

## BYLAWS

### **2. Bylaws and Motion for Rezoning Application No. 00520 for 3031 Jackson Street**

#### **Motion:**

It was moved by Councillor Coleman, seconded by Councillor Young, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00520, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000475 for 3031 Jackson Street, in accordance with:

1. Plans date stamped **June 12, 2017**.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. reduce site width from 75.00m to 53.17m
  - b. reduce front setback from 7.50m to 7.00m
  - c. reduce the rear setback from 7.50m to **6.00m (to Unit 10) and to 6.60m (to Units 8 and 10)**
  - d. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
  - e. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4; **and to 6.81m between Unit 7 and Unit 8**
  - f. **reduce the minimum distance between Attached Dwellings from 10.00m to 6.81m between Unit 7 and Unit 8; and from 15.00m to 7.60m between Unit 3 and Unit 10; and from 10.00m to 3.43m between Unit 2 and Unit 4.**
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

**Carried Unanimously**



## Council Report

For the Meeting of August 10, 2017

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**To:** Council **Date:** July 21, 2017  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Update Report for Rezoning Application No. 00520 and Development Permit with Variances Application No. 000475 for 3031 Jackson Street

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### RECOMMENDATION

That Council consider first and second readings of Zoning Regulation Bylaw, Amendment Bylaw (No. 1111) No. 17-082, and that Council receive this update report for information and substitute the proposed motion below in place of the May 4, 2017 motion, in order to reflect the changes to the applications:

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00520, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000475 for 3031 Jackson Street, in accordance with:

1. Plans date stamped **June 12, 2017**.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce site width from 75.00m to 53.17m
  - ii. reduce front setback from 7.50m to 7.00m
  - iii. reduce the rear setback from 7.50m **to 6.00m (to Unit 10) and to 6.60m (to Units 8 and 10)**
  - iv. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
  - v. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4; **and to 6.81m between Unit 7 and Unit 8**
  - vi. **reduce the minimum distance between Attached Dwellings from 10.00m to 6.81m between Unit 7 and Unit 8; and from 15.00m to 7.60m between Unit 3 and Unit 10; and from 10.00m to 3.43m between Unit 2 and Unit 4.**
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

### EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of May 4, 2017 (see attached), staff have worked with the applicant to increase the rear yard setbacks for Units 8, 9 and 10 by 1.50m. This was accomplished by shifting the Attached Dwelling (Units



8, 9 and 10) further west and reducing the distance between the building and the shared driveway. Shifting the building has triggered an additional variance for building separation space between Units 7 and 8. The shift in building location has also changed the distance between buildings. These variances are supportable given the impact is internal to the site, sufficient distance is maintained between units to ensure liveability, and the siting of the buildings allows for retention of many of the mature trees on site. These new variances are shown in bold text in the amended motion above. The revised plans are attached for Council's consideration.

In addition to increasing the rear yard setback, the applicant has revised the landscape plan to extend the proposed cedar hedge along the east property line in order to mitigate potential privacy concerns and minimize potential overlook to the Wilderness Co-op site. There are no other changes to the proposal.

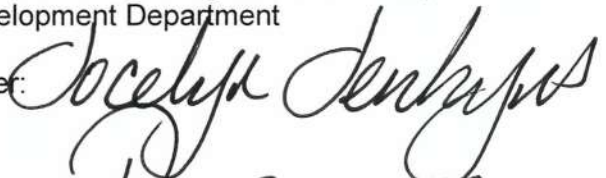
With regard to the conditions that Council set in relation to the Rezoning Application, staff can report that the applicant has submitted a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works. The assessment has determined that the proposed increase in density does not result in a need for sewage attenuation. In addition, a Housing Agreement has been completed to ensure that future Strata Bylaws cannot prohibit the rental of units. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

Respectfully submitted,

  
Alec Johnston  
Senior Planner  
Development Services

  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
Date: Aug 3, 2017

#### List of Attachments

- Attachment A - Committee of the Whole Minutes, May 4, 2017
- Attachment B - Revised Plans, date stamped June 12, 2017
- Attachment C – Applicant's Letter to Mayor and Council, dated June 2, 2017

#### 4. LAND USE MATTERS

##### 4.3 Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475 for 3031 Jackson Street (Hillside/Quadra)

Committee received reports dated April 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the construction of ten, two-storey townhouses.

Committee discussed:

- Concerns about the proposed tree loss to accommodate the proposal.
- The current proposal vs. what could be developed within the allowable zoning and policies.

##### **Motion:**

It was moved by Mayor Helps, seconded by Councillor Lucas:

##### **Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

##### **Development Permit with Variances Application No. 000475 for 3031 Jackson Street**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00520, if it is approved, consider the following motion:

"That Council authorize the issuance of development Permit Application No. 000475 for 3031 Jackson Street, in accordance with:

1. Plans date stamped February 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce site width from 75.00m to 53.17m
  - ii. reduce front setback from 7.50m to 7.00m
  - iii. reduce the rear setback from 7.50m to 4.50m (to unit 10)
  - iv. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
  - v. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.



4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Concerns about the proposals lack of alignment with the development permit area guidelines for enhancing the neighbourhood's character.
- The concerns raised by neighbours and the proposals alignment with various policies and plans.
- Issues of the rear yard setbacks and proximity to neighbouring boundaries.

**Amendment:** It was moved by Councillor Young, seconded by Mayor Helps, that the motion be amended as follows:

**Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, **subject to staff working with the applicant to increase the rear yard setbacks**, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

**Development Permit with Variances Application No. 000475 for 3031 Jackson Street**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00520, if it is approved, consider the following motion:

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1. Plans date stamped February 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - vi. reduce site width from 75.00m to 53.17m
  - vii. reduce front setback from 7.50m to 7.00m
  - viii. reduce the rear setback from 7.50m to 4.50m (to unit 10)
  - ix. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
  - x. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Various concerns with the current proposal and opportunities to enhance the proposal's suitability for the neighbourhood and applicable site guidelines.

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

**Main motion as amended:**

**Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, subject to staff working with the applicant to increase the rear yard setbacks, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

**Development Permit with Variances Application No. 000475 for 3031 Jackson Street**

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  - xiv. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
  - xv. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

On the main motion as amended:  
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Lucas, and Young

Against: Councillors Isitt, Madoff, and Thornton-Joe

*Councillor Young excused himself from the meeting at 9:48 a.m. due to a pecuniary conflict of interest as he lives near the subject site being considered in the next item.*





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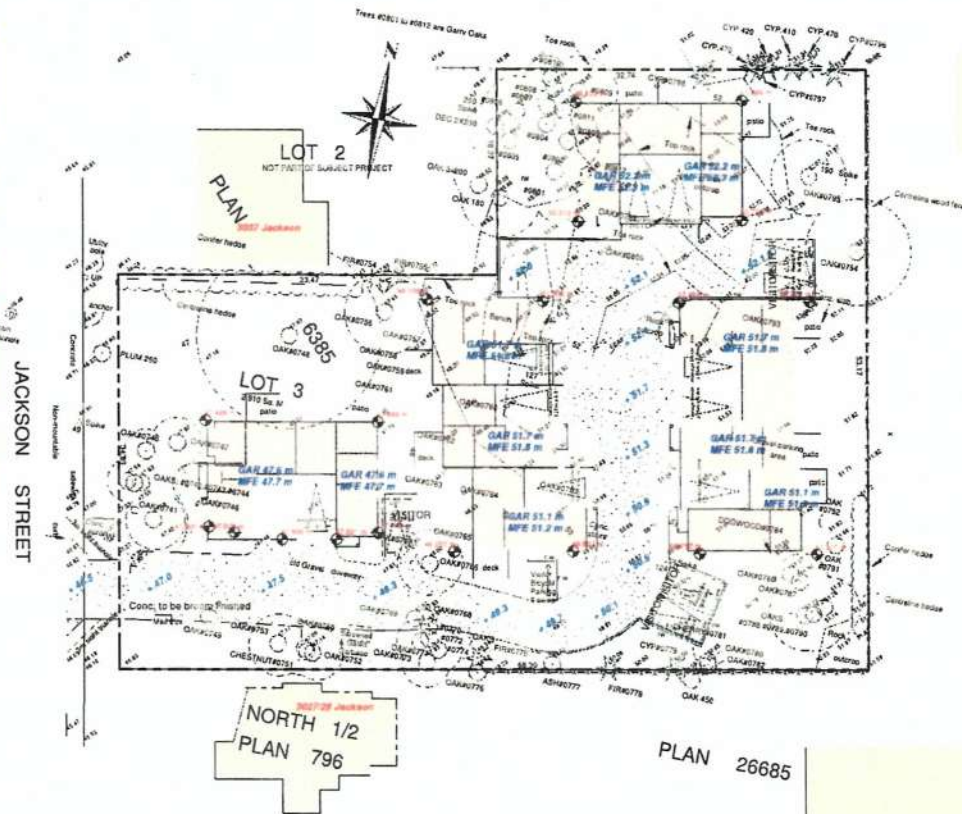


3D View 1

Proposed 10 Townhouses for:

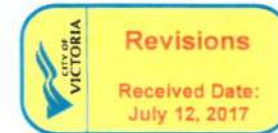
**Brian & Bev CANFIELD**  
at : 3031 Jackson Street, Victoria, BC

Confidential Site Plan  
1:200



3D View 2

LOT 1





**Project Data :**

Proposed Zone - similar to R-J  
Address 3031 Jackson St., Victoria

Lot Area 2910.4 sm (31,328 sf)

Units - 10 townhouses - Density = 291 m<sup>2</sup>/unit

Parking 10 w/ single enclosed garage  
5 Visitor surface Parking = 15 spaces

**Site Coverage :**

912+830+900+907+905+  
831+831+831+830+831= 8608 = 27.5 %

**Open Site Space :**

Buildings 8608 sf + driveway 7455 sf  
31328 - 8608 - 7455 = 15265 = 48.8 %

**Front Yard Open Space :**

2216 / 2686 = 82.5 %

**Floor Area (inside face per city of Victoria)**

Elec	1 x 80
Units	1 x 1448
Units	2 x 1309
Units	7 x 1279
<b>Total</b>	<b>13,099 sf = 0.418 FAR</b>

Garages each 10 x 200 sf excluded from units

**Building Separations :**

Living room separations only,  
west 7.0 m, facing road,  
north 3.0 m, dinings exceed 7.5m  
east 4.5 m,

**Building Setbacks :**

Front 7.00m,  
North Int. 2.44m,  
North Int. 3.00m  
Rear 4.50m,  
South Int. 8.46m,



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**JEA** J.E. ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA DISTRICT PLAN 6385

**Mr. Brian Canfield**  
Topographic Survey

Lot 3, Section 4,  
Victoria District Plan 6385

Scale: 1" = 100' (30.48m)  
As-built conditions are indicated  
Elevations are in feet and are approximate  
Referenced to MCHS datum, 2000  
Surveyed by JEA  
Surveyed on 10/10/2016

Surveyed by JEA  
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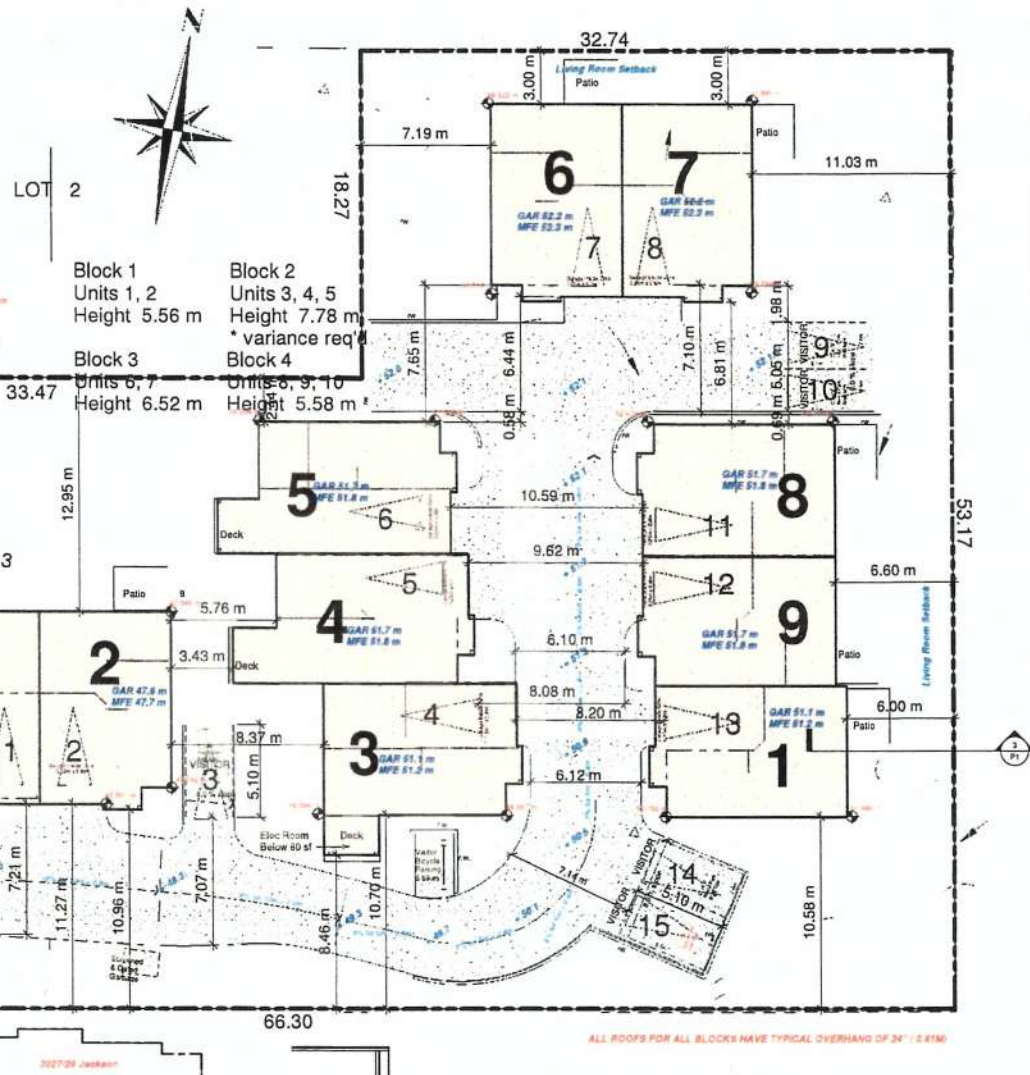
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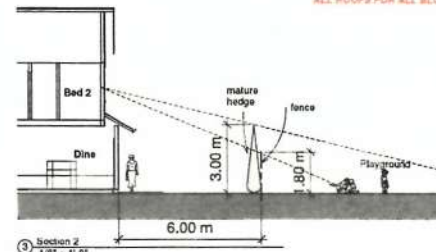
Surveyed by JEA  
Surveyed on 10/10/2016



See Pages P5 - P8 for individual block grade and height calcs.

Proposed 10 Townhouses for:

**Brian & Bev CANFIELD**  
at : 3031 Jackson Street, Victoria , BC



**P1**

31 OCT 2016 1:18 PM 1/8\"/>



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- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented ALUMINUM SOFFIT
- E 2x8 TRANSITION BOARD w/ Drp Cap
- F 2x10 BARGE BOARD w/ 1x4 Shallow Line
- G Cedar SHINGLE SIDING
- H HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- H Horizontal HARDIEPLANK SIDING
- G Cultured STONE w/ 2" CONC CAP
- F 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drp Cap
- M 5x6 WOOD POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood Door
- R Parged CONCRETE

<b>Main Body Paint Colour Buildings:</b>		Units 1-2 & 6-7
Scheme	Main	
Brand	Sherwin Williams	
Colour	Raycroft Feather	
Code	SW2848	

<u>Main Body Paint Colour Buildings</u>		Units 3-8
Extent	Main	
Brand	Sherwin Williams	
Colour	Adaptive Gray	
Code	SW7063	

Main Body Paint Colour Buildings		Units 8-10
Extent	Main	
Brand	Chesvale Paint	
Colour	Bay Leaf	
Code	CA142	

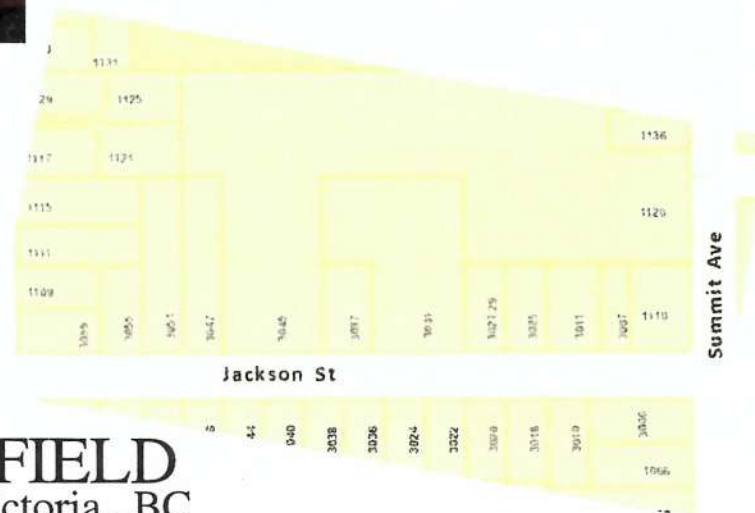
Trim/Accent Paint Colour	1. off white
Exterior	All 4 Buildings
Brand	Cloverdale Paint
Colour	Standard White
Code	C4025

<u>Iron-Accent Paint Colour &amp; Character</u>	
Extent	All 4 Buildings
Brand	Sherwin Williams
Colour	Iron Ore
Code	SW7069

Item Color:	
Supplier:	Sherwin Williams
Type:	Semi-Transparent Woodcapes
Color:	Weathered
Code:	SW-5518

Base	
Excess	A0 4 Buildings
Supplier	K2 Stone
Colour	Ocean Mist Natural Blend LedgeStone

<u>Winters and Dierckx</u>	
Genre:	Black 125
<u>Seattle</u>	
Genre:	Carlyle Clay 110



Proposed 10 Townhouses for :

**Brian & Bev CANFIELD**  
at : 3031 Jackson Street, Victoria, BC

P2



**Main Body Paint Colour Buildings** Units 1-2 & 6-7

Extent: Main  
Brand: Sherwin Williams  
Colour: Royale® Primer  
Code: SW2848

**Main Body Paint Colour Buildings** Units 3-4

Extent: Main  
Brand: Sherwin Williams  
Colour: Adaptive Grey  
Code: SW7052

**Main Body Paint Colour Buildings** Units 5-10

Extent: Main  
Brand: Cloverdale Paint  
Colour: Bay Leaf  
Code: CA142

**Trim Accent Paint Colour 1 (all white)**

Extent: All 4 Buildings  
Brand: Cloverdale Paint  
Colour: Standard White  
Code: CA228

**Trim Accent Paint Colour 2 (Charcoal)**

Extent: All 4 Buildings  
Brand: Sherwin Williams  
Colour: Iron Ore  
Code: SW7059

**Stone Colour**

Supplier: Sherwin Williams  
Type: Semi-Transparent Woodcoats  
Colour: Newhome  
Code: SW 3019

**Roof**

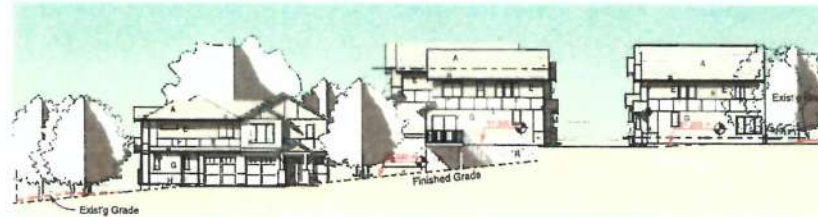
Extent: All 4 Buildings  
Supplier: K2 Stone  
Colour: Ocean Mist Natural Blend Landscape

**Gravel and Driveway**

Gravel: Black 525

**Stairs**

Gravel: Canyon Clay 910



② Right (SOUTH) Elevation Units 1, 2, 3 & 10  
1/16" = 1'-0"



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultural STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Paved CONCRETE

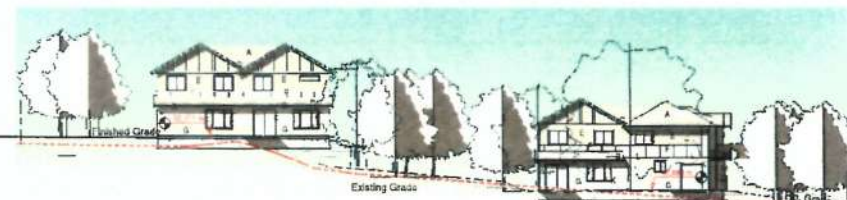


CoOp Housing Block



CoOp Housing Block

① Left (NORTH) Elevation  
1/16" = 1'-0"



Unit 7 rear Unit 6 rear

Unit 2 rear Unit 1 rear



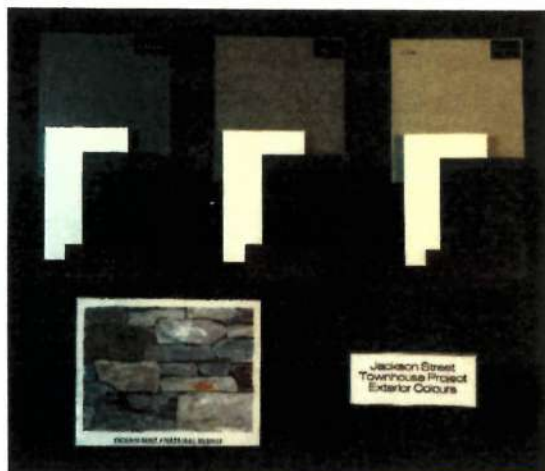
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Proposed 10 Townhouses for:

**Brian & Bev CANFIELD**  
at : 3031 Jackson Street, Victoria, BC

**P3**

DATE: OCT 2016 DRAWN BY: JAV/AVP



**Main Body Paint Colour Buildings** Units 1, 2 & 3-7

Extent	Main
Brand	Shawin Williams
Colour	Raycraft Pewter
Code	SW2842

**Main Body Paint Colour Buildings** Units 3-8

Extent	Main
Brand	Shawin Williams
Colour	Adaptive Gray
Code	SW7053

**Main Body Paint Colour Buildings** Units 9-10

Extent	Main
Brand	Cloverdale Paint
Colour	Bay Leaf
Code	CA142

**Trim/Accent Paint Colour 1 (off white)**

Extent	All 4 Buildings
Brand	Cloverdale Paint
Colour	Standard White
Code	CA629

**Trim/Accent Paint Colour 2 (Charcoal)**

Extent	All 4 Buildings
Brand	Shawin Williams
Colour	Iron Ore
Code	SW7066

**Accent Colours**

Supplier	Shawin Williams
Type	Semi-Transparent Woodcapes
Colour	Weathering
Code	SW-3618

**Flas**

Extent	All 4 Buildings
Supplier	K2 Stone
Colour	Ocean Mist Natural Blend Ledgerstone

**Gutters and Downspouts**

Glensac	Black 625
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**Railings**

Glensac	Canyon Clay 210
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- A TigerGlass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x6 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
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- H HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 4x4 Wood POST w/ Natural Stain
- P Metal or Tempered Glass RAILING
- Q Natural Stained Wood DOOR
- R Parged CONCRETE



Revision A2: Recommendations from ADP

1. Top of S&S using formwork by 12" to cut the side windows
2. Bottom of S&S using lower replaces the belly band to maintain height, windows added or reduced to be larger



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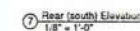
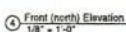
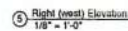
Proposed 10 Townhouses for:

**Brian & Bev CANFIELD**  
at : 3031 Jackson Street, Victoria, BC

**P4**

5/1 OCT 2016 11:03 PM 10/16 REV P4





- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x6 FASCIA BOARD
- Vented ALUMINUM SOFFIT
- C 2x6 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x6 Sinker Lx6
- E Cedar SHINGLE SIDING
- F HARDIEPIANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
- H Cultured STONE w/ 2" CONC. CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELL SHAW w/ Drip Cap
- M 6x6 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Revisions #2: Recommendations from ADP

1. Top of B&B siding lowered by 12" to permit taller windows
2. Bottom of B&B siding lower replaces the belly-band to maintain height and windows added/resized to be larger



Grade Points	Std. Devs of Points		Light on	
A 47.500	A	47.500 + 47.500(2)	X	1.22
B 47.500	B	C 47.484(2)		0.52
C 47.484	C	D 47.484 + 47.484(2)	X	1.06
D 47.482	D	E 47.521 + 47.521(2)		3.31
E 47.512	E	F 47.512 + 47.482(2)	X	3.22
F 47.518	F	G 47.518 + 47.503(2)	X	3.82
G 47.542	G	H 47.542 + 47.523(2)	X	4.83
H 47.742	H	I 47.742 + 47.961(2)	X	12.06
I 47.886	I	J 47.886 + 47.879(2)	X	14.53
J 47.878	J	K 47.878 + 47.878(2)	X	3.88
K 47.500	K	L 47.500 + 47.500(2)	X	0.71
L 47.500	L	M 47.500 + 47.500(2)	X	0.71
M 47.500	M	N 47.500 + 47.500(2)	X	0.71
N 47.500	N			1.22
				62.00

GRADE CALCULATION: 2491.94 - 93.3  
= 47.62 m

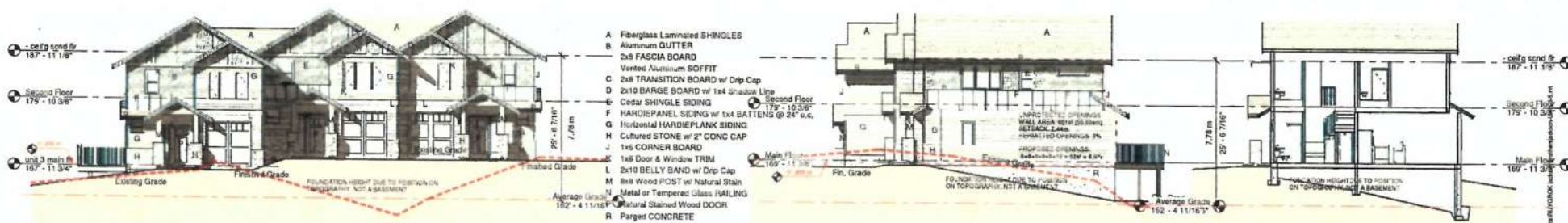


RON McNEIL, BD.AIBC,AScT  
4024 Metchosin Road,  
Victoria, BC V9C4A4  
Phone/Fax: 250.474.2360  
info@mcneildesigns.bc.ca

Proposed 10 Townhouses for:

**Brian & Bev Canfield**  
at: 3031 Jackson Street, Victoria, B.C.

P5



① Front (North) Elevation  
1/8" = 1'-0"

⑤ Right (West) Elevation  
1/8" = 1'-0"

⑥ Section 1  
1/8" = 1'-0"

Revisions #2: Recommendations from ADP

1. Top of S&B siding lowered by 12" to permit taller windows
2. Bottom of S&B siding lower replaces the belly-band to maintain height and windows added/resized to be larger



⑦ Rear (South) Elevation  
1/8" = 1'-0"

⑧ Left (East) Elevation  
1/8" = 1'-0"



① Main Floor  
1/8" = 1'-0"



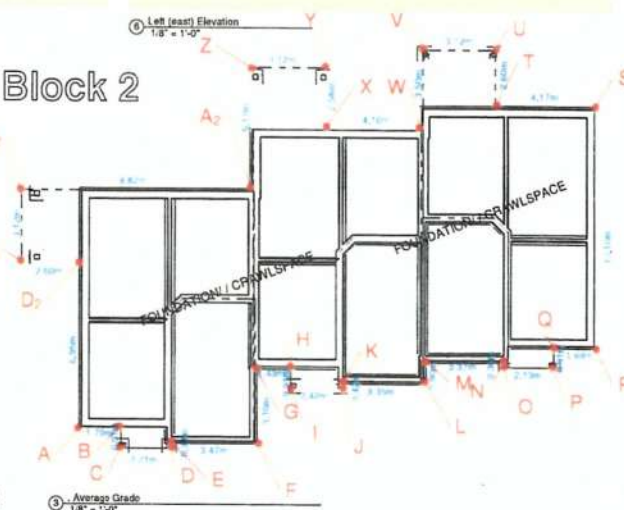
② Second Floor  
1/8" = 1'-0"



RON McNEIL, BD, AIBC, ASCT  
4024 Metchosin Road,  
Victoria, BC V9C4A4  
Phone/Fax: 250.474.2360  
info@mcneilbuildings.com

Grade Points	Elev. & PG of Points	
AB	1.79	x
AC	3.18	x
AD	2.21	x
AE	3.47	x
AF	3.47	x
AG	3.10	x
AH	1.43	x
AI	3.10	x
AJ	3.40	x
AK	4.20	x
AL	3.25	x
AM	3.00	x
AN	3.37	x
AO	3.00	x
AP	3.10	x
AQ	3.10	x
AR	1.88	x
AS	1.18	x
AT	4.17	x
AU	2.89	x
AV	3.12	x
AW	3.83	x
AX	4.12	x
AY	2.58	x
AZ	3.12	x
BA	3.17	x
BB	3.42	x
BC	3.12	x
BD	2.85	x
BE	3.86	x

Block 2



③ Average Grade  
1/8" = 1'-0"

Proposed 10 Townhouses for:

**Brian & Bev Canfield**  
at : 3031 Jackson Street, Victoria, B.C.

**P6**

1/1 JAN 2015 1/1 JAN 2015 1/1 JAN 2015



Z:\WEST PROJECTS\10TOWNHouses\10TOWNHouses.dwg 6/1/16

PLUT STAMP 2017/04/01 1:06:28 PM



1 Front (north) Elevation  
1/8" = 1'-0"

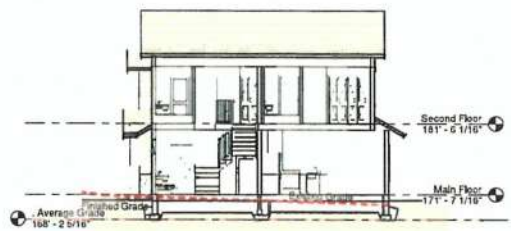


2 Rear (south) Elevation  
1/8" = 1'-0"

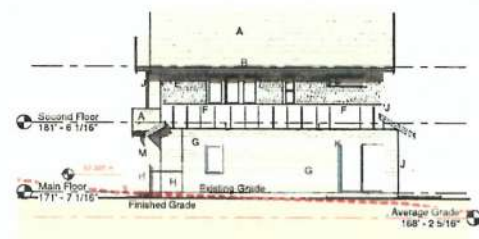
- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
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- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Woods DOOR
- R Parged CONCRETE

Revisions #2: Recommendations from ADP

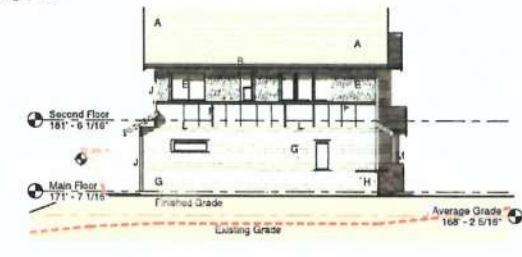
1. Top of B&B siding lowered by 12" to permit taller windows
2. Bottom of B&B siding lower replaces the belly-band to maintain height and windows above resized to be larger



3 Section 1  
1/8" = 1'-0"



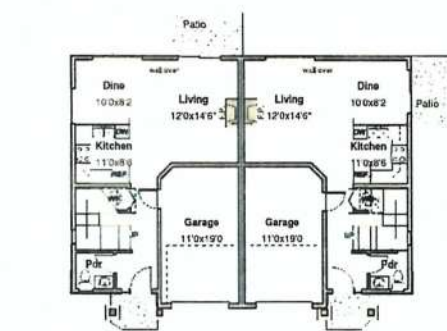
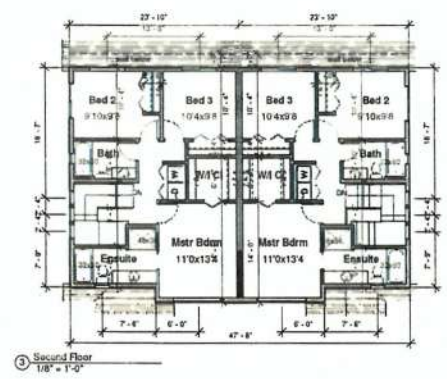
4 Right (west) Elevation  
1/8" = 1'-0"



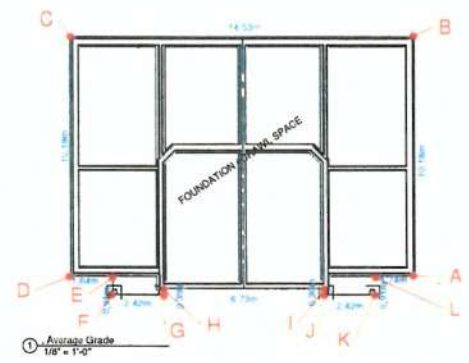
5 Left (east) Elevation  
1/8" = 1'-0"

### Block 3

Grade Points	L (m)	Dist. AVG of Points	
AB	10.18	x	(82.979+81.889)/2 = 82.434
BC	14.53	x	(81.889+80.847)/2 = 81.368
CD	10.18	x	(80.847+80.257)/2 = 80.552
DE	1.84	x	(80.257+80.823)/2 = 80.540
EF	3.1	x	(80.823+80.712)/2 = 80.768
FG	2.43	x	(80.712+81.240)/2 = 80.977
GH	28	x	(81.240+81.227)/2 = 81.234
HI	8.73	x	(81.227+80.888)/2 = 81.058
IJ	36	x	(80.888+82.586)/2 = 81.737
JK	2.43	x	(82.586+82.810)/2 = 82.698
KL	1.1	x	(82.810+82.500)/2 = 82.655
LA	1.74	x	(82.500+82.470)/2 = 82.485
TOTAL	82.28m		2683.798m
Gravimetric			2683.798 - 82.31 = 2601.488m



6 Main Floor  
1/8" = 1'-0"



7 Average Grade  
1/8" = 1'-0"



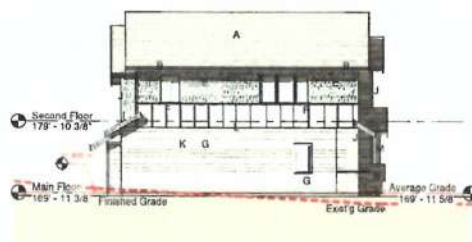
RON McNEIL, BD.AIBC,AScT  
4024 Metchosin Road,  
Victoria, BC V9C4A4  
Phone/Fax: 250.474.2360  
info@mcneildesigns.bc.ca

Proposed 10 Townhouses for:  
**Brian & Bev Canfield**  
at : 3031 Jackson Street, Victoria, B.C.

**P7**



① Front (north) Elevation  
1/8" = 1'-0"



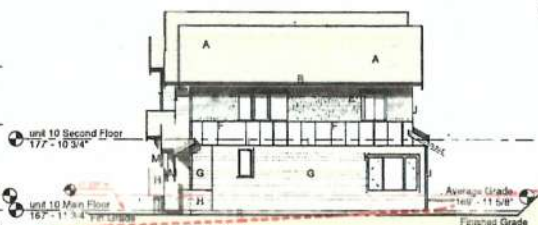
② Left (east) Elevation  
1/8" = 1'-0"



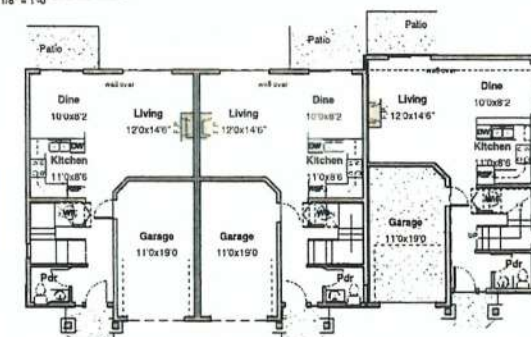
③ Second Floor  
1/8" = 1'-0"



④ Rear (south) Elevation  
1/8" = 1'-0"



⑤ Right (west) Elevation  
1/8" = 1'-0"



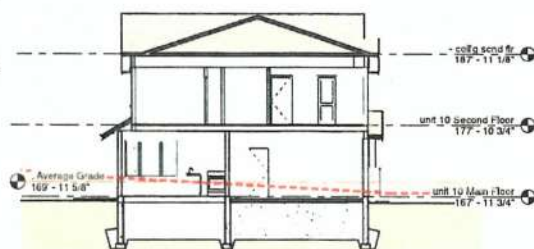
⑥ Main Floor  
1/8" = 1'-0"

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D 2x8 TRANSITION BOARD w/ Drip Cap
- E 2x10 BARGE BOARD w/ 1x4 Shadow Line
- F Cedar SHINGLE SIDING
- G HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
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- P Natural Stained Wood DOOR
- R Parged CONCRETE

Revisions #2: Recommendations from ADP

1 Top of BAB siding lowered by 12" to permit taller windows.

2 Bottom of BAB siding lower replaces the bulky-band to maintain height and windows added/resized to be larger.

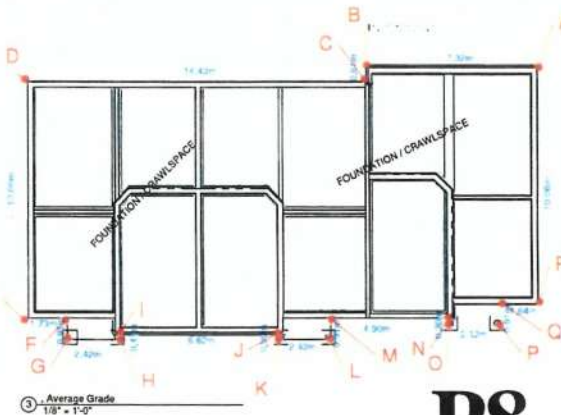


⑦ Section 1  
1/8" = 1'-0"

## Block 4

Grade Points	L (m)	Elev. AVG of Points	
AB	7.20	(51.495+51.818)/2	51.657
BC	6.51	(51.815+51.582)/2	51.699
CD	14.43	(51.582+52.100)/2	51.842
DE	10.09	(52.100+52.676)/2	52.388
EF	1.73	(52.676+52.941)/2	52.809
FG	31	(52.841+53.000)/2	52.921
GH	2.42	(53.000+53.000)/2	53.000
HI	4.10	(53.000+52.890)/2	52.945
IJ	6.82	(52.890+51.742)/2	52.316
JK	30	(51.742+51.752)/2	51.747
KL	2.42	(51.752+51.594)/2	51.673
LM	3.10	(51.594+51.583)/2	51.589
MN	4.80	(51.583+51.148)/2	51.366
NO	3.00	(51.148+51.097)/2	51.123
OP	2.12	(51.097+50.892)/2	50.995
PG	3.10	(50.892+50.829)/2	50.861
QR	1.84	(50.829+50.792)/2	50.811
RA	10.04	(50.792+51.496)/2	51.144
TOTAL	98.97m		520.658m

Grade Calc  
3626.236-68.21  
= 3558.037m



⑧ Average Grade  
1/8" = 1'-0"

**P8**



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Proposed 10 Townhouses for:

**Brian & Bev Canfield**  
at : 3031 Jackson Street, Victoria, B.C.



### Common Name

Size/Remarks

[illegible]

## LEGEND

#### HARDSCAPE FINISHES:

- [illegible]

## SOFTWARE

- 
- Seedling not  
Fertilized not  
Seedling not

#### MISCELLANEOUS:

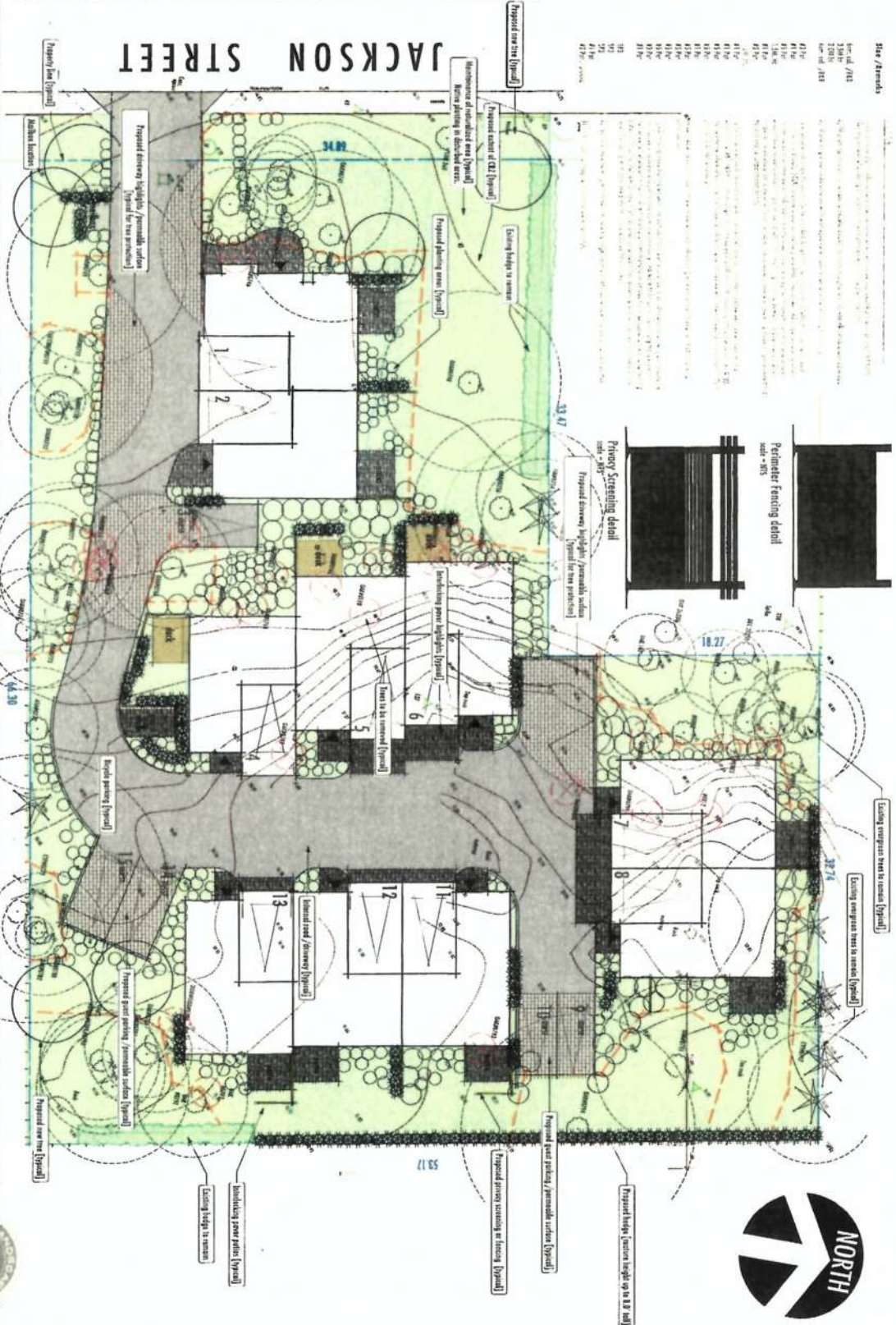
- Washer profile meeting approx.  
1500 x 60mm length
- 
- Proposed drawing must be submitted  
with

## NOTES

11. All following types of information are related to economic impact by global trading zones (except):
  21. All energy information supplied to U.S. business & consumers
  22. The foreign trade and financial data
  23. The foreign trade and financial data
  24. The foreign trade and financial data
  25. The foreign trade and financial data

## SKL.01

- 13.FEBRUARY.2016  
1:125  
LATEST REVISION: 25.MAY.2017



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DESIGNS ARE A PART OF THE MODERNITY OF THE DESIGN TO BE USED FOR THE PROJECT SHOWN. WITHIN CONCEPTS ARE A PART OF THE MODERNITY OF THE DESIGN TO BE USED FOR THE PROJECT SHOWN.

2501-1111 11/06



1. The owner, architect and landscape architect shall be jointly and severally responsible for the design and construction of the landscape plan and shall be jointly and severally responsible for the design and construction of the landscape plan and shall be jointly and severally responsible for the design and construction of the landscape plan.

2. The owner, architect and landscape architect shall be jointly and severally responsible for the design and construction of the landscape plan and shall be jointly and severally responsible for the design and construction of the landscape plan and shall be jointly and severally responsible for the design and construction of the landscape plan.

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10. The owner, architect and landscape architect shall be jointly and severally responsible for the design and construction of the landscape plan and shall be jointly and severally responsible for the design and construction of the landscape plan and shall be jointly and severally responsible for the design and construction of the landscape plan.

**LEGEND**

**HARDSCAPE FINISHES:**

- PP1 GF colored concrete, colored
- PP2 Concrete unit paving, 60x40x10mm, 75% off mix of Tropic/Shadow, all sizes
- PP3 Concrete unit paving, 60x40x10mm, 75% off mix of Walnut/Shadow, all sizes
- PP4 Gravel aggregate

**SOFTSCAPE:**

- Grass
- Planting area
- Retained area

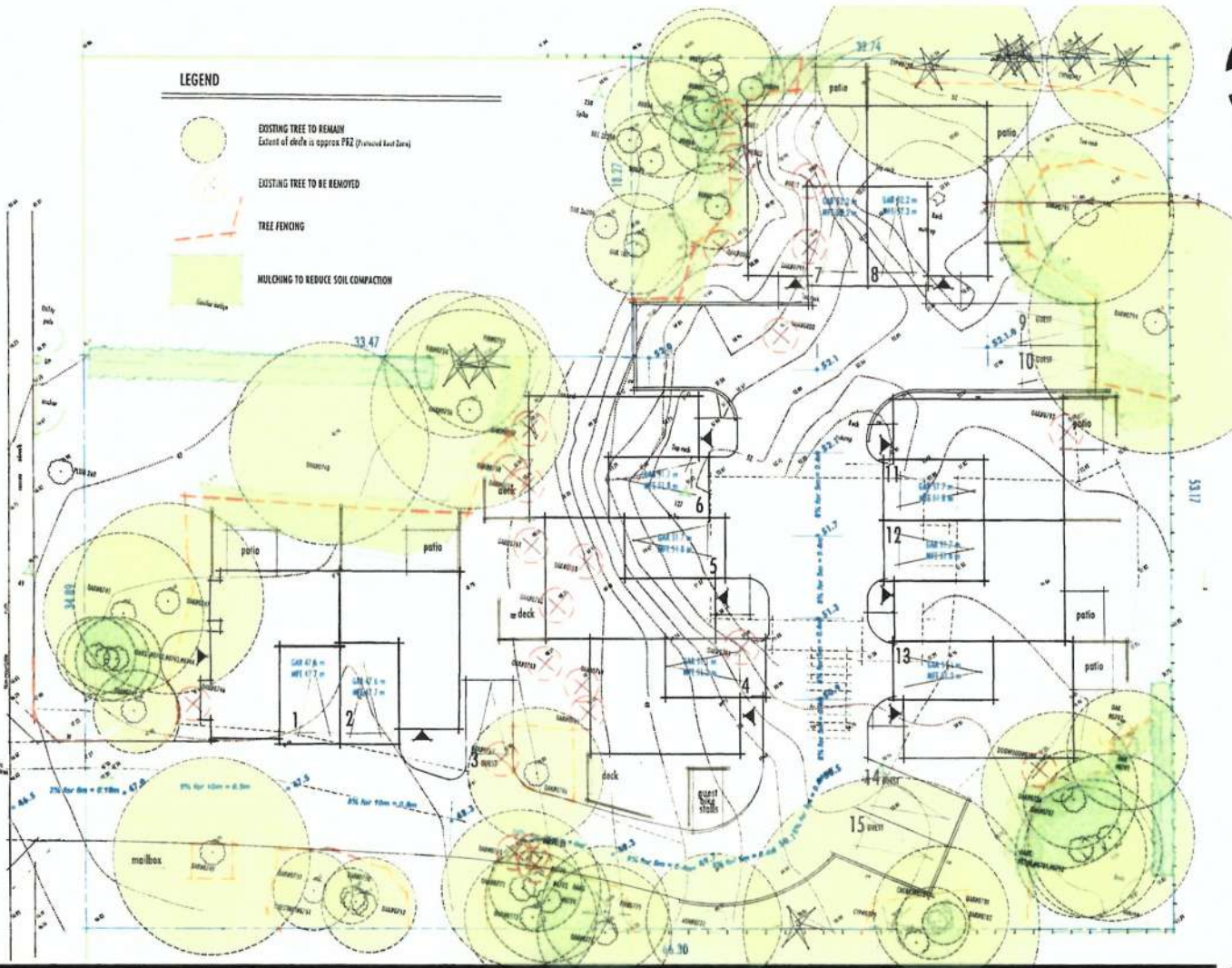
**MISCELLANEOUS:**

- Wooden screen screening approx. 1200x2400mm height
- Prepared planting areas for retained area
- Concrete or masonry wall, retaining wall, single step

**NOTES:**

1. All existing trees and structures and various dimensions supplied by David Building Design Limited.
2. All new information supplied by J. J. Anderson & Associates.
3. This drawing must not be used without the consent of the Designer and must not be used for any other purpose.
4. All trees and structures must be retained unless otherwise indicated.
5. The drawing is the exclusive property of the Designer and shall not be reproduced, copied or used in any way without the written consent of the Designer.

JACKSON STREET



SKL.02  
13.FEBRUARY.2016  
1:125  
LATEST REVISION: 25.MAY.2017

# 3031 JACKSON STREET TREE RETENTION & GRADING PLAN



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TOWNHOUSE REZONING - 3031 JACKSON STREET :: SKL.02 :: landscape layout ::





4024 Metchosin Road, Victoria , BC V9C4A4  
Home Page <http://mcneildesigns.bc.ca>

Phone/Fax ( 250 ) 474 - 2360  
Email [ron@mcneildesigns.bc.ca](mailto:ron@mcneildesigns.bc.ca)

June 02 , 2017

Mayor and Council  
City of Victoria,  
#1 Centennial Square, Victoria, BC  
c/o emailed to Alec Johnston  
via --

**Re: Rezone & DP for 10 townhouses at 3031 Jackson St, Victoria, BC**

Dear Mayor and Council,

I write to summarize our changes since Committee of the Whole, where council requested some adjustment to building position minimizing our requested rear setback variance, and requested we make some changes and when Planning staff was satisfied we would move to Public Hearing.

We have made changes to address those concerns.

We have moved block 4 (units 8-10) away from property line by a further 1.5m. This distances us more from the fence line, and we have added a row of hedging along that entire lot line. This move was the most we could make without adversely affecting both vehicular movement on site but also separation between units within project.

Drive aisle was reduced to near bylaw minimums as any further move will force the shifting of other units and that would adversely affect and cause removal of two or more trees.

We hope that council can now support our project and look forward to presenting at public hearing,

Sincerely,

Ron McNeil, AScT.  
mbltr841

