

REPORTS OF THE COMMITTEE

3. Planning and Land Use Committee – September 04, 2014

4. Rezoning Application # 00444 and Development Permit Application # 000357 for 1745 Rockland Avenue

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:

1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.
2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

Carried Unanimously
Council meeting
September 25, 2014

REPORTS OF THE COMMITTEES

3. Planning and Land Use Committee – December 11, 2014

3. Rezoning Application # 00444 for 1745 Rockland

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014.

Carried Unanimously

Council meeting
December 18, 2014



Planning and Land Use Committee Report

For the Meeting of December 11, 2014

To: Planning and Land Use Committee **Date:** November 27, 2014
From: Helen Cain, Senior Planner, Development Services Division
Subject: Development Permit Application #000357 for 1745 Rockland Avenue.

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion, after the Public Hearing for Rezoning Application #00444, if it is approved:

"That Council authorize the issuance of Development Permit Application #000357 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped November 4, 2014;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department; and
4. That Council authorize the Mayor and Corporate Administrator to execute the documents, in the form satisfactory to the City Solicitor, necessary to remove the Right-of-Way from the title of the property located at 1745 Rockland Avenue, prior to the issuance of a Building Permit."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1745 Rockland Avenue. The proposal is to construct one new single family dwelling and two new duplexes on the same lot as a Heritage-Designated house.

The following points were considered in assessing these applications:

- The proposed duplexes are subject to control and regulation under Development Permit Area 15C Intensive Residential Rockland. The proposal complies with the applicable design guidelines including those related to preserving the estate character and mature landscaping where residential infill is introduced on a lot with an existing house.
- The proposed Landscape Plan includes the retention of clusters of trees through careful siting of the new buildings and the extensive use of permeable pavers. One Bylaw-Protected Big Leaf Maple would be removed but replaced with two trees in a nearby location. New trees would also be planted along the east boundary to mitigate the loss of the mature trees near that property line.

- There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and stormwater pipes, which were installed to service existing City catch basins and also contains the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Accordingly, the storm drain main at 1745 Rockland Avenue would be abandoned, and the City would no longer require access via the Right-of-Way, which can therefore be released.

BACKGROUND

Description of Proposal

This proposal is to retain a Heritage-Designated house and on the same lot to construct five new self-contained dwelling units including an additional single family dwelling and two duplexes.

The proposed site plan, architectural and landscape design include the following:

- primarily stucco and board-and-batten siding with accent details in natural stone veneer and cedar panels as exterior finishes for the duplexes
- vinyl windows with wood casements and wood entrance doors
- removal of some trees to permit new driveways and surface parking combined with the retention of all mature trees along the north, west and south boundaries, balanced with new trees near the east boundary edge and extensive new plantings
- perimeter wall along the east driveway that is designed for noise abatement
- internal garages for each duplex unit and free-standing garage for the single family dwelling with additional surface parking stalls between all three buildings.

Due to the high number and concentration of mature trees on the property, the applicant has provided an Arborist Report (attached) to support the proposed scheme. Impacts on the mature landscape character are discussed under the Analysis section of this report.

Sustainability Features

As described in the applicant's letter (report and attached), the proposed development would achieve Built Green BC Standards, including the use of natural materials for the exterior finishes and native species in landscaping design. The proposal would help to mitigate stormwater runoff related to the tennis court through the reduction of hard surfaces, compared to the existing conditions.

Relevant History

The Development Permit Application was considered at the Planning and Land Use Committee (PLUC) on September 18, 2014 (report and minutes attached), with a motion arising to reconsider the buildings, related to reducing the overall site density and the number of self-contained dwelling units from seven to six or fewer, and exploring maintaining the trees and landscaping on the perimeter of the lot.

ANALYSIS

The following sections provide a summary of the consistency of the application with the relevant City policies.

Consistency with Design Guidelines

The proposed design for the new semi-attached dwellings (i.e. duplexes) is subject to the OCP Development Permit Area (DPA) 15C Intensive Residential Rockland. In DPA 15C, building form, character, finishes and landscaping details are controlled and regulated in relation to the *Design Guidelines for Attached and Semi-Attached Dwellings in the Rockland Neighbourhood, 2011*. Staff assessment of the proposed design in relation to the Guidelines is summarized below:

- Siting of the duplexes in the rear yard would have no impact on the views of the heritage house from Rockland Avenue, while one duplex would be partially visible from Richmond Avenue.
- The form and massing of the duplexes are small in scale compared to the heritage house and their designs are complementary in composition, mix and the high quality of proposed materials.
- Windows would overlook the adjacent yards of the houses located at 1711 and 1723 Green Oaks Terrace and 1730 Lyman Duff Lane, but these openings are quite narrow and the north and south buildings are sited at a distance from the shared property lines. Similarly, the potential overlook to the rear yards of the houses on Richmond Avenue would be minimal due to the setback distance.
- While a number of mature trees would be removed to construct the new buildings, driveways and parking areas, the proposed Landscape Plan includes the retention of clusters of trees. One Bylaw-Protected Big Leaf Maple would be removed but would be replaced with two trees in a nearby location, in accordance with the *Tree Protection Bylaw*. In addition, new trees would be planted along the east boundary to mitigate the loss of mature trees near the property line.
- The total site coverage (18%) would be quite low and extensive use of permeable brick pavers is proposed in place of the existing hard-surfaced tennis court.

Underground Right-of-Way

There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and stormwater pipes, which were installed to service existing City catch basins and also contains the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Pursuant to the City's *Sanitary Sewer and Stormwater Utilities Bylaw 2014*, the applicant would be responsible for all associated capital costs. The storm drain main at 1745 Rockland Avenue would be abandoned, and the City would no longer require access via the Right-of-Way. Accordingly, staff recommend that Council authorize the necessary legal documents to remove the Right-of-Way from the title, prior to the issuance of a Building Permit.

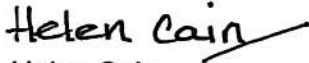
CONCLUSIONS

The proposed site plan, architectural and landscape design are well-considered with respect to form, massing and character and minimize the potential impact of new development on the mature landscape character. Should Committee advance the concurrent Rezoning Application to a Public Hearing, staff recommend that Committee also forward this report to Council and that Council authorize the issuance of Development Permit #000357, if the Rezoning Application is approved.

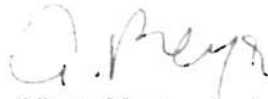
ALTERNATE MOTION

That Council decline Development Permit Application #000357 for the property located at 1745 Rockland Avenue.

Respectfully submitted,



Helen Cain
Senior Planner
Development Services Division



Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and
Community Development Department

Report accepted and recommended by the City Manager:

Jason Johnson

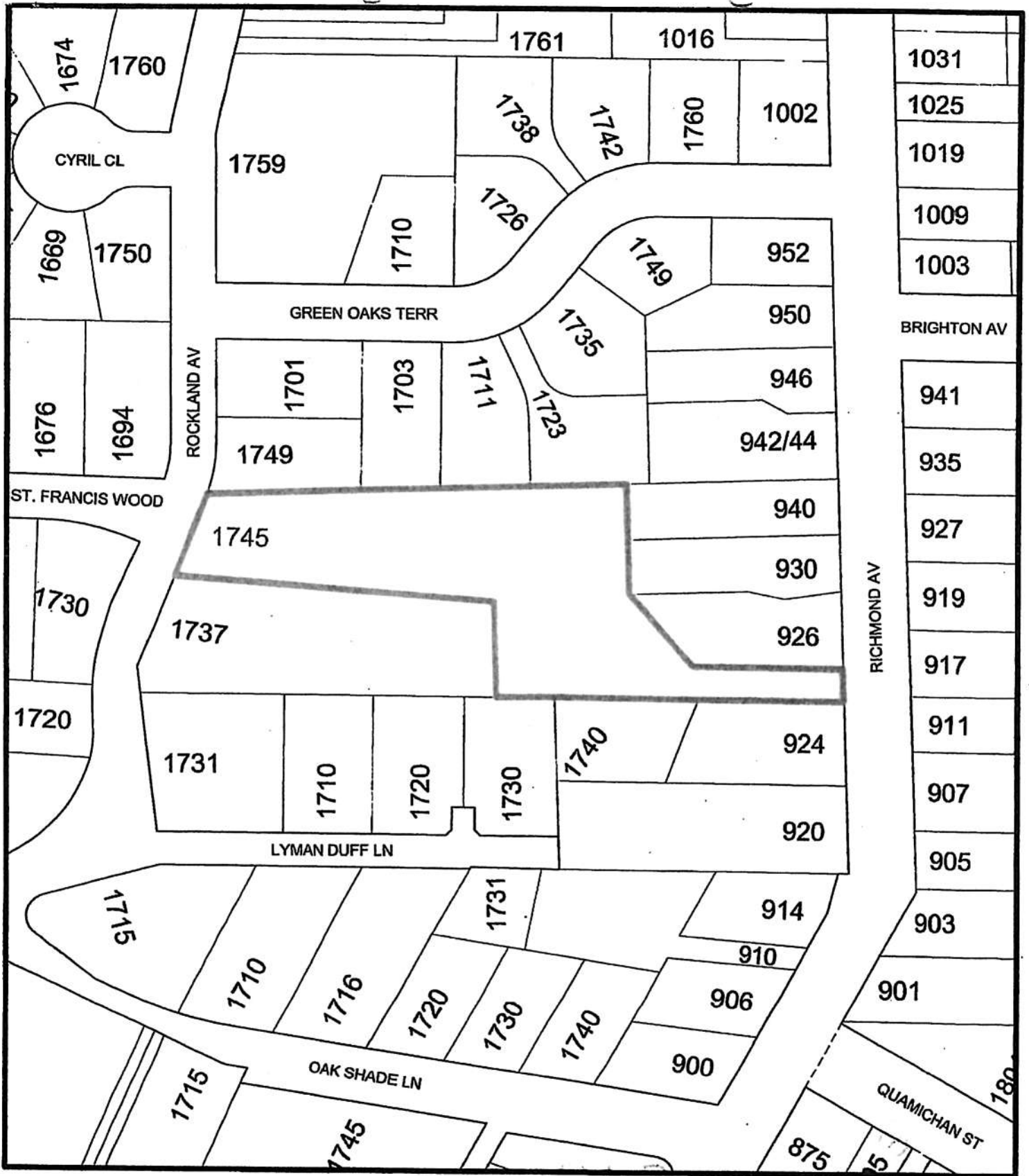
Date: _____

HC:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000357\DP_PLUC__ROCKLANDAVE_1745_NOV27_2014.DOC.DOC

List of Attachments

- Zoning map
- Aerial photo
- Letters from Hillel Architecture, Inc., stamped November 4, 2014
- Plans for Rezoning Application #00444 and Development Permit Application #00357, stamped November 4, 2014
- Council Minutes dated September 25, 2014
- Letters from Rockland Community Association, stamped September 17, 2014, and July 12, 2014
- Planning and Land Use Committee Report, dated September 4, 2014, with the following additional attachments
 - Letters from Hillel Architecture, Inc., stamped June 10, 2014, and March 12, 2014
 - Plans for Rezoning Application #00444 and Development Permit Application #000357, Arborist Report from Talbot McKenzie dated October 24, 2013
 - Letter stamped July 24, 2014, from Rockland Community Association, stamped April 8, 2013.



1745 Rockland Avenue
 Rezoning #00444
 Bylaw #



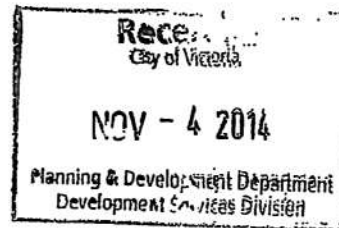


1745 Rockland Avenue
Rezoning #00444
Bylaw #



OCTOBER 31st, 2014

Mayor and Council
Community Planning and Sustainable Development
CITY OF VICTORIA
1 Centennial Square
Victoria BC V8W 1P6



Hillel
architecture



101 1831 Oak Bay Avenue
Victoria BC V8R 1C3

phone 250.592.9198
fax 250.592.9178

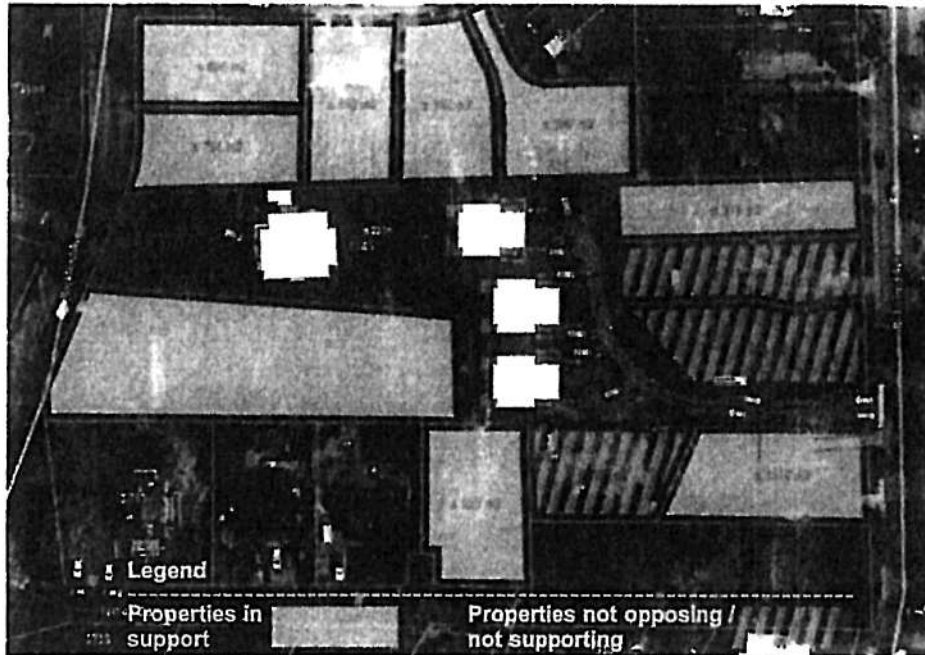
RE: Rockland Avenue Residences
1745 Rockland Avenue, Victoria BC
Rezoning and Development Permit Applications

The Rezoning application #00444 and Development Permit application #000357 reviewed by the planning and Land Use Committee on September 4th, 2014 resulted in a council motion requesting the Developer reconsider the number of units proposed from the submitted count of six new dwelling units combined with the original heritage home to six in total or less.

Background

The original submission - a request for a custom zone permitting the intended density while respecting the setbacks and standards of all neighbouring zones - was carefully designed to suit the unique property, and to respect the neighbouring R1 -A and R1-B zoned properties. The design submitted exceeded all neighbouring zones for setbacks, and therefore the intended level of separation, privacy, bldg ht., and noise abatement. In addition, site coverage was targeted to be substantially less than neighbouring properties, and the resultant landscaping area therefore quite high also in comparison. In consideration of its completely hidden context, and its 70m setback from its road access from Richmond Road the proposal also proposed to provide each dwelling with one guest stall to address parking concerns we anticipated would be stated by Richmond Road homeowners.

In all 23 neighbouring properties were consulted, and provided commentary in consideration of a four lot R1-B potential consideration and our 3 attached dwelling buildings. One abstained as the lot was up for sale, and 22 other properties favored the attached dwelling solution over the more imposing four single family homes. In preparation for the final submission, all neighbouring contiguous properties were again consulted and the resultant letters of support and the diagram enclosed below were submitted with our application. No objections were received at that time.



Site plan diagram, documenting neighbouring support, submitted August 18, 2014

At the September 4th PLUC meeting several councilors voiced their support for the density proposed and several voiced concern. The final motion - to request a submission of six or less dwelling units - was reviewed with the land owners and the developer. It was decided that a submission factually less in the number of dwellings, and factually less in built area would be submitted so that a density decrease was achieved in both measures as intended by council. In addition, commentary from council guided submission revisions which increased side yard setback from 1740 Lyman Duff Lane.

The enclosed revised Submission exhibits the same qualities, materials, and architectural style of the original proposal. Effort has been made to ensure that the new single family home suits this new and very private "streetscape" reflecting both the aesthetics of the new development, takes the same references from the existing heritage home, and draws many details from the greater surrounding neighbourhood context.

Regards

Hillel Architecture Inc
Peter Hardcastle

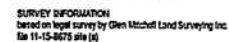
Enclosures as requested

Bubbled:

- 1 bubbled set 8 1/2" x 11"
- 1 bubbled set 11" x 17"
- 3 bubbled sets full size (24" x 36")

Not Bubbled:

- 1 set full size (24" x 36") – not bubbled
- 1 set 11" x 17" – not bubbled
- 1 set 8 1/2" x 11" – not bubbled



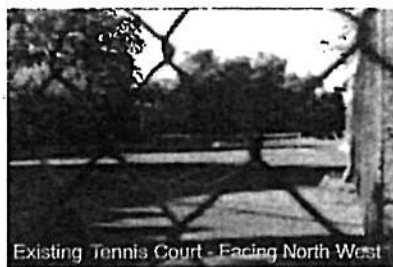
Hillier
architects

235-491 City Day Avenue
Seattle, WA 98101-4300

phone 206.322.2999
206.322.2979



Existing Tennis Court - Facing North East



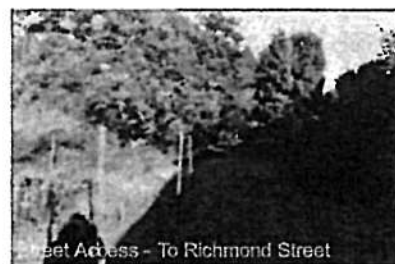
Existing Tennis Court - Facing North West



Existing Tennis Court - Facing South East



Existing Tennis Court - Facing South West



Street Access - To Richmond Street



Existing Street Access - Rockland Avenue



1 Neighboring Building Setback Diagram
A1.3 Scale: 1:500

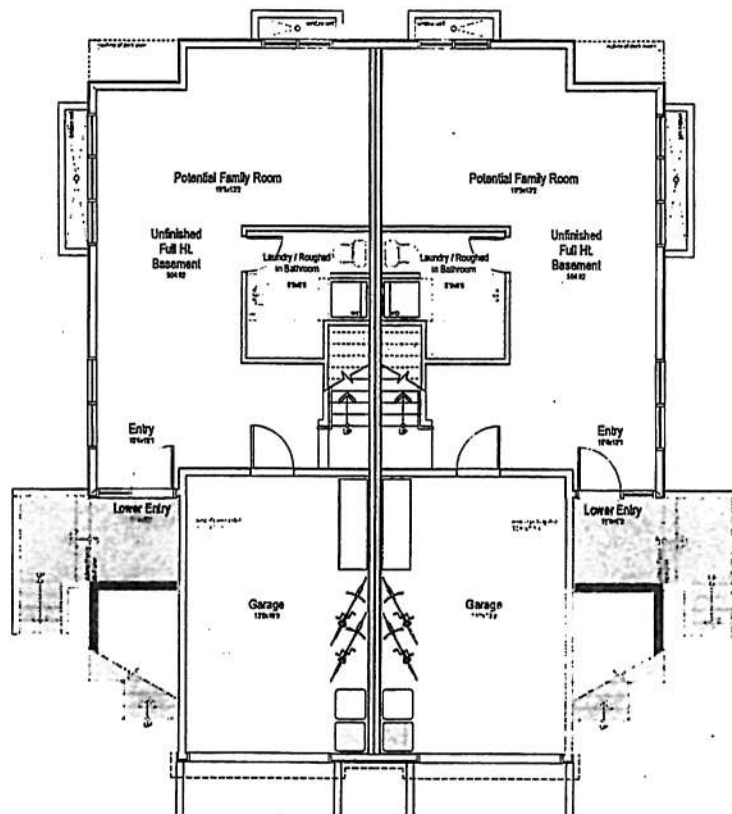
- The lot area surrounding the "Existing Heritage Designated Building" is roughly 1337 m². The area is consistent with R1-A.
- The lot area surrounding the "Proposed Building 1" is roughly 550 m². The area appears to be consistent with neighboring properties.
- The lot area surrounding the "Proposed Building 2" is roughly 625 m². The area appears to be consistent with neighboring properties.
- The lot area surrounding the "Proposed Building 3" is roughly 942 m². The area appears to be consistent with neighboring properties.



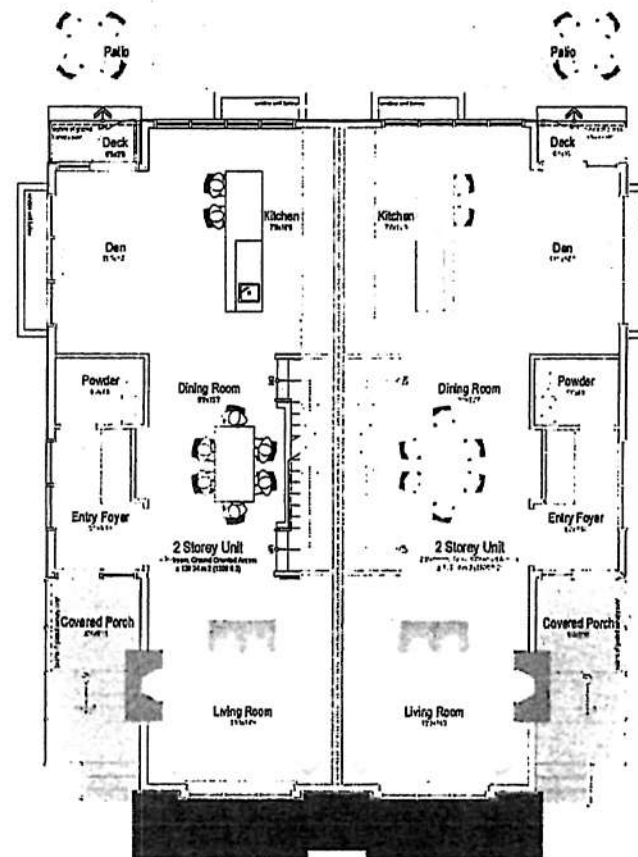
Street Access - From Richmond Street

Received
City of Victoria
OCT 31 2014
Planning & Development Department
Development Services Division

| | | | |
|-----------------------------------|--|--|--|
| | | | |
| <p>Rockland Avenue Townhouses</p> | | <p>Exist. Photos & Setback Diagram</p> | |
| <p>Scale: 1:500</p> | | <p>Scale: 1:500</p> | |
| <p>Author: [Name]</p> | | <p>Author: [Name]</p> | |
| <p>Date: [Date]</p> | | <p>Date: [Date]</p> | |
| <p>Sheet: [Number]</p> | | <p>Sheet: [Number]</p> | |



1 Buildings 1 & 2 Typical Lower (Basement) Floor Plan
A2.1 Scale: 1:50

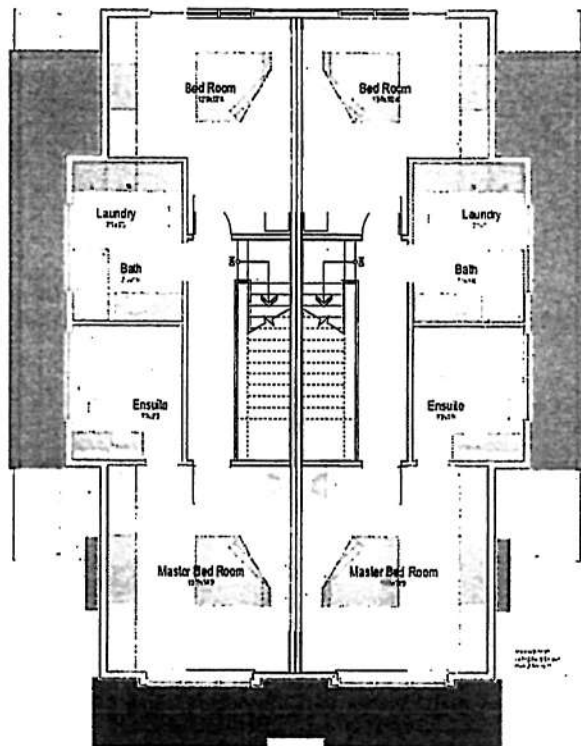


2 Buildings 1 & 2 Typical Main Floor Plan
A2.1 Scale: 1:50

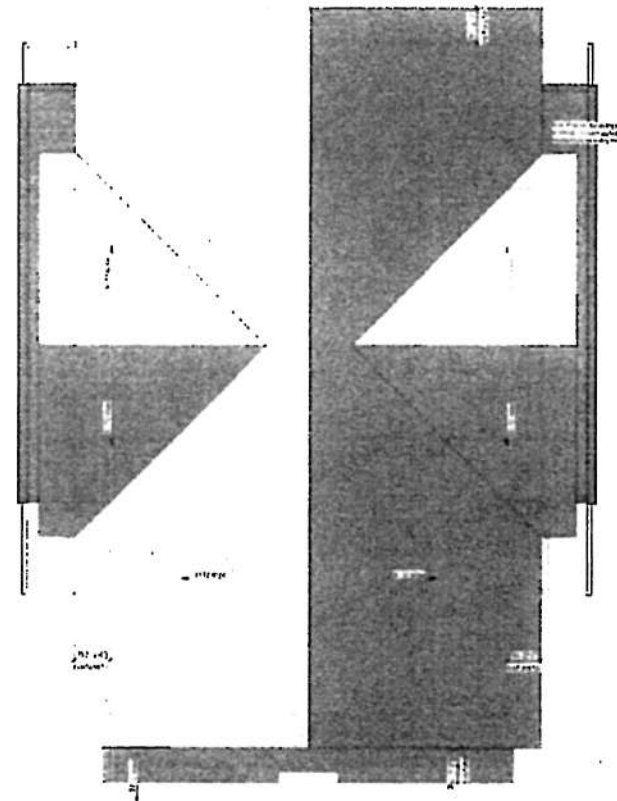
Received
City of Victoria
OCT 31 2014
Planning & Development Department
Development Services Division

| | | | |
|-----|----|------------------|--------------------------|
| Rev | By | Date | Description |
| 1 | MM | 27 Nov 2014 | Issued for Construction |
| 2 | MM | 28 Jan 2015 | Revised for Construction |
| 3 | MM | 10 December 2015 | Revised for Construction |
| 4 | MM | 10 December 2015 | Revised for Construction |
| 5 | MM | 10 December 2015 | Revised for Construction |
| 6 | MM | 10 December 2015 | Revised for Construction |
| 7 | MM | 10 December 2015 | Revised for Construction |
| 8 | MM | 10 December 2015 | Revised for Construction |
| 9 | MM | 10 December 2015 | Revised for Construction |
| 10 | MM | 10 December 2015 | Revised for Construction |

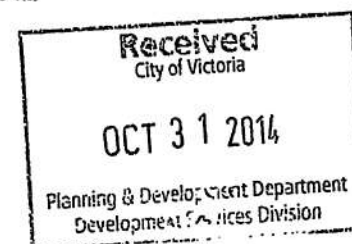




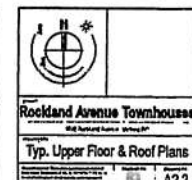
1 Buildings 1 & 2 Typical Upper Floor Plan
A2.2 Scale: 1:50

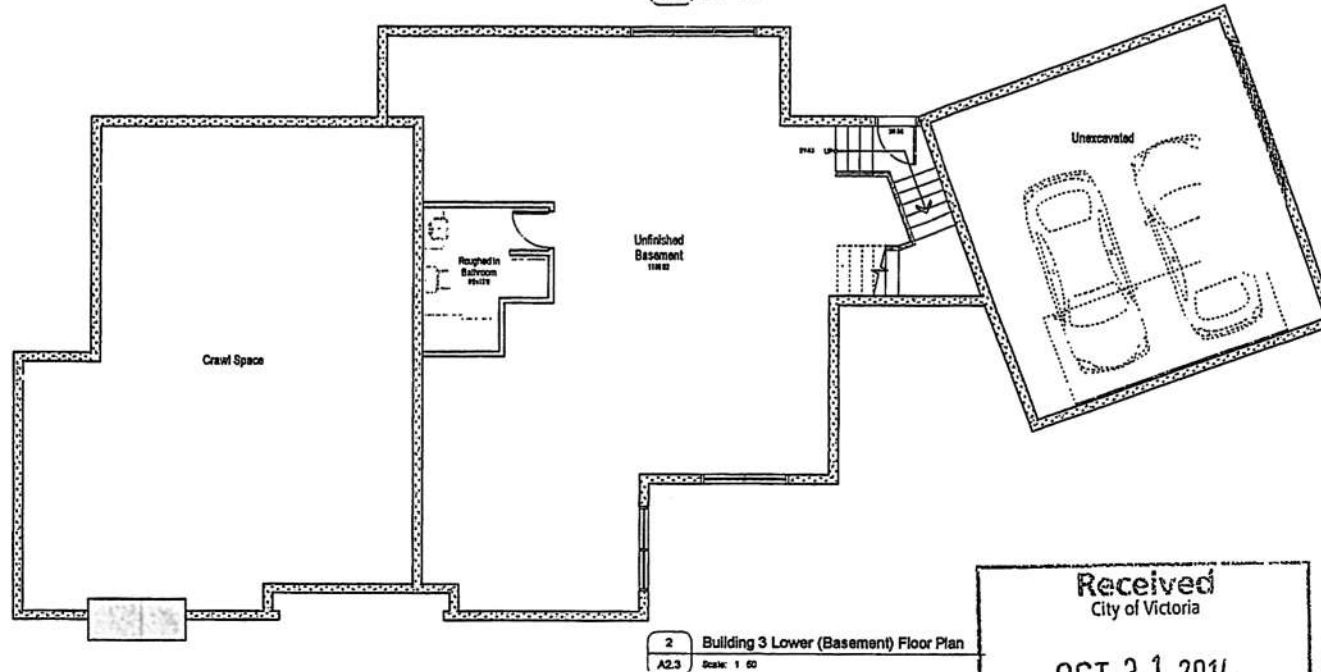
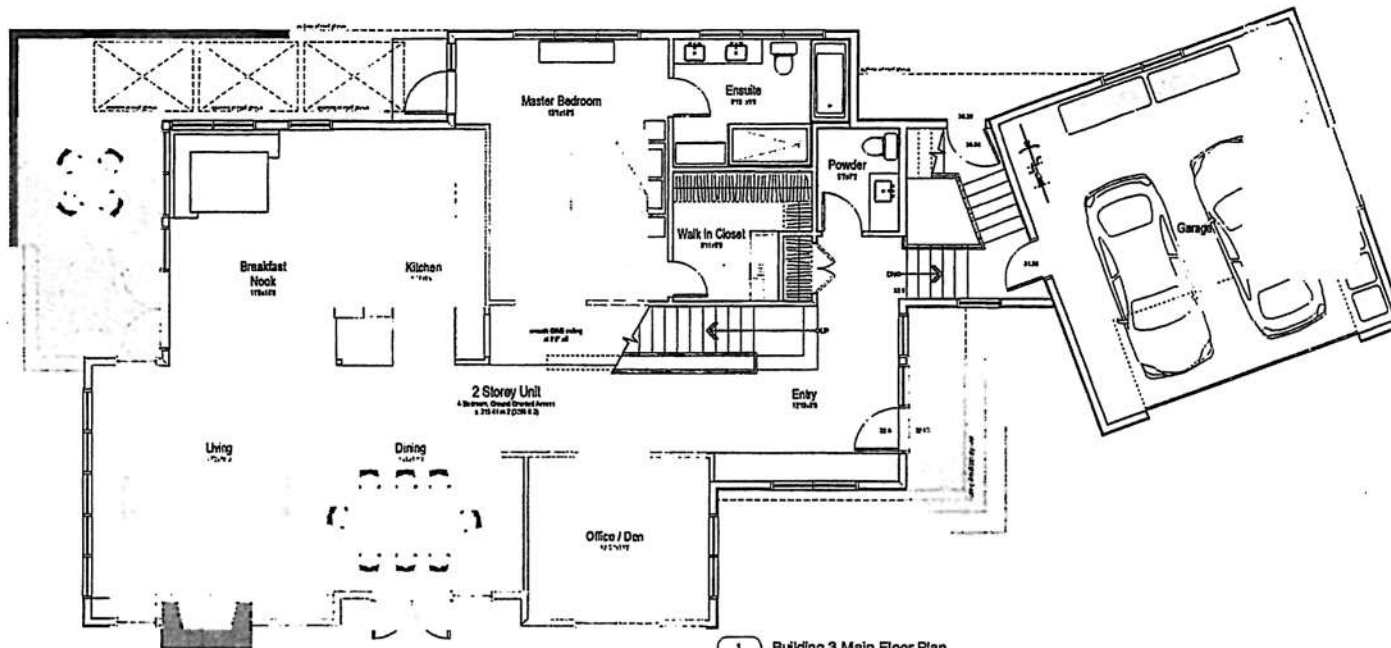


2 Buildings 1 & 2 Typical Roof Plan
A2.2 Scale: 1:50



| Rev | Description | Date | By | Check |
|-----|-----------------|------------|----|-------|
| 1 | Issued for 2D | 01/01/2014 | MM | |
| 2 | Issued for 3D | 01/01/2014 | MM | |
| 3 | Issued for 4D | 01/01/2014 | MM | |
| 4 | Issued for 5D | 01/01/2014 | MM | |
| 5 | Issued for 6D | 01/01/2014 | MM | |
| 6 | Issued for 7D | 01/01/2014 | MM | |
| 7 | Issued for 8D | 01/01/2014 | MM | |
| 8 | Issued for 9D | 01/01/2014 | MM | |
| 9 | Issued for 10D | 01/01/2014 | MM | |
| 10 | Issued for 11D | 01/01/2014 | MM | |
| 11 | Issued for 12D | 01/01/2014 | MM | |
| 12 | Issued for 13D | 01/01/2014 | MM | |
| 13 | Issued for 14D | 01/01/2014 | MM | |
| 14 | Issued for 15D | 01/01/2014 | MM | |
| 15 | Issued for 16D | 01/01/2014 | MM | |
| 16 | Issued for 17D | 01/01/2014 | MM | |
| 17 | Issued for 18D | 01/01/2014 | MM | |
| 18 | Issued for 19D | 01/01/2014 | MM | |
| 19 | Issued for 20D | 01/01/2014 | MM | |
| 20 | Issued for 21D | 01/01/2014 | MM | |
| 21 | Issued for 22D | 01/01/2014 | MM | |
| 22 | Issued for 23D | 01/01/2014 | MM | |
| 23 | Issued for 24D | 01/01/2014 | MM | |
| 24 | Issued for 25D | 01/01/2014 | MM | |
| 25 | Issued for 26D | 01/01/2014 | MM | |
| 26 | Issued for 27D | 01/01/2014 | MM | |
| 27 | Issued for 28D | 01/01/2014 | MM | |
| 28 | Issued for 29D | 01/01/2014 | MM | |
| 29 | Issued for 30D | 01/01/2014 | MM | |
| 30 | Issued for 31D | 01/01/2014 | MM | |
| 31 | Issued for 32D | 01/01/2014 | MM | |
| 32 | Issued for 33D | 01/01/2014 | MM | |
| 33 | Issued for 34D | 01/01/2014 | MM | |
| 34 | Issued for 35D | 01/01/2014 | MM | |
| 35 | Issued for 36D | 01/01/2014 | MM | |
| 36 | Issued for 37D | 01/01/2014 | MM | |
| 37 | Issued for 38D | 01/01/2014 | MM | |
| 38 | Issued for 39D | 01/01/2014 | MM | |
| 39 | Issued for 40D | 01/01/2014 | MM | |
| 40 | Issued for 41D | 01/01/2014 | MM | |
| 41 | Issued for 42D | 01/01/2014 | MM | |
| 42 | Issued for 43D | 01/01/2014 | MM | |
| 43 | Issued for 44D | 01/01/2014 | MM | |
| 44 | Issued for 45D | 01/01/2014 | MM | |
| 45 | Issued for 46D | 01/01/2014 | MM | |
| 46 | Issued for 47D | 01/01/2014 | MM | |
| 47 | Issued for 48D | 01/01/2014 | MM | |
| 48 | Issued for 49D | 01/01/2014 | MM | |
| 49 | Issued for 50D | 01/01/2014 | MM | |
| 50 | Issued for 51D | 01/01/2014 | MM | |
| 51 | Issued for 52D | 01/01/2014 | MM | |
| 52 | Issued for 53D | 01/01/2014 | MM | |
| 53 | Issued for 54D | 01/01/2014 | MM | |
| 54 | Issued for 55D | 01/01/2014 | MM | |
| 55 | Issued for 56D | 01/01/2014 | MM | |
| 56 | Issued for 57D | 01/01/2014 | MM | |
| 57 | Issued for 58D | 01/01/2014 | MM | |
| 58 | Issued for 59D | 01/01/2014 | MM | |
| 59 | Issued for 60D | 01/01/2014 | MM | |
| 60 | Issued for 61D | 01/01/2014 | MM | |
| 61 | Issued for 62D | 01/01/2014 | MM | |
| 62 | Issued for 63D | 01/01/2014 | MM | |
| 63 | Issued for 64D | 01/01/2014 | MM | |
| 64 | Issued for 65D | 01/01/2014 | MM | |
| 65 | Issued for 66D | 01/01/2014 | MM | |
| 66 | Issued for 67D | 01/01/2014 | MM | |
| 67 | Issued for 68D | 01/01/2014 | MM | |
| 68 | Issued for 69D | 01/01/2014 | MM | |
| 69 | Issued for 70D | 01/01/2014 | MM | |
| 70 | Issued for 71D | 01/01/2014 | MM | |
| 71 | Issued for 72D | 01/01/2014 | MM | |
| 72 | Issued for 73D | 01/01/2014 | MM | |
| 73 | Issued for 74D | 01/01/2014 | MM | |
| 74 | Issued for 75D | 01/01/2014 | MM | |
| 75 | Issued for 76D | 01/01/2014 | MM | |
| 76 | Issued for 77D | 01/01/2014 | MM | |
| 77 | Issued for 78D | 01/01/2014 | MM | |
| 78 | Issued for 79D | 01/01/2014 | MM | |
| 79 | Issued for 80D | 01/01/2014 | MM | |
| 80 | Issued for 81D | 01/01/2014 | MM | |
| 81 | Issued for 82D | 01/01/2014 | MM | |
| 82 | Issued for 83D | 01/01/2014 | MM | |
| 83 | Issued for 84D | 01/01/2014 | MM | |
| 84 | Issued for 85D | 01/01/2014 | MM | |
| 85 | Issued for 86D | 01/01/2014 | MM | |
| 86 | Issued for 87D | 01/01/2014 | MM | |
| 87 | Issued for 88D | 01/01/2014 | MM | |
| 88 | Issued for 89D | 01/01/2014 | MM | |
| 89 | Issued for 90D | 01/01/2014 | MM | |
| 90 | Issued for 91D | 01/01/2014 | MM | |
| 91 | Issued for 92D | 01/01/2014 | MM | |
| 92 | Issued for 93D | 01/01/2014 | MM | |
| 93 | Issued for 94D | 01/01/2014 | MM | |
| 94 | Issued for 95D | 01/01/2014 | MM | |
| 95 | Issued for 96D | 01/01/2014 | MM | |
| 96 | Issued for 97D | 01/01/2014 | MM | |
| 97 | Issued for 98D | 01/01/2014 | MM | |
| 98 | Issued for 99D | 01/01/2014 | MM | |
| 99 | Issued for 100D | 01/01/2014 | MM | |



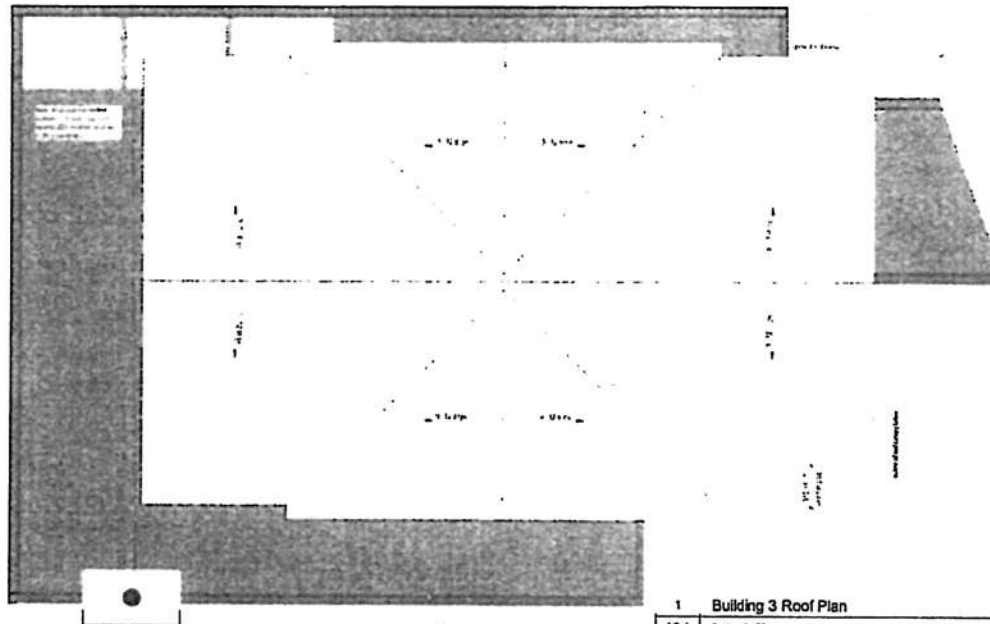


Received
City of Victoria

OCT 31 2014

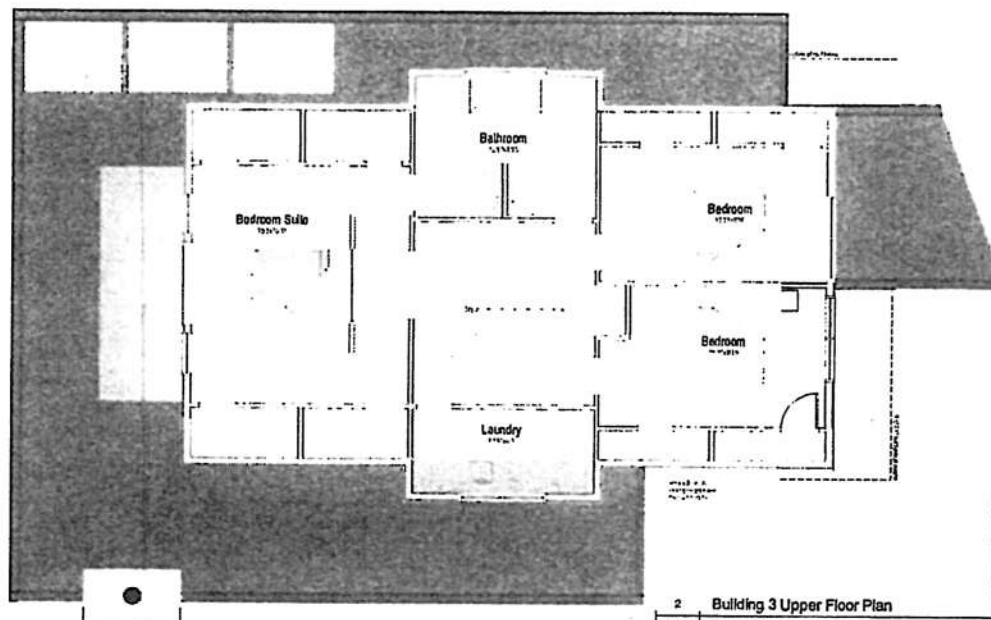
Planning & Development Department
Development Services Division





1 Building 3 Roof Plan

A2.4 Scale: 1:50



2 Building 3 Upper Floor Plan

A2.4 Scale: 1:50

Received
City of Victoria

OCT 31 2014

Planning & Development Department
Development Services Division





face of neighboring home | PL

Internal property streetscape not visible from Richmond Road

PL | face of neighboring home

1 Concealed Streetscape Elevation
A3.1 Scale: 1:100

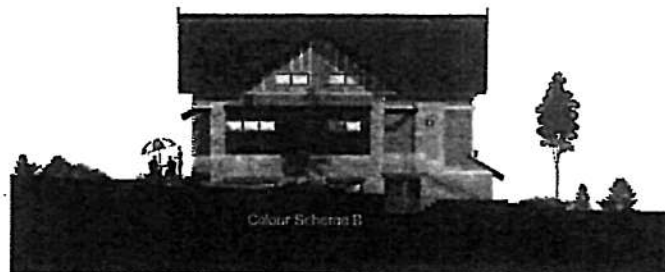


face of designated heritage building
1745 Rockland Avenue

PL

face of neighboring home
230 Richmond Road

2 Property Internal Section
A3.1 Scale: 1:200



City of Victoria

OCT 31 2014

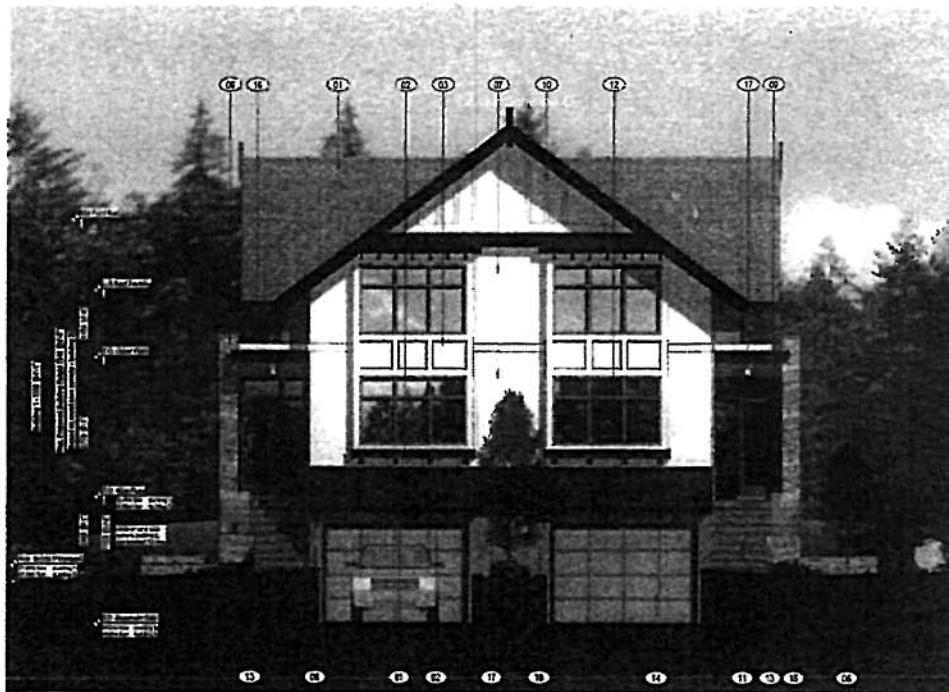
Planning & Development Department
Development Services Division

| | | |
|--|--|---|
| Hillel architecture 1000 West 10th Avenue Vancouver, BC V6H 1G1 Tel: 604.681.1111 Fax: 604.681.1112 Email: info@hillelarch.com | | Project: Rockland Drive Townhouses 1745 Rockland Drive, Victoria, BC Drawing: Streetscape Elevations Date: 10/31/2014 Scale: A3.1 |
|--|--|---|

ELEVATION FINISH LEGEND

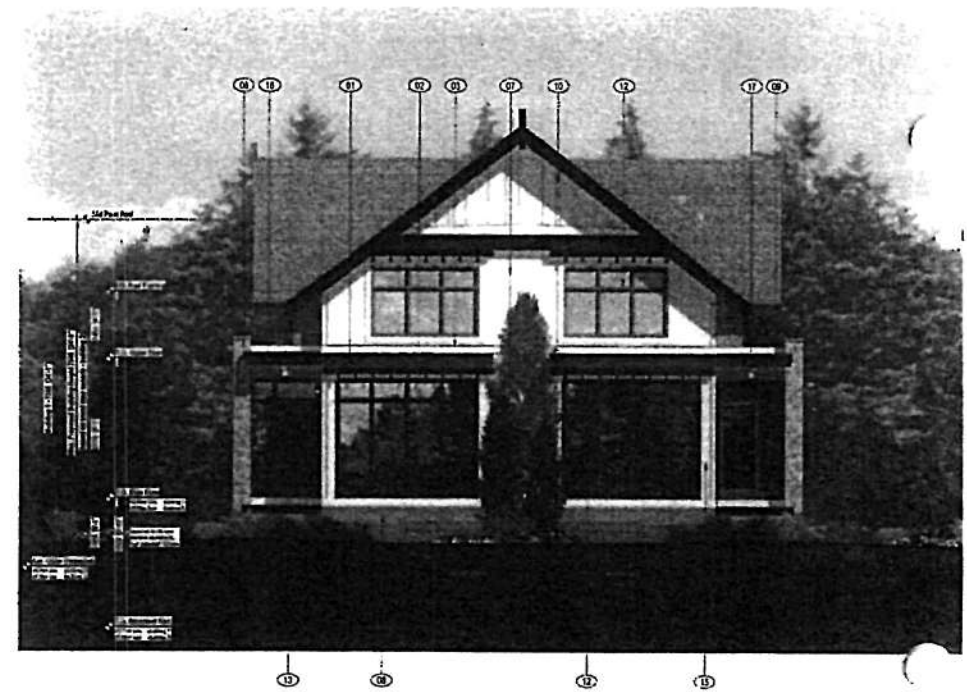
List of finishes typical of all elevations

- | | |
|---|--|
| (01) Asphalt shingles - Arch spec colour | (10) Smooth face cementitious wood composite board and batten siding - To match stone colour |
| (02) Wood fascia & exposed rafter tails - Painted - Graphite colour | (11) Exposed architectural concrete elements - Painted - Arch spec colour |
| (03) Wood fascia & window casing - Painted - Clean white colour | (12) Aluminum window units - Clear anodized or prefinished black |
| (04) Smooth face cementitious wood composite with upper roof tile prefinished metal ventilation stops - Painted - Graphite colour | (13) Clear finished, edge grain wood entry door tile glazed panels in black anodized aluminum frame - Arch spec colour |
| (05) 1949 T&G cedar (lower model), rough sawn square face vertical of barrel stave finish - Driftwood gray colour | (14) Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour |
| (06) Natural stone veneer & retaining walls - Arch spec colour | (15) Side-mounted frameless tempered glass ceiling system with pinhead textured tempered glass panels and stainless steel hardware |
| (07) Cement based stucco, smooth bowl finish - Light gray colour | (16) Laminated glass canopy with domed surface in graphite colored structural framing |
| (08) Cement based stucco, smooth bowl finish - Warm Gray colour | (17) Building mounted down lighting & interior lighting |
| (09) 1949 T&G cedar siding, square face cut, rough sawn face visible - of barrel stave finish - Arch spec colour | (18) Raised unit numbering - Stainless steel |



1 Building 1 & 2 Typical Front Elevation (East)

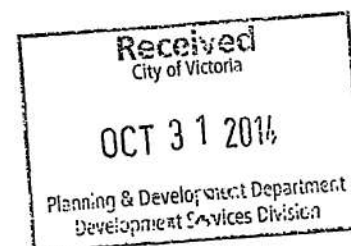
A3.2 Scale: 1:50



2 Building 1 & 2 Typical Rear Elevation (West)

A3.2 Scale: 1:50

| NO. | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|--------------|---|----------|------------|--------|-----------------|
| 1 | Asphalt shingles | 1000 | SQ. FT. | 1.50 | 1500.00 |
| 2 | Wood fascia & exposed rafter tails | 100 | LINEAL FT. | 1.00 | 100.00 |
| 3 | Wood fascia & window casing | 100 | LINEAL FT. | 1.00 | 100.00 |
| 4 | Smooth face cementitious wood composite | 1000 | SQ. FT. | 1.50 | 1500.00 |
| 5 | 1949 T&G cedar (lower model) | 1000 | SQ. FT. | 1.50 | 1500.00 |
| 6 | Natural stone veneer & retaining walls | 100 | SQ. FT. | 1.00 | 100.00 |
| 7 | Cement based stucco, smooth bowl finish | 1000 | SQ. FT. | 1.50 | 1500.00 |
| 8 | Cement based stucco, smooth bowl finish | 1000 | SQ. FT. | 1.50 | 1500.00 |
| 9 | 1949 T&G cedar siding | 1000 | SQ. FT. | 1.50 | 1500.00 |
| 10 | Smooth face cementitious wood composite board and batten siding | 1000 | SQ. FT. | 1.50 | 1500.00 |
| 11 | Exposed architectural concrete elements | 100 | SQ. FT. | 1.00 | 100.00 |
| 12 | Aluminum window units | 10 | UNIT | 10.00 | 100.00 |
| 13 | Clear finished, edge grain wood entry door | 1 | UNIT | 100.00 | 100.00 |
| 14 | Clear finished, edge grain, overhead wood garage door | 1 | UNIT | 100.00 | 100.00 |
| 15 | Side-mounted frameless tempered glass ceiling system | 1 | UNIT | 100.00 | 100.00 |
| 16 | Laminated glass canopy | 1 | UNIT | 100.00 | 100.00 |
| 17 | Building mounted down lighting & interior lighting | 10 | UNIT | 10.00 | 100.00 |
| 18 | Raised unit numbering | 10 | UNIT | 10.00 | 100.00 |
| TOTAL | | | | | 10000.00 |

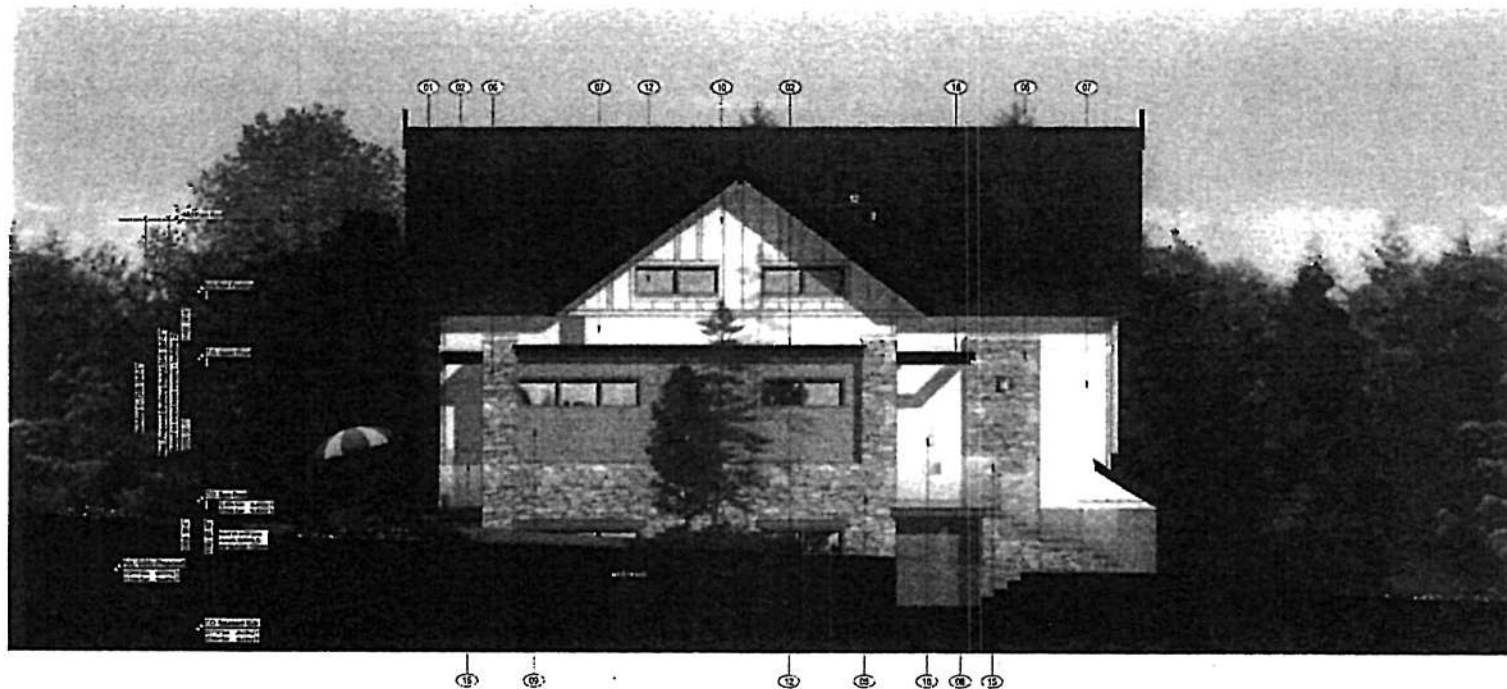


Rockland Drive Townhouses
Buildings 1 & 2
Typ. Front & Rear Elevations
A3.2

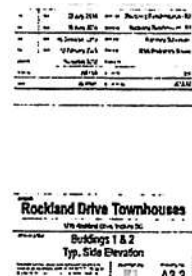
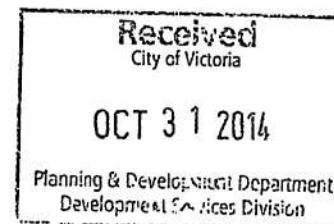
ELEVATION FINISH LEGEND

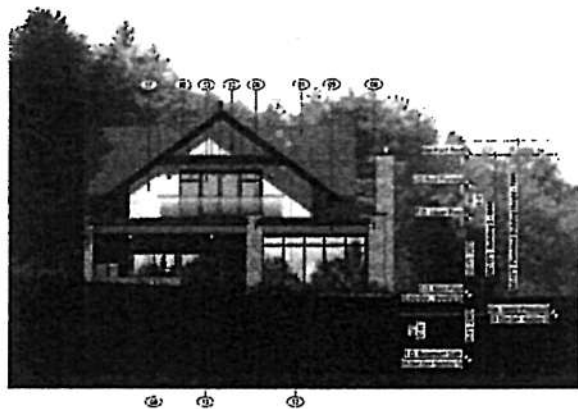
List of finishes typical of all elevations

- | | |
|---|---|
| (61) Asphalt shingles - Arch spec colour | (16) Smooth face cementitious wood composite board and battens siding to match stone colour |
| (62) Wood fascia & exposed rafter tails - Painted - Graphite colour | (17) Exposed architectural concrete elements - Painted - Arch spec colour |
| (63) Wood fascia & window casing - Painted - Clean white colour | (18) Aluminum window units - Clear anodized or prefinished black |
| (64) Smooth face cementitious wood composite soffit (upper roof) or prefinished metal ventilation units - Painted - Graphite colour | (19) Clear finished, edge grain, wood entry door and glazed panels in black anodized aluminum frame - Arch spec colour |
| (65) 1949 TAG cedar (lower roof), rough shewn square face vertical based shewn finish - Distressed gray colour | (20) Clear finished, edge grain, milled wood garage door in black anodized aluminum frame - Arch spec colour |
| (66) Natural stone veneer & retaining walls - Arch spec colour | (21) Side-mounted frameless tempered glass railing system with pinhead textured tempered glass panels and stainless steel balusters |
| (67) Cement based stucco, smooth trowel finish - Light gray colour | (22) Laminated glass canopy with etched surface in graphite colored structural framing |
| (68) Cement based stucco, smooth trowel finish - Warm Gray colour | (23) Building mounted down lighting & feature lighting |
| (69) 1949 TAG cedar siding, square face cut, rough shewn face visible - oil based stain finish - Arch spec colour | (24) Robust unit rebar - Stainless steel |

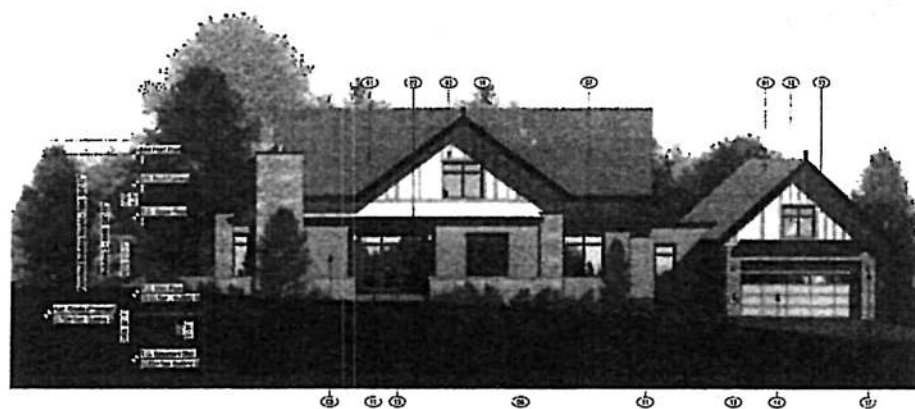


1 Buildings 1 & 2 Typical Side Elevation (North & South)
A3.3 Scale: 1:50

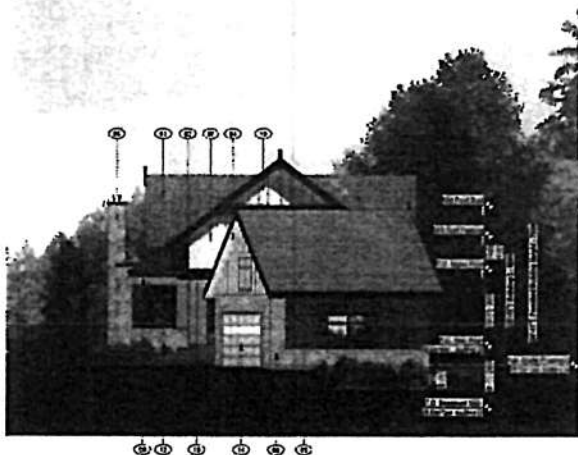




1 Building 3 Rear Elevation (West)
A3.4 Scale: 1:100



2 Building 3 Interior Side Elevation (North)
A3.4 Scale: 1:100



3 Building 3 Front Elevation (East)
A3.4 Scale: 1:100



4 Building 3 Exterior Side Elevation (South)
A3.4 Scale: 1:100

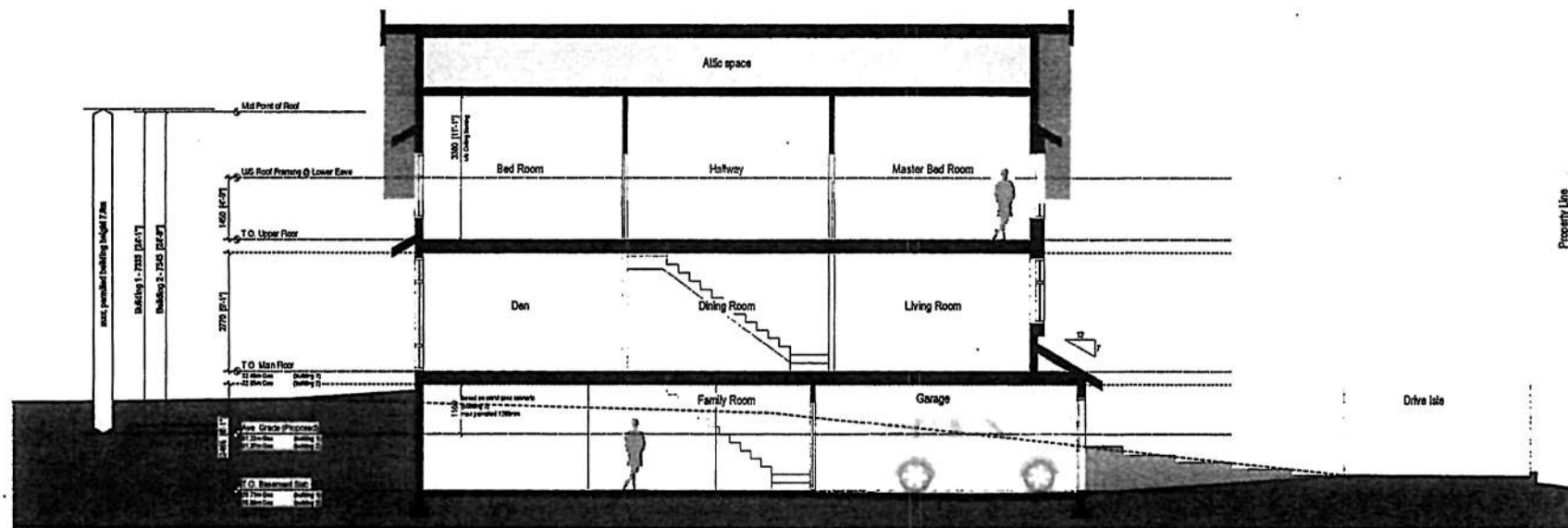
Received
City of Victoria

OCT 31 2014

Planning & Development Department
Development Services Division

Hillel
architecture
200-1000-1000
Victoria BC V8V 1A2
Phone: 250-472-4000
Fax: 250-472-4100

Rockland Avenue Townhouses
Building 3 Exterior Elevations
NEW A3.4



1 Typical Building Section (Building 2 Shown)
A4.1 Scale: 1/8" = 1'-0"

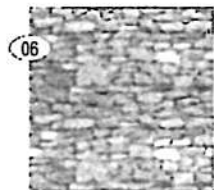
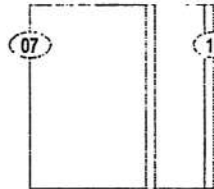
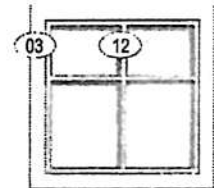
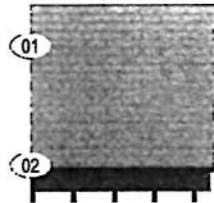
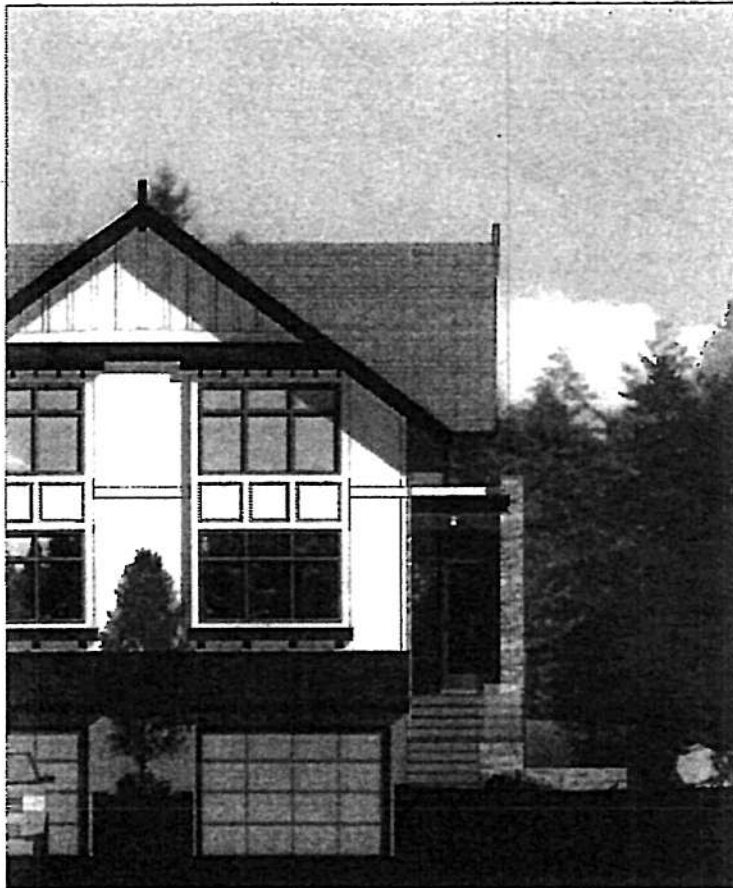
| Rev | Date | By | Check | Description |
|-----|------------|-----------|-----------|--------------------------|
| 1 | 2014.05.01 | W. Hillel | W. Hillel | Issued for Construction |
| 2 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 3 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 4 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 5 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 6 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 7 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 8 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 9 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 10 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |



| Rev | Date | By | Check | Description |
|-----|------------|-----------|-----------|--------------------------|
| 1 | 2014.05.01 | W. Hillel | W. Hillel | Issued for Construction |
| 2 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 3 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 4 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 5 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 6 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 7 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 8 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 9 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |
| 10 | 2014.05.01 | W. Hillel | W. Hillel | Revised for Construction |

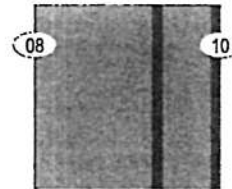
Received
City of Victoria
OCT 31 2014
Planning & Development Department
Development Services Division

Colour And Materials Palette

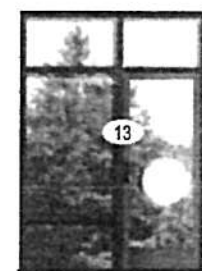
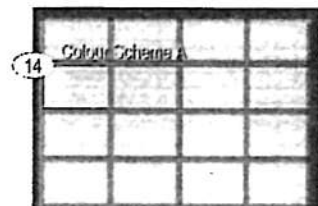
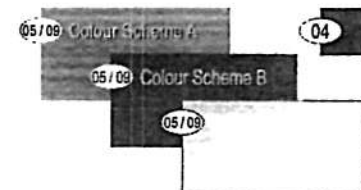


- (01) Asphalt shingles - Arch spec colour
- (02) Wood fascia & exposed rafter tails - Painted - Graphite colour
- (03) Wood fascia & window casing - Painted - Clean white colour
- (04) Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventilation strips - Painted - Graphite colour
- (05) 19x89 T&G cedar (lower roofs), rough sawn square face visible - oil based stain finish - Driftwood gray colour
- (06) Natural stone veneer & retaining walls - Arch spec colour
- (07) Cement based stucco, smooth trowel finish - Light gray colour
- (08) Cement based stucco, smooth trowel finish - Warm Gray colour
- (09) 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish - Arch spec colour

- (10) Smooth face cementitious wood composite board and batton siding - To match stucco colour
- (11) Exposed architectural concrete elements - Painted - Arch spec colour
- (12) Aluminum window units - Clear anodized or prefinished black
- (13) Clear finished, edge grain, wood entry door c/w glazed panels in black anodized aluminum frame - Arch spec colour
- (14) Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour
- (15) Side-mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel fasteners
- (16) Laminated glass canopy with dimpled surface in graphite color structural framing
- (17) Building mounted down lighting & feature lighting
- (18) Raised unit numbering - Stainless steel



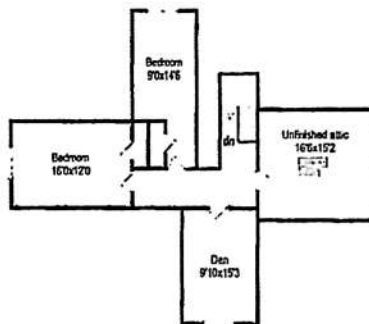
4
924
Richmond
Road



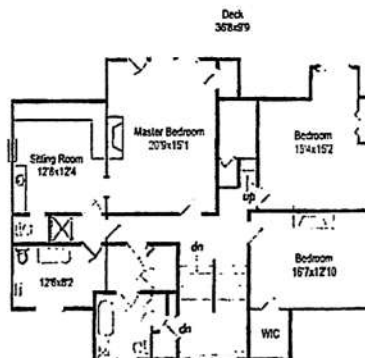
REZONING PERMIT APPLICATION SUBMISSION
1745 ROCKLAND AVENUE TOWNHOUSES
1745 ROCKLAND AVENUE, VICTORIA, BC

OCT 31 2014

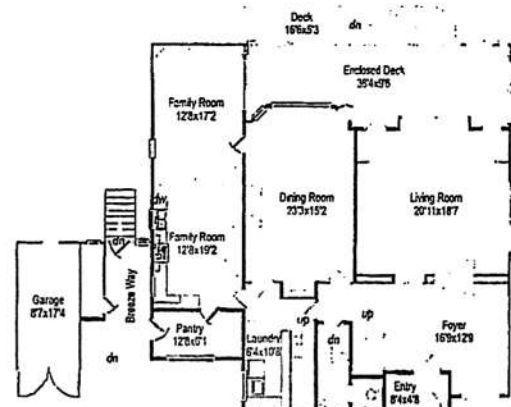
Planning & Development Department
Development Services Division



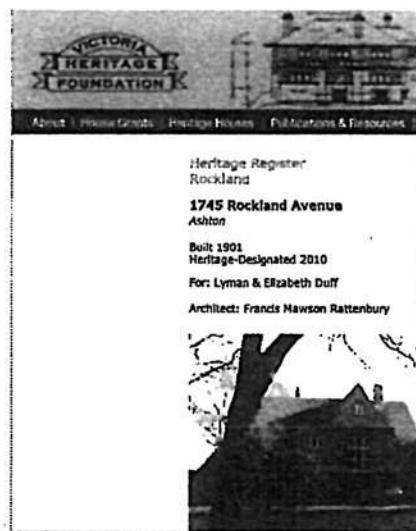
3 Attic Floor Plan (by others)
Scale: 1:100



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



1 Main Floor Plan (by others)
Scale: 1:100



BUILDING AREAS (by level)

| LEVEL | FINISHED SQ. FT. | UNFINISHED SQ. FT. | TOTAL SQ. FT. |
|-----------------|------------------|--------------------|---------------|
| Main Floor | 2714 | 0 | 2714 |
| Upper Floor | 1813 | 0 | 1813 |
| Attic | 755 | 243 | 1000 |
| Total | 5282 | 243 | 5525 |
| Garage | 0 | 213 | 213 |
| Also Unfinished | 0 | 670 | 670 |

Note: All areas prepared by "On the Ground" by 8/2012 measure. Area 13, 2714 for inclusion purposes only. Measurements and layout subject to verification.



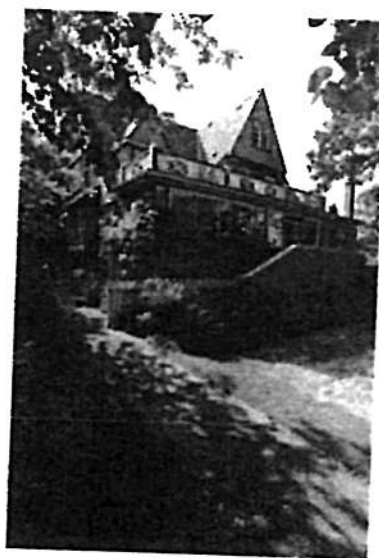
received
City of Victoria

OCT 31 2011

Planning & Development Department
Development Services Division

Hillel
architecture



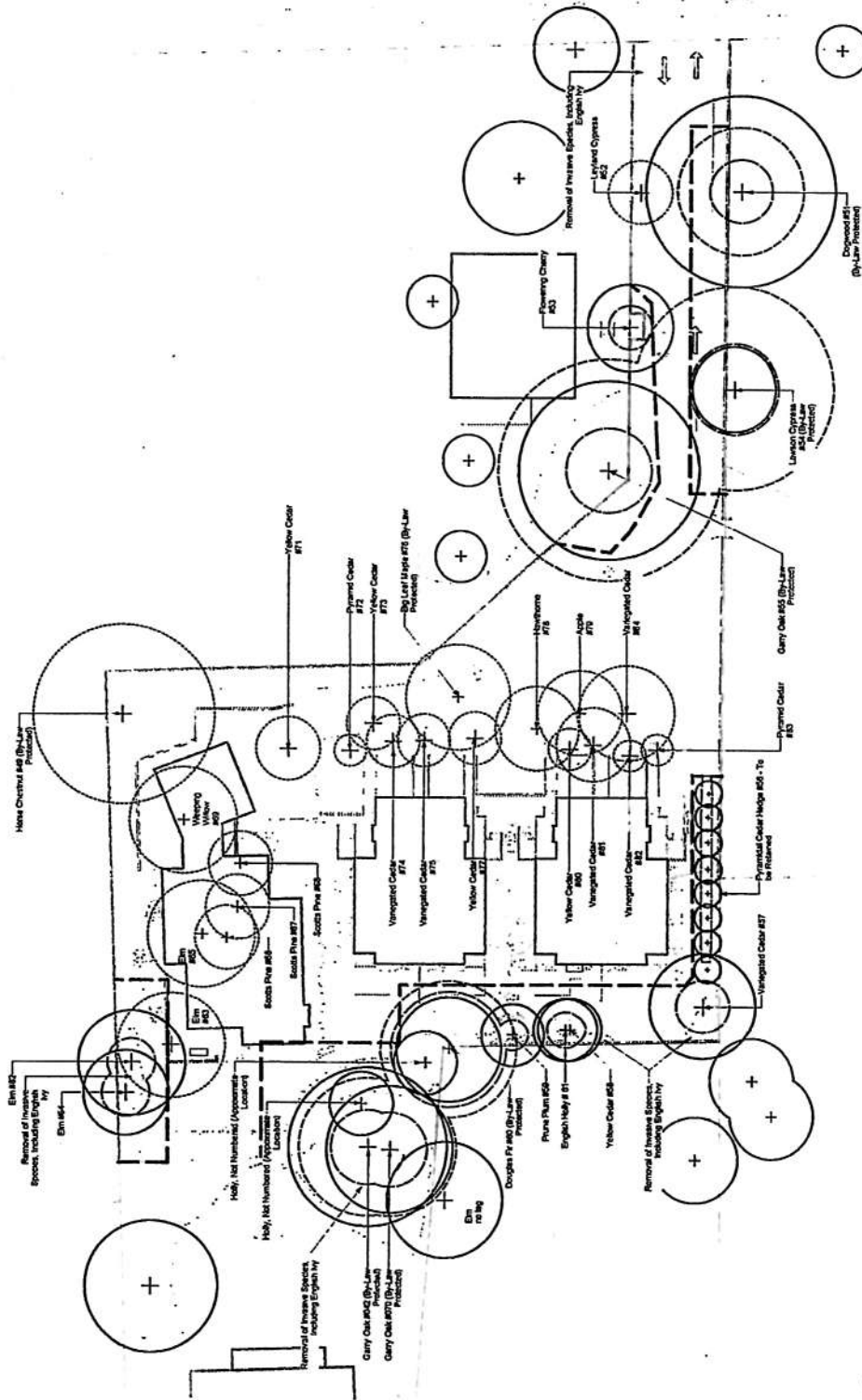


| | |
|----------------|-------------------------------|
| Project Name | Rockland Avenue Townhouses |
| Client | City of Victoria |
| Address | Rockland Avenue, Victoria, BC |
| Project Number | 100-1000-0000 |
| Date | 10/31/2014 |
| Drawn By | Hillel Architecture |
| Checked By | Hillel Architecture |
| Scale | 1/4" = 1'-0" |
| Sheet | 2 of 2 |



| | |
|-----------------------------|--|
| Rockland Avenue Townhouses | |
| Existing Heritage Residence | |
| 2 of 2 | |

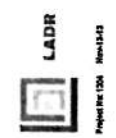
Received
City of Victoria
OCT 31 2014
Planning & Development Department
Development Services Division



1745 Rockland Drive Townhouses - Tree Preservation Plan

OCT 31 2014

Planning & Development Department
Development Services Division



Revised Oct 30, 2014
 July 21, 2014
 June 2, 2014
 June 2, 2014
 May 11, 2014

20-452 Douglas Rd, Victoria B.C. V8T 1M8
 Phone: (250) 386-6162 Fax: (250) 415-0066