

MOTIONS

1. To Set Public Hearings for the Council Meeting of Thursday, November 26, 2015 for:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the following Hearings be held in Council Chambers, City Hall, on **THURSDAY, NOVEMBER 26, 2015, at 7 p.m.:**

1. Rezoning Application No. 00484 for 1510 Clawthorpe Avenue

Carried Unanimously

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – October 15, 2015

5. Rezoning Application No. 00484 for 1510 Clawthorpe Avenue

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00484 for 1510 Clawthorpe Avenue, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Carried Unanimously

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – October 15, 2015

6. Development Permit Application No. 00484 for 1510 Clawthorpe Avenue

It was moved by Councillor Coleman, seconded by Councillor Alto, that after the Public Hearing for Rezoning Application No. 00484, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00484 for 1510 Clawthorpe Avenue, in accordance with:

1. Plans date stamped September 8, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

9.4 Rezoning Application No. 00484 for 1510 Clawthorpe Avenue

Committee received a report regarding an application for 1510 Clawthorpe Avenue. The proposal is to rezone the property to a new zone to allow the conversion of an accessory building into a garden suite.

Action: It was moved by Councillor Alto, seconded by Councillor Loveday, that Committee recommends that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* Amendment that would authorize the proposed development outlined in Rezoning Application No. 00484 for 1510 Clawthorpe Avenue, that first and second reading of the *Zoning Regulation Bylaw* Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 15/PLUC227



Planning and Land Use Committee Report

For the Meeting of October 15, 2015

To: Planning and Land Use Committee **Date:** October 1, 2015

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

Subject: Rezoning Application No. 00484 for 1510 Clawthorpe Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00484 for 1510 Clawthorpe Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land, within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1510 Clawthorpe Avenue. The proposal is to rezone the property from the R1-B Zone, Single Family District, to a new zone in order to permit the conversion of an existing accessory building into a Garden Suite.

The following points were considered in assessing this application:

- The proposal is consistent with the Urban Place Designation in the *Official Community plan (OCP)* 2012.
- The proposal is for a liveable form of rental housing, similar in size and scale to a typical garden suite.
- The design of the building incorporates design specification of the *Garden Suite Policy* (2011).
- The Application proposes the conversion of an existing accessory building, avoiding the need for new construction.

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R1-B Zone, Single Family District, to a new zone in order to allow the conversion of an existing accessory building into a Garden Suite. Due to the property's larger size, the standard zone to accommodate a Garden Suite would be the R1-B-GS2, Single Family Dwelling with Garden Suite for Plus Sites District.

The proposal is to increase the permitted maximum combined floor area in the zone standard from 56m² to 68m² in order to allow the existing accessory building to be converted for this use.

Sustainability Features

The applicant has identified sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The applicant proposes to install a bike rack which supports active transportation.

Land Use Context

The area is characterized by single family dwellings with some attached housing and commercial uses.

Immediately adjacent land uses include:

- North - Commercial
- South – Single Family Dwelling
- East – Single Family Dwelling
- West – Commercial and Single Family Dwelling.

Existing Site Development and Development Potential

The site is presently a single family dwelling. Under the current R1-B Zone, the property could be developed as a single-family house with secondary suite. Should the rezoning proceed, a single family dwelling and garden suite will be permitted, thus precluding the use of the main dwelling for the inclusion of a secondary suite.

Data Table

The following data table compares the proposal with the standard R1-B-GS2 Zone. The parcel would qualify as a "plus site" since it is larger than 557m² in area and the floor area of a garden suite may be increased to 56m². An asterisk is used to identify where the proposal is less stringent than the R1-B-GS2 Zone. A new zone would be required to increase the maximum combined floor area to permit the proposed size.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus Site"
Primary Dwelling		
Site area (m ²)	679.83	557
Lot width (m) - minimum	16.61	7.5
Combined floor area (m ²) - maximum	105.00	300
Height (m) - maximum	4.44	7.6
Storeys - maximum	1.00	2
Site coverage (%) - maximum	28.57	40
Setbacks (m) - minimum		
Front (Clawthorpe Avenue)	7.60	7.5
Rear (north)	19.40	10.24
Side (west)	3.14	3.00
Side (east)	2.42	1.66
Combined side yards	5.56	4.5
Parking - minimum	1	1
Garden Suite		
Floor area (m ²) – maximum	67.22 *	56
Height (m) – maximum	3.60	5.5
Storeys - maximum	1.00	1.5
Rear yard setback (m) (north) – minimum	1.99	0.6
Side yard setback (m) (east) – minimum	0.6	0.6
Separation space between buildings (within the site) (m) – minimum	8.68	2.4
Rear yard site coverage (%) - maximum	22.96	25

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Oaklands CALUC at a Community Meeting held on April 30, 2015. The minutes from this meeting were received on May 29, 2015, and are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, garden suites are subject to DPA 15E: Intensive Residential – Garden Suites. The proposal is consistent with the objectives of DPA 15E to utilize existing accessory buildings for residential uses and achieve new infill that respects the established character in residential areas.

Garden Suite Policy

The proposed development is consistent with the relevant land use policies of the *Garden Suite Policy*. The *Garden Suite Policy* supports proposals that exceed the standard requirements under certain circumstances when it is located in an existing accessory building. Other than the increase in floor area of the garden suite, all the siting criteria are met.

CONCLUSIONS

This proposal to convert an existing accessory building into a garden suite is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. The garden suite creates an opportunity for an alternative form of rental housing and it will provide a liveable environment for its occupants. Converting an existing accessory building would retain the existing private open space and preclude the addition of secondary suite on the property. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00484 for the property located at 1510 Clawthorpe Avenue.

Respectfully submitted,



Rob Bateman, Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: October 26, 2015

List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated September 1, 2015
- Minutes of Community Meeting – Oaklands Community Association dated April 30, 2015
- Submission drawings dated September 8, 2015.

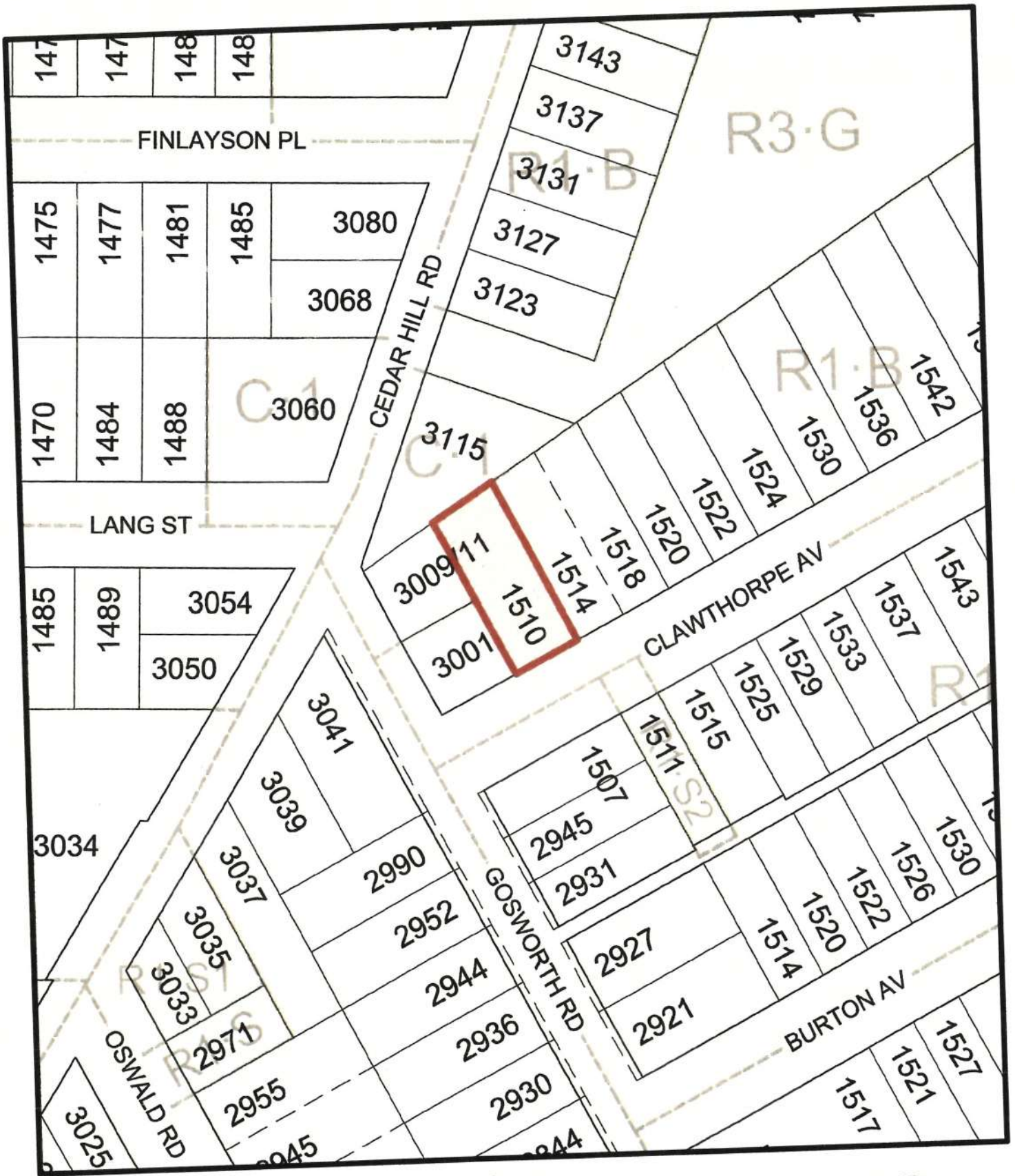


1510 Clawthorpe Avenue

Rezoning #00484

Bylaw #

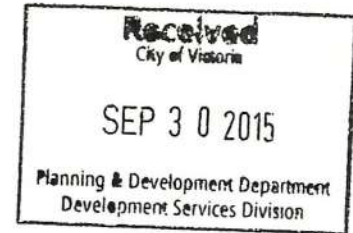




1510 Clawthorpe Avenue
 Rezoning #00484
 Bylaw #



Meghan & Doug Paterson
1510 Clawthorpe Ave
Victoria, BC V8T 2R7
September 1, 2015



Mayor and Council
1 Centennial Square
Victoria, BC V8W 1P6

To Mayor and Council of the City of Victoria,

APPLICATION FOR REZONING OF 1510 CLAWTHORPE AVE TO ALLOW FOR A GARDEN SUITE

Thank you for reviewing our application to rezone our property at Clawthorpe Avenue for the purpose of converting our existing outbuilding to a garden suite. We intend to convert the existing workshop in the rear of the property to a two bedroom rental garden suite, with the existing hardscape courtyard provided for the exclusive use of the suite. We will be maintaining the existing foot print and shell of the outbuilding, the interior will be updated with modern finishing's. The exterior will be updated to maintain a cohesive appearance with the existing single family dwelling and to make the garden suit feel like a home. To facilitate our conversion, we propose changing the land use from its current zoning of R1-B to a new zone based on the R1-B-GS2 standard except with an increased maximum floor area.

The proposal conforms to the existing Official Community Plan (July 2012) insofar as it is the intent of the community to increase urban density. Conversion to a garden suite would benefit the neighbourhood economically and socially by contributing needed density and rental housing availability. Conversion of the existing outbuilding within its original footprint would also minimize the impact on the environment and neighbours. The addition of the garden suite would also benefit us as new homeowners by allowing affordable homeownership.

The garden suit policy allows for structures at an upset of 56m², the existing 32 year old structure is slightly larger at 67m². In the policy when lots reach 557m² in size, the allowable size for the garden suit increases from 37m² to 56m². At this 557m² threshold a 56m² garden suit would take up 10.05% of the lot. Given that our lot is 686m², our existing 67m² building only takes up 9.77% of the lot; which is still under the 10.05% in the policy. Further, we understand that part of the intent of the policy restricting size is so that overly large structures are not built to take over the lot and intrude upon neighbouring properties. The building is only one story that has existed for over 30 years. No changes will be made to the existing structure that increases the buildings footprint. Of the four adjacent properties two are commercial

properties. These two commercial properties happen to be next to the garden suit so impact on residential properties will be minimal. As the garden suit policy allows for exemptions for existing structures we are requesting a new zone be created based on the R1-B-GS2 standard except with an increased maximum combined floor area for the increased size.

The conversion fits within Oakland's neighbourhood plan providing ground-oriented, family oriented housing and increasing residential densities within walking distance of the Hillside transit corridor (OCP Neighbourhood Direction – Oaklands 21.22.2). Ample public infrastructure is present in the neighbourhood, including a community recreation centre, shopping facilities, transit and parks. The existing conditions of the neighbourhood would remain relatively unchanged as the outbuilding to be converted was built and has existed since 1983. We anticipate little or no impact to the immediate neighbours, especially considering two of the immediate neighbours are commercial properties. The property will comply with schedule C parking requirements by providing one parking spot for the primary dwelling, no additional parking requirements are in place for the creation of a Garden Suite as per the policy.

Design and rezoning guidelines for the conversion at 1510 Clawthorpe were taken from the existing Garden Suit Policy. As this rezoning application is for an existing structure, every effort was made to comply with the Garden Suit Policy. Green building design features will include energy efficient appliances, water fixtures and LED lighting. Conversion will include hardscaping that will not require watering to help meet the request for drought-tolerant landscaping. The unit will also have water and hydro independence from the primary dwelling.

Enclosed with this letter is our rezoning application, thank you once again for your consideration of our application. We have endeavored to include all pertinent information herein and look forward to working with you in the rezoning process moving forward.

Sincerely,

Doug & Meghan Paterson

Home Owners

OCA LUC April 30, 2015
Oaklands Neighbourhood House – 2629 Victor St

Ben Clark (Land Use Committee Rep) – opens with an overview of the evening agenda and CALUC process – 1) 1510 Clawthorpe Garden Suite Rezoning Application.

1. Clawthorpe

In attendance was the applicant, one neighbour from 1514 Clawthorpe, and one neighbour representing the Kiwanis Pavilion.

The applicant presented their plan to convert an existing building on their property into a garden suite. The building was built in 1983 and has primarily been used as a workshop since then. It was also used as a recording studio before the current owners purchased the property. The current owners purchased this property last year and want to turn the workshop into a two bedroom garden suite for rental income.

The resident from 1514 Clawthorpe expressed two main concerns: the size of the building and the exterior design of the finished garden suite.

The applicant said that they are only converting an existing building and not increasing the size of that building. They also said that when complete the exterior of the garden suite will be updated to match the current colour of the main house.

The representative from Kiwanis Pavilion did not have any concerns and said that he supported the garden suite.

Meeting was adjourned at 7:30pm.

Additional correspondence received on May 1:

I couldn't be at the meeting but I was wondering if there's more information than what was in the notice.

Was there any provision for parking, for instance. It can be chock a block on Burton and is filling up on Gosworth – had a dispute on Gosworth the other day, which was a first.

Two bedrooms will likely mean two cars at a minimum, plus visitors from time to time.

Thanks for your help with this.

Lee Porteous [2927 Gosworth Road]
250-370-2964



PATERSON PROPOSED

GARDEN SUITE

1510 CLAWTHORPE AVE.

Received

City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division



EXISTING MAIN DWELLING - SOUTH ELEVATION



EXISTING ACCESSORY BUILDING - WEST ELEVATION



EXISTING ACCESSORY BUILDING - SOUTH ELEVATION

PHOTOGRAPHS - SHEET 1 OF 2

SCALE NT5

GENERAL NOTES

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
RO2	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
RO1	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE

1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

PHOTOGRAPHS - SHEET 1 OF 2

DRAWN BY

SCALE

NT5

DATE

JUNE 2015

DWG SHEET

A001

FILE NUMBER

A15-001



EXISTING ACCESSORY BUILDING - EAST ELEVATION (1)



EXISTING ACCESSORY BUILDING - WEST ELEVATION



EXISTING ACCESSORY BUILDING - EAST ELEVATION (2)



EXISTING ACCESSORY BUILDING - NORTH ELEVATION

PHOTOGRAPHS - SHEET 2 OF 2

SCALE NTS

GENERAL NOTES

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
RO2	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
RO1	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

PHOTOGRAPHS - SHEET 2 OF 2

DRAWN BY

SCALE

NTS

DATE

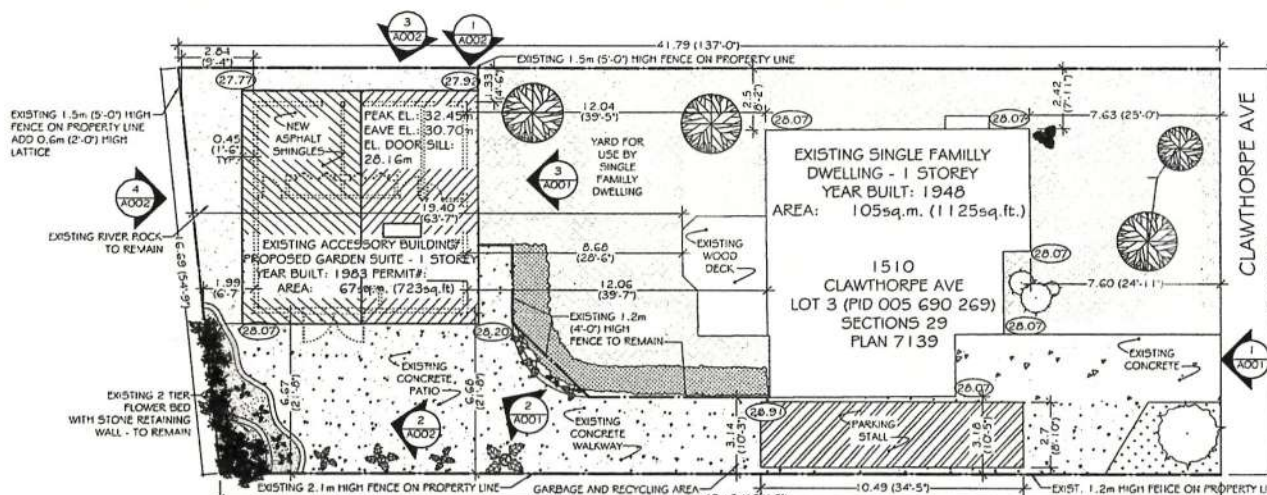
JUNE 2015

DWG SHEET

A002

FILE NUMBER

A15-001



CHECKLIST - GARDEN SUITE		COMPLIANCE	REQUIREMENT	PROVIDED	COMMENTS
ZONING		NON - COMPLIANT	R1-B-252	R1-B	VARIANCES REQUESTED BASED ON BELOW COMMENTS
LOCATION		COMPLIANT	REAR YARD	REAR YARD	
SITE/LOT AREA		COMPLIANT	557m ² MIN.	680m ²	
NUMBER OF GARDEN SUITES		COMPLIANT	1 MAX.	1	
STOREYS		COMPLIANT	1.5	1	
BUILDING HEIGHT		COMPLIANT	5.5m MAX.	3.6m	BASED ON AVG GRADE OF 27.98 AND BUILDING MID HEIGHT OF 31.58. DOES NOT RAPEDE NEIGHBOURS, NOR ADD SHADING TO ADJ. PROPERTIES
ROOF DECK		COMPLIANT	NOT PERMITTED	0	
GARDEN SUITE FLOOR AREA		NON - COMPLIANT	56m ² MAX.	67m ²	EXEMPTION REQUESTED. EXISTING ACCESSORY BLDG QUALIFIES UNDER EXEMPTION 1 FOR HAVING BEEN BUILT WITH A BUILDING PERMIT IN 1983. AS WELL AS EXEMPTION 2 FOR BEING A PLUS SITE WITH LOT EXCEEDING 557M ² (CURRENT LOT 685.71M ²) WHICH ALLOWS FOR INCREASED FLOOR SPACE. AS THE BUILDING IS EXISTING AND WAS BUILT MORE THAN 32 YEARS AGO WE ARE REQUESTING AN EXEMPTION BE GRANTED. AREA MEASURED FROM INSIDE FACE OF CONCRETE.
EXISTING SINGLE FAMILY DWELLING (SFD) AREA				105m ²	
REAR YARD AREA				327m ²	
REAR YARD SITE COVERAGE		COMPLIANT	25% MAX.	22.96%	
TOTAL SITE COVERAGE		COMPLIANT	30-40% MAX.	28.57%	
REAR YARD SETBACK		COMPLIANT	0.6m MIN.	1.99m	
SIDE YARD SETBACK - EAST		COMPLIANT	0.6m MIN.	1.33m	
SIDE YARD SETBACK - WEST		COMPLIANT	0.6m MIN.	6.67m	
SEPARATION BETWEEN GARDEN SUITE AND SFD		COMPLIANT	2.4m MIN.	8.68m	
CHECKLIST - GARDEN SUITE		COMPLIANCE	COMMENTS		
BUILDING CODE		COMPLIANT	ALL ALTERATIONS WILL MEET ALL BC BUILDING, PLUMBING AND ELECTRICAL CODE REGULATIONS		
ACCESS		COMPLIANT	AN UNOBSTRUCTED PATH (3.14m) IS PROVIDED ALONG WEST SIDE OF PROPERTY		
PARKING		COMPLIANT	PARKING STALL IS PRESENT FOR PRIMARY DWELLING (NOT LOCATED IN FRONT YARD)		
SECONDARY SUITES		COMPLIANT	THERE IS NO OTHER SECONDARY SUITES LOCATED ON PROPERTY		
SERVICING		COMPLIANT	CURRENT AND NEW SERVICES WILL BE LOCATED UNDERGROUND		
CHARACTER		COMPLIANT	ACCESSORY BLDG SHARES THE SAME CHARACTERISTICS AS THE MAIN HOUSE AS THE CLADDING FOR BOTH CONSISTS OF STUCCO AND VERTICAL CEDAR SIDING		
RESPECT MATURE LANDSCAPING ELEMENTS		COMPLIANT	MATURE TREES/LANDSCAPING WILL REMAIN UNHARMED ON SITE AND ON ADJACENT PROPERTIES		
MINIMIZE SHADING		COMPLIANT	ACCESSORY BUILDING WAS BUILT OVER 30YRS AGO AND DOES NOT OVER SHADE ADJACENT PROPERTIES		
ACCESSORY BLDG VIEWABLE FROM STREET		NON-COMPLIANT	ACCESSORY BLDG WAS BUILT OVER 30YRS AGO TO BE IN AS DISCRETE A LOCATION AS POSSIBLE. AS SUCH IT IS NOT VISIBLE FROM THE STREET		
WINDOWS		COMPLIANT	NO WINDOWS FACING REAR YARD ADJACENT PROPERTIES. 1 OF 2 EXISTING WINDOW OPENINGS BEING SPLIT INTO 2 EGRESS WINDOWS SERVING BEDROOMS. 1 WINDOW ADDED TO WEST ELEVATION (INTERIOR YARD) SERVING KITCHEN TO MAXIMIZE NATURAL LIGHTING		
ENTRIES AND ADDRESSING		COMPLIANT	EXISTING ENTRY IS ORIENTED TOWARDS STREET		
USABLE OUTDOOR SPACE		COMPLIANT	ROUGHLY 120m ² OF USABLE OUTDOOR SPACE PROVIDED		
LANDSCAPE		COMPLIANT	REAR YARD CONTAINS TERRACED GARDEN WITH MATURE IVY ALONG NORTH PROPERTY LINE, RIVER ROCK PATH ALONG NORTH AND EAST PROPERTY LINE, CONC. PATIO AND PERIMETER PLANTERS		
HERITAGE		N/A	STRUCTURE IS NOT ON HERITAGE REGISTER		
GARBAGE AND RECYCLING		COMPLIANT	SEE SITE PLAN. SUFFICIENT SPACE HAS BEEN PROVIDED OUT OF SIGHT		

SITE PLAN - EXISTING/PROPOSED

SCALE 1:200

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
R03	AUG '15	ZONING APPL. - RESUBMIT
R02	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
R01	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

SITE PLAN

DRAWN BY

SCALE

AS INDICATED

DATE

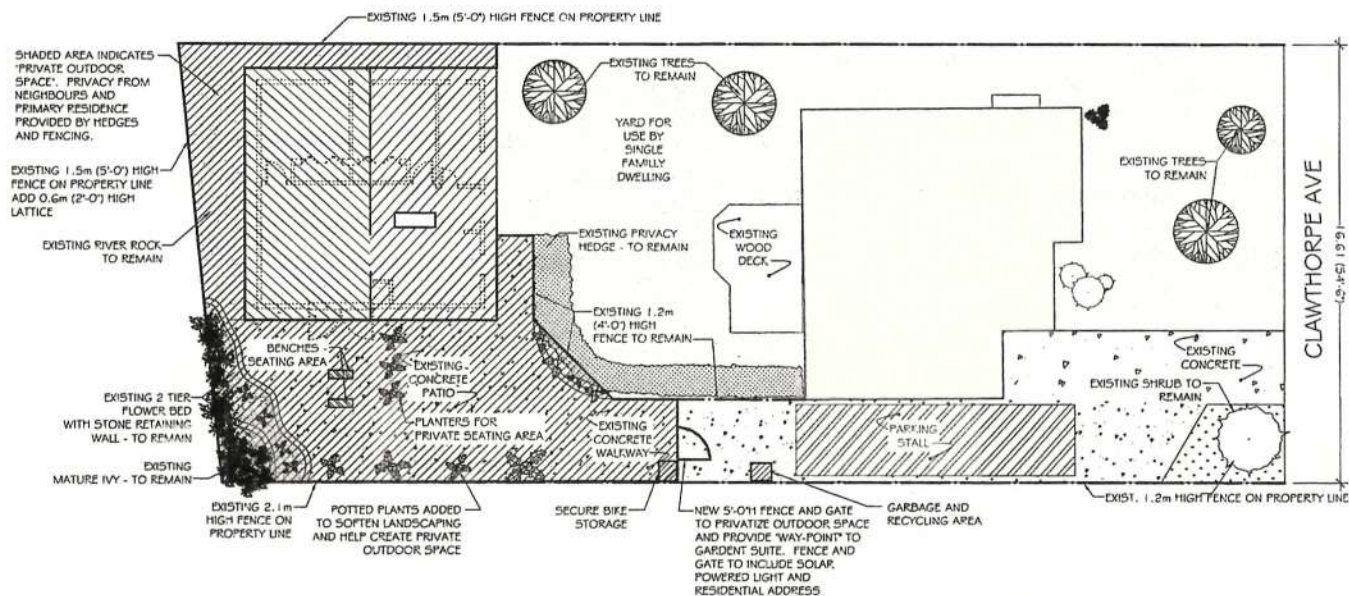
AUG.2015

FILE NUMBER

A15-001

DWG SHEET

A101



EXISTING/PROPOSED LANDSCAPE PLAN

SCALE 1/16"=1'-0"

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
R03	AUG '15	ZONING APPL. - RESUBMIT
R02	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
R01	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

EXISTING/PROPOSED
LANDSCAPE PLAN

DRAWN BY

SCALE

AS INDICATED

DATE

AUG.2015

DWG SHEET

FILE NUMBER

A15-001

A102

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
RO3	AUG '15	ZONING APPL. - RESUBMIT
RO2	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
RO1	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

EXISTING FLOOR PLAN

DRAWN BY

SCALE

AS INDICATED

DATE

AUG. 2015

FILE NUMBER

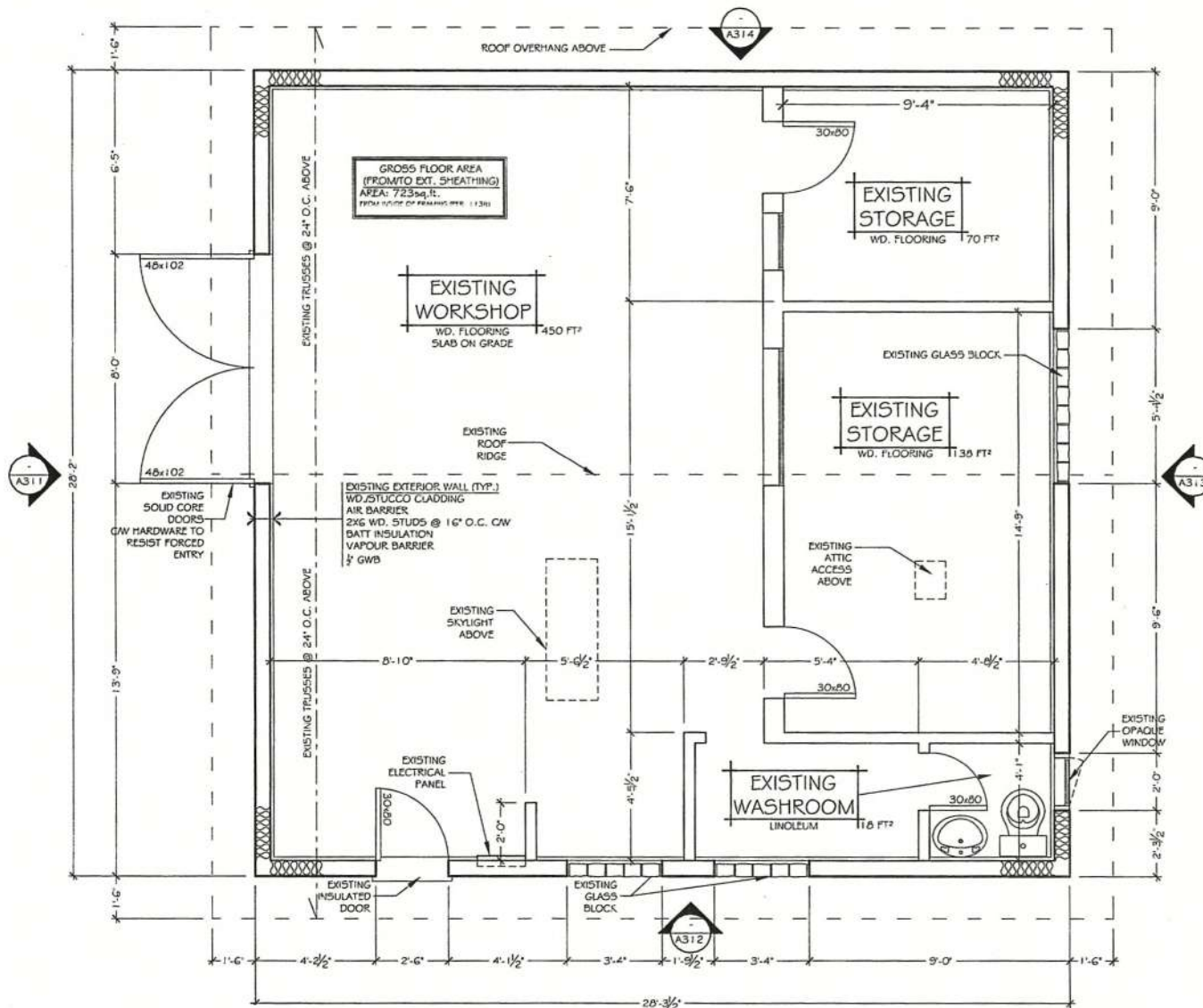
A15-001

DWG SHEET

A301

EXISTING FLOOR PLAN

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



SEP 08 2015

Planning & Development Department
Development Services Division

- SMOKE ALARMS TO BE INTERCONNECTED PER B.C.B.C. 9.15(1)
- FLUSH ALL CHANGES OF MATERIALS ON EXTERIOR WALLS
- ALL SIDING TO BE A MINIMUM OF 8' (200mm) ABOVE FINISHED GRADE
- ALL INTERIOR WALLS ARE 2"x4" STUDS @ 16" O.C. AND ALL EXTERIOR WALLS ARE 2"x4" STUDS @ 16" O.C. UNLESS NOTED OTHERWISE (N.O.C.)
- ALL UNITS OVER DOORS AND WINDOWS (2) 2'x10' UNITS
- INSULATE AND CONTINUE VAPOUR BARRIER WHERE INTERIOR WALLS MEET EXTERIOR WALLS
- PROVIDE CAULKING AT ALL EXTERIOR WALL FRAMING WHERE FRAMING MEMBERS ADJUT
- MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED AS PER LATEST EDITION OF THE B.C.B.C.
- RANGE HOOD AND DRYER SHALL BE DUCTED/VENTED TO THE EXTERIOR
- ALL PAPER SHALL BE APPLIED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE LATEST EDITION OF THE B.C.B.C.
- TWO LAYERS OF FELT PAPER SHALL BE INSTALLED ON EAVES EXTENDING 36" ON ROOF FROM THE INNER FACE OF THE EXTERIOR WALL
- FELT PAPER SHALL BE INSTALLED UNDER ROOF VALLEY EXTENDING 48" ON EITHER SIDE OF ADJOINING SLOPED ROOFS
- PROVIDE UNOBSTRUCTED VENT AREA OF 1/300 THE INSULATED CEILING AREA
- ALL REQUIRED FLASHINGS TO BE 24IL GAUGE GALVANIZED METAL U.S.G. ON THE FLAYS
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS, ANY ERROR OR OMISSIONS SHALL BE REPORTED TO THE HOMEOWNER IMMEDIATELY.

NO.	DATE	DESCRIPTION
RO2	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
RO1	FEB '15	DRAFT

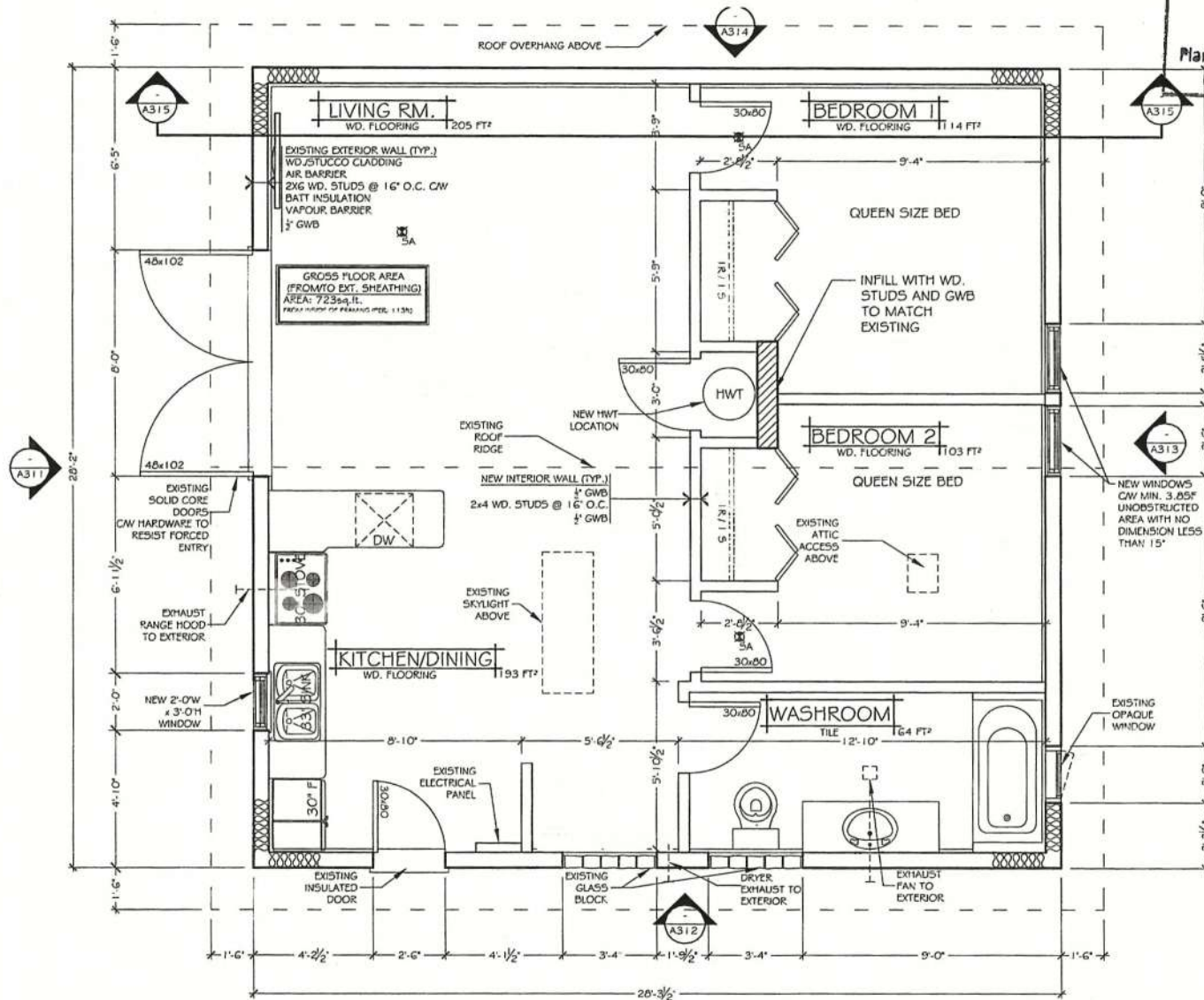
PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
LICANT: DOUG PATERSON 250-507-36

PROPOSED FLOOR PLAN

SCALE
AS INDICATED

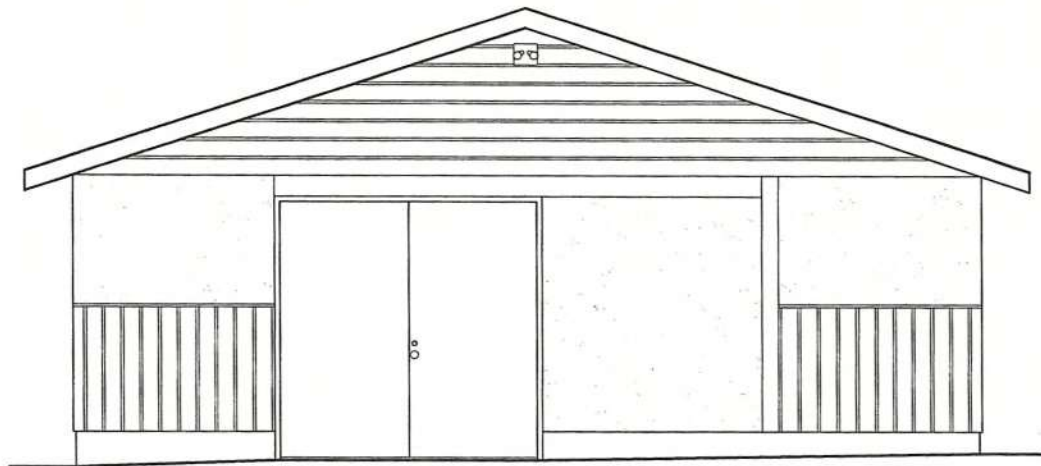
FILE NUMBER
A15-001

A302



PROPOSED FLOOR PLAN

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



EXISTING

PEAK
EL. 14'-1 1/2"
(32.45 GEODETIC)

EXISTING MOTION SENSOR LIGHT

EXTERIOR LIGHTING OUTLET WITH FIXTURE
CONTROLLED BY A WALL SWITCH LOCATED
WITHIN THE BUILDING

UNOBSTRUCTED VENT AREA OF
NOT LESS THAN 1/300 THE INSULATED
CEILING AREA PROVIDED TOP AND
BOTTOM - EXISTING CONFORMS

1/2" EAVE
EL. 8'-4 1/2"

TRIM TO BE PAINTED GREY TO
MATCH PRINCIPAL RESIDENCE
AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

EXISTING SOLID WOOD CORE
ENTRANCE DOOR TO REMAIN
CAN DEADBOLT
GLASS INSERTS TO BE CUT INTO DOOR

T.O. CONC. WALL
EL. 0'-10"

GRADE
EL. -0'-3" (28.07 GEODETIC)

AVERAGE GRADE: -0'-2 1/2"
28.135 GEODETIC

EXISTING
ALUMINUM EAVESTROUGH CONT.
ON EXISTING WD. FASCIA
TO REMAIN

EXISTING STUCCO SIDING TO REMAIN AND
PAINTED WHITE TO MATCH PRINCIPAL
RESIDENCE AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

NEW WINDOW
SERVING KITCHEN

TRIM TO BE PAINTED GREY TO
MATCH PRINCIPAL RESIDENCE
AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

PROPOSED

EXPOSED BUILDING FACE AREA: 315 sq. ft. (29 sq. m.)
LIMITING DISTANCE: 21'-9" (6.67 m.)
ALLOWABLE % OF UNPROTECTED OPENINGS: 90%
ACTUAL UNPROTECTED OPENING AREA: 70 sq. ft. (6.5 sq. m.)
ACTUAL UNPROTECTED OPENING %: 22.5%

GRADE
(28.20 GEODETIC) EL. 0'-2"

WEST ELEVATION

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

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
RO3	AUG '15	ZONING APPL. - RESUBMIT
RO2	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
RO1	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED

GARDEN SUITE

1510 CLAWTHORPE AVE.

(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

WEST ELEVATION

DRAWN BY

SCALE

AS INDICATED

DATE

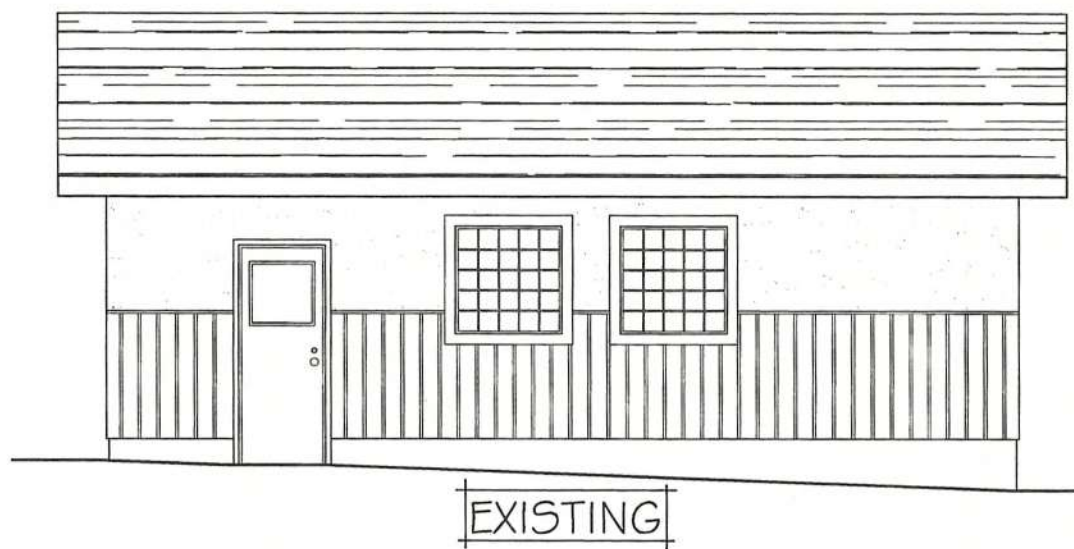
AUG. 2015

DWG SHEET

FILE NUMBER

A15-001

A311



PEAK
EL. 14'-1 1/2"
(32.45 GEODETIC)

11'-1 1/2" (from avg grade 27.95 to ridge mid height)
(3.6m)

NEW EAVE
EL. 8'-4 1/2"

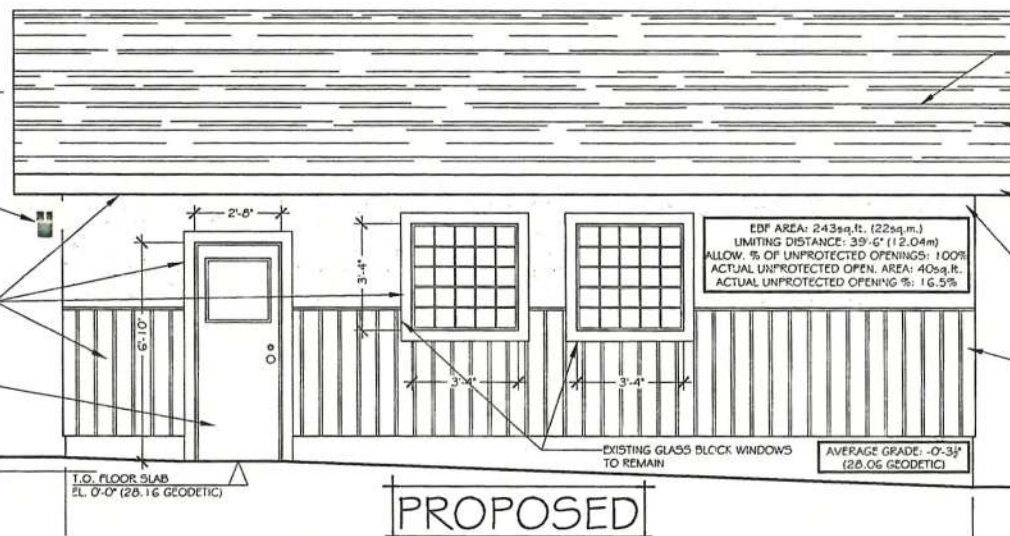
NEW EXTERIOR LIGHTING OUTLET
WITH FIXTURE CONTROLLED BY A
WALL SWITCH LOCATED WITHIN
THE BUILDING

TRIM TO BE PAINTED GREY TO
MATCH PRINCIPAL RESIDENCE
AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

EXISTING DOOR TO REMAIN

T.O. CONC. WALL
EL. 0'-10"

GRADE
EL. 0'-2" (28.20 GEODETIC)



UNOBSTRUCTED VENT AREA OF
NOT LESS THAN 1/300 THE INSULATED
CEILING AREA PROVIDED TOP AND
BOTTOM - EXISTING CONFORMS

NEW ASPHALT SHINGLES

EXISTING
ALUMINUM EAVESTROUGH CONT.
ON EXISTING WD. FASCIA
TO REMAIN
NEW PAINT - GREY

EXISTING STUCCO SIDING TO REMAIN AND
PAINTED WHITE TO MATCH PRINCIPAL
RESIDENCE AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

EXISTING
WD. SIDING
TO REMAIN
NEW PAINT - GREY

EDF AREA: 243sq.ft. (22sq.m.)
LIMITING DISTANCE: 39'-6" (12.04m)
ALLOW. % OF UNPROTECTED OPENINGS: 100%
ACTUAL UNPROTECTED OPEN. AREA: 40sq.ft.
ACTUAL UNPROTECTED OPENING %: 16.5%

EXISTING GLASS BLOCK WINDOWS
TO REMAIN

AVERAGE GRADE: -0'-3 1/2"
(28.06 GEODETIC)

GRADE
(27.92 GEODETIC) EL. -0'-9"

SOUTH ELEVATION

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

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
R03	AUG '15	ZONING APPL. - RESUBMIT
R02	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
R01	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

SOUTH ELEVATION

DRAWN BY

SCALE

A5 INDICATED

DATE

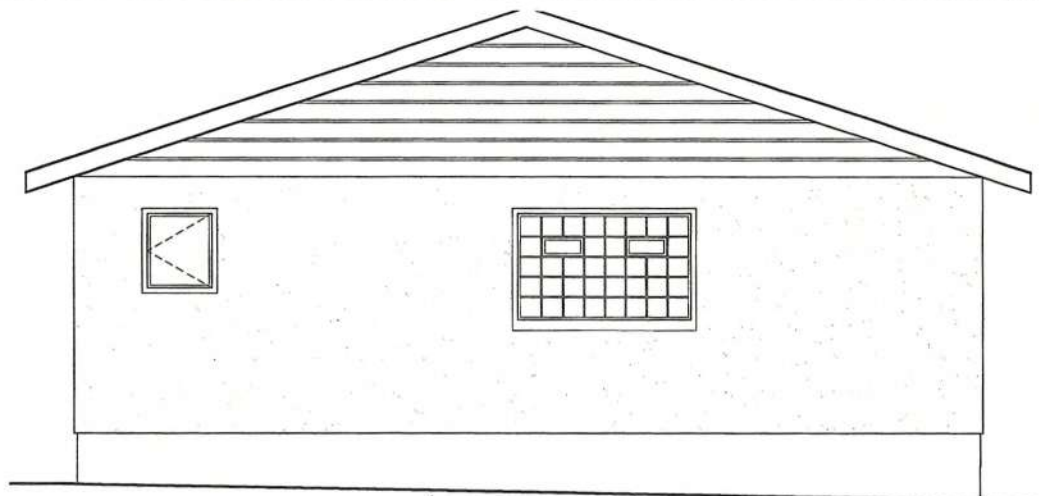
AUG. 2015

DWG SHEET

A312

FILE NUMBER

A15-001



EXISTING

PEAK
EL. 14'-1 1/2"
(32.45 GEODETIC)

UPS EAVE
EL. 8'-4 1/2"

EXISTING WINDOW TO REMAIN
ADD OPAQUE OR "FROST" PRIVACY FILM

T.O. CONC. WALL
EL. 0'-10"

GRADE
EL. -0'-9" (27.92 GEODETIC)

TRIM TO BE PAINTED GREY TO
MATCH PRINCIPAL RESIDENCE
AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

EXPOSED BUILDING FACE AREA: 343sq.ft.
LIMITING DISTANCE: 4'-4"
ALLOWABLE % OF UNPROTECTED OPENINGS: 7%
ACTUAL UNPROTECTED OPENING AREA: 23.5sq.ft.
ACTUAL UNPROTECTED OPENING %: 6.85%

PROPOSED

AVERAGE GRADE: -1'-0 1/2"
(27.845 GEODETIC)

UNOBSTRUCTED VENT AREA OF
NOT LESS THAN 1/300 THE INSULATED
CEILING AREA PROVIDED TOP AND
BOTTOM - EXISTING CONFORMS

EXISTING ALUMINUM EAVESTROUGH CONT.
ON EXISTING WD. FASCIA TO REMAIN NEW
PAINT - GREY TO MATCH EXISTING HOUSE

NEW WINDOWS CONFORMING
TO B.C.B.C. 9.9.10.
(UNOBSTRUCTED OPENING OF 3.8sq.ft. CW
NO DIMENSION LESS THAN 15")
CW OPAQUE OR "FROST" PRIVACY GLAZING

EXISTING STUCCO SIDING TO REMAIN AND
PAINTED WHITE TO MATCH PRINCIPAL
RESIDENCE AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

GRADE
(27.77 GEODETIC) EL. -1'-4"

EAST ELEVATION

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

Received
City of Victoria

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REVISIONS

NO.	DATE	DESCRIPTION
RO3	AUG '15	ZONING APPL. - RESUBMIT
RO2	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
RO1	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE

1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

EAST ELEVATION

DRAWN BY

SCALE

AS INDICATED

DATE

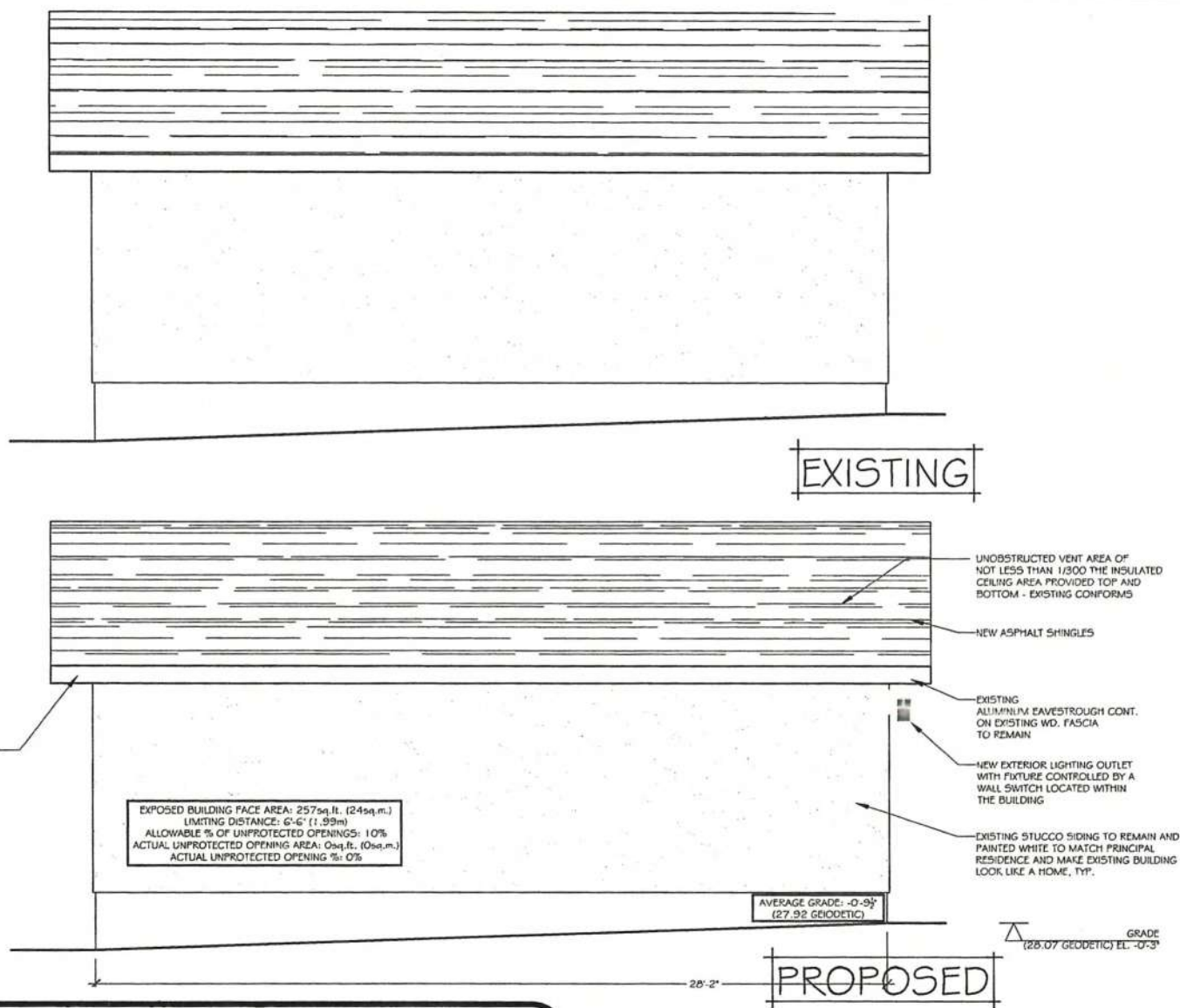
AUG.2015

DWG SHEET

A313

FILE NUMBER

A15-001



NORTH ELEVATION

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

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

REVISIONS

NO.	DATE	DESCRIPTION
RO3	AUG '15	ZONING APPL. - RESUBMIT
RO2	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
RO1	FEB '15	DRAFT

PROJECT

PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

NORTH ELEVATION

DRAWN BY

SCALE

AS INDICATED

DATE

AUG.2015

DWG SHEET

A314

FILE NUMBER

A15-001

SEP 08 2015

BUILDING SECTION

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

NO.	DATE	DESCRIPTION
RO1	JUN '15	FOR REVIEW - CITY, CALUC, PLUC

PROJECT

PATERSON PROPOSED
GARDEN SUITE
1510 CLAWTHORPE AVE.
(APPLICANT: DOUG PATERSON 250-507-3660)

DRAWING TITLE

BUILDING SECTION

DRAWN BY

SCALE
AS INDICATED

DATE
FEBRUARY 2015

FILE NUMBER
A15-001

DWG SHEET

A315