

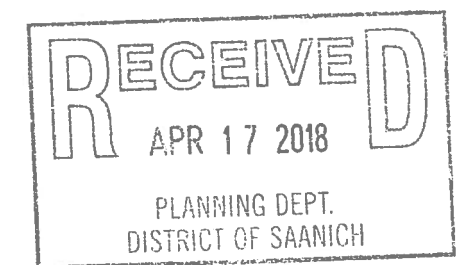


General Information				
Municipal Address	1604 Derby Road, Victoria B.C.			
Legal Description	Lot D, Block 1, Section 37, Victoria Distric, Plan 1722, Except Part in Plan 10094			
Owner:	Robert Swart and Pranjiyoti Mangat			
Owner's Address:	806 10045-118 St. NW Edmonton, AB T5K 2K2			
Contact Information:	Email: swart@shaw.ca Cell: (780) 932-1562			
Agent:	Kors Development Services Inc.			
Contact Information:	denise@korsdevelopment.com (250) 743-8700			
Zoning Bylaw Summary				
	Bylaw Req't	Lot 1	Lot 2	Lot 3
Building Description and Use	Single Family Residential			
Zoning	R6			
Site				
Site Area (Sq. m.)	560 Min.	808	808	808
Lot Width (m)	16	15.25	15.25	15.25
Lot Depth (m)	27.5	52.98	52.98	52.98
Lot Coverage (Including the garage)	40% Max.	23%	25%	23%
Floor Space Ratio	0.5 Max.	404	404	404
Building Area				
Gross Floor Area (Sq. M.)	310 Max.	309.8	274.5	309.4
Gross Floor Area (Non Basement)	248 Max.	239.9	245.5	239.9
Basement		70.0	29.0	69.5
Main Floor		139.8	92.5	139.8
Second Floor		100.1	153.0	100.1
Garage (Not Included in GFA)	50 Max.	46.6	49.0	45.4
Lot Coverage (Including the garage)	323.2 Max.	186.5	203.6	185.2
Building Height				
Av. Grade at Building (Geodetic)		40.18	40.19	39.61
Lowest Single Face Elevation		39.85	39.76	39.58
Max. Bldg. Height (Roof Slope >= 3:12)	7.5 Max.	7.34		7.18
Max. Bldg. Height (Roof Slope < 3:12)	6.5 Max.		6.05	
Building Height (Geodetic)		47.51	46.24	46.79

Setbacks (m)				
Front	Minimum	Lot 1	Lot 2	Lot 3
Front	6.0	18.29	19.55	15.63
Rear	7.5	11.06	9.17	14.86
Combined Front + Rear Yards	15.0	29.35	28.72	30.49
West Side Yard		3.03	1.51	0.94
East Side Yard	1.5	0.94	3.22	3.02
Combined East + West Side Yard	4.50	3.97	4.73	3.96

Limiting Distance Calculations (For walls with Unprotected Openings)					
Description	Wall Area	Window Area	Percentage Openings	Limiting Distance	Allowable Openings
East Property					
West Wall	104.9	6.9	7%	1.6	7%
East Wall					
South Segment	79.7	6.2	8%	3.1	9.61 sq m
North Segment	30.4	10.8	35%	8.6	74 sq m
North Wall	61.8	17.4	28%	17.3	100%
South Wall	61.8	20.4	33%	15.5	100%
Middle Property					
East Wall	111.6	13.6	12%	4.5	20.25 sq m
West Wall	142.0	8.8	6%	1.6	7%
North Wall	64.0	32.4	51%	19.6	100%
South Wall	64.0	25.6	40%	9.2	84.6 sq m
West Property					
West Wall					
North Segment	79.7	6.2	8%	3.1	9.61 sq m
South Segment	30.4	10.8	35%	8.6	74 sq m
East Wall	104.9	6.9	7%	1.6	7%
North Wall	61.8	17.4	0.3	11.3	84%
South Wall	61.8	20.4	0.3	21.3	100%

Allowable opens as permitted under Table 9.10.15.4 or the square of the limiting distance



NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:
1604 DERBY ROAD
RESIDENTIAL SUBDIVISION

SHEET TITLE:
SITE PLAN

DATE: 18.03.26
SCALE: 3/32" - 1-0" (1:125)

SHEET:
A-2