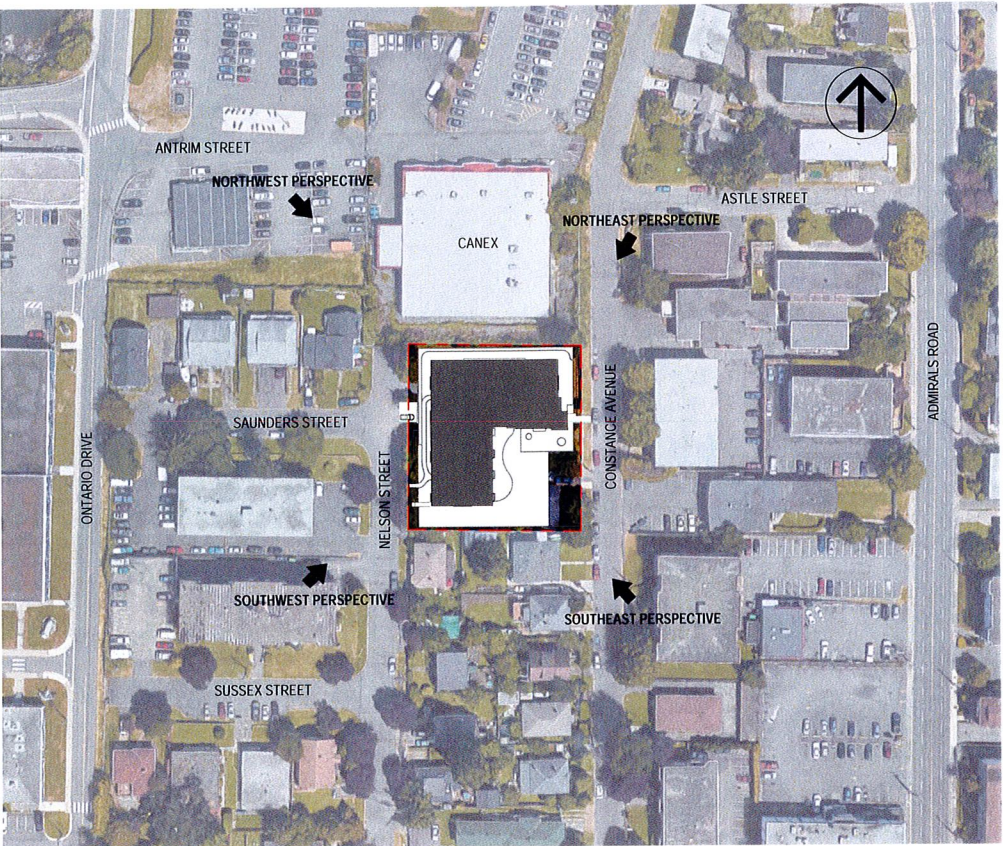


CONSTANCE 638-640 + NELSON 637

ISSUED FOR REZONING - 2018.01.05



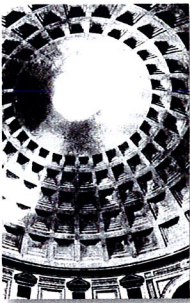
VIEW FROM S/E ON CONSTANCE



CONTEXT PLAN

PROPOSED PROJECT INFORMATION

EXISTING ZONING	637+638+640: RM-1 (MULTIPLE FAMILY RESIDENTIAL)		
REZONE TO	NEW COMPREHENSIVE ZONE		
SITE AREA	0.28 Ha / 0.70 Ac / 2,838 m ² / 30,548 ft ²		
NO. UNITS	77 (4 / 6 STOREYS) PURPOSE-BUILT RENTAL		
PARKING PROVIDED	61		
BIKE PARKING	116 + RACK FOR 6 @ ENTRANCE		
UNIT AREA (+/-)	38 m ² (409 ft ²) - 80 m ² (861 ft ²)		
TOTAL UNIT AREA	4,298 m ² (46,263 ft ²)		
BUILDING AREA	1,086 m ² (11,690 ft ²)		
FLOOR AREA RATIO	1.5 : 1		
COVERAGE	38%		
SETBACKS (PER RM-4)	FRONT	7.5m (24.6')	VARIANCE REQ'D AS NOTED
	REAR	7.5m (24.6')	
	INTERIOR SIDE	6.0m (19.7')	VARIANCE REQ'D AS NOTED
	EXTERIOR SIDE	3.6m (11.8')	
		N/A	N/A



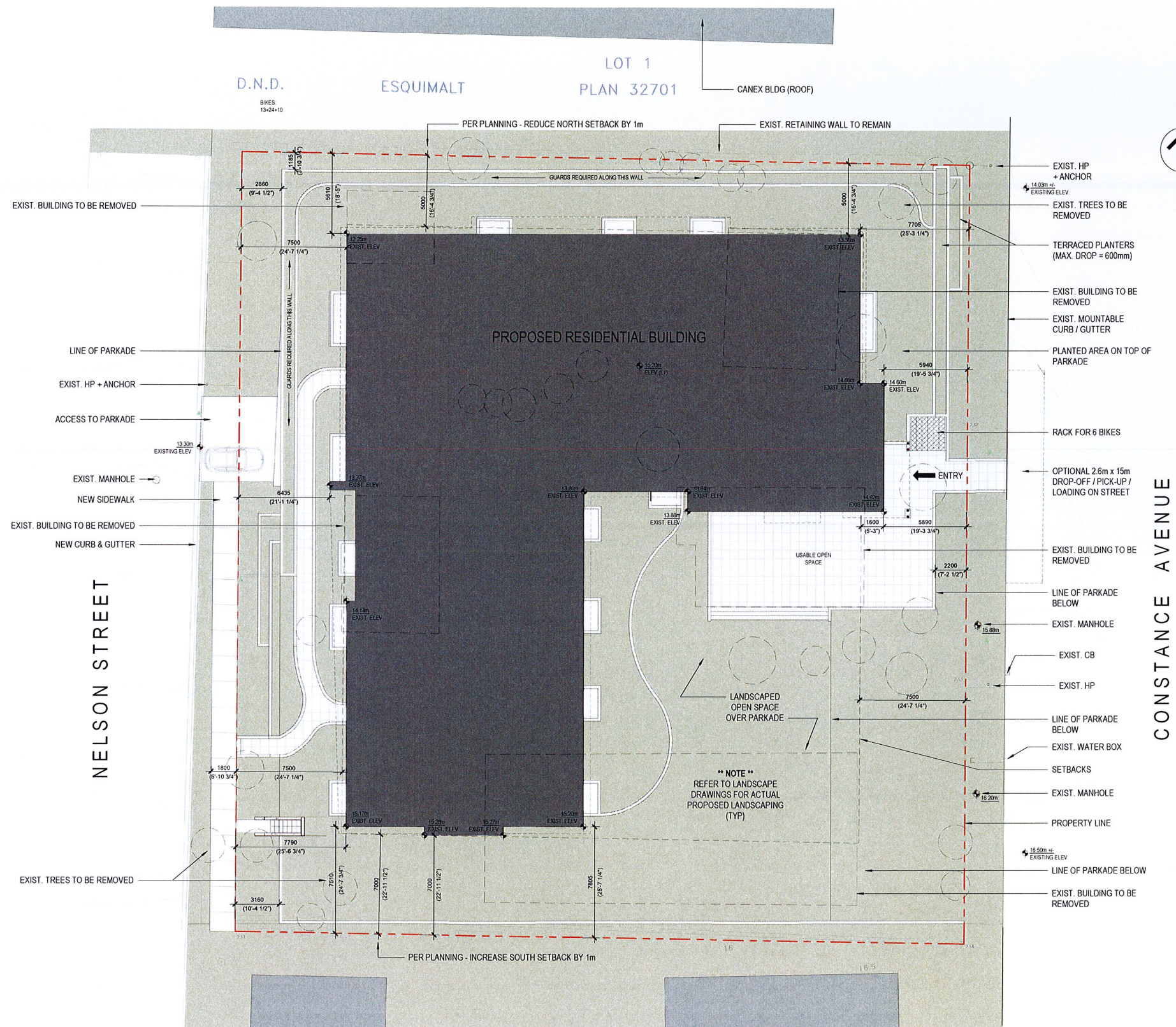
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CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

COVER SHEET

2018.01.05 - REZONING APPLICATION

A00

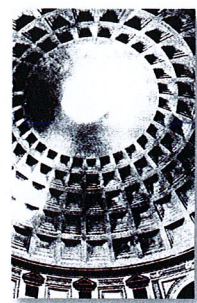


① SITE PLAN
1 : 150

CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

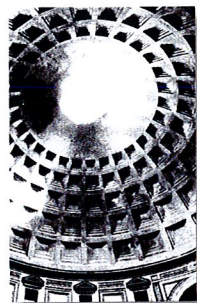
SITE PLAN

2018.01.05 - REZONING APPLICATION



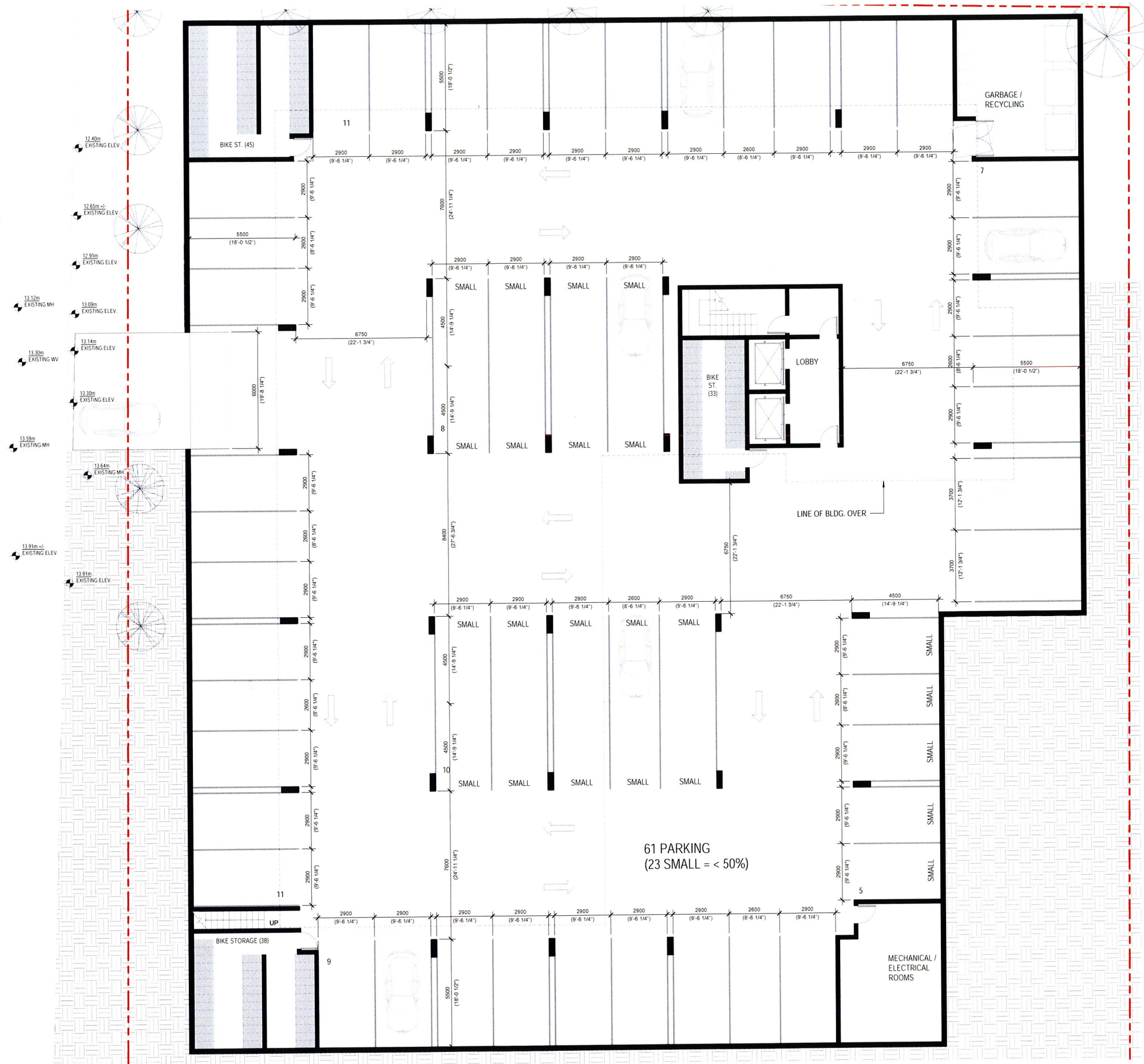
PRAXIS
architects inc.

A01



PRAXIS
architects inc.

CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011



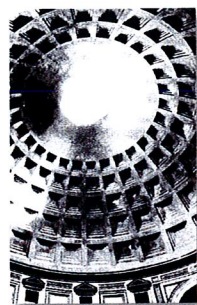
① PARKADE
1:100

PARKADE

2018.01.05 - REZONING APPLICATION



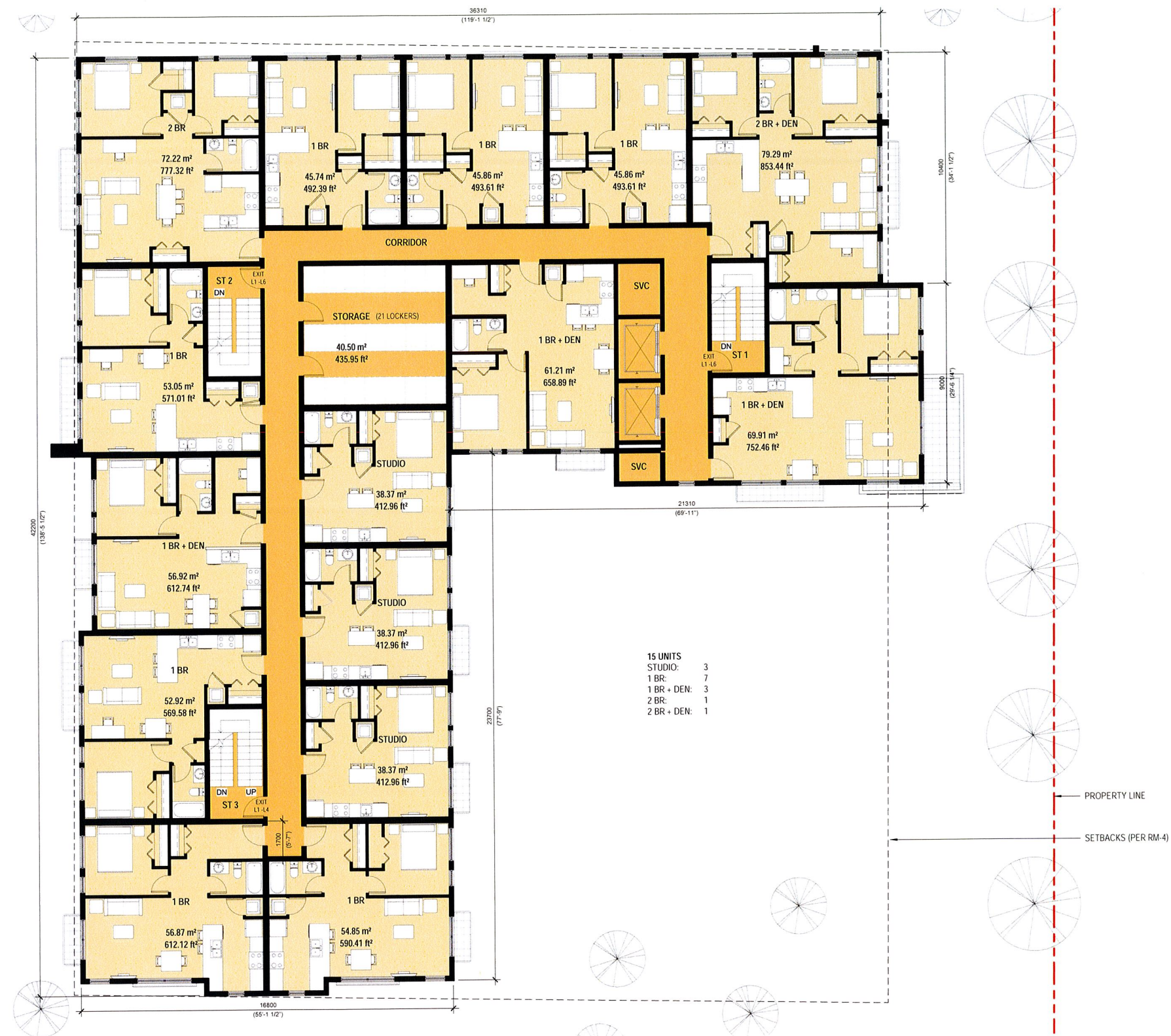
A02



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① LEVEL 2
1:100

CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

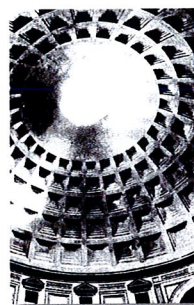


LEVEL 2

2018.01.05 - REZONING APPLICATION



A04



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① LEVEL 3
1 : 100

CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011



LEVEL 3

2018.01.05 - REZONING APPLICATION



A05



① LEVEL 5 + 6
1:100

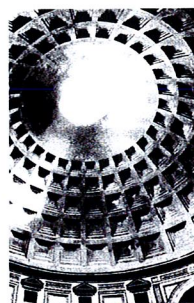
CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

LEVEL 5 + 6

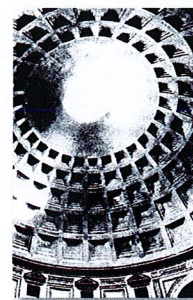
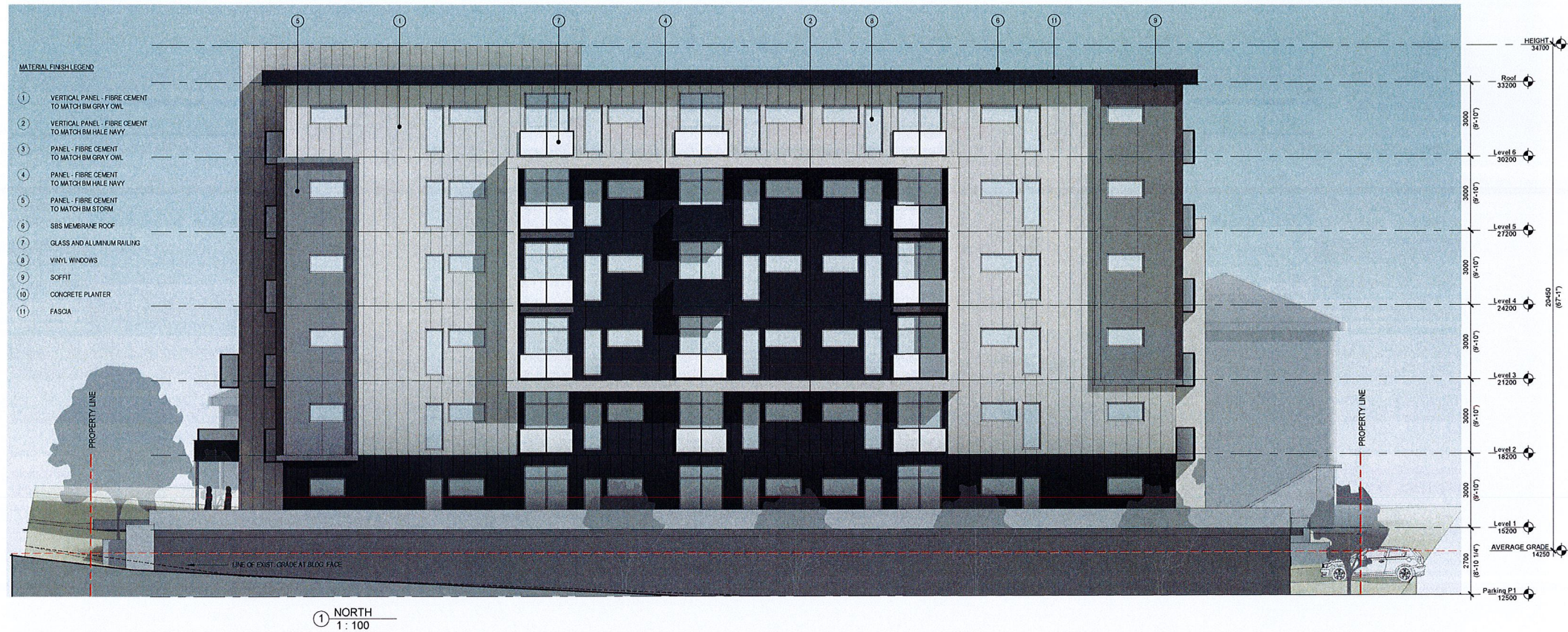
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A07



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architects inc.

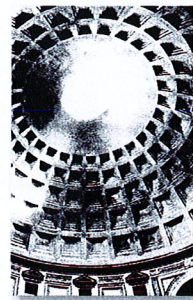
CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

ELEVATIONS - N/S

2018.01.05 - REZONING APPLICATION



A08



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CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

ELEVATIONS - E/W

2018.01.05 - REZONING APPLICATION

A09



1 SOUTHEAST PERSPECTIVE



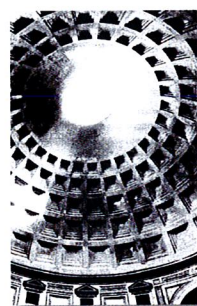
2 NORTHEAST PERSPECTIVE



3 NORTHWEST PERSPECTIVE



4 SOUTHWEST PERSPECTIVE



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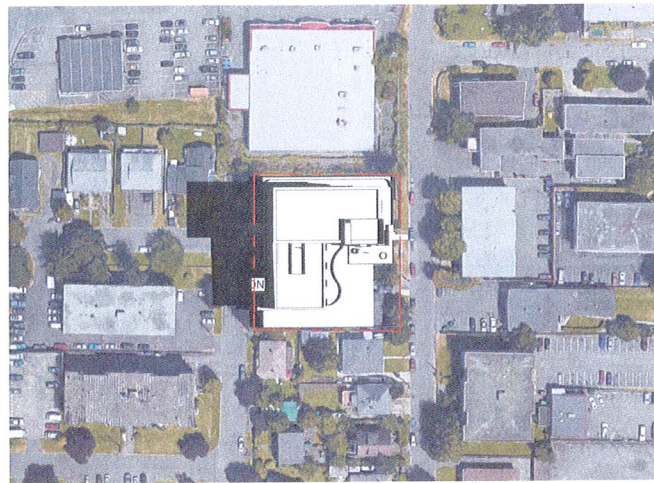
CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011



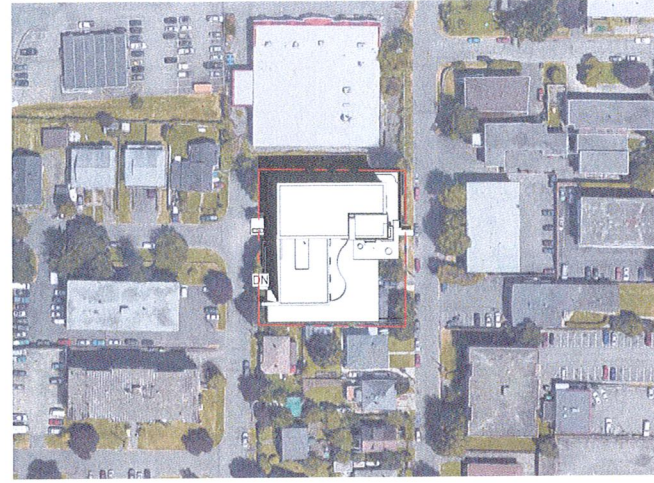
STREET VIEWS

2018.01.05 - REZONING APPLICATION

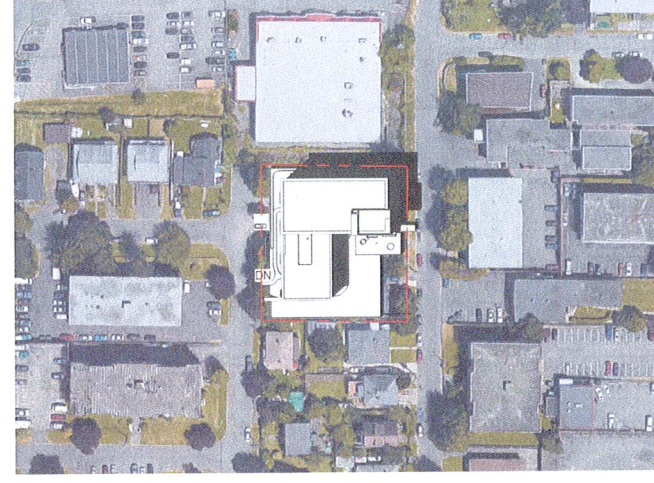
A10



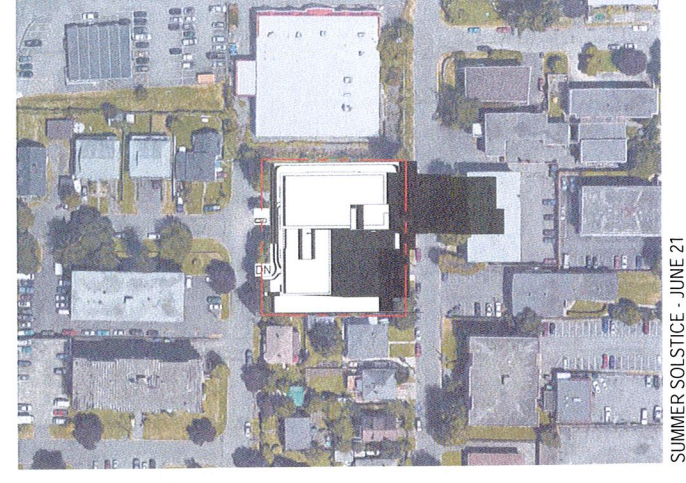
① SHADOW STUDY - SUMMER 9AM
1:1200



② SHADOW STUDY - SUMMER 12PM
1:1200

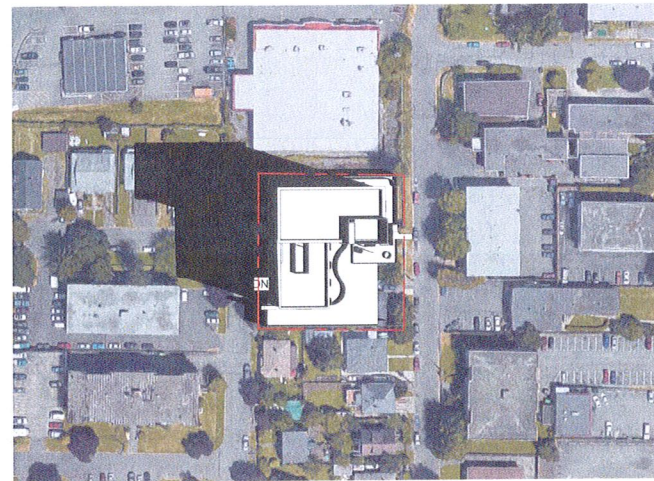


③ SHADOW STUDY - SUMMER 3PM
1:1200

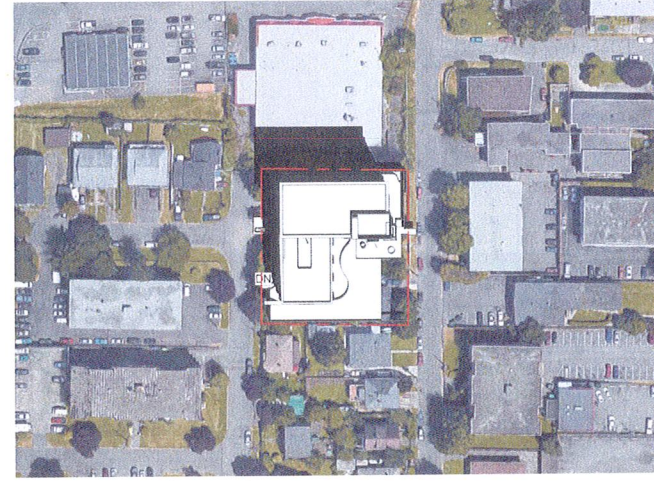


④ SHADOW STUDY - SUMMER 6PM
1:1200

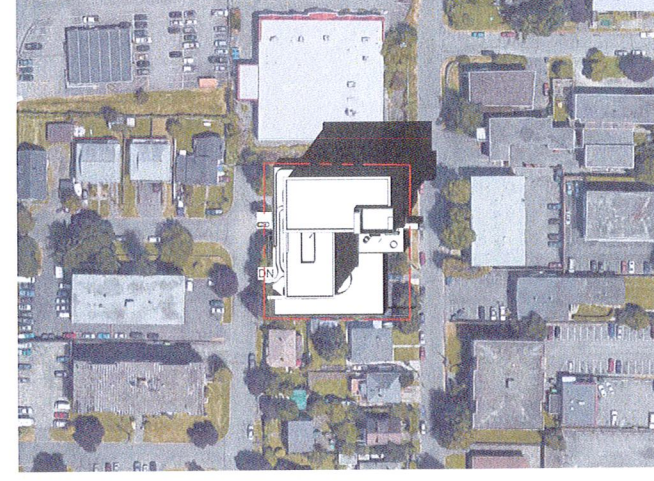
SUMMER SOLSTICE - JUNE 21



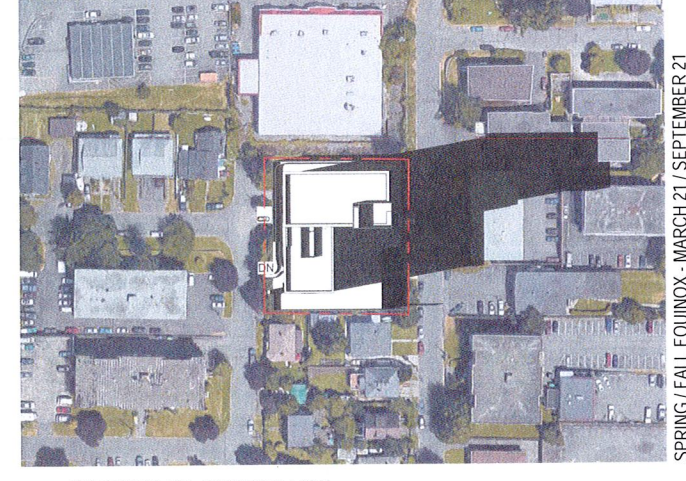
⑤ SHADOW STUDY - SPRING/FALL 9AM
1:1200



⑥ SHADOW STUDY - SPRING/FALL 12PM
1:1200

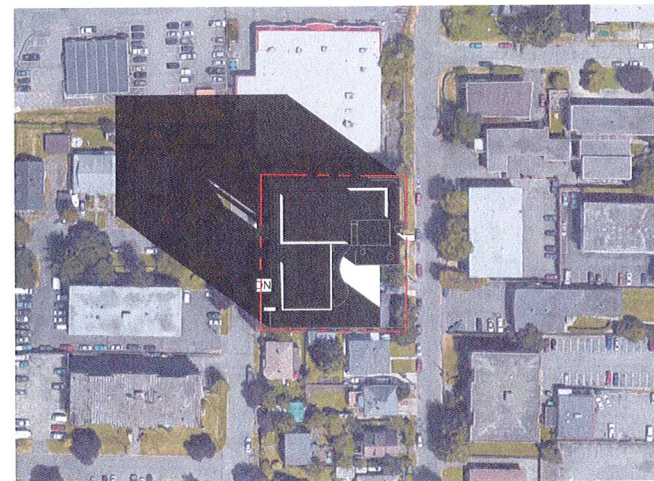


⑦ SHADOW STUDY - SPRING/FALL 3PM
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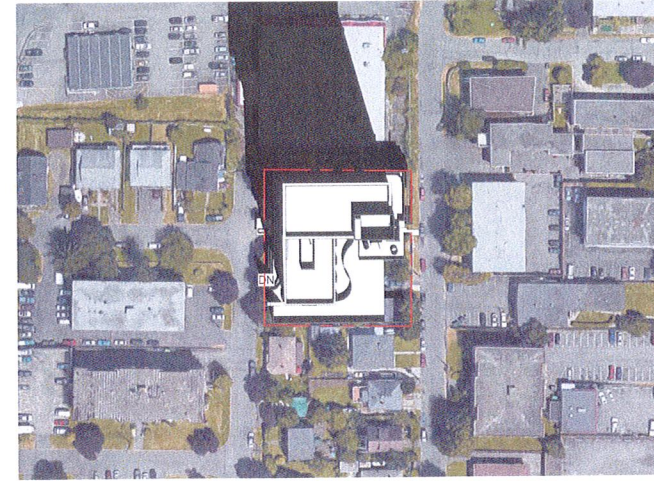


⑧ SHADOW STUDY - SPRING/FALL 6PM
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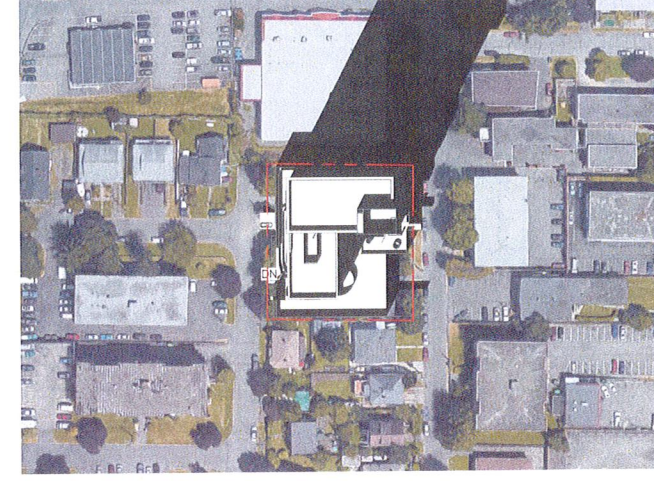
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



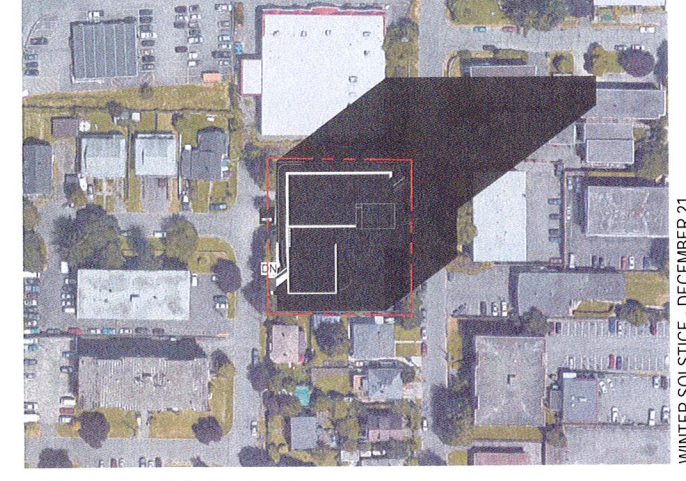
⑨ SHADOW STUDY - WINTER 9AM
1:1200



⑩ SHADOW STUDY - WINTER 12PM
1:1200

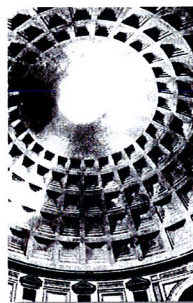


⑪ SHADOW STUDY - WINTER 3PM
1:1200



⑫ SHADOW STUDY - WINTER 6PM
1:1200

WINTER SOLSTICE - DECEMBER 21



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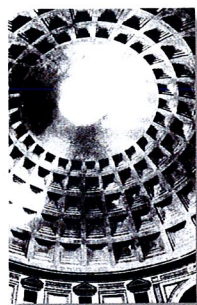
CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011



SHADOW STUDIES

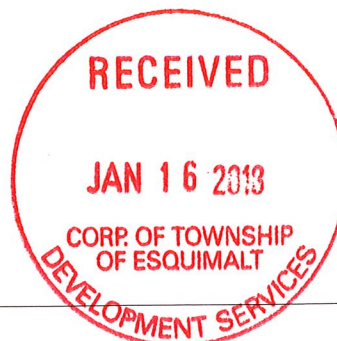
2018.01.05 - REZONING APPLICATION

A11



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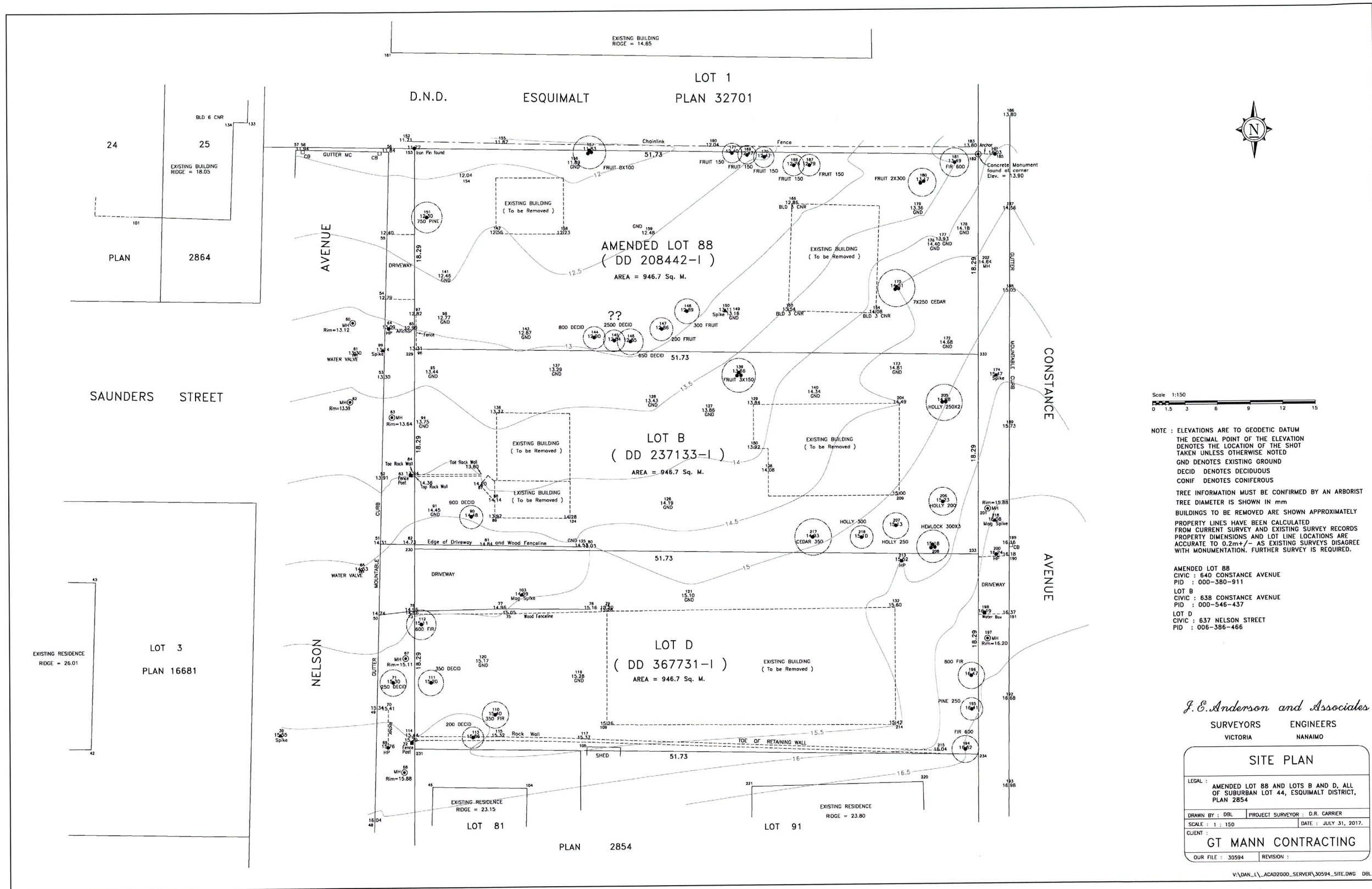
CONSTANCE 638-640 + NELSON 637
638/640 CONSTANCE AVENUE + 637 NELSON STREET
PROJECT NO. 17-011

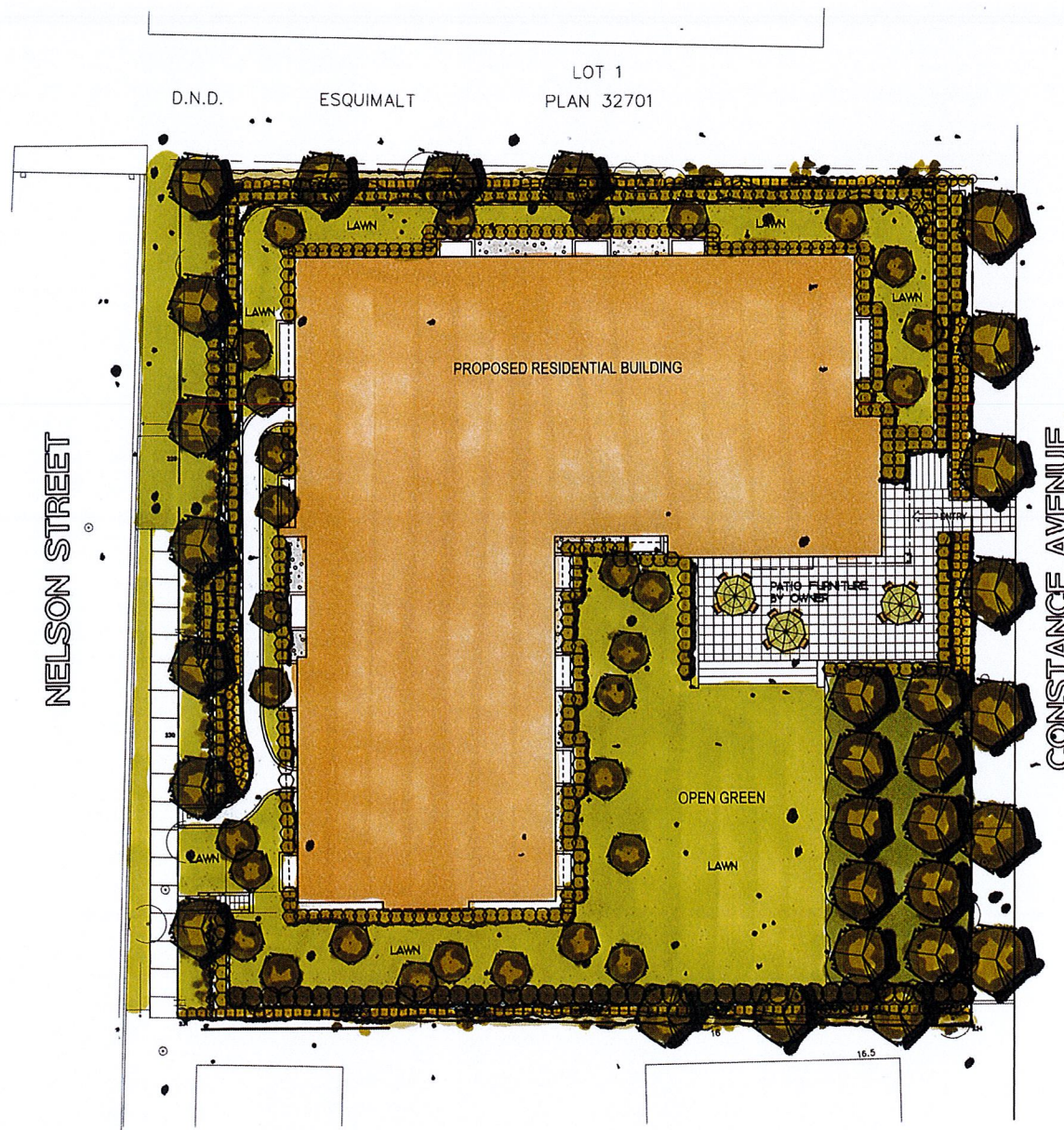


SURVEY

2018.01.05 - REZONING APPLICATION

SURV





LEGEND

- 
 ORNAMENTAL DECIDUOUS TREE TO BE A SELECTION OF:
 FLOWERING DOBWOOD, FLOWERING CHERRY,
 FLOWERING CRABAPPLE, HAWTHORNE,
 SIZE 5 CM CAL., APPROXIMATE NO. - 07
- 
 COLLIMAR DECIDUOUS TREE TO BE:
 COLLIMAR RED MAPLE, ARMSTRONG GOLD,
 DANWICK GOLD BEECH, SIZE 7.0 CM CAL.,
 APPROXIMATE NO. - 25
- 
 MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC),
 STAGHORN SUMAC (DEC), HOLLY (BL), CAMELIA (BL),
 JAPANESE ARALIA (BL), LILAC (DEC),
 SIZE 27 CM POT, APPROXIMATE NO. - 82
- 
 LARGE SHRUB TO BE A SELECTION OF: BLOSSY
 ARALIA (BL), PIERIS (BL), RHODODENDRON (BL),
 MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC),
 COTONEASTER (BL), PORTULACAE LAUREL (BL),
 FIRETHORN (BL), HYDRANGEA (DEC),
 SIZE 27 CM POT, APPROXIMATE NO. - 42
- 
 MEDIUM SHRUB TO BE A SELECTION OF:
 RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK
 ESCALLONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL),
 SIZE 21 CM POT, APPROXIMATE NO. - 89
- 
 SMALL SHRUB TO BE A SELECTION OF: DWARF
 RHODODENDRON (BL), EDWARD ROUCHER ARALIA (BL),
 LAVENDER (BL), GOLDEN YEW (DEC), DWARF
 JAPANESE AZALEA (BL), DWARF ESCALLONIA (BL),
 SIZE 15 CM POT, APPROXIMATE NO. - 266
- 
 VINES TO BE A SELECTION OF: PYRACANTHA (BL),
 ENSELMAN IV (DEC), C. SPATIS (DEC),
 SIZE 21 CM POT, APPROXIMATE NO. - 84
- 
 GROUNDCOVER TO BE A SELECTION OF: PERIWINKLE
 PERIWINKLE (BL), KINKINICK (BL),
 WINTERGREEN (BL), BEARERRY (BL),
 SIZE 10 CM POT, PLANT 45 CM O.C.

NOTES

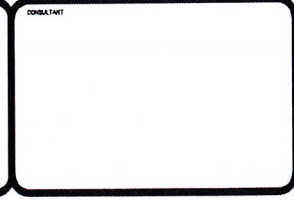
- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



NO.	DATE	BY	REVISION
1	NOVEMBER 07, 2017	J.P.	S.P.
2			
3			
4			
5			
6			
7			
8			
9			
10			



638+640 CONSTANCE AVENUE
VICTORIA, B.C.



LANDSCAPE PLAN | P1

