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		1.20	113.76
BC	15.82	6.7	105.96
CD	16.04	7.29	116.93
DA	15.83	6.7	106.06
TOTAL	-	27.98	442.71

### **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

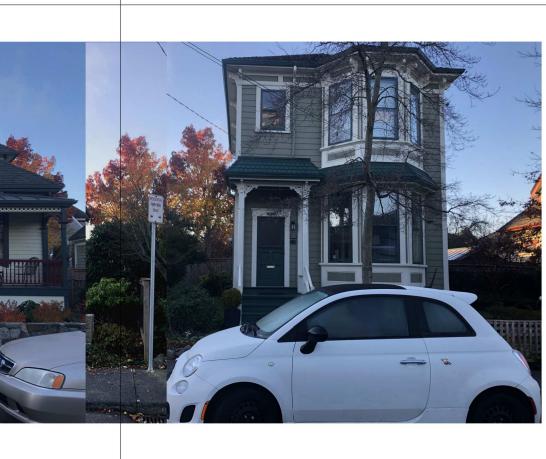
## ZONING INFORMATION

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	5		
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

AVERAGE GRADE CALCULATIONS Scale: 1:100 3

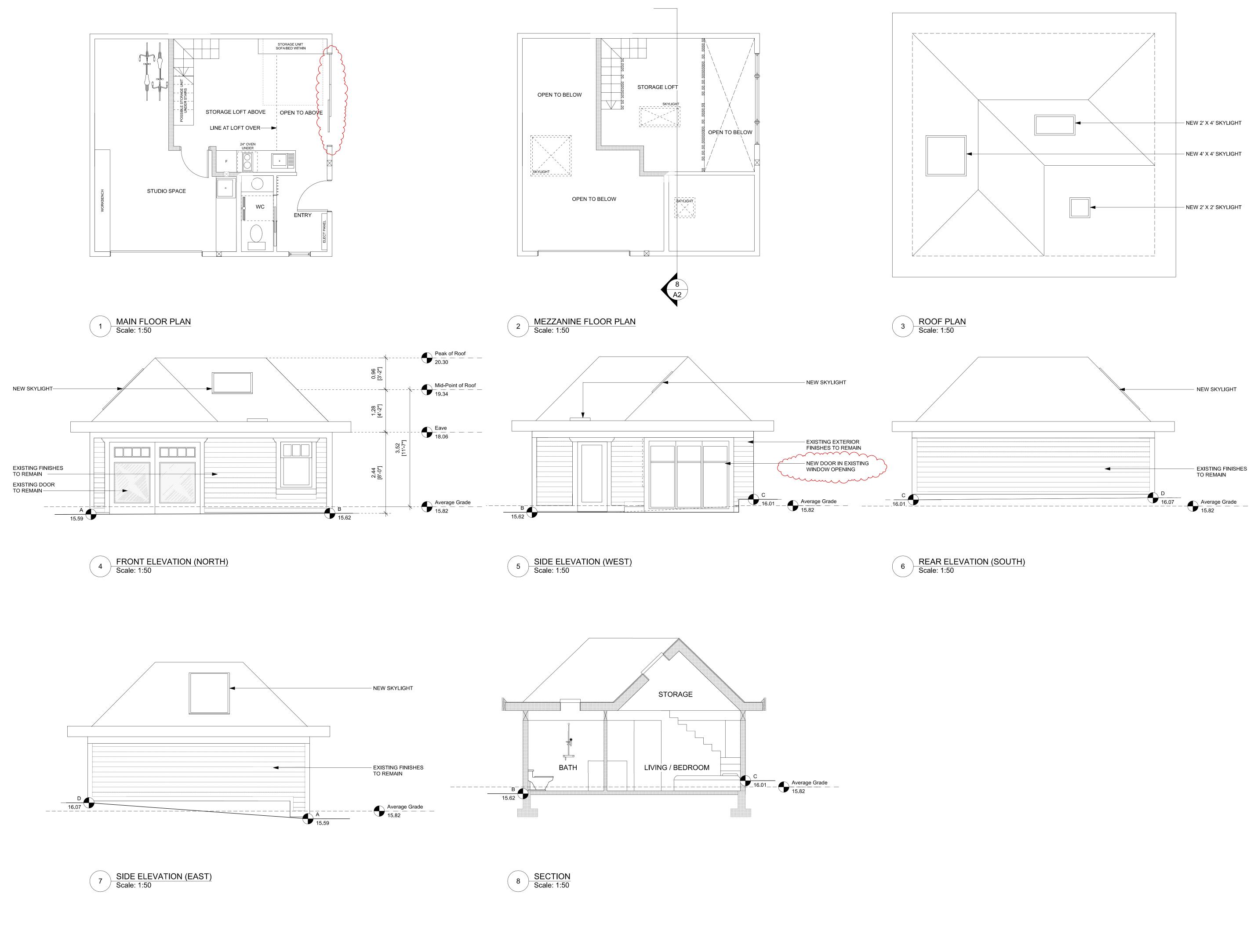




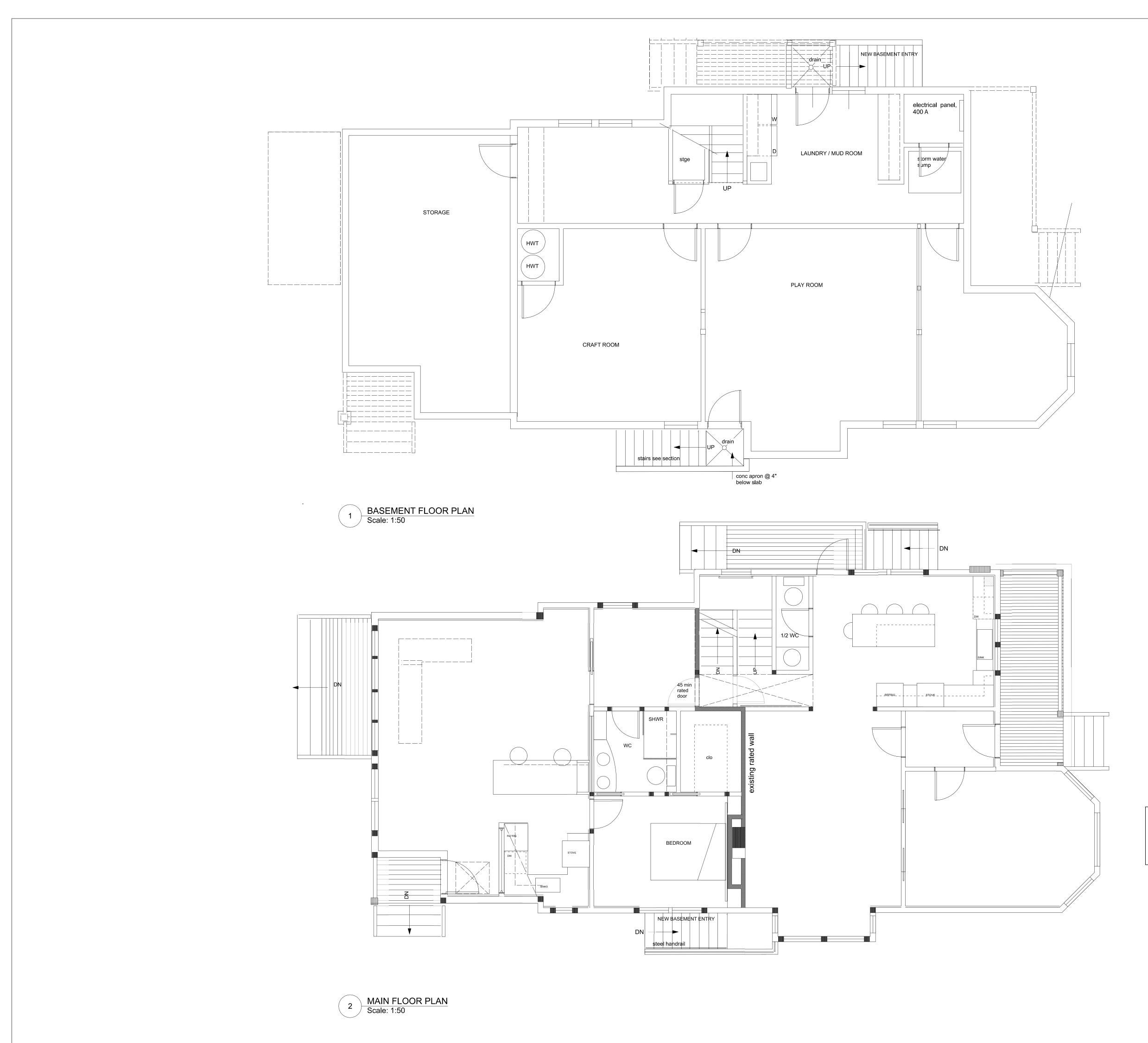




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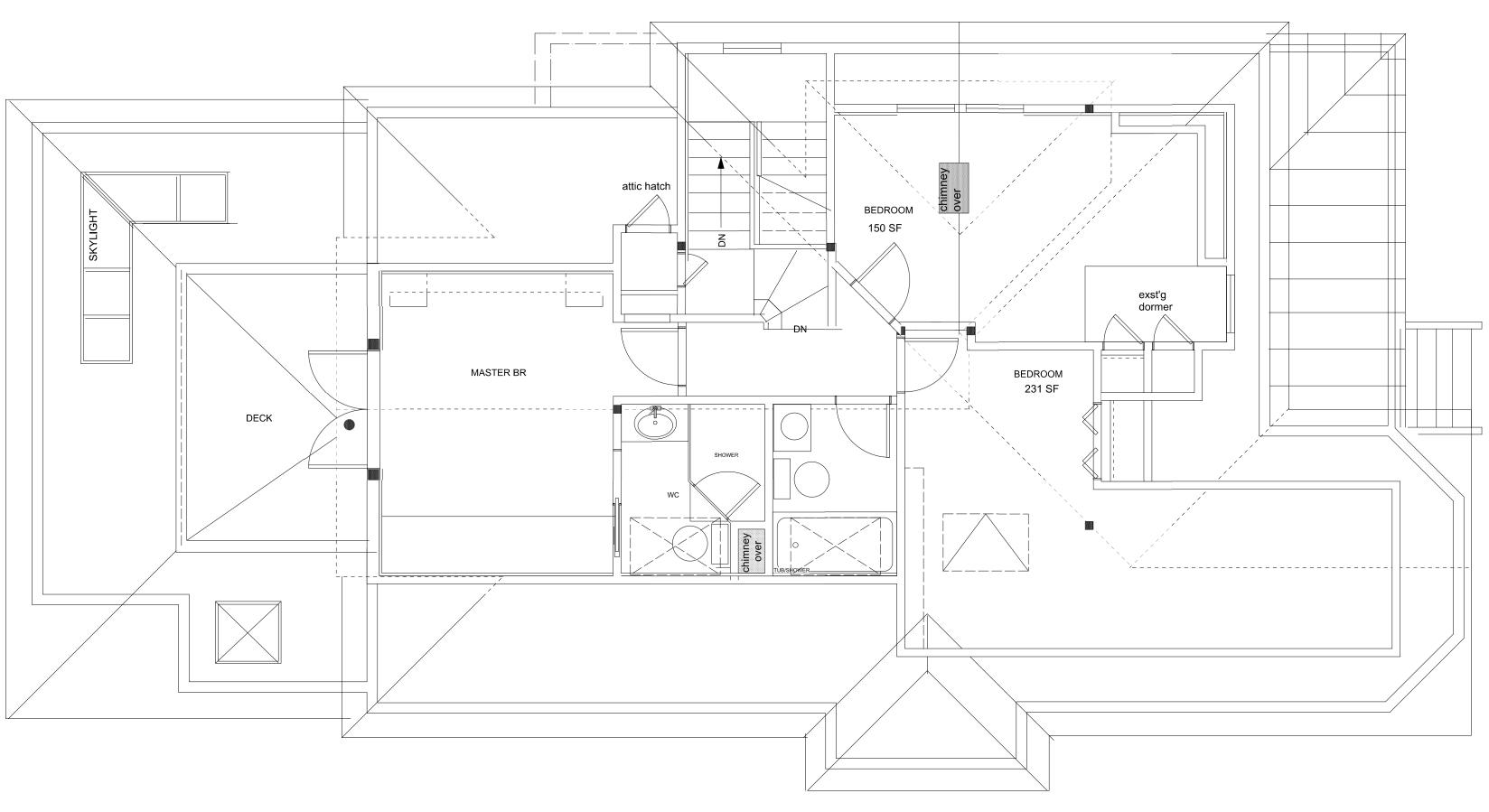


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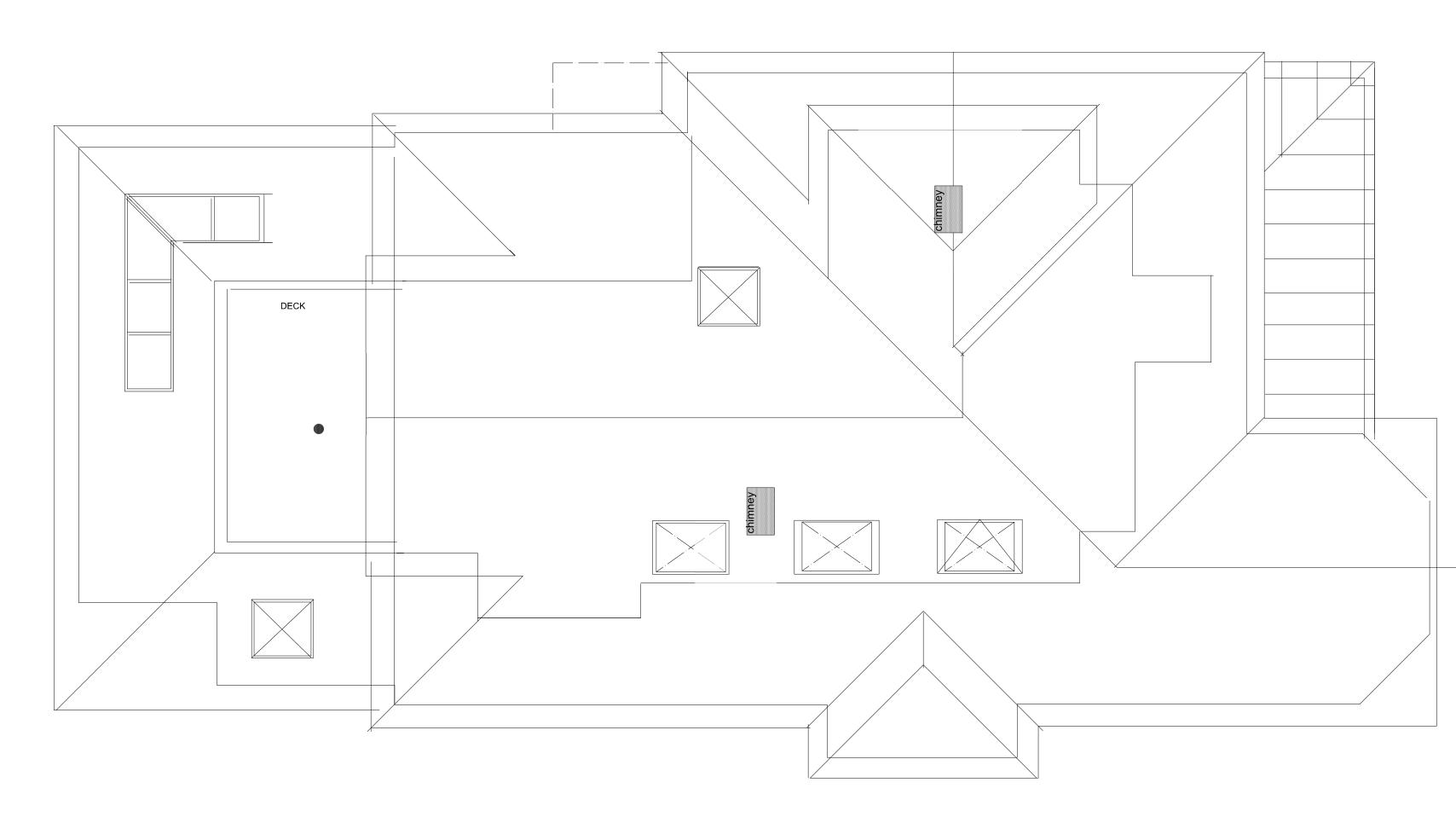
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## NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING





1 UPPER FLOOR PLAN Scale: 1:50





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1 FRONT ELEVATION (SOUTH) Scale: 1:50







2 REAR ELEVATION (NORTH) Scale: 1:50

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