



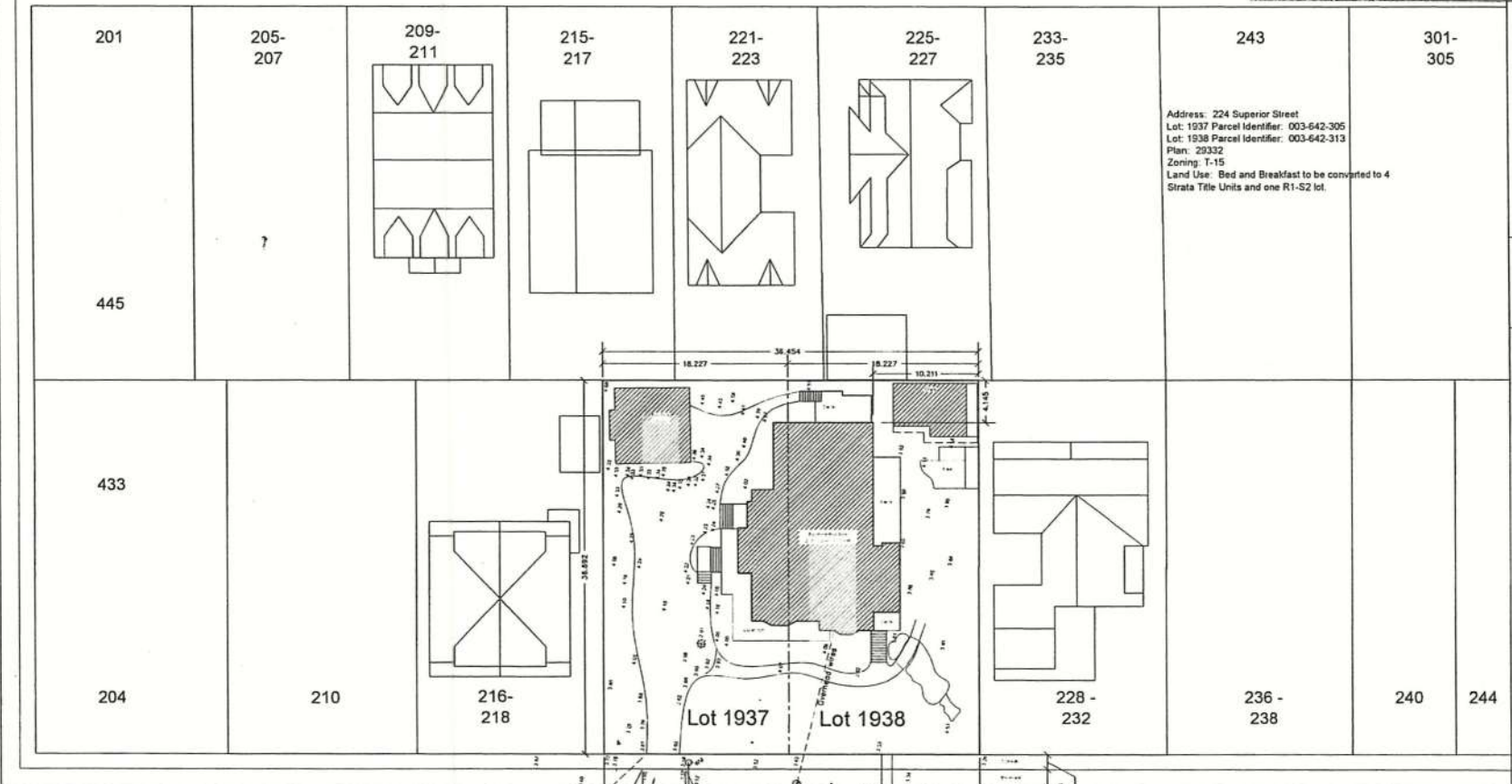
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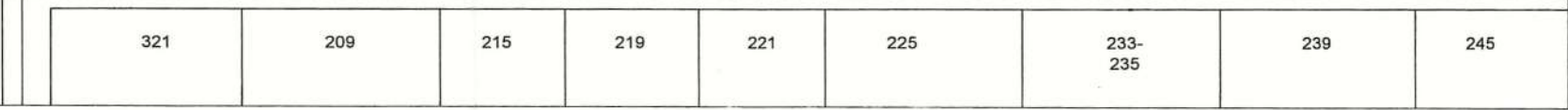
Planning & Development Department  
Development Services Division

Kingston Street

Montreal Street



Superior Street



Merlin  
DESIGN  
250 885 2207

224 Superior Street

Plan of Existing Site

Drawing Detail

Project  
 Drawn by  
D. Halton  
 Date  
Dec 20, 2016  
 Scale  
1:200  
 Page  
1

ATTACHMENT C



Address: 224 Superior Street  
 Lot: 1937 Parcel Identifier: 003-642-305  
 Plan: 29332  
 Zoning: T-15  
 Land Use: Bed and Breakfast to be converted to 4  
 Strata Title Units and one R1-52 lot

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224 Superior Street

Existing Landscape Plan

Drawing Detail

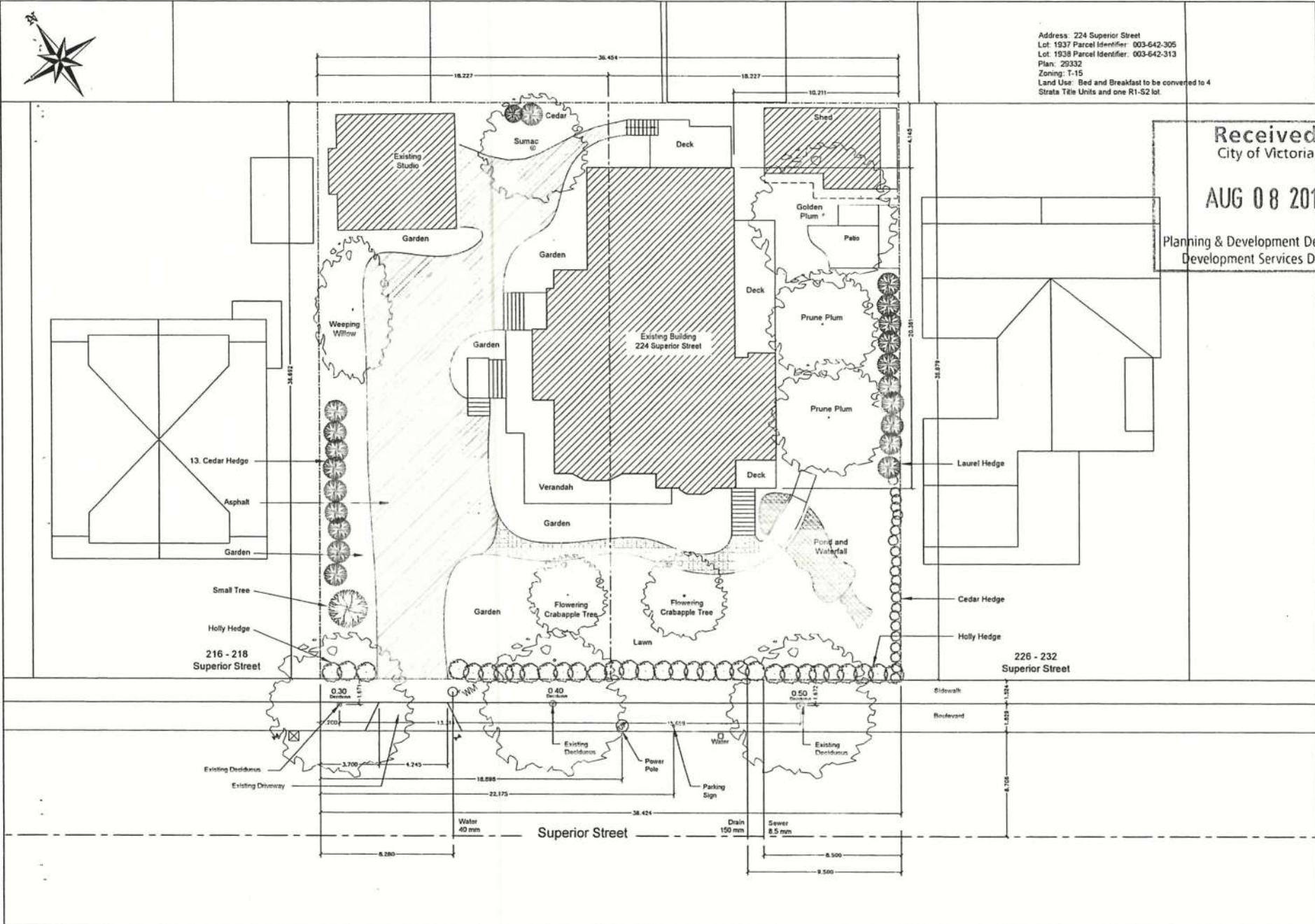
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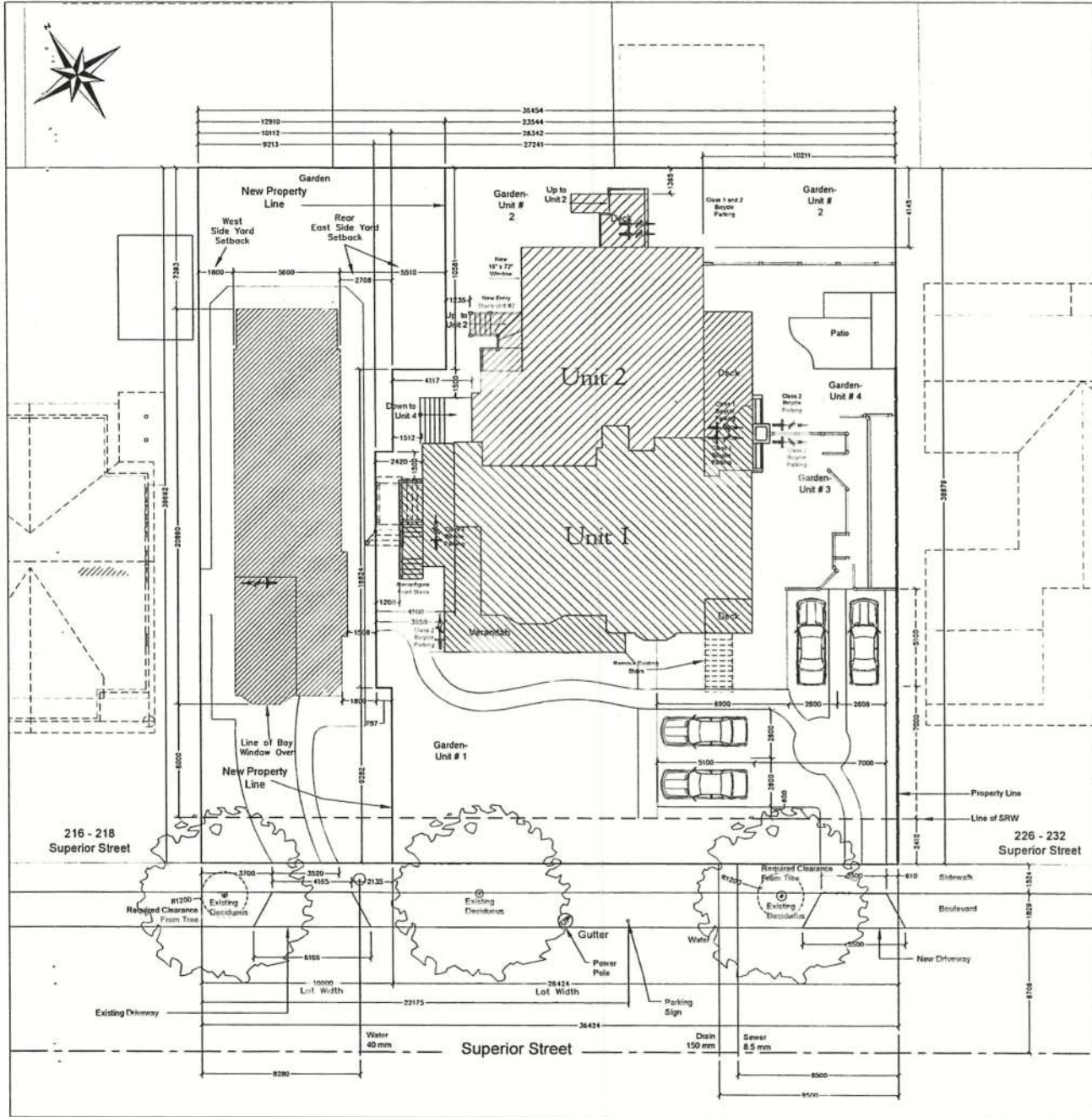
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 Dec 20, 2016

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Address: 224 Superior Street  
 Lot: 1937 Parcel Identifier: 003-642-305  
 Lot: 1938 Parcel Identifier: 003-642-313  
 Plan: 29332  
 Zoning: T-15  
 Land Use: Bed and Breakfast to be converted to 4  
 Strata Title Units and one R1-S2 lot.

**PROJECT INFORMATION TABLE**  
 Parcel/Existing Parcel Number: 224 Superior Street

Zone (municipal)	T-15
Site area (sq. meters) including FRM	513.78
Area* (SRM)	81.78
Site Area within FRM	885.58
Total floor area (sq. meters)	470.20
Compressed floor area	none
Floor space ratio	0.91%
Site coverage %	34.89%
Open site space %	49.91%
Height of existing structure	5.588
Number of stories	2
Walkway (sq. meters) (none)	none
Bicycle parking (number) (none)	none
Building setbacks (m)	
• Front yard	12.124
• Rear yard	1.355
• Side yard (west)	4.254
• Side yard (east)	7.944
• Frontward side yard	11.895
Residential Details:	
• Total number of units	4
• Unit type	2 bedrooms
• Special requirements	4
• Maximum floor area (sq. m)	115.11
• Total residential floor area (sq. m)	459.20

**PROJECT INFORMATION TABLE**  
 222 Superior Street

Zone	Zoning Standard for the Calculate		Calculate
	Small Lot	Small Lot	
Site area (sq. meters)	81.52	81.52	none
Site coverage %	29.90%	40.0%	none
Total floor area (sq. meters)	178.89	190	none
Floor space ratio	0.461	0.61	none
Height of building (meters)	6.5	7.5	none
Number of stories	2	2	none
Building Setbacks (m)			
• Front yard	6.00	6	none
• Rear yard	6.96	6	none
• Side yard (west)	1.80	1.5	none
• Side yard (east)	1.5 - 5.8	1.5	none
Open site space %	60.1%	none	none
Parking stalls (number) on site	1	0	none
Bicycle parking number	In the garage		none

**Driveway Slope Calculation**  
 222 Driveway

Height at the Sidewalk	3.67
Height at the House	3.86
Difference	0.19
Length of Driveway	9.28
Slope	2.047%

224 East

Height at the Sidewalk	3.33
Height at the House	3.65
Difference	0.32
Length of Driveway	12.19
Slope	2.624%

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Revision	August 4, 2016	Revision	August 4, 2017
1	Not Description	26	Description
2	23	23	Description of House Change
3	24	24	Setback Changed
4	25	25	Setback Changed
5	26	26	Setback Changed
6	27	27	Setback Changed
7	28	28	Layout of Yard Changed
8	29	29	Data Updated
9	30	30	Temporary Lane Provision
10	31	31	Description Changed
11	32	32	Description of House Change
12	33	33	Setback Changed
13	34	34	Setback Changed
14	35	35	Setback Changed
15	36	36	Setback Changed
16	37	37	Setback Changed
17	38	38	Setback Changed
18	39	39	Setback Changed
19	40	40	Setback Changed
20	41	41	Setback Changed
21	42	42	Setback Changed
22	43	43	Setback Changed
23	44	44	Setback Changed
24	45	45	Setback Changed
25	46	46	Setback Changed
26	47	47	Setback Changed
27	48	48	Setback Changed
28	49	49	Setback Changed
29	50	50	Setback Changed
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70	91	91	Setback Changed
71	92	92	Setback Changed
72	93	93	Setback Changed
73	94	94	Setback Changed
74	95	95	Setback Changed
75	96	96	Setback Changed
76	97	97	Setback Changed
77	98	98	Setback Changed
78	99	99	Setback Changed
79	100	100	Setback Changed

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224 Superior Street  
 Proposed Site Plan (with Upper Floor of Strata)  
 Drawing Detail

Project  
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 Page 3

**LEGEND**

This plan is for design and permitting purposes only

Elevations were derived from control monument 8-39A (Elev=2.91m)

and control monument 8-38 (Elev=4.71m)

Elevations shown are based upon geoidetic datum

Property line offsets shown are to exterior house siding

P.I.D 003-643-305 LOT 1937

P.I.D 003-642-313 LOT 1938

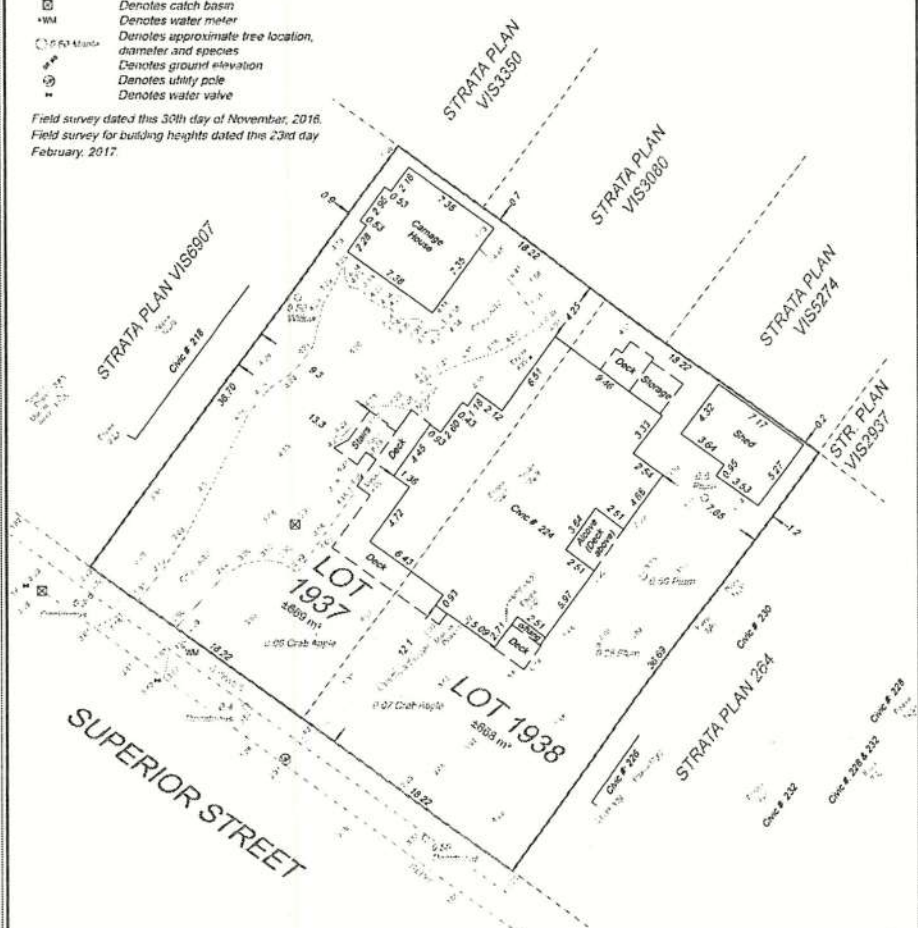
**LEGEND**

- ☐ Denotes catch basin
- WM Denotes water meter
- (6.5) M80 Denotes approximate tree location, diameter, and species
- (1.2) 10.5 Denotes ground elevation
- ⊕ Denotes utility pole
- \*\* Denotes water valve

Field survey dated this 30th day of November, 2016.

Field survey for building heights dated this 23rd day

February, 2017



File: 8-ALBIONMANOR-SF3  
 Date: February 24, 2017  
**Island Land Surveying Ltd.**  
 #117 - 693 Hillman Avenue  
 Victoria B.C. V8P 4X1  
 TEL 250 475 1515 FAX 250 475 1516  
 www.islandsurveying.ca PBD

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No.	Description
1	Whole Drawing Printed
2	See Page Number

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Project  
**224 Superior Street**  
 Drawing Detail  
 Site Survey

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1	Project	August 4, 2017
2	Design	
3	Final	
4	As Built	
5	Final	
6	Final	
7	Final	
8	Final	
9	Final	
10	Final	
11	Final	
12	Final	
13	Final	
14	Final	
15	Final	
16	Final	
17	Final	
18	Final	
19	Final	
20	Final	

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224 Superior Street

Landscape Plan

Drawing Detail

Project

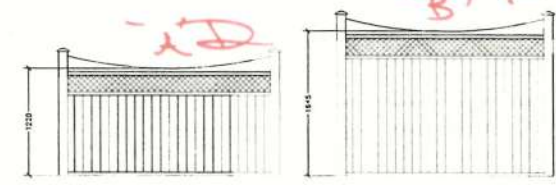
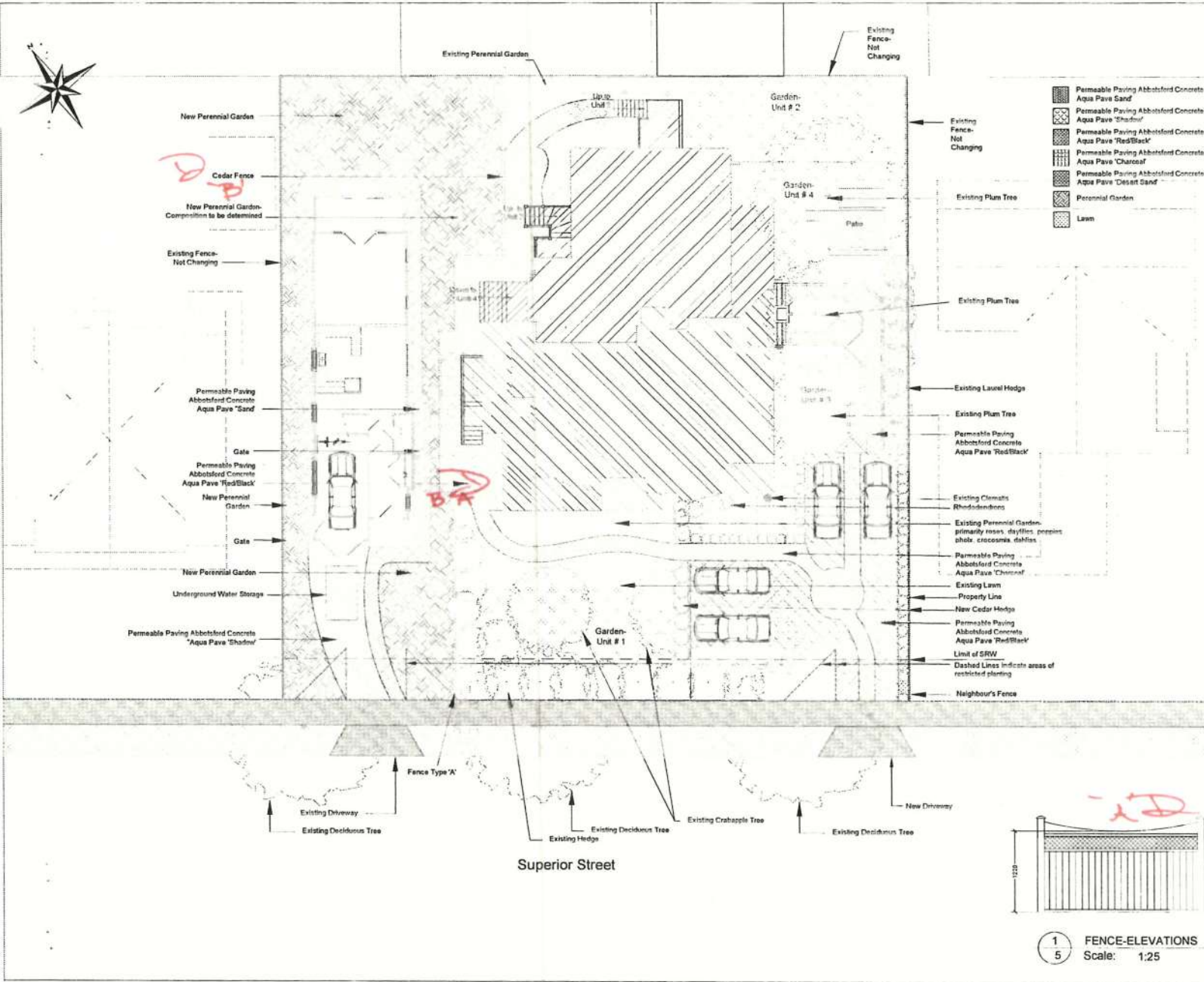
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Dec. 20, 2016

Scale  
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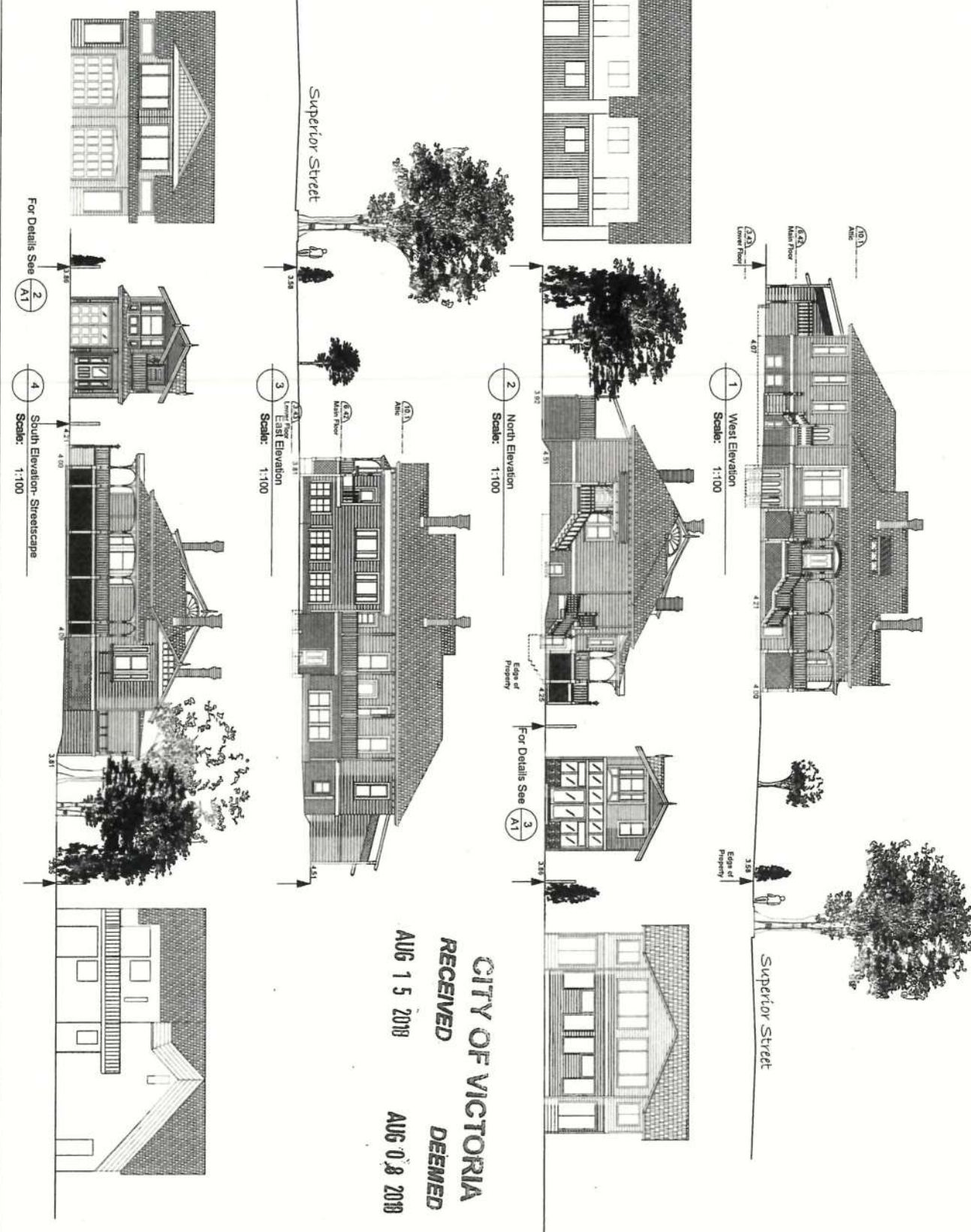
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1 FENCE-ELEVATIONS  
5 Scale: 1:25

Superior Street

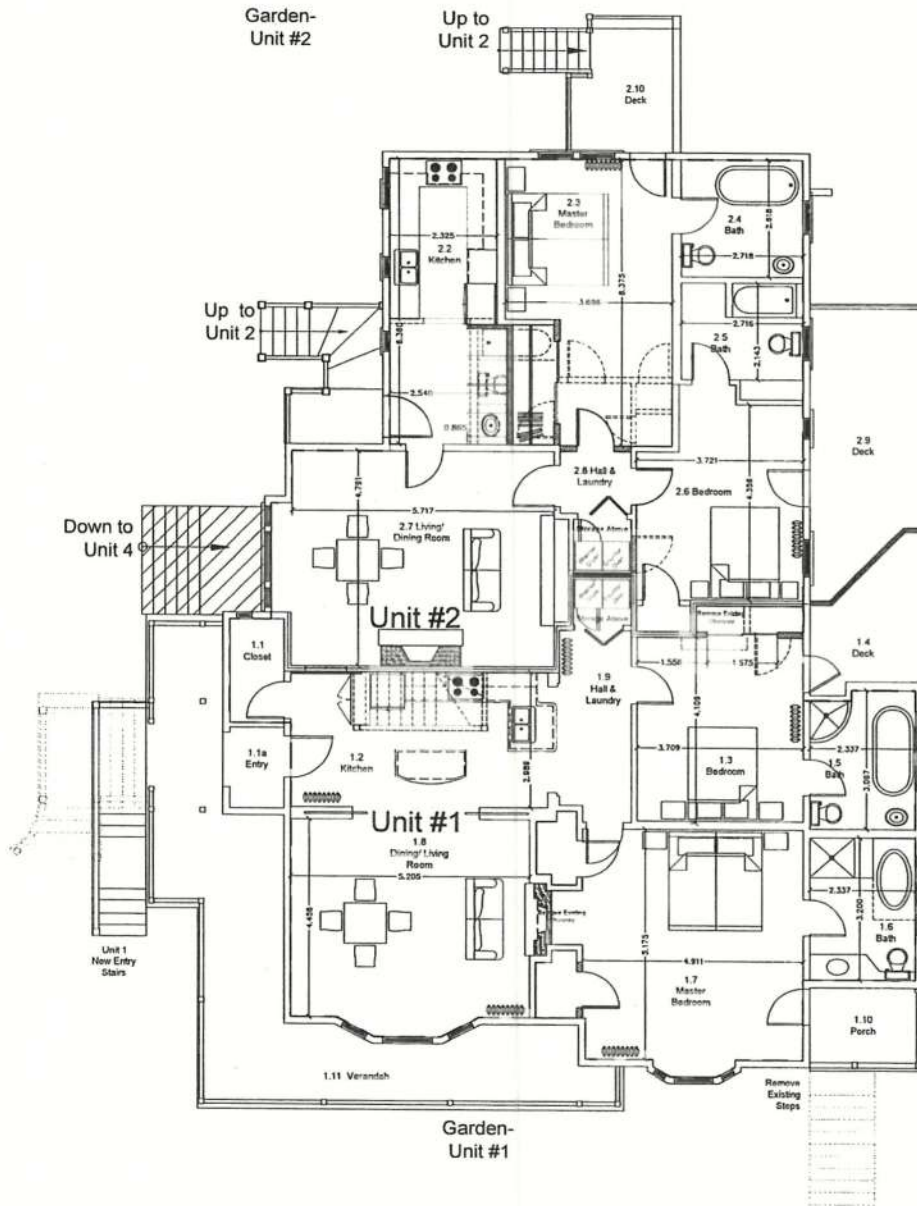


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**RECEIVED**      **DEEMED**  
 AUG 15 2018      AUG 08 2018

REVISIONS	
No.	Description
1	Final Revisions
2	Stage Removal
3	Stage Removal
4	Revised
5	Revised
6	Final Revisions

**Merlin**  
**DESIGN**  
 250 885 2207

Project: **224 Superior Street**  
 Drawing Detail: **Elevations**  
 Drawn by: **D. Halton**  
 Date: **Dec. 20, 2016**  
 Scale: **1:100**  
 Page: **6**



Address: 224 Superior Street  
 Lot: 1937 Parcel Identifier: 003-642-305  
 Lot: 1938 Parcel Identifier: 003-642-313  
 Plan: 29332  
 Zoning: T-15  
 Land Use: Bed and Breakfast to be converted to 4  
 Strata Title Units and one R1-S2 lot.

Key to Symbols

- HEAVY LINE indicates a wall that needs refinishing or repair.
- ▨ HEAVY LINE with HATCHING indicates a new wall.
- - - DASHED LINE indicates a wall or element that is to be removed.

Total Square Footage:  
 Main Floor: 227.85 Sq.M

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Revisions August 4, 2017

No. Description

1 Outline Showing Top of Floor

Area Demolished

2 Total Floor Area Added

3 Storage Removed

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**224 Superior Street**

Plan Details- Upper Floor of Strata

Project

Drawn by  
D. Halton

Date  
Dec 20, 2016

Scale  
1:50

Page  
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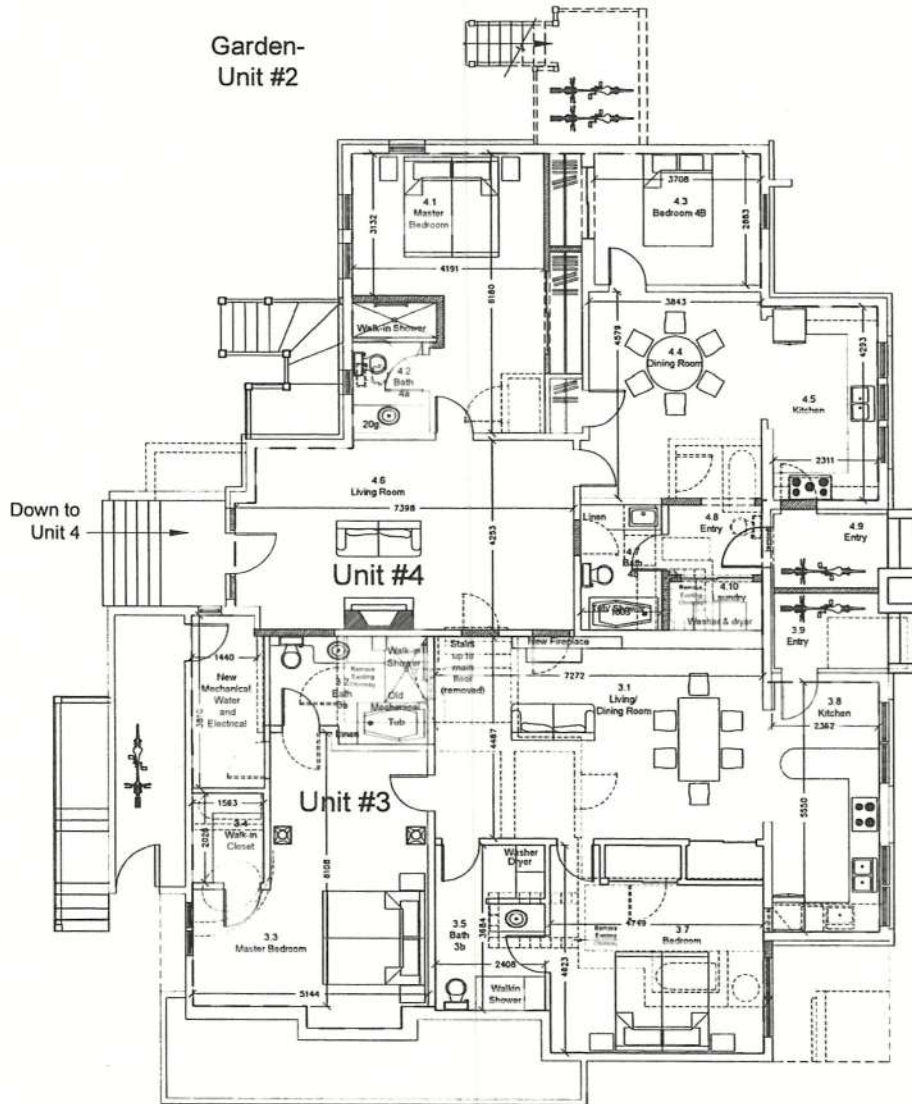
Garden-  
Unit #2

Garden-  
Unit #2

Garden-  
Unit #4

Garden-  
Unit #3

Garden-  
Unit #1



Down to  
Unit 4

Address: 224 Superior Street  
 Lot: 1937 Parcel Identifier: 003-642-305  
 Lot: 1938 Parcel Identifier: 003-642-313  
 Plan: 29332  
 Zoning: T-15  
 Land Use: Bed and Breakfast to be converted to 4  
 Strata Title Units and one R1-S2 lot

Key to Symbols

- HEAVY LINE  
indicates a wall that needs  
refinishing or repair.
- ▨ HEAVY LINE  
with HATCHING  
indicates a new wall.
- - - DASHED LINE  
indicates a wall or element  
that is to be removed.

Total Square Footage:  
Lower Floor: 242.25 sq. M.

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Revision	August 4, 2017
1	Development
2	Scope Expansion Area Deleted
3	Scope Expansion Deleted
4	Mechanical Room Relocated
5	Area Reconfigured
6	Room Extension Permitted
7	Storage Removed

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224 Superior Street

Plan - Lower Floor of Strata

Project

Drawn by  
D. Halton

Date  
Dec. 20, 2016

Scale  
1:50

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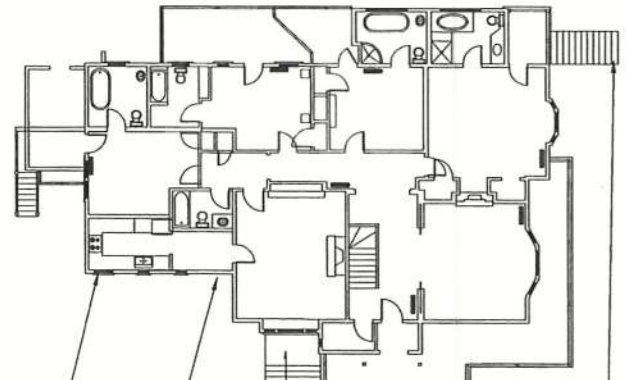
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Permitted Dec. 20, 2017  
Not to Scale  
1 Dimension Corrected

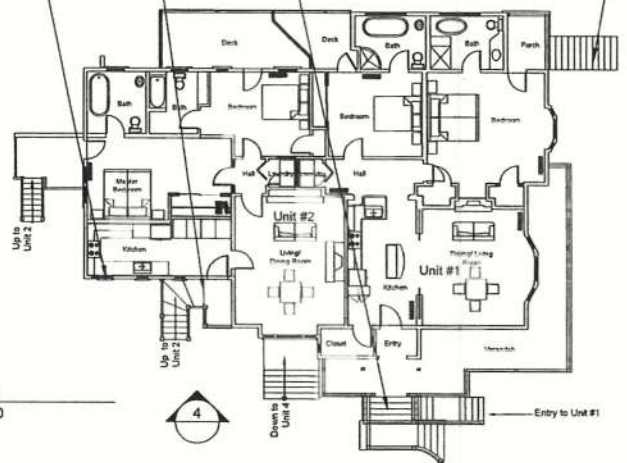
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Project  
**224 Superior Street**  
Drawing Detail Proposed Changes to the Exterior- West Elevation

Drawn by  
**D. Halton**  
Date  
Dec. 20, 2016  
Scale  
1:100  
Page



1 Plan- As Is  
Scale: 1:100



2 Plan- Proposed  
Scale: 1:100



3 West Elevation- As Is  
Scale: 1:100



4 West Elevation- Proposed  
Scale: 1:100

1. The window indicated by (1) is not original to the house; it was a door. In the renovation of 1990, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new door and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing (2).
4. These stairs are not original to the house. With the new interior configuration, these stairs would give access from Unit 1 to the parking area. Therefore, these stairs would be removed.

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Permitted August 4, 2017
No Description
1 New Window Removed
2 Location of Window Changes
3 Final Receipted

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224 Superior Street

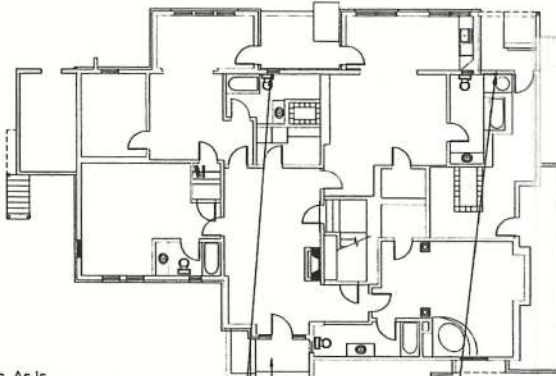
Proposed Changes to the Exterior- East Elevation

Project  
Drawn by  
D. Halton  
Date  
Dec. 20, 2016  
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1:100  
Page

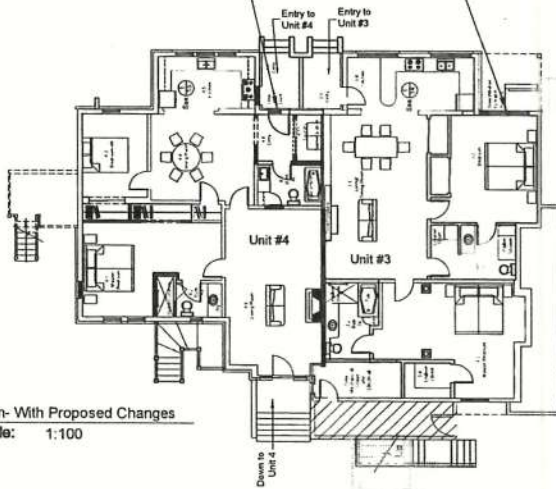
10



1 Plan- As Is  
Scale: 1:100



2 Plan- With Proposed Changes  
Scale: 1:100



3 East Elevation- As Is  
Scale: 1:100



4 East Elevation- With Proposed Changes  
Scale: 1:100



All of these changes are on the East Side of the house and would not impact on the Heritage qualities of the house in any meaningful way.

5. The existing door in the recess under the upper deck will be replaced with a window. This window is for the bedroom in Unit #3.

6. This window is recessed under the deck above. Replace the existing window with a new door as entry to Unit #4.

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No. Description  
1 New Page Added

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224 Superior Street

Proposed Changes to the Exterior- South Elevation  
Drawing Detail

Project

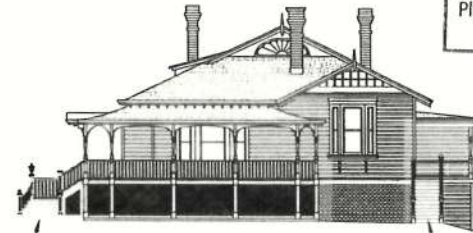
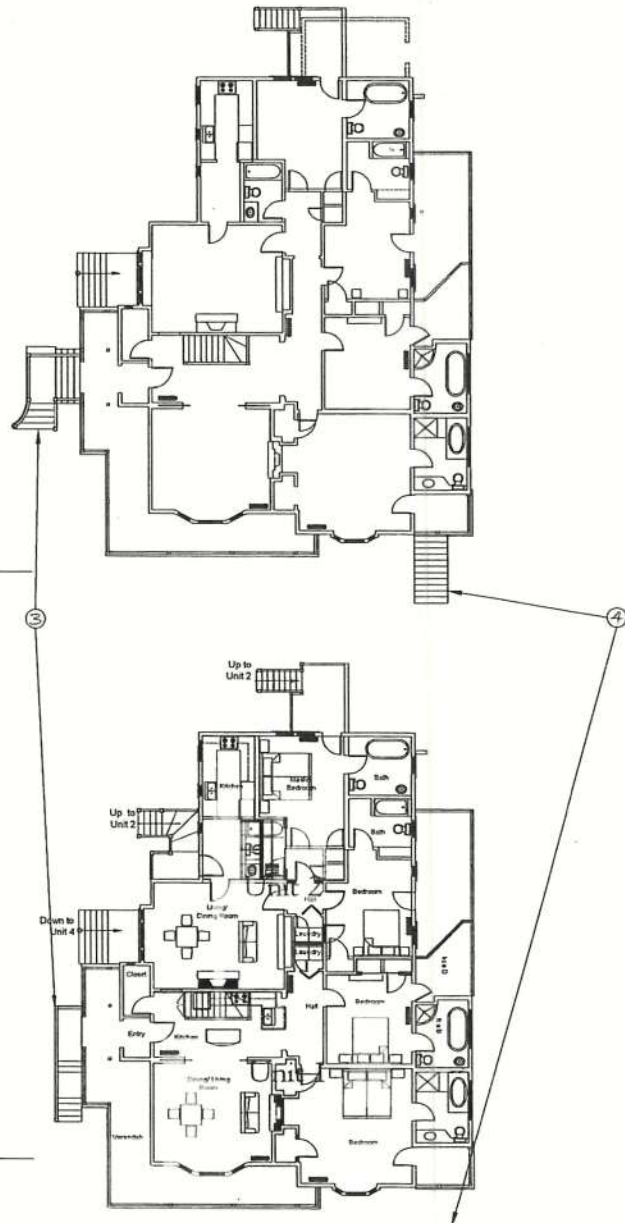
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1:100

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3 South Elevation- As Is  
Scale: 1:100

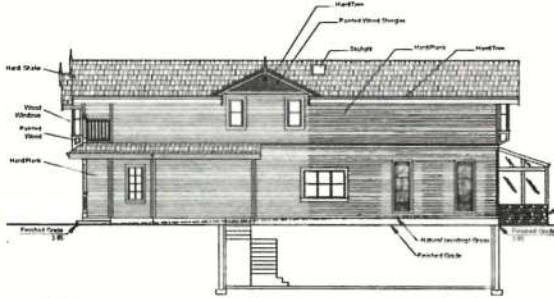


4 South Elevation- Proposed  
Scale: 1:100

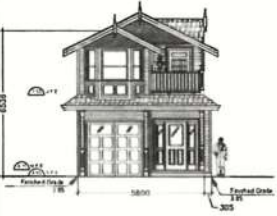
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing

4. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #3. Therefore, these stairs would be removed.

HARD PLANK



1 East Elevation  
Scale: 1:100



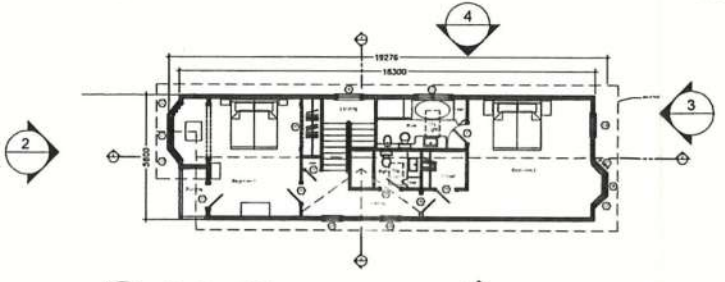
2 South Elevation  
Scale: 1:100



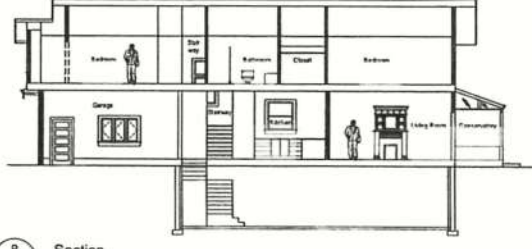
3 North Elevation  
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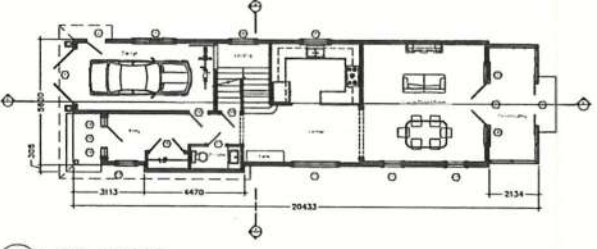
4 West Elevation  
Scale: 1:100



5 Plan- Second Floor  
Scale: 1:100



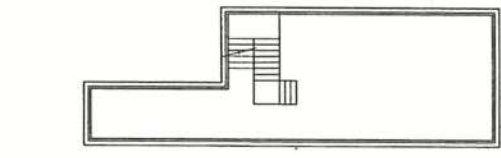
8 Section  
Scale: 1:100



6 Plan- Main Floor  
Scale: 1:100



9 Section  
Scale: 1:100



7 Plan- Cellar  
Scale: 1:100

**Special Separation**

Building Type	Area of Separation (sq ft)	Height (ft)	Distance (ft)	Fire Rating	Fire Rating	Fire Rating	Fire Rating	Fire Rating	Fire Rating
Residential	1012	10.0	10.0	1.0	1.0	1.0	1.0	1.0	1.0
Garage	1012	10.0	10.0	1.0	1.0	1.0	1.0	1.0	1.0
Basement	1012	10.0	10.0	1.0	1.0	1.0	1.0	1.0	1.0

**WINDOW SCHEDULE**

NO.	DESCRIPTION	WIDTH	HEIGHT
1	Garage Door	1600	2400
2	Living Room Window	1200	1800
3	Dining Room Window	1200	1800
4	Kitchen Window	1200	1800
5	Bedroom Window	1200	1800
6	Bathroom Window	1200	1800
7	Hallway Window	1200	1800
8	Stair Window	1200	1800
9	Front Porch Window	1200	1800
10	Back Porch Window	1200	1800
11	Side Porch Window	1200	1800
12	Front Porch Window	1200	1800
13	Back Porch Window	1200	1800
14	Side Porch Window	1200	1800
15	Front Porch Window	1200	1800
16	Back Porch Window	1200	1800
17	Side Porch Window	1200	1800
18	Front Porch Window	1200	1800
19	Back Porch Window	1200	1800
20	Side Porch Window	1200	1800

**DOOR SCHEDULE**

NO.	DESCRIPTION	WIDTH	HEIGHT
1	Garage Door	1600	2400
2	Living Room Door	1200	2000
3	Dining Room Door	1200	2000
4	Kitchen Door	1200	2000
5	Bedroom Door	1200	2000
6	Bathroom Door	1200	2000
7	Hallway Door	1200	2000
8	Stair Door	1200	2000
9	Front Porch Door	1200	2000
10	Back Porch Door	1200	2000
11	Side Porch Door	1200	2000
12	Front Porch Door	1200	2000
13	Back Porch Door	1200	2000
14	Side Porch Door	1200	2000
15	Front Porch Door	1200	2000
16	Back Porch Door	1200	2000
17	Side Porch Door	1200	2000
18	Front Porch Door	1200	2000
19	Back Porch Door	1200	2000
20	Side Porch Door	1200	2000

Revisions August 4, 2016

No.	Description
1	Height Revolved
2	Average Grade Added
3	Style of Entry Door Changed
4	Style of Garage Door Changed
5	Decking Added
6	Decking Added
7	Decking Added
8	Kitchen Resurfaced
9	Stained Glass Windows
10	Stained Glass Windows
11	Stained Glass Windows
12	Stained Glass Windows
13	Window Size Increased
14	Window Size Increased
15	Window Size Increased
16	Window Size Increased
17	Window Size Increased
18	Window Size Increased
19	Window Size Increased

Revisions August 4, 2016

No.	Description
20	Peak Lowered 4 Feet
21	Overhead Reduced 6"
22	Overhead Reduced 12"
23	Fire Alarm Added for Powder Room
24	Gable Lowered by 5 Feet
25	Walk Reduced by 2 Feet
26	Height Reduced
27	Conservatory Added
28	Bay Window Removed
29	Bay Window Added
30	Flare Windows Removed
31	Location of Door Moved
32	Window Added
33	Door Added
34	Door Added
35	Length Changed
36	Photocopy Added

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222 Superior Street  
Elevations, Plans and Sections  
Project  
Drawing Detail

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