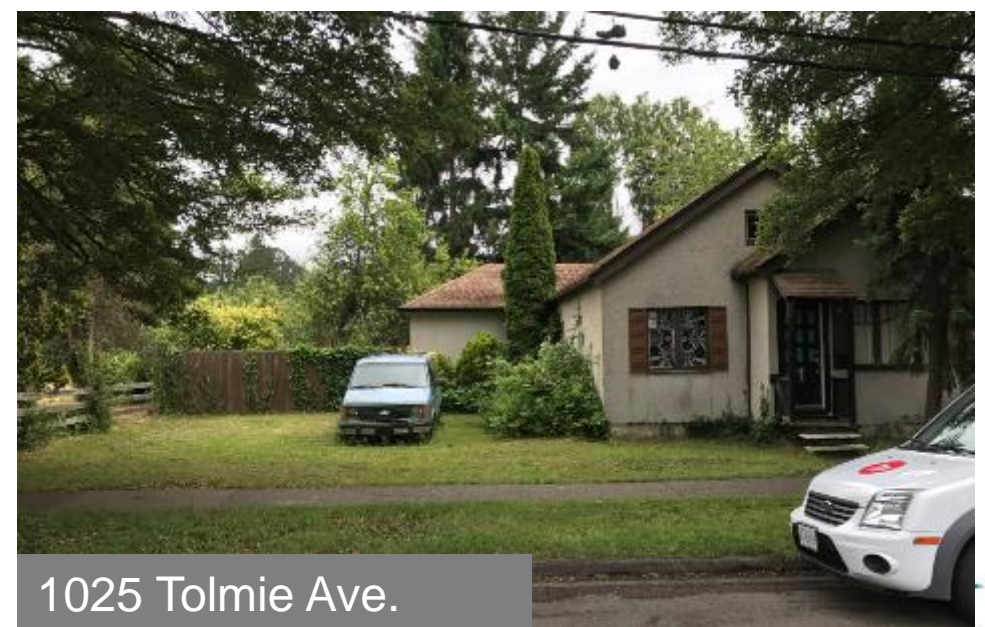

Development Permit with Variances

Application for

1025-1075 Tolmie Avenue



Subject Properties



Neighbouring Properties



Property to the east: 1095 Tolmie Ave.



Properties to the west: 1023 & 1021 Tolmie Ave.

Neighbouring Properties



Neighbouring Properties



Site Plan

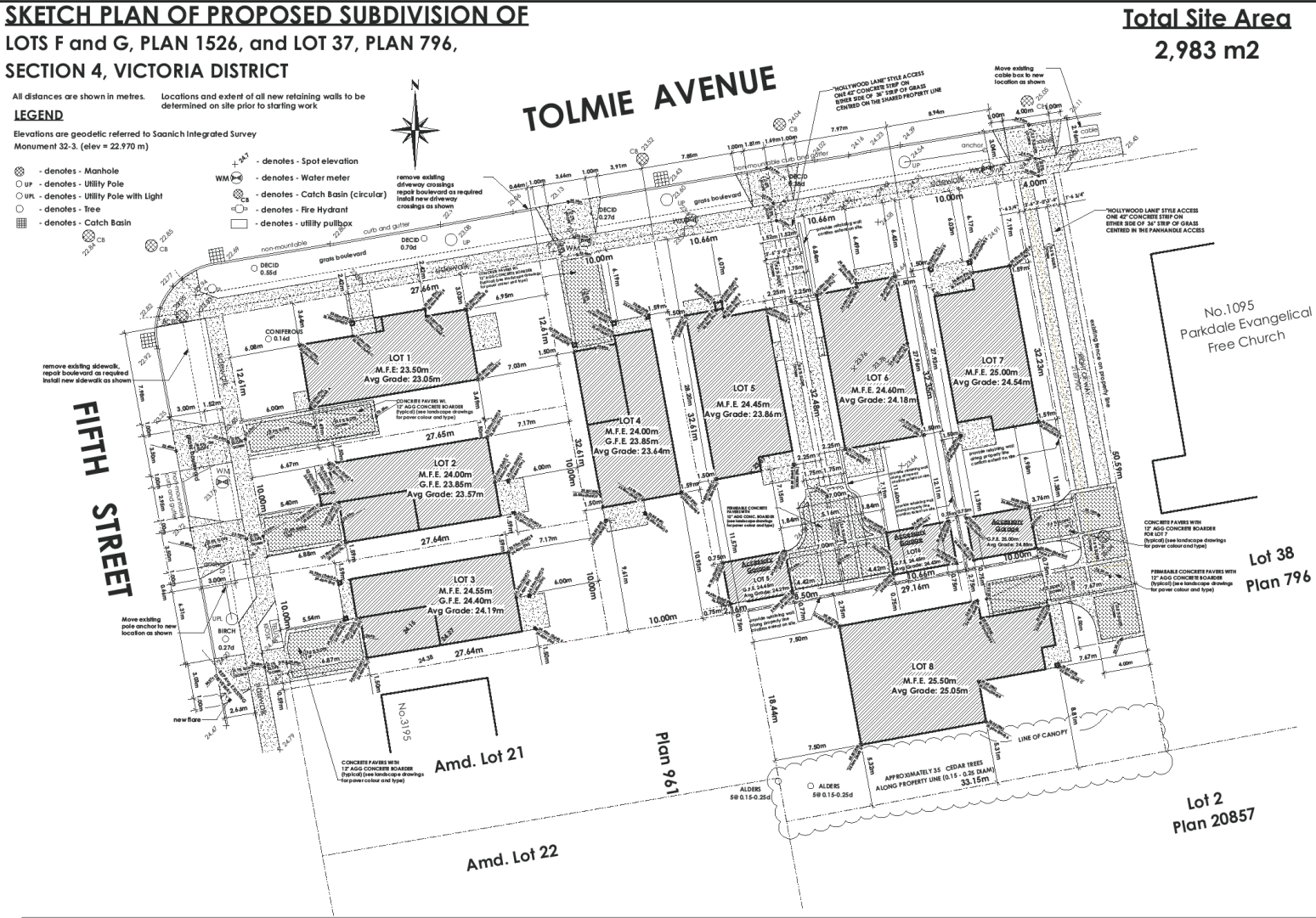
**SKETCH PLAN OF PROPOSED SUBDIVISION OF
LOTS F and G, PLAN 1526, and LOT 37, PLAN 796,
SECTION 4, VICTORIA DISTRICT**

All distances are shown in metres. Locations and extent of all new retaining walls to be determined on site prior to starting work

LEGEND

Elevations are geodetic referred to Spanish Integrated Survey Monument 32-3. (elev = 22.970 m)

- denotes - Manhole
- denotes - Utility Pole
- denotes - Utility Pole with Light
- denotes - Tree
- denotes - Catch Basin
- denotes - Spot elevation
- denotes - Water meter
- denotes - Catch Basin (circular)
- denotes - Fire Hydrant
- denotes - utility pullbox



Total Site Area
2,983 m2

MANDEEP BAINS
Proposed Site Plan

development
permit
Fifth and Tolmie

drawing #
7733
scale
1:150
drawn by
MDK

VICTORIA
DESIGN
GROUP

Date: 4/12/17

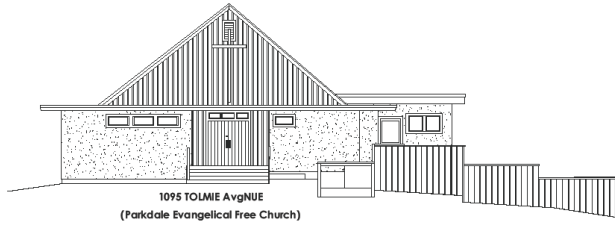
#103 - 891 ATTREE AVENUE
VICTORIA, B.C.
V8B 0A6
PH: 250.382.7374
FAX: 250.382.7364

Fifth and Tolmie DEVELOPMENT PERMIT PRESENTATION

WWW.VICTORIADISIGNGROUP.CA
7733-PROPOSED DEVELOPMENT PERMIT--FIFTH AND TOLMIE, VICTORIA B.C.



Street Elevations

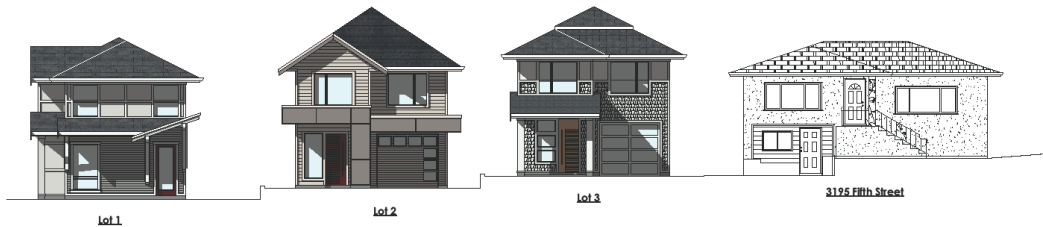


1 **Tolmie Steet Elevations**
Scale: 1/8" = 1'-0"

TO 1095 TOLMIE AVENUE
(Parkdale Evangelical Free Church)



2 **Tolmie Steet Elevations**
Scale: 1/8" = 1'-0"



3 **Fifth Steet Elevations**
Scale: 1/8" = 1'-0"

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Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION

MANDEEP BAINS
Streetscape

TO LOT 1 (Corner lot)

development
permit
Fifth and Tolmie

drawing #
7733

scale
1/8" = 1'-0"

drawn by
MDK



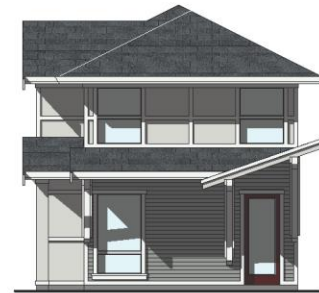
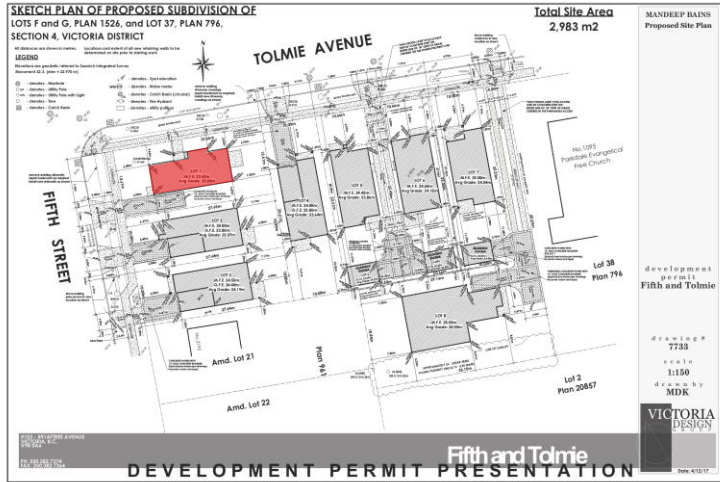
Date: 4/12/17

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7733::PROPOSED DEVELOPMENT PERMIT::FIFTH AND TOLMIE, VICTORIA B.C.



Elevations – Lot 1



1 **West (Fifth) Elevation**
Scale: 1/4" = 1'-0"



2 **South Elevation**
Scale: 1/4" = 1'-0"



3 **East Elevation**
Scale: 1/4" = 1'-0"



4 **North (Tolmie) Elevation**
Scale: 1/4" = 1'-0"

Colour Legend

HardiePlank Lap Siding Smooth	Benjamin Moore: Rainforest (BM CSP-50)
HardiePanel Smooth	Benjamin Moore: Moonshine (BM OC-54)
Benjamin Moore: Snow White (BM 2122-70)	TRIM
Laminated Asphalt Roofing Shingle	Oxford Grey
Doors	Natural Stain Wood
Windows	White Vinyl Windows

MANDIEP BAINS
Lot 1
Colour Elevations

development
permit
Fifth and Tolmie

drawing #
7733

scale
1/4" = 1'-0"

drawn by
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Date: 4/12/17

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Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION

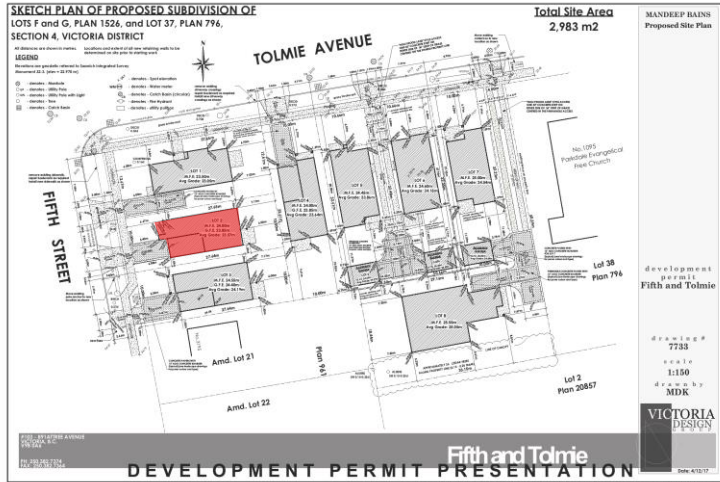
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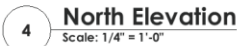


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7733-PROPOSED DEVELOPMENT PERMIT-FIFTH AND TOLMIE, VICTORIA B.C.

Elevations – Lot 2



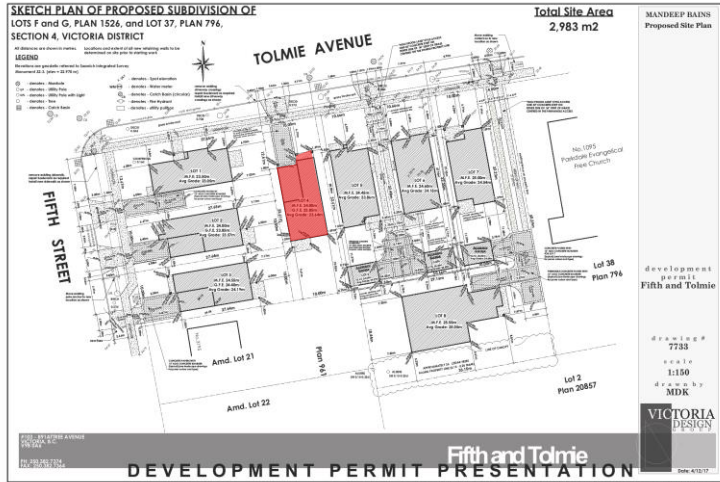


Date: 4/12/17

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Elevations – Lot 4



1 **North (Talmie) Elevation**
Scale: 1/4" = 1'-0"



2 **West Elevation**
Scale: 1/4" = 1'-0"



3 **South Elevation**
Scale: 1/4" = 1'-0"



4 **East Elevation**
Scale: 1/4" = 1'-0"

Colour Legend

HardiePlank Lap Siding Smooth
Benjamin Moore: Upper West Side (BM CSP-70)
HardiePanel Smooth, Columns, and Garage Door
Benjamin Moore: Shipping Stone (BM CSP-155)
Trim
Benjamin Moore: Deep Taupe (BM 2111-10)
Laminated Asphalt Roofing Shingle
Black: Black
EASTERN Aluminum Reveals
Unpainted Aluminum
Doors
Natural Stain Wood
Windows
White Vinyl Windows

MANDIEP BAINS
Lot 4
Colour Elevations

development
permit
Fifth and Talmie

drawing #
7733

scale
1/4" = 1'-0"

drawn by
MDK



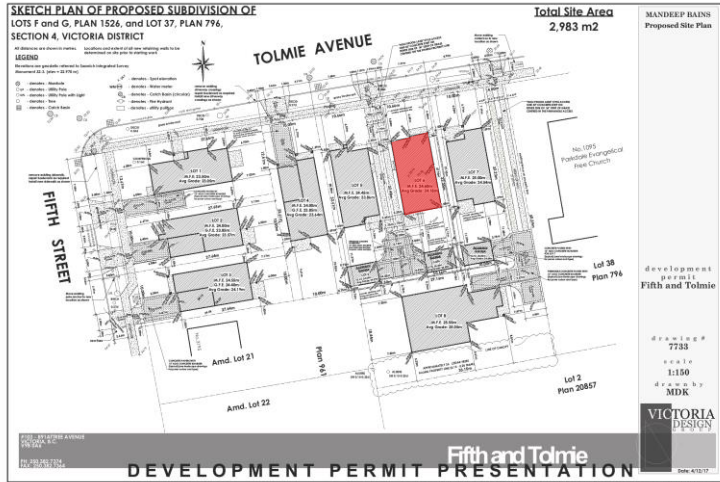
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FAX: 250.382.7344

Fifth and Talmie
DEVELOPMENT PERMIT PRESENTATION

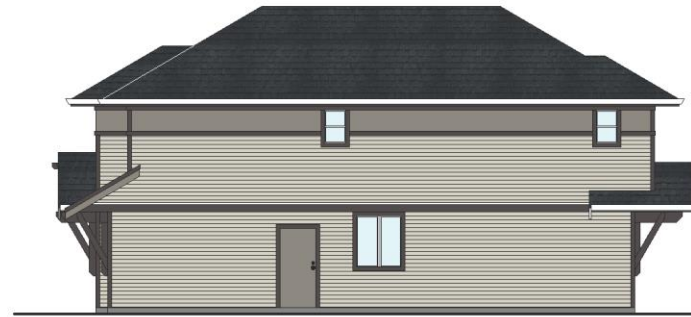




Elevations – Lot 6



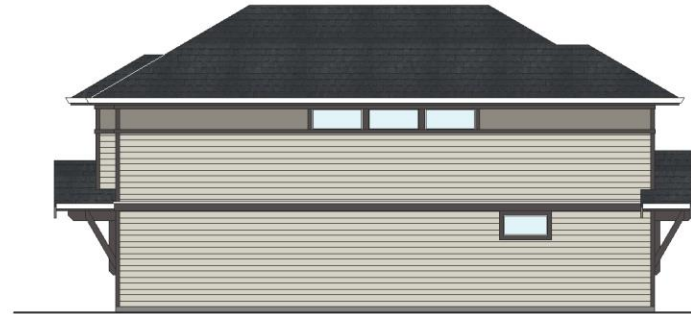
1 **North (Tolmie) Elevation**
Scale: 1/4" = 1'-0"



2 **West Elevation**
Scale: 1/4" = 1'-0"



3 **South Elevation**
Scale: 1/4" = 1'-0"



4 **East Elevation**
Scale: 1/4" = 1'-0"

Colour Legend

- HardiePlank Lap Siding Smooth
- Benjamin Moore: Penthouse (BM CSP-35)
- HardiePanel Smooth (butt joint)
- Benjamin Moore: Tweed Coat (BM CSP-85)
- Plan
- Benjamin Moore: Deep Cavor (BM 2130-20)
- Laminated Asphalt Roofing Shingle
- Asph/Flt Black
- Doors
- Benjamin Moore: Blue Danube (BM 2062-30)
- Windows
- White Vinyl Windows

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Fifth and Talmie
DEVELOPMENT PERMIT PRESENTATION

MANDIEP BAINS
Lot 6
Colour Elevations

development
permit
Fifth and Talmie

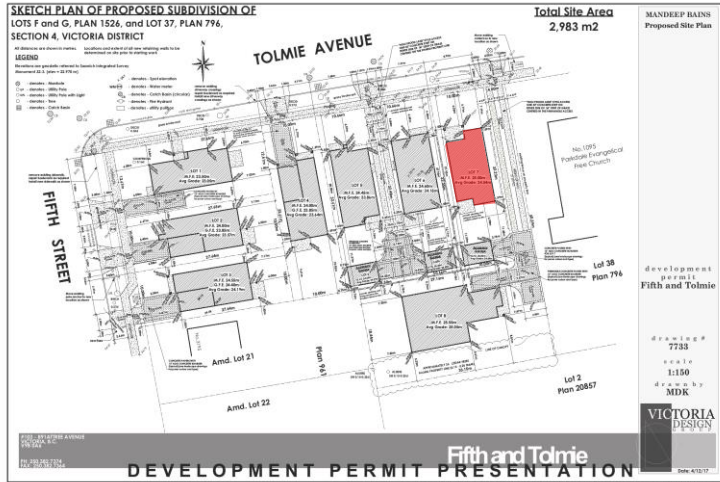
drawing #
7733
scale
1/4" = 1'-0"
drawn by
MDK

VICTORIA DESIGN GROUP

Date: 4/12/17



Elevations – Lot 7



1 **North (Tolmie) Elevation**
Scale: 1/4" = 1'-0"



2 **West Elevation**
Scale: 1/4" = 1'-0"



3 **South Elevation**
Scale: 1/4" = 1'-0"



4 **East Elevation**
Scale: 1/4" = 1'-0"

Colour Legend

HardiePlank Lap Siding Smooth	Benjamin Moore: Museum Peice (BM CSP-40)
HardiePanel Smooth	Benjamin Moore: Cathedral Gray (BM CSP-206)
TERA	Benjamin Moore: Frappe (BM AF-86)
Laminated Asphalt Roofing Shingle	Oxford Grey
Doors and Exposed Beams	Natural Stain Wood
Windows	White Vinyl Windows

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Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION

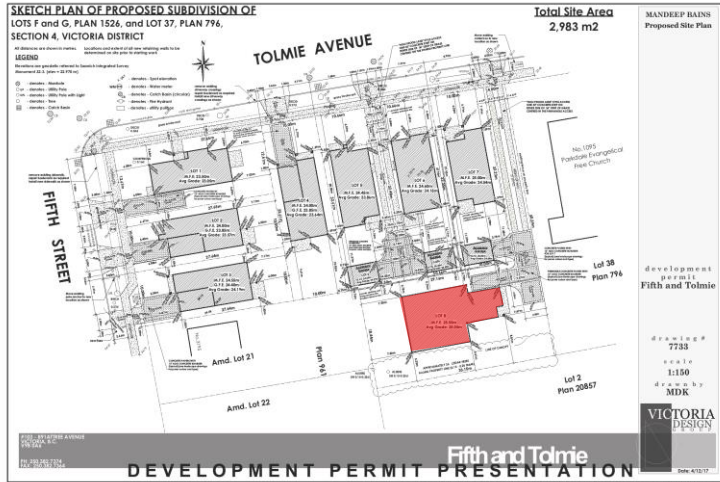
MANDEEP BAINS
Lot 7
Colour Elevations

development
permit
Fifth and Tolmie

drawing #
7733
scale
1/4" = 1'-0"
drawn by
MDK

VICTORIA DESIGN GROUP
Date: 4/12/17

Elevations – Lot 8



1 **East Elevation**
Scale: 1/4" = 1'-0"



2 **North Elevation**
Scale: 1/4" = 1'-0"

Colour Legend

	Hardie Plank Lap Siding Smooth
	Benjamin Moore: Frostone (BM AF-5)
	Hardie Panel Smooth
	Benjamin Moore: Frostone (BM AF-5)
	Tile
	Benjamin Moore: Perspective (BM CSP-5)
	Laminated Asphalt Roofing Shingle
	Oxford Grey
	Door
	Benjamin Moore: Snow White (BM 2122-70)



3 **West Elevation**
Scale: 1/4" = 1'-0"



4 **South Elevation**
Scale: 1/4" = 1'-0"

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Fifth and Talmie
DEVELOPMENT PERMIT PRESENTATION

VICTORIA DESIGN GROUP

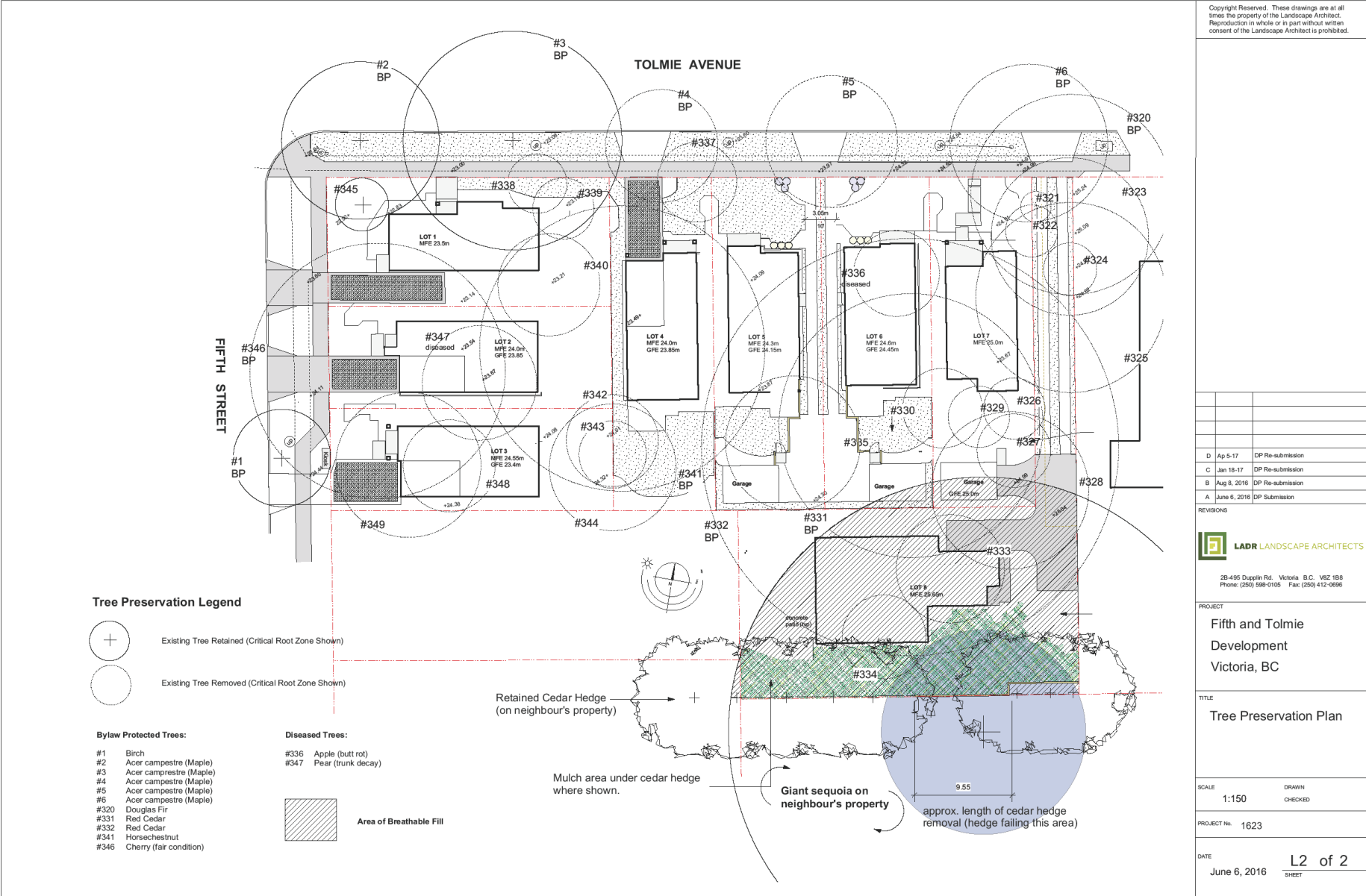
Date: 4/12/17

MANDEEP BAINS
Lot 8
Colour Elevations

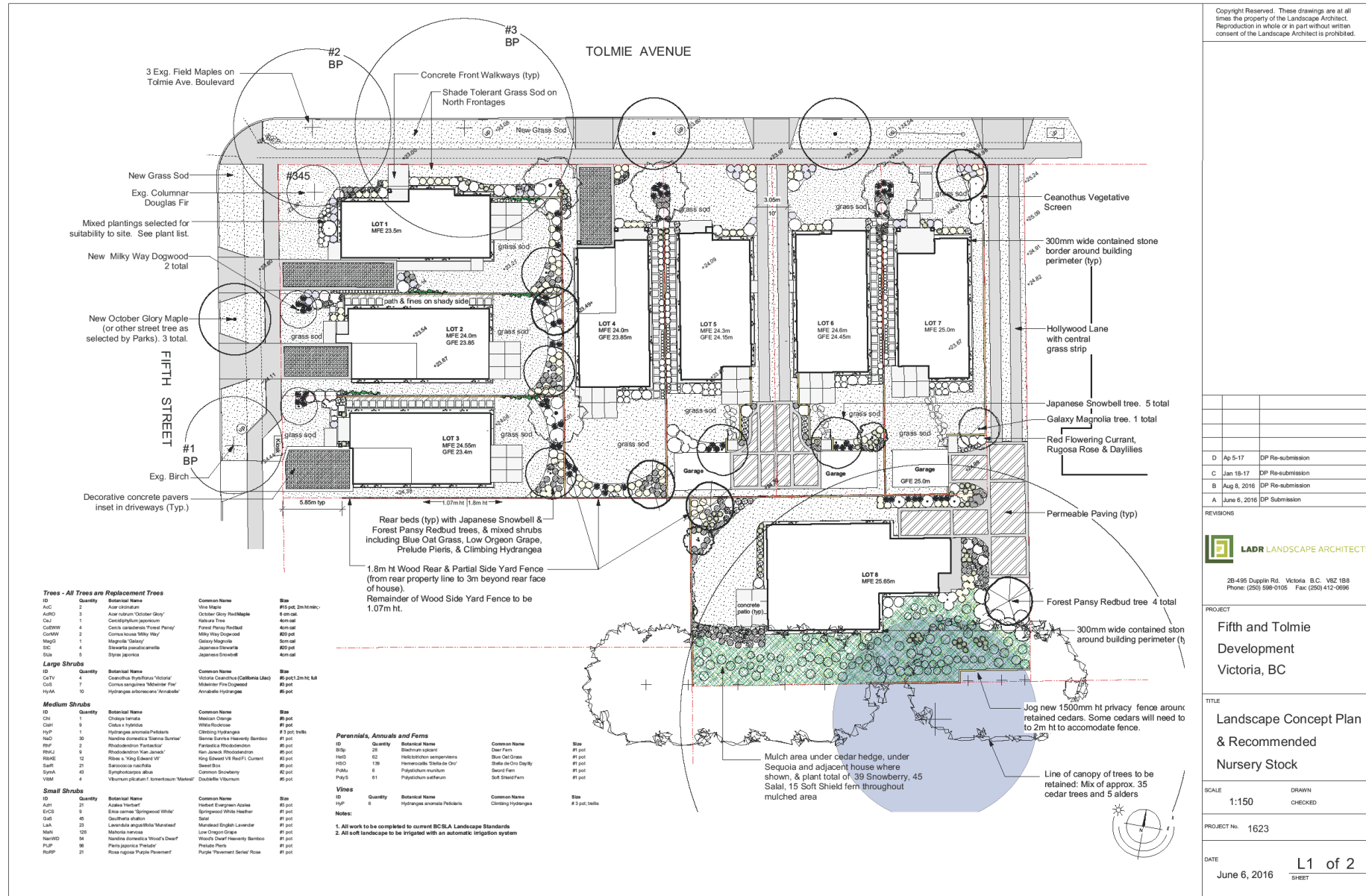
development
permit
Fifth and Talmie

drawing #
7733
scale
1/4" = 1'-0"
drawn by
MDK

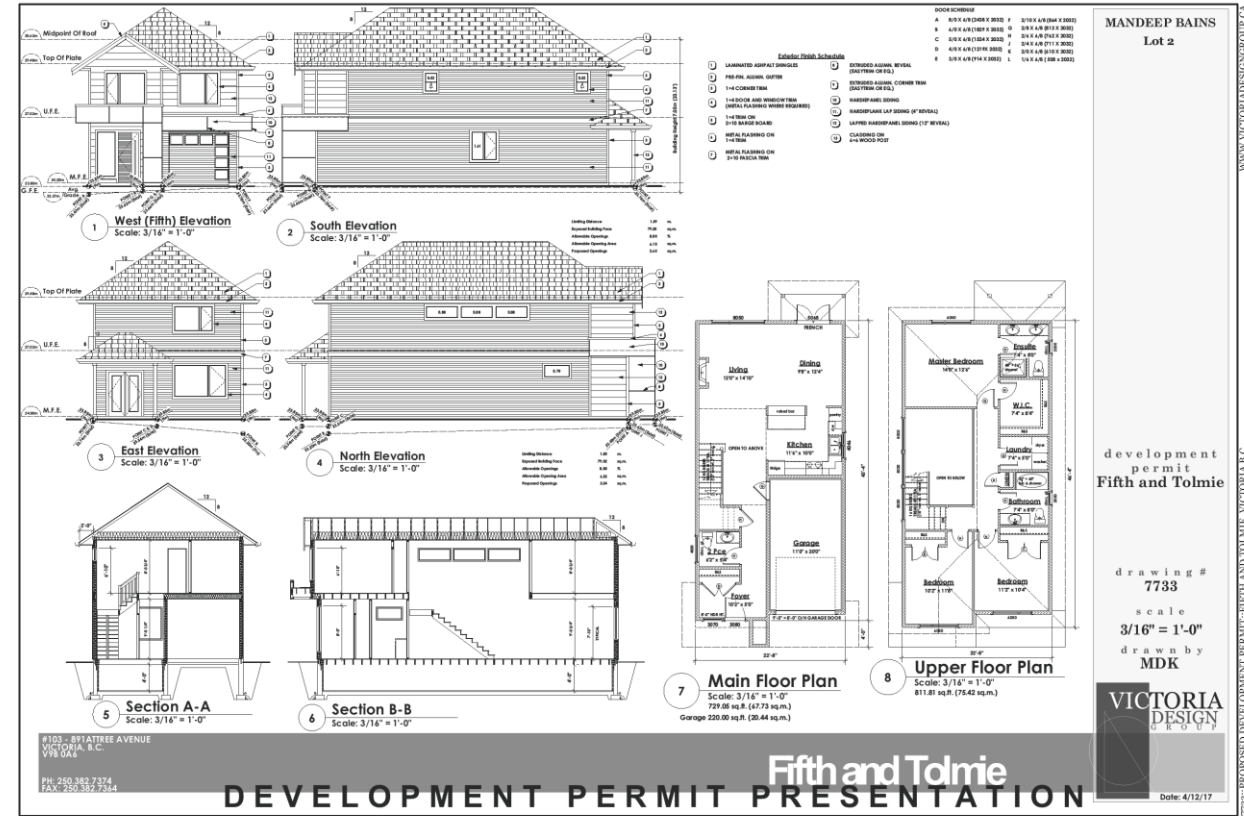
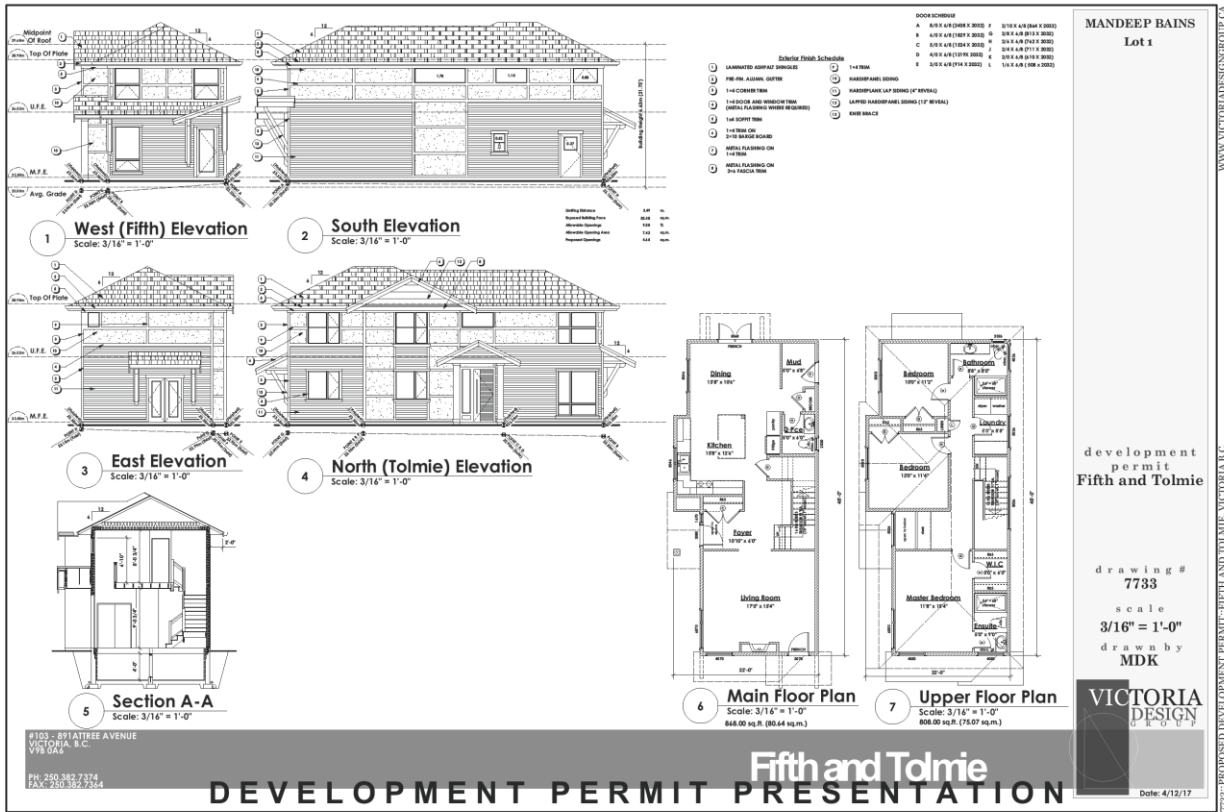
Tree Preservation Plan



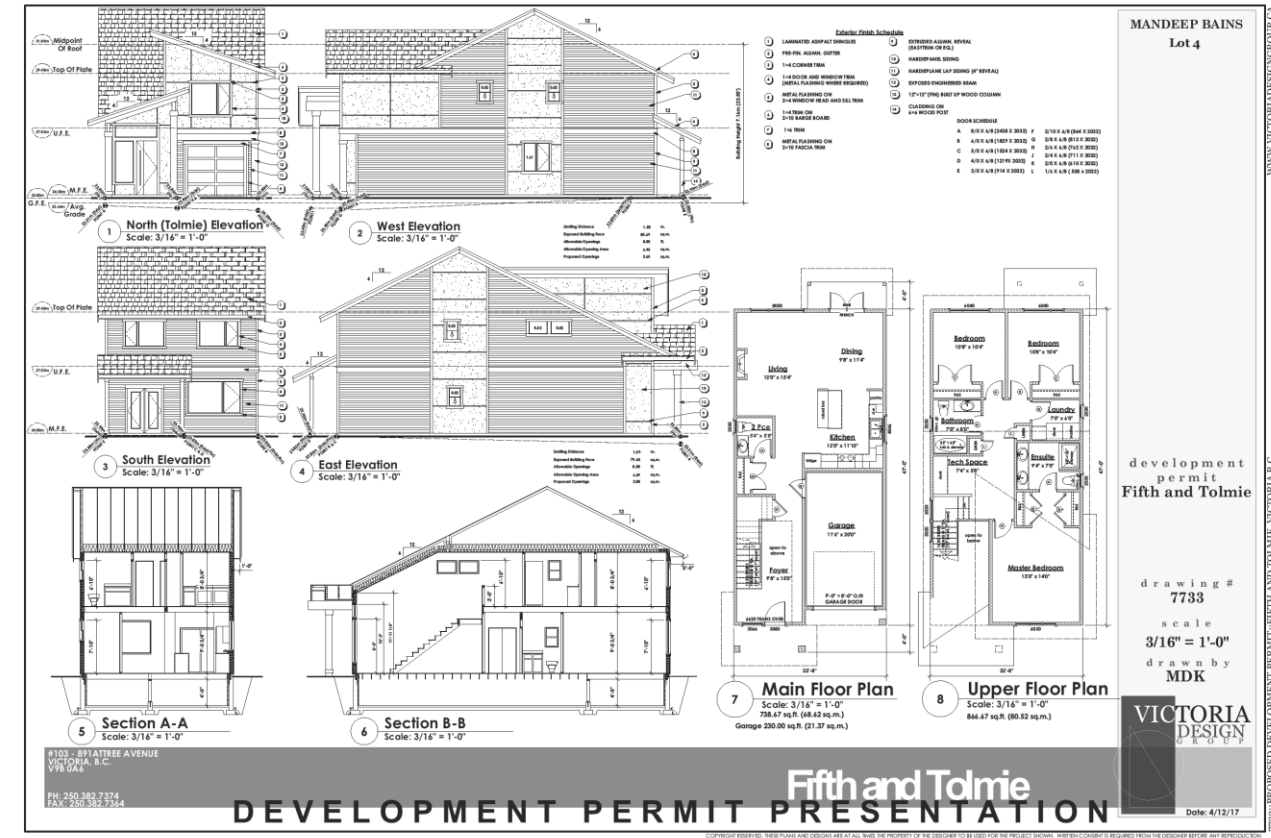
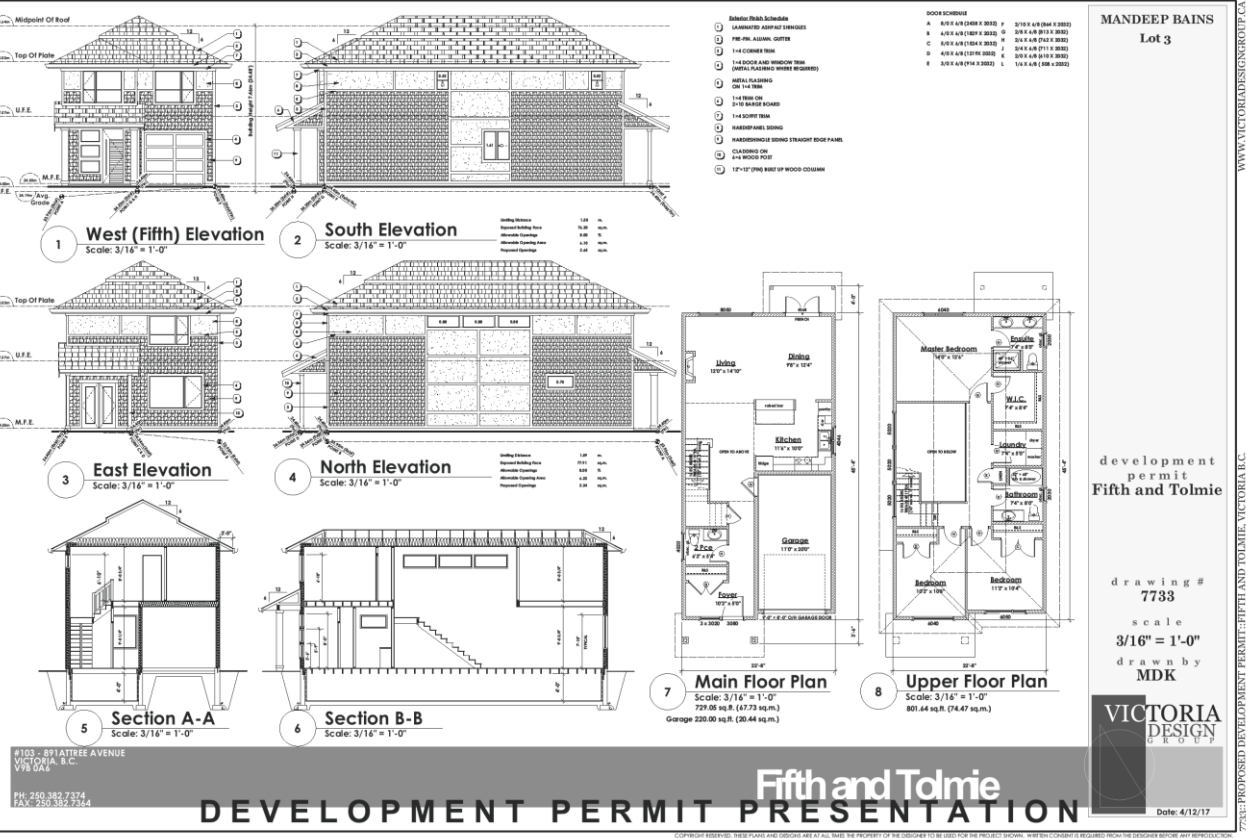
Landscape Plan



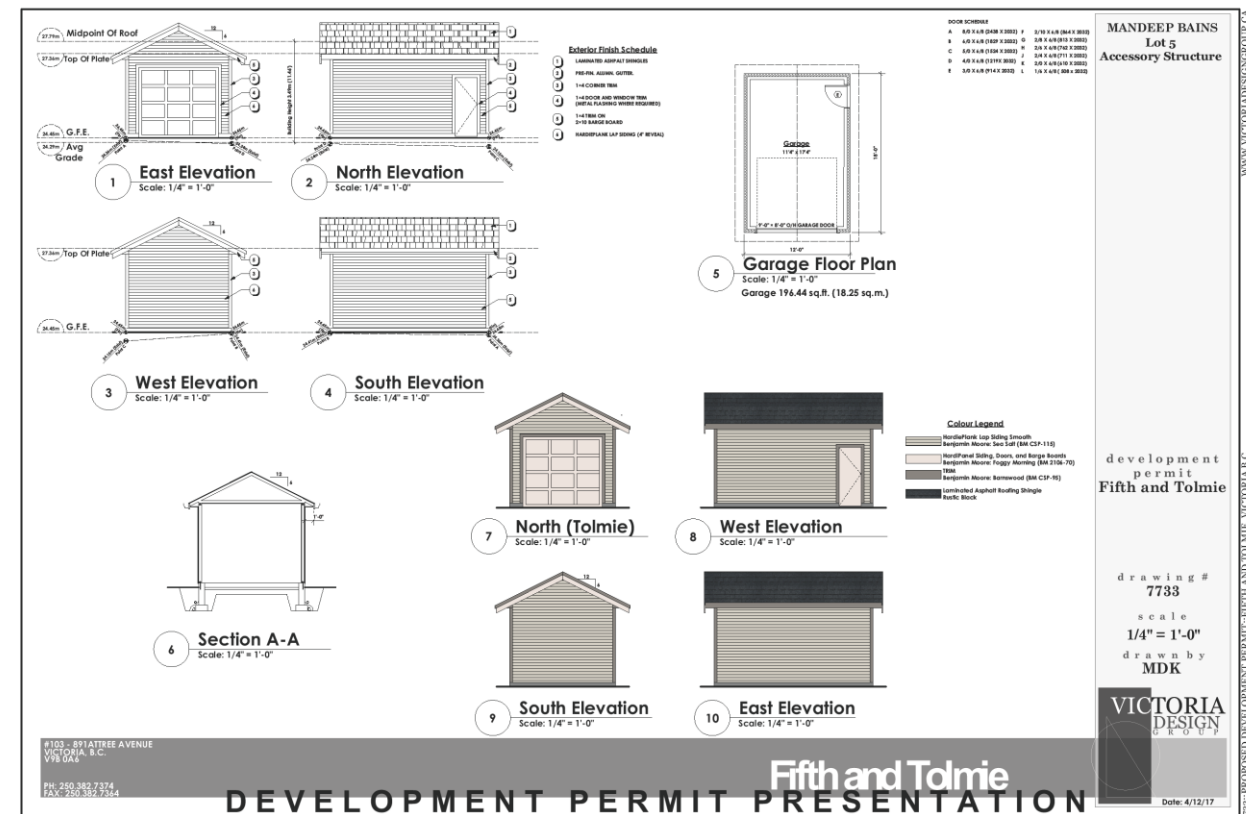
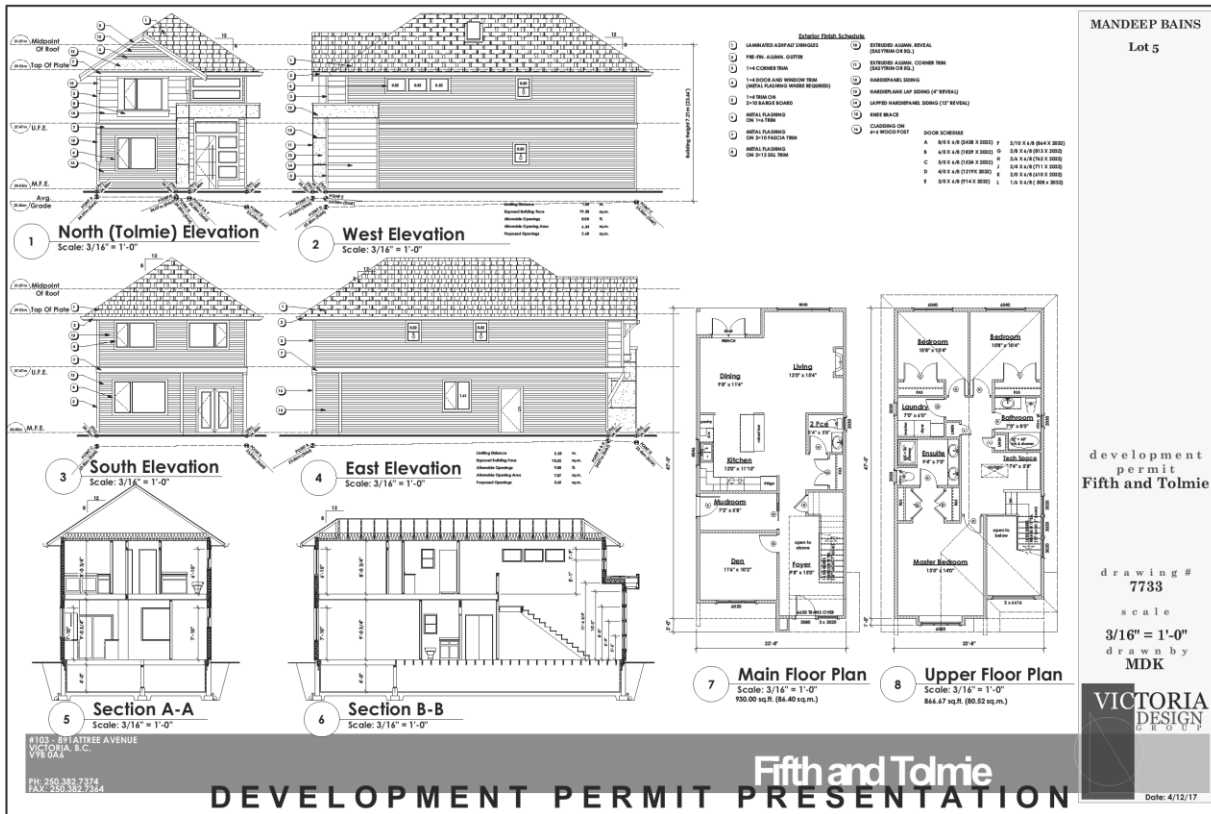
Floor Plans – Lots 1 & 2



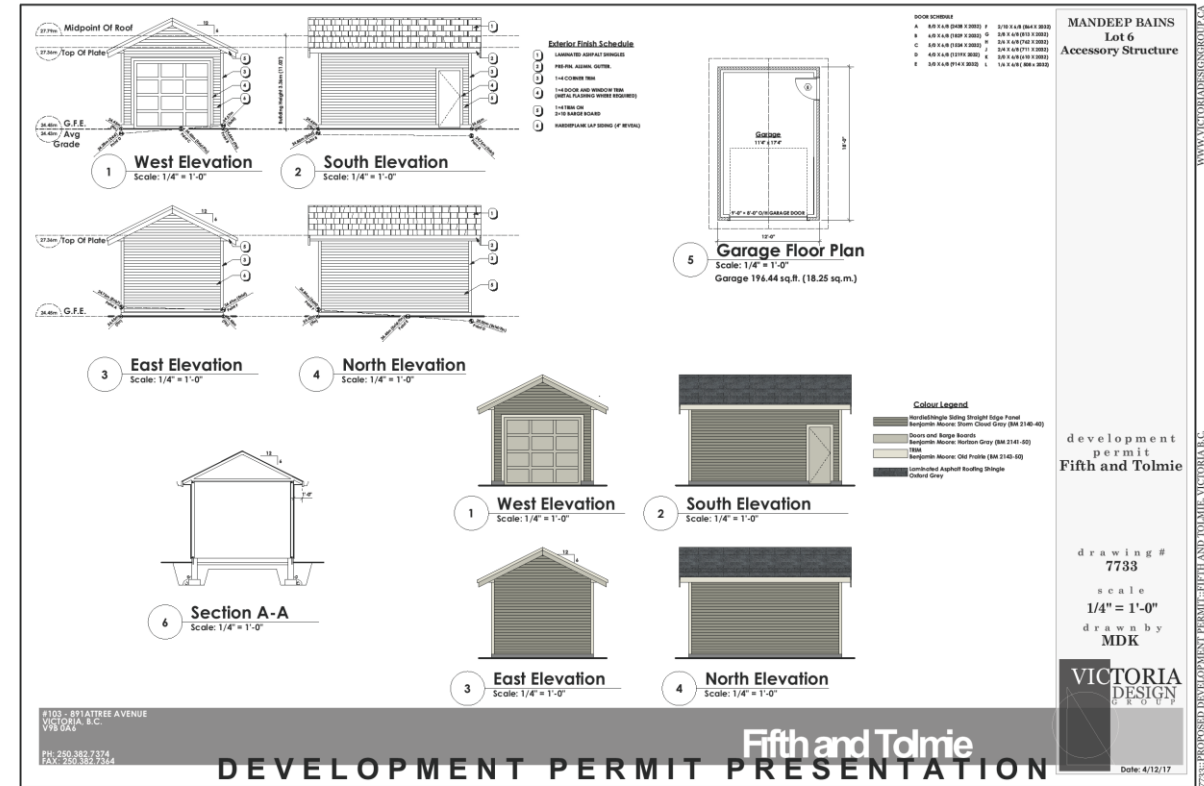
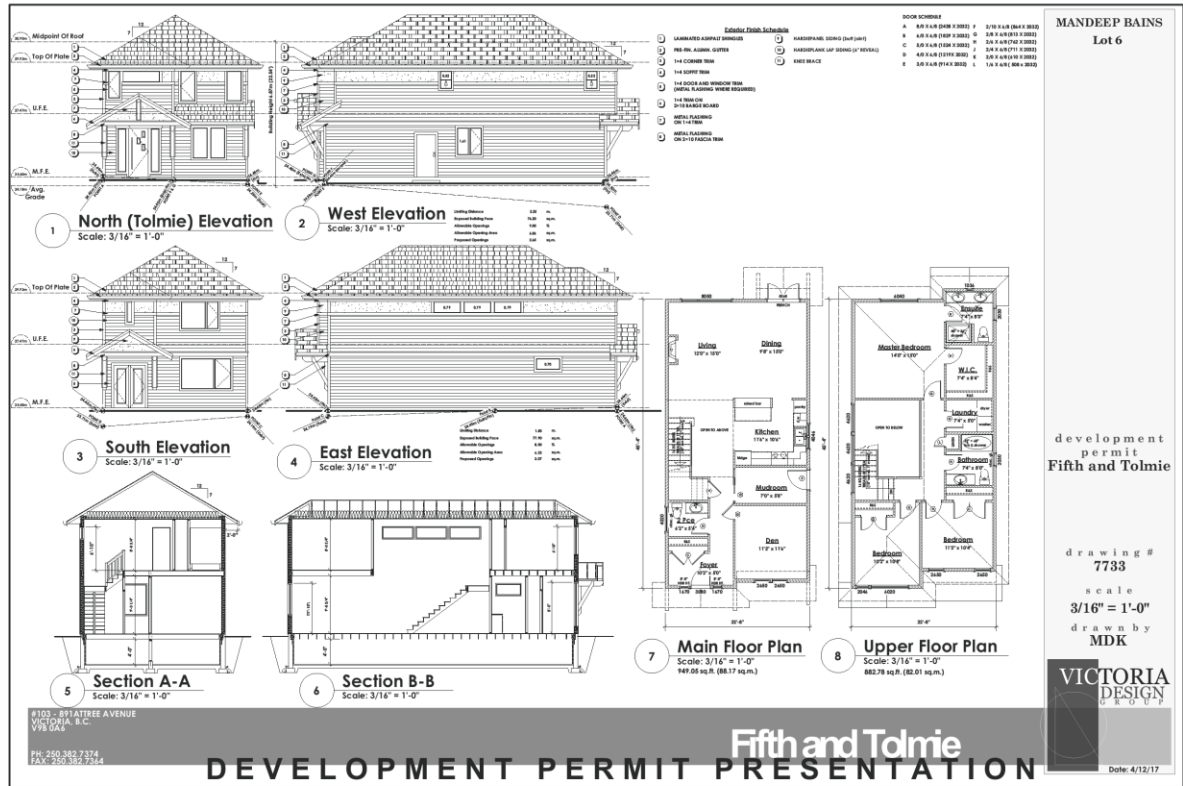
Floor Plans – Lots 3 & 4



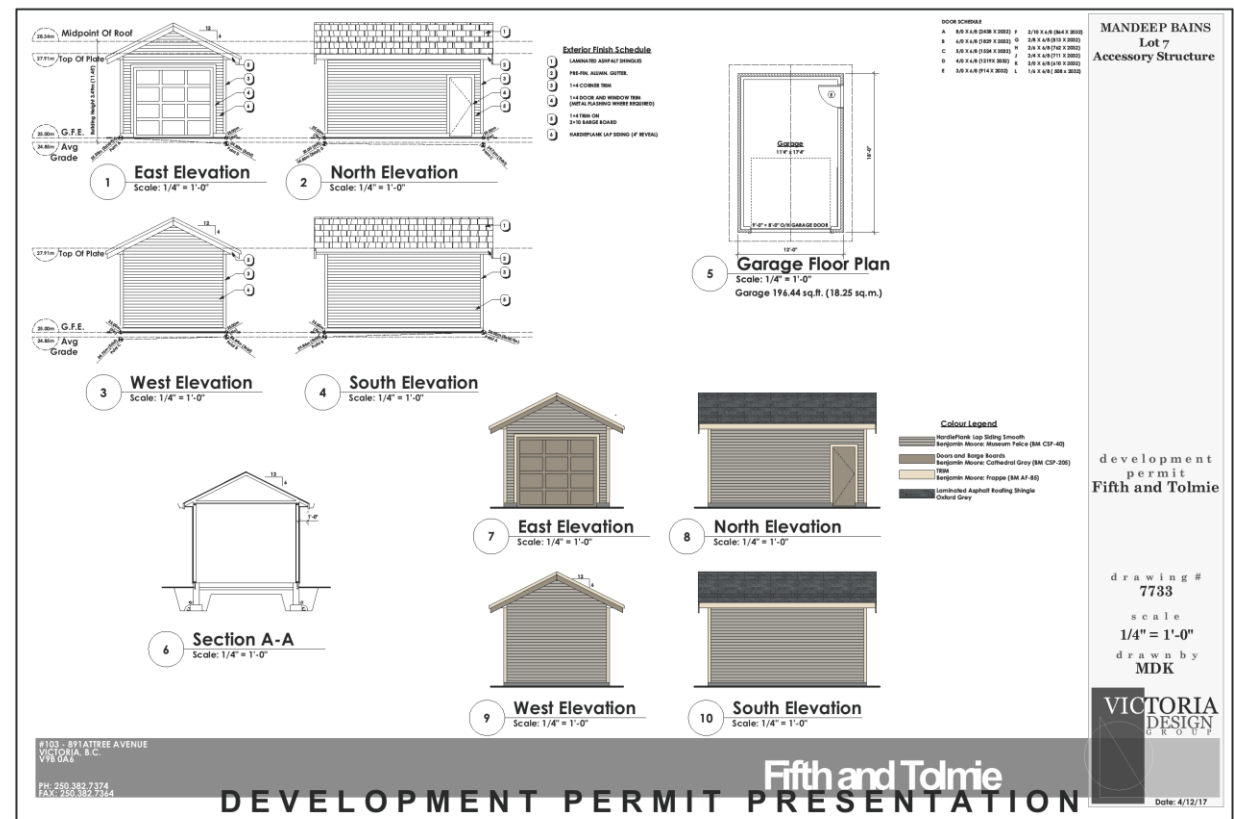
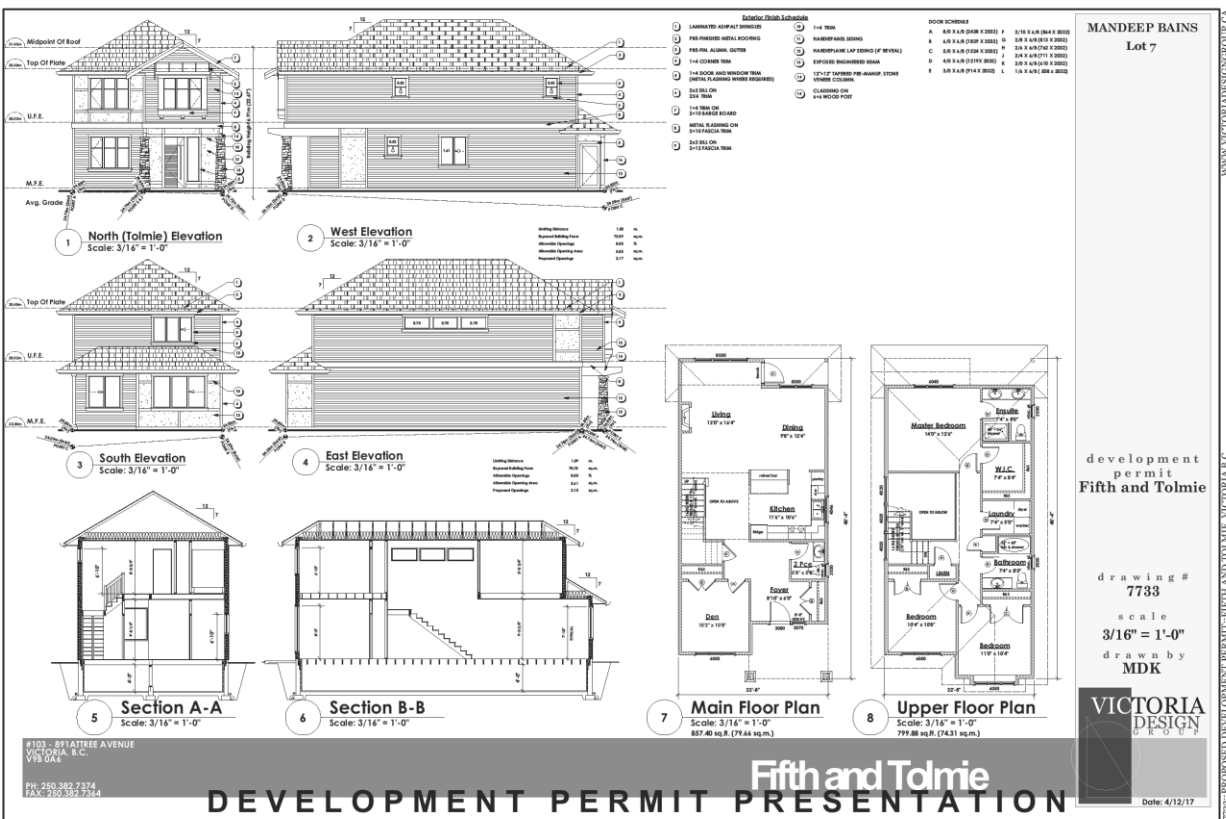
Floor Plans & Accessory Building – Lot 5



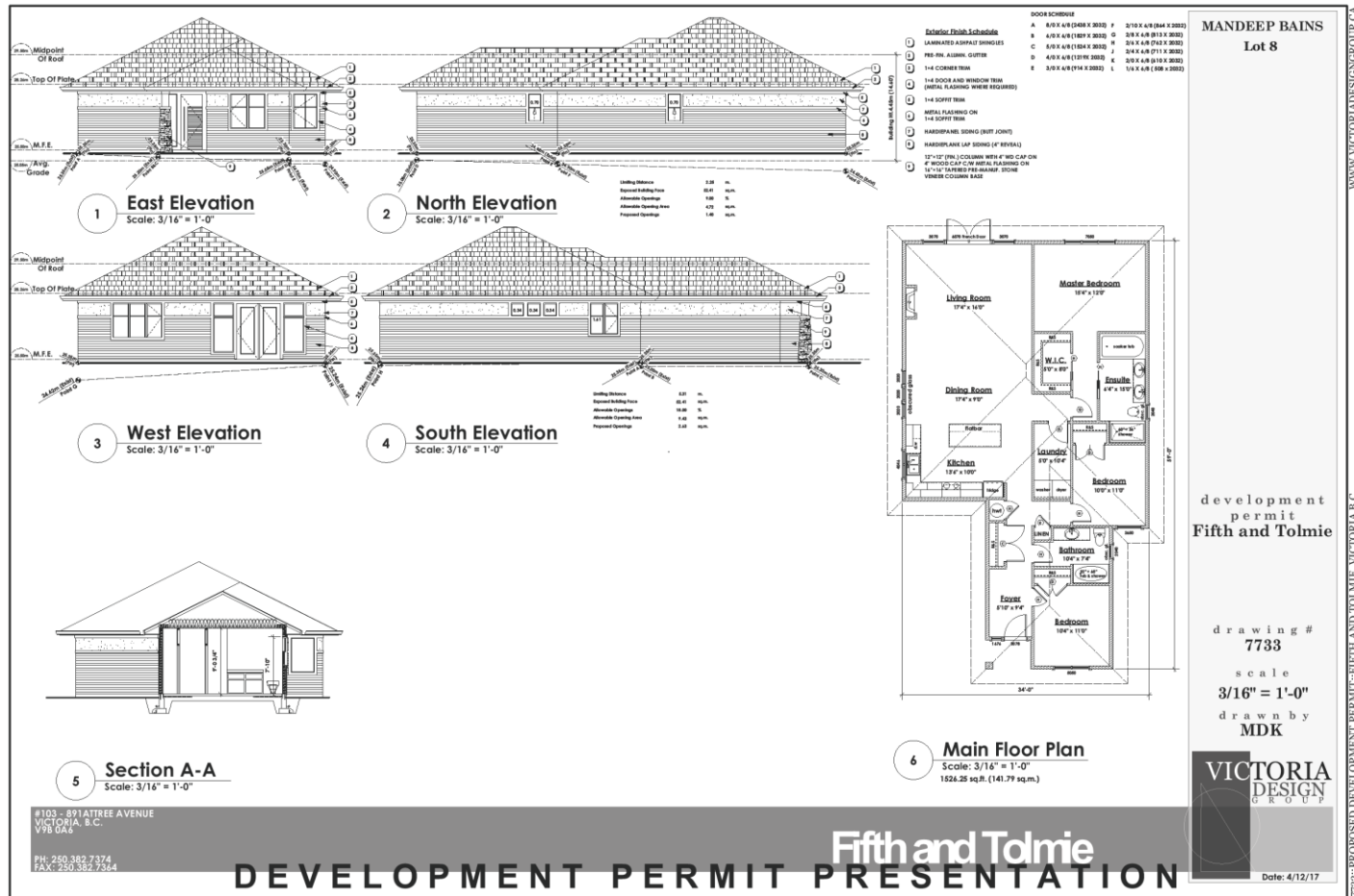
Floor Plans & Accessory Building – Lot 6



Floor Plans & Accessory Building – Lot 7



Floor Plans – Lot 8



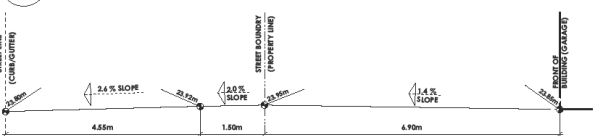
Project Data

PROJECT INFORMATION TABLE								
Lot Number	1	2	3	4	5	6	7	8
Zone (existing)	R1-S2	R1-S2	R1-S2	R1-S2	R1-S2	R1-S2	R1-S2	R1-S
Lot Area	348.82 sq.m.	276.50 sq.m.	276.40 sq.m.	326.13 sq.m.	347.13 sq.m.	345.67 sq.m.	322.87 sq.m.	610.69 sq.m.
Total floor area (sq.m.)	155.71 sq.m.	144.99 sq.m.	144.04 sq.m.	151.91 sq.m.	166.92 sq.m.	170.18 sq.m.	153.97 sq.m.	141.79 sq.m.
Commercial floor area (sq.m.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Floor space ratio	0.45 to 1.0	0.52 to 1.0	0.52 to 1.0	0.47 to 1.0	0.48 to 1.0	0.49 to 1.0	0.48 to 1.0	0.23 to 1.0
Site coverage %	25.90%	35.84%	36.77%	32.89%	34.60%	33.11%	36.77%	24.99%
Open site space %	44.27%	55.41%	52.37%	58.76%	55.53%	59.62%	59.42%	N/A
Open site space rear yard %	100.00%	100.00%	100.00%	100.00%	55.43%	58.42%	71.56%	N/A
Height of building (m)	6.63 m.	7.85 m.	7.44 m.	7.14 m.	7.21 m.	6.87 m.	6.91 m.	4.45 m.
Number of storeys	2	2	2	2	2	2	2	1
Parking stalls (number) on site	1	1	1	1	1	1	1	1
Bicycle parking number (storage and rack)	None	None	None	None	None	None	None	None
Building setbacks (m)								
Front yard	6.00 m.	5.40 m.**	5.54 m.**	6.19 m.	6.07 m.	6.45 m.	6.03 m.	7.67 m.
Rear yard to building	6.95 m.	6.00 m.	6.00 m.	9.61 m.	11.64 m.	11.60 m.	11.38 m.	7.50 m.
Side yard	2.42 m.	1.50 m.	1.50 m.	1.50 m.	1.50 m.	2.25 m.	1.50 m.	5.31 m.**
Side yard	3.49 m.	1.59 m.	1.59 m.	1.59 m.	2.25 m.	1.50 m.	1.59 m.	2.75 m.**
Combined side yards	5.91 m.	3.09 m.	3.09 m.	3.09 m.	3.75 m.	3.75 m.	3.09 m.	N/A
Residential Use Details								
Total number of units	1	1	1	1	1	1	1	1
Unit type, e.g., 1 bedroom	3 bedroom	3 bedroom	3 bedroom	3 bedroom	3 bedroom	3 bedroom	3 bedroom	3 bedroom
Ground-orientated units	1	1	1	1	1	1	1	1
First Storey area (excluding garage area)	80.64 sq.m.	67.73 sq.m.	67.73 sq.m.	68.62 sq.m.	86.40 sq.m.	88.17 sq.m.	79.66 sq.m.	141.79 sq.m.
Garage Area	0.00 sq.m.	20.44 sq.m.	21.37 sq.m.	0.00 sq.m.	0.00 sq.m.	0.00 sq.m.	0.00 sq.m.	0.00 sq.m.
Second storey area	75.07 sq.m.	75.42 sq.m.	74.47 sq.m.	80.52 sq.m.	82.01 sq.m.	74.31 sq.m.	0.00 sq.m.	0.00 sq.m.
Total building floor area (excluding required parking)	155.71 sq.m.	144.99 sq.m.	144.04 sq.m.	151.91 sq.m.	166.92 sq.m.	170.18 sq.m.	153.97 sq.m.	141.79 sq.m.

**INDICATES VARIANCE



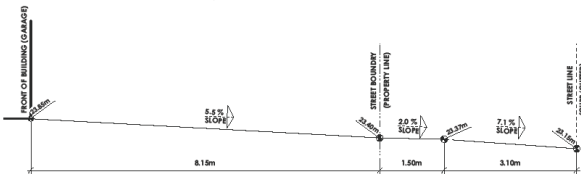
1 Lot 1 Driveway Slope
Scale: 1/4" = 1'-0"



2 Lot 2 Driveway Slope
Scale: 1/4" = 1'-0"



3 Lot 3 Driveway Slope
Scale: 1/4" = 1'-0"



4 Lot 4 Driveway Slope
Scale: 1/4" = 1'-0"

#103 - 891ATREE AVENUE
VICTORIA, B.C.
V9B 0A6

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FAX: 250.382.7364

PROJECT INFORMATION TABLE (Accessory)			
Lot Number	5	6	7
Zone (existing)	R1-S2	R1-S2	R1-S2
Site Area (sq.m.)	347.13 sq.m.	345.67 sq.m.	322.87 sq.m.
Rear yard area	123.31 sq.m.	129.09 sq.m.	113.84 sq.m.
Rear yard site coverage %	14.28%	15.55%	17.43%
Height of building (m)	3.49 m.	3.36 m.	3.49 m.
Number of storeys	1	1	1
Building setbacks (m)			
Front yard	28.20 m.	27.94 m.	27.93 m.
Rear yard	0.75 m.	0.75 m.	0.75 m.
Rear yard (East)	4.42 m.	0.75 m.	3.76 m.
Side yard (West)	0.75 m.	4.42 m.	0.75 m.
Between buildings	7.15 m.	7.19 m.	6.98 m.
Residential Use Details			
Total number of units	1	1	1
Unit type, e.g., 1 bedroom	Garage	Garage	Garage
Ground-orientated units	1	1	1
Garage Area	18.25 sq.m.	18.25 sq.m.	18.25 sq.m.

AVERAGE GRADE CALCULATION LOT 1

A TO B: (23.23 + 23.80) ÷ 2 = 23.515
B TO C: (23.83 + 22.90) ÷ 2 = 23.365
C TO D: (22.90 + 22.90) ÷ 2 = 22.90
D TO E: (22.90 + 22.90) ÷ 2 = 22.90
E TO F: (22.95 + 22.95) ÷ 2 = 22.95
F TO G: (22.95 + 22.95) ÷ 2 = 22.95
G TO H: (22.99 + 23.10) ÷ 2 = 23.045
H TO A: (23.16 + 23.23) ÷ 2 = 23.195
Total = 193.63

Average Grade: 193.63 ÷ 42.88 = 4.516m

AVERAGE GRADE CALCULATION LOT 2

A TO B: (23.47 + 23.20) ÷ 2 = 23.335
B TO C: (23.20 + 23.54) ÷ 2 = 23.37
C TO D: (23.54 + 23.54) ÷ 2 = 23.54
D TO E: (23.54 + 23.74) ÷ 2 = 23.64
E TO F: (23.74 + 23.78) ÷ 2 = 23.76
F TO G: (23.78 + 23.64) ÷ 2 = 23.71
G TO H: (23.64 + 23.64) ÷ 2 = 23.64
H TO I: (23.64 + 23.62) ÷ 2 = 23.63
I TO J: (23.62 + 23.47) ÷ 2 = 23.545
J TO A: (23.47 + 23.47) ÷ 2 = 23.47
Total = 1091.84

Average Grade: 1091.84 ÷ 46.33 = 23.57m

AVERAGE GRADE CALCULATION LOT 3

A TO B: (23.95 + 23.95) ÷ 2 = 23.95
B TO C: (23.95 + 24.34) ÷ 2 = 24.145
C TO D: (24.34 + 24.34) ÷ 2 = 24.34
D TO E: (24.34 + 24.40) ÷ 2 = 24.37
E TO F: (24.40 + 24.40) ÷ 2 = 24.40
F TO G: (24.40 + 24.20) ÷ 2 = 24.30
G TO H: (24.20 + 24.20) ÷ 2 = 24.20
H TO A: (24.20 + 23.95) ÷ 2 = 24.075
Total = 1113.34

Average Grade: 1113.34 ÷ 46.02 = 24.19m

AVERAGE GRADE CALCULATION LOT 4

A TO B: (23.81 + 23.80) ÷ 2 = 23.805
B TO C: (23.85 + 23.85) ÷ 2 = 23.85
C TO D: (23.85 + 23.40) ÷ 2 = 23.625
D TO E: (23.85 + 23.85) ÷ 2 = 23.85
E TO F: (23.85 + 23.85) ÷ 2 = 23.85
F TO G: (23.85 + 23.30) ÷ 2 = 23.575
G TO H: (23.30 + 23.40) ÷ 2 = 23.35
H TO I: (23.40 + 23.40) ÷ 2 = 23.40
I TO A: (23.40 + 23.81) ÷ 2 = 23.605
Total = 1119.39

Average Grade: 1119.39 ÷ 47.35 = 23.64m

AVERAGE GRADE CALCULATION LOT 5

A TO B: (24.07 + 23.85) ÷ 2 = 23.96
B TO C: (23.85 + 23.82) ÷ 2 = 23.835
C TO D: (23.82 + 23.40) ÷ 2 = 23.61
D TO E: (23.40 + 24.00) ÷ 2 = 23.70
E TO F: (24.00 + 24.00) ÷ 2 = 24.00
F TO G: (24.00 + 24.00) ÷ 2 = 24.00
G TO H: (24.00 + 24.00) ÷ 2 = 24.00
H TO A: (24.00 + 24.07) ÷ 2 = 24.035
Total = 1040.30

Average Grade: 1040.30 ÷ 43.67 = 23.80m

AVERAGE GRADE CALCULATION LOT 6

A TO B: (24.34 + 24.41) ÷ 2 = 24.375
B TO C: (24.41 + 24.15) ÷ 2 = 24.28
C TO D: (24.15 + 24.34) ÷ 2 = 24.245
D TO E: (24.34 + 24.34) ÷ 2 = 24.34
E TO F: (24.34 + 24.34) ÷ 2 = 24.34
F TO G: (24.34 + 24.34) ÷ 2 = 24.34
G TO H: (24.34 + 24.34) ÷ 2 = 24.34
H TO A: (24.34 + 24.34) ÷ 2 = 24.34
Total = 1002.26

Average Grade: 1002.26 ÷ 44.52 = 22.51m

AVERAGE GRADE CALCULATION LOT 7

A TO B: (24.45 + 24.45) ÷ 2 = 24.45
B TO C: (24.45 + 24.19) ÷ 2 = 24.32
C TO D: (24.19 + 23.71) ÷ 2 = 23.95
D TO E: (23.71 + 24.55) ÷ 2 = 24.13
E TO F: (24.55 + 24.45) ÷ 2 = 24.50
F TO G: (24.45 + 24.45) ÷ 2 = 24.45
G TO A: (24.45 + 24.45) ÷ 2 = 24.45
Total = 1002.26

Average Grade: 1002.26 ÷ 41.45 = 24.18m

AVERAGE GRADE CALCULATION LOT 8

A TO B: (24.45 + 24.45) ÷ 2 = 24.45
B TO C: (24.45 + 24.45) ÷ 2 = 24.45
C TO D: (24.45 + 24.45) ÷ 2 = 24.45
D TO E: (24.45 + 24.45) ÷ 2 = 24.45
E TO F: (24.45 + 24.45) ÷ 2 = 24.45
F TO G: (24.45 + 24.45) ÷ 2 = 24.45
G TO A: (24.45 + 24.45) ÷ 2 = 24.45
Total = 1002.26

Average Grade: 1002.26 ÷ 41.45 = 24.18m

AVERAGE GRADE CALCULATION LOT 9

A TO B: (24.45 + 24.45) ÷ 2 = 24.45
B TO C: (24.45 + 24.45) ÷ 2 = 24.45
C TO D: (24.45 + 24.45) ÷ 2 = 24.45
D TO E: (24.45 + 24.45) ÷ 2 = 24.45
E TO F: (24.45 + 24.45) ÷ 2 = 24.45
F TO G: (24.45 + 24.45) ÷ 2 = 24.45
G TO A: (24.45 + 24.45) ÷ 2 = 24.45
Total = 1002.26

Average Grade: 1002.26 ÷ 41.45 = 24.18m

AVERAGE GRADE CALCULATION LOT 10

A TO B: (23.00 + 24.84) ÷ 2 = 23.92
B TO C: (24.84 + 24.75) ÷ 2 = 24.795
C TO D: (24.75 + 24.80) ÷ 2 = 24.775
D TO A: (24.80 + 25.00) ÷ 2 = 24.90
Total = 454.71

Average Grade: 454.71 ÷ 18.30 = 24.85m

AVERAGE GRADE CALCULATION LOT 11

A TO B: (23.35 + 23.30) ÷ 2 = 23.325
B TO C: (23.30 + 23.30) ÷ 2 = 23.30
C TO D: (23.30 + 23.30) ÷ 2 = 23.30
D TO E: (23.30 + 24.92) ÷ 2 = 24.11
E TO F: (24.92 + 24.92) ÷ 2 = 24.92
F TO G: (24.92 + 24.92) ÷ 2 = 24.92
G TO H: (24.92 + 24.92) ÷ 2 = 24.92
H TO A: (24.92 + 23.35) ÷ 2 = 24.135
Total = 1419.59

Average Grade: 1419.59 ÷ 58.68 = 24.19m

AVERAGE GRADE CALCULATION LOT 12

A TO B: (23.35 + 23.30) ÷ 2 = 23.325
B TO C: (23.30 + 23.30) ÷ 2 = 23.30
C TO D: (23.30 + 23.30) ÷ 2 = 23.30
D TO E: (23.30 + 24.92) ÷ 2 = 24.11
E TO F: (24.92 + 24.92) ÷ 2 = 24.92
F TO G: (24.92 + 24.92) ÷ 2 = 24.92
G TO H: (24.92 + 24.92) ÷ 2 = 24.92
H TO A: (24.92 + 23.35) ÷ 2 = 24.135
Total = 1419.59

Average Grade: 1419.59 ÷ 58.68 = 24.19m

MANDEEP BAINS
Site Data Tables &
Driveway Slopes

development
permit
Fifth and Tolmie

drawing #
7733
scale
Not To Scale
drawn by
MDK

VICTORIA
DESIGN
GROUP

Date: 4/12/17

WWW.VICTORIADSGROUP.PCA

7733-PROPOSED DEVELOPMENT PERMIT: FIFTH AND TOLMIE, VICTORIA B.C.



Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION