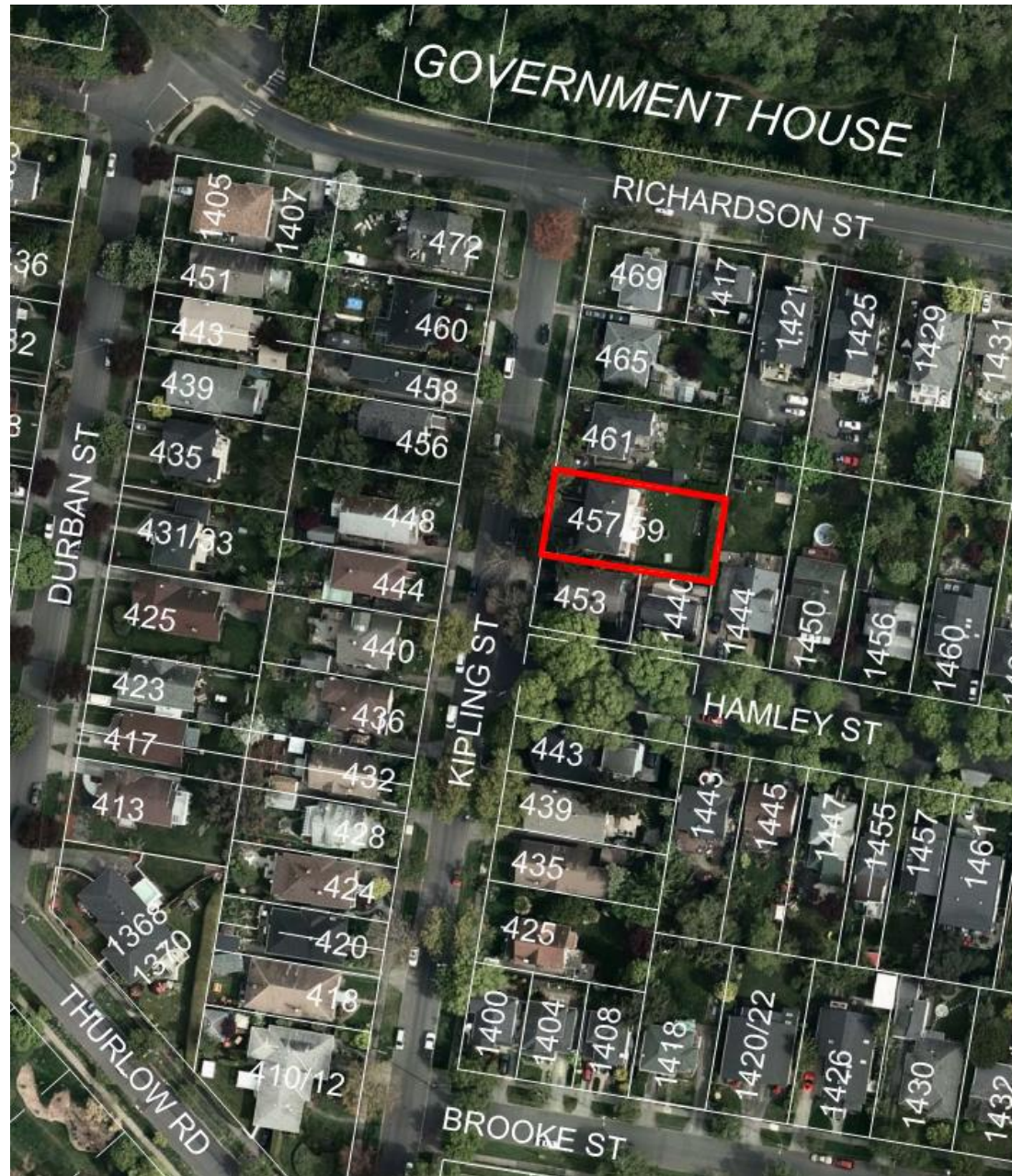

Rezoning and
Development Permit with
Variance Application
for
457 / 459 Kipling Street



457 / 459 Kipling Street (Subject Property)



453 Kipling Street (south)



461 Kipling Street (north)

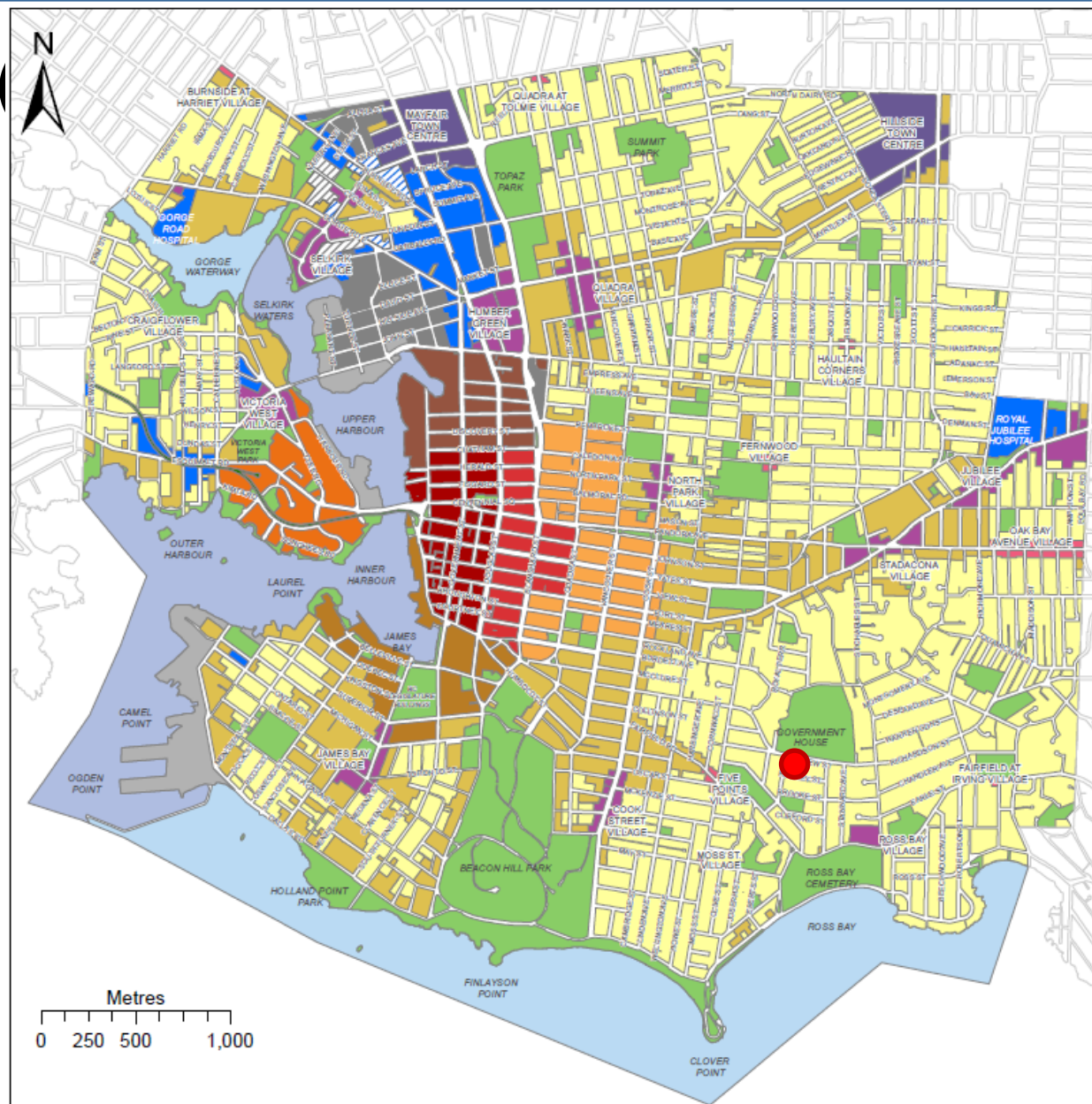


448 Kipling Street (west)



456 Kipling Street (north-west)





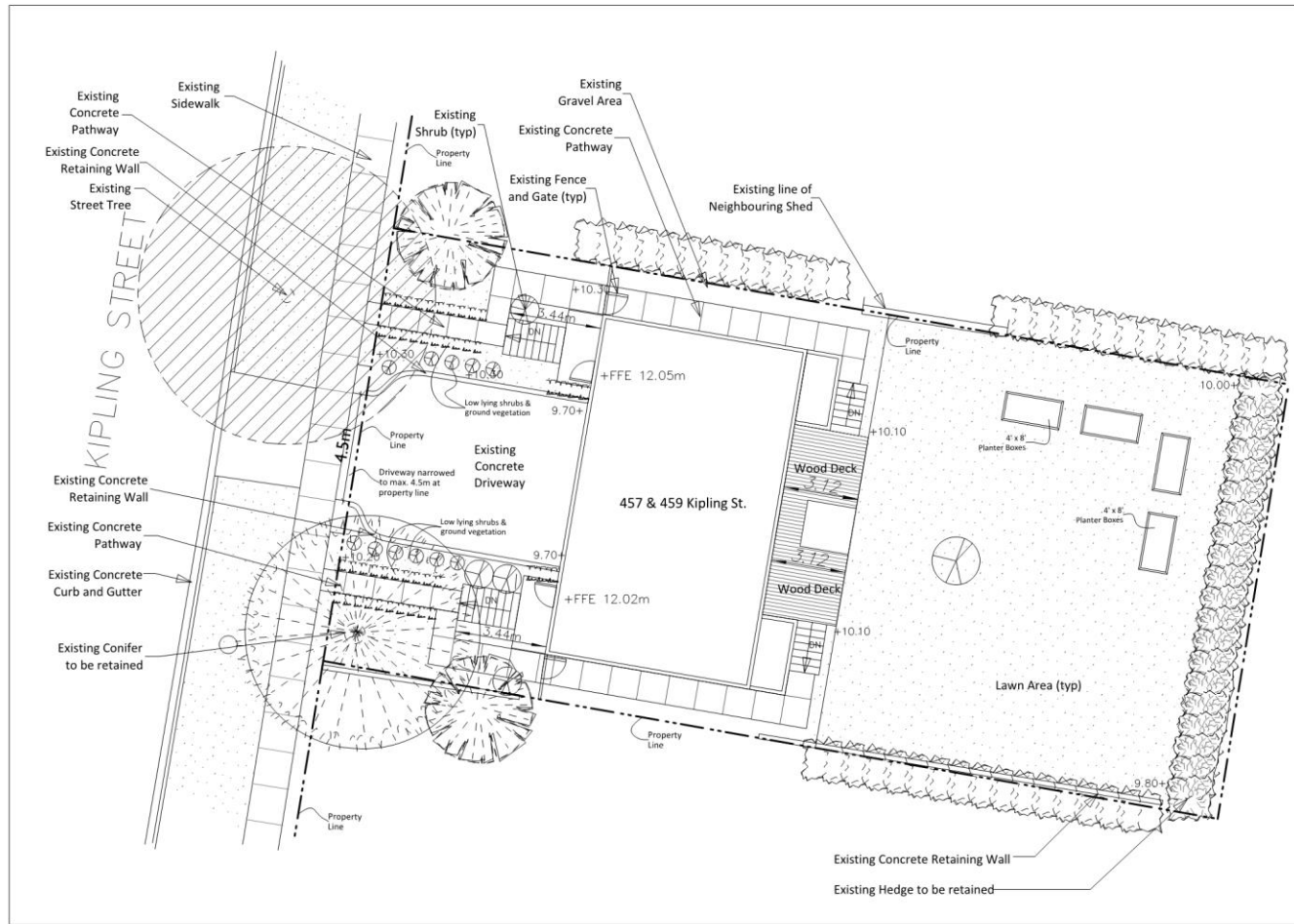
MAP 2

Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Employment-Residential
- Industrial Employment
- Industrial Employment-Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Urban Place Designations extend to the centerlines of adjacent streets.

Site Plan



Date: 13 July 2018
Scale: 1:100
PO #: 16-1684
Drawn By: MGL

Project: House Plans For:
Fulton Carey House
457 - 459 Kipling Street, Victoria, BC

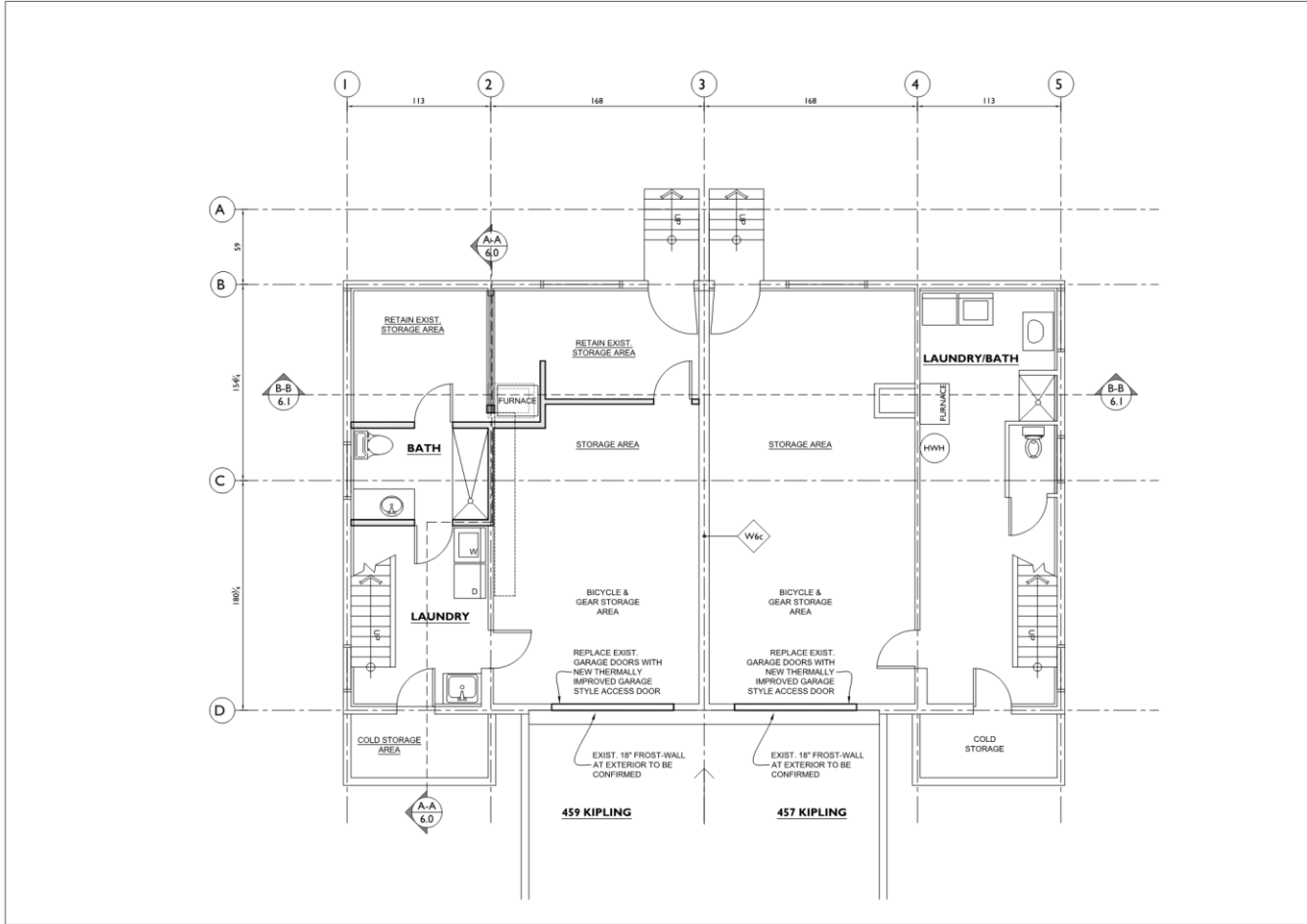
Architect: Doran Musgrove
ARCHITECTS INC. (2010 BC)

Revisions		

LANDSCAPE PLAN

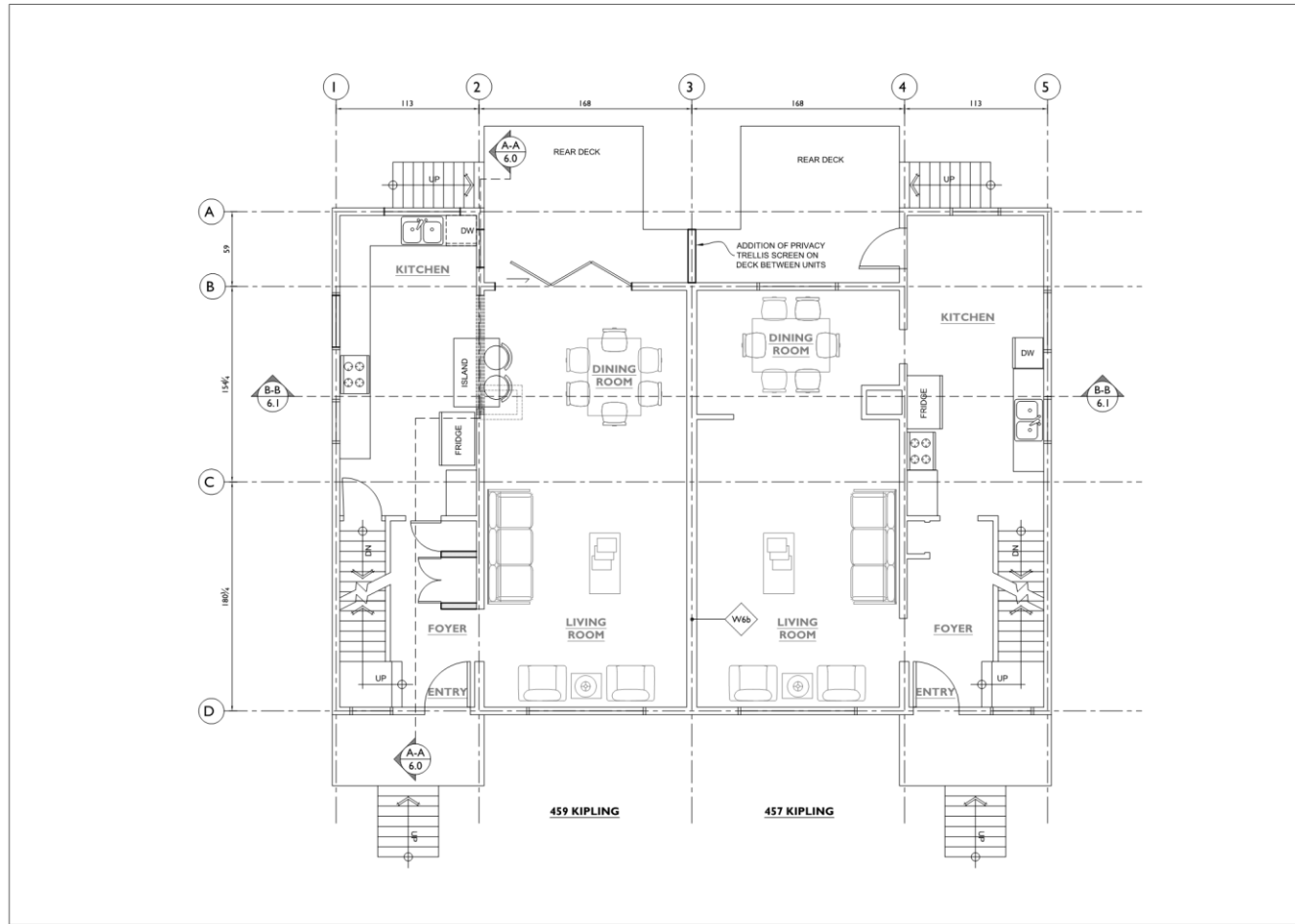
Sheet No. 0.1a

Floor Plan (First)



Date: 13 July 2018 Scale: 1/4" = 1'-0" PO #: 16-1684 Drawn By: MGL	PROJECT House Plans For: Fulton Carey House 457 - 459 Kipling Street, Victoria, BC	ARCHITECT Doran Musgrove ARCHITECTS INC. (2017 BC)	REVISIONS <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10		PROPOSED BASEMENT PLAN 673 sq.ft. per unit/suite	STREET NO.: 2.0
1																									
2																									
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Floor Plan (Second)



Date: 13 July 2018
 Scale: 1/4" = 1'-0"
 PO #: 16-1684
 Drawn By: MGL

Project

House Plans For:
Fulton Carey House
 457 - 459 Kipling Street, Victoria, BC

Architect

Doran Musgrove
 Architects ABC, UED AB

Revisions

Revisions	Date	By

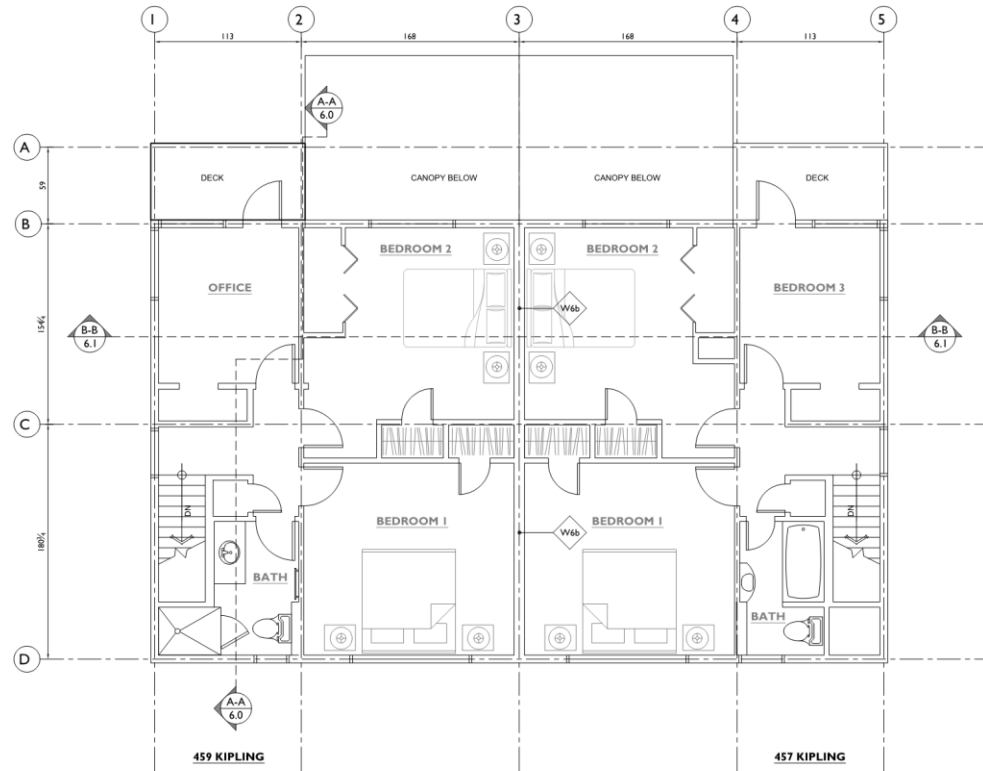
Drawing

PROPOSED MAIN FLOOR PLAN
 722 sq.ft. per unit/suite

Street No.

2.1

Floor Plan (Third)



Date: 13 July 2018
 Scale: 1/4" = 1'-0"
 PO #: 16-1684
 Drawn By: MGL

Project

House Plans For:
Fulton Carey House
 457 - 459 Kipling Street, Victoria, BC

Architect
 Doran Musgrove
 Architect ABC, CED 07

Revisions

Rev	Description

Drawing

PROPOSED UPPER FLOOR PLAN
 673 sq.ft. per unit/suite

Sheet No.

2.2

Front Elevation



Date: 13 July 2018
 Scale: 1/4" = 1'-0"
 PO #: 16-1684
 Drawn By: MGL

Project

House Plans For:
Fulton Carey House
 457 - 459 Kipling Street, Victoria, BC

Architect
 Doran Musgrove
 ARCHITECTS INC. (2014 BC)

Revisions

1		
2		
3		
4		
5		

Drawing

PROPOSED WEST ELEVATION

Sheet No.

3.0

Rear Elevation



Date: 13 July 2018
 Scale: 1/4" = 1'-0"
 PO #: 16-1684
 Drawn By: MGL

Project

House Plans For:
Fulton Carey House
 457 - 459 Kipling Street, Victoria, BC

Architect
 Doran Musgrove
 Architect ABC, CED 07

Revisions

Revisions	Date	By	Check

Drawing

PROPOSED EAST ELEVATION

Sheet No.

3.2

Side Elevation (south)



Date: 13 July 2018
Scale: 1/4" = 1'-0"
PO #: 16-1684
Drawn By: MGL

Project

House Plans For:
Fulton Carey House
457 - 459 Kipling Street, Victoria, BC

Architect

Doran Musgrove
Architects ABC, QED AB

Revisions

1		
2		
3		
4		

Drawing

PROPOSED SOUTH ELEVATION

Sheet No.

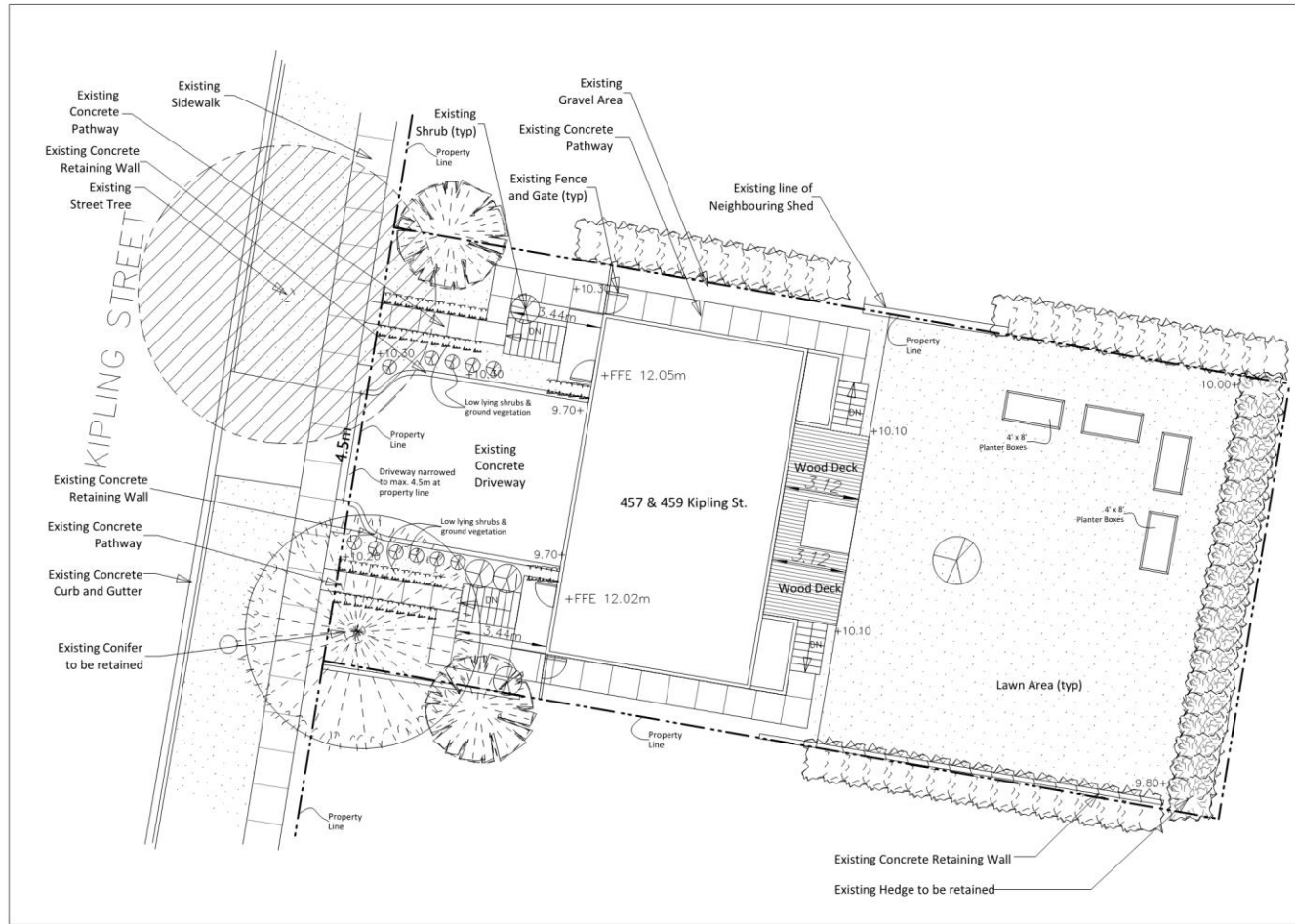
3.1

Side Elevation (north)



Date: 13 July 2018	House Plans For: Fulton Carey House	architect: Doran Musgrove	revisions:	drawing: PROPOSED NORTH ELEVATION	STREET NO.: 3.3
Scale: 1/4" = 1'-0"	457 - 459 Kipling Street, Victoria, BC	ARCHITECT ABC, QED BY			
PO #: 16-1684					
Drawn By: MGL					

Landscape Plan



Date: 13 July 2018
Scale: 1:100
PO #: 16-1684
Drawn By: MGL

Project: House Plans For:
Fulton Carey House
457 - 459 Kipling Street, Victoria, BC

Architect: Doran Musgrove
ARCHITECTS INC. (2010 BC)

Revisions		
1		
2		
3		
4		
5		

Drawing

LANDSCAPE PLAN

Sheet No.

0.1a

457 / 459 Kipling Street (Subject Property)

