REPORTS OF COMMITTEES

3. Committee of the Whole – June 22, 2017

1. Development Permit with Variances Application No. 00037 for 1025, 1029, 1035, and 1075 Tolmie Avenue (Hillside/Quadra)

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue, in accordance with:

1. Plans date stamped April 7, 2017.
2. Development meeting all Zoning Regulations Bylaw requirement, except for the following variances:
   - i. Lot 2
     - a. reduce the front setback from 6.00m to 5.40m;
   - ii. Lot 3
     - a. reduce the front setback from 6.00m to 5.54m;
   - iii. Lot 5
     - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 6);
   - iv. Lot 6
     - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 5);
   - v. Lot 7
     - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 8);
   - vi. Lot 8
     - a. reduce the side setback (south) from 7.50m to 5.31m;
     - b. reduce the side setback (north) from 4.00m to 2.75m.
3. The Development Permit lapsing two years from the date of this resolution.
4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

Carried Unanimously

3. CONSENT AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the following items be approved without further debate:

3.1 Development Permit with Variances Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue (Hillside/Quadra)

Committee received a report dated June 8, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to subdivide the property located at 1025, 1029, 1035, and 1075 Tolmie Avenue into seven small lots and one panhandle lot, in order to construct eight single-family dwellings.

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue, in accordance with:

1. Plans date stamped April 7, 2017.
2. Development meeting all Zoning Regulations Bylaw requirement, except for the following variances:
   - i. Lot 2
     - a. reduce the front setback from 6.00m to 5.40m;
   - ii. Lot 3
     - a. reduce the front setback from 6.00m to 5.54m;
   - iii. Lot 5
     - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 6);
   - iv. Lot 6
     - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 5);
   - v. Lot 7
     - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 8);
   - vi. Lot 8
     - a. reduce the side setback (south) from 7.50m to 5.31m;
     - b. reduce the side setback (north) from 4.00m to 2.75m.
3. The Development Permit lapsing two years from the date of this resolution.
4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

CARRIED UNANIMOUSLY 17/COTW

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of June 22, 2017

To:	Committee of the Whole	**Date:**	June 8, 2017
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	**Development Permit with Variances Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue**		

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue, in accordance with:

1. Plans date stamped April 7, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   - i. Lot 2
     a. reduce the front setback from 6.00m to 5.40m
   - ii. Lot 3
     a. reduce the front setback from 6.00m to 5.54m
   - iii. Lot 5
     a. permit required 7.0m drive aisle to project onto adjacent property (Lot 6)
   - iv. Lot 6
     a. permit required 7.0m drive aisle to project onto adjacent property (Lot 5)
   - v. Lot 7
     a. permit required 7.0m drive aisle to project onto adjacent property (Lot 8)
   - vi. Lot 8
     a. reduce the side setback (south) from 7.50m to 5.31m
     b. reduce the side setback (north) from 4.00m to 2.75m.
3. The Development Permit lapsing two years from the date of this resolution.
4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

LEGISLATIVE AUTHORITY

In accordance with Section 489 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 491 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, and the 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 a Development Permit Application for the property located at 1025, 1029, 1035 and 1075 Tolmie Avenue. The proposal is to subdivide the site into seven small lots and one panhandle lot and construct eight single-family dwellings. The variances are related to reduced setbacks and shared access for several of the proposed lots.

The following points were considered in assessing these applications:

- the proposal is generally consistent with the objectives for sensitive infill contained in Development Permit Area 15A: Intensive Residential - Small Lot and Development Permit Area 15B: Intensive Residential – Panhandle Lot, of the *Official Community Plan 2012* (OCP)
- the proposal is consistent with the housing policies of the *Hillside Quadra Neighbourhood Plan, 1996*, which encourages single-family dwellings on small lots that "fit comfortably" into the neighbourhood and are compatible in size and exterior design
- the proposal is generally consistent with the design guidelines contained in the *Small Lot House Rezoning Policy*
- the requested variances associated with reducing the front setbacks for Lots 2 and 3 are supportable, and are a result of widening Lots 5 and 6 to accommodate a shared driveway
- the requested side yard setback variances associated with the single-family dwelling on Lot 8 (panhandle lot) are supportable as the building would have minimal impact on privacy and overlook onto neighbouring properties, and the variances allow the building to be sited to minimize the potential impact on the neighbouring Sequoia tree
- the requested variances associated with the parking drive aisles for Lots 5, 6 and 7 are supportable as the number of driveway crossings onto Tolmie Avenue are reduced from five to three, and parking is provided at the rear of the lot which improves the street frontage and enhances the pedestrian and cyclist experience along Tolmie Avenue.

BACKGROUND

Description of Proposal

The proposal is to subdivide the site into seven small lots and one panhandle lot to construct eight single-family dwellings. Specific details include:

- each new small lot house would be two storeys without basements and the panhandle lot single-family dwelling would be one storey without a basement
- design elements of the houses are taken from the surrounding neighbourhood and

include pitched rooflines, traditional style windows, covered entryways and single-car garages

- design elements of the small lot house on Lot 1 include a gently pitched roofline, contemporary style windows, prominent entryways on both street frontages, wooden knee braces and windows oriented to the streets; the exterior materials include horizontal cement board siding, cement panel siding with aluminium reveals, wood doors and vinyl windows
- design elements of the small lot house on Lot 2 include a pitched roofline, contemporary style windows, front garage, a prominent entryway and windows oriented toward the street; the exterior materials include horizontal cement board siding, cement panel siding with aluminium reveals, wood doors and vinyl windows
- design elements of the small lot house on Lot 3 include gently pitched roofline, covered entryways, and a front garage; exterior materials include shingle siding, cement board siding, wooden front door and vinyl windows
- design elements of the small lot house on Lot 4 include a contemporary roofline, prominent front entryway, front garage and windows oriented to the front and rear yards; the exterior materials include horizontal cement board siding, cement panel siding with aluminium reveals, wooden front door and vinyl windows
- design elements of the small lot house on Lot 5 include a pitched roofline, flat roof elements above the front entryway, wooden knee braces, rear detached garage, and windows oriented to the front and rear yards; exterior materials include horizontal cement board siding, cement panel siding with aluminium reveals, wooden braces and front door, and vinyl windows
- design elements of the small lot house on Lot 6 include a pitched roofline, covered entryways, prominent front door, and rear detached garage; exterior materials include horizontal cement board siding, cement panel siding with aluminium reveals and vinyl windows
- design elements of the small lot house on Lot 7 include a pitched roofline, prominent entryway, articulated front façade, rear detached garage and windows oriented to the front and rear yards; exterior materials include horizontal cement board siding, cement panel siding with aluminium reveals, wooden doors and beams, and stone clad columns
- design elements of the single-family dwelling on Lot 8 include a gently pitched roofline, windows oriented towards the front and rear yards, and floating slab construction to minimize impact on the critical root zone of the neighbour's large Sequoia tree; exterior materials include horizontal cement board siding, cement panel siding, stone clad columns and vinyl windows
- all driveways are designed to be permeable
- new hard and soft landscaping would be introduced.

The proposed variances are related to:

- Lot 2: reduce the front setback from 6.00m to 5.40m
- Lot 3: reduce the front setback from 6.00m to 5.54m
- Lot 5: permit required 7.0m drive aisle to project onto adjacent property (Lot 6)
- Lot 6: permit required 7.0m drive aisle to project onto adjacent property (Lot 5)
- Lot 7: permit required 7.0m drive aisle to project onto adjacent property (Lot 8)
- Lot 8: reduce the side setback (south) from 7.50m to 5.31m; reduce the side setback (north) from 4.00m to 2.75m.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Existing Site Development and Development Potential

The site is comprised of four separate lots. Three of the four lots are presently developed with single-family dwellings. Under the current R-J Zone, Low Density Attached Dwelling District, the property could be developed as 10 townhouse units.

Data Tables

The following data tables compare the proposed small lot houses with the R1-S2 Zone, and the proposed panhandle lot with the R1-B Zone panhandle regulations under Schedule H of the Zoning Bylaw. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal							Zone Standard R1-S2
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	
Site area (m^2) - minimum	348.82	276.50	276.40	326.13	347.13	345.67	322.87	260.00
Density (Floor Space Ratio) - maximum	0.45:1	0.52:1	0.52:1	0.47:1	0.48:1	0.49:1	0.48	0.60:1
Total floor area (m^2) - maximum	155.71	144.99	144.04	151.91	166.92	170.18	153.97	190.00
Lot width (m) - minimum	12.61	10.00	10.00	10.00	10.66	10.66	10.00	10.00
Height (m) - maximum	6.63	7.05	7.46	7.16	7.21	6.87	6.91	7.50
Storeys - maximum	2	2	2	2	2	2	2	2
Site coverage (%) - maximum	25.90	35.84	36.77	32.89	34.60	33.11	36.77	40.00
Setbacks (m) – minimum:								
Front	6.00	**5.40***	**5.54***	6.19	6.07	6.45	6.03	6.00
Rear	6.95	6.00	6.00	9.61	11.57	11.60	11.38	6.00

Side Side	3.49 2.42	1.59 1.50	1.50 1.59	1.59 1.50	2.25 1.50	1.50 2.25	1.59 1.50	1.50/2.40 1.50/2.40 (1.50m to non-habitable windows. 2.40m to habitable windows)
Parking - minimum	1	1	1	1	1	1	1	1
Parking Clearance (m) - minimum	Yes	Yes	Yes	Yes	**No***	**No***	**No***	3.00/7.00 (depends on parking angle)
Accessory Buildings								
Rear yard site coverage (%) - maximum	N/A	N/A	N/A	N/A	16.28	15.55	17.63	30
Floor Area (m2) - maximum	N/A	N/A	N/A	N/A	18.25	18.25	18.25	37
Height (m) – maximum	N/A	N/A	N/A	N/A	3.49	3.36	3.49	4.00
Setbacks (m) – minimum								
Front	N/A	N/A	N/A	N/A	28.20	27.96	27.93	18.00
Rear	N/A	N/A	N/A	N/A	0.75	0.75	0.75	0.6
Side	N/A	N/A	N/A	N/A	4.42	0.75	3.76	0.6
Side	N/A	N/A	N/A	N/A	0.75	4.42	0.75	0.6

Zoning Criteria	Proposal (Lot 8)	Zone Standard R1-B Panhandle
Site area (m^2) - minimum	610.69	600.00
Lot width (m) – minimum	18.44	18.00
Floor area of all floors combined (m2) - maximum	141.79	280.00
Height (m) - maximum	4.45	5.00
Storeys – maximum	1	1
Setbacks (m) - minimum		
Front	7.67	7.50 (to habitable window)

Zoning Criteria	Proposal (Lot 8)	Zone Standard R1-B Panhandle
Rear	7.50	7.50 (to habitable window)
Side	**5.31 (south)***	7.50 (to habitable window)
Side	**2.75 (north)***	4.00 (to non-habitable window)
Parking – minimum	1	1

Relevant History

In 2014, Council approved a rezoning application from the R1-B Zone to the R-J Zone to allow for construction of 10 townhouse units. The concurrent Development Permit was approved with variances related to the number of units in an attached dwelling, site width, and setbacks, including a relaxed setback from Fifth Street of 4.70m.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 2, 2017 the application was referred for a 30-day comment period to the Hillside-Quadra Neighbourhood Action Committee CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw,* it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies this site within Development Permit Area 15A: Intensive Residential – Small Lot and Development Permit Area 15B: Intensive Residential – Panhandle Lot. The proposed design of the eight new single-family dwellings is generally consistent with the *Design Guidelines for Small Lot House (2002).*

The proposed two-storey small lot houses, and the one-storey panhandle single-family dwelling have similar pitched rooflines, colour palette and exterior materials that are complementary to adjacent single-family dwellings and the overall neighbourhood character. The buildings blend contemporary style glazing, materials and design elements with traditional design features such as wooden knee braces, horizontal siding, and covered entryways. All the houses have windows that are maximized on the front and rear elevations, and the windows on the side elevations are smaller and carefully located to respect the privacy of adjacent neighbours.

The applicant is proposing a mix of hard and soft landscaping in the front and rear yards of all the lots and is also proposing to plant additional trees on site to replace the trees that would be removed with the proposal. The enhanced landscaping, as well as the extensive use of permeable pavers and shared driveways for Lots 5, 6, 7 and 8, minimizes the amount of hardscape and provides an opportunity to manage more storm water on-site.

Local Area Plan

The proposal is in keeping with the housing policies of the *Hillside-Quadra Neighbourhood Plan, 1996*, which give preference to family-oriented housing which are designed to "fit comfortably" into the neighbourhood. Creating seven small lots and one panhandle lot would fit in with the existing form and character of the neighbourhood and the established density for the area.

Regulatory Considerations

Front Setback Variances for Lots 2 and 3

The applicant is proposing to reduce the front setback for the small lot houses on Lots 2 and 3. A small reduction in the front setback to the front entrance is supportable given the setback is consistent with the setback of the houses to the south of the site along Fifth Street and the variance would not change the overall character of the streetscape. Staff recommend that Council consider supporting this variance.

Side Setback Variances for Lot 8

The applicant is proposing to reduce the north and south side yard setbacks for the single-family dwelling on Lot 8. The reduced north setback is a result of siting the building to minimize the impact on the critical root zone of the neighbour's large Sequoia tree. The applicant has provided an arborist report that provides further details on measures to mitigate the impact on the tree. The requested setback variance is supportable with sufficient distance and privacy maintained from the adjacent single-family dwellings. The reduced south side setback is supportable because the windows on the south elevation are minimal and the existing vegetation on the south property line provides sufficient screening to maintain privacy for the adjacent property.

Parking Clearance Variances for Lots 5, 6 and 7

Schedule C of the Zoning Bylaw requires a minimum clearance of 7.0m behind a parking stall in order to provide unobstructed access and egress from the parking stall. The applicant is proposing shared driveway access to the required parking for Lots 5, 6 and 7; therefore, a portion of the 7.0m clearance will project onto the adjacent property for these three lots. The variances are supportable as they allow for a reduction in the number of driveway crossings onto Tolmie Avenue and reduce the number of front garages, thus minimizing the impact on the streetscape character and reducing the potential for vehicle and pedestrian conflict.

CONCLUSIONS

The proposal to construct eight new single-family dwellings on seven small lots and one panhandle lot with the associated variances is consistent with Development Permit Area 15A: Intensive Residential – Small Lot and Development Permit Area 15B: Intensive Residential – Panhandle Lot. The small lot houses and the panhandle lot house are forms of sensitive infill development that fit in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00037 for the property located at 1025, 1029, 1035 and 1075 Tolmie Avenue.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

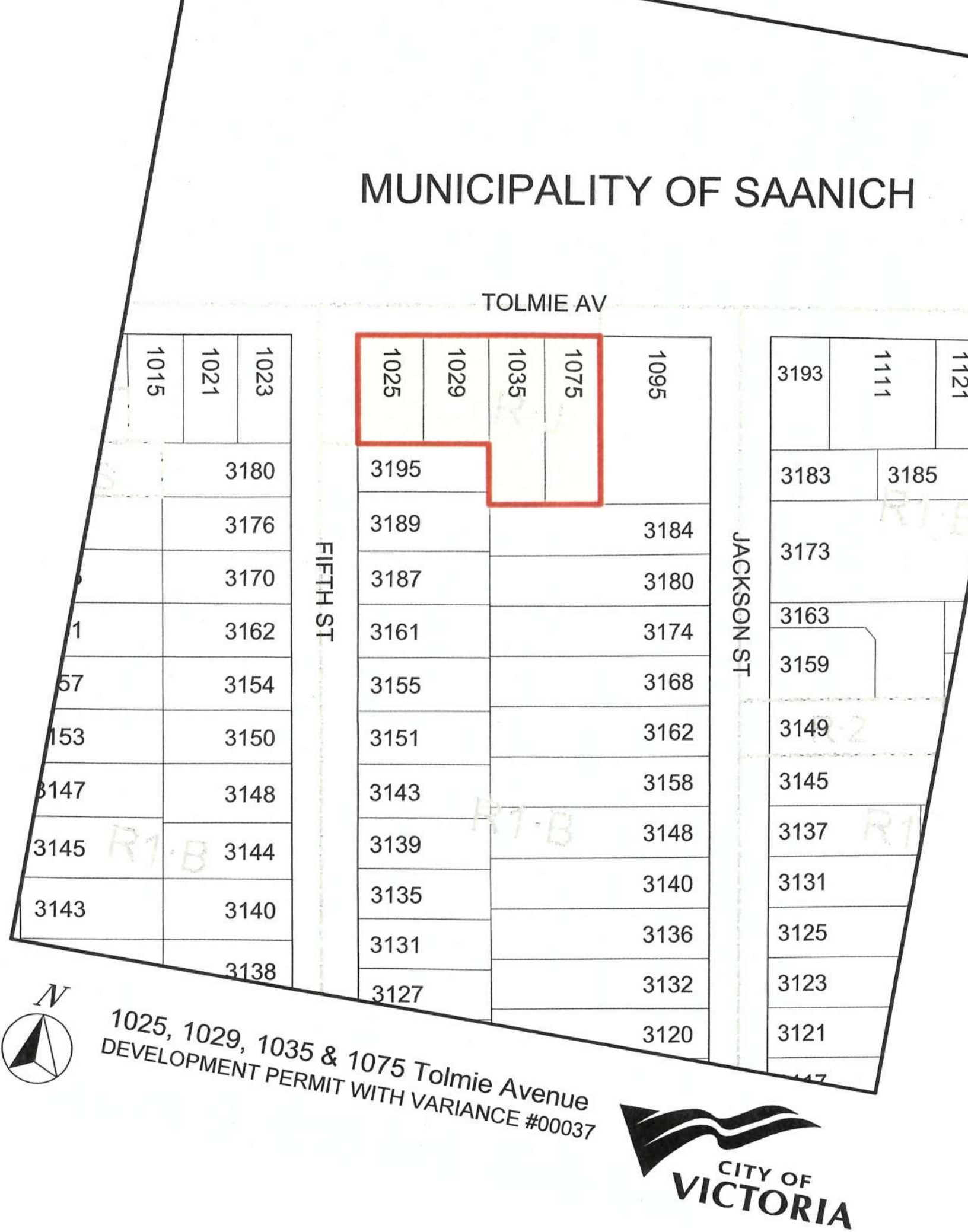
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: June 14, 2017

List of Attachments:

- Subject Map
- Aerial Map
- Plans date stamped April 7, 2017
- Letter from applicant to Mayor and Council dated September 26, 2016
- Arborist Report dated September 15, 2016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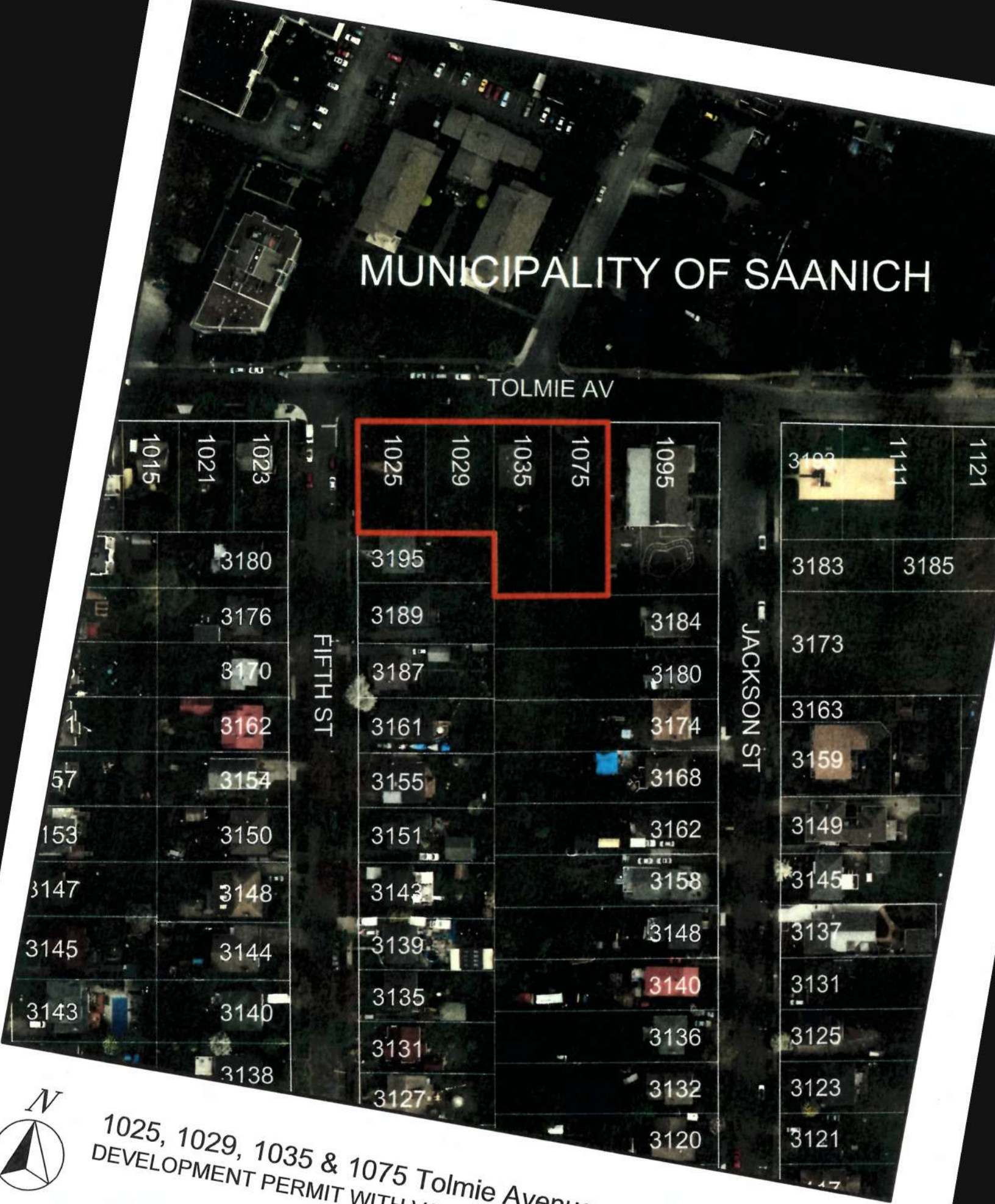
R1-B
N
1025, 1029, 1035 & 1075 Tolmie Avenue
DEVELOPMENT PERMIT WITH VARIANCE #00037
CITY OF VICTORIA



1025, 1029, 1035 & 1075 Tolmie Avenue
DEVELOPMENT PERMIT WITH VARIANCE #00037

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.

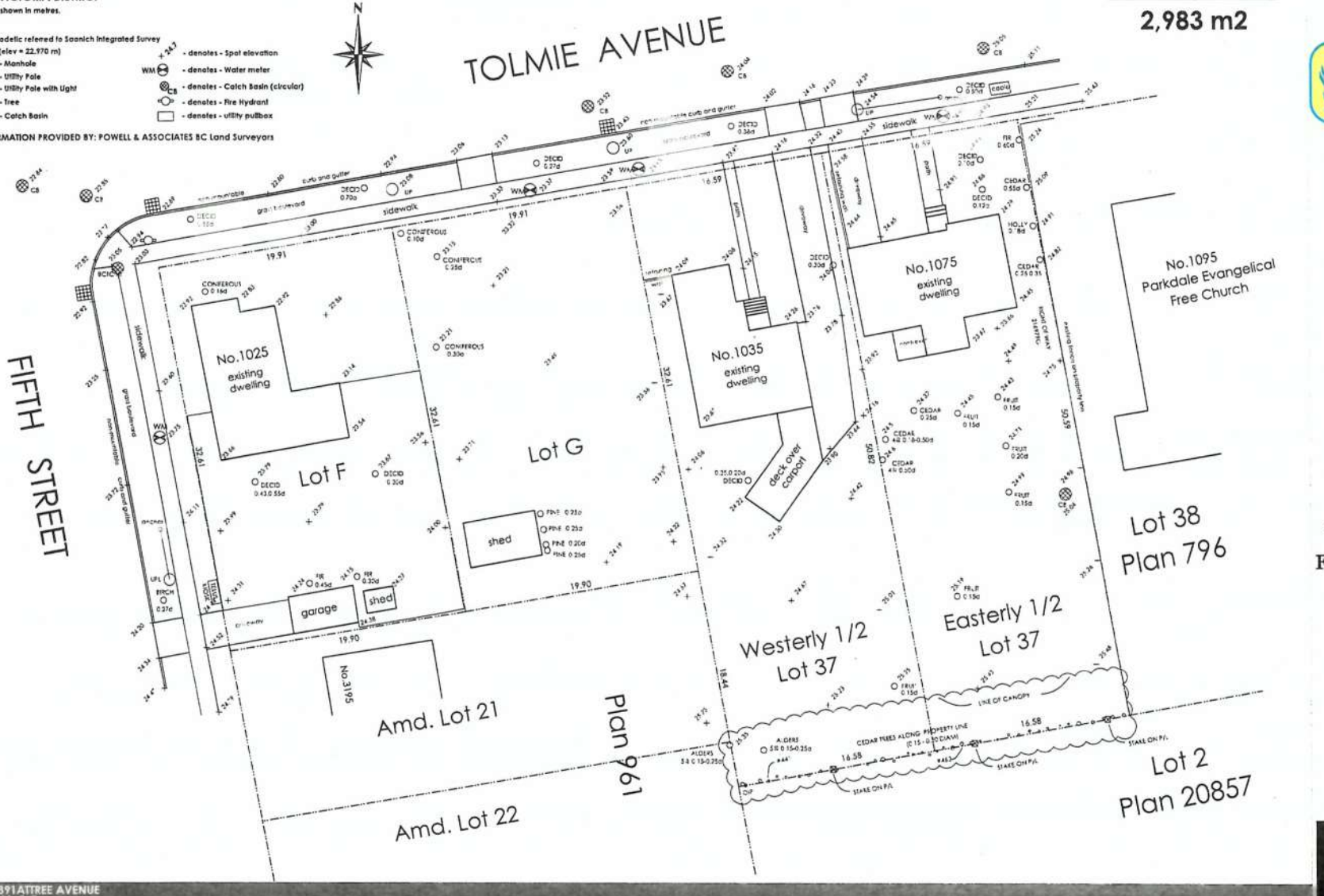
LEGEND

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

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

SURVEY INFORMATION PROVIDED BY: POWELL & ASSOCIATES BC Land Surveyors

Total Site Area
2,983 m2



MANDEEP BAINS
Existing Site Plan

Revisions
Received Date: April 7, 2017

development permit
Fifth and Tolmie

drawing # 7733
scale 1:150
drawn by MDK

#103 - 891ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
PH: 250.382.7374
FAX: 250.382.7364

VICTORIA DESIGN GROUP

Date: 4/5/17

Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION

WWW.VICTORIADESIGNGROUP.CA

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

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

Bevations are geodetic referred to Saanich 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

TOLMIE AVENUE

FIFTH STREET

LOT 1 M.F.E. 23.50m Avg Grade: 23.05m

LOT 2 M.F.E. 24.00m G.F.E. 23.85m Avg Grade: 23.57m

LOT 3 M.F.E. 24.55m G.F.E. 24.40m Avg Grade: 24.19m

LOT 4 M.F.E. 24.00m G.F.E. 23.85m Avg Grade: 23.64m

LOT 5 M.F.E. 24.45m Avg Grade: 23.86m

LOT 6 M.F.E. 24.60m Avg Grade: 24.18m

LOT 7 M.F.E. 25.00m Avg Grade: 24.54m

LOT 8 M.F.E. 25.50m Avg Grade: 25.05m

No.1095 Parkdale Evangelical Free Church

No.3195

Amd. Lot 21

Amd. Lot 22

Plan 961

Lot 38 Plan 796

Lot 2 Plan 20857

Total Site Area
2,983 m2

MANDEEP BAINS
Proposed Site Plan

WWW.VICTORIADESIGNGROUP.CA

development permit
Fifth and Tolmie

drawing # 7733

scale 1:150

drawn by MDK

Date: 4/5/17

#103 - 891ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
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FAX: 250.382.7364

DEVELOPMENT PERMIT PRESENTATION

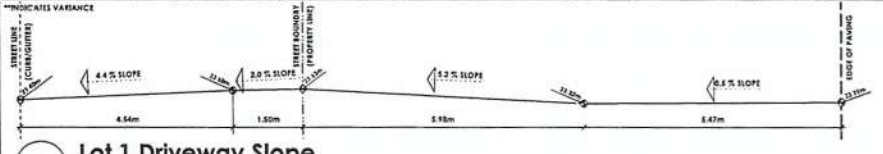
Fifth and Tolmie

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

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-B
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 %	64.27%	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.	7.05 m.	7.46 m.	7.16 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.	68.42 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.	20.44 sq.m.	21.37 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.	80.52 sq.m.	82.01 sq.m.	74.31 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.

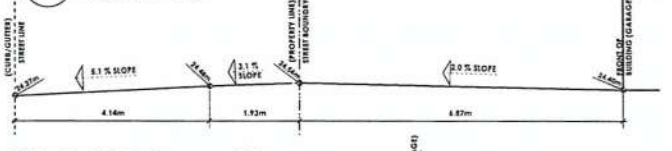
**INDICATES VARIANCE

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 %	16.28%	15.55%	17.63%
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.	27.96 m.	27.93 m.
Rear yard	0.75 m.	0.75 m.	0.75 m.
Side 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.

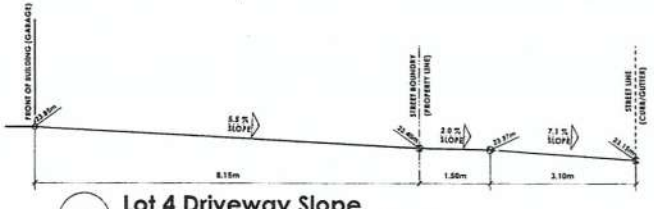


1 **Lot 1 Driveway Slope**
Scale: 1/4" = 1'-0"

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"

AVERAGE GRADE CALCULATION: LOT 1

A TO B: ((23.23 + 22.83) ÷ 2) × 5.49 = 126.43
B TO C: ((22.83 + 22.90) ÷ 2) × 4.62 = 105.64
C TO D: ((22.90 + 22.79) ÷ 2) × 1.22 = 27.94
D TO E: ((22.79 + 22.95) ÷ 2) × 6.20 = 141.01
E TO F: ((22.95 + 22.95) ÷ 2) × 0.61 = 14.00
F TO G: ((22.95 + 22.99) ÷ 2) × 3.51 = 80.63
G TO H: ((22.99 + 23.15) ÷ 2) × 6.10 = 140.73
H TO A: ((23.15 + 23.23) ÷ 2) × 14.63 = 339.27
Total = 983.63

Average Grade: 983.63 ÷ 42.68 = 23.05m

AVERAGE GRADE CALCULATION: LOT 2

A TO B: ((23.47 + 23.20) ÷ 2) × 13.82 = 322.49
B TO C: ((23.20 + 23.54) ÷ 2) × 3.96 = 92.55
C TO D: ((23.54 + 23.54) ÷ 2) × 1.22 = 28.72
D TO E: ((23.54 + 23.76) ÷ 2) × 2.95 = 69.77
E TO F: ((23.76 + 23.78) ÷ 2) × 14.73 = 350.13
F TO G: ((23.78 + 23.66) ÷ 2) × 3.51 = 83.26
G TO H: ((23.66 + 23.66) ÷ 2) × 1.52 = 35.96
H TO I: ((23.66 + 23.62) ÷ 2) × 0.91 = 21.51
I TO J: ((23.62 + 23.62) ÷ 2) × 1.22 = 28.82
J TO A: ((23.62 + 23.47) ÷ 2) × 2.49 = 58.63
Total = 1091.84

Average Grade: 1091.84 ÷ 46.33 = 23.57m

AVERAGE GRADE CALCULATION: LOT 3

A TO B: ((23.95 + 23.95) ÷ 2) × 14.88 = 356.35
B TO C: ((23.95 + 24.34) ÷ 2) × 3.96 = 95.61
C TO D: ((24.34 + 24.34) ÷ 2) × 1.22 = 29.70
D TO E: ((24.34 + 24.40) ÷ 2) × 2.95 = 71.89
E TO F: ((24.40 + 24.40) ÷ 2) × 14.73 = 359.41
F TO G: ((24.40 + 24.20) ÷ 2) × 3.51 = 85.09
G TO H: ((24.20 + 24.20) ÷ 2) × 1.37 = 33.20
H TO A: ((24.20 + 23.95) ÷ 2) × 3.40 = 81.86
Total = 1113.34

Average Grade: 1113.34 ÷ 46.02 = 24.19m

AVERAGE GRADE CALCULATION: LOT 4

A TO B: ((23.51 + 23.85) ÷ 2) × 15.54 = 367.99
B TO C: ((23.85 + 23.85) ÷ 2) × 3.35 = 79.90
C TO D: ((23.85 + 23.85) ÷ 2) × 1.22 = 29.10
D TO E: ((23.85 + 23.85) ÷ 2) × 3.66 = 84.91
E TO F: ((23.85 + 23.85) ÷ 2) × 2.39 = 57.00
F TO G: ((23.85 + 23.30) ÷ 2) × 13.16 = 310.25
G TO H: ((23.30 + 23.40) ÷ 2) × 3.66 = 85.46
H TO I: ((23.40 + 23.40) ÷ 2) × 1.22 = 28.55
I TO A: ((23.40 + 23.51) ÷ 2) × 3.35 = 78.23
Total = 1119.39

Average Grade: 1119.39 ÷ 47.35 = 23.64m

AVERAGE GRADE CALCULATION: LOT 5

A TO B: ((24.07 + 23.85) ÷ 2) × 13.61 = 326.10
B TO C: ((23.85 + 23.82) ÷ 2) × 6.93 = 164.70
C TO D: ((23.82 + 23.60) ÷ 2) × 14.33 = 339.76
D TO E: ((23.60 + 24.00) ÷ 2) × 3.66 = 42.82
E TO F: ((24.00 + 24.00) ÷ 2) × 0.61 = 14.64
F TO G: ((24.00 + 24.00) ÷ 2) × 0.61 = 14.64
G TO H: ((24.00 + 24.00) ÷ 2) × 1.22 = 31.72
H TO A: ((24.00 + 24.07) ÷ 2) × 3.66 = 88.10
Total = 1042.52

Average Grade: 1042.50 ÷ 43.69 = 23.86m.

AVERAGE GRADE CALCULATION: LOT 6 ACCESSORY

A TO B: ((24.26 + 24.41) ÷ 2) × 5.49 = 132.87
B TO C: ((24.41 + 24.15) ÷ 2) × 3.66 = 88.87
C TO D: ((24.15 + 24.24) ÷ 2) × 5.49 = 132.83
D TO A: ((24.24 + 24.26) ÷ 2) × 3.66 = 88.94
Total = 454.51

Average Grade: 444.52 ÷ 18.30 = 24.29m

AVERAGE GRADE CALCULATION: LOT 6

A TO B: ((24.48 + 24.45) ÷ 2) × 5.83 = 142.54
B TO C: ((24.45 + 24.19) ÷ 2) × 7.98 = 194.07
C TO D: ((24.19 + 23.71) ÷ 2) × 6.91 = 165.50
D TO E: ((23.71 + 24.25) ÷ 2) × 13.51 = 323.97
E TO F: ((24.25 + 24.45) ÷ 2) × 3.41 = 83.47
F TO G: ((24.45 + 24.45) ÷ 2) × 0.31 = 7.58
G TO A: ((24.45 + 24.45) ÷ 2) × 3.40 = 83.13
Total = 1002.26

Average Grade: 1002.26 ÷ 41.45 = 24.18m

AVERAGE GRADE CALCULATION: LOT 6 ACCESSORY

A TO B: ((24.45 + 24.45) ÷ 2) × 5.49 = 134.23
B TO C: ((24.45 + 24.45) ÷ 2) × 1.51 = 36.92
C TO D: ((24.45 + 24.28) ÷ 2) × 2.15 = 52.59
D TO E: ((24.28 + 24.45) ÷ 2) × 3.27 = 55.51
E TO F: ((24.45 + 24.45) ÷ 2) × 3.22 = 78.73
F TO A: ((24.45 + 24.45) ÷ 2) × 2.66 = 81.49
Total = 454.71

Average Grade: 447.07 ÷ 18.30 = 24.43m

AVERAGE GRADE CALCULATION: LOT 7

A TO B: ((24.78 + 24.65) ÷ 2) × 13.67 = 337.17
B TO C: ((24.65 + 24.09) ÷ 2) × 6.91 = 168.05
C TO D: ((24.09 + 24.72) ÷ 2) × 14.72 = 359.49
D TO E: ((24.72 + 24.81) ÷ 2) × 3.66 = 90.64
E TO F: ((24.81 + 24.74) ÷ 2) × 1.07 = 26.51
F TO A: ((24.74 + 24.78) ÷ 2) × 3.35 = 80.47
Total = 1062.33

Average Grade: 1062.33 ÷ 43.29 = 24.54m.

AVERAGE GRADE CALCULATION: LOT 7 ACCESSORY

A TO B: ((25.00 + 24.84) ÷ 2) × 5.49 = 136.81
B TO C: ((24.84 + 24.75) ÷ 2) × 3.66 = 90.75
C TO D: ((24.75 + 24.80) ÷ 2) × 5.49 = 136.02
D TO A: ((24.80 + 25.00) ÷ 2) × 3.66 = 91.13
Total = 454.71

Average Grade: 454.71 ÷ 18.30 = 24.85m.

AVERAGE GRADE CALCULATION: LOT 8

A TO B: ((25.35+ 25.20) ÷ 2) × 3.51 = 88.72
B TO C: ((25.20 + 25.20) ÷ 2) × 7.04 = 177.31
C TO D: ((25.20 + 25.08) ÷ 2) × 5.33 = 134.00
D TO E: ((25.08 + 24.92) ÷ 2) × 5.89 = 147.25
E TO F: ((24.92 + 24.90) ÷ 2) × 1.52 = 37.86
F TO G: ((24.90 + 24.63) ÷ 2) × 12.09 = 299.35
G TO H: ((24.63 + 25.24) ÷ 2) × 10.36 = 258.28
H TO A: ((25.24 + 25.35) ÷ 2) × 10.92 = 274.33
Total = 1419.59

Average Grade: 1419.59 ÷ 56.68 = 25.05m

MANDEEP BAINS
Site Data Tables & Driveway Slopes

development permit
Fifth and Tolmie

drawing # 7733
scale Not To Scale
drawn by MDK

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VICTORIA, B.C.
V9B 0A6
PH: 250.382.7374
FAX: 250.382.7364

VICTORIA DESIGN GROUP

Date: 4/5/17

Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

MANDEEP BAINS

Streetscape

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

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

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

development permit
Fifth and Tolmie

drawing #
7733

scale
1/8" = 1'-0"

drawn by
MDK

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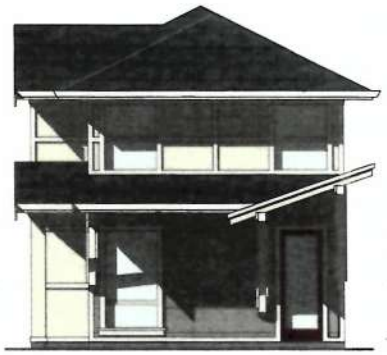
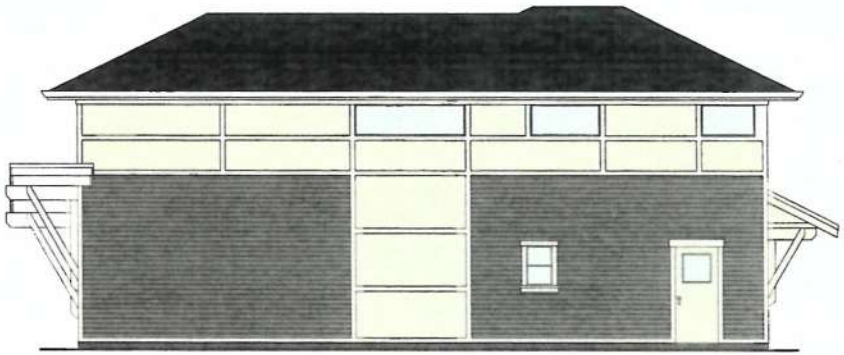
Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION



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



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

Colour Legend

- HardiePlank Lap Siding Smooth — Benjamin Moore: Rainstorm (BM CSP-50)
- HardiePanel Smooth — Benjamin Moore: Moonshine (BM OC-56)
- TRIM — Benjamin Moore: Snow White (BM 2122-70)
- Laminated Asphalt Roofing Shingle — Oxford Grey
- Doors — Natural Stain Wood
- Windows — White Vinyl Windows

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

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

MANDEEP BAINS
Lot 1
Colour Elevations

development permit
Fifth and Tolmie

drawing #
7733

scale
1/4" = 1'-0"

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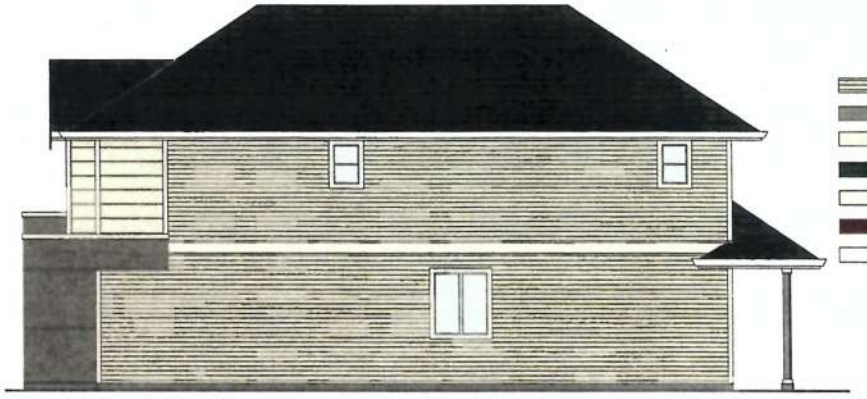
Date: 4/5/17

Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

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

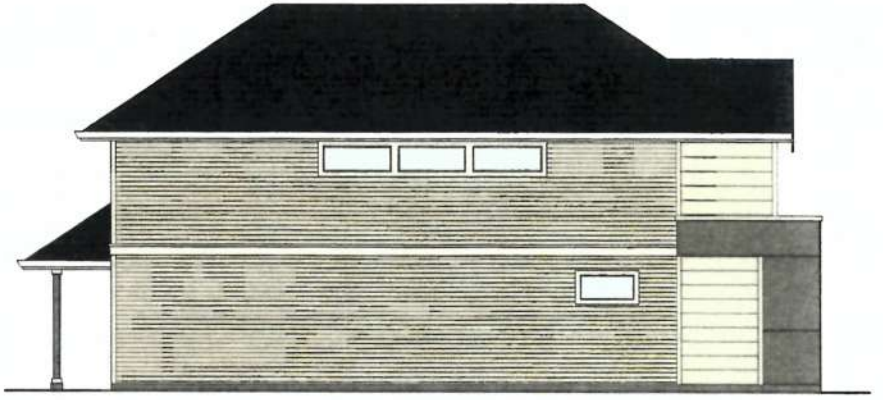


2 **South Elevation**
Scale: 1/4" = 1'-0"

Colour Legend

- HardiePlank Lap Siding Smooth — Benjamin Moore: Sea Salt (BM CSP-115)
- HardiePanel Smooth & Posts — Benjamin Moore: Barnswood (BM CSP-95)
- TRIM — Benjamin Moore: Foggy Morning (BM 2106-70)
- Laminated Asphalt Roofing Shingle — Rustic Black
- EASYTRIM Aluminum Reveals — Unpainted Aluminum
- Doors — Natural Stain Wood
- Windows — White Vinyl Windows

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



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

MANDEEP BAINS
Lot 2
Colour Elevations

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development
permit
Fifth and Tolmie

drawing #
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scale
1/4" = 1'-0"

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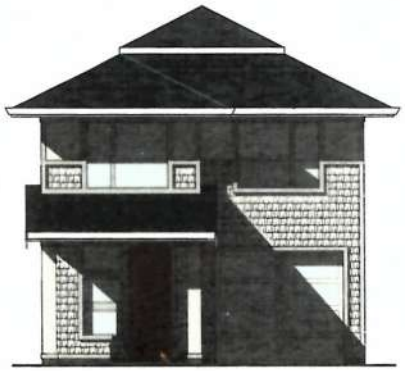
Date: 4/5/17

Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION

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

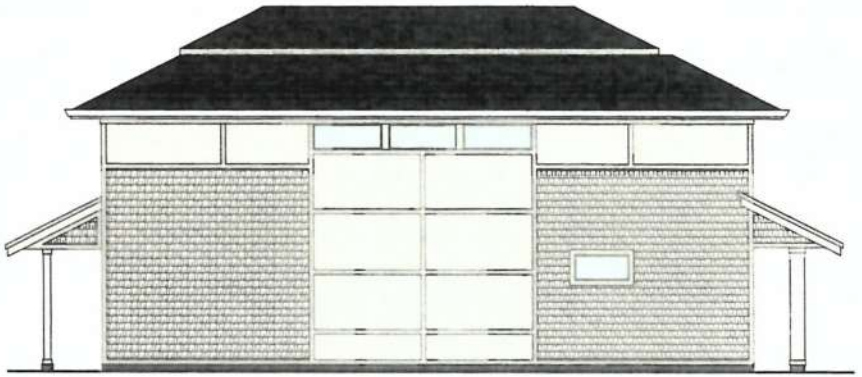


Colour Legend

- HardieShingle Siding Straight Edge Panel — Benjamin Moore: Frostine (BM AF-5)
- HardiePanel Smooth, Columns, and Garage Door — Benjamin Moore: Frostine (BM AF-5)
- TRIM — Benjamin Moore: Perspective (BM CSP-5)
- Laminated Asphalt Roofing Shingle — Oxford Grey
- Doors — Natural Stain Wood
- Windows — White Vinyl Windows

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

MANDEEP BAINS
Lot 3
Colour Elevations

development
permit
Fifth and Tolmie

drawing #
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scale
1/4" = 1'-0"

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Date: 4/5/17

Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

MANDEEP BAINS
Lot 4
Colour Elevations

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

2 West 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: Skipping Stone (BM CSP-155)
- Trim
  Benjamin Moore: Deep Taupe (BM 2111-10)
- Laminated Asphalt Roofing Shingle
  Rustic Black
- EASYTRIM Aluminum Reveals
  Unpainted Aluminum
- Doors
  Natural Stain Wood
- Windows
  White Vinyl Windows

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

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

development
permit
Fifth and Tolmie

drawing #
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scale
1/4" = 1'-0"

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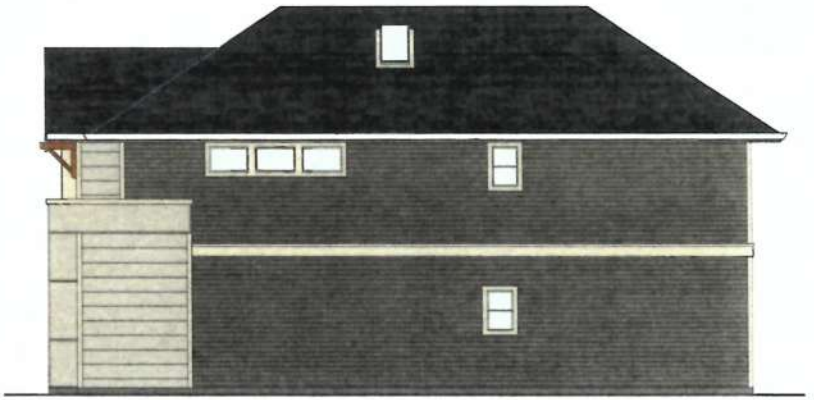
Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

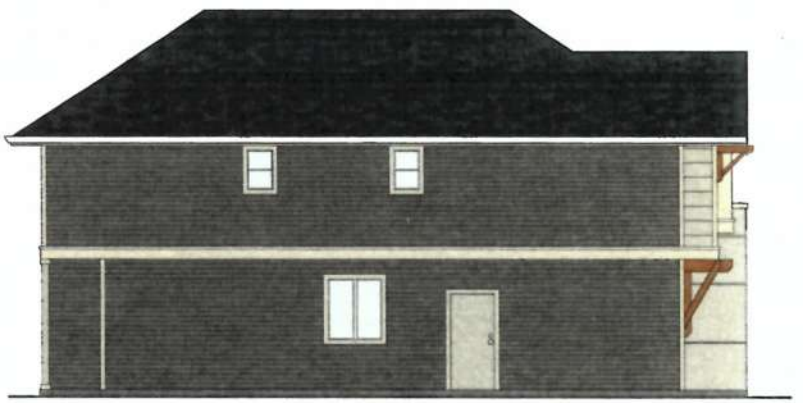
Date: 4/5/17

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: Barnswood (BM CSP-115)
- HardiePanel Siding Smooth
  Benjamin Moore: cosmopolitan (BM CSP-100)
- TRIM
  Benjamin Moore: Camouflage (BM 2143-40)
- Laminated Asphalt Roofing Shingle
  Oxford Grey
- EASYTRIM Aluminum Reveals
  Unpainted Aluminum
- Doors & Knee Braces
  Natural Stain Wood
- Windows
  White Vinyl Windows

MANDEEP BAINS
Lot 5
Colour Elevations

development
permit
Fifth and Tolmie

drawing #
7733

scale
1/4" = 1'-0"

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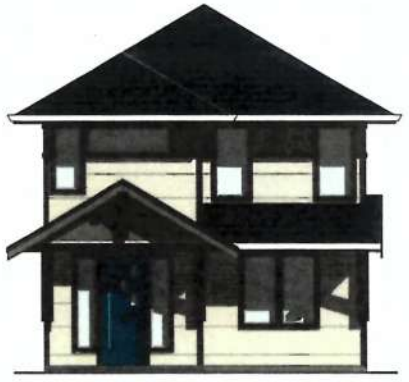
Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

Date: 4/5/17

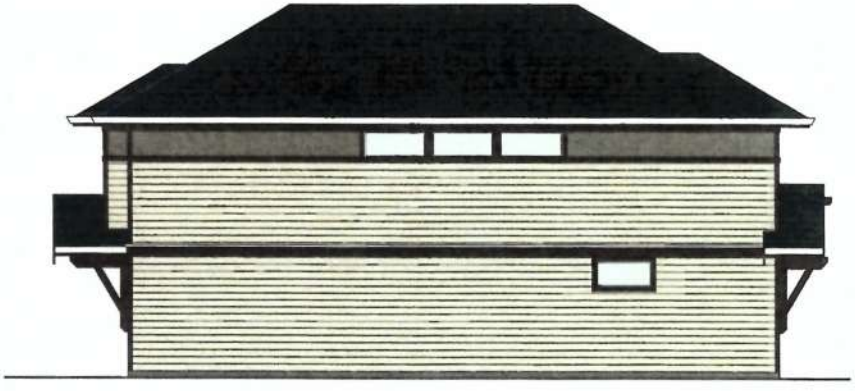
MANDEEP BAINS
Lot 6
Colour Elevations



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)
- Trim
  Benjamin Moore: Deep Caviar (BM 2130-20)
- Laminated Asphalt Roofing Shingle
  Rustic Black
- Doors
  Benjamin Moore: Blue Danube (BM 2062-30)
- Windows
  White Vinyl Windows

development
permit
Fifth and Tolmie

drawing #
7733

scale
1/4" = 1'-0"

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VICTORIA DESIGN GROUP

Fifth and Tolmie

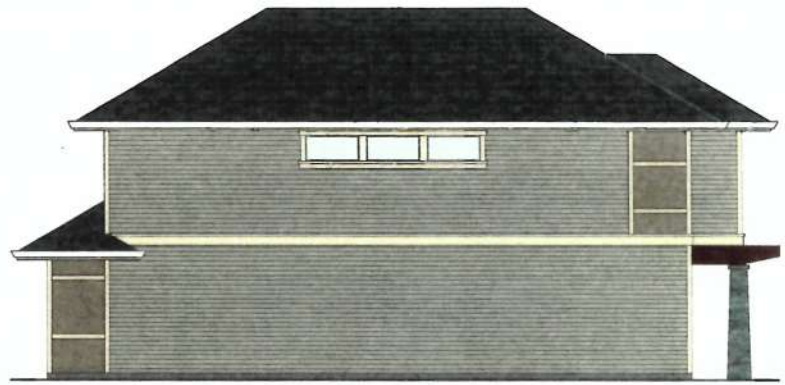
DEVELOPMENT PERMIT PRESENTATION

Date: 4/5/17

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-205)
- TRIM
  Benjamin Moore: Frappe (BM AF-85)
- Laminated Asphalt Roofing Shingle
  Oxford Grey
- Doors and Exposed Beams
  Natural Stain Wood
- Windows
  White Vinyl Windows

MANDEEP BAINS
Lot 7
Colour Elevations

development
permit
Fifth and Tolmie

drawing #
7733

scale
1/4" = 1'-0"

drawn by
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VICTORIA DESIGN GROUP

Date: 4/5/17

Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

MANDEEP BAINS
Lot 8
Colour Elevations

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

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

Colour Legend

- HardiePlank Lap Siding Smooth
  Benjamin Moore: Frostine (BM AF-5)
- HardiePanel Smooth
  Benjamin Moore: Frostine (BM AF-5)
- TRIM
  Benjamin Moore: Perspective (BM CSF-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"

development
permit
Fifth and Tolmie

drawing #
7733

scale
1/4" = 1'-0"

drawn by
MDK

VICTORIA DESIGN GROUP

Date: 4/5/17

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

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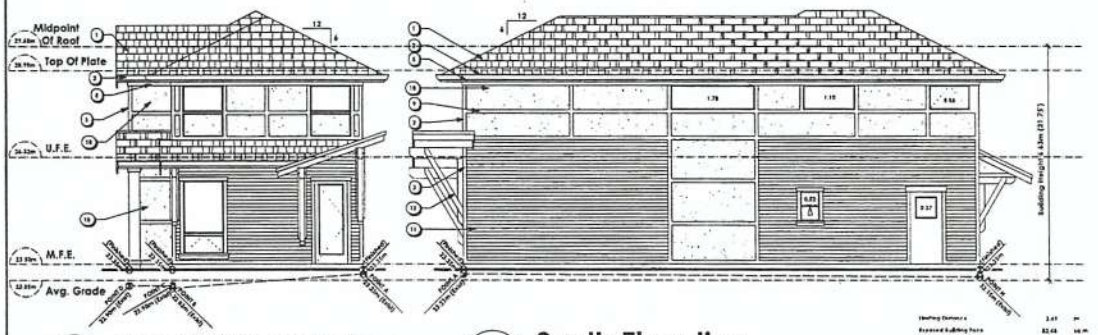
FAX: 250.382.7364

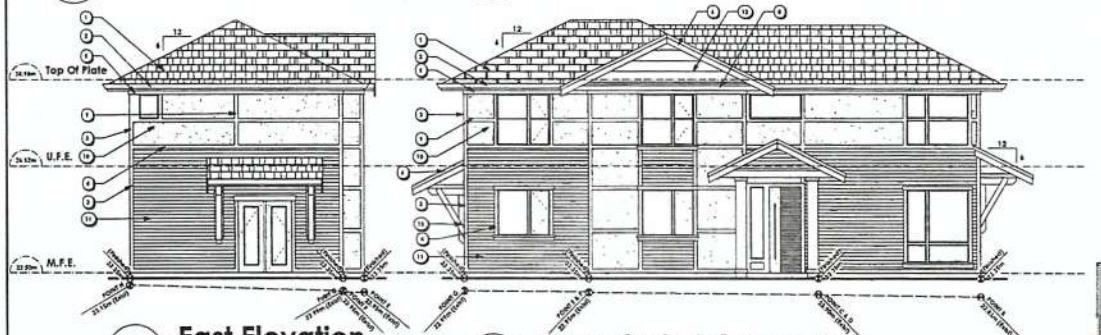
Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION



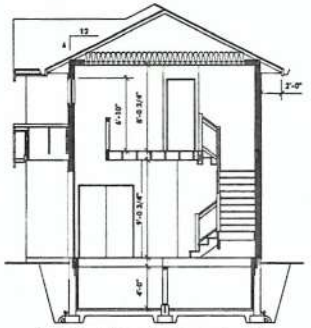
1 **West (Fifth) Elevation**
Scale: 3/16" = 1'-0"

2 **South Elevation**
Scale: 3/16" = 1'-0"



3 **East Elevation**
Scale: 3/16" = 1'-0"

4 **North (Tolmie) Elevation**
Scale: 3/16" = 1'-0"



5 **Section A-A**
Scale: 3/16" = 1'-0"

Exterior Finish Schedule

1. LAMINATED ASHPALT SHINGLES
2. PRE-FIN. ALUMN. GUTTER
3. 1×4 CORNER TRIM
4. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
5. 1x4 SOFFIT TRIM
6. 1×4 TRIM ON 2×10 BARGE BOARD
7. METAL FLASHING ON 1×4 TRIM
8. METAL FLASHING ON 2×6 FASCIA TRIM
9. 1×4 TRIM
10. HARDIEPANEL SIDING
11. HARDIEPLANK LAP SIDING (6" REVEAL)
12. LAPPED HARDIEPANEL SIDING (12" REVEAL)
13. KNEE BRACE

DOOR SCHEDULE

A	8'-0" X 6'-8" (2438 X 2032)	F	2'-10" X 6'-8" (864 X 2032)
B	6'-0" X 6'-8" (1829 X 2032)	G	2'-8" X 6'-8" (813 X 2032)
C	5'-0" X 6'-8" (1524 X 2032)	H	2'-4" X 6'-8" (762 X 2032)
D	4'-0" X 6'-8" (1219" X 2032)	J	2'-4" X 6'-8" (711 X 2032)
E	3'-0" X 6'-8" (914 X 2032)	K	2'-0" X 6'-8" (610 X 2032)
		L	1'-8" X 6'-8" (508 x 2032)

6 **Main Floor Plan**
Scale: 3/16" = 1'-0"
868.00 sq.ft. (80.64 sq.m.)

7 **Upper Floor Plan**
Scale: 3/16" = 1'-0"
808.00 sq.ft. (75.07 sq.m.)

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Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

MANDEEP BAINS
Lot 1

development permit
Fifth and Tolmie

drawing # 7733

scale 3/16" = 1'-0"

drawn by MDK

VICTORIA DESIGN GROUP

Date: 4/5/17

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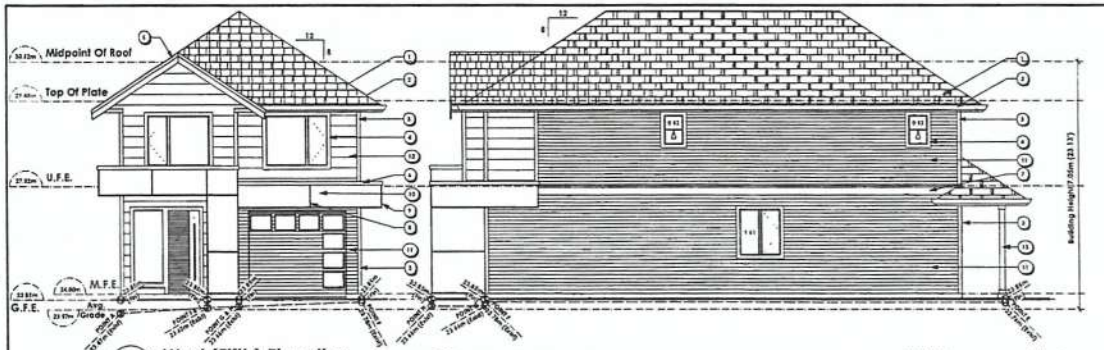
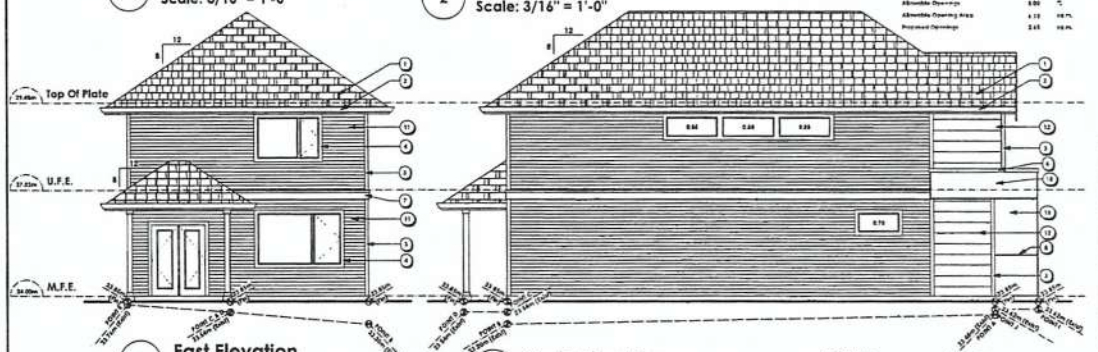
7733::PROPOSED DEVELOPMENT PERMIT::FIFTH AND TOLMIE, VICTORIA B.C.



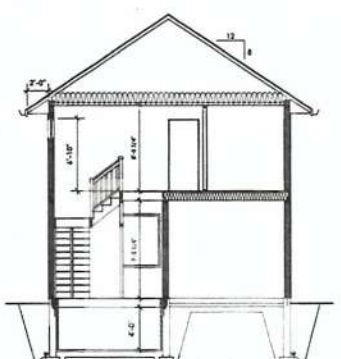
1 **West (Fifth) Elevation**
Scale: 3/16" = 1'-0"

2 **South Elevation**
Scale: 3/16" = 1'-0"

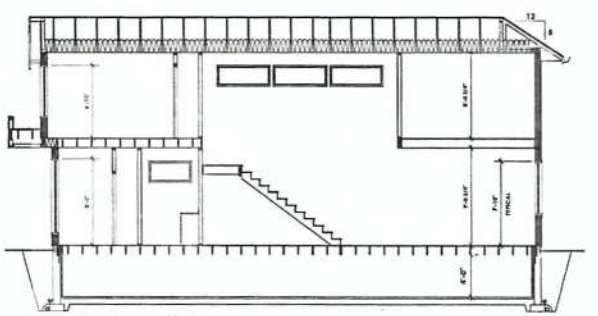


3 **East Elevation**
Scale: 3/16" = 1'-0"

4 **North Elevation**
Scale: 3/16" = 1'-0"



5 **Section A-A**
Scale: 3/16" = 1'-0"



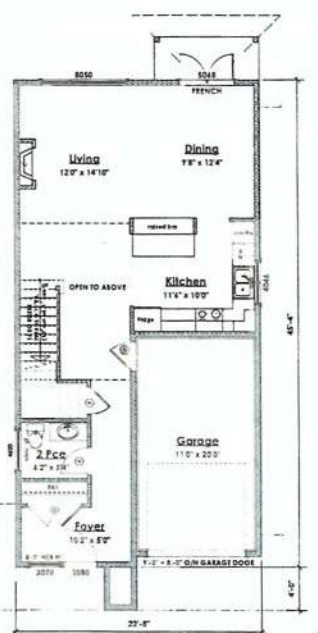
6 **Section B-B**
Scale: 3/16" = 1'-0"

Exterior Finish Schedule

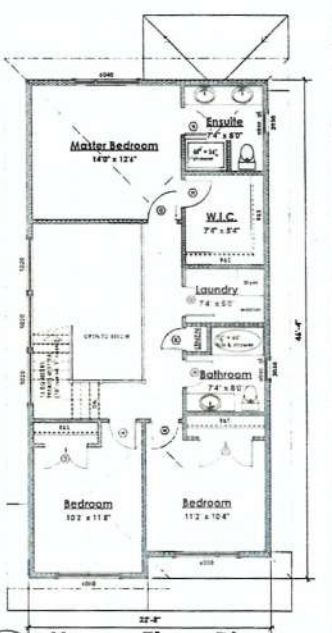
1. LAMINATED ASPHALT SHINGLES
2. PRE-FIN. ALUMN. GUTTER
3. 1×4 CORNER TRIM
4. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
5. 1×4 TRIM ON 2×10 BARGE BOARD
6. METAL FLASHING ON 1×4 TRIM
7. METAL FLASHING ON 2×10 FASCIA TRIM
8. EXTRUDED ALUMN. REVEAL (EASYTRIM OR EQ.)
9. EXTRUDED ALUMN. CORNER TRIM (EASYTRIM OR EQ.)
10. HARDIEPANEL SIDING
11. HARDIEPLANK LAP SIDING (6" REVEAL)
12. LAPPED HARDIEPANEL SIDING (12" REVEAL)
13. CLADDING ON 6×6 WOOD POST

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/4 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 x 2032)



7 **Main Floor Plan**
Scale: 3/16" = 1'-0"
729.05 sq.ft. (67.73 sq.m.)
Garage 220.00 sq.ft. (20.44 sq.m.)



8 **Upper Floor Plan**
Scale: 3/16" = 1'-0"
811.81 sq.ft. (75.42 sq.m.)

#103 - 891ATTREE AVENUE
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DEVELOPMENT PERMIT PRESENTATION

Fifth and Tolmie

MANDEEP BAINS
Lot 2

development
permit
Fifth and Tolmie

drawing #
7733

scale
3/16" = 1'-0"

drawn by
MDK

VICTORIA DESIGN GROUP

Date: 4/5/17

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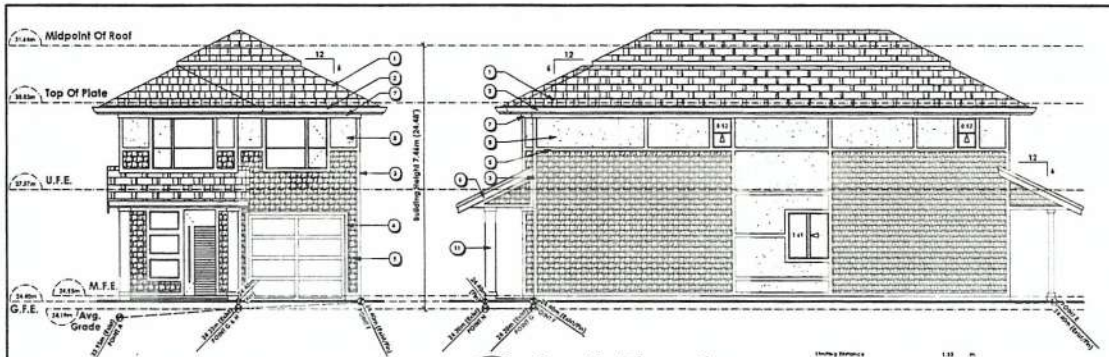
7733::PROPOSED DEVELOPMENT PERMIT::FIFTH AND TOLMIE, VICTORIA B.C.



1 **West (Fifth) Elevation**
Scale: 3/16" = 1'-0"

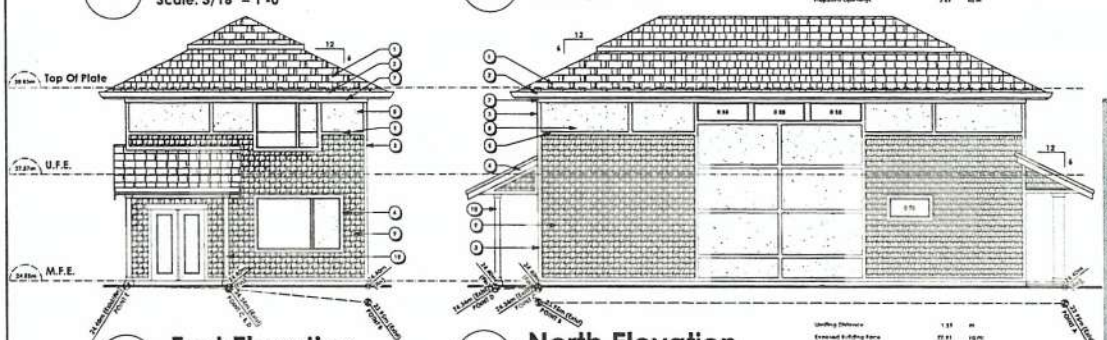
2 **South Elevation**
Scale: 3/16" = 1'-0"

Exterior Finish Schedule

1. LAMINATED ASHPALT SHINGLES
2. PRE-FIN. ALUMIN. GUTTER
3. 1×4 CORNER TRIM
4. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
5. METAL FLASHING ON 1×4 TRIM
6. 1×4 TRIM ON 2×10 BARGE BOARD
7. 1×4 SOFFIT TRIM
8. HARDIEPANEL SIDING
9. HARDIESHINGLE SIDING STRAIGHT EDGE PANEL
10. CLADDING ON 6×6 WOOD POST
11. 12"×12" (FIN) BUILT UP WOOD COLUMN

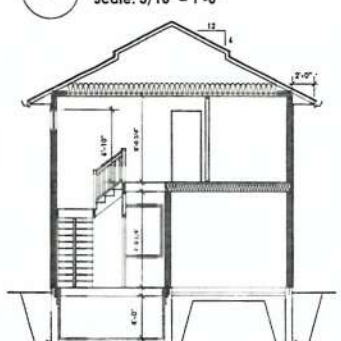
DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (812 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/4 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/4 X 6/8 (505 x 2032)

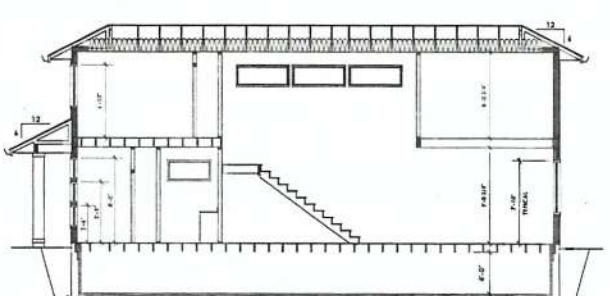


3 **East Elevation**
Scale: 3/16" = 1'-0"

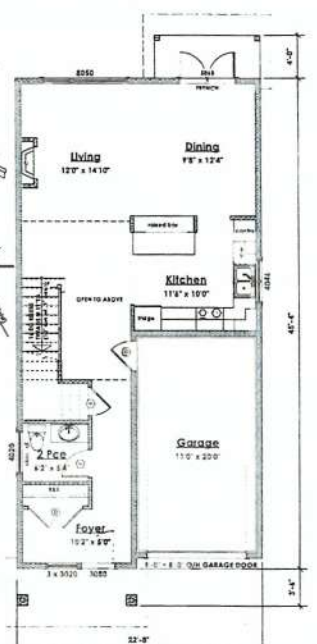
4 **North Elevation**
Scale: 3/16" = 1'-0"



5 **Section A-A**
Scale: 3/16" = 1'-0"



6 **Section B-B**
Scale: 3/16" = 1'-0"



7 **Main Floor Plan**
Scale: 3/16" = 1'-0"
729.05 sq.ft. (67.73 sq.m.)
Garage 220.00 sq.ft. (20.44 sq.m.)

8 **Upper Floor Plan**
Scale: 3/16" = 1'-0"
801.64 sq.ft. (74.47 sq.m.)

MANDEEP BAINS
Lot 3

development
permit
Fifth and Tolmie

drawing #
7733

scale
3/16" = 1'-0"

drawn by
MDK

VICTORIA DESIGN GROUP

Date: 4/5/17

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Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

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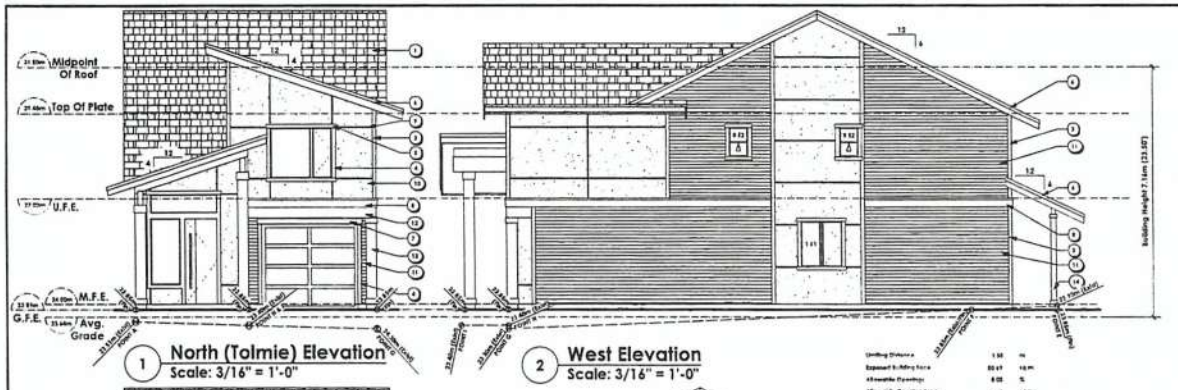
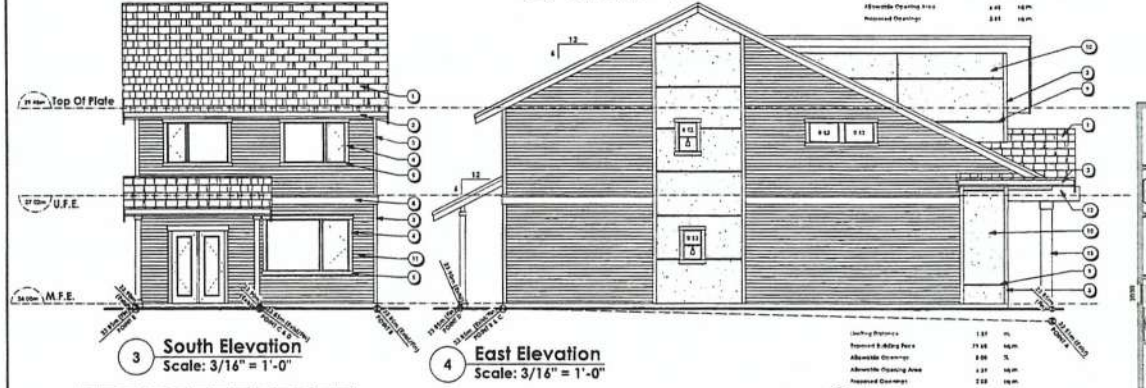


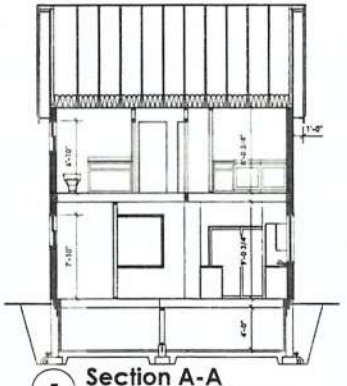
1 North (Tolmie) Elevation
Scale: 3/16" = 1'-0"

2 West Elevation
Scale: 3/16" = 1'-0"

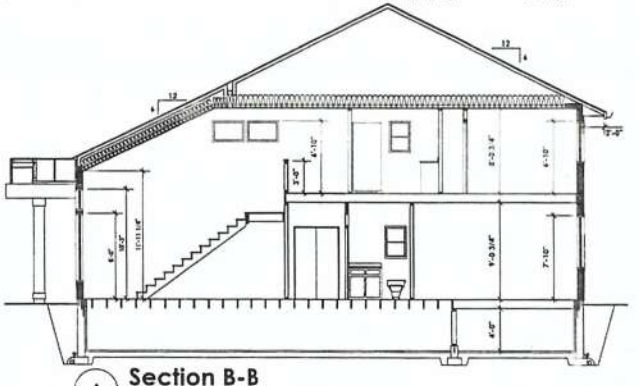


3 South Elevation
Scale: 3/16" = 1'-0"

4 East Elevation
Scale: 3/16" = 1'-0"



5 Section A-A
Scale: 3/16" = 1'-0"



6 Section B-B
Scale: 3/16" = 1'-0"

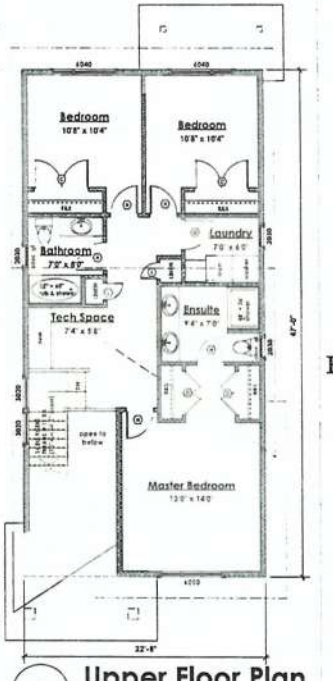
Exterior Finish Schedule

1. LAMINATED ASHPALT SHINGLES
2. PRE-FIN. ALUMN GUTTER
3. 1×4 CORNER TRIM
4. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
5. METAL FLASHING ON 2×4 WINDOW HEAD AND SILL TRIM
6. 1×4 TRIM ON 2×10 BARGE BOARD
7. 1×4 TRIM
8. METAL FLASHING ON 2×10 FASCIA TRIM
9. EXTRUDED ALUMN. REVEAL (EASYTRIM OR EQ.)
10. HARDIEPANEL SIDING
11. HARDIEPLANK LAP SIDING (4" REVEAL)
12. EXPOSED ENGINEERED BEAM
13. 12"×12" (TYP.) BUILT UP WOOD COLUMN
14. CLADDING ON 6×6 WOOD POST

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/6 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/4 X 6/8 (508 x 2032)

7 Main Floor Plan
Scale: 3/16" = 1'-0"
738.67 sq.ft. (68.62 sq.m.)
Garage 230.00 sq.ft. (21.37 sq.m.)



8 Upper Floor Plan
Scale: 3/16" = 1'-0"
866.67 sq.ft. (80.52 sq.m.)

MANDEEP BAINS
Lot 4

development permit
Fifth and Tolmie

drawing # 7733

scale 3/16" = 1'-0"

drawn by MDK

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VICTORIA DESIGN GROUP

Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

Date: 4/5/17

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

1 **North (Tolmie) Elevation**
Scale: 3/16" = 1'-0"

2 **West Elevation**
Scale: 3/16" = 1'-0"

Exterior Finish Schedule

1. LAMINATED ASPHALT SHINGLES
2. PRE-FIN. ALUMN. GUTTER
3. 1×4 CORNER TRIM
4. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
5. 1×4 TRIM ON 2×10 BARGE BOARD
6. METAL FLASHING ON 1×6 TRIM
7. METAL FLASHING ON 2×10 FASCIA TRIM
8. METAL FLASHING ON 2×12 SILL TRIM
9. EXTRUDED ALUMN. REVEAL (EASYTRIM OR EQ.)
10. EXTRUDED ALUMN. CORNER TRIM (EASYTRIM OR EQ.)
11. HARDIEPANEL SIDING
12. HARDIEPLANK LAP SIDING (4" REVEAL)
13. LAPPED HARDIEPANEL SIDING (12" REVEAL)
14. KNEE BRACE
15. CLADDING ON 6×6 WOOD POST

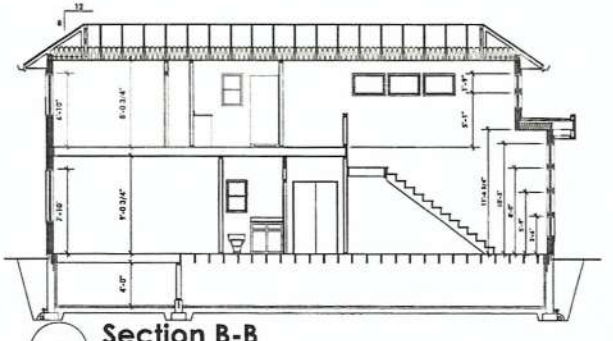
DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/4 X 6/8 (508 x 2032)

3 **South Elevation**
Scale: 3/16" = 1'-0"

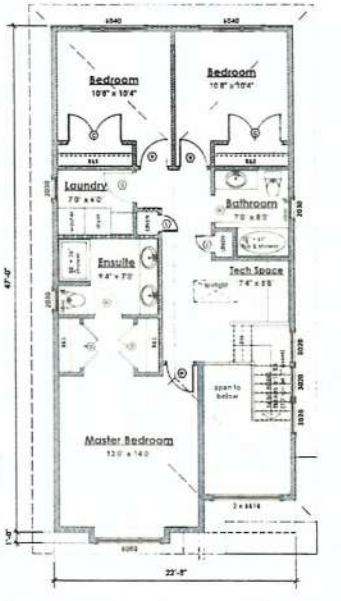
4 **East Elevation**
Scale: 3/16" = 1'-0"

5 **Section A-A**
Scale: 3/16" = 1'-0"



6 **Section B-B**
Scale: 3/16" = 1'-0"

7 **Main Floor Plan**
Scale: 3/16" = 1'-0"
930.00 sq.ft. (86.40 sq.m.)



8 **Upper Floor Plan**
Scale: 3/16" = 1'-0"
866.67 sq.ft. (80.52 sq.m.)

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Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION

MANDEEP BAINS

Lot 5

development permit
Fifth and Tolmie

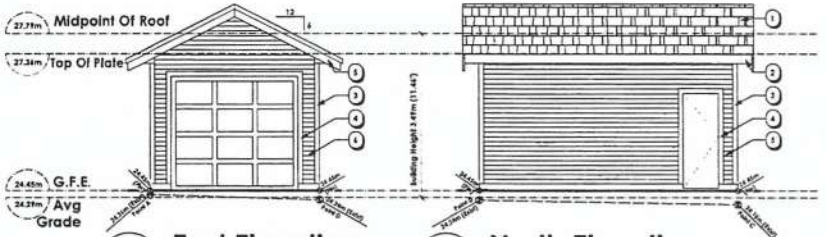
drawing # 7733

scale 3/16" = 1'-0"

drawn by MDK

VICTORIA DESIGN GROUP

Date: 4/5/17

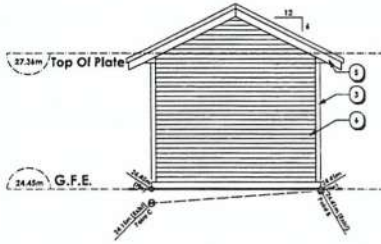


1 East Elevation
Scale: 1/4" = 1'-0"

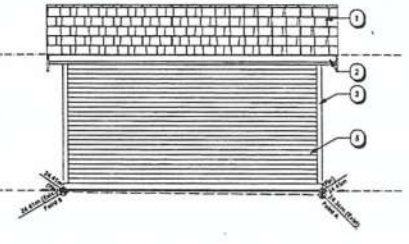
2 North Elevation
Scale: 1/4" = 1'-0"

Exterior Finish Schedule

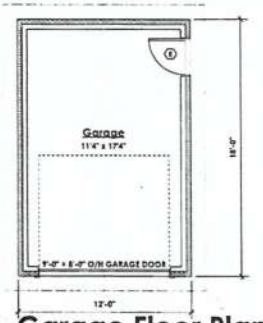
1. LAMINATED ASPHALT SHINGLES
2. PRE-FIN. ALUMIN. GUTTER.
3. 1×4 CORNER TRIM
4. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
5. 1×4 TRIM ON 2×10 BARGE BOARD
6. HARDIEPLANK LAP SIDING (4" REVEAL)



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



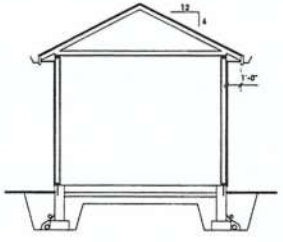
4 South Elevation
Scale: 1/4" = 1'-0"



5 Garage Floor Plan
Scale: 1/4" = 1'-0"
Garage 196.44 sq.ft. (18.25 sq.m.)

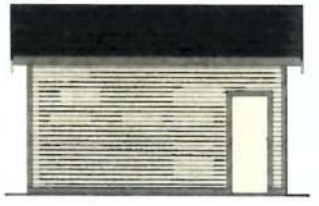
DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/4 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 x 2032)



6 Section A-A
Scale: 1/4" = 1'-0"

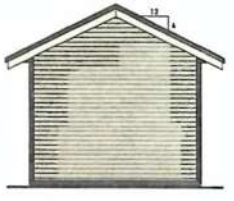
7 North (Tolmie)
Scale: 1/4" = 1'-0"



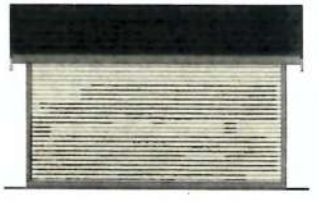
8 West Elevation
Scale: 1/4" = 1'-0"

Colour Legend

- HardiePlank Lap Siding Smooth — Benjamin Moore: Sea Salt (BM CSP-115)
- HardiPanel Siding, Doors, and Barge Boards — Benjamin Moore: Foggy Morning (BM 2106-70)
- TRIM — Benjamin Moore: Barnwood (BM CSP-95)
- Laminated Asphalt Roofing Shingle — Rustic Black



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



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

MANDEEP BAINS
Lot 5
Accessory Structure

development permit
Fifth and Tolmie

drawing # 7733

scale 1/4" = 1'-0"

drawn by MDK

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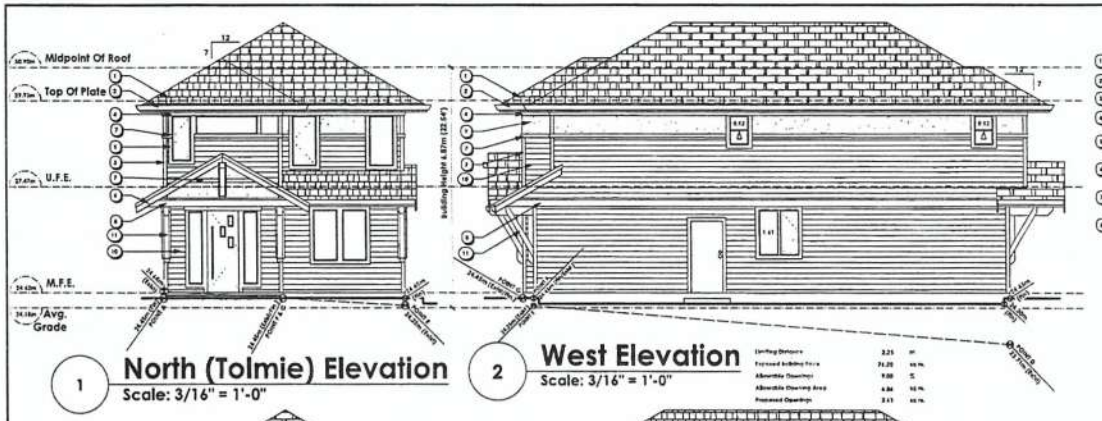
VICTORIA DESIGN GROUP

Date: 4/5/17

Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION



1 **North (Tolmie) Elevation**
Scale: 3/16" = 1'-0"

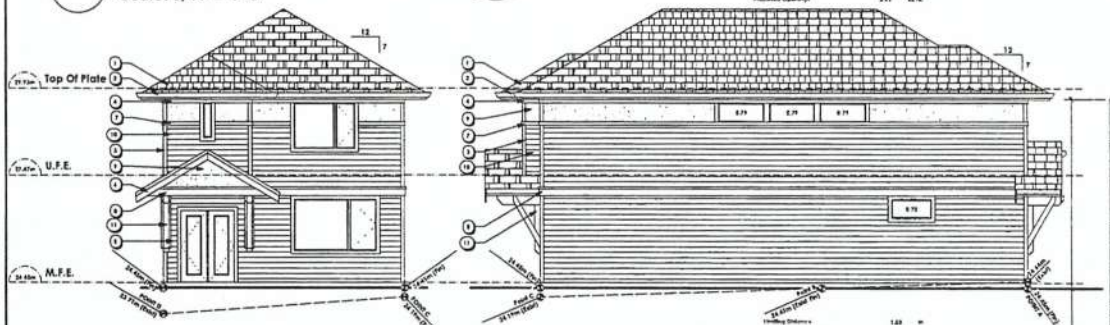
2 **West Elevation**
Scale: 3/16" = 1'-0"

Exterior Finish Schedule

1. LAMINATED ASPHALT SHINGLES
2. PRE-FIN. ALUMN. GUTTER
3. 1×4 CORNER TRIM
4. 1×4 SOFFIT TRIM
5. 1×6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
6. 1×4 TRIM ON 2×10 BARGE BOARD
7. METAL FLASHING ON 1×4 TRIM
8. METAL FLASHING ON 2×10 FASCIA TRIM
9. HARDIEPANEL SIDING (butt joint)
10. HARDIEPLANK LAP SIDING (6" REVEAL)
11. KNEE BRACE

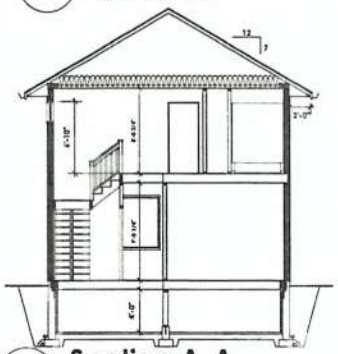
DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/4 X 6/8 (508 x 2032)

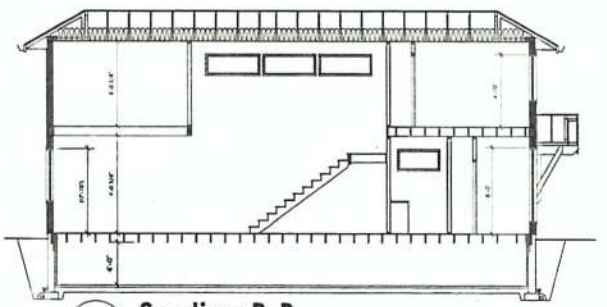


3 **South Elevation**
Scale: 3/16" = 1'-0"

4 **East Elevation**
Scale: 3/16" = 1'-0"

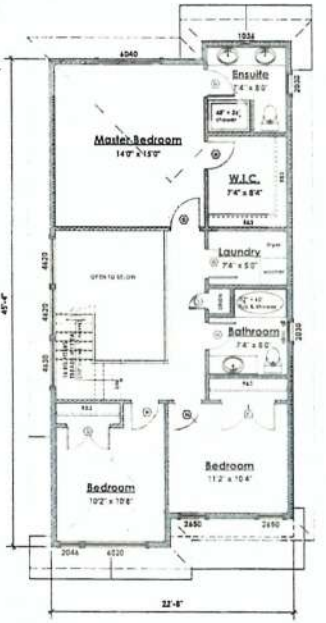


5 **Section A-A**
Scale: 3/16" = 1'-0"



6 **Section B-B**
Scale: 3/16" = 1'-0"

7 **Main Floor Plan**
Scale: 3/16" = 1'-0"
949.05 sq.ft. (88.17 sq.m.)



8 **Upper Floor Plan**
Scale: 3/16" = 1'-0"
882.78 sq.ft. (82.01 sq.m.)

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DEVELOPMENT PERMIT PRESENTATION

Fifth and Tolmie

MANDEEP BAINS
Lot 6

development permit
Fifth and Tolmie

drawing #
7733

scale
3/16" = 1'-0"

drawn by
MDK

VICTORIA DESIGN GROUP

Date: 4/5/17

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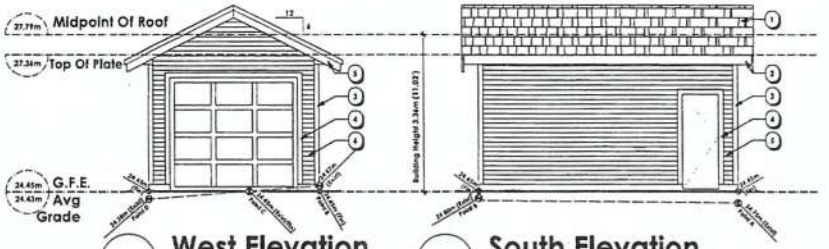
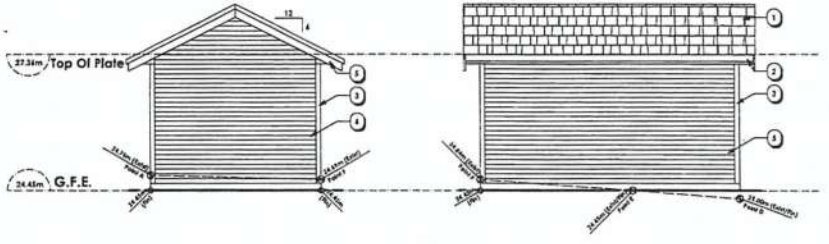


1 West Elevation
Scale: 1/4" = 1'-0"

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



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

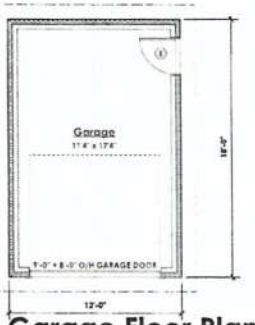
4 North Elevation
Scale: 1/4" = 1'-0"

Exterior Finish Schedule

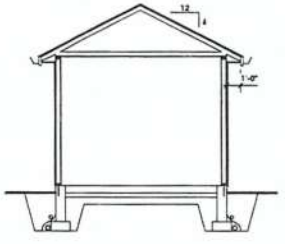
1. LAMINATED ASPHALT SHINGLES
2. PRE-FIN. ALUMN. GUTTER.
3. 1×4 CORNER TRIM.
4. 1×4 DOOR AND WINDOW TRIM (METTAL FLASHING WHERE REQUIRED)
5. 1×4 TRIM ON 2×10 BARGE BOARD
6. HARDIEPLANK LAP SIDING (6" REVEAL)

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (505 x 2032)

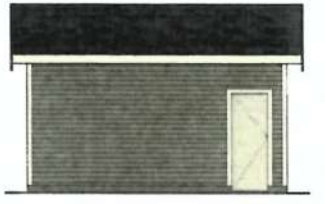


5 Garage Floor Plan
Scale: 1/4" = 1'-0"
Garage 196.44 sq.ft. (18.25 sq.m.)



6 Section A-A
Scale: 1/4" = 1'-0"

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



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

Colour Legend

- HardieShingle Siding Straight Edge Panel — Benjamin Moore: Storm Cloud Gray (BM 2140-40)
- Doors and Barge Boards — Benjamin Moore: Horizon Gray (BM 2141-50)
- TRIM — Benjamin Moore: Old Prairie (BM 2143-50)
- Laminated Asphalt Roofing Shingle — Oxford Grey

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

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

MANDEEP BAINS
Lot 6
Accessory Structure

development permit
Fifth and Tolmie

drawing # **7733**

scale **1/4" = 1'-0"**

drawn by **MDK**

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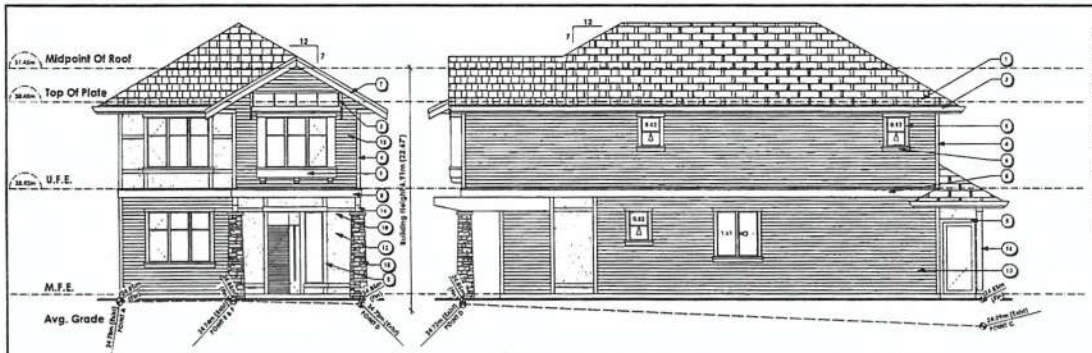
VICTORIA DESIGN GROUP

Fifth and Tolmie

DEVELOPMENT PERMIT PRESENTATION

Date: 4/5/17

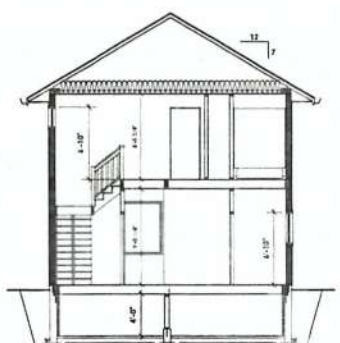


1 **North (Tolmie) Elevation**
Scale: 3/16" = 1'-0"

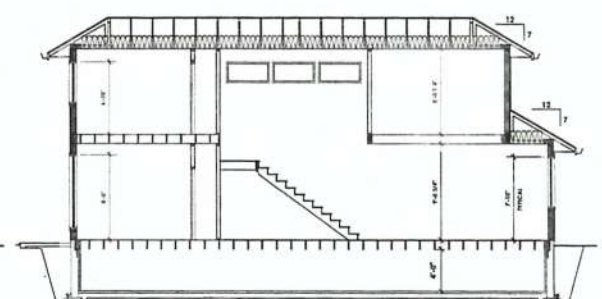
2 **West Elevation**
Scale: 3/16" = 1'-0"

3 **South Elevation**
Scale: 3/16" = 1'-0"

4 **East Elevation**
Scale: 3/16" = 1'-0"



5 **Section A-A**
Scale: 3/16" = 1'-0"



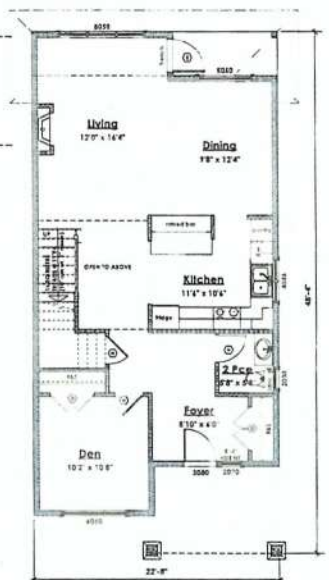
6 **Section B-B**
Scale: 3/16" = 1'-0"

Exterior Finish Schedule

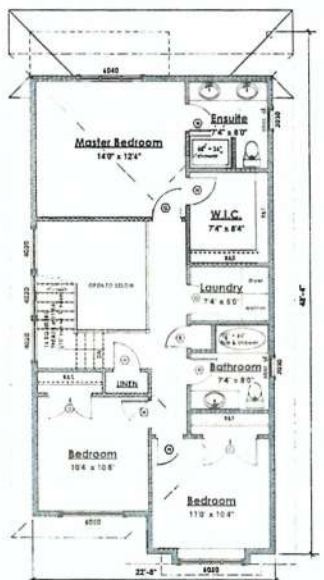
1. LAMINATED ASHPALT SHINGLES
2. PRE-FINISHED METAL ROOFING
3. PRE-FIN ALUMN GUTTER
4. 1×4 CORNER TRIM
5. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
6. 2x3 SILL ON 2X4 TRIM
7. 1×4 TRIM ON 2×10 BARGE BOARD
8. METAL FLASHING ON 2×10 FASCIA TRIM
9. 2x3 SILL ON 2×12 FASCIA TRIM
10. 1×6 TRIM
11. HARDIEPANEL SIDING
12. HARDIEPLANK LAP SIDING (4" REVEAL)
13. EXPOSED ENGINEERED BEAM
14. 12"×12" TAPERED PRE-MANUF STONE VENEER COLUMN
15. CLADDING ON 6×6 WOOD POST

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 x 2032)



7 **Main Floor Plan**
Scale: 3/16" = 1'-0"
857.40 sq.ft. (79.66 sq.m.)



8 **Upper Floor Plan**
Scale: 3/16" = 1'-0"
799.88 sq.ft. (74.31 sq.m.)

#103 - 891ATTREE AVENUE
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Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION

MANDEEP BAINS
Lot 7

development
permit
Fifth and Tolmie

drawing #
7733

scale
3/16" = 1'-0"

drawn by
MDK

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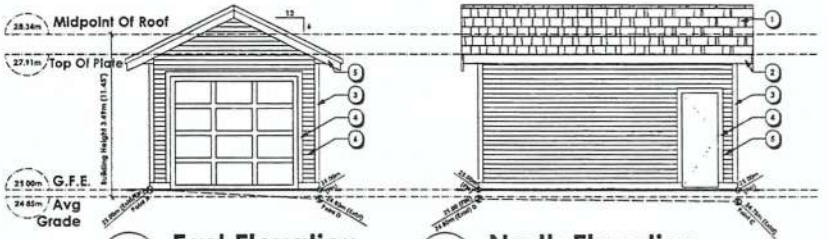
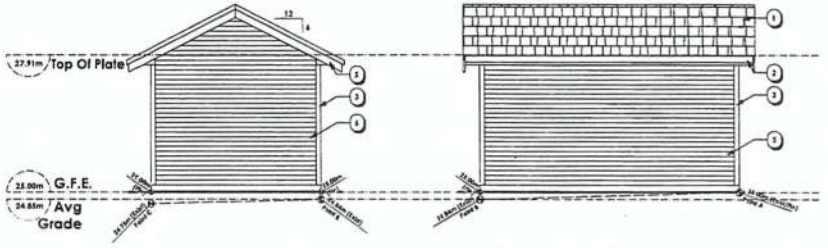


1 **East Elevation**
Scale: 1/4" = 1'-0"

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

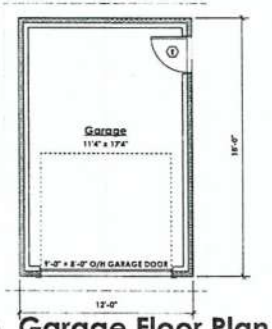
Exterior Finish Schedule

1. LAMINATED ASPHALT SHINGLES
2. PRE-FIN. ALUMN. GUTTER
3. 1×4 CORNER TRIM
4. 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
5. 1×4 TRIM ON 2×10 BARGE BOARD
6. HARDIEPLANK LAP SIDING (4" REVEAL)



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

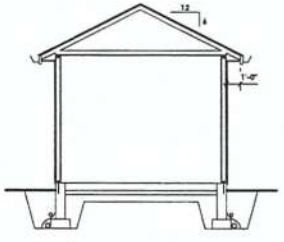
4 **South Elevation**
Scale: 1/4" = 1'-0"



5 **Garage Floor Plan**
Scale: 1/4" = 1'-0"
Garage 196.44 sq.ft. (18.25 sq.m.)

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	3/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/4 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/4 X 6/8 (508 x 2032)



6 **Section A-A**
Scale: 1/4" = 1'-0"

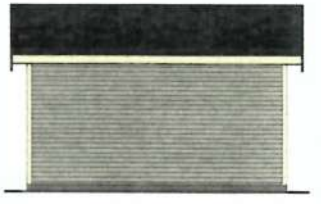
7 **East Elevation**
Scale: 1/4" = 1'-0"

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

Colour Legend

- HardiePlank Lap Siding Smooth
  Benjamin Moore: Museum Peice (BM CSP-40)
- Doors and Barge Boards
  Benjamin Moore: Cathedral Grey (BM CSP-205)
- TRIM
  Benjamin Moore: Frappe (BM AF-85)
- Laminated Asphalt Roofing Shingle
  Oxford Grey

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



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

MANDEEP BAINS
Lot 7
Accessory Structure

development
permit
Fifth and Tolmie

drawing #
7733

scale
1/4" = 1'-0"

drawn by
MDK

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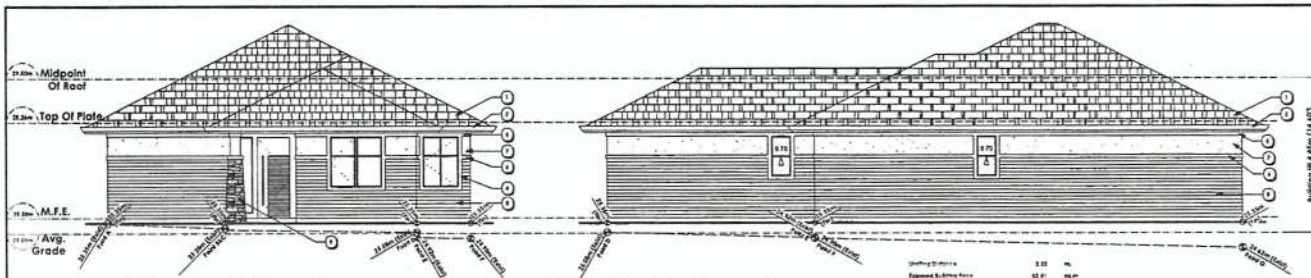
VICTORIA DESIGN GROUP

Fifth and Tolmie

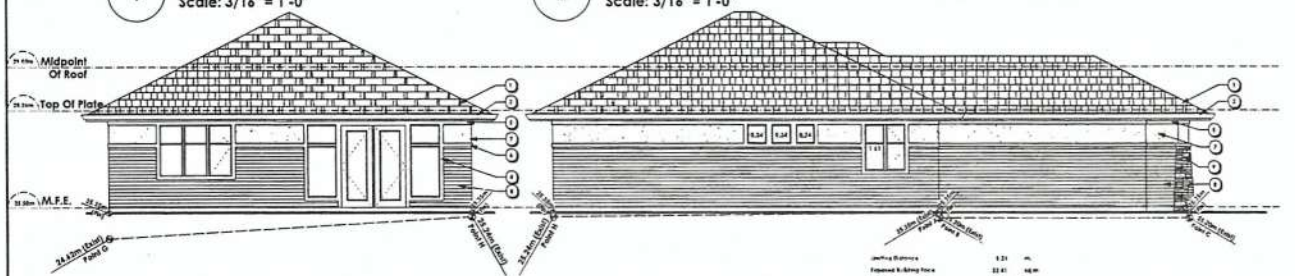
DEVELOPMENT PERMIT PRESENTATION

Date: 4/5/17



1 East Elevation
Scale: 3/16" = 1'-0"

2 North Elevation
Scale: 3/16" = 1'-0"



3 West Elevation
Scale: 3/16" = 1'-0"

4 South Elevation
Scale: 3/16" = 1'-0"

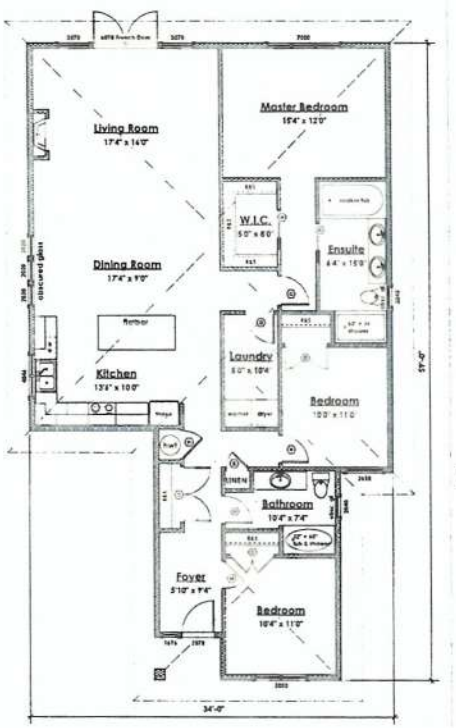
Exterior Finish Schedule

- LAMINATED ASPHALT SHINGLES
- PRE-FIN. ALUMN. GUTTER
- 1×4 CORNER TRIM
- 1×4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
- 1×4 SOFFIT TRIM
- METAL FLASHING ON 1×4 SOFFIT TRIM
- HARDIEPANEL SIDING (BUTT JOINT)
- HARDIEPLANK LAP SIDING (4" REVEAL)
- 12"×12" (TYP.) COLUMN WITH 4" WD CAP ON 4" WOOD CAP C/W METAL FLASHING ON 16"×16" TAPERED PRE-MANUF. STONE VENEER COLUMN BASE

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 x 2032)

5 Section A-A
Scale: 3/16" = 1'-0"



6 Main Floor Plan
Scale: 3/16" = 1'-0"
1526.25 sq.ft. (141.79 sq.m.)

MANDEEP BAINS
Lot 8

development permit
Fifth and Tolmie

drawing # 7733

scale 3/16" = 1'-0"

drawn by MDK

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VICTORIA, B.C.
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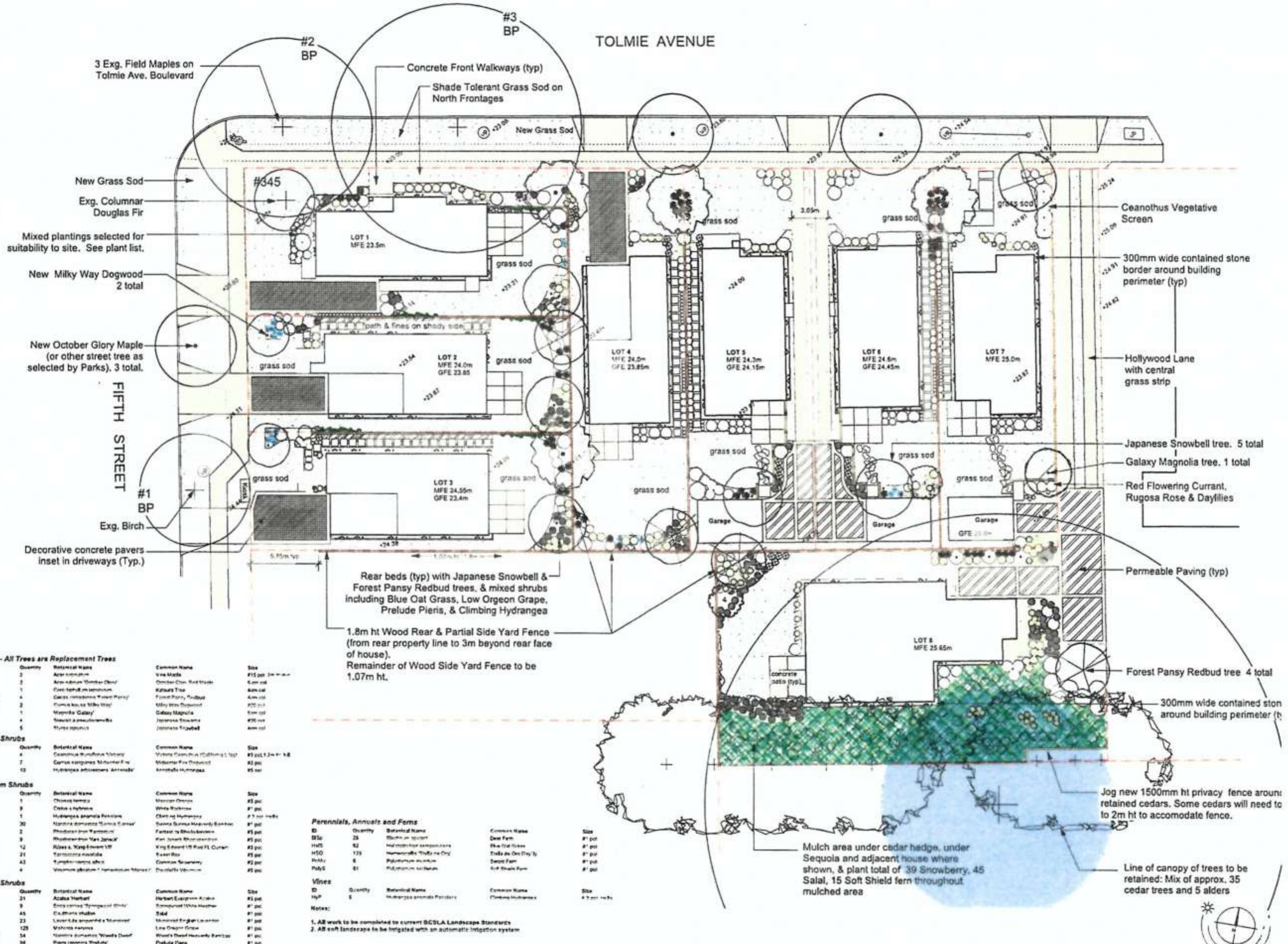
VICTORIA DESIGN GROUP

Date: 4/5/17

Fifth and Tolmie
DEVELOPMENT PERMIT PRESENTATION



Trees - All Trees are Replacement Trees

ID	Quantity	Botanical Name	Common Name	Size
AcC	2	Acer circinatum	Vine Maple	#15 pot 3m min
AcRG	3	Acer rubrum 'October Glory'	October Glory Red Maple	6 cm cal
CeJ	1	Cercidiphyllum japonicum	Katsura Tree	4cm cal
CeFPW	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	4cm cal
CoMW	2	Cornus kousa 'Milky Way'	Milky Way Dogwood	#25 pot
MagG	1	Magnolia 'Galaxy'	Galaxy Magnolia	5cm cal
StC	4	Stewartia pseudocamellia	Japanese Stewartia	#20 pot
StJa	5	Styrax japonicus	Japanese Snowbell	4cm cal

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CeTV	4	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot 1.2m ht. [illegible]
CoS	7	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#2 pot
HyAA	10	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ChT	1	Choisya ternata	Mexican Orange	#5 pot
CisH	9	Cistus x hybridus	White Rockrose	#1 pot
HyP	1	Hydrangea anomala Petiolaris	Climbing Hydrangea	#2 pot trellis
NaD	30	Nandina domestica 'Sienna Sunrise'	Sienna Sunrise Heavenly Bamboo	#1 pot
RhF	2	Rhododendron 'Fantastica'	Fantastica Rhododendron	#5 pot
RhKJ	9	Rhododendron 'Ken Janeck'	Ken Janeck Rhododendron	#5 pot
RsKE	12	Ribes s. 'King Edward VII'	King Edward VII Red Fl. Currant	#3 pot
SaR	21	Sarcococca ruscifolia	Sweet Box	#5 pot
SymA	43	Symphoricarpos albus	Common Snowberry	#2 pot
VioM	4	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AzH	21	Azalea 'Herbert'	Herbert Evergreen Azalea	#3 pot
ErCS	9	Erica carnea 'Springwood White'	Springwood White Heather	#1 pot
GaS	45	Gaultheria shallon	Salal	#1 pot
LaA	23	Lavandula angustifolia 'Munstead'	Munstead English Lavender	#1 pot
MaN	129	Mahonia nervosa	Low Oregon Grape	#1 pot
NaWD	54	Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
PiJP	36	Pieris japonica 'Prelude'	Prelude Pieris	#1 pot
RuRP	21	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	#1 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
BlSp	26	Blechnum spicant	Deer Fern	#1 pot
HelS	62	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
HSO	129	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot
PoMu	6	Polystichum munitum	Sword Fern	#1 pot
PolyS	61	Polystichum setiferum	Soft Shield Fern	#1 pot

Vines

ID	Quantity	Botanical Name	Common Name	Size
HyP	5	Hydrangea anomala Petiolaris	Climbing Hydrangea	#2 pot trellis

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

D	Ap 5-17	DP Re-submission
C	Jan 18-17	DP Re-submission
B	Aug 8, 2016	DP Re-submission
A	June 6, 2016	DP Submission

REVISIONS

LADR LANDSCAPE ARCHITECTS
2B-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696

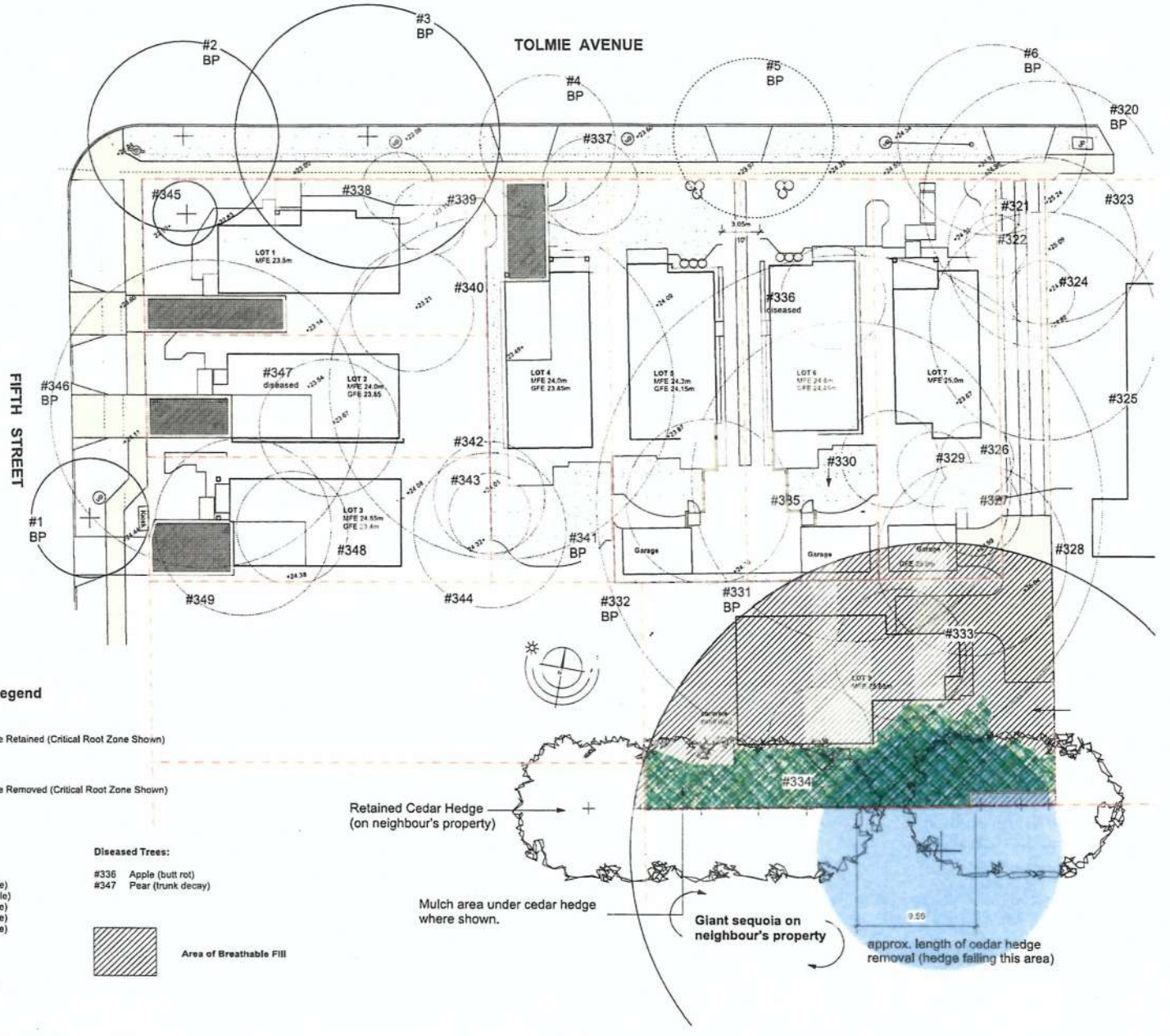
PROJECT
Fifth and Tolmie Development
Victoria, BC

TITLE
Landscape Concept Plan & Recommended Nursery Stock

SCALE 1:150
DRAWN
CHECKED

PROJECT No. 1623

DATE June 6, 2016



Tree Preservation Legend

Existing Tree Retained (Critical Root Zone Shown)

Existing Tree Removed (Critical Root Zone Shown)

Bylaw Protected Trees:

#1	Birch
#2	Acer campestre (Maple)
#3	Acer camprestre (Maple)
#4	Acer campestre (Maple)
#5	Acer campestre (Maple)
#6	Acer campestre (Maple)
#320	Douglas Fir
#331	Red Cedar
#332	Red Cedar
#341	Horsechestnut
#346	Cherry (fair condition)

Diseased Trees:

#336	Apple (butt rot)
#347	Pear (trunk decay)

Area of Breathable Fill

D	Ap 5-17	DP Re-submission
C	Jan 18-17	DP Re-submission
B	Aug 8, 2016	DP Re-submission
A	June 6, 2016	DP Submission

REVISIONS

LADR
28-495 Dupplin Rd, Victoria B.C. V8Z 1B8
Phone (250) 598-0105 Fax (250) 412-0994

PROJECT
Fifth and Tolmie
Development
Victoria, BC

TITLE
Tree Preservation Plan

SCALE 1:150
DRAWN
CHECKED

PROJECT No. 1623

DATE June 6, 2016

SHEET L2 of 2

Tolmie and Fifth

September 26, 2016

Mayor and Council
City of Victoria
1 Centennial Square
Victoria B.C.
V8W 1P6

To the Mayor and Council:

The Bains Family is excited to propose a small lot subdivision on Tolmie at Fifth Street. The properties involved in this project have been in transition for a number of years. Our family has been trying to find a project that would fit the neighborhood as it stands today, as well as be a transition into the future.

This process started back in 2008 when we proposed a 10 unit townhouse complex. At that time we applied for the least number of units which made the project feasible as we realized we were changing the complexion of the neighborhood from single family dwellings to a multi-family complex. Unfortunately the project came to a full stop in 2009 when my brother passed away suddenly and abruptly, which caused the properties to be tied up in probate for three years. In 2014, when the project was finally approved, the existing economy at the time made a ten unit complex unfeasible. I have consulted a number of builders and the consensus is that for a land mass that size a townhouse project would need approximately 16 units to be profitable in today's building environment. Our family was not able to take on such a large project. As a result, we needed to think of something different moving forward.

We are currently proposing eight "small lot" single family dwellings which are allowed within the current zoning. We feel that this proposal allows for desperately needed infill lots, and allows us to do the development in small phases, meaning better quality control and decreasing the number of units to eight. The beauty of this proposal is that it does not require any setback or design variances (except for one window variance), thus not being intrusive to any neighbors.

The current design for the buildings and landscape layout fulfill the small lot guidelines for massing and quality. We have consulted with arborists to minimize the impact on existing trees. It should be noted that this is our second redesign of this small lot project, but our third submission. We have worked closely with the planning department to address all of their concerns. Particular attention has been paid to fit into the current eclectic architecture of the

neighborhood with an introduction of some modern elements to transition into the future. The color palate has also been chosen with an eye on existing buildings.

This project has had many different looks over the past eight years; however, we feel the current proposal in conjunction with the hard work of the planning department fits the needs of the neighborhood. Thank you for your close consideration of this project at Tolmie and Fifth.

Sincerely,

Mandeep Bains
7117 Veyaness Road
Saanichton, BC

Talbot Mackenzie & Associates

Consulting Arborists

September 15, 2016

Mandeep Bains
7117 Veyaness Road
Saanichton, BC V8M 1W1

Re: 1025 – 1075 Tolmie Avenue at Fifth

During our August 23, 2016 site visit, at your request, we reviewed the plans that were supplied for the proposed subdivision of this property, and an arborist spreadsheet from a previous 2008 inspection of the tree resource. We also reviewed the driveway and house footprint locations in relation to a large 160 cm Sequoiadendron tree located on the adjacent property at 3184 Jackson Street.

It appears from the plans that the entire building is within the area that Michael Gye identified as the critical root zone for that tree. In our opinion, this defined root zone is unusually large for this tree species and more closely reflects the protected root zone as defined by the municipal bylaw as the area the municipality uses to control activity within the root zone of a protected tree in the absence of a defined critical root zone and where there exists construction on all sides of the tree. Sequoiadendron is a tree species that is very tolerant to construction impacts, and in this case the construction activity will occur in only one quadrant of its root zone; therefore, we would probably have defined a critical root zone (CRZ) with a 10 metre radius or less.

It appears that the tree is about 3 metres from the property boundary and the footprint will be another 7 metres from this boundary, which would place it at the edge of the defined root zone and outside the root zone radius (RZR) - the portion of a tree's root zone where typically the critical supporting roots will be located. The driveway and turnaround will be within the CRZ, but, in our opinion, it would be reasonable to construct a driveway and parking within this area if it is designed to float over the root structures.

Mitigation of Impacts: We recommend the following procedures be implemented to reduce the impacts on the bylaw-protected Sequoiadendron tree to be retained.

Barrier fencing: The barrier fencing should be erected two metres outside the house footprint or in an alternate location identified by the project arborist once the building and construction locations have been determined. Barrier fencing should also be erected along the edge of the portion of the driveway and turn around area that encroaches within the tree's critical root zone.

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Email: treehelp@telus.net

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The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation and construction), and remain in place through completion of the project. Signs must be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required to protect the trunks of trees from mechanical injury where vehicles or machinery are permitted close to tree trunks.

Driveway, parking and turnaround area: The construction of the driveway must be at an elevated grade where it encroaches within the critical root zone areas so it can bridge these root systems without excavating below the existing grade, thus reducing the subsequent impacts. The paved surface that is to be installed should be permeable to permit the infiltration of water and air beneath its surface. We have attached two possible designs for the driveway construction. The technique that is chosen for use will depend on how much the driveway grade can be raised above the existing site grade, and the number and size of roots that are encountered within the driveway footprint. The project arborist should review the driveway design and plan before it is finalized to determine if any alterations that favour tree retention can be implemented into this plan, and must supervise the excavation where it encroaches within the root zones of bylaw-protected trees. The portion of the driveway footprint that is outside the critical root zones of the subject trees can be constructed using a conventional construction technique.

Excavation: Excavation required for the building footprint and any excavation that may be possible for the driveway turn around area must be supervised by the project arborist.

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved and the work crews to review the information contained herein.

Please do not hesitate to call us at 250-479-8733 should you have any questions.
Thank you,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosures: Barrier fencing specifications, Floating driveway specifications. plans reviewed.

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Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
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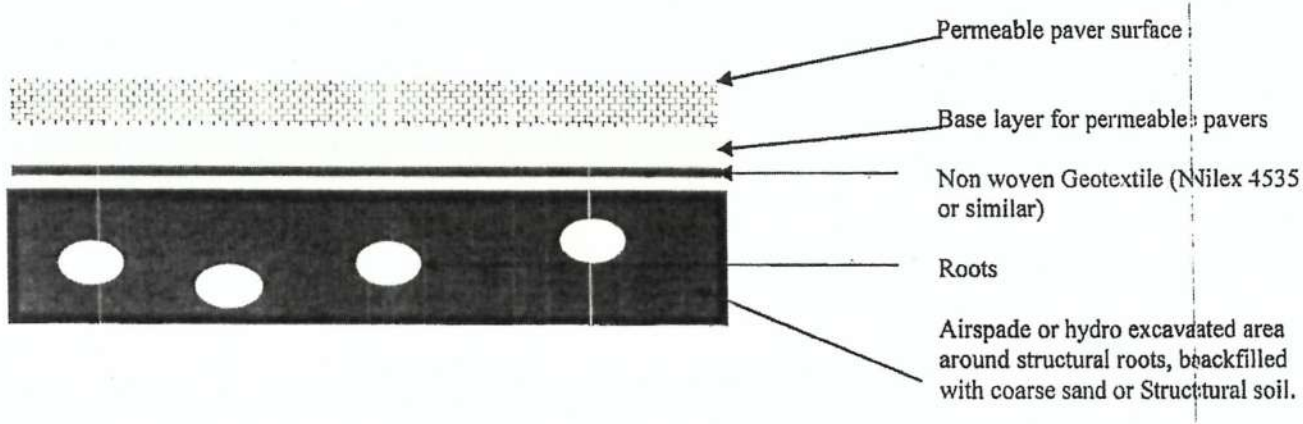
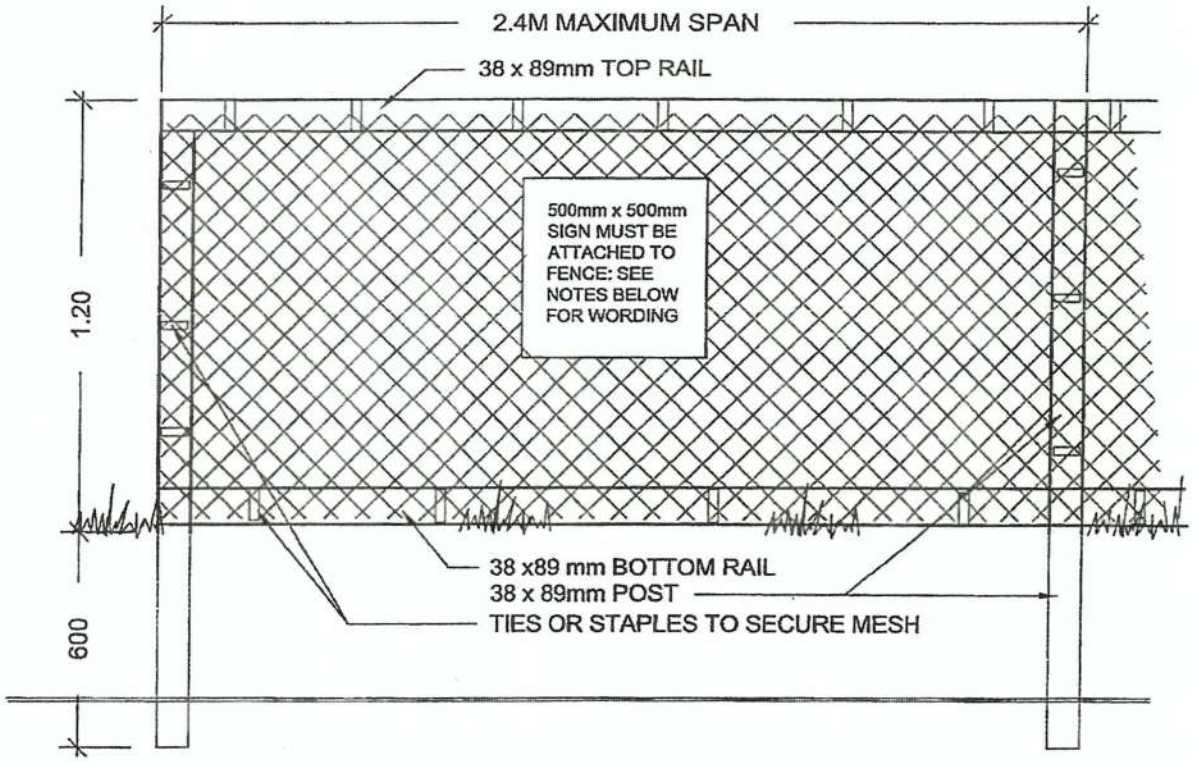
Diagram –Permeable paver driveway crossing over Critical Root Zone



Specifications for permeable paver driveway crossing over critical root zone

1. Excavate to a 6-8 inch depth, for the required permeable driveway surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around structural roots with an Airspade or by Hydro Excavation to bearing layer of soil if required.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the driveway.
5. Construct base layer and permeable surface over Geotextile layer to required grade.



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
   USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANZIED STAPLES.

2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING: **WARNING-HABITAT PROTECTION AREA.** THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

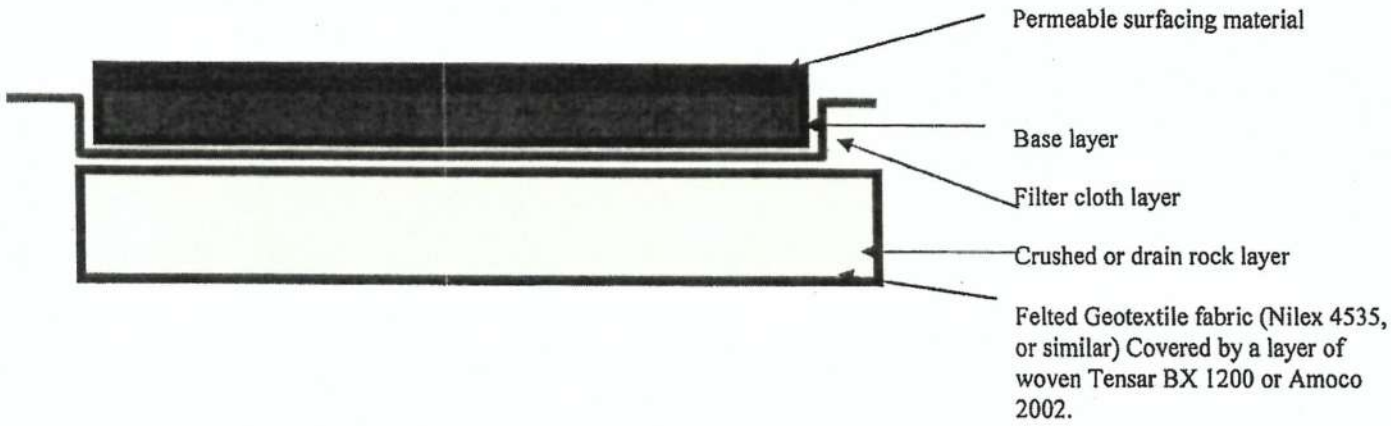
Saanich

DETAIL NAME: TREE PROTECTION FENCING

DATE:	March/08
DRAWN:	DM
APP'D.	RR
SCALE:	N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf

Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas



Specifications for Floating Driveway and Parking Areas

1. Excavation for driveway or parking area construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the paving. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.

Submitted by email to:
Mayor and Council, City of Victoria at
mayorandcouncil@victoria.ca

12 June 2017

Dear Mayor and Council

Re: 1025, 1029, 1035 & 1075 Tolmie Ave – DPV 00037

Thank you for the opportunity to comment on the variances associated with the proposed new development for these properties. Members of the Hillside Quadra Neighbourhood Action Committee (NAC) Executive have made the following observations regarding the proposal.

Our comments focus on the proposed creation of a panhandle lot (Lot 8), which would be subject to several variances. In general panhandle lots lack street presence and put houses in the middle of rear yards, decreasing access for emergency and everyday vehicles and reducing adjacent rear yard privacy. The usable outdoor space for Lot 8 is very limited. The small windows proposed on three elevations limit indoor light, and it is therefore possible that future residents would enlarge them, further reducing privacy for adjacent homes. Since the small lot zone already reduces yard and driveway requirements to functional limits, further reductions make a poor situation worse. We would suggest that the L-shaped development area is better suited to a more flexible arrangement of attached dwellings than to single homes.

Our other comments relate to the proposed design of driveways, in particular the driveway associated with the panhandle lot. The many driveway access points to the small and panhandle lots decrease street parking and increase pedestrian crossings of driveways. Lot 7 and 8 share a driveway, which is a good idea from the public street perspective, but limits use of the driveway for second or guest vehicles and puts more demand on street parking. Lot 7 is left with only a very small garage and no usable driveway space to leave room for emergency and Lot 8 access (likely via an unobstructed easement). Lot 7 and Lot 8 have very limited parking space and turning radii for vehicles. In an emergency, if the Lot 8 driveway is blocked emergency vehicles will need to get access via the rear yard of the church, assuming that church uses don't block access. Future subdivision of the church lot would further limit access. In addition, these driveway uses and vehicle movements are also adjacent to the church day care space, potentially exposing children to exhaust from idling vehicles.

We submit these comments in the hope that future plans for these properties might address these matters.

Sincerely,

Jenny Fraser, Chair
Hillside-Quadra Land Use Committee
nag@quadravillagecc.com

cc: Sustainable Planning and Community Development Department, City of Victoria at [redacted]
cc: Hillside Quadra Neighbourhood Action Committee
at nag@quadravillagecc.com