

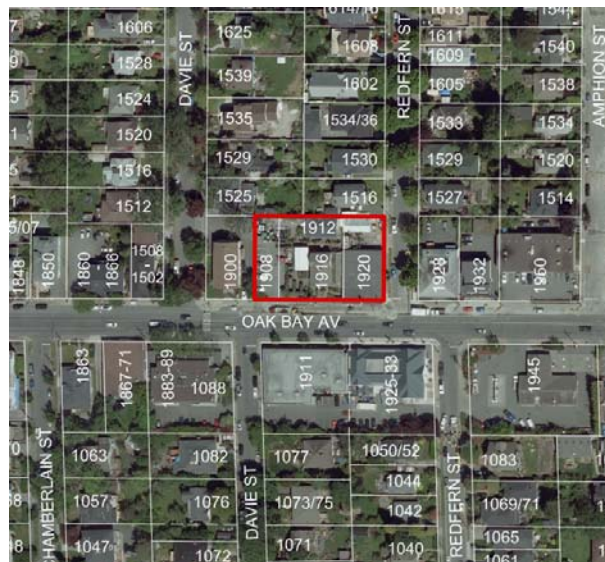
1

Rezoning and Development Permit with Variances Application for 1908, 1916, and 1920 Oak Bay Avenue



1

2



2

Subject Site

3



3

Subject Site

4



4

Adjacent Property: 1900 Oak Bay Ave. (west)⁵



5

Adjacent Property: 1928 Oak Bay Ave. (east)⁶



6

Adjacent Property: 1516 Redfern St. (north) 7



7

Adjacent Property: 1933 Oak Bay Ave. (south)



8

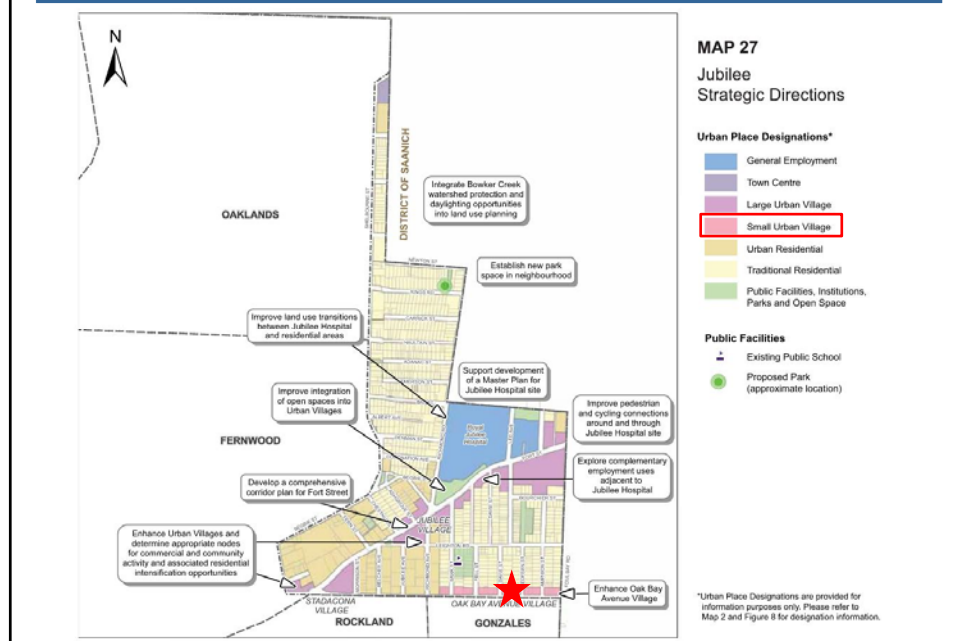
Adjacent Property: 1911 Oak Bay Ave. (south)



9

OCP Urban Place Designation

10



10

Perspectives

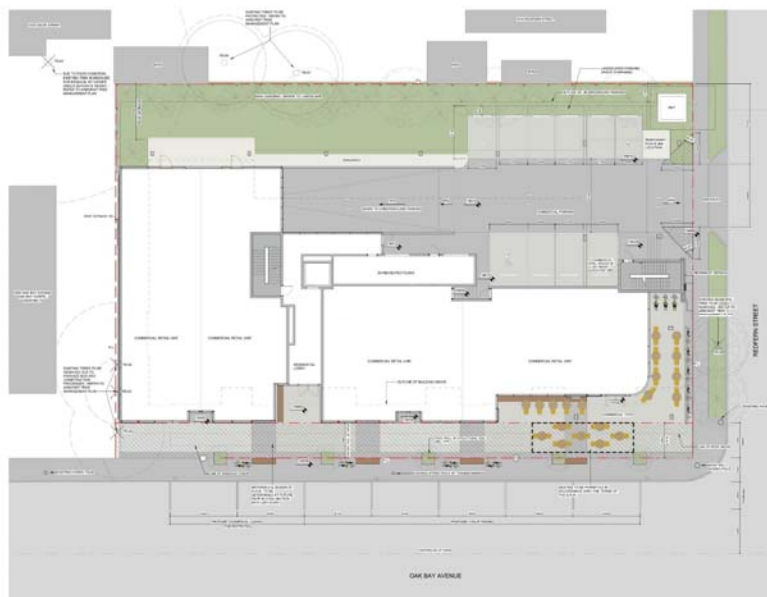
11



11

Site Plan

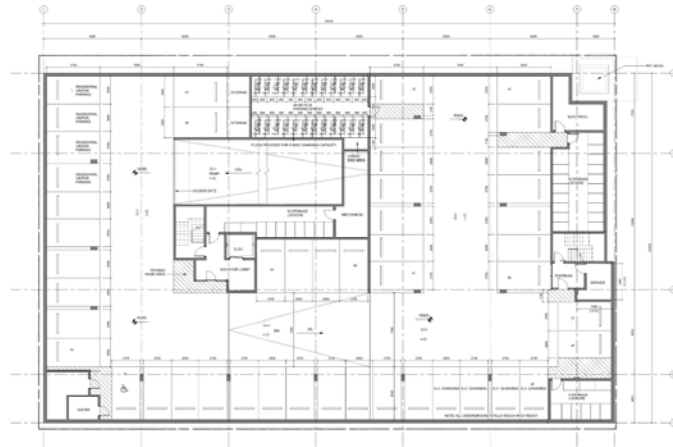
12



12

Parking Level Plan

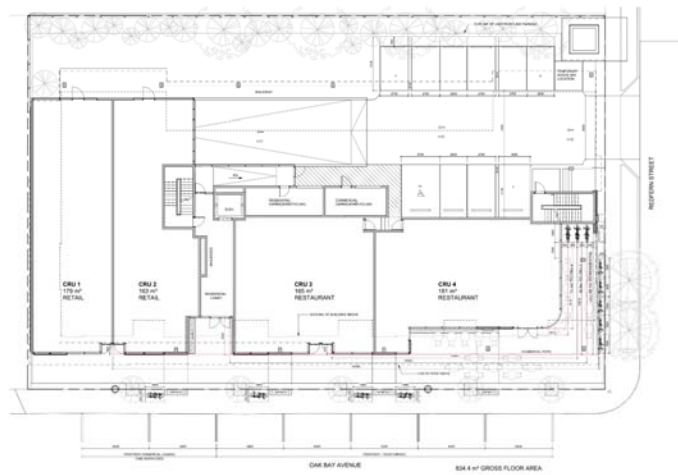
13



13

Ground Floor Plan

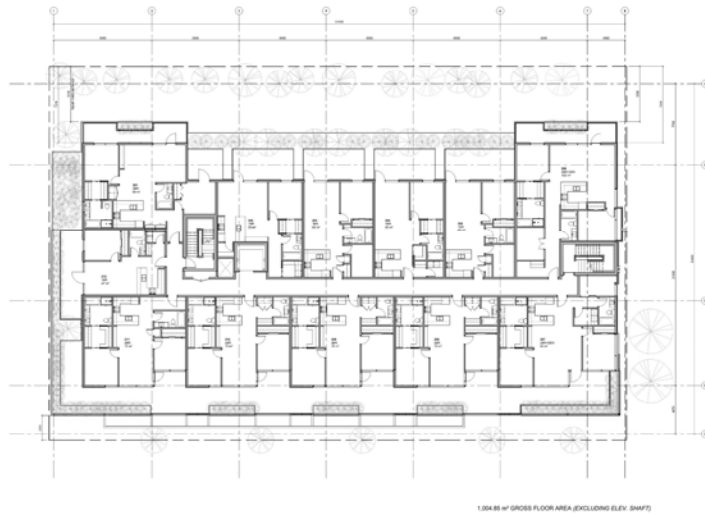
14



14

Second Floor Plan

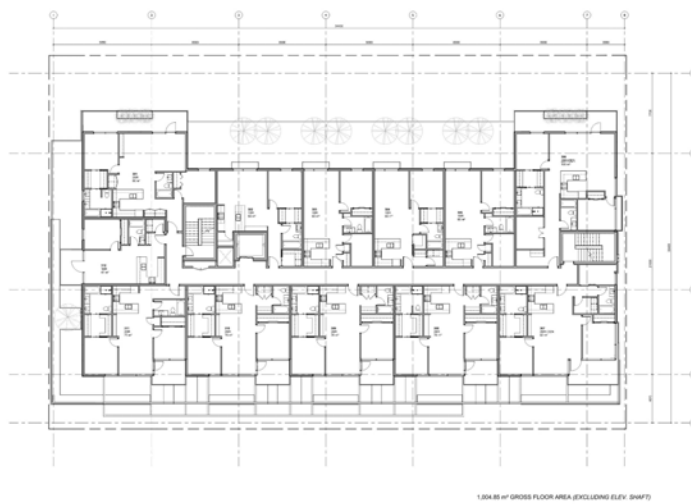
15



15

Third Floor Plan

16



16

Context: Perspectives and Elevations

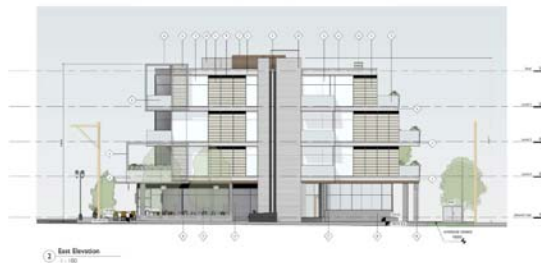
19



19

Elevations: South and East

20



MATERIALS LEGEND

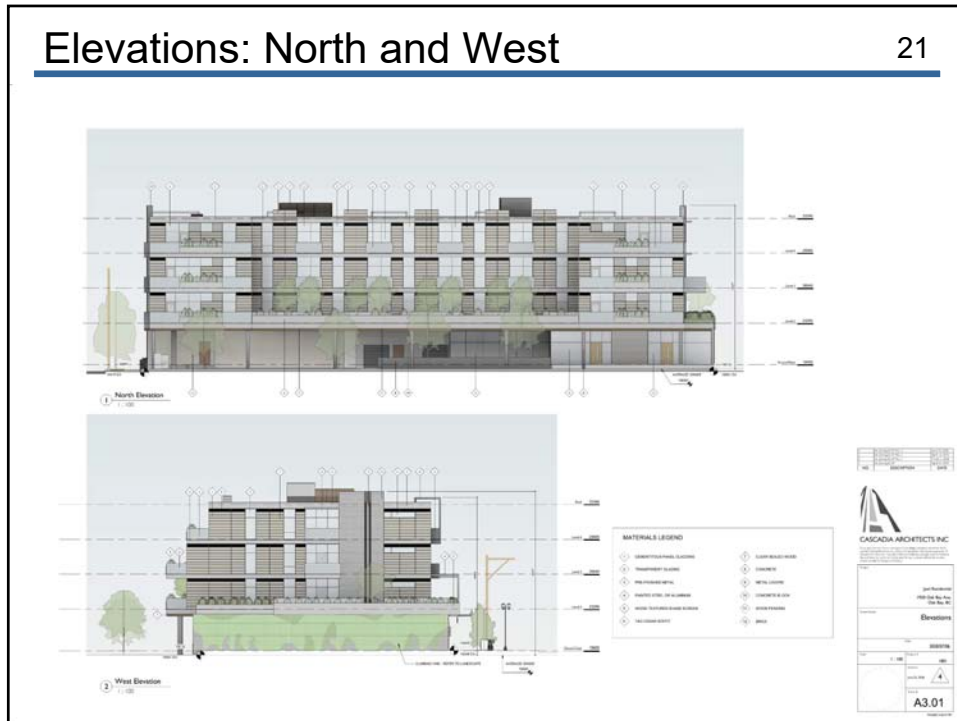
- 1. CERAMIC TILE FLOOR, CLADDING
- 2. BRICKWORKER CLADDING
- 3. BRICKWORKER CLADDING
- 4. BRICKWORKER CLADDING
- 5. BRICKWORKER CLADDING
- 6. BRICKWORKER CLADDING
- 7. BRICKWORKER CLADDING
- 8. BRICKWORKER CLADDING
- 9. BRICKWORKER CLADDING
- 10. BRICKWORKER CLADDING
- 11. BRICKWORKER CLADDING
- 12. BRICKWORKER CLADDING
- 13. BRICKWORKER CLADDING
- 14. BRICKWORKER CLADDING
- 15. BRICKWORKER CLADDING
- 16. BRICKWORKER CLADDING
- 17. BRICKWORKER CLADDING
- 18. BRICKWORKER CLADDING
- 19. BRICKWORKER CLADDING
- 20. BRICKWORKER CLADDING



20

Elevations: North and West

21



21

Materials

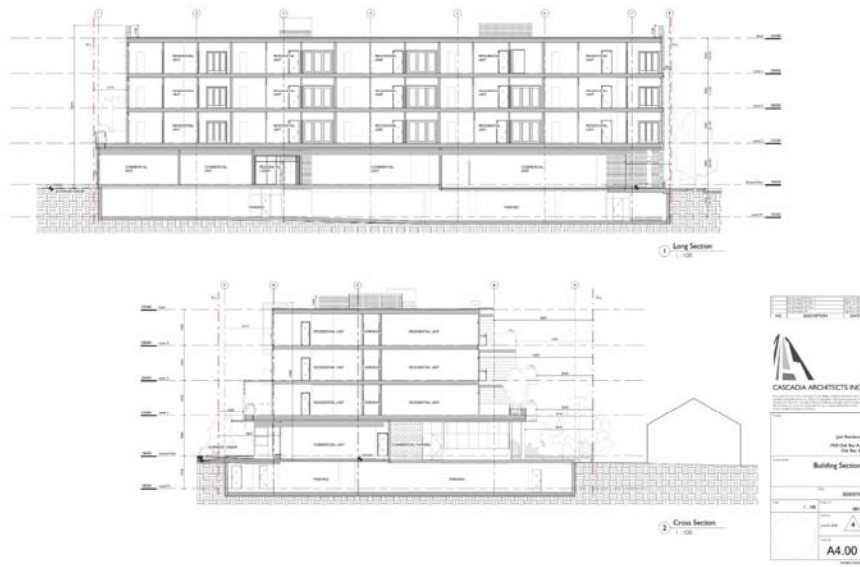
22



22

Long and Cross Sections

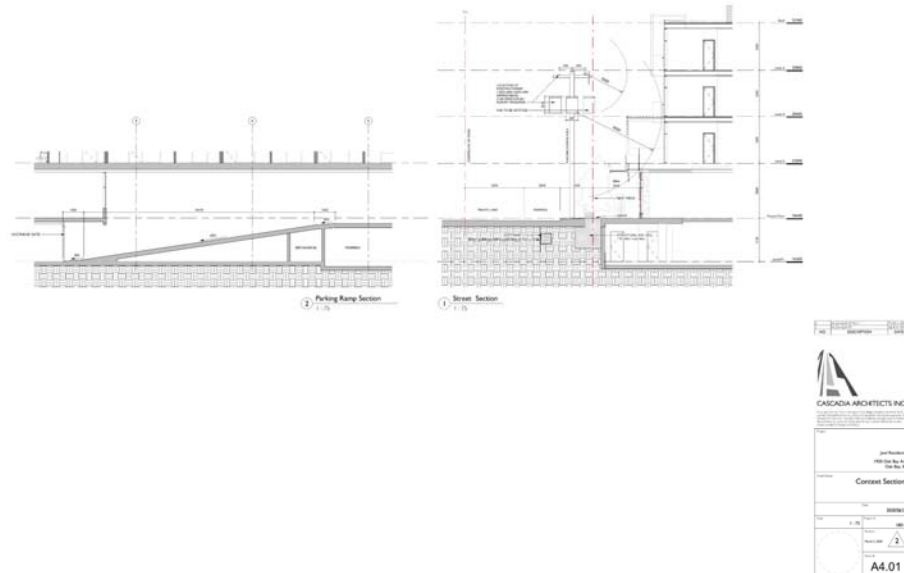
23



23

Parking Ramp and Street Sections

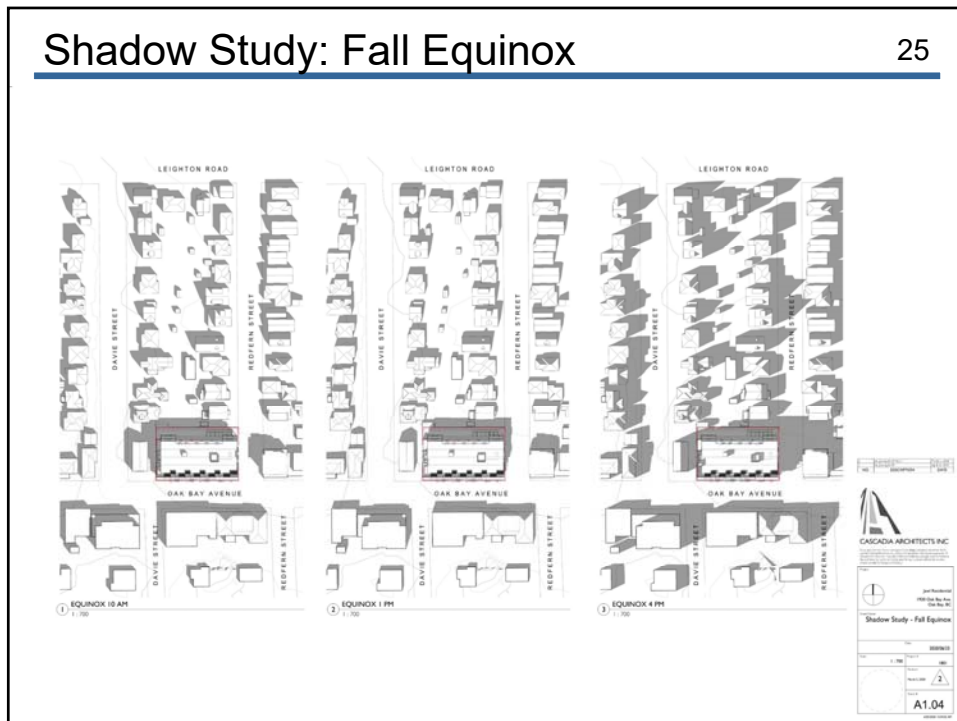
24



24

Shadow Study: Fall Equinox

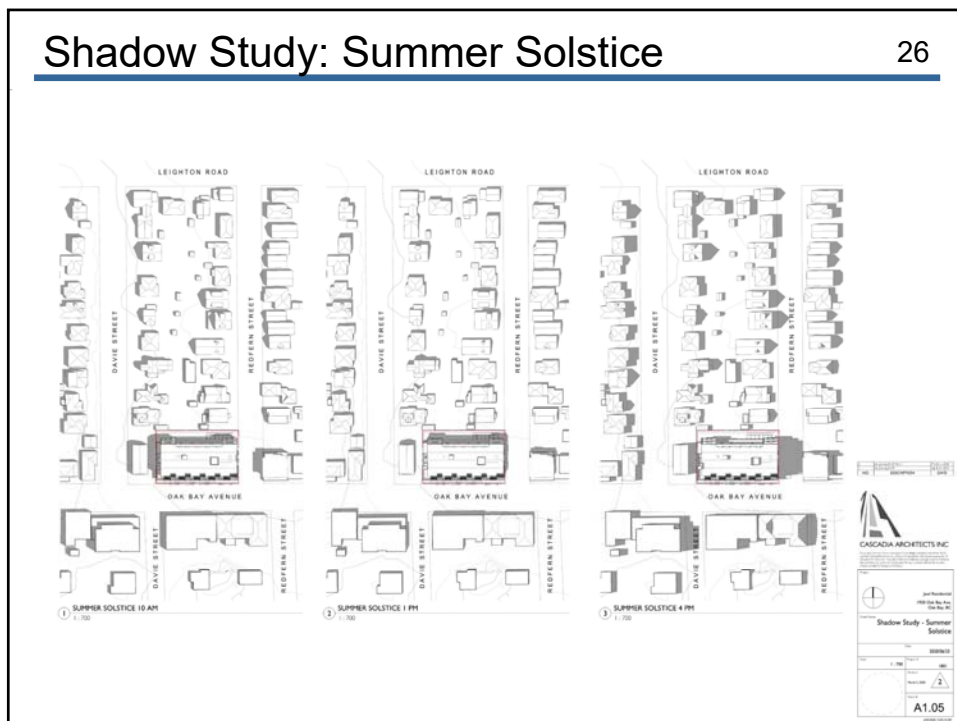
25



25

Shadow Study: Summer Solstice

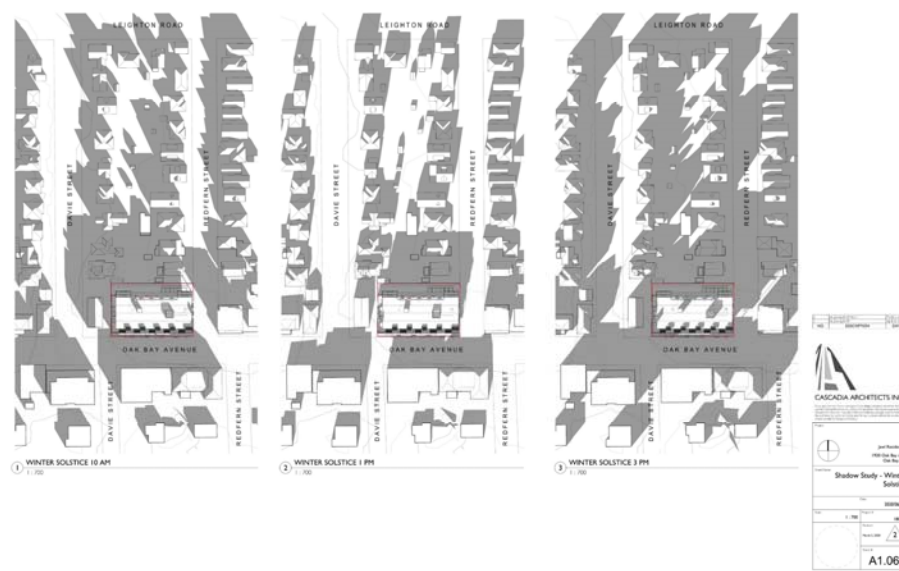
26



26

Shadow Study: Winter Solstice

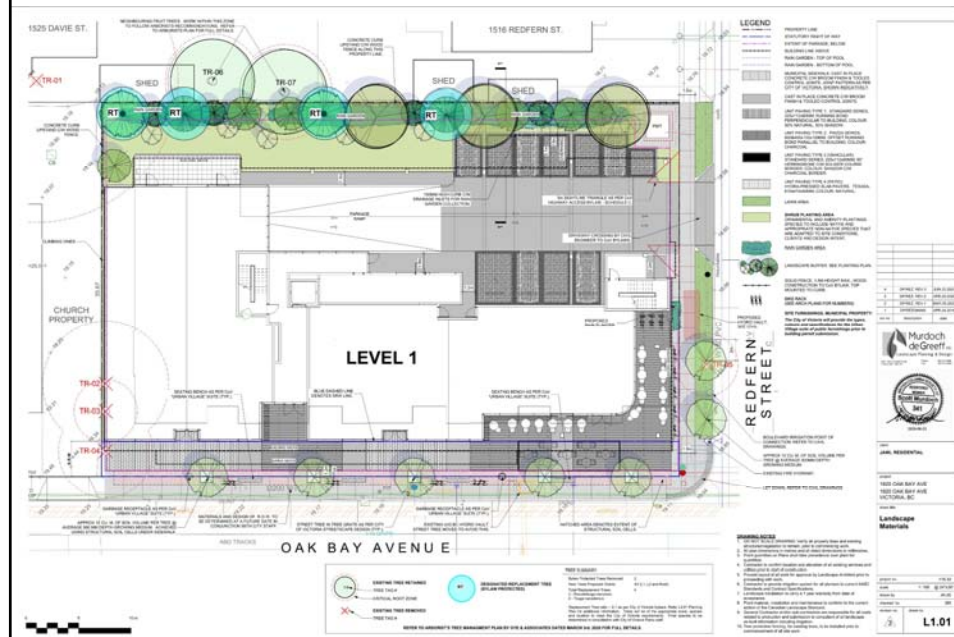
27



27

Landscaping Plan: Ground Level

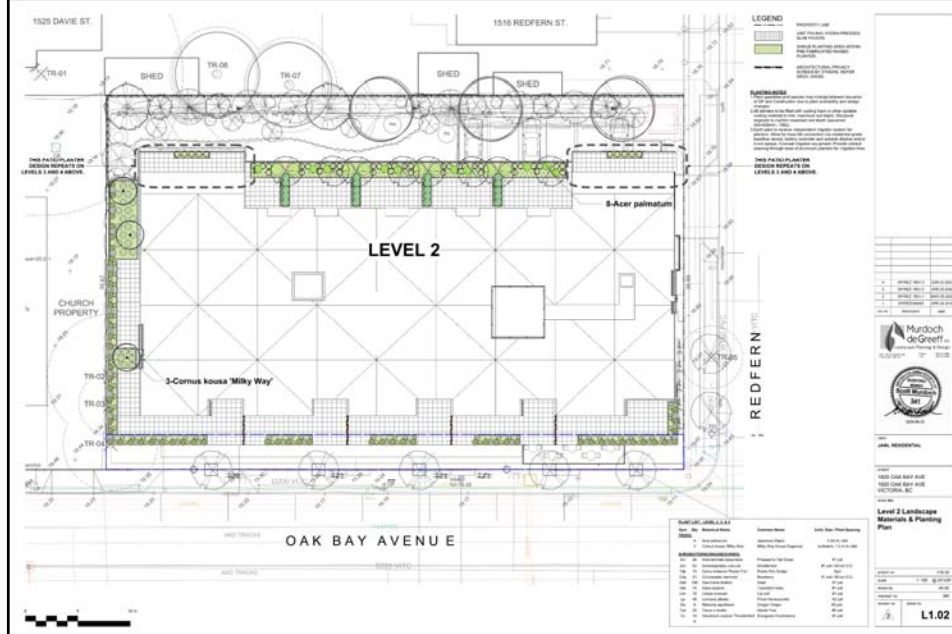
28



28

Landscaping Plan: Level 2

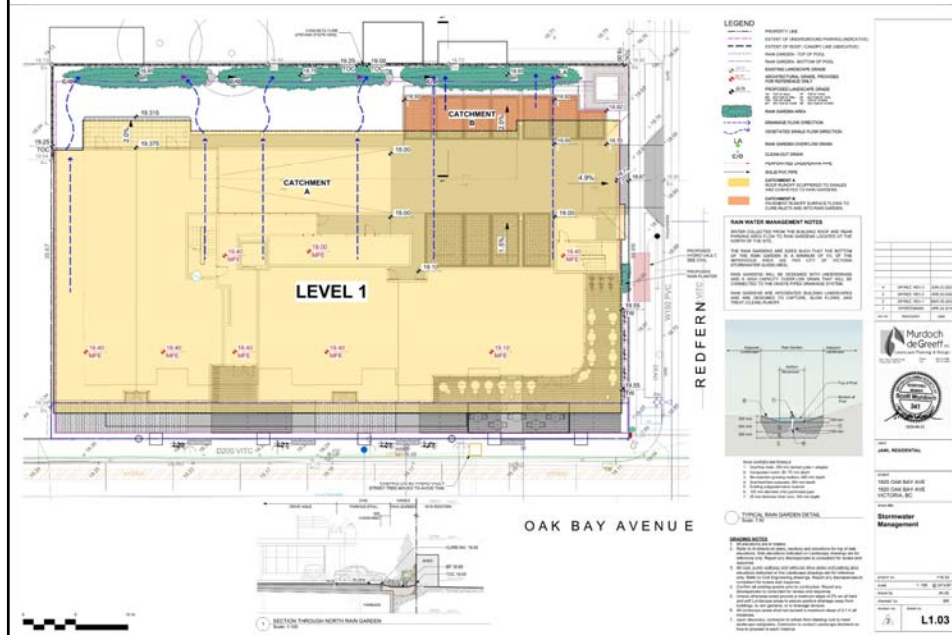
29



29

Stormwater Management

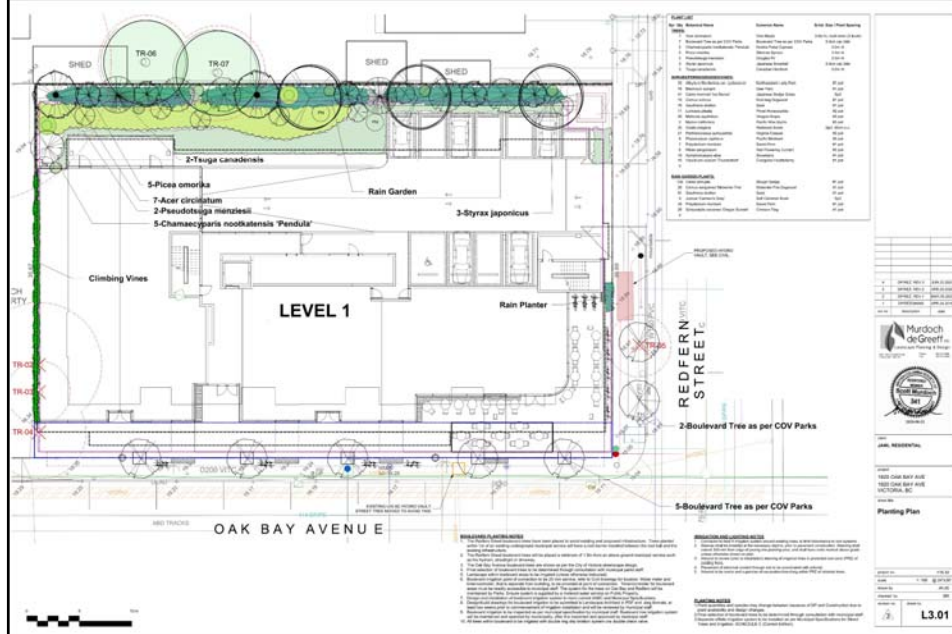
30



30

Planting Plan

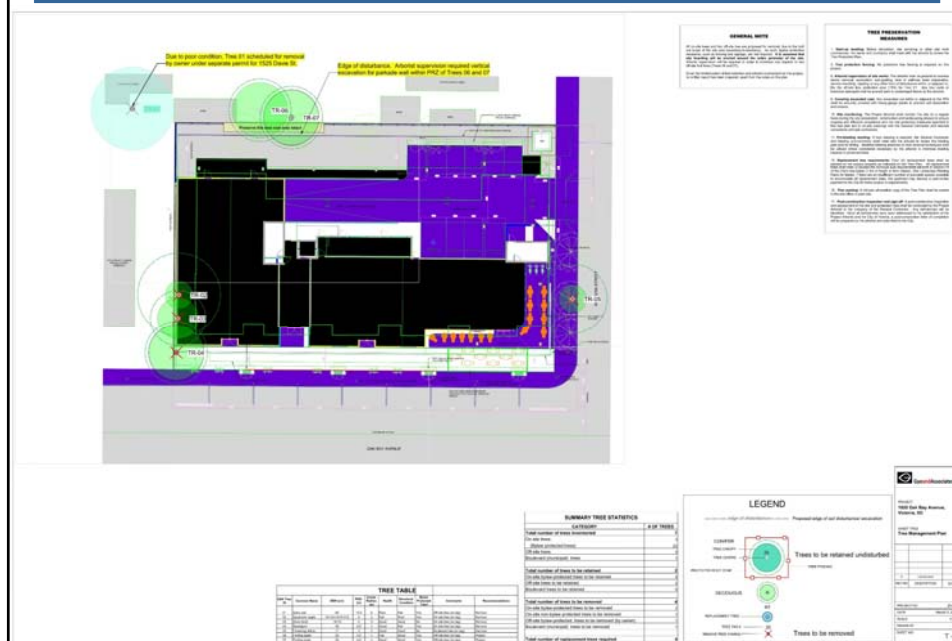
31



31

Tree Management Plan

32



32

Perspectives

33



VIEW FROM CORNER OF OAK BAY AVENUE & REDFERN STREET



VIEW REDFERN STREET LOOKING TOWARDS OAK BAY AVENUE



RESIDENTIAL LOBBY



COMMERCIAL CORNER PAT

[illegible]