



PROJECT DATA FOR PROPOSED SUBDIVISION

LOT 1 EXISTING ACCESSORY BUILDING

REFER TO LOT 1 PROJECT DATA

FLOOR AREAS
GARAGE @ 211 SF NOT INCLUDED IN FSR(R) OR GROSS FLOOR AREA (R)

AVERAGE GRADE: X m (X')

HEIGHT:
PROPOSED: X m (X')
PERMITTED: 3.75 m (11.5')

SETBACKS		
SETBACK TYPE	REQUIRED MINIMUM	EXISTING
FRONT	7.5 m 24.6'	11.0 m 36.7'
REAR	1.5 m 4.9'	6.4 m 21.03'
SIDE NORTH	1.5 m 4.92'	1.56 m 5.12'
SIDE SOUTH	1.5 m 4.92'	10.75 m 35.2'

PROJECT DATA FOR PROPOSED SUBDIVISION

LOT 1			LOT 2																																												
LEGAL DESCRIPTION ORIGINAL LOT AMENDED LOT A (DD 2311931), SECTION 44, VICTORIA DISTRICT, PLAN 8957.			LEGAL DESCRIPTION ORIGINAL LOT AMENDED LOT A (DD 2311931), SECTION 44, VICTORIA DISTRICT, PLAN 8957.																																												
MUNICIPALITY: DISTRICT OF SAANICH			MUNICIPALITY: DISTRICT OF SAANICH																																												
EXISTING ZONING RS-10			EXISTING ZONING RS-10																																												
PROPOSED ZONING RS-6			PROPOSED ZONING RS-6																																												
LOT AREA 8026.93 sf (745.72 m²) REQUIRED MIN.: 6028 sf (560 m²)			LOT AREA 7195.33 sf (668.46 m²) REQUIRED MIN.: 6028 sf (560 m²)																																												
LOT WIDTH EXISTING = 52.5' (16.0 m) PERMITTED MIN. 52.5' (16.0 m)			LOT WIDTH PROPOSED: 47.03' (14.34 m) REQUIRES VARIANCE PERMITTED MIN. 52.5' (16.0 m)																																												
LOT COVERAGE EXISTING = 1716/8026.93 = 21.3% PERMITTED MAX: 40% = 3210.7 sf			LOT COVERAGE EXAMPLE = 1727 / 7195 = 24% PERMITTED MAX: 40% = 2878 sf (267.98m²)																																												
SANICH HERITAGE STRUCTURE REGISTERED: YES DESIGNATED: NO			SANICH HERITAGE STRUCTURE REGISTERED: YES DESIGNATED: NO																																												
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FLOOR AREAS: TO BE VERIFIED LOWER 1052.3 sf (97.76m²) (does not meet basement defntrn) MAIN 1384.2 sf (128.6 m²) X B UPPER 874.1 sf (81.67 m²) excl. areas under 5.5' cell. ht.) TOTAL 3310.6 sf = (308.03 m²) GROSS FLOOR AREA GARAGE @ 211 sf NOT INCLUDED			FLOOR AREAS: EXAMPLE ONLY LOWER 687 sf MAIN 1450 sf UPPER 1200 sf TOTAL 3337 sf = GROSS FLOOR AREA PERMITTED NON-BASEMENT (1ST & 2ND FLOOR): 2669.6 sf																																												
FLOOR SPACE RATIO (R) EXISTING: 3315.6/8026.9 = 41% B PERMITTED: 5 = 4013 sf (SEE GROSS FLOOR AREA)			FLOOR SPACE RATIO (R) EXAMPLE: 3337/7195 = 46% PERMITTED: 5 x 7195 = 3597.6 sf (SEE GROSS FLOOR AREA)																																												
GROSS FLOOR AREA (R) EXISTING: 3315.6 sf (308.03 m²) B PERMITTED: 3337 sf (310 m²)			GROSS FLOOR AREA (R) EXAMPLE: 3337 sf (310 m²) PERMITTED: 3337 sf (310 m²)																																												
NON-BASEMENT AREAS EXISTING: 3315.6 sf (646 sf VARIANCE) X B PERMITTED: 80% x 3337 = 2669.6 sf (248 m²)			NON-BASEMENT AREAS EXAMPLE: 2650 sf (246 m²) PERMITTED: 80% x 3337 = 2669.6 sf (248 m²)																																												
GRADE CALC: REFER TO TABLE			GRADE CALC: REFER TO TABLE																																												
AVERAGE GRADE: 18.38 m = 60.3'			AVERAGE GRADE: 17.46 m = 57.3'																																												
HEIGHT: PROPOSED: 6.97 m = 22.87' PERMITTED: 7.5 m = 24.6'			HEIGHT: EXAMPLE: 7.26m = 23.8' PERMITTED: 7.5 m = 24.6'																																												
LOWEST AVERAGE GRADE 18.1 18.22 36.32 / 2 = 18.16 m = 59.6' LOWEST AVGE GRADE			LOWEST AVERAGE GRADE 17.0 17.47 34.47 / 2 = 17.23 m = 56.54' LOWEST AVGE GRADE																																												
SINGLE FACE HEIGHT FROM LOWEST AVERAGE GRADE: 17.19m [23.6']			SINGLE FACE HEIGHT FROM LOWEST AVERAGE GRADE: 17.49m [24.57']																																												
PERMITTED MAX. HT. F. LOWEST AVERAGE GRADE: = 7.5m [24.6']			PERMITTED MAX. HT. F. LOWEST AVERAGE GRADE: = 7.5m [24.6']																																												
PARKING SPACES: 2			PARKING SPACES: 2																																												

REVISIONS & ISSUES

REV.	DESCRIPTION	DATE
A	SUBDIVISION & REZONING APPLICATION	05.04.18
B	REVISE FLOOR AREAS LOT 1, SHOW NT, 1,2,3,4 TREES	04.25.18

SITE PLAN
RE-ZONING AND SUBDIVISION
3905 HOBBS ST.
SAANICH, B.C. 05.15.18
SCALE = 1:100



INDICATES VARIANCE REQUIRED

REVISIONS PER SAANICH COMMENTS 09.25.18