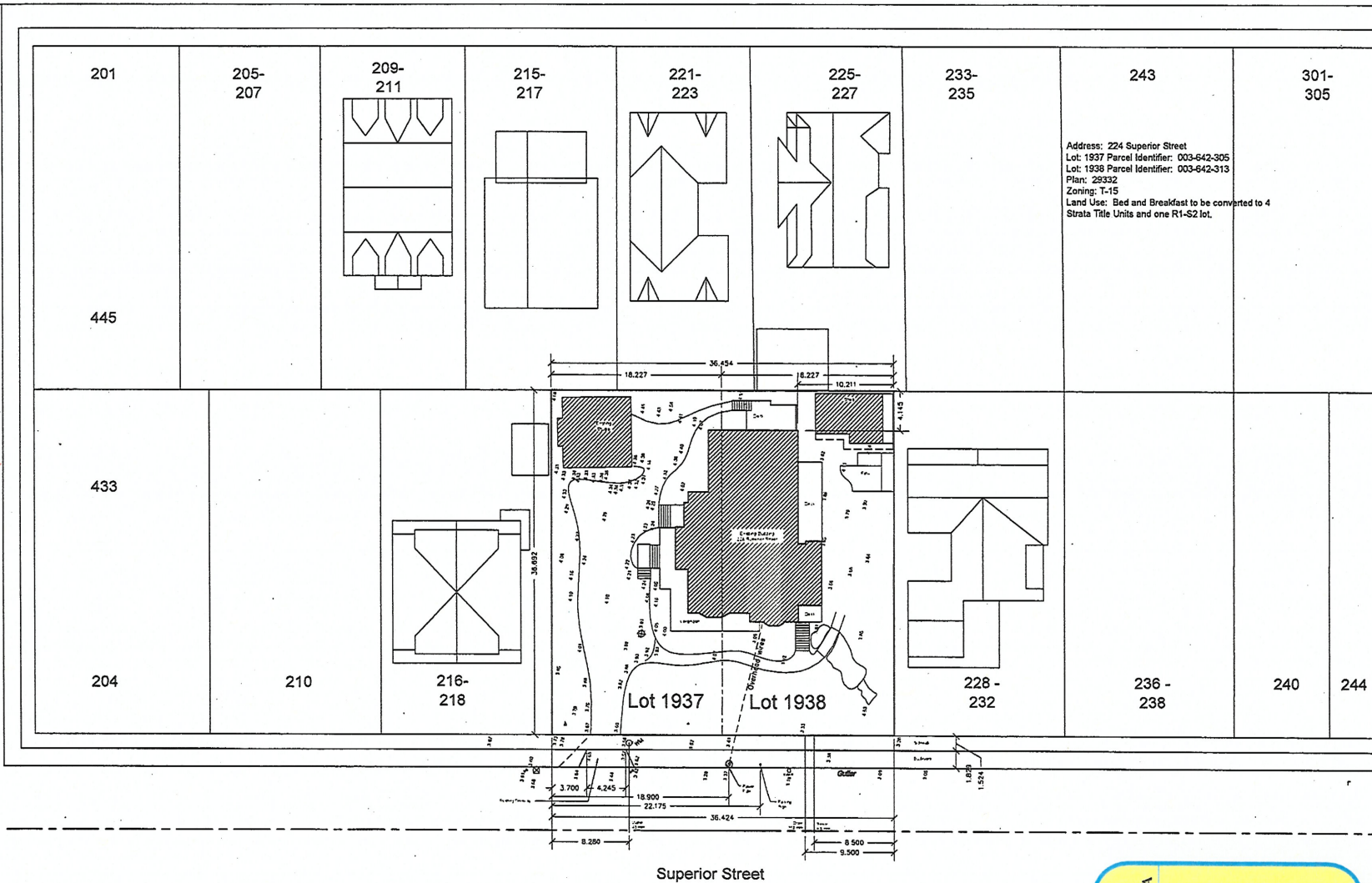


ATTACHMENT C



Kingston Street

Montreal Street



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224 Superior Street

Plan of Existing Site

Drawing Detail

Project

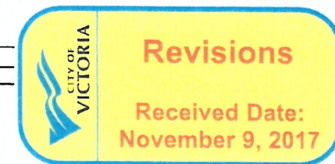
Drawn by
D. Halton

Date
Dec 20, 2016

Scale
1:200

Page

1





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.

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224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

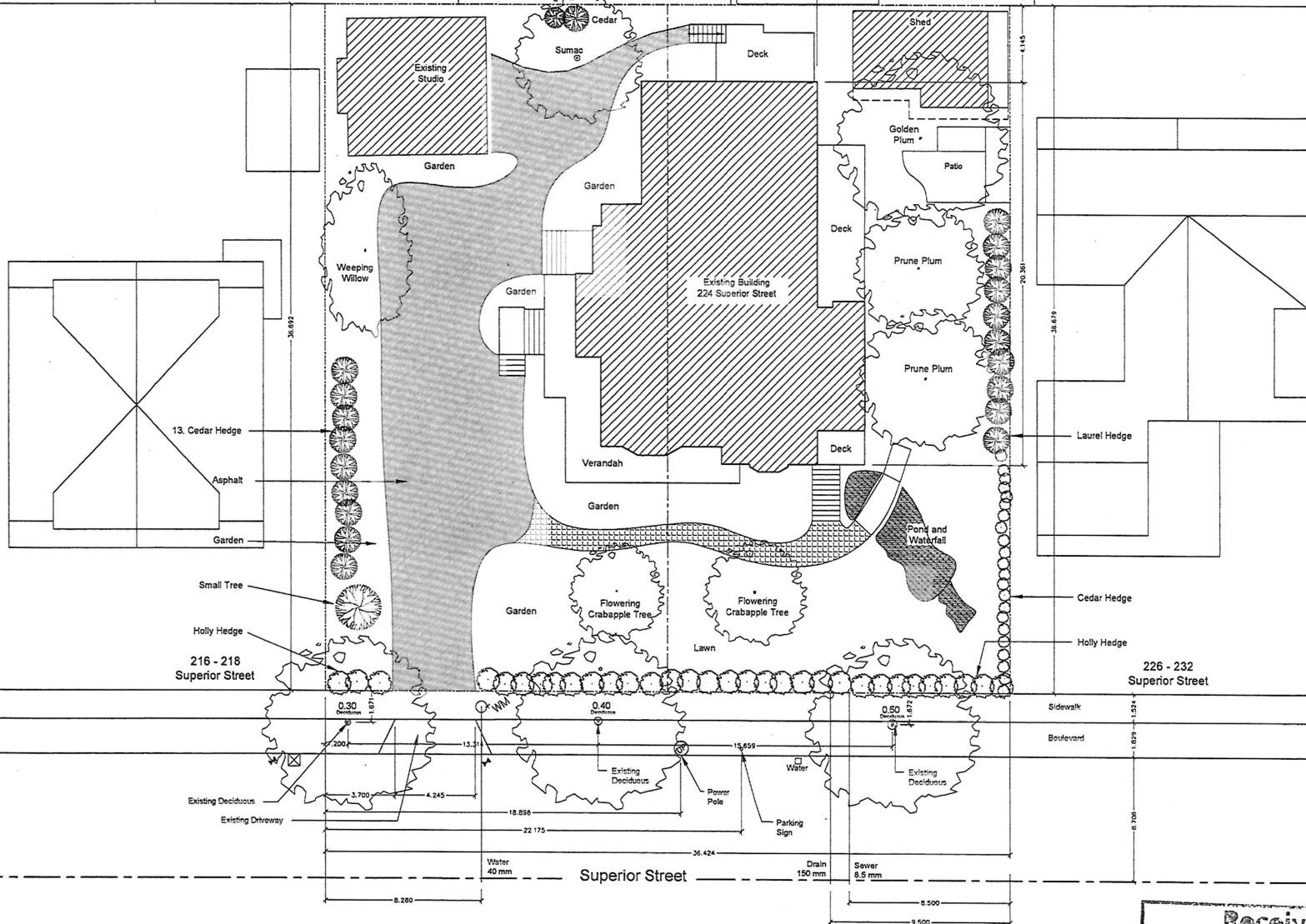
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Address: 224 Superior Street
Lot: 1937 Parcel Identifier: 003-642-305
Lot: 1938 Parcel Identifier: 003-642-313
Plan: 29332
Zoning: T-15
Land Use: Bed and Breakfast to be converted to 4
Strata Title Units and one R1-S2 lot.

Revisions August 4, 2017

No.	Description
1	Dimensions Added
2	Dimensions Added
3	House Moved Back
4	Dimension Changed
5	Dimension Changed
6	Dimension Changed
7	Property Line Reconfigured
8	Dimension Changed
9	Driveway Slope Added
10	Driveway Slope Added
11	Parking Configuration Changed
12	Figures Updated
13	Figures Updated
14	Calculations Added
15	Storage Removed

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PROJECT INFORMATION TABLE
Parent/ Existing Parcel Remainder
224 Superior Street

Zone (existing)	T-15
Site area (sq. meters)	948.41
Total floor area (sq. meters)	470.10
Commercial floor area	none
Floor space ratio	0.51:1
Site coverage %	35.09%
Open site space %	49.39%
Height of building (meters)	5.588
Number of storeys	2
Parking stalls (number) on site	4
Vehicle parking number (storage and rack) in each unit	4
Building Setbacks (m)	
a. Front yard	12.174
b. Rear yard	1.365
c. Side yard (west)	1.2
d. Side yard (east)	7.641
e. Combined side yards	8.841
Residential Use Details	
a. Total number of units	4
b. Unit type	2 bedroom
c. Ground-oriented units	4
d. Minimum unit floor area (m2)	116.33
e. Total residential floor area (m2)	489.20

PROJECT INFORMATION TABLE
222 Superior Street

Zone	Small Lot	Small Lot	Calculate	Variance
Zone	R1-S2	R1-S2	none	
Site area (sq. meters)	383.02	200.00	none	
Site coverage %	50.15%	40.75%	none	
Total floor area (sq. meters)	181.09	150	none	
Floor space ratio	0.471	0.61	none	
Height of building (meters)	7.2	7.5	none	
Number of storeys	2	2	none	
Building Setbacks (m)				
Front yard	6.265	6	none	
Rear yard	8.312	6	none	
Side yard (west)	1.5	1.5	none	
Side yard (east)	1.5-2.4	1.5	none	
Open site space %	61.28%	none	none	
Parking stalls (in m. meter) on site	1	0	none	
Vehicle 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	3.55
Difference	0.32
Length of Driveway	12.19
Slope	2.624%

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

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Revisions: August 4, 2017

No.	Description
1	Legend Added
2	Location of New House
3	Changed - See Page 3 for Details
4	Storage Removed
5	New Parking Layout



224 Superior Street

Proposed Site Plan

Drawing Detail

Project

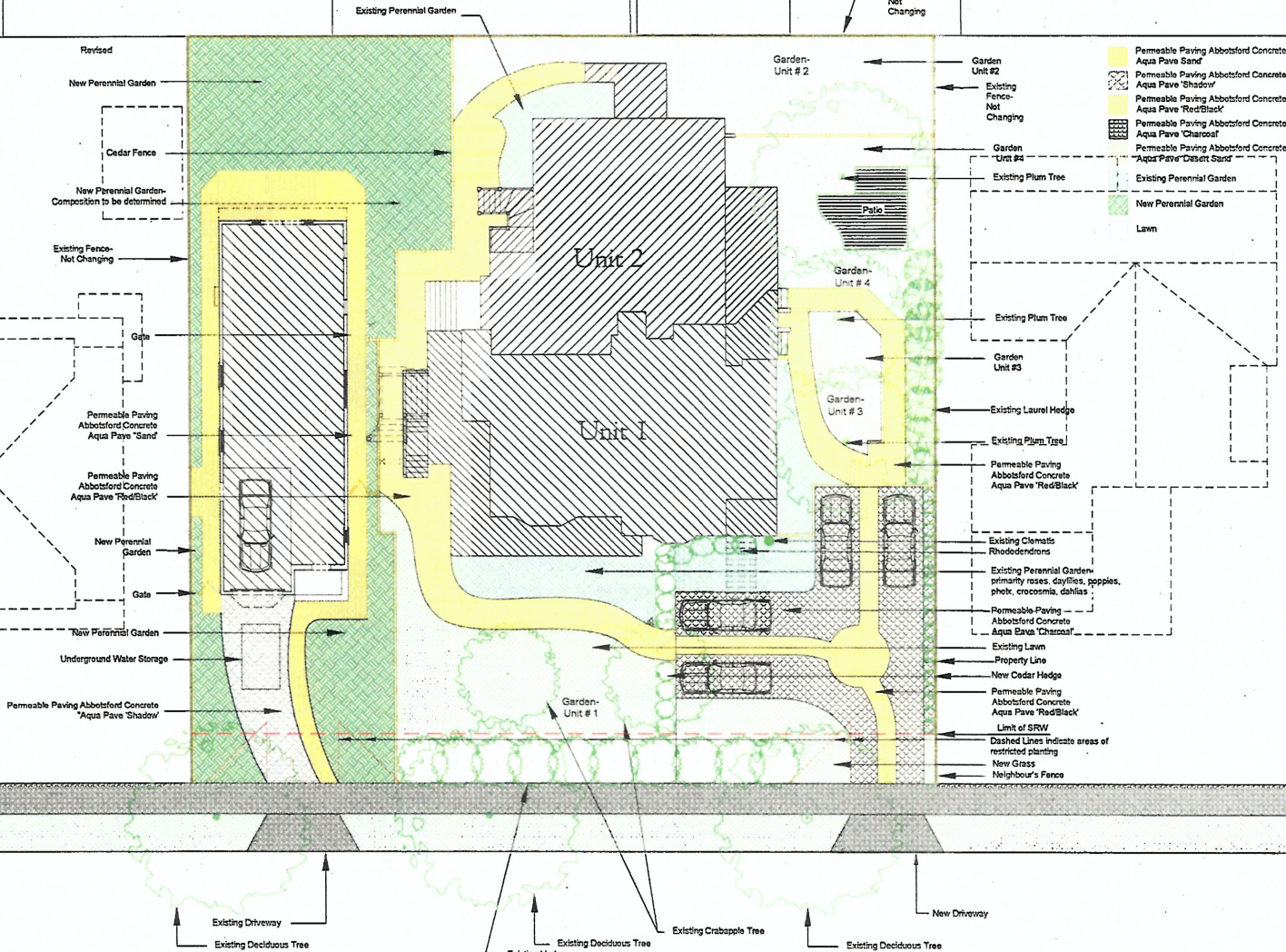
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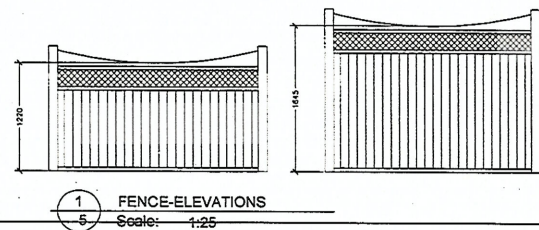
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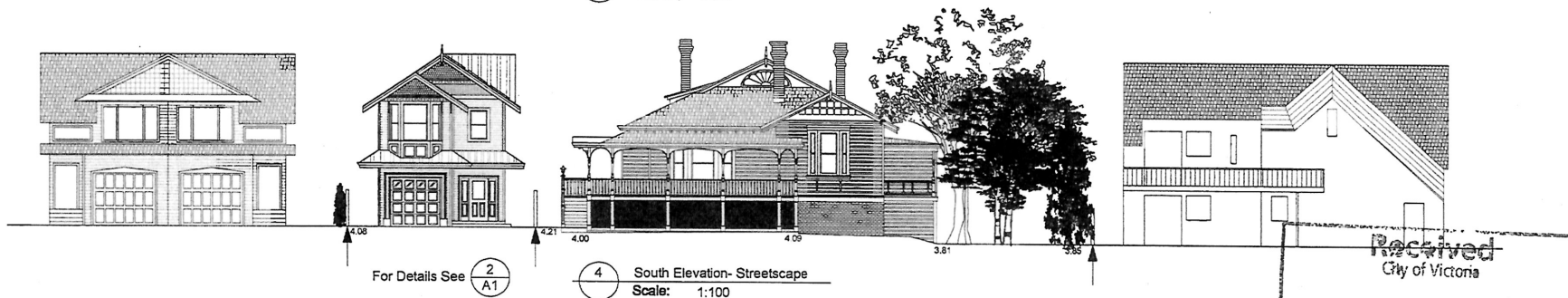
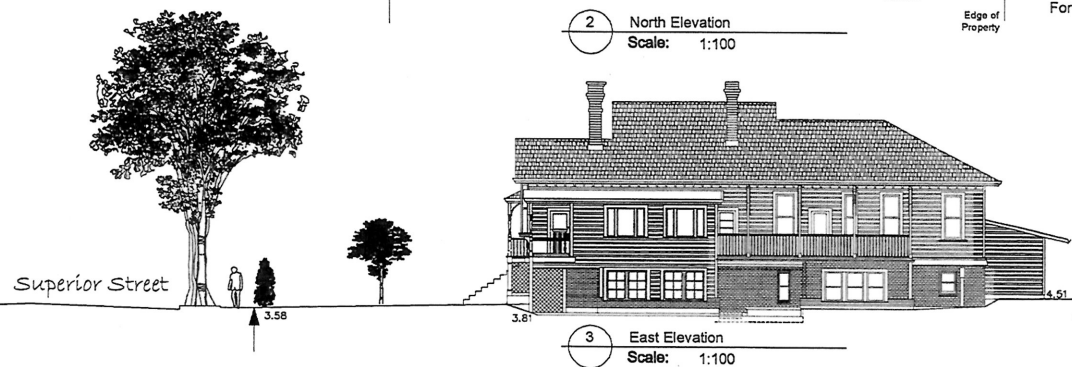
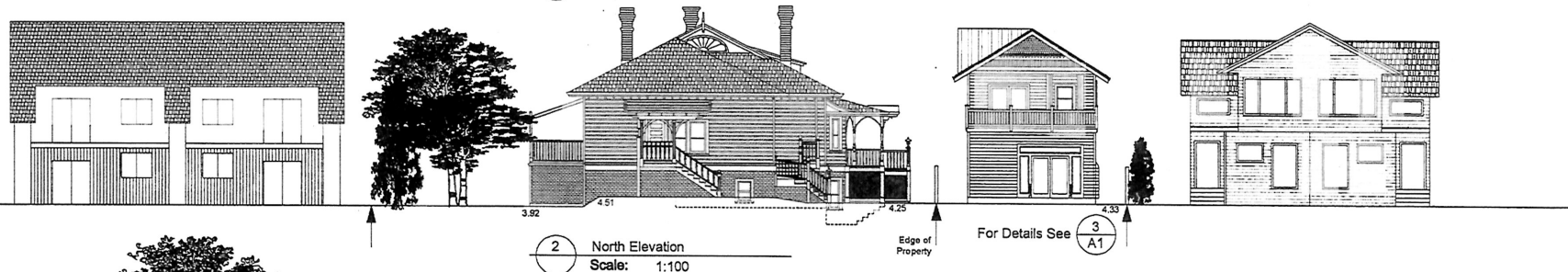
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Revisions- July 20, 2017
No./Description
1 Outline Showing Total Floor Area Demolished
2 Total Floor Area Added
3 Storage Removed

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224 Superior Street

Elevations

Project

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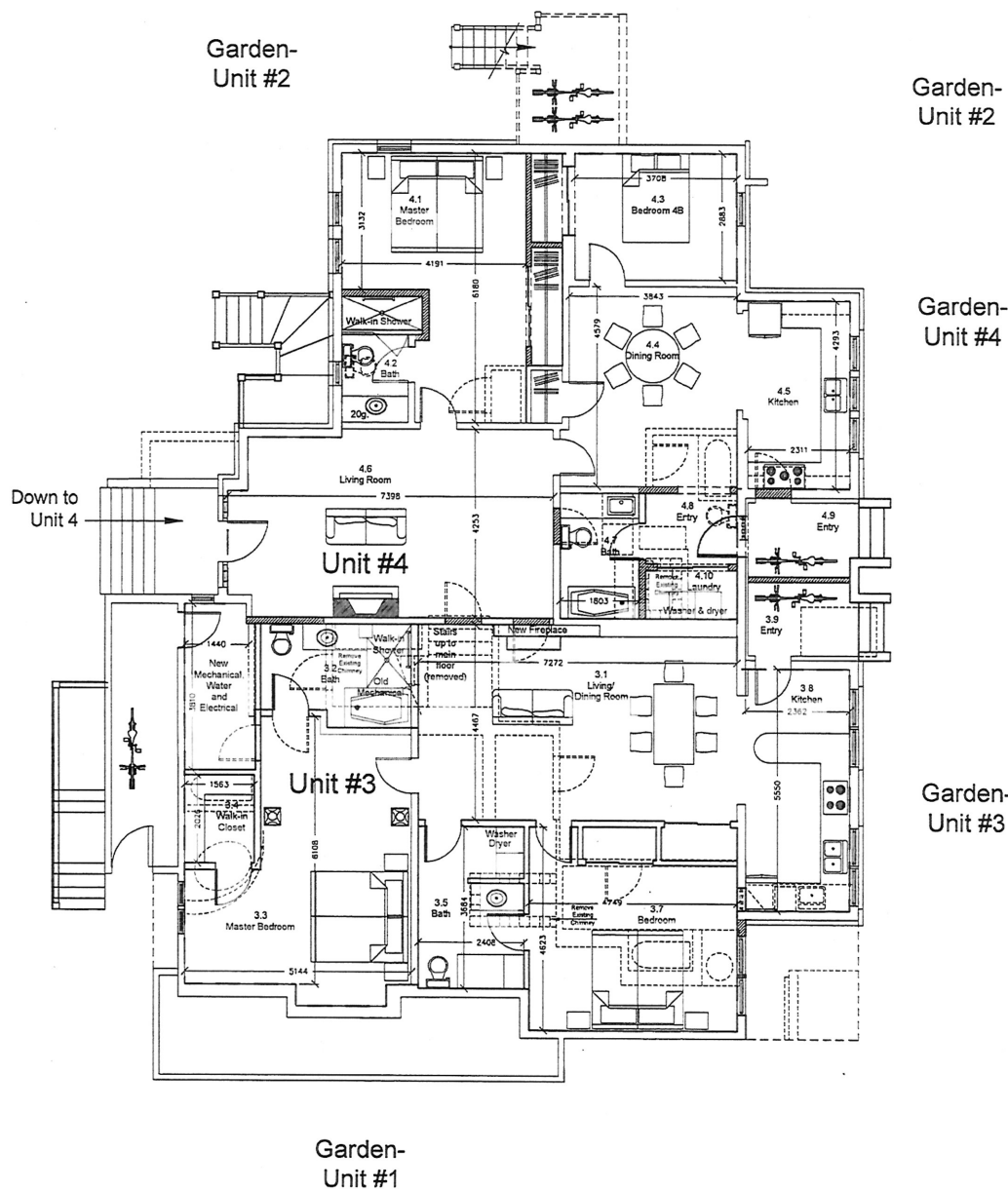
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Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Lot: 1938 Parcel Identifier: 003-642-313
 Plan: 20332
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4
 Strata Title Units and one R1-S2 lot

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.

Revisions- August 4, 2017	
No.	Description
1	Square Footage Area Denoted
2	Square Footage Calculation
3	Mechanical Room Relocated
4	Area Reconfigured
5	Room Extension Removed
6	Storage Removed

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224 Superior Street

Plan- Lower Floor of Strata

Project

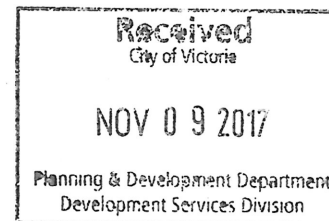
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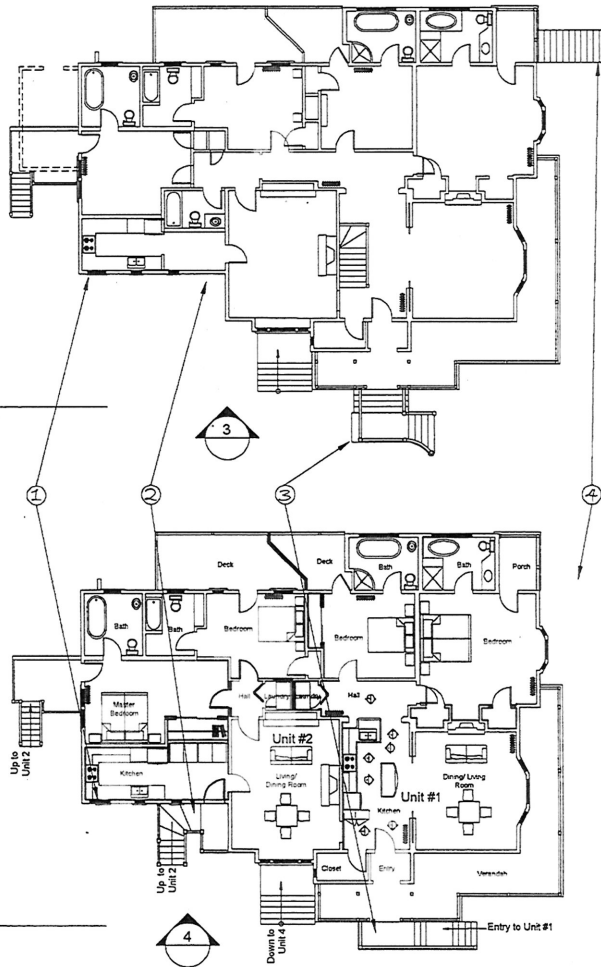
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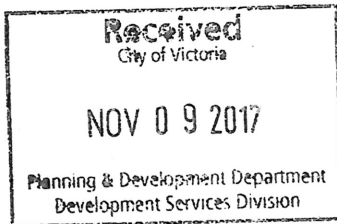




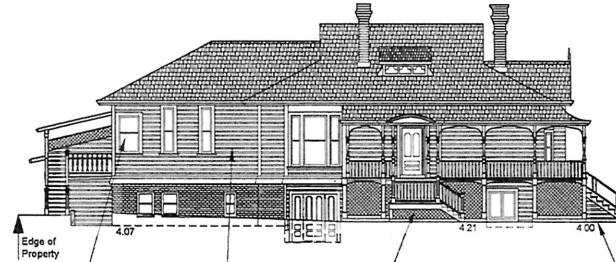
1 Plan- As Is
Scale: 1:100



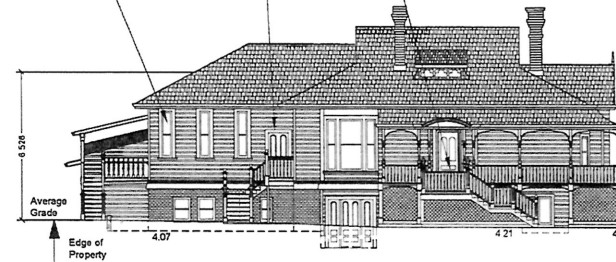
2 Plan- Proposed
Scale: 1:100



3 West Elevation- As Is
Scale: 1:100



4 West Elevation- Proposed
Scale: 1:100



1. The window indicated in (3) 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 windows.
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.

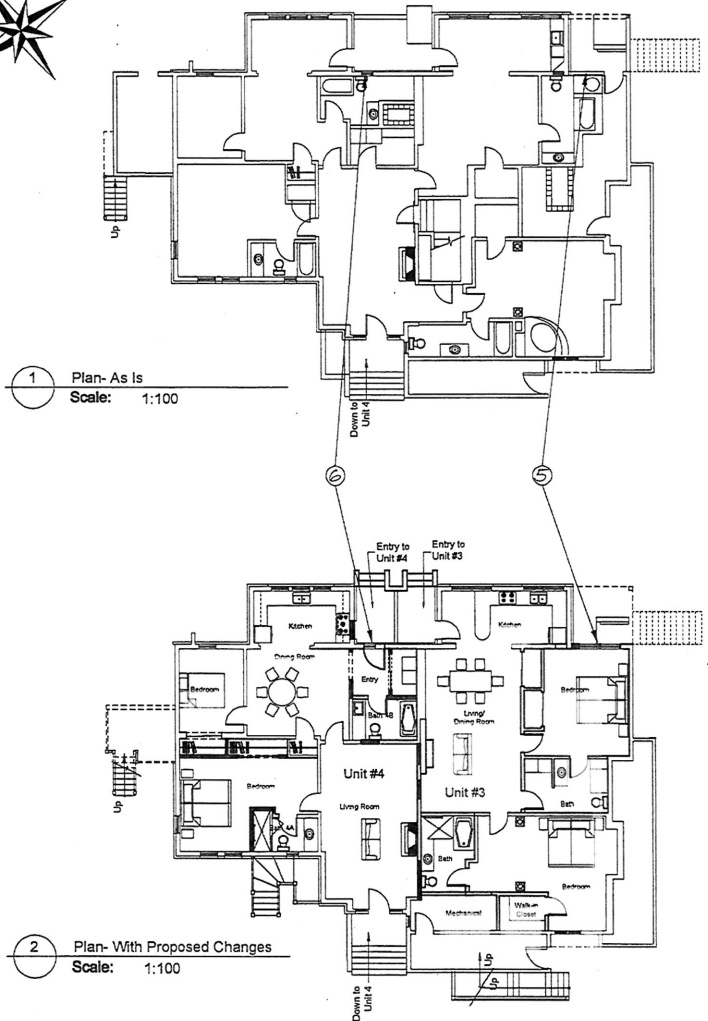
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224 Superior Street

Proposed Changes to the Exterior- West Elevation
Drawing Detail

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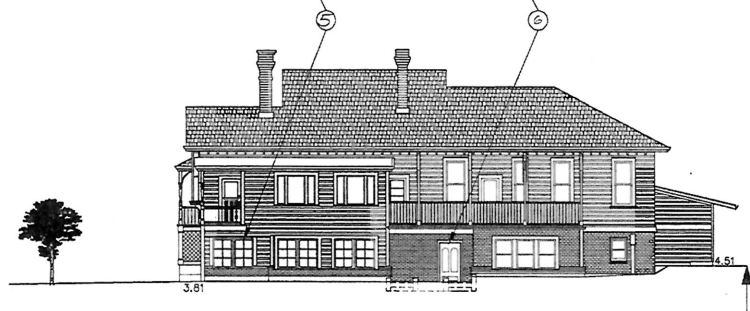


1 Plan- As Is
Scale: 1:100

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
-----	-------------

No.	Scrapbook
1	New Windows Removed

1	New Window Removed
2	6000 A. (11.1)

2	Location of Window Changed
---	----------------------------

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

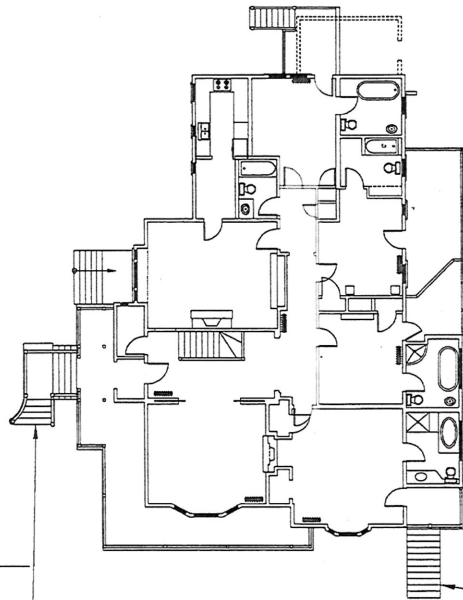
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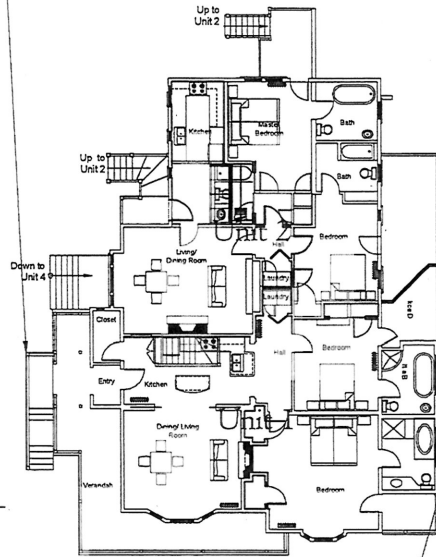
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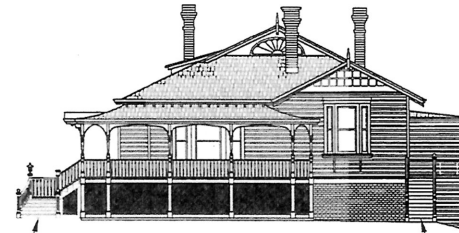
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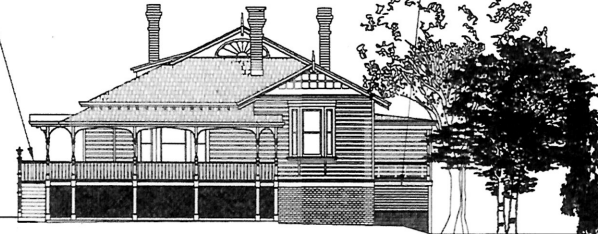
③



Down to
Unit 4



③



Edge of Property

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