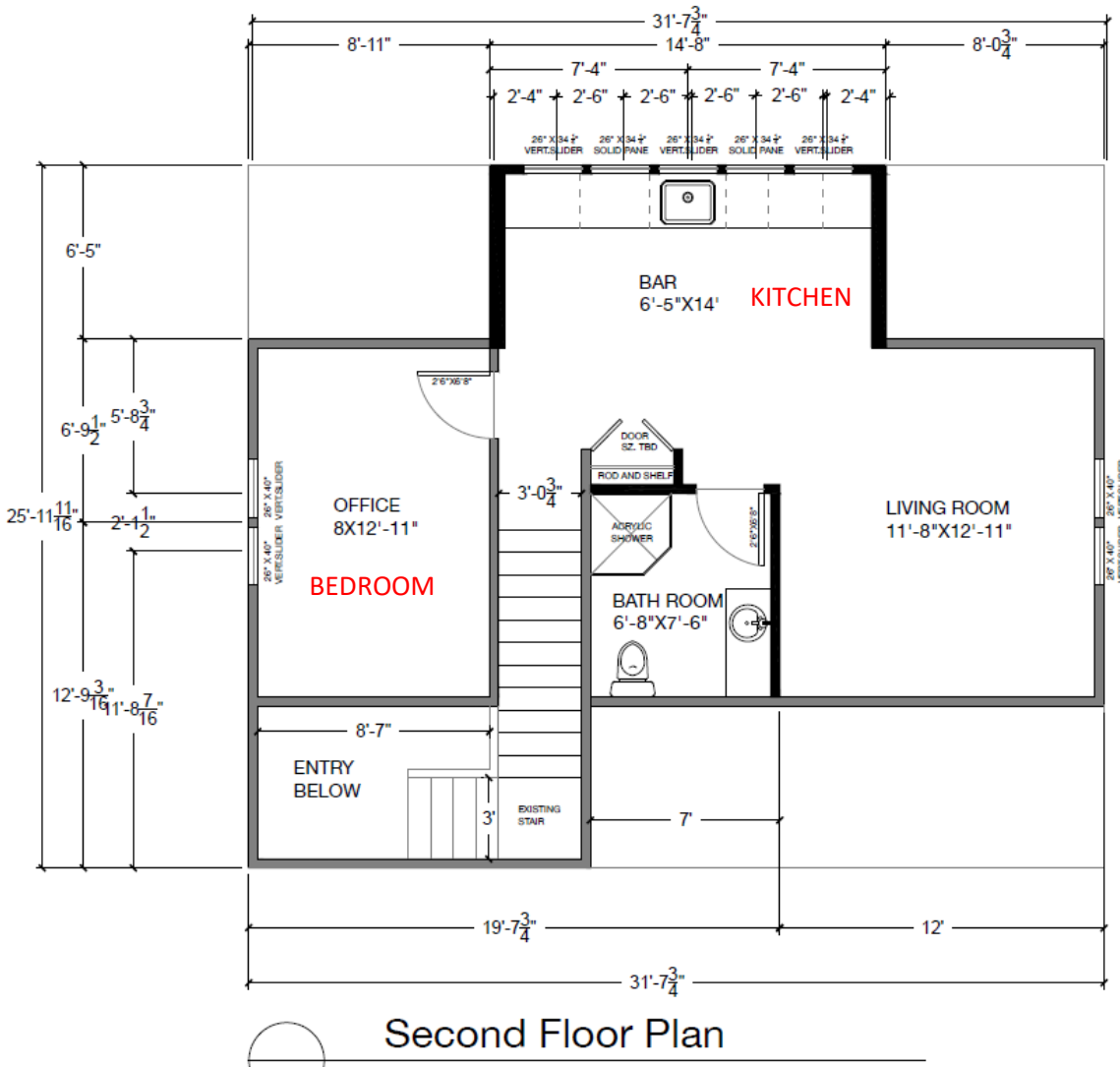


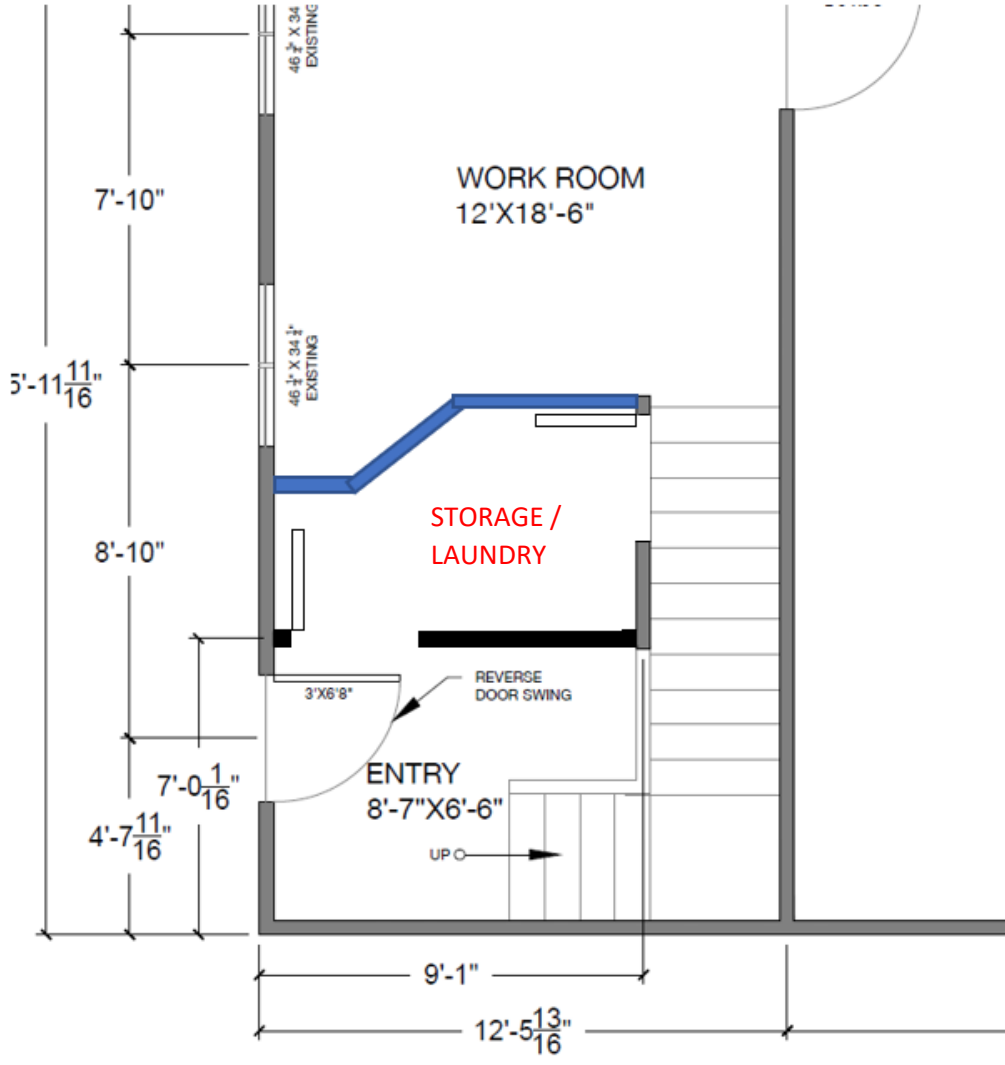
1236 Malahat Drive – Zoning Amendment Application RZ000056

Proposed Room Location(s) and Floor Area Ratio Calculation

In the 2016/2017 renovation of the existing accessory building (Building Permit #13590), the bar area with counters and sink was not installed (as per guidance from the City). We propose to locate the kitchen in the area shown as “BAR” in the drawing below. We would propose to locate the bedroom in the room shown as “OFFICE” in the drawing below.

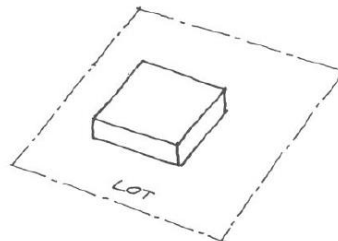


To meet the requirements for “no interior access to any part of the accessory building below the carriage house” as defined in the zoning bylaw, my application documents included the drawing below which shows the proposed location where we would erect a new internal wall. The space created by this wall would become the storage / laundry room for the suite above.



1236 Malahat Drive - Floor Area Ratio Calculation

	Area
Main House	2080 ft ²
Accessory Building	1301 ft ²
Total Building Floor Area	3381 ft²
Total Lot Area	16117 ft ²
FAR	0.210



FLOOR AREA RATIO (FAR)

$$FAR = \frac{\text{TOTAL BUILDING FLOOR AREA}}{\text{TOTAL LOT AREA}}$$