

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
ESTIMATED SITE AREA	1,915 m ² / 20,613 ft ² / 0.195 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 (HCL) (MAP 3A): 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	R-2 ZONE, TWO FAMILY DWELLING DISTRICT
PROPOSED RE-ZONING	NEW COMPREHENSIVE DEVELOPMENT
TOTAL FLOOR AREA	EXIST. CHURCH = 628 m ² (ESTIMATED) TOWNHOUSES = 540 m ² TOTAL = 1,168 m ²
BLDG AREA	EXIST. CHURCH = 362 m ² (ESTIMATED) TOWNHOUSES = 289 m ² TOTAL = 651 m ²
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 DESIGNATION) PROPOSED = 0.6 : 1
SITE COVERAGE	PERMITTED = MAX. 40% BASED ON R-2 ZONE PROPOSED = 42.5 %
OPEN SITE SPACE	PERMITTED = MIN. 30% BASED ON R-2 ZONE PROPOSED = 48.7 %
HEIGHT	PERMITTED = 12 m (BASED ON CR-4 ZONE) EXISTING CHURCH = 14 m +/- PROPOSED TOWNHOUSES = 8.9 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 (6) VISITOR = 0.10 SPACES PER DWELLING UNIT (1) PLACE OF WORSHIP = 1 / 80m ² = 7 TOTAL REQ'D = 14 TOTAL PROVIDED = 10 (INCL. 1 BARRIER-FREE) ENERGIZED EV = 1 PER REQ'D VEHICLE PARKING SPACE
BIKE PARKING	REQUEST PARKING VARIANCE OF 4 TRADE-OFF = GREENSPACE + ENHANCED BIKE PARKING + TRANSIT PASSES PER SCHEDULE C = ATTACHED DWELLING
BUILDING SETBACKS	CLASS 1 (LONG TERM) = 1 PER DWELLING UNIT (11) CLASS 2 (SHORT TERM) = 6 SPACES OR 0.1 SPACES / DWELLING UNIT (WHICHEVER IS GREATER) (6) TOTAL REQ'D = 17 TOTAL PROVIDED = 24
RESIDENTIAL USE DETAILS	FRONT YARD = 4.4 m (DEDICATION) REAR YARD = 2.0 m NORTH SIDE YARD = 3.5 m & 4.0 m SOUTH SIDE YARD = 1.38 m (DEDICATION) COMBINED SIDE YARDS = 11.28 m TOTAL NUMBER OF UNITS = 11 1 BEDROOM = 5 3 BEDROOM = 6 GROUND-ORIENTED UNITS = 11 MINIMUM UNIT FLOOR AREA = 54 m ² TOTAL RESIDENTIAL FLOOR AREA = 573 m ²



CONCEPTUAL VIEW FROM CALEDONIA



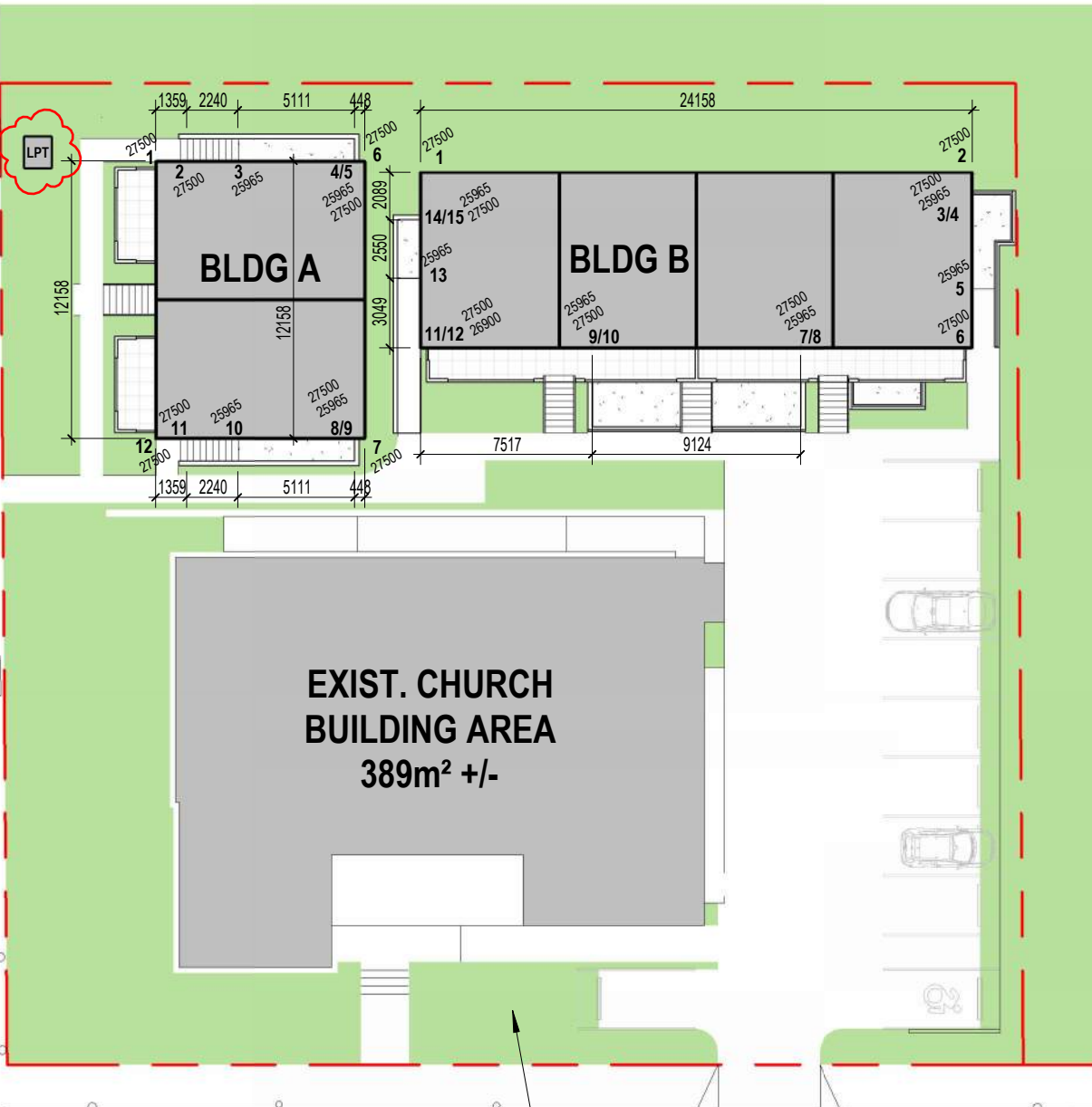
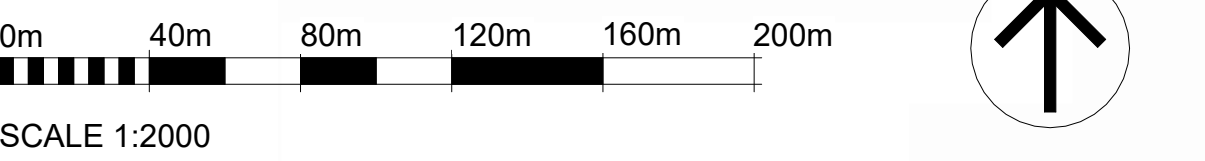
PHOTO OF EXISTING SITE

AVERAGE GRADE CALCULATION BLDG A					
Grade Pts	Grade	Grade Points	Avg of Pts	Distance	Totals
1	27.50	1 and 2	27.50	1359	37372.50
2	27.50	2 and 3	26.73	2240	59680.80
3	25.97	3 and 4	25.97	5111	132707.12
4	25.97	5 and 6	27.50	448	12320.00
5	27.50	6 and 7	27.50	12158	334345.00
6	27.50	7 and 8	27.50	448	12320.00
7	27.50	9 and 10	25.97	5111	132707.12
8	27.50	10 and 11	26.73	2240	59680.80
9	25.97	11 and 12	27.50	1359	37372.50
10	25.97	12 and 1	27.50	12158	334345.00
11	27.50	16 and 17			
12	27.50	18 and 19			
Total / perimeter of building = 42632				1153250.83	TOTALS
Grade Calculation				27.05	AVERAGE GRADE BLDG A

AVERAGE GRADE CALCULATION BLDG B					
Grade Pts	Grade	Grade Points	Avg of Pts	Distance	Totals
1	27.50	1 and 2	27.50	24158	664345.00
2	27.50	2 and 3	27.50	2089	57447.50
3	27.50	4 and 5	25.97	3036	78629.74
4	25.97	5 and 6	26.73	2563	68515.40
5	25.97	6 and 7	27.50	7517	206717.50
6	27.50	8 and 9	25.97	9124	236904.66
7	27.50	10 and 11	27.50	7517	206717.50
8	25.97	12 and 13	26.43	3049	80592.66
9	25.97	13 and 14	25.97	2550	66210.75
10	27.50	15 and 1	27.50	2089	57447.50
11	27.50				
12	26.90				
13	25.97				
14	25.97				
15	27.50				
Total / perimeter of building = 63692				1723728.24	TOTALS
Grade Calculation				27.06	AVERAGE GRADE BLDG B



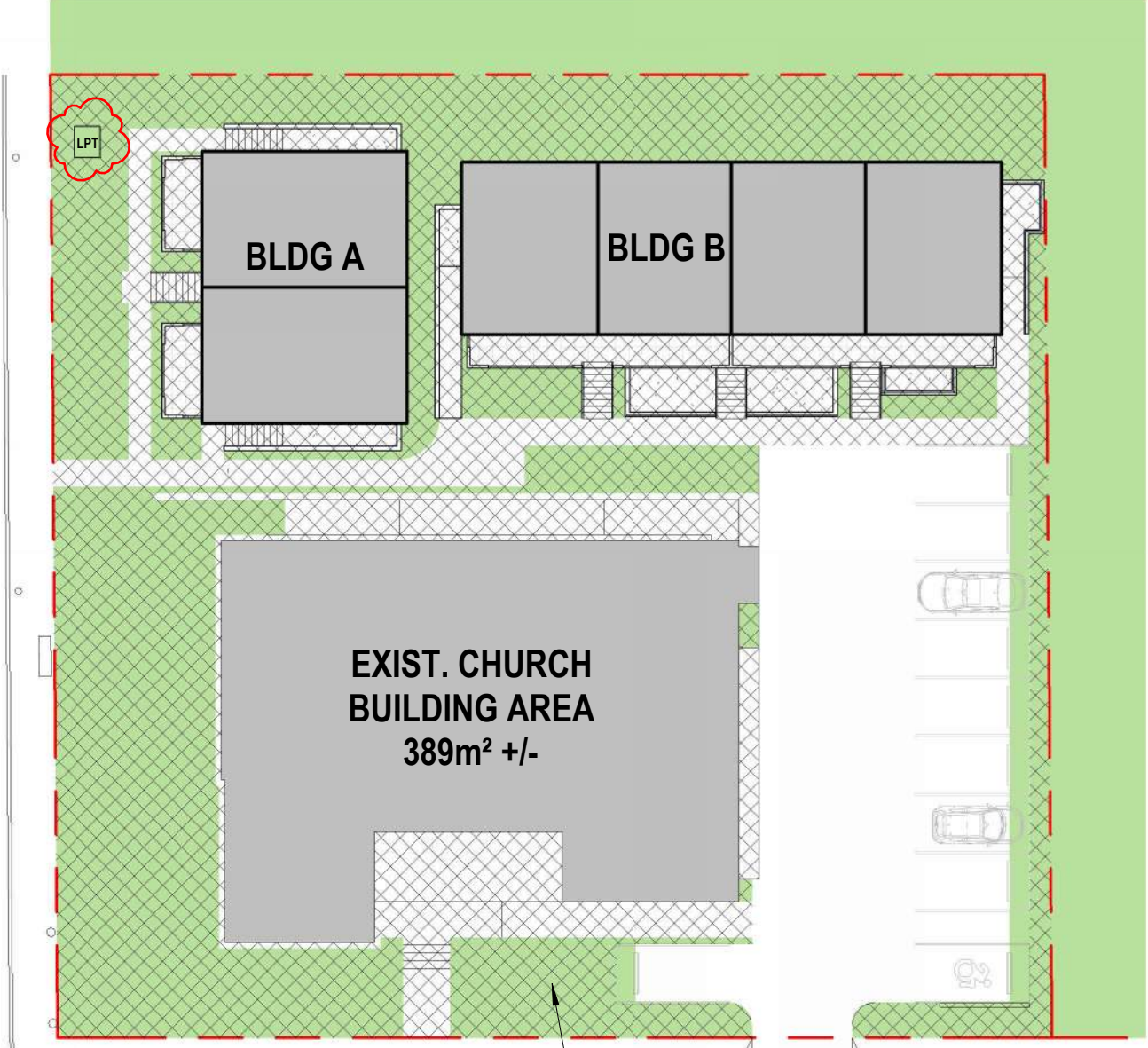
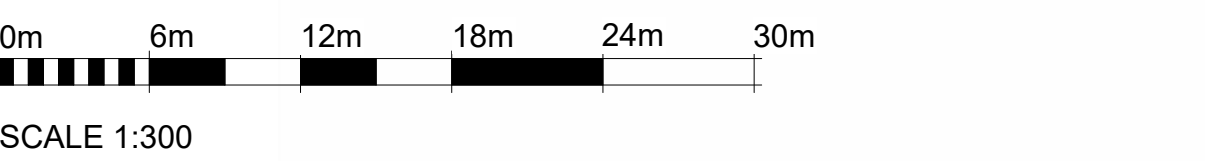
CONTEXT PLAN



CALEDONIA AVENUE

AVERAGE GRADE = 27.0m

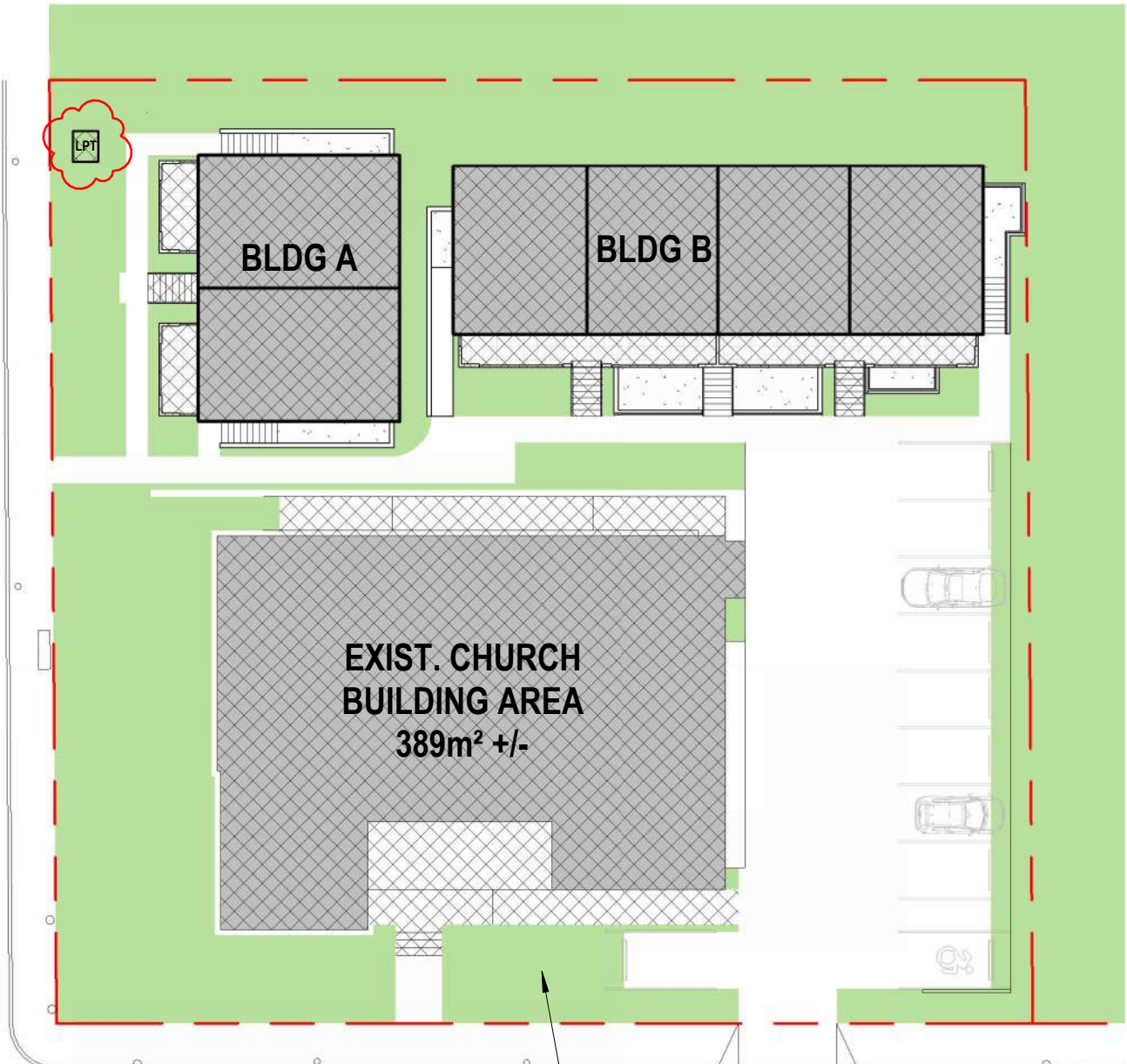
AVERAGE GRADE



CALEDONIA AVENUE

OPEN SITE SPACE = 932 m² = 48.7%
INCLUDING PATIOS AND WALKWAYS
EXCLUDING DRIVEWAYS AND LPT

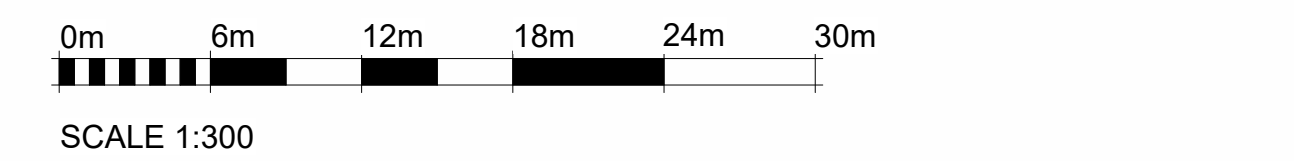
OPEN SITE SPACE



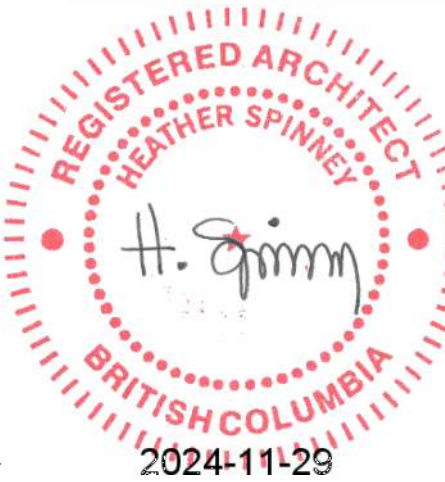
CALEDONIA AVENUE

SITE COVERAGE = 814 m² = 42.5%
INCLUDING STRUCTURE, BALCONIES,
DECKS AND STAIRS TO LEVEL 1

SITE COVERAGE



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



UKRAINIAN CHURCH - NEW HOUSING

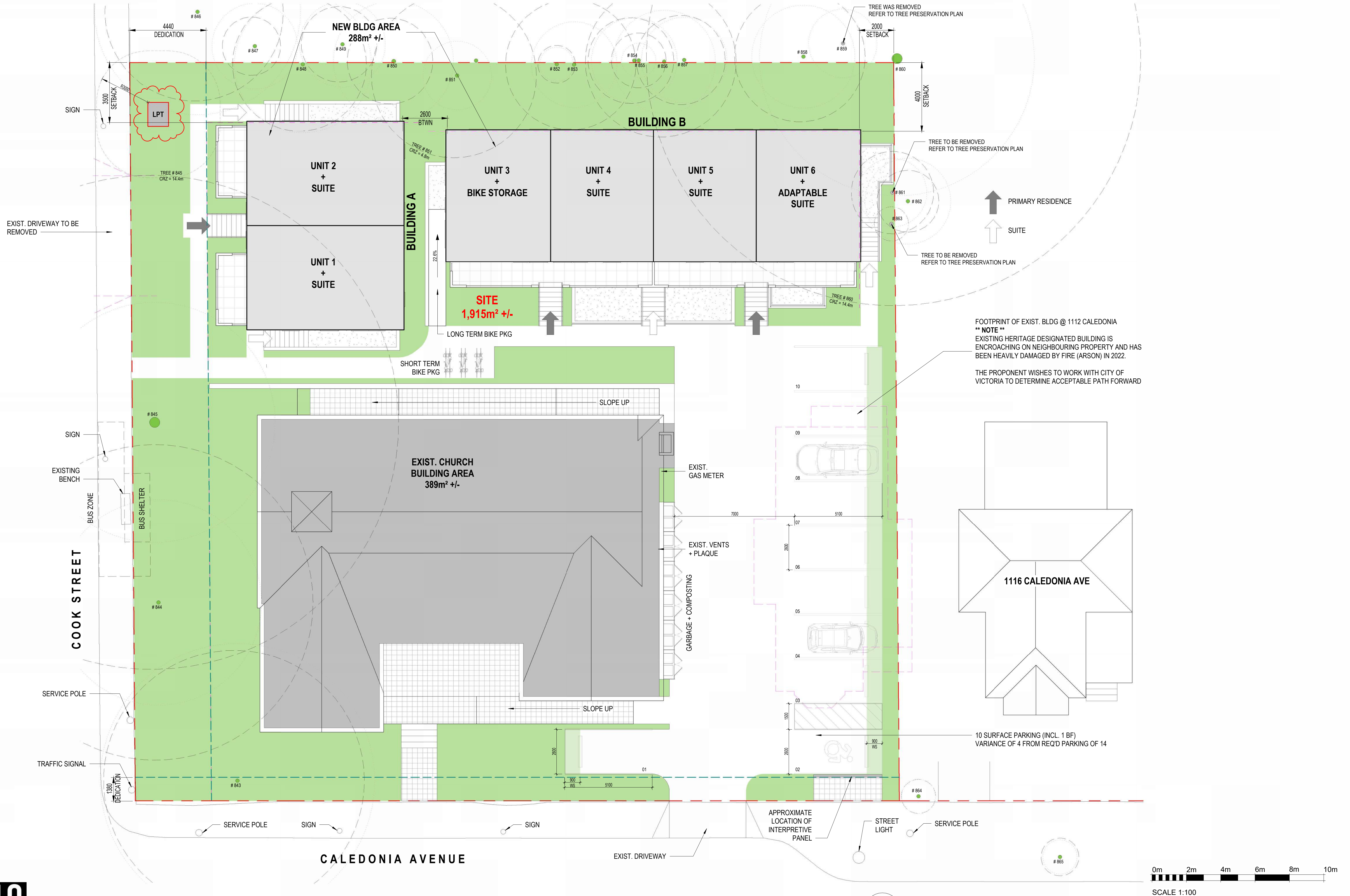
1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

COVER + PROJECT INFO

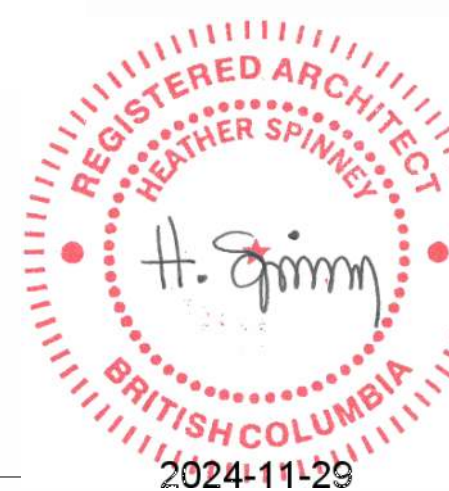
2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS



A0.0

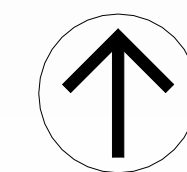


401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



UKRAINIAN CHURCH - NEW HOUSING

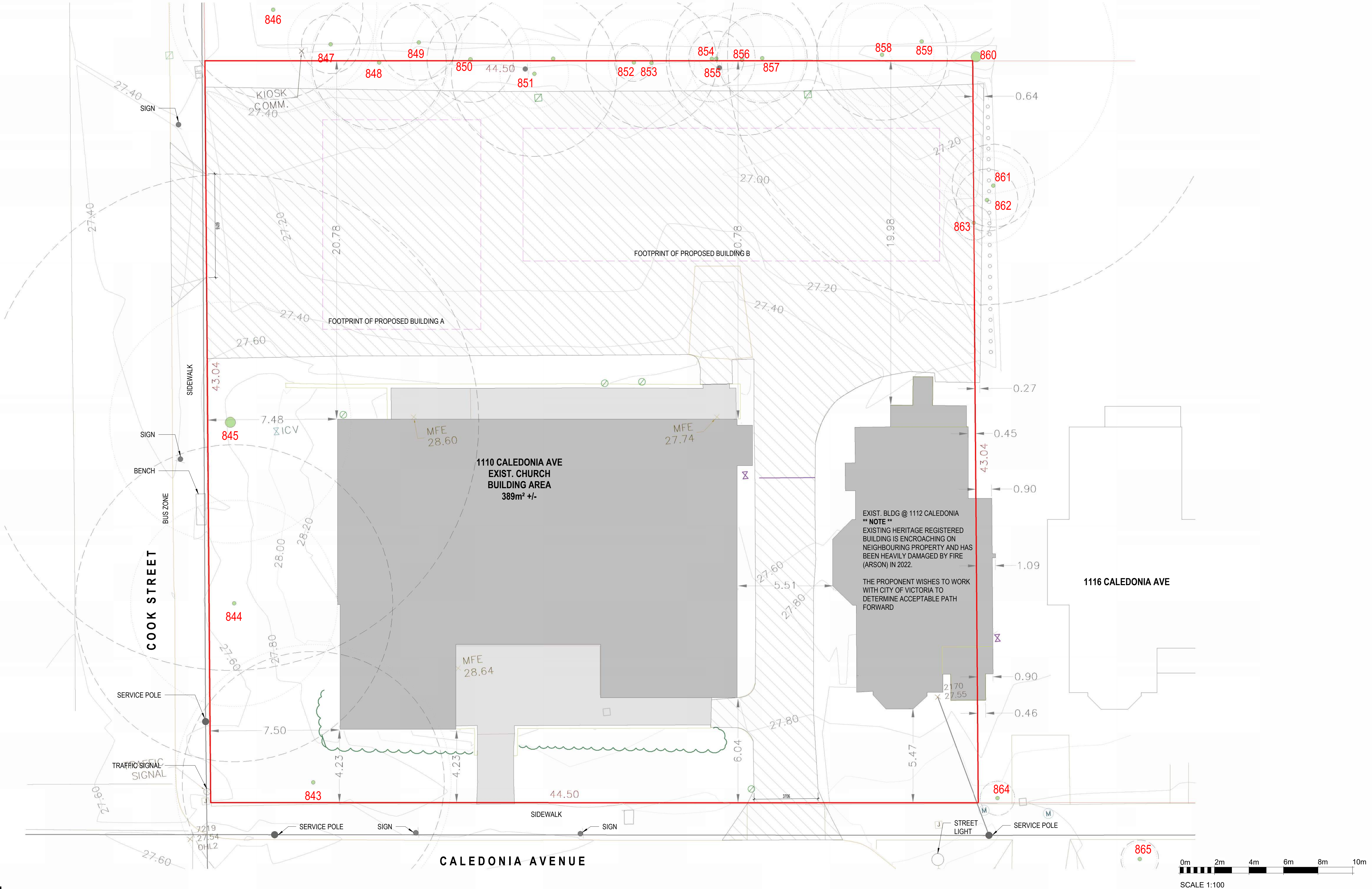
1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005



SITE - PROPOSED

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

A1.0

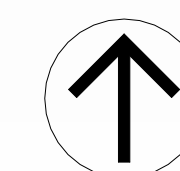


401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



UKRAINIAN CHURCH - NEW HOUSING

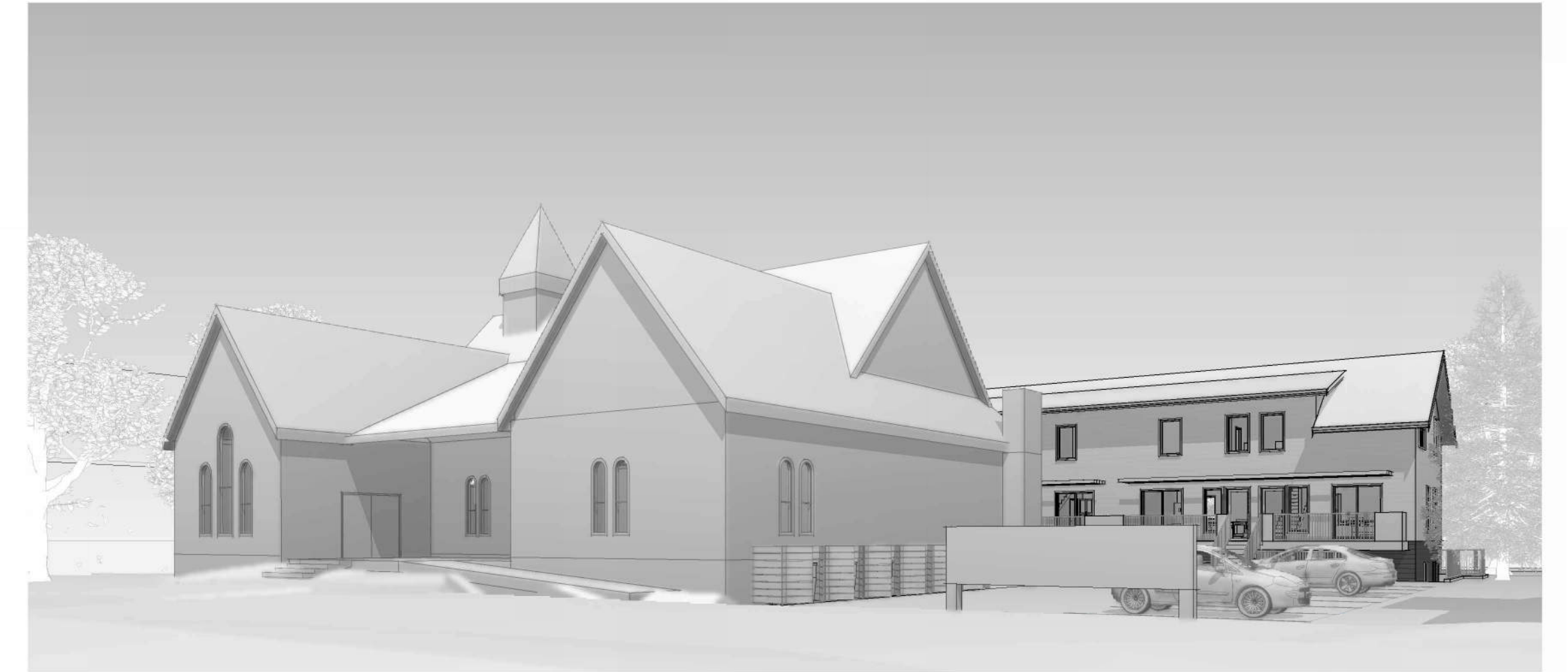
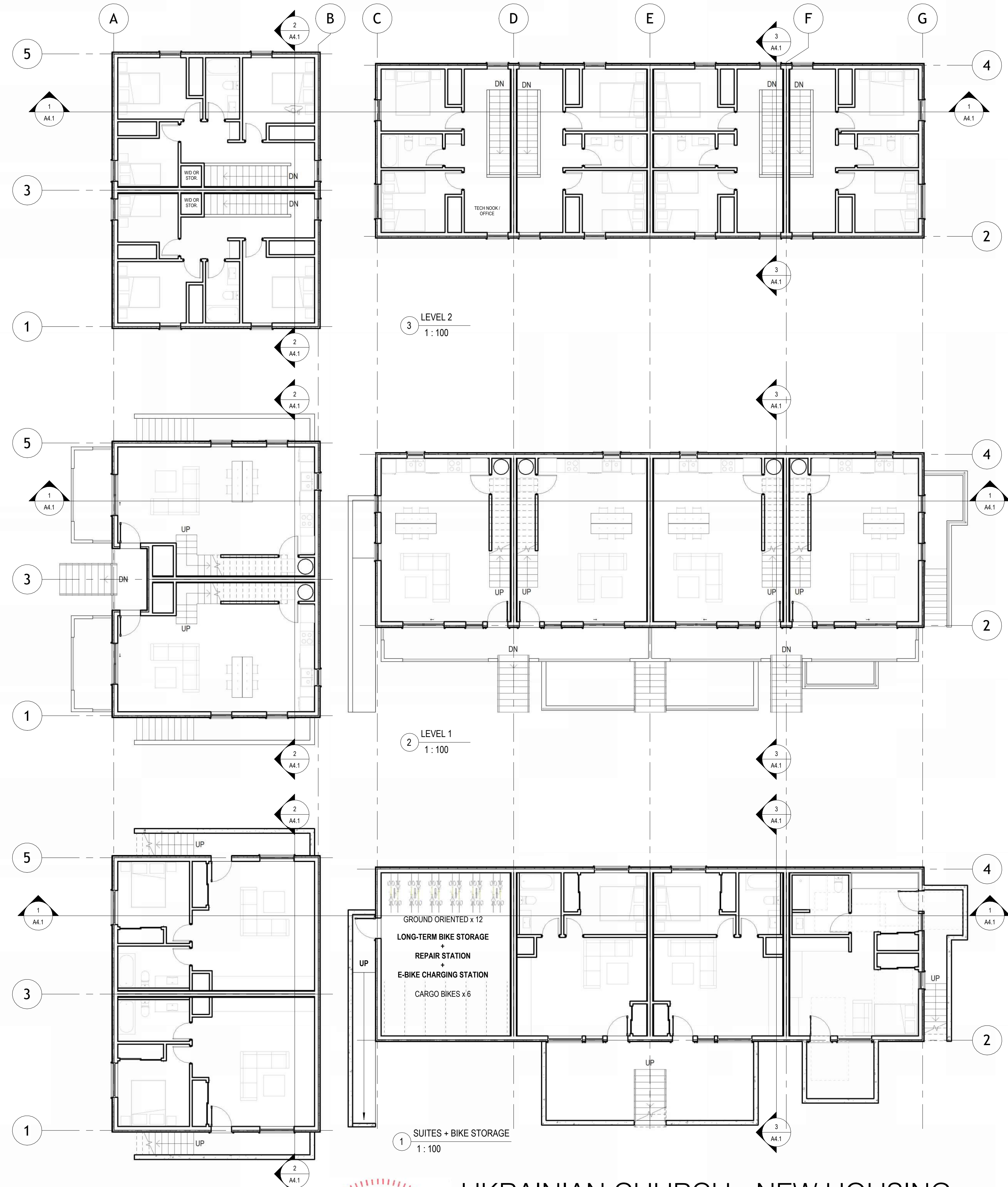
1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005



SITE - EXISTING

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

A1.1

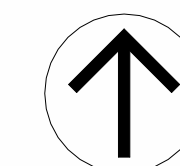


VIEW FROM CALEDONIA AVENUE



VIEW FROM COOK STREET

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



FLOOR PLANS + 3D VIEWS

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

A2.1

UKRAINIAN CHURCH - NEW HOUSING

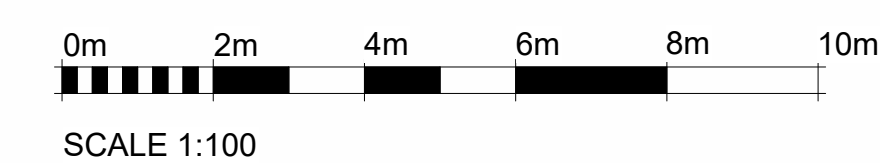
1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005



2 ELEVATION - NORTH
1 : 100



3 ELEVATION - SOUTH (CALEDONIA)
1 : 100



ELEVATIONS - NORTH + SOUTH

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS



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



UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

A3.1



1 ELEVATION - EAST
1:100



2 ELEVATION - WEST (COOK)
1:100

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

ELEVATIONS - EAST + WEST

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS



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



UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

A3.2



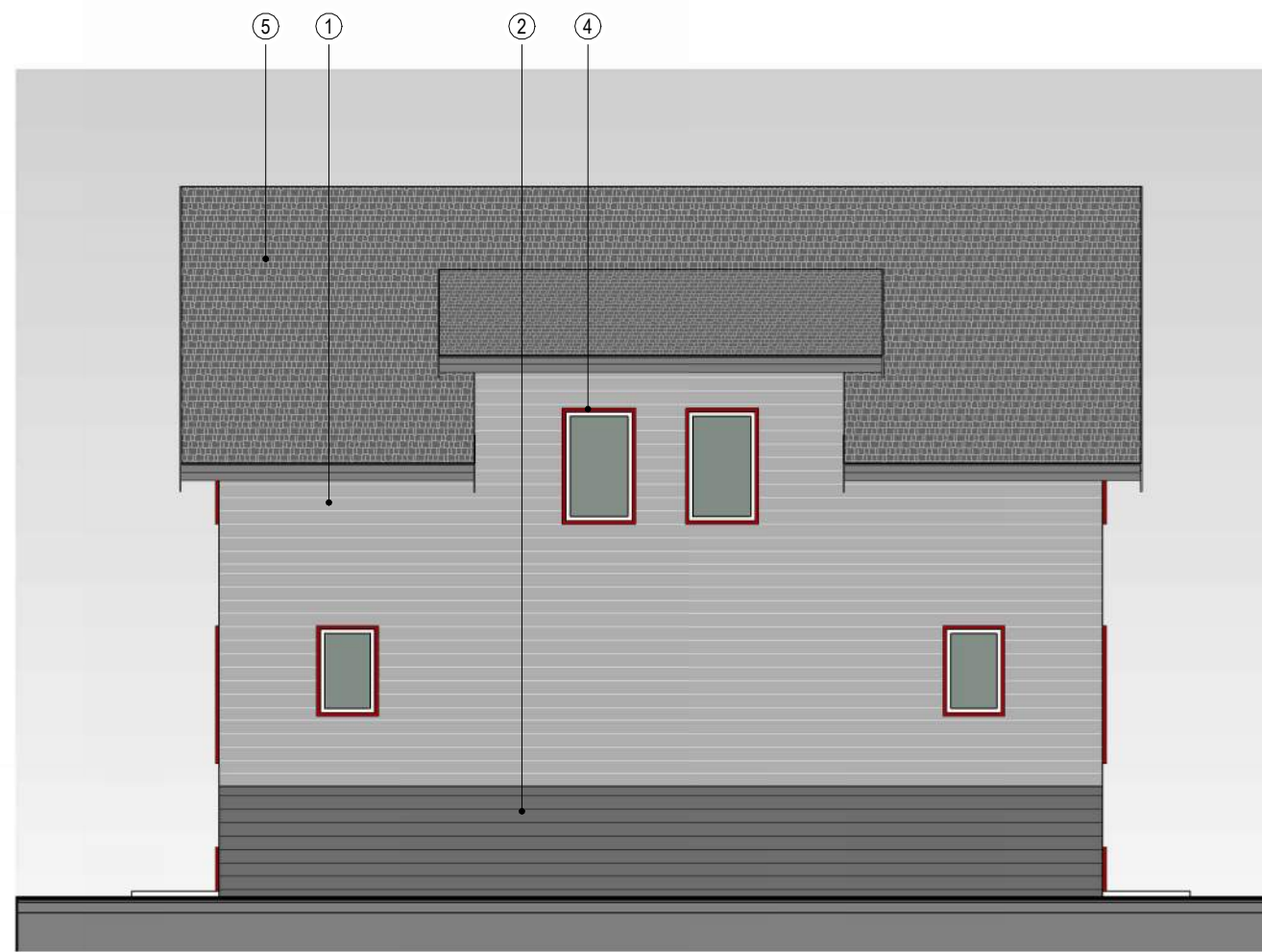
1 NORTH ELEVATION - BLDG A + BLDG B
1 : 100



2 SOUTH ELEVATION - BLDG A + BLDG B
1 : 100



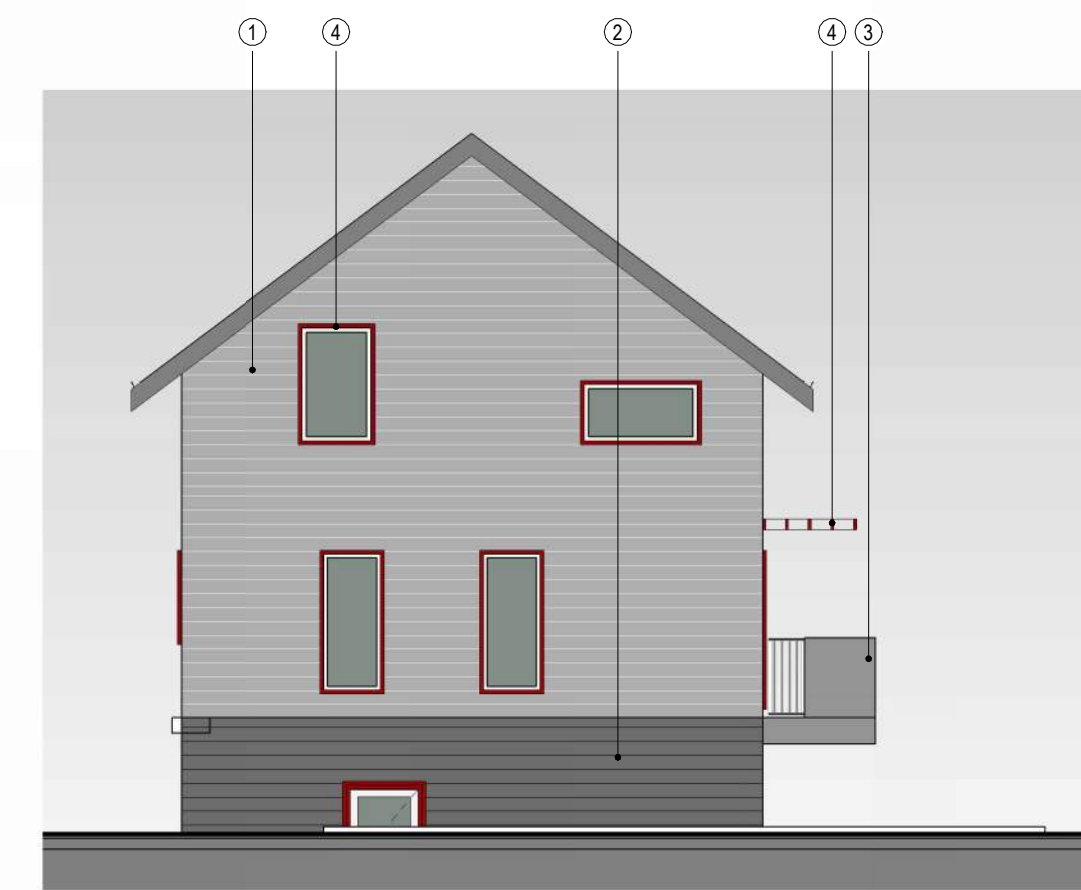
3 WEST ELEVATION - BLDG A
1 : 100



4 EAST ELEVATION - BLDG A
1 : 100

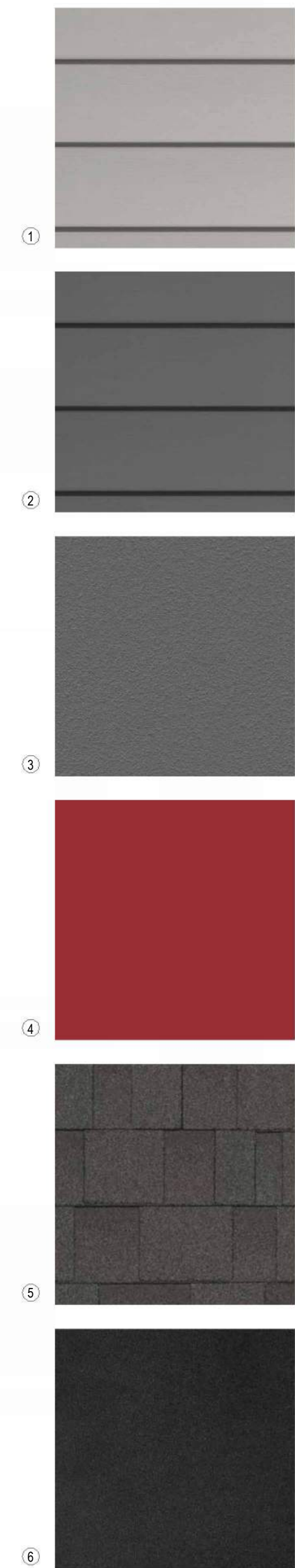


5 WEST ELEVATION - BLDG B
1 : 100



6 EAST ELEVATION - BLDG B
1 : 100

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



- 1 EXTERIOR CLADDING - HARDPLANK LAP SIDING - CUSTOM COLOUR TO MATCH BENJAMIN MOORE PM-7 PLATINUM GREY
- 2 EXTERIOR CLADDING - HARDPLANK LAP SIDING - CUSTOM COLOUR TO MATCH BENJAMIN MOORE PM-8 CHARCOAL SLATE
- 3 OPAQUE PANEL IN RAILING SYSTEM - GREY TO MATCH CLADDING
- 4 WINDOW / DOOR TRIM, EXTERIOR SHADING DEVICE - PAINTED BENJAMIN MOORE CC-66 RAPTURE
- 5 ROOFING SHINGLES - IKO ARCHITECTURAL - GRAPHITE BLACK
- 6 RAILINGS - BLACK



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



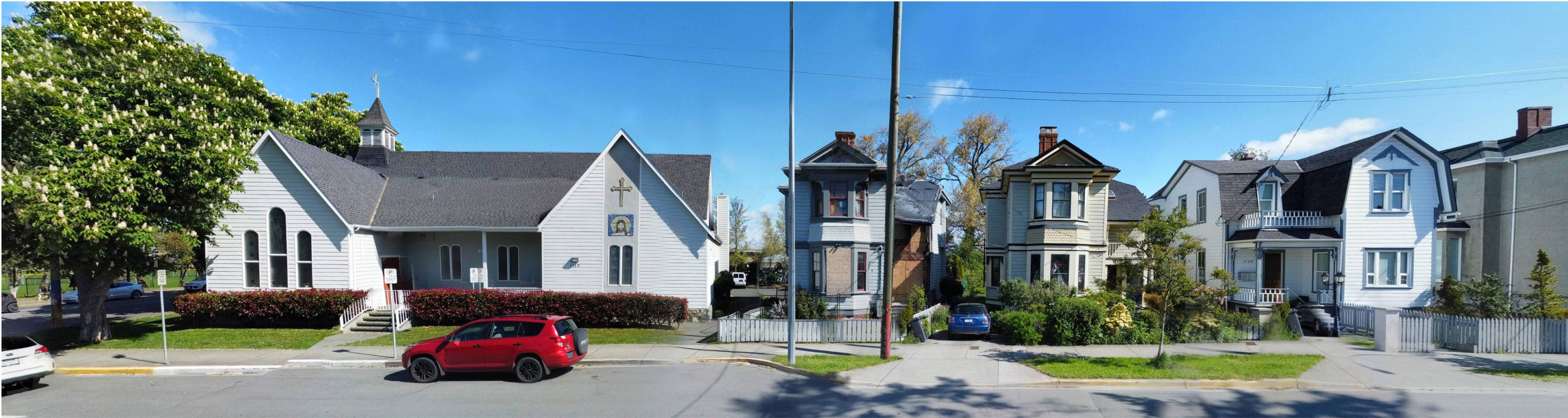
UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

ELEVATIONS AND MATERIAL FINISHES

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

A3.3



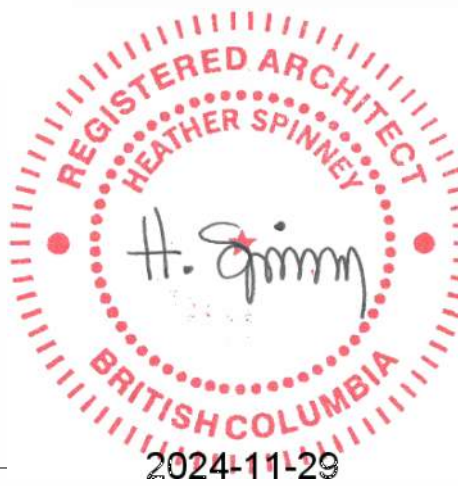
CALEDONIA STREET VIEW - EXISTING



CALEDONIA STREET VIEW - PROPOSED



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



UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

STREET VIEWS - CALEDONIA

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

A3.4



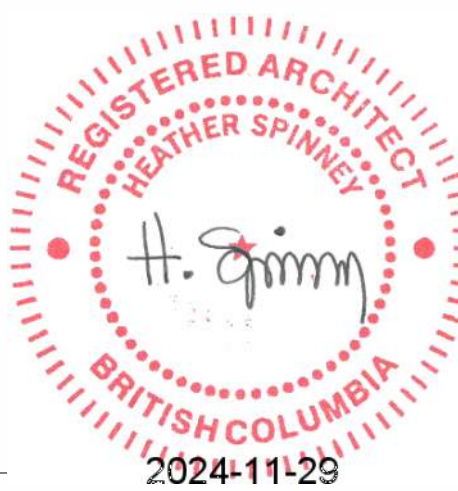
COOK STREET VIEW - EXISTING



COOK STREET VIEW - PROPOSED



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



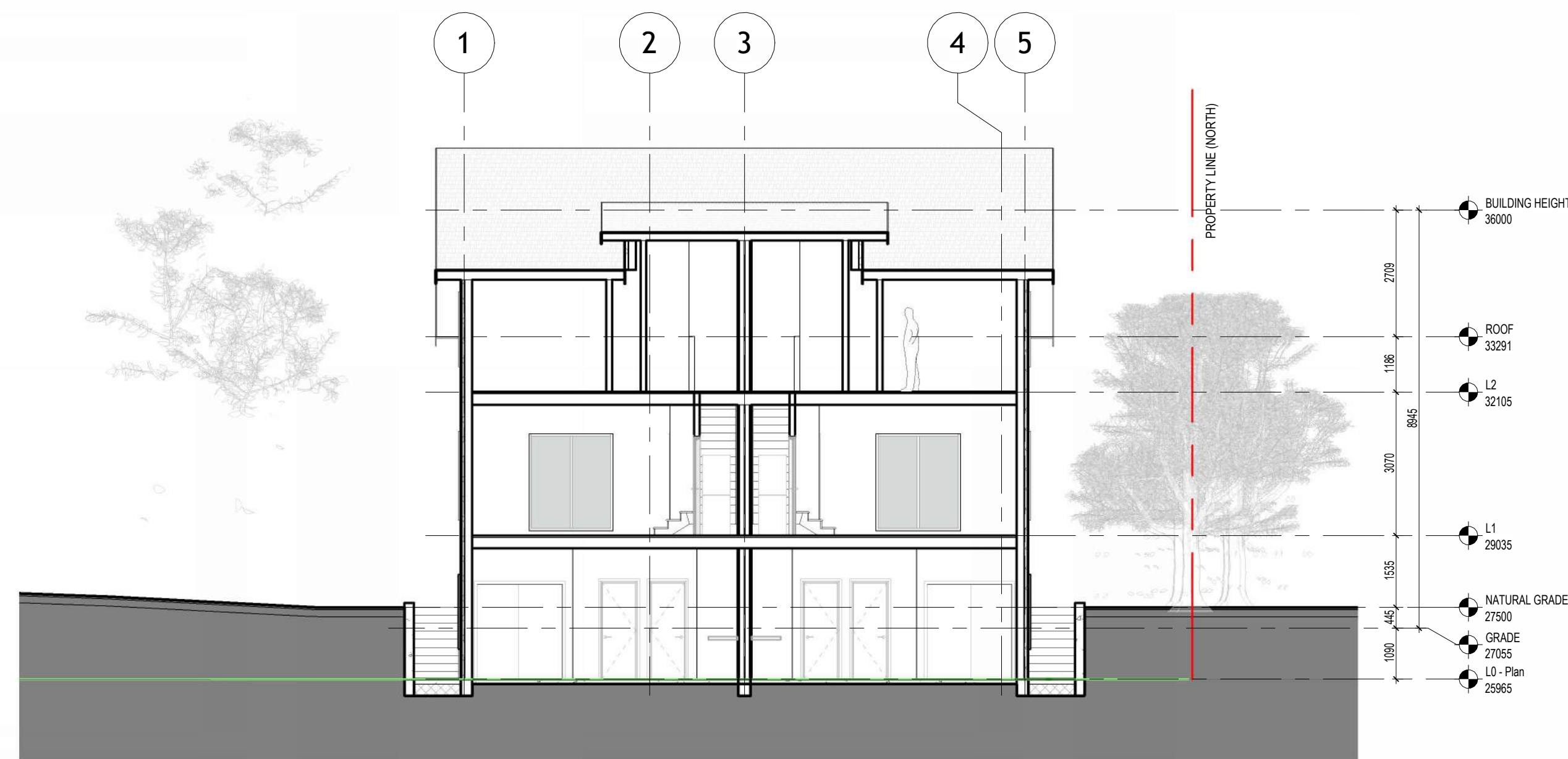
UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

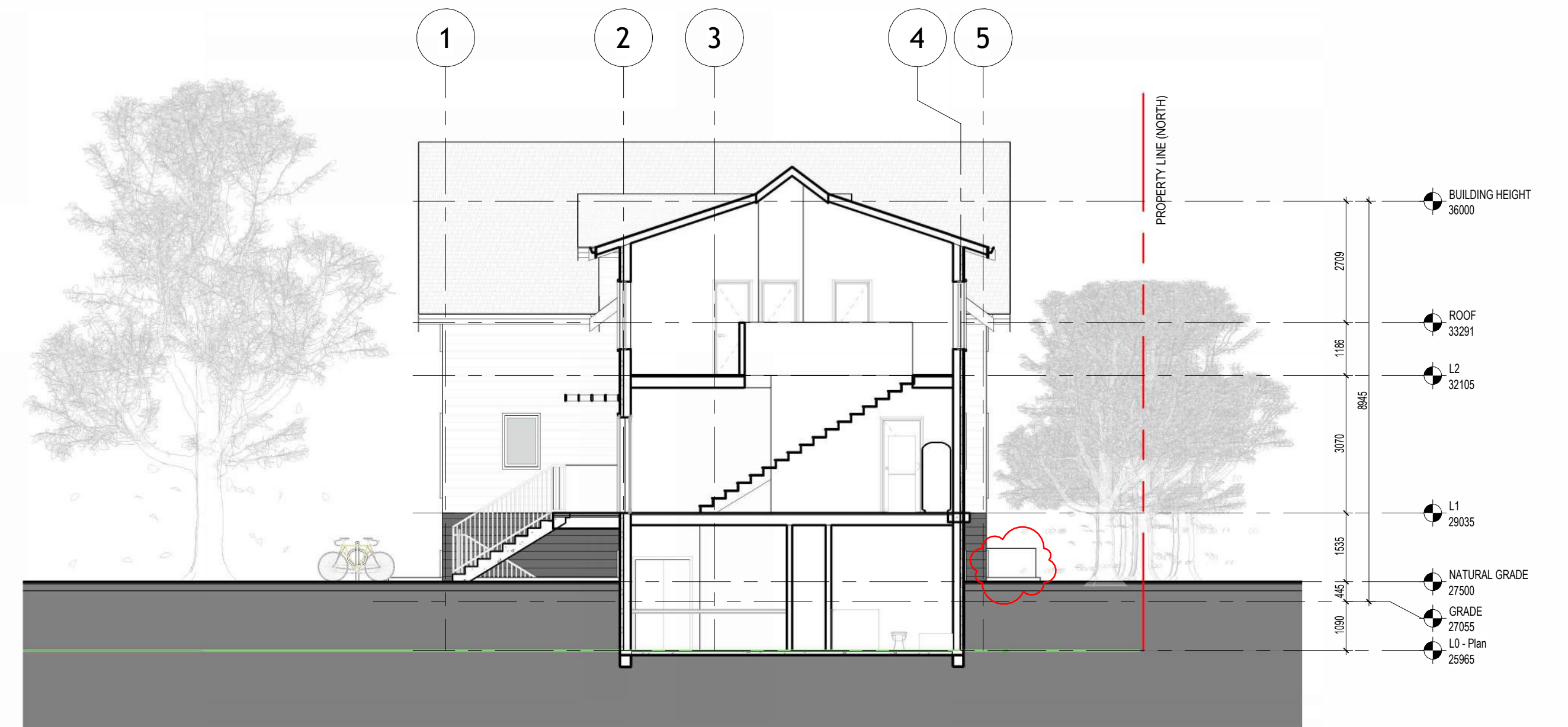
STREET VIEWS - COOK

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

A3.5



2 SECTION - SOUTH / NORTH BLDG A
1 : 100



3 SECTION - SOUTH / NORTH BLDG B
1 : 100



1 SECTION - EAST / WEST
1 : 100



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



UKRAINIAN CHURCH - NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

SECTIONS

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11-28 REVISED LPT LOCATION PER HYDRO COMMENTS

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



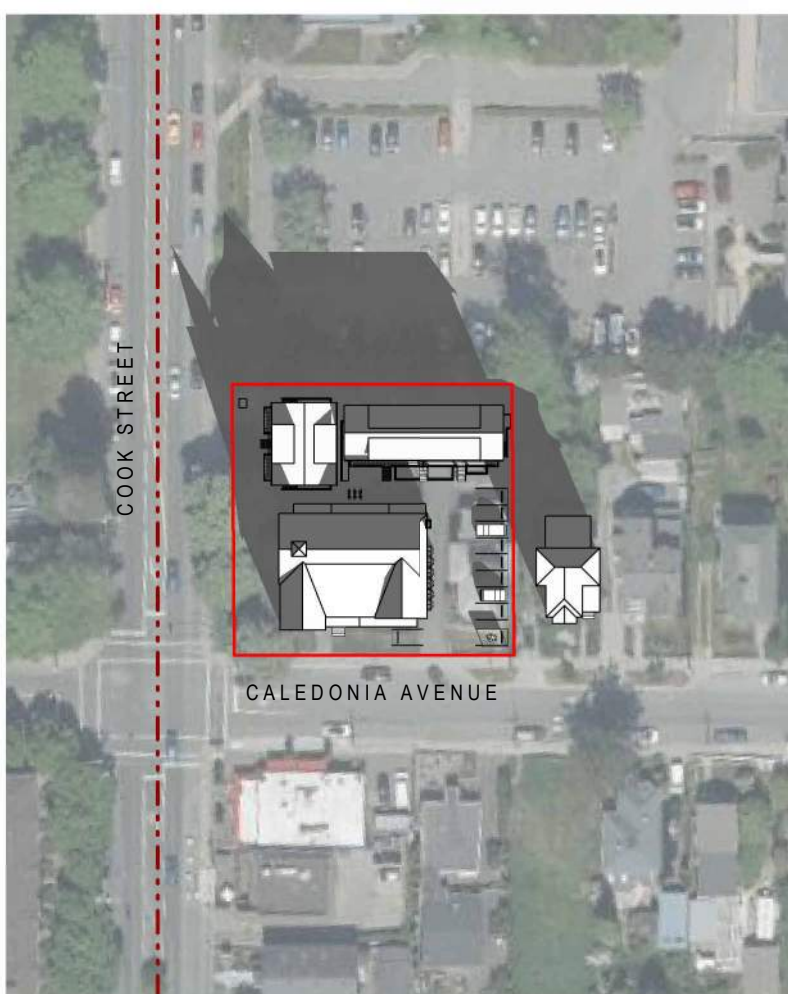
11 SHADOW STUDY - SPRING/FALL 15.00
1 : 1200



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

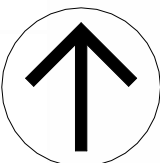


7 SHADOW STUDY - WINTER 13.00
1 : 1200

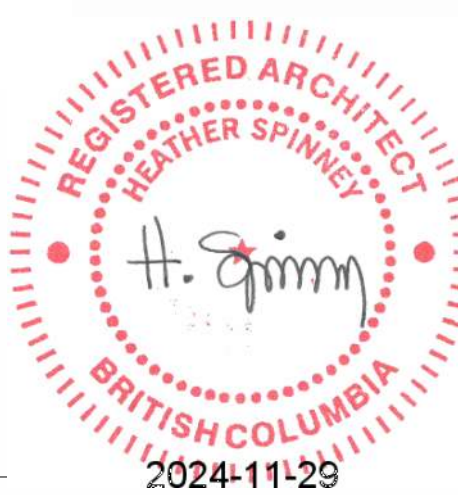


8 SHADOW STUDY - WINTER 14.51
1 : 1200

WINTER SOLSTICE - DECEMBER 21



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



UKRAINIAN CHURCH - NEW HOUSING

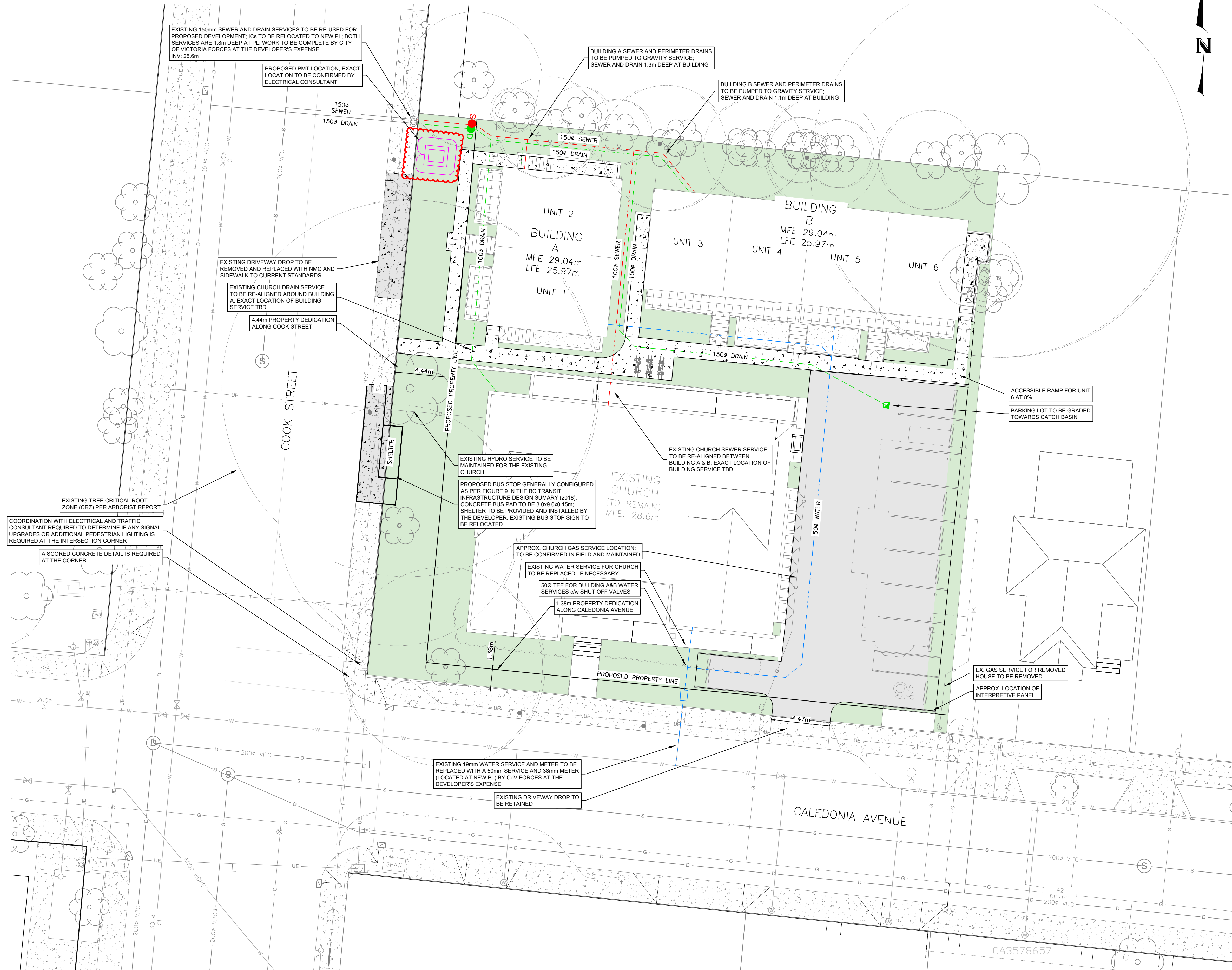
1909 Cook Street / 1110 + 1112 Caledonia Avenue
Victoria BC V8T 1G1
PROJECT NUMBER 23-005

SHADOW STUDY

2024-11-20 ISSUED FOR REZONING AND DP / HAP
2024-11 28 REVISED LPT LOCATION PER HYDRO COMMENTS

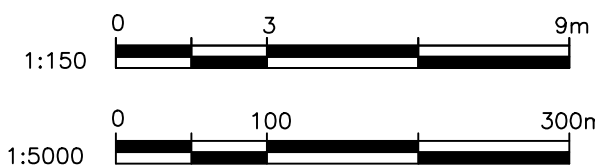
A5.0

1909 COOK STREET
UKRAINIAN CHURCH - NEW HOUSING



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

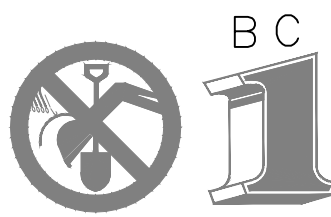
CONCEPTUAL SITE SERVING PLAN
SCALE: 1:150



NOVEMBER 28, 2024
SUBMITTED FOR REZONING /
DEVELOPMENT PERMIT
APPLICATION



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



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 —
Proposed Municipal Infrastructure	Ditch — D —
Existing External U/G Utilities	Sewer — S —
Proposed External U/G Utilities	Water — W —
Street Lighting	Pole Mount — P —
Post Top	Pedestrian Signal — P —
	Traffic Signal — T —
	Ctrl Monument — C —
	Traverse Hub — H —
	Concrete Box — C —
	Wood Box — W —
	Catch Basin — C —
	Culvert — C —
	Silt Trap — S —
	Cap / Plug — C —
	Gas Valve — G —
	Valve — V —
	Flush Valve — F —
	Hydrant — H —
	Reducer — R —
	Air Valve — A —
	Water Meter — M —

REVISIONS	
6	
5	
4	
3	
2	
1	

REVISIONS		APPROVED	
REVISION # 1		REVISION # 2	
Approved	Date	Approved	Date
Design Engineer		Design Engineer	
Manager of Development		Manager of Development	
Development Coordinator		Development Coordinator	

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

CITY OF VICTORIA	
1909 COOK STREET	
CONCEPTUAL SERVING PLAN	
B.M. : 16-25	Elev: 24.911m
Design: JRCE	Drawn: JRCE
Scale: Hor: 1:150	Vertical: —
Date: 2024-11-28	

ISLANDER ENGINEERING	2913
MUNICIPAL DESIGN #	—
REV. #	—
DRAWING #	C01
SHEET #	1 OF 1

ST.NICHOLAS UKRAINIAN CATHOLIC CHURCH
1110/1112 CALEDONIA AVE. - LANDSCAPE DRAWINGS

SHEET LIST			
L0	Cover Page & General Notes	L6.1	Details - Paving
L1	Site Plan	L6.2	Details - Site Furnishings
L2	Material Plan	L6.3	Details - Planting
L3	Layout & Grading Plan	L6.4	Details - Planting
L4	Planting Plan		
L5	Lighting Plan		

GENERAL NOTES

- EXISTING SURVEY INFORMATION IS BASED ON THE FOLLOWING DRAWING:
2327 - DWG - Landscape Base
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CAREFULLY EXAMINE THE EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND INFORM THE LANDSCAPE ARCHITECT OF ANY UNSATISFACTORY CONDITIONS. NO ALLOWANCES WILL BE MADE LATER FOR ANY EXPENSES INCURRED DUE TO FAILURE TO IDENTIFY UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY.
- DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION AS PROVIDED IN THE DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION, OR INCONSISTENCY.
- THE CONTRACTOR SHALL CLEAN AND RESTORE ALL AREAS DAMAGED OR AFFECTED BY WORKS OUTSIDE THE LIMIT OF WORK TO THE CONDITIONS THAT EXISTED PRIOR TO CONSTRUCTION OR IMPROVED, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LIMIT OF WORK LINE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND TAKING THE NECESSARY PRECAUTIONS PRIOR TO AND DURING CONSTRUCTION. REFER TO CIVIL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF EXCESS FILL OFF-SITE.
- ARCHITECTURAL AND CIVIL DESIGN SHOWN FOR INFORMATION ONLY.
- REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR DISCIPLINE SPECIFIC REMOVALS.

MATERIALS PLAN NOTES:

- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- REFER TO CITY OF COLWOOD STANDARDS FOR WORK ON TYPICAL SIDEWALKS.
- BOULDER PLACEMENT: COORDINATE REVIEW, SELECTION, AND PLACEMENT WITH LANDSCAPE ARCHITECT.

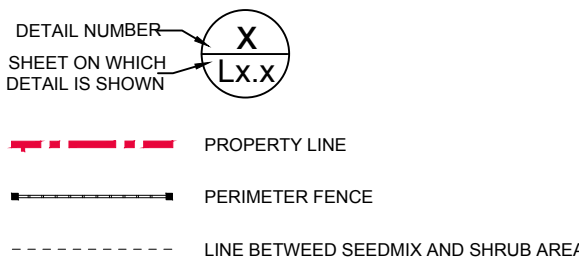
LAYOUT PLAN NOTES:

- ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON STATIONING POINTS PROVIDED BY CIVIL.
- REFER TO THE GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING AND LANDSCAPE AREAS.
- ALL SITE FURNISHING LOCATIONS MUST BE CONFIRMED WITH THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
- REFER TO CIVIL DRAWINGS FOR PATHWAY AND CURB ALIGNMENTS AND DETAILS.

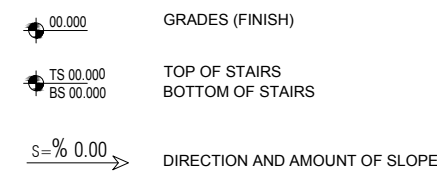
GRADING PLAN NOTES:

- ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON SURVEY AND ELEVATIONS PROVIDED BY ARCHITECT AND CIVIL. THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS.
- ALL PROPOSED ELEVATIONS ARE TO THE TOP OF FINISHED GRADE UNLESS OTHERWISE NOTED.
- PAVING IS GRADED TO A TYPICAL DIMENSION ABOVE STRUCTURAL SLABS. REFER TO THE ARCHITECT FOR THE TYPICAL ELEVATION OF SLABS.
- ALL UTILITY COVERS INSIDE THE LANDSCAPE AREA MUST BE ADJUSTED TO FINAL GRADE.
- CONDUCT A GRADING START-UP MEETING WITH THE LANDSCAPE ARCHITECT IN THE FIELD TO CONFIRM THE GRADING DESIGN.

GENERAL LEGEND



GRADING LEGEND



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

OASIS LANDSCAPE DESIGN

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



Copyright Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

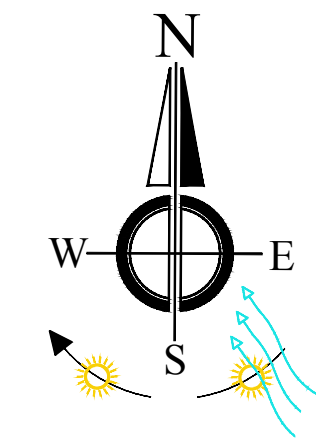
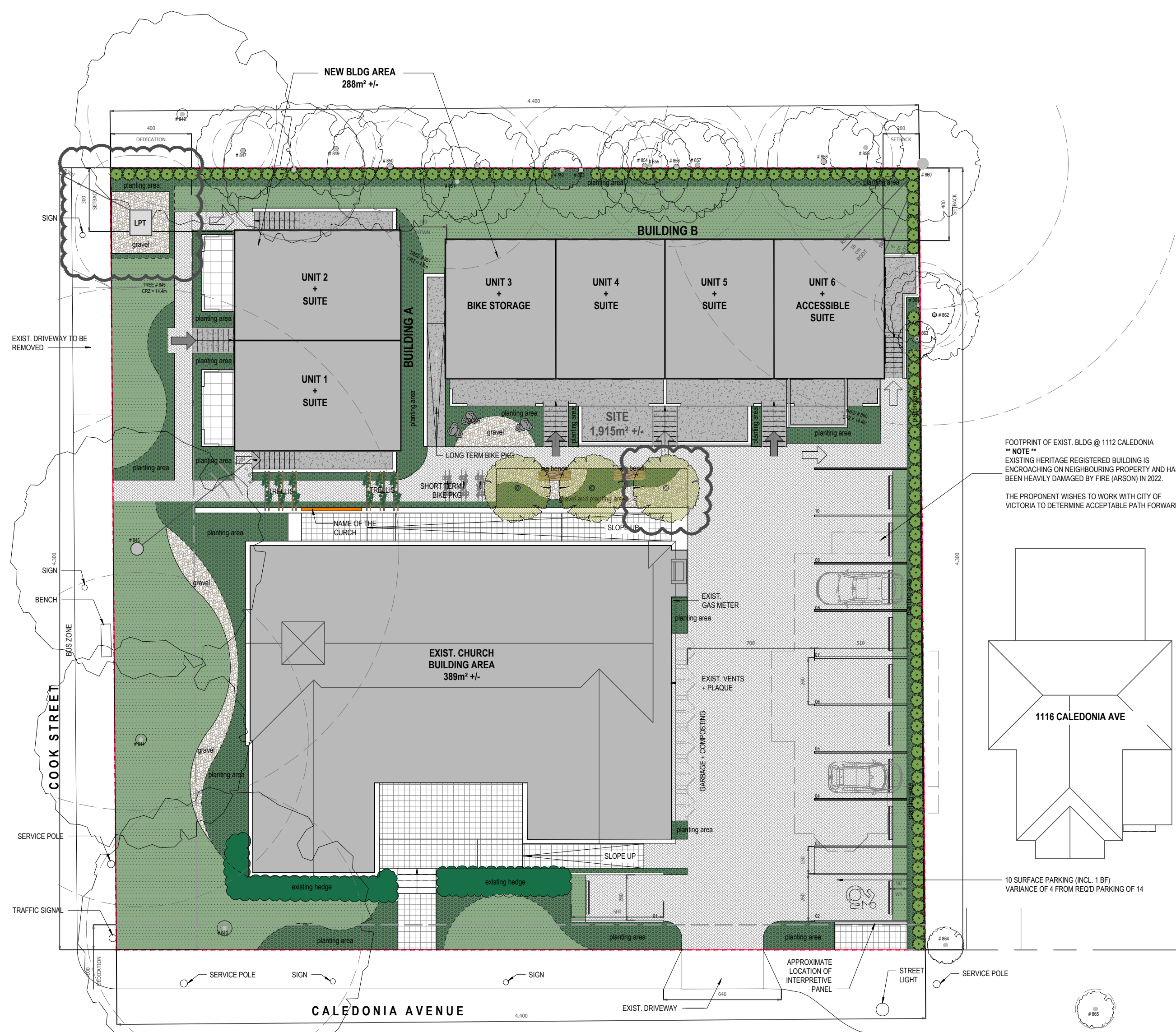
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
COVER SHEET AND
GENERAL NOTES

DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

L0



GENERAL LEGEND

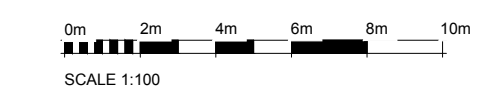
- PROPERTY LINE
- PERIMETER FENCE
- LINE BETWEEN SEEDMIX AND SHRUB AREA
- PRIMARY RESIDENCE
- SUITE

SURFACE MATERIAL LEGEND

SYMBOL	DESCRIPTION	LOCATION	QUANTITY
HARD LANDSCAPE			
[Symbol]	CONCRETE	ON STAIRS, UPPER LANDINGS AND BIKING STORAGE RAMP	96.30 m2
[Symbol]	UNIT PAVERS	ON VEHICLE ROADS, PARKING AREAS & PEDESTRIAN PATHS	398.65 m2
[Symbol]	GRAVEL	IN VARIOUS LANDSCAPE AREAS	41.90 m2

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

SOFT LANDSCAPE		
[Symbol]	PLANTING AREAS (PA)	233.20 m2
[Symbol]	SEED MIX AREAS	306.40 m2
[Symbol]	EXISTING TREES TO REMAIN	
[Symbol]	PROPOSED TREES	



CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC. V8T 1G1

DRAWING ISSUED TABLE:
1- 2024-11-20ISSUED FOR REZONING & DP/HAP
2- 2024-11-28REVISED LPT LOCATION PER
HYDRO COMMENTS

OASIS LANDSCAPE DESIGN

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



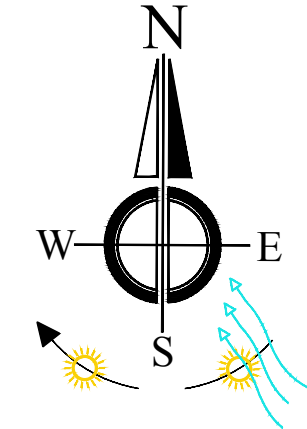
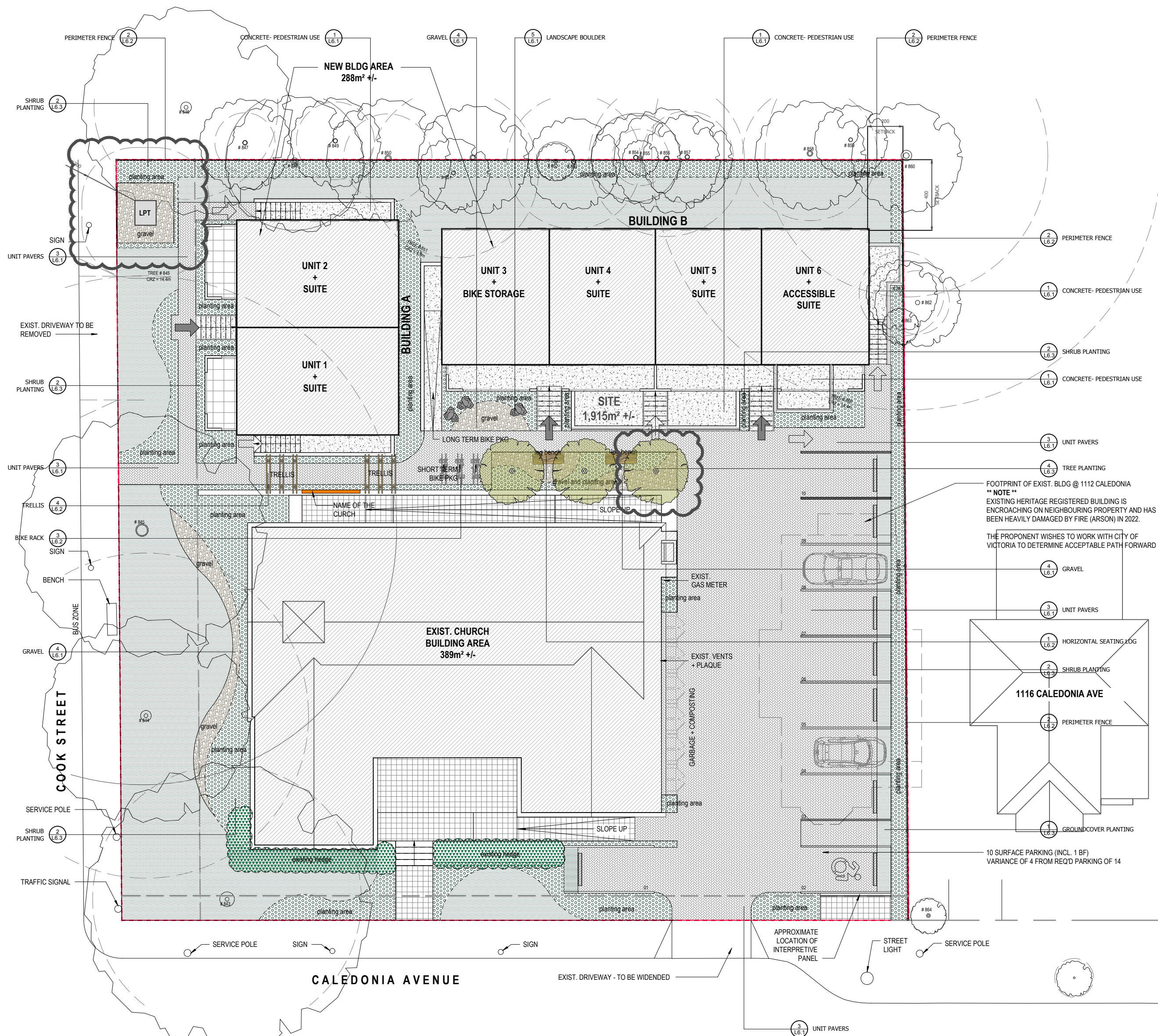
Copyright. Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
SITE PLAN

DATE: NOV. 2024
SCALE: AS INDICATED
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 BRINK STORAGE PAMP		96.30 m2
UNIT PAVERS	ON VEHICLE ROADS, PARKING AREAS & PEDESTRIAN PATHS		398.65 m2
GRAVEL	IN VARIOUS LANDSCAPE AREAS		41.90 m2

URBAN MATERIALS			
LOG BENCH	IN THE NATURAL LANDSCAPE AREA BEHIND		2
TRELLIS	ON PEDESTRIAN PATHS		6
ROCKS	IN THE NATURAL LANDSCAPE AREA BEHIND		6

SOFT LANDSCAPE			
PLANTING AREAS (PA)			233.20 m2
SEED MIX AREAS			306.40 m2
EXISTING TREES TO REMAIN			
PROPOSED TREES			

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

OASIS LANDSCAPE DESIGN

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



Copyright. Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

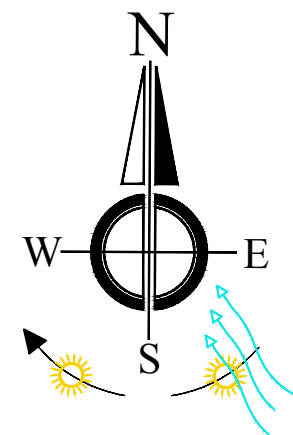
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
MATERIAL PLAN

DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

L2



 PROPERTY LINE
 PERIMETER FENCE
 LINE BETWEEN SEEDMIX AND SHRUB AREA

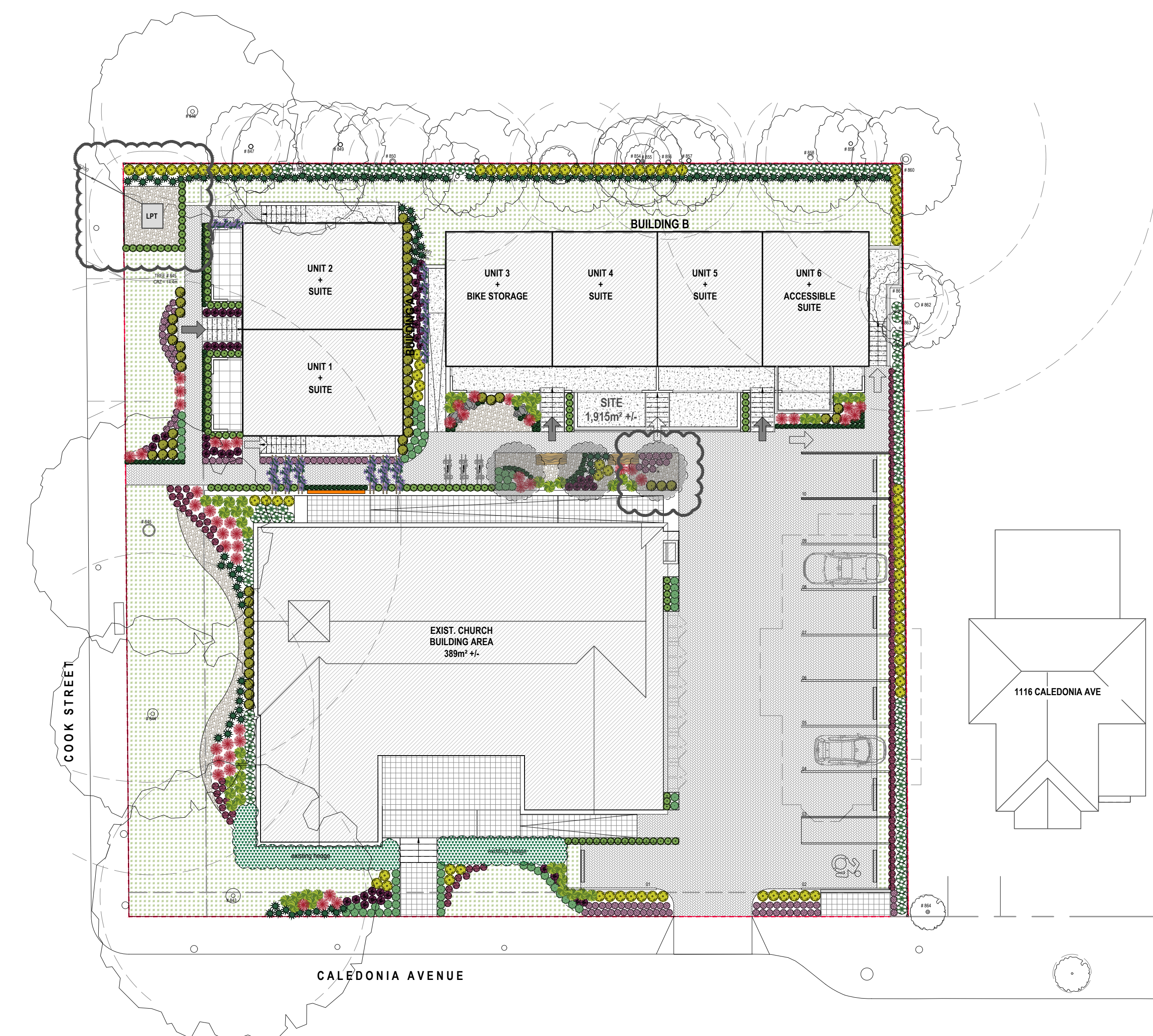
 00.00 GRADES (FINISH)
 S-% 0.00 DIRECTION AND AMOUNT OF SLOPE

- * ALL DIMENSIONS ARE NOMINAL.
- * LANDSCAPE SITE ELEMENTS TO BE DETERMINED ON SITE BY LANDSCAPE ARCHITECT.



DRAWING NUMBER

L3



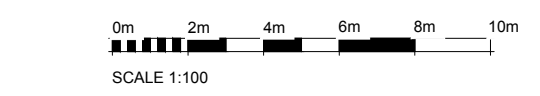
PLANTING NOTES

- * 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.

PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QUANTITY
TREES				
	CON	CORNUS NUTTALLII PACIFIC DOGWOOD	1.8m Ht.	3

SHRUBS AND PERENNIALS			
	ARC	ARCTOSTAPHYLOS UVA-URSI COMMON DOGWOOD	# 1 POT 119
	CAL	CALAMAGROSTIS x ACUTIFOLIA FORESTORY FAWN LEAF GRASS	# 2 POT 49
	CDS	CORNUS SERICEA RED DOGWOOD	# 1 POT 48
	COT	COTINUS COGCOGRIA SHRUB BUSH	# 1 POT 116
	HOL	HOLDOUSCUS DISCOLOR JEWEL SPRAY	# 2 POT 93
	GAS	GALLTHERIA SHALLOON SHAL	# 1 POT 60
	MAN	MARONIA REPENS CREEPING OREGON GRAPE	# 1 POT 53
	POL	POLYSTICHUM MUNITUM SWORD FERN	# 1 POT 144
	PHL	PHILADELPHUS LEWISII MOCK ORANGE	# 1 POT 68
	ROS	ROSA NUTKANNA NODDY ROSE	# 1 POT 108
	SYM	SYMPHORICARPOS ALBUS SNOWBERRY	# 2 POT 98
	VAC	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	# 2 POT 235
	WIS	WISTERIA FLOREBUNDA ALBA JAPANESE WISTERIA	# 2 POT 28

NATIVE SEED MIX - GARRY OAK MEADOW	
	306,40 m2



CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC, V8T 1G1

DRAWING ISSUED TABLE:
1- 2024-11-20ISSUED FOR REZONING & DP/HAP
2- 2024-11-28REVISED LPT LOCATION PER
HYDRO COMMENTS

OASIS LANDSCAPE DESIGN

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



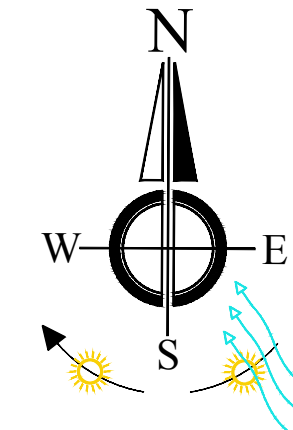
Copyright Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
PLANTING PLAN

DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

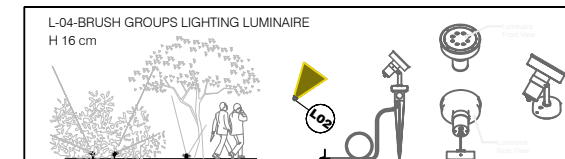
DRAWING NUMBER
L4



* SEE ELECTRICAL FOR LIGHTING FIXTURE SPECIFICATIONS.

LANDSCAPE LIGHTING SCHEDULE

L-03-BOLLARD LIGHTING LUMINAIRE



ADDRESS: 1110/112 CALEDONIA AVENUE,
VICTORIA BC. V8T 1G1

OASIS LANDSCAPE DESIGN

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



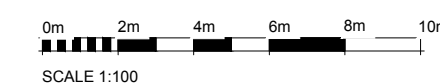
Copyright. Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

DRAWING NAME:
LIGHTING PLAN

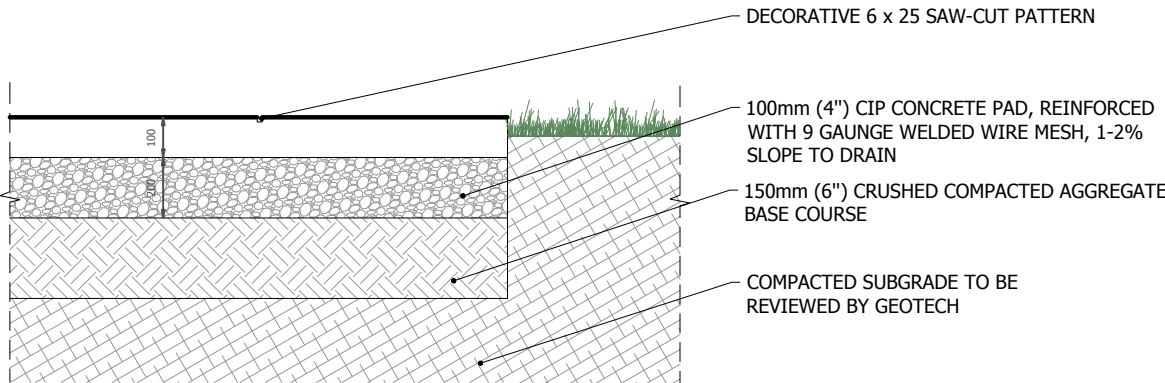
DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

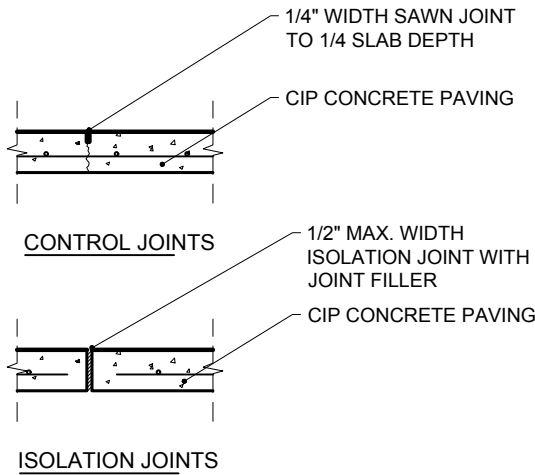
L5



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 MON. 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.



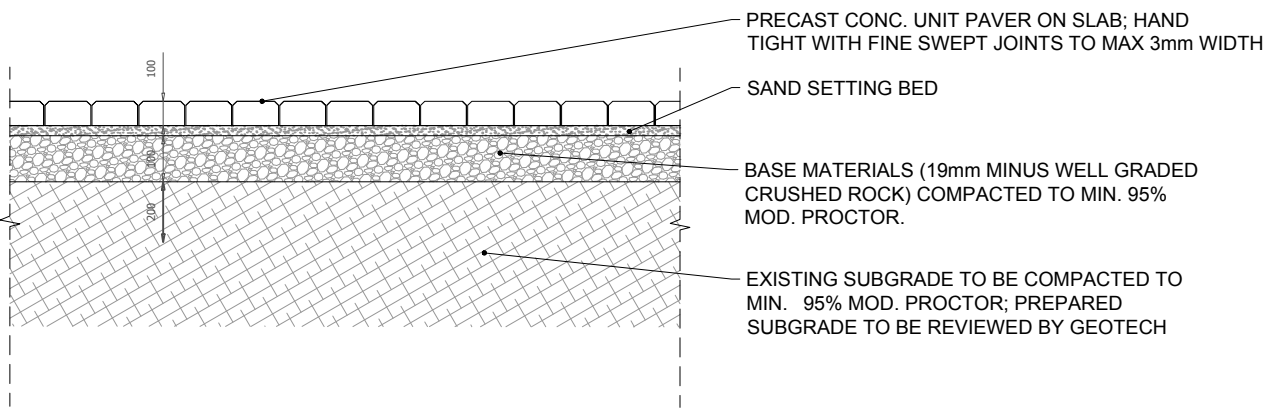
1
L6.1 CONCRETE PAVING - PEDESTRIAN USE 1/10



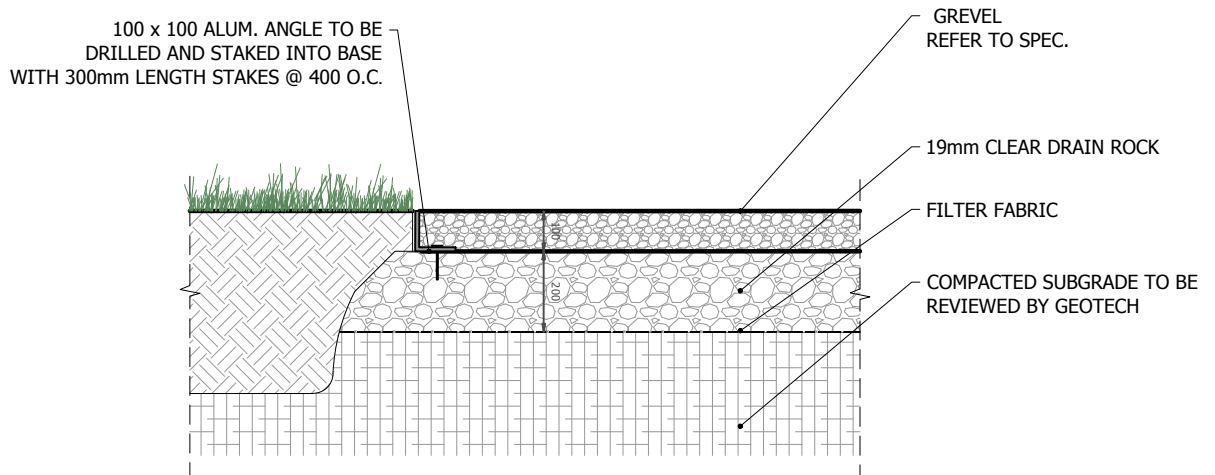
NOTES:
1- CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH.
2- CUT JOINTS BEFORE RANDOM CRACKING OCCURS.
3- C-2 SAWCUT CONTROL JOINTS WITHIN 18 HOURS OF FINISHING SLABS SEE LAYOUT PLAN. ZIP STRIP MUST BE APPROVED BY ARCHITECT.

2
L6.1 CIP CONCRETE PAVING JOINTS 1/10

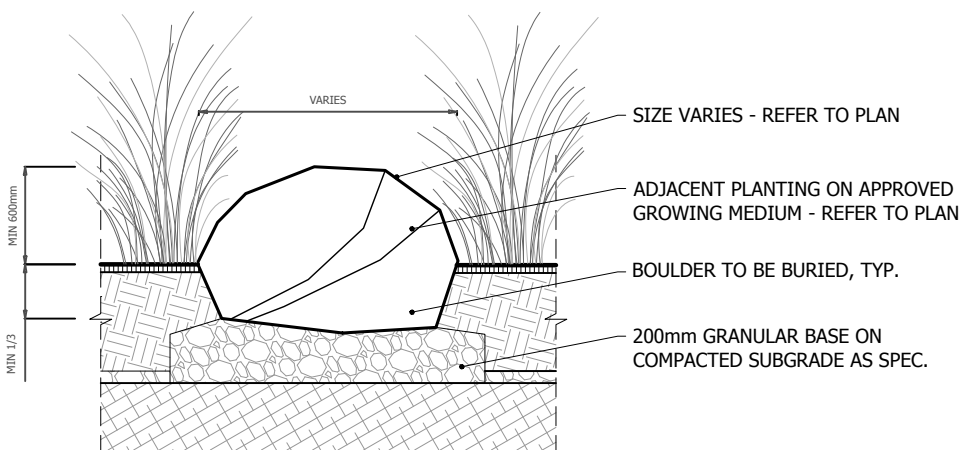
NOTES:
1- SEE WRITTEN SPECIFICATIONS FOR AGGREGATES.
2- PAVER AND PAVER INSTALLATION TO MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
3- PERMEABLE JOINTING MORTAR TO BE ROMEX ROMPOX - EASY ECOFINE - COLOR: GREY - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
4- DO NOT CUT PAVERS TO MEET DIMENSIONS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



3
L6.1 UNIT PAVERS - PEDESTRIAN AND VEHICLE USE 1/10



4
L6.1 GRAVEL 1/10



5
L6.1 LANDSCAPE BOULDER 1/10

CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC. V8T 1G1

DRAWING ISSUED TABLE:
1- 2024-11-20ISSUED FOR REZONING & DPHAP
2- 2024-11-28REVISED LPT LOCATION PER
HYDRO COMMENTS

OASIS LANDSCAPE DESIGN

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



Copyright. Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

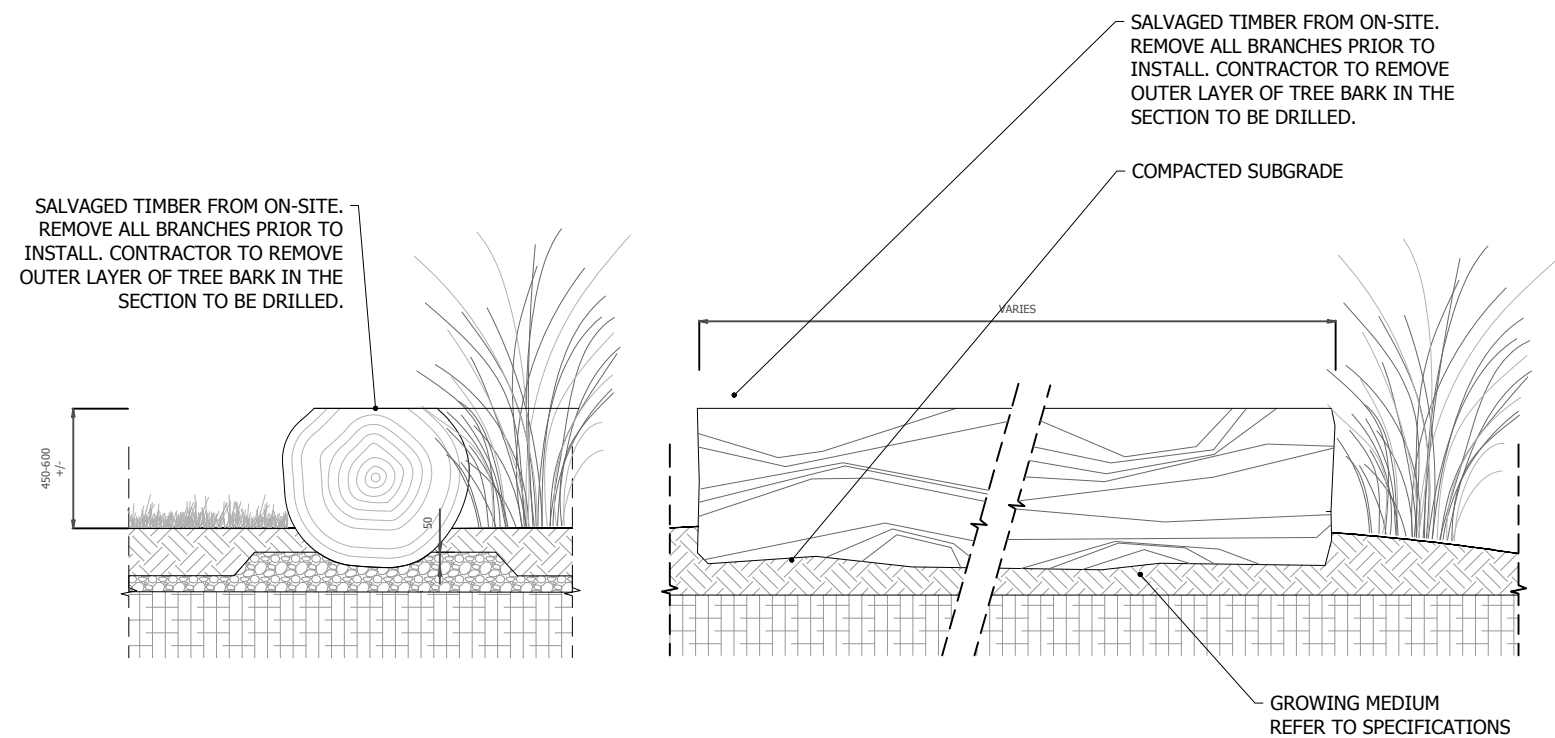
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
TYPICAL DETAILS
PAVING

DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

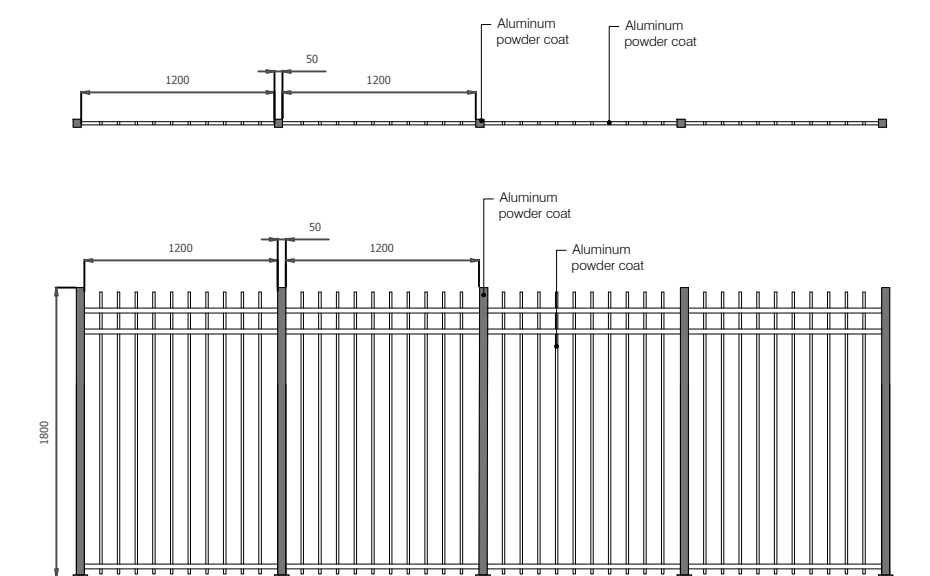
L6.1



1
L6.2 HORIZONTAL SEATING LOG

1/10

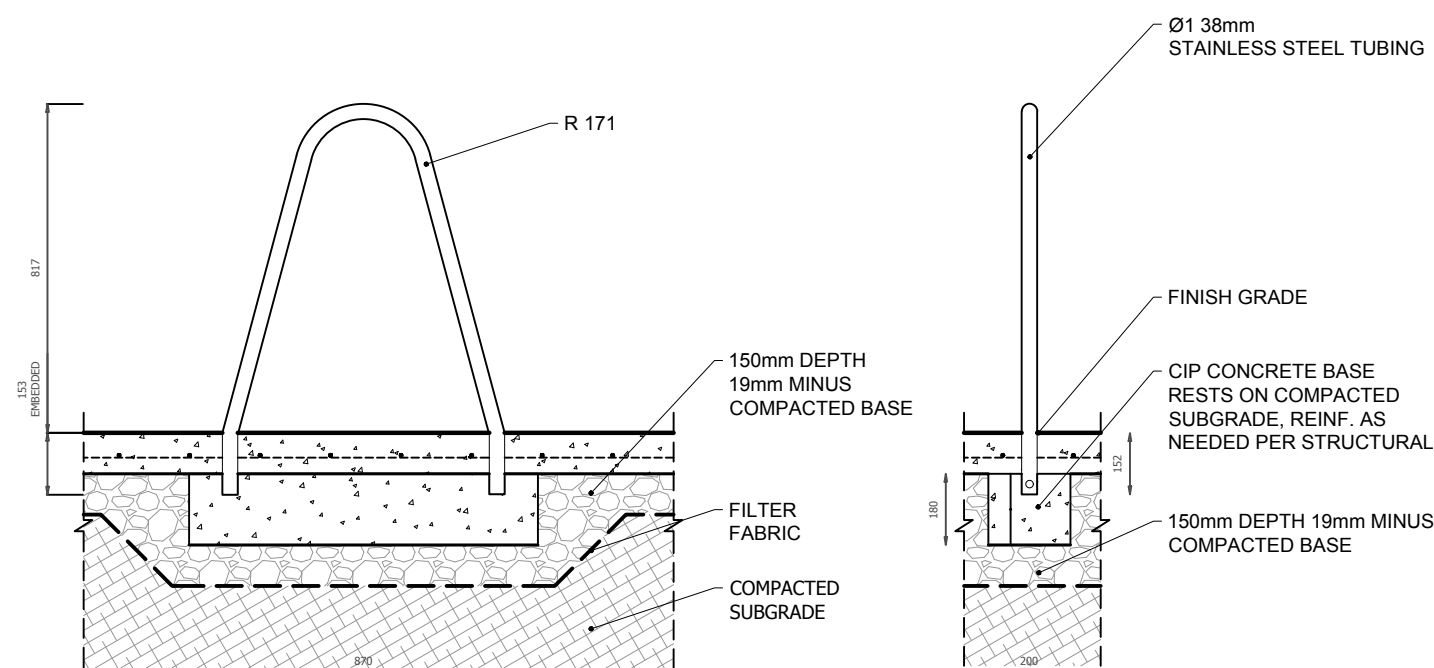
- NOTES:
- 1- PROVIDE SHOP DRAWINGS FOR ALL GUARDRAIL ELEMENTS AND, CONNECTIONS, SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN BRITISH COLUMBIA.
 - 2- ALL GUARDRAIL METAL TO BE ALUMINUM; ALL HARDWARE FASTENERS TO BE COATED STEEL TO PREVENT CONTACT OF DISSIMILAR METALS.
 - 3- EXTERIOR PAINT FINISH: POWDERCOAT ALUMINUM TO SMOOTH GLOSS, SUITABLE FOR OUTDOOR APPLICATION, TYP. COLOUR: TO BE CONFIRMED.
 - 4- COLOUR SAMPLE TO BE PROVIDED FOR REVIEW FOR APPROVAL BY LANDSCAPE ARCH.
 - 5- GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH.



2
L6.2 PERIMETER FENCE

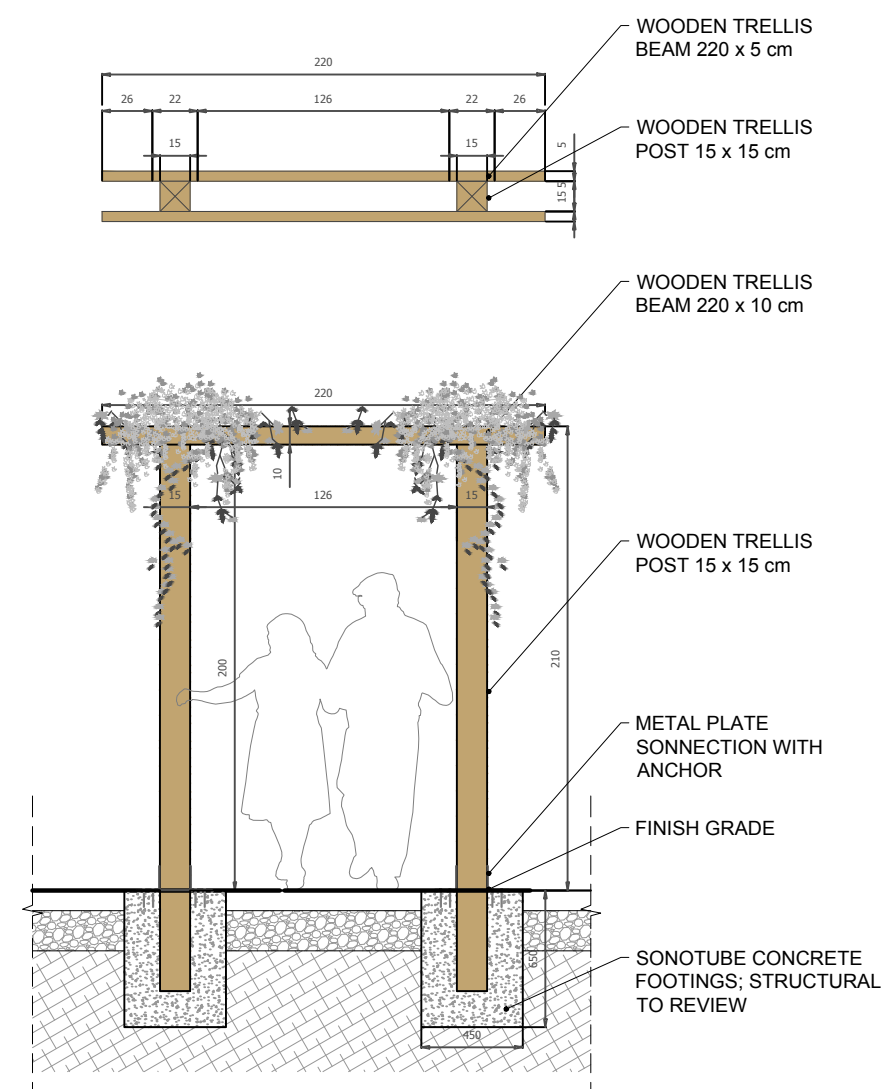
1/20

- NOTES:
- 1- INSTALL PER MANUFACTURER'S INSTRUCTION
 - 2- BOLA RACK IN STAINLESS STEEL BY LANDSCAPE FORMS



3
L6.2 BIKE RACK

1/10



4
L6.2 TRELLIS

1/20

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

OASIS LANDSCAPE DESIGN

451 Regency Place / Victoria BC, V9C 0J7

PH: +1 (236) 882-30-51

www.oasislandscapedesign.ca



Copyright. Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

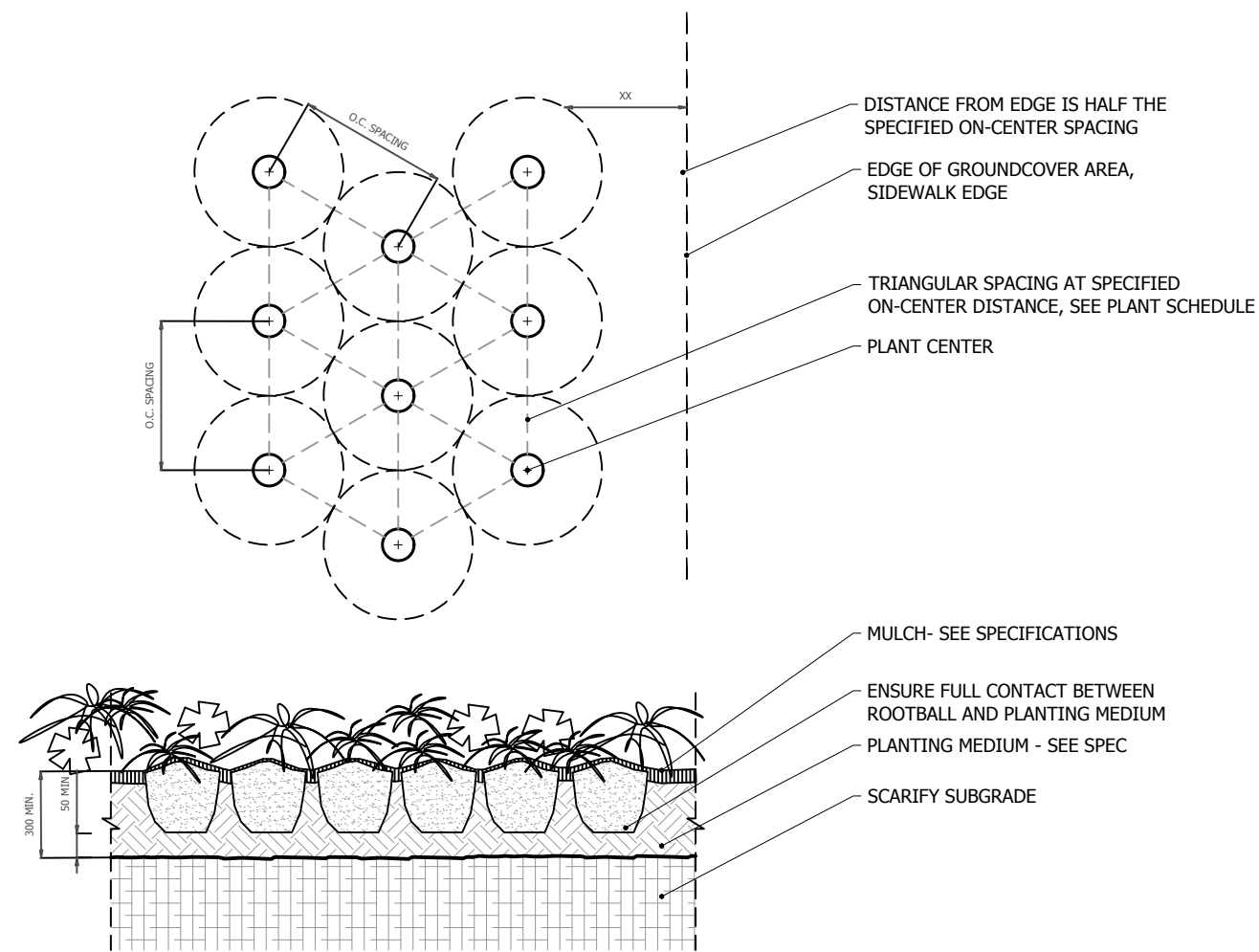
PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
TYPICAL DETAILS
SITE FURNISHINGS

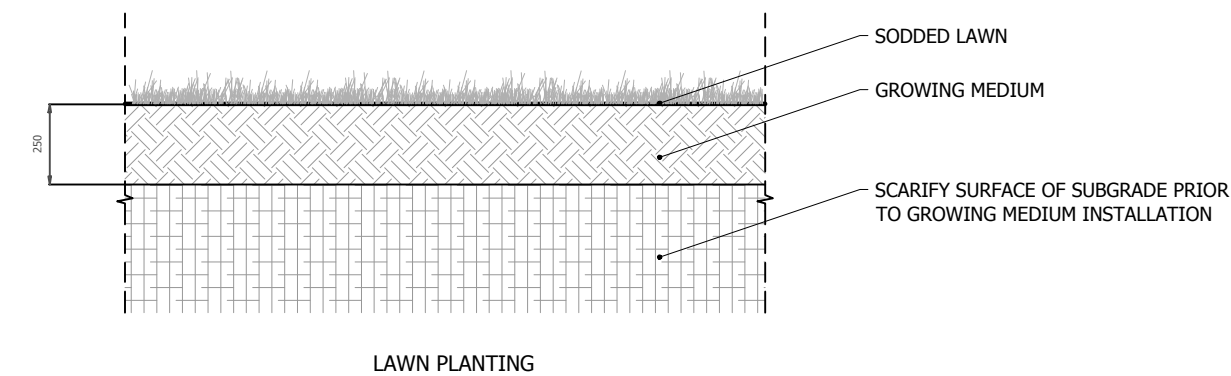
DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

DRAWING NUMBER

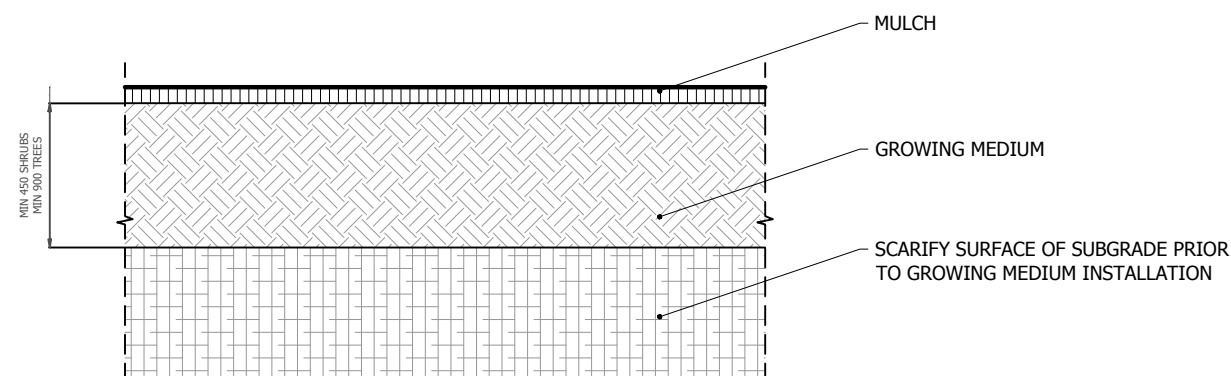
L6.2



1
L6.3 GROUND COVER PLANTING NTS

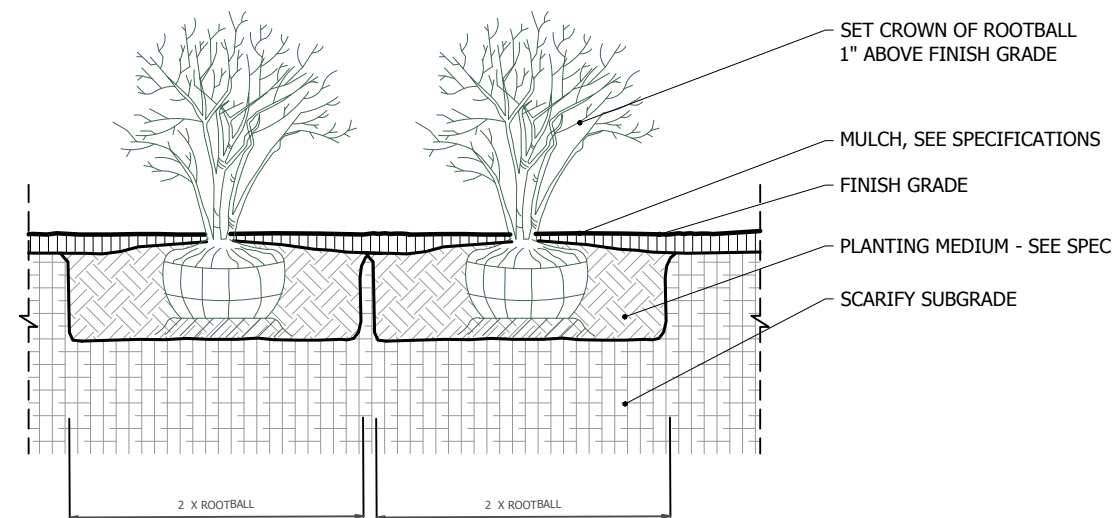


LAWN PLANTING

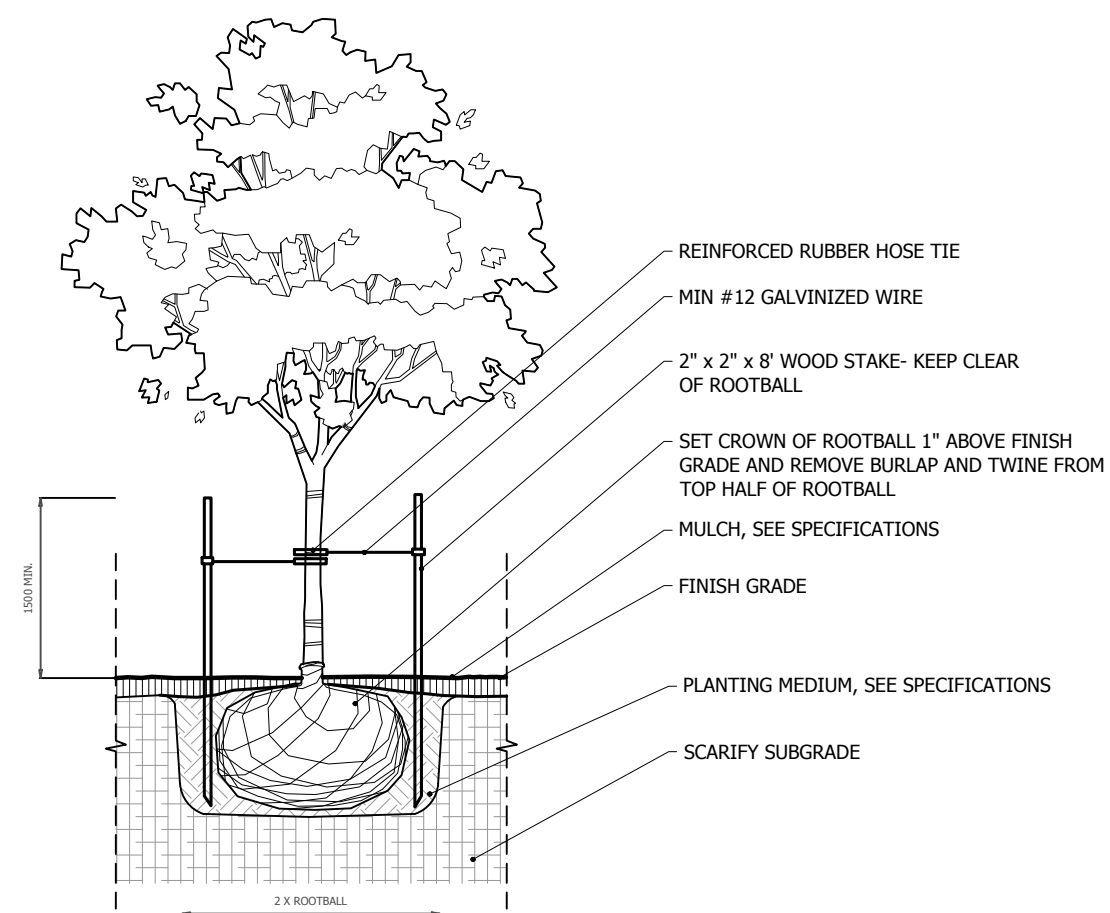


SHRUB / TREE PLANTING

3
L6.3 SOIL PROFILES ON GRADE 1/10



2
L6.3 SHRUB PLANTING NTS



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

CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC. V8T 1G1

DRAWING ISSUED TABLE:
1- 2024-11-20ISSUED FOR REZONING & DP/HAP
2- 2024-11-28REVISED LPT LOCATION PER
HYDRO COMMENTS

OASIS LANDSCAPE DESIGN

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



Copyright. Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

PROJECT NAME:
UKRAINIAN CHURCH

DRAWING NAME:
TYPICAL DETAILS
PLANTING

DATE: NOV. 2024
SCALE: AS INDICATED
DRAWN: AK
CHECKED: BE

DRAWING 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 Colwood 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 Colwood'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 substitution 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.

CLIENT:
ST NICHOLAS UKRAINIAN
CATHOLIC CHURCH

ADDRESS:
1110/1112 CALEDONIA AVENUE,
VICTORIA BC. V8T 1G1

DRAWING ISSUED TABLE:
1- 2024-11-20ISSUED FOR REZONING & DPHAP
2- 2024-11-28REVISED LPT LOCATION PER
HYDRO COMMENTS

OASIS LANDSCAPE DESIGN

451 Regency Place / Victoria BC, V9C 0J7

PH: +1 (236) 882-30-51

www.oasislandscapedesign.ca



Copyright. Reserved. This drawing is and remains at all times the exclusive property of Oasis Landscape and cannot be used modified or copied without the expressed written consent of the landscape architect.

PROJECT NAME:

UKRAINIAN CHURCH

DRAWING NAME:

TYPICAL DETAILS
PLANTING

DATE: NOV. 2024

SCALE: AS INDICATED

DRAWN: AK

CHECKED: BE

DRAWING NUMBER

L6.4