

**F.1.a.b540 Dallas Road: Development Variance Permit Application
No. 00251 (James Bay)**

Moved By Councillor Andrew

Seconded By Councillor Alto

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 Variance Permit Application No. 00251 for 540 Dallas Road in accordance with:

1. Plans date stamped November 12, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the maximum site coverage from 40.0% to 44.15%;
 - ii. reduce the minimum open site space from 60.0% to 46.7%.
3. The Development Variance Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

G.3 540 Dallas Road: Development Variance Permit Application No. 00251
(James Bay)

Committee received a report dated February 26, 2021 from the Director of Sustainable Planning and Community Development regarding the proposed Development Variance Permit Application for 540 Dallas Road in order to add a small addition to the rear of the existing seniors residential building for an enclosed walkway and recommending that it move forward to an opportunity for public comment.

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

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 Variance Permit Application No. 00251 for 540 Dallas Road in accordance with:

1. Plans date stamped November 12, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the maximum site coverage from 40.0% to 44.15%;
 - ii. reduce the minimum open site space from 60.0% to 46.7%.
3. The Development Variance Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of March 11, 2021

To: Committee of the Whole **Date:** February 26, 2021
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit Application No. 00251 for 540 Dallas Road

RECOMMENDATION

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 Variance Permit Application No. 00251 for 540 Dallas Road in accordance with:

1. Plans date stamped November 12, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum site coverage from 40.0% to 44.15%;
 - ii. reduce the minimum open site space from 60.0% to 46.7%.
3. The Development Variance Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 540 Dallas Road. The proposal is to add a small addition to the rear of the existing seniors residential building in order to create an enclosed walkway. The variances are related to increasing the site coverage and reducing the open site space.

The following points were considered in assessing this application:

- The new enclosed walkway would facilitate a more efficient and logical use of the adjoining activity and common areas of the building by both residents and staff.

- The addition is minor in nature, located at the rear and not visible from the street and it would not have privacy or shading impacts on neighbouring properties.
- The site currently is non-conforming in terms of open site space and site coverage. While the addition requires further variances to these aspects of the *Zoning Regulation Bylaw*, the actual change is minor and would have minimal impacts to the greenspace on site.

BACKGROUND

Description of Proposal

The proposal is for a small addition to the rear of the existing seniors residential building in order to create an enclosed walkway. The addition is part of a larger interior renovation intended to reconfigure the amenity and common areas; the walkway will allow more direct access between spaces. The addition requires variances to slightly increase the site coverage and reduce the amount of open site space.

Sustainability

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

Active Transportation

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

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Development Variance Permit Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant has stated that this new enclosed connection would reduce the need for residents to walk through busy common areas and would greatly decrease the distance required to travel between activity areas.

Existing Site Development and Development Potential

The site is presently a residential facility for seniors.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no *Tree Preservation Bylaw* impacts or impacts to public trees associated with this application.

Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. A double asterisk is used to identify existing non-conformities.

Zoning Criteria	Proposal	R3-2 Zone	Comments
Site area (m ²) – minimum	6664.0	920.0	
Density (Floor Space Ratio) – maximum	1.57:1	1.60:1	
Total floor area (m ²) – maximum	10,446.41	N/A	
Height (m) – maximum	13.20	18.50	
Storeys – maximum	4	N/A	
Site coverage (%) – maximum	44.15*	40.00	Existing on site: 43.45**
Open site space (%) – minimum	46.70*	60.00	Existing on site: 47.40**
Setbacks (m) – minimum			
Street Boundary / Front	5.30**	10.50	
Rear	6.50** (23.50 for proposed addition)	6.60	
Side (East)	5.30**	6.60	
Side (South)	9.90**	6.60	

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, on October 1, 2020 the application was referred for a 30-day comment period to the James Bay Neighbourhood Association CALUC. At the time of writing this report, a letter from the CALUC had not been received.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property within DPA 16, General Form and Character. This Development Permit Area encourages multi-family residential development that provides a sensitive transition to neighbouring properties and includes considerations of accessibility in the building design. The proposed addition occupies a small area, tucked into stepped back portion of the existing building and does not create additional shading or privacy impacts on neighbouring properties. The purpose of the addition is to create a more separated and direct route for residents and staff within the building to move between activity and common areas, which is consistent with DPA 16 and associated guidelines to include considerations of accessibility in building designs.

Variances

The site is currently non-conforming in terms of open site space and site coverage. While the addition requires further variances to the open site space and site coverage, the actual change is minor. The site coverage is increasing from 43.45% to 44.15%. The open site space is decreasing from 47.40% to 46.70%. The subject property is relatively large with multiple landscaped areas and the addition would not impact any significant portions of landscaped space. Given the minor nature of the variances and minimal impacts on the site and surrounding properties, staff consider the variances to be supportable.

CONCLUSIONS

The proposal to create an enclosed corridor at the rear of the existing building is consistent with applicable OCP policies to include considerations of accessibility within building design. The associated variances to reduce the open site space and increase the site coverage are minimal and do not adversely impact the landscaping across the site.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00251 for the property located at 540 Dallas Road.

Respectfully submitted,

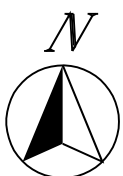
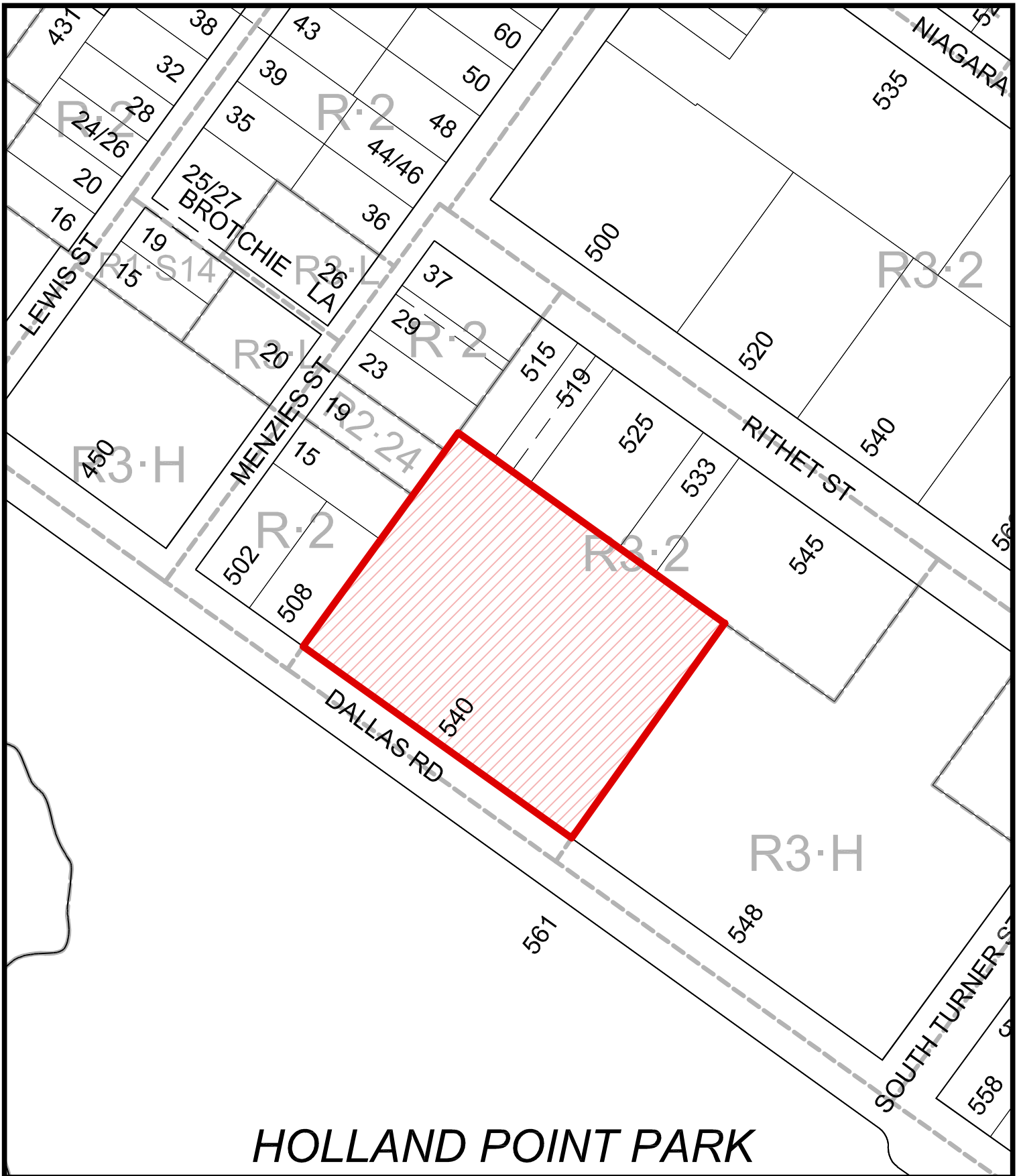
Chloe Tunis
Planner
Development Services

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

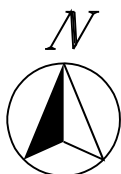
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 12, 2020
- Attachment D: Letter from applicant to Mayor and Council dated September 25, 2020.



540 Dallas Road
Development Variance Permit No.00251





540 Dallas Road
Development Variance Permit No.00251



AMICA AT SOMERSET HOUSE
ISSUED FOR DEVELOPMENT VARIANCE PERMIT

ATTACHMENT C

Christine Lintott Architects Inc.
Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250-384-1969
www.lintottarchitect.ca



Table with 2 columns: FLOOR AREA, Level. Rows include Existing Area (Levels 1-4) and Proposed Area (Level 1).

Floor Area Ratio: 10447.66 / 6664 = 1.57 (1.6:1 Allowable)
FLOOR AREA: CALCULATED TO INSIDE FACE OF EXTERIOR WALLS. DOES NOT INCLUDE BALCONIES OR LANDSCAPED AREAS/PATIO'S

Project Information & Zoning Outline

Table with 2 columns: ITEM, DESCRIPTION. Contains project details, zoning outline, and parking details.



- GENERAL NOTES:
1. NO RECORDS OF EXISTING FIRE RATINGS WERE AVAILABLE FOR THIS BUILDING...
2. FIRE EXTINGUISHERS ARE TO BE ADDED OR REPLACED AS NEEDED TO MEET THE REQUIREMENTS OF NFPA 10.
3. CONTRACTOR TO ENSURE THAT RESIDENT SAFETY AND REQUIRED EXIT ROUTES ARE MAINTAINED DURING CONSTRUCTION.
4. NO SPECIFIC LANDSCAPE UPGRADES ARE INCLUDED IN THE SCOPE OF WORK.

SHEET LIST

Table with 2 columns: SHEET NUMBER, SHEET NAME. Lists sheets A0.00 through A3.01.

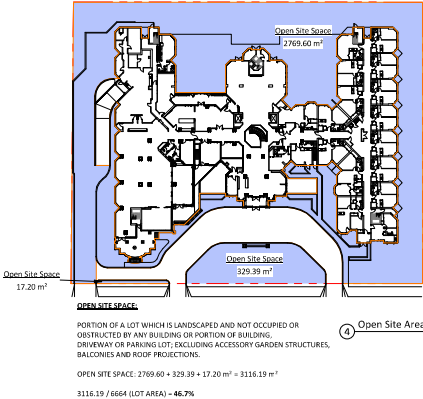
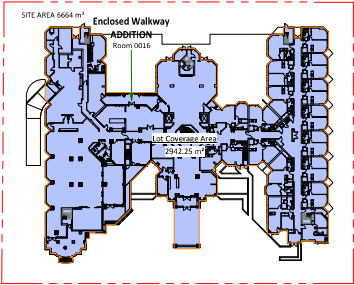
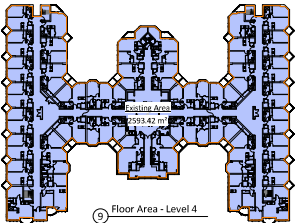
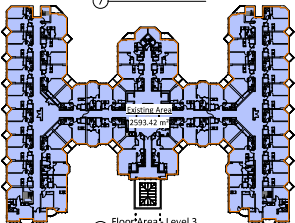
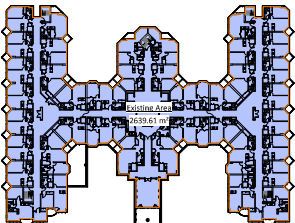
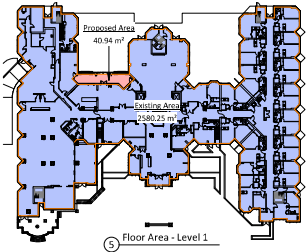


Table with 2 columns: OWNER, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, SURVEYOR, GEOTECHNICAL. Lists project team members and their contact information.

Table with 2 columns: Issue, Date. Lists development variance permit and resubmission dates.

Table with 3 columns: No., Description, Date. Lists revisions to the drawing.

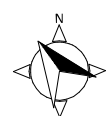
Revisions
Received Date: November 12, 2020

Consultant

Amica at Somerset House
540 Dallas Road

COVER SHEET

Table with 2 columns: Date, Drawn by, Checked by. Lists drawing dates and personnel.



Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Consultant

Amica at Somerset
House
540 Dallas Road

PROPOSED SITE PLAN

A0.02

Scale 1 : 200

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Architects Inc.



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Issue Date

Development Sept 25, 2020
Variance Permit

Development Nov 12, 2020
Variance Permit
Resubmission 1

Revision

No. Description Date

Consultant

Amica at Somerset
House

540 Dallas Road

SURVEY PLAN

Date 04/10/19

Drawn by BH

Checked by CL

A0.03

Scale 1 : 200

SITE PLAN

AMICA SENIOR
LIFESTYLES

LOT A, BECKLEY FARM,
VICTORIA CITY,
PLAN 46454

ADDRESS : 540 Dallas Road, Victoria BC
PROJECT SURVEYOR : RP
DRAWN BY : LG DATE : May 17/19
OUR FILE : 31924 REVISION :

J. D. I. S.
SURVEYORS - ENGINEERS

4812 GRANFORD AVE, VICTORIA, B.C. V8T 4B7
TEL: 250-727-2254 FAX: 250-727-3389
E-MAIL: info@jedis.com
VICTORIA-NANAIMO-PARKSILLIE-CAMPBELL RIVERS



The intended plot size of this plan is 864m in width by 960m in height, 3 size, when plotted at a scale of 1:200.

If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information content shown on original unaltered drawing.

Lot dimensions are derived from Field Survey.

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Subject to charges, legal notations, and interests shown on:

Title No. C4730779 (P.L.O. 010-308-806)

Elevations are in metric based on geoid datum (CGVD28) and are derived from control monuments

5-26 (elevation =10.581 m) and 8-102 (elevation = 10.732 m).

All distances are in metres and decimals thereof.

Elevations are at natural grade unless noted otherwise.

Elevations are in metres.

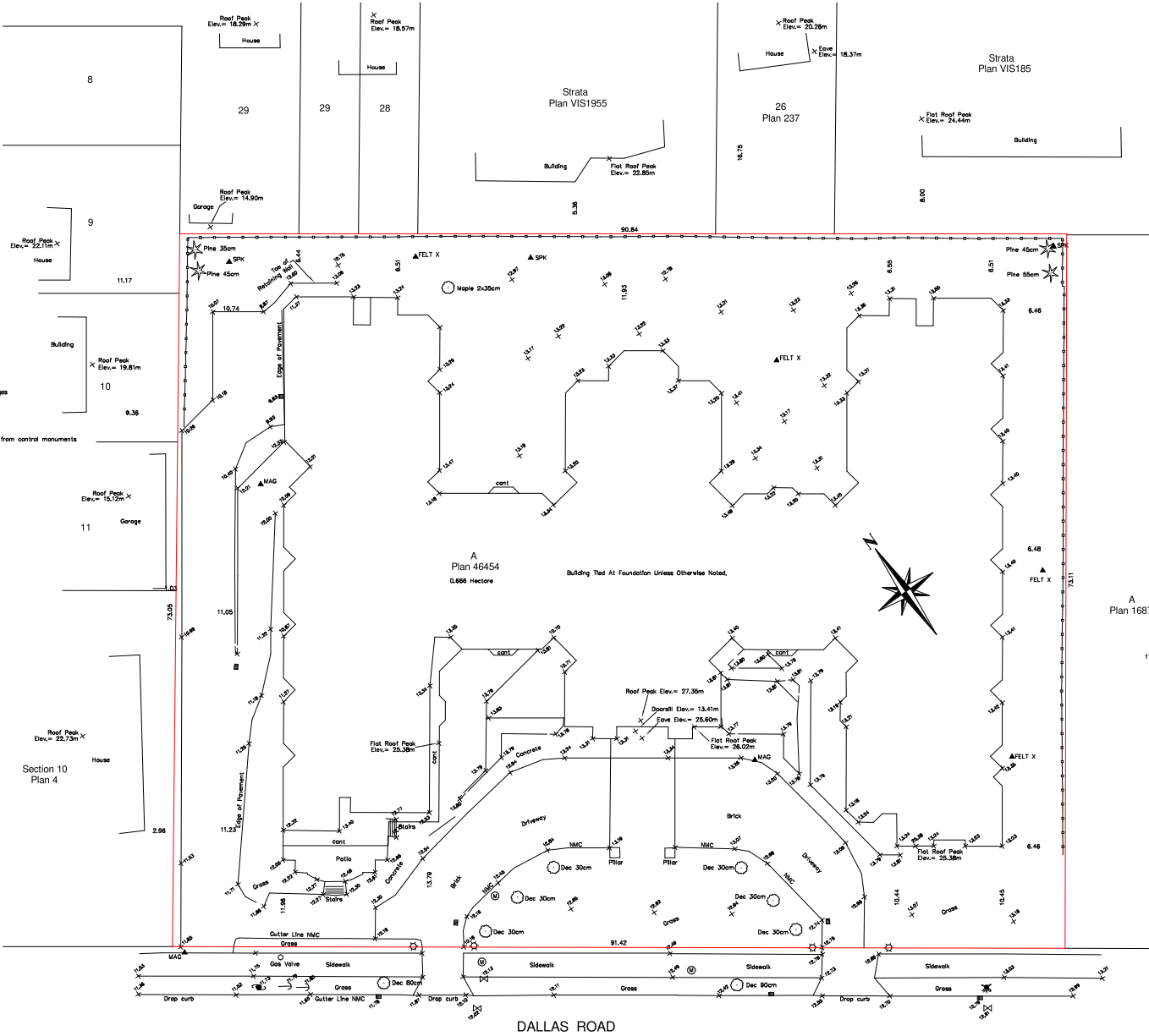
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LEGEND

- ▲ — Denotes Traverse Station
- ⊙ — Denotes Manhole
- ⊕ — Denotes Hydrant
- ⊖ — Denotes Utility Pole
- + — Denotes Typical Spot Elevation
- 11.12 — Denotes Utility Pole Anchor
- ⊗ — Denotes Coniferous Tree
- ⊗ — Denotes Deciduous Tree
- ⊗ — Denotes Lamp Standard
- ⊗ — Denotes Catch Basin
- ⊗ — Denotes Water Valve Box
- — Denotes Wood Fence
- — Denotes 0.2m Retaining Wall (Toe)
- — Denotes Property Line
- Dec — Denotes Deciduous
- NMC — Denotes Non-mountable Curb
- Elev. — Denotes Elevation
- Cont. — Denotes Contour

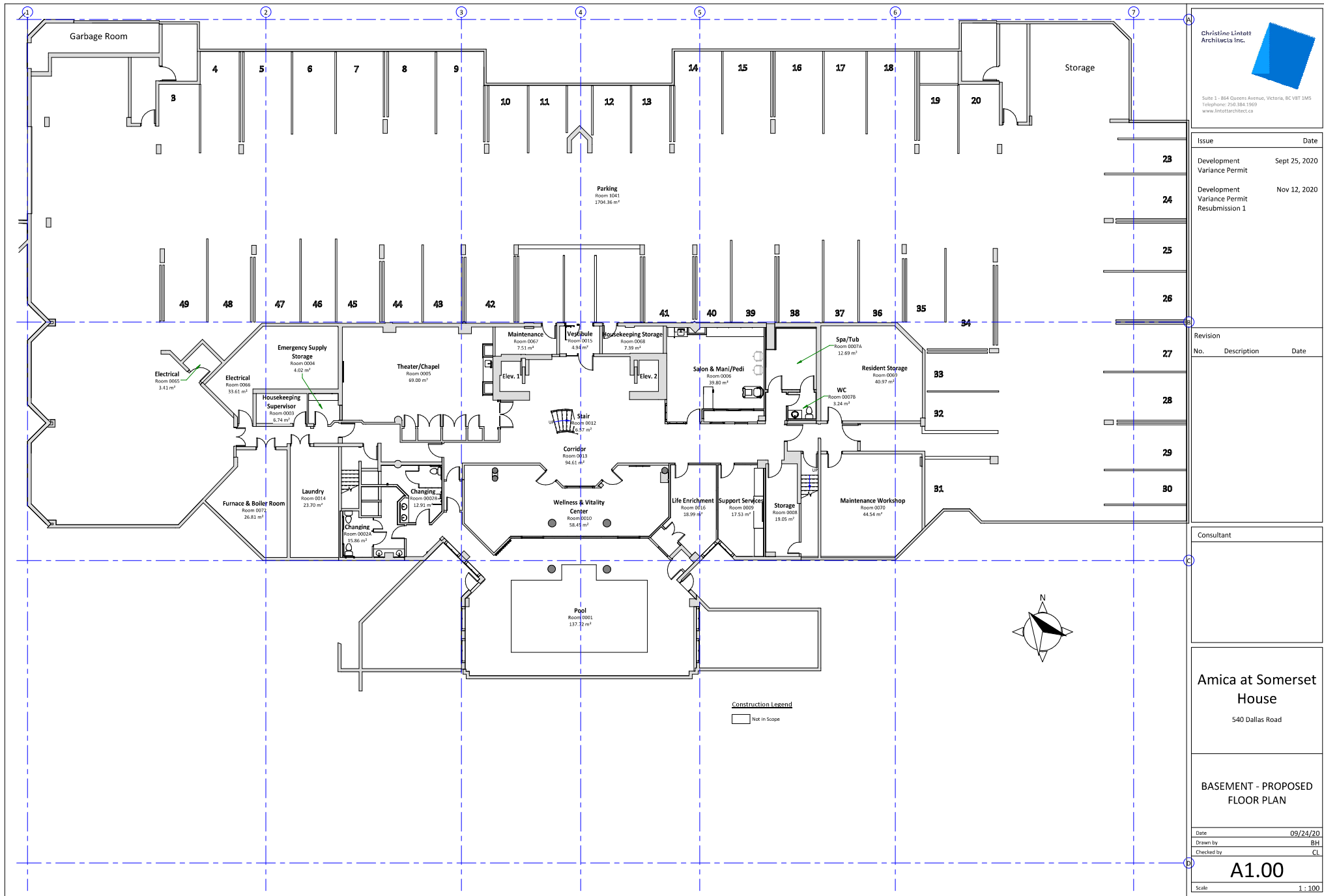
This plan lies within the City of Victoria.

This plan lies within the Capital Regional District.



DALLAS ROAD

1 Survey Plan



Christine Lintott
Architects Inc.



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Issue Date

23 Development Variance Permit Sept 25, 2020

24 Development Variance Permit Resubmission 1 Nov 12, 2020

25

26

Revision

No. Description Date

27

28

29

30

Consultant

Amica at Somerset
House

540 Dallas Road

BASEMENT - PROPOSED
FLOOR PLAN

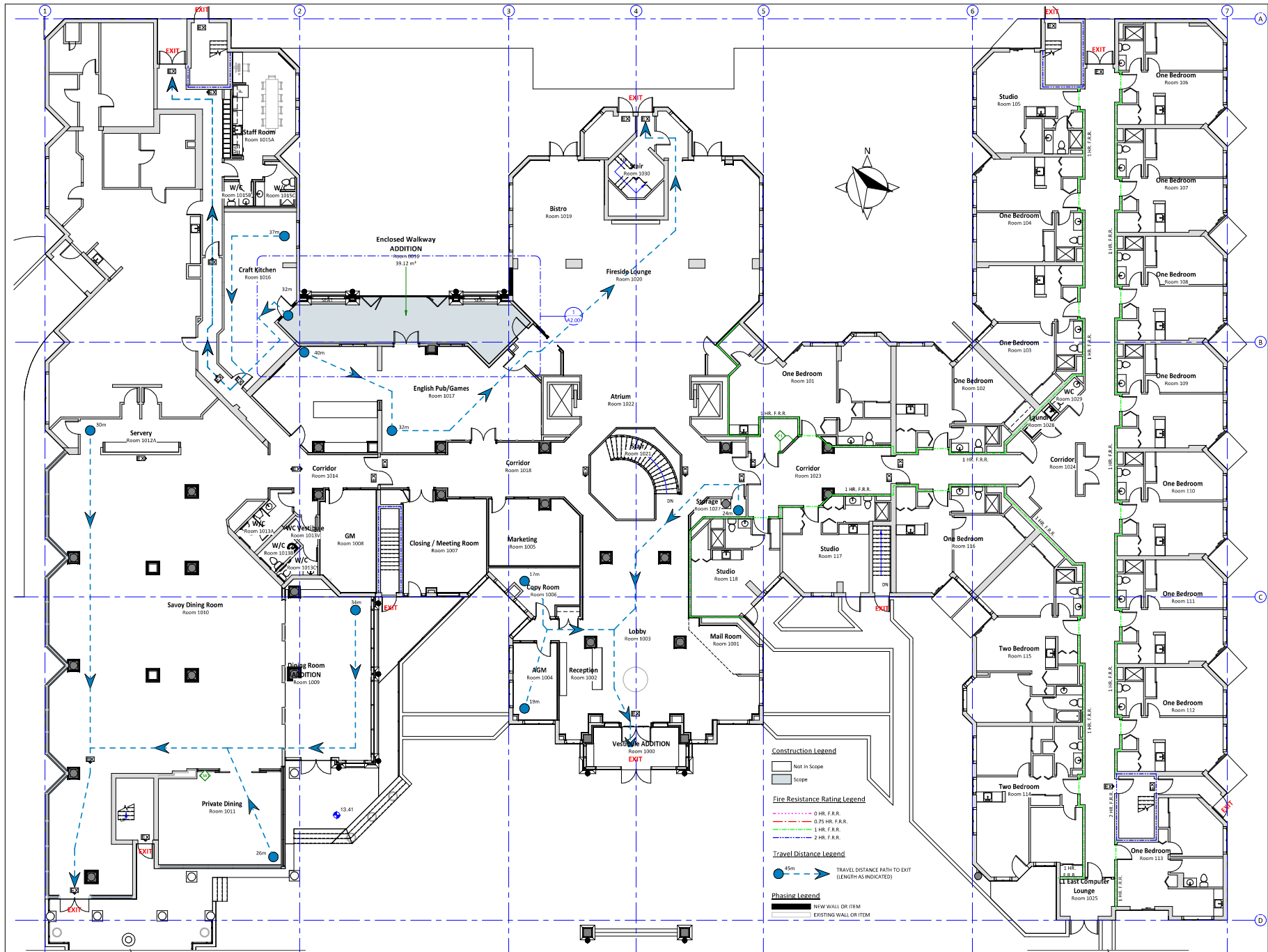
Date 09/24/20

Drawn by BH

Checked by CL

A1.00

Scale 1 : 100



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Issue	Date
Development Variance Permit	Sept 25, 2020

Development Variance Permit Resubmission 1	Nov 12, 2020
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Revision No.	Description	Date
3	Exit Paths & Travel Distances Added	Nov. 12, 2020

Consultant

Amica at Somerset House
540 Dallas Road

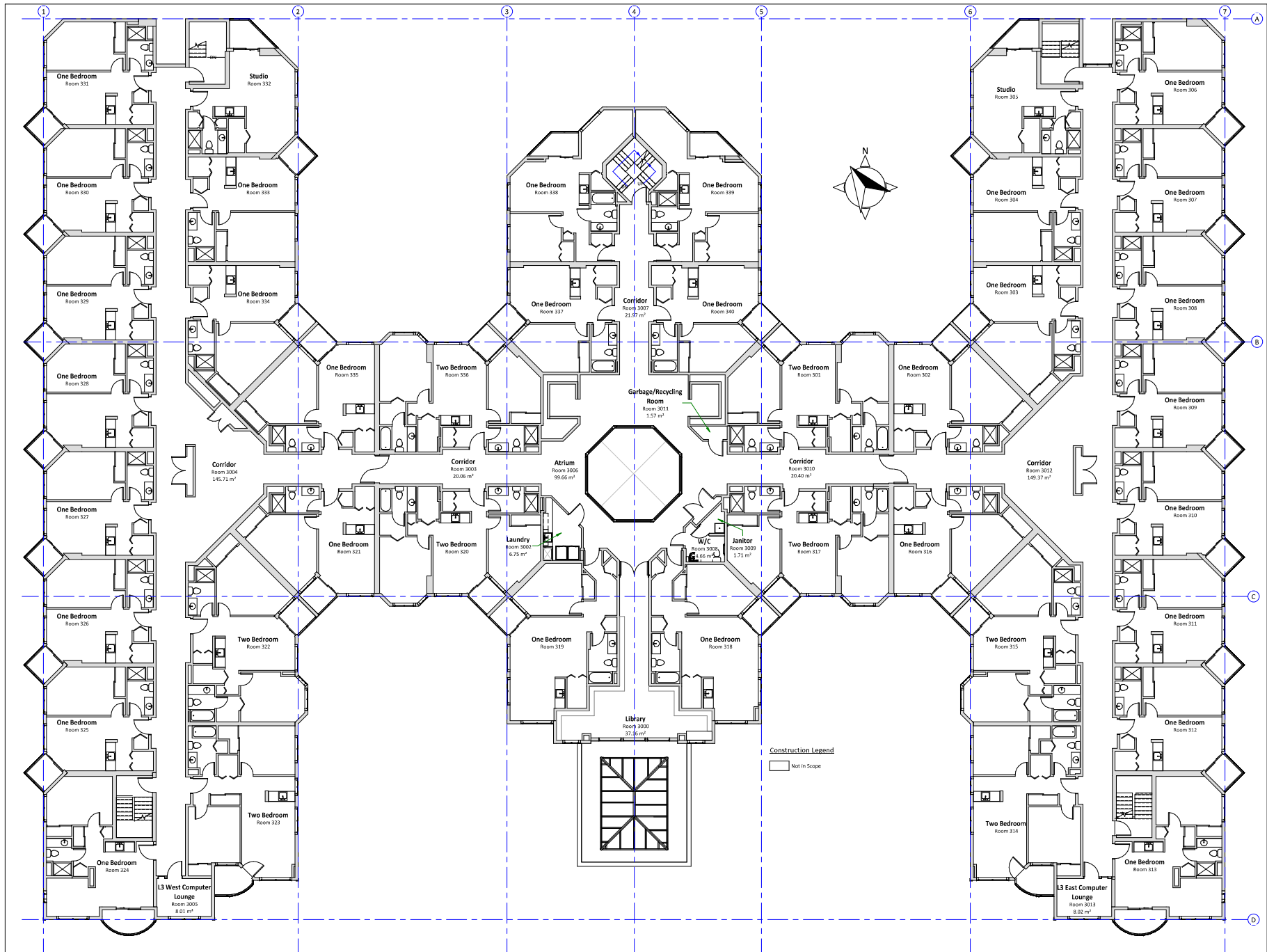
LEVEL 1 - PROPOSED FLOOR PLAN

Date	06/02/17
Drawn by	BH
Checked by	CL

A1.01

Scale 1 : 100

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 Telephone: 250-384-1969
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Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Revision No.	Description	Date
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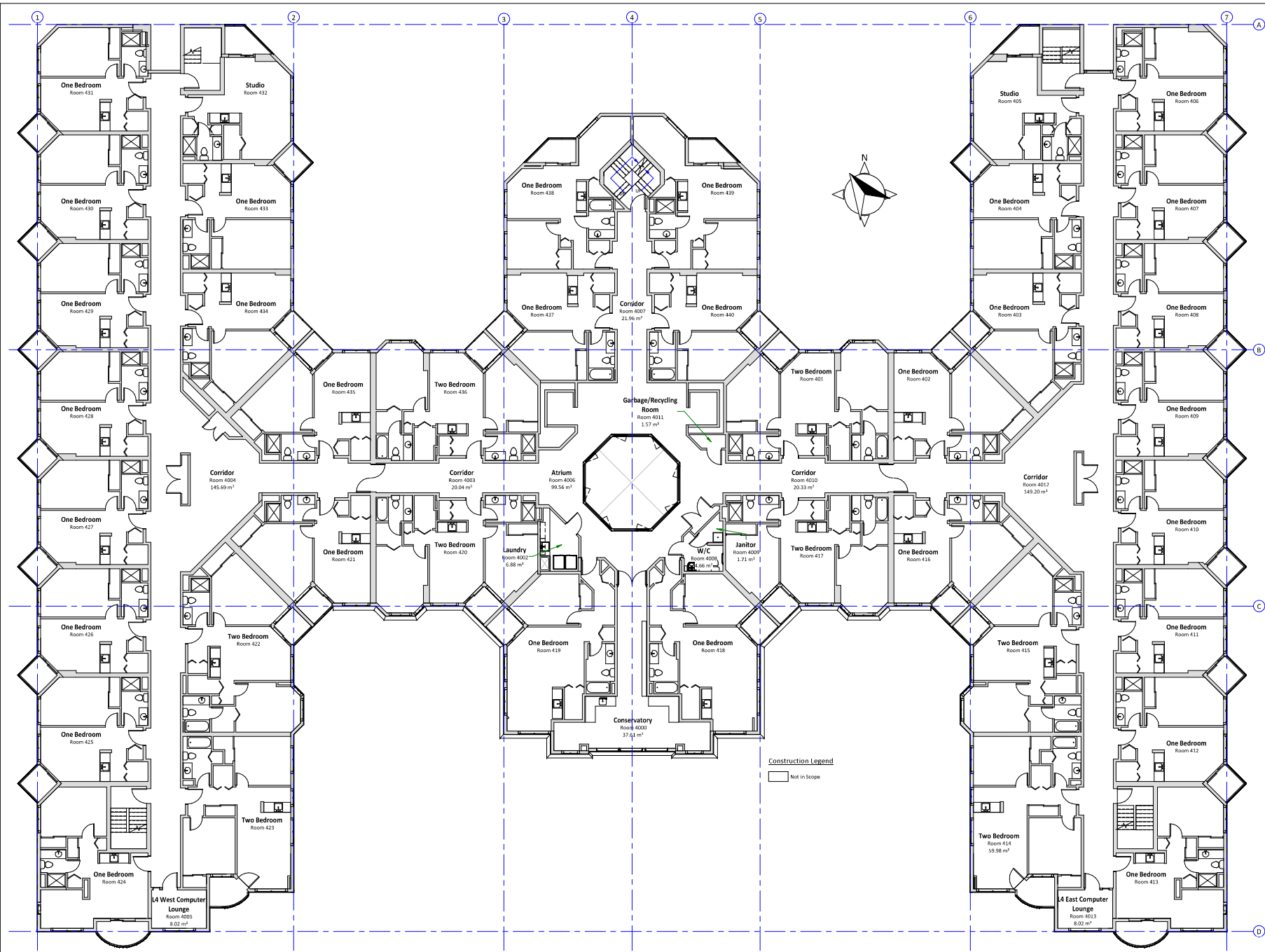
Consultant

Amica at Somerset House
 540 Dallas Road

LEVEL 3 - PROPOSED FLOOR PLAN

Date	09/24/20
Drawn by	BH
Checked by	CL
Scale	1 : 100

A1.03



Christine Lintott
Architects Inc.

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Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Revision	No.	Description	Date
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Consultant

**Amica at Somerset
House**

540 Dallas Road

**LEVEL 4 - PROPOSED
FLOOR PLAN**

Date	09/24/20
Drawn by	BH
Checked by	CL
A1.04	
Scale	1 : 100

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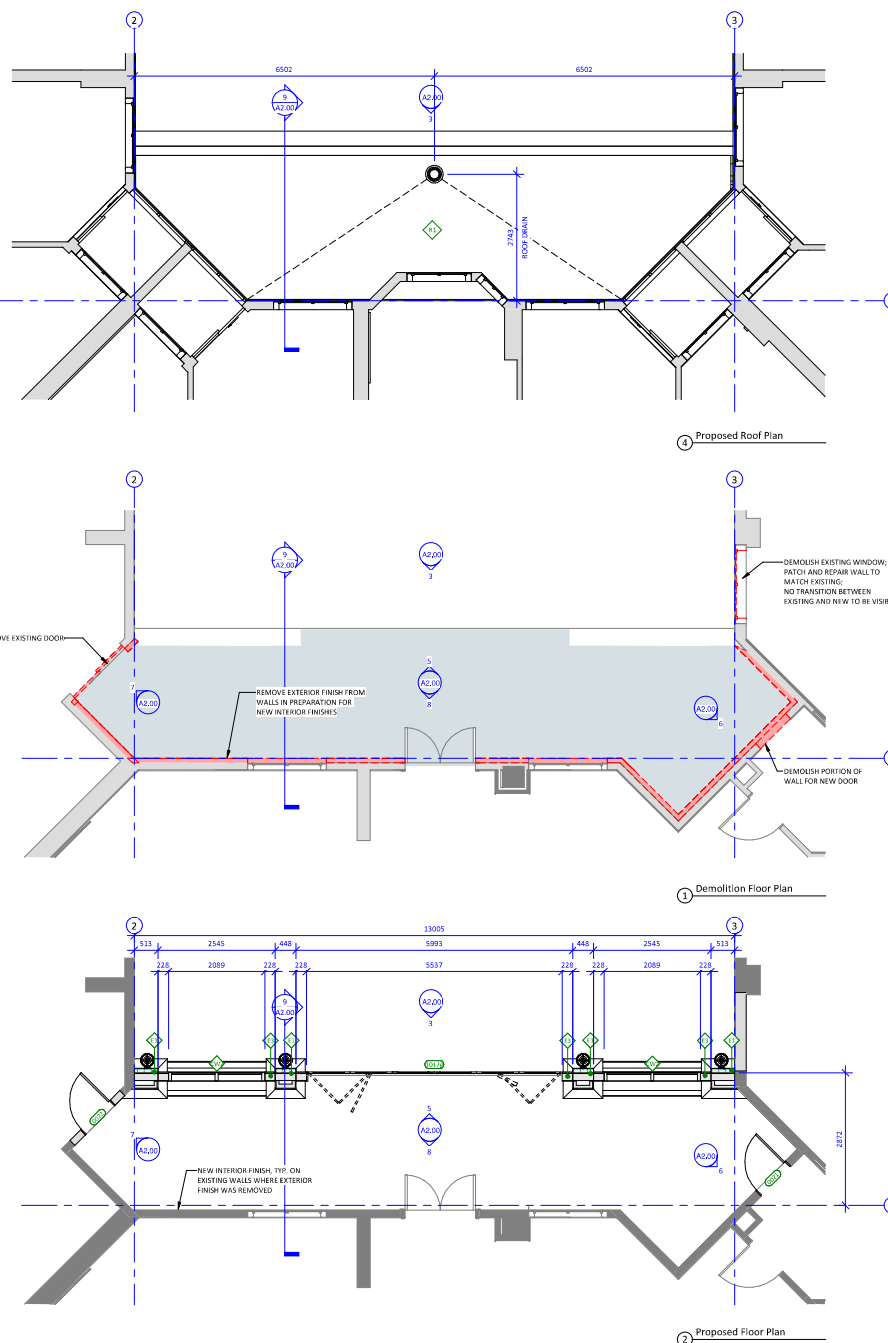
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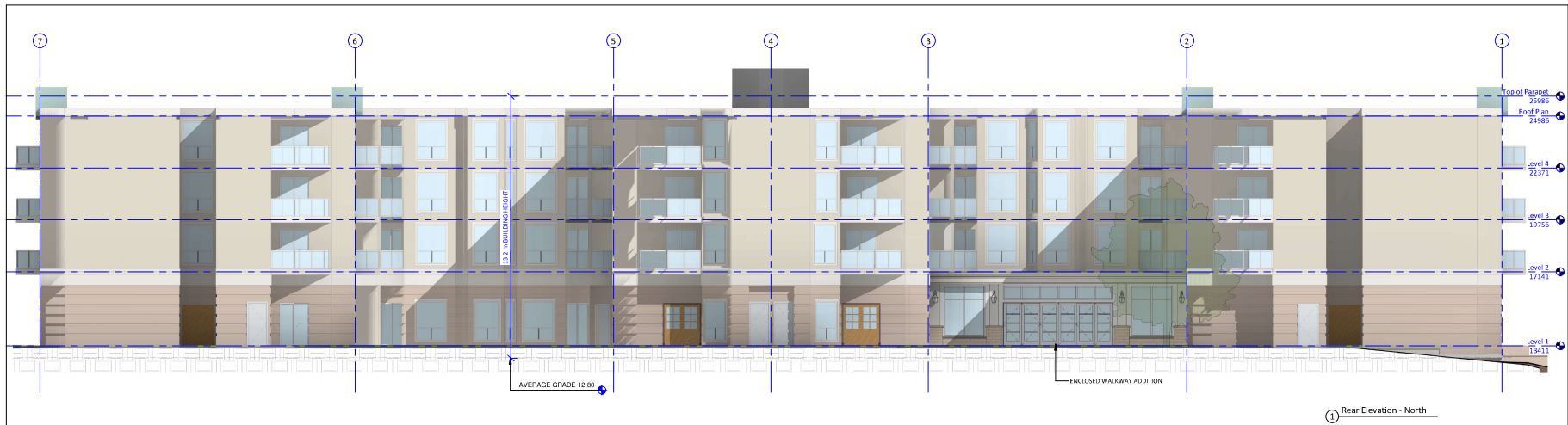
ENCLOSED WALKWAY
ADDITION

A2.00

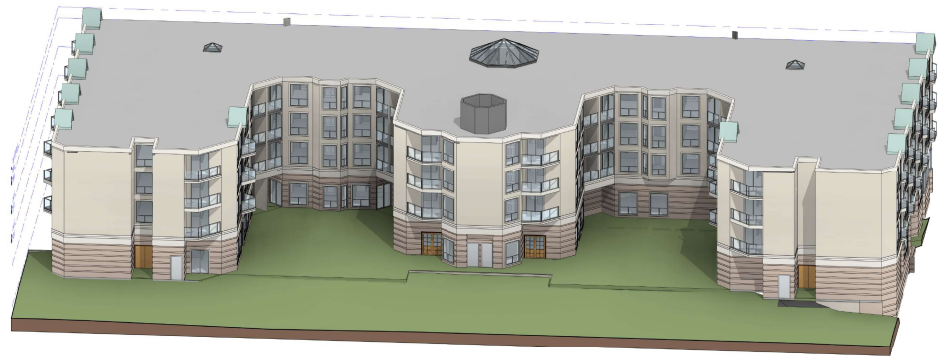
Scale 1 : 50

Scale 1 : 50





① Rear Elevation - North



② Axi - North Elevation (Existing)



④ Axi - North Elevation (Proposed)

EXTERIOR WALLS	EXTERIOR WALL - STUCCO SIDING		EXT.
	FRR	NONE	E1
	FIRE SEPARATION	NO	
	NON-COMBUSTIBLE	YES	
ROOF ASSEMBLIES	STC	N/A	
	RSI	2.43	
	<ul style="list-style-type: none"> 5mm MIN. 100% ACRYLIC BASED DIRT PICK UP RESISTANT FINISH COAT TO MATCH EXISTING 7mm POLYMER BASED CEMENTITIOUS BASE COAT AND REINFORCING MESH EPS INSULATION SYSTEM TO MATCH EXISTING LIQUID APPLIED AIR/MOISTURE/VAPOUR BARRIER 15mm FIBRE REINFORCED GYPSUM SHEATHING 152mm METAL STUD w/740mm ROCK WOOL BATT INSULATION (MIN. R-23) 77mm AIR GAP 92mm METAL STUD 15mm TYPE X GYPSUM WALL BOARD w/ PAINT FINISH 		
	*EXISTING ASSEMBLY TO BE EXPLORED AT TIME OF CONSTRUCTION ABOVE ASSEMBLY TO BE ADJUSTED TO MATCH. ENSURE A SMOOTH FINISH BETWEEN NEW AND EXISTING ASSEMBLIES		
EXTERIOR WALLS	EXTERIOR WALL - STONE CLAD		EXT.
	FRR	-	E2
	FIRE SEPARATION	-	
	NON-COMBUSTIBLE	YES	
ROOF ASSEMBLIES	STC	N/A	
	RSI	N/A	
	<ul style="list-style-type: none"> 75mm STONE 25mm AIR GAP STAINLESS STEEL MASONRY TIES w/INSULATION SUPPORT 89mm SEM-RIGID INSULATION SELF-ADHESIVE AIR/MOISTURE/VAPOUR BARRIER 15mm FIBRE REINFORCED GYPSUM SHEATHING 152mm METAL STUD w/740mm FIBREGLASS BATT INSULATION 15mm GWB WITH PAINT FINISH 		
	*EXISTING ASSEMBLY TO BE EXPLORED AT TIME OF CONSTRUCTION ABOVE ASSEMBLY TO BE ADJUSTED TO MATCH. ENSURE A SMOOTH FINISH BETWEEN NEW AND EXISTING ASSEMBLIES		
EXTERIOR WALLS	EXTERIOR WALL - METAL CLAD INFILL WALL		EXT.
	FRR	-	E3
	FIRE SEPARATION	-	
	NON-COMBUSTIBLE	YES	
ROOF ASSEMBLIES	STC	N/A	
	RSI	N/A	
	<ul style="list-style-type: none"> METAL FLASHING/PANEL SYSTEM TBC SELF-ADHESIVE AIR/MOISTURE/VAPOUR BARRIER 15mm FIBRE REINFORCED GYPSUM SHEATHING 152mm METAL STUD w/740mm FIBREGLASS BATT INSULATION 15mm GWB WITH PAINT FINISH 		
	*EXISTING ASSEMBLY TO BE EXPLORED AT TIME OF CONSTRUCTION ABOVE ASSEMBLY TO BE ADJUSTED TO MATCH. ENSURE A SMOOTH FINISH BETWEEN NEW AND EXISTING ASSEMBLIES		
ROOF ASSEMBLIES	FLAT ROOF AT DINING ROOM ADDITION		EXT.
	FRR	NONE	R1
	FIRE SEPARATION	NO	
	NON-COMBUSTIBLE	YES	
ROOF ASSEMBLIES	STC	N/A	
	RSI	2.43	
	<ul style="list-style-type: none"> 2 PLY SBS ROOFING MEMBRANE 13mm ROOFING PROTECTION BOARD 2% TAPERED FOAM INSULATION - 100mm MIN. THICKNESS AIR/MOISTURE/VAPOUR BARRIER 13mm PLYWOOD SHEATHING 38mm STEEL ROOF DECK STRUCTURAL STEEL BEAMS (REFER TO STRUCTURE) 22mm HAT CHANNEL 13mm GWB WITH PAINT FINISH 		
	*EXISTING ASSEMBLY TO BE EXPLORED AT TIME OF CONSTRUCTION ABOVE ASSEMBLY TO BE ADJUSTED TO MATCH. ENSURE A SMOOTH FINISH BETWEEN NEW AND EXISTING ASSEMBLIES		

③ Construction Assemblies

Christine Lintott
Architects Inc.



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Issue Date

Development Sept 25, 2020
Variance Permit

Development Nov 12, 2020
Variance Permit
Resubmission 1

Revision

No. Description Date

Consultant

Amica at Somerset
House

540 Dallas Road

EXTERIOR ELEVATIONS

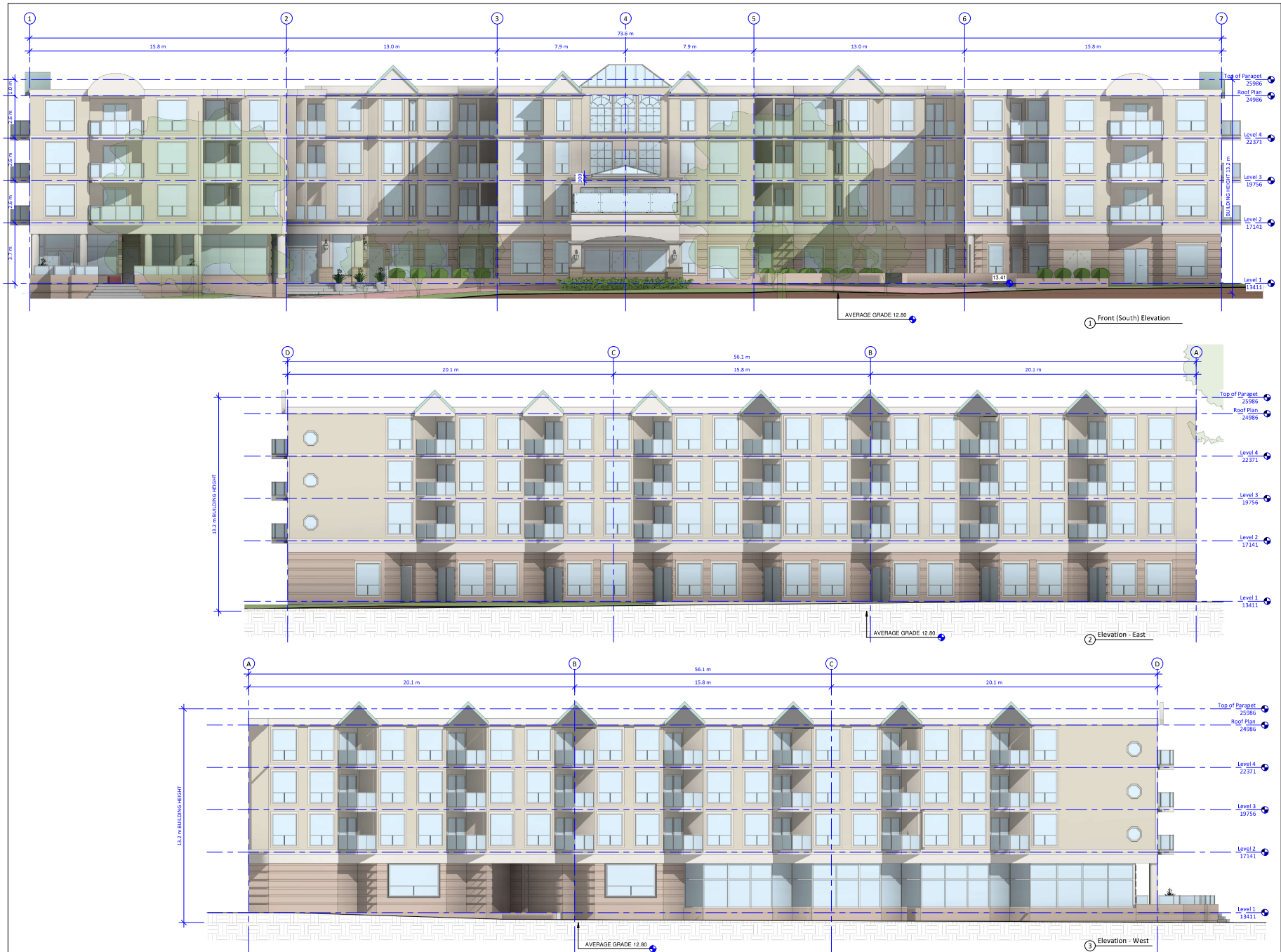
Date 04/04/19

Drawn by BH

Checked by CL

A3.00

Scale As indicated



Christine Lintott
Architects Inc.



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Telephone: 250-384-1969
www.lintottarchitect.ca

Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Revision	No.	Description	Date
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Consultant

**Amica at Somerset
House**

540 Dallas Road

EXTERIOR ELEVATIONS

Date 09/24/20

Drawn by BH

Checked by CL

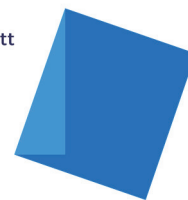
A3.01

Scale 1 : 100

September 25, 2020

Mayor Helps and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Christine Lintott
Architects



Re: Amica at Somerset, 540 Dallas Road, Development Variance Permit

Dear Mayor Helps and Council,

The proposed variance for the above noted property seeks to add a small addition to the rear, west courtyard in order to provide a heated, convenience walkway between three adjacent amenity spaces. The referenced property is currently under construction to update the resident amenity spaces to provide opportunities for activities more in line with the interests of the population that resides there.

Included in these changes are the addition of a Craft Kitchen on the West wing looking onto the courtyard. This room is used for cooking demonstrations and to allow for residents to cook or bake with supervision. The front area of the courtyard will now host an English Pub where residents can socialize and play games. The existing Fireside Lounge and Bistro is located on the east of the courtyard.

The existing corridor in the center of the building connecting these spaces is a long route circumnavigating around these spaces, rather than tying them together. Providing a direct, enclosed connection through the present courtyard drastically decreases the distance that the residents would be required to travel. The resident's health and comfort are the foremost priority for Amica Senior Lifestyles, and this direct, convenient, enclosed connection aligns with that objective. The proposed enclosure to accomplish this connection triggers a variance to the lot coverage and open site space to account for the new walkway. While these zoning requirements were already above the maximum and minimum allowed in these categories, the walkway itself is a minimal increase of 0.7% to lot coverage. This would bring the overall lot coverage to 4.2% (124sqm.) over the allowable 40%.

The proposed addition is screened from all properties by the existing building, except for the property directly north of the site. The addition is a single storey so does not add to the overall building height and is discreet and consistent in character to the existing building architecture. It is our opinion that the impact on the surrounding properties is insignificant while the benefit to the residents of the building is substantial.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'C' and 'L' intertwined.

Christine Lintott, Architect AIBC, FRAIC
Christine Lintott Architects Inc.

Development Variance Permit Application for 540 Dallas Road

Subject Property



Subject Property



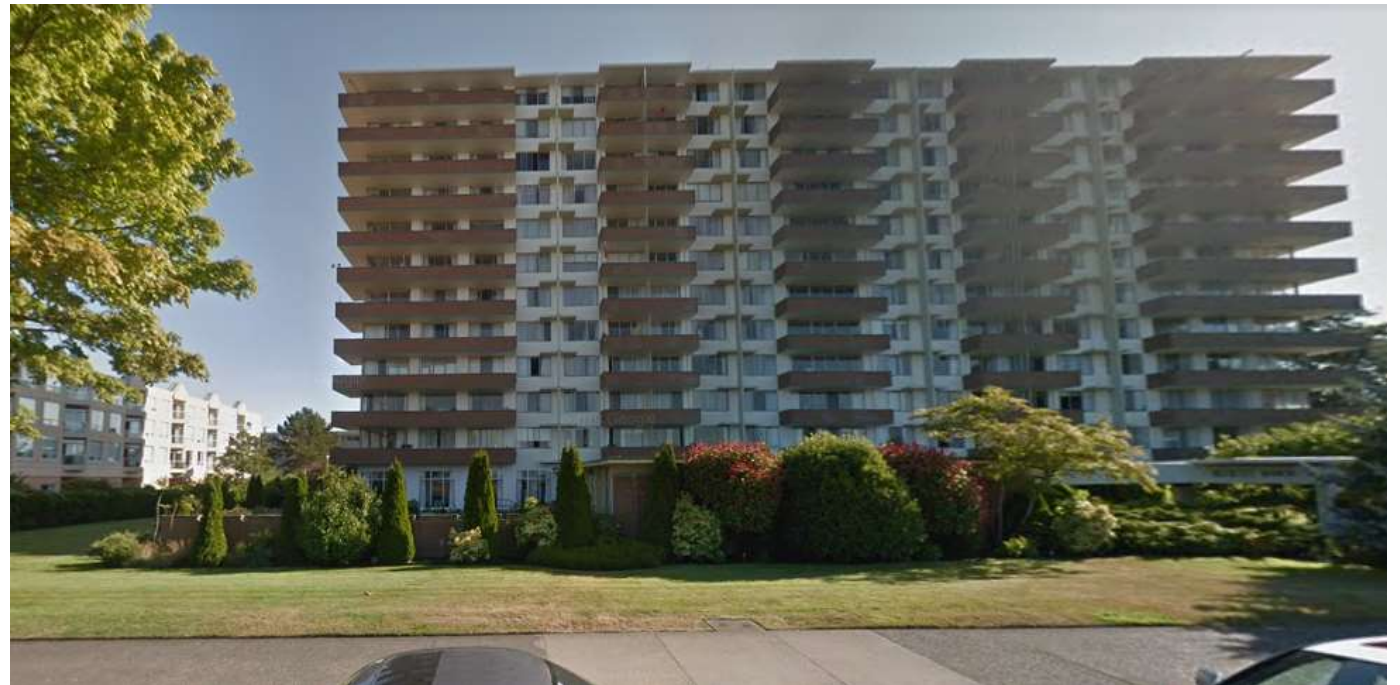
Subject Property



Street Context – Across the Street



Street Context – Neighbouring Properties





MAP 26

James Bay Strategic Directions

Urban Place Designations*

- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

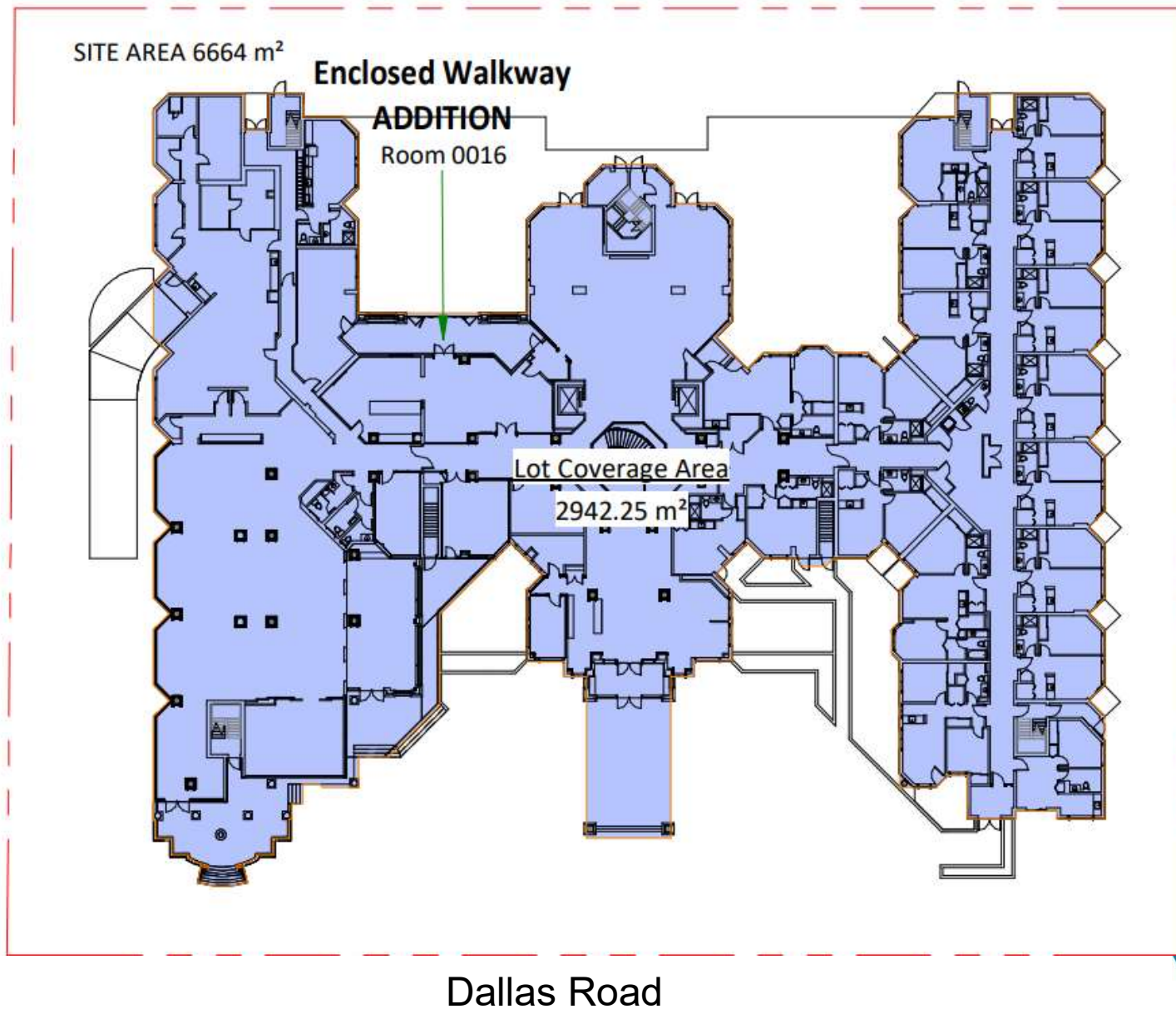
Public Facilities

- Existing Public School
- Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



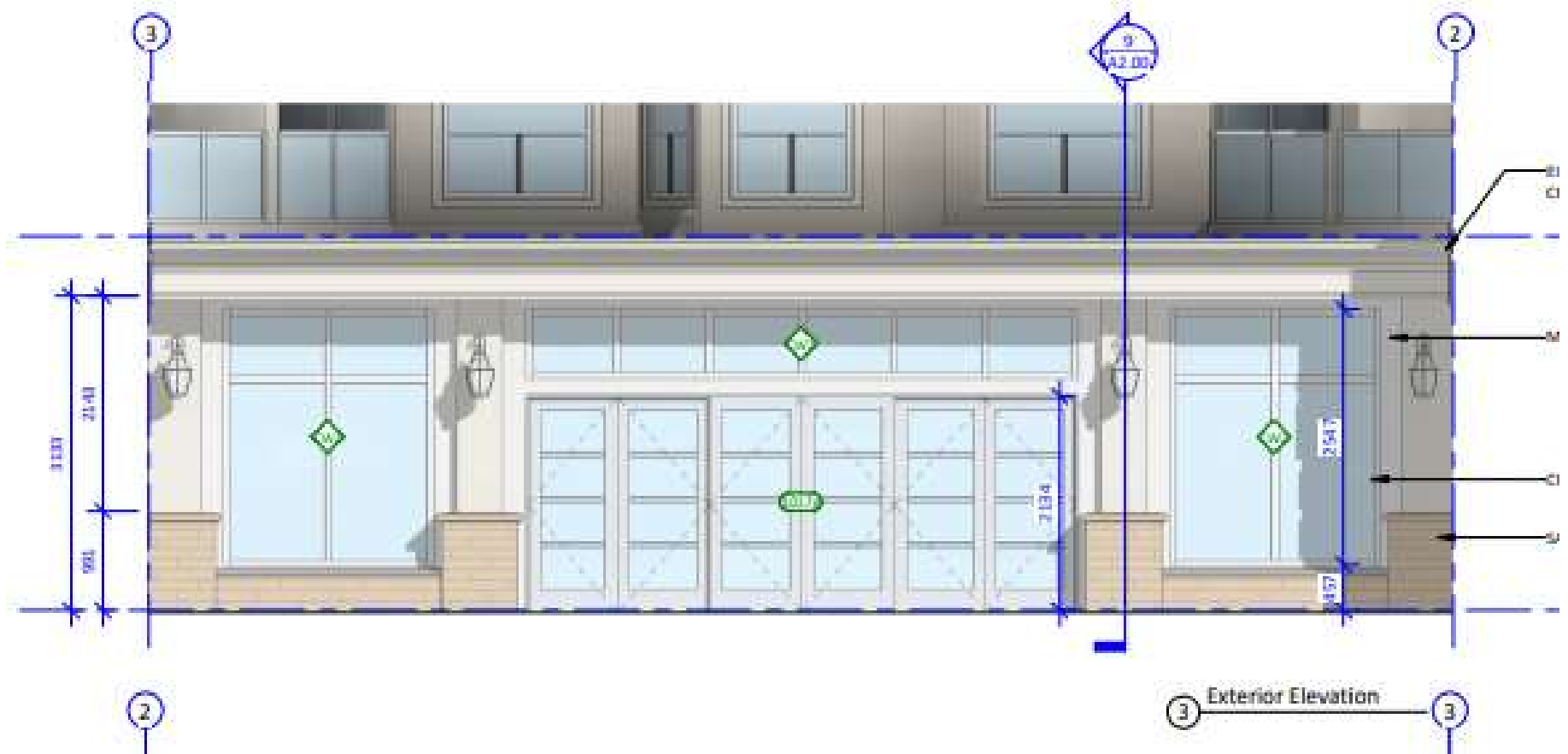
Site Plan



Proposed Addition – Rear Elevation Plan



Proposed Addition – Rear Elevation Plan



Rendering of Rear Addition



② Axo - North Elevation (Existing)

