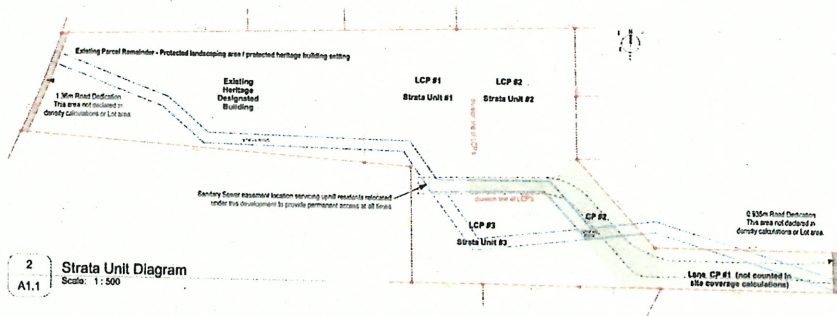




LEGAL DATA

CLIENT
Patty Street Developments
c/o Homestead Construction Ltd.
100 - 4329 West Beaver Rd. V3C 2E9

SURVEY INFORMATION
Based on legal survey by Glen Mitchell Land Surveying
Inc. SA 11-15-0075 (s/s 1:4)

CIVIC ADDRESS
1741 Rockland Avenue, Victoria BC

LEGAL ADDRESS
Lot A, Section 74, Victoria District, Plan 36239

PROJECT DATA - EXISTING PARCEL REMAINDER

EXISTING PARCEL REMAINDER	CURRENT ZONING
ZONING	R1A
site area (m ²)	1815.5 m ² (including 1.38 m road dedication at Rockland Ave 1)
site coverage %	15.13 % (2175 m ²)
site width (m)	22.75 m
open site space % (undeveloped)	65.78 % (11103.8 m ²)
total floor area (m ²)	2,440.83 m ² (existing unutilized lot area 45.1 for floor space breakdown)
floor space ratio	0.25:1
height of building (m)	existing unutilized
number of stories	2 to 3 stories (existing unutilized)
parking stalls on site	88 per Schedule C, 1 space per dwelling unit

SETBACKS	
front (width)	20.59 m (existing measured to 1.38 m road dedication)
rear (width)	18.8 m (proposed)
side (north)	0.3 m (existing unutilized)
side (south)	4.5 m (existing setback)

PROJECT DATA - PROPOSED LOT

PROPOSED PROJECT - Current area	CURRENT or REFERENCE ZONING
ZONING	Site Specific for building strata of 3 strata units R1A
site area (m ²)	2722.4 m ² , exclusive area 4.638 m road dedication at Rockland Ave, with 3 strata units 927.47 m ² per strata unit 1050.0 m ² former lot 4 units = 1237.7 m ² per dwelling
site coverage %	24.97 % (679.70 m ²), exclusive area
lot width (m)	56.22 m
open site space % (undeveloped)	50.21 % (1302.55 m ²), exclusive area per lot Diagram sheet A1.2
total floor area (m ²)	277.43 m ² Unit 1 City Defined Proposed Area - All 277.43 m ² Unit 2 277.43 m ² Unit 3 277.43 m ² 80% minimum floor of each strata 18.6m deduction for parking
height of buildings (m)	max. 5.0 m
number of stories	max. 1 story
parking stalls on site	2 spaces per dwelling unit min. 8 spaces provided
bicycle parking	na

SETBACKS	
north	7.71m setback 7.71m setback width of habitable room Unit 1
south	5.00m setback 5.00m setback width of habitable room Unit 2
west	5.71m setback 5.71m setback width of habitable room Unit 3
east	5.71m setback 5.71m setback width of habitable room Unit 1
	5.71m setback 5.71m setback width of habitable room Unit 2
	5.71m setback 5.71m setback width of habitable room Unit 3
	5.71m setback 5.71m setback width of habitable room Unit 1
	5.71m setback 5.71m setback width of habitable room Unit 2
	5.71m setback 5.71m setback width of habitable room Unit 3

SITE CONTEXT PLAN



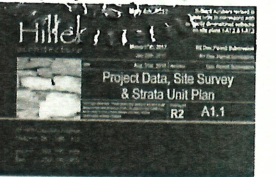
1 Existing Site Survey Plan
Scale: 1:250

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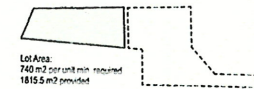
1745 Rockland Avenue
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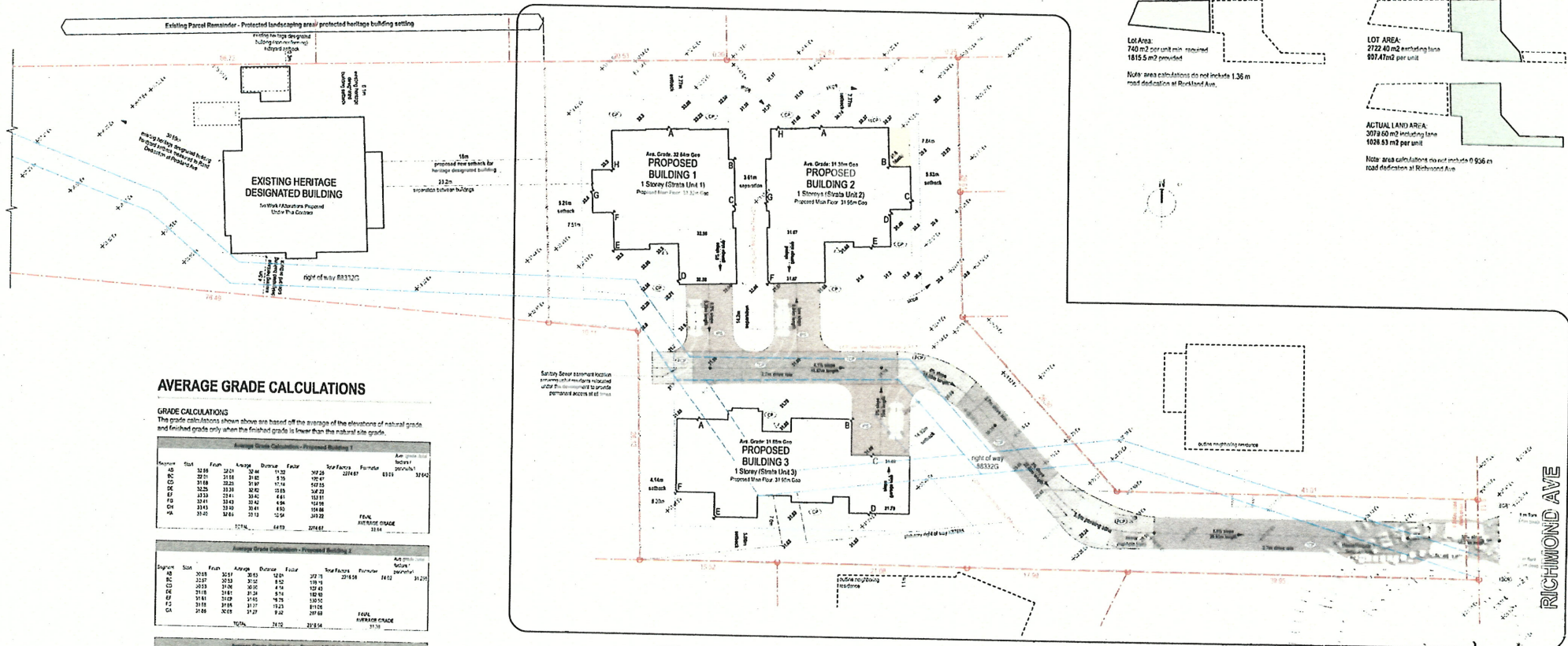
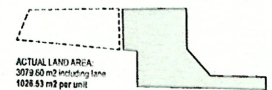
EXISTING PARCEL REMAINDER

PROPOSED NEW LOT:
For existing heritage home
R1A



NEW LOT

PROPOSED NEW ZONE
for 3 new lots units



AVERAGE GRADE CALCULATIONS

GRADE CALCULATIONS

The grade calculations shown above are based off the average of the elevations of natural grade and finished grade only when the finished grade is lower than the natural site grade.

Average Grade Calculations - Proposed Building 1

Segment	Start	From	Average	Distance	Factor	Surf. Factor	Foot-candle	Area (sq. ft.)	Area (sq. m.)
AB	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
BC	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
CD	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
DE	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
EF	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
FG	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
GH	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
HA	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
TOTAL							2174.40	200.00	21.40

Average Grade Calculations - Proposed Building 2

Segment	Start	From	Average	Distance	Factor	Surf. Factor	Foot-candle	Area (sq. ft.)	Area (sq. m.)
AB	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
BC	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
CD	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
DE	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
EF	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
FG	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
GH	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
HA	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
TOTAL							2174.40	200.00	21.40

Average Grade Calculations - Proposed Building 3

Segment	Start	From	Average	Distance	Factor	Surf. Factor	Foot-candle	Area (sq. ft.)	Area (sq. m.)
AB	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
BC	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
CD	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
DE	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
EF	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
FG	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
GH	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
HA	22.18	22.18	22.18	15.00	1.00	22.18	271.80	25.00	22.90
TOTAL							2174.40	200.00	21.40

1 Site Plan
A1.2 Scale: 1:200

note: see drawing 1-A1.3 for proposed site plan

1745 Rockland Avenue

Redevelopment Diagrams

Victoria BC

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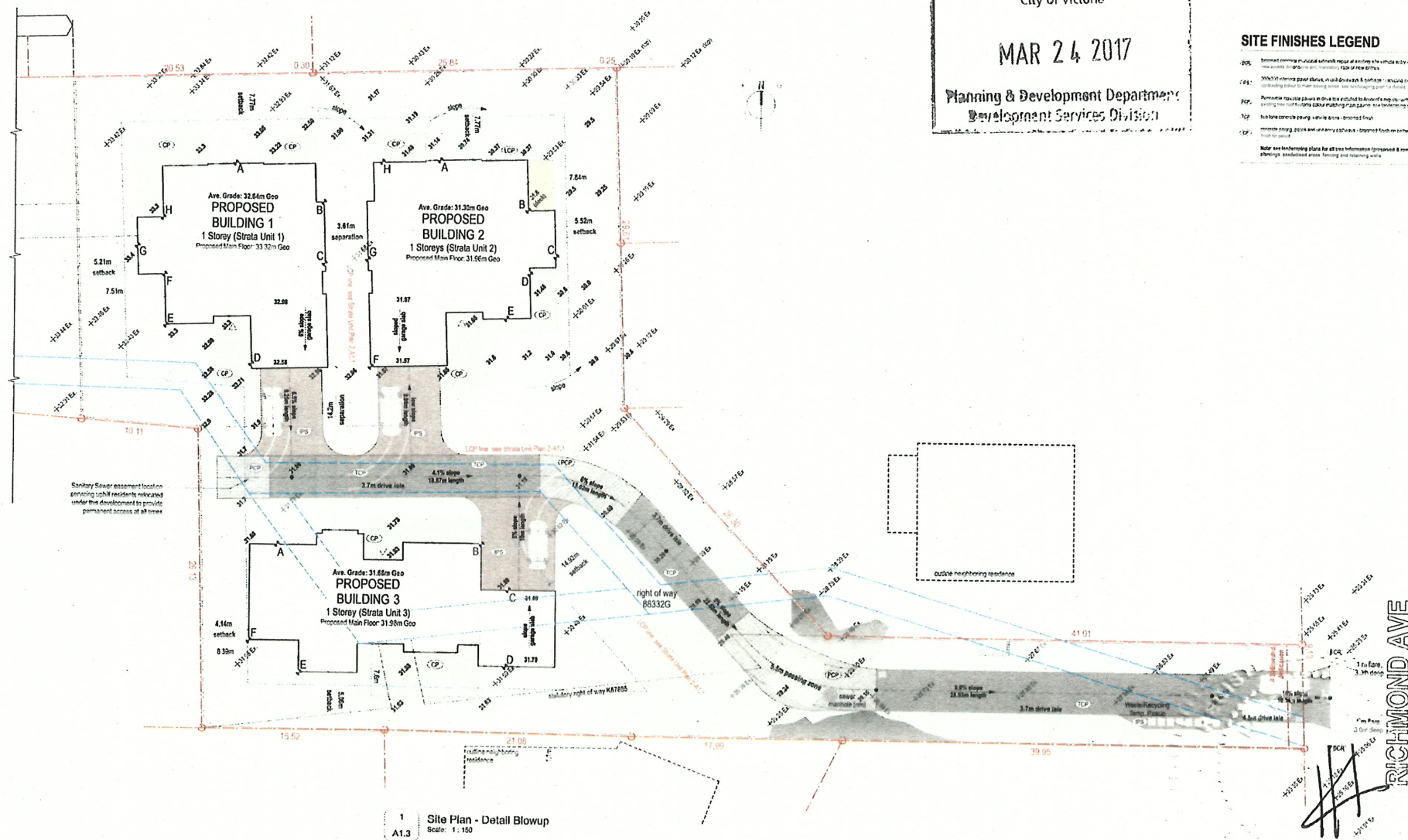


Site Plan & Average
Grade Calculation
R2 A1.2

MAR 24 2017

SITE FINISHES LEGEND

- **Internet** means **multimedia** available **online** at **any** of the **various** **IT** **tools** → **these** **tools** **are** **to** **be** **used** **in** **the** **most** **effective** **and** **efficient** **ways** **possible** **to** **achieve** **the** **best** **results**
- **Don't** **forget** **to** **include** **in** **your** **plan** **the** **various** **IT** **tools** **that** **are** **available** **to** **you** **and** **your** **team** **and** **the** **ways** **in** **which** **you** **can** **use** **them** **to** **achieve** **the** **best** **results**
- **Remember** **that** **the** **plan** **is** **not** **the** **end** **of** **the** **process** **but** **the** **beginning** **of** **the** **process** **and** **the** **plan** **is** **not** **the** **end** **of** **the** **process** **but** **the** **beginning** **of** **the** **process**
- **Include** **in** **your** **plan** **the** **various** **IT** **tools** **that** **are** **available** **to** **you** **and** **your** **team** **and** **the** **ways** **in** **which** **you** **can** **use** **them** **to** **achieve** **the** **best** **results**
- **Remember** **that** **the** **plan** **is** **not** **the** **end** **of** **the** **process** **but** **the** **beginning** **of** **the** **process** **and** **the** **plan** **is** **not** **the** **end** **of** **the** **process** **but** **the** **beginning** **of** **the** **process**



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Redevelopment Diagrams

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March 17th, 2017

401 Elm Street, Suite 100

Aug 1st, 2017

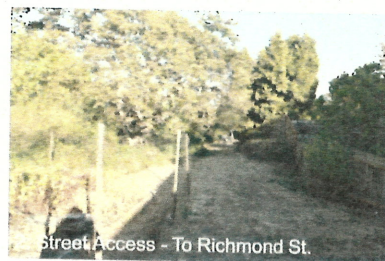
Site Plan Detail Blowup

R2 A1.3

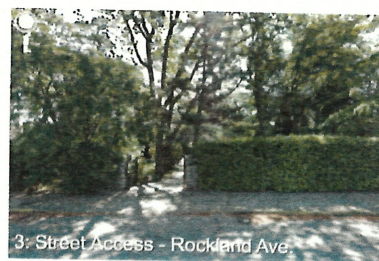
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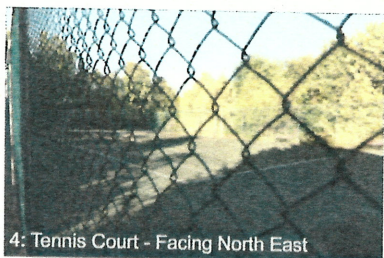
1: Street Access - From Richmond St.



2: Street Access - To Richmond St.



3: Street Access - Rockland Ave.



4: Tennis Court - Facing North East



5: Tennis Court - Facing North West



6: Tennis Court - Facing South East



7: Tennis Court - Facing South West



Site Photo Reference Plan
Scale 1" = 600'
1
A1.4

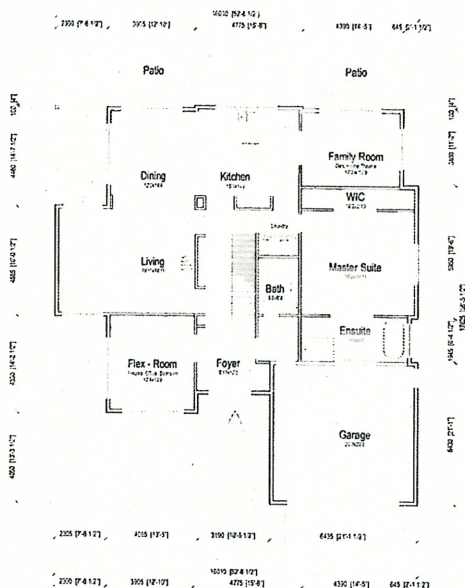
1745 Rockland Avenue Victoria BC
Redevelopment Diagrams

Hillel
March 23rd, 2017
1745 Rockland Avenue
1745 Rockland Avenue
1745 Rockland Avenue
Exist. Photos & Setback Diagram
R2 A1.4

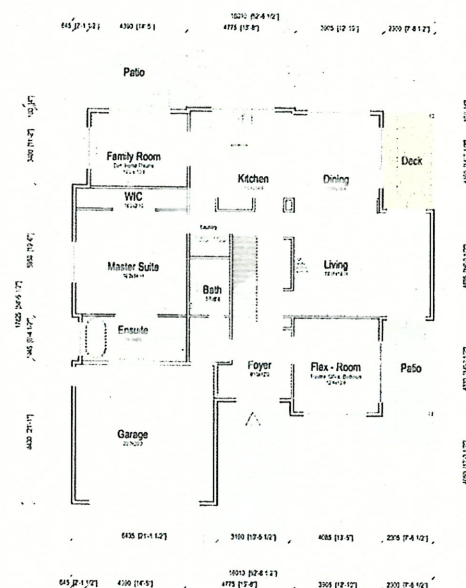
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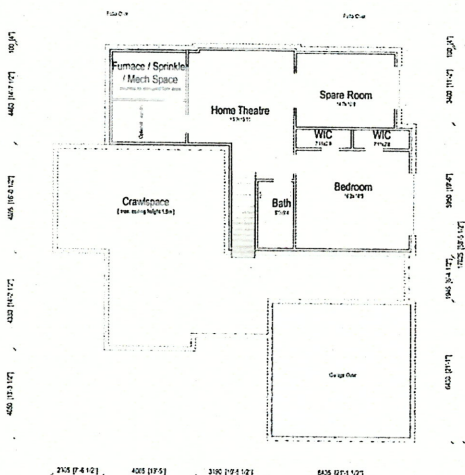
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Development Services Division



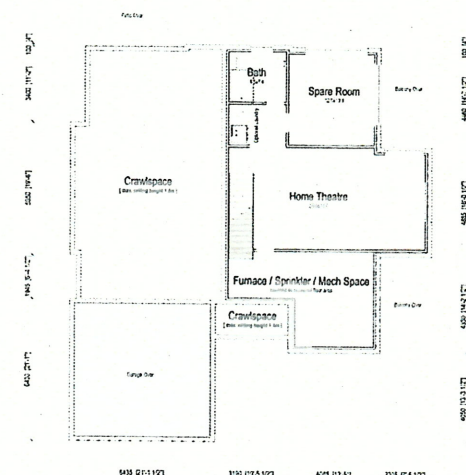
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Scale: 1:100



3 Unit 2 - Main Floor Plan
Scale: 1:100



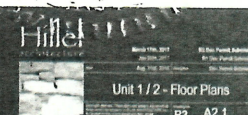
2 Unit 1 - Basement Floor Plan
Scale: 1:100



4 Unit 2 - Basement Floor Plan
Scale: 1:100

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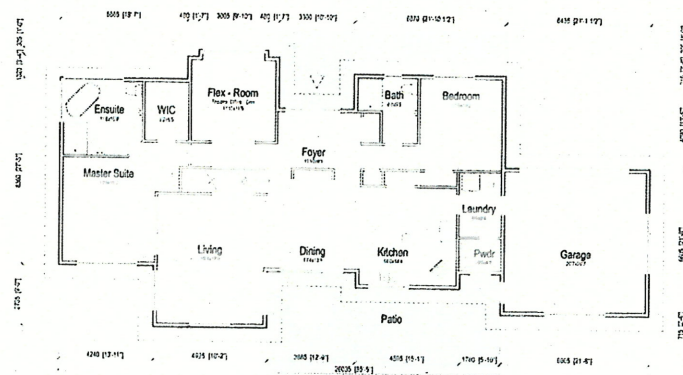
1745 Rockland Avenue Victoria BC
Redevelopment Diagrams



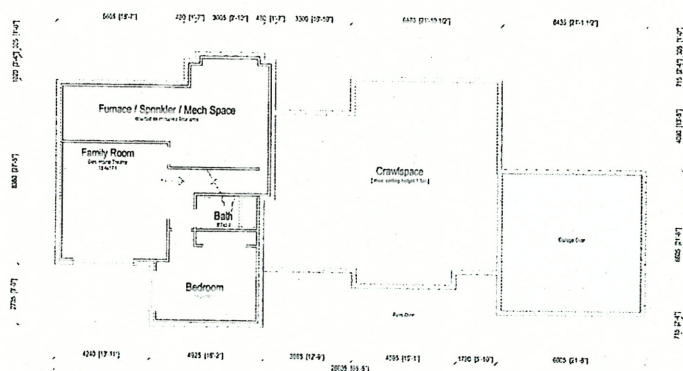
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1 Unit 3 - Main Floor Plan
A2.2 Scale: 1:100



2 Unit 3 - Basement Floor Plan
A2.2 Scale: 1:100

Handwritten signature or initials.

1745 Rockland Avenue Victoria BC
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March 17th, 2017
Unit 3 - Floor Plans
R2 A2.2

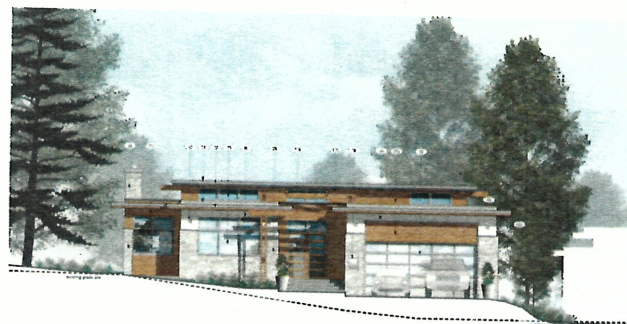
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Planning & Development Department
Development FINISH LEGEND

List of finishes typical of all elevations:

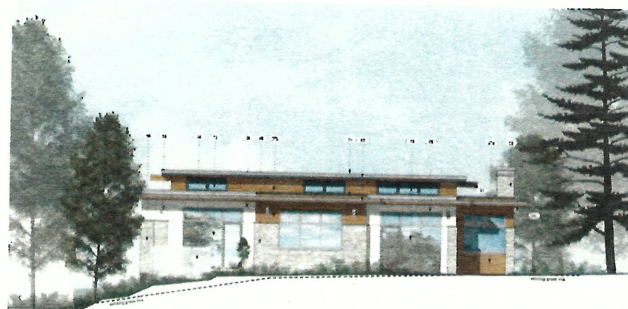
- 01. Prefinished metal flashing - Graphite colour
- 02. Built up, combed face wood fascias - Painted - BM "Willow" CC-542
- 03. Asphalt shingle roofing (steeped roof only) typical flat roofs to be 2 ply self membrane
- 04. 10/15 TAG cedar roof (typical) rough stain finish visible - semi-transparent oil based stain finish
a. BM Abromax "Cordovan Brown"
b. Natural cedar colour
- 05. Smooth face cementitious wood composite soffits (roof overhang only) pre-prefinished metal ventilation strips - Painted - Graphite colour
- 06. Cement board sheen, smooth board finish - Clean white colour
- 07. 10/15 TAG cedar siding, square face end, rough stain finish visible - semi-transparent oil based stain finish
a. BM Abromax "Cordovan Brown"
b. Natural cedar colour
- 08. Natural stone veneer
- 09. Exposed architectural concrete elements - Painted - Graphite colour
- 10. Black fiberglass window and patio door units
- 11. Edge grain wood entry door (the glazed panels - semi-transparent oil based stain finish)
a. BM Abromax "Cordovan Brown"
b. Natural cedar colour
- 12. Edge grain wood overhang garage door (the glazed panels - semi-transparent oil based stain finish)
a. BM Abromax "Cordovan Brown"
b. Natural cedar colour
- 13. Rough stain heavy timber wood trusses, longstone masonry doors, the laminated glass panels - semi-transparent oil based stain finish
a. BM Abromax "Cordovan Brown"
b. Natural cedar colour
- 14. Side-mounted frameless tempered glass railing system (the post-and-rail) stainless steel panels and stainless steel balustrade
- 15. Building mounted down lighting & feature lighting
- 16. Raised unit numbering & letter box - Stainless steel



1 Unit 1 - Front Elevation [South]
A3.1 Scale: 1:100



2 Unit 1 - Side Elevation [East]
A3.1 Scale: 1:100



3 Unit 1 - Rear Elevation [North]
A3.1 Scale: 1:100



4 Unit 1 - Side Elevation [West]
A3.1 Scale: 1:100

1745 Rockland Avenue Victoria BC
Redevelopment Diagrams

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Unit 1 - Exterior Elevations
R2 A3.1

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ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 01 - Prefinished metal fastenings - Graphite colour
- 02 - Built-up, rounded frame eave fascias - Painted - BM "White" CC-542
- 03 - Asphalt shingle roofing (steep roof only, typical flat roofs to be built with membrane)
- 04 - 1940 T&G cedar soffits (typical) rough sawn eave fascias - semi-transparent oil based stain finish
a. BM Aquaseal "Cordovan Brown"
b. Natural cedar colour
- 05 - Smooth face cementitious wood composite soffit (roof prop tips only) - prefinished metal ventilation strips - Painted - Graphite colour
- 06 - Cement based stucco - smooth trowel finish - Clean white colour
- 07 - 1940 T&G cedar siding - square face cut rough sawn face visible - semi-transparent oil based stain finish
a. BM Aquaseal "Cordovan Brown"
b. Natural cedar colour
- 08 - Natural riprap veneer
- 09 - Exposed architectural concrete elements - Painted - Graphite colour
- 10 - Black-framed windows and patio door units
- 11 - Edge grain wood entry door & glazed panels - semi-transparent oil based stain finish
a. BM Aquaseal "Cordovan Brown"
b. Natural cedar colour
- 12 - Edge grain wood overhead garage door & glazed panels - semi-transparent oil based stain finish
a. BM Aquaseal "Cordovan Brown"
b. Natural cedar colour
- 13 - Rough sawn heavy timber wood walling - locusts near entry doors - site laminated glass panels - semi-transparent oil based stain finish
a. BM Aquaseal "Cordovan Brown"
b. Natural cedar colour
- 14 - Side mounted frameless tempered glass railing system (w/ post) - Natural tempered glass panels and stainless steel fasteners
- 15 - Building mounted down lighting & feature lighting
- 16 - Recessed undercabinet & letter case - Stainless steel



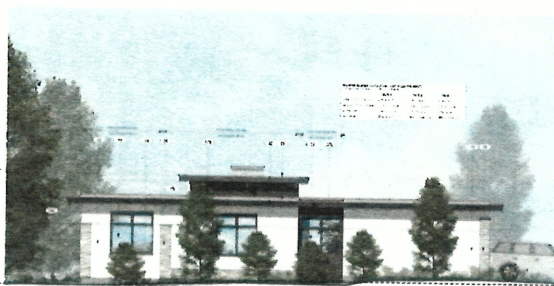
1 Unit 2 - Front Elevation (South)
Scale: 1:100
A3.2



3 Unit 2 - Rear Elevation (North)
Scale: 1:100
A3.2



2 Unit 2 - Side Elevation (East)
Scale: 1:100
A3.2

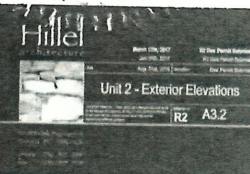


4 Unit 2 - Side Elevation (West)
Scale: 1:100
A3.2

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by **ELEVATION FINISH LEGEND**

- List of finishes typical elevations —
- 01 - Prefinished metal flashings - Graphite colour
 - 02 - Bark-on combat fine wood fascias - Painted - BM "White" CD-542
 - 03 - Asphalt shingle roofing tapered roof only typical fall roofs to be 2:12 (see plan)
 - 1949 T&G cedar gull through - rough saun stone fire visible - semi-transparent oil based stain finish
 - a. BM "Aboriginal "Cadenham Brown"
 - b. Natural cedar colour
 - 04 -
 - 05 - Smooth fine cementitious wood composite soffits (pop ups only) pre-finished metal ventilation strips - Painted - Graphite colour
 - 06 - Cement based stucco - smooth level finish - Clean white colour
 - 1949 T&G cedar siding - square face cut - rough saun stone visible - semi-transparent oil based stain finish
 - a. BM "Aboriginal "Cadenham Brown"
 - b. Natural cedar colour
 - 07 -
 - 08 - Natural stone veneer
 - 09 - Exposed architectural concrete elements - Painted - Graphite colour
 - 10 - Black frameless windows and patio door units
 - Edge grain wood entry door & glazed panels - semi-transparent oil based stain finish
 - a. BM "Aboriginal "Cadenham Brown"
 - b. Natural cedar colour
 - 11 -
 - Edge grain wood overhead garage door & glazed panels - semi-transparent oil based stain finish
 - a. BM "Aboriginal "Cadenham Brown"
 - b. Natural cedar colour
 - 12 -
 - Rough saun heavy timber wood trusses - for stone over entry doors - clear finished glass panels - semi-transparent oil based stain finish
 - a. BM "Aboriginal "Cadenham Brown"
 - b. Natural cedar colour
 - 13 -
 - Side-mounted frameless tempered glass railing system &r post and handrail tempered glass panels and stainless steel fasteners
 - 14 -
 - Building mounted down lighting & feature lighting
 - 15 -
 - Raised unit numbering & letter box - Stainless steel
 - 16 -



1 Unit 3 - Front Elevation [North]
A3.3 Scale: 1:100



3 Unit 3 - Rear Elevation [South]
A3.3 Scale: 1:100

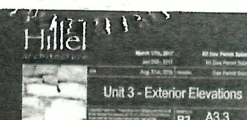


2 Unit 3 - Side Elevation [West]
A3.3 Scale: 1:100



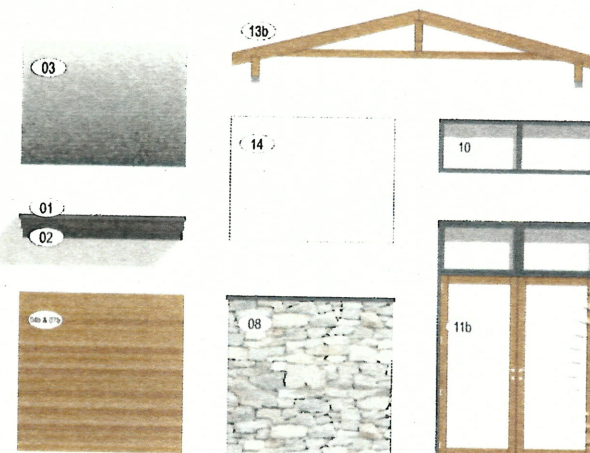
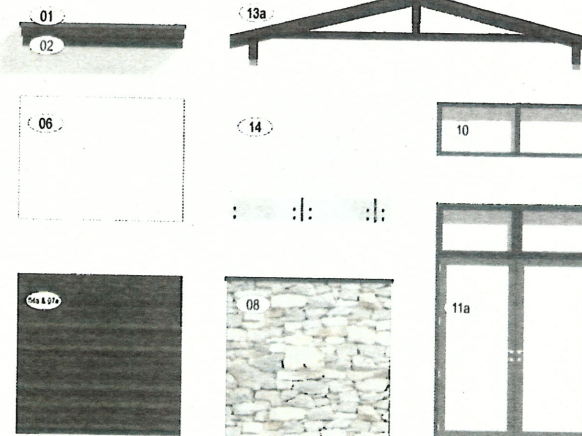
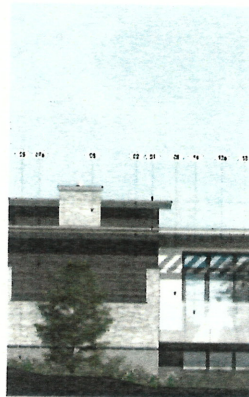
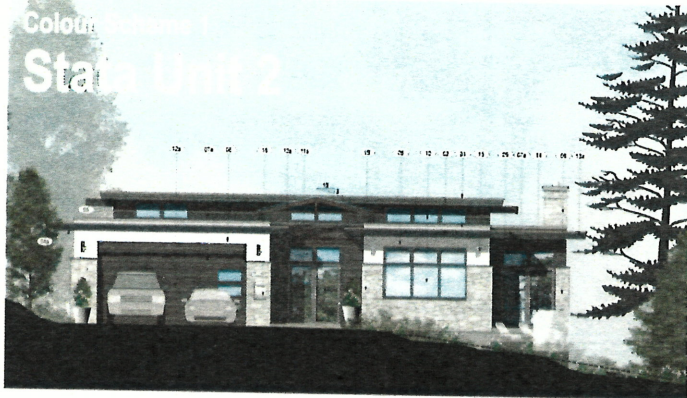
4 Unit 3 - Side Elevation [East]
A3.3 Scale: 1:100

1745 Rockland Avenue Victoria BC
Redevelopment Diagrams



Colour And Materials Palette

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- 01 - Prefinished metal fascias - Graphite colour
- 02 - Built-up timber face wood fascias - Painted - BM "White" CC-S42
- 03 - Asphalt shingle roofing (exposed roof only - typical for roofs to be 2-3% slope maximum)
- 10a TAG cedar soffits (typical) - rough sawn square face visible - semi-transparent oil based stain finish - a. BM "Adore" "Cordovan Brown" b. Natural cedar colour
- 05 - Smooth face cementitious upper composite solid floor (see note) - via prefinished metal ventilation strips - Painted - Graphite colour
- 06 - Cement based stone - smooth finish - Clean white colour
- 10b TAG cedar soffits (typical) - square face cut - rough sawn face visible - semi-transparent oil based stain finish - a. BM "Adore" "Cordovan Brown" b. Natural cedar colour
- 08 - Natural stone veneer
- 09 - Exposed brick - natural colour - Painted - Graphite colour
- 10 - Back frame - wood - natural - floor units
- 11a TAG cedar soffits (typical) - square face cut - rough sawn face visible - semi-transparent oil based stain finish - a. BM "Adore" "Cordovan Brown" b. Natural cedar colour
- 11b TAG cedar soffits (typical) - square face cut - rough sawn face visible - semi-transparent oil based stain finish - a. BM "Adore" "Cordovan Brown" b. Natural cedar colour
- 12 - Rough sawn heavy timber and stone - stone veneer - heavy stone - (3" tapered glass panels - semi-transparent oil based stain finish - a. BM "Adore" "Cordovan Brown" b. Natural cedar colour
- 13 - Side-mounted frameless tempered glass panels - semi-transparent oil based stain finish - a. BM "Adore" "Cordovan Brown" b. Natural cedar colour
- 14 - Building-mounted down lighting & for night lighting
- 15 - Ridge and numbering & letter box - Stainless steel

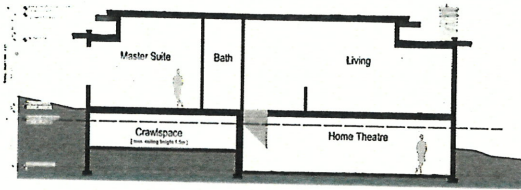
1745 Rockland Avenue Victoria BC
Redevelopment Diagrams



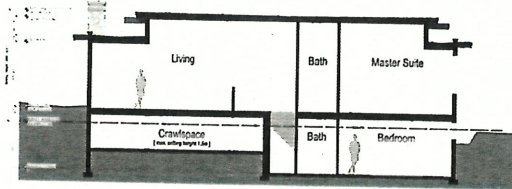
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City of Victoria

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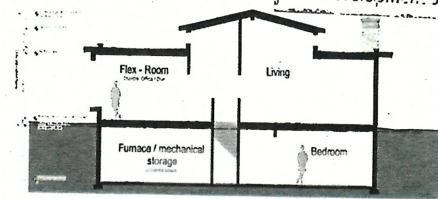
Planning & Development Department
Development Services Division



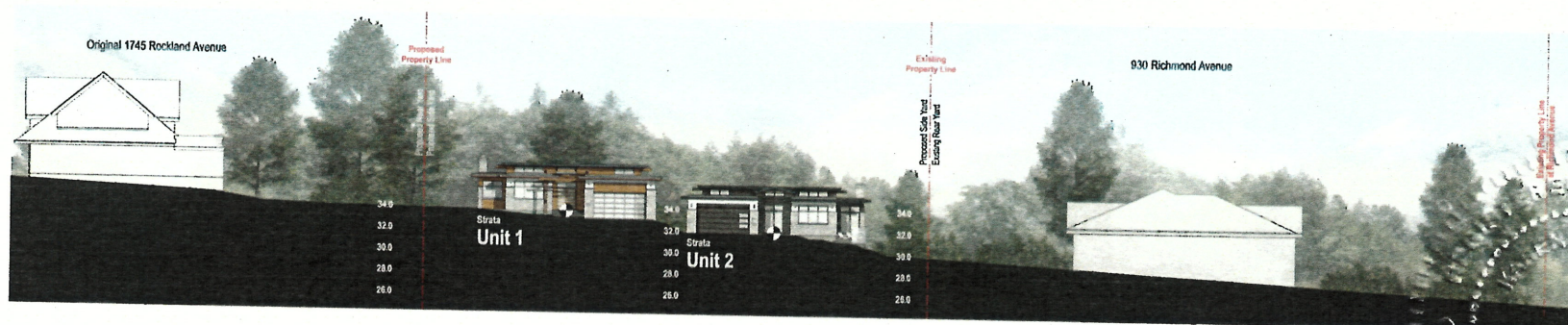
1 Unit 1 - Building Section
Scale: 1:100
A4.1



2 Unit 2 - Building Section
Scale: 1:100
A4.1



3 Unit 3 - Building Section
Scale: 1:100
A4.1



4 Interior Site Section
Scale: 1:200
A4.1

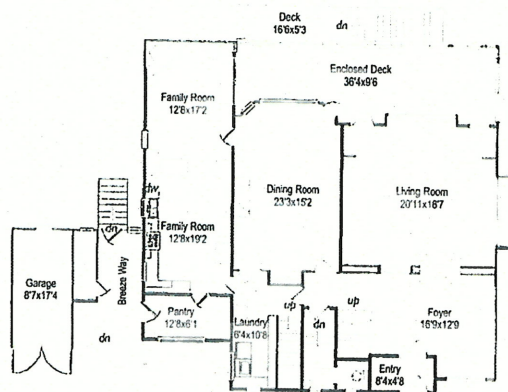
Handwritten signature/initials.

1745 Rockland Avenue

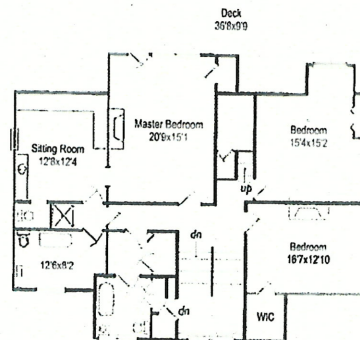
Redevelopment Diagrams Victoria BC



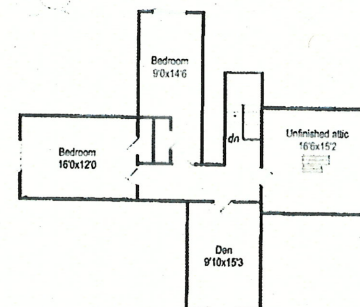
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1 Main Floor Plan (by others)
Scale: 1" = 100'



2 Upper Floor Plan (by others)
Scale: 1" = 100'



3 Attic Floor Plan (by others)
Scale: 1" = 100'



Heritage Register
Rockland
1745 Rockland Avenue
Ashcroft
Built 1901
Heritage-Designated 2010
For: Lyman & Elizabeth Duff
Architect: Francis Maxwell Bannerman

	BUILDING AREAS (by others)	
	FINISHED SQ. FT.	UNFINISHED SQ. FT.
Main Floor	2216	0
Upper Floor	1919	0
Attic	795	252
Total	4930	252
Garage	0	213
Decks	0	600

Note: Floor areas prepared by "The Measurement" Ltd. # 9779 made on June 13, 2019.
For dimensions purposes only. Measurements and area figures are approximate.



1745 Rockland Avenue Victoria BC
Redevelopment Diagrams



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Handwritten signature or initials.

1745 Rockland Avenue Victoria BC

Redevelopment Diagrams

Hillel
March 15th, 2017
Existing Heritage Residence
R2 AS2

Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division

Legend

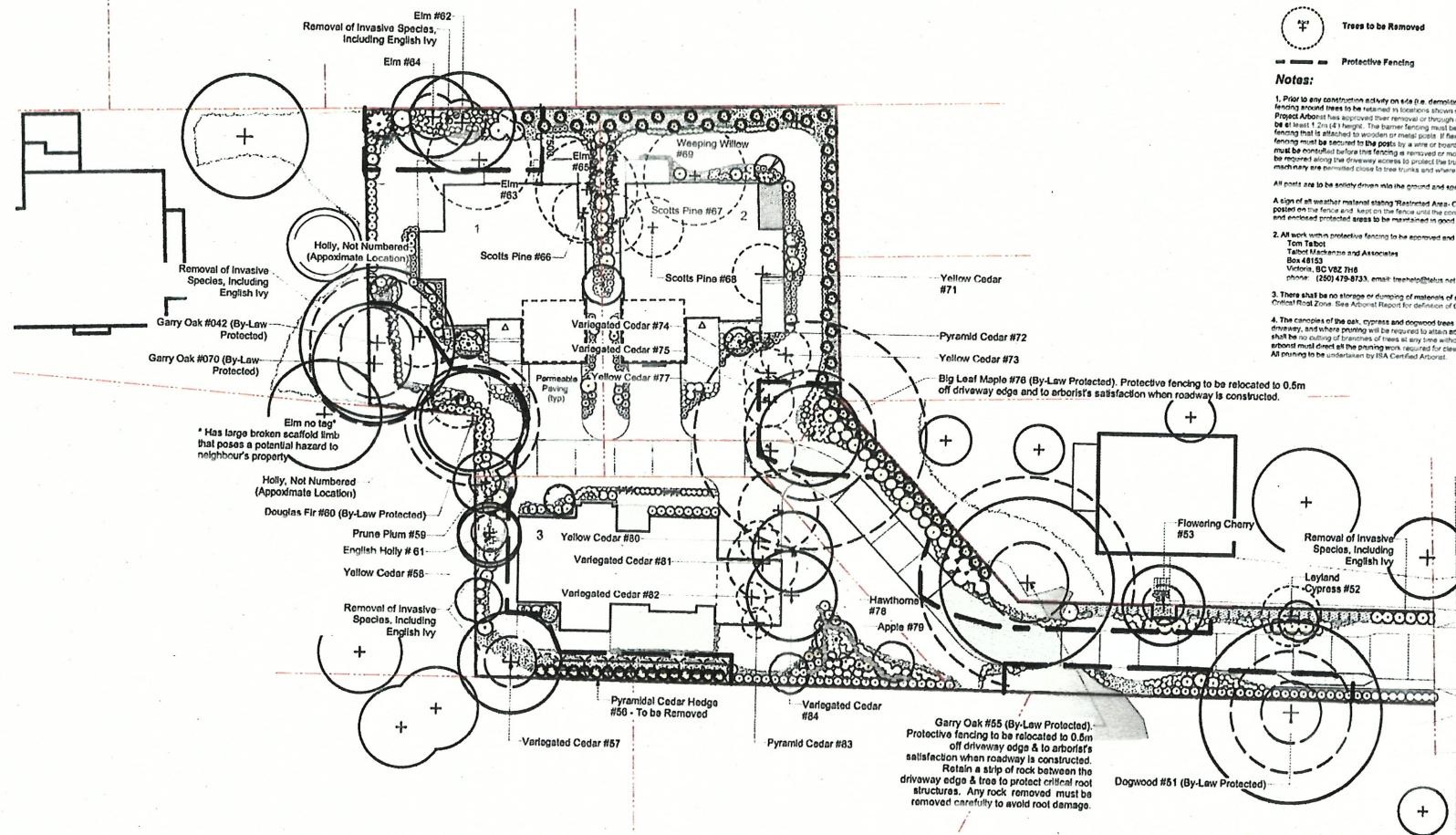
- Trees to be Retained
- Extent of Critical Root Zone
- Extent of Crown Spread
- Extent of Protected Root Zone - Retain Protected Trees Only

- Trees to be Removed

- Protective Fencing

Notes:

1. Prior to any construction activity on site (i.e. demolition, excavation, construction, etc.) protective fencing around trees to be retained is to be installed in locations shown on this plan. Fencing is to remain in place until the project is complete. The project has approved the removal of trees through completion of the project. All protective fencing must be at least 1.2m (4ft) high. The barrier fencing must be constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If flexible fencing is used the top and bottom of the fence must be secured to the posts by a wire or board that runs between the posts. The project arborist must be notified before the fencing is removed or moved for any purpose. Right bearing may also be required along the driveway access to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where bearing is required.
2. All posts are to be solely driven into the ground and spaced no further apart than 2.4 meters.
3. A sign of all weather material stating "Restricted Area - Off Limits to All Construction Activity" must be posted on the fence and kept on the fence until the completion of the development. Protection fences and enclosed protected areas to be maintained in good condition throughout all phases of development.
4. All work within protective fencing to be approved and supervised by Project Arborist.
5. Tom Tabot
Tabot Maintenance and Associates
Box 48153
Victoria, BC V8Z 1B8
Phone: (250) 418-8233, email: ttabot@tabot.com
6. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone. See Arborist Report for definition of Critical and Protected Root Zones.
7. The canopies of the oak, cypress and douglas trees extend over the footpath for the access driveway, and where pruning will be required to attain adequate clearance above the driveway. These shall be the subject of a pruning schedule of any time without approval of Project Arborist. The project arborist must direct all the pruning work required for clearance above and along the driveway/footpath. All pruning to be undertaken by ISA Certified Arborist.



Scale 1:200



1745 Rockland Redevelopment - Tree Preservation Plan

LADR LANDSCAPE ARCHITECTS

Project No: 1829 Nov-12-13

28-495 Dufferin Rd., Victoria, B.C. V8Z 1B8
Phone: (250) 588-1100 Fax: (250) 412-0056

rev4, Mar 16, 2017
revised to include
to 1:200 scale - details of
Cedar hedge, cypress & area
of retained shrubs (not
retained in final plan)
rev3, Jan 20, 2017
rev2, Dec 22, 2016
Sept 13, 2016