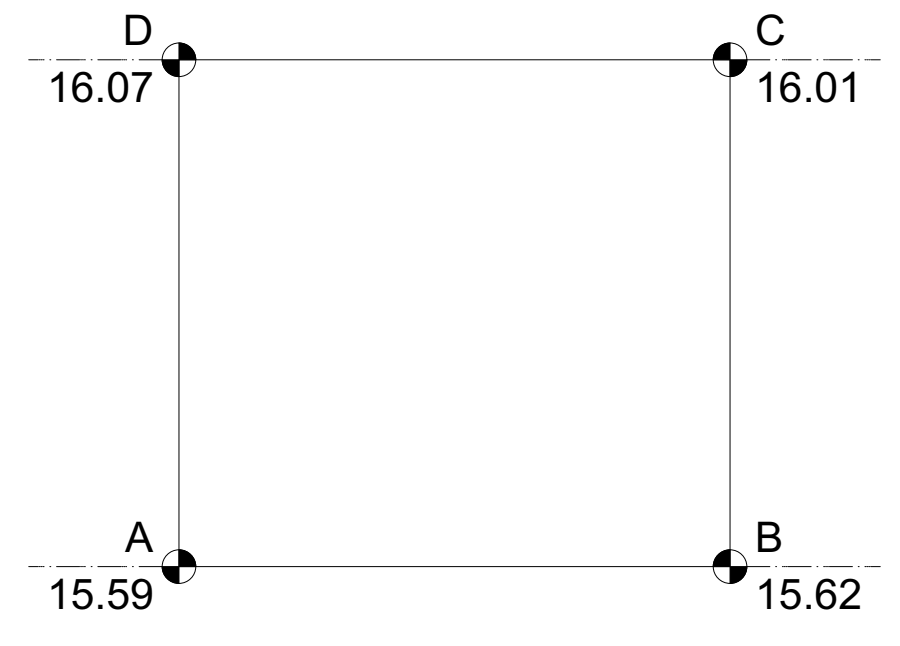


**2 CONTEXT**  
Scale: NTS



**GRADE POINTS**

Point	Grade
A	15.59
B	15.62
C	16.01
D	16.07

**CALCULATIONS**

Line	Average Grade	Distance	Totals
AB	15.61	7.29	113.76
BC	15.82	6.7	105.96
CD	16.04	7.29	116.93
DA	15.83	6.7	106.06
<b>TOTAL</b>	-	27.98	442.71
<b>AVERAGE GRADE</b>	<b>15.82</b>		

**3 AVERAGE GRADE CALCULATIONS**  
Scale: 1:100



**4 STREETSCAPE AND CONTEXT PHOTOS**  
Scale: NTS



**PROJECT INFORMATION**

CIVIC ADDRESS: 623 Avalon Avenue  
 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	EXISTING
Total Site Coverage	40%	37.5%	EXISTING
Rear Yard Site Coverage	25%	28.1%	EXISTING
Height of Building (Accessory)	4.2M (Plus Site)	3.52M	EXISTING
Number of Storeys	1.5	1	1 (WITH STORAGE MEZZANINE)
Parking Stalls	2	1	1
Bicycle Parking	N/A	0	2
<b>House Setbacks</b>			
Front Yard	N/A	4.22M	EXISTING
Rear Yard	N/A	9.73M	EXISTING
Side Yard (EAST)	N/A	5.06M	EXISTING
Side Yard (WEST)	N/A	1.25M	EXISTING
Combined Side Yards	N/A	6.31M	EXISTING
<b>Accessory Building Setbacks</b>			
Front Yard	N/A	28.56M	EXISTING
Rear Yard	0.6M	1.05M	EXISTING
Side Yard (EAST)	0.6M	.62M	EXISTING
Side Yard (WEST)	0.6M	10.19M	EXISTING
Combined Side Yards	N/A	10.81M	EXISTING

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

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**PROJECT**  
 McBride Garden Suite  
 623 Avalon Ave  
 Victoria, BC

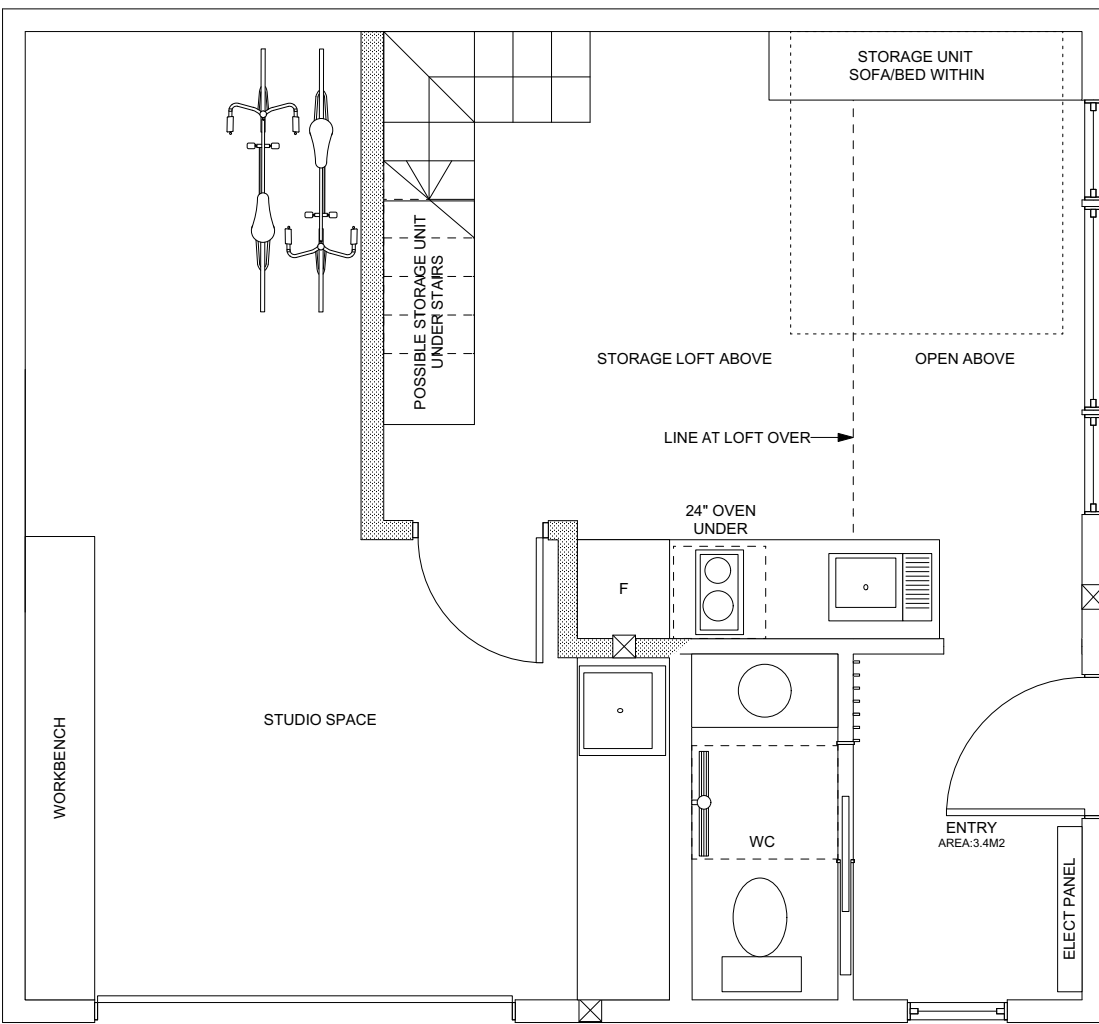
**SHEET TITLE**  
 Project Information  
 and Site Plan

SCALE AS NOTED	JOB No. 1124-1944
PLOT DATE Jan 27, 2021	A-1.0
DRAWN NP	

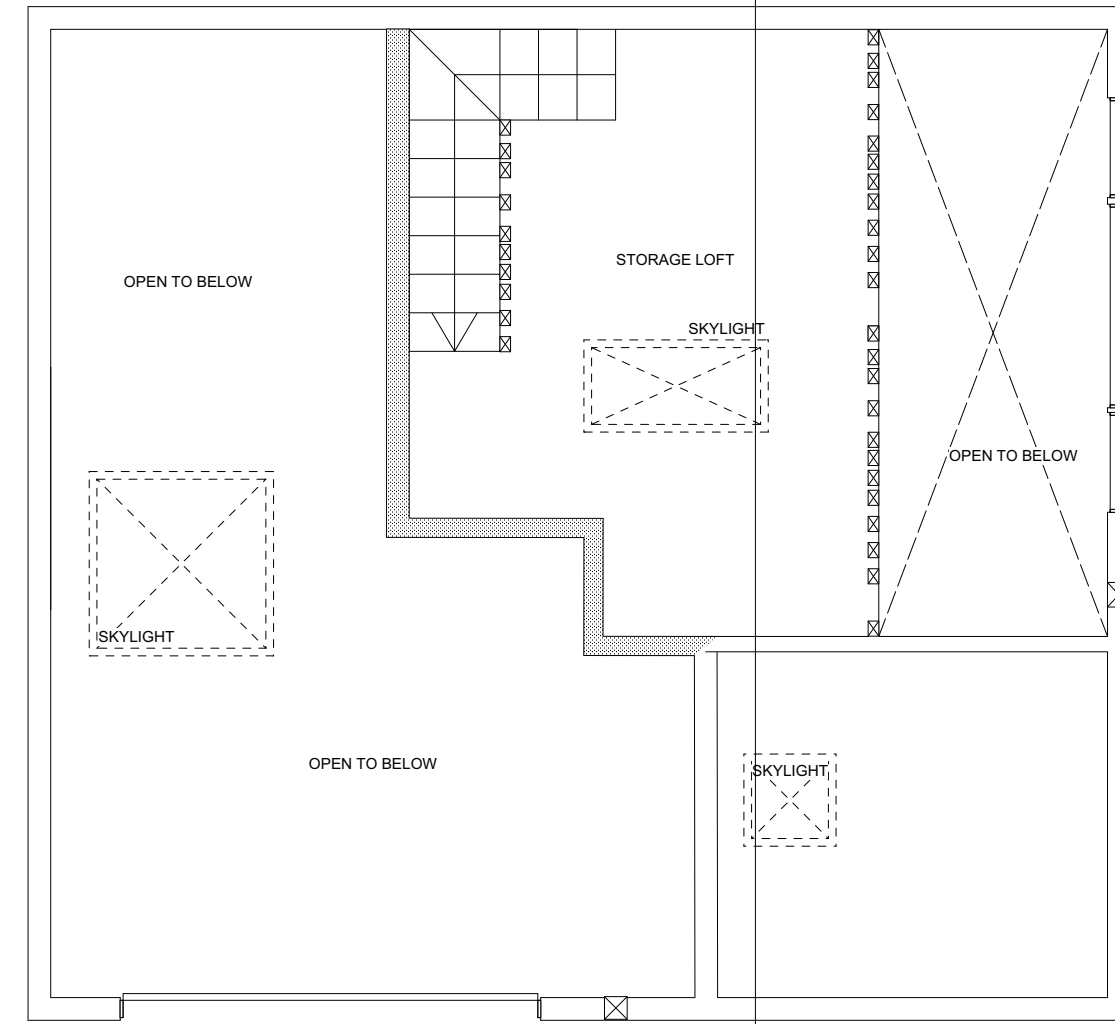
COMMENTS			
No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALUC	21-01-27	NP

**GENERAL NOTES**

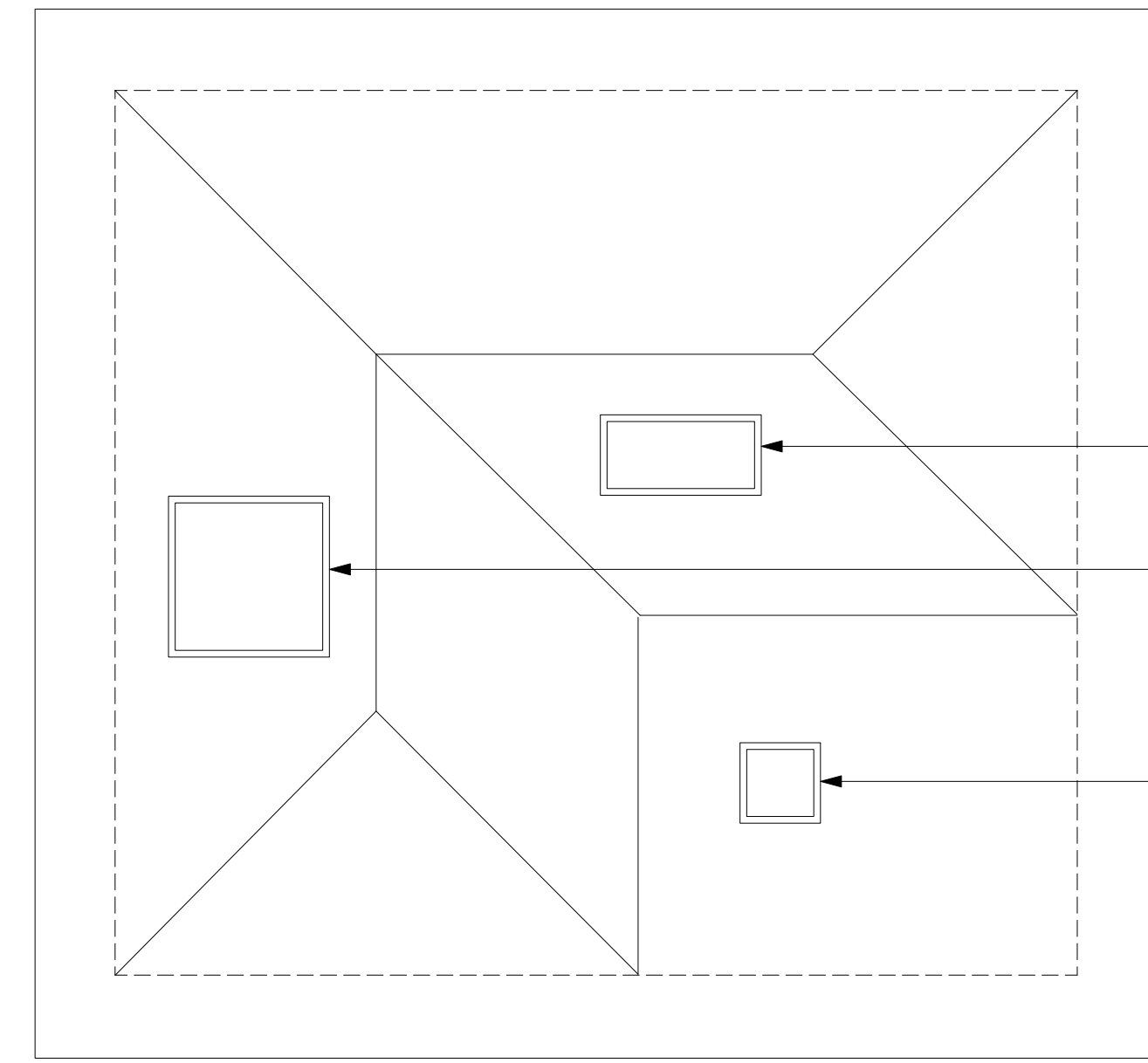
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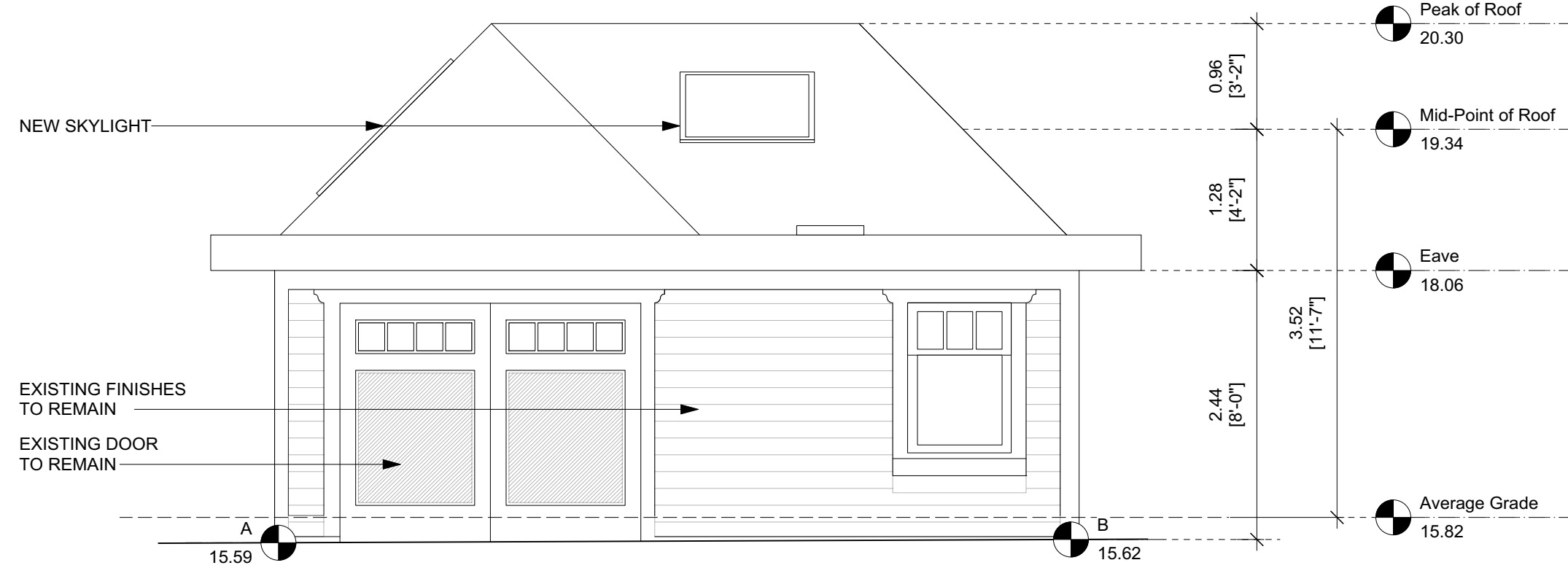
1 MAIN FLOOR PLAN  
Scale: 1:50



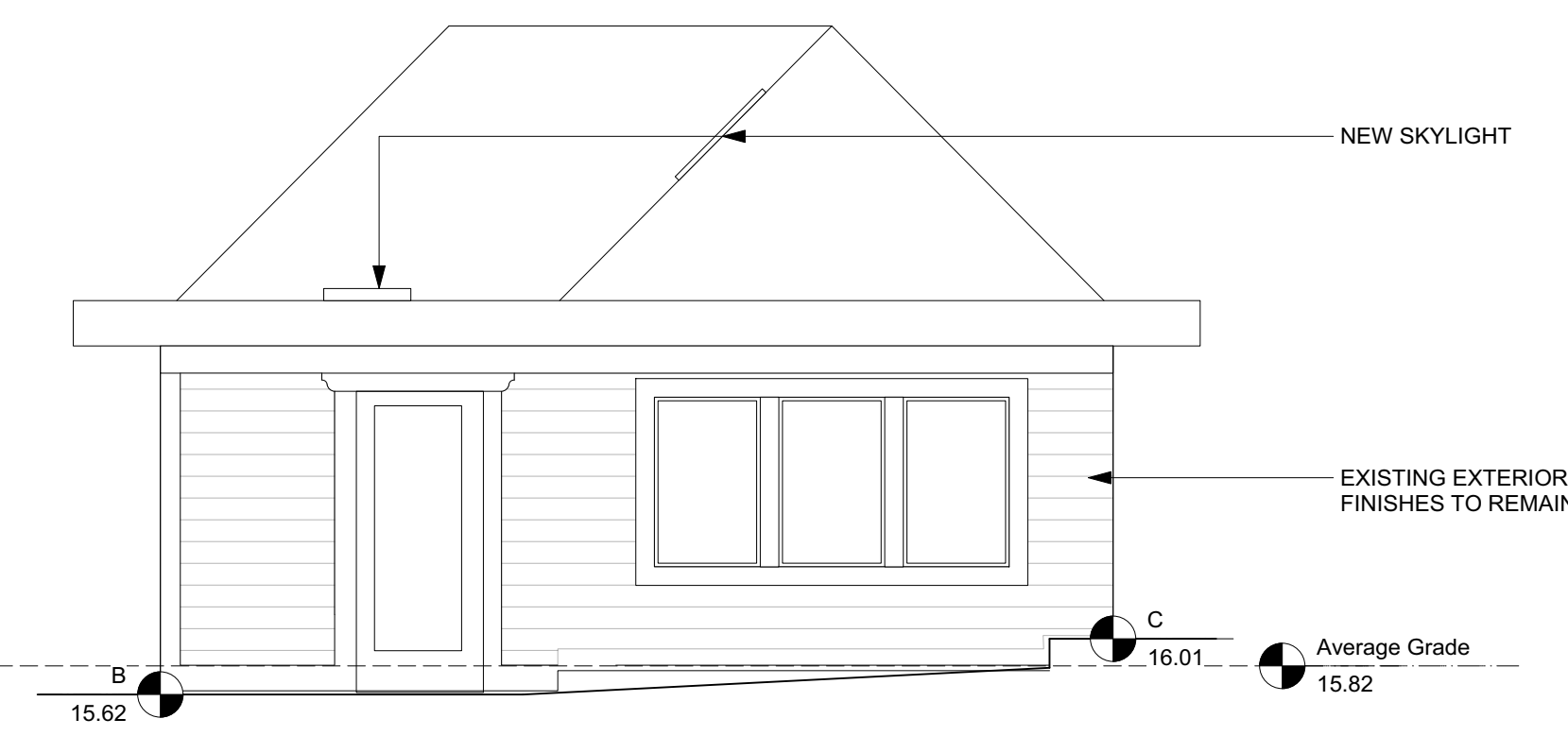
2 MEZZANINE FLOOR PLAN  
Scale: 1:50



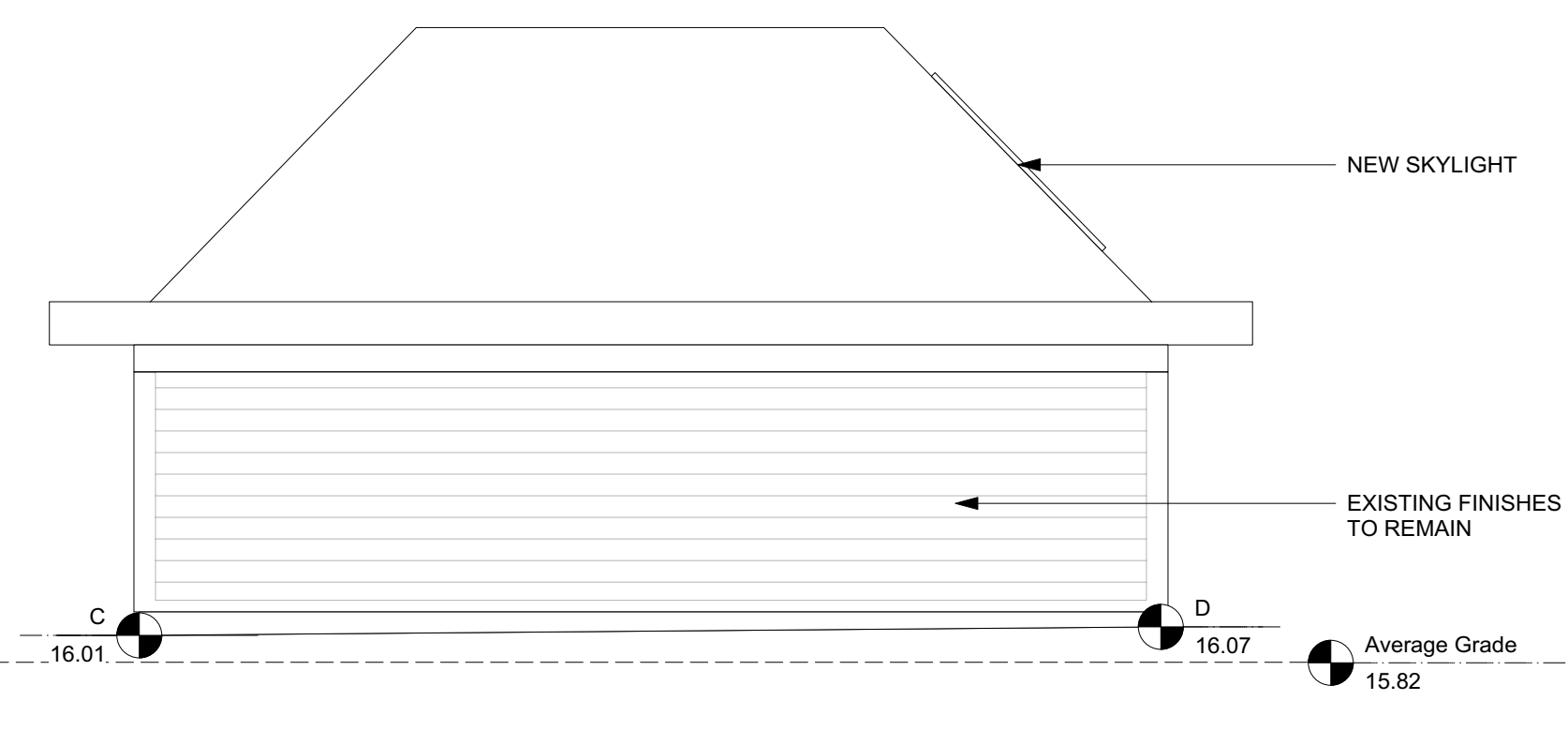
3 ROOF PLAN  
Scale: 1:50



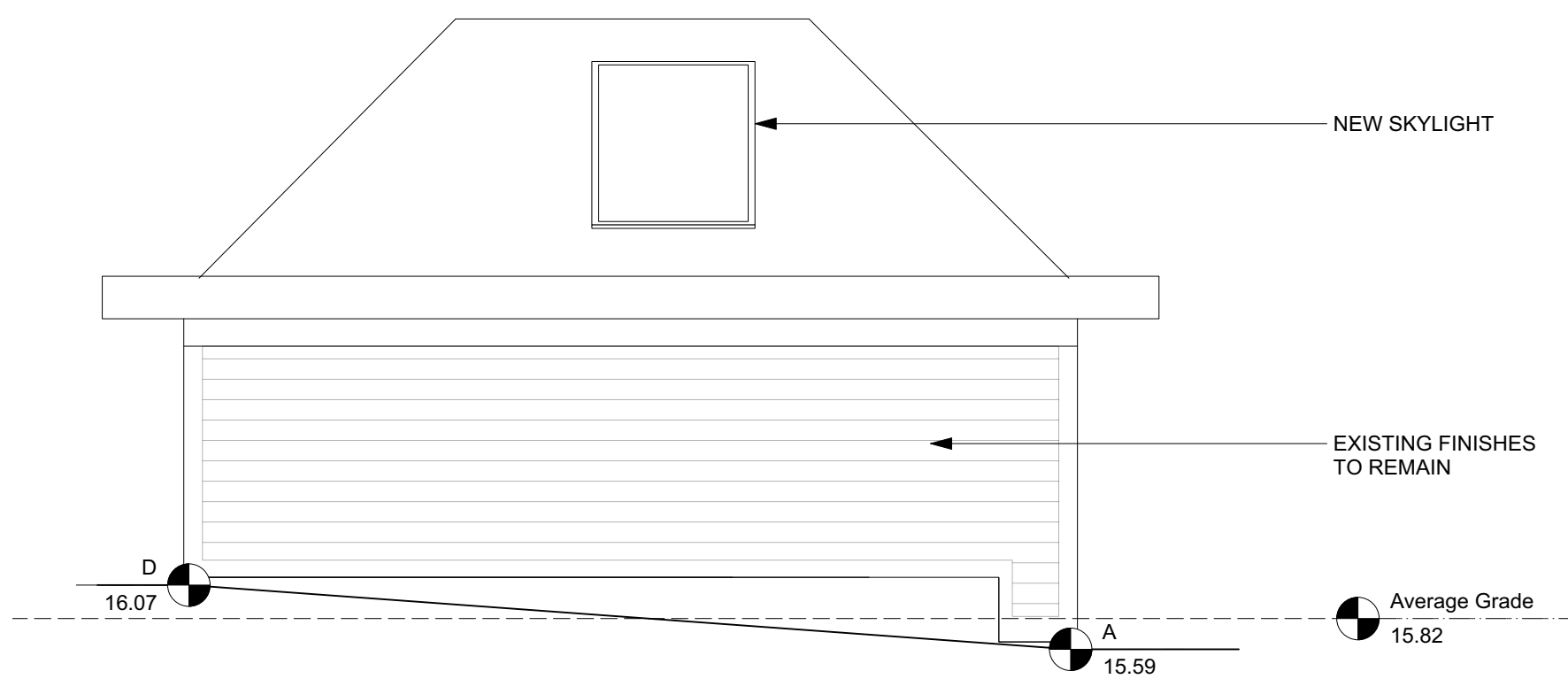
4 FRONT ELEVATION (NORTH)  
Scale: 1:50



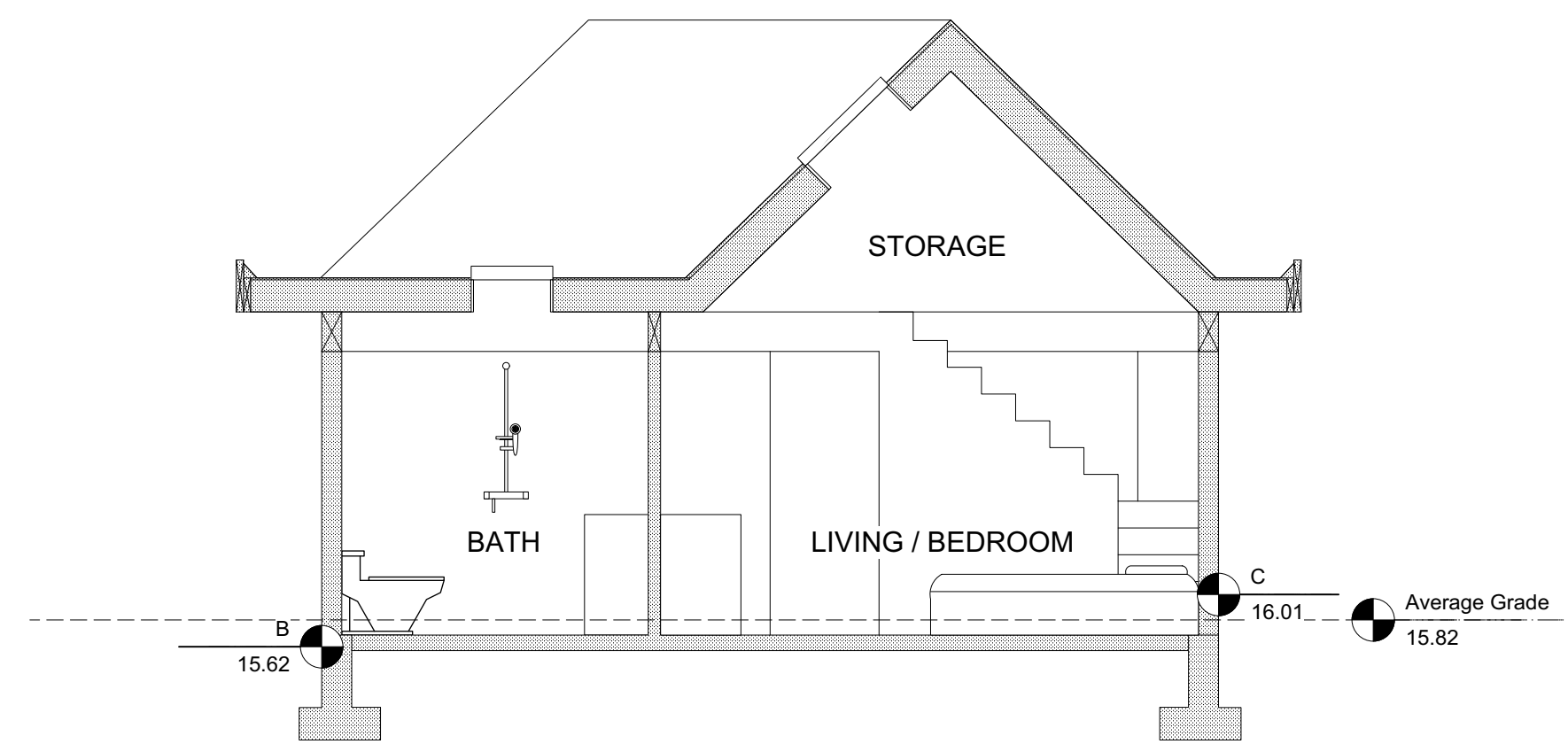
5 SIDE ELEVATION (WEST)  
Scale: 1:50



6 REAR ELEVATION (SOUTH)  
Scale: 1:50



7 SIDE ELEVATION (EAST)  
Scale: 1:50



8 SECTION  
Scale: 1:50

**PROJECT**

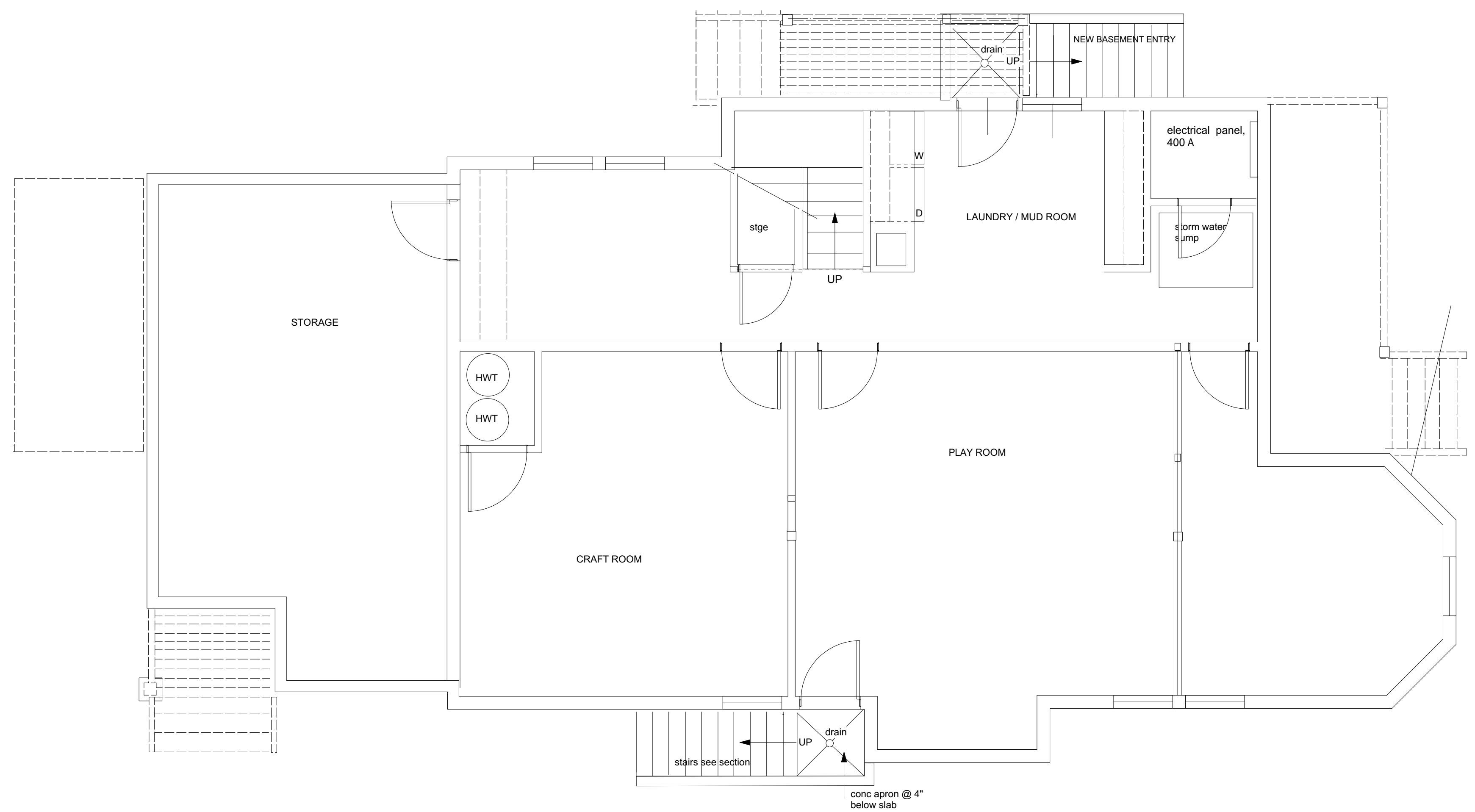
McBride Garden Suite  
623 Avalon Ave  
Victoria, BC

**SHEET TITLE**

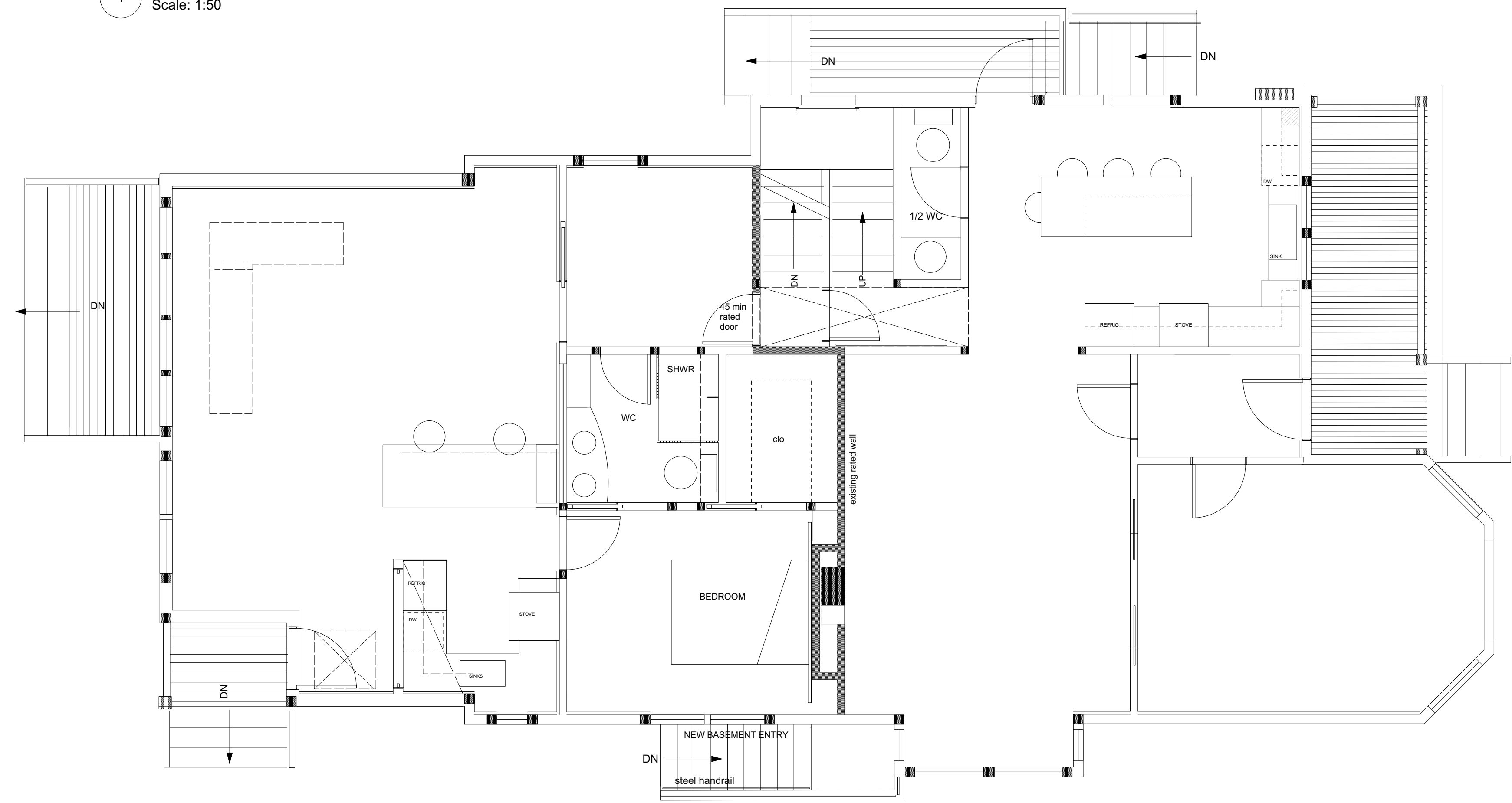
Garden Suite  
Floor Plans  
and Elevations

SCALE AS NOTED      JOB No. 1124-1944

PLOT DATE Jan 27, 2021  
DRAWN NP      A-2.0



1 BASEMENT FLOOR PLAN  
Scale: 1:50



2 MAIN FLOOR PLAN  
Scale: 1:50

COMMENTS			
No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALIC	21-01-27	NP

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**PROJECT**

McBride Garden Suite  
623 Avalon Ave  
Victoria, BC

**SHEET TITLE**

Existing House Floor Plans

SCALE  
AS NOTED

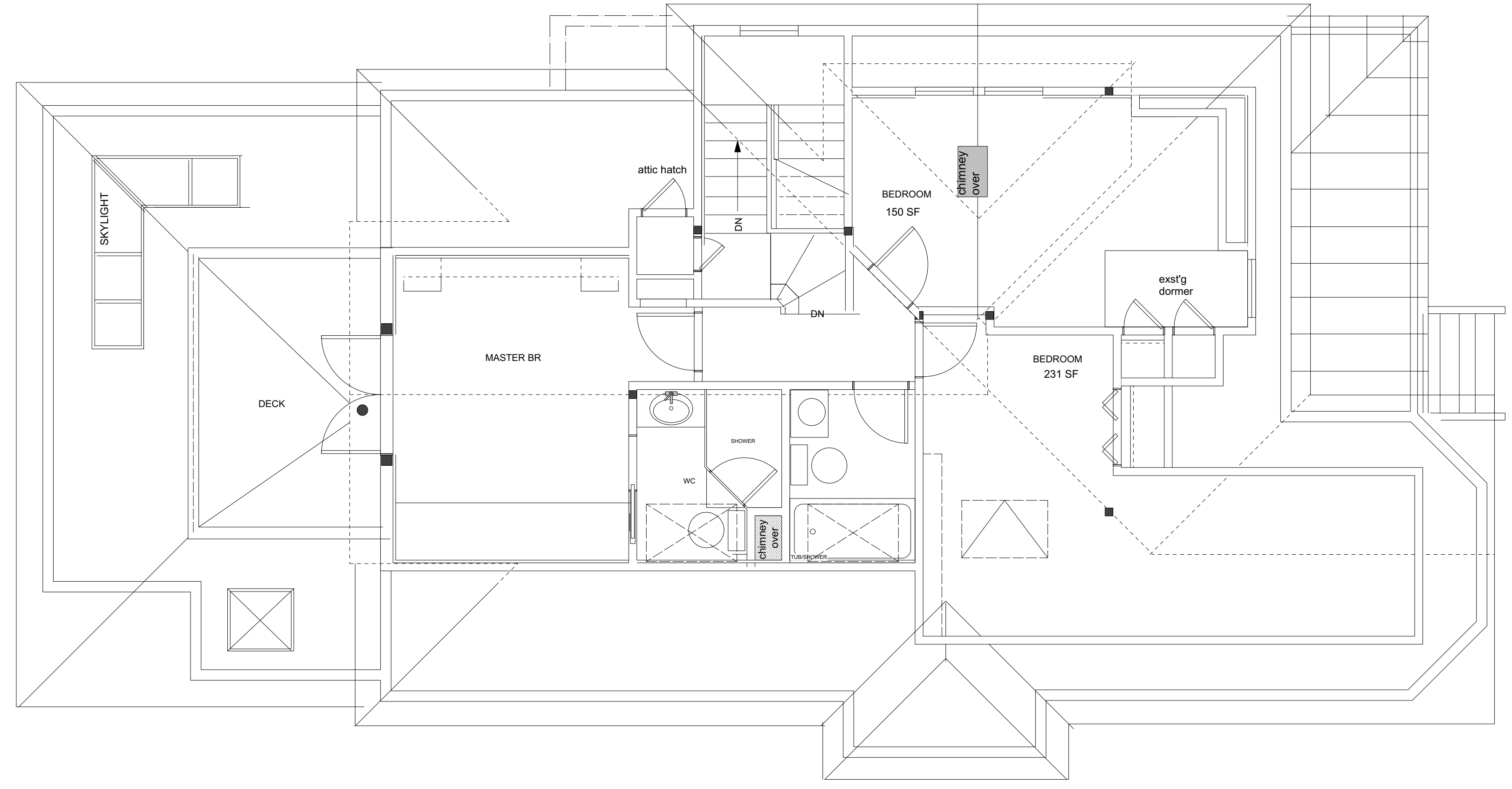
JOB No.  
1124-1944

PLOT DATE  
Jan 27, 2021

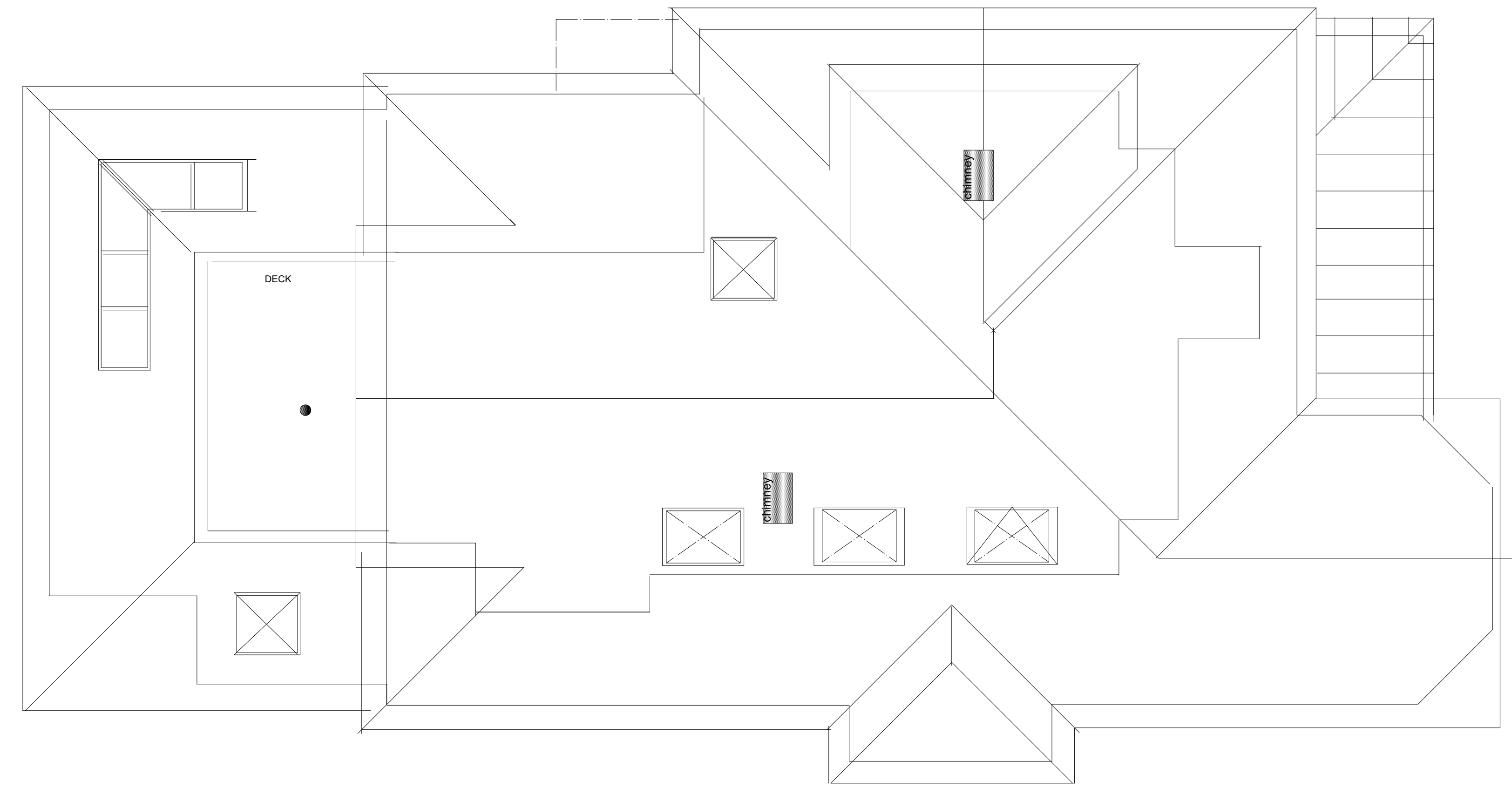
DRAWN  
NP

A-3.0

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



1 UPPER FLOOR PLAN  
Scale: 1:50



2 ROOF PLAN  
Scale: 1:50

COMMENTS

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

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PROJECT

McBride Garden Suite  
623 Avalon Ave  
Victoria, BC

SHEET TITLE

Existing House Floor Plans

SCALE AS NOTED JOB No. 1124-1944

PLOT DATE Jan 27, 2021

DRAWN NP A-3.1

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

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1 FRONT ELEVATION (SOUTH)  
Scale: 1:50



2 REAR ELEVATION (NORTH)  
Scale: 1:50

PROJECT

McBride Garden Suite  
623 Avalon Ave  
Victoria, BC

SHEET TITLE

Existing House Elevations

SCALE  
AS NOTED

JOB No.  
1124-1944

PLOT DATE  
Jan 27, 2021

DRAWN  
NP

A-3.2

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

COMMENTS

No.	DESCRIPTION	DATE	BY
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2	SUBMISSION FOR CALUC	21-01-27	NP

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1 SIDE ELEVATION (EAST)  
Scale: 1:50



2 SIDE ELEVATION (WEST)  
Scale: 1:50

PROJECT  
  
McBride Garden Suite  
623 Avalon Ave  
Victoria, BC

SHEET TITLE  
  
Existing House Elevations

SCALE AS NOTED	JOB No. 1124-1944
PLOT DATE Jan 27, 2021	A-3.3
DRAWN NP	

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