

UKRAINIAN CHURCH - NEW HOUSING

PROPOSED PROJECT INFORMATION

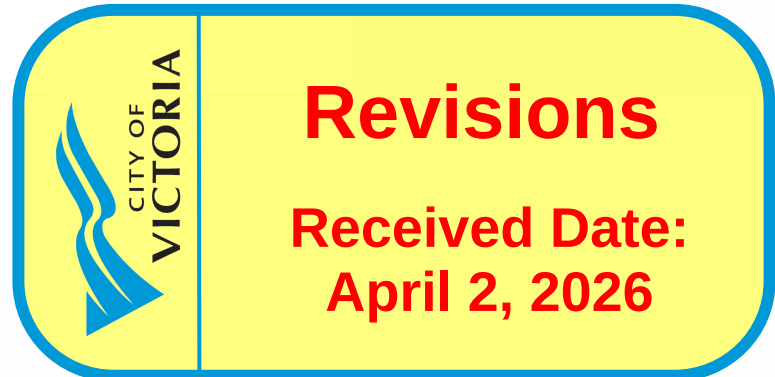
LEGAL ADDRESS	LOT A PLAN VIP52712 VICTORIA SUBURBAN LOT 17, SEC 339 LGA
CIVIC ADDRESS	1909 COOK STREET + 1110 AND 1112 CALEDONIA AVENUE
SITE AREA	1668.53 m ² / 17,960 ft ² / 0.167 Ha.
OCF URBAN FORM AND LAND USE (FIGURE 6):	COMMUNITY NODES - COMMUNITY VILLAGES
BUILT FORM:	THE LOW-RISE, FINE-GRAINED RHYTHM THAT EXISTS ALONG MANY VILLAGE MAIN STREETS TODAY SHOULD BE MAINTAINED AND, WHERE APPROPRIATE, REPLICATED IN REDEVELOPMENT
LAND USE GUIDANCE:	MOST DEVELOPMENTS SHOULD EMPHASIZE A MIX OF USES WITH DAILY SERVICES FOR THE SURROUNDING COMMUNITY AS WELL AS CULTURAL USES AND DESTINATIONS FOR THE CITY AND NEIGHBOURING LOCAL AREAS
DEVELOPMENT PERMIT	DPA 1: GENERAL URBAN DESIGN HCA 1: COMMERCIAL HERITAGE (NORTH PARK VILLAGE AREA)
EXISTING ZONING	R-2 ZONE, TWO FAMILY DWELLING DISTRICT
PROPOSED RE-ZONING	NEW COMPREHENSIVE DEVELOPMENT
REFERENCED ZONE	URMD ZONE, URBAN RESIDENTIAL MULTIPLE DWELLING DISTRICT
TOTAL FLOOR AREA	EXIST. CHURCH = 349 m ² NEW BUILDING = 936 m ² TOTAL = 1,285 m ²
BLDG AREA (FOR SITE COVERAGE)	EXIST. CHURCH = 452 m ² NEW BUILDING = 456 m ² TOTAL = 908 m ²
FLOOR AREA RATIO	PERMITTED = 2.0 : 1 (BASED ON URMD ZONING) PERMITTED = 0.5 : 1 (BASED ON EXISTING R-2 ZONING) PROPOSED = 0.77 : 1
SITE COVERAGE	PERMITTED = MAX. 40% (BASED ON URMD ZONING) PERMITTED = MAX. 40% (BASED ON EXISTING R-2 ZONING) PROPOSED = 54.4 %
OPEN SITE SPACE	REQUIRED = MIN. 50% (BASED ON URMD ZONING) REQUIRED = MIN. 30% OF THE LOT AREA AND MIN 33% OF THE REAR YARD (BASED ON EXISTING R-2 ZONING) PROPOSED = 38.1 %
HEIGHT	PERMITTED = 18.5 m FOR PRINCIPAL BLDG (BASED ON URMD ZONING) EXISTING CHURCH = 7.74 m NEW BUILDING = 11.0 m
NUMBER OF STOREYS	PERMITTED = 6 STOREYS (BASED ON URMD ZONING) NEW BUILDING = 3 STOREYS
PARKING	PER SCHEDULE C - APARTMENT APARTMENT = 0.6 SPACES PER UNIT THAT IS LESS THAN 45 m ² x 4 UNITS = 2.4 = 0.7 SPACES PER UNIT THAT IS BTWN 45 m ² AND 70 m ² x 1 UNIT = 0.7 = 1.1 SPACES PER UNIT THAT IS MORE THAN 70 m ² x 6 UNITS = 6.6 PARKING REQUIRED: 9.7 (10) = 0.1 SPACES PER UNIT (VISITOR) x 11 UNITS = 1.1 VISITOR PARKING REQUIRED: 1.1 (1) TOTAL RESIDENTIAL PARKING REQUIRED: = 10+1 = 11 PER SCHEDULE C - PLACE OF WORSHIP PLACE OF WORSHIP = 1 / 80m ² = 349m ² / 80 = 4.4 (4) TOTAL PKG REQ'D = 11+4 = 15 TOTAL PROVIDED = 6 (INCLUDING 1 VAN ACCESSIBLE) ENERGIZED EV = 1 PER VEHICLE PARKING SPACE (6) REQUEST PARKING VARIANCE OF 9 TRADE-OFF = GREENSPACE + ENHANCED BIKE PARKING + TRANSIT PASSES
BIKE PARKING	PER SCHEDULE C - MULTIPLE DWELLING CLASS 1 (LONG TERM) = 1 PER DWELLING UNIT THAT IS LESS THAN 45 m ² x 4 = (4) = 1.25 PER DWELLING UNIT THAT IS 45 m ² OR MORE x 7 = 8.75 (9) PER SCHEDULE C - PLACE OF WORSHIP CLASS 1 (LONG TERM) = N/A TOTAL REQ'D = 13 TOTAL PROVIDED = 16 (INCL. 4 OVERSIZED)
BUILDING SETBACKS	PER SCHEDULE C - MULTIPLE DWELLING CLASS 2 (SHORT TERM) = 6 SPACES PER BUILDING OR 0.1 SPACES / DWELLING UNIT (6) PER SCHEDULE C - PLACE OF WORSHIP CLASS 2 (SHORT TERM) = 1 PER 200m ² FLOOR AREA (2) TOTAL REQ'D = 8 TOTAL PROVIDED = 8 FRONT YARD = 4.4 m (DEDICATION) + 2.0 m & 0.8 m @ ENTRANCE REAR YARD = 2.0 m NORTH SIDE YARD = 2.7 m @ L2 & 4.0 m @ L1 SOUTH SIDE YARD = 1.38 m (DEDICATION) + 2.88 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 = 793 m ²



CONCEPTUAL VIEW FROM CALEDONIA



PHOTO OF EXISTING SITE



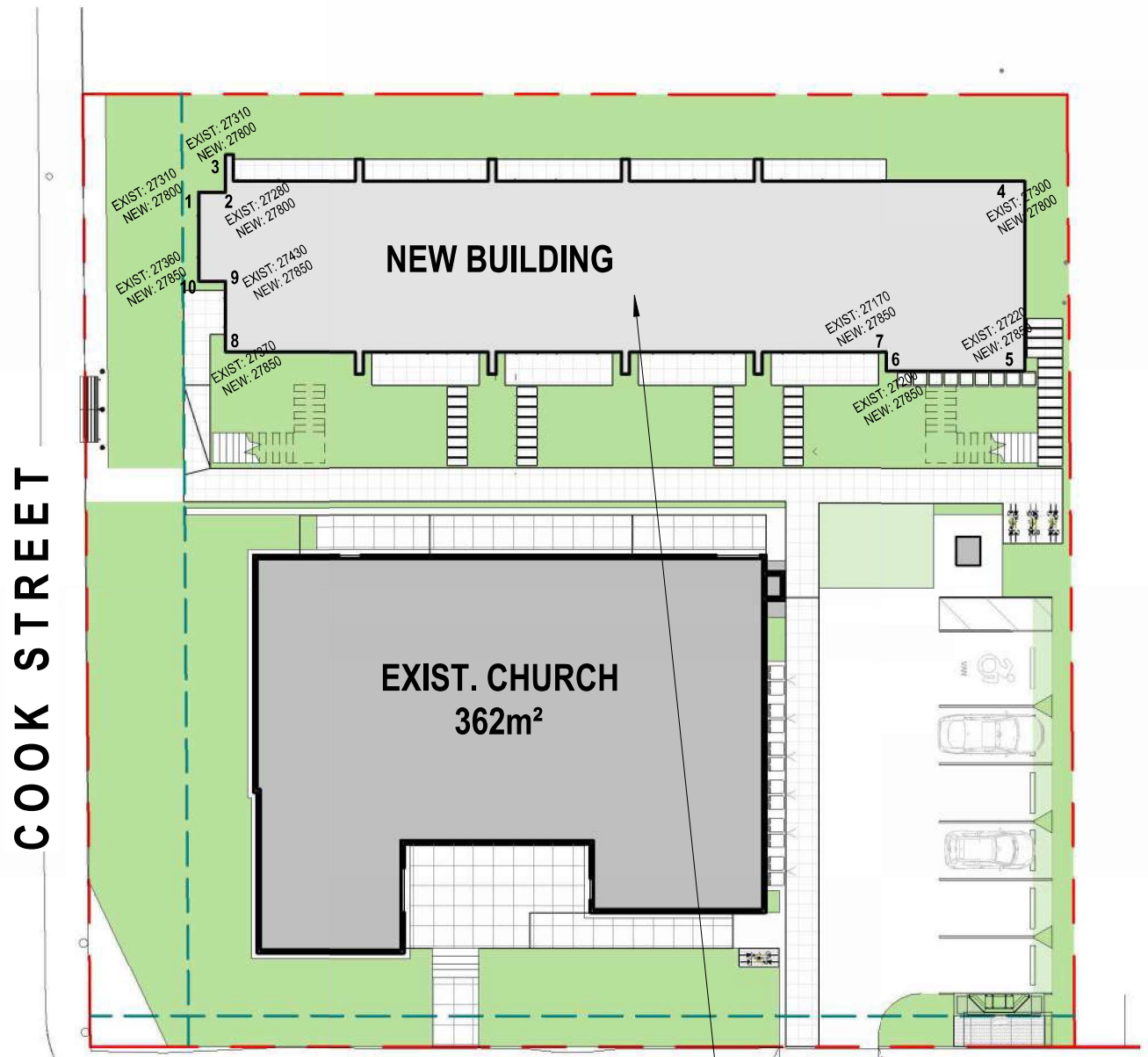
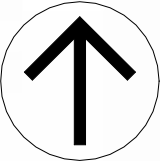
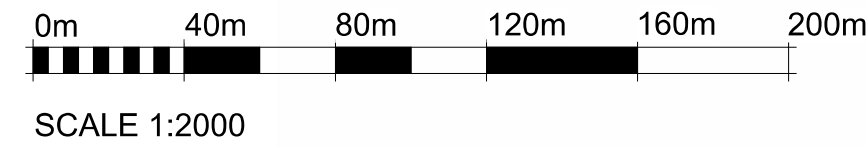
24-001 CALEDONIA									
AVERAGE GRADE CALCULATION									
Grade Pts	Grade	Grade Points	Avg of Pts	Distance	Totals				
1	27.31	1 and 2	27.30	1200	32754.00				
2	27.28	2 and 3	27.30	500	13647.50				
3	27.31	3 and 4	27.31	36160	987348.80				
4	27.30	4 and 5	27.26	8550	233073.00				
5	27.22	5 and 6	27.21	6260	170334.60				
6	27.20	6 and 7	27.19	860	23379.10				
7	27.17	7 and 8	27.27	29900	815373.00				
8	27.37	8 and 9	27.40	3180	87132.00				
9	27.43	9 and 10	26.40	1200	31674.00				
10	25.36	10 and 1	26.34	4010	105603.35				
Total / perimeter of building					91820	2500319.35	TOTALS		
Grade Calculation					27.23	AVERAGE GRADE			

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Victoria BC V8T 1G1
PROJECT NUMBER 24-001



CONTEXT PLAN



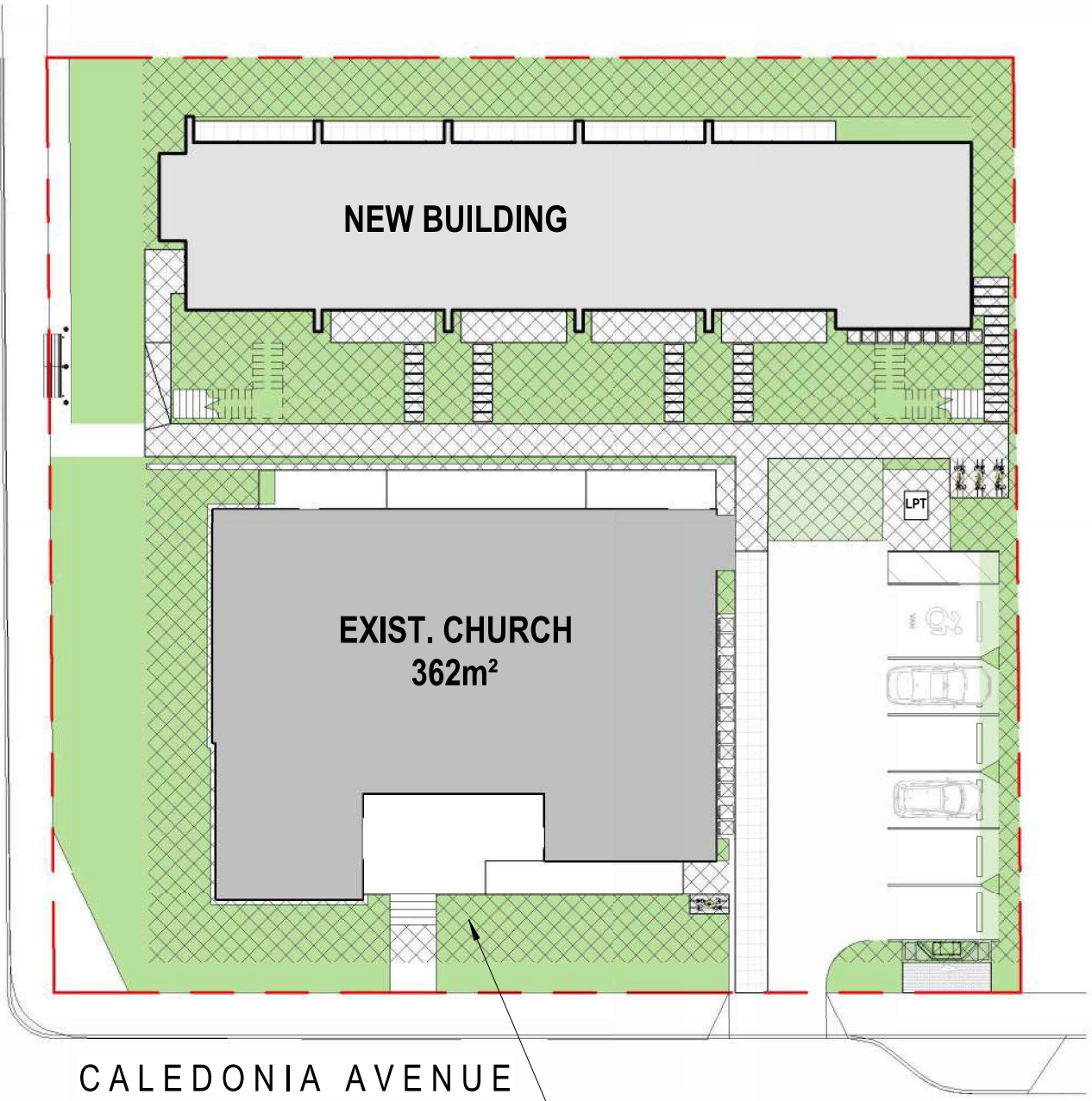
CALEDONIA AVENUE

AVERAGE GRADE = 27.23m

AVERAGE GRADE



SCALE 1:300



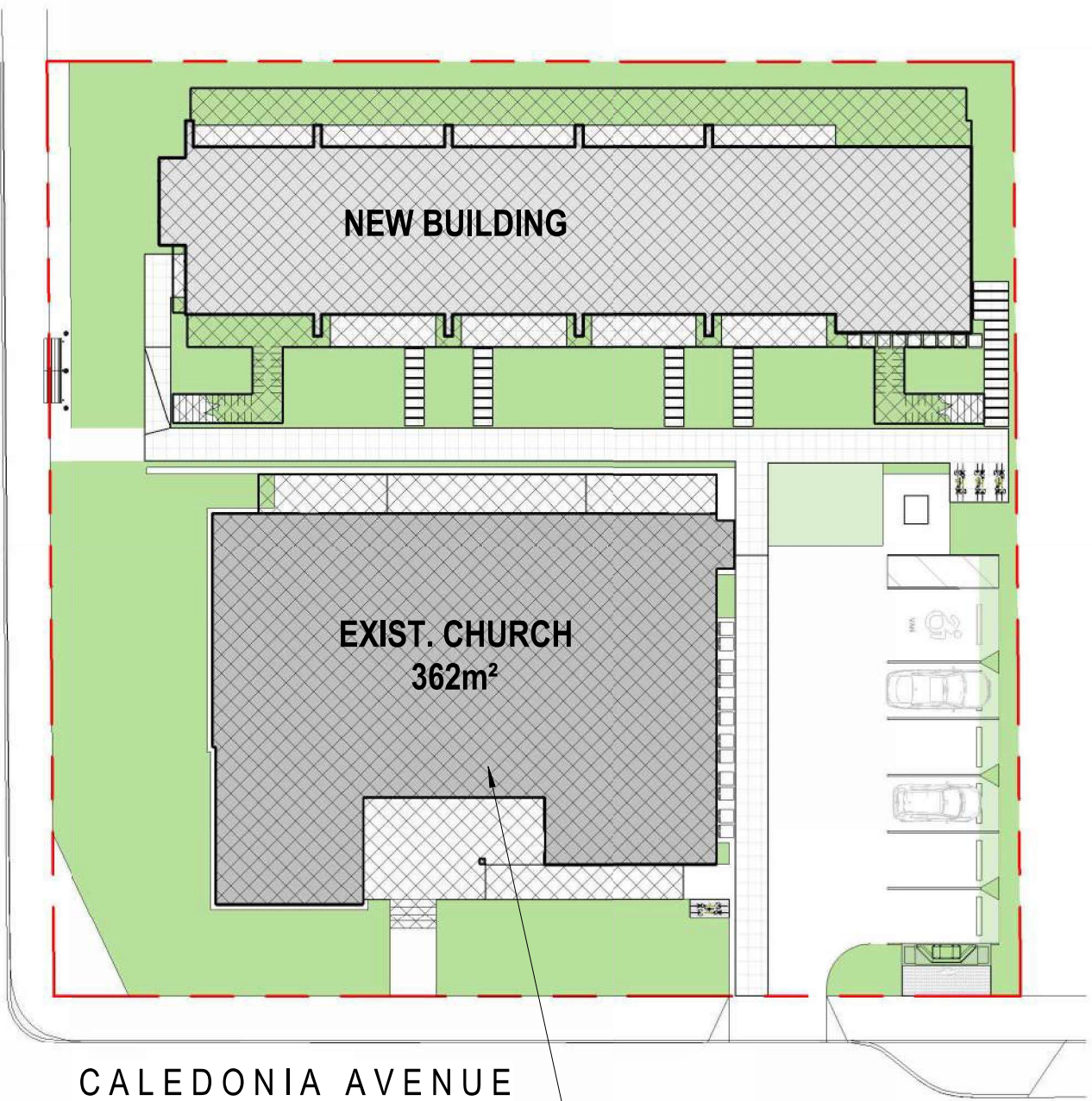
CALEDONIA AVENUE

OPEN SITE SPACE



SCALE 1:300

OPEN SITE SPACE = 636 m² = 38.1%
INCLUDING PATIOS AND WALKWAYS
EXCLUDING STAIRS, DRIVEWAYS AND LPT



CALEDONIA AVENUE

SITE COVERAGE

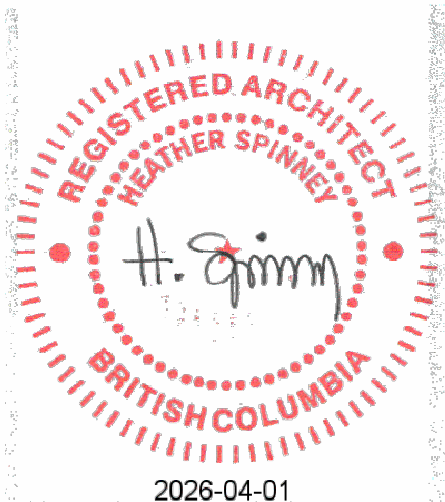


SCALE 1:300

SITE COVERAGE = 908 m² = 54.4%
INCLUDING STRUCTURE, BALCONIES,
DECKS AND STAIRS



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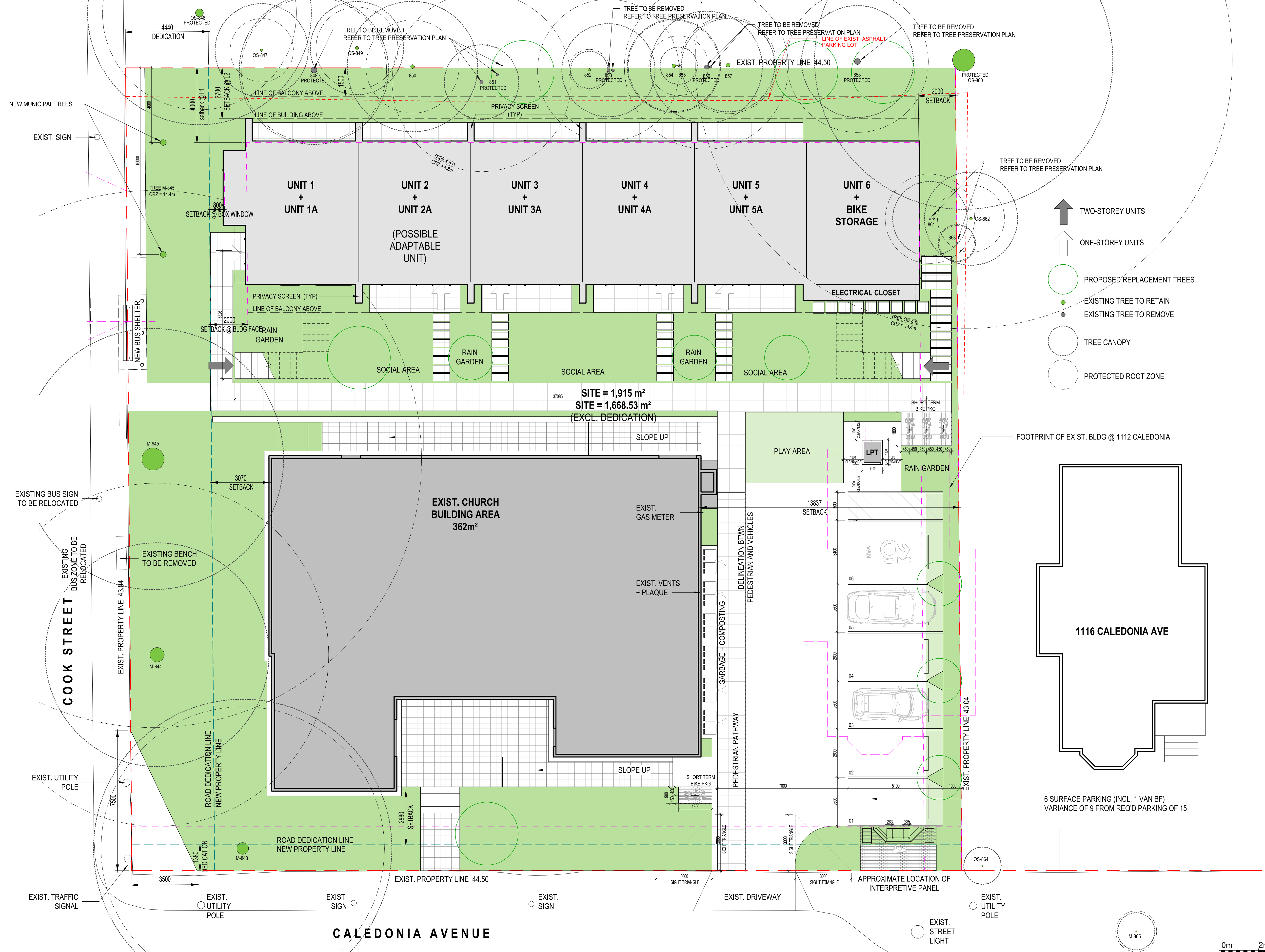
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COVER + PROJECT INFO

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

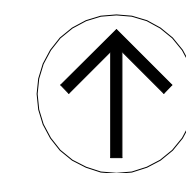
A0.0



CALEDONIA AVENUE

UKRAINIAN CHURCH - NEW HOUSING

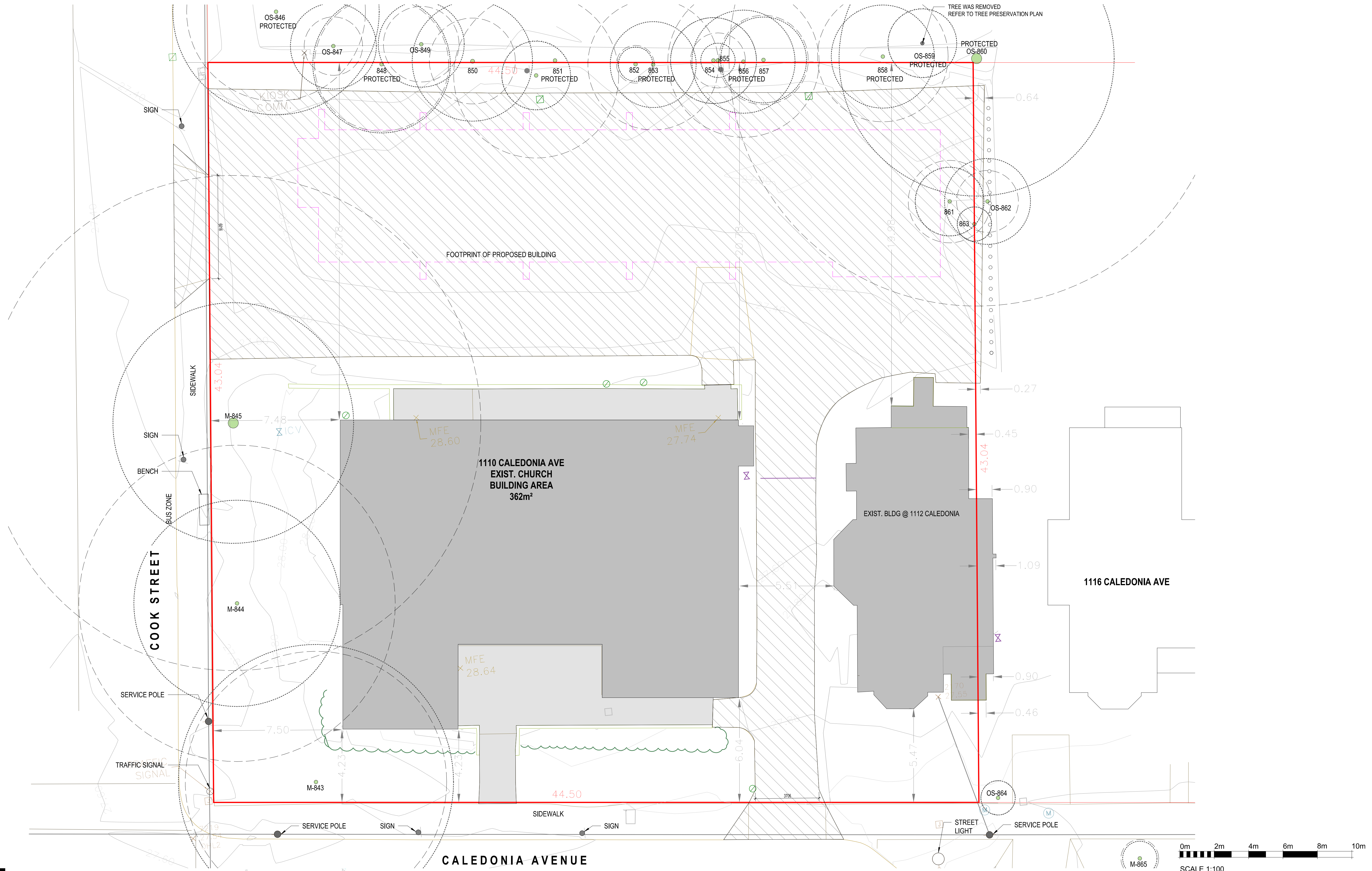
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SITE - PROPOSED

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A1.0

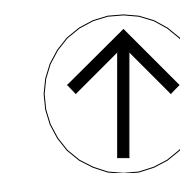


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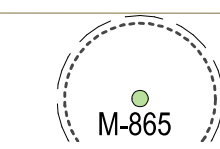
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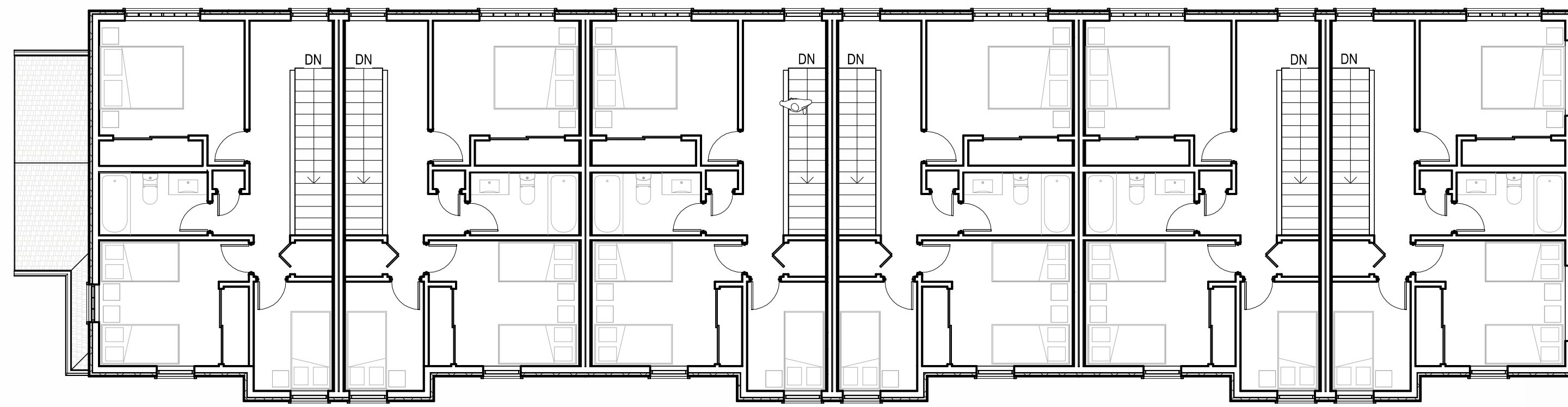
SITE - EXISTING

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

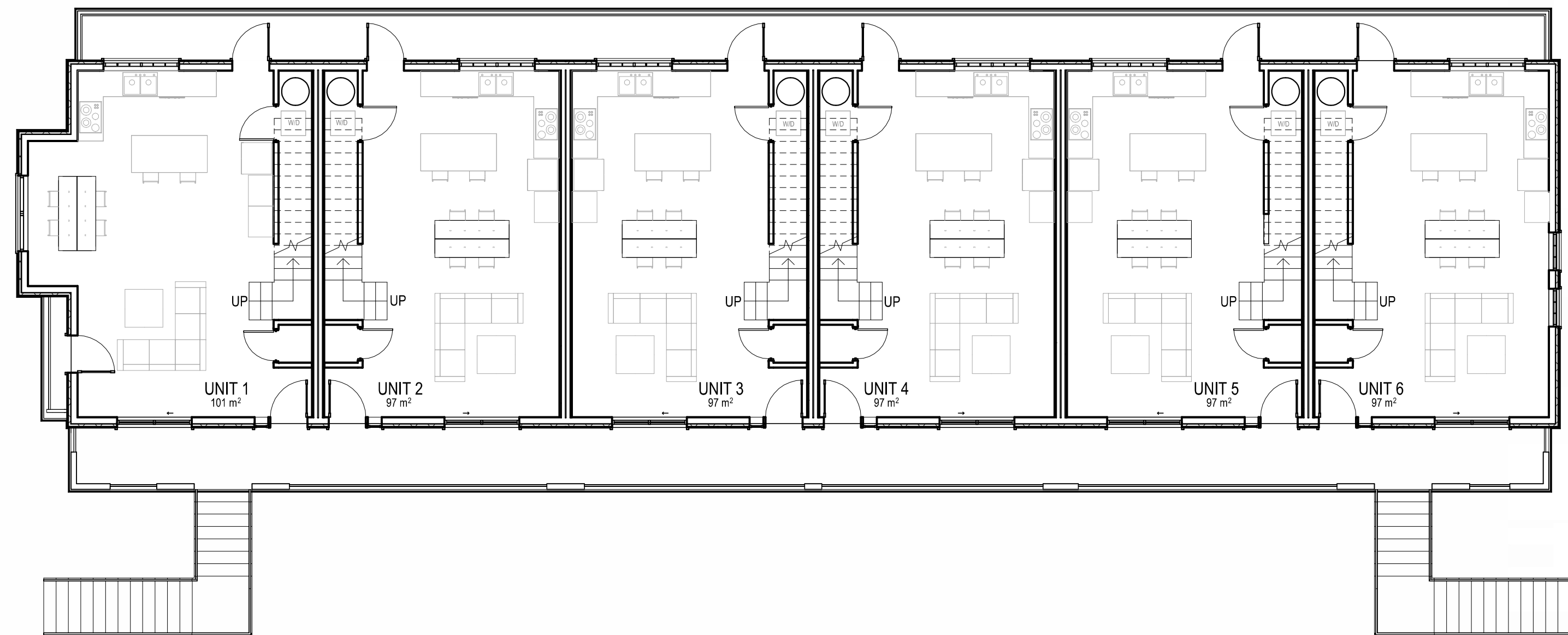


0m 2m 4m 6m 8m 10m
 SCALE 1:100

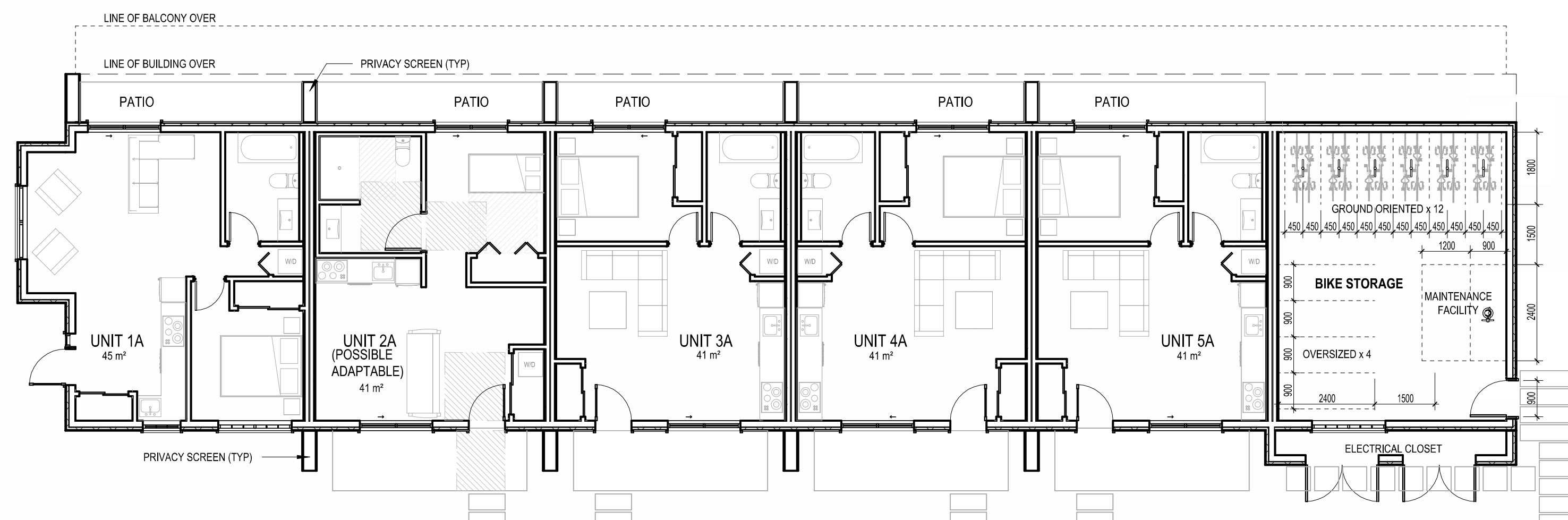
A1.1



3 LEVEL 3 (TOWNHOUSE L2)
1 : 100



2 LEVEL 2 (TOWNHOUSE L1)
1 : 100



1 LEVEL 1 UNITS + BIKE STORAGE
1 : 100

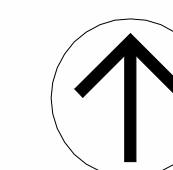


4 VIEW FROM CALEDONIA AVENUE



5 VIEW FROM COOK STREET

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



FLOOR PLANS + 3D VIEWS

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A2.1



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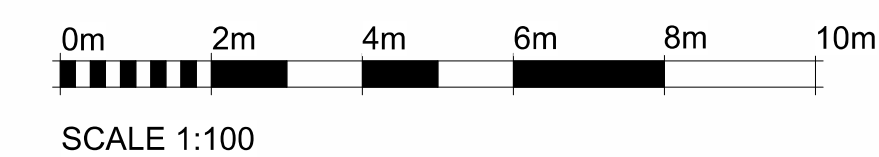
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2 ELEVATION - NORTH
1 : 100



3 ELEVATION - SOUTH (CALEDONIA)
1 : 100



ELEVATIONS - NORTH + SOUTH

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A3.1



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1 ELEVATION - EAST
1:100



2 ELEVATION - WEST (COOK)
1:100



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ELEVATIONS - EAST + WEST

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A3.2



1 NORTH ELEVATION
1 : 100



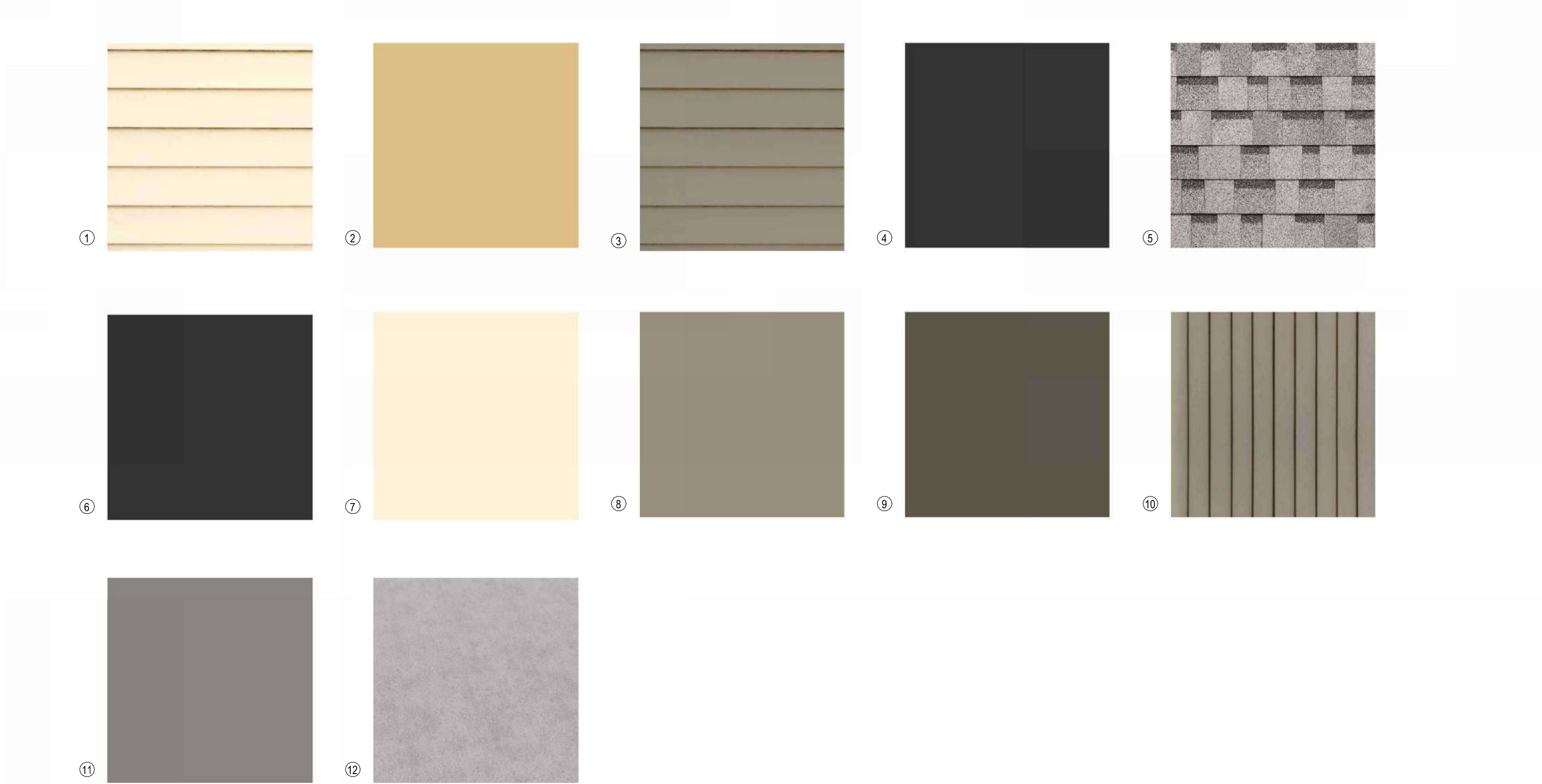
2 SOUTH ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



5 WEST ELEVATION - BLDG B
1 : 100

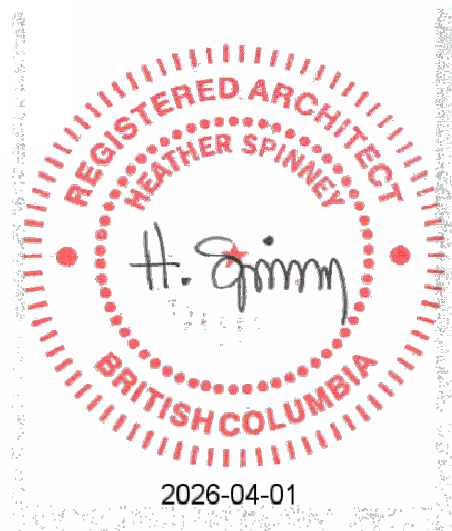


- 1 EXTERIOR CLADDING - HARDIPLANK LAP SIDING - CUSTOM COLOUR TO MATCH SW 2829 CLASSICAL WHITE
- 2 WINDOW / DOOR TRIM, PREFINISHED METAL CANOPY - PAINTED BM VC-11 KITSILANO GOLD
- 3 EXTERIOR CLADDING - HARDIPLANK LAP SIDING - CUSTOM COLOUR TO MATCH SW 2845 HADDINGTON GREY
- 4 WINDOW FRAMES - BLACK
- 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

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



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ELEVATIONS AND MATERIAL FINISHES

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A3.3



CALEDONIA STREET VIEW - EXISTING



CALEDONIA STREET VIEW - PROPOSED



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UKRAINIAN CHURCH - NEW HOUSING

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STREET VIEWS - CALEDONIA

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A3.4



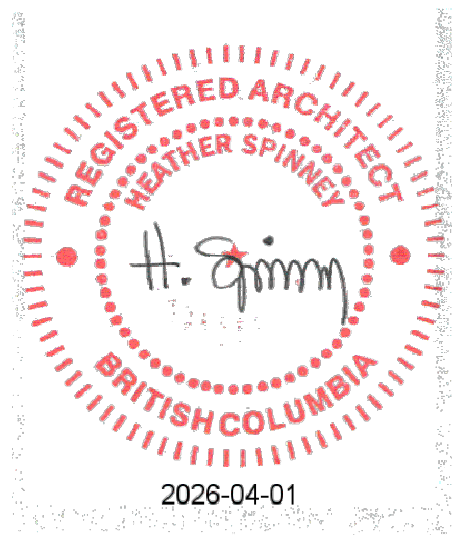
COOK STREET VIEW - EXISTING



COOK STREET VIEW - PROPOSED



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UKRAINIAN CHURCH - NEW HOUSING

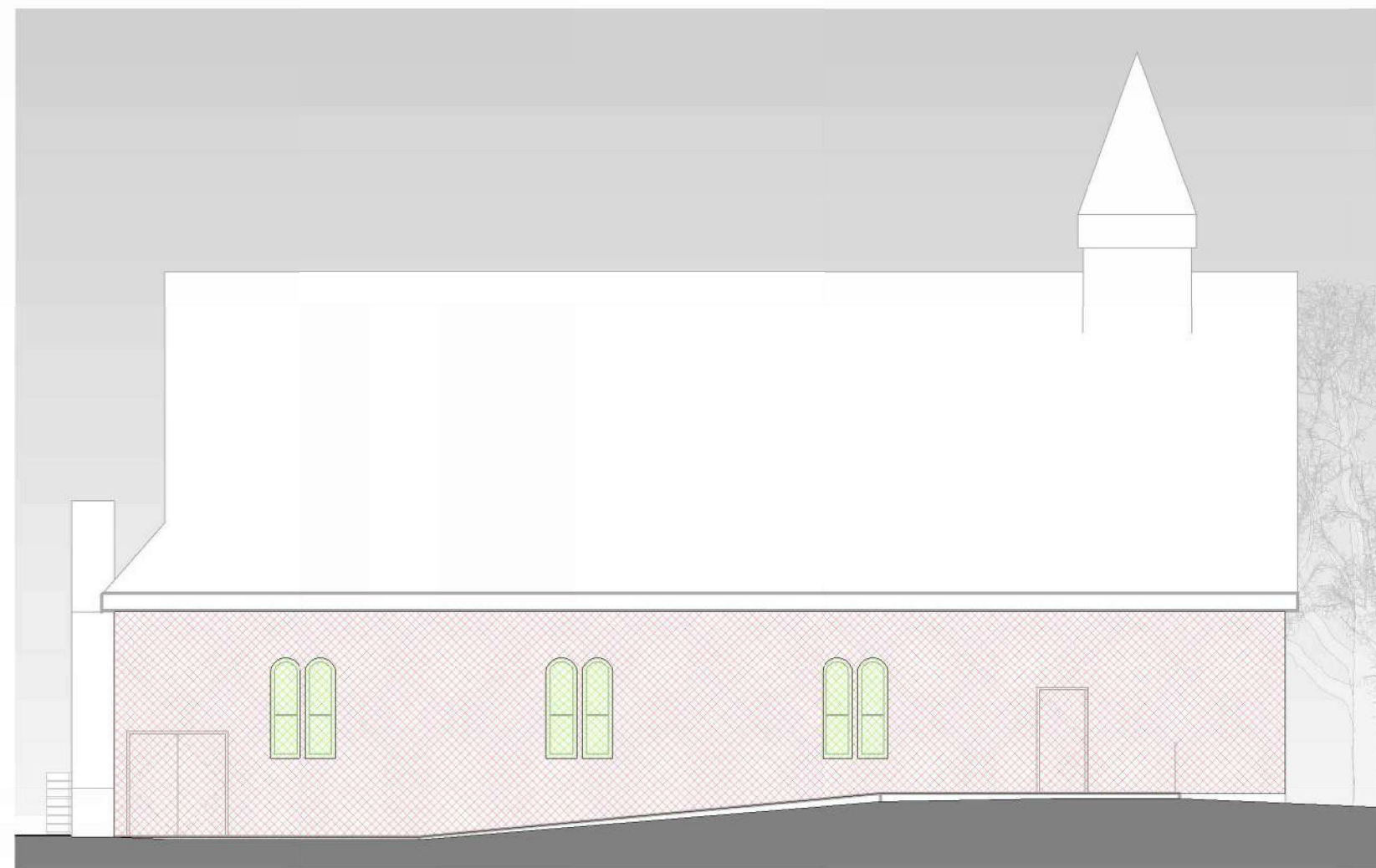
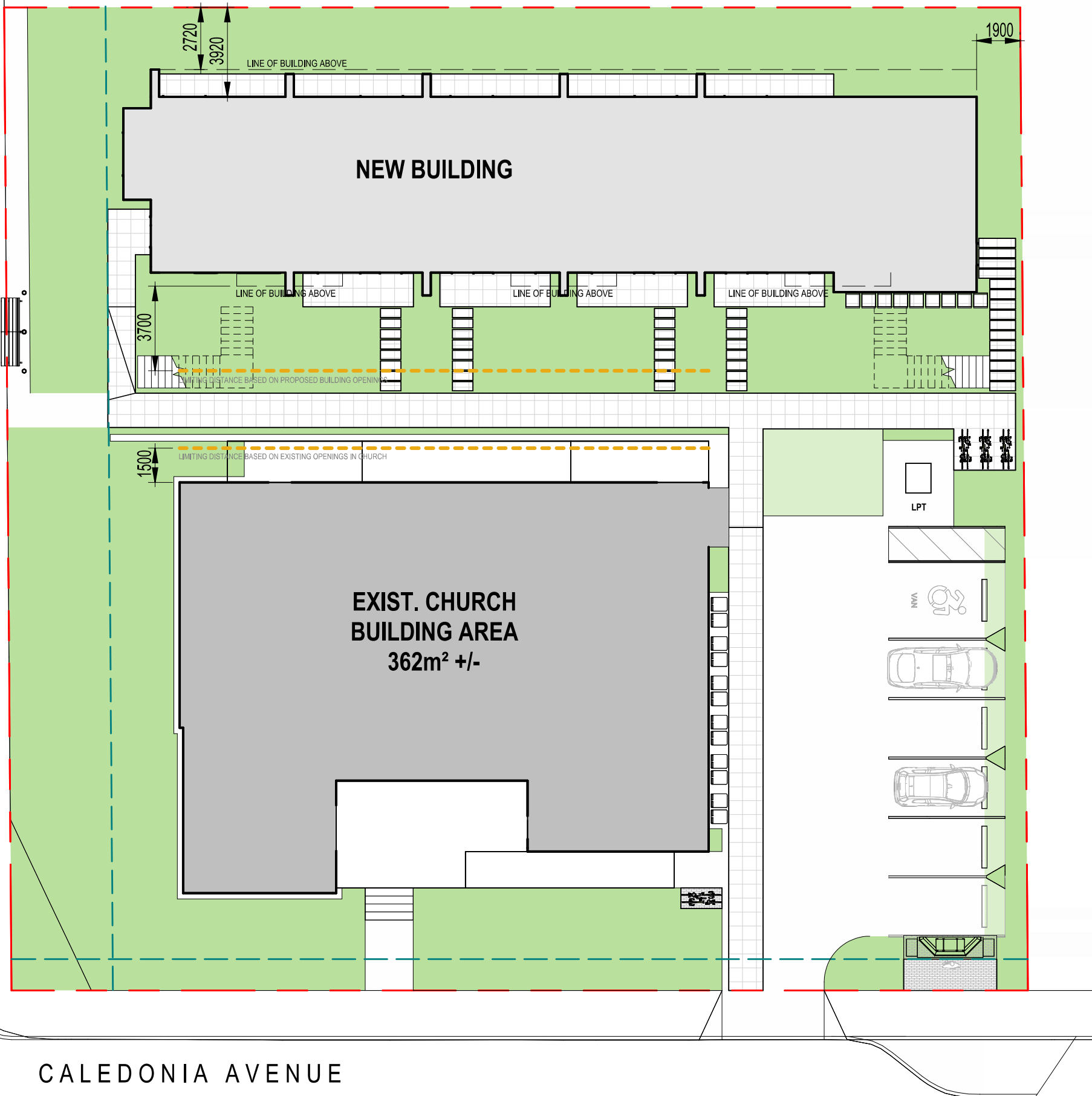
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STREET VIEWS - COOK

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A3.5

COOK STREET



NORTH CHURCH FACE 92.7 m²
% OF OPENINGS 7.0 m² = 7.6 %
MIN LIMITING DISTANCE 1.5 m
MAX % OF OPENINGS 8 % (BASED ON 1.5 LD)
(REFER TO BCBC 2024 TABLE 9.10.15.4)

Exposing Building Face		Table 9.10.15.4 (continued) Area of Unprotected Opening for Groups A, C, D, and F, Division 3 Occupancies, %																			
Max. Area, m ²	Ratio (L/H or H/L) (1)	Limiting Distance, m																			
		0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Less than 3	1	0	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43
3.1 to 10	1	0	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43
over 10	1	0	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43



UPO Interpolation Calculator
(COURTESY OF CELERTY ENGINEERING LIMITED)

EBF Area (sqm)	Limiting Distance (m)
30	2.9
35	2.8
40	2.7

NORTH BUILDING FACE 35.0 m²
% OF OPENINGS 6.0 m² = 17.1 %
ACTUAL LIMITING DISTANCE 2.7 m
MAX % OF OPENINGS 19.9 %
(REFER TO UPO INTERPOLATION CALCULATOR)

Instructions:
Table Information from the code
Points for which we want to calculate the UPO
Calculated values (do not change)
Calculated UPO for the points

UPO Interpolation Calculator
(COURTESY OF CELERTY ENGINEERING LIMITED)

EBF Area (sqm)	Limiting Distance (m)
30	2.9
35	2.8
40	2.7

NORTH BUILDING FACE 16.4 m²
% OF OPENINGS 3.8 m² = 23.2 %
ACTUAL LIMITING DISTANCE 3.9 m
MAX % OF OPENINGS 46.8 %
(REFER TO UPO INTERPOLATION CALCULATOR)

Instructions:
Table Information from the code
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Calculated values (do not change)
Calculated UPO for the points



UPO Interpolation Calculator
(COURTESY OF CELERTY ENGINEERING LIMITED)

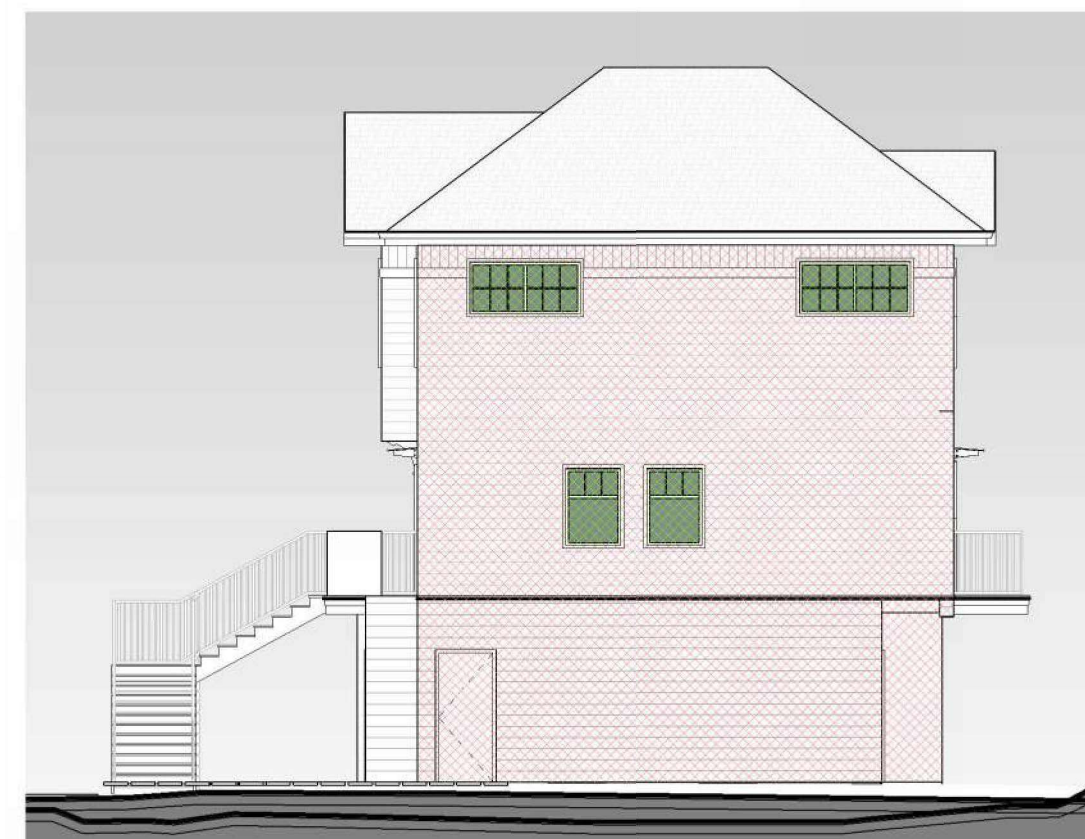
EBF Area (sqm)	Limiting Distance (m)
30	2.0
50	3.7
100	9

SOUTH BUILDING FACE 53.4 m²
% OF OPENINGS 13.6 m² = 24.6 %
ACTUAL LIMITING DISTANCE 3.7 m
MAX % OF OPENINGS 24.71 %
(REFER TO UPO INTERPOLATION CALCULATOR)

Instructions:
Table Information from the code
Points for which we want to calculate the UPO
Calculated values (do not change)
Calculated UPO for the points



WEST BUILDING FACE 79.0 m²
% OF OPENINGS 11.7 m² = 14.8 %
ACTUAL LIMITING DISTANCE 14.4 m
MAX % OF OPENINGS 100 %
(REFER TO BCBC 2024 TABLE 9.10.15.4)



UPO Interpolation Calculator
(COURTESY OF CELERTY ENGINEERING LIMITED)

EBF Area (sqm)	Limiting Distance (m)
50	1.5
79.3	1.9
100	2.0

EAST BUILDING FACE 78.5 m²
% OF OPENINGS 5.5 m² = 7.0 %
ACTUAL LIMITING DISTANCE 1.9 m
MAX % OF OPENINGS 9.55 %
(REFER TO UPO INTERPOLATION CALCULATOR)

Instructions:
Table Information from the code
Points for which we want to calculate the UPO
Calculated values (do not change)
Calculated UPO for the points

Table 9.10.15.4. Maximum Area of Glazed Openings in Exterior Walls of Houses Forming Part of Subclause 9.10.15.2.(1)(b)(ii) and Sentences 9.10.15.4.(1) and (2)												
Maximum Total Area of Exposing Building Face, m ²	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
	Limiting Distance, m											
	Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30	0	7	9	12	39	88	100	-	-	-	-	-
40	0	7	8	11	32	69	100	-	-	-	-	-
50	0	7	8	10	28	57	100	-	-	-	-	-
100	0	7	8	9	18	34	56	84	100	-	-	-
Over 100	0	7	7	8	12	19	28	40	55	92	100	-



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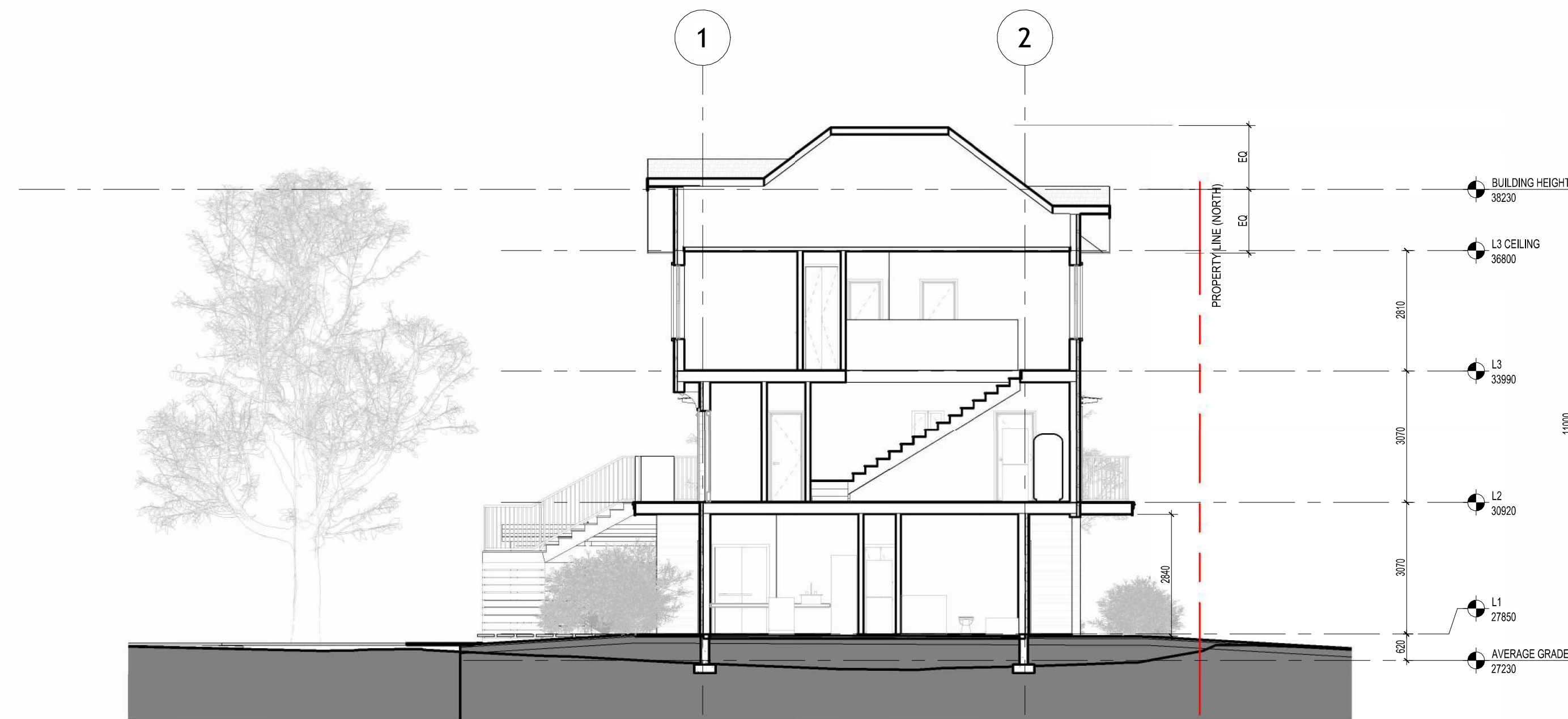
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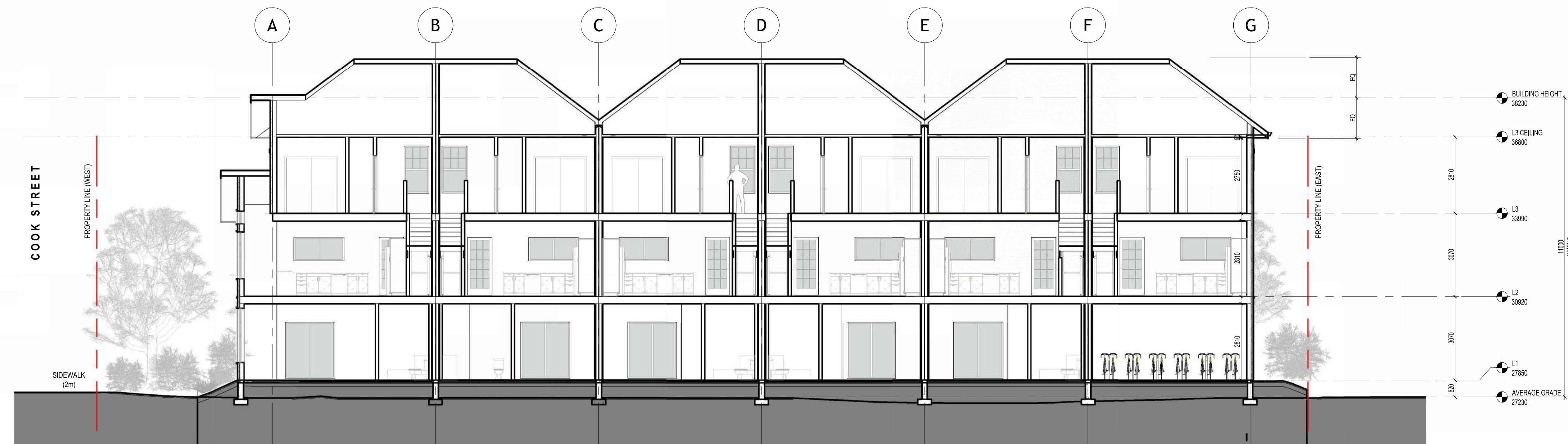
SPATIAL SEPARATION CALCULATIONS

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A3.6



2 SECTION - SOUTH / NORTH BLDG B
1:100



1 SECTION - EAST / WEST
1:100



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UKRAINIAN CHURCH - NEW HOUSING

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SECTIONS

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A4.1



1 SHADOW STUDY - SUMMER 06.42
1 : 1200



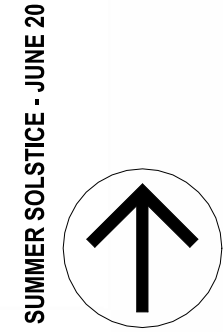
2 SHADOW STUDY - SUMMER 12.00
1 : 1200



3 SHADOW STUDY - SUMMER 16.00
1 : 1200



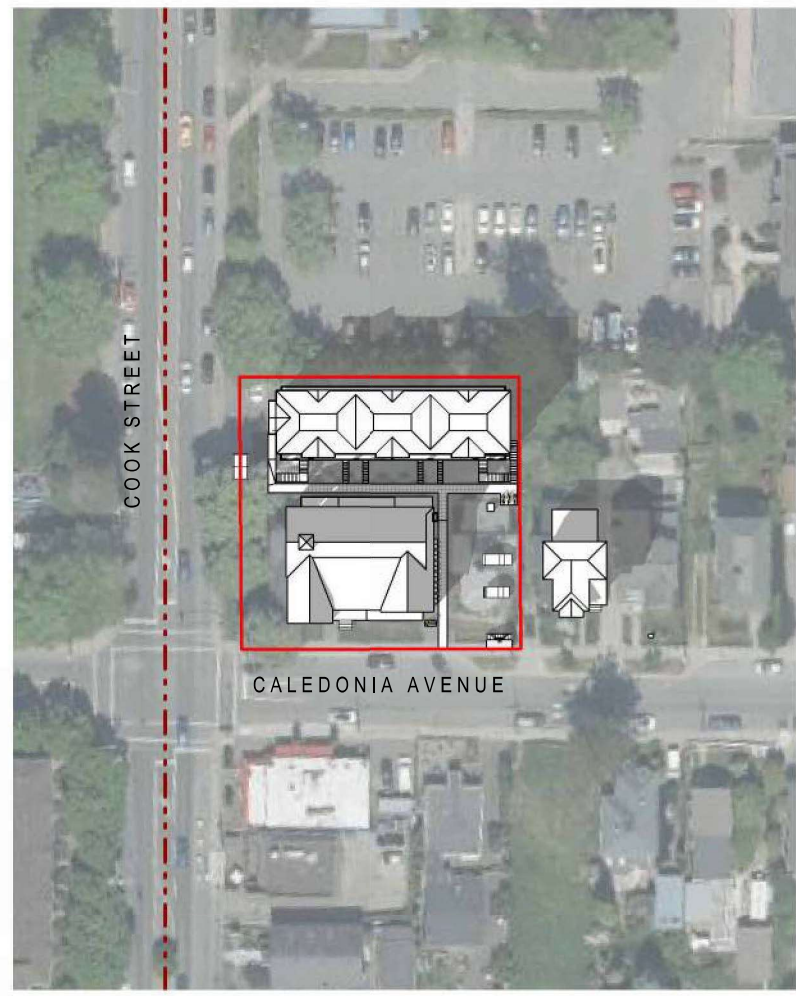
4 SHADOW STUDY - SUMMER 19.49
1 : 1200



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



5 SHADOW STUDY - WINTER 09.32
1 : 1200



6 SHADOW STUDY - WINTER 11.00
1 : 1200



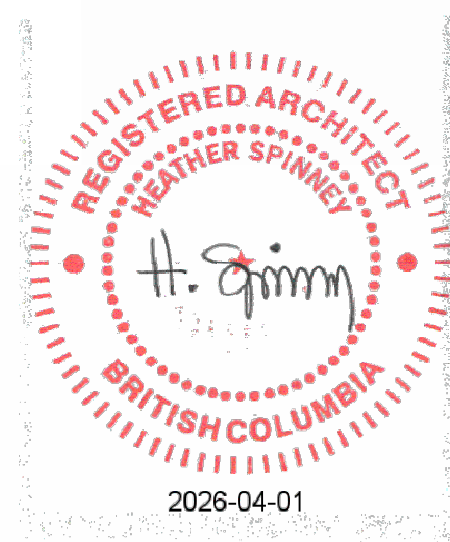
7 SHADOW STUDY - WINTER 13.00
1 : 1200



8 SHADOW STUDY - WINTER 14.51
1 : 1200



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UKRAINIAN CHURCH - NEW HOUSING

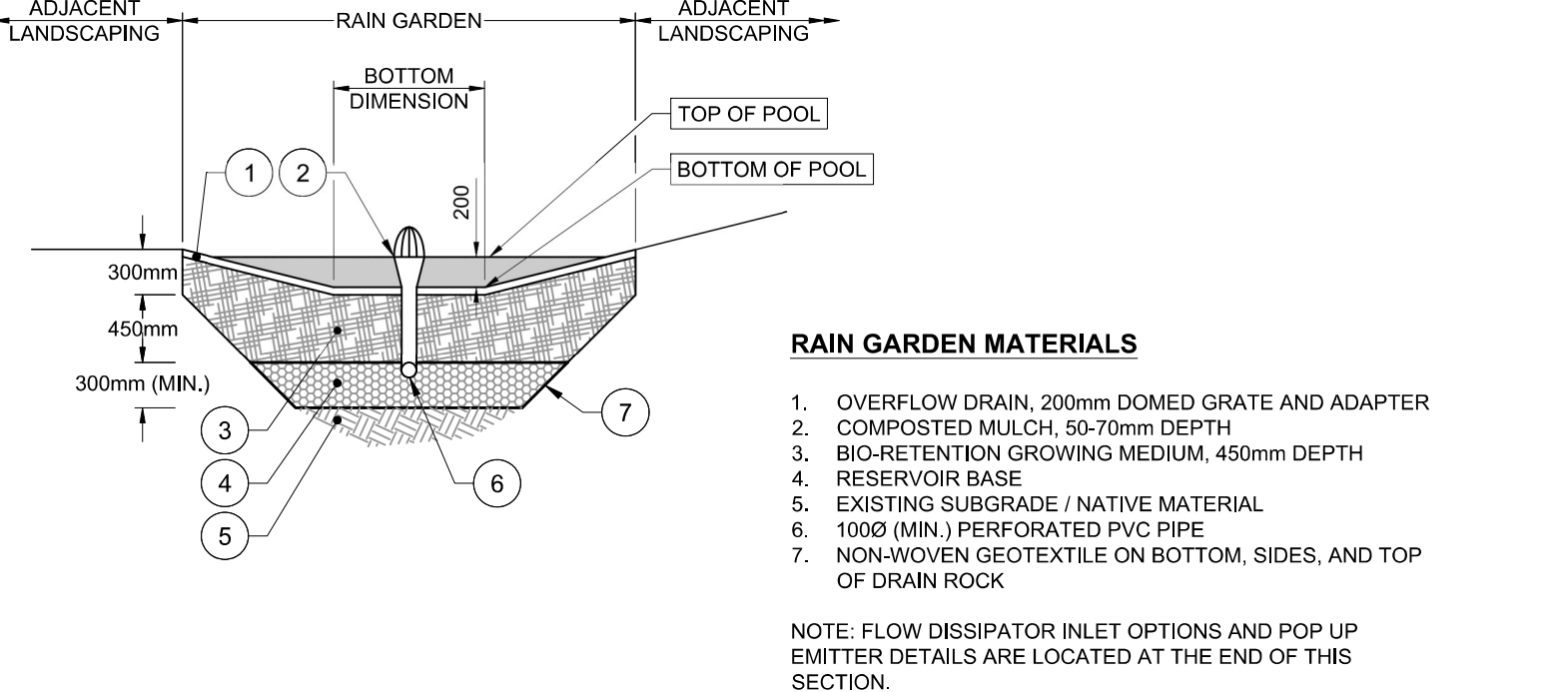
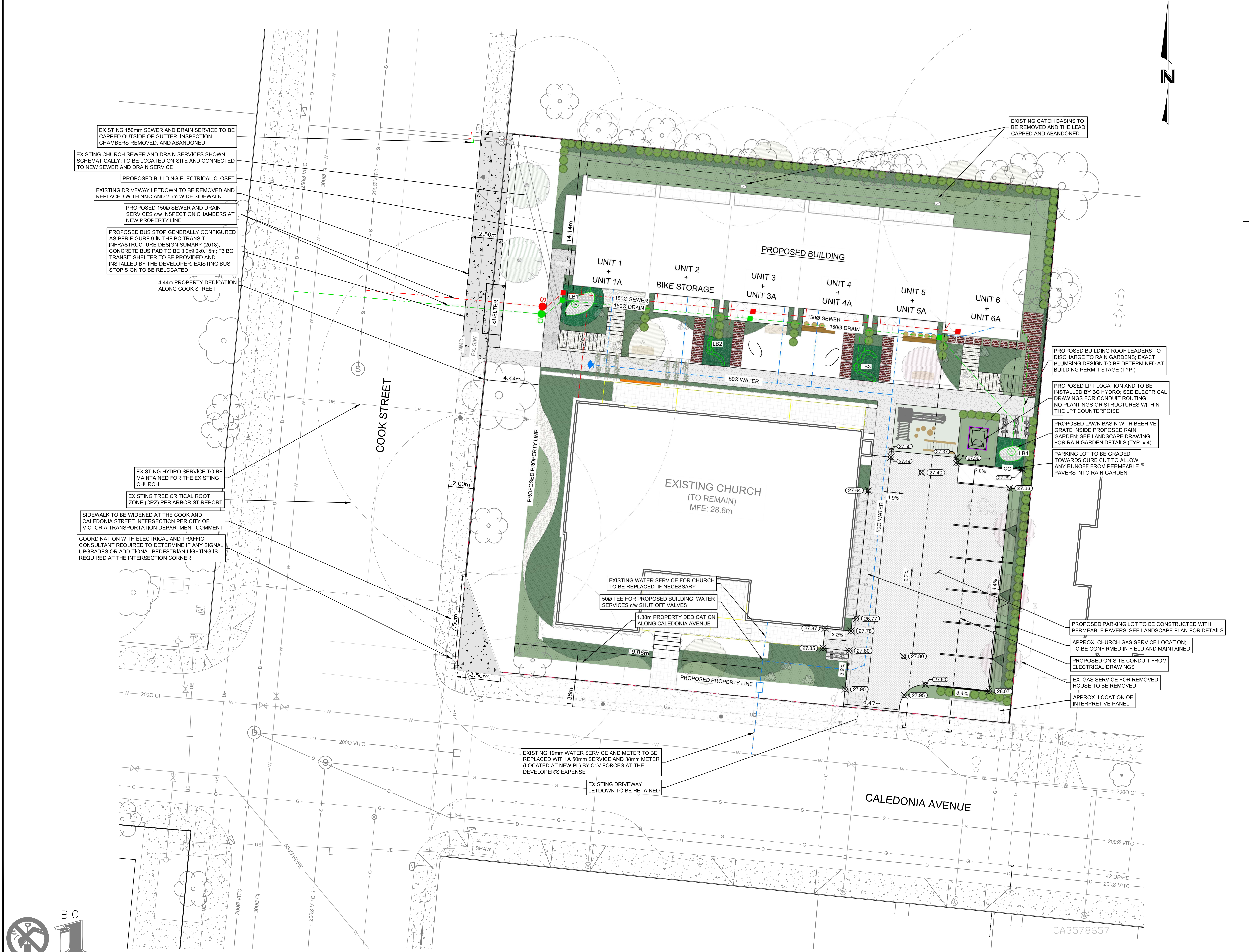
1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 24-001

SHADOW STUDY

2026-03-30 - IN RESPONSE TO RESOLUTION CONDITIONS

A5.0

1909 COOK STREET
UKRAINIAN CHURCH - NEW HOUSING



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: $[(24 \times K_s + n_s \times D_s + n_r \times D_r) / 32]^{1/2}$
 K_s = HYDRAULIC CONDUCTIVITY
 D_s = DEPTH OF ROCK OR SAND RESERVOIR
 n_s = POROSITY OF RESERVOIR LAYER; STANDARD VALUE FOR DRAIN ROCK = 0.35
 n_r = POROSITY OF SOIL; STANDARD VALUE FOR SOIL = 0.2
 D_r = SOIL DEPTH; MIN. VALUE = 450mm
 D_s = DEPTH OF PONDING; 200mm STANDARD

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SIZING FACTOR = 5% (MAX D_r = 550mm WHEN K_s = 2mm/hr)
IMPERVIOUS AREA = +/- 450m² (ROOF AREA + IMPERVIOUS PATHWAYS)
RAIN GARDEN BASE AREA = 450m² x 5% = 22.5m² REQUIRED
PERMEABLE AREA PROVIDED = 25.4m² (SEE LANDSCAPE PLAN FOR DETAILS)

DETAIL 1 CITY OF VICTORIA TYPICAL RAIN GARDEN DETAIL



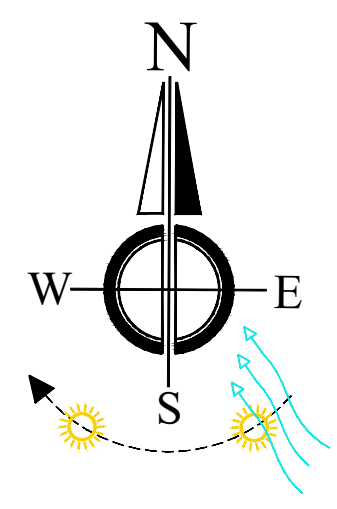
GENERAL LOCATION PLAN
SCALE: 1:5,000

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

BC
1
CALL
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		LEGEND		REVISIONS		REVISIONS APPROVED		DESIGN APPROVED		CITY OF VICTORIA		ISLANDER ENGINEERING	
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.		Existing Municipal Infrastructure Proposed External U/G Utilities Street Lighting Post Top Pedestrian Signal Traffic Signal		Drain Ditch Sewer Water Traffic Sign Ctrl Monument		Curb Sidewalk Manhole Cleanout Silt Trap Traverse Hub		Concrete Box Wood Box Catch Basin Reducer Cap / Plug Gas Valve		Valve Flush Valve Hydrant Air Valve Water Meter		6 5 4 3 2 1	
REVISION # 1		REVISION # 2		REVISION # 3		Approved By		Date		1909 COOK STREET		2913	
Design Engineer		Design Engineer		Design Engineer		Manager of Development		Manager of Development		CONCEPTUAL SERVICING PLAN		MUNICIPAL DESIGN #	
Development Coordinator		Development Coordinator		Development Coordinator		Development Coordinator		Development Coordinator		B.M. : 16-25		REV. #	
Approved		Approved		Approved		Date		Date		Design: JRCE		DRAWING #	
Signed		Signed		Signed		Date		Date		Scale: Hor: 1:150 Vertical: -		SHEET #	
Date		Date		Date		Date		Date		Elev: 24.911m		1 OF 1	
Signed		Signed		Signed		Signed		Signed		Checked: JUB			
Date		Date		Date		Date		Date		Date: 2026-03-16			



GENERAL LEGEND

- PROPERTY LINE
- PERIMETER FENCE
- LINE BETWEEN SEEDMIX AND SHRUB AREA
- PRIMARY RESIDENCE
- SUITE

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	63.42 m2
[Symbol]	RED BRICK SALVAGED FROM EXISTING HOUSE	IN VARIOUS LANDSCAPE AREAS	23.62 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	24

SOFT LANDSCAPE			
[Symbol]	PLANTING AREAS (PA)		206.85 m2
[Symbol]	SEED MIX AREAS		225.95 m2
[Symbol]	EXISTING SHARED TREES		2.5
[Symbol]	NEW MUNICIPAL TREES		2
[Symbol]	PROPOSED MEDIUM - SIZED TREES		5
[Symbol]	PROPOSED SMALL - SIZED TREES		6

NOTE:
 Minimum required tree credits (replacement): 8 Existing tree credits provided on site: 2.5
 To satisfy the replacement requirement, a combination of 5 medium-caliber trees (valued at 1 credit each) and 6 small-caliber trees (valued at 0.5 credit each) is proposed, providing a total of 8 tree credits.
 Trees are arranged to maintain an open central social area while concentrating planting within the designated planting zones.



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
5- 2025-07-25	ISSUED FOR BASE PLAN

OASIS LANDSCAPE DESIGN

451 Regency Place / Victoria BC, V9C 0J7
 PH: +1 (236) 882-30-51
 www.oasislandscapedesign.ca



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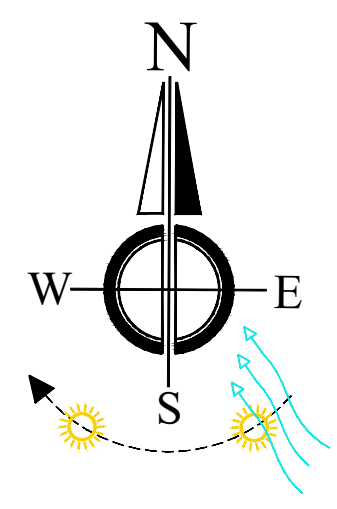
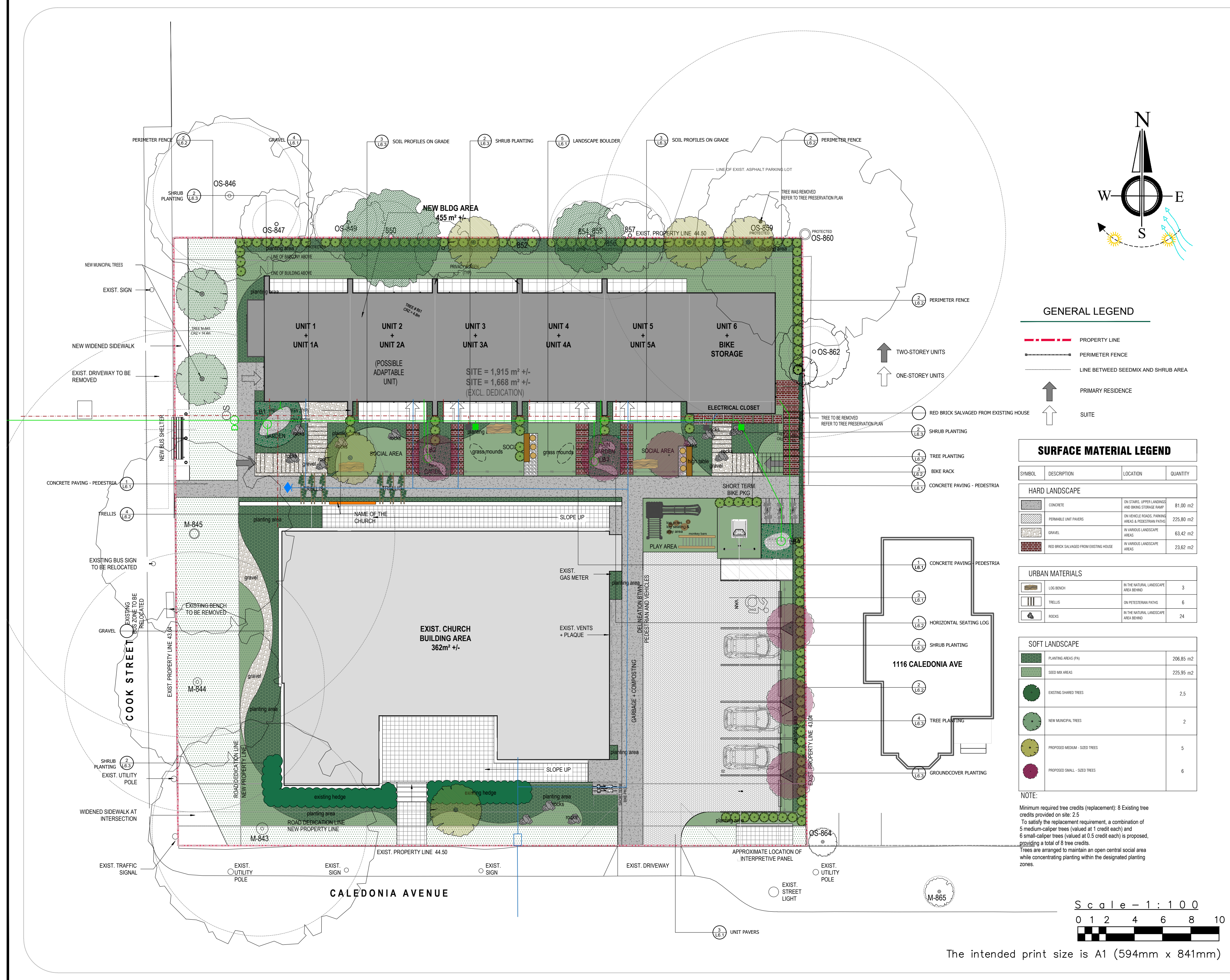
PROJECT NAME:
 UKRAINIAN CHURCH

DRAWING NAME:
 SITE PLAN

DATE: FEBRUARY, 2026
 SCALE: 1/100
 DRAWN: AK
 CHECKED: BE

DRAWING NUMBER

L1



GENERAL LEGEND	
	PROPERTY LINE
	PERIMETER FENCE
	LINE BETWEEN SEEDMIX AND SHRUB AREA
	PRIMARY RESIDENCE
	SUITE

SURFACE MATERIAL LEGEND			
SYMBOL	DESCRIPTION	LOCATION	QUANTITY
HARD LANDSCAPE			
	CONCRETE	ON STAIRS, UPPER LANDINGS AND BIKING STORAGE RAMP	81.00 m2
	PERMEABLE UNIT PAVERS	ON VEHICLE ROADS, PARKING AREAS & PEDESTRIAN PATHS	225.80 m2
	GRAVEL	IN VARIOUS LANDSCAPE AREAS	63.42 m2
	RED BRICK SALVAGED FROM EXISTING HOUSE	IN VARIOUS LANDSCAPE AREAS	23.62 m2

URBAN MATERIALS			
	LOG BENCH	IN THE NATURAL LANDSCAPE AREA BEHIND	3
	TRELLIS	ON PEDESTRIAN PATHS	6
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SOFT LANDSCAPE			
	PLANTING AREAS (PA)		206.85 m2
	SEED MIX AREAS		225.95 m2
	EXISTING SHARED TREES		2.5
	NEW MUNICIPAL TREES		2
	PROPOSED MEDIUM - SIZED TREES		5
	PROPOSED SMALL - SIZED TREES		6

NOTE:
Minimum required tree credits (replacement): 8 Existing tree credits provided on site: 2.5
To satisfy the replacement requirement, a combination of 5 medium-caliper trees (valued at 1 credit each) and 6 small-caliper trees (valued at 0.5 credit each) is proposed, providing a total of 8 tree credits.
Trees are arranged to maintain an open central social area while concentrating planting within the designated planting zones.



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

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

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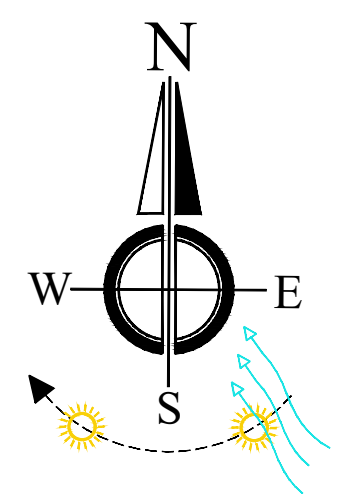
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
MATERIAL PLAN

DATE: FEBRUARY, 2026
SCALE: 1/100
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

L2



PLANTING NOTES

* PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK.

* SEE MATERIAL SPECIFICATIONS ON COVER SHEET AND PLANTING DETAILS FOR SEEDING RATE, FERTILIZER AND APPLICATION SPECIFICATIONS.

To satisfy the replacement requirement, 8 new small-caliper trees (valued at 0.5 credit each) are proposed.

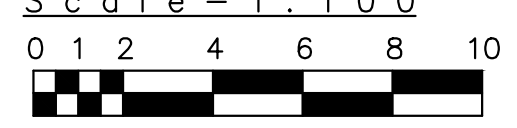
An additional 3 trees are proposed near the parking area as non-replacement landscape planting

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QUANTITY
TREES				
	CON	CORNUS NUTTALLII Edges White Wonder Edges White Wonder DOGWOOD	1.8m TL	5
	ACE	ACER CIRCINATUM VINE MAPLE	1.8m TL	6

SHRUBS AND PERENNIALS				
	ARC	ARCTOSTAPHYLOS UVA-URSI COMMON BERRY	1 POT	215
	CAL	CALAMAGROSTIS A. ACUTIFOLIA FORESTERS FEATHER GRASS	2 POT	66
	COS	CORNUS SERICEA RED-DOGWOOD	1 POT	40
	COT	COTINUS COGNYGIRA SMOKE BUSH	1 POT	47
	HOL	HOLODISCUS DISCOLOR OCEAN SPRAY	2 POT	127
	GAS	GAULTHERIA SHALLOON SALAL	1 POT	24
	MAH	MAHONIA REPENS CREEPING OREGON GRAPE	1 POT	37
	POL	POLYSTICHUM MUNITUM SPIDER FERN	1 POT	152
	PHL	PHILADELPHUS LEWISII MOCK ORANGE	1 POT	37
	ROS	ROSA NUTKANA NODDIA ROSE	1 POT	15
	SYM	SYMPHORICARPOS ALBUS SNOWBERRY	2 POT	62
	VAC	VACCINIUM QUARTUM EVERGREEN Huckleberry	2 POT	120
	WIS	WISTERIA FLORIBUNDA ALBA JAPANESE WISTERIA	2 POT	30
	PEN	Penstemon alpestris Foxglove	1 POT	32
	SAL	SALIX VIRENDOSA Mossy Sage	1 POT	20
	DAG	Dagger-leaf Bush Juncus ovalifolius	1 POT	50
	CAR	Carex stipitata Giant grass sedge	1 POT	35

NATIVE SEED MIX - GARRY OAK MEADOW		
	225.95 m2	



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

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CATHOLIC CHURCH

ADDRESS:
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VICTORIA BC V8T 1G1

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PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
PLANTING PLAN

DATE: FEBRUARY 2026

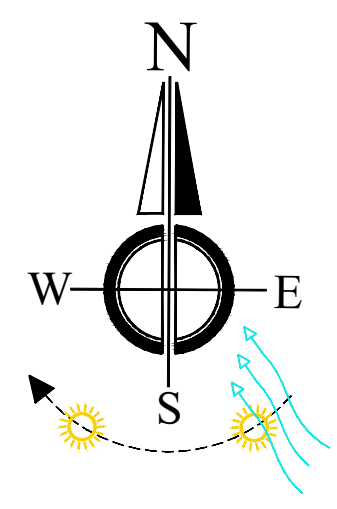
SCALE: 1/100

DRAWN: AK

CHECKED: BE

DRAWING NUMBER

L4

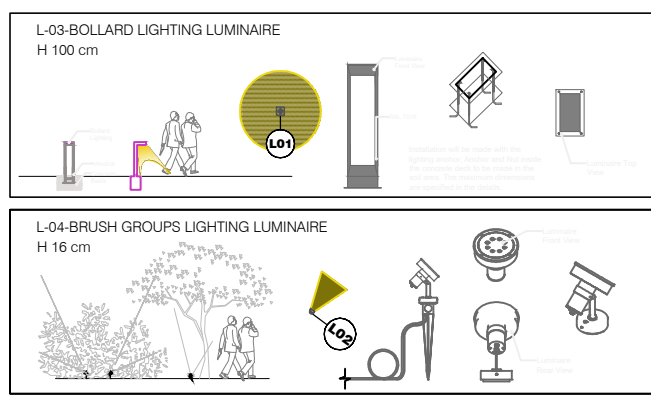


LIGHTING NOTES

SEE ELECTRICAL FOR LIGHTING FIXTURE SPECIFICATIONS.

LANDSCAPE LIGHTING SCHEDULE						
SYMBOL	CODE	LOCATION	MATERIAL	PROPERTY	QUANTITY	UNIT
LIGHTING LUMINAIRES						
	L-01	Pedestrian paths and seating areas	Bollard luminaire 20cm x 25cm H=100cm	SEE 4172-4000W, 3000K/30W WARM WHITE LED, TWO-WAY DIFFUSED LIGHT OUTPUT, ANGLE, ALUMINUM BODY BOLLARD LIGHTING, IN 1000V CONCRETE CONTROLLER	21	piece
	L-02	Bush groups lighting	Stud armature (pole) 8.5cm x 6.5cm H=150cm	SEE 4172-4000W, 3000K/30W WARM WHITE LED, TWO-WAY DIFFUSED LIGHT OUTPUT, ANGLE, ALUMINUM BODY BOLLARD LIGHTING, IN 1000V CONCRETE CONTROLLER	25	piece

LIGHTING FIXTURES



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:
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PROJECT NAME: UKRAINIAN CHURCH

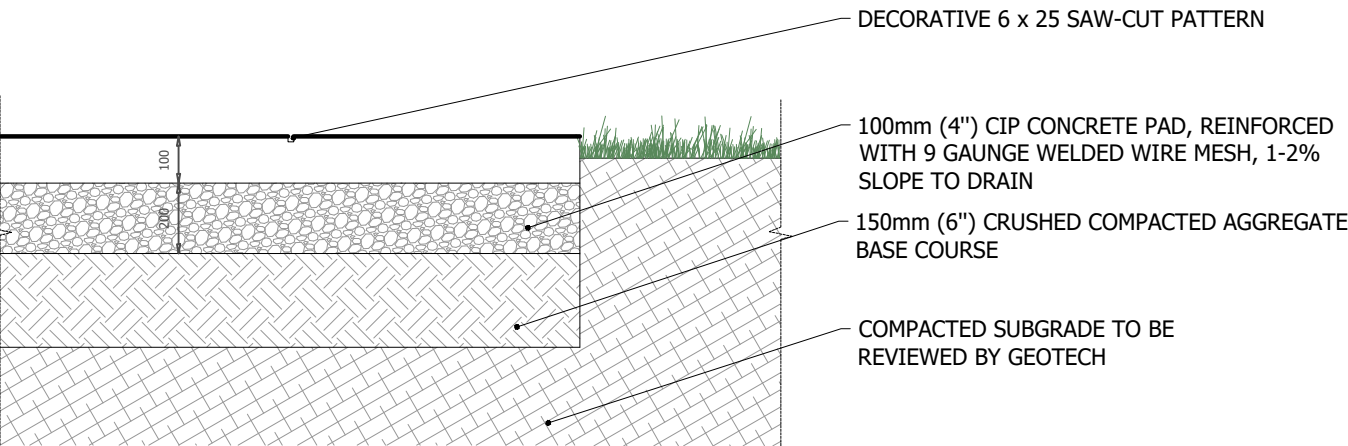
DRAWING NAME: LIGHTING PLAN

DATE: FEBRUARY, 2026
SCALE: 1/100
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

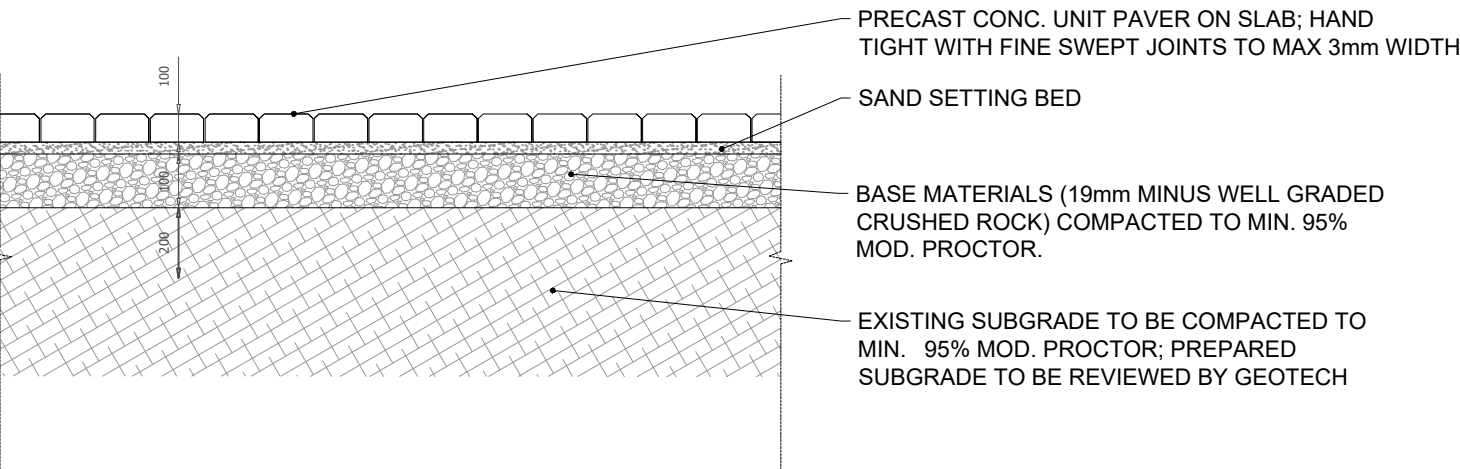
L5

NOTES:
1-SIDEWALK TYP 1.5m CLEAR WIDTH OR AS SPECIFIED BY CITY ENGINEER.
2-DIMENSIONS SHALL BE EQUAL SPACING FOR THE ENTIRE SIDEWALK BLOCK AT A DESIRED LENGTH OF 1.5m/1.8m STONES TO BE AS CLOSE TO SQUARE AS POSSIBLE.
3-PRIOR NOTICE AND APPROVAL OF THE CITY ENGINEER, OR REPRESENTATIVE INSPECTOR, IS REQUIRED BEFORE SIDEWALK RESTORATIONS CAN COMMENCE.
4-WHERE SPECIAL TREATMENT ZONES EXIST, THOSE STANDARDS MUST BE FOLLOWED.
5-USE ONLY CITY APPROVED M30 32 MPa CONCRETE MIX.
6-SIDEWALK WIDTHS REFER TO THE CLEAR WIDTHS.
7-CUT JOINTS SHALL BE SAWS INTO THE SIDEWALK WITHIN 24 HOURS AFTER THE POUR TO MINIMIZE ANY CRACKING.
8-ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.

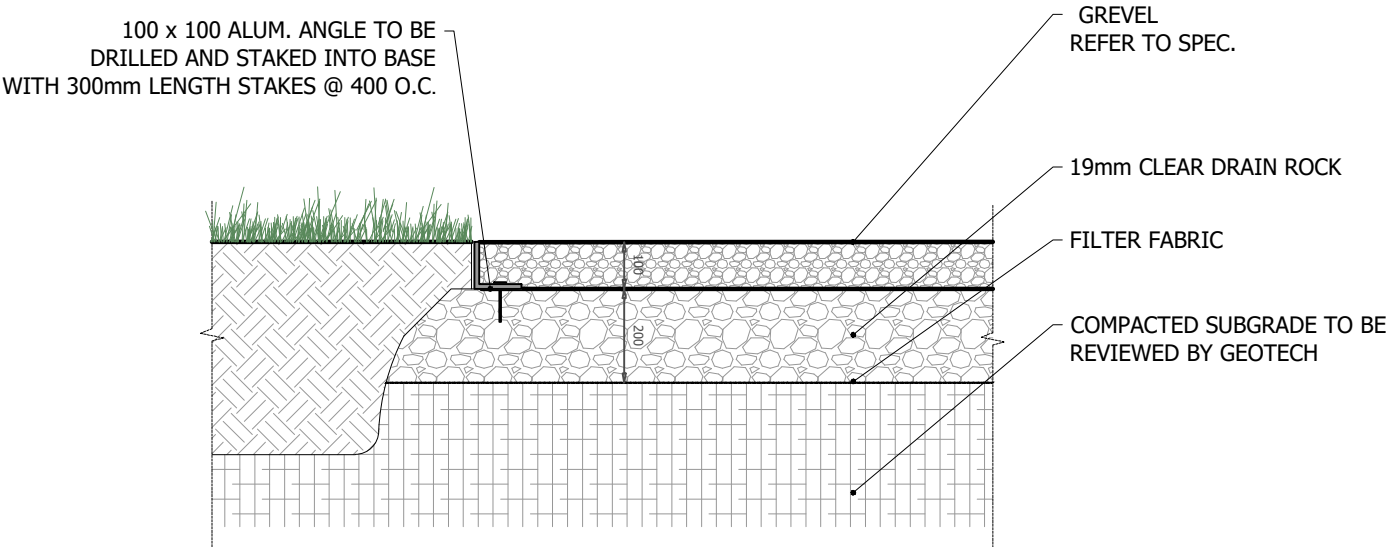


1 CONCRETE PAVING - PEDESTRIAN USE 1/10

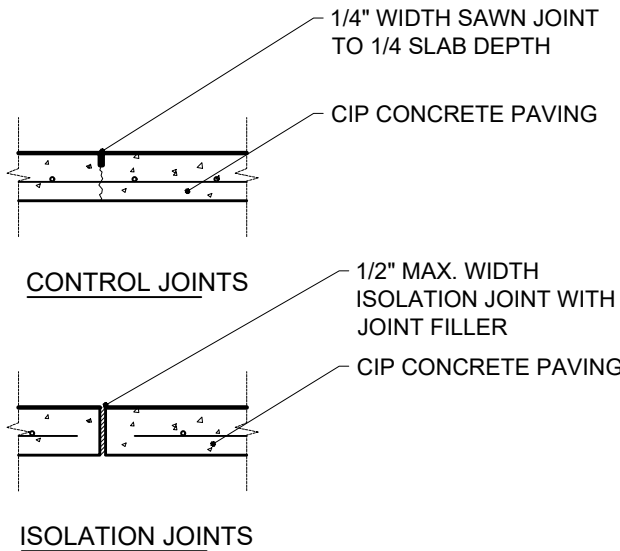
NOTES:
1-SEE WRITTEN SPECIFICATIONS FOR AGGREGATES.
2-PAVER AND PAVER INSTALLATION TO MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
3- PERMEABLE JOINTING MORTAR TO BE ROMEX ROMPOX - EASY ECOFINE -COLOR: GREY - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
4- DO NOT CUT PAVERS TO MEET DIMENSIONS ON PLAN. CONFIRM WITH LANDSCAPE ARCHITECT IN FIELD.



3 UNIT PAVERS - PEDESTRIAN AND VEHICLE USE 1/10

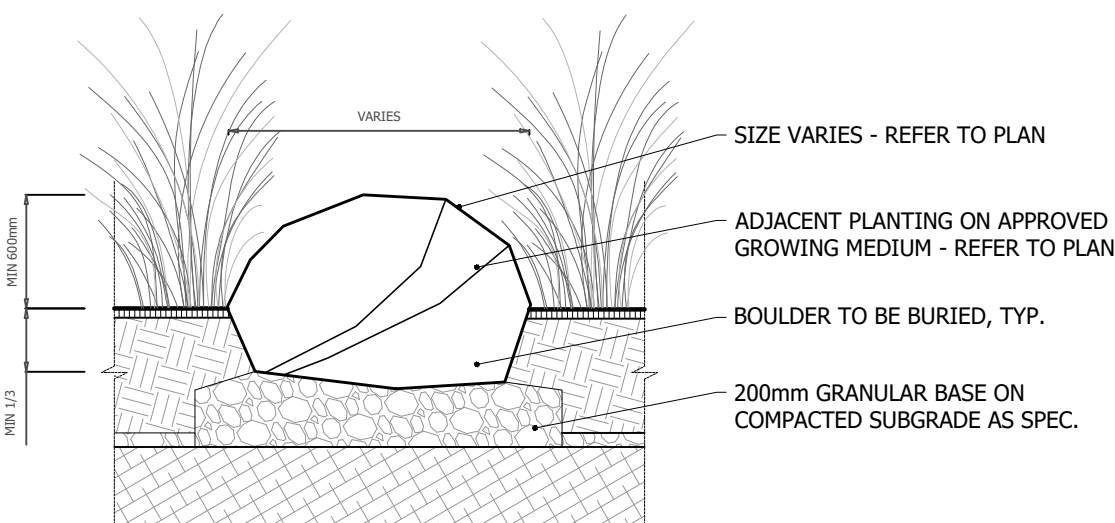


4 GRAVEL 1/10



NOTES:
1-CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH;
2- CUT JOINTS BEFORE RANDOM CRACKING OCCURS;
3- C-2 SAWCUT CONTROL JOINTS WITHIN 18 HOURS OF FINISHING SLABS SEE LAYOUT PLAN. ZIP STRIP MUST BE APPROVED BY ARCHITECT.

2 CIP CONCRETE PAVING JOINTS 1/10



5 LANDSCAPE BOULDER 1/10

PROJECT NAME:
UKRAINIAN CHURCH
NEW HOUSING
ADDRESS:
1909 Cook Street / 1110 + 1112
Caledonia Avenue
Victoria BC V8T 1G1

DRAWING NAME:
LANDSCAPE DETAILS
PAVING
DRAWING SCALE:
1/100

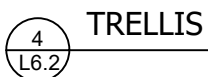
ISSUE DATE:
FEBRUARY, 2026
DRAWN BY:
AK
CHECKED BY:
BE

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SHEET NUMBER

L6.1



PROJECT NAME:
UKRAINIAN CHURCH
NEW HOUSING

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

DRAWING NAME: LANDSCAPE DETAILS
SITE FURNISHINGS

DRAWING SCALE:
1/100

ISSUE DATE: FEBRUARY, 2026
DRAWN BY: AK
CHECKED BY: RF

OASIS LANDSCAPE DESIGN

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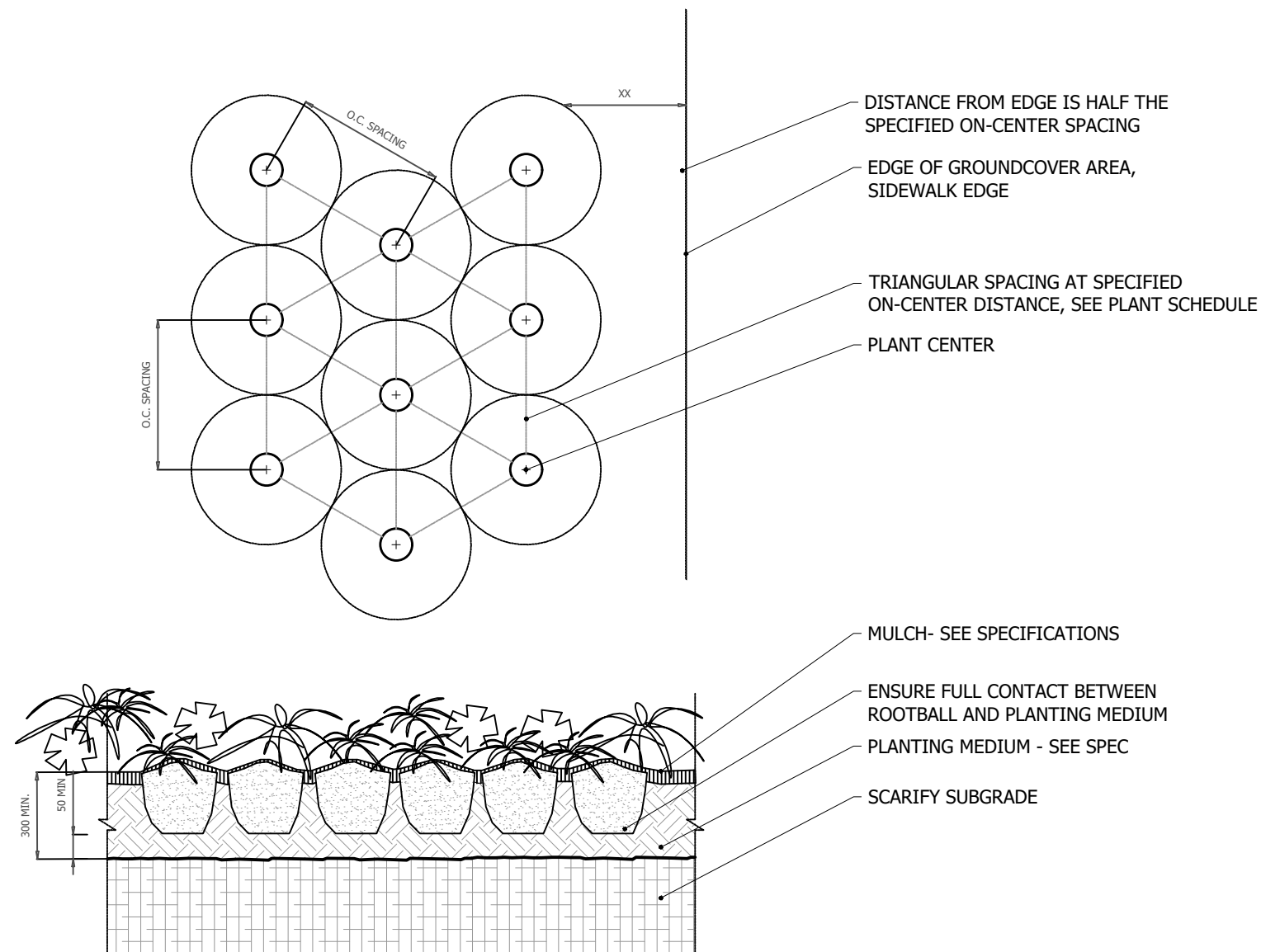
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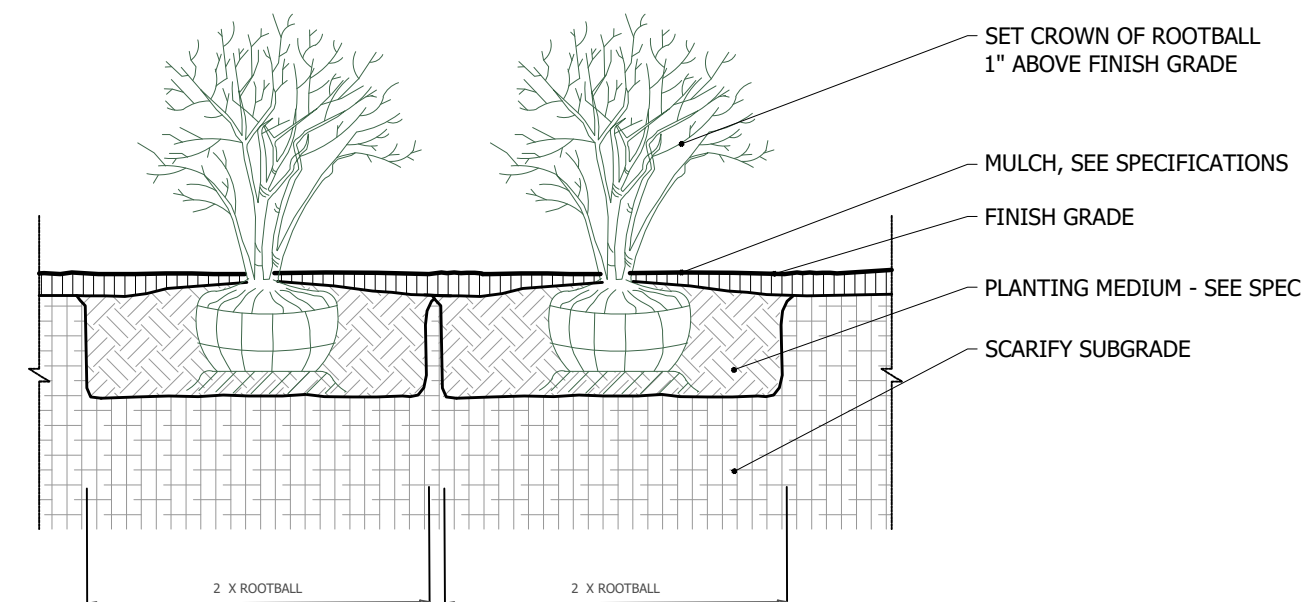


SHEET NUMBER

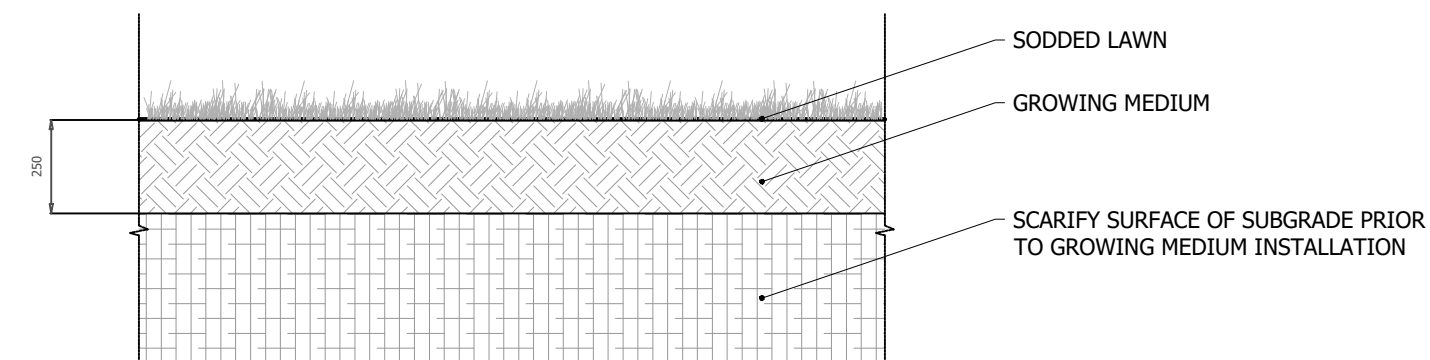
L6.2



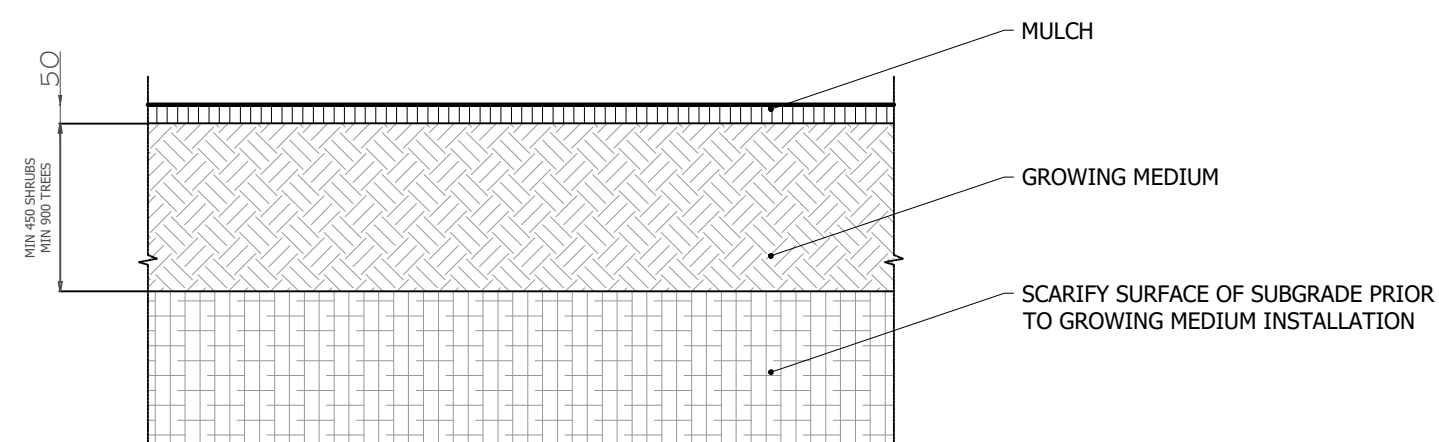
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L6.3 GROUND COVER PLANTING NTS



2
L6.3 SHRUB PLANTING NTS

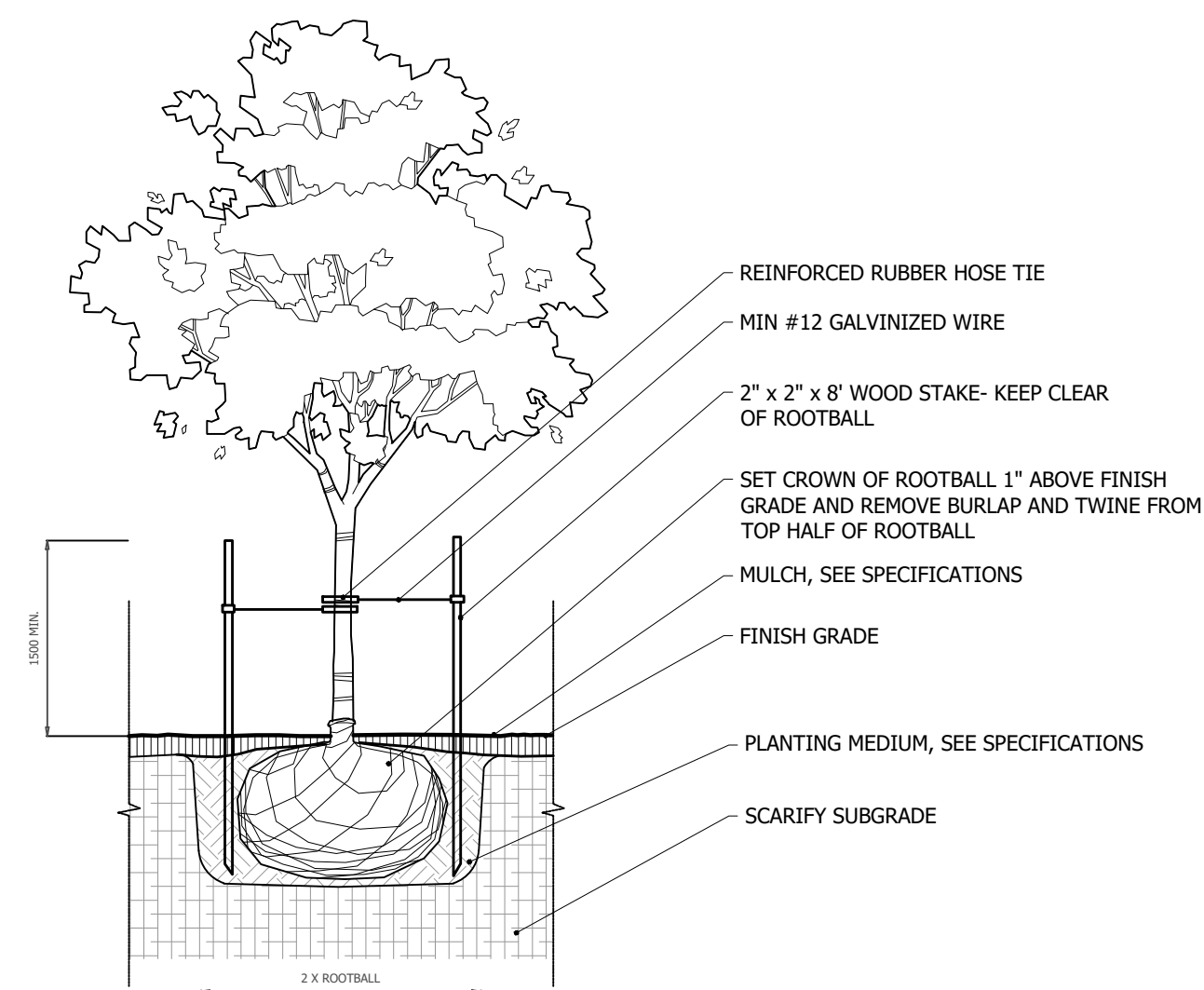


LAWN PLANTING



SHRUB / TREE PLANTING

3
L6.3 SOIL PROFILES ON GRADE 1/10



4
L6.3 TREE PLANTING - ON GRADE 1/10

PROJECT NAME:
UKRAINIAN CHURCH
NEW HOUSING

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

DRAWING NAME:
LANDSCAPE DETAILS
PLANTING

DRAWING SCALE:
1/100

ISSUE DATE:
FEBRUARY, 2026

DRAWN BY:
AK

CHECKED BY:
BE

OASIS LANDSCAPE DESIGN

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SHEET NUMBER

L6.3

GENERAL PLANTING NOTES

PLANT MATERIAL INSTALLATION

- All trees, shrubs and groundcovers shall be planted as detailed & as shown on the planting plan. All beds to receive a cover of clean mulch to a minimum depth of 50mm (2").
- Plant material sizes and conditions is indicated on the landscape drawings.
- The total of individual plant groupings shown on the planting plan is specified on the master plant list (plant legend). The contractor must notify the landscape architect in writing before starting any work if there are any discrepancies. If the landscape architect is not notified of discrepancies, the contractor will assume full responsibility.
- Mulch - shredded pine mulch by "Gro Bark" or equal. Landscape architect to approve mulch before installation.

GENERAL MAINTENANCE

- Proper maintenance procedures are to be fully administrated for all newly constructed landscape work. This shall apply only during the construction period, unless otherwise specified. Contractor is responsible for maintenance of seeded and planting areas until final appeptance by landscape architect.
- Rodent protection - the contractor shall be responsible for the protection of all trees and shrubs for winter protection and from rodent injury for the duration of the one (1) year warranty and maintenance period. Protective guards shall be employed around all deciduous trees. Installed prior to the application of the mulch and should be placed a minimum of 100mm (4") out from the tree trunk on all sides.
- All shrubs and coniferous trees shall have an application of "skoot" or approved equivalent rodent formula, to be applied at the end of October. Follow manufacturer's directions for application.

GENERAL REQUIREMENTS

- Use the above specifications in conjunction with the general landscape guidelines set forth by the Victoria CNLA, the Nursery Sod Growers Association of Victoria, and the Canadian Nursery Stock Standards outlined on the planting plan. Ensure that each specimen or bundle is clearly labeled or marked with the appropriate variety, size, and grade, in compliance with these standards.
- Substitutions in variety, size, or grade must be approved by the landscape architect. Only nursery stock grown according to proper horticultural practices shall be used. All utility lines must be staked out prior to excavation. The contractor must obtain all necessary permits before proceeding with work. Specifications and contract documents should be submitted to the landscape architect before the end of the bidding process and commencement of construction. Note that these specifications may be superseded by additional details provided in the tender documents. The contractor is responsible for reviewing all documents thoroughly.

WARRANTY & MAINTENANCE PERIOD

- Provide one (1) year warranty and maintenance period on all landscape work from date of final acceptance by landscape architect. If any materials are replaced within the one (1) year warranty period, the City of Victoria will require a further one (1) year warranty on the replaced materials.

LANDSCAPE SPECIFICATIONS

ROUGH GRADING

- Rough grade and fill areas to establish subgrade as required. Provide drainage pattern as indicated on drawings. Round smoothly all tops and toes of slopes. Compact all areas to 95% standard proctor density unless specified otherwise.

FINE GRADING

- All areas must be fine-graded to the finished elevations as indicated in the layout, grading plan, or civil site plan, following the applicable standards and procedures as per the City of Victoria's guidelines.

SPREADING OF TOPSOIL

- Scarify the subsoil prior to the spreading the topsoil. Remove all debris and leave a fine textured even surface. All topsoil to be imported unless previously approved by landscape architect. Obtain approval for the quality of any imported topsoil before delivery to the site. Topsoil is to be compacted to create a firm and even surface.

MINERAL FERTILIZER

- Apply the following mineral fertilizer unless soils tests show other requirements:

1- Seeded areas - 11% nitrogen, 8% phosphorus and 4% potash (11-8-4) at the rate of 4,5kg over m2 (10 LBS over 1000 SQ. Ft.)
2- Planting beds - 7% nitrogen, 7% phosphorus and 7% potash (7-7-7) at the rate of 40 grams (4 OZ.) for every bushel of topsoil.

PRPERATION OF PLANTING BEDS

- All plant beds to be continuous.
- Excavate all planting beds to the depth as indicated on the drawings and details. Backfill all planting beds with a soil mixture consisting of six (6) parts of sand loam, one (1) part of finely pulverized peat moss, two (2) parts of well-rotted manure and the mineral fertilizer as specified above. Also add 58 kilos bonemeal/cubic meter of planting soil (1LB./cubic yard). Prepare the planting beds for planting before the delivery of the plant material to the job site.

NOTE: If the existing soil conditions are clay or wet in nature, contact the landscape architect for instructions of a suitable soil mixture. Failure to do this may result in delay of approval and acceptance.

PLANT MATERIALS

- All plant material shall conform to the standards of the Canadian Nursery Trades Association for size and species.
- All shrub and tree material shall be container grown, potted, S/B or B/B. Unless otherwise noted. Bare root planting shall be acceptable for certain species durind early spring or late fall planting season. Contractor shall make requests for root condition subsitution in writing to the landscape architect prior to commencement of planting operations. All plant materais to be clay grown stock unless otherwise noted.
- Confirm with Landscape Architect the pre-purchase of any plant materials or requirements for contract growing due to plant availability.

PROJECT NAME:

UKRAINIAN CHURCH
NEW HOUSING

ADRESS:

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

DRAWING NAME:

LANDSCAPE DETAILS
PLANTING

DRAWING SCALE:

1/100

ISSUE DATE:

FEBRUARY, 2026

DRAWN BY:

AK

CHECKED BY:

BE

OASIS LANDSCAPE DESIGN

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SHEET NUMBER

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