



## Council Report

For the Meeting of November 8, 2018

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**To:** Council **Date:** October 25, 2018  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** **Update Report - Development Permit with Variances Application No. 00003 for 944 Heywood Avenue**

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following updated motion with respect to Development Permit with Variances No. 00003:

"That Council authorize the issuance of Development Permit with Variances Application No. 00003 for 944 Heywood Avenue, in accordance with:

1. Plans date stamped September 25, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - Proposed Lot A
    - i. Reduce the front yard setback from 6.00m to 3.20m
    - ii. Reduce the rear yard setback from 6.00m to 1.61m.
  - Proposed Lot B
    - i. Reduce the front yard setback from 6.00m to 3.25m
    - ii. Reduce the rear yard setback from 6.00m to 4.63m.
    - iii. Reduce the side yard (east) setback from 2.4m to 1.5m.
3. The Development Permit lapsing two years from the date of this resolution."

### EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of July 12, 2018 (staff report and minutes attached), the applicant has revised the plans to address errors and inconsistencies including corrections to notes on the plans, and inconsistent tree placement between the site plan, landscape plan, and street elevation. In addition, the applicant has made several other changes to the plans including reducing the height of the fence from 1.8m to 1.2m for portions of the fencing, moving the parking space for Lot B closer to the street, and changing the material of the path to the house on Lot A from permeable pavers to concrete.

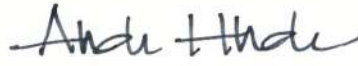
Locating a parking space between the building and front lot line is now permitted due to the recently adopted amendments to Schedule C of the *Zoning Regulation Bylaw*; therefore, the motion has been revised to remove this variance which is no longer needed.

The Council direction in relation to these applications has been met and staff recommend for Council's consideration that the application can proceed to an opportunity for public comment.

Respectfully submitted,



Rob Bateman  
Senior Process Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 2, 2018

**List of Attachments:**

- Attachment A: July 12, 2018 Committee of the Whole Staff Report
- Attachment B: Council minutes dated July 12, 2018
- Attachment C: Revised plans date stamped September 25, 2018





## Committee of the Whole Report

### For the Meeting of July 12, 2018

**To:** Committee of the Whole **Date:** June 29, 2018

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** **Update Report: Development Permit with Variances Application No. 00003 for 944 Heywood Avenue**

### RECOMMENDATION

That Council consider declining Development Permit with Variances Application No. 00003 for the property located at 944 Heywood Avenue.

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a revised Development Permit with Variances Application for the property located at 944 Heywood Avenue.

On September 21, 2017, Council passed a motion (attached) directing staff to work with the applicant to revise the cladding and other exterior details of the buildings, and retain the trees on the Pendergast Street frontage of the property.

In response to this motion, the applicant has revised their proposal in the following ways:

- Lot A (Corner Lot): replaced metal siding and fascia with stucco, adjusted the massing and articulation which reduced the floor area, and changed the sloped roof to a flat roof which reduced the height. The applicant is also now proposing to retain one additional existing tree along Pendergast Street near the entrance of the proposed house.
- Lot B (Interior Lot): Replaced metal finish on fascia with a painted wood fascia. The existing tree located along Pendergast Street on Lot B is still proposed to be removed.

As with the previous proposal, the revised proposal is to demolish the existing single-family house, create two lots, and construct two new small lot houses. The property is in the R-J Zone, Low Density Attached Dwelling District, which permits small lot houses, therefore rezoning is not required; however, both properties would be subject to Development Permit Area 15A: Intensive Residential – Small Lot. The variances being requested to facilitate a two-lot subdivision are related to front, rear, and side setbacks and parking location.

The following points were considered in assessing this application:

- the applicant has made some changes in response to the previous Council motion; however, the changes do not retain all of the trees on the Pendergast Street frontage of the property, as directed in the motion
- as with the previous proposal, the revised proposal is still not consistent with the objectives and guidelines for sensitive infill contained in Development Permit Area 15A: Intensive Residential – Small Lot of the *Official Community Plan, 2012 (OCP)*
- as with the previous proposal, the requested variances associated with the proposed house on the corner lot (Lot A) are to reduce the front and rear setbacks and permit parking in the front yard. The proposed front setback has been reduced from 3.50m to 3.20m due to a small projection adjacent to the entry
- as with the previous proposal, the requested variances associated with the proposed house on the interior lot (Lot B) are to reduce the front, rear, and side setbacks.

## **BACKGROUND**

### **Description of Proposal**

As with the previous proposal, the revised proposal is to construct two new small lot houses.

#### Proposed Lot A (Corner Lot)

Specific details include:

- a two-storey building with an unfinished basement
- design elements such as a contemporary flat roofline, distinctive front entryway, covered porch (on flanking street), and contemporary style windows
- the exterior materials include stucco siding and fascia
- proposed parking stall surfaced with concrete and permeable paving insets
- new hard and soft landscaping would be introduced, including a concrete path, trees, shrubs and ground cover.

#### Proposed Lot B (Interior Lot)

Specific details include:

- a two-storey building with an unfinished basement
- design elements such as a contemporary flat roofline, covered front entryway, and contemporary style windows
- the exterior materials include stucco siding, Hardi shingle siding and painted wood fascia and trim
- proposed parking stall surfaced with concrete and permeable paving insets
- new hard and soft landscaping would be introduced, including a concrete path, shrubs and ground cover.



## Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

## Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this Application.

## Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

## Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

## Existing Site Development and Development Potential

The site is presently a single-family house. The current R-J Zone, Low Density Attached Dwelling District, permits all the uses in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and the R-2 Zone, Two Family Dwelling District. Therefore, the property could be redeveloped as two small lot houses or one duplex, subject to the regulations applicable in these zones. Variances would likely be required to accommodate a duplex on this lot.

## Data Table

The following data table compares the proposal with the existing R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposed Lot A (Corner Lot)	Proposed Lot B (Interior Lot)	Zone Standard R1-S2
Site area (m <sup>2</sup> ) - minimum	284.30	284.30	260.00
Density (Floor Space Ratio) - maximum	0.49 to 1.0	0.51 to 1.0	0.6 to 1.0
Total floor area (m <sup>2</sup> ) - maximum	139.37	146.34	190.00
Lot width (m) - minimum	15.55	15.55	10.00
Height (m) - maximum	7.31	7.41	7.50
Storeys - maximum	2	2	2
Site coverage % - maximum	32.20	31.00	40.00
Setbacks (m) - minimum			
Front (Pendergast Street)	3.20 *	3.25 *	6.00
Rear (north)	1.61 *	4.63 *	6.00
Side (east)	6.00	1.50 *	2.4
Side (west)	N/A	3.07	1.5
	3.55	N/A	2.4

Zoning Criteria	Proposed Lot A (Corner Lot)	Proposed Lot B (Interior Lot)	Zone Standard R1-S2
Side (Heywood Avenue)			
Parking - minimum	1	1	1
Parking - location	<b>Front yard *</b>	Side yard	Not permitted in front yard

### Relevant History

On September 21, 2017, Council passed the following motion (see attached staff report for the September 14, 2017 Committee of Whole meeting):

*"That Council direct staff to work with the applicant to address the following:*

- 1. Revise the cladding and other exterior details of the buildings;*
- 2. Retain the trees on the Pendergast Street frontage of the property."*

In response to this motion, the applicant has revised the proposal as follows:

- Proposed Lot A (Corner Lot): Revisions to the cladding and other exterior details of the building
  - replaced metal siding and fascia with stucco
  - massing and articulation somewhat modified reducing the total floor area from 147.33 square meters to 139.37 square meters
  - sloped roof changed to flat roof reducing the building height from 7.45m to 7.31m.
- Proposed Lot B (Interior Lot): Revisions to the cladding and other exterior details of the building
  - Replaced metal finish on fascia with a painted wood fascia.
- Tree Retention on Pendergast Street Frontage
  - one additional existing tree would be retained located along Pendergast Street near the entrance to the proposed house on Lot A. The existing tree located along Pendergast Street on Lot B is still proposed to be removed.

### ANALYSIS

#### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property as being within Development Permit Area 15A: Intensive Residential – Small Lot. As with the previous proposal, the proposed development does not reinforce existing patterns, rhythms, and massing respecting proportions and details of adjacent existing houses, and therefore does not meet the *Small Lot House Design Guidelines* (see attached staff report for the September 14, 2017 Committee of Whole meeting for analysis related to the design guidelines).

#### Tree Preservation Bylaw and Urban Forest Master Plan

The Arborist Report has been updated and is attached to this report. As with the previous proposal, there were thirteen trees inventoried on the subject property by the project arborist. Removal of one privately owned Bylaw protected maple tree is proposed. This is a multi-stemmed tree located along the east property line, less than one metre from the proposed building footprint. Two medium sized canopy trees will be planted as replacements. The small publicly owned tree on the Heywood Avenue boulevard will be retained, as well as two privately



owned Hawthorne trees in the northeast corner of the lot. Eight non-bylaw protected trees are proposed for removal.

The previous proposal showed the removal of two non-bylaw protected trees along the Pendergast Street frontage (a 0.75m deciduous tree on Lot A, and a 0.5m deciduous tree on Lot B). In response to the Council motion, the proposal has been revised to now retain the tree on Lot A, but still remove the tree on Lot B. The arborist has determined that impacts to the tree on Lot B will be too significant given the location of the proposed building footprint.

### **Regulatory Considerations**

The applicant is proposing minor changes to the variances requested. For Lot A, the front yard setback requested has decreased from 3.5m to 3.2m (6m is required). This is due to a small projection adjacent to the entry. For Lot B, the rear yard setback requested has increased from 4.12m to 4.63m (6m is required). This is due to a measurement error and not the result of a change to the building. See attached staff report for the September 14, 2017 Committee of Whole meeting for analysis of the variances, which remains the same due to the minor nature of the changes.

### **CONCLUSIONS**

The proposal to construct two new houses is still not consistent with Development Permit Area 15A: Intensive Residential – Small Lot. Overall, the proposed development does not reinforce existing patterns, rhythms, and massing respecting proportions and details of adjacent existing houses. The applicant has revised the proposal in response to the Council motion to revise the cladding and other exterior details of the buildings and retain the trees on the Pendergast Street frontage of the property; however, the changes do not retain all of the trees on the Pendergast Street frontage of the property as directed in the motion. However, the variances are supportable because the impacts are not substantial and the proposed development includes mitigation measures to reduce potential privacy concerns. Staff recommend for Council's consideration that this Development Permit with Variances Application be declined.

If Council wishes to move this application forward to an opportunity for public comment, staff recommend for Council's consideration that the applicant be required to revise the plans to address minor errors and inconsistencies in the submission to the satisfaction of the Director of Sustainable Community Planning and Development Department. An alternate motion has been included with this report accordingly.

### **ALTERNATE MOTIONS**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00003 for 944 Heywood Avenue, in accordance with:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

#### Proposed Lot A

- i. Reduce the front yard setback from 6.00m to 3.20m
- ii. Reduce the rear yard setback from 6.00m to 1.61m
- iii. Permit parking to be located between the building and the front lot line.

#### Proposed Lot B

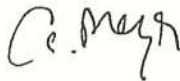
Proposed Lot B

- i. Reduce the front yard setback from 6.00m to 3.25m
  - ii. Reduce the rear yard setback from 6.00m to 4.63m.
2. Revisions to the plans date stamped November 2, 2017 to address errors and inconsistencies to the satisfaction of the Director of the Sustainable Community Planning and Development Department.
  3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,

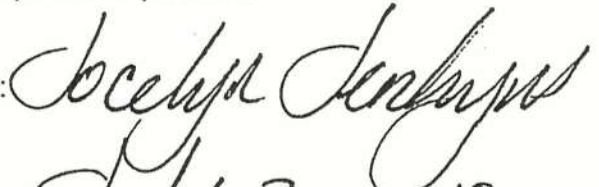


Rob Bateman  
Senior Process Planner  
Development Services Division

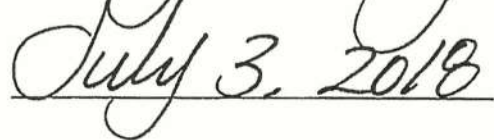


Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:



**List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 2, 2017
- Attachment D: Letter from applicant to Mayor and Council dated October 30, 2017
- Attachment E: Arborist Report date stamped May 7, 2018
- Attachment F: September 14, 2017 Committee of the Whole Report



## H. REPORTS OF COMMITTEES

### H.1 Committee of the Whole

#### H.1.c Report from the July 12, 2018 COTW Meeting

##### H.1.c.e 944 Heywood Avenue - Update Report: Development Permit with Variances Application No. 00003 (Fairfield)

**Moved By** Councillor Alto

**Seconded By** Councillor Lucas

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00003 for 944 Heywood Avenue, in accordance with:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

##### Proposed Lot A

- i. Reduce the front yard setback from 6.00m to 3.20m
- ii. Reduce the rear yard setback from 6.00m to 1.61m
- iii. Permit parking to be located between the building and the front lot line.

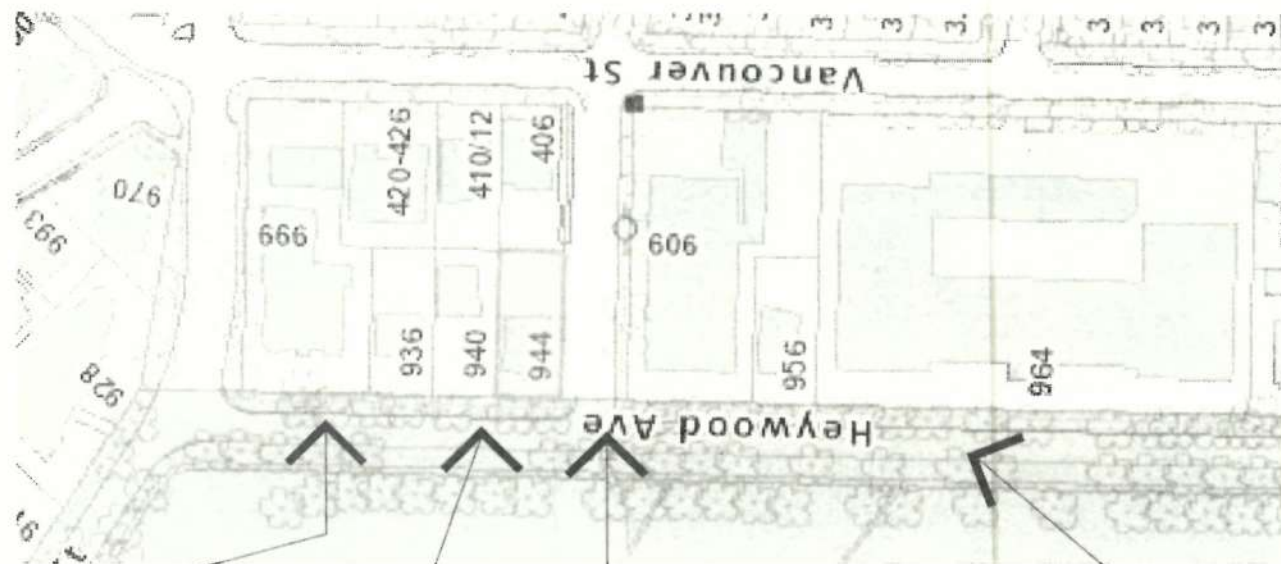
##### Proposed Lot B

- i. Reduce the front yard setback from 6.00m to 3.25m
  - ii. Reduce the rear yard setback from 6.00m to 4.63m.
  - iii. Reduce the side yard (east) setback from 2.4m to 1.5m.
2. Revisions to the plans date stamped November 2, 2017 to address errors and inconsistencies to the satisfaction of the Director of the Sustainable Community Planning and Development Department.
  3. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Madoff

**CARRIED (8 to 1)**



Received  
City of Victoria  
  
SEP 25 2018  
  
Planning & Development Department  
Development Services Division

Proposed Small Lot Subdivision - 944 Heywood Avenue

Revised - October 30, 2017  
Date- November 20, 2015  
Sheet One of Eight

**Gerry Troesch**  
Residential Design  
3719 Ridge Road Drive, Victoria BC V8C 4M4  
Phone - 250-600-9402 Email - gtroesch@telusnet.net



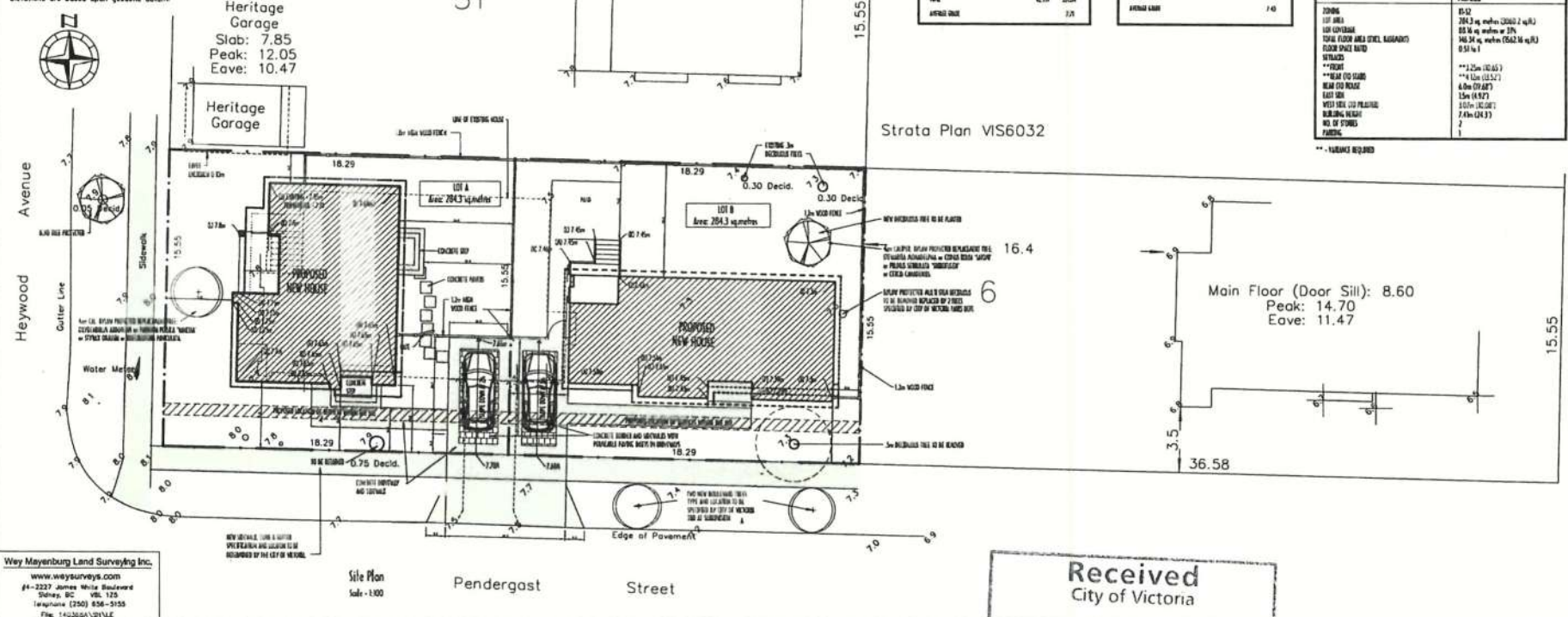
Proposed Subdivision Plan of:  
Lot 32 of Lot 1694,  
Victoria City, Plan 24.



Scale = 1:100

Dated this 17th day of December, 2014

Distances and elevations shown are in metres.  
Elevations are based upon geosid datum.



944 HEYWOOD - LOT A AVERAGE GRADE

POINT	ELEVATION	SPACING	AREA	PERCENT
1-1	7.15	2	4.96	18.22
1-2	7.45	2	6.20	23.5
1-3	7.65	2	6.20	23.5
1-4	7.85	2	6.20	23.5
1-5	8.05	2	6.20	23.5
1-6	8.25	2	6.20	23.5
1-7	8.45	2	6.20	23.5
1-8	8.65	2	6.20	23.5
1-9	8.85	2	6.20	23.5
1-10	9.05	2	6.20	23.5
1-11	9.25	2	6.20	23.5
1-12	9.45	2	6.20	23.5
1-13	9.65	2	6.20	23.5
1-14	9.85	2	6.20	23.5
1-15	10.05	2	6.20	23.5
1-16	10.25	2	6.20	23.5
1-17	10.45	2	6.20	23.5
1-18	10.65	2	6.20	23.5
1-19	10.85	2	6.20	23.5
1-20	11.05	2	6.20	23.5
1-21	11.25	2	6.20	23.5
1-22	11.45	2	6.20	23.5
1-23	11.65	2	6.20	23.5
1-24	11.85	2	6.20	23.5
1-25	12.05	2	6.20	23.5
1-26	12.25	2	6.20	23.5
1-27	12.45	2	6.20	23.5
1-28	12.65	2	6.20	23.5
1-29	12.85	2	6.20	23.5
1-30	13.05	2	6.20	23.5
1-31	13.25	2	6.20	23.5
1-32	13.45	2	6.20	23.5
1-33	13.65	2	6.20	23.5
1-34	13.85	2	6.20	23.5
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1-36	14.25	2	6.20	23.5
1-37	14.45	2	6.20	23.5
1-38	14.65	2	6.20	23.5
1-39	14.85	2	6.20	23.5
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1-87	24.45	2	6.20	23.5
1-88	24.65	2	6.20	23.5
1-89	24.85	2	6.20	23.5
1-90	25.05	2	6.20	23.5
1-91	25.25	2	6.20	23.5
1-92	25.45	2	6.20	23.5
1-93	25.65	2	6.20	23.5
1-94	25.85	2	6.20	23.5
1-95	26.05	2	6.20	23.5
1-96	26.25	2	6.20	23.5
1-97	26.45	2	6.20	23.5
1-98	26.65	2	6.20	23.5
1-99	26.85	2	6.20	23.5
1-100	27.05	2	6.20	23.5

944 HEYWOOD - LOT B AVERAGE GRADE

POINT	ELEVATION	SPACING	AREA	PERCENT
1-1	7.15	2	4.96	18.22
1-2	7.45	2	6.20	23.5
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1-17	10.45	2	6.20	23.5
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1-54	17.85	2	6.20	23.5
1-55	18.05	2	6.20	23.5
1-56	18.25	2	6.20	23.5
1-57	18.45	2	6.20	23.5
1-58	18.65	2	6.20	23.5
1-59	18.85	2	6.20	23.5
1-60	19.05	2	6.20	23.5
1-61	19.25	2	6.20	23.5
1-62	19.45	2	6.20	23.5
1-63	19.65	2	6.20	23.5
1-64	19.85	2	6.20	23.5
1-65	20.05	2	6.20	23.5
1-66	20.25	2	6.20	23.5
1-67	20.45	2	6.20	23.5
1-68	20.65	2	6.20	23.5
1-69	20.85	2	6.20	23.5
1-70	21.05	2	6.20	23.5
1-71	21.25	2	6.20	23.5
1-72	21.45	2	6.20	23.5
1-73	21.65	2	6.20	23.5
1-74	21.85	2	6.20	23.5
1-75	22.05	2	6.20	23.5
1-76	22.25	2	6.20	23.5
1-77	22.45	2	6.20	23.5
1-78	22.65	2	6.20	23.5
1-79	22.85	2	6.20	23.5
1-80	23.05	2	6.20	23.5
1-81	23.25	2	6.20	23.5
1-82	23.45	2	6.20	23.5
1-83	23.65	2	6.20	23.5
1-84	23.85	2	6.20	23.5
1-85	24.05	2	6.20	23.5
1-86	24.25	2	6.20	23.5
1-87	24.45	2	6.20	23.5
1-88	24.65	2	6.20	23.5
1-89	24.85	2	6.20	23.5
1-90	25.05	2	6.20	23.5
1-91	25.25	2	6.20	23.5
1-92	25.45	2	6.20	23.5
1-93	25.65	2	6.20	23.5
1-94	25.85	2	6.20	23.5
1-95	26.05	2	6.20	23.5
1-96	26.25	2	6.20	23.5
1-97	26.45	2	6.20	23.5
1-98	26.65	2	6.20	23.5
1-99	26.85	2	6.20	23.5
1-100	27.05	2	6.20	23.5

SITE DATA - LOT A

ITEM	PROPOSED
1. LOT AREA	284.3 sq metres (284.3 sq ft)
2. LOT COVERAGE	91.64 sq metres or 32.2%
3. TOTAL FLOOR AREA (GROSS)	107.37 sq metres (1000.00 sq ft)
4. FLOOR SPACE RATIO	0.32
5. SETBACKS	
6. FRONT SETBACKS (MINIMUM TO ROAD)	1.5m (4.92')
7. FRONT SETBACKS (MINIMUM TO PLAZA)	1.5m (4.92')
8. FRONT SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
9. REAR SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
10. REAR SETBACKS (MINIMUM TO PLAZA)	1.5m (4.92')
11. REAR SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
12. SIDE SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
13. SIDE SETBACKS (MINIMUM TO PLAZA)	1.5m (4.92')
14. SIDE SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
15. MAXIMUM HEIGHT	1.5m (4.92')
16. NO. OF STOREYS	1
17. PARKING	1

SITE DATA - LOT B

ITEM	PROPOSED
1. LOT AREA	284.3 sq metres (284.3 sq ft)
2. LOT COVERAGE	91.64 sq metres or 32.2%
3. TOTAL FLOOR AREA (GROSS)	107.37 sq metres (1000.00 sq ft)
4. FLOOR SPACE RATIO	0.32
5. SETBACKS	
6. FRONT SETBACKS (MINIMUM TO ROAD)	1.5m (4.92')
7. FRONT SETBACKS (MINIMUM TO PLAZA)	1.5m (4.92')
8. FRONT SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
9. REAR SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
10. REAR SETBACKS (MINIMUM TO PLAZA)	1.5m (4.92')
11. REAR SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
12. SIDE SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
13. SIDE SETBACKS (MINIMUM TO PLAZA)	1.5m (4.92')
14. SIDE SETBACKS (MINIMUM TO STOP)	1.5m (4.92')
15. MAXIMUM HEIGHT	1.5m (4.92')
16. NO. OF STOREYS	1
17. PARKING	1

Proposed Small Lot Subdivision

944 Heywood Avenue

Received  
City of Victoria  
SEP 25 2018  
Planning & Development Department  
Development Services Division

Revised - Sept 24, 2018  
Revised - July 24, 2018  
Revised - October 30, 2017  
Date - November 20, 2015  
Sheet Two of Eight

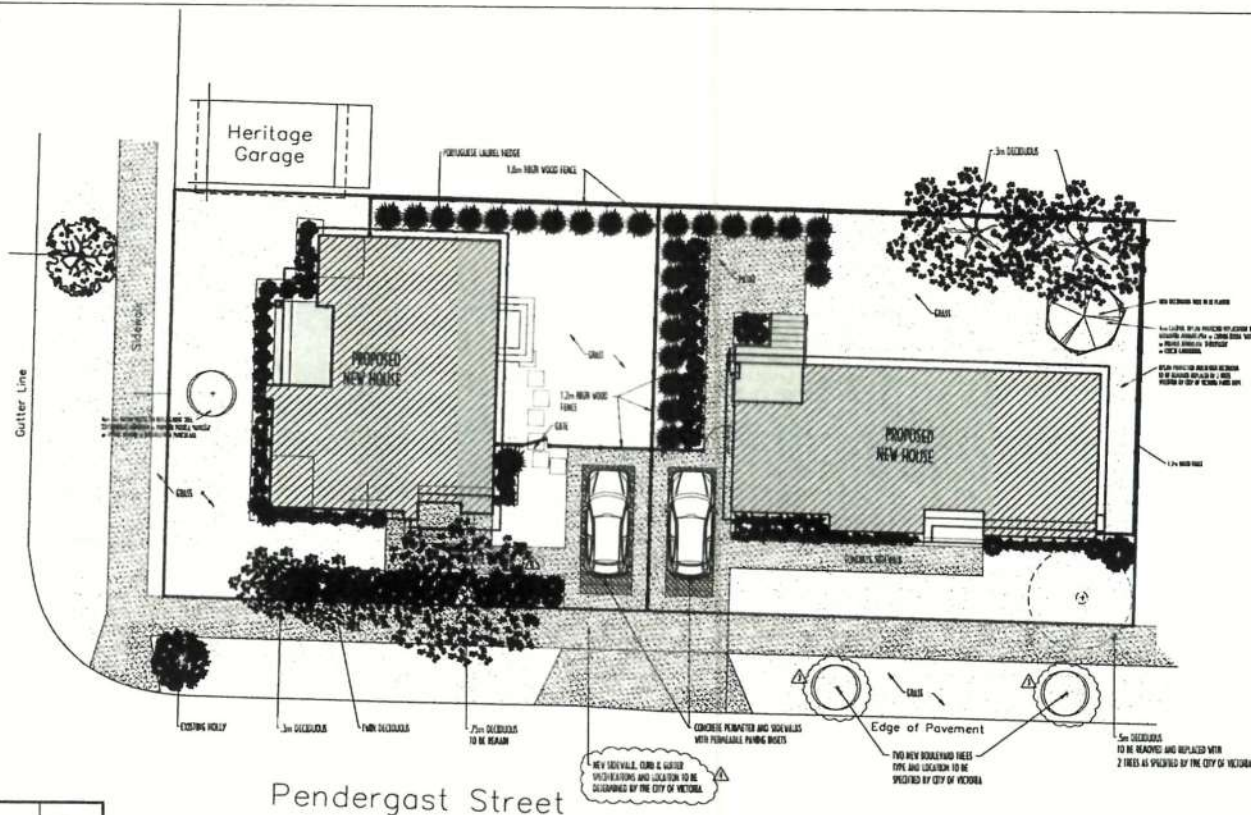
Gerry Troesch  
Residential Design  
3714 Hilda Road, Victoria BC V8C 4K8  
Phone - 250-686-6442 Email - gtroesch@residentialdesign.com







Heywood Avenue



### SUGGESTED PLANT LIST

	COMMON NAME	LATIN NAME	SIZE
<b>LASTING TREES</b>			
	<b>AS NOTED</b>		
<b>TREES</b>			
	AFRICANA WHITE FORMOSA AFRICANA SPURGE COLUMBIAN CHERRY AFRICANA FLOWERING PLUM	A-FR. FALCATION VAR. "BLOODGOOD" COLUMBIAN CH. "SILVIA VAR. "FASCIATA" AFRICA SPURGE AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	20M CAL 25M CAL 15M CAL 6.5M CAL 6.5M CAL
	AFRICANA ASIA FLORINDA ESCALONIA THE WANDERER VALLEY OF THE VALLEY SHIRAZ AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	COLUMBIAN CH. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL
	AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL
	AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL
	AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL
	AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL
	AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL
	AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL
	AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE AFRICANA SPURGE	AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA" AFRICANA F. "SILVIA"	25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL 25M CAL

NOTE: ALL SPECIES MUST BE CONFORM TO THE SPECIFICATIONS OF THE AFRICANA SPURGE SPECIFICATIONS

Pendergast Street

Landscape Plan  
Scale - 1:100

Received  
City of Victoria

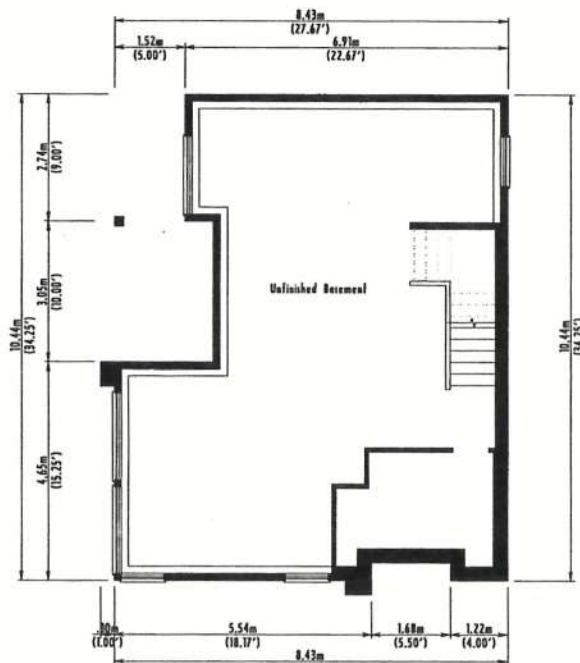
SEP 25 2018

Planning & Development Department  
Development Services Division

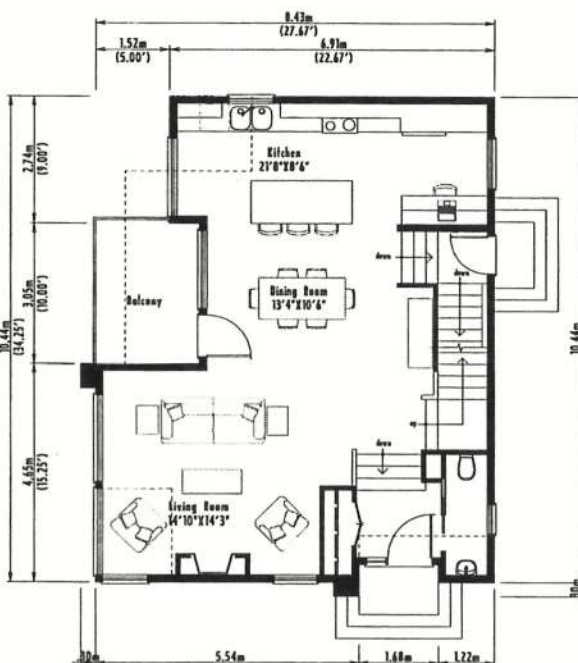
Revised - Sept 24, 2018  
Revised - July 24, 2018  
Revised - May 18, 2018  
Revised - October 30, 2017  
Date- November 20, 2015  
Sheet Four of Eight

**Gerry Troesch**  
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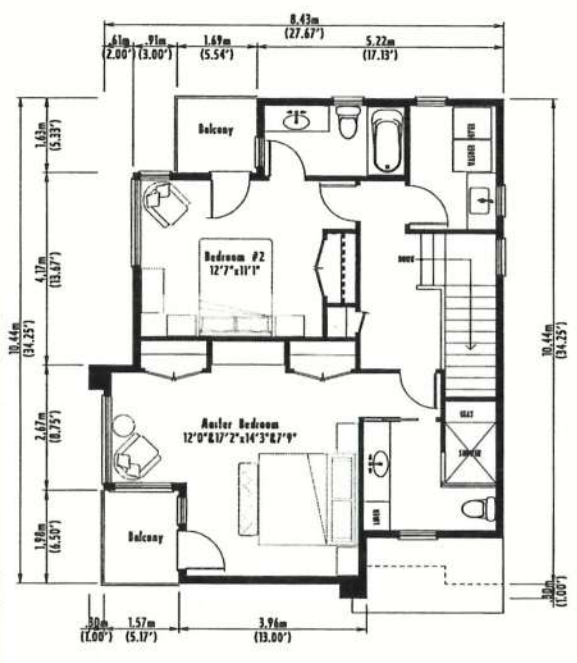
Proposed Small Lot Subdivision - 944 Heywood Avenue



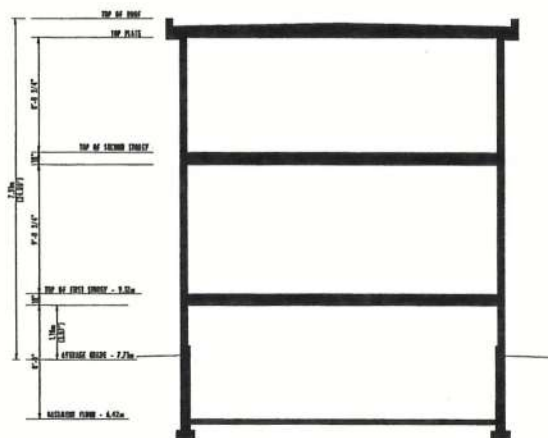
**BASEMENT PLAN**  
65.15 sq. metres (701.32 sq.ft.)  
Scale - 1/4" = 1'-0"



**FIRST STOREY FLOOR PLAN**  
70.75 sq. metres (761.54 sq.ft.)  
Scale - 1/4" = 1'-0"



**SECOND STOREY FLOOR PLAN**  
68.62 sq. metres (738.65 sq.ft.)  
Scale - 1/4" = 1'-0"



**CROSS SECTION**  
SCALE - 1/4" = 1'-0"

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City of Victoria

SEP 25 2018

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Development Services Division

**HOUSE FOR LOT A**

Revised October 30, 2017  
Date- November 20, 2015  
Sheet Five of Eight

**Gerry Troesch**  
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Proposed Small Lot Subdivision - 944 Heywood Avenue



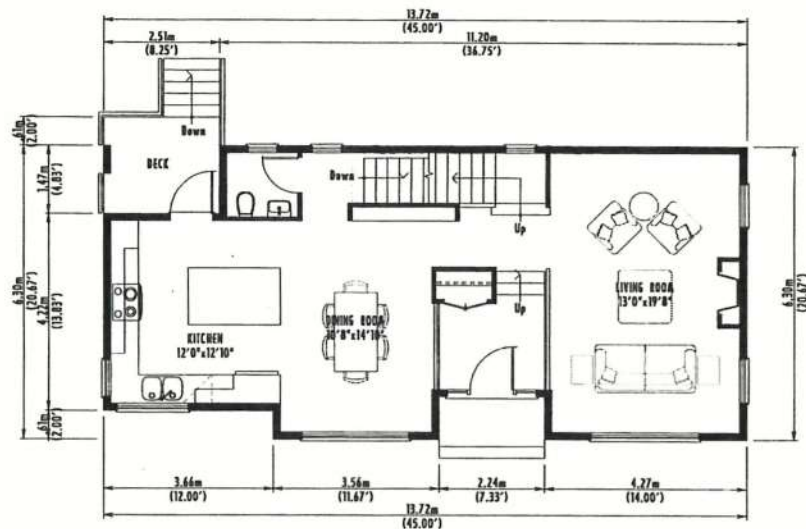


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SEP 25 2018  
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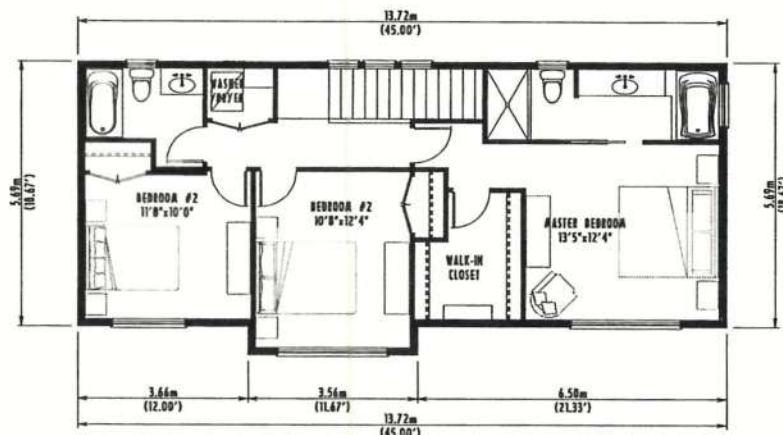
UNPROTECTED INFORMED  
EXISTING BUILDING FACTS 68.1 square  
LIVING DISTANCE 15m  
ADDITIONAL UNPROTECTED INFORMED 19 = 6.81 square  
PROPOSED UNPROTECTED INFORMED 7.81% or 4.72 square

**HOUSE FOR LOT A**  
Revised October 30, 2017  
Date- November 20, 2015  
Sheet Six of Eight  
**Gerry Troesch**  
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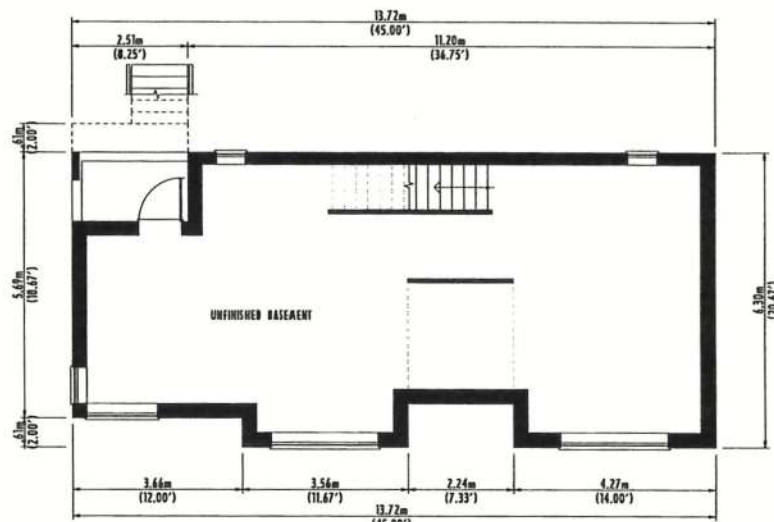
Proposed Small Lot Subdivision - 944 Heywood Avenue



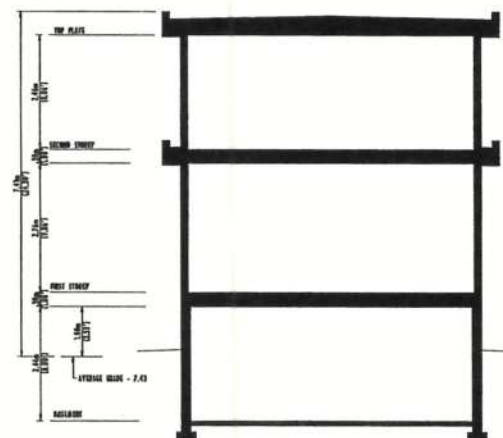
**FIRST STOREY FLOOR PLAN**  
FLOOR AREA - 72.34 sq.metres (776.46 sq.ft.)  
Scale - 1/4" = 1'-0"



**SECOND STOREY FLOOR PLAN**  
FLOOR AREA - 74.2 sq.metres (798.67 sq.ft.)  
Scale - 1/4" = 1'-0"



**BASEMENT PLAN**  
FLOOR AREA - 66.44 sq.metres (715.34 sq.ft.)  
Scale - 1/4" = 1'-0"



**CROSS SECTION**  
SCALE - 1/4" = 1'-0"

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**HOUSE FOR LOT B**

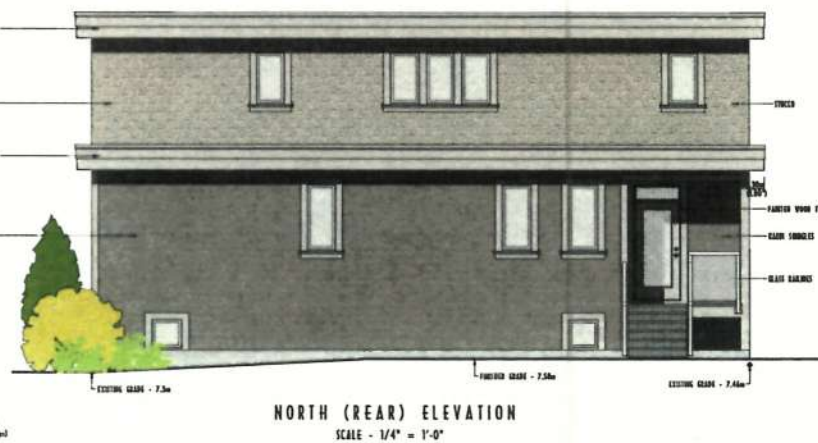
Revised - May 23, 2017

Date- July 24, 2015  
Sheet Seven of Eight

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Proposed Small Lot Subdivision - 944 Heywood Avenue





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**HOUSE FOR LOT B**

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Date- July 24, 2015  
Sheet Eight of Eight

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Proposed Small Lot Subdivision - 944 Heywood Avenue