1310 GLADSTONE AVENUE

APPLICATION FOR REZONING, DEVELOPMENT PERMIT & OCP AMENDMENT



REZONING PROJECT INFORMATION TABLE

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		CA-3C ZONE -
PROPOSED ZONE	SITE SPECIFIC	OLD TOWN DISTRICT
SITE AREA	362 m2	-
TOTAL FLOOR AREA	538.13 m2	-
COMMERCIAL FLOOR AREA	301.07 m2 (CRU 1 + CRU 2)	-
FLOOR SPACE RATIO	0.97:1	3:1
SITE COVERAGE	63%	100%
OPEN SITE SPACE	30%	0
HEIGHT OF BUILDING	10.555m	15.0m
NUMBER OF STOREYS	3 PER ZONING DEFINITION 2 PER BUILDING CODE DEFINITION	-
PARKING STALLS ON SITE	2	NONE REQ'D
BICYCLE PARKING NUMBER (STORAGE & RACK)	SEE TABLE	
BUILDING SETBACKS		NONE REQ'D
FRONT YARD	3.5 m (SOUTH)	0
REAR YARD	7.5 m (NORTH)	0
SIDE YARD	0 m (EAST)	0
SIDE YARD	1.1 m (WEST)	0
COMBINED SIDE YARDS	1.1 m	0
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	4	
UNIT TYPE	2x BACHELOR, 2x ONE BEDROOM	
GROUND ORIENTED UNITS	NO	
MINIMUM UNIT FLOOR AREA	28.92 m2	
TOTAL RESIDENTIAL FLOOR AREA	163.63 m2	

	/ 311E AREA 3021112 = 30%
l	BICYCLE PARKING REQUIRED PER SCHEDULE C:
	RESIDENTIAL
	MULTIPLE DWELLINGS -
	1 PER UNIT (100% CLASS 1)
	PLUS A 6 SPACE RACK (CLASS 2) AT
	EACH ENTRANCE OF AN APARTMENT
	TOTAL REQ'D: 10
	COMMERCIAL

SITE COVERAGE: STRUCTURE 228.35m2 / SITE AREA 362m2 = 63%

/SITE AREA

OPEN SITE SPACE:

COMMERCIAL
OFFICE, RETAIL & SERVICES, RESTAURANTS
1 PER 205m2 OF GROSS FLOOR AREA FOR THE 1ST 5000m2 TOTAL CLASS 2 REQUIRED: 6 RESIDENTIAL, 1 COMMERCIA TOTAL PROVIDED: 7, 3 HORIZONTAL IN FRONT YARD AND 4 VERTICAL IN REAR YARD

DING CODE GRADE CALCULATION: CULATED BY BC BUILDING CODE 2012 EDITION DEFINITIONS, TEST AVERAGE LEVEL OF FINISHED GROUND ADJOINING		REZONING GRADE CALCULATION: (CALCULATED BY SCHEDULE A ZONING DEFINITIONS)				
EXTERIOR WALL	OF BUILDING)		GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN POINTS	TOT
DE POINTS	AVERAGE OF POINTS		A & B	((27.423 + 28.856) /2) x	5.55m	=15
			B & C	((28.856 + 26.398) /2) x	33.39m	=92
TH FACE A & B	((28.958 + 28.958) /2)	28.958m	C & D	((26.398 + 26.358) /2) x	6.65m	=17
FACE B & C	((28.958 + 26.958) /2)	27.958m	D & E	((26.358 + 25.832) /2) x	7.56m	=19
TH FACE C & D	((26.958 + 26.958) /2)	26.958m	E & F	((25.832 + 25.832) /2) x	13.89m	=35
T FACE D & A	((26.958 + 28.958) /2)	27.958m	F & G	((25.832 + 27.358) /2) x	10.84m	=28
			G & H	((27.358 + 27.358) /2) x	1.10m	=30
DING CODE GRAD	E = 26.958m		H & A	((27.358 + 27.423) /2) x	1.10m	=30
RMINED BY NORT	TH FACE BEING LOWEST AVER	AGE			=80.08m	=21

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FERNWOOD NRG 1240 GLADSTONE AVENUE VICTORIA, BC V8T 1G6

250-381-1552

ARCHITECTURAL

SURVERYOR POWELL & ASSOCIATES

VICTORIA, BC V8T 4N4 250-382-8855

CONTACT: CHRISTINE LINTOTT

3.2.2.25. GROUP A, DIVISION 2, UP TO 2 STOREYS

NO. OF STOREYS

STREET FACING

MAX. BUILDING AREA

LOADBEARING WALLS, COLUMNS, AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL I) HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN.OR II) BE OF NON COMBUSTIBLE CONSTRUCTION

3.2.2.49. GROUP C, UP TO 3 STOREYS NO. OF STOREYS STREET FACING MAX. BUILDING AREA

3.2.2.25. GROUP D, UP TO 2 STOREYS

NO. OF STOREYS

STREET FACING

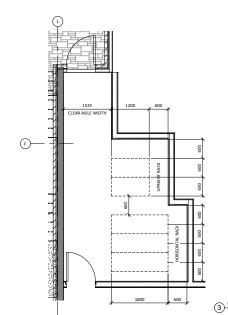
MAX. BUILDING AREA

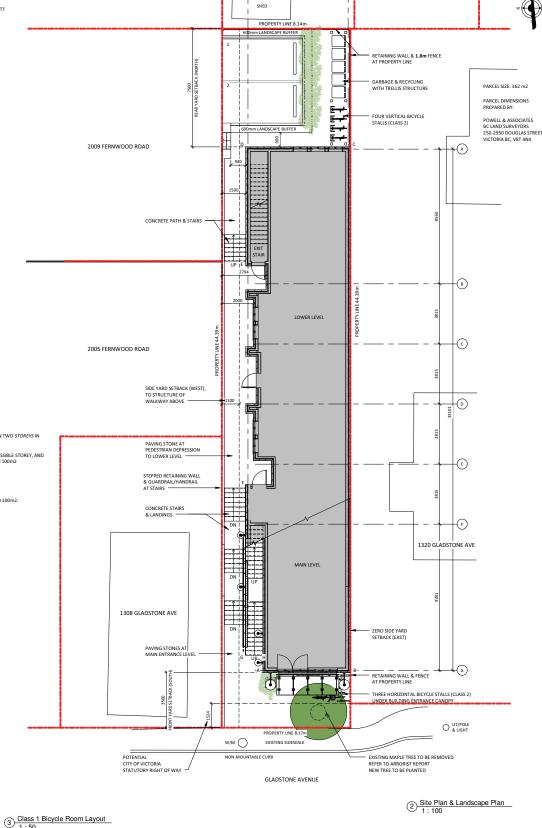
COMBUSTIBLE OR NON COMBUSTIBLE >45 MIN. >45 MIN.

LOADBEARING WALLS, COLUMNS, AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL i) HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN.OR ii) BE OF NON COMBUSTIBLE CONSTRUCTION

LOADBEARING WALLS, COLUMNS, AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY

2) THIS SUBSECTION DOES NOT APPLY TO







Issue	Date
Rezoning, Development Permit & OCP Amendment	March 6, 2014
Planning & Land Use	October 7, 2014

	Revision	
	No. Description	Dat
	Resubmission to Include Integration of	August 11, 201
ı	City Staff Review	

October 15 . 2015

Proposed Development

1310 Gladstone Avenue Victoria, BC

Cover Sheet/Site & Landscape

A0.00

THIS DRAWNING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED. OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH.

THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT.

DO NOT SCALE THE DRAWNINGS.

