

2. **DEVELOPMENT VARIANCE PERMIT APPLICATION**

Report of the Director of Planning dated February 12, 2025.

To approve Development Variance Permit DVP00533 for 5111 Del Monte Avenue to vary the permissible heights for a single-detached dwelling.

DISTRICT OF SAANICH

DVP00533

DEVELOPMENT VARIANCE PERMIT

To: MAC Island Construction Inc.
5285 West Saanich Road
Victoria BC V9E 2E8

(herein called "the Owner")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to the lands known and described as:

Lot 4, Sections 45 and 46, Lake District, Plan EPP109650

5111 Del Monte Avenue

(herein called "the lands")

3. This Development Variance Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw, 2003, Section 250.4(b)(i) to allow a building height of 9 m (7.5 m required);
 - (b) By varying the provisions of the Zoning Bylaw, 2003, Section 250.4(b)(ii) to allow a vertical portion of the dwelling within 5 m of a vertical plane extending from the outermost wall of 9.9 m (7.5 m required); and
 - (c) By supplementing the provisions of the Zoning Bylaw, 2003, to require the buildings and lands to be constructed and developed in accordance with the plans prepared by MAC Reno Design Build Ltd., received October 3, 2024, copies of which are attached to and form part of this permit.
4. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Corporate Officer

5111 Del Monte Ave.

SAANICH, BC : NEW SINGLE FAMILY DWELLING

PROJECT TEAM:

RESIDENTIAL DESIGNER:	LATITUDE 48 DESIGN LTD. Ryan@latitude48design.com 778.977.4048
INTERIOR DESIGNER:	MAC RENO DESIGN BUILD LTD. 250.384.6091
GENERAL CONTRACTOR:	MAC RENO DESIGN BUILD LTD. 250.384.6091
STRUCTURAL ENGINEER:	KYLE ENGINEERING LTD. 250.475.0906
SURVEYOR:	EXPLORER LAND SURVEYING INC. 250.381.2257
ENERGY ADVISOR:	BERNHARDT CONTRACTING LTD. 250.857.2432
PLANNING CONSULTANT:	BAREFOOT PLANNING & DESIGN LTD. 250.216.8402

PROJECT ADDRESS:

SITE ADDRESS:	5111 DEL MONTE AVE.
LEGAL DESCRIPTION:	LOT 4, PLAN EPP109650, SECTION 45, LAKE LAND DISTRICT, & SEC 46
PID:	031-768-652

PROJECT SCOPE:

CONSTRUCTION OF A NEW NET ZERO READY SINGLE FAMILY DWELLING
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SHEET INDEX:

A0.0 COVER SHEET
A0.1 RENDER IMAGES
A1.1 FOUNDATION PLAN
A1.2 BASEMENT FLOOR PLAN
A1.3 MAIN FLOOR PLAN
A1.4 SECOND FLOOR PLAN
A1.5 ROOF PLAN
A1.6 SKETCH PLANS
A2.1 SECTION & DETAILS
A2.2 SECTION & DETAILS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A4.1 PERSPECTIVES
A4.2 PERSPECTIVES

ZONING ANALYSIS:

ZONE:	RS-12 (SITE SPECIFIC)	
LOT AREA:	1326.5m2	
AVG. GRADE:	88.91m	L.O.W.: 88.00m
ZONING REQUIREMENTS	ALLOWABLE	PROPOSED
FLOOR SPACE RATIO (FSR):	0.50	0.29
GFA (HOUSE):		
MAIN FLOOR:		129.0m2
SECOND FLOOR:		131.0m2
BASEMENT:		128.5m2
GARAGE:	50m2 EXEMPT	51.8m2/1.8m2
TOTAL:	435.0m / 348.0m (NBA)	388.5m2 (VARIANCE REQ.)
LOT COVERAGE:		
HOUSE:		230.7m2
TOTAL:	40% (530.6m2)	230.7m2 (17.4%)
HEIGHT (HOUSE):		
HEIGHT: L.O.W.	7.50m	9.87m (VARIANCE REQ.)
HEIGHT: AVG. GRADE	7.50m	8.96m (VARIANCE REQ.)

SETBACKS: TAKEN TO FACE OF CLADDING

SETBACKS (HOUSE)		
FRONT (SW):	7.50m	8.85m
BACK (NE):	10.50m	31.01m
SIDE (SE):	4.00m	4.00m
SIDE (NW):	1.50m	2.71m
COMBINED SIDEYARD:	3.50m	6.71m

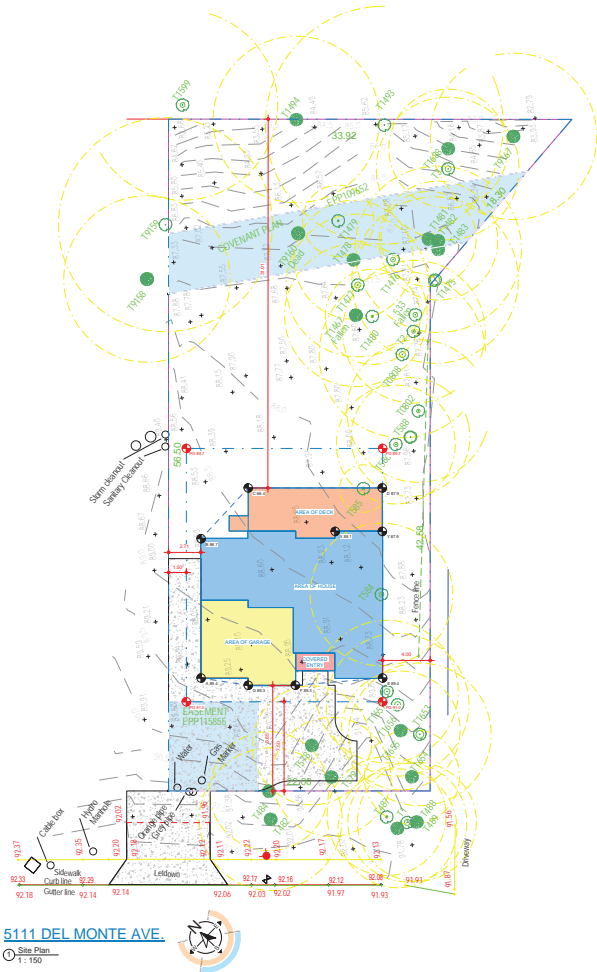
ENERGY & STEP CODE ANALYSIS:

STEP CODE TARGET: CLIMATE ZONE 4	STEP CODE 6 (NET ZERO READY)
ACH 50 (AIR CHANGES PER HOUR @ 50 Pa)	S1.0 ACH
TEUI (THERMAL ENERGY DEMAND INTENSITY)	S15 (kwh/m ² -year)
MEUI (MECHANICAL ENERGY USE INTENSITY)	S25 (kwh/m ² -year)

COMMUNITY MAP:



AVERAGE GRADE CALC. (HOUSE)		L.O.W. CALC. (HOUSE)		FLOOR AREA CALCULATION (HOUSE)	
POINT	GRADE (M)	POINT	GRADE (M)	MAIN FLOOR:	129 SF
A	88.4	X	88.1	SECOND FLOOR:	131 SF
B	88.7	Y	87.9	BASEMENT FLOOR:	128 SF
C	88.4			TOTAL LIVING AREA:	388.5 SF
D	87.8			GARAGE AREA:	51 SF
E	88.3			COMPLETE SF:	439.5 SF
TOTAL:	882.4 / 7 = 88.91	TOTAL:	176.0 / 2 = 88.00		



5111 DEL MONTE AVE.

Site Plan
1:150

Del Monte



PROJECT NOTES:

1. All dimensions are given in meters unless otherwise specified.
2. All dimensions are given to the centerline of the lot unless otherwise specified.
3. All dimensions are given to the face of the cladding unless otherwise specified.
4. All dimensions are given to the face of the foundation unless otherwise specified.
5. All dimensions are given to the face of the roof unless otherwise specified.
6. All dimensions are given to the face of the wall unless otherwise specified.
7. All dimensions are given to the face of the floor unless otherwise specified.
8. All dimensions are given to the face of the ceiling unless otherwise specified.
9. All dimensions are given to the face of the door unless otherwise specified.
10. All dimensions are given to the face of the window unless otherwise specified.

24Sept06	Issue for DVP

Project:
5111 Del Monte Ave.

Sheet Title:
Cover Sheet

Project No.
22015

Sheet No. C2024

A0.1



Del Monte



PROJECT NOTES:

1. The design is based on a set of preliminary drawings. The design is subject to change without notice. The design is not a final design and is not to be used for construction without the approval of the design team.
2. All design elements are subject to change without notice. The design is not a final design and is not to be used for construction without the approval of the design team.
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24Sept06	Issue for DVP

Project:
5111 Del Monte Ave.

Sheet Title:
Render Images

Project No.
22015

Sheet No. ©2024

A0.2



PROJECT NOTES

1. The design is based on the information provided by the client. The design is preliminary and subject to change. The design is not a final design and is not to be used for construction without the approval of the design professional.
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24Sept06	Issue for DVP

Project:
5111 Del Monte Ave.

Sheet Title:
Sketch Plans

Project No.
22015

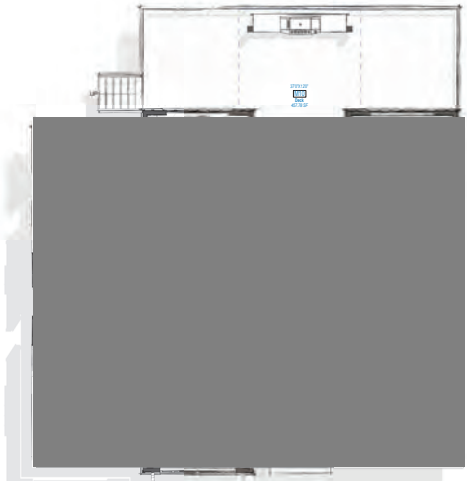
Sheet No. C2024

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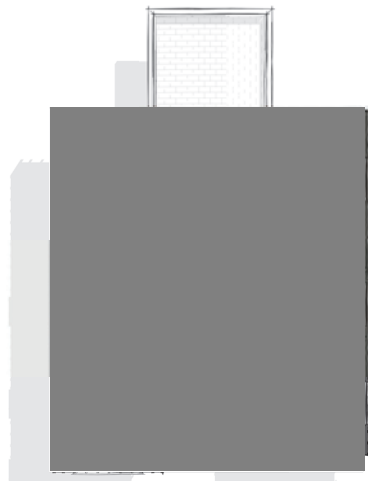
FLOOR AREA CALCULATION (SQUARE FEET)	
MAIN FLOOR	1388 SF
SECOND FLOOR	1410 SF
BASEMENT FLOOR	1380 SF
TOTAL LIVING AREA	2200 SF
DANAGE AREA	100 SF
COMPLETE SF	2300 SF



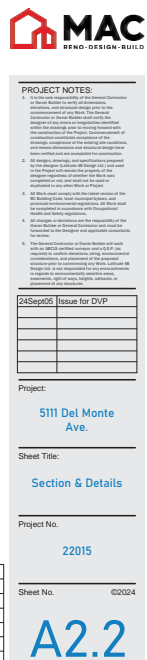
Basement Floor - Sketch
3/16" = 1'-0"



Main Floor - Sketch
3/16" = 1'-0"



Second Floor - Sketch
3/16" = 1'-0"

[illegible]



Del Monte



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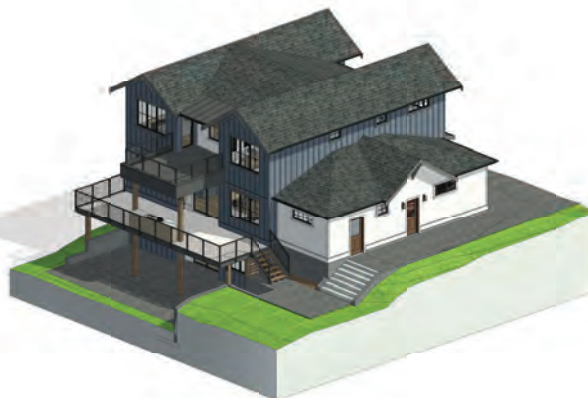
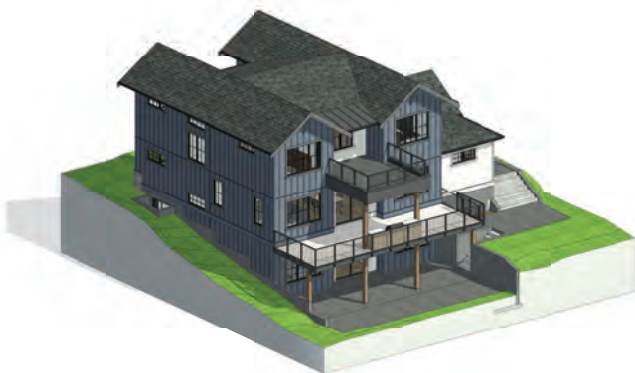
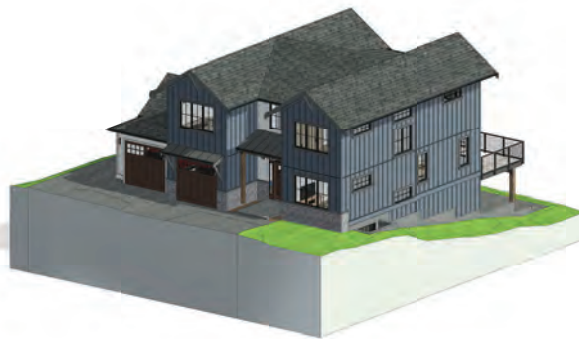
Project:
5111 Del Monte Ave.

Sheet Title:
Perspectives

Project No.
22015

Sheet No. C2024

A4.1



Del Monte



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24Sept06	Issue for DVP

Project:
5111 Del Monte Ave.

Sheet Title:
Perspectives

Project No.
22015

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