



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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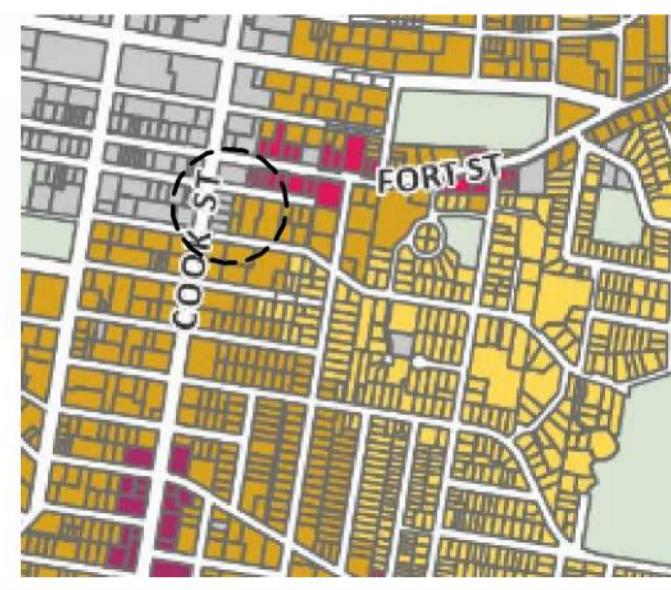
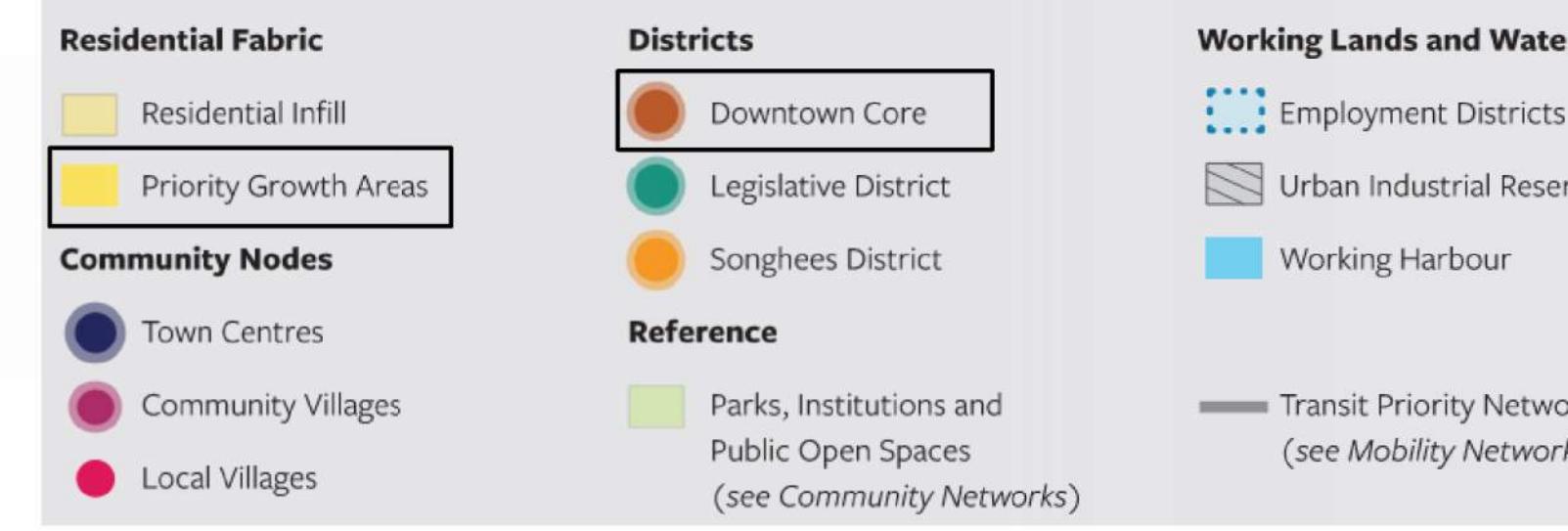
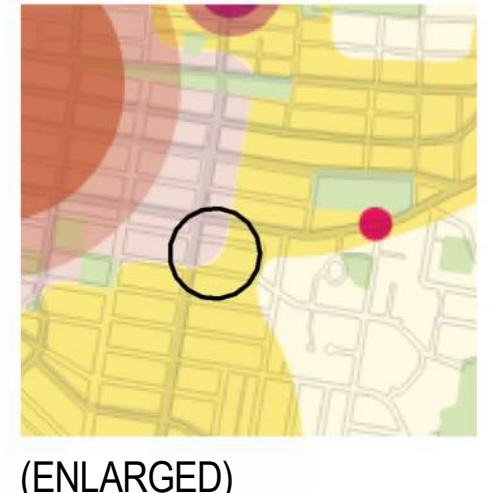
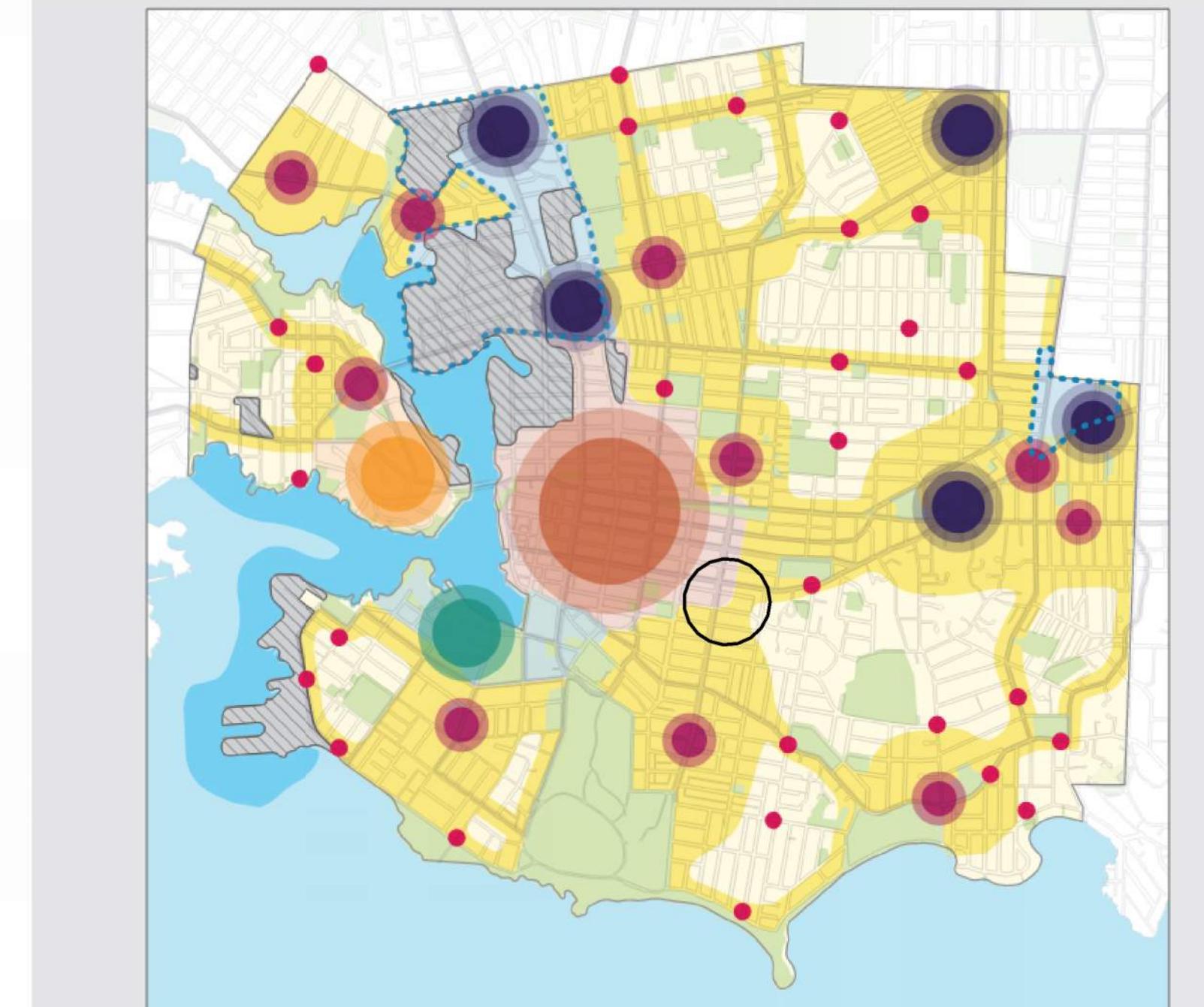
AERIAL CONTEXT

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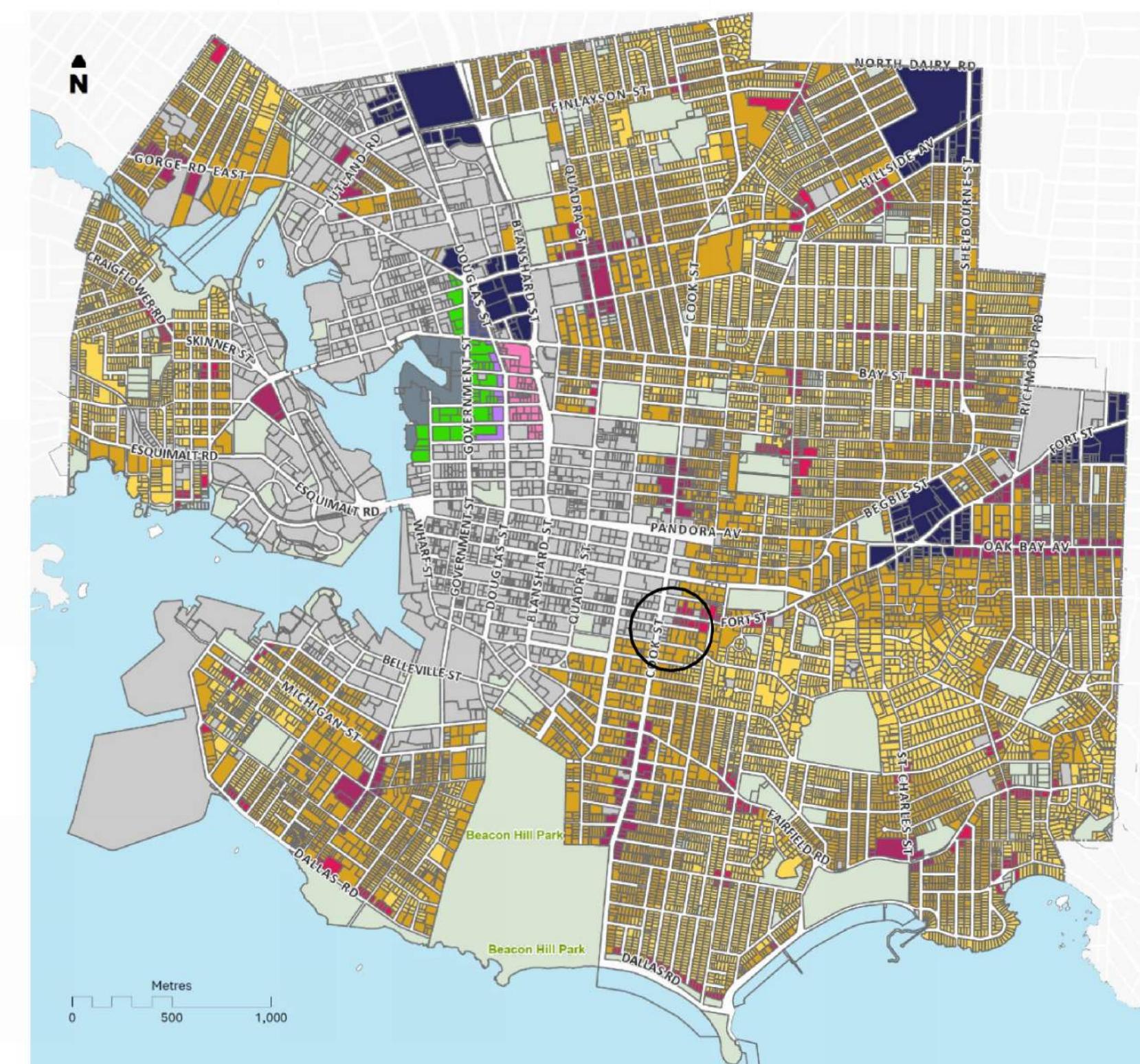


OFFICIAL COMMUNITY PLAN 2050

FIGURE 6: URBAN STRUCTURE CONCEPT



Zoning Modernization



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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

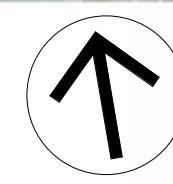


4.4 Town Centre District - 1 Zone (TCD-1)

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



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 ² / 7,195.7 ft ²
TOTAL FLOOR AREA	1,337 m ² (14,391 ft ²)
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)
BIKE PARKING PROVIDED	1 / 40 ROOMS OR PART THEREOF = 1 (TRANSIENT ACCOMMODATION)
BUILDING SETBACKS	2 ELECTRIFIED OVERSIZED IN PARKADE RACK FOR 6 BESIDE LOBBY
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')
SITTING EXCEPTION @ FRAME	0.33m (1.1')
SITTING EXCEPTION @ STAIR	3.33m (1.9')
SITTING EXCEPTION @ PROJECTION	2.08m (6.5')
SITTING EXCEPTION @ BALCONY	1.77m (5.8')
SITTING EXCEPTION @ ENTRY	0.35m (1.2')
SITTING 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 ² (254.56 ft ²)
MAX. UNIT FLOOR AREA	49.15 m ² (529 ft ²)
TOTAL RES. FLOOR AREA	931 m ² (10,021 ft ²)
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
LANDSCAPE	LANDSCAPE CONCEPT PLAN

PROJECT INFO + CONTEXT

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A0



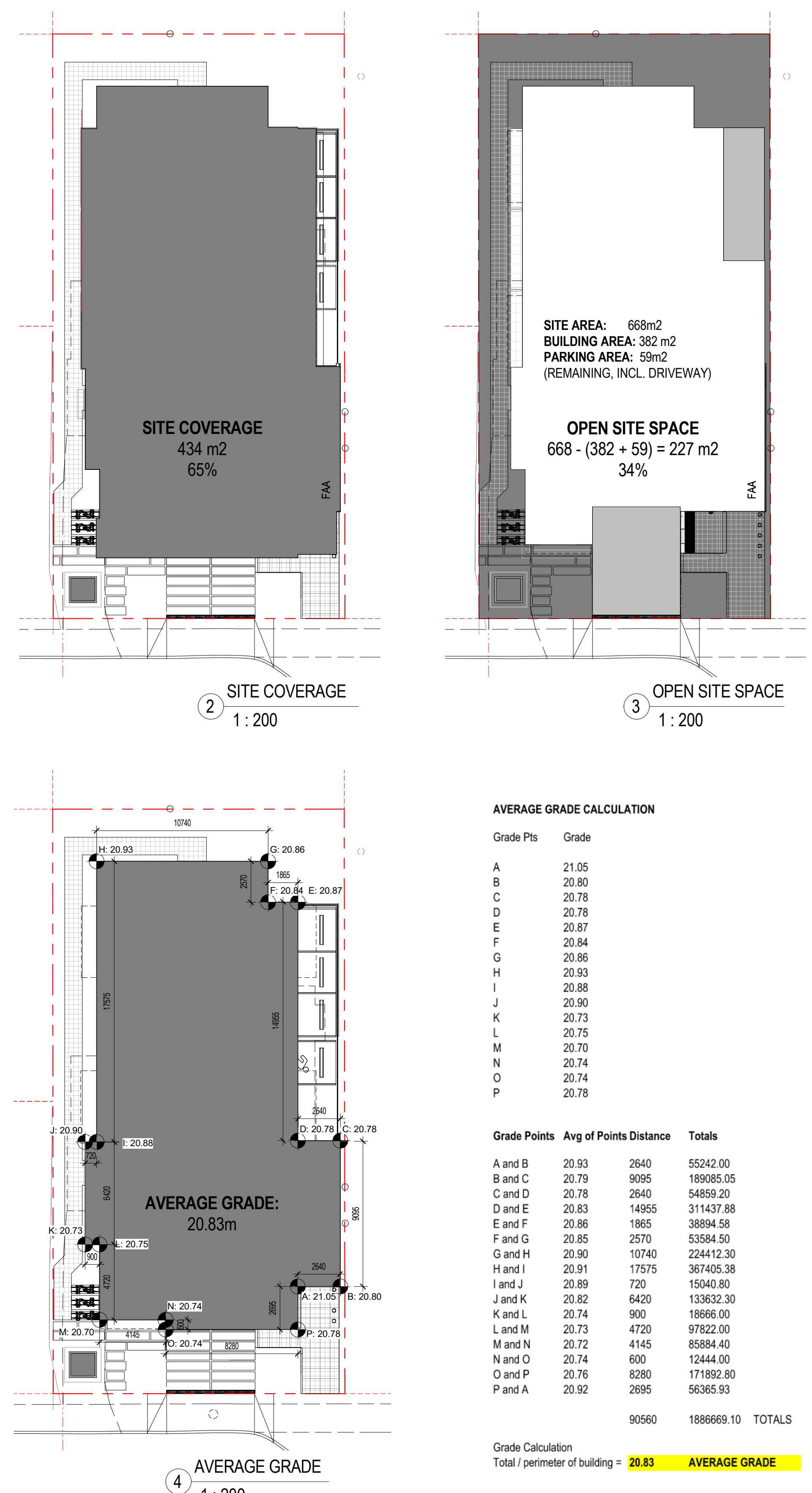
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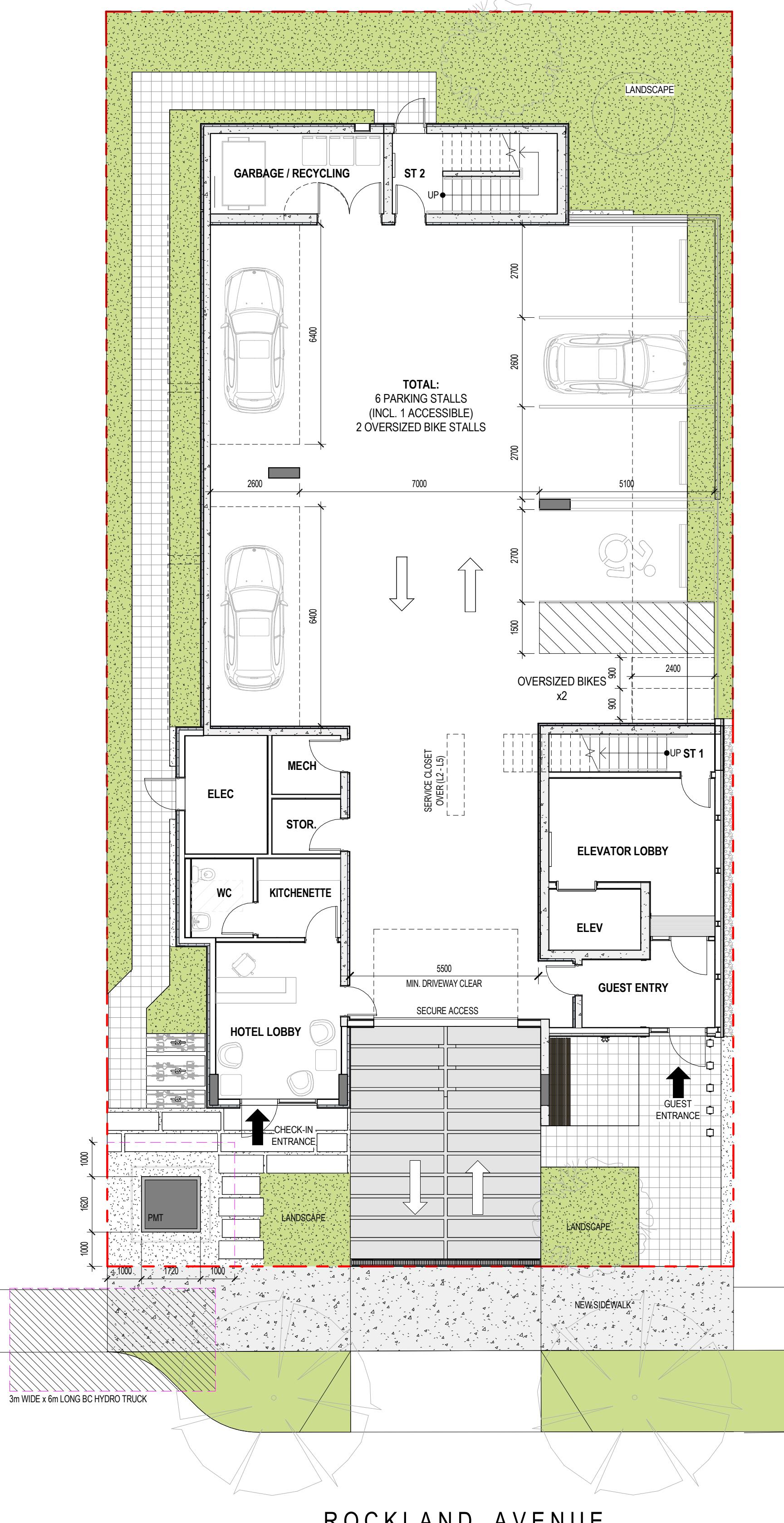
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SITE PLAN + SITE STATISTICS

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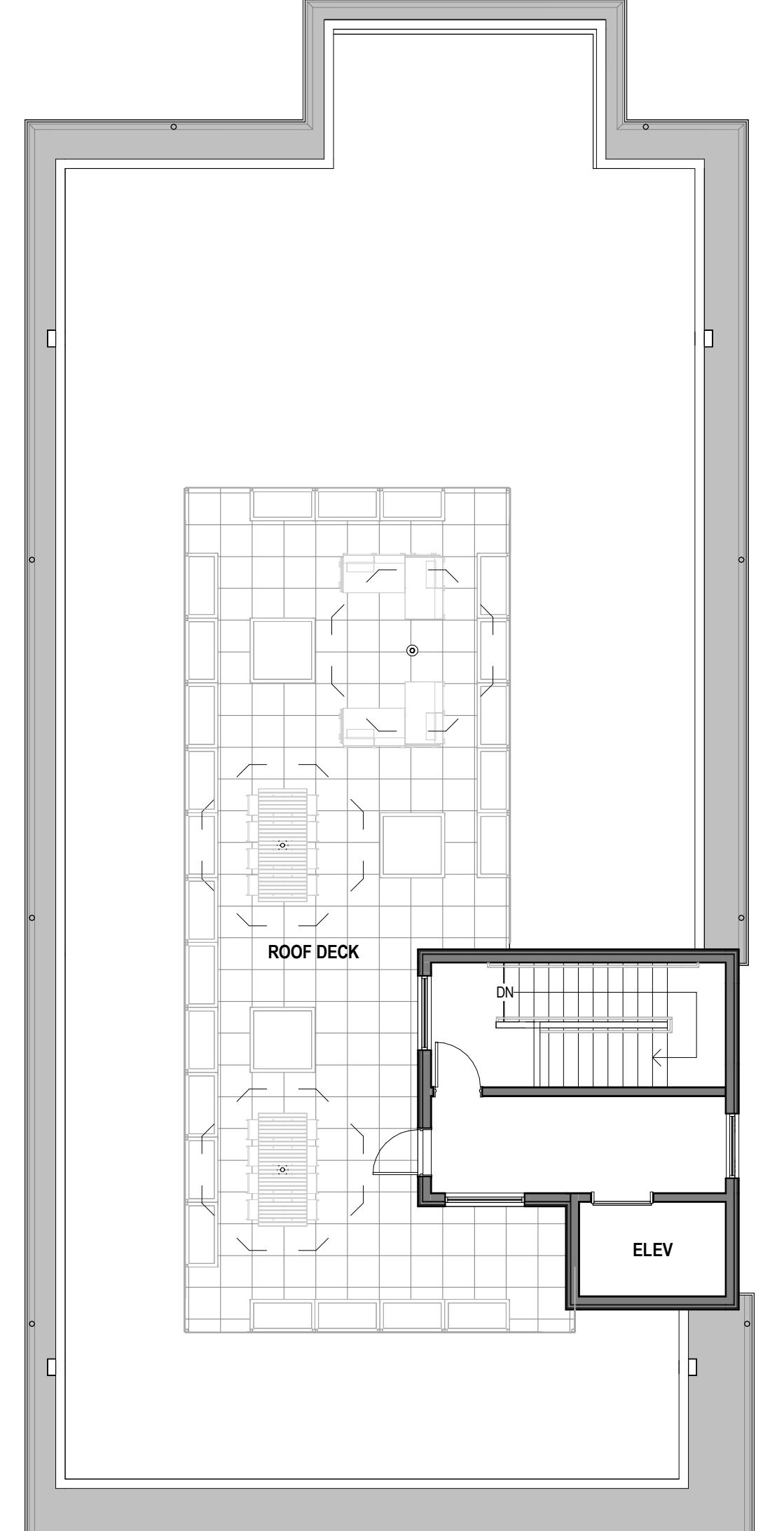
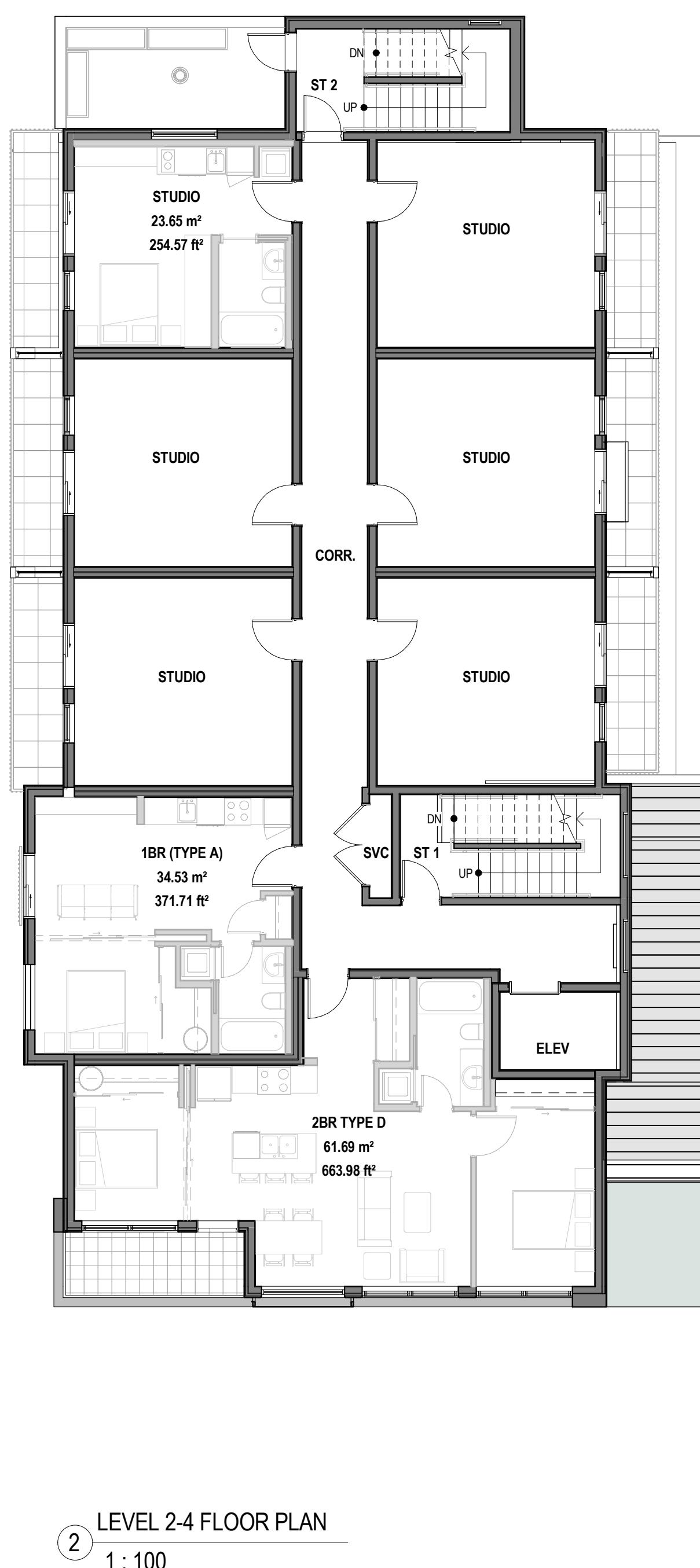


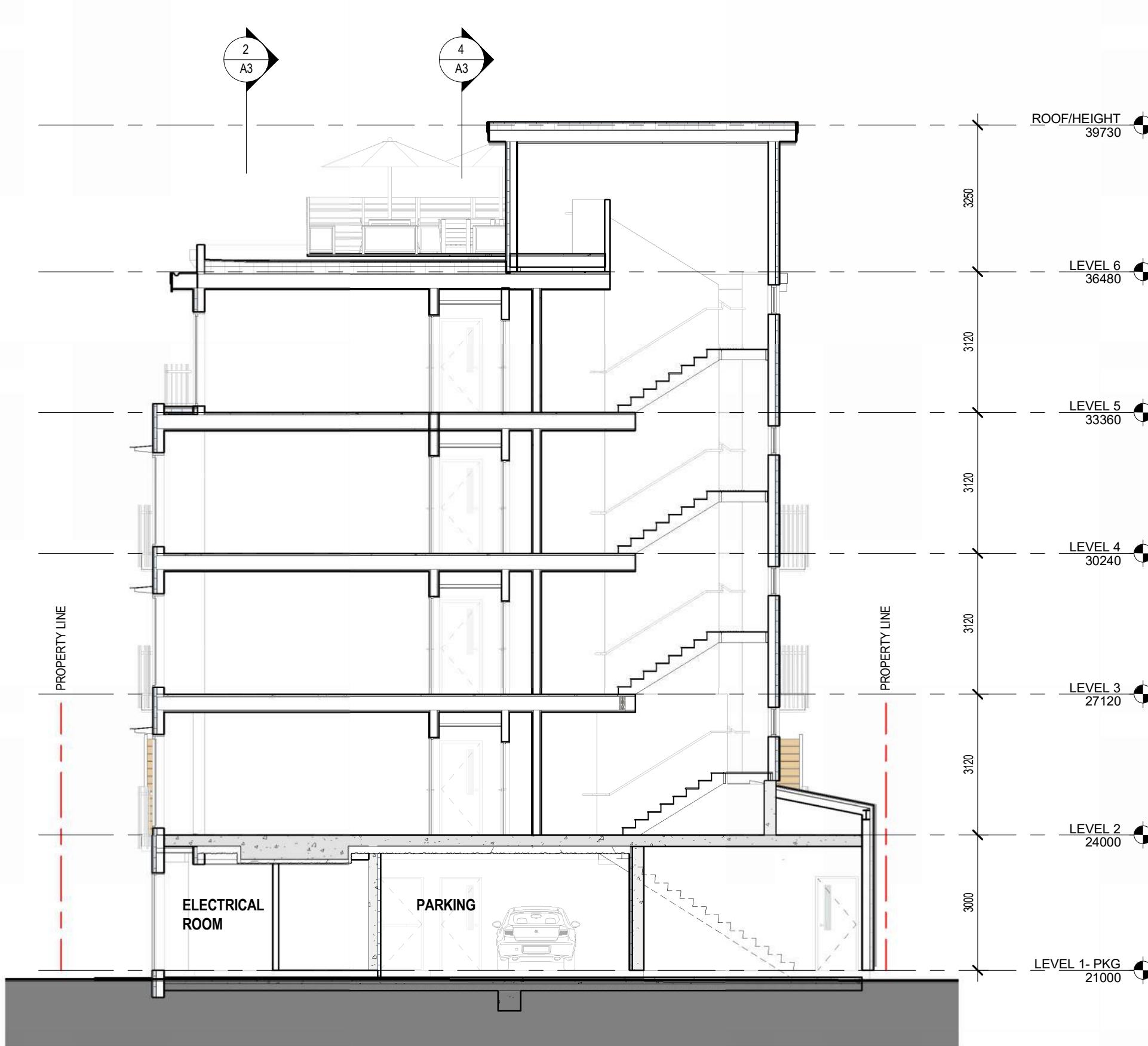
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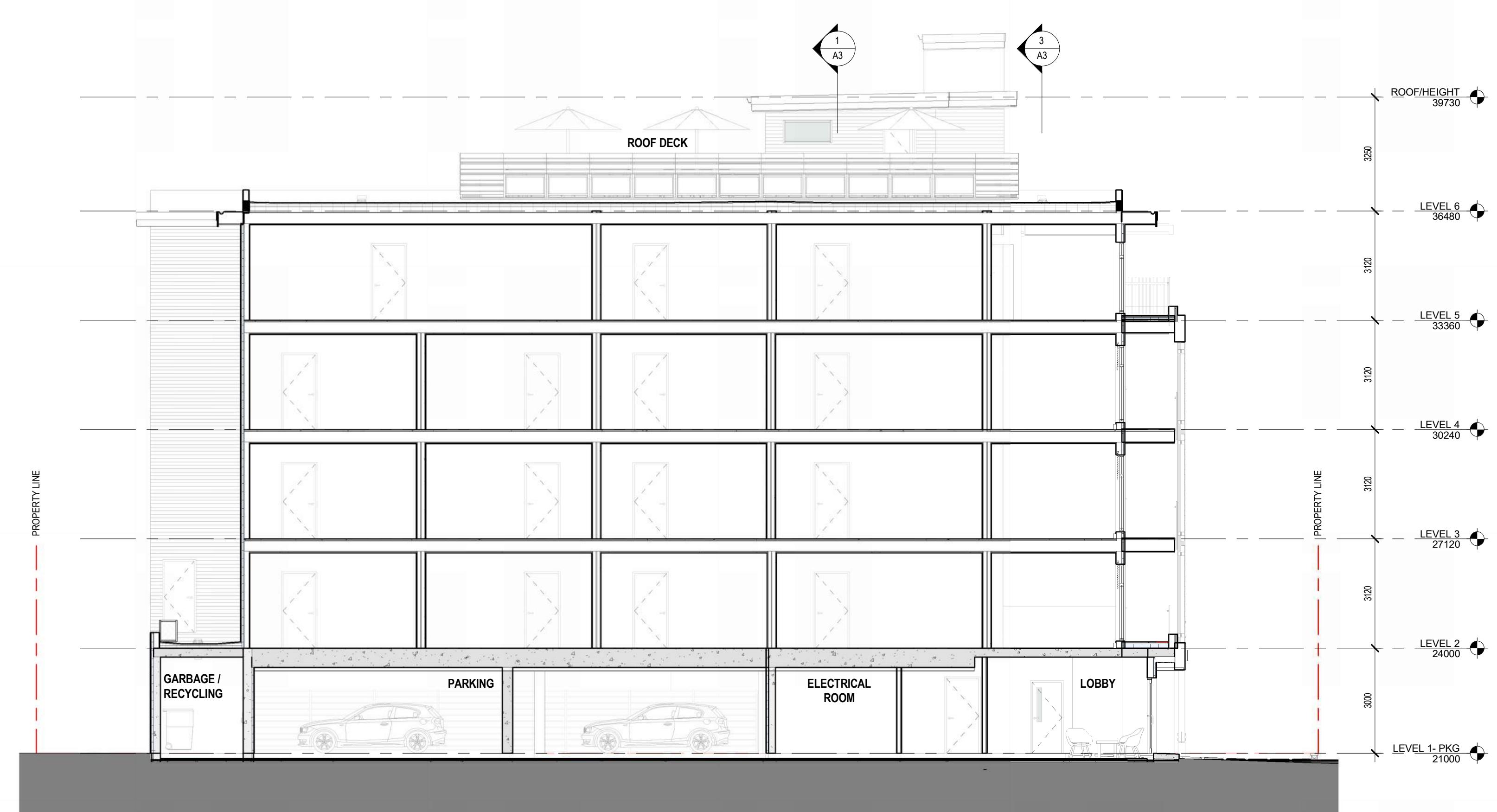
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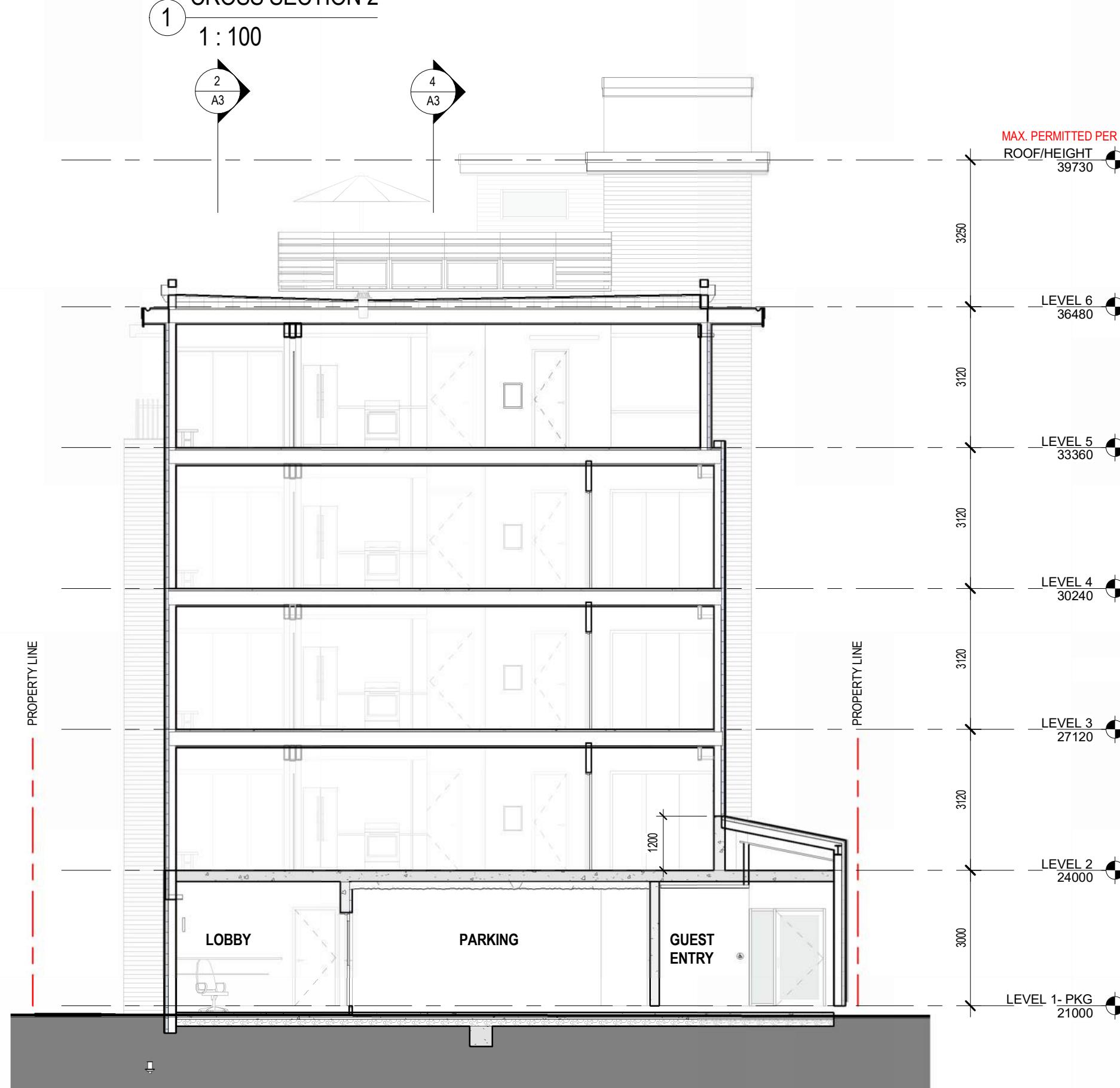




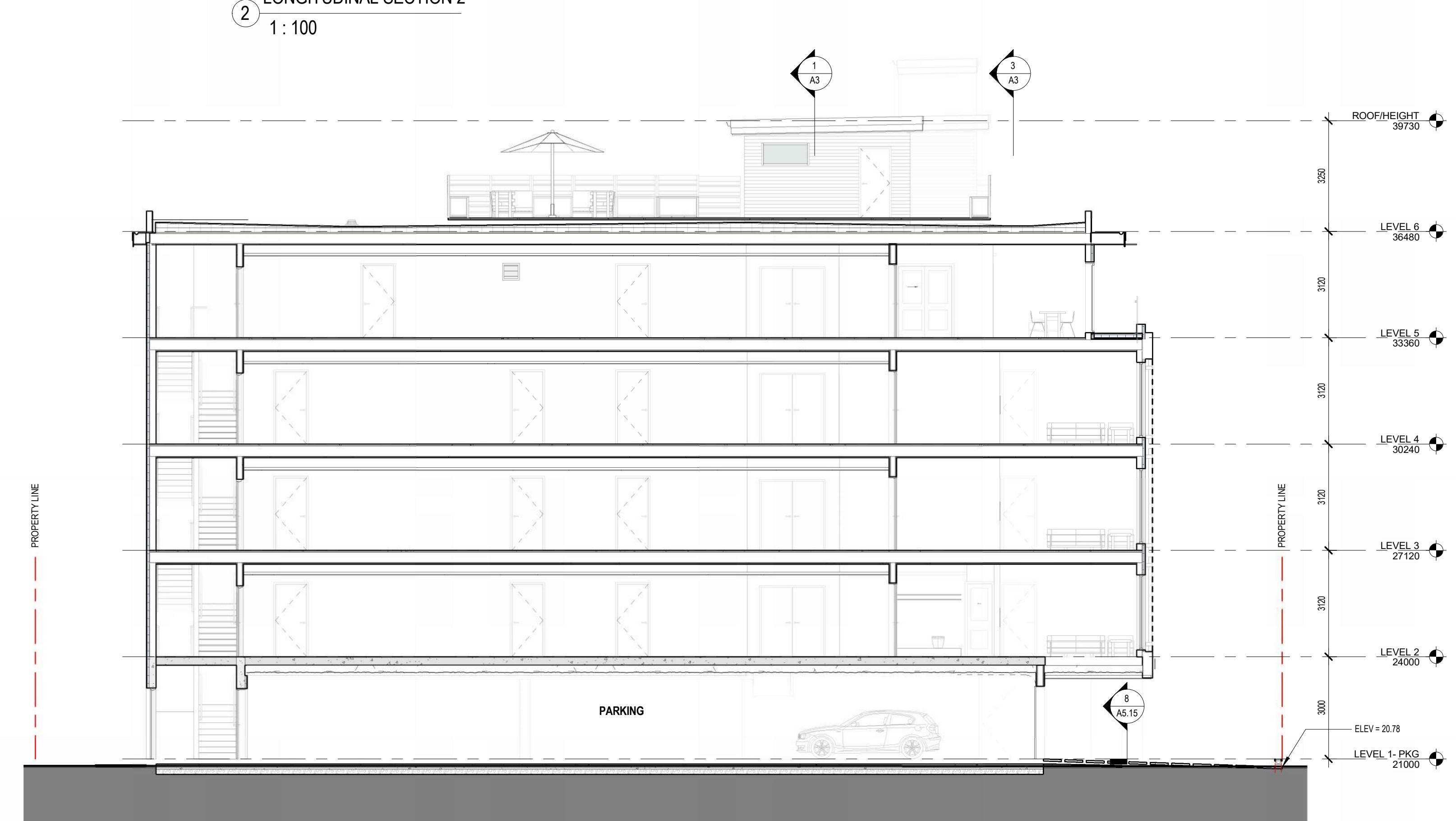
① CROSS SECTION 2
1 : 100



② LONGITUDINAL SECTION 2
1 : 100



③ CROSS SECTION 1
1 : 100



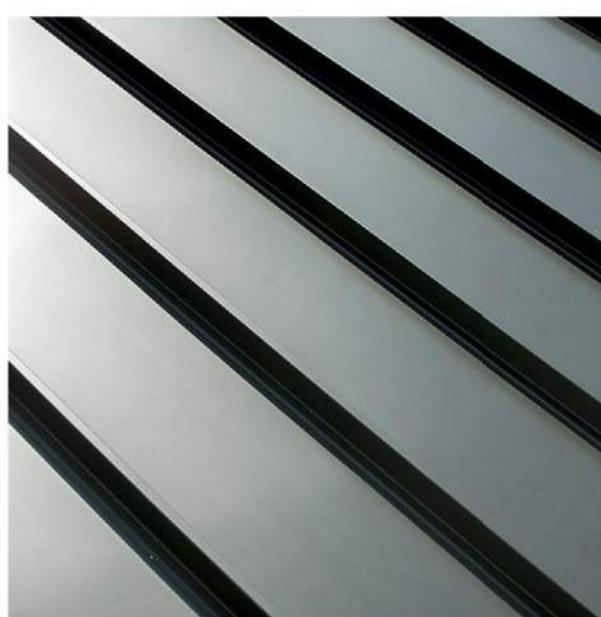
④ LONGITUDINAL SECTION 1
1 : 100

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SECTIONS

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**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





① STREET VIEW - EXISTING



② STREET VIEW - PROPOSED



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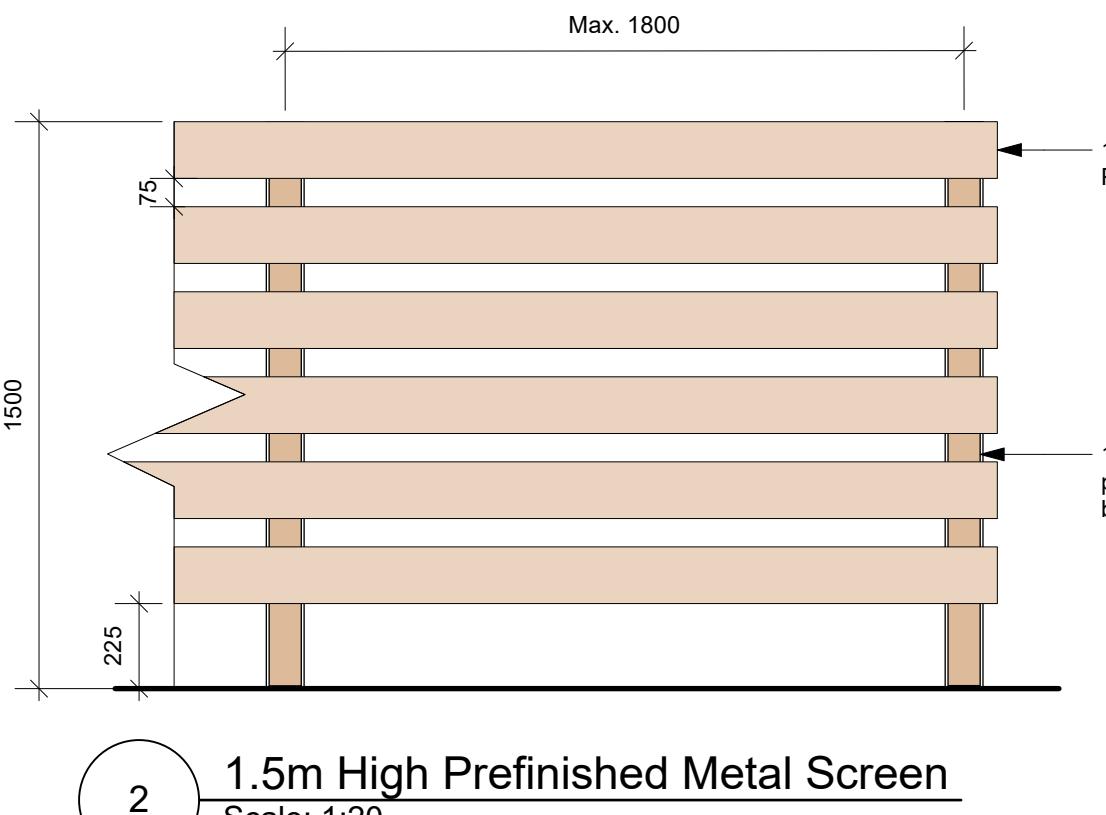
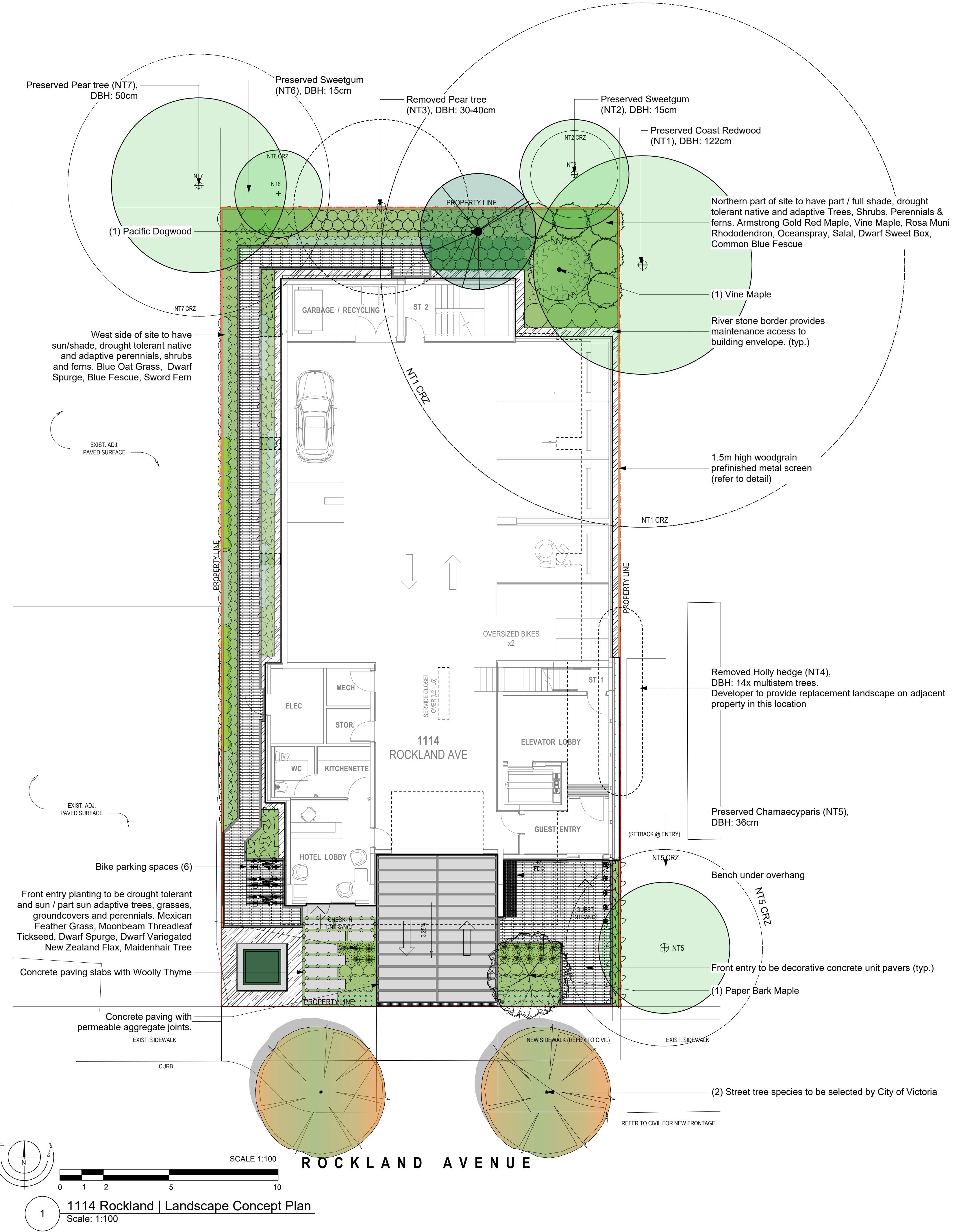
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STREET VIEWS

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A5



Recommended Nursery Stock

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

Notes:

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



PLANTING PALETTE



1114 Rockland | Landscape Concept Plan

