

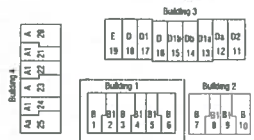
Exterior Finish Legend

- | | | | | | | | |
|----------------|--|---------------------|---|--------------------------------|--|---------------|--|
| ◇ Pitch Roof | Asphalt Shingles | ◇ Panel | Wood, painted, painted. See Colour Scheme for colour | ◇ Garage Doors | Overhead garage door w/ glazed panels, painted to match adjacent cladding colour | ◇ Dark Fascia | 2 x 10 wood, painted. See Colour Scheme for colour |
| ◇ Gable Fascia | GAF HD Premier, Pewter Gray | ◇ Windows | Vinyl frames, refer to colour scheme | ◇ Brackets, Posts & Beams | Wood, painted. See Colour Scheme for colour | ◇ Glazing | Privacy Screens & Guards |
| ◇ Fascia | 2 x 4 on 2 x 10 wood, painted. See Colour Scheme for colour | ◇ Feature Trim | 2x6 wood, painted. See Colour Scheme for colour | ◇ Guard Rail | Aluminum rails, supports and pickets, charcoal | | Lightly tinted Laminated Safety Glass at Guards |
| ◇ Soft | 2 x 10 wood, painted. See Colour Scheme for colour | ◇ Trims | 2x4 wood, painted. See Colour Scheme for colour | ◇ Gutter & RVL | Pre-finished aluminum, charcoal | | Frosted Glass at Privacy Screens |
| ◇ Lap Siding 1 | Hardie/Soft Panels, Vented Cotnamill, painted, Match adjacent cladding colour | ◇ Belly Band | 2x10 wood, painted. See Colour Scheme for colour | ◇ Decorative Louvers on Gables | 14 x 14 wood painted to match adjacent cladding colour | | |
| ◇ Lap Siding 2 | Hardie/Plank Lap Siding, Smooth, painted. See Colour Scheme for colour 4' Exposure | ◇ Entry Front Doors | Fibreless door, painted. See Colour Scheme for colour | ◇ Brick Piers | Brick Veneer | | |



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Revised:
 Issue for Development Permit
 December 12 2019
 Issue for Development Permit Re-submission
 June 20 2020
 Re-issuance for Development Permit Re-submission
 June 23 2021
 Re-issuance for Spatial Calculation Revision
 August 3 2021
 Plan Revision
 August 29 2021
 Plan Revision
 September 22 2021
 Re-issuance for Development Permit
 January 25 2022



Abstract Development

Rainbow Saanich
 RAINBOW & SEVENOAKS RD.
 VICTORIA DISTRICT, B.C.
 Lots A and B, Section 49,
 Victoria District, Plan 10988
 Lot 20, Block 3, Section 49,
 Victoria District, Plan 1178

Building 1 Elevations

Scale 1:100
 January 23 2022

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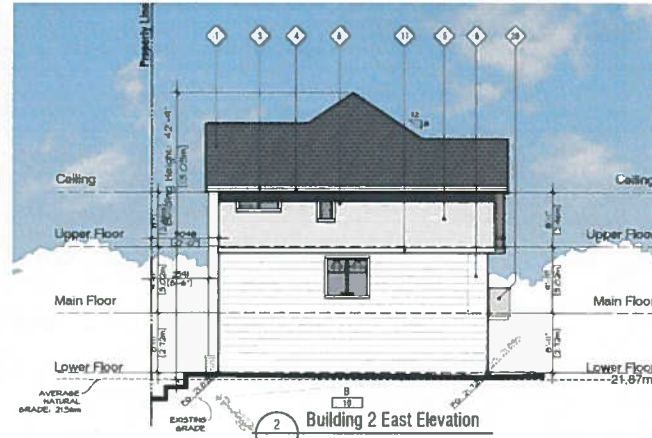
PLANNING DEPT.
DISTRICT OF SAANICH

Building 1

A-2.01



Building 2 South Elevation
SCALE: 1/100



Building 2 East Elevation
SCALE: 1/100

SPATIAL SEPARATION CALCULATION - BCRC 2016 TABLE 9.16.13.4

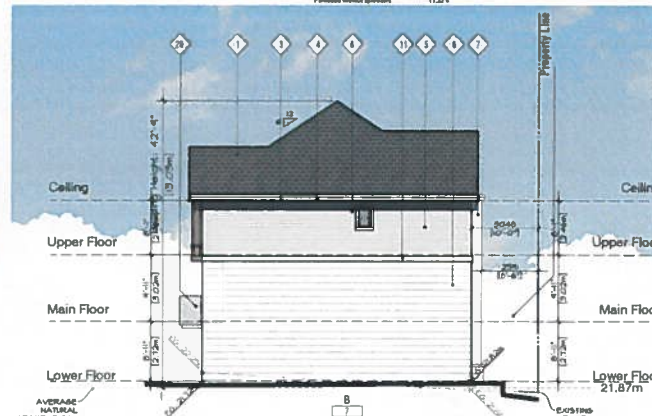
USE 1	USE 2	USE 3
Limiting address	1700	2.88 M
Exposed building face	1118 SF	30.26 M ²
Unobstructed opening	48 SF	4.48 M ²
Permitted unobstructed opening	6.24	
Permitted without separation	1.24%	



Building 2 North Elevation
SCALE: 1/100

SPATIAL SEPARATION CALCULATION - BCRC 2016 TABLE 9.16.13.4

USE 1	USE 2	USE 3
Limiting address	1700	2.88 M
Exposed building face	986 SF	27.89 M ²
Unobstructed opening	135 SF	11.97 M ²
Permitted unobstructed opening	25.17	
Permitted without separation	2.17%	



Building 2 West Elevation
SCALE: 1/100

SPATIAL SEPARATION CALCULATION - BCRC 2016 TABLE 9.16.13.4

USE 1	USE 2	USE 3
Limiting address	1700	2.88 M
Exposed building face	1118 SF	30.26 M ²
Unobstructed opening	48 SF	4.48 M ²
Permitted unobstructed opening	6.24	
Permitted without separation	1.24%	

Exterior Finish Legend

- ◇ Pitch Roof: Asphalt Shingles
- ◇ Gable Fascia: GF HD Premier, Powder Gray
- ◇ Fascia: 2 x 4 on 2 x 10 wood, painted
- ◇ Soffit: 2 x 10 wood, painted
- ◇ Lap Siding 1: HardiePlank Lap Siding, Smooth, painted
- ◇ Lap Siding 2: HardiePlank Lap Siding, Smooth, painted
- ◇ Panel: Vinyl beams, refer to colour scheme
- ◇ Windows: 2nd wood, painted
- ◇ Trim: 2nd wood, painted
- ◇ Belly Band: 2x10 wood, painted
- ◇ Entry Front Doors: Fibreglass door, painted
- ◇ Wood, painted: painted, See Colour Scheme for colour
- ◇ Vinyl beams: refer to colour scheme
- ◇ 2nd wood, painted: See Colour Scheme for colour
- ◇ 2nd wood, painted: See Colour Scheme for colour
- ◇ 2x10 wood, painted: See Colour Scheme for colour
- ◇ Fibreglass door, painted: See Colour Scheme for colour
- ◇ Garage Doors: Overhead garage door w/ glazed panels, painted to match adjacent cladding colour
- ◇ Brackets, Posts & Beams: Wood, painted
- ◇ Guard Rail: Aluminium rails, supports and pickets, charcoal
- ◇ Gutter & RWL: Pre-finished aluminium, charcoal
- ◇ Decorative Louvers on Gable: 14 x 14 wood, painted to match adjacent cladding colour
- ◇ Brick Piers: Brick Veneer
- ◇ Dark Fascia: 2 x 10 wood, painted
- ◇ Glazing: See Colour Scheme for colour

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DISTRICT OF SAANICH

Building 2 A-2.03



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Issue for Development Permit
December 12 2019
Issue for Development Permit Resubmission
June 30 2020
Re-Issue for Development Permit Resubmission
June 29 2021
Re-Issue for Scaled Calculations Review
August 3 2021
Plan Revisions
August 29 2021
Plan Revisions
September 23 2021
Re-Issue for Development Permit
January 20 2022



Building 3

E	D	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22	
18	18	17	16	15	14	13	12	11																

Building 1

B	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	B13	B14	B15	B16	B17	B18	B19	B20	B21	B22	
1	2	3	4	5	6																		

Building 2

B	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	B13	B14	B15	B16	B17	B18	B19	B20	B21	B22	
1	2	3	4	5	6																		

Abstract Development

Rainbow Saanich

RAINBOW & SEVENOAKS Rd.
VICTORIA DISTRICT, B.C.

Lot A and B, Section 49,
Victoria District, Plan 19885
Lot 20, Block 3, Section 49,
Victoria District, Plan 1178

Building 2 Elevations

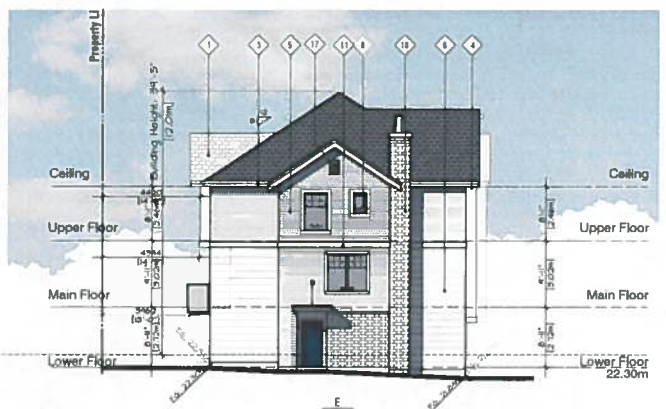
Scale 1/100
January 23 2022



1 Building 3 South Elevation
SCALE: 1/100

SPIRAL SEPARATION CALCULATION - BCSC 2019 TABLE 9.10.1A

WIND	WIND SPEED	WIND SPEED	WIND SPEED
Existing structure	13.0	4.11 kN	1.7
Equivalent building form	48.0 SF	45.88 kPa	Equivalent building form
Unperforated opening	11.5 SF	18.21 kPa	Unperforated opening
Perforated unperforated opening	24.5	24.5	Perforated unperforated opening
Perforated without openings	21.0%	21.0%	Perforated without openings



2 Building 3 West Elevation
SCALE: 1/100

SPIRAL SEPARATION CALCULATION - BCSC 2019 TABLE 9.10.1A

WIND	WIND SPEED	WIND SPEED	WIND SPEED
Existing structure	13.0	4.11 kN	1.7
Equivalent building form	48.0 SF	45.88 kPa	Equivalent building form
Unperforated opening	11.5 SF	18.21 kPa	Unperforated opening
Perforated unperforated opening	24.5	24.5	Perforated unperforated opening
Perforated without openings	21.0%	21.0%	Perforated without openings

Exterior Finish Legend

- ◆ Pitch Roof Asphalt Shingles
GAF HD Premier, Pewter Gray
- ◆ Gable Fascia 2 x 4 on 2 x 10 wood, painted
See Colour Scheme for colour
- ◆ Fascia 2 x 10 wood, painted
See Colour Scheme for colour
- ◆ Soffit Hardie Soffit Panels, Venetian CedarMill, painted. Match adjacent cladding colour
- ◆ Lap Siding 1 HardiePlank Lap Siding, Smooth, painted
See Colour Scheme for colour 4' Exposure
- ◆ Lap Siding 2 HardiePlank Lap Siding, Smooth, painted
See Colour Scheme for colour, 7' Exposure
- ◆ Panel Wood, painted, painted.
See Colour Scheme for colour
- ◆ Windows Vinyl frames refer to colour scheme
- ◆ Feature Trims 2x6 wood, painted
See Colour Scheme for colour
- ◆ Trim 2x4 wood, painted
See Colour Scheme for colour
- ◆ Soffit Band 2x10 wood, painted
See Colour Scheme for colour
- ◆ Entry Front Doors Fibreglass door, painted
See Colour Scheme for colour
- ◆ Garage Doors Overhead garage door w/ glazed panels.
Painted to match adjacent cladding colour
- ◆ Brackets, Posts & Beams Wood, painted
See Colour Scheme for colour
- ◆ Guard Rail Aluminum rails, supports and pickets
charcoal
- ◆ Gutter & R/WL Pre-finished aluminum, charcoal
- ◆ Decorative Louvers on Gable 14 x 14 wood, painted to match
adjacent cladding colour
- ◆ Brick Piers Brick Veneer
- ◆ Dark Fascia 2 x 10 wood, painted
See Colour Scheme for colour
- ◆ Glazing Privacy Screens & Guards
Lightly Insulated Laminated Safety Glass at
Guards
Frosted Glass at Privacy Screens



Issue for Development Permit
December 12, 2017
Issue for Development Permit Reconsideration
June 30, 2020
Re-issue for Development Permit Reconsideration
June 21, 2021
Re-issue for Spatial Calculation Review
August 9, 2021
Plan Review
August 24, 2021
Plan Review
September 22, 2021
Re-issue for Development Permit
January 20, 2022



Building 3

4	20
A1	21
A1	22
A1	23
A1	24
A2	25

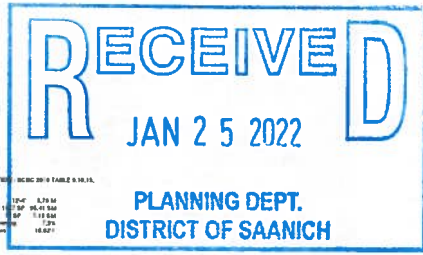
Building 1

B	01	B	01	B	01	B	01
1	2	3	4	5	6	7	8

Building 2

B	01	B	01	B	01	B	01
7	8	9	10	11	12	13	14

Abstract Development



Rainbow Saanich
RAINBOW & SEVENOAKS RD.
VICTORIA DISTRICT, B.C.
Lots A and B, Section 49,
Victoria District, Plan 10988
Lot 20, Block 3, Section 49,
Victoria District, Plan 1178

Building 3 Elevations

Scale: 1/100
January 20, 2022

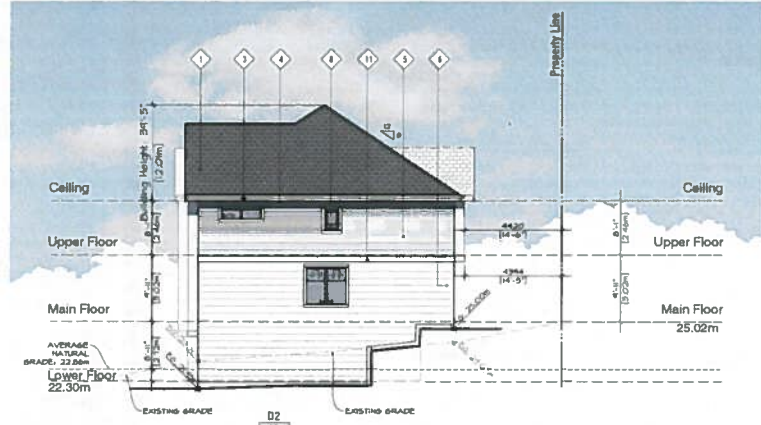
Building 3 A-2.06



1 Building 3 North Elevation
SCALE: 1/100

SPITAL SEPARATION CALCULATION - CBC (2019) TABLE 9.16.15.4

UNIT #1 (1)	UNIT #2 (1)	UNIT #3 (1)	UNIT #4 (1)	UNIT #5 (1)	UNIT #6 (1)	UNIT #7 (1)	UNIT #8 (1)	UNIT #9 (1)												
Lotting Address	11' F	4.28 M	Lotting Address	14' F	4.28 M	Lotting Address	14' F	4.28 M	Lotting Address	14' F	4.28 M	Lotting Address	14' F	4.28 M	Lotting Address	14' F	4.28 M	Lotting Address	14' F	4.28 M
Exposed building face	348 SF	32.31 SQ	Exposed building face	276 SF	27.76 SQ	Exposed building face	362 SF	33.59 SQ	Exposed building face	463 SF	42.87 SQ	Exposed building face	382 SF	35.39 SQ	Exposed building face	428 SF	39.64 SQ	Exposed building face	382 SF	35.39 SQ
Unpermitted opening	180.0 SF	16.78 SQ	Unpermitted opening	75.0 SF	6.96 SQ	Unpermitted opening	115.0 SF	10.63 SQ	Unpermitted opening	115.0 SF	10.63 SQ	Unpermitted opening	180.0 SF	16.78 SQ	Unpermitted opening	180.0 SF	16.78 SQ	Unpermitted opening	180.0 SF	16.78 SQ
Proposed unpermitted opening	38.19	3.54	Proposed unpermitted opening	33.81	3.12	Proposed unpermitted opening	32.21	2.98	Proposed unpermitted opening	32.21	2.98	Proposed unpermitted opening	38.19	3.54	Proposed unpermitted opening	38.19	3.54	Proposed unpermitted opening	38.19	3.54
Permitted unpermitted opening	41.64%		Permitted unpermitted opening	40.00%		Permitted unpermitted opening	41.21%		Permitted unpermitted opening	41.21%		Permitted unpermitted opening	41.64%		Permitted unpermitted opening	41.64%		Permitted unpermitted opening	41.64%	



2 Building 3 East Elevation
SCALE: 1/100

SPITAL SEPARATION CALCULATION - CBC (2019) TABLE 9.16.14.4

UNIT #1 (1)	UNIT #2 (1)	UNIT #3 (1)	UNIT #4 (1)	UNIT #5 (1)	
Lotting Address	11' F	4.28 M	Lotting Address	14' F	4.28 M
Exposed building face	67.0 SF	6.23 SQ	Exposed building face	67.0 SF	6.23 SQ
Unpermitted opening	4.0 SF	0.37	Unpermitted opening	4.0 SF	0.37
Proposed unpermitted opening	4.0 SF	0.37	Proposed unpermitted opening	4.0 SF	0.37
Permitted unpermitted opening	17.21%		Permitted unpermitted opening	17.21%	

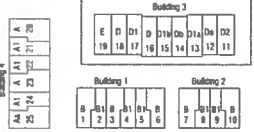
Exterior Finish Legend

- ◆ Pitch Roof: Asphalt Shingles, GAF HD Premier, Pewter Gray
- ◆ Gable Fascia: 2 x 4 on 2 x 10 wood, painted. See Colour Scheme for colour
- ◆ Fascia: 2 x 10 wood, painted. See Colour Scheme for colour
- ◆ Soffit: Hardie-SoftR Panels, Vented Cedar/Alum., painted. Match adjacent cladding colour
- ◆ Lap Siding 1: HardiePlank Lap Siding, Smooth, painted. See Colour Scheme for colour
- ◆ Lap Siding 2: HardiePlank Lap Siding, Smooth, painted. See Colour Scheme for colour, 7" Exposure
- ◆ Panel: Wood, painted, painted. See Colour Scheme for colour
- ◆ Windows: Vinyl frames, refer to colour scheme
- ◆ Feature Trims: 2x6 wood, painted. See Colour Scheme for colour
- ◆ Trims: 2x4 wood, painted. See Colour Scheme for colour
- ◆ Belly Band: 2x10 wood, painted. See Colour Scheme for colour
- ◆ Entry Front Doors: Fibreglass door, painted. See Colour Scheme for colour
- ◆ Garage Doors: Overhead garage door w/ glazed panels, painted to match adjacent cladding colour
- ◆ Brackets, Posts & Beams: Wood, painted. See Colour Scheme for colour
- ◆ Guard Rail: Aluminium rails: supports and pickets, charcoal
- ◆ Gutter & RWL: Pre-finished aluminium, charcoal
- ◆ Decorative Leavers on Gable: 14 x 14 wood, painted to match adjacent cladding colour
- ◆ Brick Piers: Brick Veneer
- ◆ Dark Fascia: 2 x 10 wood, painted. See Colour Scheme for colour
- ◆ Glazing: Lightly tinted Laminated Safety Glazs at Glazs, Frosted Glazs at Privacy Screens



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- Issue for Development Permit: December 12 2019
- Issue for Development Permit Re-submission: June 30 2020
- Re-issue for Development Permit Re-submission: June 28 2021
- Re-issue for Capital Calibration Review: August 13 2021
- Plan Review: August 28 2021
- Plan Review: September 23 2021
- Re-issue for Development Permit: January 20 2022



Abstract Development

Rainbow Saanich
RAINBOW & SEVENOAKS Rd.
VICTORIA DISTRICT, B.C.
Lots A and B, Section 49,
Victoria District, Plan 10986
Lot 20, Block 3, Section 49,
Victoria District, Plan 1178

Building 3 Elevations

Scale: 1/100
January 20 2022

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Building 3

A-2.07

JAN 25 2022

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