

# BC LAND SURVEYORS SITE PLAN OF:

**Civic: 2541 Trent Street**

**Legal** The Northerly 50 Feet of Lot 3, Block 2, Section 25, Victoria District, Plan 1220A

**LEGEND**

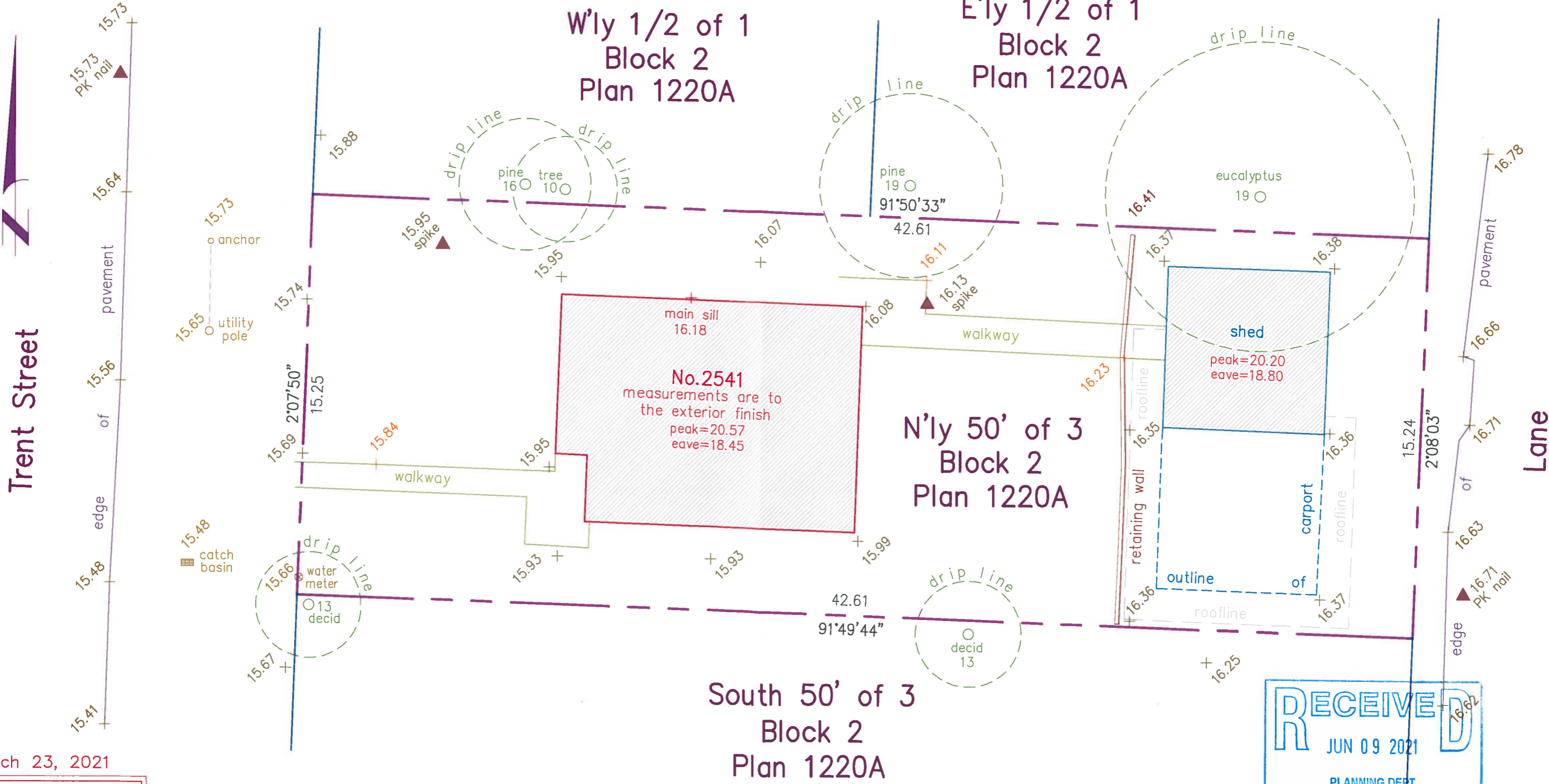
Elevations are geodetic and referenced to the CVD28BC datum.

- ### + - denotes - existing elevation
- ▲ - denotes - traverse hub placed
- Tree diameters are in centimetres.
- Lot Area = 649m<sup>2</sup>

The following non-financial charges are shown on the current title and may affect the property.

Restrictive Covenant - 81862G

Parcel Identifier: 007-769-032  
in the District of Saanich

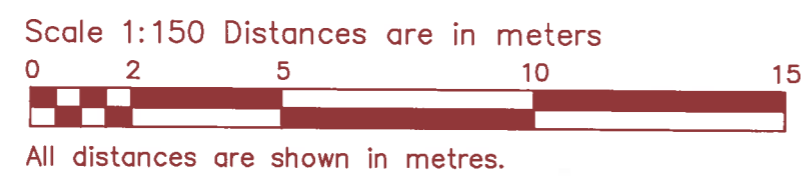


Trent Street

Lane

March 23, 2021

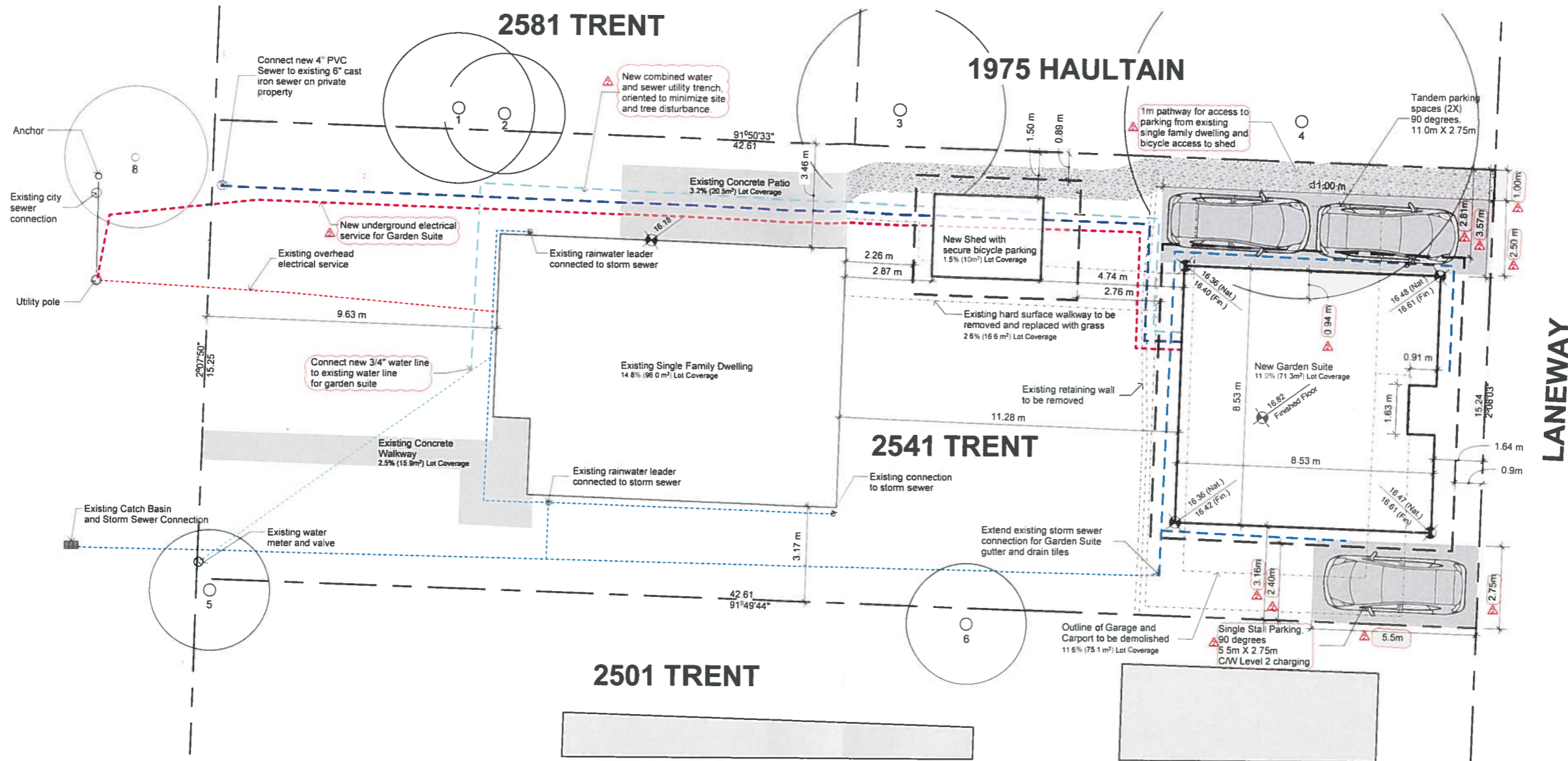
File : 13,407-26  
**POWELL & ASSOCIATES**  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855



Setbacks are derived from field survey.  
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

TRENT ST



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

# 2541 Trent Garden Suite

2541 Trent St  
Saanich BC

Project Data Table			
	Bylaw Requirement	Proposed	Variance
<b>Lot Size</b>			
Medium Lot (560-999 m <sup>2</sup> )	560 min	649 m <sup>2</sup>	
Rear Lot Area (m <sup>2</sup> )		329 m <sup>2</sup>	
<b>Lot Coverage</b>			
Single Family Dwelling (m <sup>2</sup> ) (%)	-	96.0 m <sup>2</sup>	
Accessory Building(s) (m <sup>2</sup> ) (%)	10% (Medium Lot)	81.3 m <sup>2</sup> (12.5%)	16.3 m <sup>2</sup> (2.5%)
Garden Suite (m <sup>2</sup> ) (%)	65m <sup>2</sup> (10%)	71.3 m <sup>2</sup> (11.0%)	6.3 m <sup>2</sup> (1%)
Rear Yard Lot Coverage (%)	25% max	25%	
Total Lot Coverage (all bldgs) (%)	40% max (RS-6)	27.3%	
Garden Suite Covered Entry (m <sup>2</sup> )		1.4 m <sup>2</sup> (0.2%)	
Parking Areas (m <sup>2</sup> )		46.5 m <sup>2</sup> (7.2%)	
Existing Walkways and Patio To Be Retained (m <sup>2</sup> )		36.4 m <sup>2</sup> (5.6%)	
Open Site Space (%)	45% min	59.7%	
<b>Siting and Height</b>			
Garden Suite Location	Rear Yard	Front Yard	Front 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	
<b>Size</b>			
Upper Floor (m <sup>2</sup> )		N/A	
Main Floor (m <sup>2</sup> )		71.3 m <sup>2</sup>	
Crawlspace (m <sup>2</sup> )		N/A	
Gross Floor Area (m <sup>2</sup> )	65 m <sup>2</sup>	71.3 m <sup>2</sup>	6.3 m <sup>2</sup>
Two storey - Flat or Shallow Roof	60% of main floor area	N/A	
<b>Minimum Outdoor Amenity Space for Residents</b>			
Dedicated outdoor space for garden suite (m <sup>2</sup> )	20.0 min	55m <sup>2</sup>	
<b>General</b>			
Clear Pathway from street to the door of a Garden Suite (m)	1.0 wide min	Garden Suite Access Via Laneway	
<b>Parking</b>			
Single Family Dwelling	2	2	
Garden Suite with Level 2 EV Charger	1	1	

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 (Gravel)
	Existing Hard Surface Patio or Walkway to be Retained
	Existing Under Ground Storm Sewer
	New Under Ground Storm Sewer
	New Under Ground Sanitary Sewer
	Existing Under Ground Water Line
	New Under Ground Waterline
	Existing Overhead Electrical Service
	New Under Ground Electrical Service
	Road
	Lane
	Gravel Pathway

Tree Inventory					
Tag No.	Species	Size (DBH)	Canopy	Bylaw Status	Status
1	Pine	42 cm	5 m	Not Protected	Existing to be retained
2	Hemlock	18 cm	3.9 m	Not Protected	Existing to be retained
3	Pine	50 cm	7 m	Not Protected	Existing to be retained
4	Eucalyptus	55 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  
S1.1 1.75

**General Notes:**

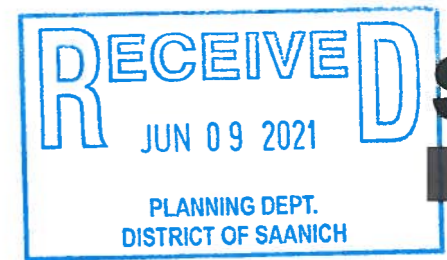
- All dimensions and elevations are calculated from Site Survey completed by Powell & Associates and provided in development permit application package
- All dimensions are calculated to exterior finish for existing structures and exterior face of structure for new structures.
- All dimensions are in 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.

Document Date:  
June 6, 2021

Document Phase:  
Development Permit

date	remark
01/31/2020	Design Development
02/20/2020	Pre Application Meeting
03/28/2020	Development Permit
06/06/2020	Development Permit R2

## Proposed Site Plan



S1