

Revisions
 Received Date:
 May 18, 2021

LEGAL DESCRIPTION
 SOUTHERLY 49' OF LOT 1, BLOCK 2, SECTION 19, VICTORIA DISTRICT, PLAN 970

CURRENT STREET ADDRESS:
 137-139 ROBERTSON AND 1848-1850 HOLLYWOOD CRESCENT

CURRENT ZONING
 R1-G

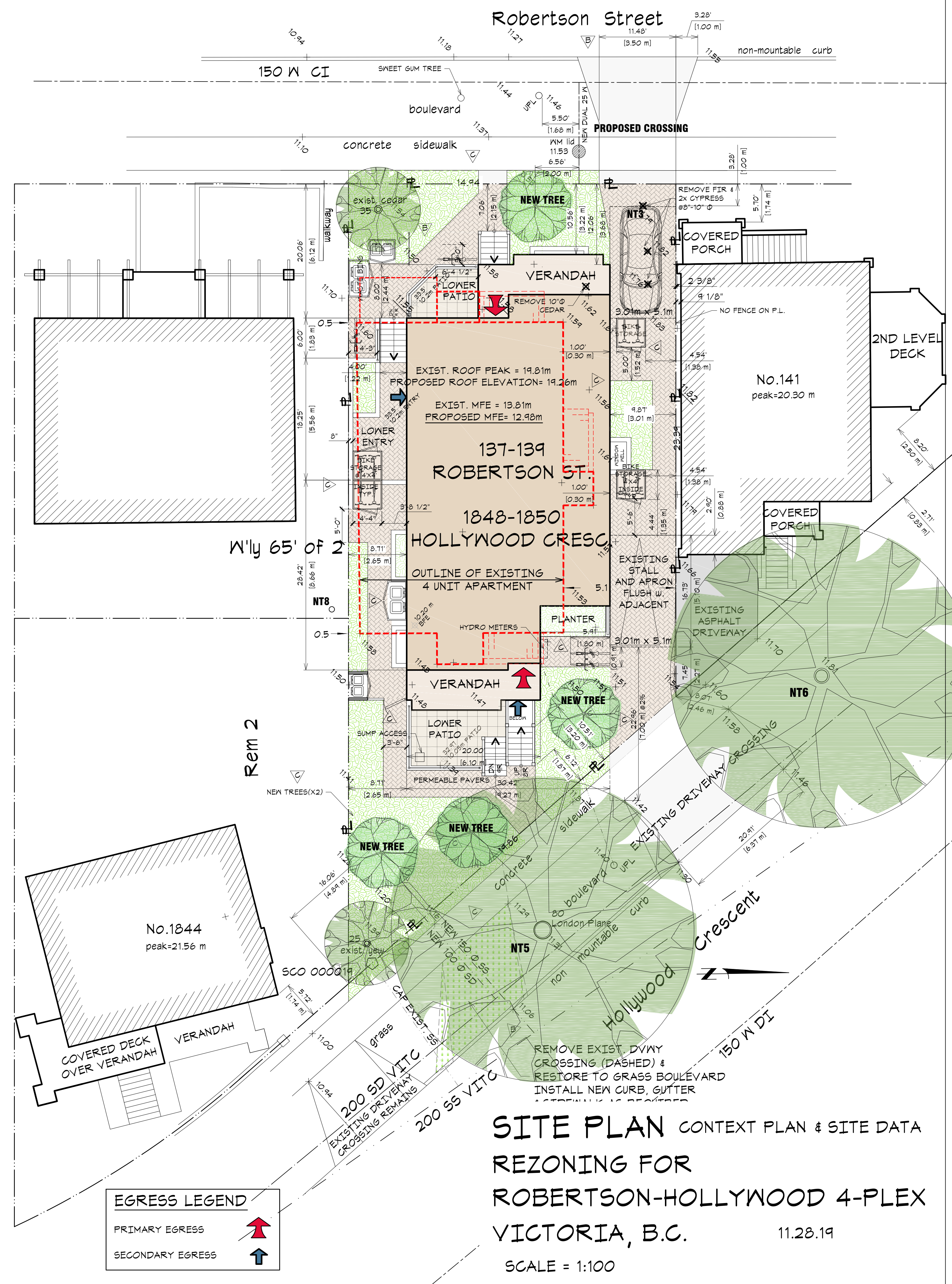
PROPOSED ZONING
 SITE SPECIFIC FOR
 DUPLEX 4 SECONDARY SUITES

LOT AREA
 4811.5 sf [447.0 sm]

SITE COVERAGE
 PROPOSED BLDG. = 1856.72/4811.5 = 38.5 %
 (+BIKE LOCKERS) = 74.4 sf

COMPARE EXIST. = 1733.51/4811.5 = 36.0%
 PERMITTED R1-G = 30%
 PERMITTED R-2 = 40% (TWO-FAMILY)

REV	DESCRIPTION	DATE
A	SUBMITTAL FOR REZONING	11.28.19
B	RE-SUBMITTAL FOR REZONING	09.03.20
C	RE-SUBMITTAL FOR REZONING	05.14.21



SETBACKS

SETBACK TYPE	COMPARE MIN. R1-G	COMPARE EXIST. NON-CONFORMING R-1G	PROPOSED
FRONT HOLLYWOOD	7.5 m 24.6'	4.25m 13.94'	3.20m 10.51'
REAR ROBERTSON	3x29.93=8.98 m 29.46'	5.5m 18.04'	3.22m 10.56'
SIDE NORTH	2.24 m 7.35'	3.76m 12.35'	3.01 m 9.87'
SIDE SOUTH	2.24 m 7.35'	0.5m 1.64'	2.65 m 8.71'
COMBINED SIDEYD	5.4 m 17.7'	4.26m 13.97'	5.66 m 18.54'

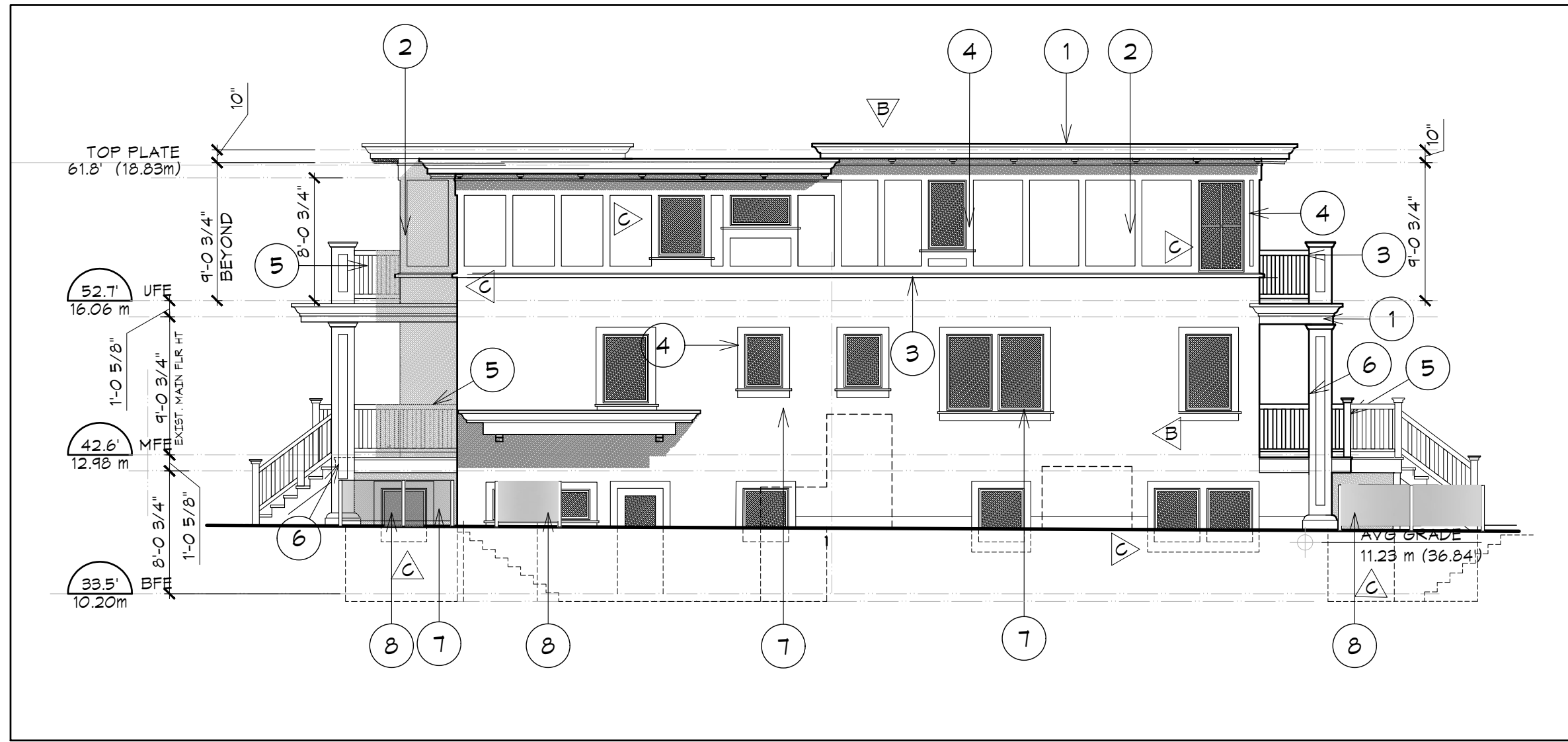
- COMBINED FLOOR AREA
 UPPER 1416.5 sf (131.60 sm)
 MAIN 1457.7 sf (135.42 sm)
 LOWER (SEC. SUITES) 1552.3 sf (144.2 sm)
 COMBINED FLOOR AREA 4426.5 sf (411.23 sm)
- EXISTING COMBINED TOTAL FLOOR AREA
 MAIN 1457.6 sf (135.41 sm)
 LOWER 1348.8 sf (125.31 sm)
 TOTAL 2806.4 sf (260.72 sm)
- PROPOSED TOTAL FLOOR AREA
 UPPER 1416.5 sf (131.60 sm)
 MAIN 1457.7 sf (135.42 sm)
 TOTAL FLOOR AREA 2874.2 sf (267.02 sm)
- PROPOSED FLOOR SPACE RATIO (MAIN + UPPER FLOOR / LOT AREA)
 1416.5+1457.7/4811.5 = .597 (excludes exterior bike/storage)
- EXISTING FLOOR SPACE RATIO:
 2806.4/4811.5 = .58
- PERMITTED R1-G FSR: .5
- PROPOSED UNITS
 2 units + 2 secondary suites
- EXISTING UNITS
 4
- AVERAGE GRADE = 11.23 m (36.84')
 REFER TO SPREADSHEET FOR CALCS.
- HEIGHT:
 PROPOSED: 8.03 m = 26.35'
 REFER TO SPREADSHEET FOR CALCULATIONS
 PERMITTED R1-G SINGLE FAMILY HEIGHT: 7.6
- STOREY HEIGHT: 3 STOREYS
- OPEN SITE SPACE:
 PROPOSED BLDG = 1759.66 sf = (1810.26-50.6)
 PROPOSED DRIVEWAYS STALLS, BINS + STORAGE = 618.5
 TOTAL BLDG+PARKING = 2378.16 / 4811.5 sf = 49.4%
 OPEN SITE SPACE = 50.6%
- EXISTING OPEN SITE SPACE: 44.6%
 MIN. REQD R1-G: 50%
 MIN. REQD R-2: 30%
- PARKING
 2 STALLS
- LONG TERM BIKE STORAGE: 8 SPACES, VERT. MOUNT
 SHORT TERM BIKE PARKING: 4 SPACES, GROUND MOUNT



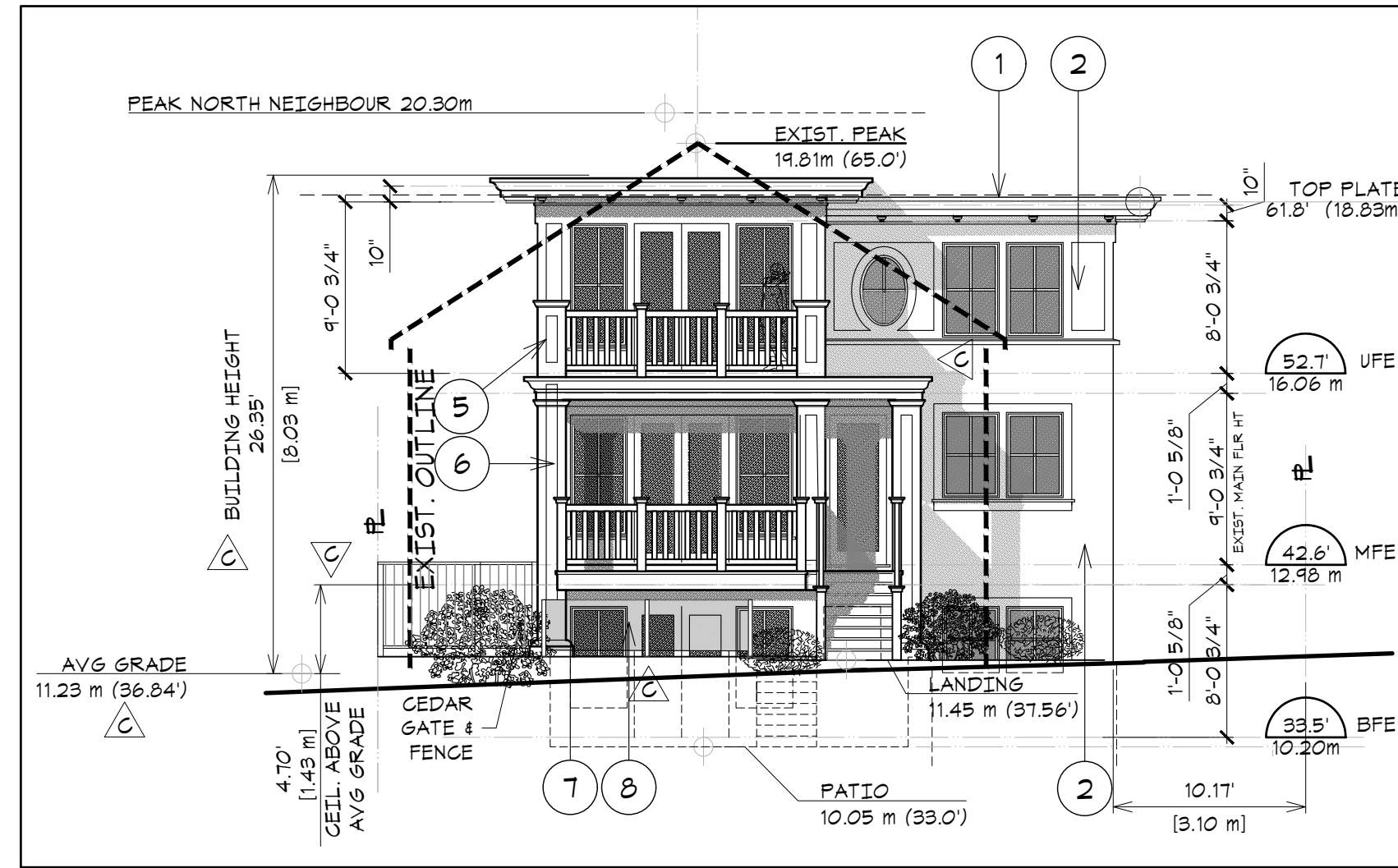
CONTEXTUAL AERIAL MAP
 137-139 ROBERTSON ST. and 1848-1850 HOLLYWOOD CRESC.

SITE PLAN CONTEXT PLAN & SITE DATA
REZONING FOR ROBERTSON-HOLLYWOOD 4-PLEX
 VICTORIA, B.C. 11.28.19
 SCALE = 1:100

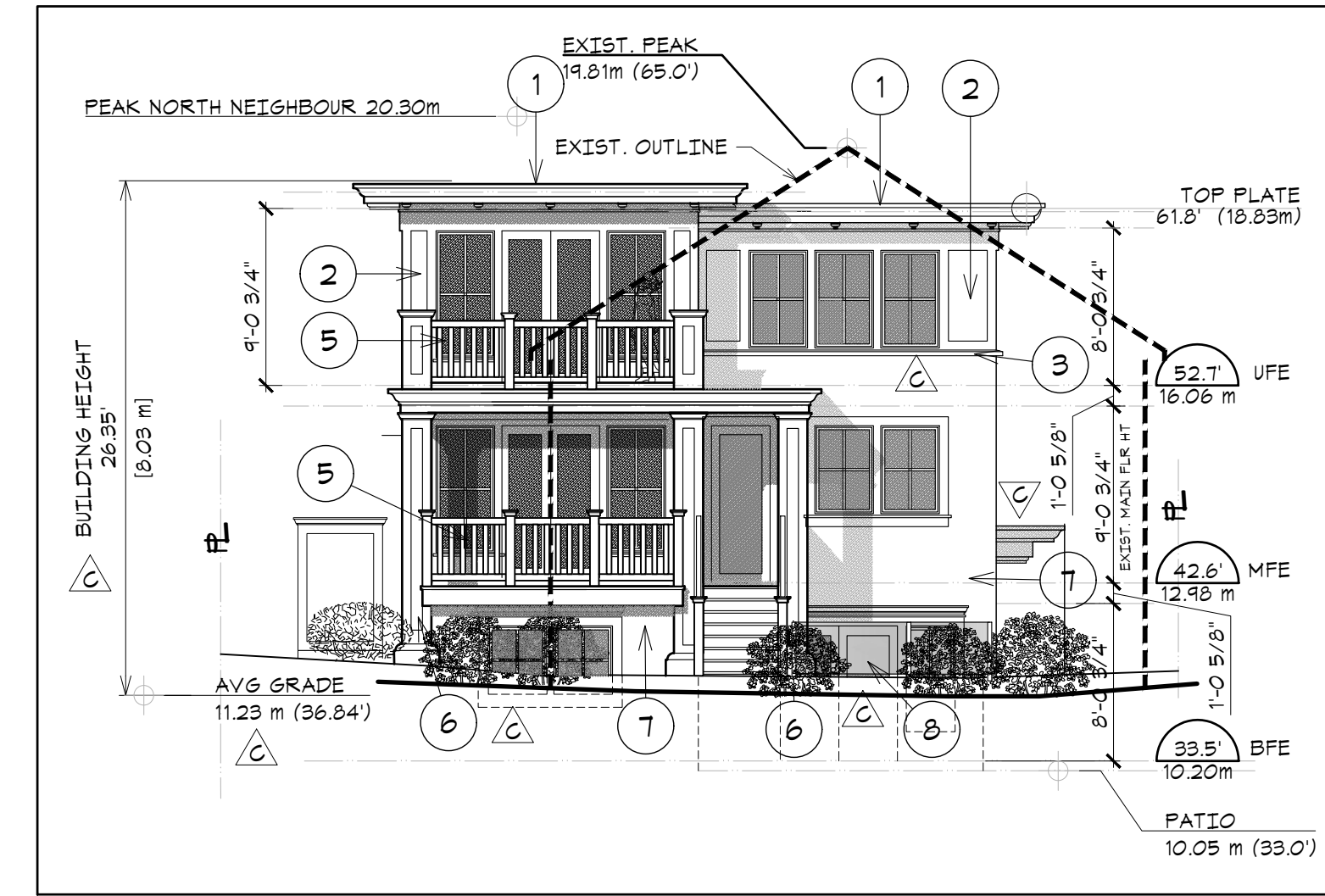
SK-1
 1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 (250) 360-2144
ZEBRADESIGN



6 SOUTH ELEVATION
SK-2 SCALE: 1:100

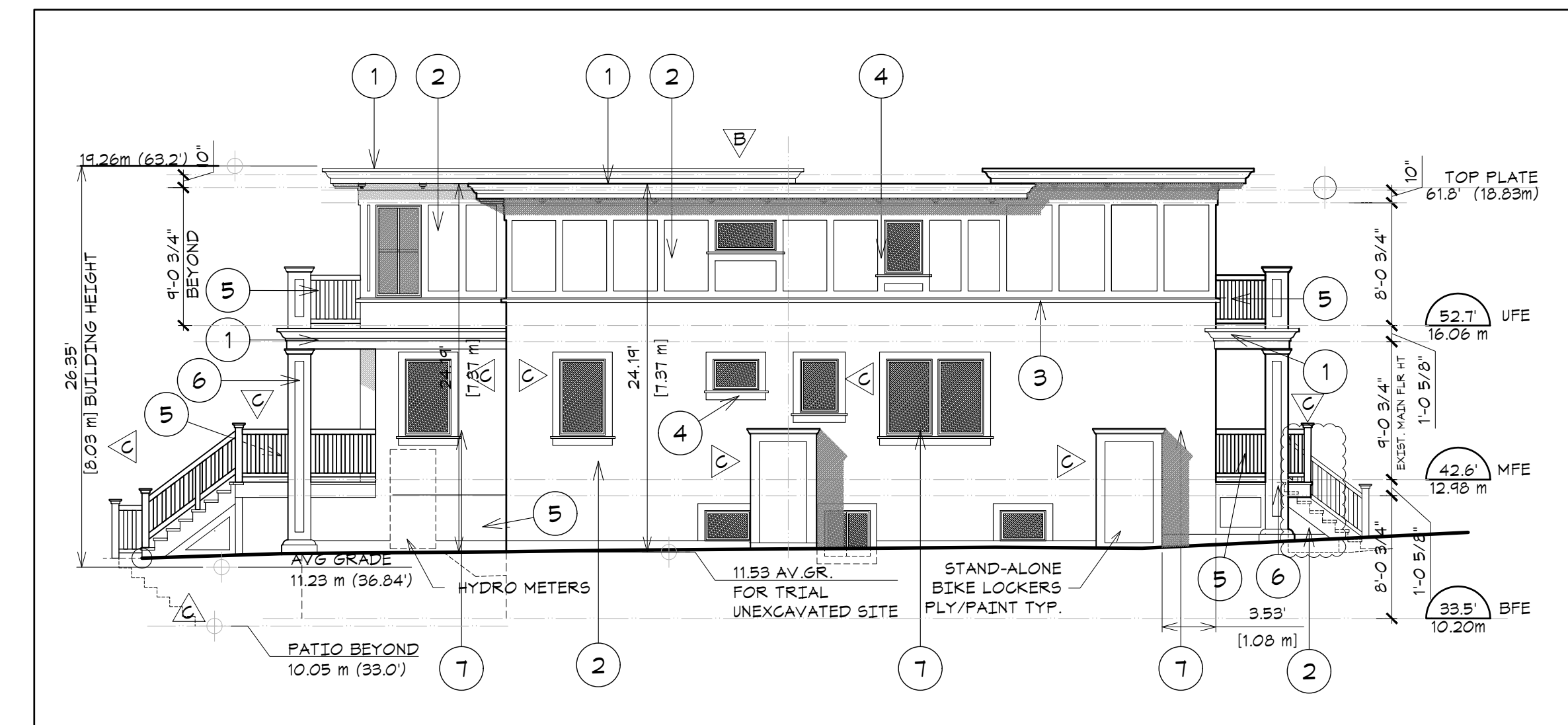


1 EAST ELEVATION
SK-2 SCALE: 1:100
HOLLYWOOD CRESCENT



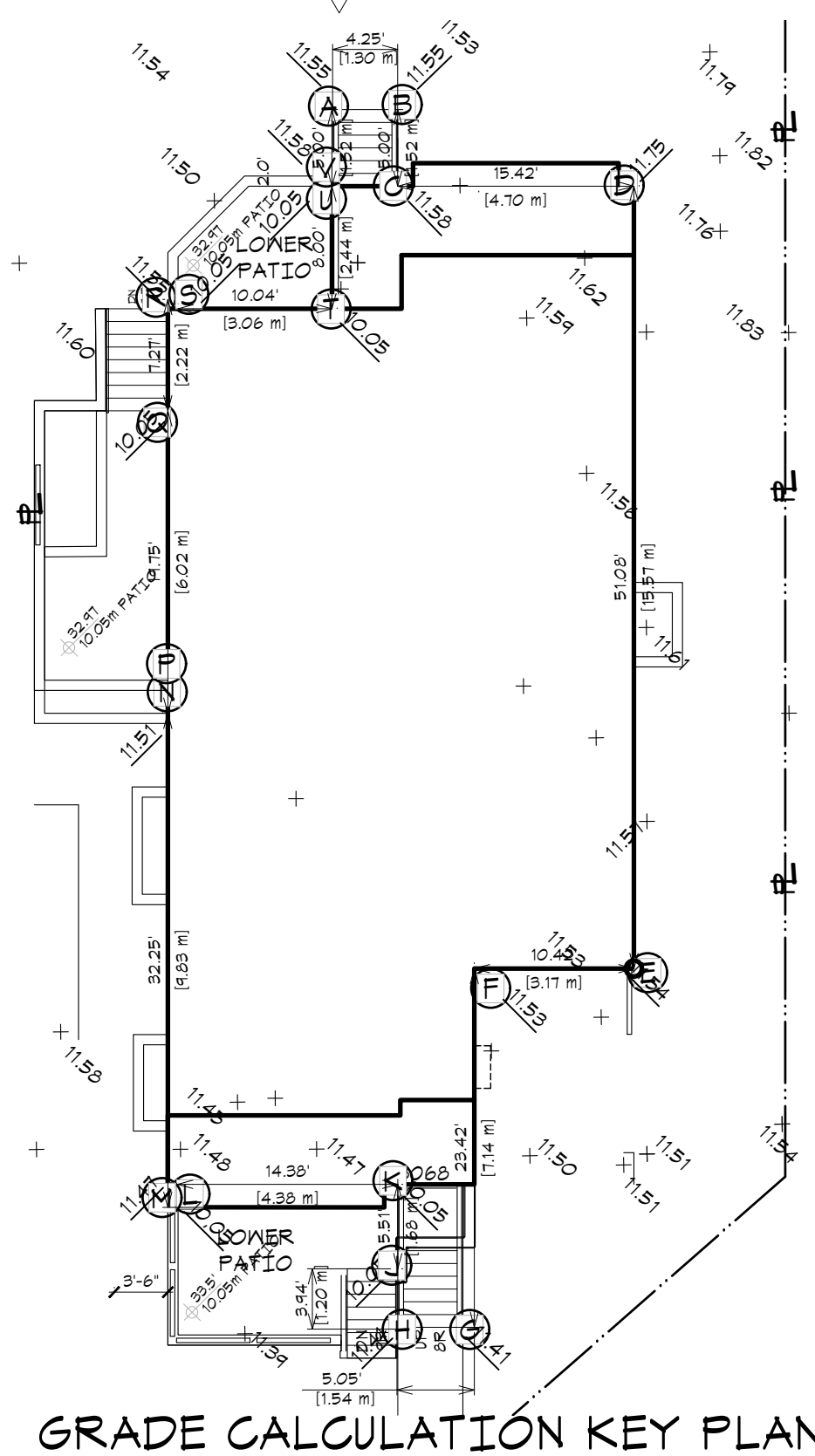
2 WEST ELEVATION
SK-2 SCALE: 1:100
ROBERTSON ST.

FINISHES	
1	CORNICE & FASCIA w. BRACKETS AT EAVES
2	6"W TRIM ON CEMENTITIOUS PANNELLING
3	3" GATED WATERLINE
4	6"W WINDOW/DR TRIM
5	RAILING w. 3x3" PICKETS BETWEEN CAPPED POSTS, CASED COLUMNS, OR 18"x18" PIERS
6	18"x18" CASED COLUMNS w. CAPS & 6"W TRIM
7	STUCCO
8	GLASS RAILING <C>

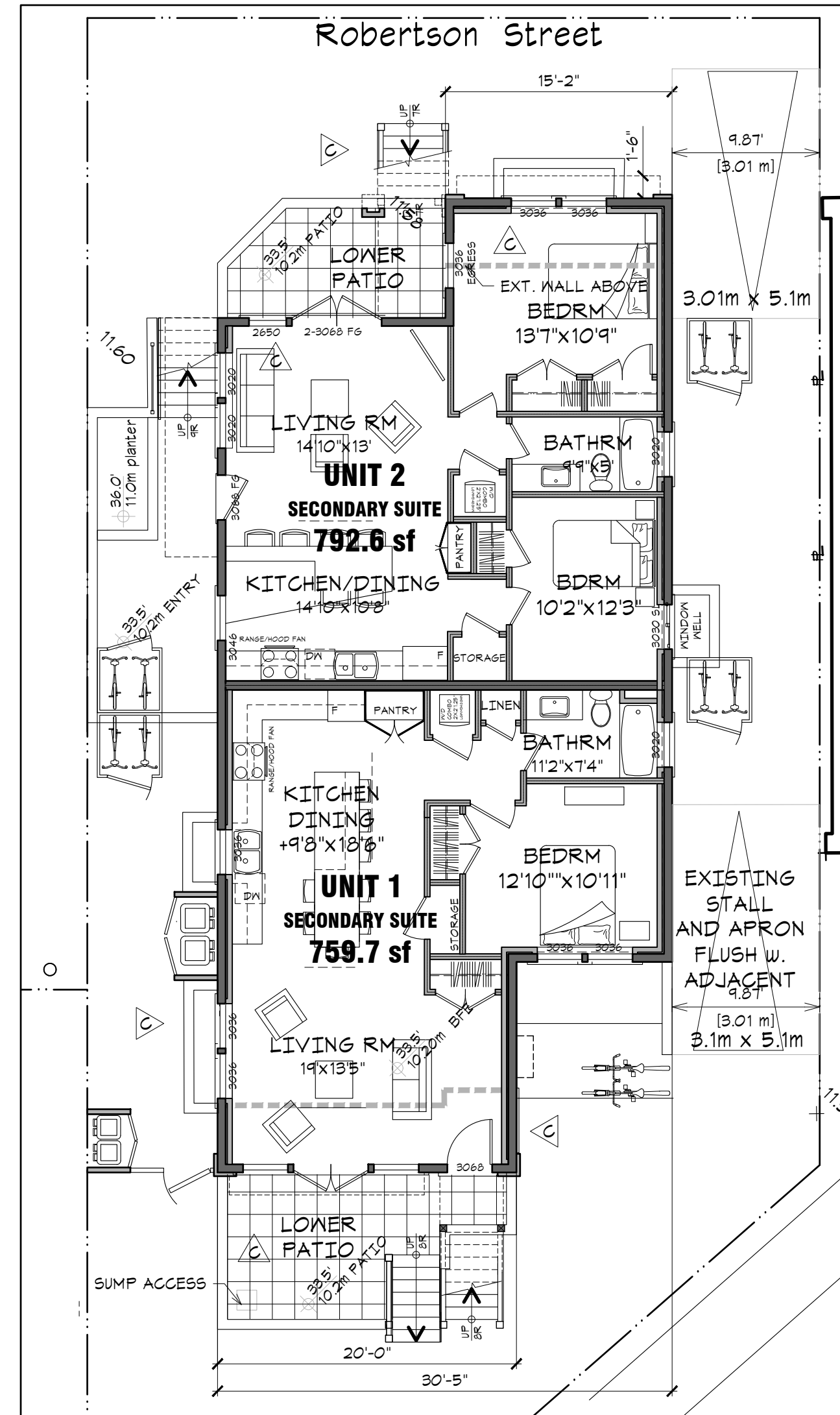


7 NORTH ELEVATION
SK-2 SCALE: 1:100

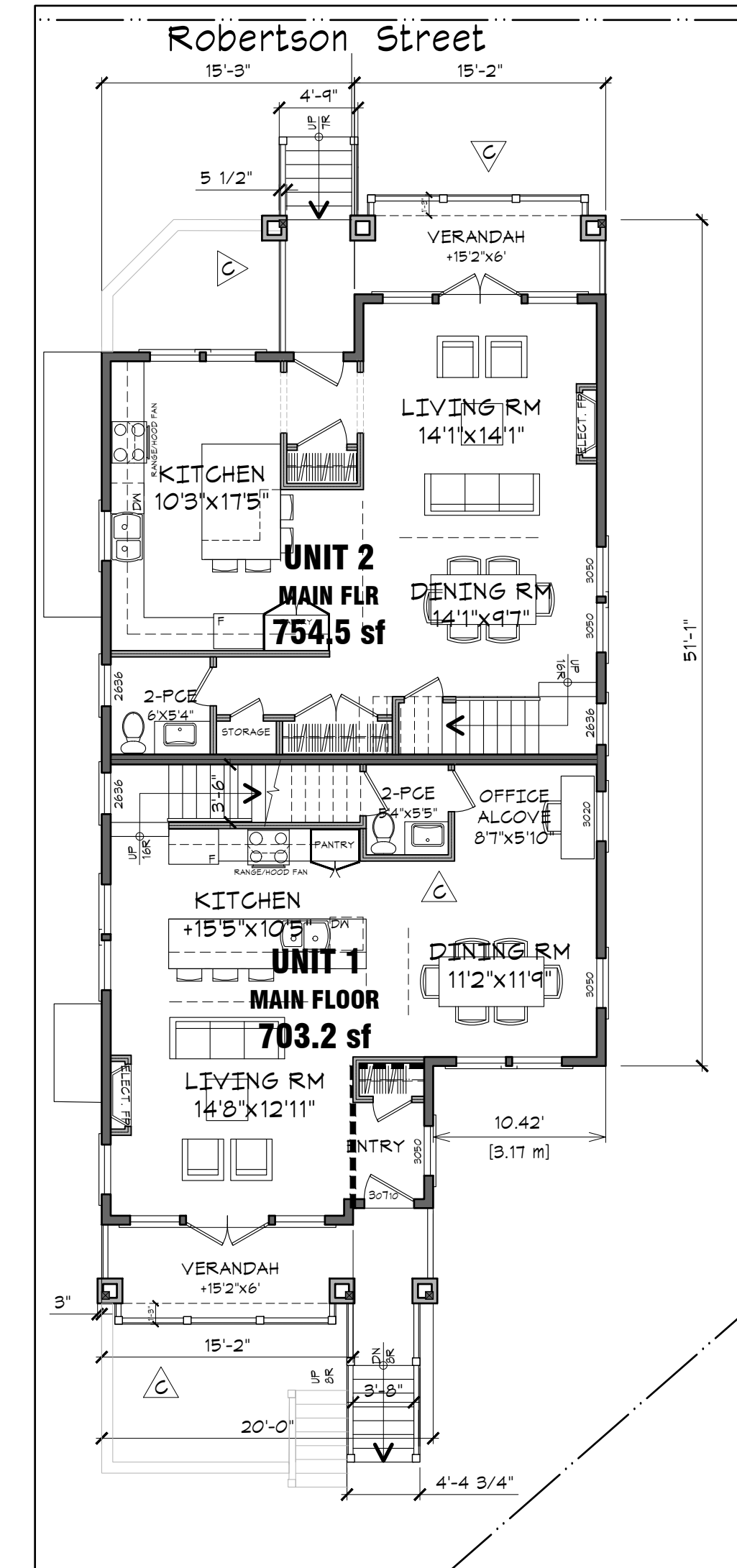
AVERAGE GRADE CALCULATION									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	Convert to Imperial
AB	11.55	11.55	11.55	1.30	15.02	785.30	69.94	11.23	36.84
BC	11.55	11.58	11.57	1.52	17.58				
CD	11.58	11.75	11.67	4.70	54.83				
DE	11.75	11.54	11.65	15.57	181.31				
EF	11.54	11.53	11.54	3.17	36.57				
FG	11.53	11.41	11.47	7.14	81.90				
GH	11.41	11.41	11.41	1.33	15.18				
HJ	11.41	10.05	10.73	1.20	12.88				
JK	10.85	10.85	10.85	1.68	18.23				
KL	10.85	10.85	10.85	4.38	47.52				
MN	11.47	11.51	11.49	10.49	120.53				
PQ	10.05	10.05	10.05	5.36	53.87				
QR	10.05	11.55	10.80	2.22	23.98				
ST	10.05	10.05	10.05	3.06	30.75				
TU	10.05	10.05	10.05	2.44	24.52				
VA	11.58	11.55	11.57	4.38	50.65				
TOTAL						785.30	69.94	11.23	36.84



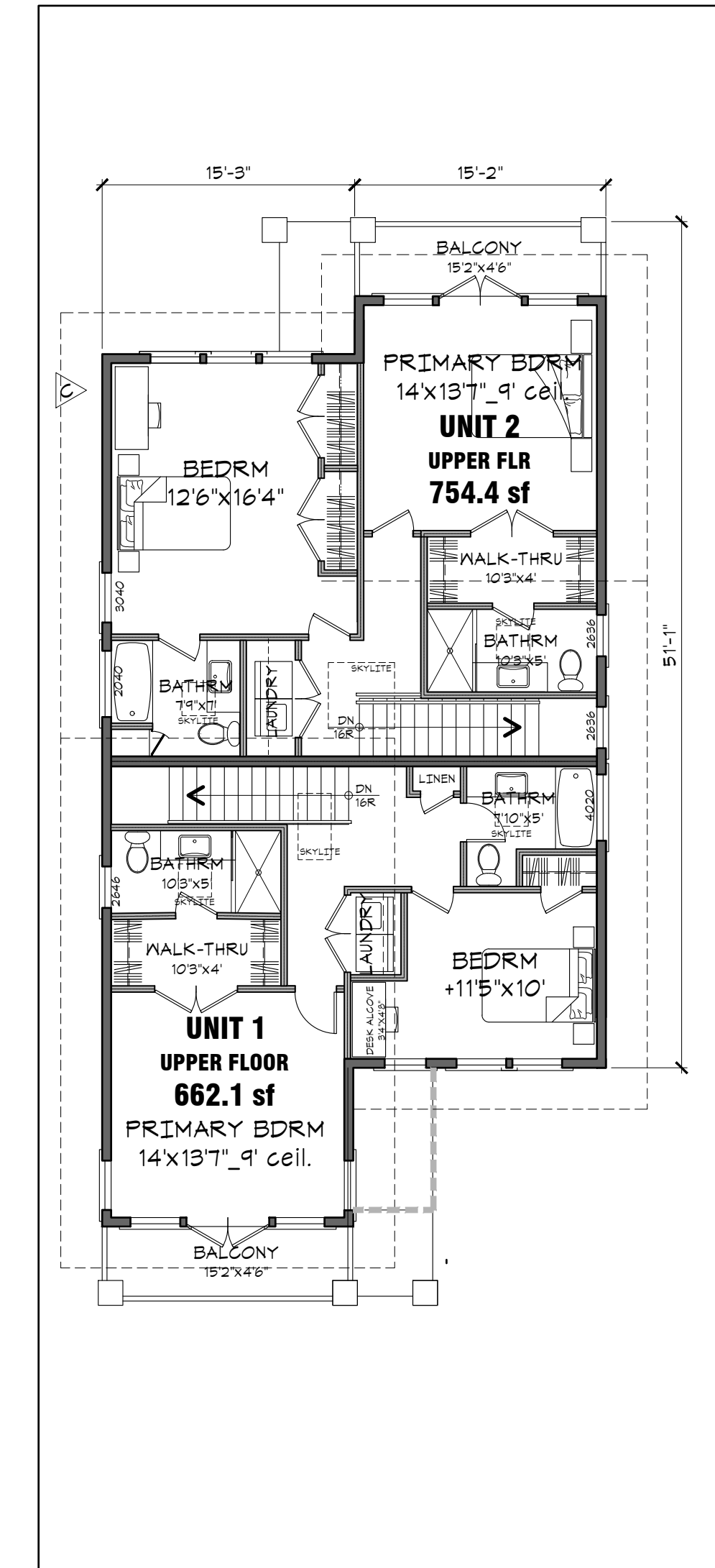
GRADE CALCULATION KEY PLAN



3 LOWER FLOOR PLAN
SK-2 SCALE: 1:100 1552.3 sf



4 MAIN FLOOR PLAN
SK-2 SCALE: 1:100 1457.6 sf



5 UPPER FLOOR PLAN
SK-2 SCALE: 1:100 1416.5 sf

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	SUBMITTAL FOR RE-ZONING	11.28.19
B	RE-SUBMITTAL FOR RE-ZONING	04.03.20
C	RE-SUBMITTAL FOR RE-ZONING	05.14.21

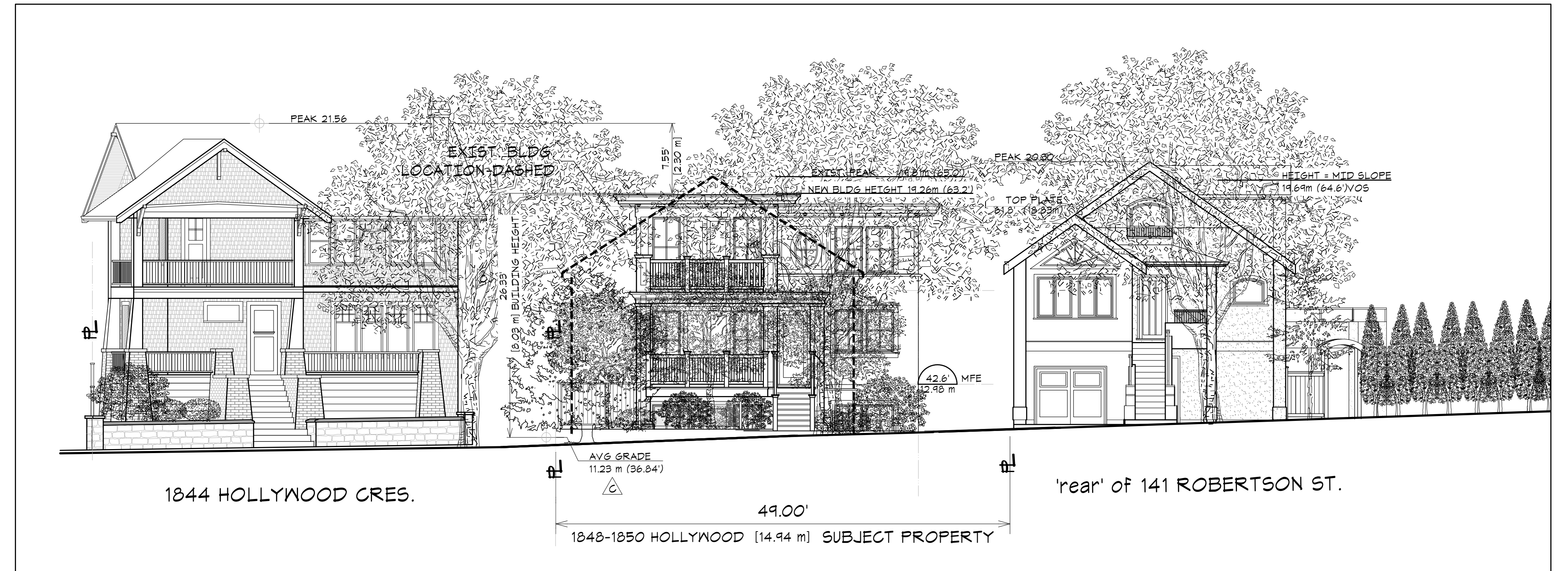
FLOOR PLANS & ELEVATIONS AND AVERAGE GRADE KEY PLAN
REZONING FOR ROBERTSON-HOLLYWOOD 4-PLEX
VICTORIA, B.C. 11.28.19 SCALE = 1:100

SK-2

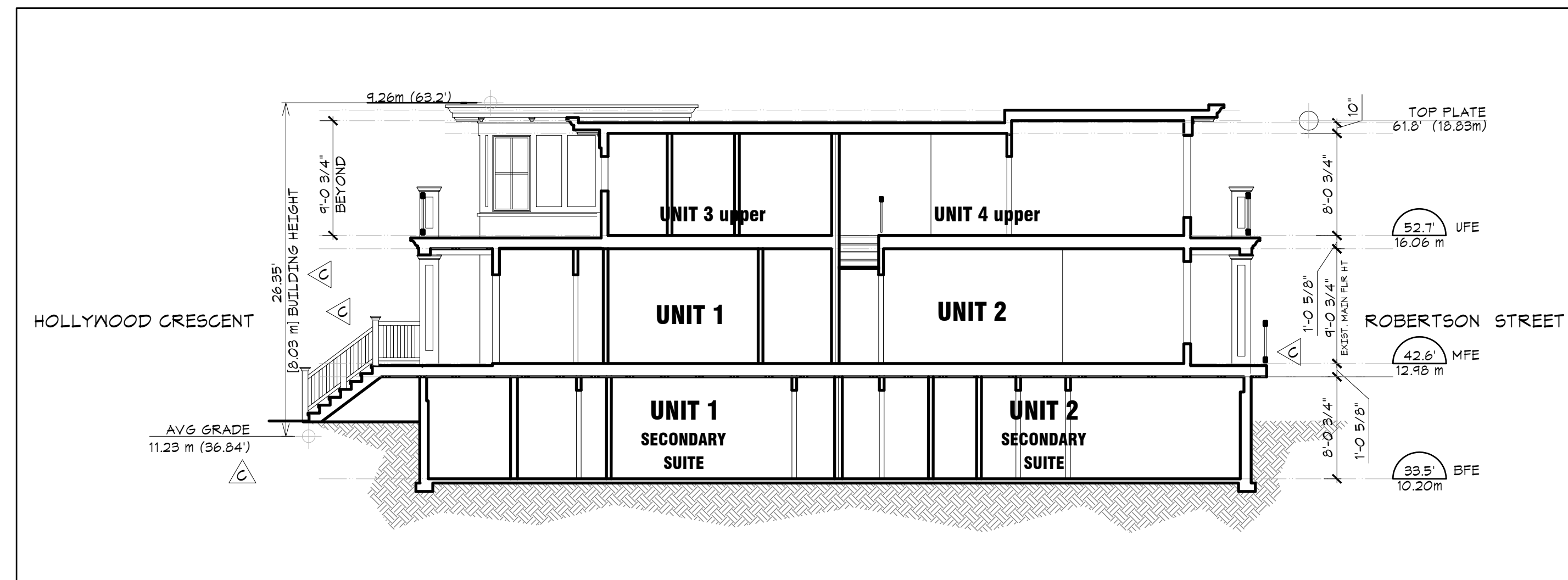
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
(250) 360-2144

ZEBRADESIGN

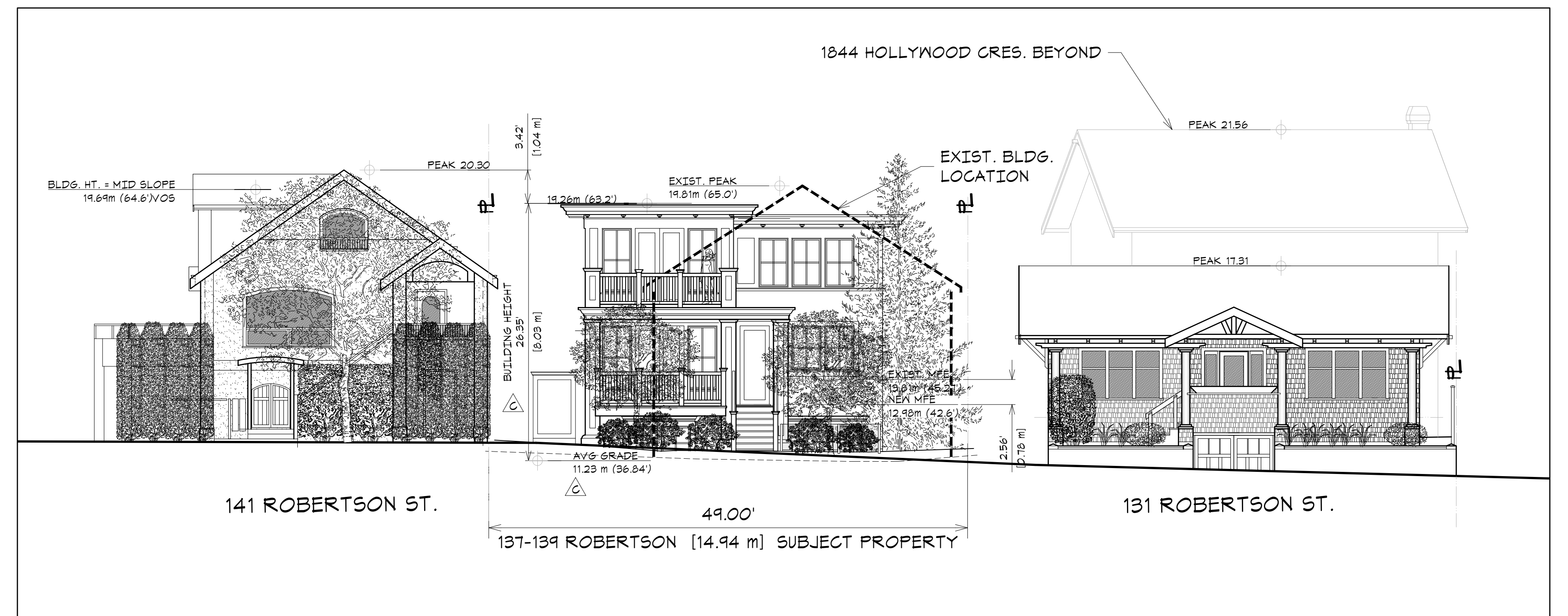




1 STREETScape HOLLYWOOD CRESCENT
 SK-3 SCALE: 1/8"=10"



3 BUILDING SECTION
 SK-3 SCALE: 1:100



2 STREETScape ROBERTSON STREET
 SK-5 SCALE: 1/8"=10"

BUILDING SECTION, STREETSAPES
 & UNPROTECTED OPENING CALCULATIONS
REZONING FOR
ROBERTSON-HOLLYWOOD 4-PLEX
VICTORIA, B.C.
 SCALE: 1:100

11.28.19



REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	SUBMITTAL FOR RE-ZONING	11.28.19
B	RE-SUBMITTAL FOR RE-ZONING	04.09.20
C	RE-SUBMITTAL FOR RE-ZONING	05.14.21

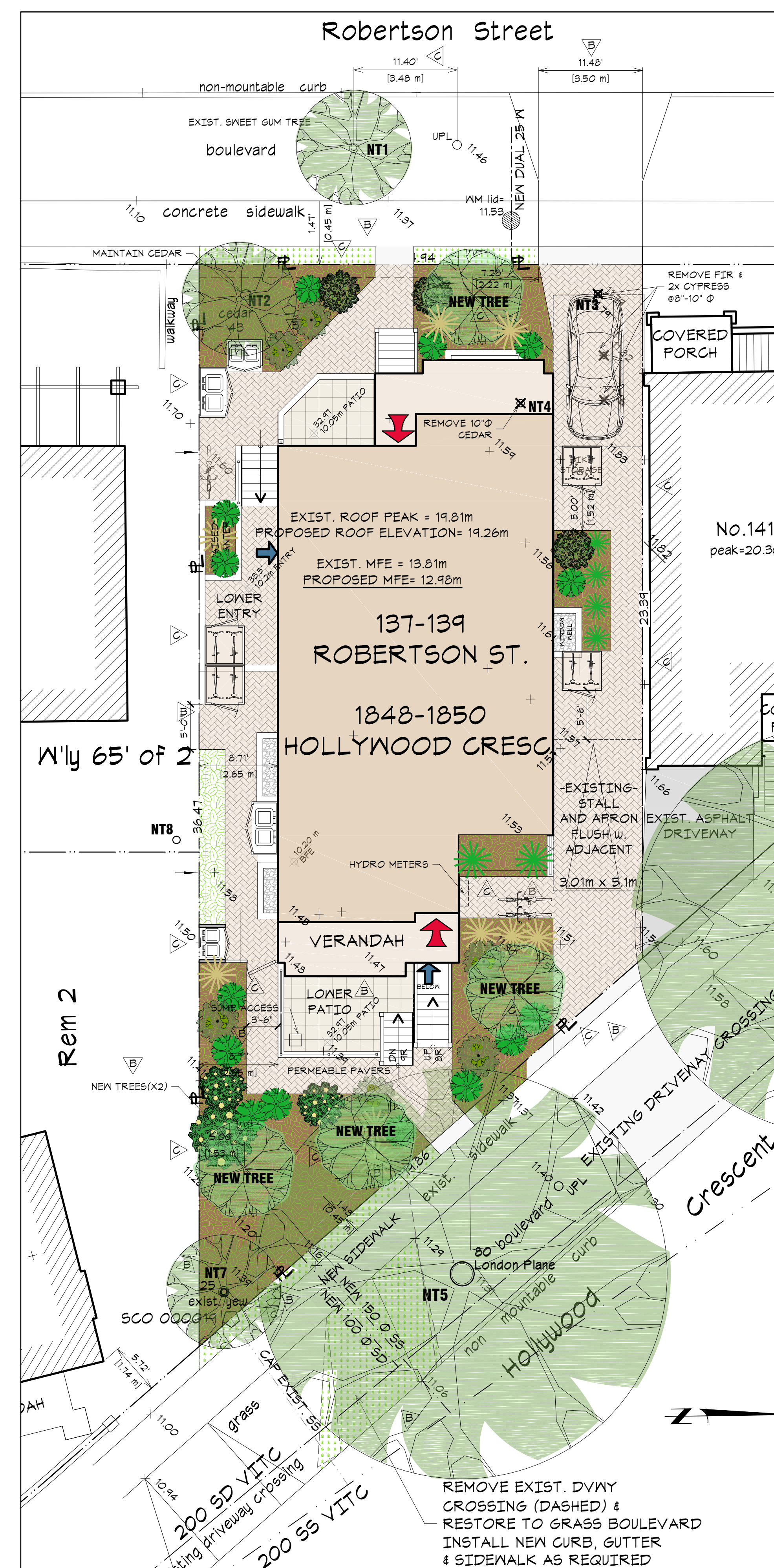
SK-3

1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 (250) 360-2144

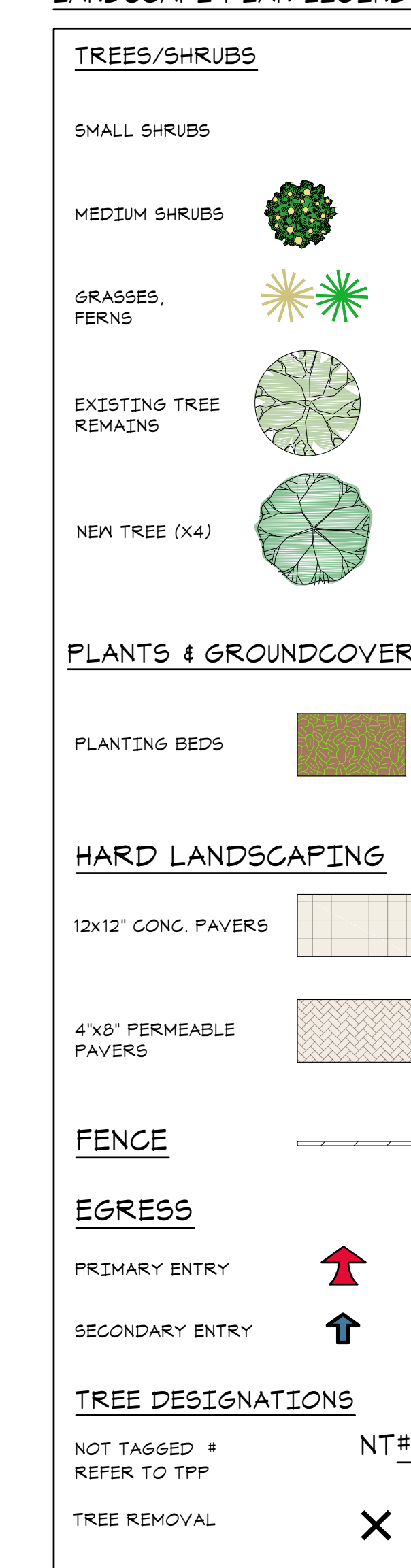
ZEBRADESIGN



SUGGESTED PLANT LIST			
	Botanical Name	Common Name	Size
Trees	 Malus Fusca	Pacific Crabapple -N, PH	3 cm caliper
	Cornus Eddies White Wonder	Eddies White Wonder -N	1.5 cm caliper
	Acer circinatum	Vine Maple -N	2m height
Shrubs	Vaccinium Ovatum	Evergreen Huckleberry -N, E	#5 pot
	Berberis Thunbergii Atropurpurea	Barberry - LA, PH	#2
	Pinus Mugo 'Pumilio'	Dwarf Pine	#2
	Camelia Japonica	Red Camelia	#5
	Cistus Ladaniifer	Crimson Rock Rose	#3
	Erica Carnea Springwood	White Heather -LA, PH	#1
	Escallonia Newport Dwarf	Dwarf Escallonia -LA, PH	#2
	Hebe "Pattys purple"	Hebe -PH	#2
	Lavendula Augustifolia Hidcote	Hidcote Lavender - LA, PH	#1
	Ribes Saguineum King Edward	Pink Flowering Currant -N	#5
	Armeria Aaliacea	Sea Thrift -N, LA, PH	#3
	Gaultheria Shallon	Salal -N, E	#3
	Rhododendron Macropyllum	Pacific Rhododendron - N, LA, PH	#5
	Holodiscus discolor	Ocean Spray -N	#5
	Lithosperum Diffusum	Lithodora	#5
	Spirea Prunifolia	Bridal Wreath Spirea	#5
	Viburnum Davidii	Evergreen Viburnum -LA, PH	#3
	Rosmarinus officinalis	Rosemary -E, LA, PH	#2
	Salvia officinalis	Sage -E, LA	#1
	Mahonia Nervosa	Cascade Berry -N, E, PH	#1
Grasses	Festuca Glauca	Festuca Grass	#1
	Helictotrichon Sempervirens	Blue Oat Grass	#1
Ferns	Polystichum Munitum	Sword Fern -N, LA	#1
	Adiantum Aleuticum	Maidenhair Fern -N, LA	#1
Bulbs	 Camassia Leichtlinii	Camas - N, PH	#1
Groundcovers	Arctostaphylos uva-ursi var. "Vancouver Jade"	Bearberry/Kinnikinnick -N, PH	10 cm pot
	Thymus Praecox	Creeping Thyme - E	Sp3, 30 cm o.c.
Abbreviations	N = Native, E = Edible, PH= Pollinator Habitat, LA = Low Allergen	NOTE: 1. 30% of planted landscaped areas shall be either Native, Edible, or Pollinator Habitat as indicated 2. Shrubs and trees shall not be planted within 45 cm of city property	



LANDSCAPE PLAN LEGEND



REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	SUBMITTAL FOR RE-ZONING	11.28.19
B	RE-SUBMITTAL FOR RE-ZONING	04.03.20
C	RE-SUBMITTAL FOR RE-ZONING	05.14.21

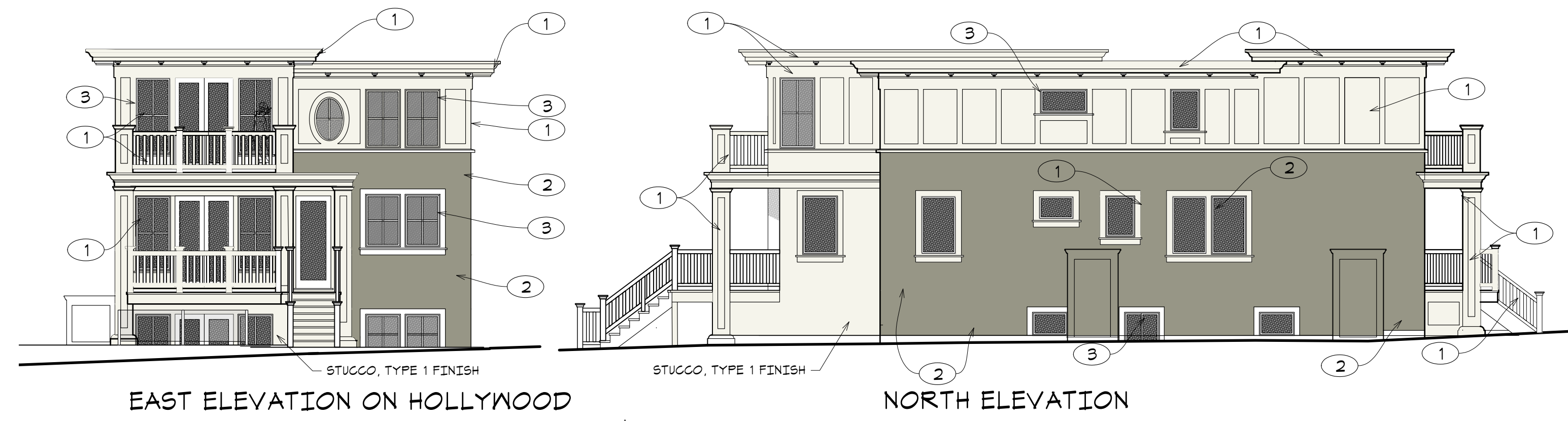
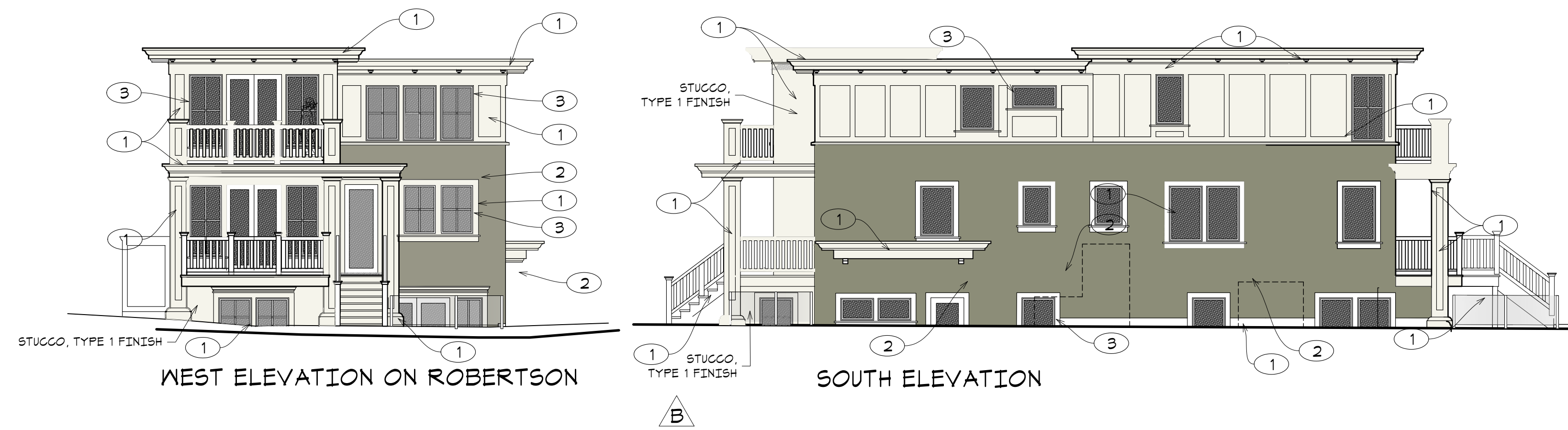
SK-4

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
(250) 360-2144

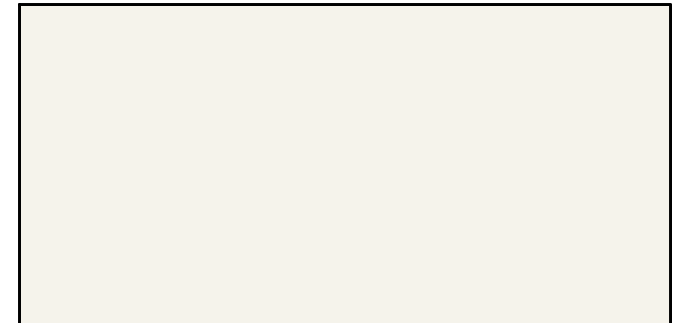
ZEBRADESIGN



LANDSCAPE PLAN
REZONING FOR
ROBERTSON-HOLLYWOOD 4-PLEX
VICTORIA, B.C.
SCALE = 1:100
18.10.20



B FINISH COLOURS UNCHANGED



FINISH TYPE 1
CEMENTITIOUS PANELS & TRIM,
WINDOW TRIM, RAILINGS
AND PICKETS
SHERWIN WILLIAMS
PURE WHITE SW7005



FINISH TYPE 2
STUCCO
BENJAMIN MOORE
HISTORICAL
HADDINGTON GREY
VC-15



FINISH TYPE 3
WINDOW FRAMES
WESTECK
KC BLACK DC-1005

COLOUR SCHEME
REZONING FOR ROBERTSON-HOLLYWOOD 4-PLEX
VICTORIA, B.C.

09.28.19

SCALE = 1:100

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	SUBMITTAL FOR RE-ZONING	11.28.19
B	RE-SUBMITTAL FOR RE-ZONING	09.14.21

SK-5

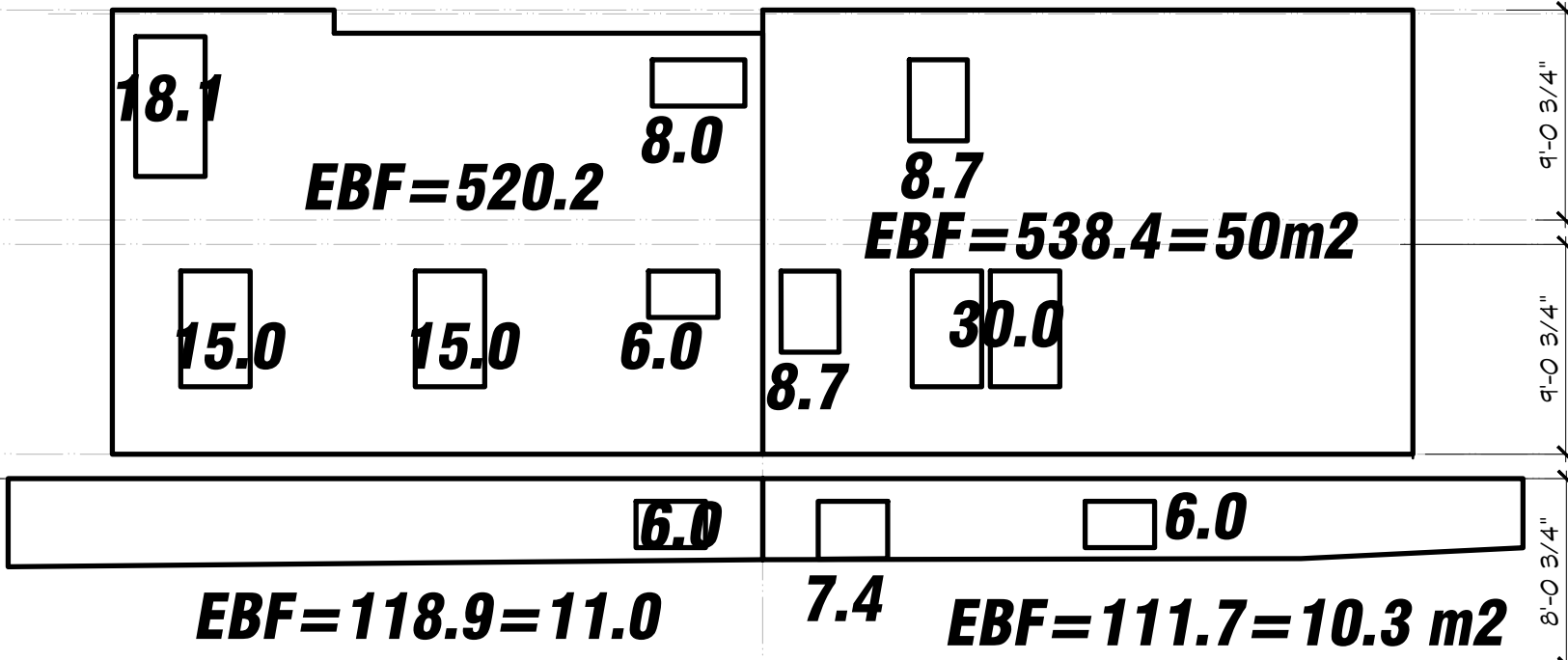
1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 (250) 360-2144

ZEBRADESIGN



UNIT 1 NORTH UNPROTECTED OPENINGS
 EBF = 520.2 sf = 48.32 m²
 LD= 9.88' (3.01 m)
 UPO = 18.1+8+15+15+6= 62.1 sf
 permitted UPO = 19.09% x 520.2 = 99.3 sf

UNIT 2 NORTH UNPROTECTED OPENINGS
 EBF = 538.4 sf = 50.0m²
 LD = 9.88' (3.01 m)
 UPO = 8.7+8.7+30=47.4 sf
 permitted UPO = 19.09 % x 538.4 = 102.78 sf



UNIT 1 NORTH UNPROTECTED OPENINGS
 AT SECONDARY SUITE-LOWER FLOOR
 EBF = 118.96 sf = 11.05 m²
 LD = 9.88' (3.01 m)
 UPO = 6 sf
 permitted UPO = 25.64% x 118.96 = 30.5 sf

UNIT 2 NORTH UNPROTECTED OPENINGS
 AT SECONDARY SUITE-LOWER FLOOR
 EBF = 111.7 sf = 10.37 m²
 LD= 9.88' (3.01 m)
 UPO = 7.4+6.0 = 13.4 sf
 permitted UPO = 25.64% x 111.7 = 28.6 sf



ABBREVIATIONS
 EBF = EXPOSING BUILDING FACE
 LD= LIMITING DISTANCE
 UPO = UNPROTECTED OPENINGS



REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	SUBMITTAL FOR RE-ZONING	11.29.19
B	RE-SUBMITTAL FOR RE-ZONING	09.03.20
C	RE-SUBMITTAL FOR RE-ZONING	05.14.21

NORTH ELEVATION UNPROTECTED OPENINGS

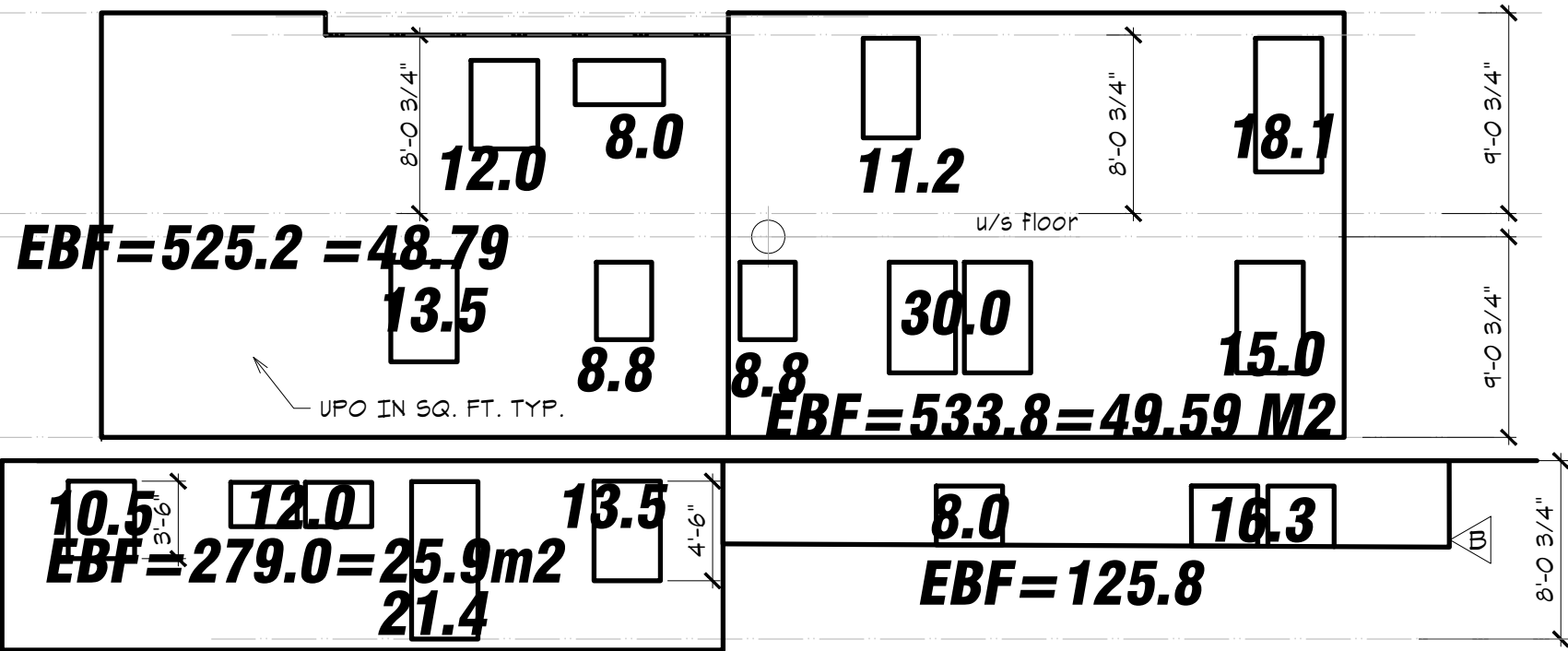
UNPROTECTED OPENING CALCULATIONS
 NORTH ELEVATION
 REZONING FOR ROBERTSON-HOLLYWOOD 4-PLEX
 VICTORIA, B.C.
 11.29.19
 SCALE = 1/8"=1'-0"

1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 (250) 360-2144



UNIT 4 SOUTH UNPROTECTED OPENINGS
 EBF = 525.2 sf = 48.79 m²
 LD= 8.69' (2.65m)
 UPO =12+8+13.5+8.8= 34.3 sf
 permitted UPO = 15.85 % x 525.2 =83.2 sf

UNIT 3 SOUTH UNPROTECTED OPENINGS
 EBF = 533.8 sf = 49.59 m²
 LD= 9.29' (2.65m)
 UPO =8.8+11.2+18.1+30+15=83.1 sf
 permitted UPO = 15.85% x 533.8 = 84.6 sf



UNIT 2 SOUTH UNPROTECTED OPENINGS
 AT SECONDARY SUITE LOWER FLOOR
 EBF = 279.0 sf =25.92 m²
 LD= 8.69' (2.65M)
 UPO =14+12+21.4+10.5= 57.4 sf
 permitted UPO = 20.78 % x 279.0 = 57.9 sf

UNIT 1 SOUTH UNPROTECTED OPENINGS
 AT SECONDARY SUITE LOWER FLOOR
 EBF = 125.8 sf =11.68 m²
 UPO = 8+16.3= 24.3 sf
 LD=8.69' (2.65m)
 permitted UPO = 20.78% x 125.8 = 26.1 sf

SOUTH ELEVATION UNPROTECTED OPENINGS

ABBREVIATIONS

EBF = EXPOSING BUILDING FACE
 LD= LIMITING DISTANCE
 UPO = UNPROTECTED OPENINGS

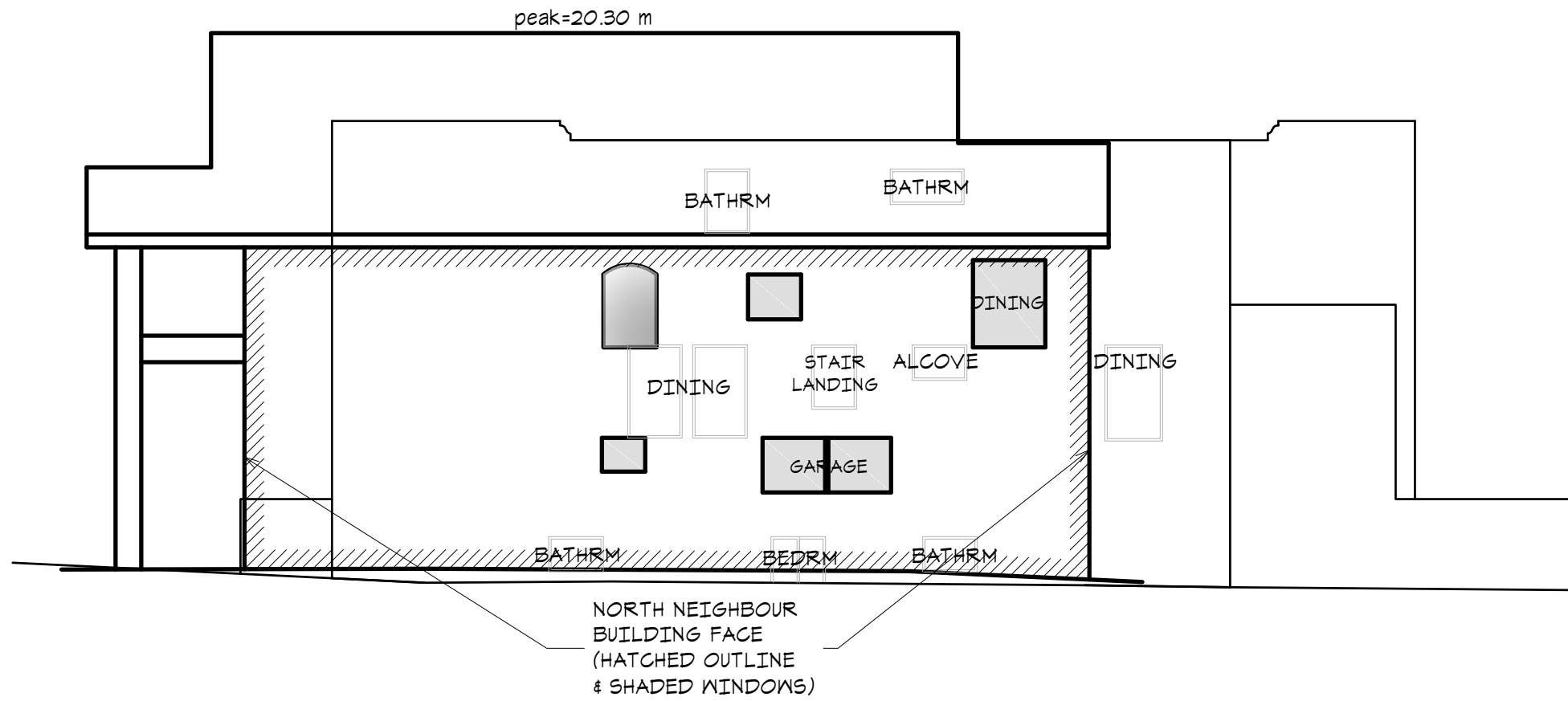
REVISIONS & ISSUES

REV.	DESCRIPTION	DATE
A	SUBMITTAL FOR RE-ZONING	11.29.19
B	RE-SUBMITTAL FOR RE-ZONING	09.03.20
C	RE-SUBMITTAL FOR RE-ZONING	05.14.21

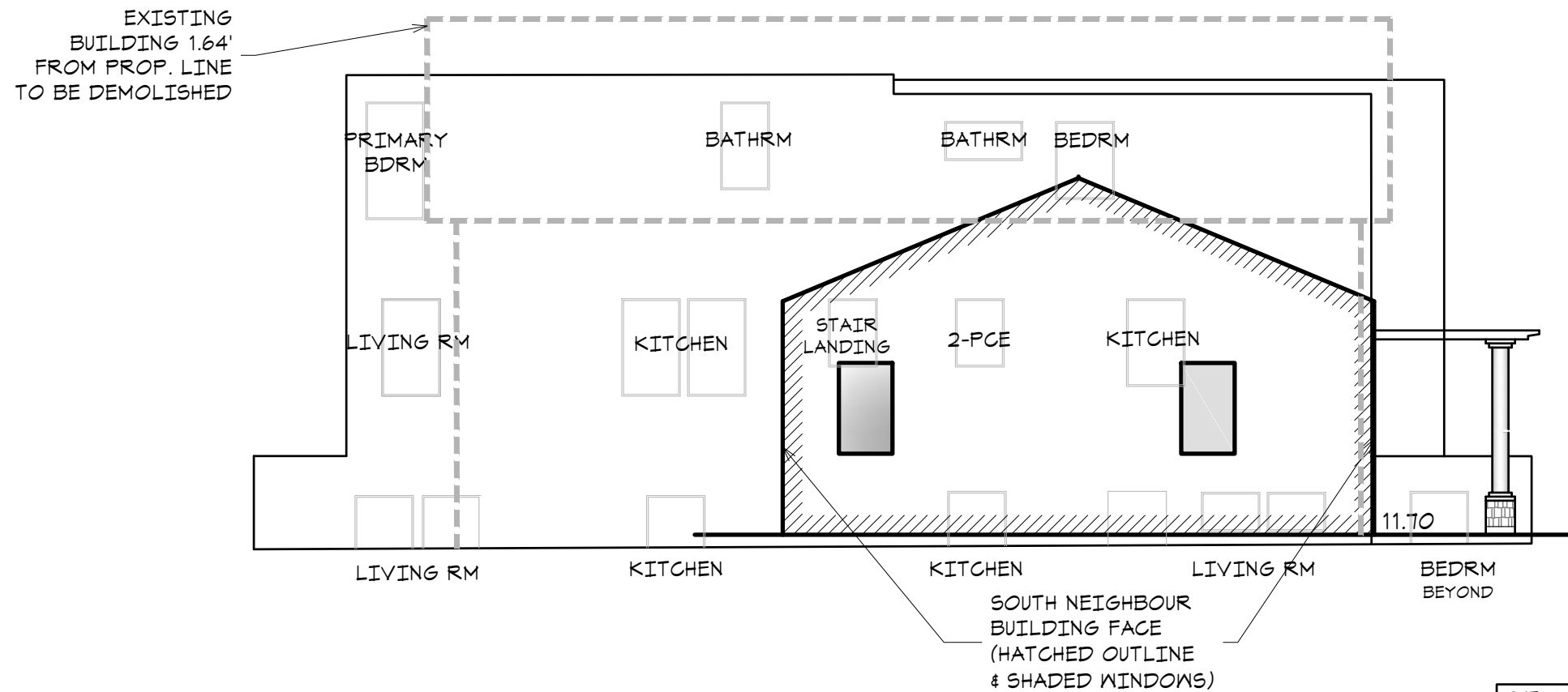
UNPROTECTED OPENING CALCULATIONS
 SOUTH ELEVATION
 REZONING FOR ROBERTSON-HOLLYWOOD 4-PLEX
 VICTORIA, B.C.
 SCALE = 1/8"=1'-0"
 11.29.19
SUP-2

1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 (250) 360-2144

ZEBRADESIGN



WINDOW OVERLAY TO NORTHERLY NEIGHBOUR



WINDOW OVERLAY TO SOUTHERLY NEIGHBOUR

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	SUBMITTAL FOR RE-ZONING	5.14.21

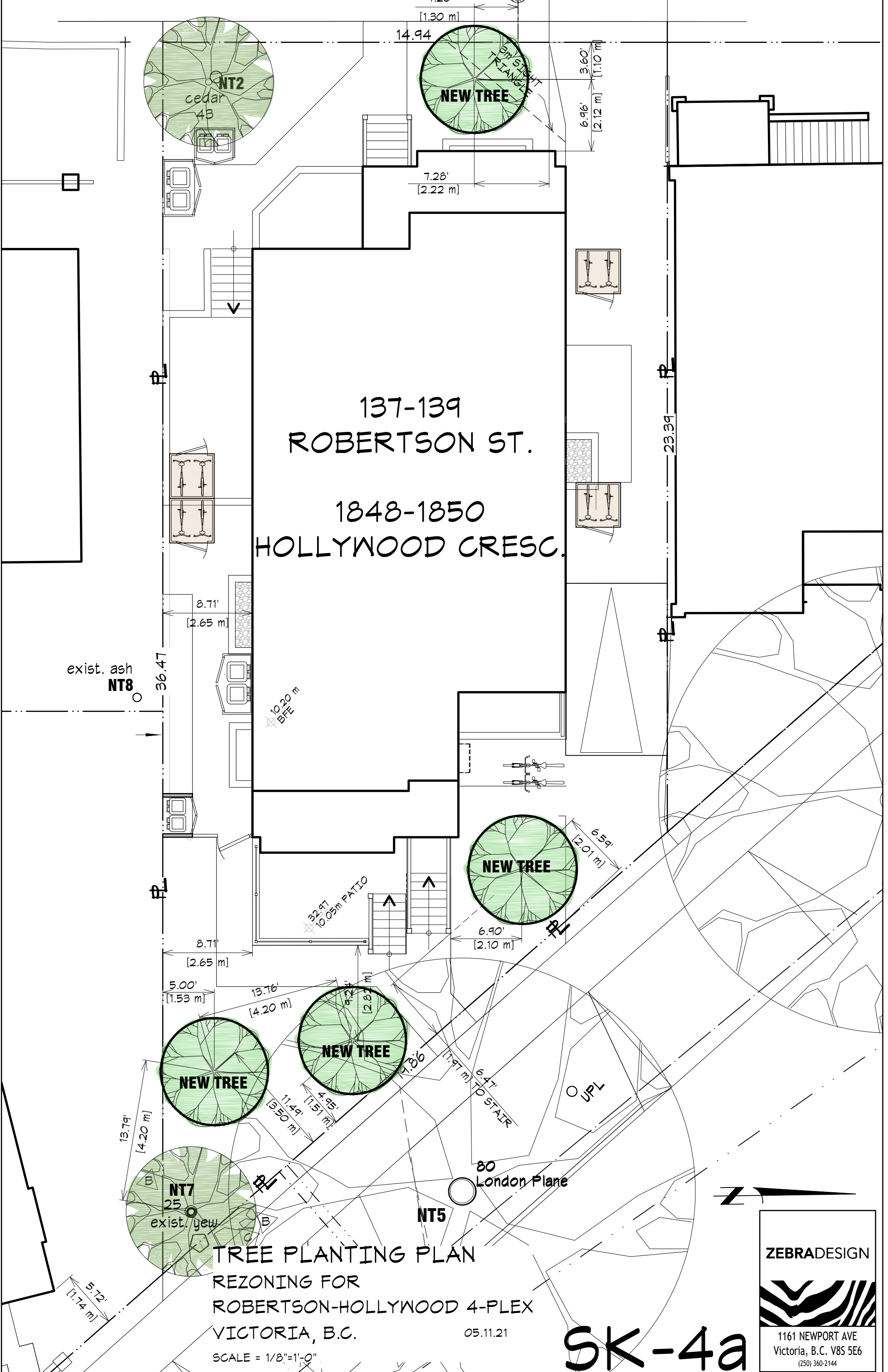
WINDOW OVERLAYS TO ADJACENT BLDGS
 REZONING FOR ROBERTSON-HOLLYWOOD 4-PLEX
 VICTORIA, B.C.
 11.29.19
 SCALE = 1/8"=1'-0"

SUP-3

1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 (250) 360-2144

ZEBRADESIGN





137-139
ROBERTSON ST.
1848-1850
HOLLYWOOD CRESC.

TREE PLANTING PLAN
REZONING FOR
ROBERTSON-HOLLYWOOD 4-PLEX
VICTORIA, B.C.
SCALE = 1/8"=1'-0"

05.11.21

SK-4a

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
(250) 360-2144

