



401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2  
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## ROCKLAND REDEVELOPMENT (HOTEL)

1114 Rockland Ave Victoria, BC  
 PROJECT NUMBER 25-001

## STREET DETAIL

2025 08 05 - FOR COMMUNITY MEETING





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## SOUTH / WEST VIEW

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## SOUTH / EAST VIEW

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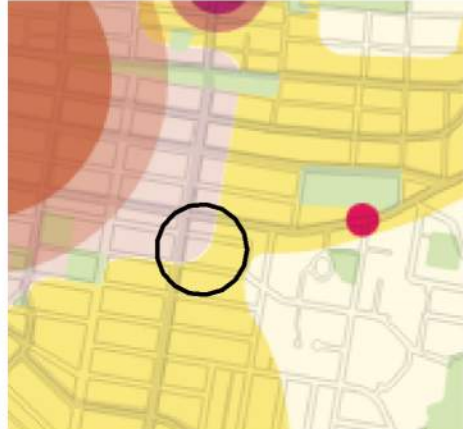
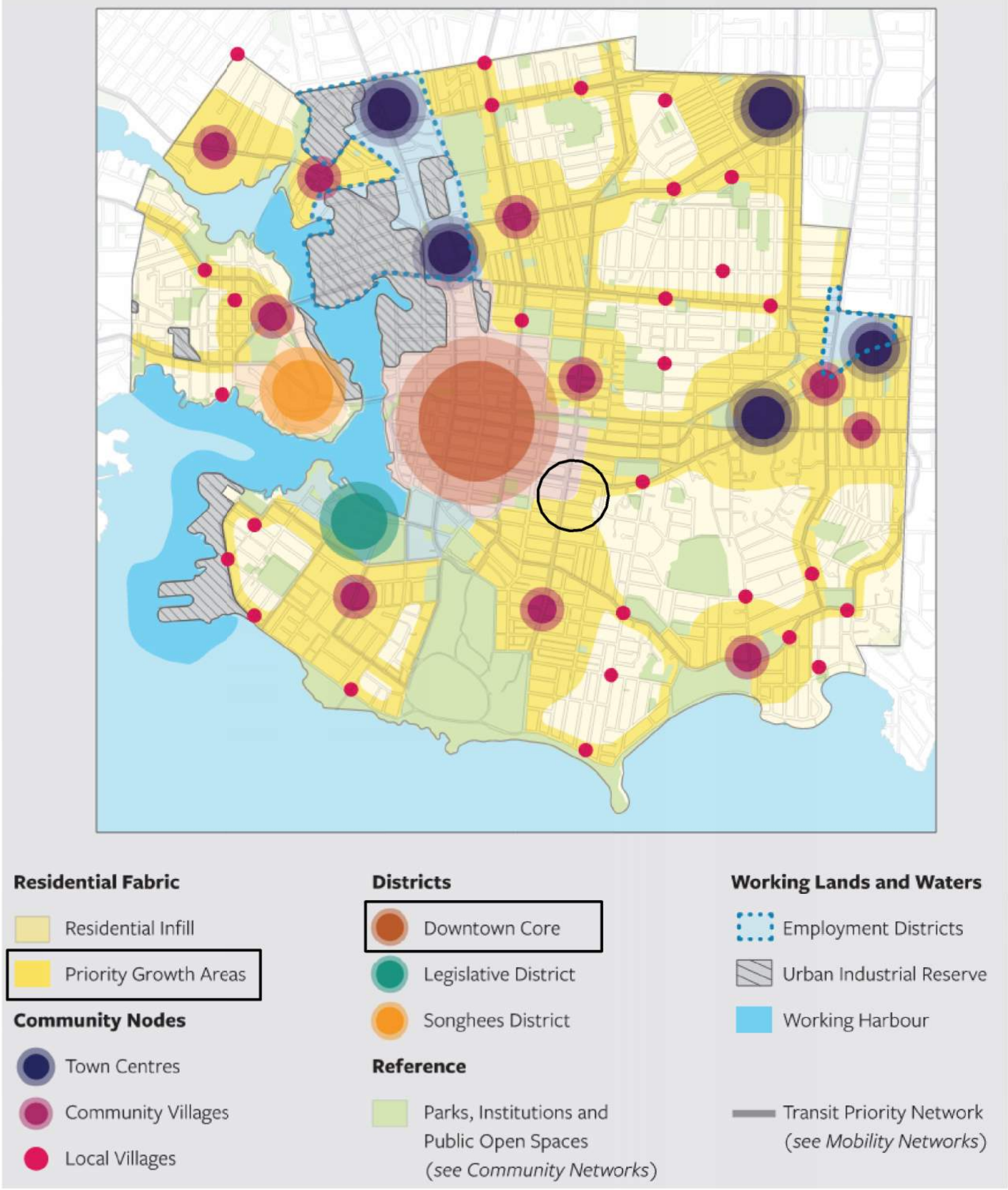
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## AERIAL CONTEXT

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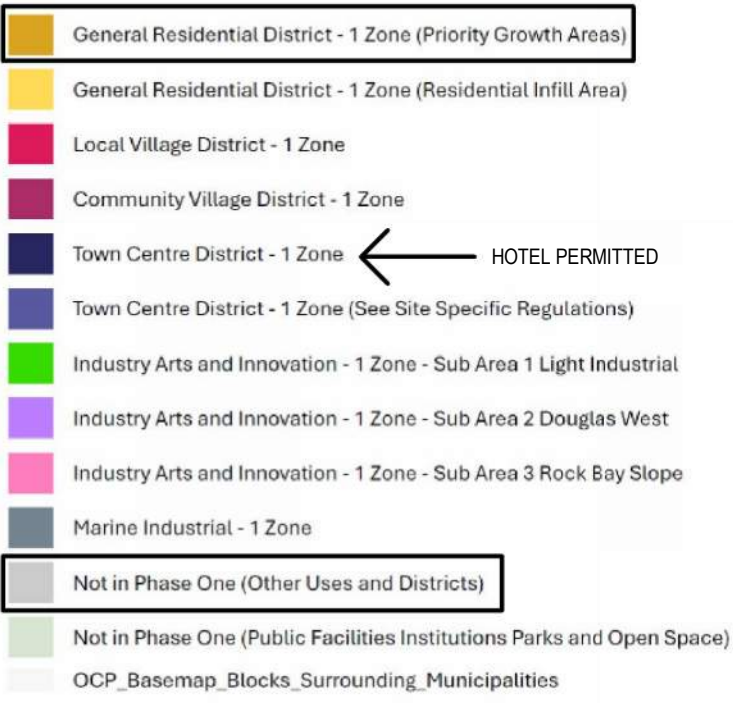


(ENLARGED)



(ENLARGED)

## Zoning Modernization



Proposed application of new zones in accordance with Zoning Bylaw 2018, Amendment Bylaw (No. 17), No. 25-038, as aligned with Official Community Plan 2050.

Visit [www.engage.victoria.ca](http://www.engage.victoria.ca) for more information on the City of Victoria 10-Year Official Community Plan Update

## Downtown Core

### Vision and Intent

Victoria's Downtown Core Area is the thriving, pedestrian-friendly, cultural and economic heart of the Capital Region. It provides a broad range of employment, housing, tourism and recreational opportunities in a high quality, well-connected and attractive urban environment. The area embraces the Working Harbour, celebrates diverse cultural heritage and showcases Victoria's role as the provincial capital. It is a node of arts and culture for the South Island, the province and beyond. It is a model for livable and sustainable urbanism.

### Built Form Guidance

Low-rise forms that preserve and highlight heritage assets particularly in the historic core, Old Town, the Inner Harbour and Chinatown.

Intensive and tall building forms may taper up from the harbour and historic core and back down toward the outer shoulders of the core, as guided by City policy and illustrated in **Figure 8: Downtown Urban Form**.

### Land Use Guidance

Highest mix of uses to support a thriving regional centre.

- A mix of employment and office uses reflecting the downtown as the metropolitan core and central business district of the city and region.
- Multi-unit residential and mixed uses, embracing a diversity of tenures.
- Visitor accommodation.

## Residential Fabric

### Priority Growth Areas for Intensive Residential Infill include:

- Areas near community and commercial nodes to support complete, low-carbon neighbourhoods.
- Areas along the Transit Priority Network to support higher levels of service, the renewal of these thoroughfares as places for people and efficient infrastructure investment.

In all residential areas, strong emphasis is placed on high quality, climate-forward designs, improvements to the public realm, modern urban infrastructure and meeting diverse community needs.

### Built Form Guidance

A range of multi-unit forms is envisioned.

Low-rise and ground-oriented residential infill is enabled anywhere in the Residential Fabric.

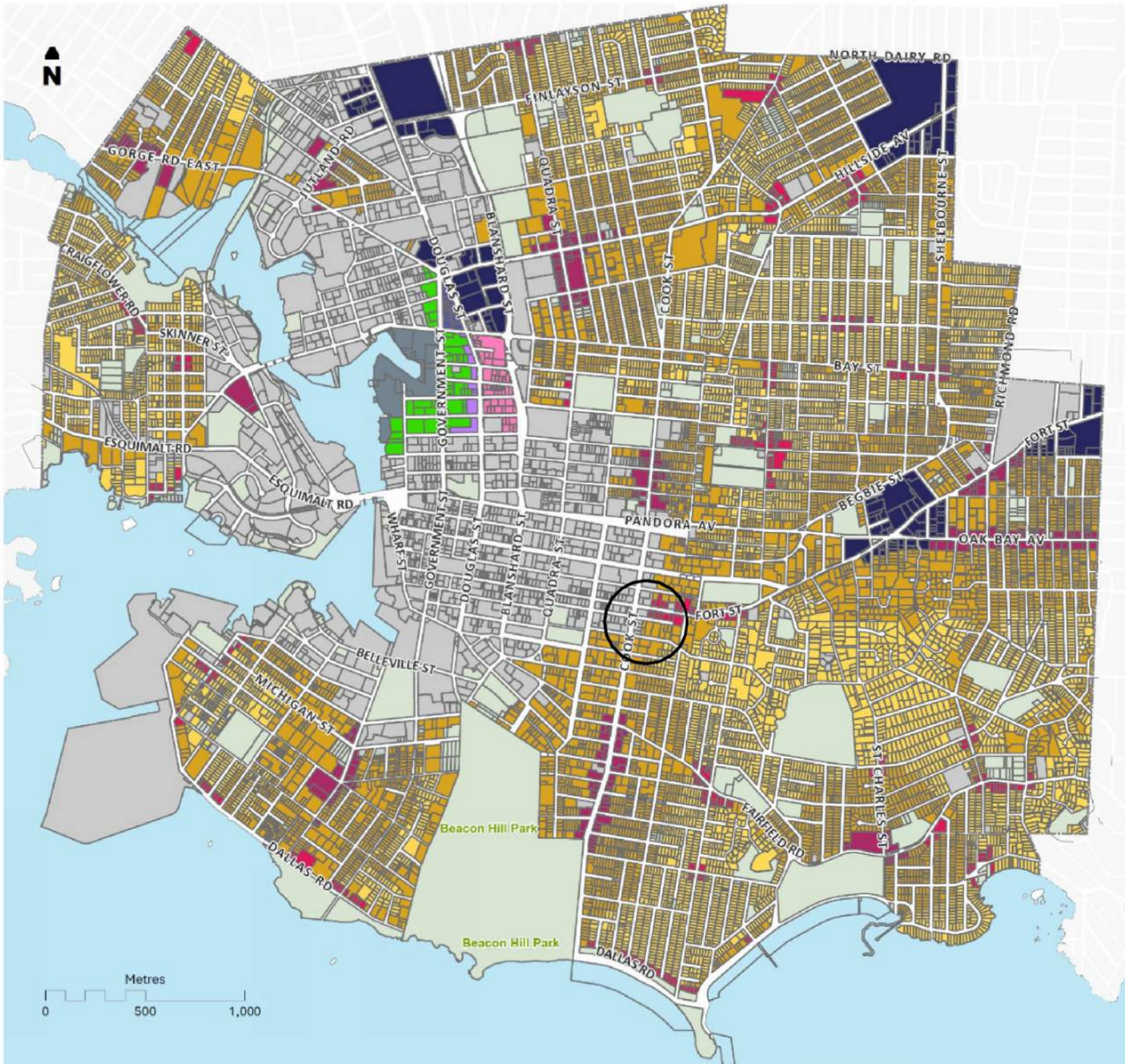
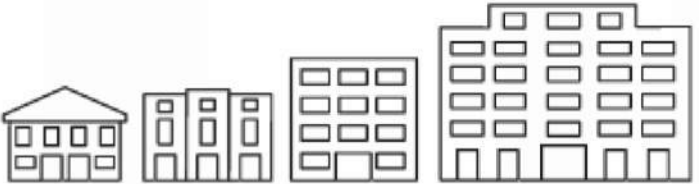
Intensive, primarily residential forms are enabled in identified Priority Growth Areas within close walking distance to Town Centres and Community Villages, and directly adjacent to Transit Priority Corridors.



DOWNTOWN URBAN FORM

### 4.4 Town Centre District - 1 Zone (TCD-1)

1. Permitted Uses	m. Home Occupation
a. Accessory Building	n. Hotel ←
b. Art and Cultural Facility	o. Laboratory
c. Assembly	p. Light Industrial
d. Assisted Living Facility	q. Office
e. Automotive Repair	r. Personal Service
f. Brew Pub (beer, spirits, wine)	s. Residential
g. Care Facility	t. Retail Liquor Sale
h. Civic Facility	u. Retail Trade
i. Drinking Establishment	v. Studio
j. Equipment Rental	w. Utility
k. Financial Service	x. Veterinary Clinic
l. Food and Beverage Service	



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CONTEXT PLAN

## PROPOSED PROJECT INFORMATION

EXISTING ZONING	CA-93 CENTRAL AREA (1114 ROCKLAND) DISTRICT
PROPOSED ZONE	TCD-1 TOWN CENTRE DISTRICT
SITE AREA	0.067 Ha / 0.165 Ac / 668.5 m <sup>2</sup> / 7,195.7 ft <sup>2</sup>
TOTAL FLOOR AREA	1,337 m <sup>2</sup> (14,391 ft <sup>2</sup> )
FLOOR SPACE RATIO	2.1 : 1
SITE COVERAGE	65 %
OPEN SITE SPACE	34%
HEIGHT	18.9m
NO. STOREYS	5 STOREYS WITH ROOFTOP ACCESS
PARKING REQ'D	0.25 SPACES / ROOM x 30 ROOMS = 7.5 (TRANSIENT ACCOMMODATION - CORE AREA)
PARKING PROVIDED	6
BIKE PARKING REQ'D	1 / 25 ROOMS OR PART THEREOF = 2 (TRANSIENT ACCOMMODATION)
LONG TERM	1 / 40 ROOMS OR PART THEREOF = 1 (TRANSIENT ACCOMMODATION)
BIKE PARKING PROVIDED	2 ELECTRIFIED OVERSIZED IN PARKADE
LONG TERM	RACK FOR 6 BESIDE LOBBY
SHORT TERM	
BUILDING SETBACKS	FRONT (ROCKLAND AVE.) 4.1m (13.5') REAR 5.9m (19.4') INTERIOR SIDE (WEST) 2.75m (9') INTERIOR SIDE (EAST) 3.0m (9.8')
SITING EXCEPTION @ FRAME	0.33m (1.1')
SITING EXCEPTION @ STAIR	3.33m (1.9')
SITING EXCEPTION @ PROJECTION	2.08m (6.5')
SITING EXCEPTION @ BALCONY	1.77m (5.8')
SITING EXCEPTION @ ENTRY	0.35m (1.2')
SITING EXCEPTION @ BALCONY	1.77m (5.8')
RESIDENTIAL USE DETAILS:	
NO. UNITS	STUDIO 20 1 BEDROOM 7 2 BEDROOM 3 TOTAL 30
MIN. UNIT FLOOR AREA	23.64 m <sup>2</sup> ( 254.56 ft <sup>2</sup> )
MAX. UNIT FLOOR AREA	49.15 m <sup>2</sup> (529 ft <sup>2</sup> )
TOTAL RES. FLOOR AREA	931 m <sup>2</sup> (10,021 ft <sup>2</sup> )

## DRAWING LIST

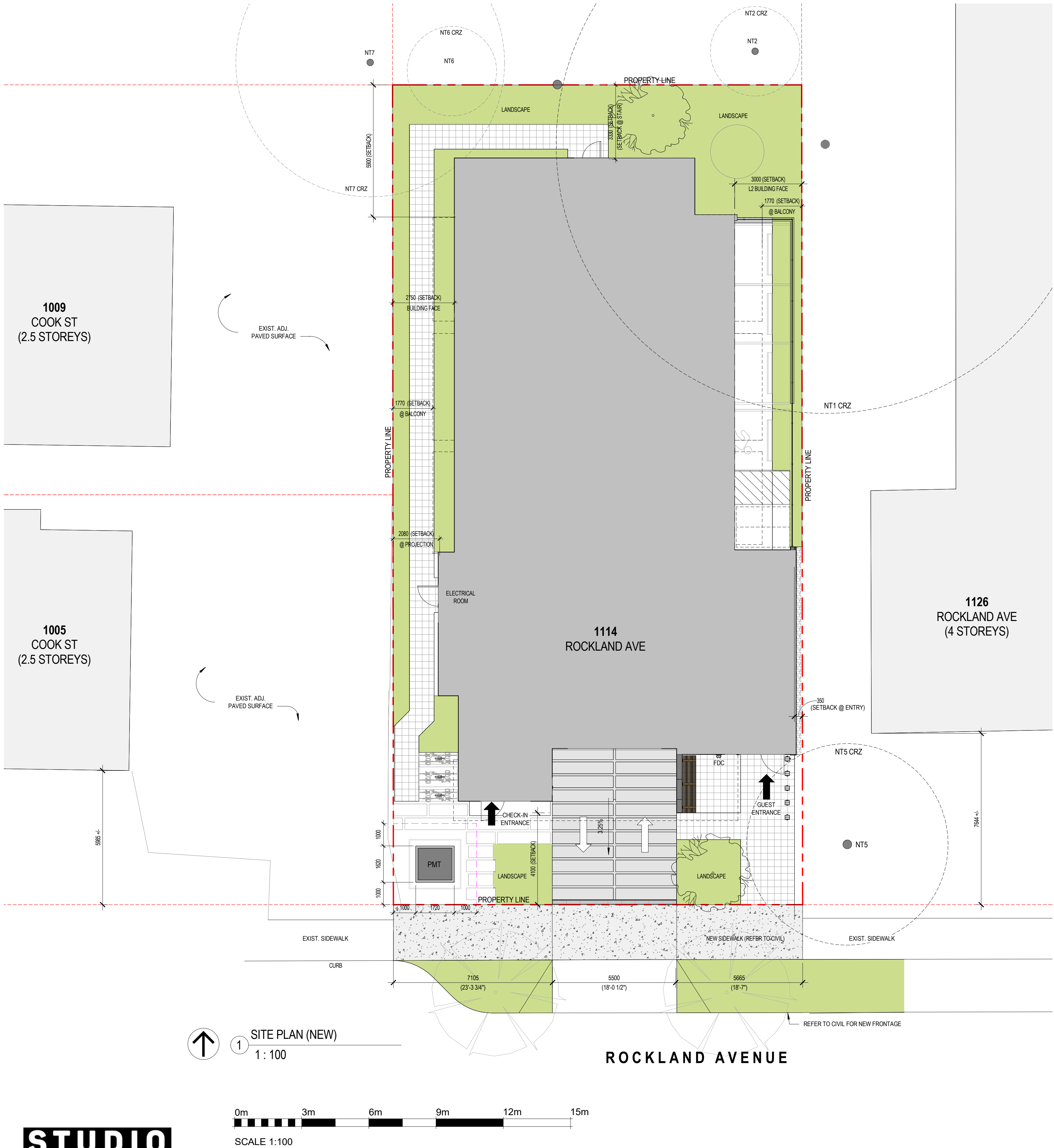
ARCHITECTURAL	STREET DETAIL SOUTH / WEST VIEW SOUTH / EAST VIEW AERIAL CONTEXT PROJECT INFO
A0	SITE
A1	FLOOR PLANS (L1 + L2-L4 + L5 + ROOF DECK)
A2	SECTIONS
A3	ELEVATIONS
A4	STREET VIEWS
A5	
LANDSCAPE	LANDSCAPE CONCEPT PLAN

## PROJECT INFO + CONTEXT

2025 08 05 - FOR COMMUNITY MEETING

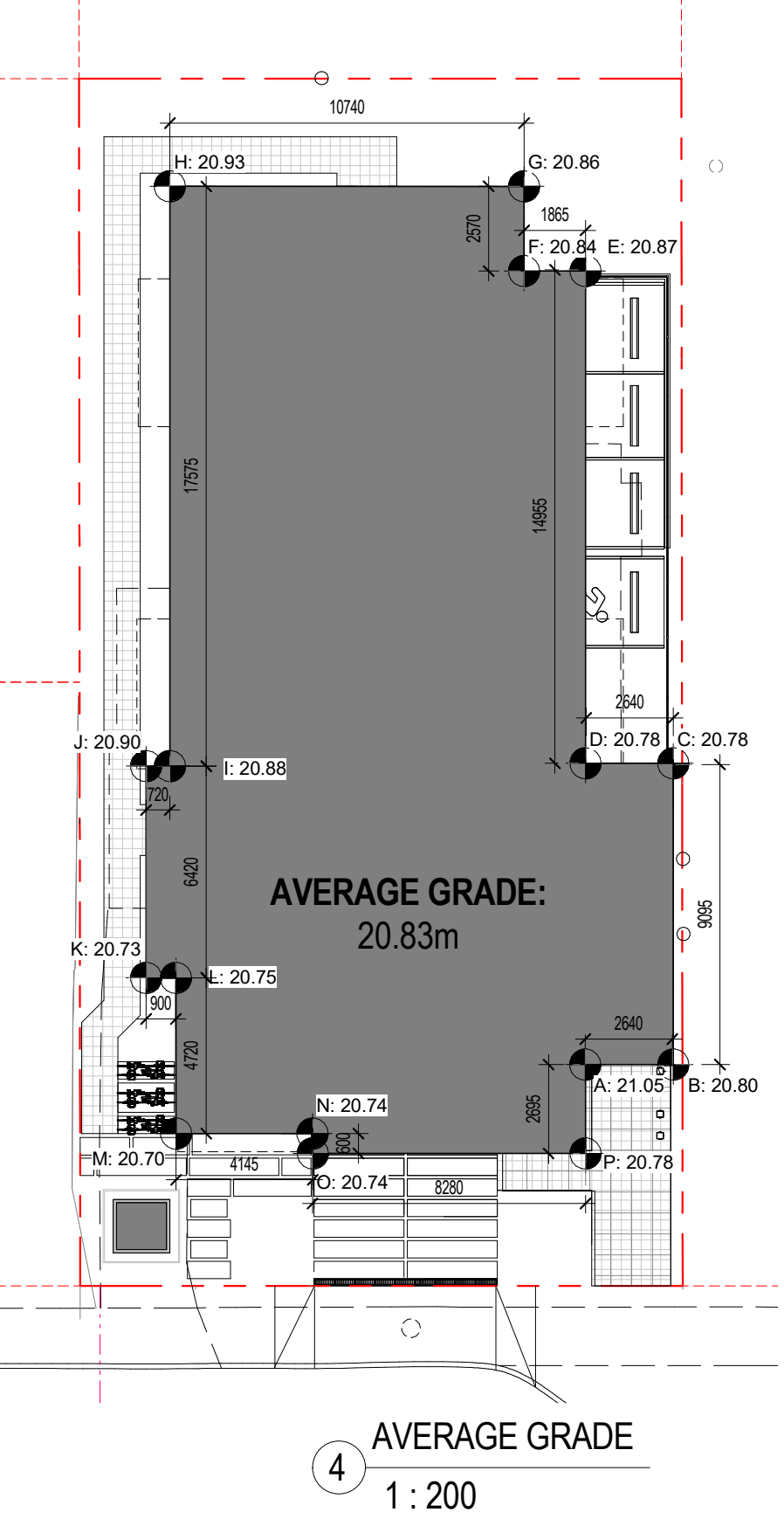
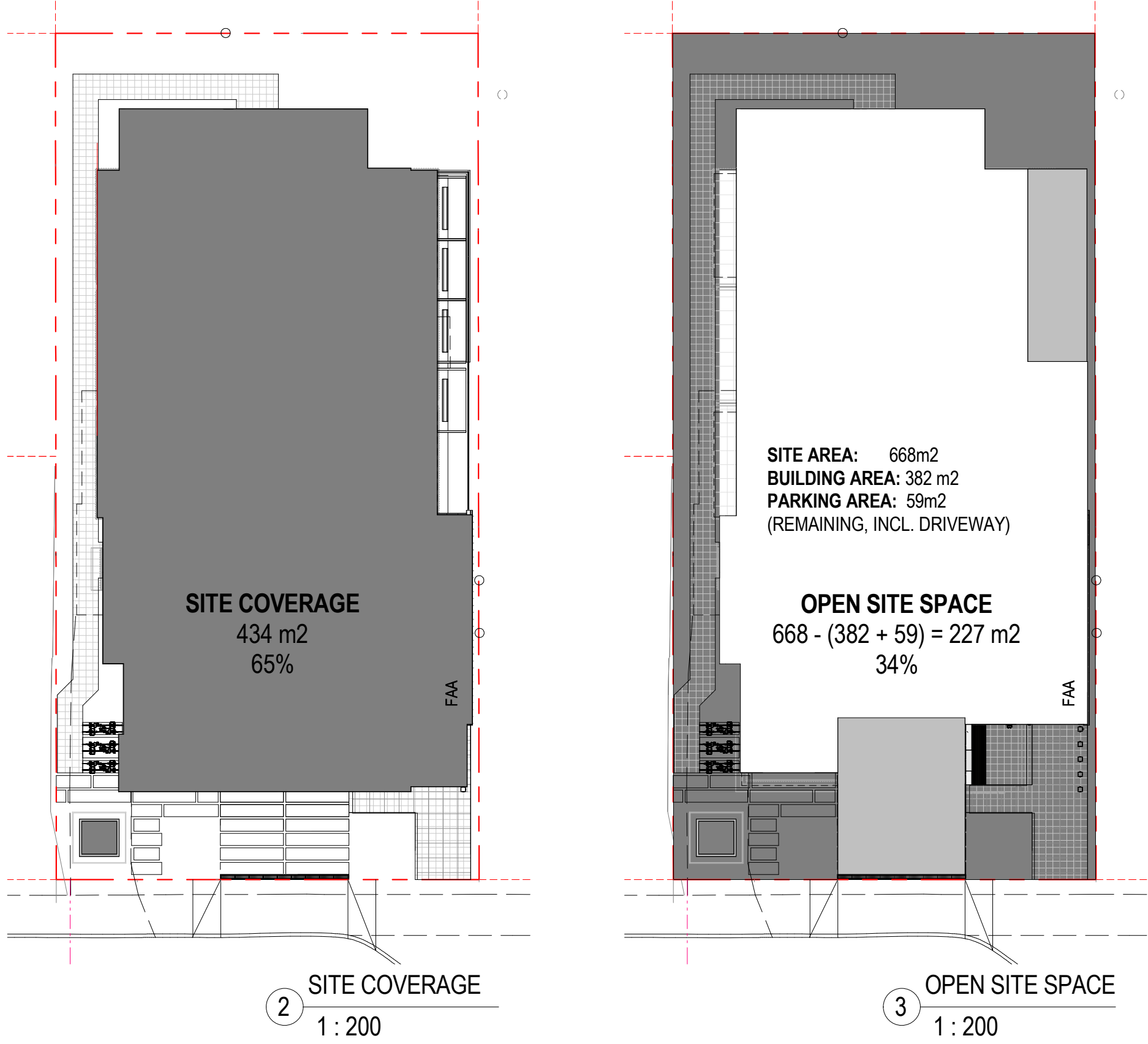
A0





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AVERAGE GRADE CALCULATION			
Grade Pts	Grade		
A	21.05		
B	20.80		
C	20.78		
D	20.78		
E	20.87		
F	20.84		
G	20.86		
H	20.93		
I	20.88		
J	20.90		
K	20.73		
L	20.75		
M	20.70		
N	20.74		
O	20.74		
P	20.78		
Grade Points Avg of Points Distance Totals			
A and B	20.93	2640	55242.00
B and C	20.79	9095	189085.05
C and D	20.78	2640	54859.20
D and E	20.83	14955	311437.88
E and F	20.86	1865	38894.58
F and G	20.85	2570	53584.50
G and H	20.90	10740	224412.30
H and I	20.91	17575	367405.38
I and J	20.89	720	15040.80
J and K	20.82	6420	133632.30
K and L	20.74	900	18666.00
L and M	20.73	4720	97822.00
M and N	20.72	4145	85884.40
N and O	20.74	600	12444.00
O and P	20.76	8280	171892.80
P and A	20.92	2695	56365.93
		90560	1886669.10
			TOTALS
Grade Calculation			
Total / perimeter of building = 20.83 AVERAGE GRADE			

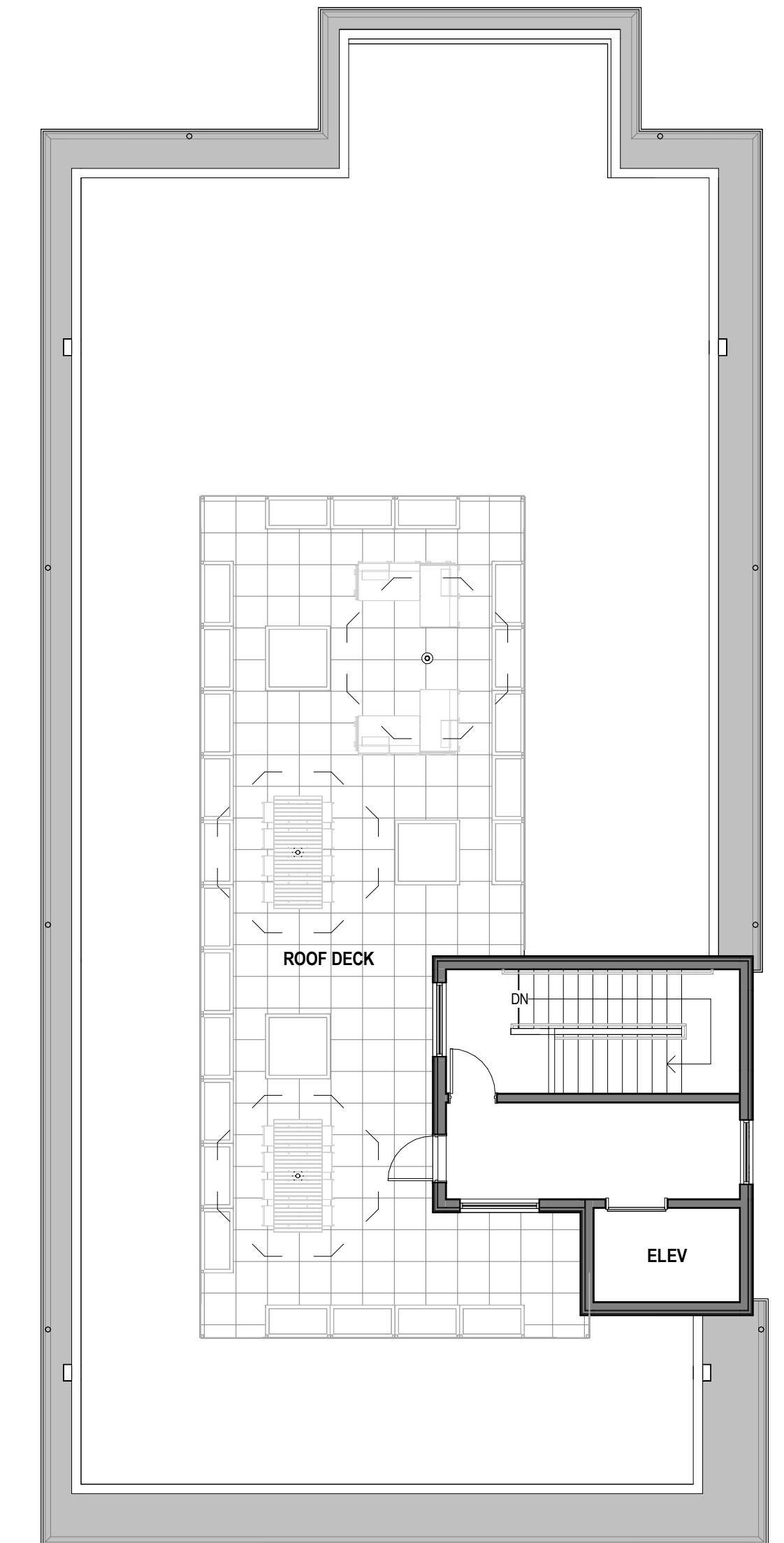
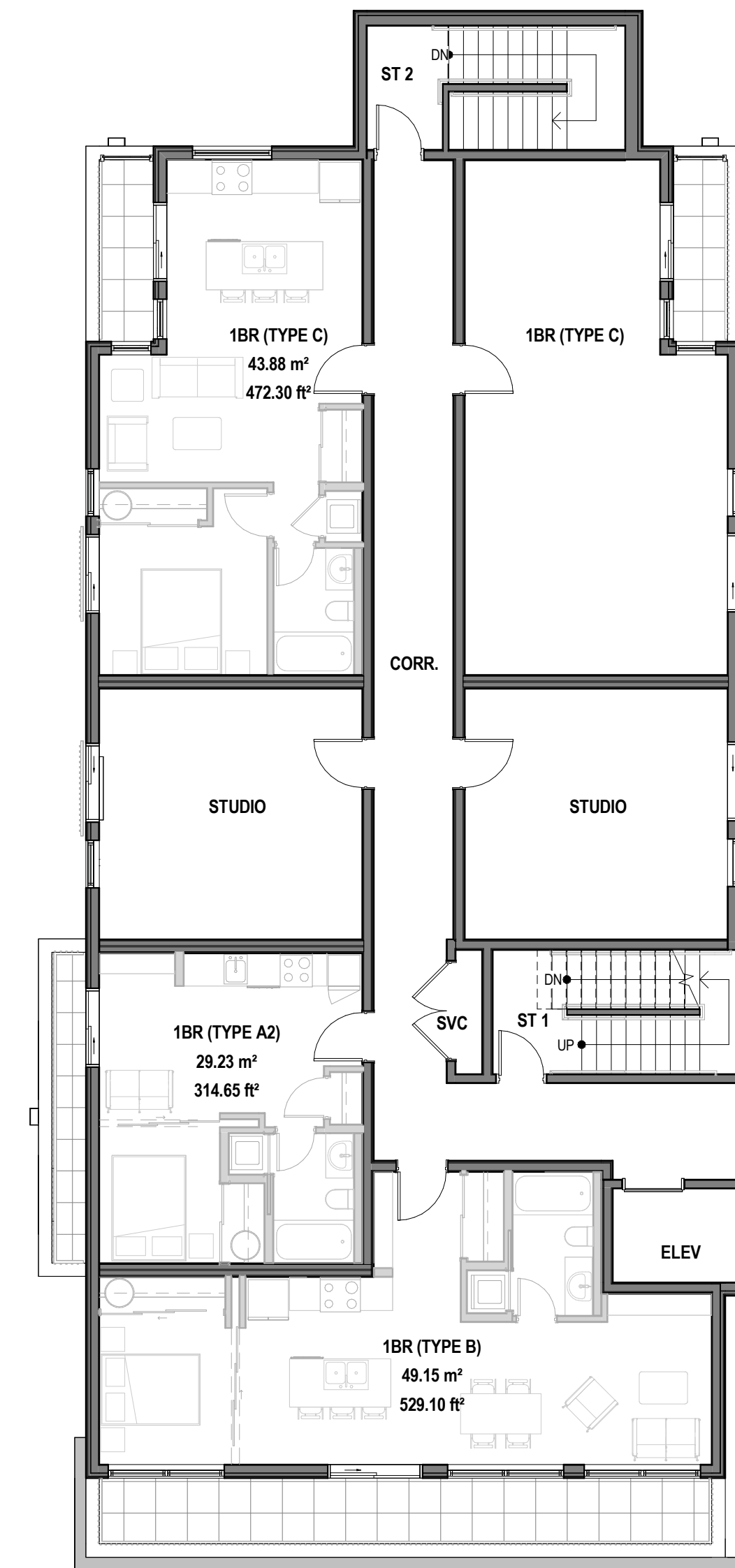
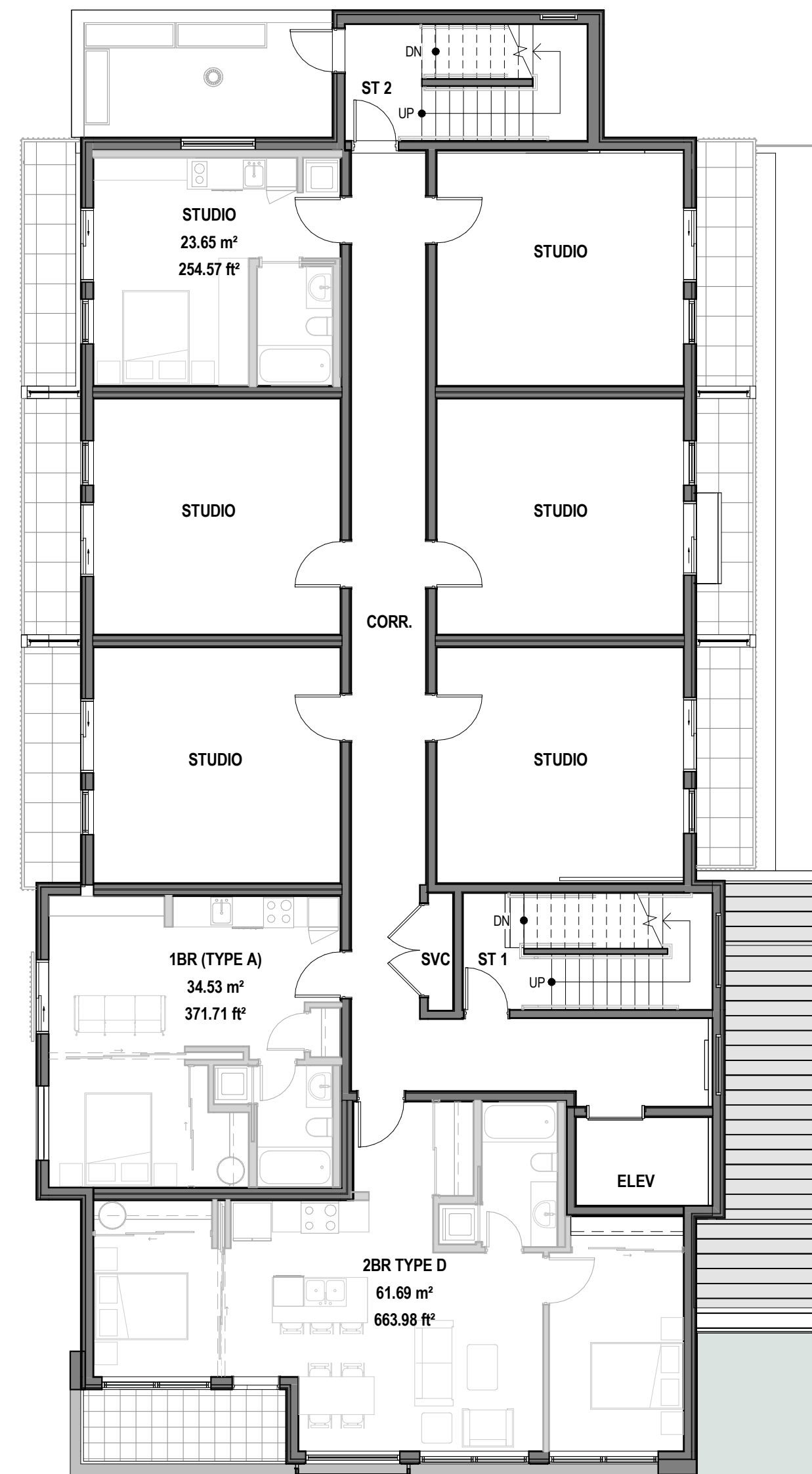
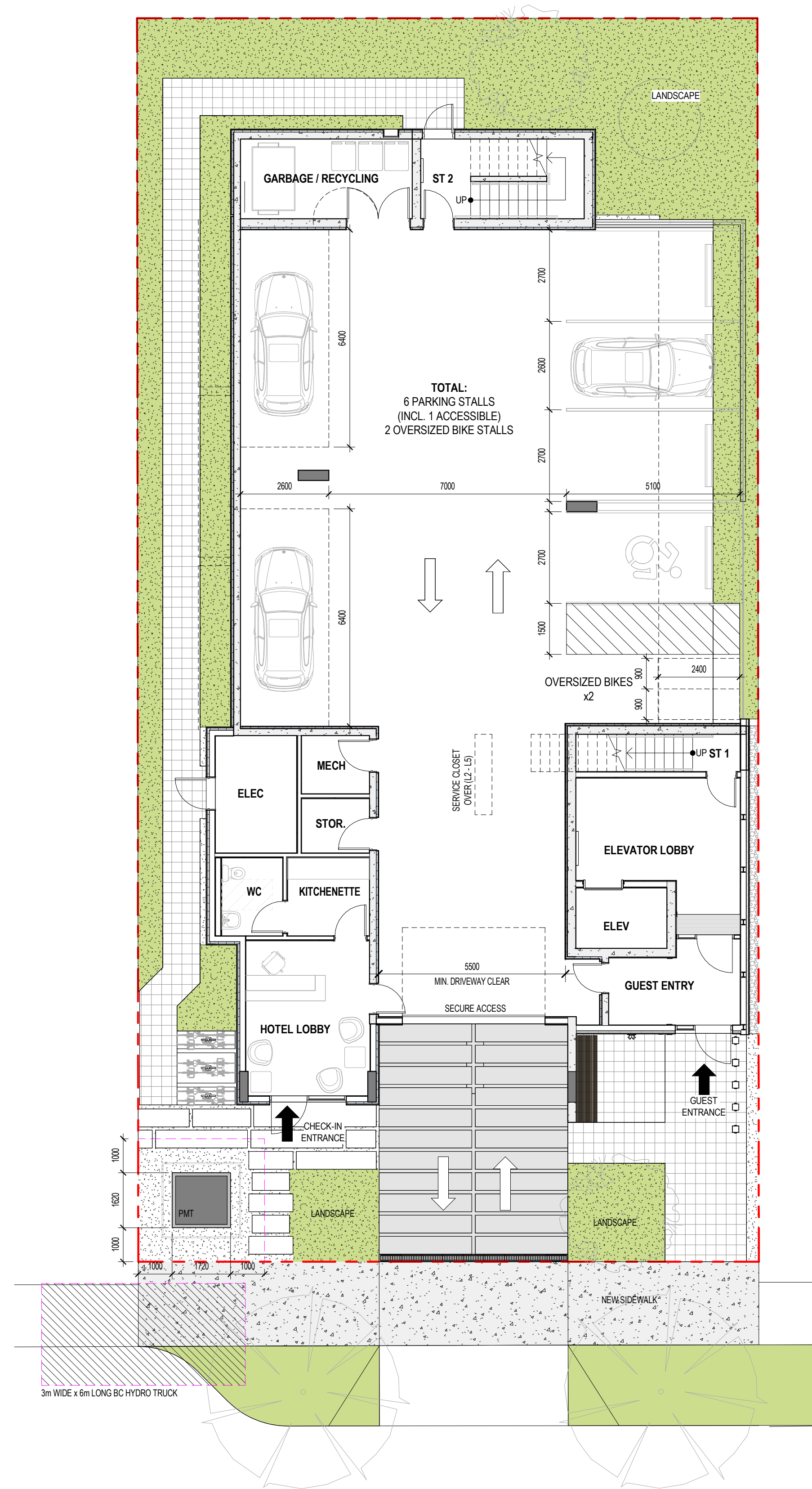
SITE PLAN + SITE STATISTICS

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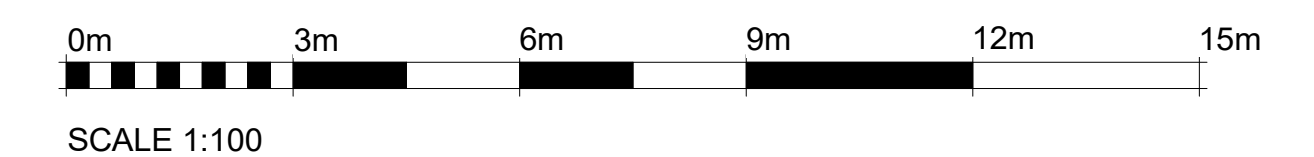


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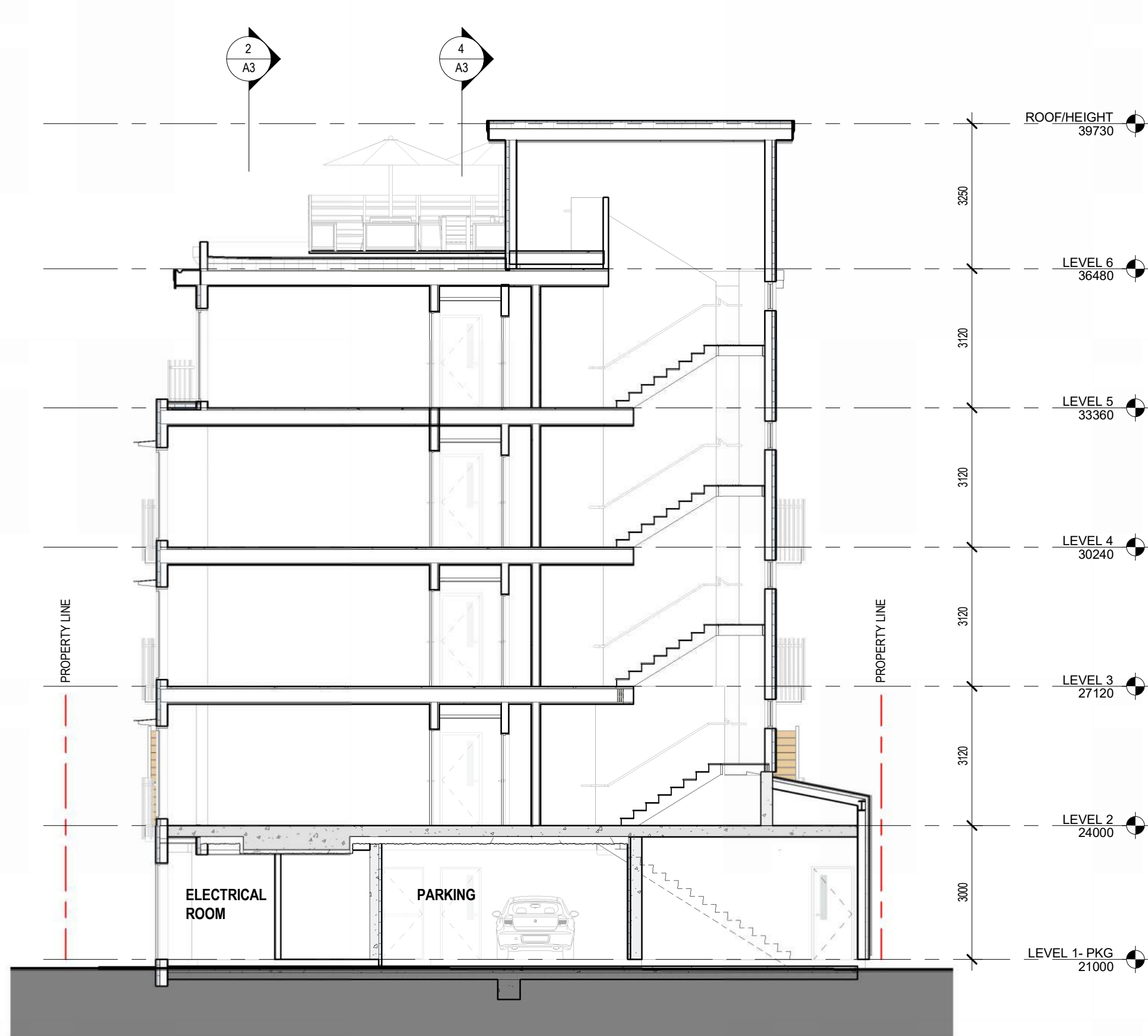
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## ↑ FLOOR PLANS

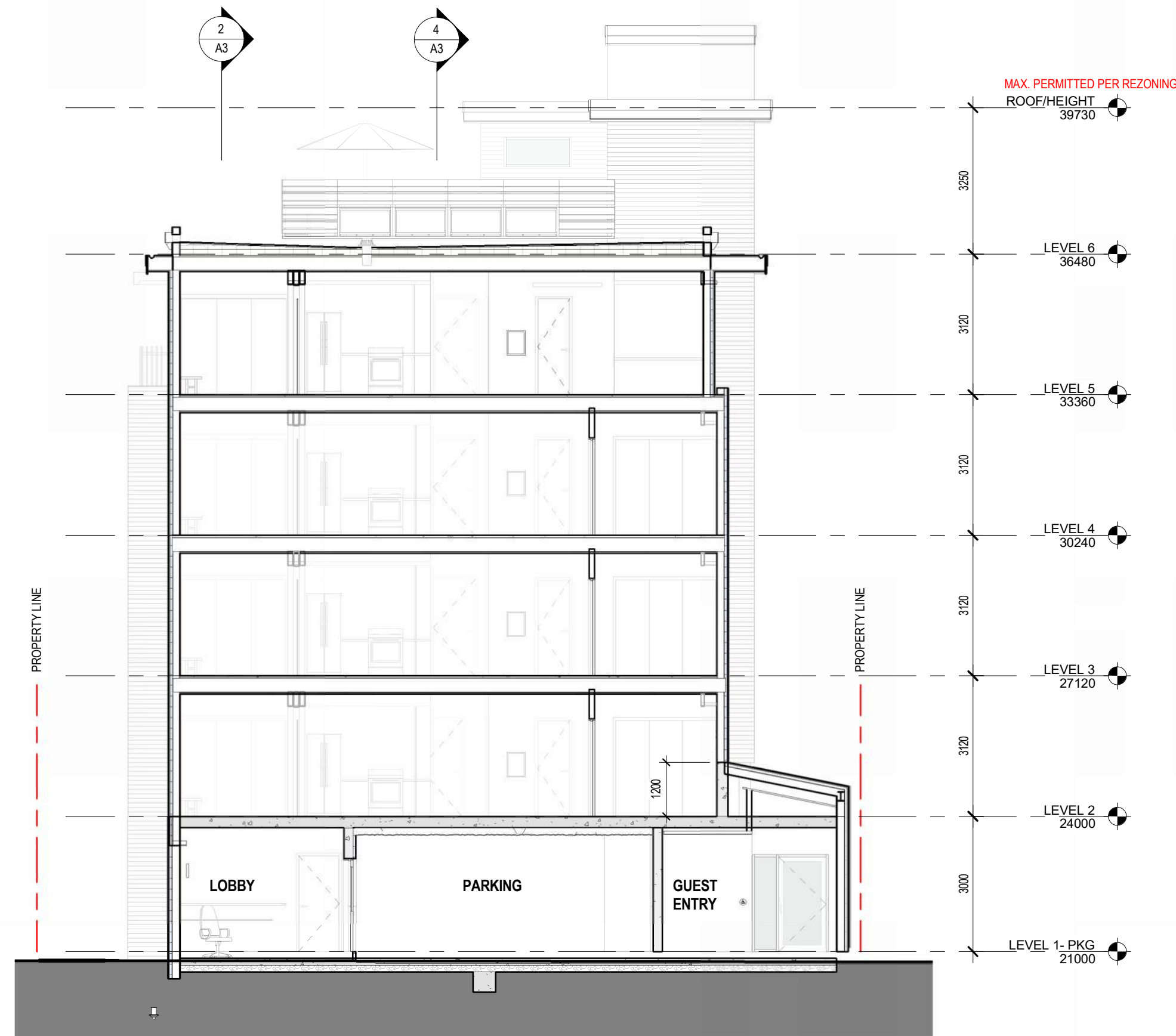
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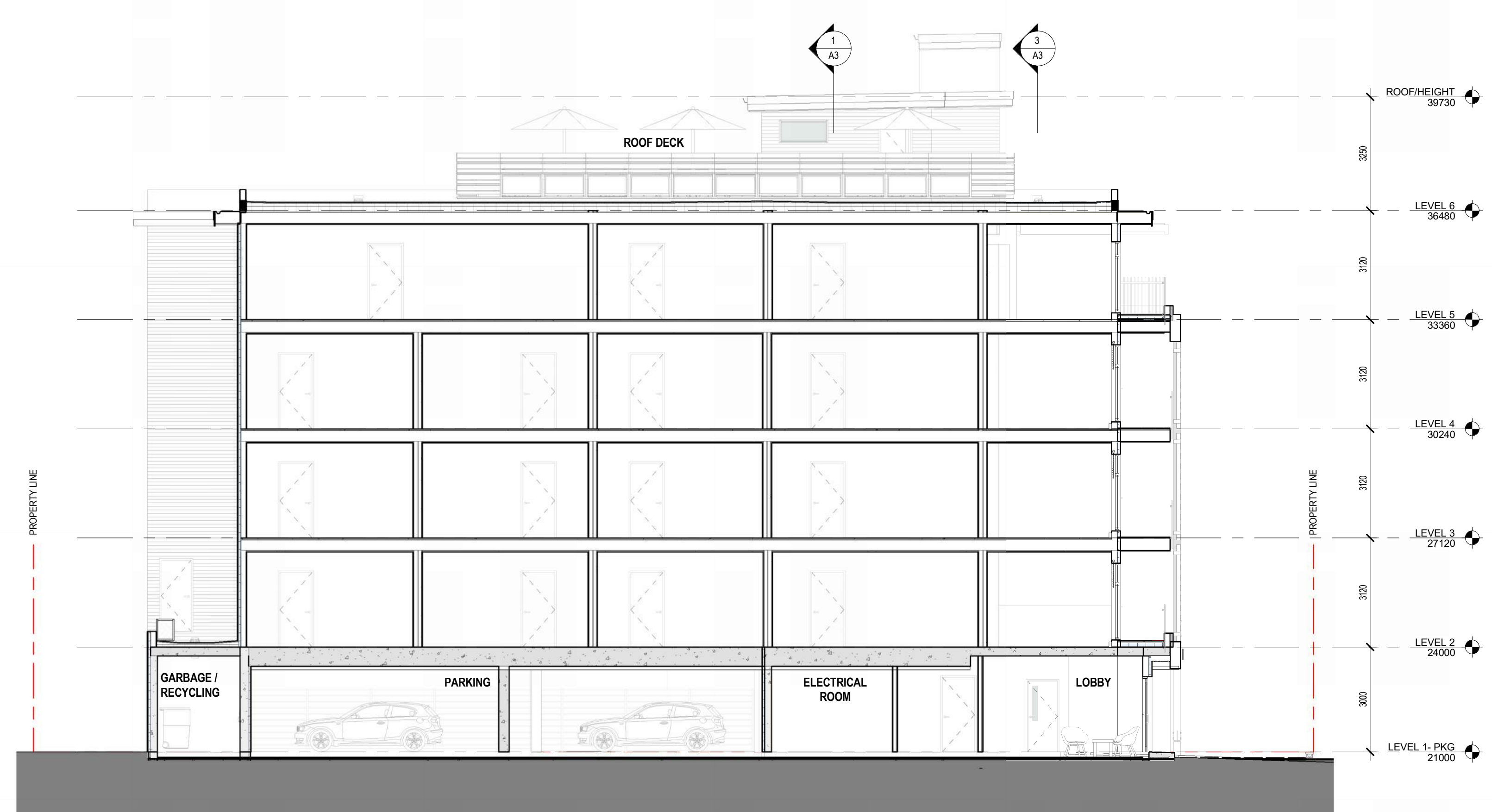




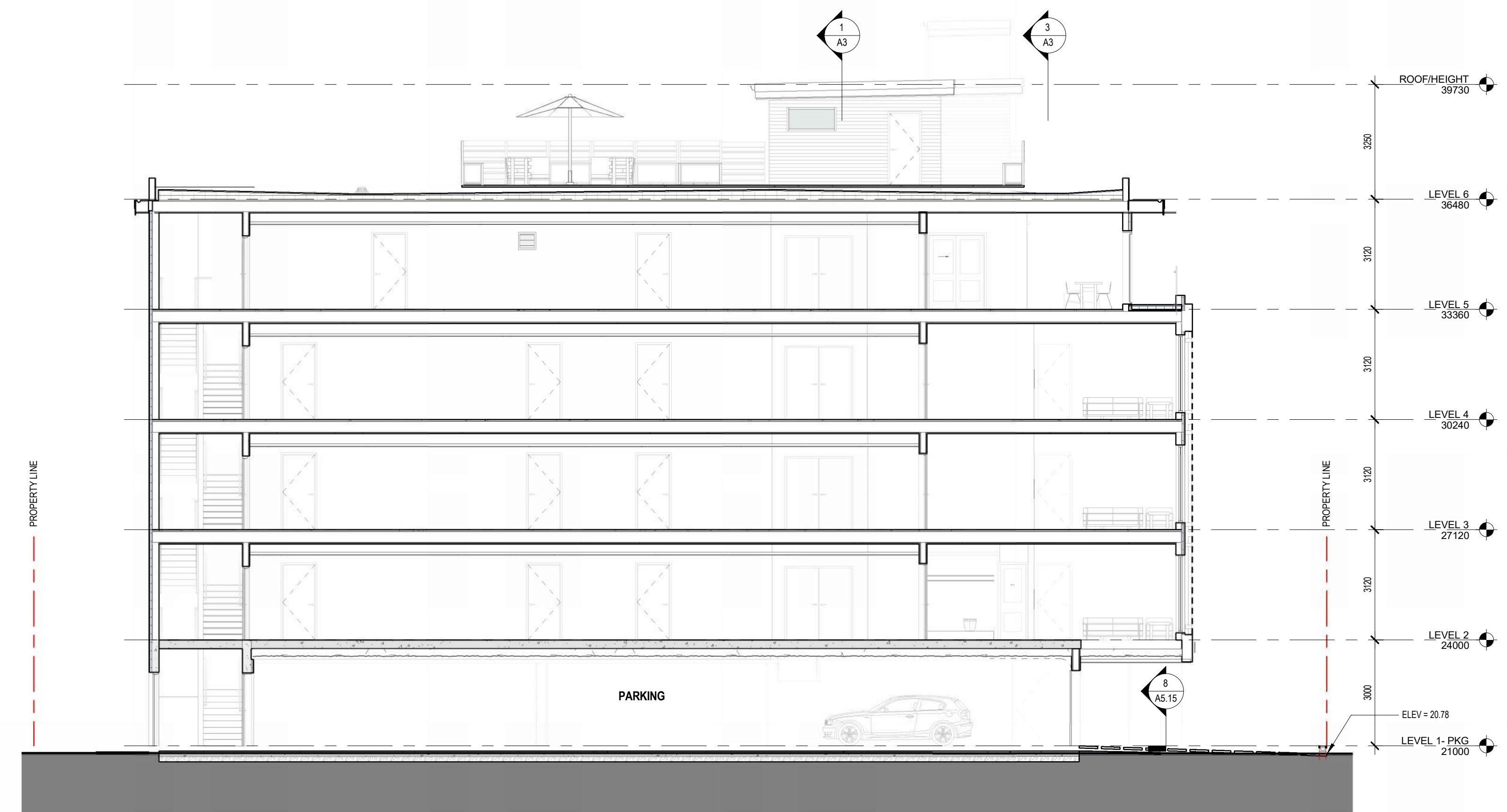
1 CROSS SECTION 2  
1 : 100



3 CROSS SECTION 1  
1 : 100



2 LONGITUDINAL SECTION 2  
1 : 100



4 LONGITUDINAL SECTION 1  
1 : 100





1



2



3



4

**MATERIAL FINISH LEGEND**

- ① STUCCO - WHITE
- ② STUCCO - GRAY
- ③ WOOD GRAIN - PREFIN. METAL
- ④ STANDING SEAM METAL
- ⑤ PRIVACY SCREEN / TRELLIS
- ⑥ SBS MEMBRANE ROOF
- ⑦ ALUMINUM GUARD
- ⑧ PVC WINDOWS
- ⑨ PREFIN. METAL SOFFIT
- ⑩ PREFIN. METAL FASCIA



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ELEVATIONS

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A4







① STREET VIEW - EXISTING



② STREET VIEW - PROPOSED



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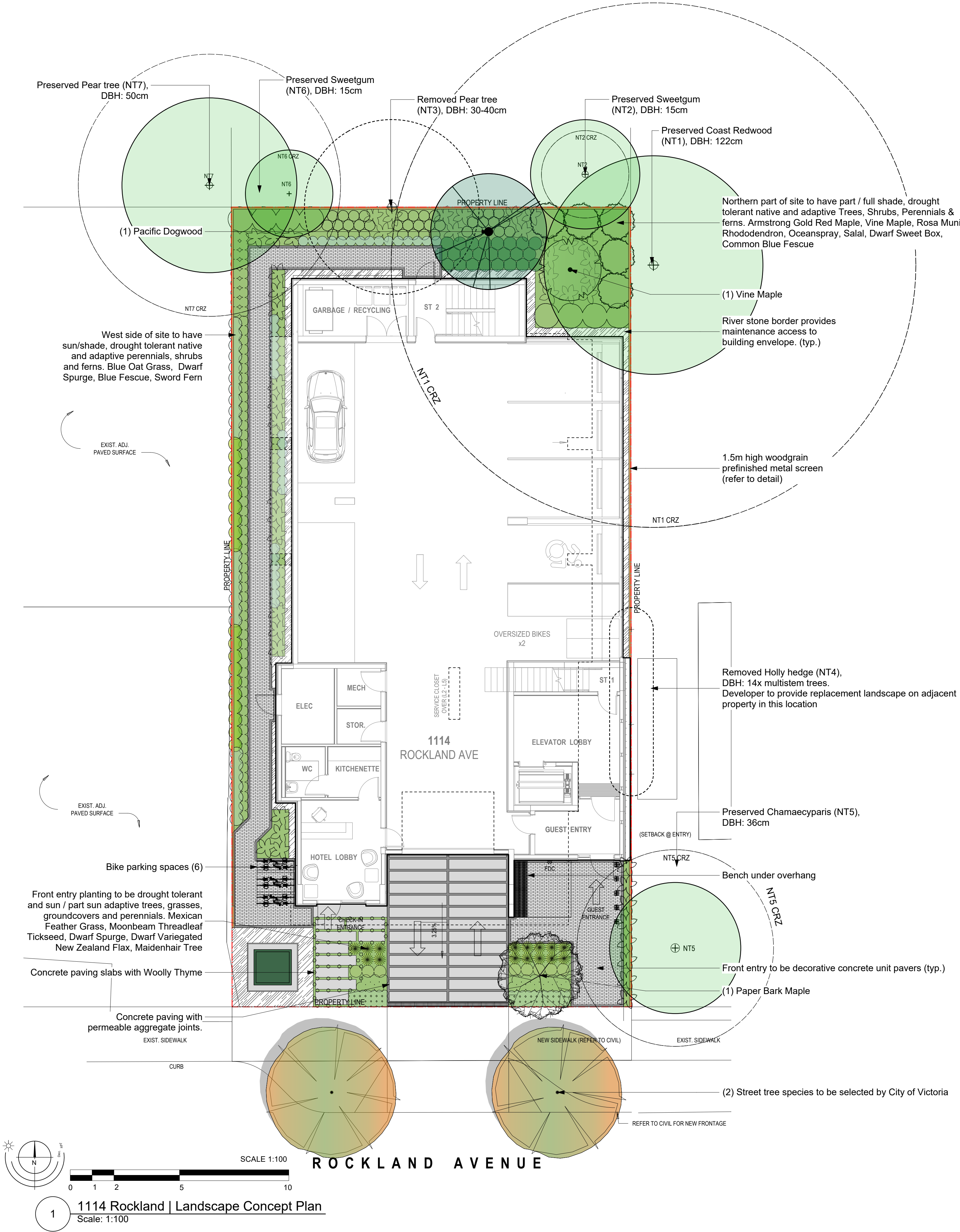
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## STREET VIEWS

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A5





## Recommended Nursery Stock

Trees			
On Site Total: 3	<b>Botanical Name</b> Acer circinatum Acer griseum Cornus nuttallii TBD	<b>Common Name</b> Vine Maple (multi-stem - 3 stems min.) Paperbark Maple Pacific Dogwood Typical Street Tree	<b>Size</b> 2.0m ht. 5cm cal. 6cm Cal. 6cm cal.
Off Site Total: 2	<b>Botanical Name</b> Holodiscus discolor	<b>Common Name</b> Oceanspray	<b>Size</b> #5 pot
<b>Large Shrubs</b> Total: 5	<b>Botanical Name</b> Rhododendron 'Rosa Mundi'	<b>Common Name</b> Rosa Mundi Rhododendron	<b>Size</b> #5 pot
<b>Medium Shrubs</b> Total: 8	<b>Botanical Name</b> Gaultheria shallon Sarcococca hookeriana var. humilis	<b>Common Name</b> Salal Dwarf Sweet Box	<b>Size</b> #1 pot #3 pot
<b>Small Shrubs</b> Total: 60	<b>Botanical Name</b> Carex oshimensis 'Evergold' Coreopsis verticillata 'Moonbeam' Euphorbia characias ssp. characias 'Shorty' Fetuca glauca Helictotrichon sempervirens Nassella tenuissima Phormium tenax 'Tiny Tiger' Polystichum munium	<b>Common Name</b> Evergold Sedge Moonbeam Threadleaf Tickseed Dwarf Spurge Common Blue Fescue Blue Oat Grass Mexican Feather Grass Dwarf Variegated New Zealand Flax Sword Fern	<b>Size</b> #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
<b>Perennials, Annuals and Ferns</b> Total: 260	<b>Botanical Name</b> Thymus praecox arcticus	<b>Common Name</b> Wild Creeping Thyme	<b>Size</b> #1 pot
<b>Groundcovers</b> Total: 54			

- Notes:**
- All work to be completed to current CSLA Canadian Landscape Standards
  - All soft landscape to be irrigated with an automatic irrigation system



# 1114 Rockland | Landscape Concept Plan