

REPORTS OF COMMITTEES

3. Committee of the Whole – February 9, 2017

2. Development Variance Permit No. 00183 for 2625 Shakespeare Street (Oaklands)

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and subject to the applicant adhering to the Clean Hands Policy, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00183 for 2625 Shakespeare Street, in accordance with:

1. Plans date stamped January 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear yard setback from 8.38 metres to 7.6 metres;
 - ii. reduce the side yard setback (east) from 1.52 metres to 1.5 metres;
 - iii. increase the allowable extension of enclosed floor area for secondary suites from 20 square metres to 67.8 square metres.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3.2 Development Variance Permit No. 00183 for 2625 Shakespeare Street (Oaklands)

Committee received a report dated January 27, 2017, from the Director of Sustainable Planning and Community Development regarding an application to relocate the existing staircase and authorize previous additions completed without permits.

- Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and subject to the applicant adhering to the Clean Hands Policy, consider the following motion:
- "That Council authorize the issuance of Development Permit Application No. 00183 for 2625 Shakespeare Street, in accordance with:
1. Plans date stamped January 24, 2017.
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 - i. reduce the rear yard setback from 8.38 metres to 7.6 metres;
 - ii. reduce the side yard setback (east) from 1.52 metres to 1.5 metres;
 - iii. increase the allowable extension of enclosed floor area for secondary suites from 20 square metres to 67.8 square metres.
 3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report For the Meeting of February 09, 2017

To: Committee of the Whole **Date:** January 27, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00183 for 2625 Shakespeare Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and subject to the applicant adhering to the Clean Hands Policy, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00183 for 2625 Shakespeare Street, in accordance with:

1. Plans date stamped January 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear yard setback from 8.38 metres to 7.6 metres;
 - ii. reduce the side yard setback (east) from 1.52 metres to 1.5 metres;
 - iii. increase the allowable extension of enclosed floor area for secondary suites from 20 square metres to 67.8 square metres.
3. The Development Permit lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2625 Shakespeare Street. The proposal is to relocate the existing unpermitted stairs at the rear of the property and legalize an existing secondary suite by approving non-permitted basement additions. The variances are related to reducing rear and side yard setbacks and increasing the allowable extension of enclosed floor area for secondary suites.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential designation and Development Permit Area 16: General Form and Character in the *Official Community Plan (OCP) 2012*
- the proposal is generally consistent with the policies and design specifications of the *Secondary Suite Design Guidelines*
- the proposal is consistent with the Low Density Family designation in the *Oaklands Neighbourhood Plan, 1993*
- the proposed variances relate to the illegal basement additions to create a secondary suite. The existing unpermitted stairs at the rear of the property will be relocated.

BACKGROUND

Description of Proposal

The proposal is to relocate an existing unpermitted exterior staircase and to allow previous additions that were completed without permits. Specific details include:

- the original crawlspace was converted to basement space and a further basement addition was constructed. The illegal basement additions will be legalized with this development permit and subsequent building permit
- the existing unpermitted staircase at the rear of the property will be removed and relocated to the south
- a portion of the existing parking pad will be converted into private amenity space for the secondary suite.

The proposed variances are related to:

- reducing the rear yard setback from 8.38 metres to 7.6 metres
- reducing the side yard setback (east) from 1.52 metres to 1.5 metres
- increasing the extension of enclosed floor area for secondary suites from 20 square metres to 67.8 square metres.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Existing Site Development and Development Potential

The site is presently a single-family dwelling.

Community Consultation

At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw* it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within DPA 16, General Form and Character. The proposal is consistent with the *Secondary Suite Design Guidelines*.

Oaklands Neighbourhood Plan

The *Oaklands Neighbourhood Plan* designates this property as Low Density Family. The application is consistent with the neighbourhood plan, in which secondary suites are permitted in the Low Density Family area.

Regulatory Considerations

To facilitate the creation of a secondary site, three variances are required. The variances are a result of the siting and size of the existing unapproved additions and reflect current conditions.

The following table summarizes the proposed variances:

Zoning Criteria	Proposed Variance	Zone Standard R1-B
Setbacks (m) - minimum		
Rear	7.60	8.38
Side (north)	1.50	1.52
Added floor area (m ²) - maximum	67.80	20.00

The applicant is in the process of adhering to the Clean Hands Policy, which staff recommend for Council's consideration, to be complied with prior to setting an opportunity for public comment at a meeting of Council.

CONCLUSIONS

This proposal to create a secondary suite is consistent with both the *Official Community Plan* and the *Oaklands Neighbourhood Plan* in creating affordable housing while maintaining the traditional low density character of the neighbourhood. The proposed variances to legalize unlawful construction would not have a substantial impact on the adjacent properties. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline DVP Application No. 00183 for the property located at 2625 Shakespeare Street.

Respectfully submitted,



Michael Angrove
Planner
Development Services

A. Merk



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

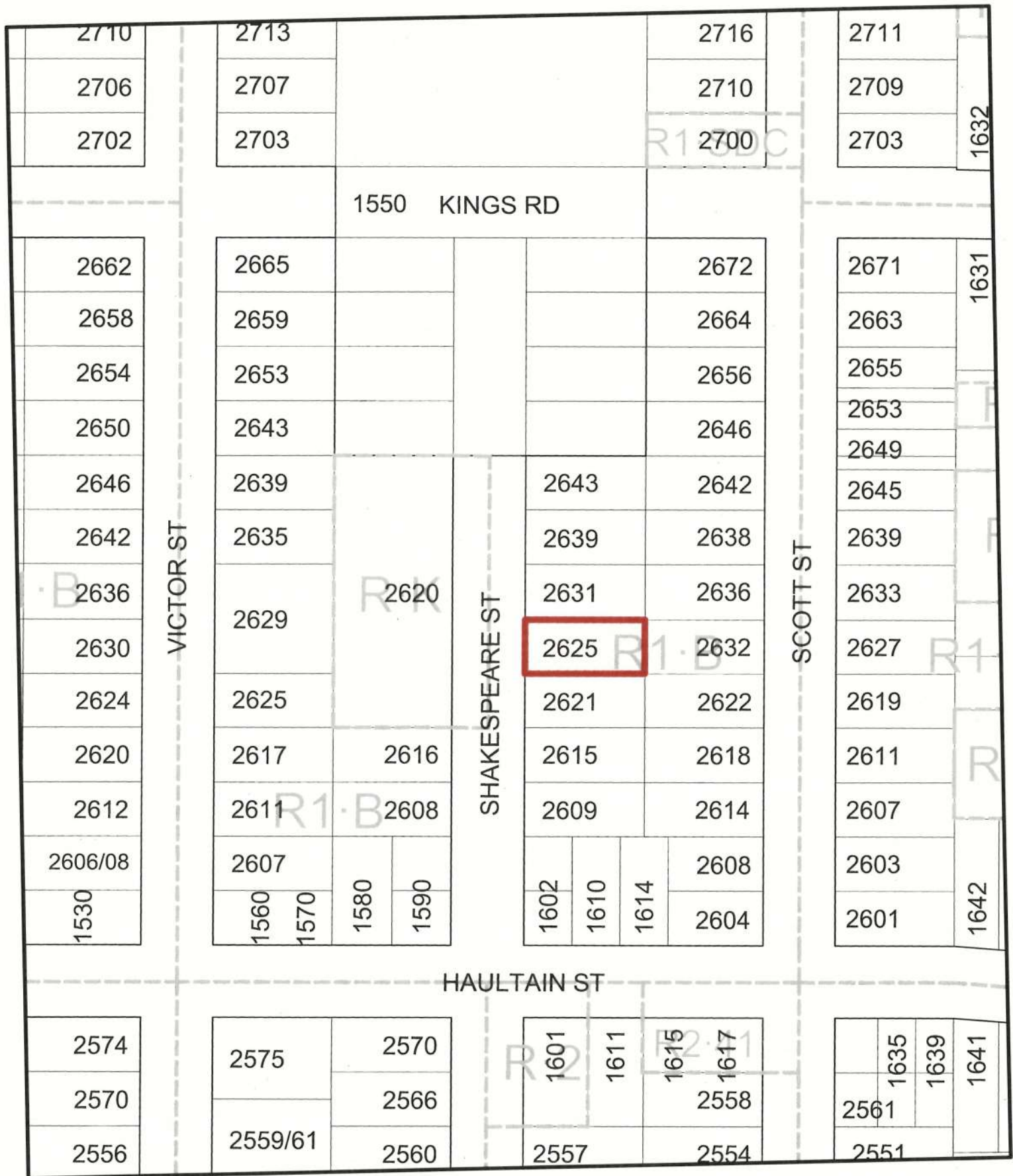
Report accepted and recommended by the City Manager:



Date: February 3, 2017

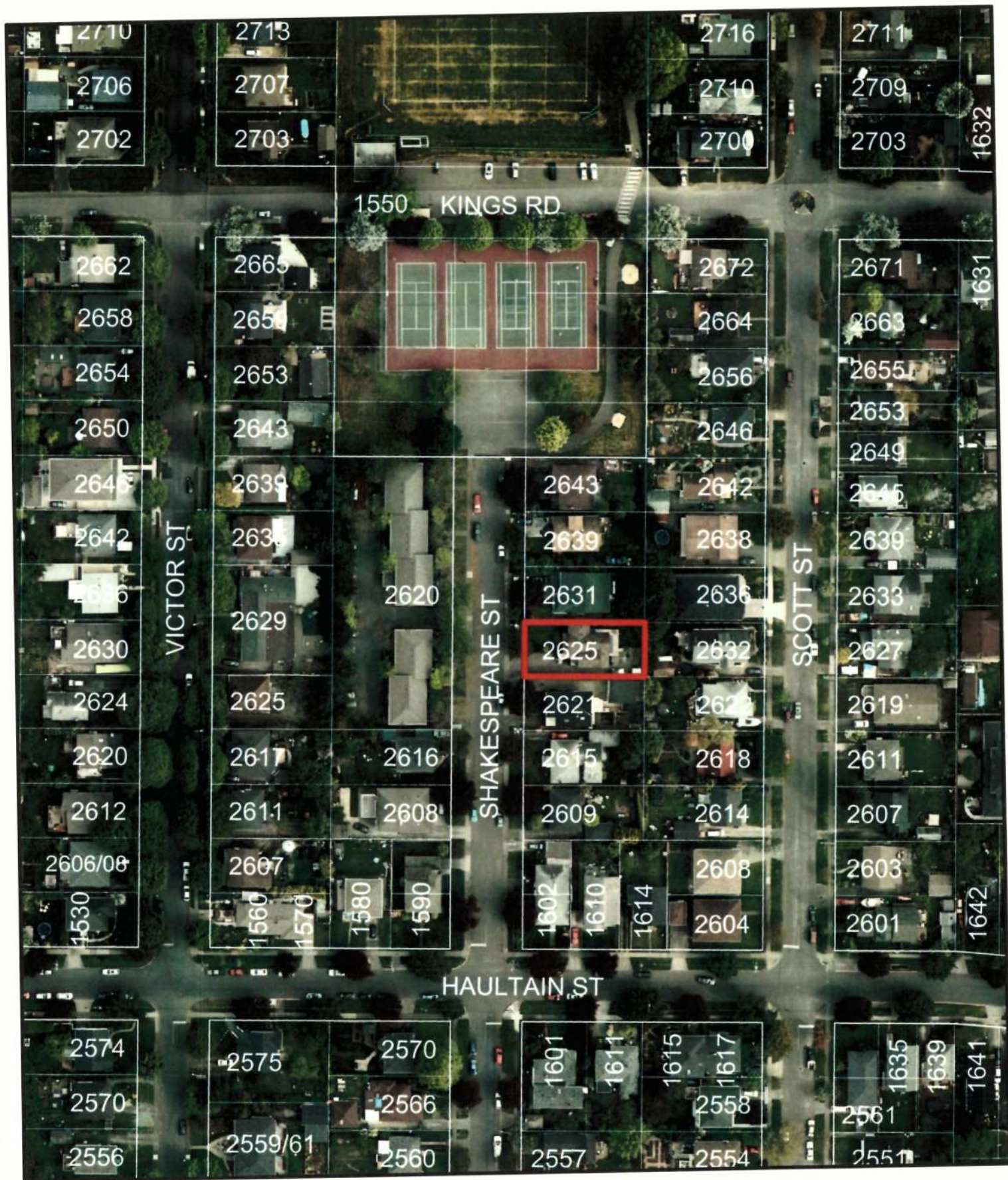
List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated December 19, 2016
- Plans dated January 24, 2017



2625 Shakespeare Street
Development Variance Permit #DVP00183





2625 Shakespeare Street
Development Variance Permit #DVP00183



576 Island Road
Victoria, BC
V8S 2T6

December 19th, 2016

Re: Development Variance Permit for 2625 Shakespeare Street

Dear Mayor and Council,

I am writing to you to seek your approval for a Development Variance Permit to allow us to legalize our property as a Single Family Dwelling with a Secondary Suite.

We purchased the property in 1999 as a way to support our adult son, his partner and their daughter (our grandchild). When we purchased the property we were aware it had been converted to a three unit home without appropriate authorization from the City of Victoria. However, illegal construction was a feature of most homes offered for sale. This home provided the right mix of an excellent, safe living space for their family and an income stream to make this all possible.

In 2014, there was a fire in the rear basement unit. What we thought would be a simple process to remove the illegal unit and legalize the property has been anything but. The restoration company hired by our insurance company was unable to obtain a building permit because it was discovered that the rear basement unit was not only converted to a living space without permit, but was located in a living space and under a deck (a smaller deck was made larger) that had both been constructed without permit. This was new information to us.

In contrast, the secondary suite we are seeking permission to legalise was constructed with permit in 1992 as an expansion to the existing dwelling as suite-ready floor space (e.g. with appropriate fire separation, plumbing, electrical, etc.). A stove was later added without permit.

Our Development Variance Permit is required for three reasons:

- The east wall of the rear basement space (which will include a bathroom and rec room connected by stairs to the upper single family dwelling) was built 80 cm closer to the property line than is permitted. We are seeking a rear yard setback variance from 8.4 m to 7.6 m
- The north wall of the rear basement space was built 2.4 cm closer to the property line than is permitted. We are seeking a side yard setback from 1.524 m to 1.5 m.
- The legalization of the rear basement living space is considered "new construction" by the City and thus subject to the Secondary Suite Regulations that limit the amount of new floor area that can be constructed in association with a "new" secondary suite. We are seeking a variance from 20 m² to 65 m².

As of the date of writing this letter, we see that Council is considering a recommendation from staff to eliminate the Secondary Suite Regulations. This would make our second variance unnecessary. Should Council decide not to approve the staff recommendation we believe our request is supportable nonetheless. The new space is to the rear of the property, partially below grade and partially within pre-

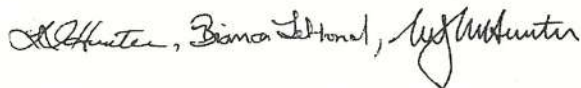
existing crawl spaces that were converted to living space. As such, this 65 m² represents a very modest expansion in the size of the existing home with no discernable impact on neighbours.

With respect to the rear yard setback variance, there are options that do exist to bring the home into compliance. However, the property still has a generous sized rear yard (7.6m), and by moving the rear stairs we have increased its usable size and reduced the variance requirements. The portion of the house that encroaches into the rear yard is only 1.3 m above grade, meaning it has little impact on our neighbours. The side yard variance is extremely small. Of significance is that the existing house is already 1.2 m closer to the property line than this addition.

We have attached to our application indications of support from seven of our immediate neighbours, including our adjacent neighbours on either side and to the rear of our property. The information we provided in the letter with respect to the variances was slightly incorrect. With an updated property survey we discovered the combined yard setback variance was not required, but a very small side yard setback. For the rear yard, we have reduced the size of the variance we communicated to our neighbours by moving the rear stairs. Further discussions with our neighbours have not suggested any concerns.

Given that this housing situation has been in place for approximately 20 years without any complaint, the minor nature of our variance requests and the support from our neighbours, we trust Council will look favourably on our application. Your approval of this application will mean the addition of yet another inspected, permitted and safe rental suite in the City.

Cordially,

Handwritten signatures of Leslie Hunter, Bianca Leblond, and Morley Hunter.

Leslie and Morley Hunter, and Bianca Leblond

DEVELOPMENT VARIANCE PERMIT:

2625 SHAKESPEARE ST

VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 2625 SHAKESPEARE ST
LOT 15, PLAN V1835,
SECTION 48, VICTORIA

OWNER: LESLIE HUNTER

SCOPE OF WORK:

- PARTIAL FIRE RESTORATION
- CODE COMPLIANCE FOR NON-PERMITTED EXISTING SECONDARY SUITE IN EXISTING FINISHED BASEMENT
- CODE COMPLIANCE FOR NON-PERMITTED CONVERSION OF EXISTING CRAWLSPACE INTO FINISHED BASEMENT SPACE
- CODE COMPLIANCE FOR NON-PERMITTED ADDITION TO BASEMENT AREA AND ADDITION OF NON-PERMITTED DECK OVER LIVING SPACE/DEFINITION OF LEGAL SECONDARY SUITE

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC
250 999 8893
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: ON SIDE RESTORATION
250 479 7075

STRUCTURAL ENGINEER: N/A

SHEET INDEX:

- A0.0 COVER SHEET
A1.0 EXISTING SURVEY
A2.1 FOUNDATION & BASEMENT
A2.2 MAIN FLOOR PLAN
A3.1 SECTIONS
A4.1 ELEVATIONS
A4.2 ELEVATIONS

ZONING ANALYSIS:

ZONE: R1-B

LOT AREA: 509.8m²

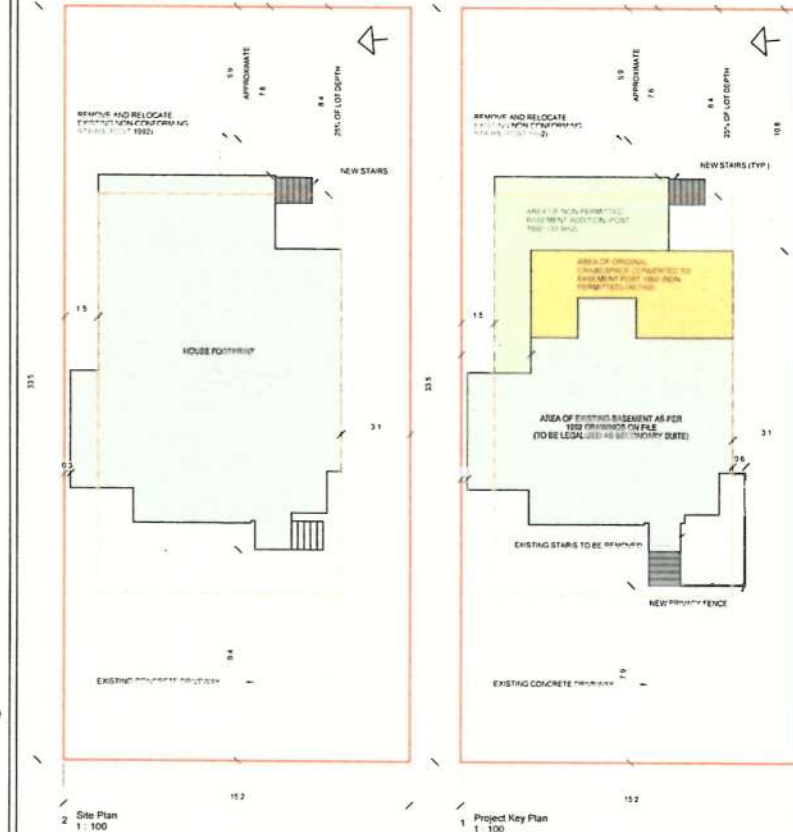
GRADES: AVERAGE GRADE: -1.3m

GROSS FLOOR AREA:	ALLOWABLE	PERMITTED EXISTING	NON-PERMITTED EXISTING	PROPOSED
MAIN FLOOR		107.1m ²	N/A	107.1m ² (NO CHANGE)
BASEMENT		77.9m ²	145.7m ²	145.7m ²
TOTAL	300.0m ²	185.0m ²	252.8m ²	252.8m ²
LOT COVERAGE:	ALLOWABLE	PERMITTED EXISTING	NON-PERMITTED EXISTING	PROPOSED
HOUSE		128.0m ²	33.9m ²	163.8m ²
TOTAL	40%	128.0m ² (128.0/509.8 = 25.1%)	161.9m ² (161.9/509.8 = 31.7%)	163.8m ² (125.8/33.9+1/NEW STAIRS)
HEIGHT:	ALLOWABLE	PERMITTED EXISTING	NON-PERMITTED EXISTING	PROPOSED
HOUSE	7.6m	4.6m	4.6m	4.6m (NO CHANGE)
SETBACKS:	ALLOWABLE	PERMITTED EXISTING	NON-PERMITTED EXISTING	PROPOSED
PERMITTED EXISTING				
FRONT (W)	7.5m	9.4m	N/A	7.5m
REAR (E)	8.4m (25%)	10.8m	5.8m	7.6m (VARIANCE OF 0.8m REQUIRED)
SIDE (S)	3.0m	3.1m	3.1m	3.1m (NO CHANGE)
SIDE (N)	1.5m	0.3m	N/A	0.3m (NO CHANGE)
COMBINED SIDE YARD	4.5m	3.4m	N/A	3.4m (NO CHANGE)
REAR PORTION NON PERMITTED (TO BE LEGALISED)				
REAR (E)	8.4m (25%)	10.8m	N/A	7.6m (VARIANCE OF 0.8m REQUIRED)
SIDE (S)	3.0m	3.1m	3.1m	3.1m (NO CHANGE)
SIDE (N)	1.5m	3.1m	1.5m	1.5m
COMBINED SIDE YARD	4.5m	3.3m	1.5m	4.6m

Received
City of Victoria

JAN 27 2017

Planning & Development Department
Development Services Division



1. The purpose of this permit is to allow the development of a new secondary suite in the existing basement of the property at 2625 Shakespeare St. The proposed development is in accordance with the City of Victoria's zoning bylaws and the Development Services Division's policies.

2. The proposed development is in accordance with the City of Victoria's zoning bylaws and the Development Services Division's policies.

3. The proposed development is in accordance with the City of Victoria's zoning bylaws and the Development Services Division's policies.

4. The proposed development is in accordance with the City of Victoria's zoning bylaws and the Development Services Division's policies.

5. The proposed development is in accordance with the City of Victoria's zoning bylaws and the Development Services Division's policies.

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9. The proposed development is in accordance with the City of Victoria's zoning bylaws and the Development Services Division's policies.

10. The proposed development is in accordance with the City of Victoria's zoning bylaws and the Development Services Division's policies.

Date: 17 Jan 2017
Description: Dev. Variance Permit
By: [Signature]
For: [Signature]

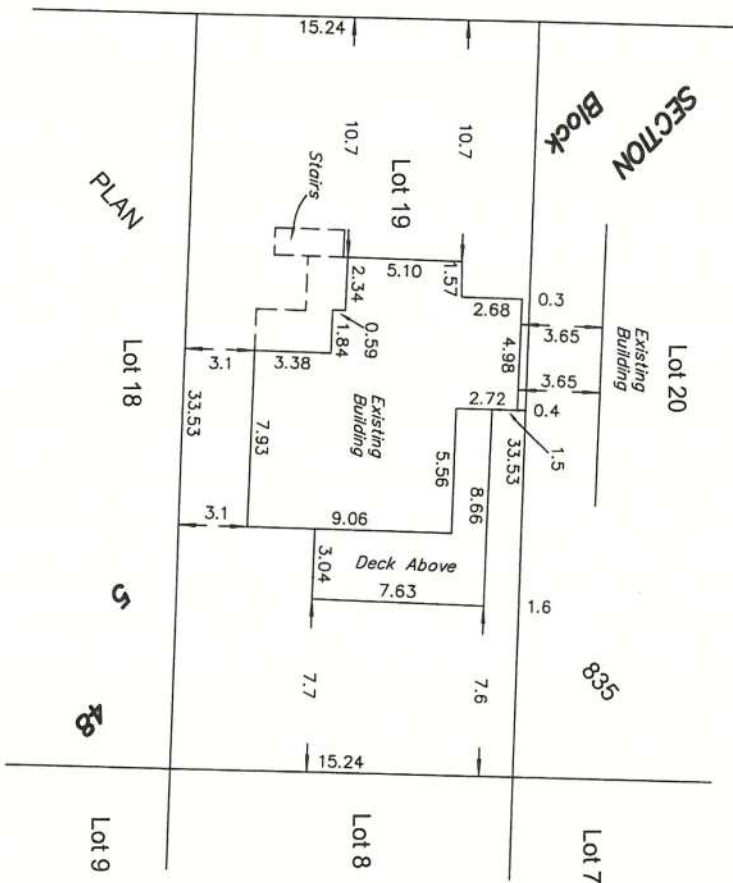
RYAN HOYT
Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8N 4K2
250 999 8893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 2625 Shakespeare
Sheet Title: Cover Sheet


Project No: 14103

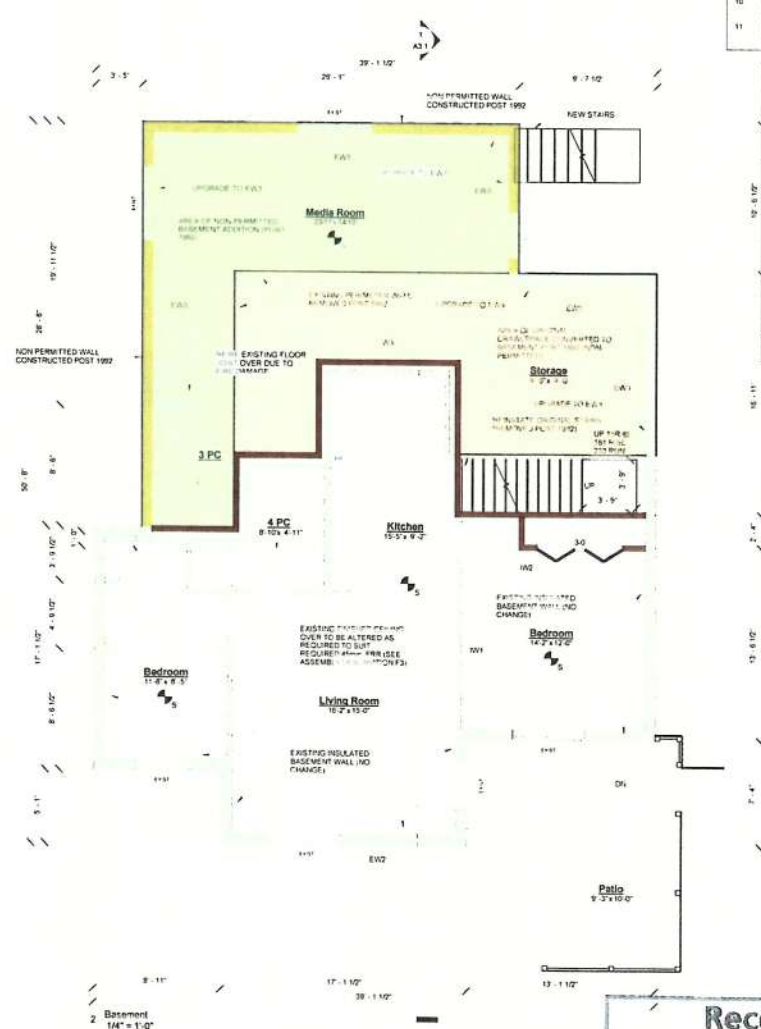
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SHAKESPEARE STREET



Received
City of Victoria
JAN 24 2016
Planning & Development Department
Development Services Division

Sheet: A1.0	Project No: 14103	Project: 2625 Shakespeare	Sheet Title: Existing Survey	 Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L8 250.999.9893 ryan@ryanhoytdesigns.com www.ryanhoytdesigns.com	Date: 17Jan20 Description: Dev Variance Permit By: RH No: 7	<p>1. The purpose of this survey is to show the location and dimensions of the proposed development on the site.</p> <p>2. The survey was conducted in accordance with the standards of the British Columbia Surveyors Act.</p> <p>3. The survey was conducted by Ryan Hoyt Designs Inc., a professional surveying firm.</p> <p>4. The survey was conducted on 17 January 2020.</p> <p>5. The survey was conducted by Ryan Hoyt, a professional surveyor.</p> <p>6. The survey was conducted by Ryan Hoyt, a professional surveyor.</p> <p>7. The survey was conducted by Ryan Hoyt, a professional surveyor.</p> <p>8. The survey was conducted by Ryan Hoyt, a professional surveyor.</p> <p>9. The survey was conducted by Ryan Hoyt, a professional surveyor.</p> <p>10. The survey was conducted by Ryan Hoyt, a professional surveyor.</p>
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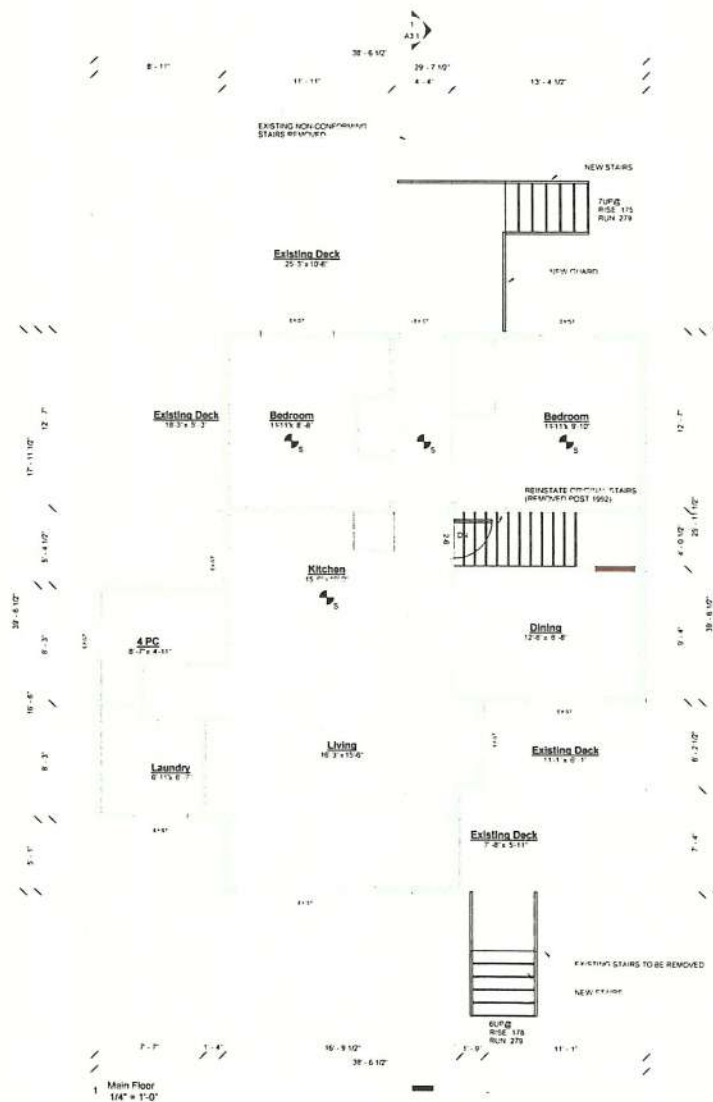


- | PLAN LEGEND | |
|--|---|
| EXISTING WALL PERMITTED WALL |  |
| EXISTING WALL PERMITTED WALL TO REMAIN |  |
| EXISTING WALL TO BE REMOVED |  |
| NEW WALL |  |
| EXISTING FINISHED BASEMENT AREA TO BE RE-UTILIZED AS A SECONDARY SUITE |  |
| NOF COVER |  |
| POST |  |
| BEAM OVER |  |
| SMOKE DETECTOR |  |
| CO DETECTOR |  |
| DOOR SIZE |  |
| STAIRWAY RAMP |  |
| JOIST RAMP PROJECTION |  |

Planning & Development Department
Development Services Division

Project No: 14103

Sheet: A2.1



- FRAMING NOTES:**
- 1 ALL FRAMING TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE
 - 2 ALL LUMBER TO BE 2x4 OR 2x6 UNLESS NOTED OTHERWISE
 - 3 ALL 4x12 TRIMMIT AND ROOF SHEATHING TO BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE
 - 4 ALL 4x12 TRIMMIT AND ROOF SHEATHING TO BE 2x4 MINIMUM
 - 5 ALL UNFILL TO BE 2x4 MINIMUM
 - 6 ALL CONCRETE TO BE MINIMUM 28 DAYS
 - 7 ALL INTERIOR DOORS TO BE 8' TALL UNLESS NOTED OTHERWISE MINIMUM 2x6 STUDS AT JAMB FRAMING
 - 8 ALL EXTERIOR DOORS TO BE 7' TALL UNLESS NOTED OTHERWISE
 - 9 TYPICAL DOOR AND WINDOW HEAD HEIGHT 8' 0"
 - 10 ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED TYPICAL FIELD TREAT ALL CUTS
 - 11 DESIGN LOADS
VICTORIA Sd 2.1kPa
Sf 0.3kPa

PLAN LEGEND

EXISTING PERMITTED WALL TO REMAIN	[Yellow Line]
EXISTING NON PERMITTED WALL TO REMAIN	[Orange Line]
EXISTING WALL TO BE REMOVED	[Red Line]
NEW WALL	[Green Line]
EXISTING FINISHED BASEMENT	[Blue Line]
EXISTING FINISHED BASEMENT	[Blue Line]
ROOF OVER	[Green Box]
POST	[Green Box]
BEAM OVER	[Green Box]
WINDOW DETECTOR	[Green Box]
CO DETECTOR	[Green Box]
DOOR SW	[Green Box]
WINDOW SW	[Green Box]
EXIST SPAN DIRECTION	[Green Arrow]

Received
City of Victoria
JAN 24 2018
Planning & Development Department
Development Services Division

Project No. 14103
Sheet Title
Main Plan

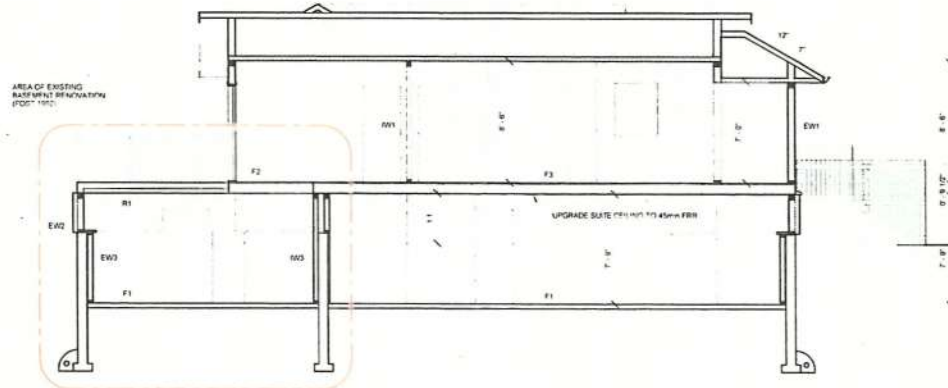
Date: 17 Jan 20
Description: Dev. Variance Permit
By: [Signature]
Rev: 7

RYAN HOYT
Ryan Hoyt Architects Inc.
Suite 207, 4475 Vancouver Ave.
Victoria, BC V8E 6L8
250.899.8893
www.ryanhoyt.com

Project: 2625 Shakespear
Sheet Title: Main Plan

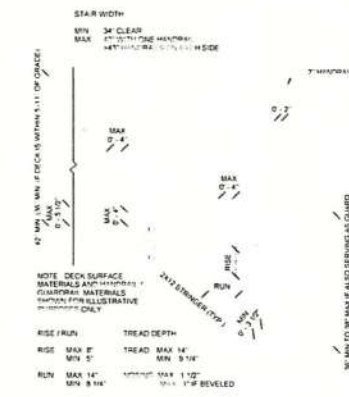
Project No. 14103
Sheet: A2.2

- T.O. Roof 4.5
- Mean Roof Height 3.3
- T.O. Main Walls 2.6
- Main Floor 0.0
- T.O. Base Walls 0.2
- Average Grade -1.3
- Basement -2.6
- Foundation 3.9



1 Section A
1/4" = 1'-0"

ASSEMBLY DESCRIPTIONS			
EXTERIOR WALLS		INTERIOR WALLS	
EWI EXTERIOR WALL STUCCO (EXISTING)	RSI R	IWI TYPICAL INTERIOR WALL (EXISTING)	RSI R
1. EXTERIOR AIR FILM	0.03 0.17	1. FLOOR TO CHAIR SPECIFICATION	0.00 0.00
2. STUCCO (EXISTING)	0.03 0.15	2. GYPSUM BOARD (EXISTING)	0.00 0.00
3. VAPOR BARRIER (EXISTING)	0.00 0.00	3. 2x4 WALL STUDS (EXISTING)	0.00 0.00
4. MOISTURE BARRIER (EXISTING)	0.00 0.00	4. INTERIOR WALL BOARD (EXISTING)	0.00 0.00
5. SHEATHING (EXISTING)	0.11 0.62	5. PLASTER (EXISTING)	0.00 0.00
6. INSULATION (EXISTING)	2.36 13.4	6. FINISH (EXISTING)	0.00 0.00
7. 2x4 WALL STUDS (EXISTING)	0.00 0.00		
8. AIR BARRIER (EXISTING)	0.00 0.00		
9. INTERIOR GYPSUM BOARD (EXISTING)	0.00 0.00		
10. PLASTER (EXISTING)	0.00 0.00		
11. FINISH (EXISTING)	0.12 0.68		
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	2.73 15.9		
EWS EXTERIOR WALL BRICK VENEER	RSI R	IWI TYPICAL INTERIOR WALL (RESTORATION OF EXISTING)	RSI R
1. EXTERIOR AIR FILM	0.03 0.17	1. FLOOR TO CHAIR SPECIFICATION	0.00 0.00
2. BRICK VENEER (EXISTING)	0.07 0.42	2. GYPSUM BOARD (EXISTING)	0.00 0.00
3. AIR SPACE (EXISTING)	0.16 1.00	3. 2x4 WALL STUDS (EXISTING)	0.00 0.00
4. BRICK VENEER (EXISTING)	0.00 0.00	4. INTERIOR WALL BOARD (EXISTING)	0.00 0.00
5. MOISTURE BARRIER (EXISTING)	0.00 0.00	5. PLASTER (EXISTING)	0.00 0.00
6. SHEATHING (EXISTING)	0.11 0.62	6. FINISH (EXISTING)	0.00 0.00
7. 2x4 WALL STUDS (EXISTING)	0.00 0.00		
8. AIR BARRIER (EXISTING)	0.00 0.00		
9. INTERIOR GYPSUM BOARD (EXISTING)	0.00 0.00		
10. PLASTER (EXISTING)	0.00 0.00		
11. FINISH (EXISTING)	0.12 0.68		
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	2.73 15.9		
EWS EXT - INSUL. BASEMENT WALL (NEW)	RSI R	IWI TYPICAL INTERIOR WALL (SUITE PARTY WALL)	RSI R
1. EXTERIOR AIR FILM	0.03 0.17	1. FLOOR TO CHAIR SPECIFICATION	0.00 0.00
2. CONCRETE FOUNDATION (NEW)	0.23 1.20	2. GYPSUM BOARD (EXISTING)	0.00 0.00
3. 1/4" MINERAL WOOL INSULATION (NEW)	1.03 5.90	3. 2x4 WALL STUDS (EXISTING)	0.00 0.00
4. 2x4 WALL STUDS (EXISTING)	0.00 0.00	4. INTERIOR WALL BOARD (EXISTING)	0.00 0.00
5. SHEATHING (EXISTING)	0.00 0.00	5. PLASTER (EXISTING)	0.00 0.00
6. FINISH (EXISTING)	0.00 0.00	6. FINISH (EXISTING)	0.00 0.00
7. 2x4 WALL STUDS (EXISTING)	0.00 0.00		
8. AIR BARRIER (EXISTING)	0.00 0.00		
9. INTERIOR GYPSUM BOARD (EXISTING)	0.00 0.00		
10. PLASTER (EXISTING)	0.00 0.00		
11. FINISH (EXISTING)	0.12 0.68		
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	2.03 11.85		



2 Typical Residential Deck Stair Configuration
3/4" = 1'-0"

FRAMING NOTES:

- ALL FRAMING TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE.
- ALL WOOD TO BE DRY (MOISTURE CONTENT NOT TO EXCEED 19%) UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- ALL EXPOSED EXTERIOR POSTS TO BE 4x4 UNLESS NOTED OTHERWISE.
- ALL UNITS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- ALL CONCRETE TO BE MINIMUM 28 DAYS CURED UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- ALL EXTERIOR PARTS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- TYPICAL DOOR AND WINDOW HEAD HEIGHT 80".
- ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED (MINIMUM FIELD TREAT ALL CUTS).
- DECK LOADS VICTORIA 54 2 INPS OR 2 INPS.

PLAN LEGEND

EXISTING PERMITTED WALL (1) REMAIN	
EXISTING WALL PERMITTED WALL TO REMAIN	
EXISTING WALL TO BE REMOVED	
EXISTING PARTIAL BASEMENT AREA TO BE LEFT IN PLACE & REINFORCED	
ROOF OVER	
POST	
BEAM OVER	
SMOKE DETECTOR	
CO DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	

PROJECT NOTES:

- ALL FRAMING TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE.
- ALL WOOD TO BE DRY (MOISTURE CONTENT NOT TO EXCEED 19%) UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- ALL EXPOSED EXTERIOR POSTS TO BE 4x4 UNLESS NOTED OTHERWISE.
- ALL UNITS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- ALL CONCRETE TO BE MINIMUM 28 DAYS CURED UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- ALL EXTERIOR PARTS TO BE 2x6 STUDS UNLESS NOTED OTHERWISE.
- TYPICAL DOOR AND WINDOW HEAD HEIGHT 80".
- ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED (MINIMUM FIELD TREAT ALL CUTS).
- DECK LOADS VICTORIA 54 2 INPS OR 2 INPS.

Project No. 14103

By: [Signature]

Date: 17 Jan 2016

Description: 2625 Shakespeare

Drawn: [Signature]

Checked: [Signature]

Reviewed: [Signature]

Approved: [Signature]

Project: 2625 Shakespeare

Client: Ryan Lloyd Design Inc.

Address: Suite 207, 4425 Vancouver Ave, Victoria, BC V8N 4G8

Phone: 250-425-1234

Email: info@ryanlloyd.ca

Website: www.ryanlloyd.ca

Project: 2625 Shakespeare

Client: Ryan Lloyd Design Inc.

Address: Suite 207, 4425 Vancouver Ave, Victoria, BC V8N 4G8

Phone: 250-425-1234

Email: info@ryanlloyd.ca

Website: www.ryanlloyd.ca

Project No. 14103

By: [Signature]

Date: 17 Jan 2016

Description: 2625 Shakespeare

Drawn: [Signature]

Checked: [Signature]

Reviewed: [Signature]

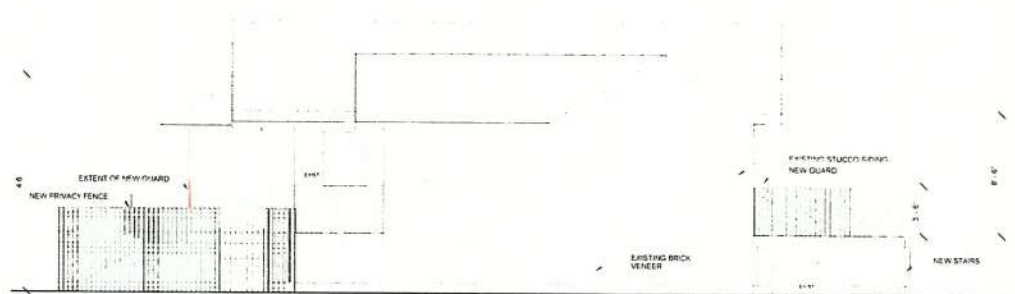
Approved: [Signature]

Received
City of Victoria

JAN 24 2016

Planning & Development Department
Development Services Division

- ☛ T.O. Roof
4.5
- ☛ Mean Roof Height
3.3
- ☛ T.O. Main Walls
2.6
- ☛ Main Floor
0.0
- ☛ T.O. Base Walls
-0.2
- ☛ Average Grade
-1.3



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

- ☛ T.O. Roof
4.5
- ☛ Mean Roof Height
3.3
- ☛ T.O. Main Walls
2.6
- ☛ Main Floor
0.0
- ☛ T.O. Base Walls
-0.2
- ☛ Average Grade
-1.3



2 North
1/4" = 1'-0"

FRAMING NOTES	
1	ALL FRAMING TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE
2	ALL LUMBER TO BE SP42 OR BETTER UNLESS NOTED OTHERWISE
3	ALL EXTERIOR AND ROOF SHEATHING TO BE 1/2" TYPICAL UNLESS NOTED OTHERWISE
4	ALL EXPOSED EXTERIOR POSTS TO BE 4x4x10
5	ALL UNITS TO BE 2x12x10 UNLESS NOTED OTHERWISE
6	ALL EXTERIOR TO BE 2x12x10 UNLESS NOTED OTHERWISE
7	ALL INTERIOR DOORS TO BE 4x6x10 UNLESS NOTED OTHERWISE
8	ALL EXTERIOR DOORS TO BE 7'8" TALL UNLESS NOTED OTHERWISE
9	ALL EXTERIOR WINDOW HEAD HEIGHT TO BE 8'0" UNLESS NOTED OTHERWISE
10	ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER FIELD TREAT ALL CUTS
11	CEILING FLOOR

PLAN LEGEND	
EXISTING PERMITTED WALL	---
EXISTING UNPERMITTED WALL	---
PERMITTED WALL TO BE REMOVED	---
EXISTING EXPOSED BASEMENT AREA TO BE EQUALIZED AS A SEPARATE FLOOR	---
ROOF OVER	ROOF
POST	POST
BEAM OVER	BEAM
SMOKE DETECTOR	SD
CO DETECTOR	CD
DOOR SIZE	3'0"
WINDOW SIZE	3'0"
JOIST BRACKET	JB

GENERAL NOTES	
1	ALL WORK TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE
2	ALL LUMBER TO BE SP42 OR BETTER UNLESS NOTED OTHERWISE
3	ALL EXTERIOR AND ROOF SHEATHING TO BE 1/2" TYPICAL UNLESS NOTED OTHERWISE
4	ALL EXPOSED EXTERIOR POSTS TO BE 4x4x10
5	ALL UNITS TO BE 2x12x10 UNLESS NOTED OTHERWISE
6	ALL EXTERIOR TO BE 2x12x10 UNLESS NOTED OTHERWISE
7	ALL INTERIOR DOORS TO BE 4x6x10 UNLESS NOTED OTHERWISE
8	ALL EXTERIOR DOORS TO BE 7'8" TALL UNLESS NOTED OTHERWISE
9	ALL EXTERIOR WINDOW HEAD HEIGHT TO BE 8'0" UNLESS NOTED OTHERWISE
10	ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER FIELD TREAT ALL CUTS
11	CEILING FLOOR

Project	
Date	17 Jan 20
Description	Dev. Variance Permit
By	RH
No.	7

Project	
Date	17 Jan 20
Description	Dev. Variance Permit
By	RH
No.	7

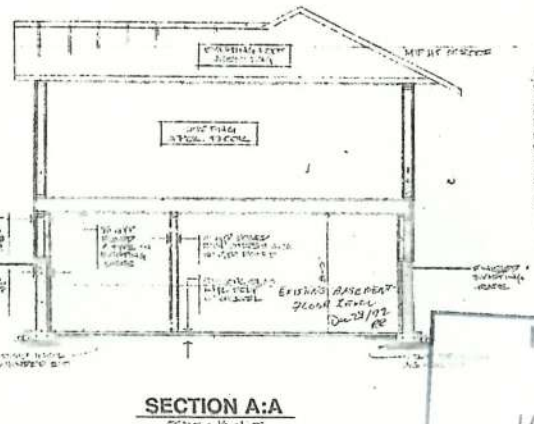
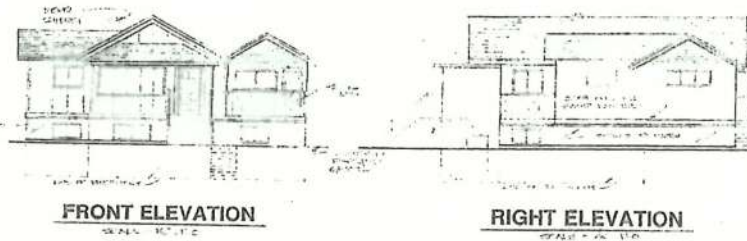
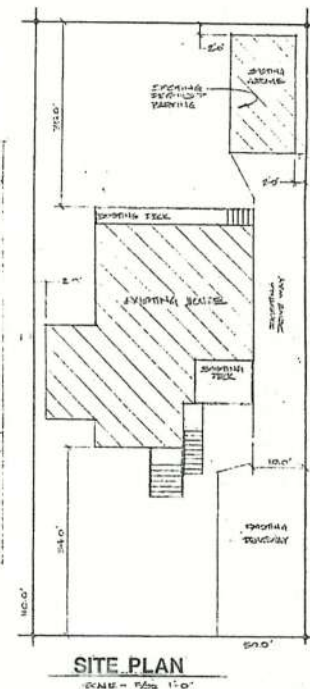
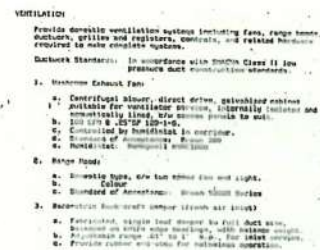
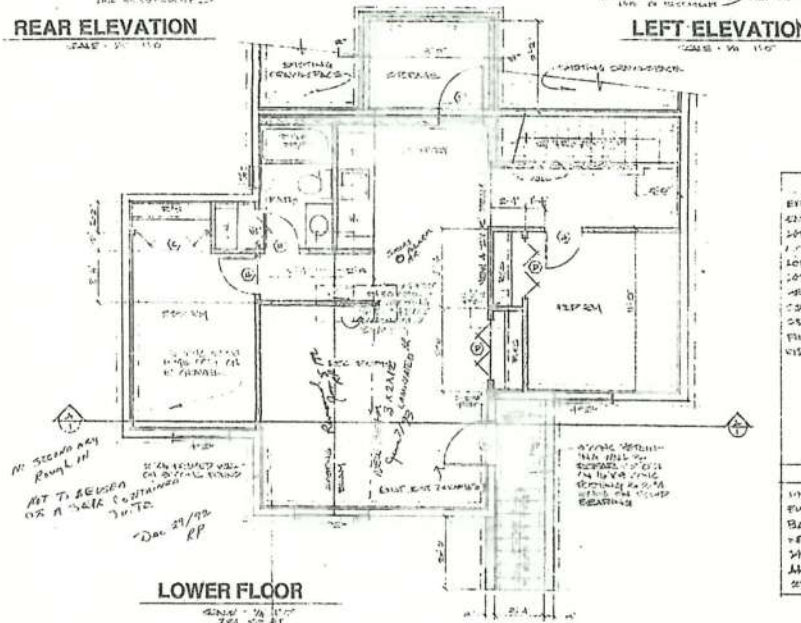
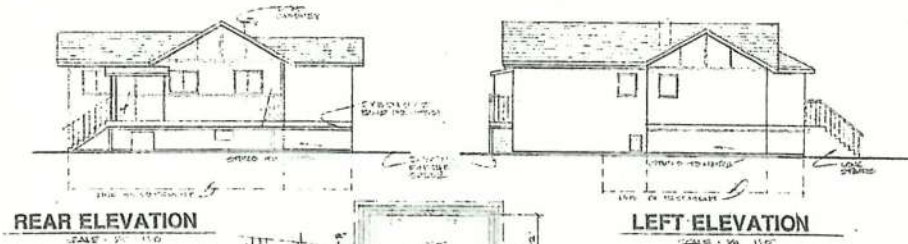
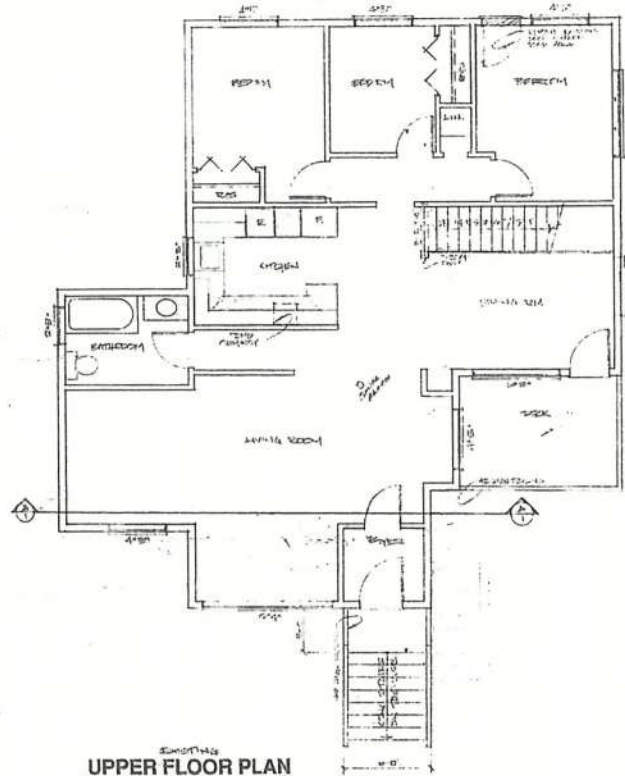
Project	
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Date	17 Jan 20
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By	RH
No.	7

Received
City of Victoria
JAN 24 2017
Planning & Development Department
Development Services Division

Approved 1992 Building Permit drawings from City of Victoria records



TWO-DIGIT CODES		
(1) 0-0 = 00 (0000 + 0000)	(5) 3-0 = 03 (0014 + 0000)	(9) 7-0 = 07 (0054 + 0000)
(2) 0-1 = 01 (0000 + 0001)	(6) 3-1 = 04 (0004 + 0001)	(0) 7-1 = 08 (0014 + 0001)
(3) 0-2 = 02 (0000 + 0010)	(7) 3-2 = 05 (0005 + 0001)	(1) 7-2 = 09 (0024 + 0001)
(4) 0-3 = 03 (0000 + 0011)	(8) 3-3 = 06 (0006 + 0001)	(2) 7-3 = 0A (0034 + 0001)
(10) 0-4 = 04 (0000 + 0100)	(11) 3-4 = 07 (0007 + 0001)	(3) 7-4 = 0B (0044 + 0001)
(12) 0-5 = 05 (0000 + 0101)	(13) 3-5 = 08 (0008 + 0001)	(4) 7-5 = 0C (0054 + 0001)

GENERAL NOTES			
<p>All structures are to remain in place and be repaired and/or reinforced in accordance with S.B.T. of Ministry of Transportation and Highways and S.B.T. of the Province of Ontario. It is the responsibility of the contractor to obtain all necessary permits and approvals from the appropriate authorities.</p> <p>All structures are to be designed and constructed in accordance with the Ontario Building Code and the Ontario Fire Code. All structures are to be designed and constructed in accordance with the Ontario Building Code and the Ontario Fire Code.</p> <p>All structures are to be designed and constructed in accordance with the Ontario Building Code and the Ontario Fire Code. All structures are to be designed and constructed in accordance with the Ontario Building Code and the Ontario Fire Code.</p>			
Structure to be replaced	1.00	1.00	1.00
Structure to be repaired	2.00	2.00	2.00
Structure to be demolished	3.00	3.00	3.00
Structure to be reinforced	4.00	4.00	4.00
Structure to be replaced	5.00	5.00	5.00
Structure to be repaired	6.00	6.00	6.00
Structure to be demolished	7.00	7.00	7.00
Structure to be reinforced	8.00	8.00	8.00
Structure to be replaced	9.00	9.00	9.00
Structure to be repaired	10.00	10.00	10.00
Structure to be demolished	11.00	11.00	11.00
Structure to be reinforced	12.00	12.00	12.00
Structure to be replaced	13.00	13.00	13.00
Structure to be repaired	14.00	14.00	14.00
Structure to be demolished	15.00	15.00	15.00
Structure to be reinforced	16.00	16.00	16.00
Structure to be replaced	17.00	17.00	17.00
Structure to be repaired	18.00	18.00	18.00
Structure to be demolished	19.00	19.00	19.00
Structure to be reinforced	20.00	20.00	20.00
Structure to be replaced	21.00	21.00	21.00
Structure to be repaired	22.00	22.00	22.00
Structure to be demolished	23.00	23.00	23.00
Structure to be reinforced	24.00	24.00	24.00
Structure to be replaced	25.00	25.00	25.00
Structure to be repaired	26.00	26.00	26.00
Structure to be demolished	27.00	27.00	27.00
Structure to be reinforced	28.00	28.00	28.00
Structure to be replaced	29.00	29.00	29.00
Structure to be repaired	30.00	30.00	30.00
Structure to be demolished	31.00	31.00	31.00
Structure to be reinforced	32.00	32.00	32.00
Structure to be replaced	33.00	33.00	33.00
Structure to be repaired	34.00	34.00	34.00
Structure to be demolished	35.00	35.00	35.00
Structure to be reinforced	36.00	36.00	36.00
Structure to be replaced	37.00	37.00	37.00
Structure to be repaired	38.00	38.00	38.00
Structure to be demolished	39.00	39.00	39.00
Structure to be reinforced	40.00	40.00	40.00
Structure to be replaced	41.00	41.00	41.00
Structure to be repaired	42.00	42.00	42.00
Structure to be demolished	43.00	43.00	43.00
Structure to be reinforced	44.00	44.00	44.00
Structure to be replaced	45.00	45.00	45.00
Structure to be repaired	46.00	46.00	46.00
Structure to be demolished	47.00	47.00	47.00
Structure to be reinforced	48.00	48.00	48.00
Structure to be replaced	49.00	49.00	49.00
Structure to be repaired	50.00	50.00	50.00
Structure to be demolished	51.00	51.00	51.00
Structure to be reinforced	52.00	52.00	52.00
Structure to be replaced	53.00	53.00	53.00
Structure to be repaired	54.00	54.00	54.00
Structure to be demolished	55.00	55.00	55.00
Structure to be reinforced	56.00	56.00	56.00
Structure to be replaced	57.00	57.00	57.00
Structure to be repaired	58.00	58.00	58.00
Structure to be demolished	59.00	59.00	59.00
Structure to be reinforced	60.00	60.00	60.00
Structure to be replaced	61.00	61.00	61.00
Structure to be repaired	62.00	62.00	62.00
Structure to be demolished	63.00	63.00	63.00
Structure to be reinforced	64.00	64.00	64.00
Structure to be replaced	65.00	65.00	65.00
Structure to be repaired	66.00	66.00	66.00
Structure to be demolished	67.00	67.00	67.00
Structure to be reinforced	68.00	68.00	68.00
Structure to be replaced	69.00	69.00	69.00
Structure to be repaired	70.00	70.00	70.00
Structure to be demolished	71.00	71.00	71.00
Structure to be reinforced	72.00	72.00	72.00
Structure to be replaced	73.00	73.00	73.00
Structure to be repaired	74.00	74.00	74.00
Structure to be demolished	75.00	75.00	75.00
Structure to be reinforced	76.00	76.00	76.00
Structure to be replaced	77.00	77.00	77.00
Structure to be repaired	78.00	78.00	78.00
Structure to be demolished	79.00	79.00	79.00
Structure to be reinforced	80.00	80.00	80.00
Structure to be replaced	81.00	81.00	81.00
Structure to be repaired	82.00	82.00	82.00
Structure to be demolished	83.00	83.00	83.00
Structure to be reinforced	84.00	84.00	84.00
Structure to be replaced	85.00	85.00	85.00
Structure to be repaired	86.00		

VICTORIA DESIGN LTD

JAN 24 2016

Planning & Development Department
Development Services Division

Development Variance Permit
Application
for
2625 Shakespeare Street









