

SITE DATA - 1139 Chapman St., Victoria

LEGAL DESCRIPTION - LOT 24, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 937
ZONING (EXISTING) - R1-B
ZONING (PROPOSED) - R2

FOR COMPARISON

REQUIRED (R1-B)

460.00 M²
 15.00 M

7.50 M
 10.29 M 25% DEPTH
 1.83 M 10% WIDTH
 1.83 M 10% WIDTH
 4.50 M

7.60 M
 2 STOREYS + BSMT

280.00 M²
 420.00 M² FOR LOTS GREATER THAN 669 M² IN AREA

N/A
 40.00 % MAX.

N/A
 N/A

1 SPACE PER DWELLING UNIT

	<u>REQUIRED (R2)</u>	<u>PROPOSED</u>
<u>LOT AREA</u>	555.00 M ²	752.63 M ² (8101.28 FT ²)
<u>LOT WIDTH</u>	15.00 M	18.29 M (60.00')
<u>LOT DEPTH (AVG.)</u>		41.15 M (135.00')
<u>SETBACKS</u>		
FRONT	7.50 M	7.58 M (24.87')
REAR (LANE)	14.40 M 35% DEPTH	14.52 M (47.64')
SIDE (E)	1.83 M 10% WIDTH	2.29 M (7.50')
SIDE (W)	1.83 M 10% WIDTH	2.29 M (7.50')
SIDE (COMBINED)	4.50 M	4.58 M (15.00')
<u>AVG. GRADE</u>		3.05 M (10.00')
<u>BUILDING HEIGHT</u>	7.60 M	7.51 M (24.64')
<u>STOREYS</u>	2 STOREYS OR 1.5 + BSMT	1.5 STOREYS
<u>FLOOR AREA</u>		
UPPER FLOOR		119.10 M ² (1282.00 FT ²)
MAIN FLOOR		239.41 M ² (2577.00 FT ²)
1ST/2ND STOREYS, TOTAL	280.00 M ²	358.51 M ² (3859.00 FT ²)
ALL FLOORS, TOTAL	380.00 M ²	358.51 M ² (3859.00 FT ²)
<u>TOTAL FLOOR AREA</u>		358.51 M ² (3859.00 FT ²)
<u>FLOOR AREA RATIO</u>	0.50	0.48
<u>SITE COVERAGE</u>	40.00 % MAX.	39.82 % (299.71 M ²) INCLUDING ACCESSORY BLDG
<u>OPEN SITE SPACE</u>		
ENTIRE SITE	30.00 % MIN.	57.13 %
REAR YARD	33.00 % MIN.	75.97 %
<u>PARKING</u>	1 SPACE PER DWELLING UNIT	2 SPACES

	<u>REQUIRED</u>	<u>PROPOSED</u>
<u>ACCESSORY BLDG</u>		
<u>REAR YARD AREA</u>		265.64 M ² (2859.33 FT ²)
<u>SETBACKS</u>		
TO HOUSE	2.40 M	5.00 M (16.40')
REAR (LANE)	0.60 M	3.43 M (11.25')
SIDE (E)	0.60 M	5.79 M (19.00')
SIDE (W)	0.60 M	5.79 M (19.00')
<u>AVG. GRADE</u>		___ M (___) TBD
<u>BUILDING HEIGHT</u>	3.50 M	___ M (___) TBD
<u>FLOOR AREA</u>	37.00 M ²	36.79 M ² (396.00 FT ²)
<u>REAR YARD COVERAGE</u>	25.00 % OF REAR YARD	15.39 % (40.88 M ²) OF REAR YARD

<u>VARIANCES</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
1ST/2ND STOREYS, TOTAL	280.00 M ²	358.51 M ²	78.51 M ²