

UKRAINIAN CHURCH - NEW HOUSING

PROPOSED PROJECT INFORMATION

LEGAL ADDRESS	LOT A PLAN V9P52712 VICTORIA SUBURBAN LOT 17, SEC 399 LGA
Civic ADDRESS	1809 COOK STREET + 1110 AND 1112 CALEDONIA AVENUE
SITE AREA	1668.53 m ² / 17,950 SF / 0.167 Ha
EXISTING OCP	
URBAN PLACE DESIGNATION (MAP 2)	LARGE URBAN VILLAGE (45% OF POPULATION GROWTH) ENHANCE NORTH PARK VILLAGE WITH NEW PUBLIC SPACES AND BUSINESS AND HOUSING DIVERSITY
BUILT FORM	LOW-RISE AND MID-RISE MULTIFAMILY BUILDINGS UP TO APPROXIMATELY SIX STOREYS INCLUDING ROW-HOUSES AND APARTMENTS
PLACE CHARACTER FEATURES	ONE TO THREE STOREY BUILDING FACADES DEFINE THE STREET WALL. REGULARLY SPACED BOULEVARD AND STREET TREE PLANTING, WIDE SIDEWALKS OFF-STREET PARKING UNDERGROUND, AT THE REAR OR OTHERWISE SCREENED CENTRAL PUBLIC GREEN SPACE OR SQUARE
DENSITY	TOTAL FLOOR SPACE RATIOS GENERALLY UP TO 1.5:1
LOCAL AREA PLANNING PRIORITIES (MAP 3)	NORTH PARK VILLAGE + PRIORITY 2
DEVELOPMENT PERMIT	QPA-17-02 (MAP 4) NORTH PARK VILLAGE AND DISTRICT SUPPORT THE CONTINUES EVOLUTION OF NORTH PARK VILLAGE AS A VIBRANT MIXED-USE CENTRE FOR THE SURROUNDING NEIGHBOURHOODS ENHANCE THE URBAN FOREST IN THE MORE URBAN PARTS OF THE NORTH PARK NEIGHBOURHOOD
EXISTING ZONING	R2 ZONE, TWO FAMILY DWELLING DISTRICT
PROPOSED RE-ZONING	NEW COMPREHENSIVE DEVELOPMENT
TOTAL FLOOR AREA	EXIST. CHURCH = 628 m ² (ESTIMATED) TOWNHOUSES = 857 m ² TOTAL = 1,485 m ²
BLDG AREA	EXIST. CHURCH = 362 m ² (ESTIMATED) TOWNHOUSES = 465 m ² TOTAL = 827 m ²
FLOOR AREA RATIO	PERMITTED = 1.2:1 (BASED ON "HOUSING OPPORTUNITY" URBAN PLACE DESIGNATION) PERMITTED = 1.4:1 (BASED ON CR4 ZONING) PERMITTED = 1.5:1 (BASED ON "LARGE URBAN VILLAGE" URBAN PLACE DESIGNATION) PROPOSED = 0.89:1
SITE COVERAGE	PERMITTED = MAX. 40% BASED ON R-2 ZONE PROPOSED = 49 %
OPEN SITE SPACE	PERMITTED = MIN. 30% BASED ON R-2 ZONE PROPOSED = 44.9 %
HEIGHT	PERMITTED = 12 m (BASED ON CR-4 ZONE) EXISTING CHURCH = 14 m +/- PROPOSED BUILDING = 11.2 m +/-
NUMBER OF STOREYS	PERMITTED = 4 STOREYS (BASED ON CR-4 ZONE) PROPOSED = 3 STOREYS
PARKING	PER SCHEDULE C - ATTACHED DWELLING ATTACHED DWELLING = 1.0 SPACES PER DWELLING UNIT (11) VISITOR = 0.50 SPACES PER DWELLING UNIT (1) PLACE OF WORSHIP = 1.1 (80m ² + 7) TOTAL REQ'D = 19 TOTAL PROVIDED = 8 (INCL. 1 BARRIER-FREE) = 1 PER REQ'D VEHICLE PARKING SPACE ENERGIZED EV
BIKE PARKING	REQUEST PARKING VARIANCE OF 11 TRANSIT-OFF + GREENSPACE + ENHANCED BIKE PARKING + TRANSIT PASSES PER SCHEDULE C - ATTACHED DWELLING CLASS 1 (LONG TERM) = 1 PER DWELLING UNIT (11) CLASS 2 (SHORT TERM) = 5 SPACES PER BUILDING OR 0.1 SPACES / DWELLING UNIT (8) (WHICHEVER IS GREATER) TOTAL REQ'D = 17 TOTAL PROVIDED = 22
BUILDING SETBACKS	FRONT YARD = 4.4 m (DEDICATION) + 2 m & 0.8 m @ ENTRANCE REAR YARD = 2.0 m NORTH SIDE YARD = 3.0 m & 4.0 m SOUTH SIDE YARD = 1.38 m (DEDICATION) + 2.8 m COMBINED SIDE YARDS = 10.88 m
RESIDENTIAL USE DETAILS	TOTAL NUMBER OF UNITS = 11 1 BEDROOM = 5 3 BEDROOM = 6 GROUND-ORIENTED UNITS = 5 MINIMUM UNIT FLOOR AREA = 41 m ² TOTAL RESIDENTIAL FLOOR AREA = 857 m ²



CONCEPTUAL VIEW FROM CALEDONIA

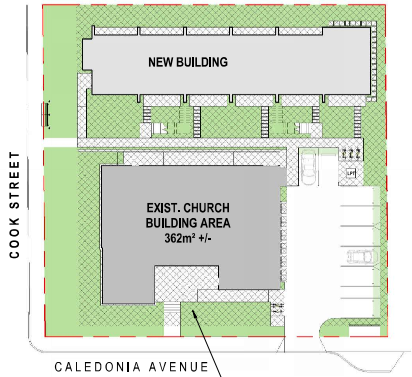


PHOTO OF EXISTING SITE

24-001 CALEDONIA				
AVERAGE GRADE CALCULATION				
Grade	Its	Grade	Grade Points Avg of Pts	Distance Totals
1	27.31	1 and 2	27.30	1200
2	27.28	2 and 3	27.30	500
3	27.31	3 and 4	27.23	2900
4	27.16	4 and 5	27.15	1000
5	27.16	5 and 9	27.30	6200
6	27.44	6 and 7	27.32	6800
7	27.20	7 and 8	27.29	38'60
8	27.37	8 and 9	27.43	3180
9	27.48	9 and 10	26.43	1200
10	25.36	10 and 1	26.34	43'0
Total / perimeter of building 52'00				257'092.73 TC-TOTALS
Grade Calculation				27.22 AVERAGE GRADE



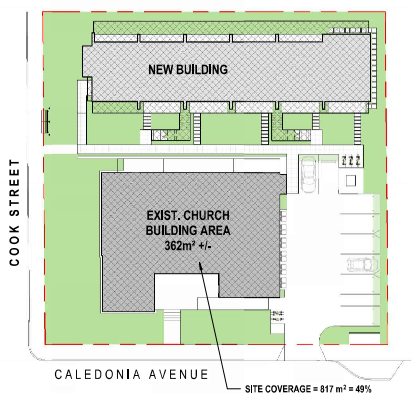
CONTEXT PLAN
SCALE 1:2000



OPEN SITE SPACE
SCALE 1:300



AVERAGE GRADE
SCALE 1:300



SITE COVERAGE
SCALE 1:300



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UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1

PROJECT NUMBER 24-001

COVER + PROJECT INFO

2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS

A0.0

UKRAINIAN CHURCH - NEW HOUSING

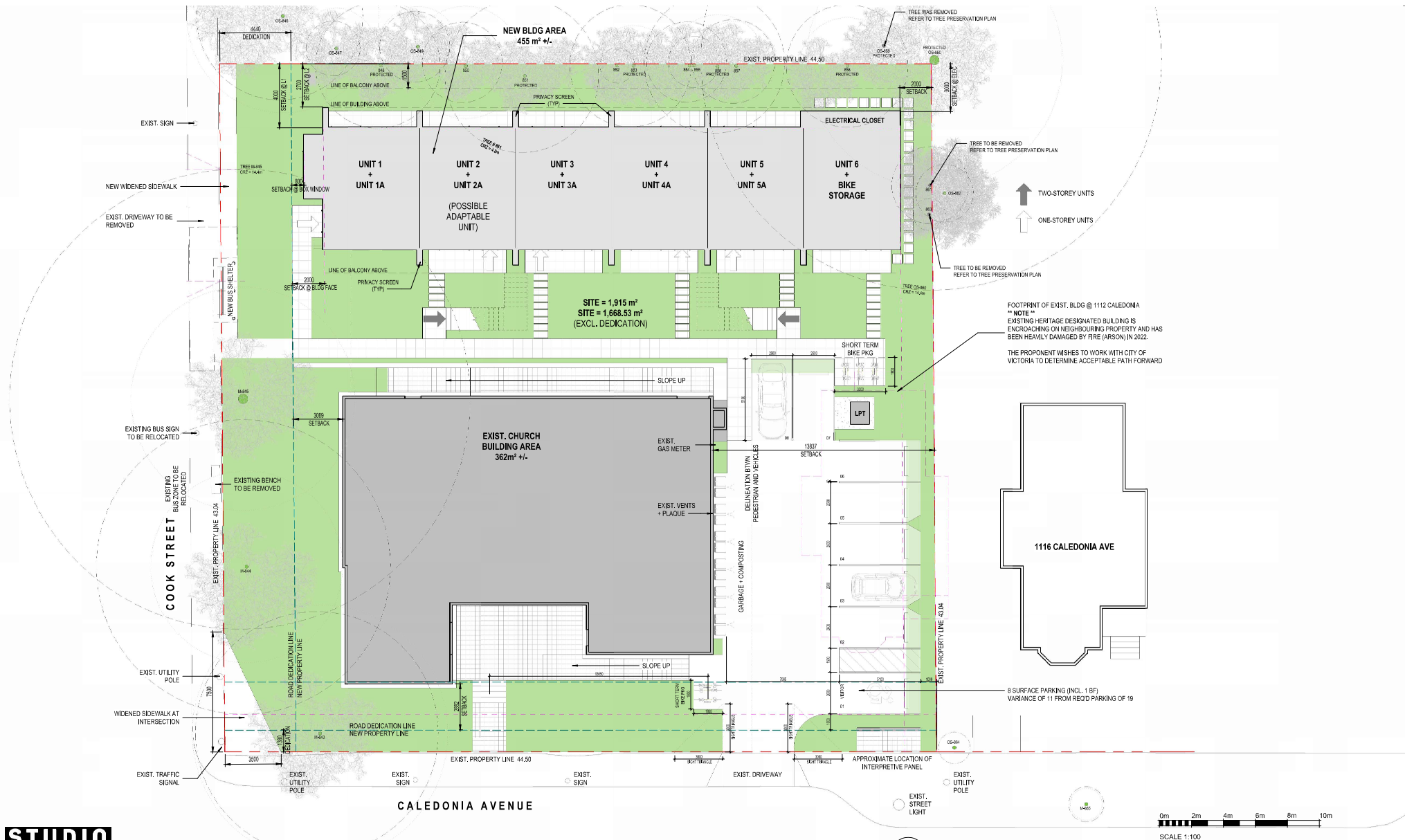
1909 Cook Street / 1110 + 1112 Caledonia Avenue
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PROJECT NUMBER 24-001

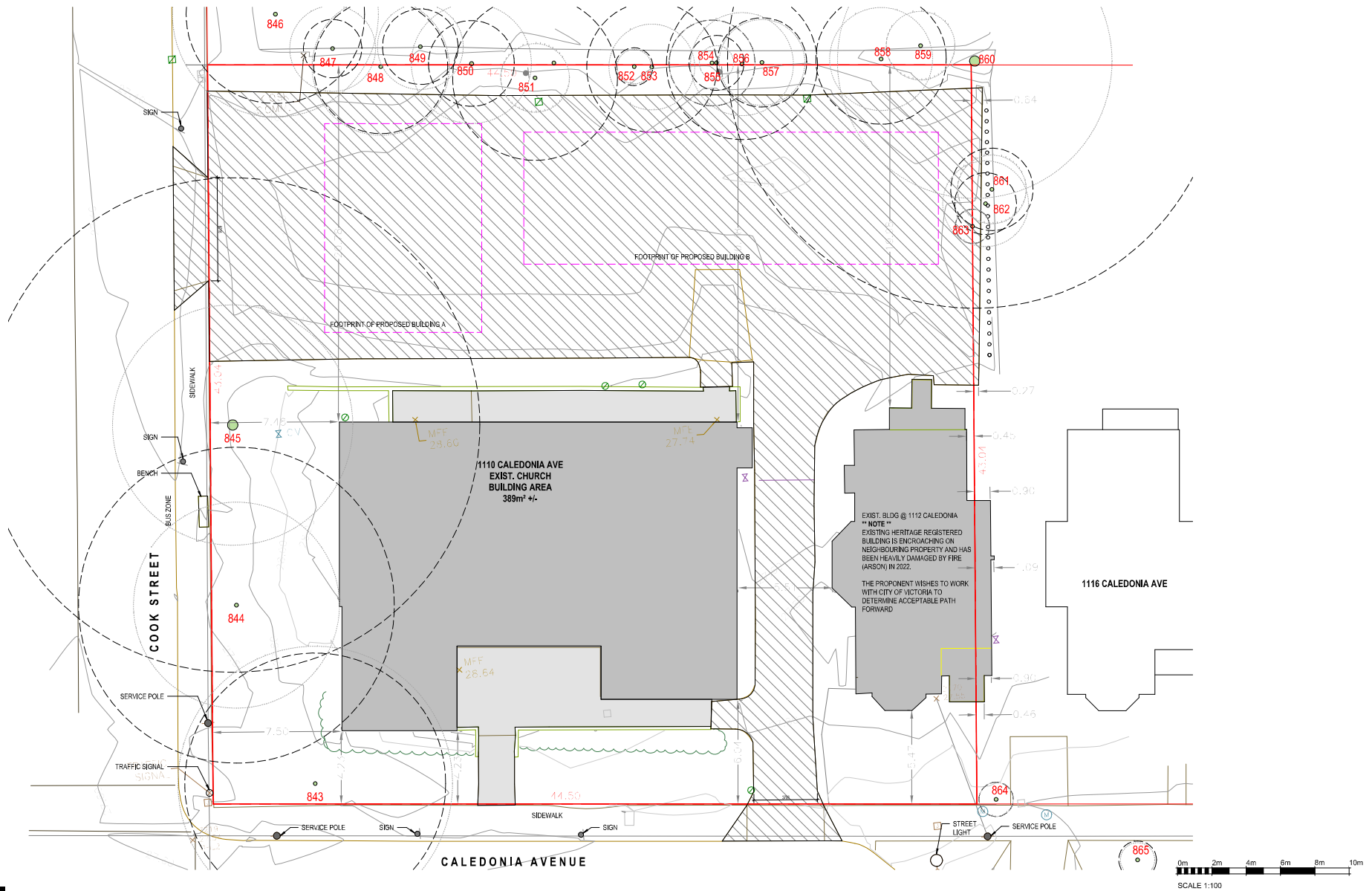


SITE - PROPOSED

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A1.0





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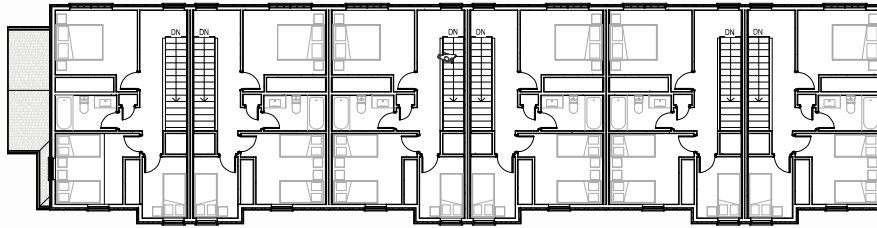
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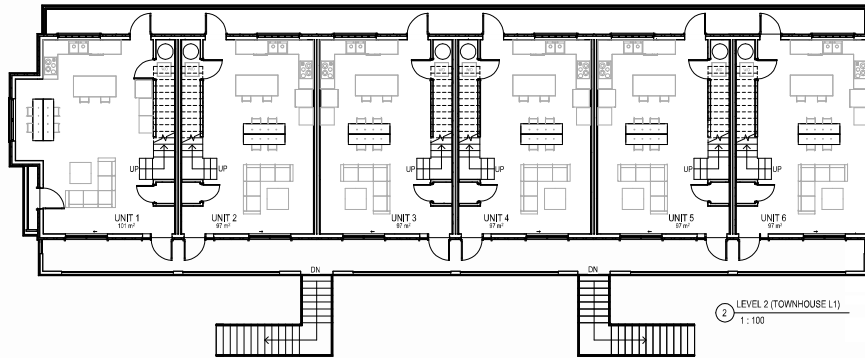
SITE - EXISTING

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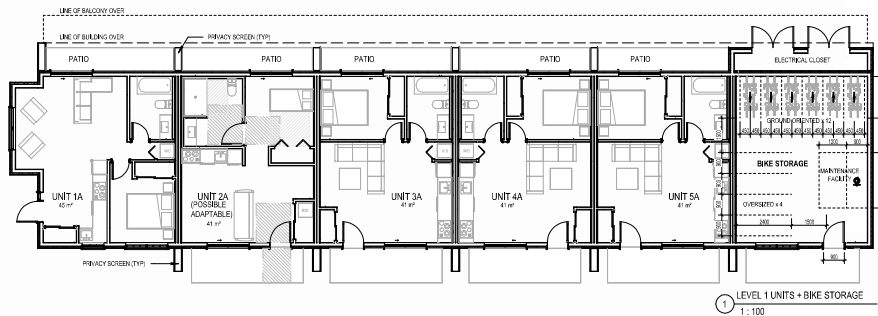
A1.1



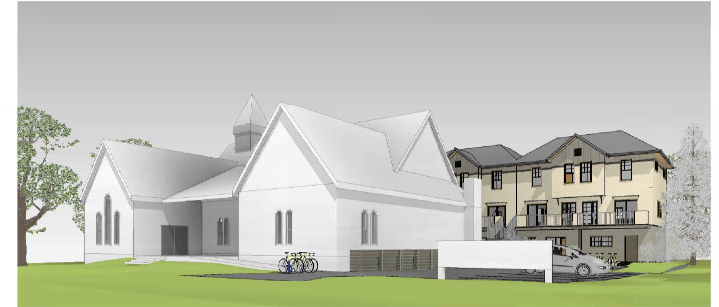
3 LEVEL 3 (TOWNHOUSE L2)
1:100



2 LEVEL 2 (TOWNHOUSE L1)
1:100



1 LEVEL 1 UNITS + BIKE STORAGE
1:100



4 VIEW FROM CALEDONIA AVENUE



5 VIEW FROM COOK STREET

0m 2m 4m 6m 8m 10m
SCALE 1:100



FLOOR PLANS + 3D VIEWS

2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS

A2.1



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② ELEVATION - NORTH
1:100



③ ELEVATION - SOUTH (CALEDONIA)
1:100

0m 2m 4m 6m 8m 10m
SCALE 1:100

ELEVATIONS - NORTH + SOUTH

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A3.1



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① ELEVATION - EAST
1:100



② ELEVATION - WEST (COOK)
1:100

0m 2m 4m 6m 8m 10m
SCALE 1:100

ELEVATIONS - EAST + WEST

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A3.2



1 NORTH ELEVATION
1:100



2 SOUTH ELEVATION
1:100



3 WEST ELEVATION
1:100



5 WEST ELEVATION - BLDG B
1:100

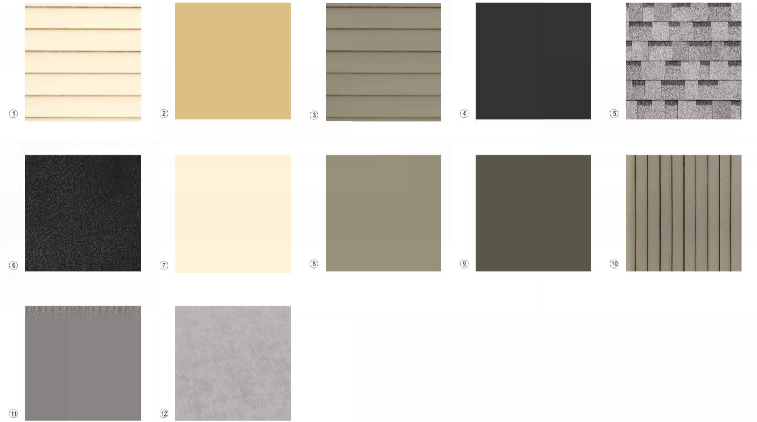


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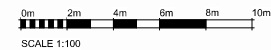


UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 24-001



1. EXTERIOR CLADDING - HARDPLANK LAP SIDING - CUSTOM COLOUR TO MATCH SW 2829 CLASSICAL WHITE
2. WINDOW / DOOR TRIM, PREFINISHED METAL CANOPY - PAINTED BM VC-11 KITSILANO GOLD
3. EXTERIOR CLADDING - HARDPLANK LAP SIDING - CUSTOM COLOUR TO MATCH SW 2845 HADDINGTON GREY
4. WINDOW FRAMES - BLACK
5. ASPHALT SHINGLES - GRAY / BROWN
6. RAILINGS TOP & BOTTOM RAIL, FLASHING - PAINTED BLACK
7. OPAQUE PANEL IN RAILING SYSTEM - PAINTED SW 2829 CLASSICAL WHITE
8. BALCONY FASCIA - PAINTED SW 2845 HADDINGTON GREY
9. STAIRS & UPPER TRIM - WOOD PAINTED SW 2846 ROYCROFT BRONZE GREEN
10. EXTERIOR CLADDING - HARDIE VERTICAL SIDING (NARROW) - CUSTOM COLOUR TO MATCH SW 2845 HADDINGTON GREY
11. LOUVERS & RAILING POSTS / PICKETS - PAINTED GREY
12. PAVING SLABS



ELEVATIONS AND MATERIAL FINISHES

2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS

A3.3



CALEDONIA STREET VIEW - EXISTING



CALEDONIA STREET VIEW - PROPOSED



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STREET VIEWS - CALEDONIA

2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

A3.4



COOK STREET VIEW - EXISTING



COOK STREET VIEW - PROPOSED



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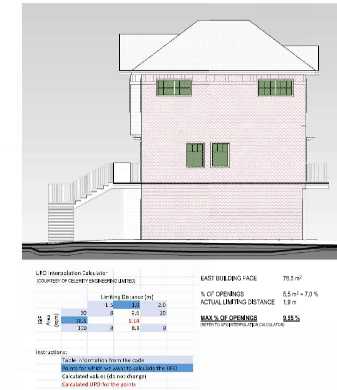
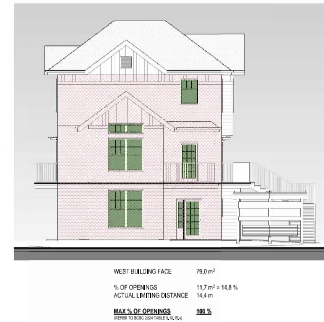
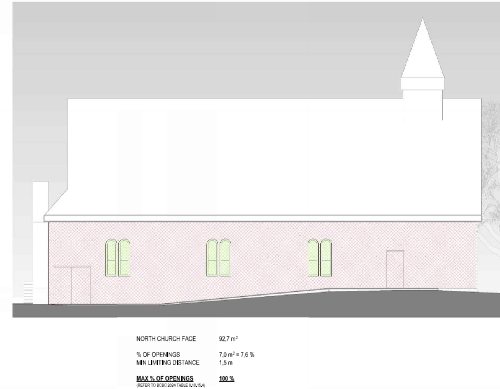
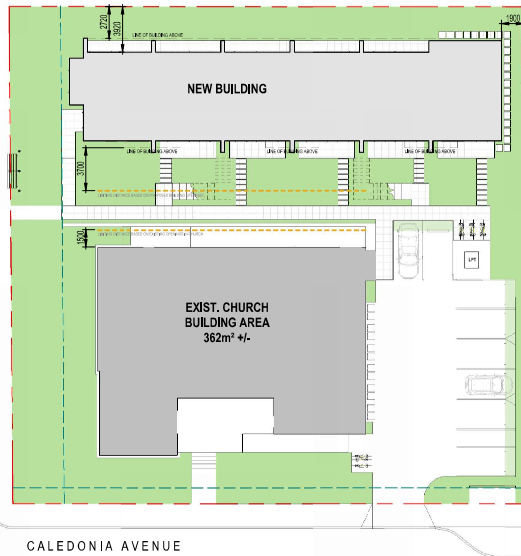
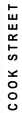
UKRAINIAN CHURCH - NEW HOUSING

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STREET VIEWS - COOK

2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS

A3.5

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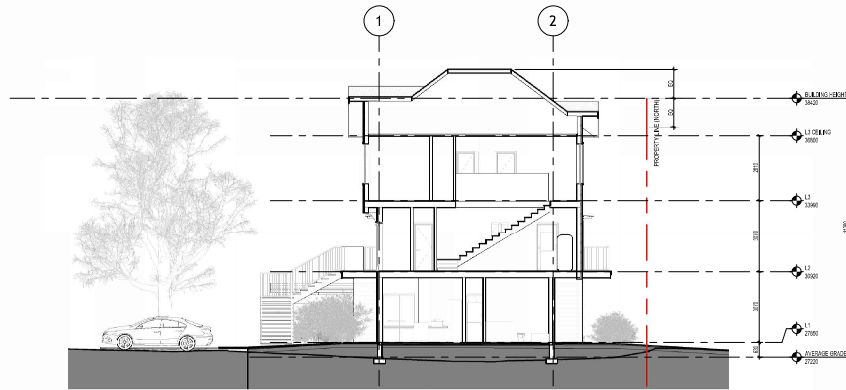
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PROJECT NUMBER 24-001

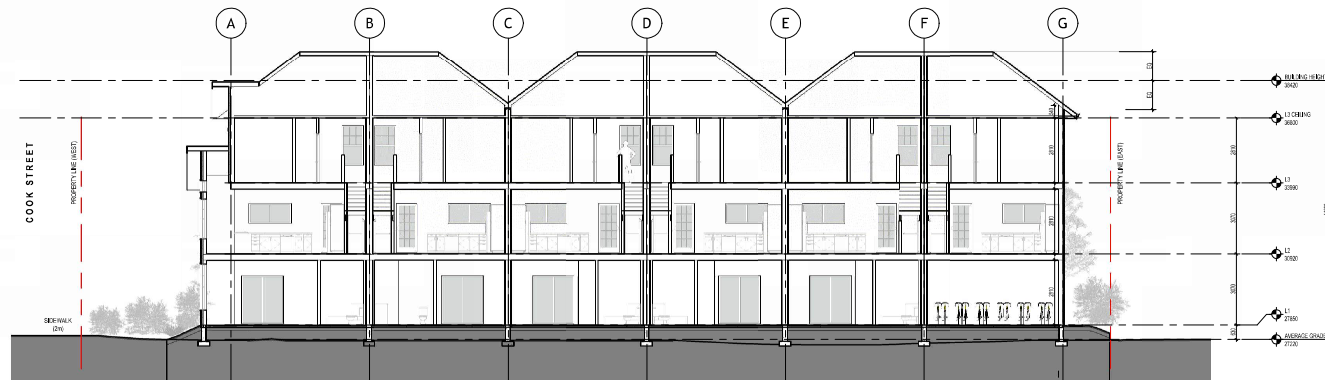
SPATIAL SEPARATION CALCULATIONS

2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS

A3.6



2 SECTION - SOUTH / NORTH BLDG B
1:100



1 SECTION - EAST / WEST
1:100



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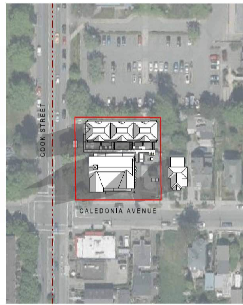
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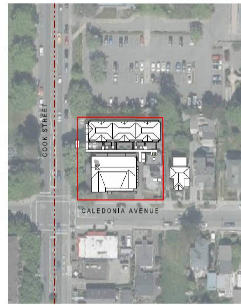
SECTIONS

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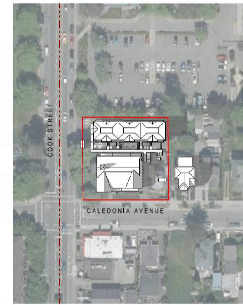
A4.1



1 SHADOW STUDY - SUMMER 06.42
1:1200



2 SHADOW STUDY - SUMMER 12.00
1:1200

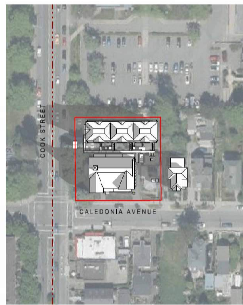


3 SHADOW STUDY - SUMMER 16.00
1:1200

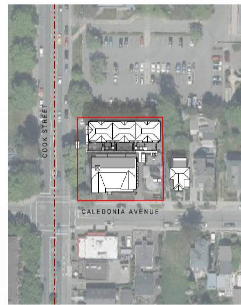


4 SHADOW STUDY - SUMMER 19.49
1:1200

SUMMER SOLSTICE - JUNE 20



9 SHADOW STUDY - SPRING/FALL 08.47
1:1200



10 SHADOW STUDY - SPRING/FALL 12.00
1:1200

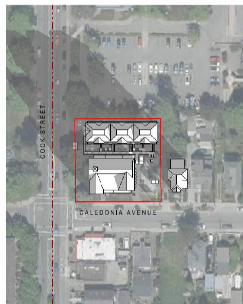


11 SHADOW STUDY - SPRING/FALL 15.00
1:1200



12 SHADOW STUDY - SPRING/FALL 17.56
1:1200

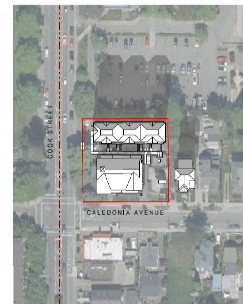
AUTUMN EQUINOX - OCTOBER 22 / SPRING EQUINOX - MARCH 20



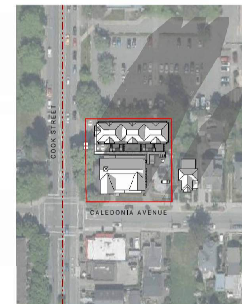
5 SHADOW STUDY - WINTER 09.32
1:1200



6 SHADOW STUDY - WINTER 11.00
1:1200



7 SHADOW STUDY - WINTER 13.00
1:1200



8 SHADOW STUDY - WINTER 14.51
1:1200

WINTER SOLSTICE - DECEMBER 21



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UKRAINIAN CHURCH - NEW HOUSING

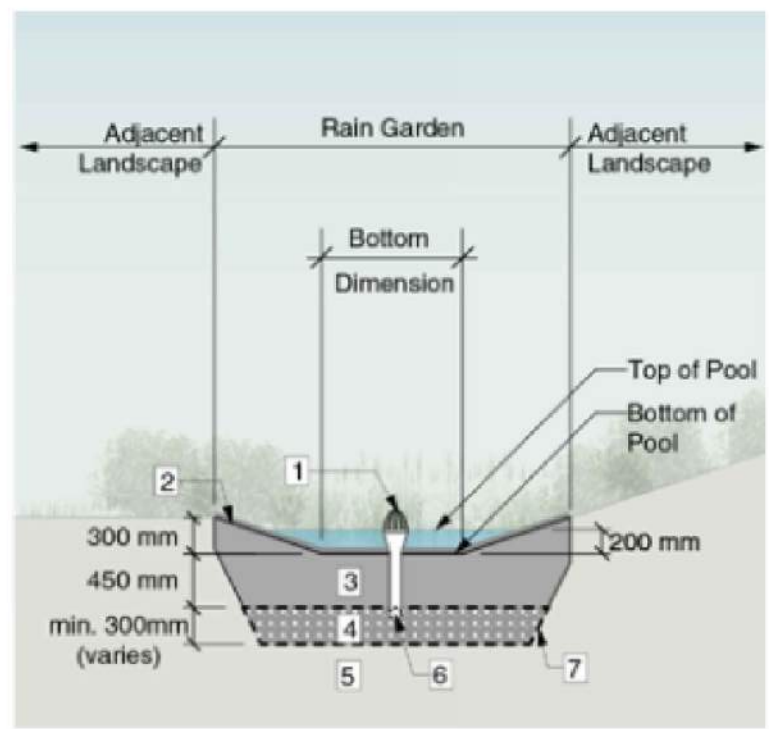
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PROJECT NUMBER 24-001

SHADOW STUDY

2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS

A5.0

1909 COOK STREET
UKRAINIAN CHURCH - NEW HOUSING



Cross Section

Rain Garden Materials

1. Overflow drain, 200 mm domed grate and adapter
2. Composted mulch, 50 - 70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Reservoir base
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. Non-woven geotextile on bottom, sides, and top drain rock

Note: Flow dissipator inlet options and pop-up emitter details are located at the end of this section.

STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE DESIGN GUIDELINES:

THE CITY OF VICTORIA'S TARGET IS 32mm/24hr
SUGGESTED MINIMUM HYDRAULIC CONDUCTIVITY = 2mm/hr OR 48mm/day

CHOSEN STORM WATER MANAGEMENT STRATEGY: RAIN GARDEN

PER PAGE 30 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS:

BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR

WHERE THE SIZING FACTOR IS 5% MINIMUM AND CALCULATED: $[(24 \times K_1 + n_1 \times D_1 + n_2 \times D_2) / 32 - 1] \times 1$

K_1 = HYDRAULIC CONDUCTIVITY

D_1 = DEPTH OF OPEN CHAMBER SYSTEM

n_1 = POROSITY OF RESERVOIR LAYER, STANDARD VALUE FOR DRAIN ROCK = 0.35

n_2 = POROSITY OF SOIL, STANDARD VALUE FOR SOIL = 0.2

D_2 = SOIL DEPTH, MIN. VALUE = 450mm

D_3 = DEPTH OF PONDING, 200mm STANDARD

SIZING CALCULATIONS:

HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)

SIZING FACTOR = 13% (MAX DR = 200mm WHEN K_1 = 2mm/hr)

IMPERVIOUS AREA = +/- 450m² (ROOF AREA + IMPERVIOUS PATHWAYS)

RAIN GARDEN BASE AREA = 450m² x 5% = 22.5m² REQUIRED

PERMEABLE AREA PROVIDED = 44.6m² (SEE LANDSCAPE PLAN FOR DETAILS)

DETAIL 1 CITY OF VICTORIA TYPICAL RAIN GARDEN DETAIL



GENERAL LOCATION PLAN

SCALE: 1:5,000

CIVIC ADDRESS: 1909 COOK STREET, VICTORIA, BC
LEGAL DESCRIPTION: LOT A, SUBURBAN LOT 17, VICTORIA CITY, PLAN VIP52712

MAY 21, 2025
SUBMITTED FOR REZONING /
DEVELOPMENT PERMIT
APPLICATION



ISLANDER
ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.580.1200
www.islandengineering.com

CITY OF VICTORIA

1909 COOK STREET

CONCEPTUAL SERVING PLAN

B.M. : 16-25

Design: JRCE Drawn: JRCE

Scale: Hor: 1:150 Vertical: - Date: 2025-05-21

ISLANDER
FILE #

2913

MUNICIPAL
DESIGN #

REV. #

DRAWING #

SHEET #

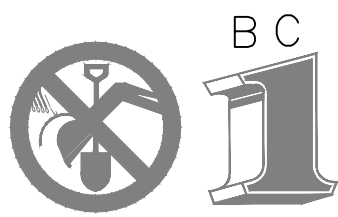
2913

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C01

1 OF 1



1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve
Proposed External U/G Utilities	Ditch	Sidewalk	Wood Box	Flush Valve
Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant
Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer
Street Lighting	Pole Mount	Silt Trap	Cap / Plug	Air Valve
Post Top	Pedestrian Signal	Ctrl Monument	Traverse Hub	Gas Valve
	Traffic Signal			Water Meter

REVISIONS

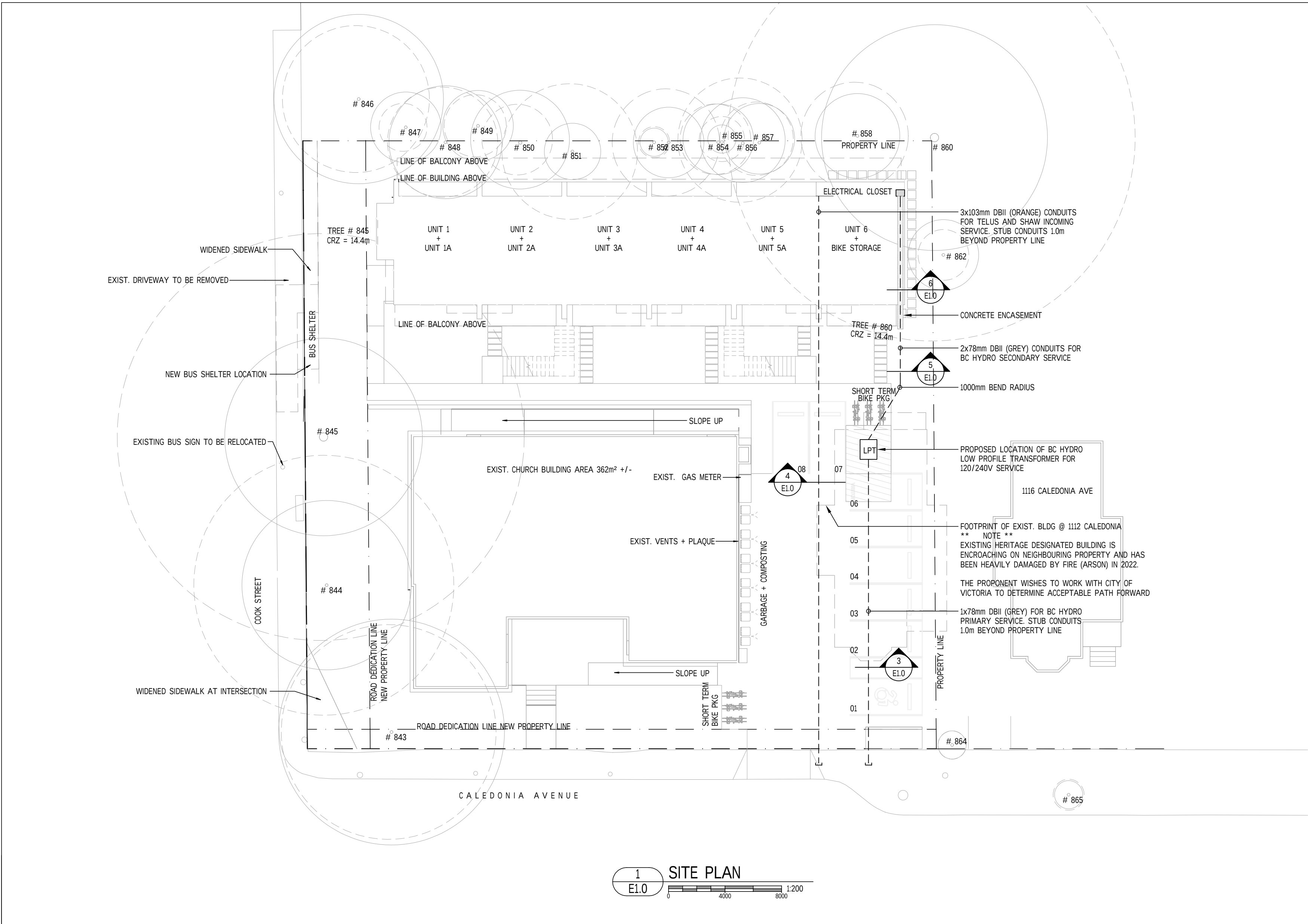
6	
5	
4	
3	
2	
1	

REVISIONS APPROVED

REVISION # 1	REVISION # 2	REVISION # 3
Approved	Approved	Approved
Date	Date	Date
Signed	Signed	Signed
Design Engineer	Design Engineer	Design Engineer
Manager of Development	Manager of Development	Manager of Development
Development Coordinator	Development Coordinator	Development Coordinator

DESIGN APPROVED

DESIGN APPROVED	DESIGN APPROVED	DESIGN APPROVED
Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

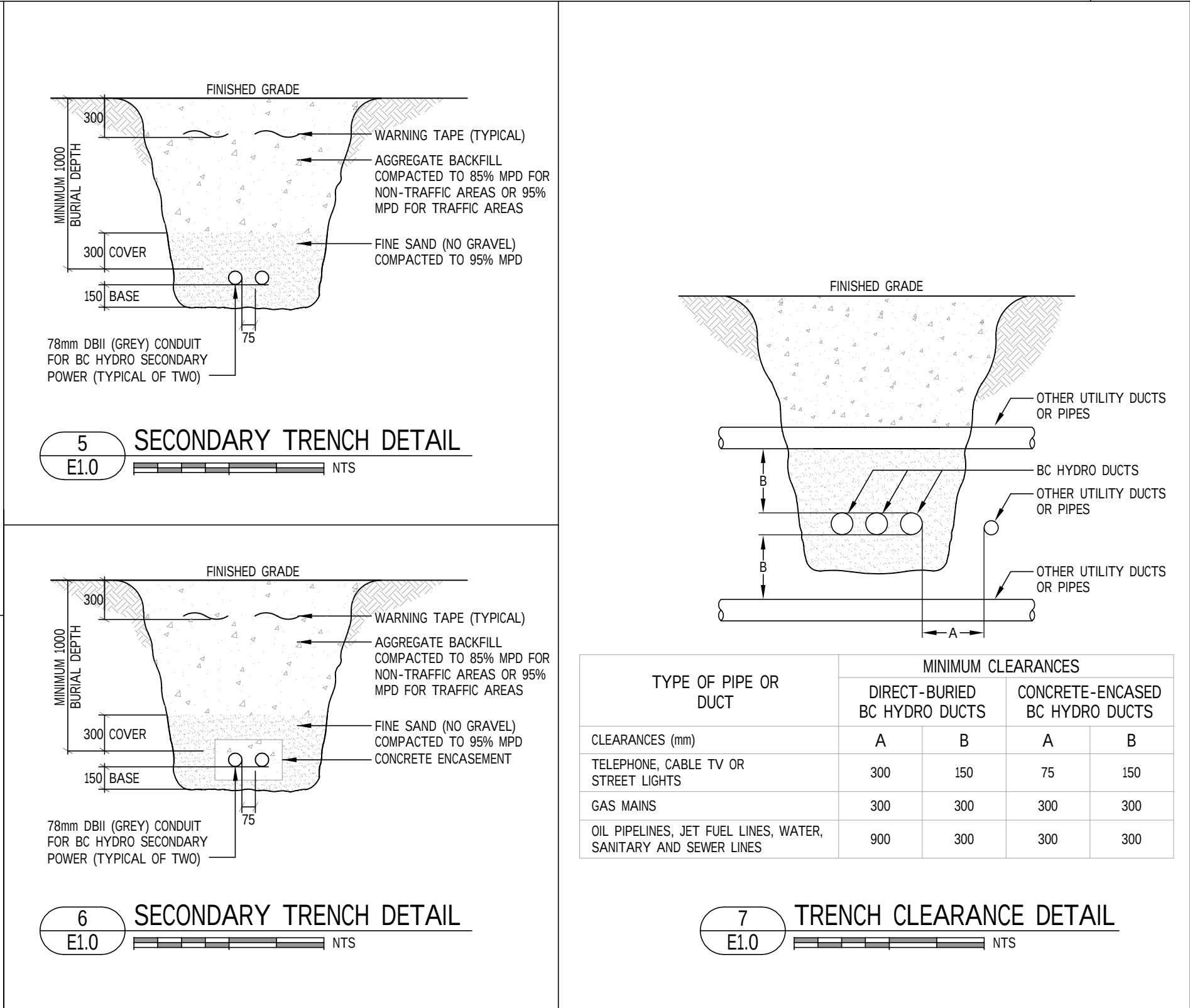
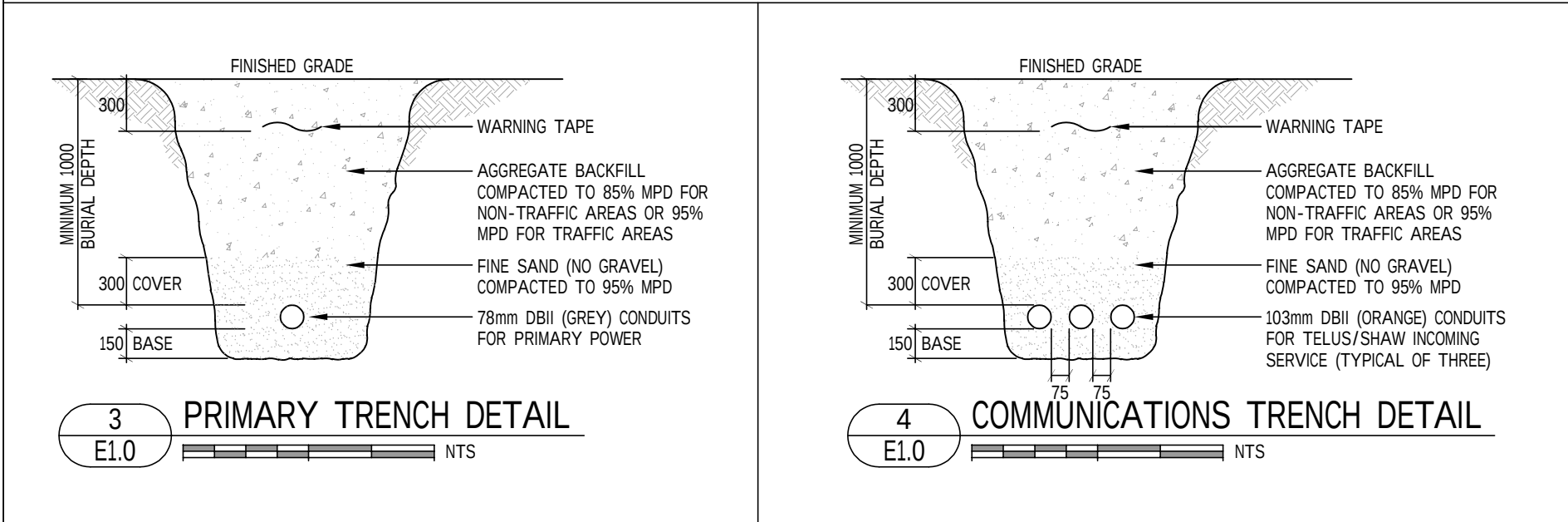
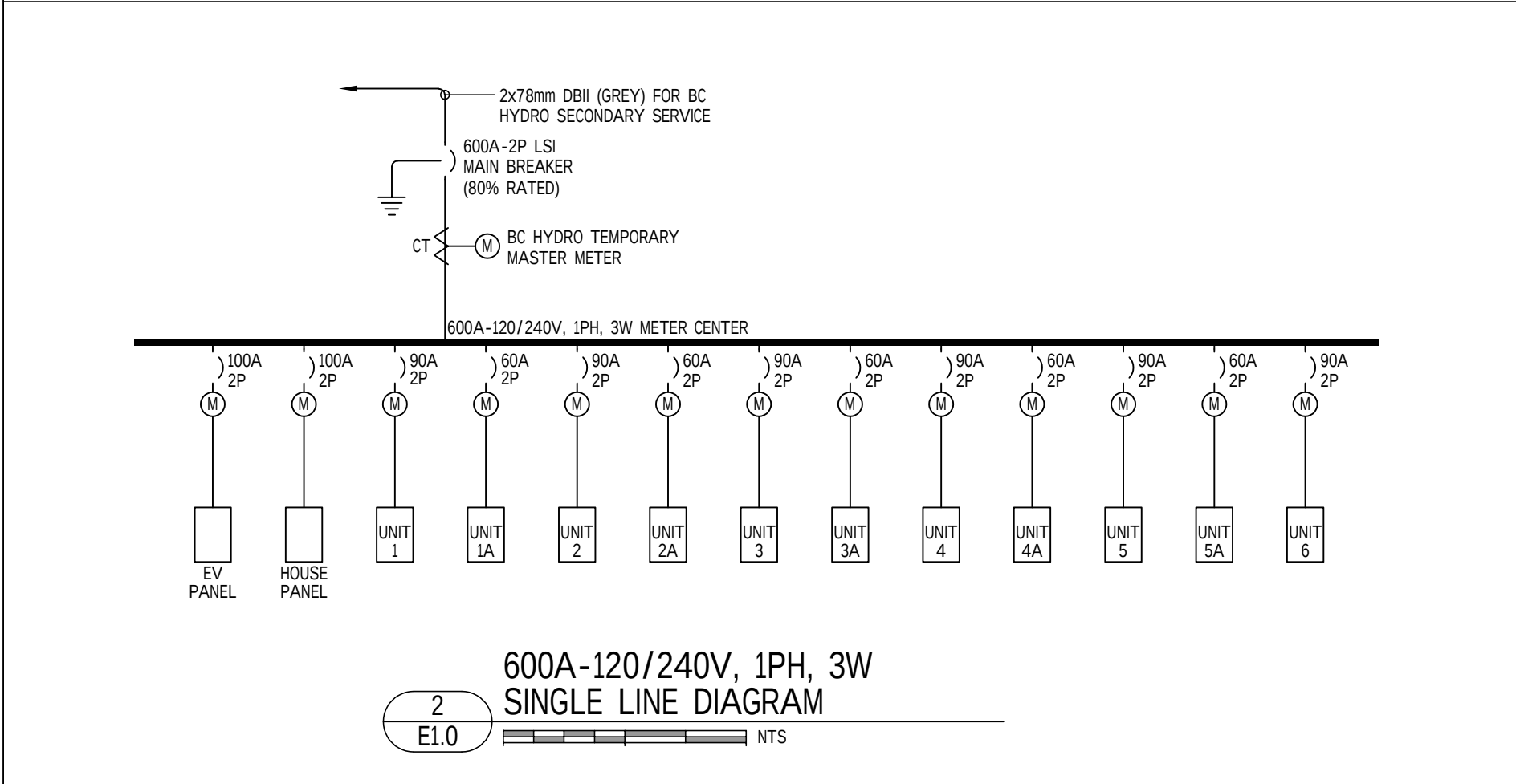


LOAD CALCULATION - 1-24-101 COOK AND CALEDONIA TOWNHOUSES	
Individual Suite Load (6 units) - 71 sqm to 90 sqm	
Basic load	5000 W
Range (up to 12kW load)	6000 W
Dryer (25% of rated load)	1250 W
Hot Water Tank (25% of rated load)	1000 W
Heat Pump (100% of rated load)	3000 W
Electric Baseboard Heater (maximum) (100% of rated load)	1750 W
18000 W	
<i>minimum 100A, 120/240V loadcenter with 100A-2P main breaker fed from 90A-2P breaker</i>	
Individual Suite Load (5 units) - upto 45 sqm	
Basic load	3500 W
Range (up to 12kW load)	6000 W
Dryer (25% of rated load)	1250 W
Hot Water Tank (25% of rated load)	750 W
Heat Pump (100% of rated load)	2000 W
Electric Baseboard Heater (maximum) (100% of rated load)	500 W
14000 W	
<i>minimum 100A, 120/240V loadcenter with 60A-2P main breaker fed from 60A-2P breaker</i>	
Suite Loads (without space heating or cooling loads)	
100% of largest suite at 13.25kW	13.3 kW
65% of next 2 largest suites at 13.25kW	17.2 kW
40% of next 2 largest suites at 13.25kW	10.6 kW
25% of next 1 largest suite at 13.25kW	3.3 kW
25% of next 5 largest suites at 11.5kW	14.4 kW
58.8 kW	
Suite Space Heating Loads (7.5kW total)	
7.5kW @ 100% demand	7.5 kW
Suite Heat Pump Load	
28kW @ 100% demand	28.0 kW
28.0 kW	
House Distribution Loads	
Basic lighting and receptacles loads	3.0 kW
Mechanical Load (electric) - Roof	8.0 kW
Mechanical Load - Parkade	0.0 kW
12 e-bike stalls (6 stalls per 120V 20A circuit)	3.8 kW
14.8 kW	
<i>minimum 100A-2P, 240V (80% rated) breaker required for 78A load (1.25 x continuous load)</i>	
EV Charging Distribution Loads	
EV chargers (32 FLA each) for 8 residential stalls (4 chargers per circuit)	15.4 kW
15.4 kW	
<i>minimum 100A-2P, 240V (80% rated) breaker required for 80A load (1.25 x continuous load)</i>	
Total Building Load	
Suite Distribution Loads (without heating/cooling)	58.8 kW
Suite Electric Heating Distribution Loads	7.5 kW
Suite Heat Pump Distribution Loads	28.0 kW
House Distribution Loads (75% demand)	11.1 kW
Electric Vehicle Distribution Loads	15.4 kW
120.8 kW	
Code load calculation indicates 94.3kW of non-continuous loads plus 26.5kW of continuous loads for a total of 118.7kW. Therefore, the 80% rated breaker size at 240V, 1 phase must be larger than 530.9A.	

LEGEND	
GENERAL	
WP	WEATHERPROOF DEVICE
POWER	
⌚	DUPLEX 5-15R RECEPTACLE
⌚	DUPLEX 5-20R RECEPTACLE
⌚	DUPLEX 5-15R GFCI RECEPTACLE
⌚	DUPLEX 5-20R GFCI RECEPTACLE
⌚	HALF SWITCHED DUPLEX 5-15R RECEPTACLE
⌚	ABOVE COUNTER DUPLEX 5-15R GFCI RECEPTACLE
⌚	ABOVE COUNTER DUPLEX 5-20R GFCI RECEPTACLE
⌚	RANGE RECEPTACLE
⌚	DRYER RECEPTACLE
⌚	WASHER RECEPTACLE
⌚	DISHWASHER RECEPTACLE
⌚	RANGE HOOD AND MICROWAVE RECEPTACLE
⌚	RECESSED TV BOX C/W DUPLEX 5-15R RECEPTACLE AND COMBINATION COAX AND DATA OUTLET
⌚	AUTOMATIC DOOR OPERATOR
⌚	ELECTRIC VEHICLE CHARGER, ROUGH IN
⌚	ELECTRIC VEHICLE CHARGER, SINGLE HEAD
⌚	ZONE JUNCTION BOX
⌚	MOTOR CONNECTION
⌚	DISCONNECT
⌚	CEILING MOUNTED JUNCTION BOX
⌚	JUNCTION BOX
⌚	MECHANICAL EQUIPMENT CONNECTION
⌚	SUITE PANEL/LOADCENTRE
⌚	120V CONNECTION TO HEAT TRACE FOR PLUMBING
⌚	SPRINKLER HEAT TRACE
⌚	120V CONNECTION TO HEAT TRACE FOR DOMESTIC WATER
⌚	SUMP PUMP CONTROL PANEL
COMMUNICATIONS	
⌚	TELEPHONE OUTLET
⌚	COMBINATION TELEPHONE AND DATA OUTLET
⌚	CEILING MOUNTED WIRELESS ACCESS POINT DATA OUTLET
⌚	SUITE SMART BOX
NON-FIRE ALARM (LOCAL)	
⌚	120V SMOKE ALARM C/W BATTERY BACKUP
⌚	COMBINATION 120V SMOKE AND CARBON MONOXIDE ALARM C/W BATTERY BACKUP
FIRE ALARM	
⌚	SMOKE DETECTOR
⌚	MANUAL PULLSTATION
⌚	MINI HORN
⌚	HORN C/W STROBE
⌚	SPRINKLER FLOW SWITCH
⌚	TAMPER/SUPERVISORY SWITCH
⌚	SPRINKLER PRESSURE SWITCH
⌚	CARBON MONOXIDE DETECTOR
EMERGENCY	
⌚	LUMINAIRES ON EMERGENCY CIRCUIT OR 24-HOUR CIRCUIT AS INDICATED ON PLANS AND SPECIFICATIONS
⌚	SELF CONTAINED EXIT SIGN, DIRECTIONAL ARROWS AS INDICATED
⌚	WALL MOUNTED DUAL REMOTE EMERGENCY HEADS
⌚	WALL MOUNTED DUAL SELF CONTAINED EMERGENCY HEADS
⌚	CEILING MOUNTED DUAL SELF CONTAINED EMERGENCY HEADS
LIGHTING CONTROLS	
⌚	LINE VOLTAGE SWITCH; GANGED AS SHOWN
⌚	THREE-WAY LINE VOLTAGE SWITCH; GANGED AS SHOWN
⌚	DIMMER C/W ON/OFF CONTROL; GANGED AS SHOWN
⌚	CEILING MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
⌚	WALL MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
⌚	TIMECLOCK
LIGHTING	
⌚	RECESSED ROUND DOWNLIGHT LUMINAIRE
⌚	UNDER CABINET PICK LIGHT
⌚	SURFACE MOUNTED LUMINAIRE
⌚	WALL MOUNTED LUMINAIRE
⌚	SURFACE MOUNTED LINEAR LUMINAIRE
⌚	RECESSED STEP LUMINAIRE
⌚	TRACK HEAD LUMINAIRE C/W TRACK
SECURITY	
⌚	CARD READER
⌚	SECURITY CAMERA
HEATING	
⌚	THERMOSTAT
⌚	THERMOSTAT C/W THERMOPLASTIC COVER
⌚	ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
⌚	ELECTRIC BASEBOARD HEATER, C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED
⌚	FORCEFLOW HEATER, C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED
⌚	DUCT HEATER
⌚	DOOR DETAIL TAG, REFER TO DETAIL D?

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EGB-C P2P: 1001513



TYPE OF PIPE OR DUCT	MINIMUM CLEARANCES			
	DIRECT-BURIED BC HYDRO DUCTS		CONCRETE-ENCASED BC HYDRO DUCTS	
CLEARANCES (mm)	A	B	A	B
TELEPHONE, CABLE TV OR STREET LIGHTS	300	150	75	150
GAS MAINS	300	300	300	300
OIL PIPELINES, JET FUEL LINES, WATER, SANITARY AND SEWER LINES	900	300	300	300

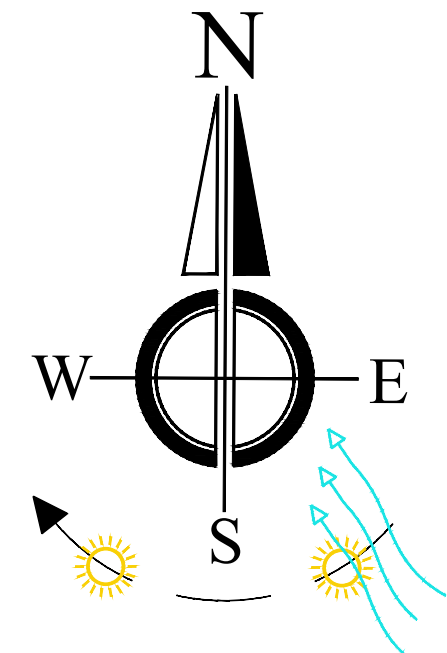
1	BC HYDRO COORDINATION	13/05/25
NO.	ISSUE	DATE

PROJECT
**UKRAINIAN CHURCH
- NEW HOUSING**
1909 COOK STREET /
1110 + 1112 CALEDONIA AVENUE
VICTORIA BC V8T 1G1

TITLE
**SITE PLAN, DETAILS AND
LEGEND**

PROJECT NO.	1-24-101	SHEET NO.	
DRAWN	BC		
CHECKED	JS		
DATE	SEPTEMBER 2024		
SCALE	AS NOTED	REV	1

E1.0



GENERAL LEGEND

- PROPERTY LINE
- PERIMETER FENCE
- LINE BETWEEN SEEDMIX AND SHRUB AREA
- UPPER UNITS
- LOWER UNITS

SURFACE MATERIAL LEGEND

SYMBOL	DESCRIPTION	LOCATION	QUANTITY
HARD LANDSCAPE			
[Symbol]	CONCRETE	ON STAIRS, UPPER LANDINGS AND BIKING STORAGE RAMP	81.00 m2
[Symbol]	PERMEABLE UNIT PAVERS	ON VEHICLE ROADS, PARKING AREAS & PEDESTRIAN PATHS	225.80 m2
[Symbol]	GRAVEL	IN VARIOUS LANDSCAPE AREAS	71.70 m2
[Symbol]	RED BRICK SALVAGED FROM EXISTING HOUSE	IN VARIOUS LANDSCAPE AREAS	20.15 m2

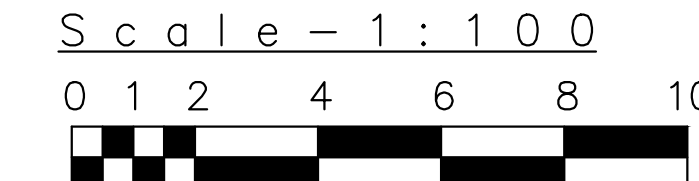
URBAN MATERIALS			
[Symbol]	LOG BENCH	IN THE NATURAL LANDSCAPE AREA BEHIND	3
[Symbol]	TRELLIS	ON PEDESTRIAN PATHS	6
[Symbol]	ROCKS	IN THE NATURAL LANDSCAPE AREA BEHIND	20

SOFT LANDSCAPE			
[Symbol]	PLANTING AREAS (PA)		225.60 m2
[Symbol]	SEED MIX AREAS		219.25 m2
[Symbol]	EXISTING TREES TO REMAIN		
[Symbol]	PROPOSED TREES		

FOOTPRINT OF EXIST. BLDG @ 1112 CALEDONIA
NOTE
EXISTING HERITAGE DESIGNATED BUILDING IS ENCROACHING ON NEIGHBOURING PROPERTY AND HAS BEEN HEAVILY DAMAGED BY FIRE (ARSON) IN 2022.
THE PROPONENT WISHES TO WORK WITH CITY OF VICTORIA TO DETERMINE ACCEPTABLE PATH FORWARD



10 SURFACE PARKING (INCL. 1 BF)
VARIANCE OF 4 FROM REQ'D PARKING OF 14



The intended print size is A1 (594mm x 841mm)

CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH
ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC, V8T 1G1

DRAWING ISSUED TABLE:
1- 2024-11-20 ISSUED FOR REZONING & DP/HAP
2- 2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS
3- 2025-05-01 ISSUED FOR BASE PLAN
4- 2025-05-19 ISSUED FOR BASE PLAN

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PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
SITE PLAN

DATE: 19 MAY, 2025
SCALE: 1/100
DRAWN: AK
CHECKED: BE

DRAWING NUMBER
L1A