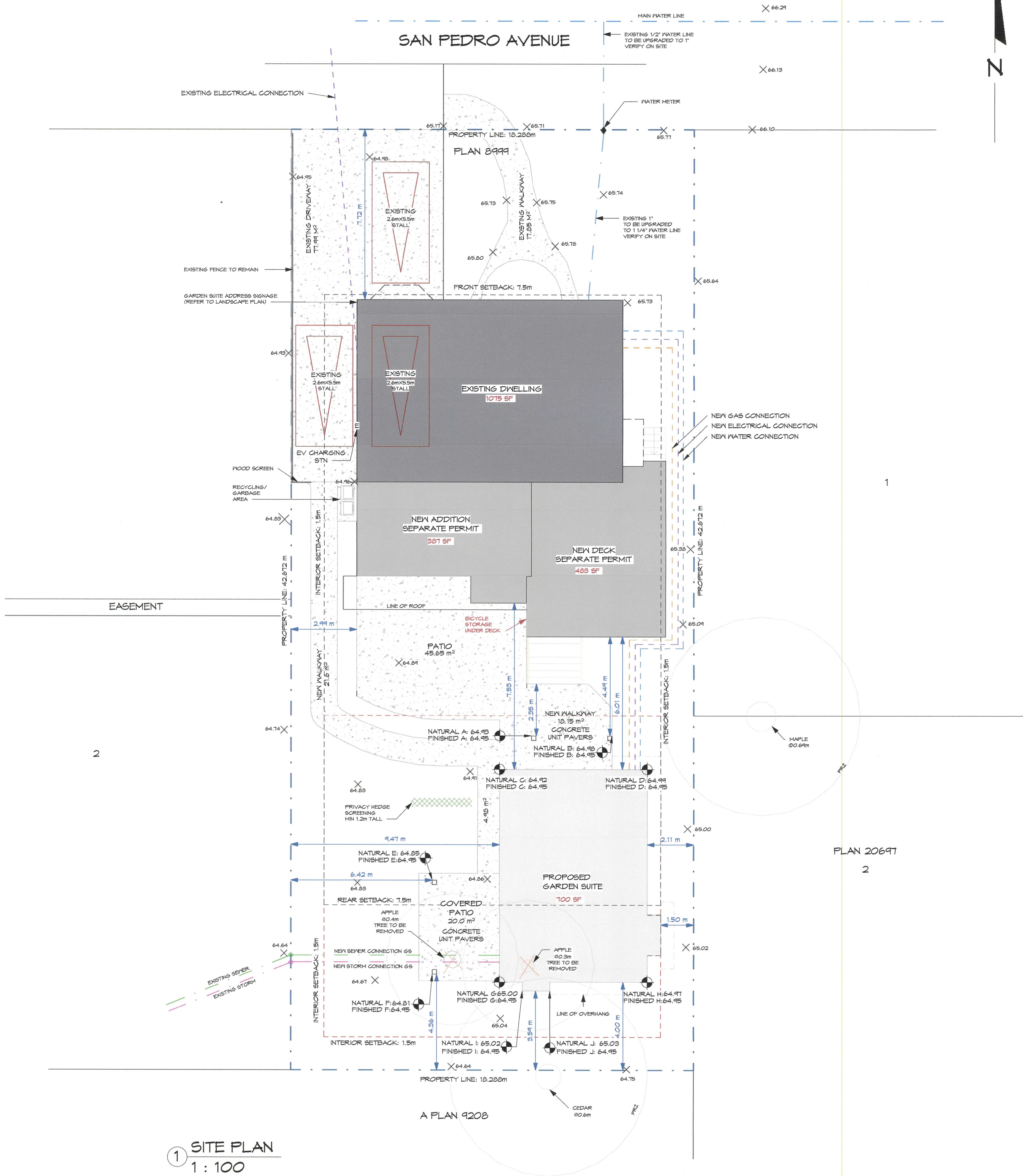




① SITE PLAN
1 : 100

LOT SIZE	REQUIRED	PROPOSED	VARIANCE
LOT SIZE(m²):	400 MIN.	780.4m²	-
REAR LOT AREA (m²) :	-	359.59m²	-
MEDIUM LOT (560-999 m²):	-	780.4m²	-
LOT COVERAGE			
SINGLE FAMILY DWELLING + NEW DECK + ADDITION (m²)(%):	-	100.69m² (23.15%)	-
ALL ACCESSORY BUILDING(S) INCLUDING GARDEN SUITE (m²)(%):	ZONING BYLAW	89.4m² (24.86%)	-
GARDEN SUITE (m²)(%):	ZONING BYLAW	65m² (8.32%)	-
REAR YARD LOT COVERAGE (%):	25% MAX.	24.86%	-
TOTAL LOT COVERAGE (ALL BLDGS) (%):	40% MAX.	34.60%	-
OPEN SITE SPACE (%):	45% MIN.	42.36%	2.63%
SITING AND HEIGHT			
GARDEN SUITE LOCATION:	REAR YARD	REAR YARD	-
REAR LOT LINE SETBACK (m):	1.5/3 (2 STOREY)	3.59m	-
INTERIOR SIDE LOT LINE SETBACK (m): (WEST)	1.5 MIN.	6.42m	-
INTERIOR SIDE LOT LINE SETBACK (m): (EAST)	1.5 MIN.	1.5m	-
COMBINED SIDEYARD SETBACK (m):	4.5 MIN.	7.92m	-
EXTERIOR SIDE LOT LINE SETBACK (m):	3.5 MIN.	-	-
SEPARATION SPACE (m):	4.0 MIN.	7.53m	-
AVERAGE NATURAL GRADE:	-	64.92m	-
HEIGHT SLOPE ROOF (m):	4.2 m(SMALL) 6.5 m(LARGE)	4.17m	-

SIZE			
-CRAWLSPACE (m²):	-	NO	-
MAIN FLOOR (m²):	-	65m²	-
GROSS AREA (m²):	-	65m²	-

MIN. OUTDOOR AMENITY SPACE FOR RESIDENTS			
DEDICATED OUTDOOR SPACE FOR GARDEN SUITE (m²):	20.0 MIN.	20.0m²	-

GENERAL			
CLEAR PATHWAY FROM STREET : TO THE DOOR OF A GARDEN SUITE (m) : 1.0 MIN.		1.2m	-

PARKING			
SINGLE FAMILY DWELLING:	2	2	-

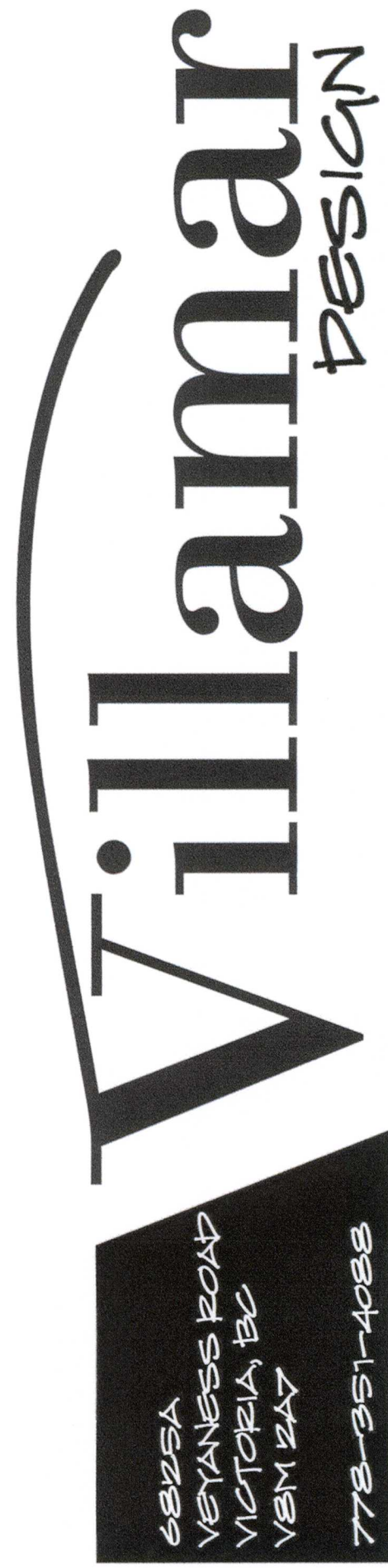
GARDEN SUITE WITH LEVEL 2 EV CHARGER:	1	1	-
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AVERAGE GRADE CALCULATION
A: 64.93(NATURAL)
B: 64.95(FINISHED)
C: 64.92(NATURAL)
D: 64.95(FINISHED)
E: 64.05 (NATURAL)
F: 64.01 (NATURAL)
G: 64.95 (FINISHED)
H: 64.95(FINISHED)
I: 64.95 (FINISHED)
J: 64.95 (FINISHED)
A+B+C+D+E+F+G+H+I+J/10 = 64.92m

FIXTURE OR DEVICE	FIXTURE UNITS	QUANTITY	LOAD
BATHROOM GROUP	3.6	4	14.4
BATHTUB	1.4	1	1.4
CLOTHES WASHER	1.4	2	2.8
DISHWASHER	1.4	2	2.8
HOSE BIBB	2.5	4	10
SINK BAR	1	1	1
SINK BATHROOM	0.7	1	0.7
SINK KITCHEN	1.4	2	2.8
SINK LAUNDRY	1.4	2	2.8
SHOWER STALL	1.4	1	1.4
			40.1

- SITE PLAN KEYNOTES:
- PROTECTED ROOT ZONE TO BE FENCED PRIOR TO CONSTRUCTION
 - CERTIFIED ARBORIST TO BE RETAINED, AT MINIMUM, TO SUPERVISE EXCAVATION OF PAD FOOTINGS, AND IF REQUIRED, TO PROVIDE TREE PROTECTION PLAN.
 - REFER TO ENGINEERING FOR SEWER CONNECTION
 - EXISTING WATER METER SIZE IS 1" CONFIRM ON SITE

PROPERTY LINE	WALLS/FLOOR OVER
BEAM LINE	WALLS/FLOOR BELOW
ROOF OVER	WALLS/FEATURES REMOVED
ROOF BELOW	UTILITY - WATER
UTILITY - GAS	UTILITY - ELECTRICAL
UTILITY - SEWER	UTILITY - STORM



1865 San Pedro Ave

Bill Shum and Joanne Chan



DEVELOPMENT PERMIT

DATE	ISSUED FOR
2022-09-29	DEVELOPMENT PERMIT
2022-07-26	SUMMARY LETTER CHANGES

Site

SHEET ISSUE DATE
2022-07-26

PROJECT NUMBER 2195
DRAWN BY DD
CHECKED BY DE

A2

SCALE As indicated