



**GARDEN SUITE: MEDIUM LOT**

SITE DATA	PROPOSED	PERMITTED
OWNER	MR. IVAN GOSPODINOV	
ADDRESS	3901 SEATON STREET	
ZONE	RS-6 ZONING	
LEGAL DESCRIPTION		
LOT	1	
PLAN	306	
SECTION	24	
DISTRICT	VICTORIA	
SITE AREA	7193.662 SQ.FT. (668.31 SQ.M.)	
SITE COVERAGE		
RESIDENCE	1452.312 SQ.FT. (134.92 SQ.M.)	20.1%
GARDEN SUITE	610.014 SQ.FT. (56.67 SQ.M.)	8.4%
TOTAL	2062.325 SQ.FT. (191.59 SQ.M.)	28.6%
TOTAL FLOOR AREA	610.014 SQ.FT. (56.67 SQ.M.)	65 SQ.M.
REAR YARD SITE AREA	1997.597 SQ.FT. (185.58 SQ.M.)	
GARDEN SUITE COV.	610.014 SQ.FT. (56.67 SQ.M.)	30%
SETBACKS		
SEPARATION	0.56 M.	4.0 M MIN. (VARIANCE)
REAR	1.62 M.	1.5 M MIN.
SIDE	2.78 M.	1.5 M MIN.
EXT. SIDE	6.95 M.	3.5 M MIN.
BUILDING HEIGHT	11'-5 1/2" (3.49 M)	4.2 M MAX.
OPEN SITE SPACE	3807.116 SQ.FT. 52.9%	45% MIN.
TOTAL LOT COVERAGE	1122.67 SQ.FT. 104.3 SQ.M.	

SITE PLAN  
Scale: 1:100

RECEIVED  
MAR 13 2023  
PLANNING DEPT.  
DISTRICT OF SAANICH



SCALE AS SHOWN  
DATE JUNE 2022  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 1504

**PROPOSED GARDEN SUITE  
FOR 3901 SEATON STREET**

SHEET  
**1**  
OF 5