

Proposed Residential Redevelopment

520 Niagara Street, Victoria

Site Context- Aerial View



flanking buildings -540 Niagara



540 NIAGARA

flanking buildings- 536 Niagara



536 NIAGARA

520 Niagara- looking east



SUBJECT SITE SHOWING SCREENING OF PROPERTY TO EAST

520 Niagara Street



520 NIAGARA - SUBJECT PROPERTY

Flanking buildings-106 Medina



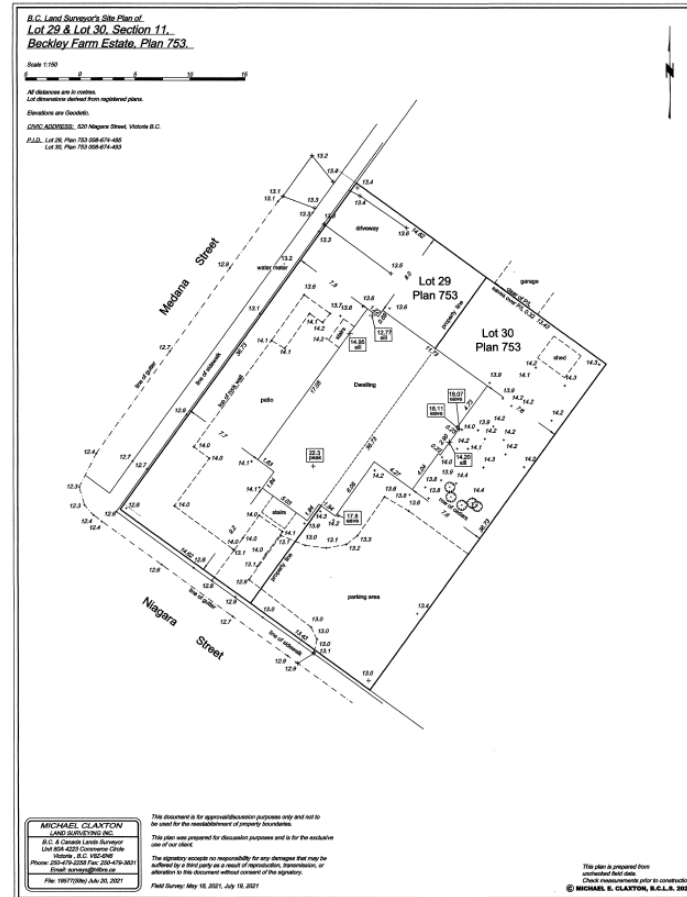
106 MEDINA

flanking buildings- 111 Medana



111 MEDANA

520 Niagara- site survey



Existing Zoning- Multiple Dwelling

PART 3.103 – R-80 ZONE, NIAGARA MULTIPLE DWELLING DISTRICT

3.103.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- Home occupation subject to the regulations in Schedule "D"
- Accessory Buildings subject to the regulations in Schedule "F"
- Garage sales limited to no more than 2 in any year
- Ground-oriented multiple dwelling subject to the regulations in this Part 3.103

In this Part 3.103, "ground-oriented multiple dwelling" means a building containing three or more self-contained dwelling units, at least 2 of which units have individual and direct access to the ground

3.103.2 Community Amenities

As a condition of additional density pursuant to section 3.103.3 b., the community amenities that must be provided are consent to the heritage designation of the existing Cathedral School Building on the lands civically known as 520 Niagara Street (the "Protected Property") under Section 967 of the Local Government Act as protected heritage property and the agreement of the owner to release the City from any obligation to compensate the owner in any form for any reduction in the market value of the Protected Property

3.103.3 Density

a. <u>Floor space ratio</u> where the amenities have not been provided pursuant to section 3.103.2 (maximum)	0.5:1
b. <u>Floor space ratio</u> where the amenities have been provided pursuant to section 3.103.2 (maximum)	1:1

3.103.4 Site Area

A ground-oriented multiple dwelling may not be erected used or maintained on a lot having an area less than 1030 m²

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Page 1 of 3

PART 3.103 – R-80 ZONE, NIAGARA MULTIPLE DWELLING DISTRICT

3.103.5 Height, Storeys and Roof Decks

a. <u>Principal building height</u> (maximum)	7.6m
b. <u>Storeys</u> (maximum)	2

3.103.6 Setbacks and Projections

a. <u>Front yard setback</u> (minimum)	The lesser of 7.5m and the average of the actual setbacks of the buildings on the lots abutting the sides of the lot
Except for the following maximum projections into the <u>setback</u> :	
• <u>Steps and porch</u> (maximum)	3.5m
• <u>Bay windows</u>	0.6m
b. <u>Rear yard setback</u> (minimum)	10.7m or 35% of lot depth whichever is greater
c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)	1.5m or 10% of the lot width whichever is greater
	3.0m for one side yard when the lot is not serviced by a rear lane
d. Combined <u>side yard setbacks</u> (minimum)	4.5m
e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum)	3.5m or 10% of the <u>lot width</u> whichever is greater
f. Eave projections into <u>setbacks</u> (maximum)	0.75m

3.103.7 Lot Area, Site Coverage, Open Site Space

a. <u>Lot area</u> (minimum)	555m ²
b. <u>Site coverage</u> (maximum)	40%
c. <u>Open site space</u> (minimum)	30.0% of the <u>area</u> of the <u>lot</u> and 33% of the <u>rear yard</u>

3.103.8 Parking

<u>Parking</u>	Subject to the regulations in Schedule "C"
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Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Page 2 of 3

PART 3.103 – R-80 ZONE, NIAGARA MULTIPLE DWELLING DISTRICT

3.103.9 Protected Heritage Property

In accordance with section 903(3)(f) of the *Local Government Act* and notwithstanding anything else in this section 3.103 the regulations in this section 3.103.9 apply to property upon which there is a building, all or part of which is protected heritage property pursuant to section 967 of the *Local Government Act*.

3.103.9.1 Setbacks and Projections

a. <u>Front yard setback</u> (minimum)	7.5m
Except for the following maximum projections into the <u>setback</u> :	
• <u>Steps and porch</u> (maximum)	3.5m
• <u>Bay windows</u>	0.6m
b. <u>Rear yard setback</u> (minimum)	4.0m
c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)	1.8m
d. Combined <u>side yard setbacks</u> (minimum)	5.0m
e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum)	3.5m or 10% of the <u>lot width</u> whichever is greater
f. Eave projections into <u>setbacks</u> (maximum)	0.75m

3.103.9.2 Vehicle and Bicycle Parking

a. <u>Vehicle parking</u> (minimum)	1 stall for each <u>self-contained dwelling unit</u> equal to or greater than 70m ² 0.75 stalls for each <u>self-contained dwelling</u> less than 70m ²
b. <u>Bicycle parking</u> (minimum)	Subject to the regulations in Schedule "C"
c. <u>Visitor parking</u> (minimum)	Subject to the regulations in Schedule "C"

Except as modified by the regulations in this section 3.103.9, the regulations in sections 3.103.1 to 3.103.8 apply to property upon which there is a protected heritage property.

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Bylaw 15-013 adopted April 16, 2015

Page 3 of 3



NORTH ELEVATION:



SOUTH ELEVATION (REAR)

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PHONE 202.388.3321 FAX 202.388.3321

• PROPOSED RESIDENTIAL DEVELOPMENT

LORNA & CLYDE JOHNSON

ORIGINAL BUILDING ELEVATIONS IN ADDITION

590 HAZARD ST.

EVINGTON, VA 22424

2004-1179

CREATED USING

AutoCAD 2004

DATE: 08-10-2004

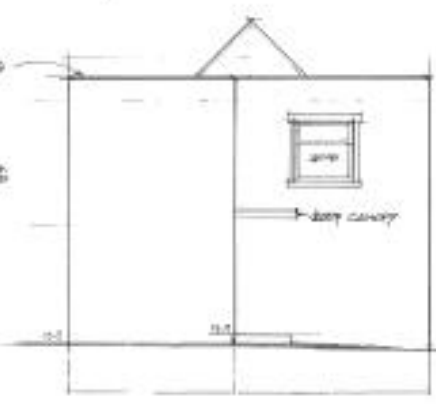
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PROJECT NO.



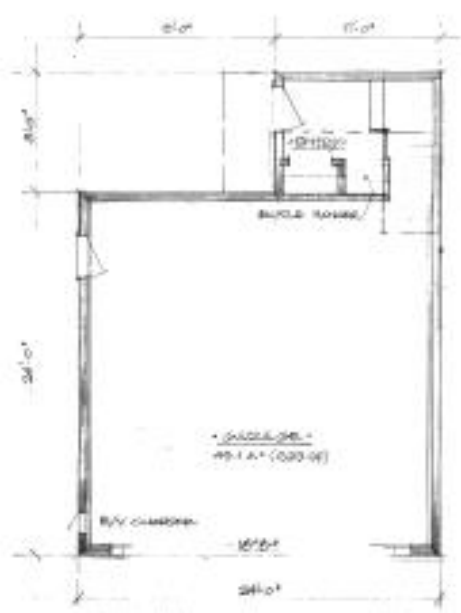
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



MAIN FLOOR PLAN - 7-04-09 (2009)



UPPER FLOOR PLAN - 06-07-09 (2009)



EAST ELEVATION



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PROPOSED RESIDENTIAL DEVELOPMENT -

LORENA & CLIFF JOHNSON -

CARRIAGE HOUSE PLANT & DEVELOPMENT

1920 MADISON ST.

VICTORIA, B.C.

ISSUE - 010

DESIGNED BY

SCALE - 1/8" = 1'-0"

DATE - 06-10-09

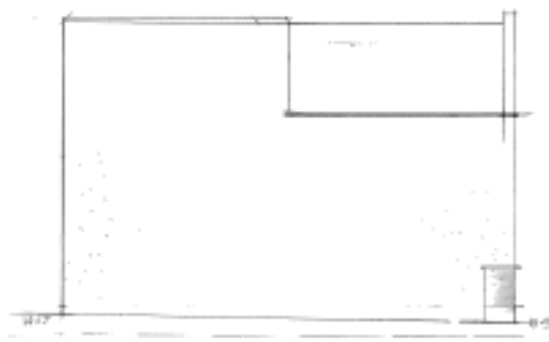
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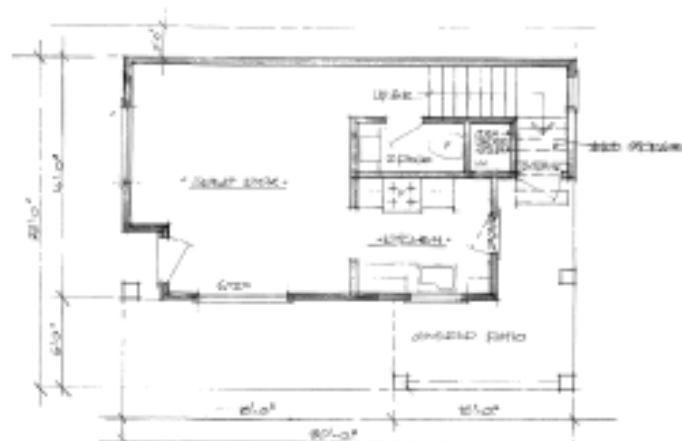
SOUTH ELEVATION.



NORTH ELEVATION.



WEST ELEVATION.



MAIN FLOOR PLAN - 28'-0\"/>



UPPER FLOOR PLAN - 20'-0\"/>



EAST ELEVATION.



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1000 N. 100th St.
Suite 100
Eden Prairie, MN 55324

PROPOSED RESIDENTIAL DEVELOPMENT
 LORNA & CLIFF JOHNSON
 BARBER SUITE PLANS & ELEVATIONS
 100 N. 100th St.
 Edina, MN 55425

PROJECT NO.

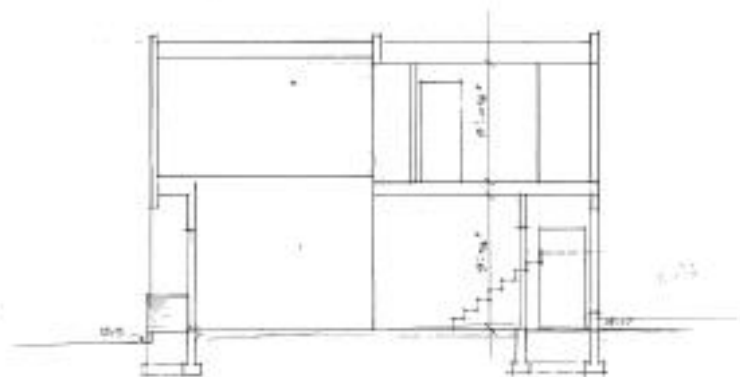
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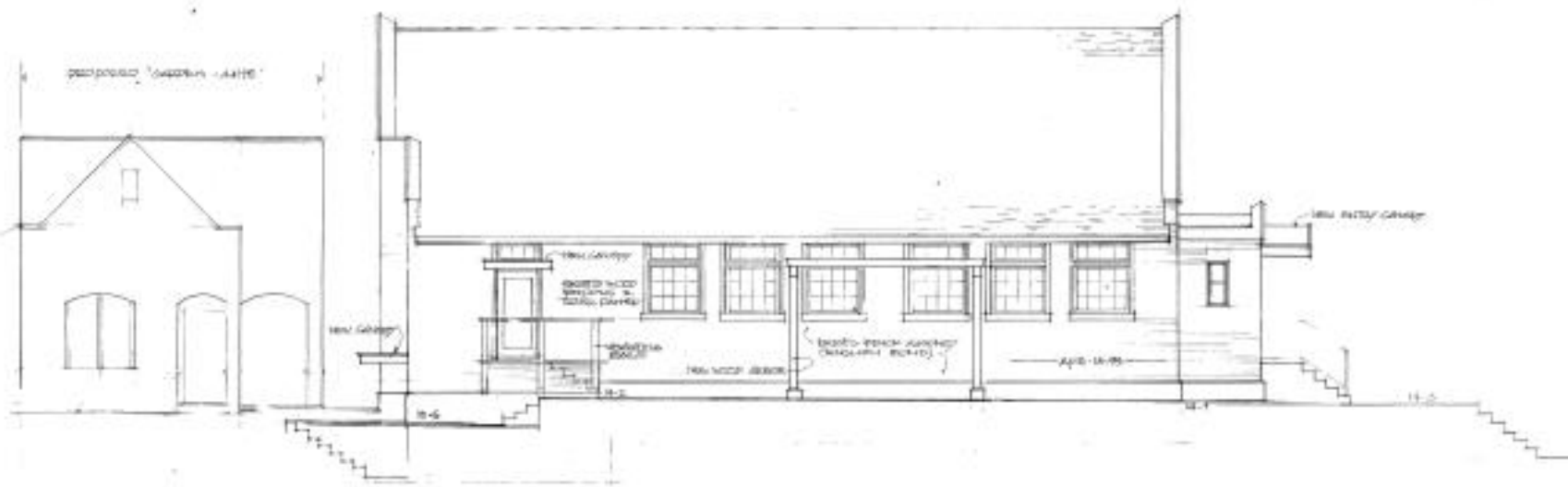
DATE: 10/10/2011



SECTION 14 - CARriage HOUSE



SECTION 15 - GARDEN SUITE



WEST ELEVATION

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CONSULTANTS: CAROL M. ANDERSON, AIA

PROPOSED ARCHITECTURAL DEVELOPMENT
FOR
BESSIE & BELLE JOHNSON

SECTION 8 SECTION 9

ARCHITECT: ANDERSON AND ASSOCIATES

PROJECT: 1000 N. 10th
PORTLAND, OR 97227

DATE: 10/1/14

NO. 1000


DATE: 10/1/14

NO. 1000

ARCHITECT: ANDERSON AND ASSOCIATES

OVERALL SITEPLAN




 **Greenspace Designs**
Sustainable Landscape Design

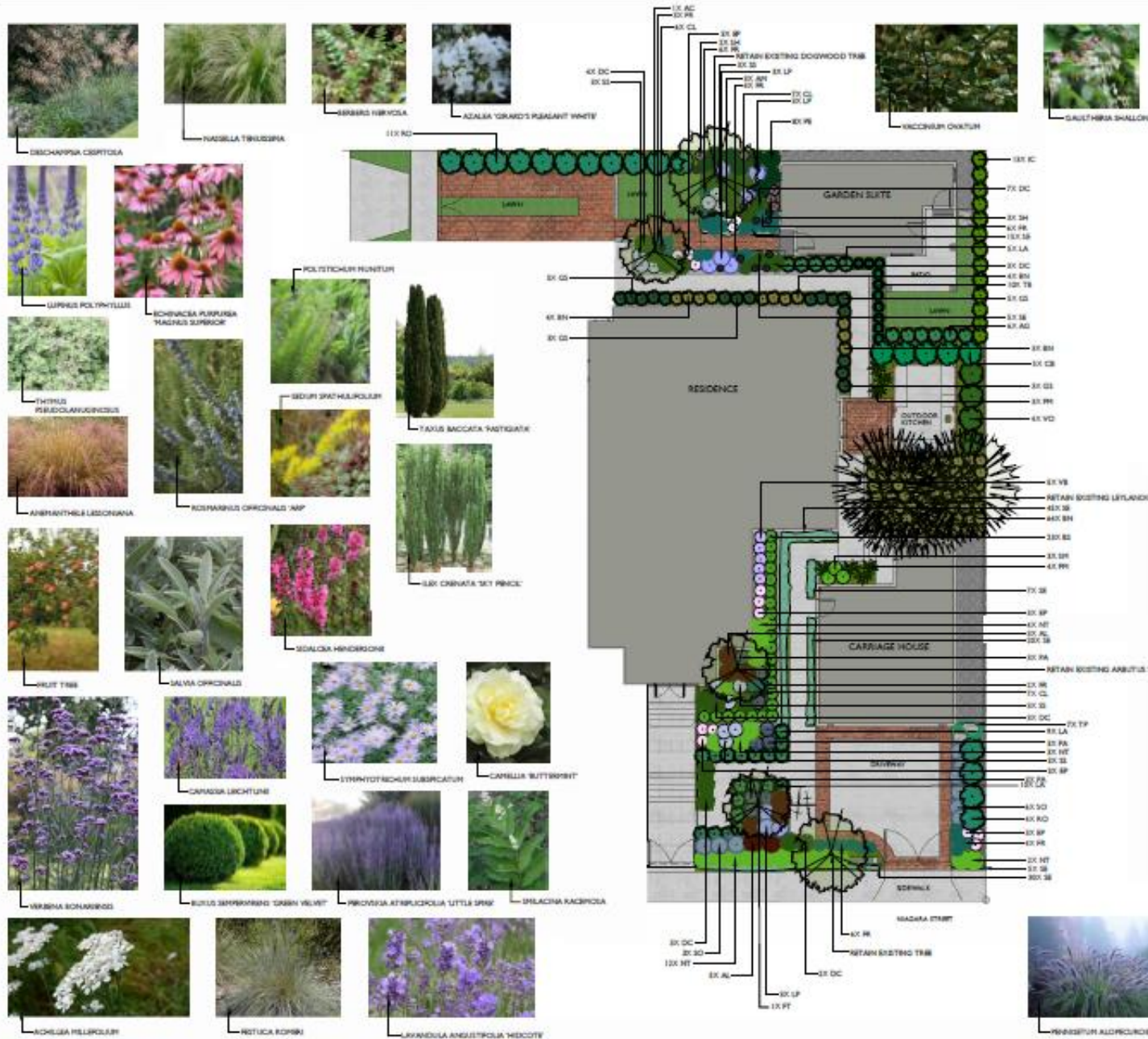
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PROPOSED LANDSCAPE PLAN for
LORENA AND CLIFF JOHNSON
330 NIAGARA STREET, VICTORIA

|| PAGE TITLE ||
OVERALL SITE PLAN, PAGE ONE OF THREE

|| DATE || || SCALE ||
DECEMBER 7, 2021 1:50



PLANTING PLAN



PLANT SCHEDULE			COMMON NAME	
ABB.	QTY	SIZE	BOTANICAL NAME	
TREES				
AC	1	#12	ACER CIRCINATUM	VINE MAPLE
PT	1	#12	FRUIT TREE	FRUIT TREE
SHRUBS				
AG	8	#6	AZALEA 'GERARD'S PLEASANT WHITE'	GERARD'S PLEASANT WHITE AZALEA
ES	12	#1	ELIUS SERRIFOLIUS 'GREEN VELVET'	GREEN VELVET BOXWOOD
CB	5	#7	CAMELLIA 'BUTTERBENT'	BUTTERBENT CAMELLIA
IC	13	#6	SAX. CRINATA 'SIX PINNACLE'	SIX PINNACLE JAPANESE HOLLY
LA	14	#6	LIANODULA ANGSTROFOLIA 'MIDCOTE'	MIDCOTE'S ENGLISH LAUREL
NO	15	#6	ROSARINUS OFFICIALIS 'ARP'	ARP ROSEMARY
SD	9	#1	SALVIA OFFICIALIS	SAGE
TS	12	#6	TAXUS BACCATA 'FASTIGIATA'	COLUMBIAN TYPH
VO	4	#6	VACCINIUM OXICURTUM	WAXLEAF HUCKLEBERRY
PERENNIALS, HERBS AND GRASSES				
AN	2	#1	ACHILLEA MILLEFOLIUM	TARROW
AL	8	#1	ANEMONITHELE LEBRONIANA	PLEASANT'S TAIL GRASS
DC	14	#1	DIASCYPIA CRYPTOGA	TUFTED HAIR GRASS
SC	13	#1	SCILLA PURPUREA 'YAGNUS SUPERIOR'	PURPLE SUPERIOR SCILLA FLOWER
RP	31	#1	RESTIUM ROSEUM	ROSEMARY
LP	9	#1	LUPINUS POLYPHYLLUS	LARGE LEAF LUPIN
MT	11	#1	MASSILLA TANGUTENSIS	MEXICAN FLAXER GRASS
PE	8	#1	PENISTEMUM ALOPECUROIDES 'HOLDRY'	HOLDY'S MOUNTAIN GRASS
PA	9	#1	PEROVSKIA ATROPURPUREA 'LITTLE SPIKE'	LITTLE SPIKE RUSSIAN SAGE
PP	7	#1	POLYSTICHUM PLINIFOLIUM	SHROUD FERNS
SH	5	#1	SECALIA HENDERSONI	HENDERSON'S CHECKERMALLOW
SM	2	#1	SMILACINA RACEMOSA	HAIR SOLOMON'S SEAL
SS	12	#1	STYRACHTACHUM SUBSPICATUM	DOUGLAS ASTER
VS	5	#1	VERBENA BONARIENSIS	PURPLE TOP VERBENA
GROUNDCOVERS				
BN	75	#1	BERBERIS NERVOIDA	DULL-GREEN GRASS
SB	127	#1	STYRACHTACHUM SUBSPICATUM	STONECROP
TP	7	#1	THYMUS PRAELOCLANUGINOSUS	WOOLLY THYME
BULBS				
CL	21	#1	CANADIA LICHTENE	CANAS

PLANTING AND IRRIGATION NOTES

Plantings are shown on Greenspace Design's Planting Plan dated OCTOBER 4, 2021.

Any plant substitutions shall be made in consultation with the landscape architect.

The Landscape and Irrigation Contractor shall determine the location of underground services prior to the commencement of landscape work, and shall be responsible for the repair of all damage caused by landscape work to the Owner's utilities.

All layout and plants shall conform to BCITA (BCIA) specifications.

Typical depths shall be as follows:

- Trees: 30 x 30 x 2m soil per tree
- shrubs: 600 mm depth
- ground covers: 150 mm depth

All grass areas shall be seeded.

All planters shall be covered with a 30 mm layer of leaf mulch.

All areas shall be covered with 75 mm diameter x 1.5 m long round poles set in two ground.

Plans developed on the date of filing or the date of one year from the date of installation shall be replaced by the Contractor at the Contractor's expense.

All planting beds shall be irrigated with an automatic underground system.

Plans to include 1" (before final) grade for all basins, lines and 1" (before final) grade for irrigation main lines.

All irrigation materials and installation methods shall conform to SANC standards.

The Owner's representative for irrigation shall conform to the City of Victoria's municipal requirements.

The Irrigation Contractor shall provide a drawing of the irrigation system for the Owner.

The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the Owner.

The Irrigation Contractor shall supply all materials and labour for the Owner on irrigation system operation.

CONSTRUCTIONAL MAINTENANCE NOTES

Contractor to check all dimensions and levels of the drawing and make sure they are correct prior to construction.

Any change due to property being constructed is the responsibility of the contractor.

Contractor to check all dimensions and levels of the drawing and make sure they are correct prior to construction.

Greenspace Designs
Sustainable Landscape Design

PROJECT TITLE =
PROPOSED LANDSCAPE PLAN FOR LORNA AND CLIFF JOHNSON
330 NIAGARA STREET, VICTORIA

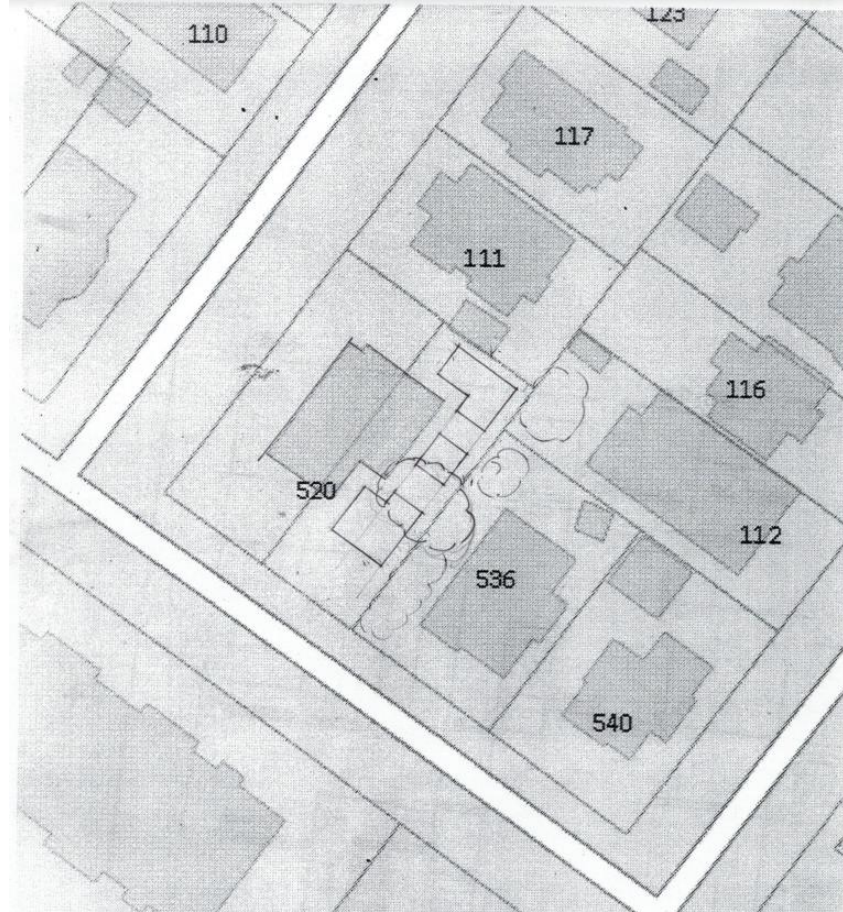
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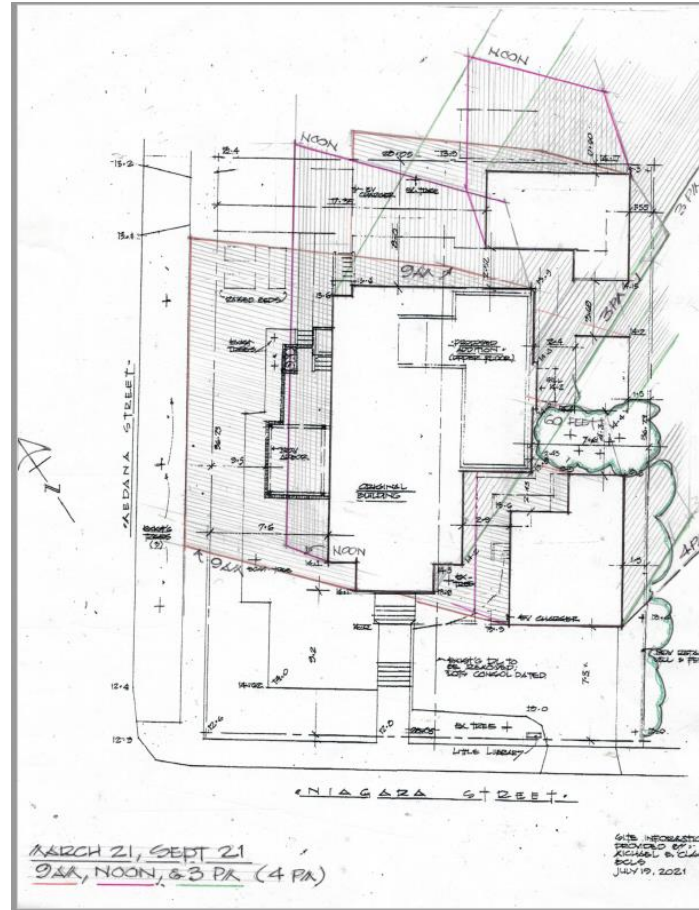
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shadow studies –site context



shadow studies- equinoxes [march-sept]



shadow studies- june 21

