

REZONING AND DEVELOPMENT PERMIT APPLICATION

902, 906, 910 McCLURE STREET

LOT A, PLAN VIP65699 SECTION 88 VICTORIA, LOT 1, SECTION 88, VICTORIA, PLAN 28132, LOT 23 BLOCK 6 PLAN 35 SETCTION CCT VICTORIA



PROJECT SITE DATA

	EXISTING	EXISTING	PROPOSED	PROPOSED
	902 McClure Street (The Coach House)	906 McClure Street (Main House)	910 McClure Street (Proposed)	902-910 McClure Street (Consolidated)
Zone (Existing)	T-7	T-7	R-K	T-7, T-7, R-K
Proposed Zone	New Zone	New Zone	New Zone	New Zone
Site Area	352.25 sq.m (3,791.6 sf)	1,222.66 sq.m (13,160.6 sf)	602.26 sq.m (6,482.7 sf)	2,177.17 sq.m (23,434.9 sf)
Total Floor Area	267.18 sq.m (2,876 sf)	672.6 sq.m (7,240 sq.ft)	451.1 sq.m (48,556.5 sf)	1,390.88 sq.m
Floor Area Breakdown	Lower Level: 134.6 sq.m Main Floor: 132.7 sq.m	Main: 241.5 sq.m Second Floor: 241.5 sq.m	Main Floor: 166 sq.m Second Floor: 166 sq.m	Total Built Floor Area: 1,742.3 sq.m (18,754 sf)
(inc. Main Floor and Elevator)	Second Floor: 134.5 sq.m	Third Floor: 241.5 sq.m Fourth Floor: 167.2 sq.m	Third Floor: 166 sq.m Fourth Floor: 118 sq.m	
Commercial Floor Area	267.18 sq.m (2,876 sf)	672.6 sq.m (7,240 sq.ft)	451.1 sq.m (48,556.5 sf)	1,909.5 sq.m
Floor Space Ratio	0.76 : 1 (exc. Lower floor)	0.55 : 1 (exc. Lower floor)	0.75 : 1 (exc. Lower Floor)	0.64 : 1 (exc. Lower Floors)
Site Coverage	161.76 sq.m (1,741.2 sf) = 46%	263.67 sq.m (2,838.12 sf) = 22%	180.29 sq.m (1,940.62 sf) 30%	605.72 sq.m (6,519.91 sf) = 28%
Open Site Space	146.5 sq.m / 352.25 sq.m = 42%	289.9 sq.m / 1,222.66 sq.m = 24%	172.3 sq.m / 602.26 sq.m = 29%	593.28 sq.m / 2,177.17 sq.m = 27%
Height of Building	9.75m (31.0ft) (From Avg. Grade)	9.4m (30.8ft) (From Avg. Grade)	10.53m (34.5ft) (From Avg. Grade)	10.53m (34.5ft) (From Avg. Grade)
Height to T/O Building	12m (39.4ft) (From Avg. Grade)	10.6m (38.4ft) (From Avg. Grade)	11.7m (38.4ft) (From Avg. Grade)	12m (39.4ft) (From Avg. Grade)
Number of Storeys	3 (exc. Lower Floor)	4	3 (exc. Lower Floor)	4
Parking Stalls	3	13	6	21
Bicycle Parking	/	1 six stall bike rack	1 indoor 6 stall bike rack	2 six stall bike racks (12)
Front Yard Setback (McClure)	1.63m	6.97m	9.77m	1.63m
Rear Yard Setback	2.93m	14.55m	11.19m	2.93m
West Yard Setback	0.67m	5.1m	2m	0.67m
East Yard Setback	2.99m	2.38m	3.5m	3.5m
Combined Yard Setback	3.66m	7.48m	5.5m	4.17m
Total Number of Units	6	17	8	31
Unit Type	Hotel Suite	Hotel Suite	Hotel Suite	Hotel Suite
Gorund-Oriented Units	0	0	0	0
Minimum Unit Floor Area	/	/	34.6 sq.m (372.4 sf)	/
Total Residential Floor Area	/	/	/	/

LIST OF DRAWINGS:

ARCHITECTURAL

- A-00 COVER SHEET, LIST OF DRAWINGS, PROJECT DATA
A-01 CONTEXT SITE PLAN
A-02 EXISTING SITE PLAN
A-03 PROPOSED SITE PLAN
A-04 SITE SURVEY
A-05 GRADE CALCULATION
A-06 PROPOSED LOWER, SECOND AND THIRD FLOOR PLANS
A-07 PROPOSED FOURTH AND ROOF FLOOR PLANS
A-08 PROPOSED ELEVATIONS
A-09 PROPOSED CROSS SECTIONS AND DETAILS
A-10 DOOR
A-11 SHADOW STUDIES
A-12 3D IMAGES
A-13 3D IMAGES

LANDSCAPING

- L1 SCHEMATIC LANDSCAPE PLAN

CLIENT

GENERAL NOTES

CITY OF VICTORIA

Revisions

Received Date:
March 5, 2019

05

ISSUED FOR REZONING / DEVELOPMENT PERMIT RESUBMISSION

2018-03-05

03

ISSUED FOR REZONING / DEVELOPMENT PERMIT RESUBMISSION

2018-08-20

02

ISSUED FOR REZONING / DEVELOPMENT PERMIT RESUBMISSION

08-08-2018

01

ISSUED FOR REZONING / DEVELOPMENT PERMIT

05-16-2018

No.

REVISED / ISSUE / PLOTTED

DATE

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DATE

2019-03-05

PROJECT

Cover Sheet, List of Drawings,
and Project Data

SHEET TITLE

SP

BC

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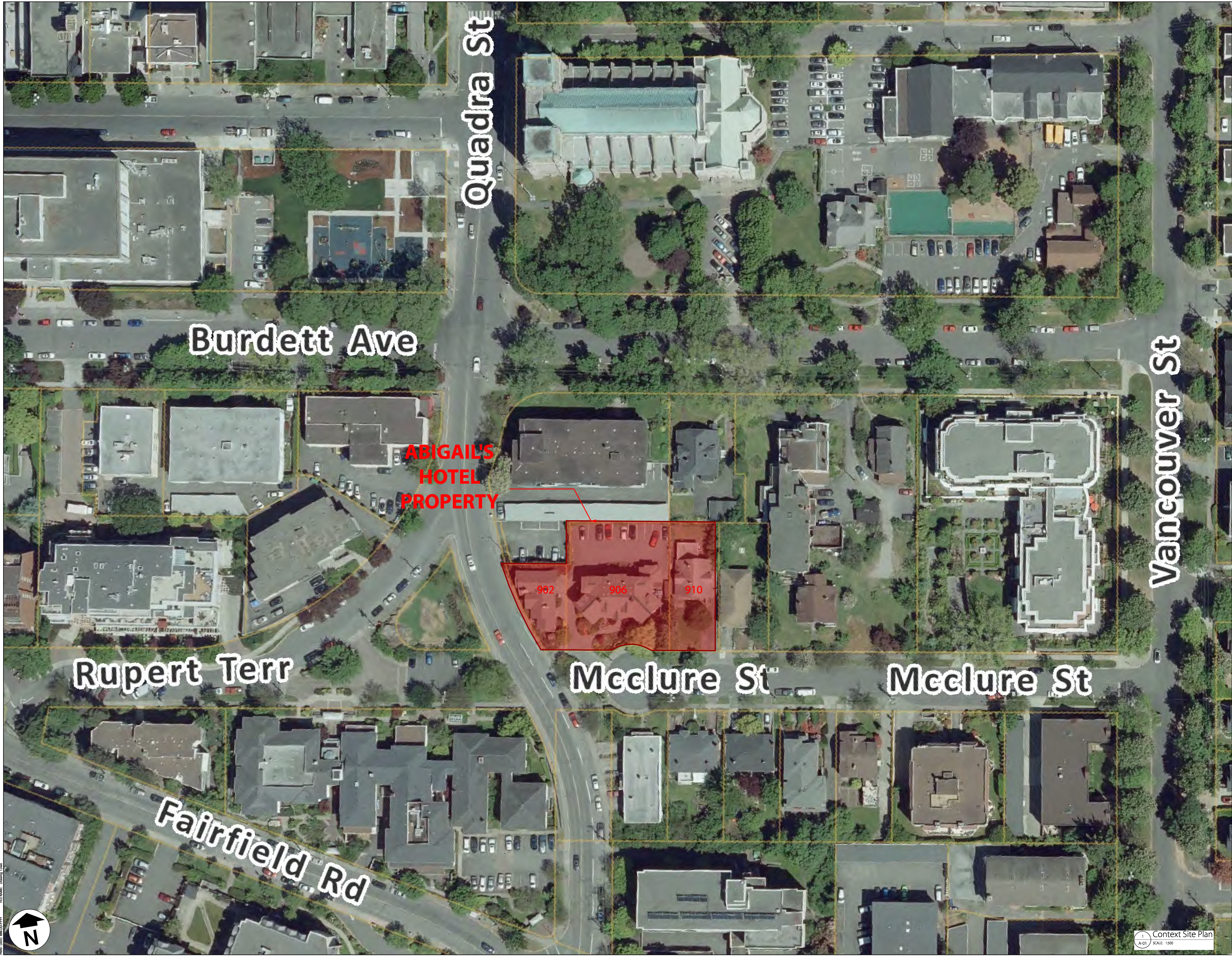
CLIENT PROJECT NO.

2016571

SHEET NO.

A-00

NTAG PROJECT NO.



PRINT DATE: 2019-03-05
FILE NAME: 2019-03-05



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GENERAL NOTES

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Abigail's Hotel
902, 906, 910 McClure Street

PROJECT
Context Site Plan

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NTAG PROJECT NO.

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A-01

SHEET NO.
DATE

Context Site Plan
SCALE: 1:500



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GENERAL NOTES

KEY

(E) ELEVATION POINTS

(N) ELEVATION POINTS

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SHEET TITLE

Existing Site Plan

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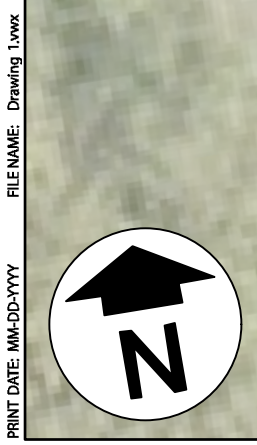
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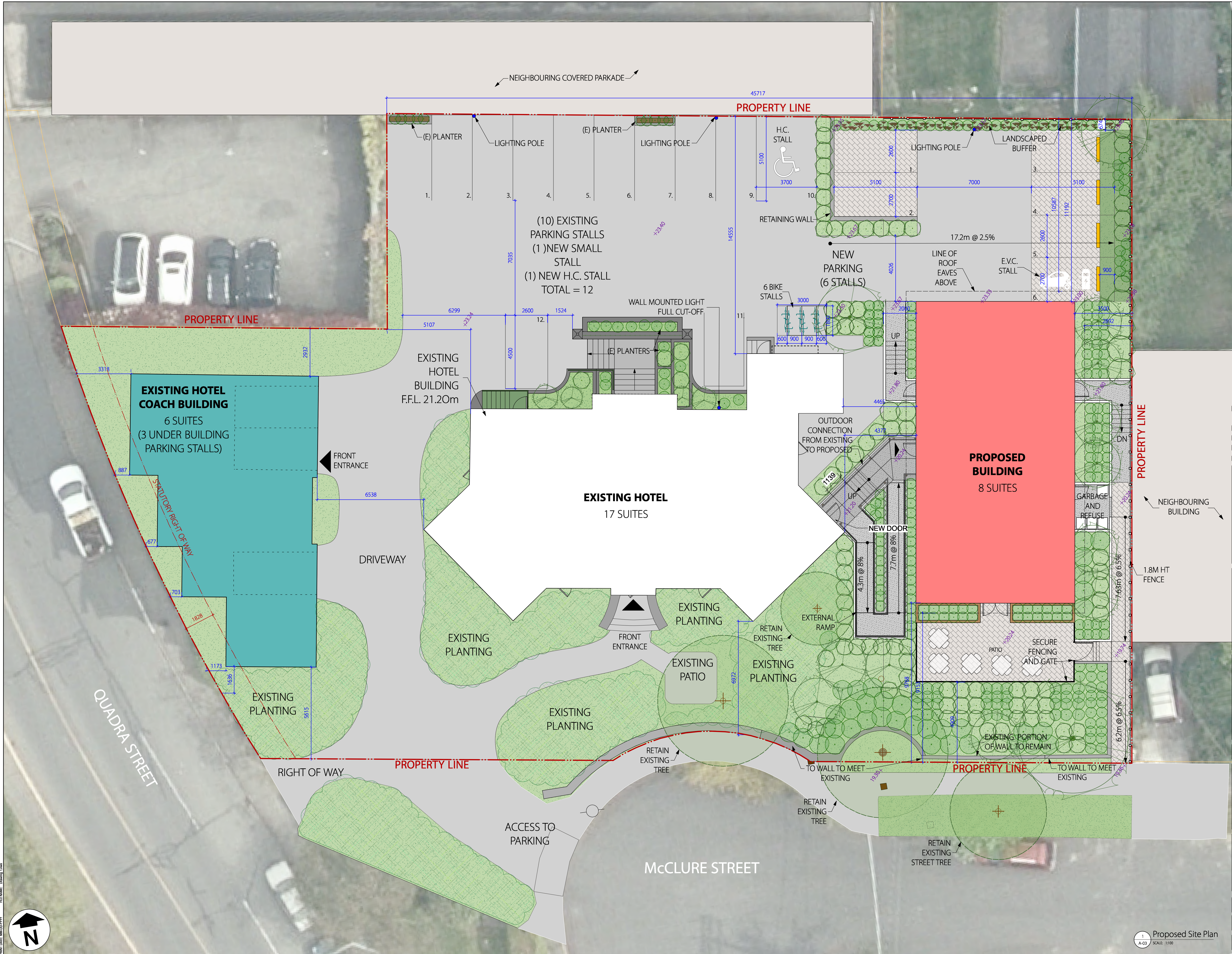
NTAG PROJECT NO.

2016571

SHEET NO.

A-02





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GENERAL NOTES

KEY

(E) ELEVATION POINTS

(N) ELEVATION POINTS

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Abigail's Hotel
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PROPOSED SITE PLAN

SHEET TITLE

SP

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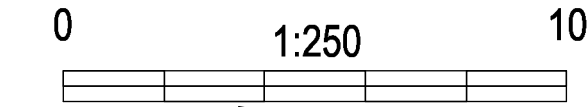
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SHEET NO.

A-03

**B.C. LAND SURVEYOR'S
TOPOGRAPHIC SURVEY OF:
LOT 23, BLOCK 6, CHRIST CHURCH
TRUST ESTATE, VICTORIA CITY, PLAN
35**

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width by
by 280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)

009-332-065

SITE AREA

602.4m²

CIVIC ADDRESS

910 McCLURE STREET
VICTORIA, BC

ZONING

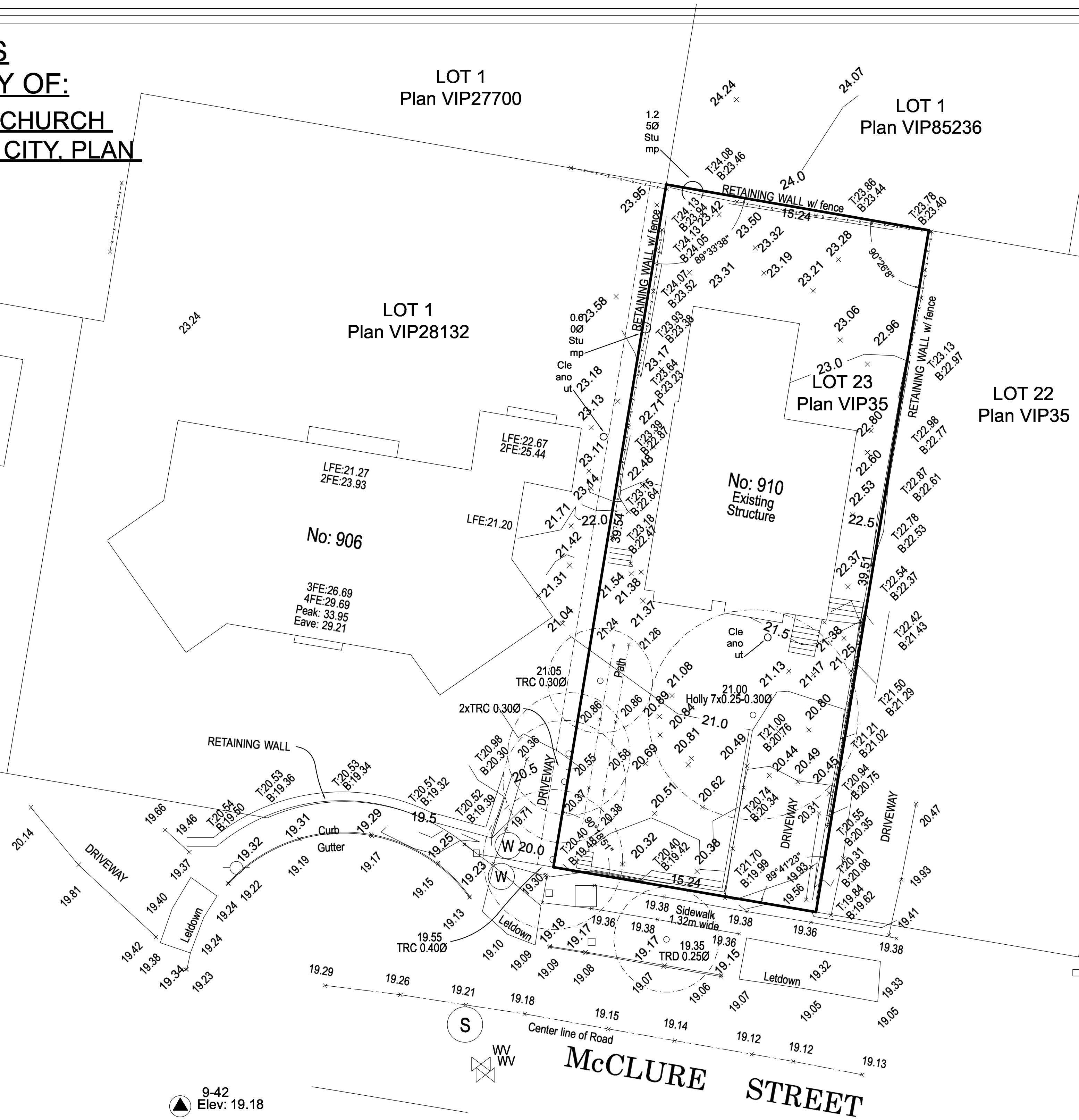
R-K

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This document was prepared for the exclusive
use of our client, ABIGAIL'S HOTELS LTD

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility
or liability for any damages that may be suffered
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made or actions taken based on this document.



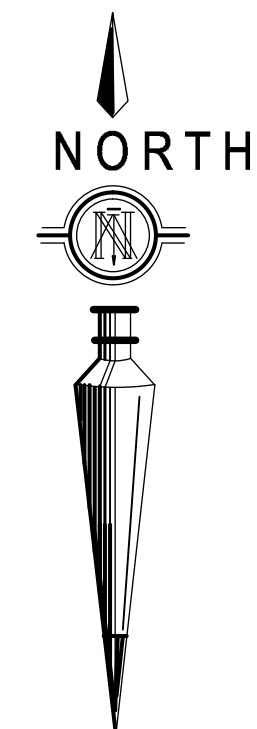
LEGEND

Elevations are geodetic based on Integrated survey
monument 9-42 in the City of Victoria at elevation
19.176m.

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

Contours are descriptive, and only accurate to +/- 0.5m interval
Grade shots are taken at the point marked X

- denotes Integrated monument
- denotes Lead plug found
- denotes Deciduous Tree type
- denotes Coniferous Tree type
- denotes Water Manhole
- denotes Water valve
- denotes Water meter
- denotes Sanitary Manhole
- Retaining Wall Elevation Labels
(T=Top, B=Bottom)
- LFE - denotes lower Floor Elevation
- 2FE - denotes second Floor Elevation
- 3FE - denotes third Floor Elevation
- 4FE - denotes fourth Floor Elevation



CERTIFIED CORRECT

Lot dimensions are correct
according to Land Title Office
records.

Kenneth KC Ng, BCLS
Field Survey - 7 December, 2016
Dated this 8th of December, 2016.

This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
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SCALE	1 : 150	DATE	2019-03-05
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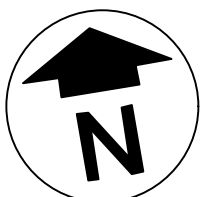
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PROJECT

Site Survey

SHEET TITLE

DRAWN BY	SP	CHECKED BY	BC
CLIENT PROJECT NO.	XXXXXX		
NTAG PROJECT NO.	2016571		
		SHEET NO.	A-04





Artificial Mound(s) above existing grade (Not Included)

Existing Grade

Finished Grade

Existing & Finished Grade

Horizontal distance between grade points

Perimeter of building = 65m

Grade Points

Grade Point A: 19.0	Grade Point D: 19.2	Grade Point G: 20.2
Grade Point B: 17.5	Grade Point E: 19.3	Grade Point H: 20.4
Grade Point C: 17.5	Grade Point F: 20.0	Grade Point J: 20.4

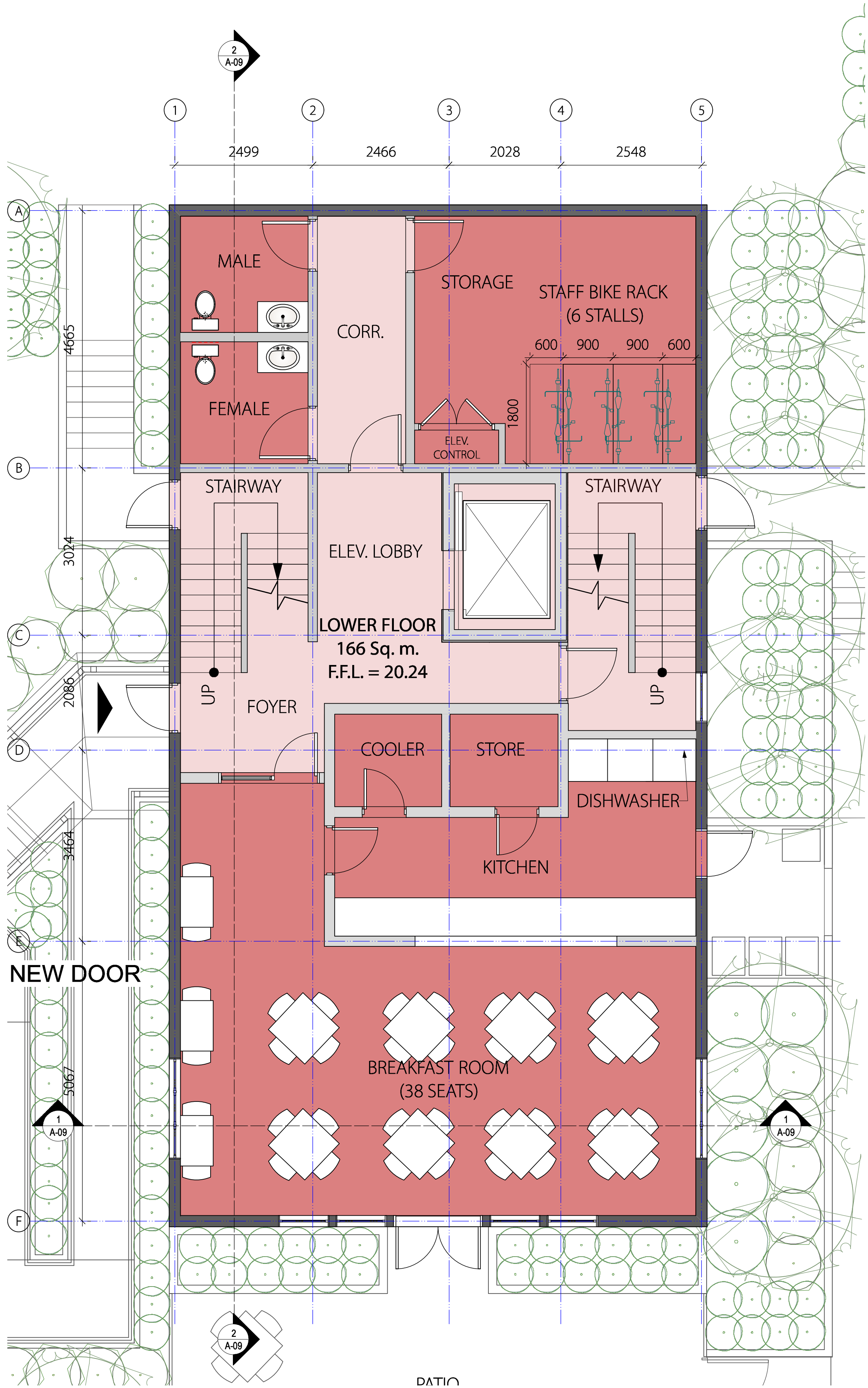
Calculation Example

Grade Points	Average of Points	Distance Between Grade Points	Totals
Points B & C:	$((17.5 + 17.5) \div 2)$	x 3.5m	= 61.25
Points D & E:	$((19.2 + 19.3) \div 2)$	x 10m	= 192.5
Points E & F:	$((19.3 + 20.0) \div 2)$	x 14m	= 275.1
Points F & G:	$((20.0 + 20.2) \div 2)$	x 6m	= 120.6
Points G & H:	$((20.2 + 20.4) \div 2)$	x 5m	= 101.5
Points H & J:	$((20.4 + 20.4) \div 2)$	x 7.5m	= 153.0
Points J & A:	$((20.4 + 19.0) \div 2)$	x 19m	= 374.3
			= 1278.25

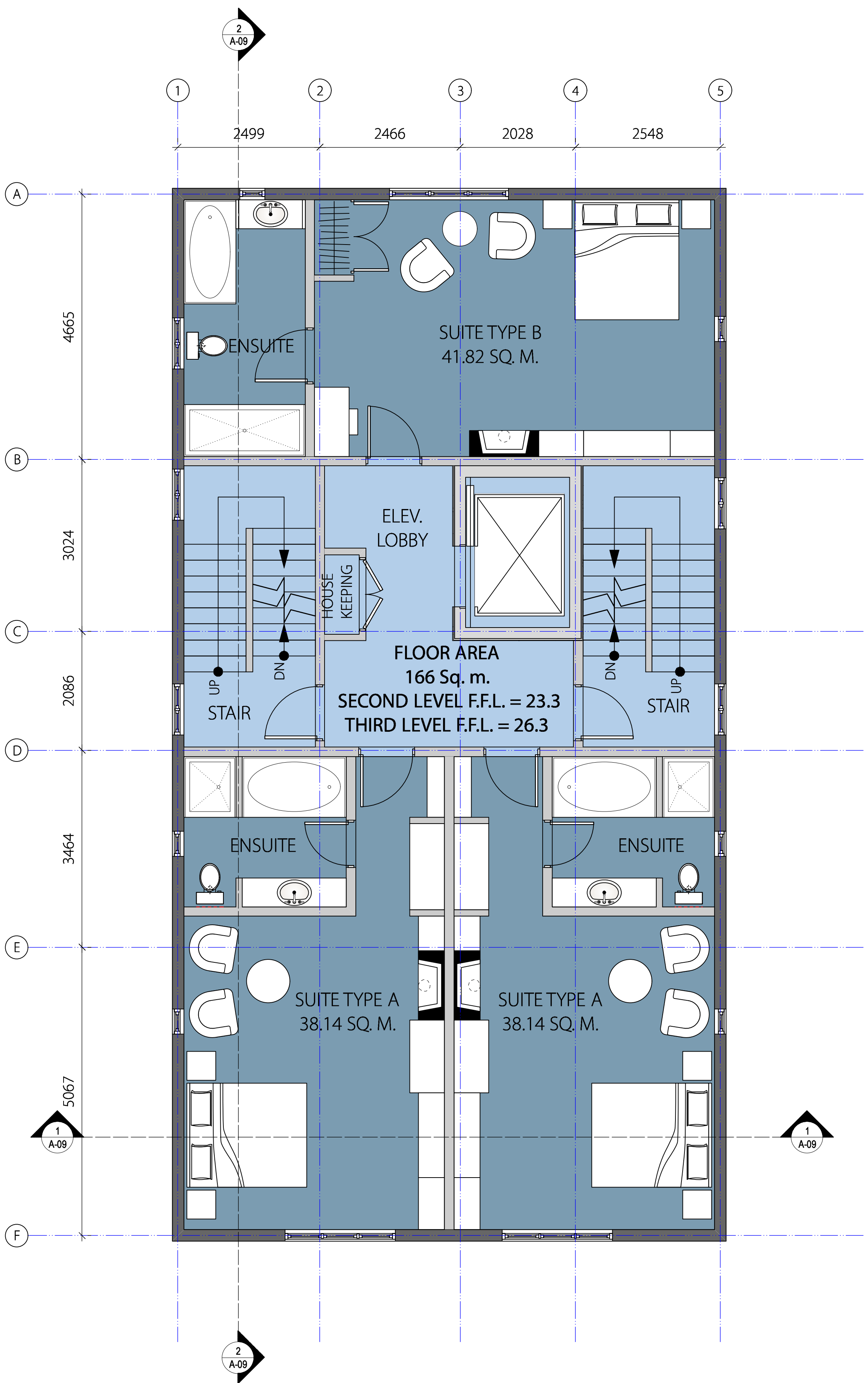
Grade Calculation

GRADE = **21.897557 m**
OR - 21.9m

PRINT DATE: MM-DD-YYYY



1 Proposed Lower Floor Plan
A-06 SCALE: 1:50



2 Proposed Second and Third Floor Plan
A-06 SCALE: 1:50

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SCALE 1:50
DATE 2019-03-05

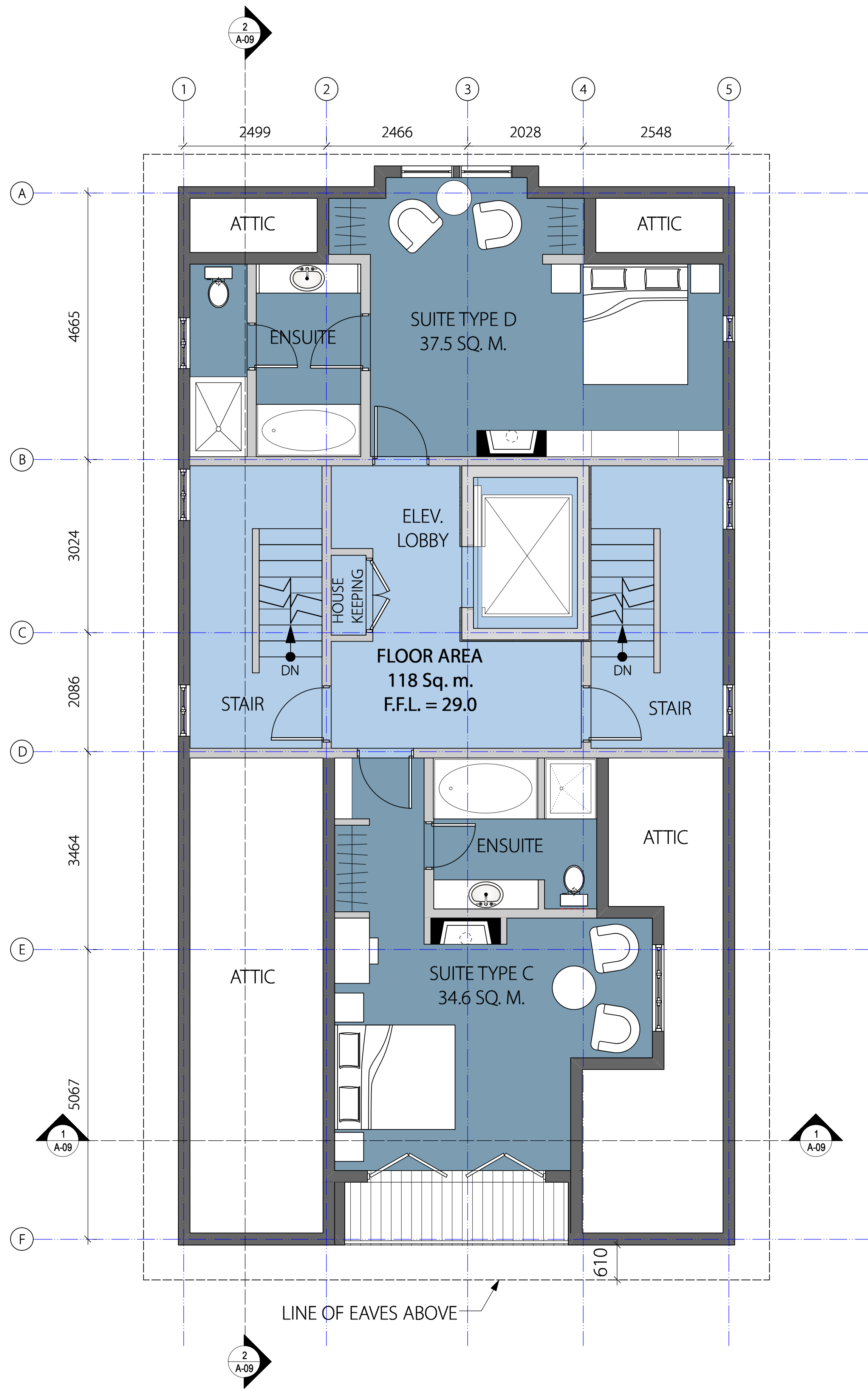
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PROJECT

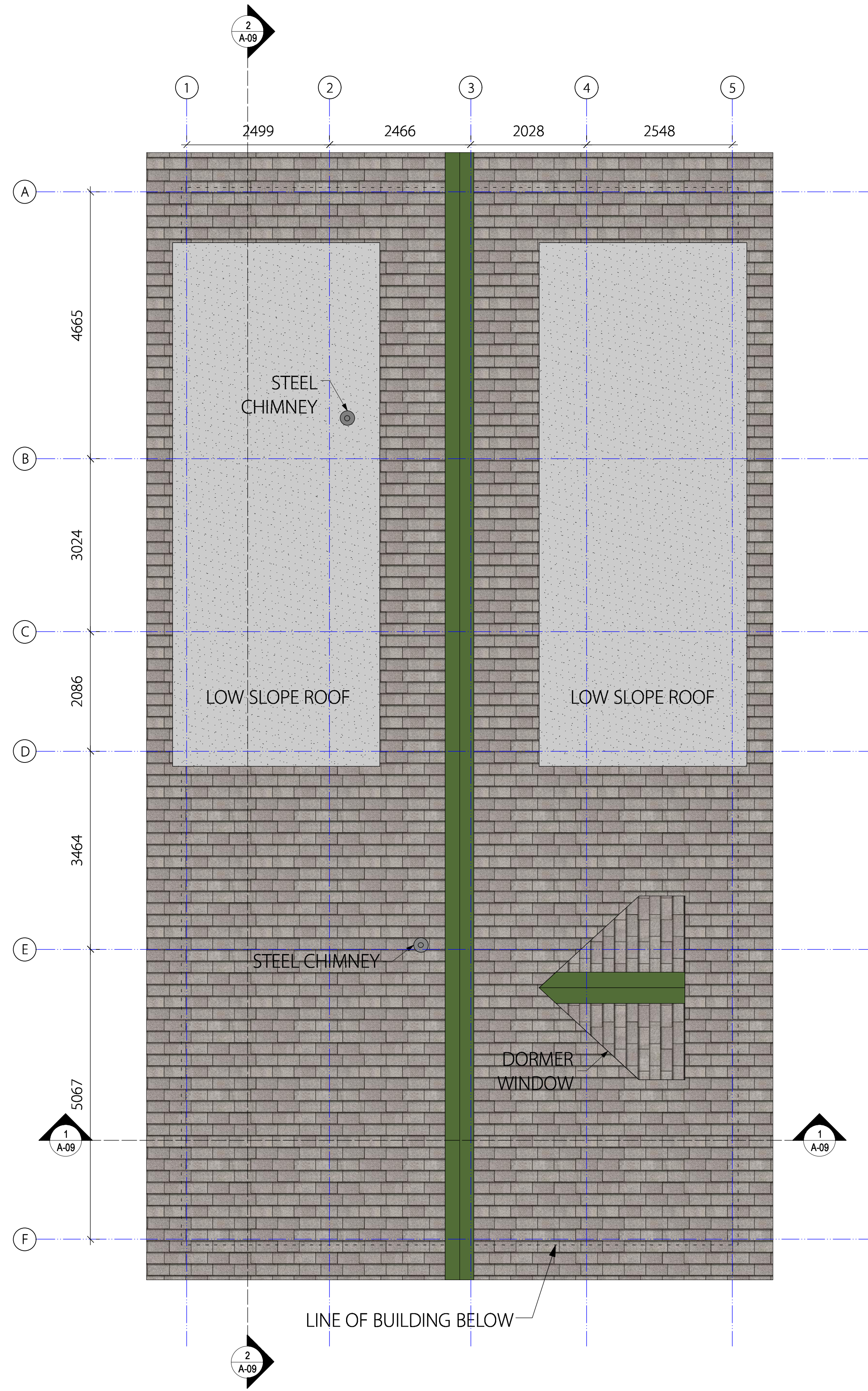
Proposed Lower, Second and
Third Floor Plans

SHEET TITLE

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CLIENT PROJECT NO.	XXXXXX		
NTAG PROJECT NO.	2016571		
		SHEET NO.	A-06



1 Proposed Fourth Floor Plan
A-07 SCALE: 1:50



2 Proposed Roof Floor Plan
A-07 SCALE: 1:50

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2019-03-05

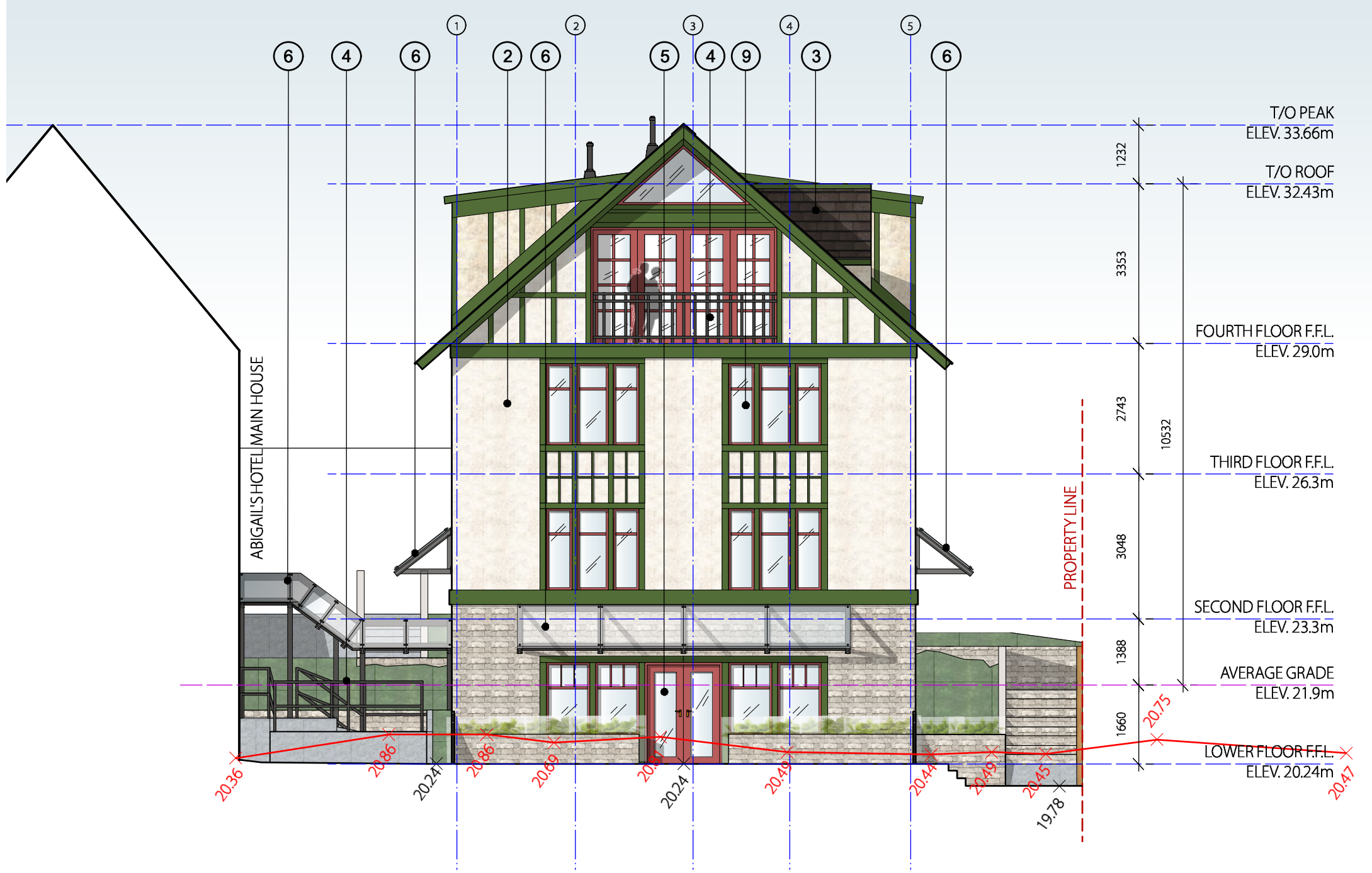
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PROJECT

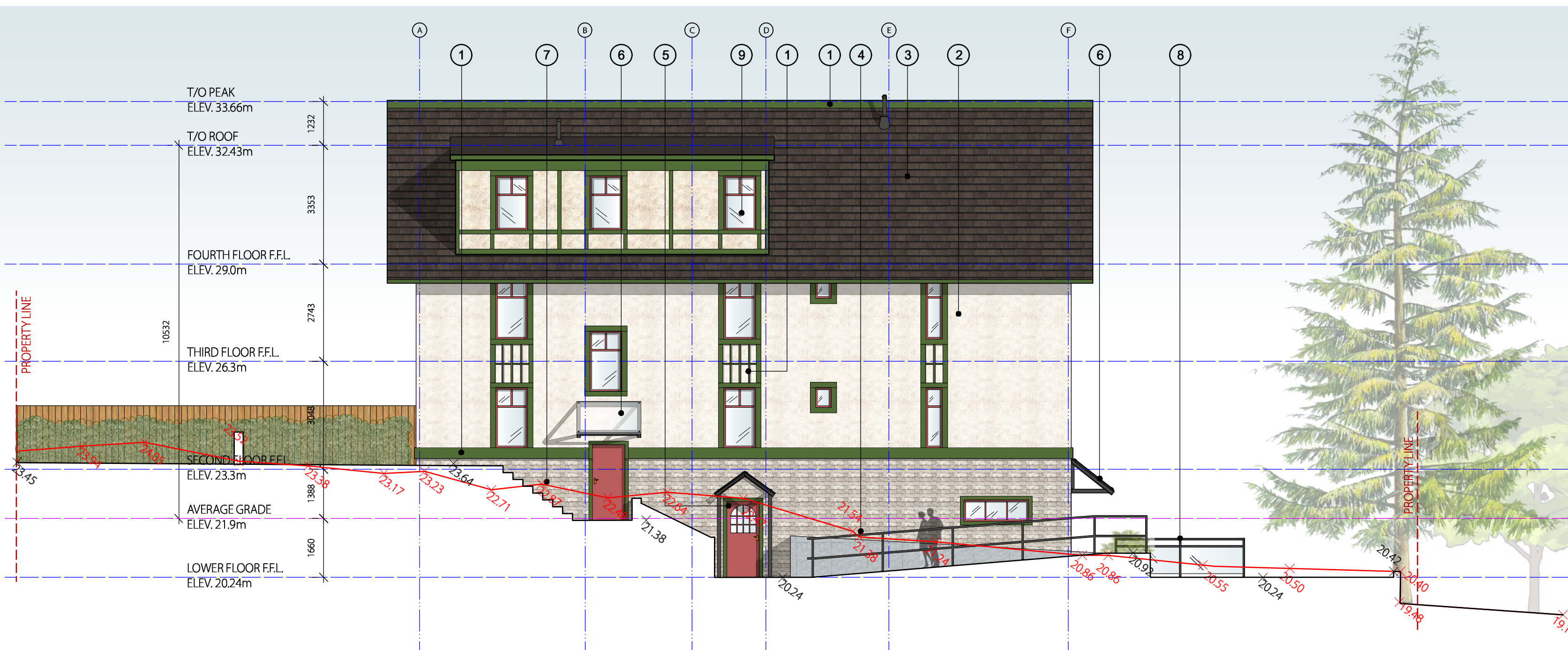
Proposed Fourth and
Roof Floor Plan

SHEET TITLE

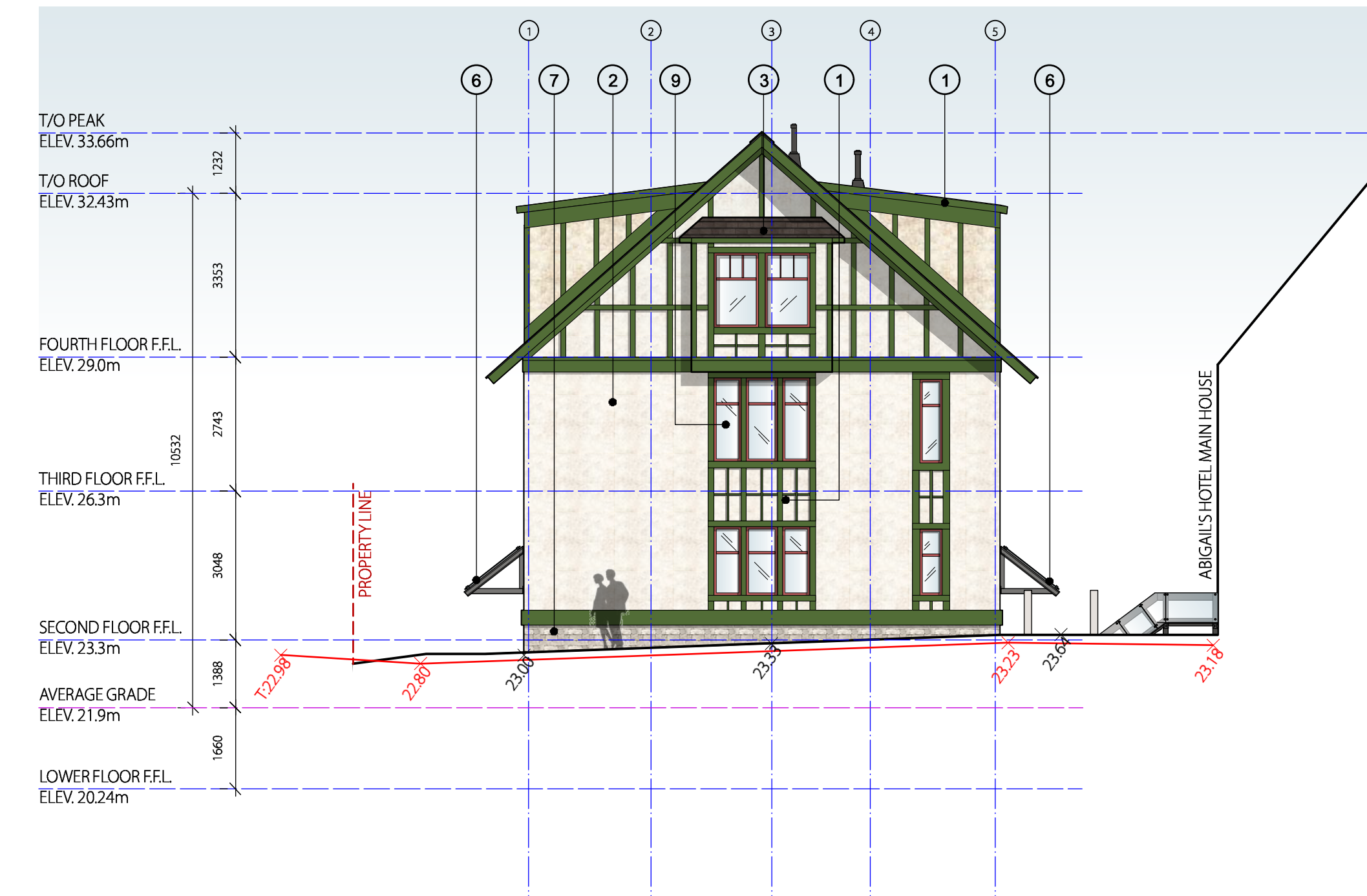
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NTAG PROJECT NO.	2016571		
		SHEET NO.	A-07



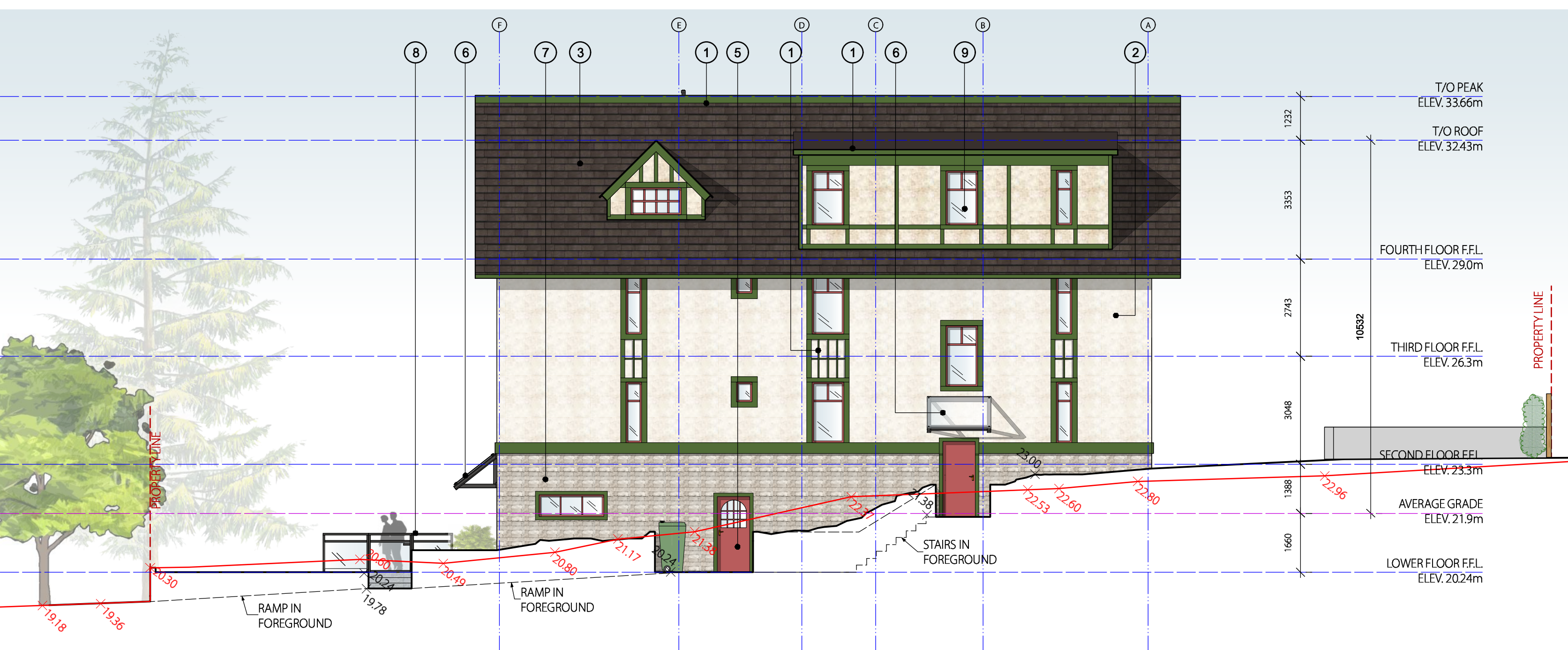
1 South Elevation
A-08 SCALE: 1:100



2 West Elevation
A-08 SCALE: 1:100



3 North Elevation
A-08 SCALE: 1:100



4 East Elevation
A-08 SCALE: 1:100

CLIENT

GENERAL NOTES

MATERIAL KEY -

- 1 PAINTED TRIM SIDING - FOREST GREEN
- 2 STUCCO SIDING - OFF WHITE
- 3 ROOF
- 4 PAINTED STEEL GUARD RAIL - CHARCOAL
- 5 PAINTED WOODEN DOOR - SCARLET RED
- 6 PAINTED STEEL AND GLASS CANOPY - CHARCOAL
- 7 STONE SIDING
- 8 PAINTED STEEL GLAZED GUARD RAIL - CHARCOAL
- 9 PAINTED WINDOW FRAME - SCARLET RED

KEY

EXISTING GRADE POINTS = ———
PROPOSED GRADE POINTS = ———

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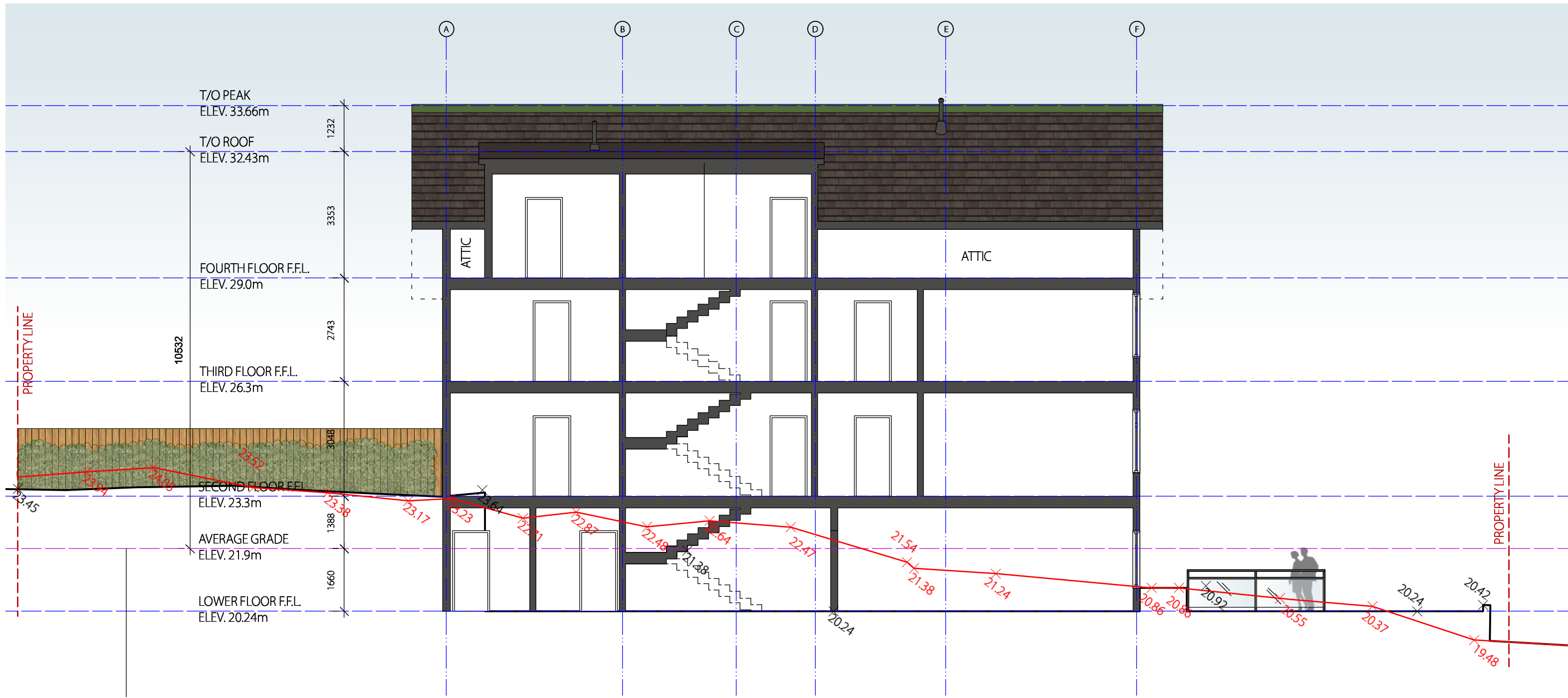
Proposed Elevations

SHEET TITLE

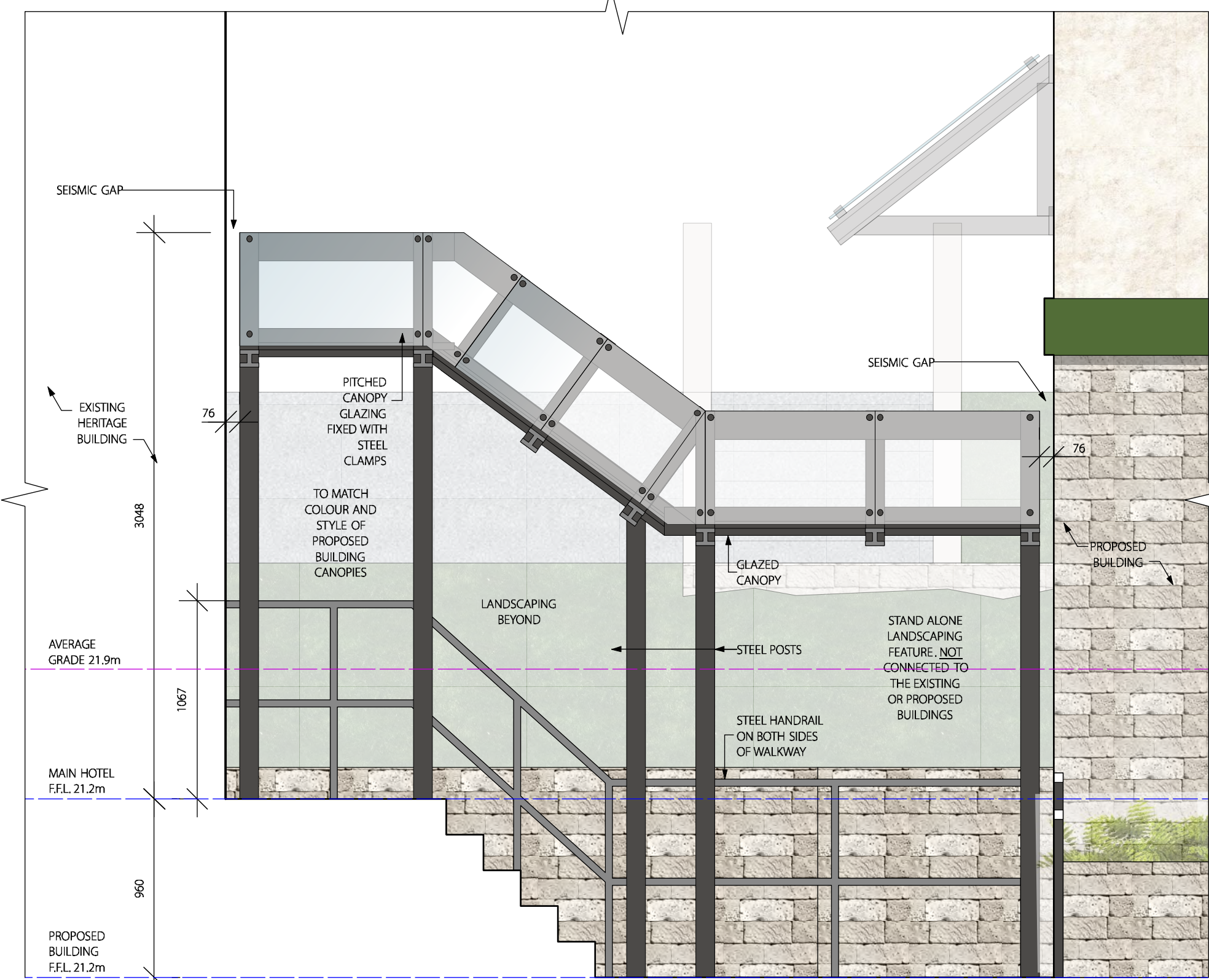
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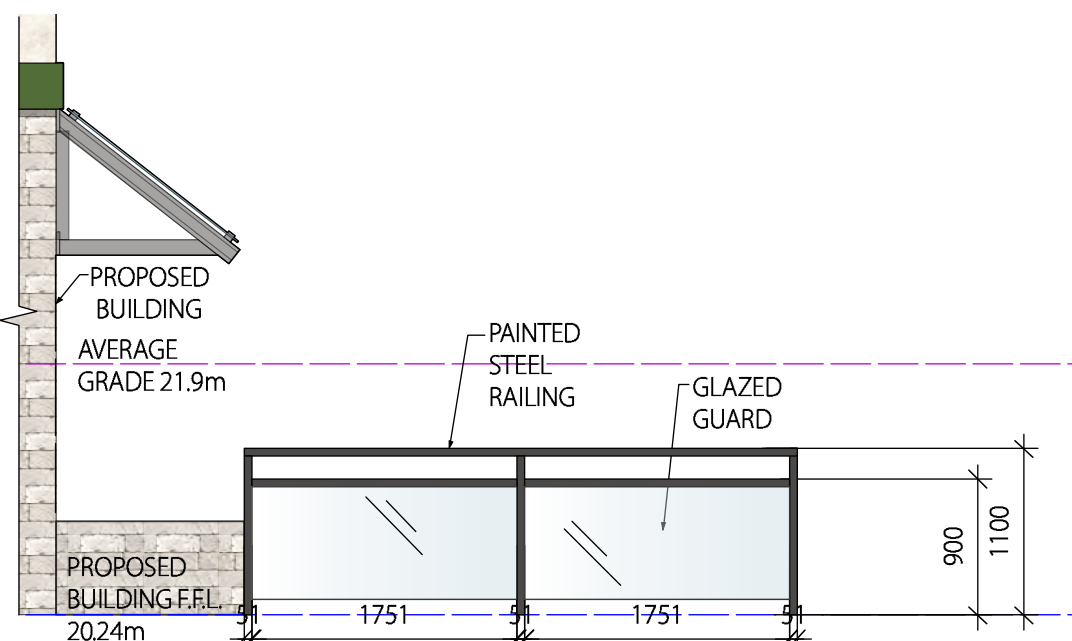
1 South Cross Section
A-09 SCALE: 1:100



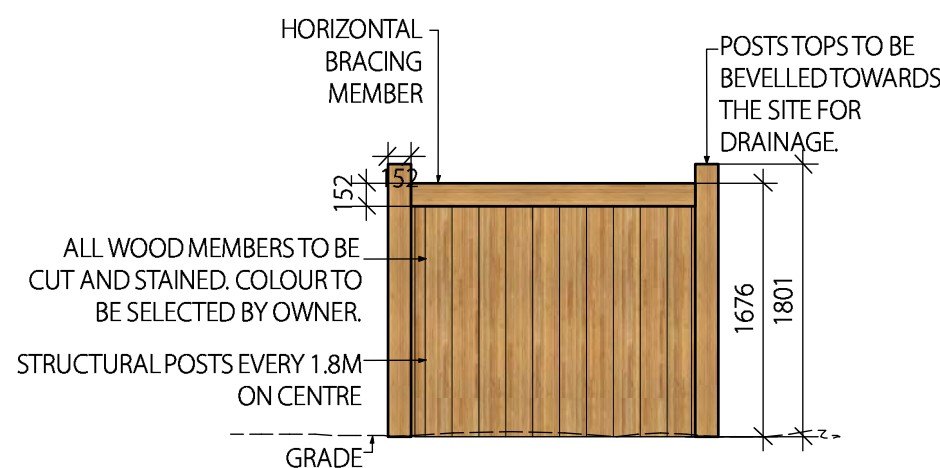
2 West Cross Section
A-09 SCALE: 1:100



3 Covered Walkway Elevation
A-09 SCALE: 1:25



4 Patio Enclosure Wall Elevation
A-09 SCALE: 1:50



5 Perimeter Fence Elevation
A-09 SCALE: 1:50

DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction

HOUSING: Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer in 40°C ambient environments. DOOR ASSEMBLY: Top mounted, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. GASKET: Continuous silicone gasket provided to seal housing door assembly and optic tray. LENS: Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP68 rating. HARDWARE: Four inset fasteners on underside of housing provide access to luminaire interior. Concealed, stainless steel four bar hinge lock allows door to lock in the open position.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the

scalability to meet customized application requirements. Offered Standard in 4000K (40-2700K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 80° increments for specific placement of the distribution relative to fixture.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common - and differential - mode surge protection. LightBARs feature and IP68 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per

IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Filter assembly mounts over 3" O.D. tenon and is secured via three concealed stainless steel set screws. Design of filter provides seamless transition to 4" round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

Catalog #	Type
Project	Date
Comments	
Prepared by	



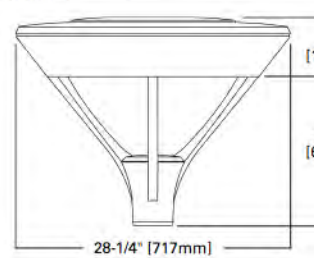
MSA MESA LED

1-6 LightBARs

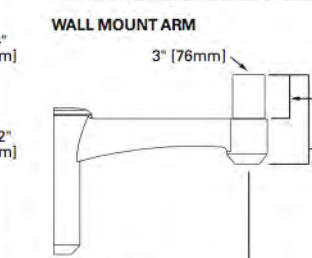
Solid State LED

DECORATIVE LUMINAIRE

DIMENSIONS



MOUNTING ACCESSORIES



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP68 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested

ENERGY DATA

Electronic LED Driver
+0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA

Approximate Net Weight:
90 lbs. (22.7 kg.)

February 6, 2018 12:55 PM



CLIENT

GENERAL NOTES

MATERIAL KEY -

- 1 PAINTED TRIM SIDING - FOREST GREEN
- 2 STUCCO SIDING - OFF WHITE
- 3 ROOF
- 4 PAINTED STEEL GUARD RAIL - CHARCOAL
- 5 PAINTED WOODEN DOOR - SCARLET RED
- 6 PAINTED STEEL AND GLASS CANOPY - CHARCOAL
- 7 STONE SIDING
- 8 PAINTED STEEL GLAZED GUARD RAIL - CHARCOAL
- 9 PAINTED WINDOW FRAME - SCARLET RED

KEY

EXISTING GRADE POINTS =

PROPOSED GRADE POINTS =

05	ISSUED FOR REZONING / DEVELOPMENT PERMIT RESUBMISSION	2018-03-05
04	RE-ISSUED FOR REZONING / DEVELOPMENT PERMIT RESUBMISSION	2018-10-22
03	ISSUED FOR REZONING / DEVELOPMENT PERMIT RESUBMISSION	2018-08-20
02	ISSUED FOR REZONING / DEVELOPMENT PERMIT RESUBMISSION	08-09-2018
01	ISSUED FOR REZONING / DEVELOPMENT PERMIT	05-16-2018
No.	REVISED / ISSUE / PLOTTED	DATE

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SCALE

N/A

2019-03-05

Abigail's Hotel
902, 906, 910 McClure Street

PROJECT

Proposed Cross Sections
and Details

SHEET TITLE

DRAWN BY	SP	CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX		
NTAG PROJECT NO.	2016571		
			A-09
			SHEET NO.



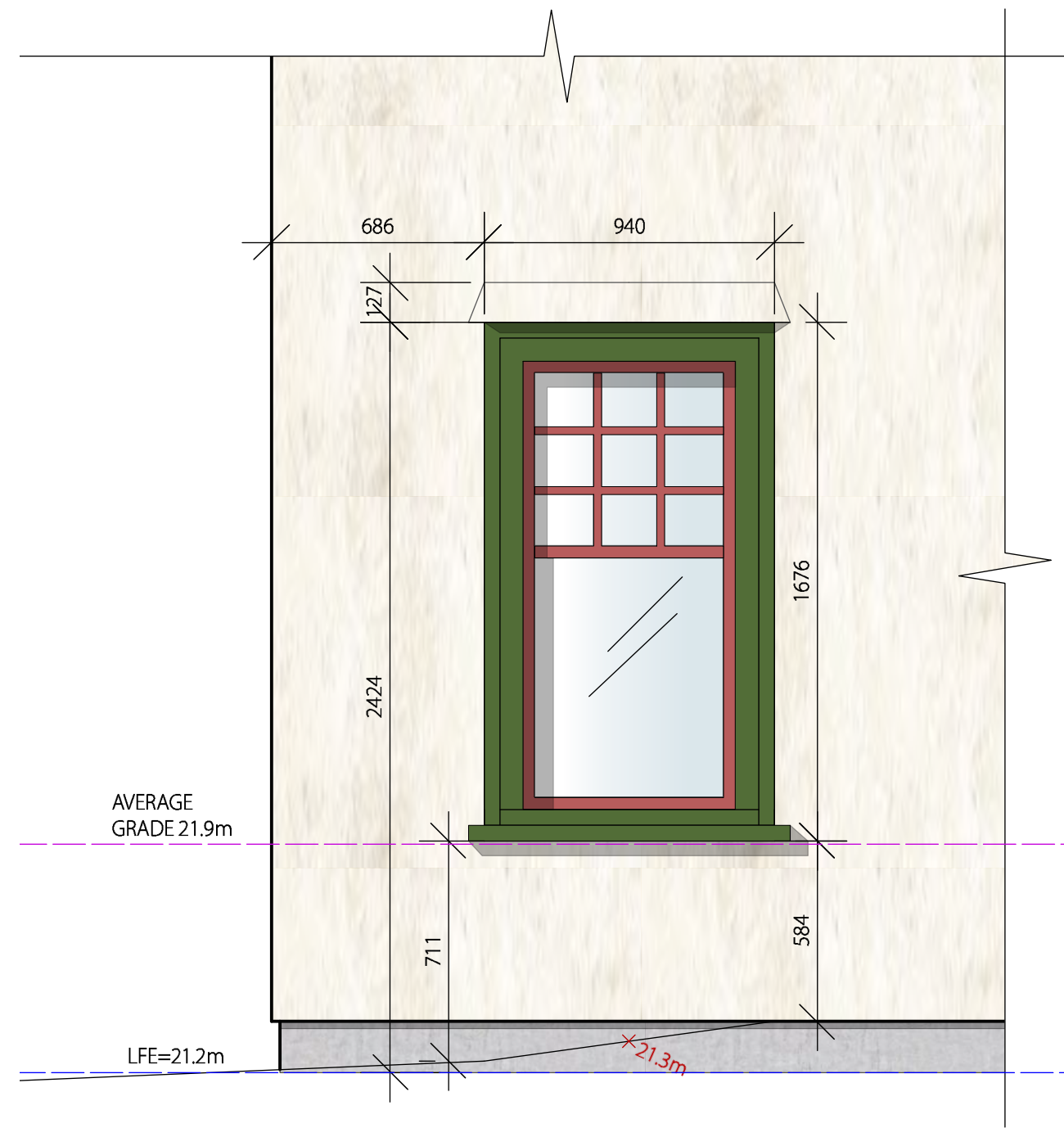
1 Existing Window Photos
A-10 SCALE



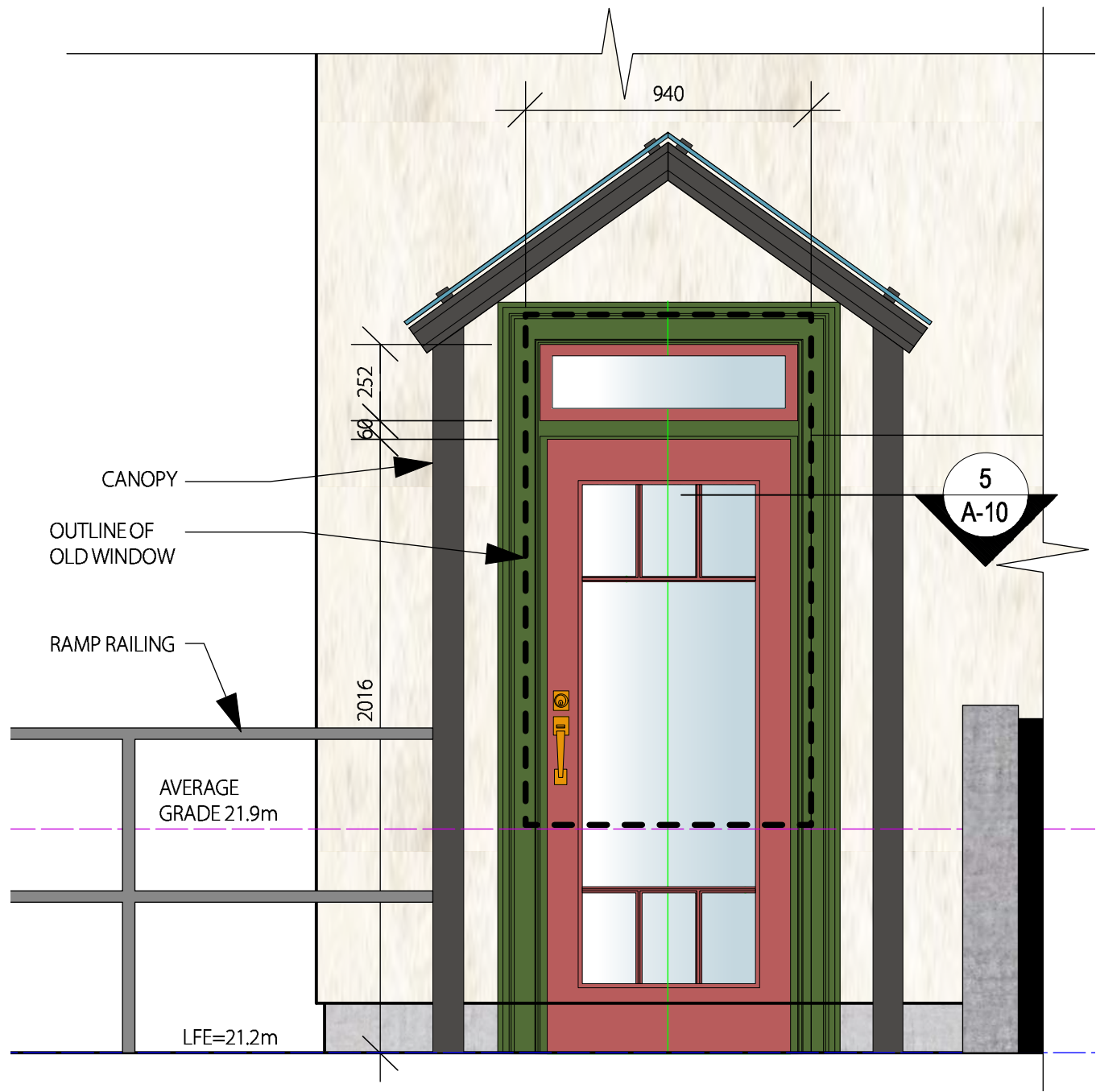
3 Abigail's Existing Door Photo
A-10 SCALE



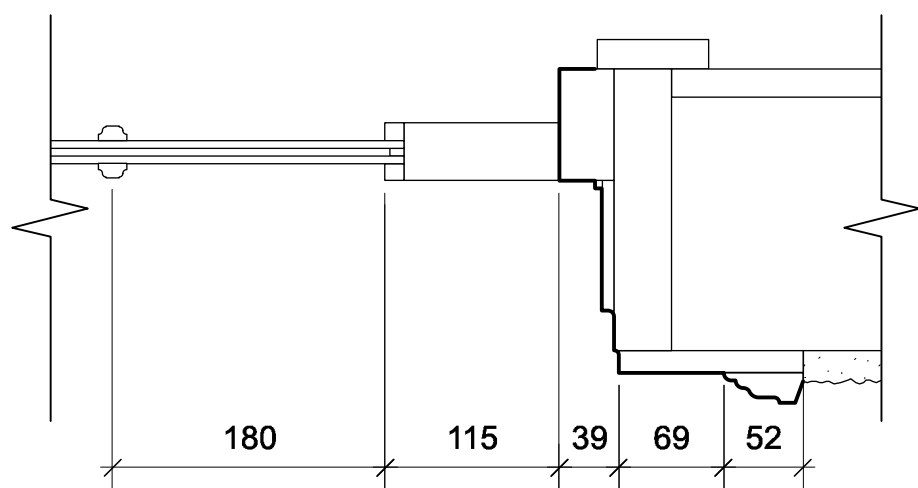
6 New Door Hardware to Match
A-10 SCALE: nts



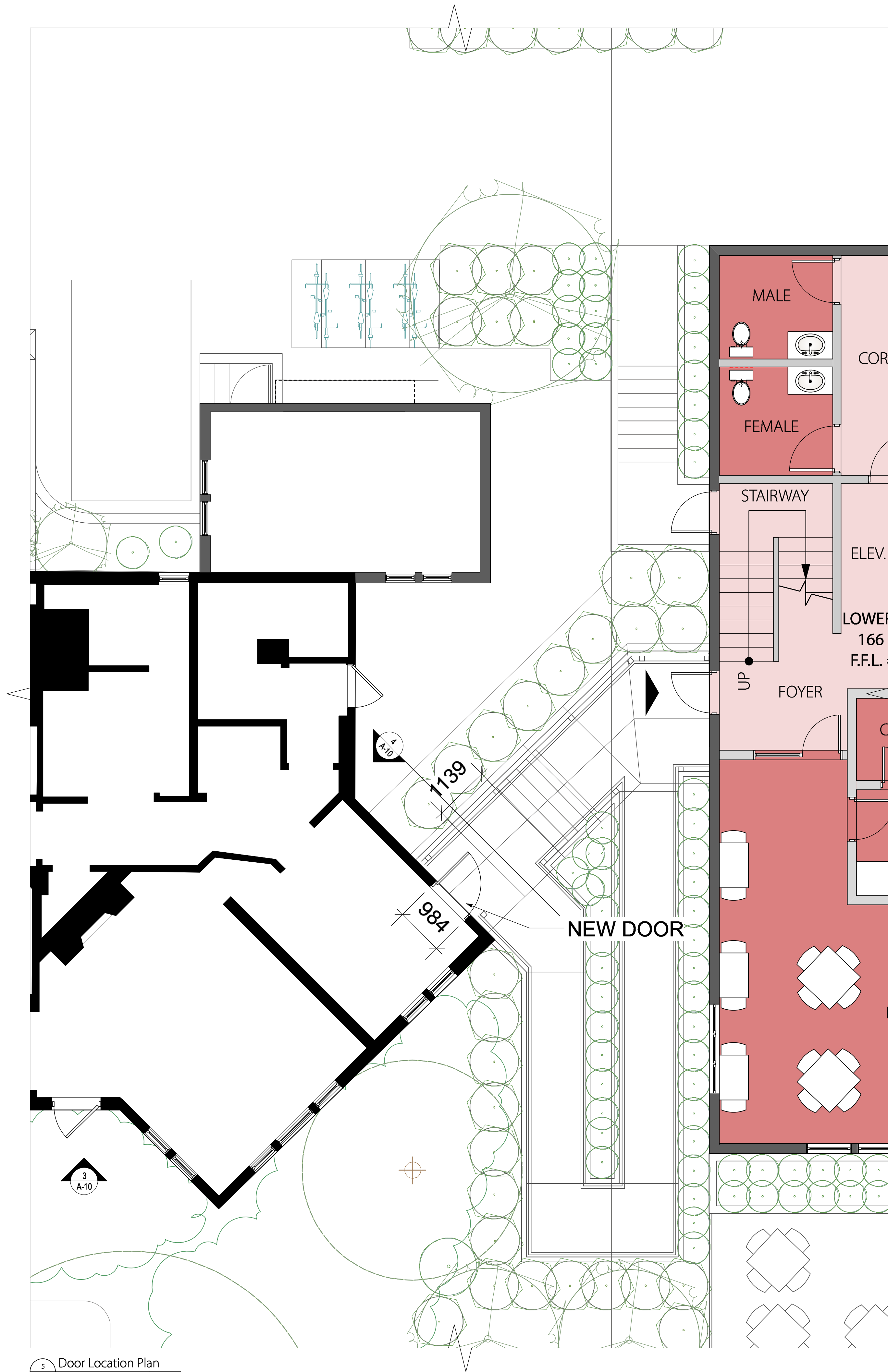
2 Existing Window
A-10 SCALE: 120



4 New Door
A-10 SCALE: 120



7 New Plan Section Door Moulding
A-10 SCALE: 15



5 Door Location Plan
A-10 SCALE: 150

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GENERAL NOTES

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PROJECT

Door

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NTAG PROJECT NO.	2016571		
		SHEET NO.	A-10

SUMMER SOLSTICE - JUNE 21ST 2018

FALL EQUINOX - SEPTEMBER 22ND 2018

WINTER SOLSTICE - DECEMBER 21ST 2018

9.00 AM



9.00 AM



9.00 AM



12.00 PM



12.00 PM



12.00 PM



3.00 PM



3.00 PM



3.00 PM



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GENERAL NOTES

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Shadow Studies

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			A-11



1 Front View from McClure Street
A-12 SCALE: N/A



2 View from McClure Street looking West
A-12 SCALE: N/A



3 View from Parking Lot looking East
A-12 SCALE: N/A



4 View from McClure Street looking East
A-12 SCALE: N/A

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GENERAL NOTES

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SHEET NO.

A-12



1 View from McClure Street in Context
A-13 SCALE: N/A



2 View from 905 Burdett 2nd floor Balcony
A-13 SCALE: N/A

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GENERAL NOTES

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3D Images

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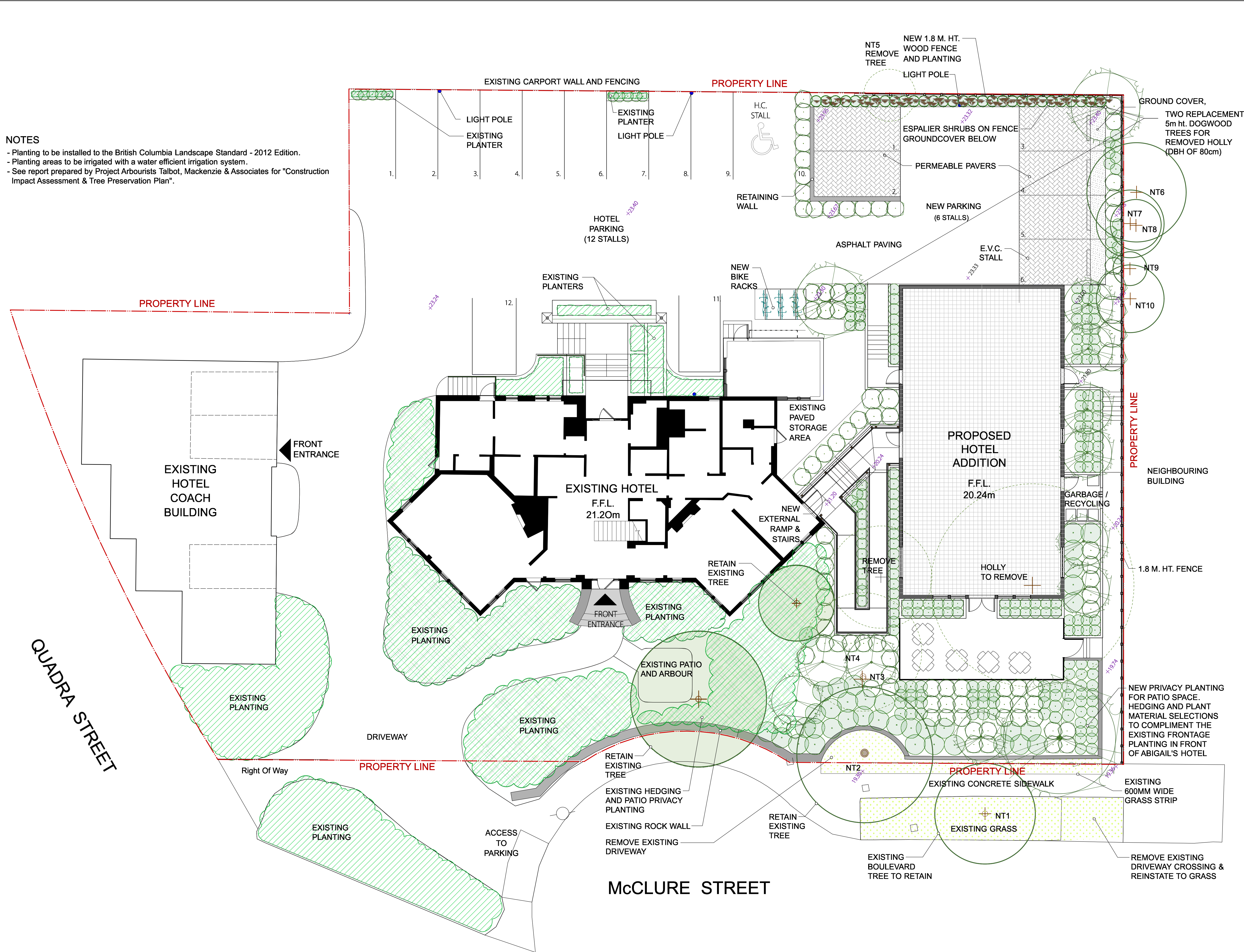
BC

SHEET NO.

A-13

NOTES

- Planting to be installed to the British Columbia Landscape Standard - 2012 Edition.
- Planting areas to be irrigated with a water efficient irrigation system.
- See report prepared by Project Arbourists Talbot, Mackenzie & Associates for "Construction Impact Assessment & Tree Preservation Plan".



LEGEND		
	Proposed Large Deciduous Trees: Starlet Oak.	Size: 6.0m ht. Quantity: 1
	Proposed Medium Deciduous Trees: White Wonder, Dogwood.	Size: 5.0m ht. Quantity: 2
	Proposed Small Deciduous Trees: Star Magnolia, Pacific Fire Vine Maple.	Size: 2.5 m. ht. Quantity: 10.
	Proposed Large Shrubs: Camellia, Ceanothus, Choisya, Spring Bouquet Viburnum.	Size: #3 pots. Quantity: 4.
	Proposed Medium Shrubs: Rhododendrons, Leucothoe, Threadleaf Cypress, Davids Viburnum.	Size: #3 pots. Quantity: 166.
	Proposed Small Shrubs: Boxwood, Lavender, Japanese Azalea, Dwarf Nandina, Heather, Ferns.	Size: #2 & #3 pots. Quantity: 242.
	Proposed Espalier Shrubs: Mohave Pyracantha.	Size: #3 pots. Quantity: 9.
	Existing Trees to Retain	
	Existing Trees to Remove	
	Existing Planting Areas	
	Existing / New Grass Areas	
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PROJECT	Landscape Plan		
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