

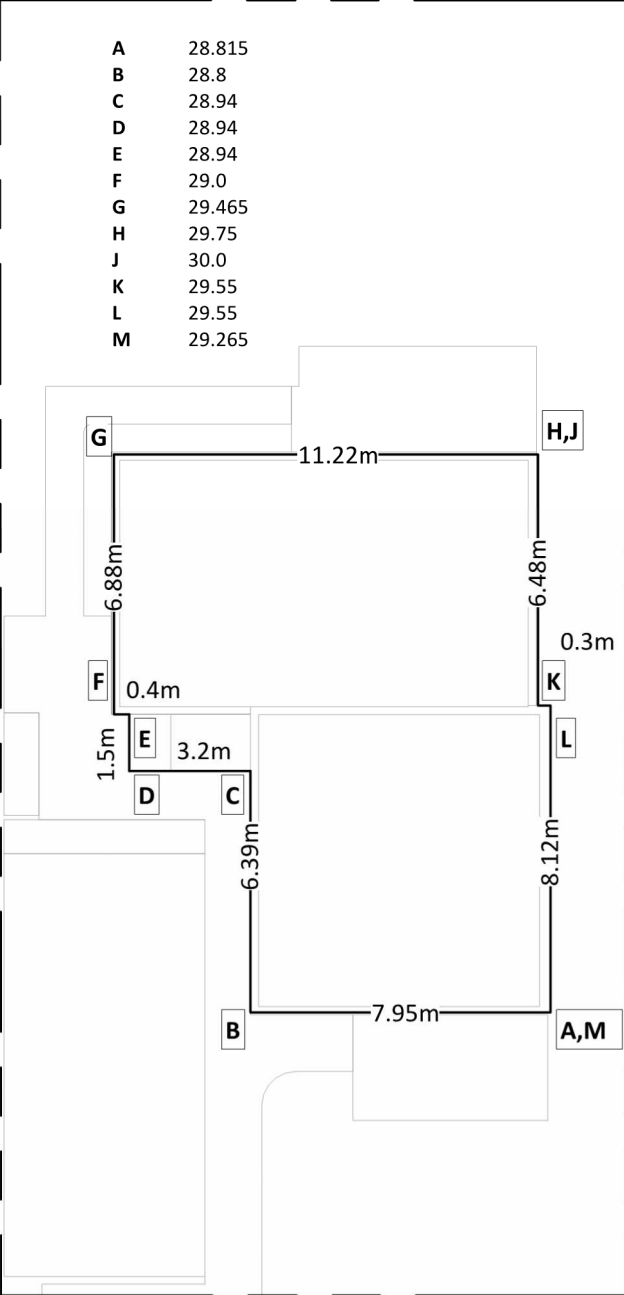
Municipal Zoning Compliance Summary

0 - ZONING SUMMARY						
NO.	ITEM	DESCRIPTION			BYLAW/ REFERENCES	
0-1	ZONING DISTRICT	R1-B (SINGLE FAMILY)	EXISTING	R-2 (TWO FAMILY)	PROPOSED	80-159
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-16 (GENERAL)	EXISTING			OCP
0-3	PRINCIPAL USE	TWO FAMILY DWELLING PERMITTED TWO FAMILY DWELLING			PROPOSED	R-2: 2.1.1
0-4	LOT DIMENSIONS	SITE AREA (m ²): ≥ 555 REQUIRED 568.87 EXISTING SITE AREA FOR EACH DWELLING UNIT (m ²): ≥ 277.5 REQUIRED 284.43 EXISTING LOT WIDTH, AVERAGE (m): ≥ 15 REQUIRED 21.32 EXISTING PANHANDLE LOT: EXISTING				R-2: 2.1.2
0-5	FLOOR AREA	FLOOR SPACE RATIO (m ²): ≥ 0.5 REQUIRED 0.446 PROPOSED FLOOR AREA PER DWELLING UNIT (m ²): ≥ 46 REQUIRED ≥ 113.92 PROPOSED FIRST AND SECOND LEVELS COMBINED (m ²): ≤ 280 REQUIRED 253.53 PROPOSED FLOOR AREA, ALL LEVELS COMBINED (m ²): ≤ 380 REQUIRED 253.53 PROPOSED SUMMARY OF PROPOSED FLOOR AREAS (m ²): 56.96 SOUTH DWELLING - UPPER LEVEL 56.96 SOUTH DWELLING - MAIN LEVEL 69.82 NORTH DWELLING - UPPER LEVEL 69.82 NORTH DWELLING - MAIN LEVEL 253.53 TOTAL FLOOR AREA				R-2: 2.1.3
0-6	HEIGHT, STOREYS & ROOF DECKS	AVERAGED FINISH BUILDING GRADE (m): +29.272 PROPOSED TWO FAMILY BUILDING HEIGHT (STOREYS): ≥ 2 REQUIRED 2 PROPOSED TWO FAMILY BUILDING HEIGHT (m): ≤ 7.6 REQUIRED 7.334 PROPOSED ¹ ROOF DECK: NONE PERMITTED NONE PROPOSED			¹ MID-POINT OF UPPER ROOF PEAK (+37.643) & U/S EAVES (+35.670) IS +36.606m	R-2: 2.1.4
0-7	SETBACKS & PROJECTIONS	FRONT YARD (VISTA HEIGHTS) SETBACK (m): ≥ 7.5 REQUIRED 7.5 PROPOSED PORCH PROJECTION INTO FRONT YARD (m): ≤ 3.5 REQUIRED 1.5 PROPOSED ² REAR YARD (NORTH) SETBACK (m): ≥ 12.005 REQUIRED ¹ 12.02 PROPOSED SIDE YARD (WEST) SETBACK (m): ≥ 3 REQUIRED 3.00 PROPOSED SIDE YARD (EAST) SETBACK (m): ≥ 2.132 REQUIRED ¹ 2.166 PROPOSED COMBINED SIDE YARD SETBACKS (m): ≥ 4.5 REQUIRED 5.166 PROPOSED EAVE PROJECTIONS INTO SETBACKS (m): ≤ 0.75 REQUIRED ≤ 0.61 PROPOSED			¹ GREATER OF 35% LOT DEPTH OR 10.7m ² 1.5m ROOF OVERHANG AT SOUTH UNIT PATIO AND ENTRY ³ GREATER OF 10% LOT WIDTH (±2.133) OR 1.5m	R-2: 2.1.5
0-8	SITE COVERAGE & OPEN SPACE	SITE COVERAGE (%): ≤ 40 REQUIRED 25.67 PROPOSED ¹ LOT OPEN SPACE (%): ≥ 30 REQUIRED 62.86 PROPOSED ² REAR YARD OPEN SPACE (%): ≥ 33 REQUIRED 100 PROPOSED			¹ 146.02 m ² COVERAGE ² 357.62 m ² TOTAL OPEN SPACE	R-2: 2.1.6
0-9	OFF-STREET VEHICULAR PARKING	GEOGRAPHIC SUB-AREA: CORE AREA VILLAGE/CENTRE OTHER CLASS OF USE: TWO FAMILY DWELLING OFF-STREET PARKING SPACES: TWO FAMILY DWELLING: NO. UNITS 2 STALLS REQUIRED 2 TOTAL PROVIDED 2 ¹ BICYCLE PARKING SPACES: TWO FAMILY DWELLING: NO. UNITS 2 STALLS REQUIRED 0 TOTAL PROVIDED 2 ²			¹ BOTH REQUIRED VEHICULAR SPACES TO BE PROVIDED WITH ENERGIZED EV OUTLETS ² TWO CARGO LENGTH 0.6 X 2.4m BICYCLE SPACES PROPOSED (NONE REQUIRED)	80-159: SCHEDULE C

Property Data & Project Information Table

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A REZONING & DP APPLICATION FOR THE CONSTRUCTION OF A NEW TWO-STORY TWO-FAMILY DWELLING, ON THE SITE OF AN EXISTING SINGLE FAMILY DWELLING. CURRENT ZONING DISTRICT PERMITS ONLY SECONDARY OR GARDENS SUITES; REZONING WOULD ALLOW THE SECOND FAMILY TO OWN THEIR HOME.
CIVIC ADDRESS	1212 VISTA HEIGHTS, VICTORIA BC, V8T 2H5
LEGAL DESCRIPTION	LOT 219, BLOCK 12, PLAN 299, SECTION 4, VICTORIA DISTRICT (PLAN VIP299)
PROPERTY IDENTIFICATION (P.I.D.)	004-019-776
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS
C.A.L.U.C.	HILLSIDE-QUADRA NEIGHBOURHOOD ACTION COMMITTEE

PROJECT INFORMATION TABLE	CURRENT/PERMITTED	PROPOSED REZONING	PROPOSED DESIGN
ZONING DISTRICT	R1-B (SINGLE FAMILY)	R-2 (TWO FAMILY)	R-2 (TWO FAMILY)
SITE AREA (m ²)	≥ 460	≥ 555	568.87 (EXISTING)
TOTAL FLOOR AREA (m ²)	≤ 300	≤ 380	253.53
FLOOR AREA, FIRST AND SECOND STOREYS COMBINED (m ²)	≤ 280	≤ 280	253.53
FLOOR SPACE RATIO	N/A	≤ 0.5	0.446
SITE COVERAGE (%)	≤ 40	≤ 40	25.55
OPEN SITE SPACE (%)	-	≥ 30	62.84
REAR YARD OPEN SITE SPACE (%)	-	≥ 33	100
HEIGHT OF BUILDING (m)	≤ 7.6	≤ 7.6 (NO BASEMENT)	7.130
NUMBER OF STOREYS	2	2 (NO BASEMENT)	2
PARKING STALLS ON SITE	≥ 1	≥ 2	2
BUILDING SETBACKS:	FRONT YARD (m)	≥ 7.5	≥ 7.5 OR AVG ABUTTING 7.50
	FRONT STEPS (m)	≥ 5.0 (MAX 1.7 m HIGH)	≥ 4.0
	FRONT PORCH (m)	≥ 5.9	≥ 4.0
	BAY WINDOWS (m)	-	≥ 6.9
	REAR YARD (m)	7.5 OR 25% (8.58)	10.7 OR 35% (12.01)
	SIDE YARD - WEST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0
	SIDE YARD - EAST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0
RESIDENTIAL USE DETAILS:	COMBINED SIDE YARDS (m)	≥ 4.5	≥ 4.5
	EAVE PROJECTION IN SETBACKS (m)	≤ 0.75	≤ 0.75
	TOTAL NUMBER OF UNITS	1	≤ 2
	UNIT TYPE	SINGLE FAMILY	TWO FAMILY
	MINIMUM UNIT FLOOR AREA (m ²)	≥ 70	≥ 46
	TOTAL RESIDENTIAL UNIT AREA (m ²)	≤ 300	≤ 380
			253.53

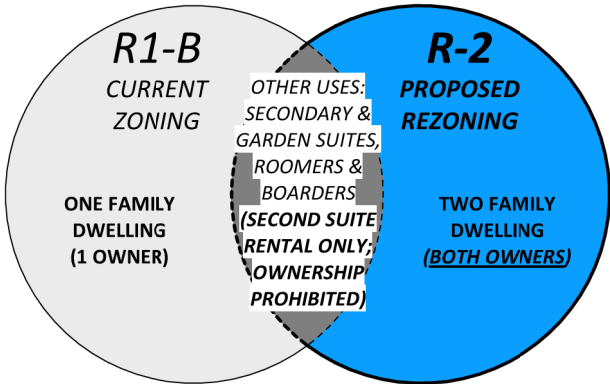


Average Grade Calculation

AVERAGE BETWEEN POINTS	DISTANCE (m)	(AVG.) x (DIST.)
A-B	(28.815 + 28.8)/2 = 28.8075	7.95
B-C	(28.8 + 28.94)/2 = 28.87	6.39
C-D	(28.94 + 28.94)/2 = 28.94	3.2
D-E	(28.94 + 28.94)/2 = 28.94	1.5
E-F	(28.94 + 29.0)/2 = 28.97	0.4
F-G	(29 + 29.465)/2 = 29.2325	6.88
G-H	(29.465 + 29.75)/2 = 29.6075	11.22
H-I	(29.75 + 30)/2 = 29.875	0
I-J	(30 + 29.55)/2 = 29.775	6.48
J-K	(29.55 + 29.55)/2 = 29.55	0.3
K-L	(29.55 + 29.265)/2 = 29.4075	8.12
L-M	(29.265 + 28.815)/2 = 29.04	0
TOTAL		52.44m
		(PERIMETER) 1535.02

AVERAGE GRADE = 29.272m = (1535.02) / (52.44)

1 AVERAGE GRADE CALCULATION PLAN
1 : 200



1212 Vista Heights

Revised Rezoning & Development Permit Application

Parks Comment Response - 14 February 2024

Drawing List	
A0.01	COVER
A1.00	SITE SURVEY
A1.01	NEIGHBOURHOOD CONTEXT
A1.02	SITE & LANDSCAPE PLANS
A1.03	3D VIEWS
A2.01	FLOOR PLANS
A2.02	ROOF PLAN
A3.01	ELEVATIONS - SOUTH & WEST
A3.02	ELEVATIONS - NORTH & EAST
A4.01	BUILDING SECTIONS



OWNER

CHARLES CHANG
VICTORIA, BC
250-216-7388

CONSULTANTS

ARCHITECT
CHRISTINE LINTOTT ARCHITECTS INC.
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VICTORIA BC V8T 1M5
250-384-1969

CONTACT: TIM KINDRAT

SURVEYOR

POWELL & ASSOCIATES
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VICTORIA BC V8Z 7H6
250-382-8855

CONTACT: SCOTT PEARSE

ARBORIST

TALBOT MACKENZIE & ASSOCIATES
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VICTORIA BC V8Z 7H6
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CONTACT: SHANNON MURRAY

CIVIL

McELHANNY
#500 - 3960 QUADRA STREET
VICTORIA BC V8X 4A3
250-370-9221

CONTACT: NATHAN DUNLOP

ATTACHMENT B

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Architects Inc.



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www.lintottarchitect.ca

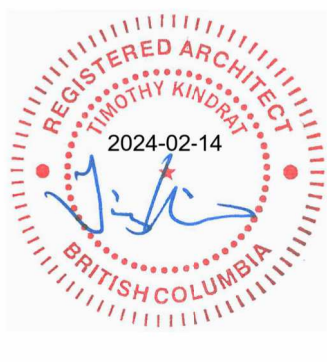
Issue Date

REZONING APPLICATION 23 DEC 2021
REZONING REVISION 4 JAN 2023
REZONING REVISION #2 15 DEC 2023
DP APPLICATION 15 JAN 2024
REZ/DP REVISIONS 14 FEB 2024

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2	REZONING REVISION	2023 01 04
3	REZONING REVISION #2	2023 12 15

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1212 Vista Heights

Victoria BC, V8T 2H5

COVER

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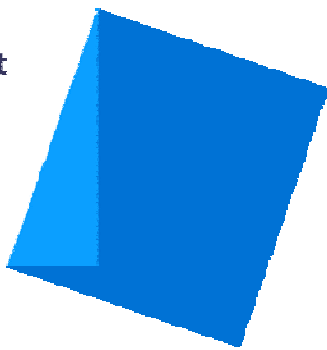
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A0.01

Scale As indicated

Revisions

Received Date:
February 14, 2024



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SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

1212 Vista Heights

Victoria BC, V8T 2H5

SITE SURVEY

Date 2024-02-14 1:26:41 PM

Drawn by SURVEYOR

Checked by -

A1.00

Scale

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1212 Vista Heights

Legal Lot 219, Block 12, Section 4,
Victoria City, Plan 299

Parcel Identifier: 004-019-776
in the City of Victoria

LEGEND

Elevations are geodetic and referenced
to the CVD2886 datum.

+ - denotes - existing elevation

Refer to arborist report prepared by
Talbot Mackenzie & Associates for
tree size and species information.

Lot Area = 568 m2



Revised July 26, 2021
March 10, 2021

File : 13,406-25
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale 1:150 Distances are in meters



The intended print size is 11" by 17"

Setbacks are derived from field survey.

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

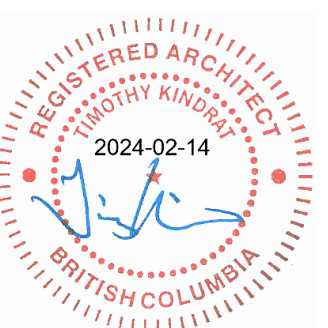
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.



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Consultant Seal



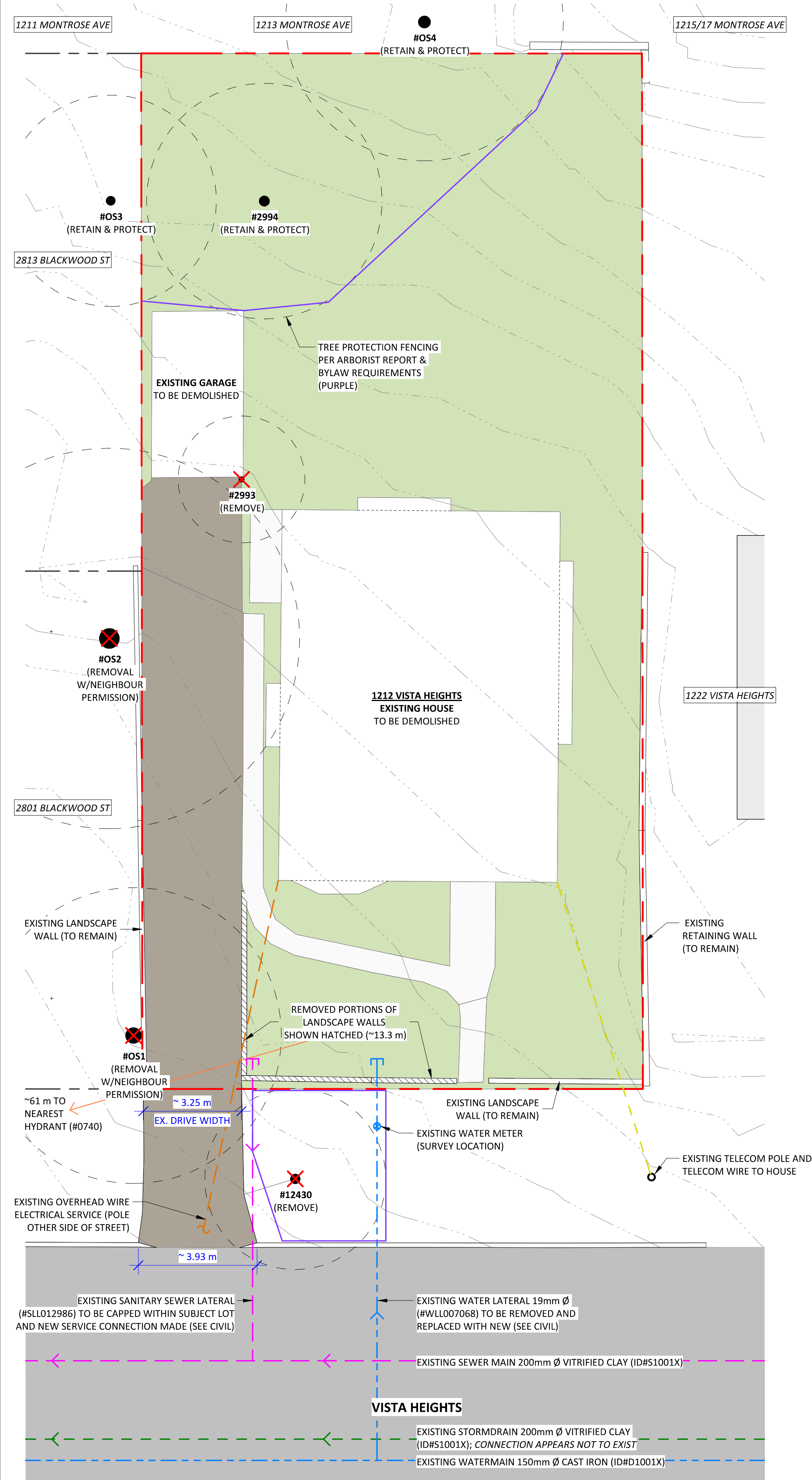
1212 Vista Heights

Victoria BC, V8T 2H5

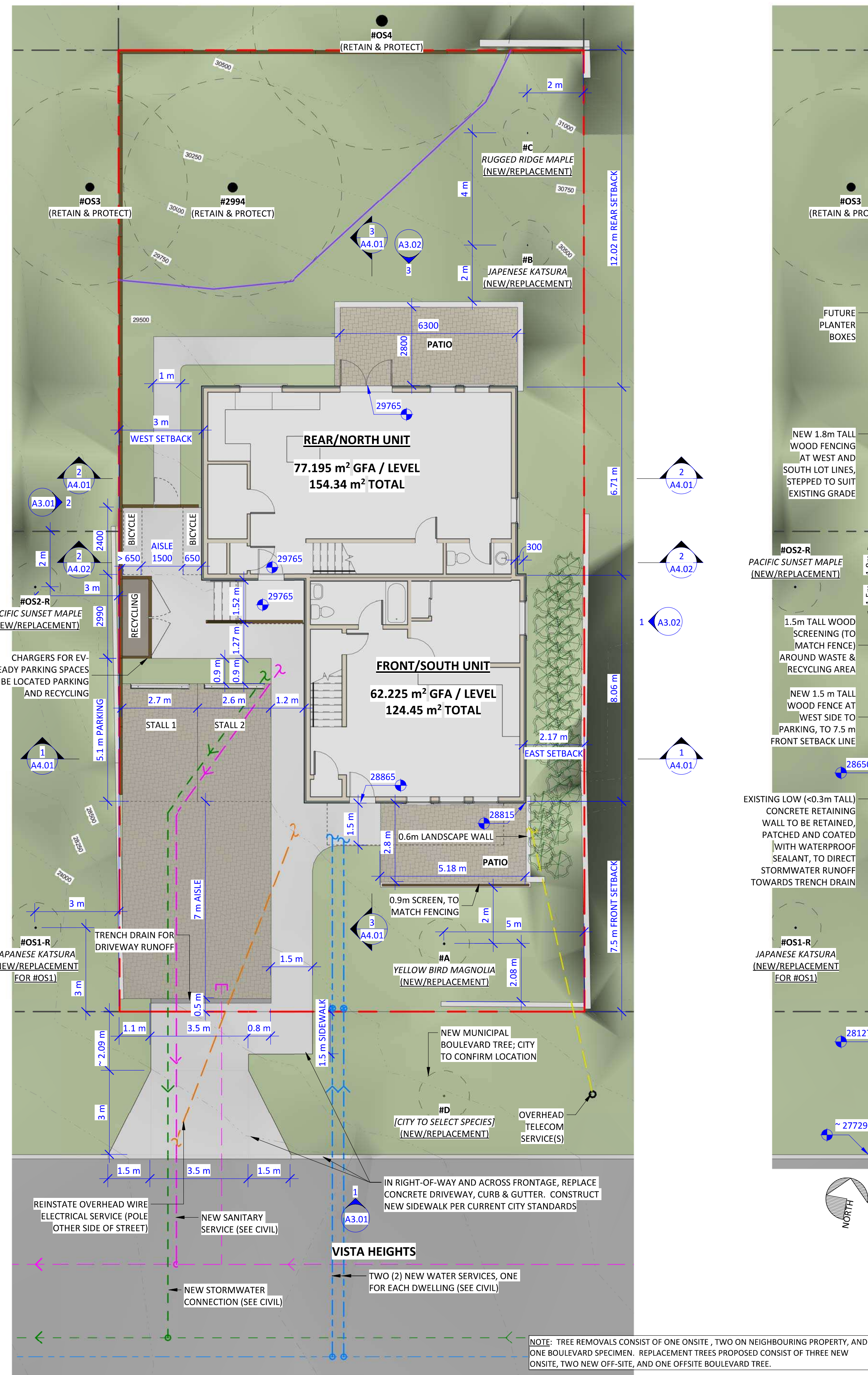
NEIGHBOURHOOD CONTEXT

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A1.01



1 SITE PLAN - EXISTING
A0.03 1:100



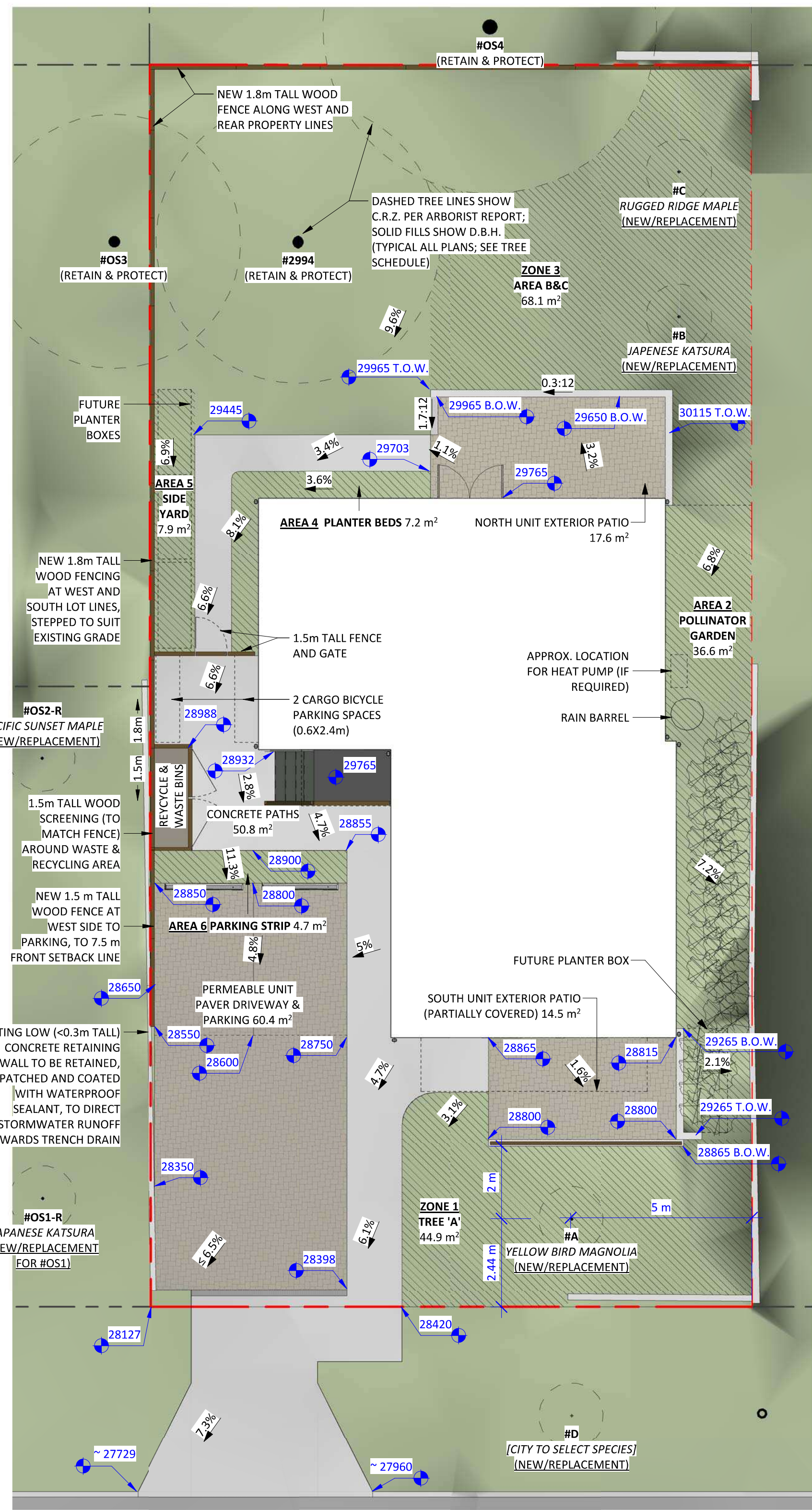
2 SITE PLAN - PROPOSED
A0.03 1:100

Plant List (SUGGESTED SPECIES AND LATIN NAME)

AREA 4 - PLANTER BEDS AREA 5 - SIDE YARD	AREA 2 - POLLINATOR GARDEN	AREA 6 - PARKING STRIP
<ul style="list-style-type: none">• COMPACT STRAWBERRY BUSH (<i>ARBUS UUNED COMPACTA</i>)• MOUNTAIN LAUREL (<i>KALMIA LATIFOLIA</i>)• AZALEA (<i>AZALEA SPP.</i>)• RHODODENDRON (<i>ERICACEAE SPP.</i>)• MOCK ORANGE (<i>PHAEDELPHUS LEWISII</i>)• JAPANESE PIERIS (<i>PIERIS JAPONICA</i>)• DWARF SKIMMIA (<i>SKIMMIA JAPONICA</i>)• CALIFORNIA LILAC (<i>CEANOTHUS THYRSIFLORUS</i>)• BOKWOOD (<i>BUXUS SEMPERVIRENS</i>)• KINKINNICK, AKA BEARBERRY (<i>ARCTOSTAPHYLOS UVA-URSI</i>)• NEW ZEALAND FLAX (<i>PHORMIUM SPP.</i>)	<ul style="list-style-type: none">• LOWER ALLERGEN, POLLINATOR FRIENDLY PLANTS:• KINKINNICK, AKA BEARBERRY (<i>ARCTOSTAPHYLOS UVA-URSI</i>)• LILY OF THE VALLEY (<i>PIERIS JAPONICA</i>)• YARROW (<i>ACHILLEA MILLEFOLIUM</i>)• STONECROP (<i>SEDUM SPP.</i>)• TALL OREGON GRAPE (<i>MAHONIA AQUIFOLIUM</i>)• CALIFORNIA LILAC (<i>CEANOTHUS THYRSIFLORUS</i>)• SHRUBBY VERONICA (<i>HEBE SPP.</i>)• FLOWERING ONION (<i>ALLIUM SPP.</i>)• EVERGREEN HUCKLEBERRY (<i>VACCINIUM OVATUM</i>)• BOKWOOD (<i>BUXUS SEMPERVIRENS</i>)• KINKINNICK, AKA BEARBERRY (<i>ARCTOSTAPHYLOS UVA-URSI</i>), GROUND COVER	<ul style="list-style-type: none">• LOW LANDSCAPING, NOT TO EXCEED 0.15m IN HEIGHT
AREA 1 - TREE 'A' AREA 3 - TREES 'B' & 'C'		
SEEDING LAWN BLEND		

Tree Inventory

NO.	COMMON NAME	LATIN NAME	LOCATION	PROTECTED	STATUS	D.B.H.	C.R.Z.	HEIGHT	COMMENTS
2993	BING CHERRY	<i>PRUNUS AVIUM</i>	REAR YARD	No	REMOVE	180	2100	3000	NOT SUITABLE FOR RETENTION DUE TO DAMAGE ASSOCIATED WITH DEMOLITION OF GARAGE
2994	APPLE	<i>MALUS DOMESTICA</i>	REAR YARD	Yes	RETAIN/PROTECT	340	3900	5000	ERECT PROTECTIVE FENCING
12430	EUROPEAN HAWTHORN	<i>CRATAGUS OXYACANTHA</i>	OFF-SITE	Yes	REMOVE	320	3000	5000	REMOVE EXISTING BOULEVARD TREE
A	YELLOW BIRD MAGNOLIA	<i>MAGNOLIA ACCUMINATA</i>	FRONT YARD	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN; MINIMUM SIZE NOTED
B	JAPANESE KATSURA	<i>CERCIDIPHYLLUM JAPONICUM</i>	REAR YARD	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN; MINIMUM SIZE NOTED
C	RUGGED RIDGE MAPLE	<i>ACER MITABEI</i>	REAR YARD	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN; MINIMUM SIZE NOTED
D	T.B.D.	T.B.D.	OFF-SITE	Yes	NEW/REPLACEMENT	60	900	2000	NEW REPLACEMENT SPECIMEN IN MUNICIPAL BOULEVARD; CITY TO CONFIRM SPECIES & LOCATION
OS1	CHERRY PLUM	<i>PRUNUS Cerasifera</i>	OFF-SITE	Yes	REMOVE	520	4900	6000	NOT SUITABLE FOR RETENTION DUE TO DAMAGE ASSOCIATED WITH DRIVEWAY & U/G SERVICES
OS1-R	JAPANESE KATSURA	<i>CERCIDIPHYLLUM JAPONICUM</i>	REAR YARD	Yes	NEW/REPLACEMENT	60	900	2000	REPLACEMENT FOR OS1 IF DAMAGED, PER NEIGHBOUR TREE AGREEMENT
OS2	CHERRY PLUM	<i>PRUNUS Cerasifera</i>	OFF-SITE	Yes	REMOVE	660	6300	7000	TREE ON NEIGHBOURING PROPERTY, FOR REMOVAL PER WRITTEN AGREEMENT
OS2-R	PACIFIC SUNSET MAPLE	<i>MAGNOLIA ACCUMINATA</i>	OFF-SITE	Yes	NEW/REPLACEMENT	60	900	2000	REPLACEMENT FOR OS2, PER NEIGHBOUR TREE AGREEMENT
OS3	BING CHERRY	<i>PRUNUS AVIUM</i>	OFF-SITE	Yes	RETAIN/PROTECT	300	3500	3000	ERECT PROTECTIVE FENCING
OS4	BING CHERRY	<i>PRUNUS AVIUM</i>	OFF-SITE	Yes	RETAIN/PROTECT	400	4600	5000	ERECT PROTECTIVE FENCING



3 LANDSCAPE PLAN
A3.01 1:100

PROJECT INFORMATION TABLE	CURRENT/PERMITTED	PROPOSED REZONING	PROPOSED DESIGN
ZONING DISTRICT	R1-8 (SINGLE FAMILY)	R-2 (TWO FAMILY)	R-2 (TWO FAMILY)
SITE AREA (m ²)	≥ 460	≥ 555	568.87 (EXISTING)
TOTAL FLOOR AREA (m ²)	≤ 300	≤ 380	253.53
FLOOR AREA, FIRST AND SECOND STOREYS COMBINED (m ²)	≤ 280	≤ 280	253.53
FLOOR SPACE RATIO	N/A	≤ 0.5	0.446
SITE COVERAGE (%)	≤ 40	≤ 40	25.55
OPEN SITE SPACE (%)	-	≥ 30	62.84
REAR YARD OPEN SITE SPACE (%)	-	≥ 33	100
HEIGHT OF BUILDING (m)	≤ 7.6	≤ 7.6 (NO BASEMENT)	7.130
NUMBER OF STOREYS	2	2 (NO BASEMENT)	2
PARKING STALLS ON SITE	≥ 1	≥ 2	2
BUILDING SETBACKS:			
FRONT YARD (m)	≥ 7.5	≥ 7.5 OR AVG ABUTTING	7.50
FRONT STEPS (m)	≥ 5.0 (MAX 1.7 m HIGH)	≥ 4.0	-
FRONT PORCH (m)	≥ 5.9	≥ 4.0	-
BAY WINDOWS (m)	-	≥ 6.9	-
REAR YARD (m)	7.5 OR 25% (8.58)	10.7 OR 35% (12.01)	12.02
SIDE YARD - WEST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0	3.00
SIDE YARD - EAST (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	1.5 OR 10%; 1 SIDE ≥ 3.0	2.166
COMBINED SIDE YARDS (m)	≥ 4.5	≥ 4.5	5.166
EAVE PROJECTION IN SETBACKS (m)	≤ 0.75	≤ 0.75	0.61
RESIDENTIAL USE DETAILS:			
TOTAL NUMBER OF UNITS	1	≥ 2	2
UNIT TYPE	SINGLE FAMILY	TWO FAMILY	TWO FAMILY
MINIMUM UNIT FLOOR AREA (m ²)	≥ 70	≥ 46	113.92
TOTAL RESIDENTIAL UNIT AREA (m ²)	≤ 300	≤ 380	253.53

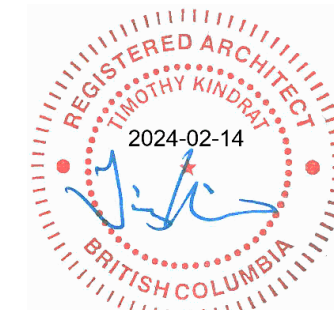
Christine Lintott Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

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Revision		
No.	Description	Date
	POST-CALUC CHANGES	2021 12 23
	REZONING REVISION	2023 01 04
	REZONING REVISION	2023 12 15
	#2	
	REZ/DP REVISIONS	2024 02 14

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1212 Vista Heights

Victoria BC, V8T 2H5

SITE & LANDSCAPE PLANS

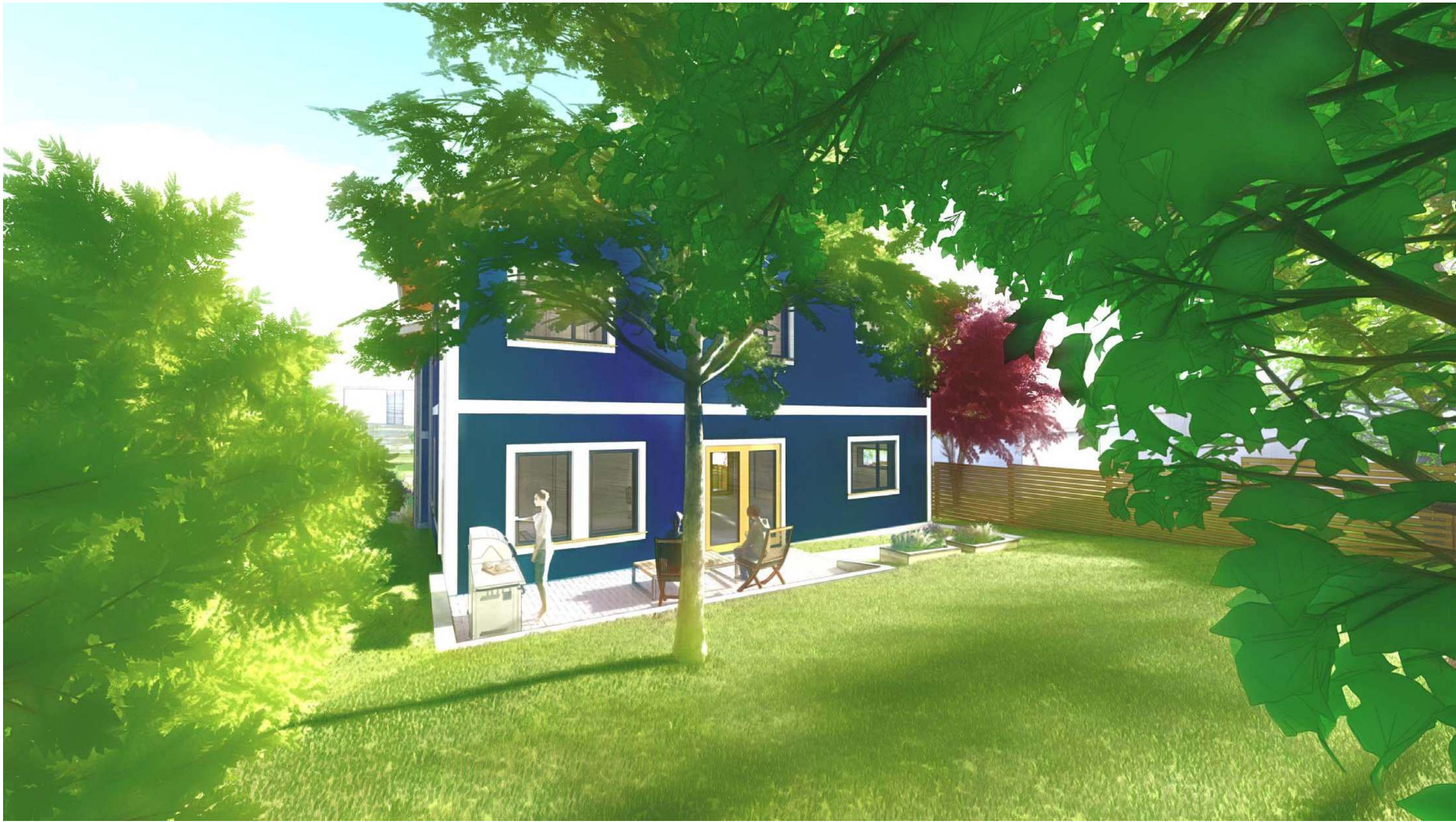
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Scale As indicated



Christine Lintott Architects Inc.

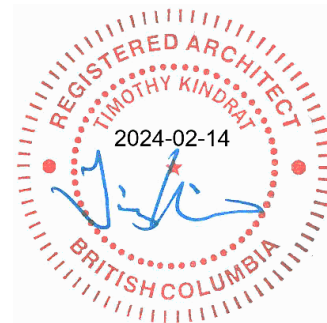


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Consultant Seal



1212 Vista Heights

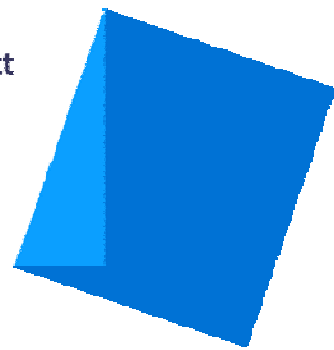
Victoria BC, V8T 2H5

3D VIEWS

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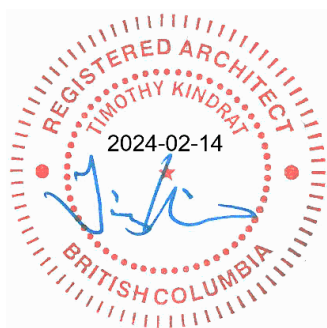
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1212 Vista Heights

Victoria BC, V8T 2H5

FLOOR PLANS

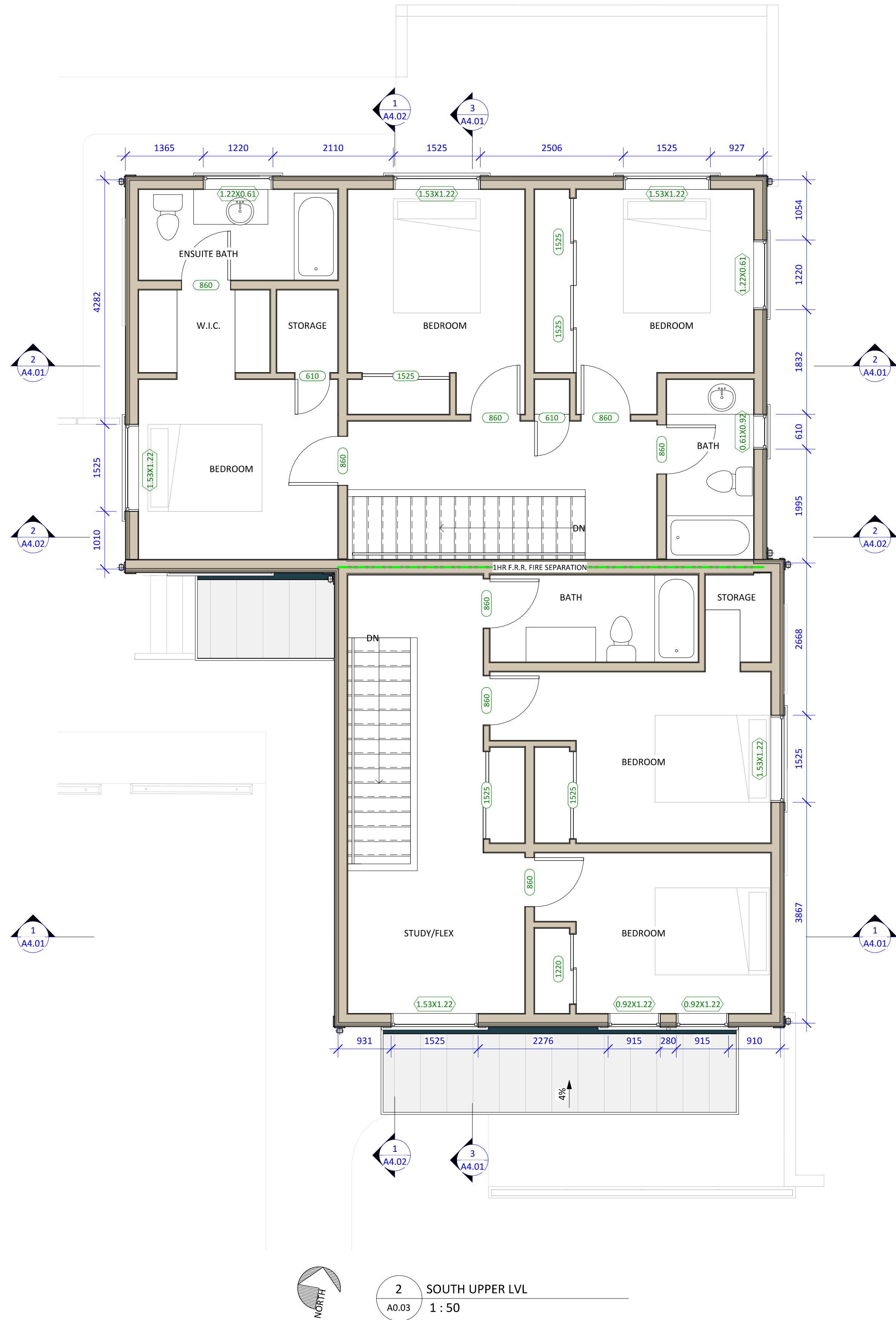
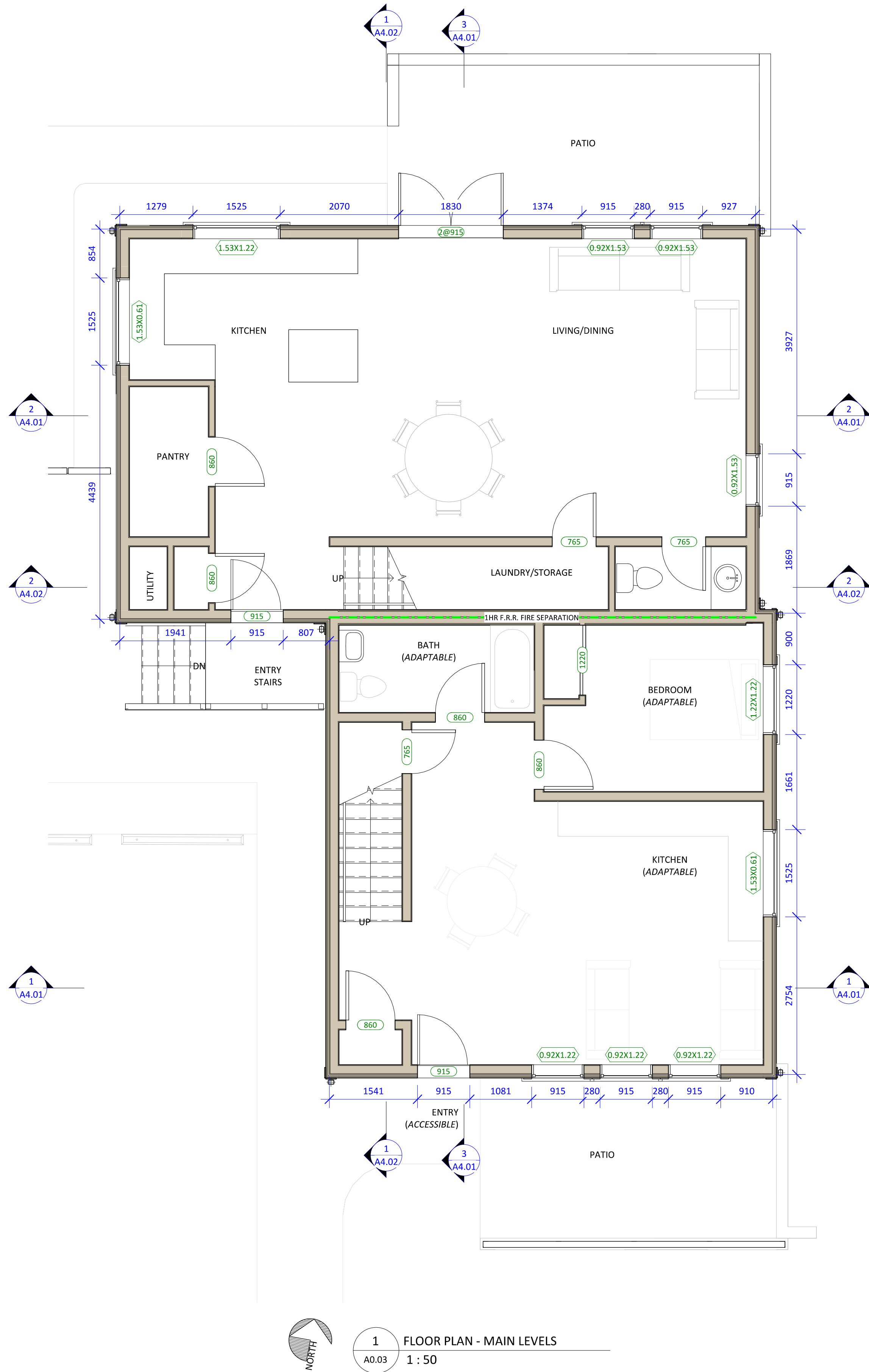
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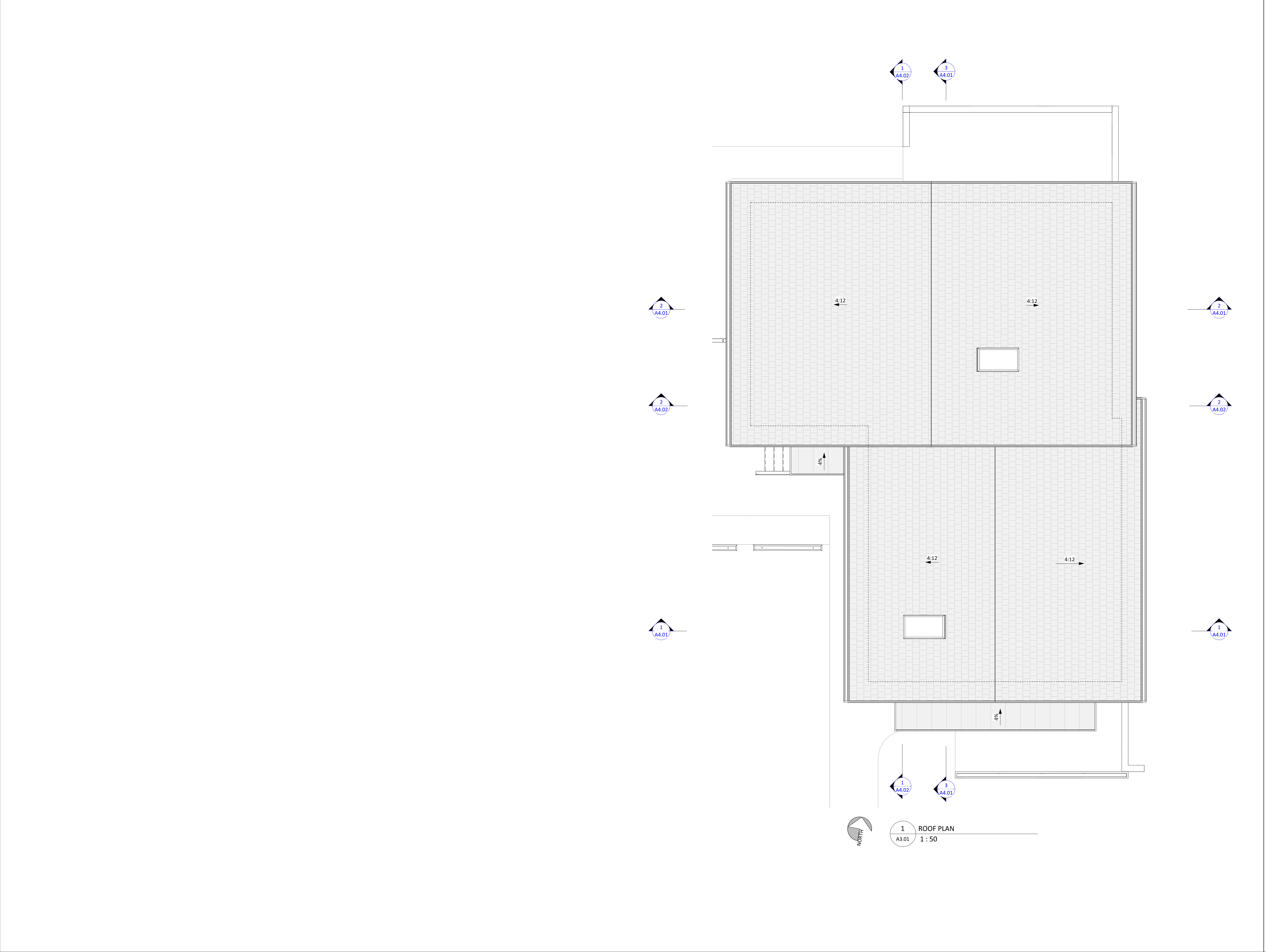
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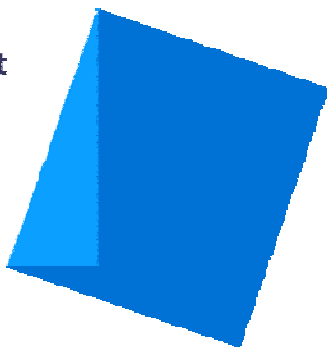
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Scale 1 : 50





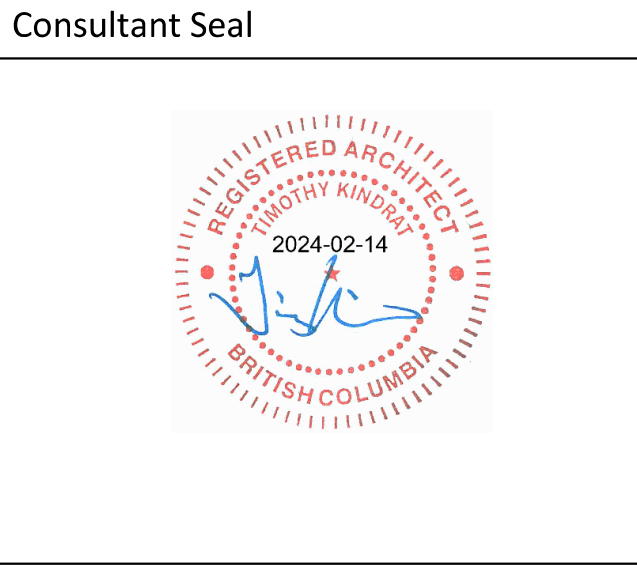
Christine Lintott
Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
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Issue	Date
REZONING APPLICATION	23 DEC 2021
REZONING REVISION	4 JAN 2023
REZONING REVISION #2	15 DEC 2023
DP APPLICATION	15 JAN 2024
REZ/DP REVISIONS	14 FEB 2024

Revision		
No.	Description	Date



1212 Vista Heights

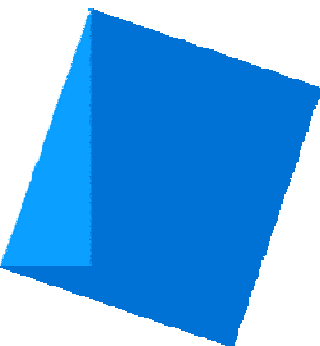
Victoria BC, V8T 2H5

ROOF PLAN

Date	2024-02-14 1:28:07 PM
Drawn by	TK
Checked by	CL

A2.02

Scale	1 : 50
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Issue Date

REZONING APPLICATION 23 DEC 2021
REZONING REVISION 4 JAN 2023
REZONING REVISION #2 15 DEC 2023
DP APPLICATION 15 JAN 2024
REZ/DP REVISIONS 14 FEB 2024

Revision No.	Description	Date
2	REZONING REVISION	2023 01 04
3	REZONING REVISION #2	2023 12 15

Consultant Seal



1212 Vista Heights

Victoria BC, V8T 2H5

ELEVATIONS - SOUTH & WEST

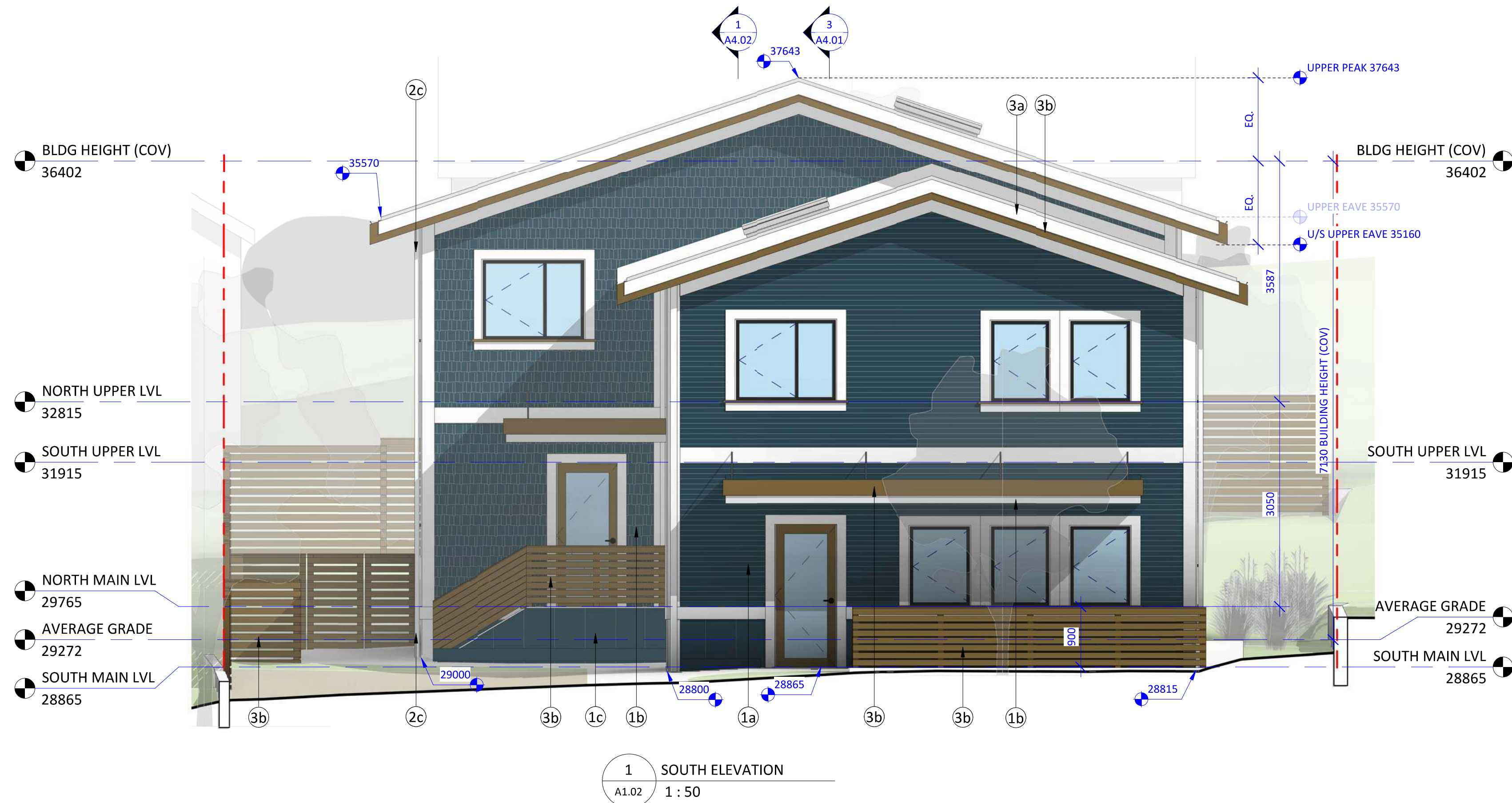
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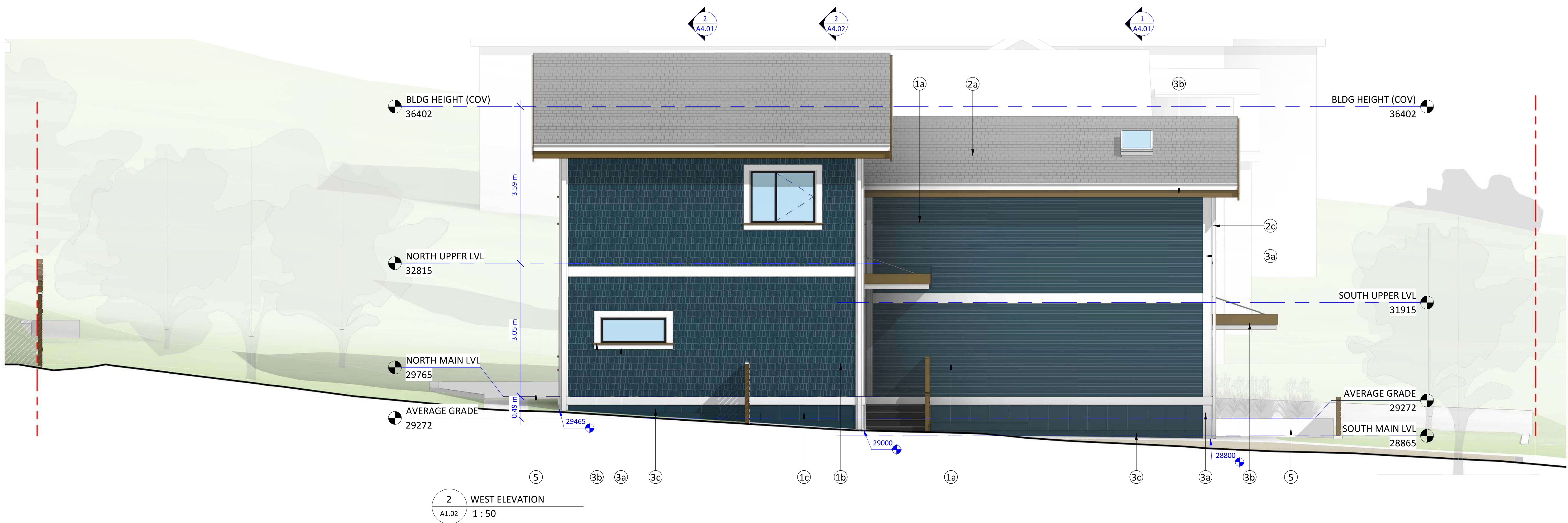
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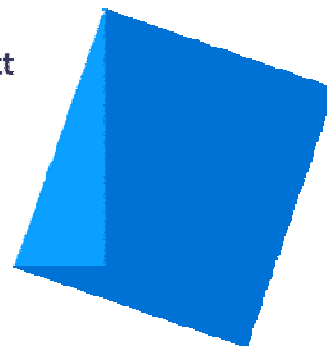
A3.01

Scale 1 : 50



LEGEND - EXTERIOR FINISHES	
1a	CEMENTITIOUS LAP SIDING, COLOUR:"DEEP OCEAN"
1b	CEMENTITIOUS SHINGLE SIDING, COLOUR:"DEEP OCEAN"
1c	CEMENTITIOUS PANEL SIDING, COLOUR:"DEEP OCEAN"
2a	ASPHALT SHINGLE ROOFING, COLOUR:"GRAY"
2c	METAL GUTTER AND RAINWATER LEADER, COLOUR:"WHITE"
3a	CEMENTITIOUS TRIM BOARD (TYPICAL), COLOUR:"WHITE"
3b	CEMENTITIOUS TRIM BOARD (ACCENT), COLOUR:"MINT"
3c	CEMENTITIOUS TRIM BOARD (SIDING MATCH), COLOUR:"DEEP OCEAN"
5	PAINTED CONCRETE, COLOUR:"WHITE"





Issue Date

REZONING APPLICATION 23 DEC 2021
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Revision

No.	Description	Date
3	REZONING REVISION #2	2023 12 15

Consultant Seal



1212 Vista Heights

Victoria BC, V8T 2H5

ELEVATIONS - NORTH &
EAST

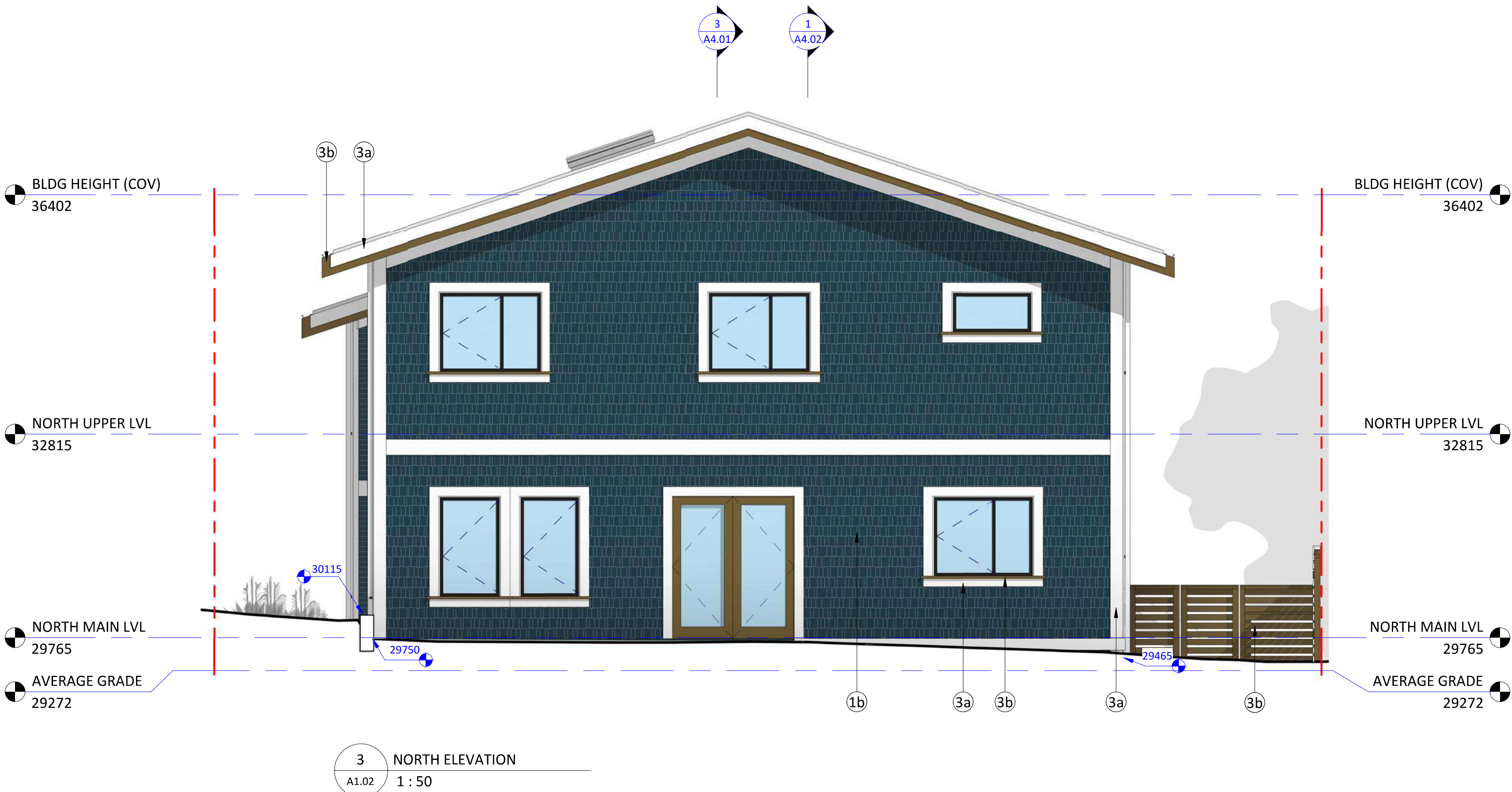
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Checked by CL

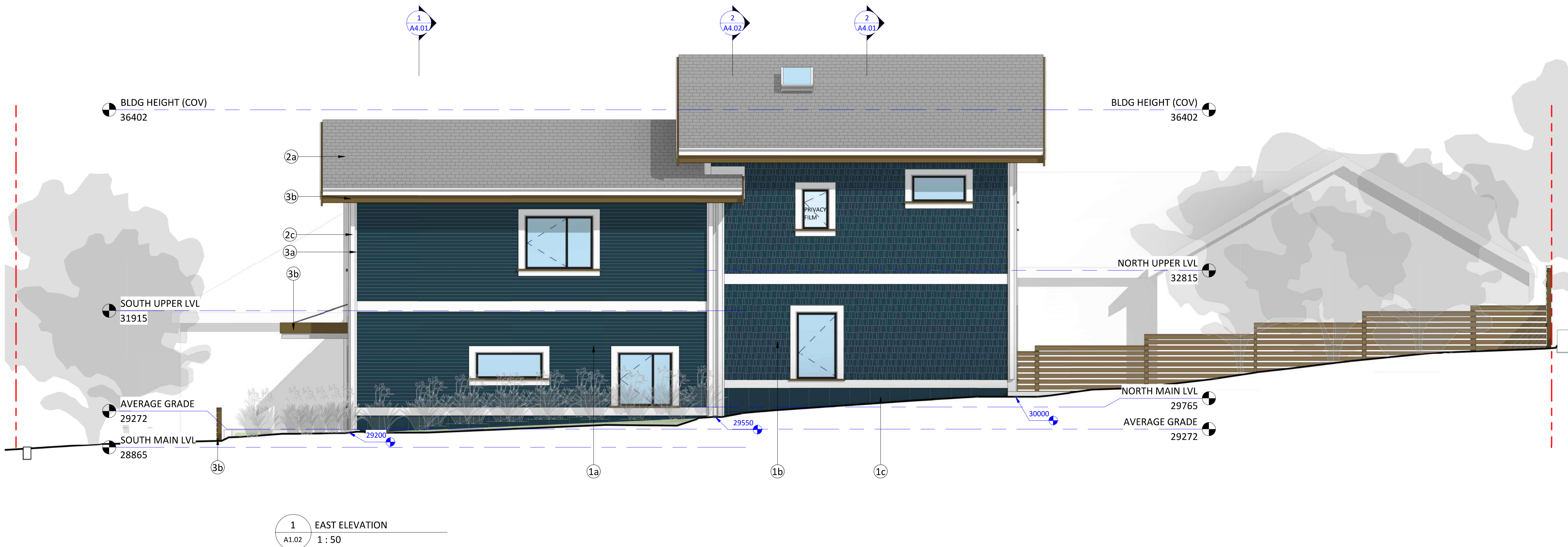
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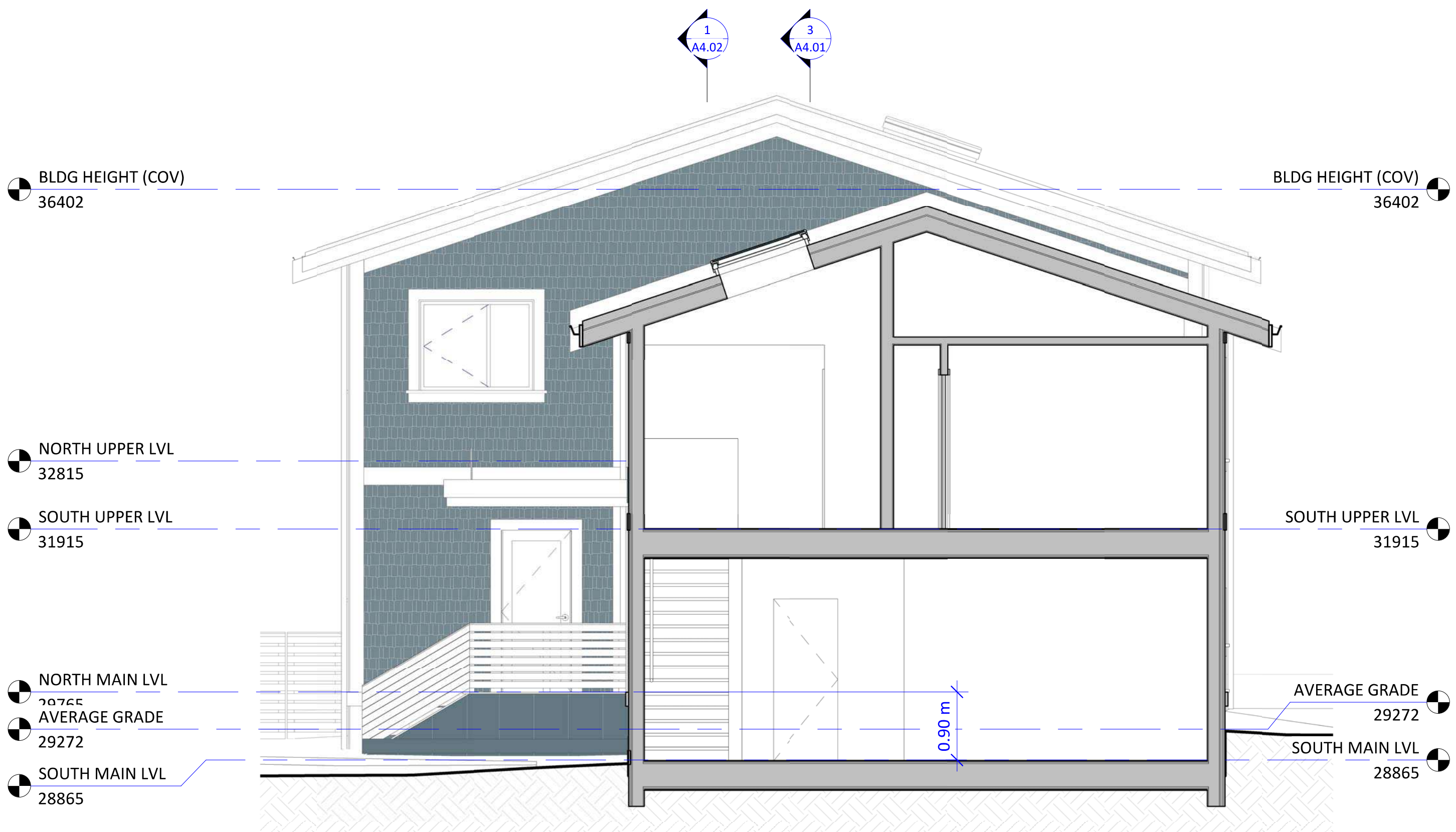
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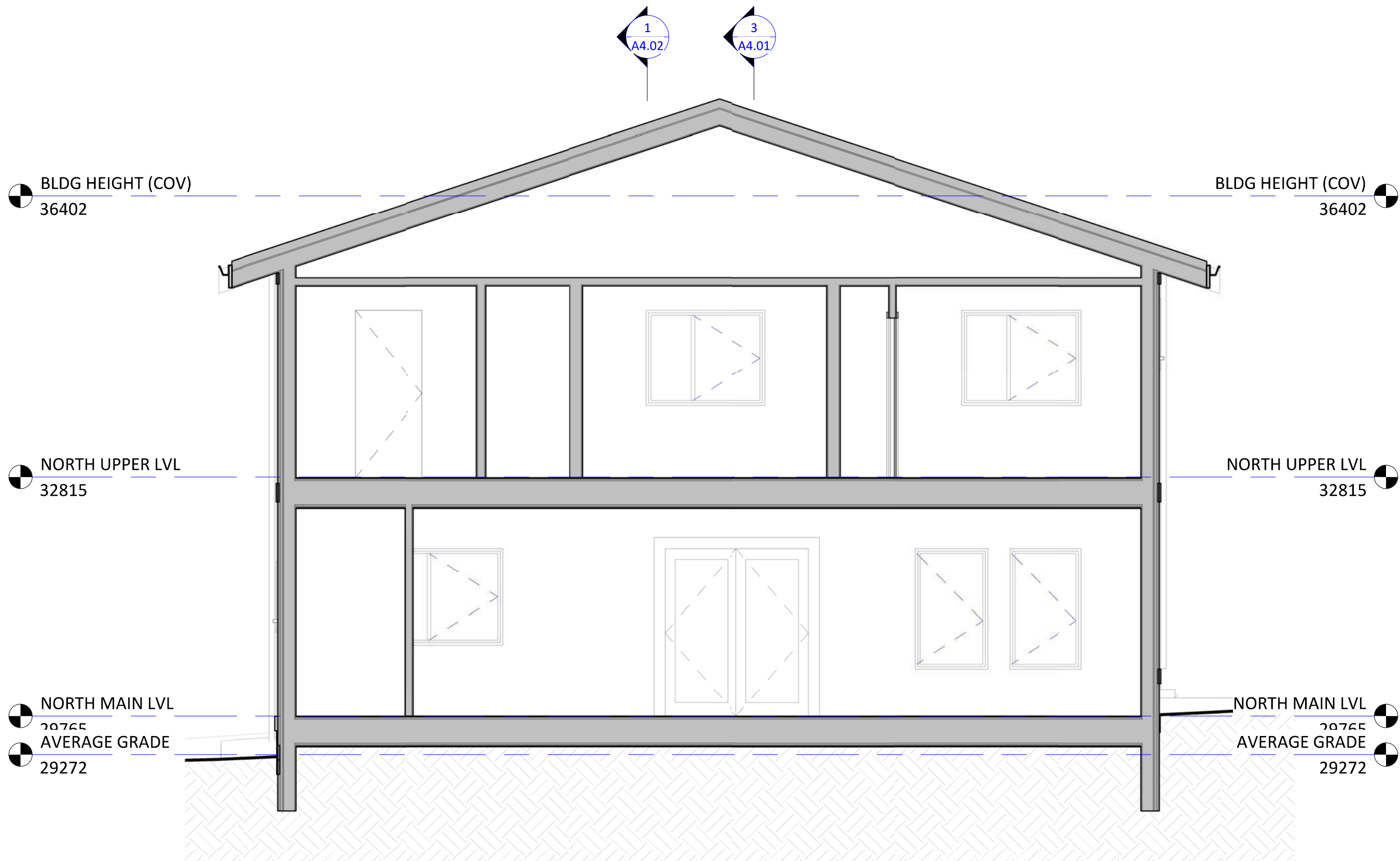
LEGEND - EXTERIOR FINISHES

1a	CEMENTITIOUS LAP SIDING, COLOUR:"DEEP OCEAN"
1b	CEMENTITIOUS SHINGLE SIDING, COLOUR:"DEEP OCEAN"
1c	CEMENTITIOUS PANEL SIDING, COLOUR:"DEEP OCEAN"
2a	ASPHALT SHINGLE ROOFING, COLOUR:"GRAY"
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3c	CEMENTITIOUS TRIM BOARD (SIDING MATCH), COLOUR:"DEEP OCEAN"
5	PAINTED CONCRETE, COLOUR:"WHITE"

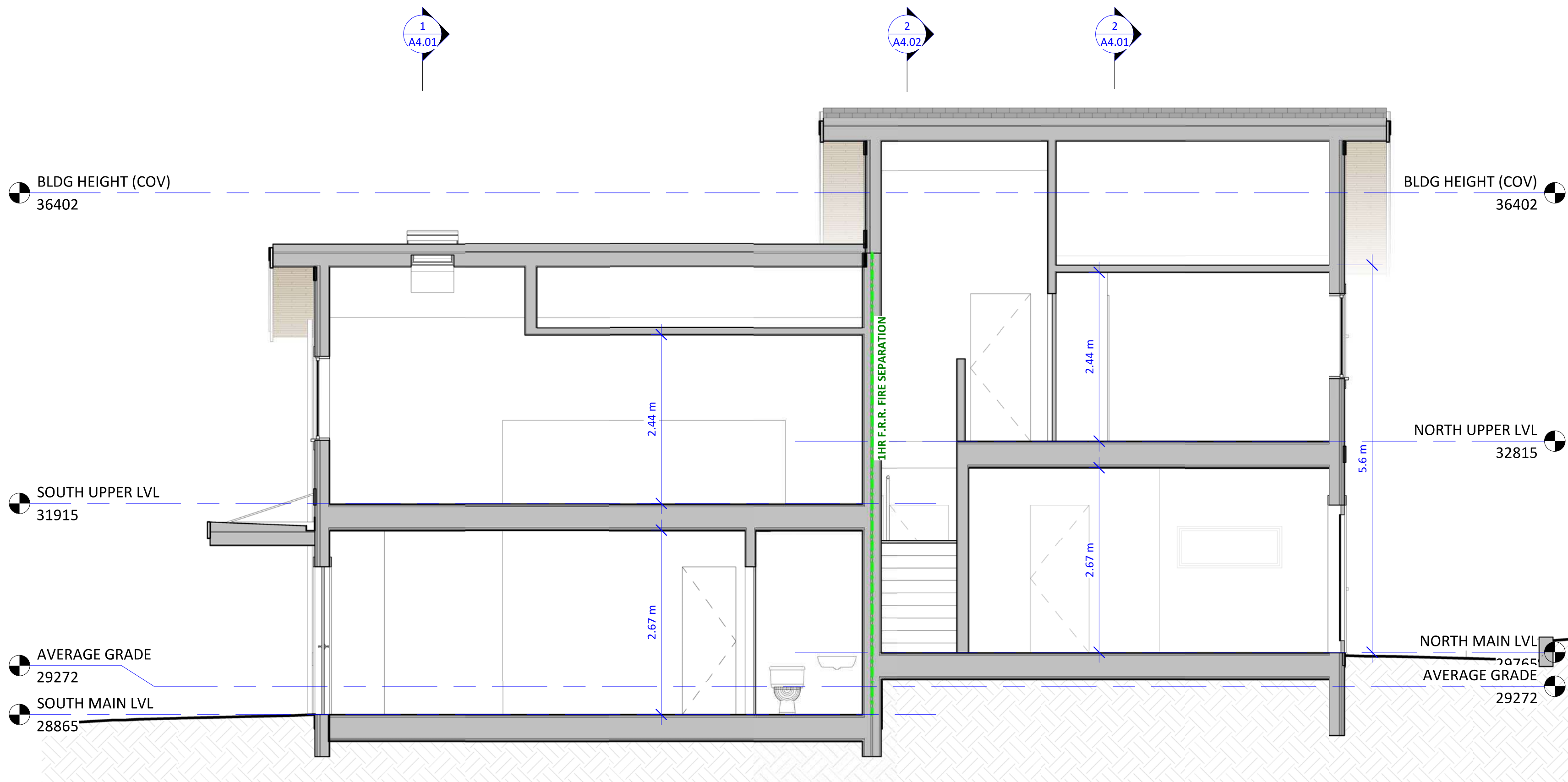




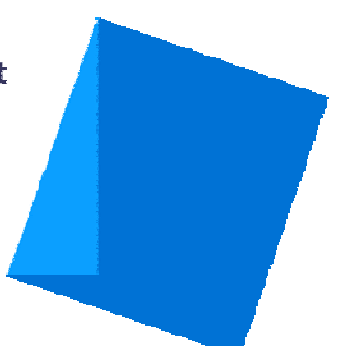
1 BUILDING SECTION - SOUTH UNIT (FACING NORTH)
A1.02 1 : 50



2 BUILDING SECTION - NORTH DWELLING (FACING NORTH)
A1.02 1 : 50



3 BUILDING SECTION - LONGITUDINAL (FACING WEST)
A1.02 1 : 50

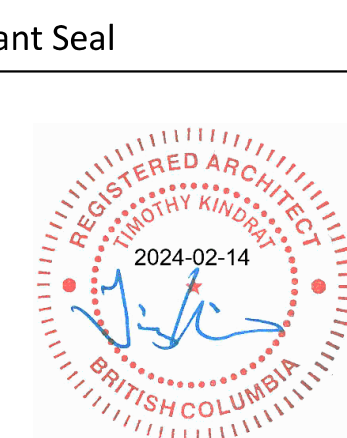


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1212 Vista Heights

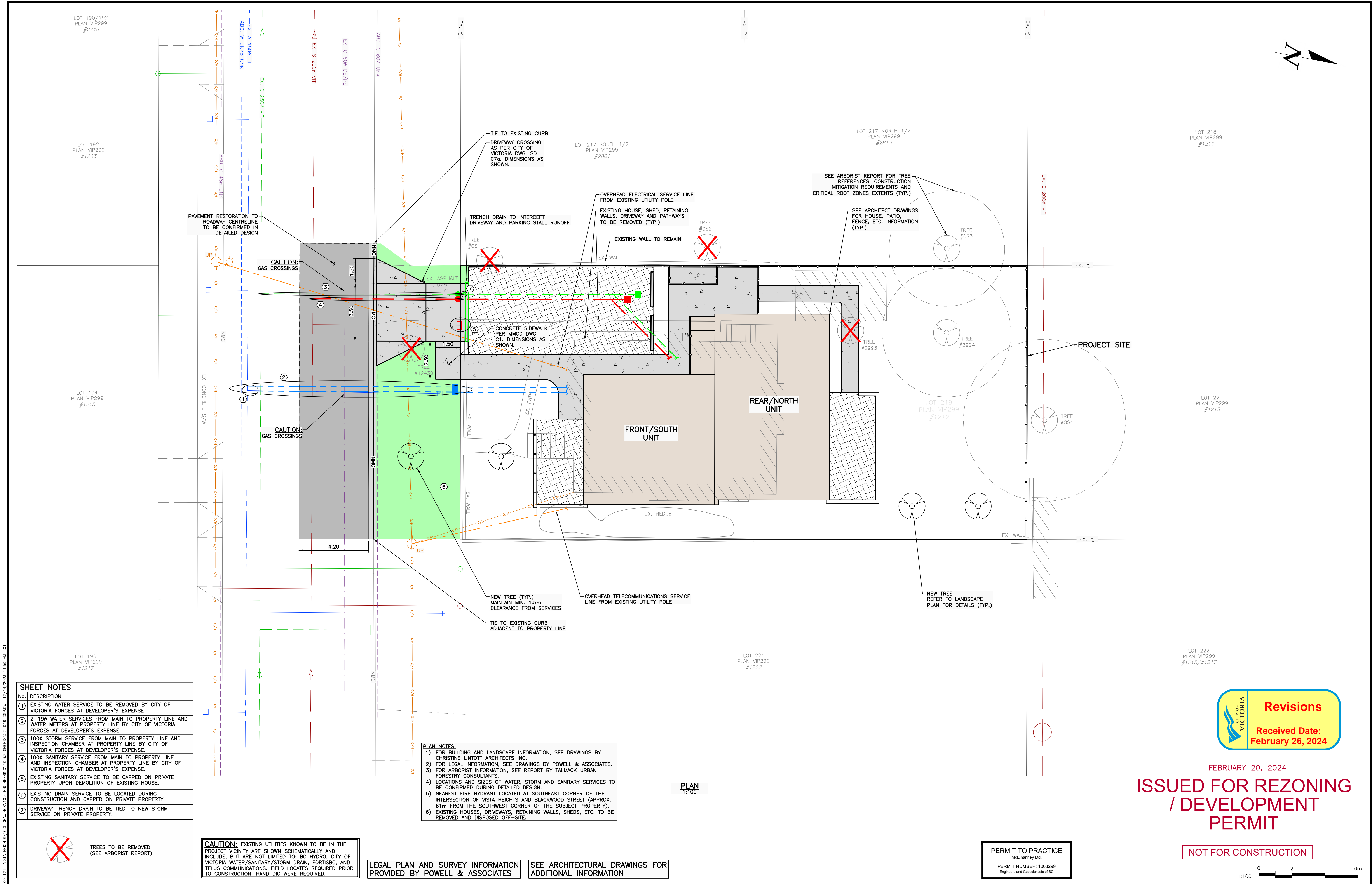
Victoria BC, V8T 2H5

BUILDING SECTIONS

Date	2024-02-14 1:29:30 PM
Drawn by	TK
Checked by	CL

A4.01

Scale	1 : 50
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ISSUED FOR REZONING
/ DEVELOPMENT
PERMIT

0 2 6
1:100

SCALE HORIZ: 1:100	VERT: N/A
PROJECT NO. 22-046	ISSUED/REVISION
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 22-046-C01	

PLAN NOTES:	
1)	FOR BUILDING AND LANDSCAPE INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS INC.
2)	FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
3)	FOR ARBORIST INFORMATION, SEE REPORT BY TALMACK URBAN FORESTRY CONSULTANTS.
4)	LOCATIONS AND SIZES OF WATER, STORM AND SANITARY SERVICES TO BE CONFIRMED DURING DETAILED DESIGN.
5)	NEAREST FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF VISTA HEIGHTS AND BLACKWOOD STREET (APPROX. 60' FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY).
6)	EXISTING HOUSES, DRIVEWAYS, RETAINING WALLS, SHEDS, ETC. TO BE REMOVED AND REPOSED AFTER SITE

TITLE:
PRELIMINARY CIVIL PLAN

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