



Council Report

For the Meeting of August 10, 2017

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**

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.
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 - 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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 - 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.

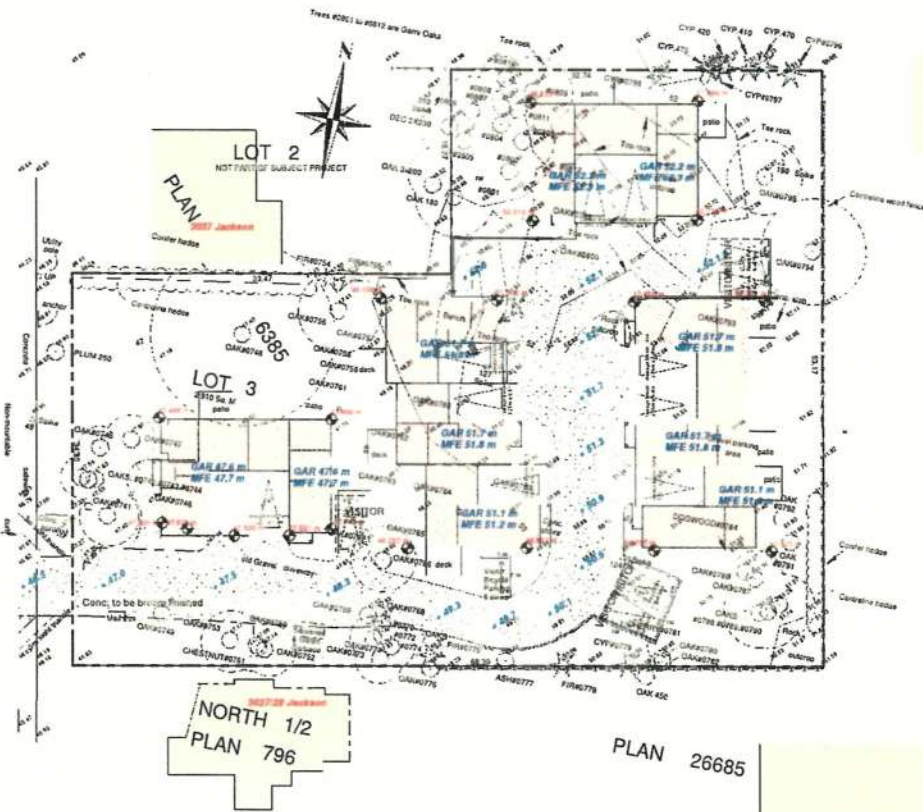


JACKSON STREET



3D View 2

LOT 1



NORTH 1/2
PLAN 796

PLAN 26685



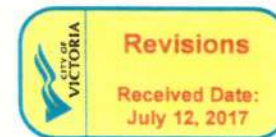
3D View 1

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Proposed 10 Townhouses for :

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

Contoural Site Plan
1:200



P0

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 m²/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
Total 13,099 sf = 0.418 FAR

Garages each 10 x 200 sf excluded from units

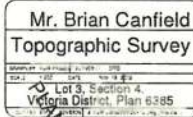
Building Separations :
Living room separations only,
west 7.0 m, facing road,
north 3.0 m, dinings exceed 7.5m
east 4.5 m,

Building Setbacks :

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



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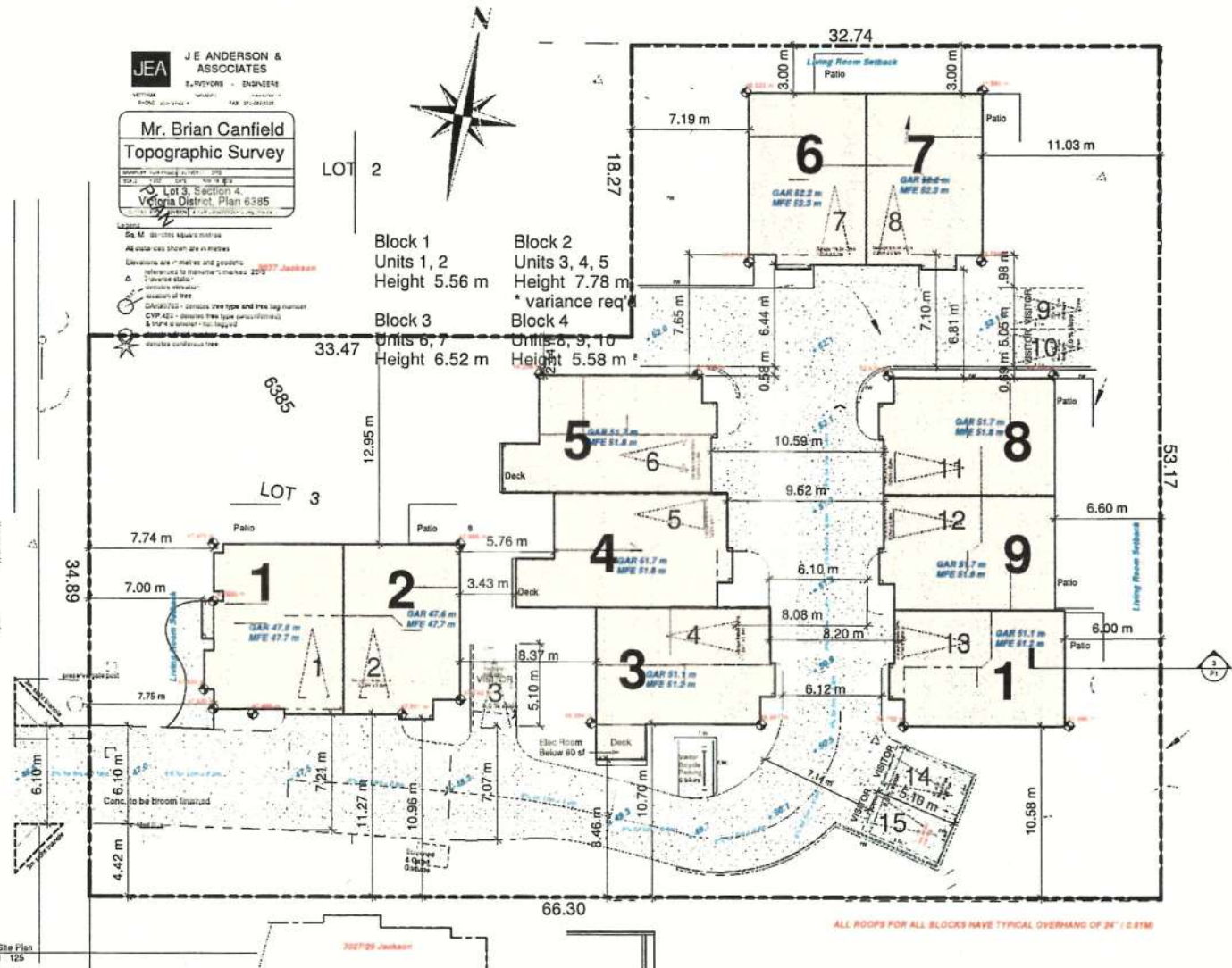
Legend
Sq. M. 101.7628 square metres
All data was shown on a map
Elevations are of metres and positive
referenced to mean sea level 2295
1 metre equals 3.28 feet
Service separator
Location of tree
GARAGE - denotes tree type and tree tag number
CVP 421 - denotes tree type (unconfirmed)
4 metre square - tree tag number
Service separator tree

JACKSON STREET

Site Plan
1:125

LOT 2

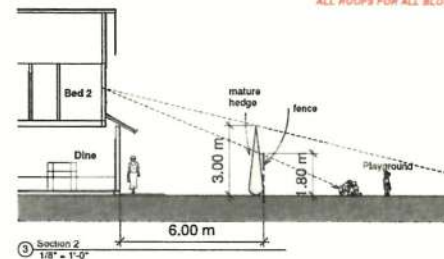
LOT 3



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

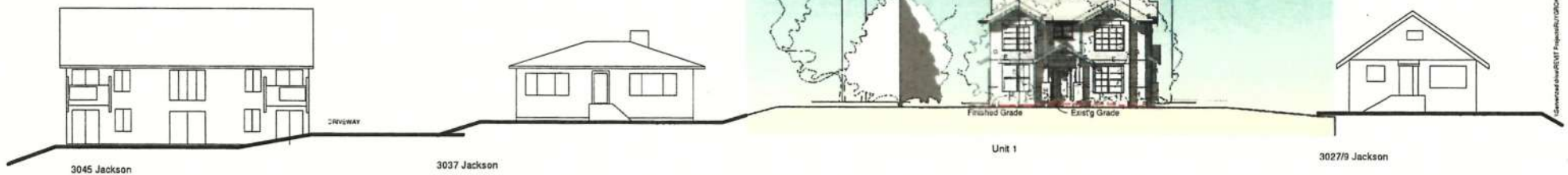
Proposed 10 Townhouses for :

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



P1

01 OCT 2014 1:18" = 1'-0" 1:18" = 1'-0" 1:18" = 1'-0"



② Streetscape (WEST) Elevation
1" = 10'-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.
- H Horizontal HARDIPLANK SIDING
- I Culture Stone w/ 2" COND CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x4 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Main Body Paint Colour Buildings Units 1-2 & 6-7
 Extent Main
 Brand Sherwin Williams
 Colour Raycroft Pewter
 Code SW7055

Main Body Paint Colour Buildings Units 3-4
 Extent Main
 Brand Sherwin Williams
 Colour Adaptive Gray
 Code SW7053

Main Body Paint Colour Buildings Units 5-10
 Extent Main
 Brand Cloverdale Paint
 Colour Bay Leaf
 Code CA142

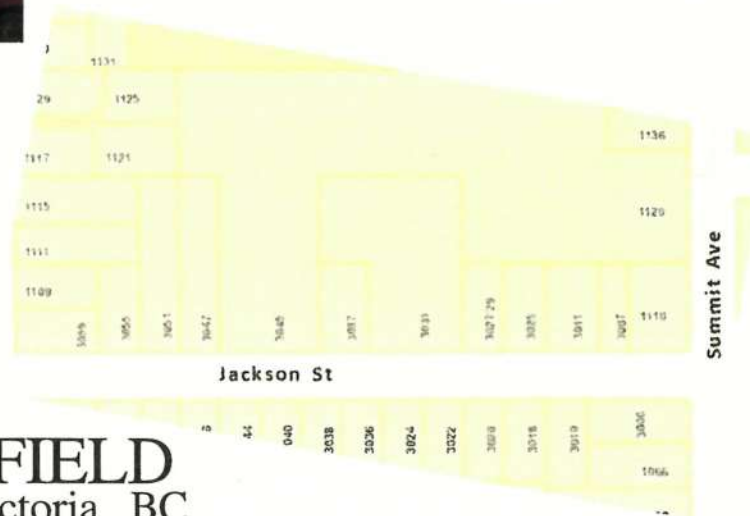
Trim/Paint Colour 1 (Light White)
 Extent All 4 Buildings
 Brand Cloverdale Paint
 Colour Standard White
 Code CA205

Trim/Paint Colour 2 (Charcoal)
 Extent All 4 Buildings
 Brand Sherwin Williams
 Colour Iron Ore
 Code SW7099

Iron Colour
 Supplier Sherwin Williams
 Type Semi-Transparent Woodscapes
 Colour Hawthorne
 Code SW-3518

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

Grates and Drains
 Grates Black SS
 Grates Canyon Clay SS



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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 Raycraft Pewter
Code SW2848

Main Body Paint Colour Buildings Units 3-5

Extent Main
Brand Sherwin Williams
Colour Adaptive Gray
Code SW7053

Main Body Paint Colour Buildings Units 8-10

Extent Main
Brand Cloverdale Paint
Colour Bay Leaf
Code CA143

Trim/Accent Paint Colour 1 left white

Extent All 4 Buildings
Brand Cloverdale Paint
Colour Standard White
Code CA025

Trim/Accent Paint Colour 2 (Green)

Extent All 4 Buildings
Brand Sherwin Williams
Colour Iron Ore
Code SW7069

Stone Colours

Supplier Sherwin Williams
Type Semi-Transparent Woodcapes
Colour Handmade
Code SW-3518

Roof

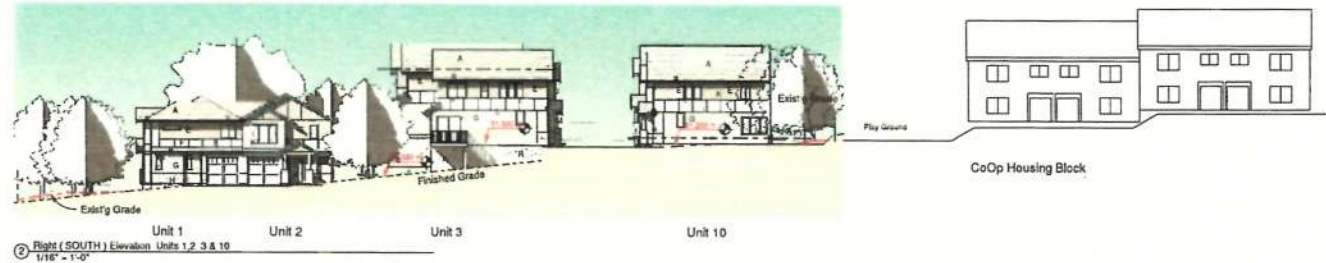
Extent All 4 Buildings
Supplier K2 Stone
Colour Ocean Mist Natural Blend Ledgerstone

Stairs and Decking

Stairs Black 625

Deck

Client Canyon Clay 910



- 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 HARDEPANEL SIDING w/ 1x4 BATTENS @ 24\" c.c.
- I Horizontal HARDEPLANK 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 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Shaved Wood DOOR
- R Parged CONCRETE



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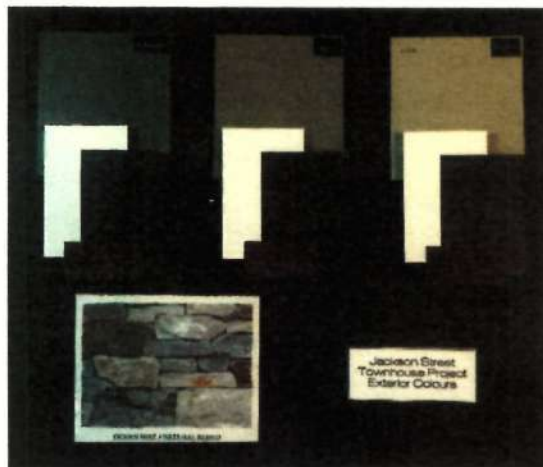


Proposed 10 Townhouses for :

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

P3

DATE: OCT 2016 DRAWN: PS BY: P3
CHECKED: Author REVIEW: RVT



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

Exterior Main
Brand Sherwin Williams
Colour Baywatch Powder
Code SW7048

Main Body Paint Colour Buildings Units 3-5

Exterior Main
Brand Sherwin Williams
Colour Adaptive Gray
Code SW7083

Main Body Paint Colour Buildings Units 8-10

Exterior Main
Brand Cloverdale Paint
Colour Bay Leaf
Code CA143

Top Accent Paint Colour 1 (off white)

Exterior All 4 Buildings
Brand Cloverdale Paint
Colour Standard White
Code CASS

Top Accent Paint Colour 2 (Charcoal)

Exterior All 4 Buildings
Brand Sherwin Williams
Colour Iron Ore
Code SW7088

Accent Colour

Supplier Sherwin Williams
Type Semi-Transparent Woodcoats
Colour Hawthorne
Code SW-3519

Deck

Exterior All 4 Buildings
Supplier K2 Stone
Colour Ocean Mist Natural Blend Ledgestone

Grout and Dimplets

Grout Black S25

Stiles

Stiles Canyon Clay S10

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x8 FASCIA BOARD
- Vented Aluminum SOFFIT
- C 2x8 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
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- F HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
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Proposed 10 Townhouses for :

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



Unit 10 rear Unit 9 rear Unit 8 rear Unit 7
1 Rear (EAST) Elevation Units 10, 9, 8 & 7
1" = 10'-0"



Unit 3 Unit 4 Unit 5 Unit 6 Section
2 Driveway Elevation Units 3, 4, 5 & 6
1" = 10'-0"



Unit 6 Section Unit 8 Unit 9 Unit 10
3 Driveway Elevation Units 6, 8, 9 & 10
1" = 10'-0"

Revisions: 02 Plans - modifications from ADP

1. Top of S&S siding lowered by 1/2" to align with windows
2. Bottom of S&S siding lowered to align with the bottom of the windows

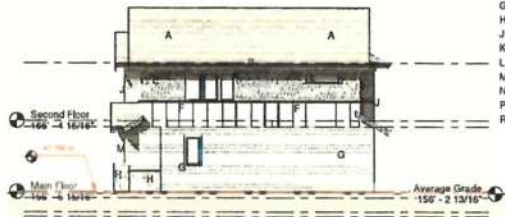
Height, windows added or removed to be larger

P4

DATE: OCT 2016 DRAWN: Author: JEN: RVT:00



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



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

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D 2x8 TRANSITION BOARD w/ Drip Cap
- E Cedar SHINGLE SIDING
- F HARDIEPANEL 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 BELLY BOARD w/ Drip Cap
- M 8x6 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



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



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

Revisions #2: Recommendations from ADP

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

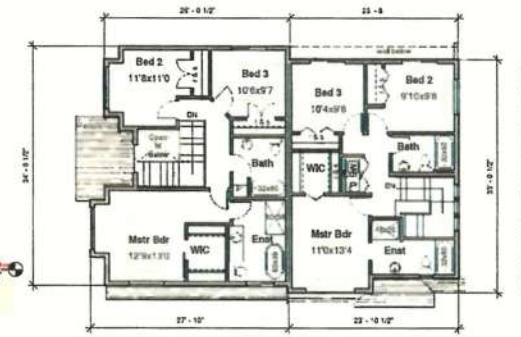


Section 1
1/8" = 1'-0"

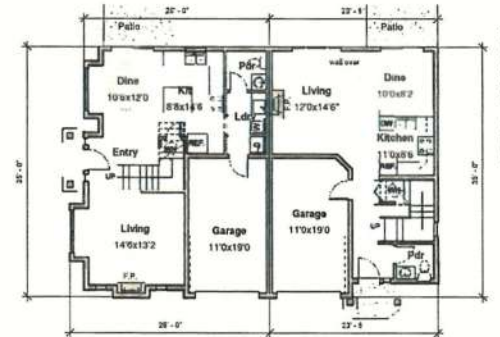
Block 1

Grade Points	Sta. / ELEV. of Points	Dist. (ft)	
A 47.800	A/B ((47.800 + 47.800)/2)	1.22	57.85
B 47.580	B/C ((47.580 + 47.840)/2)	0.32	15.20
C 47.494	C/D ((47.494 + 47.821)/2)	10.06	477.85
D 47.821	D/E ((47.821 + 47.812)/2)	0.31	14.79
E 47.512	E/F ((47.512 + 47.819)/2)	3.22	105.99
F 47.819	F/G ((47.819 + 47.848)/2)	0.80	43.82
G 47.848	G/H ((47.848 + 47.742)/2)	1.83	77.74
H 47.742	H/I ((47.742 + 47.863)/2)	10.06	480.80
I 47.863	I/J ((47.863 + 47.479)/2)	14.53	682.64
J 47.479	J/K ((47.479 + 47.800)/2)	3.09	144.84
K 47.800	K/L ((47.800 + 47.800)/2)	0.71	35.79
L 47.800	L/M ((47.800 + 47.800)/2)	5.47	264.83
M 47.800	M/N ((47.800 + 47.800)/2)	0.41	20.58
N 47.800	N/A ((47.800 + 47.800)/2)	1.22	57.85
		52.53	2481.84

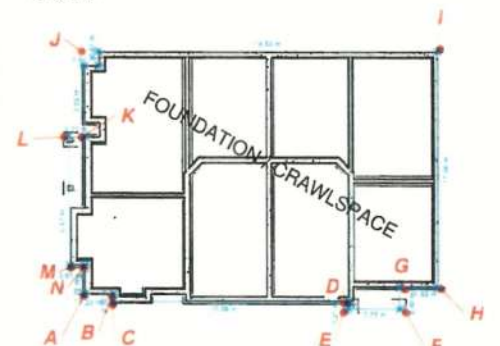
GRADE CALCULATION: 2481.84 - 52.53
= 47.82 m



3 Second Floor
1/8" = 1'-0"



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



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

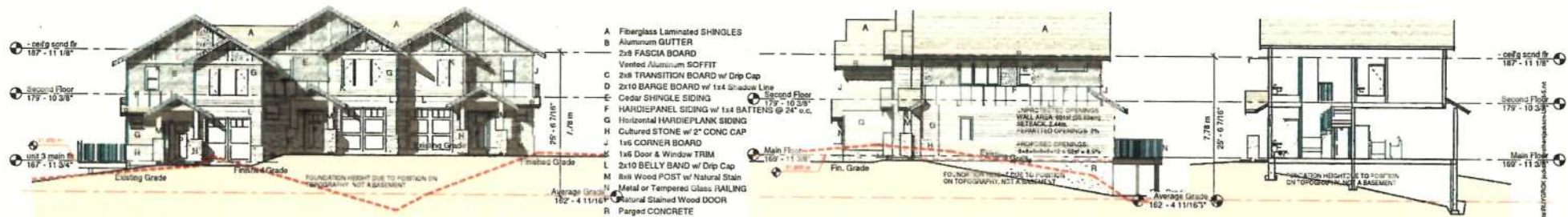
P5



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Proposed 10 Townhouses for:

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



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

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/strengthened to be larger

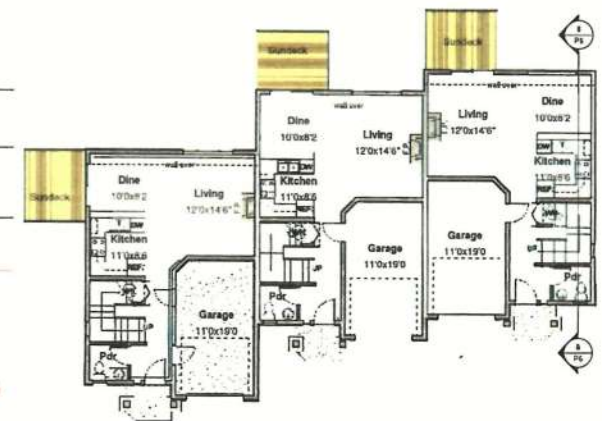
5. Right (east) Elevation
1/8" = 1'-0"



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



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



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



2. Second Floor
1/8" = 1'-0"

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JAN 2015

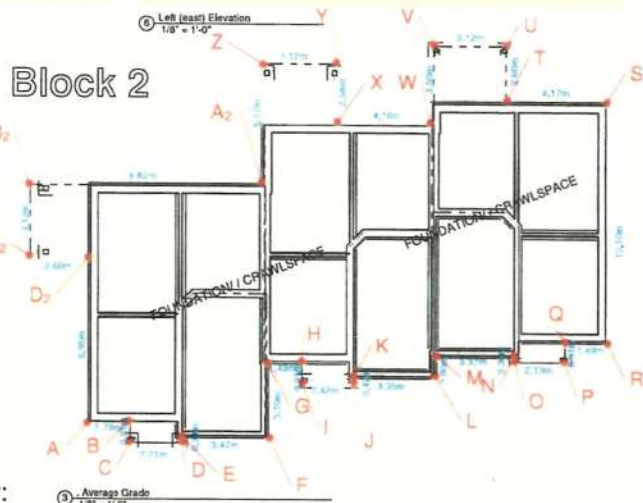


RON McNEIL, BD, AIBC, ASCT
4024 Metcalfe Road,
Victoria, BC V9C4A4
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

Proposed 10 Townhouses for:

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

Grade Points	L (m)	Elev. & 1/2 of Points	
AB	1.79	x	+88.334-88.334(0)
BC	3.18	x	+88.340-88.340(0)
CD	2.21	x	+88.342-88.342(0)
DE	3.00	x	+88.345-88.345(0)
EF	2.47	x	+88.350-88.350(0)
FG	3.10	x	+88.353-88.353(0)
GH	1.40	x	+88.356-88.356(0)
HI	8.10	x	+88.359-88.359(0)
IJ	2.40	x	+88.361-88.361(0)
JK	4.20	x	+88.362-88.362(0)
KL	2.36	x	+88.364-88.364(0)
LM	3.00	x	+88.366-88.366(0)
MN	2.37	x	+88.368-88.368(0)
NO	3.00	x	+88.370-88.370(0)
OP	2.13	x	+88.372-88.372(0)
PQ	3.10	x	+88.374-88.374(0)
QR	1.86	x	+88.376-88.376(0)
RS	10.19	x	+88.378-88.378(0)
ST	4.17	x	+88.380-88.380(0)
TU	2.86	x	+88.382-88.382(0)
UV	3.12	x	+88.384-88.384(0)
VW	2.80	x	+88.386-88.386(0)
WX	4.10	x	+88.388-88.388(0)
XY	2.58	x	+88.390-88.390(0)
YZ	3.12	x	+88.392-88.392(0)
ZA	1.17	x	+88.394-88.394(0)
AB	9.42	x	+88.396-88.396(0)
BC	3.12	x	+88.398-88.398(0)
CD	2.86	x	+88.400-88.400(0)
DE	6.86	x	+88.402-88.402(0)
TOTAL:	86.53m		4481.805m
Grade Calc:			
	+881.805 - 86.53		
	+88.402m		



3. Average Grade
1/8" = 1'-0"



④ Front (north) Elevation
1/8" = 1'-0"

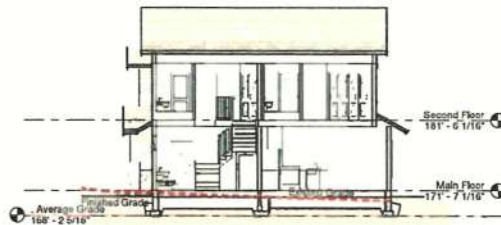


⑦ Rear (south) Elevation
1/8" = 1'-0"

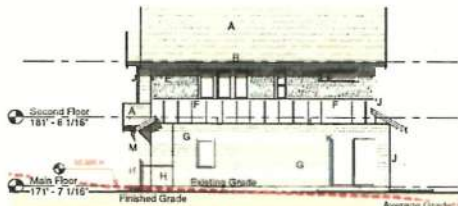
- A Fibreglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D 2x10 TRANSITION BOARD w/ Drip Cap
- E 2x10 BARGE BOARD w/ 1x4 Shadow Line
- F Cedar SHINGLE SIDING
- G HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- H Horizontal HARDEPLANK SIDING
- I Cultured STONE w/ 2" CONC CAP
- J 1x6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

Revisions #2: Recommendations from ADP

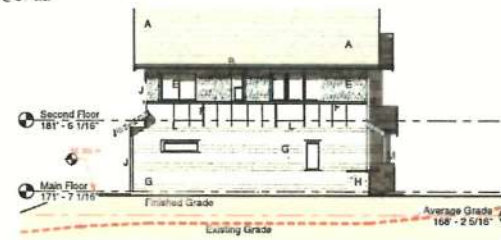
1. Top of B&B siding lowered by 12" to permit taller windows
2. Bottom of B&B siding lower replaces the belly-band to maintain height and windows added/resized to be larger



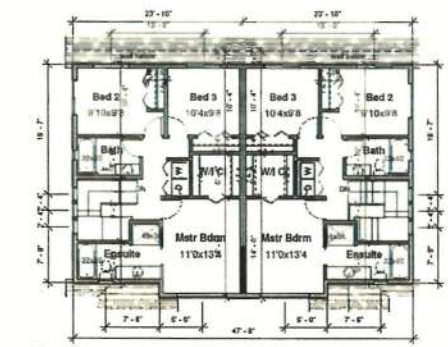
⑤ Section 1
1/8" = 1'-0"



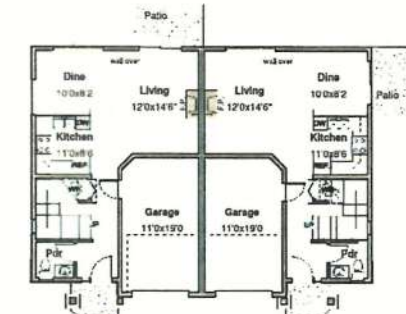
⑥ Right (west) Elevation
1/8" = 1'-0"



⑧ Left (east) Elevation
1/8" = 1'-0"



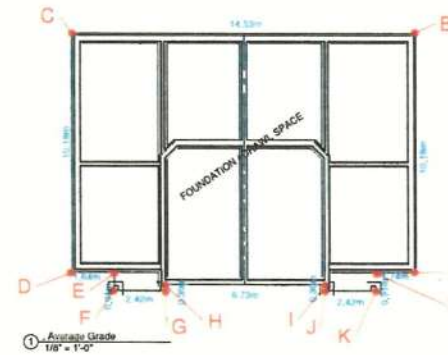
⑨ Second Floor
1/8" = 1'-0"



⑩ Main Floor
1/8" = 1'-0"

Block 3

Grade Points	L (m)	Elev. AVD of Points	
AB	10.18	x	(52.679+51.889)/2 = 52.284
BC	14.33	x	(51.889+49.847)/2 = 50.868
CD	19.14	x	(49.847+50.927)/2 = 50.387
DE	1.84	x	(50.927+50.823)/2 = 50.875
EF	3.91	x	(50.823+52.712)/2 = 51.768
FG	2.42	x	(52.712+51.948)/2 = 52.330
GH	3.9	x	(51.948+51.227)/2 = 51.588
HI	6.73	x	(51.227+52.886)/2 = 52.057
IJ	3.9	x	(52.886+52.886)/2 = 52.886
JK	2.42	x	(52.886+52.810)/2 = 52.848
KL	8.1	x	(52.810+52.900)/2 = 52.855
LA	1.74	x	(52.900+52.679)/2 = 52.789
TOTAL:	62.35m		2983.768m
Grade Cap:	2983.768	52.31	-51.295m



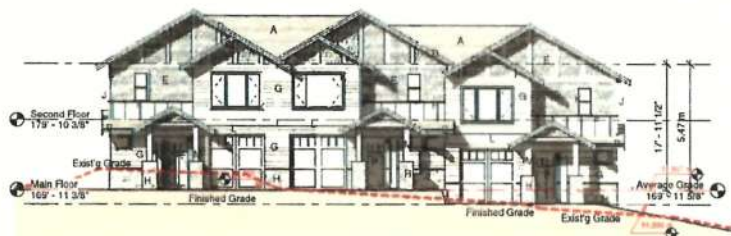
⑪ Foundation Plan
1/8" = 1'-0"



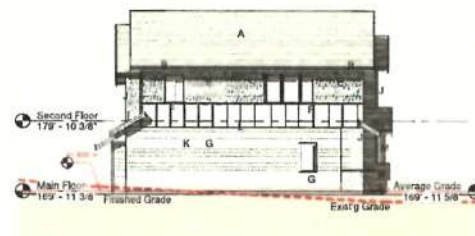
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Proposed 10 Townhouses for:
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at : 3031 Jackson Street, Victoria, B.C.

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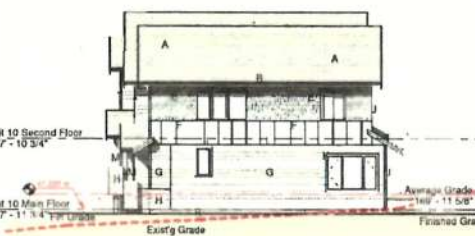
4 Front (north) Elevation
1/8" = 1'-0"



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



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

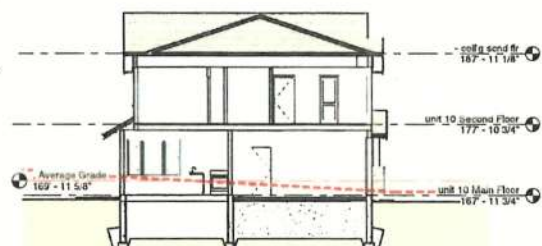


5 Right (west) Elevation
1/8" = 1'-0"

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

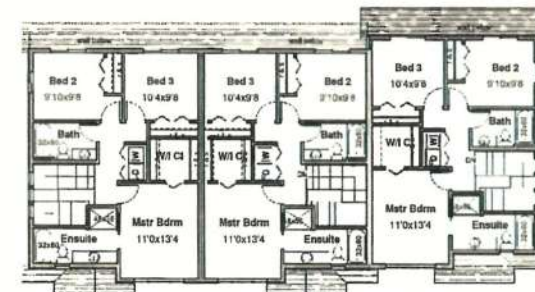
Revisions #2: Recommendations from ADP

- 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

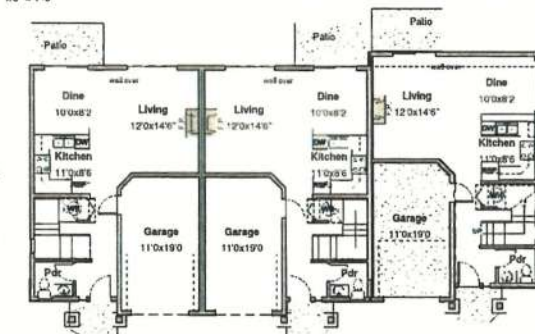


8 Section 1
1/8" = 1'-0"

Block 4



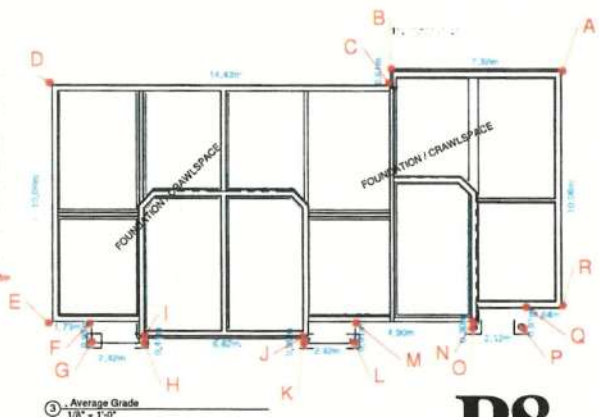
2 Second Floor
1/8" = 1'-0"



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

Grade Points	L (ft)	Elev. AVG of Points	
AB	7.32	(51.486+51.618)/2	51.552
BC	8.61	(51.618+51.580)/2	51.599
CD	14.42	(51.580+52.100)/2	51.840
DE	16.08	(52.100+52.478)/2	52.289
EF	17.73	(52.478+52.841)/2	52.659
FG	31	(52.841+53.080)/2	52.960
GH	2.42	(53.080+53.080)/2	53.080
HI	4.10	(53.080+53.080)/2	53.080
IJ	6.60	(53.080+51.742)/2	52.411
JK	36	(51.742+51.752)/2	51.747
KL	2.42	(51.752+51.841)/2	51.796
LM	37.0	(51.841+51.580)/2	51.710
MN	4.80	(51.580+51.148)/2	51.364
NO	30.0	(51.148+51.287)/2	51.217
OP	2.12	(51.287+50.882)/2	51.084
PQ	31.0	(50.882+50.829)/2	50.855
QR	1.84	(50.829+50.752)/2	50.790
RA	18.86	(50.752+51.486)/2	51.119
TOTALS	58.57m		522.65m

Grade Calc: 58.57m x 522.65m = 30668.07
-31.987m



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



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at : 3031 Jackson Street, Victoria, B.C.

P8

1/21 JAN 2015 10:20 AM
1/21 JAN 2015 10:20 AM
1/21 JAN 2015 10:20 AM

[illegible]

It is important to note that the results of this study are based on a cross-sectional design. Therefore, the causal relationship between the variables cannot be established. The study also did not control for other factors that may influence the relationship between the variables. Future research should use a longitudinal design to investigate the causal relationship between the variables and control for other factors.

[illegible]

THESE PLANS AND SPECIFICATIONS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED ON THE PROJECT SHOWN. WRITTEN CONSENT IS REQUIRED BEFORE ANY REPRODUCTION OR TRANSMISSION OF ANY INFORMATION CONTAINED HEREIN TO ANY OTHER PERSON OR ENTITY. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION.

The American Society of Engineering Education



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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

