

## **REPORTS OF COMMITTEES**

### **1. Committee of the Whole – November 16, 2017**

#### **4. Development Variance Permit No. 00196 for 1126 Rockland Avenue**

**Motion:**

It was moved by Councillor Alto, seconded by Councillor Madoff, 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. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the vehicle parking requirement from 45 stalls to 30 stalls
  - ii. reduce the minimum dwelling unit size from 33m<sup>2</sup> to 29.3m<sup>2</sup> (for Suite B and Suite B Modified)
  - iii. reduce the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m.
3. The Development Permit lapsing two years from the date of this resolution.

**Carried Unanimously**

#### 4. LAND USE MATTERS

##### 4.1 Development Variance Permit No. 00196 for 1126 Rockland Avenue

Committee received a report dated November 2, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct six self-contained dwelling units in an existing rental building utilizing the existing floor area.

Committee discussed:

- Liveability of the units with the proposed window dimensions.
- Proposed residential parking configuration.

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

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3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW



## Committee of the Whole Report

For the Meeting of November 16, 2017

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**To:** Committee of the Whole

**Date:** November 2, 2017

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

**Subject:** Development Variance Permit Application No. 00196 for 1126 Rockland Avenue

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### RECOMMENDATION

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

"That Council authorize the issuance of Development Variance Permit Application No. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
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3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

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

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1126 Rockland Avenue. The proposal is to construct six self-contained rental dwelling units in an existing multi-unit residential building utilizing existing ground floor area. The variances are related to on-site parking, proximity of surface parking stalls to dwelling units, and minimum dwelling unit size.

The following points were considered in assessing this application:

- the existing multi-unit residential building is consistent with the *Official Community Plan, 2012* (OCP) Urban Residential urban place designation, which envisions low rise multi-unit residential buildings up to six-storeys with floor space ratios up to 2:1
- the proposal would utilize existing floor area within the building
- the applicant proposes two units that are below 33m<sup>2</sup>; however, the proposal would contribute six new units to the city's rental housing stock
- the proposed reduction in separation distance between parking stalls and dwelling unit windows is supportable as none of the parking stalls face windows directly
- the applicant proposes 36 Class 1 bicycle parking stalls and 12 Class 2 bicycle parking stalls to mitigate the proposed reduction in on-site vehicle parking.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct six self-contained dwelling units in an existing rental building utilizing existing floor area. Windows would be added on both the east and west elevations to improve the liveability of the new dwelling units. Additionally, existing storage space would be converted to a communal bike room with 36 Class 1 bicycle parking stalls.

The proposed variances are related to:

- reducing the vehicle parking requirement from 46 stalls to 30 stalls
- reducing the minimum dwelling unit size from 30m<sup>2</sup> to 29.3m<sup>2</sup> for two of the units
- reducing the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m

### **Sustainability Features**

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

### **Active Transportation Impacts**

The applicant proposes 36 Class 1 bicycle parking stalls, and 12 Class 2 bicycle parking stalls, which support active transportation.

### **Public Realm Improvements**

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

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings.

### **Existing Site Development and Development Potential**

The site is presently developed as a four-storey multi-unit residential building with 36 rental dwelling units. Under the current R3-AM-1 Zone, the property could be developed at a density of 1.6:1 Floor Space Ratio (FSR) and a height of four storeys.



## Data Table

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

Zoning Criteria	Proposal	Existing R3-AM-1 Zone
Site area (m <sup>2</sup> ) - minimum	2385.75	920.00
Number of units - maximum	41	N/A
Density (Floor Space Ratio) - maximum	1.2:1	1.6:1
Total floor area (m <sup>2</sup> ) - maximum	2863.00	2863.00
Unit Area (m) - minimum	29.3	33.00
Height (m) - maximum	14.33**	12.00
Storeys - maximum	4	4
Parking - minimum	30*	45
Separation distance between parking stalls and windows to dwelling units (m) – minimum	0*	6.00m
Bicycle parking stalls (minimum)		
Class 1	46	0
Class 2	6 space rack	0

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 10, 2017, the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

## ANALYSIS

The existing four-storey multi-unit residential building is consistent with the OCP's Urban Residential urban place designation which envisions low and medium rise multi-unit residential building of up to six storeys with floor space ratios ranging from 1.2:1 up to 2:1. The conversion

of existing floor space to new rental dwelling units is consistent with the OCP's Housing and Homelessness objectives, which encourage the expansion of the city's rental supply and the provision of a wide range of housing types within each neighbourhood.

### Regulatory Considerations

The zoning provisions of the R3-AM-1 Zone require 1.1 parking stalls per residential unit for buildings that are not subject to strata title ownership. The building currently has 35 dwelling units and 30 parking stalls located at the rear of the building with access from Meares Street. This results in a parking ratio of 0.86 stall per unit. With the proposed additional six dwelling units, the total number of units in the building would be 41 and the proposed parking ratio would be 0.73 stalls per unit. The parking variance is considered supportable as the applicant has indicated that only fifty percent of the existing parking is used by current residents, the site is located in a walkable area close to the urban core, and the applicant is proposing additional bicycle parking to off-set the potential impact of the reduced vehicle parking.

### CONCLUSIONS

The proposal to create six new rental units with the associated variances is consistent with the OCP's urban place designation and housing objectives. Staff recommend for Council's consideration that the Application advance to an opportunity for public comment at a meeting of Council.

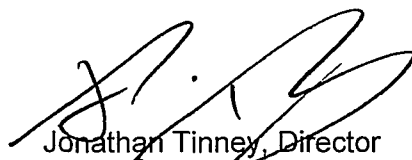
### ALTERNATE MOTION

That Council decline Development Variance Permit Application No.00196 for the property located at 1126 Rockland Avenue.

Respectfully submitted,

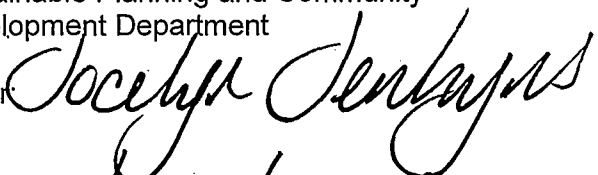


Alec Johnston  
Senior Planner  
Development Services



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager



Date:

November 8, 2017

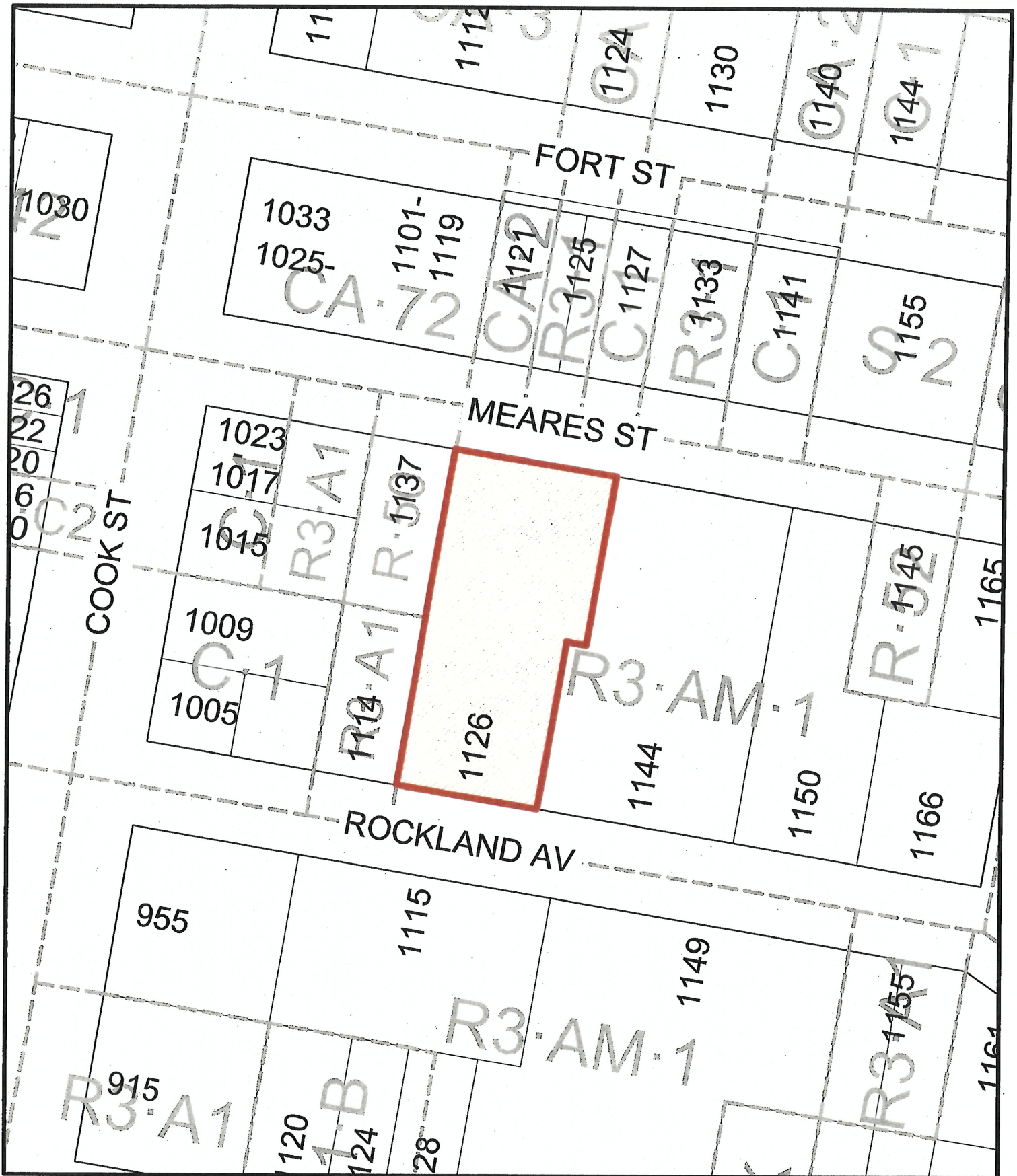
### List of Attachments:

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped October 11, 2017
- Attachment D - Letter from applicant to Mayor and Council dated August 18, 2017









1126 Rockland Avenue  
Development Variance Permit #00196



2017-08-18

File: 1713

Mayor & Council  
City of Victoria  
#1 Centennial Square  
Victoria, BC V8W 1P6

Reference: **DVP Application-Alterations to 1126 Rockland Avenue**

Dear Mayor & Council,

In support of our application, we offer the following:

- The owners, G&O Holdings (1973) Ltd. and the property managers, E Y Properties, have owned and managed several residential rental properties throughout Greater Victoria for several generations. All told, their rental unit portfolio exceeds 600 apartments.
- The subject property, built in the early 1960's, has an underutilized Locker Room which this application seeks to convert to 5 new rental units. It also has a vastly oversized Laundry Room, part of which can be converted to a further additional rental unit. This expands the building capacity from 35 to 41 rental units.
- All renovations proposed are internal with the exception of noted windows for new units.
- Other existing service spaces will be converted to secure bicycle storage.
- The existing surface parking area supports 30 stalls, although only about half have historically been taken up by the residents. A variance is sought in line with the impending new parking ratios under consideration by the City.

As to the unit size of two of the new studio apartments at slightly smaller than the bylaw minimum; they are in line with new comparable rental and condominium projects elsewhere in Greater Victoria. For example, our recent rental project at Tillicum Centre, had studios at 30m<sup>2</sup> and were very quickly taken up by the market.

We sincerely hope you will grant our request in the interest of addressing the rental market shortfall throughout the region.

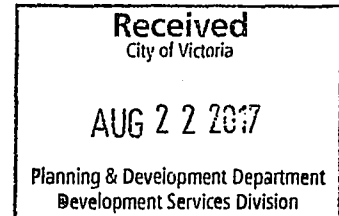
Yours truly,



Antoni James, Architect AIBC, MRAIC, MPIBC, MCIP, LEED AP  
Principal, KPL James Architecture Inc.

Cc: Ernie Yakimovich, E Y Properties  
Angela Oakley, E Y Properties

KPL James Architecture Inc.  
Antoni M. James, Architect AIBC, MRAIC, MPIBC, MCIP, LEED®AP  
Brian Kapuscinski, Architect AIBC, MRAIC, LEED®AP  
J. Brian Lord, Architectural Technologist, AIBC  
John Pettigrew, Architectural Technologist, AIBC, MCPM, LEED®AP



519 Pandora Avenue  
Victoria, BC V8W 1N5  
T 250 388 4261  
F 250 388 9771  
info@kpljames.com  
www.kpljames.com

CONTEXT PLAN



## PROJECT ADDRESS

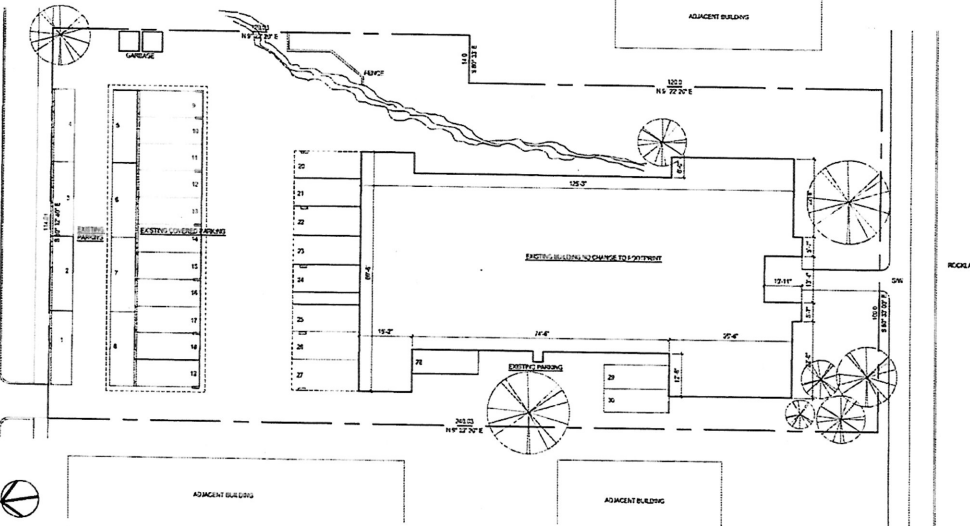
STREET ADDRESS 1126 ROCKLAND AVE., VICTORIA, BC  
 LEGAL ADDRESS LOT 1, PLAN VPM189, LAND DISTRICT 57, P.O. BOX 20426

## PROJECT INFORMATION TABLE

	ZONE STANDARD	PROPOSAL
ZONING	RD AM 1	NO CHANGE
SITE AREA	402 m <sup>2</sup> MIN.	NO CHANGE / 428 m <sup>2</sup>
TOTAL FLOOR AREA	2465 m <sup>2</sup>	NO CHANGE / 3091 m <sup>2</sup>
FLOOR SPACE (RATIO)	1:20	NO CHANGE / 1:20
SITE COVERAGE %	<30%	NO CHANGE / 34.1%
OPEN SITE SPACE %	>30%	NO CHANGE / 25.7%
HEIGHT	10m	NO CHANGE / 14.3 m
NUMBER OF STOREYS	4	NO CHANGE
PARKING STALLS ON SITE	1:1 PER UNIT	0.73 PER UNIT
RECYCLE PARKING IN-AREA	41 + 6 VISITOR	34 + 14 VISITOR

BUILDING SET BACK		
FRONT YARD	10m	NO CHANGE / 21.3 m
REAR YARD	7.17 m	NO CHANGE / 6.87 m
SIDE YARD (W)	7.17 m	NO CHANGE / 2.16 m
SIDE YARD (E)	7.17 m	NO CHANGE / 6.34 m



1 SITE PLAN  
 SCALE: 1/16" = 1'-0"

## DRAWING LIST

A-1.0 SITE PLAN AND GENERAL NOTES  
 A-2.0 DEMO PLAN  
 A-2.1 FLOOR PLAN  
 A-3.0 ENLARGED FLOOR PLAN  
 A-4.0 ELEVATIONS  
 A-5.0 SECTIONS

## PROPOSED WORK DESCRIPTION

CONVERSION OF LOWER ROOM TO FIVE NEW RENTAL SUITES, AND CONVERSION AND REDUCTION OF LAUNDRY TO CREATE ONE NEW RENTAL SUITE.

REDUCTION OF MECHANICAL ROOM TO ACCOMMODATE NEW BOILER, AND CONVERSION OF MECHANICAL & STORAGE FOR BIKE STORAGE AREA.

## VARIANCES

1. PARKING VARIANCES REQUESTED FROM 0.81 (EXISTING) TO 0.73 PER UNIT.
2. MINIMUM UNIT SIZE OF 33 m<sup>2</sup> REQUIRED, 23.3 m<sup>2</sup> PROPOSED.

## RENTAL SUITE INFORMATION

## NEW SUITES

TWO NEW ONE BEDROOM RENTAL SUITES

FOUR NEW STUDIO RENTAL SUITES

SUITE A - STUDIO	34.7	m <sup>2</sup>
SUITE B - STUDIO	29.3	m <sup>2</sup>
SUITE C - ONE BED - STUDIO	29.3	m <sup>2</sup>
SUITE D - ONE BEDROOM	44.3	m <sup>2</sup>

## EXISTING SUITES

## SECOND FLOOR

SUITE 1 - ONE BEDROOM	66.4	m <sup>2</sup>
SUITE 2 - ONE BEDROOM	66.6	m <sup>2</sup>
SUITE 3 - ONE BEDROOM	66.9	m <sup>2</sup>
SUITE 4 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 5 - STUDIO	35.1	m <sup>2</sup>
SUITE 6 - STUDIO	40.3	m <sup>2</sup>
SUITE 7 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 8 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 9 - ONE BEDROOM	64.5	m <sup>2</sup>
SUITE 10 - ONE BEDROOM	65.5	m <sup>2</sup>
SUITE 11 - ONE BEDROOM	67.0	m <sup>2</sup>

## THIRD FLOOR

SUITE 1 - ONE BEDROOM	66.4	m <sup>2</sup>
SUITE 2 - ONE BEDROOM	66.6	m <sup>2</sup>
SUITE 3 - ONE BEDROOM	66.9	m <sup>2</sup>
SUITE 4 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 5 - STUDIO	35.1	m <sup>2</sup>
SUITE 6 - STUDIO	40.3	m <sup>2</sup>
SUITE 7 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 8 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 9 - ONE BEDROOM	64.5	m <sup>2</sup>
SUITE 10 - ONE BEDROOM	65.5	m <sup>2</sup>
SUITE 11 - ONE BEDROOM	67.0	m <sup>2</sup>

## FOURTH FLOOR

SUITE 1 - ONE BEDROOM	66.4	m <sup>2</sup>
SUITE 2 - ONE BEDROOM	66.6	m <sup>2</sup>
SUITE 3 - ONE BEDROOM	66.9	m <sup>2</sup>
SUITE 4 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 5 - STUDIO	35.1	m <sup>2</sup>
SUITE 6 - STUDIO	40.3	m <sup>2</sup>
SUITE 7 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 8 - ONE BEDROOM	66.0	m <sup>2</sup>
SUITE 9 - ONE BEDROOM	64.5	m <sup>2</sup>
SUITE 10 - ONE BEDROOM	65.5	m <sup>2</sup>
SUITE 11 - ONE BEDROOM	67.0	m <sup>2</sup>

KPLJ *James*  
 architecture

515 PANDORA AVENUE, VICTORIA, B.C.  
 TEL: 250-388-4551 FAX: 250-388-5351

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PROPOSED INTERIOR ALTERATIONS  
 1126 ROCKLAND  
 VICTORIA, BC

BSA

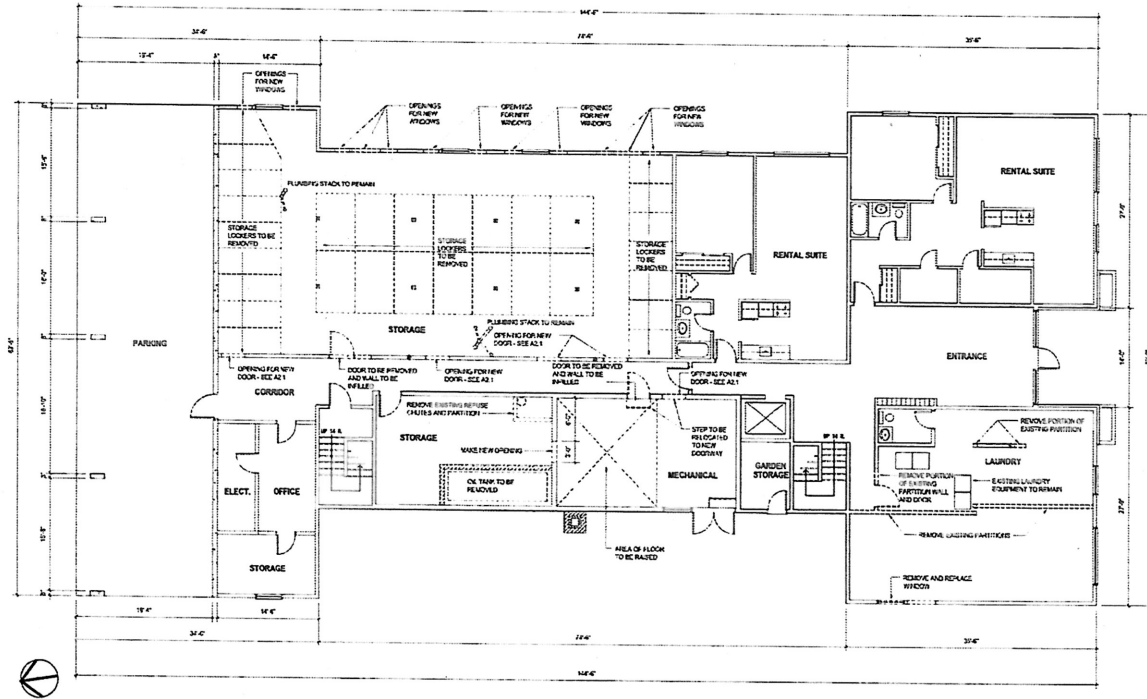
UNAWARD TITLE

SITE PLAN AND GENERAL NOTES

PROJECT NUMBER 2024/01/15  
 DRAWN BY JMB/OP  
 CHECKED BY JMB/OP  
 SCALE AS NOTED  
 DATE 2024/01/15

## ROCKLAND INTERIOR ALTERATIONS

1126 ROCKLAND AVE.  
 VICTORIA BC.



2 DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

----- WALLS TO BE DEMOLISHED

1	REVISIONS TO BUILDING	2007-01-11
2	REVISIONS TO BUILDING	2007-01-11
3	REVISIONS TO BUILDING	2007-01-11
4	REVISIONS TO BUILDING	2007-01-11
5	REVISIONS TO BUILDING	2007-01-11

PROPOSED INTERIOR  
ALTERATIONS  
1126 ROCKLAND  
VICTORIA, BC

SCALE

DRAWING TITLE

DEMOLITION PLAN

PROJECT NUMBER	077-0
DRAWN BY	DMC/CP
CHECKED BY	SL
SCALE	AS NOTED
DATE	2007-02-01

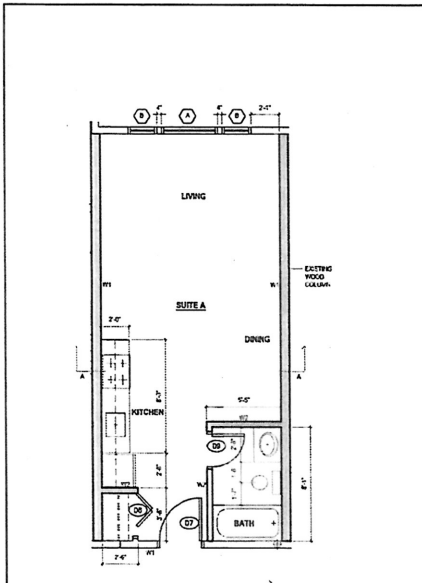


DOOR SCHEDULE:

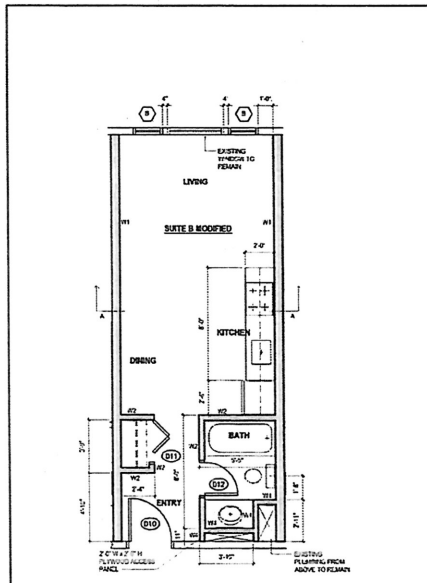
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PROJECT NUMBER	#1113
DRAWN BY	BLISSON
CHECKED BY	TS
SCALE	AS NOTED
DATE	2-17-1988

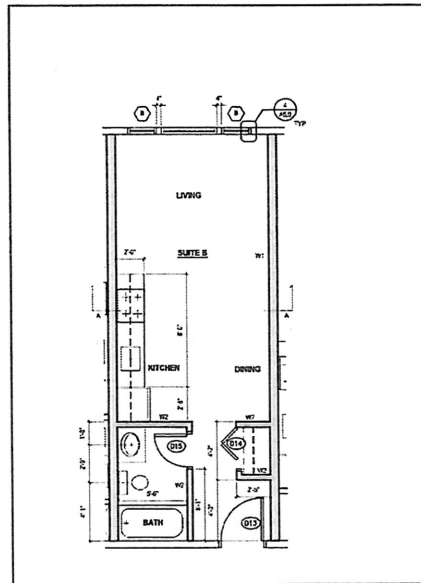




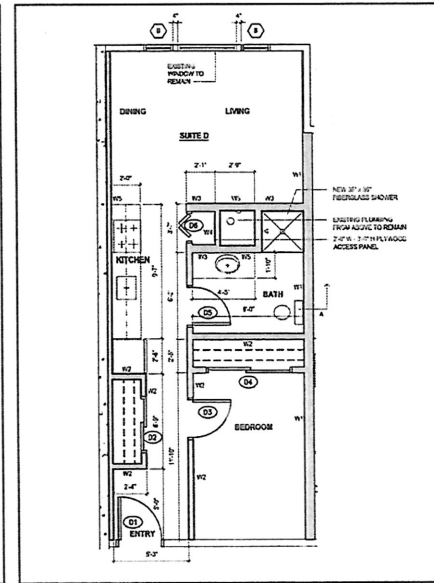
1 SUITE A FLOOR PLAN  
SCALE: 1/8" = 1'-0"



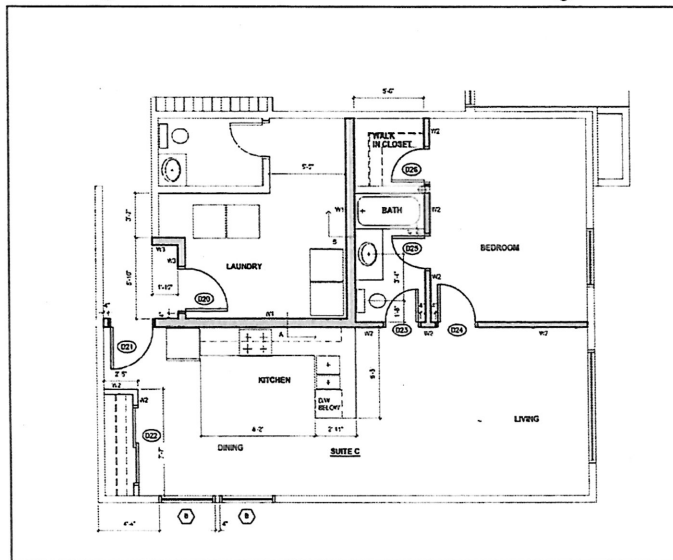
2 SUITE B MODIFIED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



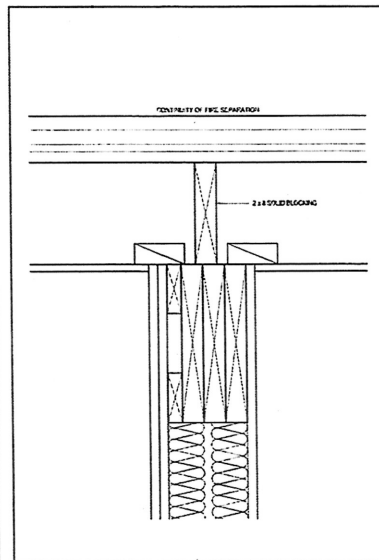
3 SUITE B FLOOR PLAN  
SCALE: 1/8" = 1'-0"



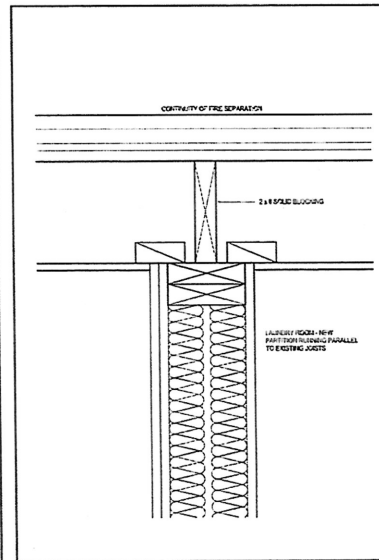
4 SUITE D FLOOR PLAN  
SCALE: 1/8" = 1'-0"



5 SUITE C FLOOR PLAN  
SCALE: 1/8" = 1'-0"



6 DETAIL A  
SCALE: 1/2" = 1'-0"



7 DETAIL B  
SCALE: 1/2" = 1'-0"

WALL TYPES

- W1 WALL ASSEMBLY - SUITE PARTY WALL CORRIDOR  
1-1/2" MIN. PLY. PER FOR. BELL. R. S. 1/2" ASSEMBLY A.B.  
STC 30  
5/8" TYPE "X" G.B.  
2-1/2" TYPE "X" G.B.  
2-1/2" TYPE "X" G.B.  
2-1/2" TYPE "X" G.B.  
2-1/2" TYPE "X" G.B.  
2-1/2" TYPE "X" G.B.
- W2 WALL ASSEMBLY - INTERIOR SUITE WALL  
REINFORCED TIE-BARS W/ 1/2" X 1/2" L.S. 1/2" ASSEMBLY A.B.  
STC 30  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.
- W3 WALL ASSEMBLY - INTERIOR SUITE WALL  
REINFORCED TIE-BARS W/ 1/2" X 1/2" L.S. 1/2" ASSEMBLY A.B.  
STC 30  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.
- W4 WALL ASSEMBLY - TURNING WALL  
2-1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.
- W5 WALL ASSEMBLY - TURNING WALL  
2-1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.  
1/2" TYPE "X" G.B.

1	REVISIONS TO INTERIOR	DATE
2	REVISIONS TO INTERIOR	DATE
3	REVISIONS TO INTERIOR	DATE
4	REVISIONS TO INTERIOR	DATE
5	REVISIONS TO INTERIOR	DATE
6	REVISIONS TO INTERIOR	DATE
7	REVISIONS TO INTERIOR	DATE
8	REVISIONS TO INTERIOR	DATE
9	REVISIONS TO INTERIOR	DATE
10	REVISIONS TO INTERIOR	DATE

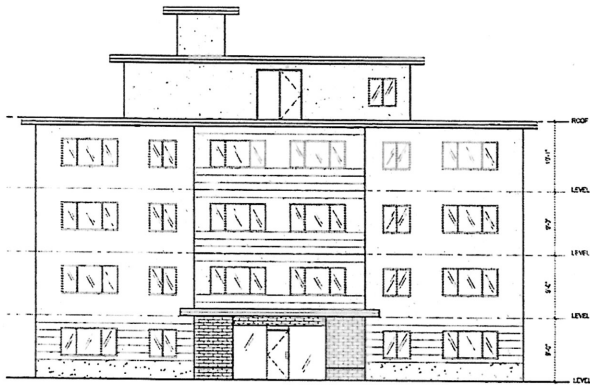
PROPOSED INTERIOR ALTERATIONS  
1126 ROCKLAND  
VICTORIA, BC

SCALE:

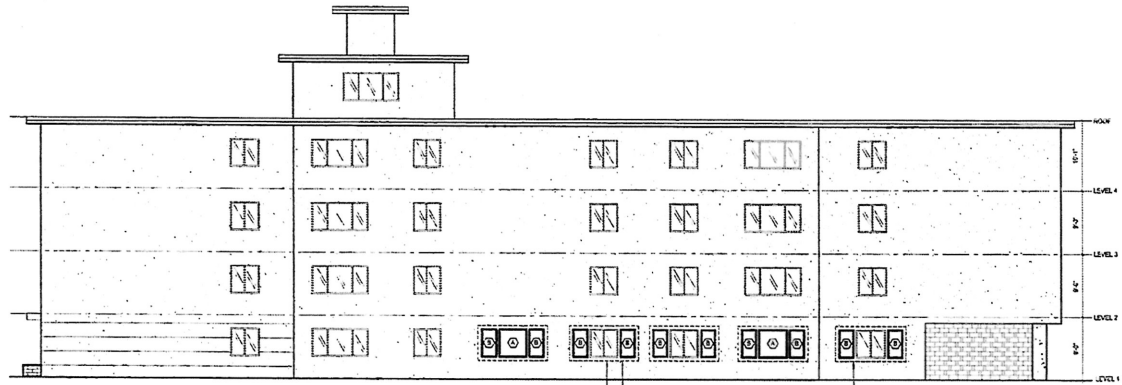
DRAWING TITLE:

ENLARGED FLOOR PLANS

PROJECT NUMBER	1126
DRAWN BY	SKP/SP
CHECKED BY	TA
SCALE	AS SHOWN
DATE	2017-07-10



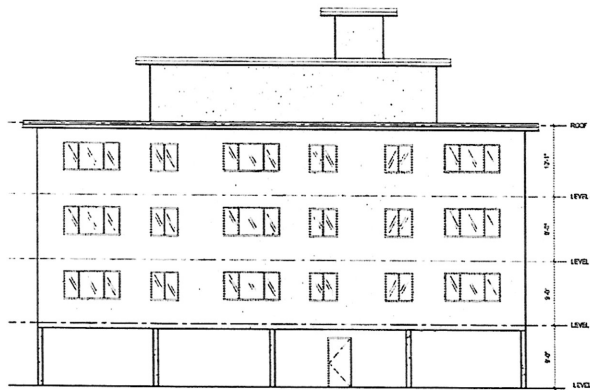
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



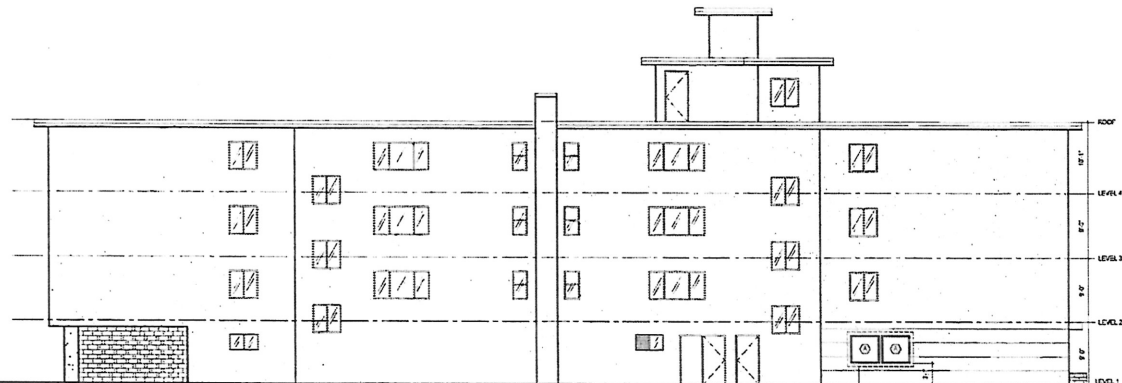
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

NEW WINDOWS ALIGNED HORIZONTALLY WITH EXISTING  
REFER TO BRICKWORK DETAIL ON J-2

REMOVE 1'-0" OF EXISTING BRICKWORK BEYOND NEW WINDOW  
OPENING. EXISTING BUILDING PAPER TO REMAIN. AFTER NEW  
WINDOWS ARE INSTALLED COVER EXISTING BUILDING PAPER  
WITH 1/2" X 1/2" CORNUCOPIA BRICK AND TAPE TO EXISTING  
BUILDING PAPER. INSTALL NEW STUCCO OVER TO MATCH  
EXISTING



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

REMOVE 1'-0" OF EXISTING BRICKWORK BEYOND NEW WINDOW  
OPENING. EXISTING BUILDING PAPER TO REMAIN. AFTER NEW  
WINDOWS ARE INSTALLED COVER EXISTING BUILDING PAPER  
WITH 1/2" X 1/2" CORNUCOPIA BRICK AND TAPE TO EXISTING  
BUILDING PAPER. INSTALL NEW STUCCO OVER TO MATCH  
EXISTING

A	REVISIONS TO BUILDING	DATE
1	REVISIONS TO BUILDING	DATE
2	REVISIONS TO BUILDING	DATE
3	REVISIONS TO BUILDING	DATE
4	REVISIONS TO BUILDING	DATE
5	REVISIONS TO BUILDING	DATE
6	REVISIONS TO BUILDING	DATE
7	REVISIONS TO BUILDING	DATE
8	REVISIONS TO BUILDING	DATE
9	REVISIONS TO BUILDING	DATE
10	REVISIONS TO BUILDING	DATE

PROPOSED INTERIOR  
ALTERATIONS  
1126 ROCKLAND  
VICTORIA, BC

3/14/11

GRAPHIC TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER	81703
UNIFORMITY	BLM/DF
CHECKED BY	12
SCALE	AS NOTED
DATE	2011/01/16



**PROPOSED INTERIOR  
ALTERATIONS**

**1126 ROCKLAND  
VICTORIA, BC**

DRAWING TITLE

## SECTIONS AND DETAILS

PROJECT NUMBER	48773
DRAWN BY	CF
CHECKED BY	TJ
SCALE	AS NOTED
DATE	22-NOV-72

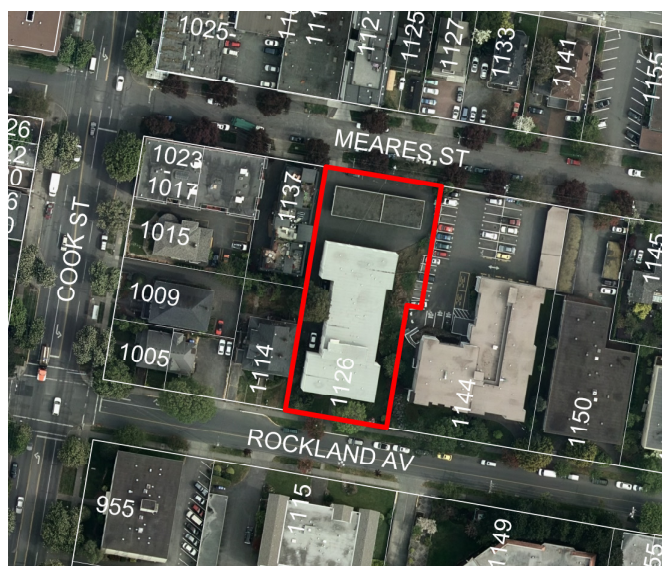
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# Development Variance Permit Application for 1126 Rockland Avenue



## Subject Site

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## Subject Site – Rockland Avenue



## Neighbouring Properties

1114 Rockland Ave



1144 Rockland Ave



