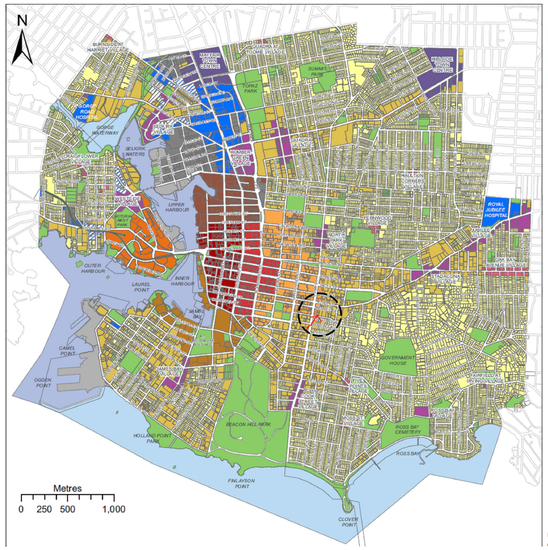
ROCKLAND REDEVELOPMENT

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

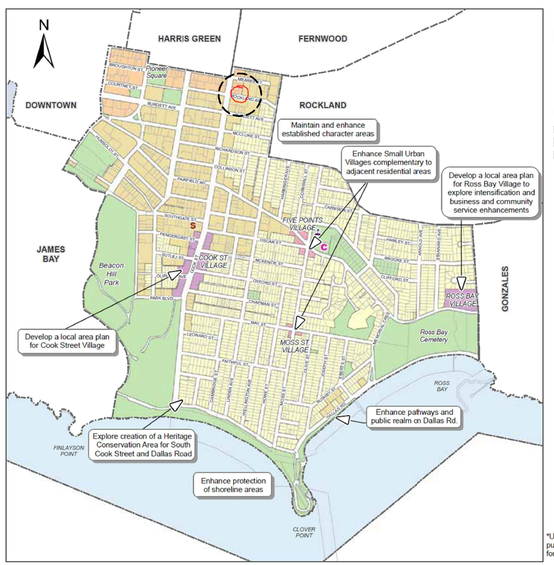


MAP 2
Urban Place Designations

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

Urban Place Designations extend to the centerlines of adjacent streets.

SECTION 21: NEIGHBOURHOOD DIRECTIONS



MAP 21
Fairfield Strategic Directions

Urban Place Designations*

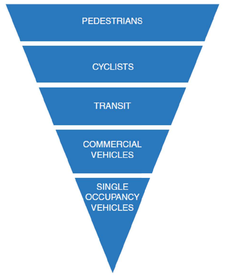
- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

Public Facilities

- Existing Public School
- C Community Centre
- S Seniors Centre

*Urban Place Designations are provided for ir purposes only. Please refer to Map 2 and Fig for designation information.

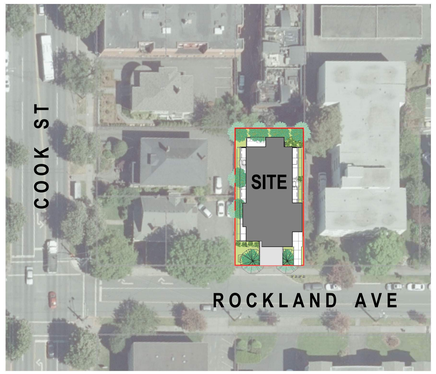
Figure 10: Hierarchy of Transportation and Mobility Priorities



CONCEPTUAL VIEW FROM SOUTH / WEST

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

Designation	Built Form	Place Character Features	Uses	Density
Core Residential	Multi-unit residential, commercial and mixed-used buildings from three storeys up to approximately 20 storeys. Large floor-plate commercial and institutional buildings oriented to the street. Buildings up to approximately eight storeys for the area east of Cook Street/ south of Pandora Avenue/ north of Meares Street. Buildings up to approximately six storeys for areas: south of Meares Street/ east of Quadra Street; and, north of Pandora Avenue/ east of Cook Street.	Three to five storey building facades define the street wall with upper storeys set back above. Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas, wide sidewalks, regularly spaced tree planting. Building heights are greatest along Yates Street and Blanshard Street. Off-street parking structured, underground or located at the rear.	Diverse housing types, including low, mid, and high-rise multi-unit residential and mixed-use. Commercial, including office and visitor accommodation. Institutional and complementary uses. Home occupations.	Total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1 for the area south of Mason Street/ east of Quadra Street/ west of Vancouver Street; and, east of Vancouver Street/ west of Cook Street/ on Pandora Avenue. Total floor space ratios ranging from a base of 1:1 to a maximum of 2:1 for areas: on Mason Street/ east of Vancouver Street/ west of Cook Street. Total floor space ratios ranging from 2:1 up to approximately 3.5:1 for the areas: east of Cook Street; and, south of Meares Street/ east of Quadra Street/ west of Cook Street. Total floor space ratios ranging from a base of 3:1 to a maximum of 5:1 for the area west of Quadra Street/ north of Pandora Avenue/ south of Caledonia Avenue. Total commercial floor space ratios up to 1:1 except along Pandora Avenue (base of 1:1 to a maximum of 3:1), and Yates Street and Fort Street (base of 3:1 to a maximum of 5.5:1 west of Cook Street and a base of 2:1 to maximum of 3.5:1 east of Cook Street).



CONTEXT PLAN

PROPOSED PROJECT INFORMATION

EXISTING ZONING	R3-A1 LOW PROFILE MULTIPLE DWELLING DISTRICT
PROPOSED ZONE	NEW COMPREHENSIVE ZONE
SITE AREA	0.067 Ha / 0.165 Ac / 669 m² / 7,201 ft²
TOTAL FLOOR AREA	1,306 m² (14,058 ft²)
FLOOR SPACE RATIO	2.0 : 1
SITE COVERAGE	58 %
OPEN SITE SPACE	33%
HEIGHT	18.9m
NO. STOREYS	5 STOREYS
PARKING PROVIDED	13
BIKE PARKING	44 CLASS 1 (2 / UNIT) 6 CLASS 2 (RACK FOR 6 @ ENTRANCE) *4 POSSIBLE ADDITIONAL ON BOULEVARD*
BUILDING SETBACKS	*FRONT (ROCKLAND AVE.)* 5.0m (16.4') *REAR* 5.0m (16.4') *@ STAIR* 2.4m (8') *INTERIOR SIDE (WEST)* 3.0m (9.8') *@ PROJECTION* 2.0m (6.5') *INTERIOR SIDE (EAST)* 3.0m (9.8') *@ ENTRY* 0.35m (1.15')

RESIDENTIAL USE DETAILS:

NO. UNITS	22 (1BR = 17 2BR = 5)
MIN. UNIT FLOOR AREA	34.58 m² (372.18 ft²)
MAX. UNIT FLOOR AREA	68.9 m² (741.6 ft²)
TOTAL RES. FLOOR AREA	931 m² (10,021 ft²)

DRAWING LIST

ARCHITECTURAL

A0 COVER + PROJECT INFO
A1 SITE
A2 PRELIMINARY PLANS (BSMT + L1 - L4)
A3 PRELIMINARY PLANS (L5 + ROOF)
A4 3D CONCEPTUAL VIEWS
A5 ELEVATIONS
A6 STREET VIEWS
A7 SECTIONS
A8 SHADOW STUDY

LANDSCAPE
LANDSCAPE CONCEPT PLAN

SURVEY

CITY OF VICTORIA
Original Submission
Received Date: August 1, 2019

PRAXIS architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

PROJECT INFO + CONTEXT

2019.07.24 - REZONING APPLICATION

A0

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1 SITE
1 : 100

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SITE

2019.07.24 - REZONING APPLICATION

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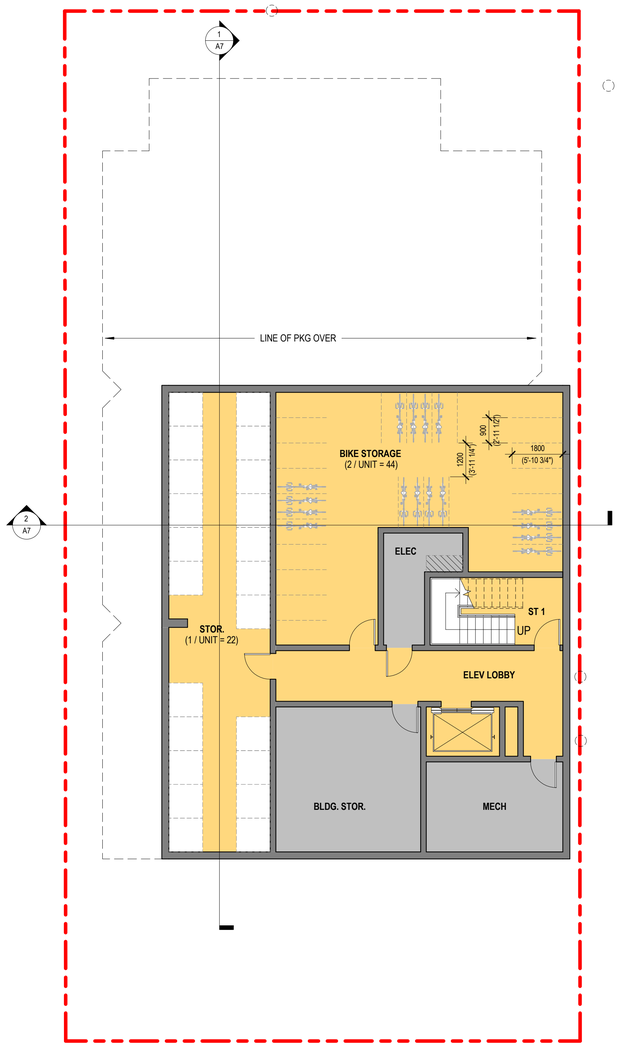

1 BASEMENT
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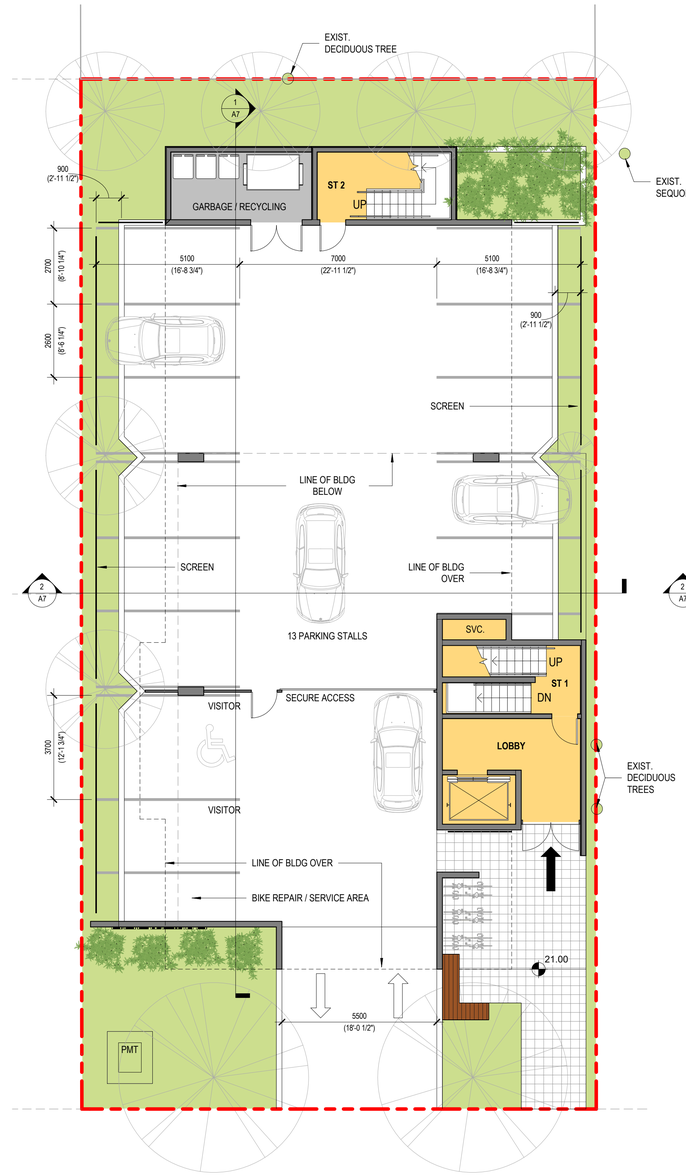

2 LEVEL 1 / PARKADE
1 : 100

3 LEVELS 2-4
1 : 100

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

PRELIMINARY PLANS (BSMT + L1 - L4)

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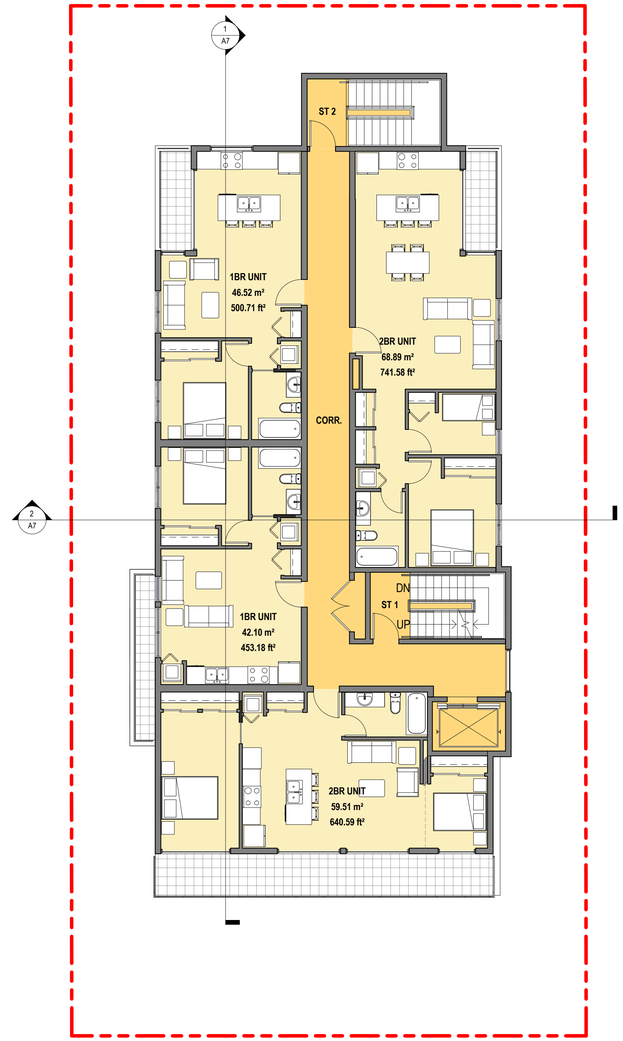
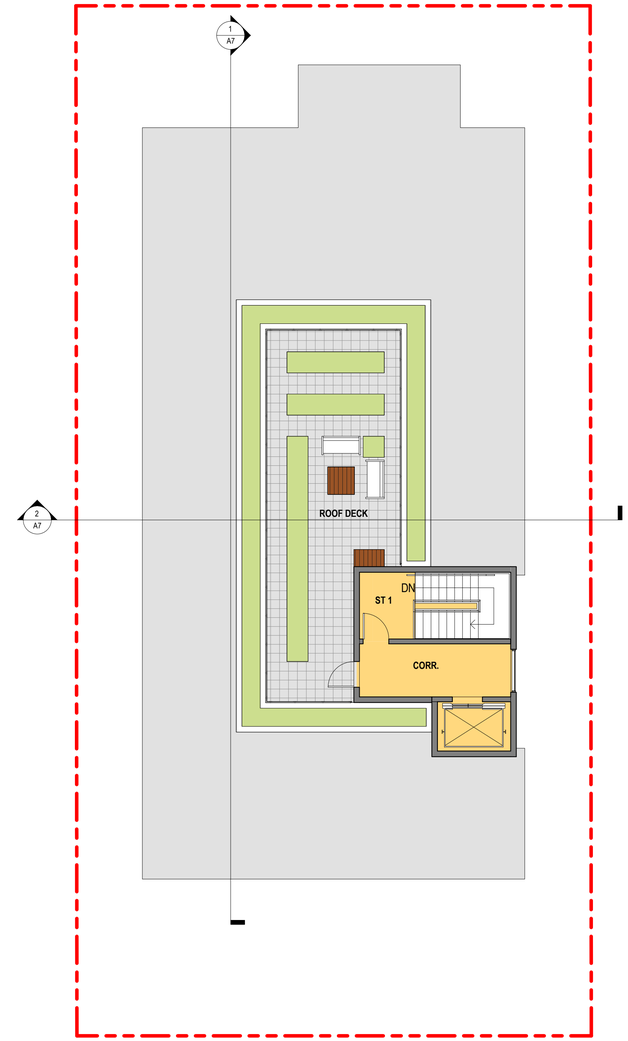


2 LEVEL 5
1 : 100



1 ROOF DECK
1 : 100

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

PRELIMINARY PLANS (L5 + ROOF)

2019.07.24 - REZONING APPLICATION

A3

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1 3D VIEW S/W

2 3D VIEW S/E

3 3D VIEW N/W

4 3D VIEW N/E

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

3D CONCEPTUAL VIEWS

2019.07.24 - REZONING APPLICATION

A4

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3 EAST
1 : 100

1 NORTH
1 : 100

4 WEST
1 : 100

2 SOUTH
1 : 100

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

ELEVATIONS

2019.07.24 - REZONING APPLICATION

A5

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1 STREET VIEW - EXISTING

2 STREET VIEW - PROPOSED

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

STREET VIEWS

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A6

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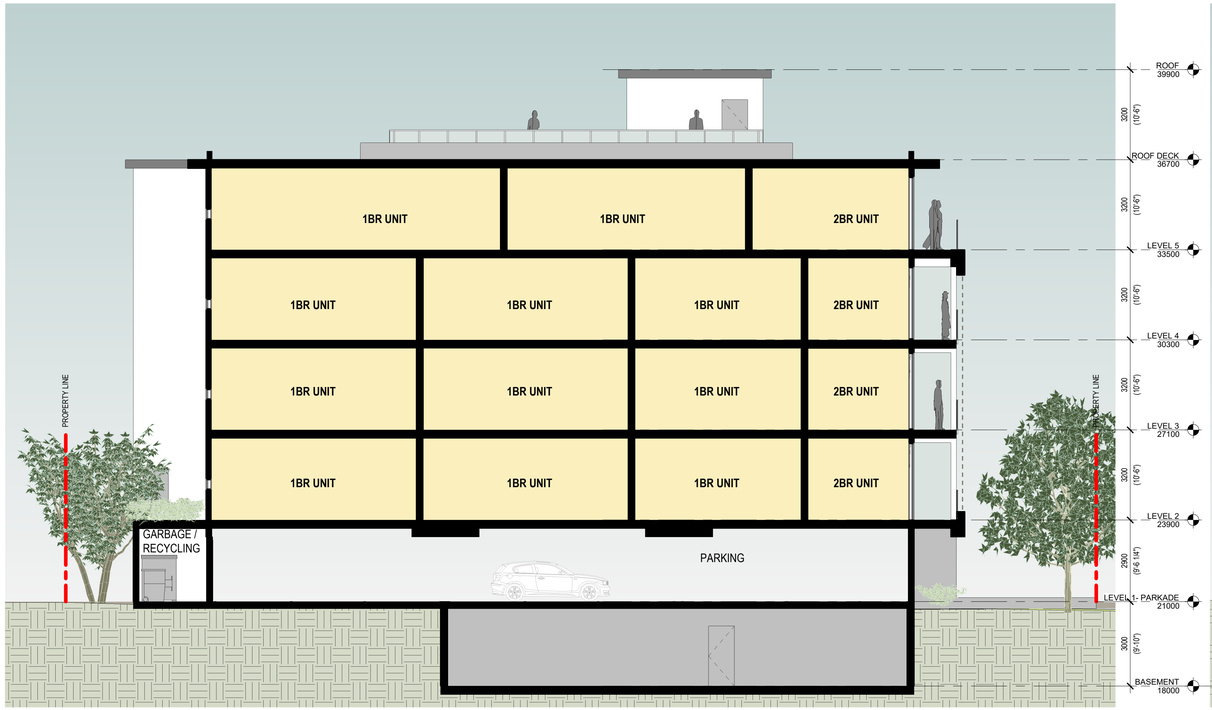

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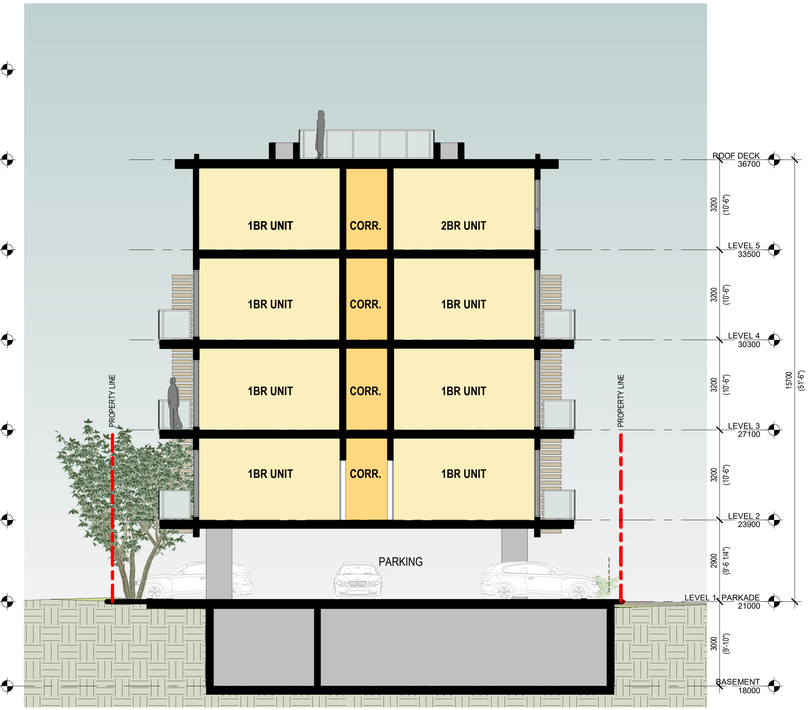
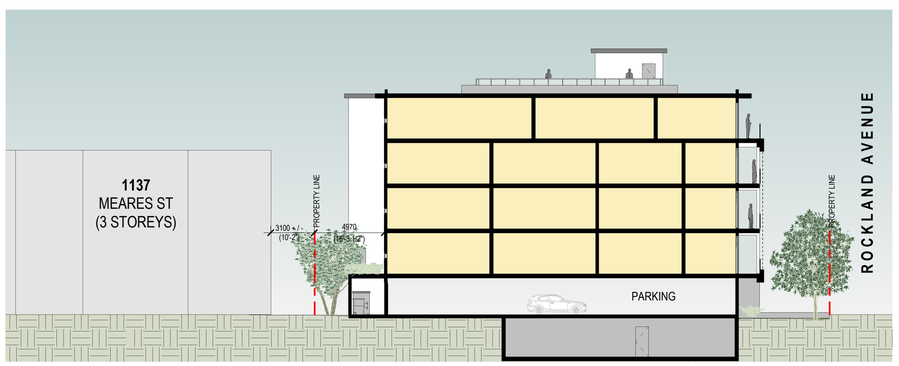
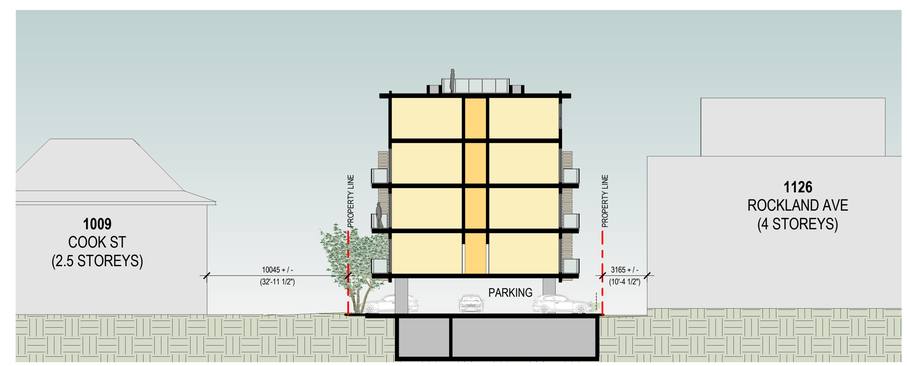
1 : 100



2 SECTION - SHORT
1 : 100



3 SITE SECTION - LONG
1 : 200



4 SITE SECTION - SHORT
1 : 200

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SECTIONS

2019.07.24 - REZONING APPLICATION

A7

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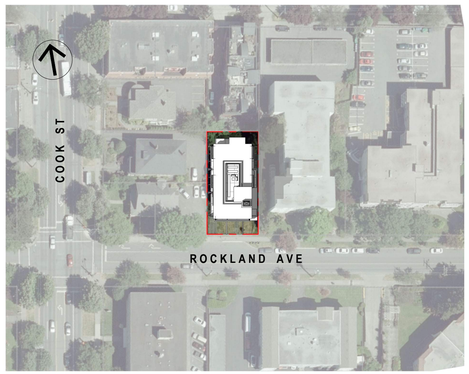
1 SUMMER 6:42AM
1 : 1000

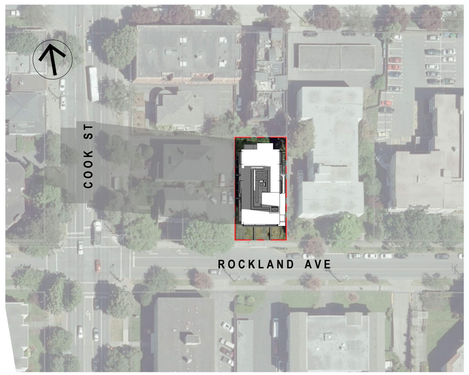
2 SUMMER 12PM
1 : 1000



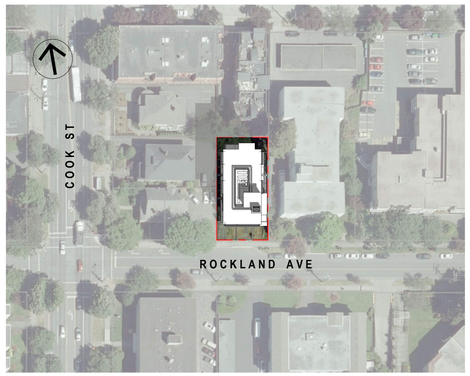
3 SUMMER 4PM
1 : 1000

4 SUMMER 7:42PM
1 : 1000

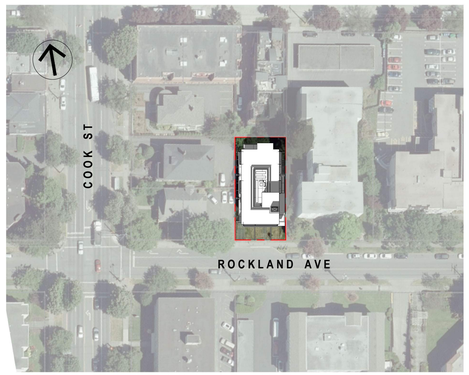
SUMMER SOLSTICE - JUNE 21



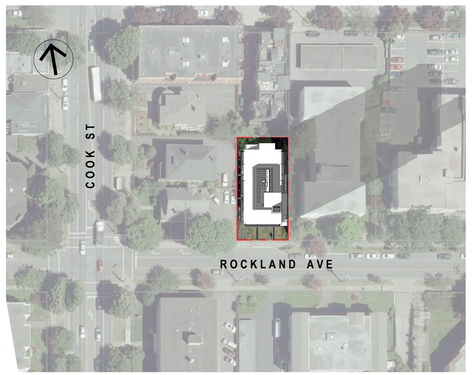
5 SPRING / FALL 8:31AM
1 : 1000



6 SPRING / FALL 12PM
1 : 1000



7 SPRING / FALL 3PM
1 : 1000



8 SPRING / FALL 5:39PM
1 : 1000

SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21

9 WINTER 9:32AM
1 : 1000

10 WINTER 11AM
1 : 1000

11 WINTER 1PM
1 : 1000

12 WINTER 2:51PM
1 : 1000

WINTER SOLSTICE - DECEMBER 21

NOTE: ALL SHADOWS SHOWN 1.5 HOURS AFTER SUNRISE AND 1.5 HOURS BEFORE SUNSET

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ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SHADOW STUDY

2019.07.24 - REZONING APPLICATION

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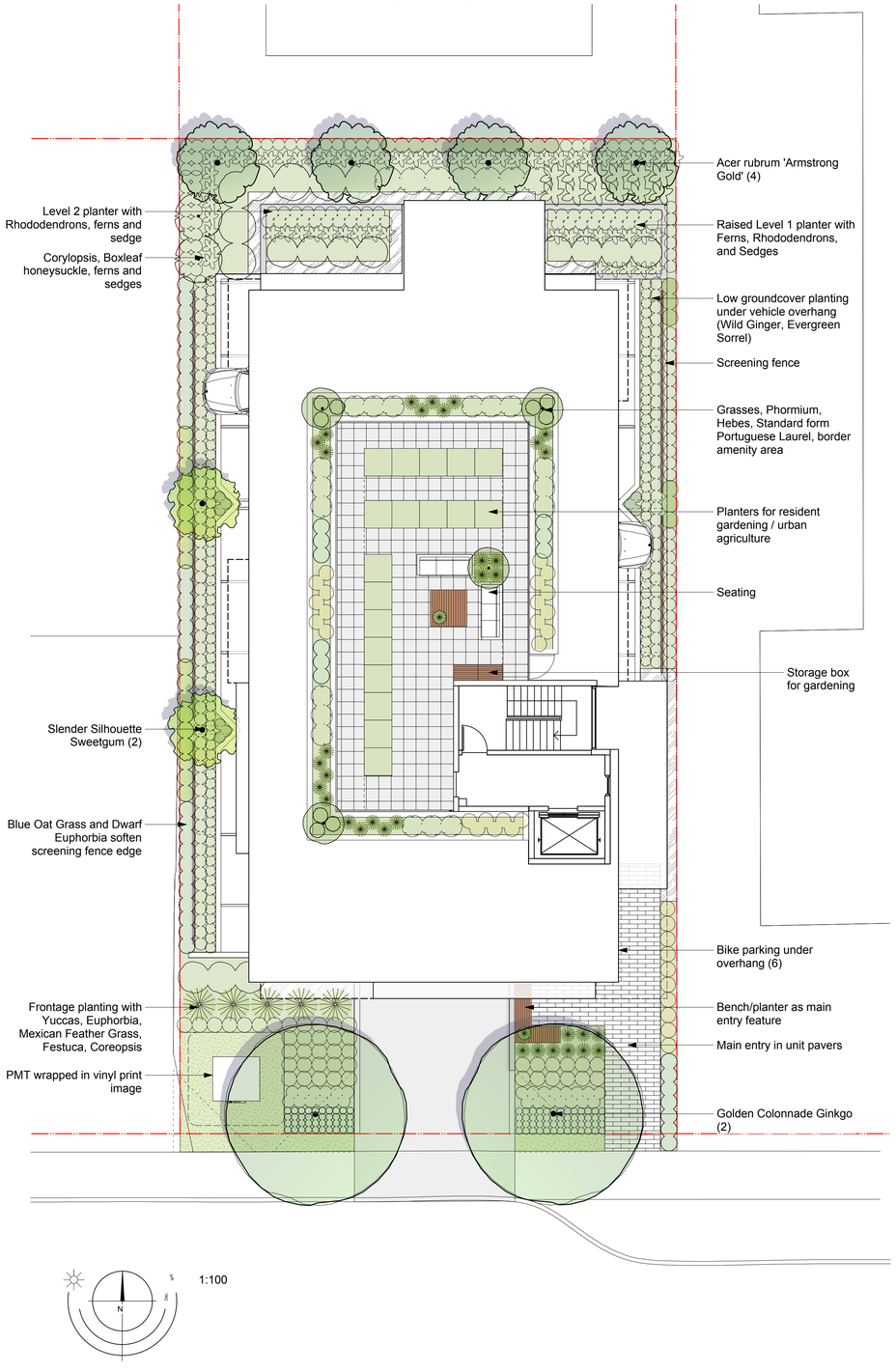
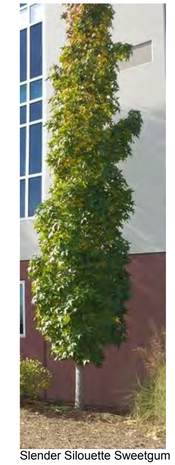


Reference Images

Ginkgo biloba 'Golden Colonnade'

Acer rubrum 'Armstrong Gold'


Slender Silouette Sweetgum

Yucca

Dwarf New Zealand Flax

Boxleaf Honeysuckle

Spurge

MMexican Feather Grass

Blue oat Grass

Recommended Nursery Stock

Trees

8

Botanical Name	Common Name	Size
Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	6cm cal.
Ginkgo biloba 'Golden Colonnade'	Maidenhair Tree	6cm cal.
Liquidambar styraciflua 'Slender Silhouette'	Slender Silhousette Sweetgum	6cm cal.

Large Shrubs

4

Botanical Name	Common Name	Size
Prunus lusitanica	Portugal Laurel	#10 pot, stanc

Medium Shrubs

24

Botanical Name	Common Name	Size
Corylopsis pauciflora	Buttercup Winterhazel	#5 pot
Lonicera pileata	Box-leaf Honeysuckle	#3 pot
Rhododendron 'Nancy Evans'	Nancy Evans Rhododendron	#3 pot
Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#5 pot

Small Shrubs

31

Botanical Name	Common Name	Size
Hebe pinguifolia 'Sutherlandii'	Sutherland Hebe	#2 pot
Mahonia repens	Creeping Oregon Grape	#1 pot

Perennials, Annuals and Ferns

582

Botanical Name	Common Name	Size
Calamagrostis x acutiflora `Karl Foerster'	Foerster`S Feather Reed Grass	#1 pot
Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot
Chasmanthium latifolium	Northern Sea Oats	#1 pot
Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot
Dryopteris erythrosora	Autumn Fern	#1 pot
Euphorbia characias ssp. characias 'Shorty'	Dwarf Spurge	#1 pot
Euphorbia characias ssp. wulfenii 'Lambrook	Spurge	#3 pot
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Nassella tenuissima	Mexican Feather Grass	#1 pot
Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
Polystichum munitum	Sword Fern	#1 pot
Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	#3 pot

Groundcovers

128

Botanical Name	Common Name	Size
Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
Asarum caudatum	Wild Ginger	SP4
Oxalis oregana	Evergreen Sorrel	SP4

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

Resident gardening planters

Image vinyl wrap on PMT

1114 Rockland - Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 1905 **Feb-13-19**

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1114 Rockland Aveue

Legal Lot 1576, Victoria City

October 09, 2018

File : 12,873 – 9

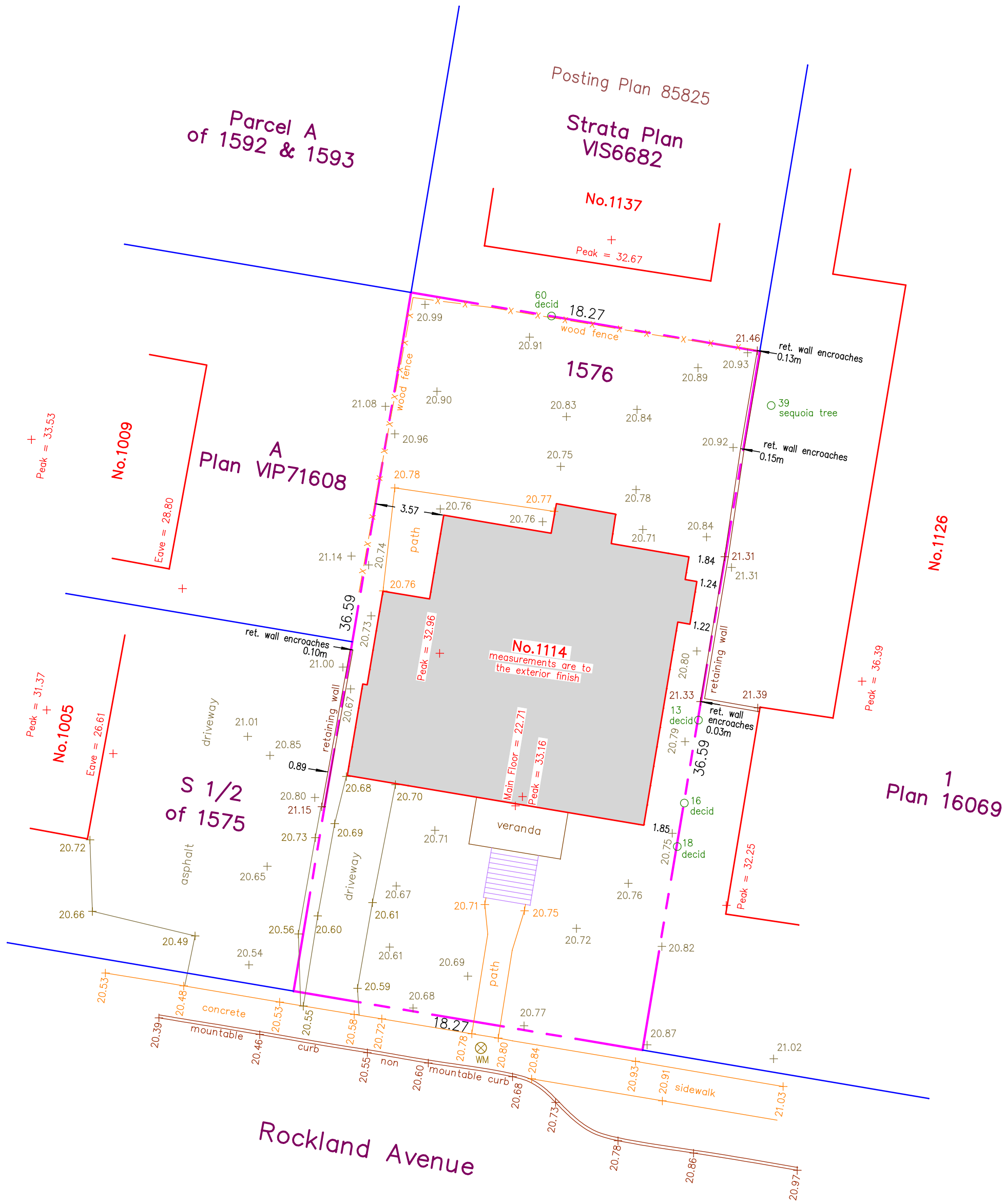
POWELL & ASSOCIATES
B C Land Surveyors
250–2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382–8855

Parcel Identifier: 005–212–332 in the City of Victoria

Scale – 1 : 200 Distances are in metres.

0 2 10 20

The intended print size is 11" by 17".



LEGEND

Elevations are to geodetic datum.

+ – denotes – existing elevation

WM – denotes – Water Meter

Tree diameters are in centimetres.

Lot Area = 668.5 m2

The following non–financial charges are shown on the current title and may affect the property.
M76301 – Undersurface Rights

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.