



Planning and Land Use Committee Report

For the Meeting of October 1, 2015

To: Planning and Land Use Committee **Date:** September 17, 2015

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane

RECOMMENDATION

Staff recommend that Committee forward this report to Council and, after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane in accordance with:

1. Plans date stamped June 17, 2015, with revisions to the fence to the satisfaction of staff.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 920 (8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for three Development Permit with Variance Applications for the properties located at 1032, 1038 and 1044 Harling Lane. The proposal is to construct three small lot houses. The variances are related to an increase in the height of the front yard fences from 1.22m to 1.83m.

The following points were considered in assessing these Applications:

- The proposal for three small lot houses are generally consistent with the *Small Lot Design Guidelines*.
- The proposed landscaping is not consistent with the *Guidelines for Fences Gates and Shutters*.
- The variances are related to the *Fence Bylaw* to increase in the height of the front yard fence from 1.22m to 1.83m. These variances are not considered appropriate as they do not comply with the relevant guidelines and create a detrimental impact on the character of Harling Lane.

BACKGROUND

Description of Proposal

The proposal is to construct three small lot houses. Specific details for each building include:

- a basement including a recreation, exercise room and bathroom, with access being gained from an external staircase
- living and family rooms located on the main floor, with three bedrooms located on the upper floor
- off-street parking provided within a garage
- landscaping consisting of permeable pavers and a mixture of planting including two large trees for each property, and various shrubs and flower bed plantings as indicated on the landscape plan
- private amenity space provided in the form of a lawn in the front yard and patio space at the rear, with wooden privacy fencing.

The proposed variances are related to requests to increase the front yard fence height from 1.22m to 1.83m.

Sustainability Features

As indicated in the applicant's letter dated June 16, 2015, the applicant is considering the use of micro-turbine technology to produce all heat and electricity through natural gas. No further details have been provided in the Application packages. In the event that this is considered to be unfeasible, the buildings will have a combination of on-demand hot water and in-floor radiant heating.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with these Applications.

Public Realm Improvements

No public realm improvements are proposed in association with these Development Permit Applications.

Existing Site Development and Development Potential

The properties are currently vacant and are located in the R-K Zone, Medium Density Attached Dwelling District. This Zone permits all of the uses in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, subject to the regulations in that Zone. A five-lot subdivision developed pursuant to this *Zoning Regulation Bylaw* provision was approved in 2012.

Data Table

The following data table compares the proposal with the R-K Zone, Medium Density Attached Dwelling District. No component of the proposal is less stringent than the Zone standards. An asterisk is used to identify where the proposal is less stringent than the *Fence Bylaw*.

Zoning Criteria	1032 Harling Lane	1038 Harling Lane	1044 Harling Lane	Zone Standard R1-S2
Site area (m ²) - minimum	265.9	265.9	265.8	260
Density (Floor Space Ratio) - maximum	0.53:1	0.53:1	0.53:1	0.6:1
Total floor area (m ²) - maximum	142.14	142.14	142.14	190
Lot width (m) - minimum	12.31	12.31	12.31	10
Height (m) - maximum	7.17	6.97	7.2	7.5
Storeys - maximum	2 + basement	2 + basement	2 + basement	2 + basement
Site coverage % - maximum	33.6	33.6	33.6	40
Setbacks (m) - minimum				
Front (Harling Lane)	6	6	6	6
Rear	6.03	6.02	6.01	6
Side (east)	1.51	1.51	1.50	1.50
Side (west)	1.50	1.50	1.51	1.50

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 1, 2015, these Applications were referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

These Applications, if they proceed as submitted, propose variances to the Fence Bylaw, therefore, in accordance with the City's *Land Use Procedures Bylaw*, they require notice, sign posting and a meeting of Council to consider the variances. If Council wishes to advance the

Applications without the variances (as per the staff recommendation) these additional notification measures are not required.

ANALYSIS

Official Community Plan

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012 (OCP)*. The subject properties are designated as Urban Residential which envisions a full range of housing types.

As the lots are proposed to be developed as small lots pursuant to the R1-S2 Zone, a Development Permit is required to satisfy the requirements of the OCP. The proposal is subject to review under DPA 15A Intensive Residential - Small Lot. The most relevant design consideration of the proposal is with respect to streetscape (*Small Lot House Design Guidelines, 2002*) which is evaluated below.

In the immediate context, the houses create their own symmetry with a similar architectural expression and material treatment as the single-family properties directly to the rear along Pakington Street. In relation to the adjacent buildings on the east and west along Harling Lane, the flanking apartment buildings (built in the 1960s) are defined by the balconies, providing strong horizontal lines that are reflected in the design of the proposed homes. Similarly, the building to the south of the properties, across Harling Lane, includes similar architectural features and prominent balconies. This cluster of buildings is also characterized by flat rooflines.

In the broader context, the houses add to the variety of housing types and forms on the street, while not creating additional visual discord. In addition, the front setbacks of the proposed homes create a suitable transition between the flanking apartment buildings.

An important element of the design is not consistent with the guidelines it relates to entryways and landscaping. The tall front yard wooden fences do not create a welcoming entrance to the residences and do not enhance the overall streetscape along the lane. In addition, there is the potential to create Crime Prevention Through Environmental Design (CPTED) concerns since the tall fences obstruct the views from the buildings and prevent natural surveillance along the lane. As Harling Lane functions primarily as a rear access to immediately adjacent buildings, the need for natural surveillance on the lane is of particular importance. Staff recommend for Council's consideration that these Applications would benefit from a reduction in the height of the front yard fences 1.22m or less (in accordance with the *Fence Bylaw*) in order to improve this street relationship.

Fence Bylaw

A variance to the *Fence Bylaw* is being proposed to increase the height of the front yard fence for each property from 1.22m to 1.83m. For the reasons outlined above, staff recommend for Council's consideration that these variances are not appropriate. The applicant was advised of staff's concerns regarding the lack of consistency with the Fence Bylaw and the resulting impact on the streetscape as well as potential CPTED issues and chose to proceed with the requested variance.

CONCLUSIONS

The proposal for the three small lot houses at 1032, 1038 and 1044 Harling Lane is generally consistent with the *Small Lot House Design Guidelines, 2002*. The contemporary design is supportable and complementary to both the other existing single family homes and the multiple dwelling buildings on Harling Lane. However, the inconsistency with the streetscape and landscaping guidelines should be addressed, therefore, staff recommend for Council's consideration, approval of these Applications without the proposed variance to the Fence Bylaw.

ALTERNATIVE MOTION NO. 1

Staff recommend that Committee forward this report to Council and, that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application with Variance Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane, in accordance with:

1. Plans date stamped June 17, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances to the *Fence Bylaw*:
 - a. Section 4.1.a(i) - increase the height of a front yard fence from 1.22m to 1.83m.
3. The Development Permit lapsing two years from the date of this resolution."

ALTERNATIVE MOTION NO. 2

That Council decline Development Permit Application with Variance Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development

Report accepted and recommended by the City Manager:



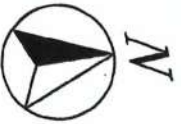
Date: _____

Sept. 23/15

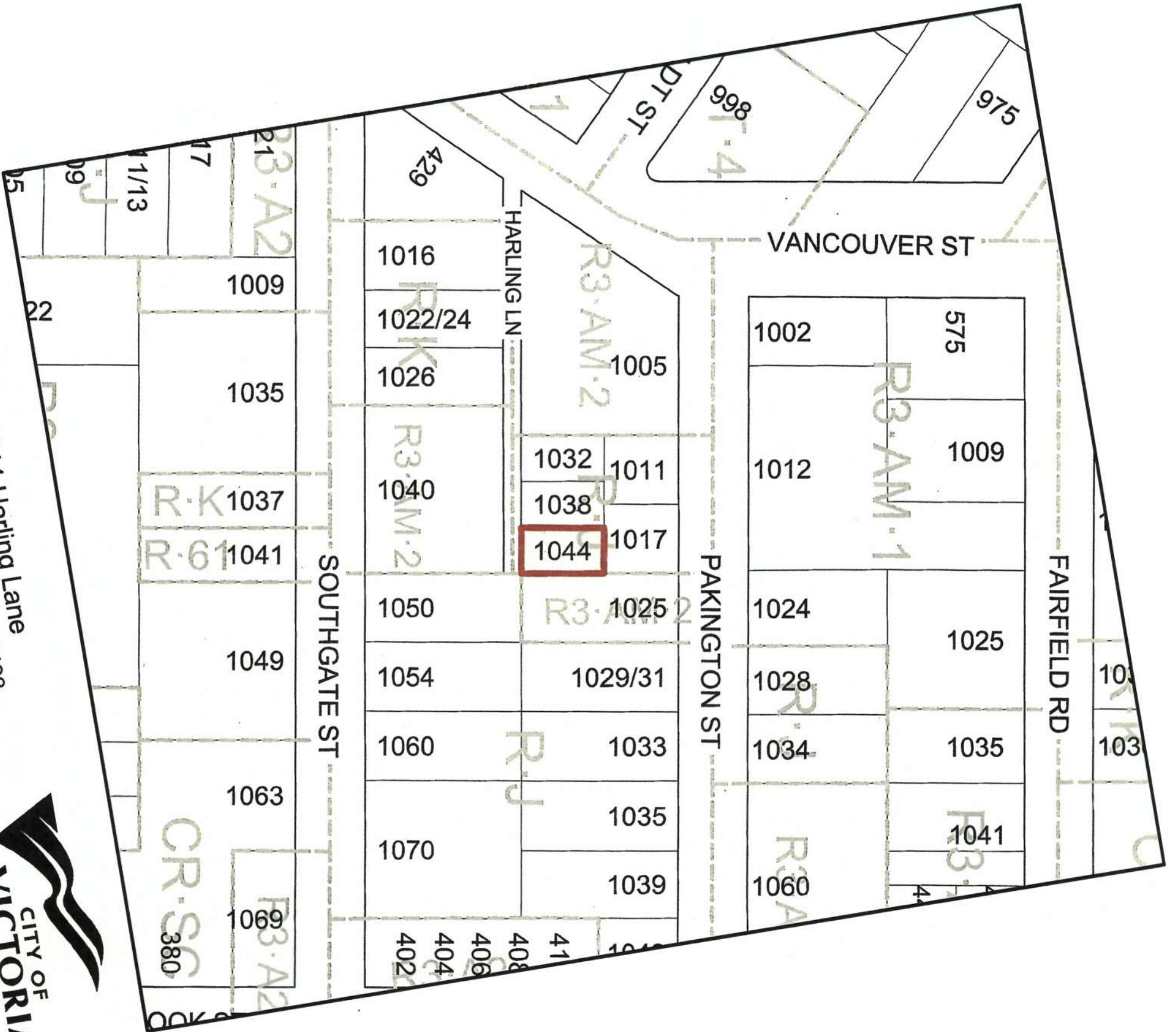
List of Attachments

- Zoning maps
- Aerial maps
- Letter from applicant dated June 16, 2015
- Plans dated June 17, 2015.





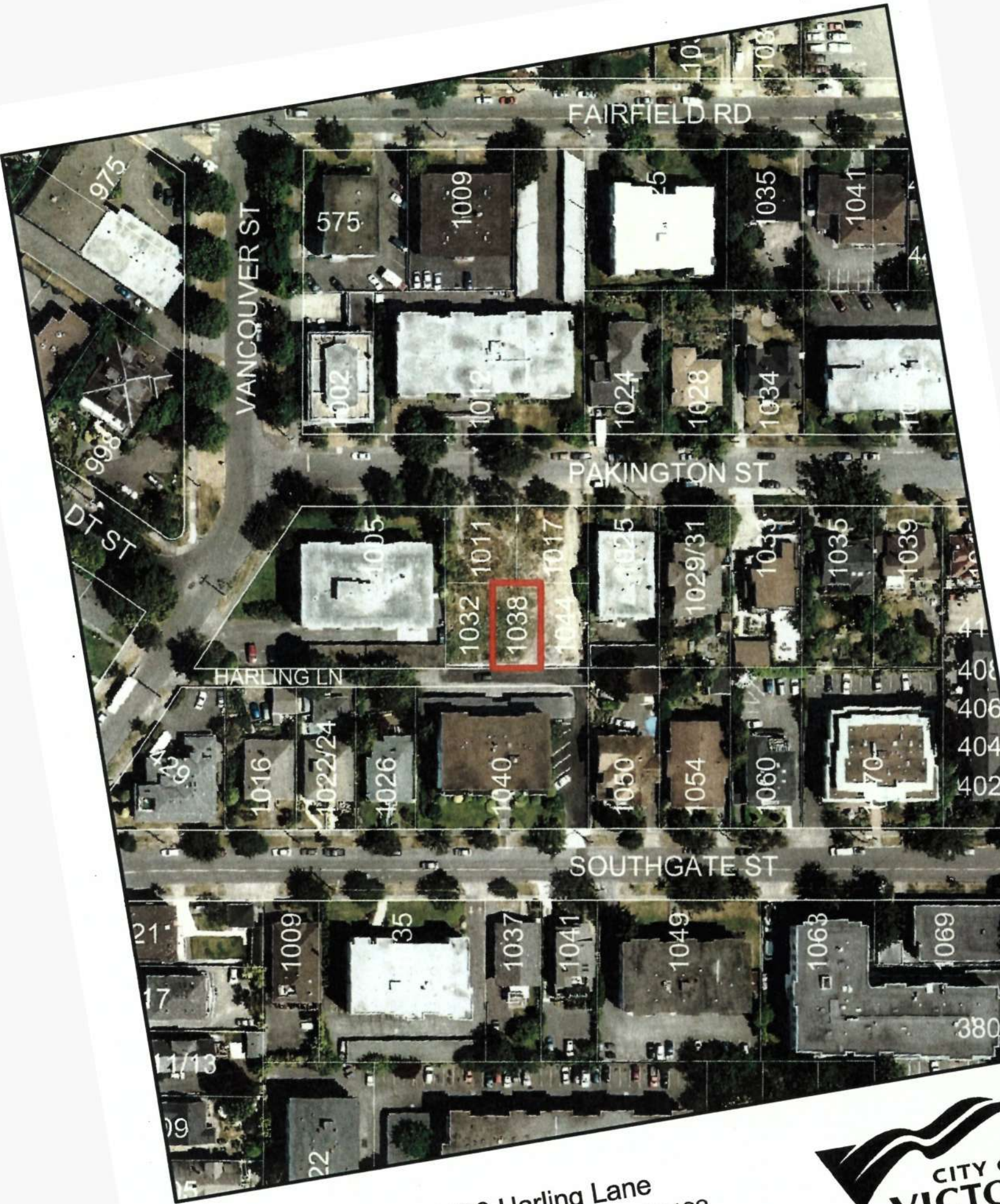
1044 Harling Lane
Development Permit #000433





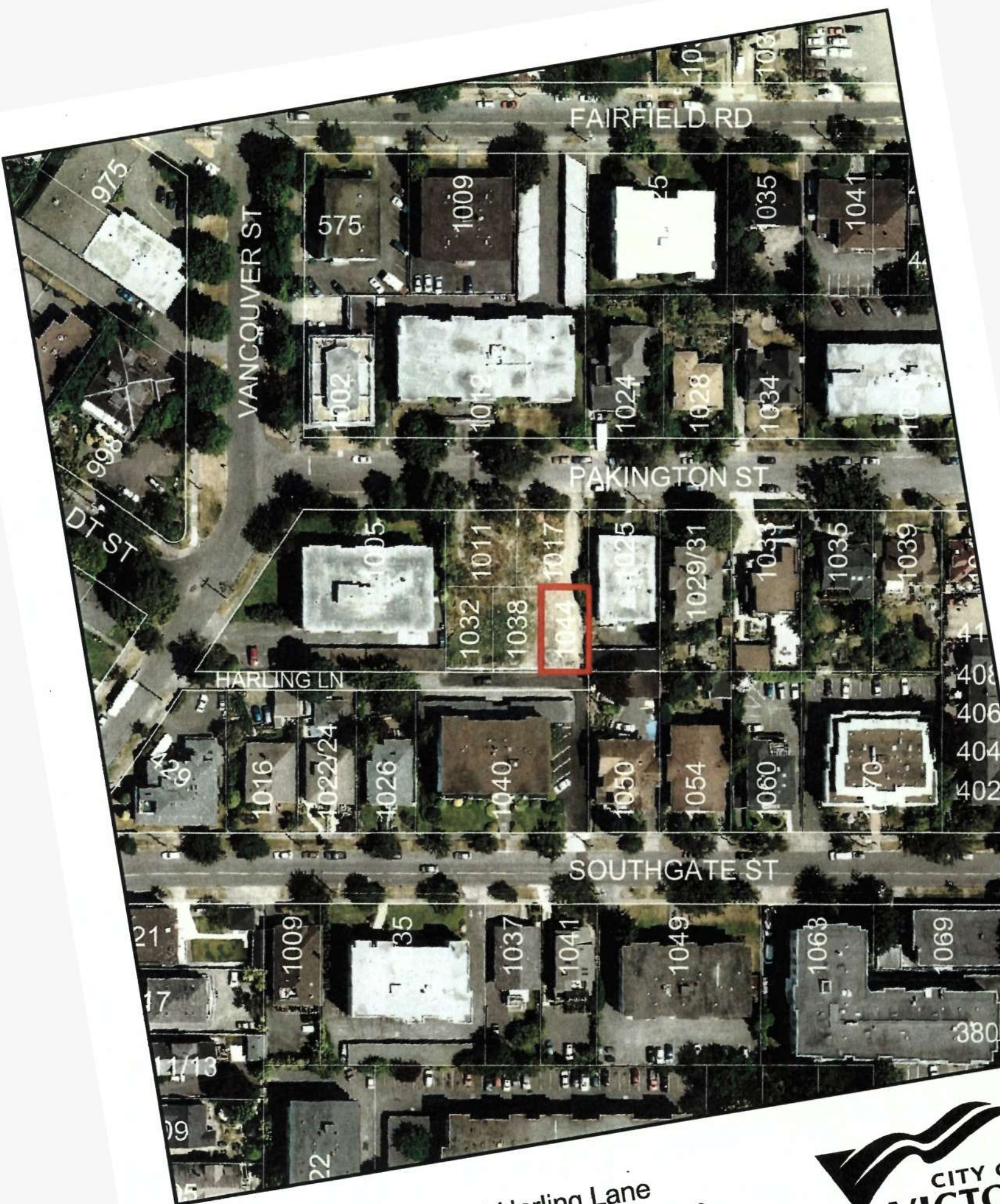
1032 Harling Lane
Development Permit #000431





1038 Harling Lane
Development Permit #000432





1044 Harling Lane
Development Permit #000433



June 16, 2015

Mayor and Council
1 Centennial Square
Victoria, BC V8W 1P6



Re: Development Permit Applications: 1032, 1038 and 1044 Harling Lane

Mayor and Council,

The proposal to develop the above referenced vacant lots is zoning compliant without variance.

These lots complete a development that increased density from 2 single-family homes to 5 single-family homes within the same land footprint.

The need for development permits for these lots results from a citywide rezoning added to the OCP immediately prior to its implementation. While no public mention of a citywide DP rezoning was made in the 3 years the OCP was under public discussion and scrutiny, the citywide rezoning suddenly appeared a matter of a few weeks before implementation. DPA 15A, which captured the lots, is a form and character DP.

The house designs are complementary to the houses fronting Pakington that were built in 2014/15 under DPA 15A permits. The design is contemporary, shed roof styles with wood and hardi-panel exterior finishes, colors are complementary to the newly built front houses and the landscape and fencing matches the new DPA 15A approved homes on Pakington. The remaining surrounding properties on three sides are all flat roof multi-family apartments. There is no single-family form and character design influence standard to be met other than to the adjacent newly built DPA 15A approved Pakington houses.

The houses are green built and energy efficient with the primary green/efficiency caused by gravity underground services through to Southgate via a registered easement over 1040 Southgate. City provided services in Pakington are shallow depth that would require pumping storm and sanitary water so the more green/efficient alternative was to acquire an easement. The easement and new services in Harling Lane add \$30k in green costs per house. New sanitary and storm services were built without any city funding.

New European micro turbine technology is being considered to produce all heat and electricity with the energy source being natural gas. A decision on that technology will be based on cost, projected savings and CSA compliance/approval. In the alternative, combination on demand hot water and in-floor radiant heat will be incorporated.

This completes the dual DPA requirements of a letter to council and an explanation of green building features.

A handwritten signature in black ink, consisting of several overlapping loops and a final horizontal stroke.



AS VEIWD FROM COMMON ACCESS (NORTH ELEVATION)

STREETSCAPE



AS VEIWD FROM HARLING LANE (SOUTH ELEVATION)

PROPOSED SINGLE FAMILY DWELLING
1032 HARLING LANE, VICTORIA B.C.

**1032
HARLING LANE**
DRAWING CONTENTS :

- A1 SITE PLAN AND BASEMENT FLOOR PLAN
- A2 FLOOR PLANS AND ROOF PLAN
- A3 SECTION SECTIONS
- A4 ELEVATIONS
- A5 LANDSCAPE PLAN

JUN 17 2015

Planning & Development Department
Development Services Division

NORTH

PROJECT: PROPOSED SINGLE FAMILY DWELLING - 1032 HARLING LANE, VICTORIA, BC (DEVELOPMENT PERMIT)

DATE: APRIL 2015

BLACKLINE

COVER

PLAN
DP 1157



839.0 SQFT.

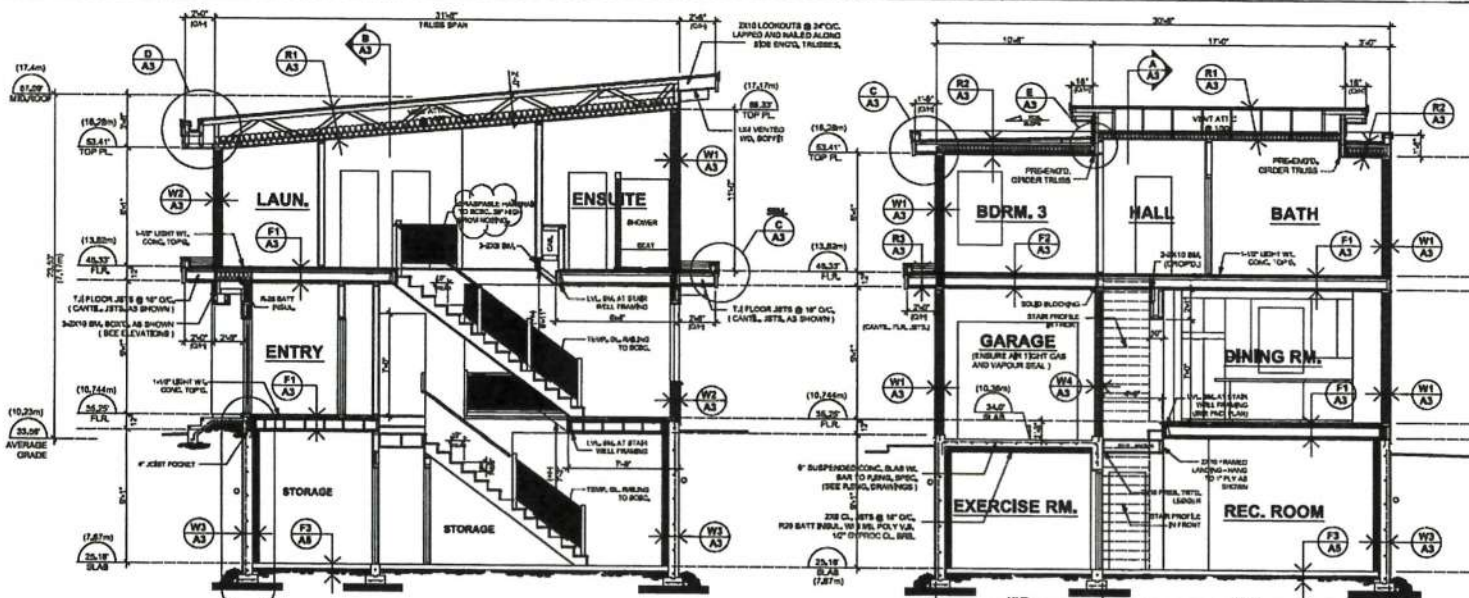
SITE PLAN

PROPOSED SINGLE FAMILY DWELLING
1032 HARLING LANE, VICTORIA B.C.

BLANKHANE
HOME DESIGN PH/FAX : 250-480-7391

A1

PLAN
DP 1182



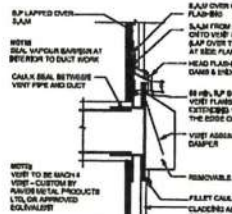
BUILDING SECTION

SCALE: 1/4" = 1'-0"

BUILDING SECTION

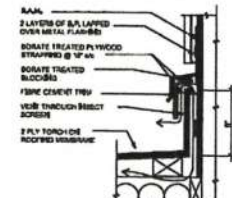
SCALE: 1/4" = 1'-0"

- 1 (WALLS & TRUSSES) ROOF / CEILING**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 2 (FLAT ROOF CHIM) ROOF / CEILING**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 3 (OVER GARAGE) FLOOR / CEILING**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 4 (BOARD AND BATON) EXTERIOR WALL - 1**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 5 (BOARD AND BATON) EXTERIOR WALL - 2**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 6 (BASEMENT WALL) BASEMENT WALL**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 7 (FOUNDATION) FOUNDATION (W/ POCKET)**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 8 (FLOOR / CEILING) FLOOR / CEILING**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
- 9 (BASEMENT FLOOR) BASEMENT FLOOR**
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)
 1/2" VENT. PLY. WOOD STRAPPING @ 16" O.C. FASTENED IN BA OR W/ SPIRED CLIN. (SEE EAVE DETAIL)



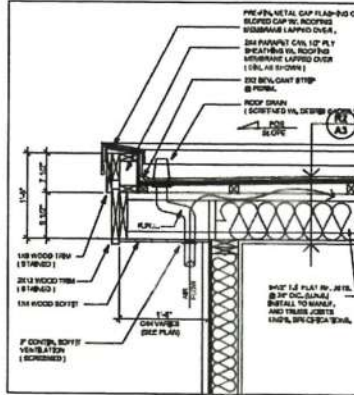
TYP. EXHAUST VENT DETAIL

SCALE: N.T.S.



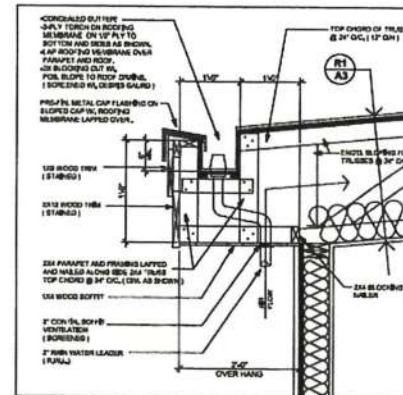
VENT BOX DETAIL

SCALE: N.T.S.



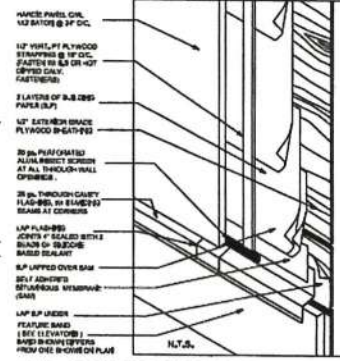
EAVE DETAIL

SCALE: 1" = 1'-0"



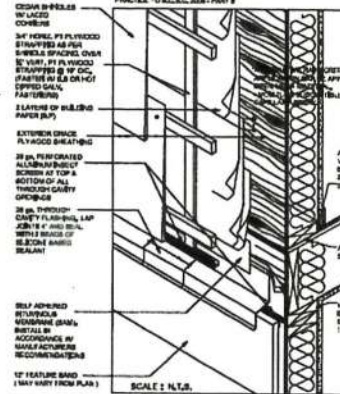
EAVE DETAIL

SCALE: 1" = 1'-0"



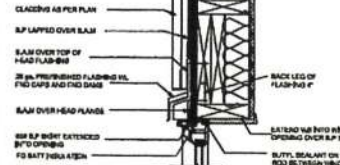
TYP. RAINSCREEN WALL ASSEMBLY - BOARD & BATON

SCALE: N.T.S.



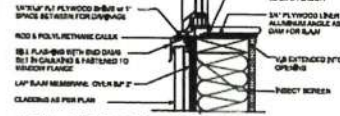
TYP. RAINSCREEN WALL ASSEMBLY - SHINGLE

SCALE: N.T.S.



TYP. HEAD DETAIL

SCALE: N.T.S.



TYP. SILL DETAIL

SCALE: N.T.S.



NORTH

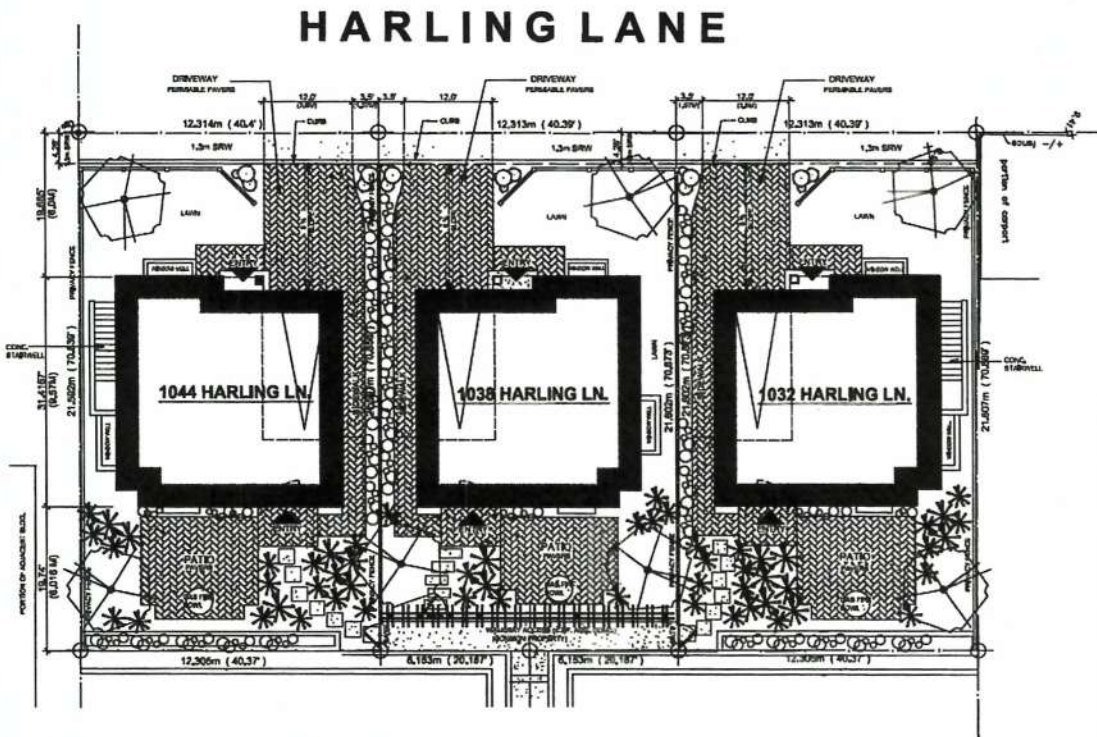
PROJECT: PROPOSED SINGLE FAMILY DWELLING - 1032 HARLING LANE, VICTORIA, BC (DEVELOPMENT PERMIT)
 DATE: APRIL 2015
 DRAWN: TERRY HARRISON
 CHECKED: TERRY HARRISON
 SCALE: AS SHOWN
 SHEET: SUBMITTAL SECTION AND DETAILS

BLANKHIVE
 HOME DESIGN
 P.H.FAX: 250-488-7391

Received
 City of Victoria
 JUN 17 2015
 Planning & Development Department
 Development Services Division

1032 HARLING LANE

A3
 PL 1/16
 CP 1/16

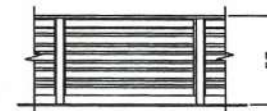


PROPOSED LANDSCAPE PLAN

SCALE = 1/8" = 1'-0"

LANDSCAPE LEDGEND	
	MEDIUM TO LARGE SIZE SHRUBS (SPECIES TO BE DETERMINED)
	MIXED FLOWER BED PLANTING (SPECIES TO BE DETERMINED)
	LOW LYING GROUND COVER (SPECIES TO BE DETERMINED)
	LARGE / MEDIUM SIZE DECIDUOUS TREE (SPECIES TO BE DETERMINED)

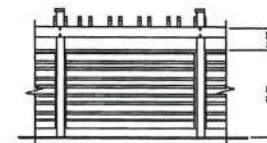
ALL SPECIES, SPACING, SIZES AND QUANTITIES ARE TO BE DETERMINED BY LANDSCAPER / LANDSCAPE DESIGNER AND OWNER AT TIME OF LANDSCAPE.



1 SCREENING ELEVATION

SCALE: 1/4" = 1'-0"

6X6 POSTS C/W, SPACED 1X4 AND 1X6 FENCING (STAINED)
2X6 TOP RAIL (STAINED)



2 SCREENING ELEVATION

SCALE: 1/4" = 1'-0"

6X6 POSTS C/W, SPACED 1X4 AND 1X6 FENCING (STAINED)
2X6 TOP RAIL (STAINED)
2X6 TRELLIS ON LAPPED 2X10 (STAINED)

PROPOSED SINGLE FAMILY DWELLING

1032, 1038 AND 1044 HARLING LANE, VICTORIA B.C.

Received
City of Victoria

JUN 17 2015

Planning & Development Department
Development Services Division



PROJECT: PROPOSED LANDSCAPE PLAN - 1032, 1038 AND 1044 HARLING LANE, VICTORIA, BC. (DEVELOPMENT PERMIT)
DATE: APRIL 2015
DRAWN BY: J. CAUSTON
CHECKED BY: J. CAUSTON
SCALE: AS SHOWN
PROJECT NO: 1032, 1038 AND 1044 HARLING LANE, VICTORIA, BC. (DEVELOPMENT PERMIT)
DRAWING: LANDSCAPE PLAN

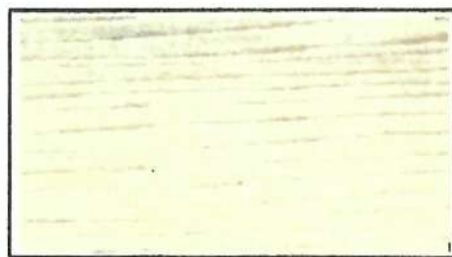
BLANKHIVE
HOME DESIGN PH. FAX: 250-480-7391

A5
PLAN
DP 1187

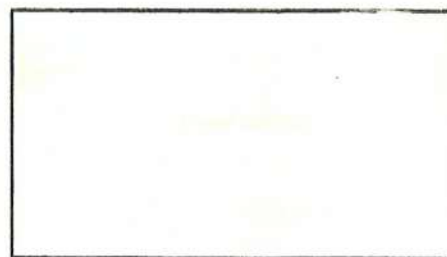
1032 HARLING LANE



WINDOW FRAMES- GREY



1 MAIN BODY COLOUR
-BOARD AND BATON (HARDIE)
(IMPERIAL GRAY)



2 ACCENT BODY COLOUR
- SHINGLES (HARDIE)
(NATURAL CREAM)

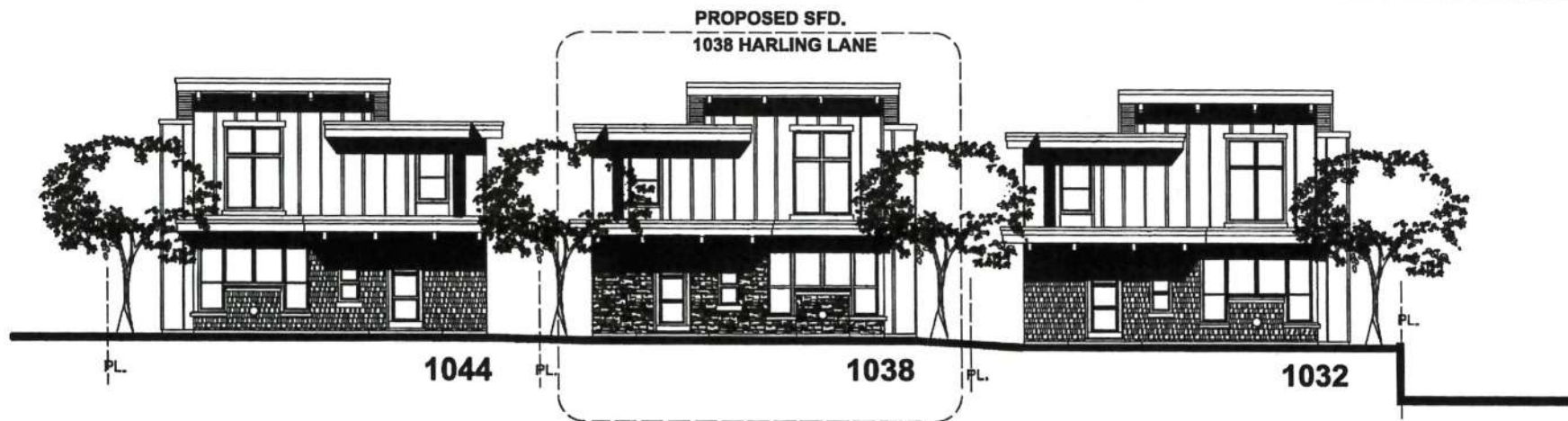


3 TRIM / ACCENT COLOUR
- FASCIA BOARDS AND TRIM
(STAINED - CHOCOLATE)

Received
City of Victoria

JUN 17 2015

Planning & Development Department
Development Services Division



AS VEIWD FROM COMMON ACCESS (NORTH ELEVATION)

STREETSCAPE



AS VEIWD FROM HARLING LANE (SOUTH ELEVATION)

PROPOSED SINGLE FAMILY DWELLING

1038 HARLING LANE, VICTORIA B.C.

**1038
HARLING LANE**
DRAWING CONTENTS :

- STREETSCAPE (COVER PAGE)
- A1 SITE PLAN AND BASEMENT FLOOR PLAN
- A2 FLOOR PLANS AND ROOF PLAN
- A3 BUILDING SECTIONS
- A4 ELEVATIONS
- A5 LANDSCAPE PLAN

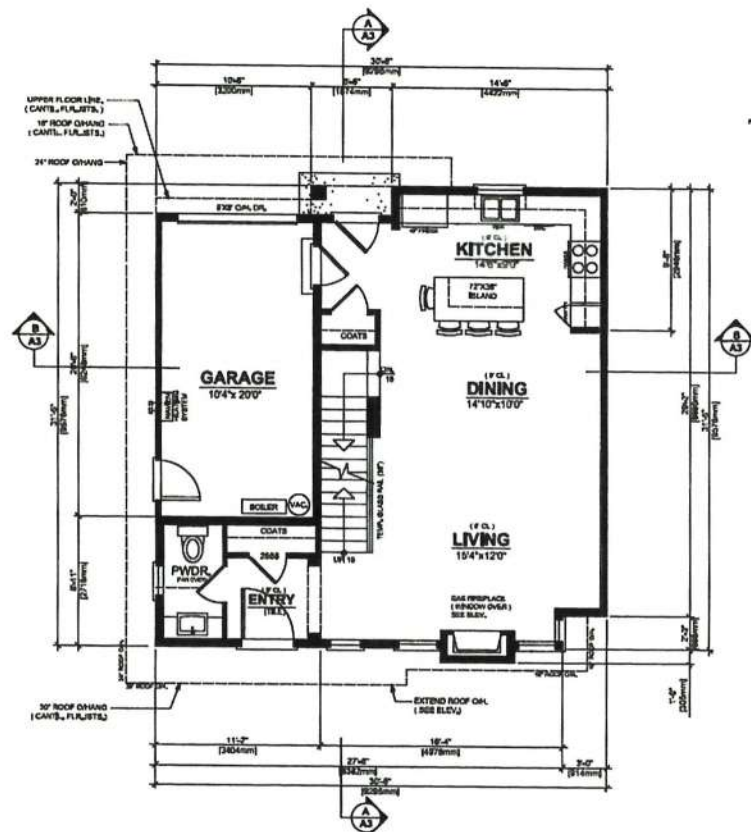
Received
City of Victoria

JUN 17 2015

Planning & Development Department
Development Services Division

NORTH	
PROJECT :	PROPOSED SINGLE FAMILY DWELLING - 1038 HARLING LANE, VICTORIA, B.C. (DEVELOPMENT PERMIT)
DATE :	APRIL 2015
DRAWN :	LAURIE
CHECKED :	AS SHOWN
SCALE :	AS SHOWN
BLANKHIVE HOME DESIGN PH/FAX : 250-480-7391	
COVER PAGE	
PL-419 GP 1157	

PLAN
DE 1187

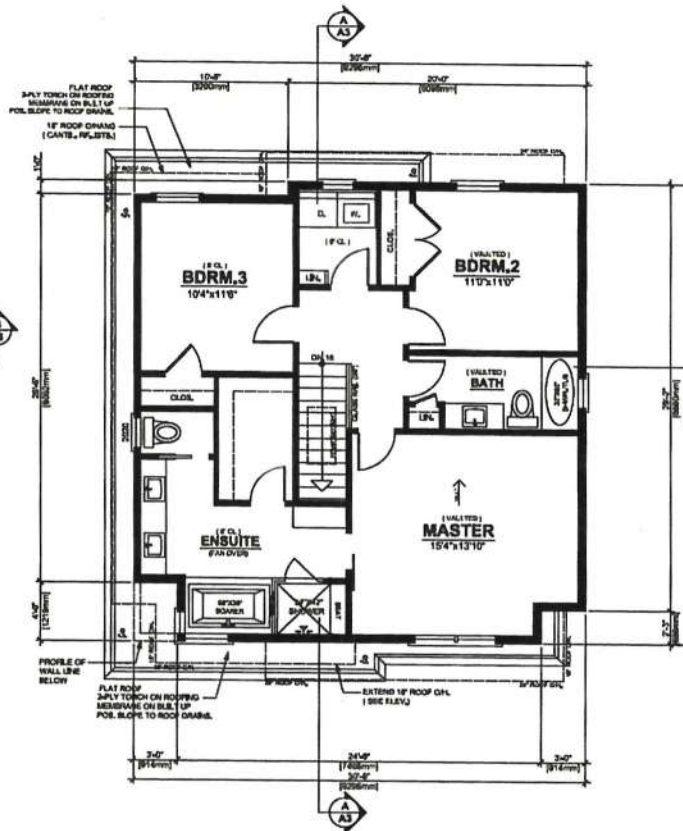


MAIN FLOOR PLAN

SCALE : 1/4" = 1'-0"

662.0 SQFT.

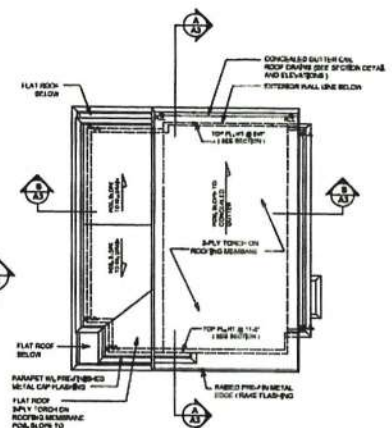
(INCLUDES GARAGE AREAS IN EXCESS OF 200.0 SQFT.)
(GARAGE = 207.0 SQFT.)



UPPER FLOOR PLAN

SCALE : 1/4" = 1'-0"

868.0 SQFT.



ROOF PLAN

SCALE : 1/8" = 1'-0"

24" PLY TORSION ON ROOFING MEMBRANE
POOL SLOPE TO ROOF DRAIN
PROVIDE ATTIC VENTILATION
TO B.C.C. (SEE BUILDING SECTION)
REFER TO UPPER FLOOR PLAN
FOR ALL OVER HANG DIMENSIONS

1038 HARLING LANE

PROPOSED SINGLE FAMILY DWELLING

1038 HARLING LANE, VICTORIA B.C.

Received
City of Victoria

JUN 17 2015

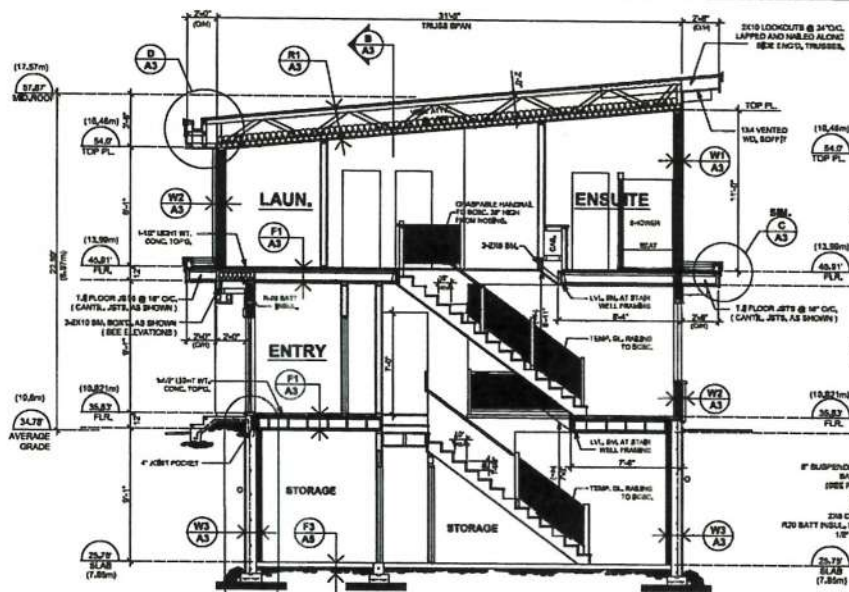
Planning & Development Department
Development Services Division



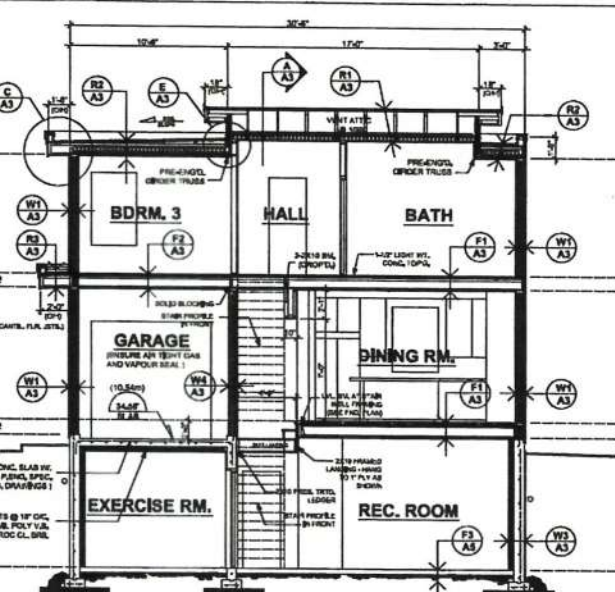
PROJECT: PROPOSED SINGLE FAMILY DWELLING - 1038 HARLING LANE, VICTORIA, B.C. (DEVELOPMENT PERMIT)
DATE: APRIL 2015
LOCATION: 1038 HARLING LANE
SCALE: AS SHOWN
DRAWN BY: TERRY BAZZAN
CHECKED BY: AS SHOWN

BLAKE/CHINE
HOME DESIGN PH. FAX : 250-480-7391

A2
PLAN
OF 11/15

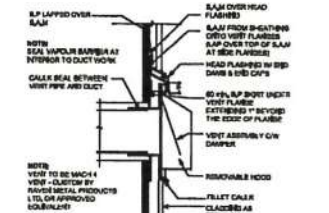


BUILDING SECTION
SCALE: 1/4" = 1'-0"

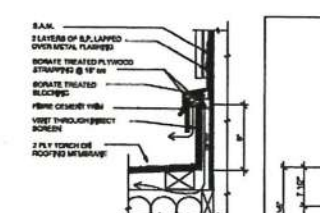


BUILDING SECTION
SCALE: 1/4" = 1'-0"

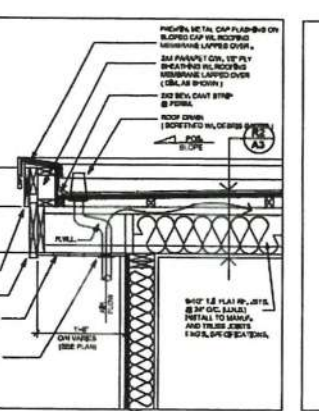
- ROOF / CEILING**
1.1 ROOF JETTS - FLAT ROOF
1.2 ROOF JETTS - FLAT ROOF
1.3 ROOF JETTS - FLAT ROOF
1.4 ROOF JETTS - FLAT ROOF
1.5 ROOF JETTS - FLAT ROOF
1.6 ROOF JETTS - FLAT ROOF
1.7 ROOF JETTS - FLAT ROOF
1.8 ROOF JETTS - FLAT ROOF
1.9 ROOF JETTS - FLAT ROOF
1.10 ROOF JETTS - FLAT ROOF
- FLOOR / CEILING**
2.1 FLOOR / CEILING
2.2 FLOOR / CEILING
2.3 FLOOR / CEILING
2.4 FLOOR / CEILING
2.5 FLOOR / CEILING
2.6 FLOOR / CEILING
2.7 FLOOR / CEILING
2.8 FLOOR / CEILING
2.9 FLOOR / CEILING
2.10 FLOOR / CEILING
- BASEMENT FLOOR**
3.1 BASEMENT FLOOR
3.2 BASEMENT FLOOR
3.3 BASEMENT FLOOR
3.4 BASEMENT FLOOR
3.5 BASEMENT FLOOR
3.6 BASEMENT FLOOR
3.7 BASEMENT FLOOR
3.8 BASEMENT FLOOR
3.9 BASEMENT FLOOR
3.10 BASEMENT FLOOR
- EXTERIOR WALL - 1**
4.1 EXTERIOR WALL - 1
4.2 EXTERIOR WALL - 1
4.3 EXTERIOR WALL - 1
4.4 EXTERIOR WALL - 1
4.5 EXTERIOR WALL - 1
4.6 EXTERIOR WALL - 1
4.7 EXTERIOR WALL - 1
4.8 EXTERIOR WALL - 1
4.9 EXTERIOR WALL - 1
4.10 EXTERIOR WALL - 1
- EXTERIOR WALL - 2**
5.1 EXTERIOR WALL - 2
5.2 EXTERIOR WALL - 2
5.3 EXTERIOR WALL - 2
5.4 EXTERIOR WALL - 2
5.5 EXTERIOR WALL - 2
5.6 EXTERIOR WALL - 2
5.7 EXTERIOR WALL - 2
5.8 EXTERIOR WALL - 2
5.9 EXTERIOR WALL - 2
5.10 EXTERIOR WALL - 2
- FOUNDATION (W/ POCKET)**
6.1 FOUNDATION (W/ POCKET)
6.2 FOUNDATION (W/ POCKET)
6.3 FOUNDATION (W/ POCKET)
6.4 FOUNDATION (W/ POCKET)
6.5 FOUNDATION (W/ POCKET)
6.6 FOUNDATION (W/ POCKET)
6.7 FOUNDATION (W/ POCKET)
6.8 FOUNDATION (W/ POCKET)
6.9 FOUNDATION (W/ POCKET)
6.10 FOUNDATION (W/ POCKET)
- BASEMENT WALL**
7.1 BASEMENT WALL
7.2 BASEMENT WALL
7.3 BASEMENT WALL
7.4 BASEMENT WALL
7.5 BASEMENT WALL
7.6 BASEMENT WALL
7.7 BASEMENT WALL
7.8 BASEMENT WALL
7.9 BASEMENT WALL
7.10 BASEMENT WALL
- GARAGE WALL**
8.1 GARAGE WALL
8.2 GARAGE WALL
8.3 GARAGE WALL
8.4 GARAGE WALL
8.5 GARAGE WALL
8.6 GARAGE WALL
8.7 GARAGE WALL
8.8 GARAGE WALL
8.9 GARAGE WALL
8.10 GARAGE WALL



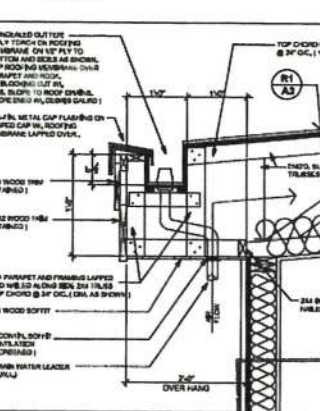
TYP. EXHAUST VENT DETAIL
SCALE: N.T.S.



VENT BOX DETAIL
SCALE: N.T.S.



EAVE DETAIL
SCALE: 1/4" = 1'-0"



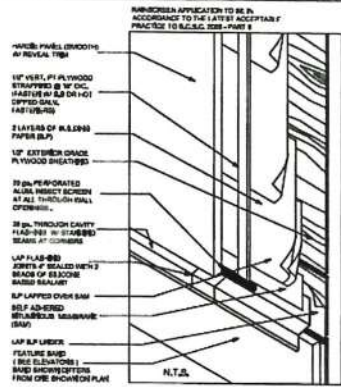
EAVE DETAIL
SCALE: 1/4" = 1'-0"



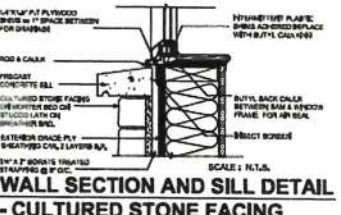
TYP. HEAD DETAIL
SCALE: N.T.S.



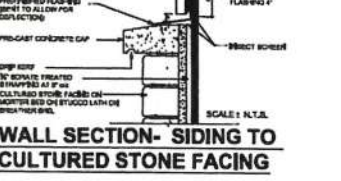
TYP. SILL DETAIL
SCALE: N.T.S.



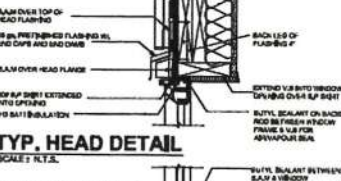
TYP. RAINSCREEN WALL ASSEMBLY - BOARD & BATON
SCALE: N.T.S.



WALL SECTION AND SILL DETAIL - CULTURED STONE FACING
SCALE: N.T.S.



WALL SECTION - SIDING TO CULTURED STONE FACING
SCALE: N.T.S.

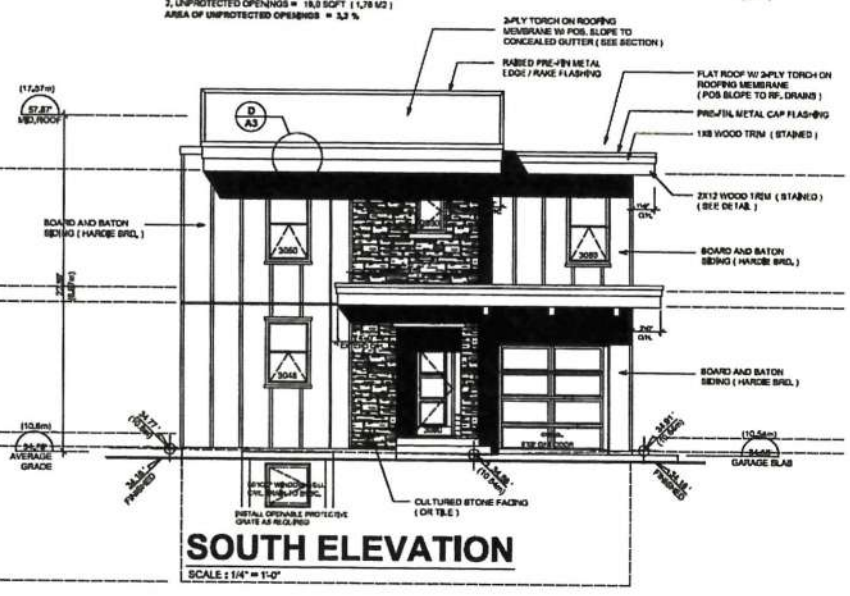
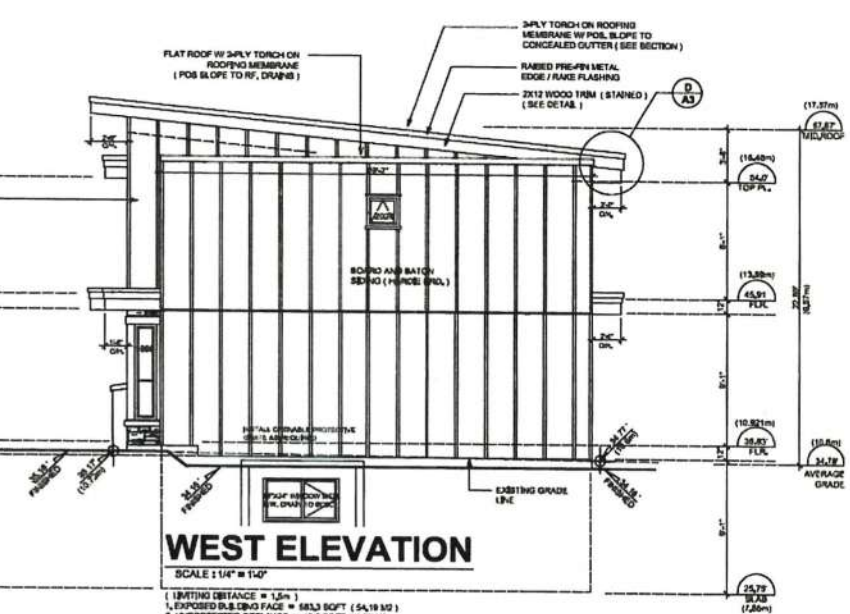


TYP. HEAD DETAIL
SCALE: N.T.S.



TYP. SILL DETAIL
SCALE: N.T.S.

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JUN 17 2015
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Development Services Division



Planning & Development Department

A4

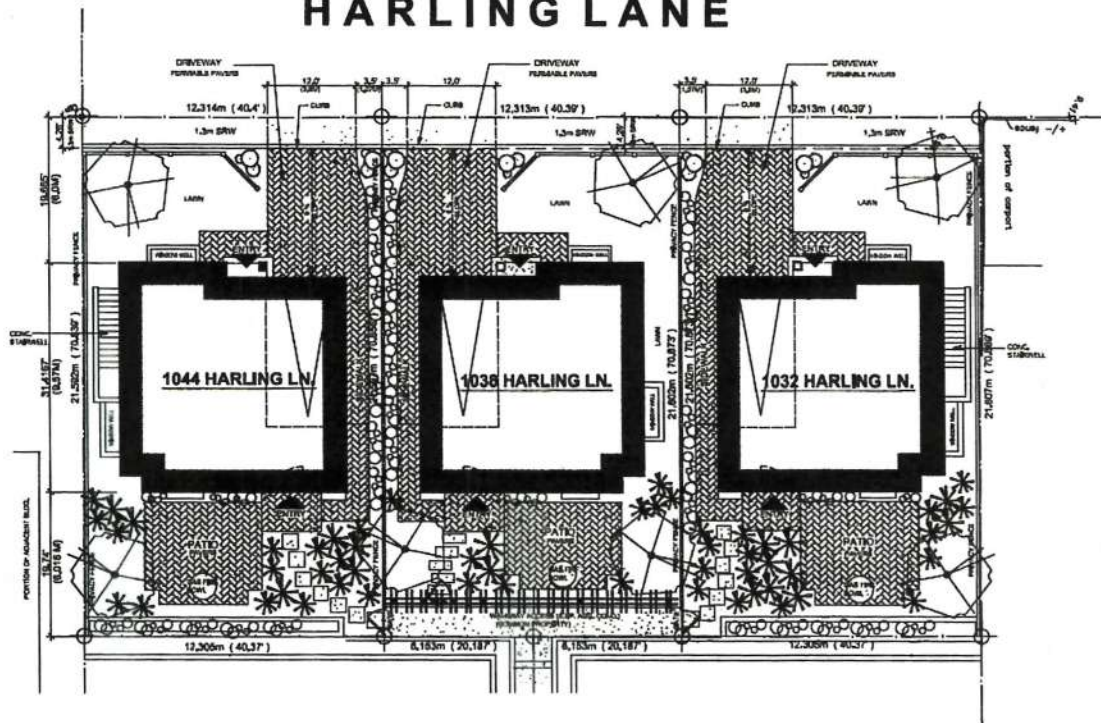


PROJECT: PROPOSED LANDSCAPE PLAN - 1032, 1038 AND 1044 HARLING LANE, VICTORIA, BC | DEVELOPMENT PERMIT 1
DATE: 10/10/2015
DRAWN: TERRY SHADISH
CHECKED: TERRY SHADISH
SCALE: AS SHOWN

BLANKHIVE
HOME DESIGN PH: FAX: 250-480-7391

A5
PLAN
DP 1107

HARLING LANE



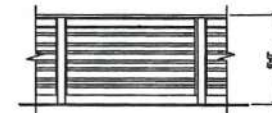
PROPOSED LANDSCAPE PLAN

SCALE = 1/8" = 1'-0"

LANDSCAPE LEDGEND

	MEDIUM TO LARGE SIZE SHRUBS (SPECIES TO BE DETERMINED)
	MIXED FLOWER BED PLANTING (SPECIES TO BE DETERMINED)
	LOW LYING GROUND COVER (SPECIES TO BE DETERMINED)
	LARGE / MEDIUM SIZE DECIDUOUS TREE (SPECIES TO BE DETERMINED)

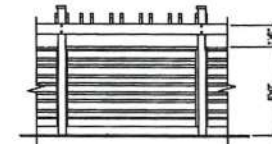
ALL SPECIES, SPACING, SIZES AND QUANTITIES ARE TO BE DETERMINED BY LANDSCAPER / LANDSCAPE DESIGNER AND OWNER AT TIME OF LANDSCAPE.



1 SCREENING ELEVATION

SCALE: 1/4" = 1'-0"

6X6 POSTS CW, SPACED 1X4 AND 1X6 FENCING (STAINED)
2X6 TOP RAIL (STAINED)



2 SCREENING ELEVATION

SCALE: 1/4" = 1'-0"

6X6 POSTS CW, SPACED 1X4 AND 1X6 FENCING (STAINED)
2X6 TOP RAIL (STAINED)
2X6 TRELLIS ON LAPPED 2X10 (STAINED)

Received
City of Victoria

JUN 17 2015

Planning & Development
Development Services Division

PROPOSED SINGLE FAMILY DWELLING

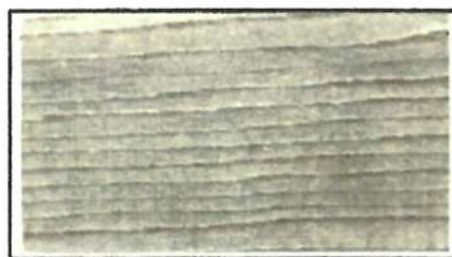
1032, 1038 AND 1044 HARLING LANE, VICTORIA B.C.

REVISIONS:

1038 HARLING LANE



WINDOW FRAMES- GREY



1 MAIN BODY COLOUR
-BOARD AND BATON (HARDIE)
(IMPERIAL GRAY)



2 STONE ACCENTS
- STONE FACING W/ CONC. CAP
(LEDGE STONE - DRY STACK)



3 TRIM / ACCENT COLOUR
- FASCIA BOARDS AND TRIM
(STAINED - CHOCOLATE)

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JUN 17 2015

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Development Services Division



AS VEIWD FROM COMMON ACCESS (NORTH ELEVATION)

STREETSCAPE



AS VEIWD FROM HARLING LANE (SOUTH ELEVATION)

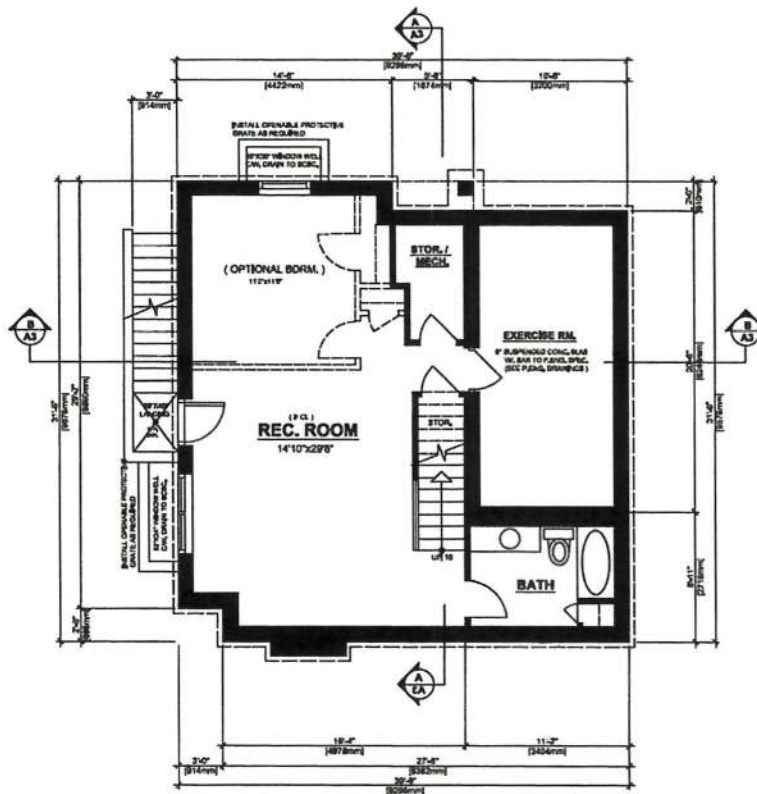
PROPOSED SINGLE FAMILY DWELLING
1044 HARLING LANE, VICTORIA B.C.

**1044
HARLING LANE**
DRAWING CONTENTS :

- A1 SITE PLAN AND BASEMENT FLOOR PLAN
- A2 FLOOR PLANS AND ROOF PLAN
- A3 SUB. DIV. SECTIONS
- A4 ELEVATIONS
- A5 LANDSCAPE PLAN

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JUN 17 2015
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Development Services Division

NORTH	
PROJECT: PROPOSED SINGLE FAMILY DWELLING - 1044 HARLING LANE, VICTORIA, B.C. (DEVELOPMENT PERMIT)	DATE: APRIL 2015
DESIGNER: TERRY BRADSHAW	LOCATION: AS SHOWN
DRAWING: STREETSCAPE - 1044 HARLING LANE, VICTORIA, B.C. (DEVELOPMENT PERMIT)	SCALE: AS SHOWN
BLANKHIVE HOME DESIGN PH: FAX: 250-480-7391	
COVER PAGE	
PLAN DP 1163	



BASEMENT PLAN

SCALE: 1/4" = 1'-0"
839.0 SQFT.

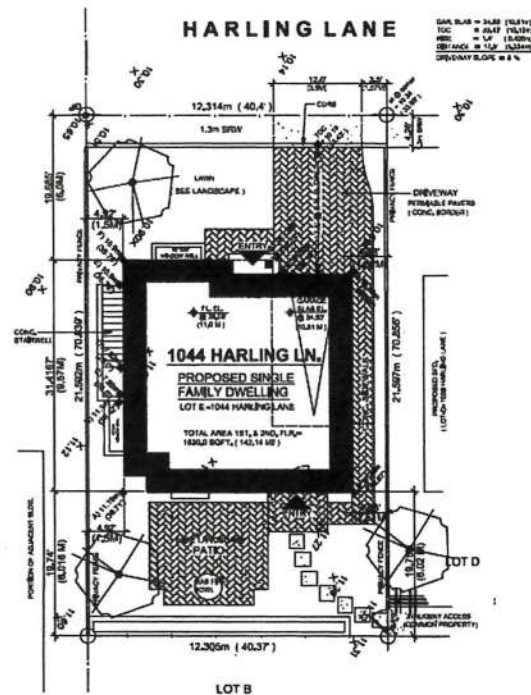
1044 HARLING LANE EXIST'G / FIN. GRADE POINTS:

GRADE POINT A = 36.7' EXIST'G (11.4m)	36.9 FTL
GRADE POINT B = 36.2' EXIST'G (11.1m)	36.8 FTL
GRADE POINT C = 36.5' EXIST'G (11.2m)	36.9 FTL
GRADE POINT D = 36.5' EXIST'G (11.2m)	36.9 FTL
GRADE POINT E = 36.5' EXIST'G (11.2m)	36.8 FTL
GRADE POINT F = 36.7' EXIST'G (11.3m)	36.8 FTL
GRADE POINT G = 36.1' EXIST'G (10.9m)	36.5 FTL
GRADE POINT H = 36.1' EXIST'G (10.9m)	36.5 FTL
GRADE POINT I = 36.1' EXIST'G (10.9m)	36.5 FTL
GRADE POINT J = 36.5' EXIST'G (11.2m)	36.5 FTL

GRADE POINTS CALCULATIONS:

POINTS A-B: (36.7' - 36.2') ÷ 2' X 13.7' = 46.52'
POINTS C-D: (36.5' - 36.2') ÷ 2' X 1.8' = 54.8'
POINTS D-E: (36.5' - 36.5') ÷ 2' X 10.8' = 108.0'
POINTS E-F: (36.5' - 36.7') ÷ 2' X 3.9' = 12.79'
POINTS F-G: (36.7' - 36.1') ÷ 2' X 3.7' = 11.5'
POINTS G-H: (36.1' - 36.1') ÷ 2' X 3.7' = 11.5'
POINTS H-I: (36.1' - 36.1') ÷ 2' X 3.7' = 11.5'
POINTS I-J: (36.1' - 36.5') ÷ 2' X 3.7' = 11.5'
POINTS J-K: (36.5' - 36.5') ÷ 2' X 3.7' = 11.5'

4245.35 / 121.87 (PIEPA OF BLDG.) = 34.82' (10.61 m)
(SEE ELEVATIONS FOR ALL FINISHED GRADES)



SITE PLAN

SCALE: 1/8" = 1'-0"

EXISTING GRADE ELEVATIONS ARE BASED
UPON GEODEIC DATUM AND ARE SHOWN AS THIS:
(SEE ELEVATIONS FOR FIN. GRADES)

(METRIC CONVERSION SHOWN IN BRACKETS)

ALL GEODEIC FLOOR ELEVATIONS
SHOWN ARE TO TOP OF 1-1/2" LIGHT
WEIGHT CONC. TOPPING.

AVERAGE EXISTING
GRADE = 34.28' (10.45 M)

SITE SERVICE NOTES:

-REFER TO CIVIL ENGR. DRAWINGS FOR ALL
ASPECTS OF SITE SERVING

SITE DATA	
OWNER	TERRY BRADSHAW
ADDRESS	LOT E - 1044 HARLING LANE, VICTORIA, B.C.
ZONE	R-M2
SITE AREA	286.134 SQFT. (26.68 M ²)
LEGAL DESCRIPTION	LOT E, OF SUBDIVISION OF LOTS 364, FARMFIELD FARM ESTATE, VICTORIA CITY PLAN 118
PERMITTED: R1-S2	
MIN. SITE AREA	2798.82 SQFT. (258.9 M ²)
MIN. SITE WIDTH	32.8' (10.0 M)
SITE COVERAGE	40%
TOTAL FTL AREA	2585.0 SQFT. (239.0 M ²)
FLOOR SP. RATIO	89.1
SETBACKS: FRONT (S)	18.88' (6.0 M)
REAR (R)	16.4' (5.0 M)
SIDE (S)	4.32' (1.3 M)
SIDE (R)	4.32' (1.3 M)
MAXIMUM HEIGHT	25.82' (7.8 M)
NO. OF STOREYS	TWO
PARADES	1 TOTAL PER LOT
PROPOSED SFD, (1044 HARLING LANE)	
SITE AREA	286.134 SQFT. (26.68 M ²)
SITE WIDTH	43.2' (13.21 M)
SITE COVERAGE	33.6% = 963.0 SQFT. (89.2 M ²)
TOTAL FTL AREA	1502.0 SQFT. (140.2 M ²)
FLOOR SP. RATIO	53.4
SETBACKS: FRONT (S)	18.88' (6.0 M)
REAR (R)	16.4' (5.0 M)
SIDE (S)	4.32' (1.3 M)
SIDE (R)	4.32' (1.3 M)
MAXIMUM HEIGHT	25.82' (7.8 M)
NO. OF STOREYS	TWO
PARADES	1 TOTAL

PROPOSED SINGLE FAMILY DWELLING

1044 HARLING LANE, VICTORIA B.C.

Received
City of Victoria

REVISIONS:

JUN 17 2015

Planning & Development Department
Development Services Division



PROJECT: PROPOSED SINGLE FAMILY DWELLING, 1044 HARLING LANE, VICTORIA, B.C. (DEVELOPMENT PERMIT)

DATE: APRIL 2015

SCALE: AS SHOWN

PREPARED BY: TERRY BRADSHAW

DATE: JUN 17 2015

SCALE: AS SHOWN

PREPARED BY: TERRY BRADSHAW

DATE: JUN 17 2015

SCALE: AS SHOWN

PREPARED BY: TERRY BRADSHAW

DATE: JUN 17 2015

SCALE: AS SHOWN

PREPARED BY: TERRY BRADSHAW

DATE: JUN 17 2015

SCALE: AS SHOWN

PREPARED BY: TERRY BRADSHAW

DATE: JUN 17 2015

SCALE: AS SHOWN

PREPARED BY: TERRY BRADSHAW

DATE: JUN 17 2015



662.0 SQFT.

(INCLUDES GARAGE AREAS IN EXCESS OF 200.0 SQFT.)
(GARAGE = 207.0 SQFT.)



868.0 SQFT.



2-PLY TORCH ON ROOFING MEMBRANE
POS. SLOPE TO ROOF DRAINS
PROVIDE ATTIC VENTILATION
TO S.G.C. (SEE BUILDING SECTION)
REFER TO UPPER FLOOR PLAN
FOR ALL OVER HANG DIMENSIONS

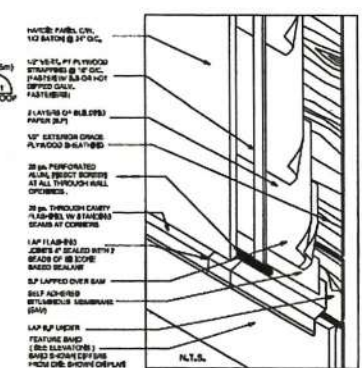
1044 HARLING LANE, VICTORIA B.C.

JUN 17 2015

Planning & Development Department
Development Services Division

A2

FLAV
DE 1111

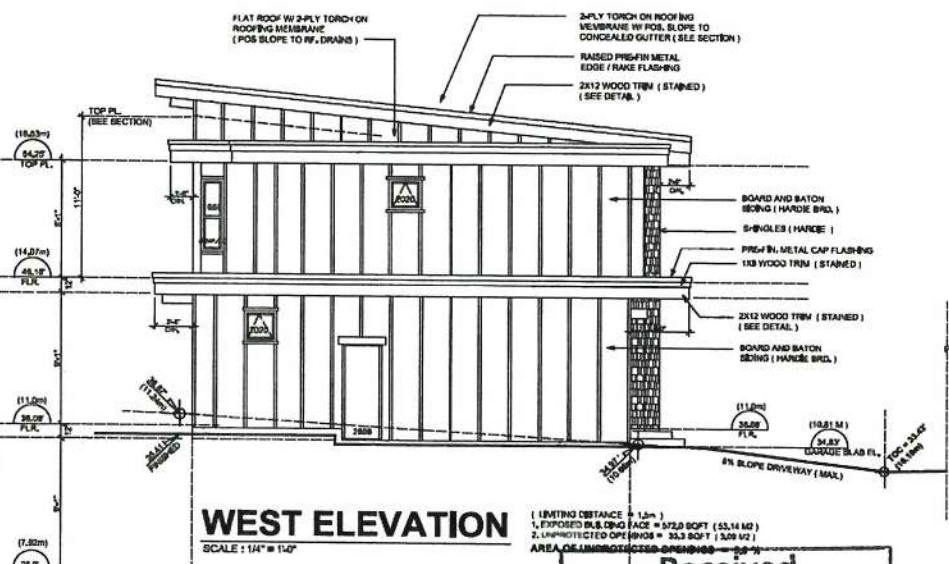
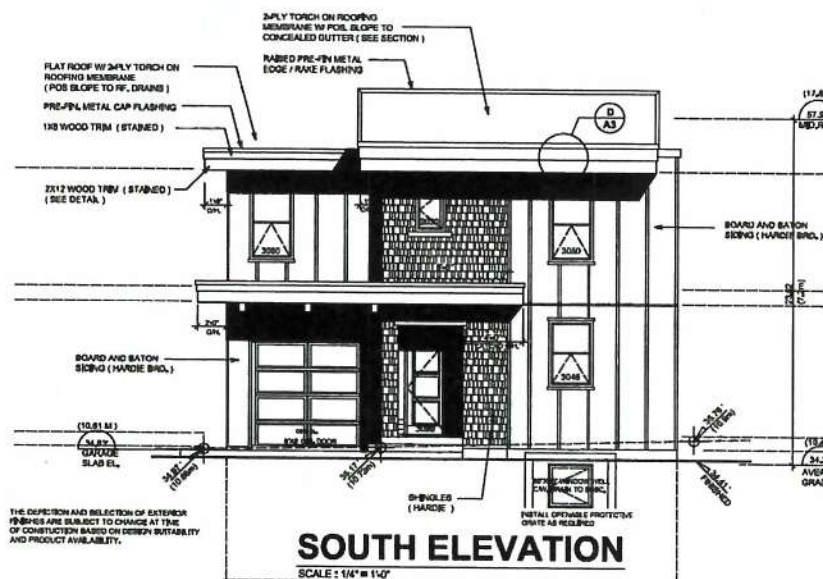
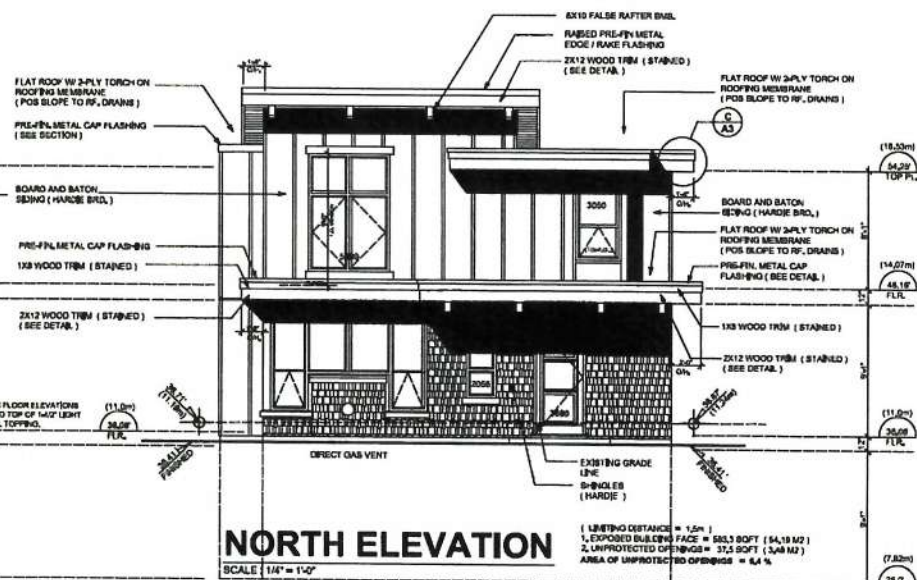
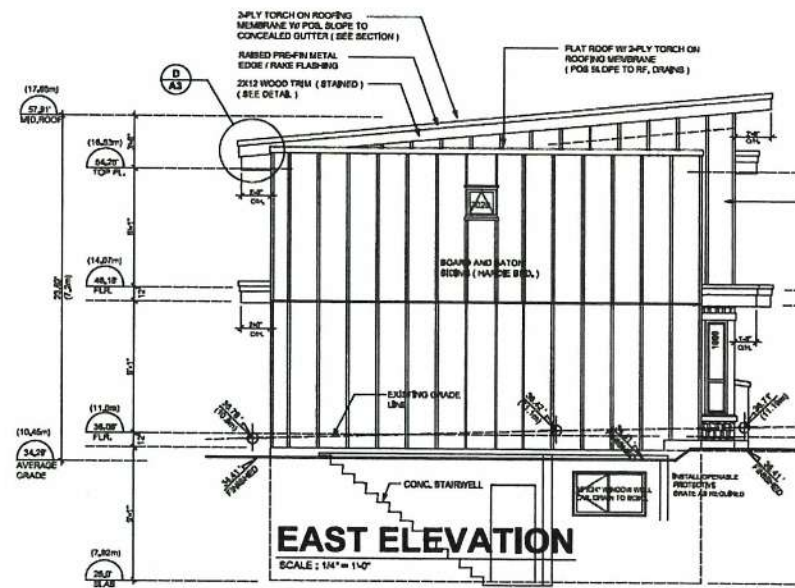


INFORMATION APPLICABLE TO BE IN ACCORDANCE TO THE LATEST APPLICABLE PRACTICES TO B.C.A.C. MIN-PART 1

1. CEILING SLOTTED SLAT
2. SLAT
3. 3/4" HOLE, 1/4" IN WOOD
4. 1/4" HOLE, 1/4" IN WOOD
5. 1/4" HOLE, 1/4" IN WOOD
6. 1/4" HOLE, 1/4" IN WOOD
7. 1/4" HOLE, 1/4" IN WOOD
8. 1/4" HOLE, 1/4" IN WOOD
9. 1/4" HOLE, 1/4" IN WOOD
10. 1/4" HOLE, 1/4" IN WOOD
11. 1/4" HOLE, 1/4" IN WOOD
12. 1/4" HOLE, 1/4" IN WOOD
13. 1/4" HOLE, 1/4" IN WOOD
14. 1/4" HOLE, 1/4" IN WOOD
15. 1/4" HOLE, 1/4" IN WOOD
16. 1/4" HOLE, 1/4" IN WOOD
17. 1/4" HOLE, 1/4" IN WOOD

1044
HARLING LA

Diagram showing a cross-section of a wall and roof assembly. The roof is labeled "TAX WOOD SH-1". The wall is labeled "F. CONTIN. SOTTO" and "PORTLAND (SCHEMED)". The roof slope is labeled "2-12". The wall thickness is labeled "8-12" and "OVER HANG". The scale is labeled "E: 1" = 1'-0"



BLACKHIVE
HOME DESIGN PH. FAX: 250-480-7391

PROJECT: PROPOSED SINGLE FAMILY DWELLING - 1044 HARLING LANE, VICTORIA, BC. (DEVELOPMENT PERMIT)
APPLICANT: J. CAUSTON
DATE: JUN 7 2015
SCALE: AS SHOWN
DRAWING: ELEVATIONS
REVISIONS:
1. EXPOSED BUILDING FACE = 585.3 SQ FT (54.18 M²)
2. UNPROTECTED OPENINGS = 31.5 SQ FT (2.93 M²)
AREA OF UNPROTECTED OPENINGS = 8.1 %

Received
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JUN 7 2015
1044 HARLING LANE
Planning & Development Department
Development Services Division

A4
PL AND
CP 1187

PROPOSED SINGLE FAMILY DWELLING

1044 HARLING LANE, VICTORIA B.C.

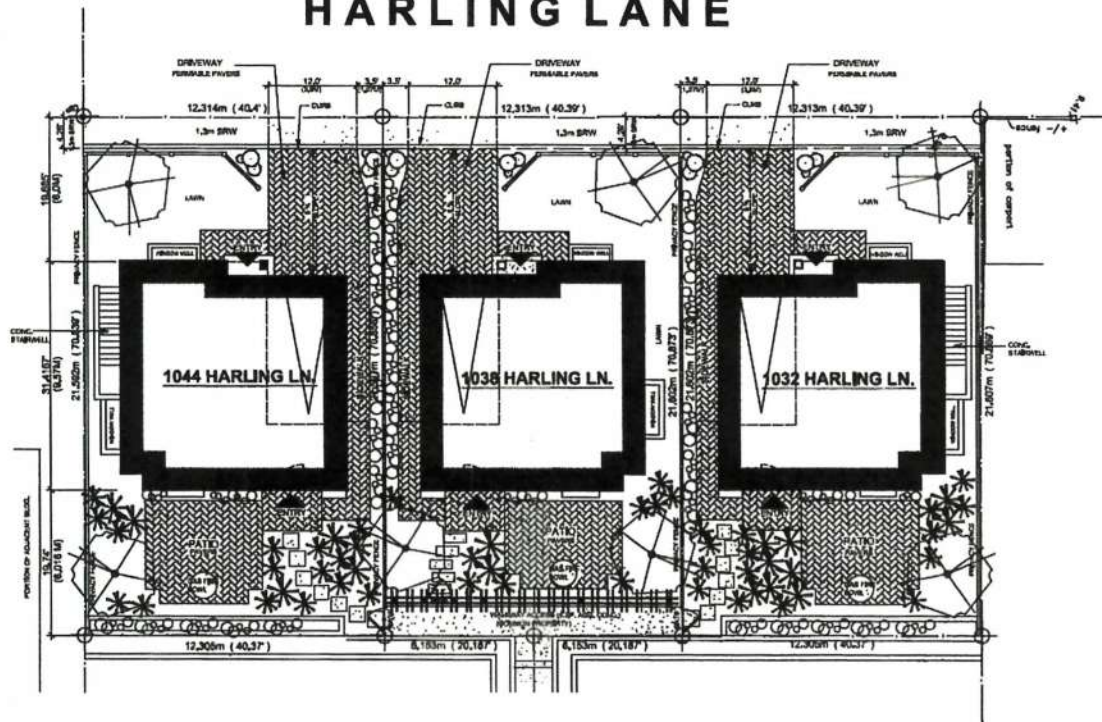


PROJECT: PROPOSED LANDSCAPE PLAN - 1032, 1038 AND 1044 HARLING LANE - VICTORIA, BC (1 DEVELOPMENT PERMIT)
DATE: 10/11/15
DRAWN: TERRY BRADSHAW
CHECKED: TERRY BRADSHAW
SCALE: AS SHOWN

BLACKHIVE
HOME DESIGN PH: FAX: 250-480-7391

A5
PLAN
DP 1187

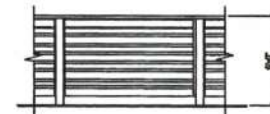
HARLING LANE



LANDSCAPE LEDGEND

	MEDIUM TO LARGE SIZE SHRUBS (SPECIES TO BE DETERMINED)
	MIXED FLOWER BED PLANTING (SPECIES TO BE DETERMINED)
	LOW LYING GROUND COVER (SPECIES TO BE DETERMINED)
	LARGE / MEDIUM SIZE DECIDUOUS TREE (SPECIES TO BE DETERMINED)

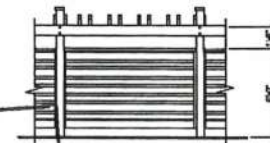
ALL SPECIES, SPACING, SIZES AND QUANTITIES ARE TO BE DETERMINED BY LANDSCAPER / LANDSCAPE DESIGNER AND OWNER AT TIME OF LANDSCAPE.



1 SCREENING ELEVATION

SCALE: 1/4" = 1'-0"

6X8 POSTS CW, SPACED 1X4 AND 1X6 FENCING (STAINED)
2X8 TOP RAIL (STAINED)



2 SCREENING ELEVATION

SCALE: 1/4" = 1'-0"

6X8 POSTS CW, SPACED 1X4 AND 1X6 FENCING (STAINED)
2X8 TOP RAIL (STAINED)
2X8 TRELLIS ON LAPPED 2-2X10 (STAINED)



PROPOSED LANDSCAPE PLAN

SCALE = 1/8" = 1'-0"

Received
City of Victoria

JUN 17 2015

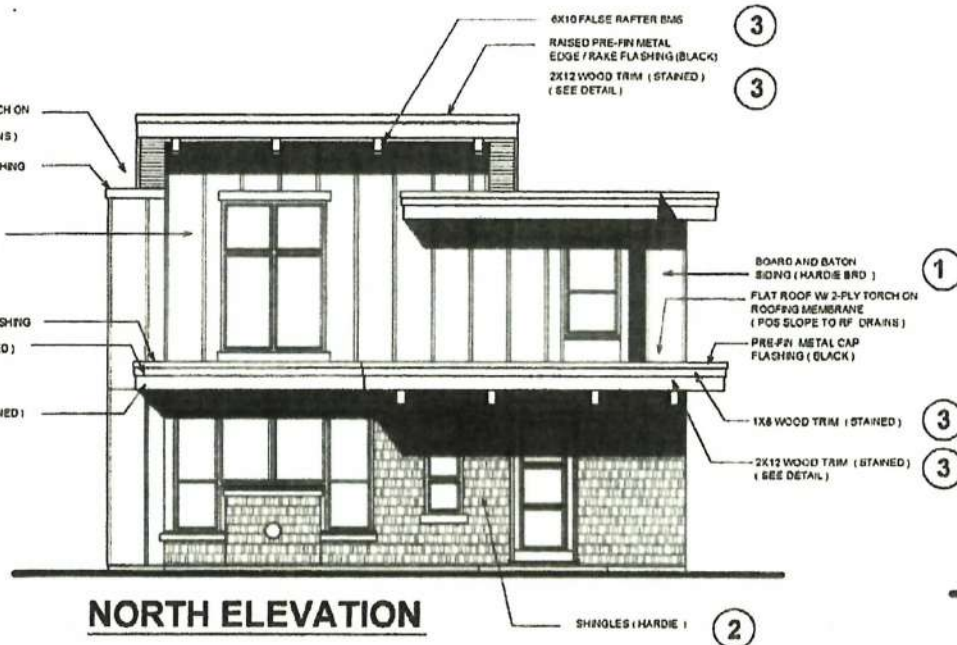
Planning & Development Department
Development Services Division

PROPOSED SINGLE FAMILY DWELLING

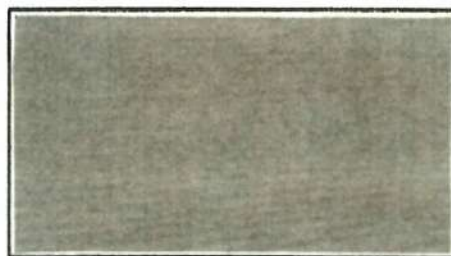
1032, 1038 AND 1044 HARLING LANE, VICTORIA B.C.

REVISIONS:

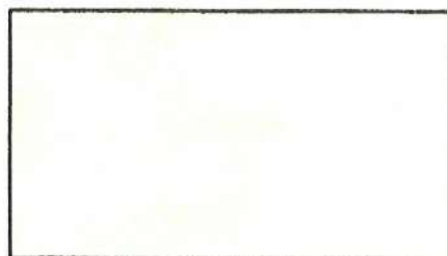
1044 HARLING LANE



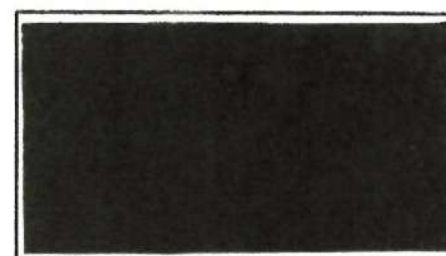
WINDOW FRAMES- GREY



1 MAIN BODY COLOUR
-BOARD AND BATON (HARDIE)
(SEAGULL GRAY)



2 ACCENT BODY COLOUR
- SHINGLES (HARDIE)
(SOFT CHAMOIS)



3 TRIM / ACCENT COLOUR
- FASCIA BOARDS AND TRIM
(STAINED - CHOCOLATE)

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Planning & Development Department
Development Services Division