

DUPLEX BUILDING	PERMITTED	R1-B	PROPOSED
EXISTING ZONING:		R1-B	
AVERAGE GRADE	N/A		10.61 (EXISTING, NO CHANGE)
HEIGHT (M) (MAX.)	7.6		4.15 (EXISTING, NO CHANGE)
STOREYS (M) (MAX.) (BASEMENT EXEMPT)	2		1 (EXISTING, NO CHANGE)
ROOF DECK	NOT PERMITTED		
FRONT YARD SETBACK (M) (MIN.)	7.5		7.6
PROJECTION (M)	2.5		2.4
PORCH (M)	1.6		1.1
REAR SETBACK (M) (MIN.)	7.5		41.5
SIDE SETBACK (M) (MIN.)	2.30(15% OF WIDTH)		N:1.5 S:1.9
COMBINED SIDE YARD SETBACK (M) (MIN.)	4.5		3.1** (EXISTING, NON-CONFORMING)
SEPARATION SPACE FROM MAIN BUILDING (MIN.)	2.40		28.50
FLOOR SPACE RATIO		0.15	
SITE COVERAGE (%) (MAX.)	40%		34%
OPEN SITE COVERAGE (%) (MIN.)	30%		48.3%
OPEN-SITE COVERAGE - REAR YARD (%) (MIN.)	33%		22

\*\*VARIANCE SOUGHT: EXISTING, NON-CONFORMING 0.8M DEFICIENCY OF COMBINED SIDE YARD SETBACK

EXISTING FLOOR AREAS				
Level	Name	Area m2	Area SF	FSR/FAR Exemption
Basement Floor	Lower Duplex	88.6	953.9	Yes
Main Floor	Upper Duplex	148.8	1601.5	No

GARDEN SUITE:	PERMITTED	R1-B	PROPOSED
SITE AREA(M <sup>2</sup> )			985.6
EXISTING ZONING:		R1-B	
PRIMARY BUILDING USE		DUPLEX	
LOCATION		REAR YARD	
COMBINED FLOOR AREA (M <sup>2</sup> ) (MAX.)	56.00		55.70
P.F AVERAGE GRADE (M)	N/A		10.65M
HEIGHT (M) (MAX.)	4.20M		4.15M
STOREYS (M) (MAX.)	1.5		1
ROOF DECK	NOT PERMITTED		
REAR SETBACK (M) (MIN.)	0.60		4.20
SIDE SETBACK (M) (MIN.)	0.60		1.20 (N)
SIDE SETBACK (M) (MIN.)	0.60		1.20 (S)
SEPARATION SPACE FROM MAIN BUILDING (MIN.)	2.40		28.50
SEPARATION SPACE FROM ACCESSORY STRUCTURE (MIN.)	N/A		1.6M
FLOOR SPACE RATIO			0.05
REAR YARD LOT COVERAGE:	25%		22%

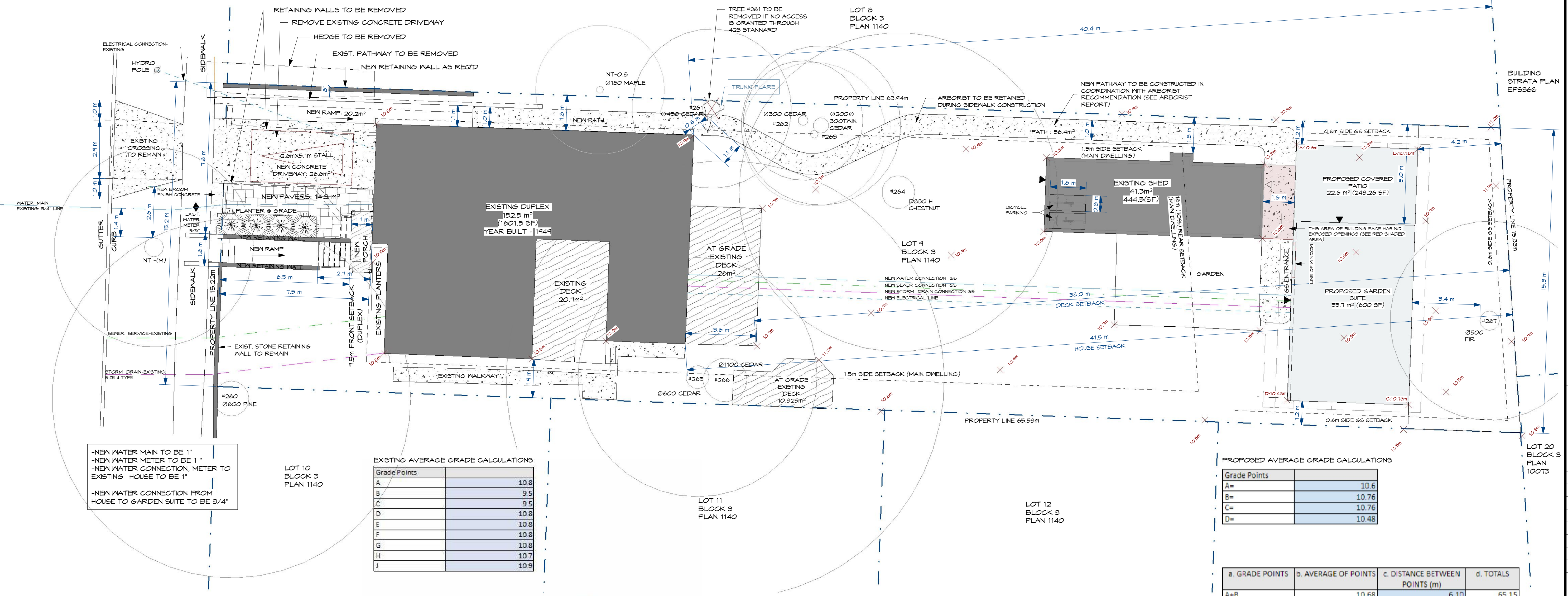
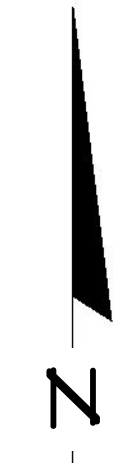
PROPOSED FLOOR AREAS - GARDEN SUITE				
Level	Name	Area m2	Area SF	
Main Floor	Living Area	55.7	600	

EXISTING DUPLEX FIXTURE LOAD CALCULATION:			
FIXTURE OR DEVICE	FIXTURE UNITS	QUANTITY	LOAD
BATHROOM GROUP	3.6	1	3.6
BATHUB	1.4	0	0
CLOTHES WASHER	1.4	1	1.4
DISHWASHER	1.4	1	1.4
HOSE BBB	2.5	1	2.5
SINK, BAR	1	0	0
SINK, BATHROOM	0.7	1	0.7
SINK, KITCHEN	1.4	1	1.4
SINK, LAUNDRY	1.4	0	0
SHOWER STALL	1.4	0	0
WATER CLOSET	2.2	1	2.2
<b>TOTAL:</b>		<b>7</b>	<b>23.5</b>

GARDEN SUITE FIXTURE LOAD CALCULATION:			
FIXTURE OR DEVICE	FIXTURE UNITS	QUANTITY	LOAD
BATHROOM GROUP	3.6	1	3.6
BATHUB	1.4	0	0
CLOTHES WASHER	1.4	1	1.4
DISHWASHER	1.4	1	1.4
HOSE BBB	2.5	1	2.5
SINK, BAR	1	0	0
SINK, BATHROOM	0.7	1	0.7
SINK, KITCHEN	1.4	1	1.4
SINK, LAUNDRY	1.4	0	0
SHOWER STALL	1.4	0	0
WATER CLOSET	2.2	1	2.2
<b>TOTAL:</b>		<b>7</b>	<b>10.3</b>

NEW WATER MAIN CONNECTION, "STREET TO WATER METER" TO BE UPGRADED TO 1"  
 NEW WATER METER TO BE UPGRADED TO 1"  
 NEW WATER CONNECTION, "METER TO PROPERTY" TO BE UPGRADED TO 1"  
 NEW WATER CONNECTION, "HOUSE TO GARDEN SUITE" TO BE 3/4"  
 ALL PIPE SIZES TO BE CONFIRMED BY ENGINEER

ATTACHMENT B



-NEW WATER MAIN TO BE 1"  
 -NEW WATER METER TO BE 1"  
 -NEW WATER CONNECTION, METER TO EXISTING HOUSE TO BE 1"  
 -NEW WATER CONNECTION FROM HOUSE TO GARDEN SUITE TO BE 3/4"

EXISTING AVERAGE GRADE CALCULATIONS:			
Grade Points			
A			10.8
B			9.5
C			9.5
D			10.8
E			10.8
F			10.8
G			10.8
H			10.7
J			10.9

a. GRADE POINTS	b. AVERAGE OF POINTS	c. DISTANCE BETWEEN POINTS (m)	d. TOTALS
B+C	9.5	4.80	45.60
D+E	10.8	6.70	72.36
E+F	10.8	7.40	79.92
F+G	10.8	3.70	39.96
G+H	10.75	3.80	40.85
H+J	10.8	10.40	112.32
J+A	10.85	15.70	170.35
<b>TOTAL</b>			<b>561.36</b>

a. Perimeter of building:	52.50
b. CALCULATION:	10.69

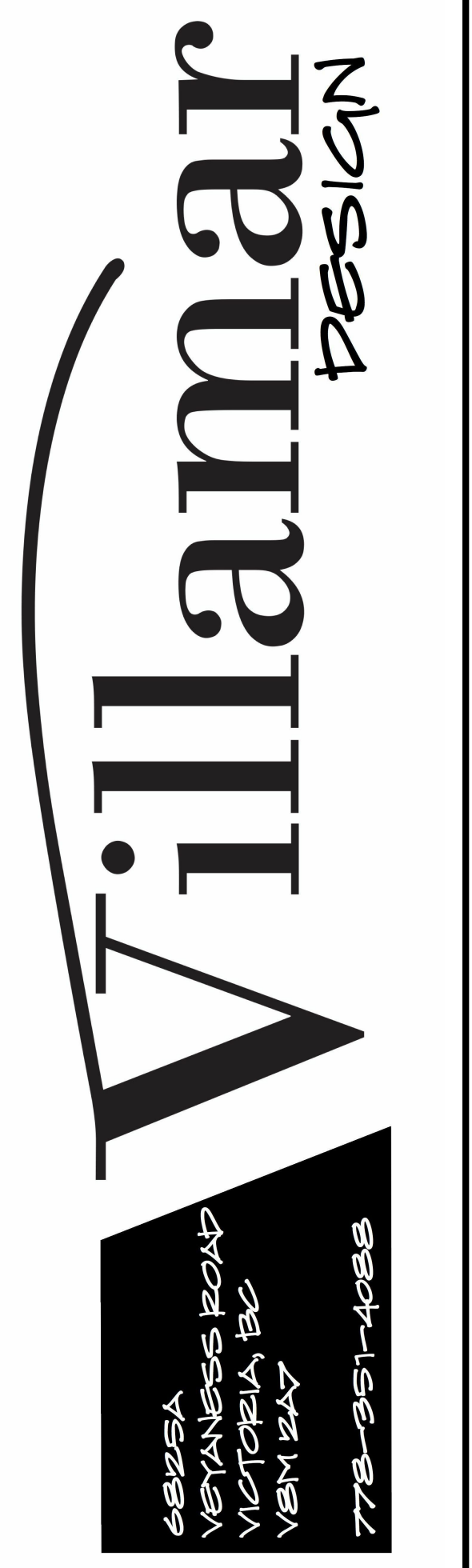
PROPOSED AVERAGE GRADE CALCULATIONS			
Grade Points			
A=			10.6
B=			10.76
C=			10.76
D=			10.48

a. GRADE POINTS	b. AVERAGE OF POINTS	c. DISTANCE BETWEEN POINTS (m)	d. TOTALS
A+B	10.68	6.10	65.15
B+C	10.76	12.85	138.27
C+D	10.62	6.10	64.78
D+A	10.54	12.85	135.44
<b>TOTAL</b>			<b>403.64</b>

a. Perimeter of building:	37.90
b. CALCULATION:	10.65

PROTECTED ROOT ZONE TO BE FENCED PRIOR TO CONSTRUCTION  
 CERTIFIED ARBORIST TO BE RETAINED, AT MINIMUM, TO SUPERVISE EXCAVATION OF PAD FOOTINGS, AND IF REQUIRED, TO PROVIDE TREE PROTECTION PLAN.  
 FOR THE HEALTH AND SAFETY OF TREE #261 WE HAVE PROPOSED TO BUILD USING SCREW PILES AND BEAMS, INSTEAD OF FOOTING AND FOUNDATION WALL FOR ALL OR PORTIONS OF THE GARDEN SUITE.

1 Proposed - Site Plan  
 1:100



419 Stannard Ave

Dawn Kocuper

**Revisions**  
 Received Date: December 2, 2022

Development Permit

DATE	ISSUED FOR
2022-12-02	DEVELOPMENT PERMIT

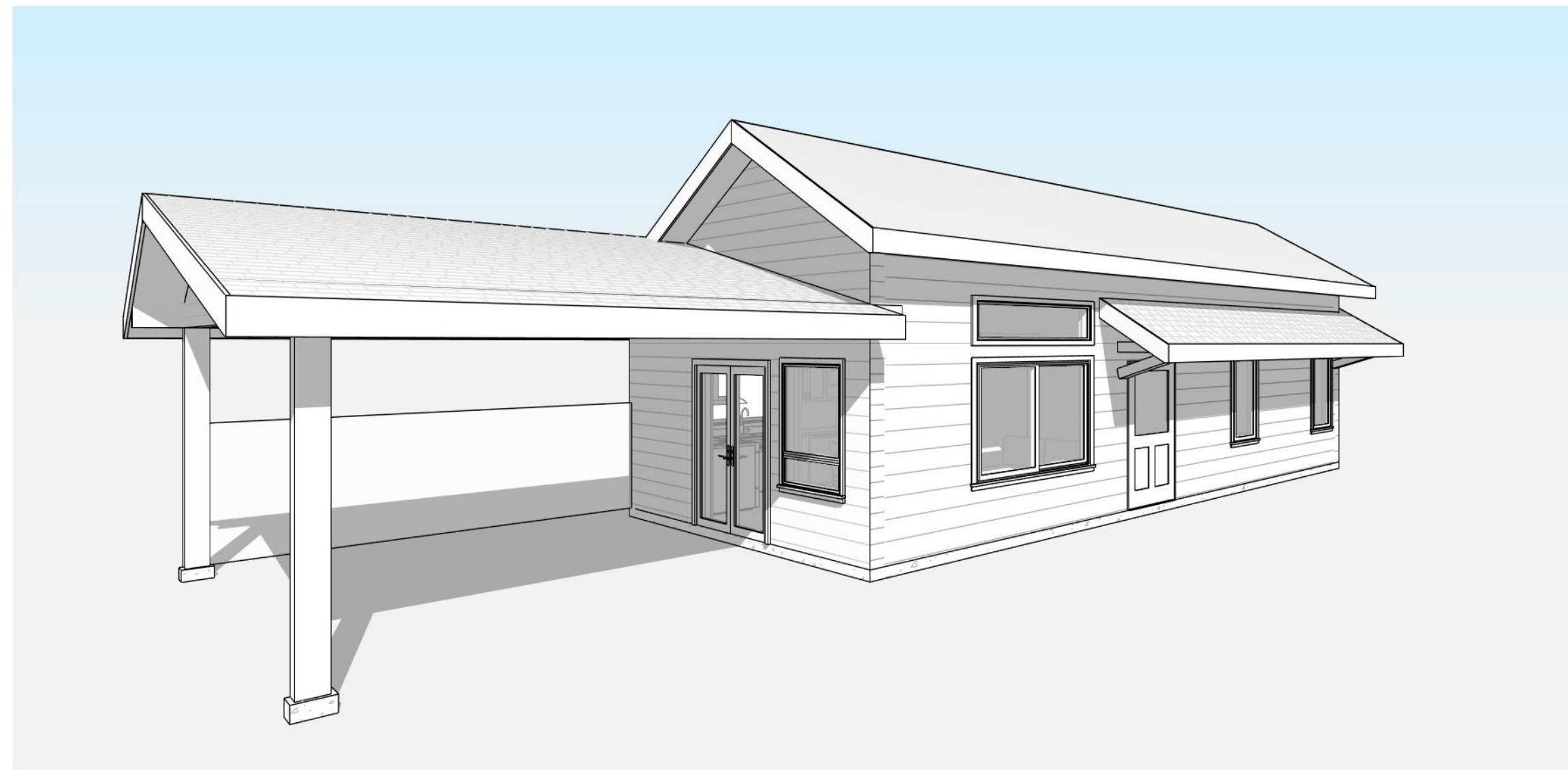
Site

SHEET ISSUE DATE  
 2022-12-02

PROJECT NUMBER 2016  
 DRAWN BY AM/HP  
 CHECKED BY DE

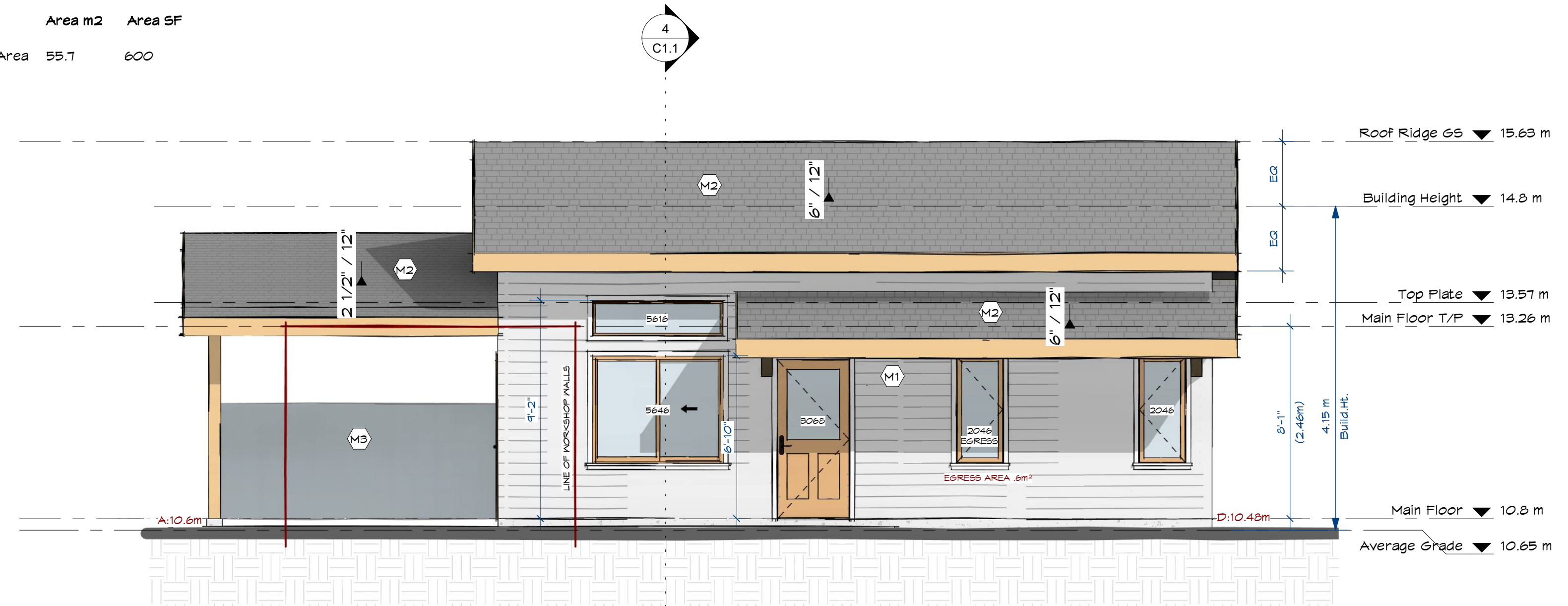
C1

SCALE As indicated

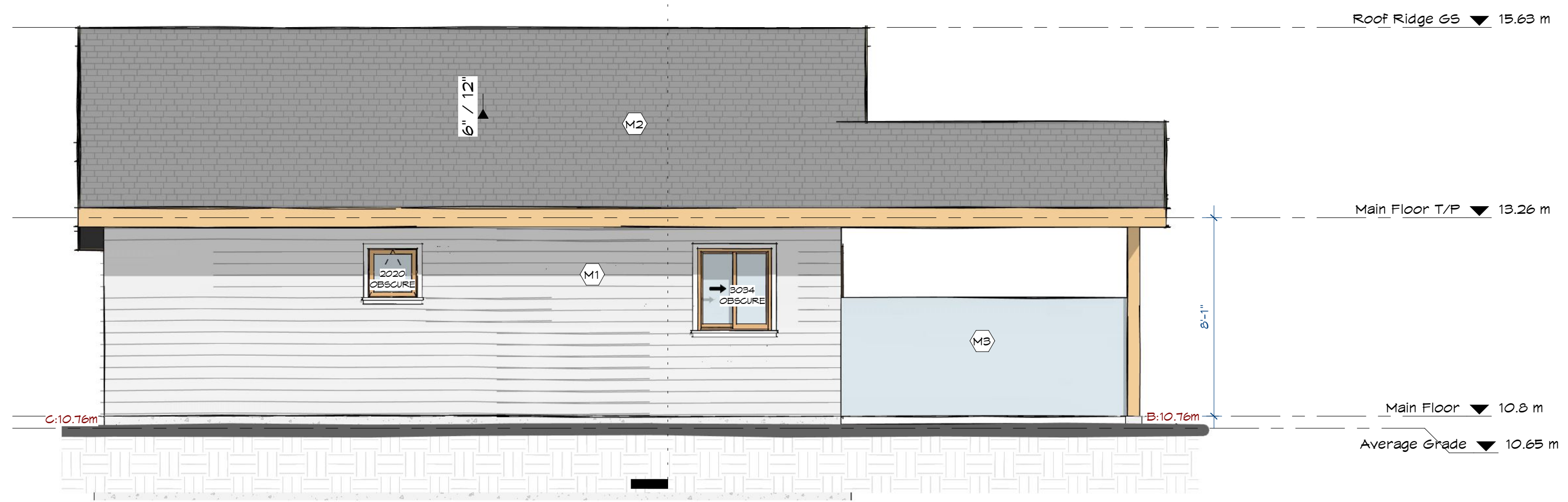


PROPOSED FLOOR AREAS - GARDEN SUITE

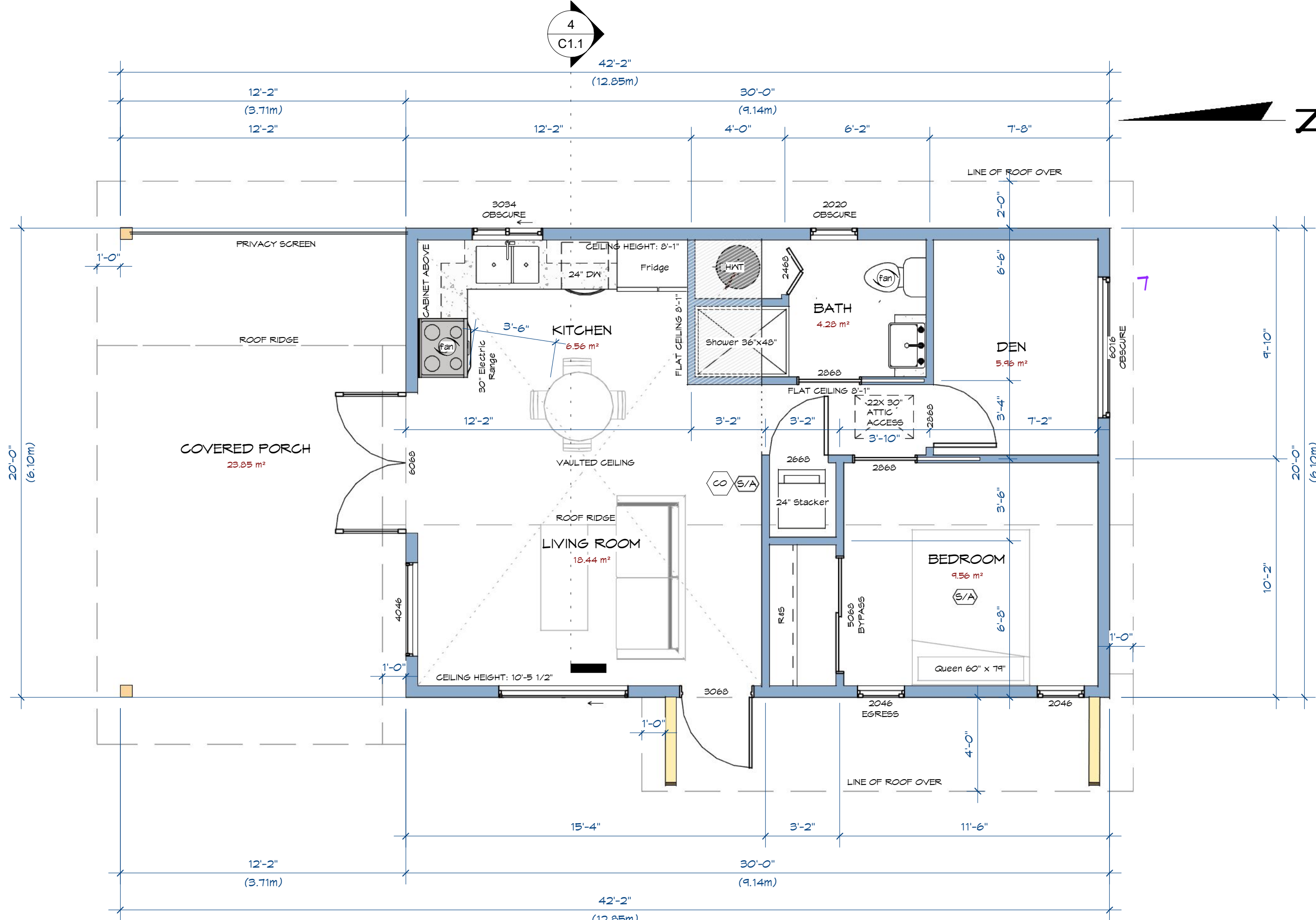
Level	Name	Area m2	Area SF
Main Floor	Living Area	55.7	600



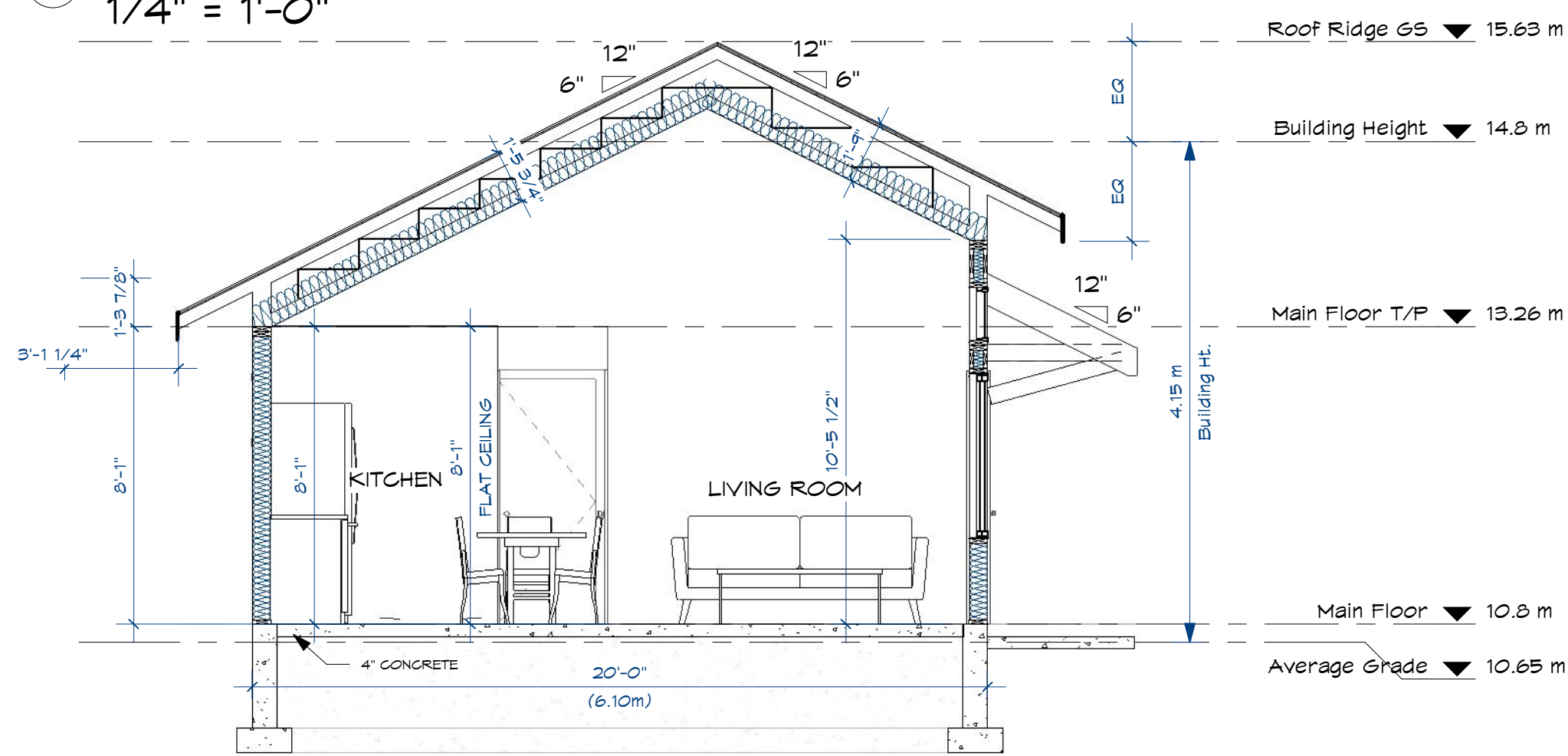
2 Front / West  
1/4" = 1'-0"



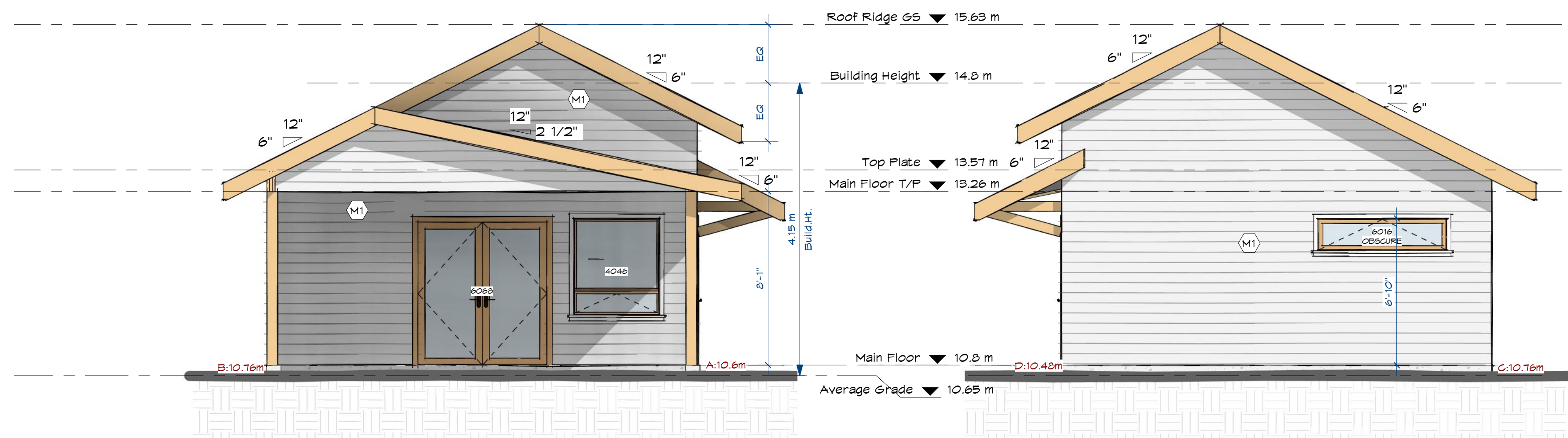
3 Rear / East  
1/4" = 1'-0"



1 Proposed - Main Floor  
1/4" = 1'-0"



4 Section 1 (EAST - WEST)  
1/4" = 1'-0"



5 Left / North  
1/4" = 1'-0"

6 Right / South  
1/4" = 1'-0"

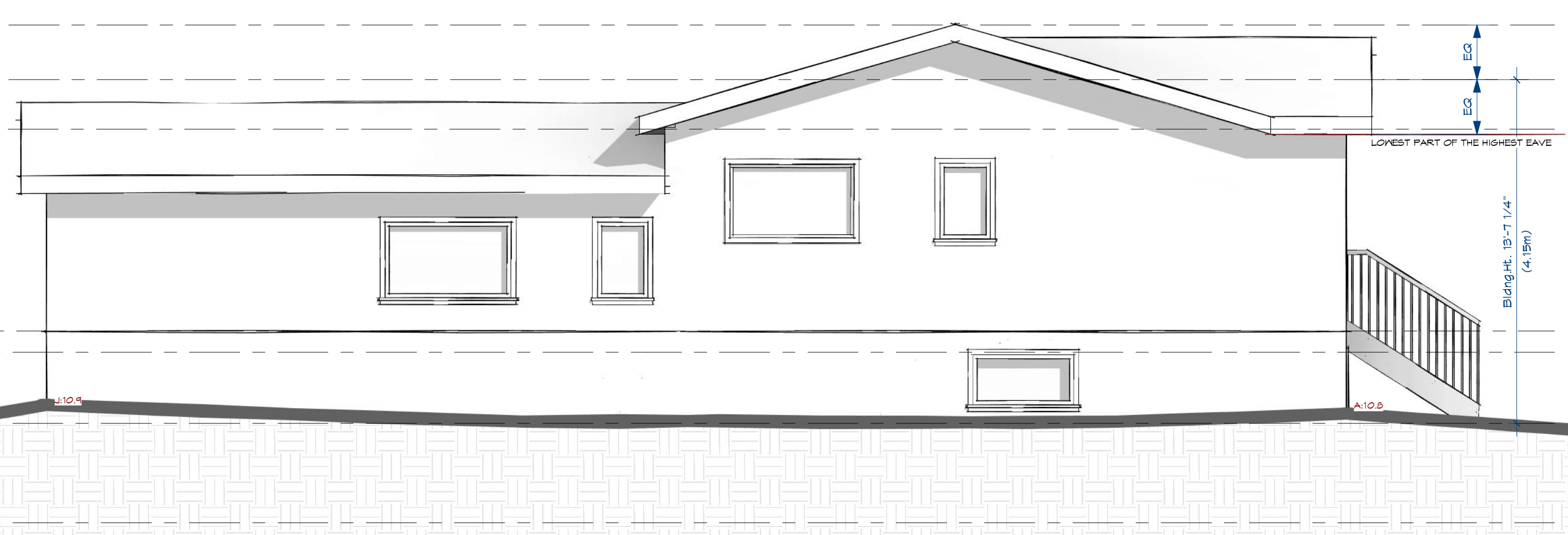
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SHEET ISSUE DATE
2022-12-02

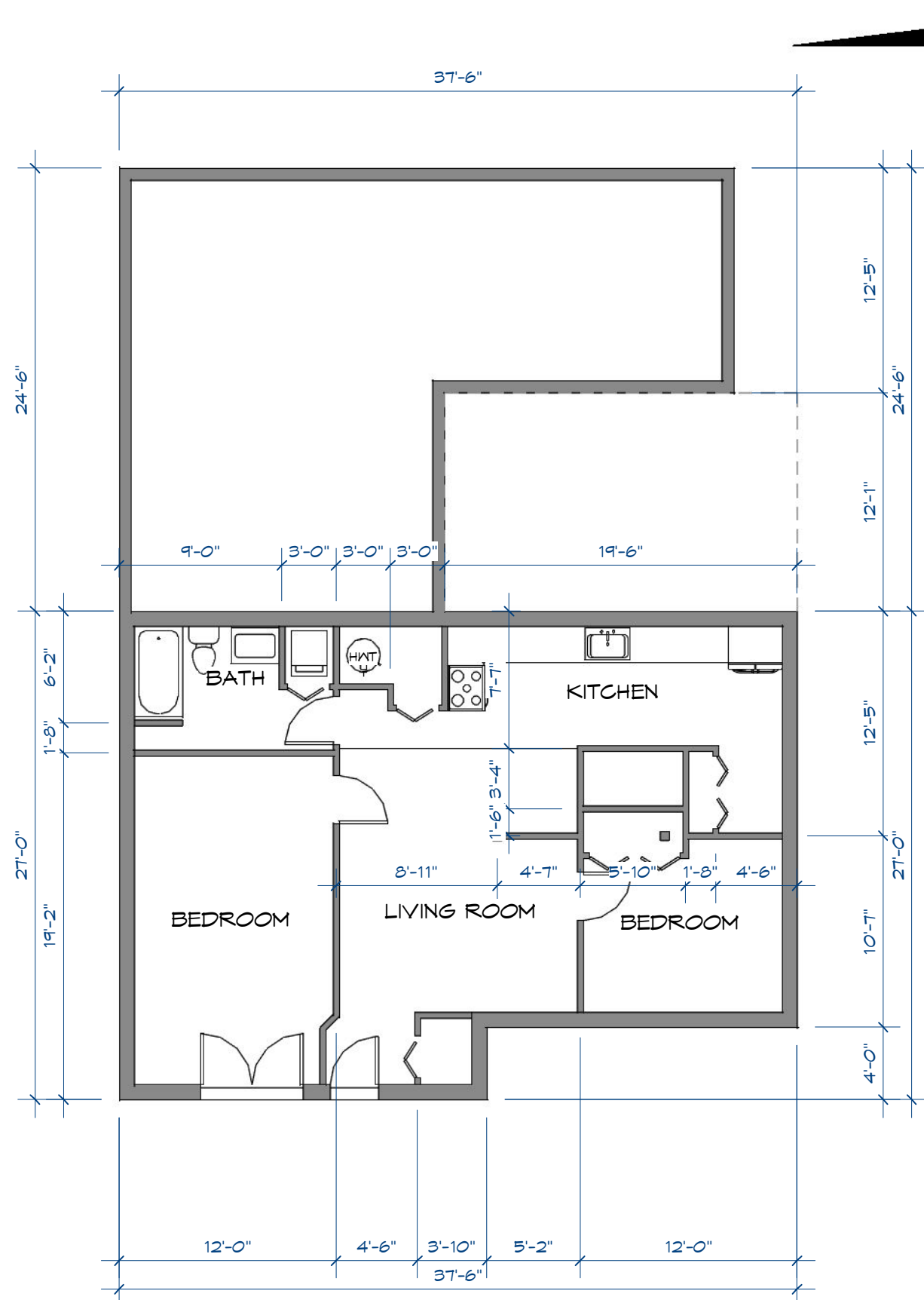
PROJECT NUMBER	2016
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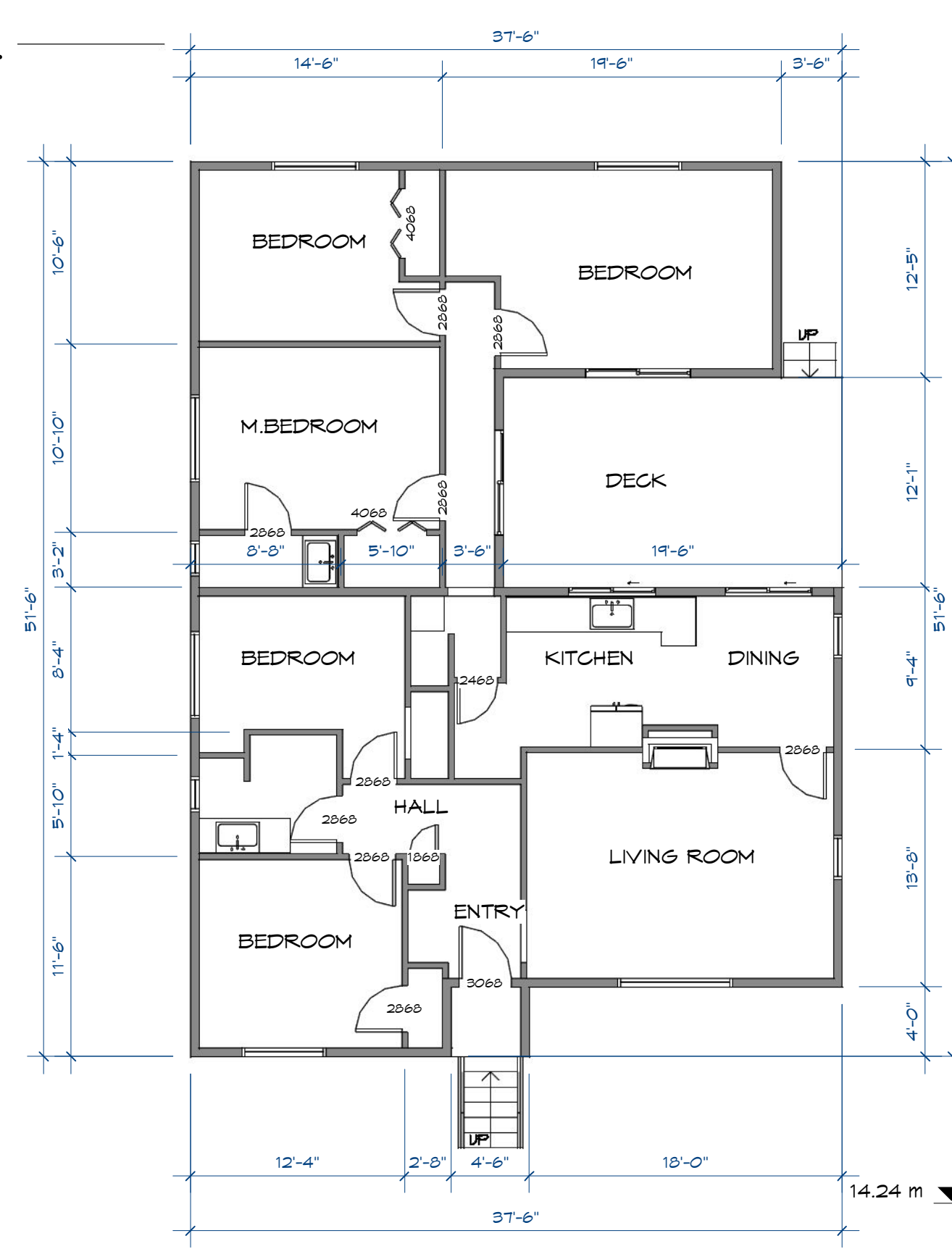
④ West - Existing  
1/4" = 1'-0"



③ North - Existing  
1/4" = 1'-0"

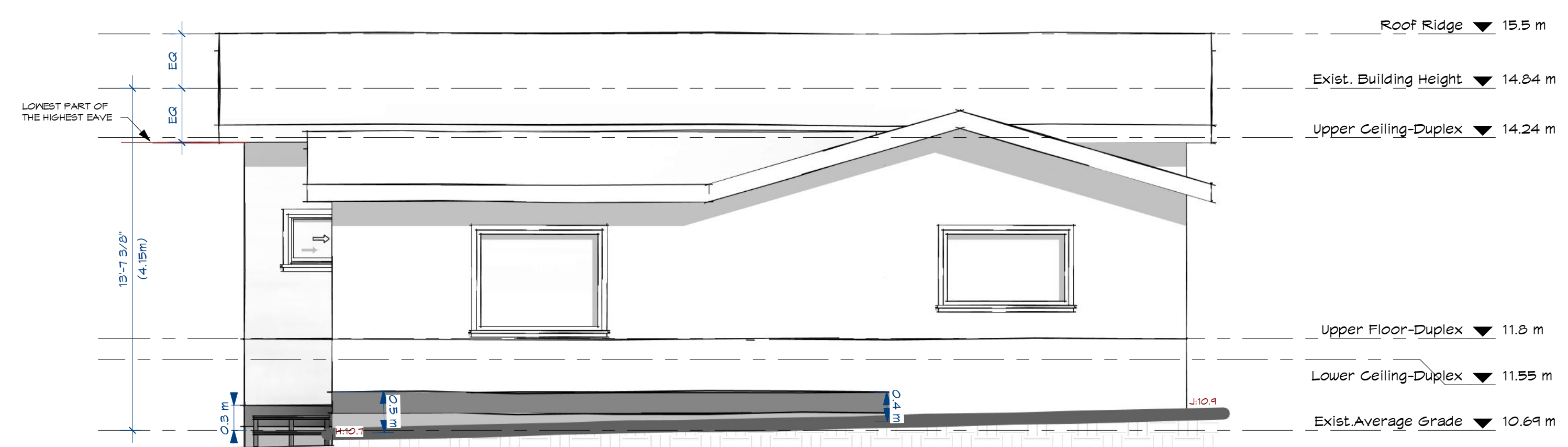


① Existing Lower Duplex  
1/8" = 1'-0"

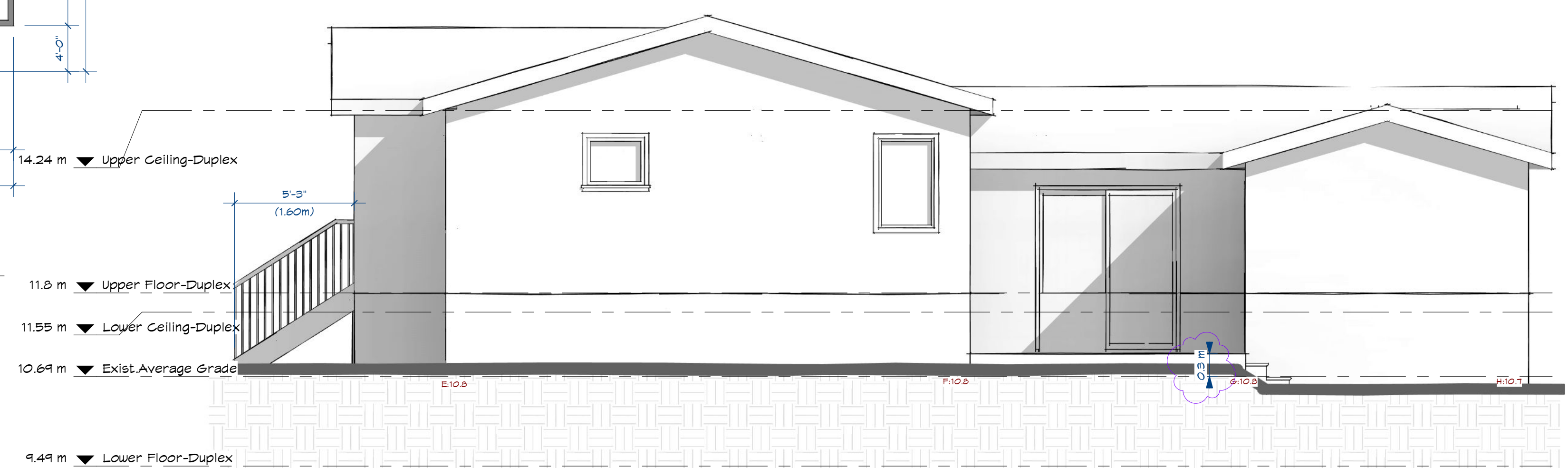


② Existing Upper Duplex  
1/8" = 1'-0"

EXISTING FLOOR AREAS				
Level	Name	Area m2	Area SF	FSR/FAR Exemption
Basement Floor	Lower Duplex	88.6	953.9	Yes
Main Floor	Upper Duplex	148.8	1601.5	No



⑤ East - Existing  
1/4" = 1'-0"



⑥ South - Existing  
1/4" = 1'-0"



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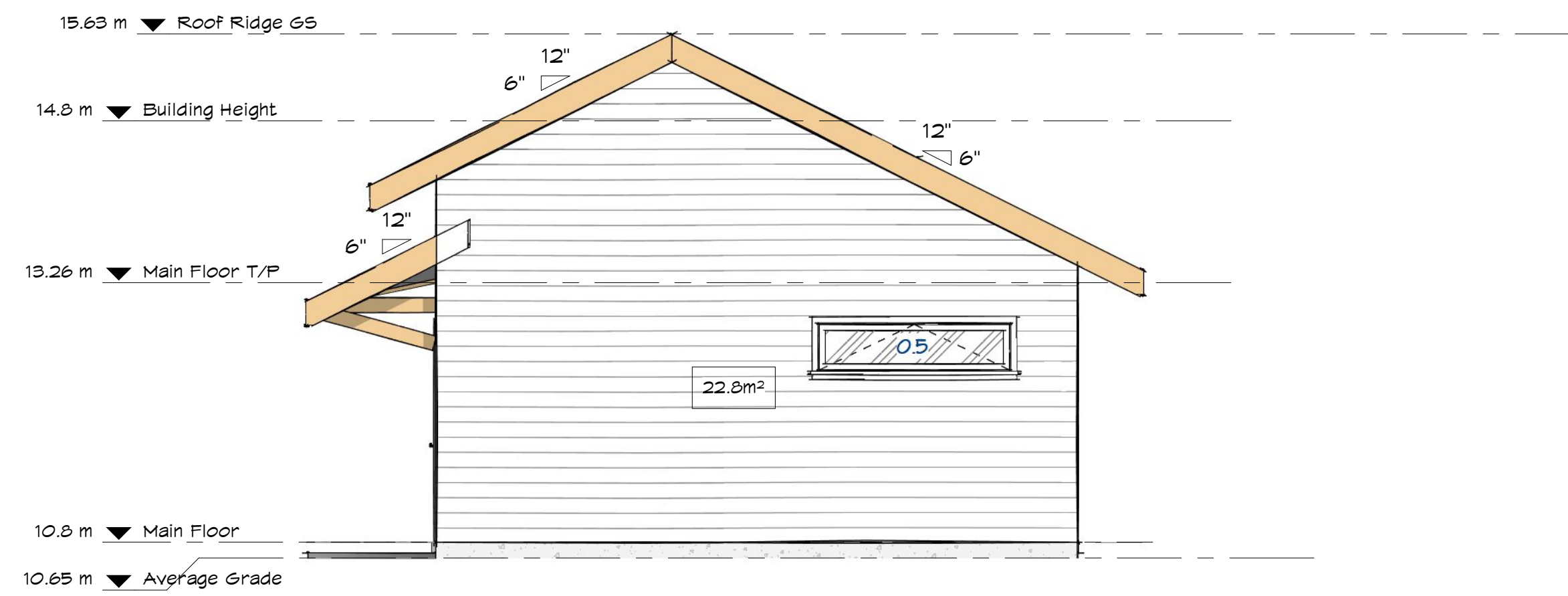
Existing Floor  
Plans &  
Elevations

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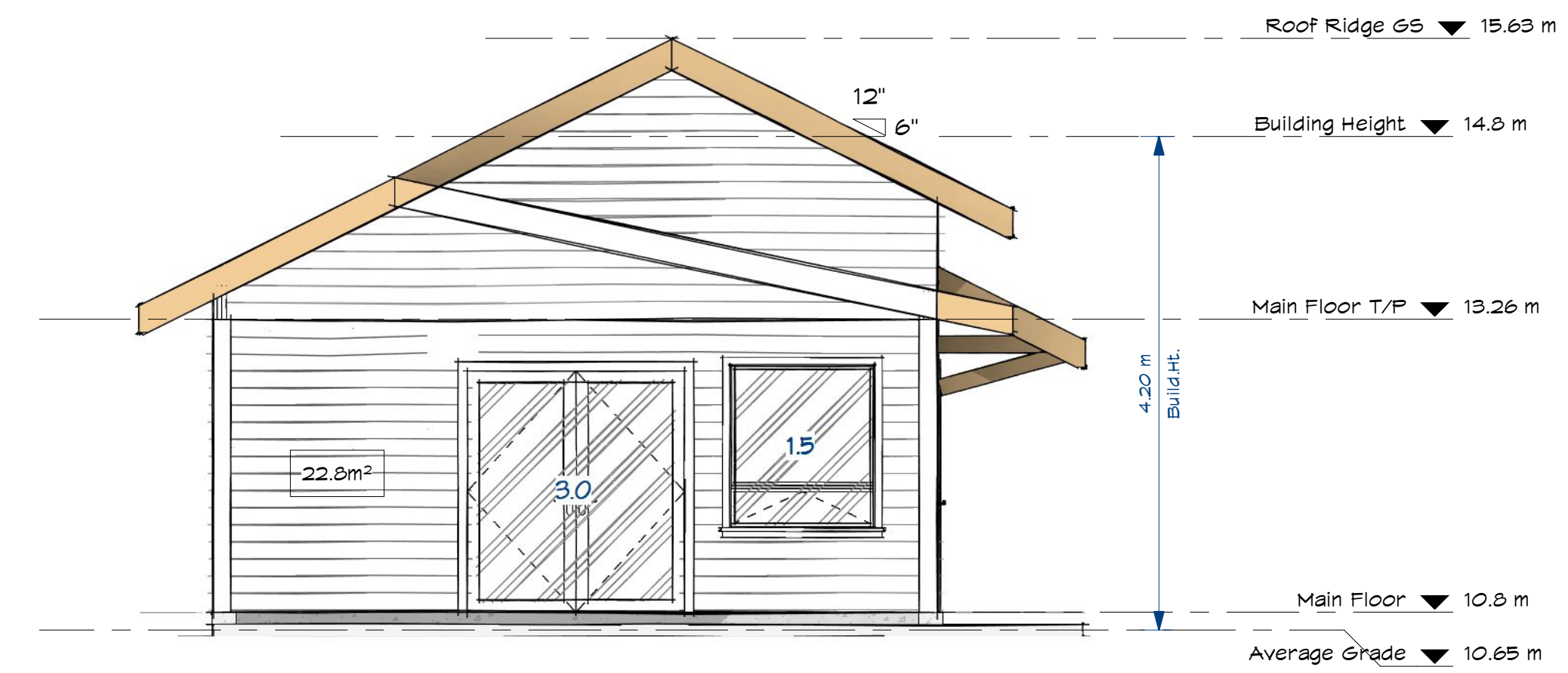
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C1.2

SCALE As Indicated



② Right/South-LD-1.2m-FACE "A"  
1/4" = 1'-0"

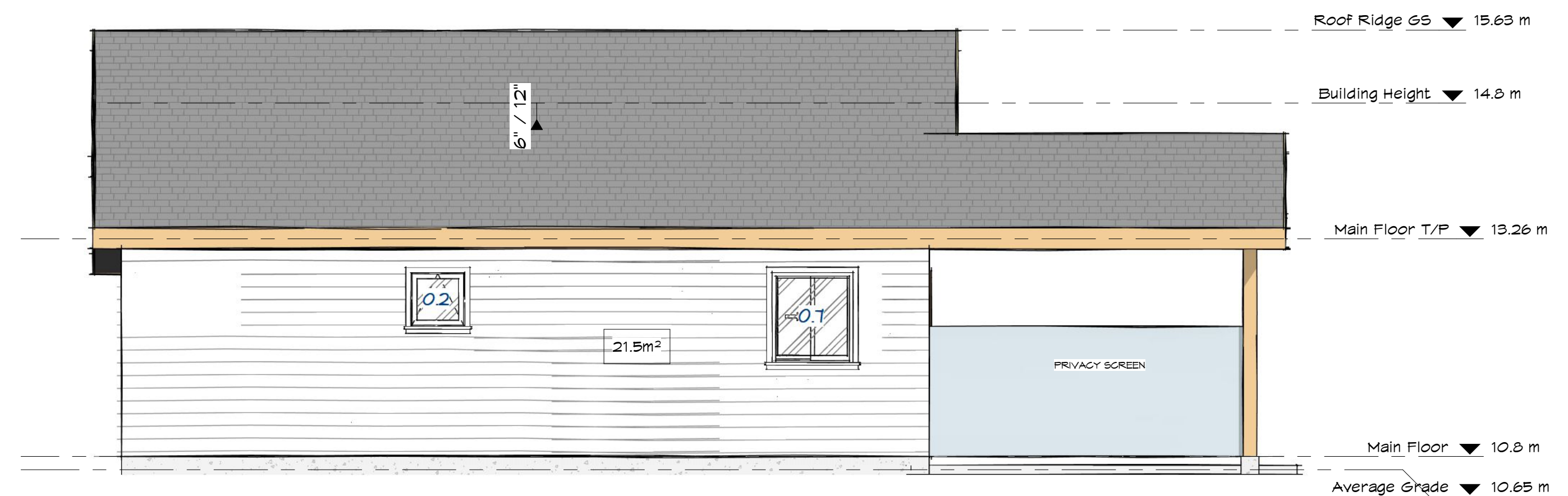


① Left/North-LD-5.0m-FACE "B"  
1/4" = 1'-0"

BUILDING FACE 'A'		BUILDING FACE B		BUILDING FACE C	
TOTAL EXPOSING BUILDING FACE:	22.8m <sup>2</sup>	TOTAL EXPOSING BUILDING FACE:	22.8m <sup>2</sup>	TOTAL EXPOSING BUILDING FACE:	21.5m <sup>2</sup>
LIMITING DISTANCE FACE 'A':	1.2m	LIMITING DISTANCE FACE 'B':	5.0m	LIMITING DISTANCE FACE 'C':	4.2m
ALLOWED GLAZED OPENING (1.2m)	1.6m <sup>2</sup> (7%)	ALLOWED GLAZED OPENING (4m)	8.9m <sup>2</sup> (39%)	ALLOWED GLAZED OPENING (4m)	8.4m <sup>2</sup> (39%)
ACTUAL GLAZED OPENING =	0.5m <sup>2</sup>	ACTUAL GLAZED OPENING =	4.5m <sup>2</sup>	ACTUAL GLAZED OPENING =	0.9m <sup>2</sup>
ACTUAL PERCENTAGE GLAZED OPENING	2.2%	ACTUAL PERCENTAGE GLAZED OPENING	19.7%	ACTUAL PERCENTAGE GLAZED OPENING	4.2%

**Table 9.10.15.4.**  
**Maximum Area of Glazed Openings in Exterior Walls of Houses**  
Forming Part of Sentences 9.10.15.4.(1) and (2)

Maximum Total Area of Exposing Building Face, m <sup>2</sup>	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
	Limiting Distance, m											
	Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30	0	7	9	12	39	88	100	-	-	-	-	-
40	0	7	8	11	32	69	100	-	-	-	-	-
50	0	7	8	10	28	57	100	-	-	-	-	-
100	0	7	8	9	18	34	56	84	100	-	-	-
Over 100	0	7	7	8	12	19	28	40	55	92	100	-



③ Rear/East -LD-4.2m-FACE "C"  
1/4" = 1'-0"

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Elevations -  
Glazed Opening  
Calculations

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C1.3

SCALE As indicated



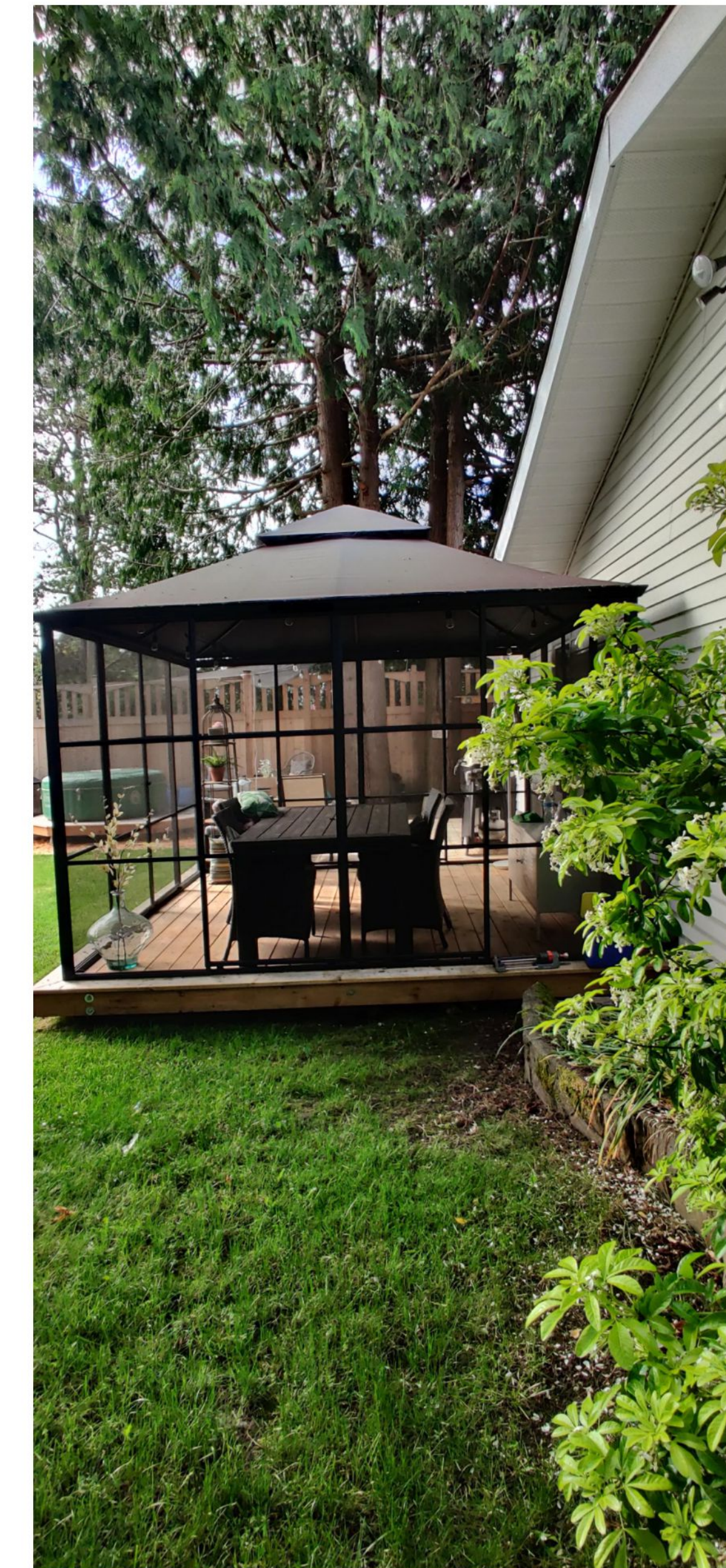
FRONT/WEST SIDE



RIGHT/SOUTH SIDE



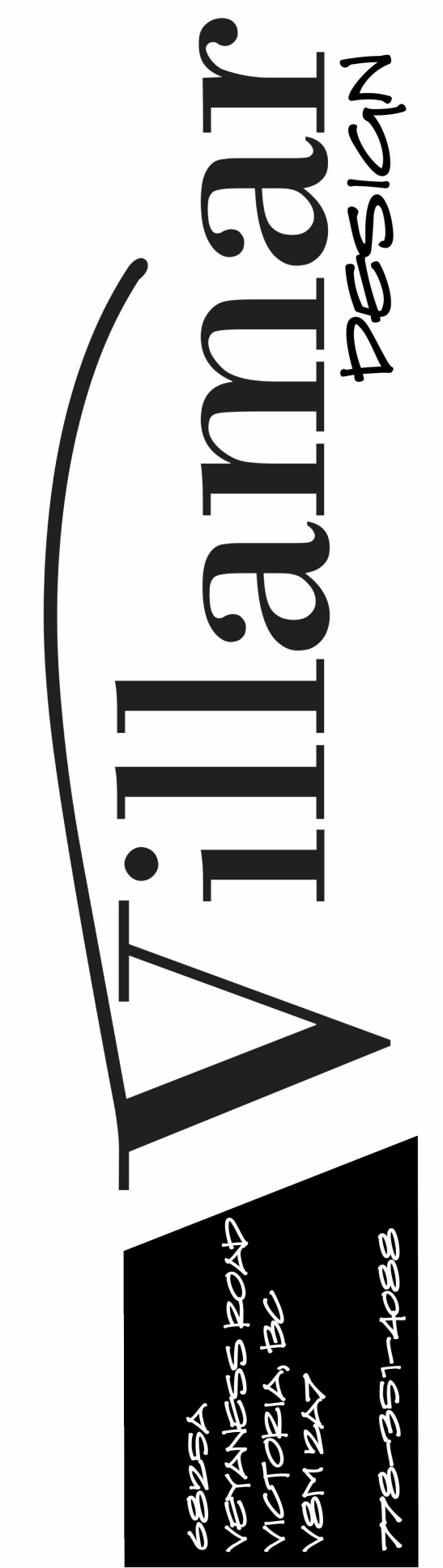
LEFT (NORTH) SIDE



REAR (EAST) SIDE



EXISTING BACKYARD



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Context  
Photos

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C1.4

SCALE



HEIGHT OF RIDGE



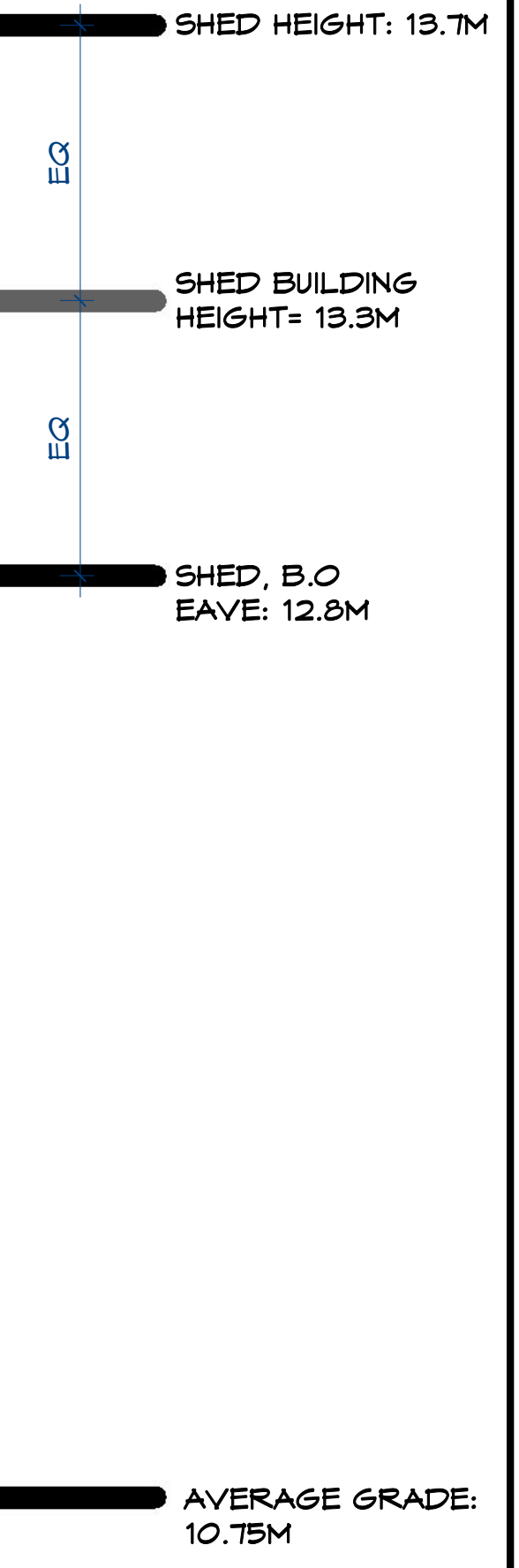
HEIGHT OF EAVE



EASY SIDE OF SHED



EASY SIDE OF SHED



**Villamar**  
DESIGN

6825A  
STANBEE ROAD  
VICTORIA, BC  
V8M 2A7  
778-351-4088

419 Stannard Ave

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Shed Height

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C1.5

SCALE