

# K0311 2856 Colquitz Ave.

DEVELOPMENT PERMIT - SUBDIVISION

## PROJECT SCOPE:

1) SUBDIVIDE CURRENT LOT INTO TWO SINGLE FAMILY RS-6 LOTS

LOT 1 = 656.7m<sup>2</sup>  
 LOT 2 = 835.3m<sup>2</sup>  
 (LOT 2 INCLUDING PANHANDLE 948.2 m<sup>2</sup>)

EXISTING LOT 1 SFD AVG GRADE CALC.	
POINTS	HOUSE
A	13.86 m
B	14.11 m
C	14.25 m
D	14.25 m
E	14.22 m
F	13.98 m
G	13.88 m
H	13.88 m
TOTAL	112.41 m
AVG GRADE	14.05 m

AVG LOW CALC.	
POINTS	HOUSE
A	13.86 m
F	13.96 m
TOTAL	27.82 m
LOW GRADE	13.91 m

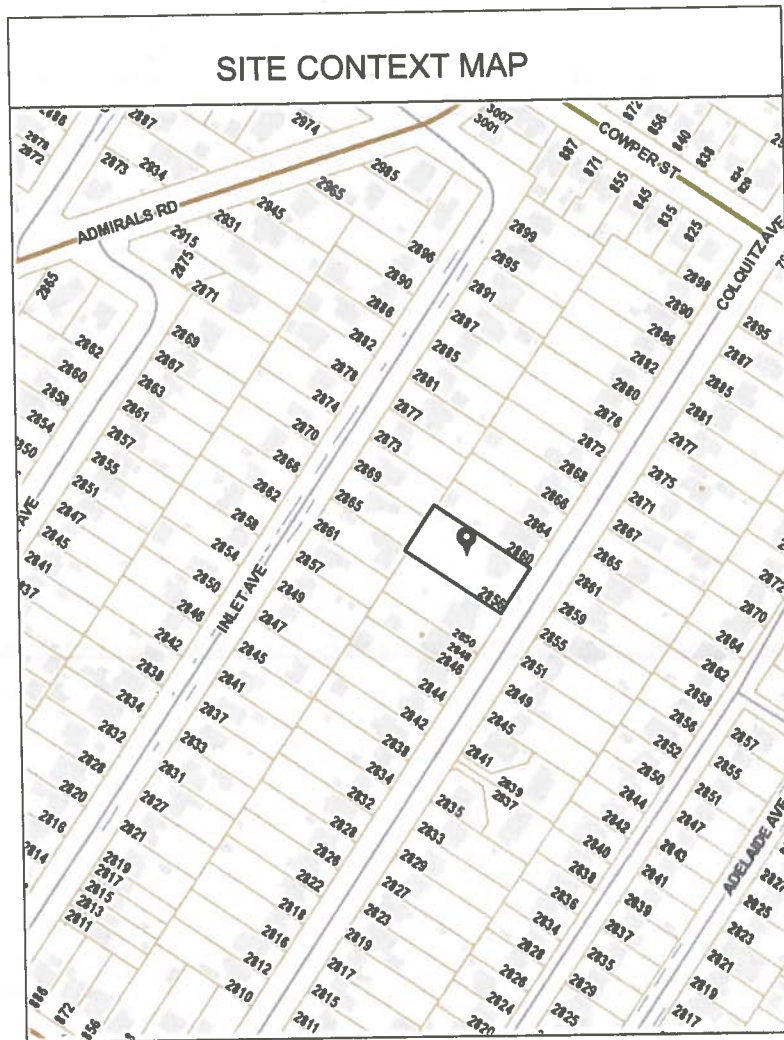
PROJECT DATA:	EXISTING SFD PROPOSED - LOT 1	
CIVIC ADDRESS:	2856 COLQUITZ AVE, SAANICH BC	
LEGAL DESCRIPTION:	AMENDED LOT 19 (DD 168882), BLOCK 1, SECTION, VICTORIA DISTRICT, PLAN 1020	
ZONE:	RS-6	EXISTING PROPOSED
LOT AREA	1697 m <sup>2</sup>	656.7 m <sup>2</sup>
LOT FRONTAGE	27.28 m	23.28 m
LOT DEPTH	58.87 m	28.22 m

SETBACKS	PERMITTED	EXISTING	PROPOSED
FRONT LOT LINE	6.0 m	8.09 m	8.09 m
REAR LOT LINE	7.5 m	37.04 m	7.62 m
FRONT AND REAR COMBINED	NOT LESS THAN 15.0 m	45.13 m	15.71 m
INTERIOR LOT LINE - N	1.50 m (min.)	1.53 m	1.53 m
INTERIOR LOT LINE - S	3.00 m (min.)	13.41 m	9.41 m
SIDE LOT COMBINED	NOT LESS THAN 4.5 m	14.94 m	10.94 m
PROJECTION INTO SETBACK	1.2 m		1.08 m

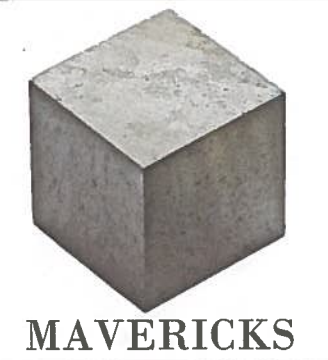
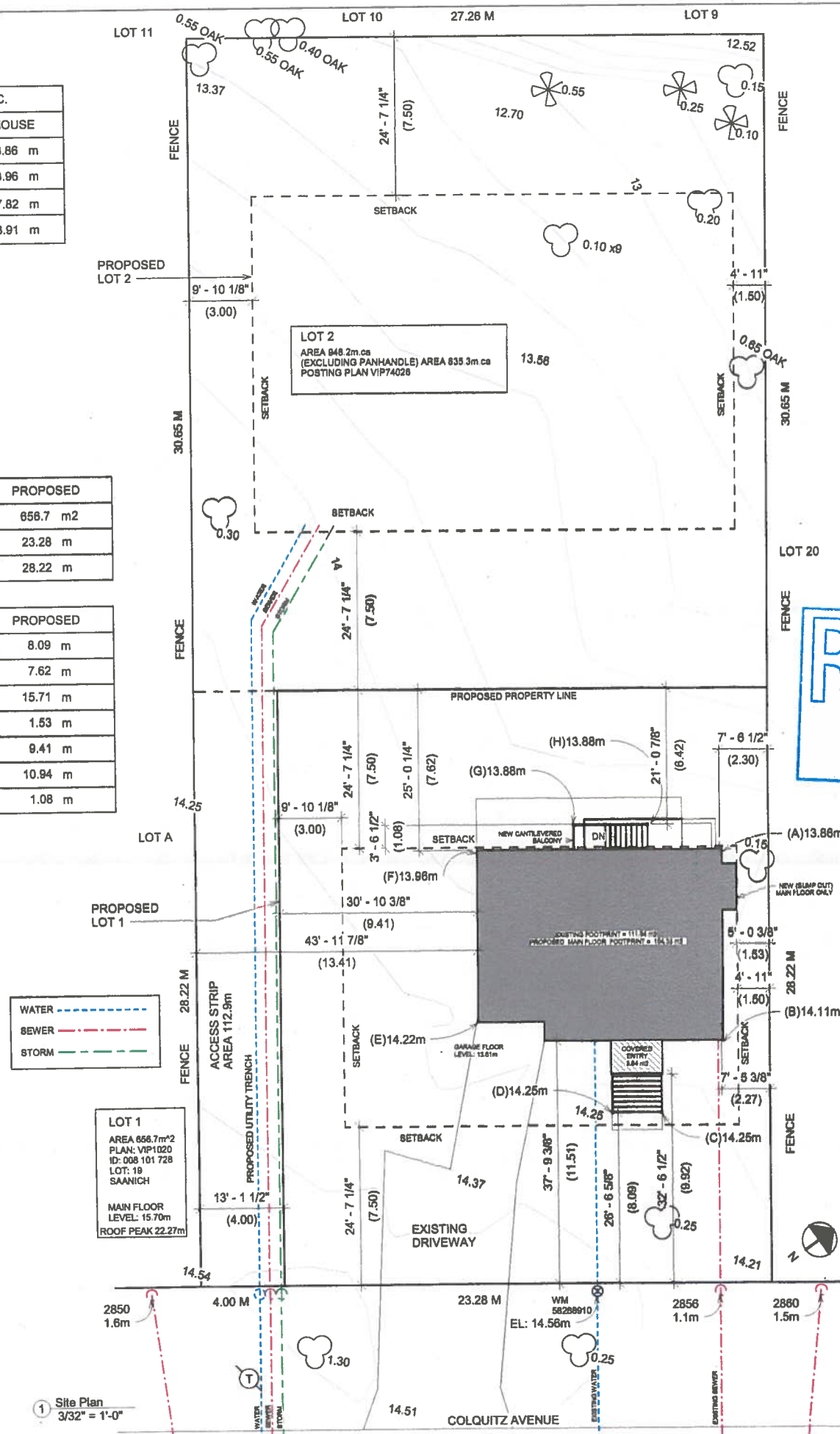
HEIGHTS	PERMITTED	EXISTING
LOWEST OVERALL WALL AVG		13.91 m
AVG GRADE		14.05 m
BASEMENT FLOOR ELEV (LFE)(SILL)		13.57 m
MAIN FLOOR ELEV (MFE)(SILL)		15.7 m
UPPER FLOOR ELEV		18.35 m
HIGHEST EAVE E. DORMER		20.75 m
HIGHEST AVG MID-ROOF E DORMER		21.51 m
PEAK		22.27 m
HIGHEST SINGLE FACE MID-ROOF FROM LOW W DORMER	7.50 m	7.49 m
HIGHEST MID-ROOF FROM AVG.	7.50 m	7.46 m

GROSS FLOOR AREA:	EXISTING
BASEMENT FLOOR	77.15 m <sup>2</sup>
MAIN FLOOR	104.33 m <sup>2</sup>
UPPER FLOOR	55.46 m <sup>2</sup>
EXEMPTIONS - (GARAGE)	-18.08 m <sup>2</sup>
TOTAL GROSS AREA	237.32 m <sup>2</sup>

FLOOR AREA RATIO:	0.5 : 1	237.32/656.7 = 0.36
LOT COVERAGE:	40 %	108.17/656.7 * 100 = 16.5%



Sheet List	
Sheet Name	Sheet Number
SITE PLAN & EXISTING LOT-1 DATA TABLE	A1
LOT 1 - EXISTING DWELLING PLANS	A2
LOT 1 - EXISTING DWELLING ELEVATIONS	A3



C-2009 Fernwood Rd  
 Victoria, BC V8T 2Y8  
 (250) 634-0198

**RECEIVED**  
 DEC 08 2020  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

No.	Description	Date
1	ISSUED FOR DEV PERMIT	2020.11.05

**Adam Wilson**  
 2856 Colquitz, Saanich, BC  
 SITE PLAN & EXISTING LOT-1 DATA TABLE

Project number	K0311
Date	2020.11.05
Drawn by	M.H.
Checked by	K.M.

**A1**  
 Scale As indicated