

3. CONSENT AGENDA

3.1 Development Permit with Variances Application No. 00015 for 202 Edward Street

Committee received a report dated August 25, 2016, from the Director of Sustainable Planning and Community Development regarding an application for a small lot house.

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas, 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 with Variances Application No. 00015 for 202 Edward Street, in accordance with:

1. Plans date stamped August 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Existing Dwelling (Proposed Lot A)

- i. reduce the rear yard setback from 7.50m to 4.30m.

Small Lot House (Proposed Lot B)

- i. reduce the front yard setback from 6.00m to 5.76m;
- ii. reduce the rear yard setback from 6.00m to 5.16m for building only and from 6.00m to 3.00m to allow a retaining wall;
- iii. reduce the side yard (north) setback from 2.40m to 1.50m to allow for a habitable room with a window and to 1.04m to allow a projection for a fireplace;
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 16/COTW

REPORTS OF COMMITTEES

1. Committee of the Whole – September 8, 2016

2. Development Permit with Variances Application No. 00015 for 202 Edward Street

It was moved by Councillor Isitt, 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 with Variances Application No. 00015 for 202 Edward Street, in accordance with:

1. Plans date stamped August 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Existing Dwelling (Proposed Lot A)

- i. reduce the rear yard setback from 7.50m to 4.30m.

Small Lot House (Proposed Lot B)

- i. reduce the front yard setback from 6.00m to 5.76m;
 - ii. reduce the rear yard setback from 6.00m to 5.16m for building only and from 6.00m to 3.00m to allow a retaining wall;
 - iii. reduce the side yard (north) setback from 2.40m to 1.50m to allow for a habitable room with a window and to 1.04m to allow a projection for a fireplace;
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously



Committee of the Whole Report For the Meeting of September 8, 2016

To: Committee of the Whole **Date:** August 25, 2016

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

Subject: Development Permit with Variances Application No. 00015 for 202 Edward Street

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 with Variances Application No. 00015 for 202 Edward Street, in accordance with:

1. Plans date stamped August 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - Existing Dwelling (Proposed Lot A)
 - i. reduce the rear yard setback from 7.50m to 4.30m.
 - Small Lot House (Proposed Lot B)
 - i. reduce the front yard setback from 6.00m to 5.76m;
 - ii. reduce the rear yard setback from 6.00m to 5.16m for building only and from 6.00m to 3.00m to allow a retaining wall;
 - iii. reduce the side yard (north) setback from 2.40m to 1.50m to allow for a habitable room with a window and to 1.04m to allow a projection for a fireplace;
3. The Development Permit lapsing two years from the date of this resolution."

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 *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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 202 Edward Street. The proposal is to subdivide the existing property and construct a new small lot house. The variances are related to the rear yard setback of the existing house and the front, rear and

side yard (north) setbacks of the proposed small lot house.

The following points were considered in assessing this Application:

- the proposal is consistent with the objectives and guidelines for sensitive infill contained in Development Permit Area 15A: Intensive Residential - Small Lot, of the *Official Community Plan 2012 (OCP)*;
- Council approved a Development Permit on April 11, 2013 to construct a small lot house on a portion of the subject property in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. Since issuing the original Development Permit (valid for two years from the date of issuance), subdivision and construction of the small lot house has not commenced and as a result, the original Development Permit has expired in accordance with Section 504 of the *Local Government Act*;
- the requested variance associated with the existing dwelling is to reduce the rear yard setback. The proposed setback is supportable because there would be adequate outdoor space for a patio and landscaping in the rear yard, and there is also only one small window at the basement level on the north elevation of the small lot house, which avoids potential overlook;
- the requested variances associated with the small lot house are to reduce the front, rear and side yard (north) setbacks. The proposed setback variances are recommended to council and would have minimal impacts on the neighbouring properties. The established streetscape pattern would not be disrupted, there would be adequate open site space on the lot, and substantial landscaping along the side and rear property lines.

BACKGROUND

Description of Proposal

The proposal is for a small lot house. Specific details include:

- two-storey building with a basement
- design elements such as a slightly pitched roofline, distinctive front entryway and traditional style windows
- the exterior materials include hardi shingles and smooth finished hardi panel
- surface parking is provided in the driveway and behind the building
- new hard and soft landscaping would be introduced.

The proposed variances are related to:

- reducing the rear yard setback of the existing dwelling
- reducing the front, rear and side yard (north) setbacks of the proposed small lot house.

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 presently a single family dwelling.

Data Table

The following data table compares the proposal with the existing R1-S2 Zone, Restrictive Small Lot (Two Storey), and R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk (**) is used to identify an existing condition that does not conform to the existing zone.

Zoning Criteria	Proposed Lot A (existing building)	Zone Standard R1-B Zone	Proposed Lot B (new small lot)	Zone Standard R1-S2 Zone
Site area (m ²) - minimum	467.00	460.00	260.50	260.00
Density (Floor Space Ratio) - maximum	n/a	n/a	0.47:1	0.60:1
Total floor area (m ²) - maximum	201.89	280.00	121.89	190.00
Lot width (m) - minimum	18.10	15.00	14.50	10.00
Height (m) - maximum	7.73**	7.60	7.28	7.50
Storeys - maximum	1.5	2	2	2
Site coverage % - maximum	29.16	40.00	26.54	40.00
Setbacks (m) - minimum				
Front	6.00** (Edward)	7.50	5.76* (Alston)	6.00
Rear	4.30* (south)	7.50	3.00*(retaining wall)/5.13 (building)	6.00
Side	5.27 (west)	1.81	1.50*(building)/1.04* (fireplace)(north)	2.40
Side	n/a	n/a	3.00 (south)	2.40
Side on flanking street	2.52** (Alston)	3.50	n/a	n/a
Combined side yards	7.79	4.50	n/a	n/a
Parking - minimum	1	1	1	1

Relevant History

Council approved a Development Permit on April 11, 2013, to construct a small lot house on the portion of the subject property in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. Since issuing the original Development Permit (valid for two years from the date of issuance), subdivision and construction of the small lot house has not commenced and as a result, the Development Permit has expired in accordance with Section 504 of the *Local Government Act*.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on July 12, 2016, the Application was referred for a 30-day comment period to the Victoria West Community Association (CALUC). The applicant also completed the Small Lot House Rezoning Petition (attached) even though it is not a requirement of a Development Permit with Variances Application. The applicant has polled the immediate neighbours and reports 100% support for the Application.

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 property within Development Permit Area 15A: Intensive Residential - Small Lot. Even though the proposed design of the small lot house is slightly different from what was approved in 2013, the design is still consistent with the *Design Guidelines for Small Lot House (2002)*.

The proposal is for a two-storey dwelling unit with a basement. There is a mix of architectural building types in the neighbourhood, and the design of the small lot house incorporates architectural elements, such as a slightly pitched roofline, a distinctive front entryway and traditional-style windows. Windows are maximized on the front and rear elevations with minimal impact on neighbouring properties. The windows on the south side elevation are smaller and carefully located to respect the privacy of the adjacent neighbour.

The applicant is proposing a mix of hard and soft landscaping in the front and rear yards of the small lot house. There is a slightly raised patio located three metres from the rear property line. An existing fence and hedge will remain to provide screening between the small lot and the immediate neighbours.

Regulatory Considerations

Existing Dwelling

In order to accommodate the proposed small lot house, the applicant is proposing to reduce the rear yard setback of the existing dwelling from 7.50m to 4.30m. This variance was approved by Council in the previous Development Permit; however, the variance is no longer valid as a result of the expired Development Permit. The applicant still demonstrates on the proposed landscape plan that there is adequate private amenity space, including a patio area, for the residents of the dwelling. Staff recommend that Council consider supporting this variance.

Small Lot House

The applicant is proposing to reduce the front yard setback of the small lot house from 6m to 5.13m to accommodate front entry steps. The established streetscape pattern would not be disrupted and there is substantial landscaping being proposed in the front yard. The applicant is also proposing to reduce the rear yard setback from 6m to 3.00m. A reduced setback is a result of a retaining wall to accommodate a patio that is slightly above 0.6m (2ft) and subject to setback regulations in the zone. The retaining wall is slightly higher at one point due to the site topography. The building is setback 5.13m from the rear property line. The existing fence and hedge along the rear property line and the accessory building on the adjacent property would provide adequate privacy screening for residents.

The applicant is proposing to reduce the side yard setback on the north side from 2.40m to 1.50m to allow for a habitable room with a window, and from 2.40m to 1.04m to allow a projection for a fireplace. These proposed setbacks would have minimal impact on privacy, and landscaping along the side yard would provide additional screening for the residents and neighbours. Staff recommend that Council consider supporting this variance.

CONCLUSIONS

The proposal to construct a new small lot house and associated variances is consistent with Development Permit Area 15A: Intensive Residential - Small Lot. The small lot house is a form of sensitive infill development and fits in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00015 for the property located at 202 Edward Street.

Respectfully submitted,

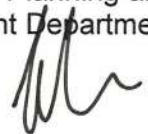


Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

August 31, 2016

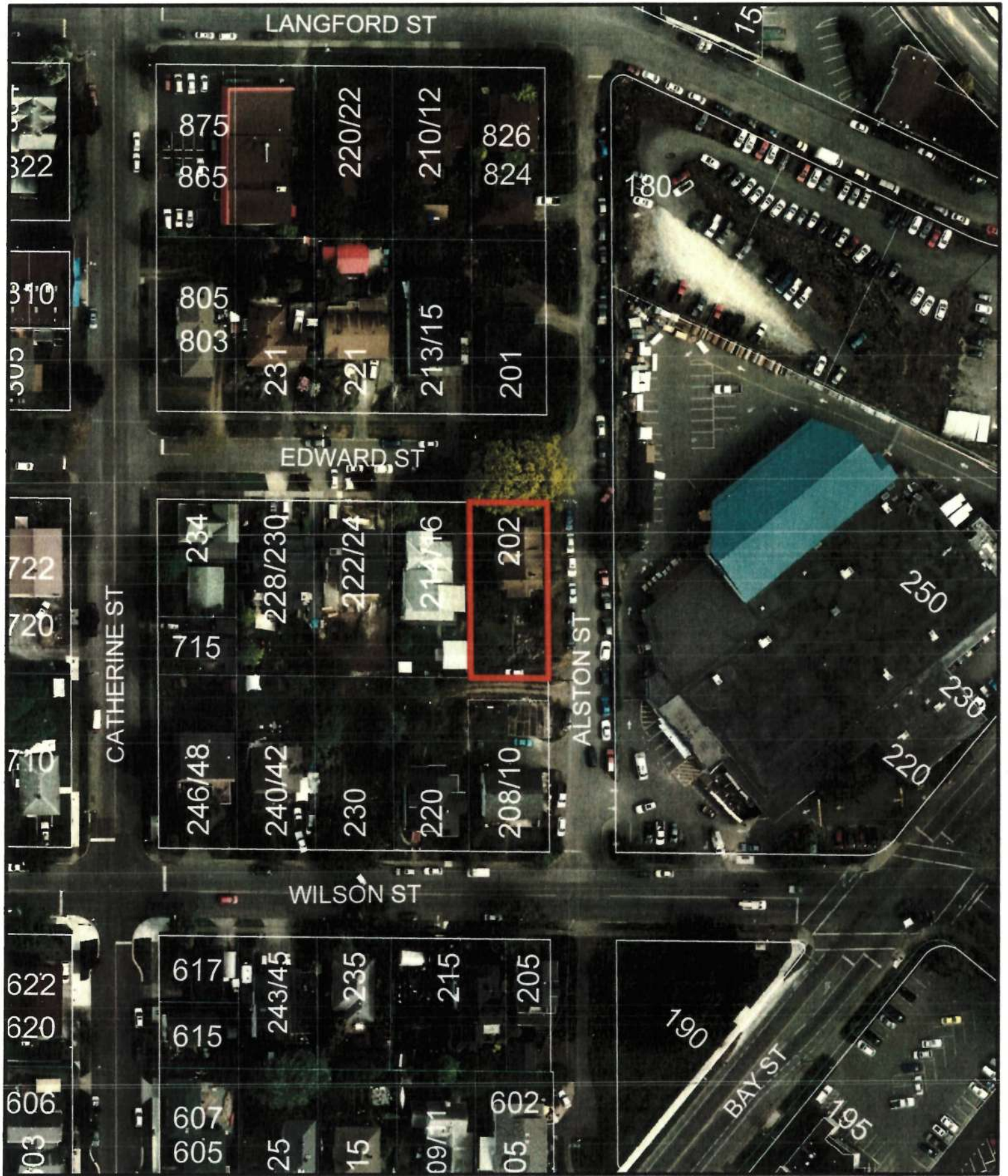
List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated August 9, 2016
- Small Lot Housing Rezoning Petition
- Plans dated August 10, 2016.



202 Edward Street
 Development Permit with Variance #00015





202 Edward Street
 Development Permit with Variance #00015



Giuseppe Martino
202 Edward Street
Victoria BC V9A 3E5

August 9, 2016

City Of Victoria
1 Centennial Square
Victoria BC V8W 1P6



Attention: Mayor and Council

Dear Sirs/Mesdames:

Re: Development Permit with Variances:

I am writing with respect to an application for Development Permit with Variances of 202 Edward Street, Victoria, British Columbia. I had made an application that was approved in May of 2013 but after paying the servicing fees, I unfortunately let the development permit expire.

The rationale for Development Permit with Variances is as follows:

1. Neighborhood Consultation

As 202 Edward Street has been my family's home since the 1950's we have developed some long relationship's on the street and continue to build new ones. I wanted to ensure I spoke with 13 of my immediate neighbors and showed the past plans and what I was now proposing for new build. All 13 neighbors were happy with the changes made and all signed the petition supporting the new building.

Some of the neighbor's comments were made about it being more attractive home with nicer looking roof line. The house detailing and colors worked well. Also mentioned was finally having a safe place to walk by adding a sidewalk to part of Alston Street. Positive comments were made on fitting well with neighborhood, the design of the home having a heritage feel.

My immediate neighbor to the west felt it was positive adding a home as it would block the bright Rona sign that they see from his second floor and be nicer to look at. This neighbor would also be the most affected by the proposal of the deck. They feel this is not a concern as there is a rock wall and mature 12 foot cedar trees that runs between our properties making it very private.

The petition of the 13 neighbors is supported and attached to the proposal.

2. Design

The new design is set on the previous proposals foot print. The difference being the addition of a basement and a walk out deck in the back of the main floor. Changes have been made in the pitch of the roof to make it less steep making it more appealing. Stucco in previous drawing has now been replaced with Hardi shingles making for a stronger more durable finish to the home. The windows being 30 percent more costly in the new proposal provide a more pleasing exterior esthetic.

The new proposal relates well with other character homes in the neighborhood. The Cross windows with framing detail gives this home a rich curbside appeal. Attention to window placement has been a focus to ensure privacy is considered for all parties. Only the rear and south side have windows that are directly facing adjacent neighbors.

The south side neighbor's home is set approx. 24.38m away from proposed home. There is also a driveway running between the two properties that feeds another home. This driveway adds even more separation between the two buildings.

As for the rear of the home there is no view of the first level as the homes are separated by a row of 12 foot mature cedar trees. The neighbor has expressed that they won't see the patio and it's not a concern for them. The second floor also poses little risk to privacy as there are only two windows. One being for light in the stairwell and the other in the third bedroom which doesn't have any direct view into their windows.

When speaking with the neighbors, all felt the new design was much more appealing and would beautify the neighborhood. The proposal would have minimal environmental impact – no trees would be removed and an existing rock wall would be recycled to divide the proposed properties.

3. Variances

The new proposal would require the same variance's that were approved to prior proposal.

The previous variances that were granted were:

- relaxation from 6m to 5.67m in front yard, and
- relaxation of 6m to 5.13m in back.

An additional rear yard setback variance of 3m his required to accommodate a raised patio over .6m (2feet) in height. However the building would still be setback 5.13m from rear property line.

The inclusion of the patio is to provide outdoor useable space. As the property has a slope, a patio space allows for a level enjoyable sitting area.

As mentioned in the Neighborhood Consultation the immediate neighbors have no concern about the deck or placement of home on the property.

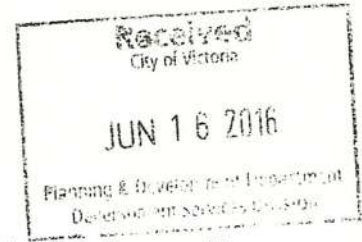
I trust that this is the information that you require and thank you for your consideration of this application.

Yours truly,

A handwritten signature in black ink, appearing to read 'G. Martino', with a long horizontal flourish extending to the right.

Giuseppe Martino

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**



I, Giuseppe Martino (applicant), have petitioned the adjacent neighbours* in compliance with

the *Small Lot House Rezoning Policies* for a small lot house to be located at 511 EDWARD STREET (location of proposed house)

and the petitions submitted are those collected by MAY 20/2016 (date) **

Address	In Favour	Opposed	Neutral (30-day time expired)
201 EDWARD STREET	✓	✓	✓
213 EDWARD STREET	✓		
214 EDWARD STREET	✓		
215 EDWARD STREET	✓		
216 EDWARD STREET	✓		
221 EDWARD STREET	✓		
222 EDWARD STREET	✓		
224 EDWARD STREET	✓		
228 EDWARD STREET	✓		
230 EDWARD STREET	✓		
231 EDWARD STREET	✓		
208 NELSON STREET	✓		
220 NELSON STREET	✓		

SUMMARY	Number	%
IN FAVOUR	13	100
OPPOSED		
TOTAL RESPONSES	13	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Giuseppe Martino
(print name)

, am conducting the petition requirements for the

property located at 202 EDWARD STREET

to the following Small Lot Zone: _____

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Harb Dhillon (see note above)

ADDRESS: 201 & 213/215 Edward St, Victoria BC

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

May 17/16
Date

Harb Dhillon
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Giuseppe Martino (print name), am conducting the petition requirements for the

property located at 207 EDWARD STREET

to the following Small Lot Zone: _____

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MIKE KINNEY (see note above)

ADDRESS: 213 EDWARD ST.

Are you the registered owner? Yes No


I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

15 May 16
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Giuseppe Martino, am conducting the petition requirements for the
(print name)

property located at 202 EDWARD STREET

to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) ROSS HAREN (see note above)

ADDRESS: 214 EDWARD ST., V9A3E5

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

MAY 22, 2016
Date

Ros
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Giuseppe Martino, am conducting the petition requirements for the
(print name)

property located at 207 EDWARD STREET

to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) KENNETH DAVID SHAW (see note above)

ADDRESS: 221 EDWARD STREET

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

AWESOME, GREAT LOOK TO THE NEIGHBOURHOOD.
LOOKING FORWARD TO THE SIDEWALK.

MAY 15/2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Giuseppe Martino, am conducting the petition requirements for the
(print name)

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to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) Chelsea Stead (see note above)

ADDRESS: 222 Edward St

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

May 15/16
Date

Chelsea Stead
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Giuseppe Martino, am conducting the petition requirements for the
(print name)

property located at 202 EDWARD STREET

to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) ERIC REGENK (see note above)

ADDRESS: 224 EDWARD

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

May 15/16
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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(print name)

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to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) Judith Blake (see note above)

ADDRESS: 228 Edward St.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

May 15 / 16
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Giuseppe Martino, am conducting the petition requirements for the
(print name)

property located at 207 EDWARD STREET

to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) DAN BARTON (see note above)

ADDRESS: 230 EDWARD STREET

Are you the registered owner? Yes No

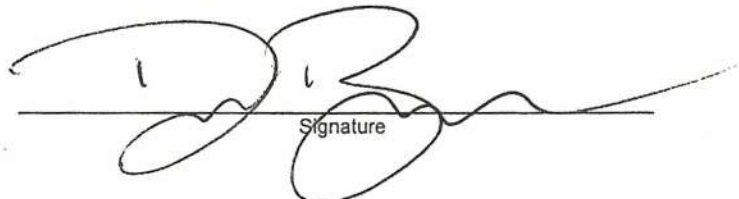
I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

MAY 22, 2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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(print name)

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Please review the plans and indicate the following:

- NAME: (please print) Tuula Heikkilä (see note above)
- ADDRESS: 231 Edward st.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

May 15 2016
Date

Tuula Heikkilä
Signature

SMALL LOT HOUSE REZONING PETITION

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Giuseppe Martino
(print name)

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property located at 202 EDWARD STREET

to the following Small Lot Zone: _____

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) YAJEAN HUANABY (see note above)

ADDRESS: 208 WILSON

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

MAY 15

Date

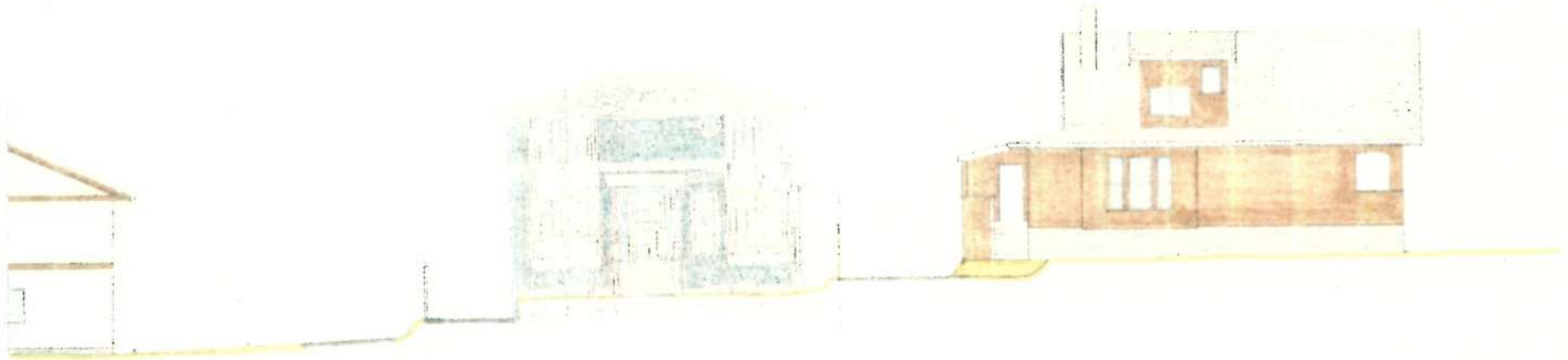
Yuan Juan Huanaby

Signature

Received
City of Victoria

AUG 10 2016

Planning & Development Department
Development Services Division



100-1000-1000-1000

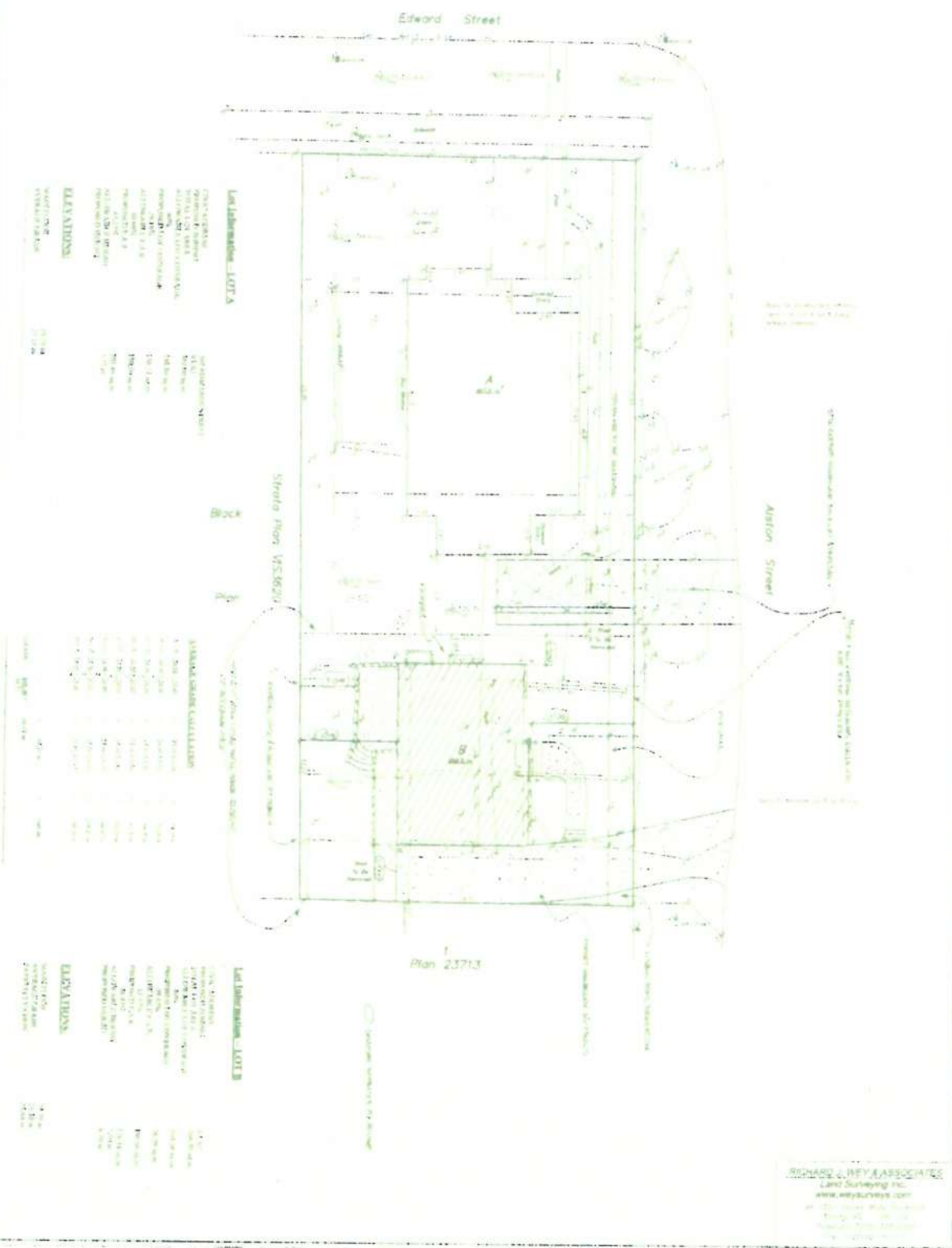


MESA PROJECT NO. 100-1000-1000-1000	MESA PROJECT NO. 100-1000-1000-1000
DATE: 2016-08-10	DATE: 2016-08-10
DRAWING NO. 100-1000-1000-1000	DRAWING NO. 100-1000-1000-1000

Plan of Proposed Subdivision Of
 Lot 85-A, Block L, Section 31,
 Esquimalt District, Plan 549.

DATE: 11/16
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

Received
 City of Victoria
Deemed Aug 10, 2016
AUG 24 2016
 Planning & Development Department
 Development Services Division

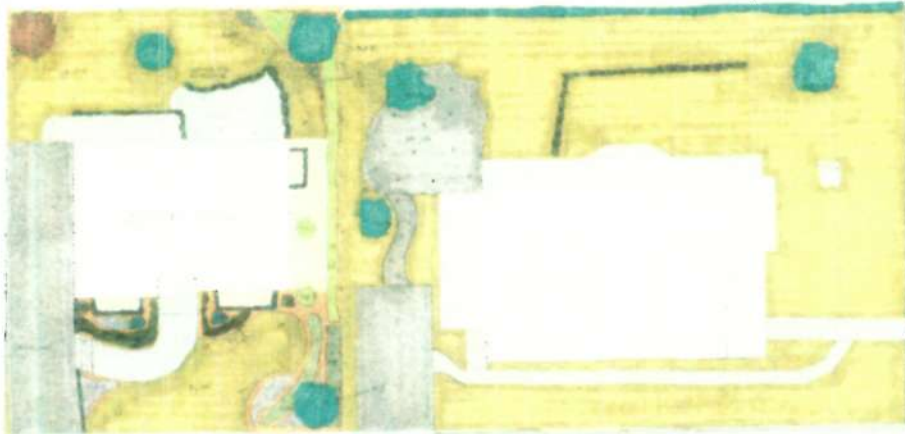


RICHARD L. REY & ASSOCIATES
 Land Surveying Inc.
 www.reyassociates.com
 4000 Douglas Street, Suite 100
 Victoria, BC V8M 3M4
 Telephone: 250-383-1111
 Fax: 250-383-1112

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City of Victoria

AUG 10 2016

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Development Services Division



Schedule A	
Code	Description
1.0	General Use
1.1	General Use - Residential
1.2	General Use - Commercial
1.3	General Use - Industrial
1.4	General Use - Office
1.5	General Use - Retail
1.6	General Use - Entertainment
1.7	General Use - Community
1.8	General Use - Public
1.9	General Use - Other

Notes:
1. The site plan shall be prepared in accordance with the provisions of the City of Victoria Planning and Development Act and the City of Victoria Planning and Development Regulations.
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T-SQUARE

Project No.	
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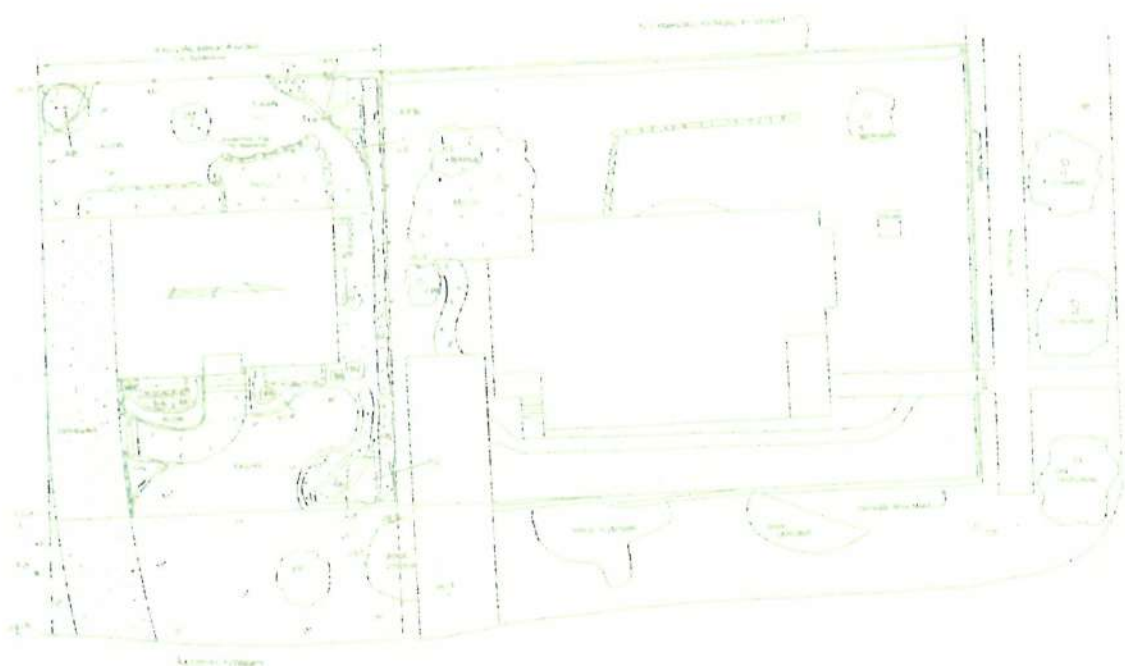
CITY OF VICTORIA

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AUG 24 2016

AUG 10 2016



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- NOTES
- 1. TO BE CONSIDERED AS PART OF THE PROJECT.
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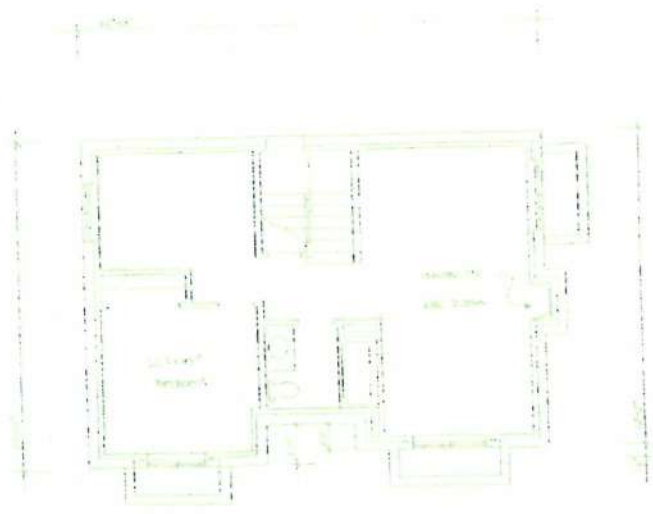
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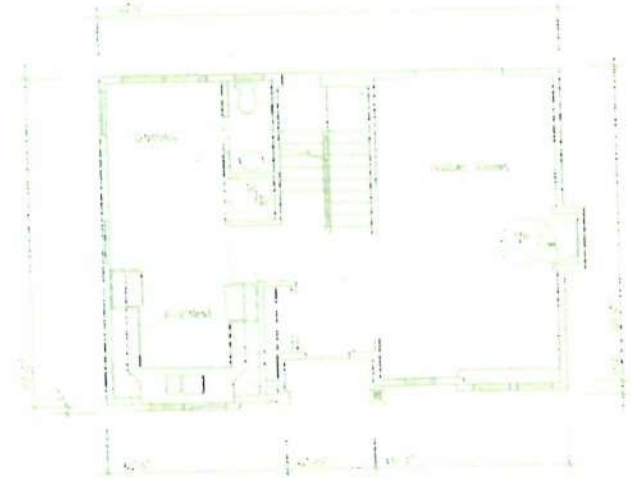
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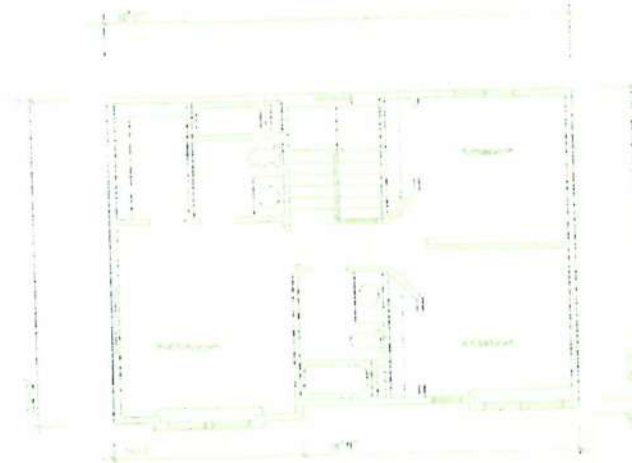
By: [Signature]		T-SQUARE [Address] [Phone] [Fax] [Email]
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Top Floor Plan
100' x 100'



Middle Floor Plan
100' x 100'



Bottom Floor Plan
100' x 100'

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AUG 24 2016

AUG 16 2016

City of Victoria
Engineering Department



T-SQUARE	100' x 100'
DATE	10/10/15
SCALE	1/4" = 1'-0"
DRAWING NO.	100-100-100

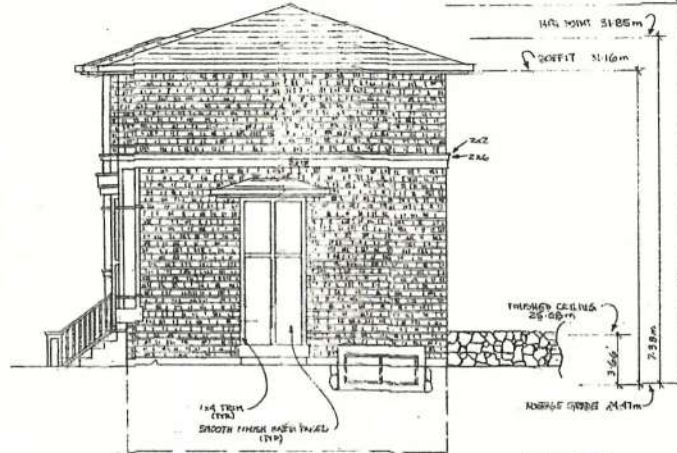
Received
City of Victoria

AUG 10 2016

Planning & Development Department
Development Services Division



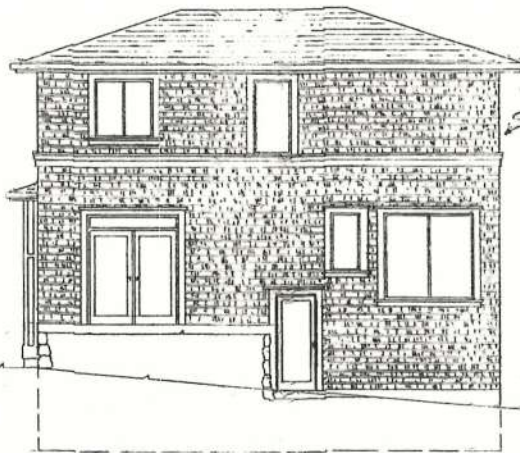
FRONT ELEVATION
1/4" = 1'-0"



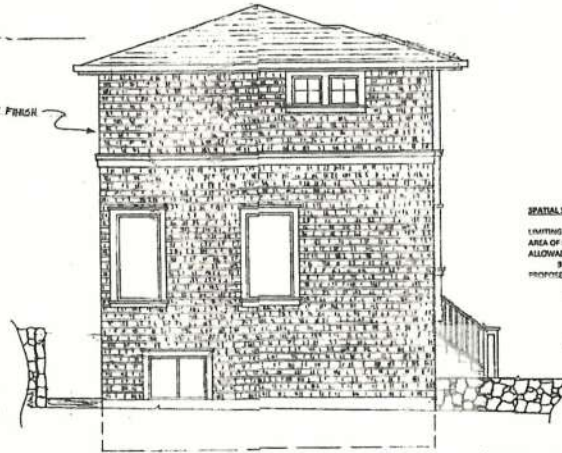
SIDE (NORTH) ELEVATION
1/4" = 1'-0"

SPATIAL SEPARATION:

EXISTING DISTANCE	1.50 m
AREA OF EXPOSED BUILDING FACE	40.75 sq. m.
ALLOWABLE UNPROTECTED OPENINGS	3.28 sq. m.
PROPOSED UNPROTECTED OPENINGS	0.30 sq. m.



REAR ELEVATION
1/4" = 1'-0"



SIDE (SOUTH) ELEVATION
1/4" = 1'-0"

SPATIAL SEPARATION:

EXISTING DISTANCE	3.00 m
AREA OF EXPOSED BUILDING FACE	49.65 sq. m.
ALLOWABLE UNPROTECTED OPENINGS	9.05 sq. m. x 1.39
PROPOSED UNPROTECTED OPENINGS	5.20 sq. m.

MR GIUSEPPE MARTINO



T-SQUARE Design & Consulting		design@t-square.ca
2850 Lakeshore Drive, Victoria, BC		250-387-2811
DATE	DESIGNED BY: D.L.	
SCALE	DRAWN BY: D.L.	
DRAWING No: 117-1-		