

STRATA LOT 2

12

14.71

14.71

145

144

CLIFFORD STREET

SITE PLAN - PROPOSED

Scale: 1:100

LEGAL DESCRIPTION - LOT 2 ZONING - R1-B

LOT AREA  
LOT WIDTH (AVG.)  
LOT LENGTH (AVG.)  
FRONT YARD AREA  
REAR YARD AREA  
SIDE YARD AREA  
SIDE YARD (COMBINED)  
AVG. GRADE  
STORIES  
BUILDING HEIGHT  
FLOOR AREA  
UPPER FLOOR  
MAIN FLOOR  
PARKING ALLOWANCE  
BASEMENT  
SECONDARY SUITE  
SUITE FLOOR AREA  
SUITE FLOOR AREA RATIO  
1ST & 2ND FLOOR AREA  
TOTAL FLOOR AREA  
FLOOR AREA RATIO  
SITE COVERAGE  
PARKING  
VARIANCES  
SETBACKS  
SIDE YARD (EAST)  
SIDE YARD (COMBINED)  
LOT WIDTH (AVG.)

NOTE: ALL EXIST. TREES TO REMAIN (N.O.) SUBJECT TO ARBORIST ON-SITE REVIEW

NOTE: NEW BOULEVARD TREE TO BE LOCATED AND PLANTED BY PARKS DEPT.

SITE PLAN - PROPOSED  
Scale: 1:100

SITE DATA - 1457 CLIFFORD ST - LOT 1

LEGAL DESCRIPTION - LOT 145, FAIRFIELD FARM ESTATE, VICTORIA DISTRICT, PLAN B54  
ZONING - R1-B

|                                 | REQUIRED              | PROPOSED                                         |                 |
|---------------------------------|-----------------------|--------------------------------------------------|-----------------|
| <u>LOT AREA</u>                 | 460.00 M <sup>2</sup> | 442.75 M <sup>2</sup> (5303.96 FT <sup>2</sup> ) |                 |
| <u>LOT WIDTH (AVG)</u>          | 15.00 M               | 13.46 M (44.16') "VARIANCE"                      |                 |
| <u>LOT WIDTH</u>                |                       | 14.66 M (48.10')                                 |                 |
| <u>LOT DEPTH (AVG.)</u>         |                       | 36.50 M (120.73')                                |                 |
| <u>FRONT YARD AREA</u>          |                       | 471.81 M <sup>2</sup> (1052.82 FT <sup>2</sup> ) |                 |
| <u>REAR YARD AREA</u>           |                       | 130.45 M <sup>2</sup> (1440.21 FT <sup>2</sup> ) |                 |
| <u>SETBACKS</u>                 |                       |                                                  |                 |
| FRONT (NORTH)                   | 7.50 M                | 7.50 M (24.61')                                  |                 |
| REAR (SOUTH)                    | 4.23 M (25.00%)       | 4.64 M (31.63')                                  |                 |
| SIDE (EAST)                     | 3.00 M                | 2.44 M (8.01') "VARIANCE"                        |                 |
| SIDE (WEST)                     | 1.50 M                | 1.50 M (4.92')                                   |                 |
| SIDE (COMBINED)                 | 4.50 M                | 3.94 M (13.09') "VARIANCE"                       |                 |
| <u>AVG. GRADE</u>               |                       | 4.55 M (31.33')                                  |                 |
| <u>STOREYS</u>                  | 2 + BSMT              | 2 STOREYS + BSMT                                 |                 |
| <u>BUILDING HEIGHT</u>          | 7.60 M                | 7.45 M (24.44')                                  |                 |
| <u>FLOOR AREA</u>               |                       |                                                  |                 |
| UPPER FLOOR                     |                       | 110.61 M <sup>2</sup> (1190.64 FT <sup>2</sup> ) |                 |
| MAIN FLOOR                      |                       | 130.24 M <sup>2</sup> (1401.57 FT <sup>2</sup> ) |                 |
| PARKING ALLOWANCE               | -15.60 M <sup>2</sup> | -16.60 M <sup>2</sup> (200.21 FT <sup>2</sup> )  |                 |
| <u>BASEMENT</u>                 |                       | 73.17 M <sup>2</sup> (787.64 FT <sup>2</sup> )   |                 |
| <u>SECONDARY SUITE</u>          |                       |                                                  |                 |
| SUITE FLOOR AREA                | 10.00 M <sup>2</sup>  | 73.17 M <sup>2</sup> (787.64 FT <sup>2</sup> )   |                 |
| SUITE FLOOR AREA RATIO          | 0.40                  | 0.2471                                           |                 |
| <u>1ST &amp; 2ND FLOOR AREA</u> | 280.00 M <sup>2</sup> | 222.25 M <sup>2</sup> (2392.26 FT <sup>2</sup> ) |                 |
| <u>TOTAL FLOOR AREA</u>         | 300.00 M <sup>2</sup> | 205.42 M <sup>2</sup> (3171.57 FT <sup>2</sup> ) |                 |
| <u>FLOOR AREA RATIO</u>         |                       | 0.45                                             |                 |
| <u>SITE COVERAGE</u>            | 40.00 %               | 31.44 % (157.41 M <sup>2</sup> )                 |                 |
| <u>PARKING</u>                  | 1 SPACE               | 1 SPACE                                          |                 |
| <u>VARIANCES</u>                | <u>REQUIRED</u>       | <u>PROPOSED</u>                                  | <u>VARIANCE</u> |
| <u>SETBACKS</u>                 |                       |                                                  |                 |
| SIDE YARD (EAST)                | 3.00 M                | 2.49 M (8.17')                                   | 0.51 M (1.67')  |
| SIDE YARD (COMBINED)            | 4.50 M                | 3.94 M (13.09')                                  | 0.51 M (1.67')  |
| <u>LOT WIDTH (AVG)</u>          | 15.00 M               | 13.46 M (44.16')                                 | 1.54 M (5.05')  |

SITE DATA - 1457 CLIFFORD ST - LOT 2

LEGAL DESCRIPTION - LOT 145, FARFELD FARM ESTATE, VICTORIA DISTRICT, PLAN 884  
ZONING - R1-B

|                                 | REQUIRED              | PROPOSED                                          |                 |
|---------------------------------|-----------------------|---------------------------------------------------|-----------------|
| <u>LOT AREA</u>                 | 440.00 M <sup>2</sup> | 419.47 M <sup>2</sup> (93.11.66 FT <sup>2</sup> ) |                 |
| <u>LOT WIDTH (AVG)</u>          | 19.00 M               | 13.46 M (44.16') "VARIANCE"                       |                 |
| <u>LOT WIDTH</u>                |                       | 14.71 M (48.26')                                  |                 |
| <u>LOT DEPTH (AVG)</u>          |                       | 36.64 M (120.21')                                 |                 |
| <u>FRONT YARD AREA</u>          |                       | 93.41 M <sup>2</sup> (1006.33 FT <sup>2</sup> )   |                 |
| <u>REAR YARD AREA</u>           |                       | 184.42 M <sup>2</sup> (1995.13 FT <sup>2</sup> )  |                 |
| <u>SETBACKS</u>                 |                       |                                                   |                 |
| FRONT (NORTH)                   | 7.50 M                | 7.50 M (24.61')                                   |                 |
| REAR (SOUTH)                    | 9.22 M (25.00%)       | 12.41 M (40.71')                                  |                 |
| SIDE (EAST)                     | 1.50 M                | 1.50 M (4.92')                                    |                 |
| SIDE (WEST)                     | 3.00 M                | 2.91 M (9.50') "VARIANCE"                         |                 |
| SIDE (COMBINED)                 | 4.50 M                | 4.01 M (13.42') "VARIANCE"                        |                 |
| <u>AVG. GRADE</u>               |                       | 8.94 M (31.46')                                   |                 |
| <u>STOREYS</u>                  | 2 + 66MT              | 2 STOREYS + 66MT                                  |                 |
| <u>BUILDING HEIGHT</u>          | 7.60 M                | 7.48 M (24.57')                                   |                 |
| <u>FLOOR AREA</u>               |                       |                                                   |                 |
| UPPER FLOOR                     |                       | 95.88 M <sup>2</sup> (1029.91 FT <sup>2</sup> )   |                 |
| MAIN FLOOR                      |                       | 117.00 M <sup>2</sup> (1254.96 FT <sup>2</sup> )  |                 |
| PARKING ALLOWANCE               |                       | -18.60 M <sup>2</sup> (200.21 FT <sup>2</sup> )   |                 |
| BASEMENT                        | -10.60 M <sup>2</sup> | 88.66 M <sup>2</sup> (954.35 FT <sup>2</sup> )    |                 |
| <u>SECONDARY SUITE</u>          |                       |                                                   |                 |
| SUITE FLOOR AREA                | 90.00 M <sup>2</sup>  | 88.66 M <sup>2</sup> (954.35 FT <sup>2</sup> )    |                 |
| SUITE FLOOR AREA RATIO          | 0.40                  | 0.3156                                            |                 |
| <u>1ST &amp; 2ND FLOOR AREA</u> | 200.00 M <sup>2</sup> | 194.00 M <sup>2</sup> (2085.06 FT <sup>2</sup> )  |                 |
| <u>TOTAL FLOOR AREA</u>         | 300.00 M <sup>2</sup> | 282.74 M <sup>2</sup> (3043.41 FT <sup>2</sup> )  |                 |
| <u>FLOOR AREA RATIO</u>         |                       | 0.34                                              |                 |
| <u>SITE COVERAGE</u>            | 40.00 %               | 27.43 % (135.35 M <sup>2</sup> )                  |                 |
| <u>PARKING</u>                  | 1 SPACE               | 1 SPACE                                           |                 |
| <u>VARIANCES</u>                | <u>REQUIRED</u>       | <u>PROPOSED</u>                                   | <u>VARIANCE</u> |
| <u>SETBACKS</u>                 |                       |                                                   |                 |
| SIDE YARD (WEST)                | 3.00 M                | 2.91 M (9.50')                                    | 0.41 M (1.35')  |
| SIDE YARD (COMBINED)            | 4.50 M                | 4.01 M (13.42')                                   | 0.41 M (1.35')  |
| LOT WIDTH (AVG)                 | 19.00 M               | 13.46 M (44.16')                                  | 1.94 M (5.05')  |

## ATTACHMENT C

**DRAWING LIST:**

|        |                                  |
|--------|----------------------------------|
| DVP1   | SITE PLAN, DATA & GRADE KEYS     |
| DVP1.1 | EXISTING SITE PLAN               |
| DVP2   | LOT 1 - FLOOR PLANS & ELEVATIONS |
| DVP3   | LOT 2 - FLOOR PLANS & ELEVATIONS |
| DVP4   | STREETSCAPE & SECTIONS           |
| DVP5   | LANDSCAPE PLAN                   |

RE-155  
FOR C  
JUL. 20,

ZEBRAD

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
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DRAWN BY: C. COLLINS/  
K. KOSHMAN

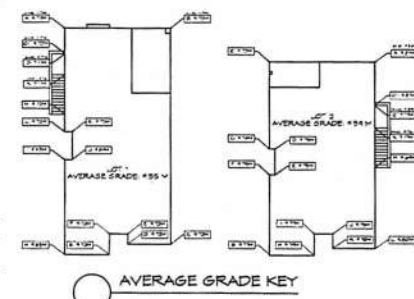
Date: MAR 07, 2017

Scale: AS NOTED

Project:  
1457 CLIFFORD  
ST - DEV.  
VARIANCE PERMIT

Title:  
SITE PLAN & DATA

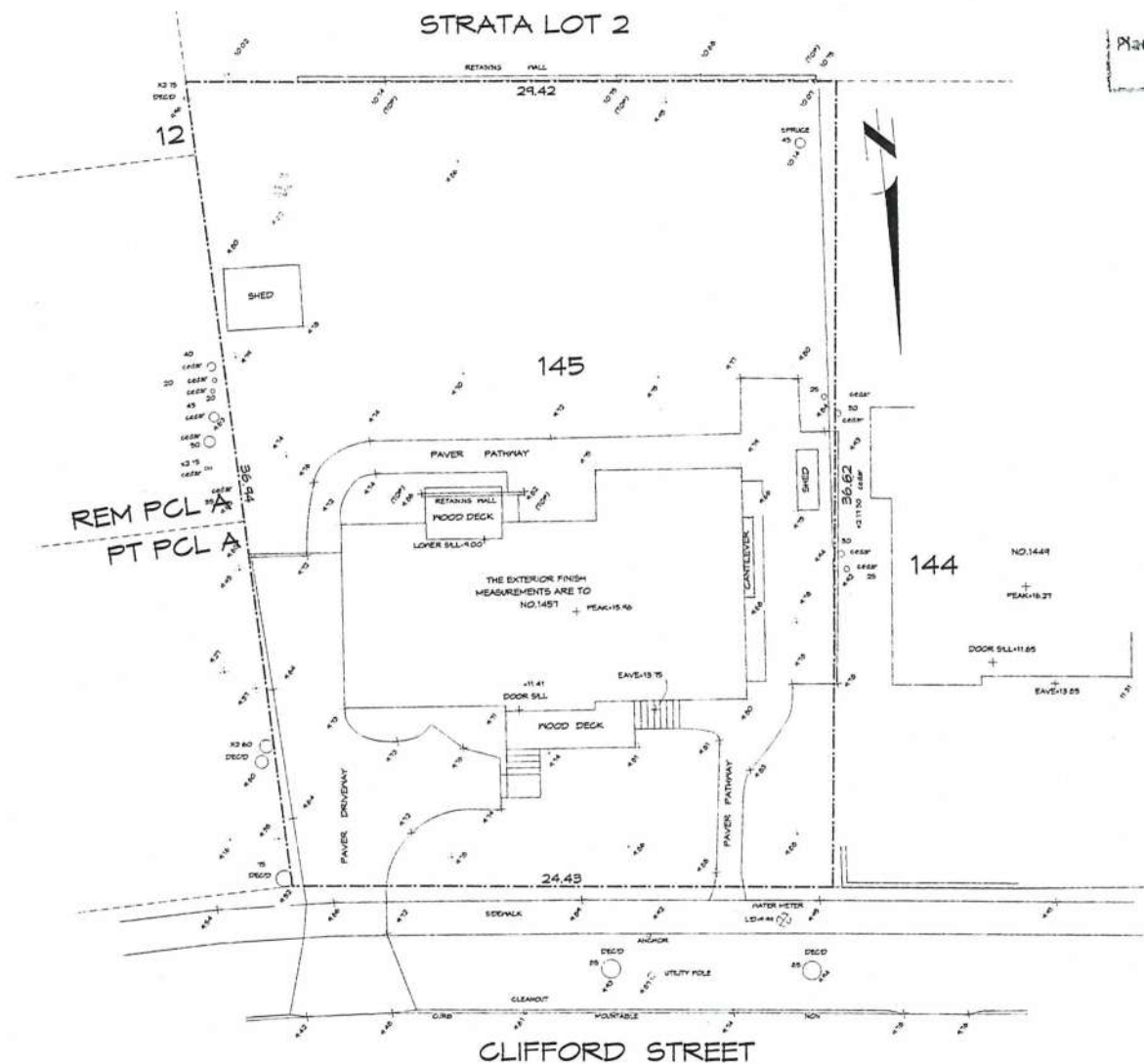
|                                                                                                                                   |                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Revision:<br>1ST SUBMISSION<br>MAR 07/17<br>REV 1<br>APR 03/17<br>REV 2<br>APR 03/17<br>REV 3<br>JUL 12/17<br>REV 3A<br>JUL 20/17 | Sheet:<br><br><div style="font-size: 2em; font-weight: bold; text-align: center;">DVP1</div> Proj No. TBD |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|

[illegible]

Received  
City of Victoria

13 2017

Planning & Development Department  
Community Planning Division



○ SITE PLAN - EXIST.  
Scale: 1:100

RE-ISSUED  
FOR DVP  
JUL. 12, 2017

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K KOSHMAN  
Date: MAR 07, 2017

Scale: AS NOTED

1457 CLIFFORD  
ST - DEV.  
VARIANCE PERM

Title:  
EXIST. SITE PLAN

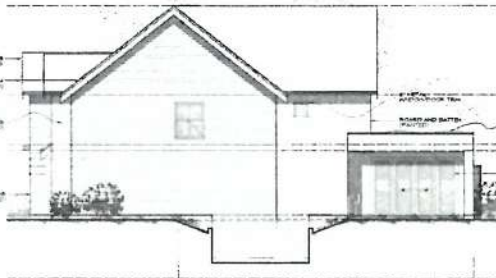
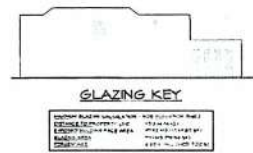
| REV. NO. | DESCRIPTION                                                                                | DATE       | REVISION                             | SHEET                       |
|----------|--------------------------------------------------------------------------------------------|------------|--------------------------------------|-----------------------------|
| 1        | NO CHANGES                                                                                 | APR. 03/11 | REV 1<br>1ST DIRECTION<br>MAR. 03/11 | DVP<br>1.1<br>Proj. NO. TBD |
| 2        | CREATE EXISTING SITE PLAN PAGE<br>RESIDUAL TO MATCH SITE PLAN AND<br>LANDSCAPE PLAN SCALES | JAN. 01/11 | REV 2<br>APR. 03/11                  |                             |
| 3        | NO CHANGES                                                                                 | JUL. 12/11 | REV 3<br>JUL. 12/11                  |                             |
|          |                                                                                            |            |                                      |                             |

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JUL 12, 2017

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Community Planning Division



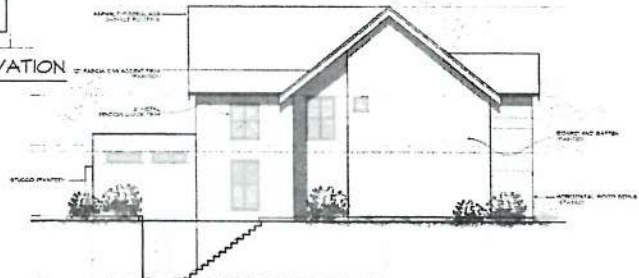
FRONT (North) ELEVATION  
Scale: 1/8" = 1'-0"



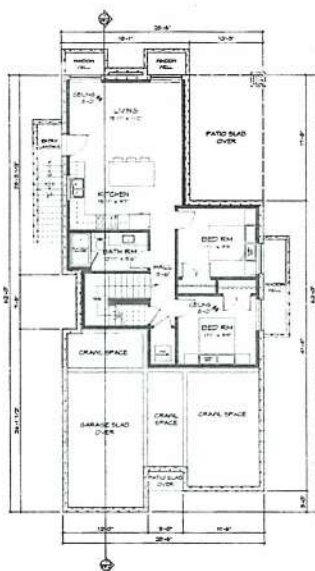
SIDE (East) ELEVATION  
Scale: 1/8" = 1'-0"



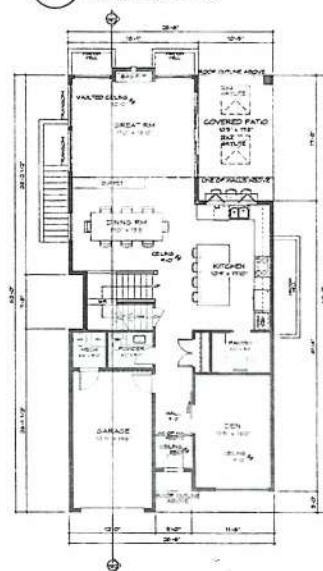
REAR (South) ELEVATION  
Scale: 1/8" = 1'-0"



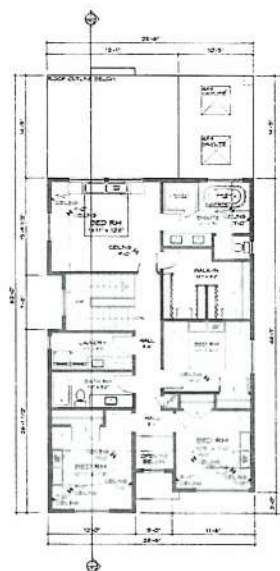
SIDE (West) ELEVATION  
Scale: 1/8" = 1'-0"



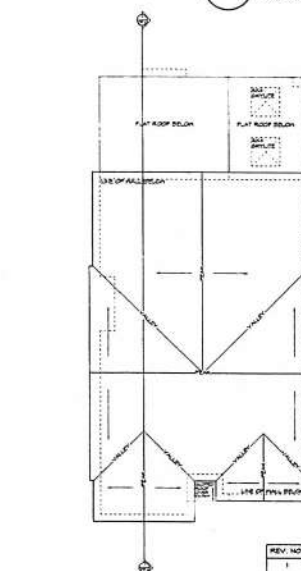
BASEMENT FLOOR PLAN  
Scale: 1/8" = 1'-0"



MAIN FLOOR PLAN  
Scale: 1/8" = 1'-0"



UPPER FLOOR PLAN  
Scale: 1/8" = 1'-0"



ROOF PLAN  
Scale: 1/8" = 1'-0"

| REV. NO. | DESCRIPTION                                                                                                                                                                                                                                                              | DATE      |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1        | DESIGN HIGHLIGHTS AND BASIC DIMENSIONS ADDED TO FLOOR PLANS. ELEVATIONS & ELEVATION TILES REVISED TO SHOW NEW A-TRANCE BRACKETS. ELEVATIONS & ELEVATION TILES REVISED TO SHOW NEW A-TRANCE BRACKETS. ELEVATIONS & ELEVATION TILES REVISED TO SHOW NEW A-TRANCE BRACKETS. | APR 03/17 |
| 2        | ADD BASEMENT STAIRS AND KNOWN FIELDS TO MAIN FLOOR PLAN. REVISE BUILDING HEIGHT                                                                                                                                                                                          | JAN 07/17 |
| 3        |                                                                                                                                                                                                                                                                          | JUL 12/17 |

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JUL 12, 2017

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Drawn By: K. COFFMAN

Date: MAR 07, 2017

Scale: AS NOTED

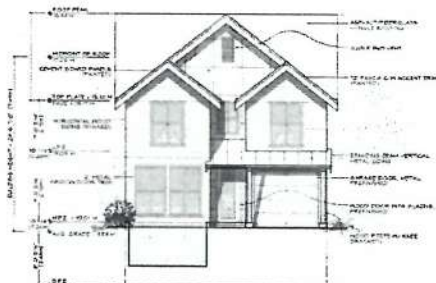
Project:  
1457 CLIFFORD ST - DEV.  
VARIANCE PERMIT

Title:  
ELEVATIONS & FLOOR PLANS - LOT 1

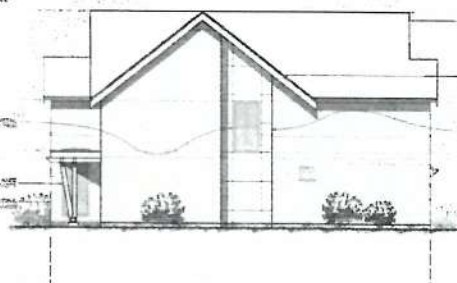
Revision:  
REV 1: APR 03/17  
REV 2: JAN 07/17  
REV 3: JUL 12/17

Sheet:  
**DVP2**  
Proj No. TBD

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JUL 13 2017  
Planning & Development Department  
Development Services Division



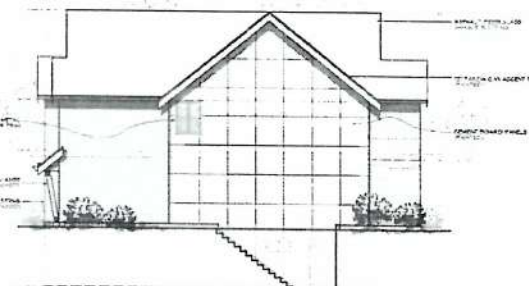
FRONT (North) ELEVATION  
Scale: 1/8" = 1'-0"



SIDE (West) ELEVATION  
Scale: 1/8" = 1'-0"



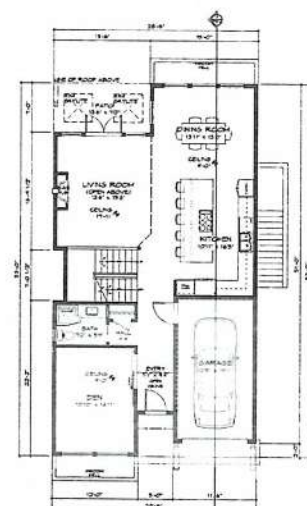
REAR (South) ELEVATION  
Scale: 1/8" = 1'-0"



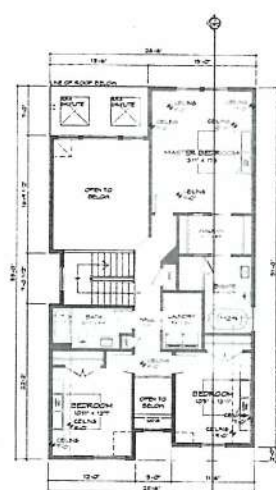
SIDE (East) ELEVATION  
Scale: 1/8" = 1'-0"



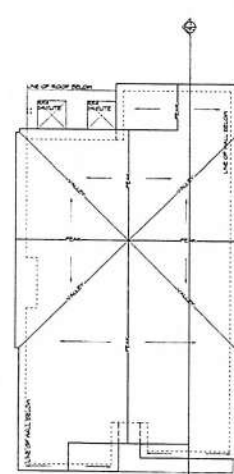
BASEMENT FLOOR PLAN  
Scale: 1/8" = 1'-0"



MAIN FLOOR PLAN  
Scale: 1/8" = 1'-0"



UPPER FLOOR PLAN  
Scale: 1/8" = 1'-0"



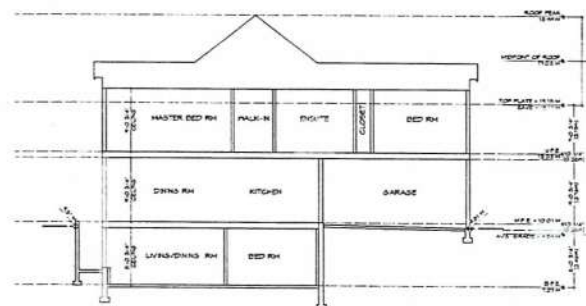
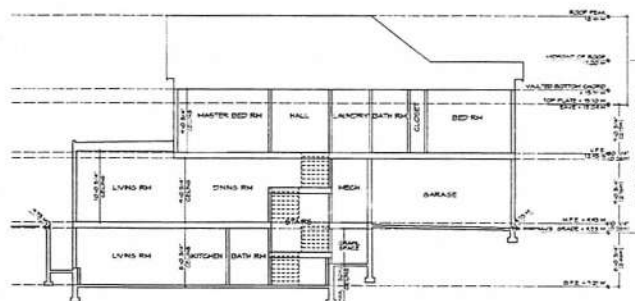
ROOF PLAN  
Scale: 1/8" = 1'-0"

| REV. NO. | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                        | DATE      |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1        | SECTION MARKERS AND BASIC DIMENSIONS ADDED TO FLOOR PLANS. ELEVATIONS & ELEVATION TIES REVISED TO SHOW NEW VARIANCE GRADE. BUILDING HEIGHT AND REAR VENTILATION CHANGES. 1/8" PLATE ELEVATION CHANGES. CANNOT BE REVISED TO 1/8" BUT ADD ELEVATION TIES AND VENTILATION. 1/8" PLATE ELEVATION CHANGES. 1/8" PLATE ELEVATION CHANGES. 1/8" PLATE ELEVATION CHANGES. | APR 03/11 |
| 2        | ADD ELEVATION TIES AND VENTILATION. 1/8" PLATE ELEVATION CHANGES. 1/8" PLATE ELEVATION CHANGES. 1/8" PLATE ELEVATION CHANGES.                                                                                                                                                                                                                                      | JAN 07/11 |
| 3        | 1/8" PLATE ELEVATION CHANGES. 1/8" PLATE ELEVATION CHANGES. 1/8" PLATE ELEVATION CHANGES.                                                                                                                                                                                                                                                                          | JUL 12/11 |

RE-ISSUED  
FOR DVP  
JUL 12, 2017

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Drawn By: K. KOSHMAN  
Date: MAR 07, 2011  
Scale: AS NOTED  
Project:  
1451 CLIFFORD  
ST - DEV.  
VARIANCE PERMIT

Sheet:  
DVP3  
Proj No. TED



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FOR DVP  
JUL 12, 2017

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Drawn By: K. KOSMAN

Date: MAR 07, 2017

Scale: AS NOTED

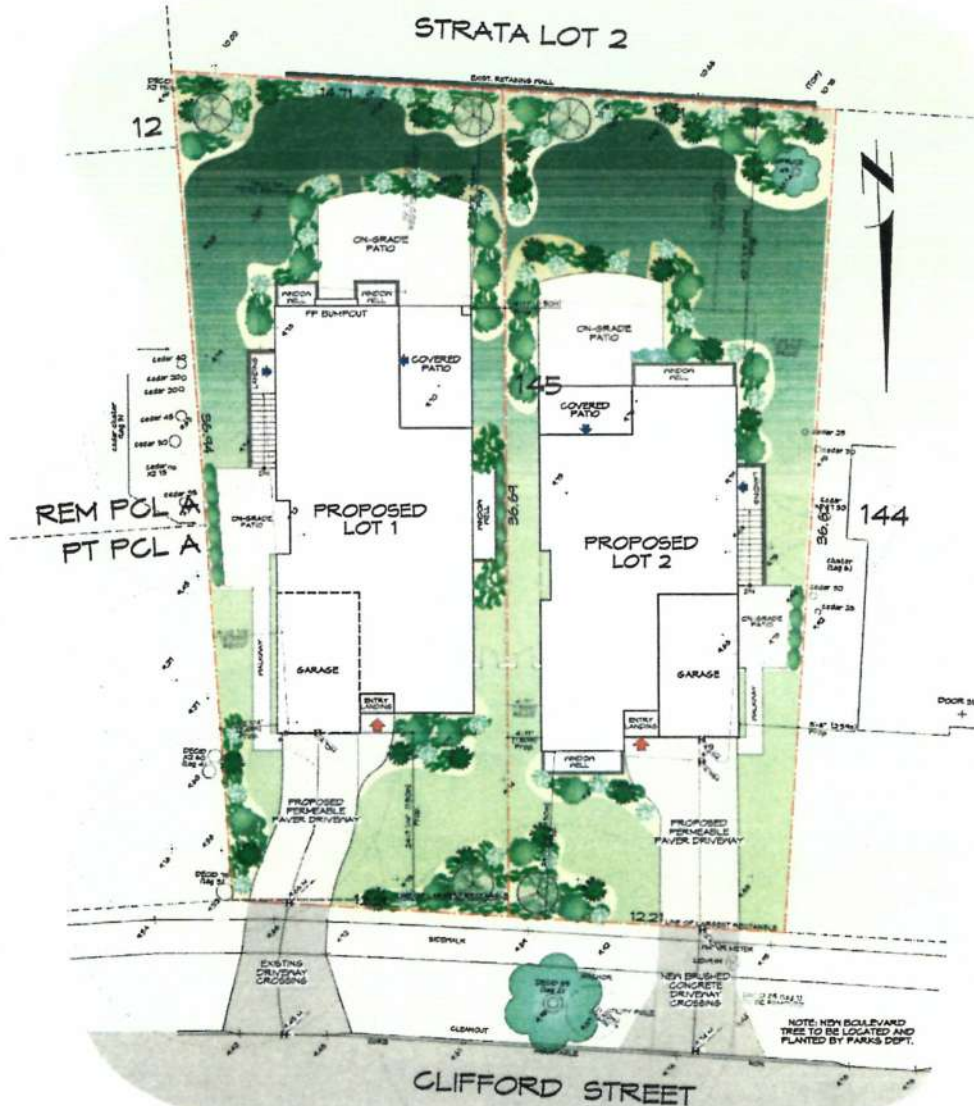
Project:  
1451 CLIFFORD  
ST - DEV.  
VARIANCE PERMIT

Title:  
STREETSCAPE,  
SECTIONS

| REV. NO. | DESCRIPTION                                                                                     | DATE      | Revision: | Sheet:       |
|----------|-------------------------------------------------------------------------------------------------|-----------|-----------|--------------|
| 1        | PRELIMINARY PLANNING SECTIONS FOR 80% JURY REVIEW                                               | APR 05/17 | REV 1     | DVP4         |
| 2        | NO CHANGES                                                                                      | JAN 07/17 | REV 2     | ProJ No. TBO |
| 3        | P.F. & R.F. CHANGES ON LOT 2, ADJUST PLANNING HEIGHT AND GRADE OF LOT 2, REVEAL PLANNING HEIGHT | JUL 12/17 | REV 3     |              |

JUL 13 2017

Planning & Development Department  
Development Services Division



LANDSCAPE PLAN  
Scale: 1:100

LANDSCAPE PLAN LEGEND

TREES/SHRUBS



GROUND COVER



## HARD LANDSCAPING



## EGRESS



NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO DETERMINE UTILITIES PROVIDED THROUGH UNDERGROUND PIPING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
4. ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE
5. FENCE TO BE MAX 12H (4'-0") HIGH IN FRONT YARD AND MAX 12H (6'-0") HIGH BEYOND FRONT WALL OF BUILDING

RE-ISSUED  
FOR DVP  
JUL. 12, 2017

ZEBRADESIGN



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Drawn By: C. COLLINS/  
K. KOSHMAN

Date: MAR 07, 2017

Scale: AS NOTED

Scale: AS NOTED  
 Report:Project:  
1457 CLIFFORD

1457 CLIFFORD  
ST - DEV.

VARIANCE PERM

| REV. NO. | DESCRIPTION                                                                                                                                                                                                                              | DATE       | TITLE:                                                 |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------|
| 1        | PREPARE ELEVATIONS AND MATERIAL QUANTITIES FOR LANDSCAPE. REVISED TO REFLECT ADOLE'S PLANNING AND DESIGN. REFORMALIZE PLANTING AND SEEDING. ADD 120' REARLANDS. REVISED TO 120' REARLANDS. ADD TO 120' REARLANDS. ADD TO 120' REARLANDS. | APR. 05/11 | LANDSCAPE PLAN                                         |
| 2        | ADD PAVE SPACE FOR RATES WITH LANDSCAPE SCREEN. REVISED TO ADD PAVE SPACE FOR RATES WITH LANDSCAPE SCREEN. REVISED TO ADD PAVE SPACE FOR RATES WITH LANDSCAPE SCREEN. REVISED TO ADD PAVE SPACE FOR RATES WITH LANDSCAPE SCREEN.         | JUN. 01/11 | Revision:<br>1ST REVISION<br>JUN. 01/11                |
| 3        | CLIP & REARLANDS. ADD TO 120' REARLANDS. ADD TO 120' REARLANDS. ADD TO 120' REARLANDS. ADD TO 120' REARLANDS. ADD TO 120' REARLANDS.                                                                                                     | JUL. 13/11 | Sheet:<br>REV. 1<br>JUN. 01/11<br>REV. 2<br>JUL. 13/11 |