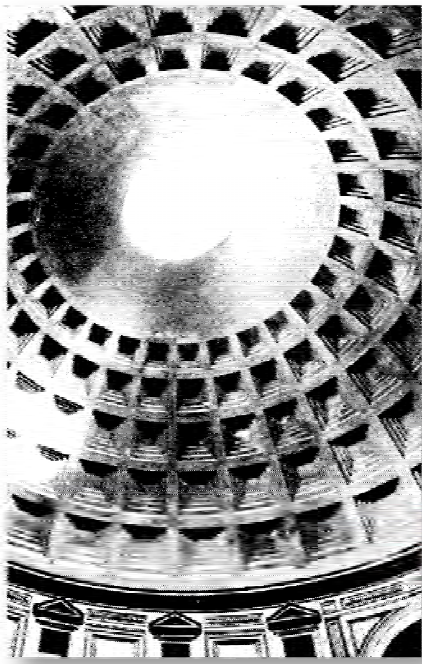


ROCKLAND REDEVELOPMENT




P R A X I S
architects inc.

ROCKLAND REDEVELOPMENT

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

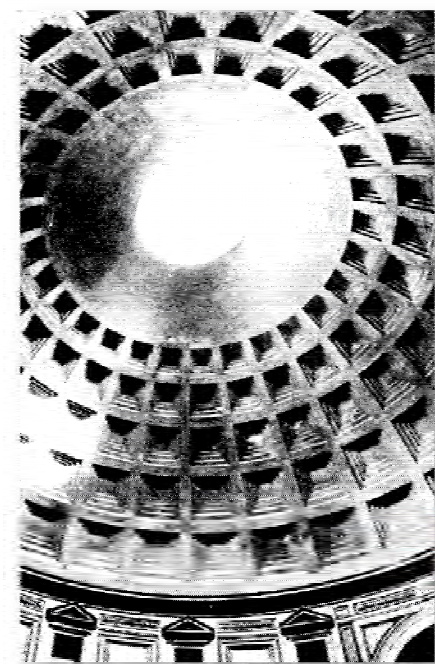
STREET DETAIL

2020.04.14 - REVISED REZONING / DP



Revisions

Received Date:
June 29, 2020



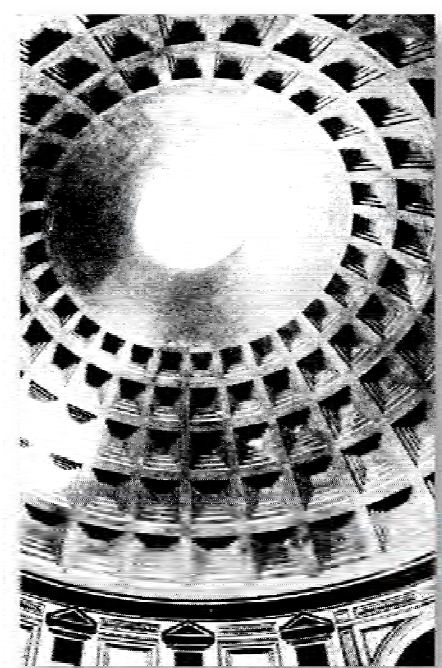
PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

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

SOUTH / WEST VIEW

2020.04.14 - REVISED REZONING / DP



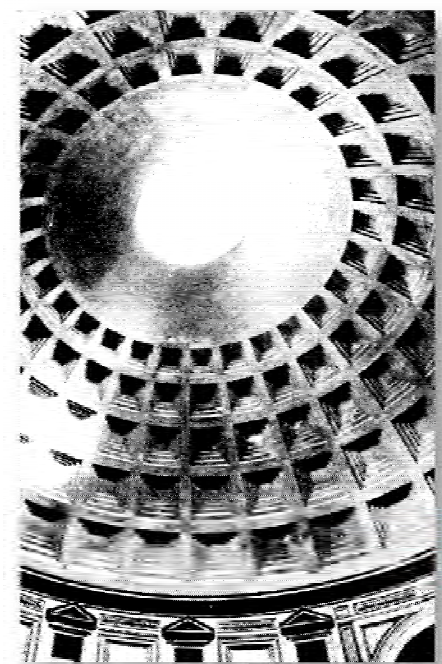
PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

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

SOUTH / EAST VIEW

2020.04.14 - REVISED REZONING / DP



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

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

AERIAL CONTEXT

2020.04.14 - REVISED REZONING / DP

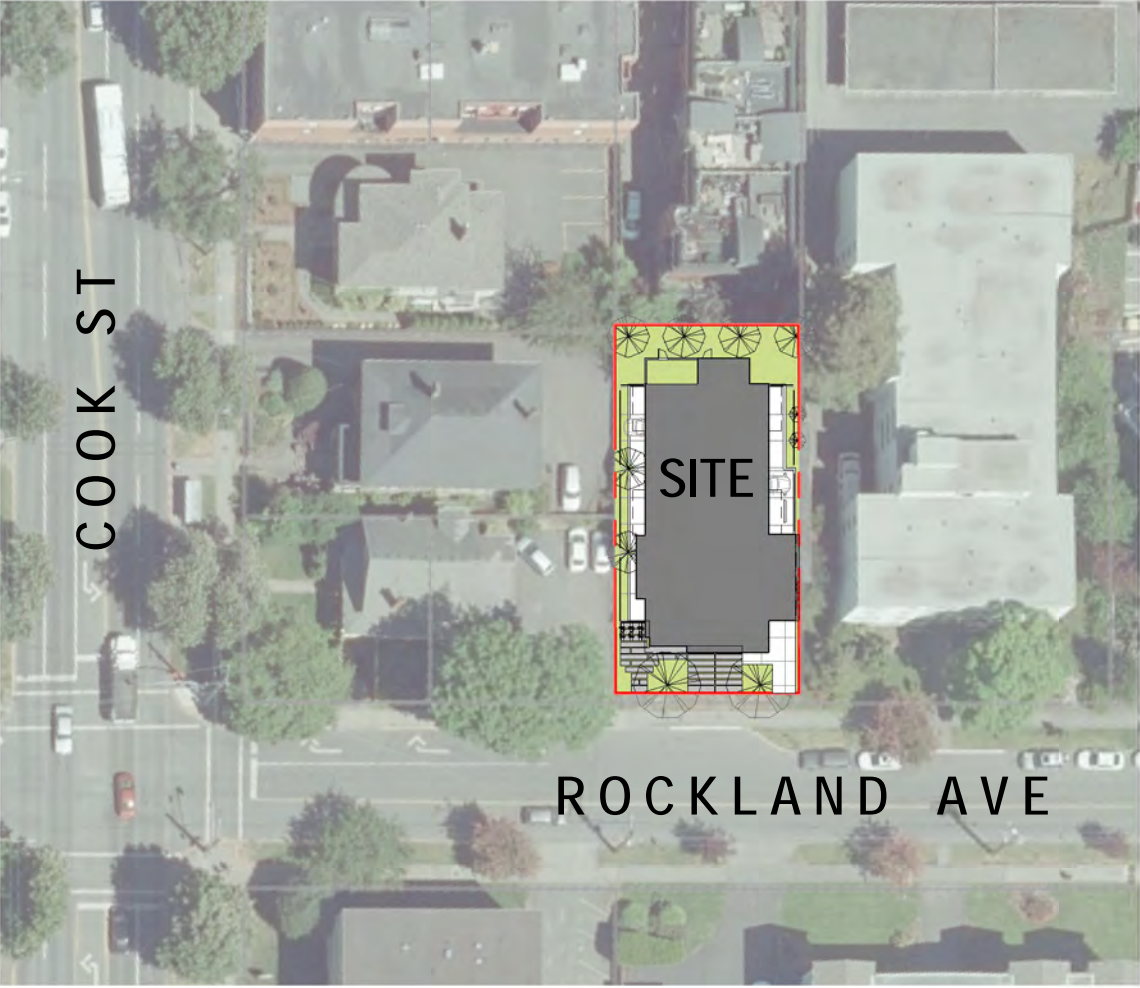
MAP 2
Urban Place
Designations



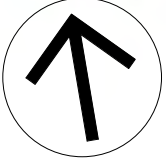
Urban Place Designations extend to the centerlines of adjacent streets.



CONCEPTUAL VIEW FROM SOUTH / WEST



CONTEXT PLAN



PROPOSED PROJECT INFORMATION

EXISTING ZONING	R3-A1 LOW PROFILE MULTIPLE DWELLING DISTRICT		
PROPOSED ZONE	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	28.8 %		
HEIGHT	18.9m		
NO. STOREYS	5 STOREYS WITH ROOFTOP ACCESS		
PARKING PROVIDED	13		
BIKE PARKING	44 CLASS 1 (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')	SITING EXCEPTION @ FRAME 0.33m (1.1') SITING EXCEPTION @ STAIR 3.33m (1.9') SITING EXCEPTION @ PROJECTION 2.08m (6.5') 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	68.9 m ² (741.6 ft ²)		
TOTAL RES. FLOOR AREA	944 m ² (10,161 ft ²)		

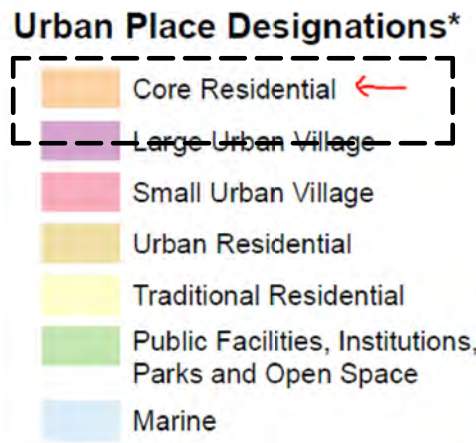
DRAWING LIST

- ARCHITECTURAL
A0 COVER + PROJECT INFO
A1 SITE
A2 PRELIMINARY PLANS (BSMT + L1 + L2)
A3 PRELIMINARY PLANS (L3-L5 + ROOF)
A4 3D CONCEPTUAL VIEWS
A5 ELEVATIONS
A6 STREET VIEWS
A7 SECTIONS
A8 SHADOW STUDY

LANDSCAPE
LANDSCAPE CONCEPT PLAN

SURVEY

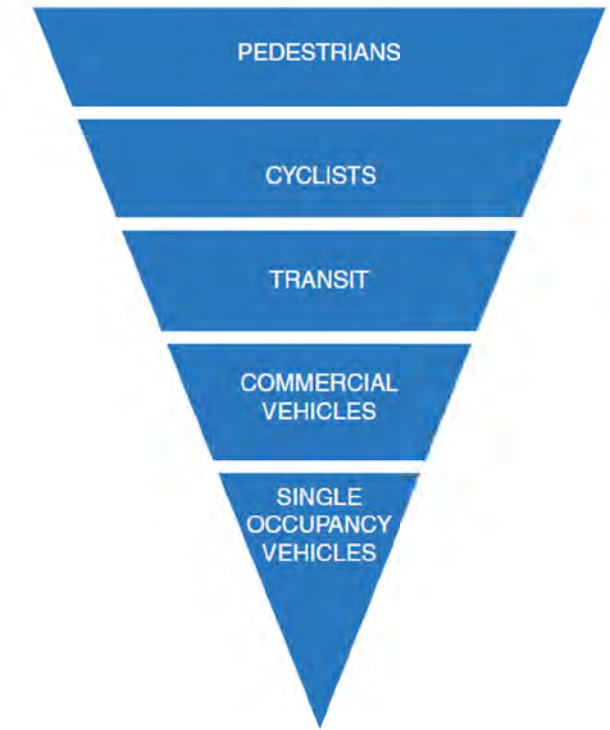
MAP 21
Fairfield Strategic
Directions



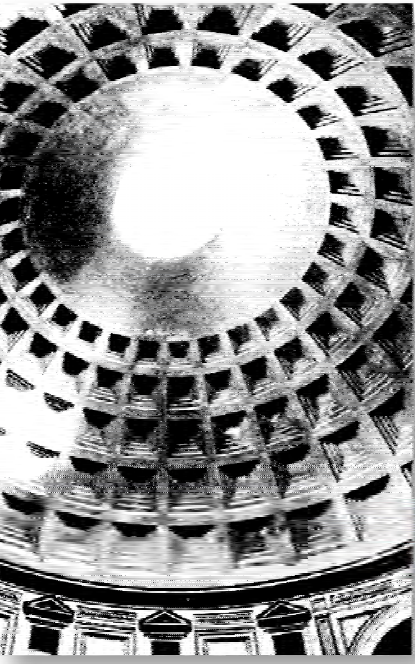
Public Facilities

- Existing Public School
- Community Centre
- Seniors Centre

Figure 10: Hierarchy of Transportation and Mobility Priorities



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, wide 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 5:1 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).



PRAXIS
architects inc.

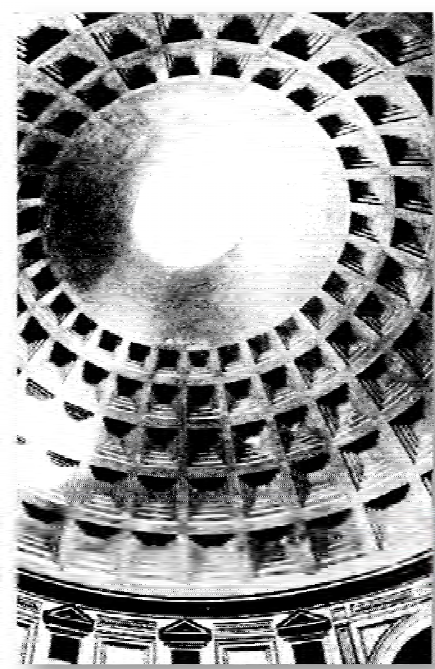
ROCKLAND REDEVELOPMENT

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

PROJECT INFO + CONTEXT

2020.06.16 - IN RESPONSE TO COMMENTS FROM PLANNING

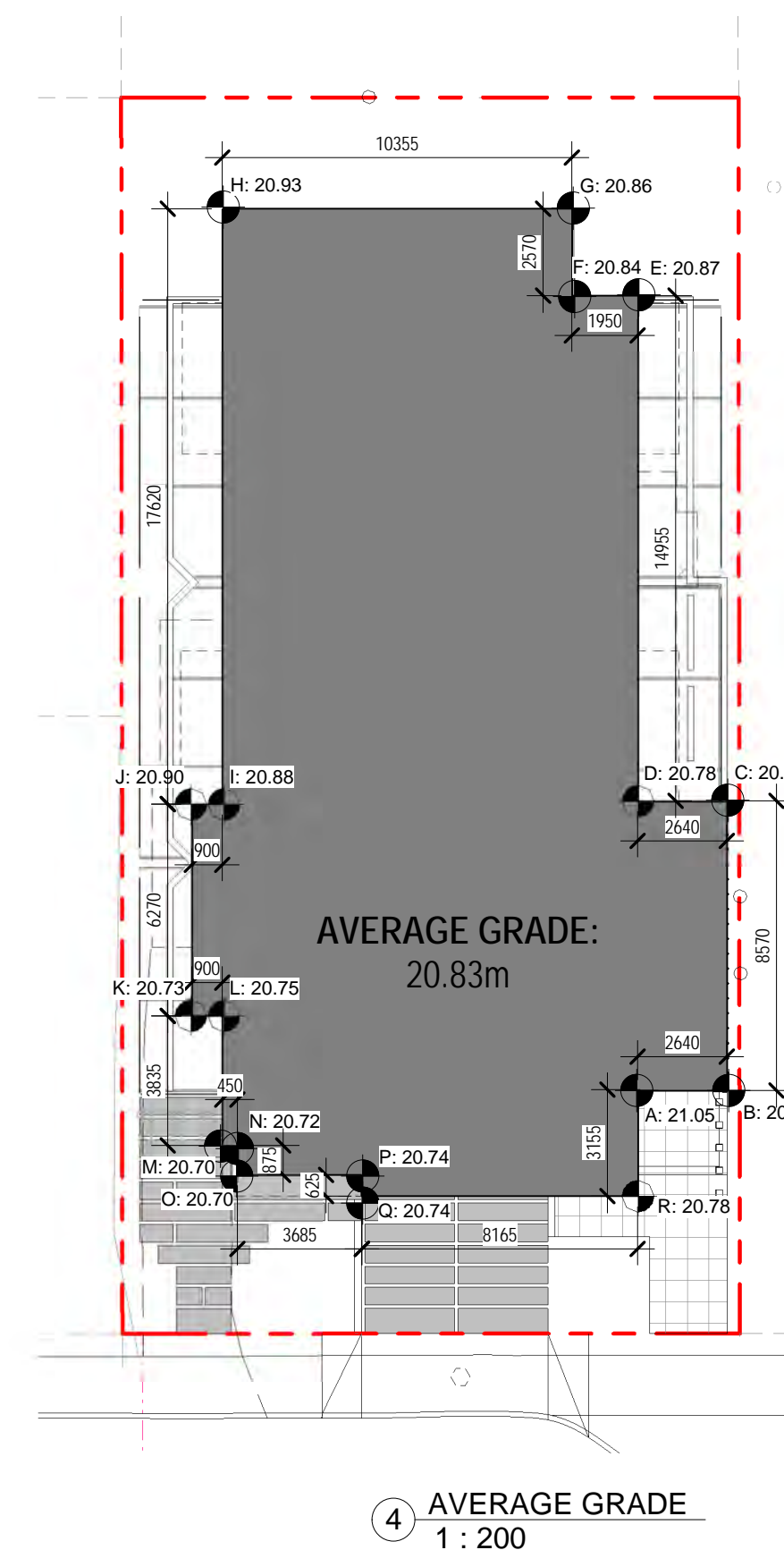
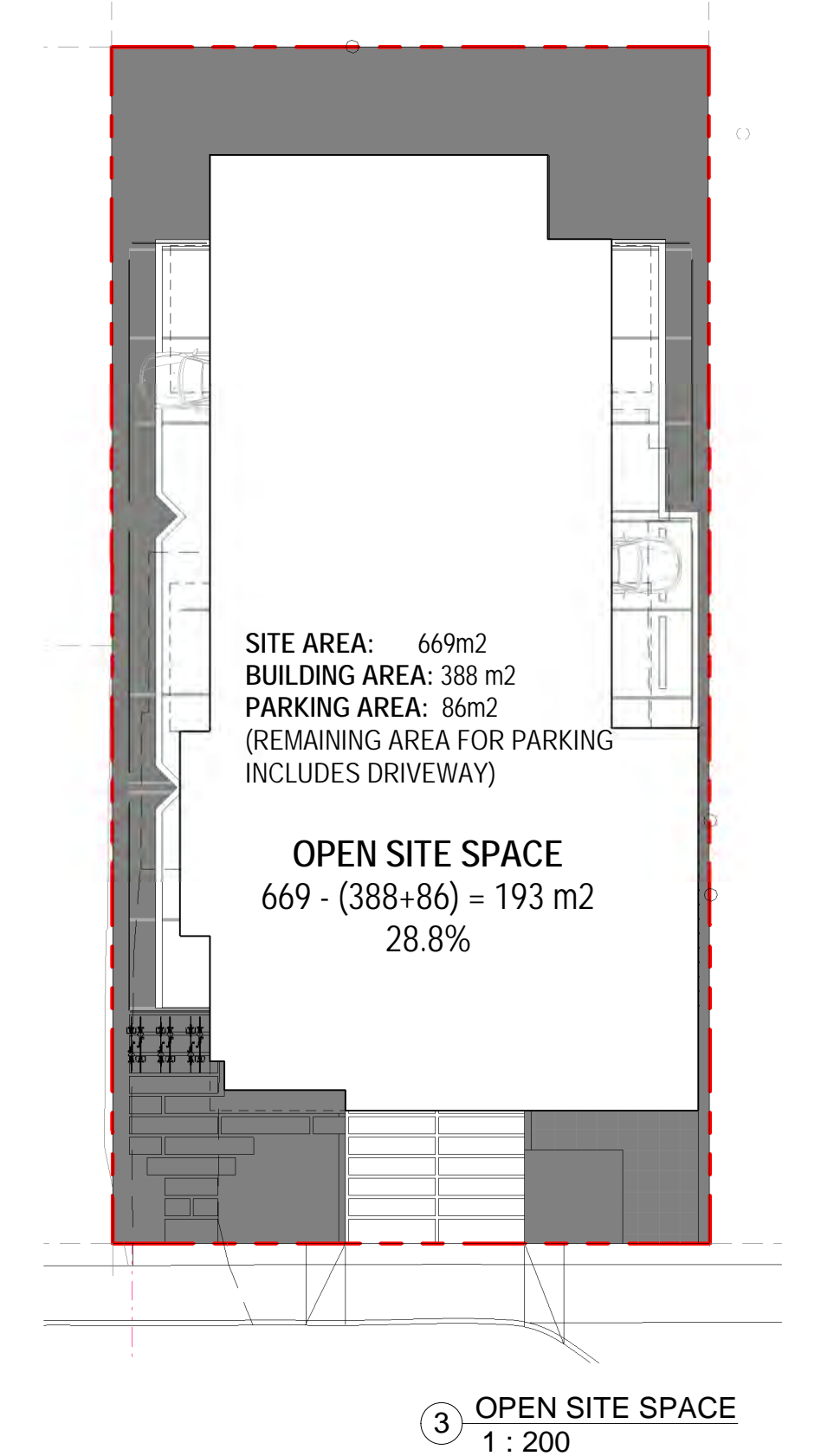
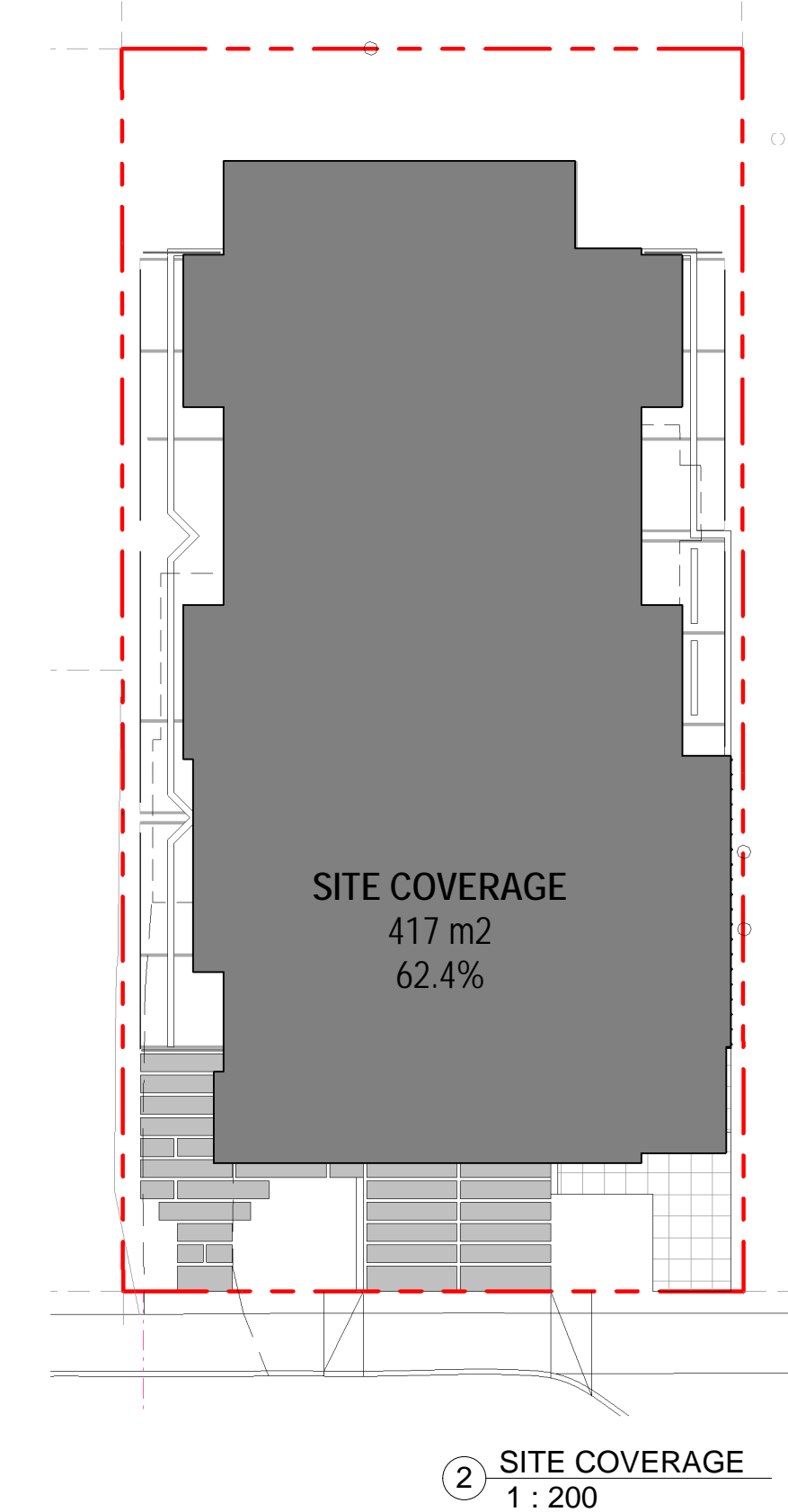
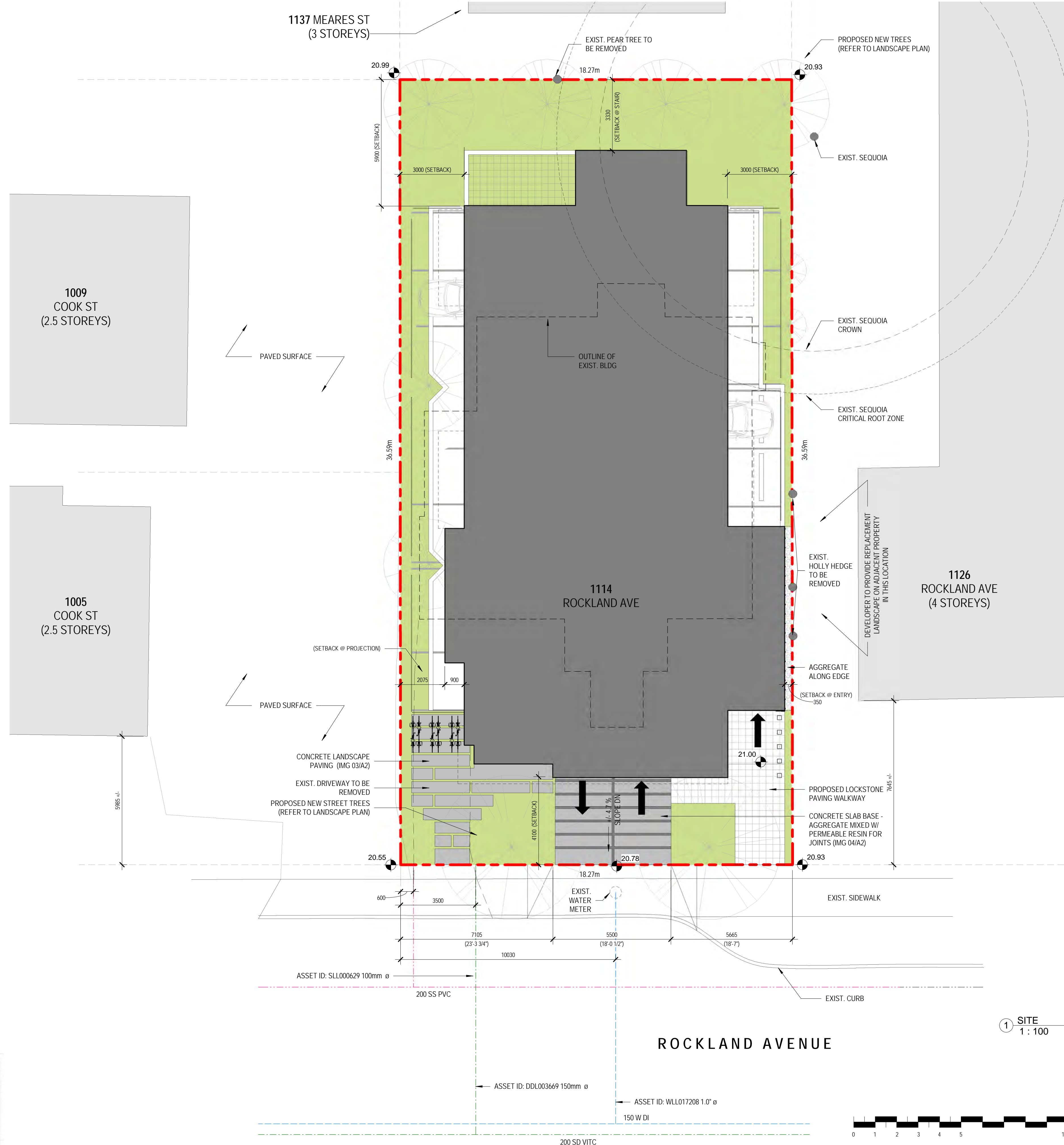
A0



P R A X I S
architects inc.

ROCKLAND REDEVELOPMENT

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



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	20.84
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

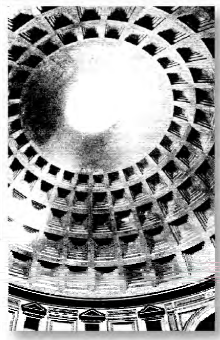
Grade Points	Avg of Points Distance	Totals
A and B	20.93 2640	55242.00
B and C	20.79 8570	178170.30
C and D	20.78 2640	54859.20
D and E	20.83 14955	311437.88
E and F	20.86 1950	40667.25
F and G	20.85 2570	53594.50
G and H	20.90 10355	216367.73
H and I	20.91 17620	368346.10
I and J	20.89 900	18801.00
J and K	20.82 6270	130510.05
K and L	20.74 900	18666.00
L and M	20.73 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	168505.40
R and A	20.92 3155	65986.83
	90160	1878381.05 TOTALS

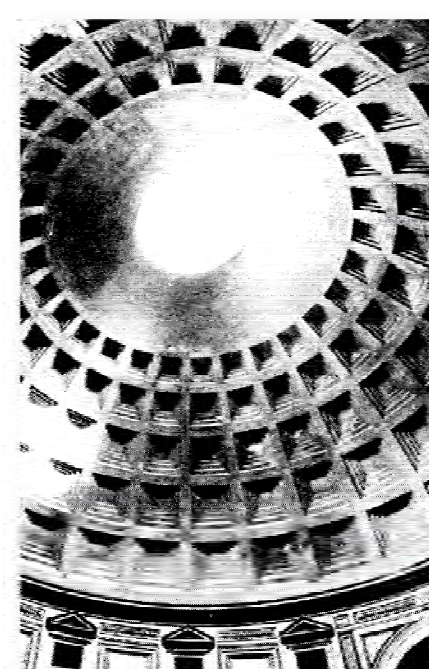
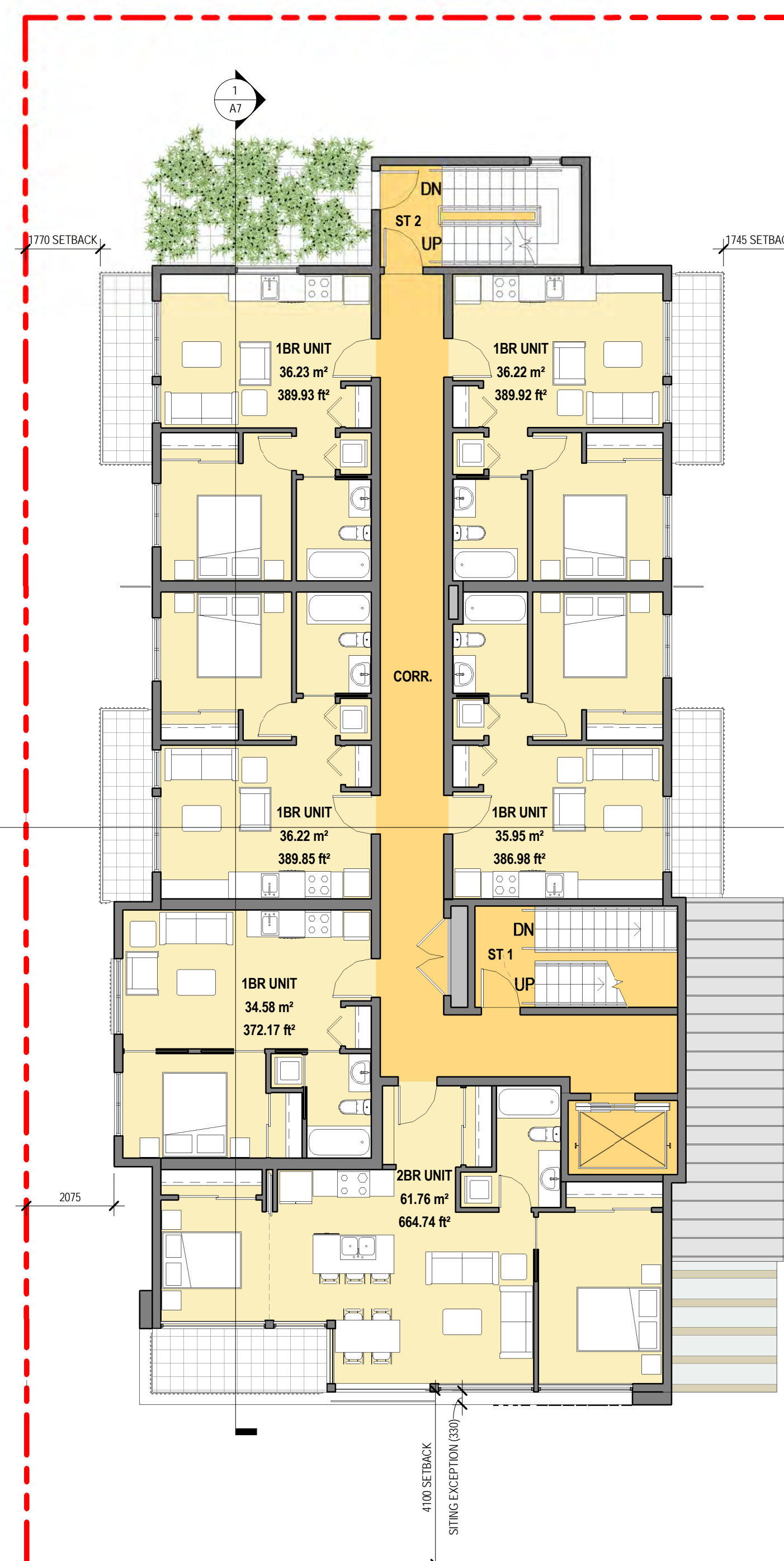
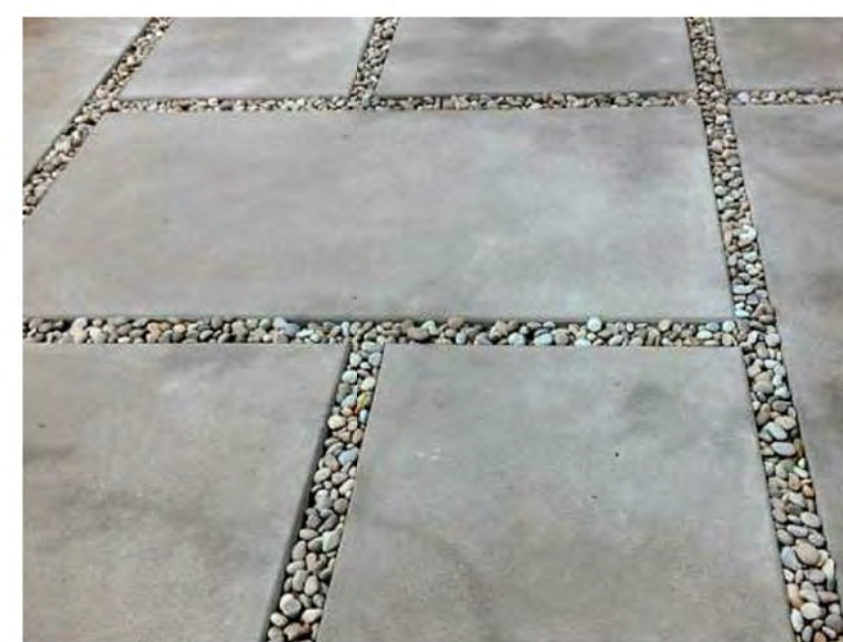
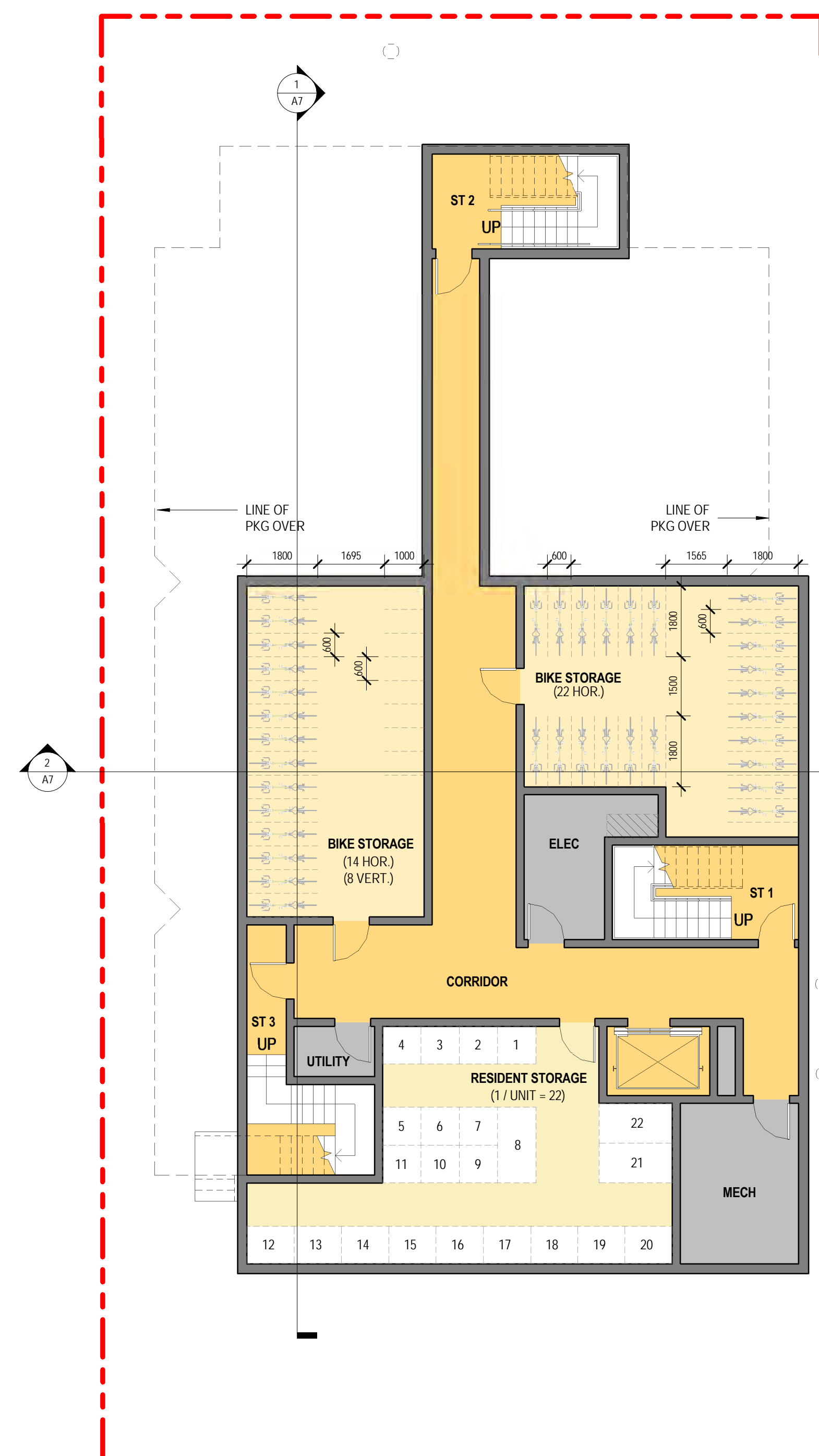
Grade Calculation
Total / perimeter of building = **20.83** **AVERAGE GRADE**

SITE

2020.06.16 - IN RESPONSE TO COMMENTS FROM PLANNING

A1





1 BASEMENT
1 : 100

② LEVEL 1 / PARKADE
1 : 100

3 LEVEL 2
1 : 100

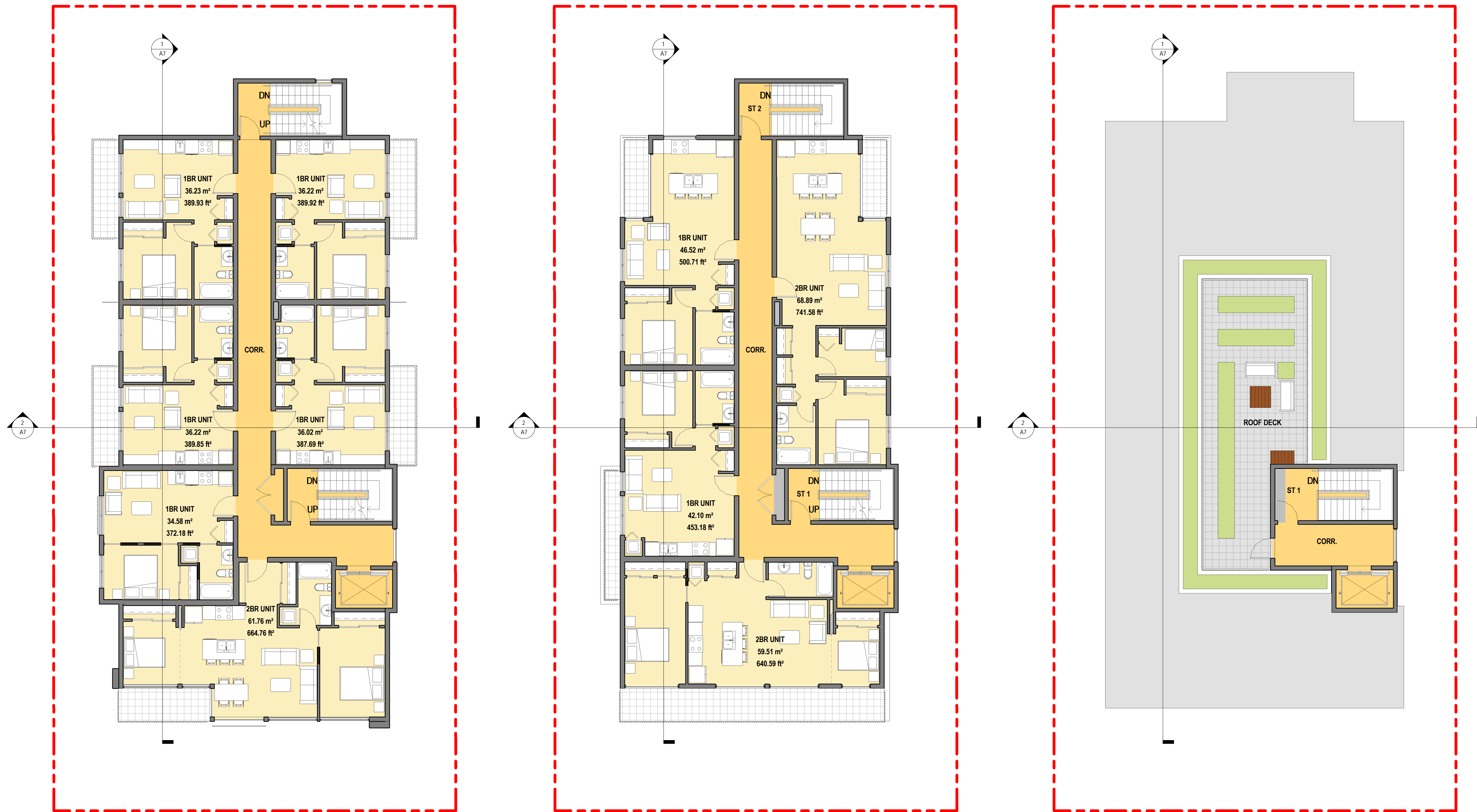
ROCKLAND REDEVELOPMENT

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

PRELIMINARY PLANS (BSMT + L1 + L2)

2020.04.14 - REVISED REZONING / DP

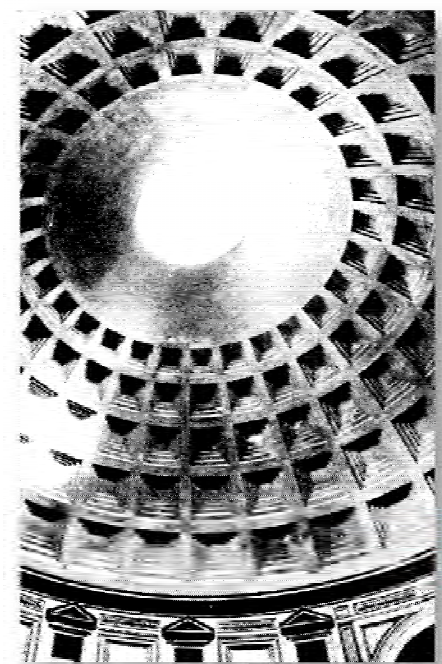
A2



④ LEVELS 3-4
1 : 100

② LEVEL 5
1 : 100

③ ROOF DECK
1 : 100



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

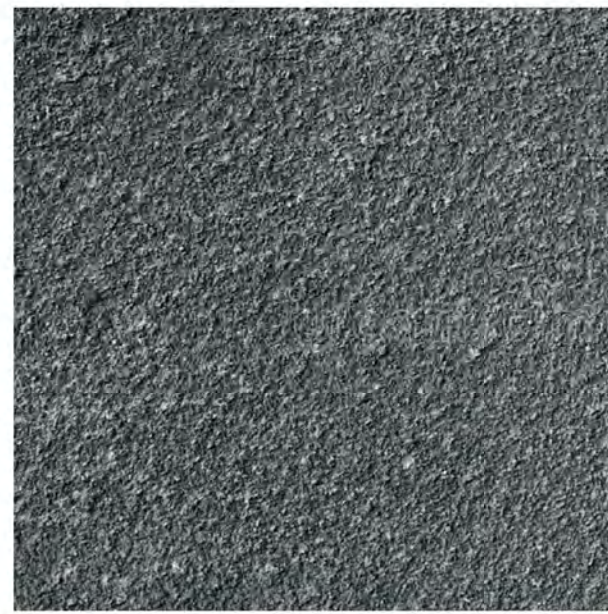
1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

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

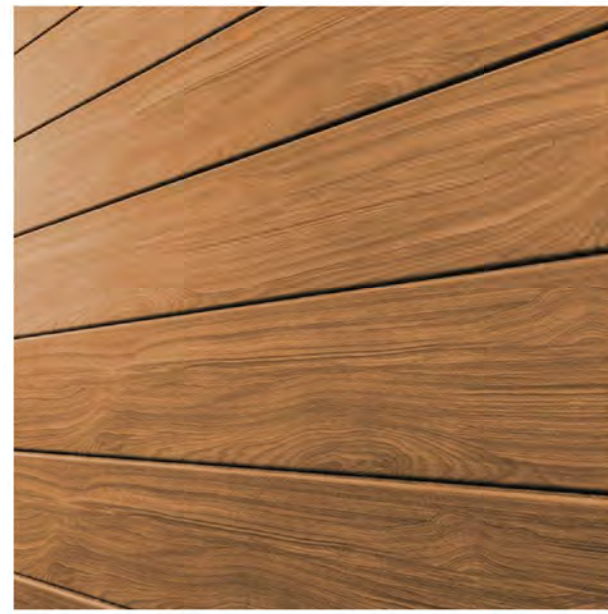
A3



1



2



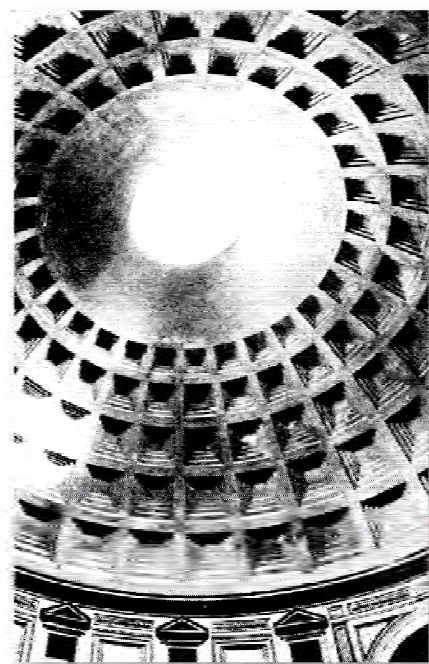
3



4

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



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

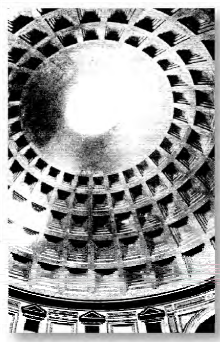
1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

ELEVATIONS

2020.04.14 - REVISED REZONING / DP

A5





PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

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

SOUTH ELEVATION (DETAIL)

2020.04.14 - REVISED REZONING / DP

5

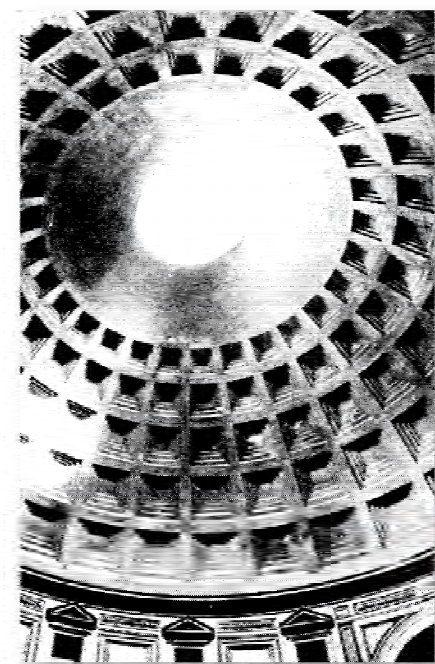
A5.1



① STREET VIEW - EXISTING



② STREET VIEW - PROPOSED



PRAXIS
architects inc.

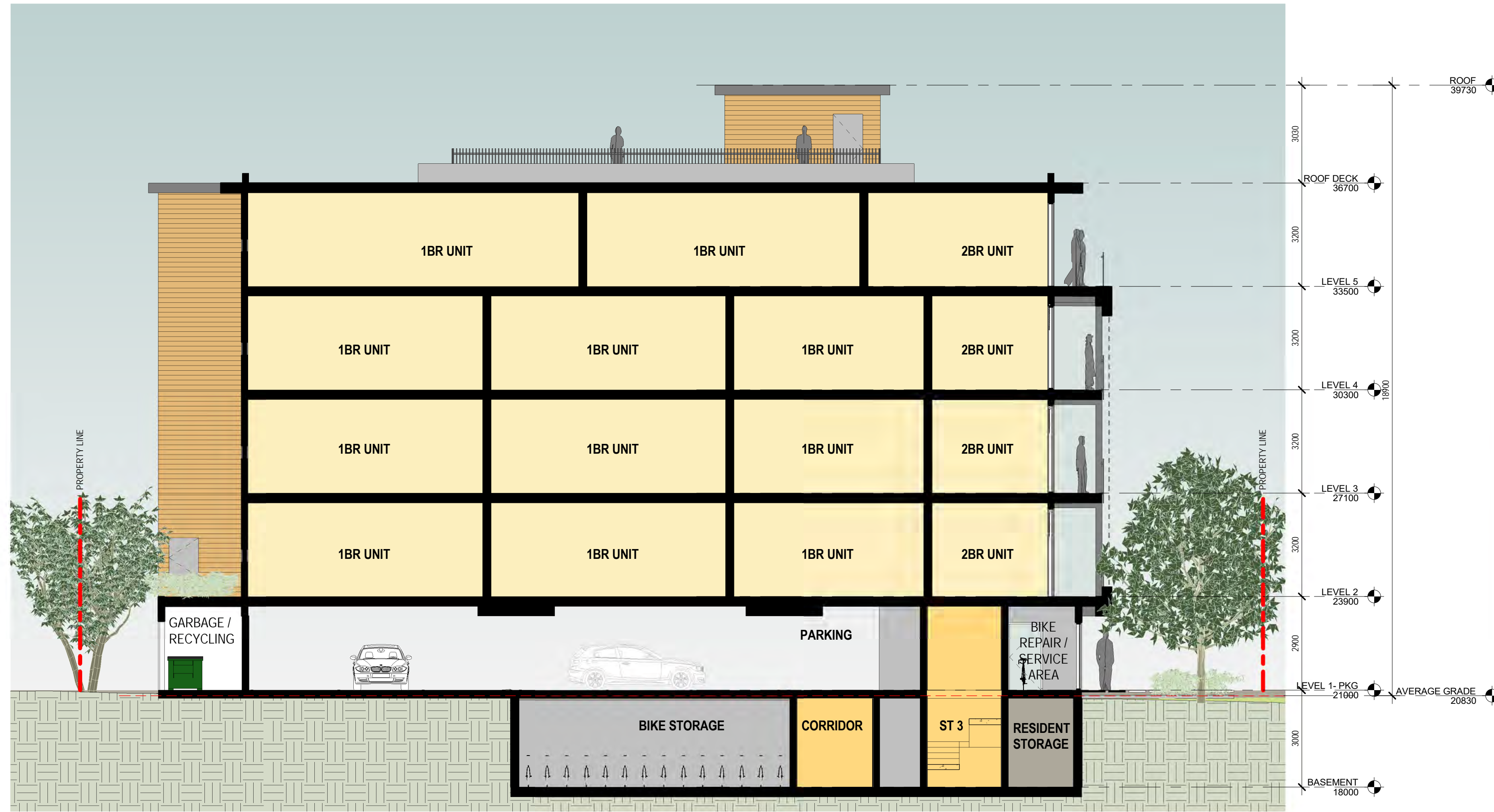
ROCKLAND REDEVELOPMENT

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

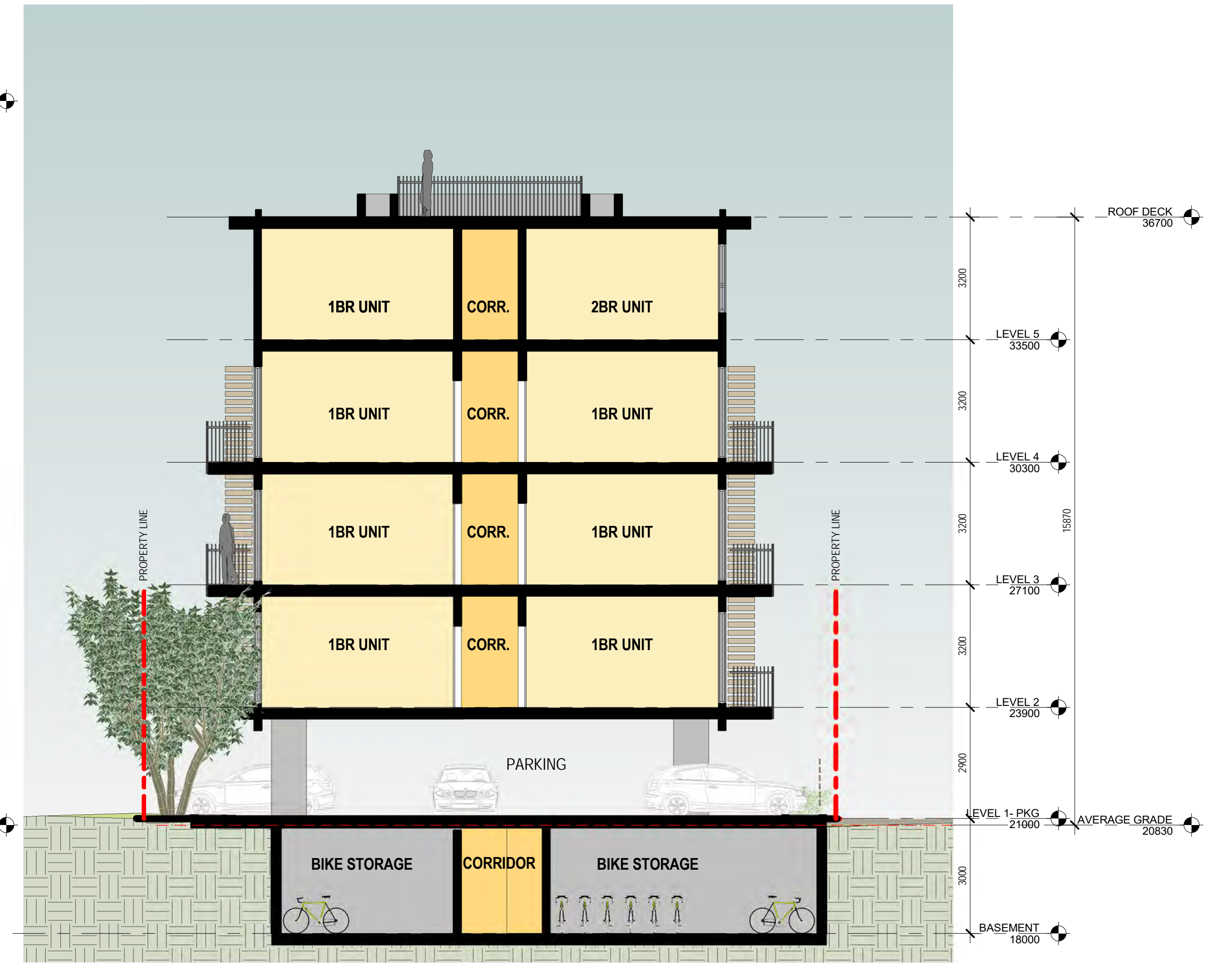
STREET VIEWS

2019.09.30 - REVISED PER PLANNING

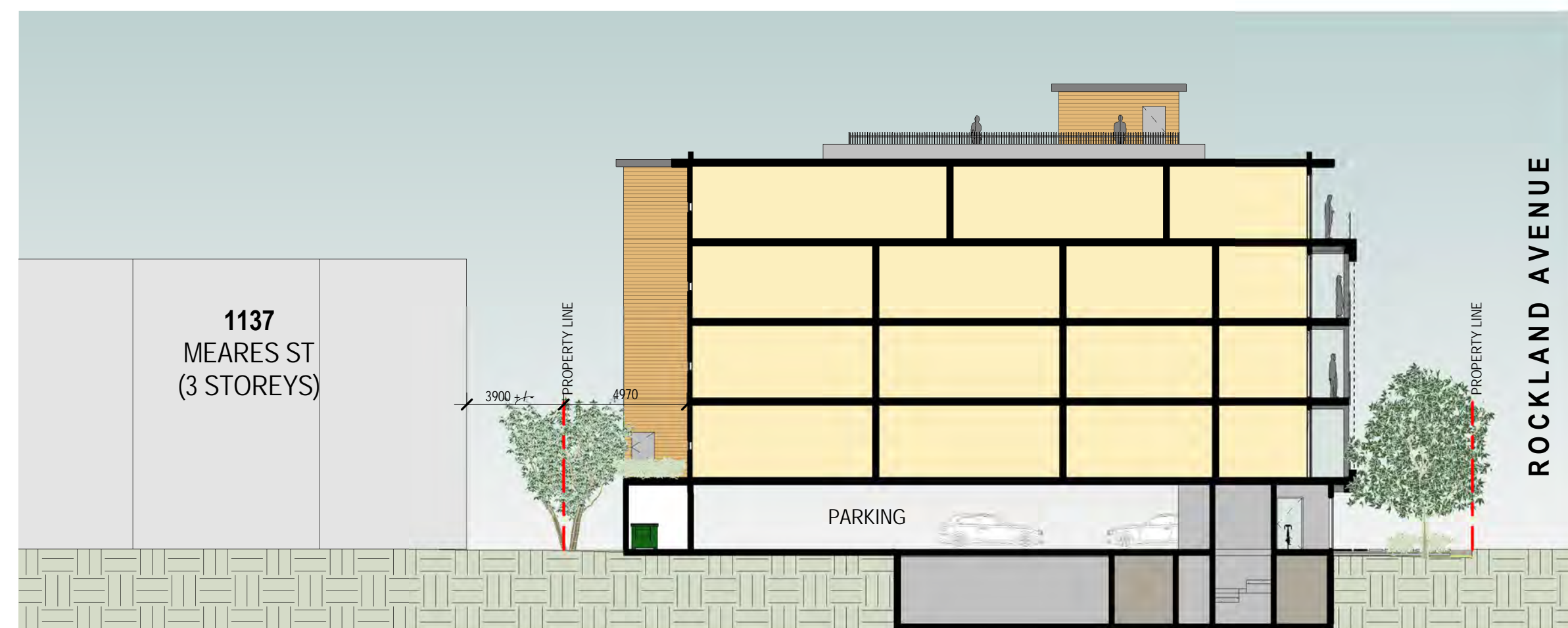
A6



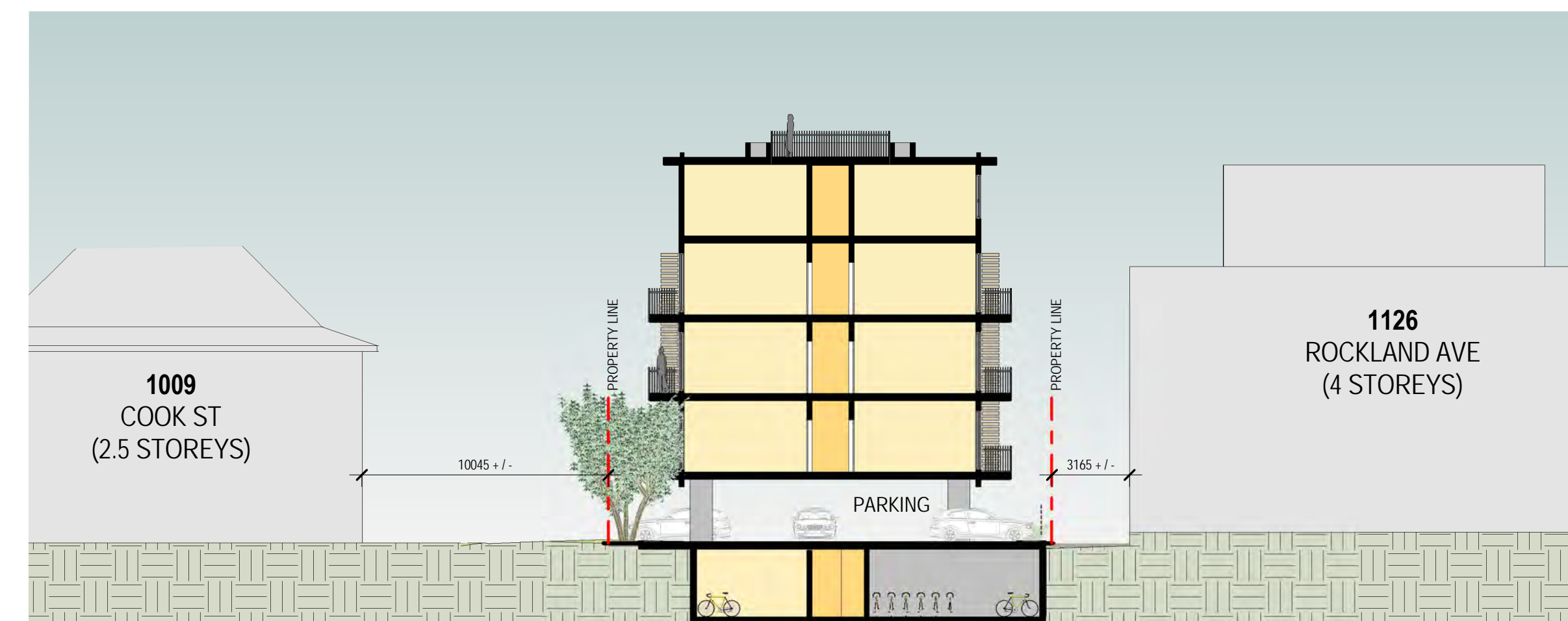
① SECTION - LONG
1 : 100



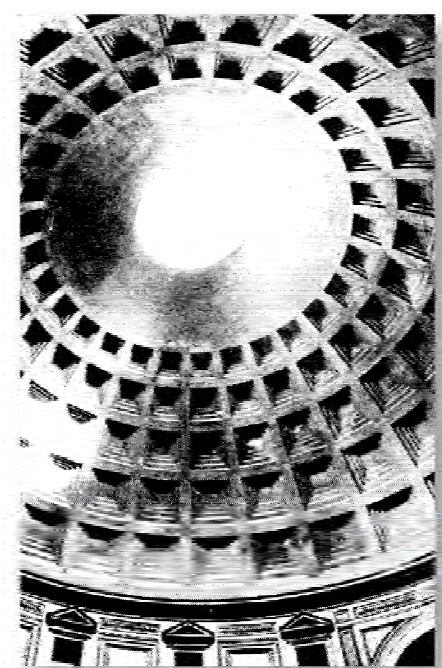
② SECTION - SHORT
1 : 100



③ SITE SECTION - LONG
1 : 200



④ SITE SECTION - SHORT
1 : 200



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

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

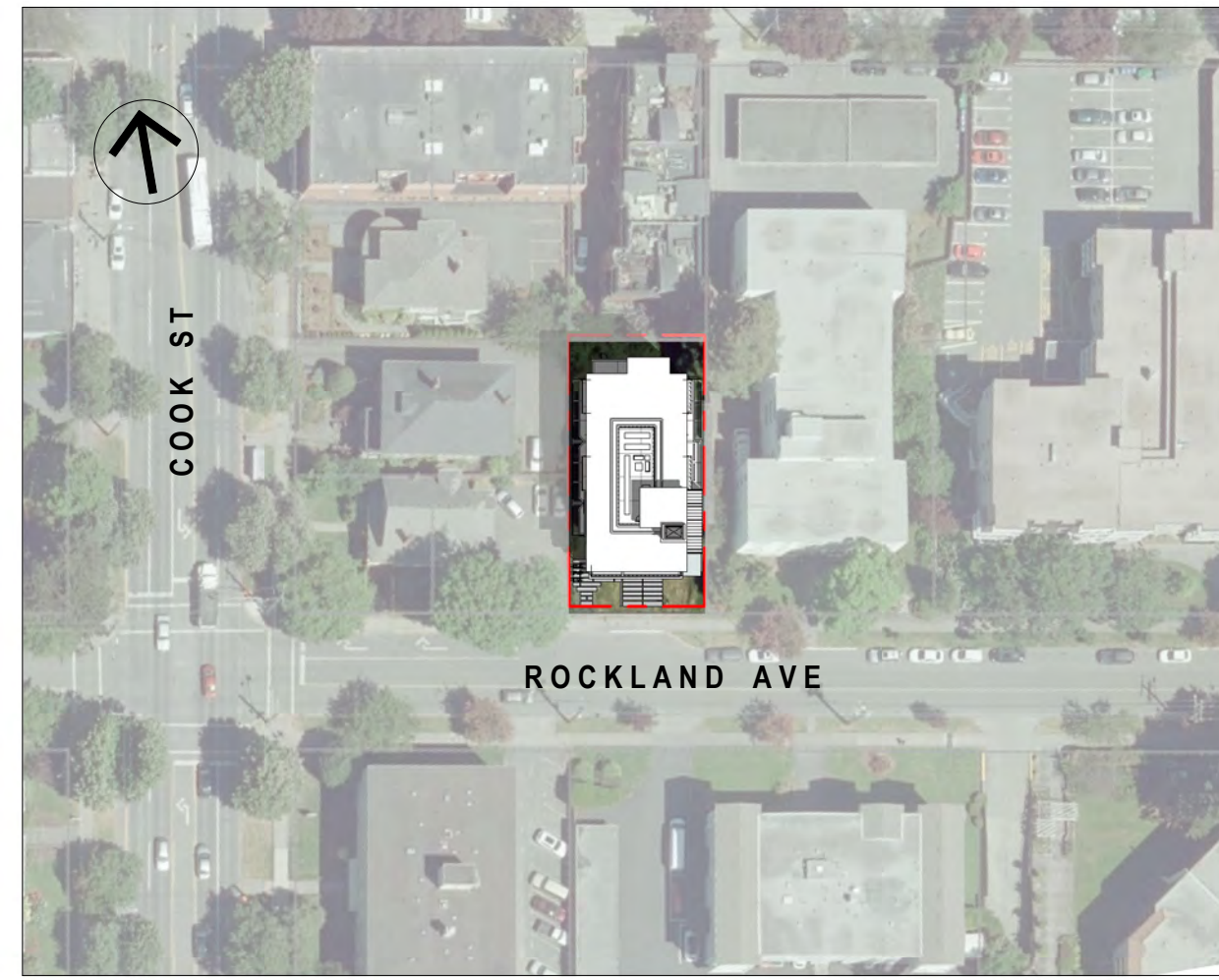
SECTIONS

2020.04.14 - REVISED REZONING / DP

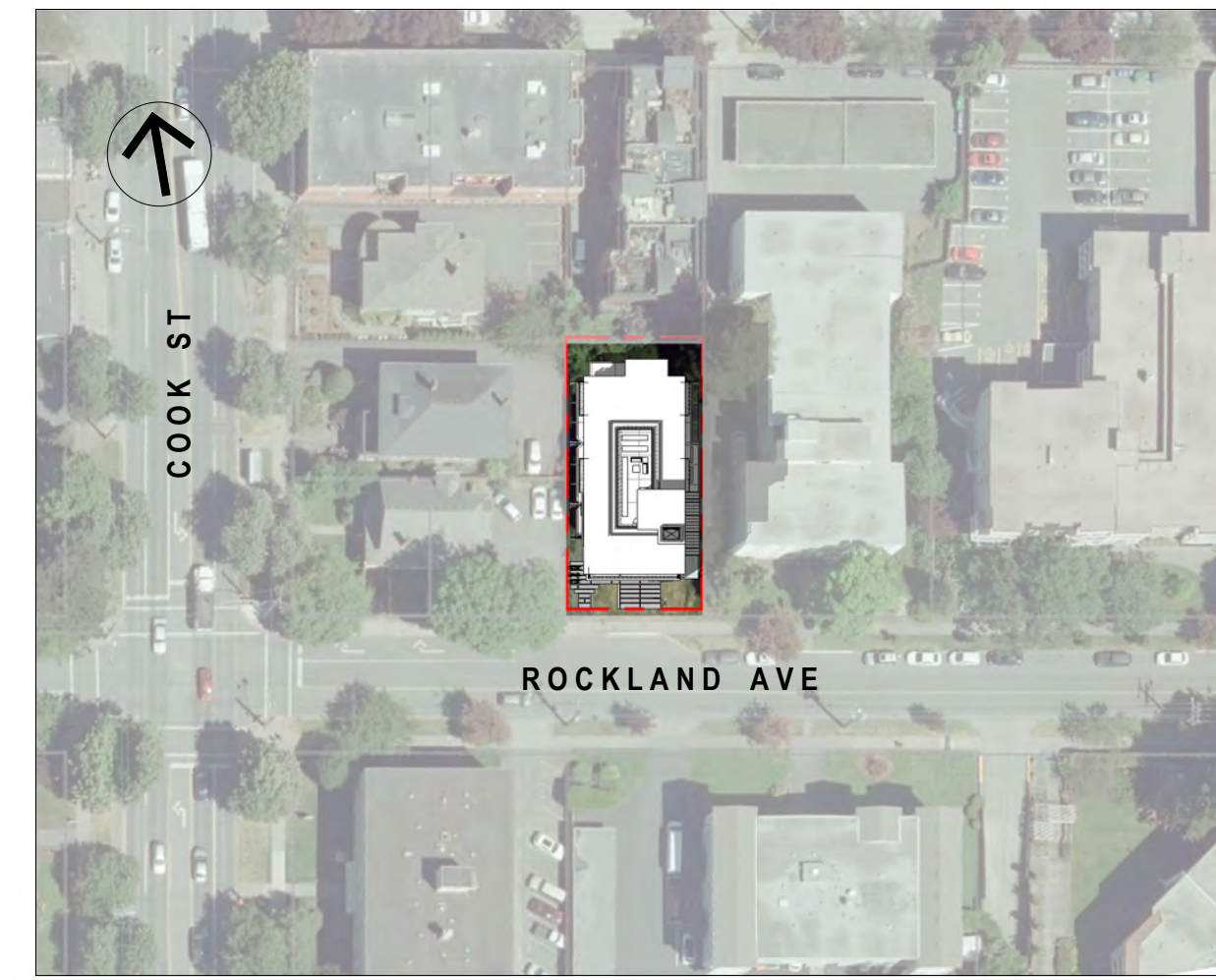
A7



① SUMMER 6:42AM
1 : 1000



② SUMMER 12PM
1 : 1000

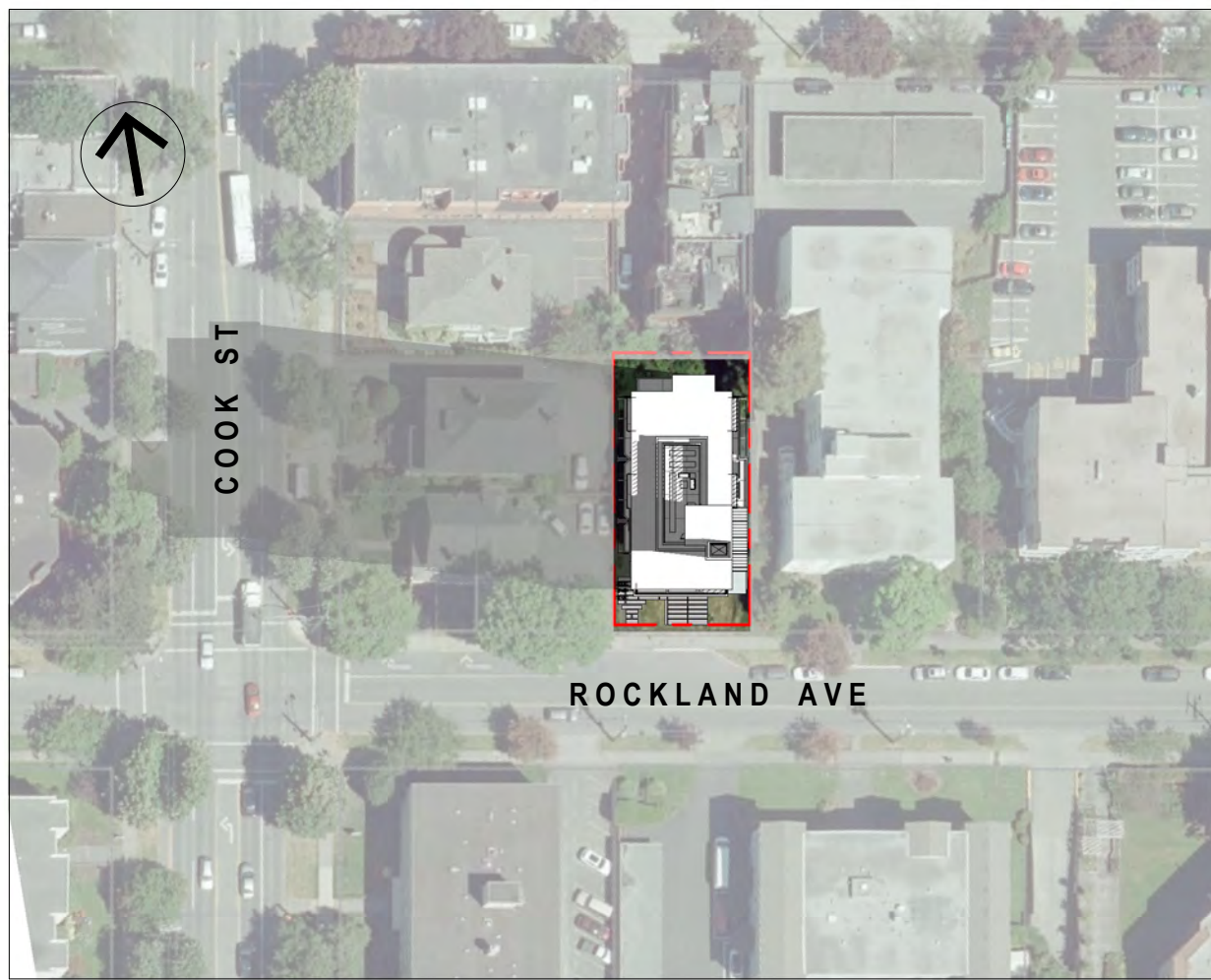


③ SUMMER 4PM
1 : 1000



④ SUMMER 7:42PM
1 : 1000

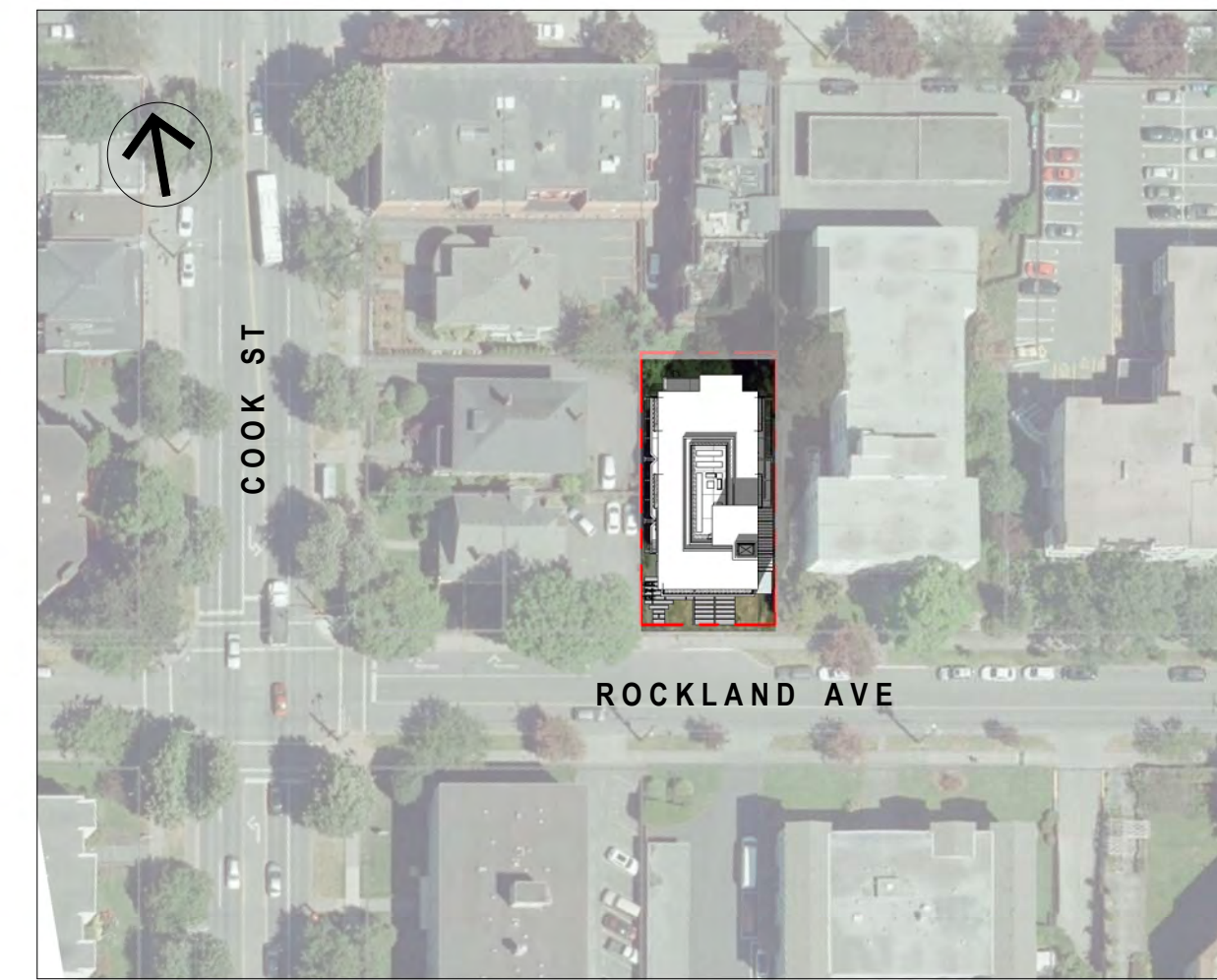
SUMMER SOLSTICE - JUNE 21



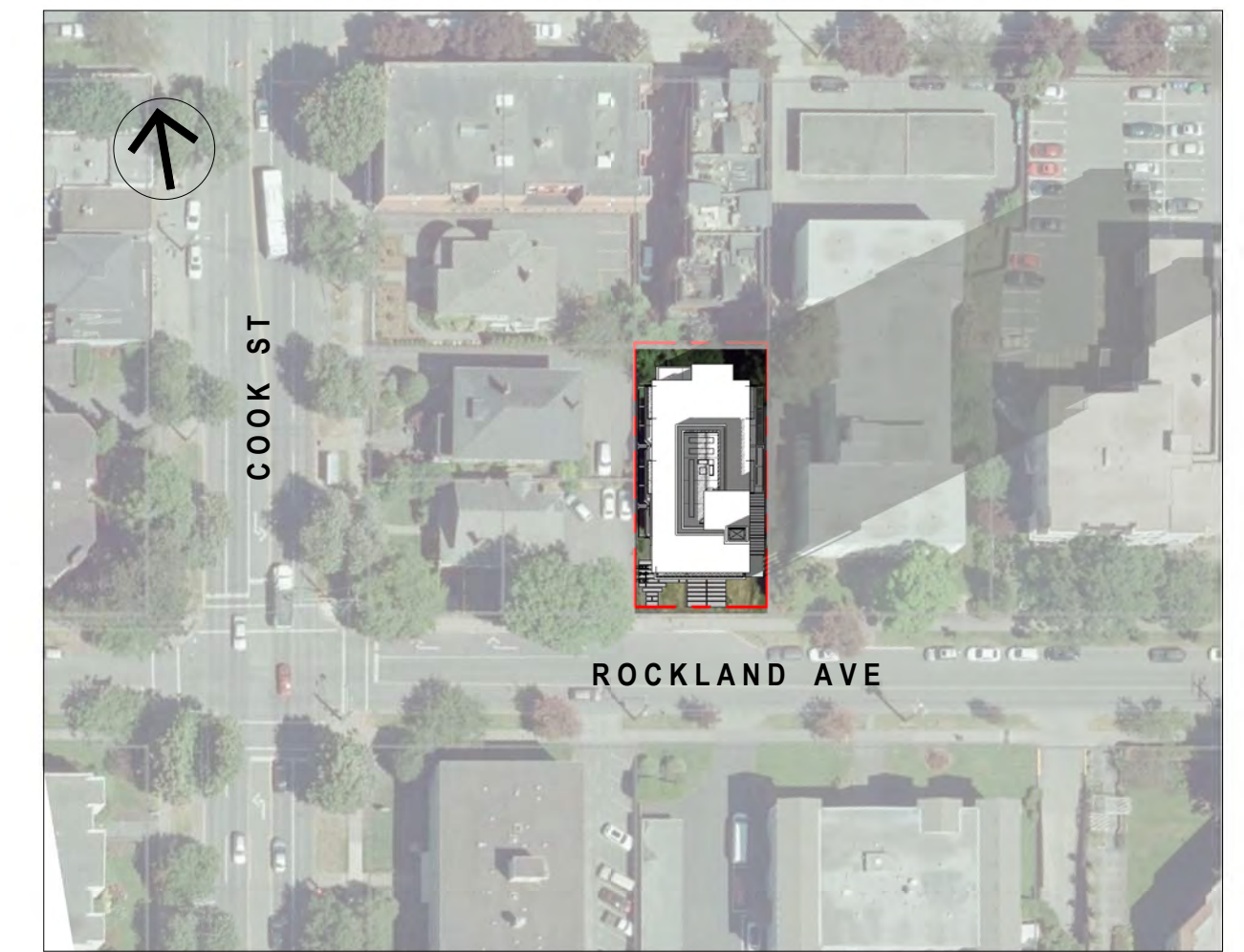
⑤ SPRING / FALL 8:31AM
1 : 1000



⑥ SPRING / FALL 12PM
1 : 1000

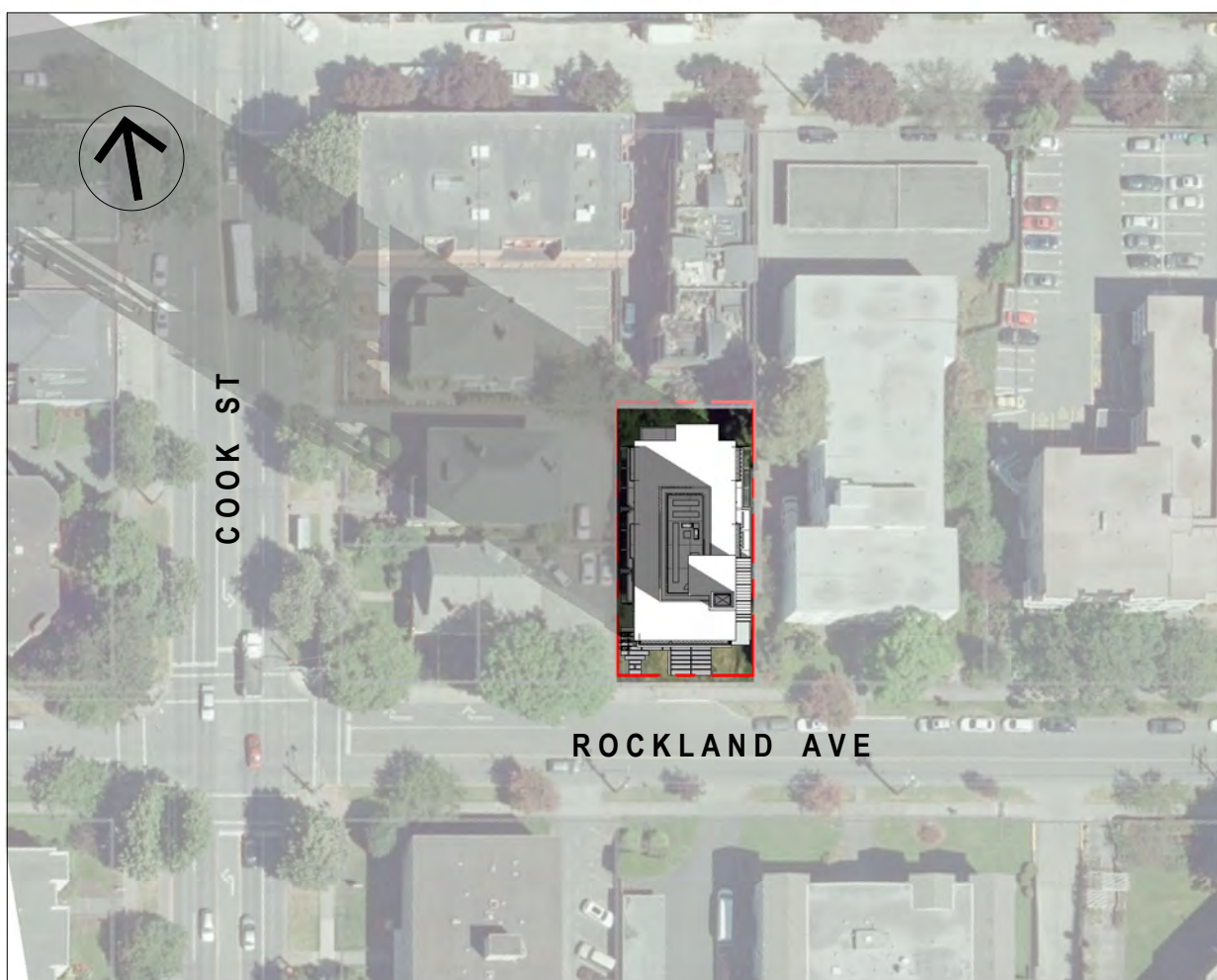


⑦ SPRING / FALL 3PM
1 : 1000

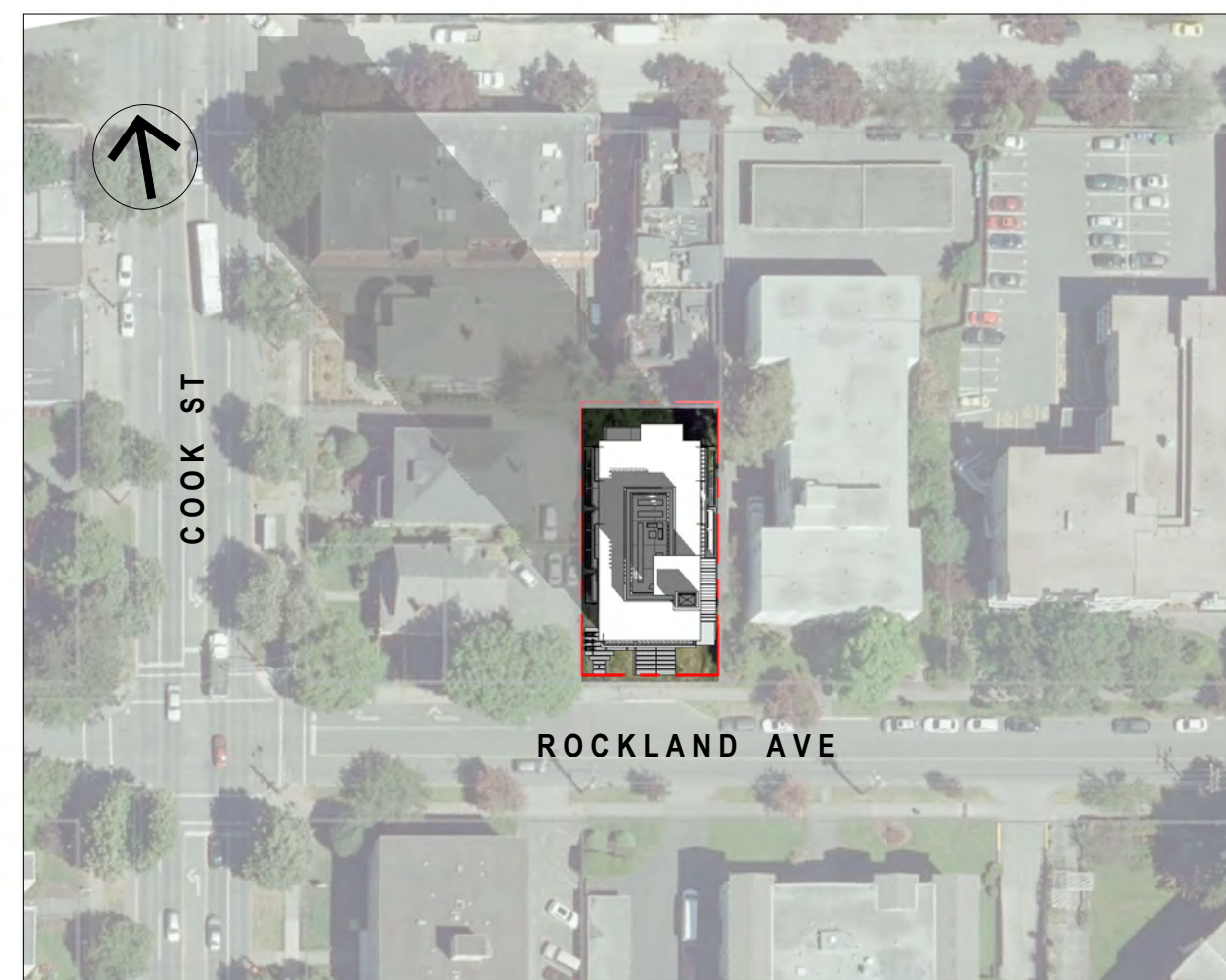


⑧ SPRING / FALL 5:39PM
1 : 1000

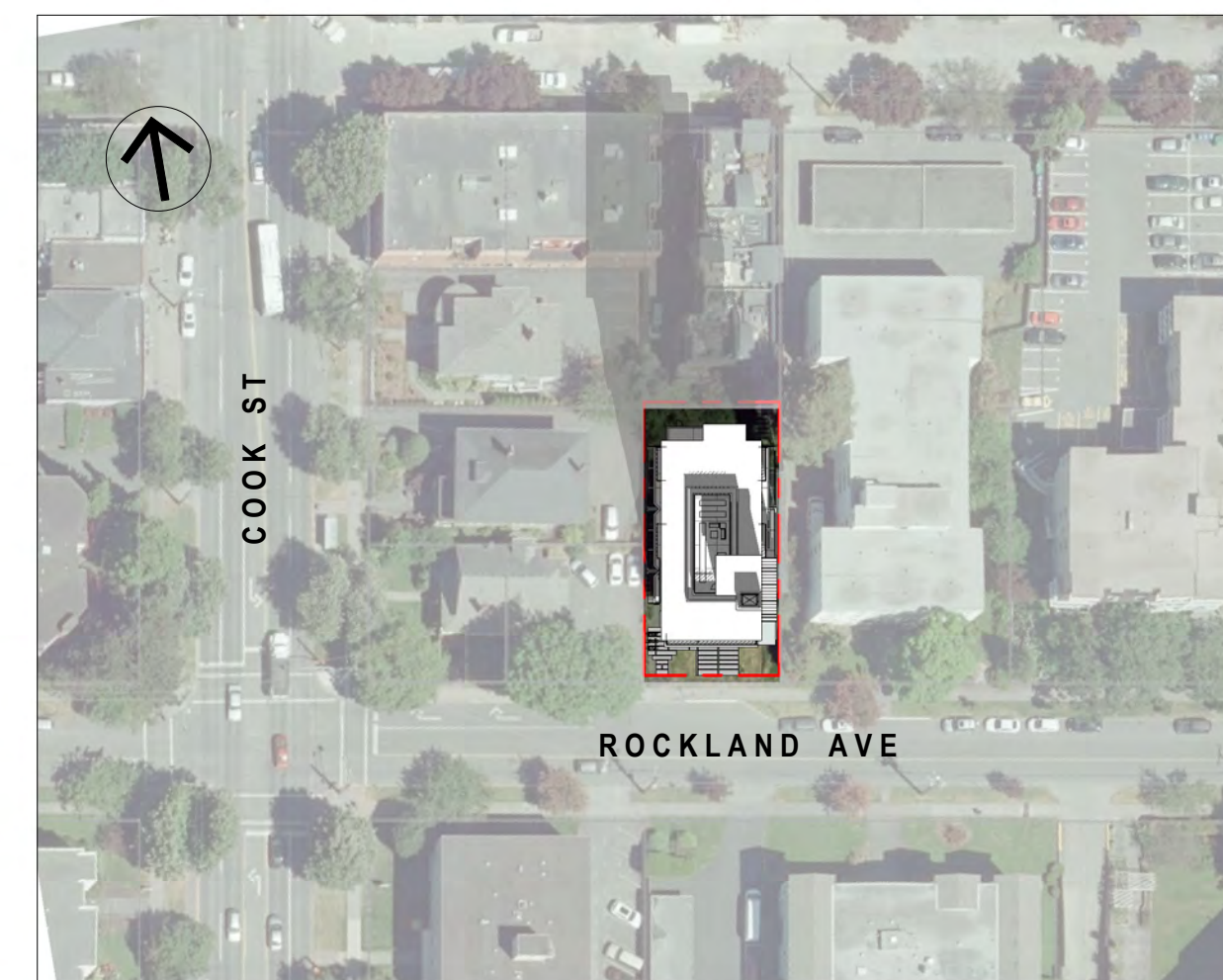
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



⑨ WINTER 9:32AM
1 : 1000



⑩ WINTER 11AM
1 : 1000



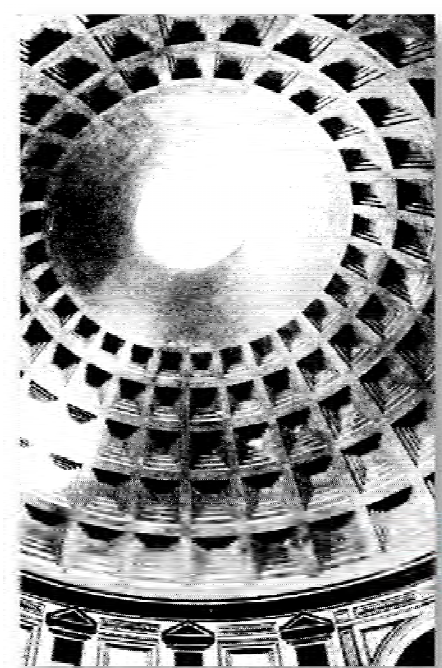
⑪ WINTER 1PM
1 : 1000



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



PRAXIS
architects inc.

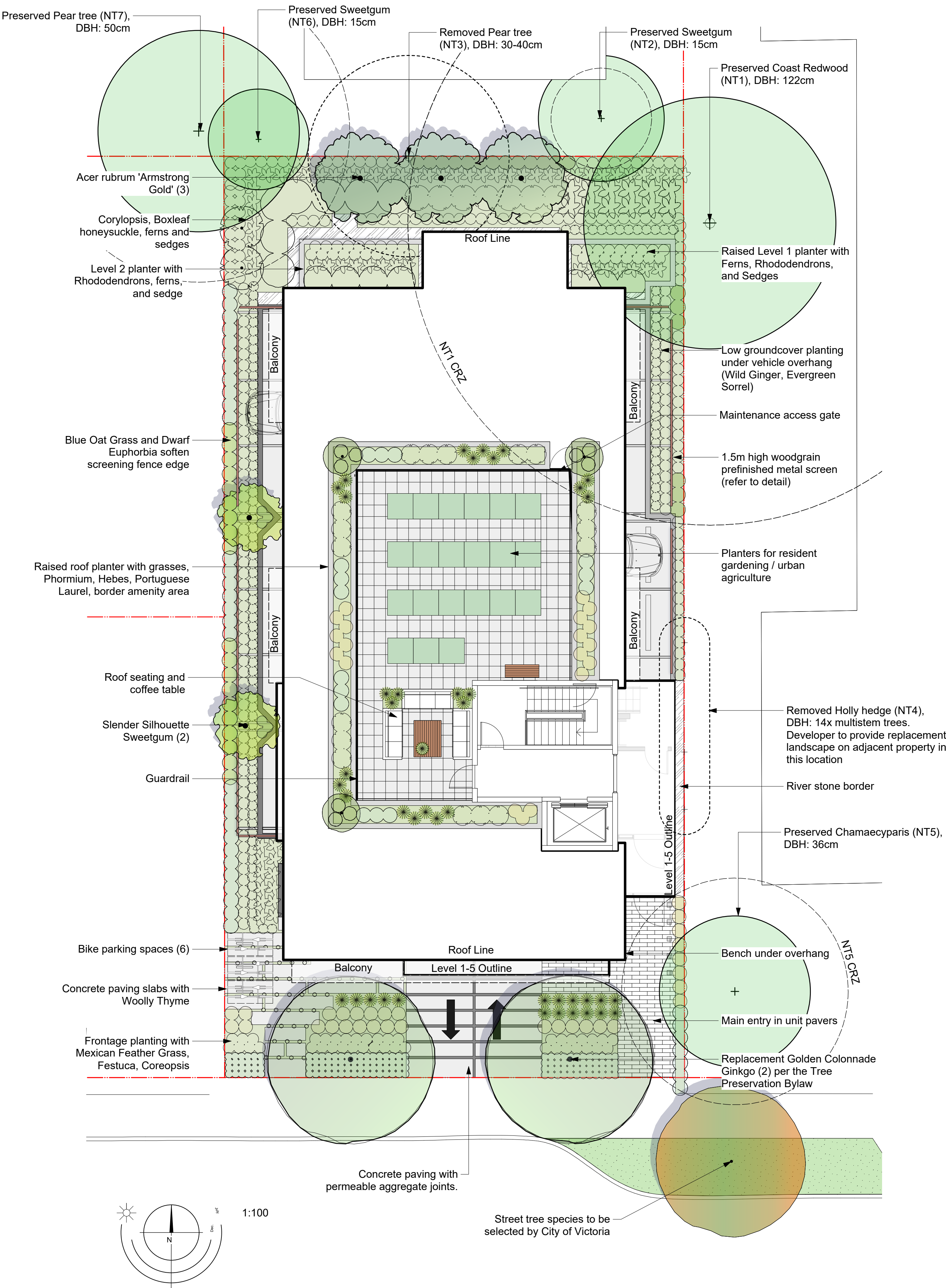
ROCKLAND REDEVELOPMENT

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

SHADOW STUDY

2019.07.24 - REZONING APPLICATION

A8



Reference Images

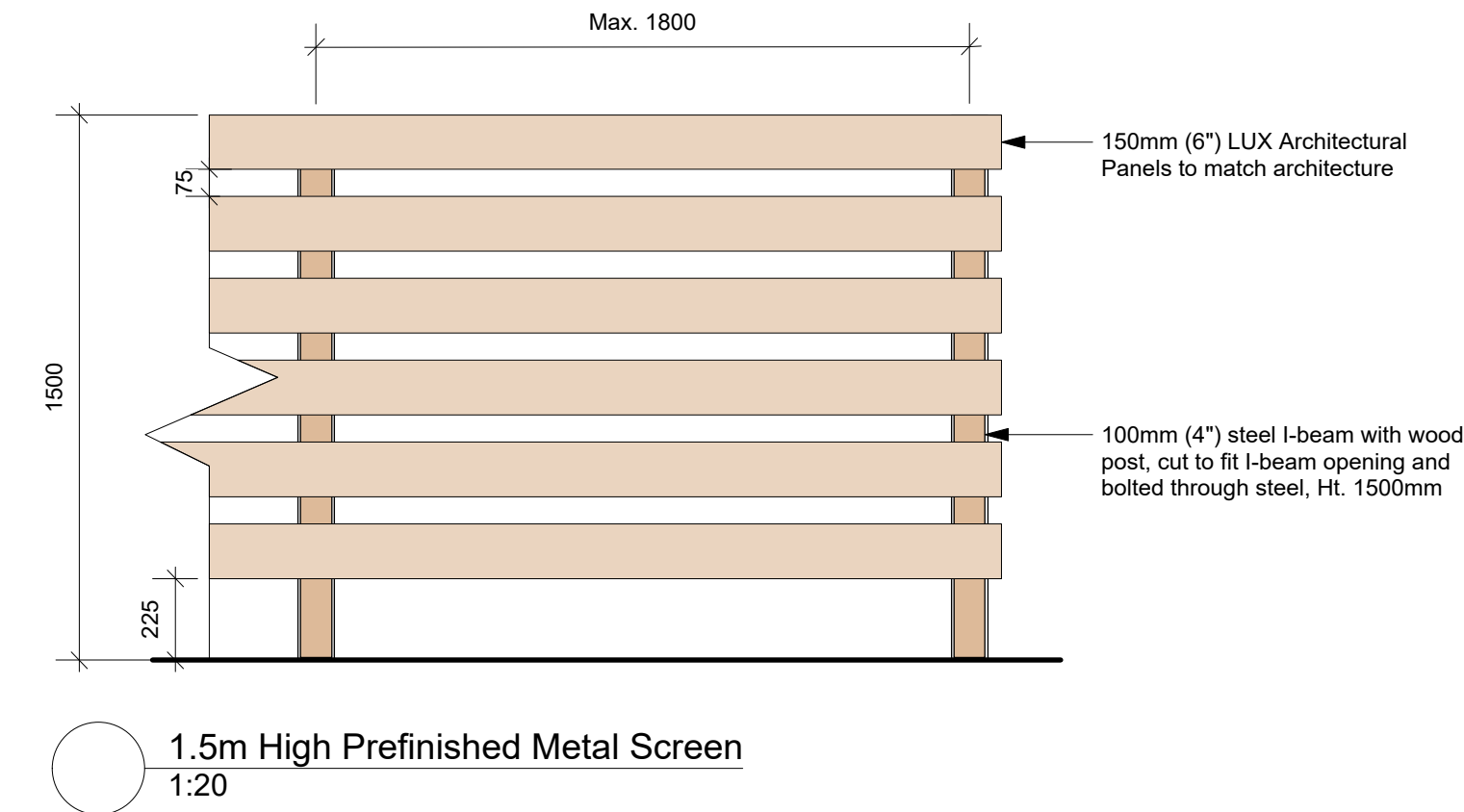


Recommended Nursery Stock

Trees 8	Botanical Name	Common Name	Size
	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	6cm cal.
	Ginkgo biloba 'Golden Colonnade'	Maidenhair Tree	6cm cal.
Large Shrubs 3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6cm cal.
	TBD	Typical Street Tree	6cm cal.
Medium Shrubs 23	Botanical Name	Common Name	Size
	Prunus lusitanica	Portugal Laurel	#10 pot
	Corylopsis pauciflora	Buttercup Winterhazel	#5 pot
Small Shrubs 30	Lonicera pileata	Box-leaf Honeysuckle	#3 pot
	Rhododendron 'Nancy Evans'	Nancy Evans Rhododendron	#3 pot
	Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#5 pot
Perennials, Annuals and Ferns 662	Botanical Name	Common Name	Size
	Hebe pinguifolia 'Sutherlandii'	Sutherland Hebe	#2 pot
	Mahonia repens	Creeping Oregon Grape	#1 pot
Groundcovers 177	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot
	Chasmanthium latifolium	Northern Sea Oats	#1 pot
Notes:	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot
	Dryopteris erythrosora	Autumn Fern	#1 pot
	Euphorbia characias ssp. characias 'Shorty'	Dwarf Spurge	#1 pot
1. All work to be completed to current BCSLA Landscape Standards	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Nassella tenuissima	Mexican Feather Grass	#1 pot
	Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
2. All soft landscape to be irrigated with an automatic irrigation system	Polystichum munitum	Sword Fern	#1 pot
	Thymus praecox arcticus	Wild Creeping Thyme	#1 pot
	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	Asarum caudatum	Wild Ginger	SP4
	Oxalis oregana	Evergreen Sorrel	SP4
	Thymus pseudolanuginosus	Woolly Thyme	SP3



Resident gardening planters

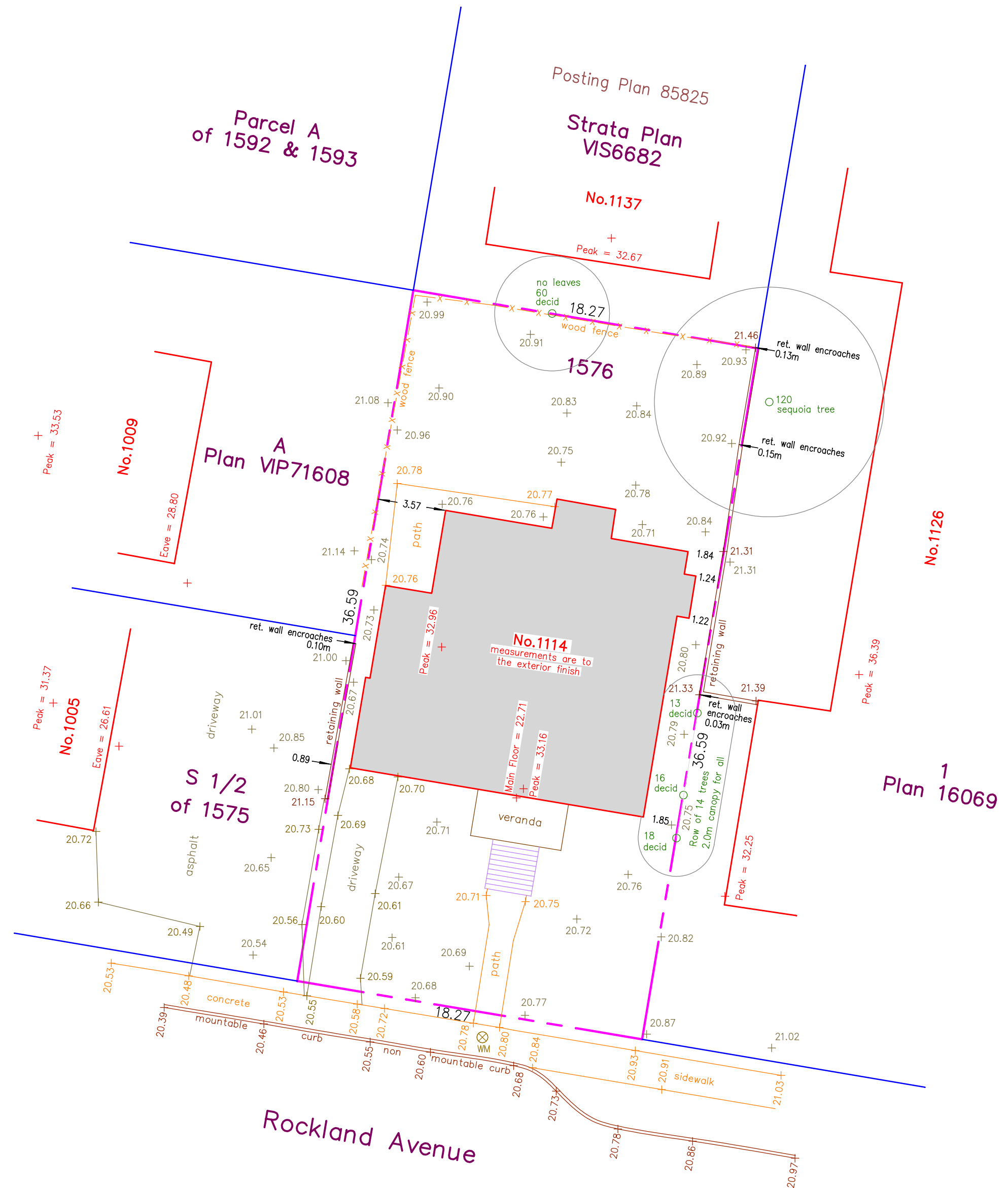


1114 Rockland - Landscape Concept Plan

Legal Lot 1576, Victoria City

The intended print size is 11" by 17".

phone (250) 382-8855



Lot Area = 668.5 m²

M76301 – Undersurface Rights

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