

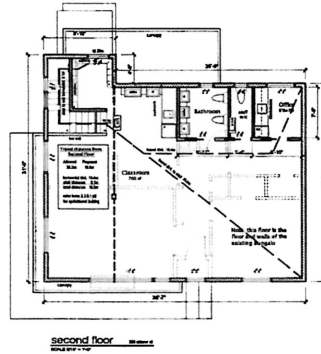
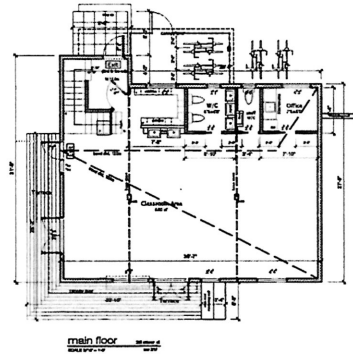
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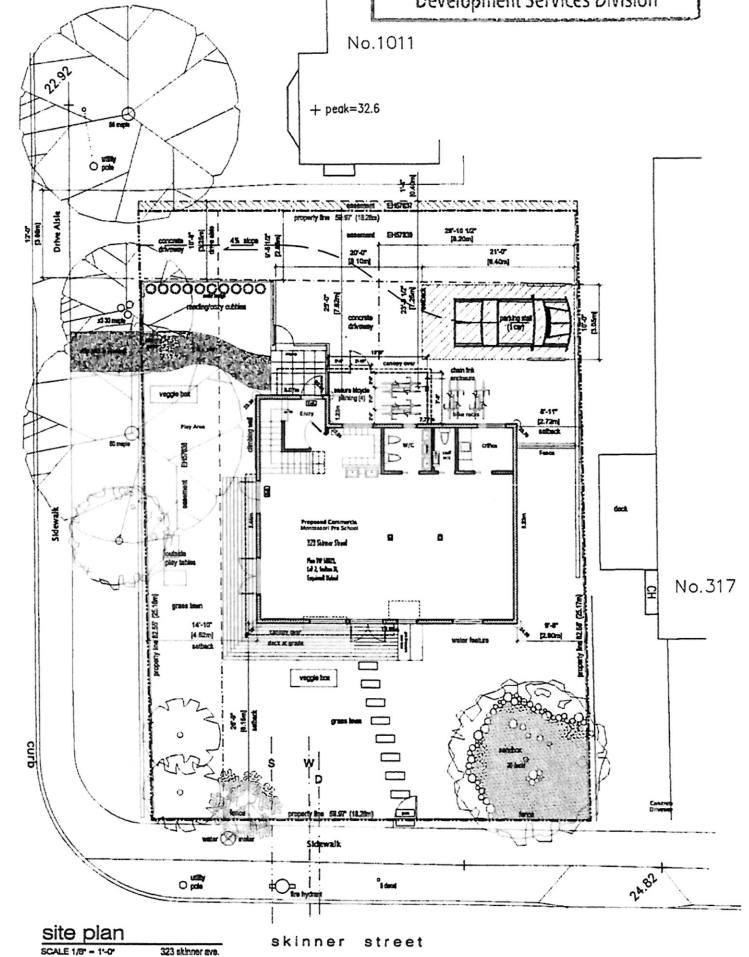
Planning & Development Department
Development Services Division

No.1011

+ peak=32.6



mary street



No.317

PROPOSED REZONING
R1-B TO R1-Site Specific 323 SKINNER STREET
14.12.17 Site Plan and Floor Plans scale 1:100

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ATTACHMENT C

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site data 323 Skinner St

august 21 2017

1. LEGAL DESCRIPTION
LOT 2, SECTION 31,
Plan VP 5862, Victoria District S7,
PDR 016-736-581

2. CIVIC ADDRESS
323 Skinner Street,
Victoria B.C. V8A 3B5

3. ZONING
also specific zone

4. LOT AREA
Required: 400 m² minimum lot area
Existing: 400 m² (495.14 m²)

5. LOT FRONTAGE
Required: 15 m minimum lot frontage
Existing: 60.07 (18.29 m)

6. SETBACKS

SETBACKS	PERMITTED	PROPOSED
FRONT: min	24.97' (7.6 m)	28.24' (8.6 m)
SIDE: min	8.94' (2.7 m)	14.77' (4.5 m)
SIDE: max	4.92' (1.5 m)	8.94' (2.7 m)
REAR: min	24.97' (7.6 m)	23.77' (7.2 m)

7. AVERAGE GRADE CALCULATION

Average Grade: 559.77
40.58' ± 23.86

8. HEIGHT

Existing: 2.0 Storey
Proposed: 2.0 Storey

BUILDING HEIGHT

Existing R1-B: 2.0 Storey
Proposed: R1-Site specific: 2.0 Storey

MAXIMUM R1-B	EXISTING	PROPOSED
24.97' (7.6m)	13.98' (4.23m)	18.17' (5.54m)

9. SITE COVERAGE

40% max.
Permitted: 40% x 495.14 = 198.06 m² (194.0 m²)
Proposed: 1000.0 m² (92.9 m²) x 20.2%

10. FLOOR AREAS

First Floor: 1000 m² (93.0 m²)
Second Floor: 1000 m² (93.0 m²)
Total (max 300 m²): 2002 m² (186.0 m²)

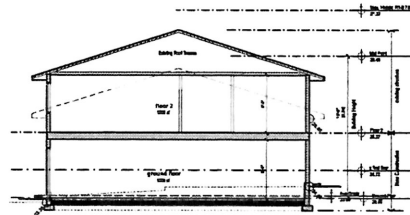
TOTAL FLOOR AREA	PERMITTED	PROPOSED
Total	300 m ² max.	198.0 m ²

11. Floor Space Ratio:
Existing: 1000 m² / 495.14 m² = 0.2:1
Proposed: 2000 m² / 495.14 m² = 0.4:1

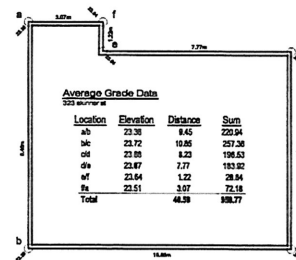
12. PARKING

REQUIRED: 4 Stalls
PROPOSED: 1 stall

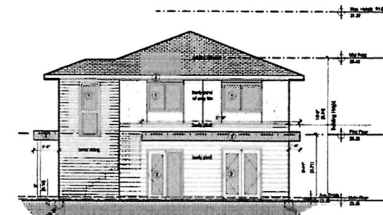
13. BICYCLE STORAGE - 4 Secure Stalls



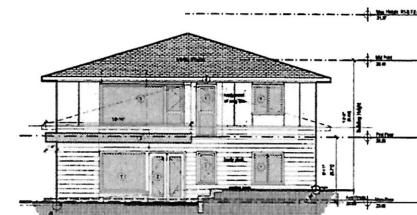
section
PROPOSED REZONING
R1-B TO R1-Site Specific 323 SKINNER STREET



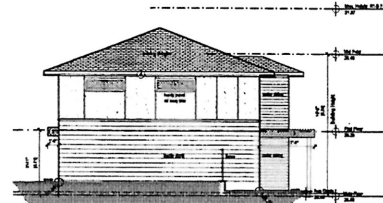
Average Grade Plan
SCALE: 1/8" = 1'-0"



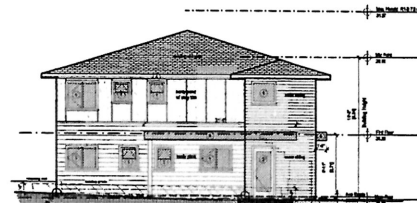
west elevation
SCALE: 1/8" = 1'-0"



south elevation
SCALE: 1/8" = 1'-0"



east elevation
SCALE: 1/8" = 1'-0"



north elevation
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES
① WHITE VINYL SIDING
② WHITE VINYL DOORS
③ METAL FLASHING
④ STICK BIRD HOUSES
⑤ WOOD FARM AND OUTDOOR SETS

ELEVATIONS

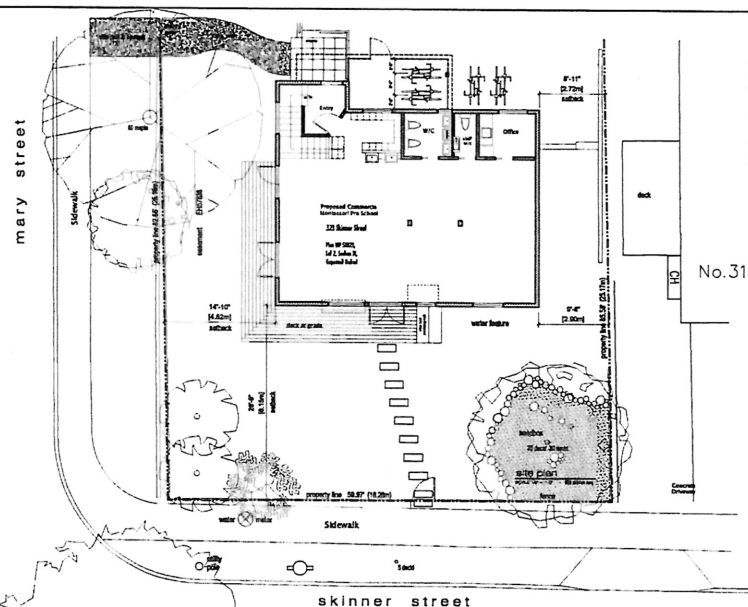
PROPOSED REZONING
R1-B TO R1-Site Specific 323 SKINNER STREET
14.12.17 Section and Elevations & Project Information scale 1:100

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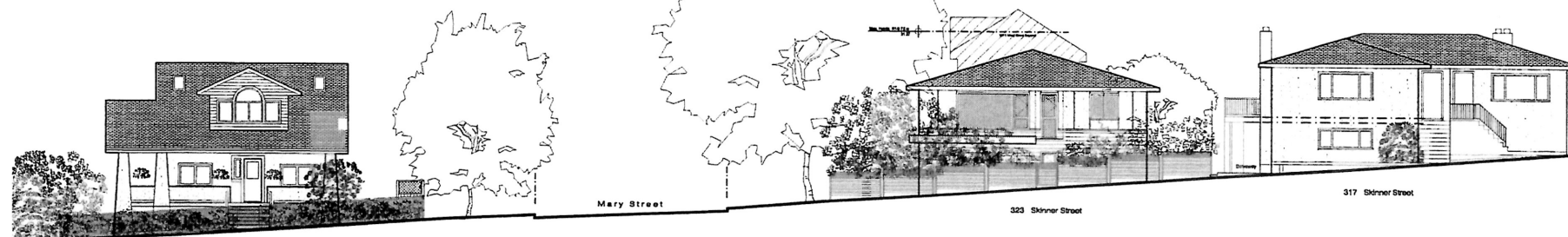
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skinner streetscape

PROPOSED REZONING
R1-B TO R1 Site Specific 323 SKINNER STREET
14.12.17 Landscape Plan scale 1:100
& Streetscape

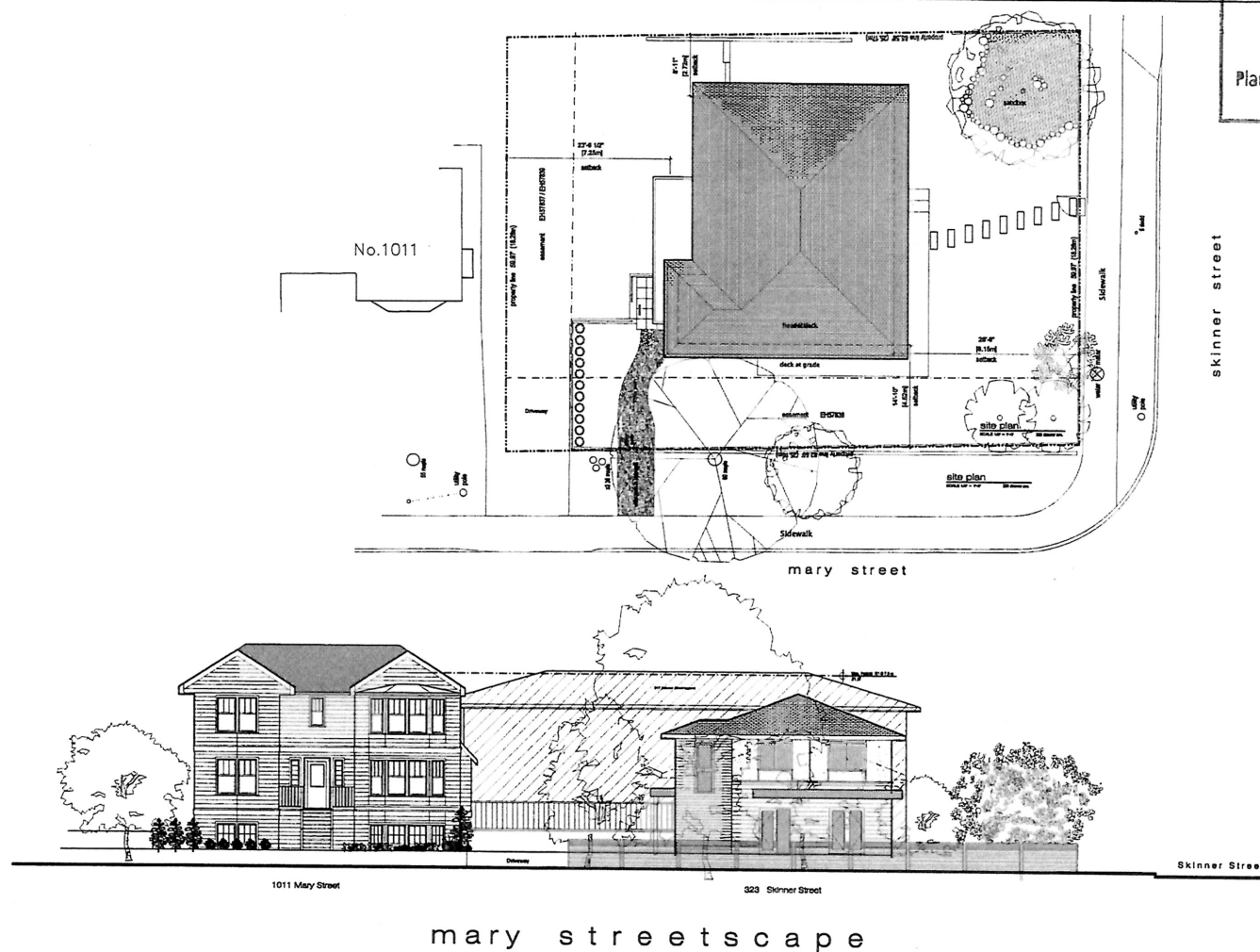
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PROPOSED REZONING
R1-B TO R1-Site Specific 323 SKINNER STREET
14.12.17 Landscape Plan scale 1:100
& Streetscape

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