

Rezoning Application No. 00444 for 1745 Rockland Avenue



Rezoning Application No. 00444 for 1745 Rockland Avenue

West Elevation of Existing House



Rezoning Application No. 00444 for 1745 Rockland Avenue

East Elevation of Existing House



Rezoning Application No. 00444 for 1745 Rockland Avenue



The internal elevations of the existing heritage home facing the new development area.



Rezoning Application No. 00444 for 1745 Rockland Avenue



Plan (by others)



2 Upper Floor Plan (by others)
Scale: 1" = 10'



3 Attic Floor Plan (by others)
Scale: 1" = 10'



Heritage Register
Rockland

1745 Rockland Avenue
Addition

Built: 1901

Heritage-Designated: 2010

For: Leman & Elizabeth Hall

Architect: Francis Peterson Architects



Street Access - Rockland Avenue



2.

BUILDING AREAS to event

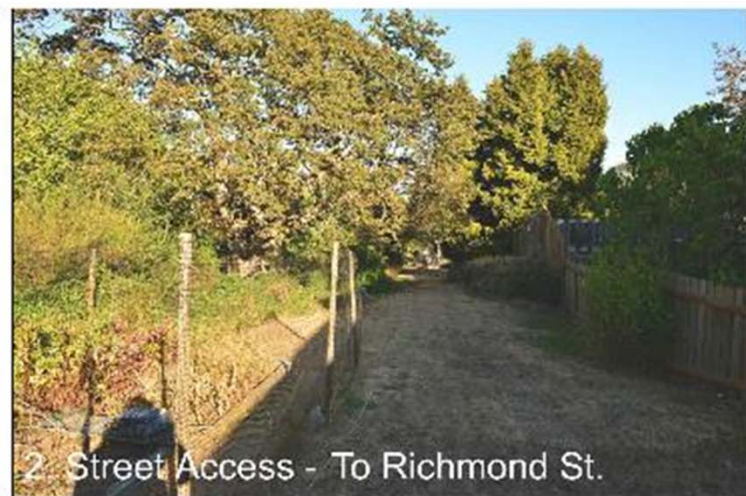
	EXISTING	PROPOSED	TOTAL
Net Floor	220	8	228
Gross Floor	280	8	288
Net	220	8	228
Gross	280	8	288
Net	220	8	228
Gross	280	8	288

Net Floor area is based on 1" = 10' scale and 1/4" = 1" scale. Gross Floor area is based on 1/4" = 1" scale and 1/4" = 1" scale.

	EXISTING	PROPOSED	TOTAL
Net Floor	220	8	228
Gross Floor	280	8	288
Net	220	8	228
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Hillel
Architecture

Rezoning Application No. 00444 for 1745 Rockland Avenue



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CURRENT PROPOSAL: 4 UNIT 4 SINGLE FAMILY HOME CONFIGURATION

1745 Rockland Road has progressed through several proposed outcomes.

The initial proposal was for 6 units, in twin family dwelling forms: three duplex style buildings.



REVISED PROPOSAL: 5 UNIT 2 DUPLEX & 1 SINGLE FAMILY HOME CONFIGURATION

This progressed through a 5 unit proposal involving twin family dwellings, and one single family dwelling.



The final building proposal is for 4 units, each to be in the form of single family dwellings.



INITIAL PROPOSAL:

6 UNIT 3 DUPLEX CONFIGURATION



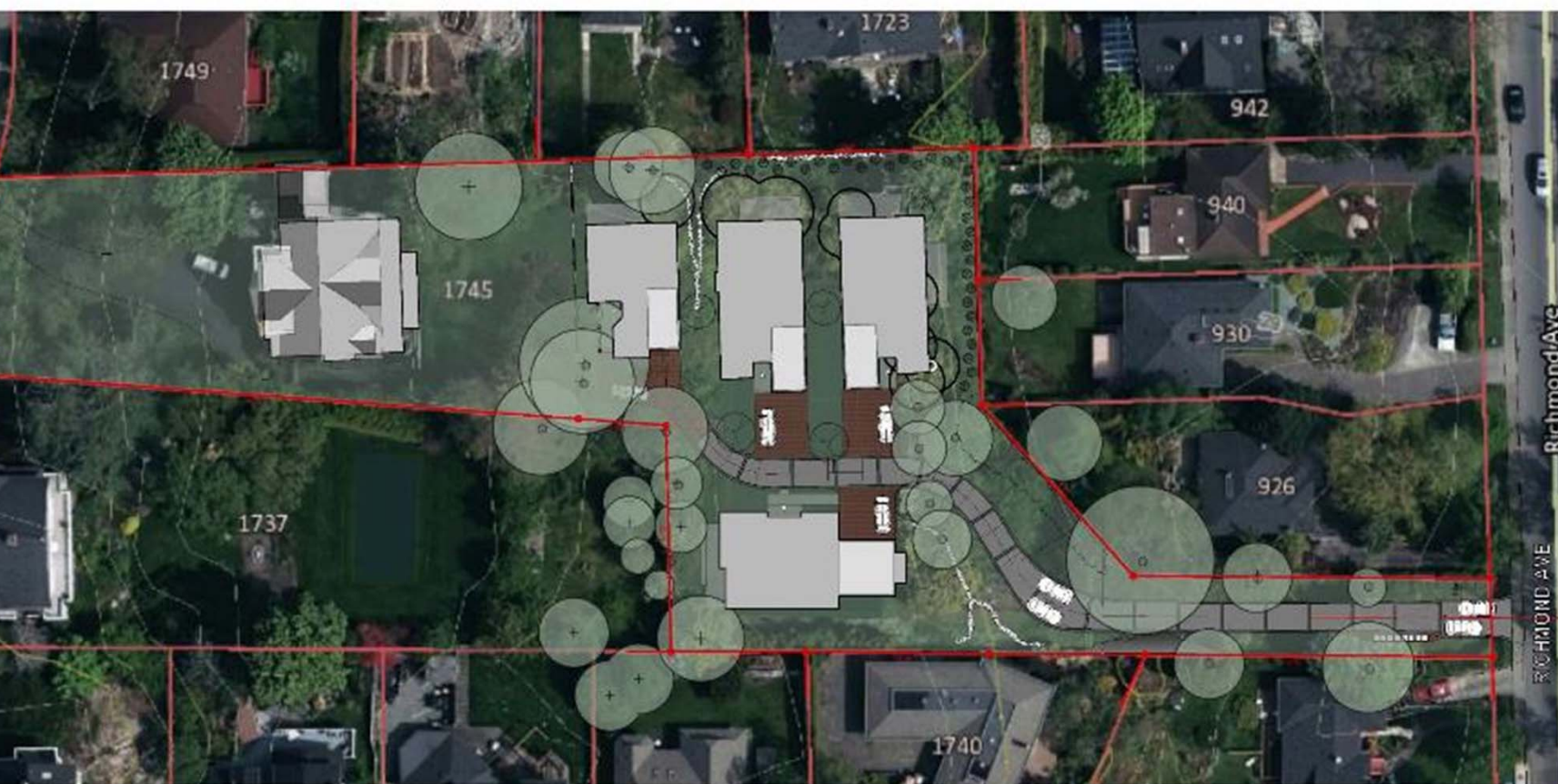
INITIAL PROPOSAL

REVISED PROPOSAL: **5 UNIT** 2 DUPLEX & 1 SINGLE FAMILY HOME CONFIGURATION



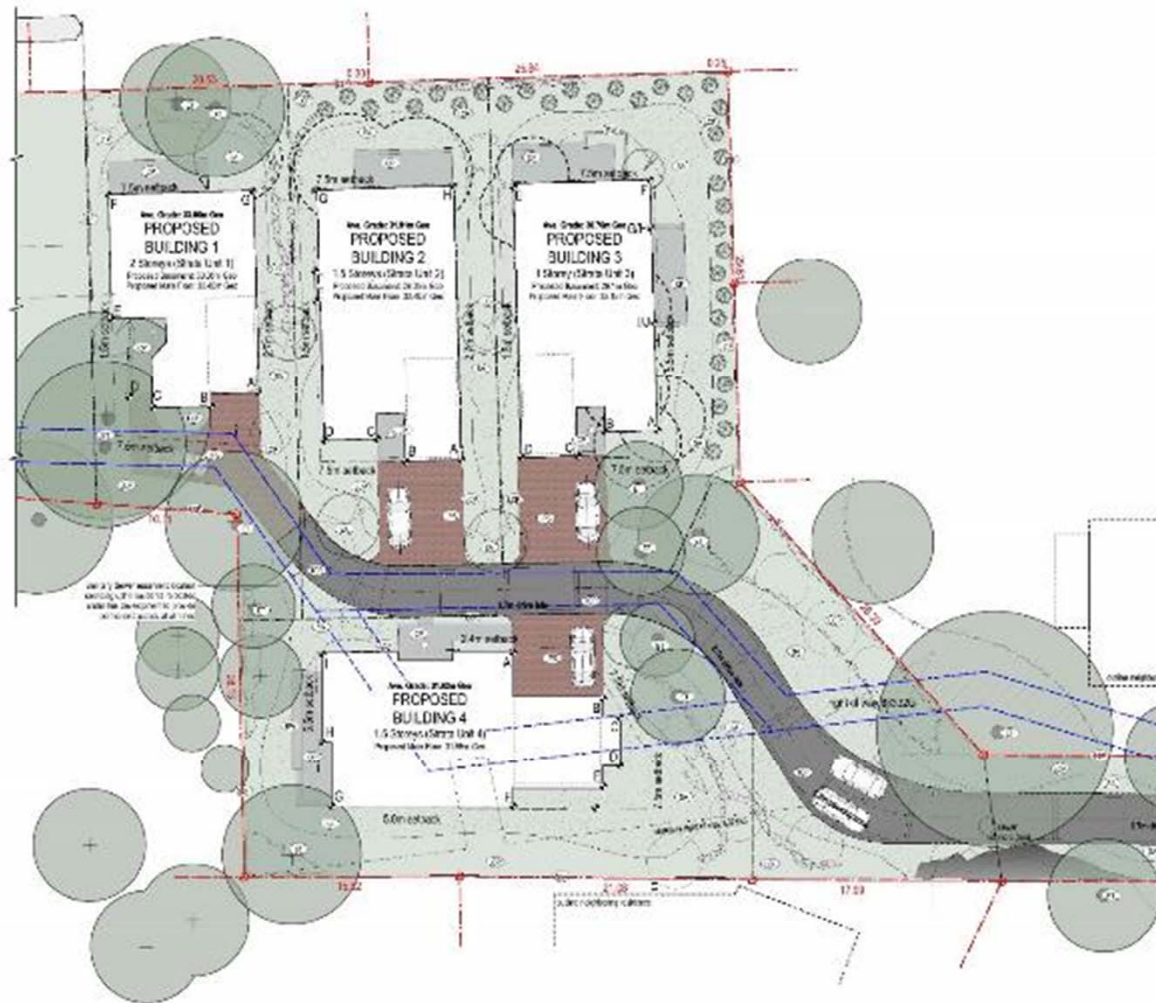
CURRENT PROPOSAL: **4 UNIT** 4 SINGLE FAMILY HOME CONFIGURATION

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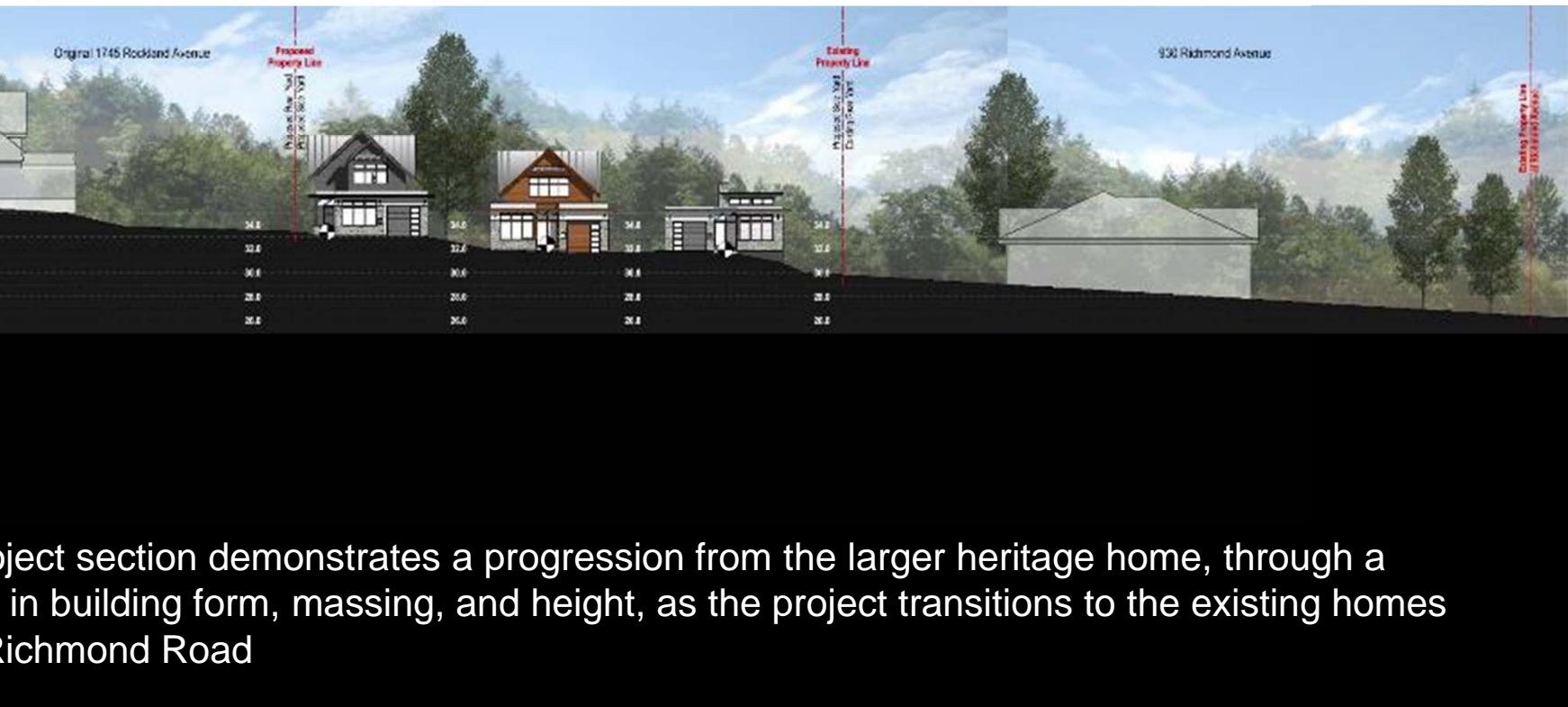
1745 ROCKLAND REDEVELOPMENT

Development Permit No. 000357 for 1745 Rockland Avenue



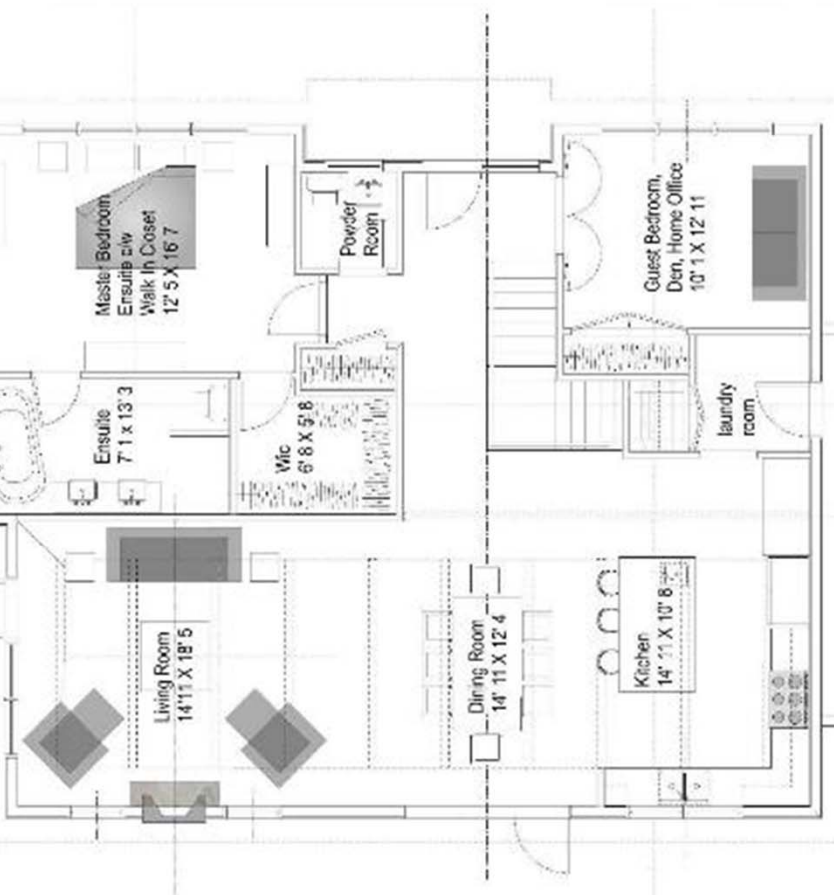
1745 ROCKLAND REDEVELOPMENT

1745 ROCKLAND AVENUE, VICTORIA, BC



Development Permit No. 000357 for 1745 Rockland Avenue

Sample floor plan development.



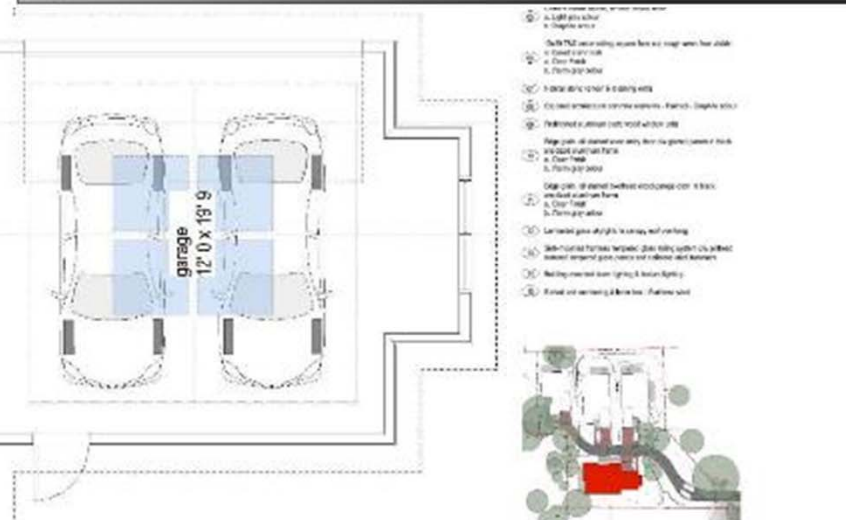
Unit 4

REVISIONS

- 1. Add a small porch to the front of the house.
- 2. Add a small porch to the side of the house.
- 3. Add a small porch to the rear of the house.
- 4. Add a small porch to the side of the house.
- 5. Add a small porch to the rear of the house.
- 6. Add a small porch to the side of the house.
- 7. Add a small porch to the rear of the house.
- 8. Add a small porch to the side of the house.
- 9. Add a small porch to the rear of the house.
- 10. Add a small porch to the side of the house.



1745 ROCKLAND REDEVELOPMENT



Development Permit No. 000357 for 1745 Rockland Avenue



Strata Unit 1

ELEVATION FINISH LEGEND

Unit 1 Elevation Finish Legend

- 1. Perforated aluminum mesh siding and backing. No re-grout.
- 2. Stone finish board.
- 3. Stone finish board.
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- 100. Stone finish board.



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Strata Unit 2

ELEVATION FINISH LEGEND

Legend for elevation of all structures

- 1. Polished dark grey stone veneer (cladding) - 100% grey stone
- 2. Cedar shake siding
- 3. 1/2" x 4" x 8" Cedar - Cedar V. 1/2"
- 4. 1/2" x 4" x 8" Cedar - Cedar V. 1/2"
- 5. 1/2" x 4" x 8" Cedar - Cedar V. 1/2"
- 6. 1/2" x 4" x 8" Cedar - Cedar V. 1/2"
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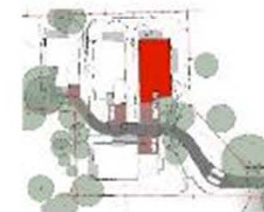


Unit 3

ELEVATION FINISH LEGEND

10. of business instead of all alternatives.

27. Polished surface of metal writing pen has luster. Does pen have
a. mass
b. color
c. volume
d. none of these
28. Select the statement that compares with upper half of
polished metal writing pen. "Polished - Shiny like"
a. "Thin - 3D with curved surface, long straight line
shape, no curved surface"
b. "Cool touch"
c. "Warm touch"
29. Select the statement which is not correct
a. Light touch is cold
b. Smooth touch
c. Warm touch
30. Select the correct statement about the light touch
a. Smooth touch
b. Warm touch
c. None of these
31. Select the correct statement about the
a. Smooth touch
b. Warm touch
c. None of these
32. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these
33. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these
34. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these
35. Polished surface of metal writing pen has
a. mass
b. color
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d. none of these
36. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these
37. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these
38. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these
39. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these
40. Polished surface of metal writing pen has
a. mass
b. color
c. volume
d. none of these



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Strata Unit 4

ELEVATION FINISH LEGEND

List of finishes & locations at strata:

- 1. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 2. Wood Siding - Cedar, Redwood, Douglas Fir, Western Red Cedar, etc.
- 3. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 4. Stone Siding - Natural Stone, Manufactured Stone, etc.
- 5. Metal Siding - Galvalume, Aluminum, etc.
- 6. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 7. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 8. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 9. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 10. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 11. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 12. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 13. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 14. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 15. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 16. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 17. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 18. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 19. Prefabricated concrete, stone, metal siding and shingles - Where specified
- 20. Prefabricated concrete, stone, metal siding and shingles - Where specified



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Colour And Materials Palette



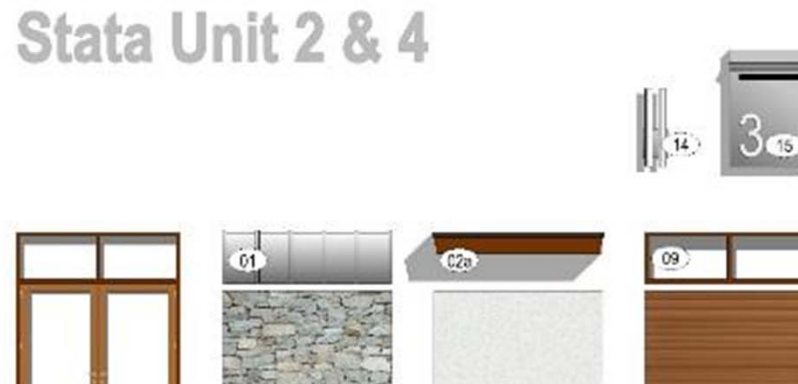
Colour Scheme 1

Stata Unit 1 & 3

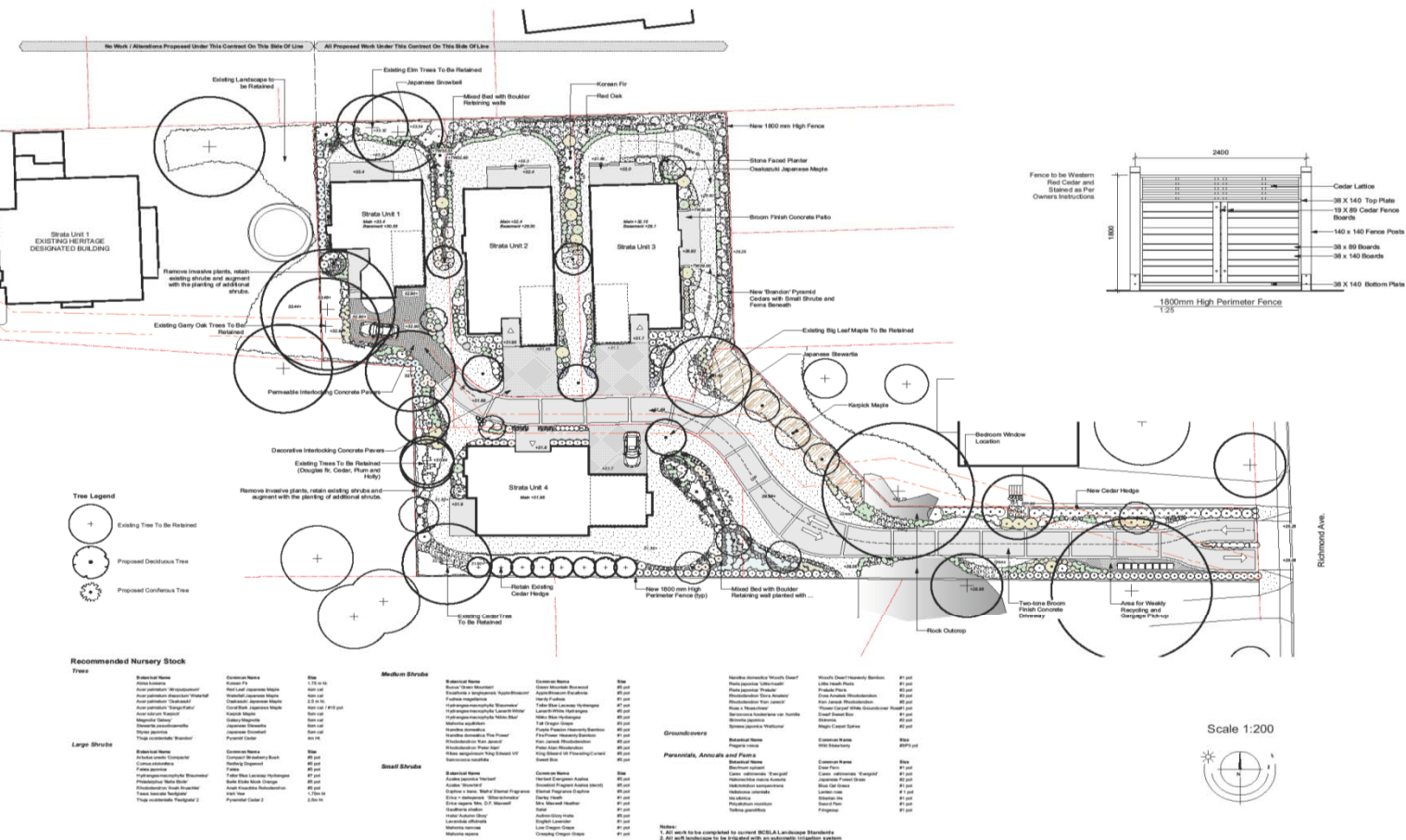


Colour Scheme 2

Stata Unit 2 & 4

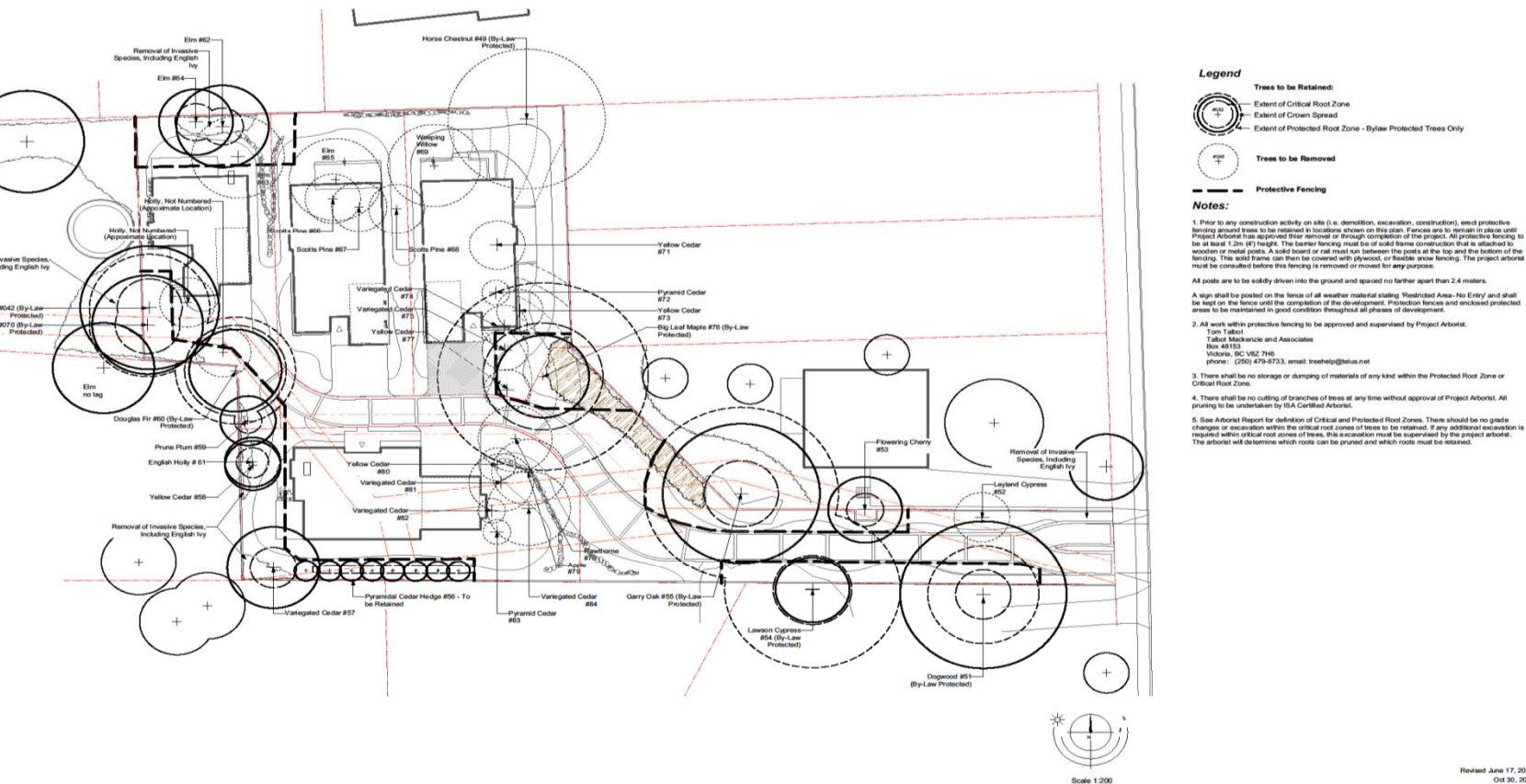


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1745 Rockland Redevelopment - Landscape Concept Plan

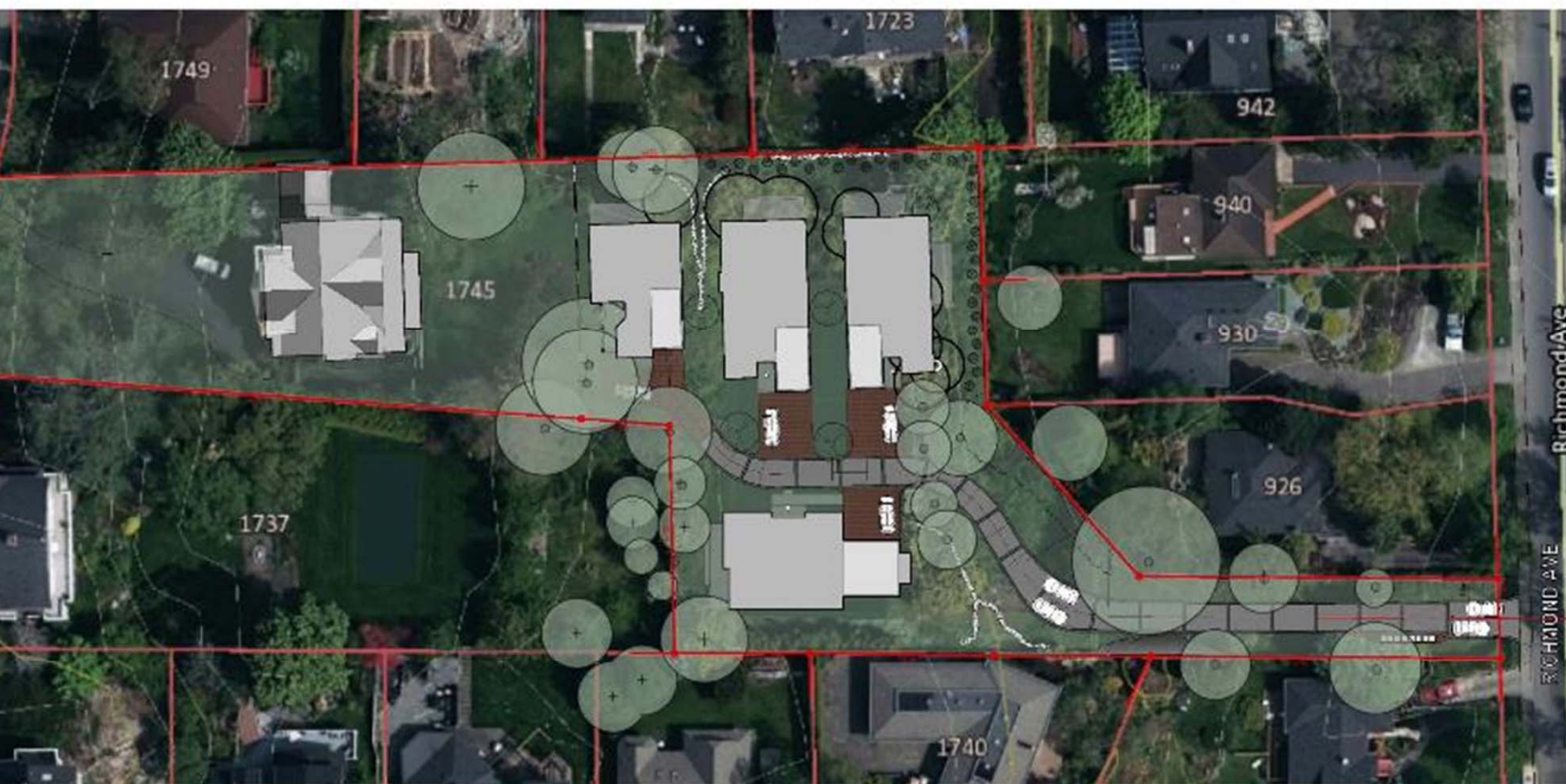
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1745 Rockland Redevelopment - Tree Preservation Plan

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The 4 unit proposal



1745 ROCKLAND REDEVELOPMENT

1745 ROCKLAND AVENUE, VICTORIA, BC

1745 Rockland Road Redevelopment



EXISTING PARCEL REMAINDER

NEW LOT:
strut home



at min. required
divided

on incorporated
ulation:
ea removed
e area remains

PROJECT DATA - EXISTING PARCEL REMAINDER

	EXISTING PARCEL REMAINDER	CURRENT ZONING
ZONING:	R1-A	R1-A
site area (m2)	1857.3 m2 - ± 34.4 m2 RD = ± 1822.9 m2	min. 740 m2
site coverage %	14.8 % (275 m2)	max. 40 %
site width (m)	29.6 m	24 m
open site space % (landscaping)	66.3 % (1231.3 m2)	n/a
total floor area (m2)	± 445.93 m2 (existing unaltered) see sheet A5.1 for floor areas breakdown	min. 130 m2
floor space ratio	0.24 : 1	n/a
height of building (m)	existing unaltered	max. 7.6 m
number of storeys	2 1/2 storeys (existing unaltered)	2 1/2 storeys
parking stalls on site	as per Schedule C: 1 space per dwelling unit	as per Schedule C: 1 space per dwelling
SETBACKS:		
front (west)	32.35 m (existing) - 1.36 m RD = ± 30.99 m Front Yard	10.5 m
rear (east)	18.0 m (proposed)	7.5 m or 25% of lot depth (whichever is greater)
side (north)	0.3 m (existing unaltered)	3.0 m
side (south)	4.5 m (existing unaltered)	3.0m

LOT

D NEW ZONE
strata units

excluding lane
per unit

AND AREA:
including lane
per unit

ation incorporated
calculation:
area removed
per unit.

PROJECT DATA - PROPOSED LOT

	PROPOSED PROJECT Custom zone	CURRENT or REFERENCE ZONING
ZONING:	Site Specific for building strata of 4 strata units	R1-A
site area (m2)	2717.3 m2, excludes lane, with 4 strata homes 679.52 m2 per strata unit (4950.8m2 former lot : 5 units = 990m2 per dwelling)	min. 460 m2 single family under R1-B 600 m2 panhandle under R1-B 740 m2 single family under R1-A 850 m2 panhandle under R1-A
site coverage %	25.6%, excludes lane	max. 40 % single-family
lot width (m)	58.22 m	min. 24 m
open site space % (landscaping)	59.33 % (1612.27 m2), excludes lane	n/a
total floor area (m2)	each unit exceeds min. 130 m2	min. 130 m2 per unit
height of buildings (m)	max. 7.34m (see unit data breakdown)	max. 7.6 m
number of storeys	max. 2 storeys (see unit data breakdown)	2 1/2 storeys
parking stalls on site	as per Schedule C: 1 space per dwelling unit min. 5 spaces provided	as per Schedule C: 1 space per dwelling unit min. 4 spaces required
bicycle parking	n/a	n/a
SETBACKS:	(see unit data breakdown)	
north	7.5m project rearyard	
south	5.0m project sideyard	
west	5.5m project sideyard	
east	5.5m project sideyard R1-B references: 7.5m frontyard & rearyard setbacks 1.5 and 3.0m sideyard setbacks Panhandle: 4.0m setback or 7.5m setback for windows in habital rooms	R1-A references: 7.5m frontyard & rearyard setbacks 3.0 sideyard setback Panhandle 4.0m setback or 7.5m setback for windows in habital rooms

[illegible]

y records also include a complete tree record and arborists's report, site features, stone outcroppings, & easements

Rezoning Application No. 00444 for 1745 Rockland Avenue
Rockland Avenue frontage Richmond Avenue driveway

