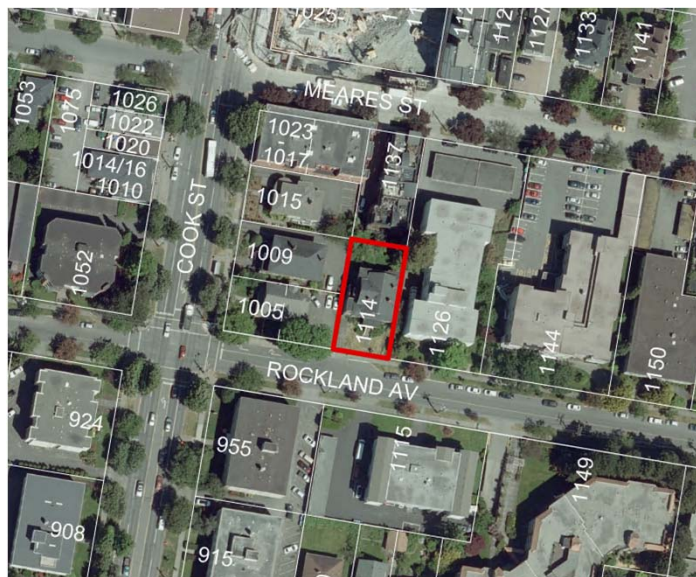


Rezoning & Development Permit with Variances Application for 1114 Rockland Avenue



Aerial View



3



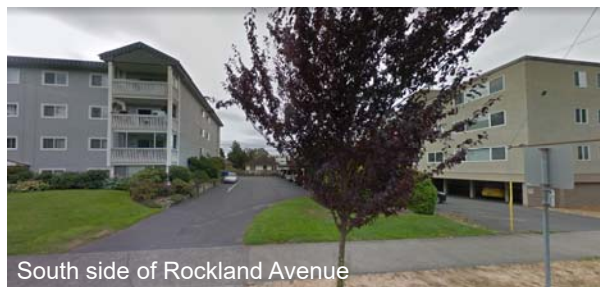
3

Site and Context

4



North side of Rockland Avenue



South side of Rockland Avenue



4

Context

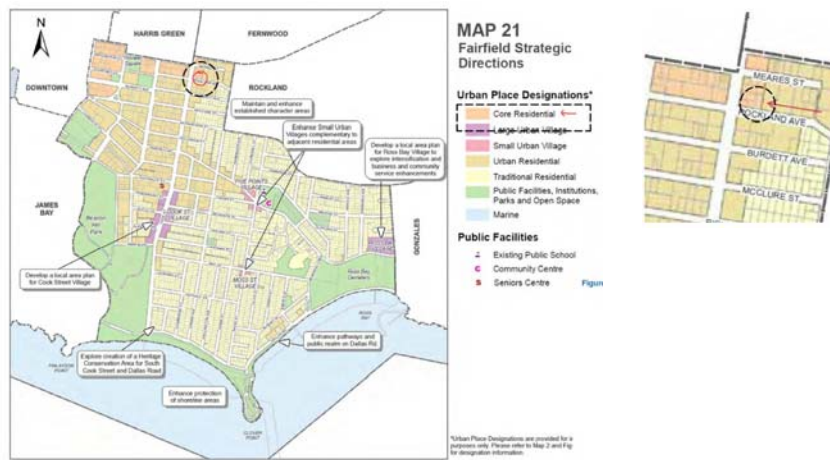
5



5

Policy Context

6

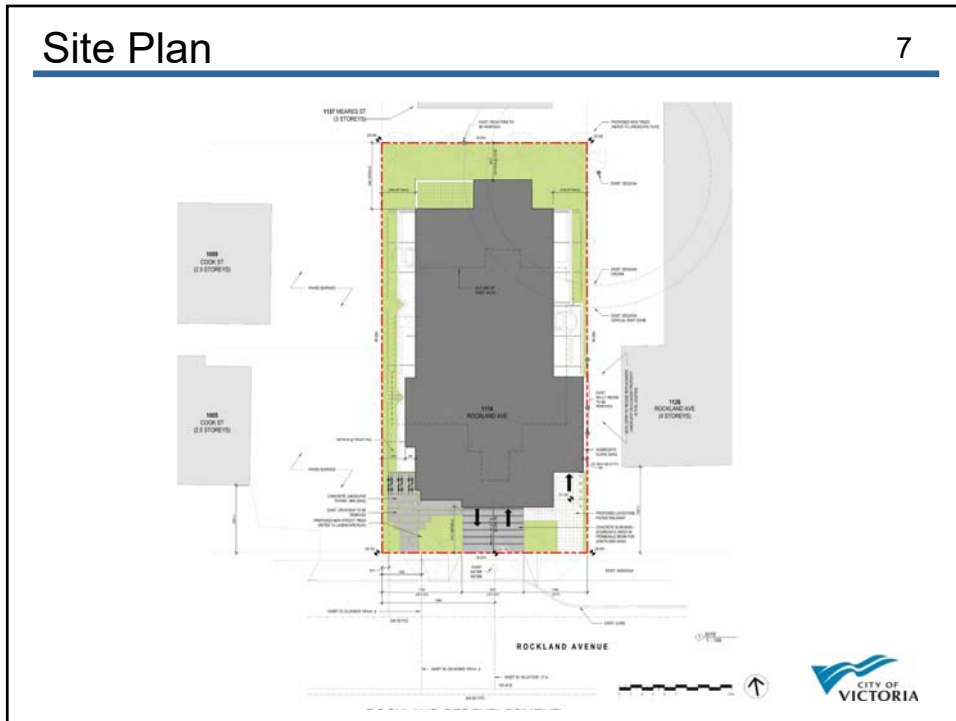


6



Site Plan

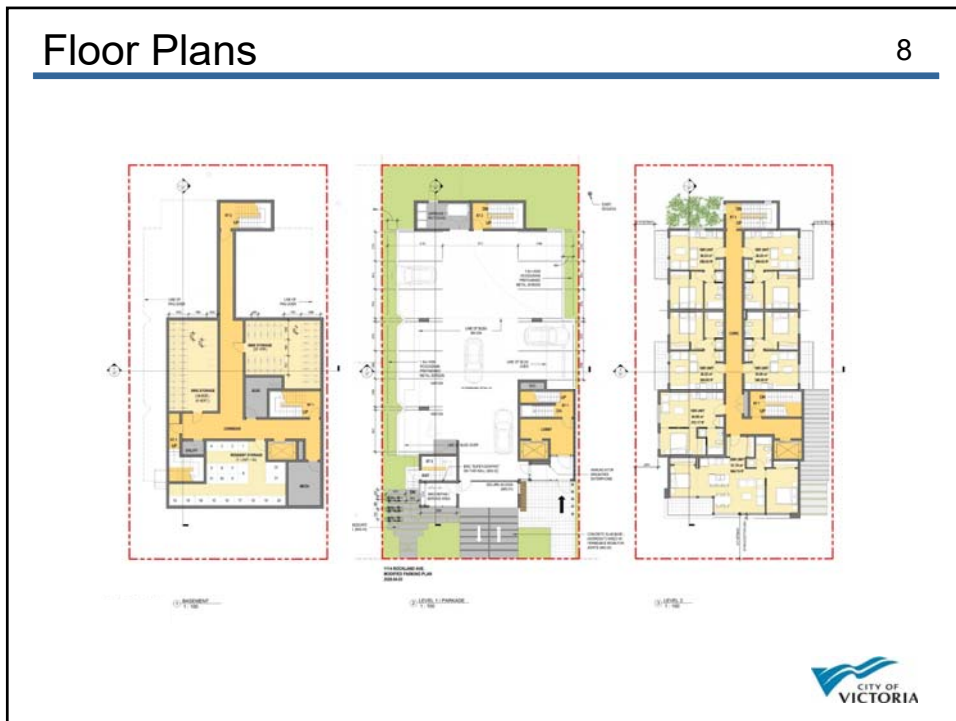
7



7

Floor Plans

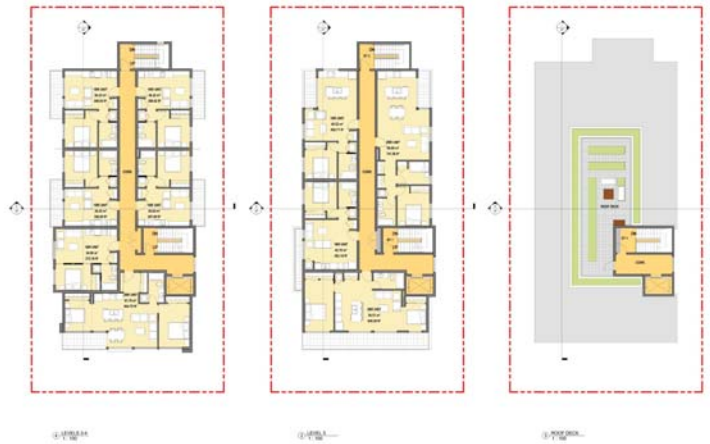
8



8

Floor Plans

9



9

Elevations

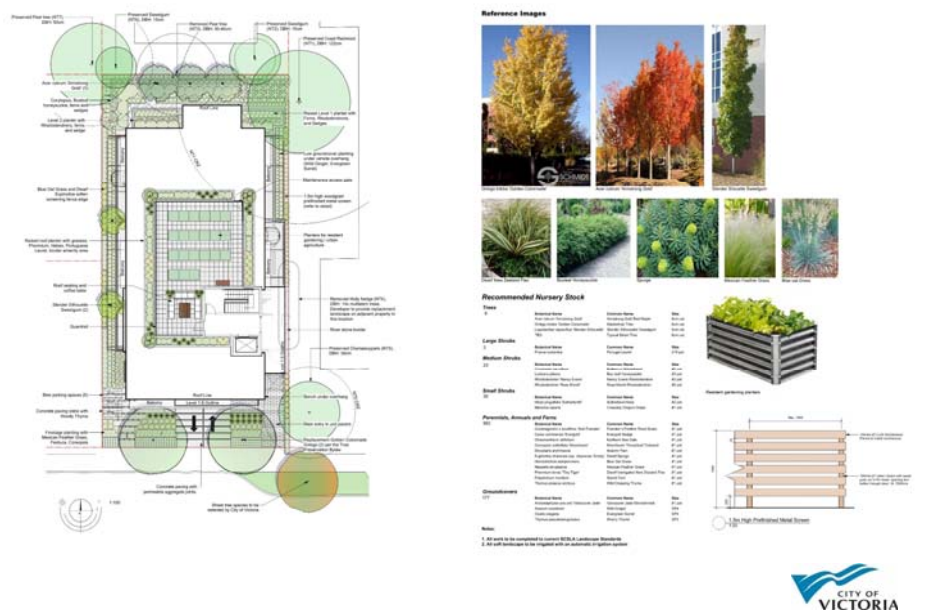
10



10

Landscape

11



The landscape plan shows a site layout with various planting zones, including a central courtyard, perimeter walkways, and parking areas. It includes callouts for specific plantings and materials. To the right, a 'Reference Images' section shows photos of trees and shrubs. Below that, a 'Recommended Nursery Stock' table lists plants with their sizes and quantities. A diagram of a nursery stock container is also shown.


Plant Name	Quantity	Notes
Large Shrubs	10	...
Medium Shrubs	20	...
Small Shrubs	40	...
Perennials, Annuals and Plants
Planters

CITY OF VICTORIA

11

Shadow Analysis

12



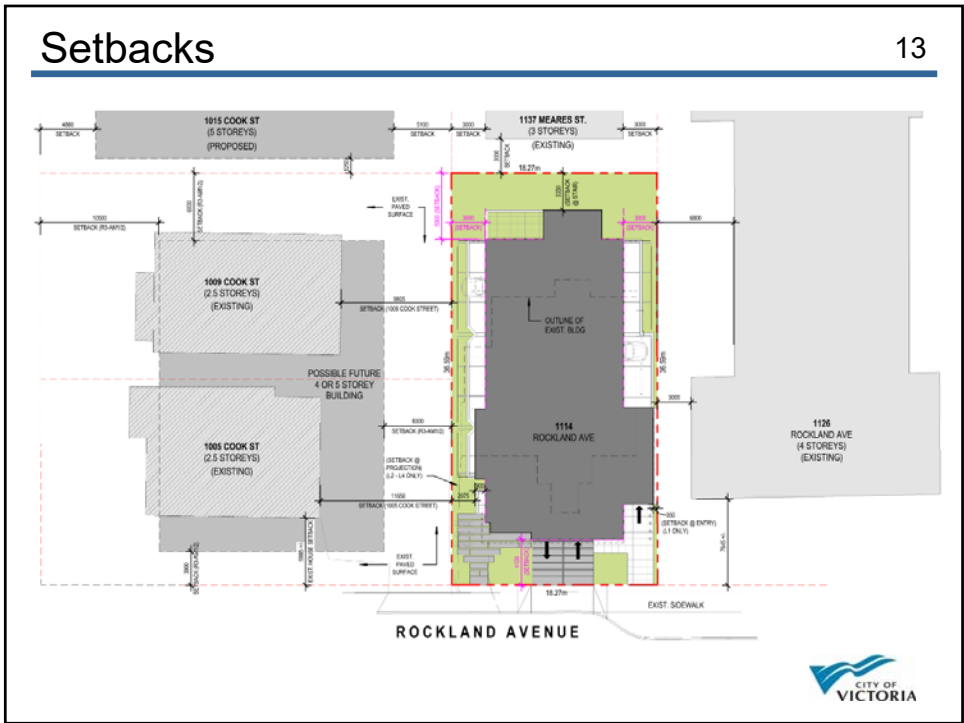
A grid of 12 aerial photographs showing the shadow cast by a building at different times of the day and months of the year. The shadows are cast in various directions, indicating the sun's position. The grid is organized by month and time of day.

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12

Setbacks

13



13

Context

14



14

15



15

16



16