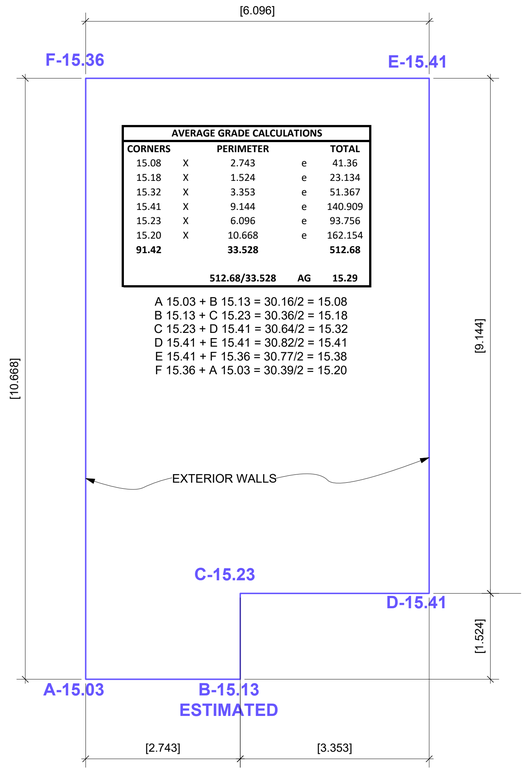
PLANNING
RECEIVED
OCTOBER 15, 2026
DP 2026-04

SITE PLAN DATA TABLE 527 VIEW ROYAL AVE. R1B-ZONE LOT 27 SEC. 92 ESQUIMALT, PLAN 5895 MS. STEPHANIE BEGGS TOLLEY PROPOSED GARDEN SUITE			
	EXISTING	PROPOSED	% / RATIO / TOTAL
LOT AREA	**779 M2**	N/A	
REAR YARD COVERAGE 25%	**SQUARE METRES**	**SQUARE METRES**	
REAR YARD AREA	360.557		
25% OF REAR YARD =	90.139 MAX		
PROPOSED GARDEN SUITE		59.92	
COVERED ENTRY		5.11	
TOTAL		**65.03**	**18.04%**
NUMBER OF UNITS			
1 MAIN RESIDENCE 1 LOWER FLOOR SUITE	2		
1 PROPOSED GARDEN SUITE		1	
TOTAL UNITS			3
FLOOR SPACE	**SQUARE METRES**	**SQUARE METRES**	
EXISTING 2 STOREY RESIDENSE TAKEN FROM BC ASSESSMENT	**102.843**		
PROPOSED GARDEN SUITE 60M2 MAX		59.92	
TOTAL FAR/FSR		**162.763**	**0.209**
IMPERMABALE SURFACES WHOLE LOT MAX 60%	**SQUARE METRES**	**SQUARE METRES**	
EXISTING HOUSE AND ROOF OVERHANG	129.274		
DECK AND STAIRS	19.924		
PAVED PARKING, PATHS AND PATIO	70.521		
PROPOSED GARDEN SUITE (INC. ROOF OVERHANG)		75.623	
TOTAL	**219.719**	**75.623**	**295.342**
TOTAL PERCENT			**37.91%**
OPEN SPACE		**483.658**	**0.62**
YARDS	METRES		
DISTANCE FROM EXISTING RESIDENCE		8.66	
REAR 1.5M (LEFT SIDE OF SUITE)		1.5	
RIGHT 1.5M (REAR SIDE OF SUITE)		1.5	
LEFT FLANKING STREET 3.5M (FRONT OF SUITE)		8.38	
PARKING 3 MIN	**3**	**3**	
BUILDING HEIGHT 5.5M		3.865	



AVERAGE GRADE CALCULATIONS				
CORNERS		PERIMETER		TOTAL
15.08	X	2.743	e	41.36
15.18	X	1.524	e	23.134
15.32	X	3.353	e	51.367
15.41	X	9.144	e	140.909
15.23	X	6.096	e	93.756
15.20	X	10.668	e	162.154
91.42		**33.528**		**512.68**
		512.68/33.528	**AG**	**15.29**

A 15.03 + B 15.13 = 30.16/2 = 15.08
B 15.13 + C 15.23 = 30.36/2 = 15.18
C 15.23 + D 15.41 = 30.64/2 = 15.32
D 15.41 + E 15.41 = 30.82/2 = 15.41
E 15.41 + F 15.36 = 30.77/2 = 15.38
F 15.36 + A 15.03 = 30.39/2 = 15.20

AVERAGE GRADE CALCULATIONS
1:50

GENERAL NOTES

THE OWNER OR BUILDER IS RESPONSIBLE FOR:
CHECKING AND VERIFYING ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION.
BRINGING ANY DISCREPANCIES OR OMISSIONS TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
THE CORRECT SITING OF THIS HOME ON THE PROPERTY.
FOLLOWING GOOD BUILDING PRACTICES.
FOLLOWING THE 2024 BUILDING CODE.
ANY DEVIATIONS FROM THESE DRAWINGS.
ANY REQUIRED ENGINEERING OR SURVEYING COSTS
COMPLIANCE WITH PART 9.36 OF THE BUILDING CODE.

DIMENSIONS

ARE FROM OUT SIDE FACE OF EXTERIOR WALLS TO CENTRE OF INTERIOR WALLS UNLESS OTHERWISE NOTED.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
PARTITION WALLS ARE TO 2X4 STUDS UNLESS OTHER WISE NOTED. ROOM DIMENSIONS ARE GENERALIZED.
FACE OF EXTERIOR CONCRETE WALLS AND EXTERIOR STUDS ARE TO BE FLUSH.

MATERIALS AND MECHANICAL:

ALL MATERIAL TO BE OF BEST QUALITY AND MEET OR EXCEED INDUSTRY STANDARDS.
ALL MECHANICAL EQUIPMENT TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
ALL FAUCETS TO HAVE A FLOW RATE OF 8.3
ALL SHOWER HEADS TO HAVE A FLOW RATE OF 9.5
ALL TOILETS (TANK OR DIRECT FLUSH) TO BE 6 LITRES
ALL JOIST AND BEAM SPANS ARE BASED ON #1 & #2 HEMLOCK-FIR, UNLESS OTHER WISE NOTED.
ALL LINTELS TO BE 2-2X10'S UNLESS OTHERWISE NOTED.
FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE.
CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS.
32MPa FOR GARAGE SLABS AND EXTERIOR STAIRS.
PROVIDE INTERCONNECTING SMOKE ALARMS AND C0 DETECTORS
(IF ATTACHED GARAGE AND/OR USING A FUEL POWERED HEATING SYSTEM.
PROVIDE A MECHANICAL VENTILATION SYSTEM.
TRUSS MANUFACTURERS SHALL SPECIFY ROOF LOAD.

BC LAND SURVEYORS SITE PLAN OF:

Civic: 527 View Royal Avenue

Legal Lot 27, Section 92, Esquimalt District, Plan 5895 except Part in Plan 35960

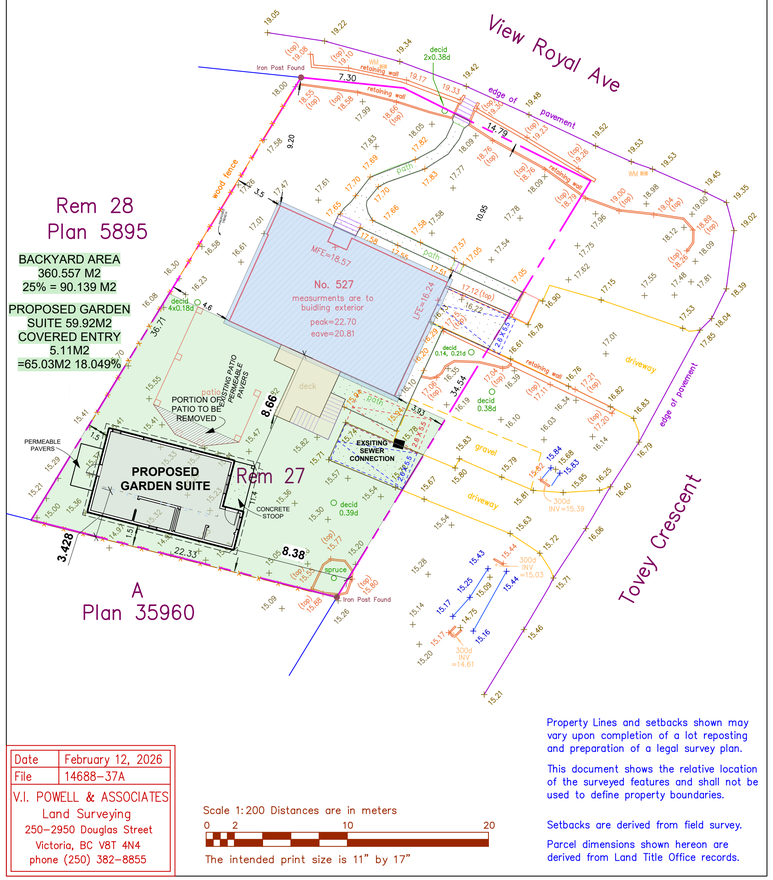
Parcel Identifier: 005-937-981
in the Town of View Royal

LEGEND
Elevations are geodetic and referenced to the CVD28BC datum.
+ – denotes – existing elevation
WM WM – denotes – water meter lid

Tree diameters are in centimetres.

Lot Area = 779 m2

The following non-financial charge is shown on the current title and may affect the property.
122485G – Restrictive Covenant



Date	February 12, 2026
File	14688-37A

V.I. POWELL & ASSOCIATES
Land Surveying
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale 1:200 Distances are in meters
0 2 10 20
The intended print size is 11" by 17"

Property Lines and setbacks shown may vary upon completion of a lot reposting and preparation of a legal survey plan.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

FOR DEVELOPMENT PERMIT

Proposed Garden Suite For: 527 VEIW ROYAL AVENUE

STEPHANIE BEGGS TOLLEY

colwood Design Line
588 Atkins Avenue
Studio in Front
Victoria BC.
V9B 3A3
Phone 250 474 6122
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Date:	Scale:	Page:	
OCTOBER 2026	VARIOUS	SITE PLAN	1 OF 5



527 VEIW ROYAL AVENUE

STREETSCAPE TOVEY CRESCENT





PHOTO TAKEN AUGUST 2026

FOR DEVELOPMENT PERMIT

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Date:	*Scale:*	*Page:*	
OCTOBER 2026	N/A	SITE PLAN	2 OF 5

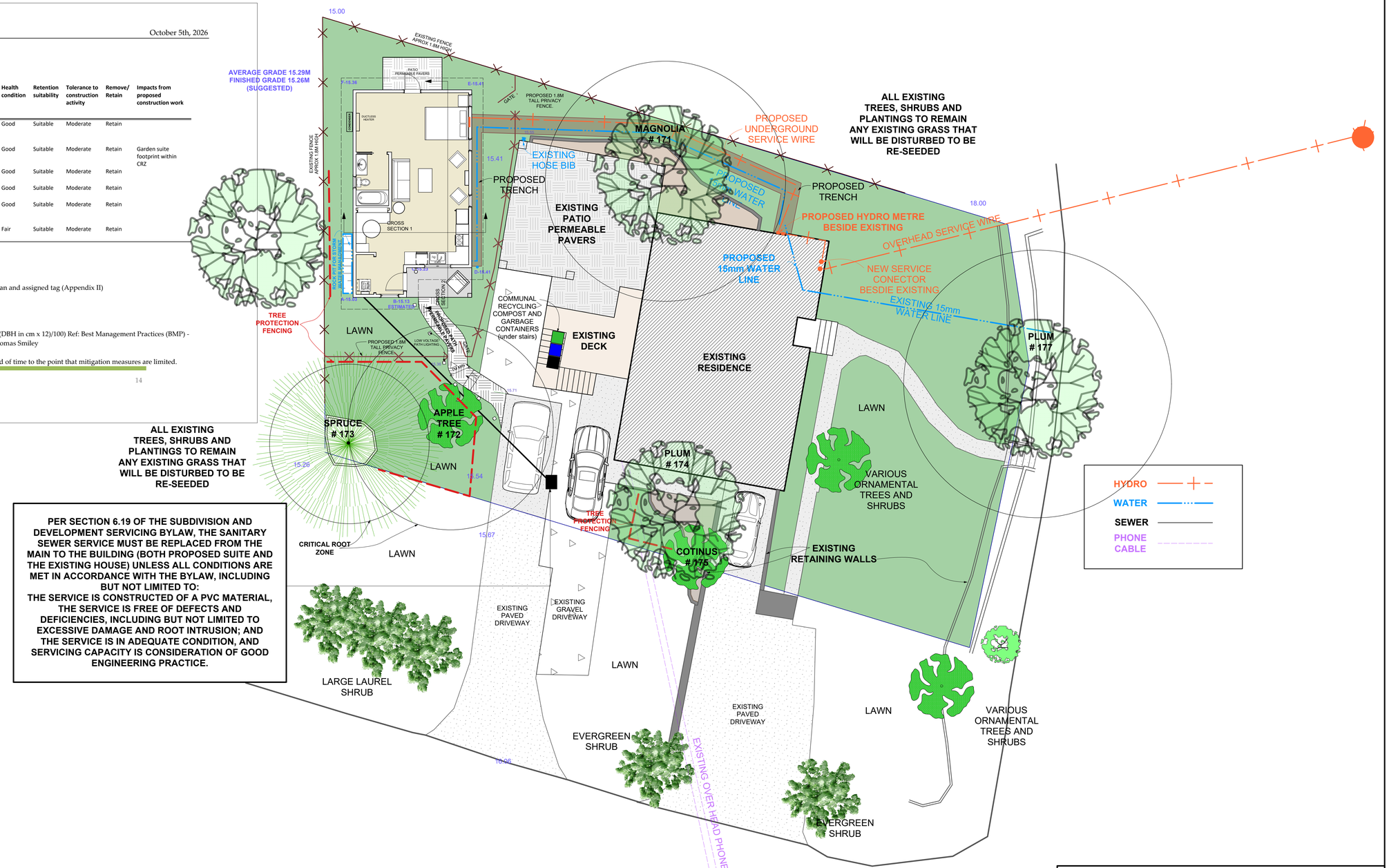
APPENDIX I Tree Inventory

Tree Ref #	Species	Location (on, off, shared, municipal)	Bylaw status	DBH (cm)	CRZ (m)	Canopy spread (m)	Structural condition	Health condition	Retention suitability	Tolerance to construction activity	Remove/ Retain	Impacts from proposed construction work
171	Magnolia (*Magnolia soulangeeana*)	On	Protected	20/21/20	3	4	Fair	Good	Suitable	Moderate	Retain	
172	Apple (*Malus pumila*)	On	Protected	29/21	5	2	Fair	Good	Suitable	Moderate	Retain	Garden suite footprint within CRZ
173	Spruce (*Picea pungens*)	On	Protected	35	4	2	Good	Good	Suitable	Moderate	Retain	
174	Plum (*Prunus cerasifera*)	On	Protected	33/24	6	2	Fair	Good	Suitable	Moderate	Retain	
175	Cotinus (*Cotinus coggygria*)	On	Protected	22/16	4	1	Fair	Good	Suitable	Moderate	Retain	
177	Plum (*Prunus cerasifera*)	On	Protected	51	6	3	Fair	Fair	Suitable	Moderate	Retain	

Tree Inventory Key

Tree numbers (#) – tree numbers relate to the location of the tree on the site plan and assigned tag (Appendix II)
Tree species – common names (latin names)
Location – On, Off, shared, municipality
Bylaw status – Is the tree protected (Yes/No)
DBH – diameter at breast height (measured 1.4m from grade)
CRZ – critical root zone is a radius in meters from the tree truck calculated as (DBH in cm x 12)/100) Ref: Best Management Practices (BMP) - Managing Trees During Construction, Second Edition By Kelby Fite and E. Thomas Smiley
Structural condition –

- Poor – structural defects that have been in place for a prolonged period of time to the point that mitigation measures are limited.



ALL EXISTING TREES, SHRUBS AND PLANTINGS TO REMAIN ANY EXISTING GRASS THAT WILL BE DISTURBED TO BE RE-SEEDED

PER SECTION 6.19 OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW, THE SANITARY SEWER SERVICE MUST BE REPLACED FROM THE MAIN TO THE BUILDING (BOTH PROPOSED SUITE AND THE EXISTING HOUSE) UNLESS ALL CONDITIONS ARE MET IN ACCORDANCE WITH THE BYLAW, INCLUDING BUT NOT LIMITED TO:
THE SERVICE IS CONSTRUCTED OF A PVC MATERIAL, THE SERVICE IS FREE OF DEFECTS AND DEFICIENCIES, INCLUDING BUT NOT LIMITED TO EXCESSIVE DAMAGE AND ROOT INTRUSION; AND THE SERVICE IS IN ADEQUATE CONDITION, AND SERVICING CAPACITY IS CONSIDERATION OF GOOD ENGINEERING PRACTICE.

LANDSCAPE AND SITE SERVICING PLAN
1:100

FOR DEVELOPMENT PERMIT

Proposed Garden Suite For: 527 VEIW ROYAL AVENUE

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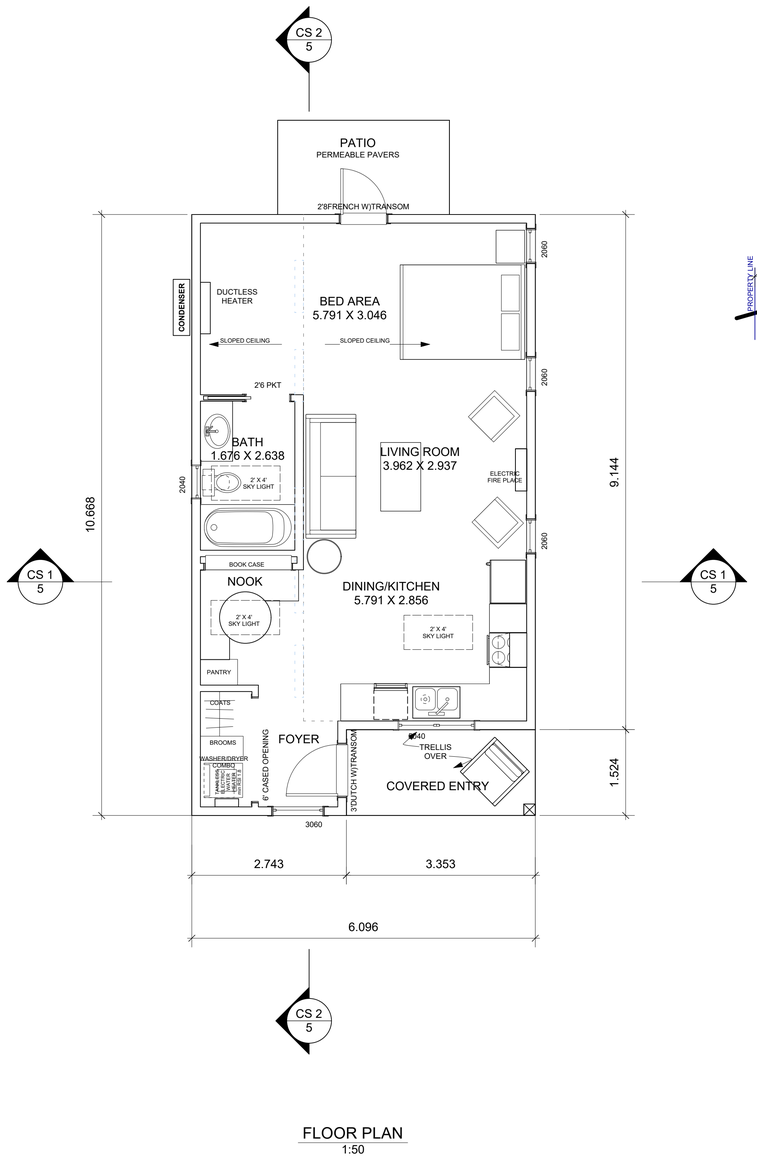
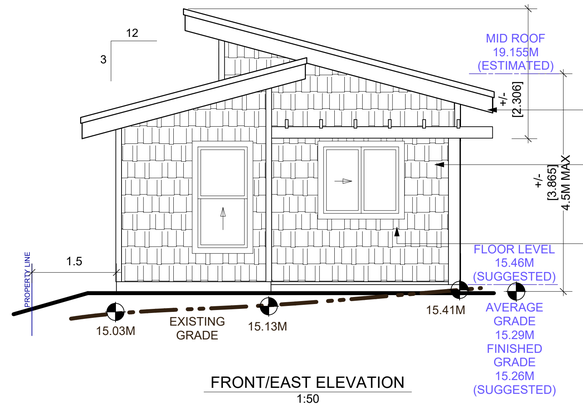
Date:	*Scale:*	*Page:*	
OCTOBER 2026	1:100	LANDSCAPE PLAN	3 OF 5



FLOOR PLAN
1:50



FRONT/EAST ELEVATION
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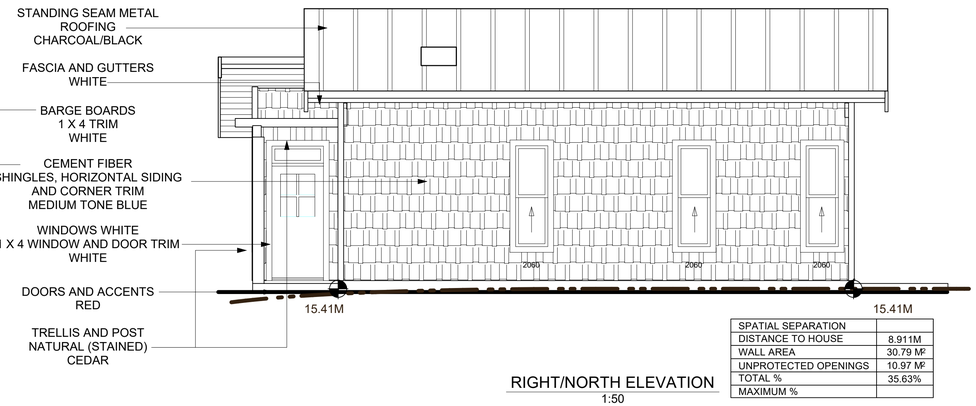


RIGHT/NORTH ELEVATION
1:50

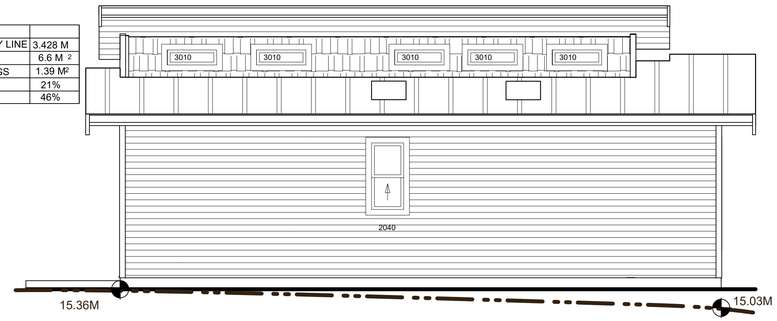
SPATIAL SEPARATION	
DISTANCE TO HOUSE	8.911M
WALL AREA	30.79 M²
UNPROTECTED OPENINGS	10.97 M²
TOTAL %	35.63%
MAXIMUM %	



REAR/WEST ELEVATION
1:50

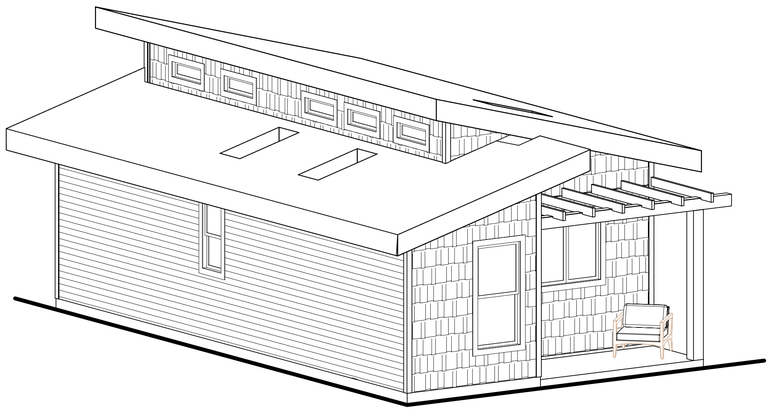
SPATIAL SEPARATION	
DISTANCE TO PROPERTY LINE	1.5 M+
WALL AREA	22.5 M ²
UNPROTECTED OPENINGS	1.95 M²
TOTAL %	8.7%
MAXIMUM %	9%

SPATIAL SEPARATION	
DISTANCE TO PROPERTY LINE	3.428 M
WALL AREA	6.6 M ²
UNPROTECTED OPENINGS	1.39 M²
TOTAL %	21%
MAXIMUM %	46%



LEFT/SOUTH ELEVATION
1:50

SPATIAL SEPARATION	
DISTANCE TO PROPERTY LINE	1.5 M
WALL AREA	32.98 M²
UNPROTECTED OPENINGS	2.43 M²
TOTAL %	7.37%
MAXIMUM %	8%



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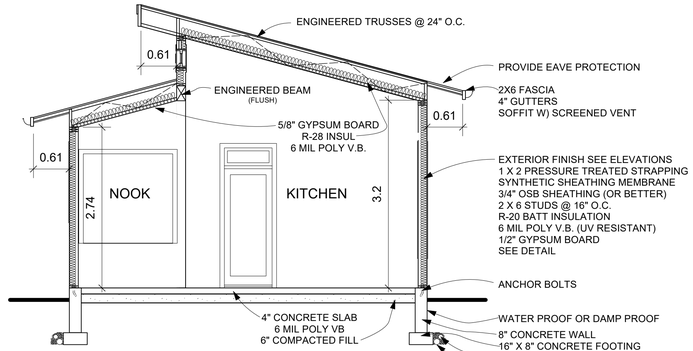
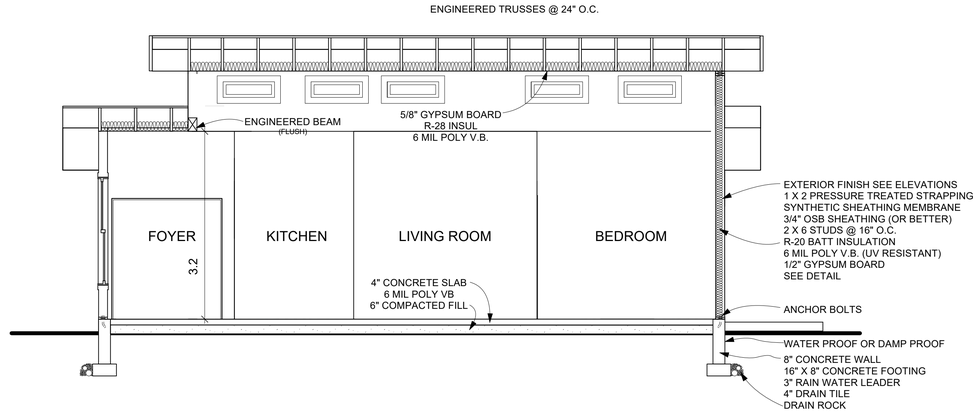
CERTIFIED PROFESSIONAL K.M. CHILD BD0103

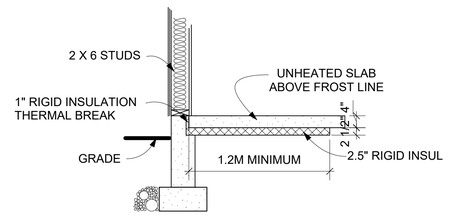
Date:	*Scale:*	*Page:*	
OCTOBER 2026	1/4"=1'-0"	FLOOR PLAN & ELEVATIONS	4 OF 5



CROSS SECTION 1
1/4" = 1'-0"



CROSS SECTION 2
1/4" = 1'-0"



DETAIL OF THERMAL BREAK AT
SLAB/WALL JUNCTION.
1/2" = 1'-0"

FOR DEVELOPMENT PERMIT

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CERTIFIED RESIDENTIAL DESIGNER K.M. CHILD BD0103

Date:	*Scale:*	*Page:*	
OCTOBER 2026	1/4"=1'-0"	CROSS SECTION & DETAILS	5 OF 5