

REPORTS OF THE COMMITTEE

3. Planning and Land Use Committee – December 10, 2015

2. Development Permit with Variances Application No. 00492 for 2972 Doncaster Drive

It was moved by Councillor Coleman, seconded by Councillor Alto, that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00492, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00492 for 2972 Doncaster Drive, in accordance with:

1. Plans date stamped November 10, 2015.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

Existing House (Proposed Lot A)

i. Part 1.23 (8)(a): Reduce the front yard setback of the main structure from 6m to 5.54m.

ii. Part 1.23 (8)(b): Reduce the rear yard setback of the main structure from 6m to 1.63m.

iii. Part 1.23 (9): Permit accessory buildings to be located in the side yard.

iv. Part 1.23 (3)(a): Reduce the front yard setback of the accessory building from 18m to 14.72m.

v. Schedule "C" (3): Permit parking to be located between the building and the front lot line.

New House (Proposed Lot B)

vi. Part 1.23 (8)(a): Reduce the front yard setback of the main structure from 6m to 4.5m.

vii. Part 1.23 (13)(a): Reduce the front yard setback of the accessory building from 18m to 14.72m.

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

Carried Unanimously

3.3 Development Permit with Variances No. 00492 for 2972 Doncaster Drive

Committee received a report regarding an application for 2972 Doncaster Drive. The application is to create two lots, retaining the existing single family house and constructing one new small lot house.

Action: It was moved by Councillor Alto, seconded by Councillor Lucas, that Committee recommends that Council, after giving notice an allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00492, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00492 for 2972 Doncaster Drive, in accordance with:

1. Plans date stamped November 10, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

Existing House (Proposed Lot A)

- a. Part 1.23 (8)(a): Reduce the front yard setback of the main structure from 6m to 5.54m.
- b. Part 1.23 (8)(b): Reduce the rear yard setback of the main structure from 6m to 1.63M.
- c. Part 1.23 (9): Permit accessory buildings to be located in the side yard.
- d. Part 1.23 (13)(a): Reduce the front yard setback of the accessory building from 18m to 14.72m.
- e. Schedule "C" (3): Permit parking to be located between the building and the front lot line.

New House (Proposed Lot B)

- a. Part 1.23 (8)(a): Reduce the front yard setback of the main structure form 6m to 4.5m.
 - b. Part 1.23 (8)(a): Reduce the front yard setback of the main structure from 6m to 4.5m.
 - c. Part 1.23 (13)(a): Reduce the front yard setback for the accessory building from 18m to 14.72m.
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 15/PLUC308



Planning and Land Use Committee Report

For the Meeting of December 10, 2015

To: Planning and Land Use Committee **Date:** November 26, 2015

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

Subject: Development Permit with Variances Application No. 00492 for 2972 Doncaster Drive

RECOMMENDATION

That Committee forward this report to Council and that, after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00492, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00492 for 2972 Doncaster Drive, in accordance with:

1. Plans date stamped November 10, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Existing House (Proposed Lot A)

- i. Part 1.23 (8)(a): Reduce the front yard setback of the main structure from 6m to 5.54m;
- ii. Part 1.23 (8)(b): Reduce the rear yard setback of the main structure from 6m to 1.63m;
- iii. Part 1.23 (9): Permit accessory buildings to be located in the side yard;
- iv. Part 1.23 (13)(a): Reduce the front yard setback of the accessory building from 18m to 14.72m;
- v. Schedule "C" (3): Permit parking to be located between the building and the front lot line;

New House (Proposed Lot B)

- vi. Part 1.23 (8)(a): Reduce the front yard setback of the main structure from 6m to 4.5m;
- vii. Part 1.23 (13)(a): Reduce the front yard setback of the accessory building from 18m to 14.72m.

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

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 920 (8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2972 Doncaster Drive. The proposal is to create two lots, retaining the existing single family house and constructing one new small lot house. Because both the new lot and the lot for the existing house would be rezoned to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, both properties would be subject to Development Permit Areas 15A: Intensive Residential – Small Lot. The variances being requested to facilitate the two-lot subdivision are related to front and rear yard setbacks, parking location and accessory building siting.

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).
- The requested variances associated with the existing house are to reduce the front and rear setbacks for the house, to reduce the setback to the proposed accessory building, to permit the accessory building in the side yard and to permit parking in the front yard. These variances are the result of the existing house facing the side lot line instead of the front lot line (as defined in the *Zoning Regulation Bylaw*) and are of a technical nature only.
- The requested variances associated with the new house are to reduce the front setbacks to the principal and accessory buildings. These variances are due to the short depth of the proposed small lot and would have a minimal impact on the neighbouring properties.

BACKGROUND

Description of Proposal

The proposal is to alter an existing house and construct a new small lot house.

Existing House (Proposed Lot A)

Specific details include:

- an existing two-storey building with no basement
- existing design elements such as a pitched roofline and a distinctive front entryway
- existing exterior materials include wood siding, stucco siding and fiberglass shingle roofing
- proposed removal of a portion of the existing deck
- proposed parking stall surfaced with permeable pavers and screened with landscaping.

New House (Proposed Lot B)

Specific details include:

- a two-storey building with a basement
- design elements such as a pitched roofline, dormers, distinctive front entryway and traditional-style windows
- the exterior materials include wood shingle siding, cement board panel siding, wood trim and fascia and fiberglass shingle roofing
- parking would be provided in a garage inside the building
- new hard and soft landscaping would be introduced, including a driveway and patio surfaced with permeable pavers.

Sustainability Features

As indicated in the applicant's letter dated June 15, 2015, the applicant is considering incorporating sustainability features focussed on energy efficiency, indoor air quality and resource use. In addition, permeable pavers are proposed for portions of the landscaping.

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.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Oaklands CALUC regarding the rezoning proposals at a Community Meeting held on August 21, 2015. The CALUC has supplied the minutes of this meeting which are attached to this report.

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 *Official Community Plan (OCP)* identifies this property within Development Permit Area 15A: Intensive Residential – Small Lot. The proposed alterations to the existing house and design of a new house are consistent with the *Design Guidelines for Small Lot Houses (2002)*.

Existing House (Proposed Lot A)

The proposal would alter the existing single family dwelling by removing a portion of the deck. The applicant is also proposing a parking stall surfaced with permeable pavers and screened

with landscaping. These changes are minor and the existing exterior design and materials of the house are in keeping with the character of the neighbourhood.

New House (Proposed Lot B)

The proposal is for a two-storey dwelling unit with a basement. The design of the small lot house incorporates architectural elements, such as a pitched roofline, dormers, a distinctive front entryway and traditional-style windows. These elements are similar to features of other houses in the neighbourhood. Although the massing of the new house is quite large compared to the existing house on Lot A, it is in keeping with the house on the adjacent property and other buildings on Oakland Avenue.

Windows are maximized on the front and rear elevations, and the windows on the side elevations are smaller and carefully located to respect the privacy of adjacent neighbours.

The applicant is proposing a mix of hard and soft landscaping on the lot of the new house, including a patio and driveway surfaced with permeable pavers, concrete foot paths, including the addition of new trees, shrubs and groundcover.

Regulatory Considerations

Existing House (Proposed Lot A) Setback Variances

The applicant is requesting variances for an accessory building on Lot A as follows:

- reducing the front yard setback of the existing house from 6m to 5.54m
- reducing the rear yard setback of the existing house from 6m to 1.63m.

These variances are the result of the existing house facing the side lot line instead of the front lot line (as defined in the *Zoning Regulation Bylaw*) and would facilitate the retention of an existing building.

Existing House (Proposed Lot A) Accessory Building Variances

The applicant is requesting variances for an accessory building on Lot A as follows:

- reducing the front yard setback of the proposed accessory building from 18m to 14.72m
- permitting the proposed accessory building to be located in the side yard.

These variances are again the result of the existing house facing the side lot line instead of the front lot line and are of a technical nature only; from the street the accessory building will appear to be located in the rear yard.

Existing House (Proposed Lot A) Parking Location Variance

The applicant is requesting a variance for Lot A permitting the proposed parking stall to be located in the front yard. This variance is the result of the existing house facing the side lot line instead of the front lot line (as defined in the *Zoning Regulation Bylaw*). In relation to the orientation of the existing house, the parking stall would appear to be in the side yard. Therefore, this variance would not have a substantial impact.

New House (Proposed Lot B) Setback Variances

The applicant is requesting variances to the front setbacks of the new house and accessory building as follows:

- reducing the front yard setback of the new house from 6m to 4.5m
- reducing the front yard setback of the proposed accessory building from 18m to 14.72m.

These variances are due to the short depth of the proposed small lot and would have a minimal impact on the neighbouring properties.

CONCLUSIONS

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

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00492 for the property located at 2972 Doncaster Drive.

Respectfully submitted,


Rob Bateman
Planner
Development Services Division

am

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

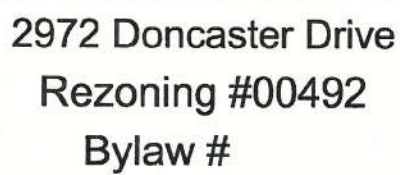
Report accepted and recommended by the City Manager:



Date: December 2, 2015

List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated October 15, 2015
- Minutes from Oaklands Community Association meeting (June 22, 2015)
- Arborist report dated October 14, 2015
- Small Lot Housing Rezoning Petition
- Summary of Green Initiatives dated June 15, 2015
- Plans dated November 10, 2015.







October 15, 2015

#1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: 2972 Doncaster Drive, Victoria BC

Dear Mayor Helps and Members of Victoria City Council,

We are applying for Rezoning and for Development Permit with variances, for the above mentioned property, on behalf of our client Greg Chwelos. The corner lot, currently zoned R1-B, would be rezoned and subdivided into two R1-S2 lots – retaining the existing home on the corner, facing Doncaster, with a new small lot single family home proposed for the new lot, facing Oakland Avenue.

Prior to beginning the rezoning and new home design project, neighbours in the area were consulted to see if they would support a project of this nature and, if so, whether a contemporary or traditional design would be favoured. Very positive reception was encountered and the new home design process of a house with traditional form – in accordance with the preference of those canvassed – followed. Once the design was completed, further neighbor canvassing was done. Formal petition results showed 100% support with one property abstaining from the petition. Reception at the Neighbourhood Association meeting was also very positive.

ZEBRA DESIGN & INTERIORS GROUP INC.

• 1161 NEWPORT AVENUE, VICTORIA BC V8S 5E6
PHONE: (250) 360-2144 FAX: (250) 360-2115

Email: info@zebragroup.ca Website: www.zebragroup.ca

When this project reached the technical review stage recently, the Planning Department pointed out that Oakland Avenue is 5.42 centimeters wider than Doncaster Drive at this intersection. This technically makes the Oakland Avenue side the street frontage even though the existing house faces Doncaster and has a Doncaster Drive address. As a result, two existing setbacks of Lot A will become non-conforming and require variances, and three additional new variances will be required for this lot, while Lot B has two variances. A brief description and summary list of these follows:

- It has been suggested by City staff that this proposal include the footprints for future accessory buildings for both lots. Because of the shape and depth of our lots, it is impossible to locate the future shed at the required setback from the front property line on Oakland Avenue, and for this we are requesting variances for front yard setback for both lots. Additionally, we are requesting a variance for locating the accessory building in the side yard of Lot A (which is a direct result of the street frontage change to Oakland Ave).
- Parking is not normally allowed in the front yard of a property for R1-S2 lots. Because Doncaster Drive is technically no longer the front of the Lot A, the proposed new parking pad requires a variance to be located in what is now designated the front yard on Oakland Avenue.
- Further variances for both the front and rear setbacks of the existing house on Lot A are requested, again as a direct result of the front yard being changed to Oakland Ave. However, these variances are existing non-conforming situations.
- Additionally, a 1.5 M front yard setback relaxation is requested for the newly created R1-S2 Lot B. This relaxation is counter-balanced in the proposed plan by an increased right side setback (1.5 M over required), which provides increased distance from the neighbouring house on the right, which is in close proximity to the shared property line.

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Summary of variances requested for Lot A, all due to the technical change of street frontage:

- Variances for Front and Rear Setbacks to the Existing House (0.46 M and 4.37 M respectively).
- Allowing parking to be located in Front Yard
- Allowing accessory building to be located in Side Yard
- Variance for accessory front yard setback of 3.28 M

Summary of variances requested for Lot B:

- Front yard setback relaxation of 1.5 M
- Variance for accessory front yard setback of 3.28 M

We hope that this is clear and understandable. As mentioned in our previous letter, we are of the opinion that this proposal is very in line with recent developments in the area and we appreciate the support we have received from the community and from the City.

Thank you for your consideration of our proposal.

Sincerely,

Rus Collins

Oaklands Community Association Land Use Committee
June 22, 2015
2629 Victor Street.

In attendance: Greg Chwelos, Applicant for Doncaster, Alex Angus, City Staff, OCALUC Committee Members Jeff Lougheed, Ben Clark, Kim Walker
15 Community Members attended

The Chair welcomed everyone and introduced the role of the committee, advising that this committee facilitates the meeting and introduces the proponent to the community in order to work together and exchange ideas on the proposed project. The Chair then called the meeting to order and requested that Greg Chwelos make his presentation regarding the subdivision on Doncaster Road.

1. 2972 Doncaster Road

The experienced firm Zebra has done the design work for this property. The applicant spoke with the OCALUC in the fall about the initial design. They have designed a traditional looking house in accordance with the wishes of the neighbours. As part of the initial process the 12 adjacent neighbours were surveyed and the design received unanimous support. Approximately 60 broader neighbours were sent the notice of this meeting.

No variances are required for the existing house on lot A.

More setback than necessary was added to the new house on lot B because the existing house on the adjacent property is close to the property line.

Both lots contain off street parking and permeable paving stones.

Question about parking. These are single family dwellings without suites in accordance with the desired zoning.

There are a variety of green initiatives that have been suggested by the city that are included in

Discussed timeline for construct: 6 to 8 months.

Questions from attendance:

Question on the impact on parking in the neighbourhood.

Is the old house being updated? Yes it is getting repainted and refreshed.

2. City of Victoria crosswalk near Kiwanis Pavilion

Alex Angus from the City's transportation and engineering dept

There have already been discussions with the Kiwanis Pavilion about the requirements and design of the crosswalk.

Design is a centre median crosswalk. This allows people to cross each direction of traffic separately. Lateral taper design will also encourage traffic to slow down. A similar design has been used on Burnside Road East and other locations in the city.

The lighting is a bright white light that will stand out from the other yellow streetlights on the street.

Some parking is being shifted to accommodate moving a bus stop.

Two stalls are being added on the east side of the street which results in no net loss of parking.

Questions and comments

Oswald Park currently has no restriction on parking on Oswald St leading to the park. Some concern about parking for Oswald Park being negatively affected. Also some concern about visibility of vehicles turning out of the park.

One person pointed out that this crosswalk leads to a trail through Kiwanis Pavilion and across Cook St.

One person pointed out that if the bus stop on the south side is closer to the crosswalk, the Kiwanis residents that are getting off the bus will be more likely to use the crosswalk.

Comment from Oak Bay City Councillor and Kiwanis Board Member commended the city and the community association and Kiwanis for their proactive process and said that this is a model of consultation that Oak Bay is aspiring to.

Introduction of Doncaster Path

There is no design yet, but the city is still introducing a preliminary idea for the expansion of the cycling and accessible facilities at this path.

One neighbour voiced their concern about the cycling facilities needing to be widened for cyclists crossing Hillside at Doncaster.

There was a group that met with the city on May 22. They have prepared design work. Handed out

Concern about left hand turn for cars because of a new cross walk. Traffic patterns and signal timing will be looked at.

One person wanted to new cross walks with push button control to be changed back to no push button or pedestrian control.

Question asking why there is not a left hand turn signal along Doncaster

Point from attend that a larger group should be included in the process, broader engagement in the process.

Person from group wanted to talk about Booker Creek. Wanted to make sure it is considered.

One attendant wanted to know if the city is open to making the access with more than one path, one for bikes and one for walking, not a single shared path.

Presenter suggested that Park staff will be involved in the process.

Closing:



Talbot Mackenzie & Associates

Consulting Arborists



October 14, 2015

Greg Chwelos
1369 Charles Place
Victoria, BC V8P 5M6

Re: 2972 Doncaster Drive

Assignment: To review the potential impacts that two new driveway entrances may have on the existing boulevard trees located on the Oakland Avenue frontage of the above mentioned address. Prepare a report giving recommendations for mitigating any potential impacts.

Methodology: On October 9, 2015 using the plans supplied, we visited the site and visually examined the existing boulevard trees and the current growing conditions.

Tree Resource: See attached spreadsheet.

Observations: The plans reviewed require that two new driveway entrances be installed within the critical root zones of two of the existing municipal trees on the boulevard. The proposed driveway into Lot A will be located 1.53 metres from the 25 cm d.b.h. Birch tree identified as tree #2, and the proposed driveway to Lot B will be located 1.0 metres from the 43.0 cm d.b.h. Hawthorn tree identified as tree #3 on the attached site plan. We anticipate there will be additional room required for forming and preparing for the driveway installation. It is our understanding that due to additional constraints that are dictating the driveway locations, the proposed driveways have been located as far away from the municipal trees as possible and the driveway flares have been reduced in size to help to minimize the potential impacts. Generally we recommend that driveways be constructed using permeable surfaces, such as pavers when being installed over critical root zones of trees to be retained. It is our understanding that this is not an option in this situation.

In our experience, we have successfully installed driveways similar distances from smaller boulevard trees such as these, but it is impossible to quantify the full extent of the impacts until the excavation is completed. Based on a visual examination, we anticipate that some root pruning will be necessary, but feel that if the excavation can be minimized in areas where any significant roots are encountered, the potential impacts can likely be mitigated. If significant roots are encountered during the excavation that we feel are critical to the stability and survival of the trees, and construction techniques cannot be used that will retain the roots, it may be necessary to remove trees to eliminate the potential risk associate with them.

.../2

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

Recommendations:

- **Barrier fencing:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Arborist supervision:** Any excavation that is proposed within the critical root zone of the trees to be retained must be supervised by the project arborist. Any roots critical to the trees survival must be retained and any non critical roots in direct conflict with the excavation must be pruned to sound tissue to encourage new root growth. It may be necessary to excavate using a combination of hand digging, small machine excavation and hydro excavation to expose roots that are in conflict with the proposed excavation and then determined if they can be pruned or not without having a significant impact on the trees. If it is found that large structural roots must be pruned to accommodate the proposed construction, it may be necessary to remove additional trees to eliminate any risk associated with them.
- **Alternative construction techniques:** If significant structural roots are encountered during the excavations that are in direct conflict with the proposed driveway locations, it will likely be necessary to minimize the proposed excavation. This may require that the finished grades be slightly higher than proposed or a geotextile layer or steel reinforcement be implemented into the concrete to allow for a thinner layer of concrete than is proposed. If alternative construction techniques such as these cannot be implemented, and structural roots that we feel are critical to the stability or survival of the trees must be pruned, we may recommend that trees be removed to eliminate the risk associated with them.
- **Concrete work:** Provisions must be made to ensure that no concrete wash or left over concrete material is allowed to wash into the root zone of the trees. This may involve using plastic or tarps or similar methods to temporarily isolate the root zones of the trees from any of the concrete installation or finishing work.
- **Services:** There are no services shown on the plans provided. We recommend that any proposed new services be located outside of the critical root zones of trees to be retained.

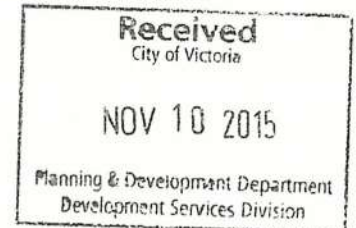
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Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,
Talbot Mackenzie & Associates



Graham Mackenzie & Tom Talbot
ISA Certified, & Consulting Arborists



Enclosures: 1-page site plan, 1-page barrier fencing specifications, 1 page tree resource spreadsheet, 1-page floating driveway and pathway specifications.

Disclosure Statement

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

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

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

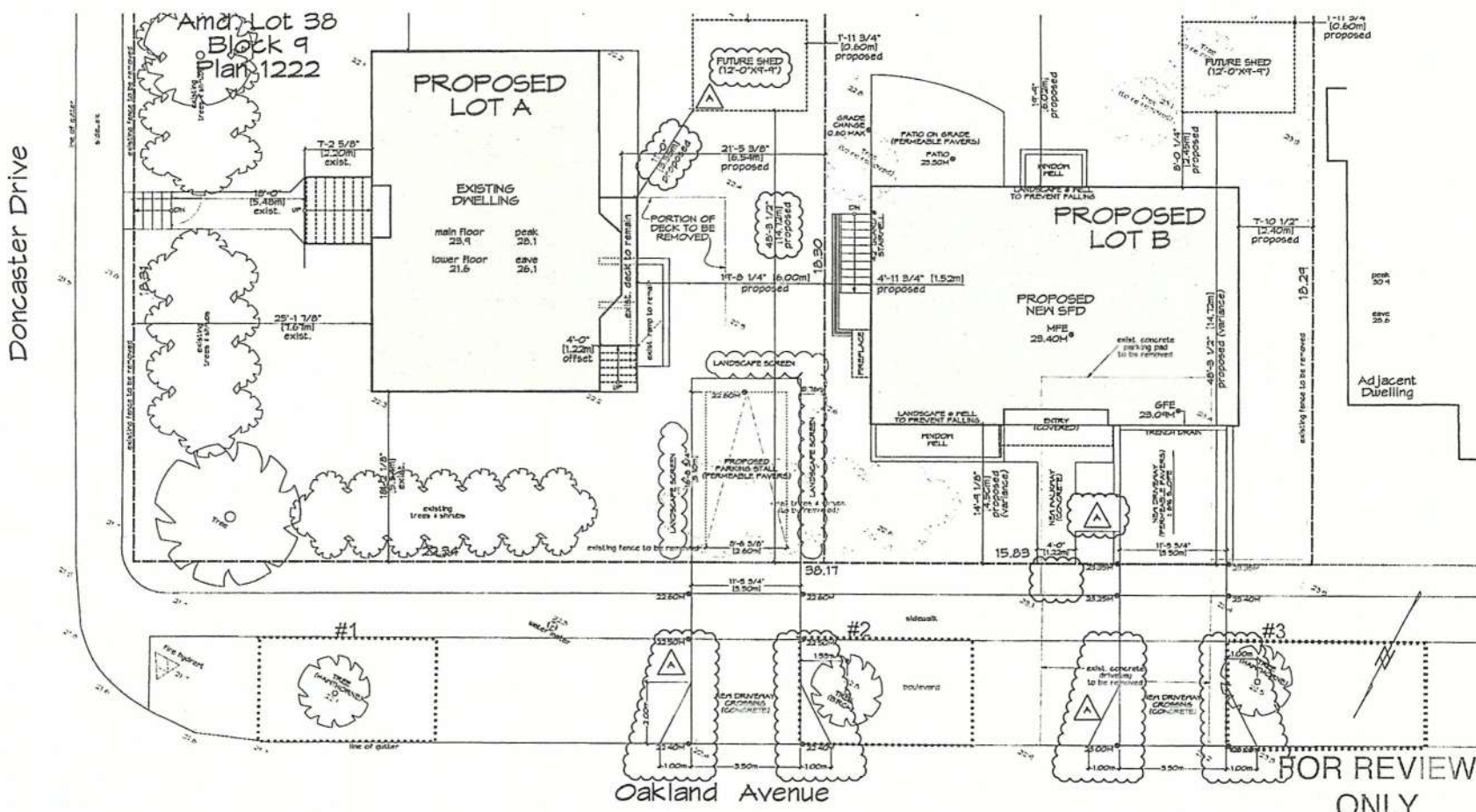
October 15, 2015

TREE RESOURCE
for
2972 Doncaster Road

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommen</i>
1	35	3.0	Hawthorn	8.0	Fair	Fair	good	No impacts anticipated.
2	25	3.0	Birch	8.0	Good	Fair	poor	Driveway to Lot A is proposed within tree's critical root zone.
3	43	4.0	Hawthorn	10.0	Fair	Fair	good	Driveway to Lot B is proposed within tree's critical root zone. Existing driveway inhibited some root growth in this area.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

60.35 M ² (649.60 FT ²)	
95.28 M ² (1025.54 FT ²)	
4.50 M (14.76') PROPOSED 1.50M VARIANCE	
6.02 M (19.75')	
2.40 M (7.87')	
1.52 M (4.99')	
22.78 M (74.74')	
7.48 M (24.54')	
2 STOREYS + BASEMENT	
84.89 M ² (913.72 FT ²)	
84.89 M ² (913.72 FT ²)	
-18.60 M ² (-200.21 FT ²)	
55.48 M ² (597.22 FT ²)	
151.17 M ² (1627.22 FT ²)	
206.66 M ² (2224.44 FT ²)	
151.17 M ² (1627.22 FT ²)	
0.52	
36.86 % INCLUDING FUTURE ACCESSORY BLDGS	
1 SPACE	
PROPOSED	
2.45 M (8.04')	
14.72 M (48.29') PROPOSED 3.28M VARIANCE	
0.60 M (1.97')	
0.60 M (1.97')	
11.56 M (37.93')	
TBD	
TBD	
8.79 M ² (94.61 FT ²)	
11.41 % OF REAR YARD	
PROPOSED VARIANCE	
4.50 M	1.50 M
14.72 M	3.28 M



Proposed Site Plan
Scale: 1:100

Barrier fencing location

Received
City of Victoria
NOV 10 2015
Planning & Development Department
Development Services Division



FOR REVIEW ONLY
RE-ISSUED FOR
REZONING & DP
OCT. 02, 2015

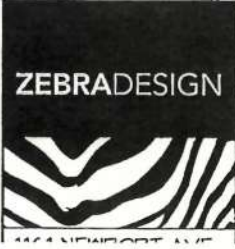
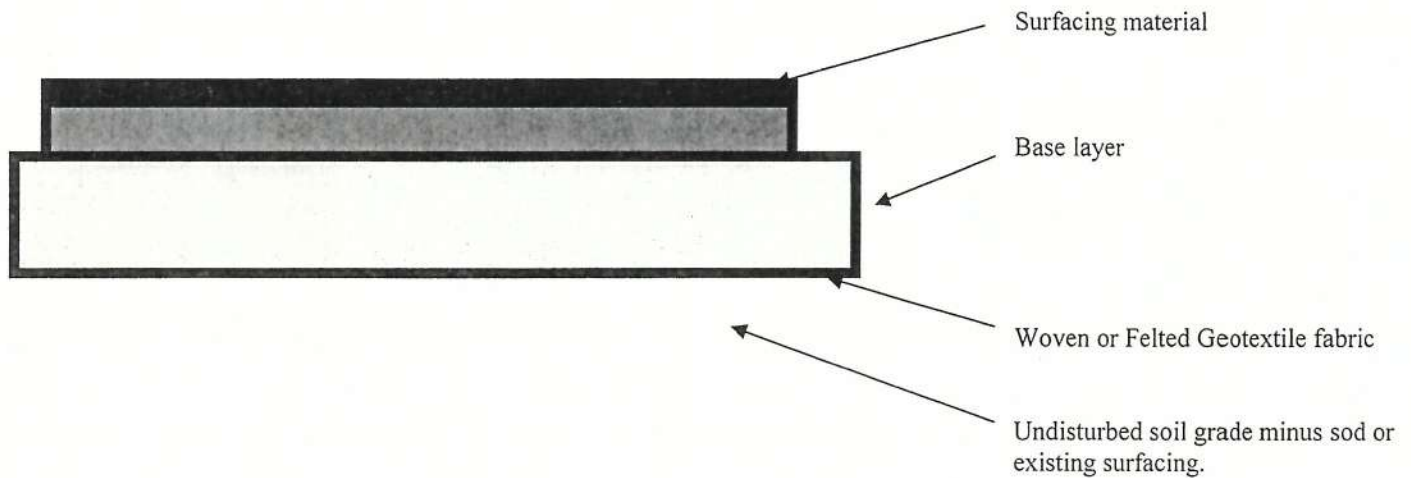
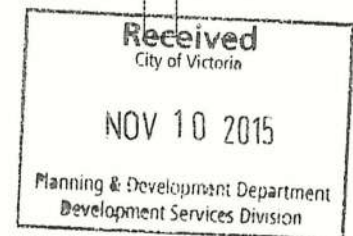
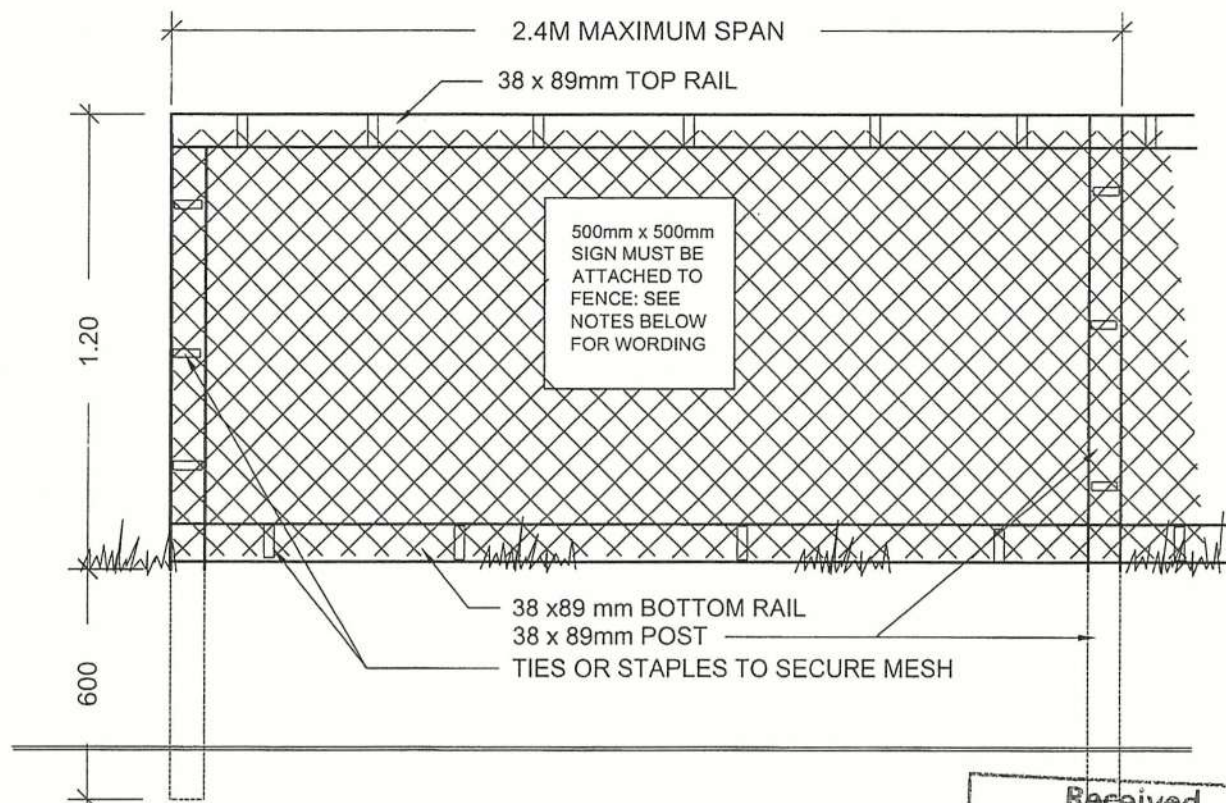


Diagram – Site Specific Floating Sidewalk Areas



Specifications for Floating Sidewalk Areas

1. Excavation for sidewalk construction must remove the sod layer or existing surface material only, where the proposed sidewalk is located.
2. A layer of medium weight felted (Nilex 4535) woven (Tensar BX 1200) Geotextile fabric or similar is to be installed for the sidewalk bed. Each piece of fabric must overlap the adjoining piece by approximately 30 centimeters.
3. The bedding and sidewalk surfacing can be installed directly on top of the Geotextile base. An aeration layer should be installed a layer of 6 mm crushed angular chip stone (optional where space permits) as the base layer will improve aeration.



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANZIED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

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

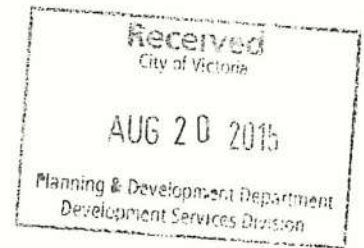


DETAIL NAME: **TREE PROTECTION FENCING**

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

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

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**



I, J. Greg Chwelos, have petitioned the adjacent neighbours* in compliance with _____
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 2972 Doncaster Dr
(location of proposed house)

and the petitions submitted are those collected by June 16, 2015 **
(date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
2960 Doncaster Dr.	✓		
1557 Oakland Ave.	✓		
1603 Oakland Ave	✓		
1603 Oakland Ave.	✓		
2921 Doncaster Dr.	✓		
1578. Oakland Ave.	✓		
3030 Doncaster Dr.	✓		
3030 Doncaster Dr.	✓		
3030 Doncaster Dr.	✓		
3030 Doncaster Dr.	✓		
1600 Oakland Ave			✓

SUMMARY	Number	%
IN FAVOUR	10	100
OPPOSED	0	0
TOTAL RESPONSES	10	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.

Received
City of Victoria

AUG 20 2015

Planning & Development Department
Development Services Division

2972 Doncaster Drive

Neighbourhood Support Petition

Map showing neighbouring lots petitioned



SMALL LOT HOUSE REZONING PETITION



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

Greta C. Miller, am conducting the petition requirements for the
(print name)

property located at 2952 Dancaaster Drive

to the following Small Lot Zone: R1-52

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) _____ (see note above)

ADDRESS: 2960 DANCASTER

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:

June 21/2015
Date

[Signature]
Signature

Received
City of Victoria

AUG 20 2015

Planning & Development Department
Development Services Division

SMALL LOT HOUSE REZONING PETITION

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

Greg Charles
(print name)

, am conducting the petition requirements for the

property located at 29-12 Duncanson Ave

to the following Small Lot Zone: R1-52

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) _____ (see note above)

ADDRESS: 1557 OAKLAND AVENUE

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:

2015 / JUNE / 02
Date

[Signature]
Signature



SMALL LOT HOUSE REZONING PETITION

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

Greg Chwales, am conducting the petition requirements for the
(print name)

property located at 2072 Denbaster Drive

to the following Small Lot Zone: R1-S2

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) Kirsten Quinn (see note above)

ADDRESS: 1603 Oakland Ave

Are you the registered owner? Yes ☐ No ☒

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

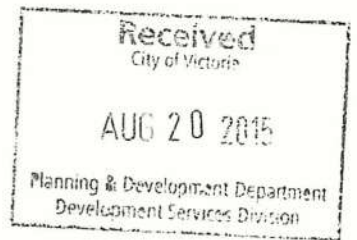
☒ I support the application.

☐ I am opposed to the application.

Comments:

June 14/15
Date

Kirsten Quinn
Signature



SMALL LOT HOUSE REZONING PETITION

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

GreenChin's, am conducting the petition requirements for the
(print name)

property located at 2712, Dancaster Drive

to the following Small Lot Zone: R1-S2

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) Denise Lawrence (see note above)

ADDRESS: 1603 Oakland Ave

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:

June 14/15
Date

Denise Lawrence
Signature

Received
City of Victoria

AUG 20 2015

Planning & Development Department
Development Services Division

SMALL LOT HOUSE REZONING PETITION

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

CHANCE POSEY, am conducting the petition requirements for the
(print name)

property located at 2921 DONCASTER RD

to the following Small Lot Zone: R1-22

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) MANUEL MARTINEZ (see note above)

ADDRESS: 2921 DONCASTER RD

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:

Date

Signature



SMALL LOT HOUSE REZONING PETITION

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

0939 0000000, am conducting the petition requirements for the
(print name)

property located at 2972 Duncan Drive

to the following Small Lot Zone: R1-SL

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) Pat White (see note above)

ADDRESS: 1578 Oakland Ave

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:

12/11/15
Date

[Signature]
Signature



SMALL LOT HOUSE REZONING PETITION

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

Glen Charles
(print name)

, am conducting the petition requirements for the

property located at 2971 DONCASTER DRIVE

to the following Small Lot Zone: R1-S2

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) ALLISTER WHYTE (see note above)

ADDRESS: 3073 DONCASTER DRIVE

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:

05/15/2015
Date

[Signature]
Signature



SMALL LOT HOUSE REZONING PETITION

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

Greg Churley
(print name)

, am conducting the petition requirements for the

property located at

2072 Doncaster Drive

to the following Small Lot Zone:

R1-S2

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) Tori Whyte (see note above)

ADDRESS: 3030 DONCASTER DR.

Are you the registered owner? Yes ☐

No ☒

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

☒ I support the application.

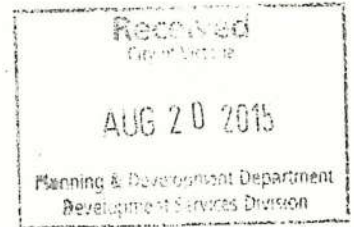
☐ I am opposed to the application.

Comments:

JUNE 16 2015
Date

Tori Whyte
Signature

SMALL LOT HOUSE REZONING PETITION



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

Greta Chueles, am conducting the petition requirements for the
(print name)

property located at 2972 Dorraster Drive

to the following Small Lot Zone: R-52

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) Bronke Caza (see note above)

ADDRESS: 3030 Dorraster Drive

Are you the registered owner? Yes ☐ No ☒

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

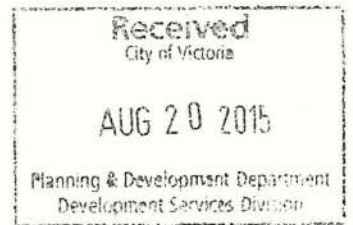
☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 16th 2015
Date

Bronke Caza
Signature



SMALL LOT HOUSE REZONING PETITION

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

Greg Chubb
(print name), am conducting the petition requirements for the

property located at 2972 Dorchester Drive

to the following Small Lot Zone: R-52

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) _____ (see note above)

ADDRESS: 3030 Dorchester

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:

Aug 16 2015
Date

MPCZong
Signature



Date: June 15, 2015

To: City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

RE: Small Lot Rezoning (2 Lots - 1 Renovation, 1 New SFD)
2972 Doncaster Drive, Victoria

Attn: Leanne Taylor

The proposed residential renovation and development will strive to incorporate 'Green Initiatives' in an effort to increase the energy efficiency, to improve indoor air quality and reduce the impact of construction on our environment.

The 'Green Initiatives' focus on:

- Energy efficiency
- Indoor air quality
- Resource use
- Overall environmental impact.

The following list contains items the developer is considering employing for the existing home (where applicable) and the new home:

Operational Systems:

- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- All windows to be Energy Star labeled
 - Newly replaced windows on the main floor of the existing home
- All appliances to be Energy Star labelled
- New home is built 'Solar Ready' providing for a rough-in of 3"(75mm) thermal run from mechanical room to attic
- Minimum 50% of recess lights to use halogen bulbs
- Use of Air tight contact insulation on recessed lights to prevent air leakage

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings

Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria BC V8S 5E6

Phone: (250) 360-2144 • Fax: (250) 360-2115

Email: info@zebragroup.ca • Website: www.zebragroup.ca

Interior and Exterior Finishes:

- Some exterior doors manufactured from fiberglass
- Use of natural cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- Central Vac system vented to exterior
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/ litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

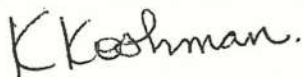
Waste Management:

- Trees and natural features to be protected during construction
- Install a built-in recycling centre with two or more bins
- Provide composter
- Existing dwelling maintained as much as possible

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Supply a minimum of 8" (200mm) of topsoil or composted yard waste at finish grade throughout the site

Sincerely,

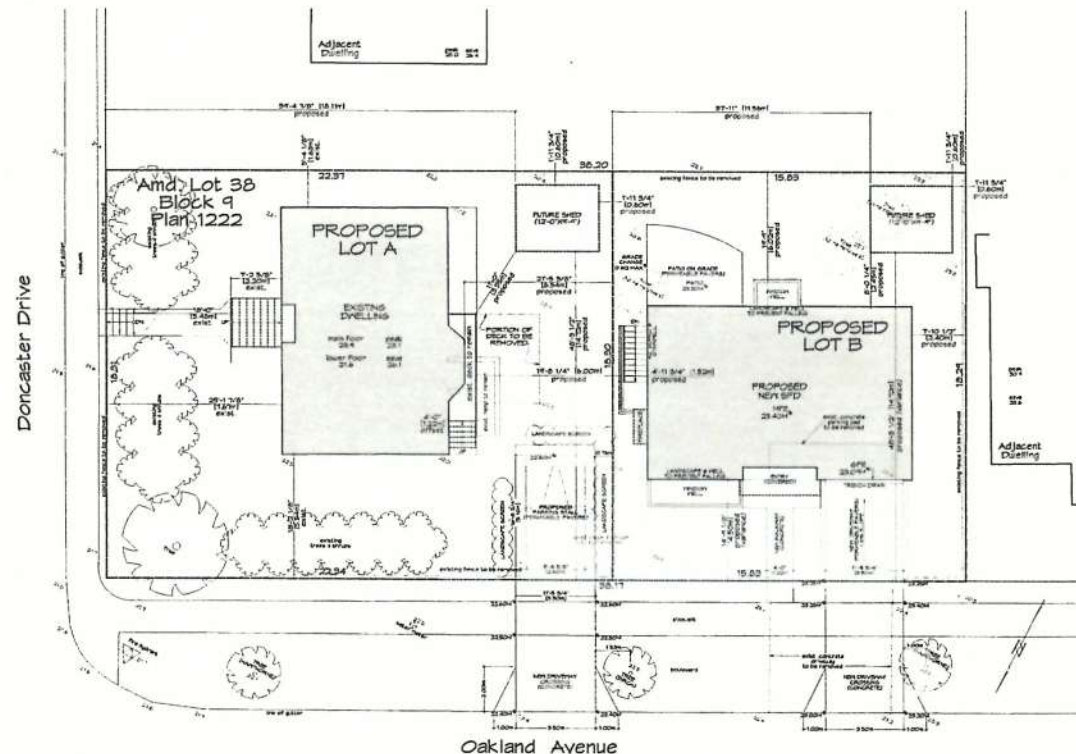


Kathryn Koshman

Per Greg Chwelos (Development Proposal applicant)

SITE DATA - 2412 Doncaster - Proposed Lot A			
LEGAL DESCRIPTION LOT AM 38, BLOCK 9, SECTION 24/30, VICTORIA DISTRICT, PLAN 1222 (DD1402311)			
PROPOSED ZONING R1-S2			
CURRENT ZONING R1-B			
LOT AREA	REQUIRED	PROPOSED	
LOT AREA	360.00 M ²	404.25 M ² (4405.16 FT ²)	
LOT DEPTH (AVG.)	10.00 M	22.34 M (73.46')	
FRONT YARD AREA		129.74 M ² (1332.46 FT ²)	
REAR YARD AREA		36.43 M ² (392.14 FT ²)	
SETBACKS			
FRONT (NPU)	6.00 M	5.54 M (18.18')	
REAR (SE)	6.00 M	1.83 M (5.99')	
SIDE (SP-TO DECK)	1.50 M	6.00 M (19.68')	
SIDE (SP-INTERIOR)	1.50 M	6.54 M (21.46')	
SIDE (SE-EXTERIOR)	2.40 M	5.48 M (17.98')	
AVG. GRADE		22.30 M (73.23')	
BUILDING HEIGHT	7.60 M	4.90 M (16.08')	
STOREYS	2 + BASEMENT		
FLOOR AREA			
MAIN FLOOR		71.75 M ² (773.61 FT ²)	
LOWER FLOOR (NON-BST)		14.42 M ² (155.03 FT ²)	
1ST/2ND STOREYS, TOTAL		152.15 M ² (1637.72 FT ²)	
ALL FLOORS, TOTAL		152.15 M ² (1637.72 FT ²)	
TOTAL FLOOR AREA	140.00 M ²	152.15 M ² (1637.72 FT ²)	
FLOOR AREA RATIO	0.60	0.37	
SITE COVERAGE	40.00 %	25.75 %	
PARKING	1 SPACE	1 SPACE	
ACCESSORY BLDG			
SETBACKS			
TO HOUSE	2.40 M	3.35 M (10.99')	
FRONT (NPU)	18.00 M	14.72 M (48.29')	PROPOSED 9.30M VARIANCE
REAR (SE)	0.60 M	0.60 M (1.97')	
SIDE (SP-INTERIOR)	0.60 M	0.60 M (1.97')	
SIDE (SE-EXTERIOR)	5.50 M	10.11 M (33.17')	
AVG. GRADE		TBD	
BUILDING HEIGHT	4.00 M	TBD	
FLOOR AREA	37.00 M ²	5.74 M ² (61.61 FT ²)	
SITE COVERAGE	30.00 % OF REAR YARD	10.22 % PORTION IN REAR YARD	
PROPOSED VARIANCES	REQUIRED	PROPOSED	VARIANCE
SETBACKS			
FRONT (NPU)	6.00 M	5.54 M ENR.	0.46 M ENR.
REAR (SE)	6.00 M	1.83 M ENR.	4.17 M ENR.
ACCESSORY FRONT (NPU)	18.00 M	14.72 M	3.28 M
LOCATION OF PARKING	NOT IN FRONT YARD	FRONT YARD	--
LOCATION OF ACCESSORY BUILDING	REAR YARD	SIDE YARD	--

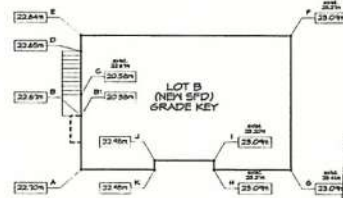
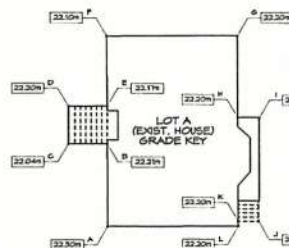
SITE DATA - 2412 Doncaster - Proposed Lot B			
LEGAL DESCRIPTION LOT AM 38, BLOCK 9, SECTION 24/30, VICTORIA DISTRICT, PLAN 1222 (DD1402311)			
PROPOSED ZONING R1-S2			
CURRENT ZONING R1-B			
LOT AREA	REQUIRED	PROPOSED	
LOT AREA	360.00 M ²	384.45 M ² (4155.66 FT ²)	
LOT DEPTH (AVG.)	10.00 M	15.87 M (52.07')	
FRONT YARD AREA		60.35 M ² (649.60 FT ²)	
REAR YARD AREA		45.28 M ² (1025.54 FT ²)	
SETBACKS			
FRONT	6.00 M	4.50 M (14.78')	PROPOSED 1.50M VARIANCE
REAR	6.00 M	6.00 M (19.68')	
SIDE (INTERIOR)	1.50 M	3.40 M (11.15')	
SIDE (EXTERIOR)	1.50 M	1.52 M (4.99')	
AVG. GRADE		22.70 M (74.74')	
BUILDING HEIGHT	7.60 M	7.45 M (24.54')	
STOREYS	2 + BASEMENT	2 STOREYS + BASEMENT	
FLOOR AREA			
UPPER FLOOR		84.84 M ² (913.72 FT ²)	
MAIN FLOOR		84.84 M ² (913.72 FT ²)	
GARAGE ALLOWANCE		-18.60 M ² (-200.21 FT ²)	
LOWER FLOOR (BASEMENT)		55.48 M ² (597.22 FT ²)	
1ST/2ND STOREYS, TOTAL		151.71 M ² (1627.22 FT ²)	
ALL FLOORS, TOTAL		206.66 M ² (2224.44 FT ²)	
TOTAL FLOOR AREA	140.00 M ²	151.71 M ² (1627.22 FT ²)	
FLOOR AREA RATIO	0.60	0.52	
SITE COVERAGE	40.00 %	36.85 %	
PARKING	1 SPACE	1 SPACE	
ACCESSORY BLDG			
SETBACKS			
TO HOUSE	2.40 M	2.45 M (8.04')	
FRONT (NPU)	18.00 M	14.72 M (48.29')	PROPOSED 9.30M VARIANCE
REAR	0.60 M	0.60 M (1.97')	
SIDE (INTERIOR)	0.60 M	0.60 M (1.97')	
SIDE (EXTERIOR)	0.60 M	11.56 M (37.93')	
AVG. GRADE		TBD	
BUILDING HEIGHT	4.00 M	TBD	
FLOOR AREA	37.00 M ²	5.74 M ² (61.61 FT ²)	
SITE COVERAGE	30.00 % OF REAR YARD	11.41 % OF REAR YARD	
PROPOSED VARIANCES	REQUIRED	PROPOSED	VARIANCE
SETBACKS			
FRONT (NPU)	6.00 M	4.50 M	1.50 M
ACCESSORY FRONT (NPU)	18.00 M	14.72 M	3.28 M



Proposed Site Plan
Scale: 1:100

Lot A - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet factors / perimeter)	
AB	22.30	22.21	22.26	4.85	108.62	974.20	43.39	22.190	
BC	22.21	22.14	22.13	2.25	48.89				
CD	22.14	22.05	22.12	2.25	48.89				
DE	22.05	22.17	22.19	2.25	48.89				
EF	22.17	22.10	22.14	4.10	90.73				
FG	22.10	22.20	22.15	7.43	164.57				
GH	22.20	22.25	22.23	4.85	108.62				
HI	22.25	22.26	22.23	1.22	27.12				
IJ	22.26	22.30	22.23	6.91	153.96				
JK	22.30	22.20	22.25	1.22	27.12				
KL	22.20	22.20	22.20	0.28	6.22				
LA	22.20	22.30	22.25	7.43	164.57				
TOTAL					43.39	974.20			22.25

Lot B - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet factors / perimeter)	
AB	22.30	22.67	22.60	3.08	70.10	820.15	40.39	22.792	
BC	22.67	22.66	22.67	2.22	25.11				
CD	22.66	22.65	22.65	2.22	25.11				
DE	22.65	22.64	22.65	0.93	21.08				
EF	22.64	22.64	22.64	11.89	271.38				
FG	22.64	22.66	22.65	7.77	179.41				
GH	22.66	22.66	22.66	4.27	96.85				
HI	22.66	22.66	22.66	0.53	12.24				
IJ	22.66	22.66	22.66	3.35	77.17				
JK	22.66	22.66	22.66	0.53	12.24				
KL	22.66	22.70	22.68	4.27	96.85				
LA	22.70	22.70	22.70	0.28	6.22				
TOTAL					40.39	820.15			22.79



Oakland Avenue



LOCATION MAP

- DRAWING LIST:**
- SK0.1 SITE PLAN & DATA
 - SK0.2 LANDSCAPE PLAN
 - SK1.1 LOT A PLANS & ELEVATIONS
 - SK2.1 LOT B PLANS & ELEVATIONS
 - SK3.1 STREETSCAPES

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ZEBRADDESIGN

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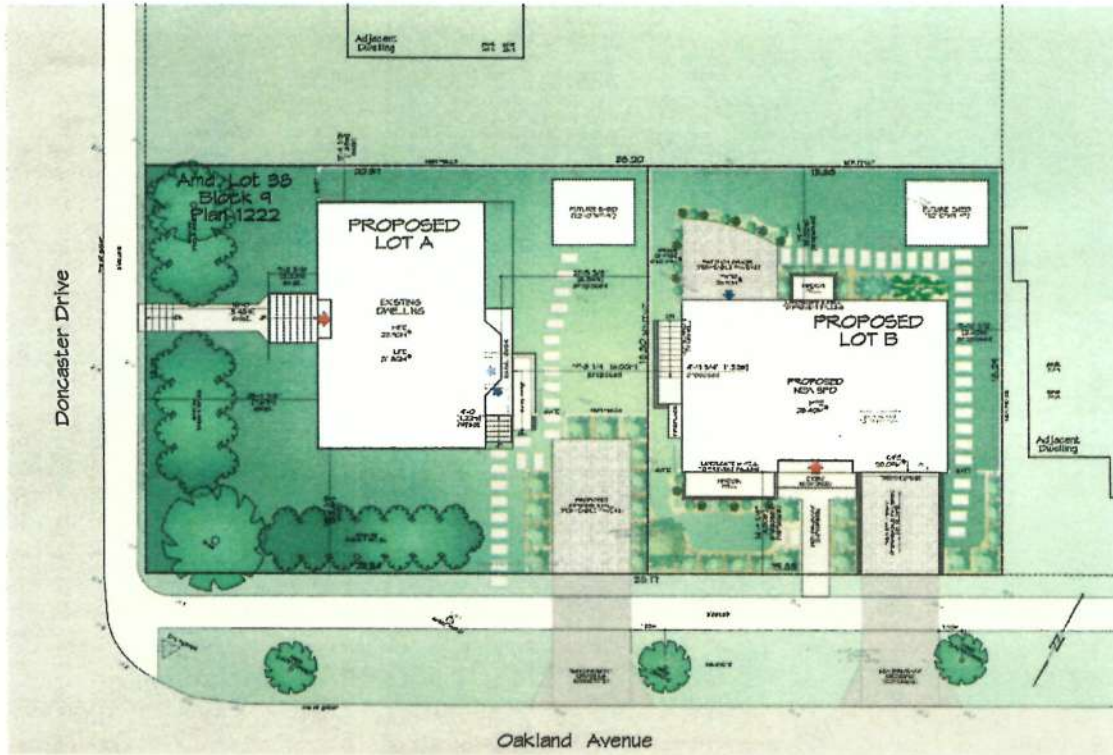
Drawn By: K. KOSHMAN
Date: JUNE 15, 2015

Scale: AS NOTED

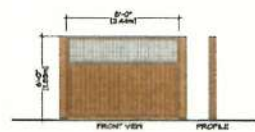
Project:
PROPOSED 2-LOT
SUBDIVISION,
RENOVATION
& NEW SFD

Title: SITE PLAN &
SITE DATA

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	REDUCE DRIVEWAY FLARE, REVERSE AVG. GRADE KEY TO SHOW STAIRS, REVERSE ACCESSORY BLDG. ON LOT A, REVERSE AVE DATA IN LOT A TO REFLECT PROPOSED ON OAKLAND AVE. ADD VARIANCE SUMMARY TO SITE DATA.	OCT. 09/15	REV. A OCT. 09/15	SK 0.1 ProjNo. TBD



Proposed Landscape Plan
Scale: 1:100



Fence Design
Scale: 1/4" = 1'-0"

LANDSCAPE PLAN LEGEND

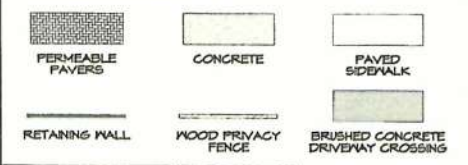
TREES/SHRUBS



GROUNDCOVER



HARD LANDSCAPING



EGRESS



- NOTES:**
1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
 2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND PIPES AND AVOID CONFLICT WITH EXCAVATIONS.
 3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
 4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
 5. WOOD FENCE TO BE MAX HEIGHT OF:
1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING
1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

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Drawn By: K. KOSHMAN

Date: JUNE 15, 2015

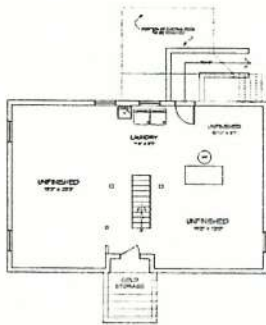
Scale: AS NOTED

Project:
PROPOSED 2-LOT
SUBDIVISION,
RENOVATION
& NEW SFD

Title:
LANDSCAPE PLAN

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	REDUCE DRIVEWAY PAVERS, REVERSE ENTRY PATIOWAY ON NEW HOUSE, REVERSE ACCESSORY BUILD ON LOT A	OCT. 04/15	REV. A OCT. 04/15	SK 0.2
			Rev. No. TBO	Proj. No. TBO

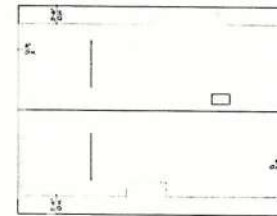
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Lot A - Lower Floor Plan
Scale: 1/8" = 1'-0"



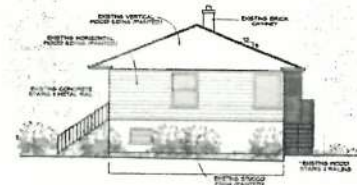
Lot A - Main Floor Plan
Scale: 1/8" = 1'-0"



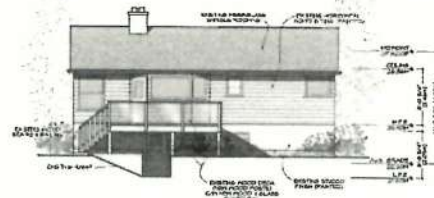
Lot A - Roof Plan
Scale: 1/8" = 1'-0"



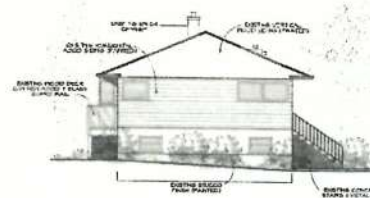
Lot A - Doncaster Dr Elevation
Scale: 1/8" = 1'-0"



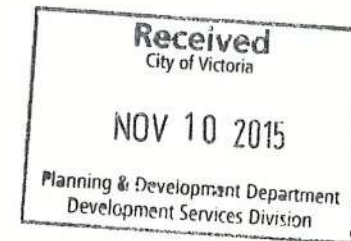
Lot A - Oakland Ave Elevation
Scale: 1/8" = 1'-0"



Lot A - Southwest Elevation
Scale: 1/8" = 1'-0"



Lot A - Southeast Elevation
Scale: 1/8" = 1'-0"



REV. NO.	DESCRIPTION	DATE	REVISION	SHEET
A	RENAME ELEVATION DRAWING TITLES	OCT. 04/15	BY: SUBMISSION OCT. 04/15	SK 1.1
				Proj. No. TBD

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Drawn By: K. KOSHMAN

Date: JUNE 15, 2015

Scale: AS NOTED

Project:
PROPOSED 2-LOT
SUBDIVISION,
RENOVATION
& NEW SFD

Title:
LOT A
FLOOR PLANS
& ELEVATIONS



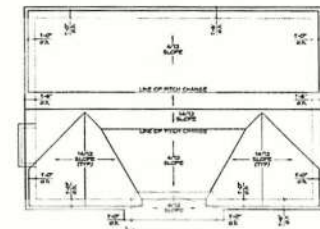
○ Lot B - Lower Floor Plan
Scale: 1/8" = 1'-0"



○ Lot B - Main Floor Plan
Scale: 1/8" = 1'-0"



○ Lot B - Upper Floor Plan
Scale: 1/8" = 1'-0"



○ Lot B - Roof Plan
Scale: 1/8" = 1'-0"



○ Lot B - Side (Northeast) Elevation
Scale: 1/8" = 1'-0"



○ Lot B - Front (Oakland Ave) Elevation
Scale: 1/8" = 1'-0"



○ Lot B - Side (Southwest) Elevation
Scale: 1/8" = 1'-0"



○ Lot B - Rear Elevation
Scale: 1/8" = 1'-0"

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OCT. 09, 2015

ZEBRADesign



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Drawn By: K. KOSHMAN

Date: JUNE 15, 2015

Scale: AS NOTED

Project:
PROPOSED 2-LOT
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NEW SFD

Title:
LOT B
FLOOR PLANS
& ELEVATIONS

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REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	DRAWING CORRECTION ON ROOF PLAN TO MATCH FRONT SIDE ROOF	OCT. 09/15	1ST SUBMISSION JUNE 15/15 REV A OCT. 09/15	SK 2.1 Proj No. TBD



Streetscape - Doncaster Dr.
Scale: 1/8" = 1'-0"



Streetscape - Oakland Ave.
Scale: 1/8" = 1'-0"

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Drawn By: K. KOSHMAN

Date: JUNE 15, 2015

Scale: AS NOTED

Project:
PROPOSED 2-LOT
SUBDIVISION,
RENOVATION
& NEW SFD

Title:
STREETSCAPES

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	NO CHANGES	OCT. 09/15	1st SUB-REVISION JUNE 15/15 REV A OCT. 09/15	5K 3.1
			Proj. No. TBD	

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