

R-5

2031, 2047 AND 2063 ESQUIMALT AVENUE (AT APRIL 13, 2011)

PARCEL		CURRENT ZONING RS 5				
Civic Address	Lot Area (sq.ft.)	Max. Floor Area per FAR calc (sq. ft.)	Garage + accessory bldg. exemption (sq. ft.)	Total Floor Area Above Ground (sq.ft.)	Assumed in-ground basement (100% FAR exempt) (sq. ft.)	Total Floor Area with garage + accessory + basement (sq. ft.)
2031 Esquimalt	6,491	2,551 (0.393 FAR)	680	3,231	2,160	5,391
2047 Esquimalt	6,491	2,551 (0.393 FAR)	680	3,231	2,160	5,391
2063 Esquimalt	7,788	2,725 (0.35 FAR)	680	3,405	2,416	5,821
TOTALS	20,771 Provided by Applicant	7,827 (0.377 FAR)	2,040	9,867 (0.475 FAR)	6,736	16,603 (0.8 FAR)

PROPOSED HOLLYBURN MANS AT APRIL 13/11					
Floor Area without garages & bsm't (sq.ft.)	Garage (sq. ft.)	Floor Area Above Ground (sq. ft.)	Bsm't (sq.ft.)	Total Floor Area garage + bsm't (sq.ft.)	
12,558 (0.61 FAR)	1,945	14,503 (0.7 FAR)	6,445	20,948 (1.009 FAR)	

Note: Under RS5 zoning a secondary suite is permitted within the existing permitted floor area on a lot and can be developed using window wells; 3 parking spaces on each lot would be required on each lot (two for SF dwelling and one for the suite)

STONEHRO ON 2115-2131 GORDON AVENUE

Lot Size	21,314 sq. ft.
Number of Units	10
Unit Sizes excluding basements	<ul style="list-style-type: none"> • One unit at 1,165 sq. ft. • One at 1,925 sq. ft. • Other 8 between 1,581 sq. ft. and 1,682 sq. ft.
Number of Parking Spaces	<ul style="list-style-type: none"> • 25 consisting of 20 resident plus 5 visitor parking spaces • all parking is located in a shared secure underground parking structure • each unit has direct private access from the parking area to the units
Floor Area Above Grade	15,958 sq. ft. 0.75 FAR
Basement Floor Area	Average 500 sq. ft. per unit; therefore 5,000 sq. ft.
Total Floor Area (includes Basements)	20,958 0.98 FAR