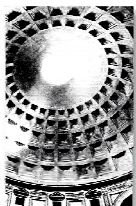


ROCKLAND REDEVELOPMENT



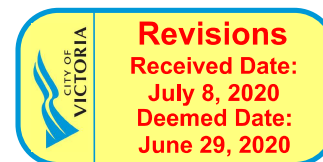
PRAXIS
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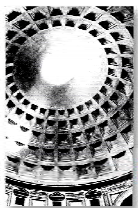
ROCKLAND REDEVELOPMENT

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

STREET DETAIL

2020.04.14 - REVISED REZONING / DP





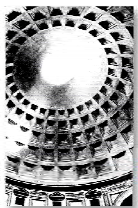
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ROCKLAND REDEVELOPMENT

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

SOUTH / WEST VIEW

2020.04.14 - REVISED REZONING / DP



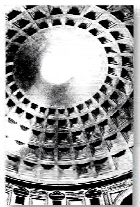
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ROCKLAND REDEVELOPMENT

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



SECTION 21: NEIGHBOURHOOD DIRECTIONS

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

MAP 2
Urban Place
Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Core 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.



146 Official Community Plan | CITY OF VICTORIA

MAP 21
Fairfield Strategic
Directions

- Urban Place Designations*
 - Core Residential
 - Large Urban Village
 - Small Urban Village
 - Urban Residential
 - 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 Map 3 for designation information.



Figure 10: Hierarchy of Transportation and Mobility Priorities



CONCEPTUAL VIEW FROM SOUTH / WEST

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

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/ 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 5:1 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).



CONTEXT PLAN



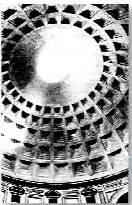
PROPOSED PROJECT INFORMATION

EXISTING ZONING	RS-A1 LOW PROFILE MULTIPLE DWELLING DISTRICT
PROPOSED ZONING	NEW COMPREHENSIVE ZONE
SITE AREA	0.067 Ha / 0.165 Ac / 669 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	28.6 %
HEIGHT	18.9m
NO. STOREYS	5 STOREYS WITH ROOFTOP ACCESS
PARKING PROVIDED	13
BIKE PARKING	44 CLASS 2 (2 / UNIT) 6 CLASS 2 (RACK FOR 6 @ BIKE REPAIR ZONE) 4 POSSIBLE ADDITIONAL ON BOULEVARD
BUILDING SETBACKS	FRONT (ROCKLAND AVE) 4.1m (13.5') REAR 5.9m (19.4') INTERIOR SIDE (WEST) 3.0m (9.8') INTERIOR SIDE (EAST) 3.0m (9.8')
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	68.9 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, L4 + ROOF)
 - A4 3D CONCEPTUAL VIEWS
 - A5 ELEVATIONS
 - A6 STREET VIEWS
 - A7 SECTIONS
 - A8 SHADOW STUDY

- LANDSCAPE**
- LANDSCAPE CONCEPT PLAN
 - SURVEY



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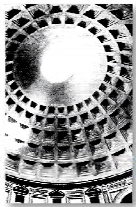
ROCKLAND REDEVELOPMENT

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

PROJECT INFO + CONTEXT

2020.06.16 - IN RESPONSE TO COMMENTS FROM PLANNING

A0



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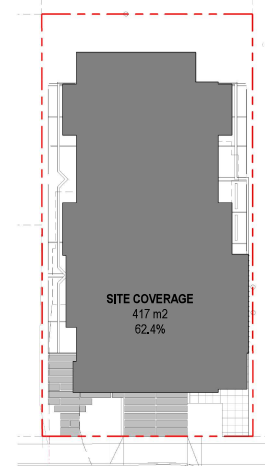
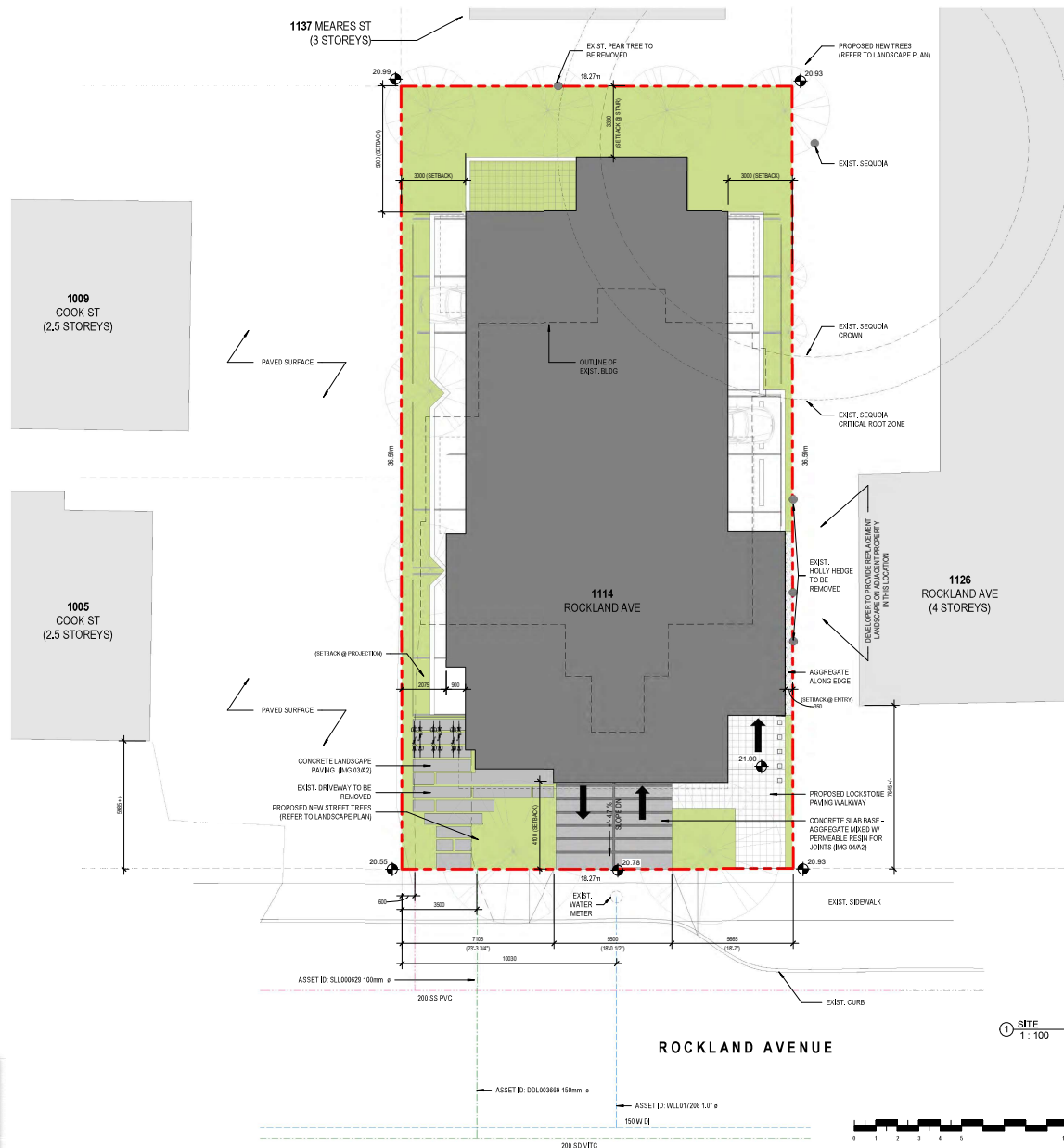
ROCKLAND REDEVELOPMENT

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

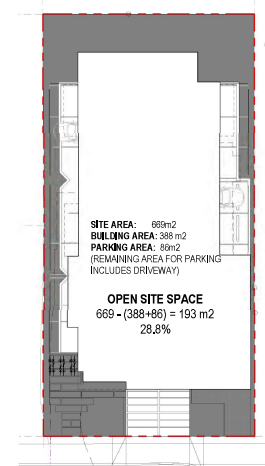
SITE

2020.06.16 - IN RESPONSE TO COMMENTS FROM PLANNING

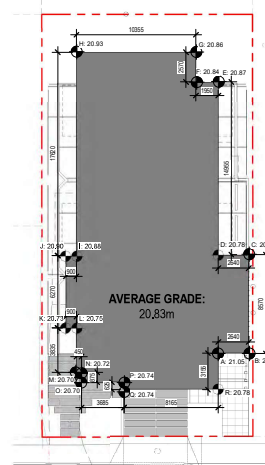
A1



② SITE COVERAGE
1: 200



③ OPEN SITE SPACE
1: 200

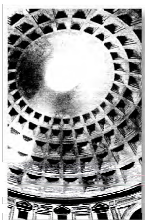


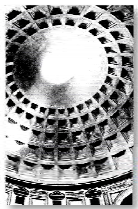
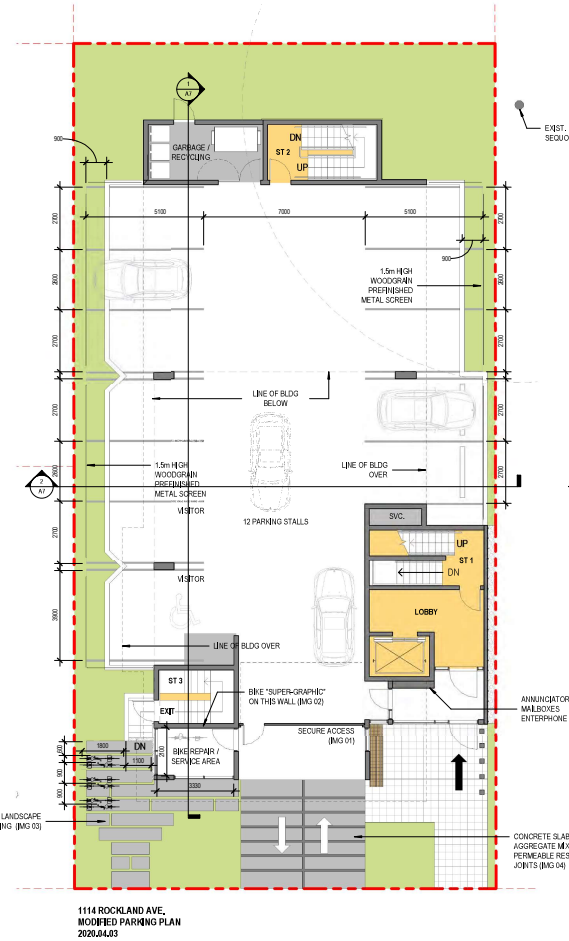
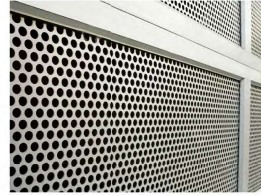
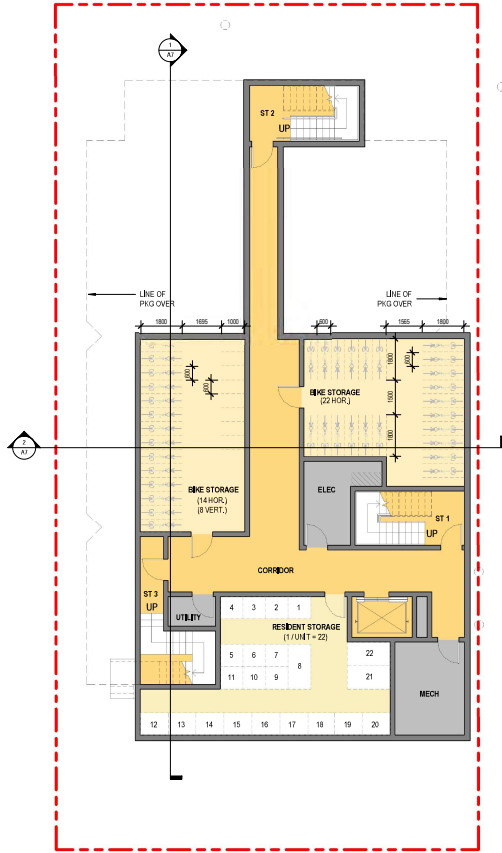
④ AVERAGE GRADE
1: 200

18-016 ROCKLAND

AVERAGE GRADE CALCULATION

Grade Pts	Grade		
A	21.05		
B	20.80		
C	20.78		
D	20.78		
E	20.87		
F	20.86		
G	20.86		
H	20.83		
I	20.80		
J	20.80		
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			
Grade Pts	Ang of Points	Distance	Totals
A and B	20.83	2640	55242.00
B and C	20.79	8370	178170.30
C and D	20.78	2940	54659.20
D and E	20.83	14955	311437.88
E and F	20.86	1950	40687.25
F and G	20.85	2270	47584.50
G and H	20.80	10355	216387.73
H and I	20.81	17620	368546.10
I and J	20.89	900	18801.00
J and K	20.82	6270	130510.05
K and L	20.74	800	16596.00
L and M	20.73	3835	79480.38
M and N	20.71	450	9319.50
N and O	20.71	875	18121.25
O and P	20.72	3685	76353.20
P and Q	20.74	625	12962.50
Q and R	20.76	8165	169505.40
R and A	20.82	3155	65986.83
		90160	1878381.05 TOTALS
Grade Calculation			
Total / perimeter of building =		20.83	AVERAGE GRADE





① BASEMENT
1:100

ROCKLAND REDEVELOPMENT

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

② LEVEL 1 / PARKADE
1:100

③ LEVEL 2
1:100

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

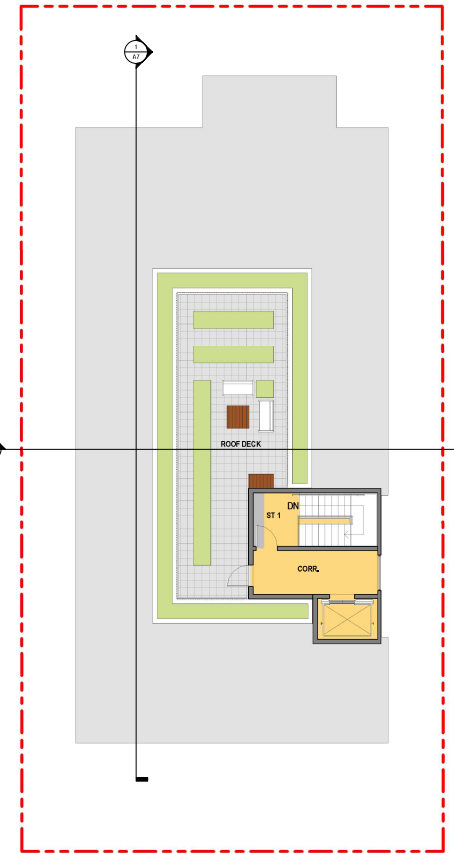
A2



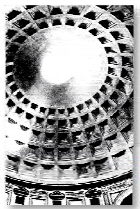
④ LEVELS 3-4
1 : 100



⑤ LEVEL 5
1 : 100



③ ROOF DECK
1 : 100



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

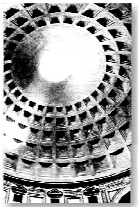
PRELIMINARY PLANS (L3-L5 + ROOF)
2019.10.29 - REVISED PER PLANNING

A3



MATERIAL FINISH LEGEND

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



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ROCKLAND REDEVELOPMENT

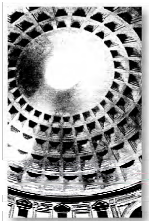
1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

ELEVATIONS

2020.04.14 - REVISED REZONING / DP

A5





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

SOUTH ELEVATION (DETAIL)

2020.04.14 - REVISED REZONING / DP

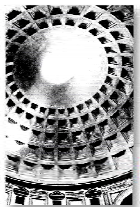
5 → **A5.1**



① STREET VIEW - EXISTING



② STREET VIEW - PROPOSED



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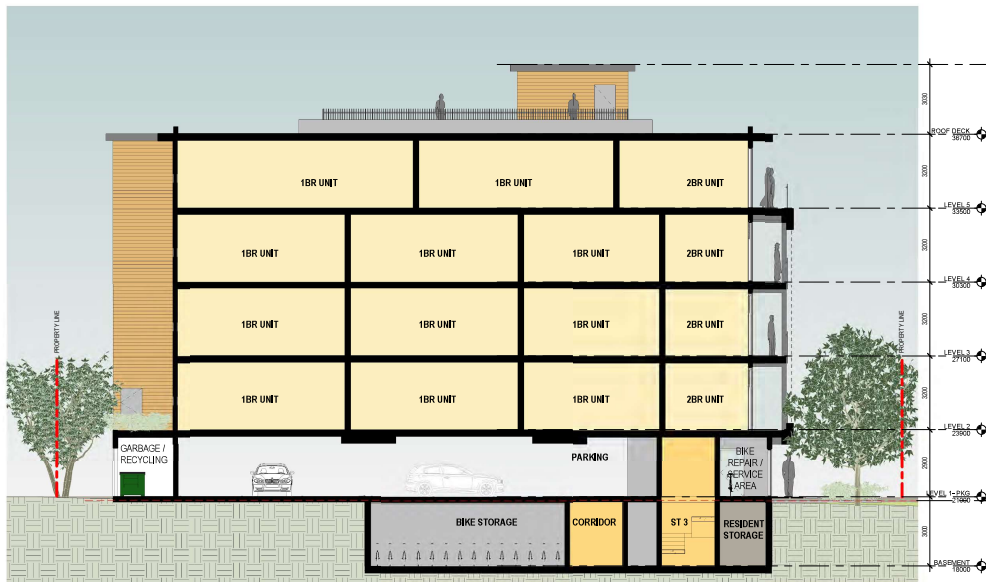
ROCKLAND REDEVELOPMENT

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

STREET VIEWS

2019.09.30 - REVISED PER PLANNING

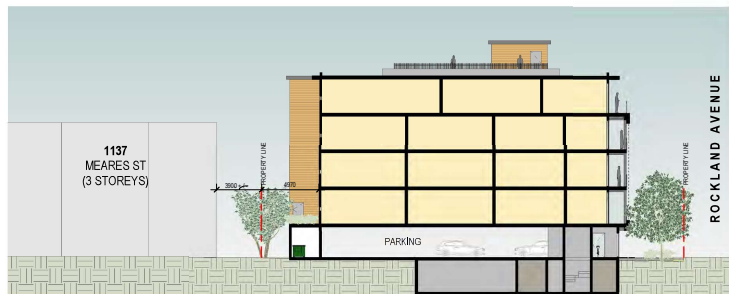
A6



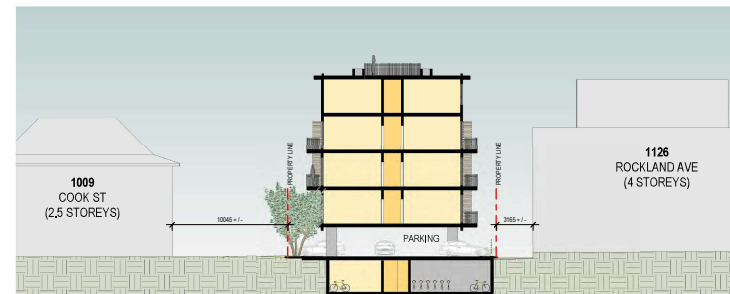
① SECTION - LONG
1 : 100



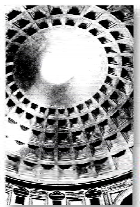
② SECTION - SHORT
1 : 100



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

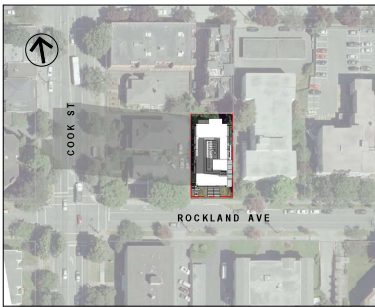


③ SUMMER 4PM
1 : 1000



④ SUMMER 7:42PM
1 : 1000

SUMMER SOLSTICE - JUNE 21



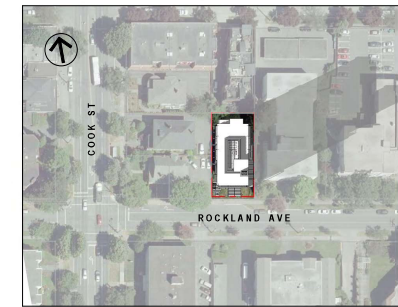
⑤ SPRING / FALL 8:31AM
1 : 1000



⑥ SPRING / FALL 12PM
1 : 1000

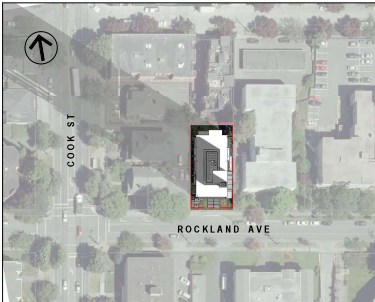


⑦ SPRING / FALL 3PM
1 : 1000



⑧ SPRING / FALL 5:39PM
1 : 1000

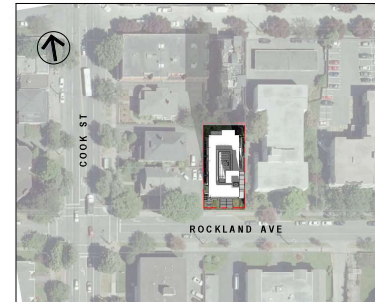
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



⑨ WINTER 9:32AM
1 : 1000



⑩ WINTER 11AM
1 : 1000



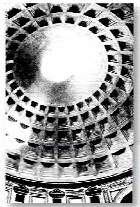
⑪ WINTER 1PM
1 : 1000



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



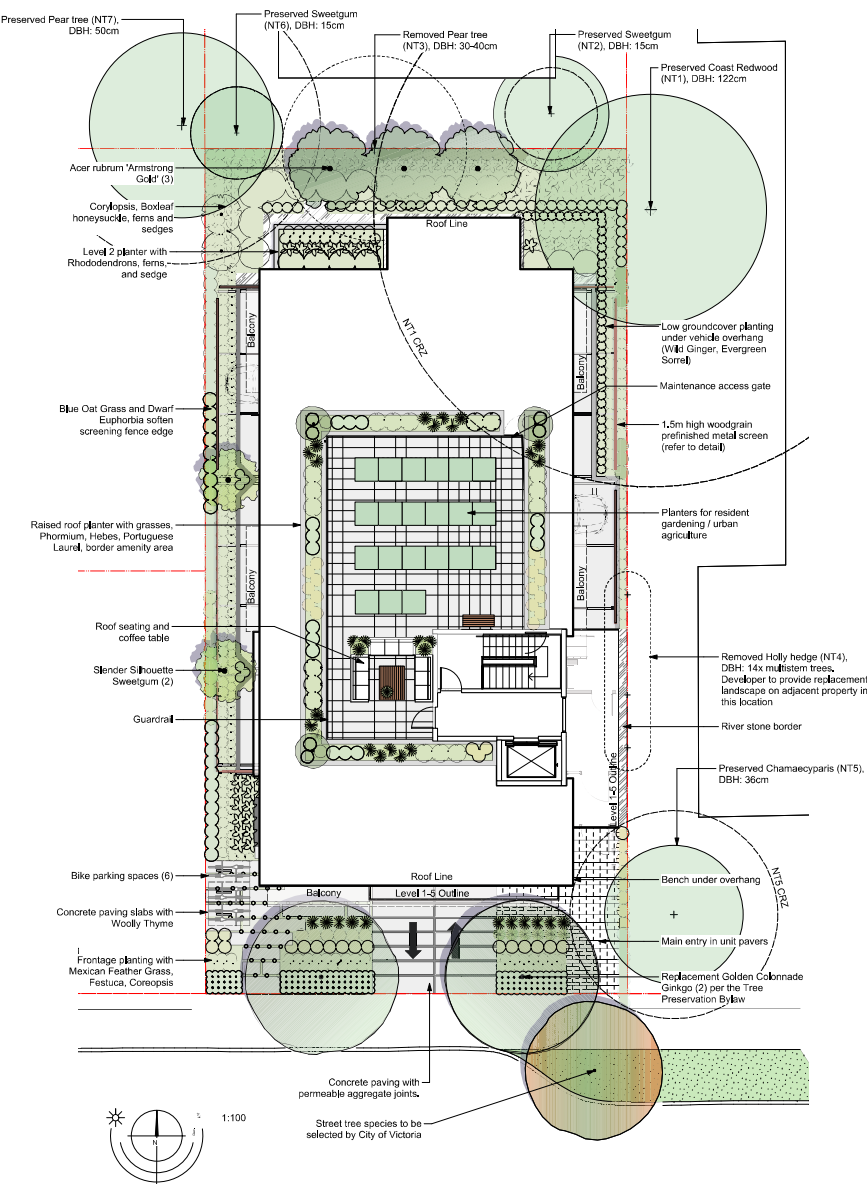
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ROCKLAND REDEVELOPMENT

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

SHADOW STUDY
2019.07.24 - REZONING APPLICATION

A8



Reference Images



Ginkgo biloba 'Golden Colonnade'



Acer rubrum 'Armstrong Gold'



Slender Silhouette Sweetgum



Dwarf New Zealand Flax



Boxleaf Honeysuckle



Spurge



Mexican Feather Grass



Blue Oat Grass

Recommended Nursery Stock

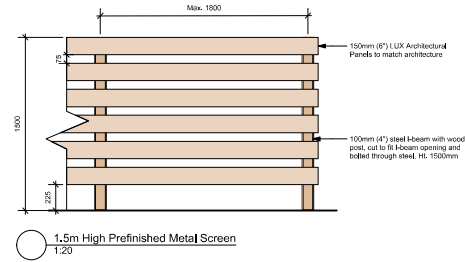
Trees 8	Botanical Name Acer rubrum 'Armstrong Gold' Ginkgo biloba 'Golden Colonnade' Liquidambar styraciflua 'Slender Silhouette' TBD	Common Name Armstrong Gold Red Maple Maidenhair Tree Slender Silhouette Sweetgum Typical Street Tree	Size 6cm cal. 6cm cal. 6cm cal. 6cm cal.
Large Shrubs 3	Botanical Name Prunus lauracea	Common Name Portugal Laurel	Size #10 pot
Medium Shrubs 23	Botanical Name Cornifolia pauciflora Lonicera pileata Rhododendron 'Nancy Evans' Rhododendron 'Rosa Mundi'	Common Name Buttercup Winterhazelt Boxleaf Honeysuckle Nancy Evans Rhododendron Rosa Mundi Rhododendron	Size #5 pot #3 pot #3 pot #5 pot
Small Shrubs 30	Botanical Name Hebe pinnatifida 'Sutherland' Mahonia repens	Common Name Sutherland Hebe Creeping Oregon Grape	Size #2 pot #1 pot
Perennials, Annuals and Ferns 664	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Carex oshimensis 'Evergold' Chamaenerium bulbilum Coreopsis verticillata 'Moonbeam' Drosera erythrorhiza Euphorbia characias ssp. characias 'Shorty' Heliconia scabra Nassella tenuissima Phormium tenax 'Tiny Tiger' Polystichum munitum Thymus praecox arvensis	Common Name Foerster's Feather Reed Grass Evergold Sedge Northern Sea Cats Moonbeam Threadleaf Tickseed Autumn Fern Dwarf Spurge Blue Oat Grass Mexican Feather Grass Dwarf Variegated New Zealand Flax Sword Fern Woolly Thyme	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Groundcovers 181	Botanical Name Aristida arbuscula Asarum canadense Oxalis reginae Thymus pseudolanuginosus	Common Name Vancouver Jade Woolly Thyme Evergreen Sorrel Woolly Thyme	Size #1 pot SP4 SP4 SP3

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



Resident gardening planters



1114 Rockland - Landscape Concept Plan

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1114 Rockland Avenue

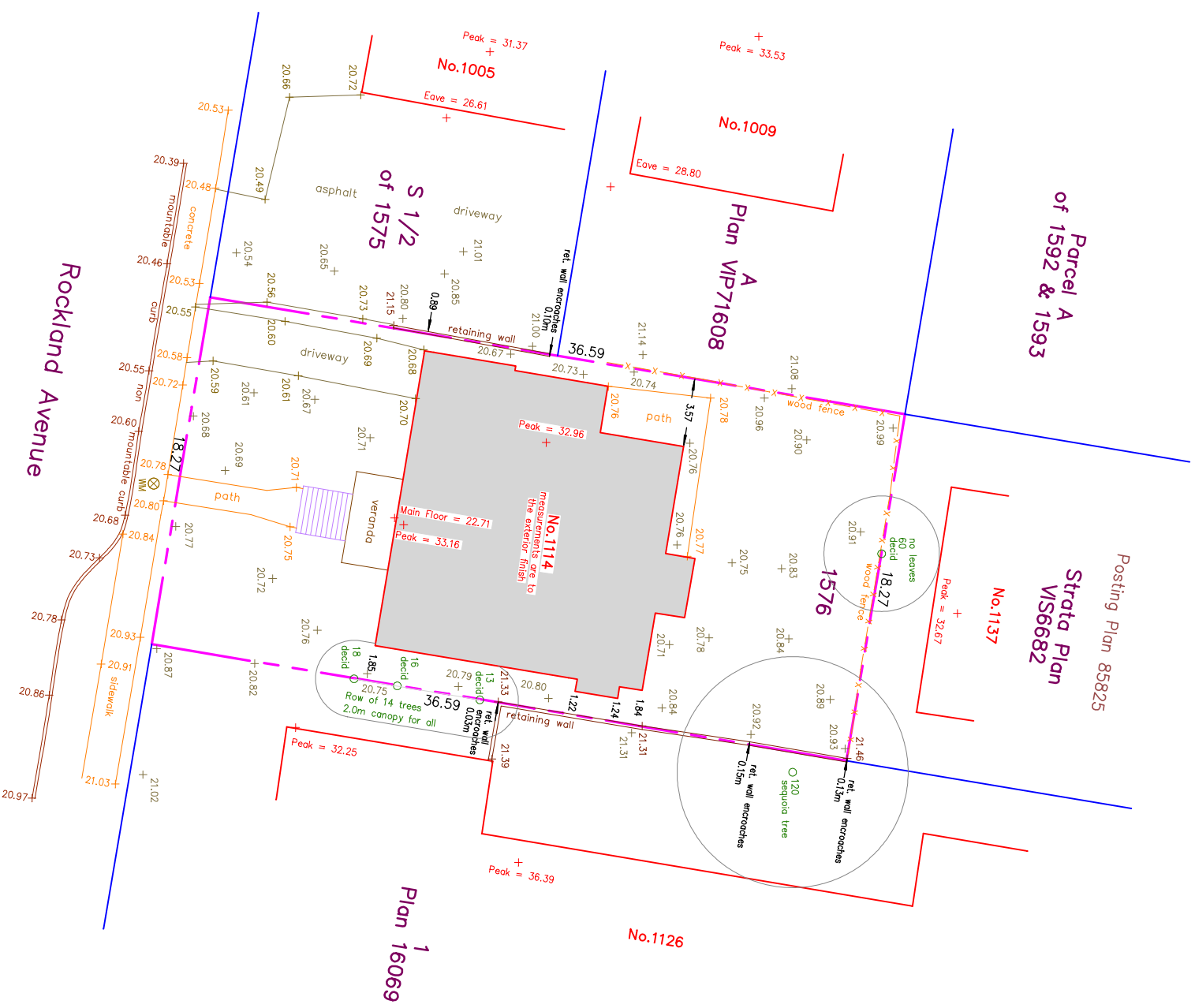
Legal Lot 1576, Victoria City

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

The following non-financial charges are shown on the current title and may affect the property.
M/6301 - Undersurface Rights

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.
This document shows the relative location of the surveyed features and shall not be used to define property boundaries.