

SKETCH PLAN OF EXISTING LOTS

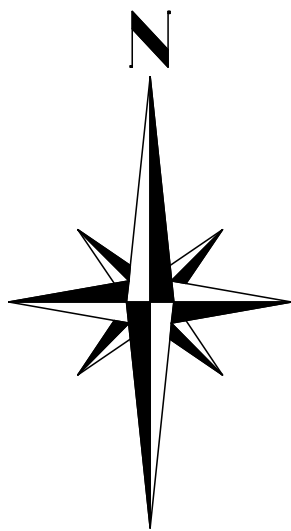
Civic: 331 & 337 St.Charles Street
Legal Lots 1 & 2, Sections 19 & 68,
Victoria District, Plan 11189
Parcel Identifiers: 005-157-986 & 005-158-028 in the City of Victoria

All distances are shown in metres.
Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.

SURVEY INFORMATION PROVIDED BY:
POWELL & ASSOCIATES BC Land Surveyors

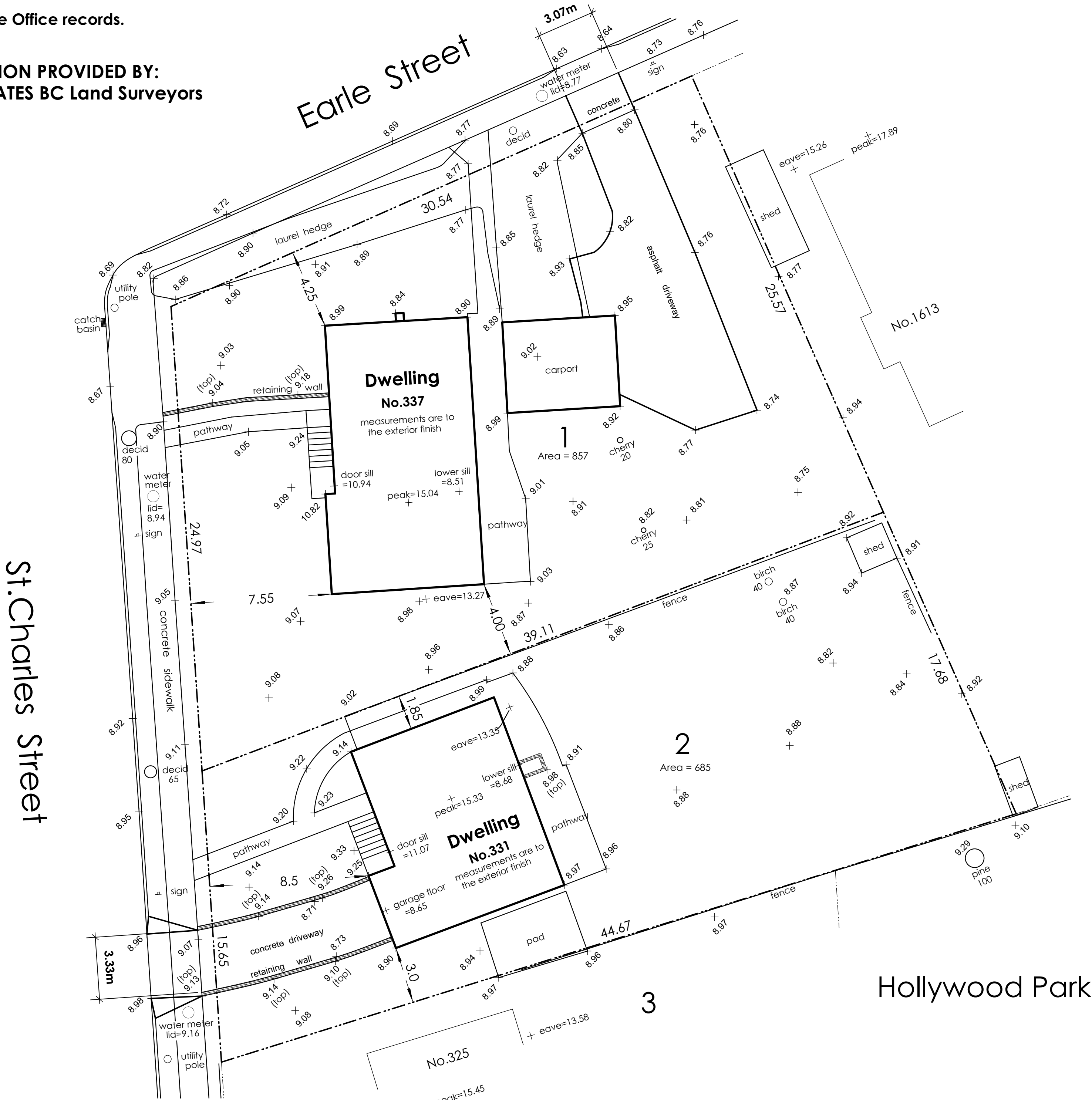
Total Site Area
1,542 m2

Attachment C



JEAN
TREVETHAN


Existing
Site Plan



1 Existing Siteplan
Scale: 1:150

#103 891
ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
PH: 250.382.7374
FAX: 250.382.7364

331 & 337 ST. CHARLES STREET
DEVELOPMENT VARIANCE PERMIT PRESENTATION



Revisions

Received Date:
April 4, 2018

development
variance
permit
331 & 337
ST. CHARLES STREET
VICTORIA, B.C.

drawing #
7835
scale
1:150
drawn by
NS



Date: 27/3/18

SKETCH PLAN OF PROPOSED SUBDIVISION OF

Civic: 331 & 337 St.Charles Street
Legal Lots 1 & 2, Sections 19 & 68,
Victoria District, Plan 11189

Parcel Identifiers:
005-157-986 & 005-158-028
in the City of Victoria

All distances are shown in metres.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are
derived from Land Title Office records.

AREA OF LOTS TO BE GRANTED TO
THE CITY OF VICTORIA FOR
HIGHWAY DEDICATION ALONG
EARLE AND ST.CHARLES STREET

EXISTING AVERAGE GRADE CALCULATION: LOT A

A TO B: $((8.90 + 8.99) \div 2) \times 7.65 = 68.43$
B TO C: $((8.99 + 9.05) \div 2) \times 14.39 = 129.80$
C TO D: $((9.05 + 9.00) \div 2) \times 8.18 = 73.83$
D TO E: $((9.00 + 8.90) \div 2) \times 14.35 = 128.43$
Total = 400.49

Average Grade: $400.49 / 44.57 = 8.99m$.

EXISTING LOT LINE
- LOT LINE TO BE MOVED
2.38m TO GRANT A
HIGHWAY DEDICATION
ALONG ST CHARLES ST.

EXISTING AVERAGE GRADE CALCULATION: LOT C

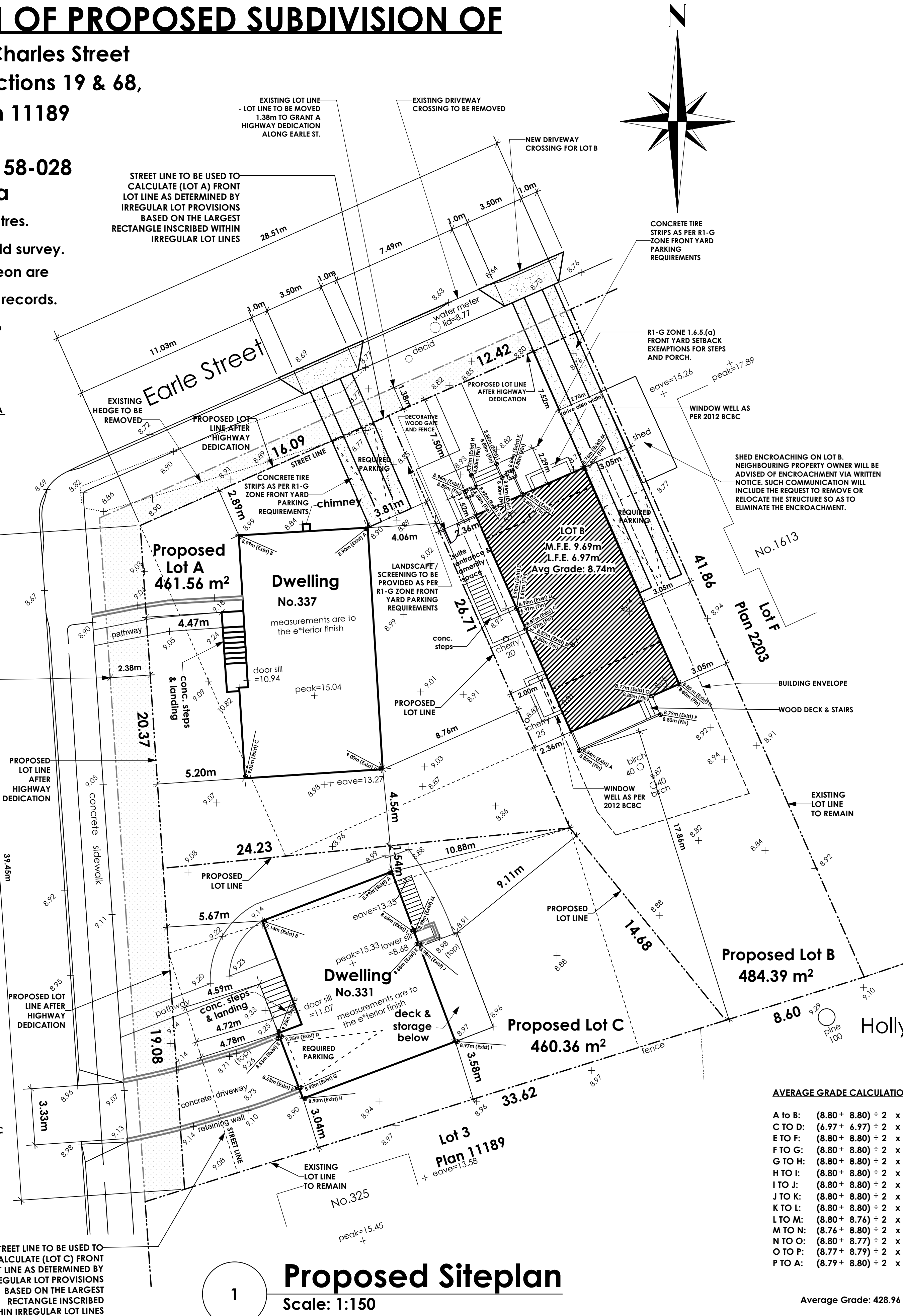
A TO B: $((8.99 + 9.14) \div 2) \times 8.21 = 74.42$
B TO C: $((9.14 + 9.25) \div 2) \times 6.56 = 60.32$
C TO D: $((9.25 + 9.25) \div 2) \times 0.23 = 2.13$
E TO F: $((8.63 + 8.63) \div 2) \times 3.27 = 28.22$
G TO H: $((8.90 + 8.90) \div 2) \times 0.64 = 5.70$
H TO I: $((8.90 + 8.97) \div 2) \times 9.64 = 86.13$
I TO J: $((8.97 + 8.98) \div 2) \times 6.26 = 56.18$
K TO L: $((8.68 + 8.68) \div 2) \times 0.65 = 5.64$
M TO A: $((8.98 + 8.99) \div 2) \times 3.84 = 34.50$
Total = 353.24

Average Grade: $353.24 / 39.30 = 8.99m$.

STREET LINE TO BE USED TO
CALCULATE (LOT C) FRONT
LOT LINE AS DETERMINED BY
IRREGULAR LOT PROVISIONS
BASED ON THE LARGEST
RECTANGLE INSCRIBED
WITHIN IRREGULAR LOT LINES

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Proposed Siteplan
Scale: 1:150

AVERAGE GRADE CALCULATION: LOT B

A to B: $((8.80 + 8.80) \div 2) \times 7.87 = 69.26$
C TO D: $((9.77 + 9.77) \div 2) \times 1.32 = 9.20$
E TO F: $((8.80 + 8.80) \div 2) \times 7.57 = 66.62$
F TO G: $((8.80 + 8.80) \div 2) \times 0.69 = 6.07$
G TO H: $((8.80 + 8.80) \div 2) \times 0.76 = 6.69$
H TO I: $((8.80 + 8.80) \div 2) \times 1.68 = 14.78$
I TO J: $((8.80 + 8.80) \div 2) \times 0.76 = 6.69$
J TO K: $((8.80 + 8.80) \div 2) \times 0.49 = 6.07$
K TO L: $((8.80 + 8.80) \div 2) \times 1.52 = 13.38$
L TO M: $((8.80 + 8.76) \div 2) \times 3.96 = 34.77$
M TO N: $((8.76 + 8.80) \div 2) \times 14.02 = 123.10$
N TO O: $((8.80 + 8.77) \div 2) \times 1.75 = 15.37$
O TO P: $((8.77 + 8.79) \div 2) \times 1.22 = 10.71$
P TO A: $((8.79 + 8.80) \div 2) \times 5.26 = 46.26$
Total = 428.96

Average Grade: $428.96 / 49.07 = 8.74m$

PROJECT INFORMATION TABLE				
Lot Number	Zone Standard	A	B	C
Zone (existing)	R1-G	R1-G	R1-G	R1-G
Lot Area	min. 460 sq.m.	461.56 sq.m.	484.39 sq.m.	460.36 sq.m.
Lot Width (minimum average)	min. 15 m.	19.61 m.	11.64 m. **	15.92 m.
Floor area 1st & 2nd story combined (sq.m.)	max 240 sq.m.	228.73 sq.m.	156.34 sq.m.	174.72 sq.m.
Total Floor Area (sq.m.) excluding floor space under a ceiling which is less than 1.8m above grade.	max 300 sq.m.	228.73 sq.m.	156.34 sq.m.	174.72 sq.m.
Floor space ratio	max 0.5 to 1.0	0.50 to 1.0	0.32 to 1.0	0.38 to 1.0
Site coverage %	max 30%	25.78 %	22.93 %	25.42 %
Open site space %	min. 50%	72.37%	72.15%	67.96%
Open site space front yard %	min. 50%	90.83%	81.36%	78.55%
Height of building (m)	7.60 m.	5.07 m.	7.43 m.	5.30 m.
Number of storeys	2 or 1.5 w/ basement	2	1.5 w/ basement	2
Floor Area of Secondary Suite	max. 90.00 sq.m.	-	74.72 sq.m.	-
Parking stalls (number) on site	1 per dwelling unit	1	1	1
Bicycle parking number (storage and rack)	None	None	None	None
Building Setbacks (m)				
Front yard	min. 7.50 m.	(N) 2.89 m. **	(N) 7.50 m.	(W) 4.78 m. **
Projections into Front Setback - Porch	max. 1.60 m.	-	(N) 1.52 m.	(W) 0.06 m.
Projections into Front Setback - Stairs less than 1.7m in Ht.	max. 2.50 m.	-	(N) 2.29 m.	(W) 0.19 m.
Rear yard to building	min. 9.10 m.	(S) 4.56 m. **	-	(E) 9.11 m.
Rear yard to building (Lot B - 30% of Lot Depth of 41.46m)	min. 12.44 m.	-	(S) 17.86 m.	-
Side yard (interior) Lot A (15% of Lot Width)	min. 3.46 m.	(E) 3.81 m.	-	-
Side yard (interior) Lot B (15% of Lot Width)	min. 1.86 m.	-	(E) 3.05 m.	-
Side yard (interior) Lot B (15% of Lot Width)	min. 1.86 m.	-	(W) 2.36 m.	-
Side yard (interior) Lot C (15% of Lot Width)	min. 2.78 m.	-	-	(N) 1.54 m. **
Side yard (interior) Lot C (15% of Lot Width)	min. 2.78 m.	-	-	(S) 3.04 m.
Side yard on a flanking street for a corner lot (Lot A)	min. 3.50 m.	(W) 4.47 m.	-	-
Combined side yards	min. 5.40 m.	8.28 m.	5.41 m.	4.58 m. **
Residential Use Details				
Total number of units		1	1	1
Unit type, e.g., 1 bedroom		4 bedroom	5 bedroom	3 bedroom
Ground-orientated units		1	1	1
Basement Floor Area		-	89.91 sq.m.	-
First Storey Area (excluding garage area if any)		116.41 sq.m.	91.97 sq.m.	74.50 sq.m.
Garage Area		N/A	N/A	24.34 sq.m.
Garage Area Excluded from Floor Area Calculations	max. 18.60 sq.m.	N/A	N/A	-18.60 sq.m.
Second Storey Area		112.32 sq.m.	-	94.48 sq.m.
Half Storey Area		-	64.37 sq.m.	-
Half Storey Habitable Area as a % of Ground Floor Area	max. 70% sq.m.	-	69.99 %	-
Total building floor area (excluding parking exemptions)		228.73 sq.m.	246.25 sq.m.	174.72 sq.m.

**INDICATES VARIANCE

Variances Required

- Lot A - Front Yard Setback from (N) 7.50m. to 2.89m.
- Rear Yard Setback from (S) 9.10m. to 4.56m.
- Lot B - Lot Width Average from 15.00m. to 11.64m.
- Lot C - Front Yard Setback (W) from 7.50m. to 4.78m.
- Interior Side Yard (N) from 2.78m. to 1.54m.
- Combined Side Yards from 5.40m. to 4.58m.

JEAN
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Proposed Site Plan

development
variance
permit

331 & 337
ST. CHARLES STREET
VICTORIA, B.C.

drawing #
7835

scale

1:150

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VICTORIA
DESIGN
GROUP

Date: 27/3/18

331 & 337 ST. CHARLES STREET

DEVELOPMENT VARIANCE PERMIT PRESENTATION

JEAN
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Lot B:
Proposed
Elevations
(New Construction)

development
variance
permit
331 & 337
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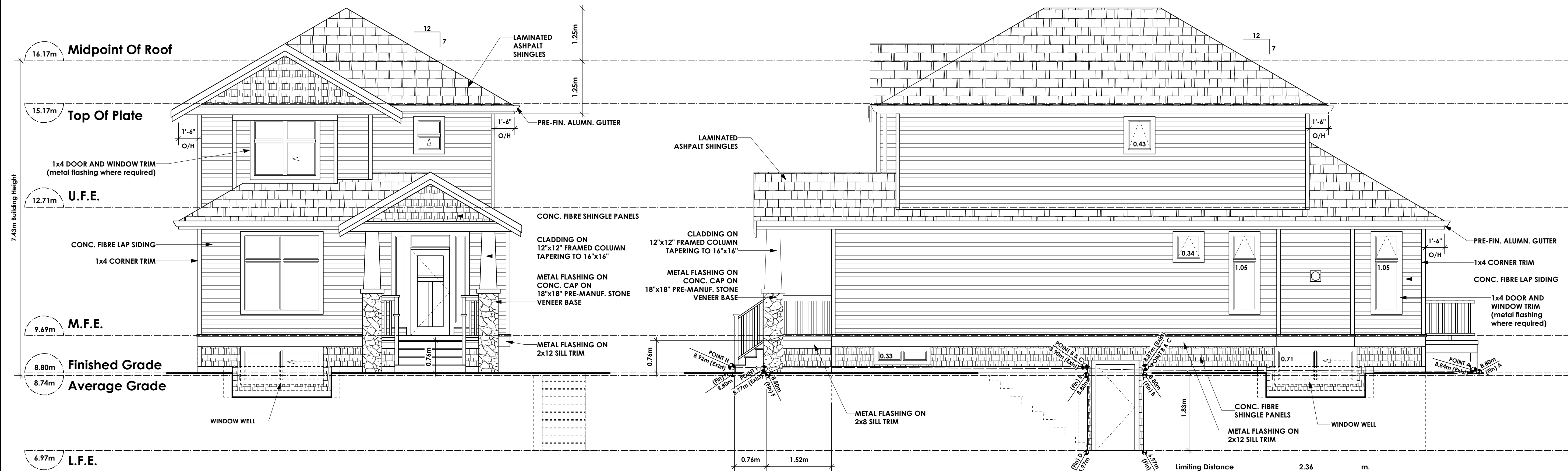
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1/4" = 1'-0"

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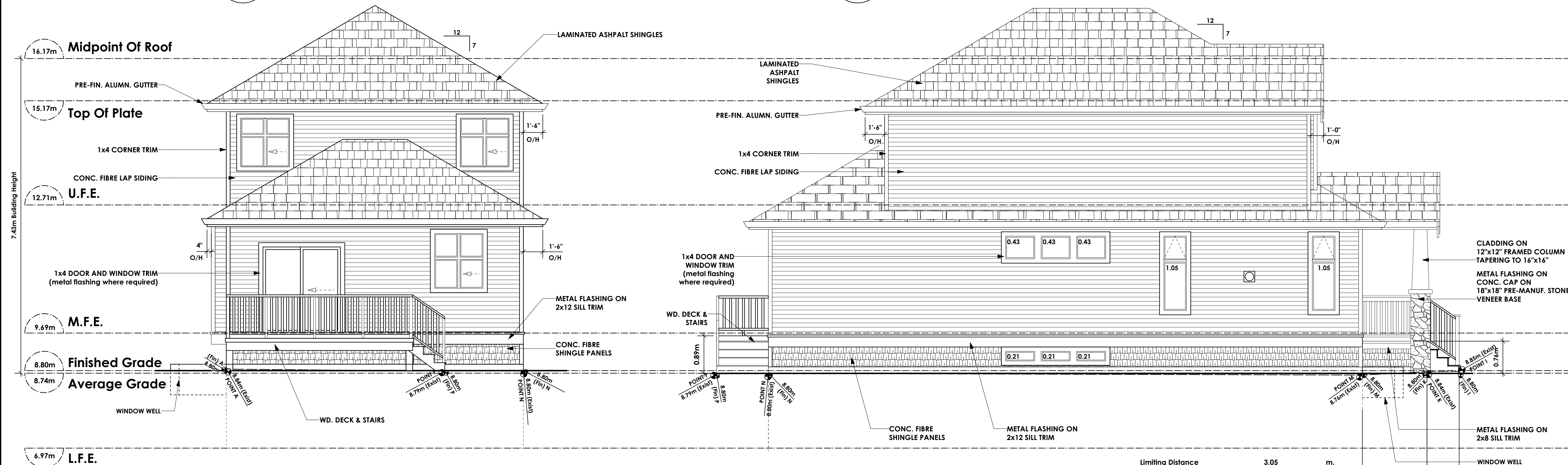


1 Front Elevation

Scale: 1/4" = 1'-0"

2 Right Side Elevation

Scale: 1/4" = 1'-0"



3 Rear Elevation

Scale: 1/4" = 1'-0"

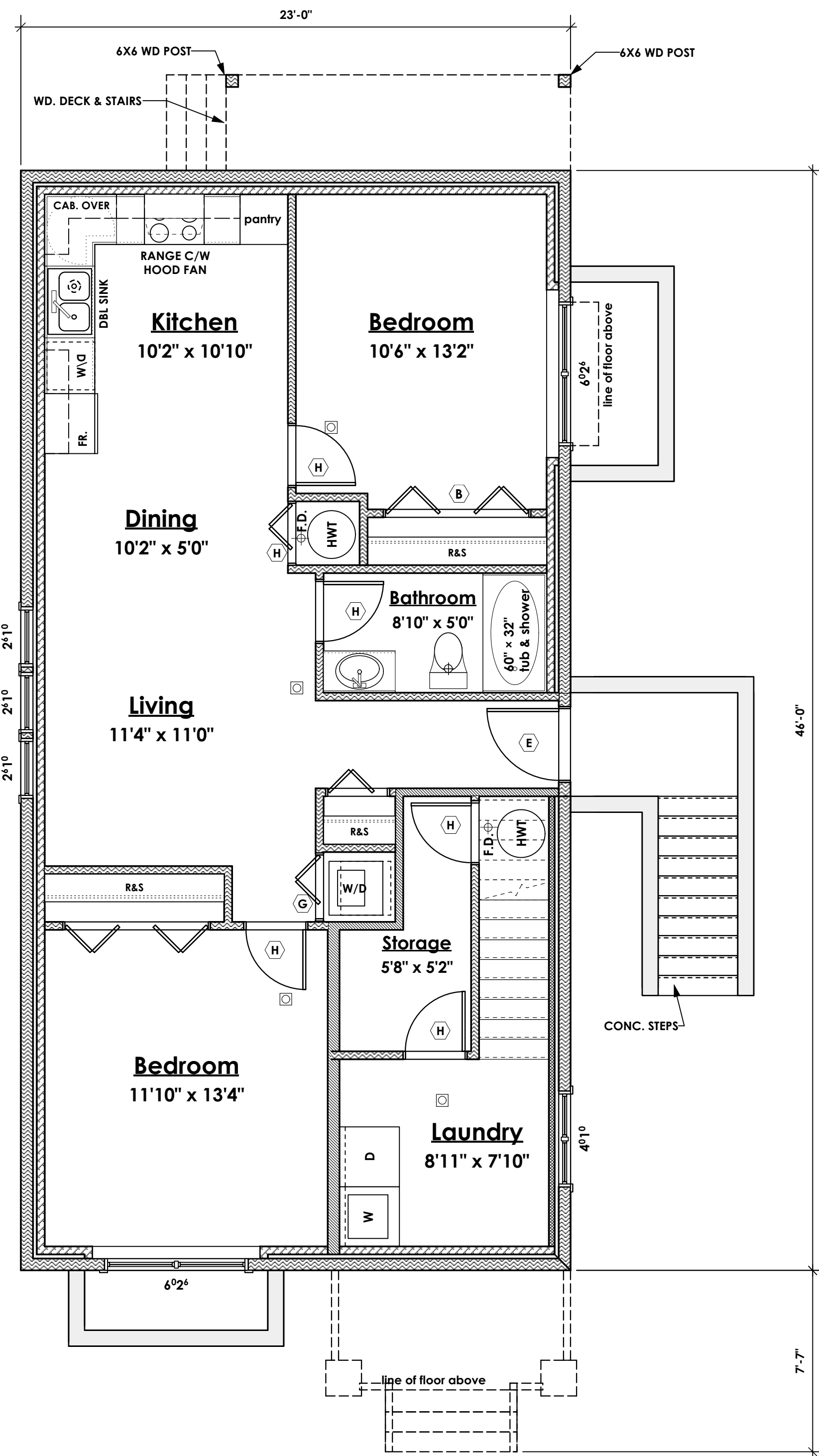
4 Left Side Elevation

Scale: 1/4" = 1'-0"

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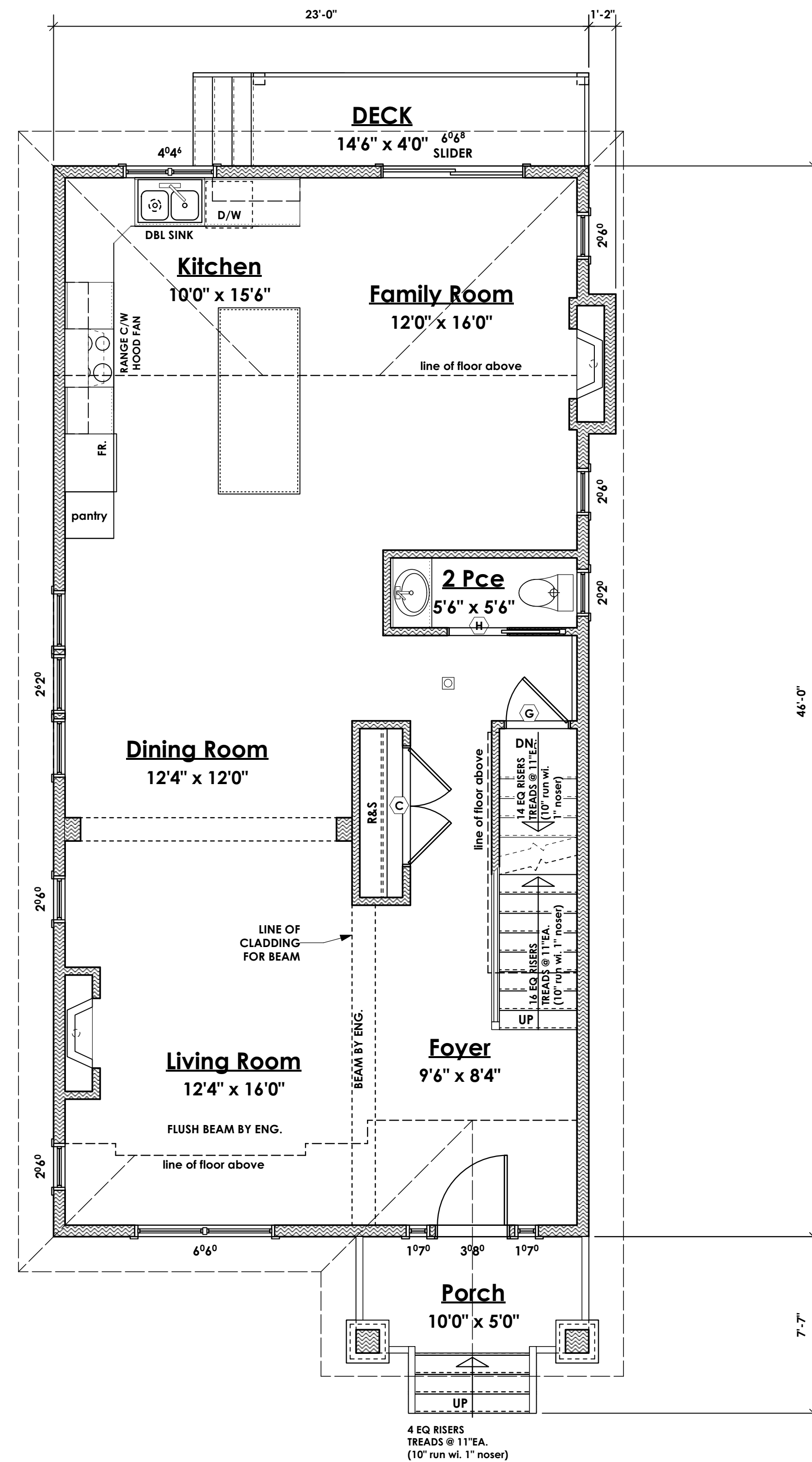
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331 & 337 ST. CHARLES STREET
DEVELOPMENT VARIANCE PERMIT PRESENTATION

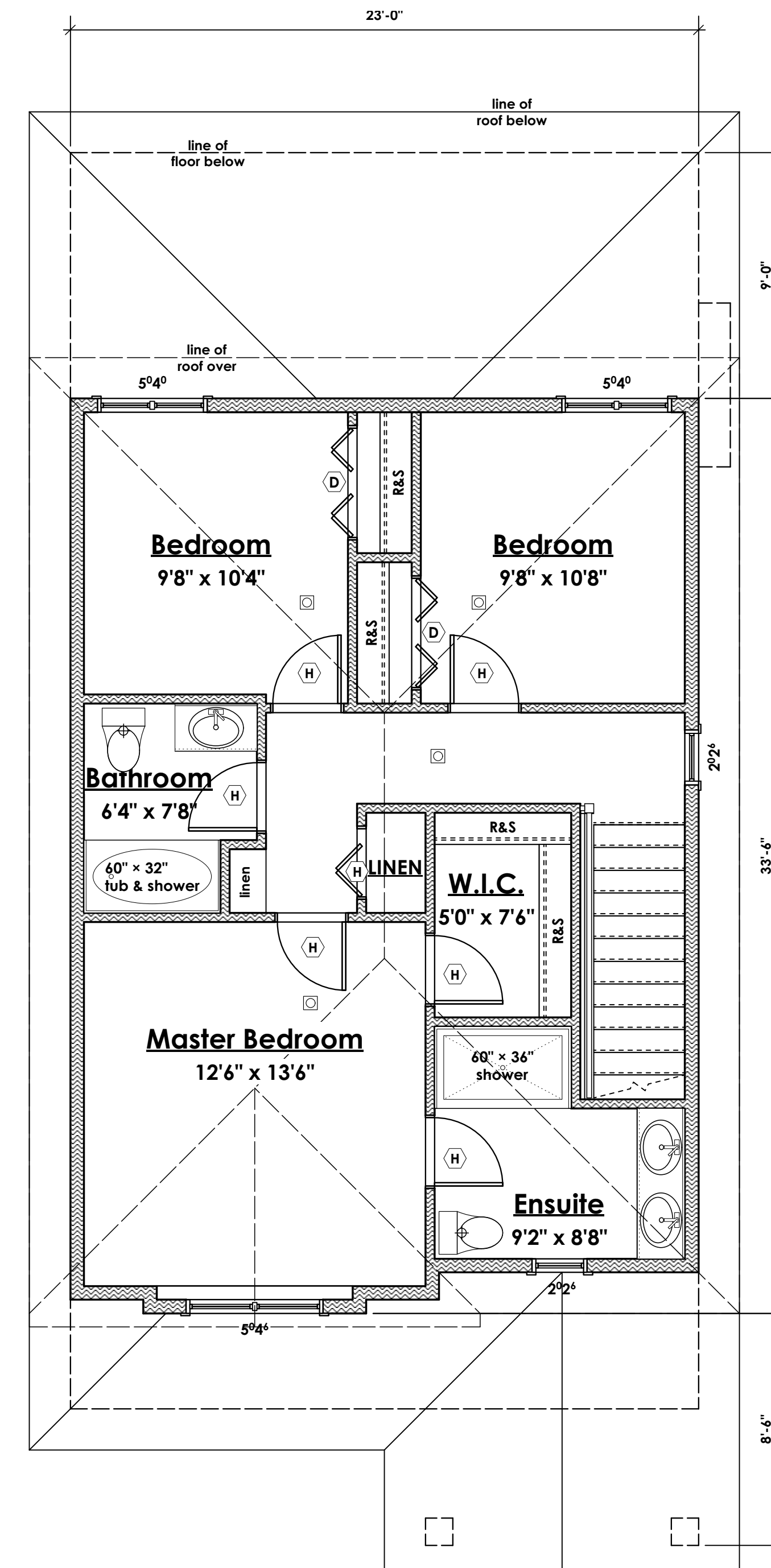


1 **Basement Floor Plan**
Scale: 1/4" = 1'-0"

Primary Living 163.50 sq.ft. (15.19 sq.m.)
Secondary Suite 804.28 sq.ft. (74.72 sq.m.)
Total 967.78 sq.ft. (89.91 sq.m.)



2 **Main Floor Plan**
Scale: 1/4" = 1'-0"
989.95 sq.ft. (91.97 sq.m.)



3 **Upper Floor Plan**
Scale: 1/4" = 1'-0"
692.87 sq.ft. (64.37 sq.m.)

Interconnected Smoke detectors to comply with B.C.B.C. 9.10.19.
Interconnected Carbon Monoxide detectors to comply with B.C.B.C. 9.32.4.2.

DOOR SCHEDULE			
A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

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Lot B:
Proposed
Floor Plans
(New Construction)

development
variance
permit

331 & 337
ST. CHARLES STREET
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scale
1/4" = 1'-0"

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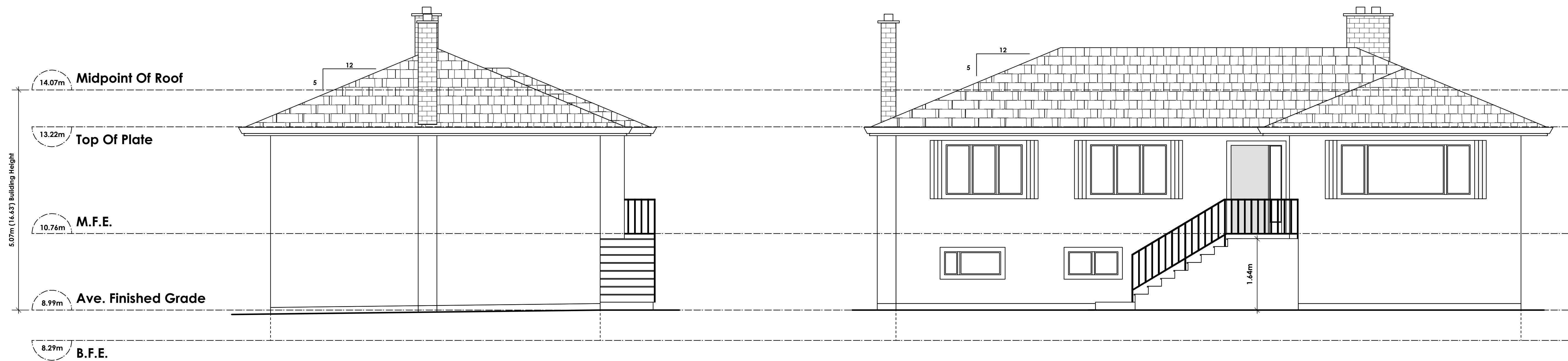
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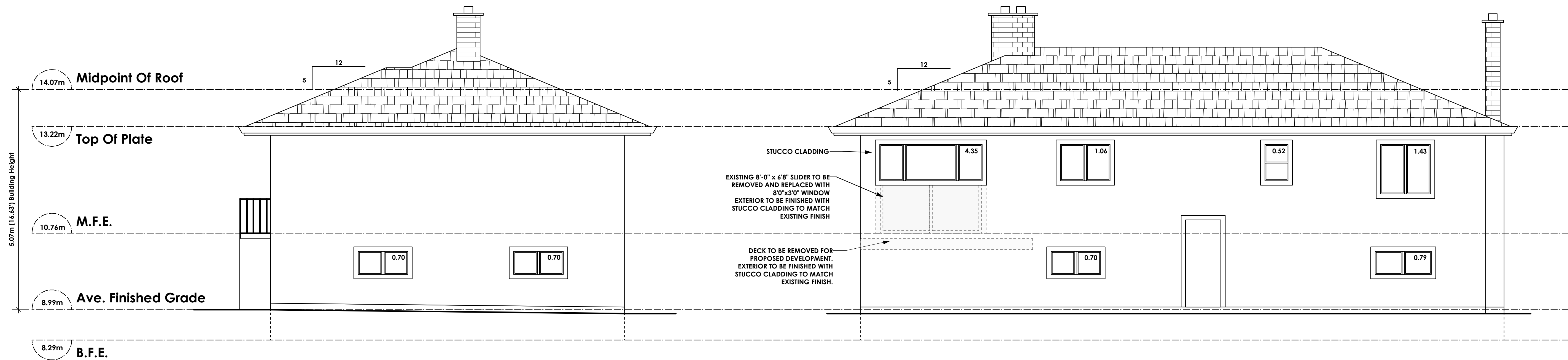
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331 & 337 ST. CHARLES STREET
DEVELOPMENT VARIANCE PERMIT PRESENTATION



1 **Front Elevation**
Scale: 1/4" = 1'-0"

2 **Right Side Elevation**
Scale: 1/4" = 1'-0"



3 **Rear Elevation**
Scale: 1/4" = 1'-0"

4 **Left Side Elevation**
Scale: 1/4" = 1'-0"

Limiting Distance	4.56	m.
Exposed Building Face	33.19	sq.m.
Allowable Openings	42.36	%
Allowable Opening Area	14.05	sq.m.
Proposed Openings	1.40	sq.m.

Limiting Distance	4.06	m.
Exposed Building Face	58.62	sq.m.
Allowable Openings	18.00	%
Allowable Opening Area	10.55	sq.m.
Proposed Openings	8.85	sq.m.

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331 & 337 ST. CHARLES STREET

DEVELOPMENT VARIANCE PERMIT PRESENTATION

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**Lot A:
Existing
Elevations**
(337 St Charles St.
House to Remain)

development
variance
permit
**331 & 337
ST. CHARLES STREET
VICTORIA, B.C.**

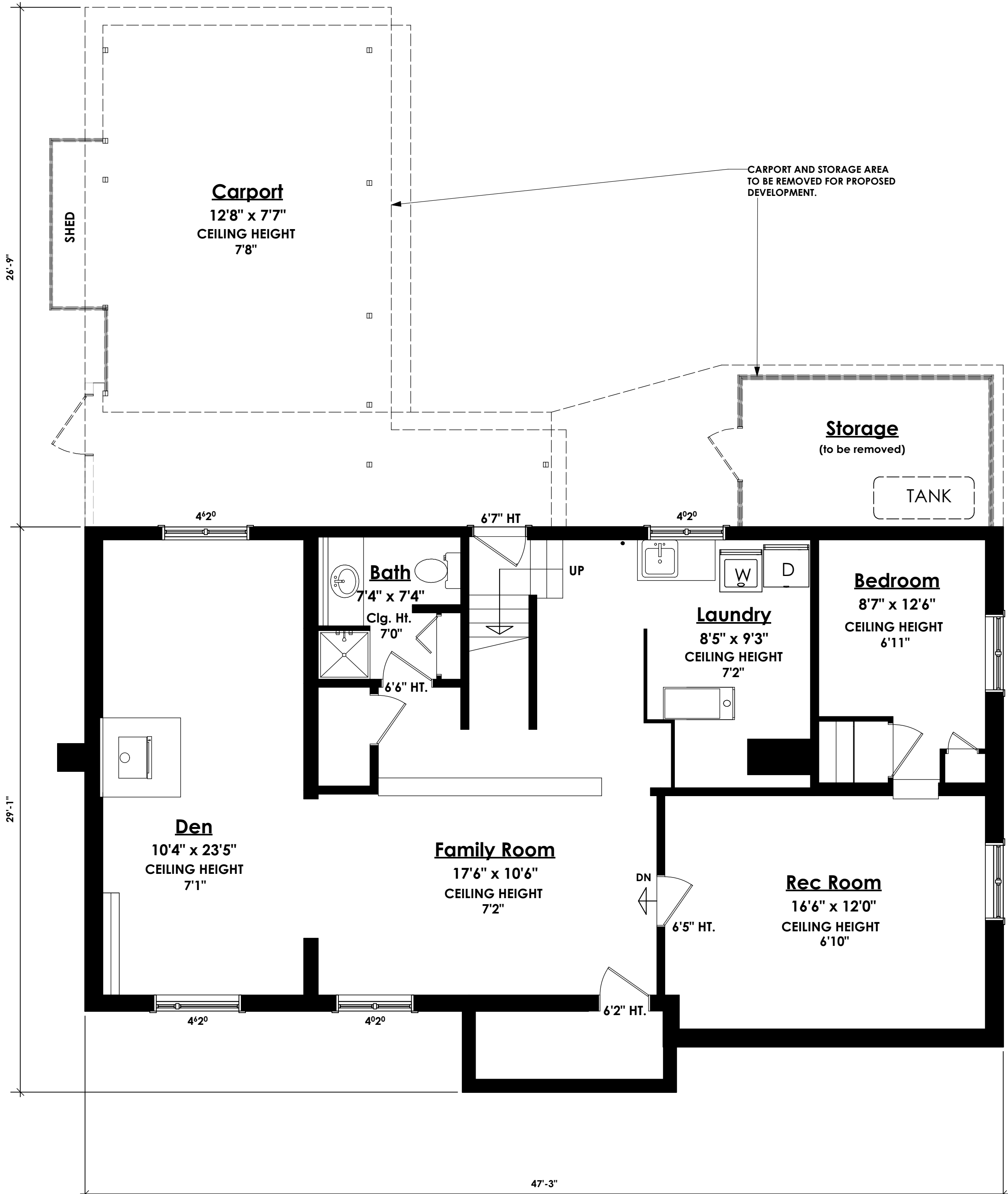
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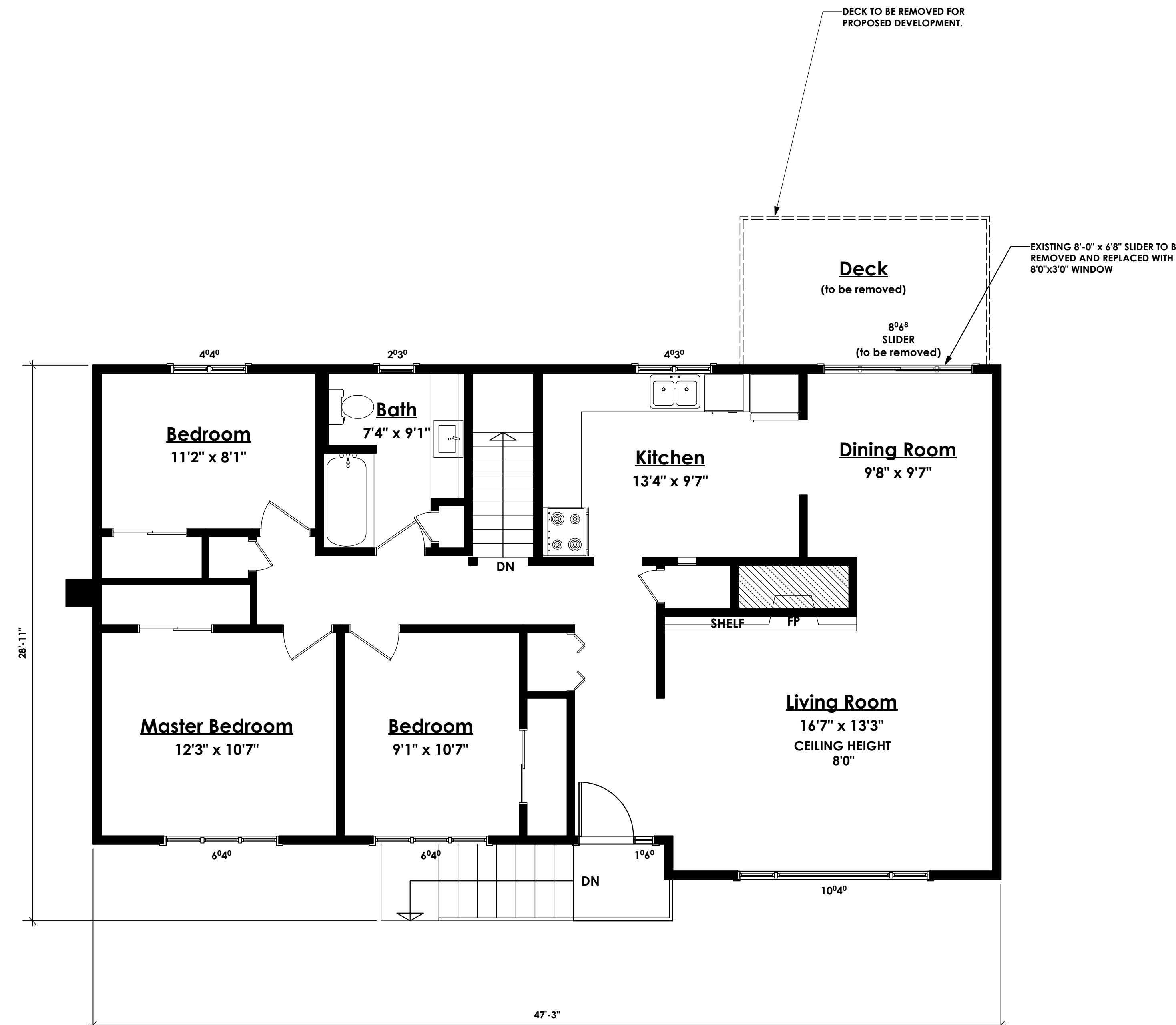
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**VICTORIA
DESIGN
GROUP**

Date: 27/3/18



1 Lower Floor Plan
 Scale: 1/4" = 1'-0"
 1253.00 sq.ft. (116.40 sq.m.)



2 Main Floor Plan
 Scale: 1/4" = 1'-0"
 1209.00 sq.ft. (112.32 sq.m.)

JEAN
TREVETHAN

**Lot A:
Existing
Floor Plans**
 (337 St Charles St.
House to Remain)

development
variance
permit
**331 & 337
ST. CHARLES STREET
VICTORIA, B.C.**

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**VICTORIA
DESIGN
GROUP**

Date: 27/3/18

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331 & 337 ST. CHARLES STREET

DEVELOPMENT VARIANCE PERMIT PRESENTATION

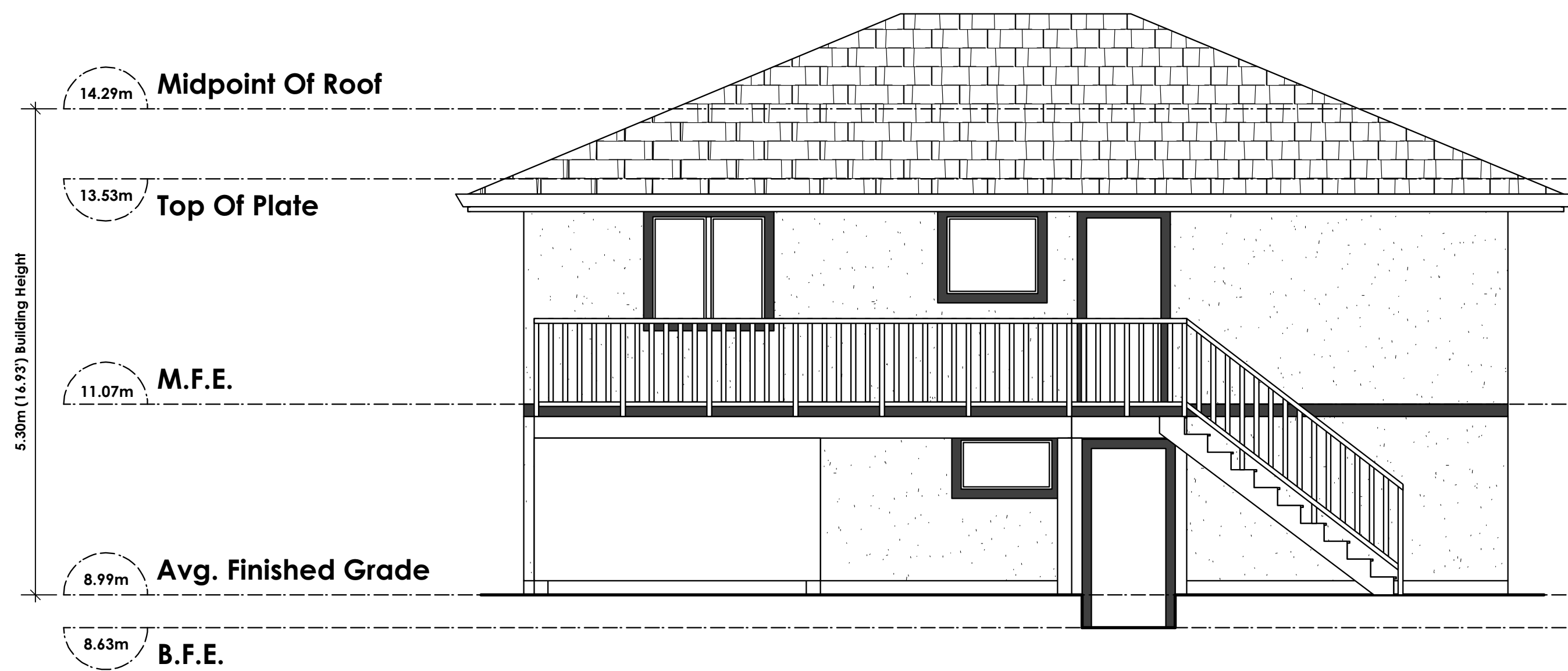


1 **Front Elevation**
Scale: 1/4" = 1'-0"

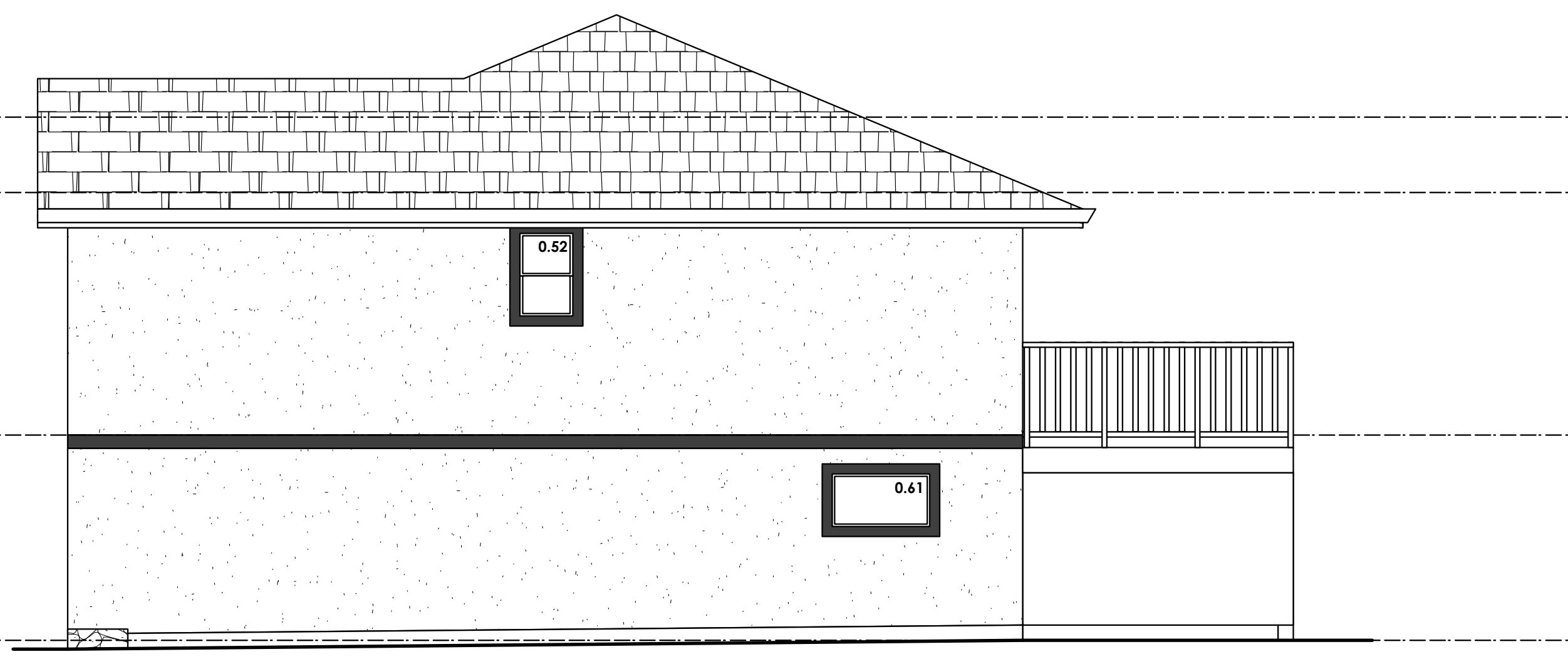


2 **Right Side Elevation**
Scale: 1/4" = 1'-0"

Limiting Distance	1.59	m.
Exposed Building Face	36.74	sq.m.
Allowable Openings	8.54	%
Allowable Opening Area	3.13	sq.m.
Proposed Openings	2.99	sq.m.



3 **Rear Elevation**
Scale: 1/4" = 1'-0"



4 **Left Side Elevation**
Scale: 1/4" = 1'-0"

Limiting Distance	3.04	m.
Exposed Building Face	44.35	sq.m.
Allowable Openings	11.0	%
Allowable Opening Area	3.85	sq.m.
Proposed Openings	2.86	sq.m.

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**Lot C:
Existing
Elevations**
(331 St Charles St.
House to Remain)

development
variance
permit
**331 & 337
ST. CHARLES STREET
VICTORIA, B.C.**

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scale

1/4" = 1'-0"

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**VICTORIA
DESIGN
GROUP**

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331 & 337 ST. CHARLES STREET
DEVELOPMENT VARIANCE PERMIT PRESENTATION

JEAN
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Lot C:
Existing
Floor Plans
(331 St Charles St.
House to Remain)

development
variance
permit
331 & 337
ST. CHARLES STREET
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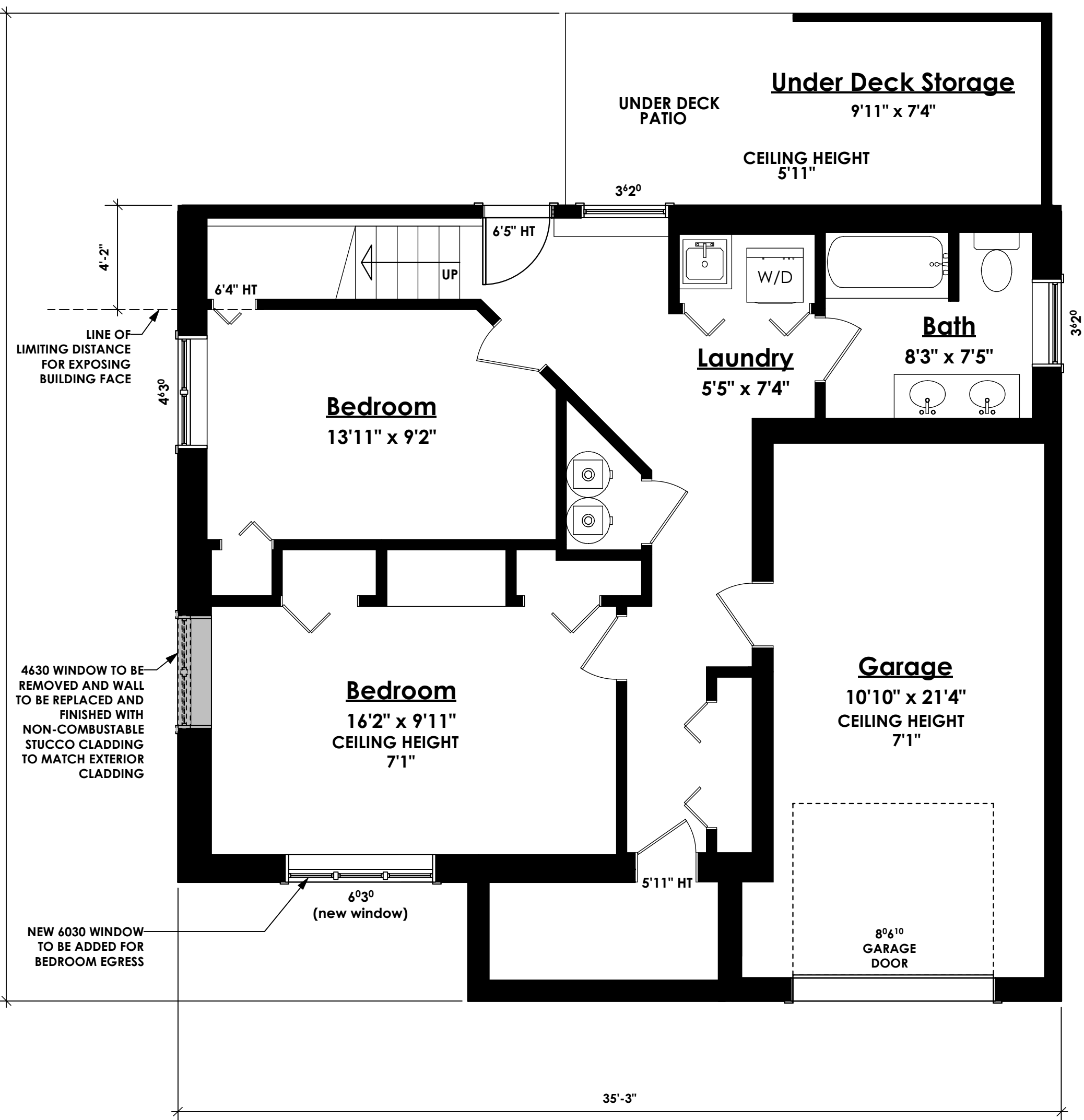
scale

1/4" = 1'-0"

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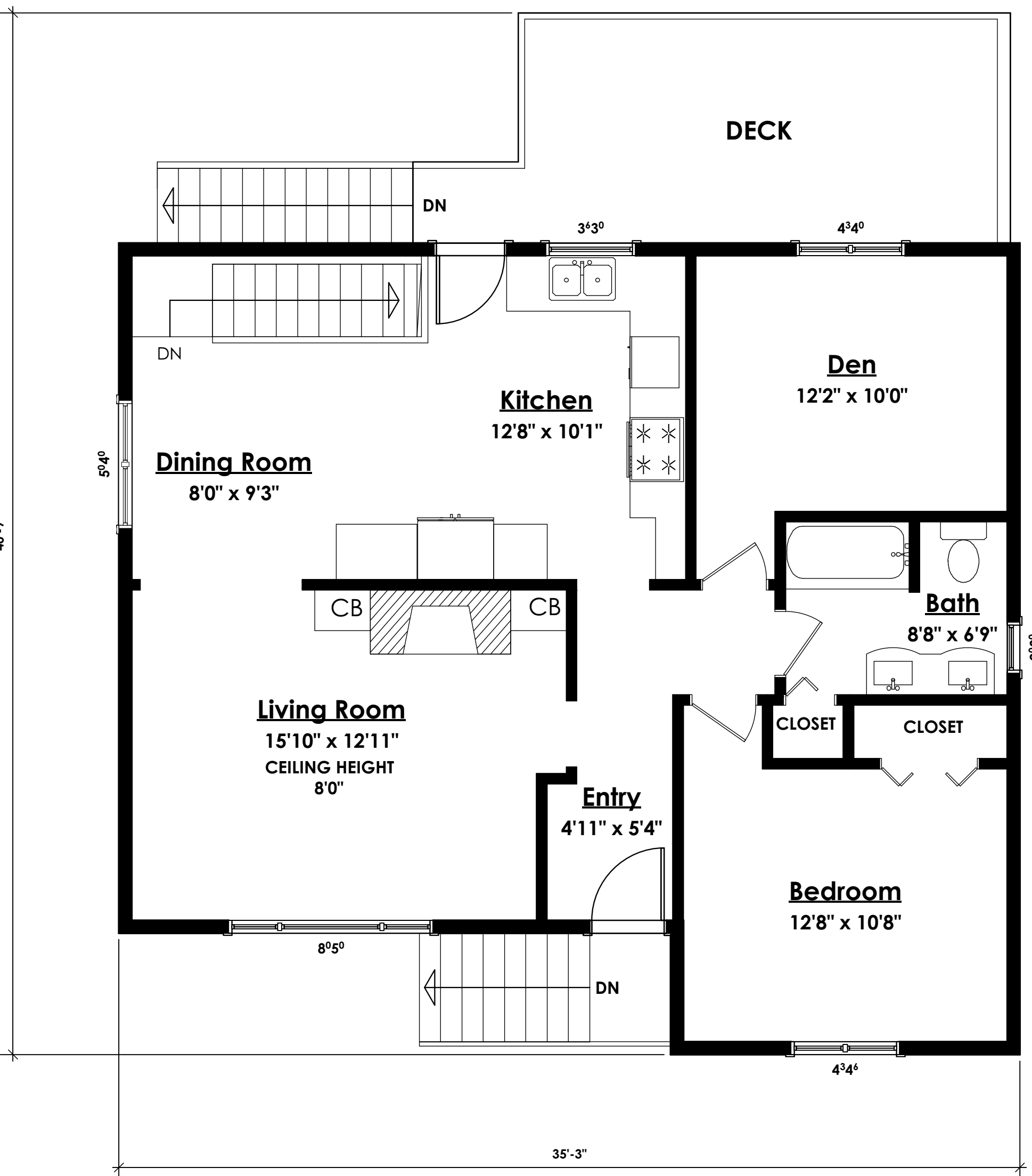


1

Lower Floor Plan

Scale: 1/4" = 1'-0"

Living 802.00 sq.ft. (74.50 sq.m.)
Garage 262.00 sq.ft. (24.34 sq.m.)



2

Main Floor Plan

Scale: 1/4" = 1'-0"

1017.00 sq.ft. (94.48 sq.m.)

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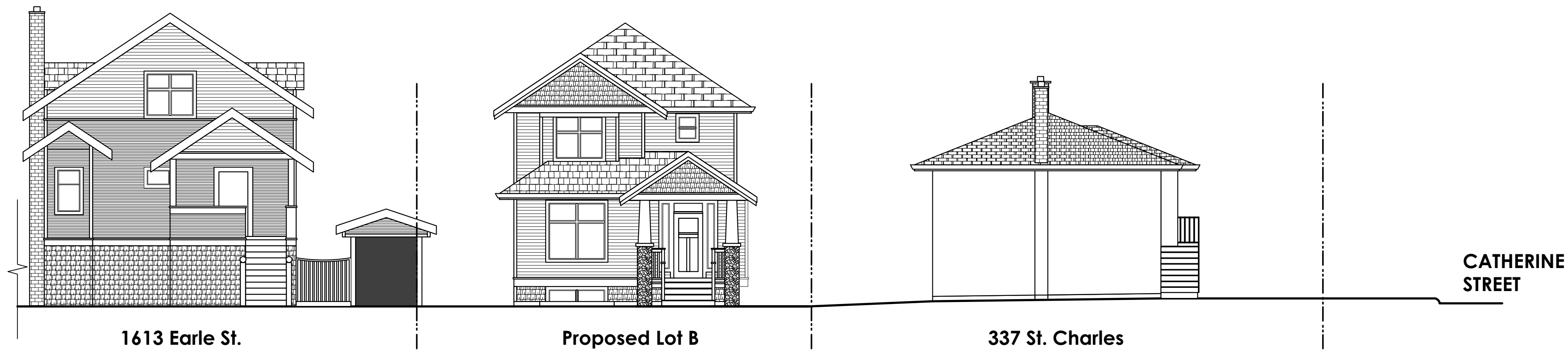
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331 & 337 ST. CHARLES STREET
DEVELOPMENT VARIANCE PERMIT PRESENTATION

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Streetscapes
Earle
&
St. Charles
Street

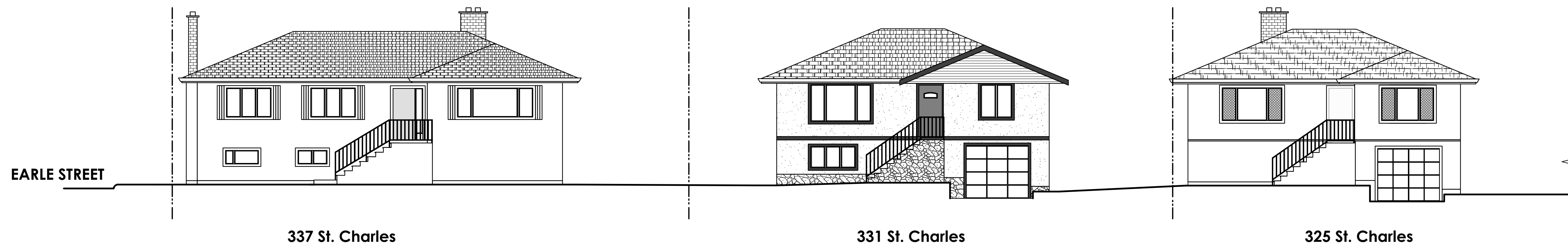
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1

Earle St. Streetscape

Scale: 1/8" = 1'-0"



2

St. Charles Streetscape

Scale: 1/8" = 1'-0"

development
variance
permit

**331 & 337
ST. CHARLES STREET
VICTORIA, B.C.**

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scale

1/8" = 1'-0"

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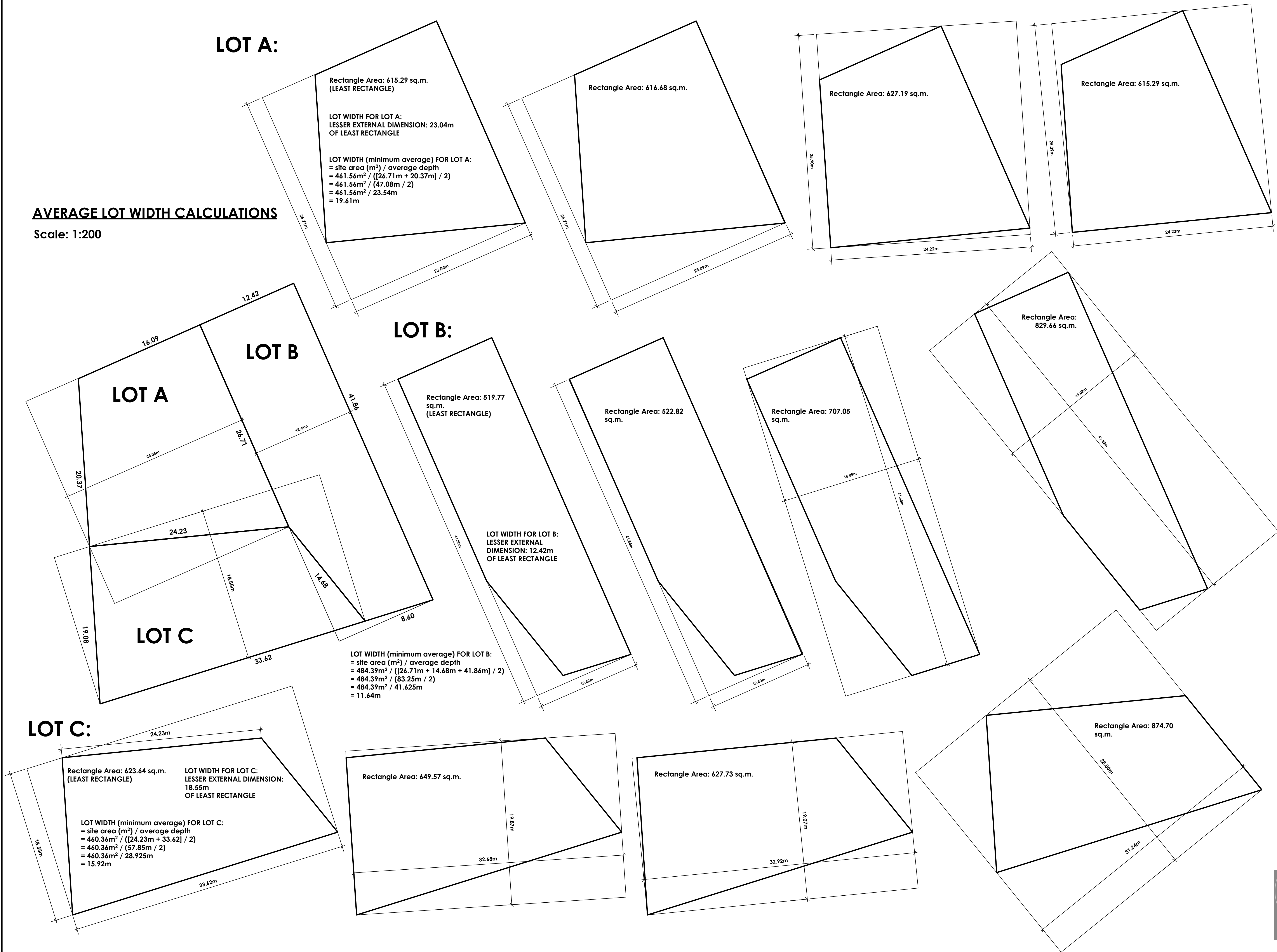
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**331 & 337 ST. CHARLES STREET
DEVELOPMENT VARIANCE PERMIT PRESENTATION**

AVERAGE LOT WIDTH CALCULATIONS

Scale: 1:200



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Detail:
Average Lot
Width
Calculation

development
variance
permit
**331 & 337
ST. CHARLES STREET
VICTORIA, B.C.**

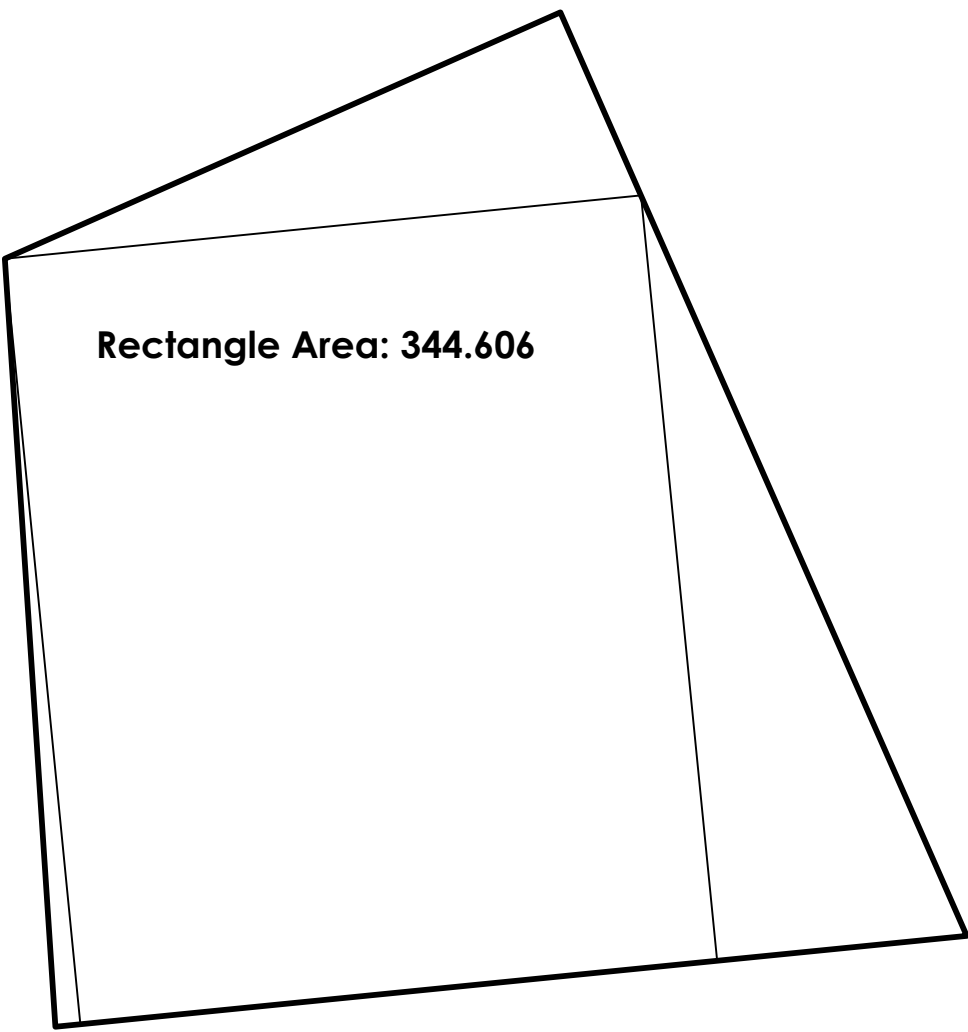
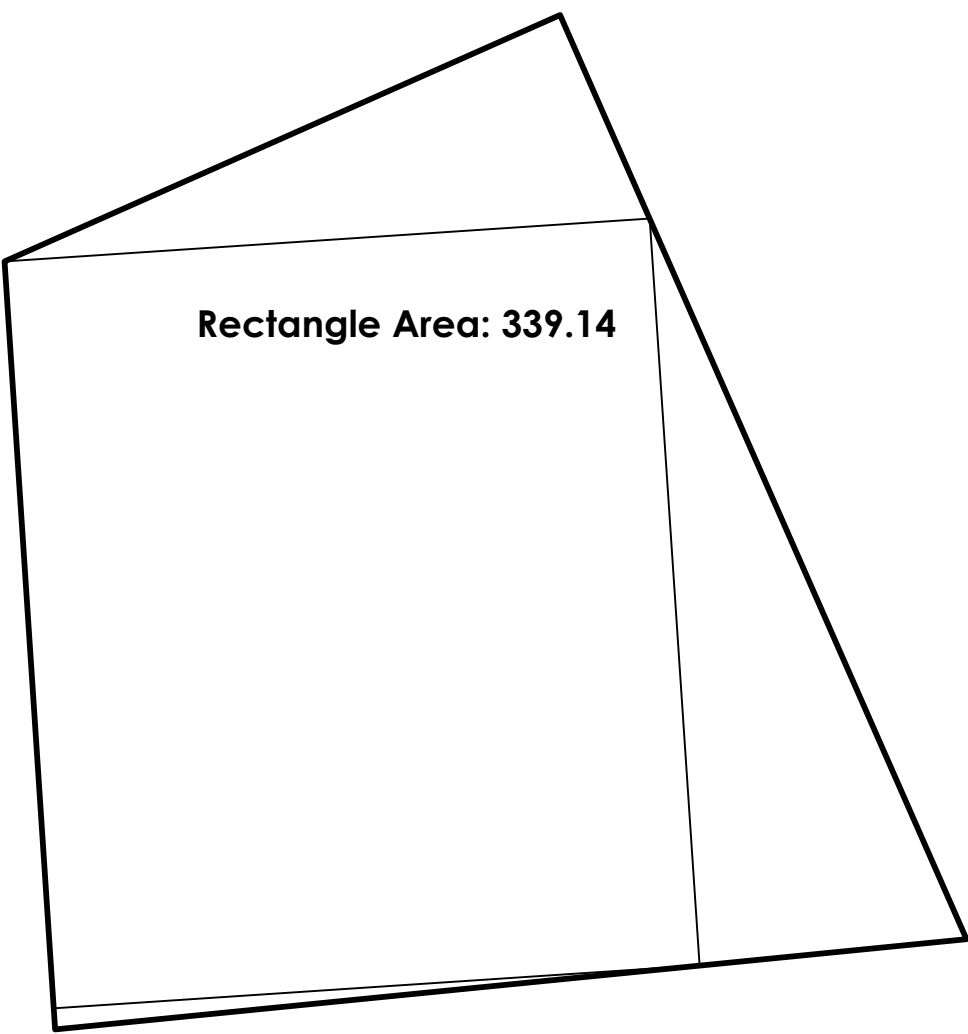
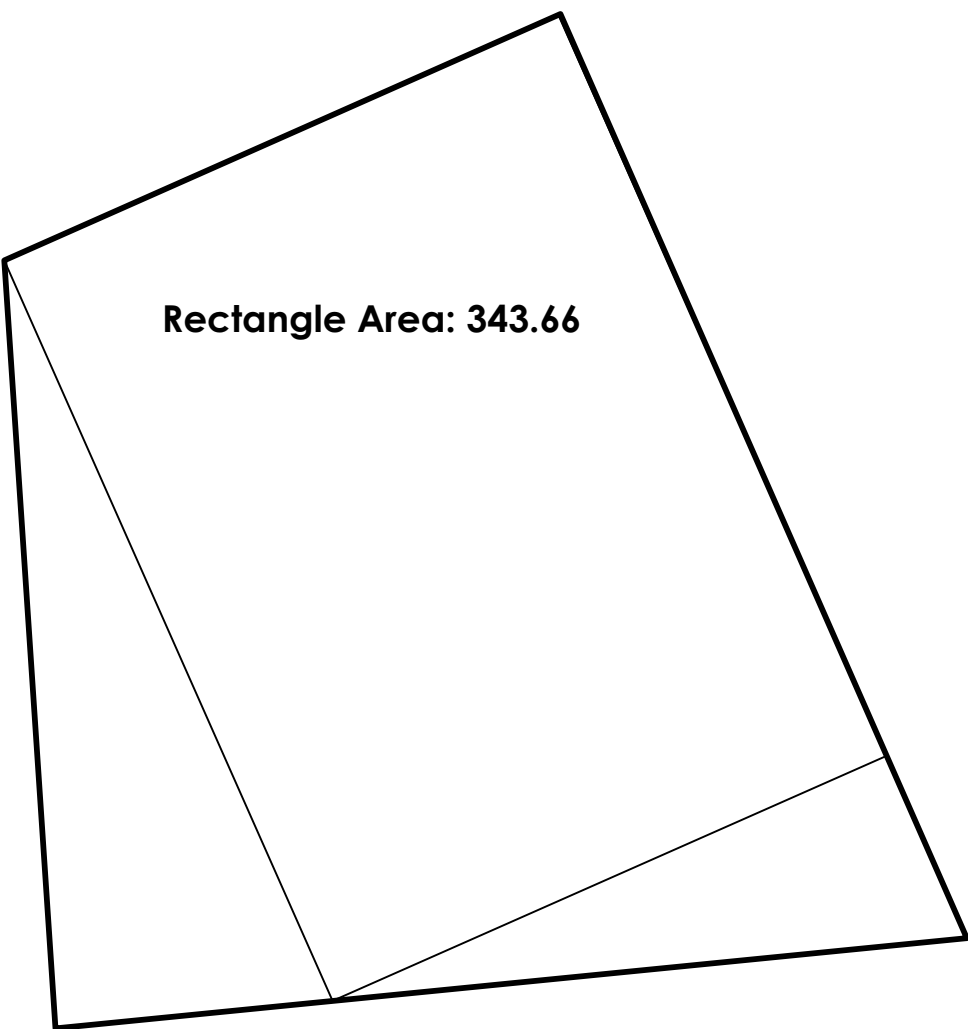
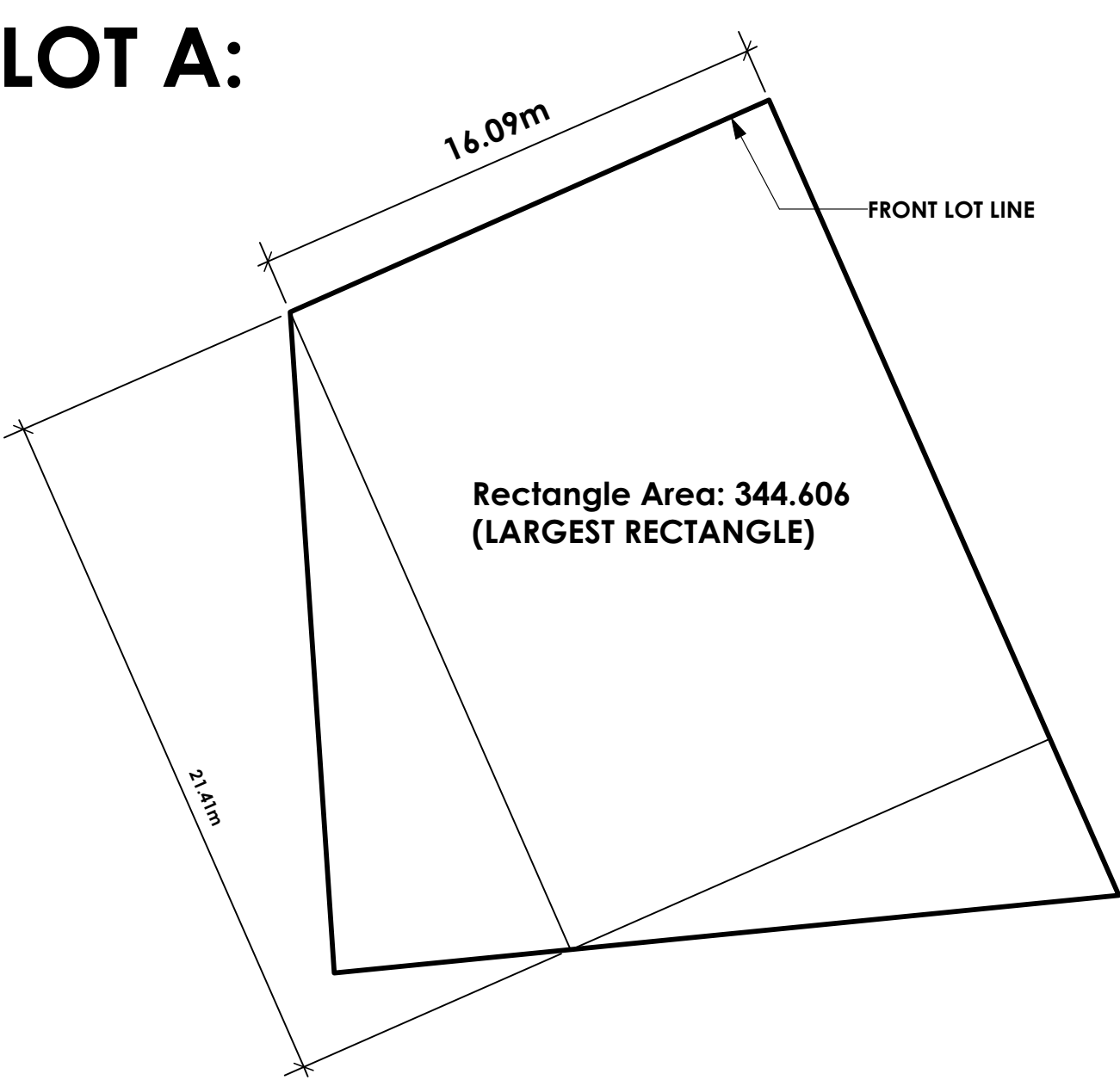
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scale
AS NOTED

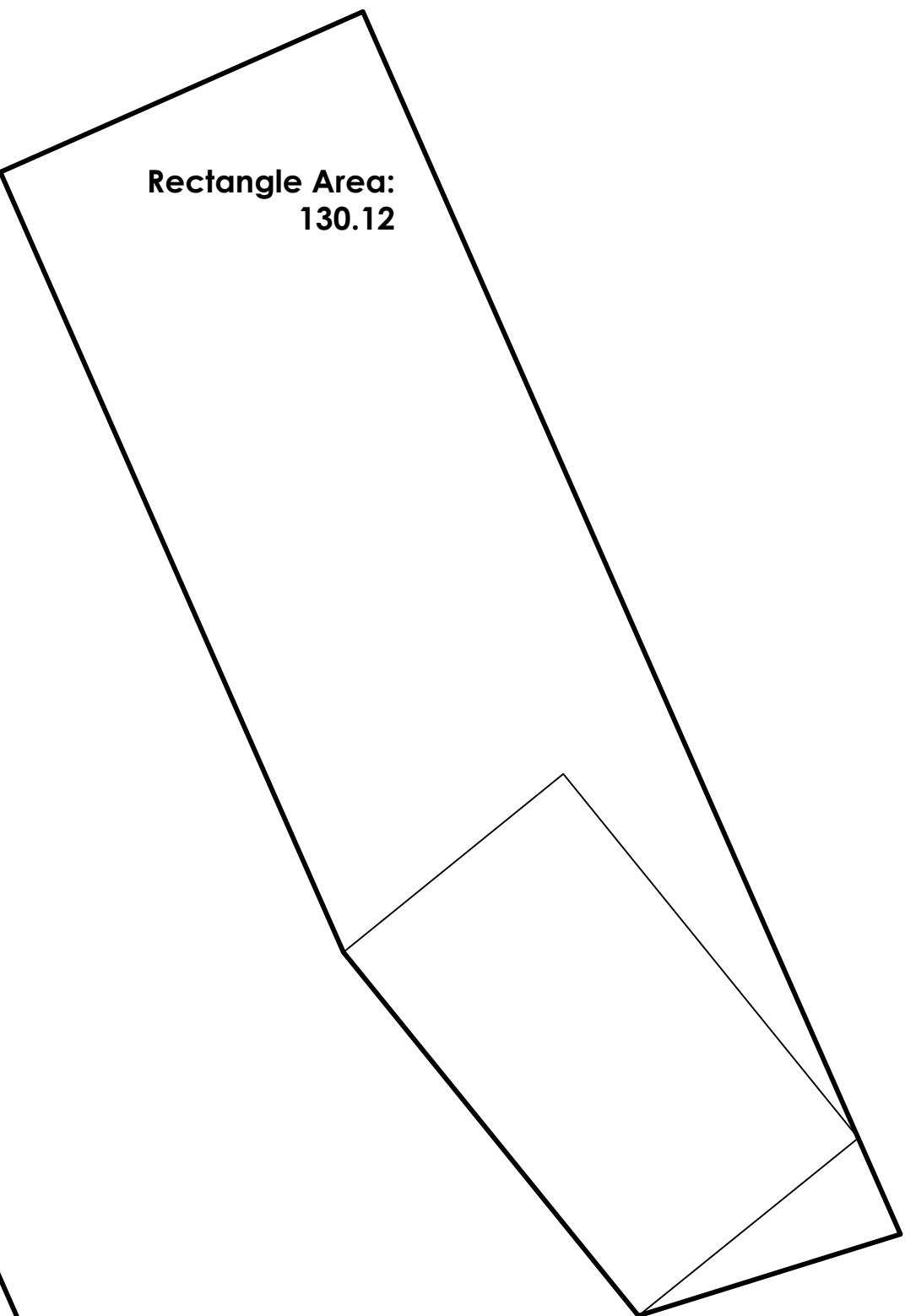
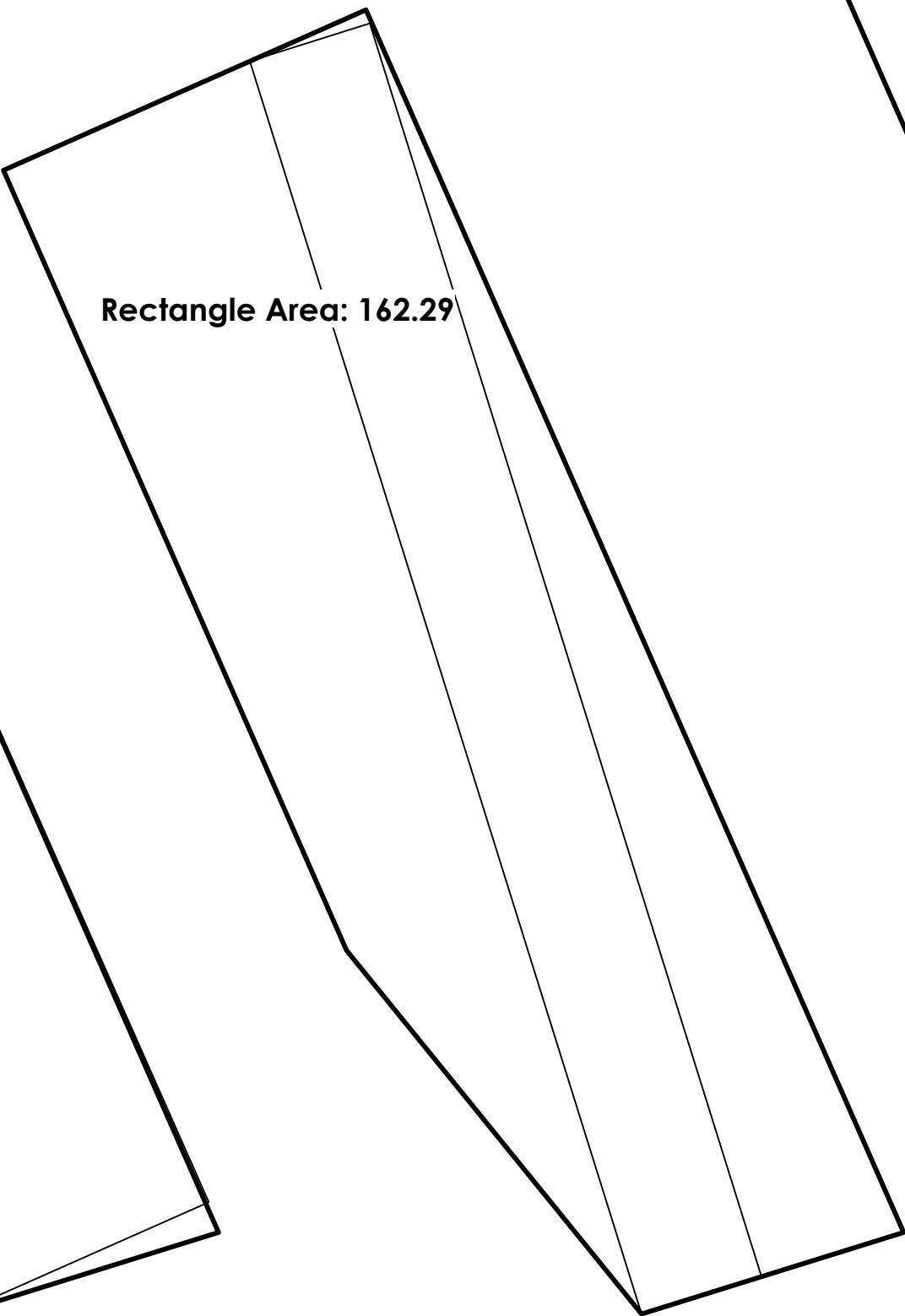
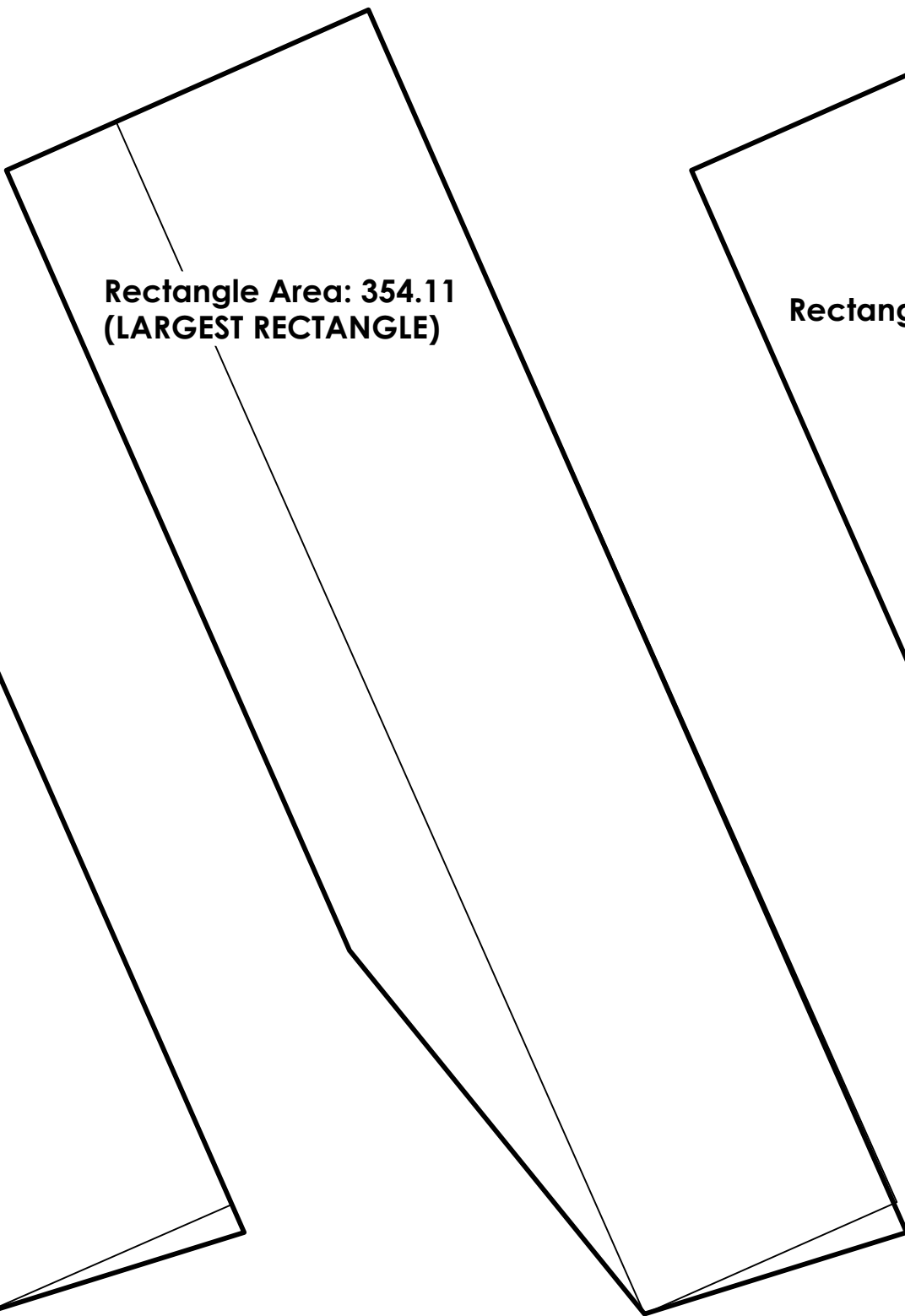
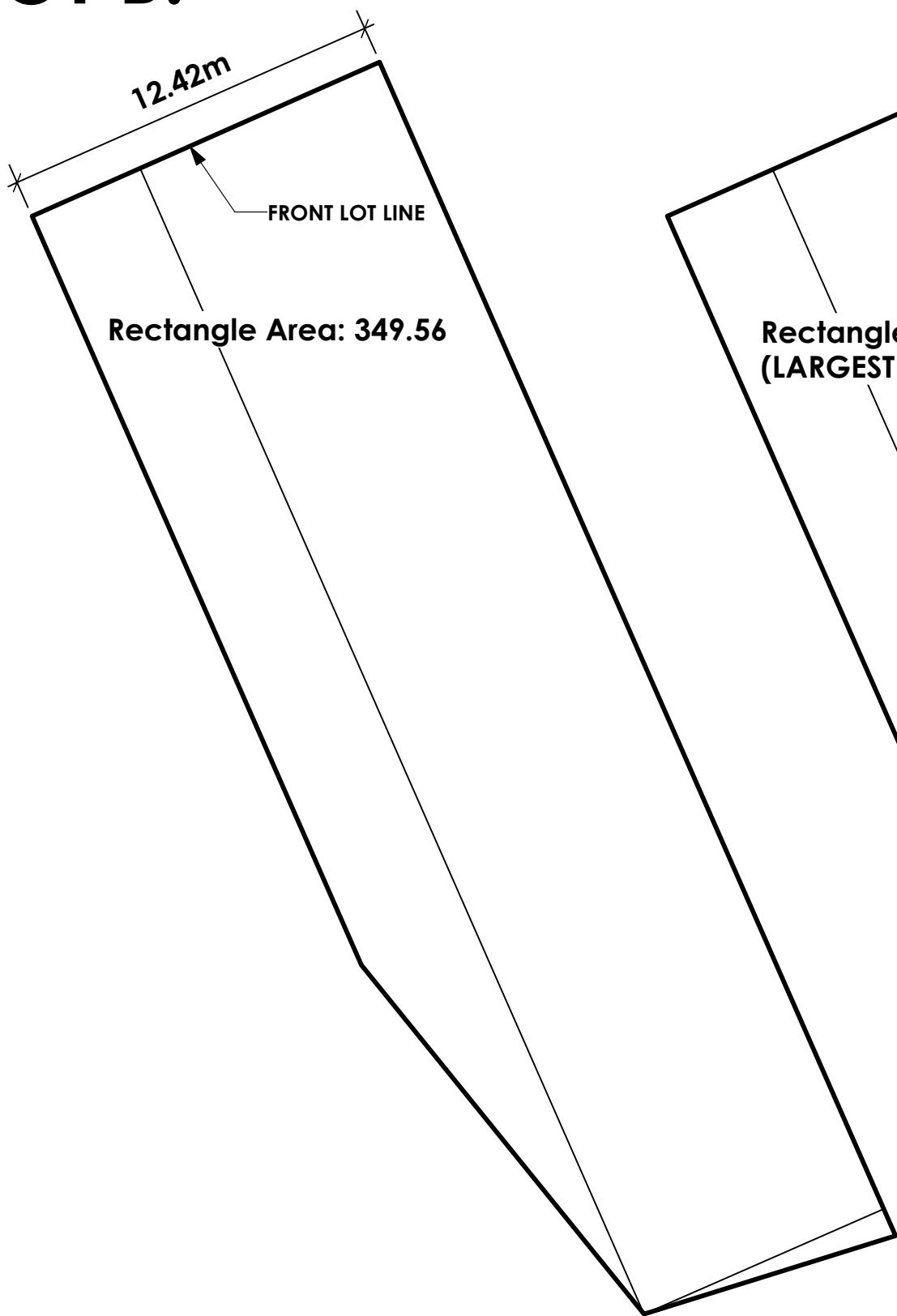
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LOT A:



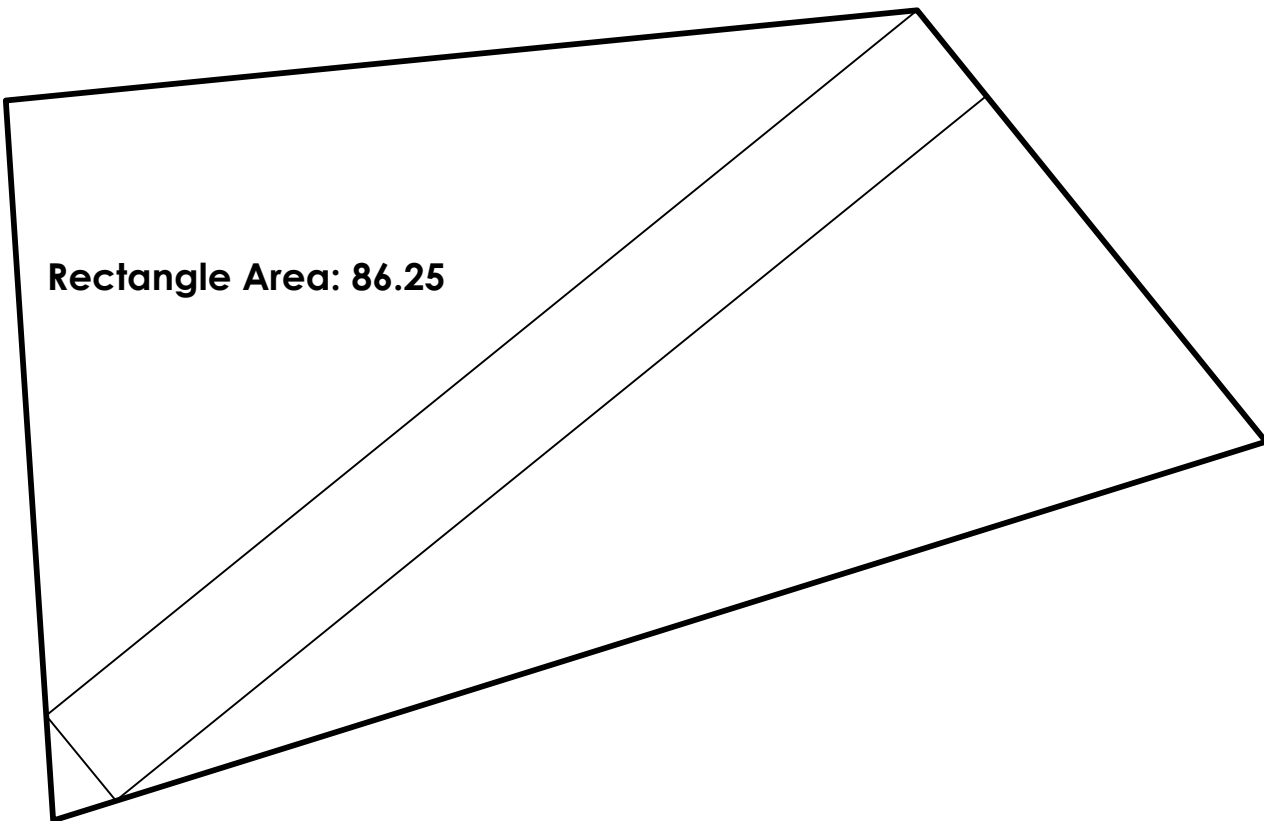
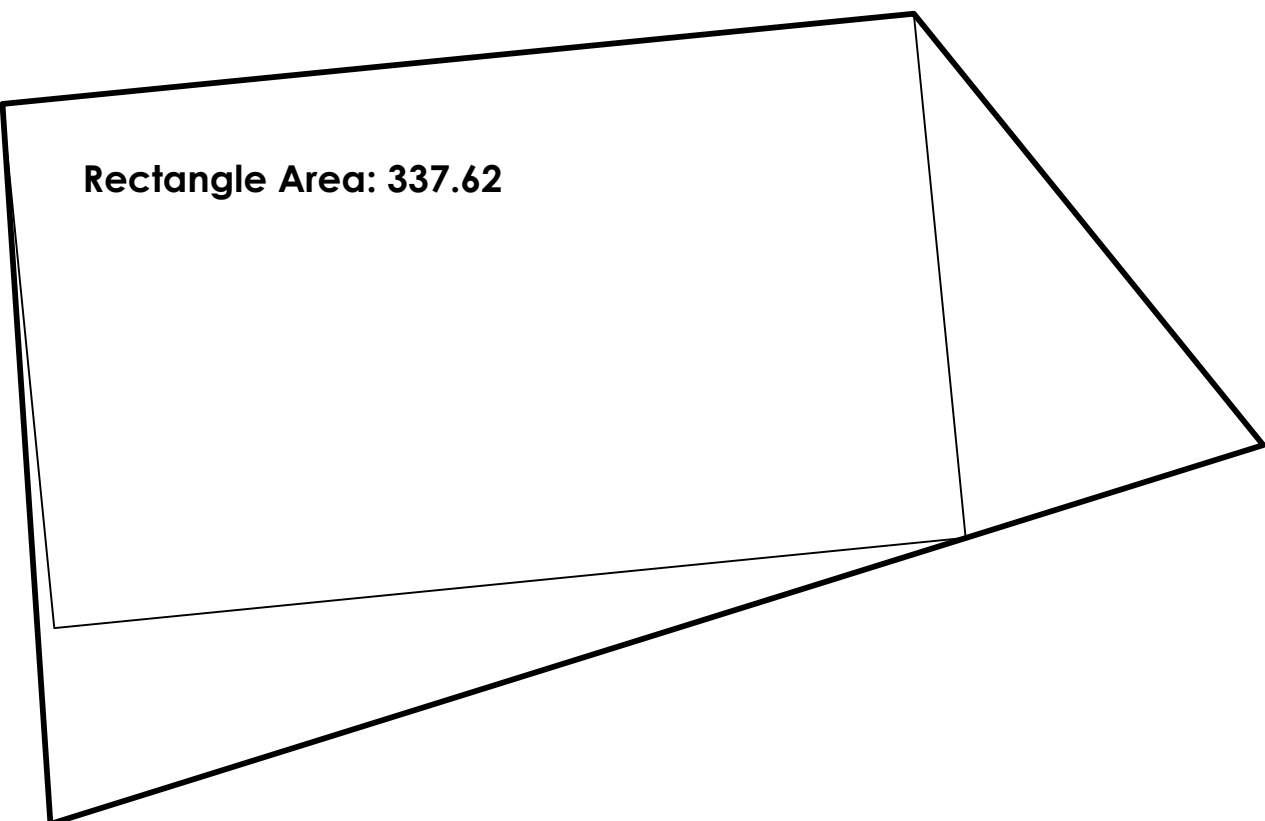
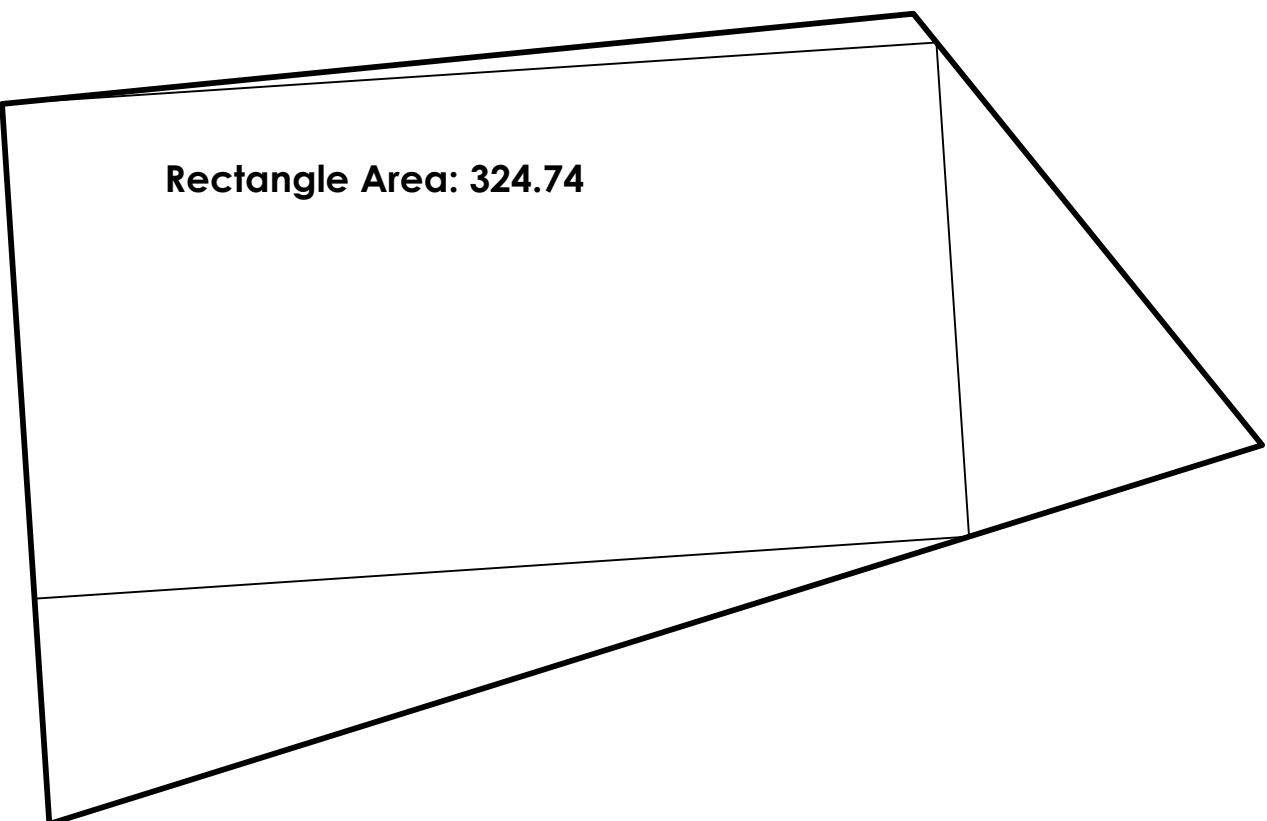
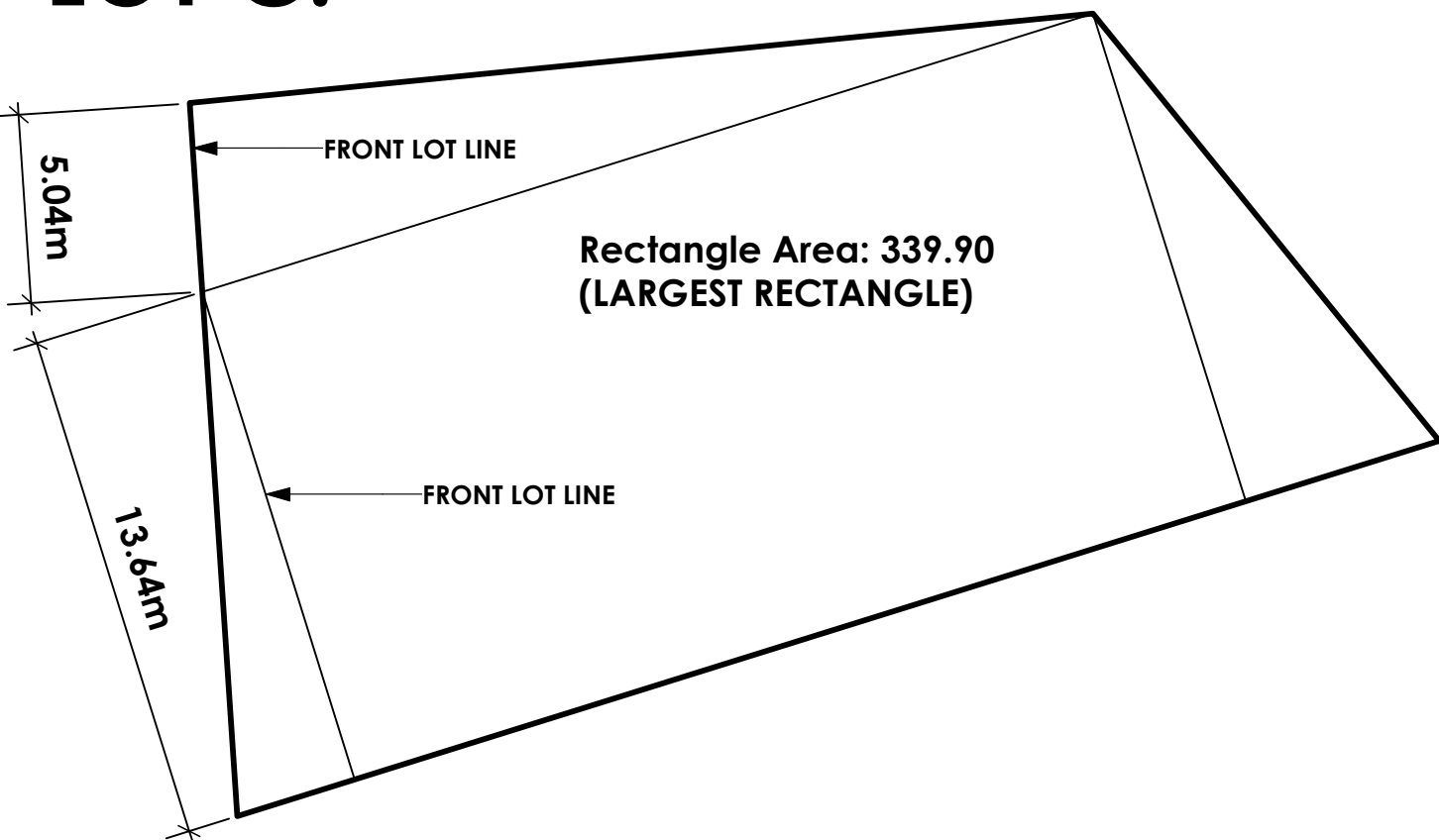
LOT B:



IRREGULAR LOT PROVISIONS CALCULATIONS

Scale: 1:200

LOT C:



JEAN
TREVETHAN

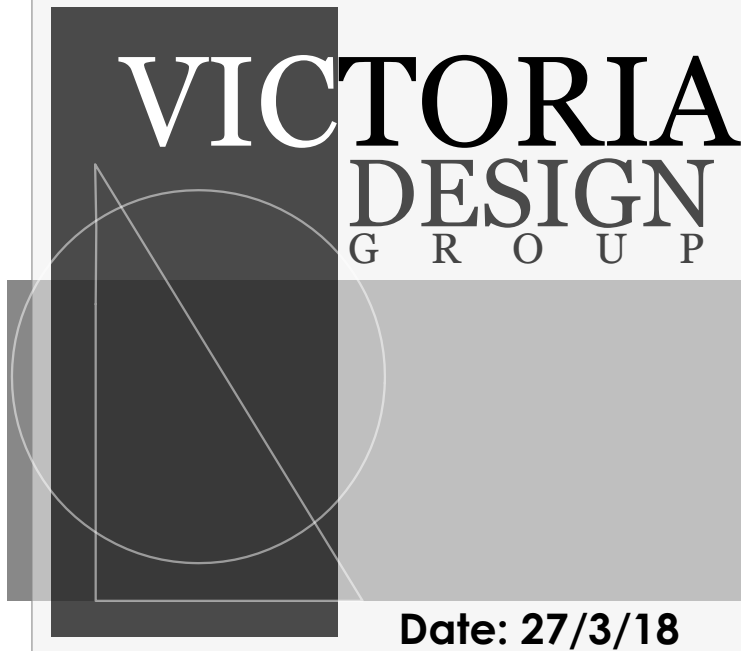
Detail:
Irregular Lot
Provisions
Calculation

development
variance
permit
**331 & 337
ST. CHARLES STREET
VICTORIA, B.C.**

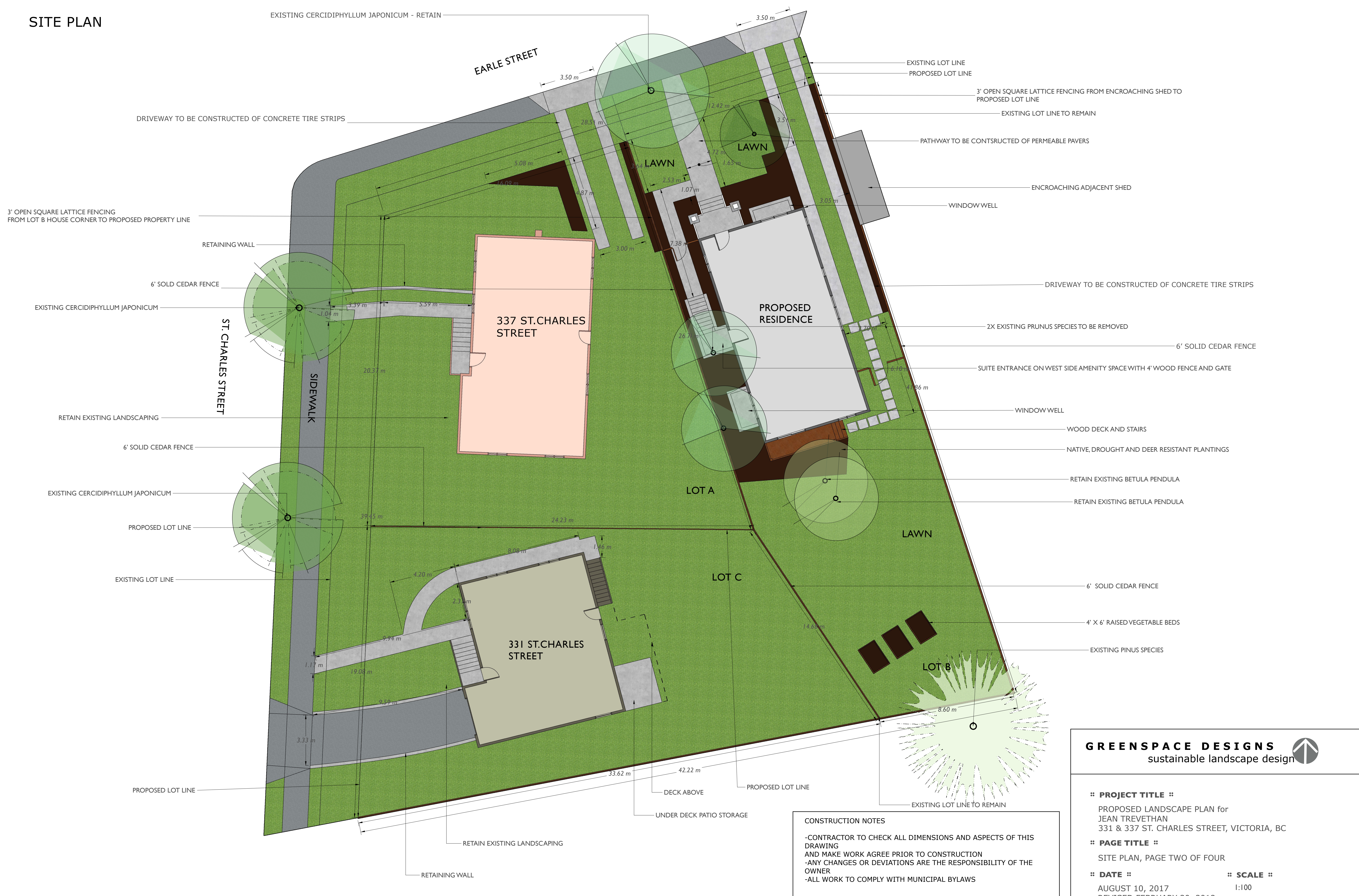
drawing #
7835

scale
AS NOTED

drawn by
NS



SITE PLAN



CONSTRUCTION NOTES

- CONTRACTOR TO CHECK ALL DIMENSIONS AND ASPECTS OF THIS DRAWING AND MAKE WORK AGREE PRIOR TO CONSTRUCTION
- ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER
- ALL WORK TO COMPLY WITH MUNICIPAL BYLAWS

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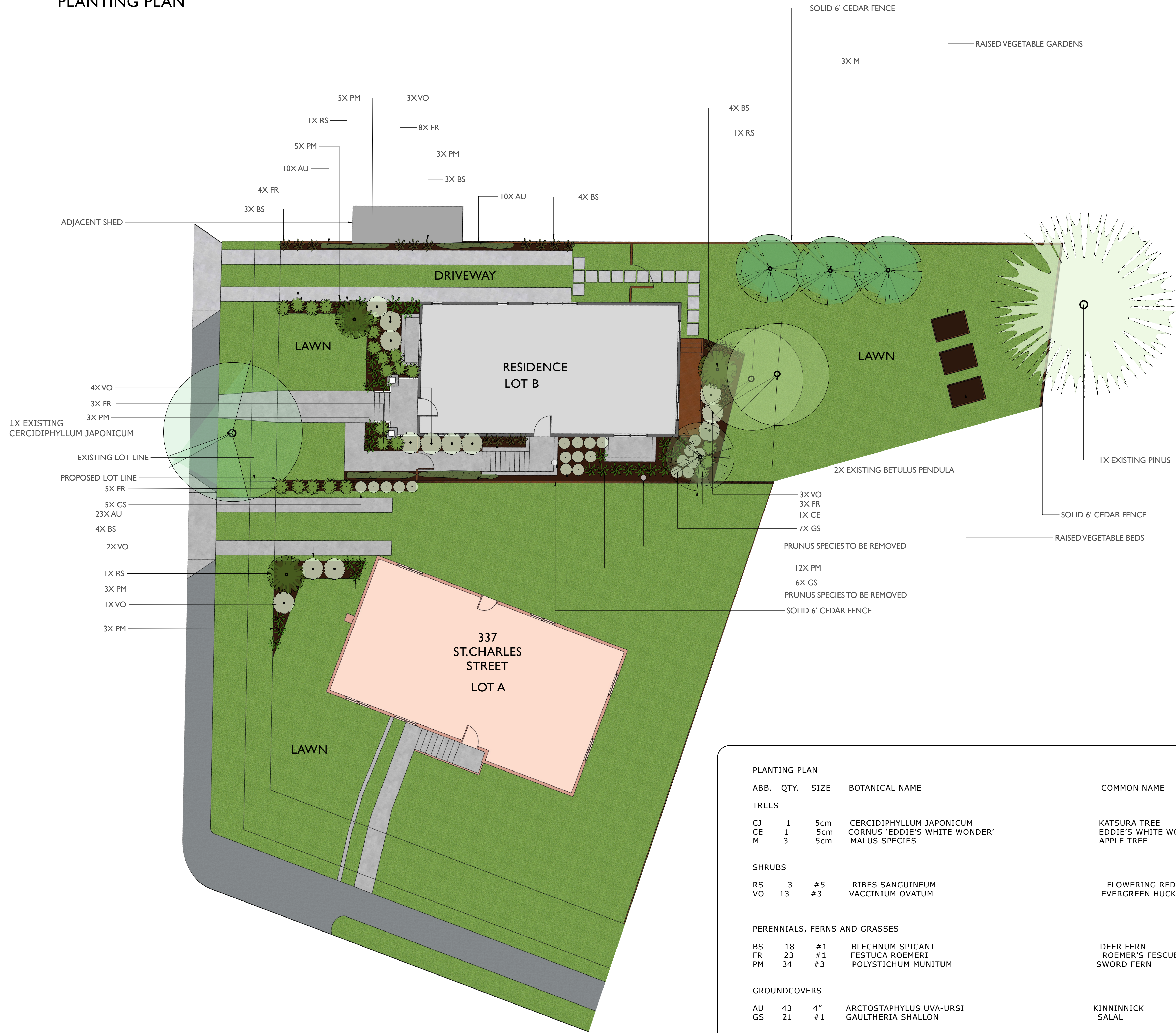
:: PROJECT TITLE ::
PROPOSED LANDSCAPE PLAN for
JEAN TREVETHAN
331 & 337 ST. CHARLES STREET, VICTORIA, BC

:: PAGE TITLE ::
SITE PLAN, PAGE TWO OF FOUR

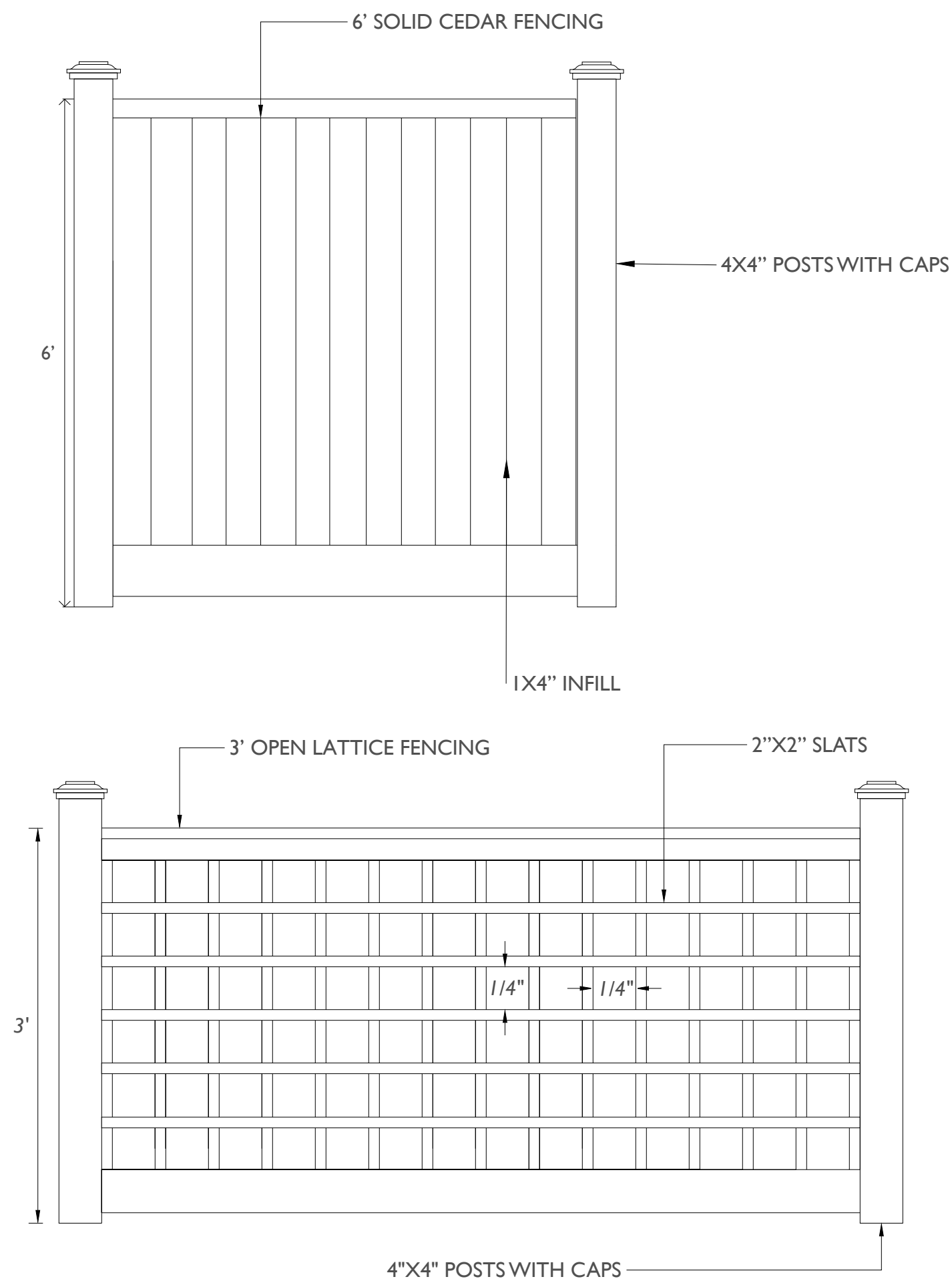
:: DATE ::
AUGUST 10, 2017
REVISED FEBRUARY 20, 2018

:: SCALE ::
1:100

PLANTING PLAN



FENCE DETAILS
not to scale



PLANTING PLAN

ABB. QTY. SIZE BOTANICAL NAME

COMMON NAME

TREES

CJ 1 5cm CERCIDIPHYLLUM JAPONICUM
CE 1 5cm CORNUS 'EDDIE'S WHITE WONDER'
M 3 5cm MALUS SPECIES

KATSURA TREE
EDDIE'S WHITE WONDER DOGWOOD
APPLE TREE

SHRUBS

RS 3 #5 RIBES SANGUINEUM
VO 13 #3 VACCINIUM OVATUM

FLOWERING RED CURRANT
EVERGREEN HUCKLEBERRY

PERENNIALS, FERNS AND GRASSES

BS 18 #1 BLECHNUM SPICANT
FR 23 #1 FESTUCA ROEMERI
PM 34 #3 POLYSTICHUM MUNITUM

DEER FERN
ROEMER'S FESCUE
SWORD FERN

GROUNDCOVERS

AU 43 4" ARCTOSTAPHYLUS UVA-URSI
GS 21 #1 GAULTHERIA SHALLON

KINNINNICK
SALAL

CONSTRUCTION NOTES

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AND MAKE WORK AGREE PRIOR TO CONSTRUCTION
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== PROJECT TITLE ==

PROPOSED PLANTING PLAN for
JEAN TREVETHAN
331 & 337 ST. CHARLES STREET, VICTORIA, BC

== PAGE TITLE ==

PLANTING PLAN, PAGE THREE OF FOUR

== DATE ==

AUGUST 10, 2017
REVISED FEBRUARY 20, 2018

== SCALE ==

1:100