

MOTIONS

To Set Public Hearings for the Council Meeting of Thursday, February 25, 2016

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, FEBRUARY 25, 2016, at 6:30 p.m.:**

3. Development Variance Permit No. 00161 for 1000 Chamberlain Street

Carried Unanimously

REPORTS OF THE COMMITTEE

Planning and Land Use Committee – January 14, 2016

8. Development Variance Permit No. 00161 for 1000 Chamberlain Street:

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

That Council authorize the issuance of Development Variance Permit Application No. 00161 for 1000 Chamberlain Street, in accordance with:

1. Plans date-stamped November 25, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Section 1.6.4.a - Relaxation to increase the maximum building height from 7.60m to 10.68m
 - ii. Section 1.6.5.a - Relaxation to reduce the front yard setback from 7.50m to 4.70m (Cantilever) and 4.96m for the building façade
 - iii. Section 1.6.5.b - Relaxation to reduce the rear yard setback from 9.10m to 3.39m
 - iv. Schedule F, Section 1 - Relaxation to permit an accessory building within the side yard (west) and the front yard instead of the rear yard
 - v. Schedule F, Section 2.a - Relaxation to increase the maximum floor area of an accessory building from 37.00m² to 40.30m²
 - vi. Schedule J, Section 2.a - Relaxation to permit an increase in the enclosed floor area of an addition to a building from 20.00m² to 47.25m² with the installation of a secondary suite.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

6.2 Development Variance Permit No. 00161 for 1000 Chamberlain Street

Committee received a report dated December 30, 2015, regarding a development variance application for 1000 Chamberlain Street. The proposal is to construct a secondary suite and relocate the existing non-conforming accessory building.

Councillor Madoff withdrew from the meeting at 10:03 a.m. and returned at 10:14 a.m.

- Action:** It was moved by Councillor Coleman, seconded by Councillor Loveday, that the Committee recommends that, after giving notice and allowing for an opportunity for public comment at a meeting of Council, that Council consider the following motion:
- That Council authorize the issuance of Development Variance Permit Application No. 00161 for 1000 Chamberlain Street, in accordance with:
1. Plans date-stamped November 25, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Section 1.6.4.a - Relaxation to increase the maximum building height from 7.60m to 10.68m
 - ii. Section 1.6.5.a - Relaxation to reduce the front yard setback from 7.50m to 4.70m (Cantilever) and 4.96m for the building façade
 - iii. Section 1.6.5.b - Relaxation to reduce the rear yard setback from 9.10m to 3.39m
 - iv. Schedule F, Section 1 - Relaxation to permit an accessory building within the side yard (west) and the front yard instead of the rear yard
 - v. Schedule F, Section 2.a - Relaxation to increase the maximum floor area of an accessory building from 37.00m² to 40.30m²
 - vi. Schedule J, Section 2.a - Relaxation to permit an increase in the enclosed floor area of an addition to a building from 20.00m² to 47.25m² with the installation of a secondary suite.
 3. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- The importance on focusing on affordable housing.

CARRIED UNANIMOUSLY 16/PLUC013



Planning and Land Use Committee Report

For the Meeting of January 14, 2016

To: Planning and Land Use Committee **Date:** December 30, 2015

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

Subject: Development Variance Permit No. 00161 for 1000 Chamberlain Street

RECOMMENDATION

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

"That Council authorize the issuance of Development Variance Permit Application No. 00161 for 1000 Chamberlain Street, in accordance with:

1. Plans date-stamped November 25, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Section 1.6.4.a - Relaxation to increase the maximum building height from 7.60m to 10.68m
 - ii. Section 1.6.5.a - Relaxation to reduce the front yard setback from 7.50m to 4.70m (Cantilever) and 4.96m for the building façade
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 - v. Schedule F, Section 2.a - Relaxation to increase the maximum floor area of an accessory building from 37.00m² to 40.30m²
 - vi. Schedule J, Section 2.a - Relaxation to permit an increase in the enclosed floor area of an addition to a building from 20.00m² to 47.25m² with the installation of a secondary suite.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 922 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1000 Chamberlain Street. The proposal is to construct a 47.25m² addition to the existing house as part of its renovation with the installation of a secondary suite and the relocation of an existing accessory (workshop) building currently encroaching on a neighbour's property. The variances are related to the floor area of the addition to the single family dwelling as well as its height and setbacks and the location and floor area of the existing accessory building.

The following points were considered in assessing this application:

- the design of the proposed addition is in keeping with the existing house
- the requested variances are largely technical in nature and due to the siting and size of the existing house and accessory building will have minimal impacts on adjacent properties and the surrounding neighbourhood.

BACKGROUND

Description of Proposal

The proposal is to construct a 47.25m² rear addition and deck on an existing house as part of its renovation with the installation of a secondary suite. Relocation of an existing accessory (workshop) building is proposed to remove its encroachment on the neighbouring property to the west. Specific details include:

- installation of the two-bedroom, 81m² secondary suite on the lower floor
- a storage area and workshop on the lower floor of the addition with a deck and mudroom above
- new lower floor windows and an entrance to the secondary suite
- exterior siding on the addition to match siding on the existing house
- new vehicle parking pad and sidewalks on the site with permeable pavers.

The proposed variances are related to:

Main House

- A building addition exceeding 20m² with the installation of a secondary suite.
- Front and rear setbacks less than the required minimum due to the *Zoning Regulation Bylaw* definition of front yard.
- A small increase in building height due to a change in average grade.

Accessory Building

- A location in front yard and side yard due to the *Zoning Regulation Bylaw* definition of front yard.
- A floor area slightly greater than the maximum permitted.

Sustainability Features

As indicated in the applicant's letter date-stamped November 25, 2015 the following sustainability features are associated with this application:

- upgraded weather stripping/caulking installed on doors and windows
- high-efficiency in-floor heating
- solar hot water system with associated mechanical room.

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 Variance Permit Application.

Existing Site Development and Development Potential

The site is a large corner lot currently occupied by a single family dwelling built in 1911. While the front of the house faces Chamberlain Street, the front yard as defined in the *Zoning Regulation Bylaw* is on Brighton Avenue.

Under the existing R1-G Zone, the house could be replaced with a new single family detached dwelling with a maximum floor area of 300 m², which could include a secondary suite. The size and corner location of the lot meet the criteria for consideration of a rezoning for a duplex.

Data Table

The following data table compares the proposal with the existing R1-G Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R1-G
Site area (m ²) - minimum	667.06	460.00
Density (Floor Space Ratio) - maximum	0.43:1	0.5:1
Total floor area (m ²) - maximum	290.00	300.00
Secondary suite floor area	80.93	90.00
Lot width (m) - minimum	18.30	15.00
Height (m) - maximum	10.68*	7.60
Storeys - maximum	3*	2
Site coverage % - maximum	29.30	30.00
Open site space % - minimum	70.70	50.00

Zoning Criteria	Proposal	Zone Standard R1-G
Setbacks (m) – minimum		
Front (Brighton Ave.)	4.70*	7.50
Rear (north)	3.39*	9.00
Side (west)	10.43	2.75
Side (Chamberlain St.)	7.92	3.5
Combined Side Yards	18.35	5.40
Parking – minimum	1	1
Accessory Building		
Location	Front and side yard*	Rear yard
Floor area - maximum	40.30*	37.00
Height – maximum	3.50	3.50
Setbacks (m) – minimum		
East (separation space)	4.91	2.40
Rear (north)	7.85	0.60
West	0.91	0.60
Rear yard site coverage %	n/a	25

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on December 2, 2015 the application was referred for a 30-day comment period to the 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 a notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Proposed Variances

The requested setback variances for the existing house and the locational variance for the existing accessory building are largely technical and the result of existing front and rear yards that differ in location from the definitions in the *Zoning Regulation Bylaw*. The requested height relaxation for the existing house reflects its existing height with an adjustment to the average grade. The requested variance for the floor area of the accessory building reflects its existing floor area. Staff recommend that Council consider the requested variance to permit an addition to the existing house with a greater floor area than permitted when a secondary suite is installed, as its design is in keeping with the existing house.

CONCLUSIONS

Staff have reviewed the proposal and the proposed variances will have minimal impacts on adjacent properties and the surrounding neighbourhood and the design of the proposed addition is in keeping with the existing building. Staff, therefore, recommend that Council consider supporting the proposal and the requested variances.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00161 for the property located at 1000 Chamberlain Street.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

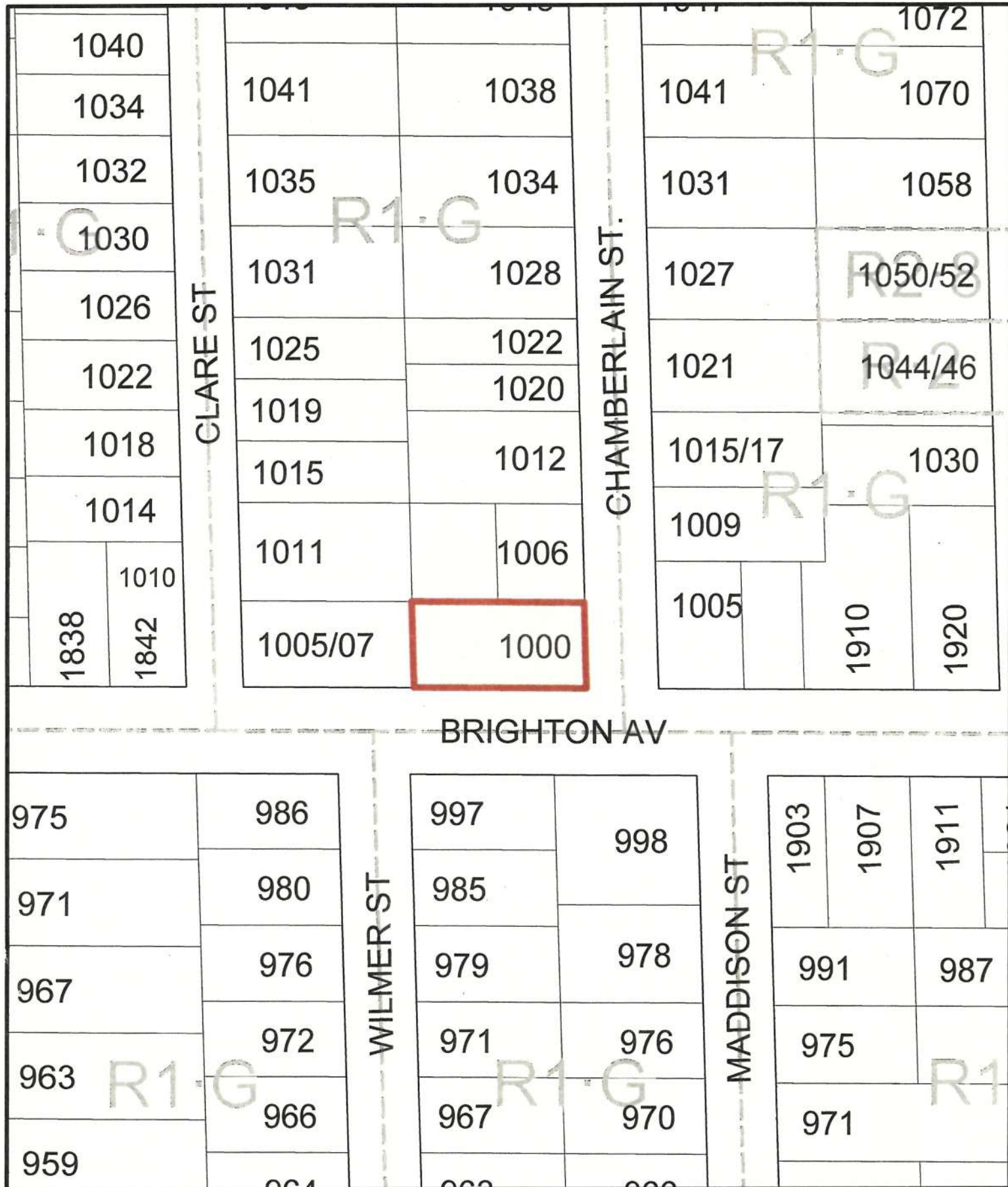
Report accepted and recommended by the City Manager:



Date: December 30, 2015

List of Attachments

- Zoning map
- Aerial map
- Letter from applicant date-stamped November 25, 2015
- Plans date-stamped November 25, 2015.



1000 Chamberlain Street
Development Variance Permit #00161





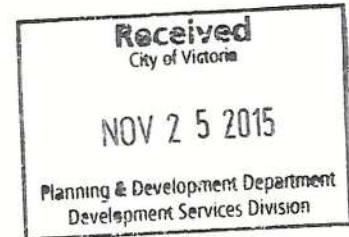
1000 Chamberlain Street
Development Variance Permit #00161



Leonard Weaver
1000 Chamberlain Street
Victoria, BC V8S 4B9
l.weaver@me.com
205-8121-1013

Mayor Lisa Helps and the Victoria City Council
1 Centennial Square
Victoria, BC V8W 1P6

November 20, 2015



Dear Ms. Help and Members of the Victoria City Council,

RE: Development Variance Permit Application #00161

The house at 1000 Chamberlain Street is a grand old Victorian built in the early 1900s. My wife and I would like to see it stand proud among its neighbours; to do that it will need major renovation. Our application for a development permit aims to achieve five goals.

1. Restore and improve the character features of the home and improve the aesthetics of the house and lot for the enjoyment of the occupants and for enhancement of the neighbourhood.
2. Reduce our carbon footprint and augment the home's thermal efficiency.
3. Improve the functionality of the home's interior to better align with modern living.
4. Install a high-end, income-earning suite to assist with financing the costs of the upgrades and the mortgage.
5. Eliminate the encroachment of the garage onto the neighbour's property.

The manner in which the proposed plan meets these goals is discussed below.

Variances Requested

The city plan considers Brighton Street to be the fronting street despite the home's address and obvious orientation to Chamberlain Street. This poses a hardship with regards to meeting flanking and fronting street setback requirements. Accordingly, the following 6 variances are requested.

1. Section 1.6.4.a - Relaxation for the maximum building height from 7.60m to 10.68m due to the proposed average grade change. The existing building height is 10.47m.

2. Section 1.6.5.a - Relaxation for the front yard setback from 7.50m to 4.96m. The existing front yard setback is 4.70m (Cantilever).
3. Section 1.6.5.b - Relaxation for the rear yard setback from 9.10m to 3.39m. The existing rear yard setback is 4.24m
4. Schedule F, Section 1 - Relaxation for the location of an accessory building from the rear yard to partially within the side yard (west) and the front yard.
5. Schedule F, Section 2 - Relaxation for the maximum size of an accessory building form 37.00 meters squared to 40.30 meters squared
6. Schedule J, Section 2.a - Relaxation to permit an extension to a building that creates more than 20.00 meters squared of enclosed floor area to 47.25 meters squared of enclosed floor area.

The Addition and Deck

To bring the home up to modern standards and increase resale value, we feel it is important to have the following.

- a main-floor bathroom
- a mudroom, coat closet, and pantry storage off of the kitchen
- a deck for enjoying outdoor space and a BBQ

There is currently a bathroom in the front foyer that was installed without permit and compromises the character of the entryway and staircase. We plan to restore the front entry and move the powder room to the addition. Relinquishing the basement to build the suite necessitates that the freezer move to the main floor addition. The current back entrance to the house offers nowhere to remove and store wet coats and muddy shoes. The addition satisfies all of these concerns.

The Storage Areas Beneath the Addition and Deck

The on-site garage is my workshop. The space is adequate but leaves no room for storing gardening equipment, outdoor furniture, or personal items. Giving up the basement furthers the need for an alternate storage space. The area beneath the addition will serve as a gardening shed with room to organize tools, bin space for over-wintering bulbs and tubers, and cold storage for vegetables. It will also provide dry, secure storage for camping gear and bikes and winter storage for patio furniture.

My wife was a renter for 17 years and now works for a property management firm. One chief complaint among residential tenants is a lack of storage space. To attract quality, long-term tenants, we plan to offer a dedicated storage space with the suite. The area beneath the deck will provide a secure, indoor space for tenants to store bicycles, sporting equipment, case-lot shopping, and household items used infrequently, such as Christmas decorations.

Our Carbon Footprint

As expected with a home built in 1911, the following energy efficiency issues must be addressed.

- Poor insulation.
- Drafty doors and windows.
- Under-efficient, forced air heating.
- Inefficient electric hot water tank.

Insulation will be upgraded and weather-stripping/caulking installed on doors and windows. The furnace will be replaced with high-efficient, radiant, in-floor heating. Radiant heat reduces energy consumption. Heat molecules are absorbed by floors, furniture, and other surfaces. Because occupants are not dependent on the warm air currents, they experience a greater feeling of warmth and comfort at lower air temperatures. The most significant upgrade to the efficiency of the home will be the installation of the CamoSun solar hot water system (see <http://www.camosunsolar.ca>). The planned mechanical room plays an important part in the solar hot water plans for the house.

The Mechanical Room

The mechanical room placement was purposefully designed using my expertise as a professional plumbing and heating contractor and solar installer trained to NABCEP standards. The tubing that carries heated water, or glycol, from the solar panels on the roof to the storage tanks must be graded downward 1/4 inch for every foot of horizontal run. In our home, the distance from where the piping must exit the attic to the rear of the house prohibits installing the solar hot water tank at the rear of the house in the area beneath the addition. Doing so would require drilling through the floor joists from the centre of the house to the back, compromising structural integrity. The addition of the mechanical room allows me to run the tubing parallel to the floor joists and to achieve the proper grade. Another consideration is the installation of two gas boilers for the in-floor heating. The following gas installation code requirements are all satisfied by the mechanical room placement.

- outdoor venting with a minimum of elbows.
- maximum exhaust-vent lengths.
- minimum vertical and horizontal distances from opening windows.

The 1.5 foot variance requested for the mechanical room still allows for a side-yard setback in excess of requirements. The room also improves the aesthetics of the exterior as the current bump-out design is not particularly attractive.

Neighbourhood Improvement

Finally, I would like to speak to the importance of neighbourhood improvement in this plan. We have strong ties and close friendships in our neighbourhood. Brighton Avenue, which runs along the south side of our home, has been identified as a People Priority Greenway. The rundown nature of the fencing, yard, and exterior of the home is a source of concern for us. Painting and restoring the original siding and window trim, replacing and/or repairing fences

and gates, and creating off-street parking area are all part of the plan to beautify the property and improve the Brighton Walkway.

The existing garage encroaches on the adjacent property to the west, known as 1005 Clare Street. The owner of this property, Mr. Michael Velletta, requested on April 27th, 2015, that the garage be removed from his property. The proposed plan relocates the garage fully onto our property eliminating the encroachment.

In closing, my wife and I thank you for your time in considering this development plan. The renovation will make this house a wonderful home, provide quality rental living space, and improve the neighbourhood. The plan is good for us, and it's good for the city.

Sincerely,

Leonard Weaver

total site area = +/-
667.1 square metres

B.C. Land Surveyor's

Site Plan of:

Lot A, Section 4,
Victoria District
Plan EPP50692



Scale 1:100
All distances are in metres

Civic address 1000 Chamberlain Street
Victoria, B.C.

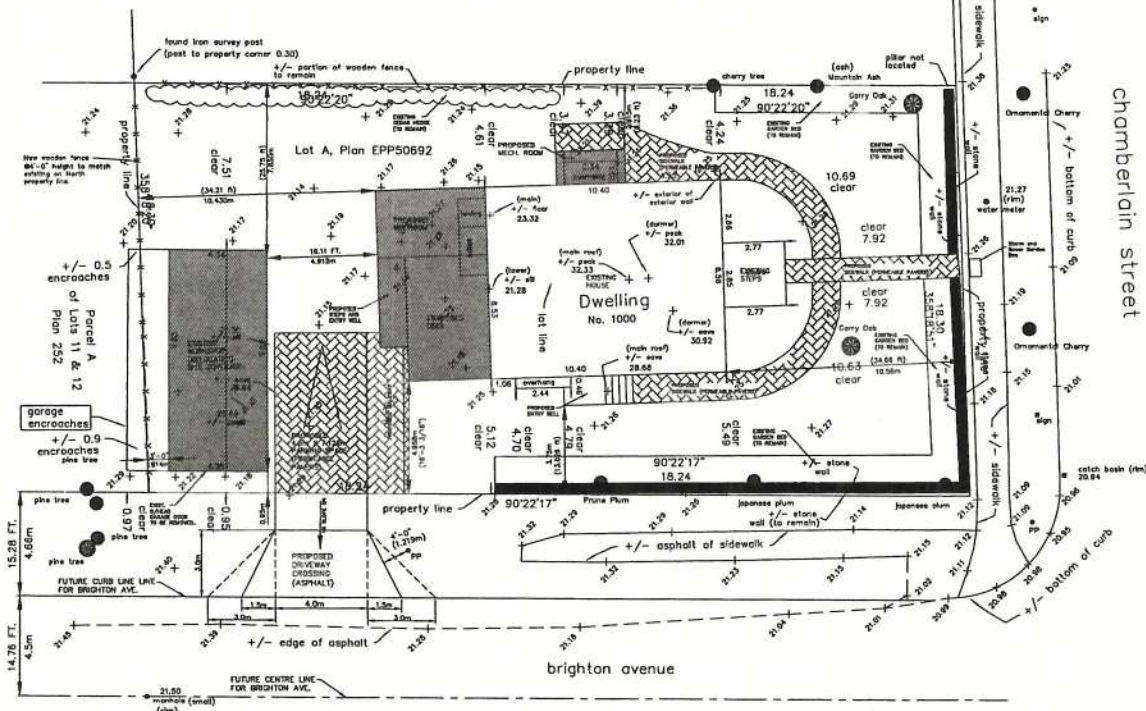
Parcel Identifier Number 029-624-185

Legend

Denotes spot elevation +0.00
Denotes utility pole *PP
Denotes tree & species (trees not plotted to scale)
(not all trees located)

Elevations are GEODETIC
Fence & retaining wall locations are approximate
Tree locations are accurate to +/- 0.3 metres

This drawing is prepared to assist with planning/design and permitting
and is not to be used for any other purpose.



21.59
marshale
(r/m)

Property dimensions are
derived from Level 110 Plan and
Red survey.

This plan was prepared for the exclusive
use of our client.

All rights reserved. No person may copy,
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consent of the signatory.

The signatory accepts no responsibility or liability
for any damages that may be
suffered by a third party as a result of any
decision made, or actions taken based
on this document.

20.52
(r/m)
marshale
20.82 (r/m)

Certified correct this 11th day of March, 2015

B.C.L.S.

© This document is not valid unless originally signed and sealed
or electronic signature is attached.

SITE PLAN

SCALE: 1:100

LEGAL INFORMATION:
LOT A, SECTION 74,
VICTORIA DISTRICT, PLAN EPP50692
PID = 029-624-185

LOT SIZE = 667.1m² (7180.6 FT²)
HOUSE = 152.30 m² (1639.37) - INCLUDES STAIRS, DECKS, COVERED ENTRIES
GARAGE = 42.76 m² (460.34 FT²)
TOTAL AREA OF ALL STRUCTURES = 195.06 m² (2099.71 FT²)
SITE COVERAGE = 29.24%

Received
City of Victoria

NOV 25 2015

Planning & Development Department
Development Services Division

DAVID COULSON
DESIGN Ltd.
CUSTOM BUILDER

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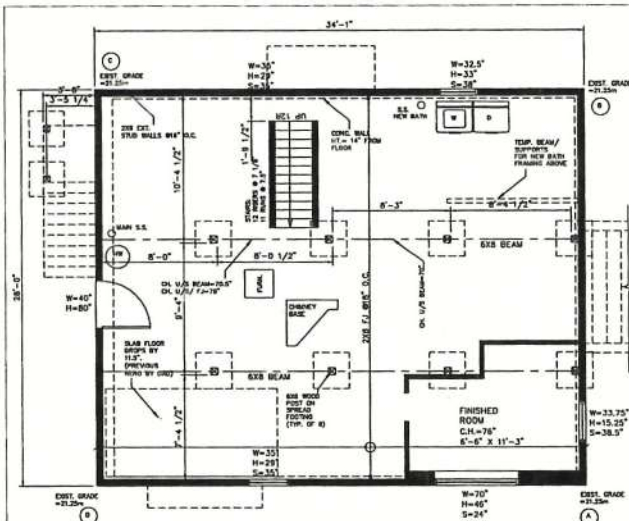
Project title
LEONARD WEAVER AND GAIL CARYN

Project location
1000 CHAMBERLAIN ST.
VICTORIA, B.C. V8S 4B9

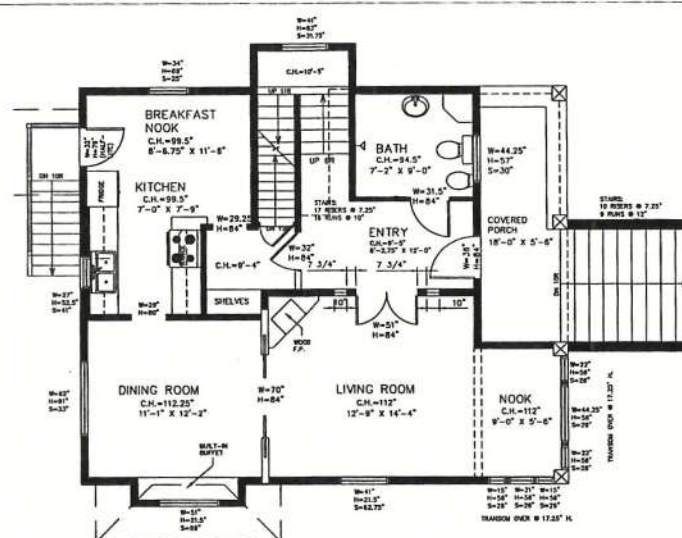
Sheet title
SITE PLAN

Drawn By: JUDY Sheet Number: 1 of 8 Date: 10

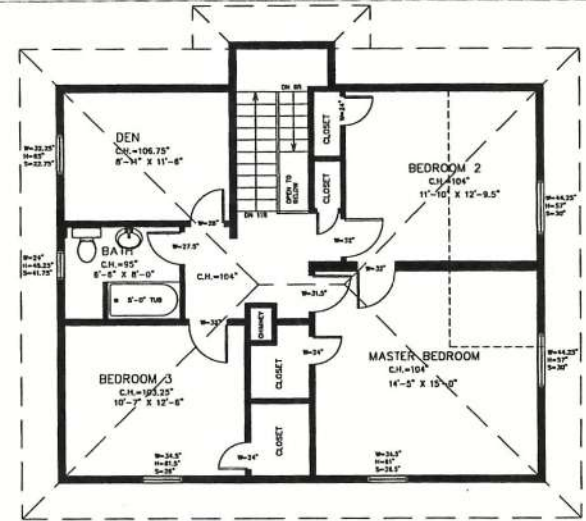
No.	Date	Issue Description
10	18/10/15	Development Variance Permit
9	09/09/15	Development Variance Permit
8	30/08/15	Development Variance Permit
7	27/04/15	Development Variance Permit
6	23/03/15	Preliminary Plans
5	23/02/15	Preliminary Plans
4	19/02/15	Preliminary Plans
3	03/02/15	Preliminary Plans
2	28/01/2015	As-Built Plans
1	19/01/2015	As-Built Plans



EXISTING BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA = 81.4 m² / 878.3 FT² (INCL. INT. STAIRS)
 AVERAGE GRADE CALCULATION
 GRADES: A=21.25m, B=21.25, C=21.15m, D=21.25m
 PTS A AND B (21.25 + 21.25) / 2 = 8.534m = 181.4m
 PTS B AND C (21.25 + 21.15) / 2 = 10.389m = 220.2m
 PTS C AND D (21.15 + 21.25) / 2 = 8.534m = 180.9m
 PTS D AND A (21.25 + 21.25) / 2 = 10.389m = 220.8m
 TOTAL GRADES = 803.3m / 37.846m = 21.25m



EXISTING MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA = 75.12 m² / 808.66 FT² (INCLUDES INT. STAIRS)



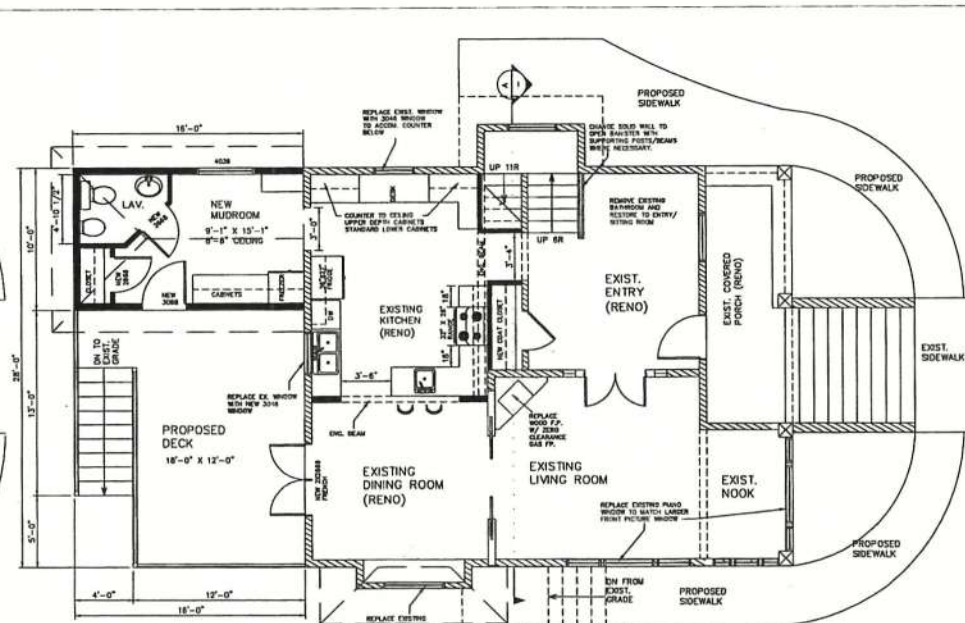
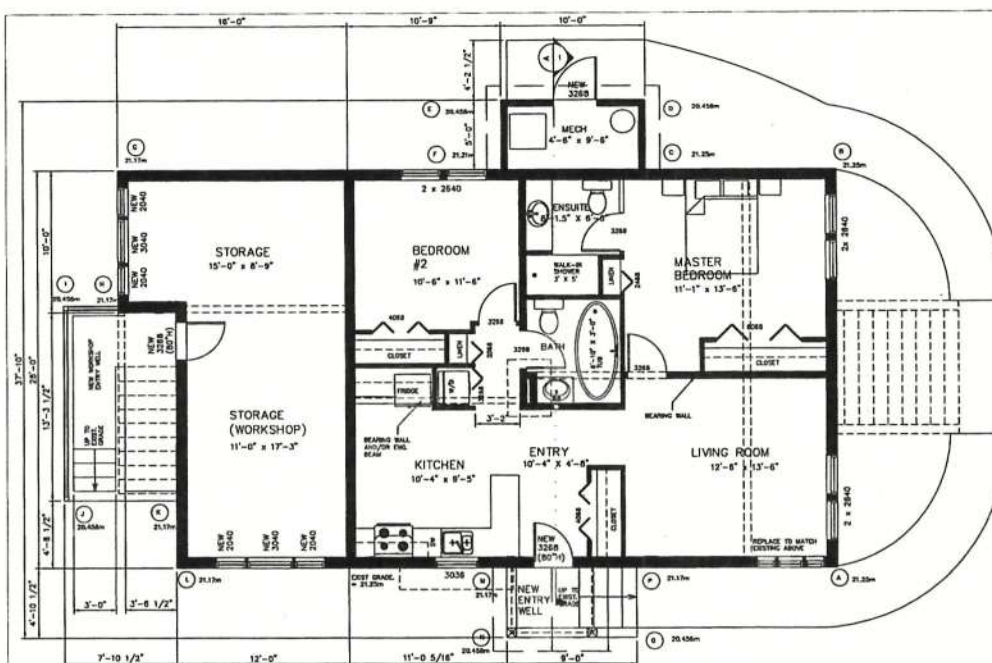
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA = 83.29 m² / 898.58 FT² (INCL. INTERIOR STAIRS)

SITE DATA	R1-G	PROPOSED LOT
ITEMS	PERMITTED	PROPOSED
SITE AREA (MIRIAM)	480m ² (4951.38 FT ²)	647.06m ² (7062.12 FT ²)
LOT WIDTH	15m	16.30m
FLOOR SPACE RATIO (MAX)	0.51	0.461
FLOOR AREA - LOWER FLOOR (FIRST FLOOR - MAX)	N/A	115.07m ² (1238.65 FT ²)
FLOOR AREA - MAIN FLOOR (SECOND FLOOR - MAX)	N/A	81.84m ² (880.45 FT ²)
FLOOR AREA - SECOND FLOOR (THIRD FLOOR - MAX)	N/A	83.29m ² (898.58 FT ²)
FLOOR AREA - FIRST AND SECOND FLOOR - MAX	240m ² (2583.33 FT ²)	206.7m ² (2235.10 FT ²)
FLOOR AREA (MAXIMUM - ALL LEVELS)	300m ² (3229.17 FT ²)	299.012 (3212.88 FT ²)
BUILDING HEIGHT (MAX)	7.6m (24.93 FT)	15.89m (52.12 FT)
AVERAGE GRADE	N/A	79.53m
STORIES (MAX)	2	3
BASEMENT	PERMITTED	NO
SETBACKS		
FRONT (BRIGHTON AVE.)	7.5m	4.85m (Addition) 4.72m (Ext. wall/roof) 3.12m (Ext. Building Footing)
REAR (N)	8.10m	3.81m (Vest. Room) 4.81m (Addition) 4.24m (Existing Building Footing)
SIDE (W)	3.75m	10.63m
SIDE ON FLASHING ST. (CHAMBERLAIN ST.)	3.5m	7.92m
ESTIMATED SIDE YARDS	5.40m	16.35m
SITE COVERAGE	30%	28.24%
OPEN SITE SPACE (MIRIAM X)	50%	70.7%
OPEN SITE SPACE-FRONT YARD (MIRIAM X) (FROM 5/4 TO 5/4-LESS GARAGE AND 5/4 PORTION)	50%	77.1%

SITE DATA	R1-G	PROPOSED LOT
PARKING		
PARKING (MIRIAM) - NOT IN FRONT YARD	1 SPACE	1 SPACE
PARKING SCREENING		
DRIVEWAY - PARKING SLOPE (MAXIMUM %)	8%	1% (1/100:127)
DRIVEWAY PARKING MATERIAL	PERMEABLE PAVEMENT	PERMEABLE PAVEMENT
ITEMS	PERMITTED	PROPOSED
SECONDARY SLATE		
FLOOR AREA (MIRIAM m ²)	150m ²	295.8m ²
ADDED FLOOR AREA (MIRIAM m ²)	20m ²	47.25m ²
ADDED BUILDING HEIGHT (MAXIMUM m)	.80m	N/A
SLATE FLOOR AREA (MAXIMUM m ²)	90m ²	80.33m ²
SLATE FLOOR AREA RATIO (MAXIMUM %)	40%	27.88%
ACCESSORY BUILDING-GARAGE		
LOCATION	REAR YARD	FRONT AND SIDE YARDS
CONCRETE FLOOR AREA (MAXIMUM m ²)	35m ²	40.35m ²
HEIGHT	3.5m	3.5m
FRONT SETBACK		.30m (EXISTING AND PROPOSED)
REAR SETBACK	.80m	7.68m
SIDE SETBACK	.80m	8.6m
SEPARATION SPACE BETWEEN ACCESSORY BUILDING AND PRINCIPAL BUILDING (MIRIAM)	2.40m	4.8m
REAR YARD SITE COVERAGE (MAXIMUM %)		

Received
 City of Victoria
 NOV 25 2015
 Planning & Development Department
 Development Services Division

10 10/10/15 Development Variance Permit 9 09/09/15 Development Variance Permit 8 08/08/15 Development Variance Permit 7 07/07/15 Development Variance Permit 6 06/06/15 Preliminary Plans 5 05/05/15 Preliminary Plans 4 04/04/15 Preliminary Plans 3 03/03/15 Preliminary Plans 2 02/02/15 As-Built Plans 1 01/01/15 As-Built Plans		 CUSTOM BUILDER THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.	Project Title: LEONARD WEAVER AND GAIL CARYN Project Location: 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9 Sheet Title: AS-BUILT PLANS AND DATA TABLE Drawn By: TROY Sheet Number: 3 of 6 Issue: 10
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PROPOSED BASEMENT FLOOR PLAN

SCALE: 1" = 1'-0"

NEW 2X8 STUD WALL
 NEW 2X4 STUD WALL

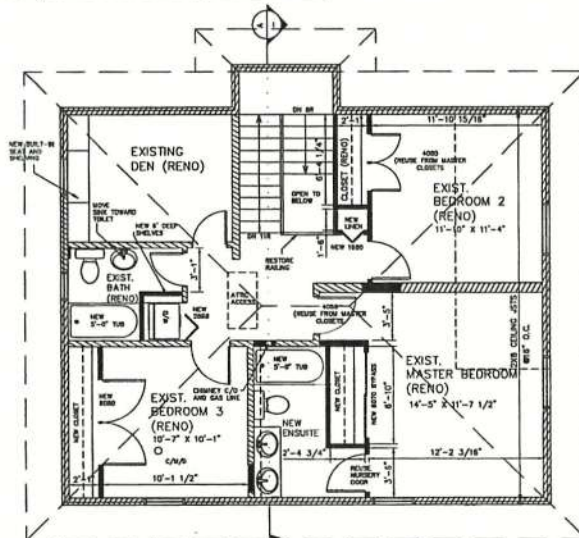
FLOOR AREA
 SUITE = 80.93 m² / 871.18 FT²
 STORAGE/ARCH = 34.13 m² / 367.47 FT²
 TOTAL = 115.07 m² / 1238.65 FT²

AVERAGE GRADE CALCULATION

GRADES: A=21.25m, B=21.25, C=21.25m, D=20.45m,
 E=20.45m, F=21.21, G=21.17, H=20.45m, I=20.45m, J=40.45m,
 K=20.45m,
 L=21.17, M=20.45m, N=20.45m, O=20.45m, P=20.45m,

PTS A AND B (21.25 + 21.25) / 2 = 8.534m = 181.4m
 PTS B AND C (21.25 + 21.25) / 2 = 4.55m = 98.85m
 PTS C AND D (21.25 + 20.45) / 2 = 1.524m = 39.77m
 PTS D AND E (20.45 + 20.45) / 2 = 1.3045m = 26.89m
 PTS E AND F (20.45 + 21.21) / 2 = 1.524m = 31.74m
 PTS F AND G (21.21 + 21.17) / 2 = 8.153m = 172.76m
 PTS G AND H (21.17 + 21.17) / 2 = 2.816m = 61.3m
 PTS H AND I (21.17 + 20.45) / 2 = 1.81m = 24.58m
 PTS I AND J (20.45 + 20.45) / 2 = 4.181m = 85.73m
 PTS J AND K (20.45 + 21.17) / 2 = 2.4m = 49.95m
 PTS K AND L (21.17 + 21.17) / 2 = 1.525m = 30.37m
 PTS L AND M (21.17 + 21.17) / 2 = 2.010m = 148.40m
 PTS M AND N (21.17 + 20.45) / 2 = 1.486m = 30.92m
 PTS N AND O (20.45 + 20.45) / 2 = 2.743m = 56.11m
 PTS O AND P (20.45 + 21.17) / 2 = 1.486m = 30.92m
 PTS P AND A (21.17 + 21.25) / 2 = 4.267m = 93.5m

TOTAL GRADES = 1149.82m / 55.95m = 20.55m



PROPOSED MAIN FLOOR PLAN

SCALE: 1" = 1'-0"

FLOOR AREA = 91.64 m² / 988.45 FT² (INCLUDES INT. STAIRS)

EXISTING 2X6 STUD WALL
 NEW 2X8 STUD WALL
 EXISTING 2X4 STUD WALL
 NEW 2X4 STUD WALL

CONCEPT ONLY -
 NOT FOR CONSTRUCTION

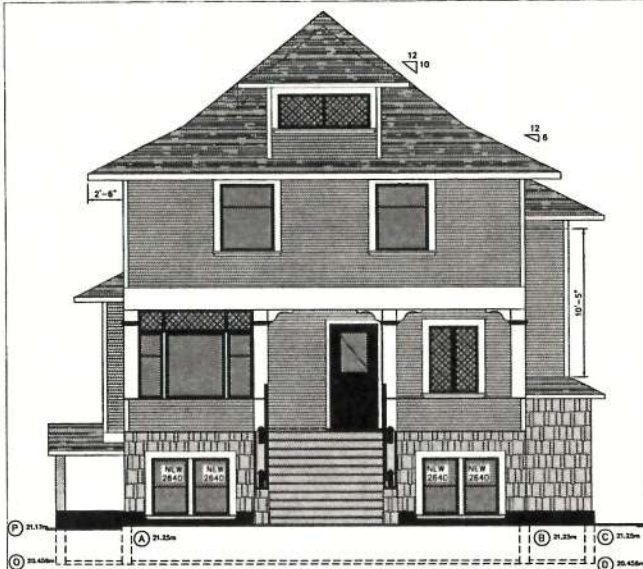
E & O. E.
 SUBJECT TO ENGINEER'S DRAWINGS
 AND SPECIFICATIONS

DAVID COULSON DESIGN Ltd. CUSTOM BUILDER		Project Title: LEONARD WEAVER AND GAIL CARYN
Project Location: 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9		Sheet Title: PROPOSED FLOOR PLANS
10/19/05 Development Variance Permit 09/09/15 Development Variance Permit 08/06/15 Development Variance Permit 27/04/15 Development Variance Permit 23/03/15 Preliminary Plans 23/02/15 Preliminary Plans 18/02/15 Preliminary Plans 03/02/15 Proposed Plans 26/01/15 As-Built Plans 18/01/15 As-Built Plans	No. Date Issue Description	Drawn By: TROY Sheet Number: 5 of 8 Issue: 10

Received
 City of Victoria

NOV 25 2015

Planning & Development Department
 Development Services Division



PROPOSED EAST ELEVATION

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

EXISTING GRADES (NO CHANGE):

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED NORTH ELEVATION

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

EXISTING GRADES (NO CHANGE):

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



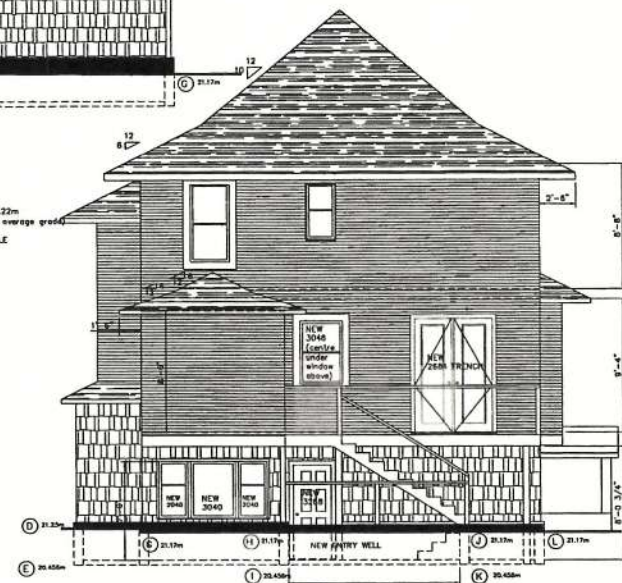
PROPOSED SOUTH ELEVATION

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

EXISTING GRADES (NO CHANGE):

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED WEST ELEVATION

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

EXISTING GRADES (NO CHANGE):

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE

CONCEPT ONLY - NOT FOR CONSTRUCTION

E. & O. E.

SUBJECT TO ENGINEER'S DRAWINGS AND SPECIFICATIONS

Received
City of Victoria

NOV 25 2015

Planning & Development Department
Development Services Division

<p>10 18/10/15 Development Variance Permit 9 09/09/15 Development Variance Permit 8 30/08/15 Development Variance Permit 7 27/04/15 Development Variance Permit 6 23/03/15 Preliminary Plans 5 23/02/15 Preliminary Plans 4 18/02/15 Preliminary Plans 3 03/02/2015 Preliminary Plans 2 28/01/2015 As-Built Plans 1 18/01/2015 As-Built Plans</p>	<p>DAVID COULSON DESIGN Ltd. CUSTOM BUILDER THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.</p>	<p>Project Title: LEONARD WEAVER AND GAIL CARYN Project Location: 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9 Sheet Title: PROPOSED ELEVATIONS Drawn By: TUDY Sheet Number: 4 of 8 Issue: 10</p>
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Aerial Photo

1000 Chamberlain Street – Development Permit Application # 00161

View from Chamberlain Street



1000 Chamberlain Street
Chamberlain Street – Neighbouring House to the North



1000 Chamberlain Street
Brighton Avenue



1000 Chamberlain Street
Brighton Avenue



1000 Chamberlain Street

Brighton Avenue – Garage



1000 Chamberlain Street
Brighton Avenue – Garage and Neighbouring House



1000 Chamberlain Street

Brighton Avenue – Neighbouring House to the West



1000 Chamberlain Street

Brighton Avenue – South side



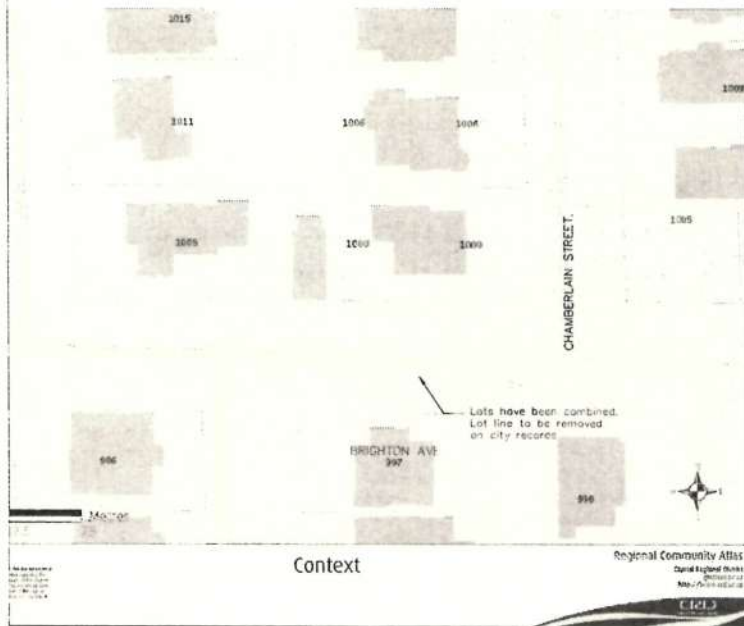
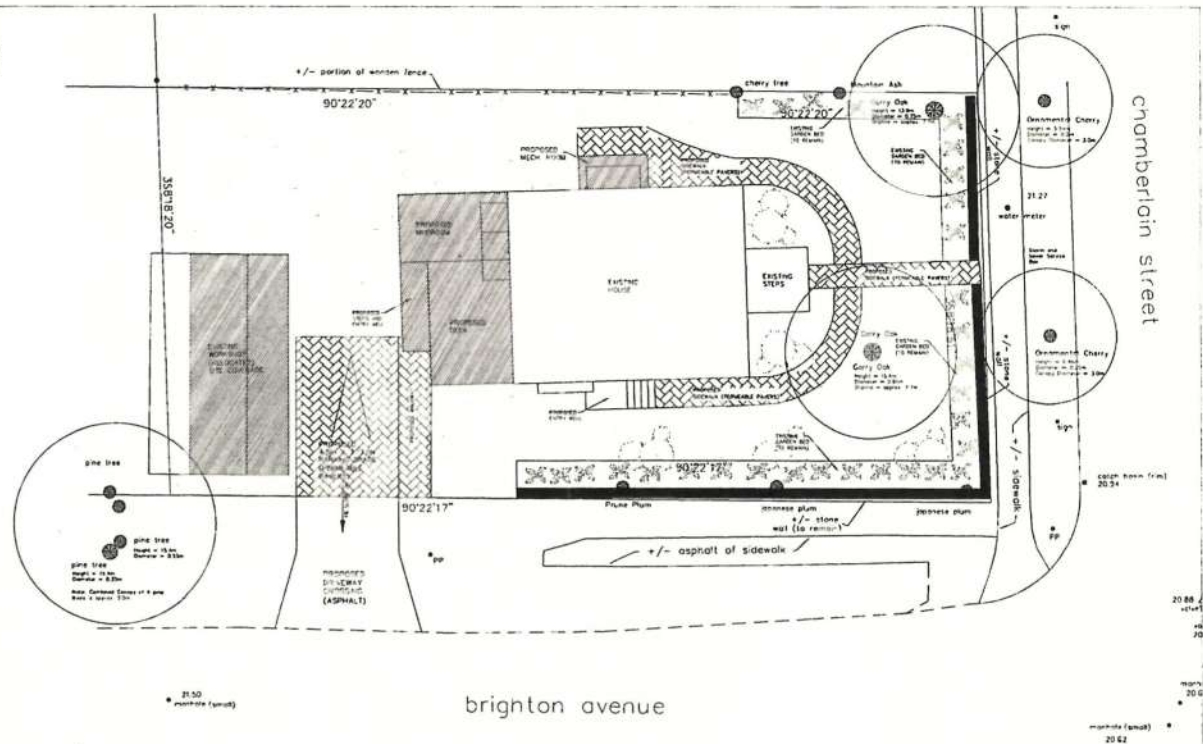
1000 Chamberlain Street

Brighton Avenue – South Side



1000 Chamberlain Street

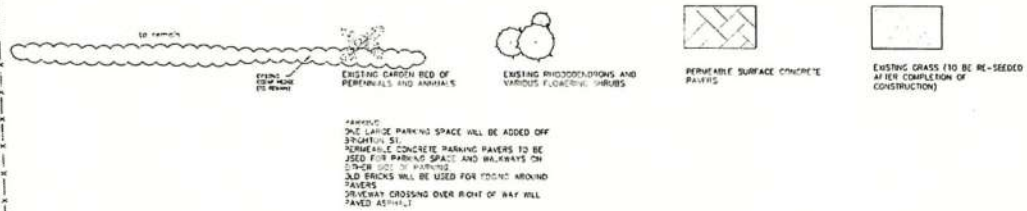
Site Plan and Context



LANDSCAPING PLAN AND NOTES:

SCALE = 1:100

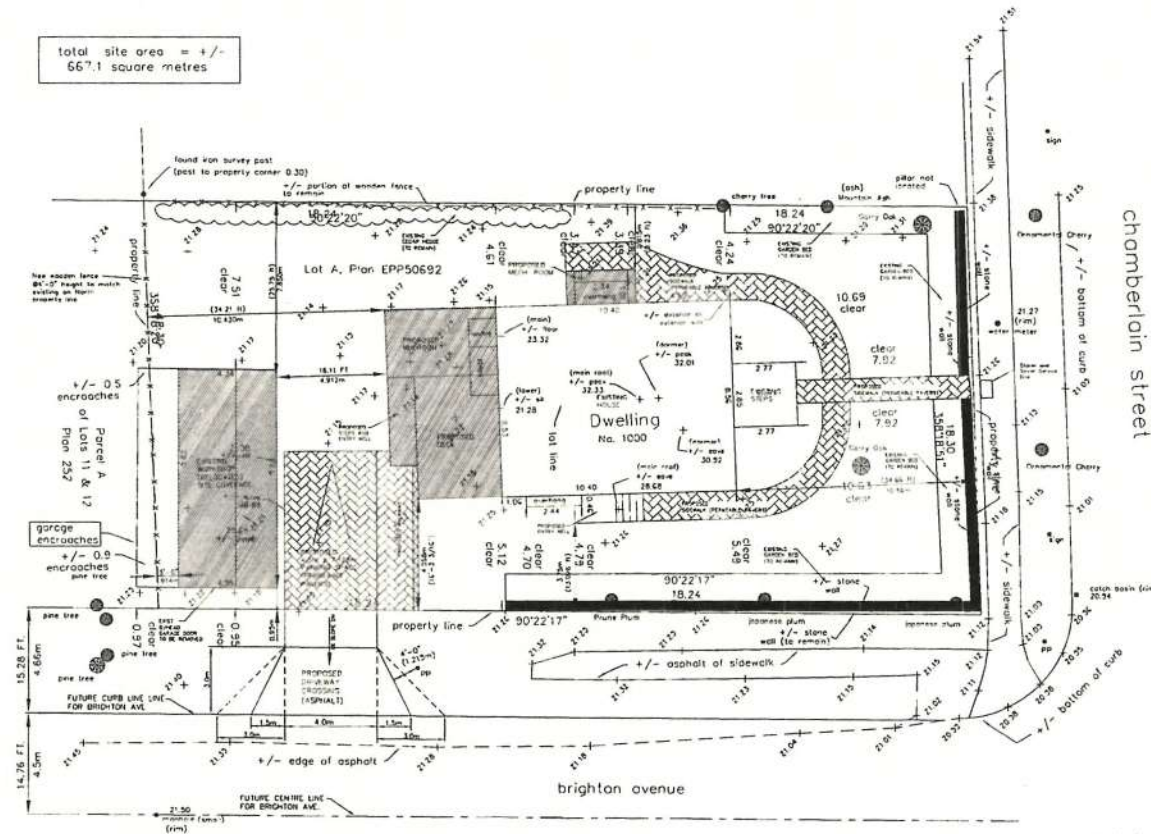
ALL TREES, SHRUBS AND LANDSCAPING STRUCTURES WILL BE RETAINED EXCEPT WHERE NOTED
EXISTING GRASS WILL BE RE-SEEDED AROUND HOUSE ONCE CONSTRUCTION HAS BEEN COMPLETED



			Project Info LEONARD WEAVER AND GAIL CARYN		
10	15/05/15	Treatment Works/Pre Plant	Project Location 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4E9		
9	02/05/15	Treatment Works/Pre Plant			
8	30/05/15	Treatment Works/Pre Plant			
7	27/04/15	Treatment Works/Pre Plant			
6	23/05/15	Preliminary Plans			
5	23/05/15	Preliminary Plans			
4	16/02/15	Preliminary Plans	Sheet Title CONTEXT PLAN AND LANDSCAPING PLAN, NOTES		
3	03/02/2014	Preliminary Plans			
2	26/01/2014	Built Plans			
1	15/01/2014	As-Built Plans			
THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN			Drawn By: <input type="checkbox"/> J.C. Sheet: <input type="checkbox"/> J.C. of: <input type="checkbox"/> J.C. Issue: <input type="checkbox"/> J.C.		
No.	Date	Issue Description			

1000 Chamberlain Street- Site Plan

total site area = +/-
667.1 square metres



B.C. Land Surveyor's

Site Plan of:

Lot A, Section 4,
Victoria District
Plan EPP50692

Scale 1:100
All distances are in metres

Civic address 1000 Chamberlain Street
Victoria, B.C.

Parcel Identifier Number 029-624-185

Legend

- Denotes spot elevation
- Denotes utility pole
- Denotes tree & opening
(trees not plotted to scale)
- (not all trees located)
- Elevations are GEODETIC
- Fence & retaining wall locations are approximate
- Tree locations are accurate to +/- 0.3 metres

This drawing is prepared to assist with planning decision and permitting
and is not to be used for any other purpose

Certified correct this 15th day of March, 2015

BCL5

This document is not valid unless properly signed and sealed
or electronic signature is attached

SITE PLAN

SCALE: 1:100

LEGAL INFORMATION:
LOT A, SECTION 74,
VICTORIA DISTRICT, PLAN EPP50692
PID = 029-624-185

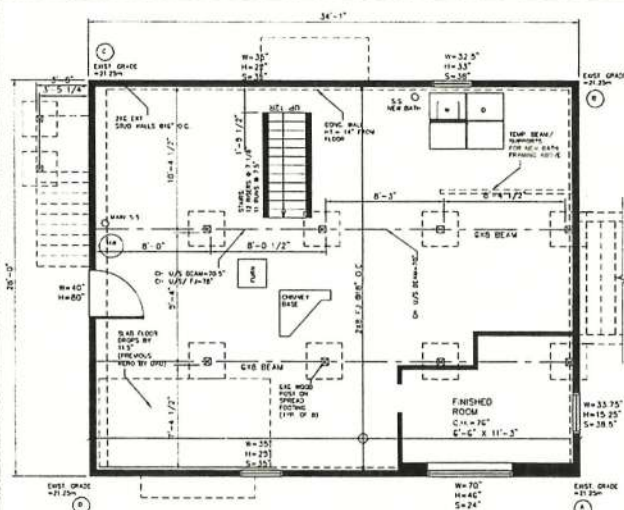
LOT SIZE = 667.1m² (7180.6 FT²)
HOUSE = 152.30 m² (1639.37) - INCLUDES STAIRS, DECKS, COVERED ENTRIES
GARAGE = 42.76 m² (460.34 FT²)
TOTAL AREA OF ALL STRUCTURES = 195.06 m² (2099.71 FT²)
SITE COVERAGE = 29.24%

This plan was prepared for the exclusive
use of our client.

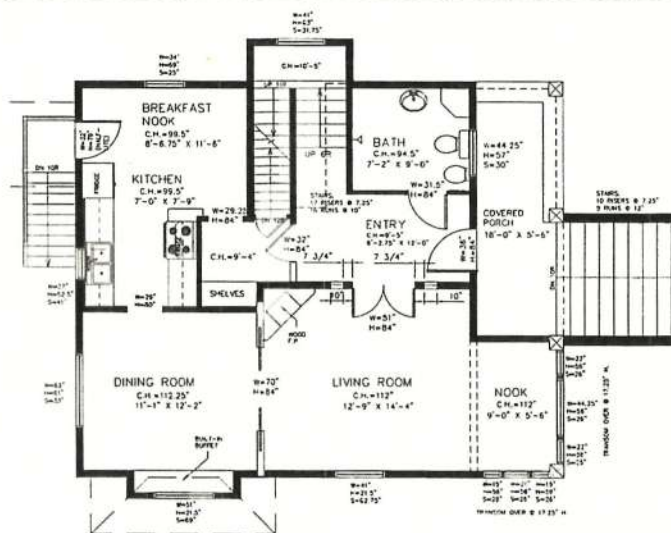
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on this document.

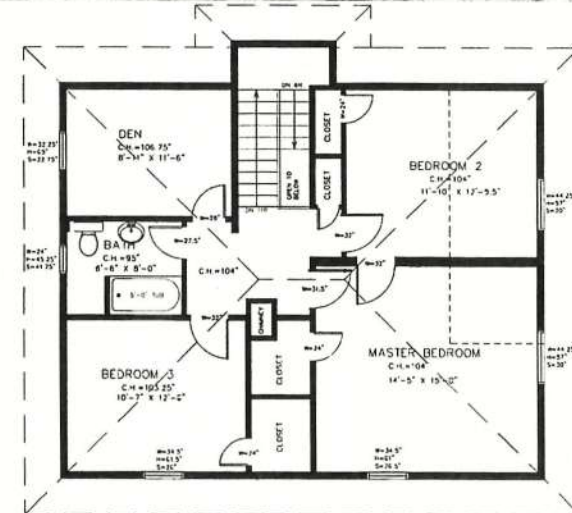
<p>10/10/15 Development Variance Permit 02/09/15 Development Variance Permit 05/05/15 Development Variance Permit 17/04/15 Development Variance Permit 03/03/15 Preliminary Plans 23/02/15 Preliminary Plans 19/02/15 Preliminary Plans 03/02/2015 Preliminary Plans 15/01/2015 As-Built Plans 15/01/2015 As-Built Plans</p>		<p>Project Title LEONARD WEAVER AND GAIL CARYN</p>	
<p>Project Location 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9</p>		<p>Sheet Title SITE PLAN</p>	
<p>Drawn By: [Signature] Checked By: [Signature] Scale: 1:100 Sheet Number: 1 of 6 Block: 10</p>		<p>THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MUST NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.</p>	



EXISTING BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA = 81.4 m² / 873.3 FT² (HOL. INT. STAIRS)
 AVERAGE GRADE CALCULATION
 GRADES: A=21.25m, B=21.25, C=21.25m, D=21.25m
 PIS A AND B (21.25 + 21.25) / 2 = 21.25m = 69.71m
 PIS B AND C (21.25 + 21.25) / 2 = 21.25m = 69.71m
 PIS C AND D (21.25 + 21.25) / 2 = 21.25m = 69.71m
 PIS D AND A (21.25 + 21.25) / 2 = 21.25m = 69.71m
 TOTAL GRADES = 803.3m / 37.84m = 21.25m



EXISTING MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA = 75.12 m² / 808.66 FT² (INCLUDES INT. STAIRS)



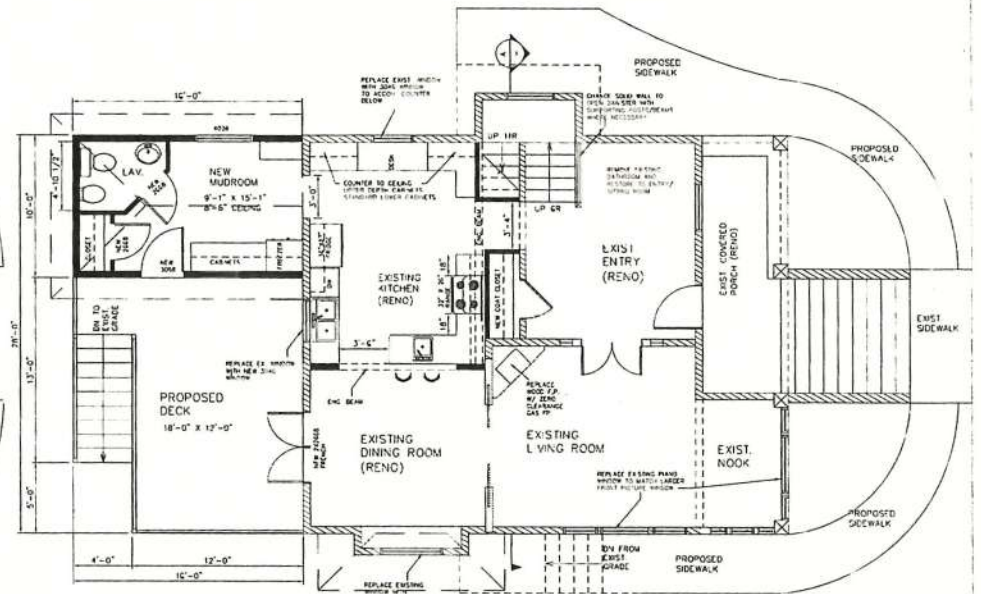
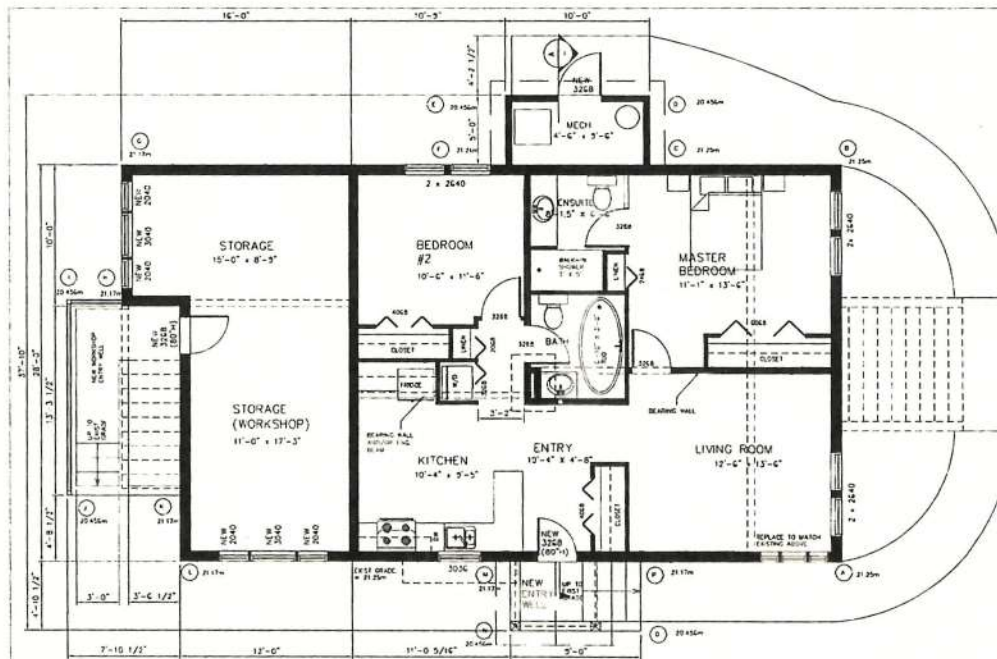
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA = 83.25 m² / 896.56 FT² (HOL. INTERIOR STAIRS)

SITE DATA	R1-G	PROPOSED LOT
ITEMS	PERMITTED	PROPOSED
SITE AREA (M ² /FT ²)	460m ² (4950.35 FT ²)	627.0m ² (6750.2 FT ²)
LOT WIDTH	15m	18.30m
FLOOR SPACE RATIO (MAX)	0.5:1	0.4:1
FLOOR AREA - LOWER FLOOR (FIRST FLOOR - MAX)	N/A	115.07m ² (1238.65 FT ²)
FLOOR AREA - MAIN FLOOR (SECOND FLOOR - MAX)	N/A	91.64m ² (984.45 FT ²)
FLOOR AREA - SECOND FLOOR (THIRD FLOOR - MAX)	N/A	83.25m ² (896.56 FT ²)
FLOOR AREA - FIRST AND SECOND FLOOR - MAX	240m ² (2578.31 FT ²)	206.7m ² (2235.10 FT ²)
FLOOR AREA (BASEMENT-ALL LEVELS)	800m ² (8581.17 FT ²)	793.07 (8516.66 FT ²)
BASEMENT HEIGHT (MAX)	7.6m (24.93 FT)	10.65m (34.92 FT)
AIRSPACE HEIGHT	N/A	23.33m
STORYS (MAX)	2	2
BASEMENT	PERMITTED	N/A
STAIRWAYS		
FROM (BRIGHTON AVE)	7.5m	8.15m (Architectural) 7.62m (Clear - Building Face)
REAR (N)	9.10m	2.81m (Architectural) 2.29m (Clear - Building Face)
SIDE (W)	2.75m	10.43m
SIDE ON PLANNING ST (CHAMBERLAIN ST)	3.5m	7.53m
CONTAINED SIDE YARDS	9.43m	18.30m
SITE COVERAGE	30%	21.24%
OPEN SITE SPACE (MINIMUM M ²)	50%	70.76
OPEN SITE SPACE-FRONT YARD (MINIMUM M ²) (FROM 0.0m TO 15.0m-LESS GARAGE AND SIDE PORCHES)	50%	77.16

SITE DATA	R1-G	PROPOSED LOT
PERMITTED		
PARKING (MINIMUM - NOT IN FRONT YARD)	1 SPACE	1 SPACE
PARKING SCREENING		
OFFICINERY - PARKING (MINIMUM M ²)	88	18 (21.87-17)
OFFICINERY PARKING MATERIAL	PERMEABLE PAVERS	PERMEABLE PAVERS
ITEMS	PERMITTED	PROPOSED
SECONDARY FLOOR		
FLOOR AREA (MINIMUM M ²)	115m ²	270.8m ²
ADDED FLOOR AREA (MINIMUM M ²)	30m ²	47.20m ²
ADDED BUILDING HEIGHT (MINIMUM M)	3.0m	N/A
SLATE FLOOR AREA (MINIMUM M ²)	30m ²	40.55m ²
SLATE FLOOR AREA RATIO (MINIMUM %)	40%	27.8%
ADDITIONAL BUILDING HEIGHT		
LOCATION	REAR YARD	FRONT AND SIDE YARDS
CONTAINED FLOOR AREA (MINIMUM M ²)	37m ²	40.55m ²
HEIGHT	3.5m	3.5m
FRONT SETBACK		35m (EXISTING MAX HEIGHT)
REAR SETBACK	6.0m	3.8m
SIDE SETBACK	6.0m	8.9m
SEPARATION SPACE BETWEEN ACCESSORY BUILDING AND PRINCIPAL BUILDING (MINIMUM M)	2.40m	4.30m
REAR YARD SITE COVERAGE (MINIMUM %)	25%	4%

1000 Chamberlain Street Existing Floor Plan

DAVID COULSON DESIGN Ltd. CUSTOM BUILDERS THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.		Project File: LEONARD WEAVER AND GAI CARYN Project Location: 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9 Sheet Title: AS-BUILT PLANS AND DATA TABLE Drawn By: [Signature] Sheet Number: 3 of 6 Date: 12/01/2015
10/15/2015 Development Variance Permit 9/09/2015 Development Variance Permit 8/30/2015 Development Variance Permit 7/27/2015 Development Variance Permit 6/22/2015 Preliminary Plans 5/23/2015 Preliminary Plans 4/16/2015 Preliminary Plans 3/26/2015 Preliminary Plans 2/26/2015 Preliminary Plans 1/19/2015 Preliminary Plans	10/15/2015 Development Variance Permit 9/09/2015 Development Variance Permit 8/30/2015 Development Variance Permit 7/27/2015 Development Variance Permit 6/22/2015 Preliminary Plans 5/23/2015 Preliminary Plans 4/16/2015 Preliminary Plans 3/26/2015 Preliminary Plans 2/26/2015 Preliminary Plans 1/19/2015 Preliminary Plans	10/15/2015 Development Variance Permit 9/09/2015 Development Variance Permit 8/30/2015 Development Variance Permit 7/27/2015 Development Variance Permit 6/22/2015 Preliminary Plans 5/23/2015 Preliminary Plans 4/16/2015 Preliminary Plans 3/26/2015 Preliminary Plans 2/26/2015 Preliminary Plans 1/19/2015 Preliminary Plans



PROPOSED MAIN FLOOR PLAN
SCALE: 1" = 1'-0"
FLOOR AREA = 31.64 m² / 340.45 FT² (INCLUDES INT. STAIRS)

EXISTING 2ND STUO WALL
NEW 2ND STUO WALL
EXISTING 2ND STUO WALL
NEW 2ND STUO WALL

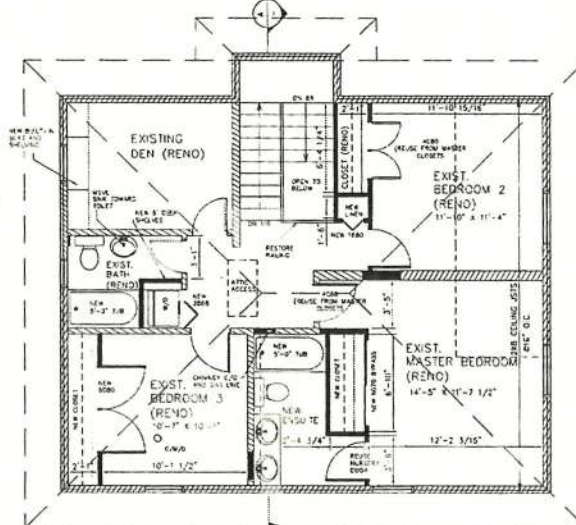
PROPOSED BASEMENT FLOOR PLAN
SCALE: 1" = 1'-0"

NEW 2ND STUO WALL
NEW 2ND STUO WALL

FLOOR AREA
SUITE = 80.93 m² / 871.18 FT²
STORAGE/CLICH = 34.13 m² / 367.47 FT²
TOTAL = 115.07 m² / 1238.65 FT²

MICROFIL SPREAD CALCULATIONS

GRADES: A=21.25m, B=21.25, C=21.25m, D=20.45m, E=20.45m, F=21.21, G=21.17m, H=20.45m, I=20.45m, J=20.45m, K=20.45m, L=20.45m, M=20.45m, N=20.45m, O=20.45m, P=20.45m.
PIS A AND B (21.25 + 21.25) / 2 x 6.53m = 138.4m
PIS C AND D (21.25 + 21.25) / 2 x 4.55m = 95.65m
PIS E AND F (21.25 + 20.45) / 2 x 1.52m = 31.77m
PIS G AND H (20.45 + 20.45) / 2 x 1.504m = 28.63m
PIS I AND J (20.45 + 21.21) / 2 x 1.574m = 31.74m
PIS K AND L (21.21 + 21.17) / 2 x 8.152m = 172.6m
PIS M AND N (21.17 + 21.17) / 2 x 2.816m = 61.3m
PIS O AND P (21.17 + 20.45) / 2 x 1.181m = 24.50m
PIS Q AND R (20.45 + 20.45) / 2 x 4.181m = 85.25m
PIS S AND T (20.45 + 21.17) / 2 x 2.4m = 49.95m
PIS U AND V (21.17 + 21.17) / 2 x 1.425m = 30.37m
PIS W AND X (21.17 + 21.17) / 2 x 2.010m = 40.20m
PIS Y AND Z (20.45 + 20.45) / 2 x 1.466m = 30.92m
PIS AA AND AB (20.45 + 20.45) / 2 x 2.743m = 56.11m
PIS AC AND AD (20.45 + 21.17) / 2 x 1.485m = 30.92m
PIS AE AND AF (21.17 + 21.25) / 2 x 4.283m = 90.5m
TOTAL GRADES = 1149.82m / 55.96m = 20.55m



PROPOSED SECOND FLOOR PLAN

SCALE: 1" = 1'-0"
FLOOR AREA = 83.23 m² / 896.55 FT² (INCL. INTERIOR STAIRS)
EXISTING CEILING HEIGHT = 8'-0"

EXISTING 2ND STUO WALL
NEW 2ND STUO WALL

1000 Chamberlain Street Proposed Floor Plan

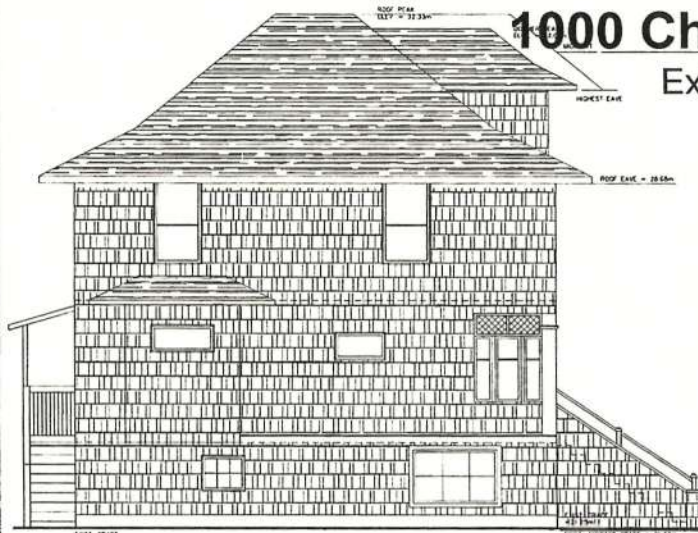
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<p>10/15/15 3/05/15 8/30/15 7/27/15 6/23/15 5/23/15 4/13/15 3/03/15 2/16/15 1/15/15</p> <p>Development - Variance Permit Development - Building Permit Development - Variance Permit Development - Variance Permit Development - Variance Permit Development - Variance Permit Development - Variance Permit Development - Variance Permit Development - Variance Permit Development - Variance Permit</p>	<p>DAVID COULSON DESIGN LTD.</p> <p>1000 CHAMBERLAIN ST VICTORIA, B.C. V8S 4B9</p> <p>PROPOSED FLOOR PLANS</p>	<p>Project Title LEONARD WEAVER AND GAIL CARYN</p> <p>Project Location 1000 CHAMBERLAIN ST VICTORIA, B.C. V8S 4B9</p> <p>Sheet No. PROPOSED FLOOR PLANS</p> <p>Drawn By Sheet of 6 10</p>
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1000 Chamberlain Street

Existing Elevations



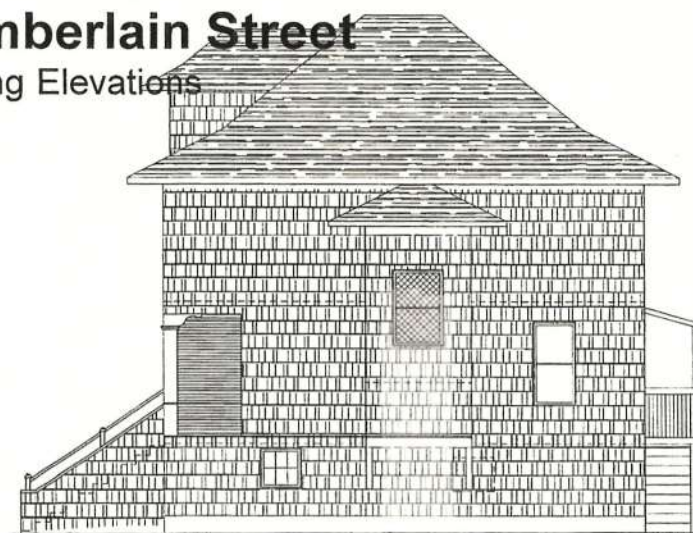
SOUTH ELEVATION

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

EXISTING GRADES

21.25m + 21.25m + 21.25m + 21.15m + 84.3m / 4 = 21.22m (existing average grade)

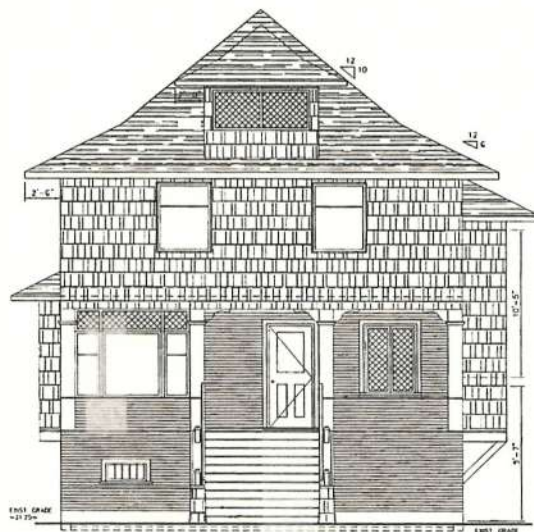
34'-3 7/8"
EXISTING BUILDING HEIGHT



NORTH ELEVATION

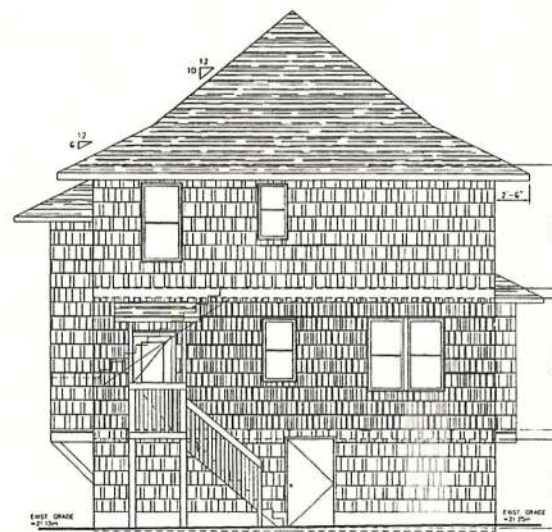
SCALE: 1/4" = 1'-0"

CONCEPT ONLY - NOT FOR CONSTRUCTION
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AND SPECIFICATIONS



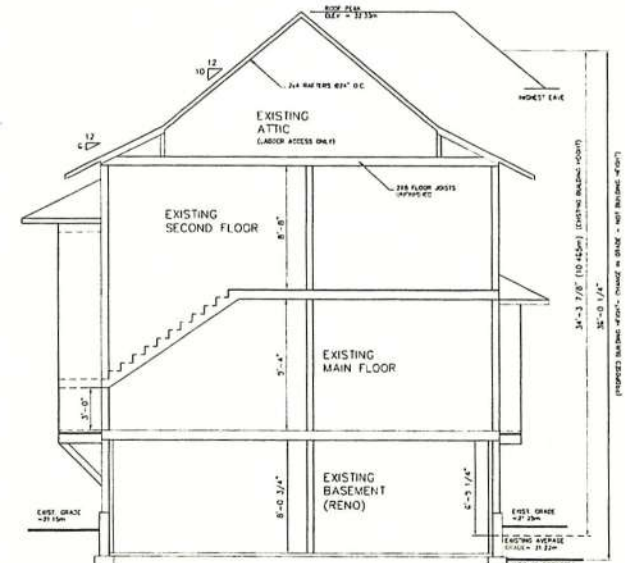
EAST ELEVATION

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



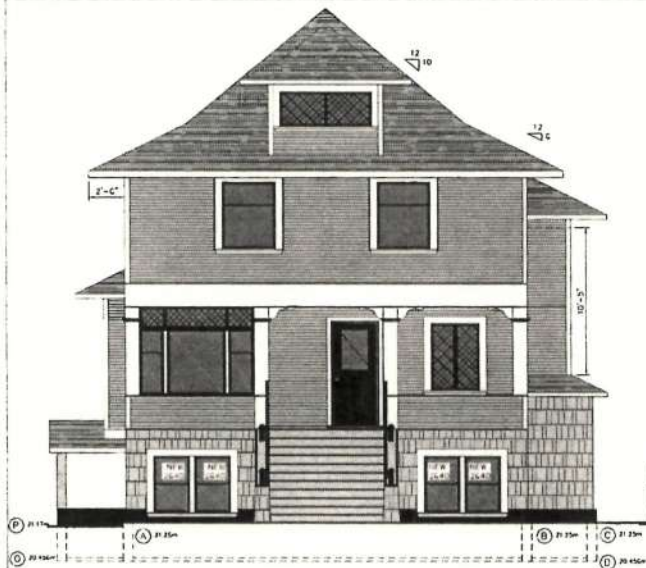
WEST ELEVATION

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



Project Title LEONARD WEAVER AND GAIL CARYN			
Project Location 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9			
Sheet Title AS-BUILT ELEVATIONS AND PROPOSED SECTION			
Drawn By E. & O. E.	Sheet Number 4 of 6	Issue 10	
			
THIS PLAN IS PREPARED BY DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.			
10	19/10/15	1	Development Variance Permit
9	09/09/15	1	Development Variance Permit
8	30/06/15	1	Development Variance Permit
7	27/04/15	1	Development Variance Permit
6	21/03/15	1	Preliminary Plans
5	23/02/15	1	Preliminary Plans
4	18/02/15	1	Preliminary Plans
3	31/01/15	1	Preliminary Plans
2	28/01/2015	1	Preliminary Design
1	19/01/2015	1	Preliminary Design
Rev	Date	Issue Description	

1000 Chamberlain Street Proposed Elevations



PROPOSED EAST ELEVATION

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

EXISTING GRADES (NO CHANGE)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED NORTH ELEVATION

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

EXISTING GRADES (NO CHANGE)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED SOUTH ELEVATION

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

EXISTING GRADES (NO CHANGE)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED WEST ELEVATION

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

EXISTING GRADES (NO CHANGE)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE

CONCEPT ONLY - NOT FOR CONSTRUCTION

E. & O. E.

SUBJECT TO ENGINEER'S DRAWINGS AND SPECIFICATIONS

<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Issue Description</th> </tr> <tr> <td>10</td> <td>12/10/15</td> <td>Development Variance Permit</td> </tr> <tr> <td>9</td> <td>05/05/15</td> <td>Development Variance Permit</td> </tr> <tr> <td>8</td> <td>30/05/15</td> <td>Development Variance Permit</td> </tr> <tr> <td>7</td> <td>27/04/15</td> <td>Development Variance Permit</td> </tr> <tr> <td>6</td> <td>23/03/15</td> <td>Preliminary Plans</td> </tr> <tr> <td>5</td> <td>25/02/15</td> <td>Preliminary Plans</td> </tr> <tr> <td>4</td> <td>19/02/15</td> <td>Preliminary Plans</td> </tr> <tr> <td>3</td> <td>03/02/2015</td> <td>Preliminary Plans</td> </tr> <tr> <td>2</td> <td>26/01/2015</td> <td>As-Built Plans</td> </tr> <tr> <td>1</td> <td>15/01/2015</td> <td>As-Built Plans</td> </tr> </table>	No.	Date	Issue Description	10	12/10/15	Development Variance Permit	9	05/05/15	Development Variance Permit	8	30/05/15	Development Variance Permit	7	27/04/15	Development Variance Permit	6	23/03/15	Preliminary Plans	5	25/02/15	Preliminary Plans	4	19/02/15	Preliminary Plans	3	03/02/2015	Preliminary Plans	2	26/01/2015	As-Built Plans	1	15/01/2015	As-Built Plans	<p>DAVID SOUTON DESIGN Ltd. CUSTOM BLUEPRINT</p> <p>THIS PLAN IS PROPERTY OF DAVID SOUTON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID SOUTON DESIGN</p>	<p>Project Title: LEONARD WEAVER AND GAIL CARYN</p> <p>Project Location: 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9</p> <p>Sheet Title: PROPOSED ELEVATIONS</p> <p>Drawn By: [Signature] Sheet Number: 01 of 01 Scale: 1/4" = 1'-0"</p>
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