

9.5 Development Permit Application No. 00484 for 1510 Clawthorpe Avenue

Committee received a report regarding an application for 1510 Clawthorpe Avenue 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 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 15/PLUC228



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: Development Permit Application No. 00484 for 1510 Clawthorpe Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and, after the Public Hearing for Rezoning Application No. 00484, if it is approved, 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."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan, 2012*.

Pursuant to Section 920 (8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings, and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1510 Clawthorpe Avenue. The proposal is to convert an existing accessory building into a garden suite.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives for sensitive infill in Development Permit Area 15E: Intensive Residential – Garden Suites of the *Official Community Plan 2012* (OCP).
- The proposal is generally consistent with the policies and design specifications of the *Garden Suite Policy* (2011).

BACKGROUND

Description of Proposal

The proposal is to convert an existing accessory building into a garden suite. Specific details include:

- The garden suite incorporates architectural elements from the existing residence.
- The exterior materials include stucco and wood siding.
- The unit entry would be oriented towards the interior portion of the site. New windows will be added to the existing solid wood-core french doors.
- A new window would be added to the wall oriented towards the interior portion of the site.
- Windows facing the adjacent residential property will have a privacy film applied to them.
- New soft landscaping would be introduced.

Sustainability Features

As indicated in the applicant's letter dated September 1, 2015, the following sustainability features are associated with this Application:

- water conservation
- energy efficiency.

Active Transportation Impacts

The Application proposes to install a bike rack to support active transportation.

Existing Site Development and Development Potential

The site is presently a single family home and accessory building.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within the Development Permit Area 15E: Intensive Residential - Garden Suites. The proposal is to convert an existing accessory building into a garden suite, including some changes to the exterior materials, design and landscaping design.

As supported in the *Garden Suite Design Guidelines*, the design improvements on the accessory building relate to the principal building on site in terms of materials, colour and general architectural expression. To address potential privacy concerns, windows would be added to the interior facing wall and windows on other walls would have a privacy film applied to them.

The proposed garden suite is not visible from the street as encouraged in the *Garden Suite Design Guidelines*. To help mitigate this, it is proposed that a gate be constructed with a residential address to help increase visibility from the street. It will also provide privacy and prevent the garden suite's usable outdoor area from being used as parking.

The proposed landscaping is similar to the existing site with some adjustments including use of potted plants and benches to improve the usable outdoor space on the existing concrete driveway.

CONCLUSIONS

This proposal to convert an existing accessory building into a garden suite is generally consistent with Development Permit Area 15E: Intensive Residential – Garden Suites. The garden suite creates an opportunity for another form of rental housing and will provide a liveable environment for its occupants with minimal infringement on the neighbouring dwellings. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit 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:



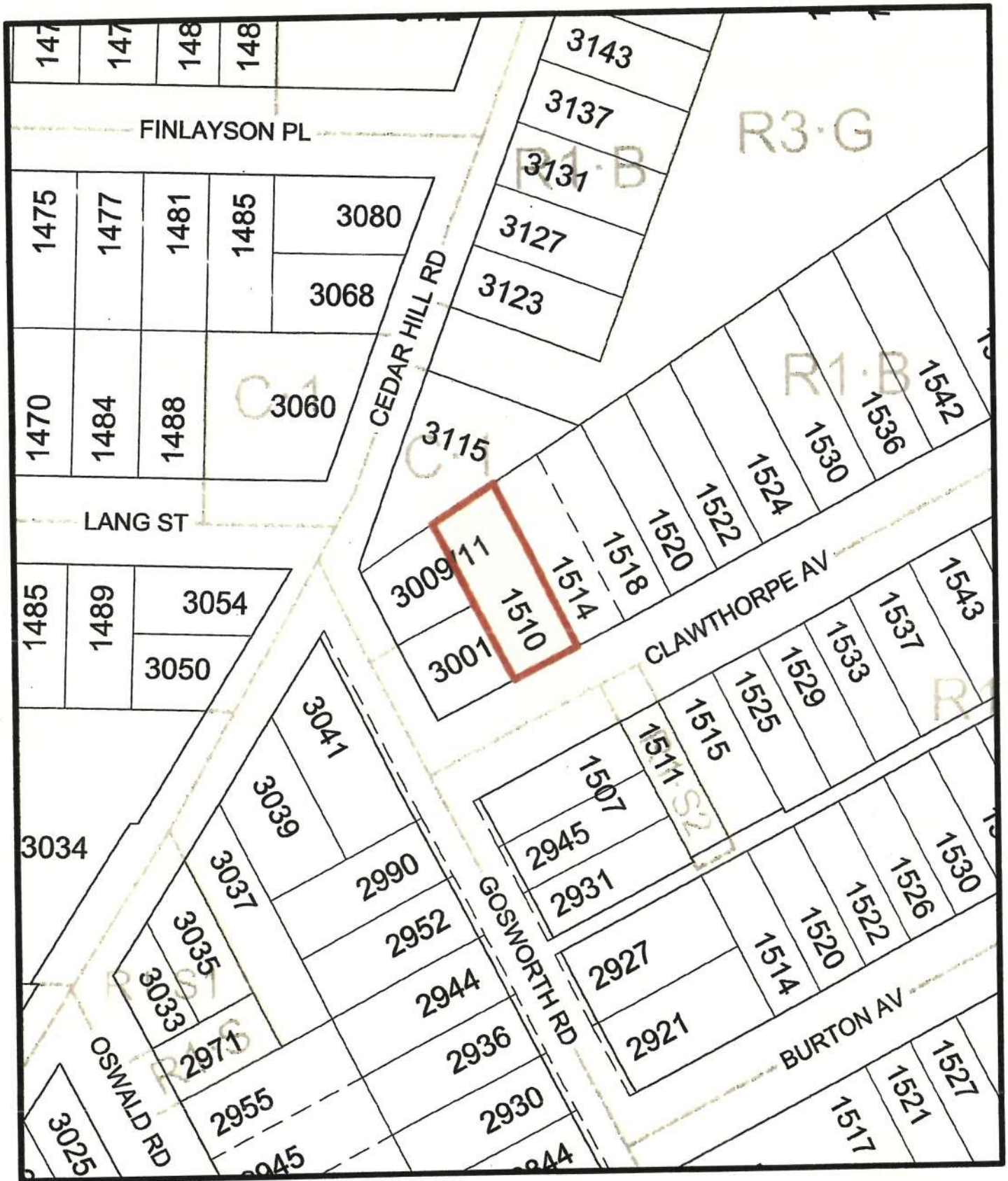
Date: October 6, 2015

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.



**CITY OF
VICTORIA**

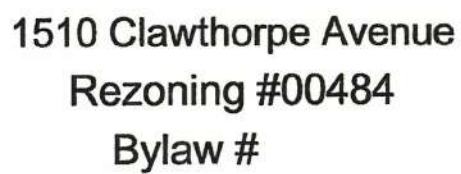


1510 Clawthorpe Avenue

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 FROM R1-B TO R1-B-GS2 FOR THE
PURPOSE OF INSTALLING 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 R1-B-GS2.

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 an 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 variance be granted 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,

A handwritten signature in black ink, appearing to read 'Doug & Meghan', written over a horizontal line.

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



Received

City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

PATERSON PROPOSED

GARDEN SUITE

1510 CLAWTHORPE AVE.



EXISTING MAIN DWELLING - SOUTH ELEVATION



EXISTING ACCESSORY BUILDING - WEST ELEVATION



EXISTING ACCESSORY BUILDING - SOUTH ELEVATION

PHOTOGRAPHS - SHEET 1 OF 2

SCALE NTS

GENERAL NOTES

Received
City of Victoria

SEP 08 2015

Manning & 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

NTS

DATE

JUNE 2015

FILE NUMBER

A15-001

DWG SHEET

A001



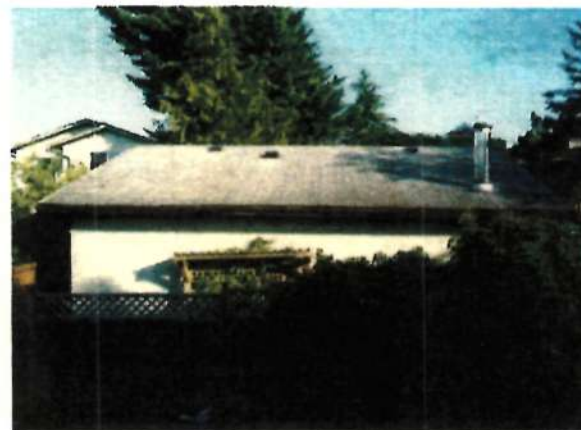
EXISTING ACCESSORY BUILDING - EAST ELEVATION (1)



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

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City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

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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

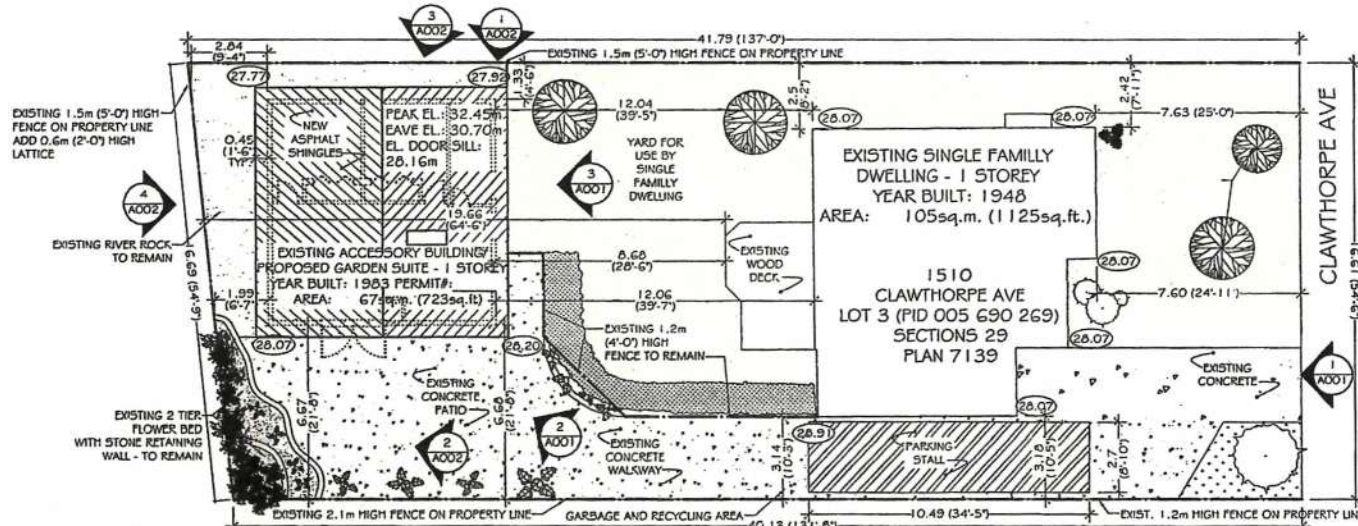
JUNE 2015

FILE NUMBER

A15-001

DWG SHEET

A002



REQUIREMENTS FOR GARDEN SUITE ANALYSIS - PROJECT INFORMATION TABLE				
CHECKLIST - GARDEN SUITE	COMPLIANCE	REQUIREMENT	PROVIDED	COMMENTS
ZONING	NON - COMPLIANT	R1-D-GS2	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 IMPEDE 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 1963, AS WELL AS EXEMPTION 2 FOR BEING A PLUS SITE WITH LOT EXCEEDING 557M ² (CURRENT LOT 685.7M 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			103m ²	
REAR YARD AREA			327m ²	
REAR YARD SITE COVERAGE	COMPLIANT	25% MAX.	20.6%	
TOTAL SITE COVERAGE	COMPLIANT	30-40% MAX.	25.33%	
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.	6.2m	
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

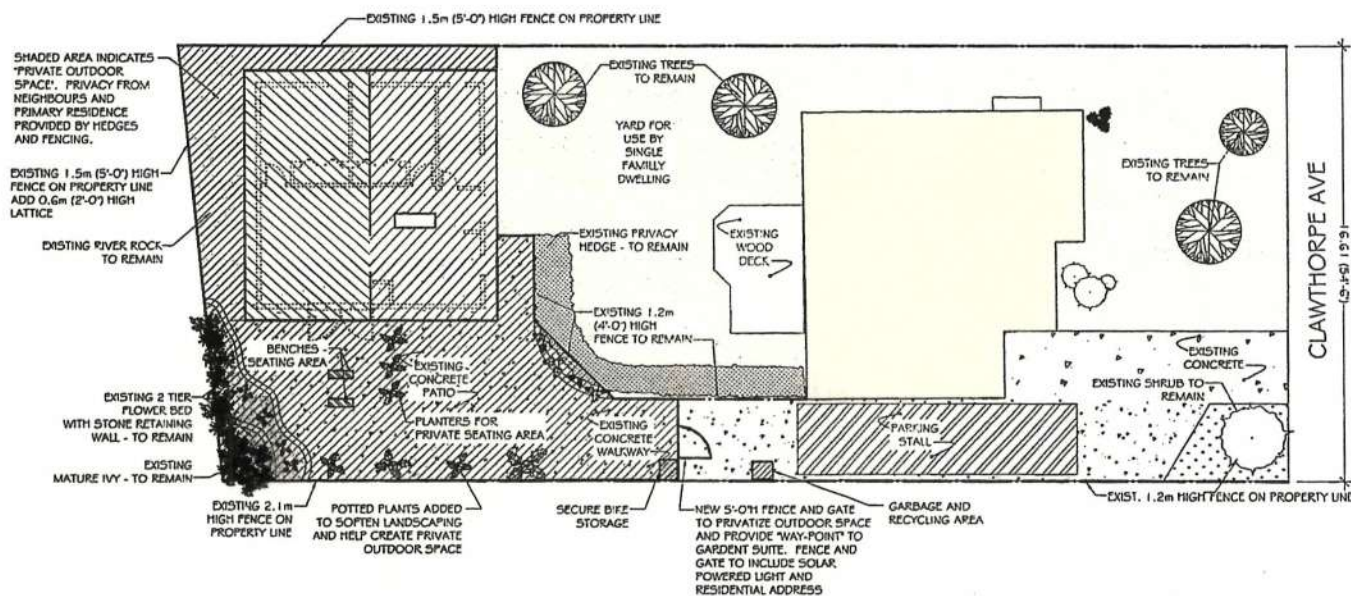
AUG.2015

DWG SHEET

FILE #15/001

A15-001

A101



SCALE 1/16"=1'-0"

AlO₂

A301

Received
City of Victoria

SEP 08 2015

Planning & Development Department
Development Services Division

GENERAL NOTES

- SMOKE ALARMS TO BE INTERCONNECTED PER B.C.B.C. 9.15.1
- FLASH ALL CHANGES OF MATERIALS ON EXTERIOR WALLS ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISHED GRADE
- ALL EXTERIOR WALLS ARE 2x6 STUDS @ 16" O.C. AND ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE (U.N.O.)
- ALL UNITS OVER DOORS AND WINDOWS (2) 2'X10" UNO.
- INSULATE AND CONTINUE VAPOUR BARRIER WHERE INTERIOR WALLS MEET EXTERIOR WALLS
- PROVIDE CAULKING AT ALL EXTERIOR WALL FRAMING WHERE FRAMING MEMBERS ABUT
- 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 ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S 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 2-ALL GAUGE GALVANIZED METAL U.N.O. ON THE PLANS
- 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.

REVISIONS

NO.	DATE	DESCRIPTION
R02	JUN '15	FOR REVIEW - CITY, CALUC, PLUC
R01	FEB '15	DRAFT

PATERSON PROPOSED
GARDEN SUITE

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

DRAWING TITLE

PROPOSED FLOOR PLAN

DRAWN BY

SCALE

AS INDICATED

DATE

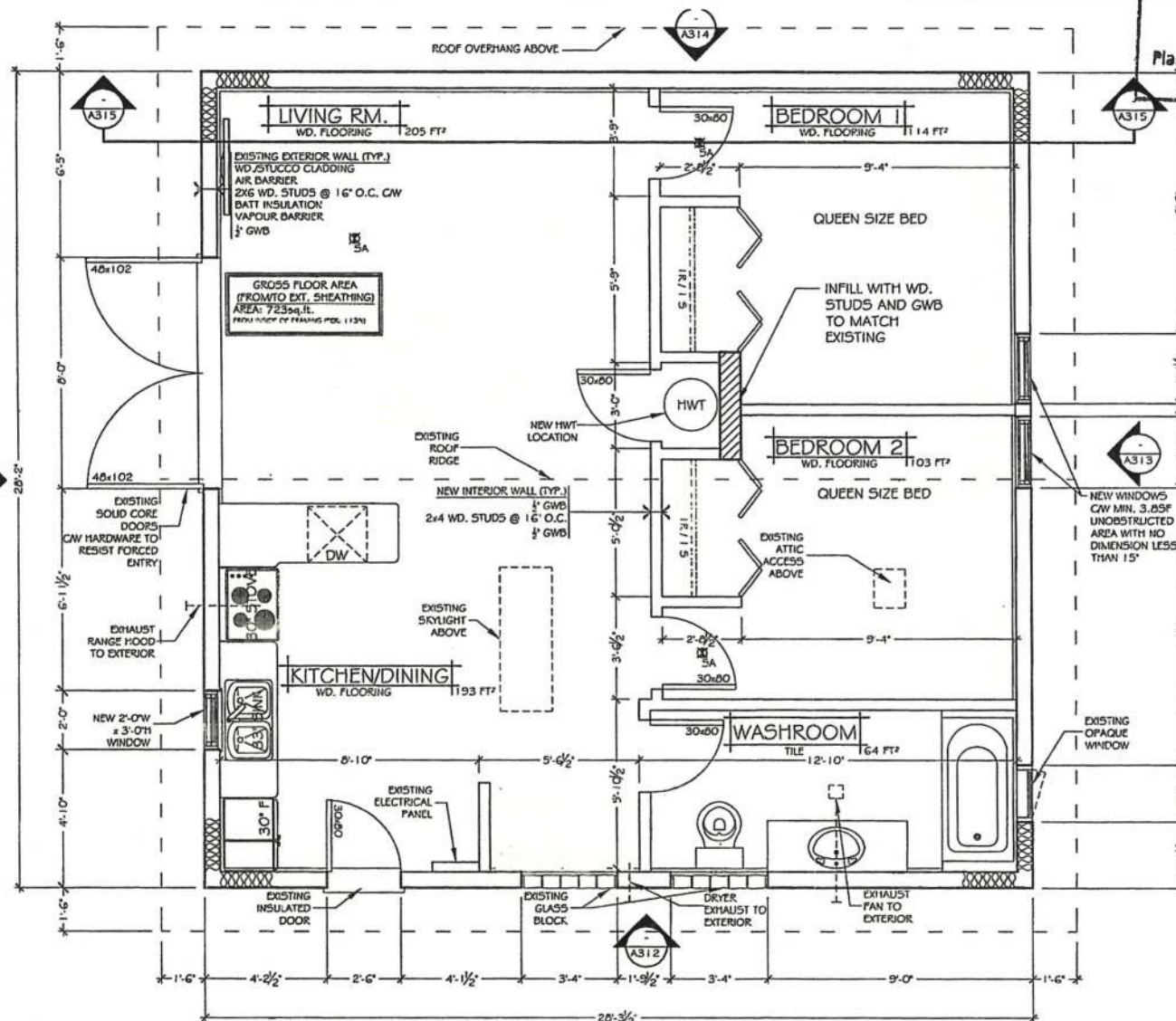
JUNE 2015

FILE NUMBER

A15-001

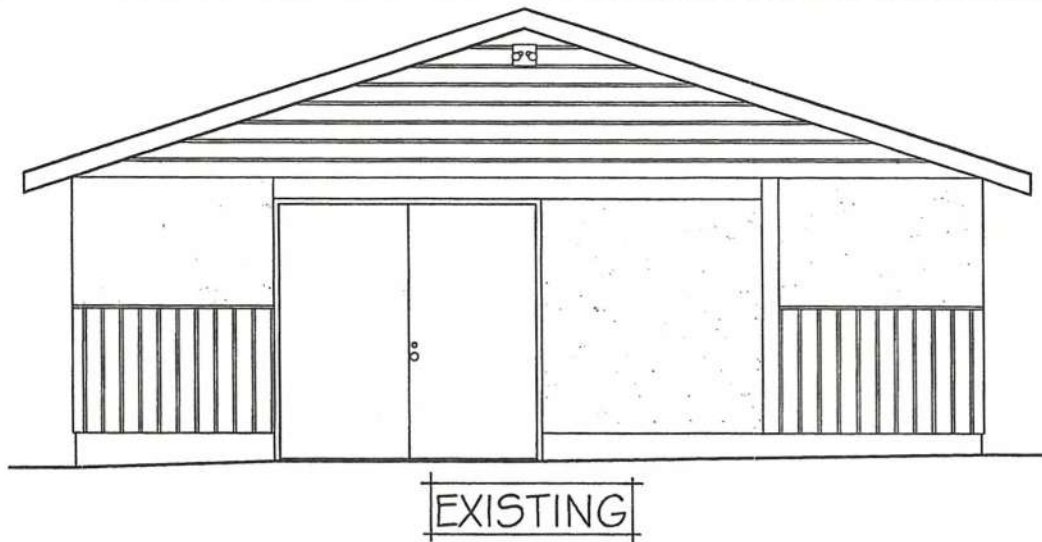
DWG SHEET

A302



PROPOSED FLOOR PLAN

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



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

LWS 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
CW DEADBOLT
GLASS INSERTS TO BE CUT INTO DOOR

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

GRADE
EL. -0'-3" (28.07 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

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.

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

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

PROPOSED

EXPOSED BUILDING FACE AREA: 315sq.ft. (29sq.m.)
LIMITING DISTANCE: 21'1" (6.57m)
ALLOWABLE % OF UNPROTECTED OPENING: 90%
ACTUAL UNPROTECTED OPENING AREA: 70sq.ft. (6.5sq.m.)
ACTUAL UNPROTECTED OPENING %: 22.5%

WEST ELEVATION

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

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DRAWING TITLE

WEST ELEVATION

DRAWN BY

SCALE

AS INDICATED

DATE

AUG.2015

FILE NUMBER

A15-001

DWG SHEET

A311



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

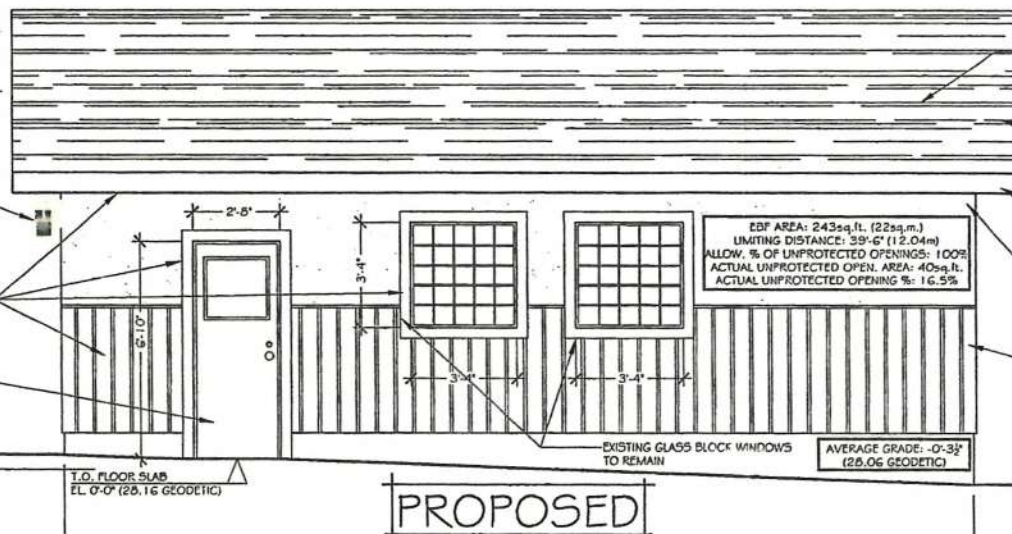
NEW EXTERIOR LIGHTING OUTLET
WITH FIXTURE CONTROLLED BY A
WALL SWITCH LOCATED WITHIN
THE BUILDING

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" (25.20 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

EBF 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"
(25.06 GEODETIC)

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

SOUTH ELEVATION

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

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SOUTH ELEVATION

DRAWN BY

SCALE

AS INDICATED

DATE

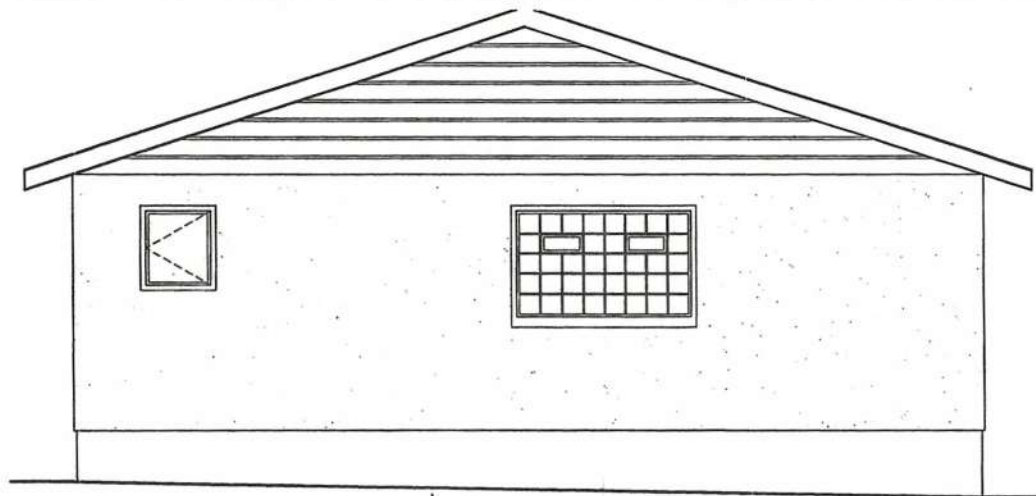
AUG.2015

DWG SHEET

FILE NUMBER

A15-001

A312



EXISTING

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

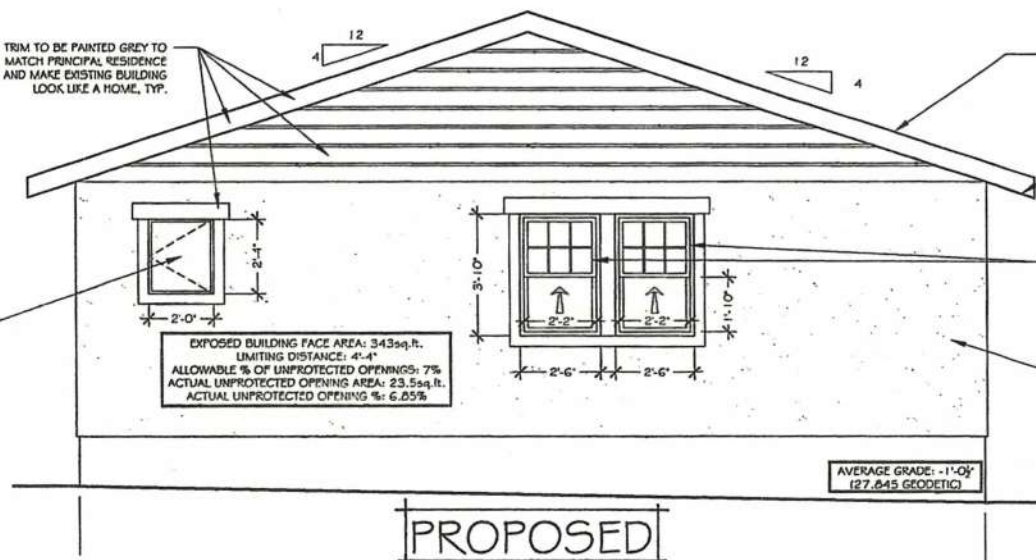
TRIM TO BE PAINTED GREY TO
MATCH PRINCIPAL RESIDENCE
AND MAKE EXISTING BUILDING
LOOK LIKE A HOME, TYP.

W/S 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)



PROPOSED

AVERAGE GRADE: -1'-0"
(27.645 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

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, CALIC, PLUC

R01 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

FILE NUMBER

A15-001

DWG SHEET

A313

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

NORTH ELEVATION

DRAWN BY

SCALE

AS INDICATED

DATE

AUG.2015

DWG SHEET

FILE NUMBER

A15-001

A314

EXISTING

PROPOSED

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

1/2" EAVE
EL. 0'-4 1/2"

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

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

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

EXPOSED BUILDING FACE AREA: 257sq.ft. (24sq.m.)
LIMITING DISTANCE: 6'-6" (1.99m)
ALLOWABLE % OF UNPROTECTED OPENINGS: 10%
ACTUAL UNPROTECTED OPENING AREA: 0sq.ft. (0sq.m.)
ACTUAL UNPROTECTED OPENING %: 0%

AVERAGE GRADE: 0'-9 1/2"
(27.92 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 EXTERIOR LIGHTING OUTLET
WITH FIXTURE CONTROLLED BY A
WALL SWITCH LOCATED WITHIN
THE BUILDING

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

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

28'-2"

NORTH ELEVATION

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

SEP 08 2015

Architectural cross-section drawing of a house, showing the roof, attic, living room, bedroom, and foundation details. The drawing includes various construction materials and dimensions.

Roof and Attic Details:

- EXISTING ROOF
- NEW ROOFING SHINGLES
- SELF SEALING MEMBRANE-TYPE EAVE PROTECTION 4'-0" MIN.
- 1/2" PLYWOOD CW H-CUPS
- EXISTING TRUSSES
- R40 BATT INSULATION
- 6 MIL POLY V.B.
- 1/2" DRYWALL
- UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/500 THE INSULATED CEILING AREA PROVIDED TOP AND BOTTOM - EXISTING CONFORMS
- NEW ASPHALT SHINGLES
- ATTIC

Living Room and Bedroom Details:

- LIVING RM. 12'05 FT²
- BD. FLOORING
- BEDROOM 11'14 FT²
- BD. FLOORING

Foundation and Exterior Wall Details:

- EXIST. EXTERIOR WALL (TYP.)
- VERT. WOOD SIDING/STUCCO
- AIR BARRIER
- 1/2" EXT. SHEATHING
- 2x6 WD. STUDS @ 16" O.C.
- R20 BATT INSULATION
- 6 MIL POLY V.B.
- 1/2" DRYWALL
- EXIST. GRADE 0'-3" (28.07)
- EXIST. GRADE -1'-4" (27.77)
- AVERAGE GRADE: -0'-9" (27.92 GEODETIC)
- EXIST. 4"Ø PERFORATED WEEPING TILE CW FILTER CLOTH 6" FREE DRAINING GRANULAR TOP AND SIDES
- T.O. FOUNDATION EL. 0'-10"
- T.O. FLOOR SLAB EL. 0'-0"

Other Details:

- EAVE PROTECTION (MIN. 36" UP ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" INSIDE THE INNER FACE OF THE EXTERIOR WALL)
- EXISTING ALUMINUM EAVESTROUGH CONT. ON EXISTING WD. FASCIA TO REMAIN NEW PAINT - GREY TO MATCH EXISTING HOUSE
- EXIST. FLOOR (TYP.)
- WOOD FLOORING
- 4" CONC. SLAB
- 6 MIL POLY V.B.
- 2" EPS INSULATION
- MIN. 4" FREE DRAINING GRANULAR UNDISTURBED NATIVE SOIL

BUILDING SECTION

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

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
ROI	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