

410 HEATHER STREET







HEATHER ST

POWELL ST

TORONTO ST

GOVERNMENT ST



411
413

421A
421B
421

418
416
414

409
411

590

596

408

410

414

420
422

424

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574 576

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414

588

584

582

584

588

584

588

HEATHER ST



TORONTO & HEATHER



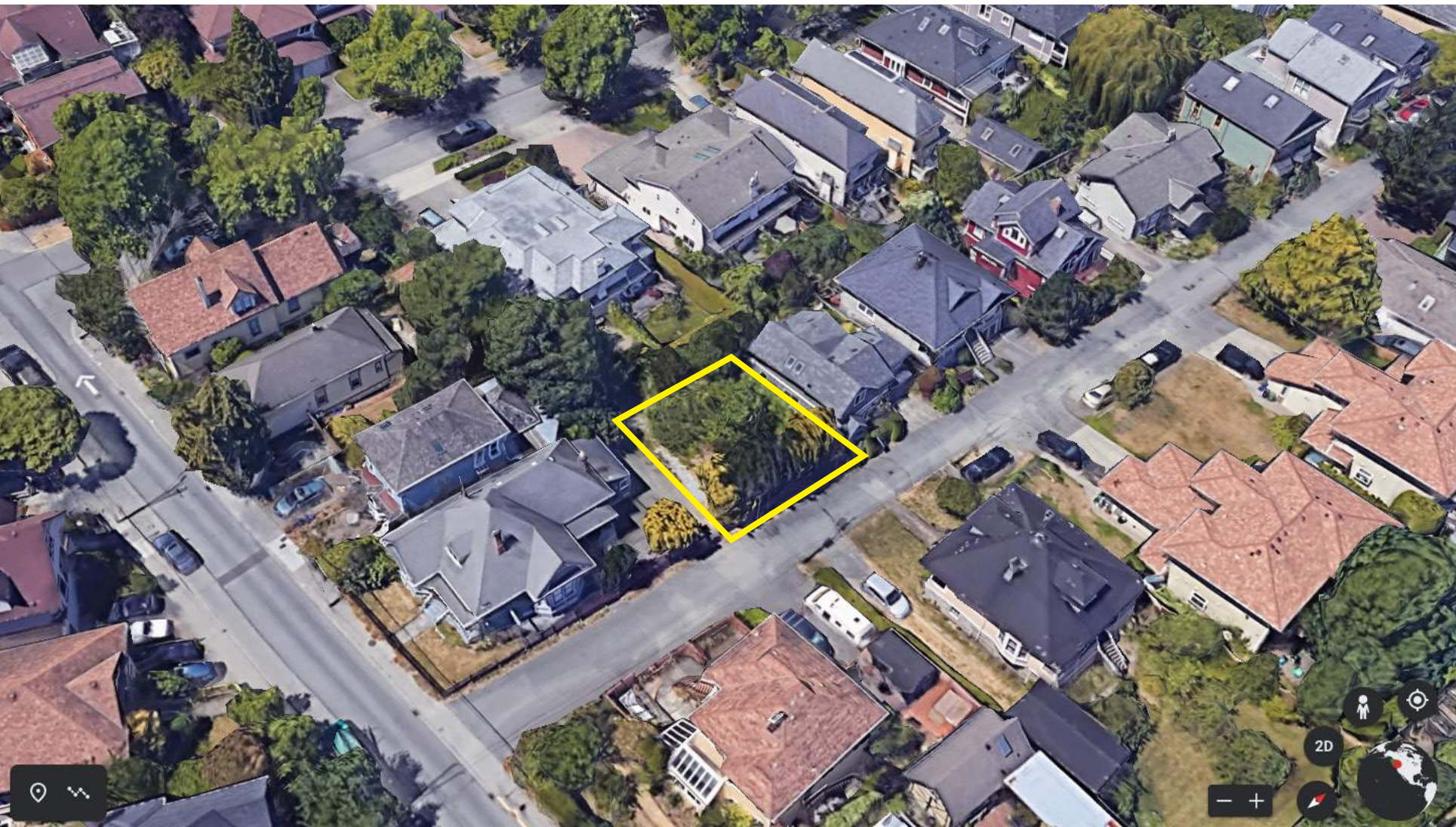
588 TORONTO ST @ HEATHER ST



410 HEATHER STREET



414-416 HEATHER STREET





HEATHER STREET - WEST FRONTAGE



HEATHER STREET - EAST FRONTAGE



Scale 1:100

All distances are in metres

Civic address: 410 Heather Street
Victoria, B.C.

Parcel Identifier Number 009-077-774

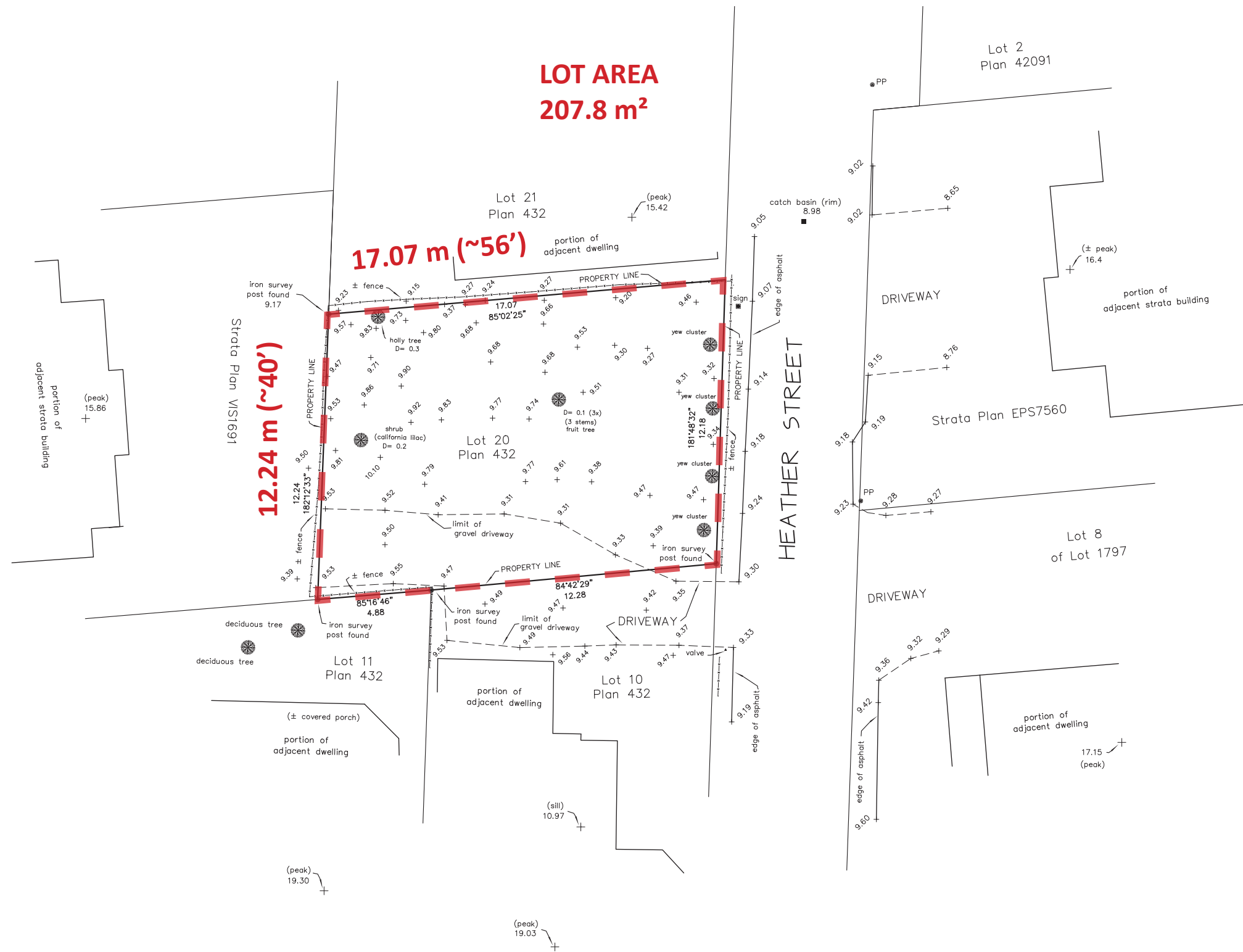
Legend

- Denotes spot elevation + 0.00
- Denotes utility pole ● PP
- Denotes tree & species ● tree
- D denotes diameter

(trees not plotted to scale)
(not all trees indicated)

Elevations are derived from a Geodetic datum

site area =
207.8 square metres



Property dimensions are derived from Land Title Plans and field survey.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Glen Mitchell
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Victoria, B.C.
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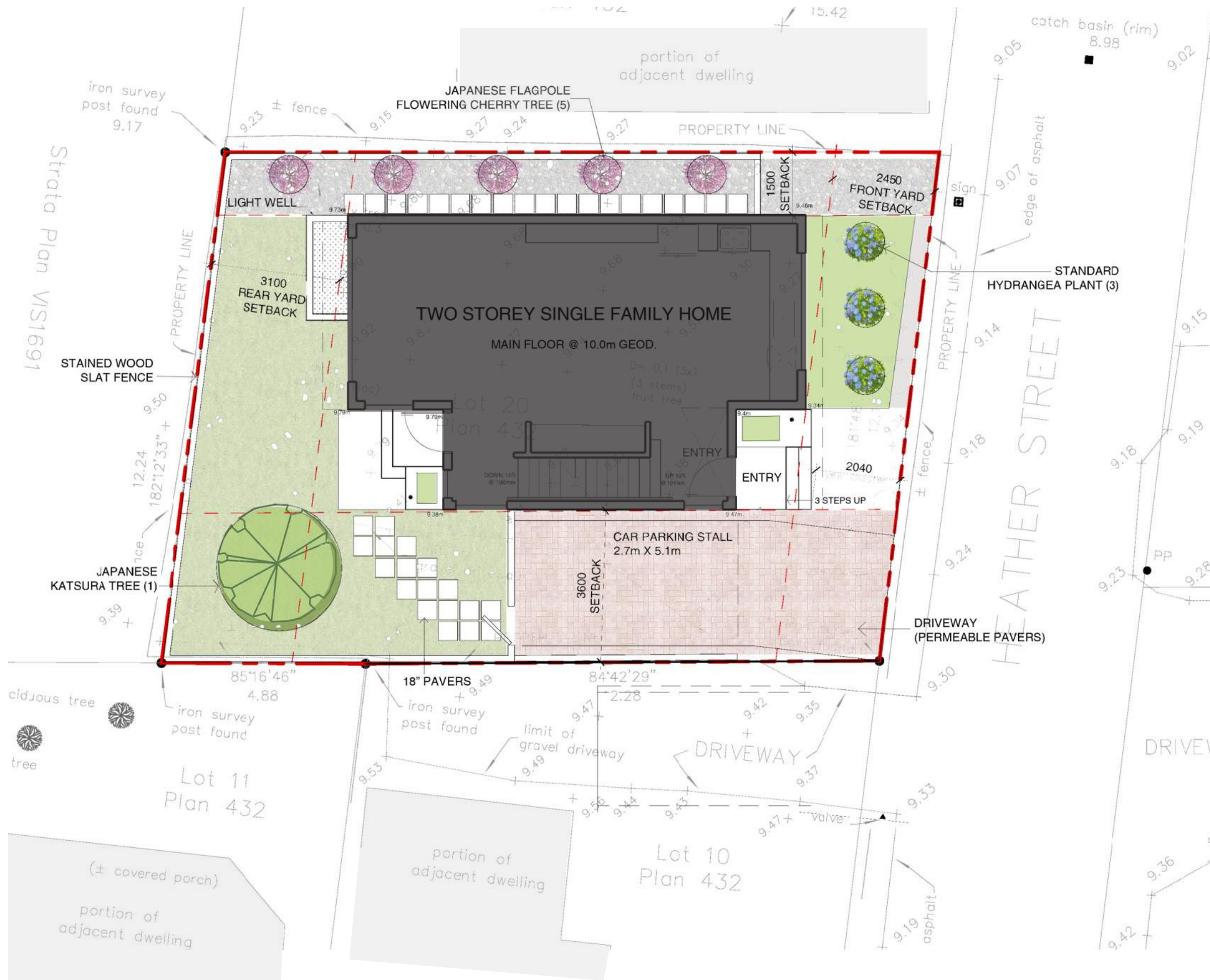
fb 300 file 22-08-9289

Certified correct this 1st day of February, 2022

Glen Mitchell
1DCZ32
Digitally signed by Glen Mitchell
1DCZ32
Date: 2022.02.01
14:24:18 -08'00'

B.C.L.S.

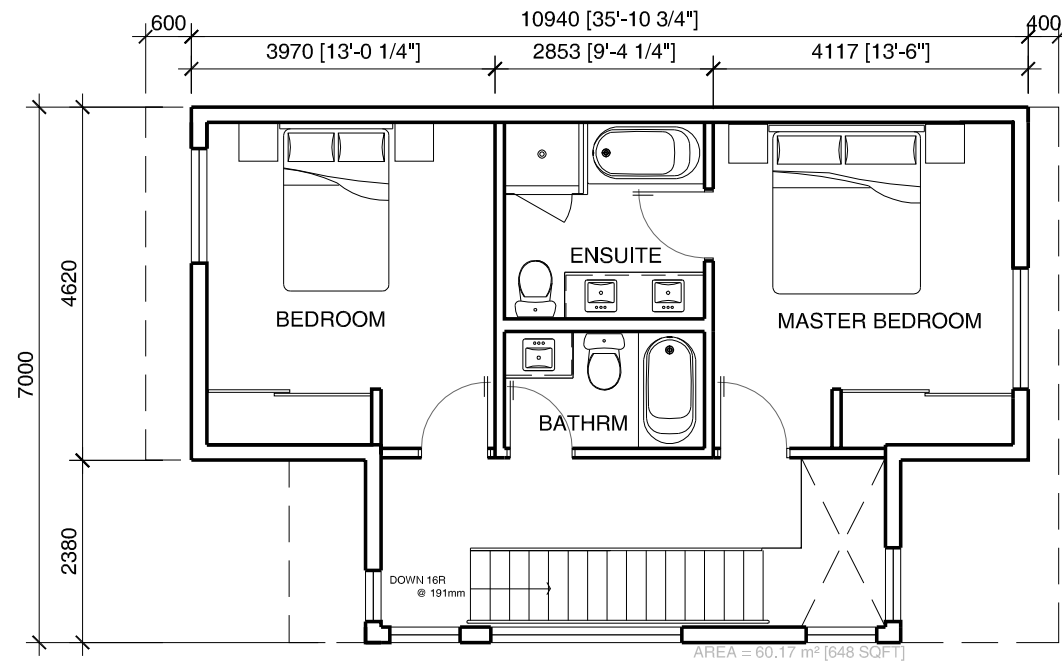
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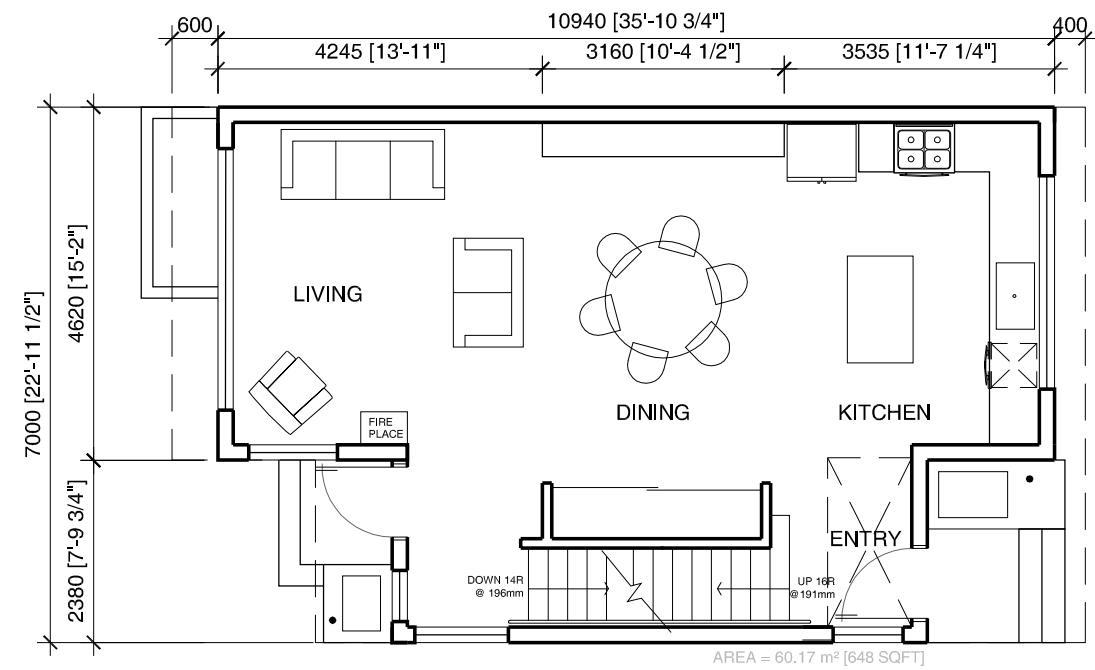
EXISTING ZONE	= R2 (Two Family Dwelling)
PROPOSED ZONE	= R1-S2
LOT AREA	= 207.8m² (260m² MIN)
HEIGHT	= 7.5m MAX = 6.8m
FLOOR AREA	= 124.68m ² MAX = 120.34m ²
FSR	= 0.6 MAX = 120.34/207.8 = 0.58
SITE COVERAGE	= 40% MAX = 37.6% (78.1/207.8)
OPEN SITE SPACE	= 50.4% (104.8m ² / 207.8m ²)
SETBACKS	
FRONT	= 6.0m MIN = 2.45m PROPOSED
REAR	= 6.0m MIN = 3.1m PROPOSED
SIDE 1	= 1.5m MIN = 1.5m PROPOSED
SIDE 2	= 2.4m MIN = 3.6m PROPOSED
PARKING	
	1 Surface Stall provided in side yard - 5.1m x 2.7m Parking of adjacent property to be relocated.
	Schedule C - 2.2.3. Parking to be minimum 1.0m away from street.

SITE PLAN
1:100



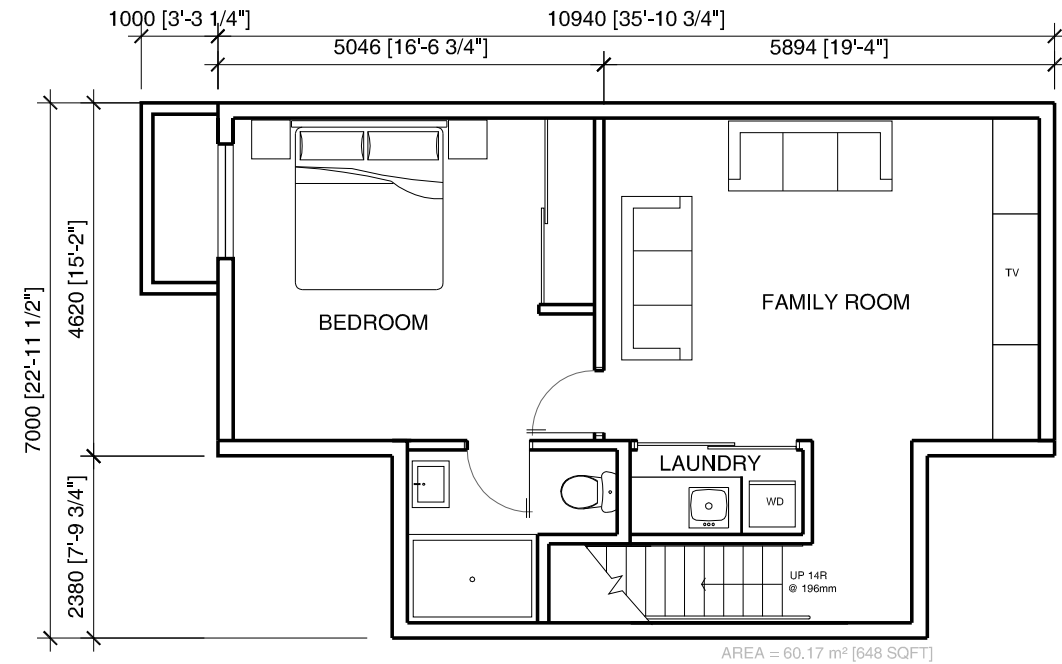


level 2 floor plan
1:100



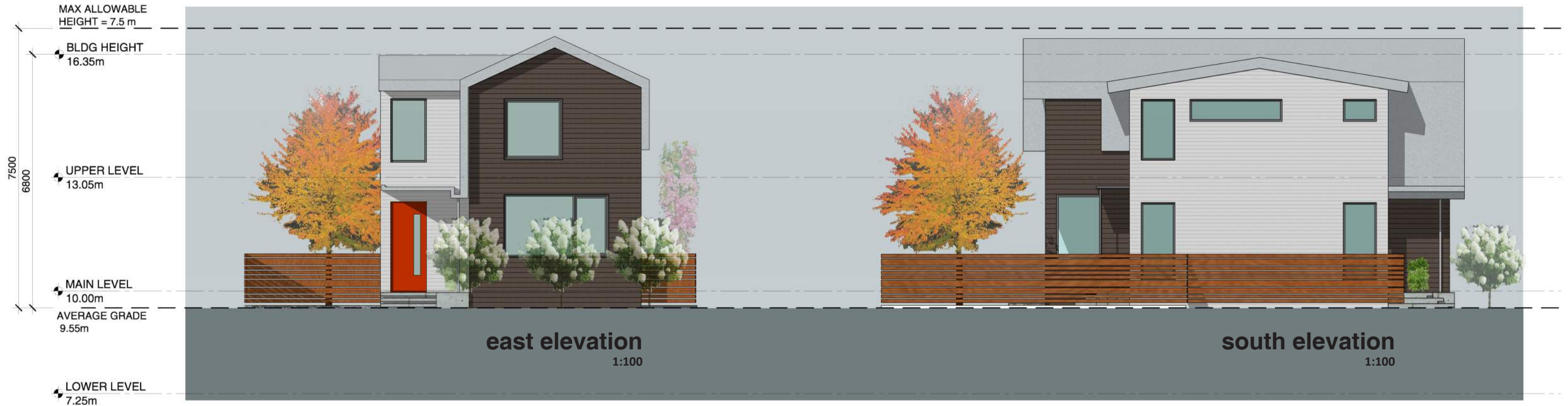
level 1 floor plan
1:100

LEVEL 1 FLOOR AREA = 60.17 m² (648 SQ FT)
LEVEL 2 FLOOR AREA = 60.17 m² (648 SQ FT)
BASEMENT FLOOR AREA = 60.17 m² (648 SQ FT)
TOTAL FLOOR AREA PER ZONING = 120.34 m² (1295 SQ FT)



basement floor plan
1:100



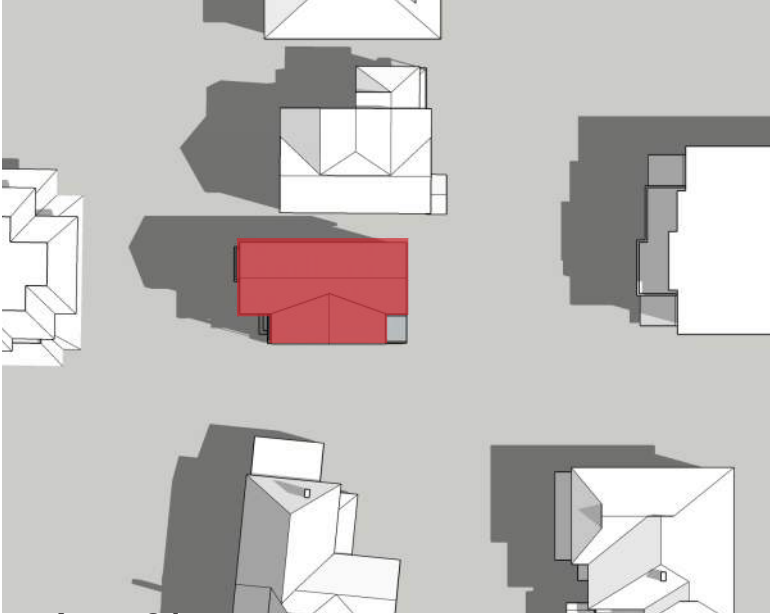




HEATHER STREET ELEVATION

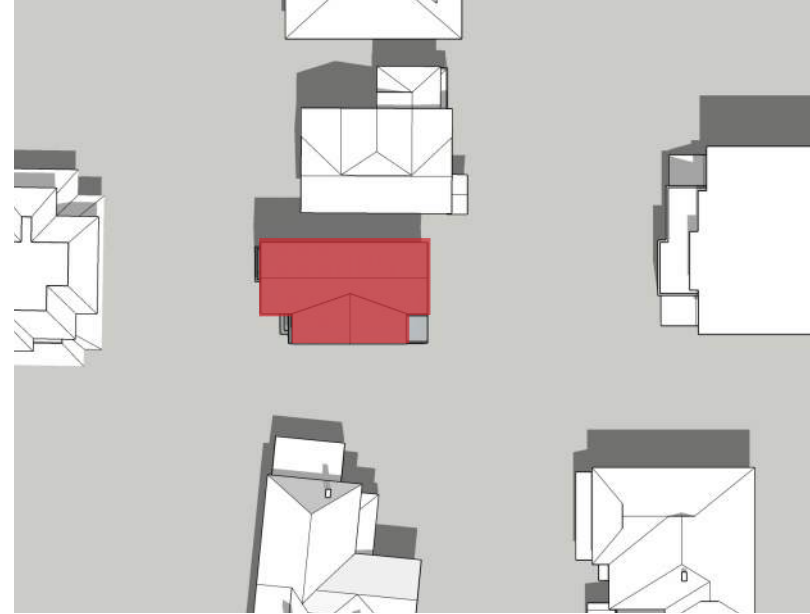


HEATHER STREET - IMMEDIATE NEIGHBOURS - ELEVATION

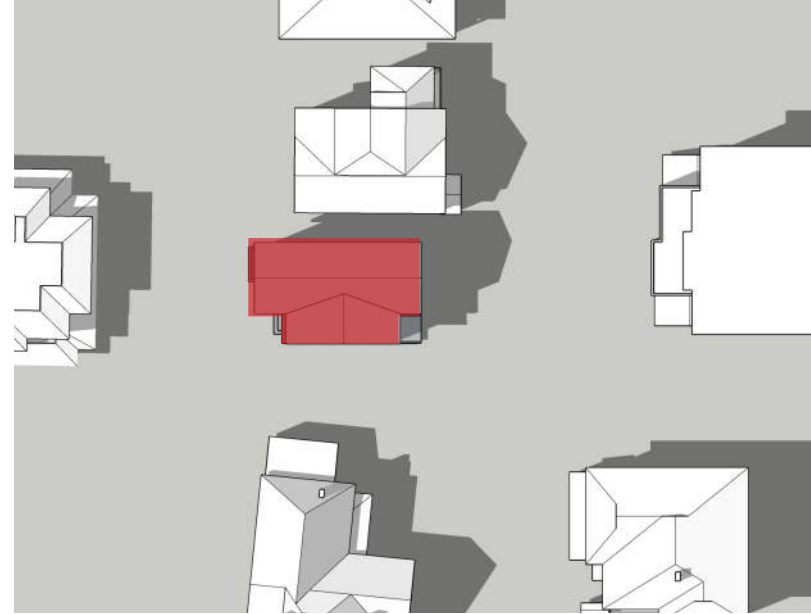


June 21

9am



12pm



3pm



6pm



September 21

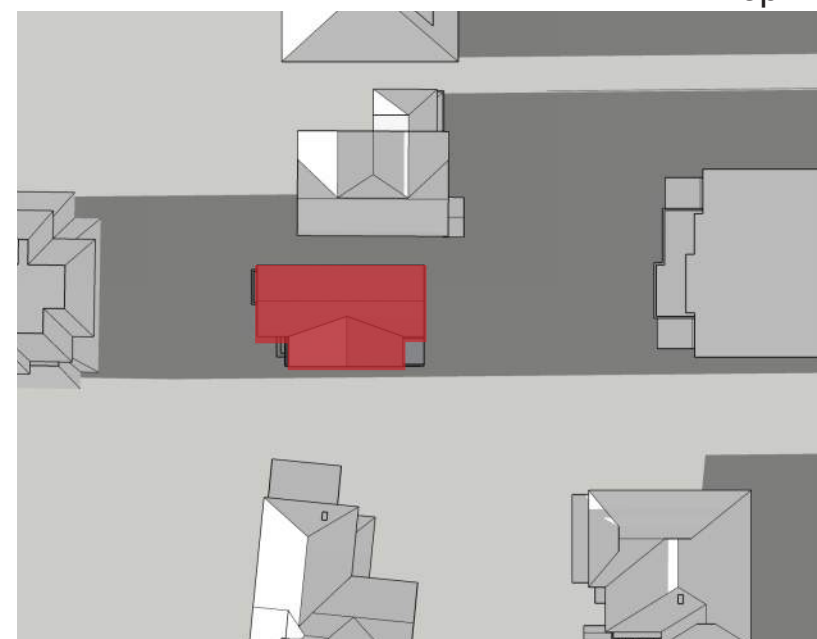
9am



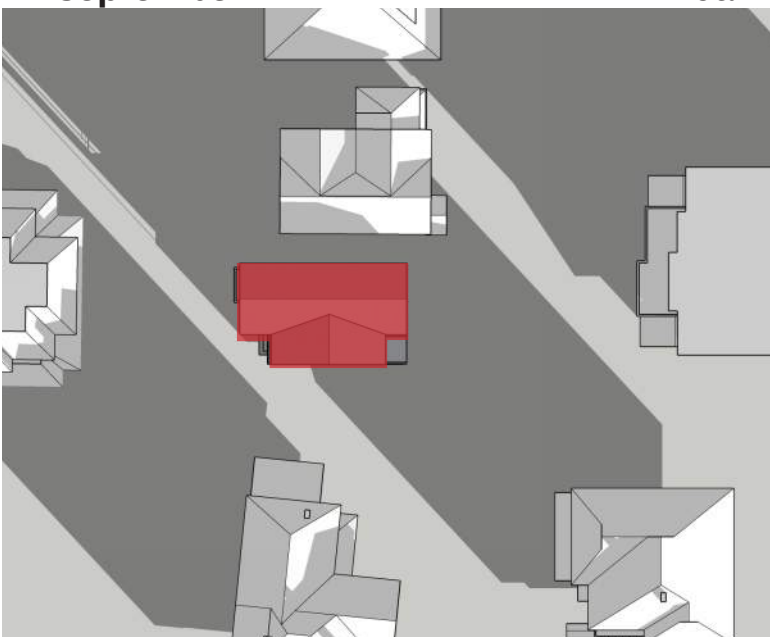
12pm



3pm



6pm



December 21

9am



12pm



3pm

