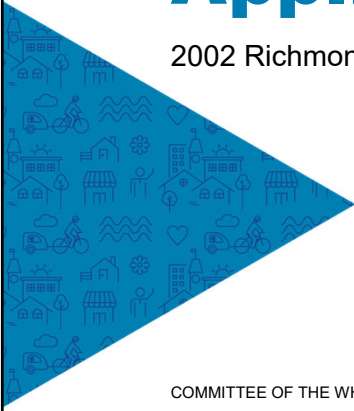


2024

CITY OF VICTORIA | Planning and Development

Rezoning Application No. 00862

2002 Richmond Road, 1909 Birch Street and 1769 Pembroke Street



COMMITTEE OF THE WHOLE | OCTOBER 17, 2024



1

2

Aerial Photo



2

3



Subject Property



3

4



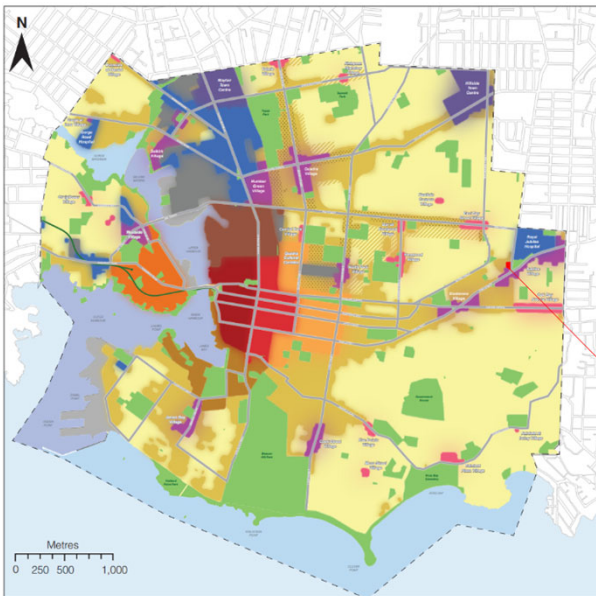
Neighbouring Properties



4



Neighbouring Properties



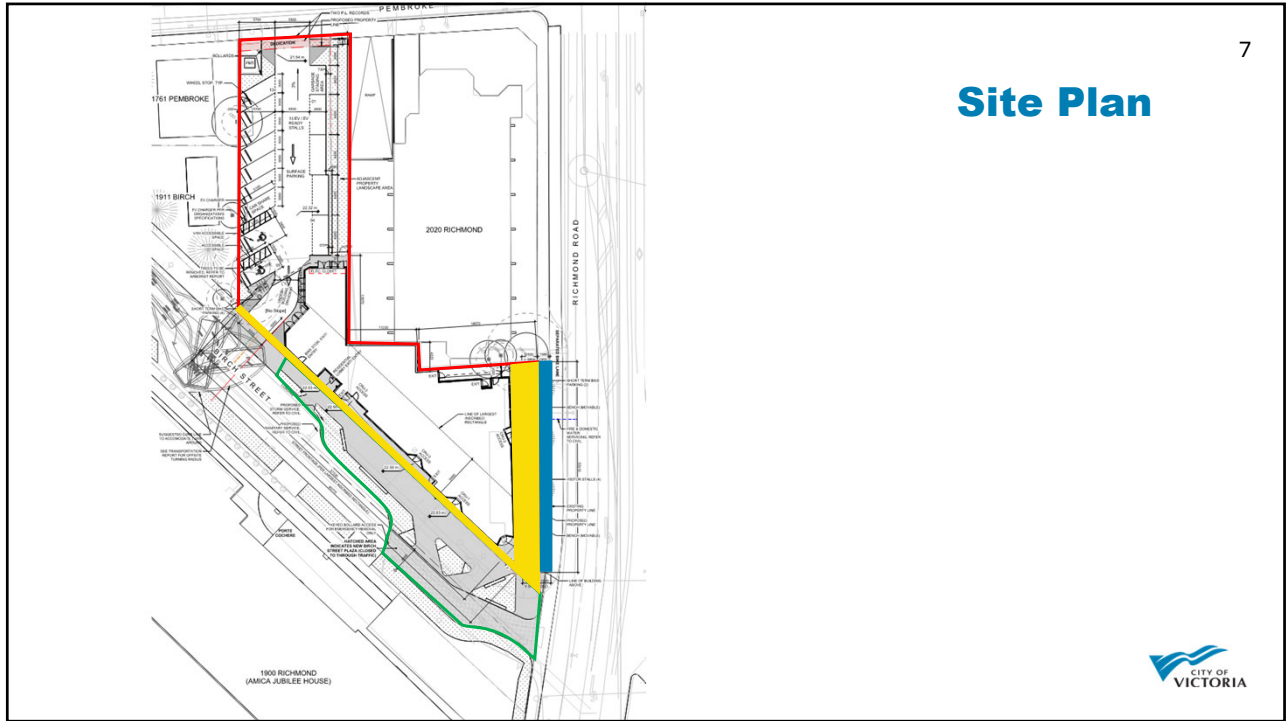
MAP 2 Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour / Legislative
- Core Songhees
- Core Residential
- General Employment
- Urban Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Housing Opportunity
- Urban Residential
- Mixed Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Areas adjacent to a different designation should consider transitional scales, which may depart from the guidance in this plan.

OCP Designation

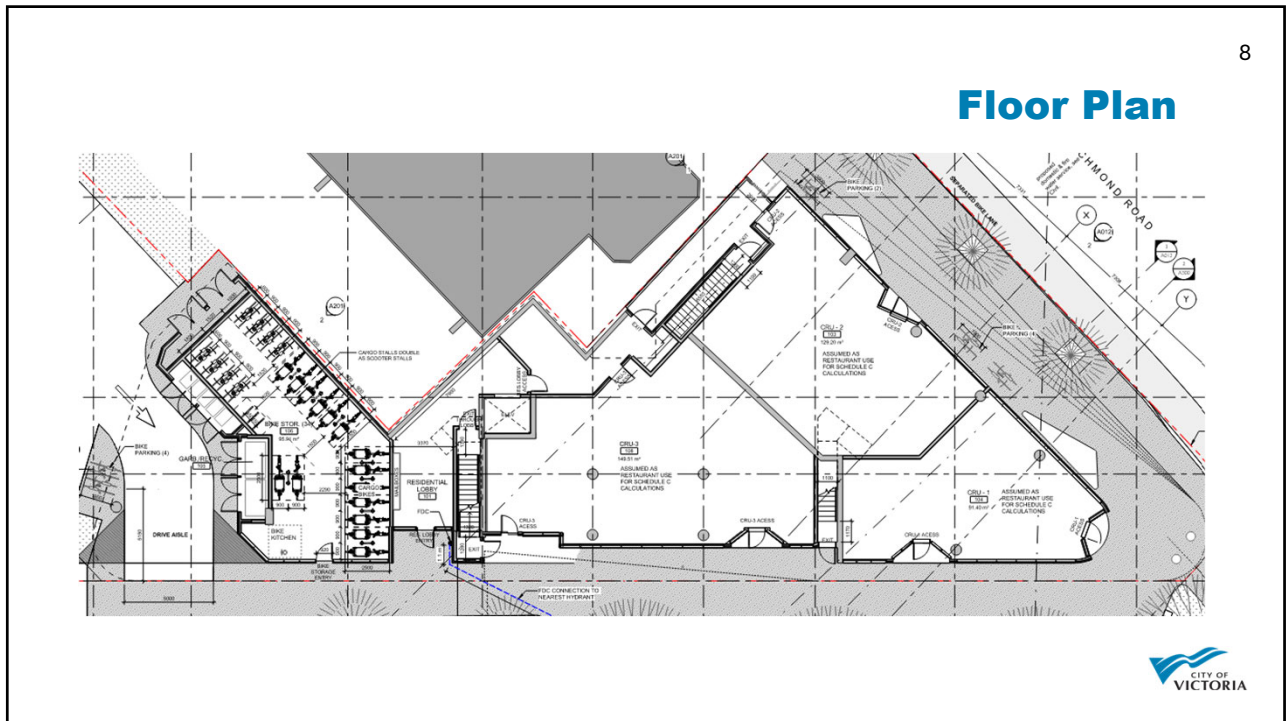




7

Site Plan

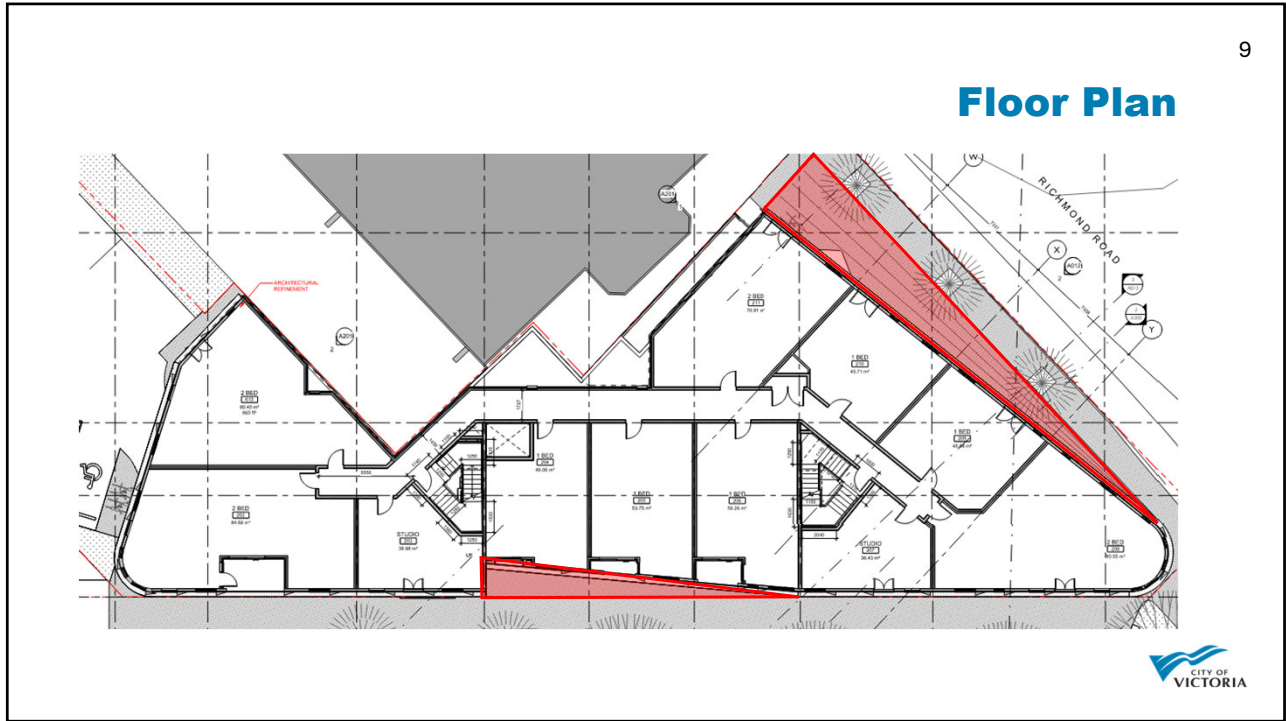
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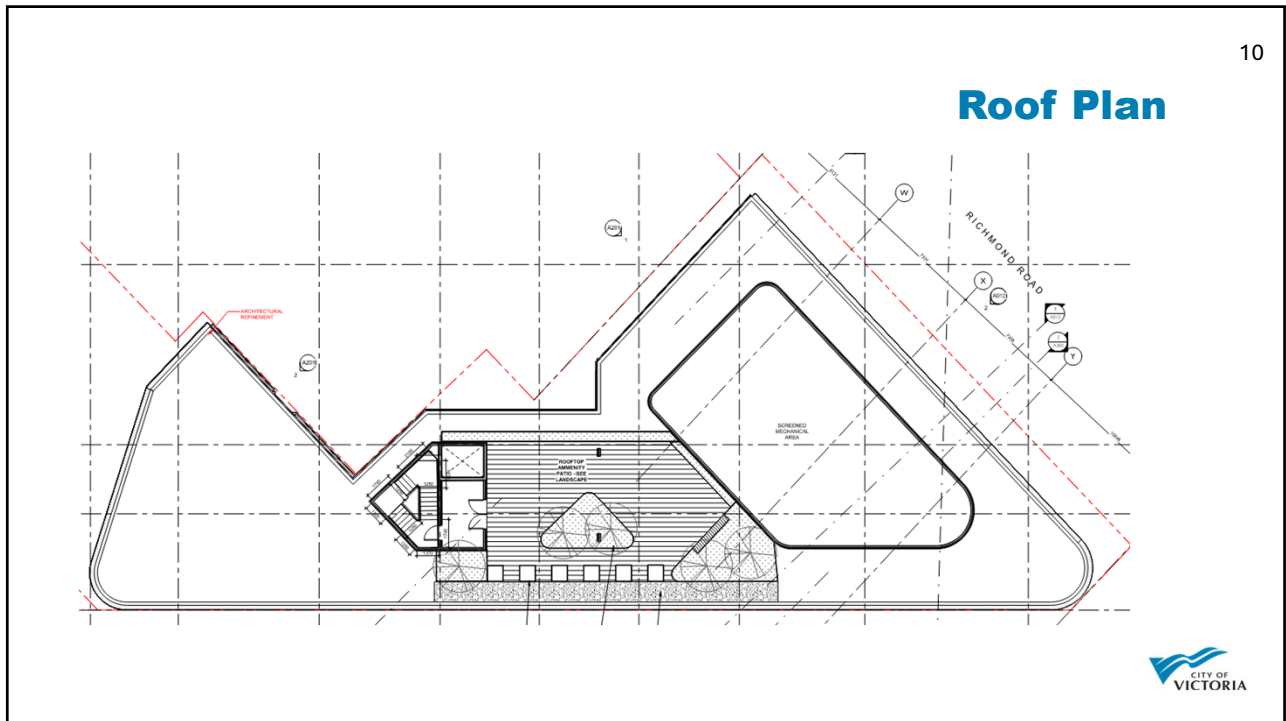
8

Floor Plan

8



9



10

11

Elevations



11

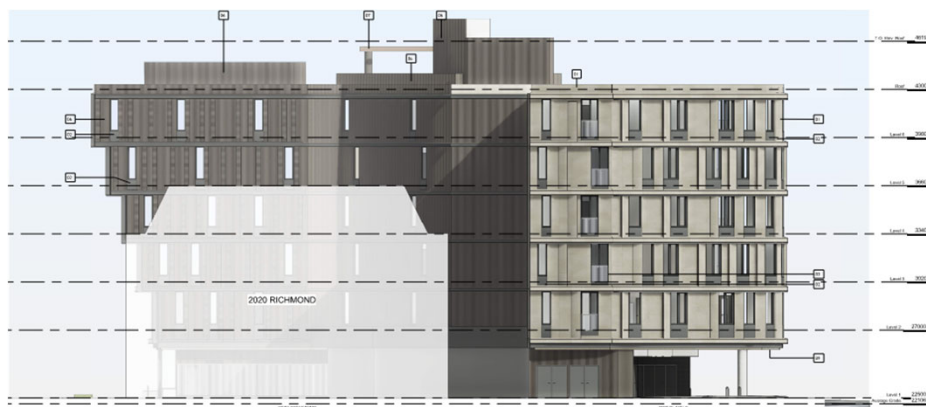
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Elevations

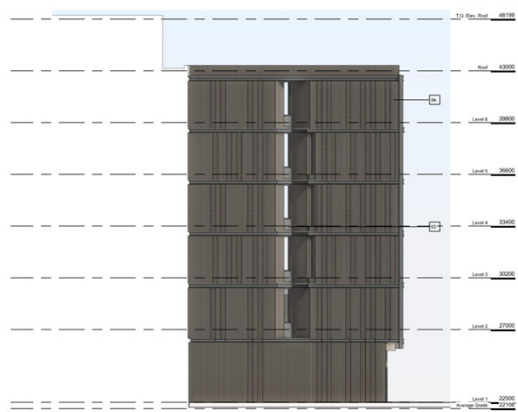


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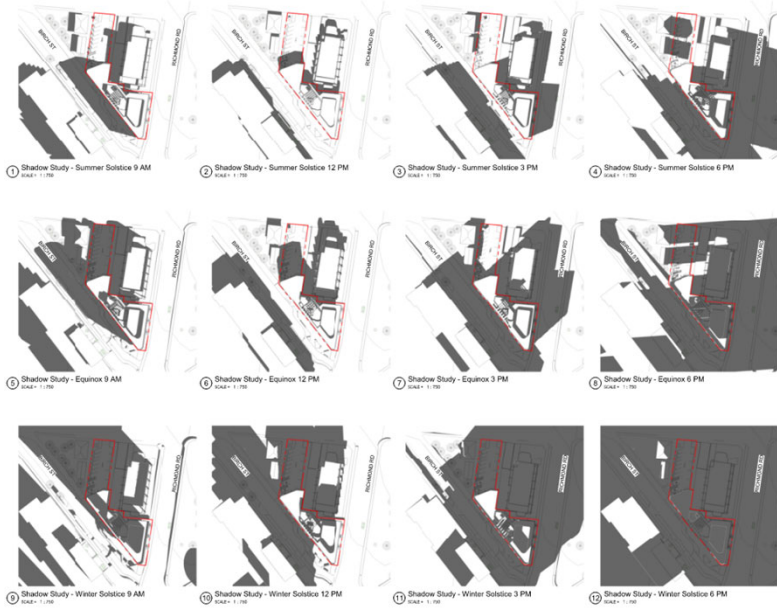
Elevations



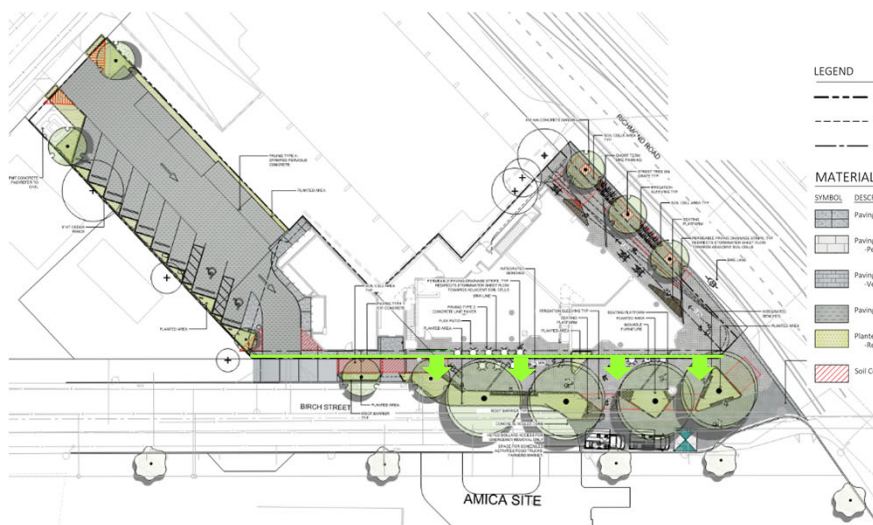
Elevations



Shadow Study



Landscape Plan



LEGEND

- PROPERTY LINE
- BUILDING ABOVE
- SRW LINE
- IRRIGATION SLEEVING
- ROOT BARRIERS

MATERIALS SCHEDULE - LEVEL 1

SYMBOL	DESCRIPTION	QTY
[Symbol]	Paving Type 1- CIP concrete	82.7 m ²
[Symbol]	Paving Type 2- Concrete Unit Pavers - Pedestrian grade	456.5 m ²
[Symbol]	Paving Type 3- Concrete Unit pavers - Vehicular grade	109.6 m ²
[Symbol]	Paving Type 4- Stamped Pervious Concrete	492.4 m ²
[Symbol]	Planted areas - Refer to Planting plan	185.3 m ²
[Symbol]	Soil Cells	93.2 m ²

- [Symbol] AMICA SITE PROPOSED TREES
- [Symbol] PROPOSED TREES
- [Symbol] MOVABLE FURNITURE
- [Symbol] SHORT TERM BAY PARKING - SEE DETAILS



17

Renderings



17

18

Renderings



18



Renderings



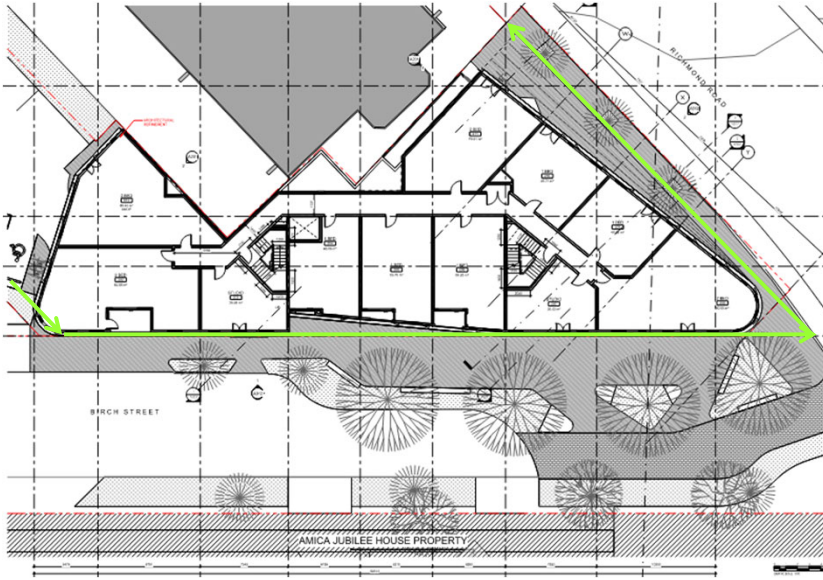
Material Board

MATERIALS LEGEND

- 01 Metal Panel - Colour 01
- 02 Cementitious Panel - Dark Colour 02
- 03 Metal Picket - Dark Colour 02
- 04 Cast-in-place Arch. Concrete
- 05 Black tile
- 06 Metal Panel - Colour 02
- 07 Aluminum (Dark) pergola
- 08 Wood
- 09 Wood Soffit



Variations



Variations





23

23