

Application Project Data Table New Home Construction



1234 Saanich Crescent

Proposed

Lot Size 724.30 m² (7796.30 ft²)
Zone RS-6

Lot Coverage

Principle residence 143.38 m² (1543.33 ft²)
Accessory building(s) 72.00 m² (775.00 ft²) / 9.94%
Total lot coverage 215.38 m² (2318.33 ft²) / 29.74%

Setbacks

Front lot line setback 7.50 m (24'-7")
Rear lot line setback 12.48 m (40'-11")
Combined front and rear setback 19.98 m (65'-7")
Interior side lot line setback (West) 1.52 m (5'-0")
Interior side lot line setback (East) 3.51 m (11'-6")
Combined sideyard setback 5.03 m (16'-6")

Height

Average grade 19.39 m
Highest sloped roof height 6.74 m (22'-1")
Highest flat roof height 7.01 m (23'-0") *

Single Face Height

Average grade lowest outer most wall 17.5 m
Single face height 7.39 m (24'-3") *

Floor Area

Upper floor area 92.48 m² (995.45 ft²)
Main floor area 128.12 m² (1379.07 ft²)
Lower floor area 83.40 m² (897.71 ft²)
Garage 56.00 m² (602.78 ft²)
Garage exemption -50.00 m² (538.20 ft²)

Total gross floor area 310.00 m² (3336.81 ft²)

Basement area 62.00 m² (667.36 ft²)
Total non-basement area 248.00 m² (2669.45 ft²) / 80.00%

Secondary suite floor area (incl. above) 62.00m² (667.36 ft²)

Variances required *

Hiring a professional to prepare your plans/application is highly recommended.

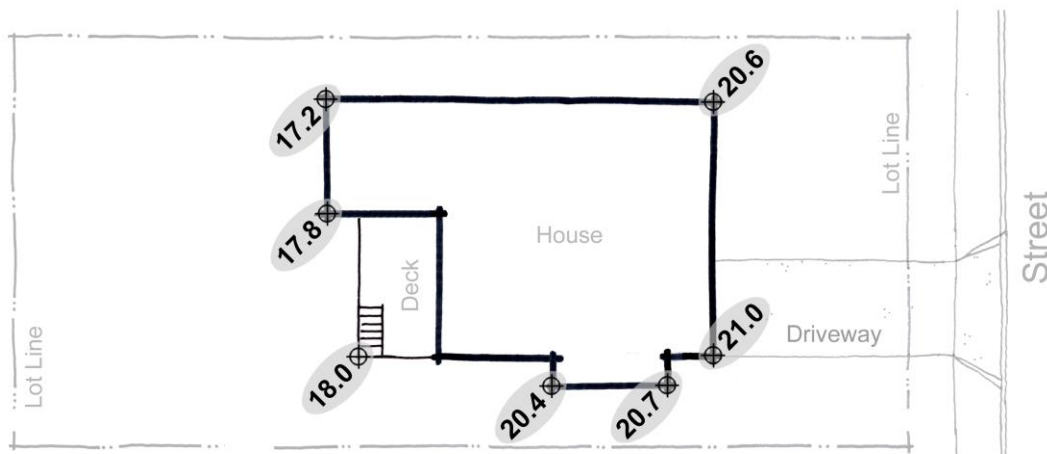
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Items to make note of:

- **Metric values are required** within the Project Data Table. Imperial values are not required; however we recognize this is the standard on the job site.
- Floor area. Pay special attention to this section of the project data table.
- Round to two decimal places. We have had a number of issues recently Survey Plans during construction that do not match the approved plans and/or variance approvals (Surveyors typically round to two decimal places).
- The Zoning Bylaw regulations (maximums/minimums) are not required however we recognize this may be of value to you while working through the creative process and/or as your own check list for compliance. If you would prefer to denote these please do so in a table format; one column identifying the requirements and one for the proposed.

Average Grade and Single Face Average Grade Calculation Sample



Average Grade

$$17.2 + 20.6 + 21.0 + 20.7 + 20.4 + 18.0 + 17.8 = 135.7 \text{ divide by } 7 \text{ grade points} = \mathbf{19.39}$$

Single Face Average Grade

$$17.2 + 17.8 = 35.0 \text{ divide by two grade points} = \mathbf{17.5}$$

If you have any questions or require further clarification, please contact the Planning Department at 250-475-5471.