

MOTIONS

1. To Set Public Hearings for the Council Meeting of Thursday, February 25, 2016

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, FEBRUARY 25, 2016, at 6:30 p.m.:**

1. Rezoning Application No. 00496, for 1122 and 1124 Leonard Street.

Carried Unanimously

REPORTS OF THE COMMITTEE

Planning and Land Use Committee – January 14, 2016

5. Rezoning Application No. 00496 for 1122 and 1124 Leonard Street:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00496 for 1122 and 1124 Leonard Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Carried Unanimously

5.2 Rezoning Application No. 00496 for 1122 and 1124 Leonard Street

Committee received a report dated December 18, 2015, regarding a rezoning application for 1122 and 1124 Leonard Street. The proposal is to alter and strata-title the existing non-conforming duplex.

Action: It was moved by Councillor Madoff, seconded by Councillor Loveday, that the 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. 00496 for 1122 and 1124 Leonard Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Committee discussed:

- There are minimal variances and the proposal will be good from a community point of view.

CARRIED UNANIMOUSLY 16/PLUC010



Planning and Land Use Committee Report

For the Meeting of January 14, 2016

To: Planning and Land Use Committee **Date:** December 18, 2015

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

Subject: Rezoning Application No. 00496 for 1122 and 1124 Leonard Street

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. 00496 for 1122 and 1124 Leonard Street, 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, the location of uses on the land and 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 1122 and 1124 Leonard Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new zone in order to permit the existing non-conforming duplex to be strata titled and to alter the building.

The following points were considered in assessing this Application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan (OCP) 2012*
- the proposal does not meet the minimum site area and lot width of the *Neighbourliness Guidelines for Duplexes 1996*
- the property has an existing duplex on it that is considered a non-conforming use
- the property is in an area that is characterized by a mix of dwelling unit types and is located close to Cook Street Village and Beacon Hill Park.

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R1-B Zone, Single Family Dwelling District, to a new zone in order to permit the existing non-conforming duplex to be strata titled and to alter the building. The following differences from the standard R-2 Zone, Two Family Dwelling District, are being proposed and would be accommodated in the new zone.

- reduce the site area (minimum) from 555m² to 540m²
- reduce the site area for each dwelling unit (minimum) from 277.5m² to 270m²
- reduce the lot width (minimum) from 15m to 14.25m
- increase the floor space ratio (maximum) from 0.50:1 to 0.51:1.

In addition, eight variances would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

The applicant is not proposing to create new residential units. The rezoning would permit the applicant to strata title the two existing residential units.

Sustainability Features

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

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 Rezoning Application.

Land Use Context

The area is characterized by single family dwellings with some attached housing and apartments. Beacon Hill Park is less than 100m away and the Cook Street Village is approximately 200m away.

Existing Site Development and Development Potential

The site is presently a non-conforming duplex. Under the current R1-B Zone, the property could be redeveloped as a single family house with a secondary suite.

Data Table

The following data table compares the proposal with the standard R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. The aspects that would be incorporated into the new zone relate to the density of the existing duplex and size

and width of the lot. The remaining eight relaxations from the R-2 Zone would require variances, which will be addressed through the concurrent Development Permit with Variances Application.

Zoning Criteria	Proposal	Zone Standard R-2
Site area (m ²) - minimum	540*	555
Site area per unit (m ²) - minimum	270*	277.5
Density (Floor Space Ratio) - maximum	0.51:1*	0.50:1
Lot width (m) - minimum	14.25*	15
1 st & 2 nd storey floor area (m ²) - maximum	274.51	280
Combined floor area (m ²) - maximum	395.08*	380
Height (m) - maximum	8.16*	7.60
Storeys - maximum	2 w/basement*	1.5 w/basement
Site coverage % - maximum	34.70	40.00
Open site space % (lot)- minimum	43.60	30.00
Open site space % (rear)- minimum	100.00	33.00
Setbacks (m) - minimum		
Front (Leonard Street)	8.21	7.5
Rear	9.51*	13.28
Side (west)	0.99*	1.50
Side (east)	0.97*	3.00
Combined Side	1.96*	4.50
Parking - minimum	2	2
Location of Parking	Front yard*	Behind front of building

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on July 20, 2015. The minutes of this meeting 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, duplexes are subject to DPA 15D: Intensive Residential – Duplex. The proposal is consistent with the objectives of DPA 15D to foster and encourage a sense of neighbourliness and help make this form of housing more accepted.

Neighbourliness Guidelines for Duplexes

The *Neighbourliness Guidelines for Duplexes* states that an interior lot must have a width greater than 15m and a site area in excess of 670m². Although the subject property does not meet this criteria, the proposal is to retain and stratify an existing duplex.

In addition, most of the differences between the existing non-conforming duplex and the standard R-2 Zone are proposed to be handled through the variance process (as discussed in relation to the concurrent Development Permit with Variances Application). This would require any future development to meet the standard two family dwelling siting requirements.

CONCLUSIONS

This proposal to rezone the property to allow the non-conforming duplex to be strata titled is consistent with OCP policy. The existing duplex use would continue, however, a strata conversion would allow the tenure to change from one owner to strata ownership for each of the two dwelling units.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00496 for the property located at 1122 and 1124 Leonard Street.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division

Qm



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2015

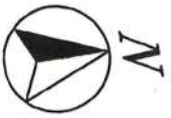
List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated November 6, 2015
- Minutes of Community Meeting for the Fairfield-Gonzales Community Association dated July 20, 2015
- Submission drawings dated November 6, 2015.



1122-1124 Leonard Street
Rezoning No. 00496
Bylaw No.





1122-1124 Leonard Street
Rezoning No. 00496
Bylaw No.



100

COOK ST

209	
205	1108
1110/12	
1120	
1124	
1130	
1134	
1144	
1156	
1158	
1160	
1162	

MAY ST

1115	1117	1119	
165		1125	
		1129	
		1133	
		1137	
		1141	
		1145	
159		1151	164
		1146	160
		1152	156
		148	152
1116	1122/24	1126	
		1128	
		1132	
		1138	
		1142	

LEONARD ST

139	1111	1115	1125	1129	1133	1139	1143	1149	122
133									120
123									116
107-111									112
105	1112	1120	1130	1138	1140	1146	1150		108

CAMBRIDGE ST

FAITHFUL ST

97

17

1

November 6, 2015

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

Dear Mayor and Council:

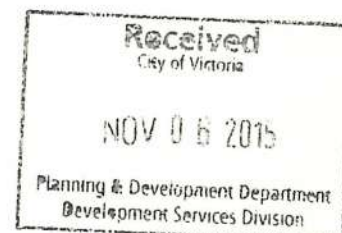
Re: 1122/1124 Leonard Street – Rezoning to Permit a Strata Titling of an Existing Duplex

I am the owner of the duplex located at 1122 and 1124 Leonard Street (“1122/1124 Leonard” or the “Property”). The Property is an existing, side by side duplex that was constructed in approximately 1912. I am making application to rezone 1122/1124 Leonard from R-1B to a Site Specific Zone or R2 with variances.

The purpose of the rezoning is to permit a strata titling of this existing duplex. The strata titling will not change the Property’s current configuration; it will only change the ownership tenure from one title to two strata units. The rezoning will make the property conforming and the strata titling will contribute significantly to the feasibility of completing a full renovation and renewal of the unique character of 1122/1124 Leonard. The proposal conforms to the Traditional Residential Urban Place designation in the Official Community Plan.

The following materials and plans are enclosed in support my rezoning application:

1. A Landscape Plan drafted by LADR Landscaping Ltd.
2. Photographs of 1122/1124 Leonard and the Leonard St. streetscape, as well as perspective images of the proposed renovations to the Property
3. Complete renovation plans drafted by Step One Design for the proposed upgrade of the interior and renewal of the exterior of the Property
4. “Turning Template” plans drafted by Westbrook Consulting Ltd.
5. Engineering drawings drafted by RJC
6. Photographs of the front yard parking at the duplex located at 154 and 156 Linden Ave.
7. Copies of written support for the proposal signed by Leonard Street neighbours



The proposal includes a wide range of green building features and concepts including the following:

- The building will be renovated and renewed as opposed to being torn-down and hauled to the dump - saving dump truck loads of waste.
- The building envelop was historically very poor with numerous areas of free air flow to the outdoors (you could actual see daylight coming through the outside wall in some areas). The renovation of the building will include a new, energy efficient, sealed and insulated building envelope.
- All windows and exterior doors will be replaced with energy efficient, double glazed windows and exterior swing doors with thermally broken, vinyl frames.
- The interior renovation will include a number green building features including:
 - dual flush toilets;
 - low VOC paints; and
 - Energy Star® appliances.

Due to an existing none conformance, the proposal does not meet the vehicle parking standards of Schedule C – Off-Street Parking. As is show by the enclosed plans and photographs, the side setbacks of the duplex are not wide enough to provide a driveway to the backyard.

Consequently, it is not possible provide off street parking in the backyard of the property. As a result of this existing condition, the proposal includes a plan to provide parking off the street in the front yard of the property.

The enclosed Landscape Plan illustrates the design for the proposed front yard parking included in the proposal. The plan draws from the guidelines for front yard parking that is permitted in the Gonzales neighbourhood of Fairfield and is enhanced by extensive landscaping. I engage Westbrook Consulting Ltd. to complete the enclosed “Turning Template” study which demonstrates that the front yard parking plan provide safe parking in accordance to the relevant guidelines. Steve Hutchison, Transportation Planner, City of Victoria Engineering has reviewed and supports this front yard parking plan.

The front yard parking fits in well with the Leonard St. streetscape and is strongly support by the majority of the Leonard Street neighbours. It is similar to parking at many properties on the street where owners park their cars in the front driveways to their garages. I also note that similar front yard parking was permitted at nearby duplex located at 154 and 156 Linden Ave. (see attached photos). In addition to the front yard parking I also plan to build accessory buildings in the backyards of both duplex units that will be ideal for bicycle parking.

1122/1124 Leonard has operated as a duplex since it was constructed in 1912. Over its life minimal investment has been made into the repair, maintenance and renewal of the property.

The condition of the property is very poor and not at the high standard of the homes on Leonard Street and the Cook Street Village neighbourhood.

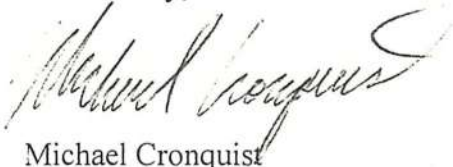
In spite of its very poor condition, 1122/1124 Leonard has “good bones” and distinctive character. It also has historical significance as it is one of the first and few homes in the city to be constructed with unique masonry block construction. The architect and builder of the duplex utilized this construction technique in the early 1900s for only a few architecturally significant homes in the area, most notably 97 Cook Street and 139 Cook Street. As shown by the enclosed plans, my proposed renovation will completely revitalize the property while preserving the original side by side duplex configuration, form and character of the exterior of the building and Leonard Street’s historic streetscape.

I have met with the vast majority of the Leonard Street neighbours, including those who are nearest to 1122/1124 Leonard, and discussed strata titling of and front yard parking at the Property. I received enthusiastic, written support for strata titling from all of these neighbours. Copies of this written support are enclosed for reference. The most predominant feedback that I received during my dialogue with these neighbours is as follows:

1. There is strong support for the proposed front yard parking at 1122/1124 Leonard
2. Parking demands on Leonard St. have increased since the construction of the new children’s park on the West side of Cook St., at Cook and Leonard. Front yard parking at 1122/1122 Leonard would be positive as it would reduce congestion on the street
3. 1122/1124 Leonard has been neglected and in very poor condition for a very long time. The upgrade and renewal of the property would have a very significant, positive impact on the neighbourhood
4. Preserving the 1122/1124 Leonard duplex building instead of demolishing and replacing it with a new building that might not fit in with the neighbourhood is desirable

Thank you for your consideration of my 1122/1124 Leonard St. rezoning application. I look forward to making a formal presentation related to my proposal in the near future.

Yours Truly,

A handwritten signature in dark ink, appearing to read "Michael Cronquist", written in a cursive style.

Michael Cronquist

**Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
July 20, 2015**

Facilitators for the FGCA: George Zador (Chair)
Susan Snell
Ken Roueche

Subject property: 1122 -1124 Leonard St. duplex; application for strata conversion.

Proponent/owner: Mike Cronquist. 123 notices sent

This property in vacant and derelict condition for the past several years is proposed to be fully rehabilitated and rezoned to permit strata titling. The project had previously been submitted and approved in 2014, however the proponent failed to proceed and after 1 year, the application lapsed.

Attendance: 20 people (not all involved with project)

Attendee Questions and Comments:

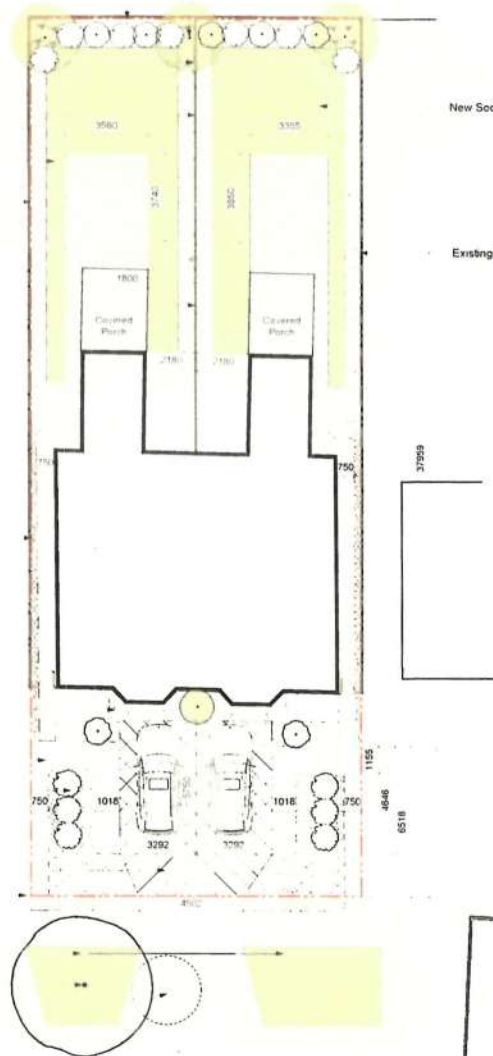
- Concern expressed about City recommended site specific rezoning as most efficient, but granting the more conventional R-2 zoning would have issues in an R-1 area as well
- Parking for 2 cars provided at the front requires removal of a boulevard tree; arborist may be engaged to recommend suitable replacement.
- Are there any plans to further subdivide the two units? Absolutely none.
- Any plans to develop the basement area? Absolutely none.
- Water weeping in backyard.....it will be managed with new drain tiles.
- Covered patio in the rear will not obstruct neighbour's sightline.
- Project timeline? Will proceed immediately upon approval by City.

The neighbourhood would welcome the reconditioning of this unsightly building.

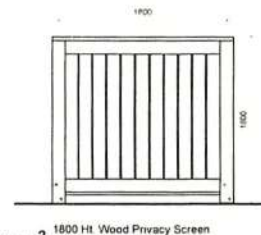
George Zador

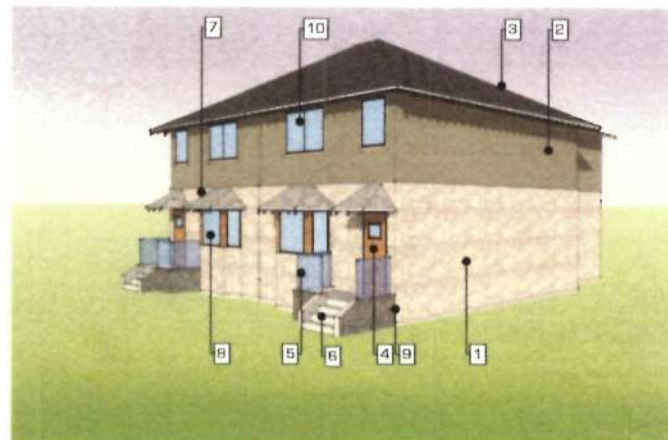
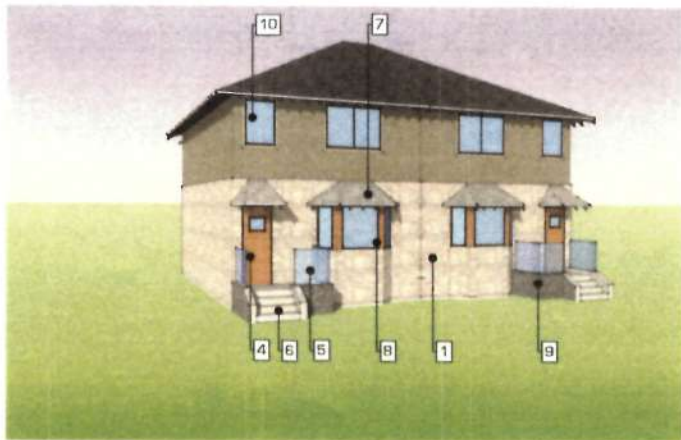
Planning and Zoning Chair
Fairfield Gonzales Community Association
1330 Fairfield Rd. Victoria, BC V8S 5J1
planandzone@fairfieldcommunity.ca
www.fairfieldcommunity.ca
Facebook

Existing Cherry Tree Removed



Received
City of Victoria
NOV 06 2015
Planning & Development Department
Development Services Division





EXTERIOR MATERIAL PALETTE

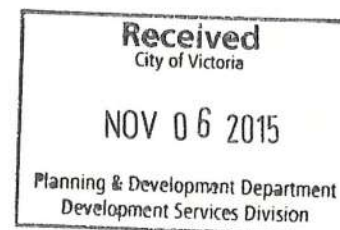
- 1 REFURBISHED CONCRETE BLOCK
- 2 ORIGINAL STUCCO REMOVED AND REPLACED WITH NEW STUCCO
- 3 NEW ROOFING
- 4 NEW SOLID WOOD EXTERIOR DOOR
- 5 GLASS GUARD
- 6 NEW CONCRETE STAIRS
- 7 NEW ROOFING
- 8 WOOD TRIM WITH CLEAR SEALER
- 9 MASONRY STONE VENEER
- 10 NEW WINDOWS

3 PROPOSED EXTERIOR FINISHES
05 PRELIM



2 EXISTING EXTERIOR PHOTOS
05 PRELIM

1 STREET PARKING PHOTO
05 PRELIM



OUTSIDE THE LINES
ARCHITECTURAL & INTERIOR DESIGN

Leonard Street Remodelling
1120 - 1124 Leonard Street
Victoria, BC

Map Community

Exterior Imagery

1:10

11/06/2015

Site Plan of 1122 & 1124 Leonard Street

Legal - Lot 4, Fairfield Farm Estate, Victoria City, Plan 1215

Parcel Identifier: 007-826-141

Scale - 1:100



All distances are shown in metres.

Tree diameters are in centimetres.

Geodetic elevations shown (in METRES)

Site Area = 540 m²

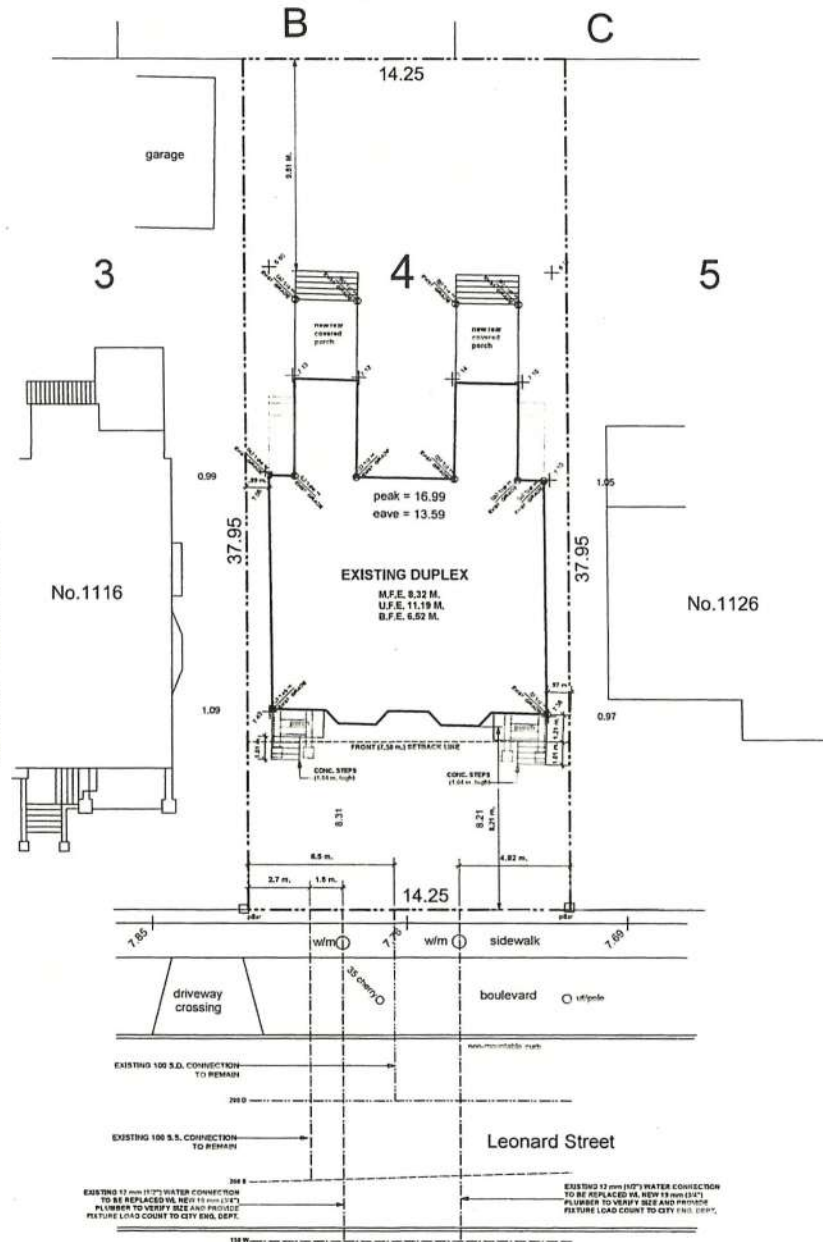
SITE DATA		
ITEMS	PERMITTED	PROPOSED
LOT AREA	540.00 sq.m.	540.00 sq.m.
LOT COVERAGE	40.0 %	34.7 %
SETBACKS		
- FRONT (south)	7.50 m.	8.21 m.
- REAR (north)	9.48 m.	9.51 m.
- SIDE (west)	1.50 m.	*.99 m.
- SIDE (east)	2.00 m.	*.97 m.
COMB. SIDEYARDS	4.50 m.	*1.96 m.
FLOOR AREA		
- BASEMENT		120.57 sq.m.
- MAIN		141.50 sq.m.
- UPPER		132.91 sq.m.
SUB TOTAL		395.08 sq.m.
TOTAL FLOOR AREA (all levels)	300.00 sq.m.	*395.08 sq.m.
TOTAL FLOOR AREA (1st. & 2nd.)	280.00 sq.m.	*374.51 sq.m.
BUILDING HT. (no. of storeys)	2	2

* EXISTING LEGAL NONCONFORMING (heights)

A	7.13 m.	+ B	7.12 m.	div. by 2	X	2.79 m.	=	13.67
B	7.12 m.	+ C	7.12 m.	div. by 2	X	6.10 m.	=	43.43
C	7.12 m.	+ D	7.12 m.	div. by 2	X	4.19 m.	=	32.15
D	7.12 m.	+ E	7.14 m.	div. by 2	X	6.10 m.	=	53.49
E	7.14 m.	+ F	7.10 m.	div. by 2	X	2.73 m.	=	19.43
F	7.10 m.	+ G	7.10 m.	div. by 2	X	6.10 m.	=	43.31
G	7.10 m.	+ H	7.10 m.	div. by 2	X	1.13 m.	=	8.02
H	7.10 m.	+ I	7.12 m.	div. by 2	X	10.37 m.	=	73.73
I	7.12 m.	+ J	7.49 m.	div. by 2	X	12.15 m.	=	88.75
J	7.49 m.	+ K	7.06 m.	div. by 2	X	10.41 m.	=	75.71
K	7.06 m.	+ L	7.06 m.	div. by 2	X	1.13 m.	=	7.97
L	7.06 m.	+ A	7.13 m.	div. by 2	X	6.10 m.	=	43.27

TOTAL 499.15

TOTAL 499.15 div. by 47.80 = 7.18 coverage grade



Received
City of Victoria
NOV 06 2015
Planning & Development Department
Development Services Division

client **MICHAEL CRONQUIST**

project **PROPOSED RENOVATION OF
EXISTING DUPLEX**

address **1122 & 1124 LEONARD STREET**

municipality **THE CITY OF VICTORIA, B.C.**

step one
design
"Your Best Interest is Our First Step"

887 Rogers Way
Victoria, B.C.
V8P 5L1
ph. 778-433-1434 or 250-634-3729
email: info@steponedesign.ca
www.steponedesign.ca join us on facebook

List of Drawings

NO.	DATE	DESCRIPTION
A1	07/06/13	SITE PLAN
A2	07/06/13	BASEMENT & MAIN FLOOR PLAN
A3	07/06/13	UPPER FLOOR & ATTIC PLAN
A4	07/06/13	ELEVATIONS
A5	07/06/13	CROSS SECTION
A6	07/06/13	DETAILS

ISSUED/REVISED

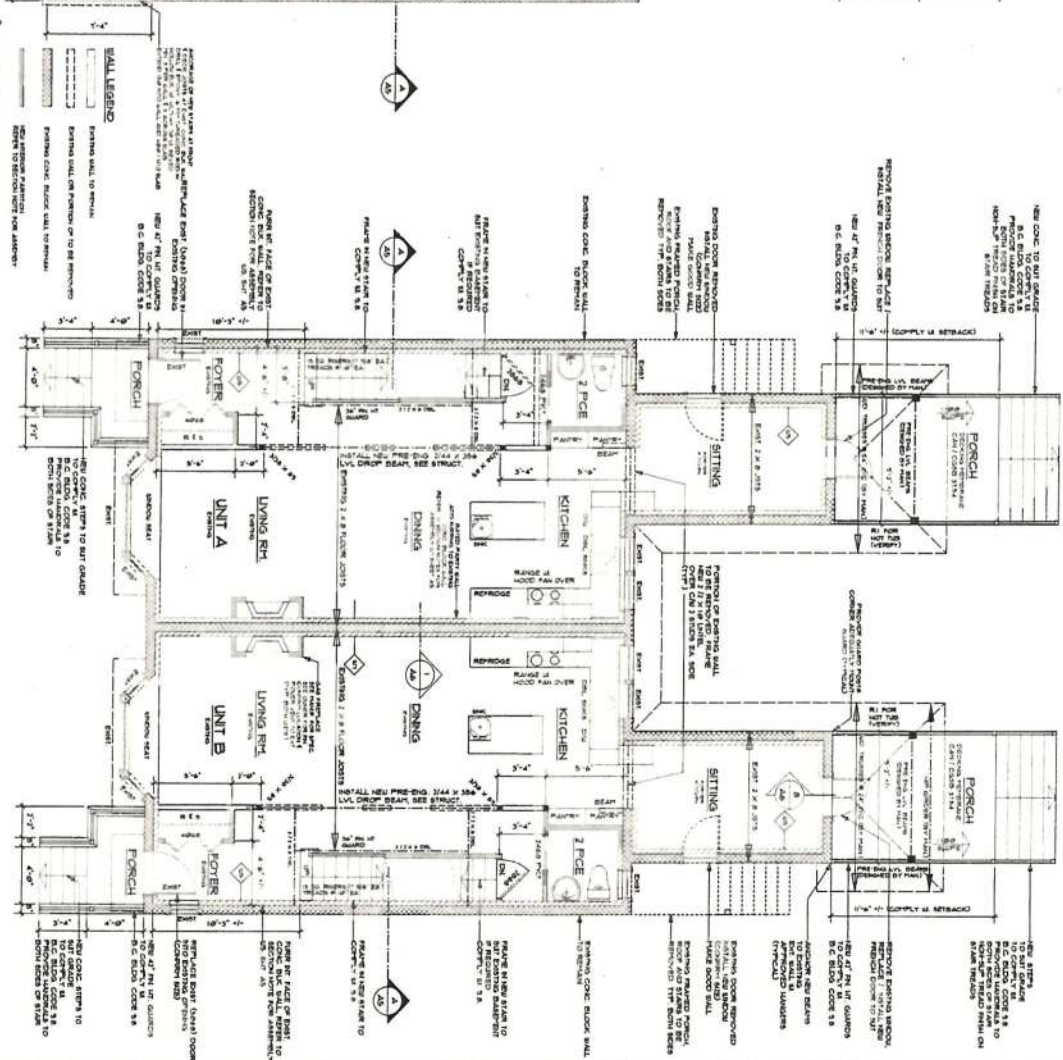
NO.	DATE	DESCRIPTION
01	07/06/13	D.P. SUBMISSION
02	07/06/13	CLIENT REV.
03	07/06/13	PORCH REV.

Drawing no.	2013-0-CRO
Date	SEPT. 14 / 2013
Scale	AS SHOWN
Drawn /	M.DUNSMUIR
Designed	
Sheet no.	of
A1	A6

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



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



NOV 06 2015

Received
City of Victoria

step one
design

ph. 778-433-1434 or 250-634-3729
email: info@streponedesign.ca
www.streponedesign.ca join us on facebook

817 Rogers Way
Victoria B.C.
V8X 5L1

client

MICHAEL CRONQUIST

project

PROPOSED RENOVATION OF EXISTING DUPLEX

address

1122 & 1124 LEONARD STREET
THE CITY OF VICTORIA, B.C.

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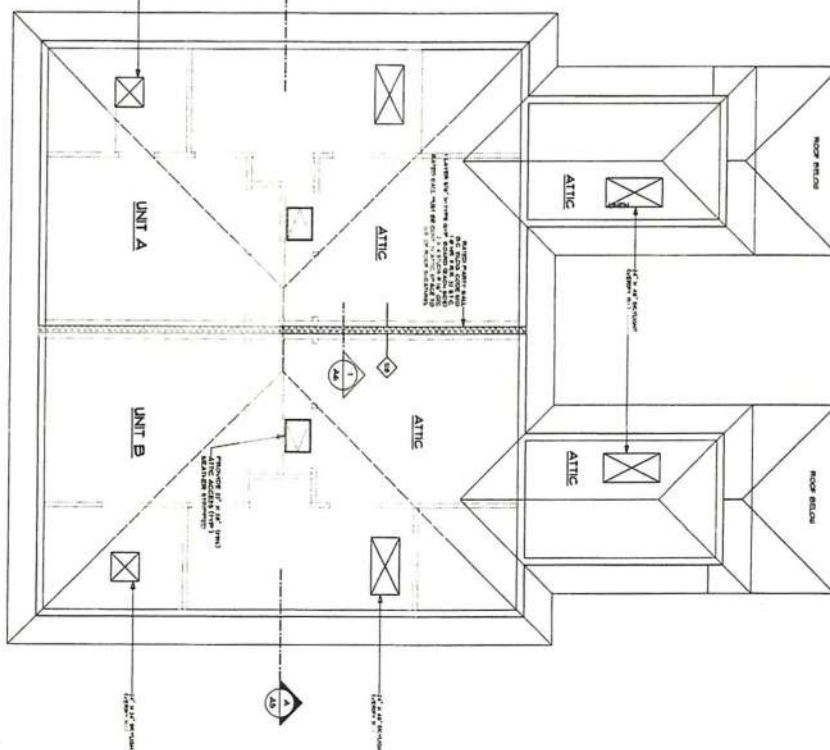
UPPER FI
SCALE: 1/4" = 1'-0"
9SCALE: 1/4" = 1'-0"
DATE: 10-15-02
DRAWN: 10-15-02
CHECKED: 10-15-02
APPROVED: 10-15-02



2
A3

ATTIC / R

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



NOV 06 2015

**Planning & Development Department
Development Services Division**

List of Messages	
1	REF PULP (1) (U) (S) (C) (M) (P) (N) (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

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817 Rogers Way
Victoria B.C.
V8X-5L1

project

address

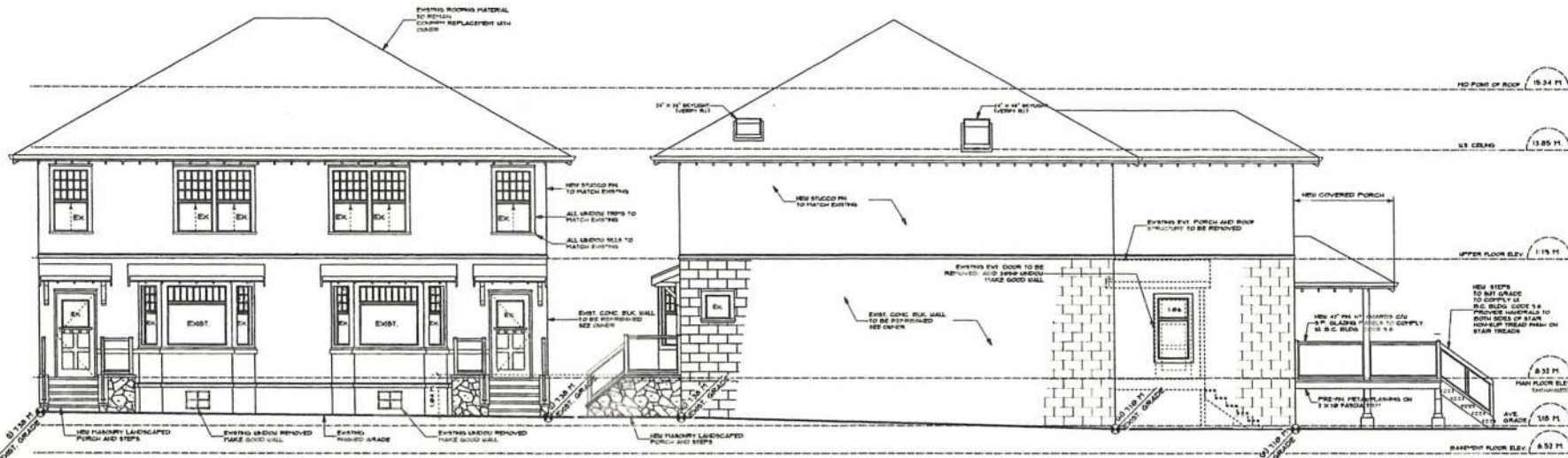
municipality

MICHAEL CRONQUIST

PROPOSED RENOVATION OF EXISTING DUPLEX

1122 & 1124 LEONARD STREET

THE CITY OF VICTORIA, B.C.



1 FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

2 RIGHT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

CONVERT TO TABLE 3.10.1.4. B.C. BLDG. CODE
UPPING DISTANCE (SETBACK) 7.15 FT
AREA OF EXPOSED BUILDING FACE 29.12 SQ.M.
ALLOWABLE OPENING PERCENTAGE 12.0 %
ALLOWABLE OPENING AREA PROPOSED 3.45 SQ.M.
PROPOSED OPENING 1.06 SQ.M.

A	7.13 m	±	B	7.12 m	±	C	2.75 m	±	19.87
B	7.12 m	±	C	7.12 m	±	D	2.75 m	±	19.87
C	7.12 m	±	D	7.12 m	±	E	2.75 m	±	19.87
D	7.12 m	±	E	7.14 m	±	F	2.75 m	±	19.87
E	7.14 m	±	F	7.10 m	±	G	2.73 m	±	19.87
F	7.10 m	±	G	7.10 m	±	H	2.61 m	±	19.87
G	7.10 m	±	H	7.10 m	±	I	2.61 m	±	19.87
H	7.10 m	±	I	7.12 m	±	J	2.6337 m	±	7.62
I	7.12 m	±	J	7.49 m	±	K	2.6125 m	±	7.62
J	7.49 m	±	K	7.05 m	±	L	2.61 m	±	7.62
K	7.05 m	±	L	7.05 m	±	M	2.61 m	±	7.62
L	7.05 m	±	M	7.13 m	±	N	2.61 m	±	43.27
M	7.13 m	±	N	7.13 m	±	O	2.61 m	±	43.27



ROOFS & CEILINGS

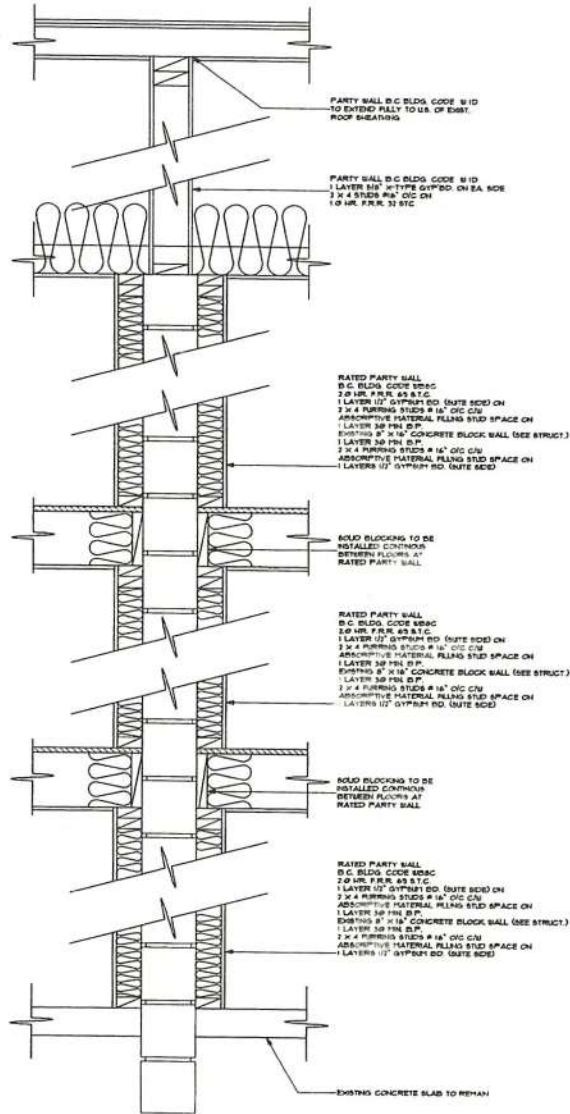
- ## TO REPAIR FOUNDATION WALLS

- ## FLOORS & WALLS

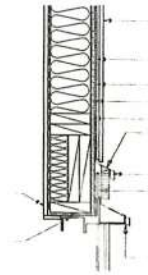
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drawing no.	2017-0-CRO	
date	SEPT. 14 / 2015	
scale	AS SHOWN	
drawn / designed	M.DUNSMUIR	
sheet no.	A 5	A 6

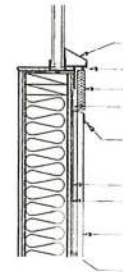
Planning & Development Department
Development Services Division



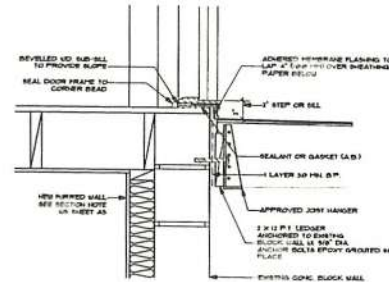
1 PARTY WALL SECTION
SCALE: 1 1/2" = 1'-0"



2 TYP. WINDOW HEAD DETAIL- UPPER FLOOR
SCALE: 1 1/2" = 1'-0"



3 TYP. WINDOW SILL DETAIL-UPPER FLOOR
SCALE: 1 1/2" = 1'-0"



4 DOOR SILL PROTECTED MEMBRANE
SCALE: 1 1/2" = 1'-0"

client MICHAEL CRONQUIST

project PROPOSED RENOVATION OF EXISTING DUPLEX

address 1122 & 1124 LEONARD STREET

municipality THE CITY OF VICTORIA, B.C.

step one design

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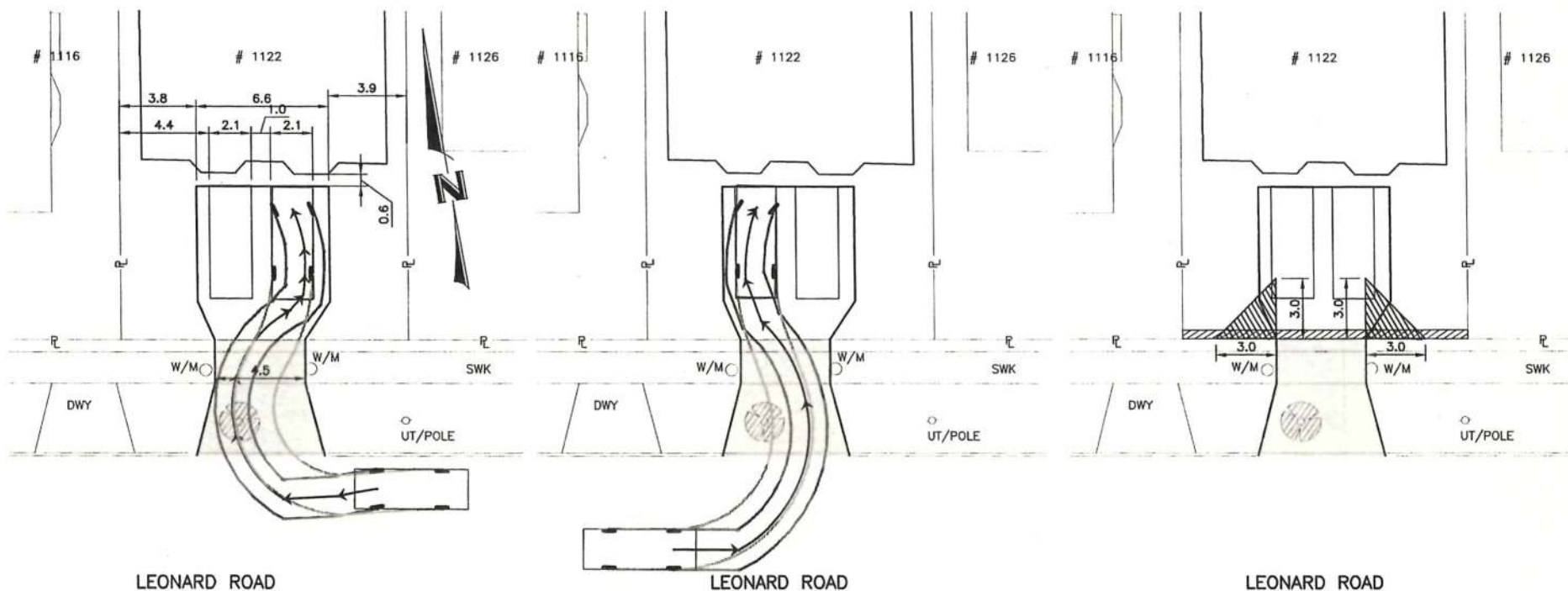
List of Drawings		
A1	DATE	DESCRIPTION
A2	01/06/13	TRANSMITTAL & MAIN FLOOR PLAN
A3	02/24/13	UPPER FLOOR & ATTIC PLAN
A4	03/14/13	ELEVATIONS
A5	03/14/13	CROSS SECTION
A6	03/14/13	DETAILS
ISSUED/REVISED		
NO.	DATE	DESCRIPTION
01	01/06/13	B.P. RUSH/MS/CH
02	02/24/13	CLIENT REV.
03	03/14/13	PORCH REV.
Drawing no. 2012-B-CRD		
Date SEPT. 14 / 2015		
Drawn by H. DUNSMUIR		
Sheet no. A6 of A6		

Received
City of Victoria




NOV 06 2015

Planning & Development Department
Development Services Division

WESTBROOK CONSULTING LTD. - 2013-09-12 11:19AM H:\Proposals\WESTBROOK 2013\Leonard\prelim_drawing.dwg



LEGEND

-  SIGHT TRIANGLE IN WHICH NOTHING HIGHER THAN 1.0m CAN BE PLACED.
-  NO TREES, SHRUBS OR HEDGES CLOSER THAN 0.45 TO PROPERTY LINE.
-  EXISTING TREE TO BE REMOVED

1:200 0 4 12m

REVISIONS			DESIGNED
			DRAWN PC
			CHECKED
			DATE SEPT 2013
			B.M.
			ELEV.
			SCALE Horz. 1:200
			Vert.
No.	DESCRIPTION	DATE	SIGN



#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT 1122 LEONARD ROAD

Received
City of Victoria

WESTBROOK PROJECT No.		
GOVERNING AUTHORITY FILE No.		
SHEET	OF	REV.
1	1	
WESTBROOK DRAWING No.		
FIG 1		

NOV 06 2015

Planning & Development Department
Development Services Division

General Notes:

All work to conform to the British Columbia Building Code (BCBC) 2006 and referenced documents. Wood framing to BCBC 2006 – Part 9 as a minimum.

Renovations have been designed to maintain the structural capacity of the original base structure.

Material Notes:

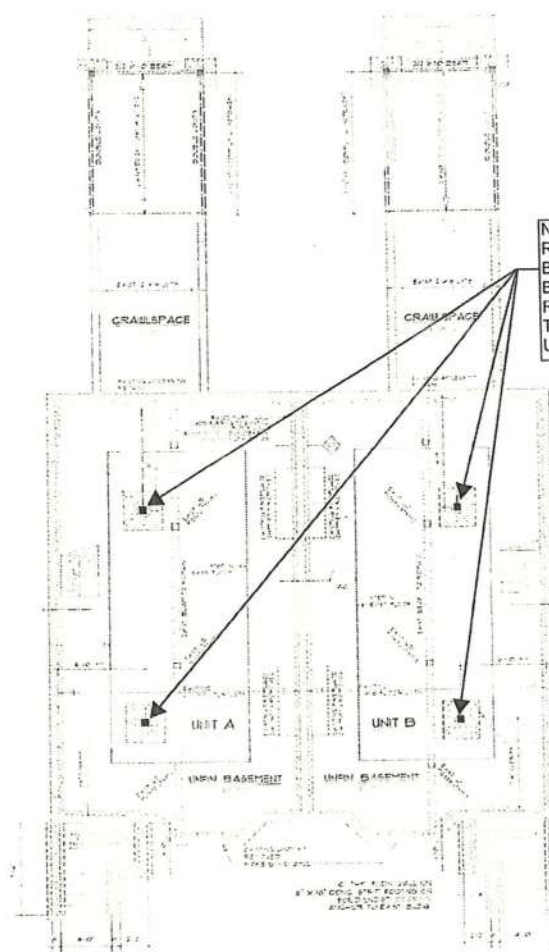
Wood framing to be SPF No. 2 Grade unless noted otherwise.

Renovation Notes:

The structural drawings are based on assumed as-built conditions for the existing structure. The actual conditions may vary and the contractor shall immediately inform the consultant of any variations from the assumed conditions. New openings in existing structure to be marked out by the contractor and reviewed by RJC prior to any cutting. No overcutting is permitted. The contractor is responsible for safety in and about the jobsite during construction, and the design and erection of all temporary formwork and shoring required to complete the work.

RJC to review the existing structure and framing, and all deficiencies are to be repaired by the owner's contractor as per RJC's instructions.

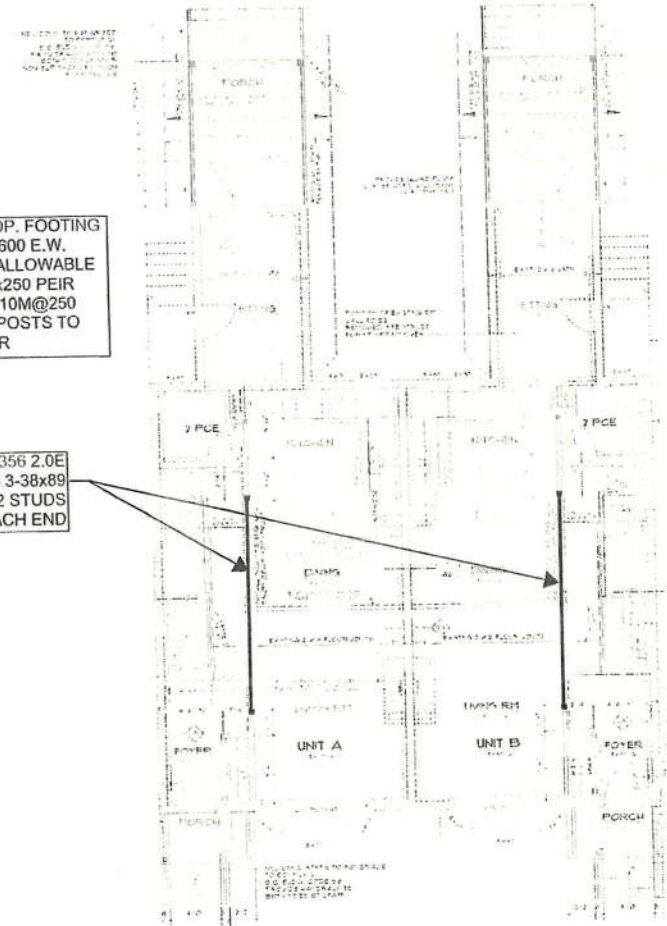

Jan 24/13



BASEMENT FLOOR PLAN

NEW 750x750x250 DP. FOOTING
REINF. WITH 3-15M600 E.W.
BOT. (MIN 145 kPa ALLOWABLE
BEARING) C/W 250x250 PEIR
R/W 4-15M VERTS. 10M@250
TIES AND 140x140 POSTS TO
U/S OF MAIN FLOOR

NEW 2 PLY 44X356 2.0E
BEAM WITH 3-38x89
SPF NO. 2 STUDS
UNDER EACH END



MAIN FLOOR PLAN



rjc Read Jones Christoffersen
Consulting Engineers
Suite 220, 645 Tyee Road
Victoria, BC V9A 6X5 Canada
Office 250 386-7794 Fax 250 381-7900
www.rjc.ca

Project Name
1122 LEONARD STREET
Sketch Title
MAIN / BASEMENT FLOOR

Dwg. Ref.
Scale NTS
Date JAN 24, 2013
Project No. VIC.108134.001
Sketch Number Rev.
SSK-01