

# SIN-ROBERTSON HOUSE

970 WALKER STREET, VICTORIA BC

## Architecture

- A0 Title Sheet, Site Map, Site Info & Renderings
- A1 Floor Plans
- A7 Exterior Elevations
- A8 Building Sections
- C1 Site Plan, Survey, Project Info & Street view

## Revision list

- |         |                                       |         |   |
|---------|---------------------------------------|---------|---|
| A0 R1.2 | New Street View Renderings            | A7 R4.1 | Material Legend Updated   |
| A1 R1   | Utility Room Relocaetd                | A7 R5   | North Windows Added   |
| A1 R2   | Laundry Room Relocaetd                | A7 R6   | Window Size Enlarged  |
| A1 R3.1 | Stair Configuration Revised           | A7 R7   | Window Type Changed   |
| A1 R4.1 | Second Flr New Closet, Vanity Revised | A8 R1.1 | Building Section Revised  |
| A1 R5   | Door Orientation Revised              | A8 R2   | Window Overlay Drawings Added                                     |
| A1 R6   | Canopy Size Revised                   | C1 R1.2 | Street View Revised   |
| A1 R7   | Bookshef Location Revised             | C1 R2   | Front Yard Revised, Driveway, Sidewalk revised, plantings removed |
| A1 R8.2 | Roof Layout Revised                   | C1 R3   | Side gates relocated  |
| A1 R9   | Closets Revised                       | C1 R4   | Average Grade Calculation (Prelim)                                |
| A7 R1.2 | Cladding Revised                      | C1 R5   | Sauna and Outdoor Shower footprint removed                        |
| A7 R2   | Entry Door Revised                    | C1 R6   | Project Information Table revised                                 |
| A7 R3   | Guardrail added                       |         |   |

## Landscape

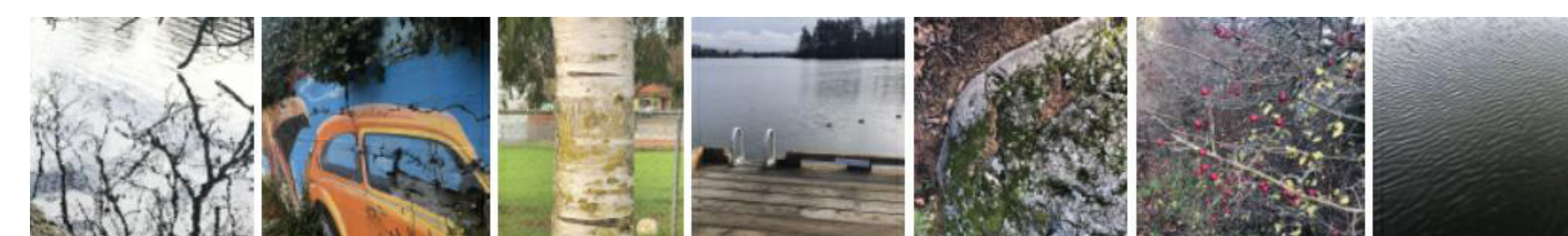
- L0 Tree Removal & Protection Plan
- L1 Landscape Site Plan
- L2 Tree Planting Plan
- L3 Shrub Planting Plan
- L4 Plant Images



Site Map



Precedents



Neighbourhood textures



Rendering - view 1



Rendering - view 2



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**Revisions**

Received Date:  
**March 14, 2023**

NOTES

**PRELIMINARY  
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NO.	DATE (YYMMDD)	DESCRIPTION
1	2021/12/19	ISSUED FOR COV REVIEW
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5	2022/03/10	ISSUED FOR REZONING & DP RESUBMISSION #2

PROJECT  
**SIN-ROBERTSON HOUSE**

-

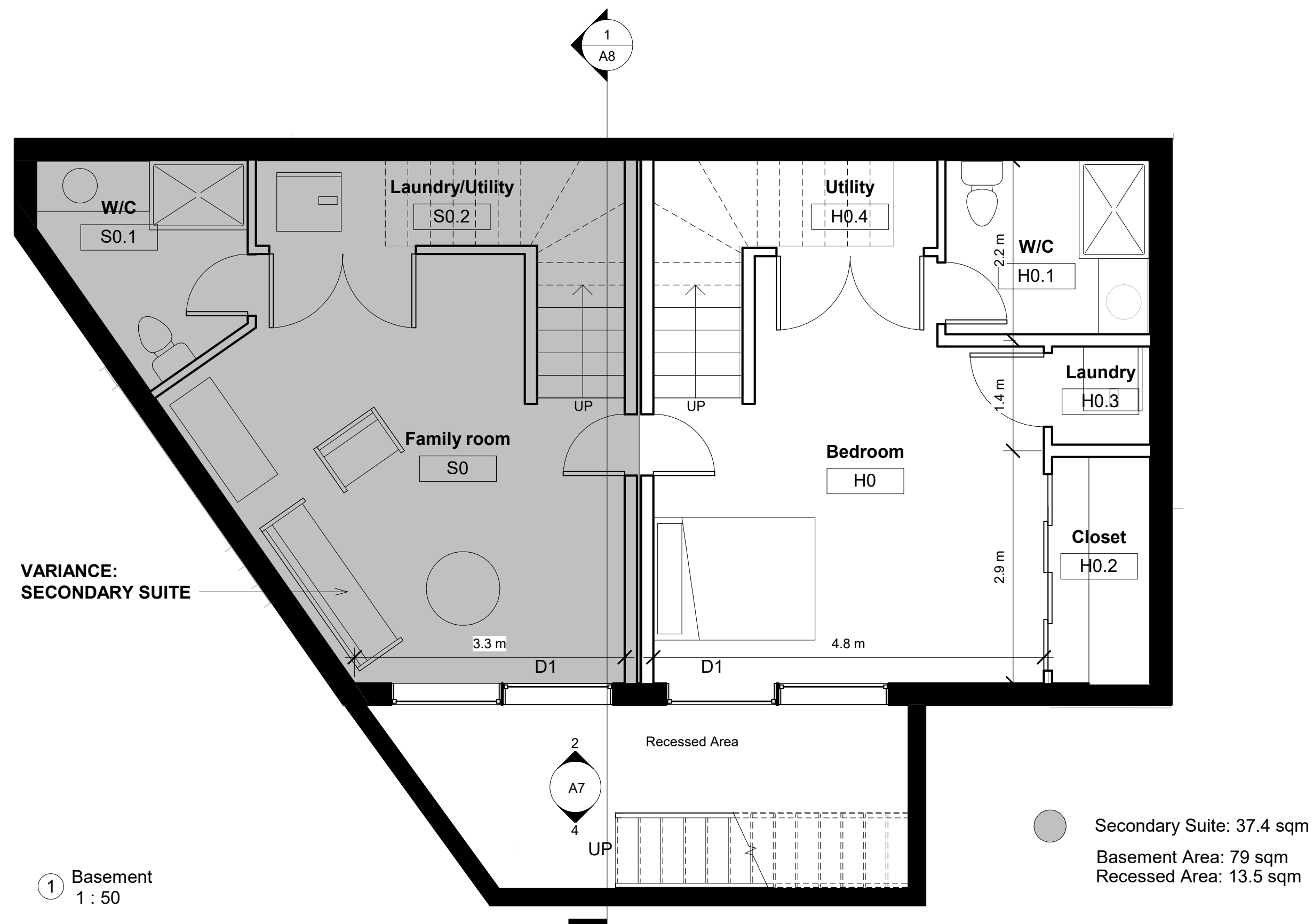
970 WALKER STREET  
VICTORIA BC

DRAWING  
**TITLE SHEET &  
SITE MAP, SITE INFO &  
RENDERINGS**

DRAWN BY <b>RR</b>	CHECKED BY <b>MS</b>
FILE <b>20010 SRH</b>	DATE <b>2022.06.07</b>
SHEET	REVISION

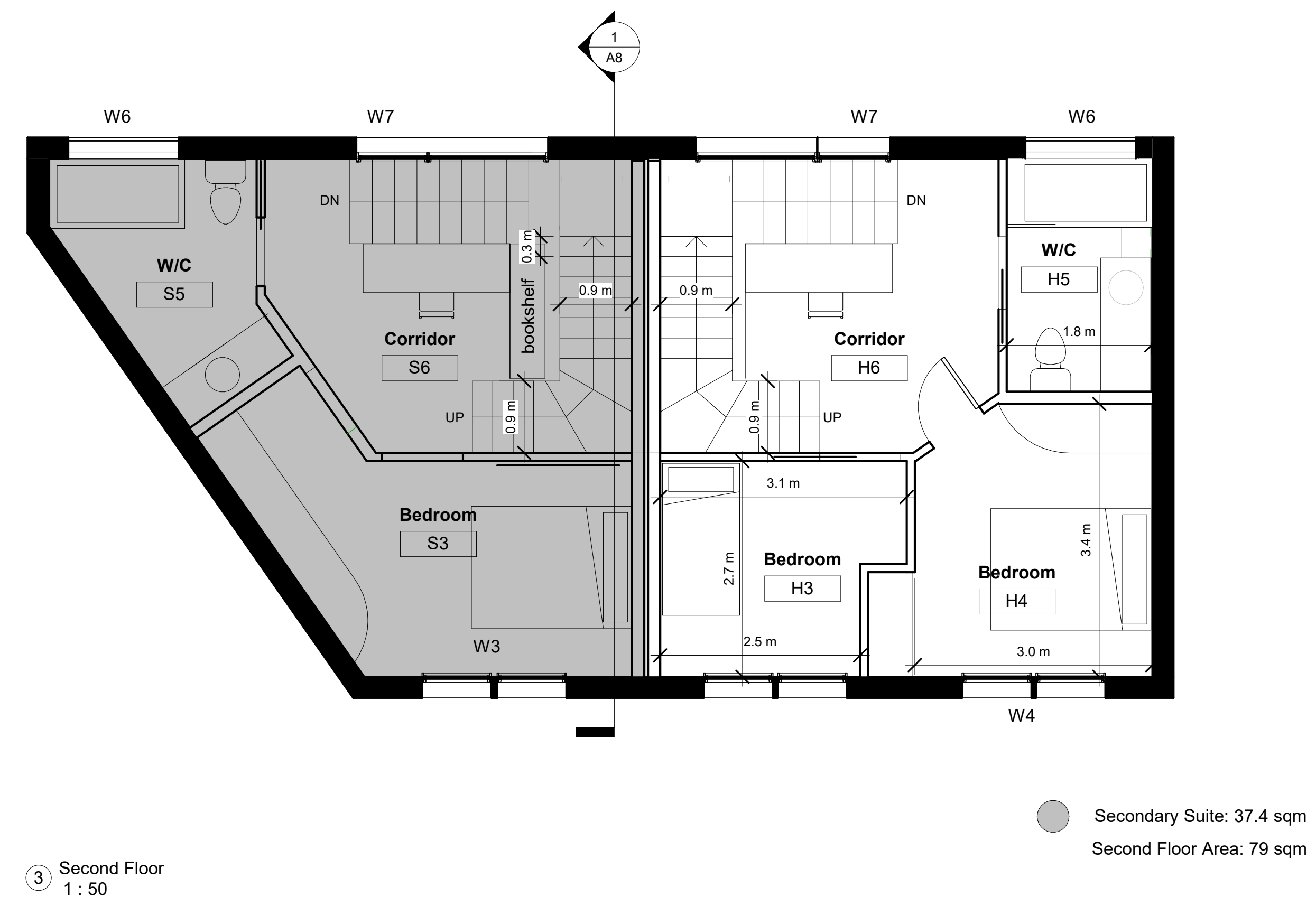
**A0**





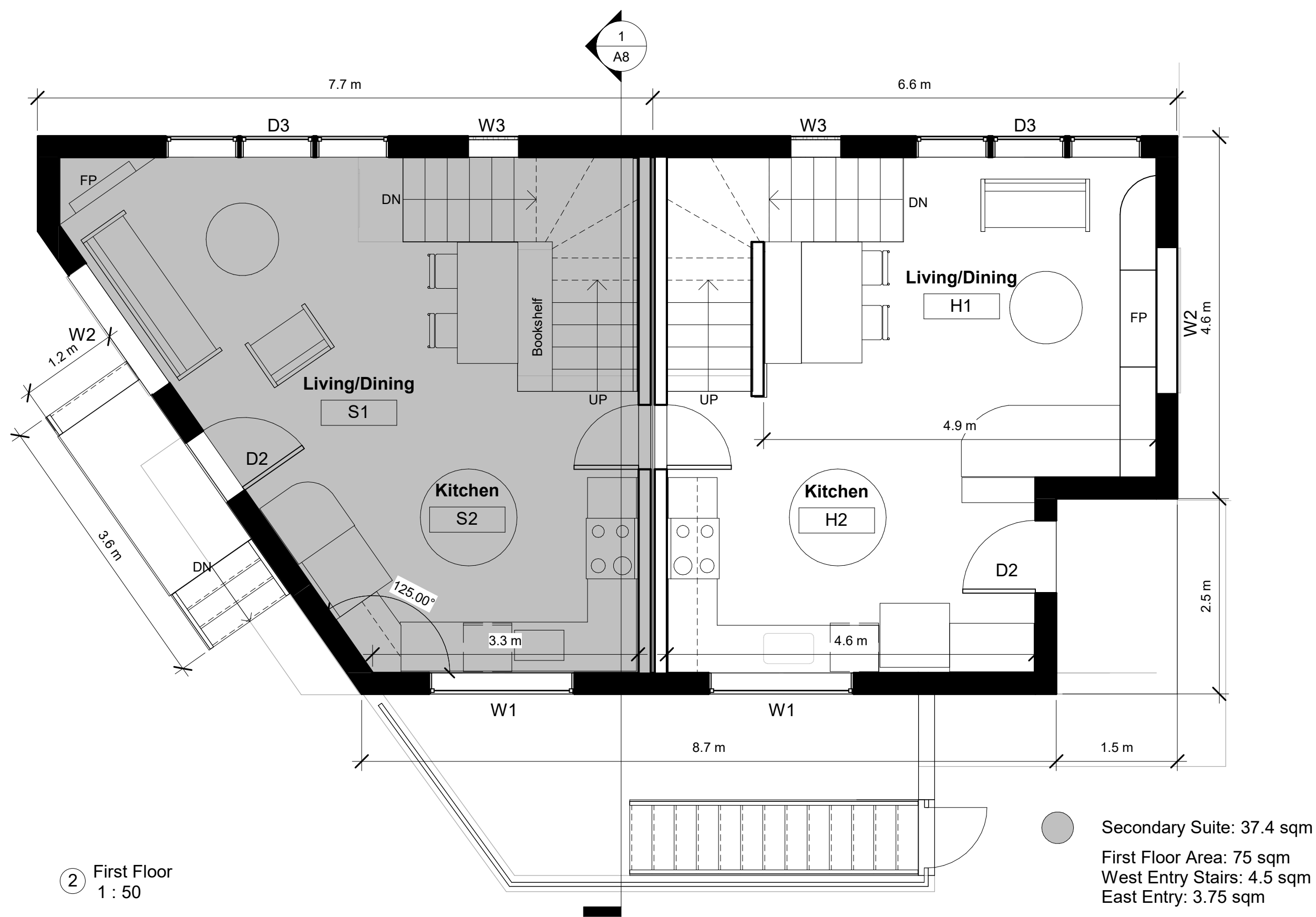
1 Basement  
1 : 50

Secondary Suite: 37.4 sqm  
Basement Area: 79 sqm  
Recessed Area: 13.5 sqm



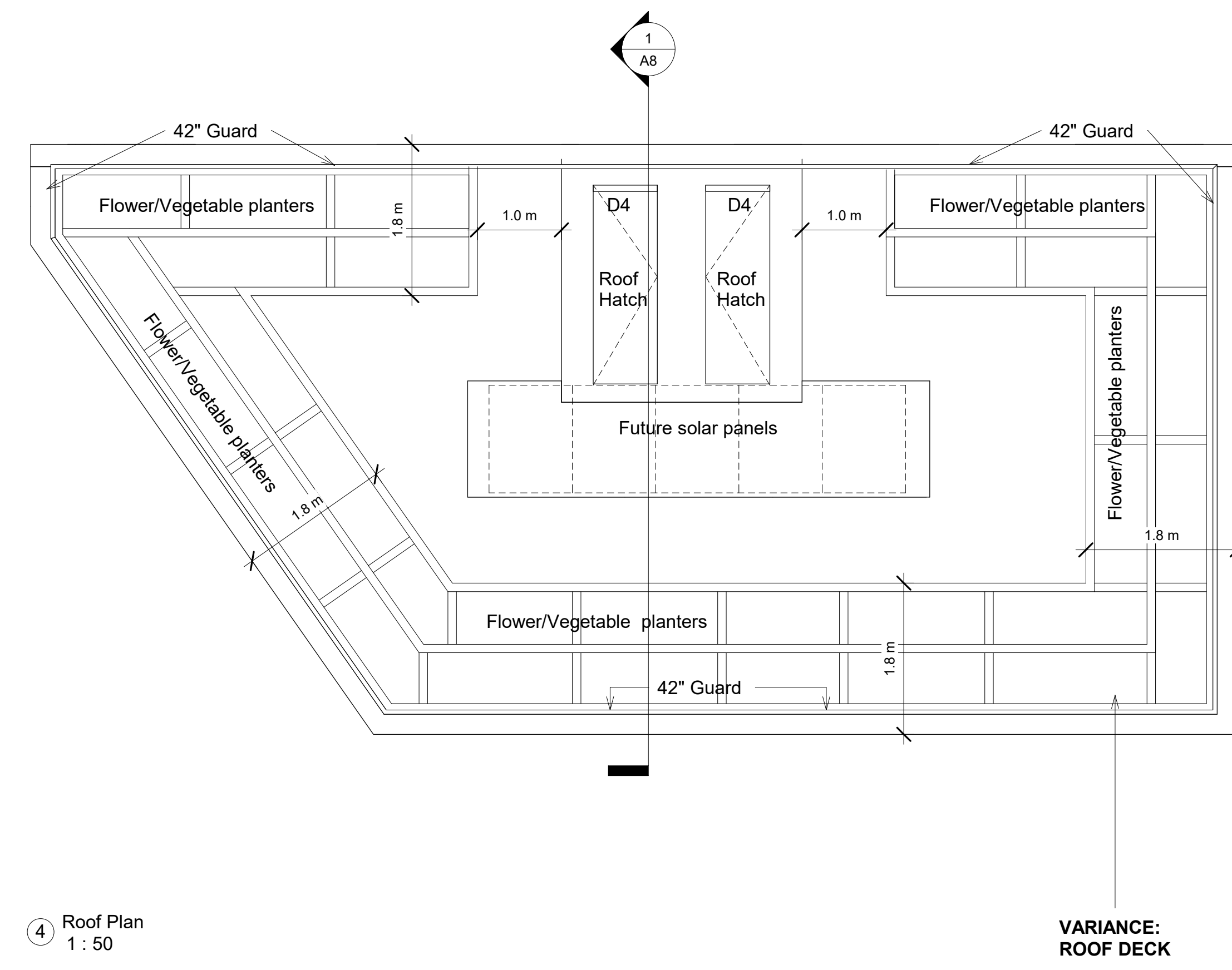
3 Second Floor  
1 : 50

Secondary Suite: 37.4 sqm  
Second Floor Area: 79 sqm



2 First Floor  
1 : 50

Secondary Suite: 37.4 sqm  
First Floor Area: 75 sqm  
West Entry Stairs: 4.5 sqm  
East Entry: 3.75 sqm



4 Roof Plan  
1 : 50

VARIANCE:  
ROOF DECK



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PROJECT  
**SIN-ROBERTSON HOUSE**  
-  
-  
**970 WALKER STREET  
VICTORIA BC**

DRAWING  
**FLOOR PLANS**

FILE	DATE
20010 SRH	2022.06.07
SHEET	REVISION



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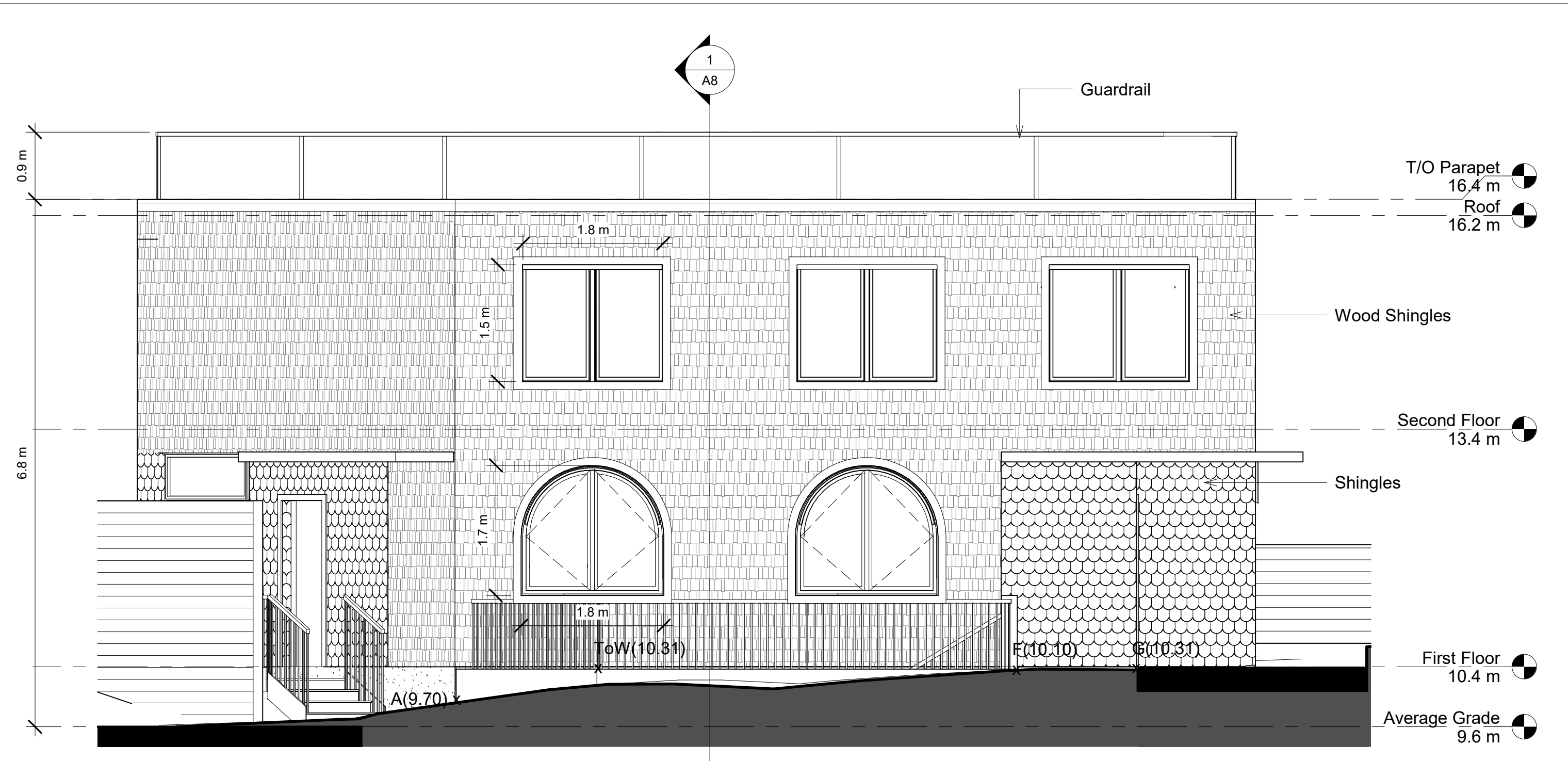
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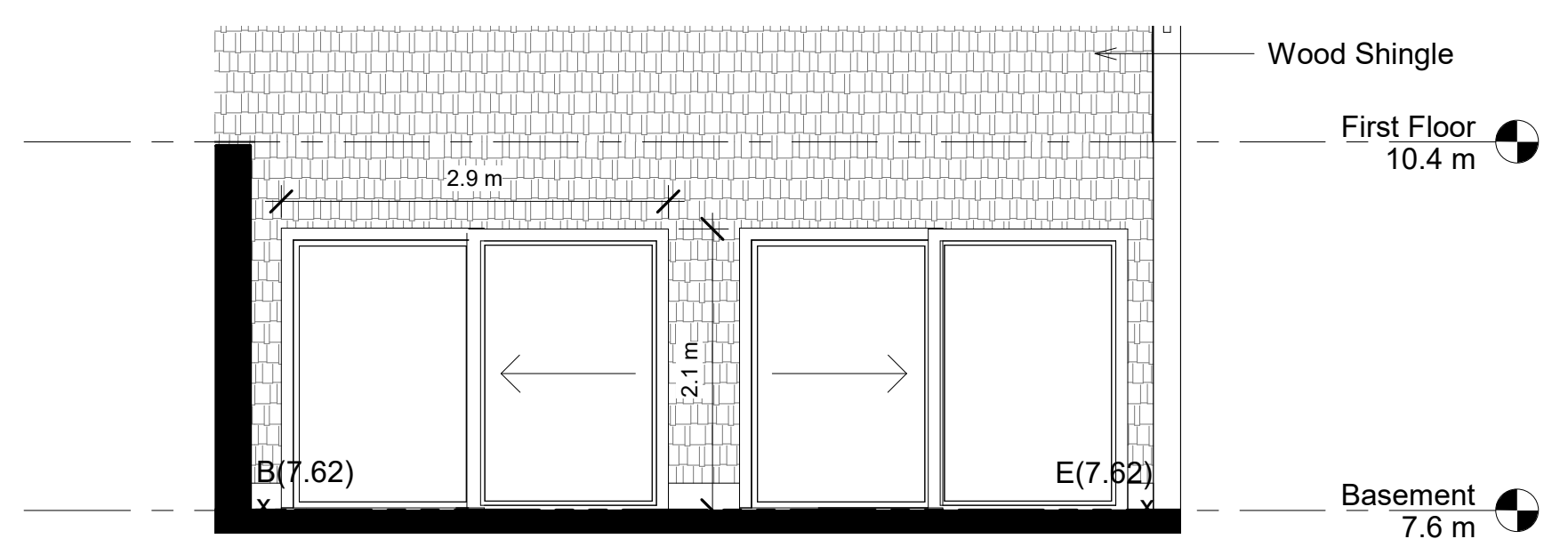
PROJECT  
**SIN-ROBERTSON HOUSE**  
 -  
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**970 WALKER STREET**  
**VICTORIA BC**

DRAWING  
**EXTERIOR ELEVATIONS**

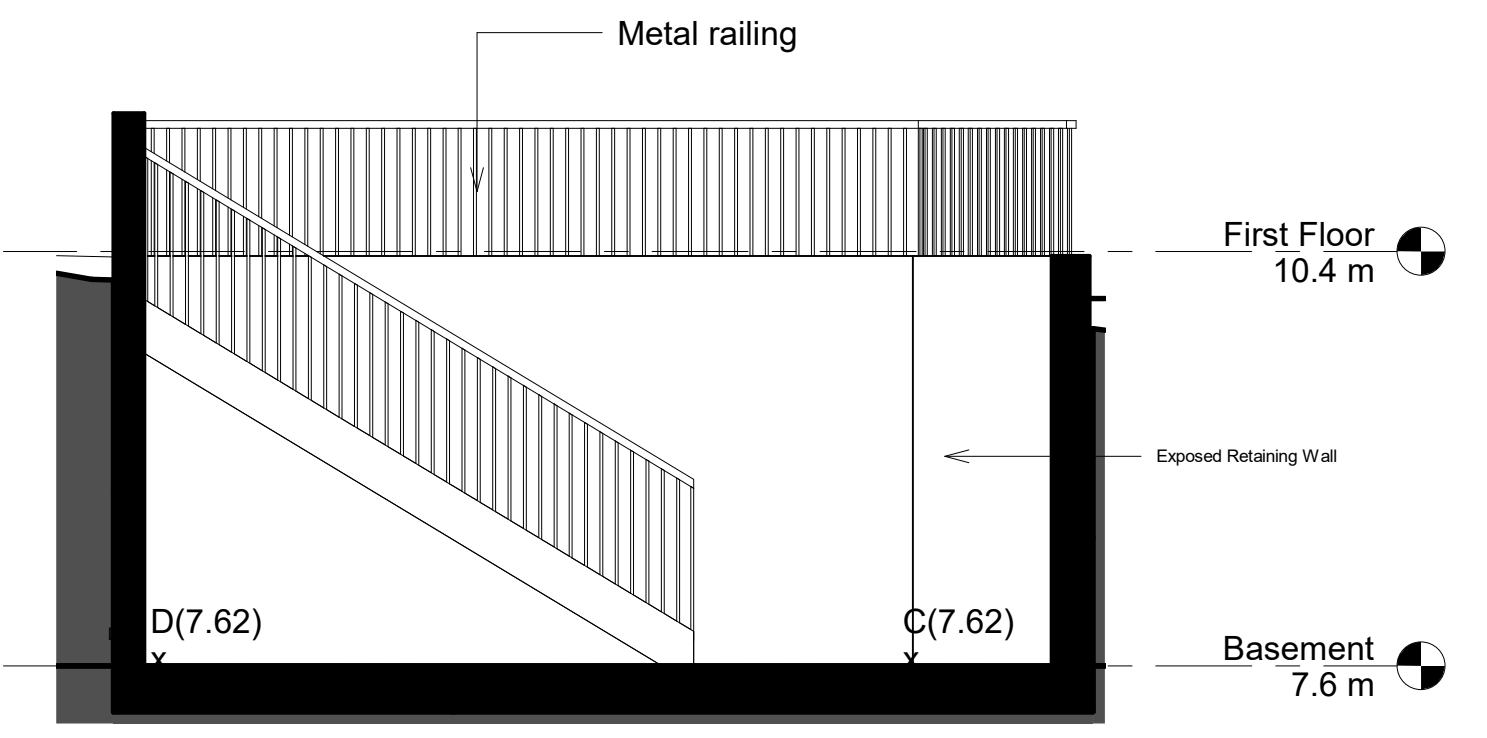
FILE	DATE	DRAWN BY
20010 SRH	2022.06.07	RR
		CHECKED BY
		MS
SHEET	REVISION	



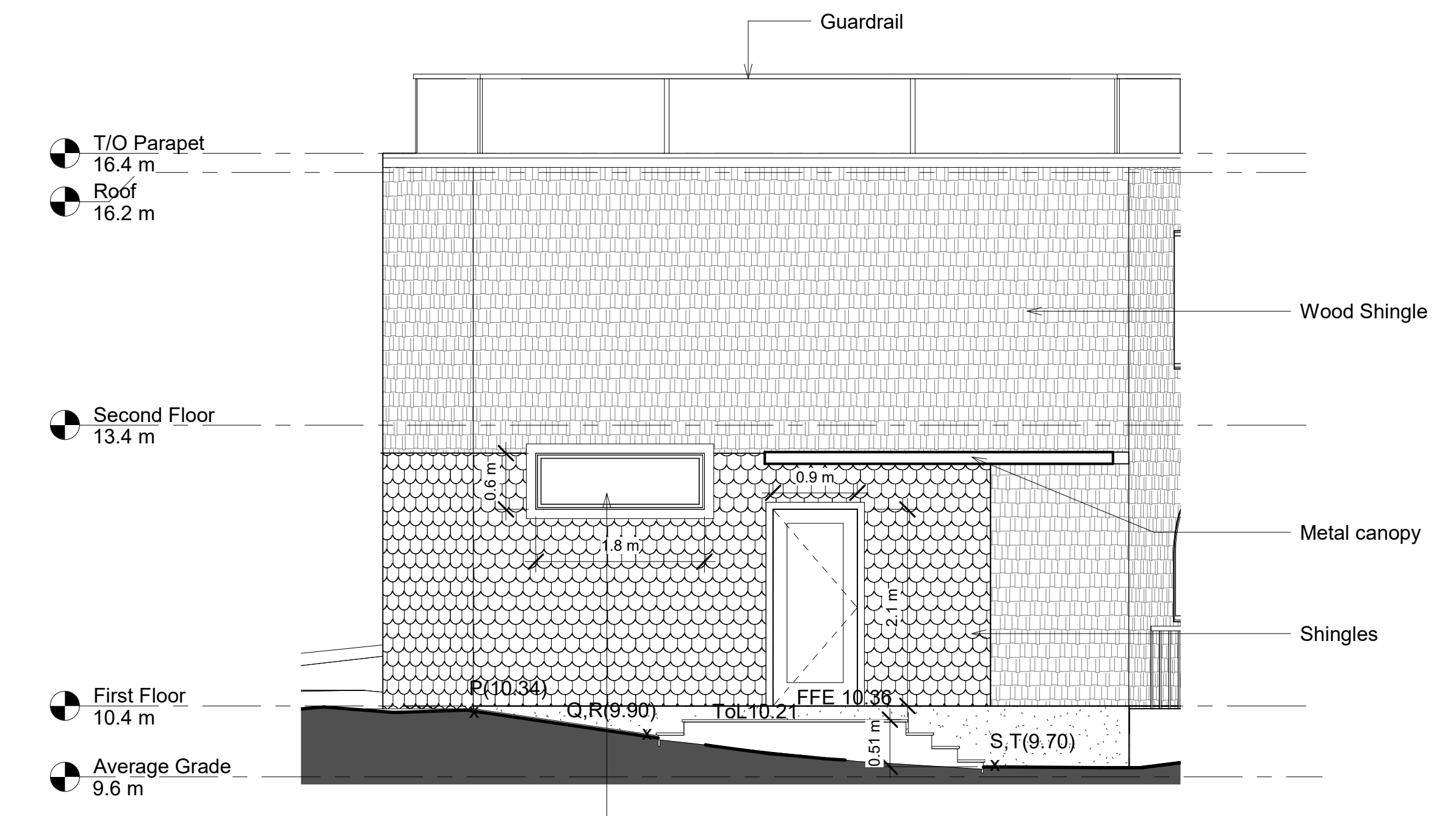
1 South 1:50



2 South 1A Recessed Area 1:50

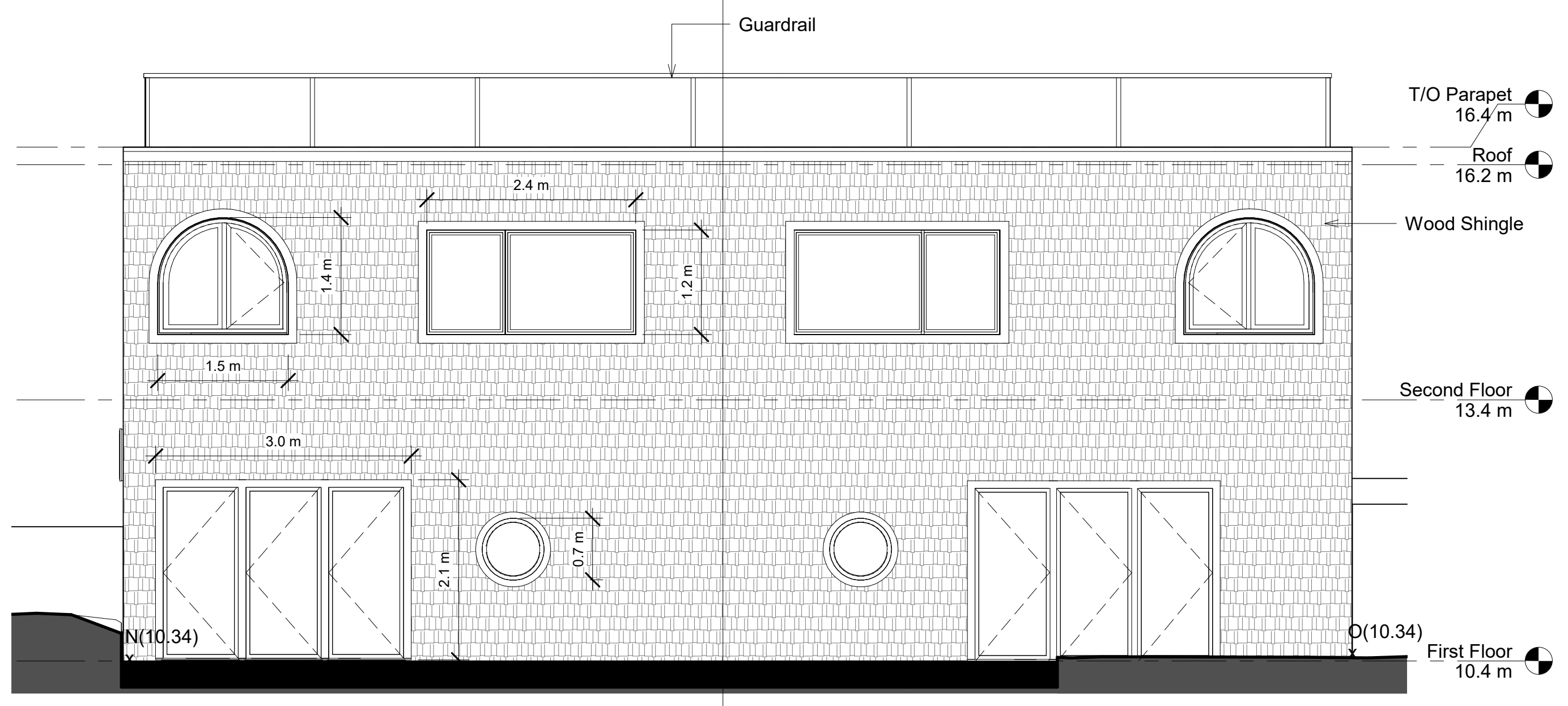


4 North 1A Recessed Area 1:50

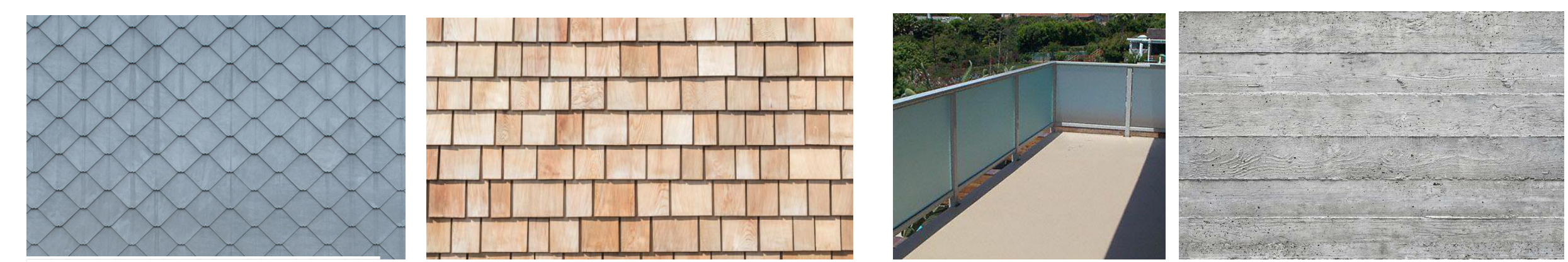


3 West 1:50

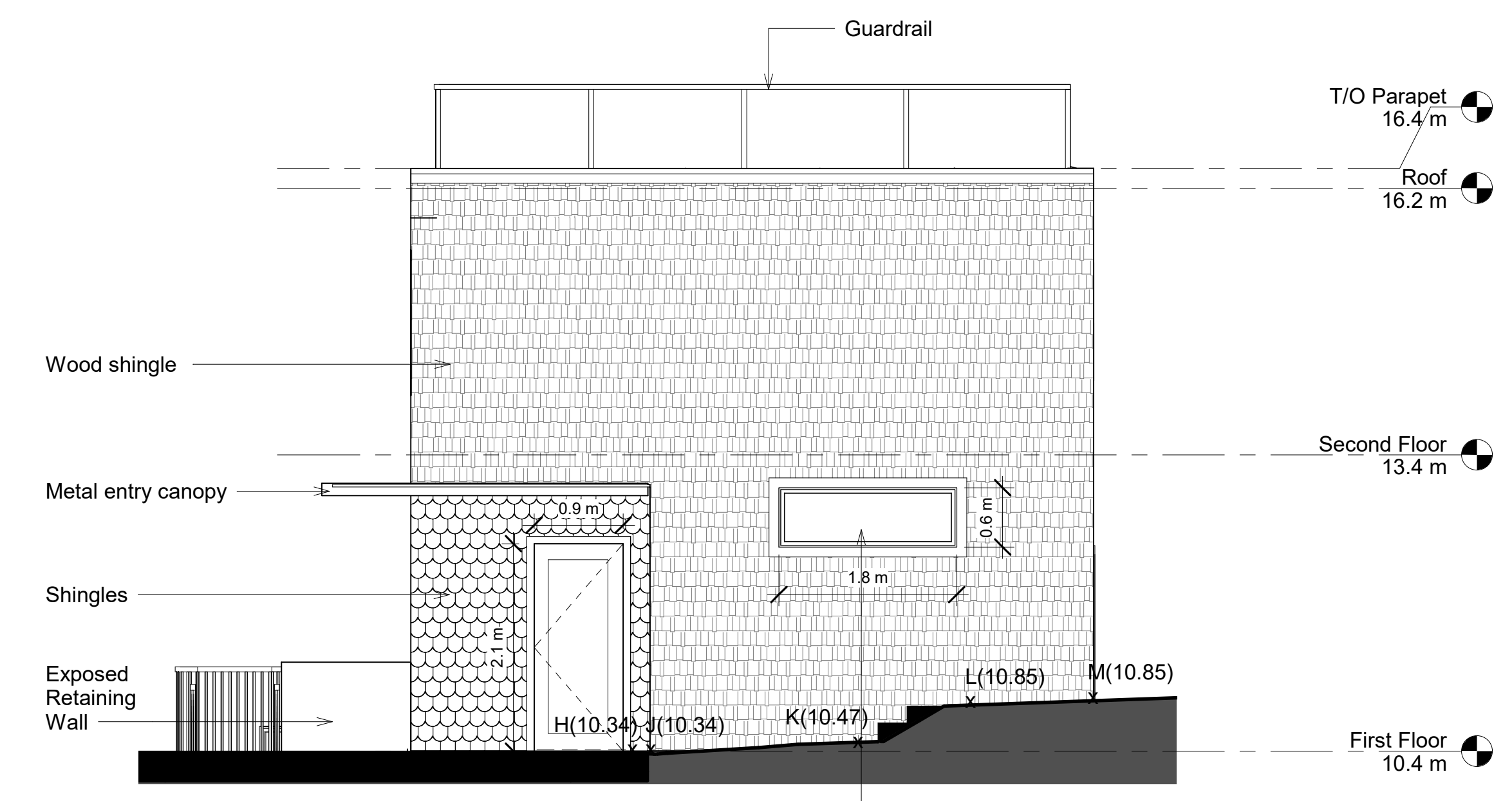
**VARIANCE: WINDOW ON 1.5m SETBACK ON HABITABLE AREA**



6 North 1:50



7 Materials Legend



5 East 1:50

**VARIANCE: WINDOW ON 1.5m SETBACK ON HABITABLE AREA**





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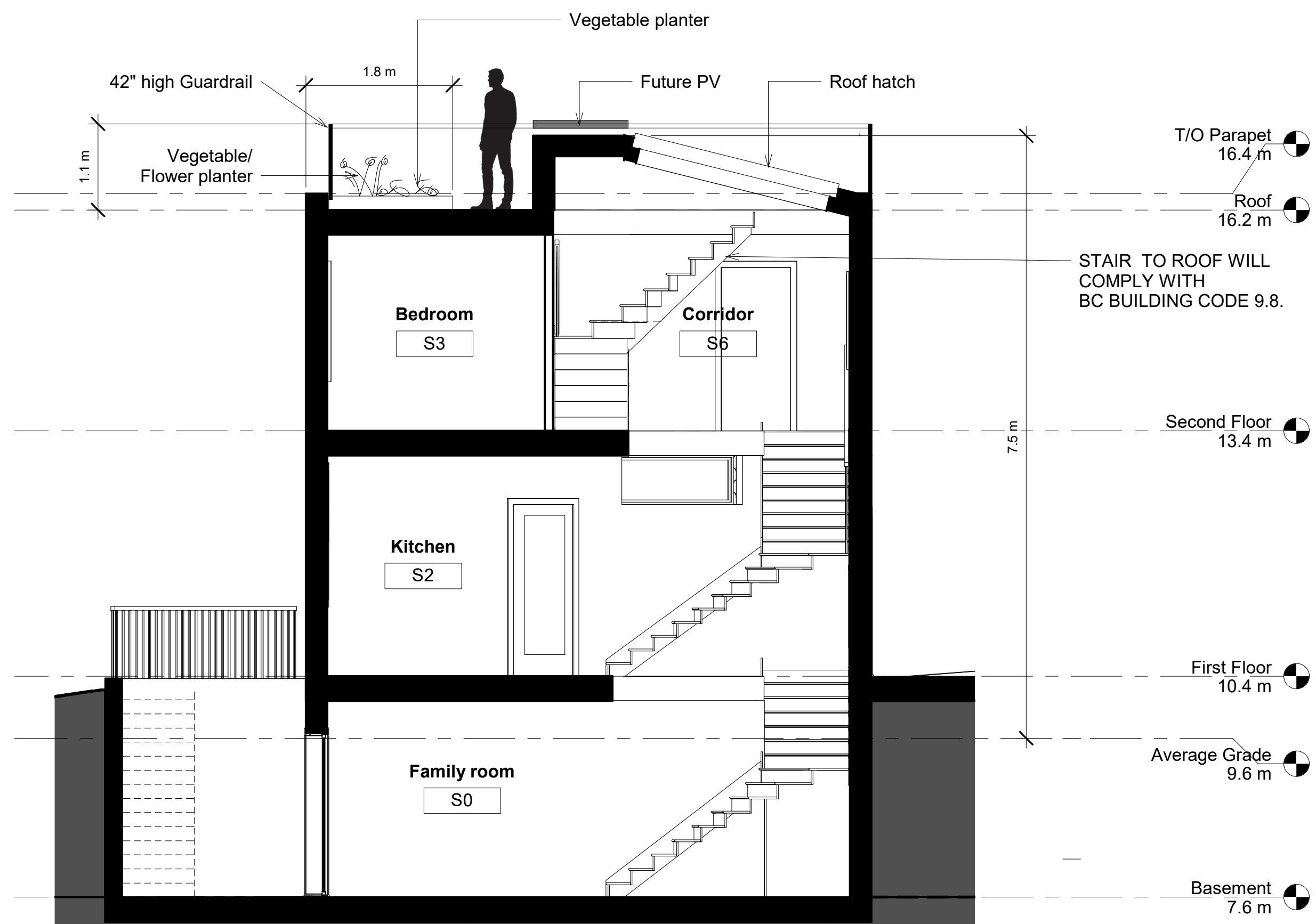
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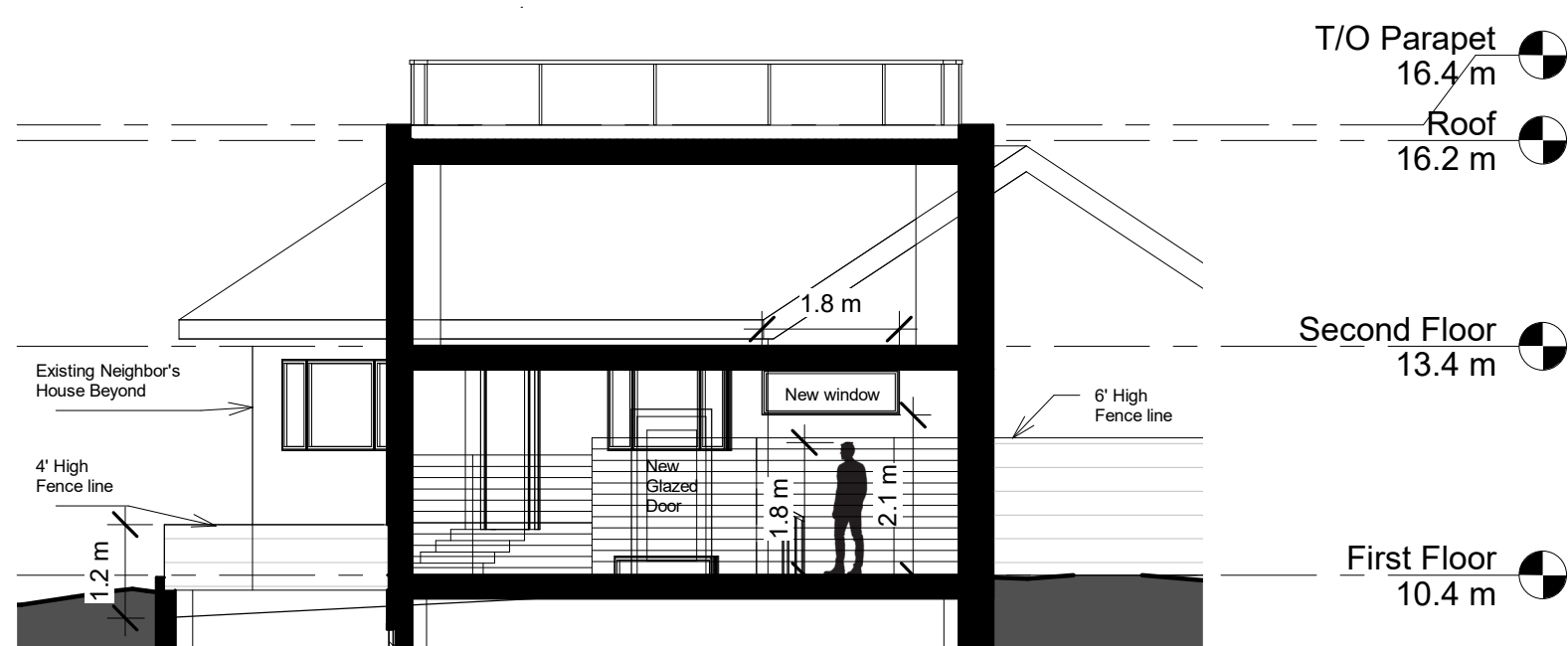
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NOTES



① Building Section 1  
 1 : 50



② Window overlay looking west  
 1 : 100



③ Window overlay looking east  
 1 : 100

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PROJECT

**SIN-ROBERTSON HOUSE**

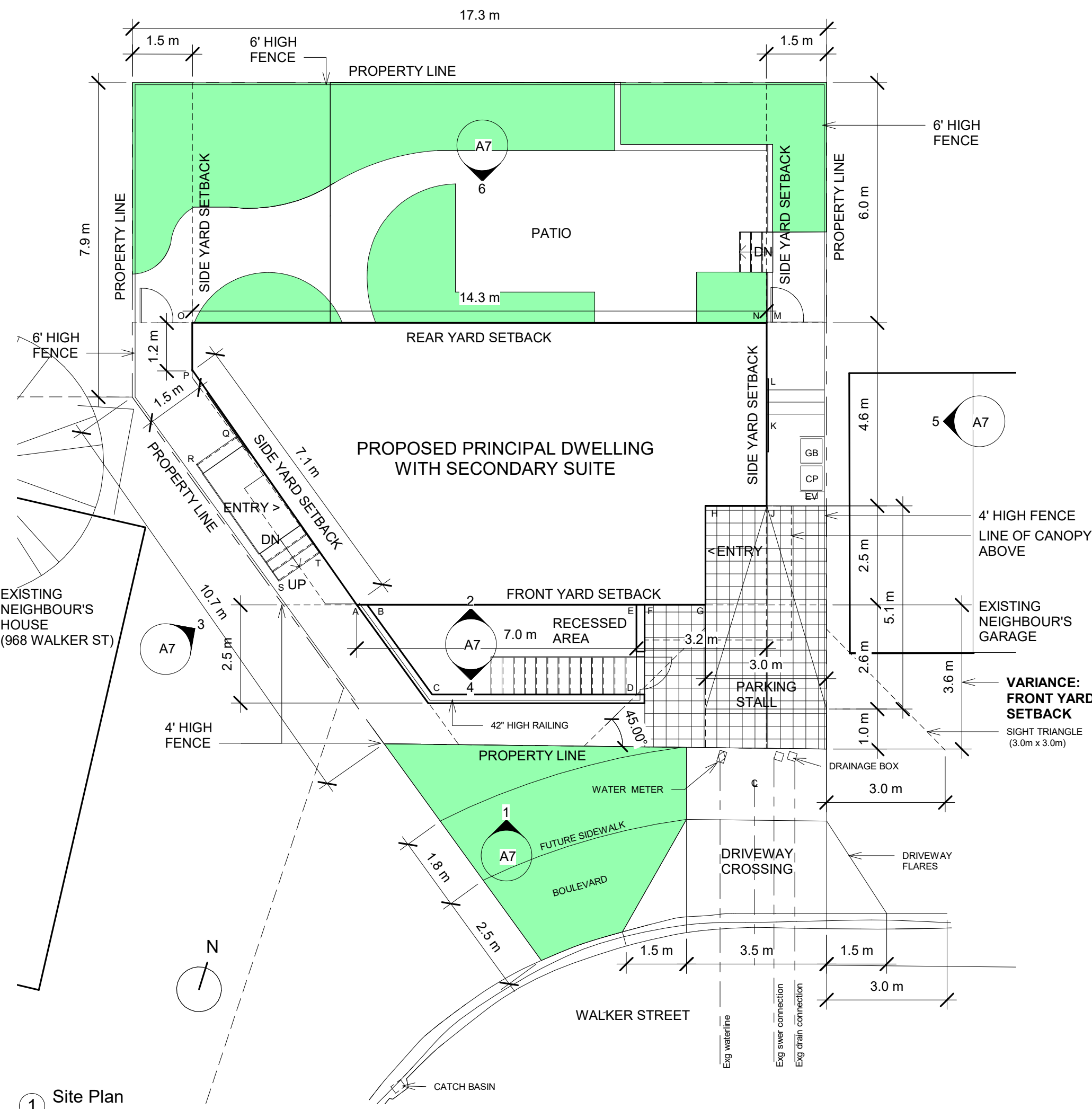
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DRAWN BY  
**RR**  
 CHECKED BY  
**MS**  
 FILE  
**20010 SRH**  
 SHEET  
**A8**

DATE  
**2022.06.07**  
 REVISION





1 Site Plan  
1:100

**SITE PLAN OF LOT 3, SECTION 10, ESQUIMALT DISTRICT,  
PLAN EPP82688.**

BCGS MAP SHEET 92B.044



The intended plot size of this plan is 279mm in width by 432mm in height (B-Size) when plotted at a scale of 1:100.

The civic address of the building is:  
970 Walker Street, Victoria, BC

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

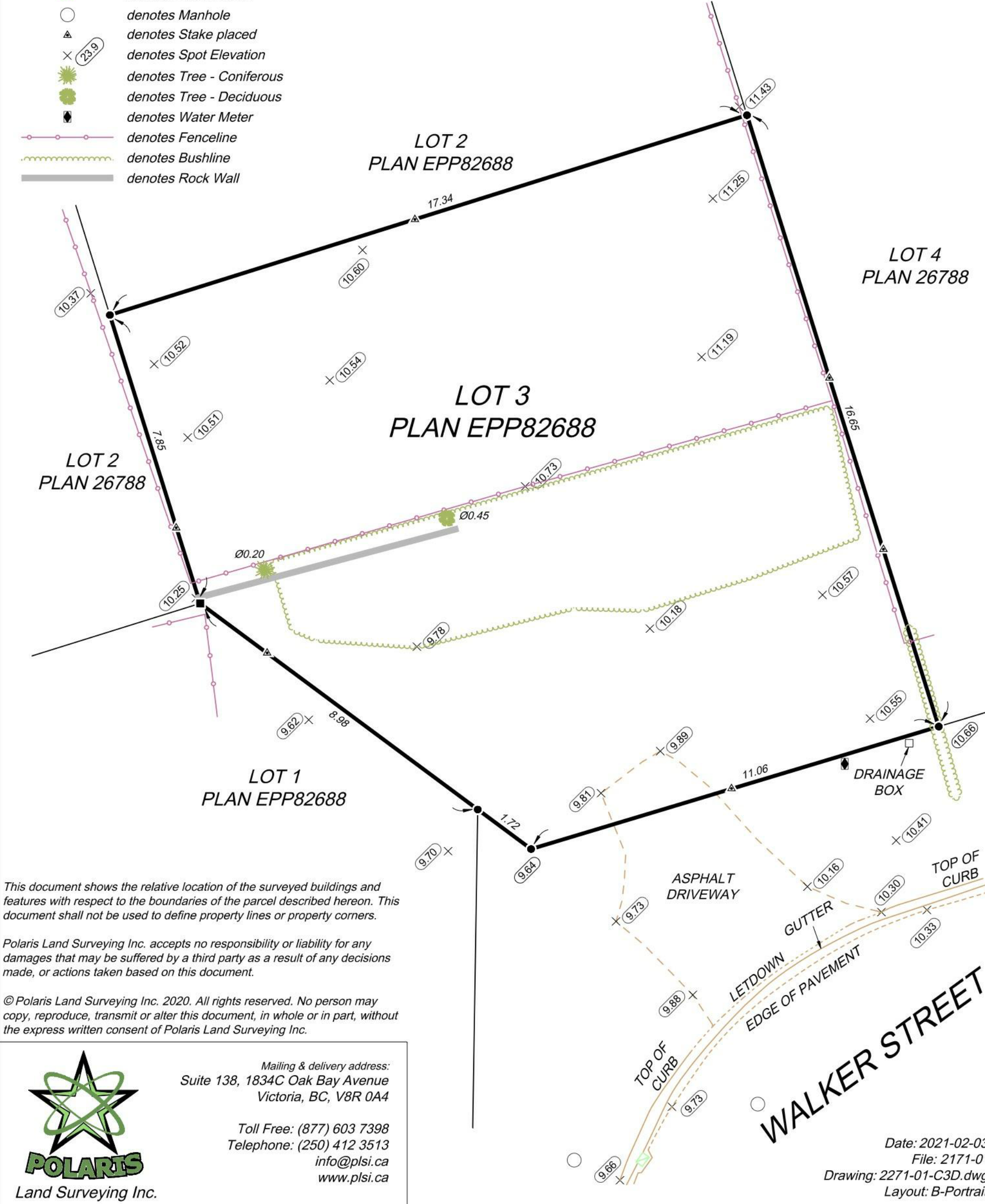
The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 23-33 (655068) with an elevation of 15.545 metres.

**LEGEND**

- denotes Lead Plug found
- denotes Standard Iron Post found
- denotes Catch Basin
- denotes Manhole
- denotes Stake placed
- denotes Spot Elevation
- denotes Tree - Coniferous
- denotes Tree - Deciduous
- denotes Water Meter
- denotes Fenceline
- denotes Bushline
- denotes Rock Wall



This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris 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.

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Toll Free: (877) 603 7398  
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info@plsi.ca  
www.plsi.ca

Date: 2021-02-03  
File: 2171-01  
Drawing: 2271-01-C3D.dwg  
Layout: B-Portrait

Project Information Table			
	Small Lot Proposal	Zoning Standard for Small Lot	Calculate Variance (if required)
Zone (existing)	R1-S2	R1-S2	-
Site area (sqm)	260 sqm	260 sqm	-
Site Coverage (%)	32 %	40 %	-
Total Floor Area (sqm)	154 sqm	190 sqm	-
Floor Space Ratio	0.6 to 1	0.6 to 1	-
Height of building (m)	7.5m	7.5m	-
Number of storeys	2	2	-
<b>Setbacks (m)</b>			
Front yard	3.6m	6.0m	2.4m
Rear yard	6.0m	6.0m	-
Side yard	1.5m (west)	1.5m/2.4m (west)	window in habitable areas
Side yard	1.5m (east)	1.5m/2.4m (east)	window in habitable areas
Open Site Space (%)	60 %	-	-
Parking Stalls on site	1	1	-
Bicycle Parking - specify	N/a	N/a	-

**"Secondary Suite" Appendix Definition (from BC Building Code 2018 Revision 2):**

Secondary suite means a self-contained dwelling unit located within a building or portion of a building • completely separated from other parts of the building by a vertical fire separation that has a fire-resistance rating of not less than 1 h and extends from the ground or lowermost assembly continuously through or adjacent to all storeys and spaces including service spaces of the separated portions.

- of only residential occupancy that contains only one other dwelling unit and common spaces, and
- where both dwelling units constitute a **single real estate entity**.

The BC Code previously defined a secondary suite as "a dwelling unit"

- having a total floor space of not more than 90 m<sup>2</sup> in area,
- having a floor space less than 40% of the habitable space of the building,
- located within a building of residential occupancy containing only one other dwelling unit, and
- located in and part of a building which is a single real estate entity.

This revision occurred to help remove barriers for the creation of more affordable housing by discontinuing the prescribed floor space amounts and percentage distribution.

Grade Points			
A: 9.70	F: 10.10	L: 10.85	Q: 9.90
B: 7.62	G: 10.31	M: 10.85	R: 9.90
C: 7.62	H: 10.34	N: 10.34	S: 9.70
D: 7.62	J: 10.34	O: 10.34	T: 9.70
E: 7.62	K: 10.47	P: 10.34	

Grade Points	Average of Points	Distance Between Grade Pts	Total
B & C	((7.62 + 7.62)/2)	x 3.04m	23.16m
C & D	((7.62 + 7.62)/2)	x 5.40m	41.15m
D & E	((7.62 + 7.62)/2)	x 2.46m	18.75m
F & G	((10.10 + 10.31)/2)	x 1.52m	15.51m
G & H	((10.31 + 10.34)/2)	x 2.47m	25.50m
H & J	((10.34 + 10.34)/2)	x 1.5m	15.51m
J & K	((10.34 + 10.47)/2)	x 2.28m	23.52m
K & L	((10.47 + 10.85)/2)	x 0.61m	6.50m
L & M	((10.85 + 10.85)/2)	x 1.67m	18.12m
N & O	((10.34 + 10.34)/2)	x 14.3m	147.86m
O & P	((10.34 + 10.34)/2)	x 1.2m	12.41m
P & Q	((10.34 + 10.34)/2)	x 2.25m	23.27m
Q & R	((9.90 + 9.90)/2)	x 1.28m	12.67m
R & S	((9.90 + 9.70)/2)	x 3.33m	32.63m
S & T	((9.70 + 9.70)/2)	x 1.28m	12.42m
T & A	((9.70 + 9.70)/2)	x 1.56m	15.13m
Total:		46.13m	444.11m
Average grade:		444.11m/46.13m = 9.63 m	

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PROJECT

**SIN-ROBERTSON HOUSE**

970 WALKER STREET  
VICTORIA BC

DRAWING

**SITE PLAN, SURVEY,  
PROJECT INFO &  
STREET VIEW**

DRAWN BY	RR
CHECKED BY	MS
FILE	DATE
20010 SRH	2022.06.07
SHEET	REVISION

**C1**



2 Street view  
1:100