

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%	150.23 sq.m / 602.26 sq.m = 25%	586.63 sq.m / 2,177.17 sq.m = 27%
Height of Building	9.75m (31.0f) (From Avg. Grade)	9.4m (30.8f) (From Avg. Grade)	10.53m (34.5f) (From Avg. Grade)	10.53m (34.5f) (From Avg. Grade)
Height to T/O Building	12m (39.4f) (From Avg. Grade)	10.6m (38.4f) (From Avg. Grade)	11.7m (38.4f) (From Avg. Grade)	12m (39.4f) (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	8.64m	1.63m
Rear Yard Setback	2.93m	14.55m	12.3m	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 DETAIL ELEVATIONS
A-10 SHADOW STUDIES
A-11 3D IMAGES
A-12 3D IMAGES

LANDSCAPING

- L1 SCHEMATIC LANDSCAPE PLAN



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GENERAL NOTES

01 ISSUED FOR REZONING / DEVELOPMENT PERMIT

05-16-2018

No. REVISED/ISSUED/PLOTTED

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NTS

05-16-2018

SCALE

DATE

Abigail's Hotel
902, 906, 910 McClure Street

PROJECT

Cover Sheet, List of Drawings,
and Project Data
BUBBLED

SHEET TITLE

DRAWN BY SP

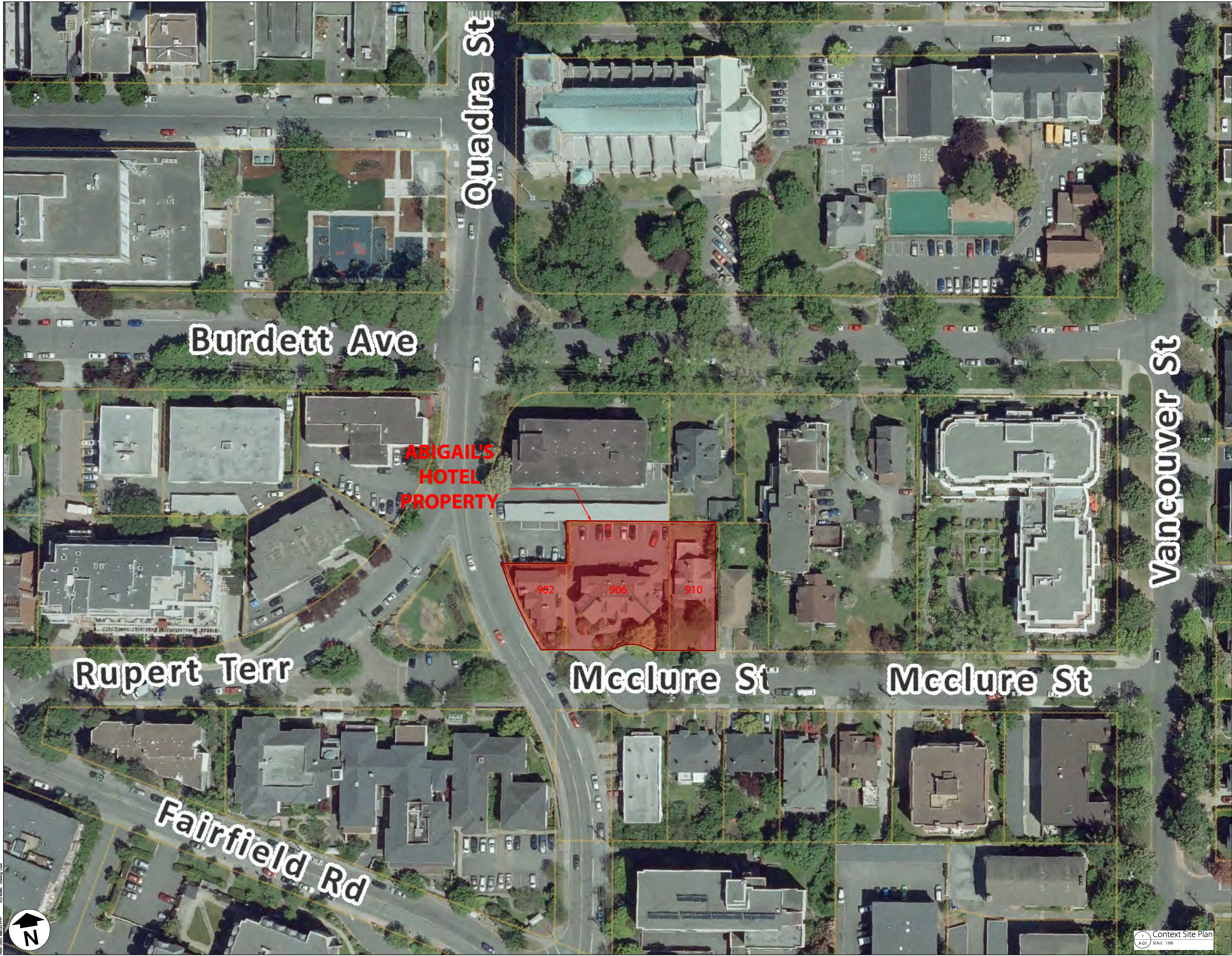
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CLIENT PROJECT NO. XXXXX

A-00

NTAG PROJECT NO. 2016571

SHEET NO.



PRINT DATE: 05/16/2018 FILE NAME: 05-16-2018



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DATE 05-16-2018

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PROJECT
Context Site Plan

BUBBLED

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NTAG PROJECT NO. 2016571
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SHEET NO. A-01

Context Site Plan
SCALE: 1:500



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GENERAL NOTES
KEY
(E) ELEVATION POINTS
(N) ELEVATION POINTS

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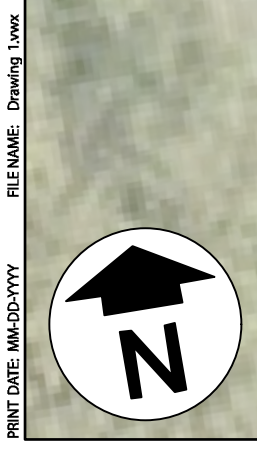
SCALE 1:100
DATE 05-16-2018

PROJECT
Abigail's Hotel
902, 906, 910 McClure Street

Existing Site Plan

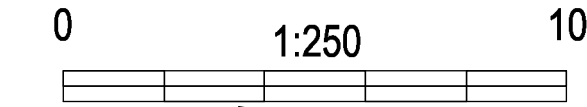
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**B.C. LAND SURVEYOR'S
TOPOGRAPHIC SURVEY OF:
LOT 23, BLOCK 6, CHRIST CHURCH
TRUST ESTATE, VICTORIA CITY, PLAN
35**

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

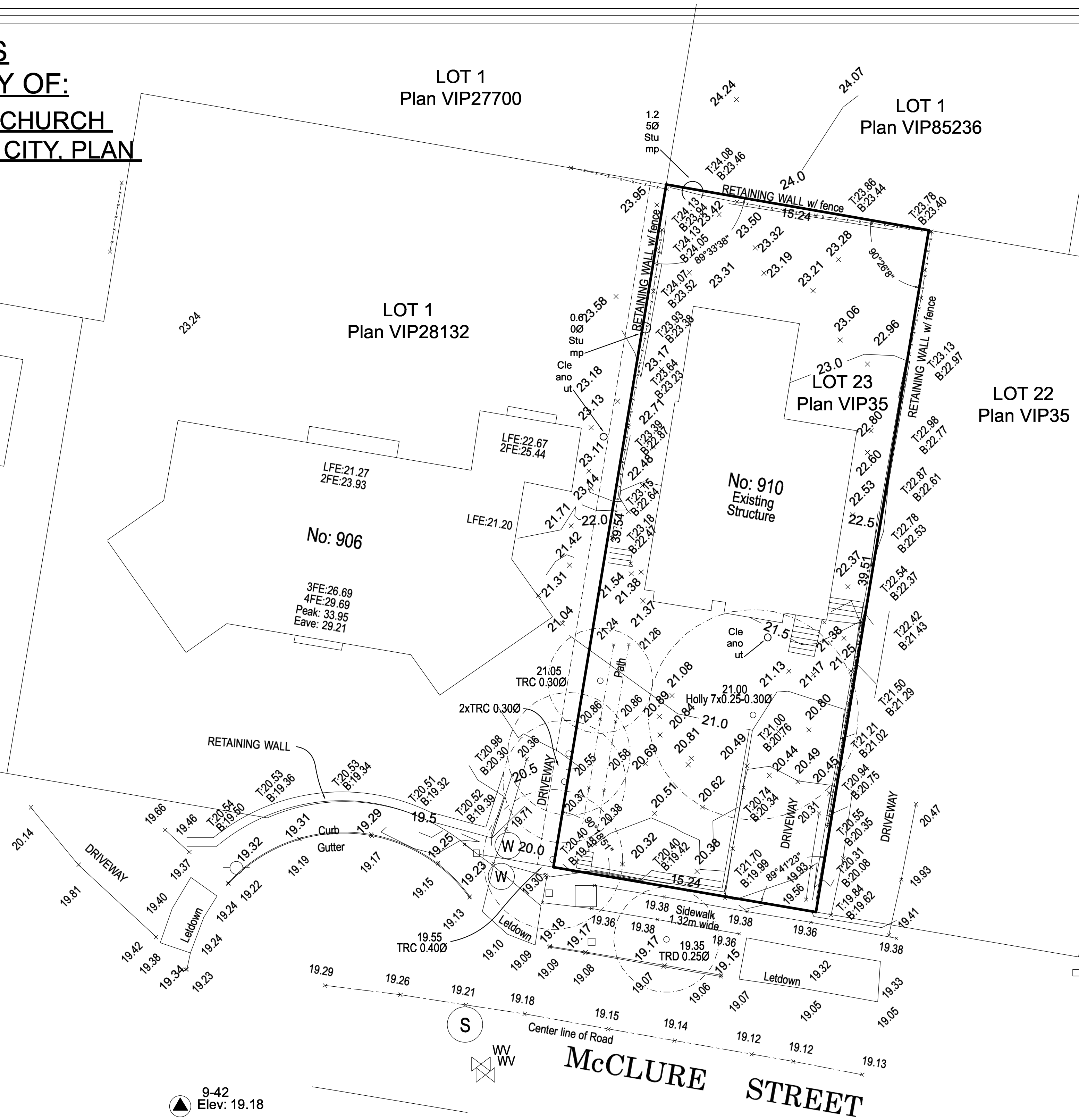
R-K

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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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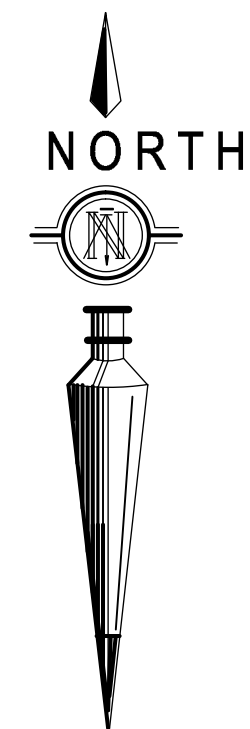
LEGEND

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.

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SCALE	1 : 150	DATE	05-16-2018
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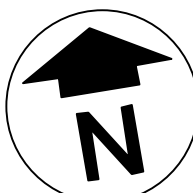
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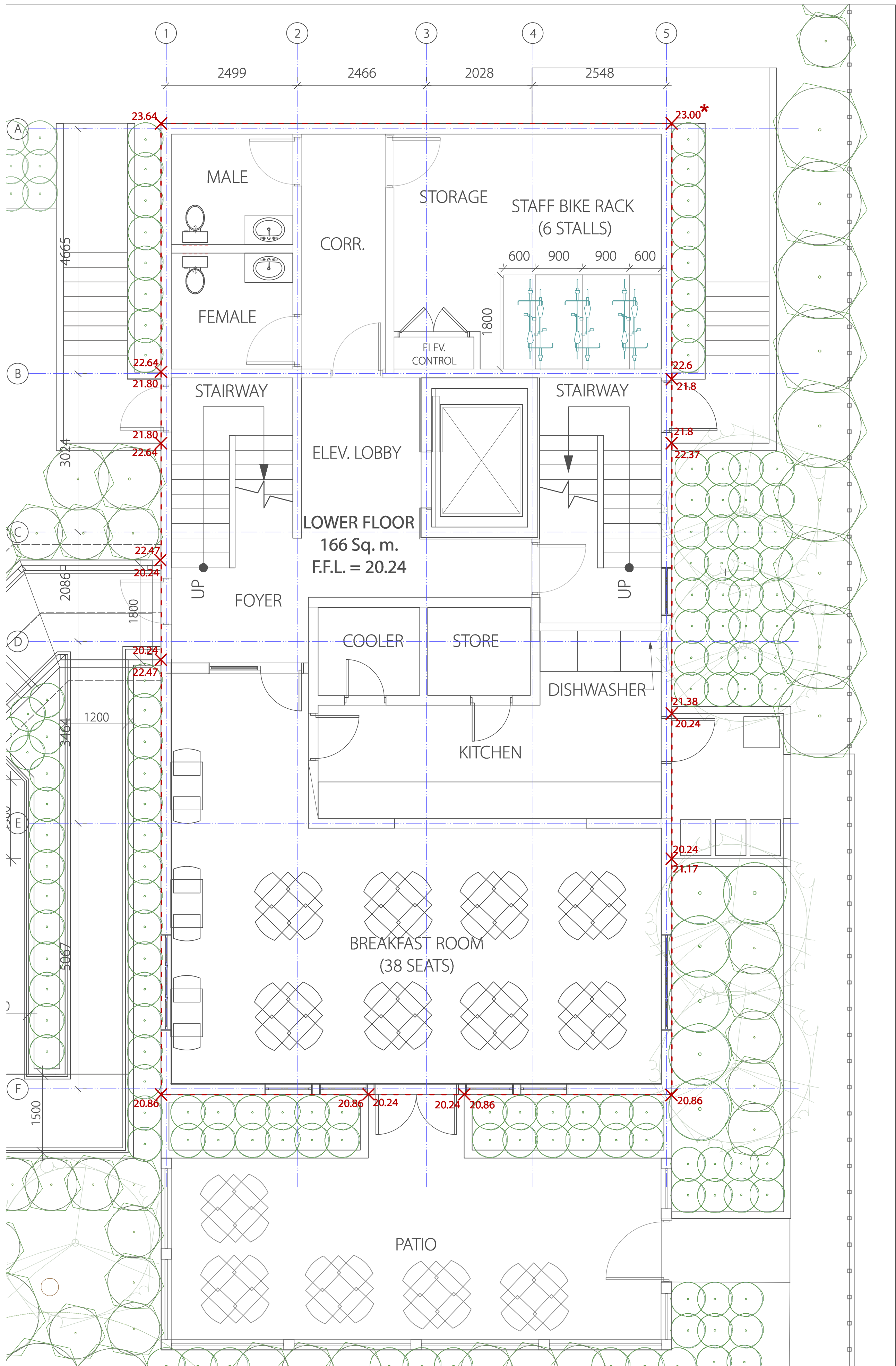
Site Survey

BUBBLED

SHEET TITLE

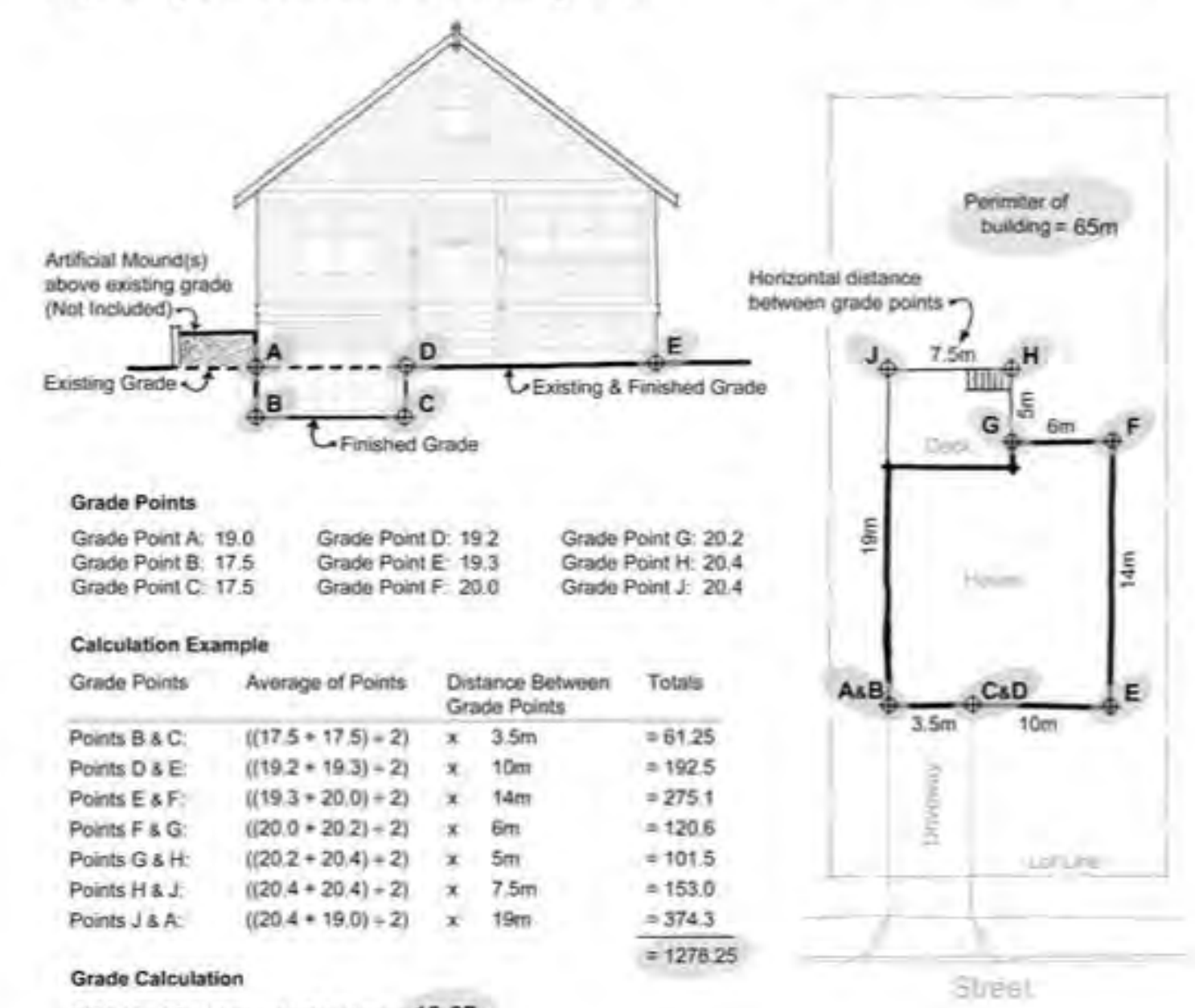
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NTAG PROJECT NO.	2016571		
		SHEET NO.	A-04





1 Grade Calculation Plan
A-05 SCALE: 1/50

"Grade" means an elevation calculated as the average of the elevations of natural grade or finished grade level whichever is lower at any and all points at which any part of a building comes into contact with the surface of the lot, excluding any artificial mounds of earth or rocks placed at or near the wall of the building, and excluding the minimum window well width and depth as required by the British Columbia Building Code.



	+	=	/2	X	=
POINT 1	POINT 2	SUM OF POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN POINTS (M)	TOTALS
*23	22.6	45.6	22.8	4.73	107.844
21.8	21.8	43.6	21.8	1.49	32.482
22.37	21.38	43.75	21.875	4.87	106.53125
20.24	20.24	40.48	20.24	3.048	61.69152
21.17	20.86	42.03	21.015	4.351	91.436265
20.86	20.86	41.72	20.86	3.956	82.52216
20.86	20.86	41.72	20.86	1.829	38.15294
20.86	20.86	41.72	20.86	3.956	82.52216
20.86	22.47	43.33	21.665	8.011	173.558315
20.24	20.24	40.48	20.24	2.207	44.66968
22.47	22.64	45.11	22.555	2.057	46.395635
21.8	21.8	43.6	21.8	1.499	32.6782
22.64	23.64	46.28	23.14	4.736	109.59104
23.64	23	46.64	23.32	9.74	227.1368

SUM OF TOTALS = 1,237.2

BUILDING PERMITER = 56.5

SUM OF TOTALS /
BUILDING PERMITER = **1,237.2 / 56.5**

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

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SCALE 1 : 150

DATE 05-16-2018

PROJECT

Grade Calculation

BUBBLED

SHEET TITLE

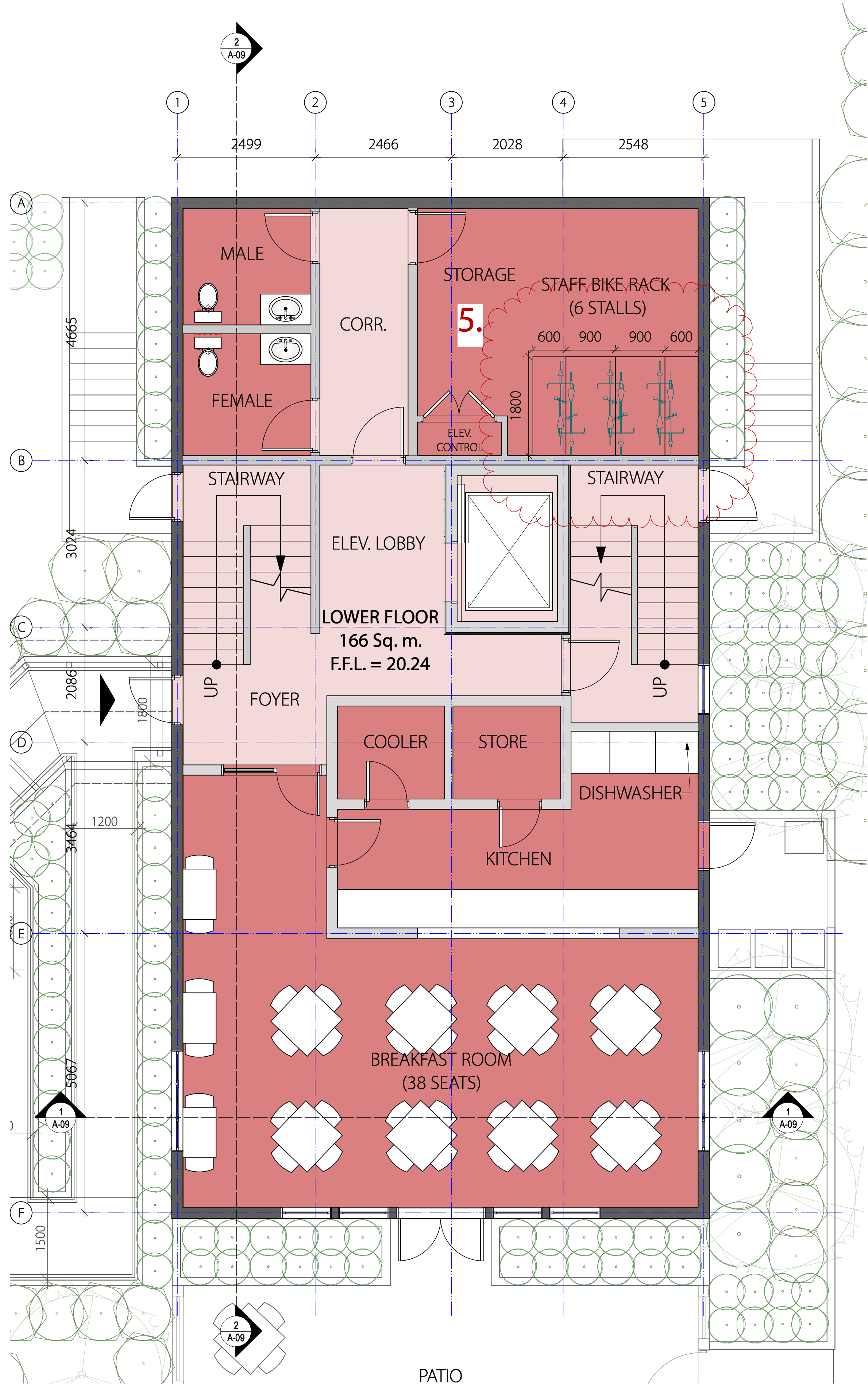
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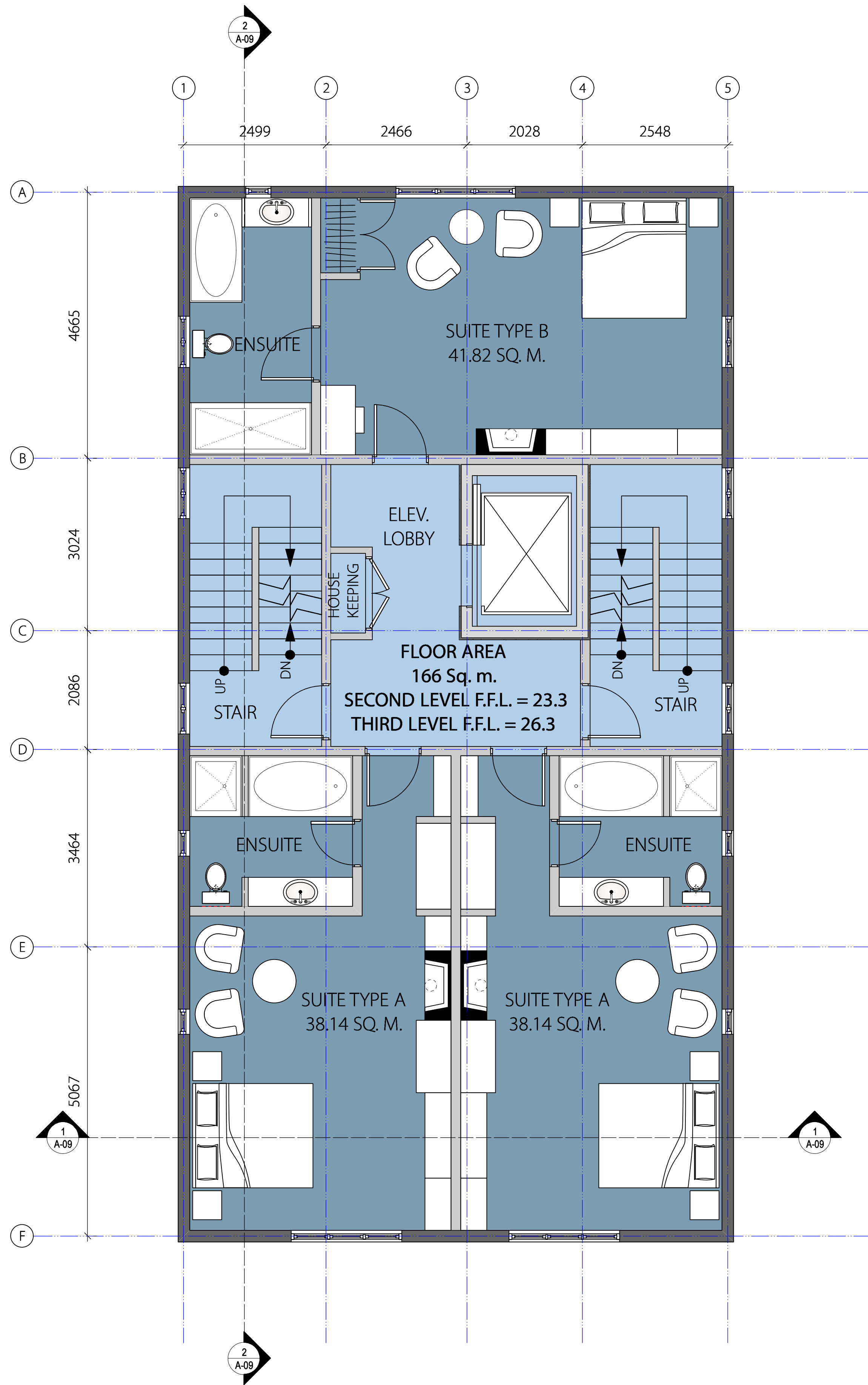
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SHEET NO. A-05



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



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

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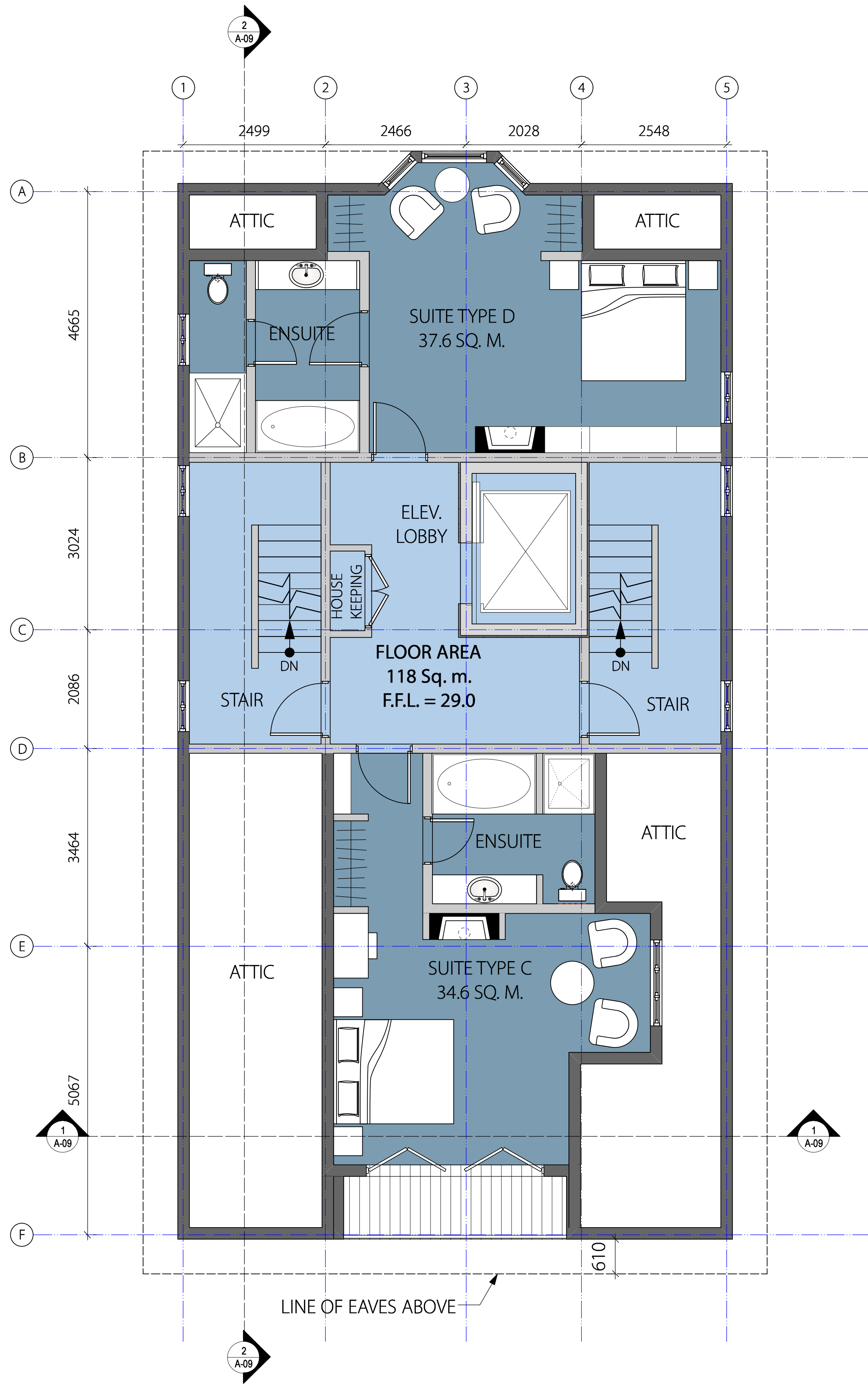
SCALE

1 : 50
05-16-2018
PROJECT
Abigail's Hotel
902, 906, 910 McClure Street

PROPOSED LOWER, SECOND AND
THIRD FLOOR PLANS
BUBBLED

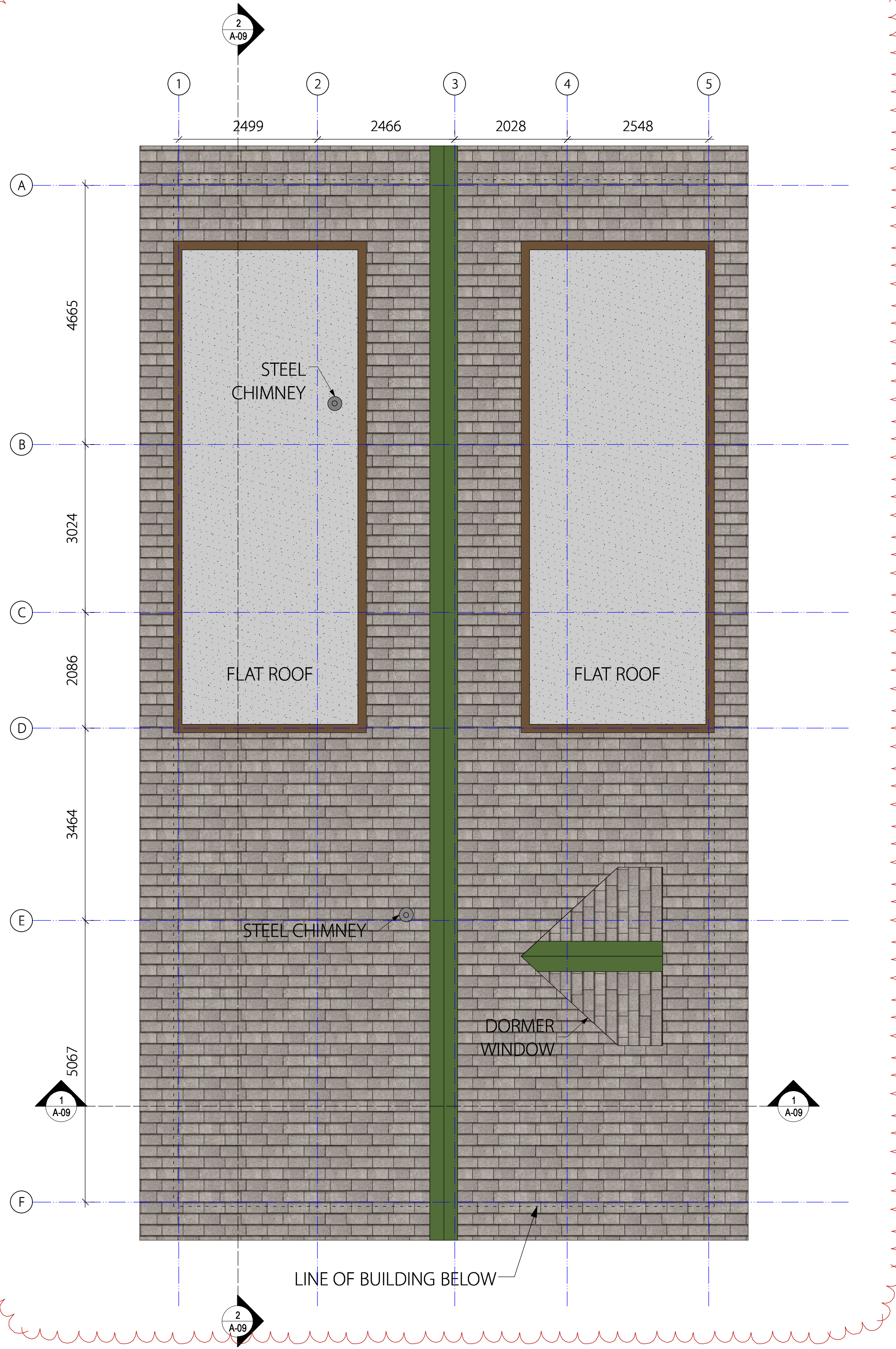
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SHEET NO. A-06



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

6.



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

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SCALE

DATE

Abigail's Hotel
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PROJECT

Proposed Fourth and
Roof Floor Plan
BUBBLED

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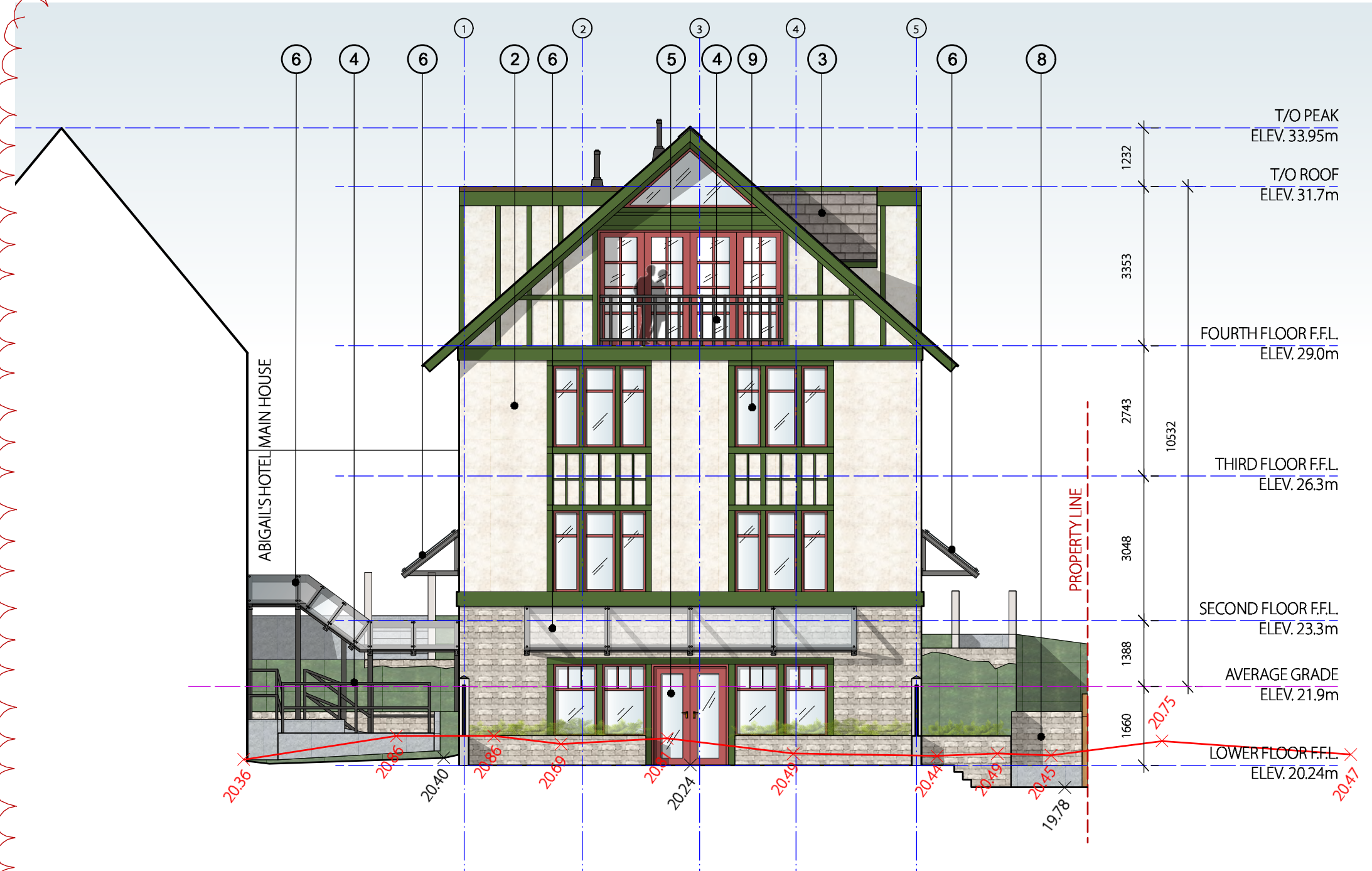
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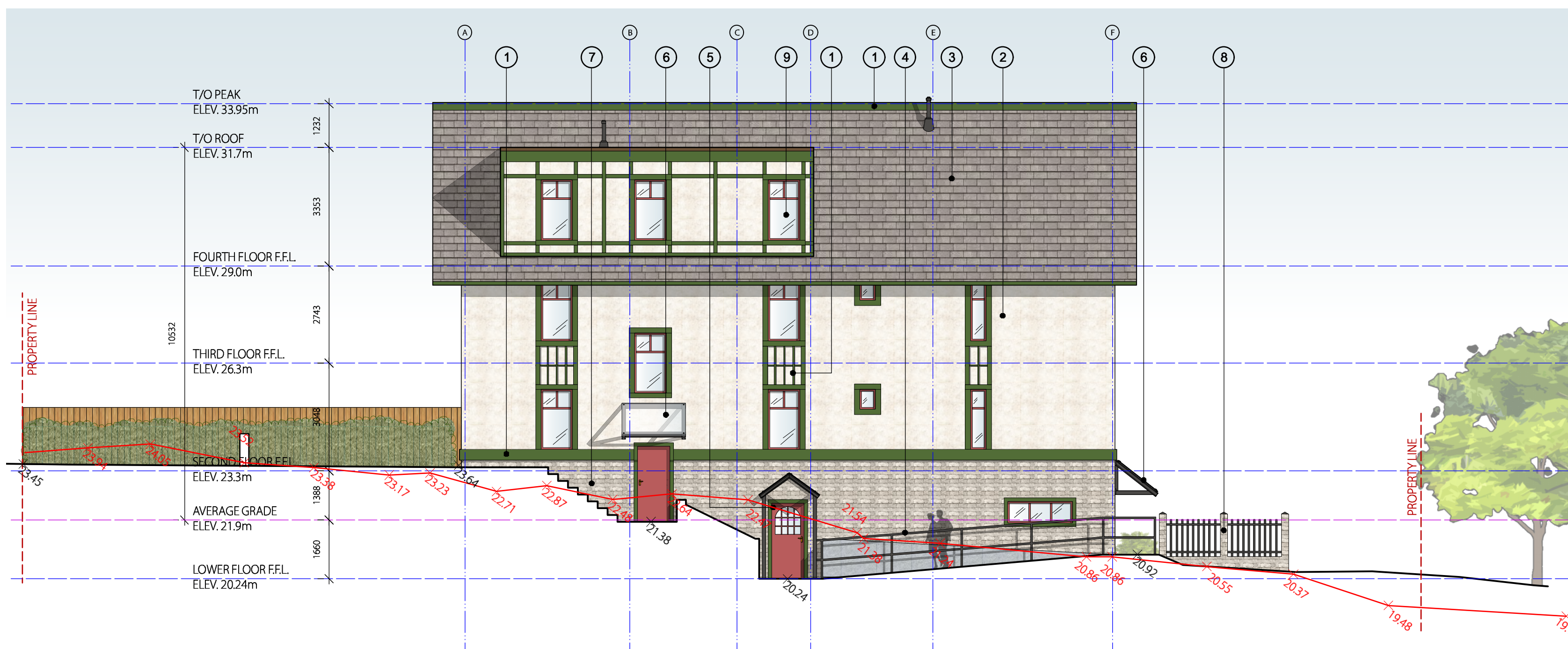
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A-07

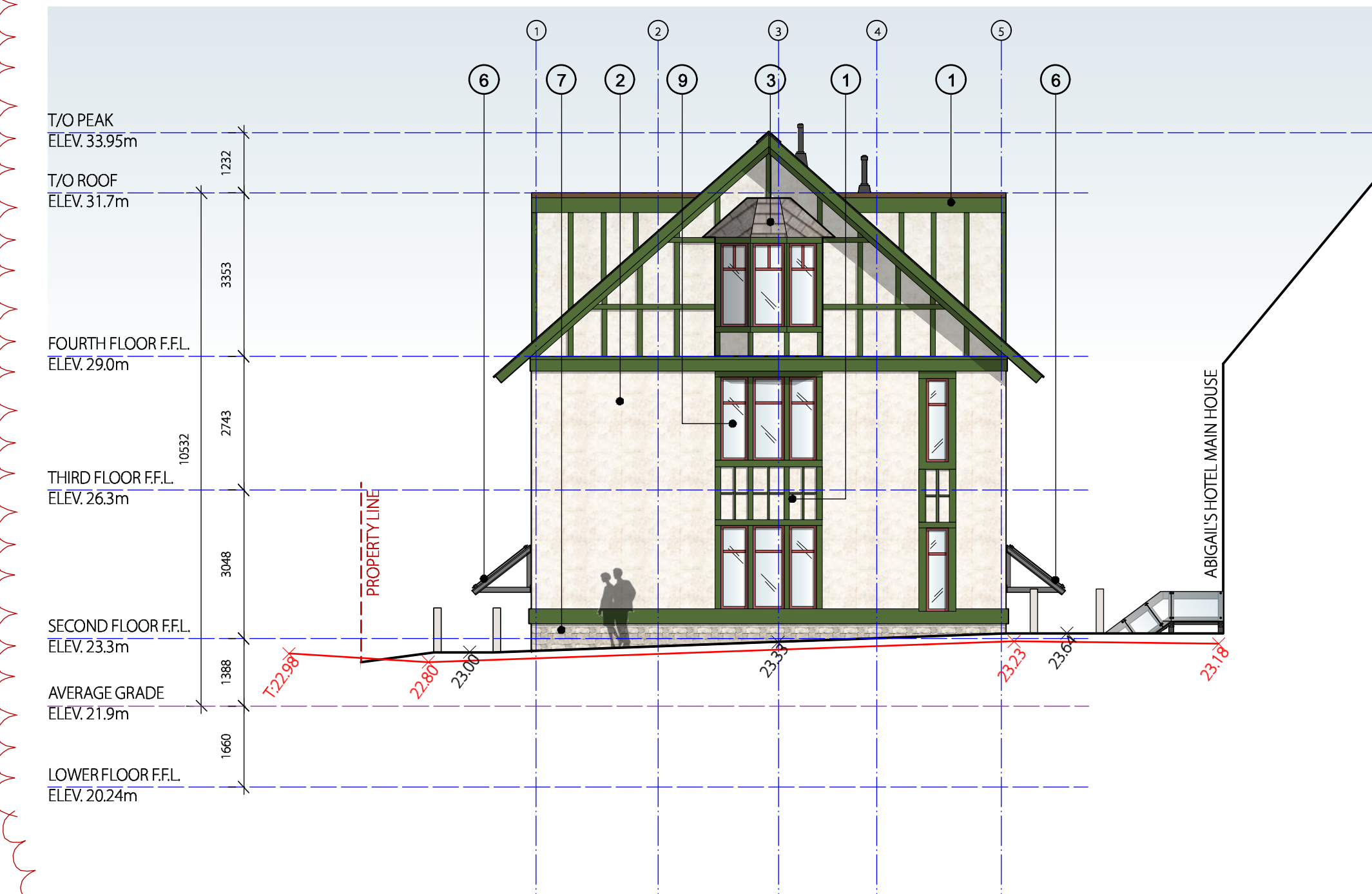
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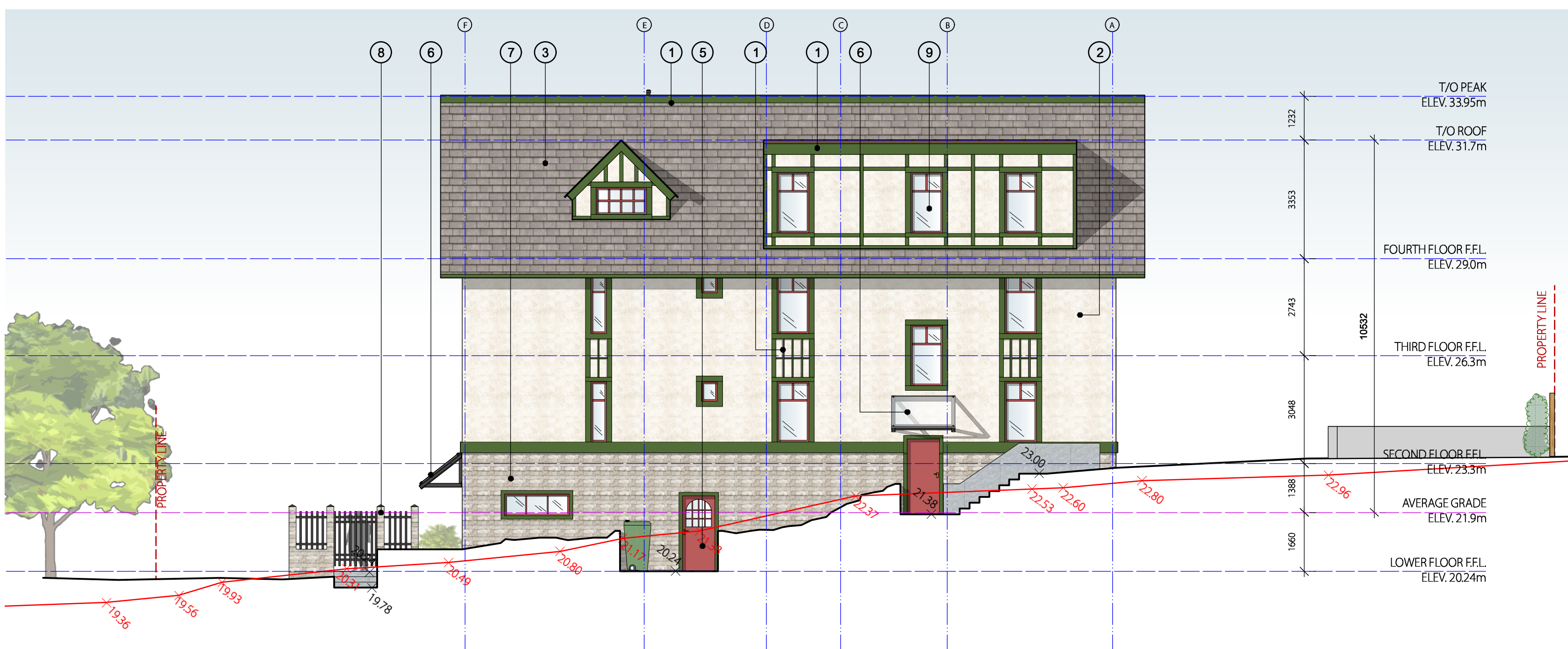
1 North Elevation
A-08 SCALE: 1:100



2 East Elevation
A-08 SCALE: 1:100



3 South Elevation
A-08 SCALE: 1:100



4 West Elevation
A-08 SCALE: 1:100

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GENERAL NOTES

MATERIAL KEY -

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

KEY

EXISTING GRADE POINTS = ———

PROPOSED GRADE POINTS = ———

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SCALE 1:100 DATE 05-16-2018

Abigail's Hotel
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PROJECT

Proposed Elevations

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SHEET TITLE

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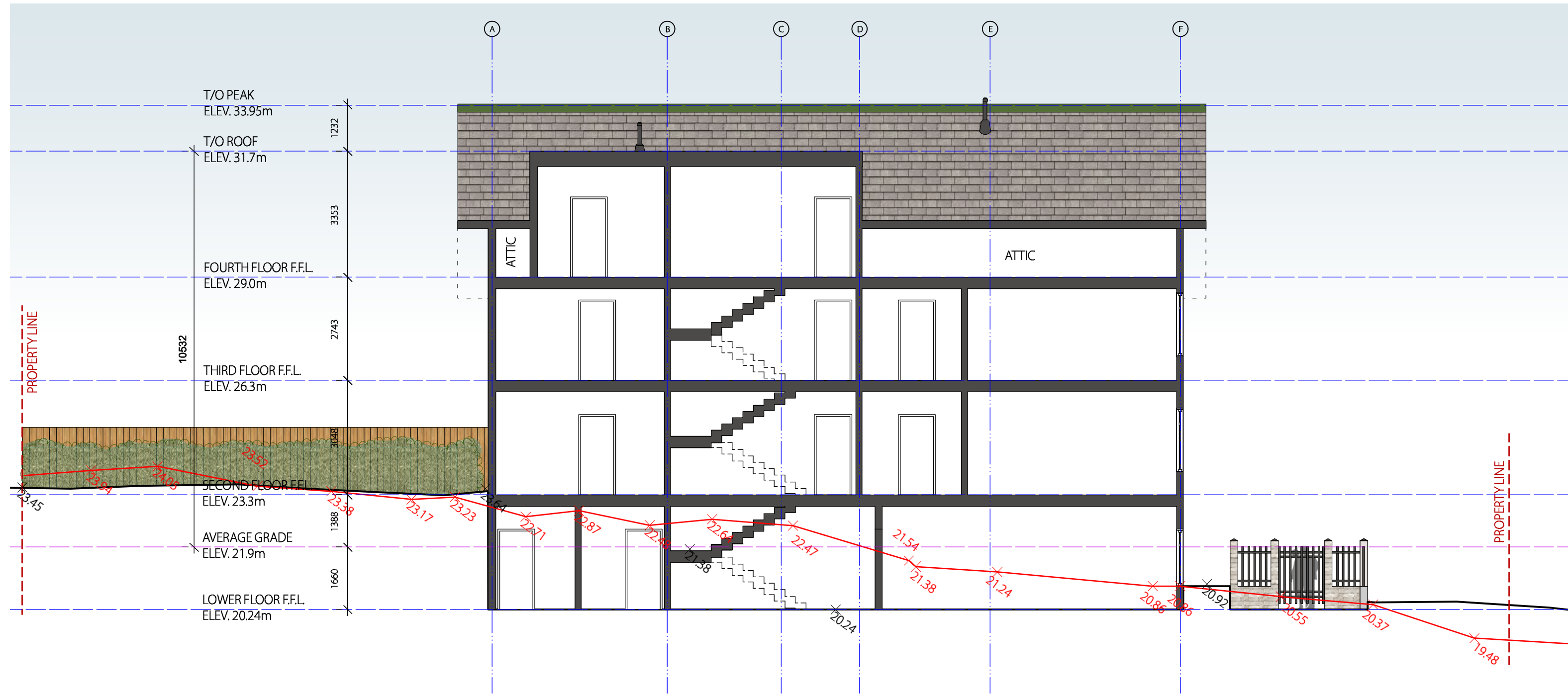
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SHEET NO. A-08

7.

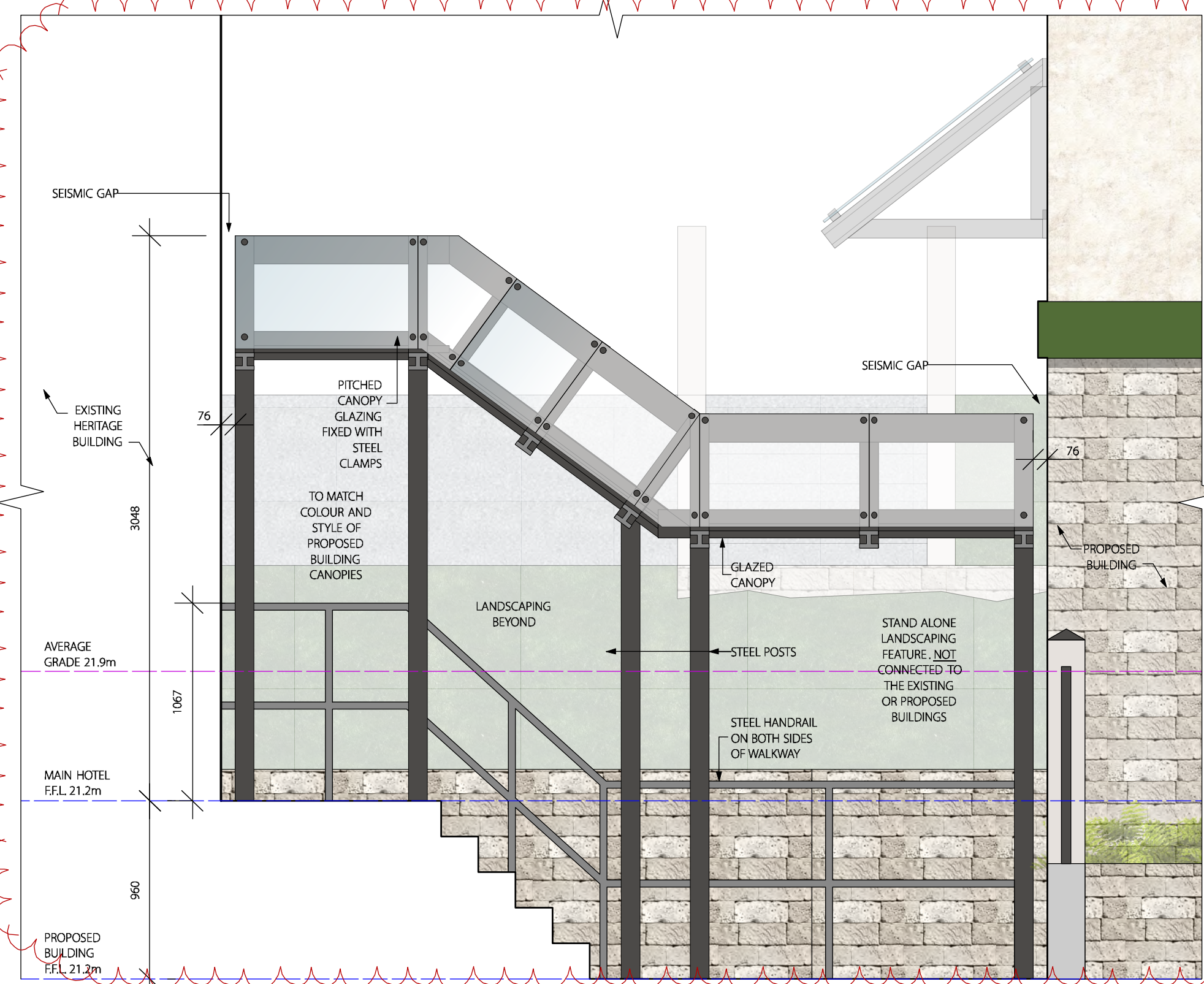


1 North Cross Section
A-09 SCALE: 1:100

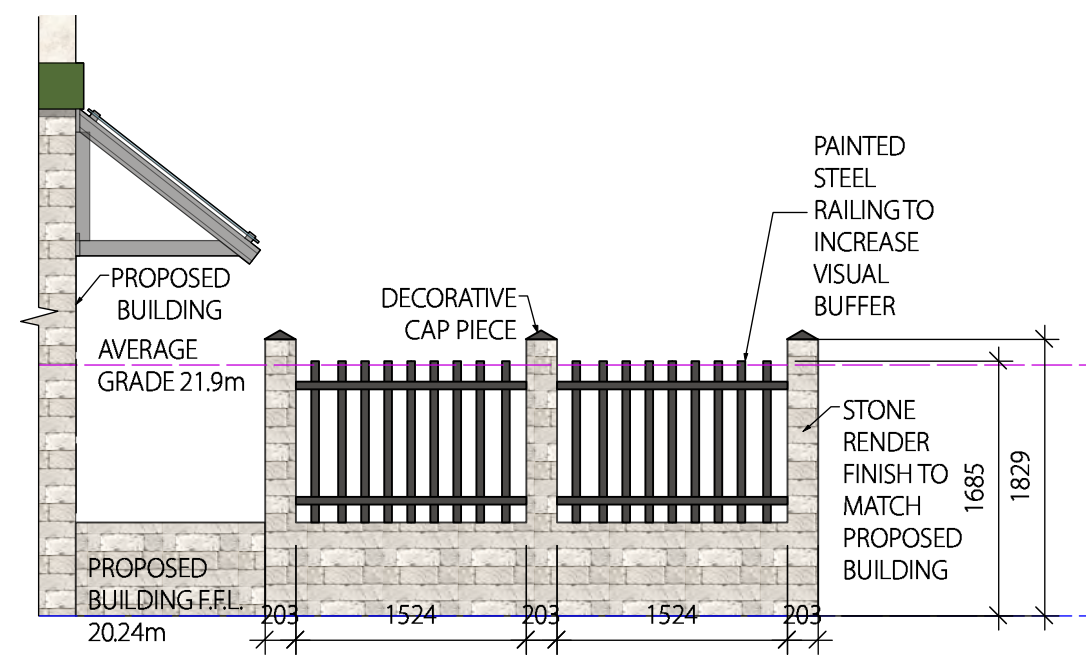


2 West Cross Section
A-09 SCALE: 1:100

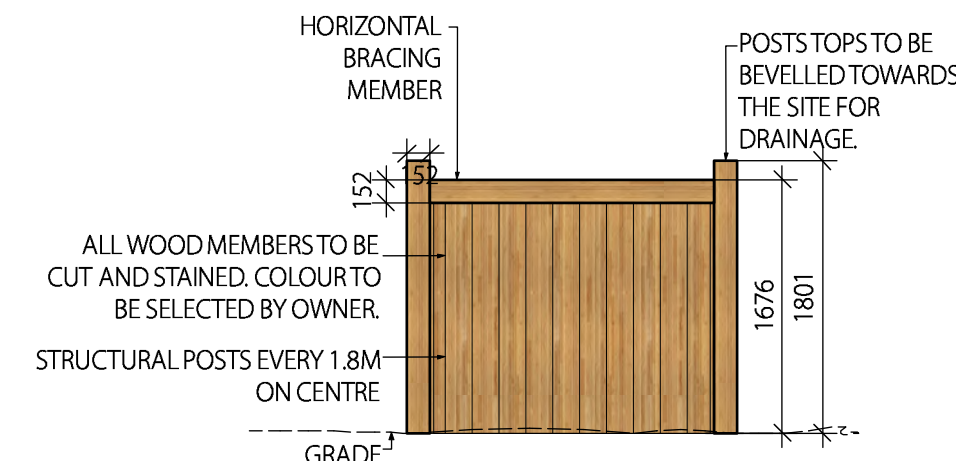
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3 Covered Walkway Elevation
A-09 SCALE: 1:25



4 Patio Enclosure Wall Elevation
A-09 SCALE: 1:30



5 Perimeter Fence Elevation
A-09 SCALE: 1:30

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KEY

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SCALE	N/A	DATE	05-16-2018
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Abigail's Hotel
902, 906, 910 McClure Street

Proposed Cross Sections
and Detail Elevations
BUBBLED

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SHEET NO.	A-09		

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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PROJECT
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Shadow Studies

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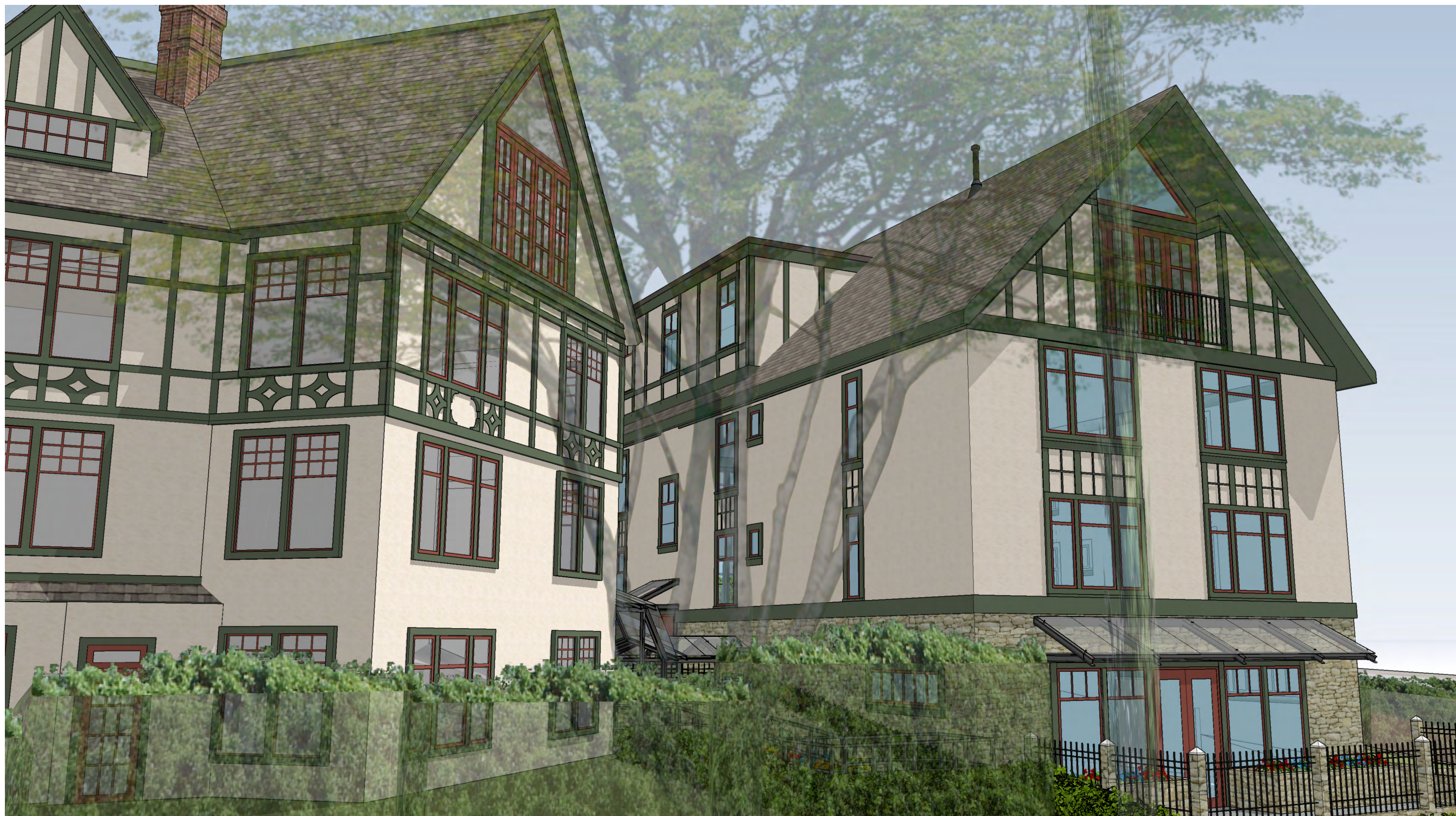
1 Front View from McClure Street
A-11 SCALE: N/A



2 View from McClure Street looking West
A-11 SCALE: N/A



3 View from Parking Lot looking East
A-11 SCALE: N/A



4 View from McClure Street looking East
A-11 SCALE: N/A

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PROJECT
Abigail's Hotel
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SHEET TITLE
3D Images
BUBBLED

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NTAG PROJECT NO.	2016571		
SHEET NO.			



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



2 View from 905 Burdett 2nd floor Balcony
A-12 SCALE: N/A

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SEAL

SEAL

SCALE	NTS	DATE	05-16-2018
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Abigail's Hotel
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PROJECT

3D Images

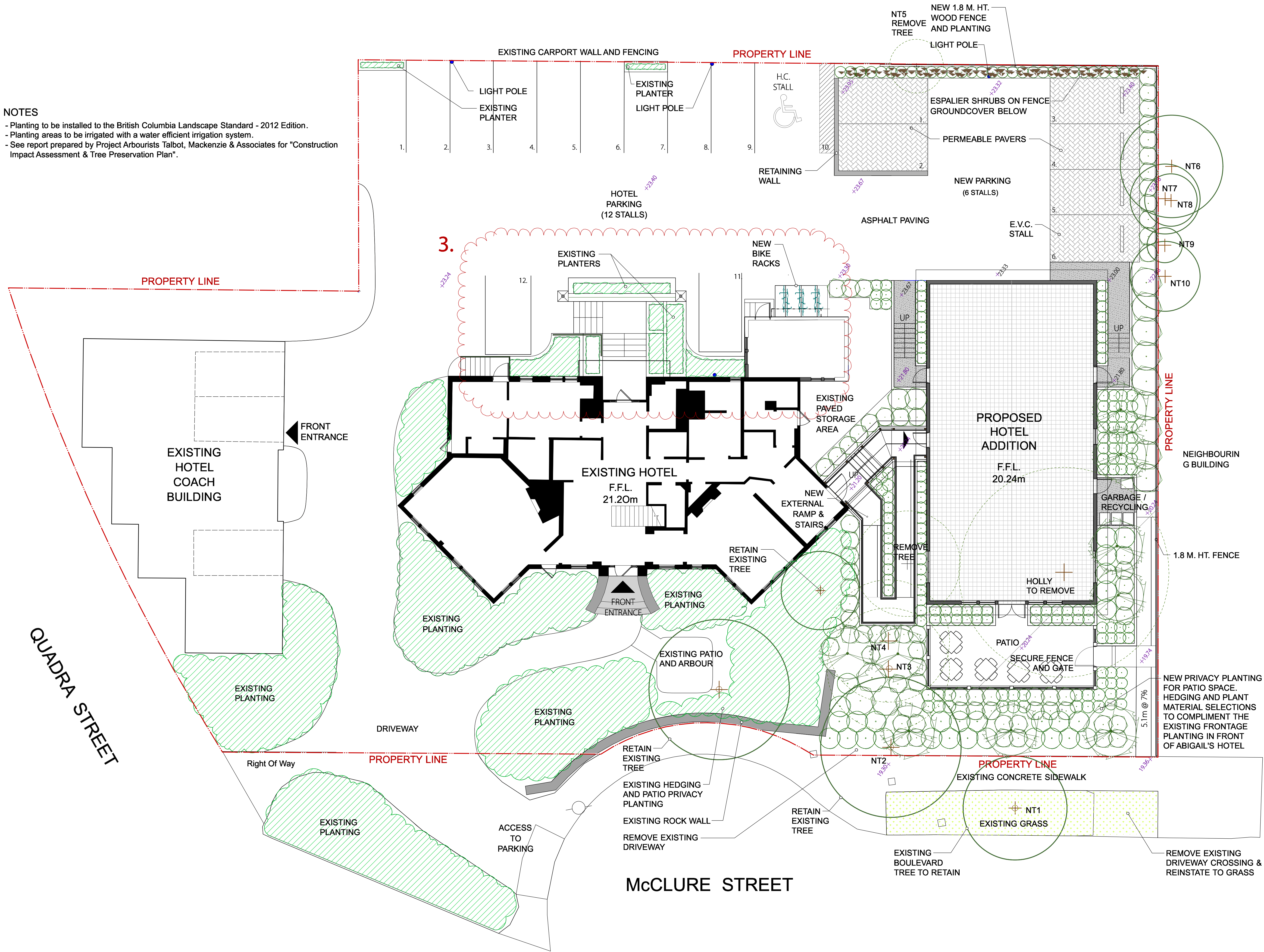
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SHEET TITLE

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CLIENT PROJECT NO.	XXXXX	A-12	
NTAG PROJECT NO.	2016571		
SHEET NO.			

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".



CLIENT

GENERAL NOTES

LEGEND

Proposed Small Deciduous Trees:
Star Magnolia, Pacific Fire Vine Maple.
Size: 2.5 m. ht. Quantity: 9.

Proposed Large Shrubs:
Camellia, Ceanothus, Choisya,
Spring Bouquet Viburnum.
Size: #3 pots. Quantity: 13.

Proposed Medium Shrubs:
Rhododendrons, Leucothoe,
Threadleaf Cypress, Davids Viburnum.
Size: #3 pots. Quantity: 90.

Proposed Small Shrubs:
Boxwood, Lavender, Japanese Azalea,
Dwarf Nandina, Heather, Ferns.
Size: #2 & #3 pots. Quantity: 114.

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

01 ISSUED FOR REZONING / DEVELOPMENT PERMIT 05-16-2018

No. REVISIONS ISSUED / PLOTTED DATE

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CONSULTANTS

SCALE 1:100

DATE 05-16-2018

SEAL

SEAL

Abigail's Hotel
902, 906, 910 McClure Street

PROJECT

Landscape Plan

BUBBLED

SHEET TITLE

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CLIENT PROJECT NO. 2016571

NTAG PROJECT NO. L1