

K0434 - 553 Paradise St. Township of ESQUIMALT

Rezoning Application to allow Detached Accessory Dwelling Unit (DADU)

PROJECT DATA:	PRINCIPLE BUILDING	
CIVIC ADDRESS:	553 Paradise Street, Esquimalt BC V9A 5E3	
	PID - 009-172-971	
LEGAL DESCRIPTION:	LOT 3, BLOCK G, SECTION 11, ESQUIMALT DISTRICT, PLAN 292	
ZONE:	RS-1 - SINGLE FAMILY RESIDENTIAL	
LOT AREA	560.46 m ²	GARDEN SUITE CONVERSION (EXISTING GARAGE ACCESSORY BUILDING)

	EXISTING	PROPOSED
FLOOR AREA RATIO:	0.35 : 1	180.79/560.5 = 0.32
LOT COVERAGE:	30%	178.14/560.5*100 = 31.8%
LOT COVERAGE: ACCESSORY	10%	58.32/560.5*100 = 10.4%
SITE COVERAGE: REAR YARD		48.31/235.9*100 = 20.4%

EXISTING ACCESSORY BUILDING

SETBACKS	PERMITTED	EXISTING	PROPOSED
FRONT LOT LINE	NA	NA	NA
REAR LOT LINE	1.50 m	0.74 m	1.50 m
INTERIOR LOT LINE - N	1.50 m	8.35 m	7.70 m
INTERIOR LOT LINE - S	1.50 m	0.73 m	1.50 m
BETWEEN BUILDINGS (IF APP.)	2.50 m	13.21 m	10.82 m

HEIGHTS	PERMITTED	EXISTING	PROPOSED
AVG GRADE		5.41 m	5.41 m
ROOF HEIGHT (MAX.)	4.20 m	3.30 m	3.57 m
GARAGE FLOOR (MFE)(SILL)		5.55 m	5.55 m
EAVES		8.12 m	7.64 m
MID-ROOF HEIGHT		7.45 m	8.98 m
PEAK		9.46 m	10.32 m

LOT COVERAGE CALC. EXISTING

HOUSE AND DECK	119.82 m ²
EXISTING ACCESSORY BLDG & CARPORT	58.32 m ²
TOTAL	178.14 m²

FLOOR AREA RATIO CALC. - EXISTING (INTERIOR)

EXISTING DWELLING 1st FLOOR	57.67 m ²
EXISTING DWELLING 2nd FLOOR	60.24 m ²
EXISTING DWELLING 3rd FLOOR	27.85 m ²
EXISTING GARAGE	35.03 m ²
TOTAL	180.79 m²

LOT COVERAGE CALC. PROPOSED

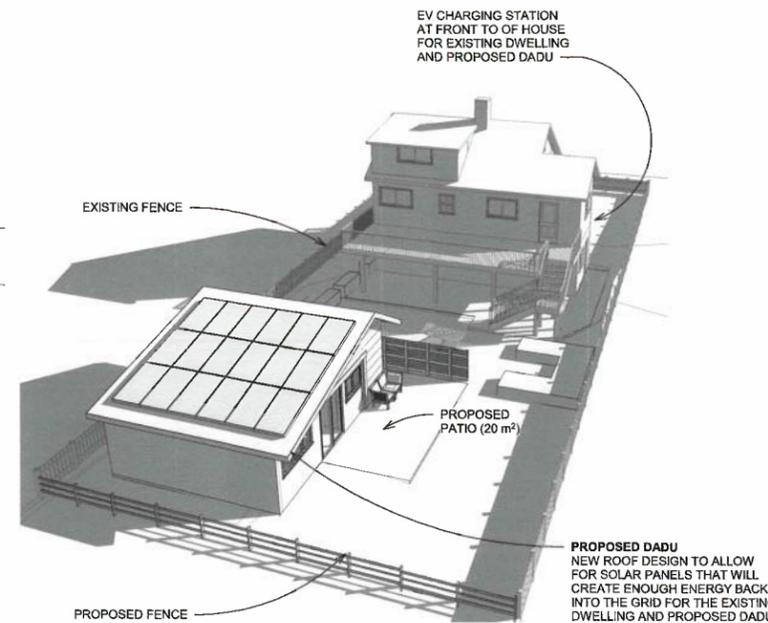
EXISTING HOUSE AND DECK	119.82 m ²
PROPOSED GARDEN SUITE	48.31 m ²
TOTAL	168.13 m²

FLOOR AREA RATIO CALC. - PROPOSED (INTERIOR)

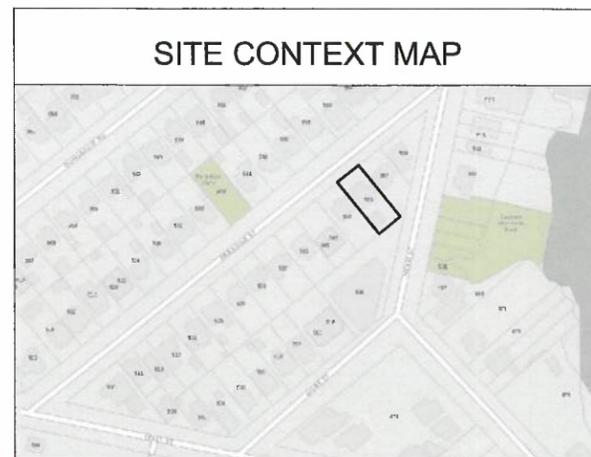
EXISTING DWELLING 1st FLOOR	57.67 m ²
EXISTING DWELLING 2nd FLOOR	60.24 m ²
EXISTING DWELLING 3rd FLOOR	27.85 m ²
PROPOSED DADU	44.47 m ²
TOTAL	190.23 m²

Drawing List

Sheet Name	Sheet Number
PROPOSED SITE PLAN	A1
SURVEY PLAN	A1.1
LANDSCAPE PLAN	A1.2
SITE PICTURES	A2
PROPOSED D.A.D.U.	A3
EXISTING DWELLING PLANS	A4
EXISTING DWELLING N & W ELEVATION	A5
EXISTING DWELLING S & E ELEVATION	A6



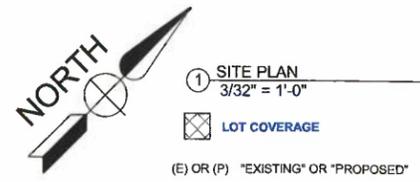
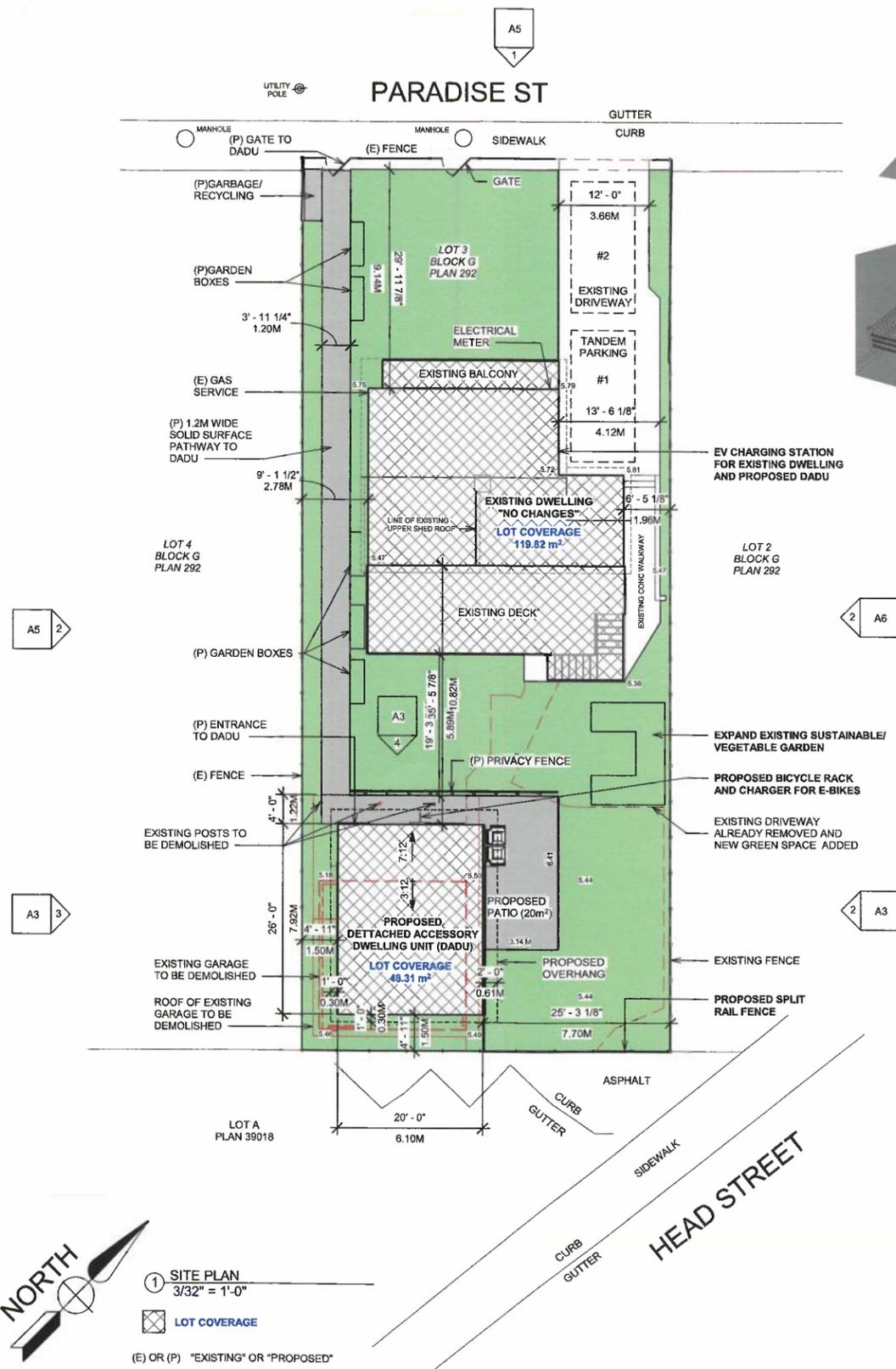
NET-ZERO ENERGY HOUSE



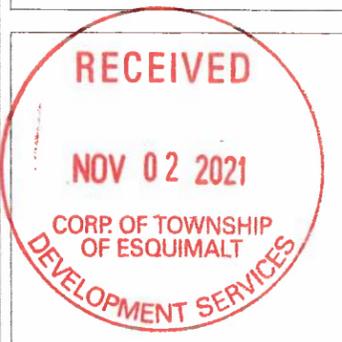
PROJECT SCOPE:

- 1) REZONE FROM RS-1 TO RS-6
- 2) DEMO EXISTING DETACHED ASSESORY BLDG.
- 3) PROPOSED NEW CONSTRUCTION DADU

REZONE TO CREATE GARDEN SUITE



C-2009 Fernwood Rd
Victoria, BC V8T 2Y8
(250) 634-0196

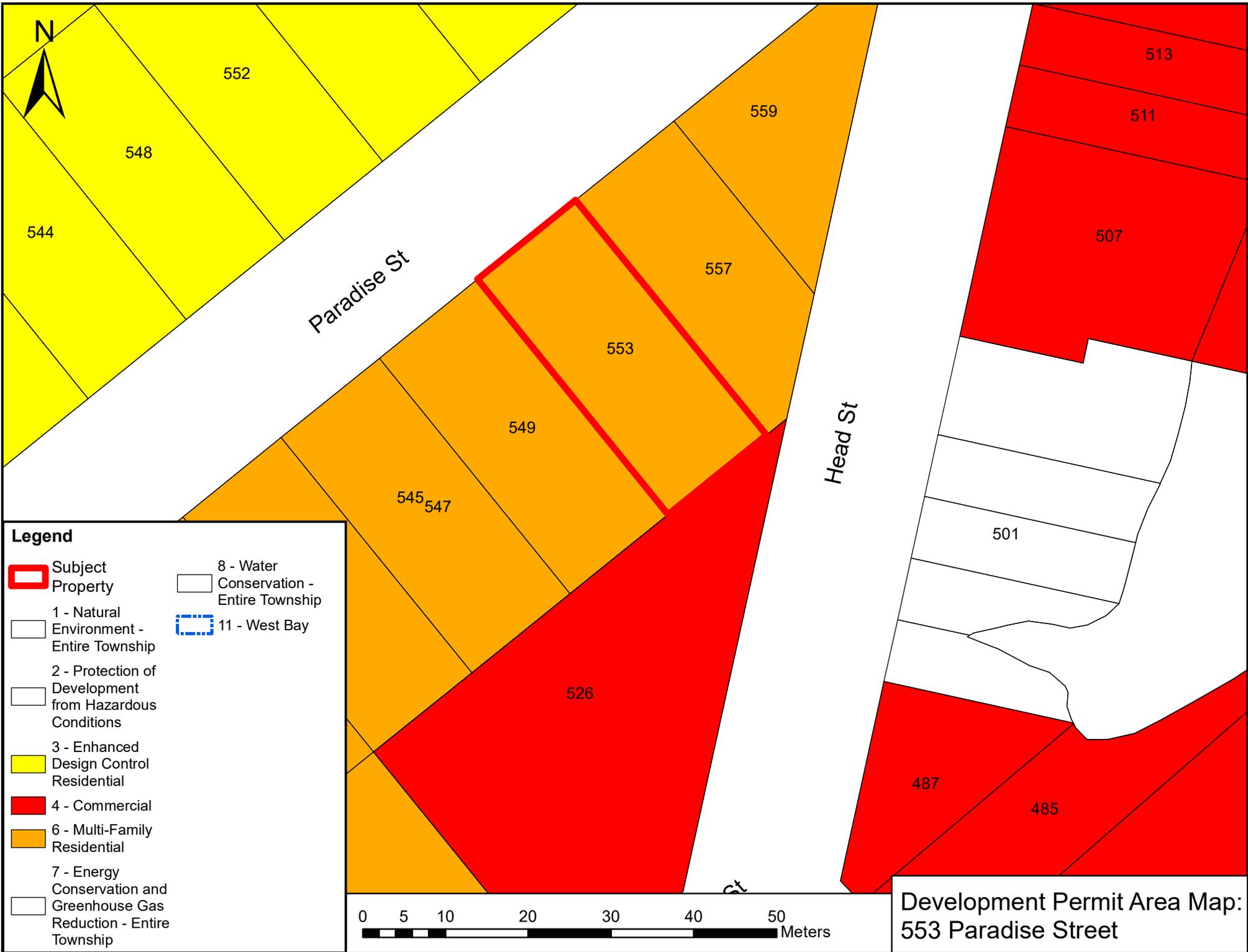


No.	Description	Date
1	ISSUED FOR PLANNING	2021.02.26
2	PLANNING REV	2021.04.19
3	ISSUED FOR REZONING	2021.10.21

Chris Moore
553 Paradise St. Victoria, BC V9A 5E3
PROPOSED SITE PLAN
Project number: K0434
Date: 2021.10.21
Drawn by: KO
Checked by: MH
A1
Scale: As indicated



Subject Property Map:
553 Paradise Street



N

Paradise St

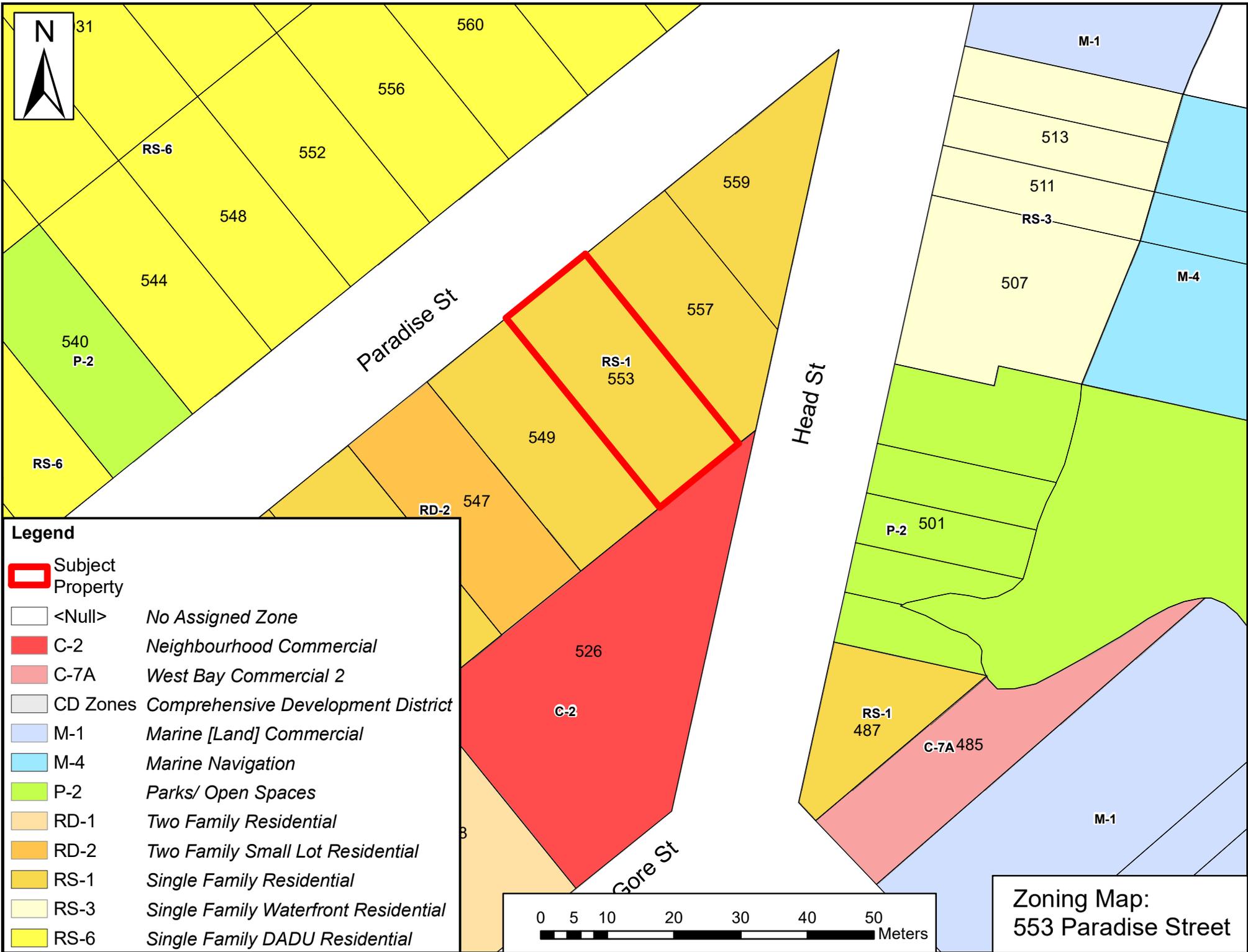
Head St

Legend

- Subject Property
- 1 - Natural Environment - Entire Township
- 2 - Protection of Development from Hazardous Conditions
- 3 - Enhanced Design Control Residential
- 4 - Commercial
- 6 - Multi-Family Residential
- 7 - Energy Conservation and Greenhouse Gas Reduction - Entire Township
- 8 - Water Conservation - Entire Township
- 11 - West Bay



Development Permit Area Map:
553 Paradise Street



Legend

	Subject Property
	<Null> No Assigned Zone
	C-2 Neighbourhood Commercial
	C-7A West Bay Commercial 2
	CD Zones Comprehensive Development District
	M-1 Marine [Land] Commercial
	M-4 Marine Navigation
	P-2 Parks/ Open Spaces
	RD-1 Two Family Residential
	RD-2 Two Family Small Lot Residential
	RS-1 Single Family Residential
	RS-3 Single Family Waterfront Residential
	RS-6 Single Family DADU Residential



Zoning Map:
553 Paradise Street