

1544 Christmas Avenue

REZONING AND DEVELOPMENT PERMIT
APPLICATION 18-11-02

Site Plan & Data

A1.0
Scale 1:100



Owner Curate Developments
406-1990 Fort Street
Victoria, BC V8R 6V4
(250) 589-3254

Architect dhKarchitects
977 Fort Street
Victoria BC V8V 3K3
(250)-658-3367

Address 1544 Christmas Avenue

Legal Lot B Section 40
Victoria District Plan 402C

Description Rezoning for 4 storey
MF Residential 25 Units

Site Area	918 m ²
Main Floor	201 m ²
Second Floor	519 m ²
Third Floor	519 m ²
Fourth Floor	519 m ²

GFA	1,757 m ²
FAR	1.92 to 1

#Units 25
38 required @ 1.5 x
14 provided @ 0.56 x
*variance requested

#Vehicles 14

#Bicycles 6

Required

25 Class 1	6 Class 2	40 Class 1	6 Class 2
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Setbacks

Front	3.10 m
Rear	3.10 m
Side Ext	3.10 m
Side Int	4.00 m

Site Coverage 63% (575 m²)

Open Site Space 32% (296 m²)

Building Height	14.85 m
Grade	34.17 m
Roof	49.02 m

Unit Summary	#Stores	4
Studio	10	
1 BR	6	
2BR	9	
Total	25	

