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# Advisory Design Panel

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## Memorandum

To: Advisory Design Panel  
From: Graeme Buffett  
Re: 2740 Beach Drive

Hello Design Panel Members

The November 3, 2020 meeting of the Advisory Design Panel includes a review of a proposed single family dwelling at 2740 Beach Drive in the Uplands neighborhood. The new home would be designed in a contemporary style focusing on glazing to allow for natural light, and utilizing local materials such as stone quarried in BC and red cedar.

The proposal includes a request to vary the provisions of the District of Oak Bay Zoning Bylaw No. 3531 by permitting a relaxation of the interior side yard setback to accommodate an accessory building located in the rear yard.

<i>Zoning Bylaw Section(s)</i>	<i>Required</i>	<i>Requested</i>	<i>Variance</i>
6.2.4.(2) Interior side lot line setback	4.27 m (14 ft)	1.52 m (5 ft)	2.75 m (9 ft)

*Note: Imperial measurements are approximate and provided for convenience only.*

The proposal is subject to the *Uplands Design Guidelines* and other policies contained in the *District of Oak Bay Official Community Plan*. The intent of the guidelines is to maintain and reinforce a residential parklike setting, ensure sensitivity of new development to existing dwellings and landscape features, and promote design excellence for buildings in the Uplands.

A review of the proposal as it pertains to the guidelines is presented as the following:

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## OCP Policies / Design Guidelines

### Siting of Buildings

- *Maintenance of the residential park setting.* The proposed principal building, the home, meets all required setbacks. Two accessory buildings are proposed on the north side and the south side of the rear yard. The northern accessory building does not meet the required interior side lot line setback as proposed, and a variance is requested. Currently, the tree resources on site are poor specimens and do not contribute significant tree canopy to the urban forest. The proposal would see the addition of 15 canopy trees planted in a variety of sizes and species. These new trees will further contribute to the residential park setting of the Uplands neighbourhood.
- *Impact on views.* The proposed two storey building will be well buffered by canopy trees. While the proposal would see an increase in the height of the home on the site from one storey to two, two storey homes are permitted by the *Zoning Bylaw* and it is not anticipated that the proposal will adversely impact the views of adjacent properties. Several two storey homes are present in the immediate neighbourhood along this section of Beach Drive.
- *Setbacks.* All setbacks are adhered to, with the exception of the north interior side yard due to the siting of a proposed accessory building.
- *Relationship in character and massing to the image of the area and impact on scale and rhythm of development.* The immediate neighbourhood is characterized by a mixture of one and two storey homes in a broad range of styles and ages. The majority of homes in the immediate vicinity are of more traditional forms and styles. The addition of a contemporary designed home will add variety to the neighbourhood. The design of the principal building and proposed landscaping are responsive to the environment.
- *Relationship to adjacent buildings.* Homes in the immediate vicinity are generally of a more traditional form. The design adds to the visual diversity of the neighbourhood and does not replicate any design within 500 m of the proposal. The proposed buildings do not crowd adjacent properties.
- *Effect of shadows on neighbouring properties.* As a two storey home no significant shadowing is anticipated.

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- *Overlook and privacy issues.* The home is sited in the centre of the lot with numerous trees and plantings proposed. Windows on the second storey of both of the side elevations are primarily of the clerestory type, mitigating issues of overlook.
  - *Transition between private and public space.* Currently the site is bordered along the street by a low stone wall. This wall would be removed and a landscape berm installed. The front yard would consist of a vast planting area, driveway and walkway leading to a cantilevered covered entrance.
  - *Accessory buildings.* The accessory buildings have been sited in the rear yard and finished to match the home.

### **Design of Buildings**

- *General massing, proportion, and overall articulation of building to established housing.* The proposal is in keeping with the scale of the site and the neighbourhood context. The design is a positive addition to the visual diversity of the neighbourhood.
- *Roofscape.* The roofscape consists of a flat roof. The accessory building roof type corresponds to the principal building.
- *Façade articulation and building entry.* The front façade of the building utilizes varying setbacks, projections and roof heights to break the form of the building. A stone accent wall and cantilevered covered entry define the building entrance.
- *Garages and outbuildings.* The design of the accessory buildings complement the main home through use of corresponding design, materials, and reduced scale. The attached garage is side facing, away from the street.

If you have any questions regarding the above, please feel free to contact me at

[gbuffett@oakbay.ca](mailto:gbuffett@oakbay.ca).

Yours truly,

Graeme Buffett

*Planner*

*District of Oak Bay*

## Uplands

H22. Use the following list to clarify and provide support to the Uplands design guidelines in order to ensure that new or renovated houses are consistent with the design intent of Uplands:

- Respect and abide by the combination of sensitive siting, design and use of materials that creates a sense of harmony and neighbourliness in Uplands. This includes individual design solutions; significant landscaped areas between home, neighbour and street; and outdoor spaces with their own design and character.
- Use high quality materials that have a sense of timelessness, substantial structural qualities, an authentic appearance, qualities of workmanship or craft, and qualities of appropriateness or compatibility.
- Provide adequate vehicular circulation and parking areas on site screened from the street with landscape, walls and other enclosures, using narrow landscaped driveways, with parking structures sensitively sited, visually unobtrusive and complementary with the architecture of the house.
- Site new development as much as possible within the existing development footprint, with front yard setbacks consistent with other houses on the street, retaining as many mature trees and existing vegetation as possible, respecting adjacent private outdoor use areas, with massing comparable in scale and massing with other buildings on the street and partially screened from direct view from the street.
- Design the landscape to reflect the character of the neighbourhood including Garry Oaks and other large trees, enclosure of outdoor spaces with plants, screening, and layering of plants and features.
- Design the space leading to the main entrance of the house as a special landscaped space providing a transition from street to home.

H23. Consider revisions to the maximum lot coverage in Uplands.



*Photo Credit: Hope Burns*

## Historical Context

The Uplands was planned in 1907-08 for the Winnipeg developer William Gardner by John Charles Olmsted who considered it the finest suburban work of his forty-five year career. Olmsted headed the Boston-based *Olmsted Brothers*, America's leading firm of landscape architects and town planners through the late-19<sup>th</sup> and early-20<sup>th</sup> centuries.

The Uplands was developed as a residential park to maintain the natural beauty and picturesque setting of a unique suburban landscape. This was achieved through the careful siting of houses, all set against a framework of curving streets and large lots to take full advantage of ocean and mountain views. A system of deed restrictions was introduced to maintain single-family land use and establish minimum standards of value, height, and setbacks. In fact, this system formed the basis of Oak Bay's initial and subsequent zoning by-laws from the 1920s to the '70s.

The special character of the Uplands has been further protected by provincial statute and municipal by-laws, especially the Oak Bay Special Powers Act (1935). Although modified through time, the intent of the Act remains in effect, *ie.* to protect the park-like design and development standards first established by John Charles Olmsted, and to sustain the environmental integrity of the municipality.

The design guidelines outlined in this brochure are intended to preserve the original vision and character of the Uplands.

## Design Considerations and the Review Process for the Uplands

The following elements of design will be considered by the Oak Bay Advisory Design Panel when reviewing proposed buildings or additions and alterations to existing buildings in the Uplands.



## Goals

The Advisory Design Panel will assess all applications within the context of the Uplands Regulations Bylaw and the Oak Bay Zoning Bylaw to achieve the following goals:

- To maintain and reinforce a residential park atmosphere.
- To ensure the sensitivity of new development to existing dwellings and landscape features.
- To promote design excellence through the approval process for building permits in the Uplands.

## Siting of Buildings

The Advisory Design Panel will consider the following criteria when assessing the siting of buildings within the Uplands:

- Maintenance of the residential park setting  
*John Charles Olmsted, when designing the Uplands, intended to achieve a residential park atmosphere. This concept shall be maintained.*

- Impact on views

*The impact on the view corridors of neighbouring properties and public areas should be kept to a minimum.*

- Setbacks

*Setbacks shall promote and reinforce the residential park atmosphere.*

- Relationship in character and massing to the image of the area

- Impact on scale and rhythm of development

*Scale and rhythm are established by various design elements which include: building height, building form, roof shape, massing, landscaping, and garages and out-buildings.*

- Relationship to adjacent buildings
- Effect of shadows on neighbouring properties
- Overlook and privacy issues
- Transition between private and public space
- Accessory buildings

*Accessory buildings shall be assessed by applying the same criteria used for the principal buildings.*

## Design of Buildings

New development will be assessed in accordance with the original design guidelines of the Uplands which state that each dwelling shall be distinct in appearance and design from dwellings within a distance of 500 feet. The Advisory Design Panel will consider the following design criteria when assessing proposals:

- General massing, proportion, and overall articulation of building in relation to established housing

- Roofscape

*Design of roofs including pitch, form, gables, and dormers.*

- Facade articulation and building entry  
*Exterior materials, finishes, glazing, and ornamentation should appear as integral parts of a building and should be sympathetic to the overall design concept.*

- Garages and outbuildings



# Memo

**To:** Moira Harrison, Building, Engineering and Licensing Clerk  
**From:** Chris Paul, Municipal Arborist  
**Date:** September 24, 2020  
**Subject:** 2740 Beach Drive new house

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There is an Arborist report for this property that outlines proposed tree removals and tree protection and mitigating measures to be taken during excavation and construction. All tree protection measures outlined in the report are to be conditions of the permit. The return of protection securities will be based on these measures being followed.

The property has a number of protected trees on it, four are to be removed, one for construction and three due to poor condition or poor species. A cedar shrub near the house and a multi-stemmed magnolia near the patio will be removed, they are not counted as protected trees. None of the trees being removed are significant in the current landscape. The remaining trees will require protection as outlined in the report.

As outlined in section 10.1, each of the trees to be removed for construction will require a bond of \$1000 and have two trees planted to replace it. Each of the trees removed for poor condition will require a bond of \$500 and one tree planted to replace it. If all the removals are approved, 6 new trees will have to be planted.

As outlined in section 11, securities will be held for the protection of the trees to be retained. Security amounts are laid out in Schedule A. There will be no trees under 30 cm diameter, 3 trees between 30 and 60 cm diameter and no trees over 60 cm in diameter. All three trees will require bonds of \$2500.

As outlined in section 10.4 canopy cover securities will be taken to promote tree replanting. The canopy cover requirement for this property is 45%. I calculate the starting canopy cover at approximately 6%. 540 square meters of canopy cover will be required to reach the target. This would require a minimum of 5 trees to be planted. Bonds will be taken at the rate of \$500 per tree to be planted based on large canopy trees. Canopy shortfall will forfeit bonds at the rate of \$500 per large tree required to meet the target. The landscape plan shows the planting of 15 new trees of various sizes that will provide a total of 675 square meters.

Fees for this project are as follows

Non-refundable permit fee: \$500

Tree replacement bonds: 1 @ \$1000 = \$1000 returnable 3 years after planting.

3 @ \$500 = \$1500 returnable one year after planting.

Protection Securities: 0 @ \$1000, 3 @ \$2500 and 0 @ \$5000 = \$7500 returnable at final inspection.

Canopy Cover Securities: 5 @ \$500 = \$2500

Total fees = \$ 13,000.

Tree protection must be inspected by the Parks Department before any demolition or construction begins. Please call 250-592-7275 to book an inspection time.

PROPOSED NEW RESIDENCE:

## 2740 BEACH DRIVE

OAK BAY, BRITISH COLUMBIA

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### INDEX OF DRAWINGS:

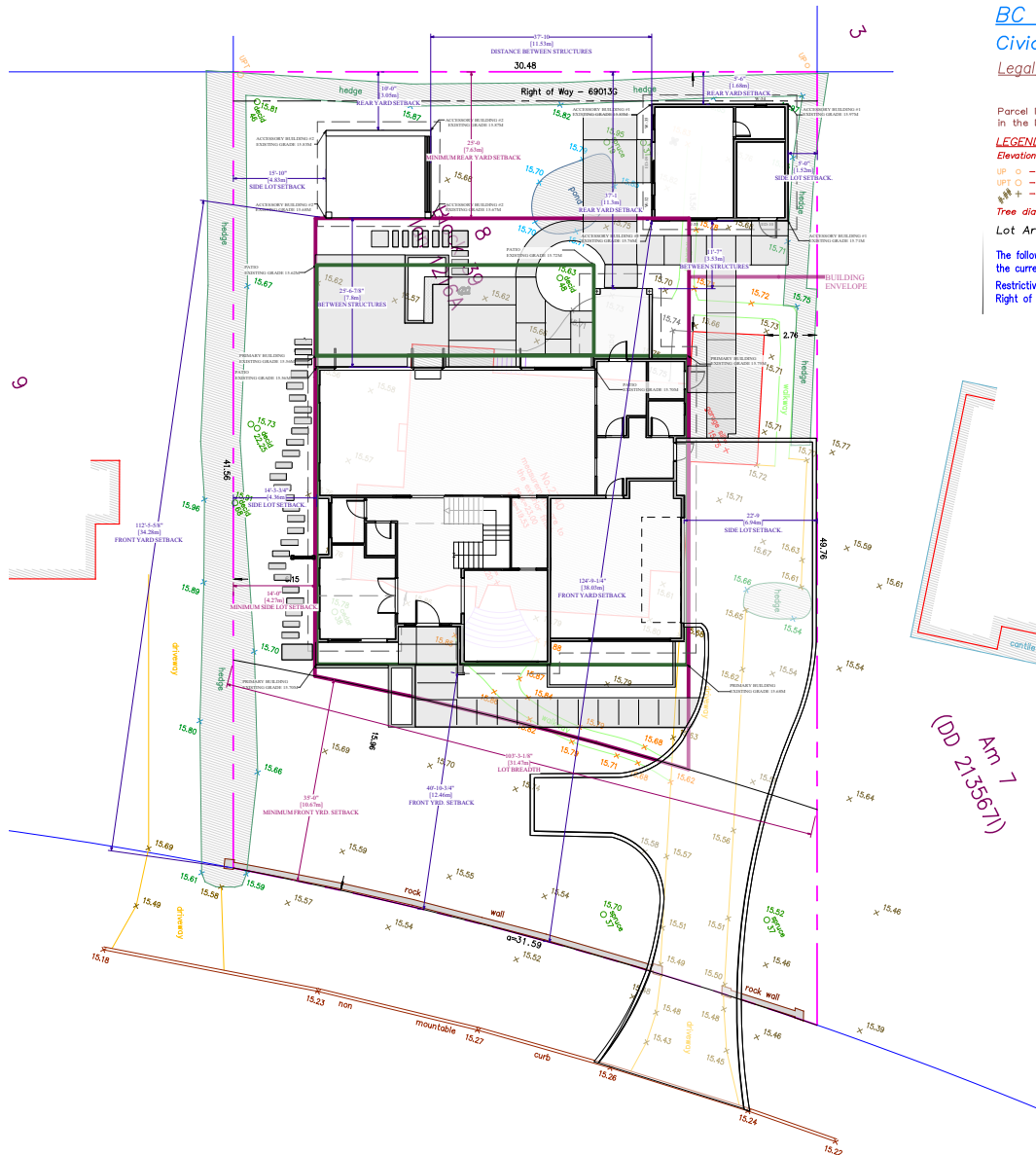
A1.1 - SITE PLAN  
A1.2 - ZONING ANALYSIS  
A1.3 - ADP CHECKLIST  
A1.4 - NEIGHBORHOOD CONTEXT  
A2.1 - FIRST FLOOR PLAN  
A3.1 - SECOND FLOOR PLAN

A4.1 - PRIMARY BUILDING ELEVATIONS  
A4.2 - PRIMARY BUILDING ELEVATIONS  
A5.1 - ACCESSORY BUILDING  
A6.1 - BUILDING SECTION/DETAILS  
A7.1 - ROOF PLAN  
A8.1 - EXTERIOR DOOR AND WINDOW SCHEDULE

BUILDING PERMIT DRAWINGS  
PLOT: 8" x 11"

 <small>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</small>	DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA	OCTOBER 21 2020	COVER SHEET
			0





BC LAND SURVEYORS SITE PLAN OF:

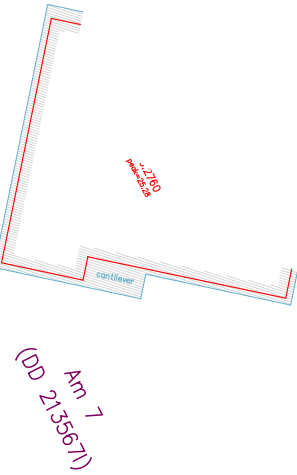
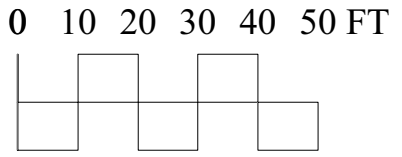
Civic: 2740 Beach Drive  
Legal: Lot 8, Block 39, Section 31,  
 Victoria District, Plan 1216A

Parcel Identifier: 000-140-651  
 in the District of Oak Bay

**LEGEND**  
 Elevations are to geodetic datum.  
 UP ○ - denotes - utility pole  
 UPT ○ - denotes - utility pole with transformer  
 + - denotes - existing elevation  
 Tree diameters are in centimetres.  
 Lot Area = 1380 m2

The following non-financial charges are shown on  
 the current title and may affect the property.  
 Restrictive Covenant - 648246  
 Right of Ways - 688906, 690136, 2494136

○ SCALE: 1/32" = 1'-0"  
 (8x11)



**NOVUS**  
 PROPERTIES INC.  
 RESIDENTIAL | DESIGN | COMMERCIAL | MILLWORK

DRAWN BY:  
 SARA BLOKHUIZEN  
 (250) 880 - 5815  
 SARA@NOVUSPROPERTIES.CA

OCTOBER 21  
 2020

SITE PLAN  
 A1.1

SETBACKS AND LOT INFORMATION			
<b>LOT INFORMATION:</b>	<b>REQUIRED:</b>	<b>EXISTING:</b>	<b>PROPOSED:</b>
ZONE			RS-2
LOT AREA		1380 M2 (14854.2 FT2)	
LOT FRONTAGE		31.59M (1037-11/16")	
LOT BREADTH	GREATER THAN TO EQUAL TO 21.34M (70')	31.47M (1033-1/8")	
LOT DEPTH	AVERAGE DISTANCE BETWEEN FRONT AND REAR LOT LINE	45.66M (1499 11/16")	
<b>SETBACKS PRICIPAL BUILDING:</b>	<b>ALLOWED:</b>		<b>PROPOSED:</b>
FRONT YARD	10.67M (35'0")		12.47M (40'10 3/4")
INTERIOR SIDE YARD (SCHEDULE C)	4.27M (14'0") MIN	10.97M (36'0") TOTAL	4.36M (14'3-3/4")
TOTAL SIDE YARD	10.97M (36'0")		11.30M (37'3/4")
REAR YARD	7.62M (25'0")		11.30M (37'1")
<b>SETBACKS ACCESSORY BUILDING #1:</b>	<b>ALLOWED:</b>		<b>PROPOSED:</b>
FRONT YARD	10.67M (35'0")		38.03M (124'9-1/4")
INTERIOR SIDE YARD	4.27M (14'0")		1.52M (5')
INTERIOR SIDE YARD VARIANCE	VARIANCE OF 2.74M (9') REQUIRED		
TOTAL SIDE YARD	10.97M (36'0")		23.38M (76'8-1/2")
REAR YARD	1.52M (5'0")		1.68M (5'6")
BETWEEN BUILDINGS/STRUCTURES	3M (10'0")		3.53M (11'7")
<b>SETBACKS ACCESSORY BUILDING #2:</b>	<b>ALLOWED:</b>		<b>PROPOSED:</b>
FRONT YARD	10.67M (35'0")		34.28M (112'5-5/8")
INTERIOR SIDE YARD	4.27M (14'0")		4.83M (15'10")
TOTAL SIDE YARD	10.97M (36'0")		24.99M (82'0")
REAR YARD	1.52M (5'0")		3.07M (10')
BETWEEN BUILDINGS/STRUCTURES	3M (10'0")		7.80M (25'6-7/8")
<b>PAVED SETBACK:</b>	<b>EXISTING/ALLOWED:</b>	<b>PROPOSED:</b>	<b>PERCENTAGE:</b>
FRONT YARD	25%	85M²	25.00%
REAR YARD	25%	16.76M²	7.22%

PRIMARY HOUSE - ZONING ANALYSIS		
<b>PRIMARY HOUSE:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
AVERAGE GRADE		15.67M (51'4-15/16")
ROOF HEIGHT	9.14M (30')	7.68M (25'2-3/8")
BUILDING HEIGHT	7.32M (24')	7.31M (23'11-5/8")
OCCUPIABLE HEIGHT	4.57M (15')	3.93M (12'10-7/8")
<b>GROSS FLOOR AREA:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
GARAGE		54.35M² (585.03FT²)
PARKING EXEMPTION		-22.02M² (-237FT²)
MAIN FLOOR		223.55M² (2406.24FT²)
FEATURE WALL FIRST FLOOR		.43M² (4.95FT²)
FRONT DOOR EAVE		7.65M² (82.35FT²)
MUDROOM DOOR EAVE		1.70M² (18.28FT²)
OFFICE DOOR EAVE		.70M² (7.5FT²)
OVERHAND ABOVE BIFOLDS		4.79M² (51.66FT²)
OUTDOOR KITCHEN PATIO		11.15M² (120FT²)
SECOND FLOOR (INCLUDING ATRIUM)		266.13M² (2864.55FT²)
FEATURE WALL UPPER FLOOR		.52M² (5.55FT²)
GROSS FLOOR AREA	551.80M² (5939.51FT²)	551.58M² (5937.15FT²)
PERCENTAGE	40%	39.99%
<b>LOT COVERAGE:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
GARAGE		54.35M² (585.03FT²)
MAIN FLOOR		223.55M² (2406.24FT²)
FEATURE WALL FIRST FLOOR		.43M² (4.95FT²)
FRONT DOOR EAVE		7.65M² (82.35FT²)
POWDER ROOM EAVE		1.78M² (19.17FT²)
MUDROOM EAVE		1.70M² (18.28FT²)
OUTDOOR KITCHEN		11.15M² (120FT²)
LOT COVERAGE MAX	345M² (3713.55FT²)	305.60M² (3289.46FT²)
PERCENTAGE	25%	22.14%

ACCESSORY BUILDINGS - ZONING ANALYSIS			
<b>ACCESSORY BUILDING #1:</b>	<b>ALLOWABLE:</b>	<b>PROPOSED:</b>	
AVERAGE GRADE		15.82	
ROOF HEIGHT	4.6M (15')	3.34M (10'11-1/2")	
BUILDING HEIGHT	3M (10')	2.97M (9'8-3/4")	
OCCUPIABLE HEIGHT	.25M (10")	0.2M (8")	
<b>ACCESSORY BUILDING #2:</b>	<b>ALLOWABLE:</b>	<b>PROPOSED:</b>	
AVERAGE GRADE		15.76	
ROOF HEIGHT	4.6M (15')	2.83M (9'3-1/2")	
BUILDING HEIGHT	3M (10')	2.46M (8' 3/4")	
OCCUPIABLE HEIGHT	.25M (10")	-.31M (-1'0")	
<b>GROSS FLOOR AREA:</b>	<b>ALLOWABLE:</b>	<b>PROPOSED:</b>	
ACCESSORY BUILDING #1		43.30M²(466.03FT²)	
FRONT DOOR EAVE		5.49m²(188')	
ACCESSORY BUILDING #2		25.08M² (270FT²)	
GROSS FLOOR AREA RATIO	69M² (742.71FT²)	68.80M²(740.53FT²)	
PERCENTAGE	5%	4.96%	
<b>LOT COVERAGE:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>	
ACCESSORY BUILDING #1		43.30M²(466.03FT²)	
ACCESSORY BUILDING #2		25.08M² (270FT²)	
LOT COVERAGE MAX	69M² (742.71FT²)	68.80M²(740.53FT²)	
PERCENTAGE	5%	4.96%	
<b>PATIOS</b>	<b>PATIO AVERAGE GRADES</b>	<b>PATIO ELEVATIONS</b>	<b>DIFFERENCE</b>
WEST	15.65	15.82	6 1/2"

 RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK	DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA	OCTOBER 21 2020	ZONING ANALYSIS  A1.2
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**GENERAL**

*This form MUST BE COMPLETED and submitted with your package for the Advisory Design Panel.*

Property Address 2740 BEACH DRIVE Date SEPTEMBER 2020

**MATERIALS AND COLOURS**


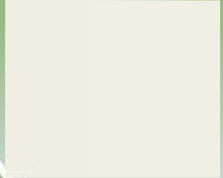



ITEM	MATERIALS	COLOURS
<b>WINDOWS</b>		
Windows	<u>VINYL</u>	<u>ANTHRACITE</u>
<b>DOORS</b>		
Exterior Doors	<u>METAL CLAD WOOD/SOLID WOOD</u>	<u>RUSTIC TAUPE</u>
Garage Doors	<u>WOOD</u>	<u>RUSTIC TAUPE</u>
Accessory Building	<u>TO MATCH HOUSE</u>	
<b>TRIM</b>		
Doors	<u>NO TRIM</u>	
Windows	<u>NO TRIM</u>	
<b>ROOF</b>		
Roofing	<u>2 PLY SBS COMES WITH GRAVEL COVER</u>	
Flashing	<u>METAL</u>	<u>DARK BRONZE</u>
Fascia		
<b>SIDING</b>		
Exterior Cladding	<u>SMOOTH ACRYLIC STUCCO</u>	<u>WHITE DOVE</u>
Stone / Rock Cladding	<u>PACIFIC ASHLAR (6" + 2")</u>	<u>NATURAL</u>
<b>HARD SURFACES</b>		
Driveway	<u>EXPOSED AGGREGATE CONCRETE</u>	
Walkway	<u>CONCRETE</u>	
Patio	<u>CONCRETE</u>	
<b>FENCE</b>		
Fencing	<u>METAL AND CONCRETE</u>	
<b>LIGHTING</b>		
Exterior	<u>DOWN LIGHT SCONCES</u>	<u>BLACK</u>
Landscape	<u>DOWNWARD PATHWAY LIGHTS</u>	<u>BLACK</u>

**ATTACH SAMPLES TO REVERSE SIDE**

District of Oak Bay | *adp materials checklist*

Fm 5 Rev 16-03

**SAMPLE MATERIALS**

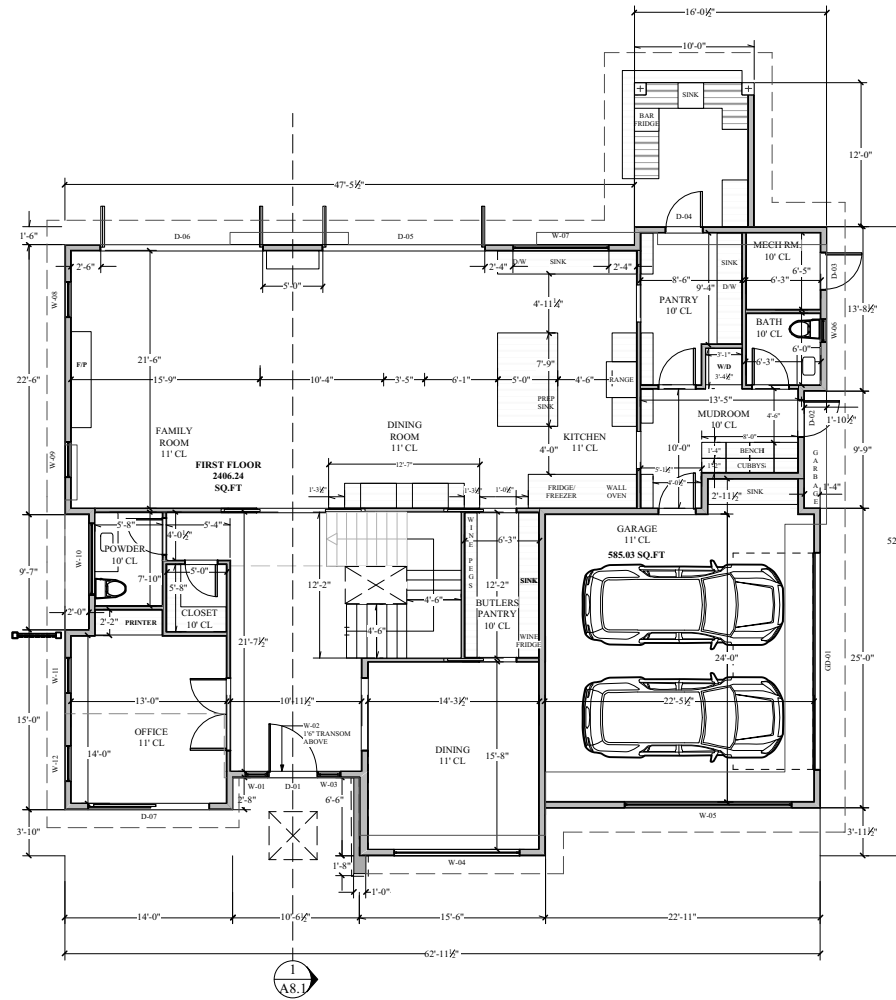
Colour Name / Description	Colour Name / Description
 ANTHRACITE	 WHITE DOVE
 DARK BRONZE	 RUSTIC TAUPE
 PACIFIC ASHLAR	ATTACH CHIP SAMPLE HERE

District of Oak Bay | *adp materials checklist*

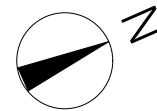
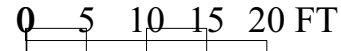
Fm 5 Rev 16-03



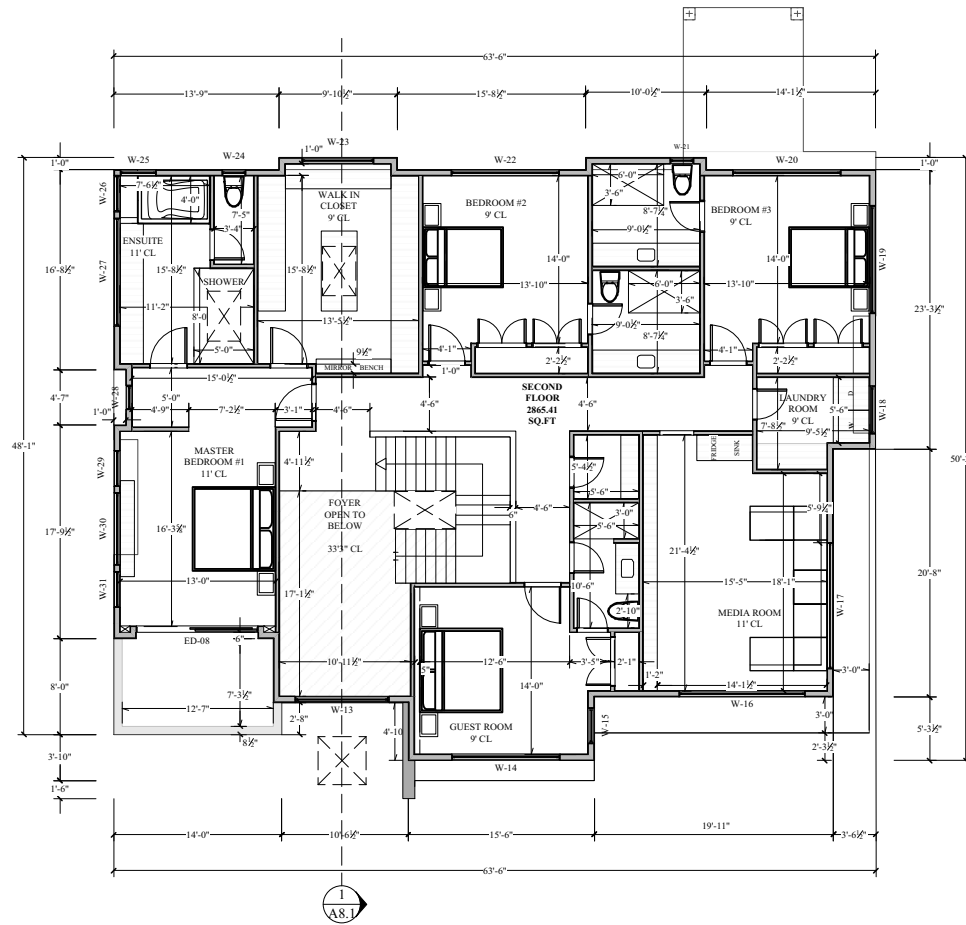
<p><b>NOVUS</b> PROPERTIES INC.</p> <p><small>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</small></p>	<p>DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA</p>	<p>OCTOBER 21 2020</p>	<p><b>NEIGHBORHOOD CONTEXT</b></p>
			<p>A1.4</p>



1 **FIRST FLOOR PLAN**  
 Scale: 1/16" = 1'-0"  
 (8x11)



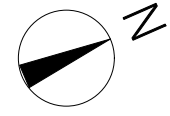
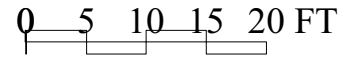
<p><b>NOVUS</b>          PROPERTIES INC.</p> <p>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</p>	<p>DRAWN BY:          SARA BLOKHUIZEN          (250) 880 - 5815          SARA@NOVUSPROPERTIES.CA</p>	<p>OCTOBER 21          2020</p>	FIRST FLOOR PLAN
			A2.1



2

**SECOND FLOOR PLAN**

Scale: 1/16" = 1'-0"  
(8x11)

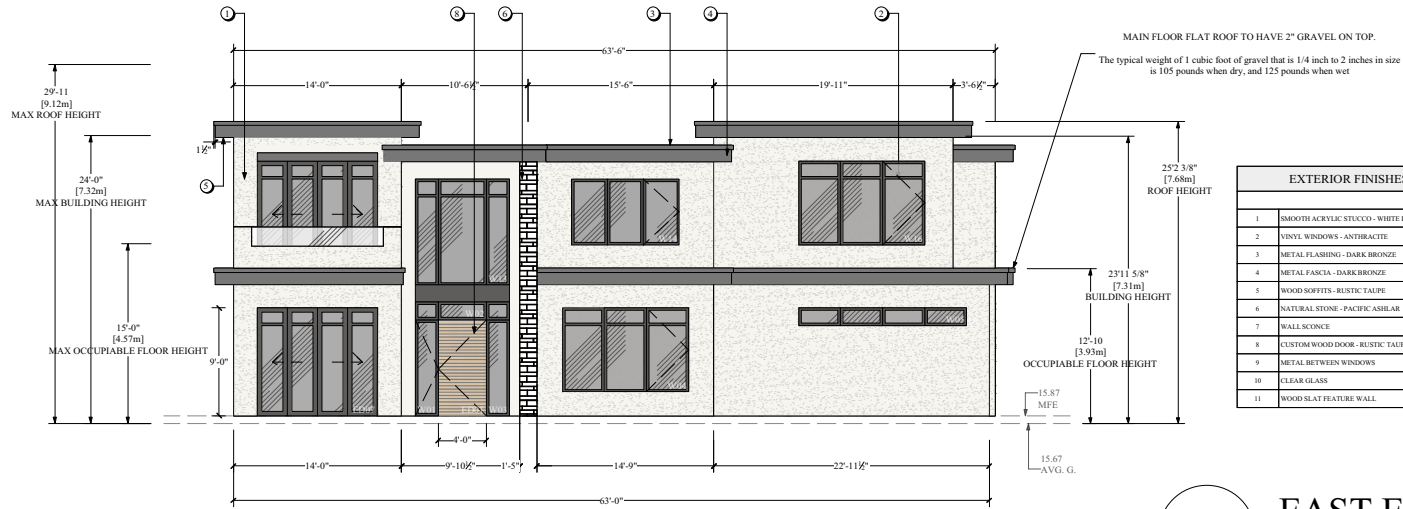


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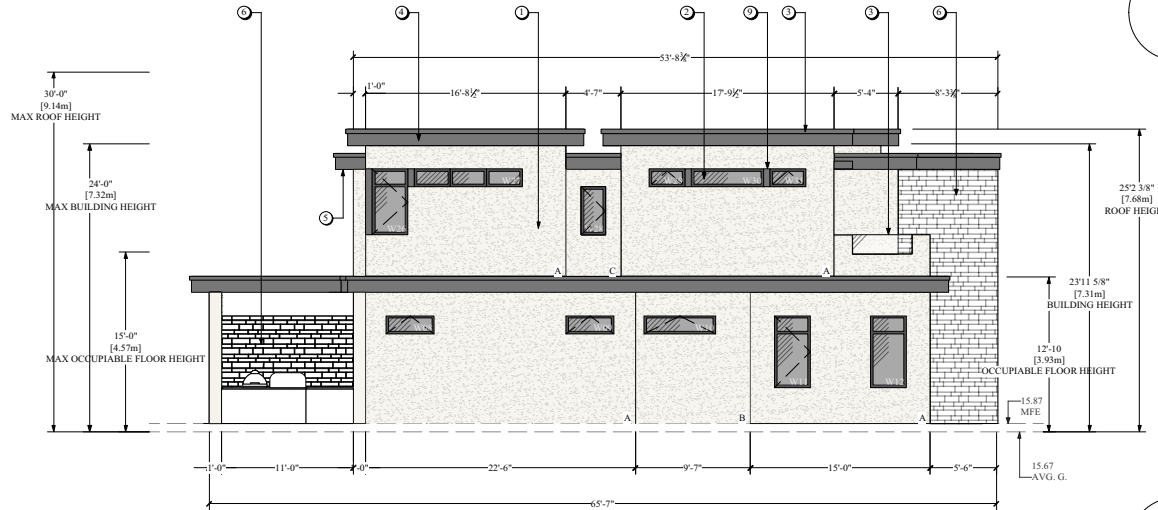
OCTOBER 21  
2020

SECOND FLOOR PLAN  
A3.1



EXTERIOR FINISHES SCHEDULE	
1	SMOOTH ACRYLIC STUCCO - WHITE DOVE
2	VINYL WINDOWS - ANTRACITE
3	METAL FLASHING - DARK BRONZE
4	METAL FASCIA - DARK BRONZE
5	WOOD SOFFITS - RUSTIC TAUPE
6	NATURAL STONE - PACIFIC ASHLAR
7	WALL SCIENCE
8	CUSTOM WOOD DOOR - RUSTIC TAUPE
9	METAL BETWEEN WINDOWS
10	CLEAR GLASS
11	WOOD SLAT FEATURE WALL

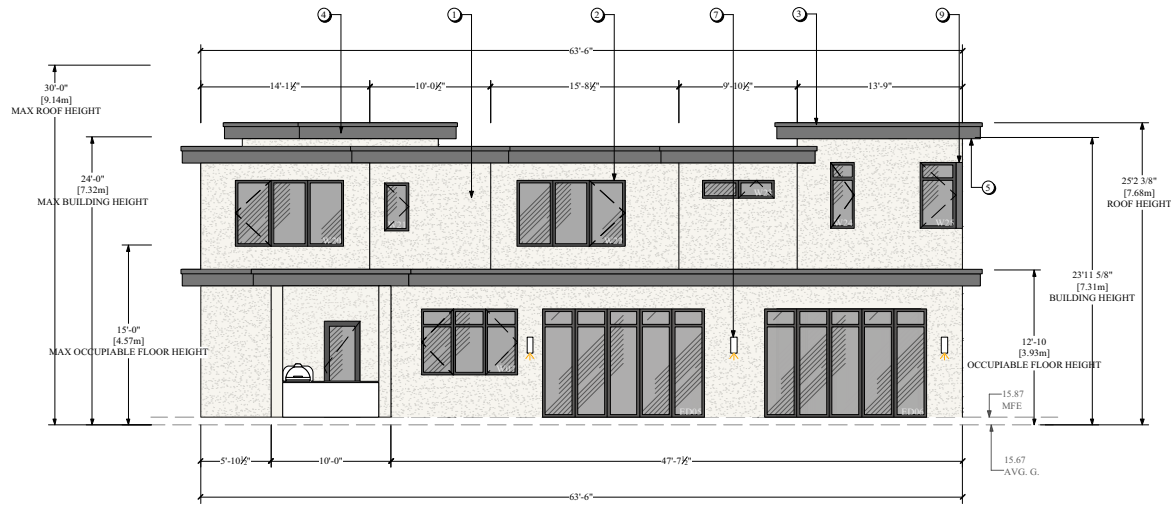
**1 EAST ELEVATION**  
Scale: 1/16" = 1'-0"  
(8x11)



**2 SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"  
(8x11)

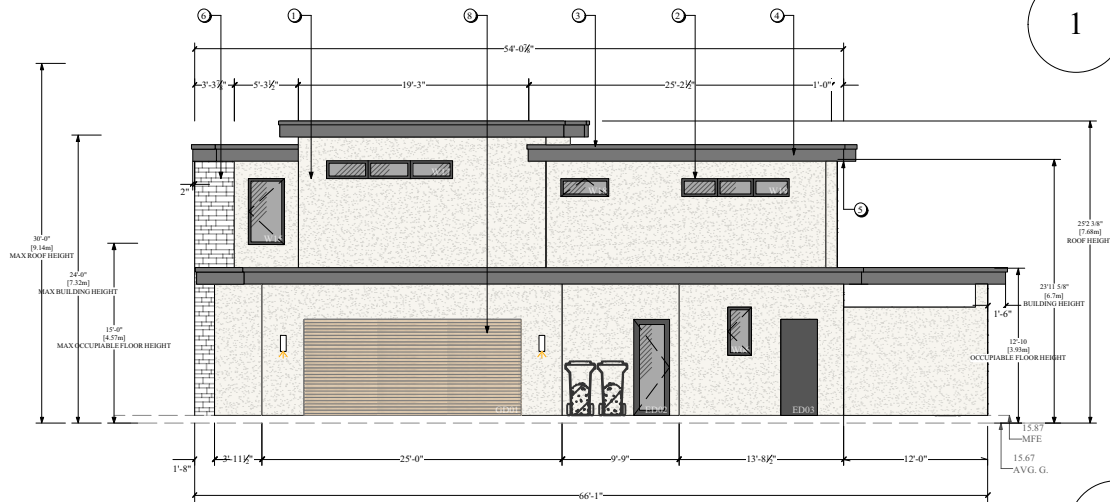
UNPROTECTED OPENING CALCULATIONS					
WALL FACE:	DISTANCE FROM LOT:	AREA OF WALL FACE:	GLAZED AREAS	PERCENTAGE ALLOWED:	PROPOSED PERCENTAGE:
A	4.35	73.99 SF	8.92 SF	27.80%	12.05%
B	4.96	9.85 SF	0.84 SF	OFF THE CHART	8.49%
C	4.66	3.85 SF	0.74 SF	OFF THE CHART	19.20%

 RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK	DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA	OCTOBER 21 2020	PRIMARY BUILDING ELEVATIONS
	A4.1		



EXTERIOR FINISHES SCHEDULE	
1	SMOOTH ACRYLIC STUCCO - WHITE DOVE
2	VINYL WINDOWS - ANTHRACITE
3	METAL FLASHING - DARK BRONZE
4	METAL FASCIA - DARK BRONZE
5	WOOD SOFFITS - RUSTIC TALPE
6	NATURAL STONE - PACIFIC ASSHAR
7	WALL SCONE
8	CUSTOM WOOD DOOR - RUSTIC TALPE
9	METAL BETWEEN WINDOWS
10	CLEAR GLASS
11	WOOD SLAT FEATURE WALL

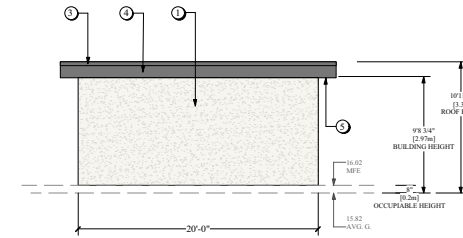
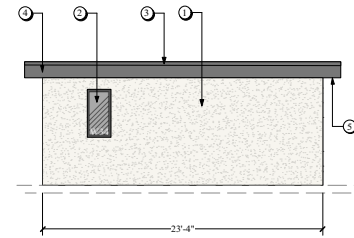
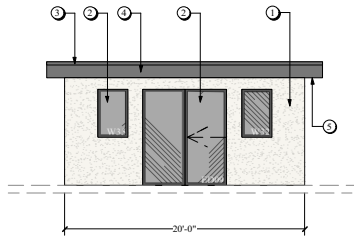
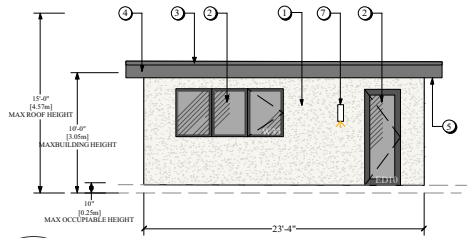
1 WEST ELEVATION  
Scale: 1/16" = 1'-0"  
(8x11)



2 NORTH ELEVATION  
Scale: 1/16" = 1'-0"  
(8x11)

<p>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</p>	<p>DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA</p>	<p>OCTOBER 21 2020</p>	<p>PRIMARY BUILDING ELEVATIONS</p>
			<p>A4.2</p>



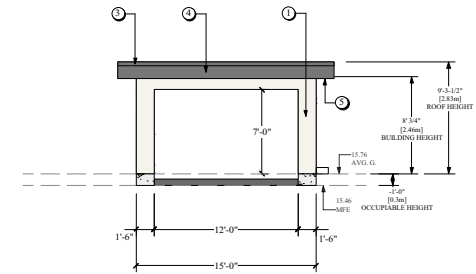
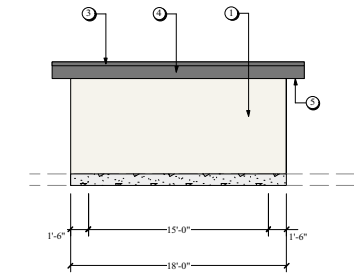
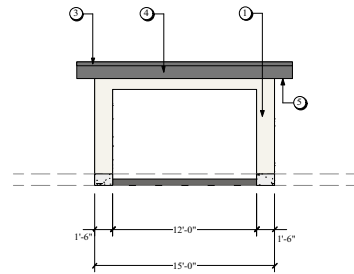
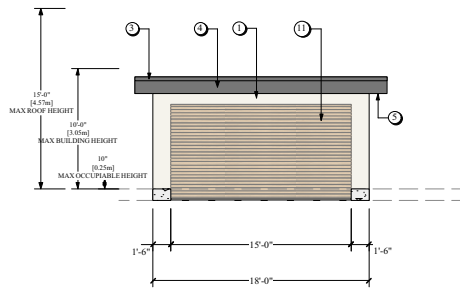


1 ACCESSORY BLD. #1 - EAST  
Scale: 1/16" = 1'-0"

SOUTH

WEST

NORTH

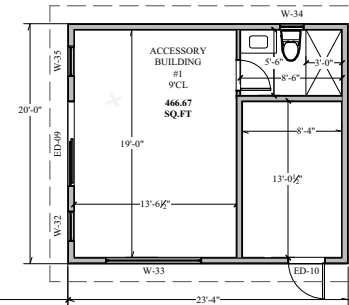
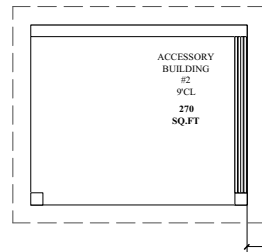


5 ACCESSORY BLD. #2 - EAST  
Scale: 1/16" = 1'-0"  
(8x11)

SOUTH

WEST

NORTH

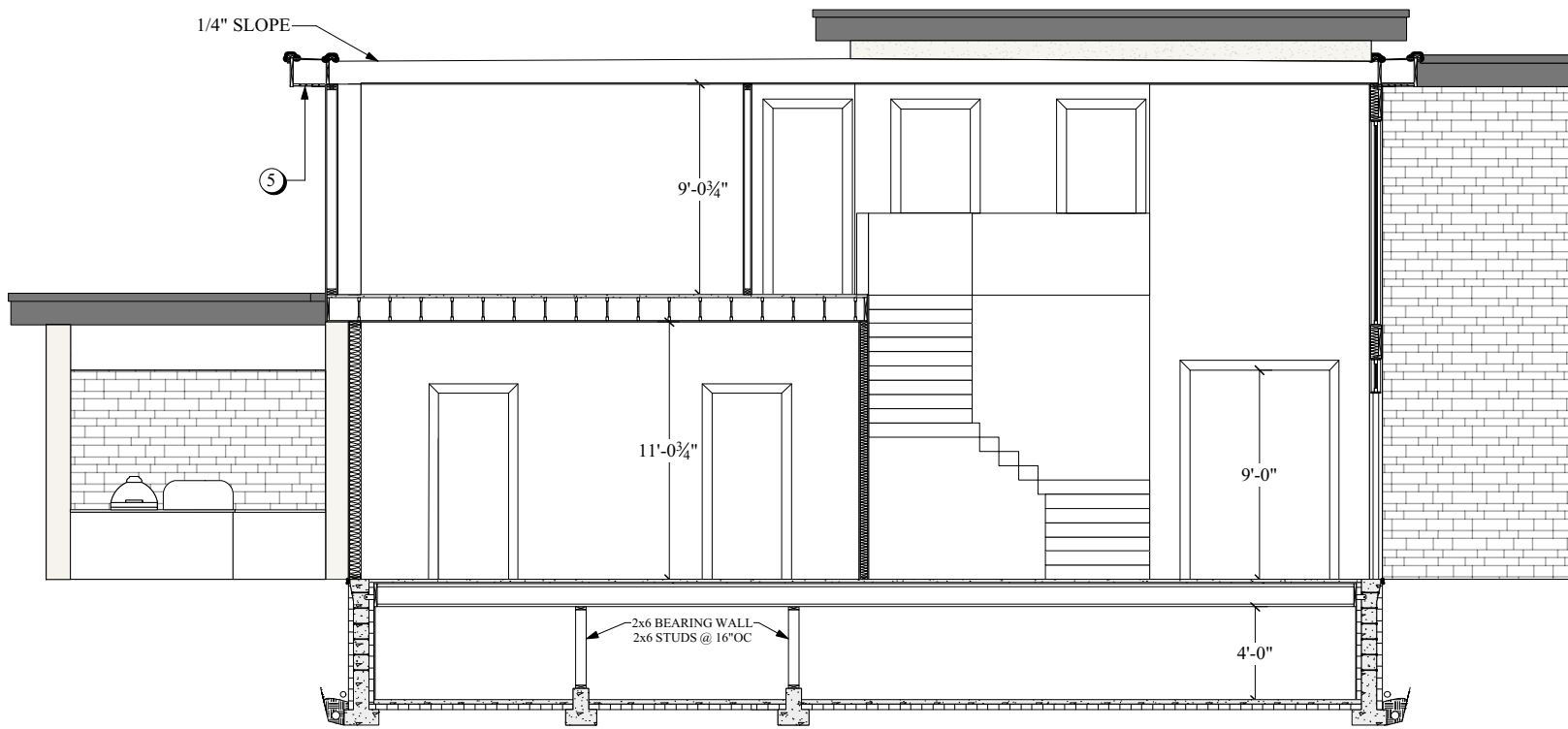


9 FLOOR PLANS  
Scale: 1/16" = 1'-0"

0 5 10 15 20 FT

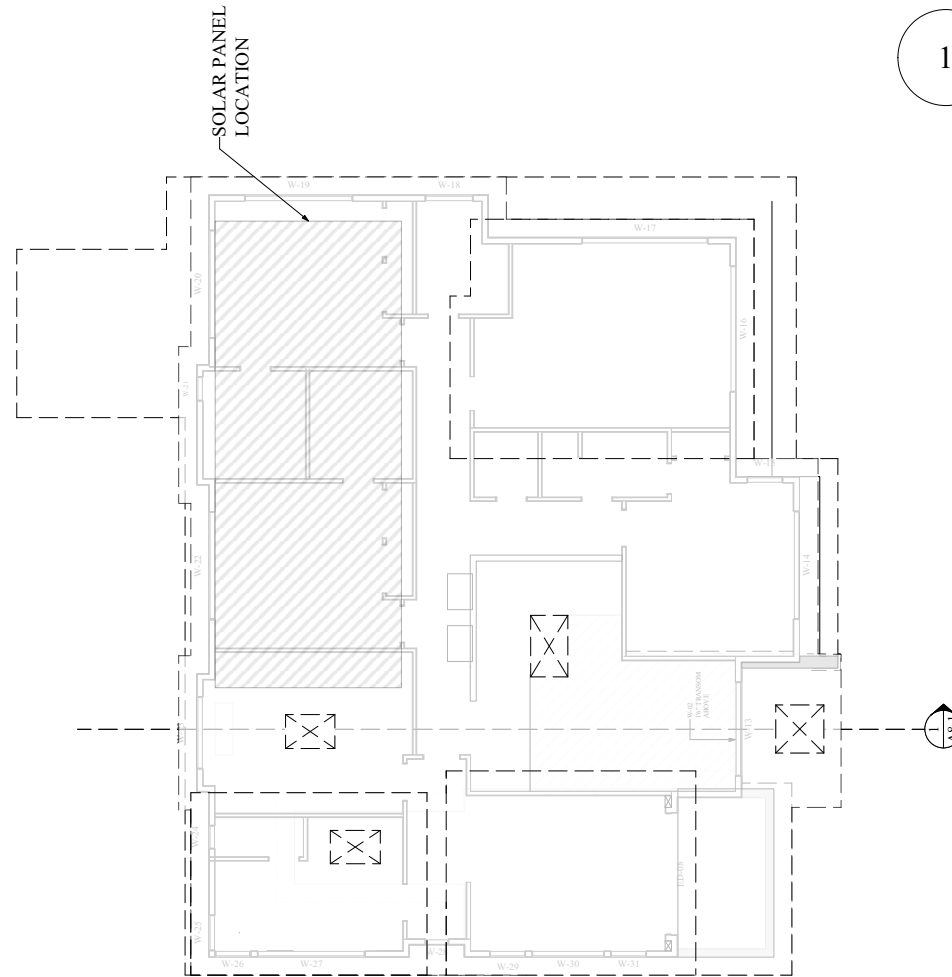
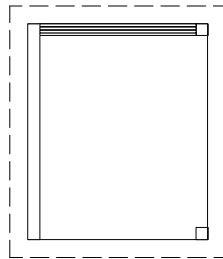
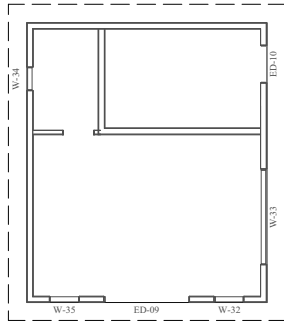


<p>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</p>	<p>DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA</p>	<p>OCTOBER 21 2020</p>	<p>ACCESSORY BUILDING ELEVATIONS</p>
	<p>A5.1</p>		

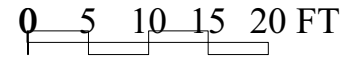


1 Foyer CROSS SECTION  
 A6.1 Scale: 1/8" = 1'-0"  
 (11x17)

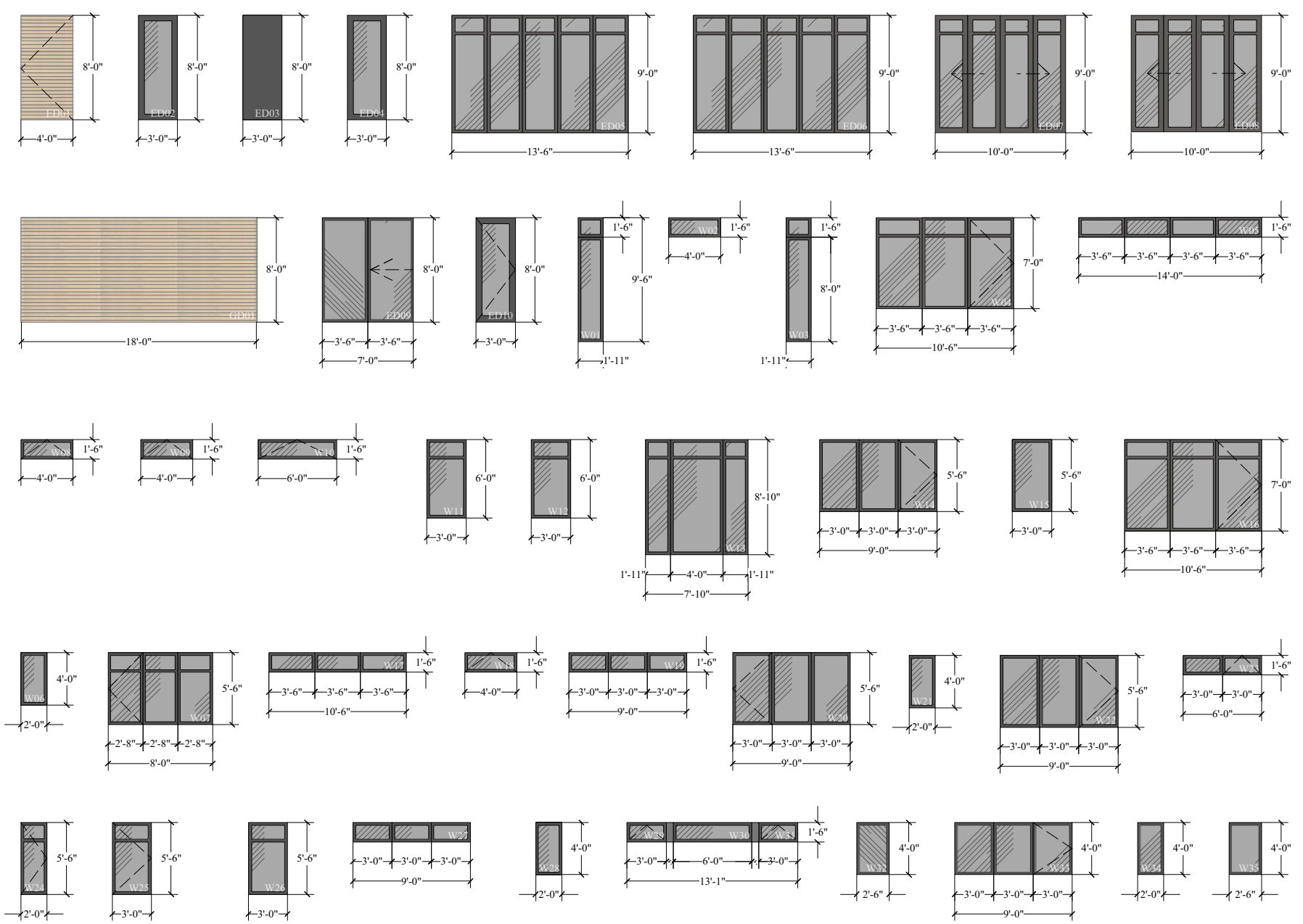
<b>NOVUS</b> PROPERTIES INC. <small>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</small>	DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA	OCTOBER 21 2020	<b>BUILDING SECTION/DETAILS</b>
			A6.1



1 **ROOF PLAN**  
 Scale: 1/16" = 1'-0"  
 (8x11)



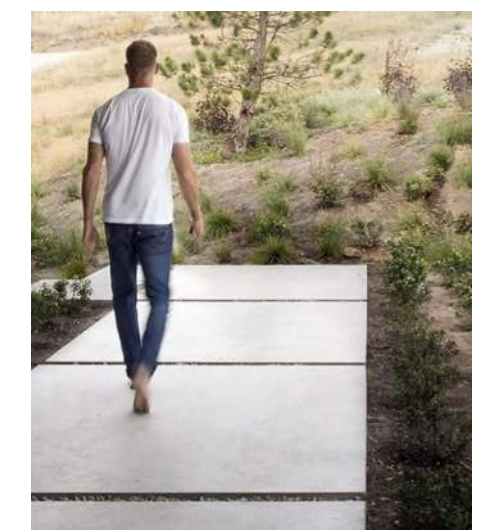
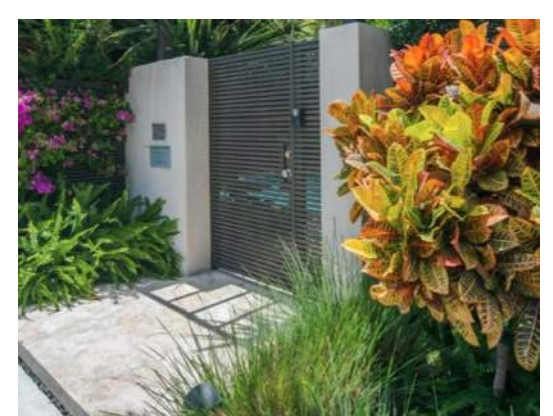
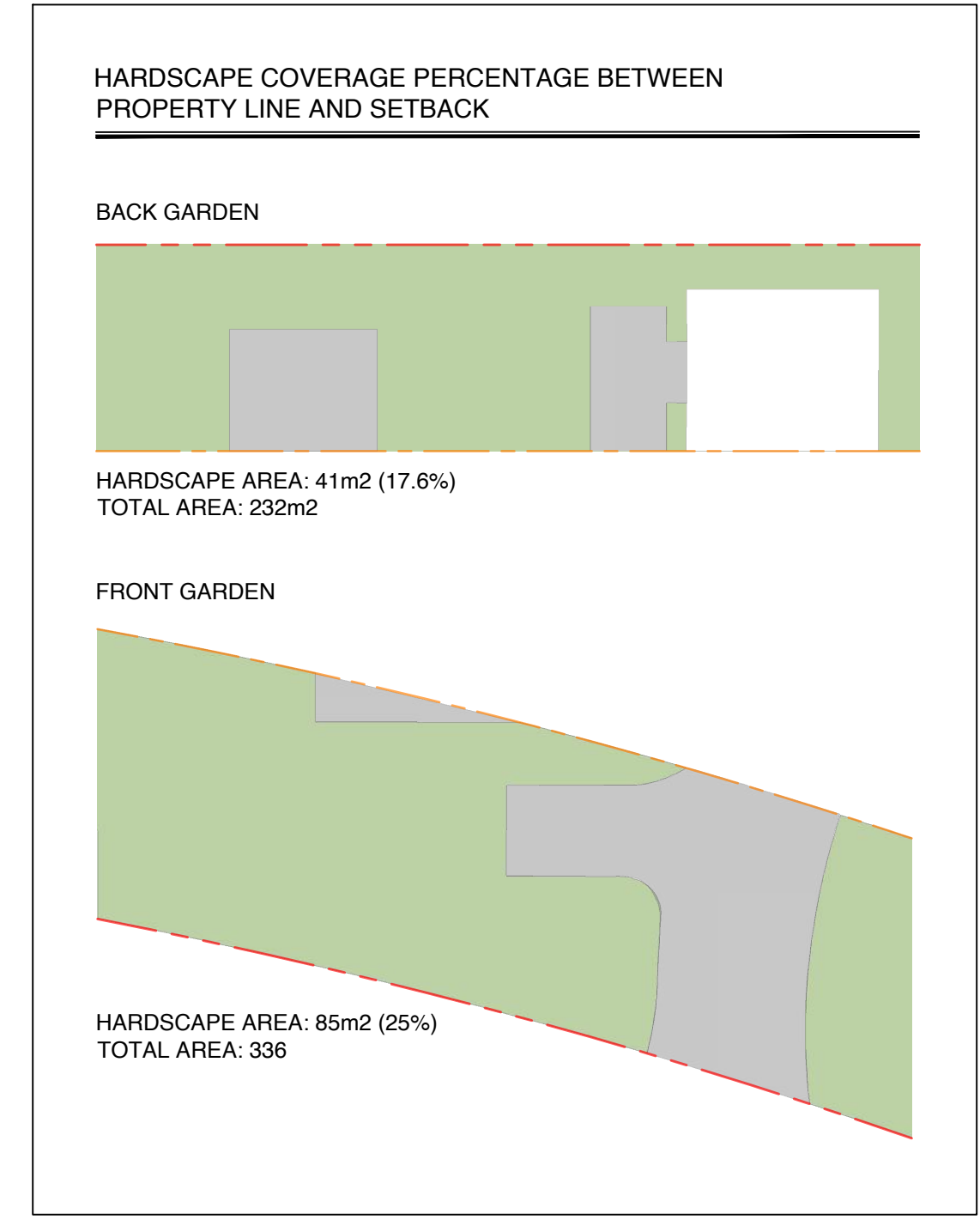
<b>NOVUS</b> PROPERTIES INC. <small>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</small>	DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA	OCTOBER 21 2020	<b>ROOF PLAN</b>
			A7.1

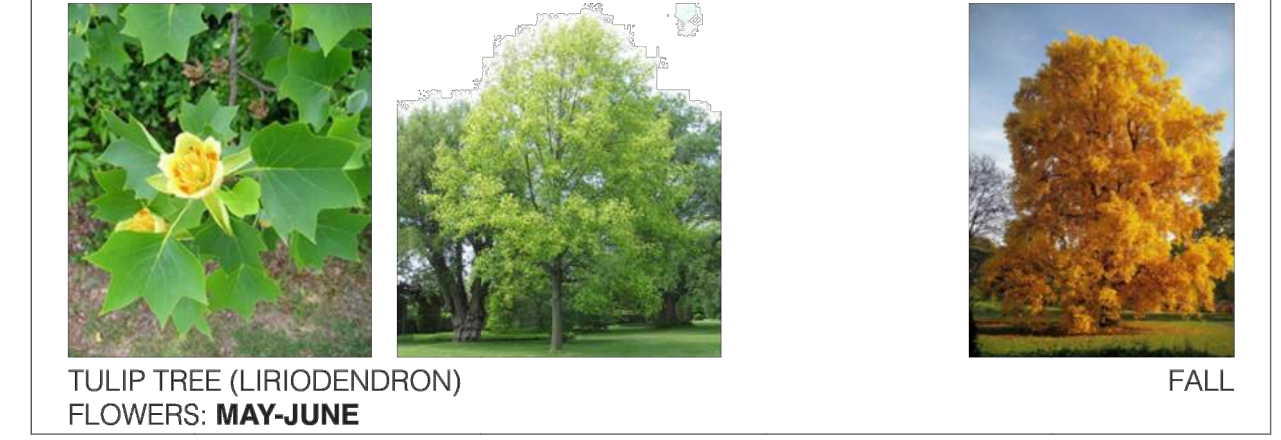
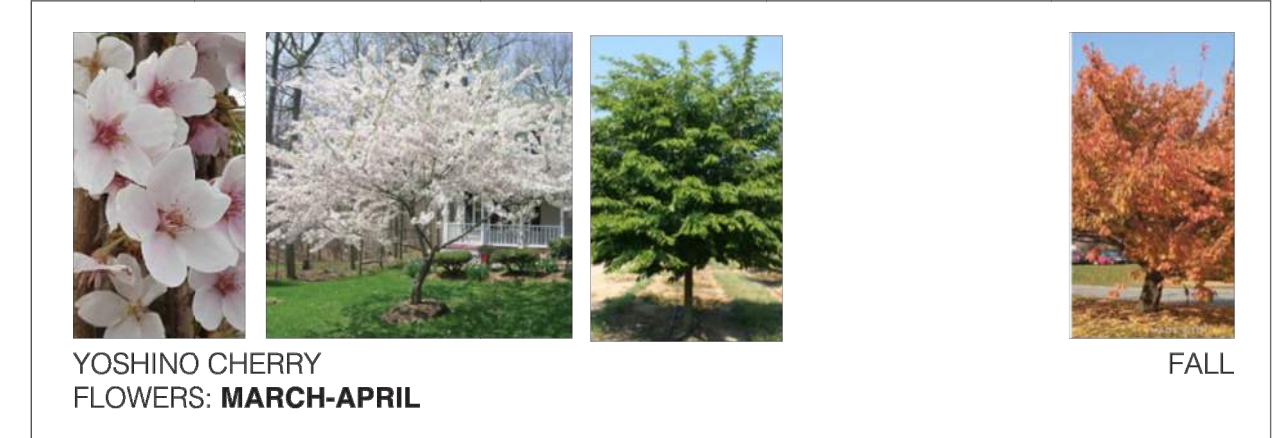


<p><b>NOVUS</b> PROPERTIES INC.</p> <p>RESIDENTIAL   DESIGN   COMMERCIAL   MILLWORK</p>	<p>DRAWN BY: SARA BLOKHUIZEN (250) 880 - 5815 SARA@NOVUSPROPERTIES.CA</p>	<p>OCTOBER 21 2020</p>	<p>EXTERIOR DOOR AND WINDOW SCHEDULE</p>
			<p>A8.1</p>

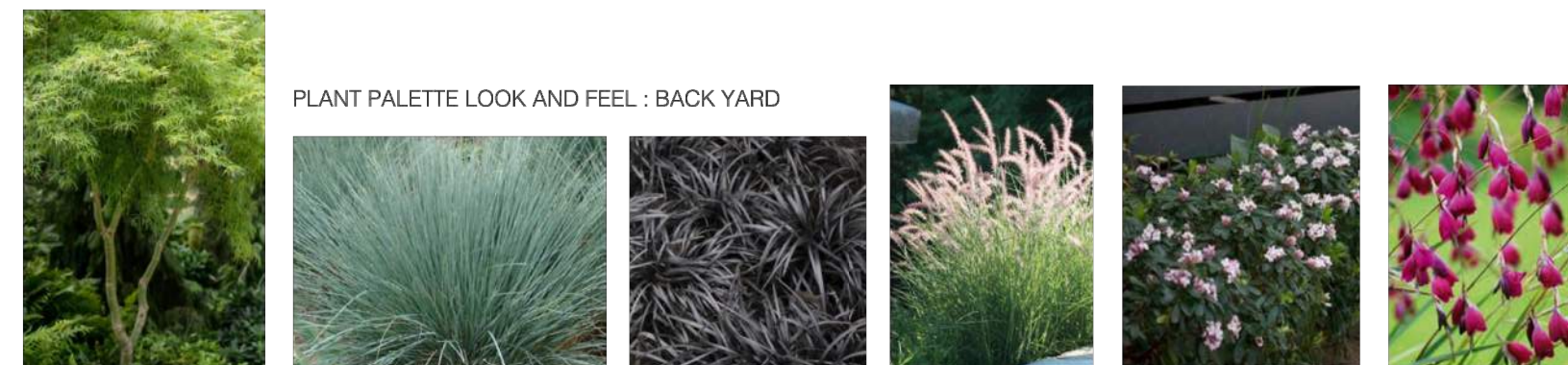
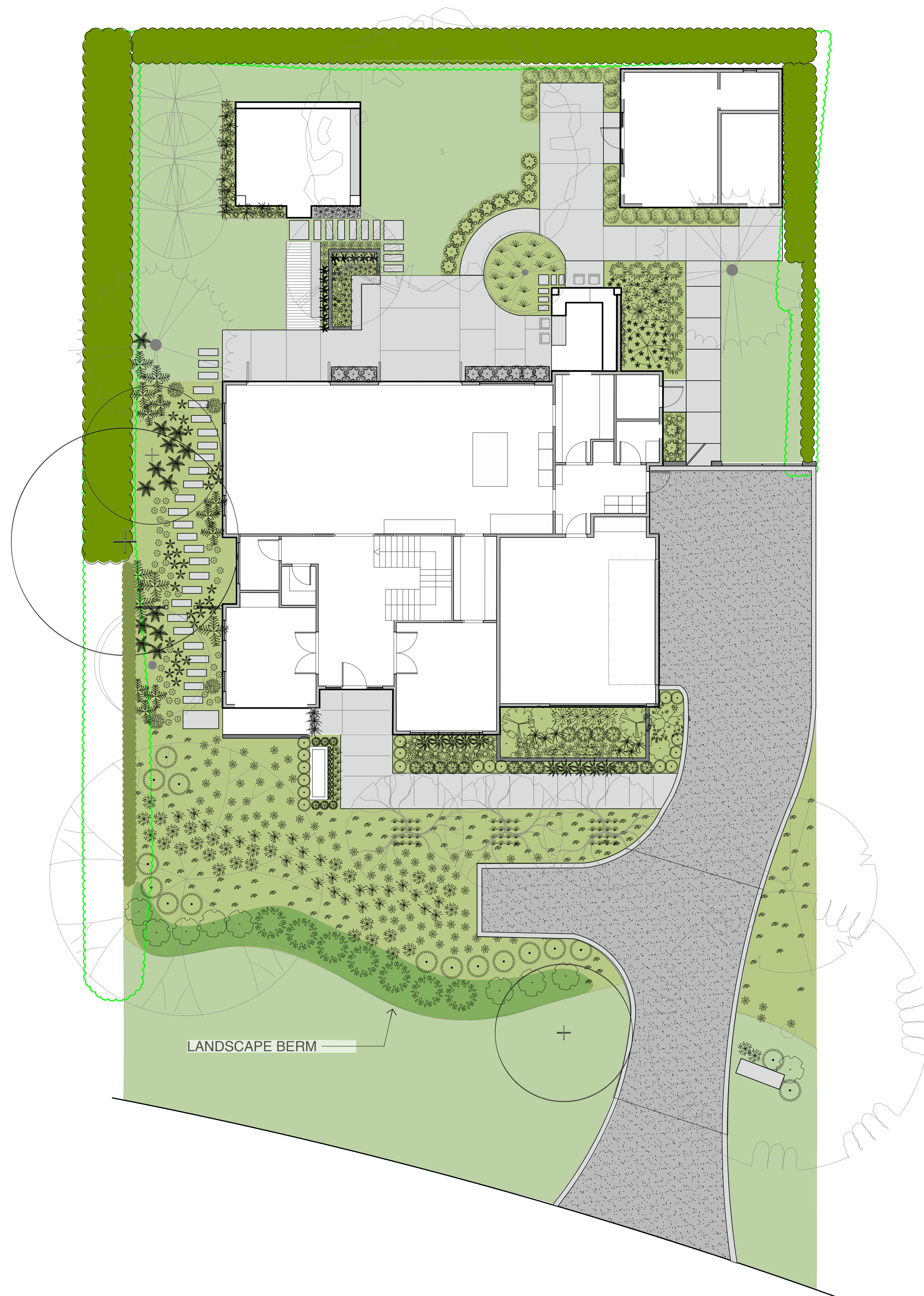


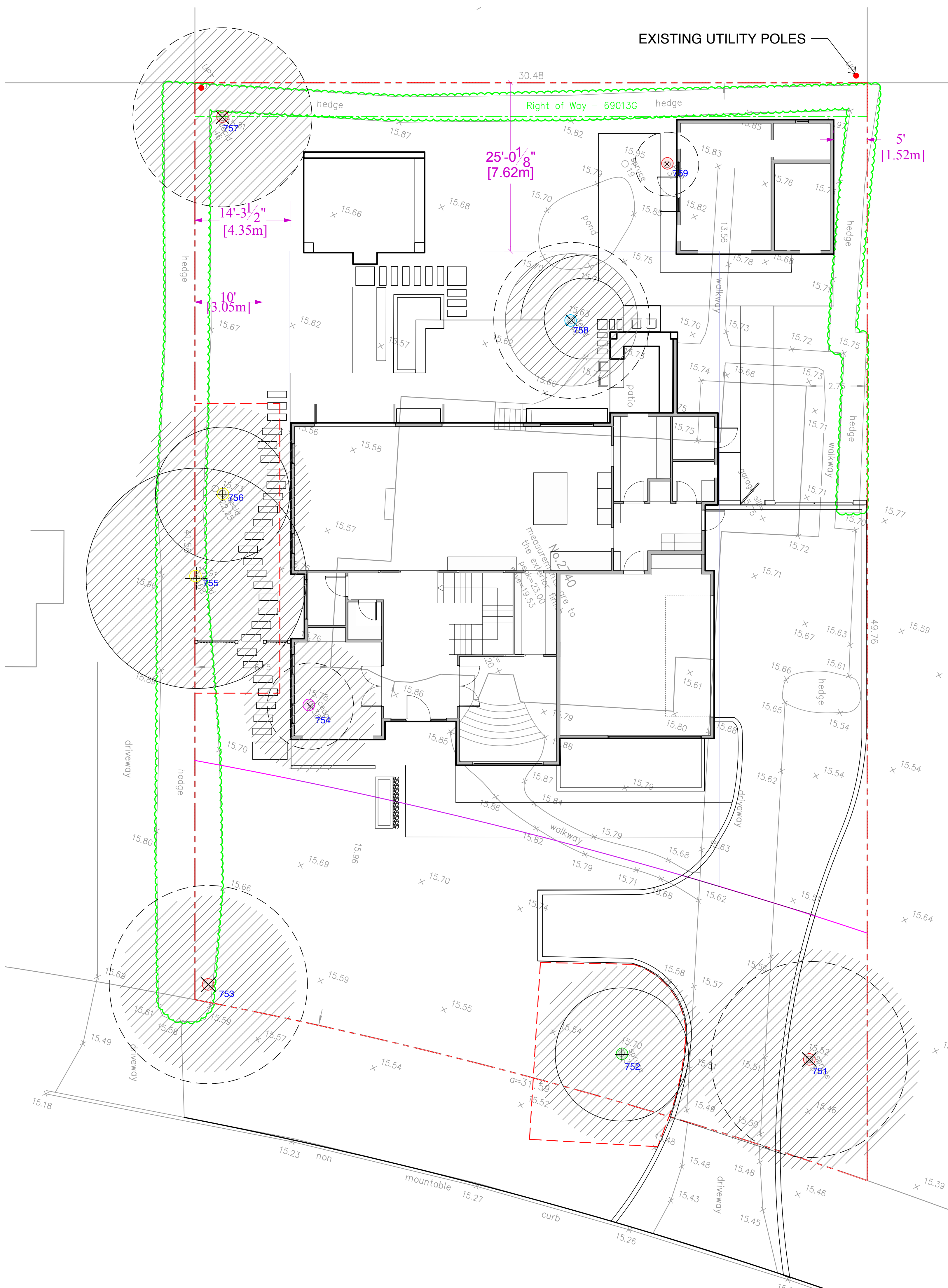
LEGEND	
	PROPERTY LINE
	ROOF OVERHANG
	CIP RETAINING WALL
	SOD - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD) - SOD
	ON-SITE LANDSCAPE AREA - 600 mm DEPTH 1L GROWING MEDIUM (BCLS) AND SHRUBS - 75 mm DEPTH MULCH
	LANDSCAPE BERM
	RED BATU DECKING
	BUILT-IN RED BATU BENCH
	CONCRETE SIDEWALK / EDGING / PAVERS
	EXPOSED AGGREGATE CONCRETE





FLOWERING TREES, BLOOM SUCCESSION





### LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE - SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES
- TREE PROTECTION FENCING - TO OUTSIDE OF DRIFLINE WHERE POSSIBLE (AS SHOWN) - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION TO MUNICIPAL STANDARD
- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- TREE TO BE RETAINED
- PROTECTED TREE REMOVAL / RETENTION TO BE DETERMINED
- TREE REMOVAL / RETENTION TO BE DETERMINED

### SUPPLEMENTARY STANDARD DETAIL DRAWINGS

**TREE PROTECTION FENCING**

- FENCE WILL BE CONSTRUCTED USING 2x4" X 8mm X 8mm WOOD FRAME; TOP, BOTTOM AND POSTS \* USE ORANGE BRN/FENCING MESH AND SECURE THE WOOD FRAME WITH 2x2" TIES OR GALVANIZED STAPLES.
- ATTACH A 600mm X 600mm SIGN WITH THE FOLLOWING WORDING: WARNING: TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- IN ROCKY AREAS, METAL POSTS (1-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED.

**TREE PROTECTION FENCING AND SIGNAGE DETAIL**      REVISIONS:      DRAWING NUMBER: **SD P1**

### TREE REPLACEMENT

PROTECTED TREE ON SITE: 6  
 PROTECTED TREE FOR REMOVAL: 4  
 REPLACEMENT TREE NEEDED: 8  
 (Per Oak Bay Bylaw 4326)  
**TOTAL NEW TREES PROPOSED: 12**

July 16, 2020

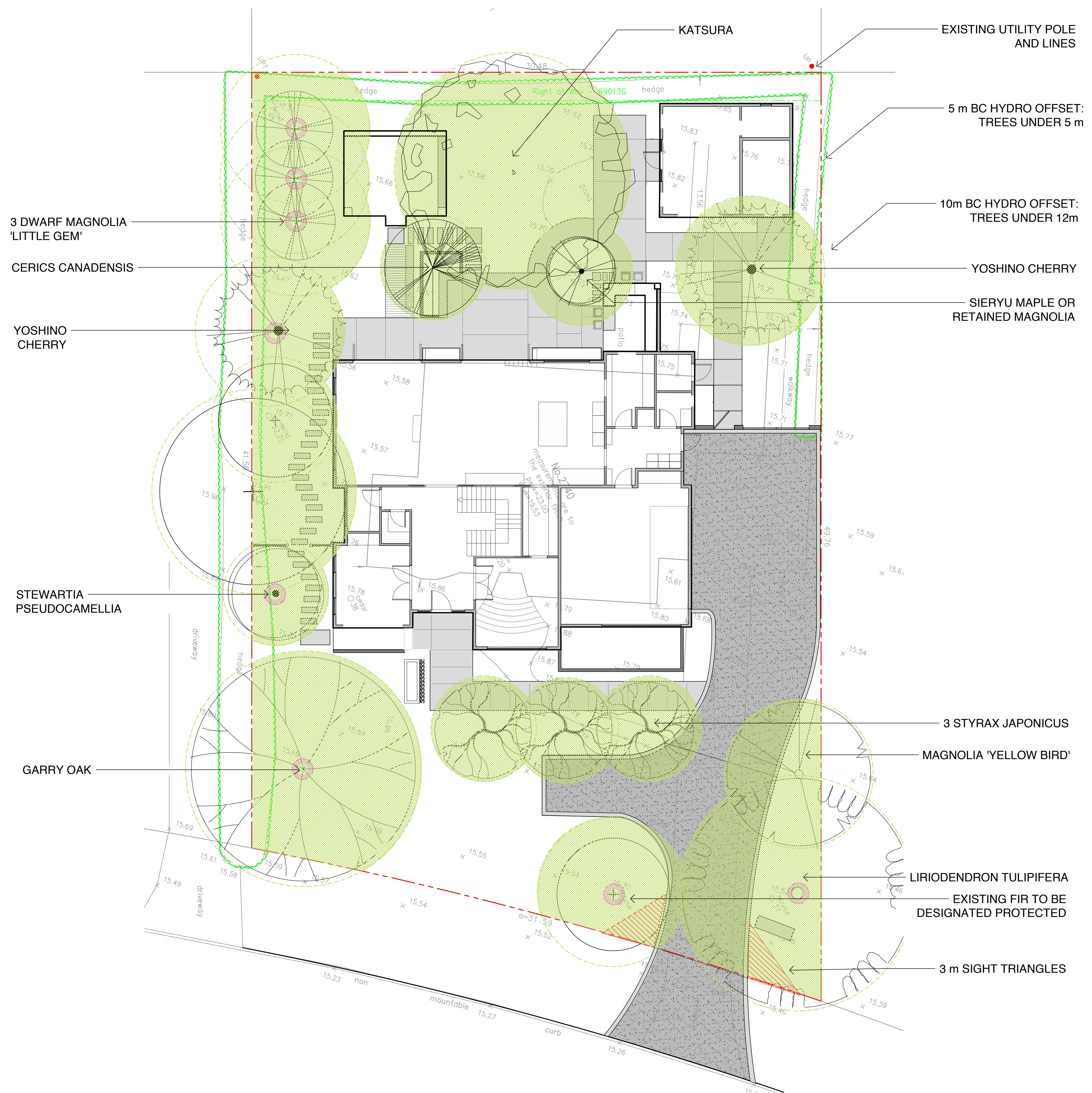
Tree Resource Spreadsheet for 2740 Beach Drive

Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm) * over 15y ~ approximate	Crown Spread (m)	CRZ (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	Retention Status
751	Blue spruce	<i>Picea pungens</i>	37.0	9	5.0	Good	Good	Moderate	Undesirable species, too close to new driveway. Bylaw-protected.	Remove
752	Blue spruce	<i>Picea pungens</i>	28.0	6	4.0	Excellent	Good	Moderate	Possibly designate as protected tree in replacement for 751. Not Bylaw-protected.	Retain
753	Flowering cherry	<i>Prunus species</i>	32.0	9	4.0	Poor	Poor	Moderate	Fruiting body of Ganoderma wood decay pathogen at root collar. Declining health, stem removed previously, split between retained and removed stem. Decay at old pruning wound. Bylaw-protected.	Remove
754	Pyramidal cedar	<i>Thuja occidentalis 'Fastigiata'</i>	17,14,14, 12, 10, 10, 10	4	3.0	Fair	Poor	Good	Grown as foundation planting, topped, bare on one side trunk lean. Might be considered Bylaw-protected but may be considered a shrub.	Remove
755	Domestic plum	<i>Prunus domestica</i>	41, 35, 35	10	5.0	Fair	Fair	Moderate	Small fruiting body of Ganoderma at base of trunk. Bylaw-protected.	Retain
756	Domestic plum	<i>Prunus domestica</i>	25, 17	6	4.0	Fair	Poor	Moderate	Canopy asymmetry due to shading from 755. Bylaw-protected.	Retain
757	English hawthorn	<i>Crataegus laevigata</i>	22, 20, 20, 17	8	4.0	Poor	Poor	Good	Little live foliage, leaf blight. Extensive decay in trunk and limbs. Bylaw-protected.	Remove
758	Magnolia	<i>Magnolia stellata</i>	17, 13, 12, 10	7	3.0	Fair	Fair		Might be considered Bylaw-protected but typically considered a shrub.	Remove
759	White pine	<i>Pinus monticola</i>	19, 13, 10, 8, 8, 6	3		Excellent	Fair	Moderate	Disease prone species. Bylaw-protected.	Remove








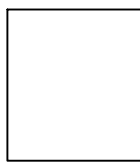


### LEGEND

**TREE PLANTING RESTRICTIONS**

- OVERHEAD POWER LINE  
5.0 m OFFSET, 5.0 m MAX TREE HEIGHT
- 10.0 m OFFSET, 12.0 m MAX TREE HEIGHT

 DESIGNATED REPLACEMENT TREE

**REPLACEMENT TREE PLANTING RESTRICTIONS**

-  1.0 m FROM PROPERTY LINE: NO TREES
-  2.0 m OFFSET FROM DRIVEWAY OR WALKWAY
-  PROPOSED TREE CANOPY COVERAGE



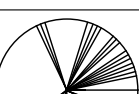

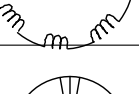
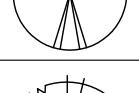

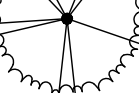


### URBAN FOREST MANAGEMENT STRATEGY

CANOPY COVERAGE REQUIRED: 45%  
 PROPOSED CANOPY COVERAGE: 656 m<sup>2</sup> (47.5%)

### TREE REPLACEMENT

PROTECTED TREE ON SITE: 6  
 PROTECTED TREE FOR REMOVAL: 4  
 REPLACEMENT TREE NEEDED: 8  
 (Per Oak Bay Bylaw 4326)

TOTAL NEW TREES PROPOSED: 15

ID	Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Remarks
	1		ACER SEIRYU	SEIRYU JAPANESE MAPLE				
	1		CERCICIPHYLLUM JAPONICUM	KATSURA TREE				
	1		CERCIS CANADENSIS	EASTERN REDBUD				
	1		LIRIODENDRON TULIPIFERA	TULIP TREE				
	3		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA				
	1		MAGNOLIA X 'YELLOW BIRD'	YELLOW BIRD MAGNOLIA				
	2		PRUNUS X YEODENSIS AKEBONO	YOSHINO CHERRY				
	1		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA PSEUDOCAMELLIA				
	3		STYRAX JAPONICUS	JAPANESE SNOWBELL				
	1		QUERCUS GARRYANA	GARRY OAK		MIN 4CM	MIN 2 m	