

PROJECT SUMMARY

OWNER: BRAD AND SASHA ORMISTON
271 BATTLEFORD AVENUE
VICTORIA, BC
P: 250-217-0622

LEGAL DESCRIPTION: LOT A
SECTION 14
PLAN VIP69673

PROJECT DESCRIPTION: SUBDIVISION TO CREATE ONE ADDITIONAL LOT

EXISTING ZONE: RS-6

PROPOSED ZONE: RS-2

CIVIC ADDRESS: 271 BATTLEFORD AVENUE

SITE AREA: 849m²

SETBACKS LOT A: FRONT YARD 7.50m
REAR YARD 13.52m
SIDE YARD 1.30m / 2.00m

SETBACKS LOT B: FRONT YARD 6.32m
REAR YARD 13.84m
SIDE YARD 1.30m / 1.55m

VARIANCE LOT A WIDTH AT 12m OFFSET FRONT PROPERTY LINE IS REDUCED TO 11.40m

SETBACK FOR LOT A EXTERIOR SIDE YARD FROM 4.5m IS REDUCED TO 2.0m

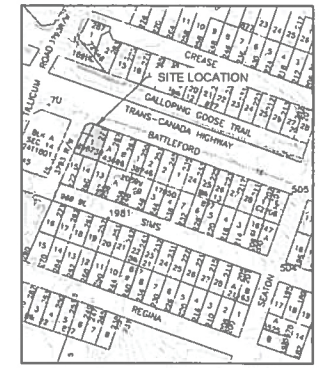
SUM OF THE SIDE YARDS FROM 4.5m REDUCED TO 3.0m

LOT A NON-BASEMENT AREA OF 95% FROM THE PERMITTED 80%

MAXIMUM LOT COVERAGE 40% - 160m²

LOT A
FSR 50% of 400m² = 200m²
Max GFA 200m²
GFA 189.77m²
NON-BASEMENT 189.77m²

LOT B
FSR 50% of 448m² = 224m²
MAX GFA 215m²
GFA 189.83m²
NON-BASEMENT 169.5m² < 80% GFA



PLAN - LOT A FLOOR PLAN
2043sq.ft / 189.77m²
SCALE 1:100



Reference Drawings	Notes	Stamp	<table border="1"> <tr><td>No</td><td>Date</td><td>By</td><td>Revisions</td><td>Eng</td></tr> <tr><td>3</td><td>03/05/2020</td><td></td><td>REVISED AS PER DCS COMMENTS</td><td></td></tr> <tr><td>2</td><td>4/15/2019</td><td></td><td>REVISED AS PER DCS COMMENTS</td><td></td></tr> <tr><td>1</td><td>4/07/2018</td><td></td><td>FOR REVIEW</td><td></td></tr> </table>	No	Date	By	Revisions	Eng	3	03/05/2020		REVISED AS PER DCS COMMENTS		2	4/15/2019		REVISED AS PER DCS COMMENTS		1	4/07/2018		FOR REVIEW		<table border="1"> <tr><td>Design by</td><td>Date</td></tr> <tr><td>Drawn by</td><td>Date</td></tr> <tr><td>Checked by</td><td>Date</td></tr> <tr><td>Approved by</td><td>Date</td></tr> </table>	Design by	Date	Drawn by	Date	Checked by	Date	Approved by	Date	<table border="1"> <tr><td>Scale</td><td>1:200</td><td>Scale</td><td>N/A</td></tr> <tr><td>Sheet</td><td>1</td><td>of</td><td>1</td></tr> <tr><td>Eng Project No</td><td></td><td></td><td></td></tr> </table>	Scale	1:200	Scale	N/A	Sheet	1	of	1	Eng Project No				<table border="1"> <tr><td>Project</td><td>271 BATTLEFORD AVENUE</td></tr> <tr><td></td><td>RS-6 TO TWO RS-2 LOTS</td></tr> <tr><td></td><td>DISTRICT OF SAANICH</td></tr> </table>	Project	271 BATTLEFORD AVENUE		RS-6 TO TWO RS-2 LOTS		DISTRICT OF SAANICH
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