

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 SECTION CCT VICTORIA



Revisions
 Received Date: April 12, 2019
 Deemed Date: March 5, 2019

1	Revisions	Received Date: April 12, 2019	Deemed Date: March 5, 2019
2	Revisions	Received Date: April 12, 2019	Deemed Date: March 5, 2019
3	Revisions	Received Date: April 12, 2019	Deemed Date: March 5, 2019
4	Revisions	Received Date: April 12, 2019	Deemed Date: March 5, 2019
5	Revisions	Received Date: April 12, 2019	Deemed Date: March 5, 2019

numberTEN
 number 10

PROJECT SITE DATA

	EXISTING	EXISTING	PROPOSED	PROPOSED
	902 McClure Street (The Coach House)	906 McClure Street (Bishop House)	910 McClure Street (Proposed)	902-910 McClure Street (Comprehensive)
Zone (Existing)	R-1	R-1	R-1	R-1
Proposed Zone	New Zone	New Zone	New Zone	New Zone
Site Area	252.25 sq. m (10,795.6 sq. ft.)	1,222.86 sq. m (13,140.5 sq. ft.)	802.28 sq. m (8,642.7 sq. ft.)	2,177.37 sq. m (23,434.8 sq. ft.)
Upper Floor Area	261.18 sq. m (2,812.0 sq. ft.)	612.8 sq. m (6,645.0 sq. ft.)	471.1 sq. m (5,074.5 sq. ft.)	1,300.88 sq. m (14,081.0 sq. ft.)
Floor Area Breakdown	Lower Floor: 124.4 sq. m (1,343.3 sq. ft.)	Upper Floor: 341.3 sq. m (3,671.7 sq. ft.)	Lower Floor: 186.1 sq. m (2,011.5 sq. ft.)	Total Floor Area: 1,742.1 sq. m (18,674.1 sq. ft.)
Use, Major Near and Forward	Second Floor: 124.4 sq. m	Third Floor: 261.5 sq. m (2,812.0 sq. ft.)	Third Floor: 186.1 sq. m (2,011.5 sq. ft.)	
Commercial Floor Area	367.18 sq. m (3,978.0 sq. ft.)	472.8 sq. m (5,104.0 sq. ft.)	411.1 sq. m (4,414.5 sq. ft.)	1,025.2 sq. m (11,043.0 sq. ft.)
Floor Space Ratio	0.78 (1.0m, Lower Floor)	0.55 (1.0m, Lower Floor)	0.75 (1.0m, Lower Floor)	0.84 (1.0m, Lower Floor)
Site Coverage	143.76 sq. m (1,541.2 sq. ft.) = 48%	203.47 sq. m (2,198.12 sq. ft.) = 27%	180.19 sq. m (1,940.42 sq. ft.) 20%	605.73 sq. m (6,519.93 sq. ft.) = 28%
Open Site Space	108.5 sq. m (1,152.3 sq. m) = 42%	189.3 sq. m (2,028.8 sq. m) = 24%	172.1 sq. m (1,842.3 sq. m) = 20%	156.5 sq. m (1,692.7 sq. m) = 27%
Height of Building	8.7m (28.87 (From Avg. Grade)	9.4m (30.84 (From Avg. Grade)	10.33m (34.07 (From Avg. Grade)	10.33m (34.07 (From Avg. Grade)
Height to T20 Building	12m (39.42 (From Avg. Grade)	10.4m (34.12 (From Avg. Grade)	11.7m (38.40 (From Avg. Grade)	12m (39.42 (From Avg. Grade)
Number of Stories	3 (inc. Lower Floor)	4	3 (inc. Lower Floor)	4
Parking Stalls	3	13	4	21
Bicycle Parking	7	3 six stall bike rack	1 indoor & 2 stall bike rack	2 six stall bike racks (12)
Front Yard Setback (McClure)	3.83m	6.97m	9.77m	1.82m
Rear Yard Setback	2.73m	14.55m	11.18m	1.93m
Street Front Setback	0.87m	5.1m	2m	0.87m
East Yard Setback	2.93m	2.38m	1.5m	1.5m
Compliance Yard Setback	3.66m	7.48m	3.1m	4.27m
Total Number of Units	6	17	6	31
Unit Type	Hotel Suite	Hotel Suite	Hotel Suite	Hotel Suite
Compl. Gravelled Units	0	0	0	0
Minimum Unit Floor Area	7	7	7	7
Total Residential Floor Area	7	7	7	7

LIST OF DRAWINGS

- | | |
|---|------------------------------|
| ARCHITECTURAL | LANDSCAPING |
| A-00 COVER SHEET, LIST OF DRAWINGS, PROJECT DATA | 1.1 SCHEMATIC LANDSCAPE PLAN |
| 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 EXTERIOR SHADOW STUDIES | |
| A-11 3D IMAGES | |
| A-12 3D IMAGES | |
| A-13 3D IMAGES | |

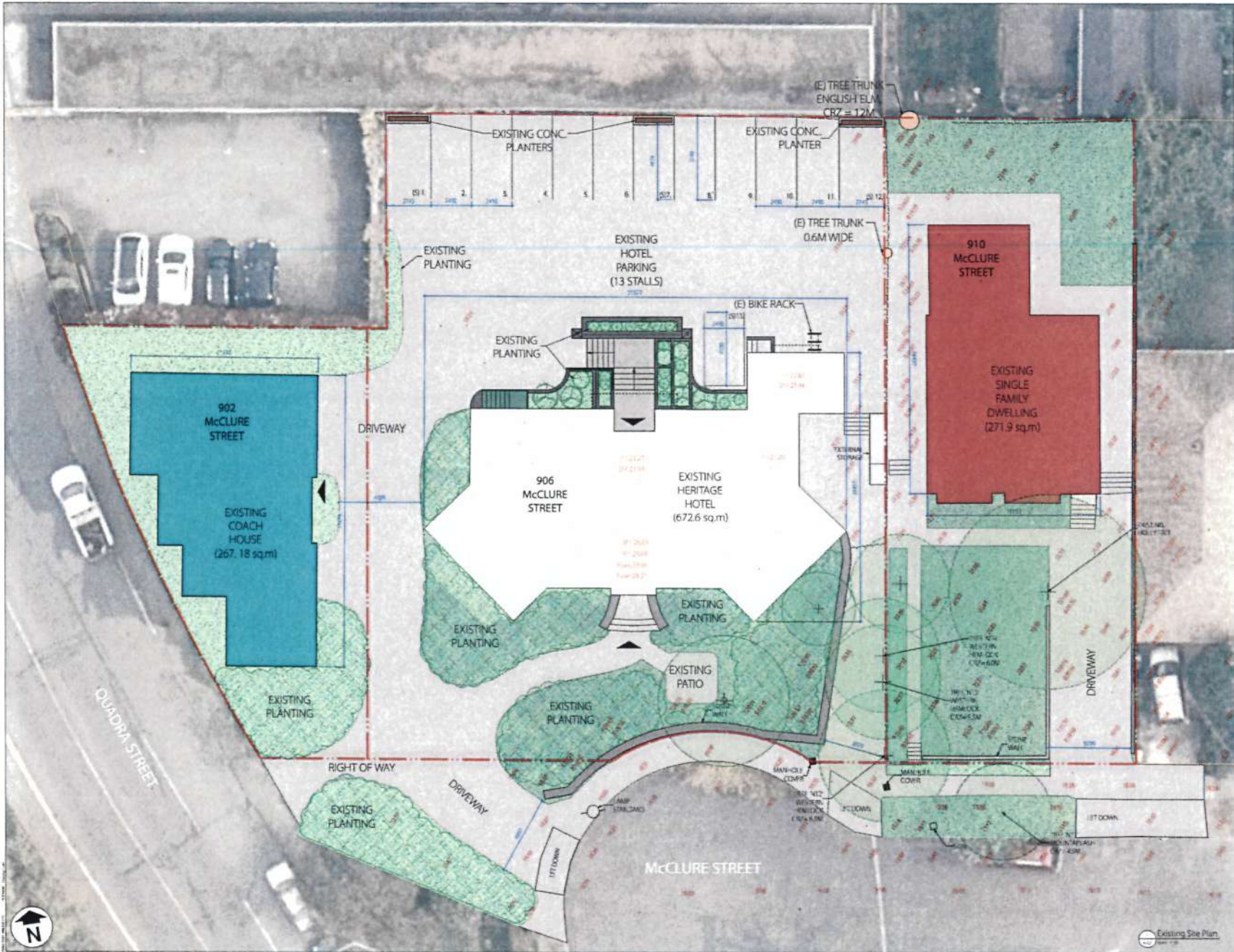
NTS
 2019-03-05

Abigail's Hotel
 902, 906, 910 McClure Street

Cover Sheet, List of Drawings, and Project Data

SP
 XXXXX
 2016571

BC
 A-00



NO. 1	DATE	BY	REVISION
1	2019-03-05	SP	EXISTING SITE PLAN

NO. 2	DATE	BY	REVISION
2	2019-03-05	SP	EXISTING SITE PLAN

numberTEN number 10

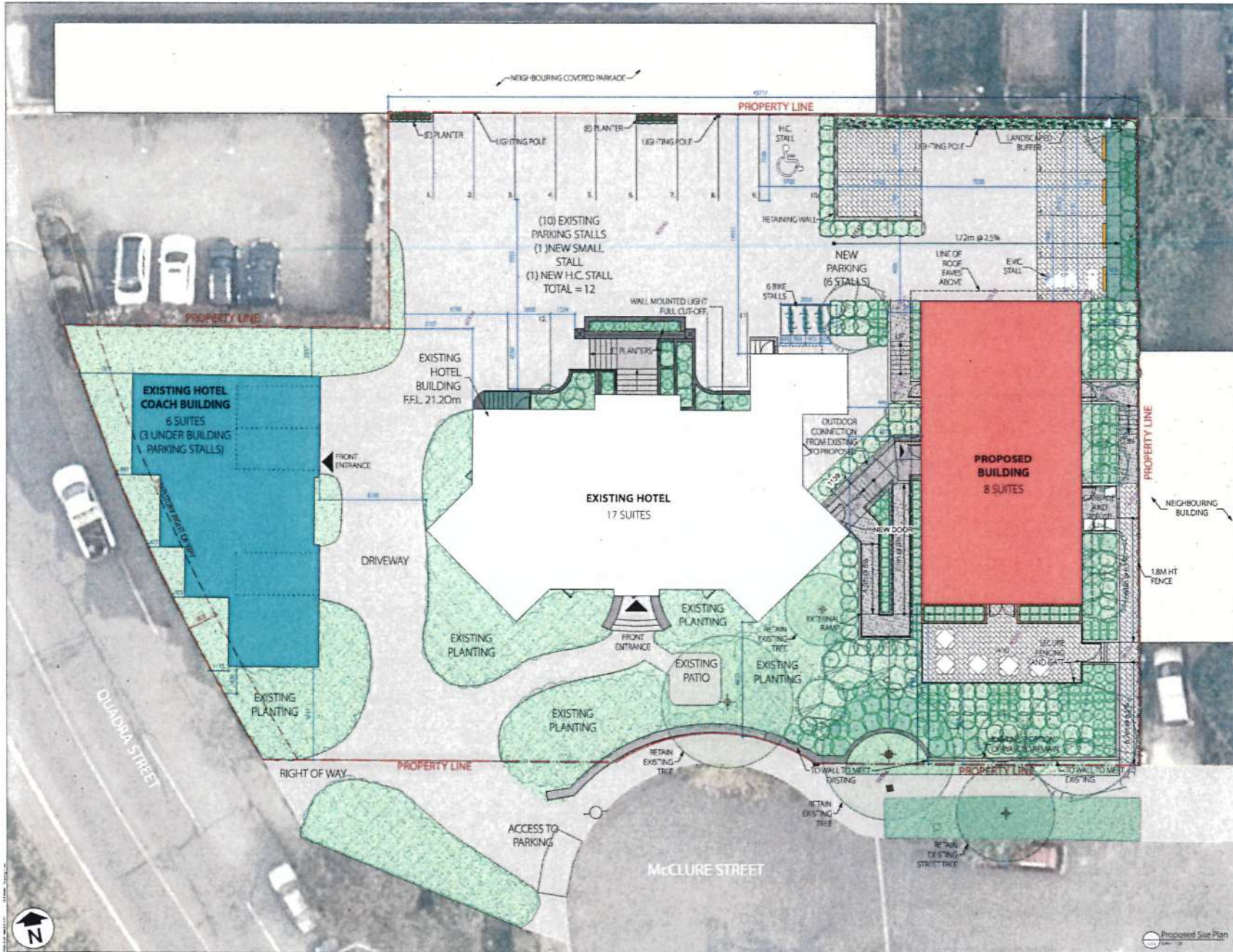
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SCALE	1:100
DATE	2019-03-05

Abigail's Hotel
902, 906, 910 McClure Street

Existing Site Plan

SP	BC
XXXXXX	A-02
2016571	



NO. OF PROPOSALS (PROPOSED) FROM PLAN	1
NO. OF PROPOSALS (EXISTING) FROM PLAN	1
NO. OF PROPOSALS (TOTAL) FROM PLAN	2
NO. OF PROPOSALS (PROPOSED) FROM PLAN	1
NO. OF PROPOSALS (EXISTING) FROM PLAN	1
NO. OF PROPOSALS (TOTAL) FROM PLAN	2

numberTEN
number
10

SCALE	1:100	DATE	2019-03-05
PROJECT	Abigail's Hotel		
ADDRESS	902, 906, 910 McClure Street		
PROPOSED	Proposed Site Plan		
NO. OF SHEETS	SP	COUNT	BC
NO. OF SHEETS	XXXXX	COUNT	A-03
NO. OF SHEETS	2016571	COUNT	

Abigail's Hotel
902, 906, 910 McClure Street

Proposed Site Plan

SP BC
XXXXX A-03
2016571

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



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

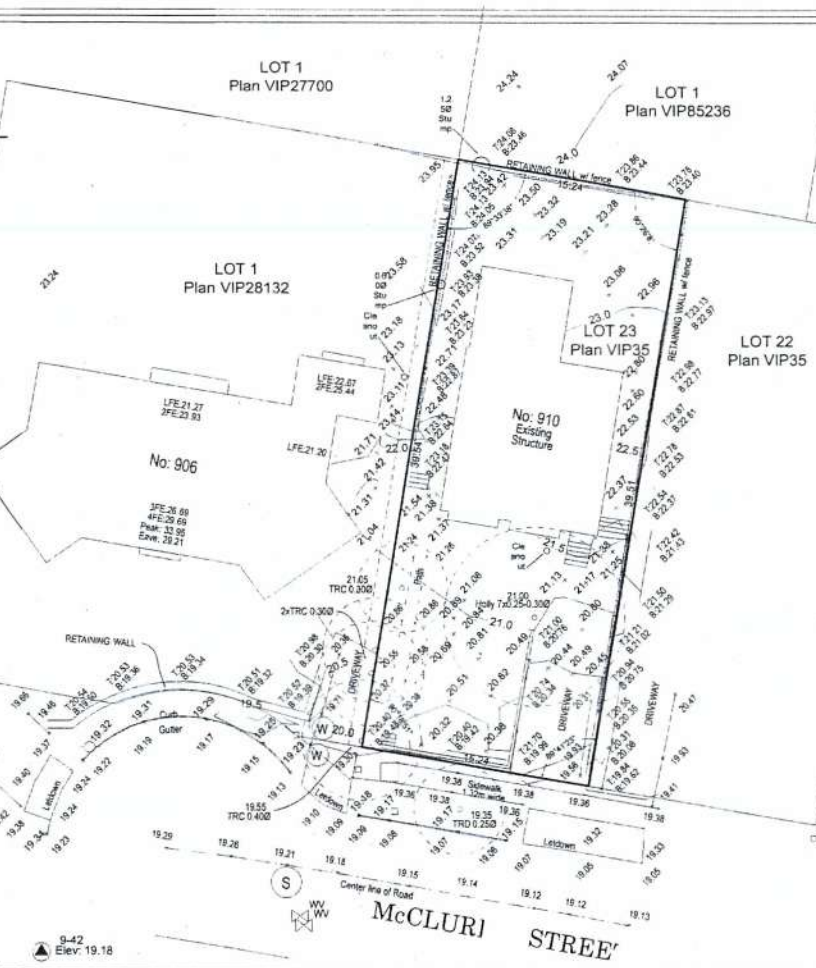
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This document was prepared for the exclusive use of our client ABIGAIL'S HOTELS LTD. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Explores Land Surveying Inc., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE 11375
DWG DATE 11375-110-McClure2016-12-08

Explores
Land Surveying Inc.
101 - 2010 Douglas Street
Victoria, B.C. V8W 2K1
Tel: (250) 741-1233
www.exploreslandsurveying.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 specie.
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 Label (T=Top, B=Bottom)
 - denotes lower Floor Elevation
 - denotes second Floor Elevation
 - denotes third Floor Elevation
 - denotes fourth Floor Elevation



CERTIFIED CORRECT
Lot dimensions are correct according to Land Title Office records.

Kenneth KC Ng, B.C.L.S.
Field Surveyor - 7th December, 2016
Dated 19th & 20th December, 2016.
This document is not valid unless originally signed and sealed or digitally signed with Juniper digital signature.
Info: <https://www.juniper.com>

FILE 11375	DATE 11375-110-McClure2016-12-08
PROJECT	ABIGAIL'S HOTELS LTD
CLIENT	ABIGAIL'S HOTELS LTD
DATE	7 th December, 2016
SCALE	1:250
PROJECT NO.	2016571

numberTEN
number
10

DATE	1:150	DATE	2019-03-20
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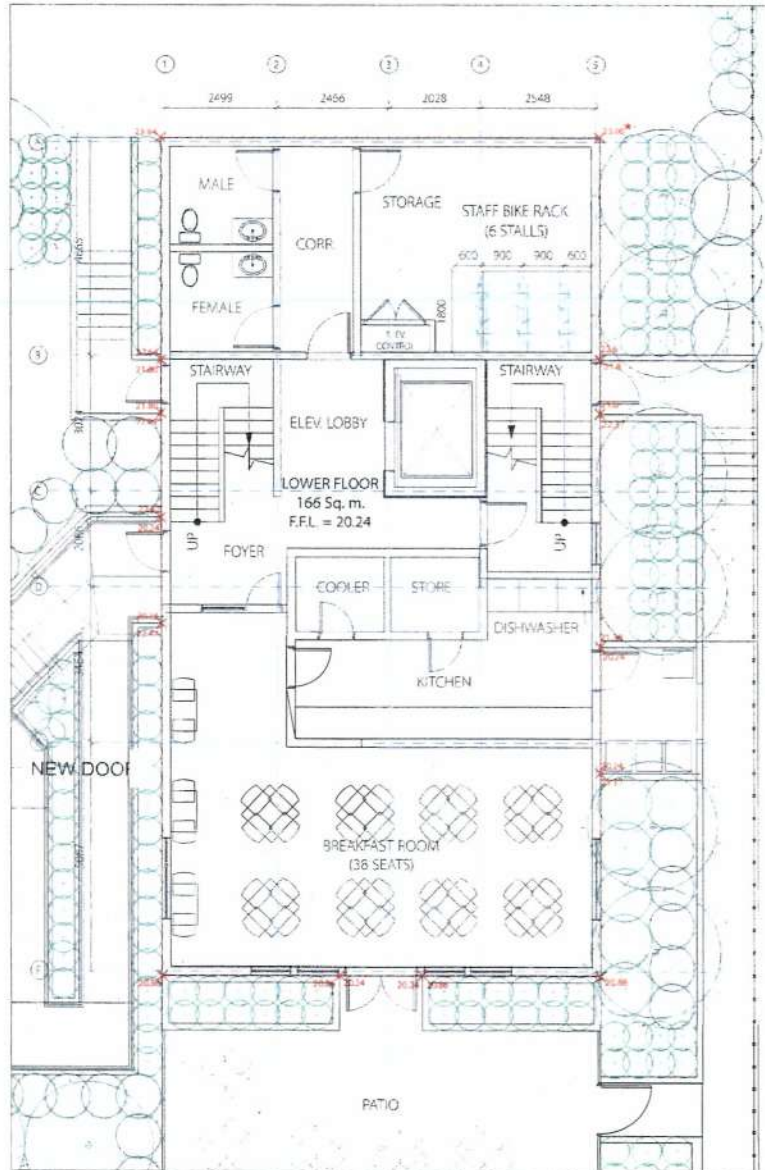
Abigail's Hotel
902, 906, 910 McClure Street

Site Survey

DATE	SP	DATE	BC
PROJECT NO.	XXXXXX	DATE	
PROJECT NO.	2016571	DATE	

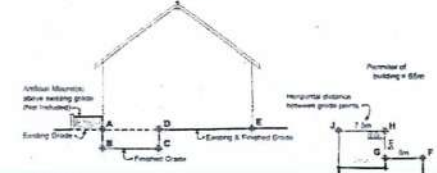
A-04





Grade Calculation Plan

"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.



Grade Point	Average of Points	Distance Between Grade Points	Total
Grade Point A: 19.6	(17.5 + 19.6) / 2 = 18.55	3.3m	61.25
Grade Point B: 17.5	(17.5 + 19.6) / 2 = 18.55	10m	185.5
Grade Point C: 17.5	(17.5 + 19.6) / 2 = 18.55	1m	17.55
Grade Point D: 19.2	(19.2 + 20.2) / 2 = 19.7	5m	98.5
Grade Point E: 19.2	(19.2 + 20.2) / 2 = 19.7	5m	98.5
Grade Point F: 20.4	(20.4 + 20.4) / 2 = 20.4	7.5m	153.0
Grade Point G: 20.5	(20.5 + 20.5) / 2 = 20.5	1m	20.5
Grade Calculation	129.25 - 65m perimeter of building = 19.67		129.25

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 PERIMETER = 56.5
 SUM OF TOTALS
 BUILDING PERIMETER = **1,237.2**
56.1
 GRADE = **21.897557 m**
 OR - 21.9m

1.0	APPROVED FOR CONSTRUCTION	DATE
2.0	APPROVED FOR CONSTRUCTION	DATE
3.0	APPROVED FOR CONSTRUCTION	DATE
4.0	APPROVED FOR CONSTRUCTION	DATE
5.0	APPROVED FOR CONSTRUCTION	DATE



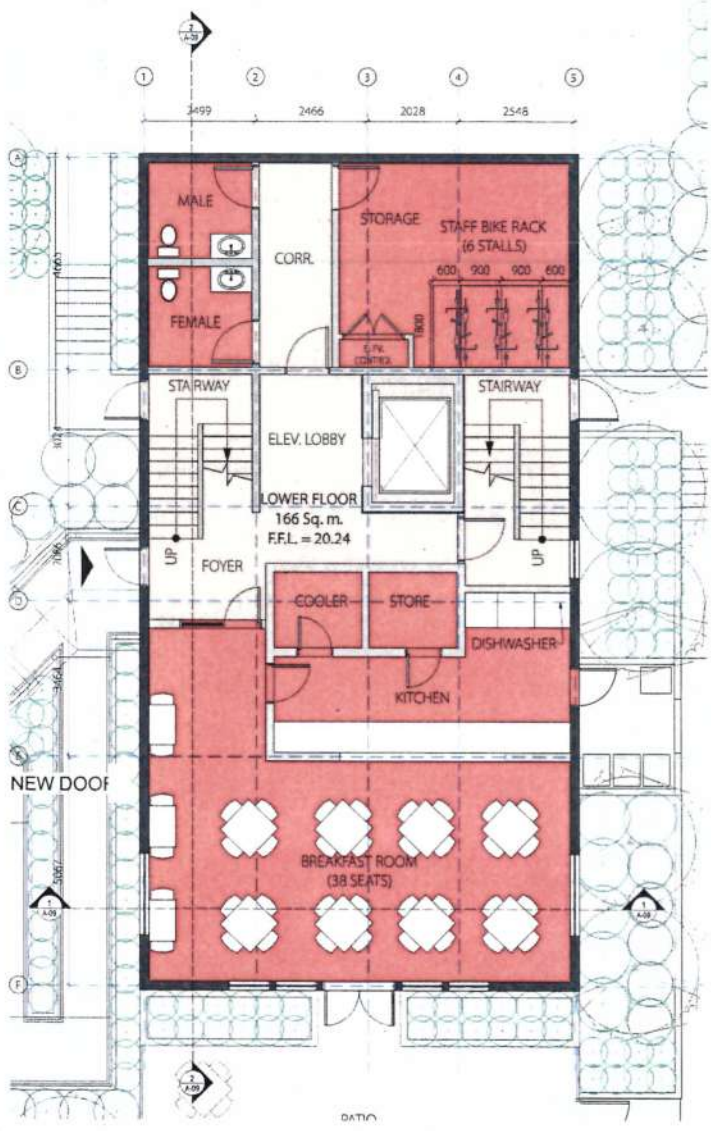
SCALE	1:150
DATE	2019-03-05

Abigail's Hotel
 902, 906, 910 McClure Street

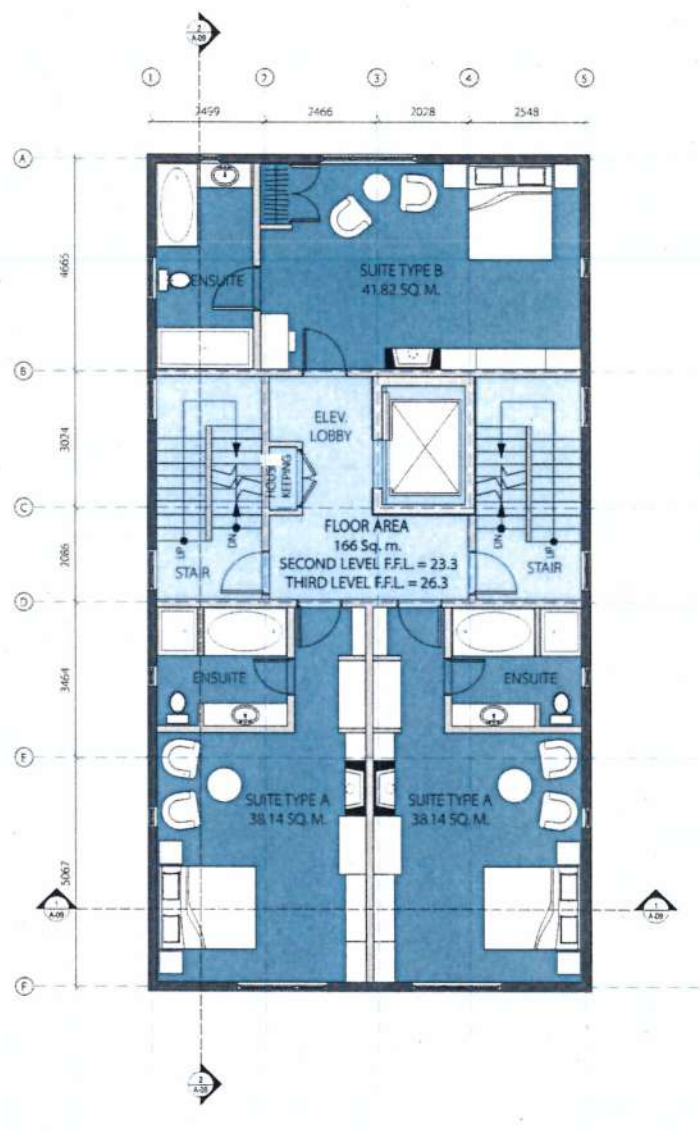
Grade Calculation

DATE	SP	BY	BC
2019-03-05	XXXXXX		
2016571			

A-05



Proposed Lower Floor Plan



Proposed Second and Third Floor Plan

NO.	DESCRIPTION	DATE
1	PRELIMINARY	2016-03-08
2	REVISED	2016-03-08
3	REVISED	2016-03-08
4	REVISED	2016-03-08
5	REVISED	2016-03-08
6	REVISED	2016-03-08

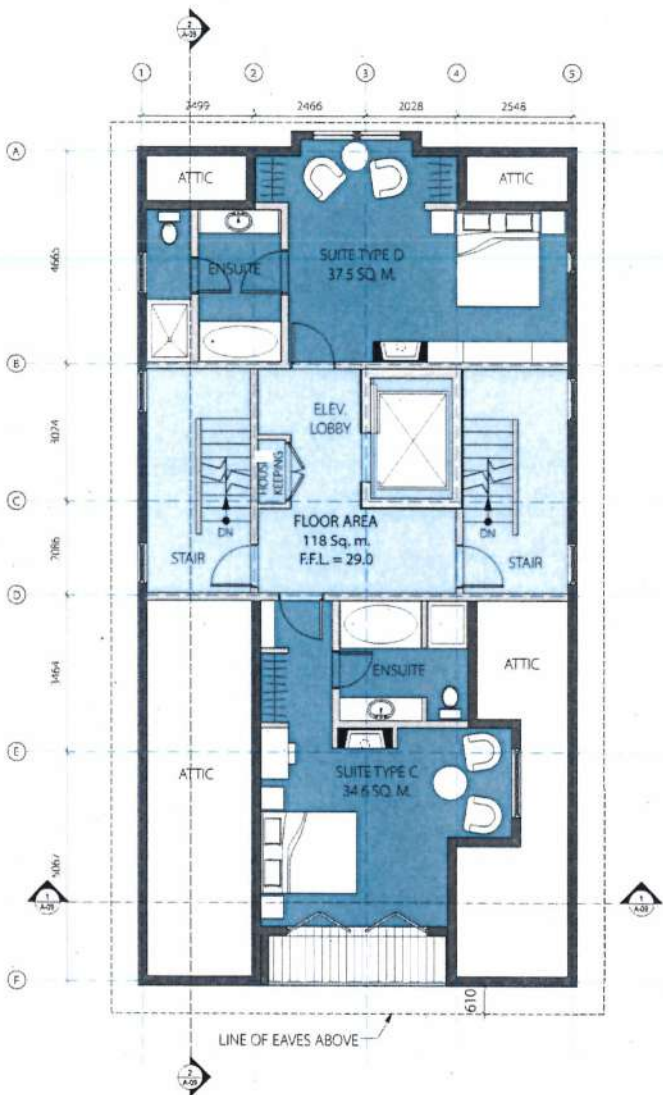
numberTEN
number
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1:50 2016-03-08

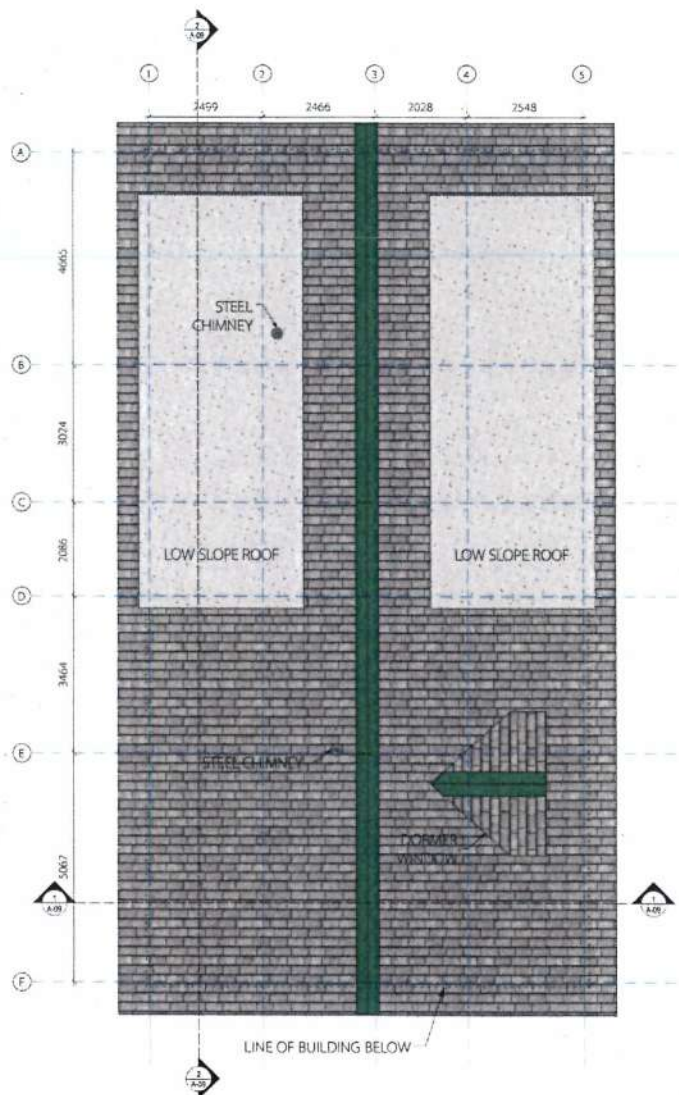
Abigail's Hotel
902, 906, 910 McClure Street

Proposed Lower, Second and Third Floor Plans

SP	BC
XXXXX	
2016571	A-06



Proposed Fourth Floor Plan



Proposed Roof Floor Plan

NO.	DESCRIPTION	DATE
1	PRELIMINARY APPROVAL FOR PERMITS	2019-03-05
2	PRELIMINARY APPROVAL FOR PERMITS	2019-03-05
3	PRELIMINARY APPROVAL FOR PERMITS	2019-03-05
4	PRELIMINARY APPROVAL FOR PERMITS	2019-03-05
5	PRELIMINARY APPROVAL FOR PERMITS	2019-03-05



SCALE: 1:50 DATE: 2019-03-05

Abigail's Hotel
902, 906, 910 McClure Street

Proposed Fourth and
Roof Floor Plan

PROJECT NO.	SP	DATE	BC
DRAWN BY	XXXXXX	DATE	
CHECKED BY		DATE	
PROJECT NO.	2016571	DATE	

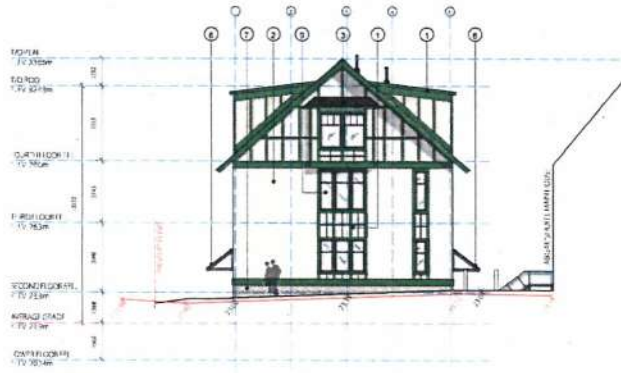
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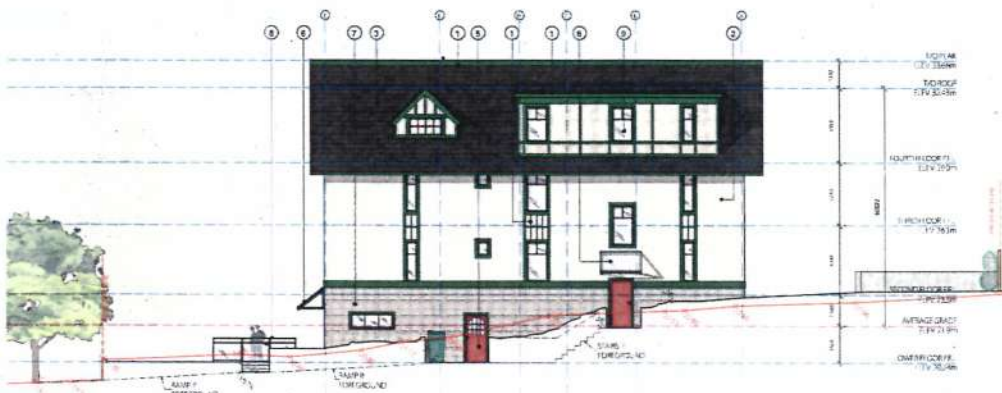
South Elevation



West Elevation



North Elevation



East Elevation

- LEGEND
- 1 4x4 SHIP LAP SIDING - TOP FLOOR
 - 2 STUCCO SIDING - 2ND FLOOR
 - 3 ROOF
 - 4 WHITE STEEL SHIP LAP - CLADDING
 - 5 WHITE STUCCO SIDING - 1ST FLOOR
 - 6 WHITE STUCCO SIDING - CLADDING
 - 7 4x4 SHIP LAP SIDING - CLADDING
 - 8 WHITE STUCCO SIDING - CLADDING

NO.	DESCRIPTION	QUANTITY	UNIT
1	4x4 SHIP LAP SIDING - TOP FLOOR		SQ. FT.
2	STUCCO SIDING - 2ND FLOOR		SQ. FT.
3	ROOF		SQ. FT.
4	WHITE STEEL SHIP LAP - CLADDING		SQ. FT.
5	WHITE STUCCO SIDING - 1ST FLOOR		SQ. FT.
6	WHITE STUCCO SIDING - CLADDING		SQ. FT.
7	4x4 SHIP LAP SIDING - CLADDING		SQ. FT.
8	WHITE STUCCO SIDING - CLADDING		SQ. FT.



SCALE: 1:100 DATE: 2016-03-08

Abigail's Hotel
902, 906, 910 McClure Street

Proposed Elevations

DATE:	SP	SCALE:	BC
PROJECT:	XXXXX		
PROJECT NO.:	2016571		

A-08



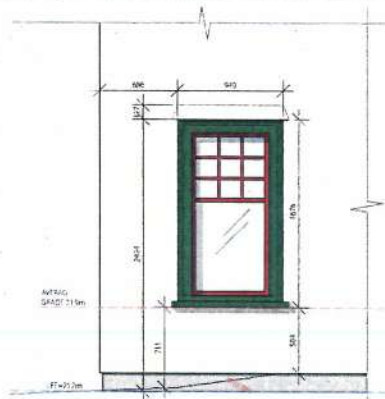
Existing Window Photos



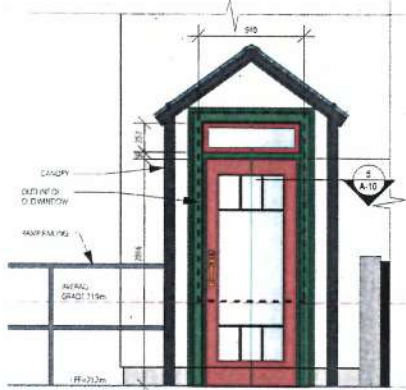
Abigail's Existing Door Photo



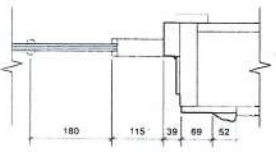
New Door Hardware to Match



Existing Window



New Door



New Plan Section Door Moulding



Door Locator Plan

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

numberTEN
number
10

DATE: 2019-03-05

Abigail's Hotel
902, 906, 910 McClure Street

Door

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

A-10



Front View from McClure Street



View from McClure Street looking West



View from Parking Lot looking East



View from McClure Street looking East

NO.	DESCRIPTION	DATE
01	3D RENDERING, DEVELOPMENT OF EXTERIOR	2019-03-05
02	3D RENDERING, DEVELOPMENT OF EXTERIOR	2019-03-05
03	3D RENDERING, DEVELOPMENT OF EXTERIOR	2019-03-05
04	3D RENDERING, DEVELOPMENT OF EXTERIOR	2019-03-05
05	3D RENDERING, DEVELOPMENT OF EXTERIOR	2019-03-05

numberTEN
 number
 10

DATE	NTS	2019-03-05
SCALE		
PROJECT	Abigail's Hotel	
ADDRESS	902, 906, 910 McClure Street	
3D Images		

DATE	SP	BC
NO.	XXXXX	
PROJECT NO.	2016571	A-12



View from McClure Street in Context



View from 905 Burdett 2nd floor Balcony

NO	NO	NO	NO
NO	NO	NO	NO
NO	NO	NO	NO
NO	NO	NO	NO
NO	NO	NO	NO
NO	NO	NO	NO

numberTEN
number
10

NO	NO	NO	NO
NO	NO	NO	NO
NO	NO	NO	NO
NO	NO	NO	NO

NTS 2019-03-05

Abigail's Hotel
902, 906, 910 McClure Street

3D Images

SP	BC
XXXXXX	
2016571	



View from McClure Street in Context

1	3D RENDERING - EXTERIOR VIEW OF PROPOSED DEVELOPMENT	03/05/2019
2	3D RENDERING - EXTERIOR VIEW OF PROPOSED DEVELOPMENT	03/05/2019
3	3D RENDERING - EXTERIOR VIEW OF PROPOSED DEVELOPMENT	03/05/2019
4	3D RENDERING - EXTERIOR VIEW OF PROPOSED DEVELOPMENT	03/05/2019
5	3D RENDERING - EXTERIOR VIEW OF PROPOSED DEVELOPMENT	03/05/2019
6	3D RENDERING - EXTERIOR VIEW OF PROPOSED DEVELOPMENT	03/05/2019

numberTEN
number 10

200 - 10th Street
Vancouver BC
V6P 4G2
778-431-1100
778-431-1100

numberTEN REALTY INC.
200 - 10th Street
Vancouver BC V6P 4G2

DATE: 2019-03-05	
TIME: 10:00 AM	DATE: 2019-03-05
FILE: N75	DATE: 2019-03-05

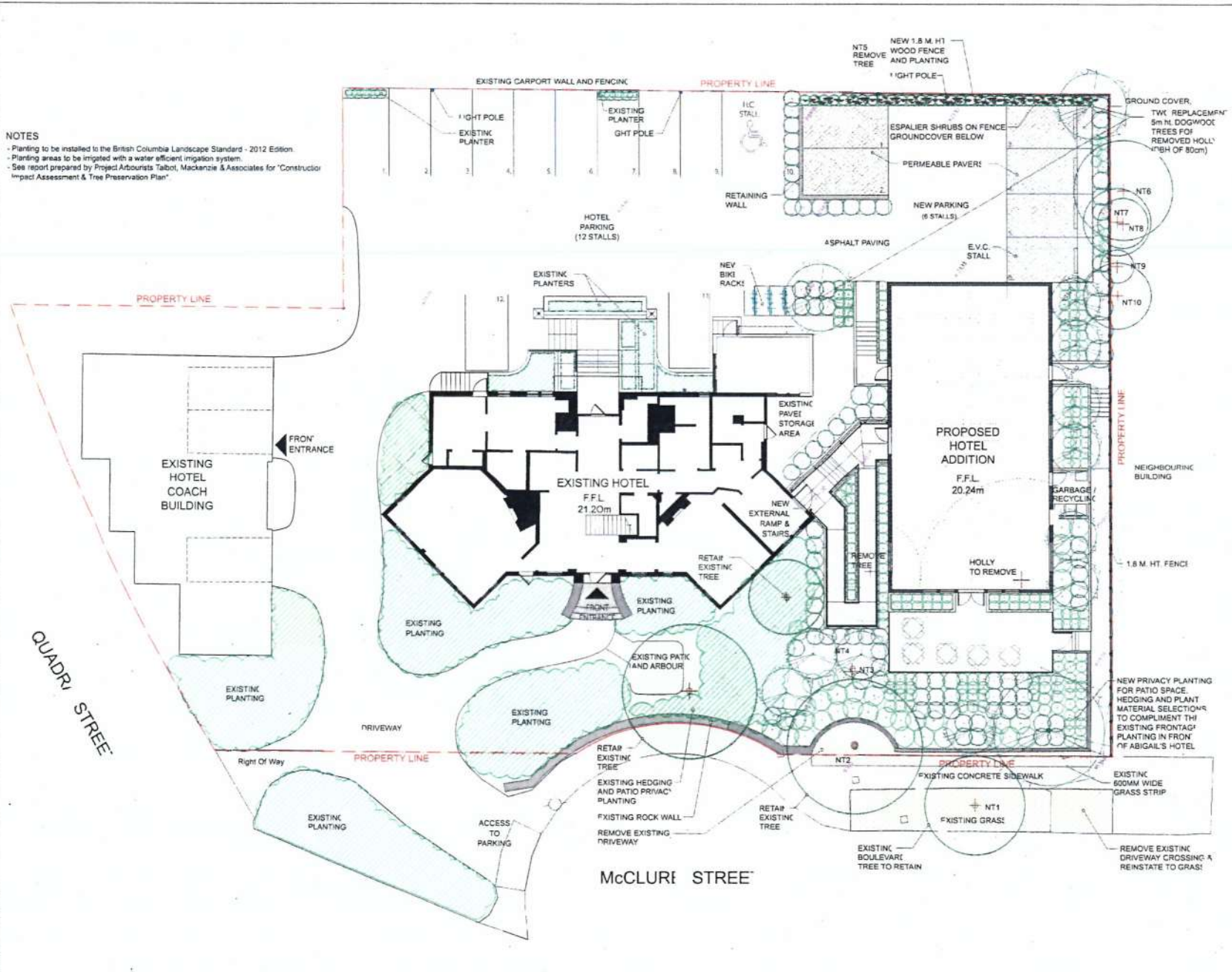
Abigail's Hotel
902, 906, 910 McClure Street

3D Images

PROJECT NO:	SP	DATE: 2019-03-05
DRAWING NO:	XXXXXX	DATE: 2019-03-05
SCALE:	2016571	DATE: 2019-03-05

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
Starling Oak
Size 8.0m Ht. Quantity: 1
 - Proposed Medium Deciduous Trees
White Wooded 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, Chryso, Spring Bouquet Viburnum
Size: 4.5 pots. Quantity: 4.
 - Proposed Medium Shrubs
Rheododendron, Lawsonia, Threadleaf Cornus, David's Viburnum.
Size: 40 pots. Quantity: 166.
 - Proposed Small Shrubs
Borwood, Lavender, Japanese Azalea, Dwarf Lambina, Heather, Ferns.
Size: 42 & 43 pots. Quantity: 242.
 - Proposed Espalier Shrubs
Morava Pyracantha
Size: 43 pots. Quantity: 5
 - Existing Trees to Retain
 - Existing Trees to Remove

NO.	DESCRIPTION	QUANTITY	UNIT
1	Starling Oak	1	Tree
2	White Wooded Dogwood	2	Tree
3	Star Magnolia	10	Tree
4	Camellia	4	Pot
5	Rheododendron	166	Pot
6	Lavender	242	Pot
7	Japanese Azalea	242	Pot
8	Dwarf Lambina	242	Pot
9	Heather	242	Pot
10	Ferns	242	Pot
11	Morava Pyracantha	5	Pot

numberTEN **number 10**

200 - 1000 Street
Vancouver, BC
V6C 2E8
Tel: 604.681.1010
www.number10.ca

KEITH N. GPAN'
LANDSCAPE
ARCHITECTURE LTD.

1000 - 1000 Street
Vancouver, BC
V6C 2E8
Tel: 604.681.1010

DATE	1:100	2019-03-05
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Abigail's Hotel
902, 906, 910 McClure Street

Landscape Plan

REVISED FOR REZONING

DATE	2016571	SCALE	1:100
PROJECT NO.	XXXXXX	CLIENT	BC
DATE	2016571	SCALE	1:100

L1