

1003/1005 Chamberlain Re-Zoning Application

Foul Bay Properties Inc.
662 Radcliffe Lane
Victoria, BC. V8S 5B8

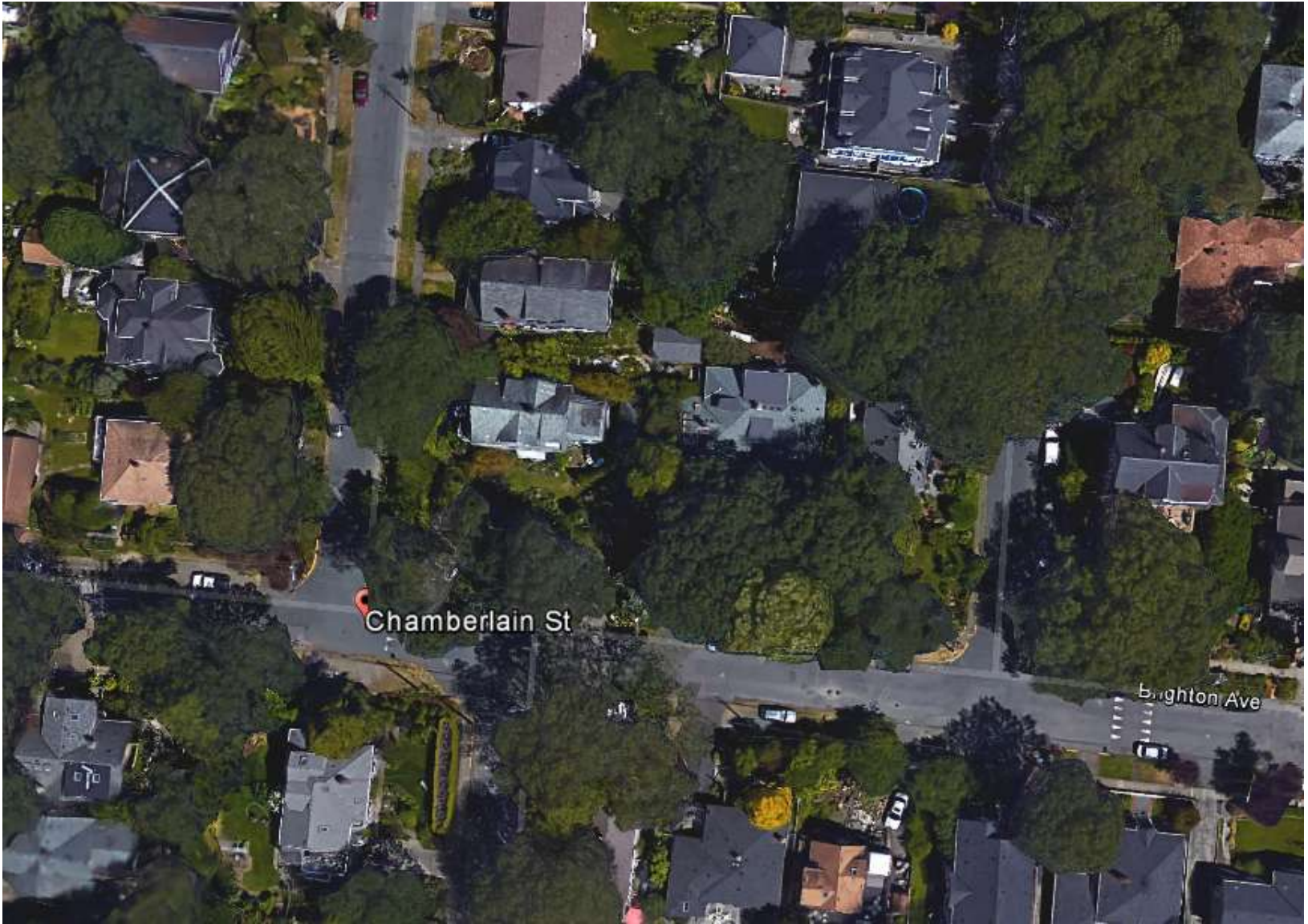


Highbury Asset
Management Inc.

Site Map



Proposed
Subdivision



Chamberlain St

Brighton Ave

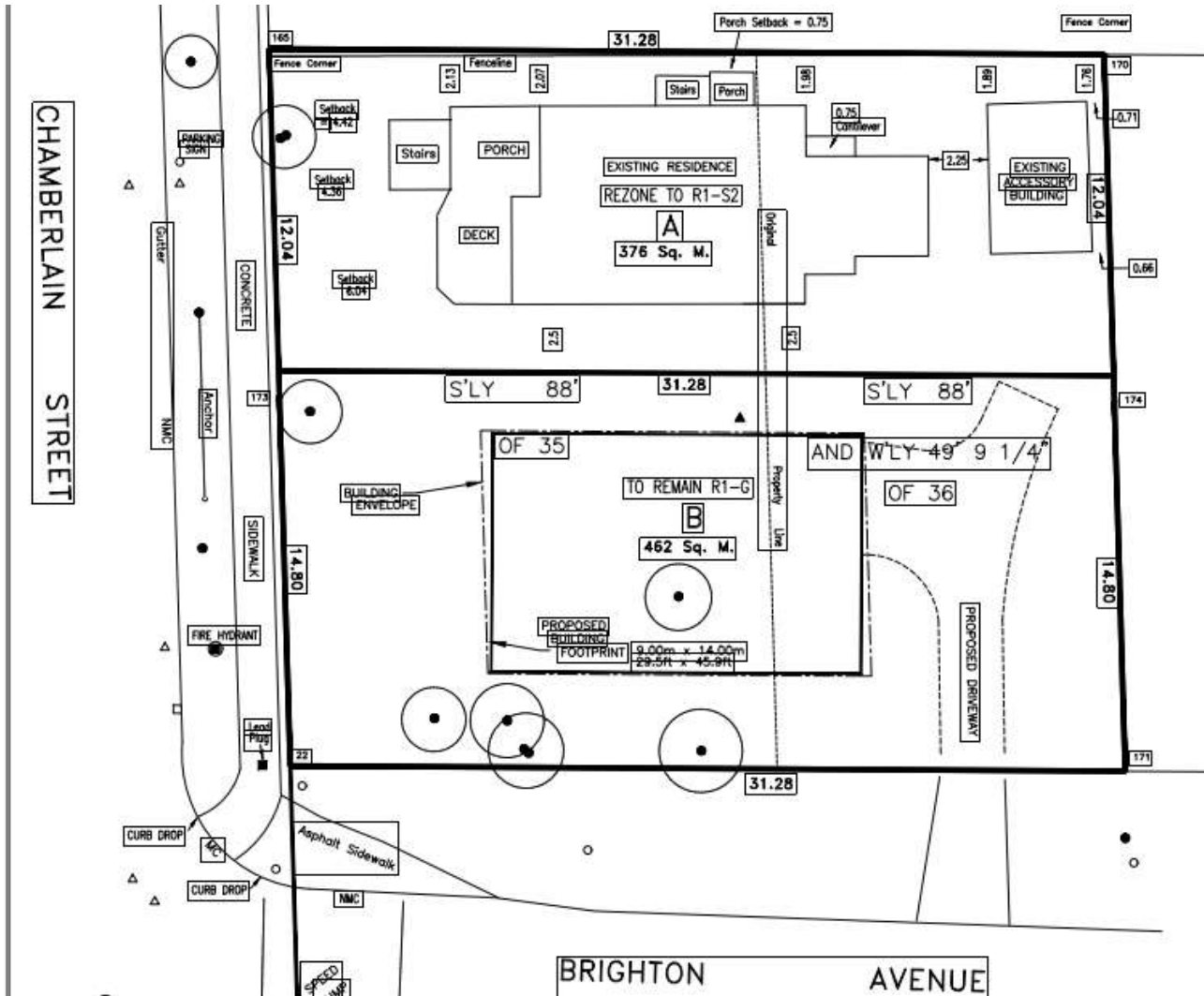
Proposal

This site is currently subdivided north to south through the existing duplex.

It is our wish to turn the property line 90 deg. east to west creating one standard lot at 462m², and one small lot at 376m².

Turning the property line will allow us to retain the current “non-conforming” duplex, with no variances on the small lot, and build another home on the large lot complete with a conforming, mortgage helper, suite.

Site Plan "option 1"



R1-S2

R1-G

Site Plan "option 2"

OPTION 1
(existing lots)

CHAMBERLAIN STREET

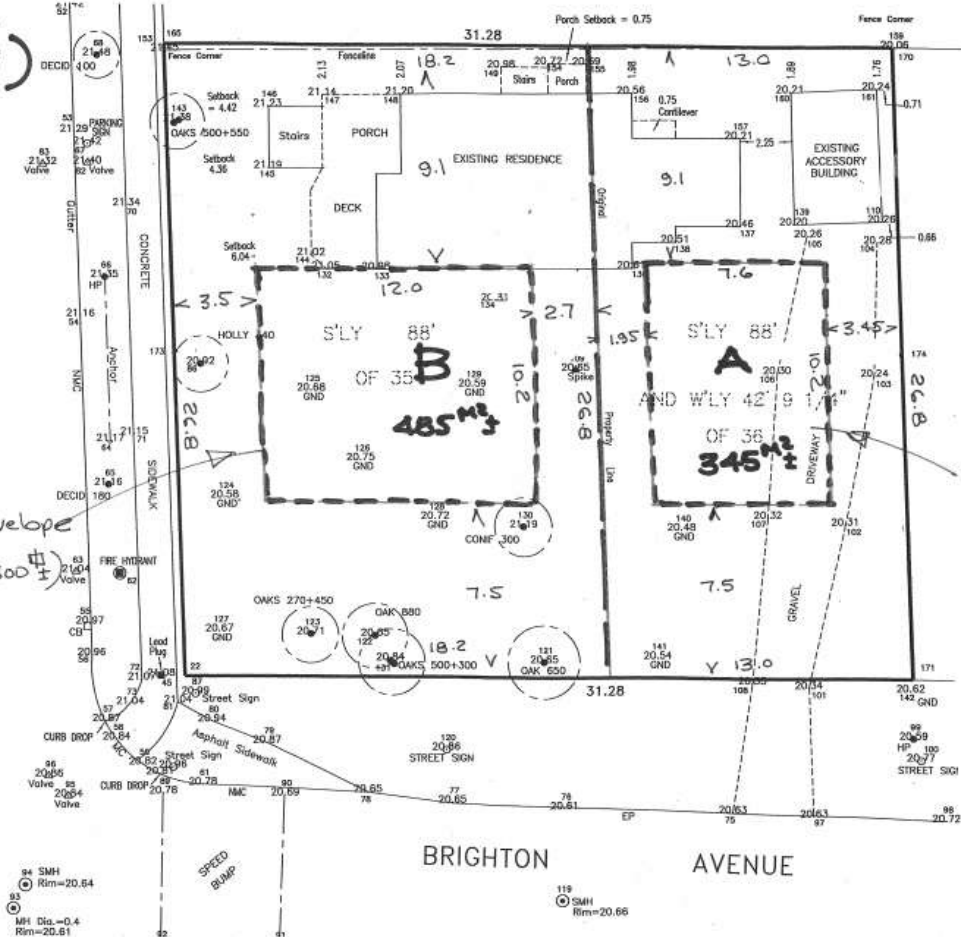


PARCEL B
OF 36 AND 47

PLAN 252

Building Envelope
122 M² ± (1300 ft² ±)

Building Envelope
77.5 M² ± (835 ft² ±)



J. E. Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

PROPOSED SUBDIVISION PLAN	
AT 1003-1005 CHAMBERLAIN STREET, VICTORIA, B.C.	
LOCAL: THE SOUTHERLY 88 FT. OF THE WESTERLY 42 FT. 9 1/4 IN. OF LOT 36 AND THE SOUTHERLY 88 FT. OF LOT 35, BOTH OF SECTION 74, VICTORIA DISTRICT, PLAN 252	
DRAWN BY: DVA	PROJECT SUPERVISOR: G.J. DARRIEU
SCALE: 1 : 150	DATE: SEPT. 8, 2015
CLIENT: HIGHBURY ASSET MANAGEMENT	
DWG. FILE: 39872	REVISION:

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BRIGHTON AVENUE

Small lot Size R1 – S2

Proposed lot = 376.0m²

Foot print = 126.0m²

Existing non-conforming Duplex

33.52% Coverage

66.48% FAR (Functional Area Requirement)

Current elevation: 8.84m (29 ft.)

2

Minimum lot requirement is 260m² per R1-S2 specifications

Current Duplex



West view Chamberlain



South view Brighton

Standard lot Size R1 - G

Proposed lot = 462.0m²

Foot print = 125.8m²

No variances required

27.23% Coverage

72.77% FAR (Functional Area Requirement)

Elevation: 7.62m (25 ft.)

Minimum lot requirement is 460m² per R1-G specifications

West (Chamberlain Ave)



South view (Brighton Ave)



East view



North view



Over view

