

ATTACHMENT C

N

NsqArchitecture Ltd.
1060 Meares Street, Victoria, BC, V8V 3J6
p 250.382.3823 e nsqa@nsqa.ca



Revisions

Received Date:
May 3, 2022

REZONING APPLICATION
Secondary Buildings
601 Trutch Street

Seal

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ISSUE DATA

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1	Issued for revised Rezoning submission	21-06-07	JK
2	Issued for revised Rezoning submission	21-11-09	NP
3	Issued for revised Rezoning submission	22-04-14	JK

SITE PLAN &
DATA TABLE

A 1.0

PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731

ZONING INFORMATION

LOT INFORMATION	EXISTING	PROPOSED
Zone	R1-B	SITE SPECIFIC
Site Area	1523 SQ.M.	UNCHANGED
Total Floor Area		
Building A	25 SQ.M.	27 SQ. M.
Building B	N/A	79.01 SQ.M.
Main Floor Area	N/A	46.85 SQ. M.
Upper Floor Area	N/A	32.16 SQ. M.
Main Dwelling (does not include basement = 25sq.m.)	325 SQ. M	UNCHANGED
Basement Floor Area	25 SQ. M.	UNCHANGED
Main Floor Area	189 SQ. M.	UNCHANGED
Upper Floor Area	136 SQ. M.	UNCHANGED
Floor Space Ratio	.21	.30
Site Coverage	20%	24%
Open Site Space	78%	73%
Height of Main Dwelling	EXISTING	UNCHANGED
Height of Building A	2.9M / 1 STOREY	UNCHANGED
Height of Building B		5.06M/1.5 STOREY
Number of Storeys	2	UNCHANGED
Parking Stalls	3	2
Bicycle Parking - Short Term	0	6
Bicycle Parking - Long Term	0	6
Building Setbacks - BUILDING A		
Front Yard	40.7M	UNCHANGED
Rear Yard		.6M
Side Yard (North)		26.4M
Side Yard (South)	.46M	UNCHANGED
Building Setbacks - BUILDING B		
Front Yard		41.2M
Rear Yard		.6M
Side Yard (North)		.6M
Side Yard (South)		22.3M
Building Setbacks - MAIN DWELLING		
Front Yard	25.9M	UNCHANGED
Rear Yard	.1M	UNCHANGED
Side Yard (North)	6.1M	UNCHANGED
Side Yard (South)	5.8M	UNCHANGED
Residential Use Details		
Total Number of Units	4 SUITES/ 5 HOUSEKEEPING	10 UNITS
Unit Type	RENTAL	UNCHANGED
Ground-Oriented Units	4	7
Minimum Unit Floor Area	32.7 SQ.M.	20.9 SQ.M.
Total Residential Floor Area	296.9 SQ.M.	402.91 SQ.M.

DRAWING LEGEND

A1.0 - SITE PLAN AND DATA TABLE
A2.0 - BUILDING A
A3.0 - BUILDING B & SECTIONS
A4.0 - TRUTCH HOUSE FLOOR PLANS
A5.0 - STREETS CAPES & DETAILS
A6.0 - LANDSCAPE PLAN & SITE SERVICES

MAIN DWELLING - AVERAGE GRADE CALCULATIONS

GRADE POINTS

Point	Grade
A	20.00
B	20.60
C	20.60
D	20.60
E	20.40
F	20.90
G	21.10
H	21.80
J	21.80
K	20.80
L	20.80
M	19.70
N	21.80
P	21.80
Q	21.80
R	21.80
S	21.80
T	21.80
U	21.50
V	21.50
W	21.50
X	21.50
Y	21.50
Z	21.20
Aa	21.10
Ab	21.10
Ac	21.10
Ad	21.10
Ae	21.10
Af	20.90
Ag	20.90
Ah	20.30

CALCULATIONS

Line	Average Grade	Distance	Totals
AB	20.30	8.94	181.48
BC	20.60	1.94	39.96
CD	20.60	0.74	15.24
DE	20.50	7.14	146.37
EF	20.65	2.69	55.55
FG	21.00	2.04	42.84
GH	21.45	0.6	12.87
HJ	21.80	5.29	115.32
JK	21.30	0.57	12.14
KL	20.80	5.09	105.87
LM	20.25	4.02	81.41
MN	20.75	1.33	27.60
NP	21.80	1.38	30.08
PQ	21.80	0.51	11.12
QR	21.80	2.56	55.81
RS	21.80	0.51	11.12
ST	21.80	1.37	29.87
TU	21.65	0.47	10.18
UV	21.50	2.76	59.34
VW	21.50	3.05	65.58
WX	21.50	4.11	88.37
XY	21.50	1.4	30.10
YZ	21.35	0.42	8.97
ZAa	20.60	1.17	24.10
AaAb	20.85	1.19	24.81
AbAc	20.85	0.41	8.55
AcAd	20.85	1.39	28.98
AdAe	20.75	0.45	9.34
AeAf	21.00	5.33	111.93
AfAg	21.00	1.03	21.63
AgAh	21.35	8.69	185.53
AhA	21.05	3.97	83.57
TOTAL	-	82.56	1735.61

AVERAGE GRADE 20.85

BUILDING A
AVERAGE GRADE CALCULATION
AB-73.65
BC-180.52
CD-73.72
DA-180.17

AVERAGE GRADE: 508.06/24.2=20.99

BIKE Parking Calculation

SCHEDULE C - MULTI DWELLING - OTHER

LONG TERM
(>45m2): 7 x 1 = 7 = 7
(45m2<): 3 x 1.25 = 3.75 = 4
TOTAL = **11**

11(REQ.) - 5(PROVIDED) = 6 (VARIANCE)

SHORT TERM = 6

6(REQ.) - 2(PROVIDED) = 4 (VARIANCE)

BUILDING B
AVERAGE GRADE CALCULATION
AB-91.60
BC-73.18
CD-56.86
DE-87.82
EF-149.39
FA-159.88

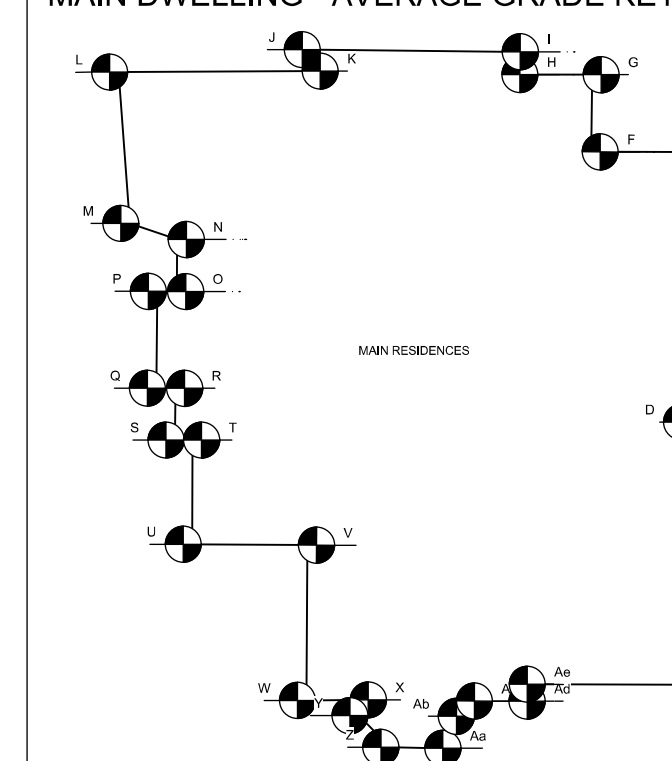
AVERAGE GRADE: 618.73/31.49 = 19.65

Parking Calculation

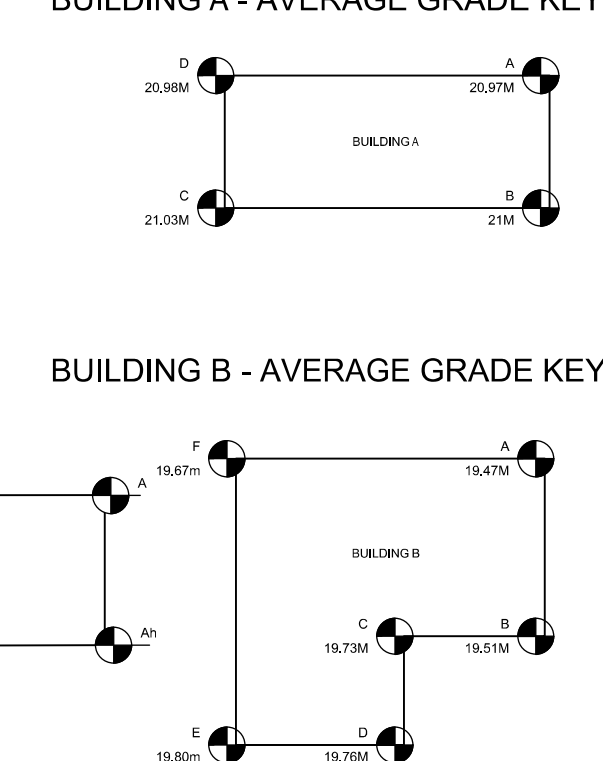
SCHEDULE C - MULTI DWELLING - OTHER
(>40m2): 7 x .85 = 5.95 = 6
(40<>70m2): 2 x 1 = 2 = 2
(70m2<): 1 x 1.45 = 1.45 = 1
(Guest): 10 x .10 = 1 = 1

10(REQ.) - 2(PROVIDED) = 8 (VARIANCE)

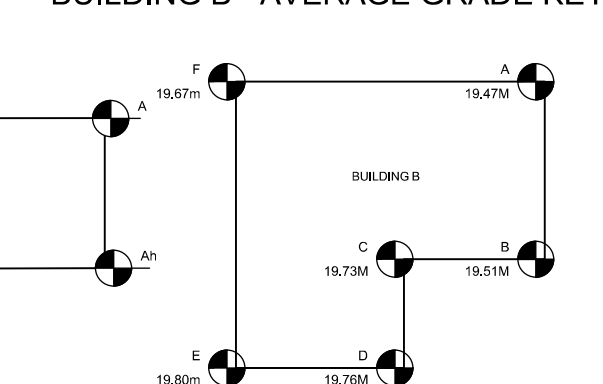
MAIN DWELLING - AVERAGE GRADE KEY



BUILDING A - AVERAGE GRADE KEY

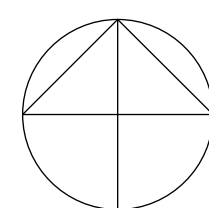


BUILDING B - AVERAGE GRADE KEY

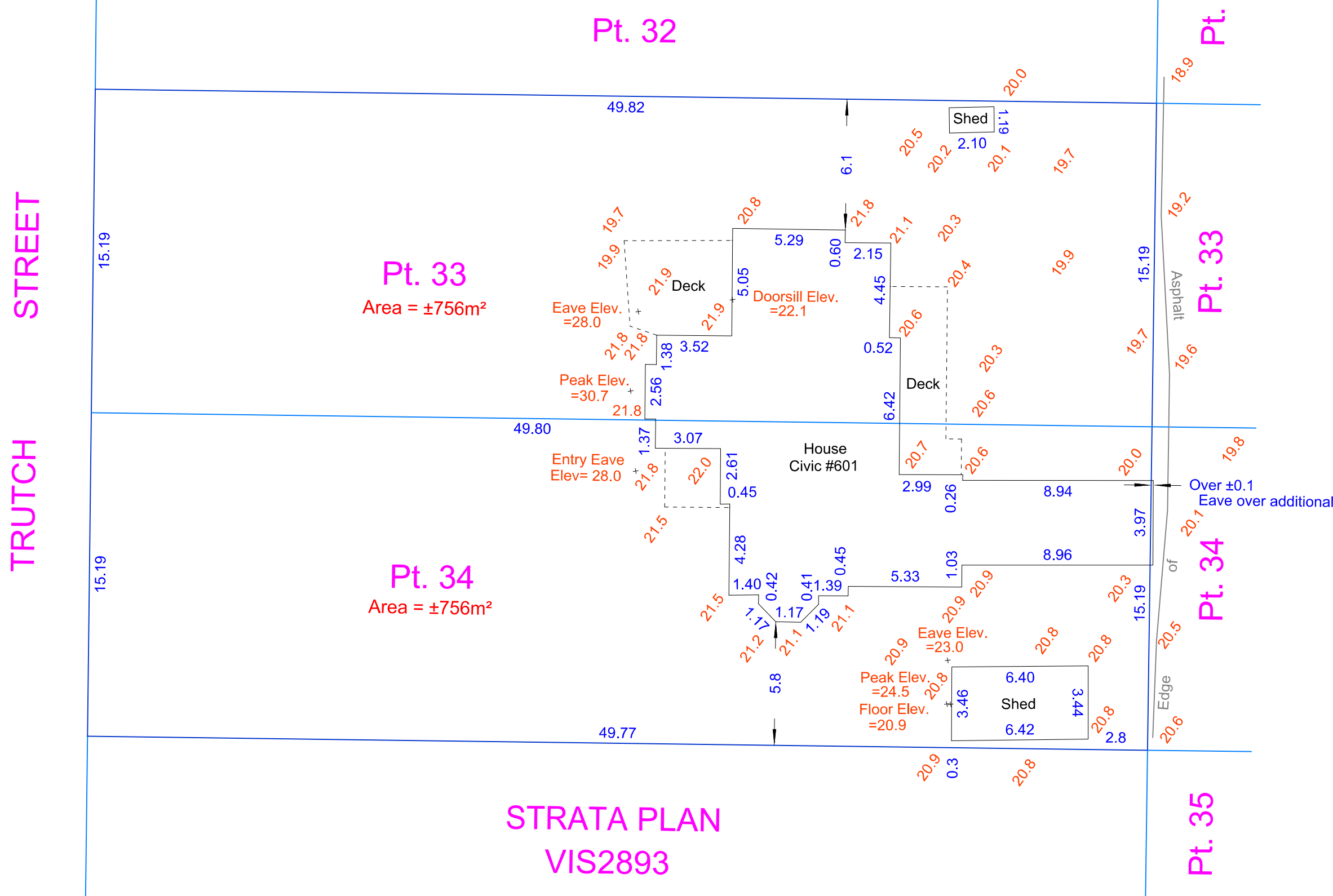


TRUTCH STREET

1 SITE PLAN
Scale: 1:100



CIVIC ADDRESS: 601 TRUTCH STREET
LEGAL DESCRIPTION: LOT 33 PLAN VIP826A SECTION FFLD, DISTRICT 57, THE WESTERLY 164 OF LOT 33



2 SURVEY
Scale: 1:200

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REZONING APPLICATION
Secondary Buildings
601 Trutch Street

Seal

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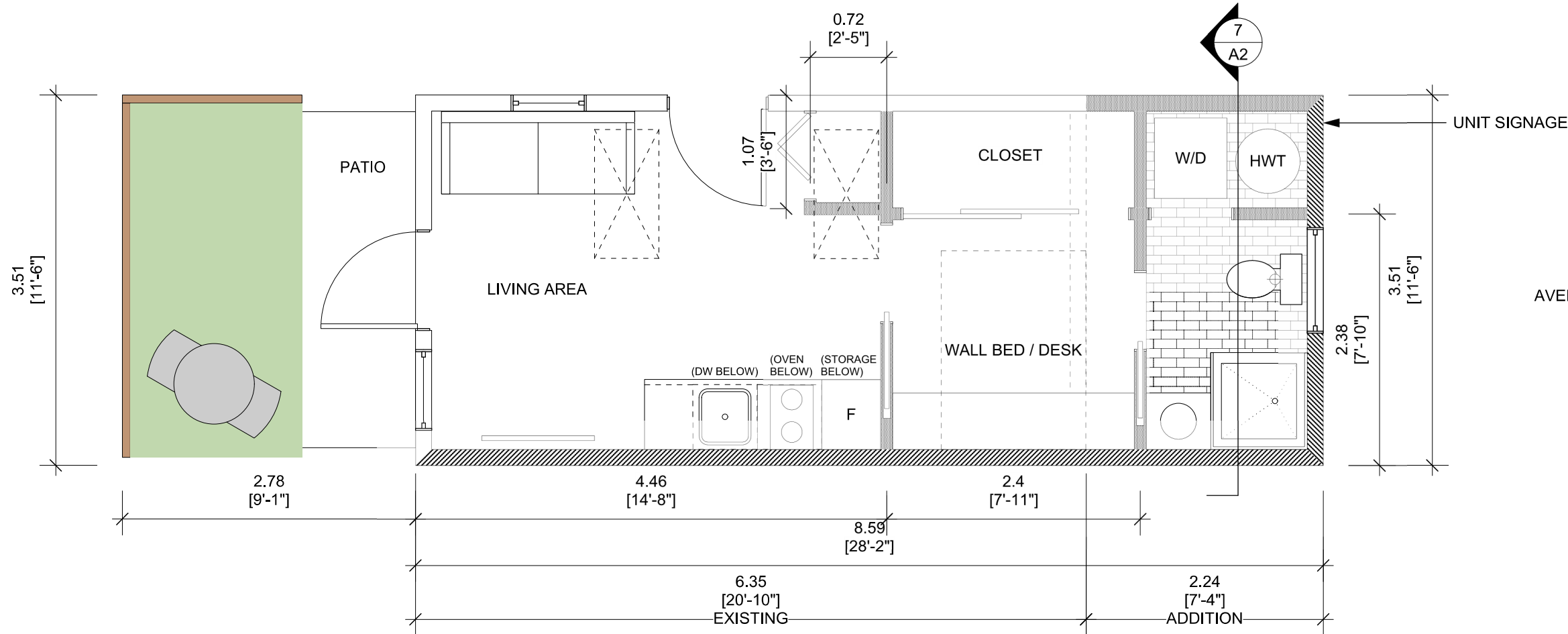
SUE DATA


[illegible]

BUILDING A
PLANS, ELEVATIONS,
SECTION
BUILDING B
SECTION

A 2.0

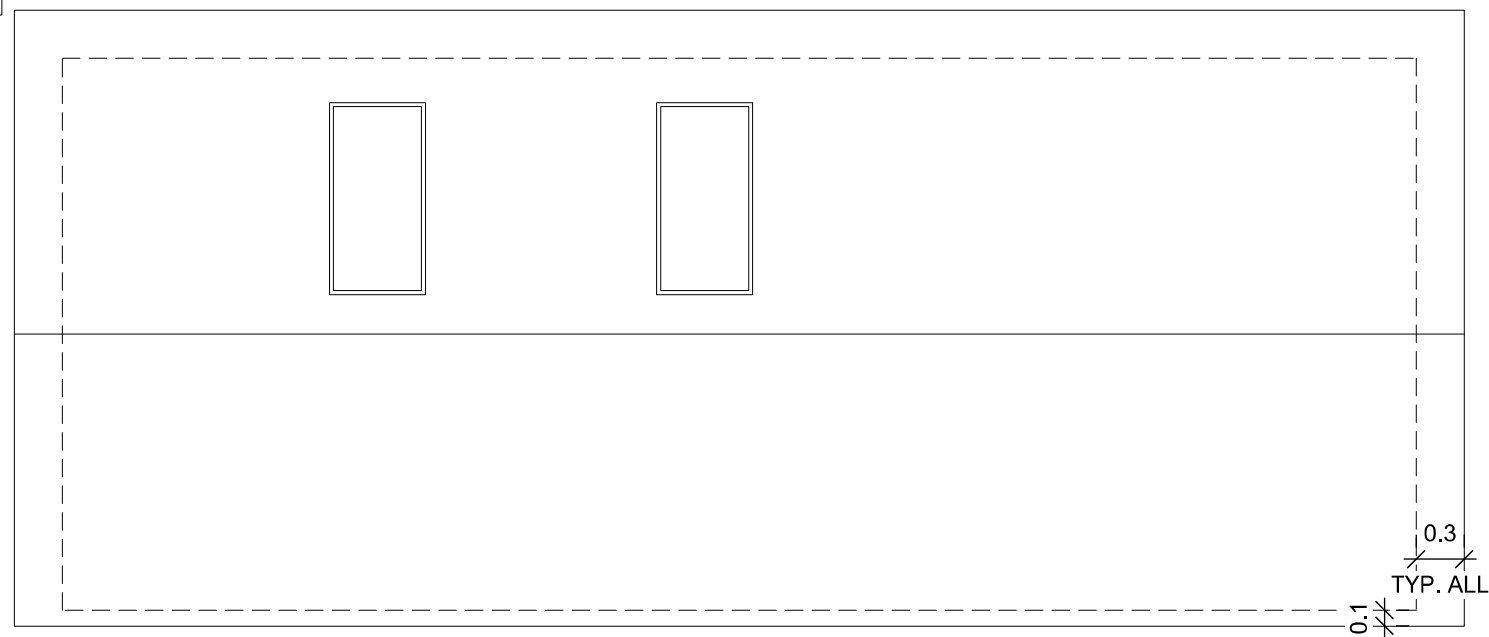
PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731



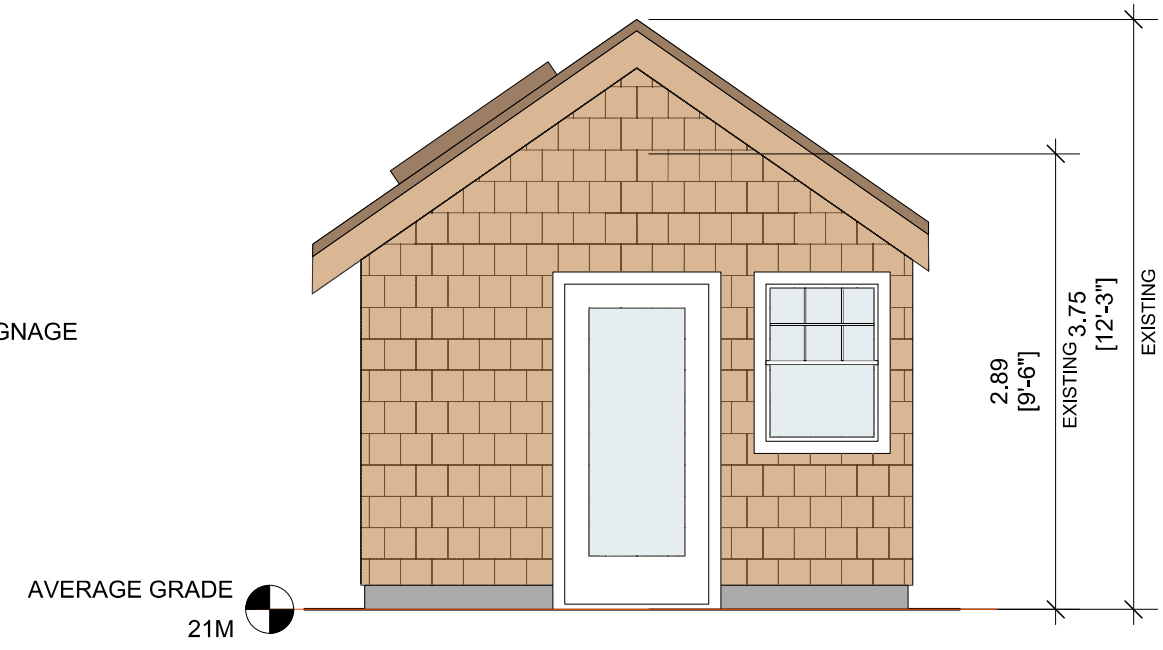
 NEW WALL
 RATED 45 MIN WALL
 EXISTING WALL

EXISTING AREA= 25 sq. M.
AREA WITH ADDITION= 27 sq. m.

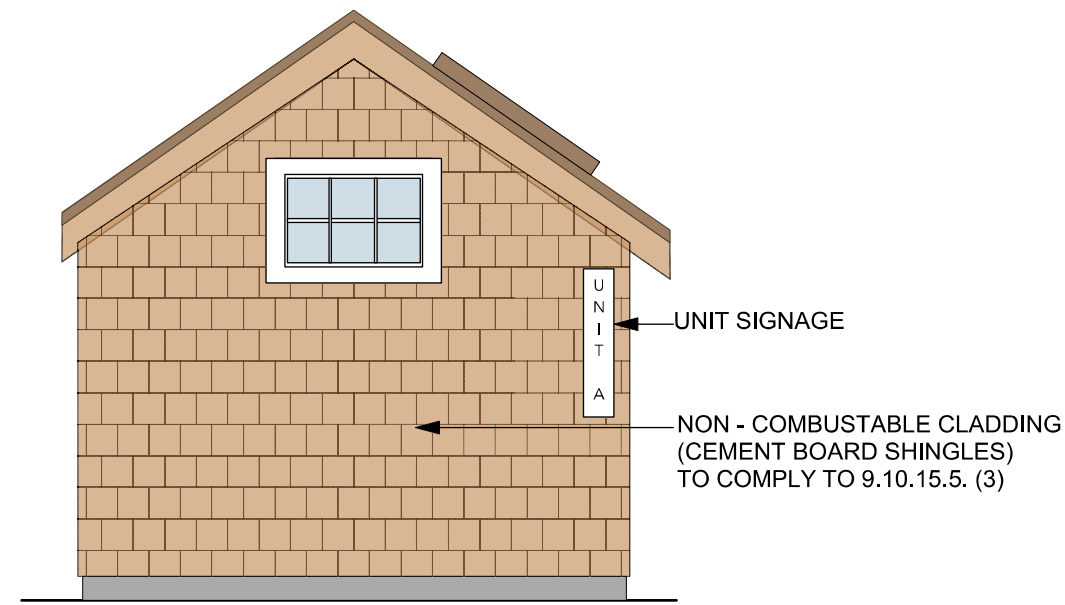
1 MAIN FLOOR PLAN
Scale: 1:48



6 ROOF PLAN
Scale: 1:48



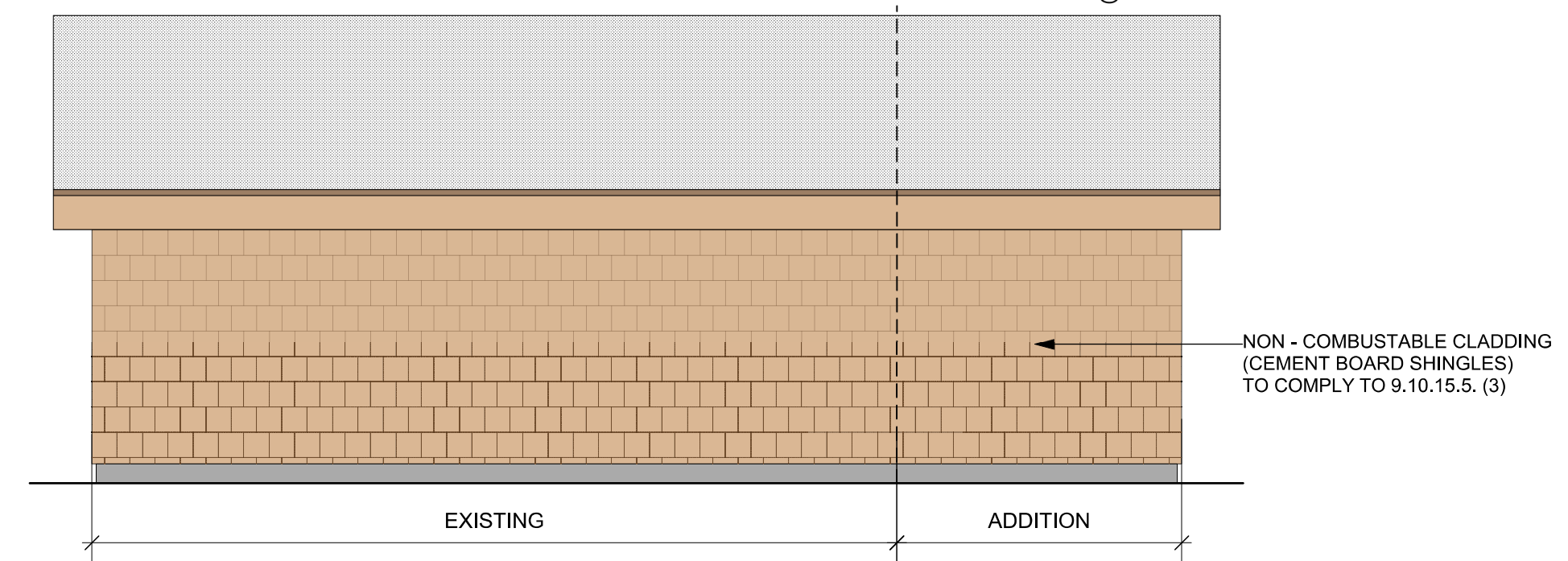
2 FRONT ELEVATION
Scale: 1:48



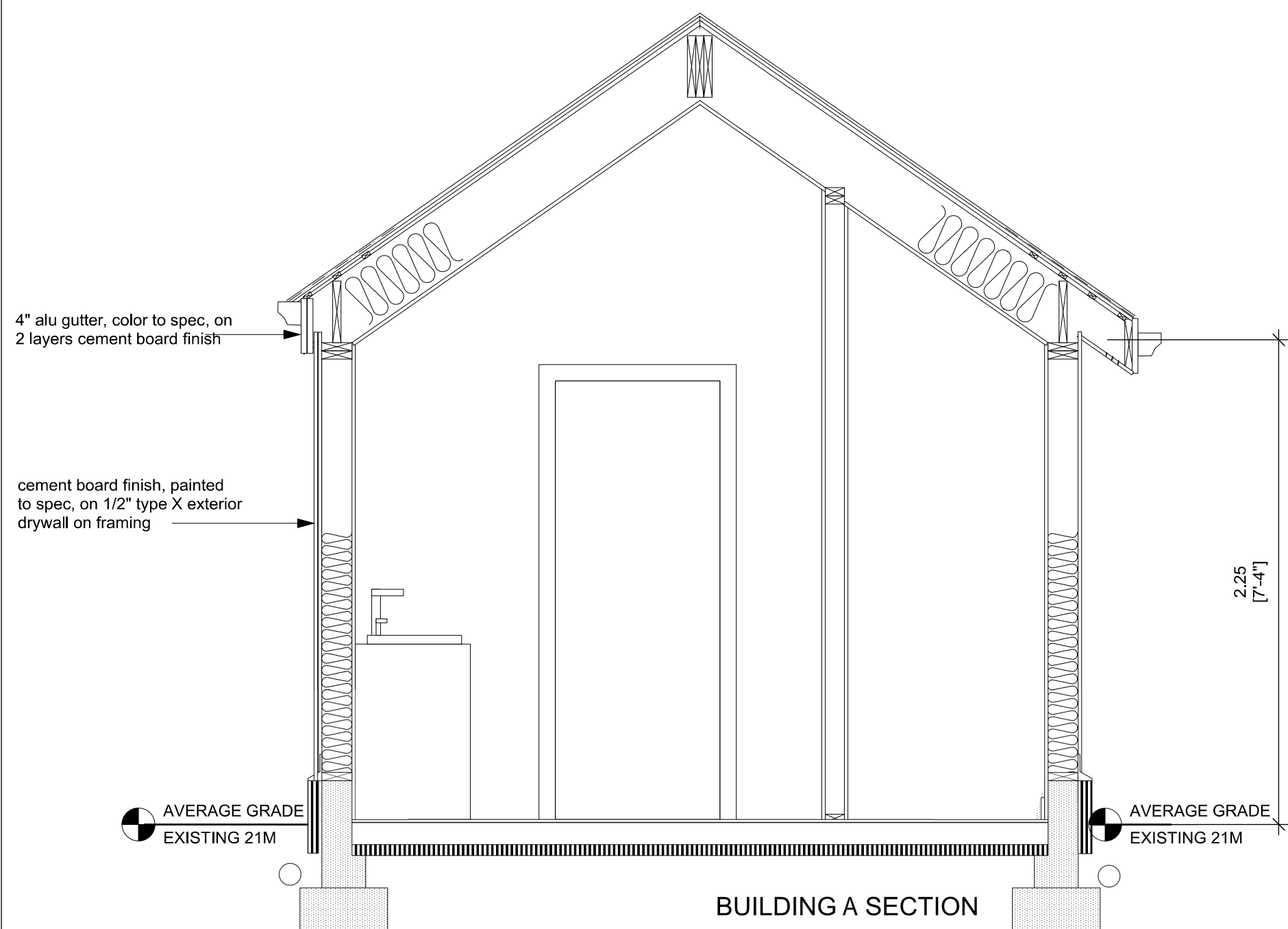
5 REAR ELEVATION (LANE)
Scale: 1:48



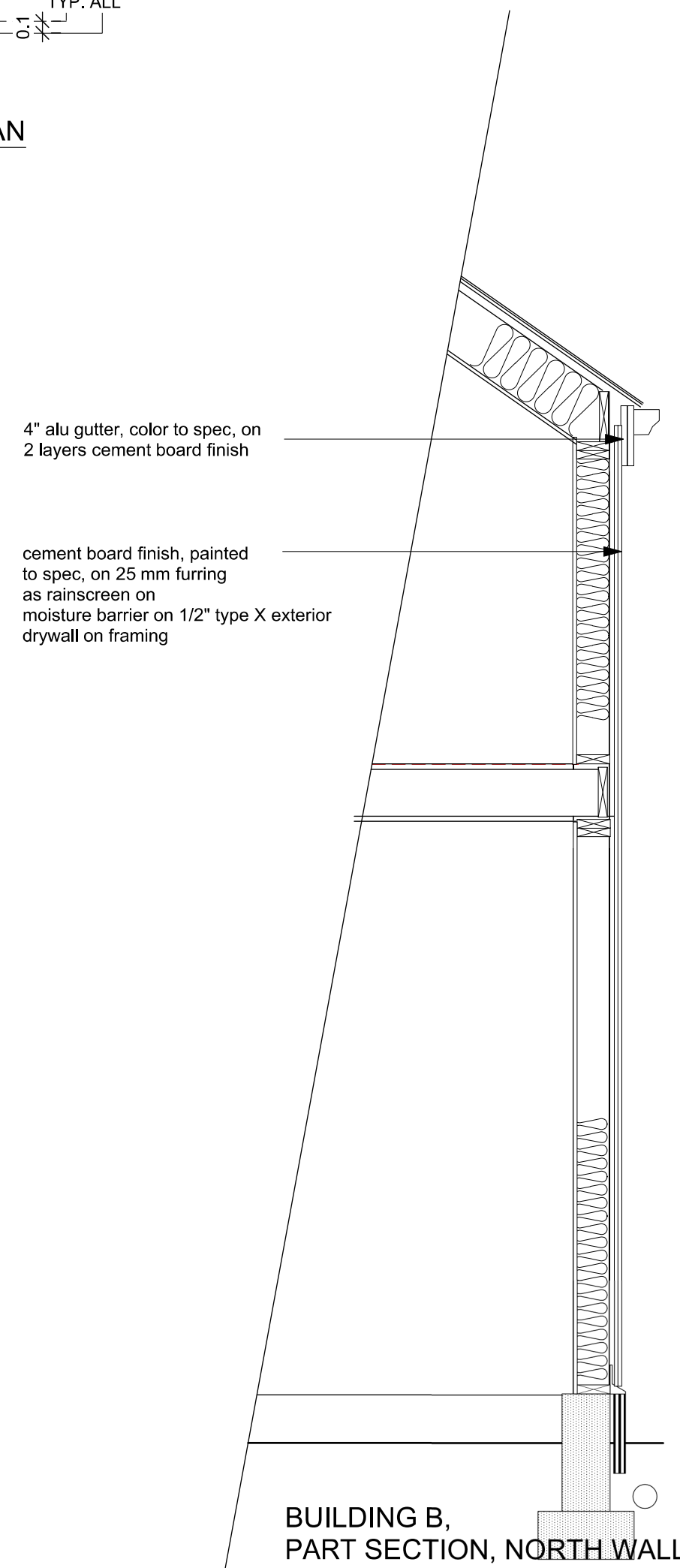
3 SIDE ELEVATION
Scale: 1:48



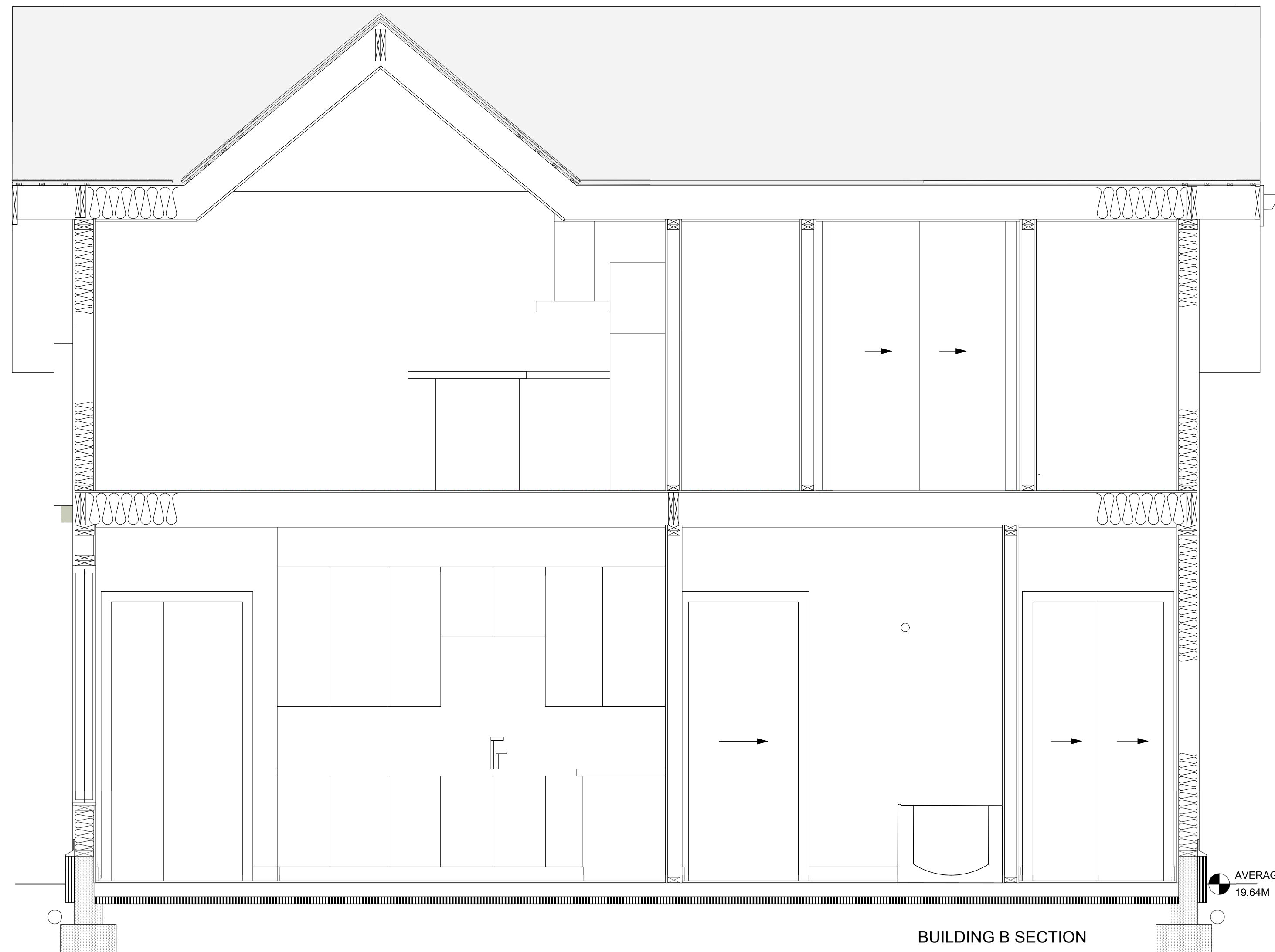
4 SIDE ELEVATION
Scale: 1:48



BUILDING A SECTION

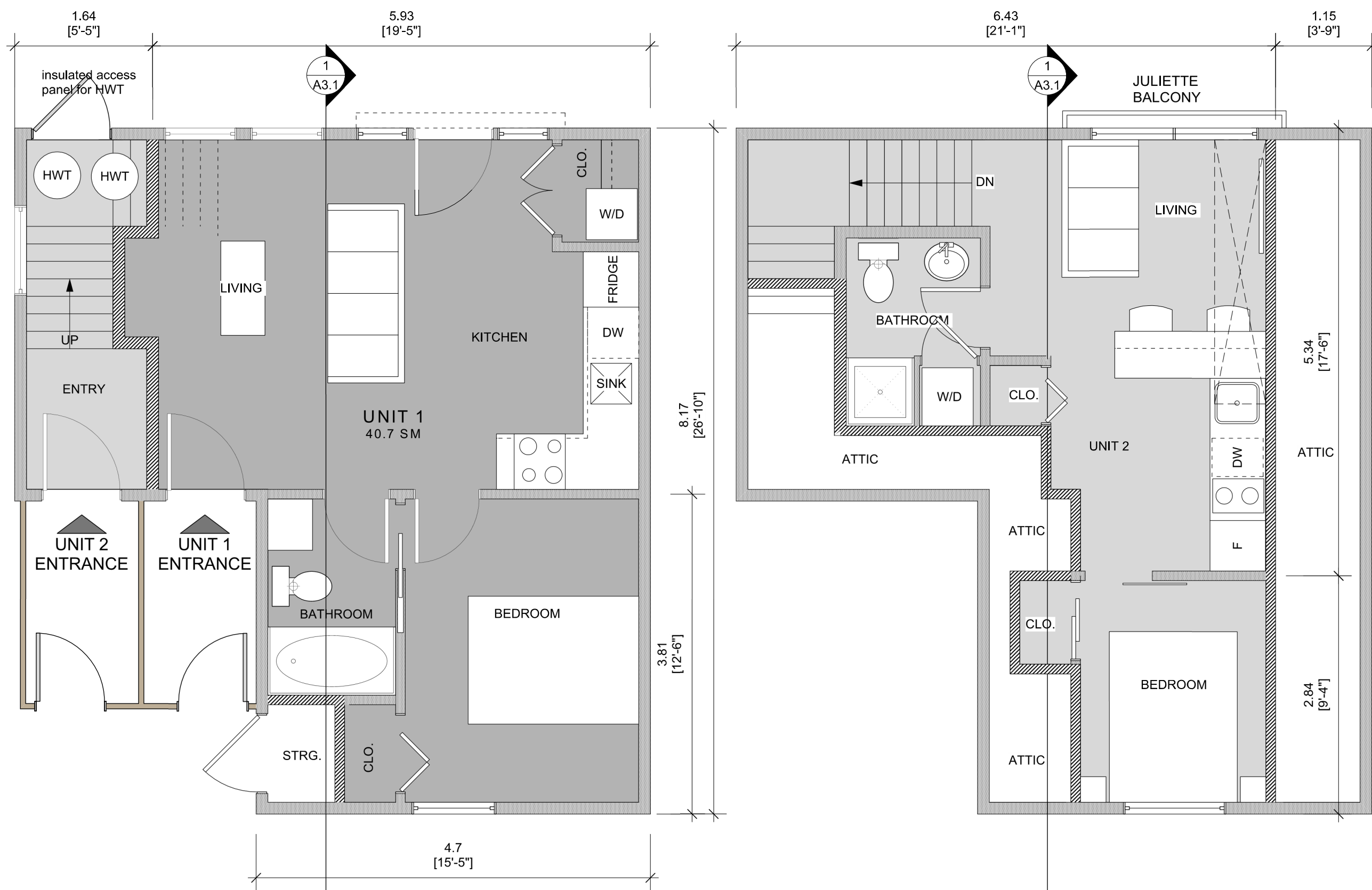


BUILDING B,
PART SECTION, NORTH WALL



BUILDING B SECTION

AVERAGE GRADE	
19.64M	



1 MAIN FLOOR PLAN MAIN FLOOR
UNIT 1 = 39.6 M2
UNIT 2 = 5.38 M2
STORAGE = 0.93 M2
TOTAL MAIN FLOOR AREA = 46.85 M2

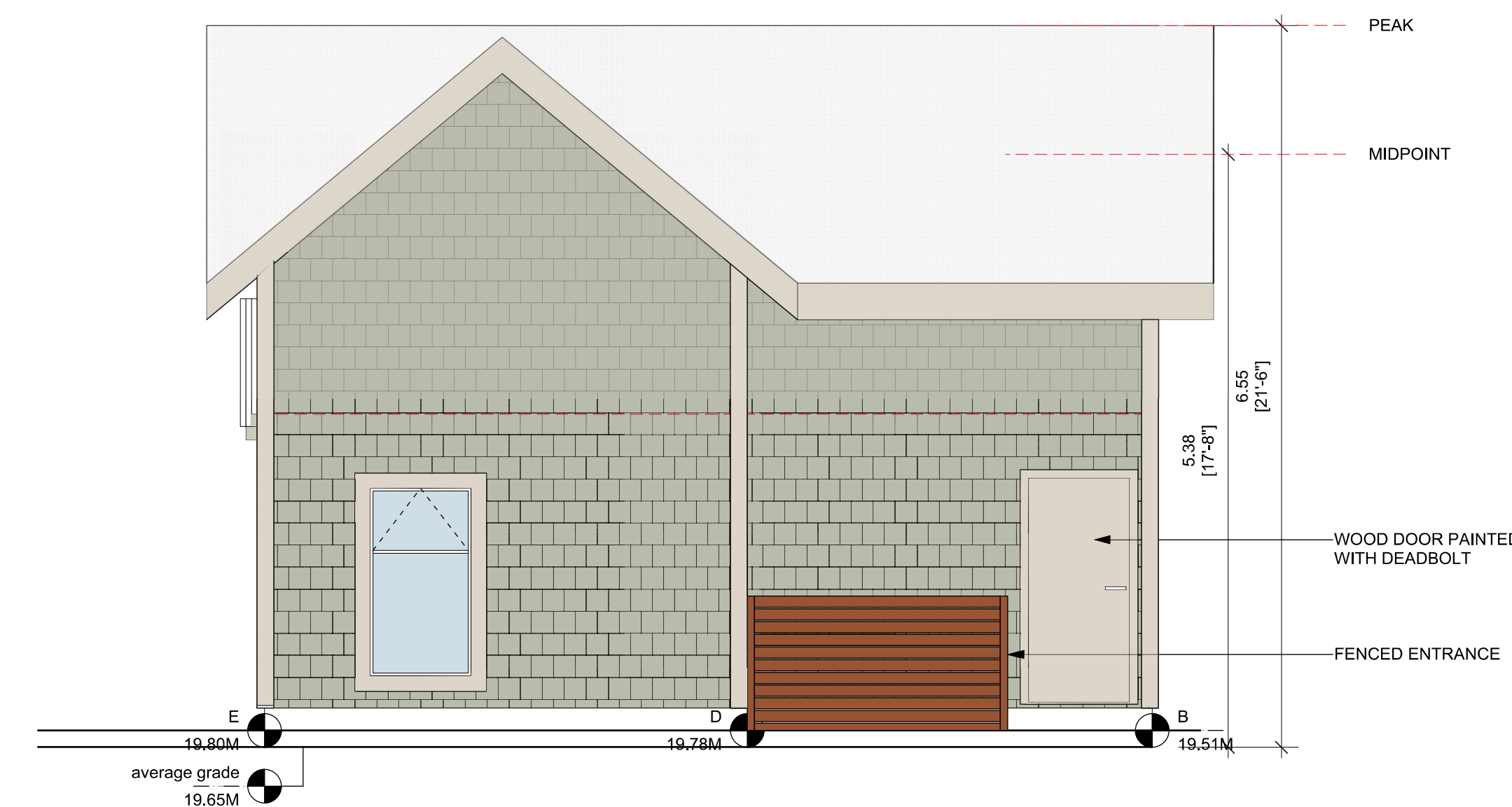
2 SECOND FLOOR PLAN UPPER FLOOR
UNIT 2 = 29.89 M2
TOTAL UPPER FLOOR AREA = 32.16 M2

3 ROOF PLAN
Scale: 1:48

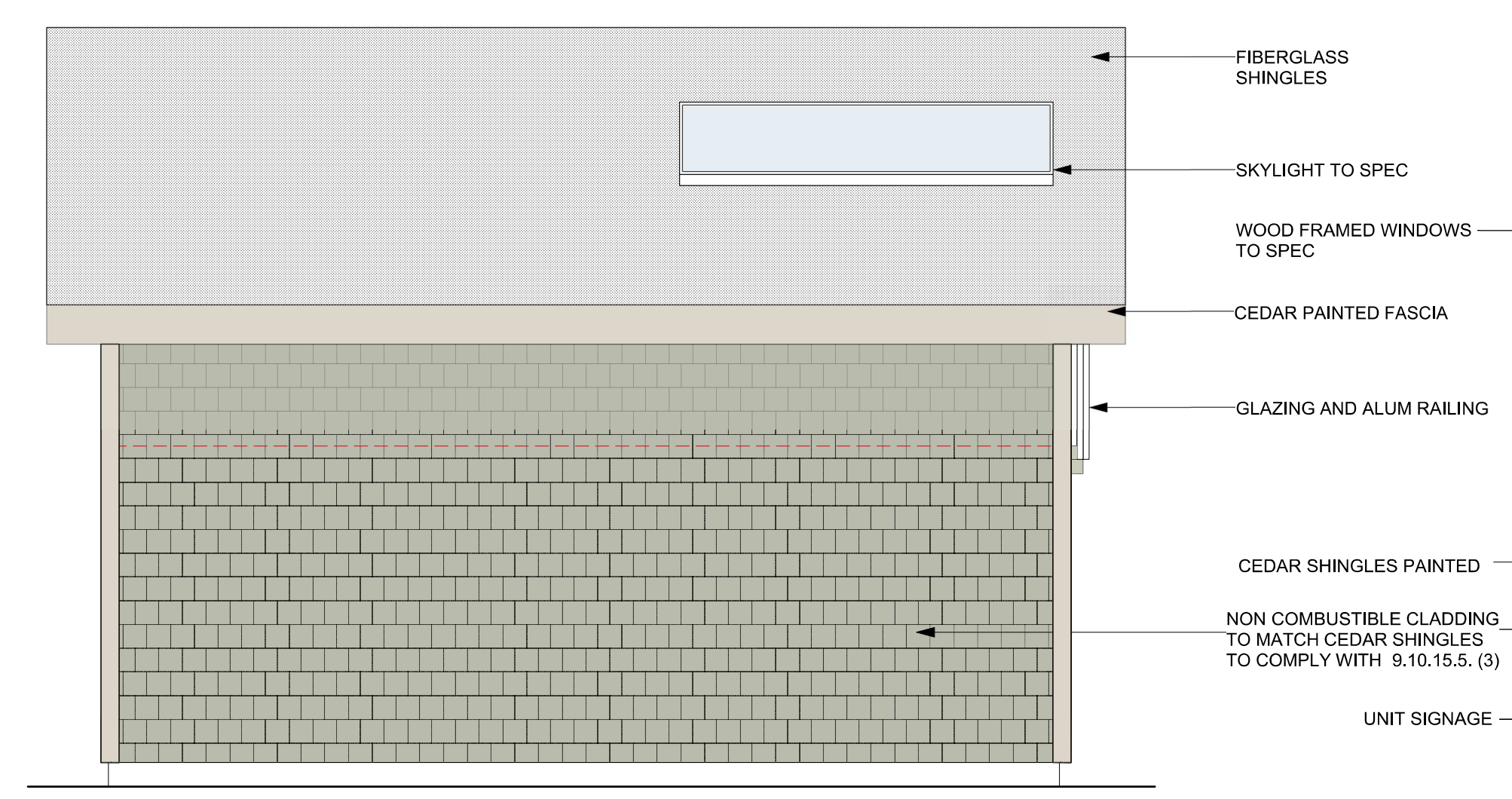
4 FRONT ELEVATION
Scale: 1:48

LIMITING DISTANCE
building B:

included surface area	33 SM
openings shown	8.2 SM
percentage openings shown	24.65%
permitted opgs, per 3.2.3.1.D, sprinklered	46%
permitted opgs, area	15.1 SM



5 SIDE ELEVATION
Scale: 1:48



6 SIDE ELEVATION
Scale: 1:48



7 REAR ELEVATION (LANE)
Scale: 1:48

LEGEND

[Pattern]	NEW WALL
[Pattern]	RATED 45 MIN WALL
[Pattern]	EXISTING WALL

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BUILDING B
PLANS & ELEVATIONS

A 3.0	
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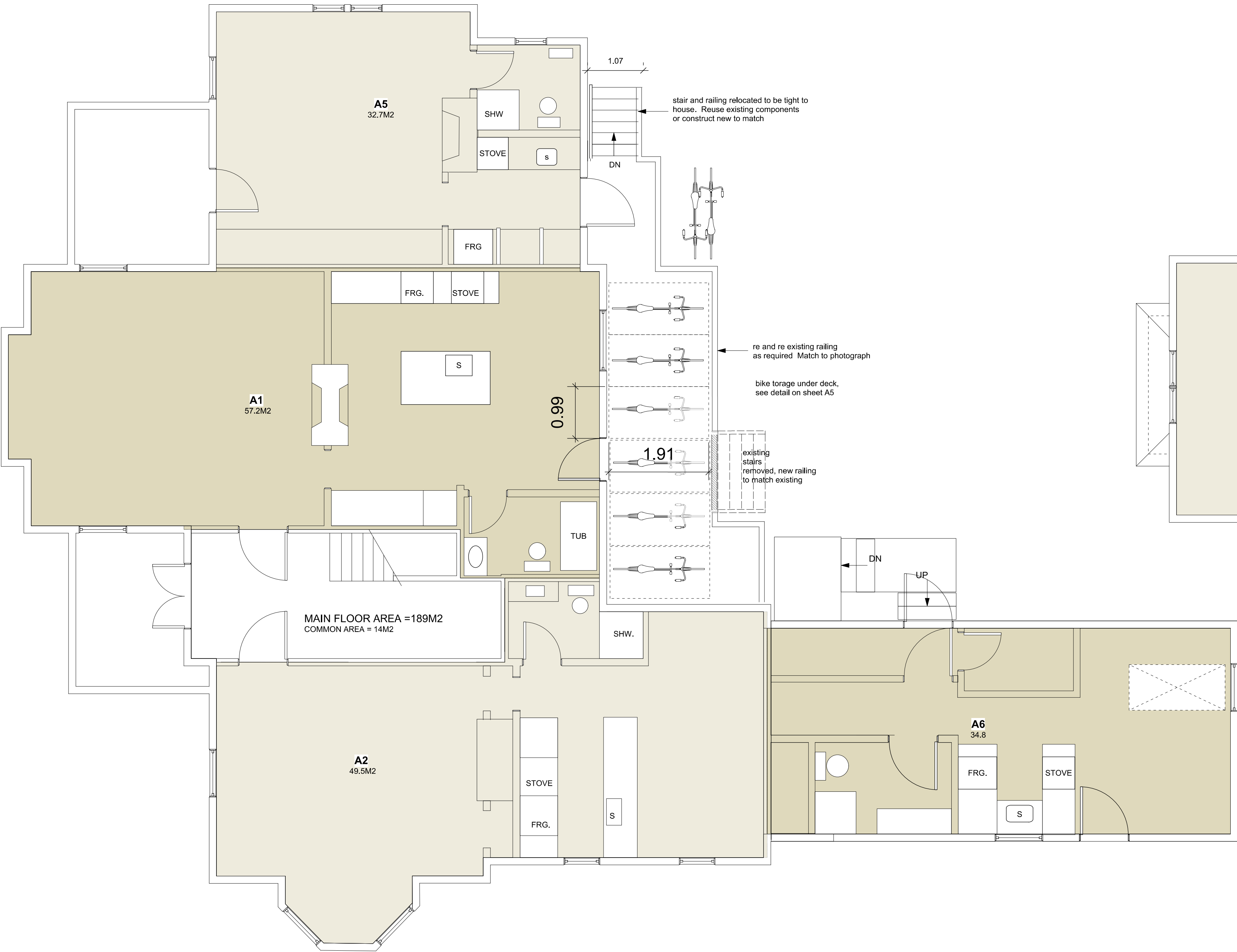
MAIN DWELLING
FLOOR PLANS

A 4.0

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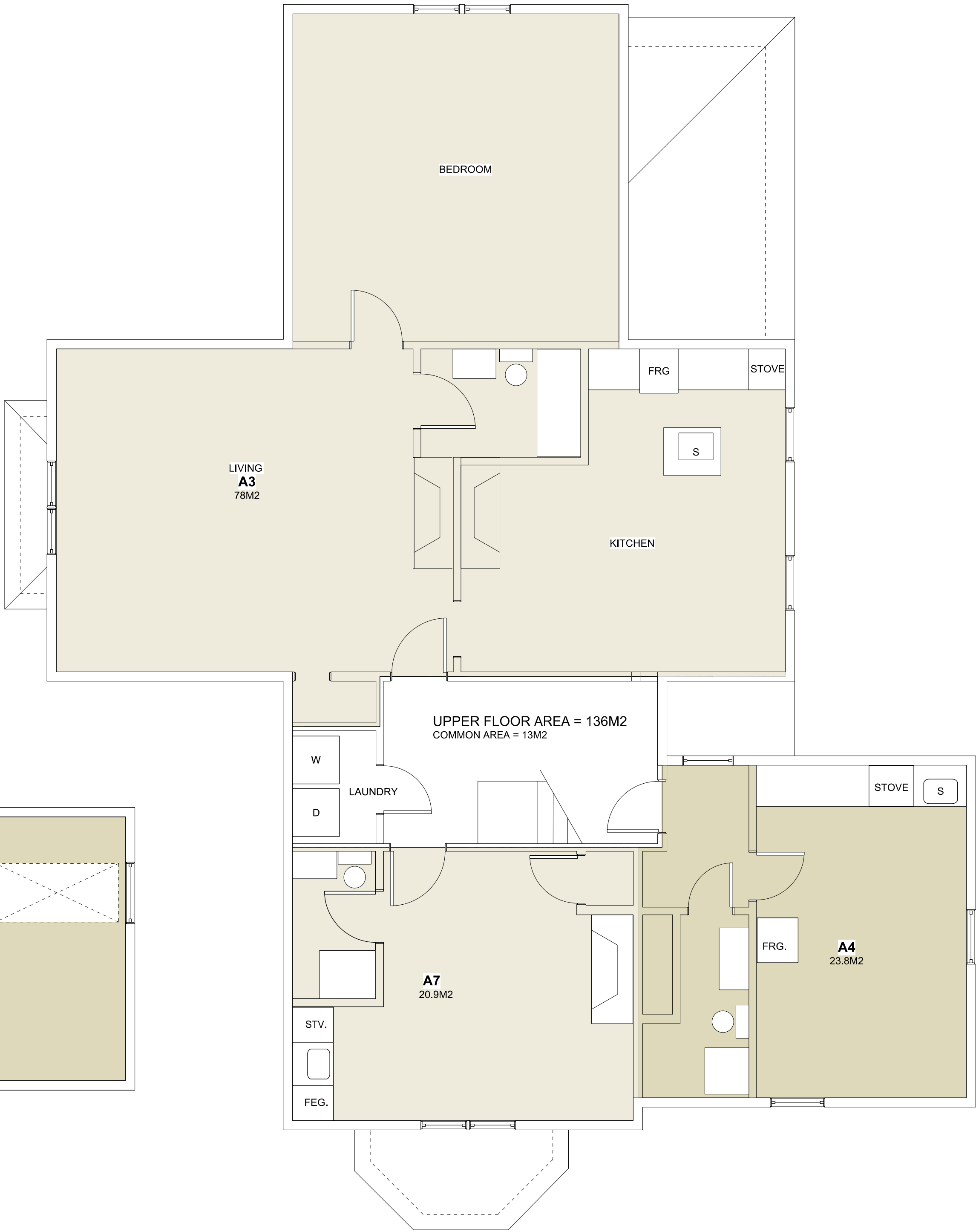
1 MAIN DWELLING MAIN FLOOR
Scale: 1:48

NOTE: ALL SUITES EXISTING



2 MAIN DWELLING UPPER FLOOR
Scale: 1:48

NOTE: ALL SUITES EXISTING



N

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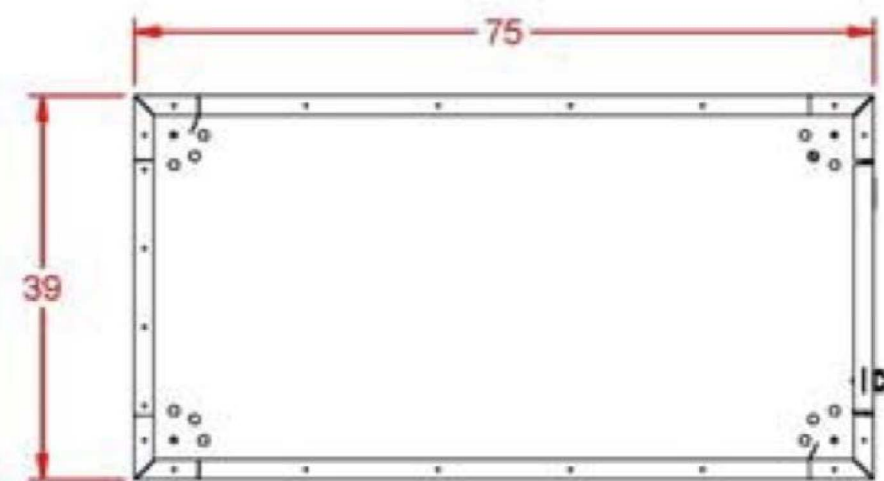
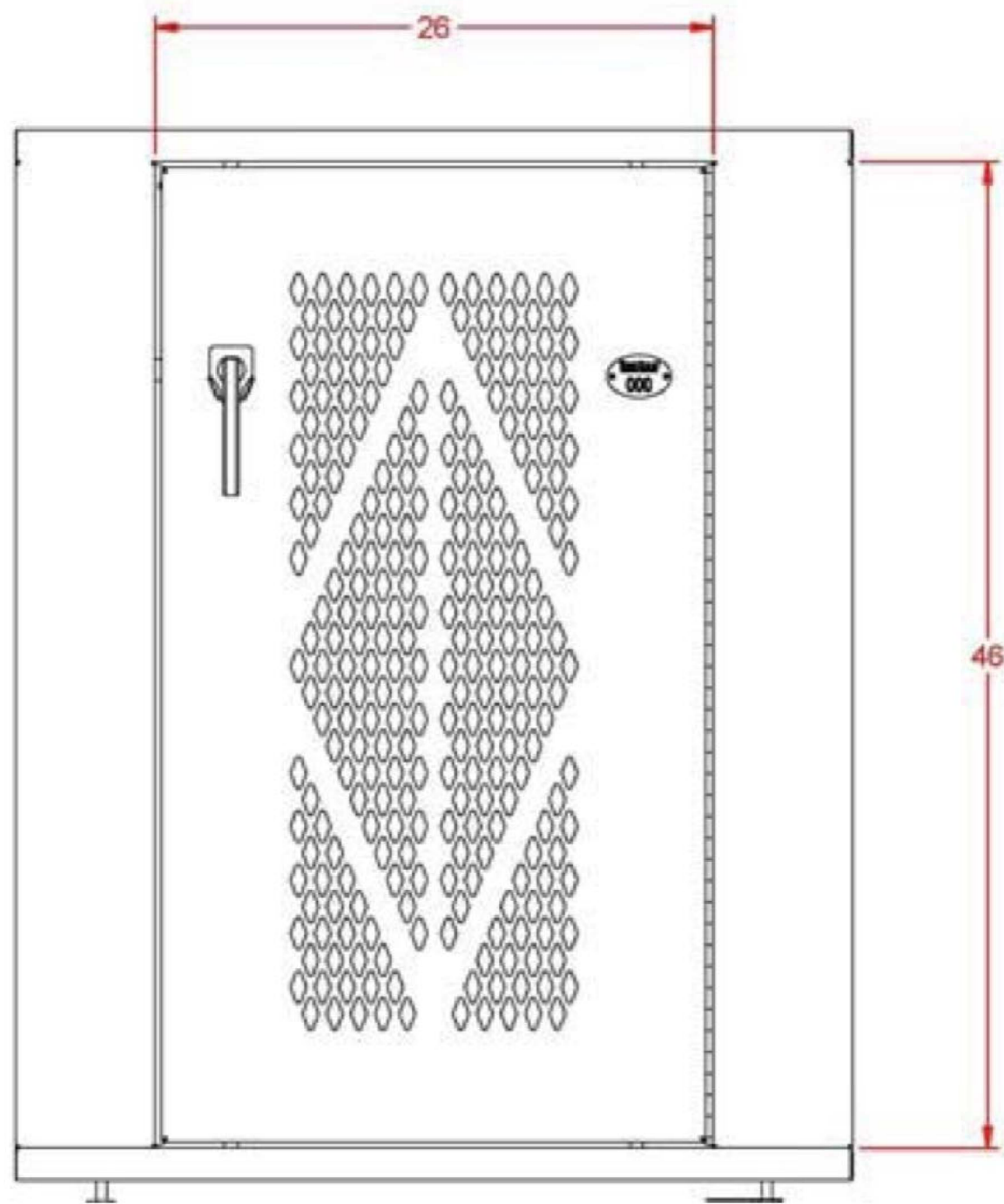
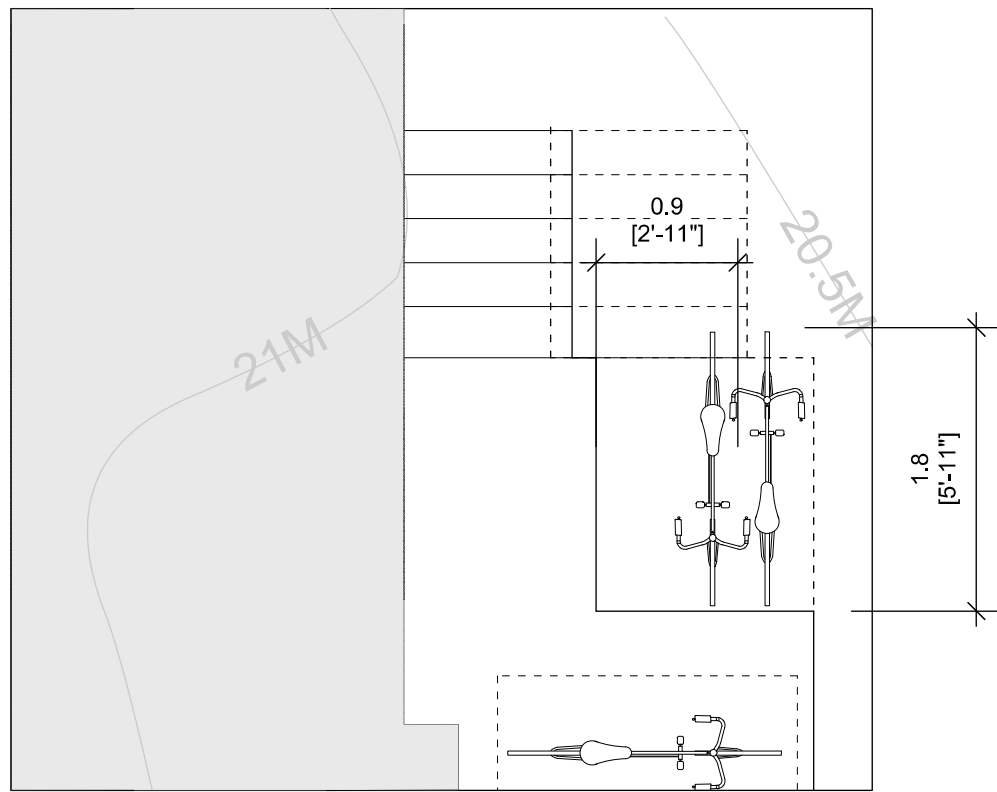
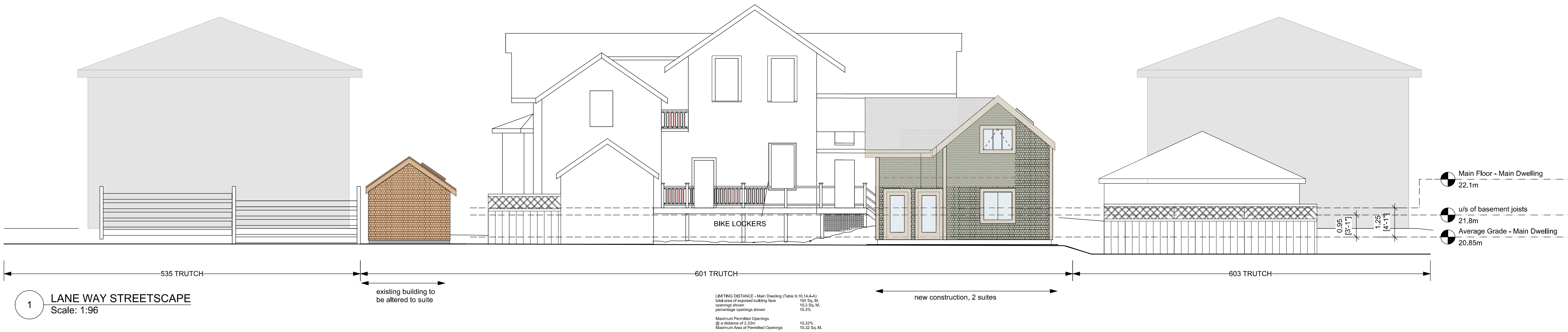
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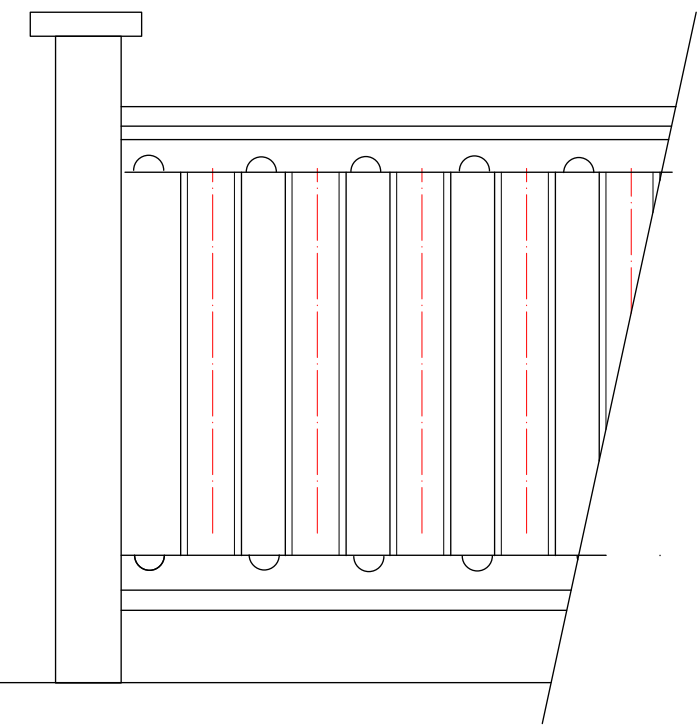
LANEWAY STREETSCAPE
BIKE LOCKERS
RAILING DETAIL

A 5.0

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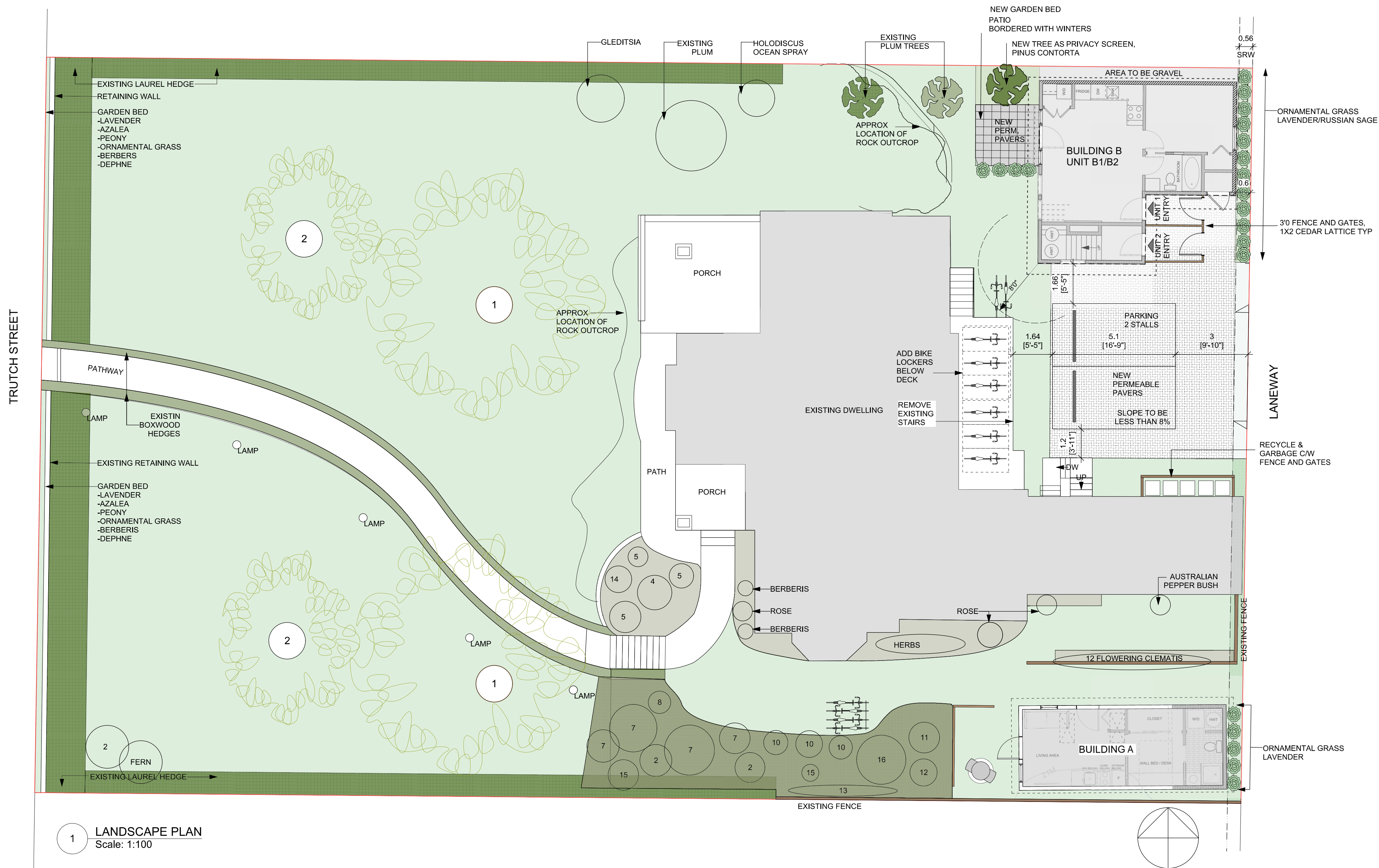
2 PHOTO OF EXTANT ORIGINAL RAILING
SCALE: NTS
LOWER DECK RAILING TO MATCH, AS SHOWN



DETAIL OF TYPICAL RAILING, TO MATCH



3 PHOTO OF NON HABITABLE CRAWL SPACE
SCALE: NTS



4 EXISTING FRONT YARD



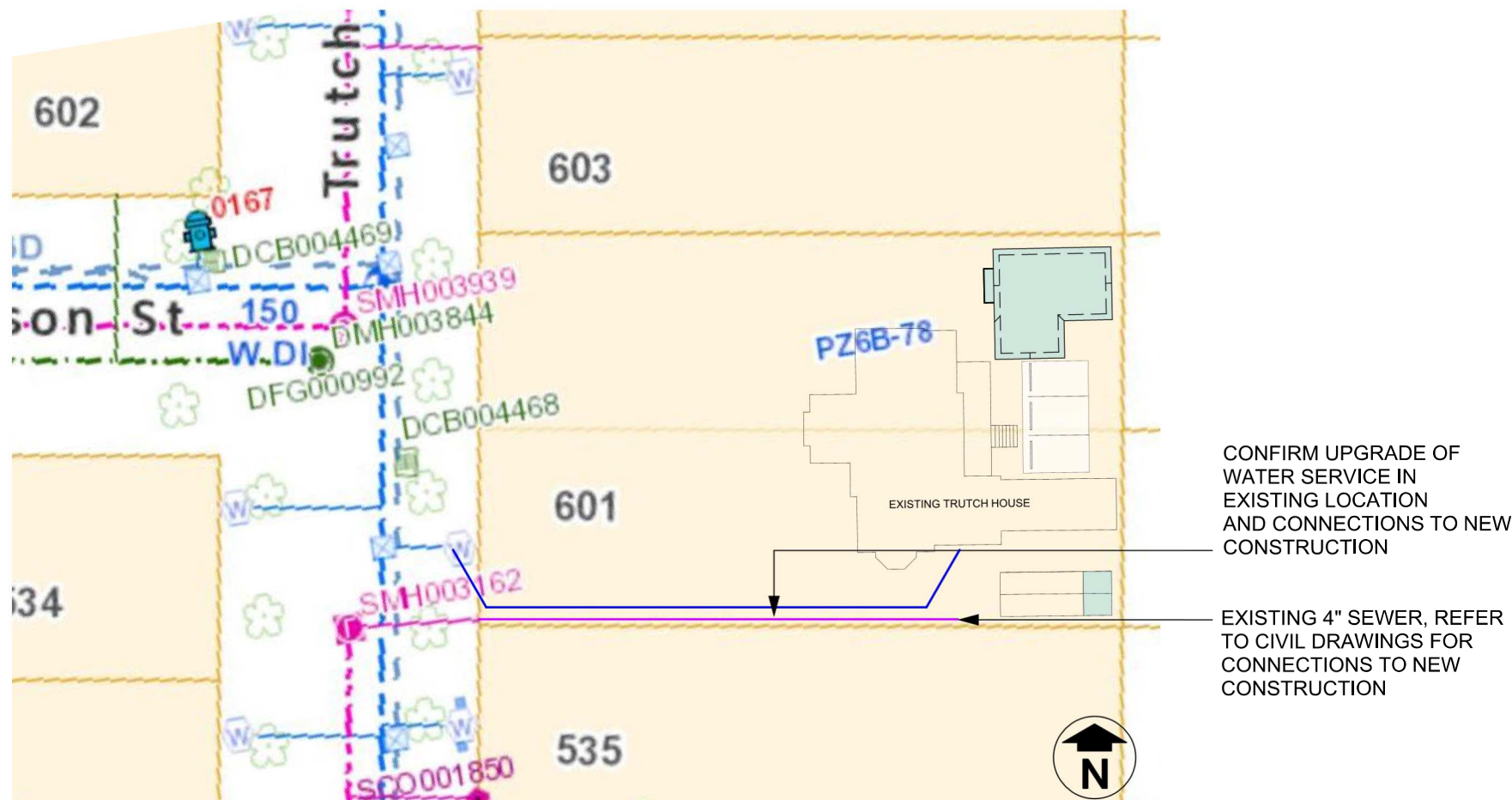
5 EXISTING FRONT YARD



6 EXISTING BUILDING B - EAST



7 EXISTING REAR YARD - NORTH EAST



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LANDSCAPE PLAN
PRELIMINARY SITE
SERVICES

A 6.0

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