



REZONING PROPOSAL – 2202 Meredith Road
Community Planning and Development Committee
March 20, 2018

alan **lowe** architect inc.



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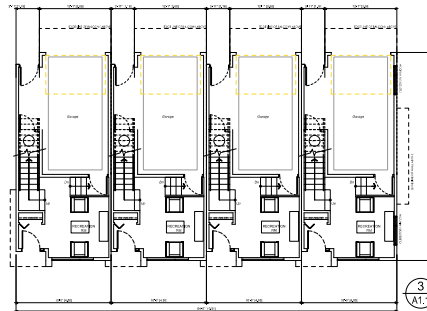
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EPP50394

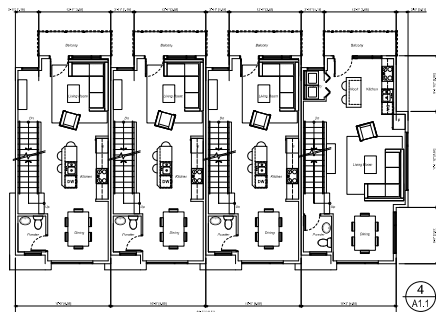
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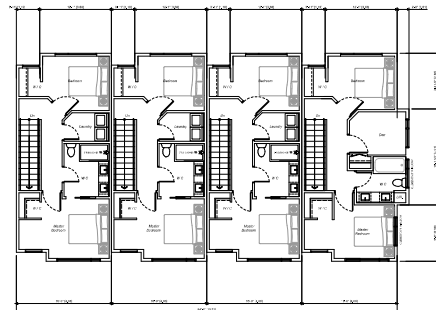
BLOCK 1



3 MAIN FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

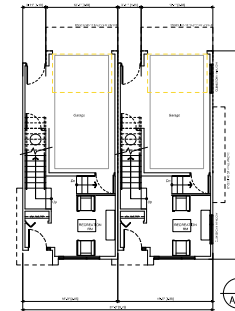


4 SECOND FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

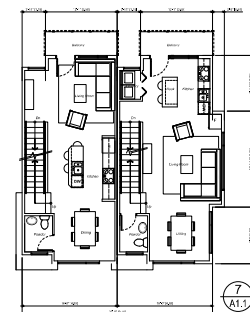


5 THIRD FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

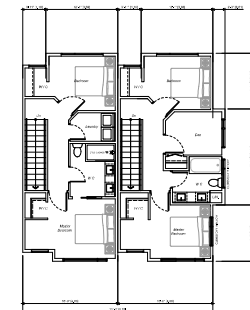
BLOCK 2



6 MAIN FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



7 SECOND FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



8 THIRD FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

BLOCK 3

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project north



Issue / revision

1	REZONING APPLICATION	11 DEC. '17
No.	Issued / Revisions	Date

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Victoria, British Columbia

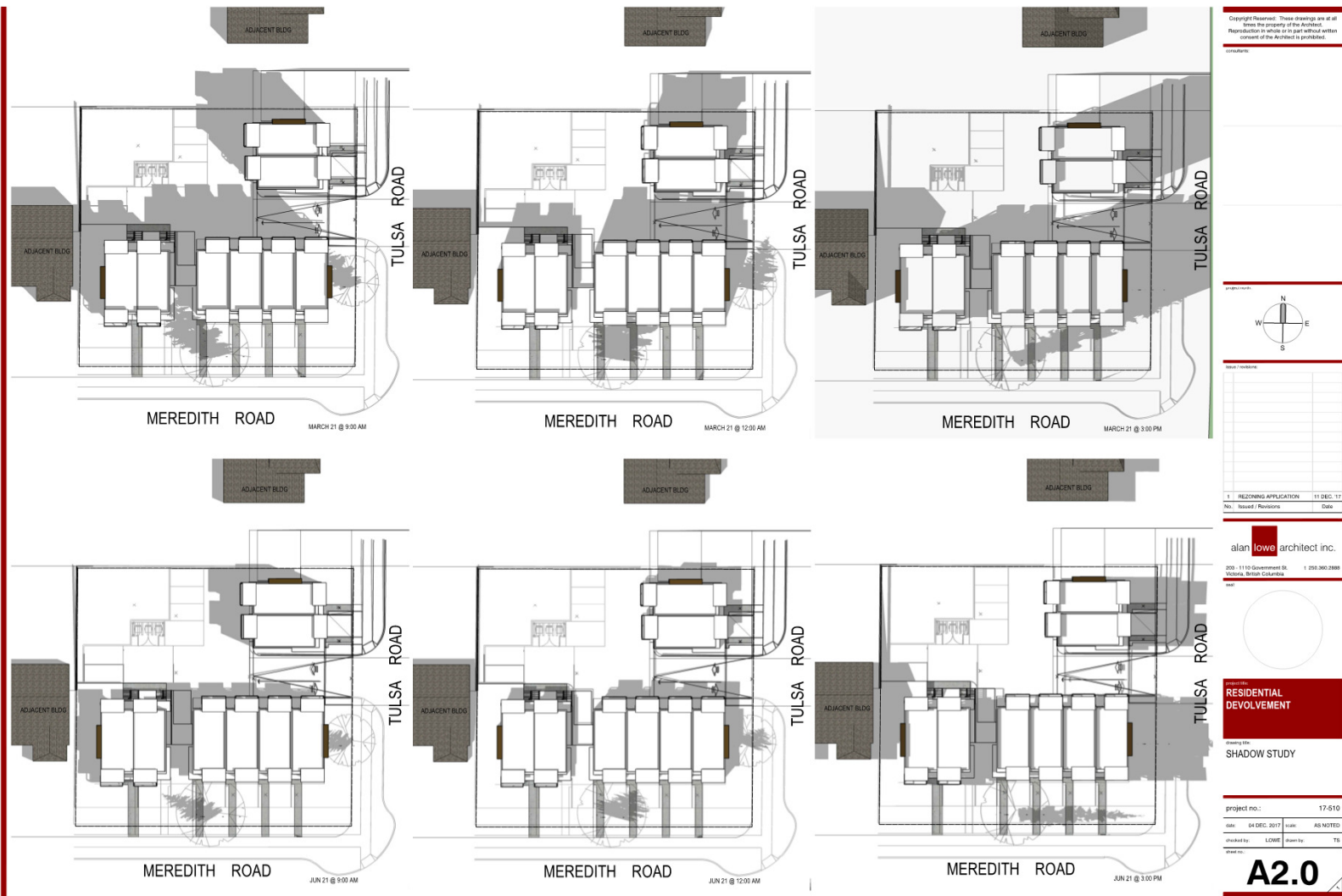
project 300:

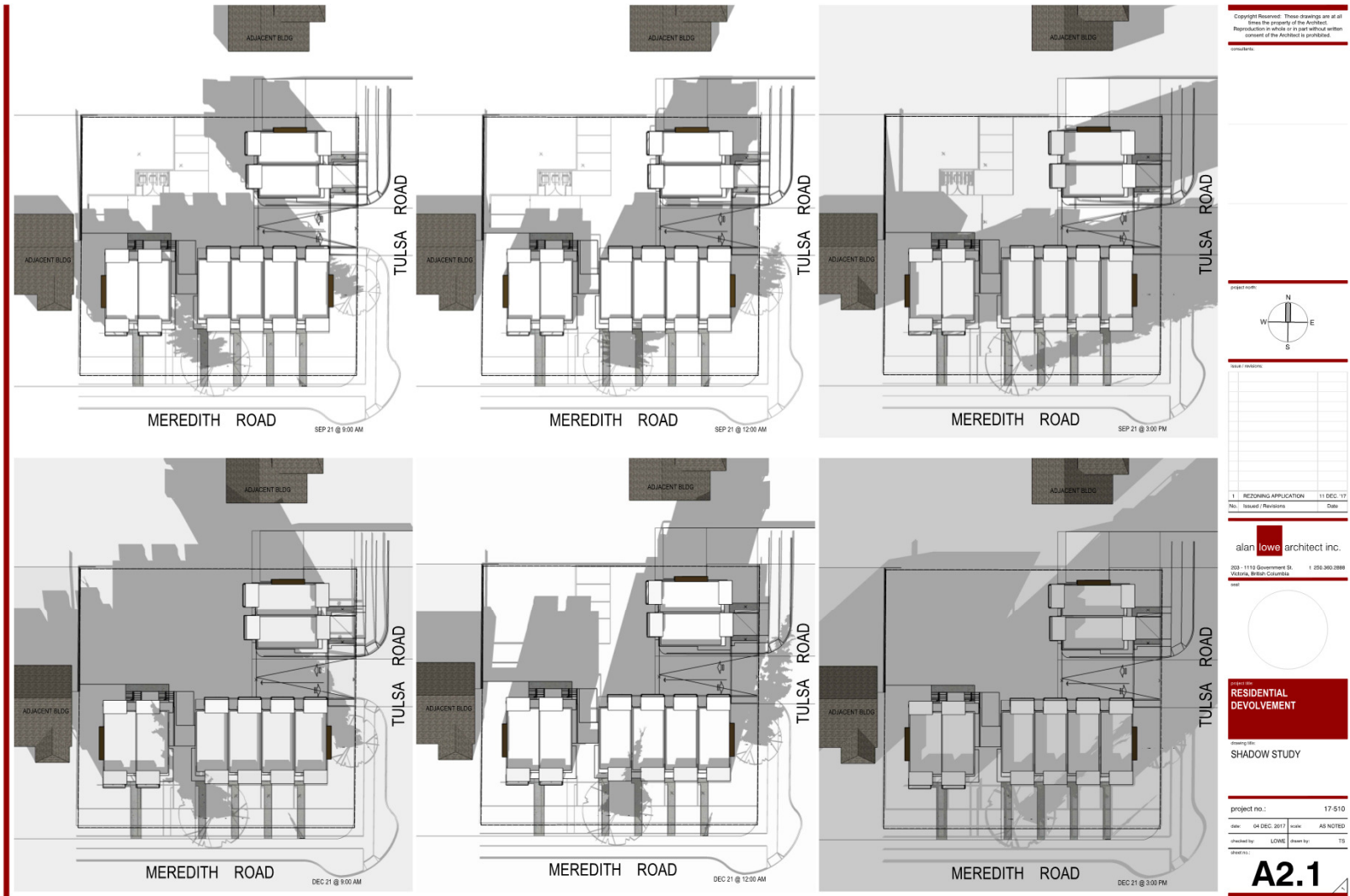
RESIDENTIAL DEVOLVEMENT

FLOOR PLANS

project no.:		17-510	
date:	01 DEC. 2017	scale:	AS NOTED
checked by:	LOWE	drawn by:	TS
sheet no.:			

A1.1







1	REZONING APPLICATION	11 DEC. '11
No.	Issued / Revisions	Date



project no.: 17-510

date:	04 DEC. 2017	scale:	AS NOTED
checked by:	LOWE	drawn by:	TT

A3.0





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Current zone – R1 Single Family Residential

Proposed zone – Townhouse residential

With building height to 9 metres

Floor area ratio to 0.6:1.0

OCP Designation - Neighbourhood

Location

Transition between Corridor to east
and duplex and sfd to west

3 and four storeys to east
2 storeys to west

Location

Within walking distance to:

Bus routes
Commercial centres
Elementary School
Beban Park

Existing zones

R6 – 2 storeys, FAR of 0.45
height of 7 metres

R8 – 4 storeys, FAR of 1.25
height of 14 metres

Requested zone

Transition R6 plus

3storeys, FAR of 0.6
height of 9 metres

Proposal

Transition from 3 storeys to 2 storeys
to the west adjacent to duplex

Shadow studies show buildings
will not negatively impact neighbours

Proposal

2.5 metre road dedication

Full sidewalk, curb, gutters along
Meredith and Tulsa

On street parking and bike lane

Meets OCP guidelines

Mix of low density residential
(10 to 50 units per hectare)

2 to 4 storeys

Adjacent Corridor Designation
(50 to 150 units per hectare)

2 to 6 storeys

Community contribution

\$8000

Towards improvements to nearby
Fern Road Park



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