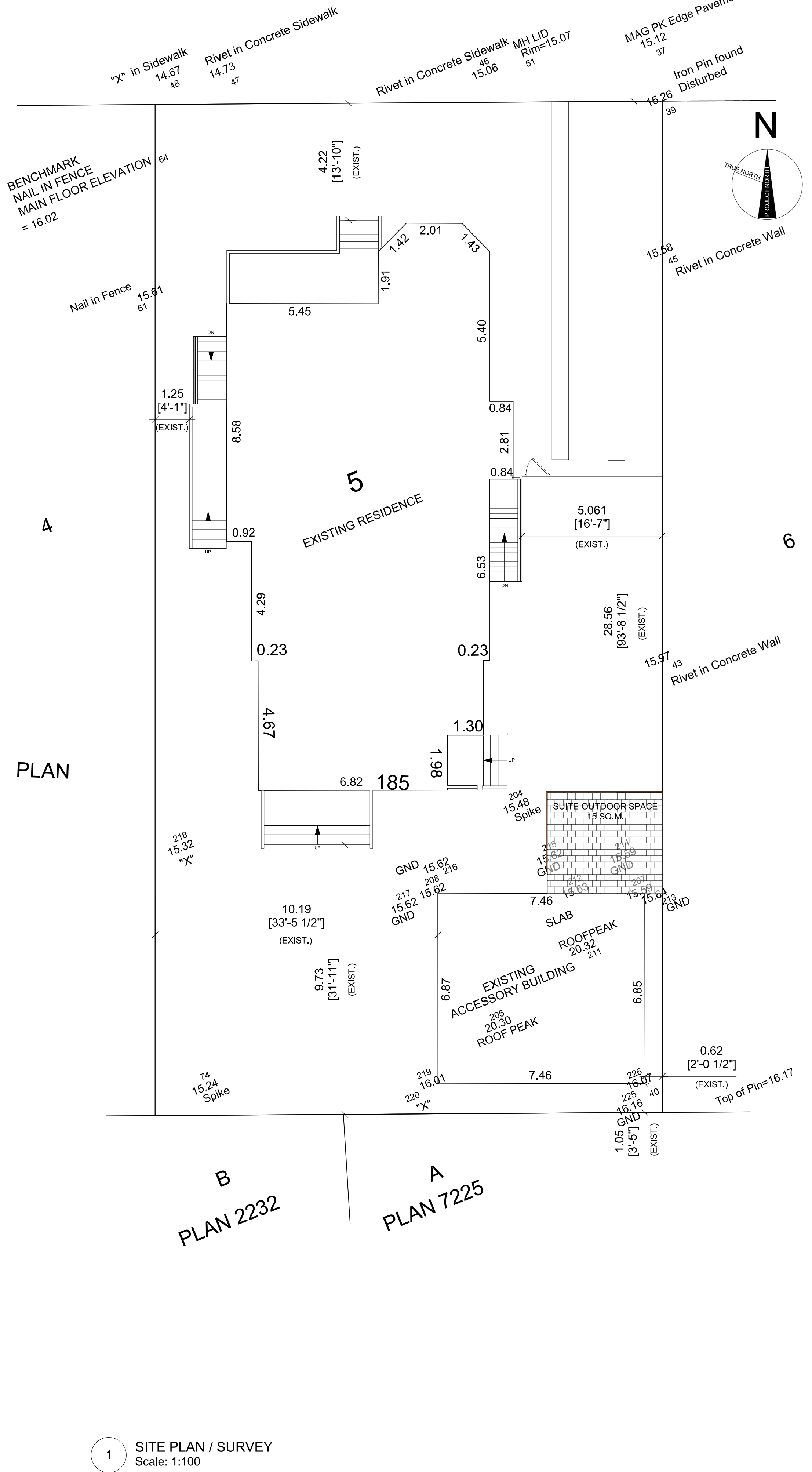
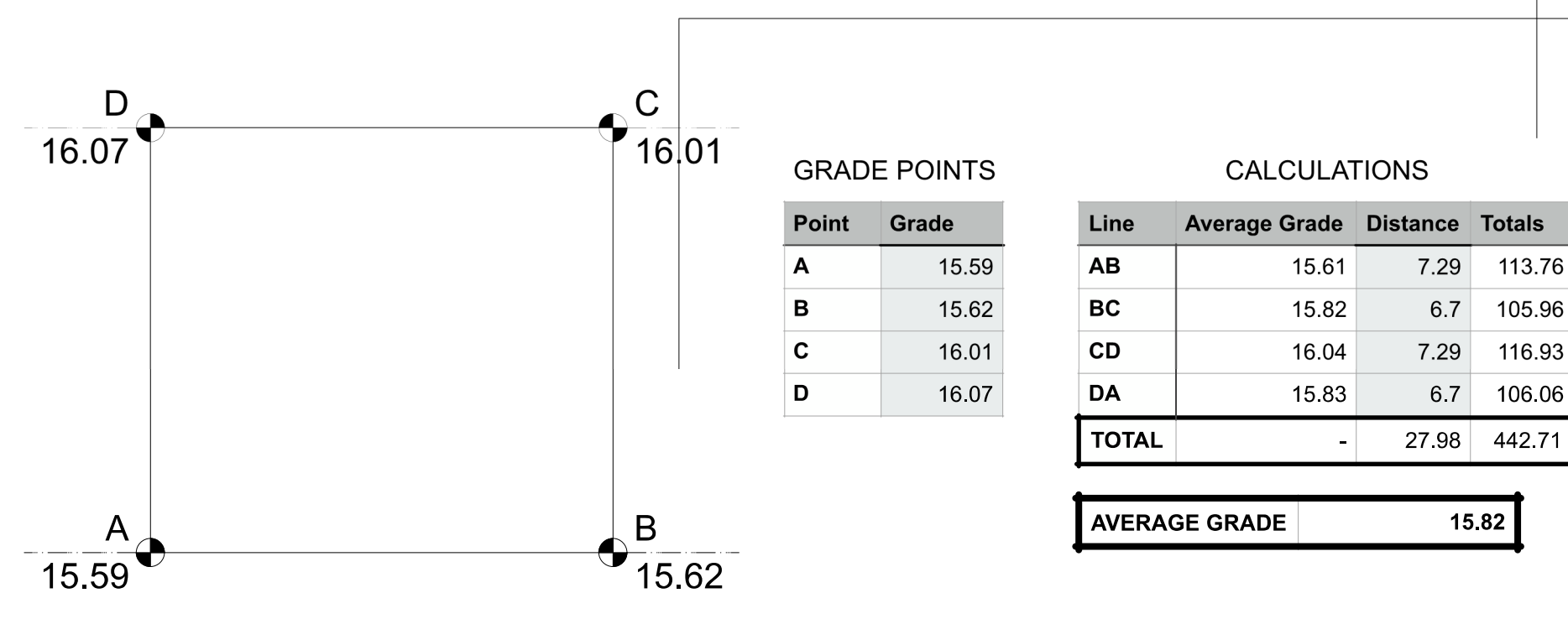


AVALON ROAD



2 CONTEXT
Scale: NTS



3 AVERAGE GRADE CALCULATIONS
Scale: 1:100

PROJECT INFORMATION

CIVIC ADDRESS: 623/625 Avalon Road
 LEGAL DESCRIPTION: Lot 5, Plan 185, Section BF, Victoria
 P.I.D.: 009-283-978

ZONE: R-2 Two Family Dwelling District

SCOPE OF WORK: Rezoning for Garden Suite

ZONING INFORMATION

LOT INFORMATION	REQUIRED	EXISTING	PROPOSED
Zone	R-2	R-2	TBD
Site Area		669 SQ. M.	669 SQ. M.
Total Floor Area	N/A	270.2 SQ. M.	270.2 SQ. M.
House Floor Area	N/A	220.2 SQ. M.	220.2 SQ. M.
Accessory Building Floor Area	56 SQ. M. (Plus Site)	50 SQ. M.	50 SQ. M.
Average Grade	N/A	15.82m	EXISTING
Floor Space Ratio	0.5 to 1	.42	UNCHANGED
Total Site Coverage	40%	37.5%	UNCHANGED
Rear Yard Site Coverage	25%	28.1%	UNCHANGED
Height of Building (Accessory)	4.2M (Plus Site)	3.52M	UNCHANGED
Number of Storeys	1.5	1	1 (with storage mezzanine)
Parking Stalls	2	1	1
Bicycle Parking	N/A	0	2
House Setbacks			
Front Yard	N/A	5.24M	UNCHANGED
Rear Yard	N/A	9.63M	UNCHANGED
Side Yard (EAST)	N/A	5.21M	UNCHANGED
Side Yard (WEST)	N/A	1.35M	UNCHANGED
Combined Side Yards	N/A	6.56M	UNCHANGED
Accessory Building Setbacks			
Front Yard	N/A	28.50M	UNCHANGED
Rear Yard	0.6M	1.05M	UNCHANGED
Side Yard (EAST)	0.6M	.62M	UNCHANGED
Side Yard (WEST)	0.6M	10.19M	UNCHANGED
Combined Side Yards	N/A	10.81M	UNCHANGED

keay architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
 o. 250-382-3823 e. info@keayarchitecture.com

COMMENTS

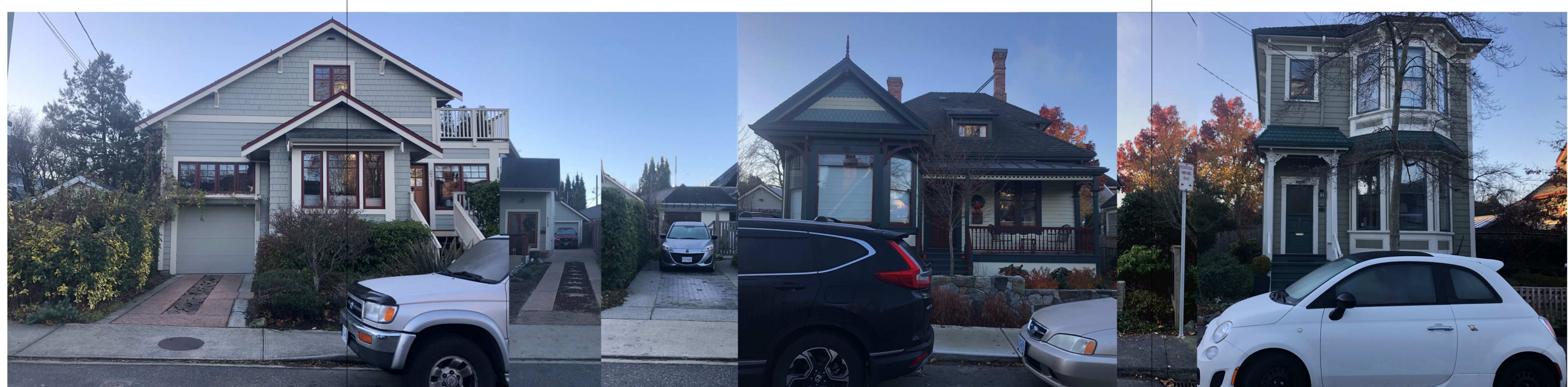
No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALUC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP

GENERAL NOTES

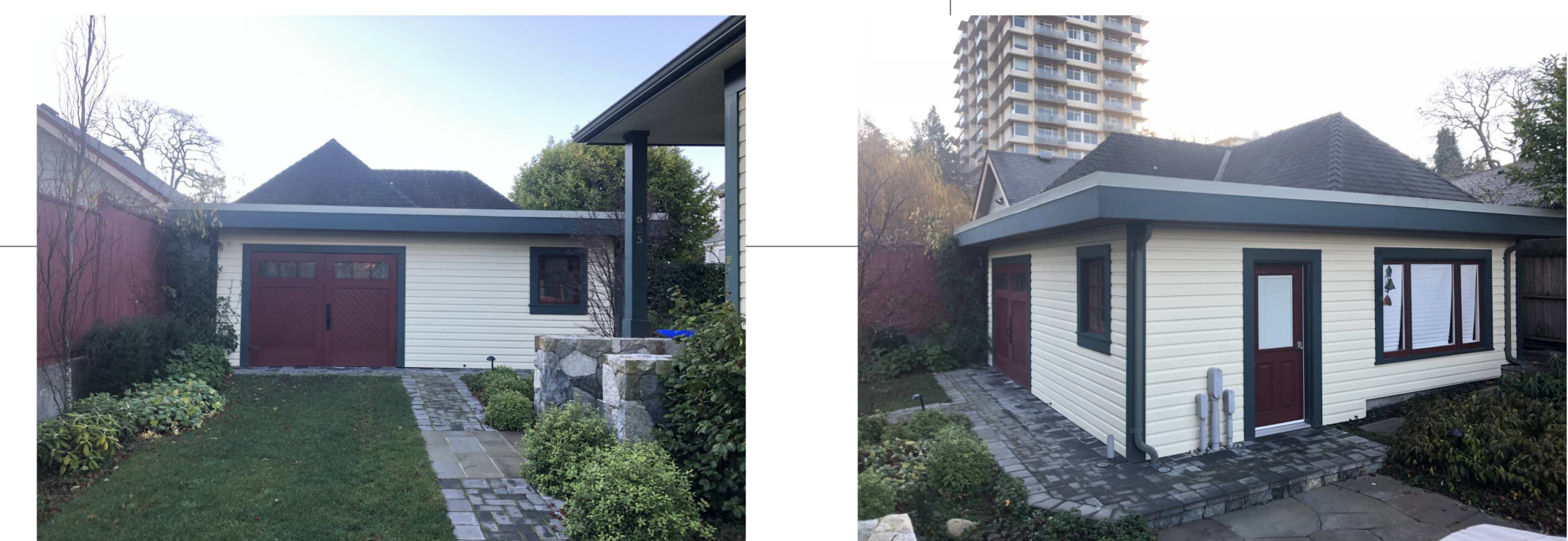
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Original Submission (bubbled) Received Date: March 31, 2021



4 STREETScape AND CONTEXT PHOTOS
Scale: NTS



PROJECT
 McBride Garden Suite
 623/625 Avalon Road
 Victoria, BC

SHEET TITLE
 Project Information and Site Plan

SCALE AS NOTED	JOB No. 1124-1944
PLOT DATE Mar 31, 2021	DRAWN NP A-1.0

COMMENTS			
No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALUC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP

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PROJECT

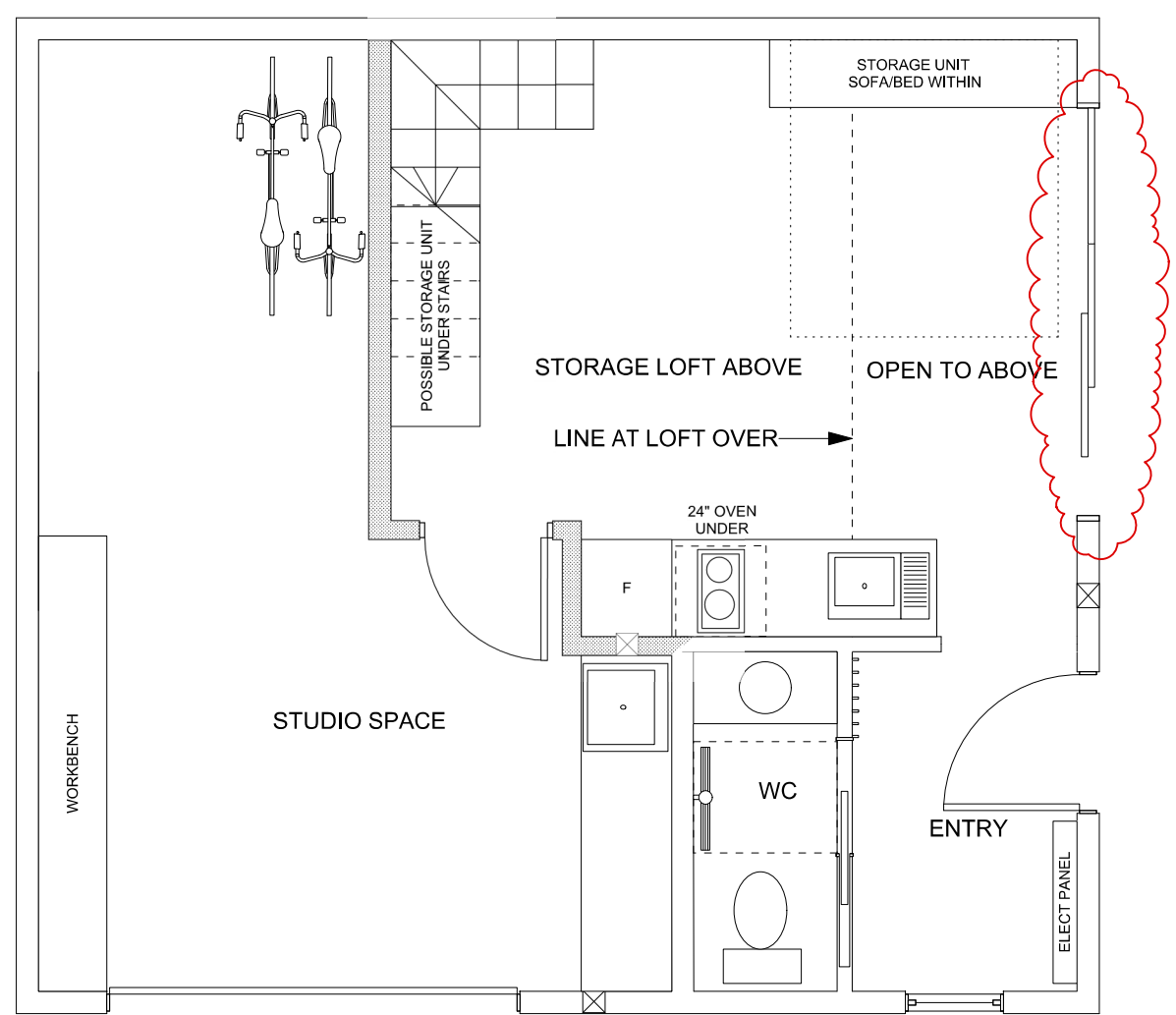
McBride Garden Suite
623/625 Avalon Road
Victoria, BC

SHEET TITLE

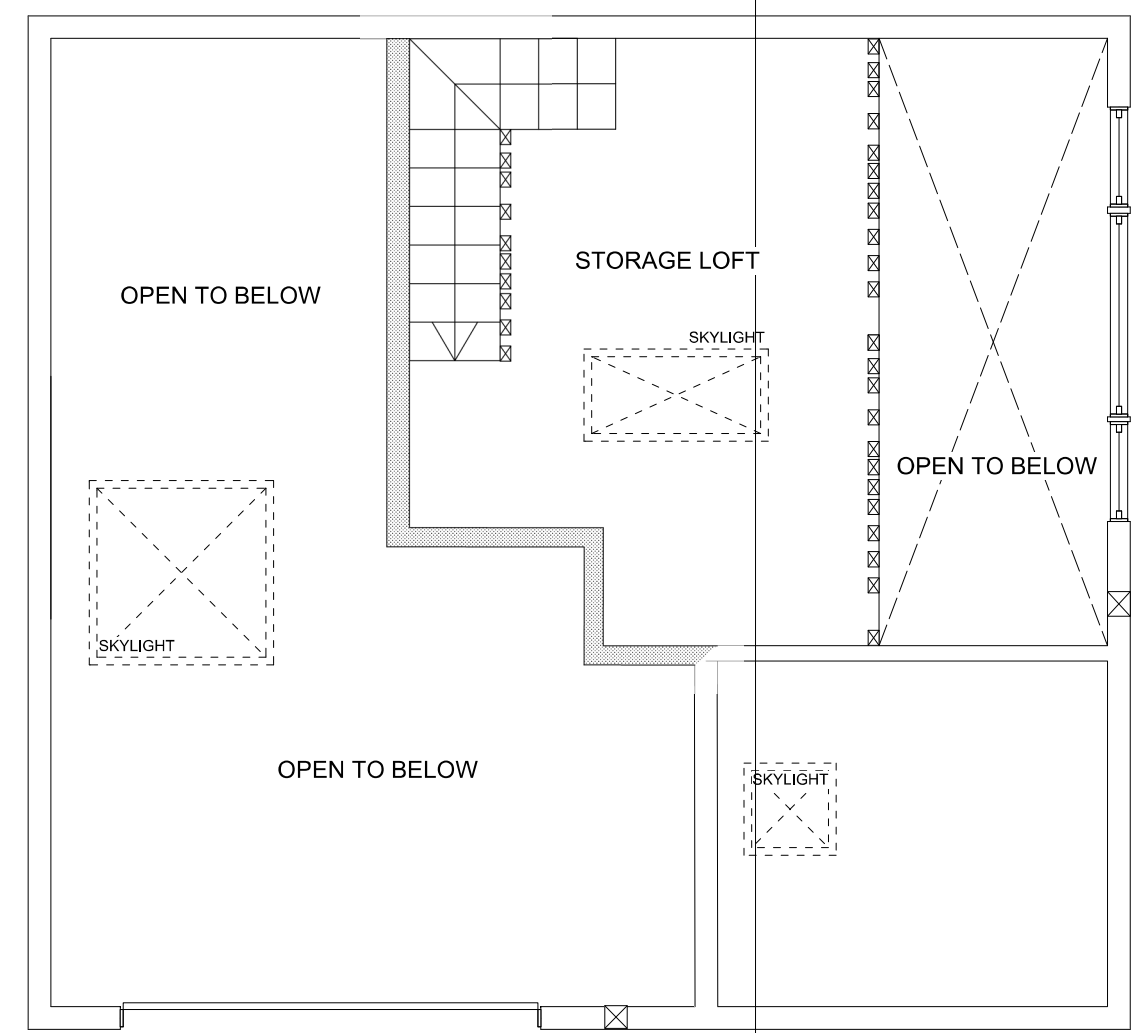
Garden Suite
Floor Plans
and Elevations

SCALE AS NOTED	JOB No. 1124-1944
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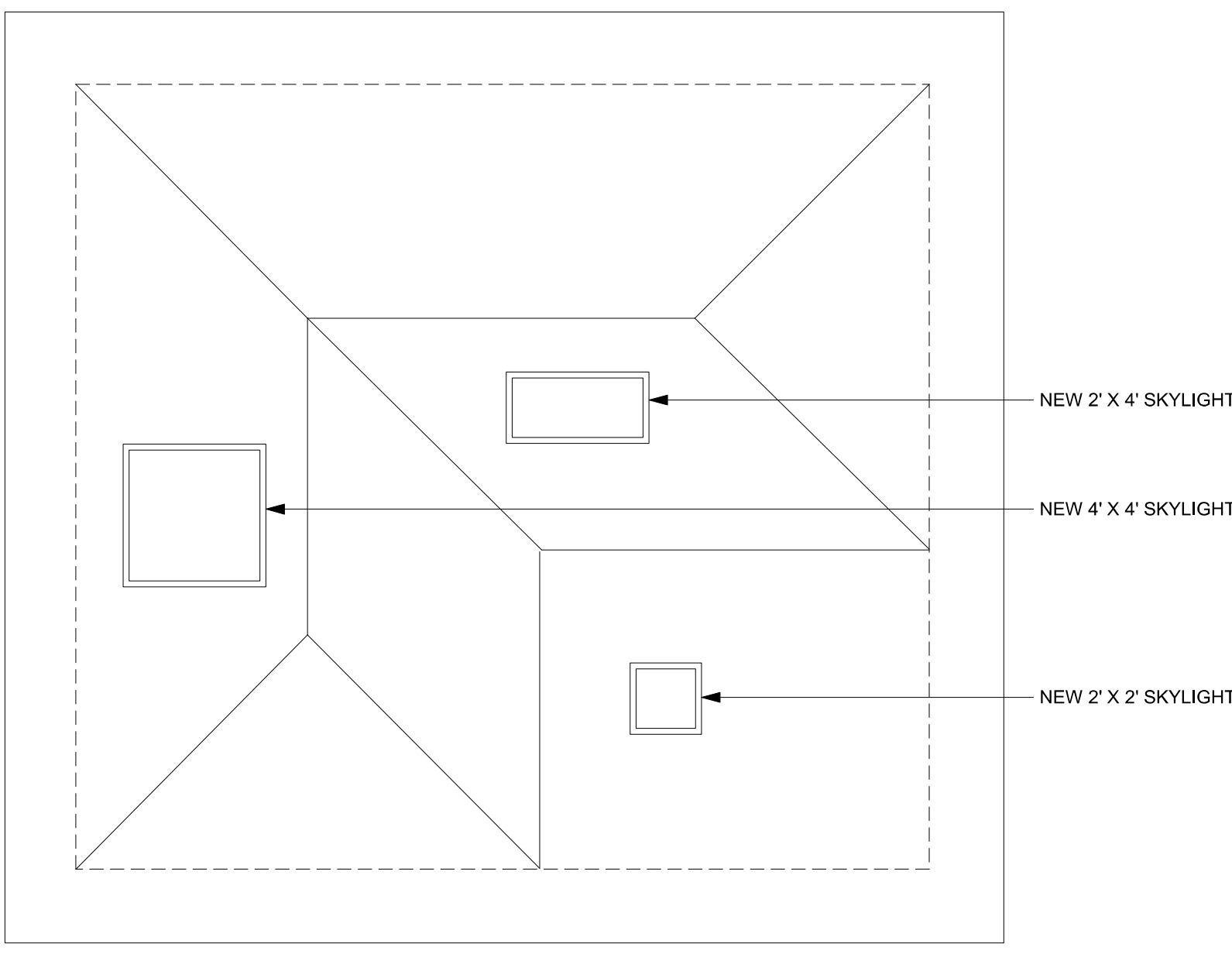
PLOT DATE Mar 31, 2021	A-2.0
DRAWN NP	



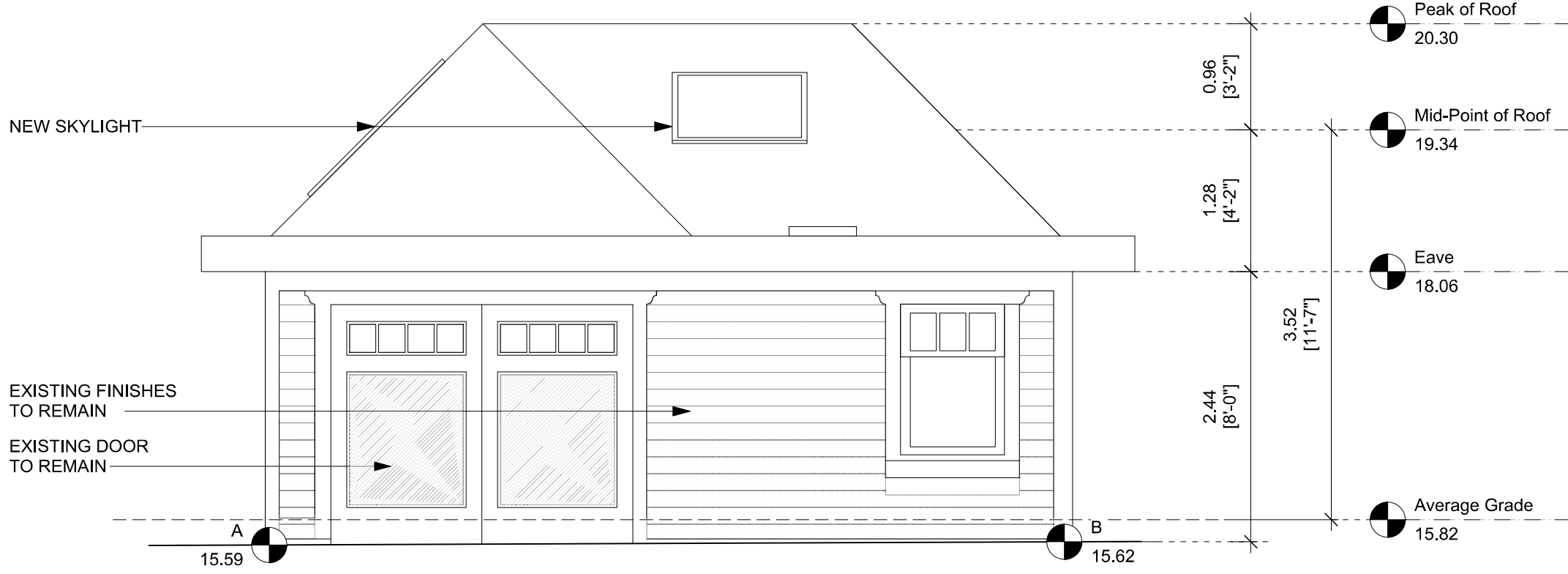
1 MAIN FLOOR PLAN
Scale: 1:50



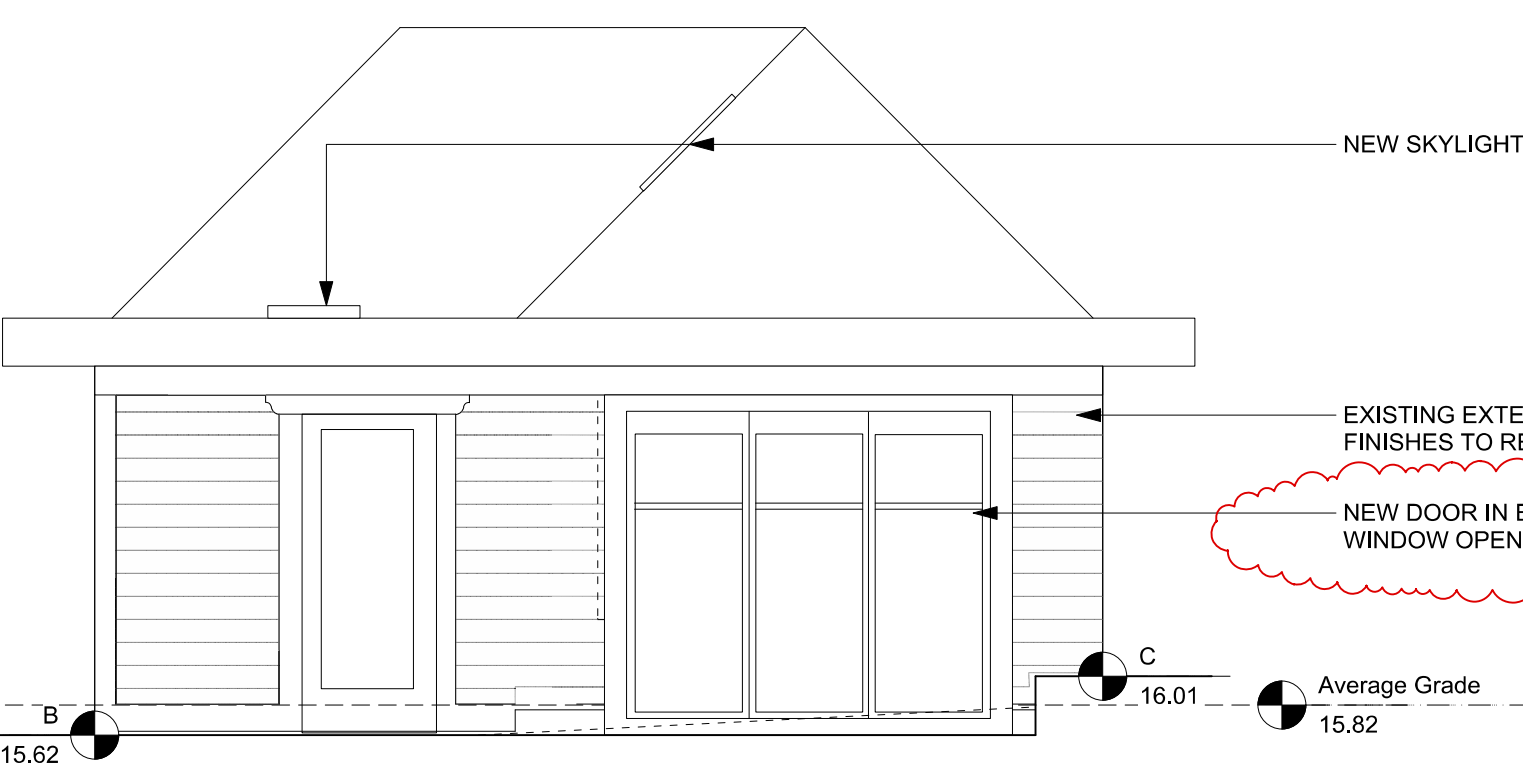
2 MEZZANINE FLOOR PLAN
Scale: 1:50



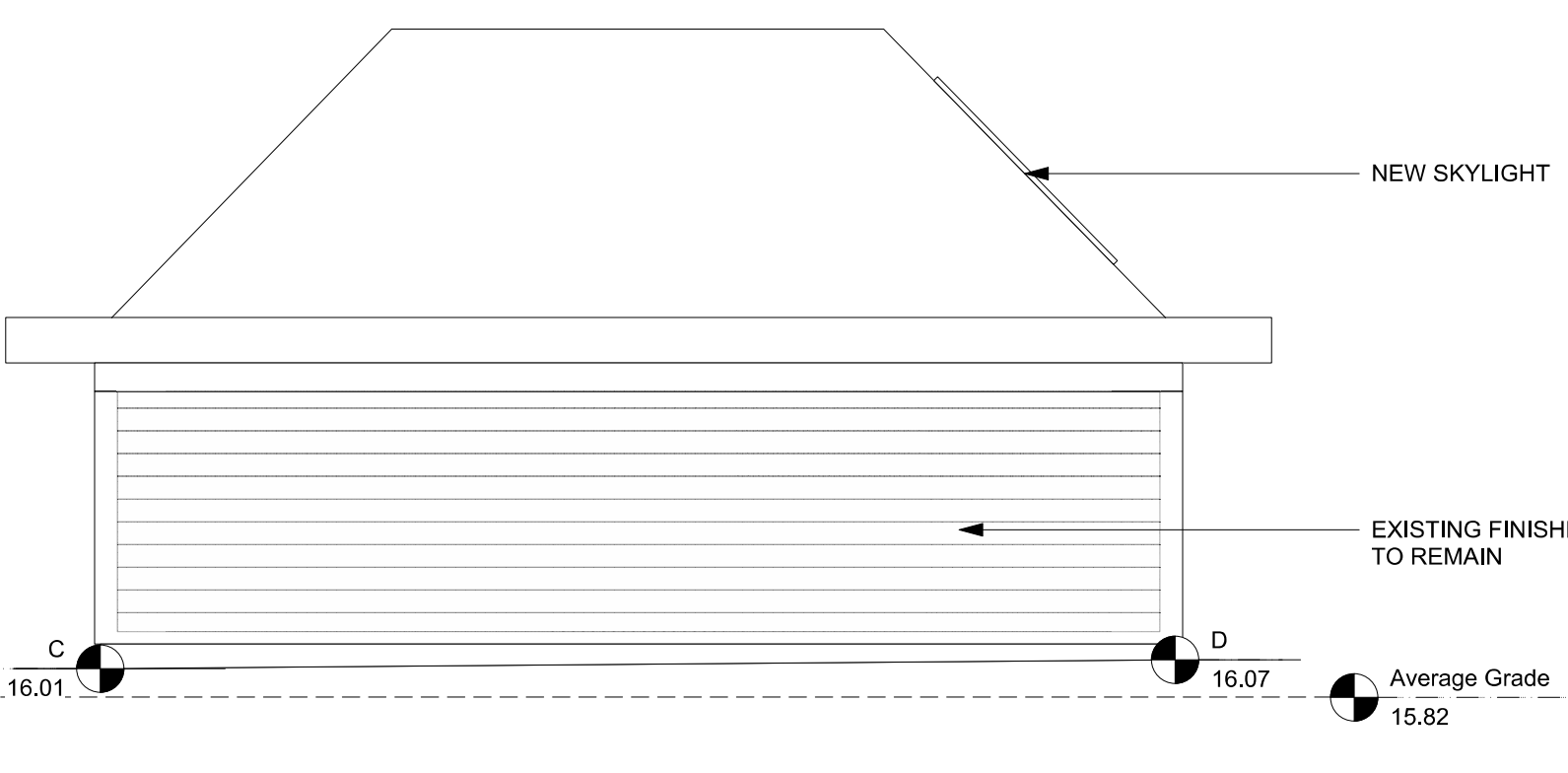
3 ROOF PLAN
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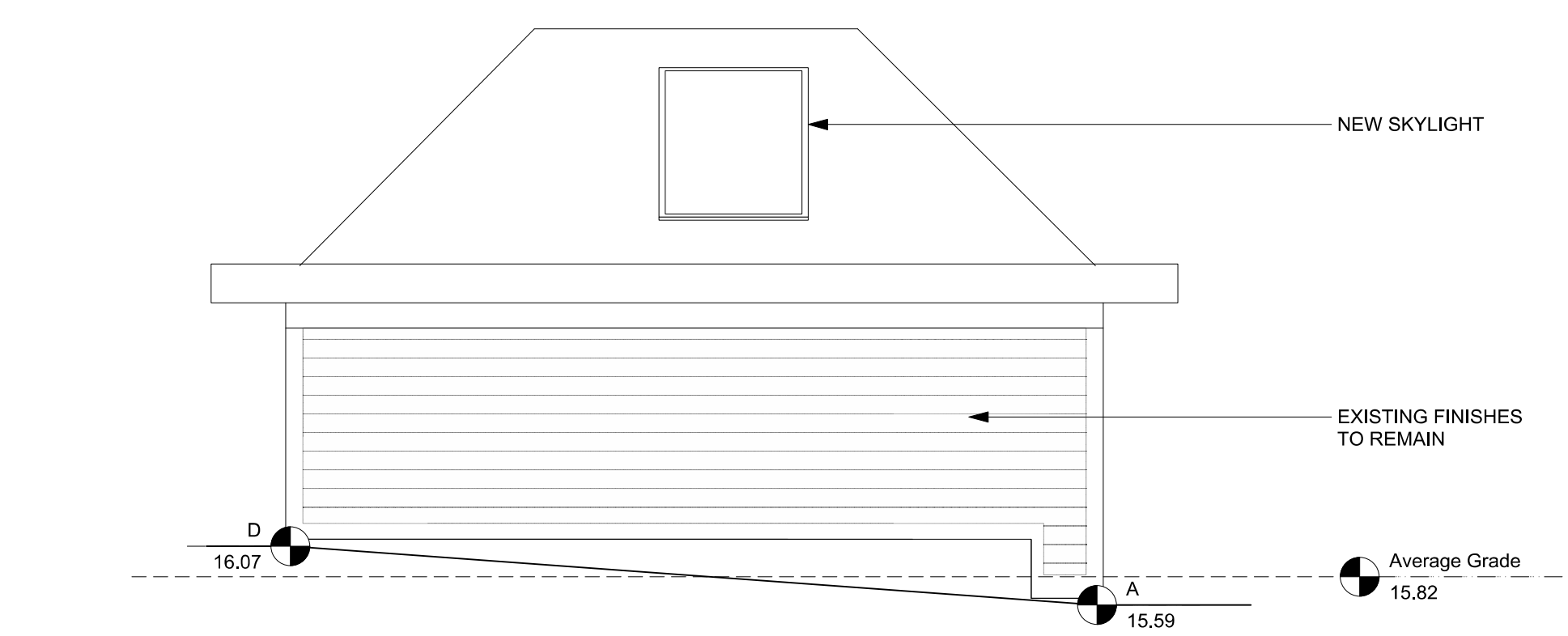
4 FRONT ELEVATION (NORTH)
Scale: 1:50



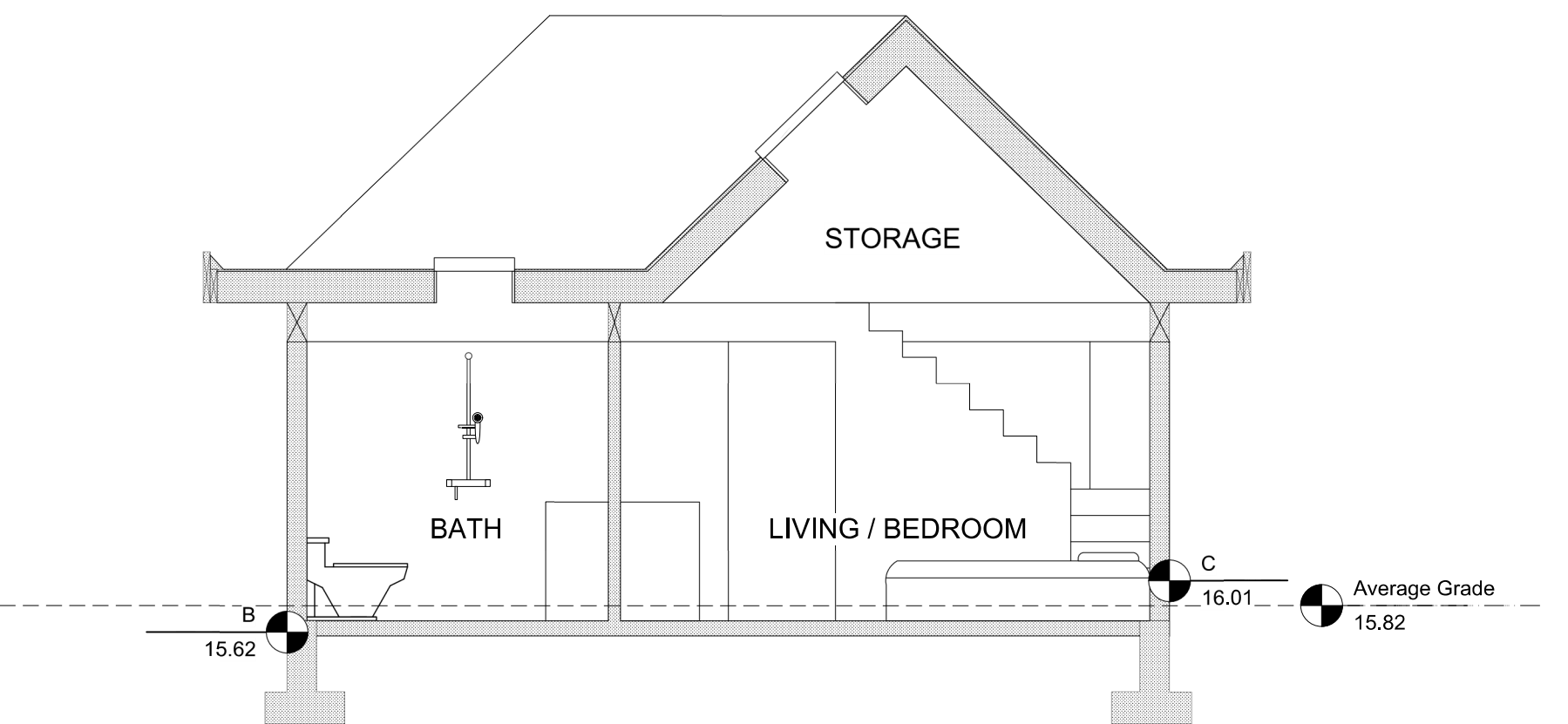
5 SIDE ELEVATION (WEST)
Scale: 1:50



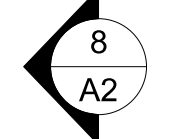
6 REAR ELEVATION (SOUTH)
Scale: 1:50

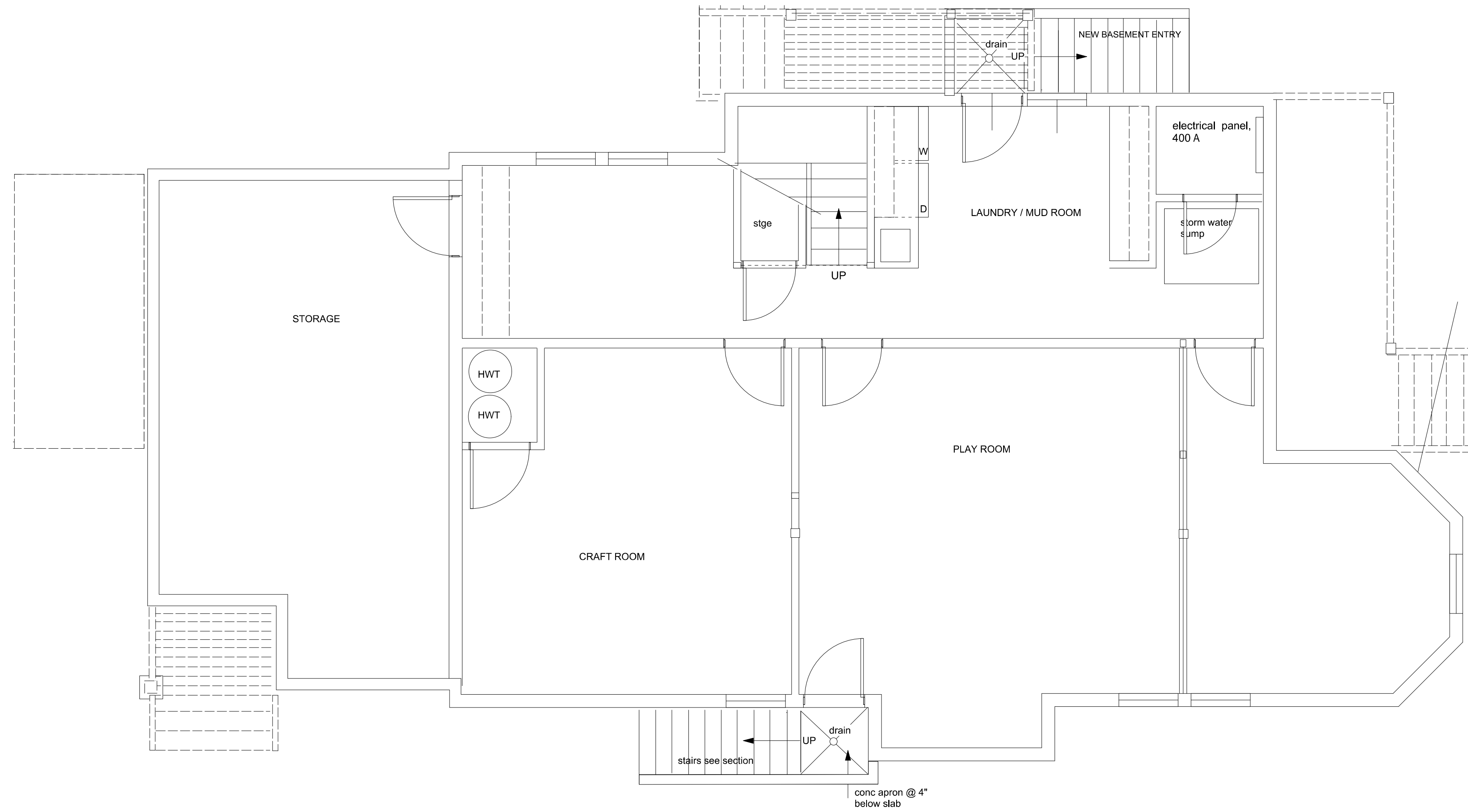


7 SIDE ELEVATION (EAST)
Scale: 1:50

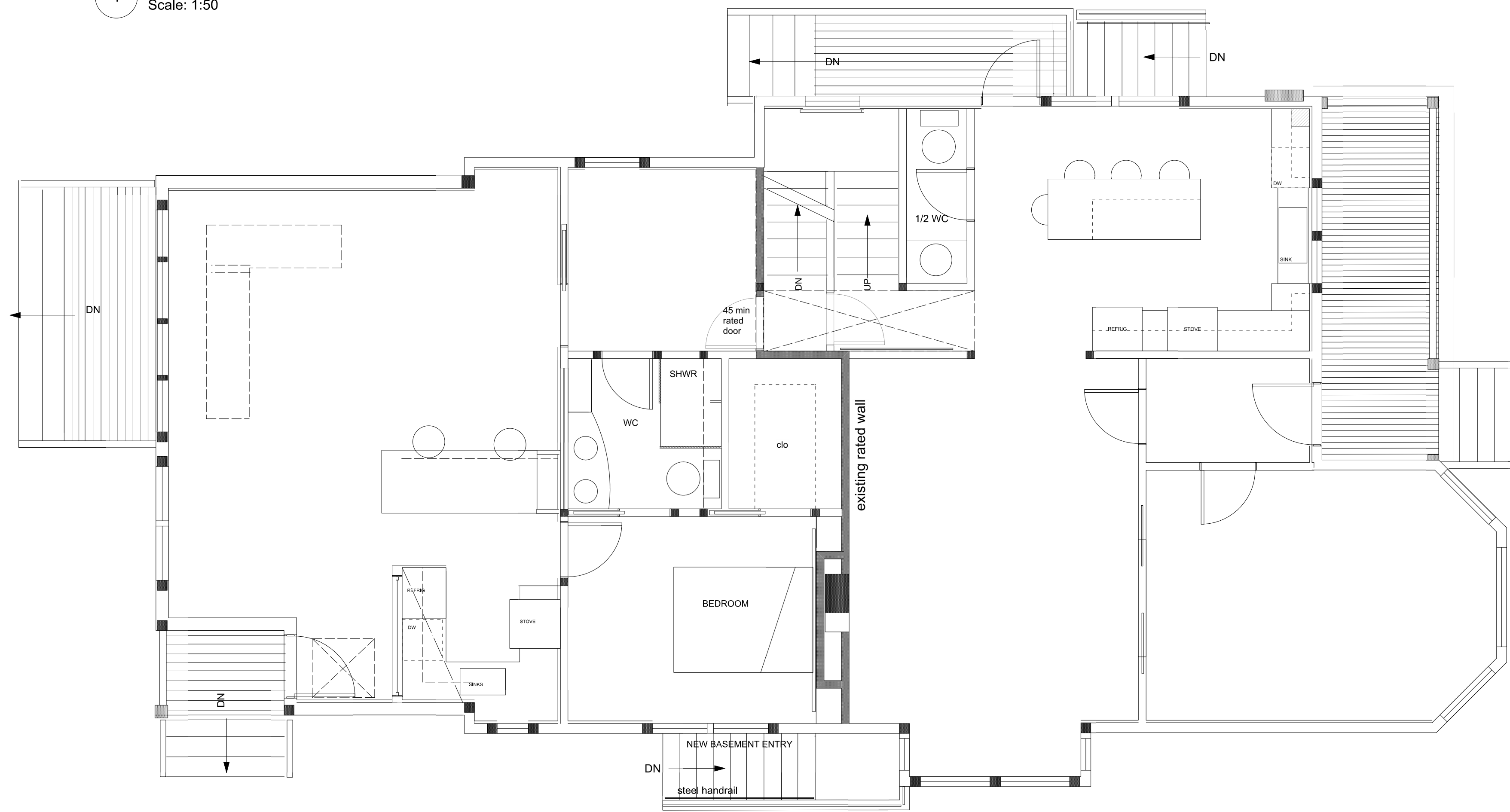


8 SECTION
Scale: 1:50





1 BASEMENT FLOOR PLAN
Scale: 1:50



2 MAIN FLOOR PLAN
Scale: 1:50

NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING

COMMENTS			
No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALLC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP

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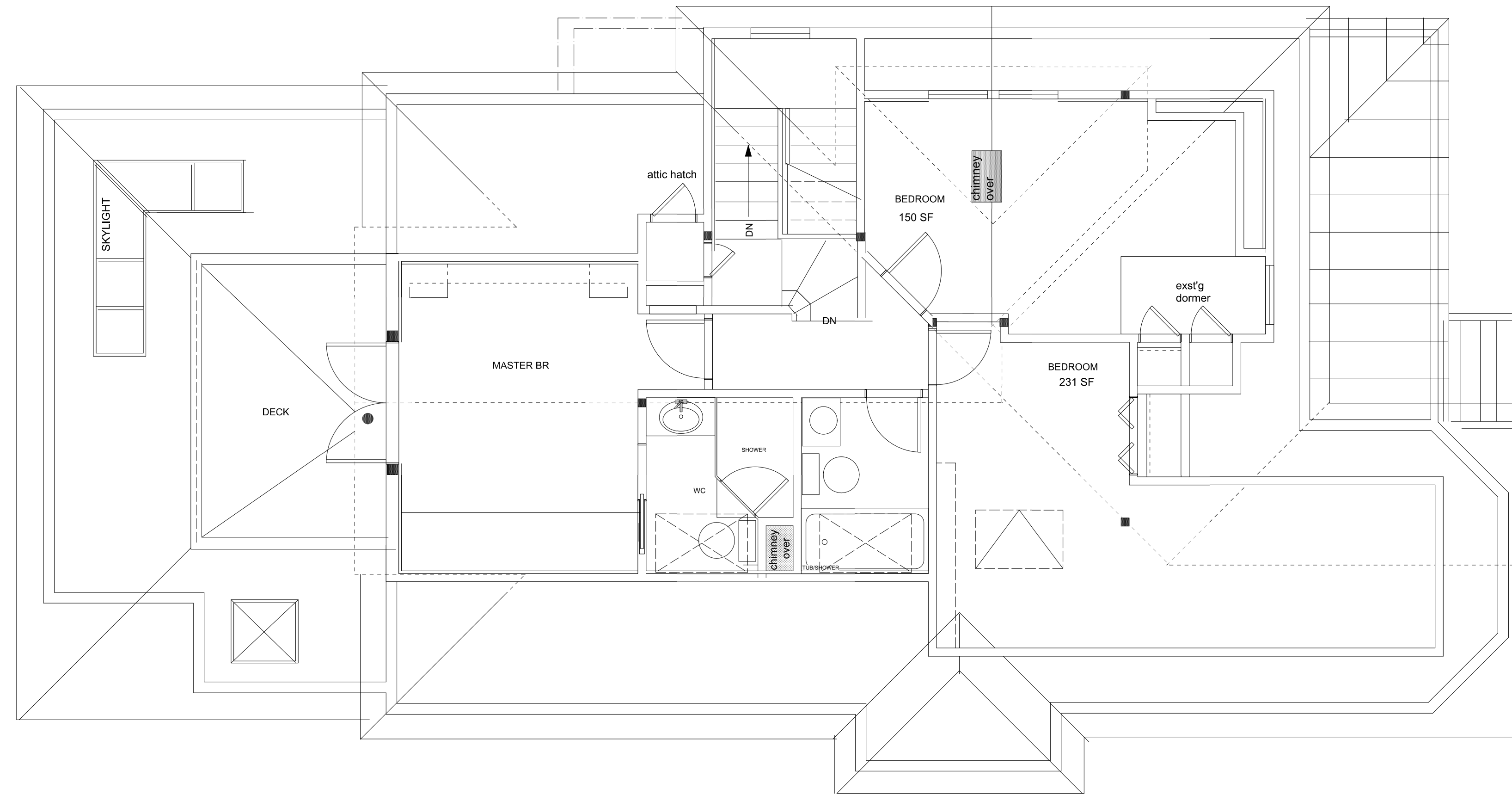
PROJECT

McBride Garden Suite
623/625 Avalon Road
Victoria, BC

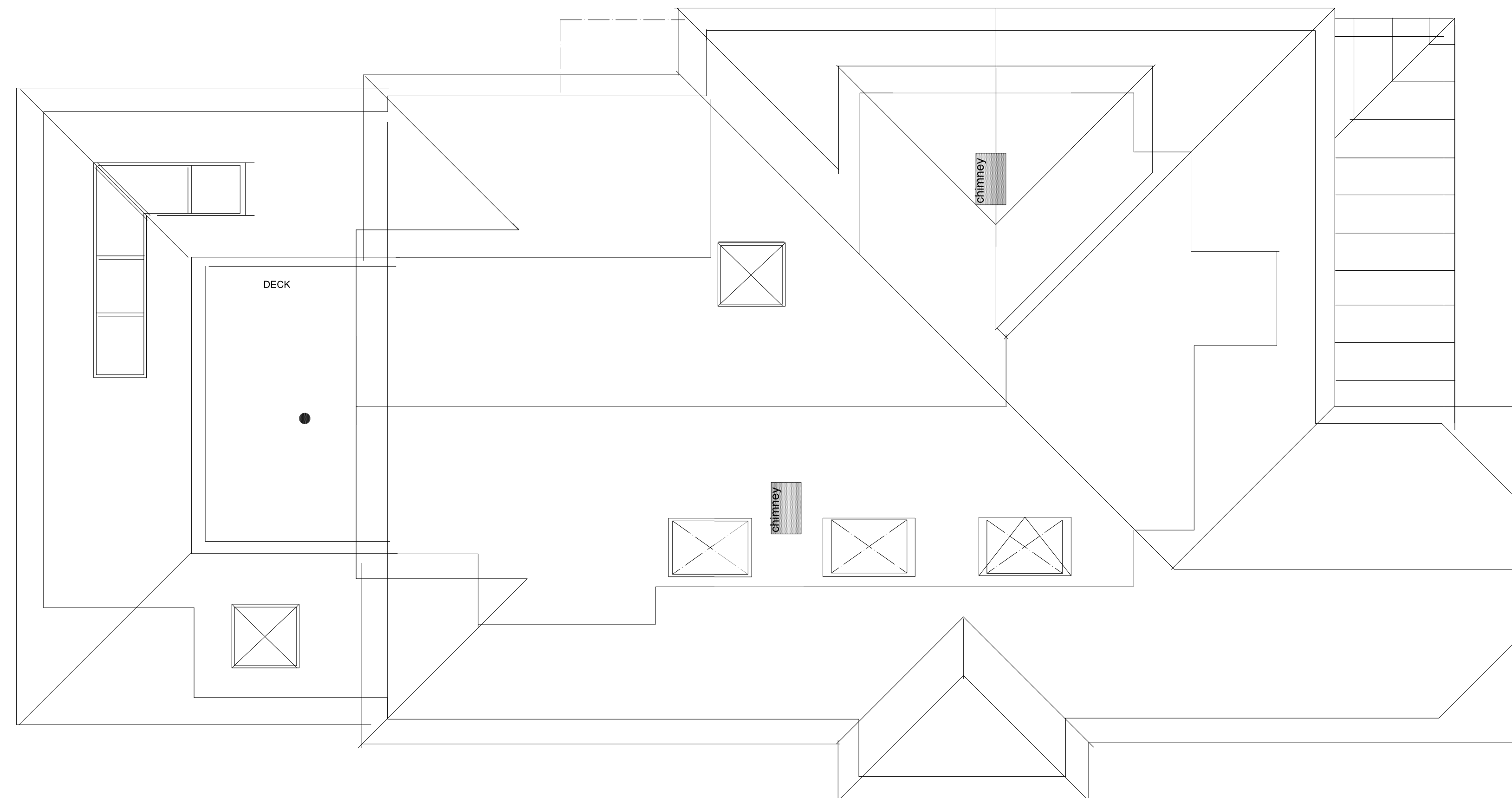
SHEET TITLE

Existing House Floor Plans

SCALE AS NOTED	JOB No. 1124-1944
PLOT DATE Mar 31, 2021	A-3.0
DRAWN NP	



1 UPPER FLOOR PLAN
Scale: 1:50



2 ROOF PLAN
Scale: 1:50

NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING

COMMENTS			
No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALUC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP

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PROJECT

McBride Garden Suite
623/625 Avalon Road
Victoria, BC

SHEET TITLE

Existing House Floor Plans

SCALE AS NOTED	JOB No. 1124-1944
PLOT DATE Mar 31, 2021	A-3.1
DRAWN NP	

COMMENTS

No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALUC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP

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1 FRONT ELEVATION (SOUTH)
Scale: 1:50



2 REAR ELEVATION (NORTH)
Scale: 1:50

NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING

PROJECT

McBride Garden Suite
623/625 Avalon Road
Victoria, BC

SHEET TITLE

Existing House Elevations

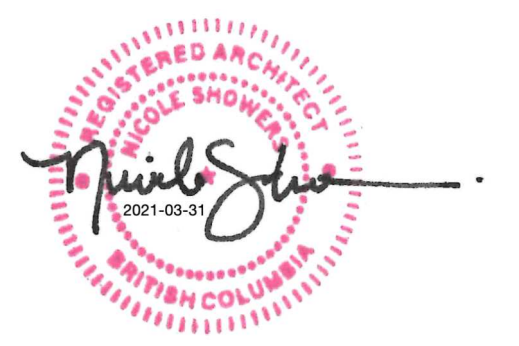
SCALE AS NOTED	JOB No. 1124-1944
PLOT DATE Mar 31, 2021	A-3.2
DRAWN NP	

COMMENTS

No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALUC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP

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1 SIDE ELEVATION (EAST)
Scale: 1:50



2 SIDE ELEVATION (WEST)
Scale: 1:50

NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING

PROJECT
McBride Garden Suite
623/625 Avalon Road
Victoria, BC

SHEET TITLE
Existing House Elevations

SCALE AS NOTED	JOB No. 1124-1944
PLOT DATE Mar 31, 2021	A-3.3
DRAWN NP	