

# Two Lot Subdivision

1768 CHANDLER AVENUE



1



5  
A5

VICINITY MAP SHOWING PROPOSED PROPERTIES  
SCALE: N.T.S.



Slide 2

2

### SITE DATA

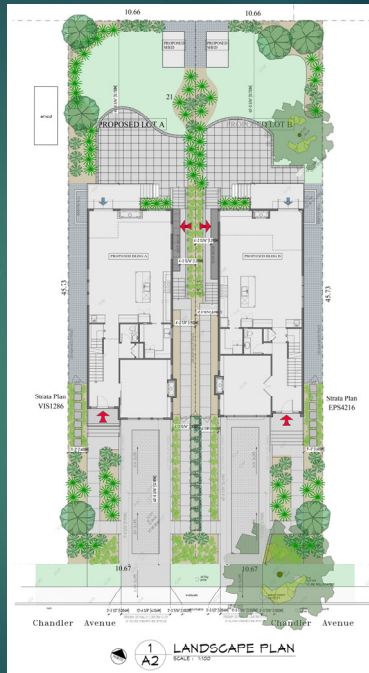
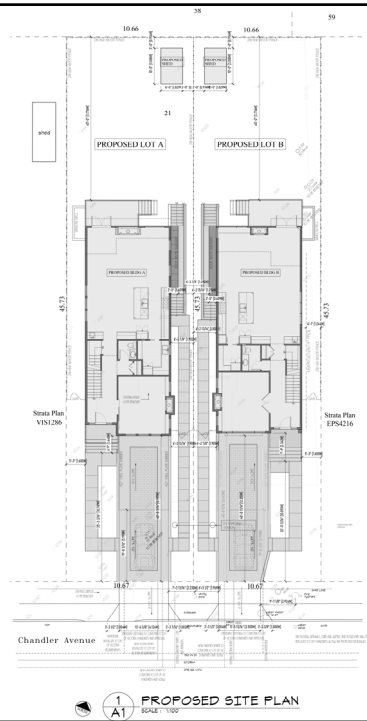
LOCATION:	1768 CHANDLER AVENUE - VICTORIA					
BUILDING TYPE:	SUBDIVISION					
ZONING:	R1-G					
ZONING PROPOSED:	R1-G (WITH VARIANCES)					
ZONING REQUIREMENTS	REQUIRED	PROPOSED LOT A		PROPOSED LOT B		
LOT AREA	460.00 M <sup>2</sup> 4951.16 FT <sup>2</sup>	487.64 M <sup>2</sup>	5249.19 FT <sup>2</sup>	487.64 M <sup>2</sup>	5249.19 FT <sup>2</sup>	VARIANCE of 4.32 M
LOT WIDTH	15.00 M	10.68 M	35.04 FT	10.68 M	35.04 FT	
LOT DEPTH	N/A	45.73 M	150.03 FT	45.73 M	150.03 FT	
<b>SETBACKS</b>						
FRONT	7.50 M	12.19 M	40.18 FT	12.57 M	41.21 FT	
REAR	30% LOT DEPTH	13.71 M	45.00 FT	13.71 M	45.00 FT	
SIDE WEST	15% LOT WIDTH	1.60 M	5.25 FT	1.90 M	6.23 FT	
SIDE EAST	15% LOT WIDTH	1.90 M	6.23 FT	1.60 M	5.25 FT	
SIDE COMBINED	5.40 M	3.50 M	11.48 FT	3.50 M	11.48 FT	VARIANCE of 1.90 M
AVERAGE GRADE	NA	9.77 M	32.05 FT	9.77 M	32.05 FT	
ROOF HEIGHT	7.60M	7.56 M	24.80 FT	7.57 M	24.83 FT	
<b>FLOOR AREA</b>						
UPPER FLOOR AREA	NA	81.31 M <sup>2</sup>	875.29 FT <sup>2</sup>	81.65 M <sup>2</sup>	878.95 FT <sup>2</sup>	70% M.F. (81.61M <sup>2</sup> )(81.69m <sup>2</sup> )
MAIN FLOOR AREA	NA	116.59 M <sup>2</sup>	1254.99 FT <sup>2</sup>	116.67 M <sup>2</sup>	1255.92 FT <sup>2</sup>	
GARAGE ALLOWANCE	18.58 M <sup>2</sup>	-18.58 M <sup>2</sup>	-200.00 FT <sup>2</sup>	-18.58 M <sup>2</sup>	-200.00 FT <sup>2</sup>	
BASEMENT (garage inc.)	NA	109.25 M <sup>2</sup>	1176.06 FT <sup>2</sup>	110.45 M <sup>2</sup>	1188.93 FT <sup>2</sup>	
TOTAL FLOOR AREA - MAIN & 2nd	240.00 M <sup>2</sup>	2583.42 FT <sup>2</sup>	197.90 M <sup>2</sup>	2130.28 FT <sup>2</sup>	198.32 M <sup>2</sup>	2134.87 FT <sup>2</sup>
TOTAL FLOOR AREA	300.00 M <sup>2</sup>	3229.27 FT <sup>2</sup>	288.57 M <sup>2</sup>	3106.34 FT <sup>2</sup>	290.19 M <sup>2</sup>	3123.80 FT <sup>2</sup>
MAXIMUM F.A.R.	0.50	0.40		0.40		
BUILDING FOOTPRINT	NA	139.86 M <sup>2</sup>	1505.46 FT <sup>2</sup>	140.77 M <sup>2</sup>	1515.34 FT <sup>2</sup>	INCL. 5.57m <sup>2</sup> FOR SHED
MAXIMUM LOT COVERAGE	30%	29.82%		30.00%		
OPEN SITE SPACE - FRONT YARD	50%	59.8%		59.2%		
OPEN SITE SPACE - TOTAL	50%	60.6%		60%		
TREES TO BE REMOVED	NA	1		2		
REQUIRED PARKING STALLS	1	1		1		
DRIVEWAY SLOPE	8%	15%		0		VARIANCE - PARKING CONDITION
<b>ACCESSORY BUILDING (SHED)</b>						
FLOOR AREA	37.00 M <sup>2</sup>	5.57 M <sup>2</sup>	59.95 FT <sup>2</sup>	5.57 M <sup>2</sup>	59.95 FT <sup>2</sup>	
HEIGHT	3.50 M	3.11 M	10.20 FT <sup>1</sup>	3.11 M	10.20 FT <sup>1</sup>	
REAR YARD SETBACK	0.60 M	0.914 M	3.00 FT <sup>2</sup>	0.914 M	3.00 FT <sup>2</sup>	
SIDE YARD SETBACK	0.60 M	0.914 M	3.00 FT <sup>2</sup>	0.914 M	3.00 FT <sup>2</sup>	
BUILDING SEPARATION	2.40 M	9.75 M	32.00 FT <sup>2</sup>	9.75 M	32.00 FT <sup>2</sup>	
REAR LOT COVERAGE	25%	3.80%		3.80%		

Slide 3

ZEBRADESIGN



3



Slide 4

ZEBRADESIGN



4



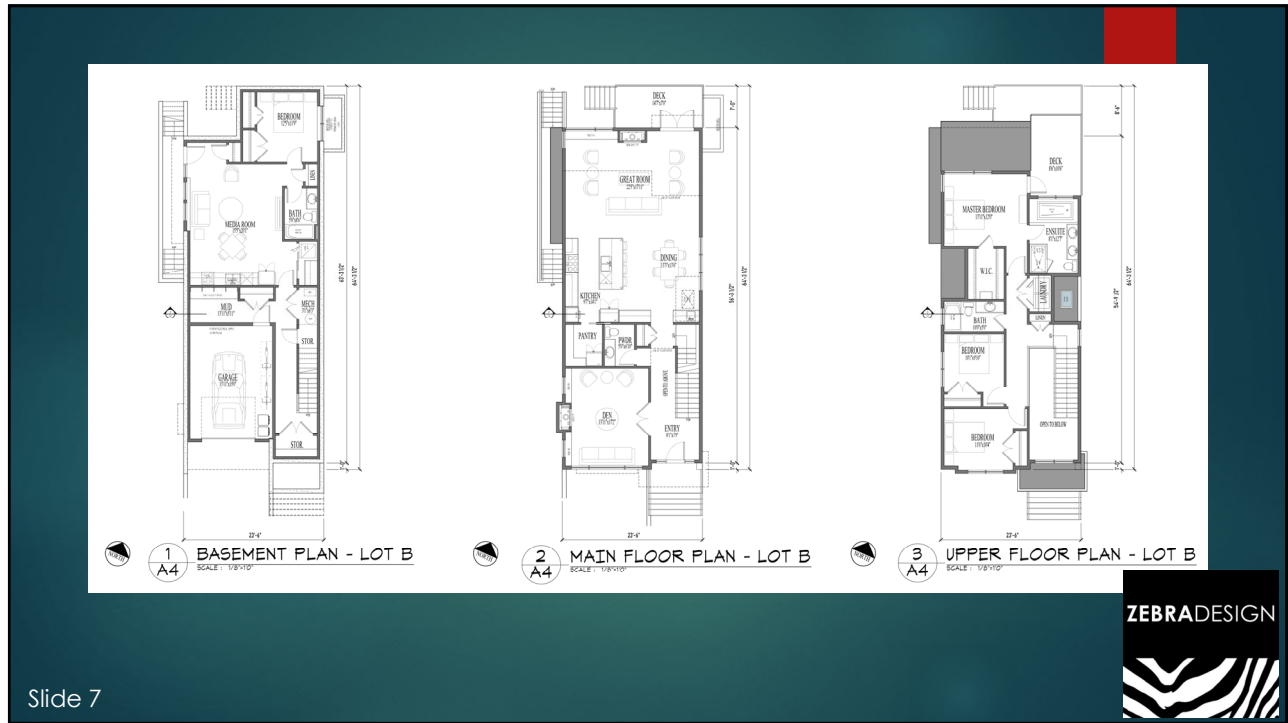
Slide 5

5



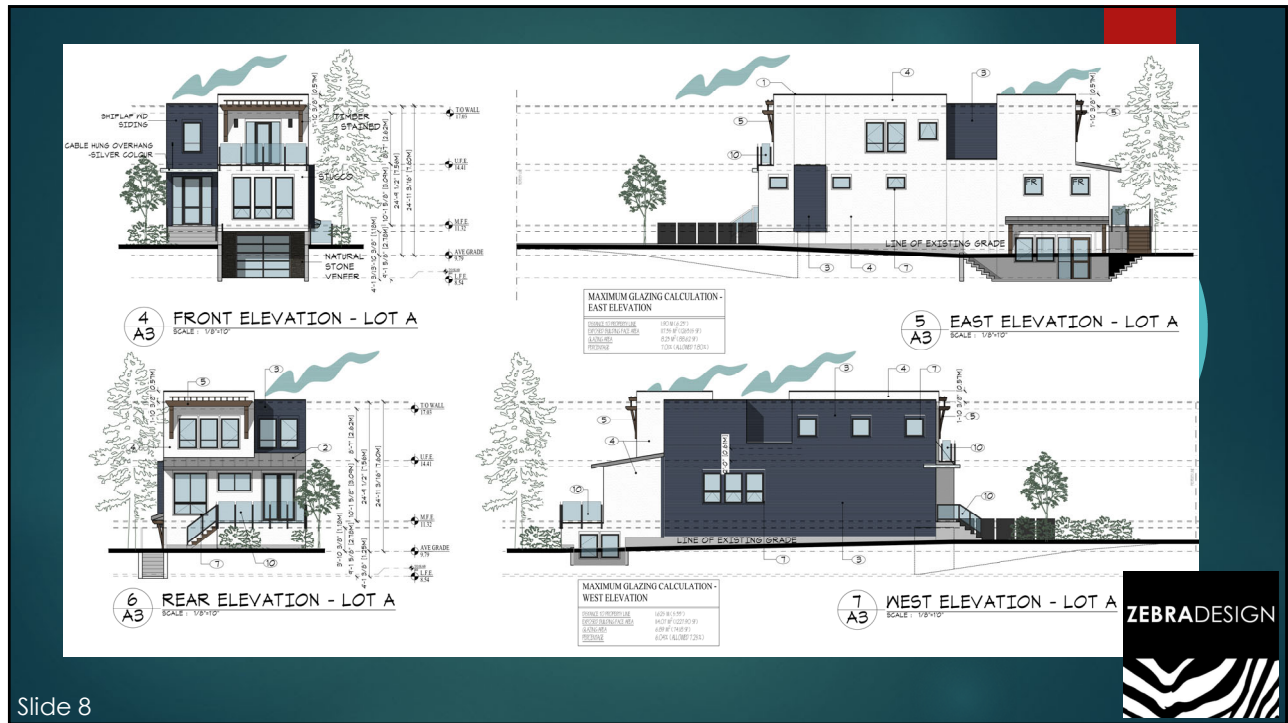
Slide 6

6



Slide 7

7



Slide 8

8



Slide 9

9



Slide 10

10