

Denman Street

Looking east to Richmond Road



Subject Property - 1770 Denman Street

Existing single family dwelling

Proposed lot 5 on submission



Subject property – 1774 Denman Street

Triplex conversion

Proposed Lot 4 on submission

Front / side of house



Parking stall



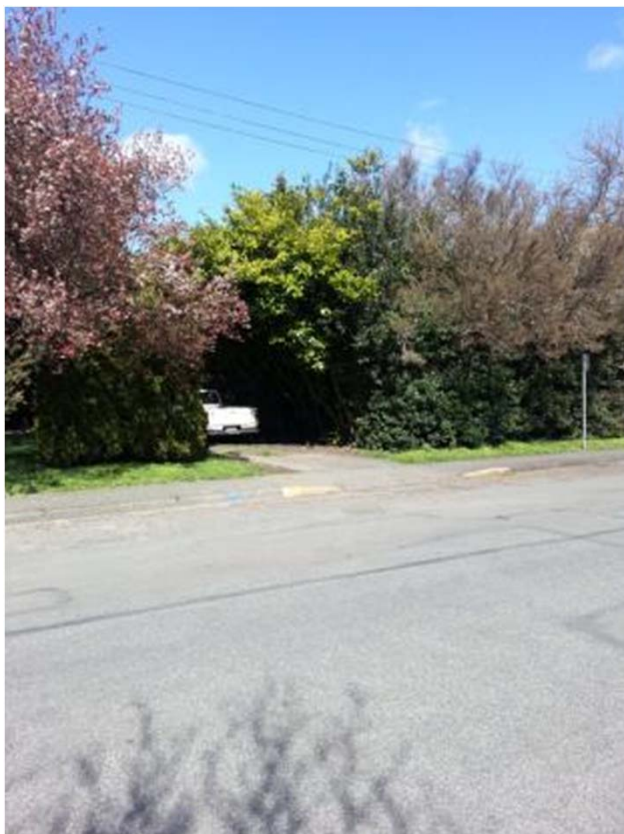
Subject Property – 1780 Denman Street

Single Family Dwelling
Proposed Lot 2 on submission



Proposed location of duplex on Denman

1780 Denman



1784 Denman



Neighbourhood Context

Albert Avenue

Albert Avenue

Corner Albert & Shelbourne



Looking east



Albert Avenue

North side



Looking west



Albert Avenue



Albert Avenue



Albert Street



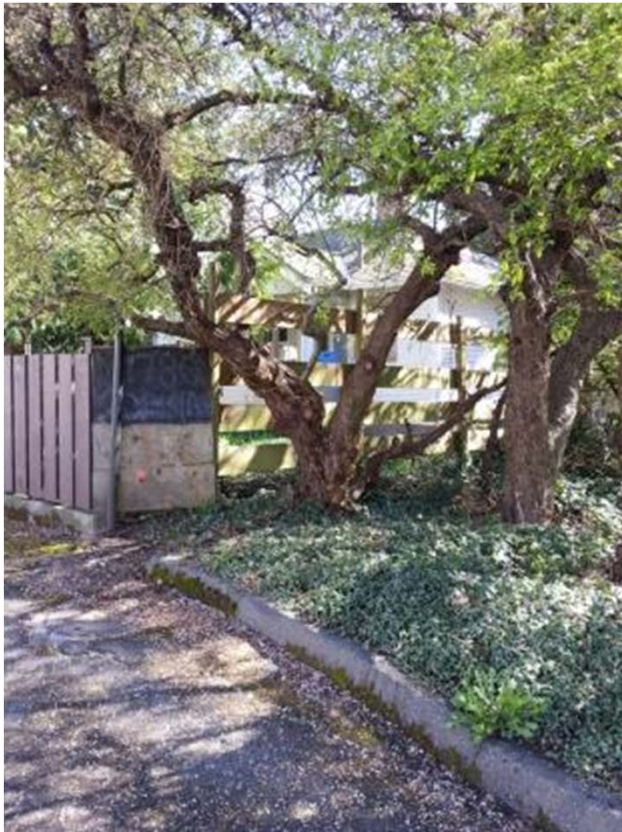
Richmond Mews



Subject properties

Albert Avenue

Rear yard of 1780 Denman
Proposed Lot 2 on submission



Rear yard of 1780 Denman
Proposed Lot 2 on submission



Subject properties

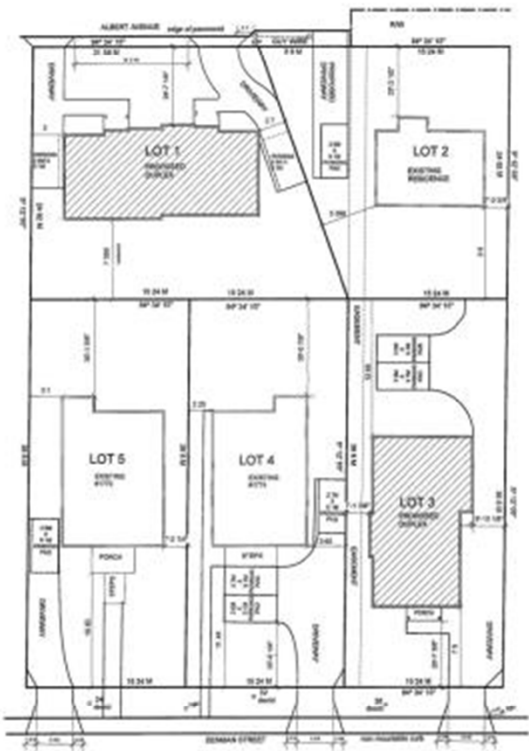
Albert Avenue

Rear of 1774 Denman
Proposed Lot 1 on submission



Rear of 1770 Denman
Proposed Lot 1 on submission





LOT 1 SITE DATA

OWNER	MR. BOB GARSIDE
ADDRESS	ALBERT AVENUE
ZONE	R2 ZONING
LEGAL DESCRIPTION	
LOT	1
PLAN	288
SECTION	79
DISTRICT	VICTORIA
RANGE	
SITE AREA	628.25 SQ. M
RESIDENCE SITE COVERAGE	40.11 SQ. M
TOTAL OPEN SITE SPACE	58.1%
OPEN REAR YARD SITE SPACE	13.7%
TOTAL FLOOR AREA	179.14 SQ. M
FLOOR SPACE RATIO	27.9 TO 1
PLANNING DETAILS	2
SETBACKS	
FRONT	7.5 M
REAR	1.98 M MINIMUM
SIDE (WEST)	3.1 M
SIDE (EAST)	3.1 M
BUILDING HEIGHT	1.4 M (1.15 STOREYS)
12 STOREYS	60.25% OF GROUND FLOOR AREA

LOT 2 SITE DATA

OWNER	MR. BOB GARSIDE
ADDRESS	ALBERT AVENUE
ZONE	R1 & ZONING
LEGAL DESCRIPTION	
LOT	2
PLAN	288
SECTION	79
DISTRICT	VICTORIA
RANGE	
SITE AREA	479.79 SQ. M
RESIDENCE SITE COVERAGE	35.08 SQ. M
SETBACKS	
FRONT	8.8 M
REAR	9.8 M
SIDE (EAST)	2.7 M
SIDE (WEST)	2.98 M
BUILDING HEIGHT	

LOT 3 SITE DATA

OWNER	MR. BOB GARSIDE
ADDRESS	DONNAH STREET
ZONE	R2 ZONING
LEGAL DESCRIPTION	
LOT	3
PLAN	217
SECTION	79
DISTRICT	VICTORIA
RANGE	
SITE AREA	860.82 SQ. M
RESIDENCE SITE COVERAGE	154.86 SQ. M (17.88%)
TOTAL OPEN SITE SPACE	37.88%
OPEN REAR YARD SITE SPACE	51.42%
TOTAL FLOOR AREA	238.86 SQ. M
FLOOR SPACE RATIO	478 TO 1
PLANNING DETAILS	2
SETBACKS	
FRONT	7.5 M
REAR	17.98 M
SIDE (WEST)	2.7 M
SIDE (EAST)	3.1 M
BUILDING HEIGHT	1.4 M (1.15 STOREYS)
12 STOREYS	58.81% OF GROUND FLOOR AREA

LOT 4 SITE DATA

OWNER	MR. BOB GARSIDE
ADDRESS	1774 DONNAH STREET
ZONE	R1 & ZONING
LEGAL DESCRIPTION	
LOT	4
PLAN	288
SECTION	79
DISTRICT	VICTORIA
RANGE	
SITE AREA	660.82 SQ. M
RESIDENCE SITE COVERAGE	132.717 SQ. M (20.08%)
SETBACKS	
FRONT	11.44 M
REAR	9.2 M
SIDE (WEST)	2.25 M
SIDE (EAST)	3.55 M

LOT 5 SITE DATA

OWNER	MR. BOB GARSIDE
ADDRESS	1774 DONNAH STREET
ZONE	R1 & ZONING
LEGAL DESCRIPTION	
LOT	5
PLAN	288
SECTION	79
DISTRICT	VICTORIA
RANGE	
SITE AREA	660.82 SQ. M
RESIDENCE SITE COVERAGE	132.717 SQ. M (20.08%)
SETBACKS	
FRONT	10.85 M
REAR	9.2 M
SIDE (WEST)	3.1 M
SIDE (EAST)	2.2 M



SITE PLAN

Sheet 1 of 2



HARTMANN'S
DRAFTING & DESIGN
100-1000 100-1000

REVISED APRIL 2013
DATE JULY 2012
DESIGNED BY T.M.A.R.
CHK. BY K.M.A.R.
PLAN # 113

**PROPOSED DUPLEX DEVELOPMENT
FOR MR. BOB GARSIDE**

SHEET

DENMAN STREET PROFILE



HARTMANN'S
DRAFTING & DESIGN

2624 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3G1 PHONE 253-1336

SCALE 1/4" = 1'-0"
DATE JULY 2012
DRAWN BY TMAR
CHK BY KMAR

**PROPOSED DEVELOPMENT
FOR MR. BOB GARSIDE**

SHEET

ALBERT AVENUE PROFILE



HARTMANN'S
DRAFTING & DESIGN
SARAH HARTMANN, P.E.D. VICTORIA, B.C.
1001 5th Avenue 200-1000

SCALE 1/4" = 1'-0"
DATE JULY 2012
DRAWN BY TMAR
CHK BY KMAR

**PROPOSED DEVELOPMENT
FOR MR. BOB GARSIDE**

SHEET