

# 6676 Woodward Drive Subdivision PRELIMINARY LOT ASSESSMENT

**Proposed Scope of Work**

Subdivide property into two lots - existing residence to remain zoned as R-1, new lot to be zoned as R-1XS Single Family Residential Infill.

**Site Data**

6676 Woodward Drive  
Lot B, Section 14, Range 2 West, South Saanich District, Plan 48346  
District of Central Saanich  
Zone = R-1

**Existing Residence**

Lot Information	Required	Existing	Proposed
<b>Siting of Building and Structures</b>			
Front Yard	7.5 m	7.53 m	7.53 m
Rear Yard	7.5 m	18.66 m	2.56 m*
Side Yard	1.5 m	2.41 m, 7.22 m	2.41 m, 7.22 m
Combined	4.5 m	9.63 m	9.63 m
<b>Sizing of Building and Structures</b>			
Building Height	8.0 m	NA	NA
Building Width	7.5 m	9.23 m	9.23 m
<b>Lot Coverage</b>			
Lot Coverage	30%	12.0%	20.6%
Lot Area	780 m <sup>2</sup>	1340 m <sup>2</sup>	780.9 m <sup>2</sup>
Lot Frontage	21 m	26.2 m	24.7 m
Floor Area Ratio	0.45	0.12	0.21

\* Variance required

**Proposed New Lot and Residence**

Lot Information	Required	Existing	Proposed
<b>Siting of Building and Structures</b>			
Front Yard	6.0 m	-	1.92 m*
Rear Yard	7.5 m	-	1.51 m*
Side Yard	1.5 m	-	5.79 m, 6.88 m
Combined	4.5 m	-	12.67 m
<b>Sizing of Building and Structures</b>			
Building Height	8.0 m	-	4.93 m
Lot Coverage	40%	-	27.7%
Lot Area	-	-	558.1 m <sup>2</sup>
Lot Frontage	10.0 m	-	28.31 m
Floor Area Ratio	0.5	-	0.49

\* Variance required

**General Notes**

- Contractor to verify all dimensions and details before commencement of work
- Noted dimensions shall take precedence over scaled drawings
- Where noted by "Eng." or Engineered" all structural shall be engineered by a certified structural engineer
- All work shall conform to current residential standards and the 2018 BC Building Codes and local building codes or bylaws which may take precedence
- Provide attic and crawlspaces with ventilation and access in accordance with B.C.B.C. 2018 part 9
- Install smoke detectors in accordance with B.C.B.C. 2018 part 9
- Provide heating, mechanical, ventilation, and air conditioning where required in accordance with local building code and by-laws, mechanical contractor to supply mechanical checklist prior to final framing
- Provide electrical engineering by approved and certified contractor, receptacles and appliance locations to be approved by owner/contractor
- Designer does not assume liability for errors or omissions on these plans unless advised before proceeding with construction



Proposed Subdivision



REV. #	DATE	DESCRIPTION
1.0	2021.04.28	ISSUE FOR PERMIT

PROJECT  
6676 Woodward Drive

DRAWING TITLE  
Cover Page

DESIGNED BY  
A. Spruit

CHECKED BY  
T. Martin

APPROVED BY  
N.T.S.

DATE  
2021 04 28





site area  
1340 square metres



B.C. Land Surveyor's  
Site Plan of:  
Lot B, Section 14, Range 2 West,  
South Saanich District, Plan 48346



All distances are in metres  
Civic address: 6676 Woodward Drive  
Brentwood Bay, B.C.  
Parcel Identifier Number 013-697-145

Charged against the title  
easement EC34712

Legend

- Denotes spot elevation
- Denotes power pole
- PP
- D = diameter
- Denotes tree & species & tag number
- log 566 tree
- (trees not plotted to scale) (not all trees located)
- Elevations are GEODETIC

Buildings are measured to exterior of exterior wall  
Fence and retaining wall locations are approximate  
Not all fences and retaining walls are indicated

Tree Table

For critical purposes tree species should be confirmed by arborist

TAG NO	D	SPECIES
569	0.3	oak (2 stems)
572	0.3	oak (3 stems)
505	0.3	oak
574	0.3	oak
589	0.4	oak
562	0.4	oak (4 stems)
559	0.7	fir
522	0.7	fir
584	0.4	cedar
519	0.9	fir

Not all trees are located - additional trees may be required to be located

Property dimensions are derived from field survey and Land Title records and may change slightly upon complete legal survey

This plan was prepared for the exclusive use of our client.

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Certified correct this 5th day of March, 2020

B.C.L.S.

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MAY 03 2021  
The Corporation of the District  
of Central Saanich  
Planning Department

REV.	DATE	BY	DESCRIPTION

PROJECT  
6676 Woodward Drive

DRAWING TITLE  
Site Plan

Prepared by  
A. Spruit  
Checked by  
T. Martin  
Approved by

DATE  
2021 04 28  
SCALE  
1" = 20'





**South Elevation**

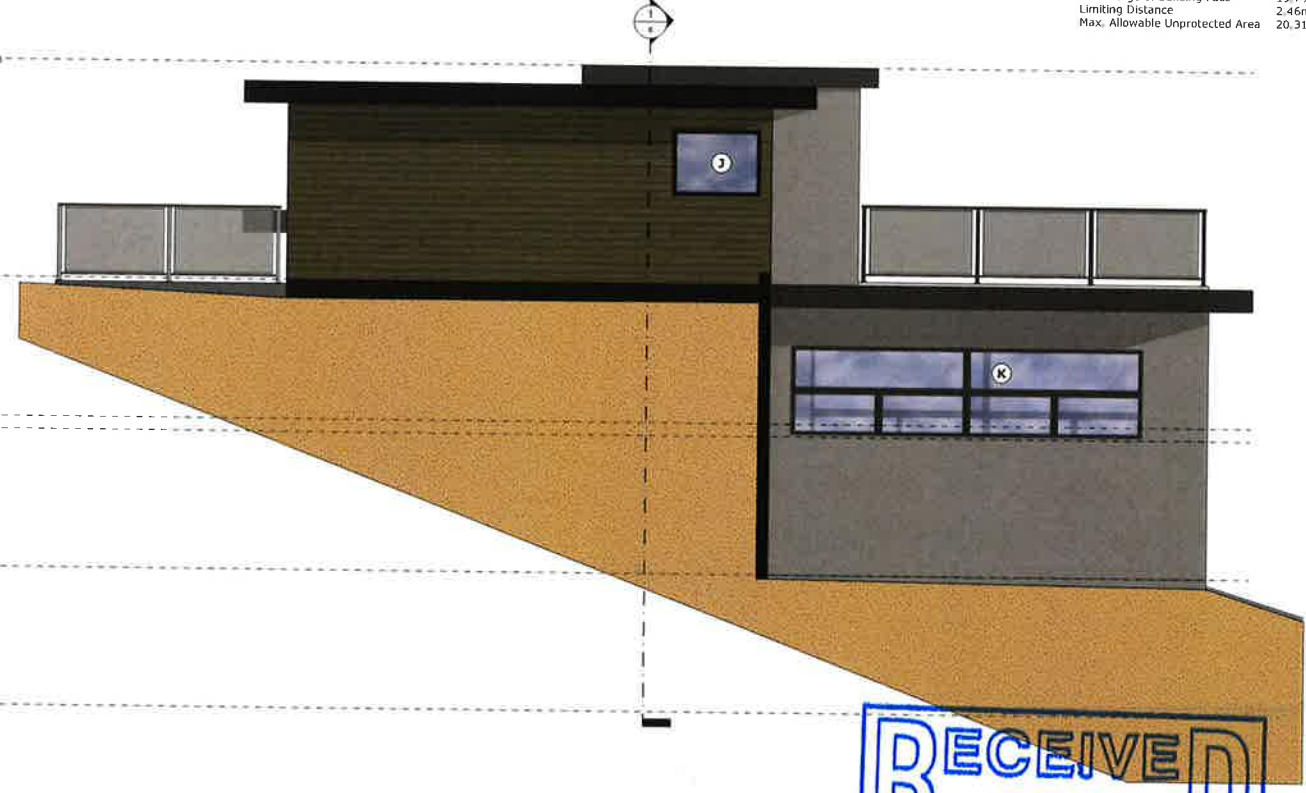
**East Elevation**

**Limiting Distance Data (I) = interpolated**

<b>A</b>	Exposing Building Face Area	44.64 m <sup>2</sup>	<b>B</b>	Exposing Building Face Area	6.90 m <sup>2</sup>	<b>C</b>	Exposing Building Face Area	37.56 m <sup>2</sup>	<b>D</b>	Exposing Building Face Area	7.44 m <sup>2</sup>	<b>E</b>	Exposing Building Face Area	6.42 m <sup>2</sup>	<b>F</b>	Exposing Building Face Area	29.06 m <sup>2</sup>	<b>G</b>	Exposing Building Face Area	5.19 m <sup>2</sup>	<b>H</b>	Exposing Building Face Area	23.95 m <sup>2</sup>	<b>I</b>	Exposing Building Face Area	13.95 m <sup>2</sup>	<b>J</b>	Exposing Building Face Area	17.29 m <sup>2</sup>	<b>K</b>	Exposing Building Face Area	23.66 m <sup>2</sup>
	Unprotected Opening Area	15.42 m <sup>2</sup>		Unprotected Opening Area	1.90 m <sup>2</sup>		Unprotected Opening Area	13.09 m <sup>2</sup>		Unprotected Opening Area	2.23 m <sup>2</sup>		Unprotected Opening Area	1.49 m <sup>2</sup>		Unprotected Opening Area	7.83 m <sup>2</sup>		Unprotected Opening Area	2.23 m <sup>2</sup>		Unprotected Opening Area	6.70 m <sup>2</sup>		Unprotected Opening Area	11.89 m <sup>2</sup>		Unprotected Opening Area	0.91 m <sup>2</sup>		Unprotected Opening Area	4.65 m <sup>2</sup>
	Percentage of Building Face	34.5%		Percentage of Building Face	27.5%		Percentage of Building Face	34.9%		Percentage of Building Face	30.0%		Percentage of Building Face	23.2%		Percentage of Building Face	26.9%		Percentage of Building Face	43.0%		Percentage of Building Face	28.0%		Percentage of Building Face	85.2%		Percentage of Building Face	19.7%		Percentage of Building Face	19.7%
	Limiting Distance	21.97m		Limiting Distance	21.97m		Limiting Distance	20.71m		Limiting Distance	24.35m		Limiting Distance	28.31m		Limiting Distance	6.88 m		Limiting Distance	11.19m		Limiting Distance	3.45m		Limiting Distance	11.96m		Limiting Distance	2.46m		Limiting Distance	2.46m
	Max. Allowable Unprotected Area	100%		Max. Allowable Unprotected Area	100%		Max. Allowable Unprotected Area	100%		Max. Allowable Unprotected Area	100%		Max. Allowable Unprotected Area	100%		Max. Allowable Unprotected Area	88%		Max. Allowable Unprotected Area	100%		Max. Allowable Unprotected Area	32.1% (I)		Max. Allowable Unprotected Area	100%		Max. Allowable Unprotected Area	5.93% (I)		Max. Allowable Unprotected Area	20.31% (I)



**South Elevation**



**North Elevation**

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NO.	DATE	BY	DESCRIPTION

PROJECT  
**6676 Woodward Drive**

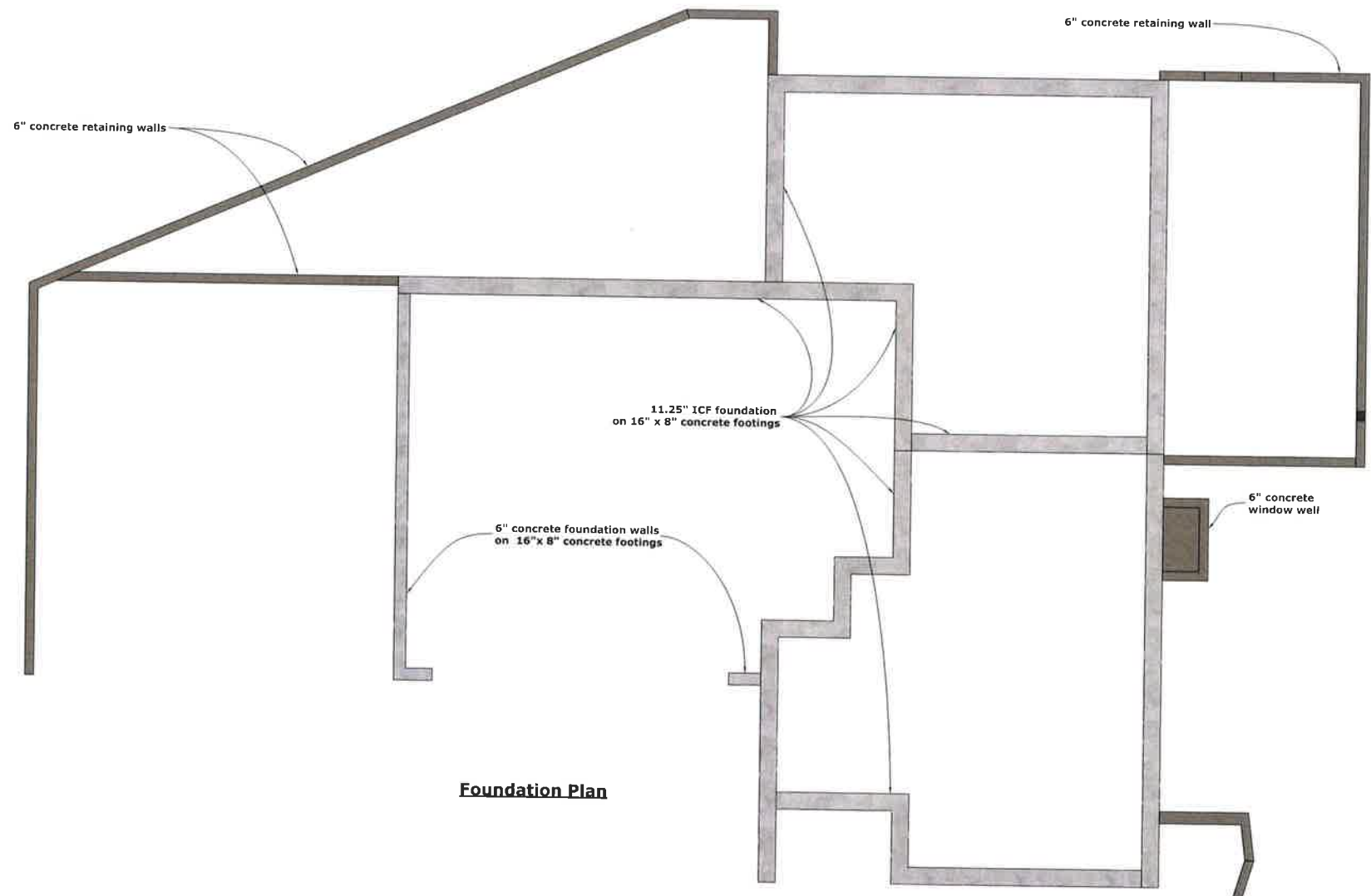
DRAWING TITLE  
**Elevations**

Prepared by  
**A. Spruit**  
 Checked by  
**T. Martin**  
 Approved by  
 \_\_\_\_\_

DATE  
**2021 04 28**

SCALE  
**1/4" = 1'**  
 03





**Foundation Plan**

**Limiting Distance Data**

	A	B
Exposing Building Face Area	12.10 m <sup>2</sup>	43.19 m <sup>2</sup>
Unprotected Opening Area	1.14 m <sup>2</sup>	6.42 m <sup>2</sup>
Percentage of Building Face	9.5%	14.9%
Limiting Distance	8.56m	5.66m
Max. Allowable Unprotected Area	100%	28%



**South Elevation- Existing Residence**

6" concrete retaining wall


  
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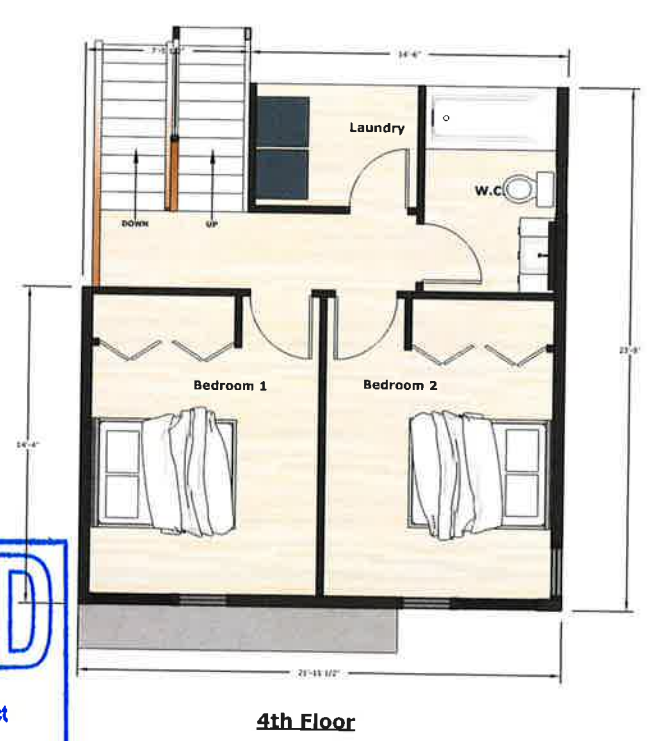
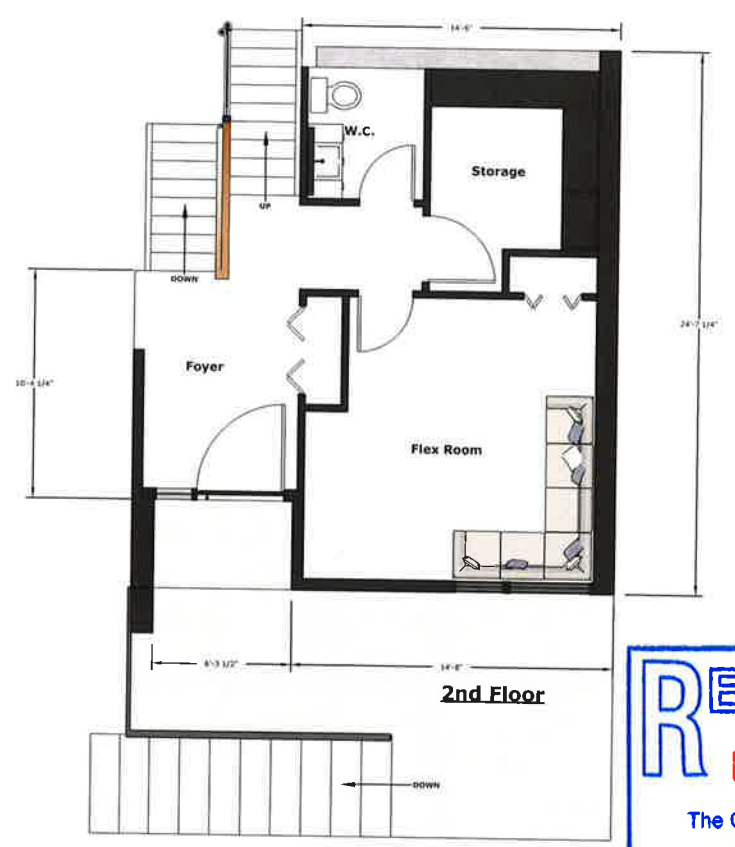
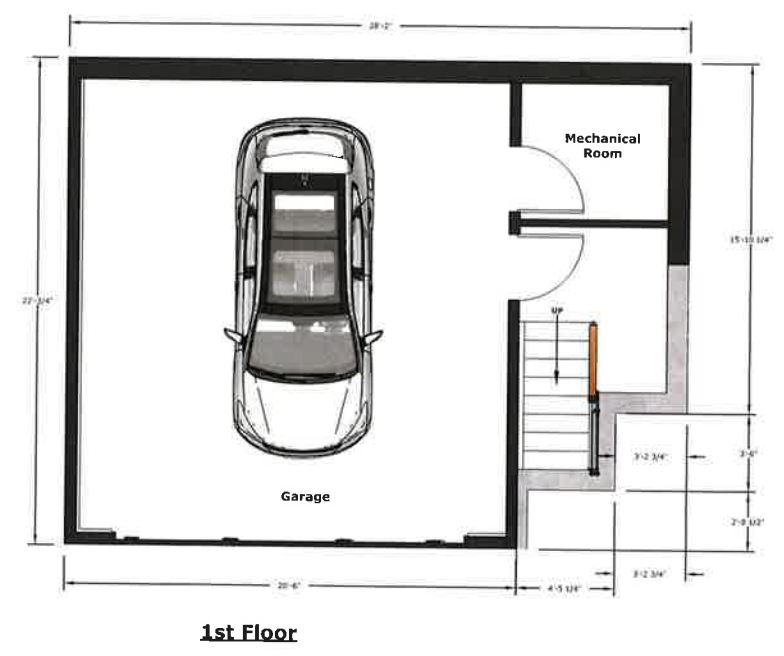
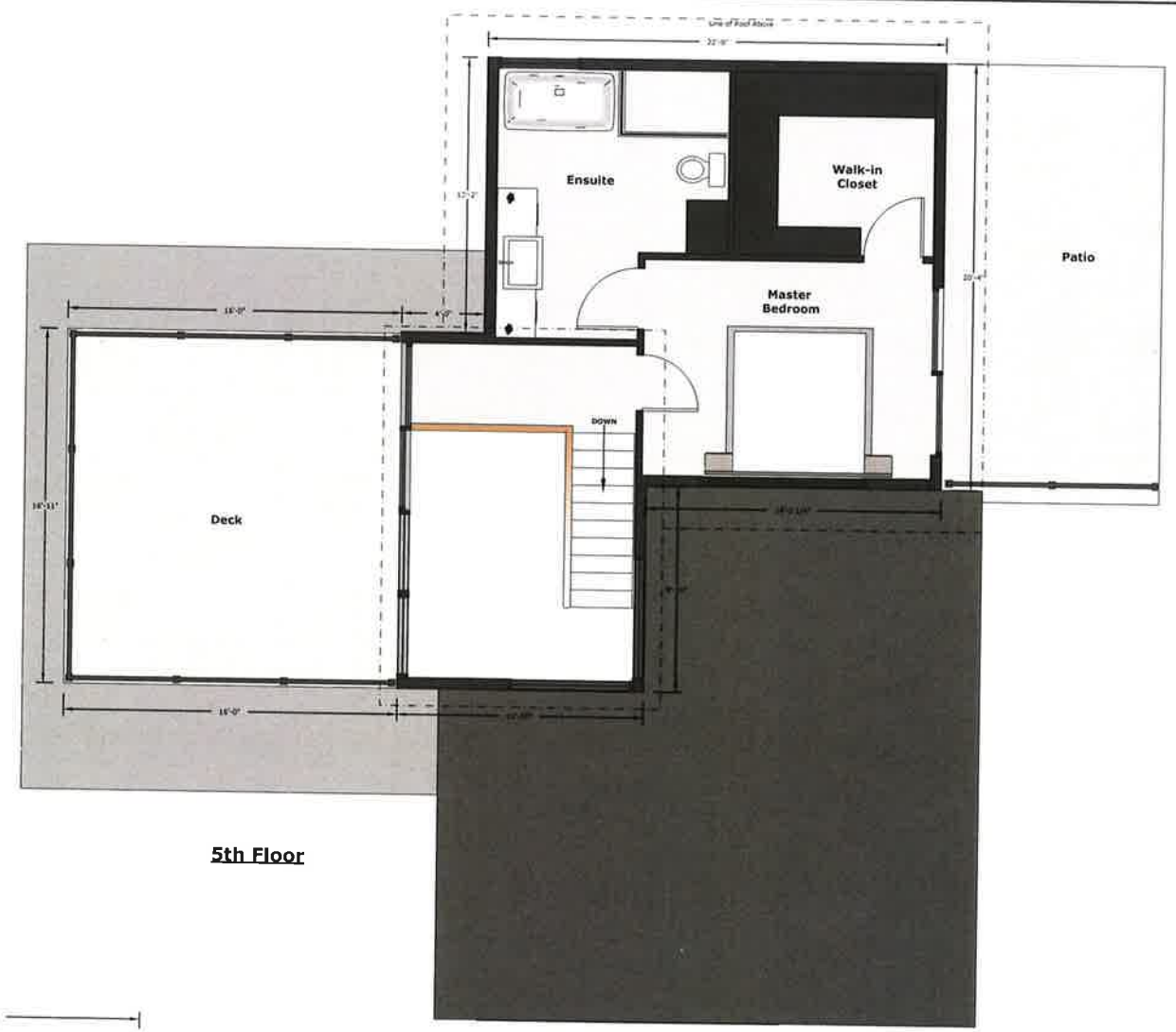
REV.	DATE	DESCRIPTION

PROJECT  
**6676 Woodward Drive**

DRAWING TITLE  
**Elevation & Foundation**

Drawn by: A. Spruit  
 Checked by: T. Martin  
 Approved by:

Date: 2021 04 28  
 Scale: 1/4" = 1'



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 MAY 03 2021  
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 of Central Saanich  
 Planning Department

REV.	DATE	DESCRIPTION
1	2021.02.23	REVISIONS

PROJECT  
**6676 Woodward Drive**

DRAWING TITLE  
**Plan Views**

Drawn by: **A. Spruit**  
 Checked by: **T. Martin**  
 Approved by:

2021 04 28  
 Scale: **1/4" = 1'**  
**05**



