

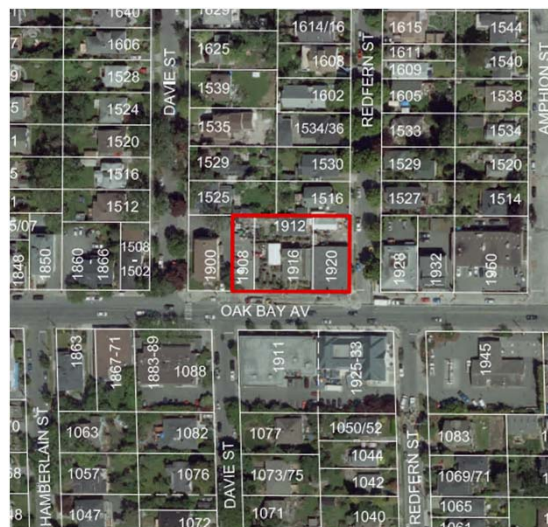
1

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



1

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Subject Site

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Subject Site

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



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



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Adjacent Property: 1516 Redfern St. (north) 7



7

Adjacent Property: 1933 Oak Bay Ave. (south)



8

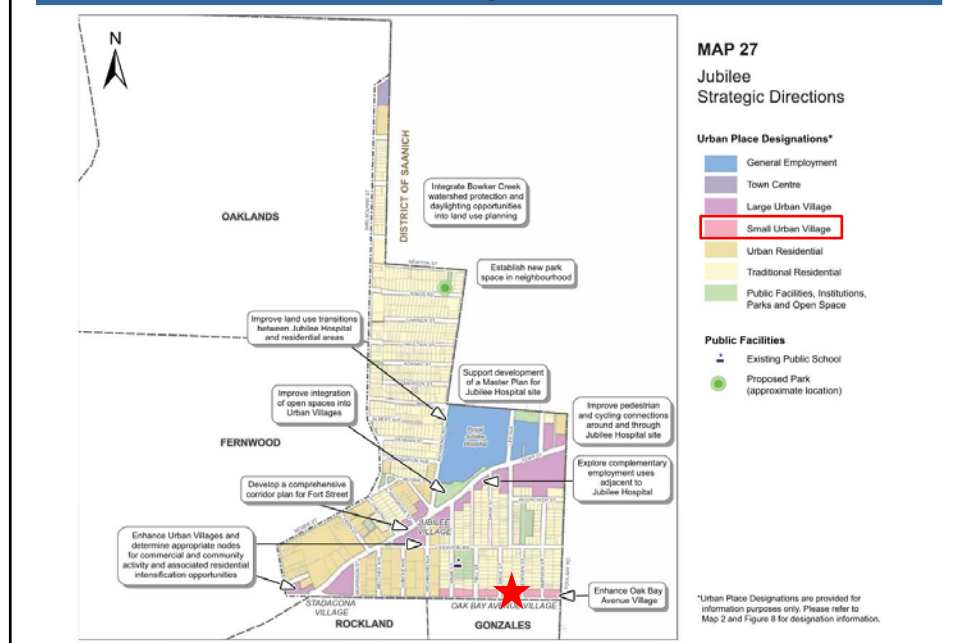
Adjacent Property: 1911 Oak Bay Ave. (south)



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OCP Urban Place Designation

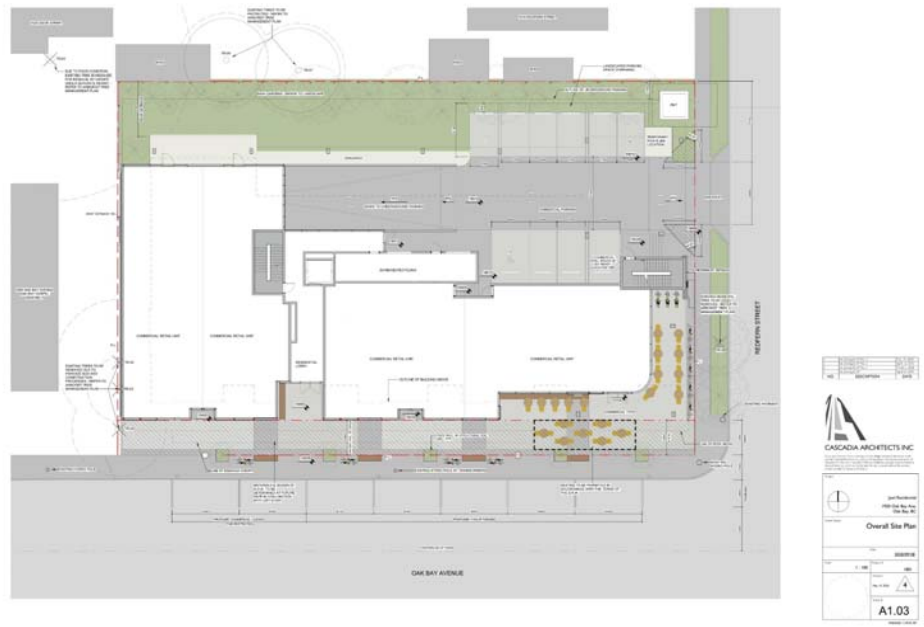
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Site Plan

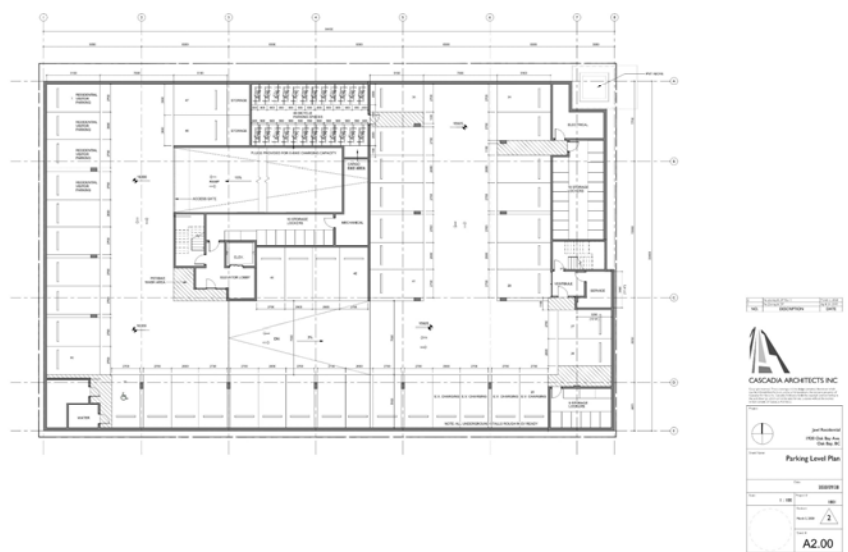
11



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Parking Level Plan

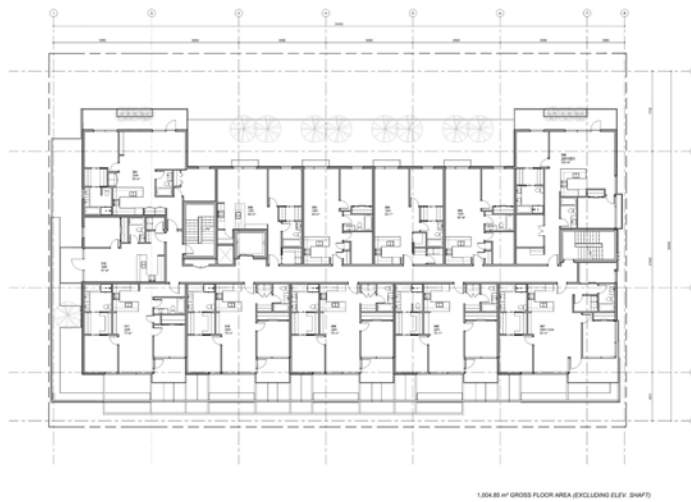
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Third Floor Plan

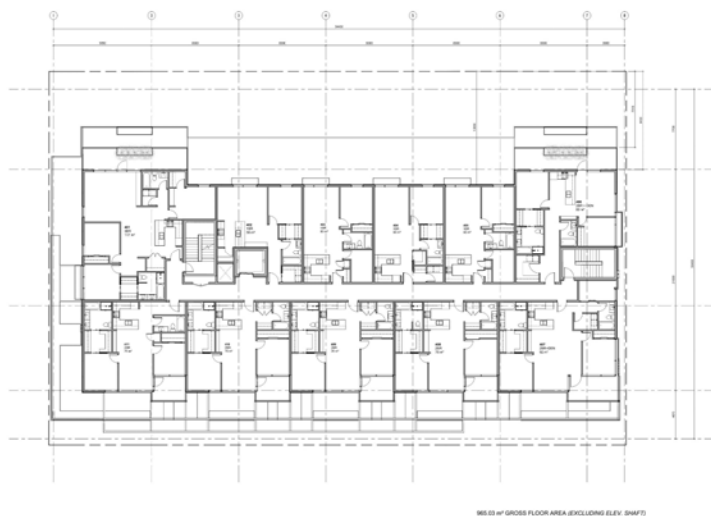
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Fourth Floor Plan

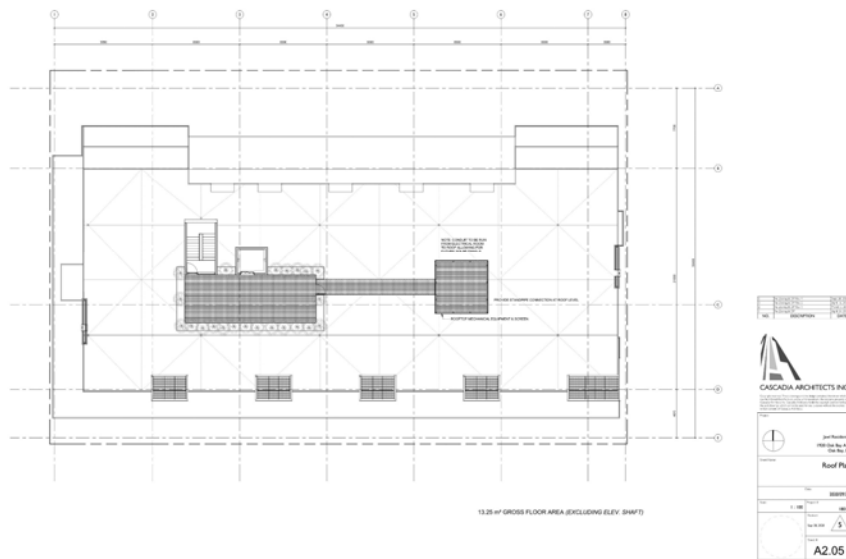
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Roof Plan

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Context: Perspectives

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Context: Elevations

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19

Elevations: South and East

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Elevations: North and West

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Materials

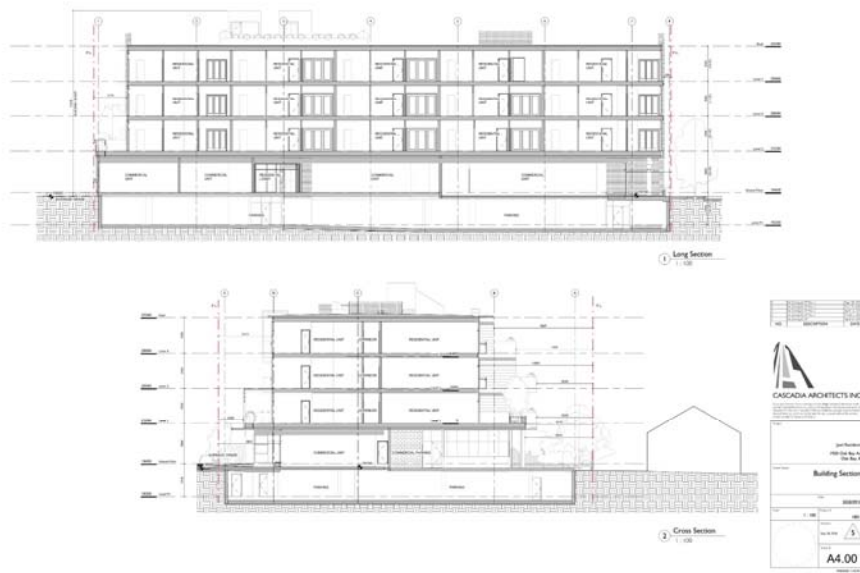
22



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Long and Cross Sections

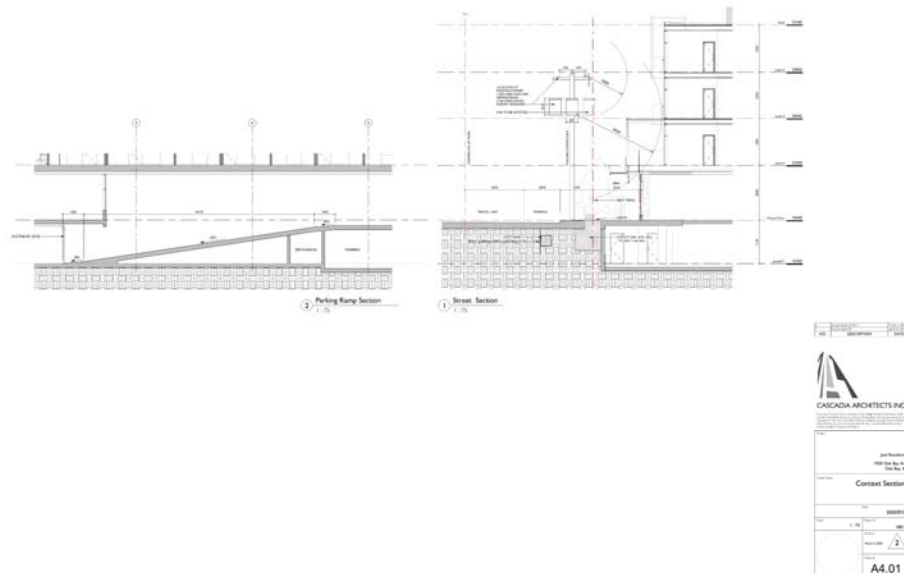
23



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Parking Ramp and Street Sections

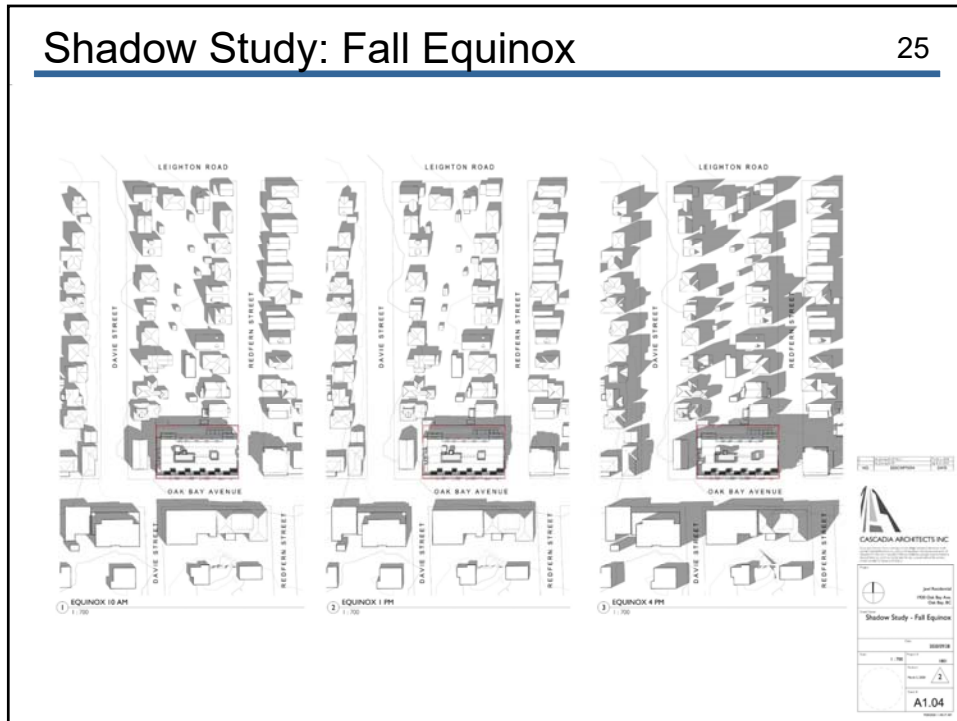
24



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Shadow Study: Fall Equinox

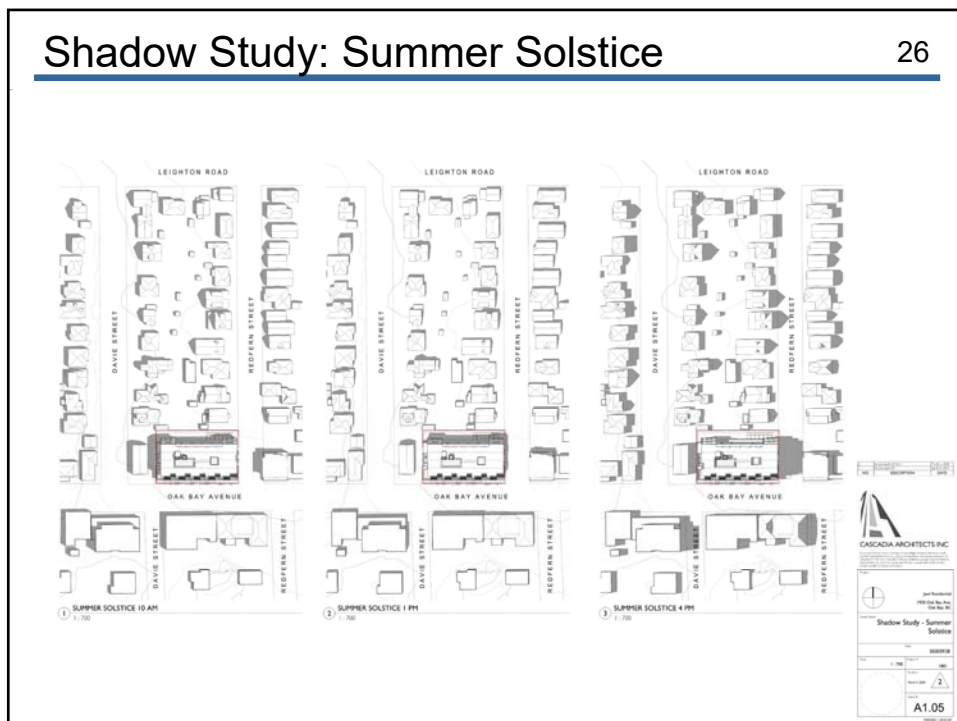
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Shadow Study: Summer Solstice

26



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Shadow Study: Winter Solstice

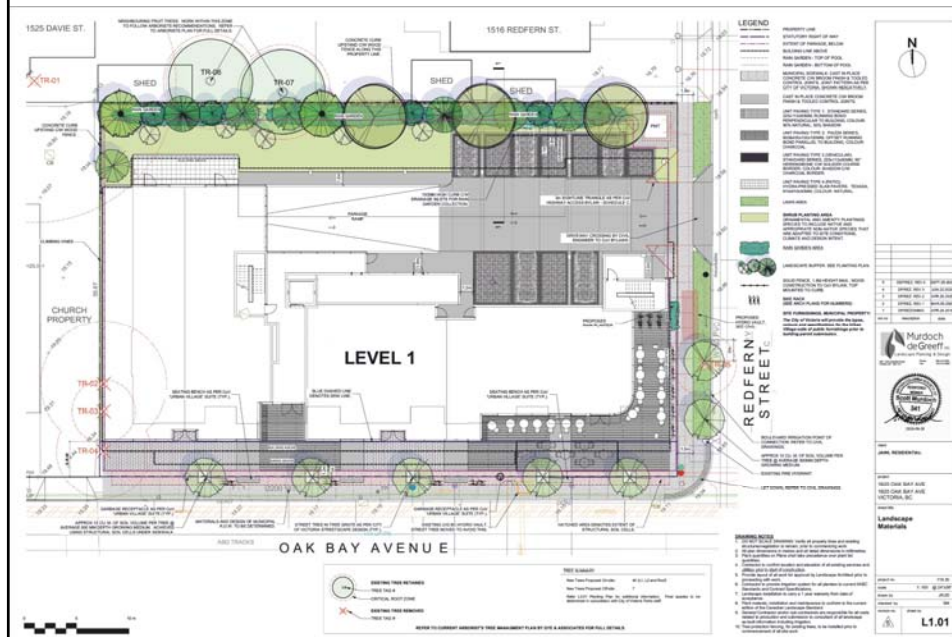
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Landscaping Plan: Ground Level

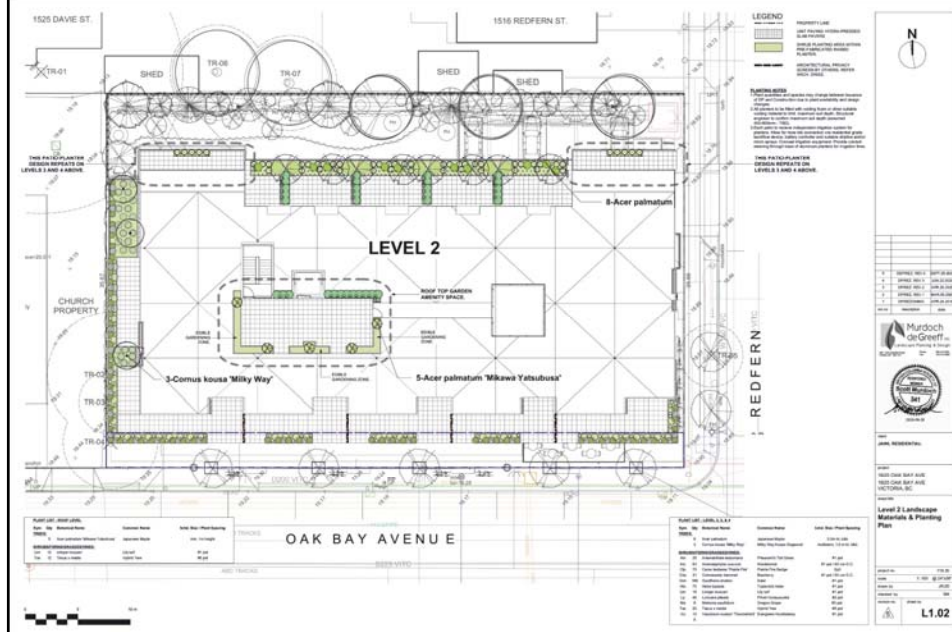
28



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Landscaping Plan: Level 2

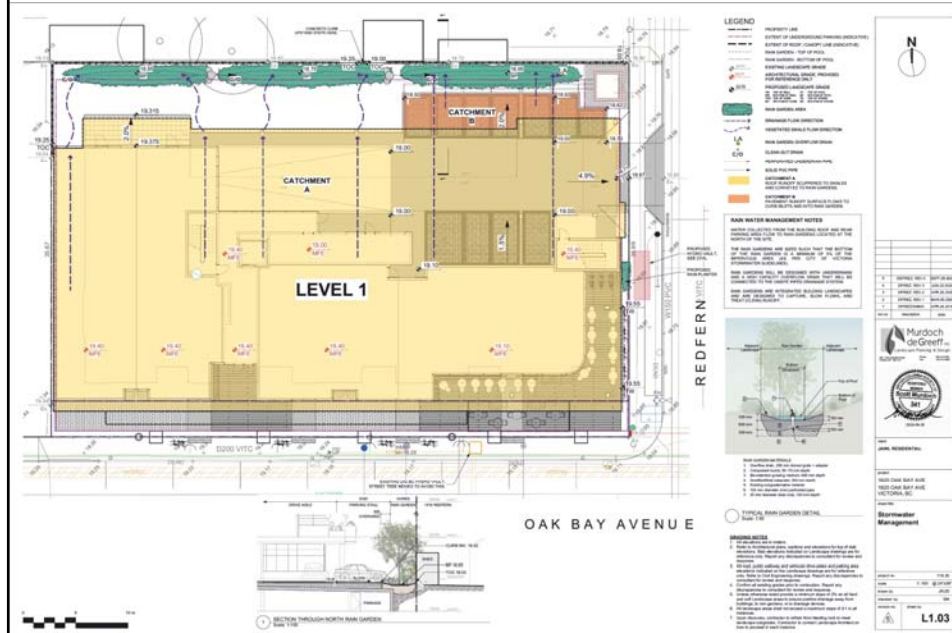
29



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Stormwater Management

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Perspectives

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VIEW FROM CORNER OF OAK BAY AVENUE & REDFERN STREET



VIEW REDFERN STREET LOOKING TOWARDS OAK BAY AVENUE



RESIDENTIAL LOBBY



COMMERCIAL CORNER PATIO

NO.	DESCRIPTION	DATE
1	REVISION	2020

CASCADE ARCHITECTS INC.

1000 Oak Bay Ave.
Oak Bay, BC

Perspectives

1:20

A9.00

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