

2298 LANSDOWNE | 2298 LANSDOWNE RD.

PROJECT NUMBER: 2307

ISSUED FOR OCP AMENDMENT, REZONING & DEVELOPMENT PERMIT - JULY 11, 2024

CONTACTS

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DRAWING LIST

ARCHITECTURAL

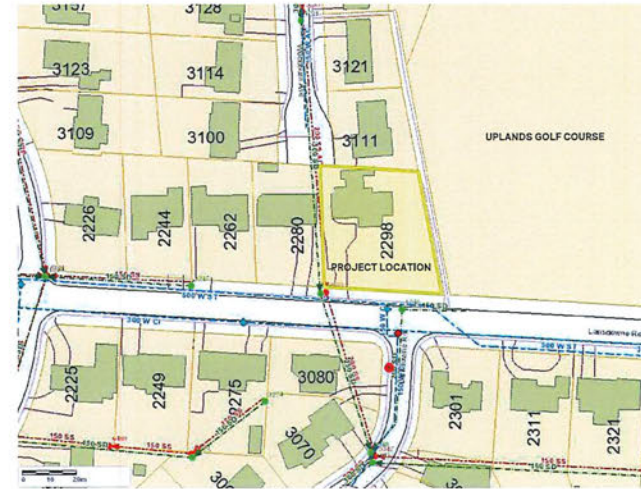
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CIVIL

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LANDSCAPE

L1	LANDSCAPE CONCEPT PLAN
L2	TREE MANAGEMENT PLAN



1 LOCATION PLAN 1

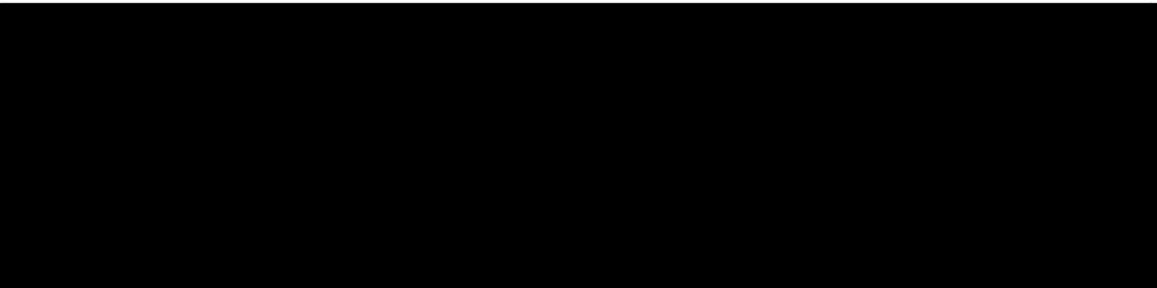


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SEALED  2024-07-11	
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DATE ISSUED: 2298 LANSDOWNE HOLDING LTD. 2298 LANSDOWNE RD VICTORIA, BC, V8P 1B8	
BY: [Signature] FOR: [Signature] DATE: [Date]	
PROJECT NAME	
2298 LANSDOWNE OAK BAY, BC	
PROJECT ADDRESS 2298 LANSDOWNE RD VICTORIA, BC, V8P 1B8	
 COLIN HARPER ARCHITECT 501 Foul Bay Rd, Victoria, BC V8S 4G9 778-584-0582 info@charch.ca charch.ca	
DRAWING TITLE COVER PAGE	
PROJECT NO: 2307	DRAWN BY: LC
SCALE: 1/8" = 1'-0"	POWER BY: CH
DRAWING NO: A000	



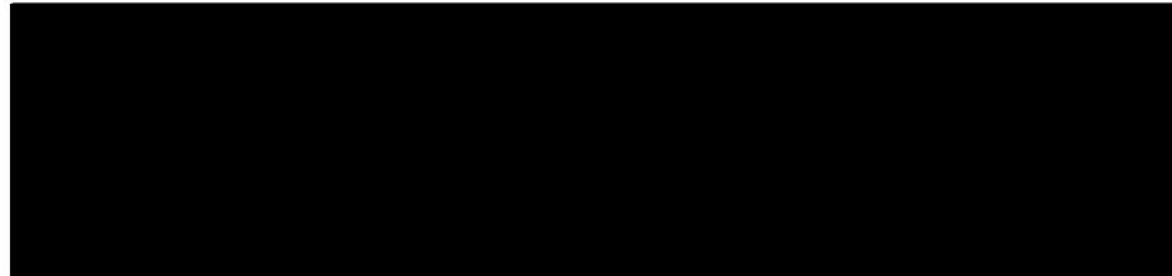
1 LEVEL 1 BUILDING A CODE PLAN

2 LEVEL 1 BUILDING B CODE PLAN



3 LEVEL 2 BUILDING A CODE PLAN

4 LEVEL 2 BUILDING B CODE PLAN

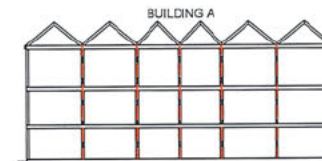
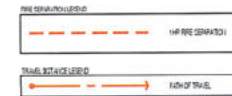


5 LEVEL 3 BUILDING A CODE PLAN

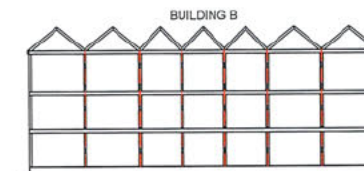
6 LEVEL 3 BUILDING B CODE PLAN

PROJECT INFORMATION TABLE - 2298 LANSDOWNE
PR. #: 2307
DATE: 22-Jan-24

PROPERTY INFORMATION					2298 LANSDOWNE				
PROJECT ADDRESS					LOT 16, SECTION 31, VICTORIA DISTRICT, PLAN 8219				
LEGAL DESCRIPTION					RS-4 - ONE FAMILY RESIDENTIAL USE				
CURRENT ZONING					RS-3 - 3 STOREY MULTIPLE DWELLING				
REFERENCE ZONING					MULTI-UNIT RESIDENTIAL DEVELOPMENT PERMIT AREAS				
DEVELOPMENT PERMIT AREA					ESTABLISHED AND PROPOSED				
OCP DESIGNATION					LANSDOWNE RD - COLLECTOR ROAD				
ROAD NETWORK									
BUILDING/LOT DATA					RS-3 REF. ZONE		PROPOSED		VARIANCE
SITE AREA					1,578 m ²	20,215 sq.ft.	1,578 m ²	20,215 sq.ft.	NA
TOTAL FLOOR AREA (DISTRICT OF OAK BAY DEF.)					1,578 m ²	20,215 sq.ft.	1,748 m ²	18,811 sq.ft.	NA
GROSS FLOOR AREA					NA		838 m ²	10,071 sq.ft.	NA
FLOOR AREA RATIO					1.30		0.83		NA
LOT COVERAGE %					30%		42%		7%
OPEN SITE SPACE					NA		62%		NA
BUILDING A HEIGHT					18.67 m	25.1 ft.	15.40 m	34.1 ft.	TBC
BUILDING A OCCUPABLE HEIGHT					7.32 m	24.0 ft.	7.00 m	23.0 ft.	TBC
BUILDING B HEIGHT					18.67 m	25.1 ft.	15.10 m	33.1 ft.	TBC
BUILDING B OCCUPABLE HEIGHT					7.32 m	24.0 ft.	6.75 m	22.1 ft.	NA
NUMBER OF STOREYS					3		3		
BUILDING SETBACKS					RS-3 REF. ZONE		PROPOSED		VARIANCE
FRONT LOT LINE					9.14 m	30.0 ft.	6.83 m	22.6 ft.	2.31 m
REAR LOT LINE					9.14 m	30.0 ft.	6.29 m	20.6 ft.	2.85 m
INTERIOR SIDE YARD (WEST)					6.00 m	19.7 ft.	4.57 m	15.0 ft.	1.43 m
INTERIOR SIDE YARD (EAST)					6.00 m	19.7 ft.	3.37 m	11.0 ft.	2.63 m
UNIT INFO (SFA INCLUDING GARAGE)									
UNIT NAME					UNIT TYPE	AREA		COUNT	
A					3 BDR	186.99 m ²	1,819.0 sq.ft.	4	
B					3 BDR	187.48 m ²	2,010.0 sq.ft.	4	
C					2 BDR	137.86 m ²	1,472.0 sq.ft.	5	
TOTAL								13	
PARKING DATA									
VEHICLE PARKING					REQUIRED (PER RS-3 ZONE)		PROPOSED		VARIANCE
VISITOR					2 PER UNIT	26	17		-9
					1 PER 4	4	3		-1

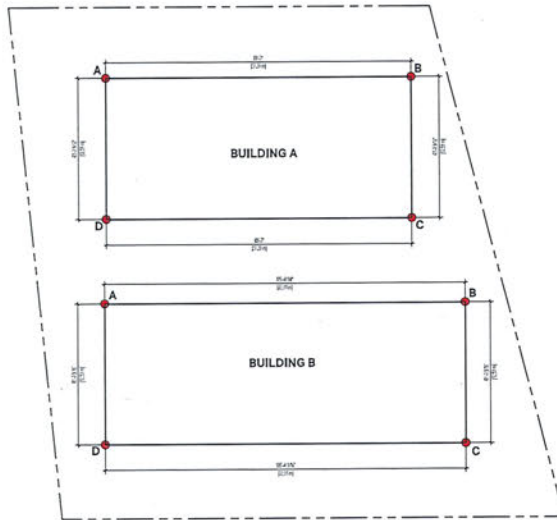


7 CODE SECTION BUILDING A



8 CODE SECTION BUILDING B

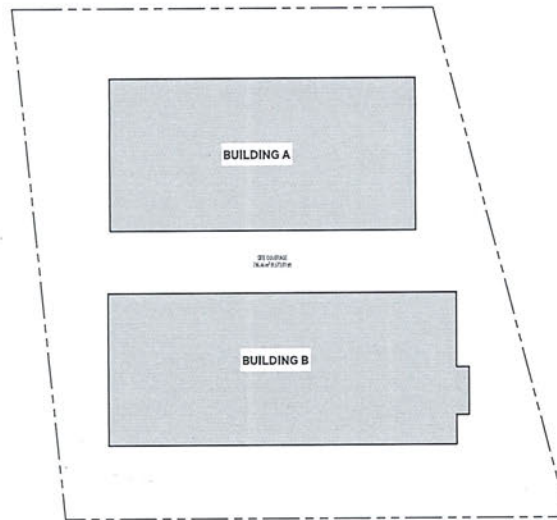
County Council, Municipality of the District of Columbia proposed changes reviewed and approved by the Municipal Council, Planning and Development Committee on 2024-01-11	
SEAL	
2024-01-11	
SOUTH MAP	
NOTES	
1. THE PLANNING AND DEVELOPMENT COMMITTEE OF THE DISTRICT OF COLUMBIA HAS REVIEWED THE PROPOSED CHANGES TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA AND HAS APPROVED THE PROPOSED CHANGES TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA. THE PLANNING AND DEVELOPMENT COMMITTEE OF THE DISTRICT OF COLUMBIA HAS REVIEWED THE PROPOSED CHANGES TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA AND HAS APPROVED THE PROPOSED CHANGES TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA.	
SUBSEQUENT: 2298 LANSDOWNE, VICTORIA, BC V8P 1B8	
2298 LANSDOWNE OAK BAY, BC	
2298 LANSDOWNE RD VICTORIA, BC V8P 1B8	
CHA GAIL HARPER ARCHITECT 501 FOUL BAY RD, VICTORIA, BC V8S 4G9 778-584-0582 info@charch.ca charch.ca	
CODE REVIEW & PROJECT DATA	
PROJECT NO. 2307	DRAWN BY: SE
SCALE: 1/8"=1'-0"	REVIEWED BY: SE
DATE: 2024-01-11	



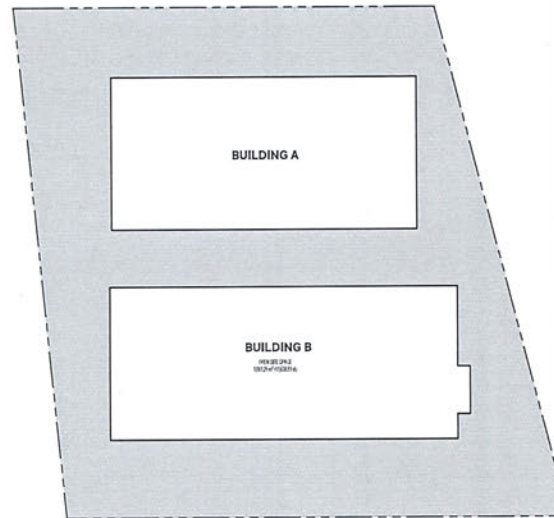
Grade Calculation - Building A				
Grade Points	Average of Points	Distance Between Grade Points		Totals
Points A & B	((52.65+53.15)/2) 52.90	x 27.20		1,438.80
Points B & C	((53.15+52.82)/2) 52.99	x 12.59		667.08
Points C & D	((52.82+52.50)/2) 52.66	x 27.20		1,432.35
Points D & A	((52.50+52.69)/2) 52.59	x 12.59		661.92
Sum			79.58	4,200.23
Grade Calculation 4,200.23 / 79.58 = 52.78				

Grade Calculation - Building B				
Grade Points	Average of Points	Distance Between Grade Points		Totals
Points A & B	((52.25+52.32)/2) 52.29	x 32.11		1,701.35
Points B & C	((52.32+51.51)/2) 51.92	x 12.59		653.61
Points C & D	((51.51+51.49)/2) 51.48	x 32.11		1,653.02
Points D & A	((51.45+52.52)/2) 51.99	x 12.59		654.49
Sum			89.40	4,662.47
Grade Calculation 4,662.47 / 89.40 = 52.15				

1 AVERAGE GRADE CALCULATION



2 COVERAGE



3 OPEN SPACE

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SEAL

2024-07-15

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VICTORIA, BC V8P 1B8

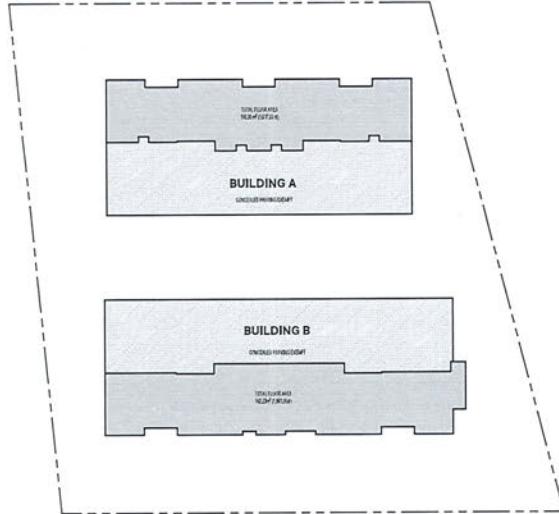
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OAK BAY, BC

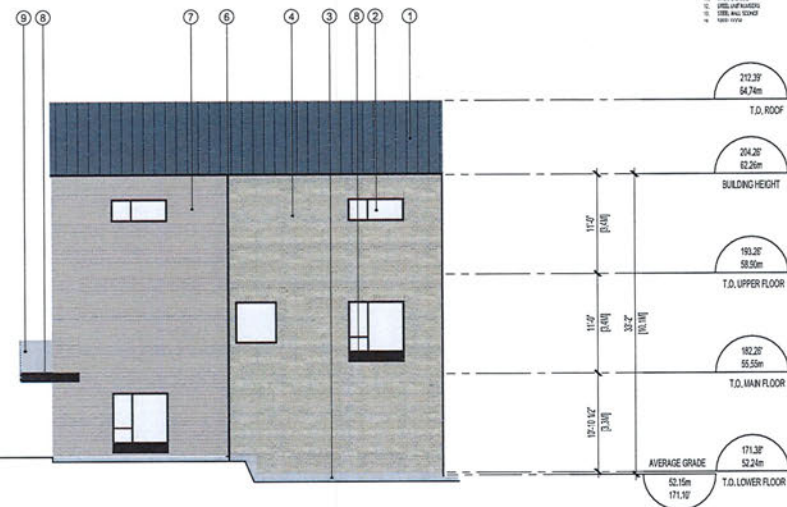
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CHA
COLIN HARPER ARCHITECT
501 FOLSOM RD, VICTORIA, BC V8S 4G9
778-584-0582 | info@charch.ca | charch.ca

AREA CALCULATIONS

PROJECT NO. 2207 DRAWING NO. 02
SCALE 1:200 REVISION: 01
DATE 2024-07-15





Contractor's statement: All details of the following permit transactions
 property of Chisholm Heritage and will not be issued without the
 property owner's approval. All transactions shall be verified by the
 Contractor before commencing work.

SEAL

2024-07-01

NOTIFICATION

NOTES

1. THE PROPERTY HAS BEEN FULLY TYPED AND PRINTED AND IS
 SUBMITTED HEREBY FOR APPROVAL BY THE APPLICANT, AND BY THE
 APPLICANT'S REPRESENTATIVE. THE APPLICANT'S DESIGN
 HAS BEEN TRANSMITTED TO THE APPLICANT, AND THE APPLICANT'S
 DESIGN HAS BEEN TRANSMITTED TO THE APPLICANT'S REPRESENTATIVE.
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 REPRESENTATIVE, AND THE APPLICANT'S REPRESENTATIVE HAS
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2. THE APPLICANT'S DESIGN HAS BEEN TRANSMITTED TO THE APPLICANT'S
 REPRESENTATIVE, AND THE APPLICANT'S REPRESENTATIVE HAS
 BEEN TRANSMITTED TO THE APPLICANT'S REPRESENTATIVE.

GUARANTEE: 2298 LANSOWNE HOLDINGS LTD.
 2298 LANSOWNE RD
 VICTORIA, BC V8P 1B8

PROJECT NAME

2298 LANSOWNE
 OAK BAY, BC

PROJECT ADDRESS
 2298 LANSOWNE RD
 VICTORIA, BC V8P 1B8

CHA
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 778-584-0582 info@charch.ca | charch.ca

DRAWING TITLE
 ELEVATIONS

PROJECT NO. 2307 DRAWING NO. 01 SCALE 1/5

DATE 2024-07-01



ITEM NO.	ITEM DESCRIPTION	UNIT
1	2" X 4" X 8" LUMBER	LINEAL FEET
2	2" X 6" X 8" LUMBER	LINEAL FEET
3	2" X 8" X 8" LUMBER	LINEAL FEET
4	2" X 10" X 8" LUMBER	LINEAL FEET
5	2" X 12" X 8" LUMBER	LINEAL FEET
6	2" X 14" X 8" LUMBER	LINEAL FEET
7	2" X 16" X 8" LUMBER	LINEAL FEET
8	2" X 18" X 8" LUMBER	LINEAL FEET
9	2" X 20" X 8" LUMBER	LINEAL FEET
10	2" X 22" X 8" LUMBER	LINEAL FEET
11	2" X 24" X 8" LUMBER	LINEAL FEET
12	2" X 26" X 8" LUMBER	LINEAL FEET
13	2" X 28" X 8" LUMBER	LINEAL FEET
14	2" X 30" X 8" LUMBER	LINEAL FEET
15	2" X 32" X 8" LUMBER	LINEAL FEET
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23	2" X 48" X 8" LUMBER	LINEAL FEET
24	2" X 50" X 8" LUMBER	LINEAL FEET
25	2" X 52" X 8" LUMBER	LINEAL FEET
26	2" X 54" X 8" LUMBER	LINEAL FEET
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175	2" X 352" X 8" LUMBER	LINEAL FEET
176	2" X 354" X 8" LUMBER	LINEAL FEET
177	2" X 356" X 8" LUMBER	LINEAL FEET
178	2" X 358" X 8" LUMBER	LINEAL FEET
179	2" X 360" X 8" LUMBER	LINEAL FEET
180	2" X 362" X 8" LUMBER	LINEAL FEET
181	2" X 364" X 8" LUMBER	LINEAL FEET
182	2" X 366" X 8" LUMBER	LINEAL FEET
183	2" X 368" X 8" LUMBER	LINEAL FEET
184	2" X 370" X 8" LUMBER	LINEAL FEET
185	2" X 372" X 8" LUMBER	LINEAL FEET
186	2" X 374" X 8" LUMBER	LINEAL FEET
187	2" X 376" X 8" LUMBER	LINEAL FEET
188	2" X 378" X 8" LUMBER	LINEAL FEET
189	2" X 380" X 8" LUMBER	LINEAL FEET
190	2" X 382" X 8" LUMBER	LINEAL FEET
191	2" X 384" X 8" LUMBER	LINEAL FEET
192	2" X 386" X 8" LUMBER	LINEAL FEET
193	2" X 388" X 8" LUMBER	LINEAL FEET
194	2" X 390" X 8" LUMBER	LINEAL FEET
195	2" X 392" X 8" LUMBER	LINEAL FEET
196	2" X 394" X 8" LUMBER	LINEAL FEET
197	2" X 396" X 8" LUMBER	LINEAL FEET
198	2" X 398" X 8" LUMBER	LINEAL FEET
199	2" X 400" X 8" LUMBER	LINEAL FEET
200	2" X 402" X 8" LUMBER	LINEAL FEET
201	2" X 404" X 8" LUMBER	LINEAL FEET
202	2" X 406" X 8" LUMBER	LINEAL FEET
203	2" X 408" X 8" LUMBER	LINEAL FEET
204	2" X 410" X 8" LUMBER	LINEAL FEET
205	2" X 412" X 8" LUMBER	LINEAL FEET
206	2" X 414" X 8" LUMBER	LINEAL FEET
207	2" X 416" X 8" LUMBER	LINEAL FEET
208	2" X 418" X 8" LUMBER	LINEAL FEET
209	2" X 420" X 8" LUMBER	LINEAL FEET
210	2" X 422" X 8" LUMBER	LINEAL FEET
211	2" X 424" X 8" LUMBER	LINEAL FEET
212	2" X 426" X 8" LUMBER	LINEAL FEET
213	2" X 428" X 8" LUMBER	LINEAL FEET
214	2" X 430" X 8" LUMBER	LINEAL FEET
215	2" X 432" X 8" LUMBER	LINEAL FEET
216	2" X 434" X 8" LUMBER	LINEAL FEET
217	2" X 436" X 8" LUMBER	LINEAL FEET
218	2" X 438" X 8" LUMBER	LINEAL FEET
219	2" X 440" X 8" LUMBER	LINEAL FEET
220	2" X 442" X 8" LUMBER	LINEAL FEET
221	2" X 444" X 8" LUMBER	LINEAL FEET
222	2" X 446" X 8" LUMBER	LINEAL FEET
223	2" X 448" X 8" LUMBER	LINEAL FEET
224	2" X 450" X 8" LUMBER	LINEAL FEET
225	2" X 452" X 8" LUMBER	LINEAL FEET
226	2" X 454" X 8" LUMBER	LINEAL FEET
227	2" X 456" X 8" LUMBER	LINEAL FEET
228	2" X 458" X 8" LUMBER	LINEAL FEET
229	2" X 460" X 8" LUMBER	LINEAL FEET
230	2" X 462" X 8" LUMBER	LINEAL FEET
231	2" X 464" X 8" LUMBER	LINEAL FEET
232	2" X 466" X 8" LUMBER	LINEAL FEET
233	2" X 468" X 8" LUMBER	LINEAL FEET
234	2" X 470" X 8" LUMBER	LINEAL FEET
235	2" X 472" X 8" LUMBER	LINEAL FEET
236	2" X 474" X 8" LUMBER	LINEAL FEET
237	2" X 476" X 8" LUMBER	LINEAL FEET
238	2" X 478" X 8" LUMBER	LINEAL FEET
239	2" X 480" X 8" LUMBER	LINEAL FEET
240	2" X 482" X 8" LUMBER	LINEAL FEET
241	2" X 484" X 8" LUMBER	LINEAL FEET
242	2" X 486" X 8" LUMBER	LINEAL FEET
243	2" X 488" X 8" LUMBER	LINEAL FEET
244	2" X 490" X 8" LUMBER	LINEAL FEET
245	2" X 492" X 8" LUMBER	LINEAL FEET
246	2" X 494" X 8" LUMBER	LINEAL FEET
247	2" X 496" X 8" LUMBER	LINEAL FEET
248	2" X 498" X 8" LUMBER	LINEAL FEET
249	2" X 500" X 8" LUMBER	LINEAL FEET
250	2" X 502" X 8" LUMBER	LINEAL FEET
251	2" X 504" X 8" LUMBER	LINEAL FEET
252	2" X 506" X 8" LUMBER	LINEAL FEET
253	2" X 508" X 8" LUMBER	LINEAL FEET
254	2" X 510" X 8" LUMBER	LINEAL FEET
255	2" X 512" X 8" LUMBER	LINEAL FEET
256	2" X 514" X 8" LUMBER	LINEAL FEET
257	2" X 516" X 8" LUMBER	LINEAL FEET
258	2" X 518" X 8" LUMBER	LINEAL FEET
259	2" X 520" X 8" LUMBER	LINEAL FEET
260	2" X 522" X 8" LUMBER	LINEAL FEET
261	2" X 524" X 8" LUMBER	LINEAL FEET
262	2" X 526" X 8" LUMBER	LINEAL FEET
263	2" X 528" X 8" LUMBER	LINEAL FEET
264	2" X 530" X 8" LUMBER	LINEAL FEET
265	2" X 532" X 8" LUMBER	LINEAL FEET
266	2" X 534" X 8" LUMBER	LINEAL FEET
267	2" X 536" X 8" LUMBER	LINEAL FEET
268	2" X 538" X 8" LUMBER	LINEAL FEET
269	2" X 540" X 8" LUMBER	LINEAL FEET
270	2" X 542" X 8" LUMBER	LINEAL FEET
271	2" X 544" X 8" LUMBER	LINEAL FEET
272	2" X 546" X 8" LUMBER	LINEAL FEET
273	2" X 548" X 8" LUMBER	LINEAL FEET
274	2" X 550" X 8" LUMBER	LINEAL FEET
275	2" X 552" X 8" LUMBER	LINEAL FEET
276	2" X 554" X 8" LUMBER	LINEAL FEET
277	2" X 556" X 8" LUMBER	LINEAL FEET
278	2" X 558" X 8" LUMBER	LINEAL FEET
279	2" X 560" X 8" LUMBER	LINEAL FEET
280	2" X 562" X 8" LUMBER	LINEAL FEET
281	2" X 564" X 8" LUMBER	LINEAL FEET
282	2" X 566" X 8" LUMBER	LINEAL FEET
283	2" X 568" X 8" LUMBER	LINEAL FEET
284	2" X 570" X 8" LUMBER	LINEAL FEET
285	2" X 572" X 8" LUMBER	LINEAL FEET
286	2" X 574" X 8" LUMBER	LINEAL FEET
287	2" X 576" X 8" LUMBER	LINEAL FEET
288	2" X 578" X 8" LUMBER	LINEAL FEET
289	2" X 580" X 8" LUMBER	LINEAL FEET
290	2" X 582" X 8" LUMBER	LINEAL FEET
291	2" X 584" X 8" LUMBER	LINEAL FEET
292	2" X 586" X 8" LUMBER	LINEAL FEET
293	2" X 588" X 8" LUMBER	LINEAL FEET
294	2" X 590" X 8" LUMBER	LINEAL FEET
295	2" X 592" X 8" LUMBER	LINEAL FEET
296	2" X 594" X 8" LUMBER	LINEAL FEET
297	2" X 596" X 8" LUMBER	LINEAL FEET
298	2" X 598" X 8" LUMBER	LINEAL FEET
299	2" X 600" X 8" LUMBER	LINEAL FEET
300	2" X 602" X 8" LUMBER	LINEAL FEET
301	2" X 604" X 8" LUMBER	LINEAL FEET
302	2" X 606" X 8" LUMBER	LINEAL FEET
303	2" X 608" X 8" LUMBER	LINEAL FEET
304	2" X 610" X 8" LUMBER	LINEAL FEET
305	2" X 612" X 8" LUMBER	LINEAL FEET
306		

[illegible]

[illegible]