

11 CHOWN PLACE DEVELOPMENT PERMIT WITH VARIANCES RE - APPLICATION

LOT A, PLAN 11749 VICTORIA SECTION 10/11



ZONING DATA 2019-12-16					
Project Name:	Chown Place				
Address:	11 Chown Place Victoria B.C.				
Building Type	Wood Frame				
Parking Type	Surface				
Zone	R3-G ZONE, GARDEN APARTMENT DISTRICT & PART 3 1 1 - R3-G-SC ZONE - GARDEN APARTMENT (SENIOR CITIZEN) DISTRICT				
Client:	Gorge View Housing Society				
R3-G Catagorey	R3- G Zoning Req'ts	Existing Chown Place Data		Proposed Site Total	
3	Dwelling unit size	33 m2 min area	33 - 70 m2 units	44- 98 m2 units	
4	Height	11m in height	7.5m	12.6 m	4 storeys
4b	FSR over 2 storeys	30% max	0	8%	1782.5 m2
5	Site Coverage	30% max	21%	26.0%	5,801 m2
6	Floor Space Ratio	0.5 to 1	0.232 to 1	0.388 to 1	
7	Open Site Space	40% min	65%	60%	13,475 m2
9	Number of apartments	2 or more garden apartments	108 units	58 new (166 total)	1 new Bldg (16 Total)
10	Site Area	1,858 m2 min	22,373.7 m2	22,373.7 m2	240,828.5 sq ft
13	Building Separation	# Storeys x 3.048	6 m	12.2 m	8.6 m
14	Setbacks	7.62 m	4.5 m	Existing non conforming 4.5m	
16	Parking Set Back	6m	2.4m with screen	3.5 m	2.4m - 3.8m Screens as proposed
	Built Area Above Grade	11,186.9 m2 max	5,007.84 m2	53,903.9 sq ft	8,691 m2 93,549 sq ft
	Built Area Below Grade		none	337 m2	3,627 sq ft
R3-G-SC	Parking Old Zoning	per unit	0.35 stalls per unit	108 units	37.8 stalls req'd 70 supplied
	Schedule C Affordable	Visitors	0.1 stalls per unit	108	10.8 stalls 166
		Total			42.6 stalls 70 supplied
	Schedule C Bike Parking				74.7 79 provided
		Visitors	6		6
		45 m2	1		25
		45 m2 +	1.25		42.5
		Total			68

Drawing List

Architecture Drawings

- A-0.00 Cover
- A-0.01 Code
- A-0.02 Grading Plan
- A-1.01 Existing Site
- A-1.02 Site and Context Plan
- A-1.03 Site Plan
- A-2.01 1st Floor
- A-2.02 2nd Floor
- A-2.03 3rd Floor
- A-2.04 4th Floor
- A-2.05 Roof Plan
- A-2.06 Basement Plan
- A-3.01 North and West Elevations
- A-3.02 South and East Elevations
- A-4.01 Building Sections
- A-5.01 3d Images
- A-5.02 3d Images
- A-6.01 Shadow Studies

Landscape Drawings

- L-1 Site Concept Plan
- L-2 Landscape Concept Plan
- L-3 Landscape Details

Civil Drawings

- C01 Conceptual Servicing Plan
- C02 Conceptual Site Plan

Variances Requested

Height
11m in zoning / 12.6m proposed
1.6m Height Variance

Building Separation
12.2m in zoning / 8.6m proposed
3.6m Separation Variance

Parking Setback
6m in zoning / 2.4-3.8m proposed

Note: Setbacks of Existing Buildings are non conforming No Variances Requested

Proposed New Building Summary

Height- 12.6m 4 Storeys
FSR Area - 3,683 sqm
Number of Units - 58
Building Separation - 8.6m

Setbacks
-North Side 46,002
-West Rear 80,715
-South Side 51,107
-East Front 69,068

Cistern Setbacks
-North Side 56,355
-West Rear 78,957
-South Side 31,327
-East Front 117,506

Parking - (recalculated into site total)

Bike Parking
-Visitor 6 Stalls
-Resident 68 Stalls

numberTEN number 10

1:400 2019-12-30

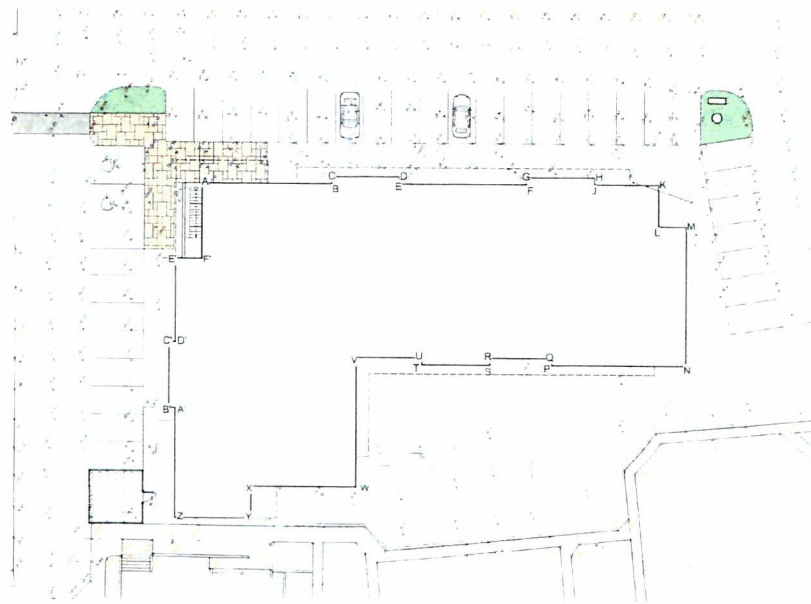
11 Chown Place

Cover

DS. BC

2018532

A-0.00



Grade Point Locations
A-0.02 SCALE: 1/8" = 1'-0"

2019-12-22							
POINTS	EXISTING GRADE ELEV.	FINISHED GRADE ELEV.	POINT TO POINT	SUM OF ELEVATIONS	HORIZ. DISTANCE BETWEEN GRADE POINTS (ft)	AVERAGE GRADE BETWEEN	TOTALS
A	29.40	29.40	A-B	5.88	11.90	21.80	11.90
B	29.40	29.40	B-C	7.60	0.648	29.40	9.071
C	29.38	29.40	C-D	6.80	0.298	29.40	85.71
D	29.38	29.40	D-E	5.80	0.843	29.40	9.071
E	29.38	29.40	E-F	5.80	11.694	29.40	141.804
F	29.33	29.40	F-G	5.80	0.648	29.40	9.071
G	29.33	29.40	G-H	5.80	6.312	29.40	1.871
H	29.48	29.40	H-I	5.80	0.648	29.40	9.071
I	29.48	29.40	I-J	5.80	5.969	29.40	1.871
J	29.33	29.40	J-K	5.80	0.648	29.40	1.871
K	29.33	29.40	K-L	5.80	1.981	29.40	1.871
L	29.48	29.40	L-M	5.80	2.578	29.40	1.871
M	29.38	29.40	M-N	5.80	1.551	29.40	1.871
N	29.44	29.40	N-O	5.80	12.437	29.40	1.871
O	30.14	29.40	O-P	5.80	0.615	29.40	8.975
P	30.14	29.40	P-Q	5.80	5.715	29.40	1.871
Q	30.22	29.40	Q-R	5.80	0.615	29.40	1.871
R	30.24	29.40	R-S	5.80	0.615	29.40	1.871
S	30.24	29.40	S-T	5.80	0.615	29.40	1.871
T	30.10	29.40	T-U	5.80	0.615	29.40	1.871
U	30.09	29.40	U-V	5.80	5.717	29.40	1.871
V	29.98	29.40	V-W	5.80	12.188	29.40	1.871
W	30.41	29.40	W-X	5.80	0.615	29.40	1.871
X	30.34	29.40	X-Y	5.80	1.285	29.40	1.871
Y	30.34	29.40	Y-Z	5.80	0.994	29.40	1.871
Z	30.18	29.40	Z-A	5.80	1.557	29.40	1.871
A	30.05	29.40	A-B	5.80	0.563	29.40	1.871
B	29.55	29.40	B-C	5.80	8.189	29.40	1.871
C	29.39	29.40	C-D	5.80	0.563	29.40	1.871
D	29.42	29.40	D-E	5.80	7.865	29.40	1.871
E	29.35	29.40	E-F	5.80	2.411	29.40	1.871
F	29.32	29.40	F-G	5.80	7.381	29.40	1.871

TOTAL = 164.256 TOTAL = 482.8456

Grade Point Calculations
A-0.02 SCALE: 1/8" = 1'-0"

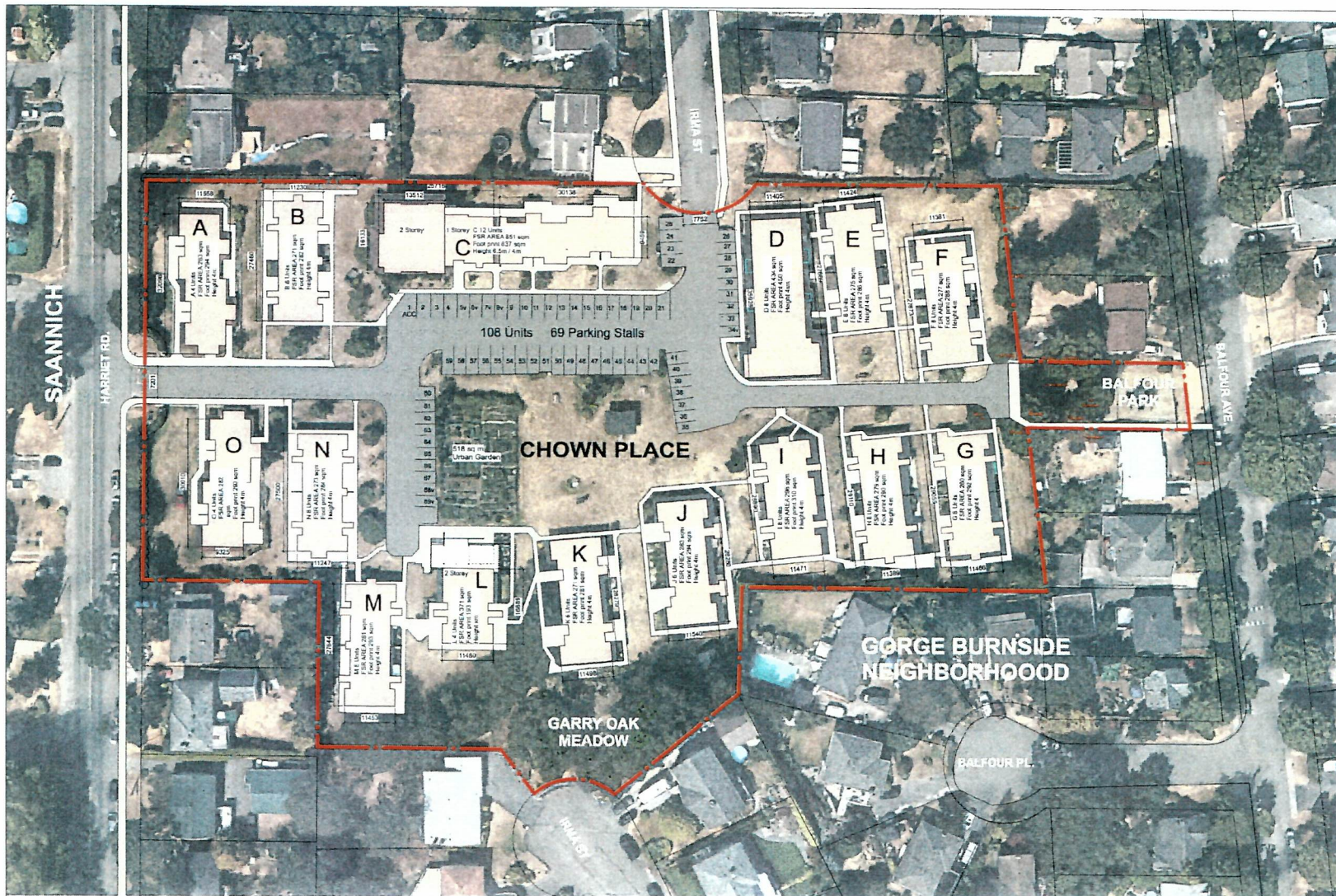
11 Chown Place

Grading plan

DS

2018532

A-0.02



Existing Site Plan
A101 SCALE 1:400



numberTEN		number
10		
1010 10th Street Victoria BC T8N 1P8 250.880.1010 www.number10.ca		
1:400 2019-12-20		
11 Chown Place		
Existing Site Plan		
DATE: 2019-12-20	DS	BC
2018532	A-1.01	



Site Area	=22,373.7 sqm
Site Coverage	=5,801 sqm
Total Parking	=79
Parking residents	=58
Parking Visitor	=17
Other	=4
Total Units	=156
Existing	=108
Proposed New	=58

Point elevation dimensions all in meters

- New Landscape Areas
- New Tree
- Existing Tree



11 Chown Place

Site/ Context Plan

DS	BC
2018532	A-1.02

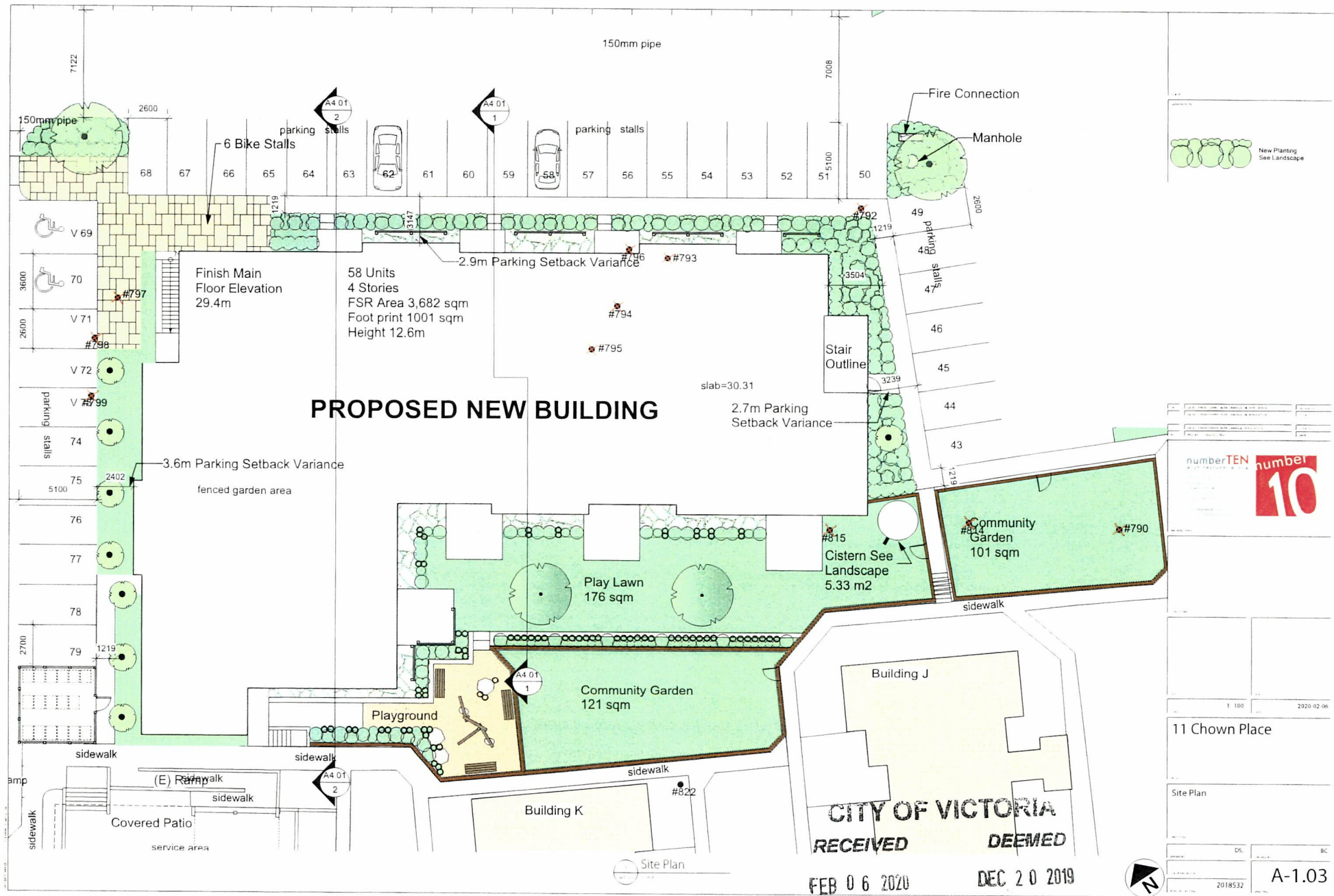
CITY OF VICTORIA

RECEIVED

FEB 06 2020

DEEMED

DEC 20 2019





2ND FLOOR
17 SENIOR UNITS
 Junior 1 Bedroom - 8
 1 Bedroom - 9
 FSR Area - 950 sqm

1. Project Name	2. Project Number
3. Project Location	4. Project Date
5. Project Status	6. Project Manager



7. Project Description	8. Project Budget
9. Project Timeline	10. Project Risk

11. Project Scope	12. Project Deliverables
13. Project Stakeholders	14. Project Communication

1:100 2019-12-20

11 Chown Place

2nd Floor Plan

15. Project Manager	16. Project Engineer
17. Project Designer	18. Project Checker
19. Project Approver	20. Project Date

A-2.02

2nd Floor Plan

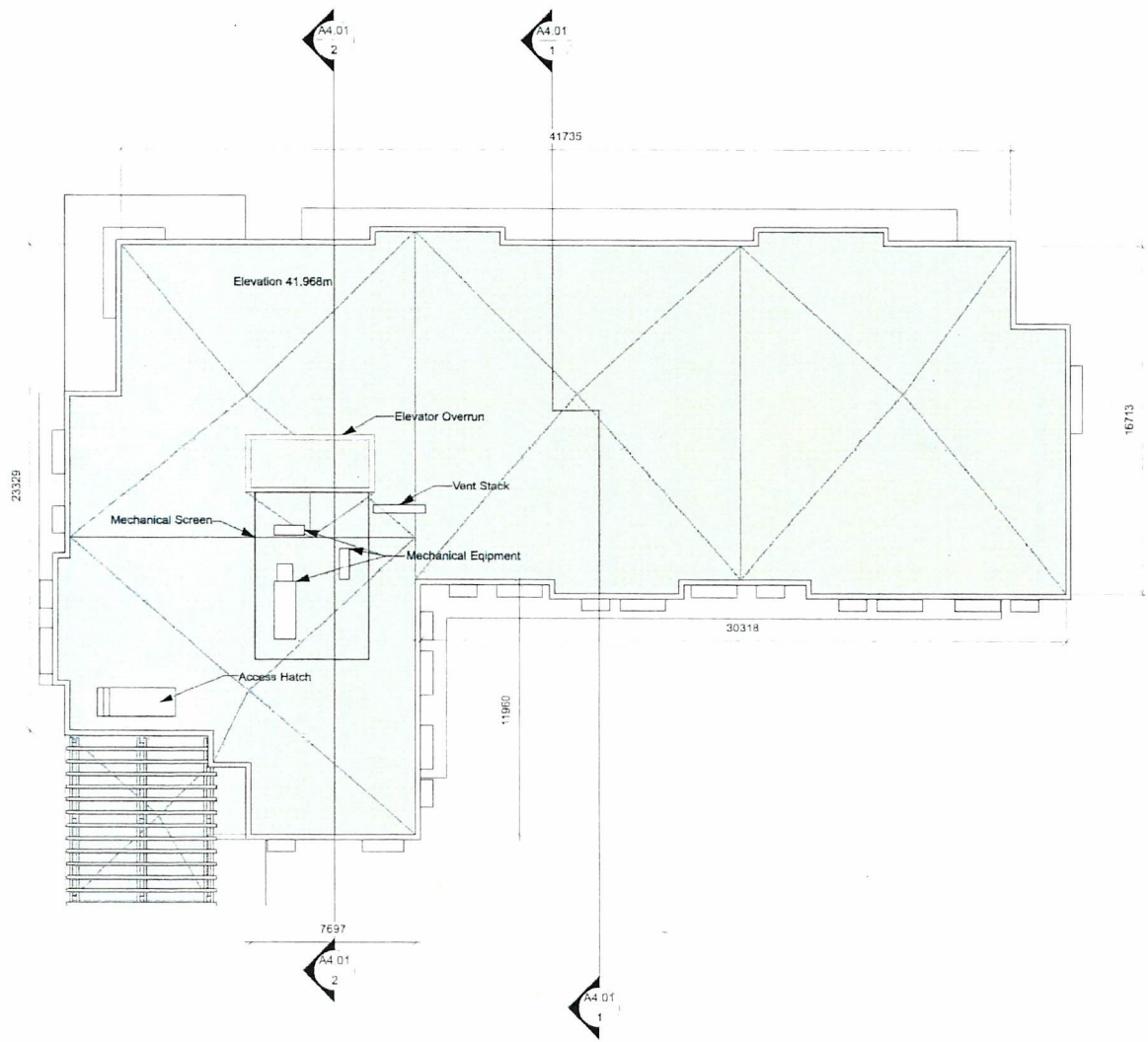
1.07m high planter,
plants provided by residents



numberTEN		number 10	
11 Chown Place			
3rd Floor Plan			
Scale: 1:100		Date: 2019-12-20	
Project: 2018532		Sheet: A-2.03	

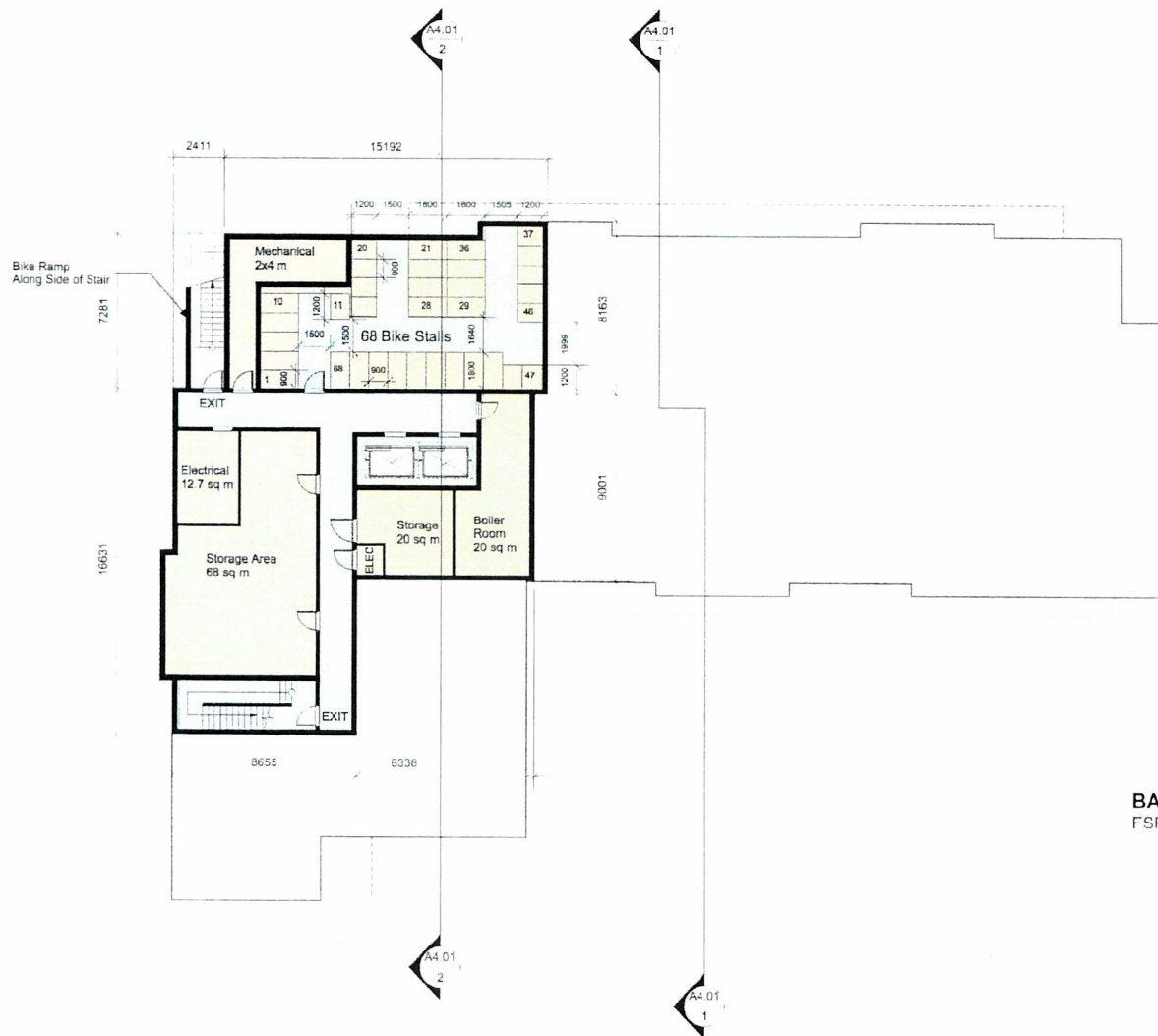


numberTEN number 10	
11 Chown Place	
4th Floor Plan	
1:100	2019-12-20
US	BC
2018532	A-2.04



Roof Plan
A2.05 7/24/2019

numberTEN 10	
11 Chown Place Roof Plan	
1:100 2019-12-20	2018532
A-2.05	



BASEMENT
FSR Area - 0 sqm

Basement Floor Plan
A4.01

numberTEN		number 10	
11 Chown Place			
Basement Plan			
2018532		A-2.06	

TO ROOF
 EL. 41.98m
 39.97
 FOURTH FLOOR FINISHED
 EL. 38.71m
 38.07
 THIRD FLOOR FINISHED
 EL. 36.51m
 36.77
 SECOND FLOOR FINISHED
 EL. 34.31m
 34.07
 MAIN FLOOR FINISHED
 EL. 32.11m
 32.37
 AVERAGE GRADE
 EL. 29.41m
 29.67
 Basement Outline
 BASEMENT FLOOR FINISHED
 EL. 26.21m
 26.47



North Elevation

TO ROOF
 EL. 41.98m
 39.97
 FOURTH FLOOR FINISHED
 EL. 38.71m
 38.07
 THIRD FLOOR FINISHED
 EL. 36.51m
 36.77
 SECOND FLOOR FINISHED
 EL. 34.31m
 34.07
 MAIN FLOOR FINISHED
 EL. 32.11m
 32.37
 AVERAGE GRADE
 EL. 29.41m
 29.67
 Basement Outline
 BASEMENT FLOOR FINISHED
 EL. 26.21m
 26.47



West Elevation

- 1 Cementitious Fiber Board - Panel
- SW 9166 DRIFT WOOD MIST
- 2 Cementitious Fiber Board - Panel
- SW 7047 DOWNING STONE
- 3 Cementitious Fiber Board - Panel
- SW 7047 WESTCHESTER GRAY
- 4 Cementitious Fiber Board - Panel
- SW 7047 POROISE
- 5 Cementitious Fiber Board - Plank
- SW 9113 MUDSLIDE
- 6 Flashing to match
- SW 9166 DRIFT WOOD MIST
- 7 Window and Door Frames
- Black
- 8 Exposed Concrete
- 9 Horizontal Siding
- Wood Look
- 10 Wood Screen For Climbing Plants
- 11 Painted Sun Shade
- SW 9166 DRIFT WOOD MIST
- 12 Aluminum and Glass Rail
- 13 Clear Glass

numberTEN		number
10		10
11 Chown Place North and West Elevations 1:100 2019-12-20 A-3.01		

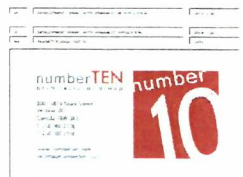


South Elevation



East Elevation

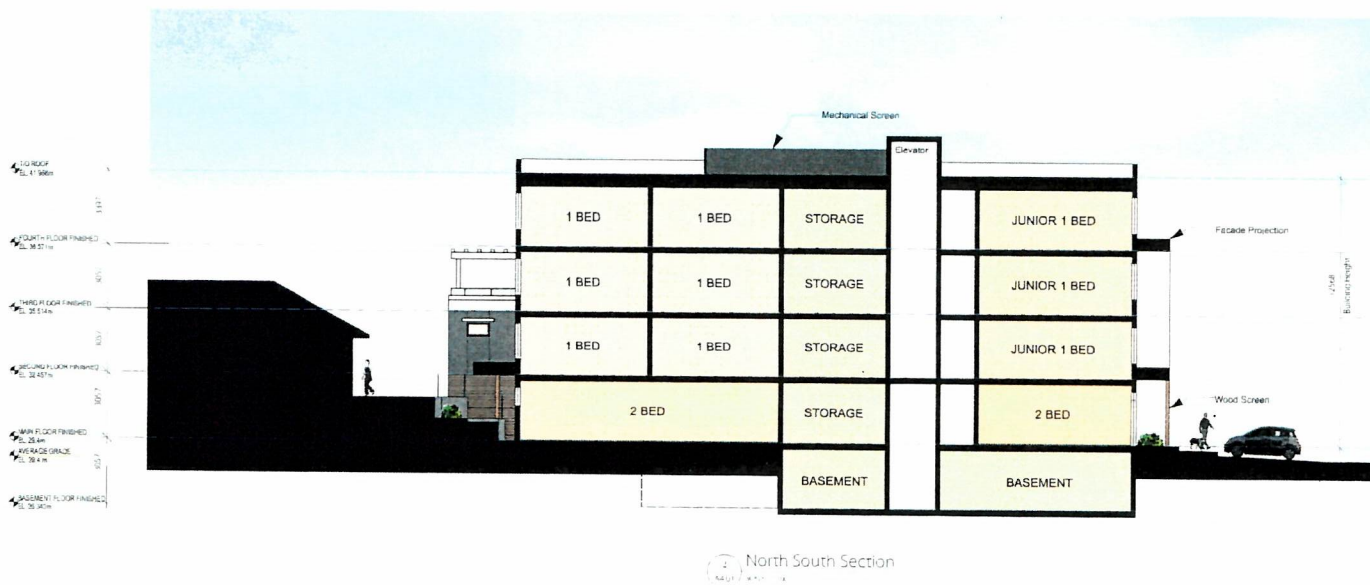
- 1 Cementitious Fiber Board - Panel
- SW 9166 DRIFT WOOD MIST
- 2 Cementitious Fiber Board - Panel
- SW 7047 DOWNING STONE
- 3 Cementitious Fiber Board - Panel
- SW 7047 WESTCHESTER GRAY
- 4 Cementitious Fiber Board - Panel
- SW 7047 POROISE
- 5 Cementitious Fiber Board - Panel
- SW 9113 MUDSLIDE
- 6 Flashing to match
- SW 9166 DRIFT WOOD MIST
- 7 Window and Door Frames
- Black
- 8 Exposed Concrete
- 9 Horizontal Siding
- Wood Look
- 10 Wood Screen For Climbing Plants
- 11 Painted Sun Shade
- SW 9166 DRIFT WOOD MIST
- 12 Aluminum and Glass Rail
- 13 Clear Glass



11 Chown Place

South and East Elevations

DATE: 05/11/2011
BY: [Signature]
PROJECT: 2018532
A-3.02



numberTEN		number
10		10
11 Chown Place		
South and East Elevations		
DS	SC	
2018532	A-4.01	



View From Harriet Rd Looking East



View From Irma St Looking South



View From Balfour Park Looking South



View From Irma St Looking North



DATE: 2019-12-20
DRAWN BY: [Name]
CHECKED BY: [Name]

numberTEN
number 10

NTS
2019-12-20

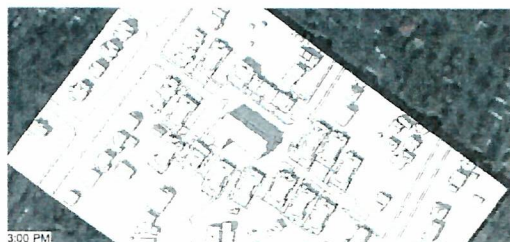
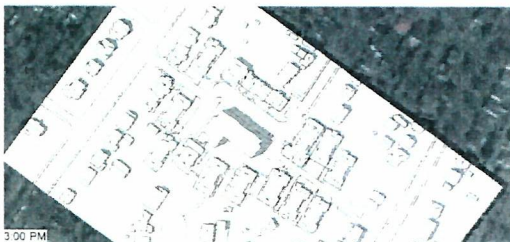
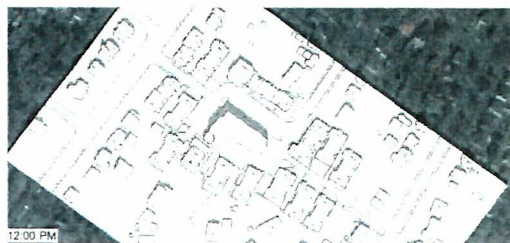
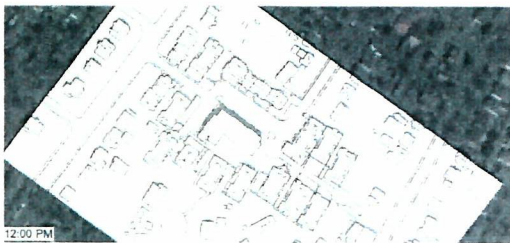
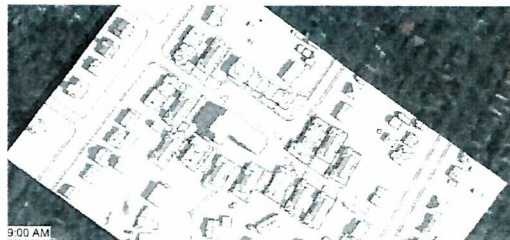
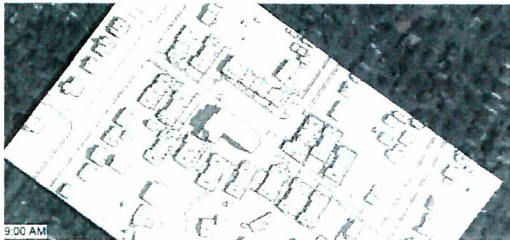
11 Chown Place

Images

2018532

A-5.01

[illegible]



Summer Solstice
June 21st, 2019

Fall Equinox
September 22nd, 2019

Winter Solstice
December 21st, 2019

Project Name: 11 Chown Place		Date: 2019-12-20	
Client: numberTEN		Scale: 1:100	
Drawing Title: Sun study		Drawing No: A-6.01	
Author: DS		Check: BK	
Date: 20180322		Project No: 20180322	

CITY OF VICTORIA
RECEIVED
DEEMED

DEC 2 0 2019
FEB 0 6 2020

C	Feb 6 '20	DP Re-Submission
B	Dec 20 '19	DP Re-Submission
A	Nov 1 '19	DP Submission

REVISIONS

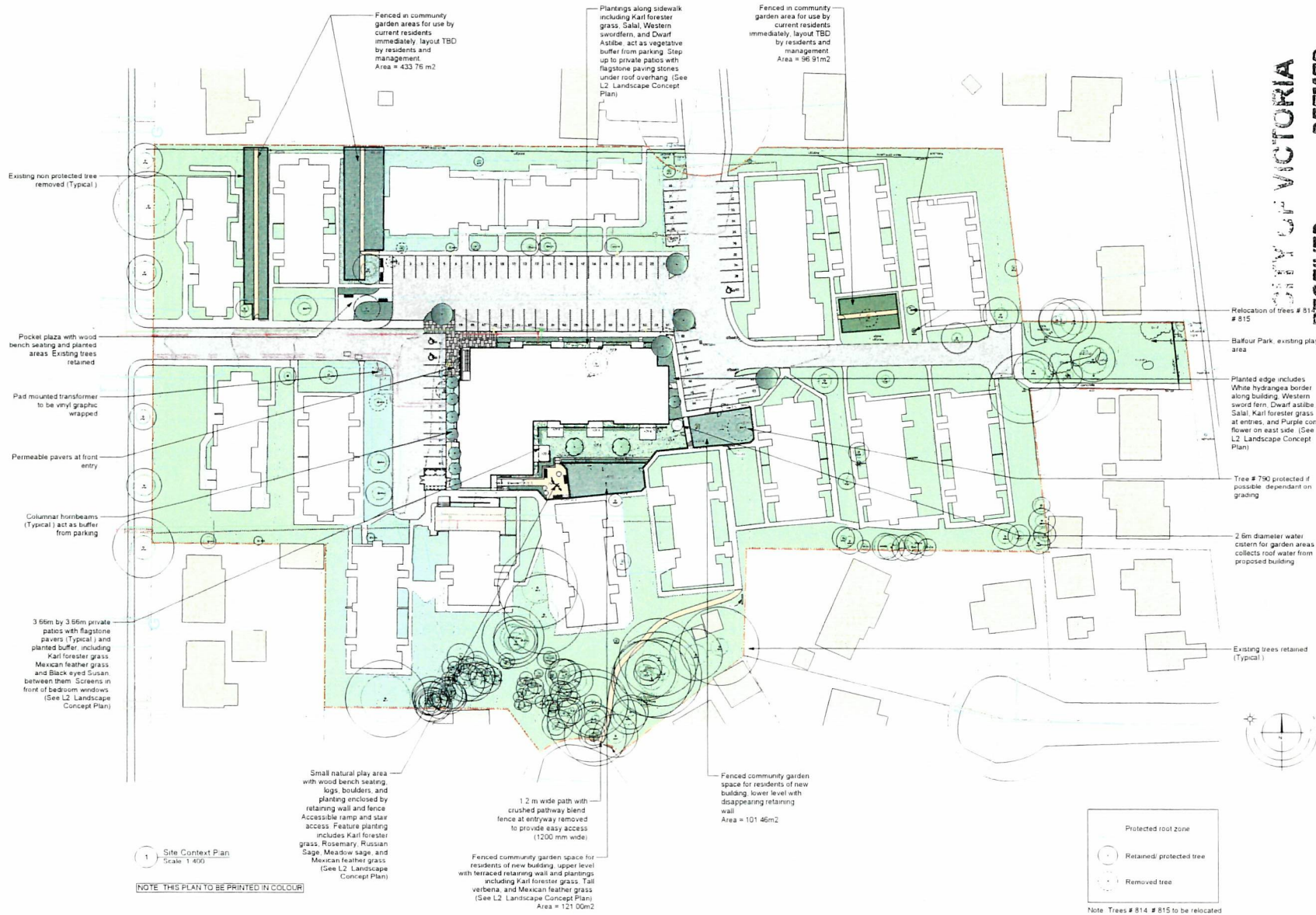


#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone (250) 558-0105 Fax (250) 412-0696

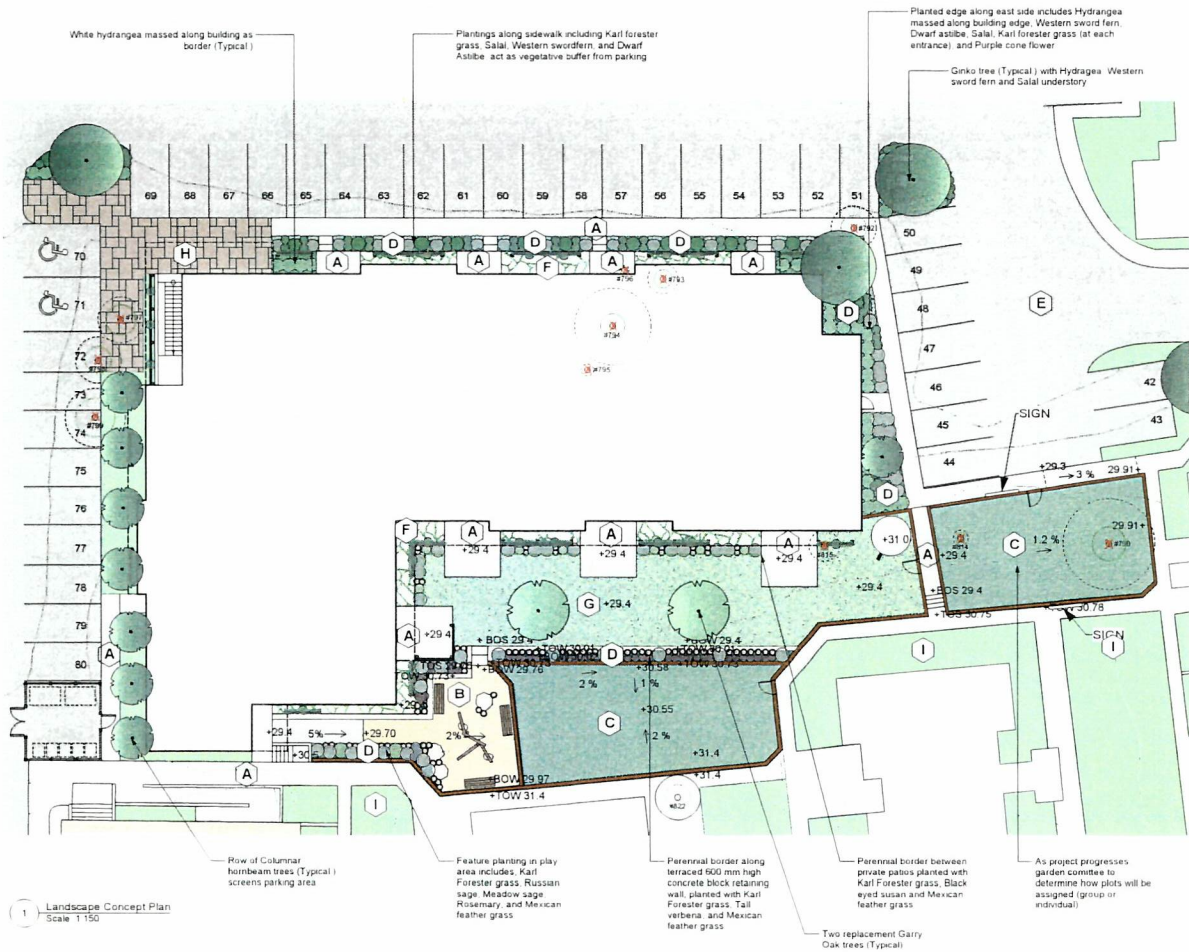
PROJECT
Chown Place
Victoria B.C.

TITLE
Site Context Plan

SCALE	DRAWN	OL
As shown	CHECKED	BW
PROJECT No.	1925	
DATE	Nov 1, 2019	1 of 3
		SHEET



Landscape Concept - Chown Place



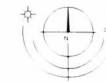
Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
CaBe	8	Carpinus betulus Franks Fontaine	Columnar hornbeam	8 cm cal
CaB	5	Cornus betula	Garry	8 cm cal
QuGa	2	Quercus garryana	Garry Oak	8 cm cal
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
HyMa	48	Hydrangea macrophylla Lanath White	Lanath White Hydrangea	# 5 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
CCTe	48	Ceanothus tephrosia	Sweet Autumn Ceanothus	# 1 pot
RoGr	2	Rosmarinus officinalis	Rosemary	# 1 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
AsCh	82	Astilbe chinensis Pumila	Dwarf Astilbe	# 1 pot
CaCh	53	Calamagrostis x acutiflora Karl Forester	Karl Forester Feather Reed Grass	# 1 pot
EuPa	9	Echinacea purpurea	Purple Coneflower	# 1 pot
NaFe	78	Nassella tenuissima (Sage tenuissima)	Mexican Feather Grass	# 1 pot
PeAl	5	Perovskia atriplicifolia	Russian Sage	# 1 pot
PlMu	40	Physiculus montium	Sweet Fern	# 1 pot
RuFa	7	Rudbeckia hirtella Goldenrod	Goldenrod Black Eyed Susan	# 1 pot
SalFe	5	Salvia nemorosa East Friesland	East Friesland Meadow Sage	# 1 pot
VeBl	42	Verbena bonariensis	Tall Verbena	# 1 pot
Vines				
ID	Quantity	Botanical Name	Common Name	Size
CCTe	20	Ceanothus tephrosia	Sweet Autumn Ceanothus	# 1 pot

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system
 3. No protected trees removed
 4. All proposed trees are replacement trees

MATERIALS LEGEND

A	Concrete	D	Planted area	G	Sod lawn
B	Wood chips	E	Asphalt	H	Permeable paver
C	Growing medium, plants provided by residents	F	Flagstone paver	I	Existing lawn retained



CITY OF VICTORIA
RECEIVED **DEEMED**
FEB 06 2020 **DEC 20 2019**

REVISIONS



#3-864 Queens Ave Victoria B.C. V8T 1M5
 Phone (250) 598-0105 Fax (250) 412-0656

PROJECT

Chown Place
 Victoria B.C.

TITLE

Landscape Concept Plan

SCALE

As shown

PROJECT No: 1925

DATE

Nov 1, 2019 2 of 3

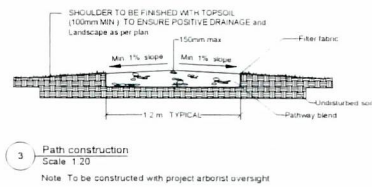
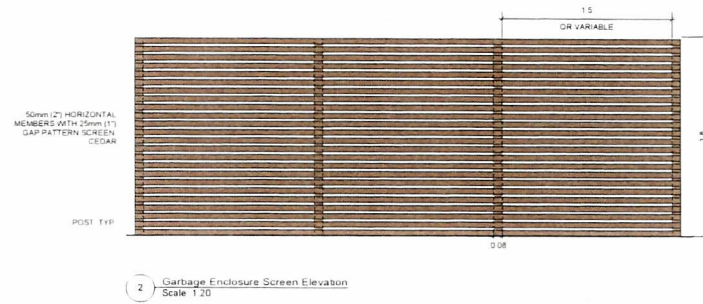
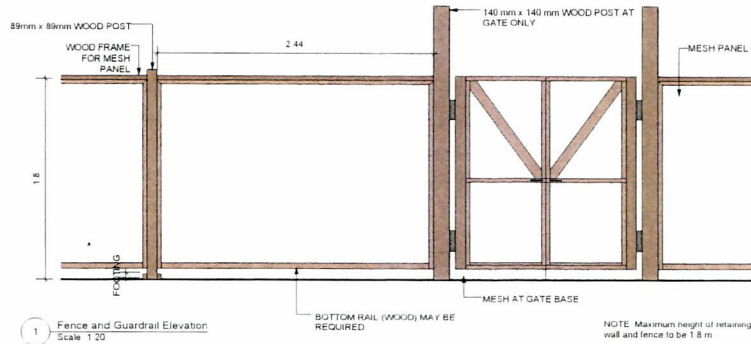


Image: Wood Bench Seating

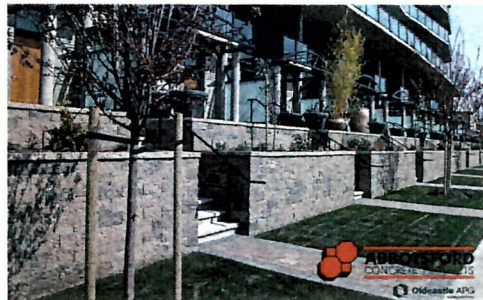


Image: Decorative Concrete Block Retaining Wall



Image: Fence and guard rail with mesh



Image: Natural play area with logs and boulders on woodchips



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 472-0896

PROJECT

Chown Place
Victoria B.C.

TITLE

Landscape Details

SCALE As shown DRAWN OL
CHECKED BW

PROJECT No: 1925

DATE Nov. 1, 2019 3 of 3
SHEET

CITY OF VICTORIA
RECEIVED DEEMED
FEB 06 2020 DEC 20 2019

11 CHOWN PLACE
CONCEPTUAL SERVICING PLAN

LEGEND - PROPOSED SERVICES SHOWN DASHED

WATER	SEWER	GAS	POWER	TELEPHONE	TELEVISION	TELEPHONE	TELEVISION
WATER	SEWER	GAS	POWER	TELEPHONE	TELEVISION	TELEPHONE	TELEVISION
WATER	SEWER	GAS	POWER	TELEPHONE	TELEVISION	TELEPHONE	TELEVISION

REVISIONS

NO.	DATE	DESCRIPTION
1	12/17/2019	1. SP SUBMISSION NO. 2
2	12/17/2019	2. SP SUBMISSION NO. 2

DESIGN APPROVED

DATE	DESIGNER	CHECKED	DATE	DESIGNER	CHECKED
12/17/2019	ISLANDER ENGINEERING	ISLANDER ENGINEERING	12/17/2019	ISLANDER ENGINEERING	ISLANDER ENGINEERING

CITY OF VICTORIA
CONCEPTUAL SERVICING PLAN

11 CHOWN PLACE DEVELOPMENT

ISLANDER PROJECT NO. 2254
SHEET 1 OF 2

DATE: DEC 2019

LOCATION PLAN

SCALE: 1:250

SUBMITTED FOR
DEVELOPMENT PERMIT

[illegible]



SITE PLAN 11 CHOWN PLACE
SCALE 1:400

11 CHOWN PLACE
DEVELOPMENT

ISLANDER PROJECT No:		2254
SHEET	2 OF 2	REV

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE. CONFIRM THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS.										LEGEND - PROPOSED SERVICES SHOWN DASHED										REVISIONS										DESIGN APPROVED										CITY OF VICTORIA										DWG No										C02																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
																																								CONCEPTUAL SITE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
																																								EXCEPTIONS																				DESIGN																				DESIGN																				SCALE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
																																								APPROVED BY										DATE										SIGN																				DESIGN																				SCALE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
																																																		DESIGN																				DESIGN																				SCALE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
																																																		ASSIST. ENG.																				MUNICIPAL. ENG.																				SCALE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			