

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 (31.0f) (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	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	/	/	/	/

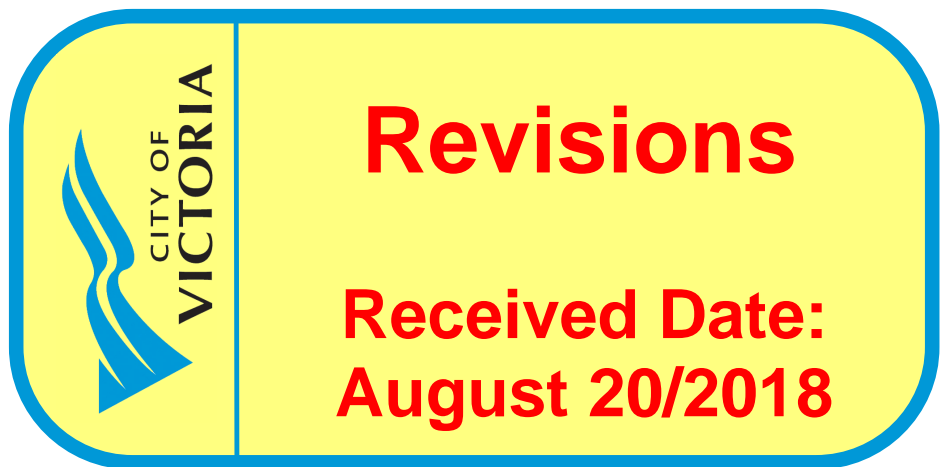
LIST OF DRAWINGS:

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

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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SEAL

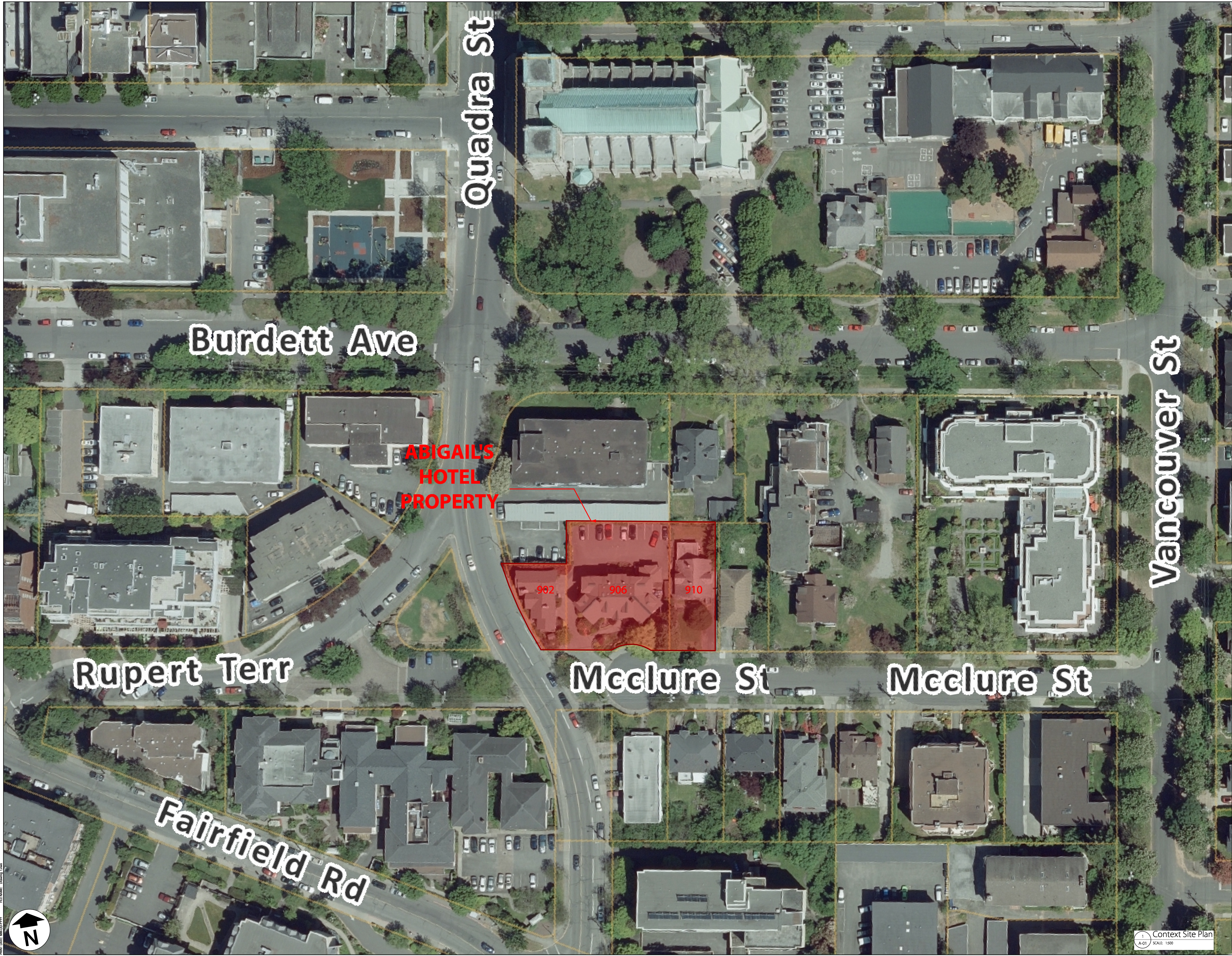
SEAL

SCALE NTS 2018-08-20

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

Cover Sheet, List of Drawings,
and Project Data

SHEET TITLE	SP	BC
DRAWN BY	XXXXXX	
CLIENT PROJECT NO.	2016571	A-00
NTAG PROJECT NO.		SHEET NO.



PRINT DATE: 2018-08-20
FILE NAME: 2018-08-20



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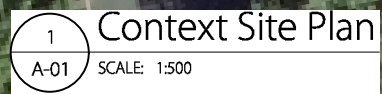
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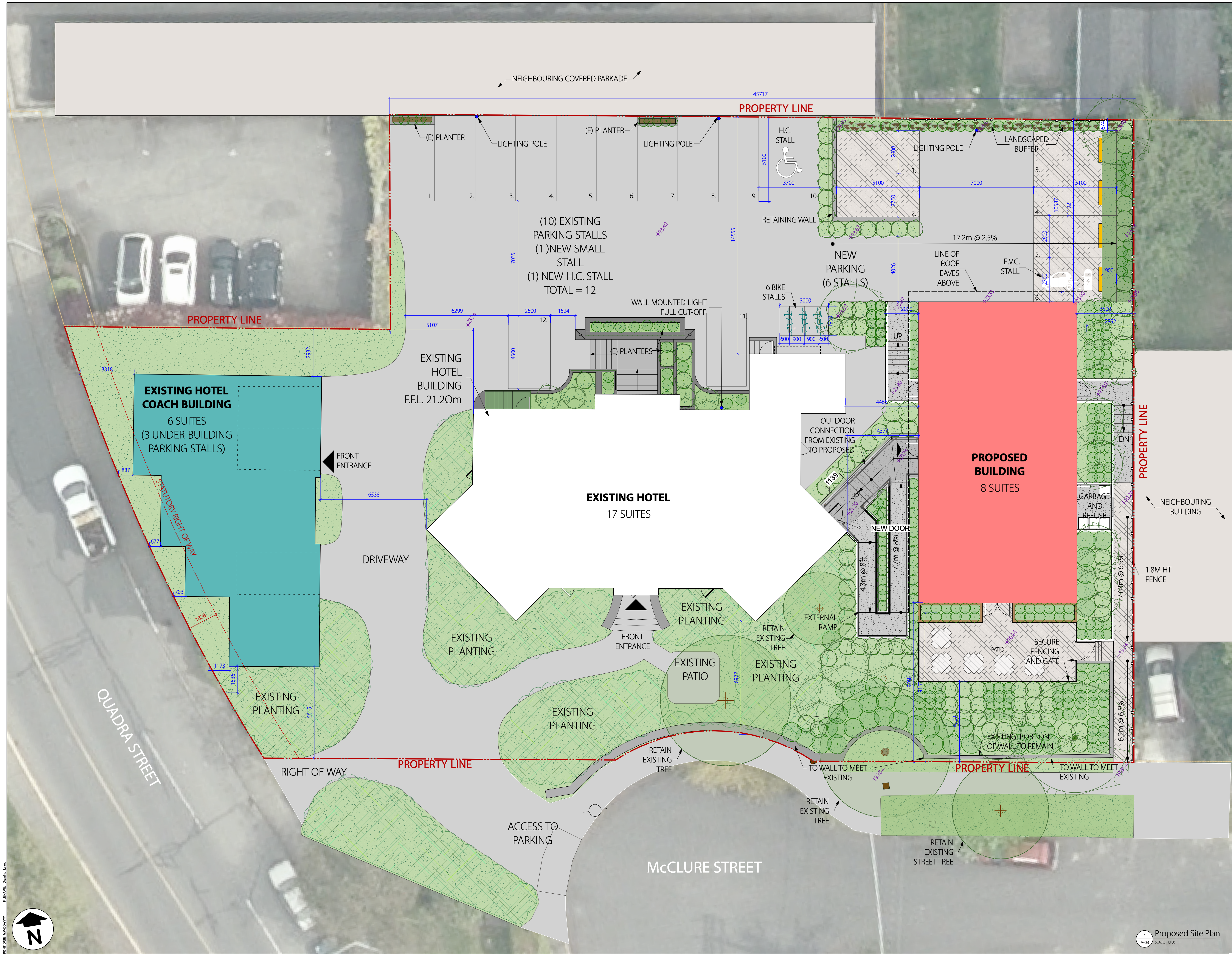
Abigail's Hotel
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PROJECT
Context Site Plan

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NTAG PROJECT NO.		

A-01





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

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Proposed Site Plan

SHEET TITLE

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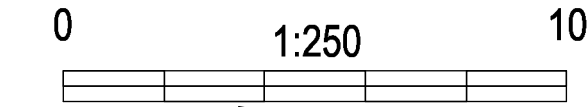
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NTAG PROJECT NO.

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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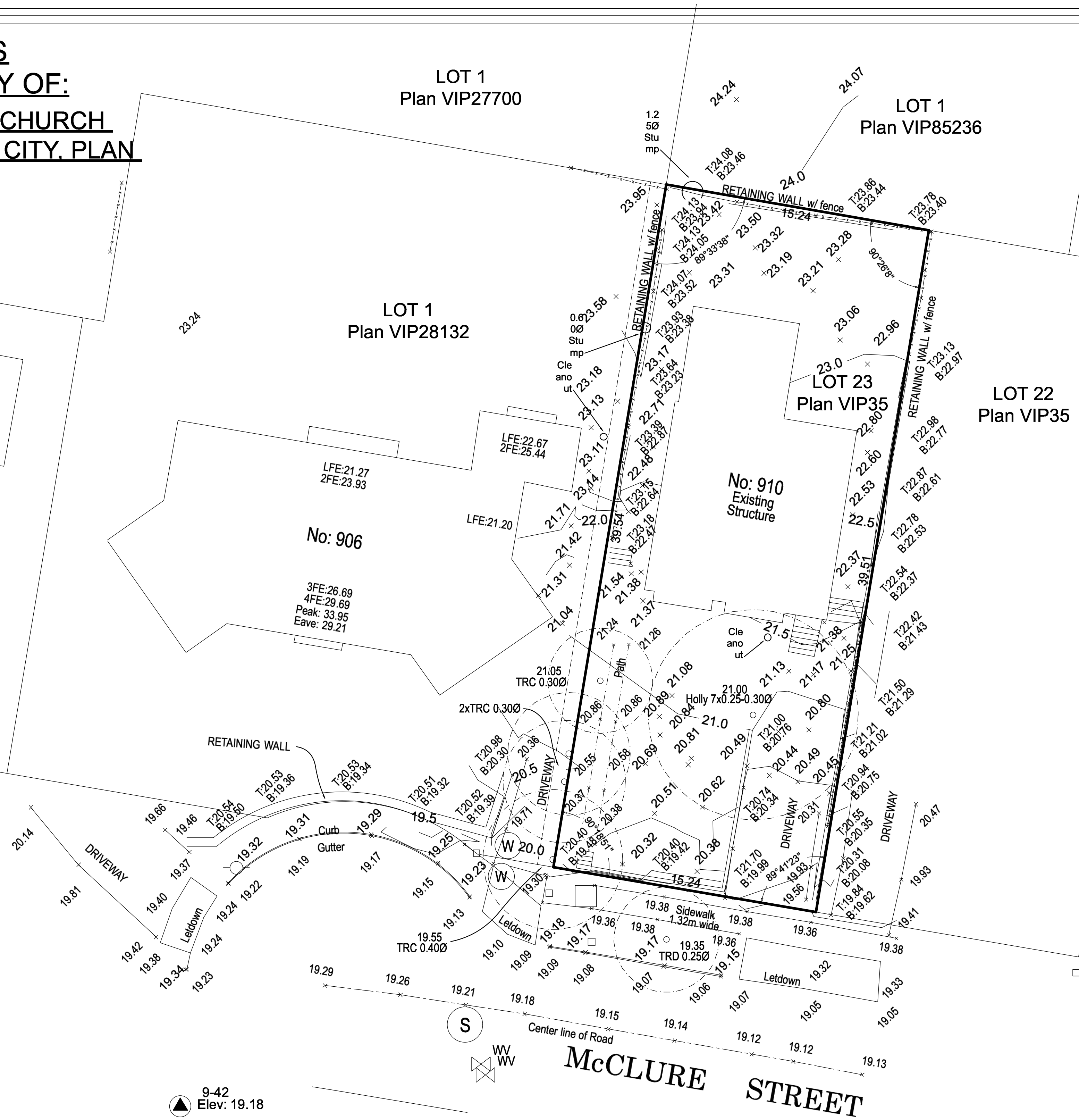
FILE : 11375

DWG/DATE: 11375-910 McClure/2016-12-08

Explorer

Land Surveying Inc

101 - 2610 Douglas Street,
Victoria, B. C. V8T 4M1
Tel: (250) 381-2257
email: kenneth@explorersurvey.com



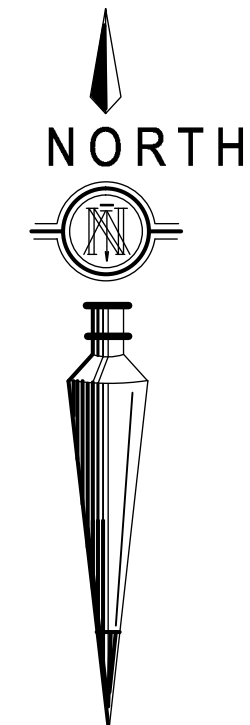
LEGEND

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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and sealed or digitally signed with Juricert digital signature.
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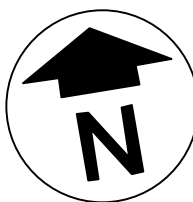
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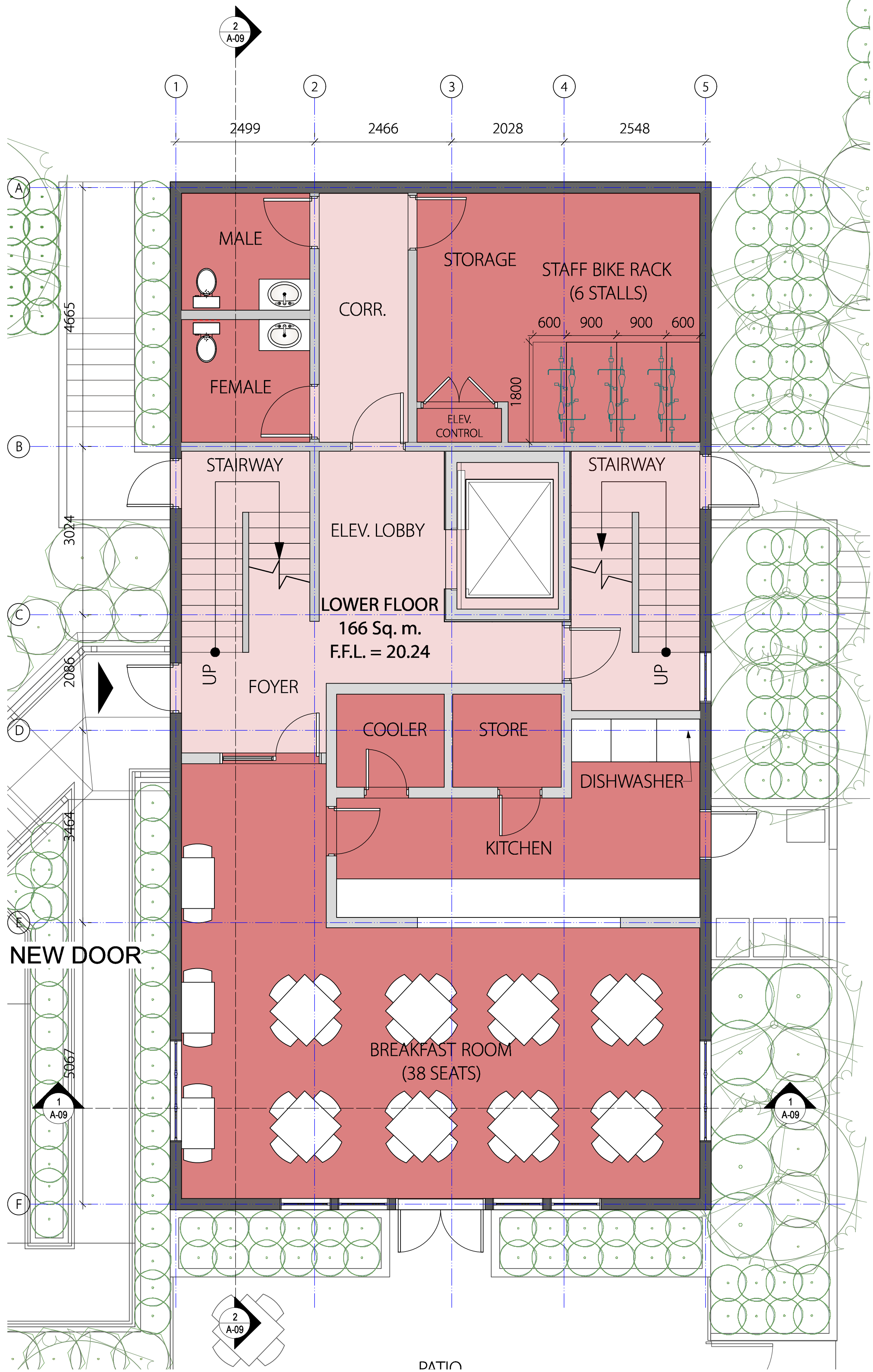
PROJECT

Site Survey

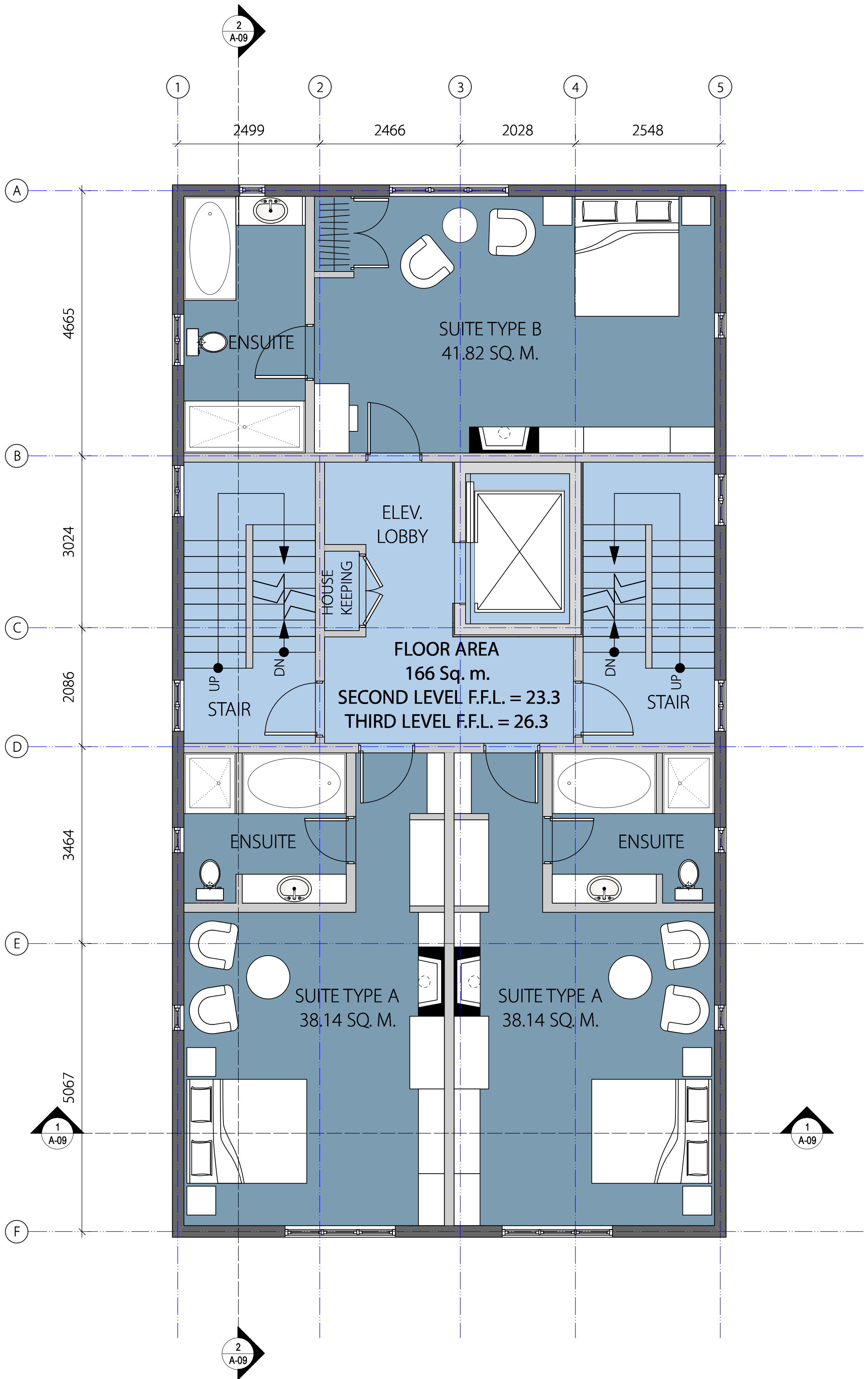
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NTAG PROJECT NO.	2016571		
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1 Proposed Lower Floor Plan
A-06 SCALE: 1:50



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

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SCALE

1 : 50
2018-08-20

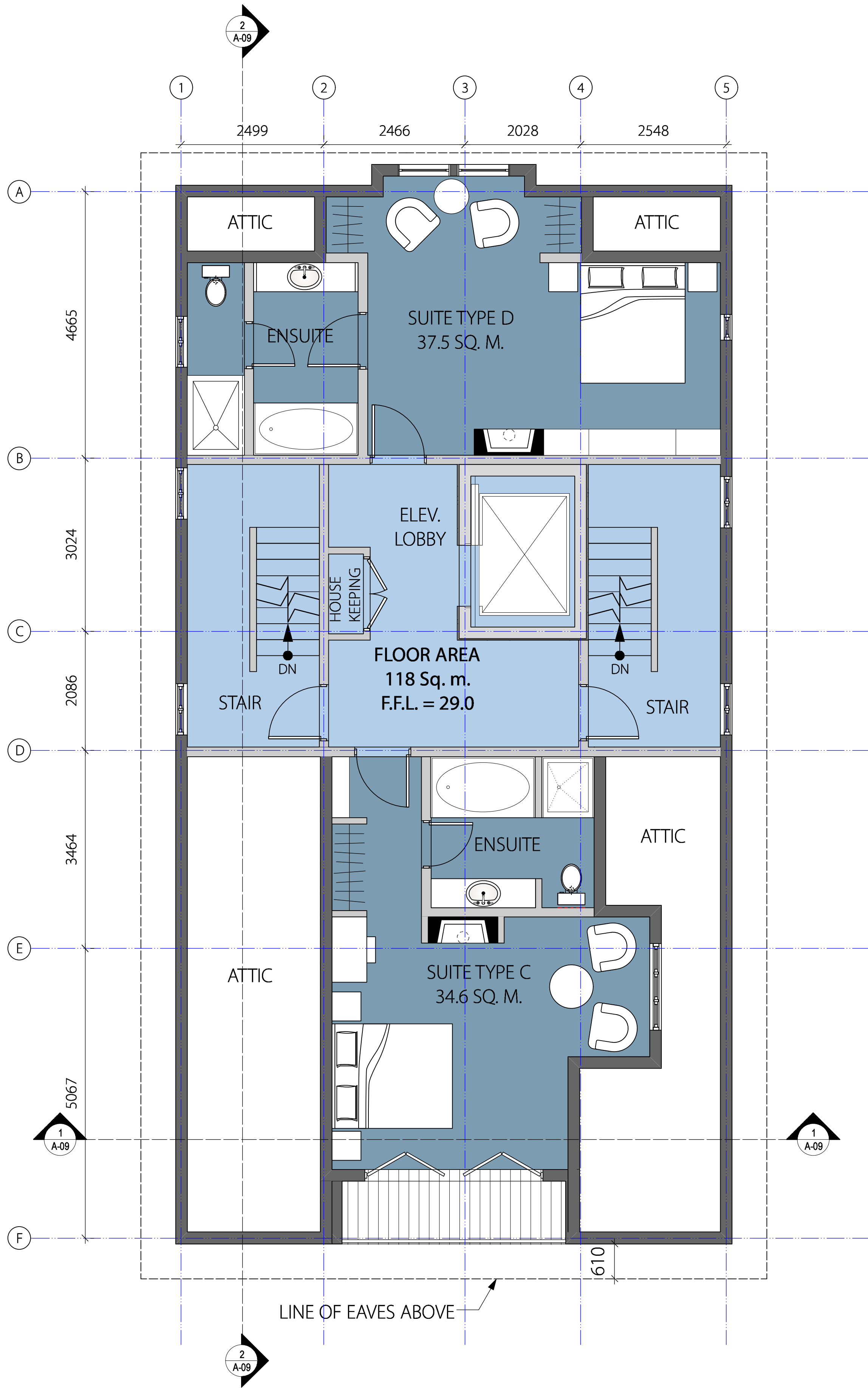
PROJECT

Proposed Lower, Second and Third Floor Plans

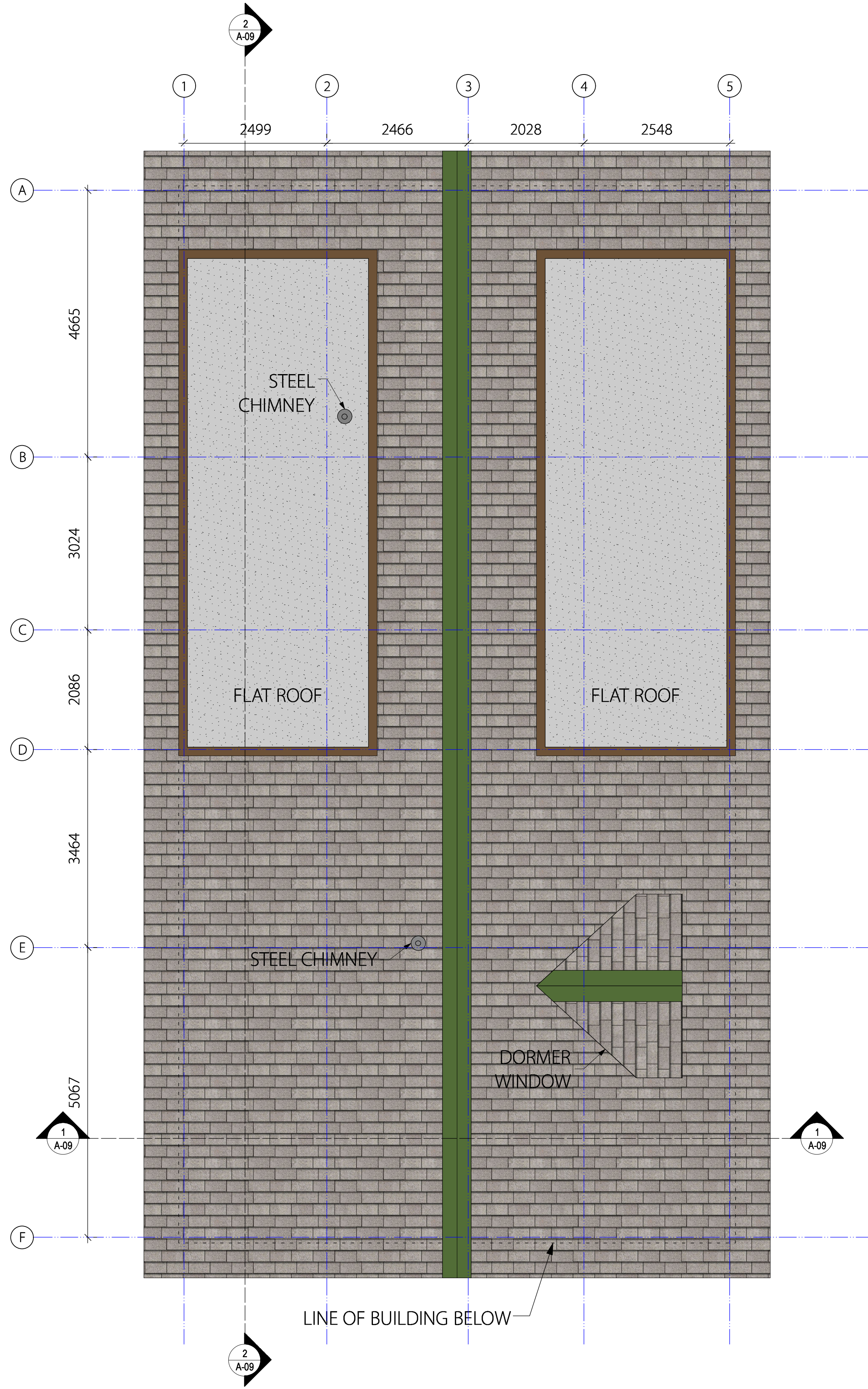
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A-06



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



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

CLIENT

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SCALE

1:50

2018-08-20

DATE

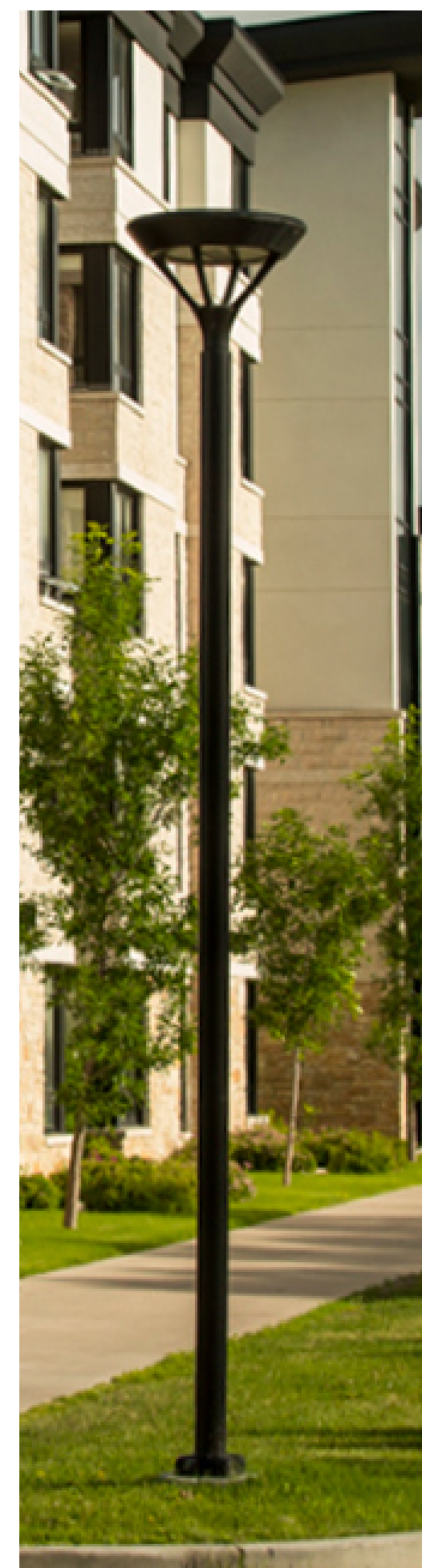
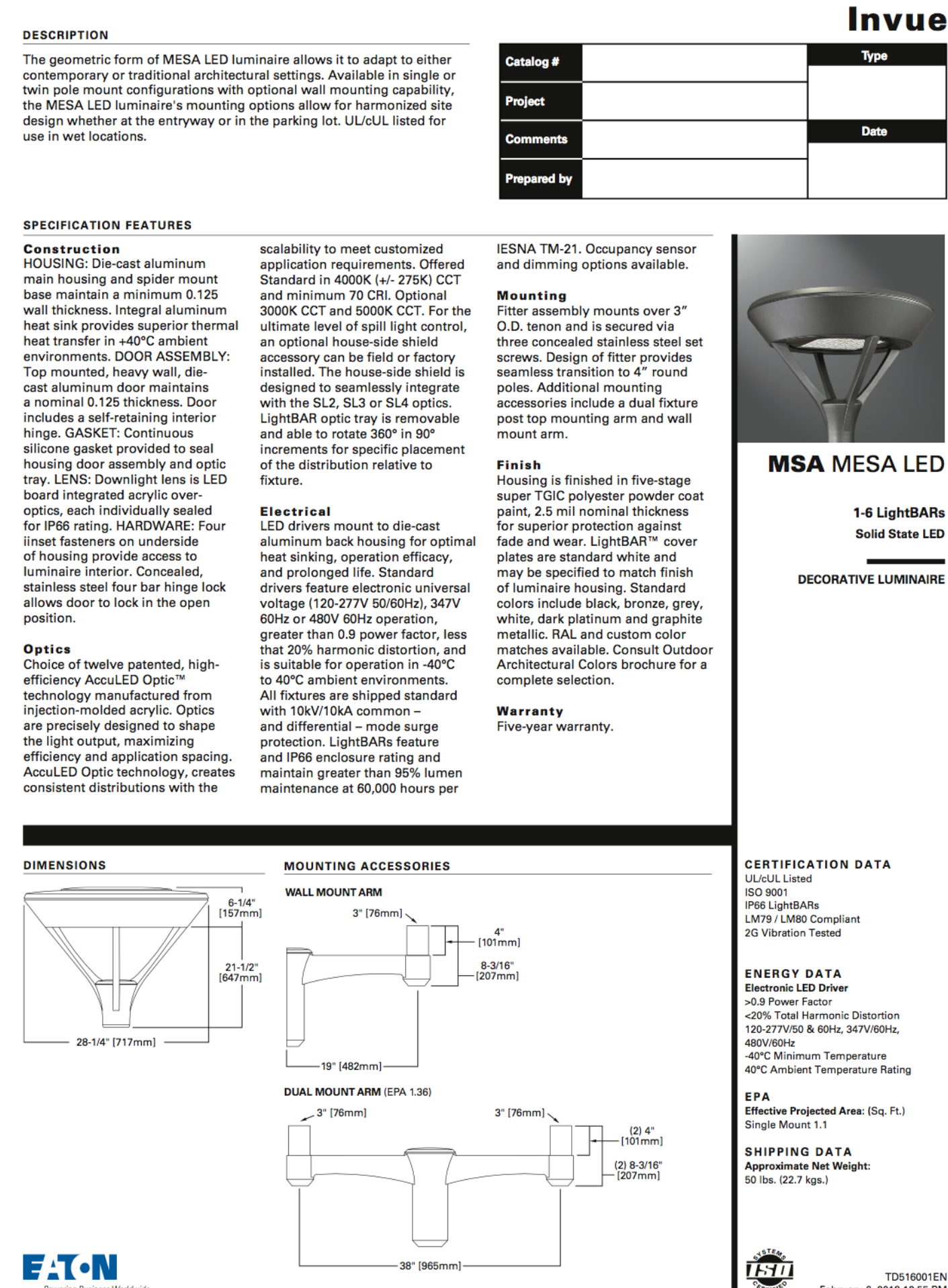
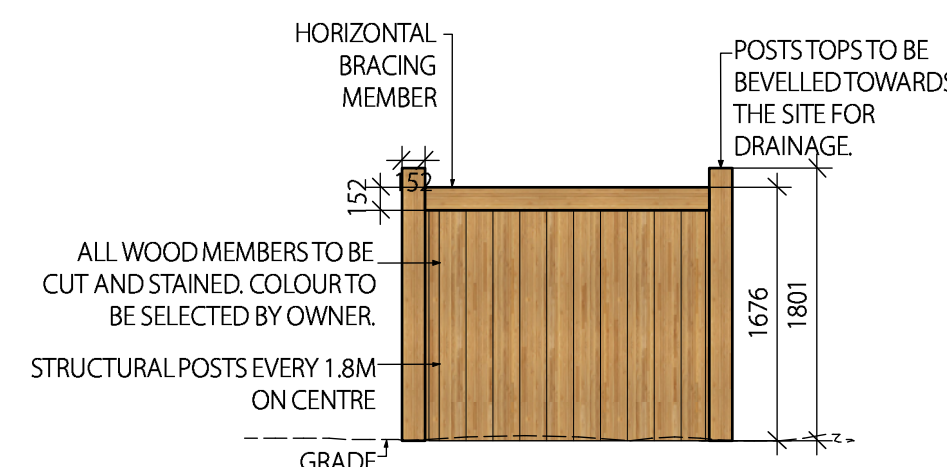
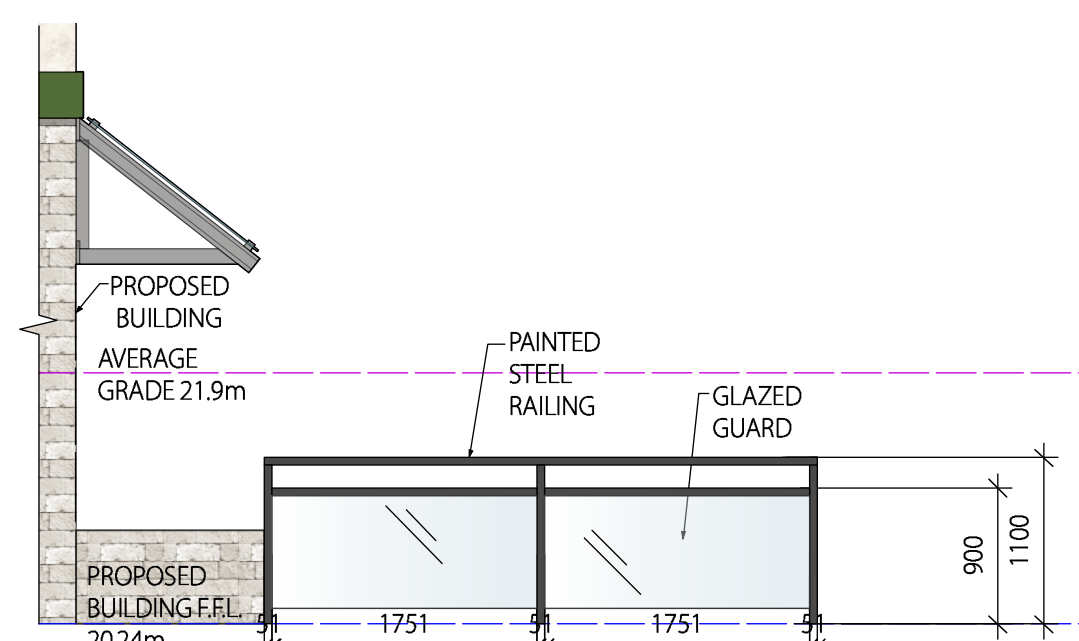
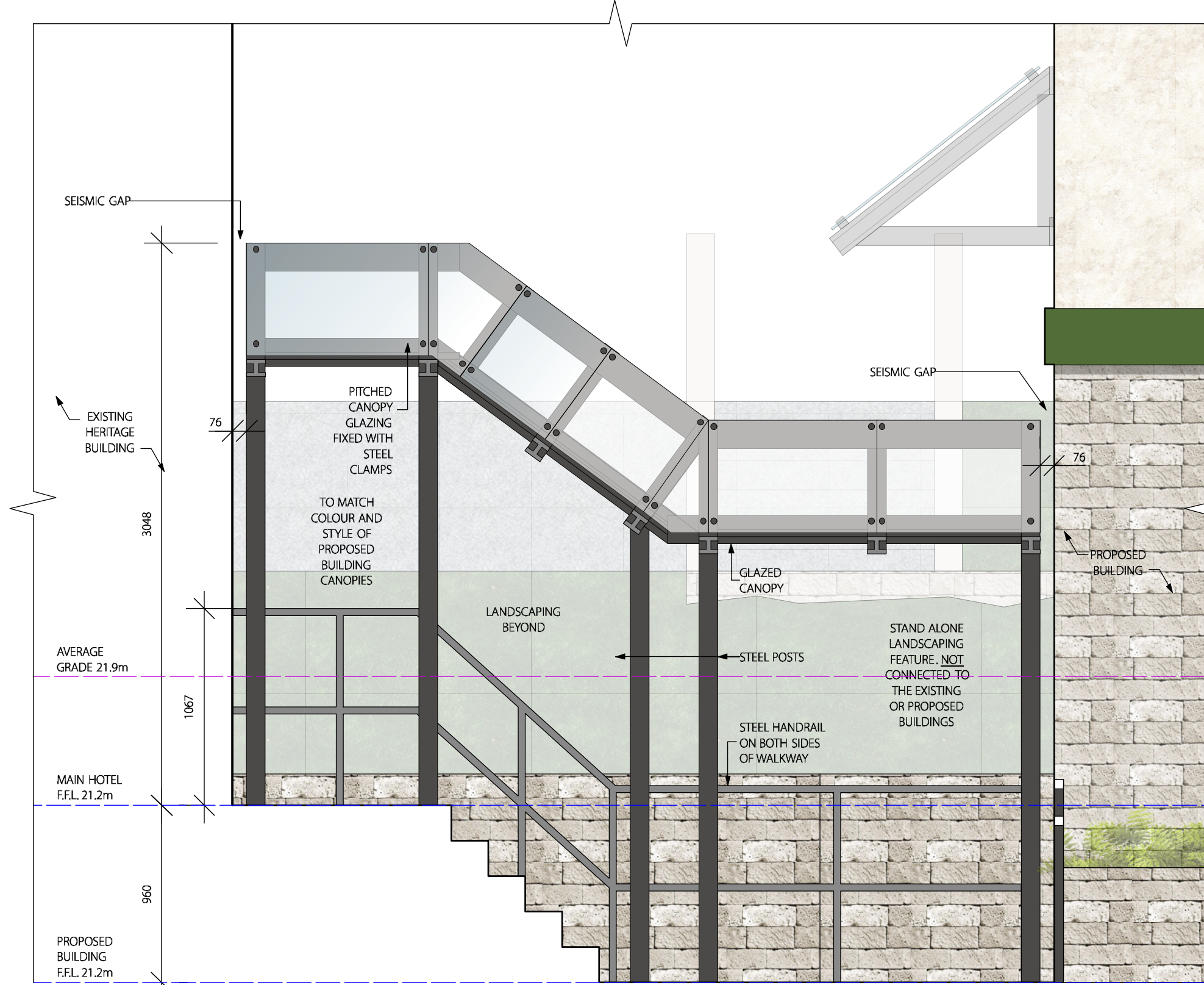
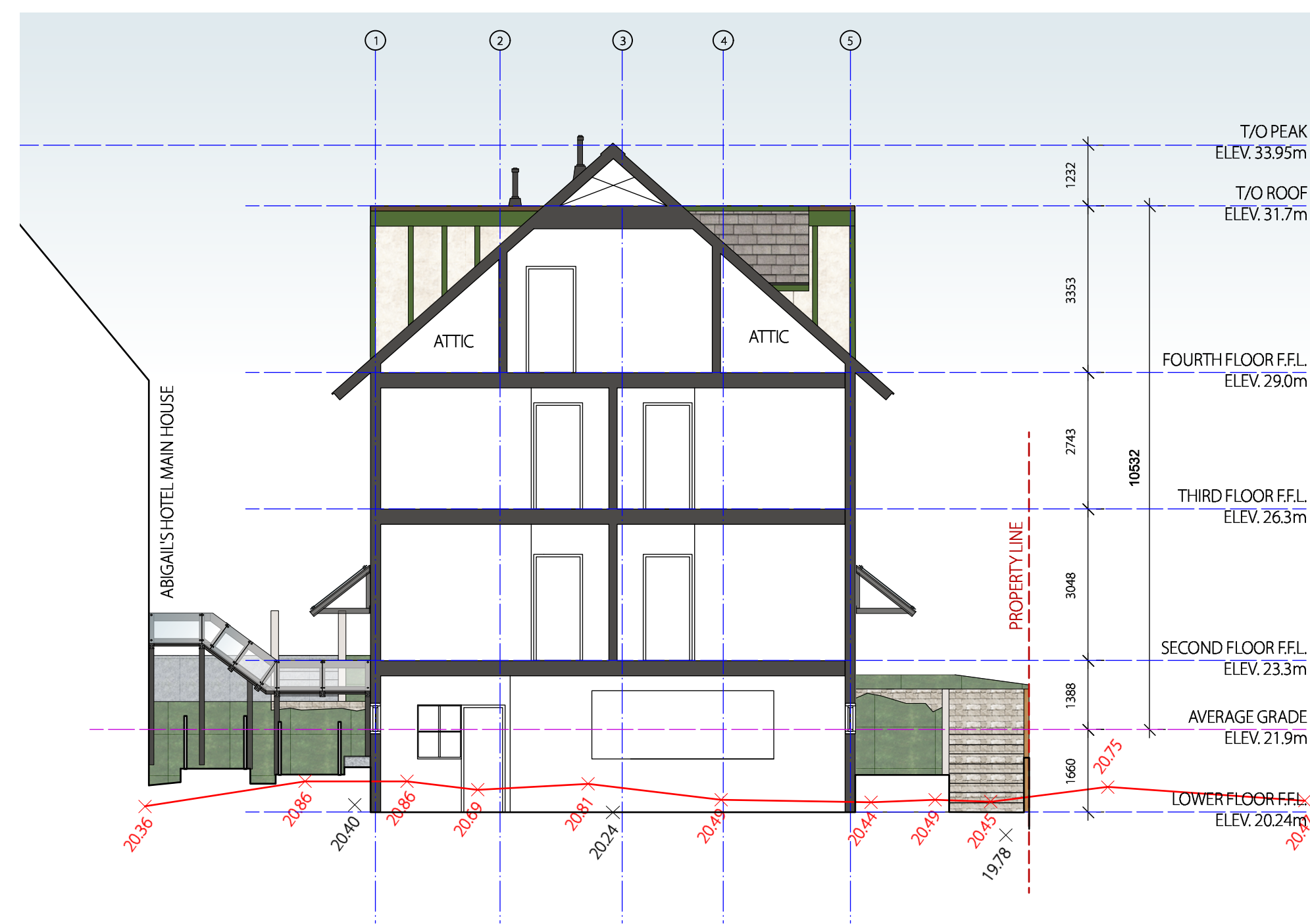
PROJECT

Abigail's Hotel
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PROPOSED FOURTH AND
ROOF FLOOR PLAN

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A-07



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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 PAINTED STEEL GLAZED GUARD RAIL - CHARCOAL
- ⑨ PAINTED WINDOW FRAME - SCARLET RED

KEY

PROPOSED GRADE POINTS = _____

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A large, stylized logo for 'number 10'. The word 'number' is in a white, lowercase, sans-serif font, positioned above a large, bold, white number '10'. The entire logo is set against a solid red rectangular background.

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SCALE	N/A	DATE	2018-08-20
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Abigail's Hotel
902, 906, 910 McClure Street

PROJECT

Proposed Cross Sections
and Details

SHEET TITLE

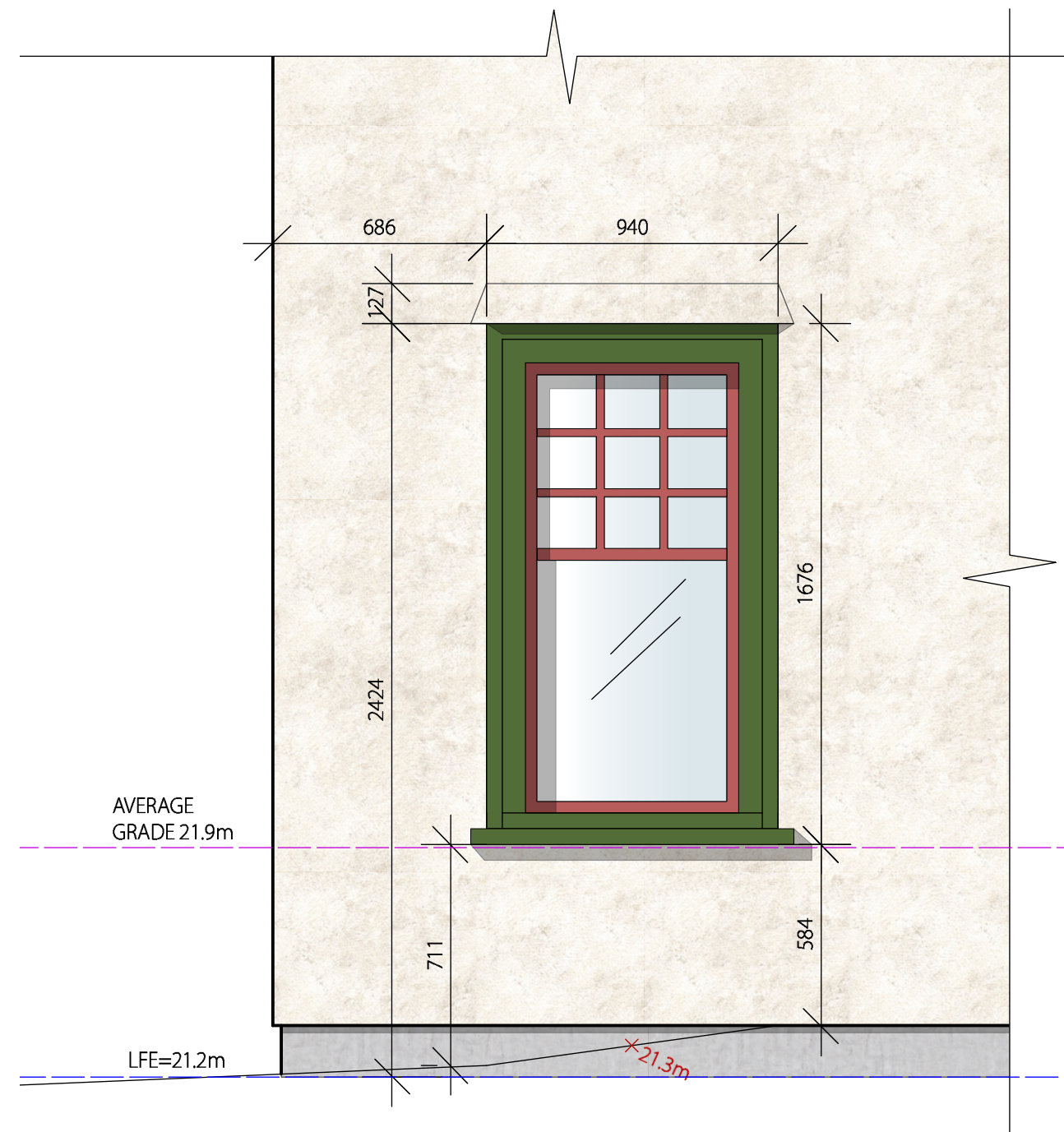
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2016571	
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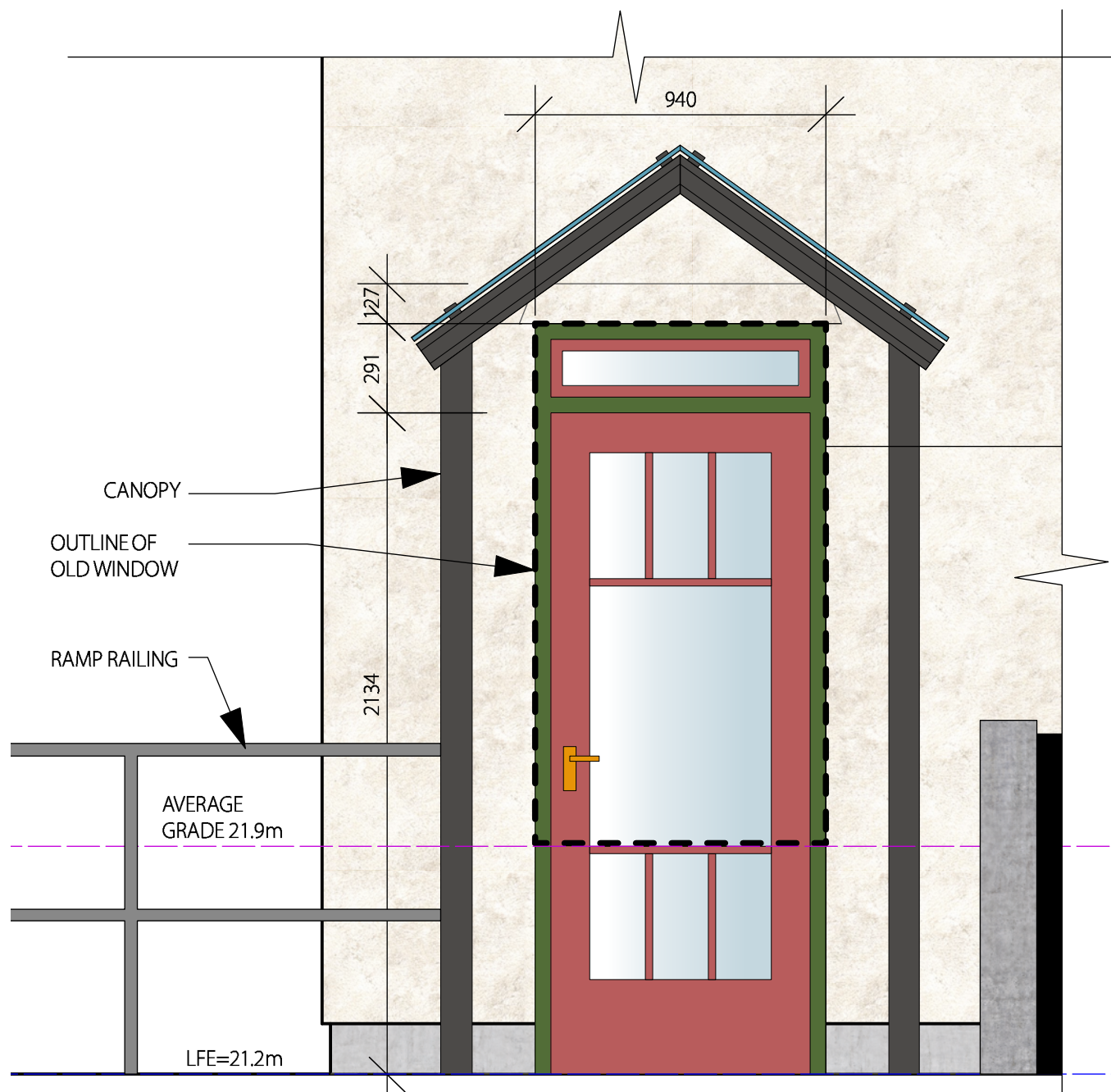
1 Existing Window Photos
A-10 SCALE



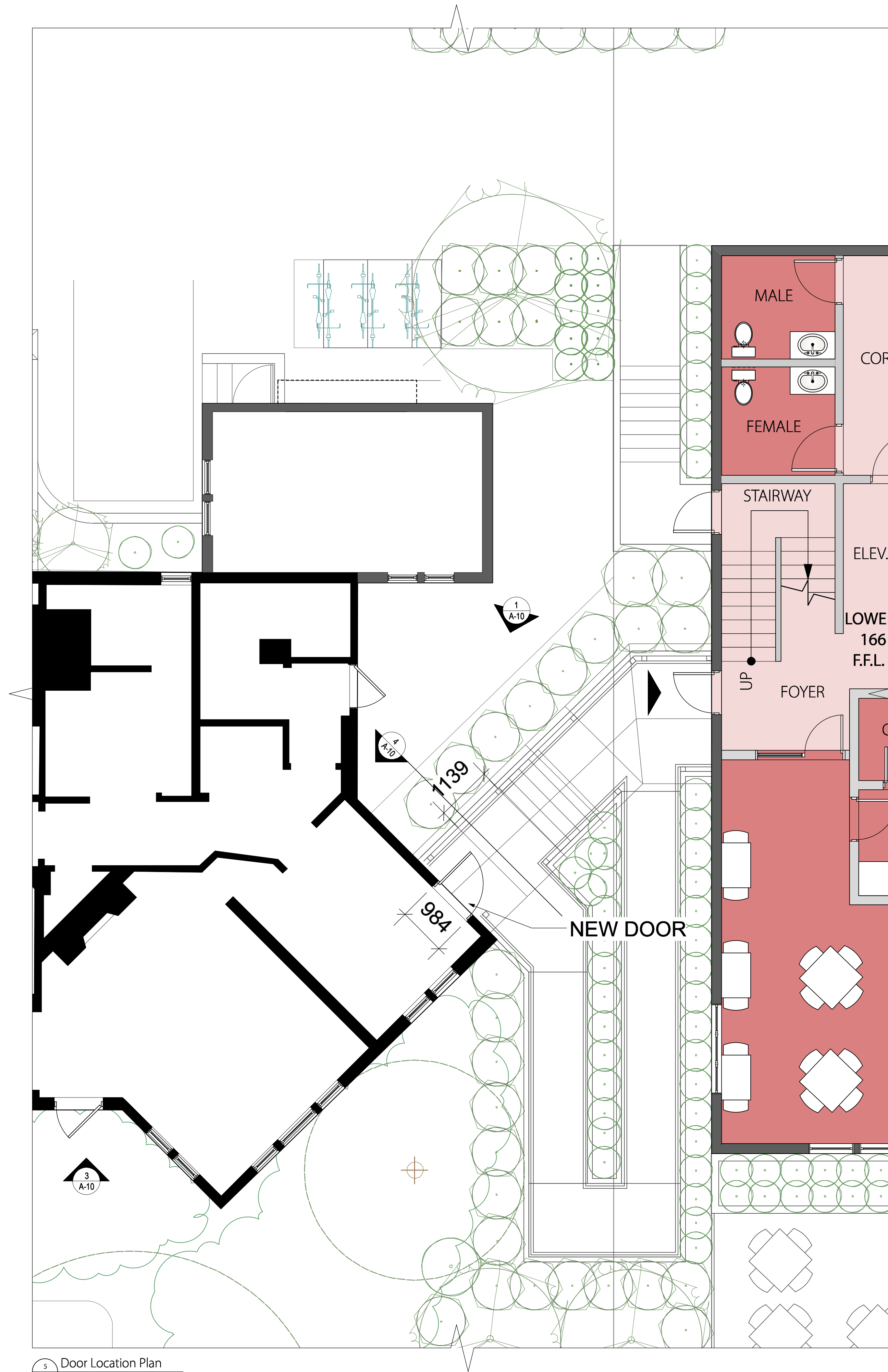
3 Abigail's Existing Door Photo
A-10 SCALE



2 Existing Window
A-10 SCALE 1:20



4 New Door
A-10 SCALE 1:20



5 Door Location Plan
A-10 SCALE 1:50

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GENERAL NOTES

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Abigail's Hotel
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PROJECT
Door

SHEET TITLE	SP	CHECKED BY	BC
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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
Shadow Studies

SHEET TITLE		DRAWN BY		CHECKED BY	
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		XXXXXX		A-11	
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		2016571			
		NTAG PROJECT NO.			



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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Abigail's Hotel
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PROJECT

3D Images

SHEET TITLE

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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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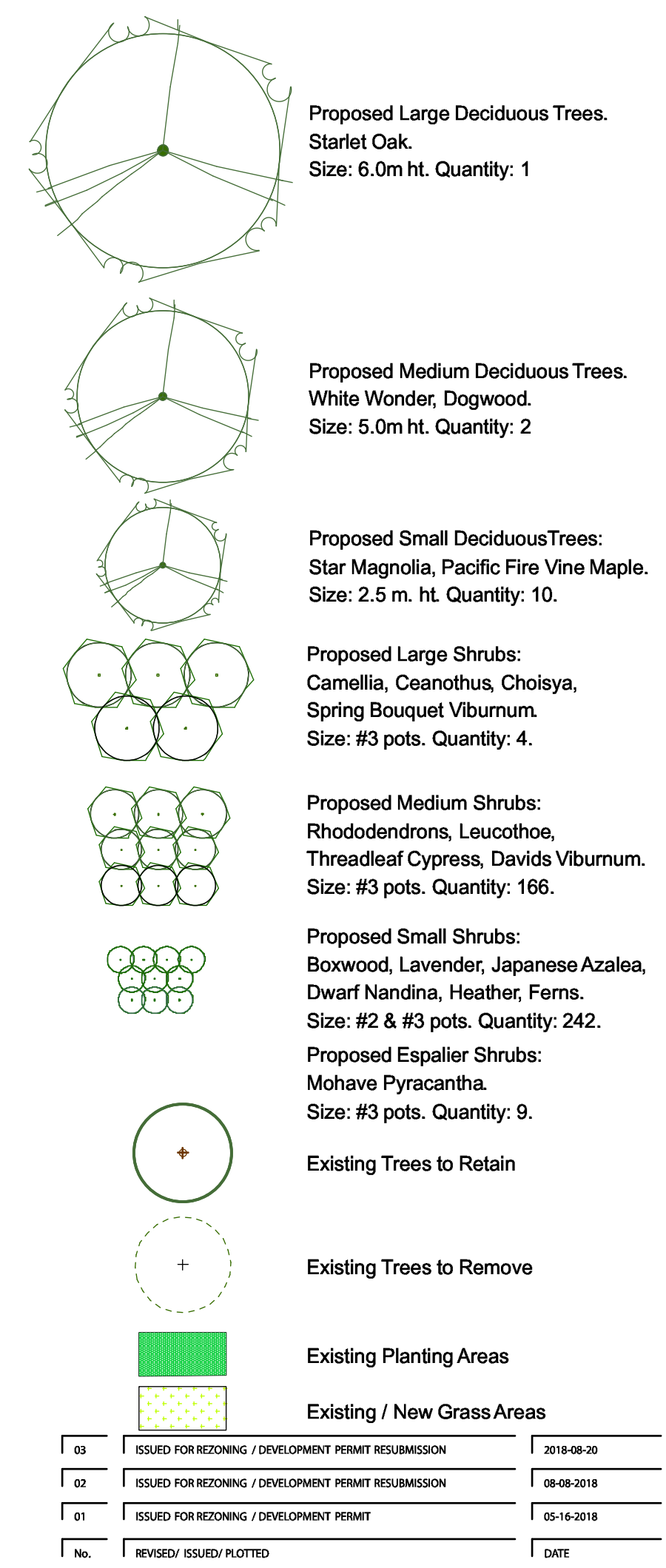
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PROJECT
3D Images

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CLIENT PROJECT NO.	XXXXX	A-13	
NTAG PROJECT NO.	2016571		
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- 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 Arborists Talbot, Mackenzie & Associates for "Construction Impact Assessment & Tree Preservation Plan".



**KEITH N. GRANT
LANDSCAPE
ARCHITECTURE LTD.**

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