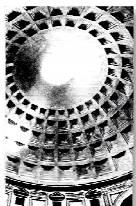


ROCKLAND REDEVELOPMENT




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architects inc.

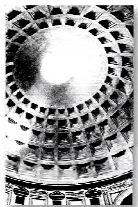
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

STREET DETAIL

2020.04.14 - REVISED REZONING / DP

	Revisions
	Received Date:
	July 8, 2020
	Deemed Date:
	June 29, 2020



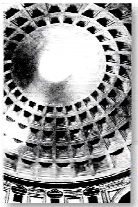
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1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SOUTH / WEST VIEW

2020.04.14 - REVISED REZONING / DP



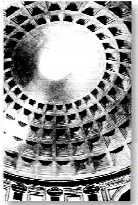
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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SOUTH / EAST VIEW

2020.04.14 - REVISED REZONING / DP



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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

AERIAL CONTEXT

2020.04.14 - REVISED REZONING / DP

**MAP 2
Urban Place Designations**

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Logistics
- Core Employment
- Core Residential
- Urban Employment
- Employment-Residential
- Industrial Employment
- Industrial Employment-Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine



Urban Place Designations extend to the centres of adjacent streets.

**MAP 21
Fairfield Strategic Directions**

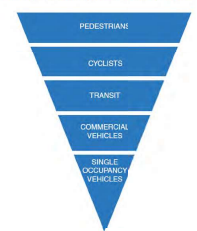
- Urban Place Designations*
 - Core Residential
 - Large Urban Village
 - Small Urban Village
 - Traditional Residential
 - Public Facilities, Institutions, Parks and Open Space
 - Marine

- Public Facilities**
- Existing Public School
 - Community Centre
 - Seniors Centre

*Urban Place Designations are provided for a reference only. Please refer to Map 2 and Fig 10 for designation information.



Figure 10: Hierarchy of Transportation and Mobility Priorities



CONCEPTUAL VIEW FROM SOUTH / WEST



CONTEXT PLAN



PROPOSED PROJECT INFORMATION

EXISTING ZONING	RS-A1 LOW PROFILE MULTIPLE DWELLING DISTRICT		
PROPOSED ZONING	NEW COMPREHENSIVE ZONE		
SITE AREA	0.067 Ha / 0.165 Ac / 999 m ² / 7,201 ft ²		
TOTAL FLOOR AREA	1,337 m ² (14,391 ft ²)		
FLOOR SPACE RATIO	2.0 : 1		
SITE COVERAGE	62.4 %		
OPEN SITE SPACE	28.8 %		
HEIGHT	18.8m		
NO. STOREYS	5 STOREYS WITH ROOFTOP ACCESS		
PARKING PROVIDED	13		
BIKE PARKING	4 CLASS 1 (2 / UNIT) 6 CLASS 2 (ROCK FOR 6 @ BIKE REPAIR ZONE) 4 POSSIBLE ADDITIONAL ON BOULEVARD		
BUILDING SETBACKS	FRONT (ROCKLAND AVE)	4.1m (13.5')	SITING EXCEPTION @ FRAME 0.33m (1.1')
	REAR	5.9m (19.4')	SITING EXCEPTION @ STAIR 3.33m (11.9')
	INTERIOR SIDE (WEST)	3.0m (9.8')	SITING EXCEPTION @ PROJECTION 2.08m (6.5')
	INTERIOR SIDE (EAST)	3.0m (9.8')	SITING EXCEPTION @ BALCONY 1.77m (5.8')
			SITING EXCEPTION @ ENTRY 0.35m (1.2')
			SITING EXCEPTION @ BALCONY 1.75m (5.7')

RESIDENTIAL USE DETAILS:

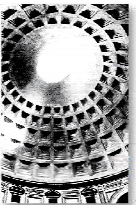
NO. UNITS	22 (1BR = 17 2BR = 5)
MIN. UNIT FLOOR AREA	34.58 m ² (372.18 ft ²)
MAX. UNIT FLOOR AREA	69.9 m ² (741.6 ft ²)
TOTAL RES. FLOOR AREA	944 m ² (10,161 ft ²)

DRAWING LIST

- ARCHITECTURAL**
- A0 COVER + PROJECT INFO
 - A1 SITE
 - A2 PRELIMINARY PLANS (BSMT + L1 + L2)
 - A3 PRELIMINARY PLANS (L3,4,5 + ROOF)
 - A4 3D CONCEPTUAL VIEWS
 - A5 ELEVATIONS
 - A6 STREET VIEWS
 - A7 SECTIONS
 - A8 SHADOW STUDY

- LANDSCAPE**
- LANDSCAPE CONCEPT PLAN
 - SURVEY

Designation	Built Form	Place Character Features	Uses	Density
Core Residential	Multi-unit residential, commercial and mixed-used buildings from three storeys up to approximately 20 storeys. Large floor-plate commercial and institutional buildings oriented to the street. Buildings up to approximately eight storeys for the area east of Cook Street/ south of Pandora Avenue/ north of Meares Street. Buildings up to approximately six storeys for areas south of Meares Street/ east of Quadra Street; and, north of Pandora Avenue/ east of Cook Street.	Three to five storey building facades define the street wall with upper storeys set back above. Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas; side sidewalks, regularly spaced tree planting. Building heights are greatest along Yates Street and Blanshard Street. Off-street parking structured, underground or located at the rear.	Diverse housing types, including low, mid, and high-rise multi-unit residential and mixed-use. Commercial, including office and visitor accommodation. Institutional and complementary uses. Home occupations.	Total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1 for the area south of Mason Street/ east of Quadra Street/ west of Vancouver Street; and, east of Vancouver Street/ west of Cook Street/ on Pandora Avenue. Total floor space ratios ranging from a base of 1:1 to a maximum of 2:1 for areas: on Mason Street/ east of Vancouver Street/ west of Cook Street. Total floor space ratios ranging from 2:1 up to approximately 3.5:1 for the areas: east of Cook Street; and, south of Meares Street/ east of Quadra Street/ west of Cook Street. Total floor space ratios ranging from a base of 3:1 to a maximum of 5.5:1 for the area west of Quadra Street/ north of Pandora Avenue/ south of Caledonia Avenue. Total commercial floor space ratios up to 1:1 except along Pandora Avenue (base of 1:1 to a maximum of 3:1); and Yates Street and Fort Street (base of 3:1 to a maximum of 5.5:1 west of Cook Street and a base of 2:1 to maximum of 3.5:1 east of Cook Street).



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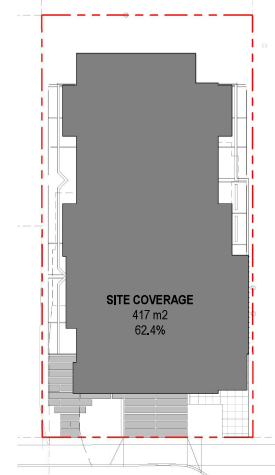
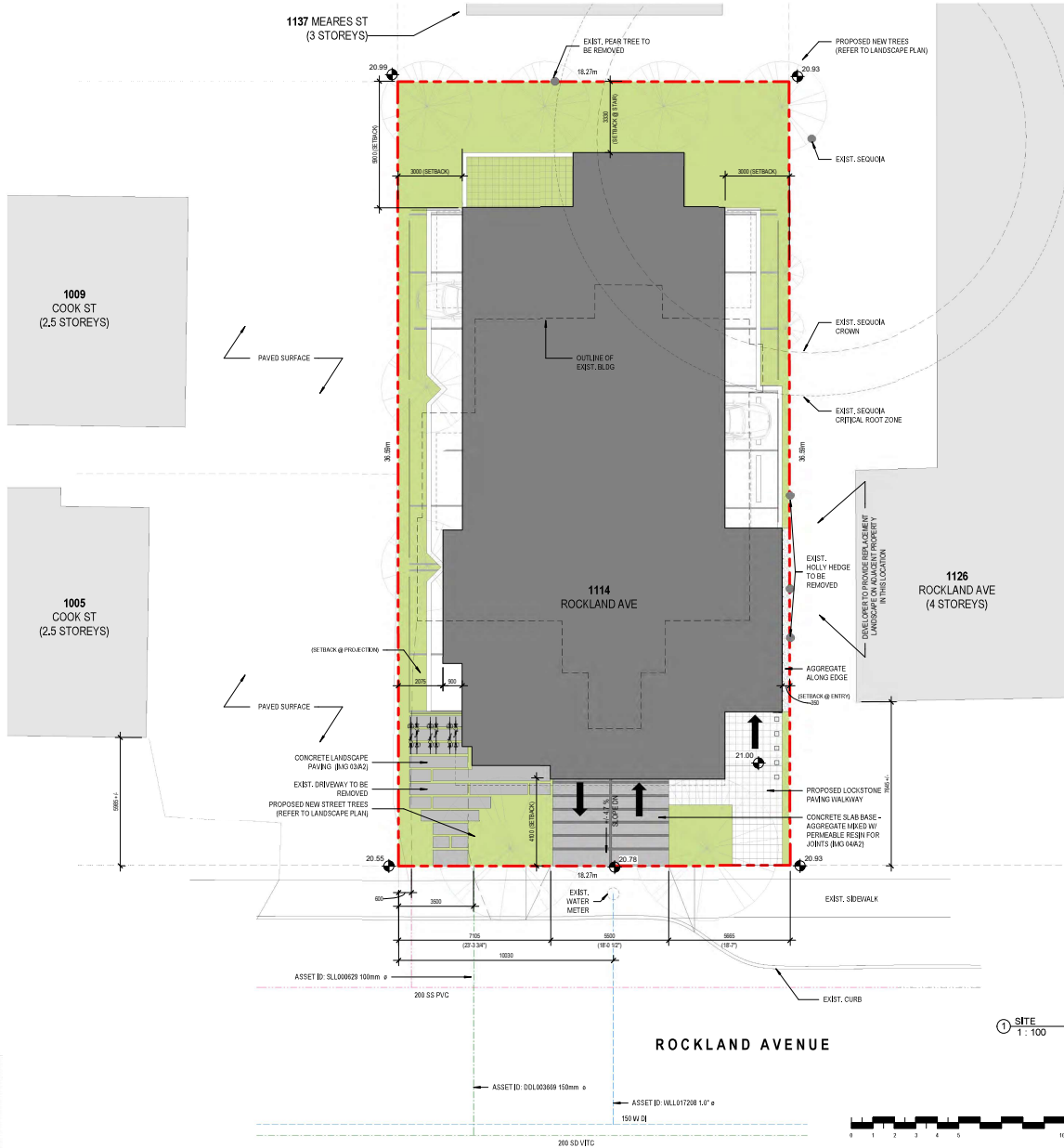
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

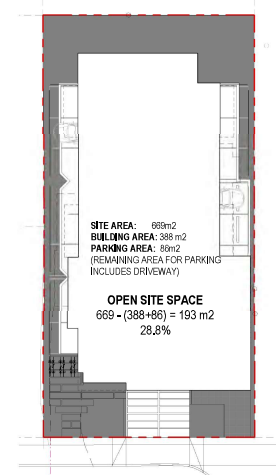
PROJECT INFO + CONTEXT

2020.06.16 - IN RESPONSE TO COMMENTS FROM PLANNING

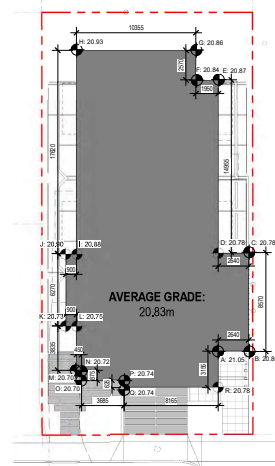
A0



2 SITE COVERAGE
1: 200



3 OPEN SITE SPACE
1: 200



4 AVERAGE GRADE
1: 200

18-016 ROCKLAND
AVERAGE GRADE CALCULATION

Grade Pts	Grade	Avg of Points	Distance	Totals	
A	21.05				
B	20.80				
C	20.78				
D	20.78				
E	20.87				
F	20.84				
G	20.86				
H	20.93				
I	20.88				
J	20.90				
K	20.73				
L	20.75				
M	20.70				
N	20.72				
O	20.70				
P	20.74				
Q	20.74				
R	20.78				
Grade Points				Totals	
A and B	20.93	2840	55242.00		
B and C	20.79	8970	178170.30		
C and D	20.78	2940	54859.20		
D and E	20.83	14955	311437.88		
E and F	20.86	1950	40607.25		
F and G	20.85	2970	62584.50		
G and H	20.90	10355	216387.73		
H and I	20.91	17620	368546.10		
I and J	20.89	900	18801.00		
J and K	20.82	6270	130510.05		
K and L	20.74	900	18666.00		
L and M	20.73	3855	79486.38		
M and N	20.71	450	9319.50		
N and O	20.71	875	18121.25		
O and P	20.72	3885	76333.20		
P and Q	20.74	625	12862.50		
Q and R	20.76	8165	169505.40		
R and A	20.92	3155	65986.83		
				90160	1878381.05
Grade Calculation				Totals	
Total / perimeter of building =				20.83	
				AVERAGE GRADE	



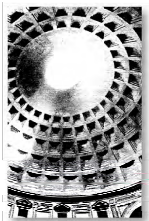
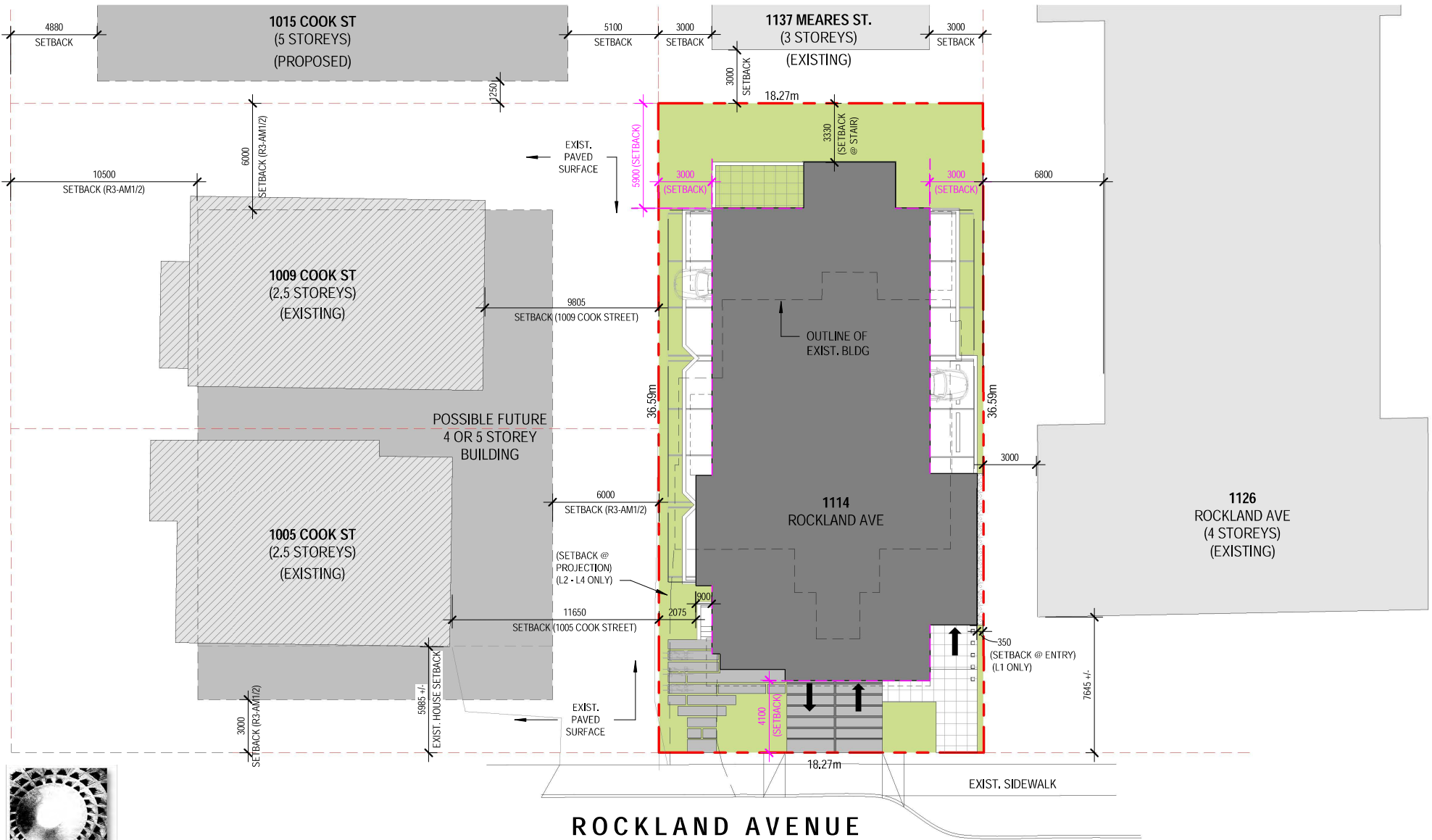
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1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SITE
2020.06.16 - IN RESPONSE TO COMMENTS FROM PLANNING

A1

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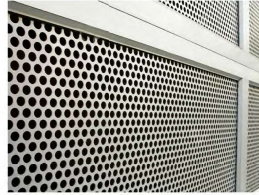
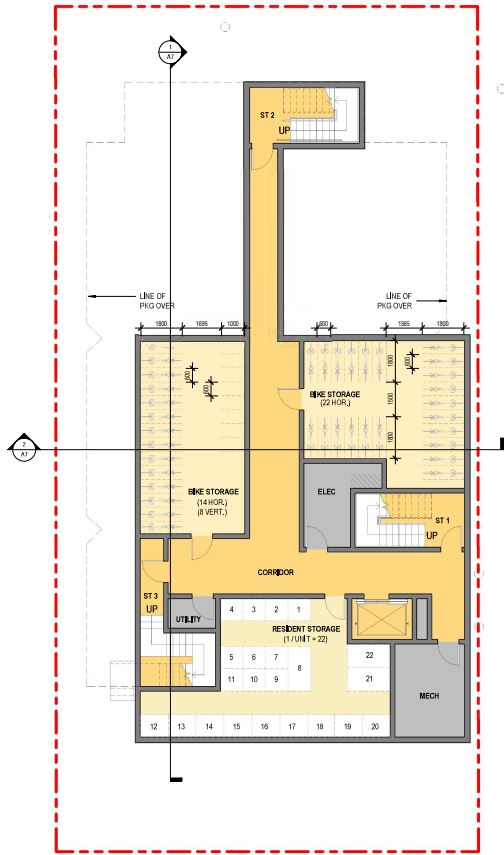
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO. 18-016

SITE - SETBACK CONTEXT

2020.04.14 - REVISED REZONING / DP

A1.1



IMG 01. EXAMPLE OF POSSIBLE OVERHEAD DOOR WITH MESH



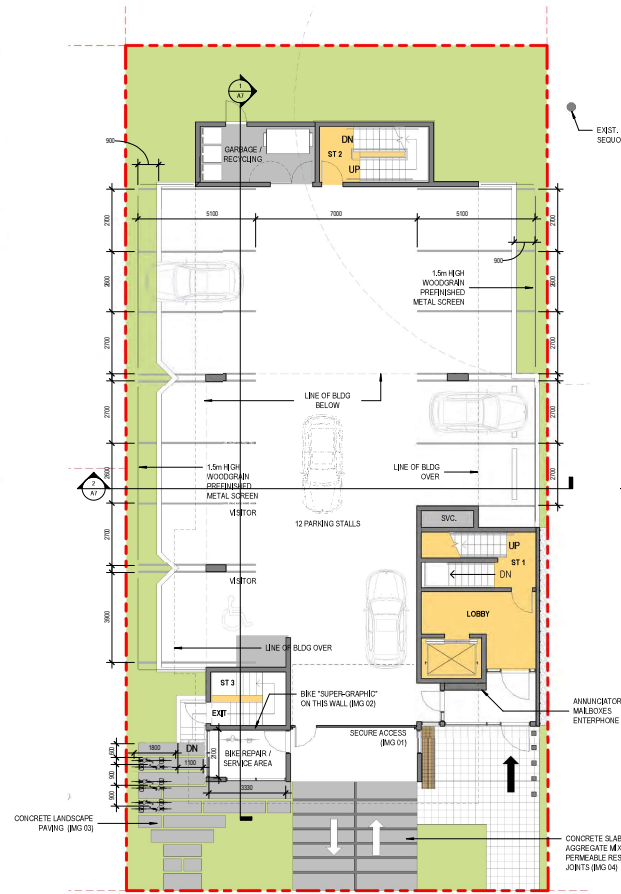
IMG 02. EXAMPLE OF POSSIBLE BIKE "SUPER-GRAPHIC"



IMG 03. EXAMPLE OF POSSIBLE CONCRETE LANDSCAPE PAVING



IMG 04. EXAMPLE OF POSSIBLE CONCRETE DRIVEWAY PAVING

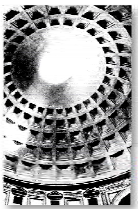


1114 ROCKLAND AVE.
MODIFIED PARKING PLAN
2020.04.03

① LEVEL 1 / PARKADE
1:100



② LEVEL 2
1:100



① BASEMENT
1:100

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PRELIMINARY PLANS (BSMT + L1 + L2)
2020.04.14 - REVISED REZONING / DP

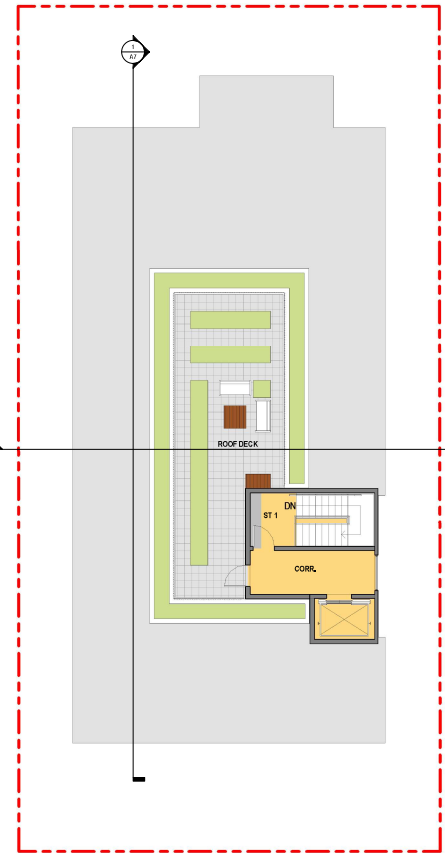
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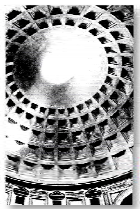
④ LEVELS 3-4
1 : 100



⑤ LEVEL 5
1 : 100



③ ROOF DECK
1 : 100



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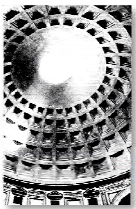
1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

PRELIMINARY PLANS (L3-L5 + ROOF)
2019.10.29 - REVISED PER PLANNING

A3



- MATERIAL FINISH LEGEND**
- ① STUCCO - WHITE
 - ② STUCCO - GRAY
 - ③ WOOD GRAIN - PREFIN. METAL
 - ④ STANDING SEAM METAL
 - ⑤ PRIVACY SCREEN / TRELIS
 - ⑥ SBS MEMBRANE ROOF
 - ⑦ ALUMINUM GLARD
 - ⑧ PVC WINDOWS
 - ⑨ PREFIN. METAL SOFFIT
 - ⑩ PREFIN. METAL FASCIA



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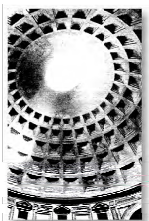
1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

ELEVATIONS

2020.04.14 - REVISED REZONING / DP

A5

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ROCKLAND REDEVELOPMENT

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PROJECT NO. 18-016

SOUTH ELEVATION (DETAIL)

2020.04.14 - REVISED REZONING / DP

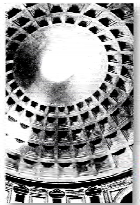
5 → **A5.1**



① STREET VIEW - EXISTING



② STREET VIEW - PROPOSED



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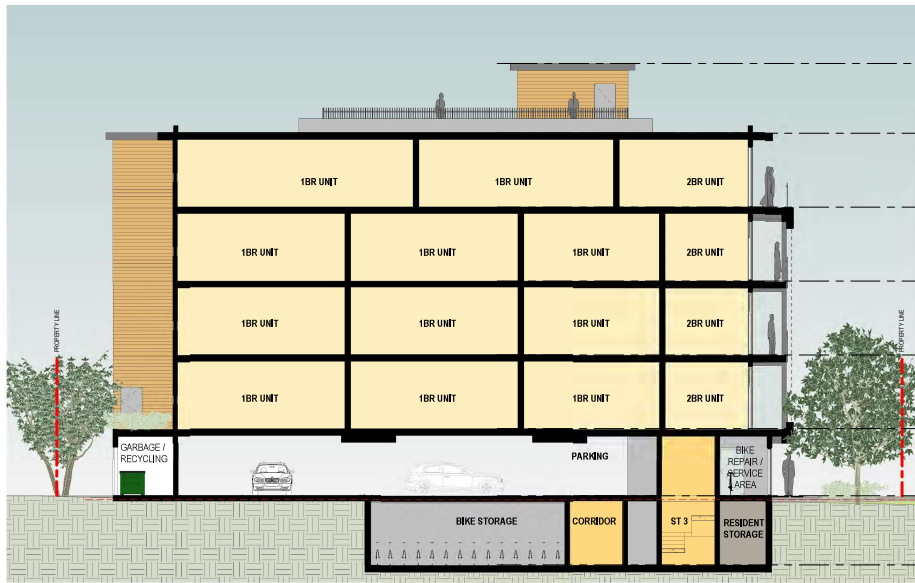
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STREET VIEWS

2019.09.30 - REVISED PER PLANNING

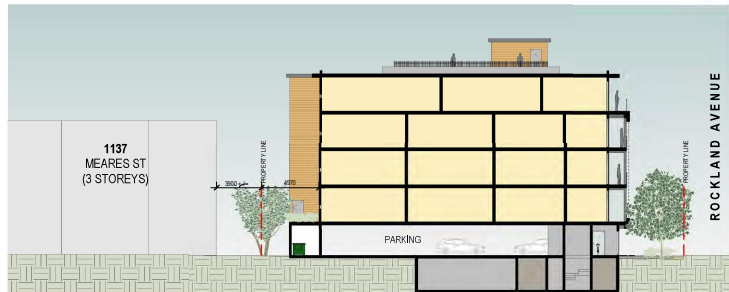
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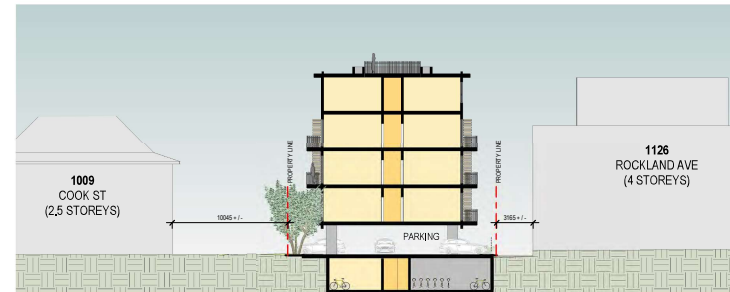
1 SECTION - LONG
1:100



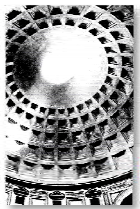
2 SECTION - SHORT
1:100



3 SITE SECTION - LONG
1:200



4 SITE SECTION - SHORT
1:200



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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SECTIONS

2020.04.14 - REVISED REZONING / DP

A7



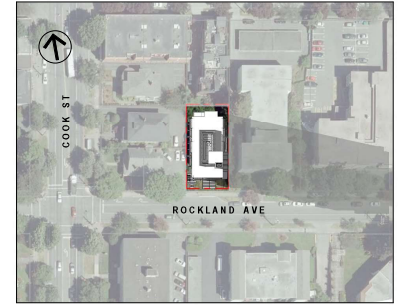
① SUMMER 6:42AM
1:1000



② SUMMER 12PM
1:1000



③ SUMMER 4PM
1:1000



④ SUMMER 7:42PM
1:1000

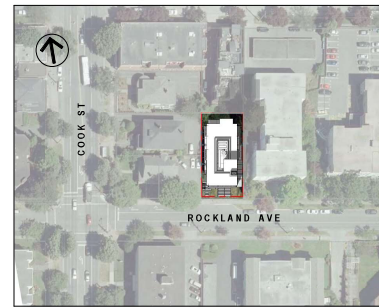
SUMMER SOLSTICE - JUNE 21



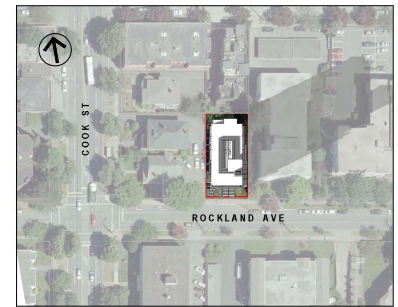
⑤ SPRING / FALL 8:31AM
1:1000



⑥ SPRING / FALL 12PM
1:1000



⑦ SPRING / FALL 3PM
1:1000



⑧ SPRING / FALL 5:39PM
1:1000

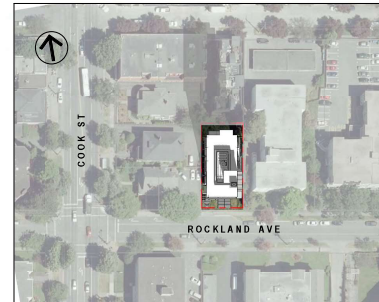
SPRING / FALLEQUINOX - MARCH 21 / SEPTEMBER 21



⑨ WINTER 9:32AM
1:1000



⑩ WINTER 11AM
1:1000



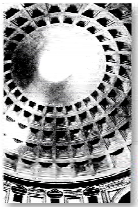
⑪ WINTER 1PM
1:1000



⑫ WINTER 2:51PM
1:1000

WINTER SOLSTICE - DECEMBER 21

NOTE: ALL SHADOWS SHOWN 1.5 HOURS AFTER SUNRISE AND 1.5 HOURS BEFORE SUNSET



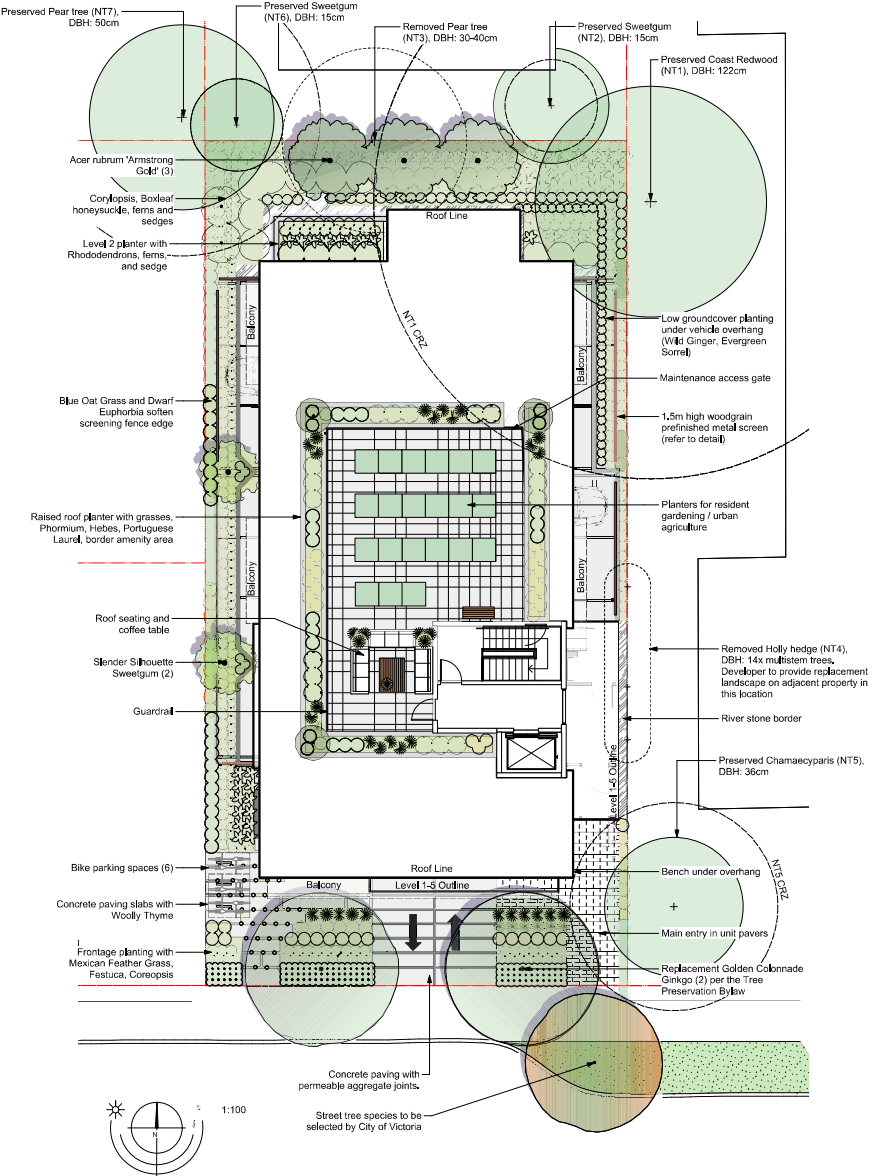
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1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SHADOW STUDY
2019.07.24 - REZONING APPLICATION

A8



Reference Images

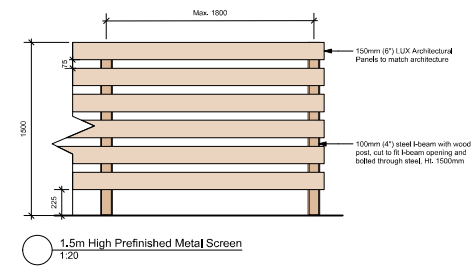


Recommended Nursery Stock

Category	Count	Botanical Name	Common Name	Size		
Trees	8	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	6cm cal.		
		Ginkgo biloba 'Golden Colonnade'	Maidenhair Tree	6cm cal.		
		Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6cm cal.		
		TBD	Typical Street Tree	6cm cal.		
Large Shrubs	3	Prunus laurina	Portugul Laurel	#10 pot		
		Corylopsis pauciflora	Buttercup Winterhazel	#5 pot		
		Rhododendron 'Nancy Evans'	Boxleaf Honeysuckle	#3 pot		
Medium Shrubs	23	Rhododendron 'Nancy Evans'	Nancy Evans Rhododendron	#3 pot		
		Rhododendron 'Rosa Mundt'	Rosa Mundi Rhododendron	#5 pot		
		Hebe pinnatifida 'Sutherland'	Sutherland Hebe	#2 pot		
Small Shrubs	30	Mahonia repens	Creeping Oregon Grape	#1 pot		
Perennials, Annuals and Ferns	664	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot		
		Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot		
		Chaemananthum bifidum	Northern Sea Gait	#1 pot		
		Coryopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot		
		Dryopteris erythrosora	Autumn Fern	#1 pot		
		Euphorbia characias ssp. characias 'Shorty'	Dwarf Spurge	#1 pot		
		Heliconia sp.	Blue Oat Grass	#1 pot		
		Nassella tenuissima	Mexican Feather Grass	#1 pot		
		Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot		
		Polystichum munitum	Sword Fern	#1 pot		
		Thymus praecox arcticus	Woolly Thyme	#1 pot		
		Groundcovers	181	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
				Asarum caudatum	Wuji Ginger	SP4
Oxalis oregana	Evergreen Sorrel			SP4		
Thymus pseudolanuginosus	Woolly Thyme			SP3		



Resident gardening planters



- Notes:**
- All work to be completed to current BC SLA Landscape Standards
 - All soft landscape to be irrigated with an automatic irrigation system

1114 Rockland - Landscape Concept Plan

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1114 Rockland Avenue

Legal Lot 1576, Victoria City

File : 12,873 - 9

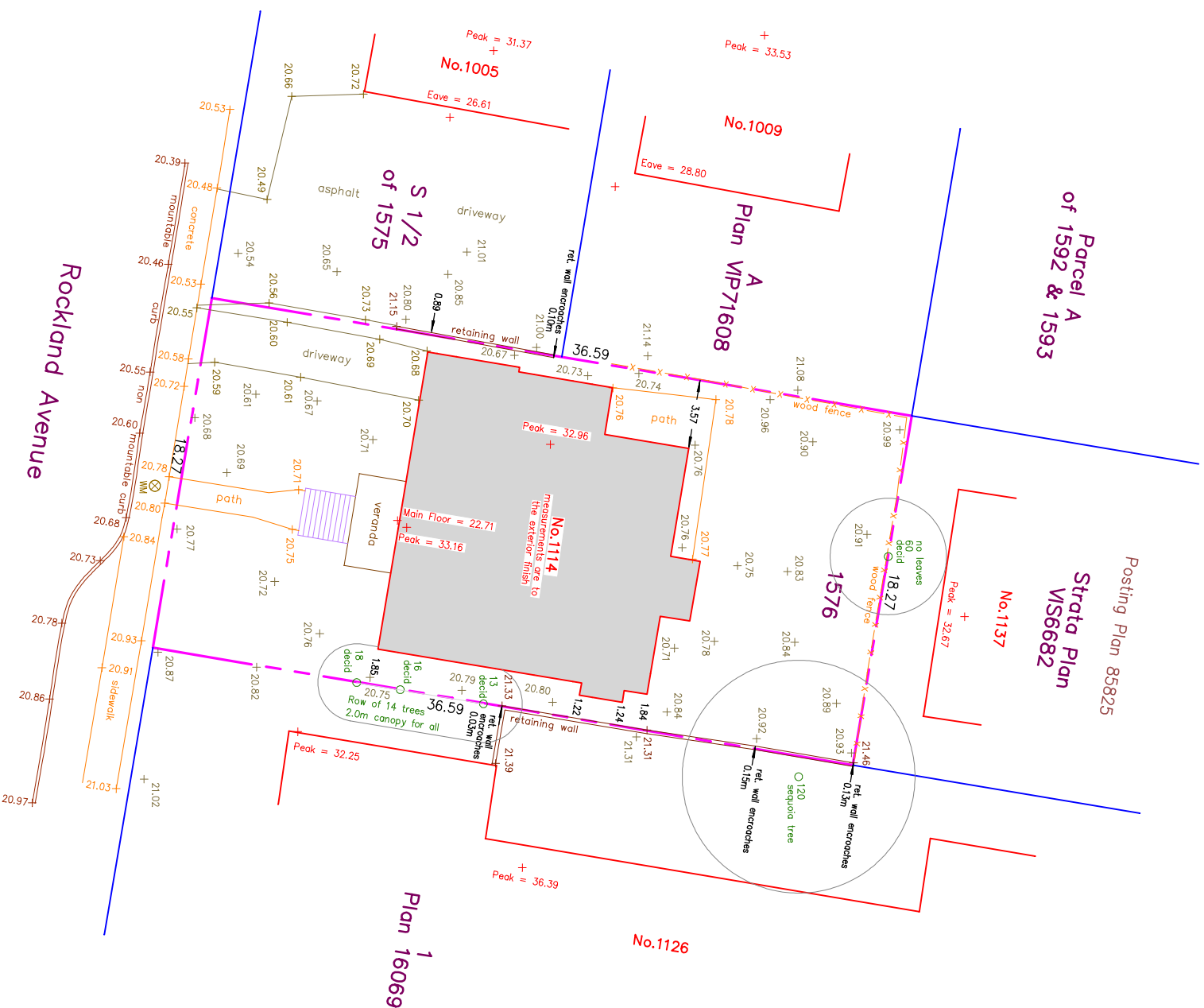
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Parcel Identifier: 005-212-332 in the City of Victoria

Scale - 1 : 200 Distances are in metres.



The intended print size is 11" by 17".



LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

WM - denotes - Water Meter

Tree diameters are in centimetres.

Lot Area = 668.5 m²

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

The following non-financial charges are shown on the current title and may affect the property.
M76301 - Undersurface Rights

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.