

GPB 22'0" GPC

19'6" 19'6"

GPA 22'0" GPD

**Average Natural Grade Calculation:**  
GPA + GPB 14.26 + 14.28 / 2 = 14.27m  
GPB + GPC 14.28 + 14.51 / 2 = 14.39m  
GPC + GPD 14.51 + 14.39 / 2 = 14.45m  
GPD + GPA 14.39 + 14.26 / 2 = 14.33m  
14.27 x 6.71m = 95.75  
14.39 x 5.94m = 85.48  
14.45 x 6.71m = 96.96  
14.33 x 5.94m = 85.12  
25.3 363.31  
363.31 / 25.3 = 14.36m Average Natural Grade

Project Information Table	
Zoning (existing)	R1B
Proposed zone or site specific zone	R3-A1
Site area (m <sup>2</sup> )	652.2
Total floor area (m <sup>2</sup> )	441.8
Commercial floor area	N/A
Floor space ratio	648.1
Site Coverage (%)	31.5
Open Site Space (%)	59
Height of building (House) (m)	13.7
Height of Accessory Building (m)	4.39m (Variance 1 Requested)
3m <sup>2</sup> Permitted	Main Floor 35.8m <sup>2</sup> Loft area 14.4m <sup>2</sup>
3m <sup>2</sup> Permitted	55.2m <sup>2</sup> (Variance 2 Requested)
Number of storeys	3
Parking stalls (number) on site	4
5 Approved	4 Provided (Variance 3 Requested)
Bicycle parking number (Class 1 and Class 2)	6 Class 1, 1-6 space bike rack
Building Setbacks (m)	
Front yard	1.5
Rear yard	14.242
Side yard (west)	2.15
Side yard (east)	3.8m
Complied site yard	4.95
Residential Use Details	
Unit types	3 - 1 bedrooms, 2 - 2 bedrooms
bedrooms	
Ground-oriented units	2 at ground, 2 at Main, 1 at attic
Minimum unit floor area (m <sup>2</sup> )	55.7
Total residential floor area (m <sup>2</sup> )	441.8

**PARKING INFORMATION**  
As per Bylaw 20-159, Schedule "C", "Other Area"

Location	Area	Parking Requirements	Sub-Total Parking Req'd
LOWER			
Unit 201	64m <sup>2</sup>	More than 45m <sup>2</sup> but less than 70m <sup>2</sup> : 25/unit	1.7, Or 2 Req'd
Unit 202	71.5m <sup>2</sup>		
MAIN			
Unit 201	71.2m <sup>2</sup>	More than 45m <sup>2</sup> but less than 70m <sup>2</sup> : 25/unit	1.7, Or 2 Req'd
Unit 202	59.4m <sup>2</sup>		
UPPER			
Unit 301	121.4m <sup>2</sup>	More than 70m <sup>2</sup> = 1.45/unit	1.45, Or 1 Req'd
Visitor Parking = 1/Unit	5 Units (x.1) =		5, Or 1
Total Parking Requirements			7
Total Parking Provided			4
Long Term Bicycle Parking	1.25 spaces per dwelling unit that is more than 45m <sup>2</sup>	5 x 1.25 = 6.25 spaces Or 6	

Civic Address :  
1250 Dallas Road

Legal Description:  
Strata Lots 1 to 4, Fairfield Farm Estate  
Victoria City, Strata Plan 1628

project name:  
**Variance Application**  
1250 Dallas Road, Victoria, B.C.

project no.  
**2018**

drawing title:  
**Lega Survey / Site Plan**

drawn by:  
mjm

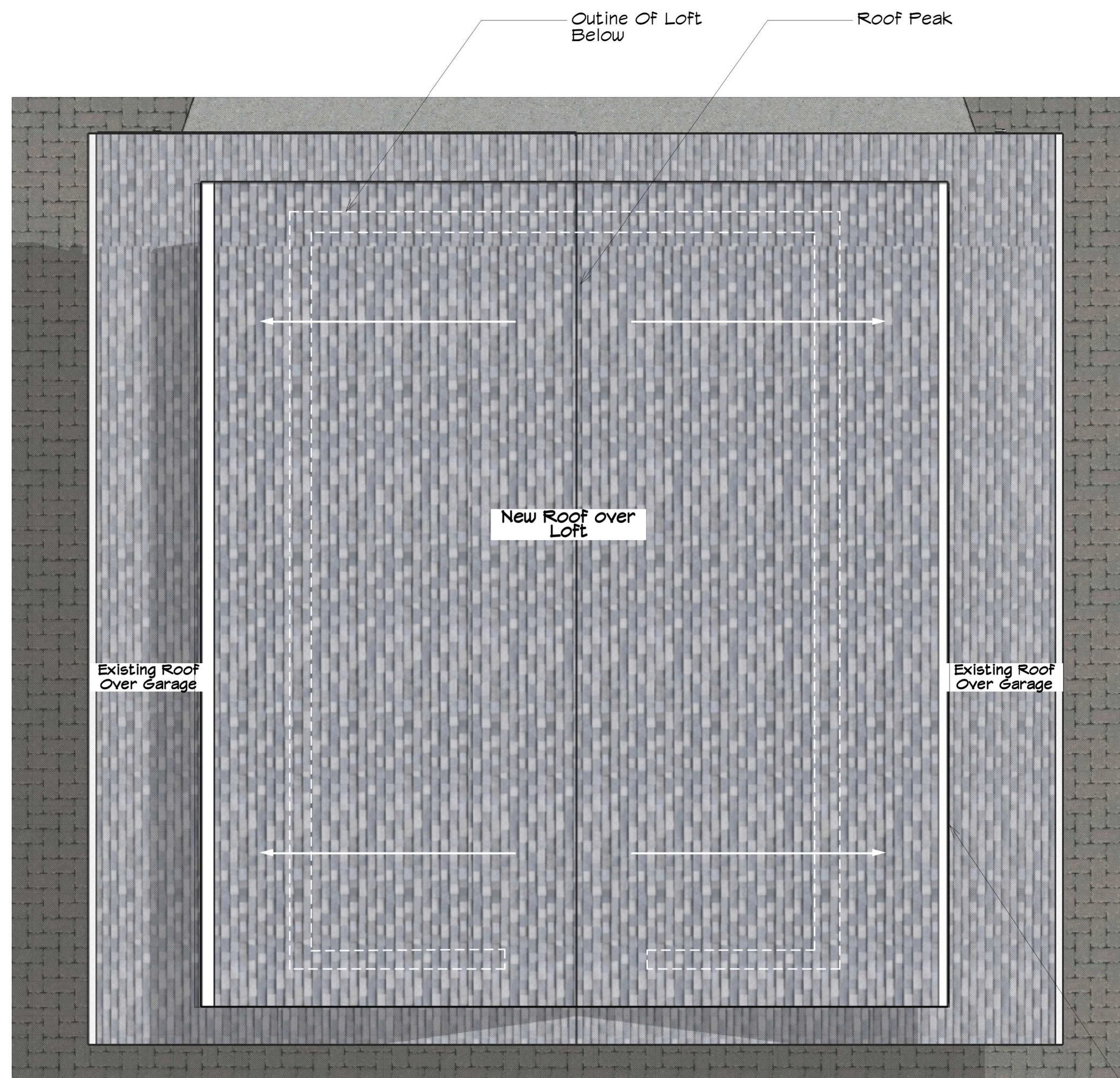
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20/11/20  
rev. 21/01/18  
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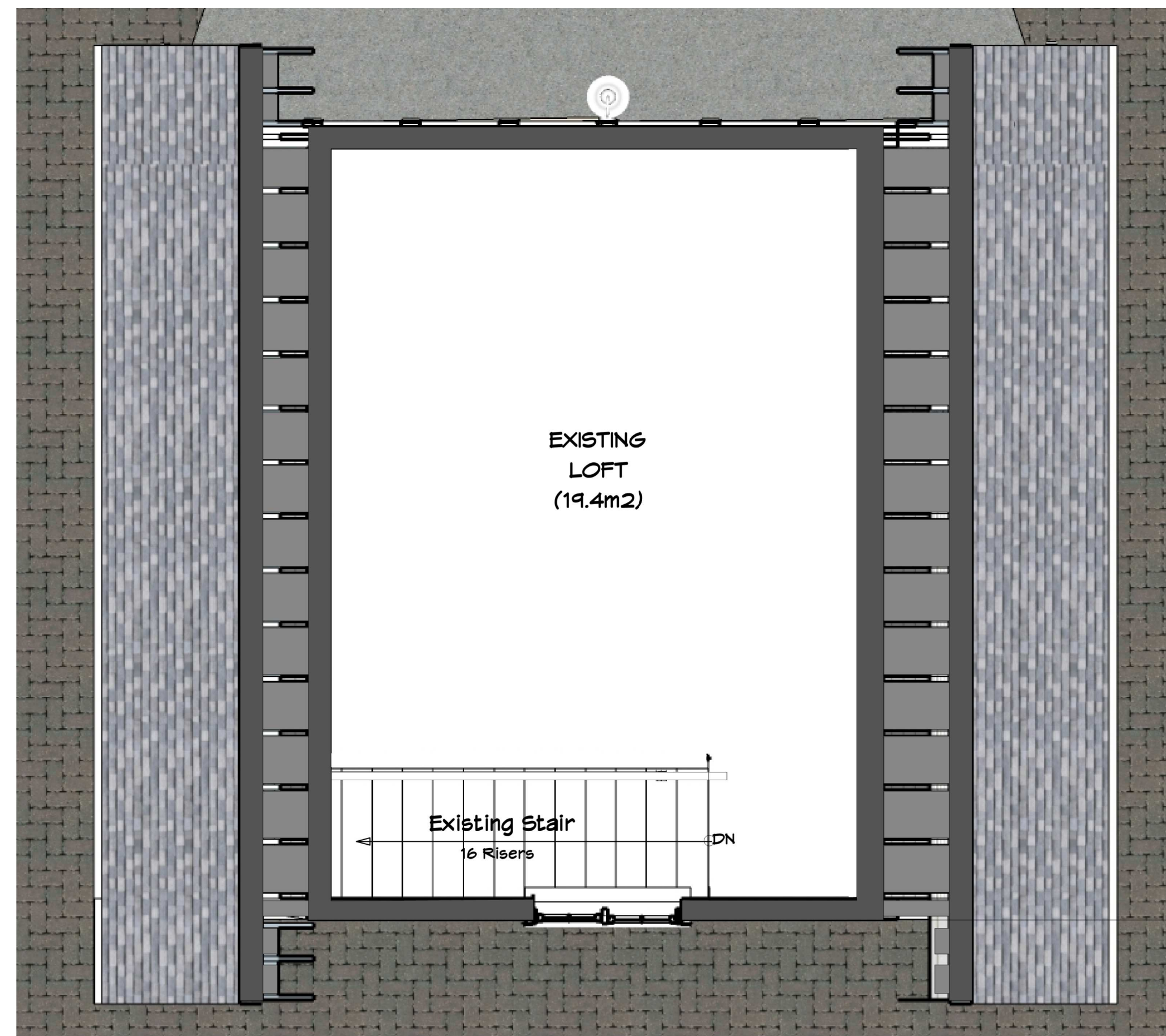
drawing no.  
**SK-01**

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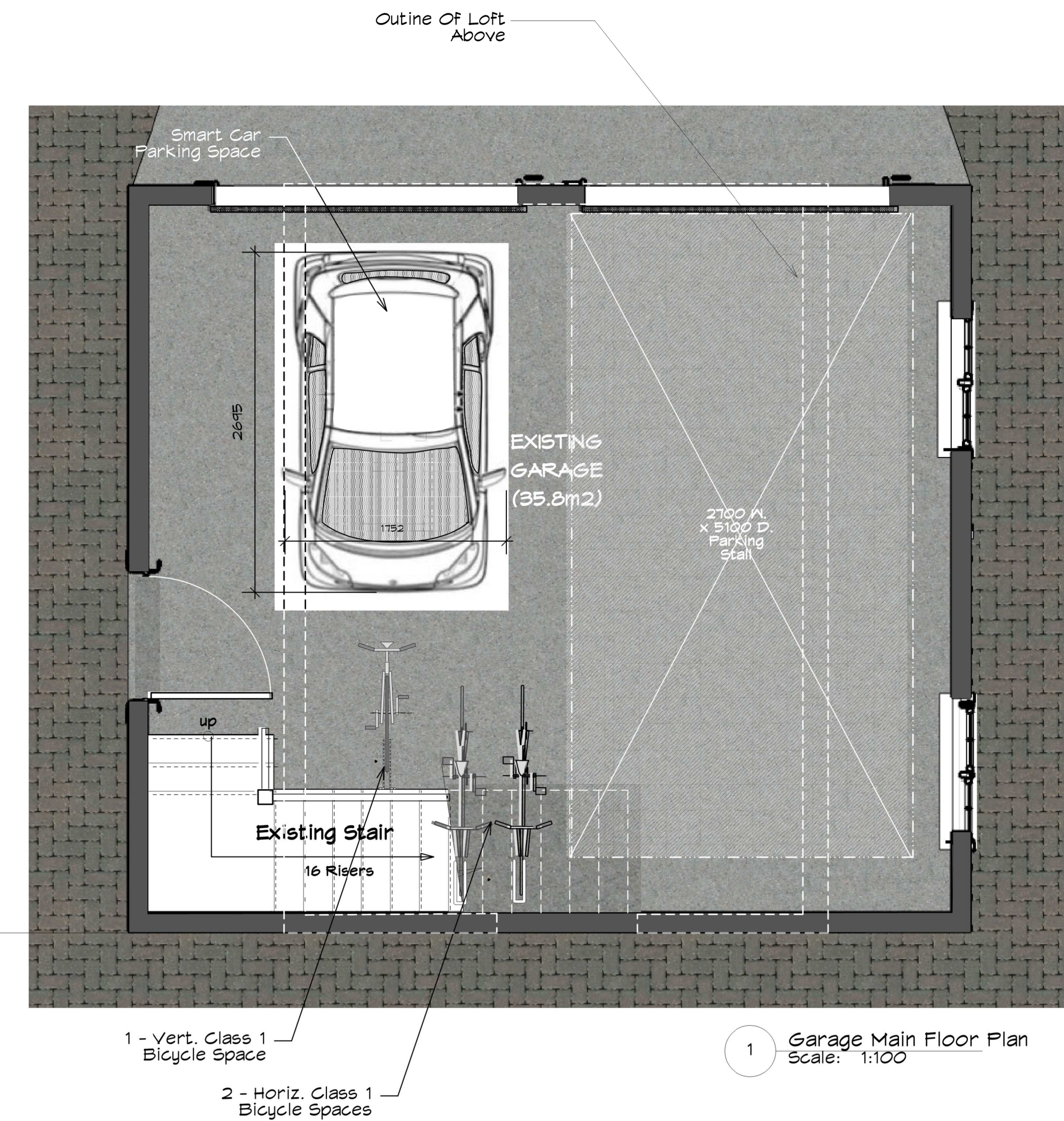




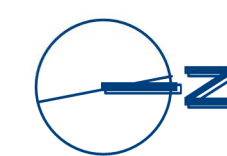
3 Garage Roof Plan  
Scale: 1:100



2 Garage Loft Floor Plan  
Scale: 1:100

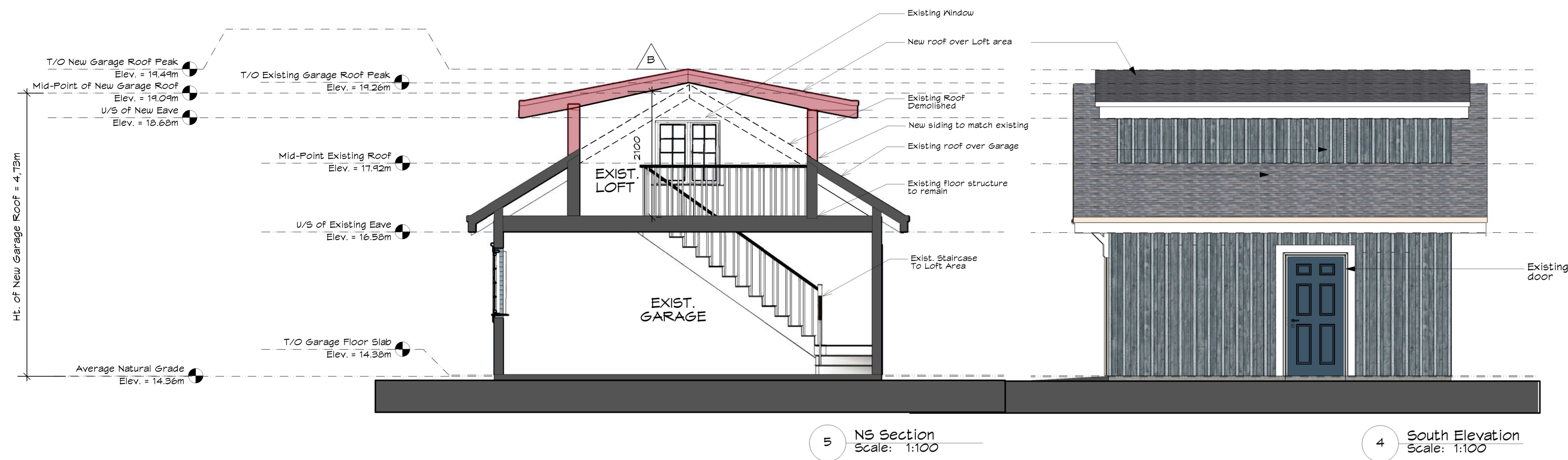


1 Garage Main Floor Plan  
Scale: 1:100

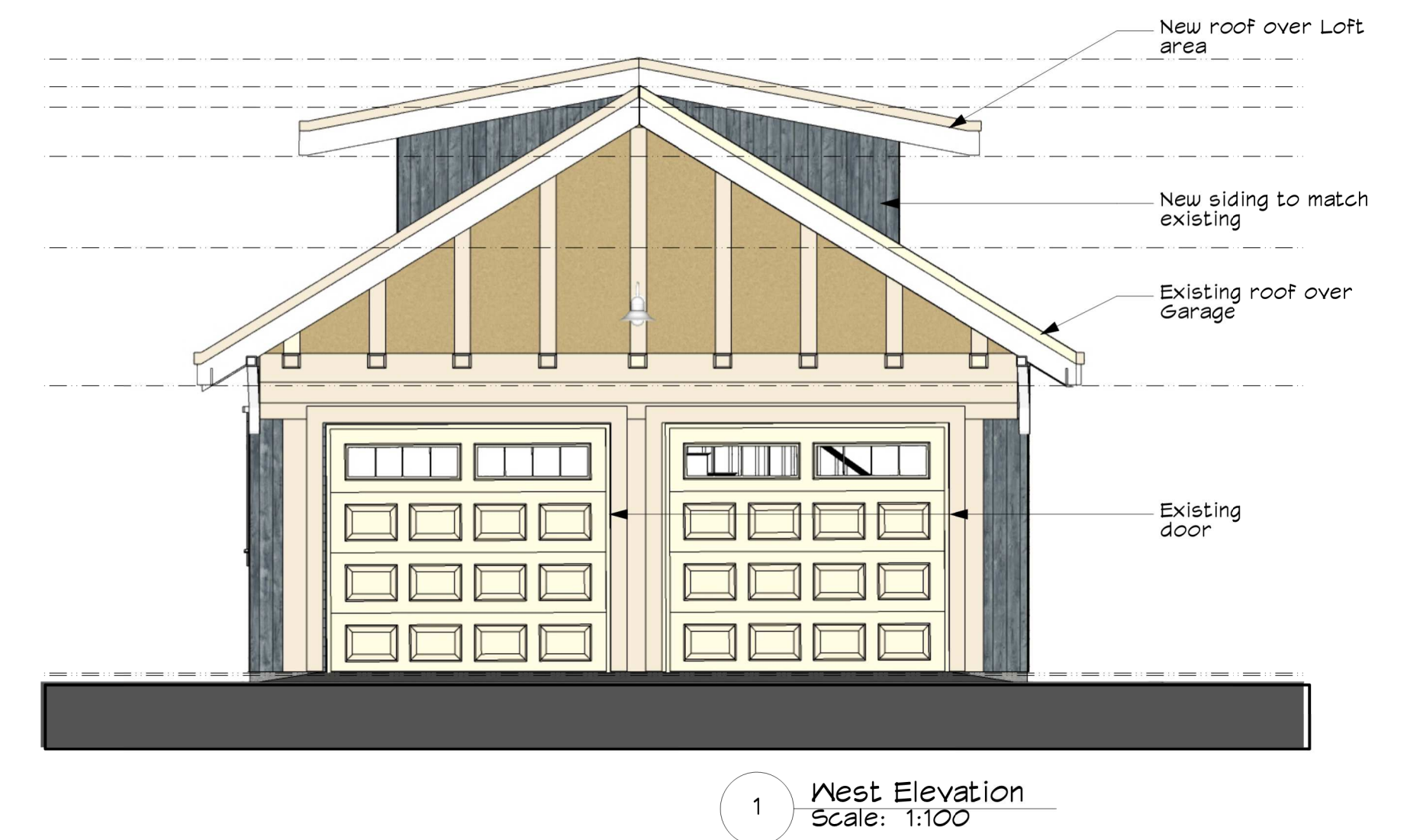
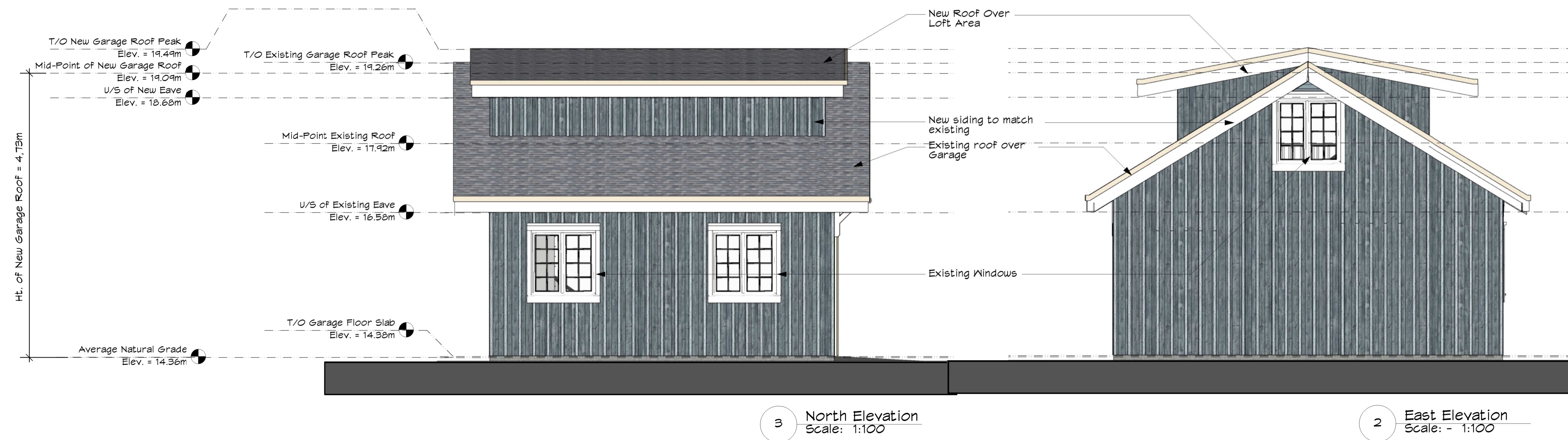


		project name: <b>Variance Application</b> <b>1250 Dallas Road, Victoria, B.C.</b>				project no. <b>2018</b>	
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#10, 809 Vancouver Street, Victoria, B.C. V8V 2V6  ph: (250) 681-5492 e-mail: mjmoodys@shaw.ca		drawing title: <b>Floor Plans &amp; Roof Plan</b>		drawn by: mjm  checked by: mjm	scale:  As Noted	date: <b>20/11/20</b> <b>rev. 21/01/18</b> yy/mm/dd	drawing no. <b>SK-1.0</b>





View Of Existing Garage From Howe Street



		project name: <b>Development Variance Application</b> <b>1250 Dallas Road, Victoria, B.C.</b>			project no. <b>2018</b>	
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#10, 909 Vancouver Street, Victoria, B.C. V8V 3V8  ph: (250) 681-5492 e-mail: mjmood@shaw.ca		drawing title: <b>Elevations &amp; Section</b>	drawn by: mjm  checked by: mjm	scale:  As Noted	date: <b>20/11/20</b> <b>rev. 21/01/18</b> yy/mm/dd	drawing no. <b>SK-2.0</b>