



PROPOSED CARPORT ADDITION - VARIANCE REQUIRED

SOUTH PERSPECTIVE  
A0.0

**LEGAL DESCRIPTION:**

Parcel: 005-146-917  
 PID 005-146-917  
 Address 1028 GOSPER CRES  
 Legal Type LAND  
 LTO Number CA9951774  
 Plan VIP11214  
 Lot 12  
 Block 2  
 Section 10  
 Unit  
 Postal Code V9A 4J3  
 Legal Description LOT 12 BLOCK 2 SECTION 10 ESQUIMALT DISTRICT PLAN VIP11214  
 Area 752.08  
 Perimeter 112.72  
 GISLINK 2790Zone Description: RS-6 Single Family DADU Residential

**PROPERTY SETBACKS**

SETBACK	REQUIRED	PROPOSED	
FRONT	7.5m (24' 6")	5.625m (18'-5")	VARIANCE REQUIRED (25% OF REQ'D SETBACK)
REAR	7.5m (24' 6")	9.5m (31'-2")	
SIDE (INT.)	3.00m (9'-9")	4.57m (15'-0")	
SIDE (EXT.)	1.5m (4'-10")	2.54m (8'-4")	

**BUILDING FLOOR SPACE:**

FLOOR	EXISTING		PROPOSED	
	AREA (Sq.m)	AREA (Sq.Ft.)	AREA (Sq.m)	AREA (Sq. Ft.)
MAIN	106.56	1147	128.95	1388
LOWER	84.08	905	84.08	1270
<b>TOTAL</b>	<b>190.64</b>	<b>2052</b>	<b>190.64</b>	<b>2224</b>
GARAGE	34.75	374	24.71	266
SHED	7.56	82	7.56	82
GREENHOUSE	7.40	80	7.40	80
<b>TOTAL</b>	<b>49.71</b>	<b>536</b>	<b>39.67</b>	<b>428</b>

SETBACK	REQUIRED	PROPOSED
LOT %	30% (225.625q.M.)	20.98% (157.75 Sq.M.)
HEIGHT	7.3m (23'-11")	4.67m (15'-4")



**CONTRACTOR**  
 Yager Construction Ltd.  
 info@yagerconstruction.ca  
 aaron@yagerconstruction.ca  
 Phone: 250-940-5315  
 Fax: 250-652-0119  
 Mailing Address:  
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 9800 McDonald Park Road  
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 V8L 5W5



**DESIGN & DRAFTING**  
 D3 STUDIO - SEAN DANCE  
 d3arch@gmail.com  
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D3 Studio  
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YAGER CONSTRUCTION LTD. is a registered contractor under the BC Building Act and is licensed to provide construction services. The contractor is responsible for the construction of the project and for obtaining all necessary permits and approvals from the relevant authorities. The contractor is not responsible for the design or engineering of the project.

NO.	REVISION	DATE

DATE: JUNE14/2024
DESIGNER: SEAN DANCE
PROJECT NO:
PROJECT:
STRUCTURAL:
MERKLE NO:
SUBMIT:
DATE: JUNE14/2024

PROJECT TITLE:  
 Interior Renovation & Addition  
 1028 Gosper Cres.  
 Victoria, B.C.

SHEET TITLE:  
 PROJECT BRIEF

SCALE: N/A

DRAWING NO.:  
 A0.0



**SITE PLAN OF LOT 12, BLOCK 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 11214**

BCGS MAP SHEET 92B.043



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:100.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

Setbacks are derived from field survey completed on July 12, 2023, and are measured from finishing surfaces.

The civic address of the building is:  
1028 Gosper Crescent, Victoria, BC

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 584706 with an elevation of 7.016 metres.

**LEGEND**

- denotes Fenceline
- denotes Gate
- - - denotes Eavelline
- denotes Retaining Wall
- ⊕ denotes Hydrant
- ⊙ denotes Lamp Post
- ⊙ denotes Sign Post
- ⊙ denotes Tree - Deciduous
- ⊙ denotes Utility Pole
- ⊙ denotes Valve
- ⊙ denotes ICV
- ⊙ denotes Water Meter
- denotes Concrete
- denotes Asphalt
- Enc. denotes Encroachment

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

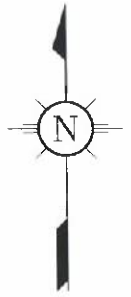
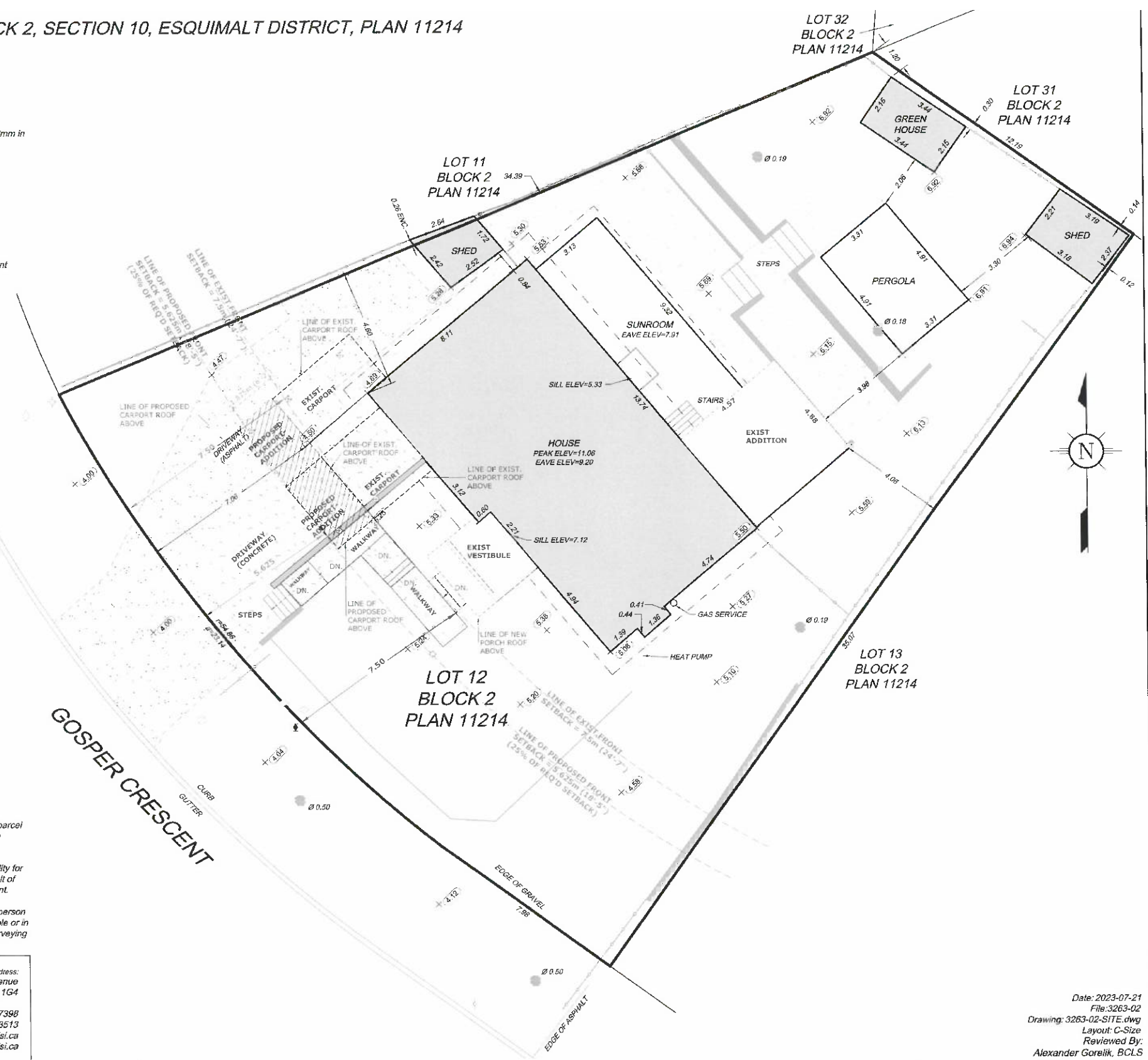
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**BUILDING FLOOR SPACE:**

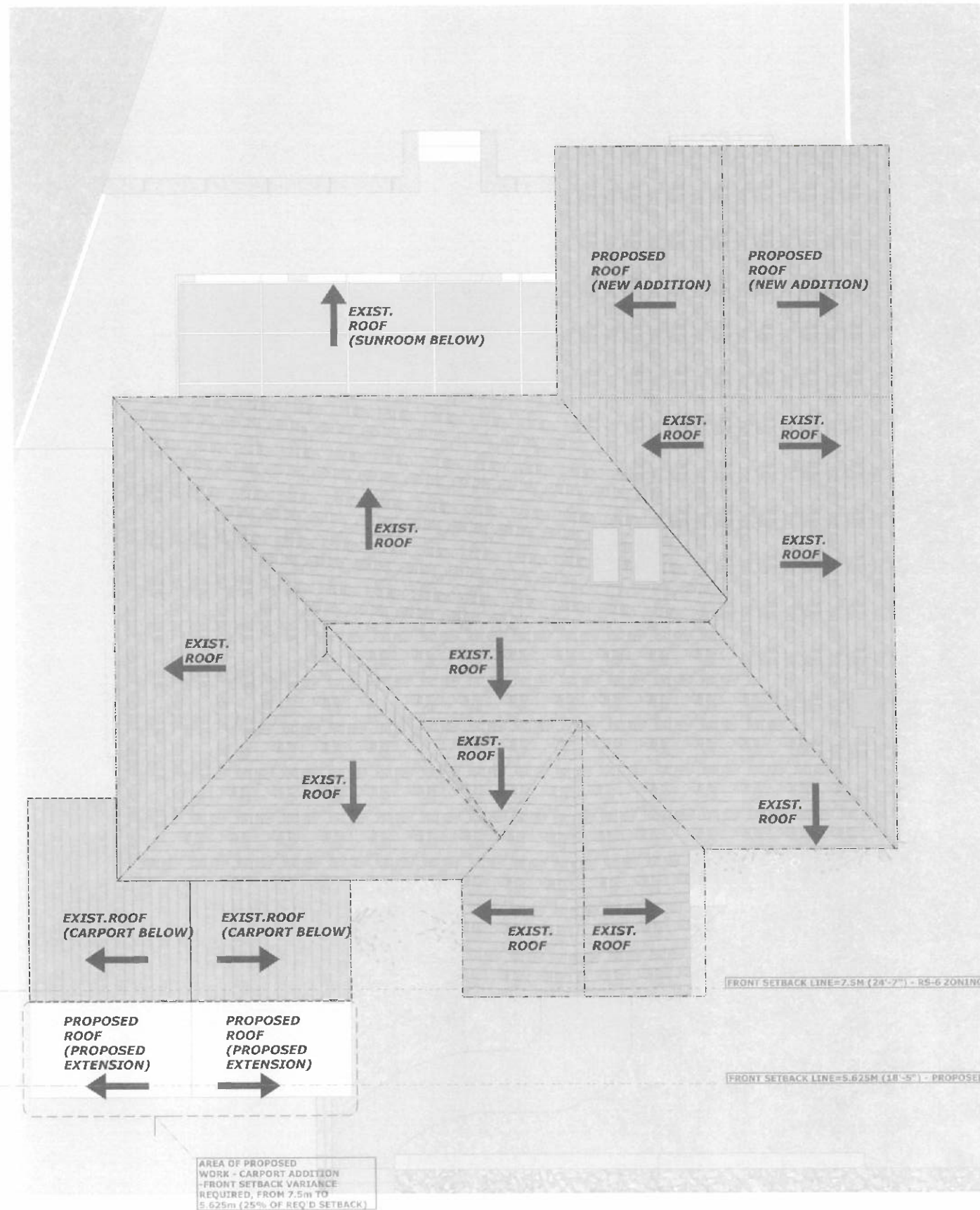
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Date: 2023-07-21  
File: 3263-02  
Drawing: 3263-02-SITE.dwg  
Layout: C-Size  
Reviewed By:  
Alexander Gorelik, BCLS





1  
A1.3



D3 Studio  
250-686-2523  
d3arch@gmail.com  
www.d3designs.ca



CONSULTANTS:  
YAGER CONSTRUCTION LTD. is a registered professional engineering firm under the Professional Engineers Act, R.S.B.C. 1996, Chapter 246. The firm is authorized to provide engineering services in accordance with the Act and the Engineering and Professional Regulation Act, R.S.B.C. 1996, Chapter 247. The firm is also a registered professional architect under the Architectural Act, R.S.B.C. 1996, Chapter 248. The firm is authorized to provide architectural services in accordance with the Act and the Architectural and Professional Regulation Act, R.S.B.C. 1996, Chapter 249.

No.	Revision	Date

DATE: JUNE14/2024  
DRAWN BY: SEAN DANCE  
CHECKED BY:  
APPROVED BY:  
PROJECT NO.:  
REVISIONS:  
DATE: JUNE14/2024

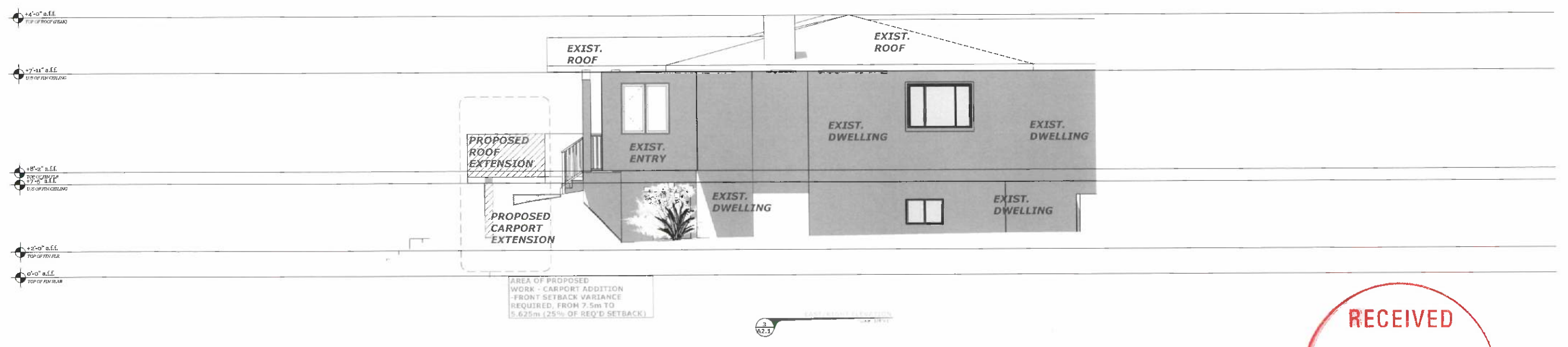
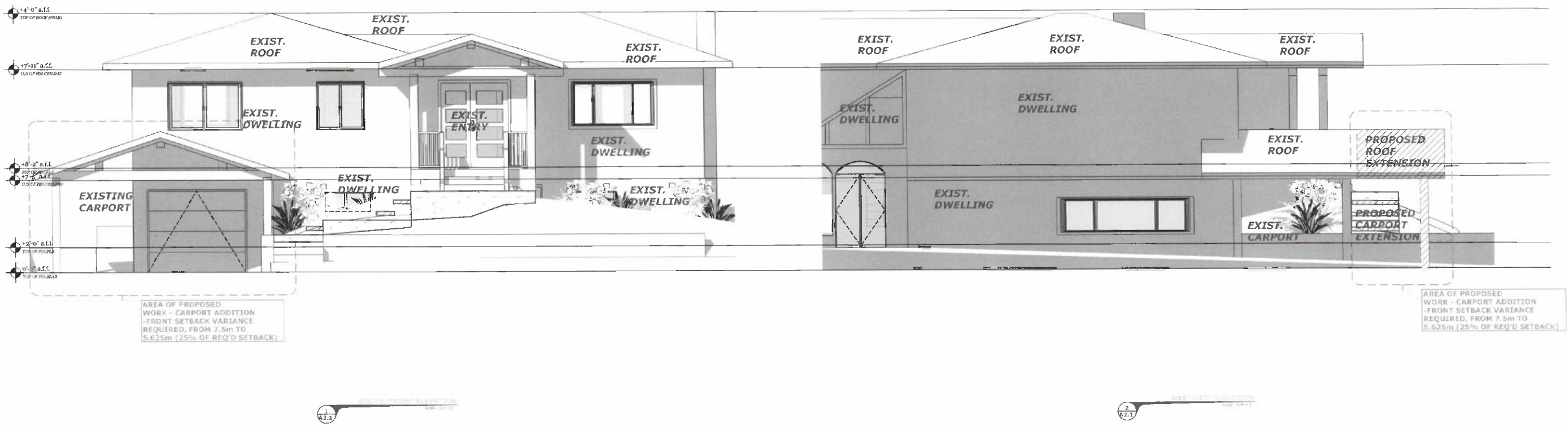
JOB TITLE:  
Interior Renovation & Addition  
1028 Gosper Cres.  
Victoria, B.C.

SHEET TITLE:  
ROOF PLAN  
(PROPOSED)

SCALE: 1/4"=1'-0"

DRAWING NO.:  
A1.3





**RECEIVED**  
  
**AUG - 2 2024**  
  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

Scale: 1/4" = 1'-0"

No.	Revisions	Date

DATE: JUNE14/2024  
DRAWN BY: SEAN DANCE  
CHECKED BY:  
DATE: JUNE14/2024

JOB TITLE:  
Interior Renovation & Addition  
1028 Gosper Cres.  
Victoria, B.C.

SHEET TITLE:  
ELEVATIONS

SCALE: 1/4" = 1'-0"

DRAWING NO.:  
**A2.1**





1 SOUTH PERSPECTIVE  
A2.2



2 SOUTH PERSPECTIVE 2  
A2.2



3 SOUTHWEST PERSPECTIVE  
A2.2



4 SOUTHWEST PERSPECTIVE 2  
A2.2

d3 STUDIO

D3 Studio  
250-686-2523  
d3arch@gmail.com  
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CONSULTANTS:  
YAGER  
CONSTRUCTION LTD.

RECEIVED

AUG - 2 2024

CORP. OF TOWN OF ESQUIMALT

DEVELOPMENT

DATE: JUNE14/2024

DESIGNER: SEAN DANCE

DISCIPLINE:

PROJECT:

STRUCTURAL:

METALS:

ELECTRICAL:

DATE: JUNE14/2024

SUB TITLE:  
Interior Renovation &  
Addition  
1028 Gosper Cres.  
Victoria, B.C.

SHEET TITLE:  
PERSPECTIVES

SCALE:  
N/A

DRAWING NO:  
A2.2