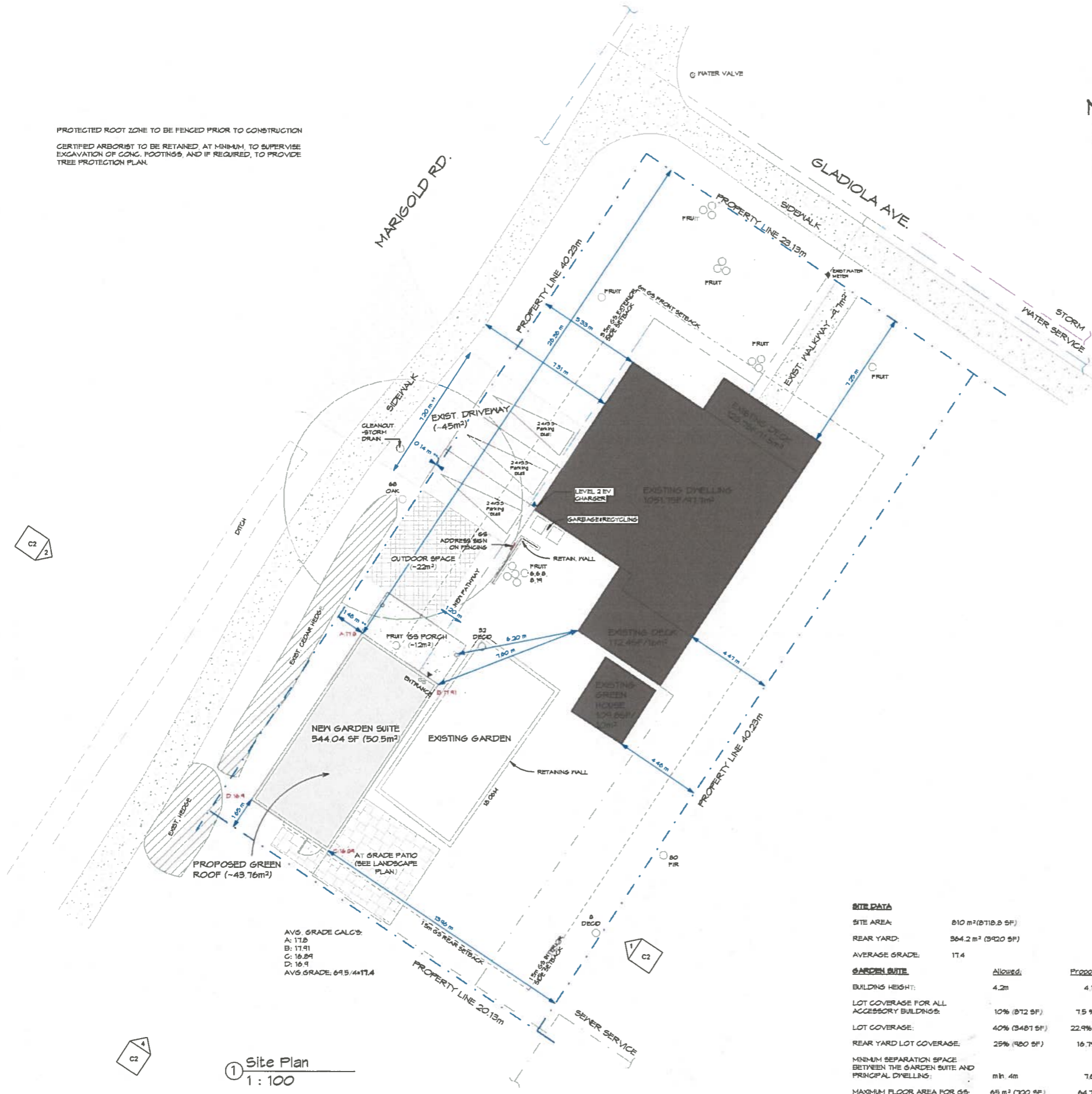


PROTECTED ROOT ZONE TO BE FENCED PRIOR TO CONSTRUCTION  
 CERTIFIED ARBORIST TO BE RETAINED AT MINIMUM, TO SUPERVISE  
 EXCAVATION OF CONC. FOOTINGS, AND IF REQUIRED, TO PROVIDE  
 TREE PROTECTION PLAN.



① Site Plan  
 1:100

PROJECT DATA TABLE			
LOT SIZE	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (m <sup>2</sup> ):	400 MIN.	610m <sup>2</sup>	-
REAR LOT AREA (m <sup>2</sup> ):	-	364m <sup>2</sup>	-
SMALL LOT (400-559 m <sup>2</sup> ):	-	-	-
MEDIUM LOT (560-999 m <sup>2</sup> ):	999m <sup>2</sup> MAX	610m <sup>2</sup>	-
LARGE LOT (>1000 m <sup>2</sup> ):	-	-	-
LOT COVERAGE			
SINGLE FAMILY DWELLINGS (m <sup>2</sup> /X%):	-	125.2m <sup>2</sup> (15.5%)	-
ACCESSORY BUILDINGS (m <sup>2</sup> /X%):	20% BYLAND	61m <sup>2</sup> (7.5%)	-
GARDEN SUITE (m <sup>2</sup> /X%):	20% BYLAND	64.7m <sup>2</sup> (7.99%)	-
REAR YARD LOT COVERAGE (%):	25% MAX.	16.7%	-
TOTAL LOT COVERAGE (ALL BLDGS) (%):	40% MAX.	31%	-
OPEN SITE SPACE (%):	45% MIN.	69%	-
SETBACKS AND HEIGHT			
GARDEN SUITE LOCATION:	REAR YARD	REAR YARD	-
REAR LOT LINE SETBACK (m):	15.0 (2 STOREY)	1.65m	-
INTERIOR SIDE LOT LINE SETBACK (m): (S-E)	1.5 MIN.	1.5m	-
INTERIOR SIDE LOT LINE SETBACK (m):	1.5 MIN.	15.96	-
COMBINED SIDEYARD SETBACK (m):	4.5 MIN.	15.44m	-
EXTERIOR SIDE LOT LINE SETBACK (m): (N-W)	3.5 MIN.	1.48M	YES
SEPARATION SPACE (m):	4.0 MIN.	6.2m	-
AVERAGE NATURAL GRADE:	-	11.4m	-
HEIGHT SLOPE ROOF (m):	4.2 m (SMALL) 6.5 m (LARGE)	4.18m	-
HEIGHT FLAT ROOF (m):	3.75 m (SMALL) 5.5 m (LARGE)	-	-
SUITE			
-GRAVELSPACE (m <sup>2</sup> ):	-	-	-
MAIN FLOOR (m <sup>2</sup> ):	-	64.7m <sup>2</sup>	-
UPPER FLOOR (m <sup>2</sup> ):	-	-	-
GROSS AREA (m <sup>2</sup> ):	-	64.7m <sup>2</sup>	-
TWO STOREY - FLAT OR SHALLOW ROOF UPPER FLOOR REDUCED:	50% OF THE MAIN FLOOR AREA	-	-
MIN. OUTDOOR AMENITY SPACE FOR RESIDENTS			
DEDICATED OUTDOOR SPACE FOR GARDEN SUITE (m <sup>2</sup> ):	20m <sup>2</sup> MIN.	22m <sup>2</sup>	-
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	-
** VARIANCE SOUGHT:			
1. EXTERIOR SIDE (N-W) SETBACK - ADDITIONAL 2.02 m COMPARED TO ALLOWED			
2. PARKING DEPTH (N-W) - ADDITIONAL 0.15M FOR PARKING STALLS (SEE PLAN)			
3. DRIVEWAY WIDTH (N-W) - ADDITIONAL 0.2M FOR DRIVEWAY WIDTH (SEE PLAN)			

SITE DATA		
SITE AREA:	610 m <sup>2</sup> (6718.8 SF)	
REAR YARD:	364.2 m <sup>2</sup> (3920 SF)	
AVERAGE GRADE:	11.4	
GARDEN SUITE		
BUILDING HEIGHT:	Allowed: 4.2m	Proposed: 4.18m
LOT COVERAGE FOR ALL ACCESSORY BUILDINGS:	10% (612 SF)	7.5% (653.84 SF)
LOT COVERAGE:	40% (3481 SF)	22.9% (2,001.64 SF)
REAR YARD LOT COVERAGE:	25% (920 SF)	16.7% (653.84 SF)
MINIMUM SEPARATION SPACE BETWEEN THE GARDEN SUITE AND PRINCIPAL DWELLING:	min. 4m	7.6m
MAXIMUM FLOOR AREA FOR GS:	65 m <sup>2</sup> (700 SF)	64.7 m <sup>2</sup> (696.9 SF)

SETBACKS (m)			
	MINIMUM	PROPOSED	
FRONT (N-E):	6.0 m (19.7 ft)	28.36 m	
REAR (S-W):	1.5m	1.65 m	
EXTERIOR SIDE (N-W):	3.5m	1.48 m**	
INTERIOR SIDE (S-E):	1.5m	15.96 m	
** VARIANCE SOUGHT:			
1. EXTERIOR SIDE (N-W) SETBACK - ADDITIONAL 2.02 m COMPARED TO ALLOWED			
2. PARKING DEPTH (N-W) - ADDITIONAL 0.15M FOR PARKING STALLS (SEE PLAN)			
3. DRIVEWAY WIDTH (N-W) - ADDITIONAL 0.2M FOR DRIVEWAY WIDTH (SEE PLAN)			
PROPOSED FLOOR AREAS (GARDEN SUITE)			
Level	Name	Area m <sup>2</sup>	Area SF
Main Floor	Living Area	48.2	519.3
Mezzanine Level	Living Area	16.5	177.6
Grand Total		64.7	696.9



**Villamar** DESIGN

6825A VANESSA ROAD  
 VICTORIA, BC  
 V8M 2A7  
 778-951-4088

795 Gladiola Av  
 Victoria,  
 BC V8Z 2T2

DEVELOPMENT PERMIT

DATE	ISSUED FOR
JUN 16, 2021	DEVELOPMENT PERMIT

Site Plan

SHEET ISSUE DATE  
**JUN 16, 20**

PROJECT NUMBER  
 DRAWN BY  
 CHECKED BY  
**C1**

SCALE: As Indd