

# 1745 Rockland Road Redevelopment

Hillel Architecture Inc.


Public Hearing - December 10th 2015




The Neighbourhood

1745 Rockland is a "Through Lot" from Rockland Road through to Richmond Road

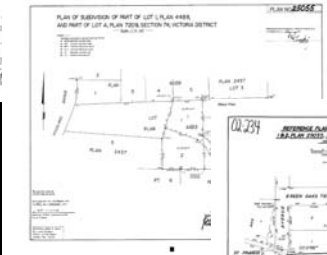
### The History.




1889  
7.20 acres




1901  
The Ashton is built




1937 6 lots  
1.052 acres



2 lots are later reassembled

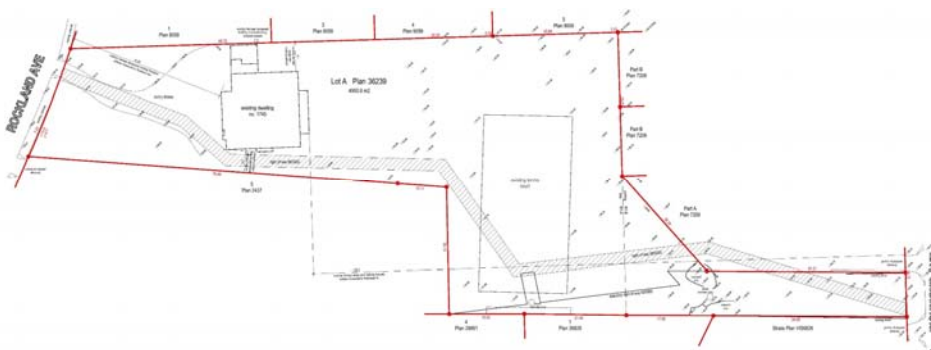



1971 lot is divided



1981 lot is reassembled

The lot contains a Francis Mawson Rattenbury designed heritage home, built in 1901, and the existing tennis court in the approximate area of the proposed development.





1745 ROCKLAND REDEVELOPMENT

1745 ROCKLAND AVENUE, VICTORIA, BC



The original 1901 Rattenbury designed heritage home: The Ashton



The Rockland Road entry.

Both the entry walk and driveway will remain changed.

The Richmond Road entry will receive a new lane, however...

...no buildings would be visible from this Richmond Road site entry



Existing Tennis Court - Facing North East



Existing Tennis Court - Facing North West




Existing Tennis Court - Facing South East



Existing Tennis Court - Facing South West

The existing tennis court being removed and this area redeveloped.





1745 Rockland Road has evolved through several proposals.

The initially 6 units, in twin townhouse form.

Through 5 units with both townhouses and a single family home.

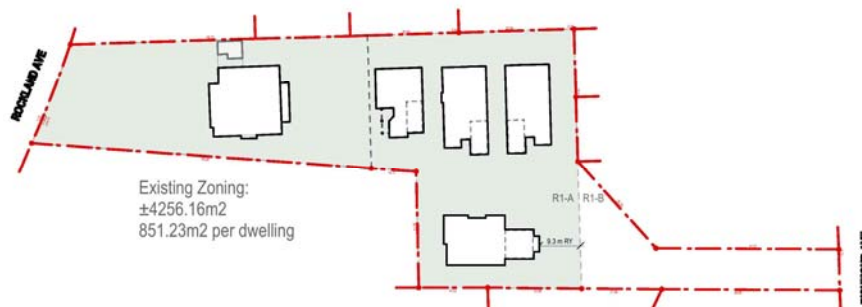
This final proposal is for 4 units, each is a single family home in form.

The proposal of 4 units on this existing irregular shaped lot is 990m2 per dwelling.  
Zoning divisions require that we measure this another way...



If the property remains undivided, based on existing zoning areas, this proposal is 851.23m<sup>2</sup> per dwelling.

Exceeding the existing zoning of R1-A (740m<sup>2</sup> for single family dwellings),  
R1-A (835m<sup>2</sup> multifamily dwellings), and even R1-A Panhandle (850m<sup>2</sup>) regulations



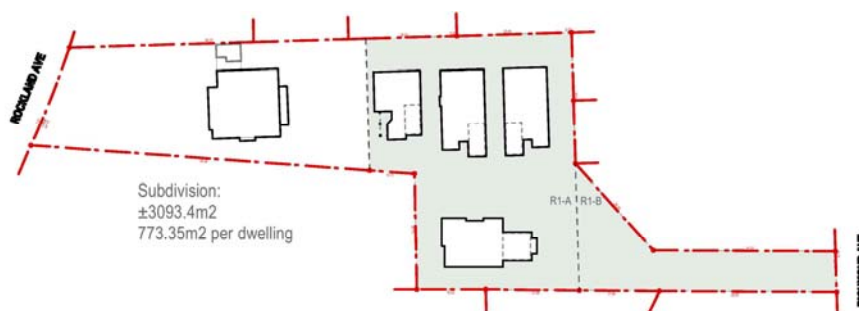
At the PLUC meeting, one councilor asked: What is possible here?

This is that answer - in density. It requires rezoning or variances.

Examples:

Multi-family forms create a DP+variances. Single family forms - rezoning.

Through consultation with council members, planners, and the Rockland Neighbourhood Association, it was felt that it was beneficial to the proposal if the original heritage home was placed on its own fee simple lot.

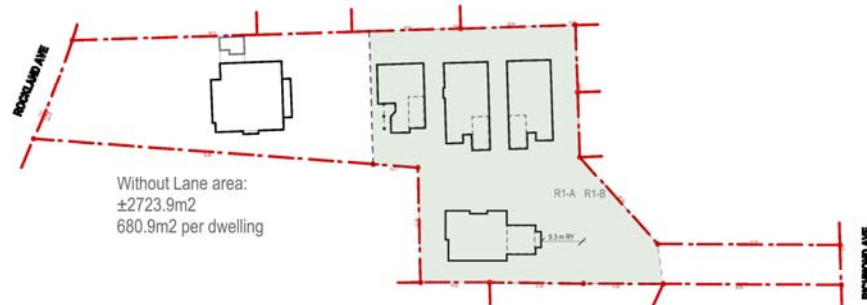


When doing so however, the density calculation now becomes 773.35m<sup>2</sup> land area per dwelling without consideration for it being a “new” lot, where R1-A Single Family homes require 740m<sup>2</sup>.

When a new land division is made, this new land area is no longer just an irregular shape....

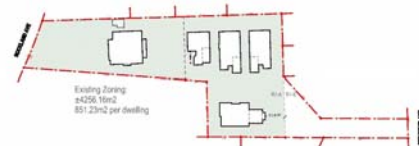
This new "irregular" shape, by definition is a panhandle Lot.

This results in 680.9m<sup>2</sup> per dwelling as laneway area can not be included.



Remember, this has resulted from consultation. It was not the original intent, and this division does not need to occur. The land owners were prepared not to divide the land, and therefore define a new Lot.

Undivided, the proposal is  
851m<sup>2</sup> per dwelling.



On to something else....

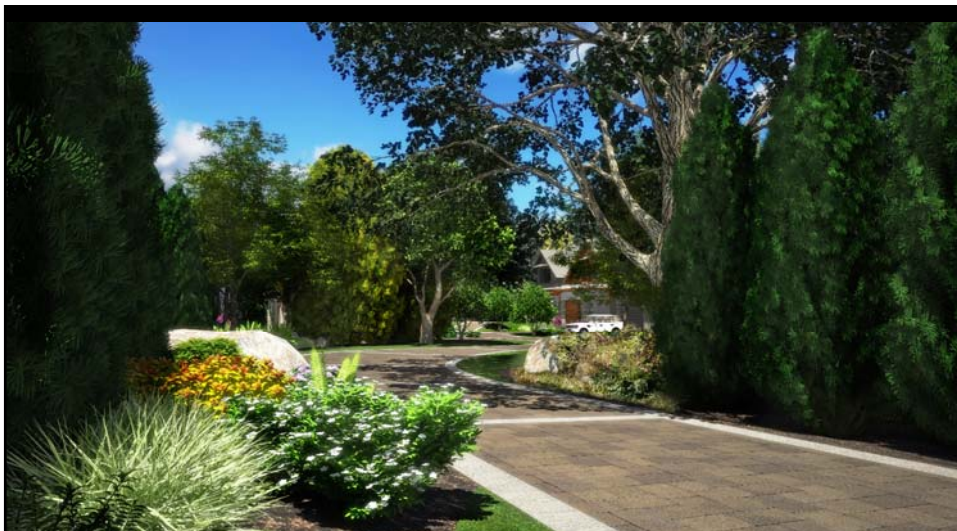
The internal streetscape.



The project section demonstrates a progression from the larger heritage home, through a change in building form, massing, and height, as the project transitions to the existing homes along Richmond Road



The development viewed in its neighbourhood context



The development approach from Richmond Road.  
A quiet safe lane leading to four single family homes.





## Colour And Materials Palette



Colour Scheme 1  
Stata Unit 1 & 3



Colour Scheme 2  
Stata Unit 2 & 4



2 colour palettes are proposed  
for these 4 distinctly individual homes.



Unit 2 - Front (Rear) Elevation



Unit 2 - Side (Rear) Elevation



Unit 2 - Back (Rear) Elevation



Unit 2 - Front (Rear) Elevation

### Strata Unit 2

#### ELEVATION FINISH LEGEND

- 1. Dark grey roof
- 2. Dark grey siding
- 3. Dark grey door
- 4. Dark grey window
- 5. Dark grey stone
- 6. Dark grey stone
- 7. Dark grey stone
- 8. Dark grey stone
- 9. Dark grey stone
- 10. Dark grey stone
- 11. Dark grey stone
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Thank you