2208 Lydia Street – Rezoning Application #00462

Subject Property – 2208 Lydia St

Property to the North

Property to the South

Properties across the street (East)

Properties to the West

on of Garden Suite
2208

SKETCH PLAN OF:

LOT 7, BLOCK 1, SECTION 75, VICTORIA DISTRICT, PLAN 509

SCALE = 1 : 200

All distances are in metres AND decimals thereof.

LEGEND

Elevations are geodetic based on The City of Victoria Integrated Survey Monument 15-29 (Elev. = 24.391m)

Grade shot are taken at the point marked x, grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale. Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

WM - denotes Water Meter

SITE AREA

567.5 |
6109 s.f.

MUNICIPALITY

Victoria

ZONING

R1-B

PID No.

000-168-360

Proposed Garden Suite		
PROJECT INFORMATION TABLE	Required	Proposed
Zone (existing)	R1-B-G52	R1-B-G52
Site Area (sq.m.)	260.00 sq.m.	265.00 sq.m.
Total floor area (sq.m.)	56.00 sq.m.	43.37 sq.m.
Rear Yard Site Coverage %	25%	24.16%
Height of building (m)	5.50 m.	3.78 m.
Number of storeys	1.5	1
Parking stalls (number) on site	1	1
Bicycle parking number (storage and rack)	0.00	0.00
Building Setbacks (m)		
Separation between Garden suite and Single family Dwelling	2.4 m.	2 m.**
Front yard	6 m.	27.6 m.
Rear yard	6 m.	1.66 m.
Side yard (north)	1.5 m.	7.65 m.
Side yard (south)	1.5 m.	1.66 m.
Combined side yards	3 m.	9.31 m.
Residential Use Details		
Total number of units	1	1
Unit type, e.g., 1 bedroom		1 bedroom
Ground-orientated units		1
Main Floor		43.37 sq.m.

** VARIANCE REQUIRED

Point to Point	Point #	Point #	subtotal	Divide	subtotal	X distance	TOTAL
A To B	22.81	22.79	45.60	2.00	22.80	10.71	244.188
B TO C	22.79	22.79	45.58	2.00	22.79	1.21	27.576
C TO D	22.79	22.78	45.57	2.00	22.79	1.62	36.912
D TO E	22.78	22.55	45.33	2.00	22.67	3.14	71.168
E TO F	22.55	22.63	45.18	2.00	22.59	12.19	275.372
F TO A	22.63	22.81	45.44	2.00	22.72	4.36	99.059
		776.97		33.23			22.699

1 / A1 **Siteplan**
Scale: 1:100

proposed rezoning
2208 LYDIA STREET VICTORIA B.C.

R1

drawing # **7430**

scale **1:100**

drawn by **JDF**

VICTORIA DESIGN GROUP

Date: 10/12/14

2208 LYDIA STREET
PRESENTATION LAYOUT

WWW.VICTORIADESIGNGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.

1 East Elevation

2 North Elevation

AREA	COLOR	COLOR/FINISH INFO
CONC. FIBER BOARD SIDING		Benjamin Moore OC-115 Cream Silk
TRIM & FASCIA BOARD		Benjamin Moore OC-66 Snow White
WOOD PANNELS		STAIN
ROOFING		

3 West Elevation

4 South Elevation

proposed rezoning
2208 LYDIA STREET VICTORIA B.C.

R4

drawing #
7430

scale
1/4'=1'0"

drawn by
JDF

VICTORIA DESIGN GROUP

Date: 10/12/14

2208 LYDIA STREET
PRESENTATION LAYOUT

WWW.VICTORIADESIGNGROUP.CA

7430::PROPOSED REZONING::2208 LYDRIA STREET VICTORIA B.C.

1 A2 **Eastt Elevation**
Scale: 3/16" = 1'-0"

2 A2 **North Elevation**
Scale: 3/16" = 1'-0"

3 A2 **West Elevation**
Scale: 3/16" = 1'-0"

Limiting Distance	1.66 m.
Exposed Building Face	14.38 sq.m.
Allowable Openings	10 %
Allowable Opening Area	1.43 sq.m.
Proposed Openings	1.00 sq.m.

4 A2 **South Elevation**
Scale: 3/16" = 1'-0"

Limiting Distance	1.66 m.
Exposed Building Face	28.18 sq.m.
Allowable Openings	9.0 %
Allowable Opening Area	2.53 sq.m.
Proposed Openings	2.68 sq.m.

1 A4 **Main Floor Plan**
Scale: 1/4" = 1'-0" 466.88 sq.ft. (43.37 sq.m.)

1 A6 **Section A-A**
Scale: 1/4" = 1'-0"

DOOR SCHEDULE

A	8'0 X 6'8 (2438 X 2032)	F	2'10 X 6'8 (864 X 2032)
B	6'0 X 6'8 (1829 X 2032)	G	2'8 X 6'8 (813 X 2032)
C	5'0 X 6'8 (1524 X 2032)	H	2'6 X 6'8 (762 X 2032)
D	4'0 X 6'8 (1219X 2032)	J	2'4 X 6'8 (711 X 2032)
E	3'0 X 6'8 (914 X 2032)	K	2'0 X 6'8 (610 X 2032)
		L	1'8 X 6'8 (508 x 2032)

GARDEN SUITE

proposed rezoning
2208 LYDIA STREET VICTORIA B.C.

R2

drawing # **7430**

scale **AS SHOWN**

drawn by **JDF**

VICTORIA DESIGN GROUP

Date: 10/12/14

2208 LYDIA STREET
PRESENTATION LAYOUT

WWW.VICTORIADESIGNGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.

LANDSCAPE PLAN

proposed rezoning
2208 LYDIA STREET VICTORIA B.C.

L1

drawing #
7430

scale
1:100

drawn by
JDF

VICTORIA DESIGN GROUP

Date: 15/12/14

2208 LYDIA STREET
PRESENTATION LAYOUT

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proposed
rezoning
2208 LYDIA STREET VICTORIA B.C.

R3

drawing #
7430

scale
3/16'=1'0"

drawn by
JDF

VICTORIA DESIGN GROUP

Date: 10/12/14

2208 LYDIA STREET
PRESENTATION LAYOUT

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7430::PROPOSED REVONING::2208 LYDRIA STREET VICTORIA B.C.