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 m² / 17,960 ft² / 0.167 Ha.
EXISTING OCP	
URBAN PLACE DESIGNATION (MAP 2):	LARGE URBAN VILLAGE (40% OF POPULATION GROWTH) ENHANCE NORTH PARK VILLAGE WITH NEW PUBLIC SPACES AND BUSINESS AND HOUSING DIVERSITY
BUILT FORM:	LOW-RISE AND MID-RISE MULTI-UNIT 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	DPA 17 (HC) (MAP 34): NORTH PARK VILLAGE AND DISTRICT SUPPORT THE CONTINUED 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	R-2 ZONE, TWO FAMILY DWELLING DISTRICT
PROPOZED RE-ZONING	NEW COMPREHENSIVE DEVELOPMENT
TOTAL FLOOR AREA	EXIST. CHURCH = 828 m² (ESTIMATED) TOWNHOUSES = 657 m² **TOTAL = 1,485 m²**
BLDG AREA	EXIST. CHURCH = 362 m² (ESTIMATED) TOWNHOUSES = 455 m² **TOTAL = 817 m²**
FLOOR AREA RATIO	PERMITTED = 1.2 : 1 (BASED ON "HOUSING OPPORTUNITY" URBAN PLACE DESIGNATION) PERMITTED = 1.4 : 1 (BASED ON CR-4 ZONING) PERMITTED = 1.5 : 1 (BASED ON "LARGE URBAN VILLAGE" URBAN PLACE DESIGANATION 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 = 0.10 SPACES PER DWELLING UNIT (1) PLACE OF WORSHIP = 1 / 80m² = 7 **TOTAL REQ'D = 19** **TOTAL PROVIDED = 8 (INCL. 1 BARRIER-FREE)** ENERGIZED EV = 1 PER REQ'D VEHICLE PARKING SPACE REQUEST PARKING VARIANCE OF 11 TRADE-OFF = GREENSPACE + ENHANCED BIKE PARKING + TRANSIT PASSES
BIKE PARKING	PER SCHEDULE C - ATTACHED DWELLING CLASS 1 (LONG TERM) = 1 PER DWELLING UNIT (11) CLASS 2 (SHORT TERM)= 6 SPACES PER BUILDING OR 0.1 SPACES / DWELLING UNIT (6) (WHICHEVER IS GREATER) **TOTAL REQ'D = 17** **TOTAL PROVIDED = 22** PER SCHEDULE C - PLACE OF WORSHIP CLASS 1 (LONG TERM) = N/A CLASS 2 (SHORT TERM)= 1 PER 200m² FLOOR AREA (3) **TOTAL REQ'D = 3** **TOTAL PROVIDED = 3**
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) + 2.86 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 m² TOTAL RESIDENTIAL FLOOR AREA = 857 m²



CONCEPTUAL VIEW FROM CALEDONIA



PHOTO OF EXISTING SITE

24-001 CALEDONIA

AVERAGE GRADE CALCULATION

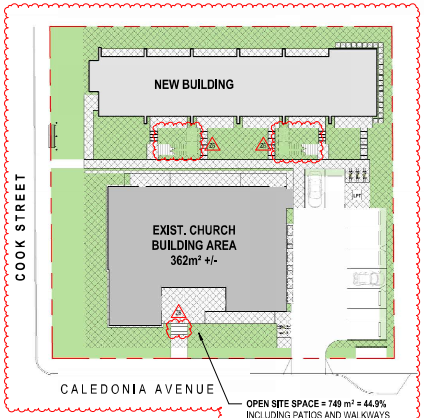
Grade Pts	Grade		Grade Points Avg of Pts	Distance	Totals
1	27.31	1 and 2	27.30	1200	32754.00
2	27.28	2 and 3	27.30	500	13647.50
3	27.31	3 and 4	27.23	29900	814117.00
4	27.15	4 and 5	27.15	1000	27153.00
5	27.16	5 and 6	27.30	6260	170885.48
6	27.44	6 and 7	27.32	8690	237410.80
7	27.20	7 and 8	27.29	36160	986825.60
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	28.34	4010	105603.35
		Total / perimeter of building		92100	2507062.73 TOTALS
		Grade Calculation		27.22	AVERAGE GRADE



CONTEXT PLAN

0m 40m 80m 120m 160m 200m

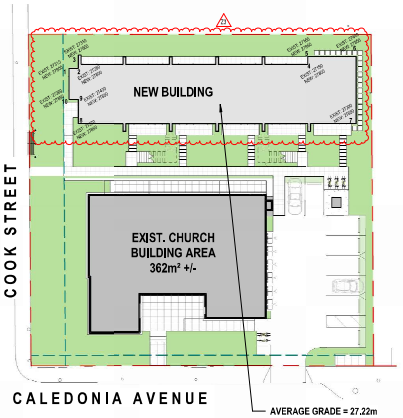
SCALE 1:2000



OPEN SITE SPACE

0m 6m 12m 18m 24m 30m

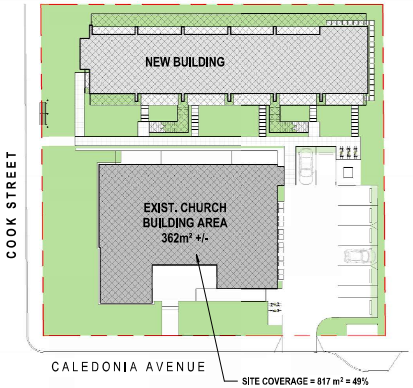
SCALE 1:300



AVERAGE GRADE

0m 6m 12m 18m 24m 30m

SCALE 1:300



SITE COVERAGE

0m 6m 12m 18m 24m 30m

SCALE 1:300

STUDIO PA
PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
H. Spinney
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

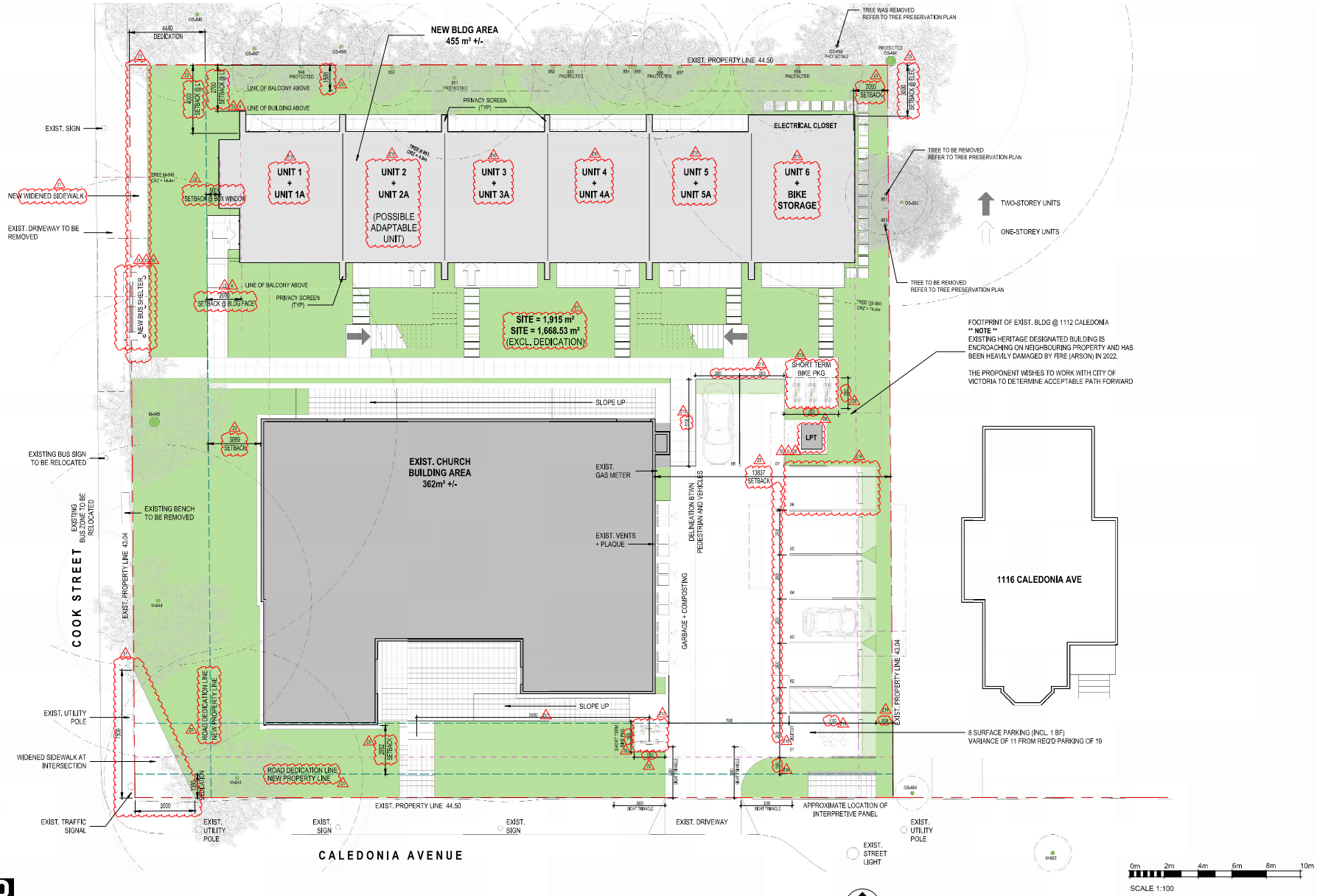
PROJECT NUMBER 24-001

COVER + PROJECT INFO

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A0.0

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STUDIO PA
PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
HEATHER SHANNON
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

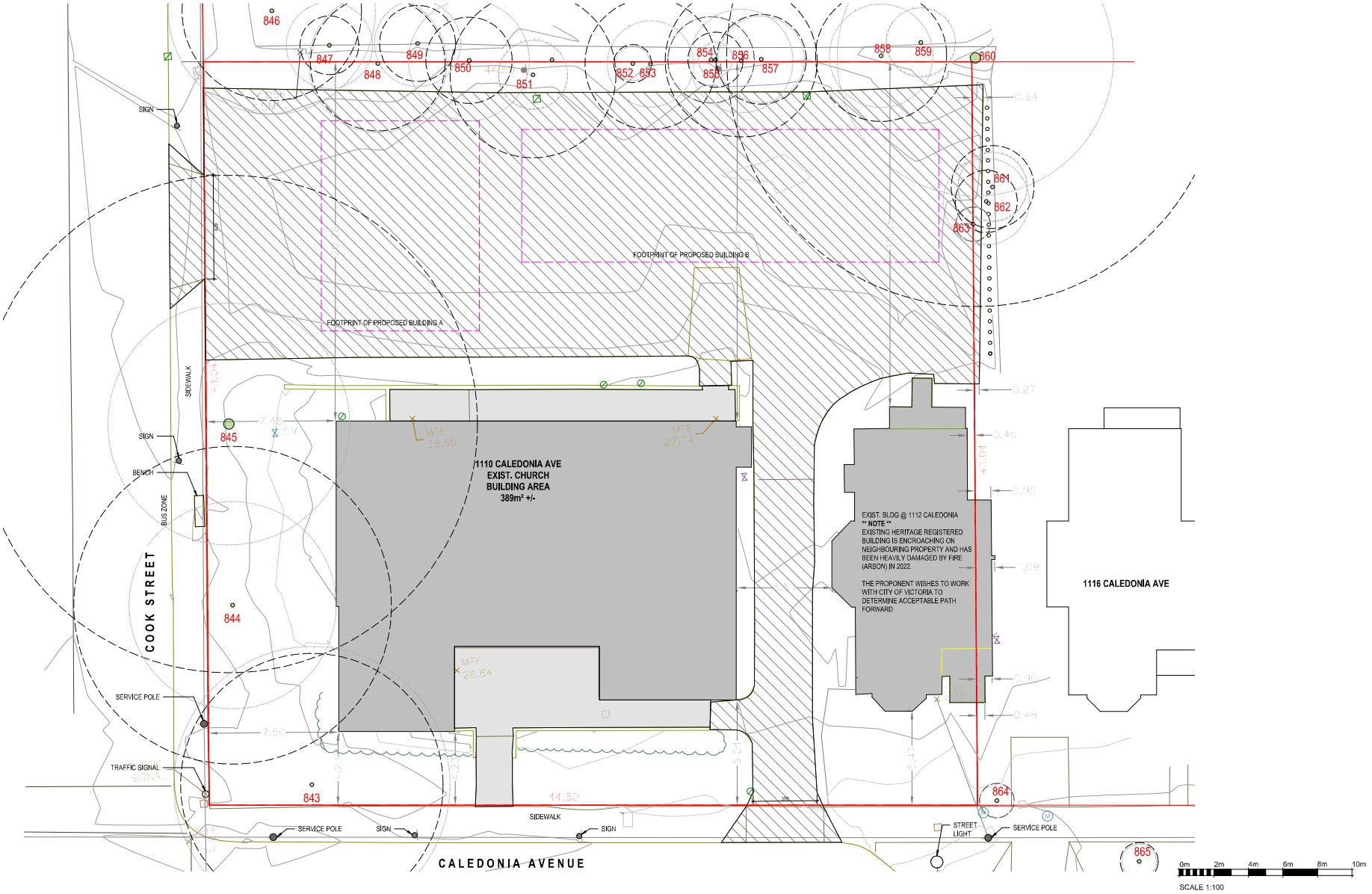
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SITE - PROPOSED

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SCALE 1:100

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PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

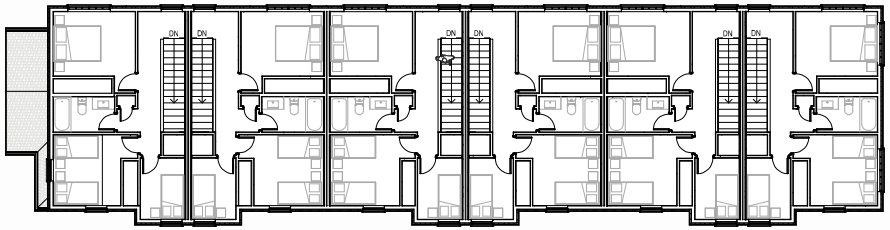
PROJECT NUMBER 24-001

SITE - EXISTING

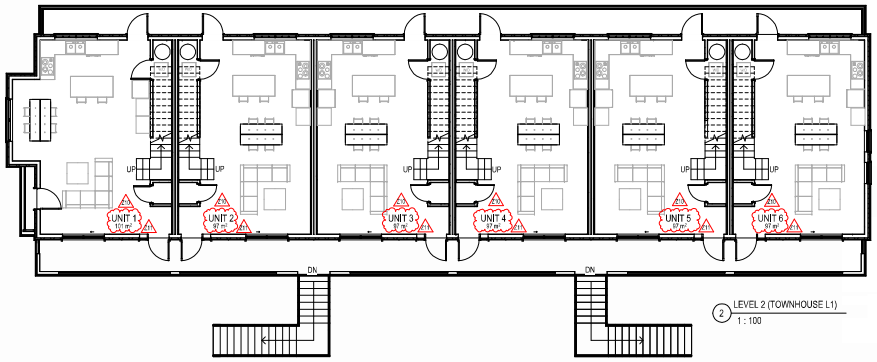
2025-05-20 ISSUED IN RESPONSE TO TRG/ADP/HAP COMMENTS

A1.1

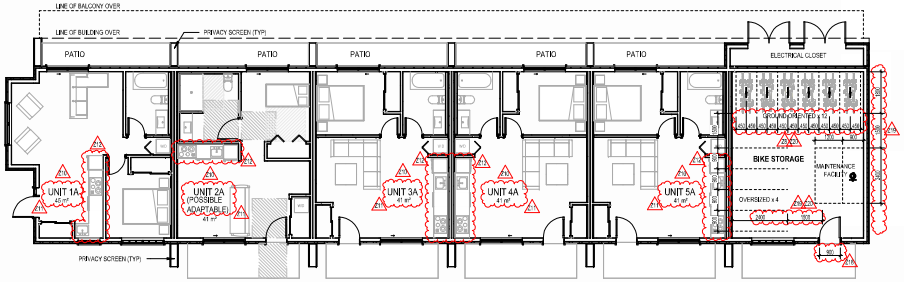
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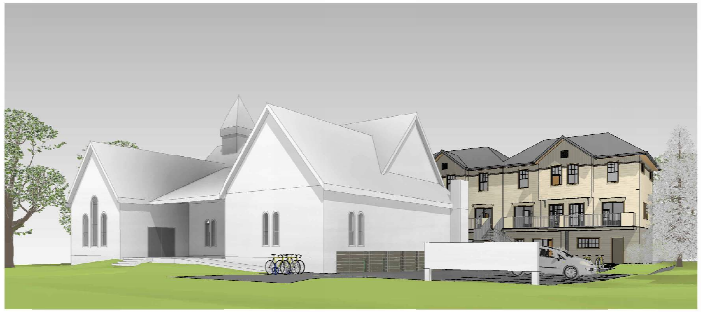
3 LEVEL 3 (TOWNHOUSE L2)
1 : 100



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

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A2.1

STUDIO PA
PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

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2 ELEVATION - NORTH
1 : 100



3 ELEVATION - SOUTH (CALEDONIA)
1 : 100

0m 2m 4m 6m 8m 10m

SCALE 1:100

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PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
H. Simm
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

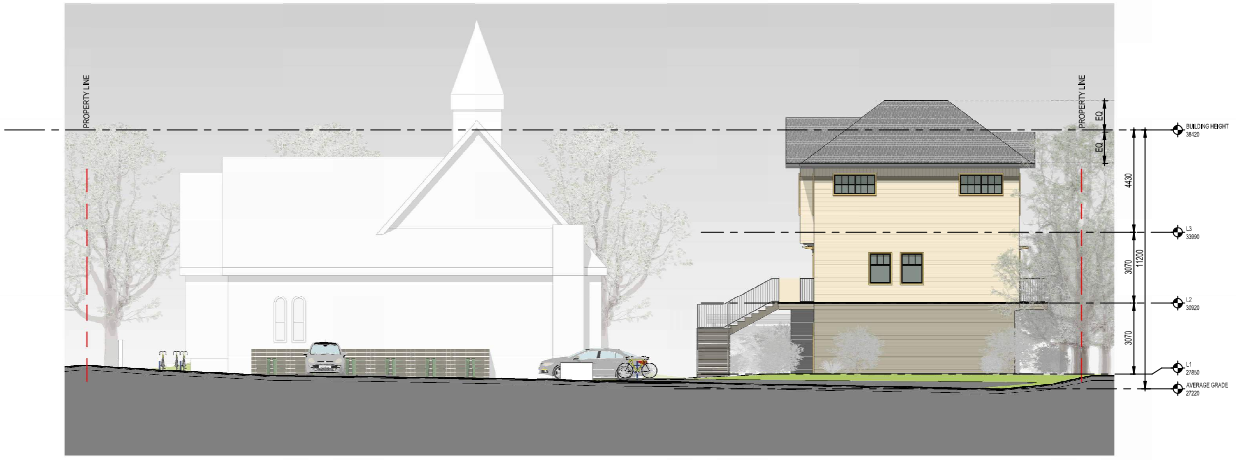
PROJECT NUMBER 24-001

ELEVATIONS - NORTH + SOUTH

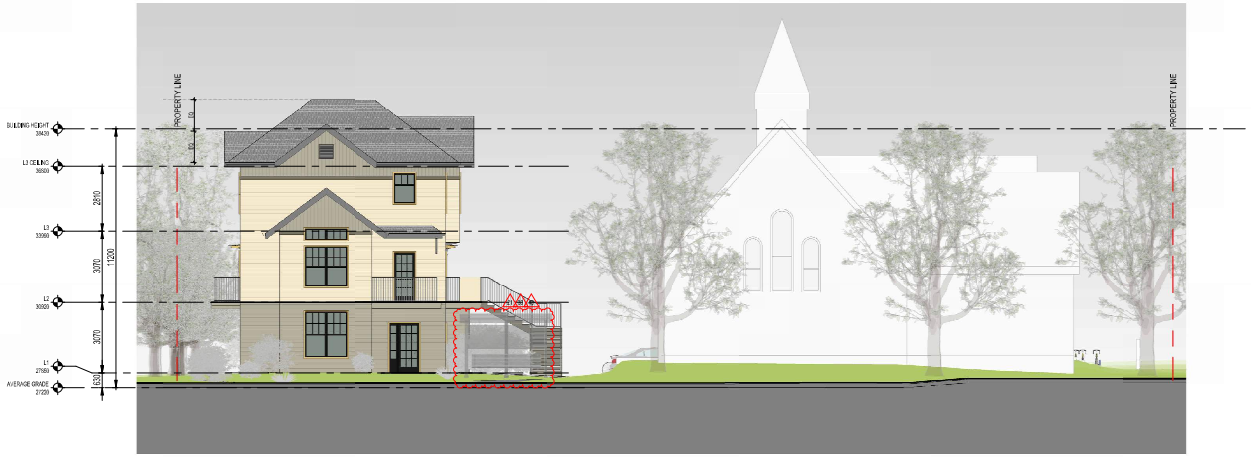
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A3.1

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1 ELEVATION - EAST
1 : 100



2 ELEVATION - WEST (COOK)
1 : 100

0m 2m 4m 6m 8m 10m

SCALE 1:100

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PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
REGISTERED SHARMA
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

PROJECT NUMBER 24-001

ELEVATIONS - EAST + WEST

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A3.2

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1 NORTH ELEVATION
1 : 100



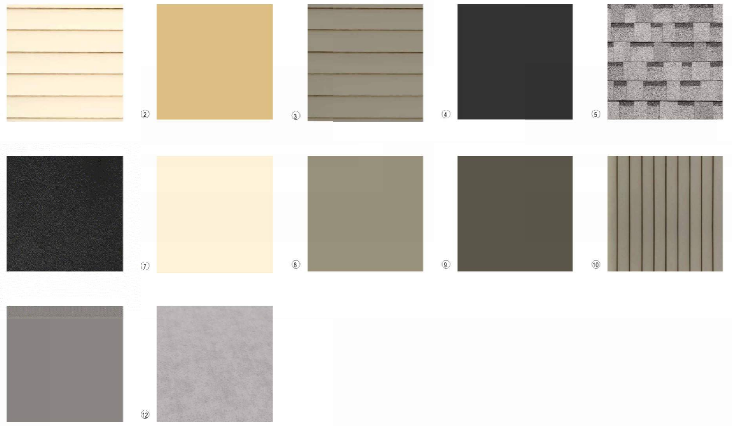
2 SOUTH ELEVATION
1 : 100



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

STUDIO PA
PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
HEATHER SPENCE
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

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ELEVATIONS AND MATERIAL FINISHES

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A3.3

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CALEDONIA STREET VIEW - EXISTING



CALEDONIA STREET VIEW - PROPOSED

STUDIO PA
PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
REGISTERED SHARMAY
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

PROJECT NUMBER 24-001

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

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COOK STREET VIEW - EXISTING



COOK STREET VIEW - PROPOSED

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PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
REGISTERED SHARMA
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

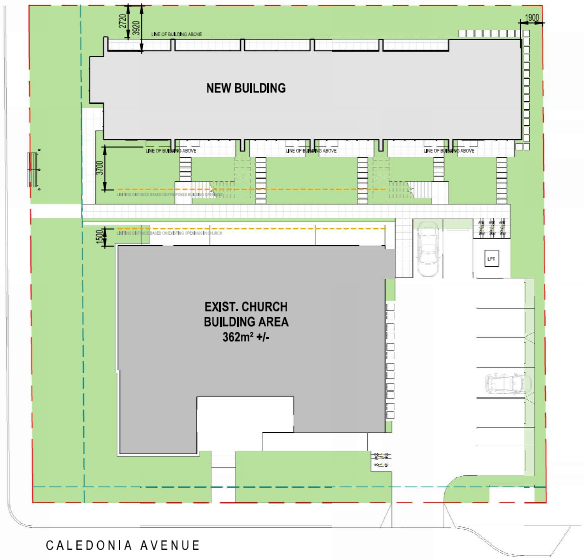
PROJECT NUMBER 24-001

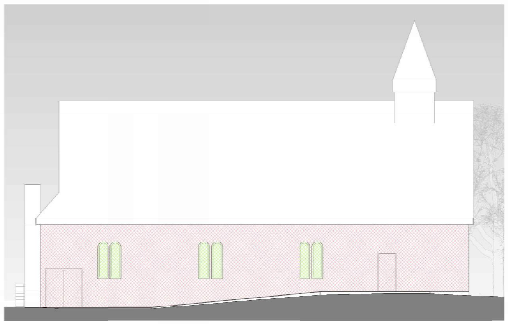
STREET VIEWS - COOK

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

A3.5

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NORTH CHURCH FACE 92.7 m²
% OF OPENINGS 7.0 m² = 7.6 %
MIN LIMITING DISTANCE 1.5 m
MAX % OF OPENINGS 100 %



UPO Interpolation Calculator
(COURTESY OF CELERITY ENGINEERING LIMITED)

EBF Area	Limiting Distance (m)			
	1.5	2.0	3.0	4.0
20	10	21.25	39	
30		10.00		
60	1	18.4	33	

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

NORTH BUILDING FACE 30.0 m²
% OF OPENINGS 6.0 m² = 17.1 %
ACTUAL LIMITING DISTANCE 2.7 m
MAX % OF OPENINGS 19.6 %

UPO Interpolation Calculator
(COURTESY OF CELERITY ENGINEERING LIMITED)

EBF Area	Limiting Distance (m)			
	1.5	2.0	3.0	4.0
20	10	21.25	39	
30		10.00		
60	1	18.4	33	

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

NORTH BUILDING FACE 16.4 m²
% OF OPENINGS 3.8 m² = 23.2 %
ACTUAL LIMITING DISTANCE 3.8 m
MAX % OF OPENINGS 46.8 %



UPO Interpolation Calculator
(COURTESY OF CELERITY ENGINEERING LIMITED)

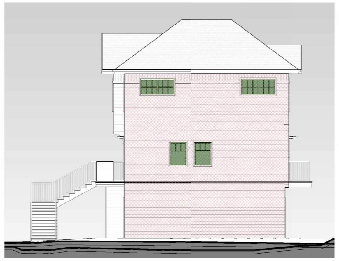
EBF Area	Limiting Distance (m)			
	1.5	2.0	3.0	4.0
20	10	25.25	39	
30		15.00		
60	1	18.4	33	

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

SOUTH BUILDING FACE 53.4 m²
% OF OPENINGS 13.6 m² = 24.6 %
ACTUAL LIMITING DISTANCE 3.7 m
MAX % OF OPENINGS 24.71 %



WEST BUILDING FACE 79.0 m²
% OF OPENINGS 11.7 m² = 14.8 %
ACTUAL LIMITING DISTANCE 14.4 m
MAX % OF OPENINGS 100 %



UPO Interpolation Calculator
(COURTESY OF CELERITY ENGINEERING LIMITED)

EBF Area	Limiting Distance (m)			
	1.5	2.0	3.0	
20	8	9.0	10	
30	8	9.14		
100	8	8.8	9	

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

EAST BUILDING FACE 78.3 m²
% OF OPENINGS 5.5 m² = 7.0 %
ACTUAL LIMITING DISTANCE 1.9 m
MAX % OF OPENINGS 9.55 %

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)(iii) and Sentences 9.10.15.4.(1) and (2)

Maximum Total Area of Exposing Building Face, m²	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	16.0	20.0	25.0
30	0	7	9	12	30	88	100				
40	0	7	8	11	32	80	100				
60	0	7	8	10	28	57	100	-	-	-	-
100	0	7	8	9	18	34	59	84	100	-	-
Over 100	0	7	7	8	12	18	28	40	55	80	100

0m 2m 4m 6m 8m 10m

SCALE 1:100

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studiopa.ca

REGISTERED ARCHITECT
H. Grimm
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

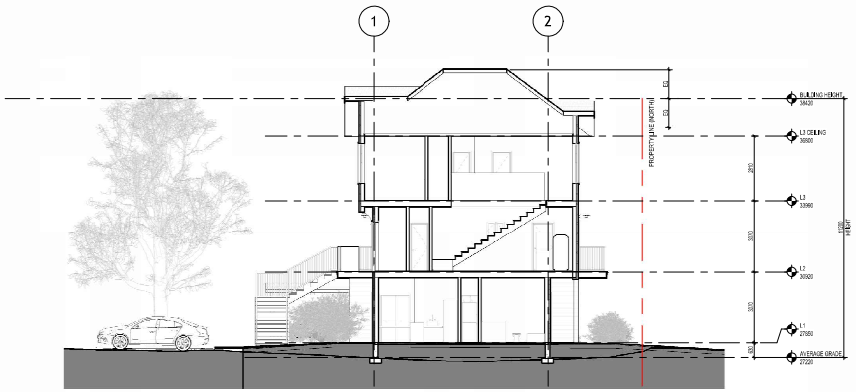
PROJECT NUMBER 24-001

SPATIAL SEPARATION CALCULATIONS

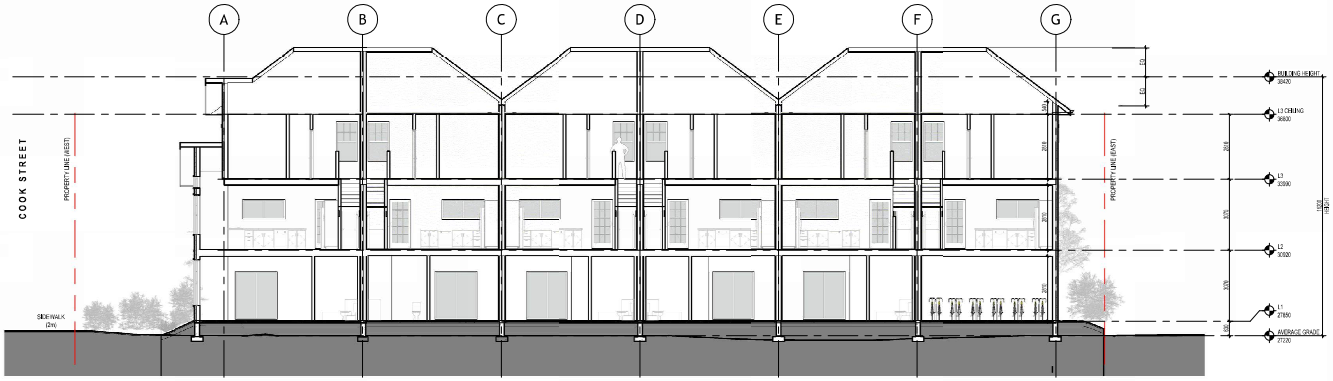
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2 SECTION - SOUTH / NORTH BLDG B
1 : 100



1 SECTION - EAST / WEST
1 : 100

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250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
H. Grimm
BRITISH COLUMBIA
2025-05-20

UKRAINIAN CHURCH - NEW HOUSING

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

SECTIONS

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

A4.1

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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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PRAXIS ARCHITECTS INC.

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca

REGISTERED ARCHITECT
HEATHER SPINNEY
BRITISH COLUMBIA
2025-05-20

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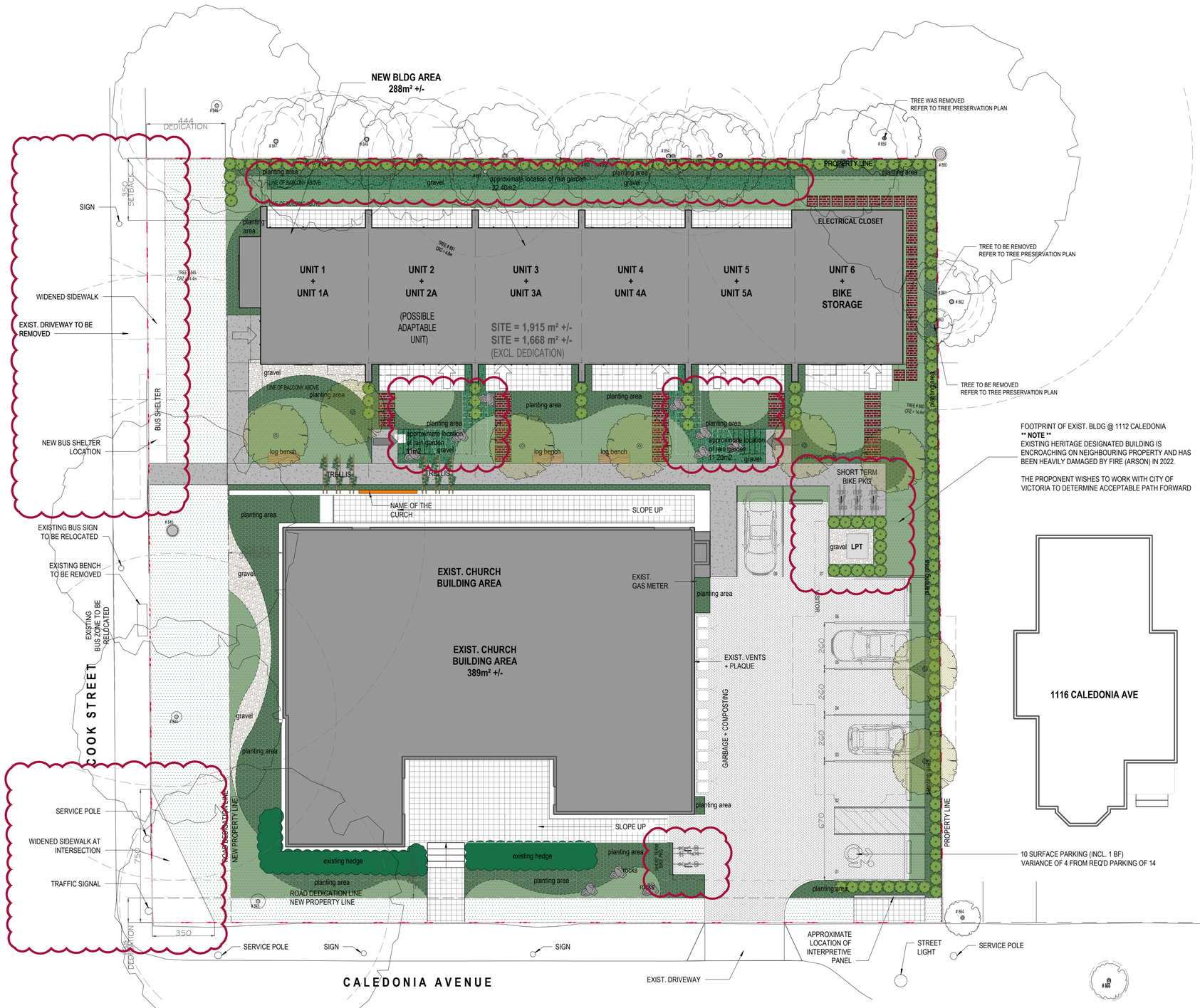
PROJECT NUMBER 24-001

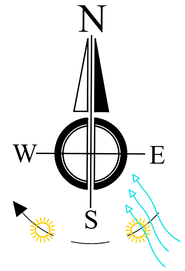
SHADOW STUDY

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

A5.0

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GENERAL LEGEND

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

SURFACE MATERIAL LEGEND

SYMBOL	DESCRIPTION	LOCATION	QUANTITY
HARD LANDSCAPE			
	CONCRETE	ON STAIRS, UPPER LANDINGS AND BIKING STORAGE RAMP	81.00 m2
	PERMABLE UNIT PAVERS	ON VEHICLE ROADS, PARKING AREAS & PEDESTRIAN PATHS	225.80 m2
	GRAVEL	IN VARIOUS LANDSCAPE AREAS	71.70 m2
	RED BRICK SALVAGED FROM EXISTING HOUSE	IN VARIOUS LANDSCAPE AREAS	20.15 m2
URBAN MATERIALS			
	LOG BENCH	IN THE NATURAL LANDSCAPE AREA BEHIND	3
	TRELLIS	ON PETESTERAN PATHS	6
	ROCKS	IN THE NATURAL LANDSCAPE AREA BEHIND	20
SOFT LANDSCAPE			
	PLANTING AREAS (PA)		225.60 m2
	SEED MIX AREAS		219.25 m2
	EXISTING TREES TO REMAIN		
	PROPOSED TREES		

Scale – 1:100

0 1 2 4 6 8 10

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 LOT LOCATION PER HOUSE MOVE
3- 2025-05-01	ISSUED FOR BASE PLAN
4- 2025-05-19	ISSUED FOR BASE PLAN

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

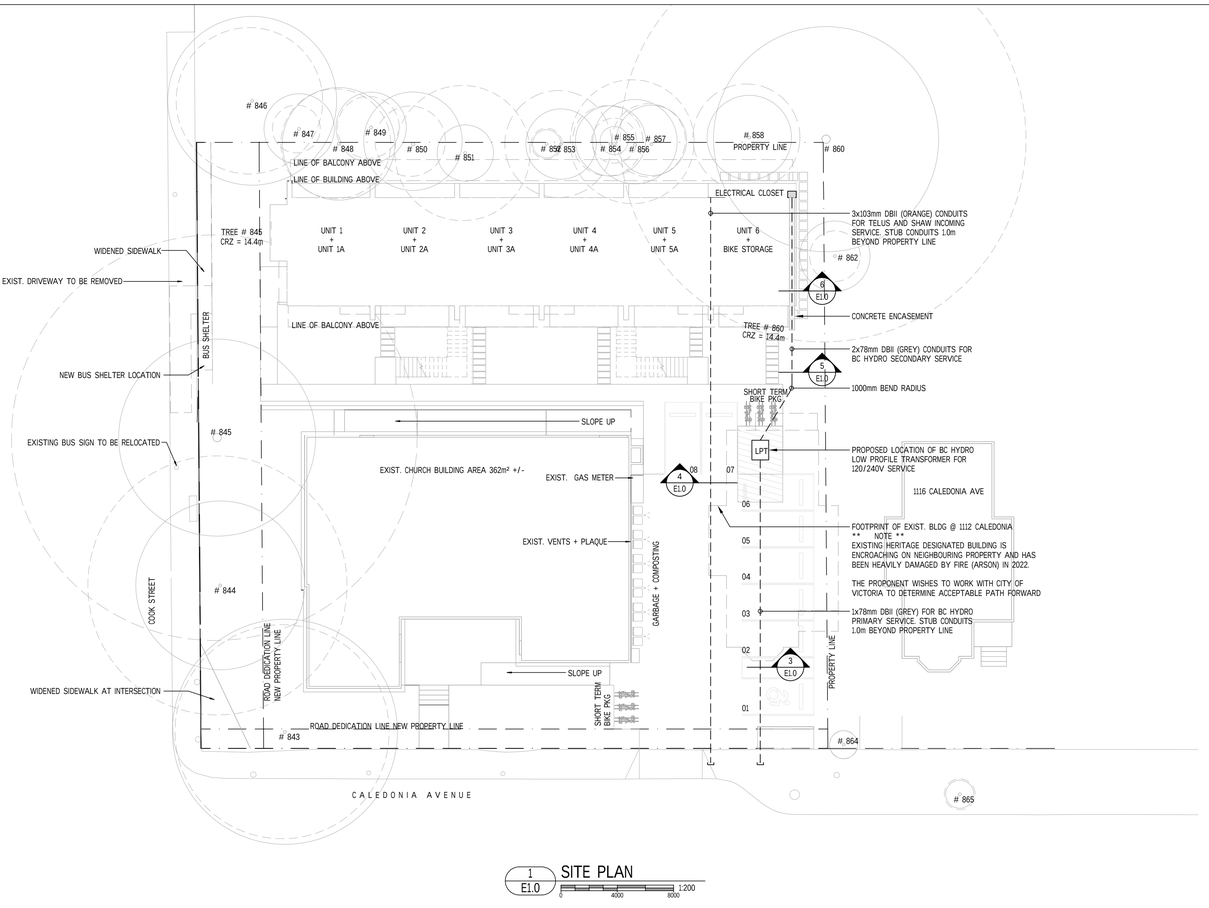
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PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
SITE PLAN
(REVISION CLOUDED)

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

DRAWING NUMBER
L1B



1 E1.0 **SITE PLAN** — 0 4000 8000 1:200

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
minimum 100A, 120/240V loadcenter with 100A-2P main breaker fed from 90A-2P breaker	
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
minimum 100A, 120/240V loadcenter with 60A-2P main breaker fed from 60A-2P breaker	
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
minimum 100A-2P, 240V (80% rated) breaker required for 78A load (1.25 x continuous load)	
EV Charging Distribution Loads	
EV chargers (32 FLA each) for 8 residential stalls (4 chargers per circuit)	15.4 kW
	15.4 kW
minimum 100A-2P, 240V (80% rated) breaker required for 80A load (1.25 x continuous load)	
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 5-20R RECEPTACLE
- ABOVE COUNTER DUPLEX 5-15R GFCI RECEPTACLE
- ABOVE COUNTER DUPLEX 5-20R GFCI RECEPTACLE
- R — RANGE RECEPTACLE
- D — DRYER RECEPTACLE
- W — WASHER RECEPTACLE
- DW — DISHWASHER RECEPTACLE
- RHW/RH — RANGE HOOD AND MICROWAVE RECEPTACLE
- TV/DATA — RECESSED TV BOX C/W DUPLEX 5-15R RECEPTACLE AND COMBINATION COAX AND DATA OUTLET
- AUTOMATIC DOOR OPERATOR
- EV — ELECTRIC VEHICLE CHARGER, ROUGH IN
- EV — ELECTRIC VEHICLE CHARGER, SINGLE HEAD
- ZJB — ZONE JUNCTION BOX
- MOTOR CONNECTION
- DISCONNECT
- CEILING MOUNTED JUNCTION BOX
- JUNCTION BOX
- MECHANICAL EQUIPMENT CONNECTION
- SUITE PANEL/LOADCENTRE
- HT.P — 120V CONNECTION TO HEAT TRACE FOR PLUMBING
- HT.S — SPRINKLER HEAT TRACE
- HT.W — 120V CONNECTION TO HEAT TRACE FOR DOMESTIC WATER
- SP — 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
- F — MANUAL PULLSTATION
- MINI HORN
- HORN C/W STROBE
- FS — SPRINKLER FLOW SWITCH
- TS — TAMPER/SUPERVISORY SWITCH
- PS — SPRINKLER PRESSURE SWITCH
- CO — CARBON MONOXIDE DETECTOR

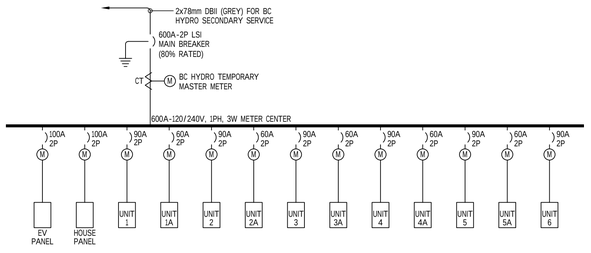
EMERGENCY
- LUMINAIRES ON EMERGENCY CIRCUIT OR 24HOUR CIRCUIT AS INDICATED ON PLANS AND SPECIFICATIONS
- SELF CONTAINED EXIT SIGN, DIRECTIONAL ARROWS AS INDICATED
- WALL MOUNTED DUAL REMOTE EMERGENCY HEADS
- WALL MOUNTED DUAL SELF CONTAINED EMERGENCY HEADS
- CEILING MOUNTED DUAL SELF CONTAINED EMERGENCY HEADS

LIGHTING CONTROLS
- $ — LINE VOLTAGE SWITCH; GANGED AS SHOWN
- $3 — THREE-WAY LINE VOLTAGE SWITCH; GANGED AS SHOWN
- D — DIMMER C/W ON/OFF CONTROL; GANGED AS SHOWN
- CEILING MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
- WALL MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
- TIMECLOCK

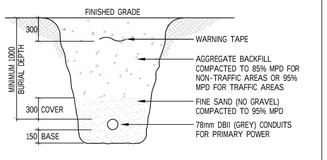
LIGHTING
- RECESSED ROUND DOWNLIGHT LUMINAIRE
- UNDER CABINET PUCK LIGHT
- SURFACE MOUNTED LUMINAIRE
- WALL MOUNTED LUMINAIRE
- SURFACE MOUNTED LINEAR LUMINAIRE
- RECESSED STEP LUMINAIRE
- TRACK HEAD LUMINAIRE C/W TRACK

SECURITY
- CARD READER
- SECURITY CAMERA

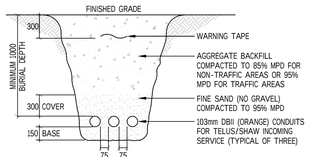
HEATING
- THERMOSTAT
- THERMOSTAT C/W THERMOPLASTIC COVER
- ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
- ELECTRIC BASEBOARD HEATER, C/W BUILT IN ELECTRONIC THERMOSTAT. WATTAGE AS INDICATED
- FORCEFLOW HEATER. C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED
- DUCT HEATER
- DOOR DETAIL TAG, REFER TO DETAIL D?



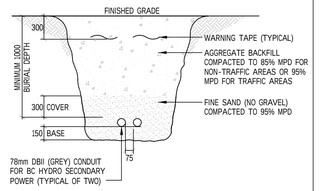
2 E1.0 **600A-120/240V, 1PH, 3W SINGLE LINE DIAGRAM** — NTS



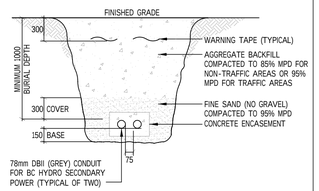
3 E1.0 **PRIMARY TRENCH DETAIL** — NTS



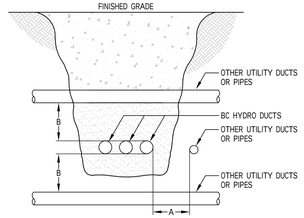
4 E1.0 **COMMUNICATIONS TRENCH DETAIL** — NTS



5 E1.0 **SECONDARY TRENCH DETAIL** — NTS



6 E1.0 **SECONDARY TRENCH DETAIL** — NTS



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

7 E1.0 **TRENCH CLEARANCE DETAIL** — NTS

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778-433-9391
EGBC P2P: 1001513

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

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.	E1.0
DRAWN	BC		
CHECKED	JS		
DATE	SEPTEMBER 2024		
SCALE	AS NOTED	REV	1

1909 COOK STREET

UKRAINIAN CHURCH - NEW HOUSING

EXISTING 150mm SEWER AND DRAIN SERVICE TO BE CAPPED OUTSIDE OF GUTTER, INSPECTION CHAMBERS REMOVED, AND ABANDONED

EXISTING CHURCH SEWER AND DRAIN SERVICES SHOWN SCHEMATICALLY; TO BE LOCATED ON-SITE AND CONNECTED TO NEW SEWER AND DRAIN SERVICE

EXISTING DRIVEWAY DROP TO BE REMOVED AND REPLACED WITH NMC AND 2.5m WIDE SIDEWALK

PROPOSED 150Ø SEWER AND DRAIN SERVICES c/w INSPECTION CHAMBERS AT NEW PROPERTY LINE

PROPOSED BUS STOP GENERALLY CONFIGURED AS PER FIGURE 9 IN THE BC TRANSIT INFRASTRUCTURE DESIGN SUMARY (2018); CONCRETE BUS PAD TO BE 3.0x9.0x0.15m; T3 BC TRANSIT SHELTER TO BE PROVIDED AND INSTALLED BY THE DEVELOPER; EXISTING BUS STOP SIGN TO BE RELOCATED

4.44m PROPERTY DEDICATION ALONG COOK STREET

EXISTING HYDRO SERVICE TO BE MAINTAINED FOR THE EXISTING CHURCH

EXISTING TREE CRITICAL ROOT ZONE (CRZ) PER ARBORIST REPORT

SIDEWALK TO BE WIDENED AT THE COOK AND CALEDONIA STREET INTERSECTION PER CITY OF VICTORIA TRANSPORTATION DEPARTMENT COMMENT

COORDINATION WITH ELECTRICAL AND TRAFFIC CONSULTANT REQUIRED TO DETERMINE IF ANY SIGNAL UPGRADES OR ADDITIONAL PEDESTRIAN LIGHTING IS REQUIRED AT THE INTERSECTION CORNER

PROPOSED ON-SITE RAIN GARDEN; SEE LANDSCAPE PLAN FOR DETAILS (TYP.)

EXISTING CATCH BASINS TO BE REMOVED AND THE LEAD CAPPED AND ABANDONED

PROPOSED BUILDING ELECTRICAL CLOSET

PROPOSED BUILDING

UNIT 1 + UNIT 1A

UNIT 2 + BIKE STORAGE

UNIT 3 + UNIT 3A

UNIT 4 + UNIT 4A

UNIT 5 + UNIT 5A

UNIT 6 + UNIT 6A

150Ø SEWER
150Ø DRAIN

150Ø SEWER
150Ø DRAIN

500 WATER

PROPOSED BUILDING ROOF LEADERS TO DISCHARGE TO RAIN GARDENS; EXACT PLUMBING DESIGN TO BE DETERMINED AT BUILDING PERMIT STAGE (TYP.)

EMERGENCY TRENCH DRAIN AT PARKING LOT LOW POINT UNDER SIDEWALK TO PROPOSED RAIN GARDEN

IMPERVIOUS PATHWAYS TO BE GRADED TOWARDS PERVIOUS LANDSCAPE AREAS WHERE POSSIBLE

PROPOSED LPT LOCATION; INSTALLER: BC HYDRO SEE ELECTRICAL DRAWINGS FOR CONDUIT ROUTING

PARKING LOT GRADING TO GENERALLY MATCH EXISTING ELEVATIONS WHERE POSSIBLE

EXISTING CHURCH
(TO REMAIN)
MFE: 28.6m

EXISTING WATER SERVICE FOR CHURCH TO BE REPLACED IF NECESSARY

500Ø TEE FOR PROPOSED BUILDING WATER SERVICES c/w SHUT OFF VALVES

1.38m PROPERTY DEDICATION ALONG CALEDONIA AVENUE

PROPOSED PARKING LOT TO BE CONSTRUCTED WITH PERMEABLE PAVERS; SEE LANDSCAPE PLAN FOR DETAILS

APPROX. CHURCH GAS SERVICE LOCATION; TO BE CONFIRMED IN FIELD AND MAINTAINED

PROPOSED ON-SITE CONDUIT FROM ELECTRICAL DRAWINGS

EX. GAS SERVICE FOR REMOVED HOUSE TO BE REMOVED

APPROX. LOCATION OF INTERPRETIVE PANEL

EXISTING 19mm WATER SERVICE AND METER TO BE REPLACED WITH A 50mm SERVICE AND 38mm METER (LOCATED AT NEW PL) BY CoV FORCES AT THE DEVELOPER'S EXPENSE

EXISTING DRIVEWAY DROP TO BE RETAINED

COOK STREET

CALEDONIA AVENUE

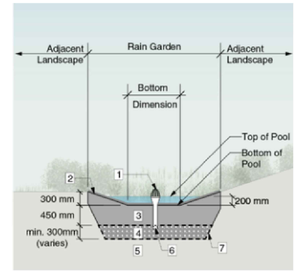
SHAW

PROPOSED PROPERTY LINE

CONCEPTUAL SITE SERVICING PLAN
SCALE: 1:150

1:150 0 3 9m

1:5000 0 100 300m



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 x K_s +n_rx D_r + n_s x D_s + D_d) / 32-1]^-1
K_s = HYDRAULIC CONDUCTIVITY
D_r = DEPTH OF OPEN CHAMBER SYSTEM
n_r = POROSITY OF RESERVOIR LAYER; STANDARD VALUE FOR DRAIN ROCK = 0.35
n_s = POROSITY OF SOIL; STANDARD VALUE FOR SOIL = 0.2
D_s = SOIL DEPTH; MIN. VALUE = 450mm
D_d = DEPTH OF PONDING; 200mm STANDARD

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SIZING FACTOR = 13% (MAX Dr = 200mm WHEN Ks = 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 250.590.1200
www.islanderengineering.com

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

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 —D—	Curb —C—	Concrete Box	Valve	
Proposed Municipal Infrastructure	Ditch D	Sidewalk S/W	Wood Box	Flush Valve	6
Existing External U/G Utilities —e— t g c	Sewer —S—	Manhole	Catch Basin	Hydrant	5
Proposed External U/G Utilities	Water —W—	Cleanout	Culvert	Reducer	4
Street Lighting Pole Mount / Standard Mount	Traffic Sign	Silt Trap	Cap / Plug	Air Valve	3
Post Top / Pedestrian Signal / Traffic Signal	Ctrl Monument	Traverse Hub	Gas Valve	Water Meter	2
					1

REVISIONS

REVISIONS APPROVED

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

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA
1909 COOK STREET
CONCEPTUAL SERVICING PLAN

B.M. :	16–25	Elev: 24.911m	
Design: JRCE	Drawn: JRCE	Checked: JJB	
Scale: Hor: 1:150	Vertical: –	Date: 2025–05–21	

ISLANDER FILE #	2913
MUNICIPAL DESIGN #	–
REV. #	–
DRAWING #	C01
SHEET #	1 OF 1

ISLANDER ENGINEERING, May 21, 2025 / G:_shortcut-targets-by-id\0B9TdRYWSumTMXHadzk5c0tLemc\Civil\Civil Projects\2913-1909 Cook and Caledonia\3 Drawings\2025-05-21 - 2913 - Cook and Caledonia_Base.dwg