

REPORTS OF THE COMMITTEES

Committee of the Whole – April 7, 2016

5. **Development Variance Permit No. 00170 for 704 Robleda Crescent:**

It was moved by Councillor Coleman, 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. 00170 for 704 Robleda Crescent, in accordance with:

1. Plans date stamped February 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Schedule J Section 2.a - to increase the maximum floor area of an addition to a single family dwelling from 20m² to 132m² with the installation of a secondary suite
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

4.2 Development Variance Permit No. 00170 for 704 Robleda Crescent

Committee received a report dated March 24, 2016, regarding an application to install a secondary suite in a single family dwelling.

Motion: It was moved by Councillor Lucas, seconded by Councillor Young, 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. 00170 for 704 Robleda Crescent, in accordance with:

1. Plans date stamped February 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Schedule J Section 2.a - to increase the maximum floor area of an addition to a single family dwelling from 20m² to 132m² with the installation of a secondary suite
3. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- A possible review of the process policy.

CARRIED UNANIMOUSLY 16/COTW

The following points were considered in assessing this Application:

- the creation of a secondary suite in a single family dwelling on a large lot is consistent with City policy
- the additions are in keeping with the existing character of the single family dwelling and are not required to accommodate the proposed secondary suite
- the secondary suite generally complies with the *Secondary Suites Design Guidelines*
- if not approved now, the secondary suite could be installed in five years' time
- without the secondary suite, the renovations currently underway are permitted under the zoning and do not require Council's approval.

BACKGROUND

Description of Proposal

The proposal is for the installation of a secondary suite as part of the renovation, currently underway, of a single family dwelling. Specific details include:

- additions to enlarge the building by 132m² incorporating a two-car garage with an additional bedroom over it on the north side and additional dining and living space on the main floor at the front and on the south side
- a total floor area for the single family dwelling of 304m²
- installation of a one-bedroom lower-floor secondary suite of 50m² within the existing building footprint.

The proposed variances are related to:

- permitting a secondary suite when floor area is added to a single family dwelling exceeding 20m²
- a waiting period of five years is required before the secondary suite can be installed in a single family dwelling when floor area added to a single family dwelling exceeds 20m².

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 Variance Permit Application.

Existing Site Development and Development Potential

The 896m² triangular-shaped lot is at the south end of Robleda Crescent and is in the R1-A Zone, Rockland Single Family Dwelling District. The existing single family dwelling was built in 1952. With the proposed additions, the single family dwelling will have a site coverage of 25% and a floor space ratio of 0.34:1.

Under the R1-A Zone, the property could be developed for a potentially larger, new single family dwelling with a floor area based on height, setback and site coverage regulations.

Data Table

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

Zoning Criteria	Proposal	Zone Standard R1-A
Site Area - minimum	895.71	740.00
Total floor area (m ²) - maximum	304.62	N/A
Floor Space Ratio	0.34:1	N/A
Lot width (m) - minimum	31.00	24.00
Height (m) - maximum	7.56	7.60
Storeys - maximum	2.5	2.5
Site coverage % - maximum	25.96	40.00
Setbacks (m) - minimum		
Front	10.57	10.5
Rear	8.1(addition)/0.55 (existing building)	8.06
Side (north)	3.00	3.00
Side (south)	6.00	3.00
Parking - minimum	3	1
Secondary Suite		
Added floor area - maximum	131.87*	20.00
Suite floor area – maximum	50.09	90.00

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on February 22, 2016, the Application was referred for a 30-day comment period to the Rockland 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 variances.

ANALYSIS

The Secondary Suite Design Guidelines recommend that the changes to the front façade of a house be minimized. The largest addition to the house is on the north side and the least visible from the street. It and the other additions are in keeping with the existing character of the house. The guidelines also recommend the retention of a single entrance on the front façade of the house as is shown in this proposal. The lot is sufficiently large for the provision of private open space for the secondary suite. The entrance to the secondary suite is an existing door next to an existing garage and its driveway. This makes the provision of a separate walkway to the entrance as recommended in the Guidelines impractical. However, should the garage be

converted to another use in the future, a walkway as well as a patio for the secondary suite would be feasible.

CONCLUSIONS

The creation of a secondary suite in a single family dwelling on a large lot is consistent with City policy. The additions are in keeping with the existing character of the single family dwelling and are not required to accommodate the proposed secondary suite. The secondary suite generally complies with the *Secondary Suites Design Guidelines*. If not approved now, the secondary suite could be installed in five years' time. Without the secondary suite, the renovations currently underway are permitted under the zoning and do not require Council's approval. Staff recommend for Committee's consideration that the Application advance to an opportunity for public comment at a meeting of Council.

ALTERNATE MOTION

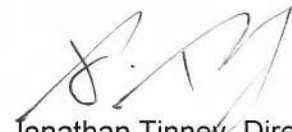
That Council decline Development Variance Permit Application No. 00170 for the property located at 704 Robleda Crescent.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services Division

JH.



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

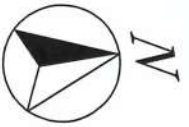


Date: March 31, 2016

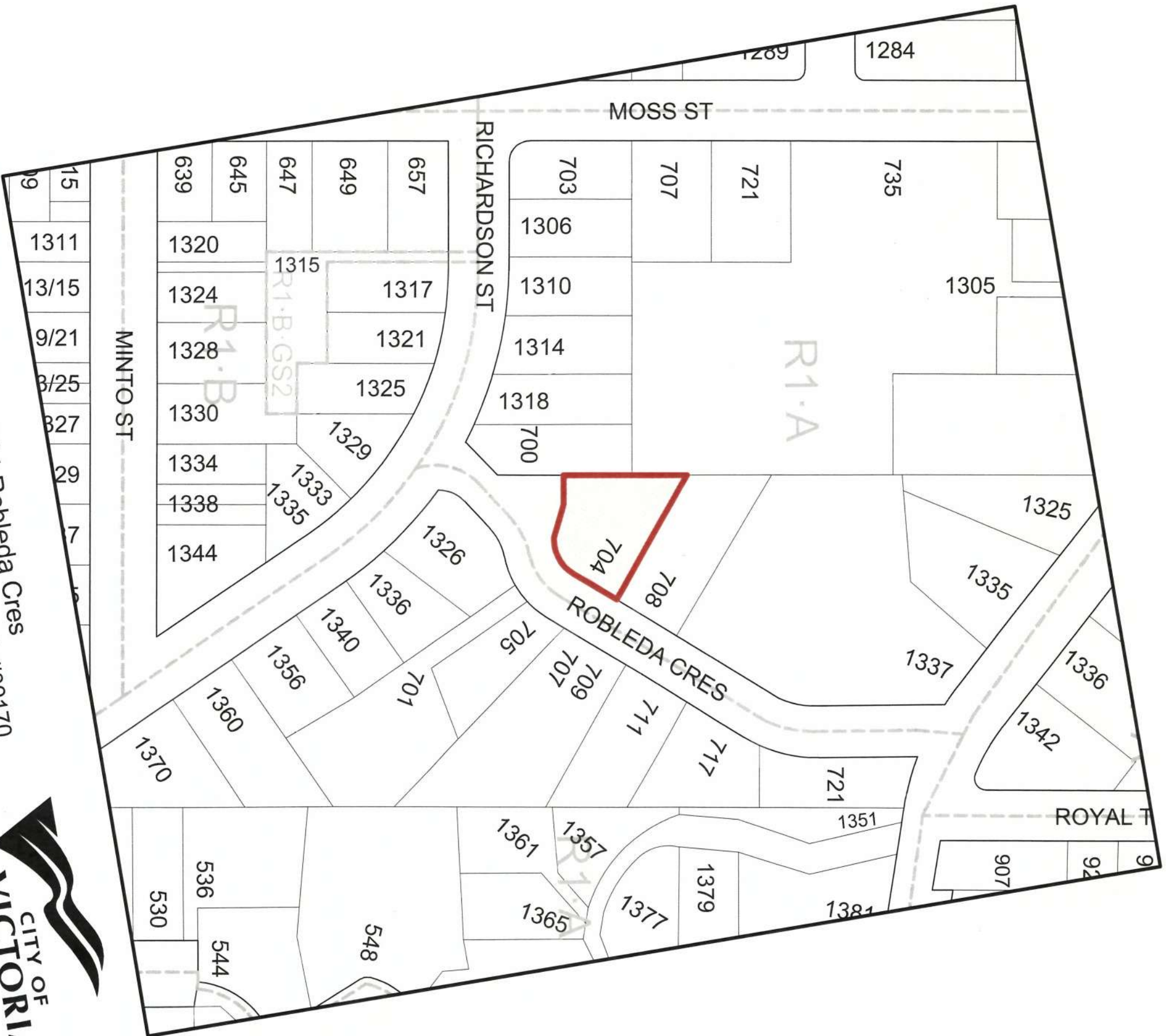
List of Attachments

- Zoning map
- Aerial map
- Letter from applicant to Council dated November 24, 2015
- Plans dated February 10, 2016.

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DVP\DP00170\DP DVP PLUC REPORT TEMPLATE1.DOC



Development Variance Permit #00170
704 Robleda Cres





**SUBJECT PROPERTY: 704 Robleda Cr.
LOT 6 (DD 294833I), FAIRFIELD FARM ESTATE,
VICTORIA CITY, PLAN 8248.**

November 24th, 2015

Mayor and Council City of Victoria
City of Victoria Municipal Hall
#1 Centennial Square,
Victoria, BC
V8W 1P6

*Re: Application for Variance; Relief from the required 5-year wait
for the application of a secondary suite*

Your Honor and Honorable Council Members,

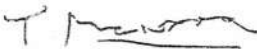
We hereby respectfully seek relief of and a variance for the required five-year wait, as defined under **Schedule J – Secondary Suite Regulations, Item 2, Exterior Changes.**

A building permit application has been submitted to develop the basement in and construct additions to our family home. This work is planned to accommodate our immediate family of 7, as well as the future inclusion of my parents. Mr. and Mrs. Vincent Monckton, aged 82 and 86, currently reside in Regina and are preparing to relocate to Victoria in the spring of 2016. At that time and on completion of renovations, we hope to move them into the proposed secondary suite. We have made the important decision that we - my wife, sons, and I - can provide better care for my parents in our home than that offered in an institutional care facility. The safety, stability and connectedness achieved in living together will create an inclusive and loving environment for the family as a whole.

The proposed suite, which falls outside the scope of approved renovations, does not impact the footprint of the house and will remain within the existing structure. The two existing driveways offer easy access to adequate off-street parking.

The variance we seek will relieve us from the long five-year wait, thereby enabling us to tend to the immediate needs of our family. Your consideration is greatly appreciated.

Sincerely,



Thaddeus Monckton and Brenda Scott
704 Robleda Crescent, Victoria, BC,
V8S 3K5, Canada, [REDACTED]
[REDACTED]

Received
City of Victoria
FEB 10 2016
Planning & Development Department
Development Services Division

704 Robinda Crescent, Fairfield Farm Estate,
Victoria City, Plan 8248.

LOT 5



LOT 1

FUTURE LOAD CALCULATION	HYDRAULIC	
	# FIXTURES	LOAD FUTURE UNIT
BATHROOM W/O G.O. SHOWER	3	3
SHOWER	1	2
TOILETS (FRESH TANK)	4	4
LAUNDRATORY SINK	1	1
KITCHEN SINK (DOMESTIC)	1	1
LAUNDRY SINK	1	1
DISHWASHER (DOMESTIC)	3	3
CLOTHES WASHER	3	3
WIDE SINK	2	2
	TOTAL	40

WATER CONNECTION • 1" MINIMUM REQUIRED
*INFORMATION DERIVED FROM N.C. PLUMBING CODE 2012

$$\text{LOT DEPTH} = 24.22\text{m} + 40.26\text{m} / 2 = 32.24\text{m}$$

DWELLING MEAN GRADE CALCULATION

(A1) 24 20° 00' 20.00" ± 4.1	(E1) 24 20° 00' 20.00" ± 2.4
+113.10	+64.18
(A2) 24 20° 00' 20.00" ± 3.02	(E2) 24 20° 00' 20.00" ± 1.8
+18.87	+67.40
(A3) 24 20° 00' 20.00" ± 3.91	(E3) 24 20° 00' 20.00" ± 2.4
+132.71	+63.37
(A4) 24 20° 00' 20.00" ± 4.22	(E4) 24 20° 00' 20.00" ± 2.6
+214.48	+69.93
(A5) 24 20° 00' 20.00" ± 4.35	(E5) 24 20° 00' 20.00" ± 2.7
+183.13	+69.93
(A6) 24 20° 00' 20.00" ± 4.49	(E6) 24 20° 00' 20.00" ± 2.8
+73.18	+67.05
(A7) 24 20° 00' 20.00" ± 4.61	(E7) 24 20° 00' 20.00" ± 2.9
+17.90	+63.94
(A8) 24 20° 00' 20.00" ± 4.72	(E8) 24 20° 00' 20.00" ± 3.0
+123.75	+64.67
(A9) 24 20° 00' 20.00" ± 4.87	(E9) 24 20° 00' 20.00" ± 3.2
+155.23	+68.56
(A10) 24 20° 00' 20.00" ± 5.01	(E10) 24 20° 00' 20.00" ± 3.4
	+68.56

AVE GRADE = TOTAL: 2139.75/75.60 = 28.23m

Site Plan CAIG CC
Scale: 1:100

ROBLA CRESCENT

SITE DATA		LOT-6
ITEMS		PROPOSED
LOT AREA		895.71 sq.m
OPEN SITE SPACE		40.77 %
OPEN SITE SPACE (rear)		Existing
SITE COVERAGE		25.94 %
HEIGHT		7.54 m
SETBACKS		
- FRONT (east)		10.55 m
- REAR (west)		0.55 m (existing)
- SIDE (south)		4.20 m
- SIDE (north)		3.00 m
FLOOR AREA		
- LOWER		117.61 sq.m
- MAIN		143.26 sq.m
- UPPER		53.47 sq.m
- GARAGE		39.72 sq.m
TOTAL MAIN + UPPER		194.73 sq.m
TOTAL FLOOR AREA		304.62 sq.m
F.S.R.		0.34 TO 1.0

General Experiences and go through in early and thoroughly review all papers to all plan jobs to a commencement and getting out of all work. Any other responses due to be reported to Building Designer immediately. Building Designer and Riddle for a response made to plan on the as follows to report all responses. Refer to General notes attached on plan.

[illegible]

Drye's employer has to review plans to verify roof design where any roof issues are shown, and to review building designs to ensure provisions are necessary.

This plan and design is covered by a copyright law and may not be reproduced, copied or used in any form whole or in part without the express written permission of Vitrocity Design Limited and may only be used by a contractor for their own dwelling on the spot described in relation to the Title Block below.



VICTORIA DESIGN GROUP

ONE ONE
ATLANTA AVENUE
VICTORIA, B.C.
CANADA

TEL: 250.686.7574
FAX: 250.686.7574

SITE PLAN

**Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC**

Date: 11/30/15
Time: 12:53:34 PM



1 South (front) Elevation
Scale: 1/4" = 1'-0"



2 East (right) Elevation
Scale: 1/4" = 1'-0"



PROFESSIONAL SEAL

CONSULTANTS

LIST OF DRAWINGS

A1	General Notes
A2	Site Plan
A3	Elevations
A4	Elevations
A5	Foundation
A6	Lower Floor Plan
A7	Main Floor Plan
A8	Upper Floor Plan
A9	Section
D1	Rainscreen Application Details

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
01	10/15/15	Check Set
02	10/24/15	BP Submission
03	11/27/15	Living Room Addition

General Contractor and/or Owner to verify and thoroughly review all aspects of this plan for compliance with all applicable codes and standards. Any discrepancies are to be reported to Building Department immediately. Building Department will review for compliance with all applicable codes and standards. Refer to General Notes for further details.

Note: B.C.L.S. is a safety placement and sign of all structures on lot. General Contractor to verify and thoroughly review all aspects of this plan for compliance with all applicable codes and standards. Any discrepancies are to be reported to Building Department immediately. Building Department will review for compliance with all applicable codes and standards. Refer to General Notes for further details.

Shortest Engineer to review plan (where required) and specify structural or electrical or mechanical. The responsibility of the owner or contractor to verify and commission all engineering requirements with the project building department prior to starting work.

These drawings are to be used for construction only. They are not to be used for any other purpose without the written permission of Victoria Design Limited. Any use for other purposes is prohibited. The drawings are not to be used for any other purpose without the written permission of Victoria Design Limited.

This plan and design is created by copyright law and may not be reproduced, copied or used in any form without the written permission of Victoria Design Limited. Any use for other purposes is prohibited. The drawings are not to be used for any other purpose without the written permission of Victoria Design Limited.

VICTORIA DESIGN	7692
A3 (1/4" = 1'-0")	A9
Nov. 27, 2015	
As Shown	
J.S.K.	

ELEVATIONS

Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC

Date: 11/30/15
Time: 12:03:24 PM

Received
City of Victoria

FEB 10 2016

Planning & Development Department
Development Services Division

PROFESSIONAL SEAL

CONSULTANTS

LIST OF DRAWINGS

A1	General Notes
A2	Site Plan
A3	Elevations
A4	Elevations
A5	Foundation
A6	Lower Floor Plan
A7	Main Floor Plan
A8	Upper Floor Plan
A9	Section
D1	Rainscreen Application Details

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
01	10/15/15	Check Set
02	10/26/15	RP Submission
03	11/27/15	Living Room Addition

General Contractor and/or Owner to verify and thoroughly review all aspects of plans prior to construction and ensure setting out of all work. Any discrepancies are to be reported to Building Designer immediately. Building Designer not liable for changes made to plans on site or failure to report said discrepancies. Refer to General Notes for further details.

Note: S.C.I. is to verify placement and setting of all structures on lot. General Contractor to work in accordance with S.C.I. to ensure proper placement of structures on the plan to existing work. Building Designer not responsible for any encroachments of any lot with respect to utility or encroachment of structures on lot. Structural Engineer to review plan (where required) and issue the Structural Engineering Report (S.E.R.). The responsibility of the owner or contractor to verify and commission all engineering requirements with municipal building requirements prior to starting work.

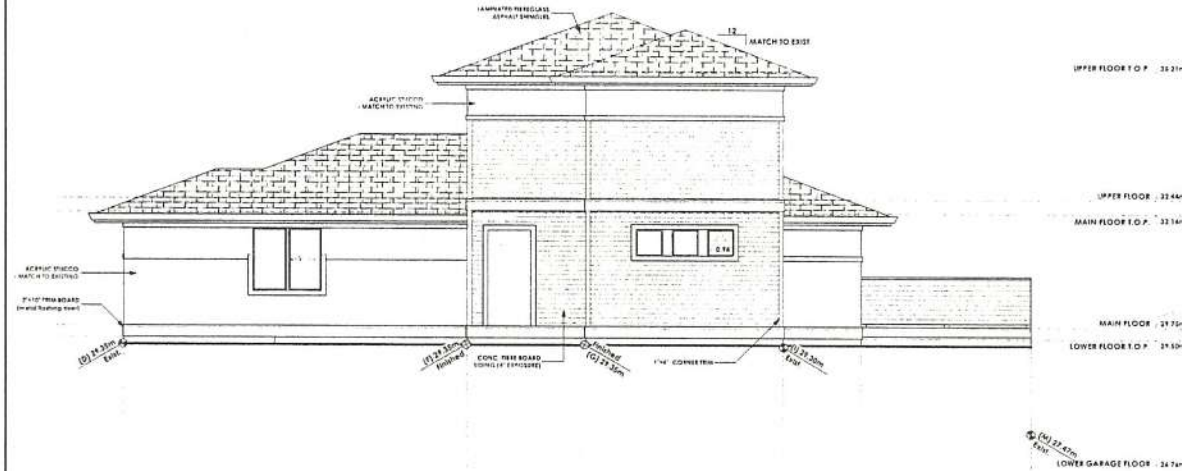
These Manufacturers to review plans to verify roof design where any rooflines are shown and to correct building designer to ensure it is correct if necessary.

This plan and design is covered by copyright law and may not be reproduced, copied or used in any form without the express written permission of Victoria Design Limited, and may only be used for the specific project described in the title block below.

VICTORIA DESIGN C. E. D. P.	7692
Nov. 27, 2015	A4 OF A9
As Shown	J.S.K.

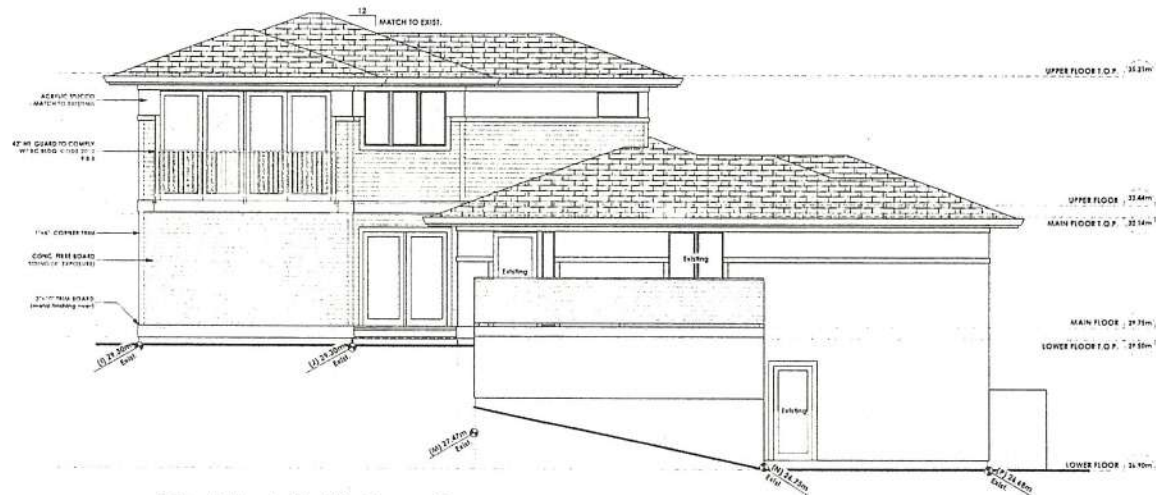
ELEVATIONS

PROJECT:
Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC



1 North (rear) Elevation
A4 Scale: 1/4" = 1'-0"

Building Elevation	3.00 m
Exposed Building Area	32.24 sq m
Roof Area	18.5 sq m
Roof Area (Including Area)	6.70 sq m
Roof Area (Including Area)	0.94 sq m



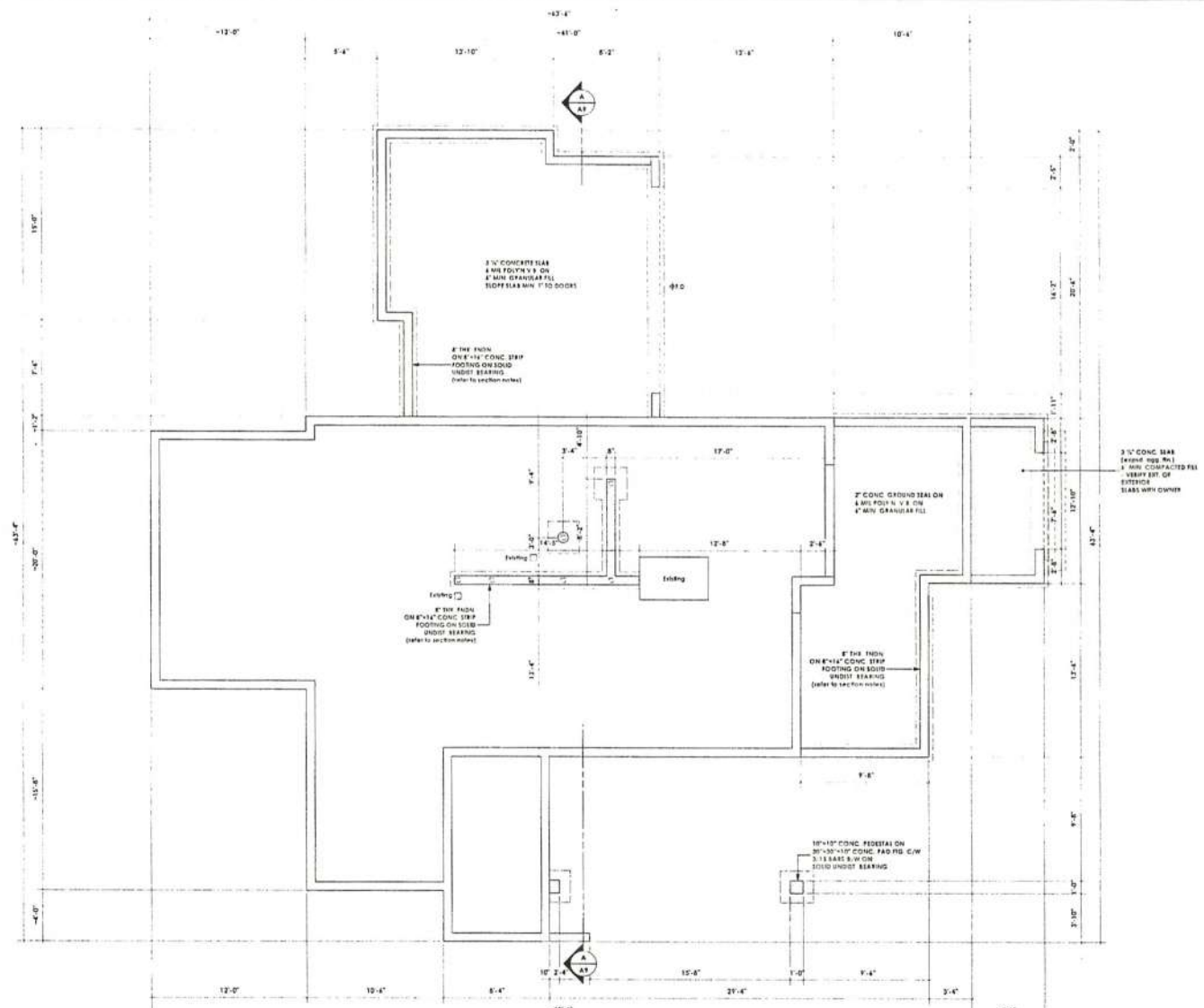
2 West (left) Elevation
A4 Scale: 1/4" = 1'-0"

Date: 11/30/15
Time: 12:03:34 PM

Received
City of Victoria

FEB 10 2016

Planning & Development Department
Development Services Division



Wall Legend

- 8" Conc. Foundation
- Wall C/W 16" x 16" Conc. Strip Footing (see section notes)
- Existing Conc. Foundation
- Beam Pocket

1 Foundation Plan
A5
Scale: 1/4" = 1'-0"

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR
AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE
WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

PROFESSIONAL SEALS		
CONSULTANTS		
LIST OF DRAWINGS		
A1	General Notes	
A2	Site Plan	
A3	Elevations	
A4	Elevations	
A5	Foundation	
A6	Lower Floor Plan	
A7	Main Floor Plan	
A8	Upper Floor Plan	
A9	Section	
D1	Rainscreen Application Details	
ISSUED/REVISED		
No.	DATE	ISSUED/REVISED
01	10/15/15	Check Set
02	10/26/15	SP Submission
03	11/27/15	Living Room Addition

General Contractor and/or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of all work. Any discrepancies are to be reported to Building Designer immediately. Building Designer and Builder for changes prior to plan set out or failure to report discrepancies. Refer to General notes for details on plan.

Note: S.C.I.S. to verify placement and setting of all structures on lot. General Contractor to verify on completion with S.C.I.S. to ensure proper placement of structures on site prior to starting work. Building Designer not responsible for any subsequent work of any kind with regard to setting or placement of structures on lot.

Structural Engineer to review plan before issuance and identify structural elements not existing. The responsibility of the owner or user of the plan to verify and coordinate all engineering requirements with municipal building department prior to starting work.

These drawings show to indicate plans for, verify and design where any conditions are shown and for existing building design to ensure it remains as necessary.

This plan and design is covered by copyright law and may not be reproduced, copied or used in any form without the express written permission of Victoria Design Limited, and may only be used in connection with the project described on the sheet. Not to be used for any other project.

	PROJECT	7692
	DATE	Nov. 27, 2015
	BY	As Shown
	FOR	J.S.K.

FOUNDATION

PROPOSED
Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC

Date: 11/30/18
Time: 12:03:34 PM

Received
City of Victoria

FEB 10 2018

Planning & Development Department
Development Services Division

PROFESSIONAL SEAL

CONSULTANTS

LIST OF DRAWINGS

No.	DATE	REVISION
A1	General Notes	
A2	Site Plan	
A3	Elevations	
A4	Elevations	
A5	Foundation	
A6	Lower Floor Plan	
A7	Main Floor Plan	
A8	Upper Floor Plan	
A9	Section	
D1	Reinforcement Application Details	

ISSUED/REVISED

No.	DATE	REVISION
01	10/15/15	Check 1st
02	10/24/15	SP Submission
03	11/27/15	Living Room Addition

General Contractor and/or Owner to verify and thoroughly review all plans in all plan prior to construction and verify all work. Any other requests are to be reported to Building Designer immediately. Building Designer and Builder for changes made to plan on site or failed to report requests. Refer to General Notes for details on plan.

Note: S.C.I. is to verify placement and size of all structures on lot. General Contractor to verify in context with S.C.I. to ensure proper placement of structures on the lot prior to starting work. Building Designer not responsible for any encroachment of any third party property or structures on lot.

Structural Engineer to review plan before construction and verify all work. Building Designer not responsible for any encroachment of any third party property or structures on lot.

These Manufactures to review plans to verify roof design where any roof design was shown and for correct building design to verify 3 conditions are necessary.

This plan and design is covered by copyright law and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written permission of Victoria Design Limited, and may only be used to construct the building and/or dwelling on the lot shown in the block below.

VICTORIA DESIGN GROUP 100 - 100 ATKINS AVENUE PORTLAND, O.R. 503-255-0000 P.O. BOX 3044 - 304 PORTLAND, O.R. 97208	7692
	A6 OF A9
	Nov. 27, 2015
	As Shown
	J.S.K.

LOWER FLOOR

Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC

Wall Legend

- 1 in. S2 S/C Rated Party Wall
- SC Reg. Code Wdn
- Absorptive Material One Side
- 2-4 Dimpled Stud @ 14" o/c
- on 2-4 Stud on 2 Layers
- "C" Type X Gyp. One Side
- 2-4 or 2-4 New Wall
- Existing Wall
- Wall to be Removed
- Full-up Wd. Post (by structural engineer)
- Full-up Wd. Post (load from above)
- Point Load

Interconnected Smoke detectors to comply with A.C.C. 9.10.15. Interconnected Carbon Monoxide detectors to comply with B.C.C. 9.32.4.2.

1 Lower Floor Plan Scale: 1/4" = 1'-0"

Total Lower: 1265.94 sq.ft. (117.61 sq.m)
Suite: 539 sq.ft. (50.09 sq.m)
Existing Garage: 213.44 sq.ft. (19.83 sq.m)

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 7.2.3.13.2 AND SUPPLY DETAILS IF REQUIRED.

NOTE: ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION.

Mechanical Exhaust Fans

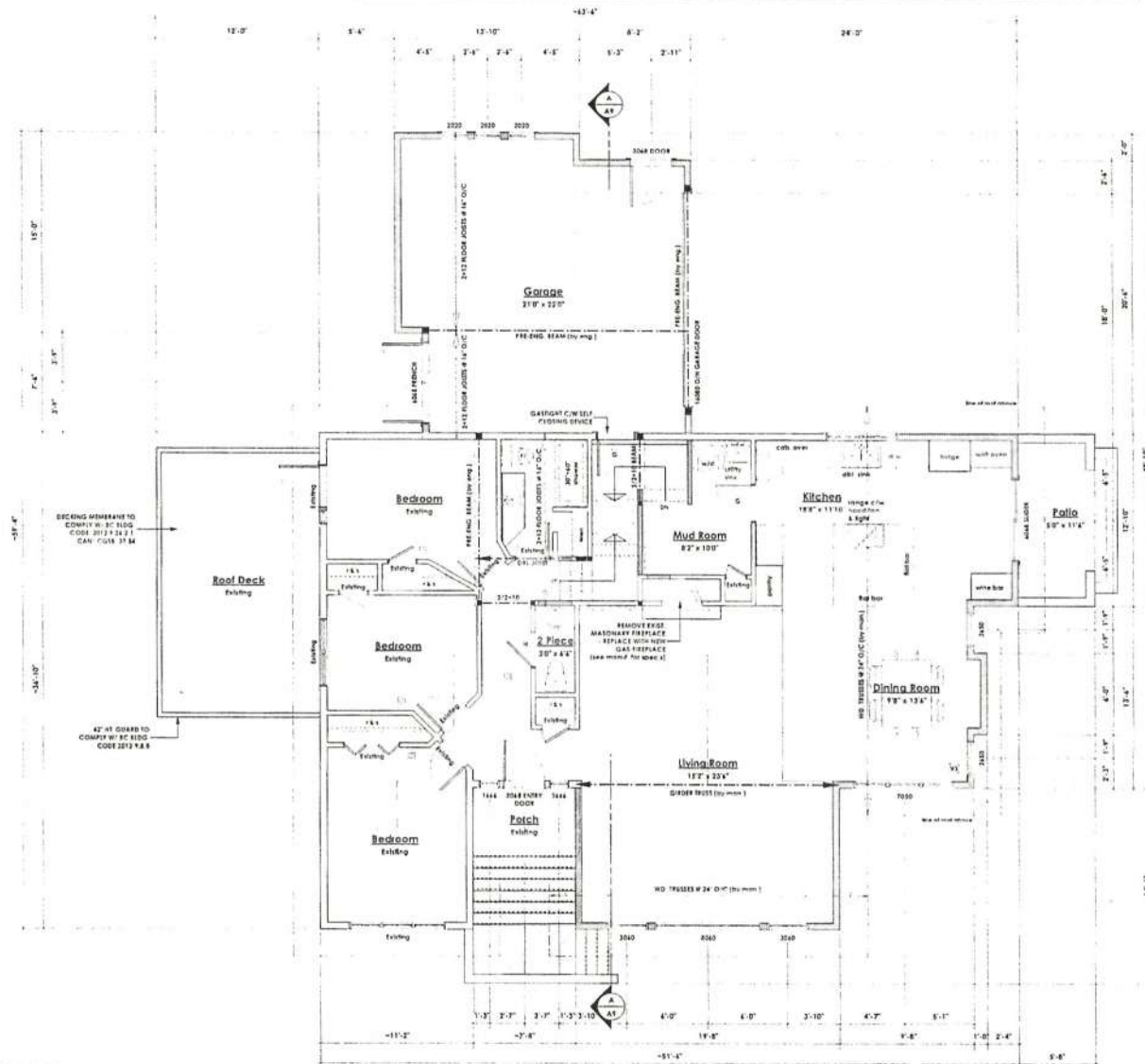
- 23.0 (50 CFM) Intermittent
- 23.0 (50 CFM) Continuous
- 23.0 (50 CFM) Continuous
- 23.0 (50 CFM) Continuous
- In Bedroom (see gen notes)
- In Living Space (see gen notes)
- In Crawl Space (see gen notes)

Refer to general notes

DOOR SCHEDULE

A	6'0" x 8'0" (2149-2012)	F	3'0" x 6'0" (2447-2012)
B	6'0" x 8'0" (2149-2012)	G	6'0" x 8'0" (2149-2012)
C	6'0" x 8'0" (2149-2012)	H	6'0" x 8'0" (2149-2012)
D	6'0" x 8'0" (2149-2012)	I	6'0" x 8'0" (2149-2012)
E	6'0" x 8'0" (2149-2012)	J	6'0" x 8'0" (2149-2012)

Date: 11/30/15
Time: 12:03:34 PM



Wall Legend

- 1 in. 32 SPC Baled Early Wall
 EC Bldg. Code Wall
 Absorptive Alkaloid One Side
 2-4 Staggered Stud @ 16" o/c
 on 2x4 plate w/ 2 Layers
 1/2" Type X Gyp. One Side
- 2x4 or 2x4 New Wall
- Existing Wall
- Wall to Be Removed
- ☒ Full-Up Wld. Fast (by structural eng.)
- ☐ Full-Up Wld. Fast (load from above)
- ☒ Point Load

Interconnected smoke detectors to comply with B.C.C. 10 19.
Interconnected Carbon Monoxide detectors to comply with B.C.C. 9 32 4 2.

Main Floor Plan

Scale: 1/4" = 1'-0"

Main: 1542 sq.ft. (143.26 sq.m)
Garage: 430 sq.ft. (39.92 sq.m)

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR
AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE
WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

NOTE: ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

Mechanics of Exhaust Fans

- 23L/s (50 CFM) Intermittent
 - 9 L/s (20 CFM) continuous
 - 23L/s (50 CFM) Continuous
 - 23L/s (50 CFM) Continuous
 - 1/2 In Bedroom (see gen notes)
 - 1/2 In Living Space (see gen notes)
 - 1/2 In Living Space (see gen notes)
- Refer to general notes

BOOK REVIEW

A	6/10/6/6 (2340+2032)	F	3/10/6/6 (844+2022)
B	6/10/6/6 (1329+2032)	G	3/10/6/6 (811+2032)
C	6/10/6/6 (11524+2032)	H	2/10/6/6 (762+2032)
D	4/10/6/6 (1319+2032)	I	3/10/6/6 (771+2032)
E	3/10/6/6 (610+2032)	K	3/10/6/6 (610+2032)
		L	1/10/6/6 (510+2032)

Received
City of Victoria

FEB 10 2016

Planning & Development Department
Development Services Division

PROFESSIONAL NEALN

CONSISTANTS

LIST OF DRAWINGS	

- | | |
|----|--------------------------------|
| A1 | General Notes |
| A2 | Site Plan |
| A3 | Elevations |
| A4 | Elevations |
| A5 | Foundation |
| A6 | Lower Floor Plan |
| A7 | Main Floor Plan |
| A8 | Upper Floor Plan |
| A9 | Section |
| D1 | Rainscreen Application Details |

ISSUED/REVISED

- | No. | DATE | INSULATED/ROUTED |
|-----|----------|----------------------|
| 01 | 10/15/15 | Check Set |
| 02 | 10/26/15 | BP Submission |
| 03 | 11/27/15 | Living Room Addition |

General Contractor and/or Owner to timely and thoroughly review all drawings and plans to determine if they are complete and nothing will be overlooked. Any discrepancies are to be reported to Building Designer immediately. Building Designer not liable for changes made to drawings after they are submitted to the report discrepancies. Later to General Contractor, to be taken on own.


Master B.C.C. to verify drawings and details of all work shown on bid. Should be available to work in a complete form with B.C.C. to ensure proper after several of checks on the job site. Starting work without a complete and approved set of drawings is the responsibility of any individual who agrees to take on general of such work on site.

Structural Engineer to review plan (where applicable) and specify work to be done or corrected as necessary. It is the responsibility of the owner or contractor to verify and acceptance of any structural work with required building departments prior to starting work.

For Structural work to include plans to verify work on site where any work requires any ability to be a structural building designer to include a structural non-responsibility.

 Cengage

This plan and design is covered by copyright law and may not be reproduced, copied or used in any form while in print without the express written permission of Victoria Design Limited, and may only be used to construct this particular dwelling in the specified lot outlined in the Title Deeds before.

 VICTORIA DESIGN GROUP 100 Bay STEELES AVENUE VICTORIA, B.C. V8P 2G2	PHONE 7692
	MOBILE A7 03 A9
	DATE Nov. 27, 2015
	TITLE As Shown
	DRAWN BY J.S.K.
PROJ. NO. 101-121 PLAN. NO. 101-121 101-121-101-121	

MAIN FLOOR

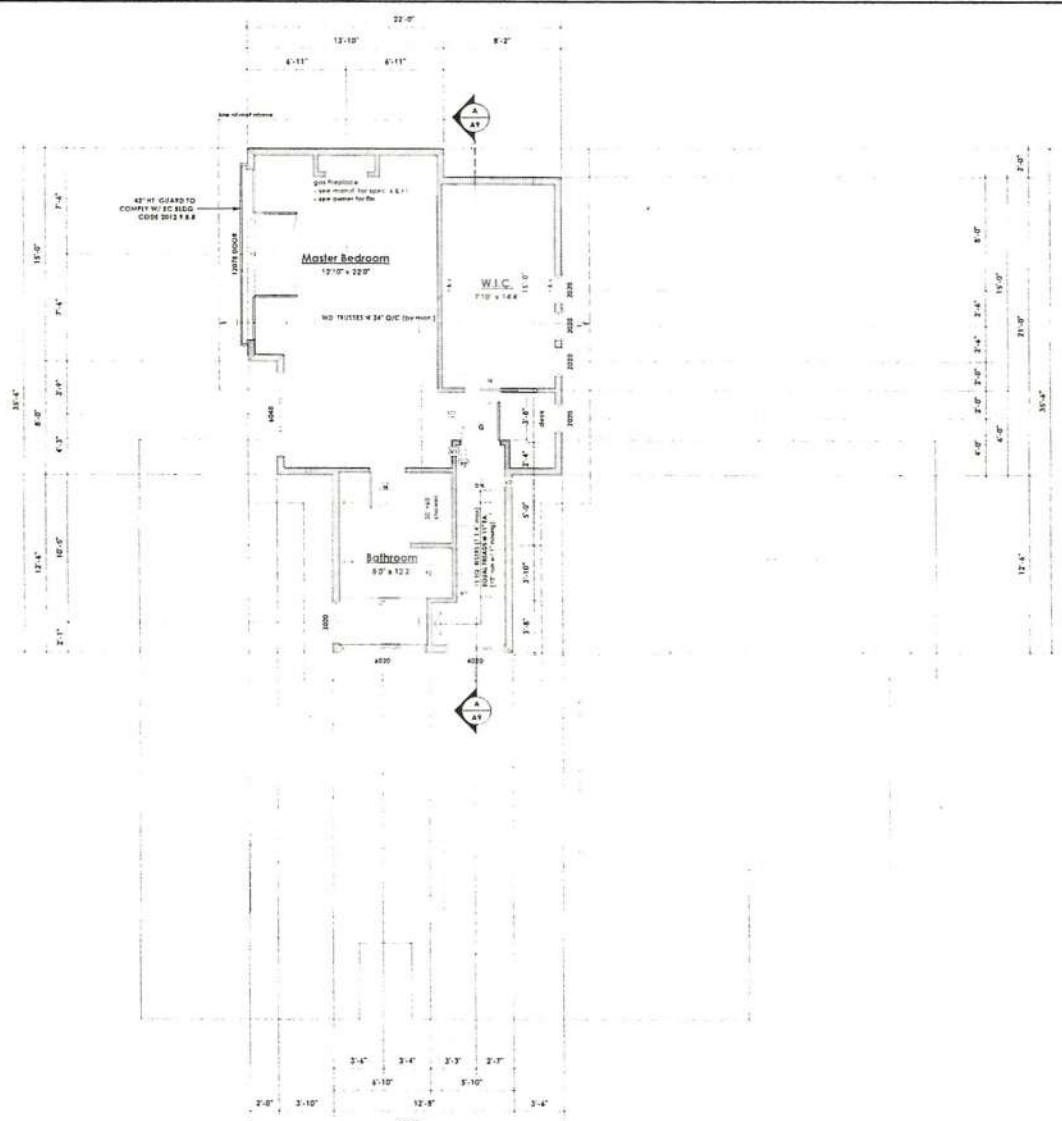
Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC

Date: 11/30/15
Time: 12:03:34 PM

Received
City of Victoria

FEB 10 2016

Planning & Development Department
Development Services Division



Wall Legend

- 1 in. 52 SFC Rigid Poly Wall
- BC Bldg. Code Note
- 2x4 Staggered Stud @ 16" o/c
- on 2x4 studs w/ 2 Layers
- 1/2" Type X Gyp. One Side
- 2x4 or 2x4 New Work
- Existing Wall
- Wall to be Removed
- Built-up Wd. Pail (by structural engineer)
- Built-up Wd. Pail (load from above)
- Paint Load

Interconnected Smoke detectors to comply with B.C.A.C. 9.10.19.
Interconnected Carbon Monoxide detectors to comply with B.C.A.C. 9.32.4.2.

1 Upper Floor Plan

Scale: 1/4" = 1'-0"

Upper: 575 sq.ft. (\$3.47 sq.m)

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

NOTE: ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

Mechanical Exhaust Fans

- (1) 22 1/2 (50 CFM) Intermittent
- (1) 1/4 (50 CFM) Continuous
- (2) 22 1/2 (50 CFM) Continuous
- (1) in Bedroom (see gen notes)
- (1) in Living Space (see gen notes)
- (1) in Closet Space (see gen notes)

Refer to general notes

DOOR SCHEDULE

A	6'0" x 8'0" (1830 x 2440)	F	3'0" x 6'0" (914 x 1830)
B	6'0" x 8'0" (1830 x 2440)	G	3'0" x 6'0" (914 x 1830)
C	6'0" x 8'0" (1830 x 2440)	H	3'0" x 6'0" (914 x 1830)
D	6'0" x 8'0" (1830 x 2440)	I	3'0" x 6'0" (914 x 1830)
E	6'0" x 8'0" (1830 x 2440)	J	3'0" x 6'0" (914 x 1830)

PROFESSIONAL SEALS		
CONSULTANTS		
LIST OF DRAWINGS		
A1	General Notes	
A2	Site Plan	
A3	Elevations	
A4	Elevations	
A5	Foundation	
A6	Lower Floor Plan	
A7	Main Floor Plan	
A8	Upper Floor Plan	
A9	Section	
D1	Rainscreen Application Details	
ISSUED/REVISED		
No.	DATE	ISSUED/REVISED
01	10/15/15	Check Set
02	10/26/15	BP Submission
03	11/27/15	Living Room Addition

General Contractor and/or Owner to verify and thoroughly review all aspects of this plan prior to construction and setting out of all work. Any discrepancies are to be reported to Building Designer immediately. Building Designer and Owner to verify and review all plans prior to construction. Refer to General Contractor and/or Owner for any discrepancies.

Note: B.C. 9.1.5 to verify placement and filling of all shortfalls on lot. General Contractor to work in conjunction with B.C. 9.1.5 to ensure proper placement of shortfalls on site prior to starting work. Building Designer not responsible for any discrepancies of any kind with regard to using or placement of shortfalls on lot.

Structural Engineer to review plan (where required) and identify structural elements to be added. It is the responsibility of the owner or contractor to verify and coordinate all engineering requirements with structural building department prior to starting work.

Trade Workman to review plans to verify and design where any conditions are shown and for correct Building Designer to review if conditions are necessary.

This plan and design is created by copyright law and may not be reproduced or copied in any form without the express written permission of Victoria Design Limited. Any use of this plan is to be used in accordance with the terms of the license to be obtained from the Victoria Design Limited.

VICTORIA DESIGN GROUP

7692

AB 01 A9

Nov. 27, 2015

As Shown

J.S.K.

UPPER FLOOR

Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC

Received
City of Victoria
FEB 10 2016
Planning & Development Department
Development Services Division

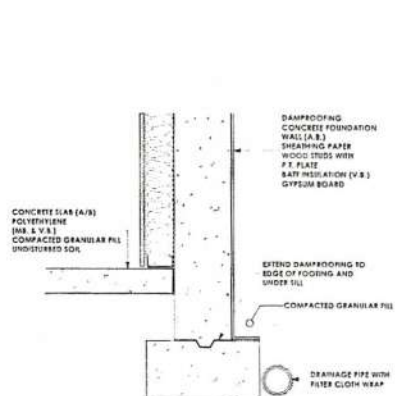


Foundation Walls

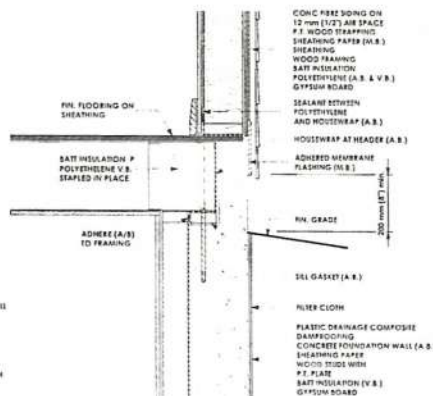
- F1 DRAINPOOR: Downspout OK
IF THE CONC. FOUNDATION WALL
C/W IS 10 mm BAY # 24 OK 5/16
- F2 14" X 8" CONC. NOODLES
C/W 2 (WALL) NO BAY CONC. 5/16
ON UNFINISHED FLOOR (LONG BEARS)
- F3 4" FEMSTER DRAIN
2" TIGHT PIP FOR # 15
DRAIN ROOF
- F4 ANCHOR BOLTS # 8 @ 2' OC MAX
7" IN WALL GASES
- F5 STEP DOWN TO GARAGE FLOOR
MAY GARY VERIFY EXTEND ON LIFE
- F6 1/2" BAY INSULATION FOR 2" IF
CONC. ANCHORS EXTEND
ON 12" BAY (WALL) 5/16 2" IF
CONC. ANCHORS NOT EXTENDED - to
be applied for the face of wall with 8"
on both sides (1" and 1" on each side)

[illegible]

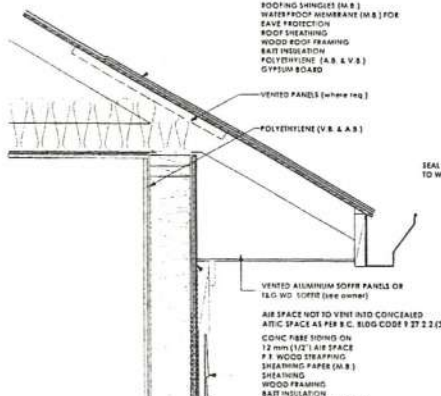
Received
City of Victoria
FEB 10 2016
Planning & Development Department
Development Services Division



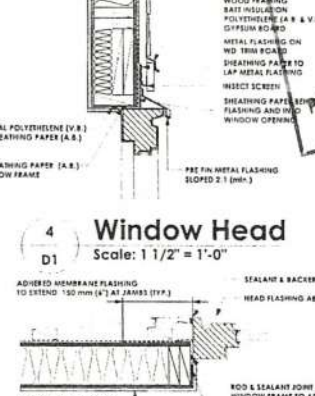
1 Foundation Wall at Slab
Scale: 1 1/2" = 1'-0"



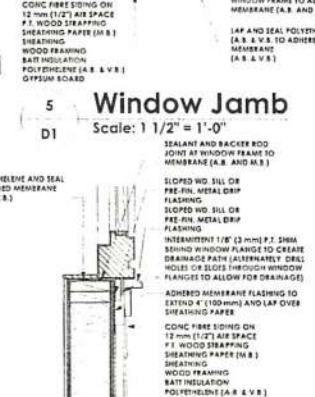
2 Base of Wall/Foundation
Scale: 1 1/2" = 1'-0"



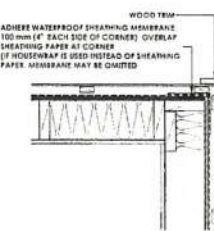
3 Water Shedding Roof / Wall
Scale: 1 1/2" = 1'-0"



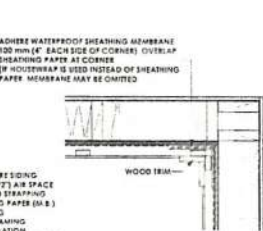
4 Window Head
Scale: 1 1/2" = 1'-0"



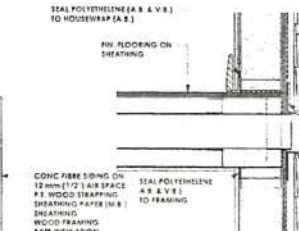
5 Window Jamb
Scale: 1 1/2" = 1'-0"



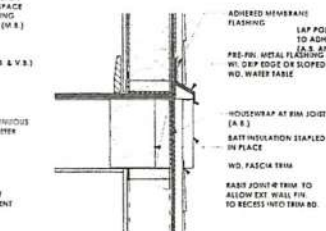
6 Outside Corner
Scale: 1 1/2" = 1'-0"



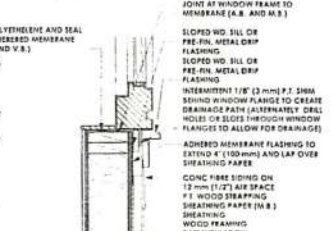
7 Inside Corner
Scale: 1 1/2" = 1'-0"



8 Wall Exhaust Vent
Scale: 1 1/2" = 1'-0"



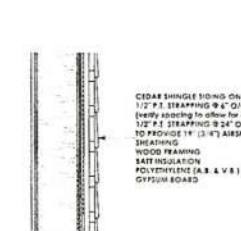
9 Trimmer Joist
Scale: 1 1/2" = 1'-0"



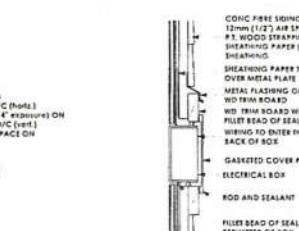
10 Window Sill
Scale: 1 1/2" = 1'-0"



11 Stucco Cladding
Scale: 1 1/2" = 1'-0"



12 Shingle Cladding
Scale: 1 1/2" = 1'-0"



13 Electrical Fixtures
Scale: 1 1/2" = 1'-0"



14 Pipes
Scale: 1 1/2" = 1'-0"



15 Door Sill Membrane
Scale: 1 1/2" = 1'-0"

PROFESSIONAL SEALS		
CONSULTANTS		
LIST OF DRAWINGS		
A1	General Notes	
A2	Site Plan	
A3	Elevations	
A4	Foundation	
A5	Lower Floor Plan	
A6	Main Floor Plan	
A7	Upper Floor Plan	
A8	Section	
A9	Rainscreen Application Details	
NOTED/REVISED		
No.	DATE	NOTED/REVISED
01	10/15/15	Check Set
02	10/26/15	BP Submission
03	11/27/15	Living Room Addition

General Contractor and/or Owner to verify and bring forth any
discrepancies at plan stage to permit permit and setting out of work.
Any changes to the drawings after the permit stage shall be the
responsibility of the owner or contractor. Building Department
immediately Building Department not liable for changes made to
drawings after the permit stage. Refer to General Contractor for
any changes to the drawings.

Note: B.C. 1. In every placement and setting of all structures on lot
General Contractor to work in accordance with B.C. 1.1. to ensure
proper placement of structures on the lot for clearing work.
Building Department not responsible for any structures placed on lot
which are not in accordance with the above.

These drawings are prepared by the architect and are not to be
used for any other purpose without the written consent of the architect.
The responsibility of the owner or contractor to verify
and coordinate all engineering requirements with the local
building department prior to building work.

These drawings are prepared by the architect and are not to be
used for any other purpose without the written consent of the architect.
The responsibility of the owner or contractor to verify
and coordinate all engineering requirements with the local
building department prior to building work.

VICTORIA
DESIGN
7692
D1 01 D1
Nov. 27, 2015
As Shown
J.S.K.
DETAILS
Proposed Addition
Thaddeus Monckton
Lot 6
704 Robleda Crescent
Victoria, BC



ROCKLAND NEIGHBOURHOOD ASSOCIATION

Committee
of the Whole

APR 04 2016

Late Item# 4

March 8, 2016

Mayor and Council
Sustainable Planning and Community Development
At: caluc@victoria.ca

Re: DVP for 704 Robleda Crescent

The addition of a secondary suite to 704 Robleda Crescent in no way fulfills the spirit of the Secondary Suite Regulation. Schedule J allows for the addition of up to 20 m.2 of floor space to minimize exterior change and, according to the Secondary Suite Guidelines, minimize disruption of neighbours.

This renovation adds 132 m.2 of floor space, or for perspective, the equivalent of a 1,400 sq. ft. bungalow.

While the accommodation of aging parents is commendable, there is no mechanism in the Victoria bylaw to ensure that this continues to be the sole usage for the next five years. Indeed, there is no mechanism to insure that this is the actual use of the suite if occupancy is allowed.

A review of the documentation accompanying the request for a DVP shows this renovation was undertaken with consideration of suite tenancy, but the DVP application was not made until some months after building permits were issued. A DVP in this questionable circumstance would be ill advised as there may be a question of manipulating the system.

If the suite proposal is disallowed, consideration of the Secondary Suite Grant should also be discussed if applicable.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association