

DEEMED

AUG 07 2019

ZONING CRITERIA:

APPLICANT	ADDRESS	SITE AREA	ZONE	LEGAL DESCRIPTION
SUSAN SINIKSON	1210 HAULTAIN STREET, VICTORIA BC	5941.67 SQFT. (592.0 m ²)	R-2 (TWO FAMILY DWELLING DISTRICT)	LOT 19, SECTION 4 AND 48, VICTORIA DISTRICT, PLAN 5258 PID 000-185-766

PERMITTED R-2:		PROPOSED DUPLEX:	
MIN. SITE AREA	501.39 SQ FT (46.21' x 10.85')	MIN. SITE AREA	501.39 SQ FT (46.21' x 10.85')
MIN. LOT WIDTH	25' MAX	LOT WIDTH	47.47'
FLR SPACE RATIO	25% MAX	FLR SPACE RATIO	43.77%
MAX. FLOOR AREA PER LOT	125.34 SQ FT (25% OF 501.39)	MAX. FLOOR AREA PER LOT	219.69 SQ FT (43.77% OF 501.39)
FLOOR AREA PER LOT	409.23 SQ FT (81.84% OF 501.39)	FLOOR AREA PER LOT	381.70 SQ FT (76.16% OF 501.39)
SITE COVERAGE	43% MAX	SITE COVERAGE	29.35% + 114.43 SQ FT (192.22% OF 495.22)
SETBACKS (S)	24.6' (7.5m)	SETBACKS (S)	26.67' (7.5m)
REAR (R)	43.50' (13.3m)	REAR (R)	43.03' (13.3m)
WIDE (W)	10.50' (3.0m)	WIDE (W)	10.62' (3.2m)
INT SIDE (E)	5.0' (1.5m)	INT SIDE (E)	5.11' (1.5m)
AVERAGE GRADE	N/A	AVERAGE GRADE	SEE SITE PLAN
BUILDING HEIGHT	24.00' (7.5m)	BUILDING HEIGHT	24.8' (7.5m)
NO STOREYS	1	NO STOREYS	2
OPEN SITE SPACE		OPEN SITE SPACE	
ENTIRE LOT (MIN)	30%	ENTIRE LOT (MIN)	55.6%
REAR YARD (MIN)	33%	REAR YARD (MIN)	90.03%
PARKING	ONE PER UNIT	PARKING	ONE PER UNIT

SUBJECT PROPERTY

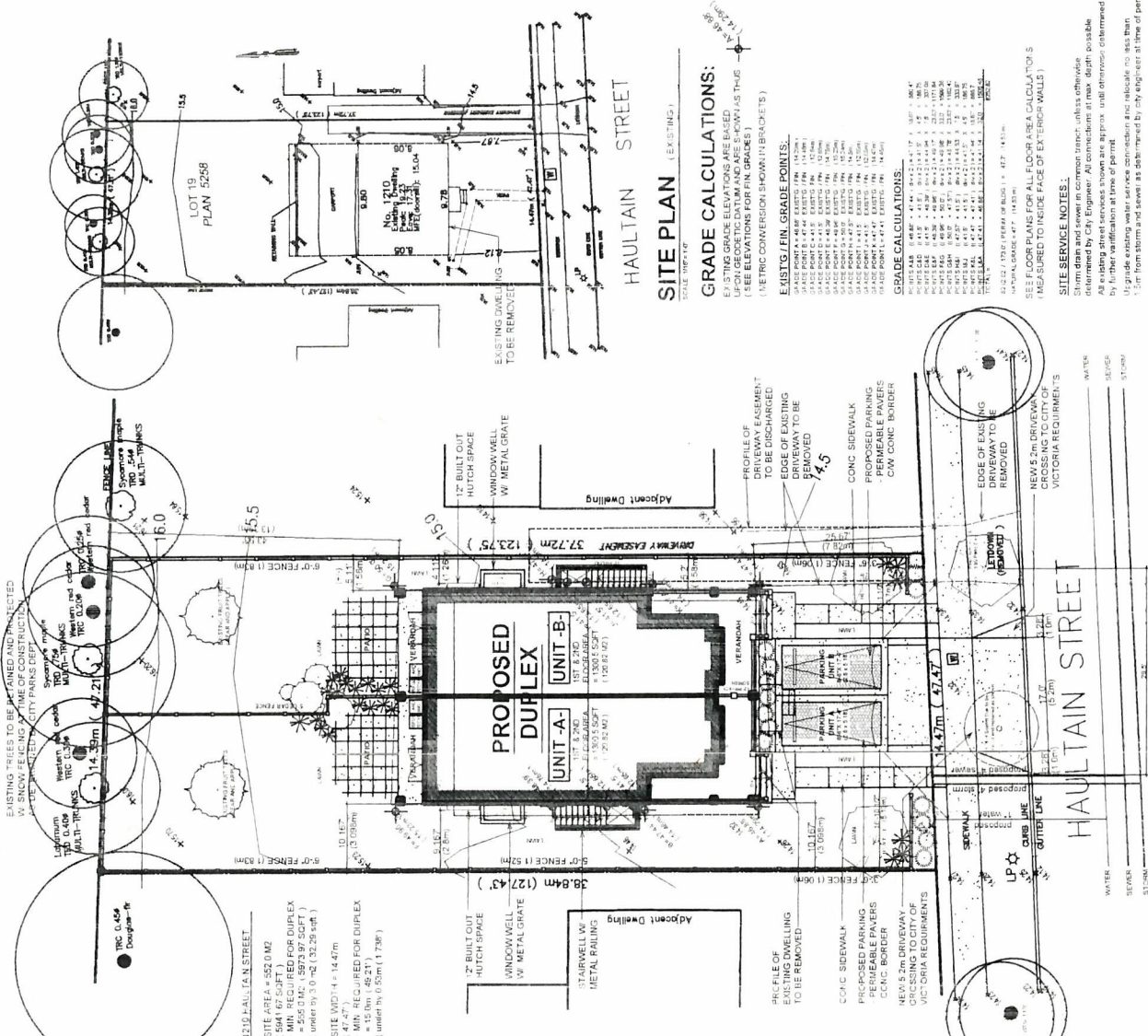


SITE MAP

 NORTH

SCALE: 1:100

1210 HAULTAIN STREET



PROPOSED DUPLEX REZONING

11210 HAULTAIN STREET, VICTORIA BC

REVISIONS: FEB-19-2019 ISSUE FOR REVIEW
MAY-8-2019 REVISED AS PER APPLICATION REVIEW SUMMARY (DATED MAR-19-2019)
JULY-18-2019 REVISED AS PER APPLICATION REVIEW SUMMARY (DATED MAY-31-2019)
SEPT-3-2019 REVISED AS PER RESUBMISSION REVIEW (RECEIVED AUG-28-2019)



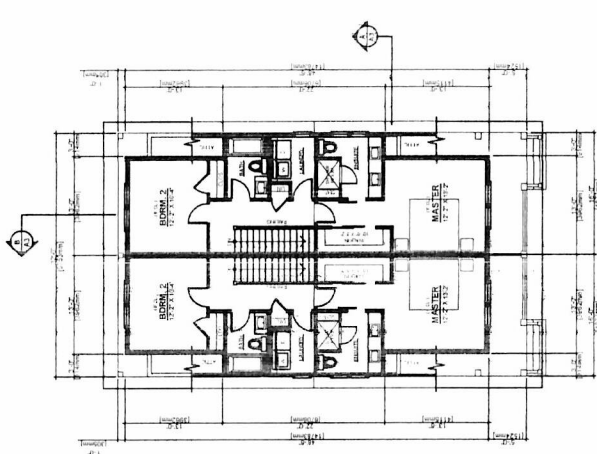
NORTH

DATE	FEB-19-2019	PROJECT	PROPOSED DUPLEX REZONING - 1210 HAULTAIN STREET, VICTORIA BC
SCALE	AS SHOWN	DESIGNER	BLANK DESIGN
REVISION	1	DATE	AUG-07-2019



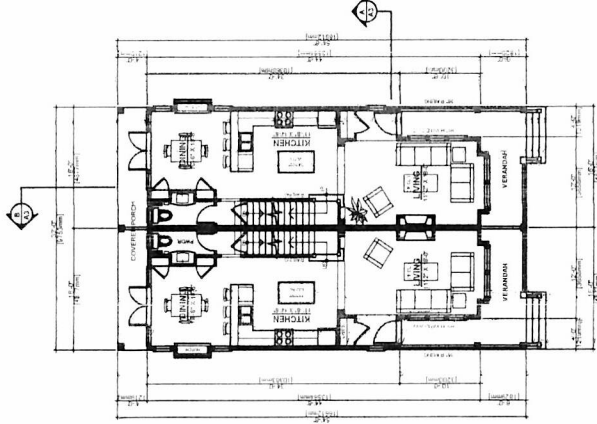
A2
PLAN
1244

RECEIVED
AUG 07 2019
CITY OF VICTORIA



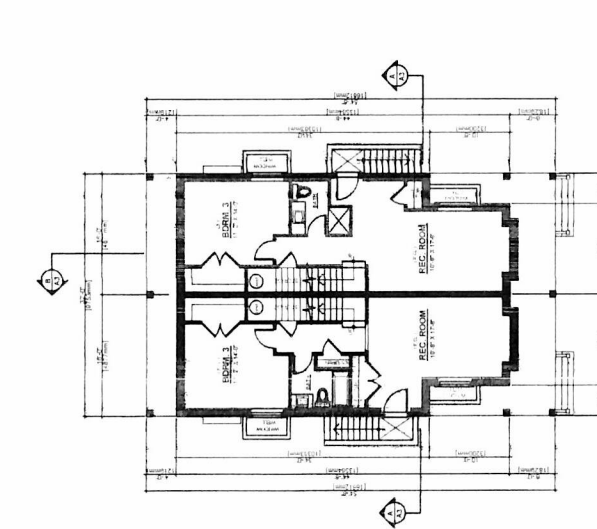
UNIT -A- UNIT -B-
MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT A = 643.5 SQFT. (59.78 M2)
UNIT B = 643.5 SQFT. (59.78 M2)
TOTAL MAIN FLOOR AREA = 1287.0 SQFT.
(119.56 M2) (INSIDE FACE)



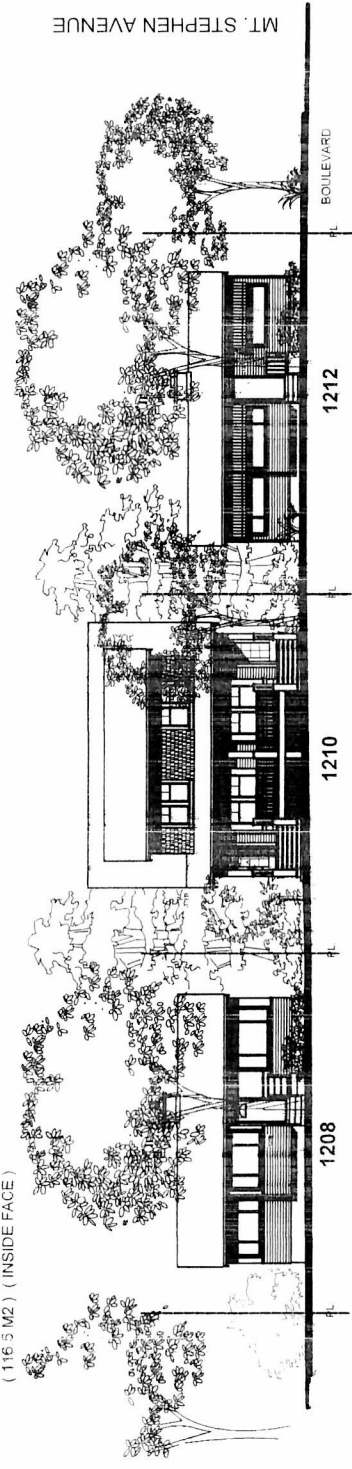
UNIT -A- UNIT -B-
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT A = 657.0 SQFT. (61.03 M2) (INCLUDES STAIRWELL)
UNIT B = 657.0 SQFT. (61.03 M2)
TOTAL UPPER FLOOR AREA = 1314.0 SQFT.
(122.07 M2) (INSIDE FACE)



UNIT -A- UNIT -B-
BASEMENT PLAN
SCALE 1/8" = 1'-0"

UNIT A = 627.0 SQFT. (58.88 M2)
UNIT B = 627.0 SQFT. (58.88 M2)
TOTAL BASEMENT FLOOR AREA = 1254.0 SQFT.
(116.5 M2) (INSIDE FACE)



STREETSCAPE
SCALE 1/2" = 1'-0"

PROPOSED DUPLEX REZONING

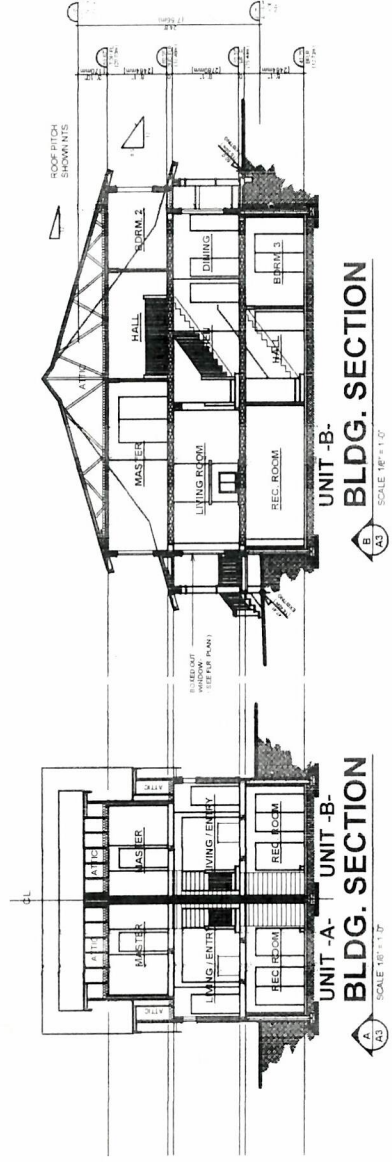
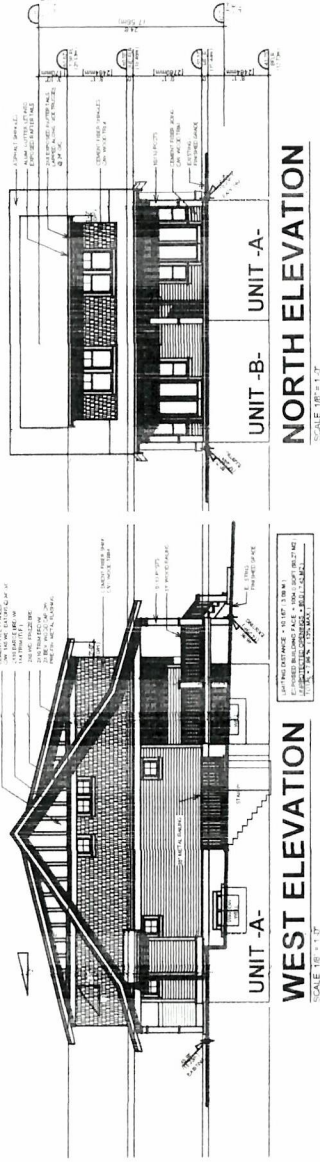
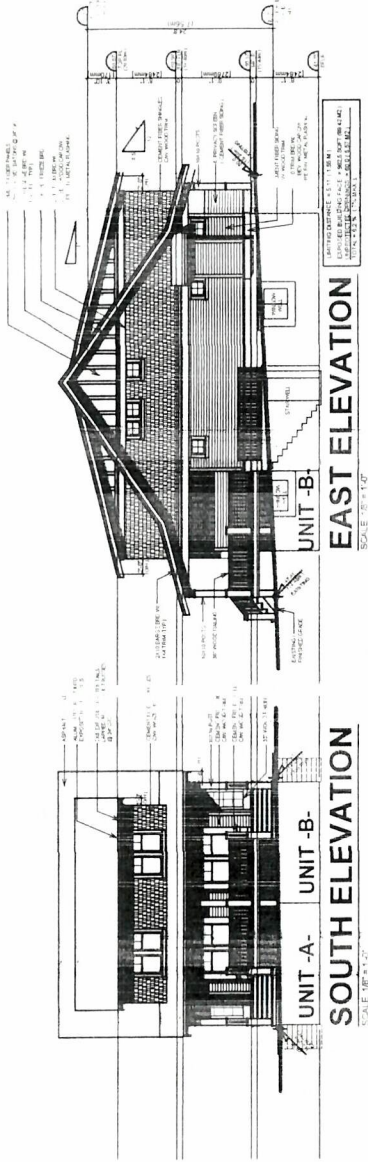
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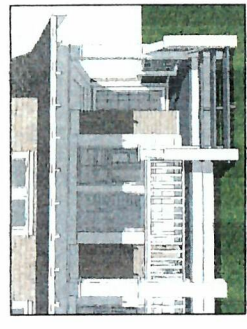
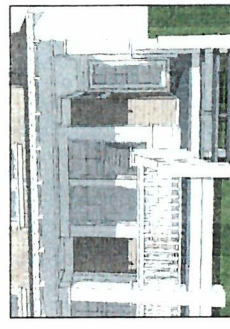
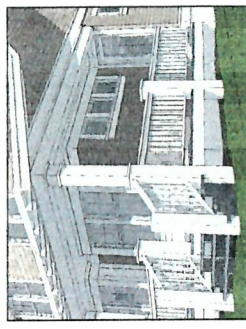
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NORTH	PROJECT: PROPOSED DUPLEX REZONING, 1210 HAULTAIN STREET, VICTORIA BC		DATE: FEB-19-2019	DESIGNER: J. CAUSHER	CLIENT: SUSAN SHERMAN	PROJECT: PROPOSED DUPLEX REZONING, 1210 HAULTAIN STREET, VICTORIA BC
	ELEVATIONS AND BUILDING SECTIONS		DATE: FEB-19-2019	DESIGNER: J. CAUSHER	CLIENT: SUSAN SHERMAN	PROJECT: PROPOSED DUPLEX REZONING, 1210 HAULTAIN STREET, VICTORIA BC
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SOUTH ELEVATION



*SOME ASPECTS OF DETAIL SHOWN ON 3D IMAGES ABOVE MAY VARY FROM CAD DRAWINGS. CAD DRAWINGS SHALL TAKE PRECEDENCE OVER 3D RENDERINGS SHOWN.

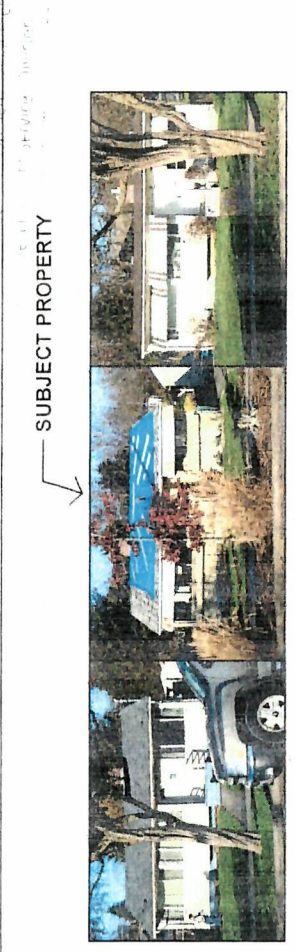
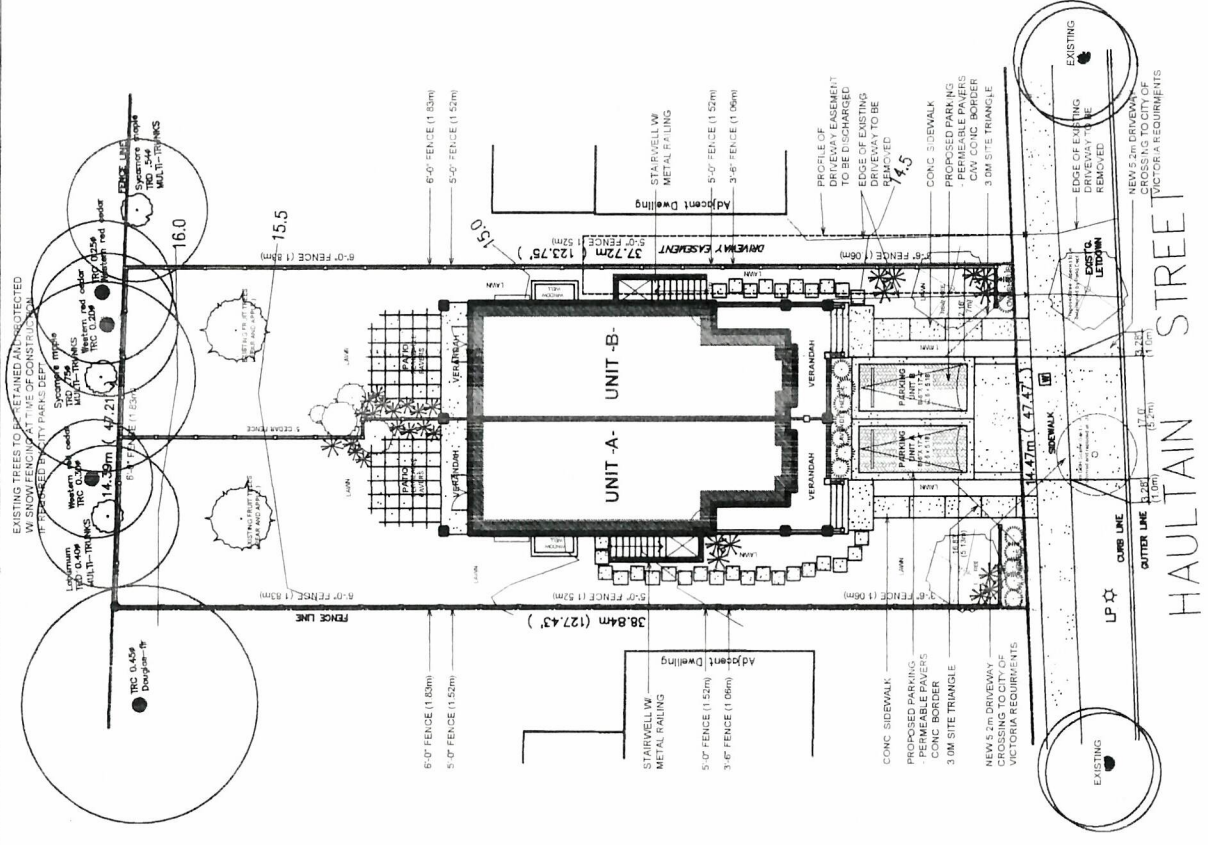
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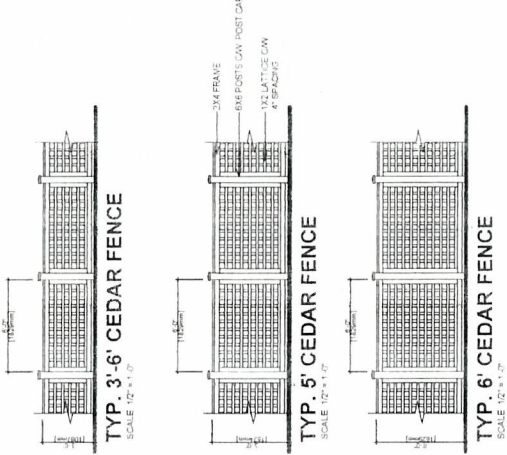
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SUBJECT PROPERTY

EXISTING STREET VIEW - 1210 HAULTAIN STREET

LANDSCAPE LEDGEND	
	MEDIUM TO LARGE SIZE SHRUBS OPTIONS INCLUDE: 1. MAHONIA 2. MAHONIA (MEDIUM CHARTY) 3. RIBES SAUCIEREUM (SPECIES TO BE DETERMINED BASED ON AVAILABILITY AT TIME OF PLANTING)
	SMALL TO MEDIUM SIZE SHRUBS LAVENDER HEDGE (OTHER SPECIES TO BE DETERMINED)
	PLANTING TO OWNER SPECIES TO BE DETERMINED 1. EUCALYPTUS (NATIVE) 2. EUCALYPTUS ALACUS COMPACTUS (SPECIES TO BE DETERMINED BASED ON AVAILABILITY AT TIME OF PLANTING)
	MEDIUM SIZE DECIDUOUS TREE OPTICS INCLUDE: 1. EUCALYPTUS 2. EUCALYPTUS (NATIVE) (SPECIES TO BE DETERMINED BASED ON AVAILABILITY AT TIME OF PLANTING)
	EXISTING FRUIT TREES (PEACH AND APPLE) HERITAGE VARIETY UNKNOWN
	CONC PAVED WALKWAY



LANDSCAPE

SCALE: 1:100

1210 HAULTAIN STREET

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