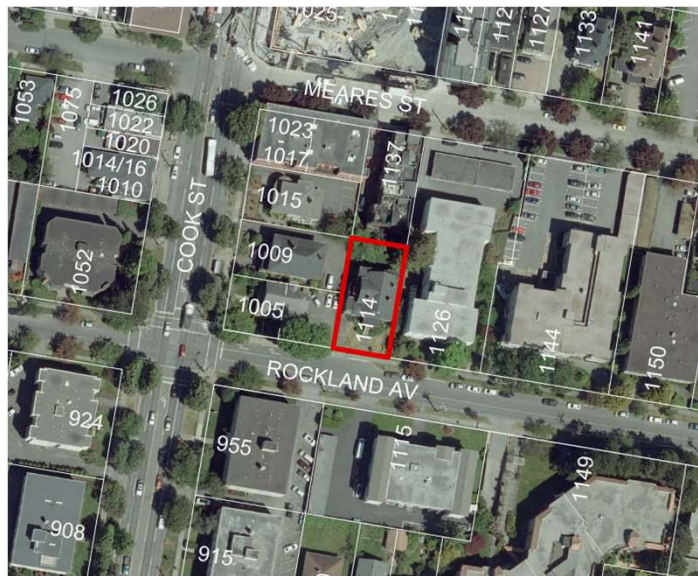


# Rezoning & Development Permit with Variances Application for 1114 Rockland Avenue

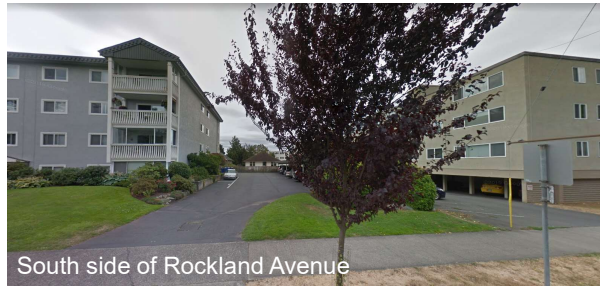


## Aerial View



## Site and Context

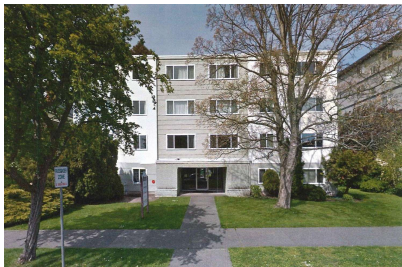
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3

## Context

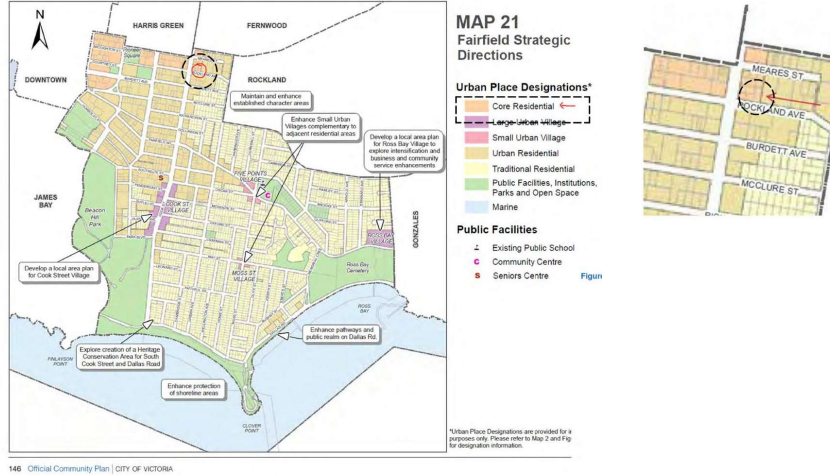
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4

# Policy Context

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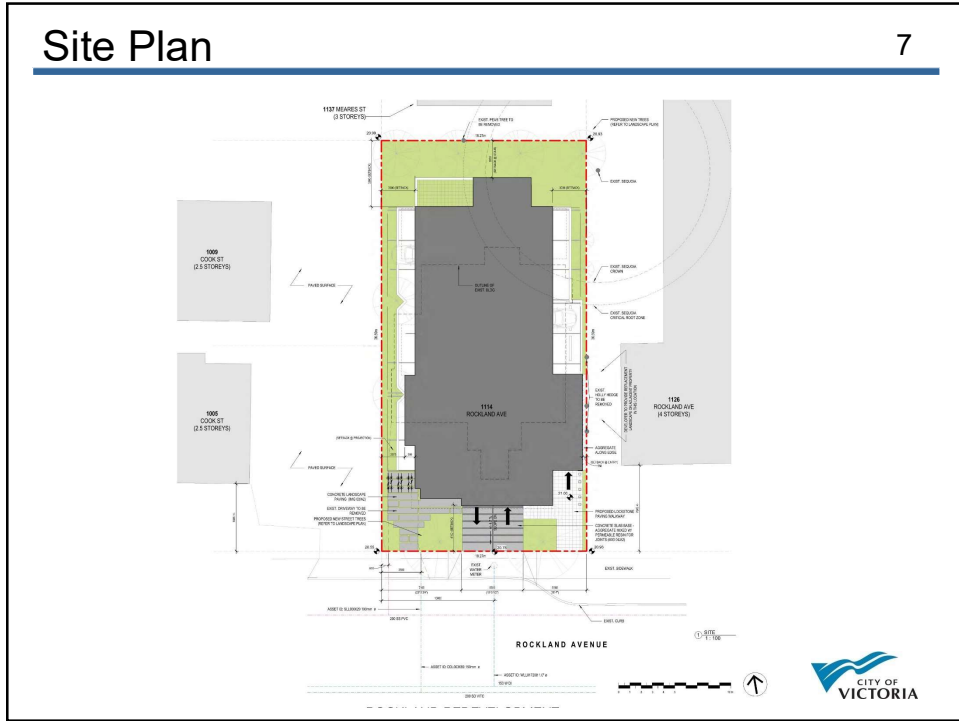
6



6

# Site Plan

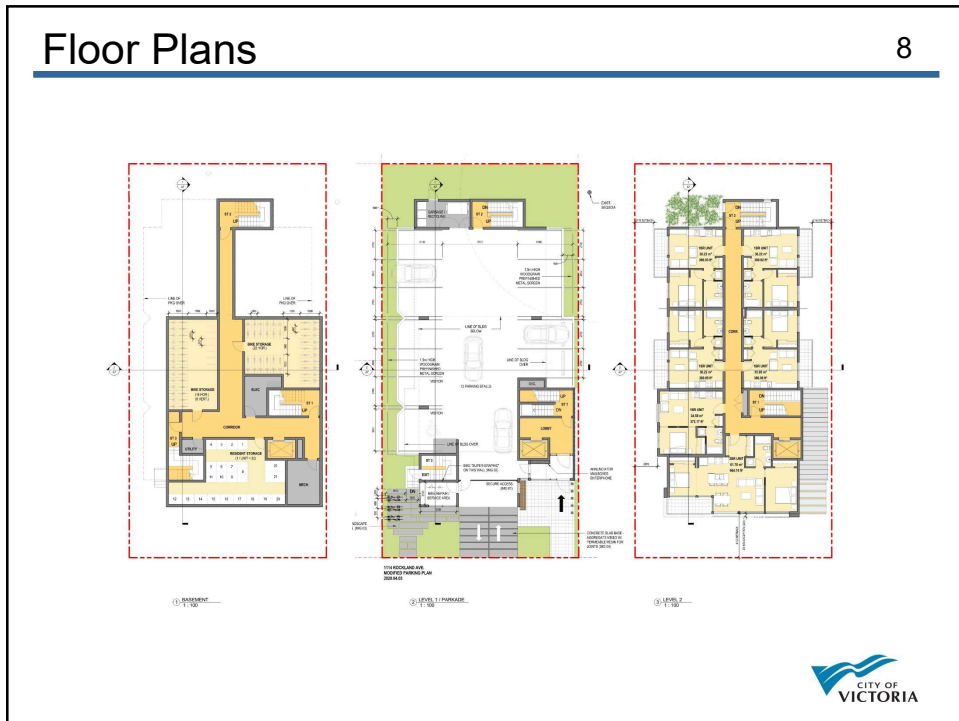
7



7

# Floor Plans

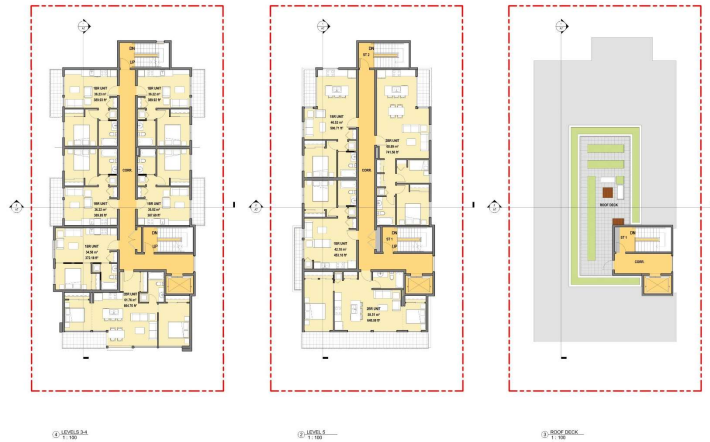
8



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# Floor Plans

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# Elevations

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10

# Landscape

11

**Reference Images**

**Recommended Nursery Stock**

Tree	Quantity	Species	Size
Large Shrub	10	Red-twig Dogwood	6' x 6'
Medium Shrub	20	Blackberry	4' x 4'
Small Shrub	30	Blackberry	2' x 2'

**Perennials, Annuals and Ferns**

Quantity	Species	Size
100	Blackberry	2' x 2'
50	Blackberry	2' x 2'

**Planting Details**

**Notes:**

- All trees to be installed by contract BIDD or Contracted Specialty.
- All work to be done by the contractor with an automatic irrigation system.

11

# Shadow Analysis

12

**Summer Solstice - June 21**

1. Summer 6:00AM - 1/1,000

2. Summer 12PM - 1/1,000

3. Summer 6PM - 1/1,000

4. Summer 7:30PM - 1/1,000

**Spring / Fall Equinox - March 21 / September 21**

5. Spring / Fall 6:00AM - 1/1,000

6. Spring / Fall 12PM - 1/1,000

7. Spring / Fall 6PM - 1/1,000

8. Spring / Fall 7:30PM - 1/1,000

**Winter Solstice - December 21**

9. Winter 6:00AM - 1/1,000

10. Winter 12PM - 1/1,000

11. Winter 6PM - 1/1,000

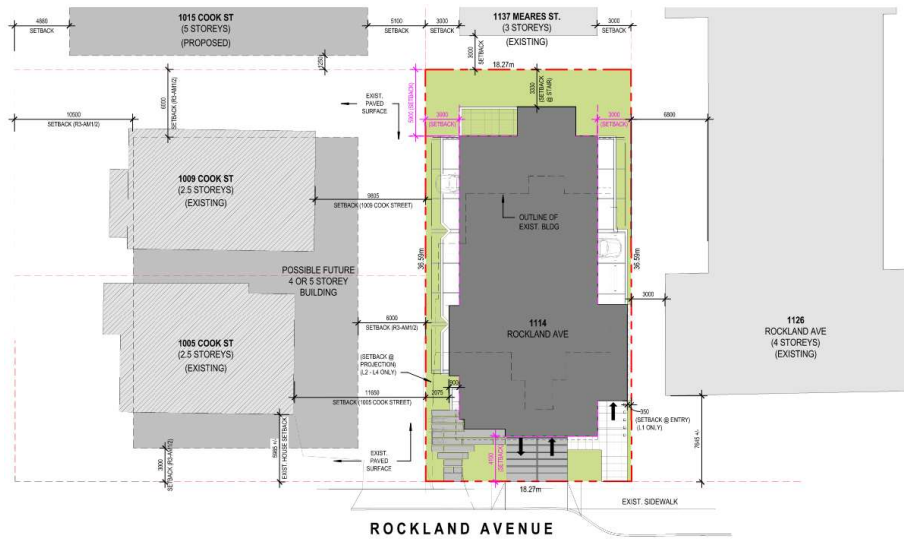
12. Winter 7:30PM - 1/1,000

**City of Victoria Logo**

12

# Setbacks

13



13

# Context

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