



Council Report
For the Meeting of January 14, 2016

To: Council
From: C. Coates, City Clerk
Subject: Zoning Amendment Bylaw No. 1060

Date: January 7, 2016

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 1060.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposal Bylaw No. 1060.

The issue came before Council on December 10, 2015 where the following resolution was approved:

Rezoning Application No. 00492 for 2972 Doncaster Drive


It was moved by Councillor Alto, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00492 for 2972 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,


Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

Date:


January 7, 2016

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw to rezone land known as 2972 Doncaster Drive from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO.1060)".
- 2 The land known as 2972 Doncaster Drive, legally described as Amended Lot 38 (DD 190231I), Block 9, Section 29-30, Victoria District, Plan 1222 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the	day of	2016
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READ A SECOND TIME the	day of	2016
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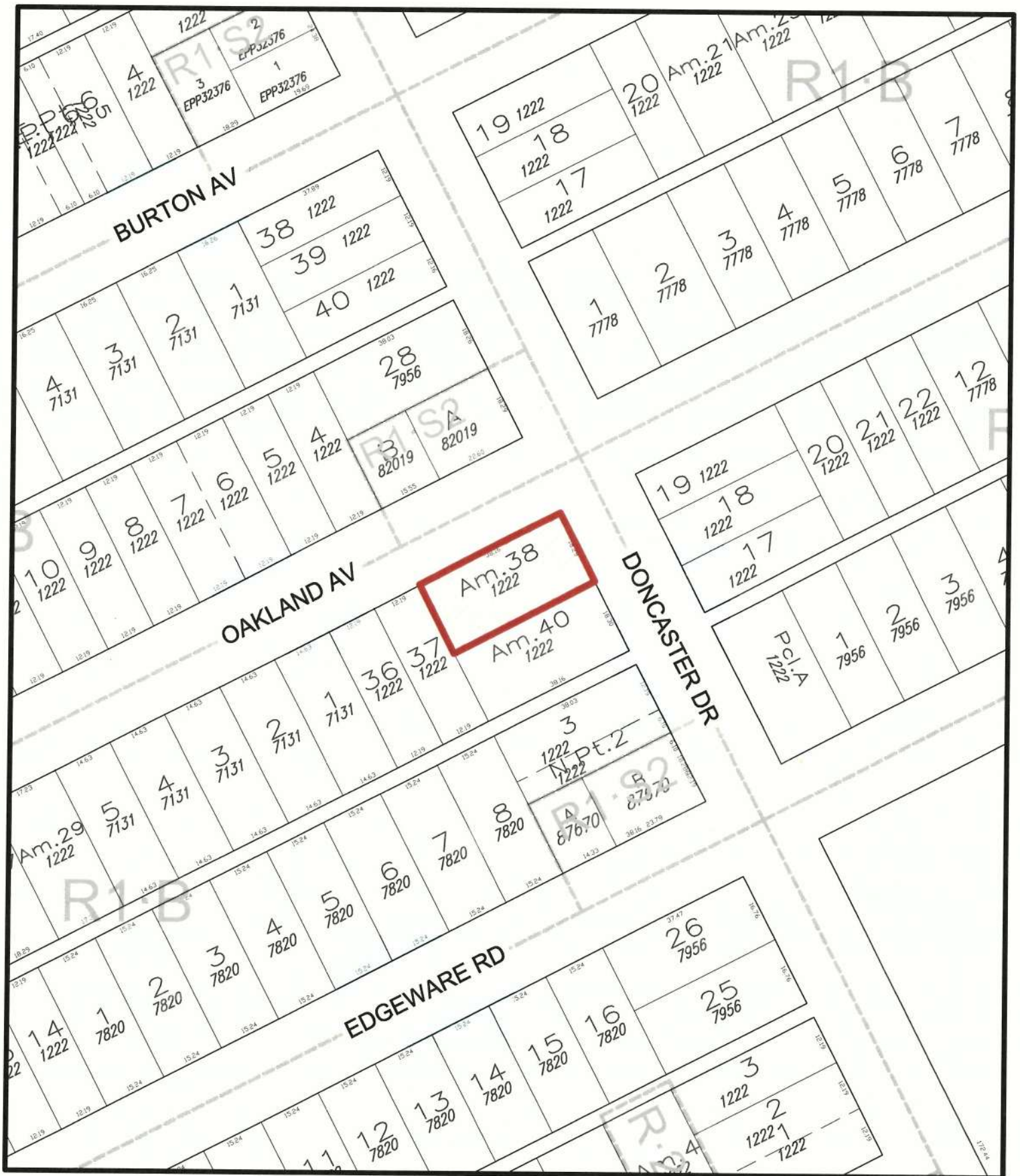
Public hearing held on the	day of	2016
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READ A THIRD TIME the	day of	2016
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ADOPTED on the	day of	2016
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CORPORATE ADMINISTRATOR

MAYOR



2972 Doncaster Drive
Rezoning #00492
Bylaw No. 16-007





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: Rezoning Application No. 00492 for 2972 Doncaster Drive

RECOMMENDATION

That Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00492 for 2972 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2972 Doncaster Drive. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to permit the subdivision of one lot into two new small lots, retain an existing single family dwelling and construct a new single family dwelling.

The following points were considered in assessing this Application:

- The proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill in the *Official Community Plan, 2012 (OCP)*.
- The proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*.
- The subject property is a corner lot and is a suitable location for this form of housing.

BACKGROUND

Description of Proposal

This Application is to rezone the subject property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District. The proposal is to create two lots, retain the existing single family dwelling on one lot and construct one new small lot house on the other. Variances related to both the existing and new houses would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified a number of sustainability features which will be summarized in association with the concurrent Development Permit with Variances Application for this property.

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 Rezoning Application.

Land Use Context

The area is characterized by single family houses and the Hillside Shopping Centre is located one block away.

Existing Site Development and Development Potential

The site is presently a single family house. Under the current R1-B Zone, the property could be redeveloped as a single family house with secondary suite. If the property is rezoned to the R1-S2 Zone, secondary suites would no longer be permitted.

Data Table

The following data table compares the proposed two lots with the R1-S2 Zone. A single asterisk is used to identify where a variance is being proposed.

Zoning Criteria	Proposed Lot A Existing House	Proposed Lot B New House	Zone Standard R1-S2
Single Family Dwelling			
Site area (m ²) - minimum	409.25	289.45	260
Density (Floor Space Ratio) - maximum	0.37:1	0.53:1	0.6:1
Total floor area (m ²) - maximum	152.15	151.17	190
Lot width (m) - minimum	22.37	15.83	10.00
Height (m) - maximum	4.90	7.48	7.50
Storeys - maximum	2	2	2
Site coverage % - maximum	25.75	36.86	40.00
Setbacks (m) - minimum Front (Oakland Ave) Rear (south) Side (west) Side (east) Side-flanking street (Doncaster Dr)	5.54* 1.63* 6.00 (windows) N/A 7.67	4.50* 6.02 2.4 (windows) 1.52 (no windows) N/A	6.0 6.0 2.4 (windows) 1.5 (no windows) 2.4
Parking - minimum	1	1	1
Parking – Location	Front yard*	Garage inside house	Not permitted in front yard
Accessory Building			
Location	Side yard*	Rear yard	Rear yard
Height (m) – maximum	4.00	4.00	4.00
Setbacks (m) - minimum Front (Oakland Ave) Rear (south) Side	14.72* 0.60 0.60	14.72* 0.60 0.60	18.00 0.60 0.60
Rear yard site coverage	10.22	11.41	30
Separation space between buildings (within the site) (m) - minimum	3.35	2.45	2.4

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Oaklands CALUC at a Community Meeting held on June 22, 2015. The CALUC has supplied the minutes of this meeting which are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the Application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A: to achieve new infill development that respects the established character in residential areas.

Small Lot House Rezoning Policy (2002)

The *Small lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits in with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The small lots meet the minimum lot size and lot width requirements in the R1-S2 Zone.

Tree Preservation Requirements

The applicant has provided an arborist report outlining the impact mitigation measures required to successfully retain the boulevard trees located on Oakland Avenue during the construction phase (attached).

CONCLUSIONS

The proposal to rezone the subject property to the R1-S2 Zone, retain the existing single family house and construct one new small lot house is consistent with the objectives in the OCP and the *Small Lot House Rezoning Policy* for sensitive infill development. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00492 for the property located at 2972 Doncaster Drive.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

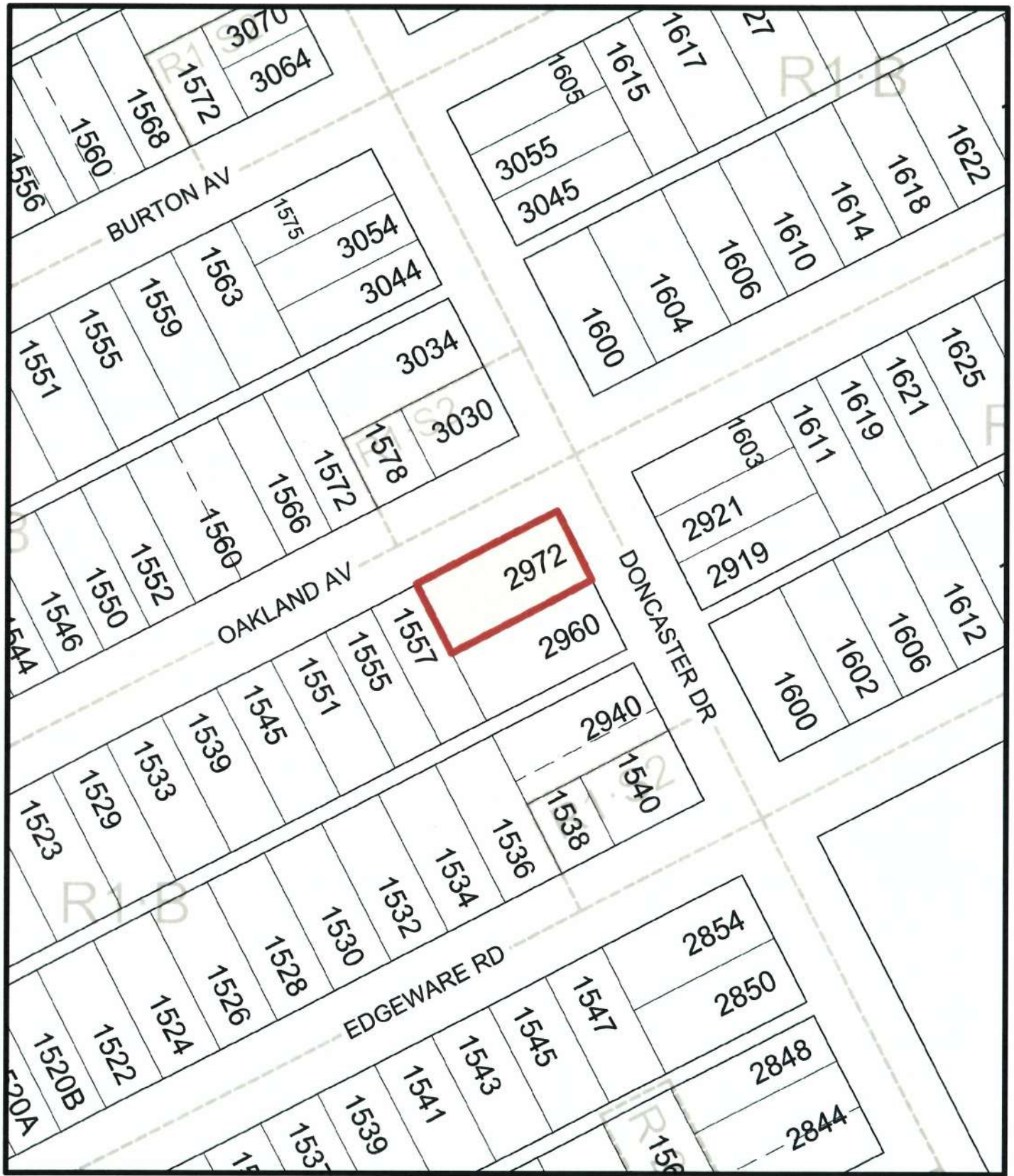
Report accepted and recommended by the City Manager:



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.



2972 Doncaster Drive
Rezoning #00492
Bylaw #





2972 Doncaster Drive
Rezoning #00492
Bylaw #





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.

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.

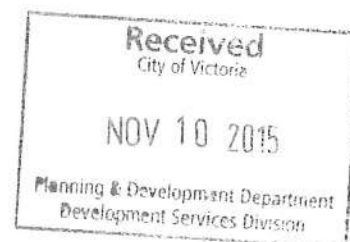
Presenter suggested that Park staff will be involved in the process.

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.

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.

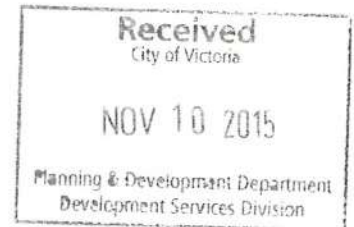
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Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

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.

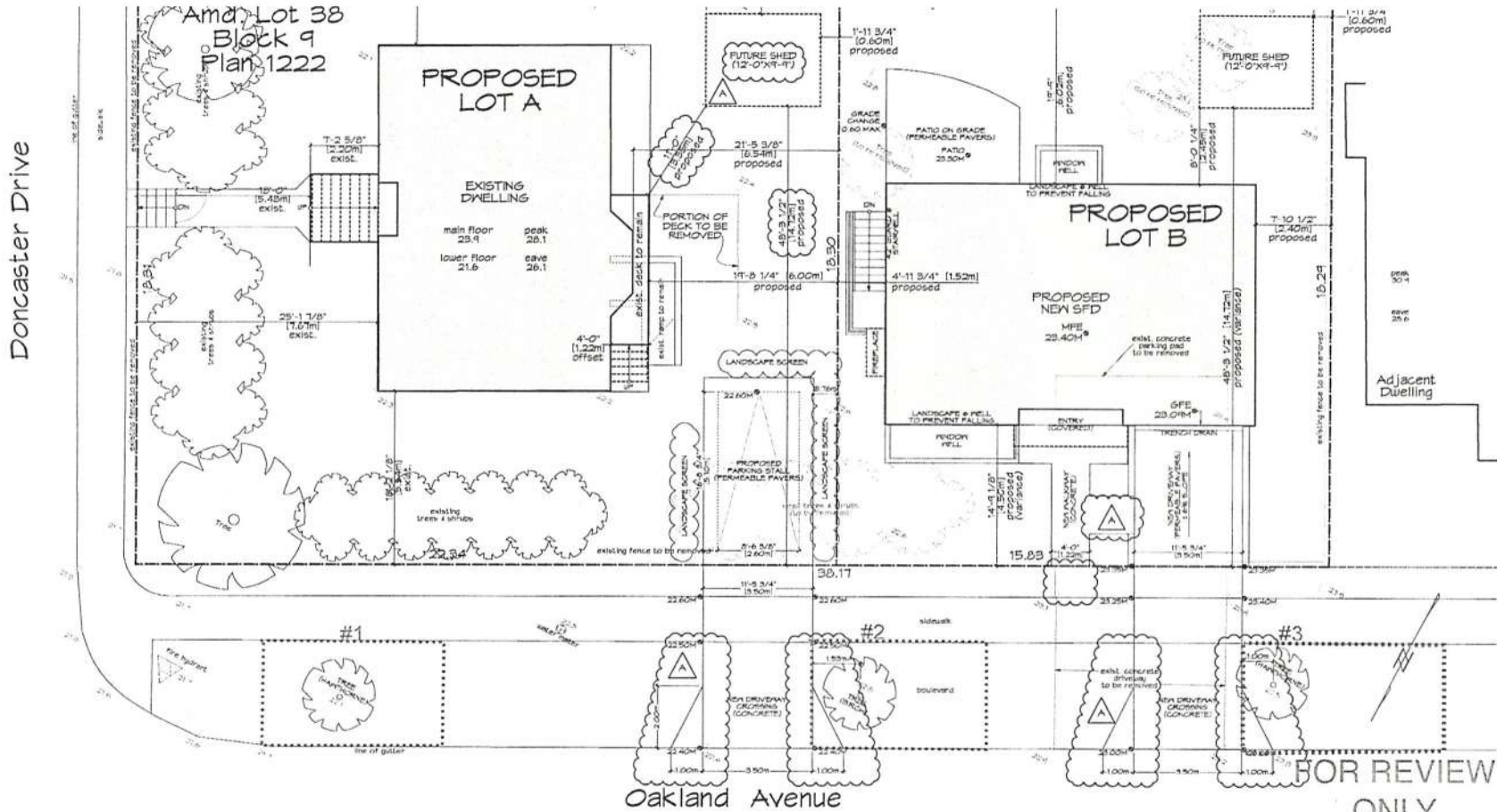
October 15, 2015

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.

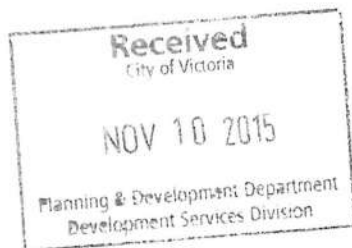
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

60.35 M ² (649.60 FT ²)	
45.28 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	
84.84 M ² (913.72 FT ²)	
84.84 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 BLDG	
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

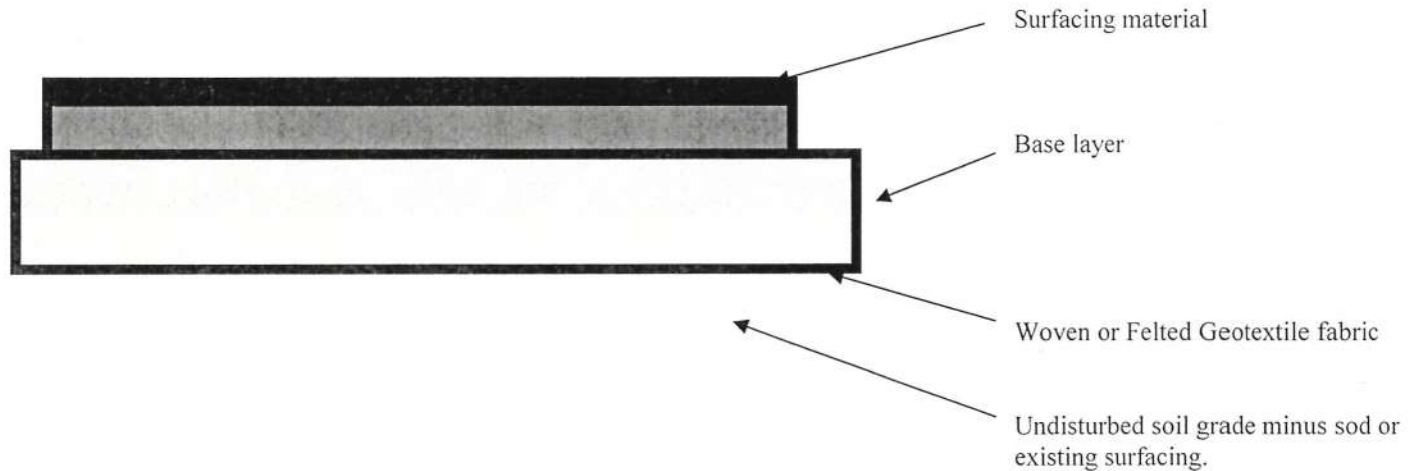
Barrier fencing location



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

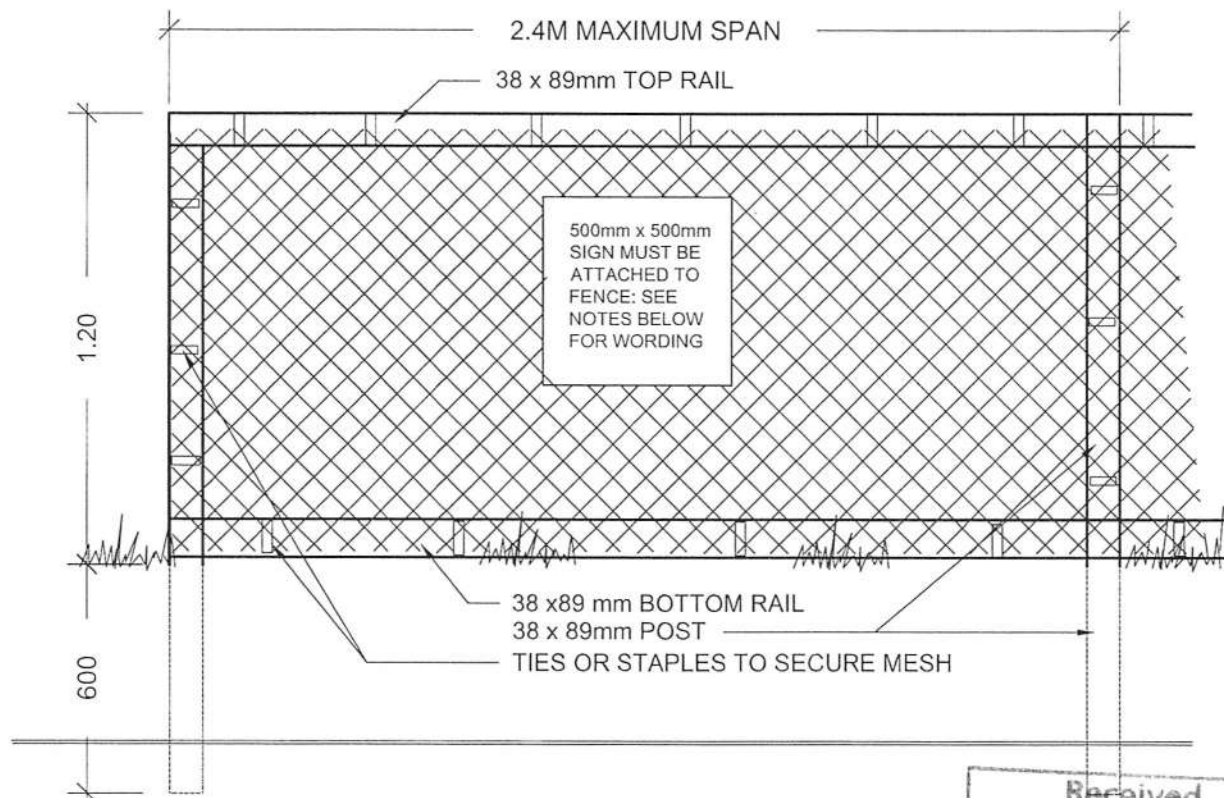


Diagram – Site Specific Floating Sidewalk Areas



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, to protect the roots of the protected trees
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 as a layer of 6 mm crushed angular chip stone (optional where space permits) as the base layer will improve aeration beneath the sidewalk.

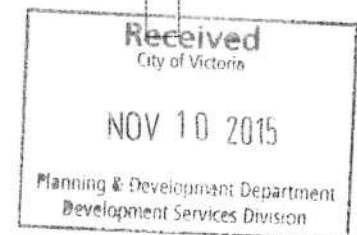


TREE PROTECTION FENCING

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



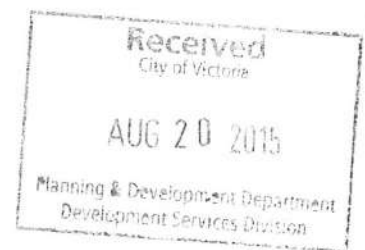
DETAIL NAME:

TREE PROTECTION FENCING

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

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

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

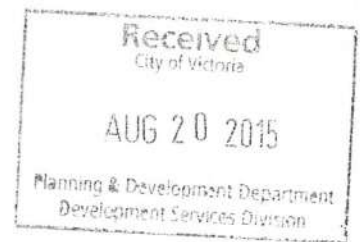
Planning & Development Department
Development Services Division

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 Chivale
(print name)

, am conducting the petition requirements for the

property located at 2972 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) _____ (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:

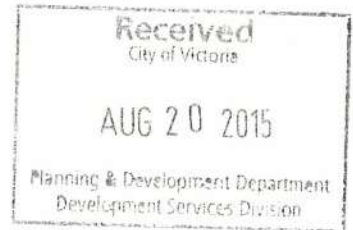
☒ I support the application.

☐ I am opposed to the application.

Comments:

June 21/2015
Date

[Signature]
Signature



SMALL LOT HOUSE REZONING PETITION

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

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

property located at 2972 Duncaster 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) _____ (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,

Cyren Chavelos, am conducting the petition requirements for the
(print name)

property located at 2972 Duncaster Drive

to the following Small Lot Zone: R1-SC

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 17/15
Date

Kirsten Quinn
Signature



SMALL LOT HOUSE REZONING PETITION

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

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

property located at 2972 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) 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:

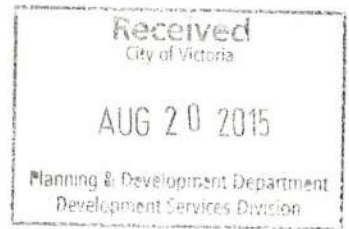
☒ I support the application.

☐ I am opposed to the application.

Comments:

June 14/15
Date

Denise Lawrence
Signature



SMALL LOT HOUSE REZONING PETITION

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

CHLOE CHAPMAN, am conducting the petition requirements for the
(print name)

property located at 2921 DONCASTER DR

to the following Small Lot Zone: R1-CL

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 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 19/13
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,

Cheng Chiu, am conducting the petition requirements for the
(print name)

property located at 2912 Duncan 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) Pei Wu (see note above)

ADDRESS: 1578 Oakwood 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:

Date

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 2972 Doncaster Drive

to the following Small Lot Zone: R1-1S2

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: 3030 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 Chalkos, am conducting the petition requirements for the
(print name)

property located at 2972 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:

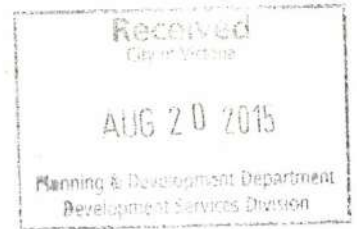
☒ I support the application.

☐ I am opposed to the application.

Comments:

AUG 16 12:15
Date

Tori Whyte
Signature



SMALL LOT HOUSE REZONING PETITION

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

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

property located at 2972 Dorraster Drive

to the following Small Lot Zone: R-152

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) Brooke 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

Brooke Caza
Signature



SMALL LOT HOUSE REZONING PETITION

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

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

property located at 2972 Dunceaster 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) _____ (see note above)

ADDRESS: 3030 Dunceaster

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

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

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)

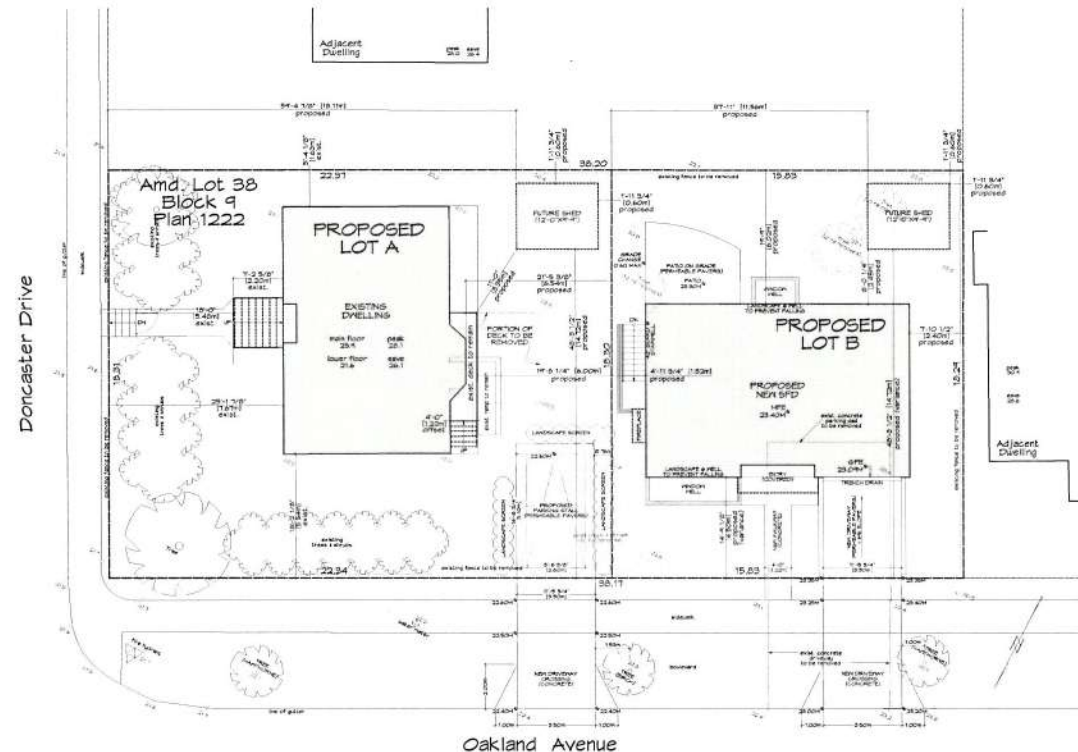
Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria BC V8S 5E6

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

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

SITE DATA - 2912 Doncaster - Proposed Lot A			
LEGAL DESCRIPTION LOT AM 88, BLOCK 9, SECTION 24/30, VICTORIA DISTRICT, PLAN 1222 (D0140231)			
PROPOSED ZONING R1-52			
CURRENT ZONING R1-B			
LOT AREA	REQUIRED	PROPOSED	
260.00 M ²		404.25 M ² (4405.15 FT ²)	
LOT WIDTH	REQUIRED	PROPOSED	
10.00 M		32.94 M (73.46')	
LOT DEPTH (AVG.)	REQUIRED	PROPOSED	
18.31 M (60.06')		12.37 M (40.57')	
FRONT YARD AREA	REQUIRED	PROPOSED	
126.74 M ² (1332.46 FT ²)		126.74 M ² (1332.46 FT ²)	
REAR YARD AREA	REQUIRED	PROPOSED	
36.43 M ² (392.14 FT ²)		36.43 M ² (392.14 FT ²)	
SETBACKS	REQUIRED	PROPOSED	
FRONT (NW)	6.00 M	5.54 M (18.18')	
REAR (SE)	6.00 M	1.63 M (5.29')	
SIDE (SW-TO DECK)	1.50 M	6.00 M (19.69')	
SIDE (SW-INTERIOR)	1.50 M	6.54 M (21.46')	
SIDE (NE-EXTERIOR)	2.40 M	5.45 M (17.88')	
AVG. GRADE	REQUIRED	PROPOSED	
	7.60 M	22.20 M (72.83')	
BUILDING HEIGHT	REQUIRED	PROPOSED	
	2 + BASEMENT	2 STOREYS	
FLOOR AREA	REQUIRED	PROPOSED	
MAIN FLOOR (NON-BASMT)		71.73 M ² (773.64 FT ²)	
LOWER FLOOR (NON-BASMT)		14.42 M ² (156.03 FT ²)	
1ST/2ND STOREYS, TOTAL ALL FLOORS, TOTAL	REQUIRED	PROPOSED	
		152.15 M ² (1637.12 FT ²)	
TOTAL FLOOR AREA	REQUIRED	PROPOSED	
190.00 M ²		152.15 M ² (1637.12 FT ²)	
FLOOR AREA RATIO	REQUIRED	PROPOSED	
0.60		0.37	
SITE COVERAGE	REQUIRED	PROPOSED	
40.00 %		25.75% INCLUDING FUTURE ACCESSORY BLDG.	
PARKING	REQUIRED	PROPOSED	
1 SPACE		1 SPACE	
ACCESSORY BLDG.	REQUIRED	PROPOSED	
SETBACKS			
TO HOUSE	2.40 M	3.95 M (10.99')	
FRONT (NW)	18.00 M	14.72 M (48.29')	
REAR (SE)	0.60 M	0.60 M (1.97')	
SIDE (SW-INTERIOR)	0.60 M	0.60 M (1.97')	
SIDE (NE-EXTERIOR)	3.50 M	18.11 M (59.42')	
AVG. GRADE	REQUIRED	PROPOSED	
	4.00 M	TBD	
BUILDING HEIGHT	REQUIRED	PROPOSED	
	37.00 M ²	8.74 M ² (94.61 FT ²)	
FLOOR AREA	REQUIRED	PROPOSED	
30.00 %		10.22 % PORTION IN REAR YARD	
SITE COVERAGE	REQUIRED	PROPOSED	
PROPOSED VARIANCES	REQUIRED	PROPOSED	
SETBACKS			
FRONT (NW)	6.00 M	5.54 M (18.18')	
REAR (SE)	6.00 M	1.63 M (5.29')	
ACCESSORY FRONT (NW)	18.00 M	14.72 M (48.29')	
LOCATION OF PARKING	REQUIRED	PROPOSED	
NOT IN FRONT YARD		FRONT YARD	
LOCATION OF ACCESSORY BUILDING	REQUIRED	PROPOSED	
REAR YARD		SIDE YARD	

SITE DATA - 2912 Doncaster - Proposed Lot B			
LEGAL DESCRIPTION LOT AM 88, BLOCK 9, SECTION 24/30, VICTORIA DISTRICT, PLAN 1222 (D0140231)			
PROPOSED ZONING R1-52			
CURRENT ZONING R1-B			
LOT AREA	REQUIRED	PROPOSED	
260.00 M ²		204.45 M ² (2195.66 FT ²)	
LOT WIDTH	REQUIRED	PROPOSED	
10.00 M		15.87 M (52.07')	
LOT DEPTH (AVG.)	REQUIRED	PROPOSED	
18.31 M (60.06')		13.30 M (43.62')	
FRONT YARD AREA	REQUIRED	PROPOSED	
126.74 M ² (1332.46 FT ²)		60.35 M ² (649.60 FT ²)	
REAR YARD AREA	REQUIRED	PROPOSED	
36.43 M ² (392.14 FT ²)		35.26 M ² (380.54 FT ²)	
SETBACKS	REQUIRED	PROPOSED	
FRONT (NW)	6.00 M	4.50 M (14.76')	
REAR (SE)	6.00 M	6.02 M (19.75')	
SIDE (INTERIOR)	1.50 M	2.40 M (7.87')	
SIDE (EXTERIOR)	1.50 M	1.52 M (4.99')	
AVG. GRADE	REQUIRED	PROPOSED	
	7.60 M	22.75 M (74.79')	
BUILDING HEIGHT	REQUIRED	PROPOSED	
	2 + BASEMENT	2 STOREYS + BASEMENT	
FLOOR AREA	REQUIRED	PROPOSED	
MAIN FLOOR (NON-BASMT)		24.04 M ² (258.12 FT ²)	
LOWER FLOOR (NON-BASMT)		24.04 M ² (258.12 FT ²)	
1ST/2ND STOREYS, TOTAL ALL FLOORS, TOTAL	REQUIRED	PROPOSED	
		48.08 M ² (516.24 FT ²)	
TOTAL FLOOR AREA	REQUIRED	PROPOSED	
190.00 M ²		48.08 M ² (516.24 FT ²)	
FLOOR AREA RATIO	REQUIRED	PROPOSED	
0.60		0.52	
SITE COVERAGE	REQUIRED	PROPOSED	
40.00 %		36.86 % INCLUDING FUTURE ACCESSORY BLDG.	
PARKING	REQUIRED	PROPOSED	
1 SPACE		1 SPACE	
ACCESSORY BLDG.	REQUIRED	PROPOSED	
SETBACKS			
TO HOUSE	2.40 M	2.45 M (8.04')	
FRONT (NW)	18.00 M	14.72 M (48.29')	
REAR (SE)	0.60 M	0.60 M (1.97')	
SIDE (INTERIOR)	0.60 M	0.60 M (1.97')	
SIDE (EXTERIOR)	3.50 M	11.56 M (37.93')	
AVG. GRADE	REQUIRED	PROPOSED	
	4.00 M	TBD	
BUILDING HEIGHT	REQUIRED	PROPOSED	
	37.00 M ²	8.74 M ² (94.61 FT ²)	
FLOOR AREA	REQUIRED	PROPOSED	
30.00 %		11.41 % OF REAR YARD	
SITE COVERAGE	REQUIRED	PROPOSED	
PROPOSED VARIANCES	REQUIRED	PROPOSED	
SETBACKS			
FRONT (NW)	6.00 M	4.50 M (14.76')	
ACCESSORY FRONT (NW)	18.00 M	14.72 M (48.29')	



Proposed Site Plan
Scale: 1:100

Oakland Avenue



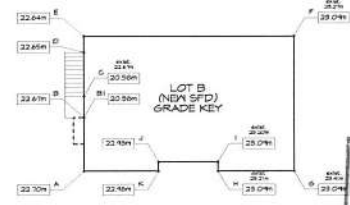
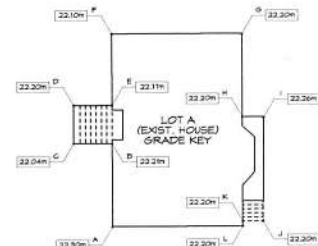
LOCATION MAP

- 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

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

Lot A - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	22.30	22.27	22.28	4.80	196.82	74.20	43.89	22.196	
BC	22.31	22.04	22.13	2.20	48.68	2.20	48.68		
CD	22.04	22.20	22.12	2.20	48.68	2.20	48.68		
DE	22.20	22.17	22.19	2.20	48.68	2.20	48.68		
EF	22.17	22.10	22.14	4.10	90.75	4.10	90.75		
FG	22.10	22.20	22.15	7.43	164.57	7.43	164.57		
GH	22.20	22.20	22.20	4.60	104.56	4.60	104.56		
HI	22.20	22.26	22.23	1.02	22.72	1.02	22.72		
IJ	22.26	22.20	22.23	6.01	133.60	6.01	133.60		
JK	22.20	22.20	22.20	1.02	22.72	1.02	22.72		
KL	22.20	22.20	22.20	0.28	6.22	0.28	6.22		
LA	22.20	22.30	22.25	7.43	164.52	7.43	164.52		
TOTAL					43.89	74.20		22.20	

Lot B - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	22.70	22.67	22.69	3.09	70.10	30.10	40.59	22.792	
BC	22.68	22.68	22.68	1.02	22.72	1.02	22.72		
CD	22.68	22.65	22.67	2.54	58.90	2.54	58.90		
DE	22.65	22.64	22.65	0.93	21.08	0.93	21.08		
EF	22.64	22.68	22.67	11.89	271.36	11.89	271.36		
FG	22.68	22.68	22.68	7.77	179.41	7.77	179.41		
GH	22.68	22.68	22.68	4.27	98.59	4.27	98.59		
HI	22.68	22.68	22.68	0.55	12.24	0.55	12.24		
IJ	22.68	22.68	22.68	3.95	77.17	3.95	77.17		
JK	22.68	22.68	22.68	0.53	12.13	0.53	12.13		
KL	22.68	22.70	22.69	4.27	98.59	4.27	98.59		
TOTAL					40.59	30.10		22.79	



RE-ISSUED FOR REZONING & DP OCT. 09, 2015

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: JUNE 15, 2015

Scale: AS NOTED

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

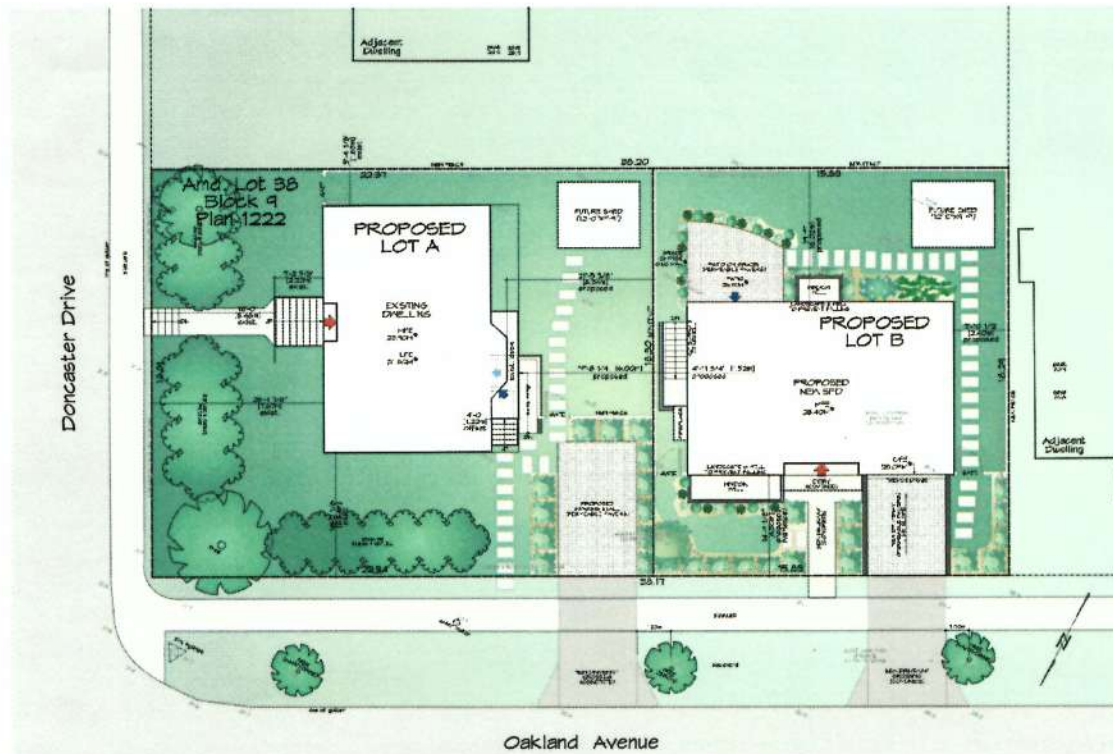
Title: SITE PLAN & SITE DATA

Revision: Sheet: SK 0.1

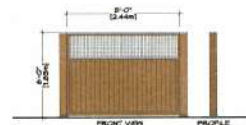
1st SUBMISSION JUNE 15/15

REV A OCT. 09/15

Proj. No. TBD



Proposed Landscape Plan
Scale: 1:100



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

LANDSCAPE PLAN LEGEND

TREES/SHRUBS



EXISTING TREE



NEW TREE



NEW SHRUBS

GROUNDCOVER



LAWN



PLANTED AREA (MULCH)

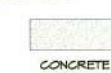


GROUNDCOVER PLANTS

HARD LANDSCAPING



PERMEABLE PAVERS



CONCRETE



PAVED SIDEWALK

RETAINING WALL



WOOD PRIVACY FENCE



BRUSHED CONCRETE DRIVEWAY CROSSING

EGRESS



MAIN ENTRY



SECONDARY ENTRY



CONCRETE PAVERS

NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND FIRING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BC/LNA 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.

RE-ISSUED FOR
REZONING & DP
OCT. 04, 2015

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

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 PLANS, REVISE DRIVE PLANS ON NEW HOUSE, REVISE ACCESSORY BLDG ON LOT A	OCT. 04/15	1ST SUBMISSION JUNE 15/15 REV. A OCT. 04/15	SK 0.2 Proj. No. TBD

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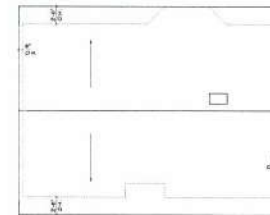
Planning & Development Department
Development Services Division



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



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



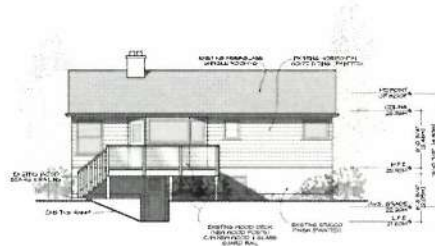
○ Lot A - Roof Plan
Scale: 1/8" = 1'-0"



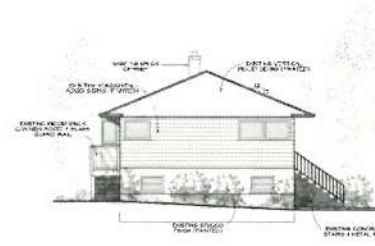
○ Lot A - Doncaster Dr Elevation
Scale: 1/8" = 1'-0"



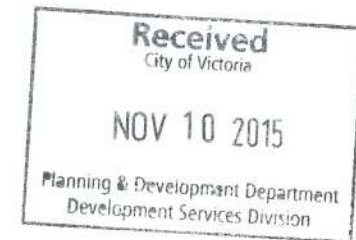
○ Lot A - Oakland Ave Elevation
Scale: 1/8" = 1'-0"



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



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



REV. NO.	DESCRIPTION	DATE
A	RENAME ELEVATION DRAWING TITLES	OCT. 04/15

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REZONING & DP
OCT. 04, 2015

ZEBRADESIGN

1161 NEWPORT AVE
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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

Revision: Sheet:
1ST SUBMISSION SK
JUNE 30/15 1.1
REV A OCT. 04/15
Proj.No. TBD



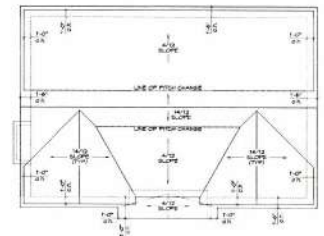
○ Lot B - Lower Floor Plan
Scale: 1/8" = 1'-0"



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



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



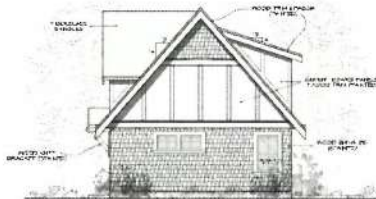
○ Lot B - Roof Plan
Scale: 1/8" = 1'-0"



○ 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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Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
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Drawn By: K. KOSHMAN

Date: JUNE 15, 2015

Scale: AS NOTED

Project:

PROPOSED 2-LOT

SUBDIVISION

RENOVATION

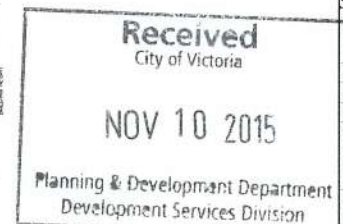
NEW SFD

Title:

LOT B

FLOOR PLANS

& ELEVATIONS



REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	ENRANGING CONNECTION ON ROOF PLAN TO SHOW FRONT SLOPED 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"

RE-ISSUED FOR
REZONING & DP
OCT. 09, 2015

ZEBRADESIGN

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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

Received
City of Victoria

NOV 10 2015

Planning & Development Department
Development Services Division

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	NO CHANGES	OCT. 04/15	1st Submission JUNE 15/15	SK 3.1
			REV. A OCT. 04/15	Proj. No. TBD