

DEVELOPMENT VARIANCE APPLICATION

49 TOVEY CRESCENT  
VIEW ROYAL, BC

PROJECT ADDRESS  
SITE ADDRESS 49 TOVEY CRESCENT  
LEGAL DESCRIPTION LOT 3, PLAN VIP 5985, SECTION 92, LAND DISTRICT 21

PROJECT HOMEOWNERS AND CONTACT  
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PROJECT APPLICANT  
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PROJECT DESCRIPTION  
MARINE STRUCTURE  
DEVELOPMENT PERMIT WITH VARIANCES (SEE PAGE 2) FOR EXISTING STRUCTURE

AS PER DISCUSSION WITH CITY OF VIEW ROYAL PLANNING DEPARTMENT STAFF, AN EXCERPT OF THE DRAWINGS FOR THE BUILDING PERMIT FOR THE RENOVATION AND ADDITION OF THE MAIN RESIDENCE IS ADDED FOR EXPLANATORY PURPOSES

RESIDENCE  
DEMOLITION OF EXISTING FRONT YARD DECK AND STAIRS TO BASEMENT  
DEMOLITION OF EXISTING CAR PORT AND DRIVEWAY  
RENOVATION OF EXISTING RESIDENCE:  
UNDERPINNING OF EXISTING BASEMENT TO TURN INTO USABLE SPACE FOR  
FAMILY ROOM, LAUNDRY, BATHROOM, KITCHENETTE  
NOTE: KITCHENETTE WITHOUT 220 V, NOT TO BE USED AS COOKING FACILITY  
UPDATE PLUMBING LINES (REMOVE EXISTING CAST IRON), ELECTRICAL,  
HEATING, HOT WATER  
NEW CONSTRUCTION:  
ATTACHED 2 CAR GARAGE INCLUDING NEW DRIVEWAY (NEW DRIVEWAY LOCATION)  
ADDITION OF ANNEX SPACE, BRIDGING NEW GARAGE AND EXISTING HOUSE  
NEW GUEST BEDROOM IN BASEMENT WITH ROOFTOP BALCONY OVER  
SECONDARY STAIRWELL CONNECTING GARAGE AND BOTH HOUSE LEVELS,  
WITH WORK-OUT SPACE ON UPPER LEVEL  
FRONTYARD UPDATE:  
NEW HARD AND SOFT LANDSCAPING INCLUDING BALL GAMES AREA  
IMPROVED DRAINAGE THROUGHOUT  
NEW PERIMETER DRAINS  
RELOCATION OF UNDERGROUND SERVICES AS NEEDED - ELECTRICITY, GAS, PLUMBING

BC BUILDING CODE 2024 PART 9  
CBC ENERGY EFFICIENCY ZONE 4

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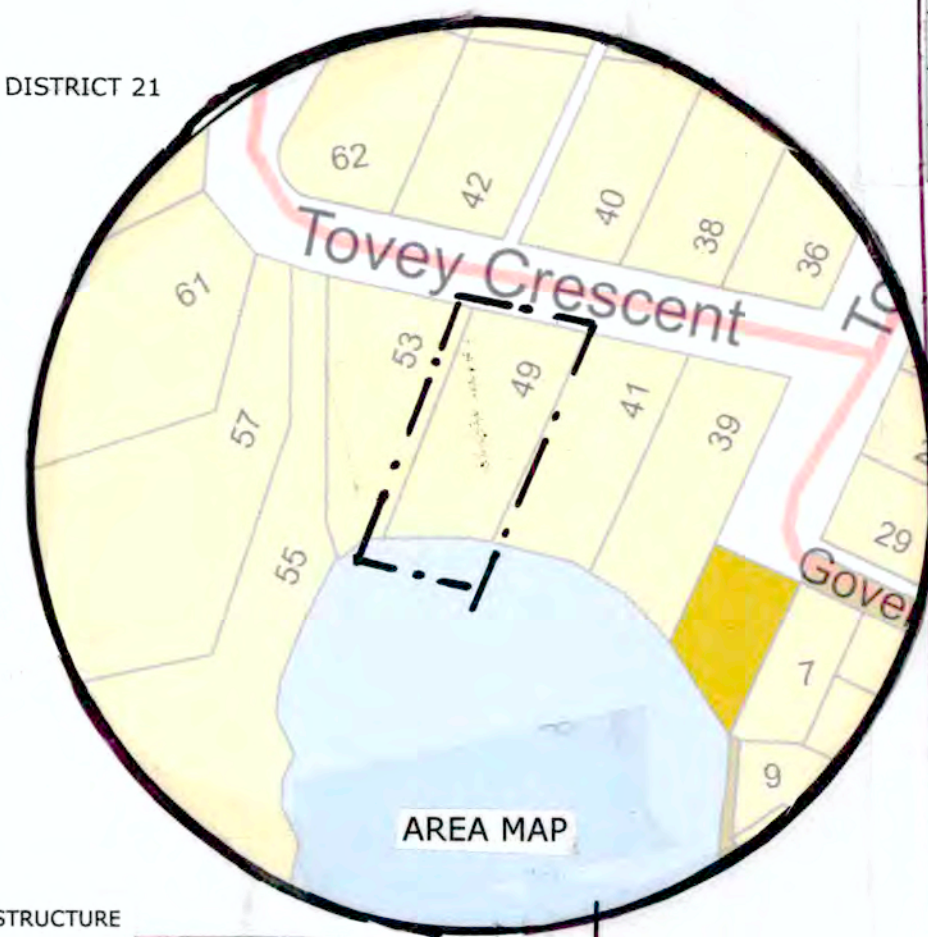


Table 9.10.15.4.  
Maximum Area of Glazed Openings in Exterior Walls of Houses  
Forming Part of Subclause 9.10.15.2.(1)(b)(iii) and Sentences 9.10.15.4.(1) and (2)

Maximum Total Area of Exposing Building Face, m <sup>2</sup>	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
	Limiting Distance, m											
	Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30	0	7	9	12	39	88	100	-	-	-	-	-
40	0	7	8	11	32	69	100	-	-	-	-	-
50	0	7	8	10	28	57	100	-	-	-	-	-
100	0	7	8	9	18	34	56	84	100	-	-	-
Over 100	0	7	7	8	12	19	28	40	55	92	100	-

SOUTH-EAST

EXIST. GREAT ROOM	2.51m DISTANCE	GLAZING - 0 => N/A	
GARAGE	2.55m DISTANCE	GLAZING - 0 => N/A	
ANNEX SPACE	5.25m DISTANCE	FACE 4.20X3.70	15.54 m <sup>2</sup>
MAIN HOUSE	5.25m DISTANCE	FACE 4.95X5.50	27.23 m <sup>2</sup>
EXPOSED BUILDING FACE TOTAL			42.77 m <sup>2</sup>

GLAZING	DIMENSION	AREA
ANNEX/STAIRWELL	1.8X3.0	5.40 m <sup>2</sup>
OFFICE	1.5X1.2	1.80 m <sup>2</sup>
BATHROOM	0.7X0.4	0.28 m <sup>2</sup>
FAMILY ROOM	1.8X2.4	4.32 m <sup>2</sup>
TOTAL GLAZING		11.80m <sup>2</sup>
ALLOWANCE GLAZED OPENING 32% > ACTUAL 27.6%		

NORTH-WEST

EXPOSED BUILDING FACE TOTAL	3.14m DISTANCE	FACE 10.65X3.0	31.95 m <sup>2</sup>
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GLAZING	DIMENSION	AREA
ENSUITE	2X 3.14X0.45	2.83 m <sup>2</sup>
WIC	0.76X1.20	0.90 m <sup>2</sup>
BEDROOM	N/A	0.00 m <sup>2</sup>
TOTAL GLAZING		3.73m <sup>2</sup>
ALLOWANCE GLAZED OPENINGS 12% > ACTUAL 11.6%		

- REQUESTED VARIANCES
- Development Permit for Natural Watercourse and Shoreline Areas Development Permit Area (Deck 3)
  - Variance to Zoning Bylaw No. 900, 2014, Section 3.8.2 to reduce the minimum setback of structure within 15 meters from the present natural boundary of the sea from 15m to 0m (Deck 3)
  - Variance to Zoning Bylaw No. 900, 2014, Section 4.6.2b to reduce the setback of an accessory structure from 1.2m to 0.63m (Deck 3 - southwest side)
  - Variance to Zoning Bylaw No. 900, 2014, Section 4.6.2b to reduce the setback of an accessory structure from 1.2m to 0.8m (Deck 3 - southeast side)
  - Variance to Zoning Bylaw No. 900, 2014, Section 4.6.6 by increasing the maximum permitted areas of accessory structures, increasing the allowed maximum from 60m<sup>2</sup> to 134.05m<sup>2</sup>
  - Variance to Zoning Bylaw No. 900, 2014, Section 4.6.2b by reducing the setback of an accessory structure from 1.2m to 0.68m (mobile accessory building)
  - Variance to Zoning Bylaw No. 900, 2014, Section 4.6.3 by reducing the distance of an accessory structure to the main residence from 2.4m to 1.54m (mobile accessory building)
  - Variance to Zoning Bylaw No. 900, 2014, section 4.6.2b by reducing the setback of an accessory structure from 1.2m to 0m (bike storage)
  - Variance to Zoning Bylaw No. 900, 2014, Section 4.6.3 by reducing the distance of an accessory structure to the main residence from 2.4m to 1.55m (bike storage)

EXTERIOR WALL ASSEMBLY R

1/2" HARDIE PLANK LAP SIDING	1.08
EXTERIOR AIR FILM	0.17
MOISTURE BARRIER	0.00
5/8" PLYWOOD SHEATHING	0.94
5.5" INSULATION (FIBERGLASS)	19.00
2X6 WALL STUDS@16" O.C	0.00
A/V BARRIER	0.00
1/2" GYPSUM BOARD	0.45
TOTAL	21.64 (R) 3.81 (RSI)

FLOOR ASSEMBLY R

COMPACTED SUB BASE	0.00
CONCRETE	0.00
TOTAL	N/A

ROOF ASSEMBLY R

2-PLY BIT. ROOFING	0.00
MANUFACTURER APPROVED	
UNDERLAY	0.00
1/2" PLYWOOD SHEATHING	0.94
ROOF FRAMING AT 24" O.C.	0.00
10" INSULATION (FIBERGLASS)	30.00
A/V BARRIER	0.00
5/8" GYPSUM BOARD	0.57
TOTAL	31.57 (R) 5.55 (RSI)

CLIMATIC AND SEISMIC DESIGN DATA

Design Temperature and Precipitation (mm)										
January	February	March	April	May	June	July	August	September	October	November
-3	-5	26	18	2 860	8	95	895	1.06	915	160

Snow Load (mm)		Hourly Wind (km/h)	
95m*	130m*	0.33	0.42
2.1	0.2		
2.6	0.3		
3.4	0.3		

Seismic Data					
Area	Zone	Factor	Factor	Factor	Factor
1.287	1.147	0.669	0.394	0.123	0.043
0.574	0.574	0.825			

Windows & Doors (W/D)			
Area	U-Value	W-Value	D-Value
25	1200	220	1.8
			2.6

PROJECT DATA TABLE

BC BUILDING CODE 2024  
CBC ENERGY EFFICIENCY ZONE 4  
STEP CODE 3

ZONING ANALYSIS  
ZONE R1  
LOT SIZE 1223 m<sup>2</sup>  
AVERAGE GRADE (PROPOSED) 9.64 M

NEW CONSTRUCTION

	DIMENSIONS	AREA
GARAGE	7.50 X 7.35	55.13 m <sup>2</sup>
BASEMENT/ANNEX SPACE	8.25 X 4.20	34.65 m <sup>2</sup>
WORK OUT/ANNEX SPACE	4.12 X 4.20	17.30 m <sup>2</sup>
ENSUITE	3.1198 X 3.50	10.92 m <sup>2</sup>
ROOFTOP BALCONY	4.12 X 4.20	17.30 m <sup>2</sup>

PRINCIPAL BUILDING FLOOR AREA max 372 m<sup>2</sup>

	EXISTING	NEW
GARAGE	0.00 m <sup>2</sup>	10.13 m <sup>2</sup>
MAIN FLOOR	140.50 m <sup>2</sup>	189.03 m <sup>2</sup>
BASEMENT	100.50 m <sup>2</sup>	135.15 m <sup>2</sup>
TOTAL	241.00 m <sup>2</sup>	334.31 m <sup>2</sup>

TOTAL OF 334.31 m<sup>2</sup> < ALLOWANCE OF 372 m<sup>2</sup>

ACCESSORY BUILDINGS AND STRUCTURES AREA < 60 m<sup>2</sup>

	EXISTING	NEW
CARPOR (to be demolished)	21.90 m <sup>2</sup>	0.00 m <sup>2</sup>
DECK FRONTYARD (to be demolished)	8.00 m <sup>2</sup>	0.00 m <sup>2</sup>
MOBILE ACCESSORY BUILDING	13.75 m <sup>2</sup>	13.75 m <sup>2</sup>
BIKE STORAGE	3.80 m <sup>2</sup>	3.80 m <sup>2</sup>
TOOL SHED	0.80 m <sup>2</sup>	0.80 m <sup>2</sup>
DECK 1 (house adjacent)	70.00 m <sup>2</sup>	70.00 m <sup>2</sup>
DECK 2 (mid-level)	12.60 m <sup>2</sup>	12.60 m <sup>2</sup>
DECK 3 (foreshore, not including 27.1 m <sup>2</sup> Crown Property)	33.10 m <sup>2</sup>	33.10 m <sup>2</sup>
TOTAL	163.95 m <sup>2</sup>	134.05 m <sup>2</sup>

TOTAL OF 134.05 m<sup>2</sup> > ALLOWANCE OF 60 m<sup>2</sup>

FLOOR AREA RATIO 0.42/ 513.66 m<sup>2</sup>

GROSS FLOOR AREA

TOTAL ACCESSORY BUILDINGS AND STRUCTURES AREA (exclud. Crown property Deck 3)	134.05 m <sup>2</sup>
TOTAL PRINCIPAL BUILDING FLOOR AREA (new)	334.31 m <sup>2</sup>
TOTAL GROSS FLOOR AREA	468.36 m <sup>2</sup>

FAR 468.36 m<sup>2</sup> = 0.38

LOT COVERAGE max 40%/ 489.20m<sup>2</sup>

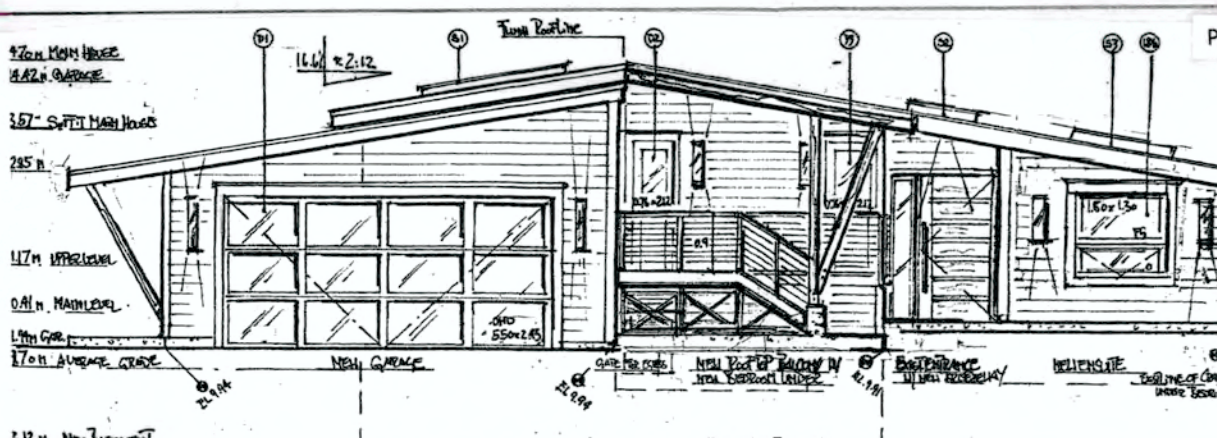
	EXISTING	NEW
HOUSE (0.45 m roof overhang)	192.59 m <sup>2</sup>	252.30 m <sup>2</sup>
GARAGE (new - 1.50 m Overhang on one side, 0.00 m other side)	0.00 m <sup>2</sup>	71.67 m <sup>2</sup>
CARPOR (to be demolished)	21.90 m <sup>2</sup>	0.00 m <sup>2</sup>
DECK FRONTYARD (to be demolished)	8.00 m <sup>2</sup>	0.00 m <sup>2</sup>
DECK 1 (house adjacent)	70.00 m <sup>2</sup>	70.00 m <sup>2</sup>
DECK 2 (mid-level)	12.60 m <sup>2</sup>	12.60 m <sup>2</sup>
DECK 3 (marine structure excluding 27.1 m <sup>2</sup> Crown Property)	33.10 m <sup>2</sup>	33.10 m <sup>2</sup>
BIKE STORAGE (no roof overhang)	3.80 m <sup>2</sup>	3.80 m <sup>2</sup>
TOOL SHED (no roof overhang)	0.80 m <sup>2</sup>	0.80 m <sup>2</sup>
MOBILE ACCESSORY BUILDING (no roof overhang)	13.75 m <sup>2</sup>	13.75 m <sup>2</sup>
TOTAL LOT COVERAGE	356.54 m <sup>2</sup>	458.02 m <sup>2</sup>

TOTAL OF 458.02 m<sup>2</sup> = 37.4%

BACKYARD LOT COVERAGE max 25%/ 305.75 m<sup>2</sup>

	EXISTING	NEW
DECK 1 (house adjacent)	70.00 m <sup>2</sup>	70.00 m <sup>2</sup>
DECK 2 (mid-level)	12.60 m <sup>2</sup>	12.60 m <sup>2</sup>
DECK 3 (Marine Structure excluding 27.1 m <sup>2</sup> Crown Property)	33.10 m <sup>2</sup>	33.10 m <sup>2</sup>
BIKE STORAGE (no roof overhang)	3.80 m <sup>2</sup>	3.80 m <sup>2</sup>
MOBILE ACCESSORY BUILDING (no roof overhang)	13.75 m <sup>2</sup>	13.75 m <sup>2</sup>
TOTAL BACKYARD LOT COVERAGE	133.25 m <sup>2</sup>	133.25 m <sup>2</sup>

TOTAL OF 133.25 m<sup>2</sup> = 11%



IMPERMEABLE COVERAGE max 60%/ 733.80m<sup>2</sup>, roof overhang included

RESIDENCE	EXISTING HOUSE	NEW CONSTRUCTION
	192.59 m <sup>2</sup>	
		71.67 m <sup>2</sup>
		38.43 m <sup>2</sup>
		21.28 m <sup>2</sup>
TOTAL HOUSE		323.97 m <sup>2</sup>

ACCESSORY BUILDINGS (no roof overhang on structures)

BIKE STORAGE	3.80 m <sup>2</sup>
TOOL SHED	0.80 m <sup>2</sup>
MOBILE ACCESSORY BUILDING	13.75 m <sup>2</sup>
TOTAL ACCESSORY BUILDINGS	18.35 m <sup>2</sup>

ACCESSORY STRUCTURES

DECK 1 - GLASS ROOFTOP COVERED AREA ONLY, REMAINDER IS PERMEABLE	13.38m <sup>2</sup>
DECK 2 - PERMEABLE	0.00 m <sup>2</sup>
DECK 3 - PERMEABLE	0.00 m <sup>2</sup>
TOTAL ACCESSORY STRUCTURES	13.38 m <sup>2</sup>

LANDSCAPING FRONT YARD

RETAINING WALLS, CONCRETE PADS, BENCHES	27.12 m <sup>2</sup>
DRIVEWAY - PERMEABLE	0.00 m <sup>2</sup>
PATHWAYS - PERMEABLE	0.00 m <sup>2</sup>
LOWER FLOOR WALK OUT - 2-TIERED RET. WALLS W/CONCRETE PAD	11.27 m <sup>2</sup>
PLATFORM/STORAGE NEXT TO LOWER FLOOR WALK OUT	10.35 m <sup>2</sup>
LANDSCAPING BACK YARD	
FLAGSTONE PATIO	47.80 m <sup>2</sup>
BRIDGE PADS	0.96 m <sup>2</sup>
STAIR PAD MID LEVEL (DECOMMISSIONED STAIRS)	1.68 m <sup>2</sup>
EXPOSED TOP FACE OF 4' HIGH RETAINING STONE WALLS	15.00 m <sup>2</sup>
TOTAL LANDSCAPING FRONT AND BACK YARD	114.18 m <sup>2</sup>

TOTAL 469.88 m<sup>2</sup>

SURFACE RUN-OFF CHASE FOR PUBLIC WATER OUTFLOW  
FROM RETAINING WALL TO PROPERTY LINE (AREA OF MUNICIPAL TRESSPASSING)  
This area is not included in calculation 20 m<sup>2</sup>

TOTAL IMPERMEABLE SURFACES 470 m<sup>2</sup> = 38.4%

BUILDING SIZE

HEIGHT

MAXIMUM BUILDING HEIGHT	7.50 m
ACTUAL NEW BUILDING HEIGHT	5.06 m

PROPOSED PITCH ANNEX AND GARAGE TO MATCH MAIN RESIDENCE = +/- 2:12  
→ FLAT ROOF W/PITCH LESS THAN 3:12 = TOTAL MAXIMUM HEIGHT

SITING OF PRINCIPAL BUILDING

SETBACKS HOUSE	MINIMUM	EXISTING	NEW
FRONT	NORTHEAST	7.50 m	7.50 m
BACK	SOUTHWEST	15.01 m	15.01 m
SIDE	NORTHWEST	2.00 m	2.25 m
SIDE	SOUTHEAST	2.00 m	3.16 m

SITING OF ACCESSORY STRUCTURES

MOBILE ACC. BUILDING	NORTHWEST	MINIMUM	EXISTING
BIKE STORAGE	NORTHEAST	1.20 m	0.68 m
TOOL SHED (grandfather'd)	NORTHWEST	1.20 m	0.12 m
DECK 1 (variance granted)	NORTHEAST	1.20 m	2.51 m
	SOUTHWEST	1.20 m	8.86 m
	NATURAL BOUNDARY	15.00 m	14.04 m
DECK 2 (grandfather'd)	NORTHWEST	1.20 m	12.06 m
	SOUTHWEST	1.20 m	5.10 m
	NATURAL BOUNDARY	15.00 m	4.08 m
DECK 3	SOUTHWEST	1.20 m	0.80 m
	SOUTHWEST	1.20 m	0.63 m
	NATURAL BOUNDARY	15.00 m	0.00 m



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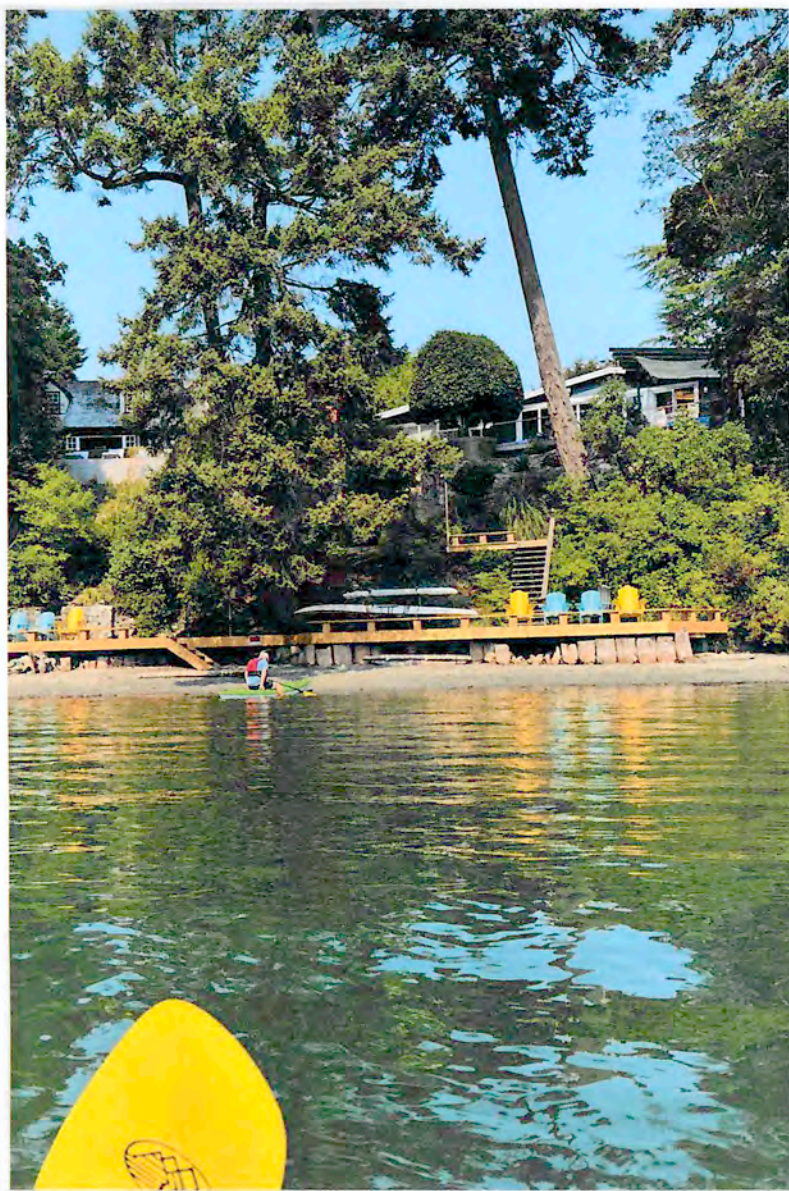
Design plans are provided for the fair use by the client or his agent in completing the project as listed within the contract with this company. Design plans remain the property of this firm and can not be used or re-used without permission.  
All dimensions and size designations are subject to verification on job site and adjustment to fit job condition.

JO-ANNE AND JOHN WILSON  
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JOANNE@ITECHNOLOGYCONCEPTS.COM  
LOT 3 - SECTION 92-ESQUIMALT DISTRICT PLAN 5895  
TABLE OF CONTENTS  
PROJECT DATA & ZONING ANALYSIS  
LIST OF VARIANCES  
JANUARY 25, 2025

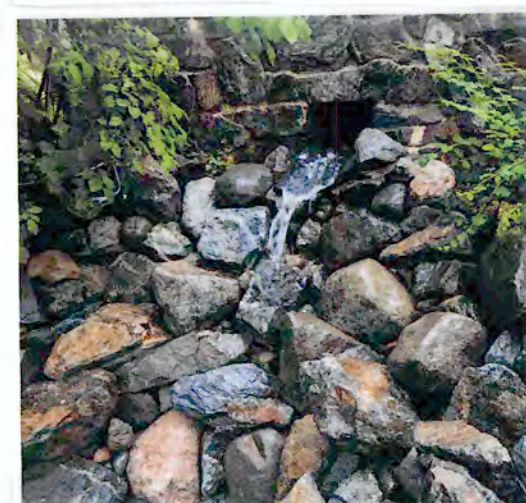
DEVELOPMENT VARIANCE APPLICATION  
DP 1 OF 20



VIEW OF MARINE STRUCTURE 2024 (AFTER REFURBISHMENT)



OUTFLOW MUNICIPAL WATER OPENING IN RETAINING WALL AND BOLDER CHANNEL



OUTFLOW MUNICIPAL WATER CHANNEL, LOOKING DOWN TOWARDS MARINE STRUCTURE



VIEW OF MARINE STRUCTURE 2019



EXISTING RESIDENCE WITH VIEW OF CARPORT ( TO BE DEMOLISHED)



EXISTING RESIDENCE WITH VIEW OF DECK 4 (TO BE DEMOLISHED)



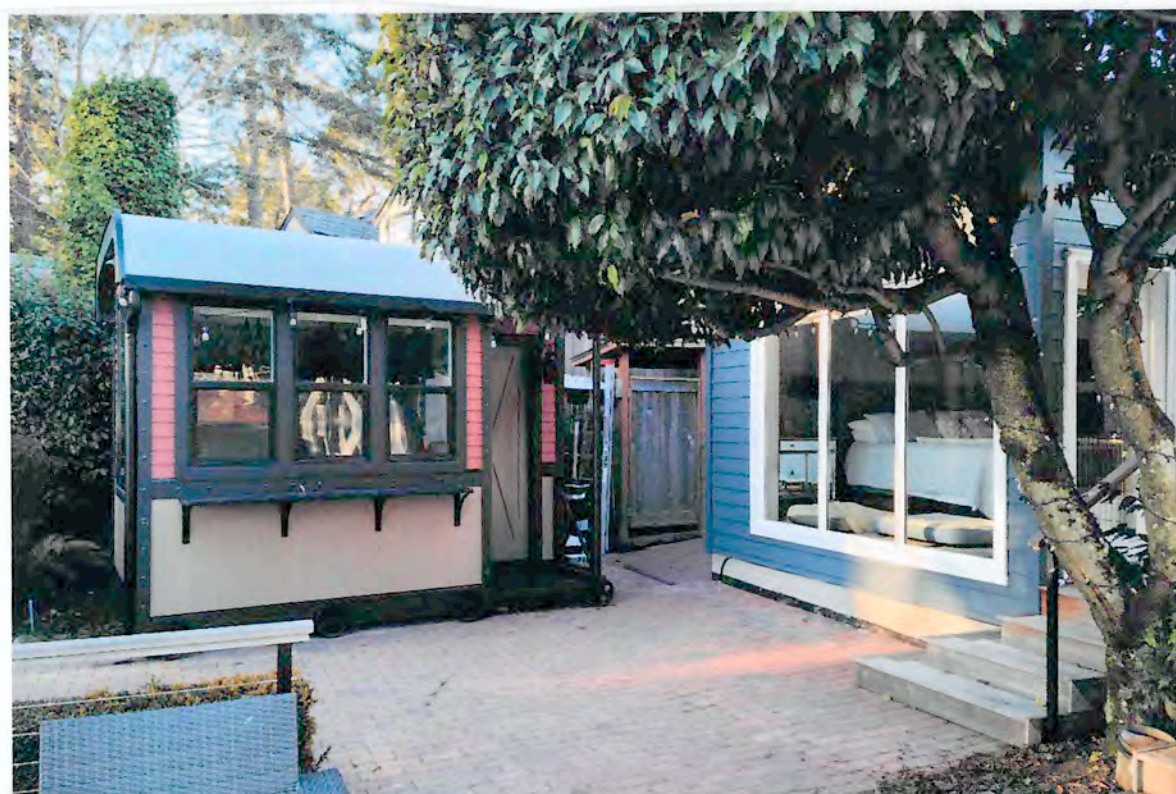
LIST OF APPLICATION FOR DEVELOPMENT PERMIT WITH VARIANCES

- Development Permit for [Natural Watercourse and Shoreline Areas Development Permit Area](#) (Deck 3)
- Variance to Zoning Bylaw No. 900, 2014, Section 3.8.2 to reduce the minimum setback of structure within 15 meters from the present natural boundary of the sea from 15m to 0m (Deck 3)
- Variance to Zoning Bylaw no. 900, 2014, Section 4.6.2b to reduce the setback of an accessory structure from 1.2m to 0.63m (Deck 3 - southwest side)
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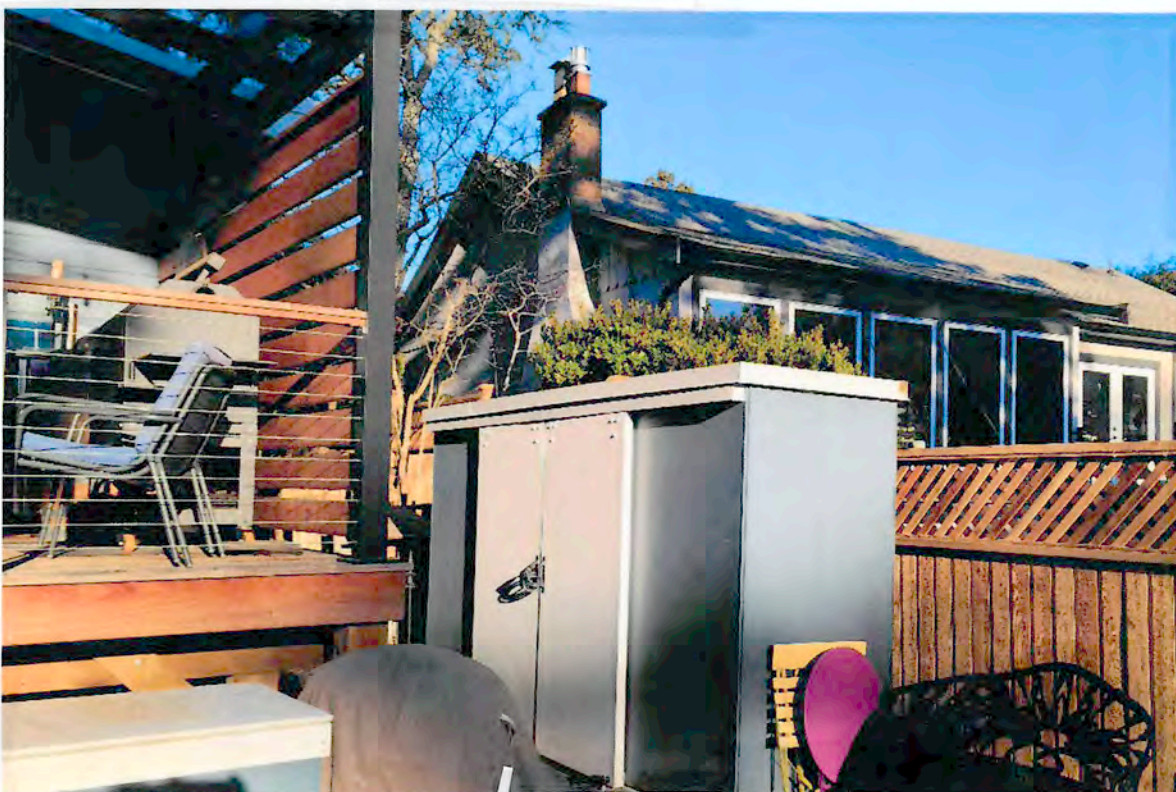
PREVIOUS SHED, REPLACED BY MOBILE ACC. BUILDING  
TOOLSHED IN BACKGROUND (RIGHT)



EXISTING MOBILE ACCESSORY BUILDING  
TOOLSHED IN BACKGROUND - NOTE RELATION TO BEDROOM WINDOWS

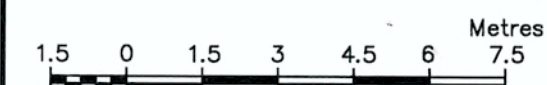


EXISTING BIKE STORAGE  
WITH VIEW OF NEIGHBOUR'S LIVING ROOM/ PATIO AREA UNDER



Site Plan of Lot 3, Section 92, Esquimalt District, Plan 5895.

'Town of View Royal'



The intended plot size of this plan is 432 mm in width by 559 mm in height (C size) when plotted at a scale of 1:150

Legend:

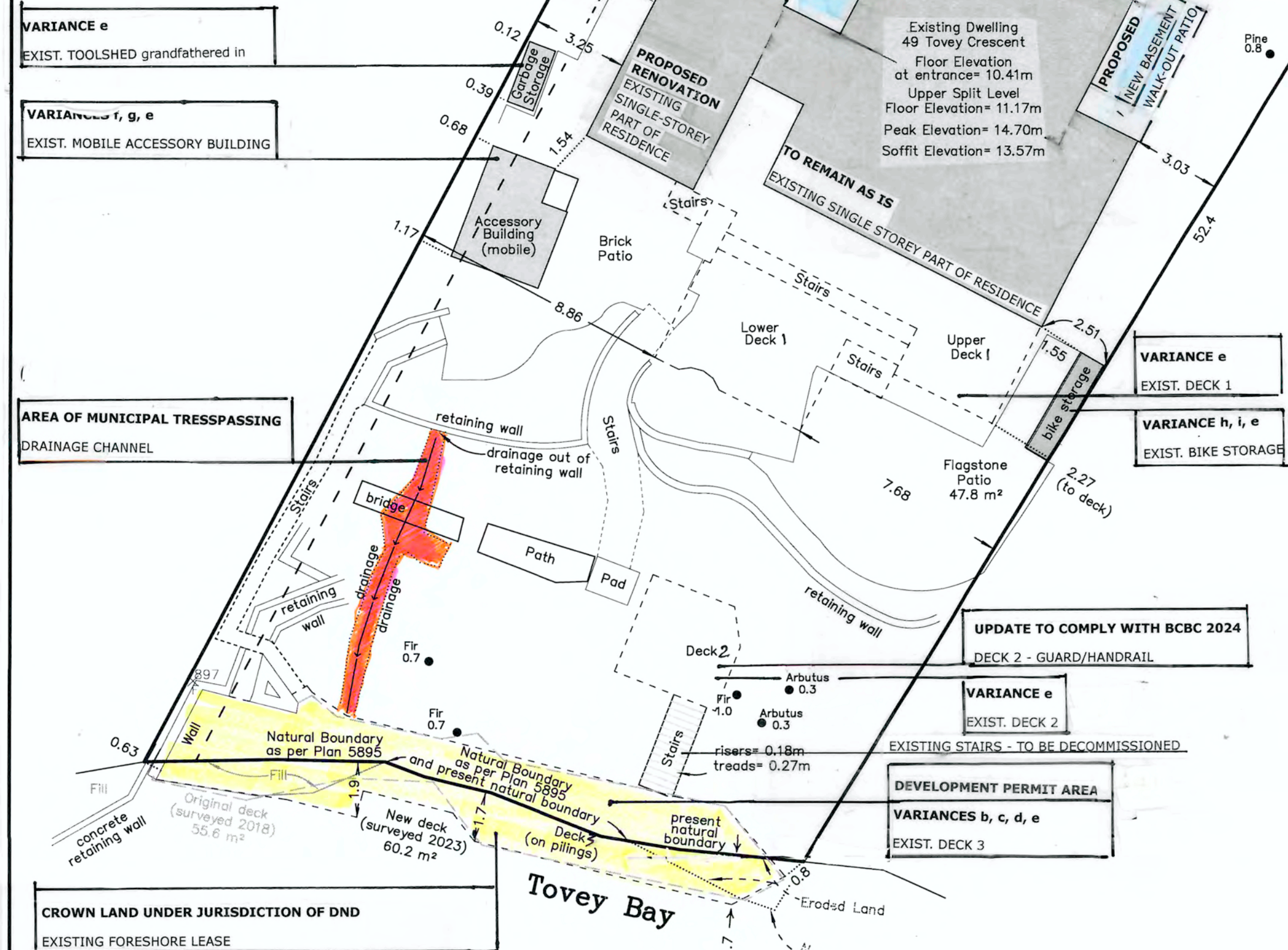
Elevations are in metres, based on geodetic datum, and derived from View Royal control monument VR 06-15 (Elev= 21.403m CGVD28).

All distances are in metres and decimals thereof unless otherwise indicated.

Dimensions are derived from Land Title Office records (Plan 5895 & Posting Plan 3223).

- O<sub>UP</sub> denotes utility pole
- denotes water main
- In<sup>v</sup> denotes invert elevation
- CMP denotes corrugated metal pipe
- PNB denotes present natural boundary
- denotes centre of ditch/drainage with direction of flow
- denotes tree with associated species and diameter
- denotes diameter
- X denotes spot elevation

Deck Areas	
Above natural boundary:	33.1 m <sup>2</sup>
Below natural boundary:	27.1 m <sup>2</sup>



- 3 December 2024 - deck & accessory building offsets
- 21 November 2024 - new drainage location
- 21 October 2024 - deck offsets
- 23 August 2024 - present natural boundary
- 8 December 2023 - deck areas, stair detail, building elevations
- 25 July 2022 - Updated Survey (bike storage and hazelnut tree)
- 6 July 2022 - Updated Survey (new deck & accessory building)
- 27 August 2019 - Updated Survey
- 9 March 2018 - Original Survey

McIlvaney Riley Land Surveying Inc.  
#113 - 2244 Spoke Road  
Victoria, B.C. V9B 1X1  
(250) 474-5538  
www.mrls.ca  
File: 6056SITES-AMD

ALL DECK SURFACES ARE PERMEABLE

This document shows the relative location of surveyed features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.  
  
McIlvaney Riley Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.



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**JO-ANNE AND JOHN WILSON**  
49 TOVEY CRESCENT VICTORIA V9B 1A4  
JOANNE@TECHNOLOGYCONCEPTS.COM  
LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895  
  
SITEPLAN/SURVEY SCALE 1:150  
SITE PHOTOS  
  
JANUARY 25, 2025

**DEVELOPMENT VARIANCE APPLICATION**  
DP 2 OF 20





390-7th Avenue,  
Kimberley, B.C. V1A 2Z7  
Tel: (250) 427-0280  
Fax: (250) 427-0280  
e-mail: aqua-tex@islandnet.com

201-3690 Shelbourne St  
Victoria, B.C. V8R 4H2  
Tel: (250) 598-0266  
Fax: (250) 598-0263

November 23, 2024

Planning Department  
Town of View Royal  
45 View Royal Ave  
Victoria BC  
V9B 1A6

Re: 49 Tovey Crescent – Summary of DFO and DND Approvals; Shoreline DP

Dear View Royal,

Aqua-Tex was engaged to undertake an ecological assessment of the Natural Watercourse and Shoreline Areas Development Permit Area at 49 Tovey Crescent with respect to the replacement of a deck that extends over the shoreline of Tovey Cove. The assessment was used to prepare submissions to the Department of Fisheries and Oceans (DFO) and the Department of National Defense (DND).

The old deck was severely damaged during a storm event and was no longer safe or functional. A new deck was constructed in roughly the same configuration as the previous deck, with some minor changes to the footprint and overall height of the structure.

A site assessment was undertaken to assess the ecological condition of the aquatic and riparian habitats following the recent deck work. Since the project was replacing a pre-existing structure in roughly the same configuration and footprint, there are no significant impacts to habitat associated with the deck replacement work.

**Summary findings:**

- Since this project replaced a pre-existing structure, "new" impacts to the fish habitat associated with the replacement works are minimal. Any significant impacts to the habitat occurred when the original deck was constructed.
- There have been some minor new impacts to fish habitat with the installation of a new concrete pad on the beach to support the stairs and new concrete footings. The new concrete work has permanently buried a small area (<5m<sup>2</sup> in size) of beach habitat in the upper inter tidal area. The small increase in the footprint of the deck (4.6m<sup>2</sup>) shades out some of the beach area, but this may be beneficial to some species - i.e. shelter for fish, or shading forage fish spawning areas in the absence of overhanging vegetation. The new concrete pilings will provide a stable substrate for marine macrophytes to colonize, which will increase the dissolved organic matter (DOM) into the adjacent marine habitat. This algal production will be a balance between shade and adequate light for photosynthesis.
- The beach at the subject property is a mudflat. The upper intertidal area, where the deck was constructed, is largely sand with smaller amounts of gravel and some intrusions of clay. Tovey Cove may be utilized as forage fish spawning habitat, but there is no existing data on forage fish use for this area. Forage fish prefer gravel substrates, so the potential for forage fish spawning habitat in the project site is low. The area where the new deck was constructed used most of the same footprint as the original deck, so there has been no meaningful change to any potential forage fish spawning habitat at the project site.
- There is no identified critical habitat for aquatic species at risk found within 1km of the project site. Species at risk that could potentially be found within 1km of the project site were reviewed. The preferred habitats and threats for the species at risk have been considered in the context of this project and conflicts are unlikely.
- Shoreline vegetation was not disturbed. The property is steeply-sloped. Historically, a series of terraces have been created, using rock retaining walls to stabilize the slope, and a series of stairs connect the house at the top of the slope with the shoreline. There are a few mature Douglas-fir (*Pseudotsuga menziesii*) trees and some arbutus (*Arbutus menziesii*). The shoreline of the property and adjacent properties are heavily impacted by invasive species, particularly English Ivy (*Hedera helix*). Homeowners have done a good job of keeping the ivy off the trees and they are actively managing ivy in accessible areas. They have planted suitable native species where possible in areas where groundcover ivy has been removed.
- The elevation of the structure was increased to protect the new structure from damage or accelerated deterioration from being submerged at high tides. The use of treated lumber will extend lifespan of structure but has the potential to release deleterious substances into the marine environment.
- Work was completed from the land with no beach or water access required. No machinery was used, all work was completed by hand. New concrete anchor piers were poured in the dry at a low tide.

A Request for Review was completed and submitted to the Department of Fisheries and Oceans (DFO) on April 26, 2024. Shawn Seguin from DFO reviewed the information and responded on May 2, 2024: "based on the information provided it appears that the works... avoided harmful impacts to fish and fish habitat and contravention of the Fisheries Act and the Species at Risk Act."

An Esquimalt Harbour - Small Project Environmental Screening Report was completed and submitted to the Department of National Defense (DND); King's Harbour Master, Esquimalt Harbour. Rebecca Macinnis, Environmental Specialist - Maritime Forces Pacific, reviewed the information and signed off September 12, 2024: "Project is not likely to cause significant adverse environmental effects. The Project can proceed with application of the mitigation measures specified." Douglas Young, accepted the determination and recommendations of the environmental screening report on behalf of the Base Commander of CFB Esquimalt November 18, 2024. An updated water License of Occupation for the new structure was granted from DND to commence December 1, 2024.

Sincerely,

Wm. Patrick Lucey, R.P. Bio.  
Sr. Aquatic Ecologist

Tracy Motyer, R.B. Tech  
Biology Technologist

		<b>Licence New Term</b>	
1	7821 E78 TD19331	2	Assistant Property Resource Officer Real Estate Services Branch
3	Esquimalt Harbour, BC	5	2024 11 30
THIS LICENCE IS AUTHORIZED BY HIS MAJESTY THE KING IN RIGHT OF CANADA REPRESENTED BY THE MINISTER OF NATIONAL DEFENCE Base Commander, CFB Esquimalt PO Box 17000 Stn Forces Victoria BC V9A 7N2			
LICENSEE'S LEGAL NAME HEAD OFFICE ADDRESS AND TELEPHONE NO (S) Joanne Wilson 49 Tovey Crescent Victoria, BC V9B 1A4 Tel (403) 614-6410		NOTICE ADDRESS / BILLING ADDRESS Joanne Wilson 49 Tovey Crescent Victoria, BC V9B 1A4 Email: joanne@itechnologyconcepts.com	
THE LICENSEE IS HEREBY AUTHORIZED TO Permission to occupy and use a certain parcel or tract of land covered by water, fronting on Lot 3, Section 92, Esquimalt Land District PID 005 945 208, Plan 5895, for residents personal recreational use only, of the existing marine structures (seawall and platform) as shown on the attached Schedule "A". For further clarity, no rental, sub-licensing, use or transfer, whether for consideration or not, or for any purpose or length of time whatsoever, of this permission to occupy and use, to any other parties whatsoever, is permitted.			
9	FEES \$250.00 per annum plus Applicable Taxes payable in advance	FOR A TERM OF 01 Dec 2024 Five Years commencing 30 November 2024 and ending 29 November 2029	PAYMENT START DATE YEAR MONTH DAY 2024 11 30
10	INSURANCE REQUIREMENTS <input type="checkbox"/> FIRE <input checked="" type="checkbox"/> P/LD \$2 Million <input type="checkbox"/> OTHER		
11	CONDITIONS ADDITIONAL TO THOSE ON REVERSE OF THIS DOCUMENT <input checked="" type="checkbox"/> YES (See page 2) <input type="checkbox"/> NO		
TERMS AND CONDITIONS ON REVERSE SIDE ARE PART OF THIS LICENCE			
IN WITNESS WHEREOF the parties have signed			
 2024/05/23 Date		 2024/05/23 Date	
 04 June 24 Date		 04 June 24 Date	

LETTERS OF SUPPORT

BIKE STORAGE - VARIANCES e, h, i

Victoria, August 28, 2024

To Whom it may Concern:

I am writing in regards to our neighbours at 49 Tovey Cres. John and Joanne Wilson  
 We are comfortable with the location of the bike storage, it is actually a benefit regarding privacy and sound transfer.  
 I love the way they have set up their backyard with all the structures  
 It is beautiful and original!

Thanks so much

Pat and Ian Brindle  
 41 Tovey Cres  
 Victoria BC  
 V9B1A4  
 p) 250 889 3755

Town of View Royal  
 45 View Royal Avenue  
 Victoria, BC, V9B 1A6

January 13, 2025

Amanda and Jason Ahokas  
 40 Tovey Crescent  
 Victoria, BC, V9B 1A3

Subject: Letter in Support of John and Jo-Anne Wilson's Project at 49 Tovey Crescent

To Whom It May Concern:

We are writing to express our full support for the renovation plans proposed by our neighbors, John and Jo-Anne Wilson of 49 Tovey Crescent. As residents of this neighborhood since 2011, we have witnessed firsthand the positive impact the Wilsons have had on our community since they moved here in 2017.

After moving here, John and Jo-Anne quickly made friends all over our neighbourhood as they connect with neighbours on their daily walks. They are always willing to lend a hand helping neighbours whenever they can.

One of their most notable contributions to the neighbourhood has been the thoughtful work they have undertaken on their property. The construction of engineered walls on their ocean facing side, have played a significant role in preserving the public beach. By preventing soil erosion and stopping dirt from sloughing into the ocean, their efforts have not only protected their own property but have also preserved the beach for everyone to enjoy.

The proposed future improvements to 49 Tovey will rejuvenate their property and our street, adding beauty and functionality. It is our personal observation that over time neighbourhoods can become dated and landscaping can become overgrown. Projects such as these are necessary to update the area and keep it looking current.

We fully support this project and are confident that John and Jo-Anne will approach it with the same thoughtfulness that they have shown in their previous projects. Should you have any questions or require further input, please feel free to contact us.

Thank you for considering this letter of support.

Sincerely,

Amanda and Jason Ahokas  
 250-658-4364/ amanda.ahokas@gmail.com

MOBILE ACCESSORY STRUCTURE

Variations e, f, g

To the Town of View Royal,

We would like to share our support for John and Joanne Wilson's planned renovation, and also want to let you know that their "caboose/office" is 100% fine with us. We are aware that it's not meeting the standard of distance from the property line, however, it is of no concern to us whatsoever as their neighbor. It has in no way negatively affected our views, lives or property.

In addition, we would like to say that we are very much in support of the beautiful work they have done on their property. It has enhanced not only their property, but also enhanced all of our properties in this area by virtue of the high quality of work that they have done.

Their decks, shed, "caboose/office" and planned renovation are all of high quality and visually lovely. We are, in fact, delighted.

We are happy to answer any questions you may have.

Russ & Mary-Lynn Willms  
 53 Tovey Crescent



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INES HANL  
 1330 RUDLIN STREET  
 VICTORIA BC  
 250.882.5156

info@theskyisthelimitdesign.com

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JO-ANNE AND JOHN WILSON JOANNE@ITECHNOLOGYCONCEPTS.COM  
 49 TOVEY CRESCENT VICTORIA V9B 1A4 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

ECOLOGICAL ASSESSMENT  
 DND - LICENSE FOR WATERLOT, VALID TO NOV 30, 2029  
 LETTER OF SUPPORT FROM NEIGHBOURS

JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION  
 DP 3 OF 20

**GENERAL NOTES**

**DRAWINGS**  
 S1 01 - GENERAL NOTES  
 S2 01 - FOUNDATION PLAN / BOARDWALK PLAN / SECTION

**GENERAL**

ALL WORK TO CONFORM TO PART 9 OF THE BRITISH COLUMBIA BUILDING CODE (B C B C ) 2024 AS A MINIMUM  
 THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS ON SITE FABRICATION OR ORDERING OF MATERIALS SHALL NOT BE DONE FROM DIMENSIONING OFF OF PLANS.  
 ON SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING HAZARDOUS MATERIALS, MOLD, ELECTRICAL SHOCKS, OR FALLING DEBRIS  
 THE CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY SHORING OR SCAFFOLDING REQUIRED FOR THE PROJECT

**CODES**

THE STRUCTURAL DESIGN INDICATED ON THE ATTACHED DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE FOLLOWING CODES  
 BRITISH COLUMBIA BUILDING CODE 2024 (B C B C 2024) WITH SECTION 9 23 OF B C B C 2018  
 CSA 086-14  
 CSA A23 3-14

PROJECT LOCATION / AUTHORITY HAVING JURISDICTION TOWN OF VIEW ROYAL

**LOADS**

THE MODIFICATION TO THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS

	LIVE LOAD (psf)	DEAD LOAD (psf)
DECKS	40	15

THE LATERAL SYSTEM FOR THIS BUILDING HAS BEEN REVIEWED AND AS PER GUIDELINES FOR PART 9 BUILDINGS BY EGBC SECTION 3 4, THIS RENOVATION DOES NOT INCREASE THE LATERAL FORCES CARRIED BY THE INTACT ELEMENTS OF THE EXISTING STRUCTURE BY MORE THAN 5%

SEISMIC PARAMETERS	SITE CLASS 'C' (ASSUMED)
Sa (0.2) = 1.3	PGA = 0.58
Sa (0.5) = 1.16	Ie = 1.0
Sa (1.0) = 0.68	Rd = 1.5
Sa (2.0) = 0.4	Ro = 1.3

**WIND PARAMETERS**  
 q10 = 9.2 psf  
 q50 = 11.9 psf

**CONCRETE**

CONCRETE SHALL CONFORM TO CSA A23 AND SHALL BE 25 MPa MIN COMPRESSIVE RESISTANCE AT 28 DAYS SLABS ON GRADE SHALL NOT HAVE A WATER-CEMENT RATIO GREATER THAN 0.45 AND SHALL HAVE CONTROL JOINTS AT 16'-0" O C U N O

**REINFORCING STEEL**

REINFORCING STEEL SHALL CONFORM TO CSA G30, GRADE 400 MPa  
 ALL OPENINGS TO BE REINFORCED WITH 2-#4 EACH SIDE AND TOP AND BOTTOM, EXTEND 2'-0" MIN PAST EDGE OF OPENING TYPICAL  
 ALL CORNERS AND RETURNS TO HAVE HORIZONTAL LAP BARS TO MATCH MINIMUM SPACING, EXTEND MIN 2'-0" EACH SIDE TYPICAL THE FOLLOWING SUBSTITUTIONS ARE STRUCTURALLY ACCEPTABLE 10M CAN BE SUBSTITUTED FOR #3, 15M CAN BE SUBSTITUTED FOR #4 & #5

**WOOD FRAMING**

ALL WOOD FRAMING SHALL CONFORM TO B C B C 2024 PART 9 AS A MINIMUM ALL SAWN LUMBER STUDS SHALL BE S P F STUD GRADE U N O ALL SAWN LUMBER JOISTS SHALL BE S P F NO 2 OR BETTER U N O ALL CONNECTING HARDWARE SHALL BE SIMPSON STRONG TIE AND ALL JOIST AND BEAM HANGERS SHALL BE CAPABLE OF ACHIEVING 100 PERCENT OF THE MEMBER SHEAR CAPACITY ALL WALL HEADERS TO BE 2-PLY 2x10 U N O PROVIDE MIN 1-PLY CRIPPLE AND ONE FULL STUD EACH END, TYPICAL

PRESSURE TREATED WOOD ELEMENTS REQUIRE STAINLESS STEEL OR HOT DIPPED CONNECTORS, INCLUDING HANGERS, CLIPS, NAILS, SCREWS AND BOLTS

**NAILS**

ALL NAILS SPECIFIED ON DRAWINGS AND SCHEDULES SHALL BE COMMON SIZE NAILS CONFORMING TO THE TABLE LISTED BELOW

LENGTH	MINIMUM DIAMETER
2" (51mm)	Ø 113" (2.87mm)
2½" (64mm)	Ø 131" (3.33mm)
3" (76mm)	Ø 144" (3.66mm)
3½" (89mm)	Ø 160" (4.06mm)

**FOUNDATIONS**

FOUNDATIONS FOR THIS PROJECT HAVE BEEN DESIGNED FOR A MINIMUM SERVICE LEVEL ALLOWABLE BEARING PRESSURE OF 2000 psf. SUB GRADE SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER OR THE MUNICIPALITY PRIOR TO PLACING ANY CONCRETE

RETAINING WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH CLAUSE 9 4 4 6 FOR A FREE DRAINED EQUIVALENT FLUID PRESSURE OF 4.7 kN/m<sup>3</sup>

**RENOVATION**

DO NOT REMOVE ANY LOAD BEARING ELEMENTS WITHOUT PRIOR CONSENT OF THE STRUCTURAL ENGINEER OF RECORD

INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES FOUND WITH THE ONSITE FRAMING COMPARED TO THE EXISTING AND RENOVATION STRUCTURAL DRAWINGS IMMEDIATELY

REPORT ANY AREAS OF CONCERN WHEN FRAMING IS EXPOSED AREAS OF CONCERN INCLUDE ROT, OVER CUT HOLES THROUGH STUDS AND BEAMS, MISSING BLOCKING OR MISSING BUILT-UP-POSTS TO THE ENGINEER OF RECORD

EXISTING FRAMING SHOWN ON THE STRUCTURAL DRAWINGS, IS FOR INFORMATION ONLY SKYLINE ENGINEERING HAS NOT REVIEWED EXISTING FRAMING FOR ADEQUACY EXCEPT, WHERE DIRECTLY AFFECTED BY THE RENOVATIONS

**NON STRUCTURAL**

THIS DESIGN IS FOR THE BASE BUILDING STRUCTURE ONLY AND DOES NOT INCLUDE THE DESIGN OR ATTACHMENT OF NON STRUCTURAL ITEMS. EXAMPLES OF NON STRUCTURAL ITEMS ARE GUARD RAILINGS, STAIRS, WINDOWS, CLADDING, CLADDING ATTACHMENT, MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, AND OTHER ELEMENTS NOT CONSIDERED PART OF THE BASE BUILDING STRUCTURE. NON STRUCTURAL ELEMENTS ARE THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THEY ARE ENGINEERED IN ACCORDANCE WITH THE B C B C 2024 CODE

**FIELD REVIEW**

SKYLINE ENGINEERING REQUIRES PERIODIC FIELD REVIEW OF THE WORK FOR GENERAL CONFORMITY WITH THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL NOTIFY SKYLINE ENGINEERING AND REQUEST A REVIEW WITH 24 HOURS ADVANCE NOTICE PRIOR TO PLACING CONCRETE OR ENCLOSING THE STRUCTURE FRAMING

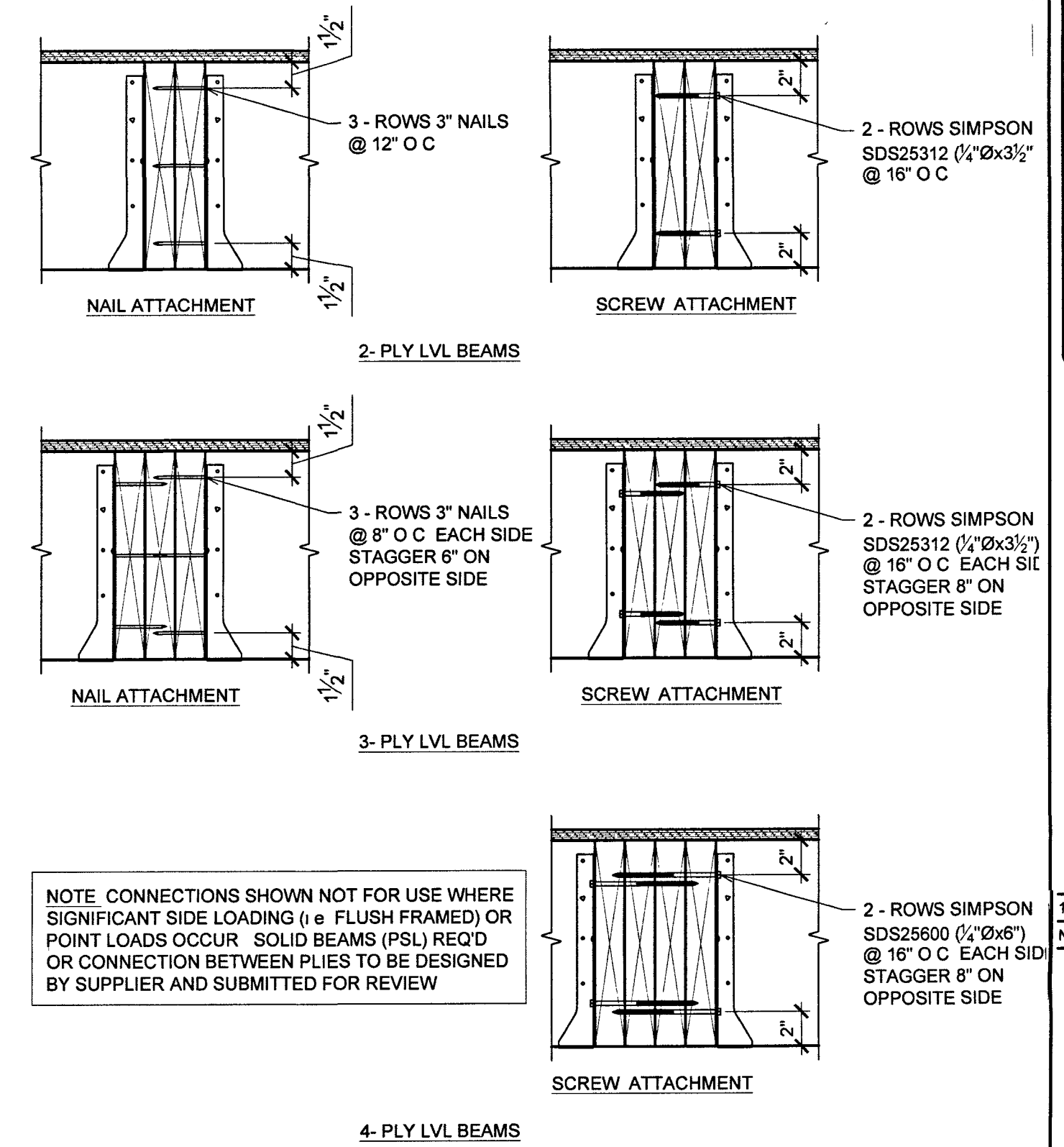
**DRAWING LEGEND**

CONCRETE WALL	
EXISTING CONCRETE WALL	
LOAD BEARING WOOD FRAMED WALL	
EXISTING LOAD BEARING WOOD FRAMED WALL	
WOOD FRAMED SHEARWALL	
LOAD BEARING WALL ABOVE	
EXISTING LOAD BEARING WALL ABOVE	
WOOD BEAM	
EXISTING WOOD BEAM	
WOOD POST	
WOOD POST ABOVE	
SHEARWALL HOLD DOWN LOCATION	
JOIST / TRUSS FRAMING	

INDICATES EXTENT OF JOISTS AT SPACING SHOWN  
 INDICATES SPAN DIRECTION OF JOISTS  
 SECTION NUMBER 1  
 PAGE NUMBER WHERE SECTION IS FOUND S3 01

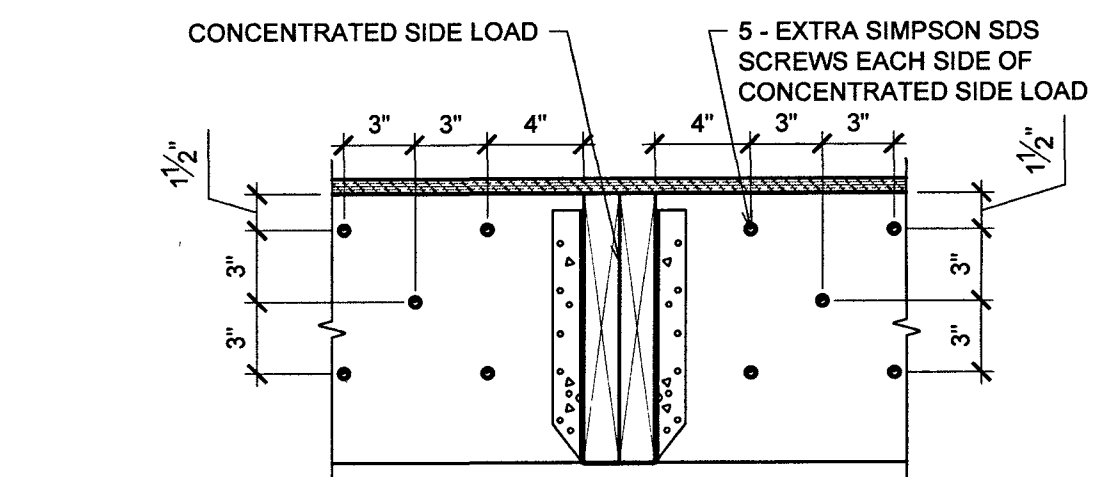
**ABBREVIATION LEGEND**

BOT	-	BOTTOM
B S	-	BOTH SIDES
B U	-	BUILT UP
CANT	-	CANTILEVER
CONT	-	CONTINUOUS
CW	-	COMPLETE WITH
DB	-	DROP BEAM
DH	-	DROP HEADER
DT	-	DRAG TRUSS
EW	-	EACH WAY
F B	-	FLUSH BEAM
F H	-	FLUSH HEADER
G T	-	GIRDER TRUSS
H T	-	HIP TRUSS
HORZ	-	HORIZONTAL
I F	-	INSIDE FACE
J T	-	JACK TRUSS
K P	-	KING POST
L B	-	LOAD BEARING
O C	-	ON CENTER
O F	-	OUTSIDE FACE
O S	-	ONE SIDE
R/W	-	REINFORCED WITH
S W	-	SHEAR WALL
SIM	-	SIMILAR
STG	-	STAGGER
T B C	-	TO BE CONFIRMED
TYP	-	TYPICAL
U N O	-	UNLESS NOTED OTHERWISE
VERT	-	VERTICAL



NOTE CONNECTIONS SHOWN NOT FOR USE WHERE SIGNIFICANT SIDE LOADING (i.e. FLUSH FRAMED) OR POINT LOADS OCCUR. SOLID BEAMS (PSL) REQ'D OR CONNECTION BETWEEN PLYS TO BE DESIGNED BY SUPPLIER AND SUBMITTED FOR REVIEW

1 TYPICAL LAMINATED LVL BEAM CONNECTIONS  
 S1 01 SCALE: 1 1/2" = 1'-0"



2 ADDITIONAL FASTENERS IN LAMINATED BEAMS AT CONCENTRATED SIDE LOADS  
 S1 01 SCALE: 1 1/2" = 1'-0"

**SKYLINE ENGINEERING**  
 380 - 4243 Glenford Avenue  
 Victoria BC V8Z 4B9  
 250.590-4133  
 www.skylineengineering.ca

NO	DATE	ISSUED FOR BUILDING PERMIT	REVISION
1	2025 01 09	ISSUED FOR BUILDING PERMIT	

SEAL  
 SKYLINE ENGINEERING LTD.  
 PERMIT TO PRACTICE  
 NO. 1001306  
  
 2025-01-10

PROJECT NAME  
**49 TOVEY CRESCENT BOARDWALK**

SHEET TITLE  
**GENERAL NOTES**

PROJECT NO  
**10945.05**

SCALE  
**AS NOTED**

DRAWN E.O.R.  
**M.E. W.G.**

DRAWING NO:  
**S1.01**



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 VICTORIA BC  
 250.882 5156  
**info@theskyisthelimitdesign.com**

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**JO-ANNE AND JOHN WILSON**  
 49 TOVEY CRESCENT VICTORIA V9B 1A4  
 JOANNE@ITECHNOLOGYCONCEPTS.COM  
 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895  
 STRUCTURAL ENGINEER - NOTES AND LEGEND  
 JANUARY 25, 2025

**DEVELOPMENT VARIANCE APPLICATION**  
 DP 4 OF 20



January 8, 2025 3:59:34 PM

D:\Skyline Engineering\Projects - ProjectData\10945.05 49 Tovey Crescent Boardwalk\Structural Drawings\DWG\10945.05 49 Tovey Crescent Boardwalk.dwg

SHEET NOTE	
1	ALL BEAMS DROPPED U.N.O.

PAD FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
PF1	2'-0" x 2'-0" x 8" DP.	PLAIN PAD FOOTING MIN.

CONCRETE PILASTER SCHEDULE		
TYPE	SIZE	REINFORCING
CP1	10" x 10"	4 - 10M EPOXY REBAR
CP2	10" x 14"	4 - 10M EPOXY REBAR

BEAM SCHEDULE		
TYPE	SIZE	NOTES
B1	2 x 6	
B2	2 x 8	
B3	2 x 10	
B4	2 x 12	
B5	1 3/4" x 9 1/2" LVL 2.0E	
B6	1 3/4" x 11 1/2" LVL	

NOTE: ALL BEAMS TO BE MINIMUM 2B3 (2-PLY 2x10) DROP BEAMS UNLESS NOTED OTHERWISE. SOLID BEAMS (PSL) SHALL NOT BE SUBSTITUTED WITH LAMINATED BEAMS (LVL) UNLESS APPROVED BY SKYLINE.

JOIST SCHEDULE		
TYPE	SIZE	NOTES
J1	2 x 6	SEE PLAN
J2	2 x 8	SEE PLAN
J3	2 x 10	SEE PLAN
J4	2 x 12	SEE PLAN
J5	9 1/2" DP. TJI	
J6	11 1/2" DP. TJI	

POST SCHEDULE	
TYPE	SIZE
P1	2 x 4
P2	2 x 6
P3	2 x 8
P4	4 x 4
P5	6 x 6

**SKYLINE ENGINEERING**  
 380 - 4243 Glenford Avenue  
 Victoria, BC V8Z 4B9  
 250-590-4133  
 www.skylineengineering.ca

1	2025 01 09	ISSUED FOR BUILDING PERMIT
NO	DATE	REVISION

SEAL:  
 SKYLINE ENGINEERING LTD.  
 PERMIT TO PRACTICE  
 NO. 1001306

PROJECT NAME:  
**49 TOVEY CRESCENT BOARDWALK**

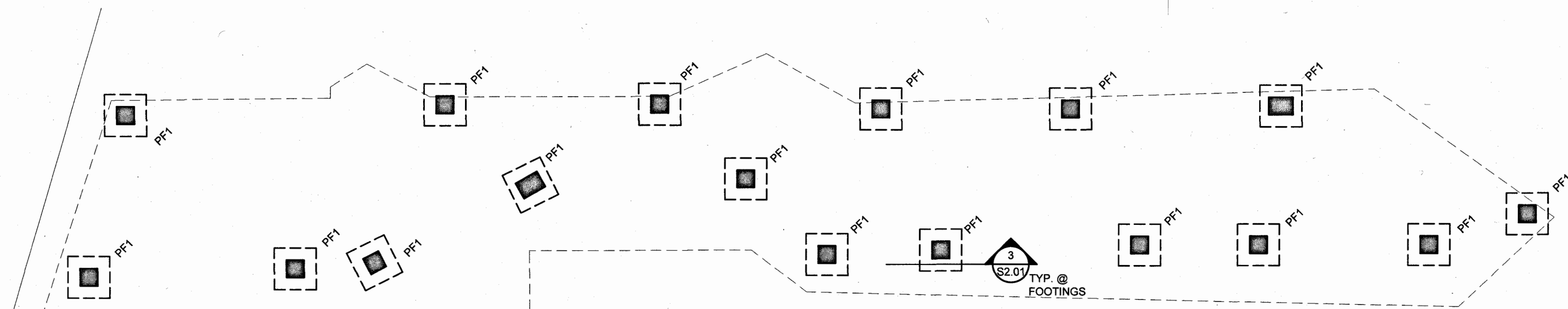
SHEET TITLE:  
**FOUNDATION PLAN BOARDWALK PLAN SECTION**

PROJECT NO.: **10945.05**

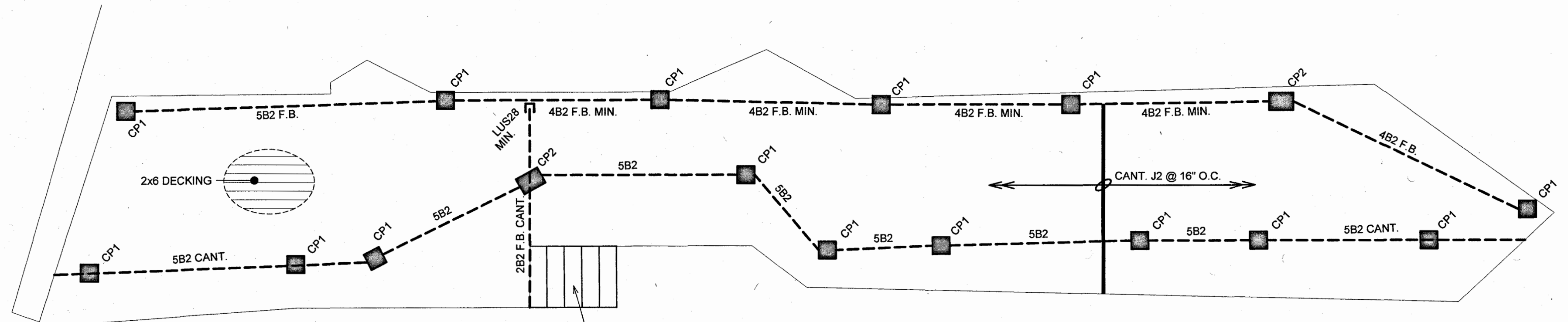
SCALE: **AS NOTED**

DRAWN: **M.E.** E.O.R.: **W.G.**

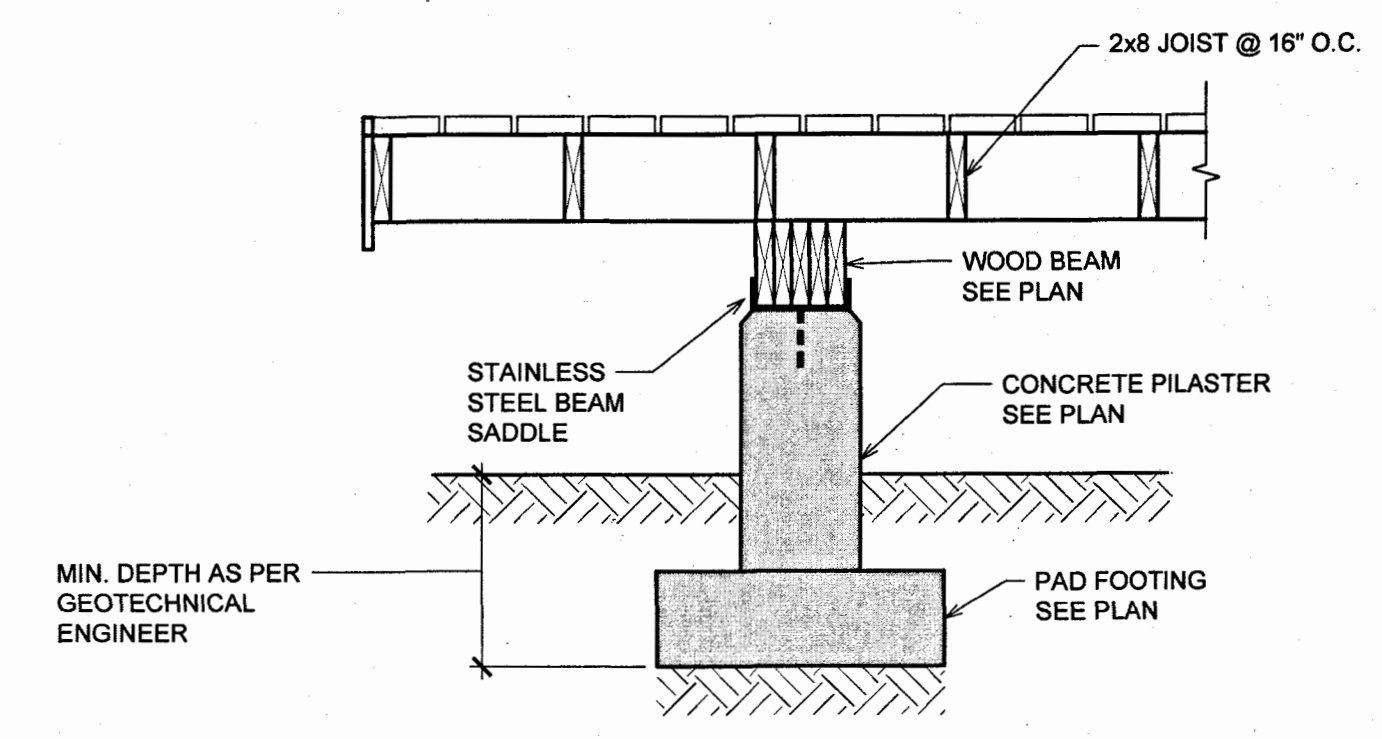
DRAWING NO.:  
**S2.01**



**1 FOUNDATION PLAN**  
 S2.01 SCALE: 1/4" = 1'-0"



**2 BOARDWALK PLAN**  
 S2.01 SCALE: 1/4" = 1'-0"



**3 SECTION**  
 S2.01 SCALE: 3/4" = 1'-0"



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**JO-ANNE AND JOHN WILSON**  
 49 TOVEY CRESCENT VICTORIA V9B 1A4  
 JOANNE@ITECHNOLOGYCONCEPTS.COM  
 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895  
 STRUCTURAL ENGINEER - FOUNDATION AND BOARDWALK PLAN 1/4" = 1'  
 SECTION 3/4" = 1'  
 JANUARY 25, 2025

**DEVELOPMENT VARIANCE APPLICATION**  
 DP 5 OF 20



ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

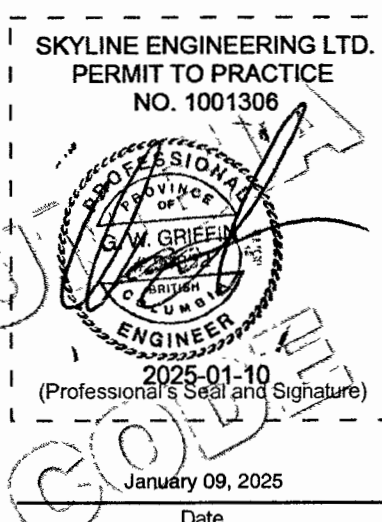
Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each registered professional of record.

To: The authority having jurisdiction Town of View Royal

Name of Jurisdiction (Print) 49 Tovey Crescent Boardwalk Name of Project (Print) 49 TOVEY CRES VICTORIA BC V9B 1A4 Address of Project (Print)

The undersigned hereby gives assurance that the design of the (initial those of the items listed below that apply to this registered professional of record. All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL
STRUCTURAL
MECHANICAL
PLUMBING
FIRE SUPPRESSION SYSTEMS
ELECTRICAL
GEOTECHNICAL - temporary
GEOTECHNICAL - permanent



components of the plans and supporting documents prepared by this registered professional of record in support of the application for the building permit as outlined below substantially comply with the British Columbia Building Code and/or other applicable enactments respecting safety except for construction safety aspects

The undersigned hereby undertakes to be responsible for field reviews of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

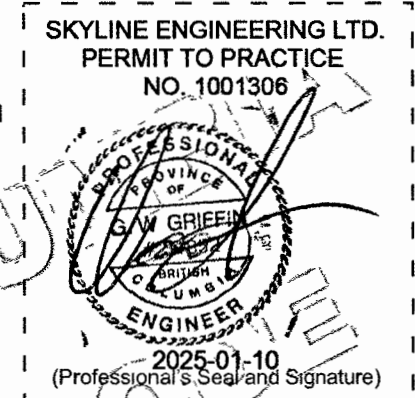
49 TOVEY CRES VICTORIA BC V9B 1A4 Project Address

Structural Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

- ARCHITECTURAL
11 Fire resisting assemblies
12 Fire separations and their continuity
13 Closures, including lightness and operation
14 Egress systems, including access to exit within suites and floor areas
15 Performance and physical safety features (guardrails, handrails, etc.)
16 Structural capacity of architectural components, including anchorage and seismic restraint
17 Sound control
18 Landscaping, screening and site grading
19 Provisions for firefighting access
10 Access requirements for persons with disabilities
1.11 Elevating devices
1.12 Functional testing of architecturally related fire emergency systems and devices
1.13 Development Permit and conditions therein
1.14 Interior signage, including acceptable materials, dimensions and locations
1.15 Review of all applicable shop drawings
1.16 Interior and exterior finishes
1.17 Dampproofing and/or waterproofing of walls and slabs below grade
1.18 Roofing and flashings
1.19 Wall cladding systems
1.20 Condensation control and cavity ventilation
1.21 Exterior glazing
1.22 Integration of building envelope components
1.23 Environmental separation requirements (Part 5)
1.24 Building envelope, Part 10 - ASHRAE, NECB or Energy Step Code requirements
1.25 Building envelope, testing, confirmation or both as per Part 10 requirements
STRUCTURAL
2.1 Structural capacity of structural components of the building, including anchorage and seismic restraint
2.2 Structural aspects of deep foundations W/G
2.3 Review of all applicable shop drawings
2.4 Structural aspects of unbonded post-tensioned concrete design and construction W/G
2.5 Independent review of structural designs
MECHANICAL
3.1 HVAC systems and devices, including high building requirements where applicable
3.2 Fire dampers at required fire separations
3.3 Continuity of fire separations at HVAC penetrations
3.4 Functional testing of mechanically related fire emergency systems and devices
3.5 Maintenance manuals for mechanical systems
3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
3.7 Review of all applicable shop drawings
3.8 Mechanical systems, Part 10 - ASHRAE, NECB or Energy Step Code requirements
3.9 Mechanical systems, testing, confirmation or both as per Part 10 requirements



CRP's Initials

16 concrete footings, all located within the southmost area of the property on the foreshore of Tovey Bay.

December 11, 2024 Project #: 11247-2

3. GEOTECHNICAL REVIEW ASSESSMENT

Our geotechnical review of the proposed development consisted of an office-based review as well as a site reconnaissance to assess the site with respect to the proposed development. For our office-based study, we reviewed information pertaining to areas surrounding the site including Tovey Bay, Esquimalt Harbour, adjacent properties, drawings of the proposed deck layout, as well as notes and photos from our previous work on the property.

The new concrete footings were proven by localized excavation to be embedded into the sand to vanable depth and surrounded by rock for additional stability and erosion control. Given the condition of the wood foundations of the previously existing deck, the similar footprint of the proposed deck, and the more robust concrete foundations, we anticipate that the erosional hazards stemming from proximity to the shoreline, such as those associated with high tides and storms, will be acceptable.

4. CLOSURE

In summary, we consider the proposed development to be feasible from a geotechnical perspective and that such is in a location free of significant expected erosional forces or shoreline deterioration in accordance with the View Royal OCP. In this regard, we consider that the land and proposed deck may be safely used as intended.

We trust the preceding is suitable for your purposes at present. Please don't hesitate to contact our office if we can be of further assistance.

Sincerely,

Ryzuk Geotechnical

Nicholas Colp, EIT Junior Geotechnical Engineer

Permit to Practice Number: 1002996

Shane Moore, P. Geo. Managing Principal

#100-771 Vernon Avenue Victoria, BC V8X 5A7

250-475-3131 mail@ryzuk.com

December 11, 2024

Sincerely, Ryzuk Geotechnical

Nicholas Colp, EIT Junior Geotechnical Engineer

Permit to Practice Number: 1002996

Shane Moore, P. Geo. Managing Principal

November 14, 2024

49 TOVEY CRES VICTORIA BC V9B 1A4 Project Address

Structural Discipline

The undersigned also undertakes to notify the authority having jurisdiction in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction

I certify that I am a registered professional as defined in the British Columbia Building Code.

Wade Griffin, P. Eng., LEED AP

Registered Professional of Record's Name (Print)

380-4243 Glanford Avenue

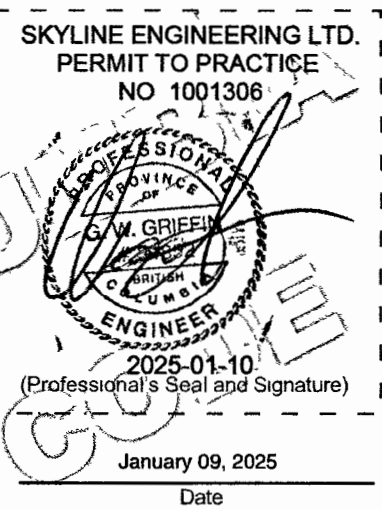
Address (Print)

Victoria B C V8Z 4B9

Address (Print) (continued)

250-590-4133

Phone Number and Email Address

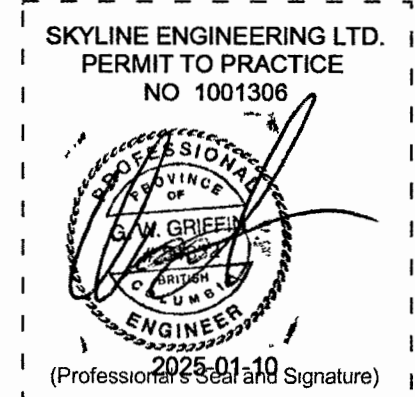


CRP's Initials

49 TOVEY CRES VICTORIA BC V9B 1A4 Project Address

Structural Discipline

- PLUMBING
4.1 Roof drainage systems
4.2 Site and foundation drainage systems
4.3 Plumbing systems and devices
4.4 Continuity of fire separations at plumbing penetrations
4.5 Functional testing of plumbing related fire emergency systems and devices
4.6 Maintenance manuals for plumbing systems
4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
4.8 Review of all applicable shop drawings
4.9 Plumbing systems, Part 10 - ASHRAE, NECB or Energy Step Code requirements
4.10 Plumbing systems, testing, confirmation or both as per Part 10 requirements
FIRE SUPPRESSION SYSTEMS
5.1 Suppression system classification for type of occupancy
5.2 Design coverage, including concealed or special areas
5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
5.5 Qualification of welder, quality of welds and material
5.6 Review of all applicable shop drawings
5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
5.8 Maintenance program and manual for suppression systems
5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
5.10 For partial systems - confirm sprinklers are installed in all areas where required
5.11 Fire Department connections and hydrant locations
5.12 Fire hose standpipes
5.13 Freeze protection measures for fire suppression systems
5.14 Functional testing of fire suppression systems and devices
ELECTRICAL
6.1 Electrical systems and devices, including high building requirements where applicable
6.2 Continuity of fire separations at electrical penetrations
6.3 Functional testing of electrical related fire emergency systems and devices
6.4 Electrical systems and devices maintenance manuals
6.5 Structural capacity of electrical components, including anchorage and seismic restraint
6.6 Clearances from buildings of all electrical utility equipment
6.7 Fire protection of wiring for emergency systems
6.8 Review of all applicable shop drawings
6.9 Electrical systems, Part 10 - ASHRAE, NECB or Energy Step Code requirements
6.10 Electrical systems, testing, confirmation or both as per Part 10 requirements
GEOTECHNICAL - Temporary
7.1 Excavation
7.2 Shoring
7.3 Underpinning
7.4 Temporary construction dewatering
GEOTECHNICAL - Permanent
8.1 Bearing capacity of the soil
8.2 Geotechnical aspects of deep foundations
8.3 Compaction of engineered fill
8.4 Structural considerations of soil, including slope stability and seismic loading
8.5 Backfill
8.6 Permanent dewatering
8.7 Permanent underpinning



CRP's Initials

Registered Professional Information and Proof of Insurance form containing fields for Name, Address, Phone, Email, and Insurance details for Gregory Wade Griffin.



THE SKY IS THE LIMIT interior design concepts

THE SKY IS THE LIMIT DESIGN INES HANL 1330 RUDLIN STREET VICTORIA BC 250.882.5156 info@theskyisthelimitdesign.com

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JO-ANNE AND JOHN WILSON 49 TOVEY CRESCENT VICTORIA V9B 1A4 GEOTECHNICAL REPORT JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION DP 6 OF 20





**TALMACK**  
URBAN FORESTRY  
Consultants Limited

Box 48153 RPO Uptown Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 - Fax: (250) 479-7050  
Email: tmr@talmack.com

## 49 Tovey Crescent, View Royal BC

### Construction Impact Assessment & Tree Management Plan

PREPARED FOR: John and Jo-Anne Wilson  
49 Tovey Crescent  
Victoria, BC V9B 1A4

PREPARED BY: Talmack Urban Forestry Consultants Ltd.  
Tom Talbot - Consulting Arborist  
ISA Certified # PN-0211A  
Tree Risk Assessment Qualified

DATE OF ISSUANCE: July 28, 2023

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#### 1. INTRODUCTION

Talmack Urban Forestry Consultants Ltd. was asked to complete a tree inventory, construction impact assessment and management report for the trees at the following proposed project:

Site: 49 Tovey Crescent  
Municipality: Town of View Royal  
Client Name: John and Jo-Anne Wilson  
Dates of Site Visit: July 07, 2023  
Site Conditions: 1 urban lot with existing dwelling.

The purpose of this report is to address requirements of View Royal's arborist report terms of reference, within the municipal Tree Preservation Bylaw No 1069 related to the construction of a garage addition, sunken patio, and interior renovation work and the relocation of the driveway footprint. For the purpose of this report, The Sky is The Limit's site survey and drawings were reviewed.

#### 2. TREE INVENTORY METHODOLOGY

Prior to our site visit, we were provided the site survey and design drawing including the locations of surveyed trees. For ease of identification in the field, numerated metal tags were attached to the lower trunk of each documented tree. The information compiled for each tree was entered into the attached Tree Resource spreadsheet. The tag numbers for each surveyed trees was entered by us on the drawing that was supplied.

#### 3. EXECUTIVE SUMMARY

Based on the drawings that were reviewed and the anticipated construction impacts, it is our opinion that of the six (6) documented trees, three (3) will require removal to complete the project as proposed.

One (1) onsite private tree - Deodar cedar #984.

Two (2) offsite municipal trees - Douglas-fir #986 and Norway spruce #989.

The removal of three trees will require the planting 6 replacement trees.

The remaining three trees (3) on the municipal frontage - Douglas-fir #985, European birch #987 and Norway spruce #988 have been identified for retention and are to be isolated from the construction activities by installing and implementing the protection measures outlined under "Impact Mitigation" section, in the body of the report.

July 07, 2023

TABLE 1:  
for 49 Tovey Crescent

Tag #	Surveyed	Location On	Bylaw #	Name	dbh	Critical root zone	Health	Structure	Relative Tolerance Rating	Retention/Removal	Notes	Retention Status
984	Yes	On	Yes	Deodar cedar	18	0.8	Good	Good	Good	Close to excavation		Remove
985	Yes	Municipal	Yes	Douglas-fir	38	4.5	Good	Fair/Good	Poor	Topped historically and cyclically pruned on one side for hygiene clearance. Canopy asymmetry	3 metres from proposed driveway edge	Retain
986	Yes	Municipal	Yes	Douglas-fir	41	6	Good	Fair/Good	Poor	Topped historically and cyclically pruned on one side for hygiene clearance. Canopy asymmetry	Close to proposed driveway	Remove
987	Yes	Municipal	Yes	European birch	25	4	Fair	Fair/Good	Poor	Topped historically and cyclically pruned on one side for hygiene clearance. Canopy asymmetry	Water meter at base	Remove
988	Yes	Municipal	Yes	Norway spruce	41	6	Good	Fair/Good	Poor	Topped historically and cyclically pruned on one side for hygiene clearance. Canopy asymmetry	Centre of proposed path	Retain
989	Yes	Municipal	Yes	Norway spruce	41	6	Good	Fair/Good	Poor	Topped historically and cyclically pruned on one side for hygiene clearance. Canopy asymmetry	Centre of proposed path	Retain

Construction and Tree Impact and Retention Report for  
49 Tovey Crescent.

Page 1

All protected trees are to be isolated from the construction activity by erecting tree protection fencing or solid hoarding according to the specifications outlined in Section 8 below and any excavation within the CRZ of a protected tree is to be supervised by the project arborist.

If work zones are required for construction access through the critical root zones of protected trees, refer to the specifications outlined in Section 8 below - Methods to Avoid Soil Compaction, for methods to prevent soil compaction through the protected root zones of these trees.

#### 4. TREE INVENTORY DEFINITIONS

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal were also tagged.

DBH: Diameter at breast height - diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

\* Measured over ivy

- Approximate due to inaccessibility or on neighbouring property

Drip-line: Indicates the radius of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not account for individual tree characteristics, such as health and vigor. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 6, as per the memo the City of Victoria issued about the site.

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the 3 largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for an extended period of time to the point that mitigation measures are limited.
- Fair - Structural concerns that are possible to mitigate through pruning.
- Good - No visible or only minor structural flaws that require no to very little pruning.

Suitability ratings are described as follows:

Rating: Suitable.

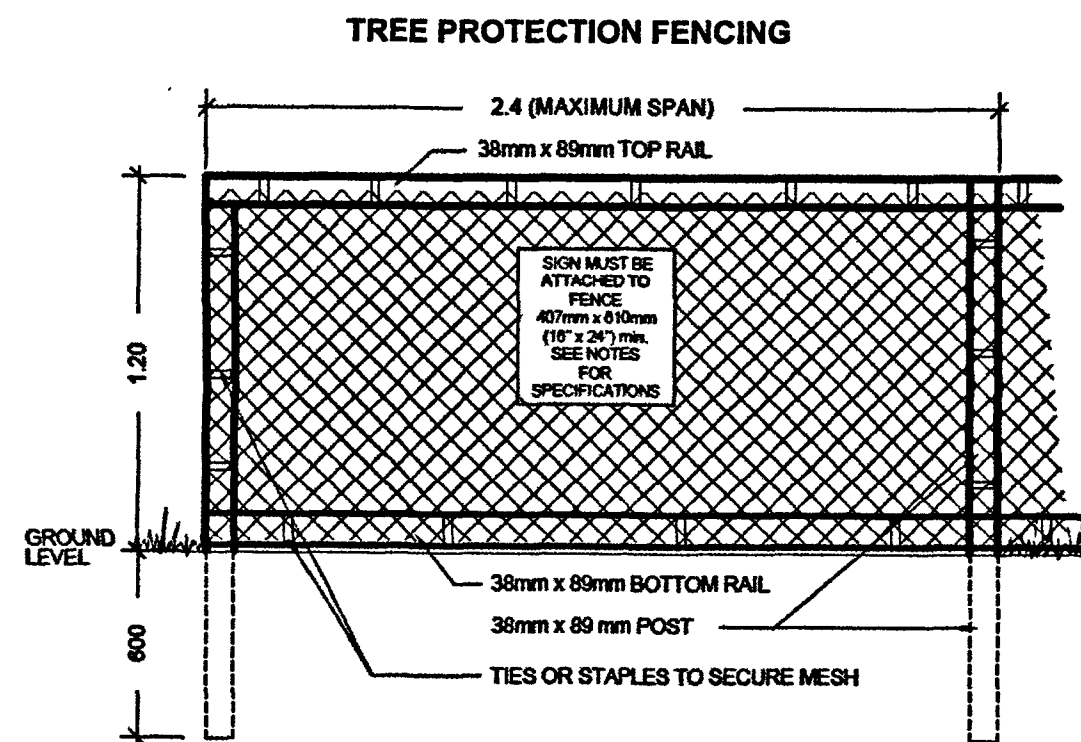
- A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

Construction and Tree Impact and Retention Report for  
49 Tovey Crescent.

Page 2

Construction and Tree Impact and Retention Report for  
49 Tovey Crescent.

Page 3



#### Tree Protection Fencing Specifications:

- The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
  - Top, Bottom and Posts.
  - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
- Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
  - DO NOT ENTER- Tree Protection Zone (For retained trees) or;
  - DO NOT ENTER- Future Tree Planting Zone (For tree planting sites)

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.

DATE: November 2019  
SCALE: N.T.S.

**49 TOVEY CRESCENT**  
VIEW ROYAL, BC

Site Plan of Lot 3, Section 92, Esquimalt District, Plan 5895.

THE SKY IS THE LIMIT  
interior design concepts



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interior design concepts

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Design plans are provided for the fair use by the client or his agent in completing the project as listed within the contract with this company. Design plans remain the property of this firm and can not be used or re-used without permission.  
All dimensions and size designations are subject to verification on job site and adjustment to fit job condition.

JO-ANNE AND JOHN WILSON  
49 TOVEY CRESCENT VICTORIA V9B 1A4

TALMACK URBAN FORESTRY - CONSTRUCTION IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN  
FOR RENOVATION OF RESIDENCE

JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION  
DP 7 OF 20



5. SITE INFORMATION & PROJECT UNDERSTANDING

The site consists of one urban residential lot in View Royal, B.C. As all of the proposed construction will occur within the front portion of the property, only trees in the front garden and municipal frontage and trees close to the area of construction were examined and documented.

6. FIELD OBSERVATIONS

The inventoried tree resources consist of six (6) protected trees. Only one of the documented trees, Deodar cedar #984 is located within the property boundaries. The remaining five (5) trees, two (2) Douglas-fir trees #985 and 986, one (1) European White birch #987 and two (2) Norway spruce #988 and 989 are located on the municipal frontage.

All of the trees on the municipal frontage are located where the canopies will extend into the limits of approach from the overhead hydro primary conductor. It appears from our observations that all of these trees have been topped below the hydro conductor historically and the multiple stems that have formed at the topping locations now grow above this conductor and are pruned cyclically on one side to attain the required clearances.

One (1) Deodar cedar #984 is located near the north east corner of the existing house footprint and adjacent to where excavation will be required for the footprint of the proposed new garage and sunken patio area. As the setback from the property boundary is 2.55 - 3.03 metres from the existing and proposed new structures, and the tree is located mid-point between the property line and the structures we anticipate that the excavation required will be up to the root collar of this tree. We do not anticipate that a sufficient amount of root mass can be retained to have a reasonable expectation that it will remain stable or survive long term, therefore it has been designated for removal.

One (1) Douglas-fir tree #986 is located within the centre of the proposed new driveway access and therefore has been designated for removal.

One (1) Norway spruce #989 is located in the centre of a new proposed path that will extend between the relocated main entrance and the street. A path in this location will require the removal of this tree.

7. CONSTRUCTION IMPACT ASSESSMENT

7.1. RETENTION AND REMOVAL OF MUNICIPAL TREES

The drawings as reviewed will require the removal of two (2) trees that are located on the municipal frontage:

- Douglas-fir #986
• Norway spruce #989

The removal of these trees will require 4 replacement trees to be planted.

Construction and Tree Impact and Retention Report for 49 Tovey Crescent.

Douglas-fir #985, European birch #987 and Norway spruce #988 are to be protected and retained. It is our understanding that the existing water service is to be upgraded. The metre location at the base of Norway spruce #988 could potentially result in impacts to this and the adjacent birch during the upgrade work.

7.2. RETENTION AND REMOVAL OF PRIVATE OFFSITE TREES

There are no private offsite trees located where they will be impacted or where their removal will be required.

7.3. RETENTION AND REMOVAL OF ONSITE TREES

One (1) onsite private bylaw-protected tree - Deodar cedar #984 is designated for removal and will require 2 replacements planted within the property.

There are no other private bylaw-protected trees located within the area of the property where the construction activity is to occur. A single non-protected English hawthorn is located close to the new driveway access and will be removed to facilitate this installation.

7.4. REPLACEMENT TREES

Based on the plans that were reviewed the removal of one bylaw-protected tree from within the property boundaries and two trees from the municipal frontage will be required.

Each tree requires replacement at a ratio of two trees for every tree remove, therefore six (6) replacement trees will be required.

Two (2) of the replacement trees must be planted inside the property boundaries.

One (1) of the trees to be removed from the frontage is a protected species (Douglas-fir) therefore two (2) of the replacement trees must be Douglas-fir. As there is unlikely to be sufficient place on the municipal frontage to plant 4 replacement trees you might consider requesting a cash-in-lieu payment for replacement of the trees that cannot be accommodated on the frontage of this property.

8. IMPACT MITIGATION

Tree Protection Barrier: The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see municipal barrier specifications and attached drawing for fencing locations). Where possible, this fencing should be erected at the perimeter of the critical root zone or at the canopy dripline edge. 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 flexible snow fencing. 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.

Construction and Tree Impact and Retention Report for 49 Tovey Crescent.

Work Zones and Site Staging: It is likely that portions of the front garden will be required for site staging, material storage and other construction related activities. We recommend that, if possible, the existing paved driveway be retained during the construction phase for construction staging and this staging should be restricted to the footprints of the existing paved driveway and the new driveway access. The paved surfacing can subsequently be removed during the landscaping phase. If encroachment into the fenced critical root zone areas of the municipal trees that extend into the property is required, at the direction of the arborist, the fencing can be relocated, and an area within these root zones protected from soil compaction by using one of the methods outlined below, under "Methods To Avoid Soil Compaction"

Methods to Avoid Soil Compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
• Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
• Placing two layers of 19mm plywood.
• Placing steel plates.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

Arborist Supervision: All excavation occurring within the critical root zones of trees to be retained should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

- One (1) Douglas-fir #985 is located where it could be impacted by excavation for the new driveway access. We recommend that an ISA Certified arborist supervise the excavation for the driveway footprint.
• Two (2) trees European birch #987 and Norway spruce #988 are located where they might be impacted by excavation for the water service upgrade. We recommend the use of hydro excavation in this location to expose the existing and replace the service lateral where it extends from the main to the property boundary and the portion on private property that is within the critical root zone of these two trees.

Pruning: It is unlikely that any pruning will be required for clearance for the building construction or construction access.

- We recommend that if pruning of the municipal trees is required that all the pruning be completed by an ISA Certified Arborist, to ANSI A300 standards and that the pruning cuts made to remove the larger failed scaffold limbs be made at the branch bark ridges along the stems or trunks.

Landscaping and Irrigation Systems: The existing driveway is to be removed and this area, along with the front garden is to be renovated and changes made to the landscape layout. There will be encroachment within the root zone area of the municipal trees to complete this work. The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must account for the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the

Construction and Tree Impact and Retention Report for 49 Tovey Crescent.

project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Blasting: We do not anticipate that explosive blasting will be required to level the exposed rock within an area proposed for the parking turn around area in front of the garage location. If it is determined that blasting and rock removal is required, care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
• Reviewing the report with the project foreman or site supervisor
• Locating work zones, where required
• Supervising any excavation within the critical root zones of trees to be retained
• Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

9. DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talmack Urban Forestry Consultants Ltd. for the exclusive use of the Client and may not be reproduced, used, or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talmack Urban Forestry Consultants Ltd. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talmack Urban Forestry Consultants Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure 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. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of

Construction and Tree Impact and Retention Report for 49 Tovey Crescent.

arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talmack Urban Forestry Consultants cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

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. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. 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.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If additional information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

10. IN CLOSING

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

Yours truly,

Talmack Urban Forestry Consultants Ltd.

Tom Talbot

ISA Certified, & Consulting Arborist - PN 0211A - TRAQ Qualified

End: Tree Resource spreadsheet (1), Site drawings reviewed with barrier fencing and tree location numbers (1), Construction drawings (7), Barrier fencing specifications (1).

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

Construction and Tree Impact and Retention Report for 49 Tovey Crescent.



Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmr@talmack.ca
For billing: admin@talmack.ca

December 11, 2024

John and Jo-Anne Wilson
49 Tovey Road
Victoria, BC V9B 1A4

Re: Deck and Drainage Renovation - Arboricultural Impact Review

During our November 19, 2024, site visit, at your request, we inspected the area on the water side of the rear garden where a waterfront deck had recently been replaced. The work that was completed was within the root zones of three (3) Douglas-fir trees growing along the waterfront. The trees appeared reasonably healthy on the day of our site visit, although the canopies of all three trees had been drastically reduced in height historically. The root plates of the trees have been undermined by tide and wave action along the foreshore. It is our understanding that the surface of the deck was replaced using the existing wooden piers or concrete footings placed on the exposed rock. The drainage along the slope was redirected and it is also our understanding that all work and any excavation required was completed by hand. During our site visit, we did not observe evidence of soil disturbance within the root zone other than the narrow channel in which the water draining over the bank was redirected. All exposed roots observed appear to have been exposed over time by water flow or wave action eroding the surface soils.

We did not observe any recently exposed root structures. The single root that has been severed within the drainage channel is extending from the stump of a tree that was removed historically and the surrounding exposed roots also appear to be extending from this dead stump.

Based on our understanding of the work that occurred in this location and our observations, it is our opinion that the recent deck renovation and drainage changes are unlikely to have an impact on either the health, structure or stability of the trees in this location. It is also our opinion that no site remediation or mitigation action needs to be taken at this time for the ongoing health or survival of the trees.

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

Yours truly,
Talmack Urban Forestry Consultants Ltd.

Tom Talbot, Graham Mackenzie & Noah Talbot
ISA Certified, & Consulting Arborists
PN 0211A - TRAQ Qualified

Disclosure Statement

This arboricultural field review report was prepared by Talmack Urban Forestry Consultants Ltd. for the exclusive use of the Client and may not be reproduced, used, or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talmack Urban Forestry Consultants Ltd. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talmack Urban Forestry Consultants Ltd. accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions based on this report, in whole or in part.

The assessment was based on a single site visit and from a visual ground-level assessment made of the subject trees on the 9740 and 9744 Glynnwood Park Road properties. The Resistograph readings and photographs of the site and the trees were taken on the day the evaluation was performed.

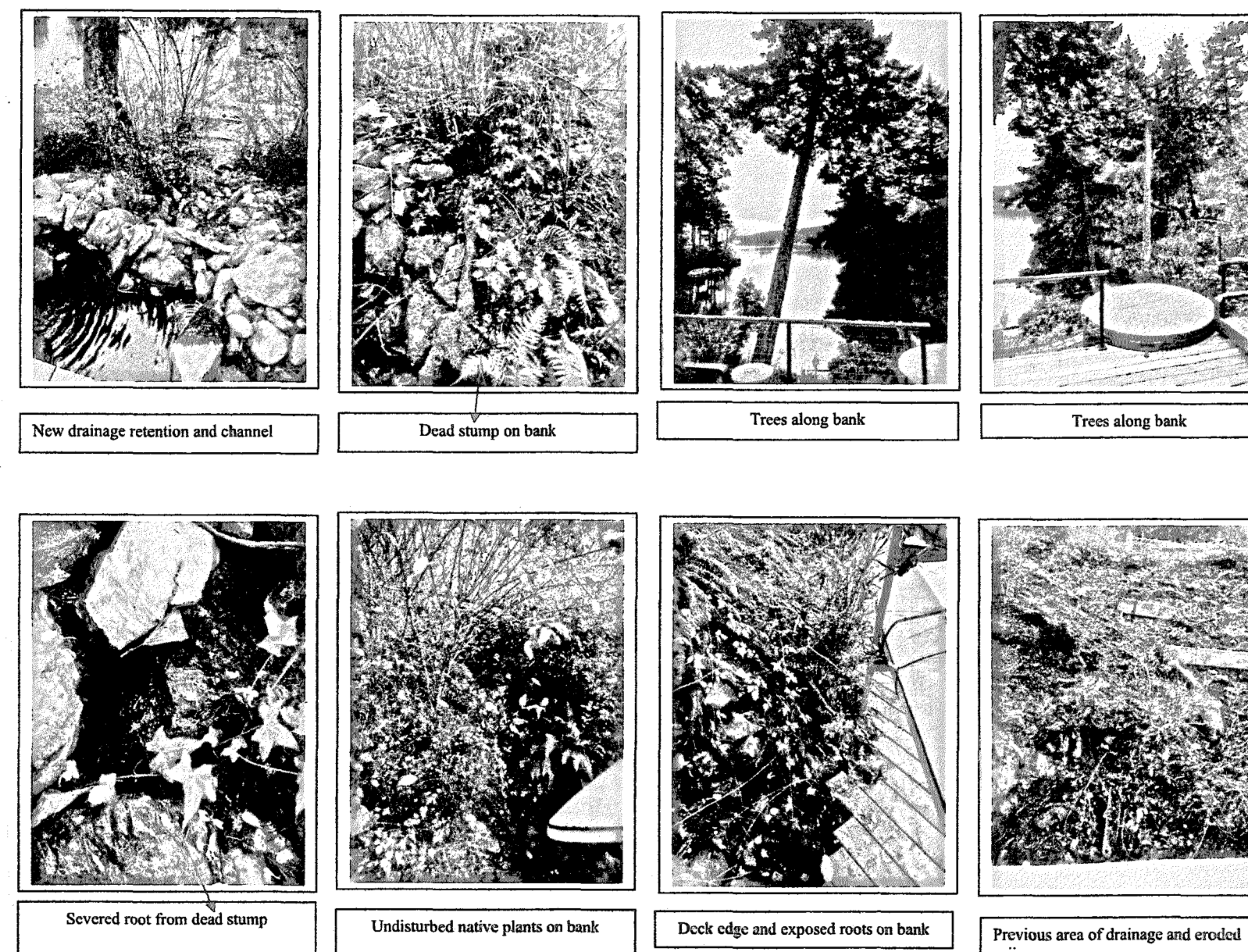
The opinions and recommendations provided are based on the circumstances and observations as they existed at the time of the site inspection of the client's property and adjacent subject property on July 10, 2024, and the trees situated thereon by information provided by the Client. The opinions are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered as to the length of the validity of the results, observations, recommendations and analysis.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure 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. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

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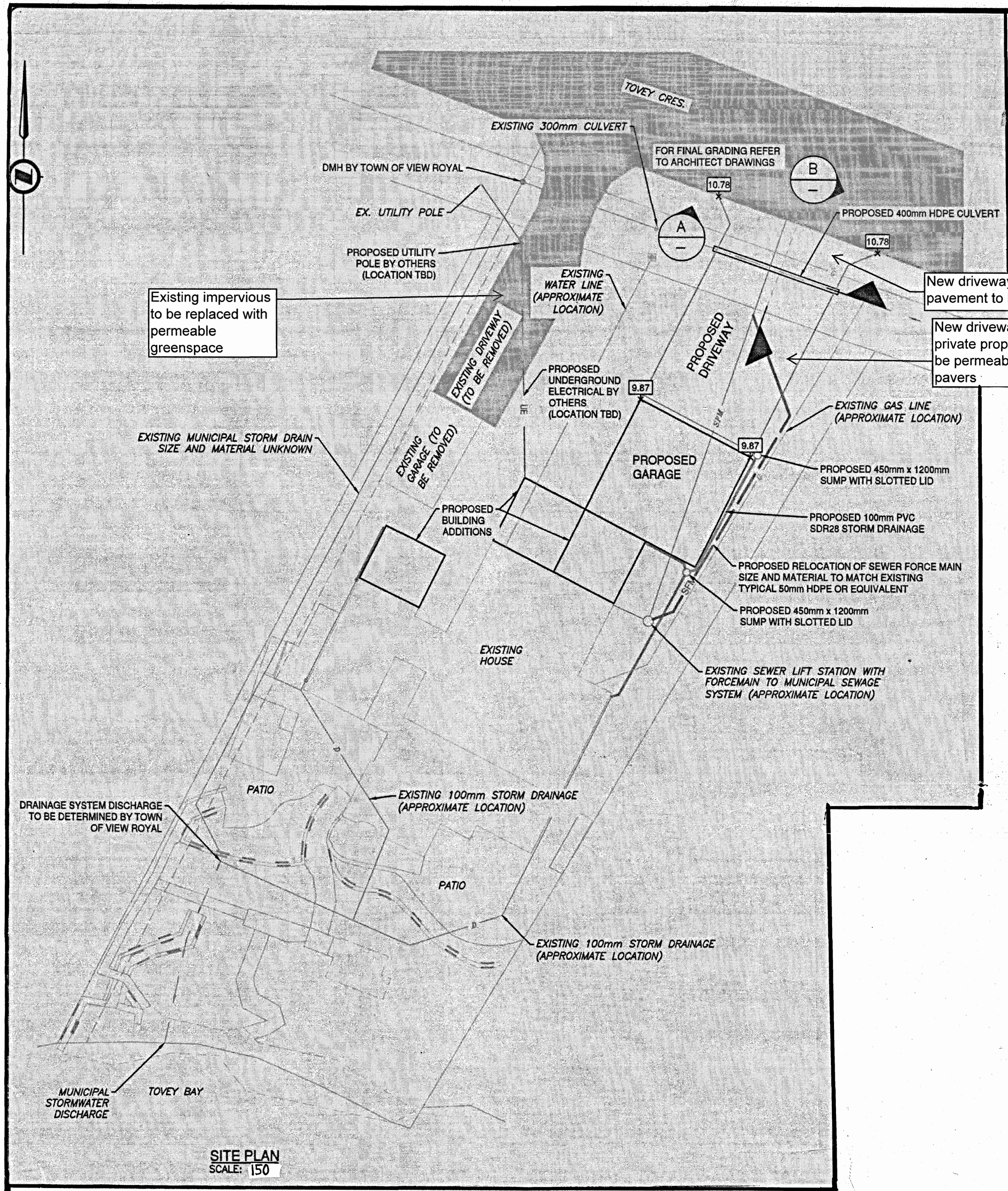
JO-ANNE AND JOHN WILSON
JOANNE@TECHNOLOGYCONCEPTS.COM
49 TOVEY CRESCENT VICTORIA V9B 1A4

TALMACK URBAN FORESTRY - CONSTRUCTION IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN
FOR RENOVATION OF RESIDENCE (CONT'D) AND MARINE STRUCTURE

JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION
DP 8 OF 20





SITE PLAN  
SCALE: 1:50



MSR Project No.: 23-861  
49 Tovey Cres. Stormwater

Date: January 15, 2024  
Submit To: The Town of View Royal  
Engineering Department  
45 View Royal Ave  
Victoria, BC, V9B 1A6  
Prepared By: MSR Solutions Inc.  
Subject: Stormwater Management Plan for 49 Tovey Cres.

**APPROVED**  
By Heung at 9:42 am, Feb 20, 2024  
File: ENG2023-06  
Conditions:  
1) Permeable pavers required for driveway as indicated below. Pavers to be maintained in accordance to Storm Water Regulation Bylaw 902  
2) Greenspace required to replace existing carport and driveway

1. Introduction

49 Tovey Cres. is a 1135m<sup>2</sup> property located in the Town of View Royal. The homeowners are proposing changes to the buildings and layout of the property which will trigger a review of the stormwater management plan. MSR Solutions Inc. has been retained to review the proposed changes and provide a storm water management plan for the property.

2. Background

The property is 1135m<sup>2</sup> and slopes gradually to the south half of the property before dropping steeply to the beach and ocean. There is an existing house that has a large back deck and small front patio. There is also an accessory building, along with a driveway that includes a car port. There is an easement on the west side of the property that is for the municipal drain system. This includes a closed pipe system underground to the steep drop at the back of the property. There it daylight through an opening in a retaining wall and becomes an open channel flow down the bank and to the discharge point at the beach. The current stormwater management plan includes perimeter and curtain drains that collect runoff, which flows through a closed pipe system underneath of the deck and daylight to the same point that the municipal system does, joining the flow heading south to the beach.

3. Proposed Changes

The homeowners are proposing to expand the house which will shrink the deck area. The existing carport and driveway are to be converted into a green space, with a new driveway made of permeable pavers on the other side of the property along with a new garage. A new walkway and patio (permeable pavers) are also proposed in the front yard, removing some lawn area. In total there will be an increase in impermeable area by approximately 177m<sup>2</sup>. The changes in lot coverage can be seen below in Table 1.

Table 1: Lot Coverage

Coverage	Existing (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Change (m <sup>2</sup> )
House	150.6	199.1	48.5
Garage	21.9	55.1	33.2
Deck	78.0	70.0	-8.0
Sheds	18.4	18.4	0
Driveway	44.0	55.0	11.0
Patio and Walkways	0	92.1	92.1
		Change (m <sup>2</sup> )	176.9

The remaining portions of the property are lawns and steep banks and are not considered in this table as it will remain unchanged.

4. Stormwater Quantity Control

Stormwater control can be calculated using the Rational Method which factors in changes to coverage areas, rainfall intensity and a coefficient representing the runoff rate of the covered area. Pre and post development flows are calculated with the difference being the required amount of stormwater to be controlled. Due to the steep bank at the south of the property, approximately 151m<sup>2</sup> of area was not considered for the runoff calculations as this area flows directly onto the beach and does not need to be controlled. Intensity is calculated using the IDF provided in the View Royal Subdivision and Development Servicing Bylaw and is based on a 15 minute storm (BCBC) and a 10-year return frequency (Bylaws).

4.1. Pre-Development runoff

Table 2: Pre-Development Runoff Values

Coverage	Runoff Coefficient (m <sup>2</sup> )	Contributing Area (m <sup>2</sup> )
Buildings/Decks	0.95	269
Driveways/Walkways	0.95	44
Undeveloped (Lawns)	0.35	671
Total	0.54	984

Based on the Rational Method, the resultant flows from the site are calculated as follows:

Q = cIA/360

Where:

- Q = Stormwater flow rate (m<sup>3</sup>/s)
- c = Average Runoff Coefficient = 0.54

- i = Intensity of 10 yr 15 min storm = 21 mm/hr
- A = Area in hectares = 0.0984 ha
- 360 = unit conversion

Pre-Development Q = 0.00310 m<sup>3</sup>/s = 3.10 L/s

4.2. Post-Development runoff

Table 3: Post-Development Runoff Values

Coverage	Runoff Coefficient (m <sup>2</sup> )	Contributing Area (m <sup>2</sup> )
Buildings/decks	0.95	343
Driveways/Walkways/Patio	0.40 <sup>1</sup>	147
Undeveloped	0.35	494
Total	0.57	984

<sup>1</sup> New construction to be done with permeable pavers.

Based on the Rational Method, the resultant flows from the site are calculated as follows:

Q = cIA/360

Where:

- Q = Stormwater flow rate (m<sup>3</sup>/s)
- c = Average Runoff Coefficient = 0.57
- i = Intensity of 10 yr 15 min storm = 21 mm/hr
- A = Area in hectares = 0.0984 ha
- 360 = unit conversion

Pre-Development Q = 0.00325 m<sup>3</sup>/s = 3.25 L/s

4.3. Stormwater Detention

Based on a flow differential between pre and post development of 0.15 L/s, and a 15 min storm duration, a total of 135 L of storage is required. It is in MSR's opinion that retention of such a small volume is of negligible value and a maintenance concern. MSR recommends that any collection systems from new construction be tied directly into the existing storm drain system and continue to discharge at their current outfall.

As the properties stormwater only enters the municipal system during the final few meters before discharge, and is not in an enclosed pipe, there is no concern that it will have an impact upstream on the municipal system. Current storm drains on site are 100mm diameter and will have adequate capacity to handle the small additional flows generated from the new developments. If construction area is increased or permeable material is not used over the proposed driveway and patio, then a retention system will need to be considered.

5. Conclusion

49 Tovey Cres. is a 1135m<sup>2</sup> property located in the Town of View Royal. The homeowners are proposing changes to the buildings and layout of the property which will trigger a review of the stormwater management plan. MSR Solutions has reviewed the proposed changes and performed calculations to determine pre and post development stormwater runoff flows. Based on the Rational Method, to maintain flows at a pre-development rate, 135 L of storage is required. As this storage amount is cost and logistically prohibitive, it is recommended that all new stormwater flows continue through the existing stormwater system that discharges into an open channel connected to the municipal system only a few meters from the discharge point on the beach at the South of the property.

Prepared By:

Tj Molland, ASCT  
Supervising Technologist  
tj@mrsolutions.ca

Approved By:

Mike Seymour, P.L.Eng.  
Manager, Water and Wastewater Systems  
mike@mrsolutions.ca

Prepared For:

Ines Hanl  
The Sky is the Limit  
780 Humboldt St  
Victoria, BC, V8W 4A1  
250-385-5156  
info@theskyisthelimitdesign.com

Appendices:  
A. Drawings

MSR Solutions Inc. #125 - 662 Goldstream Avenue, Langford, B.C. V9B 0N8  
T: (250) 479-5164 | F: (888) 277-2816 | W: www.mrsolutions.ca  
Permit to Practice #1001876



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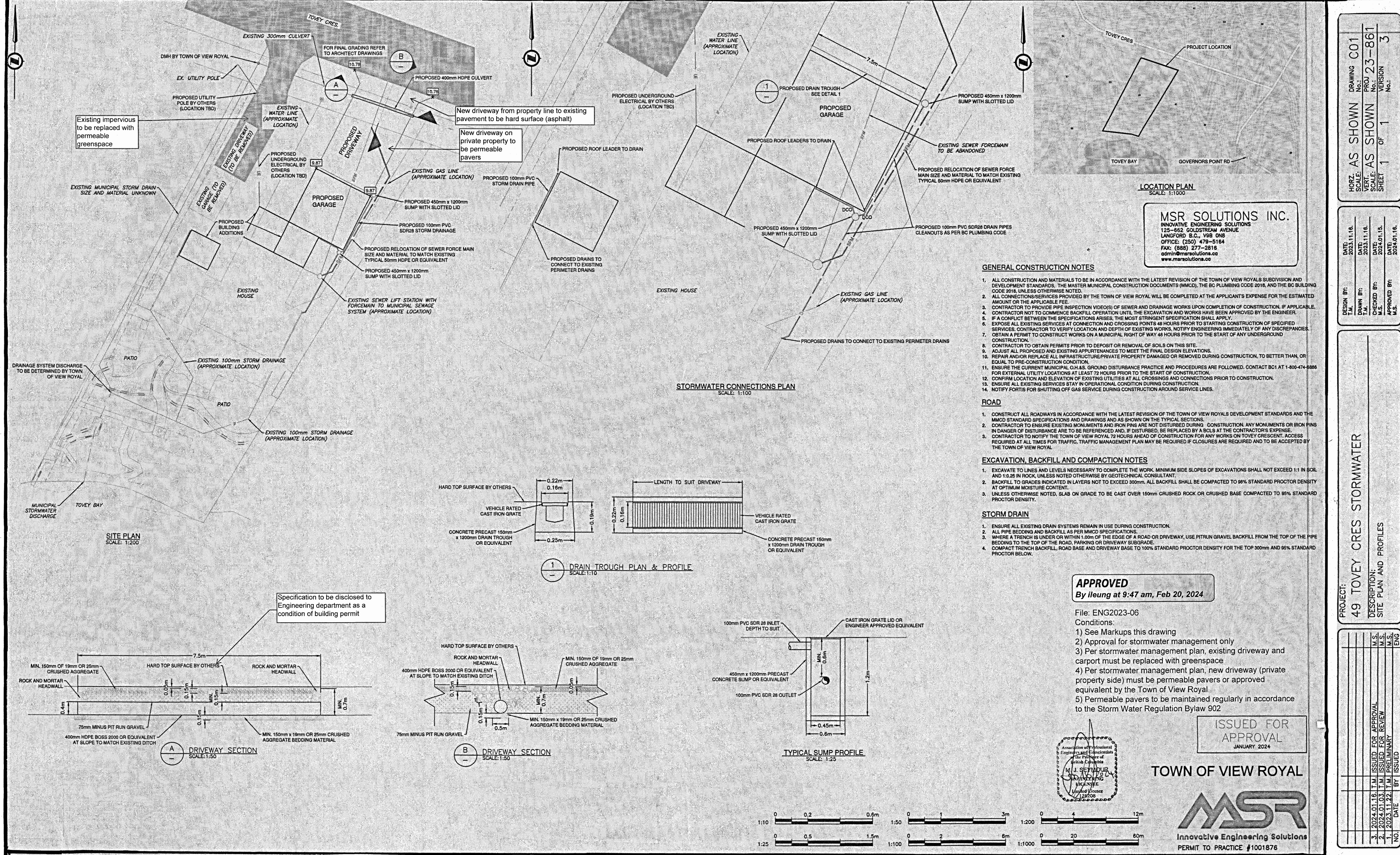
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JO-ANNE AND JOHN WILSON  
49 TOVEY CRESCENT VICTORIA V9B 1A4  
JOANNE@TECHNOLOGYCONCEPTS.COM  
LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895  
MSR - STORMWATER ASSESSMENT AND LOCATION  
JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION  
DP 9 OF 20





Existing impervious to be replaced with permeable greenspace

New driveway from property line to existing pavement to be hard surface (asphalt)

New driveway on private property to be permeable pavers

**MSR SOLUTIONS INC.**  
 INNOVATIVE ENGINEERING SOLUTIONS  
 125-882 GOLDSTREAM AVENUE  
 LANGFORD, B.C., V9B 0N5  
 OFFICE: (250) 479-5164  
 FAX: (888) 277-2816  
 admin@msrsolutions.ca  
 www.msrsolutions.ca

**GENERAL CONSTRUCTION NOTES**

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST REVISION OF THE TOWN OF VIEW ROYALS SUBDIVISION AND DEVELOPMENT STANDARDS, THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), THE BC PLUMBING CODE 2018, AND THE BC BUILDING CODE 2018, UNLESS OTHERWISE NOTED.
2. ALL CONNECTIONS SERVICES PROVIDED BY THE TOWN OF VIEW ROYAL WILL BE COMPLETED AT THE APPLICANT'S EXPENSE FOR THE ESTIMATED AMOUNT OR THE APPLICABLE FEE.
3. CONTRACTOR TO PROVIDE PIPE INSPECTION VIDEO(S) OF SEWER AND DRAINAGE WORKS UPON COMPLETION OF CONSTRUCTION, IF APPLICABLE. CONTRACTOR NOT TO COMMENCE BACKFILL OPERATION UNTIL THE EXCAVATION AND WORKS HAVE BEEN APPROVED BY THE ENGINEER.
5. IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
6. EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS 48 HOURS PRIOR TO STARTING CONSTRUCTION OF SPECIFIED SERVICES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING WORKS. NOTIFY ENGINEERING IMMEDIATELY OF ANY DISCREPANCIES. OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY 48 HOURS PRIOR TO THE START OF ANY UNDERGROUND CONSTRUCTION.
8. CONTRACTOR TO OBTAIN PERMITS PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
9. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN ELEVATIONS.
10. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
11. ENSURE THE CURRENT MUNICIPAL O.H.A.S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6888 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
13. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
14. NOTIFY FORTIS FOR SHUTTING OFF GAS SERVICE DURING CONSTRUCTION AROUND SERVICE LINES.

**ROAD**

1. CONSTRUCT ALL ROADWAYS IN ACCORDANCE WITH THE LATEST REVISION OF THE TOWN OF VIEW ROYALS DEVELOPMENT STANDARDS AND THE MMCD STANDARD SPECIFICATIONS AND DRAWINGS AND AS SHOWN ON THE TYPICAL SECTIONS.
2. CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BOLS AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO NOTIFY THE TOWN OF VIEW ROYAL 72 HOURS AHEAD OF CONSTRUCTION FOR ANY WORKS ON TOVEY CRESCENT. ACCESS REQUIRED AT ALL TIMES FOR TRAFFIC. TRAFFIC MANAGEMENT PLAN MAY BE REQUIRED IF CLOSURES ARE REQUIRED AND TO BE ACCEPTED BY THE TOWN OF VIEW ROYAL.

**EXCAVATION, BACKFILL AND COMPACTION NOTES**

1. EXCAVATE TO LINES AND LEVELS NECESSARY TO COMPLETE THE WORK. MINIMUM SIDE SLOPES OF EXCAVATIONS SHALL NOT EXCEED 1:1 IN SOIL AND 1:0.25 IN ROCK, UNLESS NOTED OTHERWISE BY GEOTECHNICAL CONSULTANT.
2. BACKFILL TO GRADES INDICATED IN LAYERS NOT TO EXCEED 300mm. ALL BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
3. UNLESS OTHERWISE NOTED, SLAB ON GRADE TO BE CAST OVER 150mm CRUSHED ROCK OR CRUSHED BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

**STORM DRAIN**

1. ENSURE ALL EXISTING DRAIN SYSTEMS REMAIN IN USE DURING CONSTRUCTION.
2. ALL PIPE BEDDING AND BACKFILL AS PER MMCD SPECIFICATIONS.
3. WHERE A TRENCH IS UNDER OR WITHIN 1.00m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PITRUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
4. COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 100% STANDARD PROCTOR DENSITY FOR THE TOP 300mm AND 95% STANDARD PROCTOR BELOW.

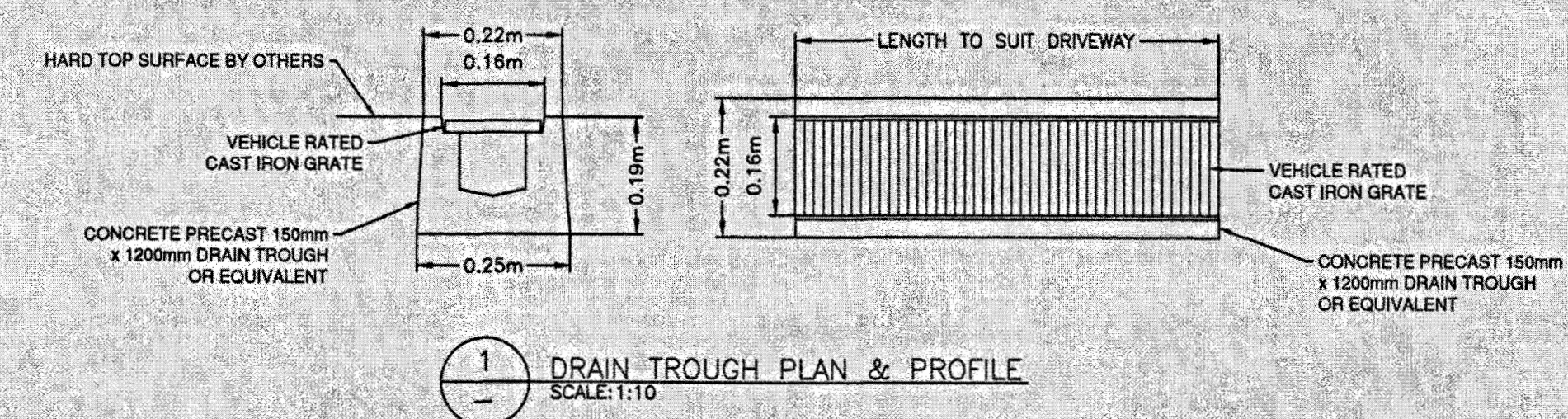
**APPROVED**  
 By ileung at 9:47 am, Feb 20, 2024

- File: ENG2023-06  
 Conditions:
- 1) See Markups this drawing
  - 2) Approval for stormwater management only
  - 3) Per stormwater management plan, existing driveway and carport must be replaced with greenspace
  - 4) Per stormwater management plan, new driveway (private property side) must be permeable pavers or approved equivalent by the Town of View Royal.
  - 5) Permeable pavers to be maintained regularly in accordance to the Storm Water Regulation Bylaw 902

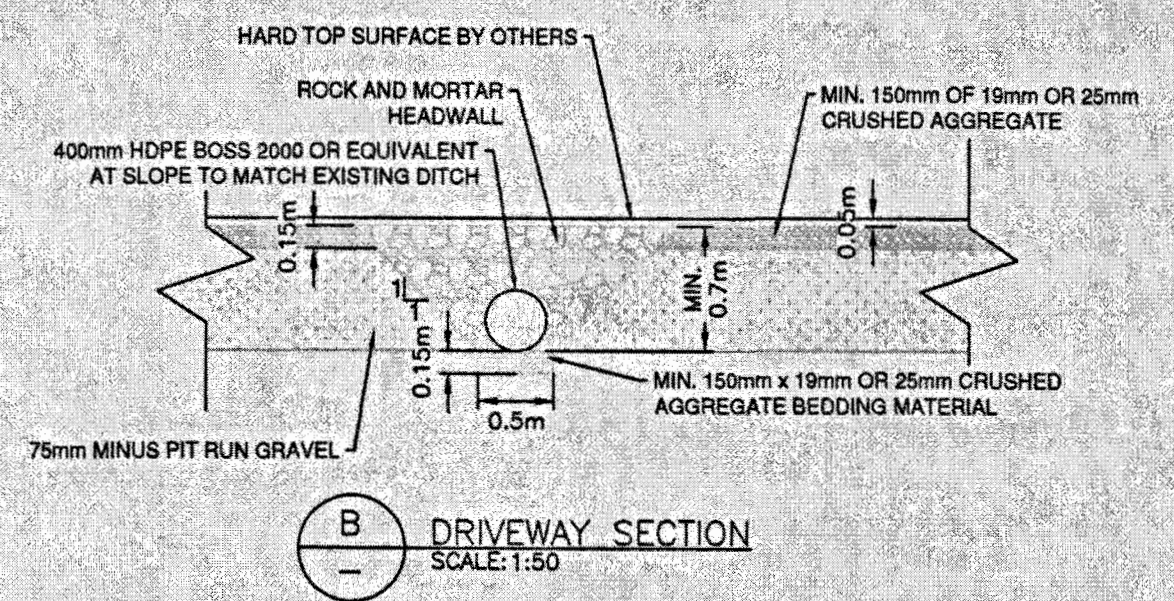
**ISSUED FOR APPROVAL**  
 JANUARY 2024

**TOWN OF VIEW ROYAL**

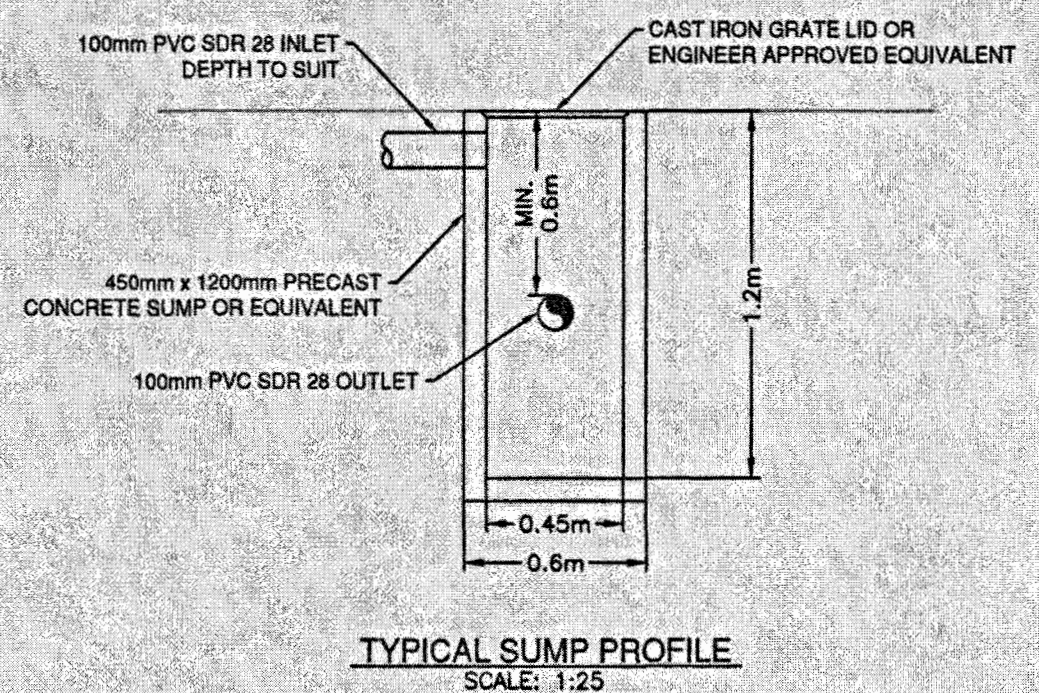
**Innovative Engineering Solutions**  
 PERMIT TO PRACTICE #1001876



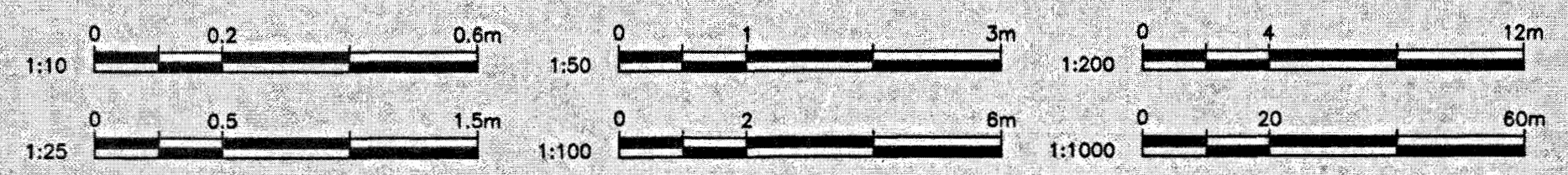
**DRAIN TROUGH PLAN & PROFILE**  
 SCALE: 1:10



**DRIVEWAY SECTION**  
 SCALE: 1:50



**TYPICAL SUMP PROFILE**  
 SCALE: 1:25



**SITE PLAN**  
 SCALE: 1:200

Specification to be disclosed to Engineering department as a condition of building permit

HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	AS SHOWN
SHEET No.:	1 OF 1
DRAWING No.:	NO. 23-861
VERSION No.:	3

DESIGN BY:	DATE:
DRAWN BY:	2023.11.16
CHECKED BY:	2023.11.16
APPROVED BY:	2024.01.15
	2024.01.16

PROJECT: 49 TOVEY CRES STORMWATER  
 DESCRIPTION: SITE PLAN AND PROFILES

NO.	DATE	BY	ISSUED
3	2024.01.16	T.M.	ISSUED FOR APPROVAL
2	2024.01.03	T.M.	ISSUED FOR REVIEW
1	2023.11.22	T.M.	PRELIMINARY



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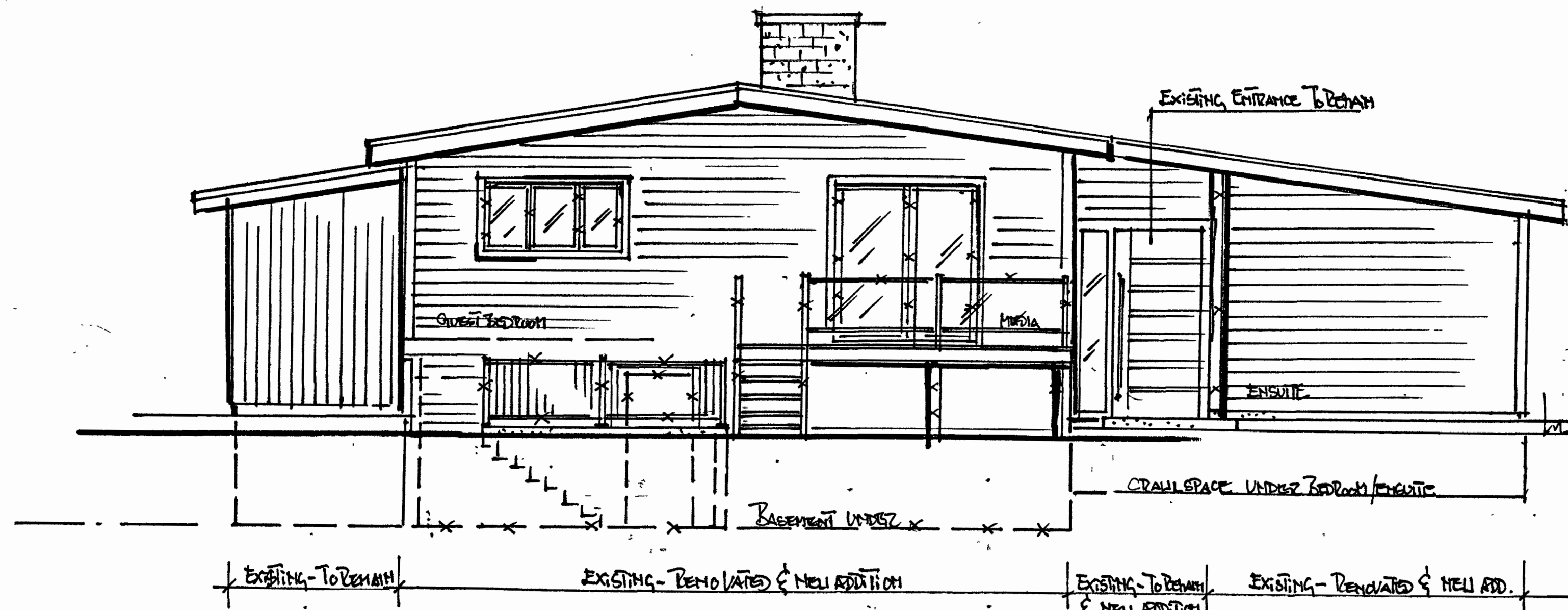
**JO-ANNE AND JOHN WILSON**  
 JOANNE@ITECHNOLOGYCONCEPTS.COM  
 49 TOVEY CRESCENT VICTORIA V9B 1A4 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

MSR - STORMWATER CONNECTIONS PLAN SECTION AND DETAILS  
 JANUARY 25, 2025

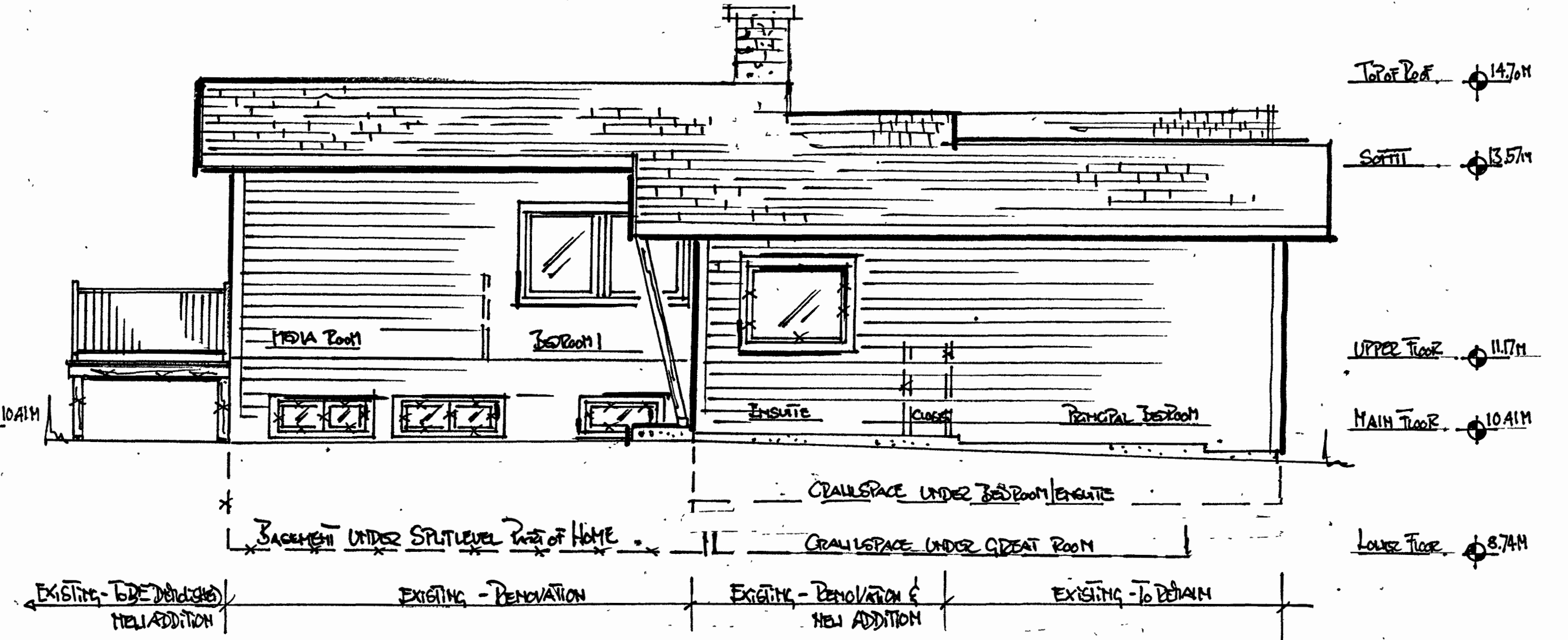
**DEVELOPMENT VARIANCE APPLICATION**  
 DP 10 OF 20



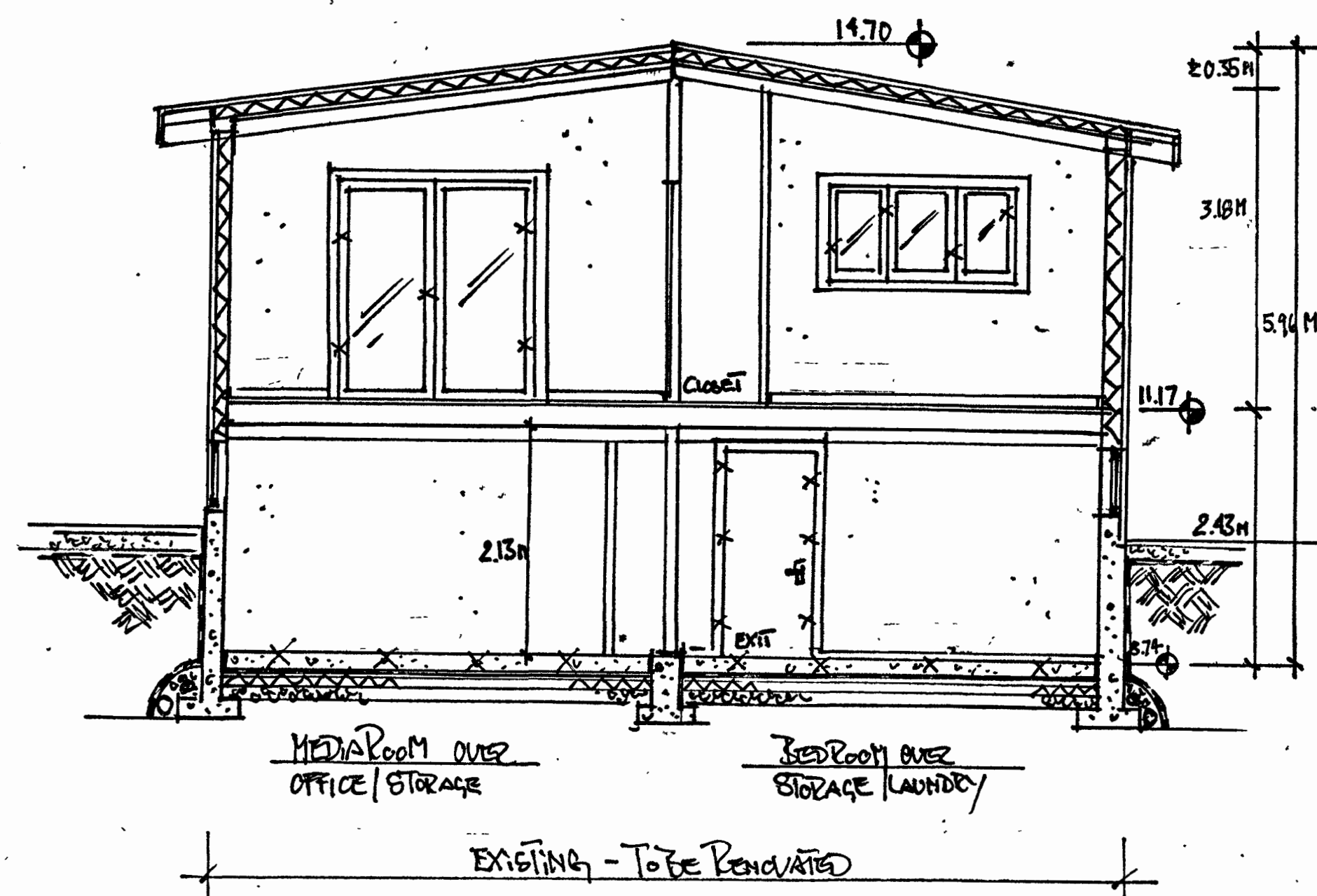
North East Elevation - Existing  
Scale 1:50



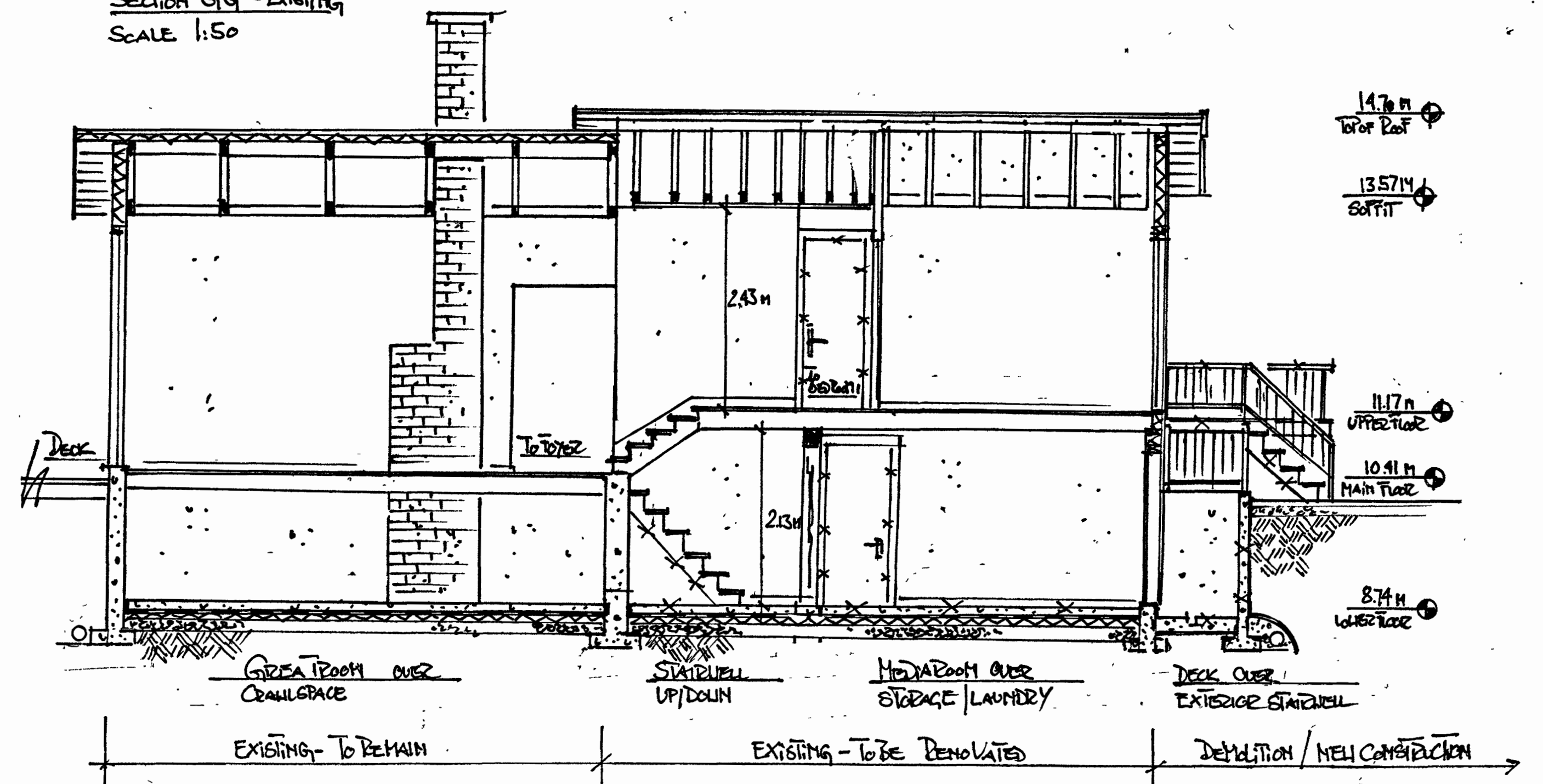
North West Elevation - Existing  
Scale 1:50



Section FF - Existing  
Scale 1:50



Section GG' - Existing  
Scale 1:50



**ERRORS AND OMISSIONS**  
THE SKY IS THE LIMIT DESIGN MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE ANY NECESSARY CORRECTIONS TO THE DRAWINGS.



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JO-ANNE AND JOHN WILSON  
49 TOVEY CRESCENT VICTORIA V9B 1A4  
JOANNE@TECHNOLOGYCONCEPTS.COM  
LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

RESIDENCE AS IS - ELEVATIONS AND SECTIONS SCALE 1:50

JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION  
DP 11 OF 20



**SCOPE OF WORK**

**GENERAL**

REMOVE EXISTING WROUGHT IRON FENCE ALONG FRONT PROPERTY LINE  
 CREATE DRIVEWAY ACCESS IN NEW LOCATION - NOTE EXISTING DITCH  
 REMOVE EXISTING FRONT YARD DECK AND STAIRS TO BASEMENT  
 REMOVE EXISTING STOOP AT ENTRANCE DOOR AND POST  
 REMOVE EXISTING CARPORT

FOR FINISHES AND UPDATED ELECTRICAL CONCEPT, REFER TO ID DRAWINGS

**BASEMENT**

EXISTING CRAWLSPACE UNDER GREAT ROOM TO REMAIN AS IS  
 NEW ON-DEMAND WATER HEATER, NEW FURNACE TO BE MOVED INTO THIS INSULATED SPACE  
 MODIFICATION OF EXISTING BASEMENT  
 REMOVE EXISTING HEATING SYSTEM AND DUCTWORK  
 REMOVE EXISTING CAST IRON PLUMBING PIPES  
 RECONFIGURE PLUMBING, INCLUDING NEW BATHROOM AND LAUNDRY  
 UPDATE ELECTRICAL SYSTEM AS NEEDED  
 REMOVE EXISTING STAIRS FROM GREAT ROOM, REMOVE DOOR AND ENLARGE OPENING  
 NEW STAIRS  
 NEW BARN DOOR TO GREAT ROOM  
 REMOVE EXISTING PARTITIONS  
 UNDERPINNING OF AREA AND NEW FOUNDATION AS PER STRUCTURAL ENGINEER'S INSTRUCTIONS  
 TO ACHIEVE FINISHED 2.75M ROOM HEIGHT IN FAMILY ROOM AREA  
 CREATE NEW SUNKEN PATIO OFF FAMILY ROOM  
 REMOVAL OF EXISTING TIMBER POSTS AND BEAMS

RECONFIGURE EXTERIOR WALLS W/NEW WINDOWS AND DOOR OPENINGS  
 NEW PARTITIONS TO CREATE LAUNDRY AND 3 PC BATHROOM  
 NEW STRUCTURAL MEMBERS AS PER ENGINEER  
 NEW FINISHES AND MILLWORK THROUGHOUT, REFER TO ID DRAWINGS

**UPSTAIRS**

TO REMAIN  
 FOYER, GREAT ROOM W/LIVING, DINING, KITCHEN AREA, GUEST BATHROOM

**MODIFICATION**

PRINCIPAL BEDROOM SUITE  
 REMOVE EXISTING ENTRANCE, CLOSETS, ENSUITE BATH  
 REDUCE SIZE OF EXISTING BATHROOM WINDOW  
 OPEN FAÇADE IN PREPARATION FOR NEW ADDITION  
 NEW INTERIOR DOOR TO SUITE  
 NEW PARTITION TO CREATE WALK-IN CLOSET  
 NEW WINDOW IN CLOSET  
 REPAIR EXISTING FLOORING IN BEDROOM IF POSSIBLE  
 ALTERNATIVE - NEW FLOORING THROUGHOUT

**HALLWAY CLOSETS**

REMOVE CLOSETS AND DROPPER CEILING OVER BASEMENT STAIRWELL

**GUEST BEDROOM 1**

NEW INTERIOR DOOR LOCATION IN LINE W/NEW PARTITION TO MEDIA ROOM

**MEDIA ROOM**

REMOVE AND CLOSE OFF EXISTING INTERIOR DOOR  
 REMOVE EXISTING CLOSET  
 REFRAME PARTITION LINING UP WITH PERLIN  
 CREATE NEW FRENCH PORCKET DOOR ENTRANCE  
 RECONFIGURE EXTERIOR WALL TO DECK  
 REMOVE AND CLOSE OFF EXISTING DOOR SYSTEM  
 NEW DOOR LOCATIONS AS PER PLAN

**GUEST BEDROOM 2 TO BE TURNED INTO NEW OFFICE**

REMOVE PARTITION TO MEDIAROOM  
 REMOVE BOTH SIDE WALLS IN LINE WITH PARTITION TO GUEST BATH  
 CLOSE OFF EXISTING WINDOW  
 CREATE OPENING FOR NEW WINDOW ON PERPENDICULAR WALL  
 NEW STRUCTURAL MEMBERS AS PER STRUCTURAL ENGINEER  
 CREATE NEW HALLWAY  
 NEW L-SHAPED PARTITION FOR OFFICE IN GLASS BLOCK W/BARN DOORS

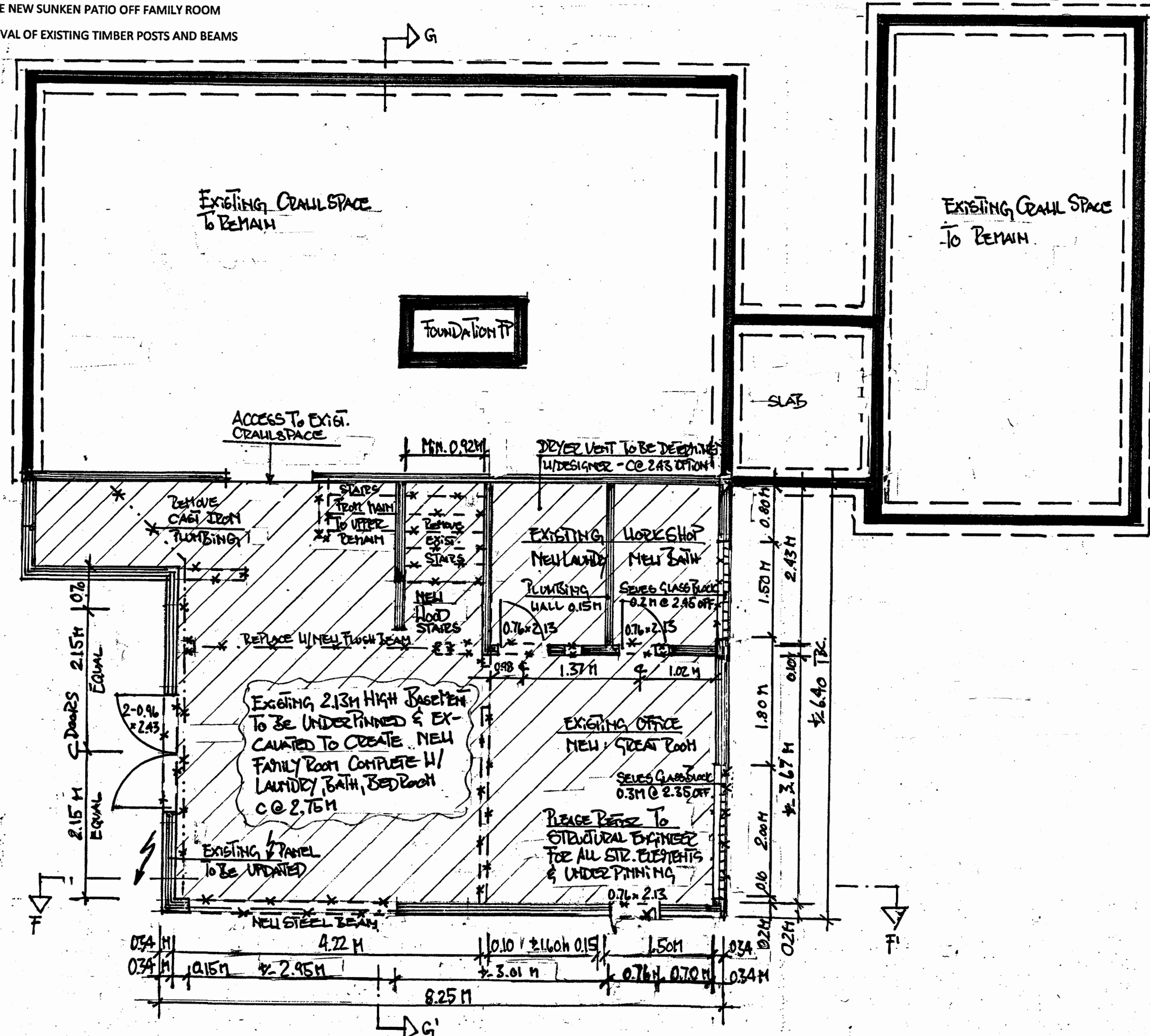
**NEW CONSTRUCTION**

ENSUITE BATH ADDITION TO PRINCIPAL SUITE - ON SLAB  
 2 CAR GARAGE W/WORKSPACE AND STORAGE UNIT/GARBAGE  
 NOTE: ROOF TO SUPPORT FUTURE SOLAR PANELS  
 2 STOREY ANNEX BUILDING TO CONNECT GARAGE W/EXISTING HOUSE  
 WORK-OUT SPACE UPSTAIRS, TEMPERATURE CONTROLLED WINE STORAGE BELOW  
 GLASS-PANEL ROOF SYSTEM OVER NEW DECK W/BEDROOM UNDER (CEILING HEIGHT 2.43M)

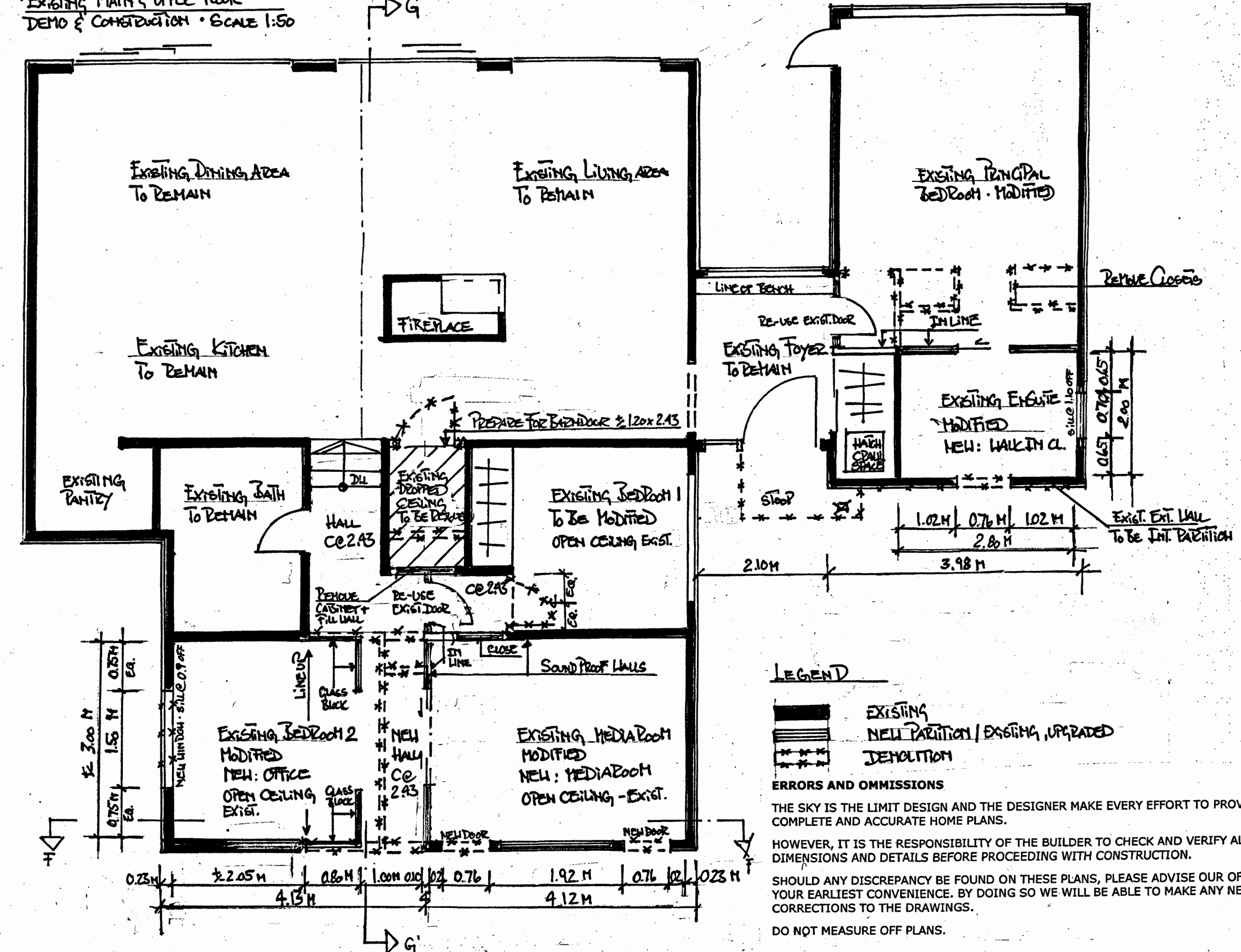
**HARD LANDSCAPING**

NEW WATER PERMEABLE DRIVEWAY  
 BOCCIA COURT  
 SITTING AREA W/GAS FIREBOWL OPTION  
 RETAINING WALLS TO DEFINE, TRANSITION SLOPED OR STEPPED AREAS  
 NEW DRAINAGE SYSTEM TO IMPROVE WATER-LOGGED AREAS AND RUN-OFF  
 WATER RETENTION SYSTEM W/TANKS FOR GARDEN IRRIGATION

Existing Lower Floor  
 Demo & Construction  
 SCALE 1:50



Existing MAIN & UPPER FLOOR  
 DEMO & CONSTRUCTION - SCALE 1:50



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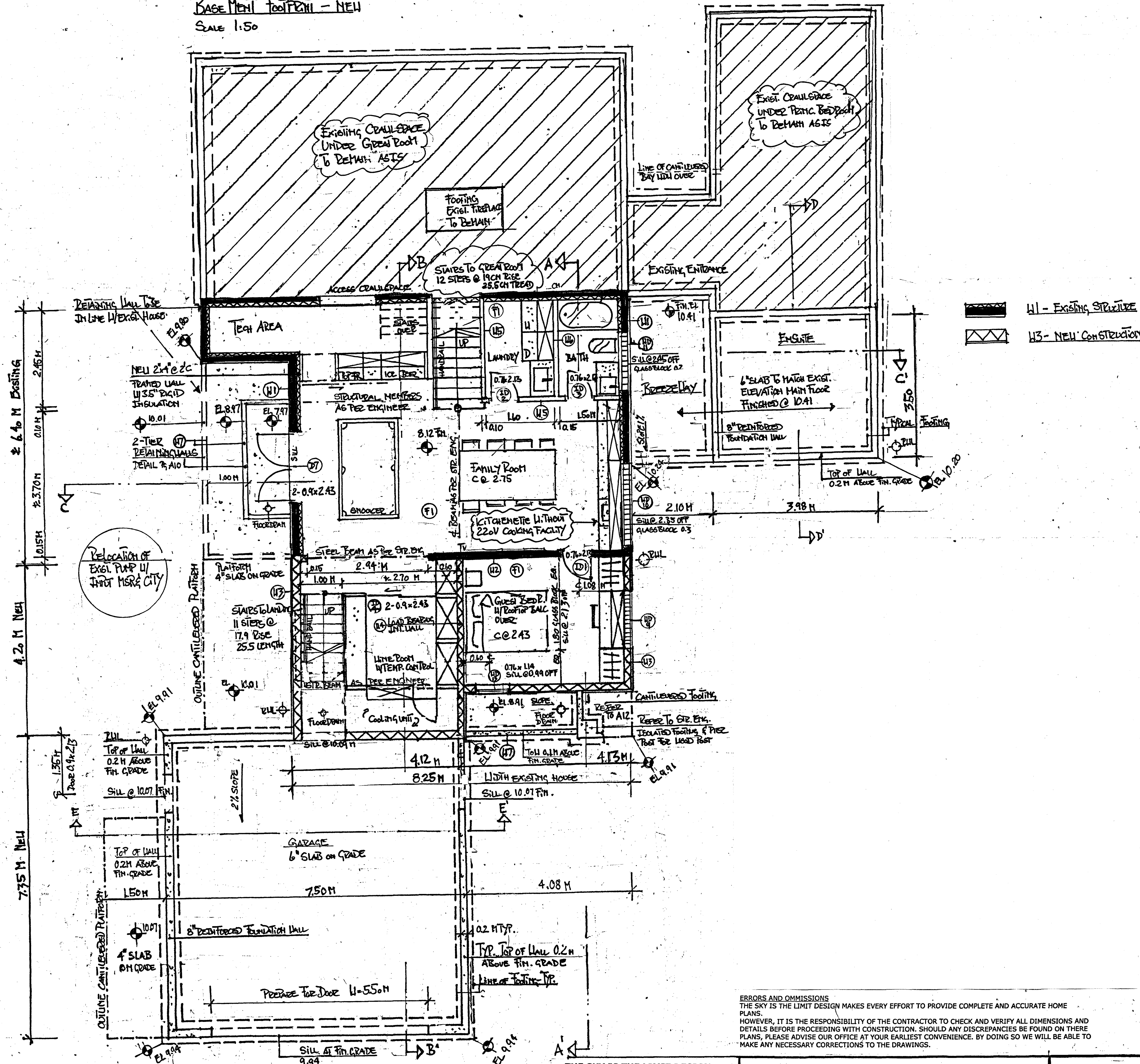
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 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895  
 EXISTING RESIDENCE - DEMOLITION AND NEW CONSTRUCTION FOOTPRINT SCALE 1:50  
 JANUARY 25, 2025  
 DEVELOPMENT VARIANCE APPLICATION  
 DP 12 OF 20



BASEMENT FOOTPRINT - NEW  
SCALE 1:50



**CONTRACTOR NOTES**

STRUCTURAL ENGINEER'S NOTES HAVE PRECEDENCE

DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO OWNER AND CONTRACTOR THROUGH ERRORS OR OMISSIONS ON PLANS AND SPECIFICATIONS

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE DESIGNER BEFORE COMMENCING WITH THE WORK

DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR APPROVAL OF THE DESIGNER

ALL WORKMANSHIP AND MATERIAL ARE TO MEET OR EXCEED THE REQUIREMENTS OF THE BC BUILDING CODE 2018 INCLUDING AMENDMENTS TO DATE, THE BC PLUMBING CODE, THE BC ELECTRICAL CODE, THE CANADIAN STANDARDS ASSOCIATION AND THE LOCAL BYLAWS OF THE CITY/DISTRICT

ALL WORK SHALL BE EXECUTED TO THE HIGHEST QUALITY THE OWNER RESERVES THE RIGHT TO REJECT SUBSTANDARD WORK

ALL FINISHES, MATERIALS AND EQUIPMENT SPECIFIED ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

SAMPLES OF MATERIALS AND FINISHES SPECIFIED ARE TO BE SUBMITTED FOR FINAL APPROVAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING PERMIT

GENERALLY MATCH ALL EXISTING LINES, PLANES AND SURFACES UNLESS OTHERWISE NOTED

CONTRACTOR SHALL MAKE GOOD ANY DAMAGE OR INJURY TO HIS WORK AND TO THE PROPERTY OF THE OWNER RESULTING FROM THE LACK OF REASONABLE PROTECTIVE PRECAUTIONS

CAREFULLY PROTECT ALL REMAINING EXISTING SURFACES.

CONTRACTOR TO MAINTAIN CONTINUOUS GARBAGE REMOVAL THROUGHOUT THE DURATION OF THE PROJECT AND LEAVE THE SITE IN CLEAN CONDITION

HOMEOWNER TO APPROVE MECHANICAL/ELECTRICAL PLAN AND SPECIFICATIONS INCLUDING LOCATIONS FOR OUTLETS PRIOR TO COMMENCEMENT OF WORK.

ANY SMOKE DETECTORS ARE TO BE HARDWIRED

CONTRACTOR TO OBTAIN APPROVAL FOR ALL DOOR, CASING AND HARDWARE TYPES INCLUDING CABINERY REQUIREMENTS FROM HOMEOWNER

**FOUNDATION NOTES**

\*REFER TO STRUCTURAL ENGINEER'S INSTRUCTIONS

SUGGESTED CONCRETE REINFORCEMENT TABLE

FOOTING:

1'-6" X 8" DP STRIP, 2-15M REBAR LONGITUDINALLY CONT. U.N.O.

CONCRETE WALLS:

8" CONCRETE WALL W/

APPROVED WATERPROOF MEMBRANE ON BOTH SIDES TYP.

15M REBAR HORIZONTALLY IN WALL @ 12" CENTRES

+ (2) BARS @ TOP OF WALL CENTERED IN CONCRETE WALL U.N.O.

RECOMMEND WIRE MESH REINFORCEMENT IN ALL CONCRETE SLABS TO AVOID CRACKS

FOUNDATION:

SOLID BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 P.S.F.

ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED MATERIAL

ALL CONCRETE SHALL BE 3500 PSI @ 28 DAYS

RECOMMEND 30% FLY ASH IN ALL CONCRETE

NOTE: 5/6" ANCHOR BOLTS PLACED 12" AWAY FROM CORNERS AND @ 32" O.C.

C/W NUTS AND WASHERS AROUND PERIMETER

**ERRORS AND OMISSIONS**

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SHOULD ANY DISCREPANCY BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE ANY NECESSARY CORRECTIONS TO THE DRAWINGS.

DO NOT MEASURE OFF PLANS.

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PROPOSED ADDITION/RENOVATION - BASEMENT FOOTPRINT SCALE 1:50

FOUNDATION NOTES

JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION

DP 13 OF 20

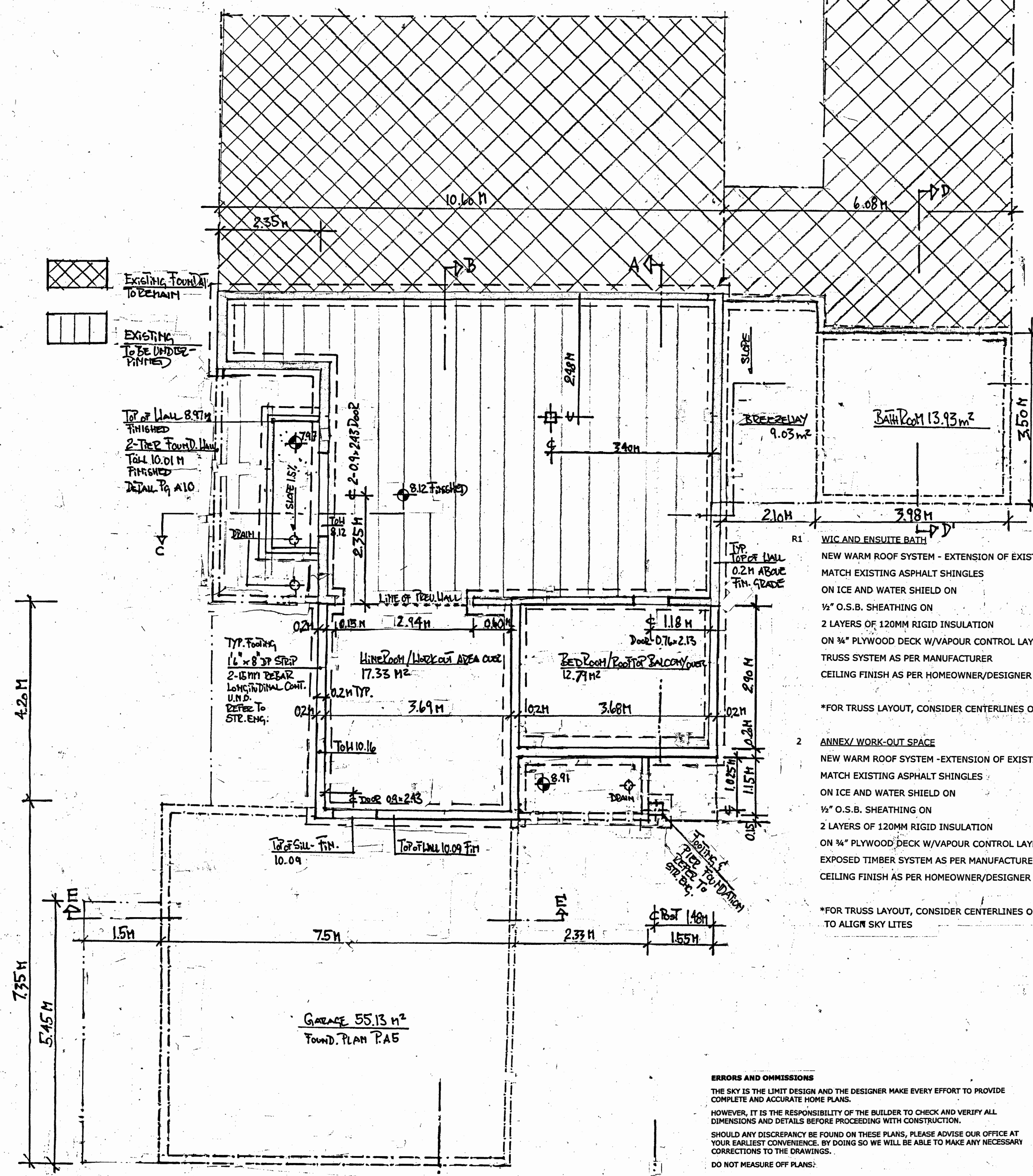




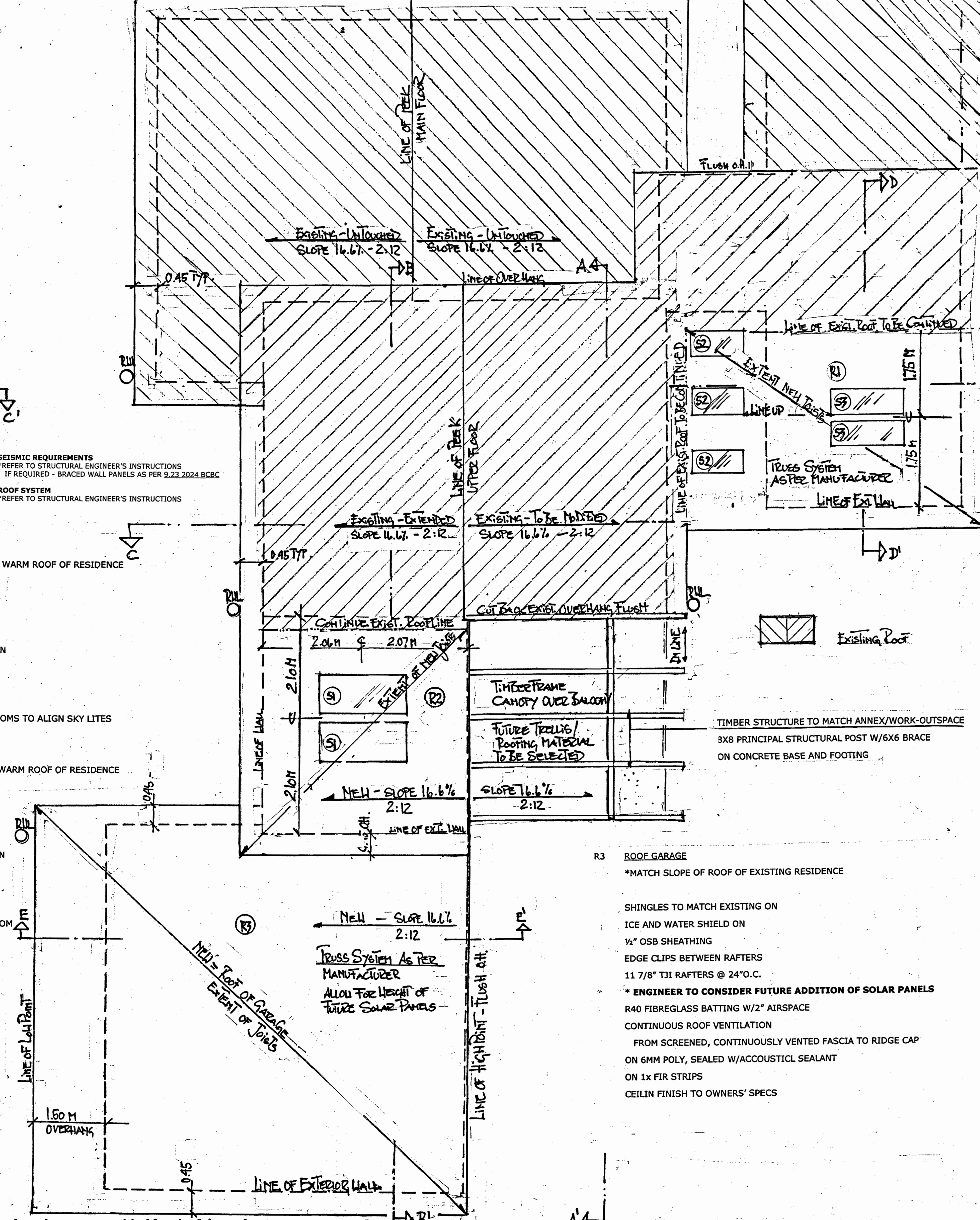




**FOUNDATION PLAN**  
SCALE 1:50



**ROOF PLAN**  
SCALE 1:50



- R1 WIC AND ENSUITE BATH**  
NEW WARM ROOF SYSTEM - EXTENSION OF EXISTING WARM ROOF OF RESIDENCE  
MATCH EXISTING ASPHALT SHINGLES  
ON ICE AND WATER SHIELD ON  
1/2" O.S.B. SHEATHING ON  
2 LAYERS OF 120MM RIGID INSULATION  
ON 3/4" PLYWOOD DECK W/VAPOUR CONTROL LAYER ON  
TRUSS SYSTEM AS PER MANUFACTURER  
CEILING FINISH AS PER HOMEOWNER/DESIGNER
- \*FOR TRUSS LAYOUT, CONSIDER CENTERLINES OF ROOMS TO ALIGN SKY LITES
- 2 ANNEX/ WORK-OUT SPACE**  
NEW WARM ROOF SYSTEM - EXTENSION OF EXISTING WARM ROOF OF RESIDENCE  
MATCH EXISTING ASPHALT SHINGLES  
ON ICE AND WATER SHIELD ON  
1/2" O.S.B. SHEATHING ON  
2 LAYERS OF 120MM RIGID INSULATION  
ON 3/4" PLYWOOD DECK W/VAPOUR CONTROL LAYER ON  
EXPOSED TIMBER SYSTEM AS PER MANUFACTURER  
CEILING FINISH AS PER HOMEOWNER/DESIGNER
- \*FOR TRUSS LAYOUT, CONSIDER CENTERLINES OF ROOM TO ALIGN SKY LITES

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- R3 ROOF GARAGE**  
\*MATCH SLOPE OF ROOF OF EXISTING RESIDENCE  
SHINGLES TO MATCH EXISTING ON  
ICE AND WATER SHIELD ON  
1/2" OSB SHEATHING  
EDGE CLIPS BETWEEN RAFTERS  
11 7/8" TJI RAFTERS @ 24" O.C.  
\* ENGINEER TO CONSIDER FUTURE ADDITION OF SOLAR PANELS  
R40 FIBREGLASS BATTING W/2" AIRSPACE  
CONTINUOUS ROOF VENTILATION  
FROM SCREENED, CONTINUOUSLY VENTED FASCIA TO RIDGE CAP  
ON 6MM POLY, SEALED W/ACCOUSTICAL SEALANT  
ON 1x FIR STRIPS  
CEILIN FINISH TO OWNERS' SPECS

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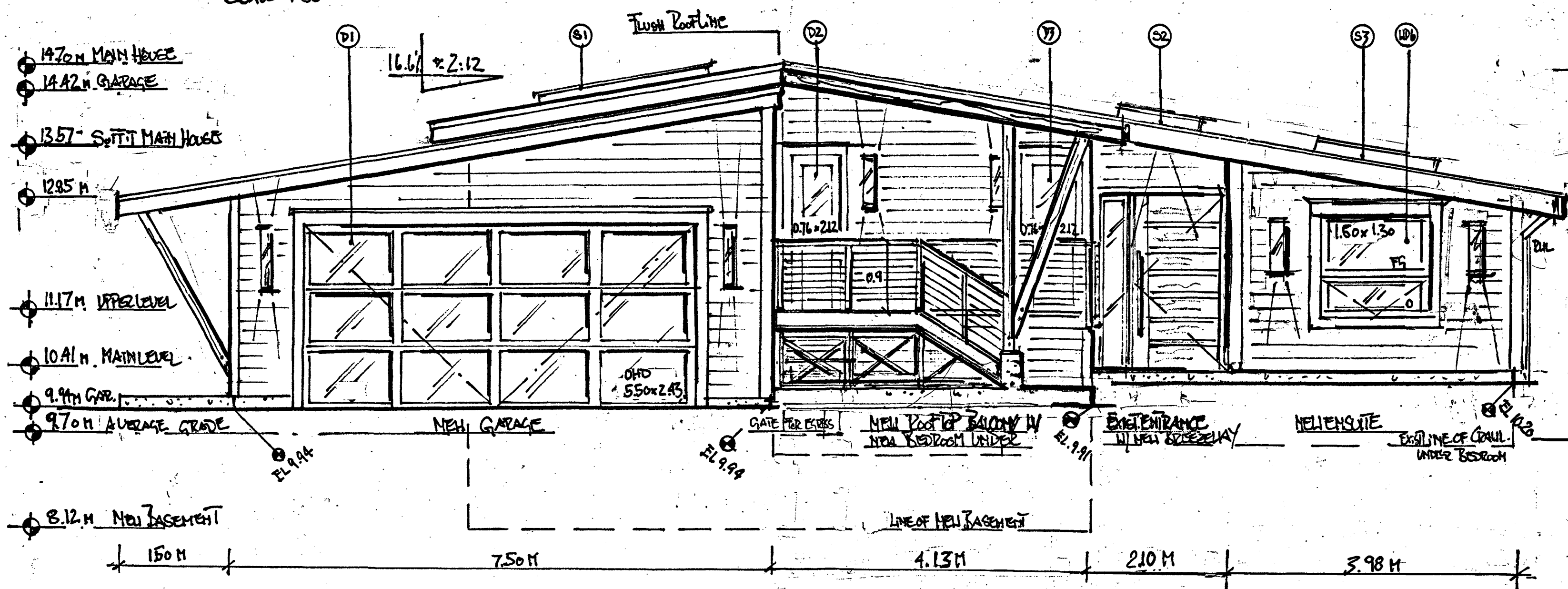
PROPOSED ADDITION/ RENOVATION - FOUNDATION AND ROOF PLAN SCALE 1:50  
DEVELOPMENT VARIANCE APPLICATION  
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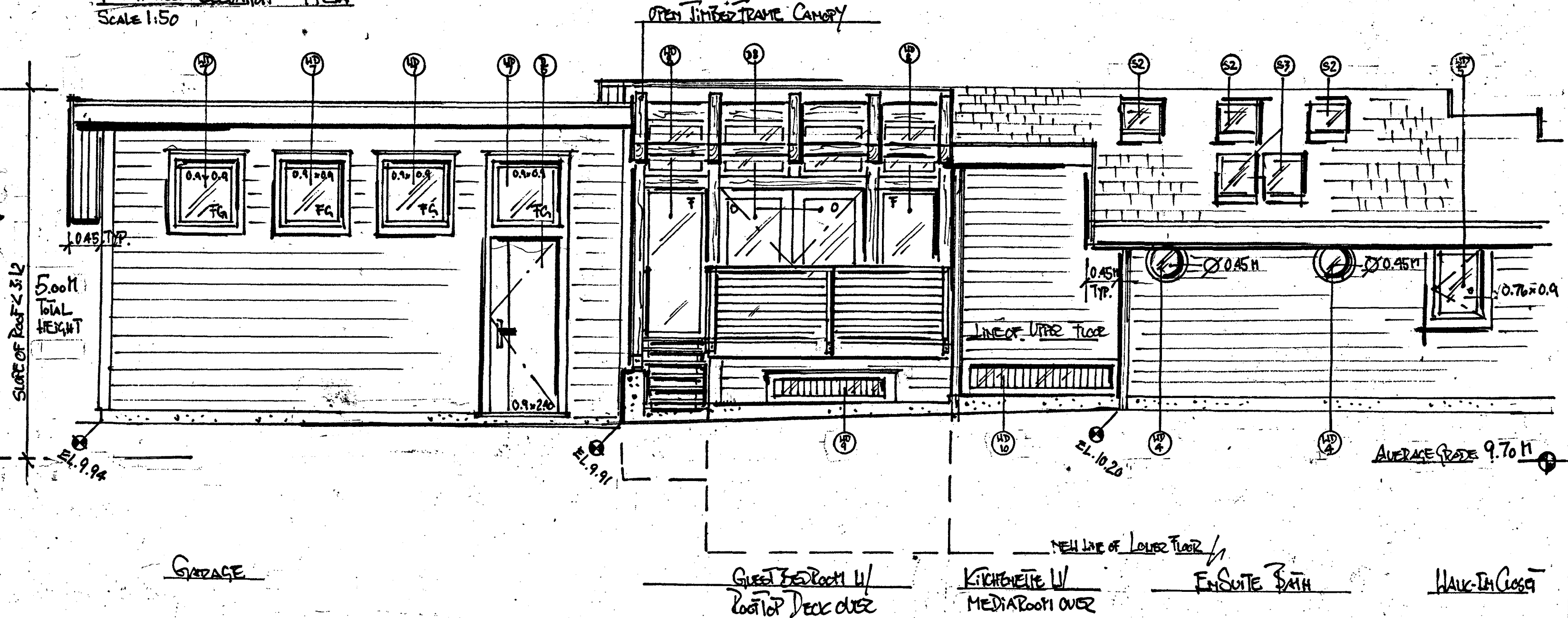
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NORTH EAST ELEVATION - NEW  
SCALE 1:50



North West Elevation - NEW  
SCALE 1:50

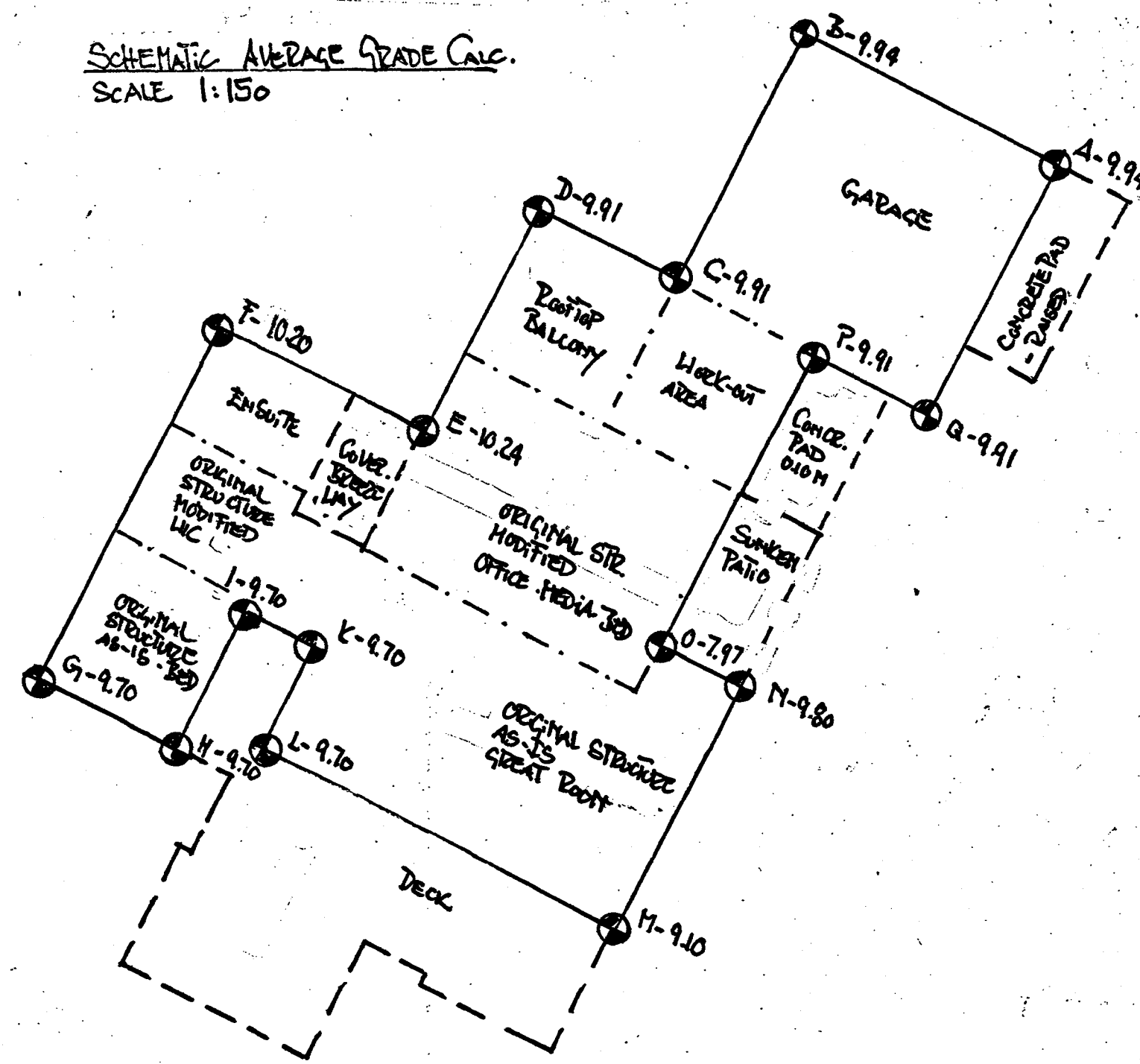


AVERAGE GRADE CALCULATION

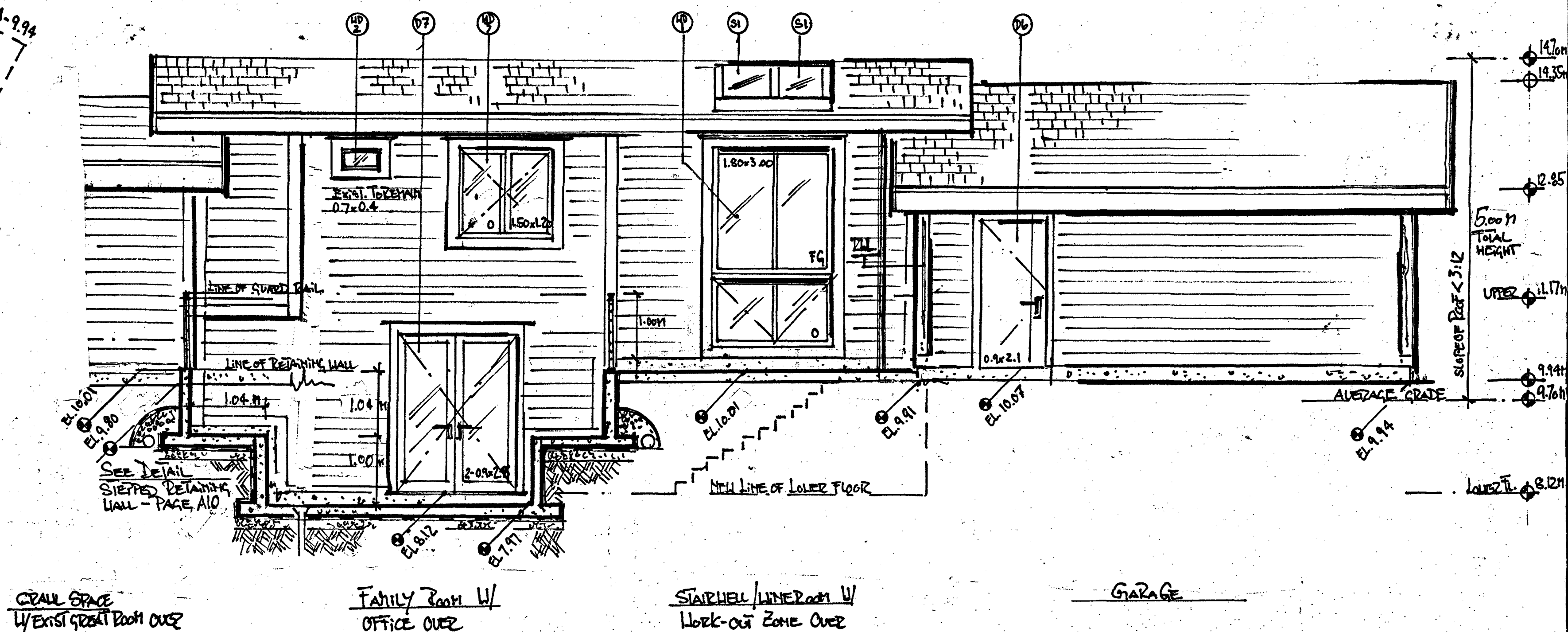
POINT	GRADE	AVG. OF POINTS	DISTANCE (m)	TOTAL
A	9.94	A-B 0.5(9.94+9.94)	7.50	74.55
B	9.94	B-C 0.5(9.94+9.91)	7.35	72.95
C	9.91	C-D 0.5(9.91+9.91)	4.10	40.63
D	9.91	D-E 0.5(9.91+10.24)	6.75	68.00
E	10.24	E-F 0.5(10.24+10.20)	6.00	61.32
F	10.20	F-G 0.5(10.20+9.70)	10.50	104.48
G	9.70	G-H 0.5(9.70+9.70)	4.05	39.29
H	9.70	H-I 0.5(9.70+9.70)	4.20	40.74
I	9.70	I-K 0.5(9.70+9.70)	2.00	19.40
K	9.70	K-L 0.5(9.70+9.70)	2.90	28.13
L	9.70	L-M 0.5(9.70+9.10)	10.60	99.64
M	9.10	M-N 0.5(9.10+9.80)	7.80	73.71
N	9.80	N-O 0.5(9.80+7.97)	2.35	20.88
O	7.97	O-P 0.5(7.97+9.91)	9.30	83.14
P	9.91	P-Q 0.5(9.91+9.91)	3.40	33.70
Q	9.91	Q-A 0.5(9.91+9.94)	7.35	72.95
<b>TOTAL</b>			<b>96.15</b>	<b>933.51</b>

AVERAGE GRADE 9.70

SCHEMATIC AVERAGE GRADE CALC.  
SCALE 1:150



South East Elevation - NEW  
SCALE 1:50



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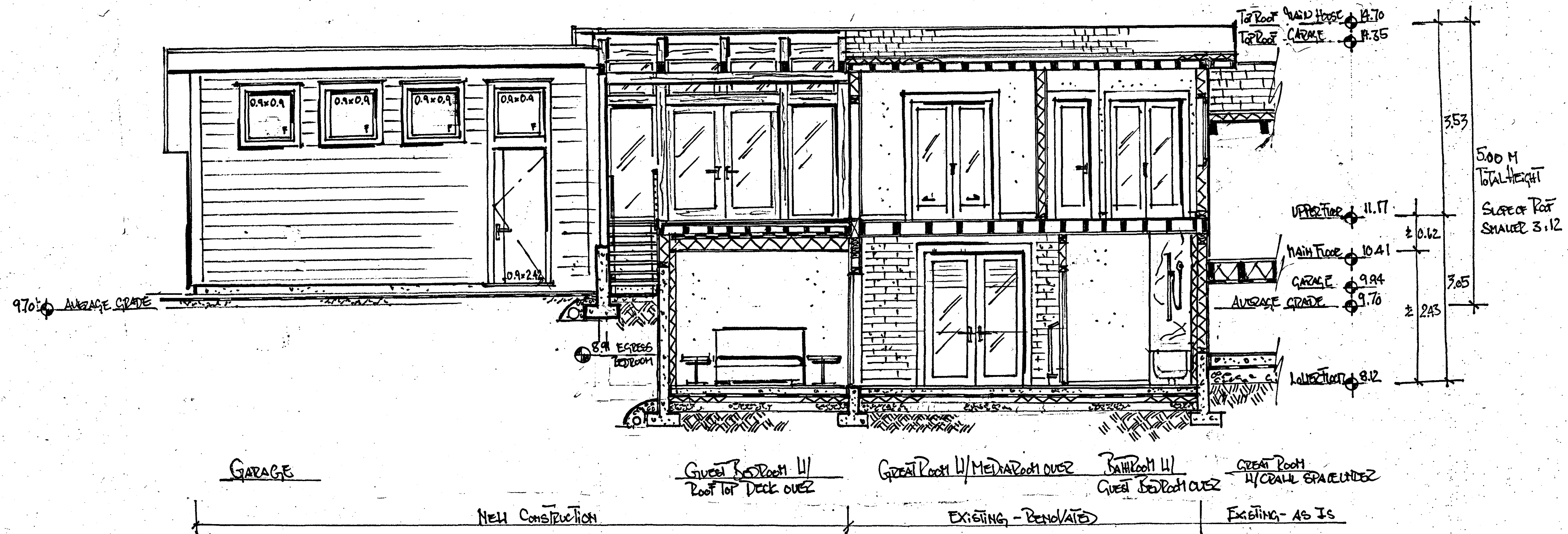
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PROPOSED ADDITION/ RENOVATION - ELEVATIONS SCALE 1:50  
AVERAGE GRADE CALCULATION  
JANUARY 25, 2025

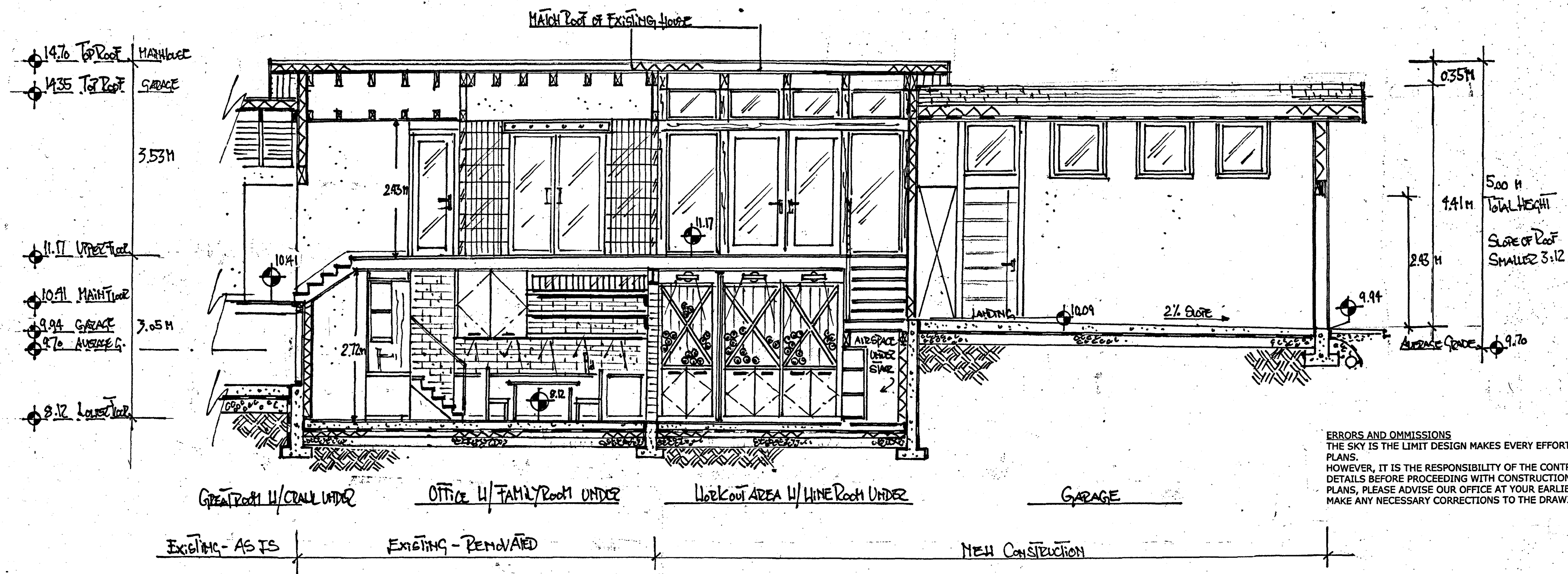
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DP 16 OF 20



Section AA' - NEW  
SCALE 1:50



Section BB' - NEW  
SCALE 1:50



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PROPOSED ADDITION/ RENOVATION - SECTIONS SCALE 1:50  
JANUARY 25, 2025

DEVELOPMENT VARIANCE APPLICATION  
DP 17 OF 20







**WINDOW SCHEDULE**

- ALL WINDOWS, DOORS, AND SKYLIGHTS TO CONFORM TO NAFS STANDARDS AND SPECIFICATIONS PER BCBC 2024 9.7.4 - DESIGN AND CONSTRUCTION
- ALL ROUGH OPENINGS AND QUANTITIES TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE
- WINDOW SUPPLIERS TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURE. SHOP DRAWINGS FOR ALL WINDOWS SIGNED AND SEALED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO THE DESIGNER AND THE BUILDING ENVELOPE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING AND START OF INSTALLATION. THE WINDOWS MUST MEET A3, B3, C3 STANDARDS AS DETERMINED USING THE TESTING STANDARDS LISTED BELOW:  
ASTM E 1105, FIELD DETERMINATION OF WATER PENETRATION OF INSTALLED EXTERIOR CURTAIN WALLS AND DOORS  
BY UNIFORM OR CYCLIC AIR PRESSURE DIFFERENCE BY USING AAMA 502-90 VOLUNTARY SPECIFICATION FOR FIELD TESTING OF WINDOWS TEST METHOD B
- TESTING REQUIRED ON A MINIMUM OF 1% OF THE WINDOWS THE INDUSTRY STANDARD FOR B3 TESTING IS 300 ps
- PLEASE NOTE THAT ALL TESTING MUST BE DONE ON THE WINDOWS AS SUPPLIED WITH NO TEMPORARY MODIFICATIONS TO THE ASSEMBLY, I.E. BLOCKING OF DRAINAGE HOLES
- CONFIRM WITH FIELD INSPECTOR FOR INSPECTION QUANTITY AND SCHEDULE

ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS  
IT IS THE BUILDER'S RESPONSIBILITY TO GIVE ADEQUATE NOTICE FOR ALL REQUIRED INSPECTIONS

**SKYLIGHTS**

CONTRACTOR TO MAKE SURE SKYLIGHTS ARE CENTERED IN PLACES  
DISCUSS ELECTRIC VENTING OPTION WITH HOMEOWNER

- S1 WORKS OUT AREA/ANNEX - 2 PC  
CUSTOM 0.9X1.8m (3'X6')
- S2 BREEZEWAY - 3 PC  
STANDARD 0.6X1.2m (2'X4')
- S3 ENSUITE - 2 PC  
STANDARD 0.6X1.8m (2'X6')

**INTERIOR DOORS**

- ID1 BEDROOM LOWER FLOOR - 0.76X2.13m (2'6"X7') 1 PC  
LEFT SWING  
ALTERNATIVE - EXISTING INT. DOORS W/GLASS TRANSOM
- ID2 LAUNDRY LOWER FLOOR - 0.76X2.13m (2'6"X7') 1 PC  
LEFT SWING  
ALTERNATIVE - EXISTING INT. DOORS W/GLASS TRANSOM
- ID3 BATHROOM LOWER FLOOR - 0.76X2.13m (2'6"X7') 1 PC  
LEFT SWING  
ALTERNATIVE - EXISTING INT. DOORS W/GLASS TRANSOM
- ID4 GLAZING SYSTEM FOR TEMPERATURE CONTROLLED WINE ROOM 1PC  
SEALED BYPASS GLASS DOOR SYSTEM, BLACK PWDR.COATED ALUFRAME  
2 - 0.76X2.43m (2'6"X8')
- ID5 GARAGE TO ANNEX/STAIRWELL - 0.9X2.43m 1 PC  
RIGHT HAND SWING  
FIRERATED FD 30, SELF CLOSING, SMOKE GASKET
- ID6 GUEST BEDROOM UPPER LEVEL - 2.76X2.13m (2'6"X7') 1 PC  
LEFT HAND SWING  
DISCUSS RE-USE OF EXISTING TRANSOM STYLE DOOR OR NEW
- ID7 MEDIA ROOM - 2 X 0.76X2.13m (2'6"X7') 1 PC  
SET OF FRENCH POCKET DOORS, STYLE TO BE DETERMINED
- ID8 OFFICE - 2X 0.76X2.13m (2'6"X7') 1 PC  
SET OF BARNDOORS, STYLE TO BE DETERMINED  
DISCUSS HEADER AND HARDWARE TO MOUNT ON GLASS BLOCK WALL
- ID9 PRINCIPAL SUITE - REUSE EXISTING DOOR 1 PC  
LEFT HAND SWING
- ID10 WALK IN CLOSET - REUSE EXISTING DOOR 1 PC  
POCKET DOOR
- ID11 ENSUITE - REUSE EXISTING DOOR 1 PC  
POCKET DOOR
- ID12 GREAT ROOM TO BASEMENT - 1.20X2.43m TBC (4'X8') 1 PC  
BARN DOOR

**ERRORS AND OMISSIONS**

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DO NOT MEASURE OFF PLANS

**WINDOWS**

- WD1 STAIRWELL ANNEX - 1.80X3.00m (6'X10') TOTAL 1 PC  
CENTERED WIDTHWISE  
SILL AT GRADE 10.09 TO LINE UP WITH LANDING  
BOTTOM PART AWNING 1.80 X1.00m, 2 PANELS  
UPPER PART FIXED CASEMENT 1.80X2.00m, 2 PANELS
- WD2 OFFICE - 1.50X1.20m (5'X4') 1 PC  
CENTERED WIDTHWISE  
SILL AT 0.91m O.F.F.  
2 PANEL CASEMENT
- WD3 GUEST BATHROOM - 0.70X0.40m (2'6"X1'4") 1 PC  
EXISTING AWNING
- WD4 ENSUITE BATHROOM - DIA. 0.45m (1'6") 2 PC  
SILL AT 1.55m O.F.F.  
FIXED CASEMENT  
DISCUSS FROSTED PRIVACY FINISH WITH HOMEOWNER
- WD5 WALK IN CLOSET - 0.76X0.90m (2'6"X3') 1 PC  
CENTERED WIDTHWISE  
SILL AT 1.10m O.F.F.  
CASEMENT HINGED RIGHT  
DISCUSS FROSTED PRIVACY FINISH WITH HOMEOWNER
- WD6 ENSUITE BATH - 1.50X1.30m (5'X4'3") TOTAL 1 PC  
CENTERED WIDTHWISE  
SILL AT 0.83m O.F.F.  
BOTTOM PART AWNING 1.50X 0.45m  
UPPER PART FIXED CASEMENT 1.50X0.85m  
DISCUSS FROSTED PRIVACY FOR AWNING PART WITH HOMEOWNER
- WD7 GARAGE - 0.90X0.90m (3'X3') 4 PC  
SILL AT 2.53m O.F.F. AT MANDOORS  
FIXED GLAZING
- WD8 GARAGE WORK AREA - 1.42X1.50m (4'8"X5') 1 PC  
SILL AT 0.93m O.F.F.  
BOTTOM PART AWNING 1.42X0.50m  
UPPER PART FIXED CASEMENT 1.42X1.00m
- WD9 BEDROOM LOWER FLOOR - 1.50X0.20m (5'X0'8") 15 PC  
SILL AT 2.13m O.F.F.  
GLASS BLOCK  
SEVES CLARITY 4X8X4 SEVESGLASSBLOCKINC.COM
- WD10 KITCHENETTE/GR.R. LOWER FLOOR - 2.00X0.30m 20 PC  
SILL AT 2.35m O.F.F.  
GLASS BLOCK  
SEVES CLARITY 4X12X4 SEVESGLASSBLOCKINC.COM
- WD11 BATHROOM LOWER FLOOR - 1.50X0.20m (5'X0'8") 15 PC  
SILL AT 2.45m O.F.F.  
GLASS BLOCK  
SEVES CLARITY 4X8X4 SEVESGLASSBLOCKINC.COM
- WD12 ANNEX/ WORK OUT AREA 1 PC  
WINDOW/CURTAIN WALL SYSTEM
- WD13 BEDROOM LOWER FLOOR - 0.76X1.14m (2'6"X3'9") 1 PC  
SILL AT 0.99 O.F.F.  
CASEMENT HINGED LEFT (EGRESS WINDOW)

**DOOR SCHEDULE**

- ALL ROUGH OPENINGS AND QUANTITIES TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE
- DOOR SUPPLIERS TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURE
- SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER AND THE BUILDING ENVELOPE CONSULTANT (IF APPLICABLE) FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING AND START OF INSTALLATION
- EXISTING DOORS WITH GLASS TRANSOM ON UPPER MAIN FLOOR - DISCUSS RE-USE ON UPPER AND LOWER FLOOR W/HOMEOWNER AND DESIGNER  
EXISTING DOOR PRINCIPAL SUITE - DISCUSS RE-USE IN PRINCIPAL SUITE WITH HOEOWNER AND DESIGNER

**EXTERIOR DOORS**

- D1 OVERHEAD GARAGE DOOR 5.50X2.43m (18'X8') 1 PC  
AVANTE GLASS AND ALUMINUM DOOR BY CLOPAY - TBC BY CLIENT  
BLACK PWDR COATED W/WHITE LAM GLASS  
CONTRACTOR TO DOUBLECHECK DOOR SIZE AND R/O DIMENSIONS LISTED  
W/ MANUFACTURER'S LISTED R/O AND W/FRAMED OPENING DIMENSIONS  
HEADER SIZE 4-2X8 #2 GRADE LUMBER \* REFER TO ENGINEER
- D2 MEDIA ROOM - 0.76X2.13m (2'6"X7') 1 PC  
LEFT SWING  
PATIO DOOR
- D3 MEDIA ROOM - 0.76X2.13m (2'6"X7') 1 PC  
RIGHT SWING  
PATIO DOOR
- D4 ELIMINATED, REPLACED WITH WD 13
- D5 GARAGE MANDOOR NORTHWEST - 0.9X2.43m (3'X8') 1 PC  
RIGHT SWING  
STYLE TO BE SELECTED
- D6 GARAGE MANDOOR SOUTHEAST - 0.9X2.13m (3'X7') 1 PC  
LEFT SWING  
STYLE TO BE SELECTED
- D7 FAMILY ROOM LOWER FLOOR - 2-0.9X2.43m (3'X8') 1 PC  
SET OF FRENCH STYLE PATIO DOORS

**ABBREVIATIONS**

- FG FIXED GLAZING
- OG OPERABLE
- SG SAFETY GLASS
- OHD OVER HEAD DOOR
- TYP TYPICAL

**FLOOR SCHEDULE**

\*REFER TO STRUCTURAL ENGINEER'S INSTRUCTIONS

- F1 TYPICAL SLAB ON GRADE FLOOR  
FINISHED FLOOR MATERIAL AS PER OWNER/DESIGNER ON  
ADEQUATE SUBFLOOR ON  
6" CAST IN PLACE CONCRETE SLAB  
C/W 10X10 WW MESH ON  
10MM UV POLY VAPOUR BARRIER ON  
3" RIGID INSULATION ON  
6" MIN. CRUSHED GRAVEL ON  
NATURAL OR COMPACTED SOIL
  - F2 TYPICAL SLAB ON GRADE FLOOR - GARAGE  
EPOXY OR POLY UREA COATED SURFACE ON  
6" CAST IN PLACE CONCRETE SLAB C/W 10X10WW MESH  
SLOPED TO DRAIN ON  
10MM UV POLY VAPOUR BARRIER ON  
3" RIGID INSULATION ON  
6" MIN CRUSHED GRAVEL ON  
NATURAL OR COMPACTED SOIL
  - F3 TYPICAL SLAB ON GRADE FLOOR - STOOP  
2 CM EXTERIOR GRADE TILE ON CEMENTITIOUS BASE, ON  
4" CAST IN PLACE CONCRETE SLAB C/W 10X10WW MESH  
SLOPED TO DRAIN ON  
10MM UV POLY VAPOUR BARRIER ON  
3" RIGID INSULATION ON  
6" MIN CRUSHED GRAVEL ON  
NATURAL OR COMPACTED SOIL
  - F4 CONCRETE PLATFORM  
6" CAST IN PLACE CONCRETE SLAB C/W 10X10WW MESH  
SLOPED TO DRAIN ON  
10MM UV POLY VAPOUR BARRIER ON  
3" RIGID INSULATION ON  
6" MIN CRUSHED GRAVEL ON  
NATURAL OR COMPACTED SOIL
  - F5 TYPICAL FRAMED FLOOR  
FINISHED FLOOR AS PER HOMEOWNER/DESIGNER ON  
3/4" T&G PLYWOOD SUB FLOOR, GLUED AND SCREWED ON  
TJI TRUSS JOIST FRAMING SYSTEM C/W  
BATT INSULATION TO FILL JOIST CAVITY OR 2 LB POLYURETHANE  
FOAM INSULATION TO U/S SHEATHING  
CEILING AS PER HOMEOWNER/DESIGNER
  - F6 BALCONY OVER CONDITIONED LIVING SPACE  
1.25" IPE (CUMARU)WOOD PLANKS ON  
LEVELING PADS ON LOOSE EPDM PROTECTION STRIPS ON  
2 PLY TORCH-ON ROOF MEMBRANE ON  
4" PLYWOOD OR OSB SHEATHING ON  
2x XX SLEEPERS - SLOPED TO DRAIN ON  
2X10 TJI TRUST JOIST FRAMING SYSTEM C/W  
8" (R48) SPRAY-IN POLYURETHANE FOAM INSULATION TO JOIST SPACE ON  
5/8" GWB OR EQUIVALENT CEILING AS PER HOMEOWNER/DESIGNER
- NOTE: METAL DRIP EDGE/PREMANUFACTURED FLASHING  
W/DRAINAGE GAP WHERE WOOD DECKING MEETS HOUSE  
ALTERNATIVELY SQUARE GUTTER SYSTEM  
W/DOWNSPOUT TIED INTO PERIMETER DRAINAGE SYSTEM



**THE SKY IS THE LIMIT**  
interior design concepts

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