Received
City of Victoria
JUN 28 2019
Planning & Development Department
Development Services Division

LOCATION PLAN

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PROJECT INFORMATION TABLE

<table>
<thead>
<tr>
<th>ZONE (EXISTING)</th>
<th>REQUIRED</th>
<th>PROVIDED</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE AREA (M²)</td>
<td>2927M²</td>
<td>2927M²</td>
<td></td>
</tr>
<tr>
<td>TOTAL FLOOR AREA (M²)</td>
<td>3525M²</td>
<td>3525M²</td>
<td></td>
</tr>
<tr>
<td>FLOOR SPACE RATIO</td>
<td>1.2:1</td>
<td>1.2:1</td>
<td></td>
</tr>
<tr>
<td>SITE COVERAGE</td>
<td>43%</td>
<td>43%</td>
<td></td>
</tr>
<tr>
<td>OPEN SITE SPACE</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>HEIGHT OF BUILDING</td>
<td>13.3M</td>
<td>13.3M</td>
<td></td>
</tr>
<tr>
<td>NUMBER OF STOREYS</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>PARKING STALLS (INCLUDED ON SITE)</td>
<td>12*</td>
<td>12*</td>
<td></td>
</tr>
<tr>
<td>BICYCLE PARKING NUMBER (STORAGE AND RACK)</td>
<td>16</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>BUILDING SETBACKS (M)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT YARD</td>
<td>3.70M</td>
<td>3.70M</td>
<td></td>
</tr>
<tr>
<td>REAR YARD</td>
<td>6.65M</td>
<td>6.65M</td>
<td></td>
</tr>
<tr>
<td>SIDE YARD (NORTH)</td>
<td>3.20M</td>
<td>3.20M</td>
<td></td>
</tr>
<tr>
<td>SIDE YARD (SOUTH)</td>
<td>5.40M</td>
<td>5.40M</td>
<td></td>
</tr>
<tr>
<td>COMBINED SIDE YARDS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL USE DETAILS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL NUMBER OF UNITS</td>
<td>93</td>
<td>93</td>
<td></td>
</tr>
<tr>
<td>AS UNIT, E.G., 1 BEDROOM</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>GROUND ORIENTED UNITS</td>
<td>N/A</td>
<td>N/A</td>
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</tr>
<tr>
<td>MINIMUM UNIT FLOOR AREA (M²)</td>
<td>N/A</td>
<td>N/A</td>
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</tr>
<tr>
<td>TOTAL RESIDENTIAL FLOOR AREA (M²)</td>
<td>93</td>
<td>93</td>
<td></td>
</tr>
</tbody>
</table>

*Parking number was reduced from 21 to 12 as a part of DVP 060195

JENSEN GROUP ARCHITECTS

ATTACHMENT E

AGGREGATE GRADE OF SITE:

\[
\text{AGGREGATE GRADE} = \frac{22.80 + 22.13}{2} \times 8.855m = 198.8
\]

\[
\text{AGGREGATE GRADE} = \frac{24.47 + 24.48}{2} \times 23.205m = 587.9
\]

\[
\text{AGGREGATE GRADE} = \frac{24.43 + 24.48}{2} \times 3.403m = 83.2
\]

\[
\text{AGGREGATE GRADE} = \frac{24.43 + 24.46}{2} \times 7.026m = 171.7
\]

\[
\text{AGGREGATE GRADE} = \frac{24.46 + 24.46}{2} \times 14.871m = 363.7
\]

\[
\text{AGGREGATE GRADE} = \frac{21.81 + 24.46}{2} \times 19.322m = 447.0
\]

\[
\text{AGGREGATE GRADE} = \frac{24.46 + 24.45}{2} \times 9.765m = 238.8
\]

\[
\text{AGGREGATE GRADE} = \frac{24.45 + 23.25}{2} \times 31.050m = 764.4
\]

\[
\text{AGGREGATE GRADE} = \frac{23.25 + 22.80}{2} \times 36.627m = 843.3
\]

\[
\text{PERIMETER} = 155.199m
\]

\[
\text{AVERAGE GRADE} = \frac{367.9}{155.199} = 23.7
\]

\[
\text{PERIMETER} = 155.199m
\]

\[
\text{AVERAGE GRADE} = \frac{367.9}{155.199} = 23.7
\]

\[
\text{IE BASEMENT}
\]

\[
\text{TOTAL FLOOR AREA AS SHOWN IN SCHEDULE A OF THE ZONING BYLAW}
\]

\[
\text{TOTAL FLOOR AREA} = 3111.1M²
\]

\[
\text{SITE AREA} = 2927M²
\]

\[
\text{FLOOR SPACE RATIO} = \frac{3111.1}{2927} = 1.06:1
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EXISTING

EXISTING WOOD WINDOWS 3RD FLR - ALUMINUM WINDOWS ON 2ND FLR

EXISTING WEST ELEVATION VANCOUVER STREET

NEW

NEW VINYL WINDOWS 3RD FLR - EX. ALUMINUM ON 2ND FLR

NEW WEST ELEVATION VANCOUVER STREET
EXISTING

EXISTING WOOD WINDOW ON 3RD FLR

EXISTING NORTH ELEVATION - GARDEN

NEW

TYPICAL VINYL WINDOW

NEW NORTH ELEVATION - GARDEN

Legend

NEW STAIRWELL ADDITION

REPLACEMENT

REPLACEMENT

REPLACEMENT
EXISTING

1. EXISTING WOOD WINDOW 3RD FLOOR - ALUMINUM WINDOW 2ND FLOOR

2. EXISTING SOUTH ELEVATION - ROCKLAND AVENUE

NEW

1. NEW SOUTH ELEVATION - ROCKLAND AVENUE

2. NEW VINYL WINDOWS 3RD FLOOR

Project Name: MT. EDWARDS RENOVATION

Title: EXISTING & PROPOSED WINDOWS

SOUTH SIDE ELEVATION

Scale: A4

Date: JAN 10, 2019

Legend

- NEW STAIR TO THE 3RD FLOOR TO HAVE BRICK FINISH TO MATCH EXISTING MT. EDWARDS BRICKWORK.
- NEW SOUTH ELEVATION - ROCKLAND AVENUE
- CURRENT REPLACEMENT
- FUTURE REPLACEMENT
- FUTURE REPLACEMENT

Design: Jensen Group Architects

1970s ADDITION

•
EXISTING

NEW

Project: MT. EDWARDS RENOVATION
3025 VANCOUVER STREET
VICTORIA, BC

Title: EXISTING & PROPOSED WINDOWS EAST ELEVATIONS & COURTYARD

Scale: 1:50

Drawing No: A6

Date: JAN 10, 2019

Legend:

- BRICK
- PLYWOOD
- CURRENT REPLACEMENT
- FUTURE REPLACEMENT
- NEW EAST COURTYARD ELEVATION
- NEW EAST ELEVATION

Legend:

- BRICK
- PLYWOOD
- CURRENT REPLACEMENT
- FUTURE REPLACEMENT
- NEW EAST COURTYARD ELEVATION
- NEW EAST ELEVATION