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House Behind The Hedge Design Build
2541 Trent St
Saenich, BC
tel: (236) 518-0837

2541 Trent St Garden Suite

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Project Data Table			
	Bylaw Requirement	Proposed	Variance
Lot Size			
Medium Lot (560-999 m ²)	560 min	649 m ²	
Rear Lot Area (m ²)		329 m ²	
Lot Coverage			
Single Family Dwelling (m ²) (%)	-	96.0 m ²	
Accessory Building(s) (m ²) (%)	10% (Medium Lot)	10.0 m ² (1.5%)	
Garden Suite (m ²) (%)	65m ² (10%)	71.3 m ² (11.0%)	6.3 m ² (1%)
Rear Yard Lot Coverage (%)	25% max	25%	
Total Lot Coverage (all bldgs) (%)	40% max (RS-6)	27.3%	
Garden Suite Covered Entry (m ²)		1.4 m ² (0.2%)	
Parking Areas (m ²)		46.5 m ² (7.2%)	
Existing Walkways and Patio To Be Retained (m ²)		36.4 m ² (5.6%)	
Open Site Space (%)	45% min	59.7%	
Siting and Height			
Garden Suite Location	Rear Yard	Rear Yard	
Rear Lot Line Setback (m)	1.5 / 3.0 (two storey)	1.7m	
Interior Side Lot Line Setback (m)	1.5 min	3.3 m	
Interior Side Lot Line Setback (m)	1.5 min	3.3 m	
Combined Sideyard Setback (m)	4.5 min	6.6 m	
Exterior Side Lot Line Setback (m)	3.5 min	N/A	
Separation Space (m)	4.0 min	11.25 m	
Average Natural Grade (see back side)	16.42	16.42	
Height Sloped Roof (m)	4.2m (medium lot)	3.63 m	
Height Flat Roof (m)	3.75m (medium lot)	N/A	
Size			
Upper Floor (m ²)		N/A	
Main Floor (m ²)		71.3 m ²	
Crawlspace (m ²)		N/A	
Gross Floor Area (m ²)	65 m ²	71.3 m ²	6.3 m ²
Two storey - Flat or Shallow Roof	60% of main floor area	N/A	
Minimum Outdoor Amenity Space for Residents			
Dedicated outdoor space for garden suite (m ²)	20.0 min	55m ²	
General			
Clear Pathway from street to the door of a Garden Suite (m)	1.0 wide min	Garden Suite Access Via Laneway	
Parking			
Single Family Dwelling	2	2	
Garden Suite with Level 2 EV Charger	1	1 (Small car)	

Legend	
	Property Line
	Existing Building Footprint
	Existing Structure, Pathways and Retaining Wall To Be Demolished
	New Building Footprint
	New Building Roof Overhang
	Building on Adjacent Property (Approximate Location)
	Parking Surface (Compacted Gravel (Permeable Pavers))
	Existing Hard Surface Patio or Walkway to be Retained
	Existing Under Ground Storm Sewer
	New Underground Storm Sewer
	New Underground Sanitary Sewer
	Existing Underground Water Line
	New Underground Waterline
	Existing Overhead Electrical Service
	New Underground Electrical Service
	Road
	Lane

Tree Inventory					
Tag No.	Species	Size (DBH)	Canopy	Bylaw Status	Status
1	Pine	16 cm	5 m	Not Protected	Existing to be retained
2	Pine	10 cm	3.9 m	Not Protected	Existing to be retained
3	Pine	19 cm	7 m	Not Protected	Existing to be retained
4	Eucalyptus	19 cm	11.8 m	Not Protected	Existing to be retained
5	Deciduous	13 cm	4 m	Not Protected	Existing to be retained
6	Deciduous	13 cm	4 m	Not Protected	Existing to be retained
7	Pacific Dogwood	TBD	TBD	Protected	New Planting
8	Venus Flowering Dogwood	TBD	TBD	TBD	New Planting

1 Proposed Site Plan
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General Notes:

- All dimensions and elevations are calculated from Site Survey completed by Powell & Associates and provided in development permit application package
- All dimensions are calculated to exterior finish for existing structures and exterior face of structure for new structures.
- All dimensions are in meters unless noted otherwise.
- Average natural grade calculation:
 $(16.36+16.48+16.47+16.36)/4 = 16.42$ (lowest therefore used as average)
- Average finished grade calculation:
 $(16.61+16.61+16.41+16.42)/4=16.51$
- Elevations are geodetic and referenced to the CVD28BC datum.



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March 28, 2021

Document Phase:
Development Permit

date remark
01/31/2020 Design Development
02/20/2020 Pre Application Meeting
03/28/2020 Development Permit

Proposed Site Plan

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