

### 3. CONSENT AGENDA

#### 3.1 Development Variance Permit Application No. 00175 for 56 Gorge Road East

Committee received a report dated August 25, 2016, from the Director of Sustainable Planning and Community Development regarding an application to install a secondary suite in an existing single family dwelling.

**Motion:** It was moved by Councillor Alto, seconded by Councillor Lucas, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00175 for 56 Gorge Road East, in accordance with:

1. Plans date stamped August 22, 2016
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Schedule J, Secondary Suite Regulations, Exterior Changes, increase the maximum enclosed floor area added within 5 years of installing a secondary suite from 20m<sup>2</sup> to 206.64m<sup>2</sup>
3. A 4.92m statutory right-of-way registered on title as per the plans date stamped August 22, 2016
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 16/COTW

## REPORTS OF COMMITTEES

### 1. Committee of the Whole – September 8, 2016

#### 3. Development Variance Permit Application No. 00175 for 56 Gorge Road East

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00175 for 56 Gorge Road East, in accordance with:

1. Plans date stamped August 22, 2016
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Schedule J, Secondary Suite Regulations, Exterior Changes, increase the maximum enclosed floor area added within 5 years of installing a secondary suite from 20m<sup>2</sup> to 206.64m<sup>2</sup>
  - ii. A 4.92m statutory right-of-way registered on title as per the plans date stamped August 22, 2016
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously



## Committee of the Whole Report For the Meeting of September 8, 2016

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**To:** Committee of the Whole **Date:** August 25, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Variance Permit Application No. 00175 for 56 Gorge Road East

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00175 for 56 Gorge Road East, in accordance with:

1. Plans date stamped August 22, 2016
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Schedule J, Secondary Suite Regulations, Exterior Changes, increase the maximum enclosed floor area added within 5 years of installing a secondary suite from 20m<sup>2</sup> to 206.64m<sup>2</sup>
3. A 4.92m statutory right-of-way registered on title as per the plans date stamped August 22, 2016
4. The Development Permit lapsing two years from the date of this resolution.”

### LEGISLATIVE AUTHORITY

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 Variance Permit Application for the property located at 56 Gorge Road East. The proposal is to add a secondary suite to an existing single family dwelling. The variance is for an increase in the maximum floor area added to a building within five years of installing a secondary suite from 20m<sup>2</sup> to 206.64m<sup>2</sup>.

The following points were considered in assessing this Application:

- the proposed addition to the existing building is 206.64m<sup>2</sup> of floor area; however, the secondary suite will be within the existing lower level portion of the building, with the new floor area being used as the primary residence
- the combined floor area of the house does not exceed the maximum allowed in the R1-B zone (maximum is 420m<sup>2</sup>) and no other variances are required
- the proposal is generally consistent with the *Secondary Suite Design Guidelines*
- the proposed addition is on the rear portion of the building and will have a minimal visual impact from the street while also retaining the usability of the rear yard
- the applicant has offered to grant the City a 4.92m right-of-way dedication along Gorge Road East.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to install a secondary suite in an existing single family dwelling. Specific details include:

- The proposed changes to the exterior of the dwelling include a two floor level (one storey and basement) addition to the rear of the building.
- The proposed siding for the new addition is horizontal vinyl panelling, while the stucco will be maintained on the existing front portion of the building. The stucco finish is consistent with the neighbouring houses and the character of the existing building.
- The main entrance to the suite is on the south elevation, which would have private outdoor space screened by fencing and an entry gate. An existing path provides access from the street.
- An existing garage and carport would be removed, and one required off-street parking stall would move from the rear carport to the north side of the house.

The proposed variance is related to the Secondary Suite Regulations (Schedule J), restricting an extension to an existing building to 20m<sup>2</sup> of enclosed floor area to allow for the installation of a secondary suite. The request is for an addition of 206.64m<sup>2</sup>.

### **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 proposal.

### **Public Realm Improvements**

The subject property is located on Gorge Road East, which is classified as an arterial street. The existing right-of-way width does not meet the 30m standard for the classification. To assist in securing this width, a 4.92m roadway dedication is requested along the Gorge Road frontage. This requested right-of-way would be used to create a future enhanced pedestrian sidewalk, treed boulevard and protected bike lanes consistent with policies and objectives contained within the OCP, and Pedestrian and Bicycle Master Plans. The applicant has offered to grant the requested easement provided that they are able to complete construction.

## Existing Site Development and Development Potential

The site is presently zoned R1-B, Single Family Dwelling District. As per this zone, because the lot exceeds 669m<sup>2</sup>, the allowable total floor area of all floor areas combined is 420m<sup>2</sup>. A secondary suite is a permitted use. Under the R1-B zone, the property could be developed as a new single family dwelling with a secondary suite with the same floor area as the current proposal.

### Data Table

The following data table compares the proposal with the existing R1-B Zone. An asterisk (\*) is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R1-B Zone
Site area (m <sup>2</sup> ) - minimum	739	460
Total floor area (m <sup>2</sup> ) - maximum	407.36 (increased from 200.72)	420
Added floor area (within 5 years of installing a secondary suite) - maximum	206.64*	20
Suite floor area (m <sup>2</sup> ) - maximum	62.48	90
Suite to total floor area ratio (%) - maximum	15.34	40
Height (m) - maximum	4.66	7.6
Storeys - maximum	1	2
Basement	Yes	Permitted
Site coverage % - maximum	33.90	40
Setbacks (m) - minimum		
Front (Gorge Road East)	6.67 <i>(existing non-conforming)</i>	7.50
Rear	11.98	11.90
Side (East)	1.95	1.56
Side (West)	3.00	3.00
Parking - minimum	1	1

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 23, 2016, the Application was referred for a 30-day comment period to the Burnside-Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

## ANALYSIS

### Regulatory Considerations

Schedule J, Regulations for Secondary Suites, includes regulations intended to ensure changes to a dwelling represent gradual infill within the neighbourhood. With respect to exterior changes, the extension to an existing building to allow a secondary suite is limited to an additional 20m<sup>2</sup> of enclosed floor area. However, the same proposed plans could be built without variances or Council approval if the existing home was demolished and rebuilt as a new single family dwelling with a secondary suite. Additionally, since the addition is located at the rear of the house, it will have minimal impact on how the property is viewed from the street.

### Design Considerations

The proposal generally meets the *Secondary Suite Design Guidelines*. The suite will have a separate entrance along the side of the building accessed by a dedicated pathway leading from the sidewalk. A private outdoor space has been provided at the suite entryway, which includes privacy screening from the street and the principle residence.

The existing portion of the building, located in the front half of the property, will undergo minor changes consisting of new and adjusted windows and a new side door. The stucco siding will be retained, which is consistent with the character of the building and streetscape. The siding materials for the addition will be horizontal vinyl siding. Using the stucco on the new addition was not feasible. This contrast in siding materials is not consistent with the *Secondary Suite Design Guidelines* to provide a seamless transition between the existing and proposed portions of the building. Given the minimal impact from the street, and the character defining quality of the stucco, the change in siding materials is recommended as supportable over the alternative of replacing the stucco with vinyl in order to create consistency in siding.

## CONCLUSIONS

The creation of a secondary suite in an existing single family dwelling is consistent with City policy. The proposed addition would have minimal visual impact on the streetscape, can be sited to maintain a functional rear yard and would meet the standard setback requirements. The applicant has agreed to provide a statutory right-of-way along Gorge Road East to the benefit of the City. Staff recommend for Committee's consideration that the Application advance through the process and an opportunity for public comment at a meeting of Council be scheduled.

## ALTERNATE MOTION

That Council decline Development Variance Application No. 00175 for the property located at 56 Gorge Road East.

Respectfully submitted,



Chloe Tunis  
Planning Technician  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

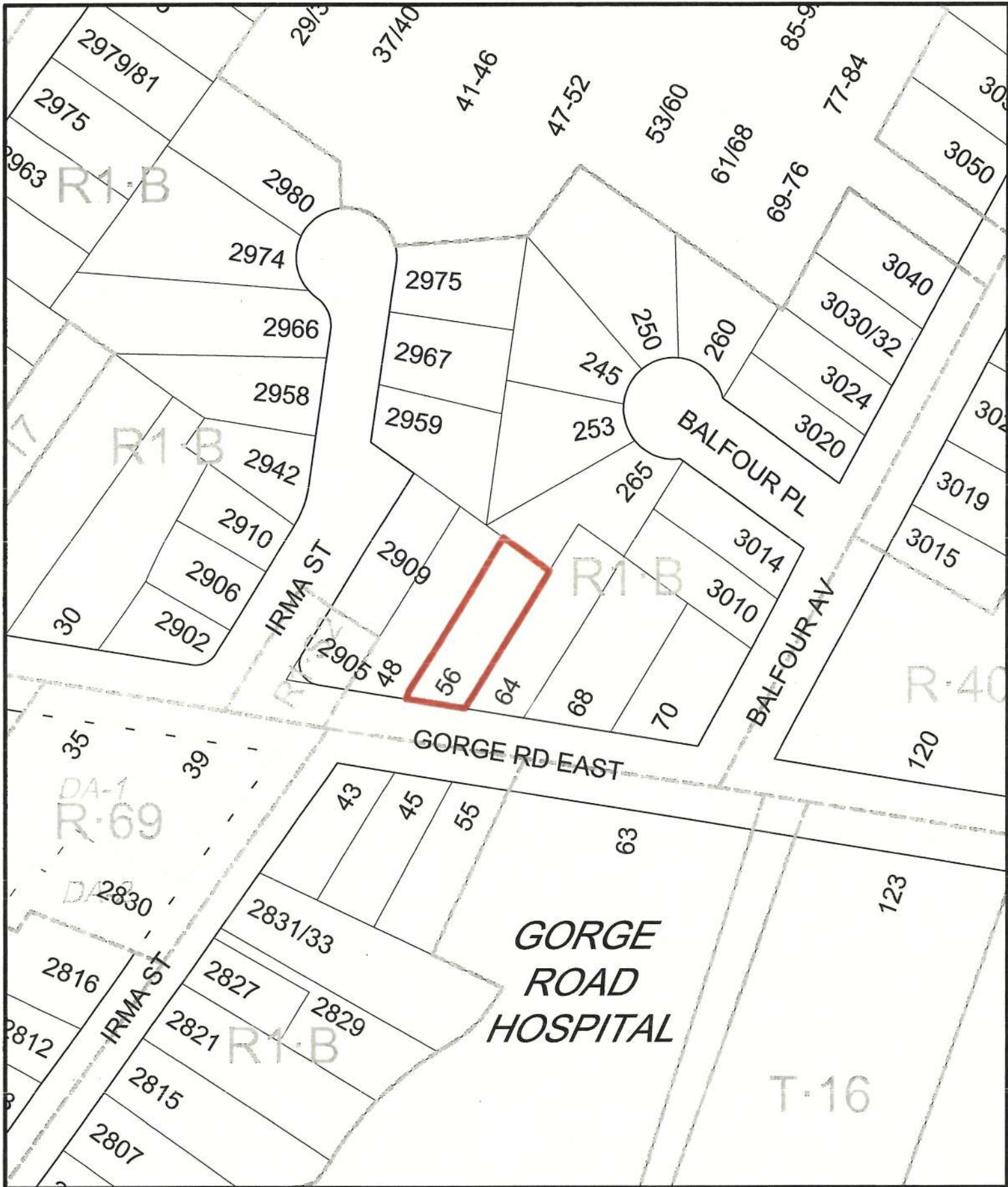
Report accepted and recommended by the City Manager:



Date: August 30, 2016

**List of Attachments**

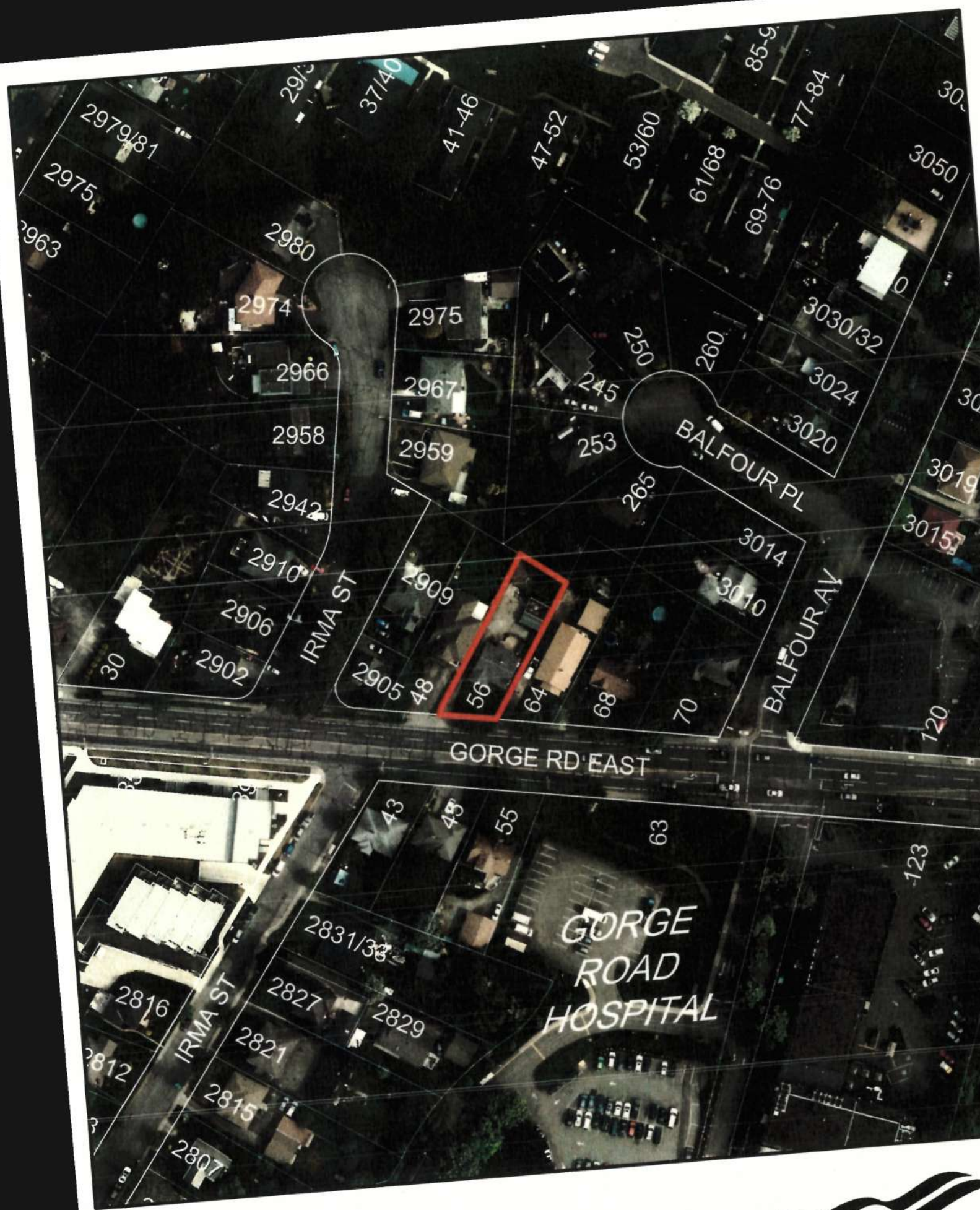
- Zoning map
- Aerial map
- Letter from applicant to Council date stamped August 23, 2016
- Plans date stamped August 22, 2016.



56 Gorge Road East  
 Development Variance Permit #00175







56 Gorge Road East  
Development Variance Permit #00175



To Mayor & Council.

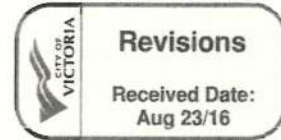
We are applying for a variance on the square footage allowance for the secondary suite for an addition / renovation on an existing residence @ 56 Gorge Rd. We have a large extended family and we have designed the present home to accommodate our needs. This proposed addition / renovation is greater than the 20 sq.m. max. allowance when adding a legal suite in an existing residence if one was to apply for permit in less than 5 years from initial permit application.

We feel we have a hardship in our case as the existing lower floor of the present house does not have a ceiling height of 2.1M. After talking to one of the city's building officials it was confirmed to us that we could not apply for a building permit to develop the existing lower floor area for this reason. However the building official did suggest to us that because we could meet the 2.0m. ceiling height in the existing lower floor we could develop it as a secondary suite as stated in the present building code. Our initial design had a suite in the lower floor of the addition but we had to redesign our plans and place the suite in the existing lower floor area in order to utilize this area by permit. This is the reason why we are applying for the variance now while construction of the new addition is underway rather than to wait 5 years to apply for a building permit to develop the existing lower floor area.

We feel our suite proposal would meet all the conditions set by the city's guidelines. The existing house finish is dated stucco, however we would like to use new vinyl siding as a finish for the proposed exterior facade to give the the project a new look plus keep the cost of this project in control.

It was also brought to our attention that the Engineering Dept. is asking for a 4.92 SRW for future street enhancement in the front of our lot. We will agree to have this registered on our lot prior to our application for development application with the understanding that if at the time either our Variance permit or Building permit is applied for and not granted the registered SRW will be removed from title.

Yours Truly  
Mrs. Manju Nehra



To Mayor & Council.

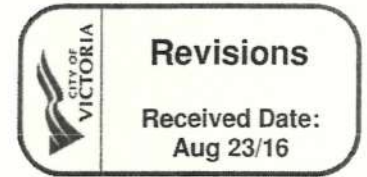
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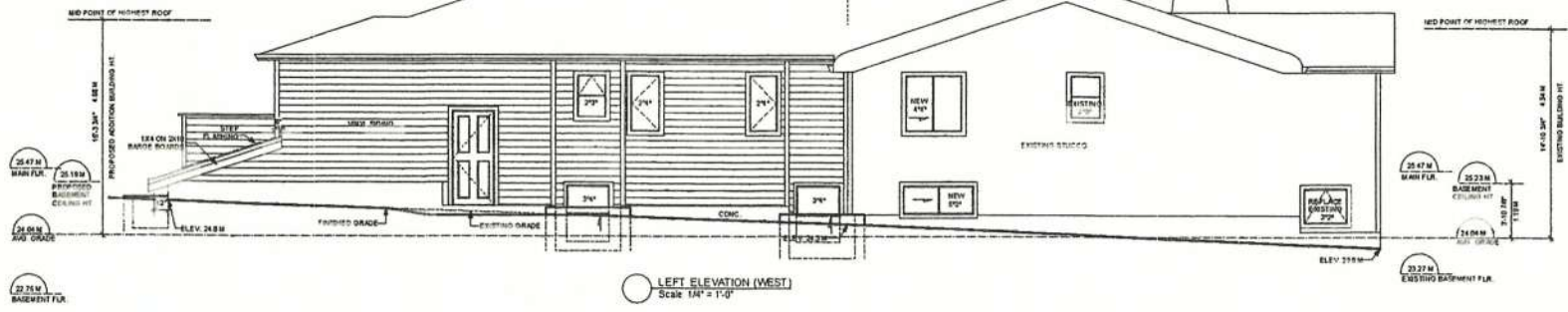
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Yours Truly  
Mrs. Manju Nehra



TOTAL EXPOSED BUILDING FACE 87.950 M  
 EXPOSED BUILDING AREA 87.950 M<sup>2</sup>  
 LIMITED DISTANCE 7.500 M  
 ALLOWABLE OPENING 11.860 M  
 PROPOSED OPENING 7.843 M

ADDITION EXISTING



PROPOSED REFERENCE GRADE CALCULATION

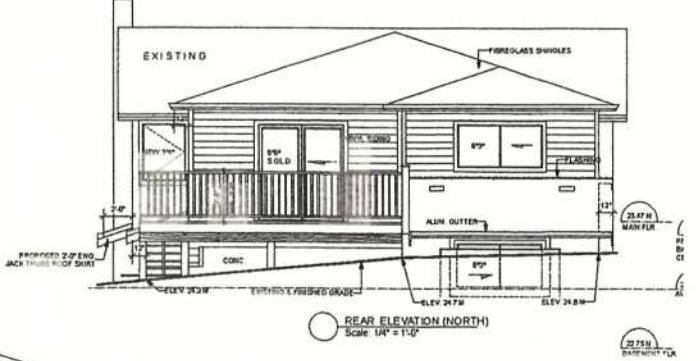
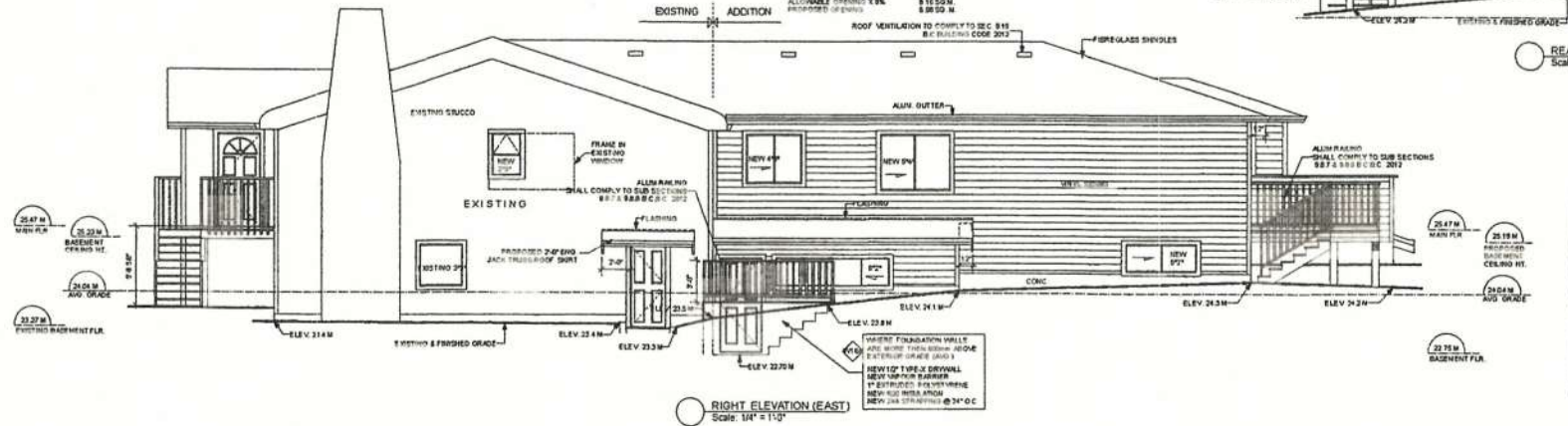
D1-8-24-70-2-114 + 24.5
D1-7-24-70-2-114 + 24.7
D1-7-24-20-2-118 + 453.33
D1-24-20-2-118 + 258.13
D1-3-24-20-2-118 + 81.05
D1-3-24-19-2-124 + 481
D1-1-24-19-2-123 + 77.3
D1-1-24-19-2-123 + 224.45
D1-8-24-20-2-118 + 99.85
D1-8-24-20-2-118 + 98.2
D1-8-24-20-2-118 + 22.8
D1-8-24-20-2-127 + 104
D1-8-24-20-2-133 + 62.25
D1-8-24-20-2-134 + 102.64
D1-4-24-20-2-139 + 71.8
D1-4-24-20-2-151 + 120.29
D1-4-24-20-2-151 + 35.48
D1-4-24-20-2-151 + 76.26
D1-1-24-20-2-118 + 274
D1-1-24-20-2-117 + 452.25
D1-1-24-20-2-117 + 402.75
D1-3-24-20-2-118 + 801.68
D1-3-24-20-2-118 + 24.3
D1-3-24-20-2-118 + 1178.4

804.81 + 263.31 + 24.04  
 AVG. GRADE = 24.04

NOTE FLASHING OVER ALL EXTERIOR WALL OPENINGS SHALL COMPLY TO APPROX. 80% W/80% BUILDING CODE 2012 ALL DETAILS TO BE 22 X 10 #25#3 OR BETTER OR AS SHOWN

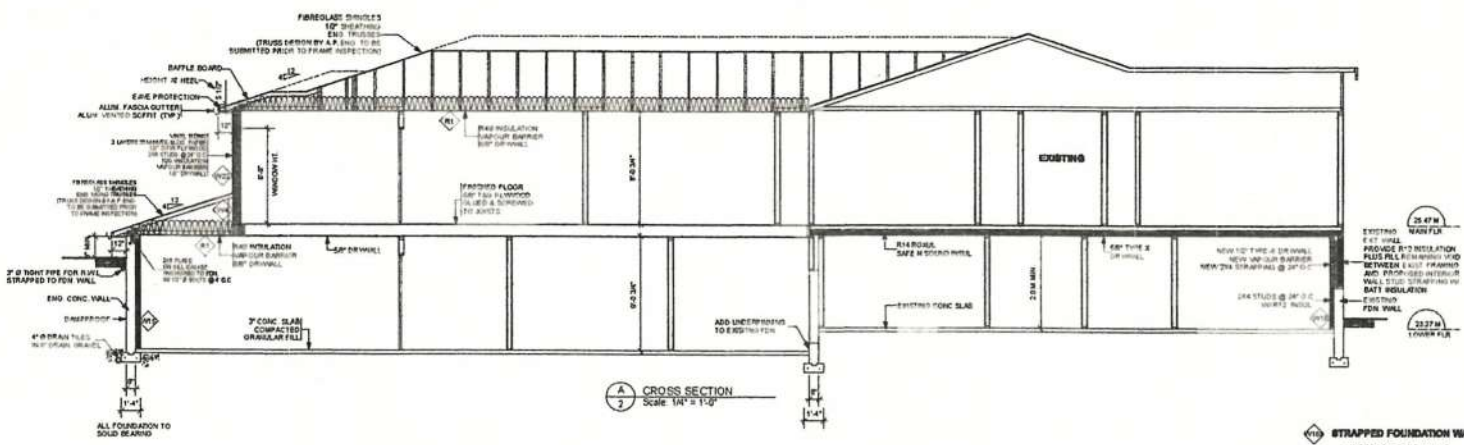
BRACING FOR RESISTANCE TO LATERAL LOADS SHALL BE DESIGN BY A.P. ENG.

TOTAL EXPOSED BUILDING FACE 102.550 M  
 EXPOSED BUILDING AREA 102.550 M<sup>2</sup>  
 LIMITED DISTANCE 7.500 M  
 ALLOWABLE OPENING 11.860 M  
 PROPOSED OPENING 8.850 M

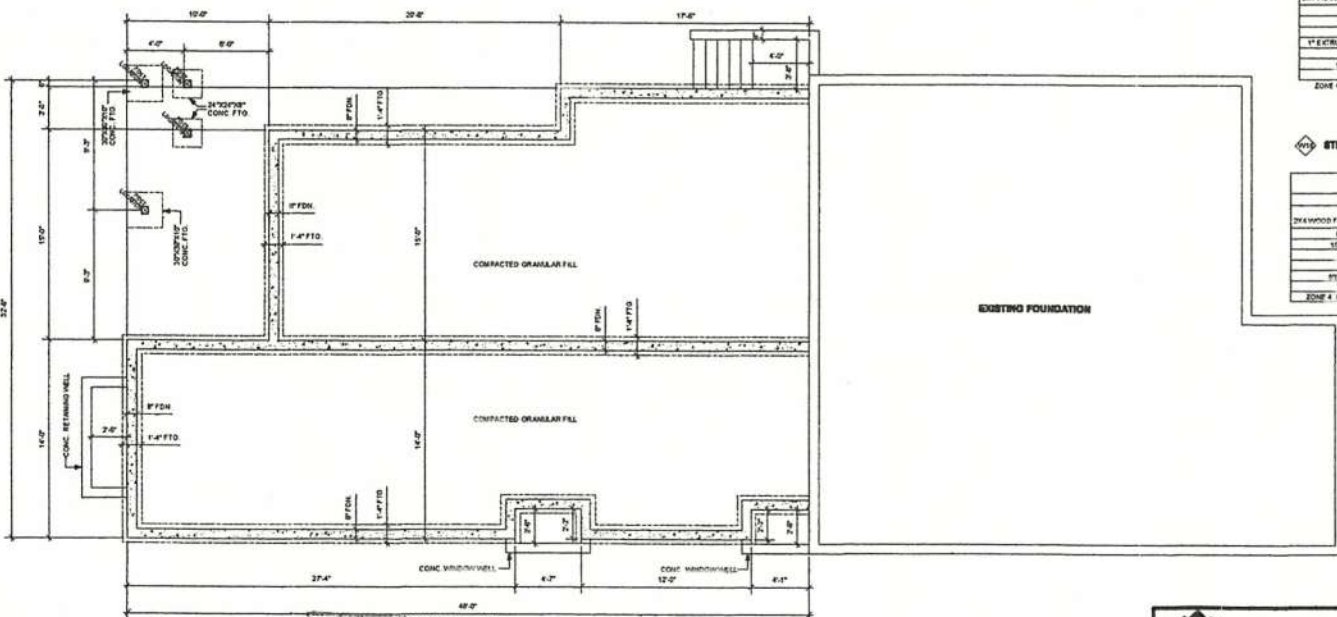


Received  
 City of Victoria  
 AUG 22 2016  
 Planning & Development Department  
 Development Services Division

<p><b>HARTMANN'S</b>        DRAFTING &amp; DESIGN        1000 UNIVERSITY AVENUE, SUITE 100        VICTORIA, BC V8W 2P2</p>	<p>SCALE 1/4" = 1'-0"        DATE AUG. 2016        DRAWN BY TMAK        CHK. BY KSHAR        PLANS 107</p>	<p><b>PROPOSED ADDITION FOR        MRS. MANJU NEHRA</b></p>	<p>89</p>
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**CROSS SECTION**  
Scale 1/4" = 1'-0"



**FOUNDATION PLAN**  
Scale 1/4" = 1'-0"

**WALLS**

**R20 FRAMED CALCULATION**

SPACE @ 20"	
2x8 STUDS FRAMED @ 24" O.C. (R20)	0.086 x 140 = 12.0
20" x 118" x 18.00	

**R20 CAVITY CALCULATION**

R20 COMPRESSED AIR	
@ 24" O.C. (R20)	80 x 3.34 = 26.72

PARALLEL PATH FLOW METHOD  
100  
R20 PARALLEL = 18.00% AREA OF FRAMING + 23.00% AREA OF CAVITY  
100 = 40.78% = 2.38

**CALCULATED EFFECTIVE R-VALUE WALLS ABOVE GRADE**

DESCRIPTION	NOMINAL	EFFECTIVE
R20 COMPRESSED AIR	3.34	3.45
2x8 WOOD FRAMING @ 24" O.C.		
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.07	
INSULATION	0.00	
1/2" GYPSUM BOARD	0.07	
EXTERIOR AIR FILM	0.03	
<b>TOTAL R-VALUE</b>		<b>0.30</b>
<b>ZONE 4 MINIMUM REQ. EFFECTIVE</b>		<b>2.73</b>

**ROOF TRUSS CEILING**

**R20 FRAMED CALCULATION**

SPACE @ 20"	
2x4 BOTTOM CHORD @ 24" O.C. (R20)	0.086 x 110 = 9.46
11" x 19" TRUSS @ 14.00	

**R20 CAVITY CALCULATION**

R20 COMPRESSED AIR	
@ 24" O.C. (R20)	88 x 1.88 = 165.28

PARALLEL PATH FLOW METHOD  
100  
R20 PARALLEL = 13.50% AREA OF FRAMING + 83.30% AREA OF CAVITY  
100 = 87.6 = 1.47

**R20 INSULATION CALCULATION**

R20 INSULATION	
8" MINIMUM REQ. (R20)	5.378

**CALCULATED EFFECTIVE R-VALUE TYPICAL TRUSS ROOF CEILING**

DESCRIPTION	EFFECTIVE
2x4 BOTTOM CHORD @ 24" O.C. W/O GYPSUM BOARD	1.47
11" x 19" TRUSS @ 14.00	5.378
INTERIOR AIR FILM	0.11
1/2" GYPSUM BOARD	0.06
W/O GYPSUM BOARD	0.00
<b>TOTAL R-VALUE</b>	<b>6.91</b>
<b>ZONE 4 MINIMUM REQ. EFFECTIVE</b>	<b>6.91</b>

**WALLS ADJACENT VENTED ROOF AREA**

**R20 FRAMED CALCULATION**

SPACE @ 20"	
2x8 STUDS FRAMED @ 24" O.C. (R20)	0.086 x 140 = 12.0
20" x 118" x 18.00	

**R20 CAVITY CALCULATION**

R20 COMPRESSED AIR	
@ 24" O.C. (R20)	80 x 3.34 = 26.72

PARALLEL PATH FLOW METHOD  
100  
R20 PARALLEL = 18.00% AREA OF FRAMING + 20.6% AREA OF CAVITY  
100 = 37.47 = 2.88

**CALCULATED EFFECTIVE R-VALUE WALLS ABOVE GRADE**

DESCRIPTION	NOMINAL	EFFECTIVE
R20 WOOD FRAMING @ 24" O.C.	3.34	2.81
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.07	
INSULATION	0.00	
EXTERIOR AIR FILM	0.03	
<b>TOTAL R-VALUE</b>		<b>2.88</b>
<b>ZONE 4 MINIMUM REQ. EFFECTIVE</b>		<b>2.73</b>

**STRAPPED FOUNDATION WALLS**

WHERE FOUNDATION WALLS ARE NOTED OTHER THAN ABOVE EXTERIOR GRADE LEVEL

**CALCULATED EFFECTIVE R-VALUE WALLS ABOVE GRADE**

DESCRIPTION	NOMINAL	EFFECTIVE
R12 WOOD FRAMING @ 24" O.C.	3.31	1.71
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.06	
W/O GYPSUM BOARD	0.00	
1" EXTRUDED POLYSTYRENE	0.08	
INSULATION	0.00	
EXTERIOR AIR FILM	0.03	
<b>TOTAL R-VALUE</b>	<b>3.52 x 0.500 = 0.012</b>	<b>0.87</b>
<b>ZONE 4 MINIMUM REQ. EFFECTIVE</b>		<b>2.78</b>

**STRAPPED FOUNDATION WALLS**

**CALCULATED EFFECTIVE R-VALUE WALLS ABOVE GRADE**

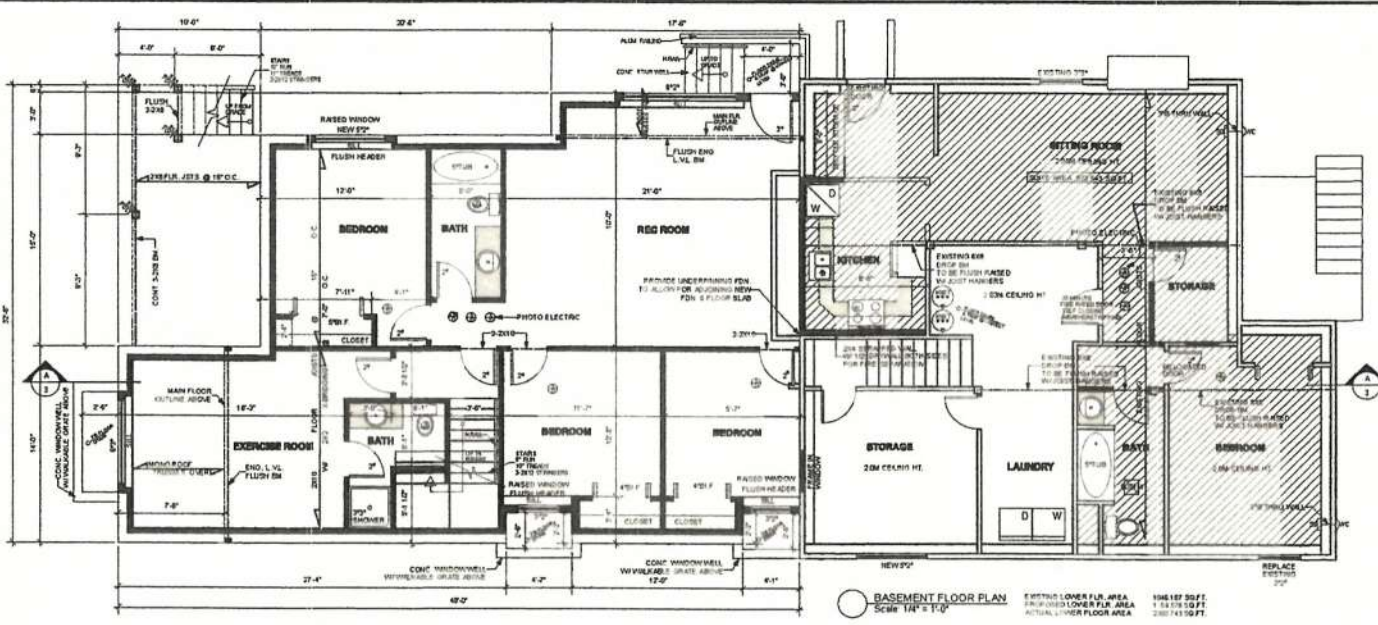
DESCRIPTION	NOMINAL	EFFECTIVE
R12 WOOD FRAMING @ 24" O.C.	2.11	1.71
INTERIOR AIR FILM	0.12	
1/2" GYPSUM BOARD	0.06	
W/O GYPSUM BOARD	0.00	
1" EXTRUDED POLYSTYRENE	0.08	
INSULATION	0.00	
EXTERIOR AIR FILM	0.03	
<b>TOTAL R-VALUE</b>	<b>3.23 x 0.500 = 0.012</b>	<b>1.30</b>
<b>ZONE 4 MINIMUM REQ. EFFECTIVE</b>		<b>1.30</b>

<p><b>HARTMANN'S</b> DRAFTING &amp; DESIGN 2000 UNIVERSITY AVENUE, SUITE 100 VICTORIA, BC V8W 2E1</p>	<p>SCALE 1/4" = 1'-0" DATE: AUG. 2016 DRAWN BY: TMAR CHK BY: RMAR PLAN # 187</p>	<p><b>PROPOSED ADDITION FOR</b> <b>MRS. MANJU NEHRA</b></p>
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Received  
City of Victoria

AUG 22 2016

Planning & Development Department  
Development Services Division



**NOTE:**  
WHISPER GRILLE IN LEGAL SITUATION TO BE INSTALLED IN EXTERIOR WALL WITH PROPER VAPOUR SEAL AND WATER PROOFING.  
(PASSIVE INTAKE TO BE A MINIMUM 1500MM ABOVE FINISHED FLOOR)

**FIXTURE HYDRAULIC LOAD CALCULATION FOR WATER SERVICE PIPE AND METER SIZE**

SINGLE FAMILY DWELLING 32.8

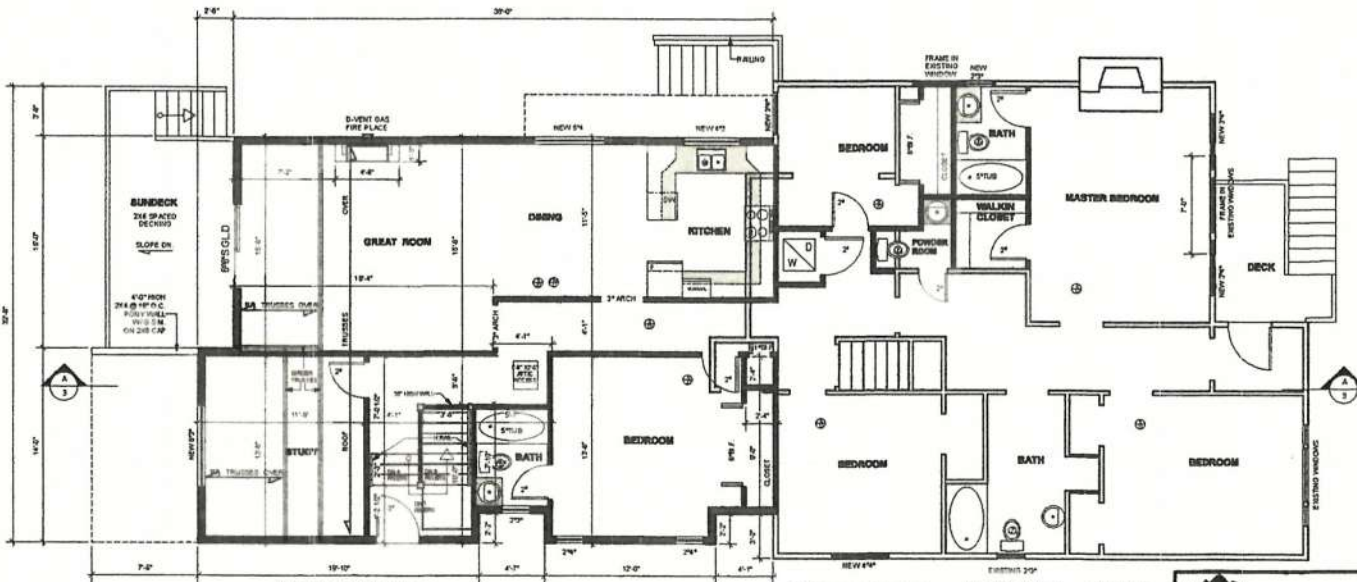
- PROVIDE 1" WATER PIPE FROM CITY WATER MAIN IN STREET TO PROPERTY
- PROVIDE 1 1/4" WATER SERVICE PIPE FROM PROPERTY LINE TO HOUSE

**NOTE: VENTILATION SYSTEM FOR SECONDARY SUITE IS PASSIVE SUPPLY AIR DISTRIBUTION WITH EXHAUST FAN TO RUN CONTINUOUSLY**  
---ARTICLE 9.32.3.5 BCBC 2012

**BASEMENT FLOOR PLAN**  
Scale 1/4" = 1'-0"

**WALL LEGEND**

- PROPOSED WALLS
- EXISTING WALLS
- REMOVED WALLS



**WALLS W/ 1 1/2" PLUMB. VENT**

Calculating Effective R-value Walls Above Grade

DESCRIPTION	NOMINAL	EFFECTIVE
INTERIOR AIR FILM	0.12	
1/2" GYP BOARD	0.077	
HANDED BRICK	0.00	
1/4" AIR SPACE	0.48	
1 1/2" PIP PLUMB	0.136	
BRICKWORK	0.00	
1/4" AIR SPACE	0.18	
1/2" EXTERIOR FINISH	0.08	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>	<b>0.88</b>	
ZONE & MINIMUM REQ. EFF. VALUE	2.78(0.84+1.92)	

**WALLS W/ 2" PLUMB. VENT**

Calculating Effective R-value Walls Above Grade

DESCRIPTION	NOMINAL	EFFECTIVE
INTERIOR AIR FILM	0.12	
1/2" GYP BOARD	0.077	
1/4" AIR SPACE	0.48	
2" PIP PLUMB	0.178	
BRICKWORK	0.00	
1/4" AIR SPACE	0.18	
1/2" EXTERIOR FINISH	0.08	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>	<b>0.93</b>	
ZONE & MINIMUM REQ. EFF. VALUE	2.78(0.84+1.92)	

**WALLS W/ 2" PLUMB. VENT**

Calculating Effective R-value Walls Above Grade

DESCRIPTION	NOMINAL	EFFECTIVE
INTERIOR AIR FILM	0.12	
1/2" GYP BOARD	0.077	
1/4" AIR SPACE	0.48	
2" EXTERIOR FINISH	0.136	
1/4" AIR SPACE	0.18	
1/2" EXTERIOR FINISH	0.08	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>	<b>0.93</b>	
ZONE & MINIMUM REQ. EFF. VALUE	2.78(0.84+1.92)	

**WALLS W/ 2" PLUMB. VENT ADJOINING UNCONDITIONED GARAGE**

Calculating Effective R-value Walls Above Grade

DESCRIPTION	NOMINAL	EFFECTIVE
INTERIOR AIR FILM	0.12	
1/2" GYP BOARD	0.077	
1/4" AIR SPACE	0.48	
EXTERIOR FINISH	0.00	
1/2" EXTERIOR FINISH	0.08	
EXTERIOR AIR FILM	0.03	
<b>TOTAL EFFECTIVE</b>	<b>0.68</b>	
ZONE & MINIMUM REQ. EFF. VALUE	2.62(0.58+1.44)	

**MAIN FLOOR PLAN**  
Scale 1/4" = 1'-0"



**HARTMANN'S**  
DRAFTING & DESIGN  
200 W. BROADWAY, SUITE 100  
VICTORIA, BC V8V 1K8

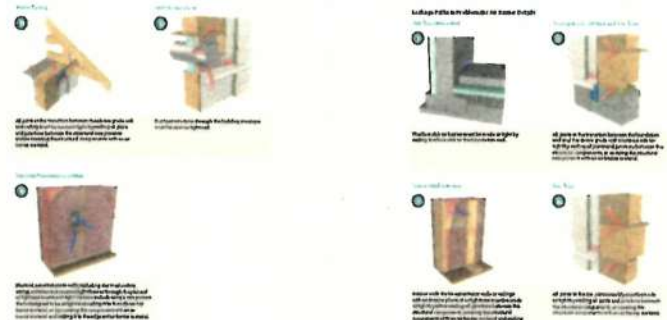
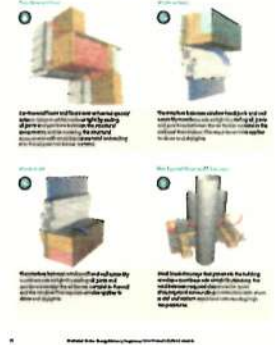
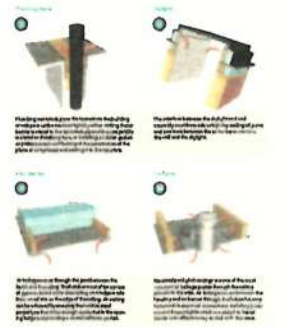
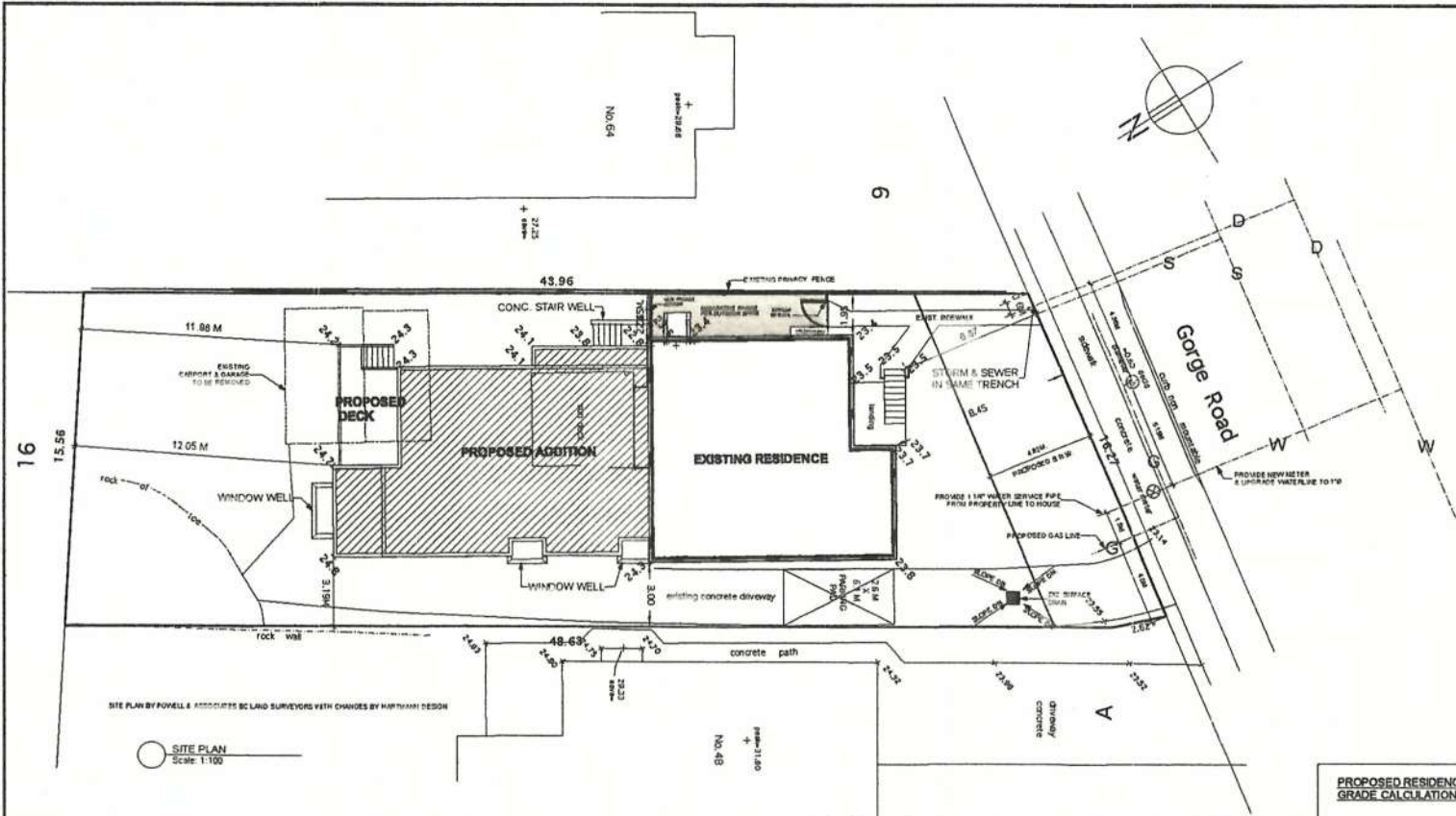
**SCALE 1/4" = 1'-0"**  
DATE: AUG. 2016  
DRAWN BY: TBAAR  
CHK BY: KMAR  
PLAN #: 187

**PROPOSED ADDITION FOR**  
**MRS. MANJU NEHRA**

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**SITE DATA**

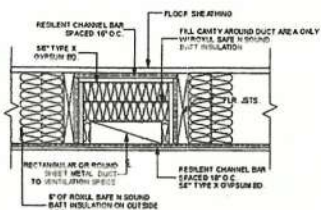
ADDRESS	56 GORGE ROAD
ZONE	R1-B ZONING
LEGAL DESCRIPTION	
LOT	B
PLAN	VIP54065
SECTION	10
DISTRICT	VICTORIA
RANGE	
SITE AREA	7954.53 SQ.FT. (739 SQ.M.)
EXISTING SITE COVERAGE	1263.965 SQ.FT. (117.42 SQ.M.) 15.8%
PROPOSED SITE COVERAGE	1440.472 SQ.FT. (133.82 SQ.M.) 18.1%
TOTAL SITE COVERAGE	2704.438 SQ.FT. (251.28 SQ.M.) 33.9%
EXISTING FLOOR AREA	2100.523 SQ.FT. (200.71 SQ.M.)
PROPOSED FLOOR AREA	2224.198 SQ.FT. (206.63 SQ.M.)
TOTAL FLOOR AREA	4384.782 SQ.FT. (407.35 SQ.M.) 55.1%
SETBACKS	
FRONT	8.54 M
REAR	11.98 M
SIDE	3.0 M
SIDE	1.95 M
PROPOSED ADDITION HEIGHT	18'-3 3/4" 4.66M
EXISTING HEIGHT	14'-10 3/4" 4.54M
SECONDARY SITE AREA	672.543 SQ.FT. 15.3%

**PROPOSED RESIDENCE GRADE CALCULATIONS**

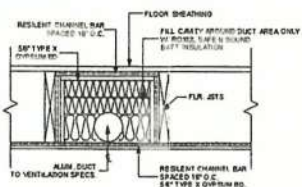
(24-8+24-7)-2 X 14 = 346.5
(24-7+24-7)-2 X 1 = 24.7
(24-7+24-2)-2 X 18.5 = 452.33
(24-2+24-3)-2 X 8.5 = 206.13
(24-3+24-3)-2 X 3.5 = 85.05
(24-3+24-1)-2 X 20.5 = 496.1
(24-1+24-1)-2 X 3 = 72.3
(24-1+23-8)-2 X 9.33 = 223.45
(23-8+22-8)-2 X 4.16 = 96.93
(22-8+22-8)-2 X 4 = 91.2
(22-8+22-8)-2 X 1 = 22.8
(23.5+23.5)-2 X 2.57 = 80.4
(23.3+23.3)-2 X 3.53 = 82.25
(23.4+23.4)-2 X 24.9 = 592.66
(23.4+23.5)-2 X 8.9 = 161.9
(23.5+23.5)-2 X 5.14 = 120.79
(23.5+23.5)-2 X 1.51 = 35.49
(23.5+23.5)-2 X 3.25 = 76.38
(23.5+23.7)-2 X 11.61 = 274
(23.7+23.7)-2 X 1.91 = 45.32
(23.7+23-8)-2 X 17.40375 = 117.4
(23-8+24-3)-2 X 37.5 = 901.88
(24-3+24-3)-2 X 1 = 24.3
(24-3+24-8)-2 X 4.8 = 1178.4
<b>6064.91 + 252.31 = 24.04</b>
<b>AVG. GRADE = 24.04</b>

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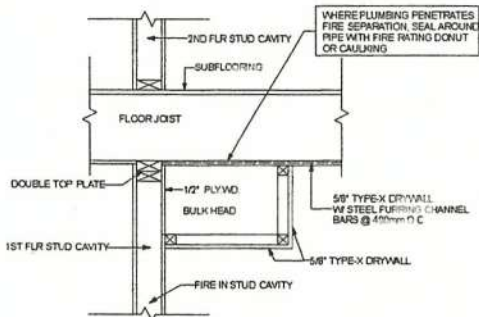
<p><b>HARTMANN'S</b> DRAFTING &amp; DESIGN</p>	<p>SCALE 1/4" = 1'-0" DATE AUG. 2016 DRAWN BY TSAR CHK BY KEAR PLAN # 107</p>	<p><b>PROPOSED ADDITION FOR</b> <b>MRS. MANJU NEHRA</b></p>
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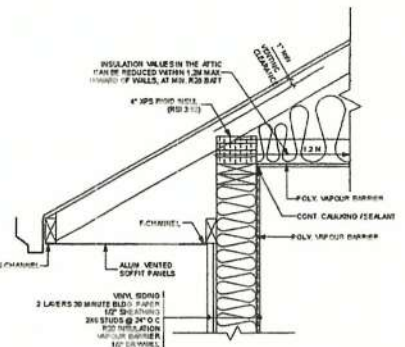
**KITCHEN HOOD FAN VENT DETAIL IN FLR. CAVITY TO EXTERIOR**  
Scale 1 1/2" = 1'-0"



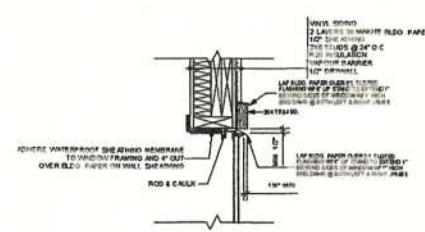
**BATHROOM & DRYER VENT DETAILS IN FLR. CAVITY TO EXTERIOR**  
Scale 1 1/2" = 1'-0"



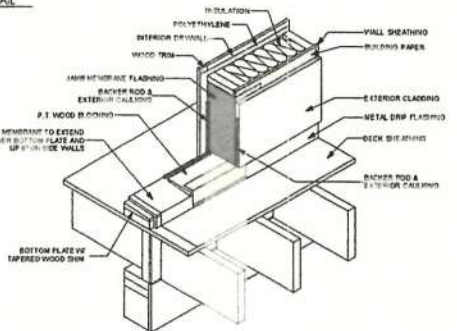
**FIREBLOCKING & DRAFTSTOPPING DETAIL**  
Scale 1 1/2" = 1'-0"



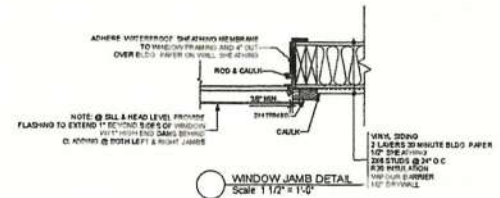
**ROOF INSULATION & SOFFIT DETAIL**  
Scale 1 1/2" = 1'-0"



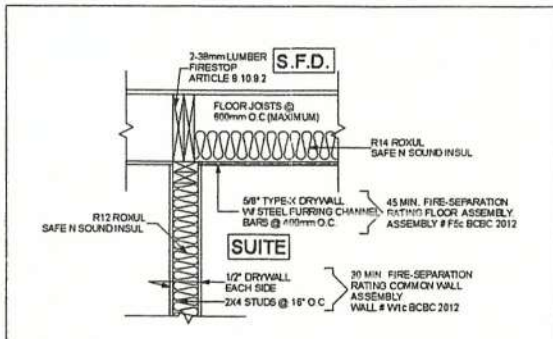
**WINDOW HEAD DETAIL**  
Scale 1 1/2" = 1'-0"



**DOOR SILL (TYP)**  
Scale 1 1/2" = 1'-0"



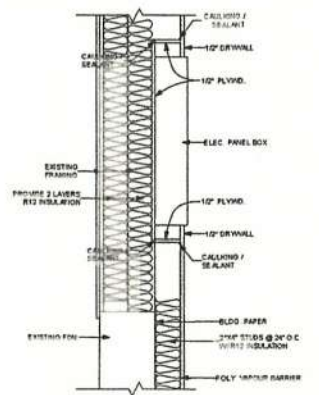
**WINDOW JAMB DETAIL**  
Scale 1 1/2" = 1'-0"



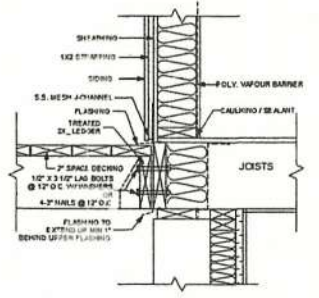
NOTE: ALL EXTERIOR LOAD RESISTANCE SHALL BE 10' O.C. x 20' MIN. TO THE ASSIGNED OR (10' O.C. x 15' MINUTE TIME ASSIGNED) SHALL HAVE AN INTERIOR WALL HEIGHT OF 10' TYP. x 10' MIN. TO THE ASSIGNED. VERIFY WITH LOCAL CODES & REGULATIONS.

**TYP FIRE-SEPARATION DETAIL FOR FUTURE SUITE ALLOWANCE**  
Scale 1 1/2" = 1'-0"

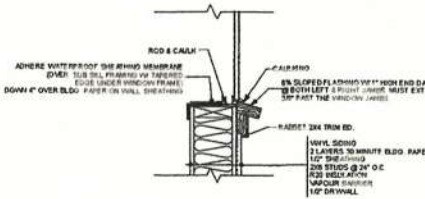
- ADDITIONAL NOTES**
- FIRE PROTECTION RATING OF DOORS & FRAMES WITHIN THE FIRE SEPARATION OF COMMON WALL ASSEMBLY RATING OF 45 MINUTES SHALL HAVE A RATING OF 20 MINUTES. SELF CLOSING W/ WEATHERSTRIPPING
  - HOT WATER TANKS TO HAVE SEISMIC RESTRAINTS ON TOP & BOTTOM. FAN AND DRAIN AND THE P&T VALVE PIPING SHALL BE DIRECTED OVER THE DRAIN WITH A 1" AIR GAP
  - AN ADDITIONAL INTERCONNECTED PHOTO-ELECTRIC TYPE SMOKE DETECTOR FOR DWELLING UNITS SHALL COMPLY TO SUB SECTION 8.20.2 18 BCBC 2012 FOR UNITS HAVING FIRE RESISTANCE RATING OF 30 MINUTES
  - KITCHEN FAN TO BE MIN. 100 CFM AND DUCTWORK SHALL BE TO VENTILATION SPECS




**EXT WALLS FOR ELEC PANEL BOXES**  
Scale 1 1/2" = 1'-0"



**CONNECTION DETAIL FOR SPACED DECKING**  
Scale 1 1/2" = 1'-0"



**WINDOW SILL DETAIL**  
Scale 1 1/2" = 1'-0"

 <p><b>HARTMANN'S</b> DRAFTING &amp; DESIGN</p> <p>1100 UNIVERSITY AVENUE, 500 SUITE 100, VICTORIA, BC V8W 2E9</p>	<p>SCALE 1/8" = 1'-0" DATE: AUG. 2016 DRAWN BY: TMAR CHK BY: KMAR PLANS 187</p>	<p><b>PROPOSED ADDITION FOR</b> <b>MRS. MANJU NEHRA</b></p>	<p>001</p>
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