METAFOR

Rezoning & Development Permit Revision
24.11.15



VIEW FROM INTERSECTION OF DOUGLAS STREET AND TORONTO STREET. FOR ADDITIONAL RENDERINGS, REFER TO SUBMITTED REZONING PRESENTATION PACKAGE.

22.703 Douglas Street

350 & 360 DOUGLAS ST

VICTORIA, BC

METAFOR ARCHITECTURE INC
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Structural

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380-4243 Glanford Ave
Victoria, BC V8Z 4B9
t: 250.590.4133
www.skylineengineerin

Mechanical

m3 Mechanical Engineering Inc.
501-1803 Douglas St
Victoria, BC V8T 5C3
t: 250.940.2256

Electrical

AES Engineering
500-3795 Carey Road
Victoria, BC V8Z 6T8

Civil

JE Anderson & Associates
4212 Glanford Ave
Victoria, BC V8Z 4B7
t: 250.727.2214

Landscape

LADR
3-864 Queens Ave, Street Level
Victoria, BC V8T 1M5
t: 250.598.0105

ARCHITECTURAL

DP0.00 COVER
DP1.01 EXISTING SITE PLAN
DP1.02 PROPOSED SITE PLAN
DP1.03 AVERAGE GRADE CALCULATION
DP1.04 TOTAL FLOOR AREA PLANS
DP1.05 SITE COVERAGE PLAN & BYLAW FRAMEWORK
DP2.01 PARKADE LEVEL 1
DP2.02 PARKADE LEVEL 2
DP2.03 LEVEL 1 & 2 FLOOR PLANS
DP2.04 LEVEL 3 & 4 FLOOR PLANS
DP2.05 LEVEL 5 & 6 FLOOR PLANS
DP2.06 ROOF/ AMENITY PLAN
DP3.01 BUILDING ELEVATIONS
DP3.02 BUILDING ELEVATIONS
DP3.03 BUILDING CONTEXT ELEVATIONS
DP4.01 BUILDING SECTIONS
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ELECTRICAL

E1.0 SITE LIGHTING LAYOUT
E2.0 OFFSITE STREET LIGHTING LAYOUT
E2.1 OFFSITE STREET LIGHTING DETAILS

CIVIL

PRELIMINARY GRADING PLAN
PRELIMINARY CIVIL SERVICING DRAWING
PRELIMINARY PROFILES
TURNING MOVEMENTS - LADDER 34
TURNING MOVEMENTS - BRONTO
TURNING MOVEMENTS - PASSENGER CAR

LANDSCAPE

LANDSCAPE CONCEPT PLAN
TREE MANAGMENT PLAN

SURVEY

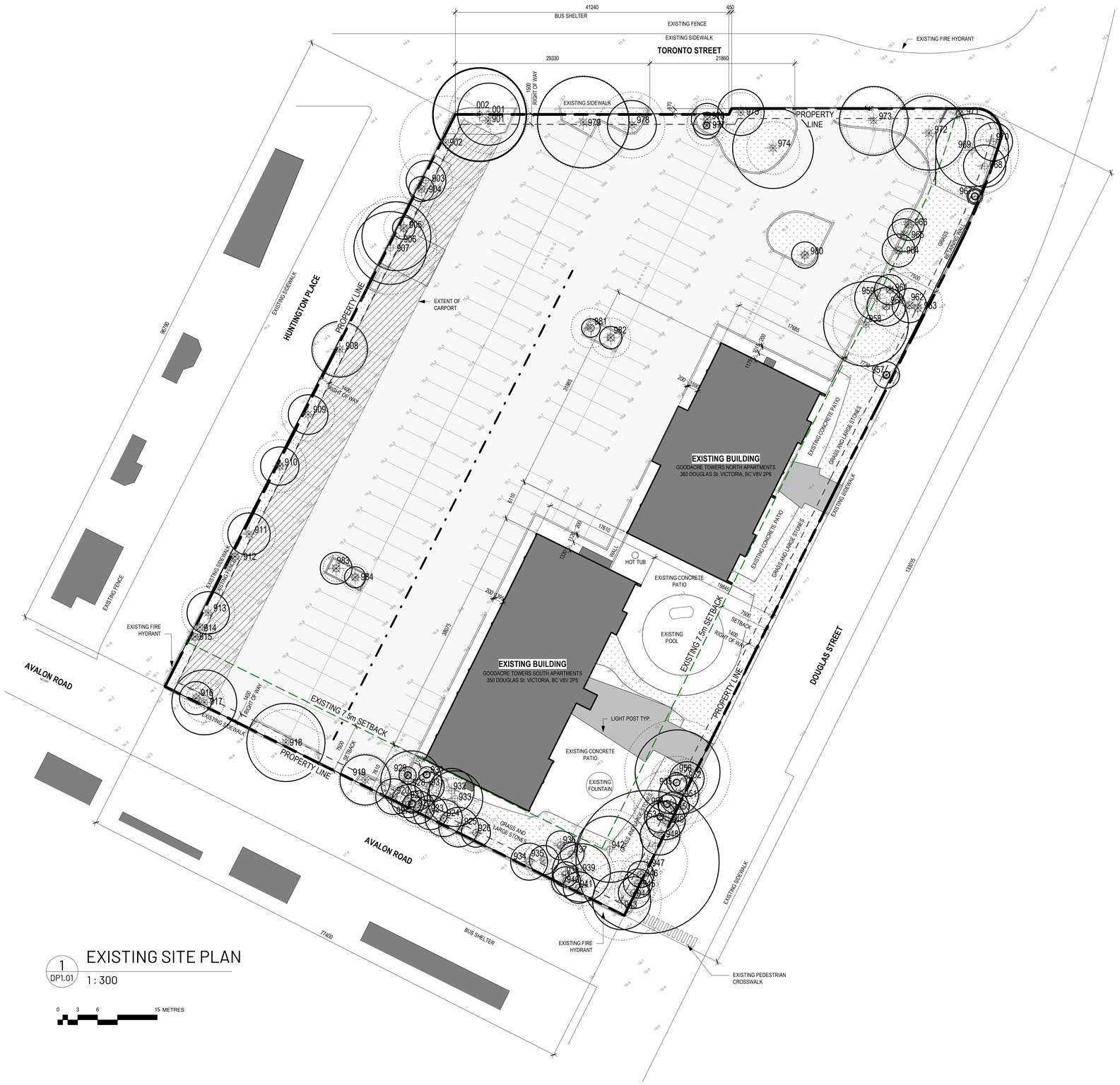
PLOT PLAN

**NOTE: REFER TO SUBMITTED PRESENTATION PACKAGE FOR SUPPLEMENTAL GRAPHIC INFORMATION INCLUDING SITE ANALYSIS, SHADOW STUDIES, AND RENDERINGS.
DRAWING PACKAGE AND PRESENTATION PACKAGE ARE TO BE REVIEWED IN CONJUNCTION.**

CITY OF VICTORIA
Revisions
Received Date: November 28, 2024

PROJECT NO.
22.703

Autodesk Docs://22.703 Douglas Street Apartments/22.703 Douglas Street Apartments.rvt



1 DP1.01 EXISTING SITE PLAN

1 : 300

0 3 6 15 METRES

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- STORM LINE
- GAS LINE
- WATER LINE
- PATH OF TRAVEL
- PARKADE OUTLINE
- UTILITY POLE
- TRAFFIC SIGN
- CATCH BASIN

22.703 Douglas Street

350 & 360 DOUGLAS ST
VICTORIA, BC

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no.	description	date
1	Issue #1 for Development Permit	23.05.17
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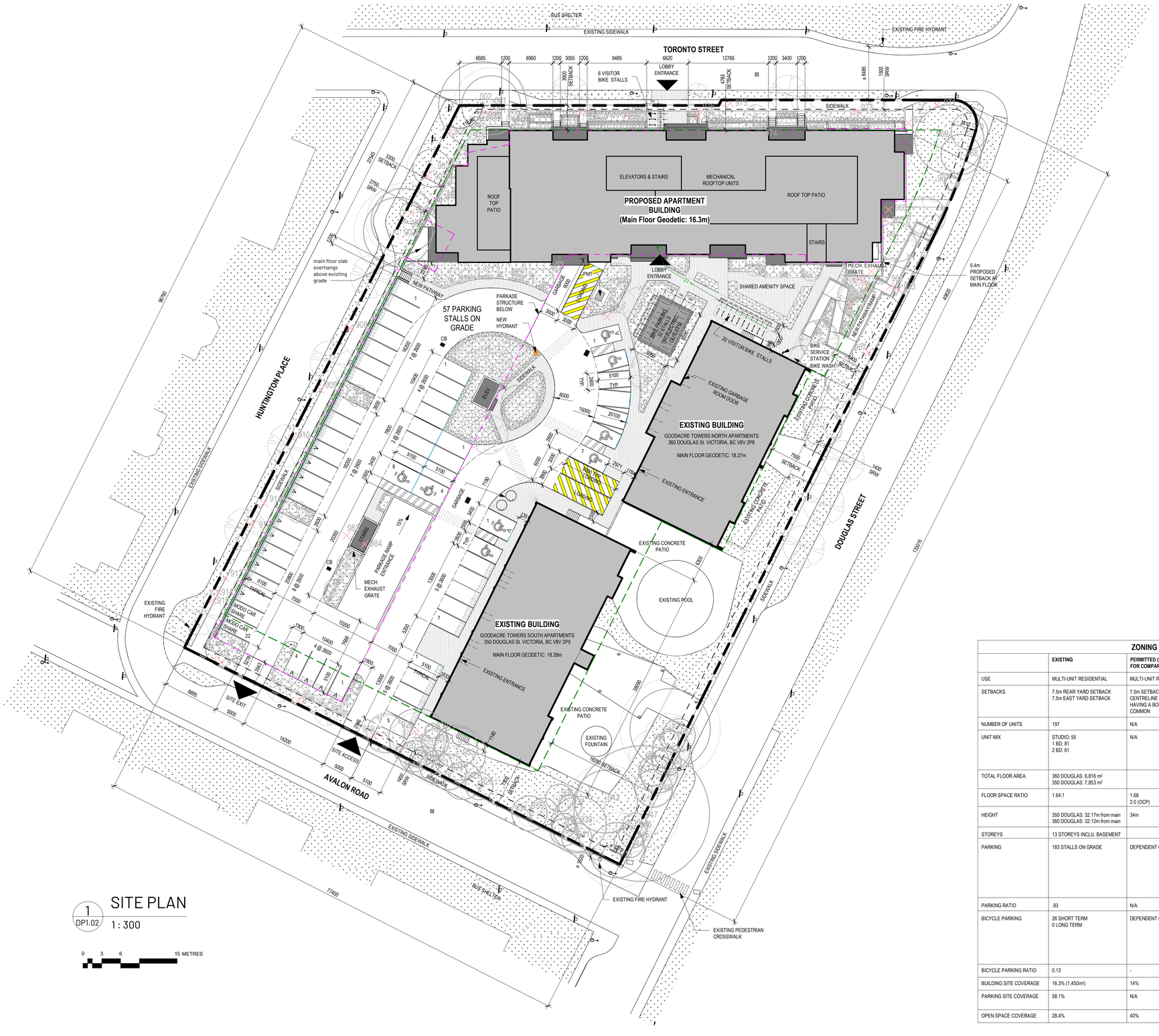
Drawing Title
EXISTING SITE PLAN

Sheet
DP1.01

Scale	Project No.
As indicated	22.703

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1 DP1.02 SITE PLAN

1 : 300

0 3 6 15 METRES

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- STORM LINE
- GAS LINE
- WATER LINE
- PATH OF TRAVEL
- PARKADE OUTLINE
- UTILITY POLE
- TRAFFIC SIGN
- CATCH BASIN

PROJECT INFORMATION TABLE

ADDRESS:	350 & 360 Dougles St, Victoria
LEGAL ADDRESS:	LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452
EXISTING ZONING:	R3-H MULTI-UNIT RESIDENTIAL
PROPOSED ZONING:	R3-H MULTI-UNIT RESIDENTIAL
SITE AREA:	8933m²
COMMERCIAL FLOOR AREA:	0m²
FRONT YARD SETBACK:	3.9m NORTH SIDE
REAR YARD SETBACK:	7.5m SOUTH SIDE
SIDE YARD SETBACK:	3.3m WEST SIDE
SIDE YARD SETBACK:	5.4m EAST SIDE
PROJECTIONS INTO SETBACKS: (MAXIMUM)	BALCONIES: 0.7m CANOPIES: 1.0m STEPS: 2.7m
TOTAL NUMBER OF NEW UNITS:	90 UNITS
UNIT TYPE:	1 BEDROOM: 34 1 BEDROOM +DEN: 21 2 BEDROOM: 31 3 BEDROOM: 4
GROUND-ORIENTATED UNITS:	10 UNITS
MINIMUM UNIT FLOOR AREA:	50.4 m²
PARKING STALL SIZE:	2600 X 5100
LOADING STALL SIZE:	3000 X 9000

ZONING COMPARISON

	EXISTING	PERMITTED (R3-H) FOR COMPARISON ONLY	PROPOSED (NEW BLDG ONLY)	PROPOSED (ENTIRE SITE)
USE	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL
SETBACKS	7.5m REAR YARD SETBACK 7.5m EAST YARD SETBACK	7.5m SETBACK FROM CENTRELINE OF STREET, HAVING A BOUNDARY IN COMMON	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK
NUMBER OF UNITS	197	N/A	90	287
UNIT MIX	STUDIO: 55 1 BD: 81 2 BD: 61	N/A	1 BD: 34 1BD+DEN: 21 2 BD: 31 3 BD: 4	STUDIO: 55 1 BD: 115 1BD+DEN: 21 2 BD: 92 3 BD: 4
TOTAL FLOOR AREA	360 DOUGLAS: 6,816 m² 350 DOUGLAS: 7,853 m²		7,246m²	21,916 m²
FLOOR SPACE RATIO	1.64:1	1.68 2.0 (OCP)	0.81:1	2.45:1
HEIGHT	350 DOUGLAS: 32.17m from main 360 DOUGLAS: 32.12m from main	34m	24.3m FROM AVE GRADE	34m
STOREYS	13 STOREYS INCLU. BASEMENT		6 STOREYS	13 STOREYS
PARKING	183 STALLS ON GRADE	DEPENDENT ON UNIT SIZE	-	157 UNDERGROUND, 57 SURFACE INCLUDING: • TWO MODO CAR SHARE • 16 VISITOR • 10 ACCESSIBLE (INCLUDING 3 ACCESSIBLE VAN) **TOTAL: 214 STALLS**
PARKING RATIO	.93	N/A	-	0.75
BICYCLE PARKING	26 SHORT TERM 0 LONG TERM	DEPENDENT ON UNIT SIZE	287 LONG TERM (177 with electrical receptacles) • 32 AT GRADE • 127 IN PARKADE • 128 IN MAIN FLOOR BIKE ROOM	26 SHORT TERM 287 LONG TERM 67 LONG TERM (TO BE PROVIDED IN EXISTING BUILDINGS AS PART OF EXISTING PROJECT, 40 TO BE OVERSIZED) **TOTAL: 380 TOTAL STALLS**
BICYCLE PARKING RATIO	0.13	-	3.2	1.32
BUILDING SITE COVERAGE	16.3% (1,450m²)	14%	32.9% (2,940m²)	49.6% (4,434m²) See DP1.05
PARKING SITE COVERAGE	58.1%	N/A	-	13.9% (1,239m²) Outside of Building Site Coverage
OPEN SPACE COVERAGE	28.4%	40%	-	36.5%

22.703 Douglas Street

350 & 360 DOUGLAS ST VICTORIA, BC

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Drawing Title
PROPOSED SITE PLAN

Sheet
DP1.02

Scale
As indicated

Project No.
22.703

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1 DP1.03 NATURAL/EXISTING GRADE PLAN

1 : 300

0 3 6 15 METRES

GRADES TO CALCULATE BUILDING HEIGHT

GRADE POINTS	ELEVATION	FROM	TO	AVERAGE ELEVATION	X	DISTANCE	=	TOTALS
A	16.3	A	B	15.7		89.7		1406.4
B	15.1	B	C	16.9		68.7		1164.0
C	18.8	C	D	18.8		10.8		202.1
D	18.8	D	E	18.4		3.6		65.5
E	18.0	E	F	18.2		10.1		184.0
F	18.4	F	G	17.4		15.2		263.0
G	16.3	G	H	16.3		1.3		21.3
H	16.3	H	I	15.9		37.3		593.7
I	15.5	I	J	16.0		79.4		1266.4
J	16.4	J	A	16.3		22.8		372.3
						338.8		**5538.9**

Average Grade: **16.35**

PROJECT NORTH

22.703 Douglas Street

350 & 360 DOUGLAS ST
VICTORIA, BC

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Drawing Title

AVERAGE GRADE CALCULATION

Sheet

DP1.03

Scale: 1 : 300

Project No.: 22.703

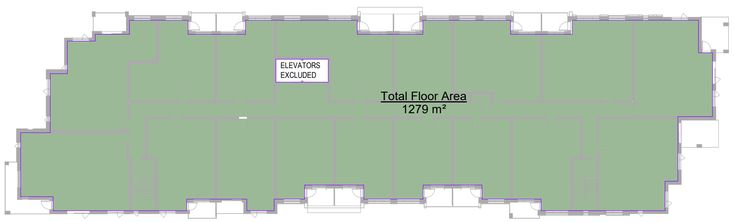
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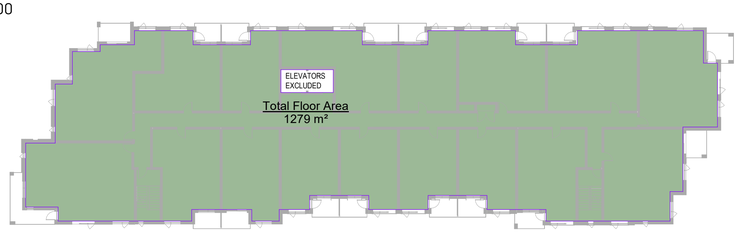


1 DP1.04 LEVEL 1
1 : 300

0 3 6 15 METRES



2 DP1.04 LEVEL 2
1 : 300



3 DP1.04 LEVEL 3
1 : 300

Legend

Total Floor Area

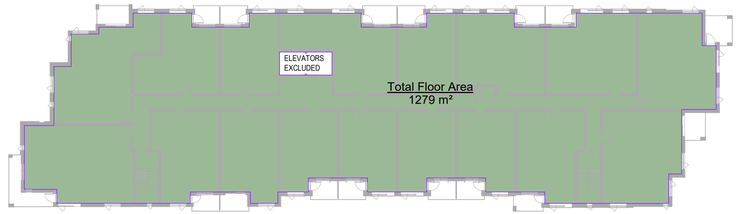
New Building Total Building Area	
Level	Area
LEVEL 1	1102 m²
LEVEL 1	16 m²
LEVEL 1	14 m²
LEVEL 2	1279 m²
LEVEL 3	1279 m²
LEVEL 4	1279 m²
LEVEL 5	1116 m²
LEVEL 6	1105 m²
ROOF	43 m²
ROOF	14 m²
Grand total: 10	7246 m²

TOTAL FLOOR AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS AND EXCLUDES ELEVATOR SHAFTS AND SPACE ALLOCATED FOR LONG TERM BIKE STORAGE

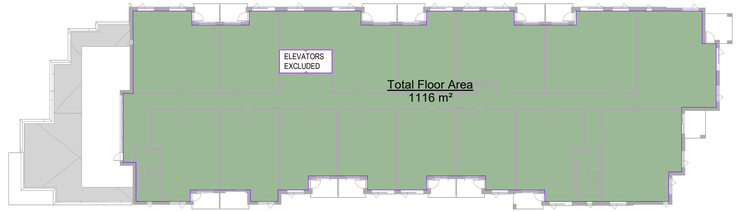
PROJECT NORTH

Unit Summary

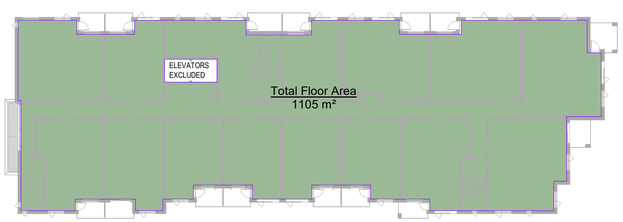
Unit Type	1BD A	1BD+D A	1BD+D B	1BD+D C	2BD A	2BD B	2BD C	2BD D	2BD E	2BD F	2BD G	3BD	TOTALS BY LEVEL
Unit Configuration	1 bed	1 bed + den	1 bed + den	1 bed + den	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	3 bed	
Unit Size (sf)	543	689	637	689	871	879	821	864	788	984	826	969	
Unit Size (sm)	50.4	64.0	59.2	64.0	80.9	81.7	76.3	80.3	73.2	91.4	76.7	90.0	
Level 1	4	2	0	1	0	1	0	0	1	0	0	1	**10**
Level 2	6	2	1	1	1	1	1	1	1	1	0	1	**17**
Level 3	6	2	1	1	1	1	1	1	1	1	0	1	**17**
Level 4	6	2	1	1	1	1	1	1	1	1	0	1	**17**
Level 5	6	2	1	0	1	1	1	1	1	0	1	0	**15**
Level 6	6	2	1	0	1	1	0	1	1	0	1	0	**14**
TOTALS	**34**	**12**	**5**	**4**	**5**	**6**	**4**	**5**	**6**	**3**	**2**	**4**	**90**
% by Type	**38%**	**13%**	**6%**	**4%**	**6%**	**7%**	**4%**	**6%**	**7%**	**3%**	**2%**	**4%**	**100%**
UNIT MIX	1 bed	1 bed + den			2 bed							3 bed	
%	38%	23%			34%							4%	
#	34	21			31							4	



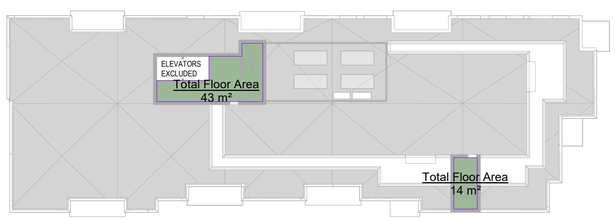
4 DP1.04 LEVEL 4
1 : 300



5 DP1.04 LEVEL 5
1 : 300



6 DP1.04 LEVEL 6
1 : 300



7 DP1.04 ROOF
1 : 300

22.703 Douglas Street

350 & 360 DOUGLAS ST
VICTORIA, BC

[redacted]

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[redacted]

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Permit

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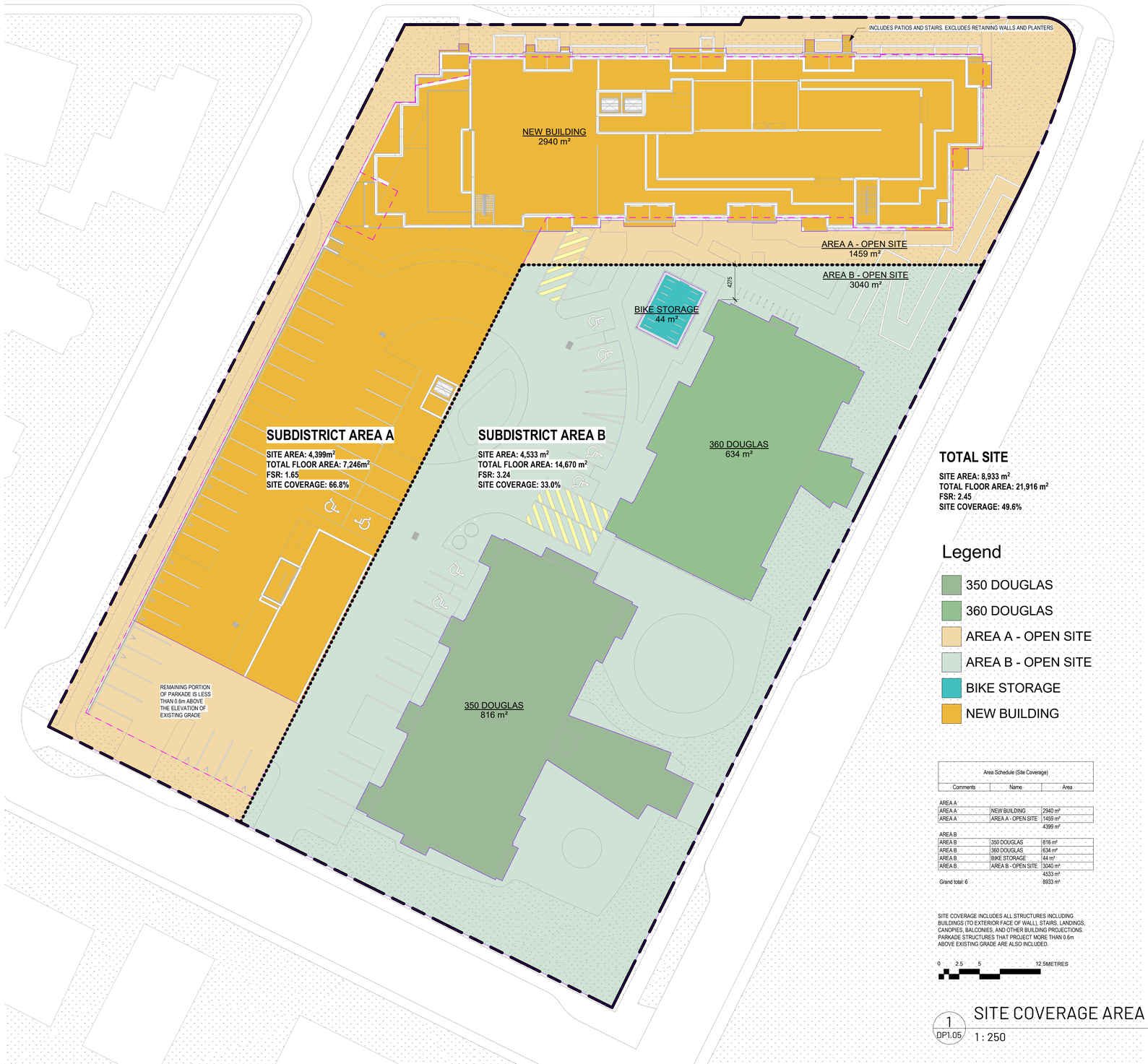
Drawing Title
TOTAL FLOOR AREA PLANS

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DP1.04

Scale	Project No.
1 : 300	22.703

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TOTAL SITE

SITE AREA: 8,933 m²
TOTAL FLOOR AREA: 21,916 m²
FSR: 2.45
SITE COVERAGE: 49.6%

Legend

- 350 DOUGLAS
- 360 DOUGLAS
- AREA A - OPEN SITE
- AREA B - OPEN SITE
- BIKE STORAGE
- NEW BUILDING

Area Schedule (Site Coverage)

Comments	Name	Area
AREA A		
AREA A	NEW BUILDING	2940 m²
AREA A	AREA A - OPEN SITE	1459 m²
		4399 m²
AREA B		
AREA B	350 DOUGLAS	816 m²
AREA B	360 DOUGLAS	634 m²
AREA B	BIKE STORAGE	44 m²
AREA B	AREA B - OPEN SITE	3040 m²
		4533 m²
Grand total: 6		8933 m²

SITE COVERAGE INCLUDES ALL STRUCTURES INCLUDING BUILDINGS (TO EXTERIOR FACE OF WALL), STAIRS, LANDINGS, CANOPIES, BALCONIES, AND OTHER BUILDING PROJECTIONS. PARKADE STRUCTURES THAT PROJECT MORE THAN 0.6m ABOVE EXISTING GRADE ARE ALSO INCLUDED.

0 2.5 5 12.5METRES

1 DP1.05 SITE COVERAGE AREA PLAN
1 : 250

PROJECT NORTH

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Drawing Title
SITE COVERAGE PLAN & BYLAW FRAMEWORK

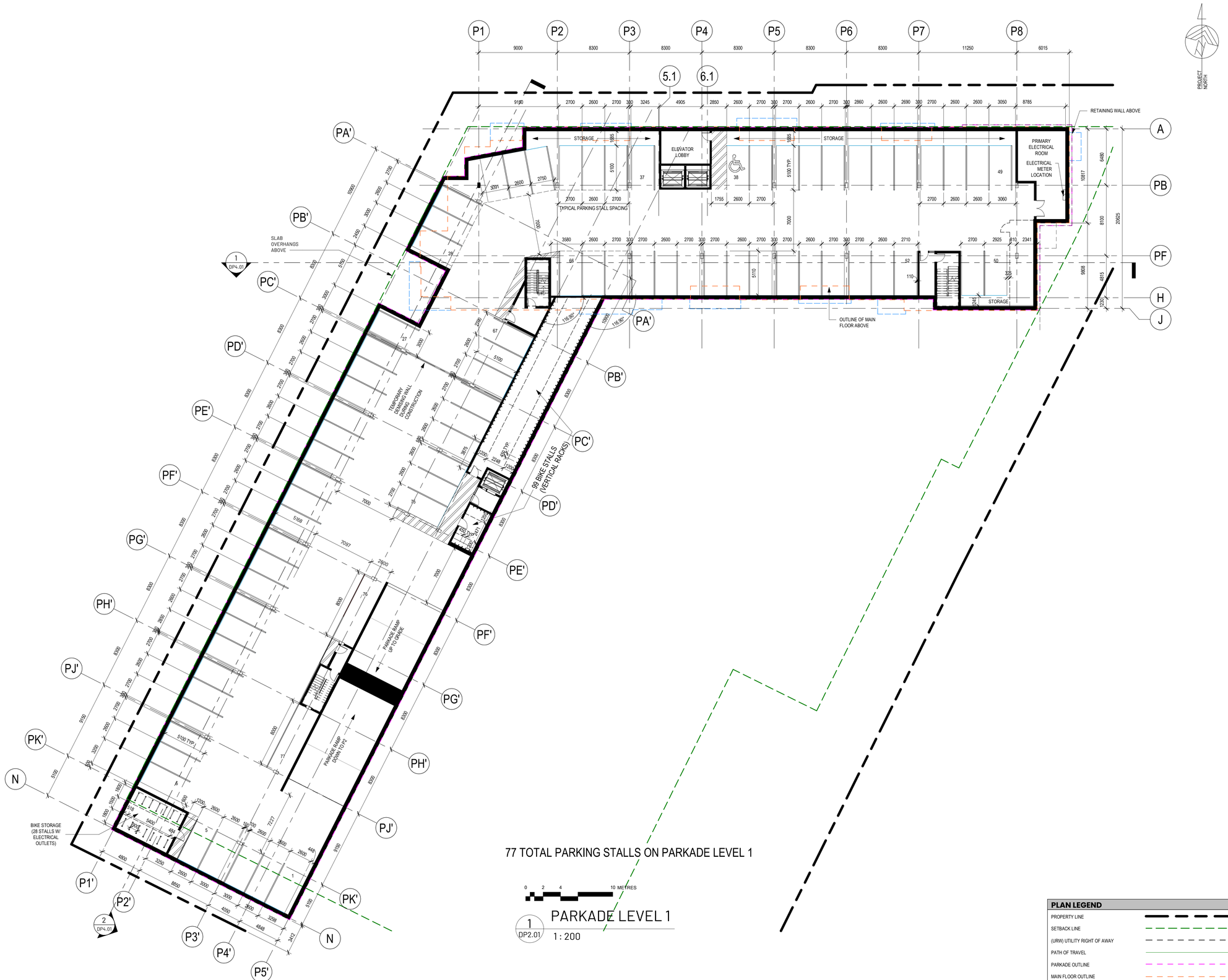
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DP1.05

Scale
1 : 250

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22.703

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77 TOTAL PARKING STALLS ON PARKADE LEVEL 1

0 2 4 10 METRES

1 DP2.01 PARKADE LEVEL 1

1 : 200

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- PATH OF TRAVEL
- PARKADE OUTLINE
- MAIN FLOOR OUTLINE
- EXTENT OF BUILDING OVERHANGS

22.703 Douglas Street

350 & 360 DOUGLAS ST
VICTORIA, BC

[redacted]

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[redacted]

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[redacted]

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[redacted]

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Drawing Title

PARKADE LEVEL 1

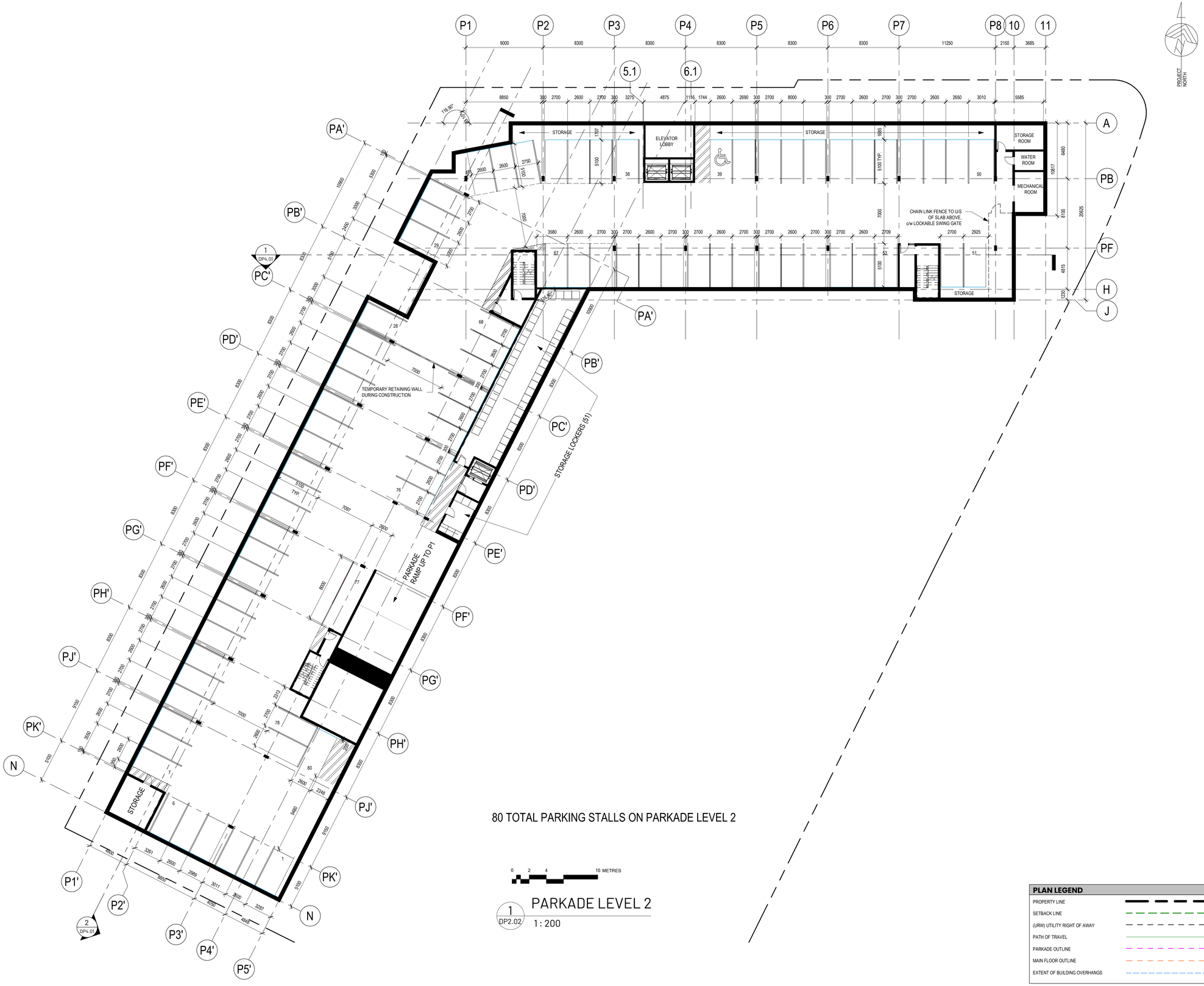
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DP2.01

Scale	Project No.
1 : 200	22.703

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80 TOTAL PARKING STALLS ON PARKADE LEVEL 2

0 2 4 10 METRES

1 DP2.02 PARKADE LEVEL 2

1 : 200

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- PATH OF TRAVEL
- PARKADE OUTLINE
- MAIN FLOOR OUTLINE
- EXTENT OF BUILDING OVERHANGS

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2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05
5	Rezoning & Development Permit Revision	24.11.15

Seal

Permit

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Drawing Title

PARKADE LEVEL 2

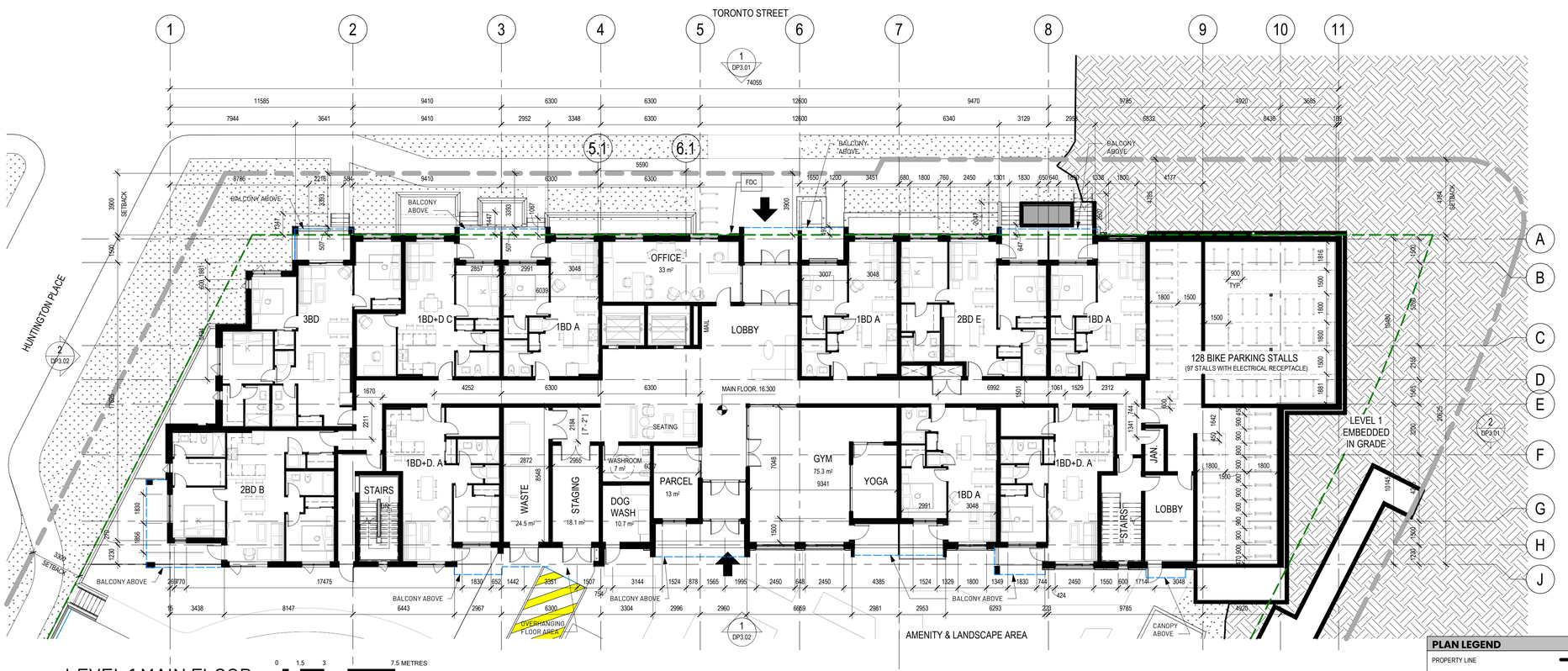
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DP2.02

Scale	Project No.
1 : 200	22.703

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1 DP2.03 LEVEL 1 MAIN FLOOR

1 : 150

0 1.5 3 7.5 METRES



2 DP2.03 LEVEL 2

1 : 150

0 1.5 3 7.5 METRES

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- PATH OF TRAVEL
- PARKADE OUTLINE
- MAIN FLOOR OUTLINE
- EXTENT OF BUILDING OVERHANGS

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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05
5	Rezoning & Development Permit Revision	24.11.15

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LEVEL 1 & 2 FLOOR PLANS

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DP2.03

Scale	Project No.
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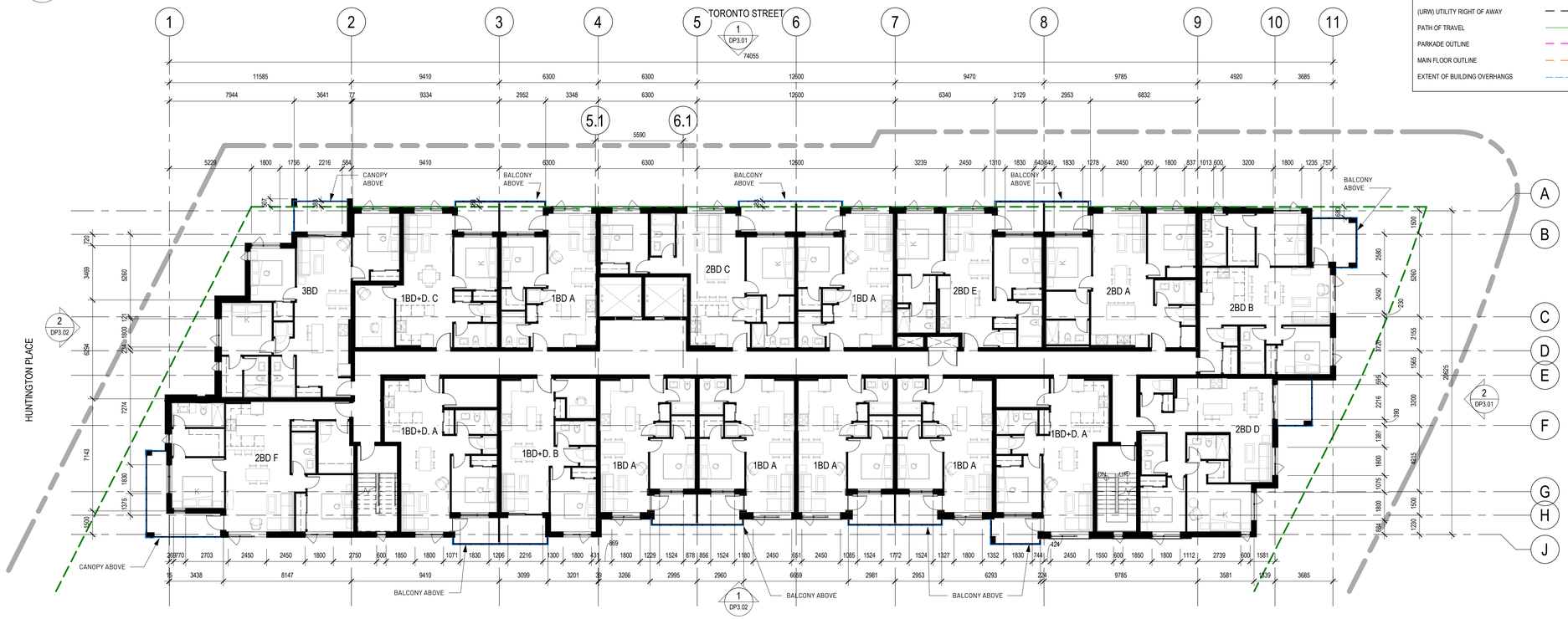
Autodesk Docs://22.703 Douglas Street Apartments/22.703 Douglas Street Apartments.rvt



1 DP2.04 Level 3 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES



2 DP2.04 LEVEL 4 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- PATH OF TRAVEL
- PARKADE OUTLINE
- MAIN FLOOR OUTLINE
- EXTENT OF BUILDING OVERHANGS

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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05
5	Rezoning & Development Permit Revision	24.11.15

[redacted]

Seal

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Drawing Title

LEVEL 3 & 4 FLOOR PLANS

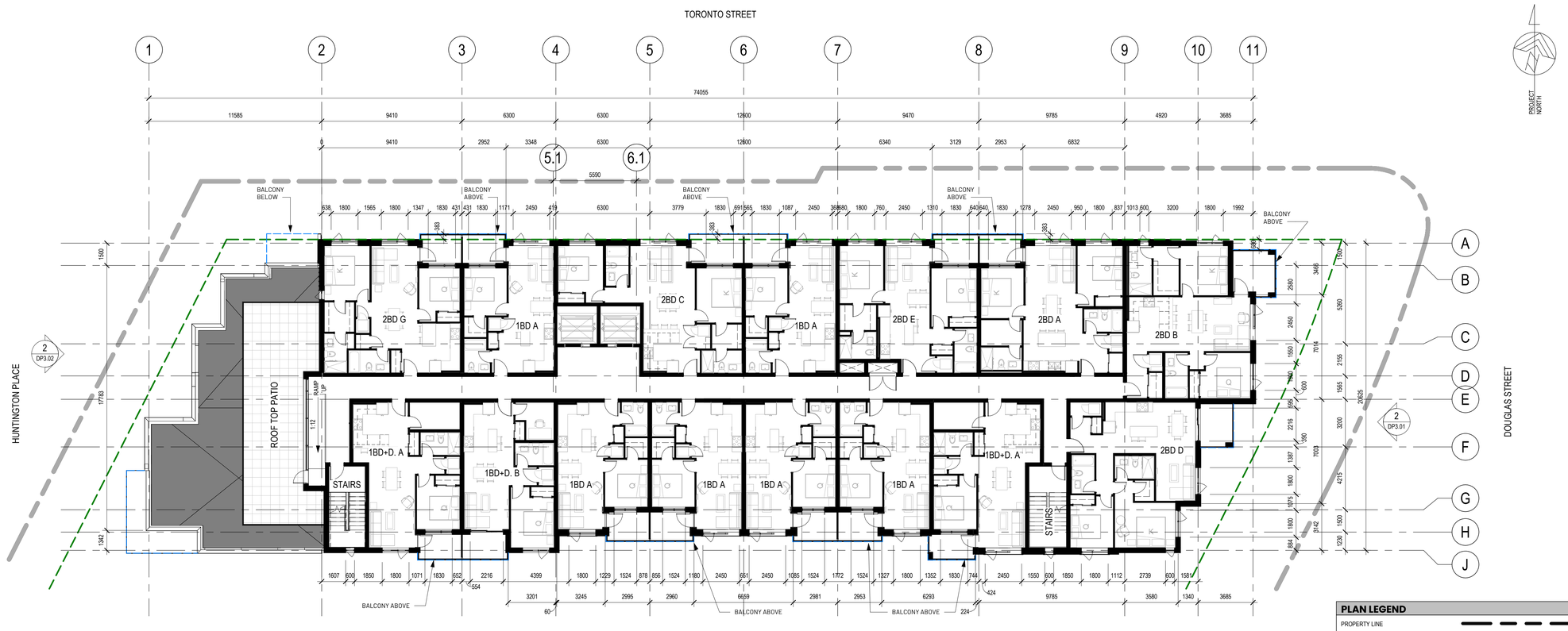
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DP2.04

Scale	Project No.
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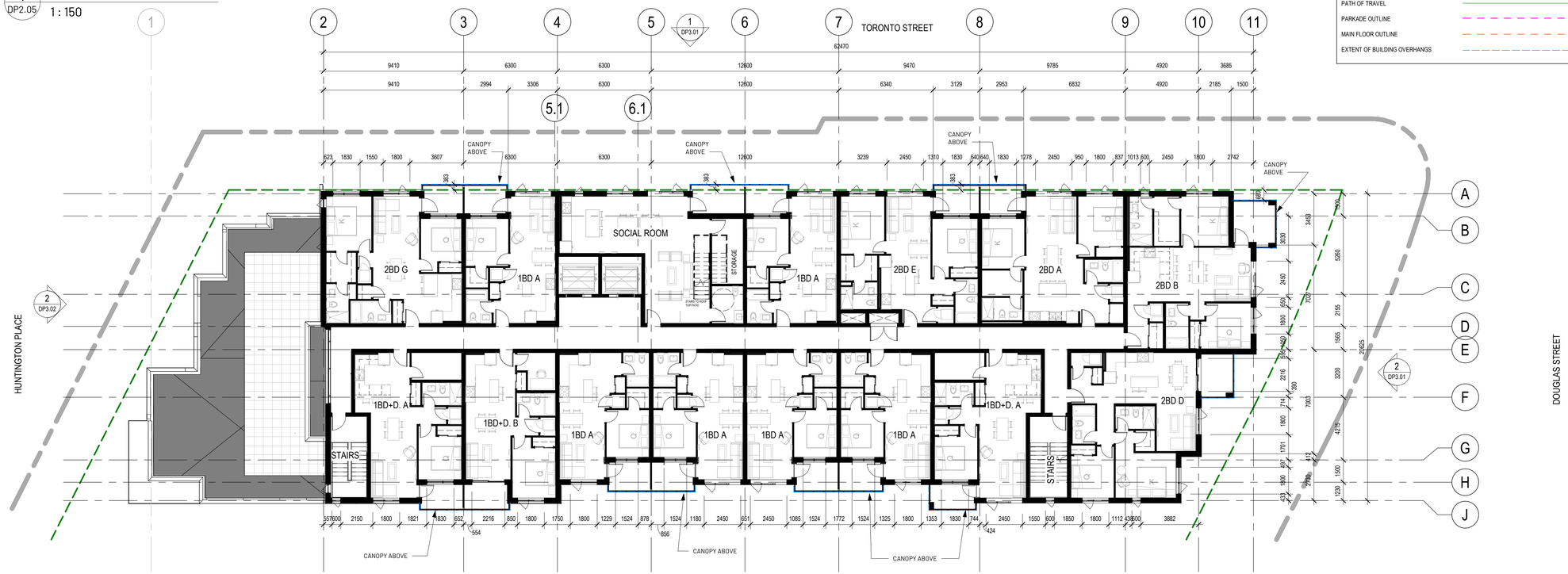
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1 DP2.05 LEVEL 5 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES



2 DP2.05 LEVEL 6 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- PATH OF TRAVEL
- PARKADE OUTLINE
- MAIN FLOOR OUTLINE
- EXTENT OF BUILDING OVERHANGS

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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05
5	Rezoning & Development Permit Revision	24.11.15

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Seal

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Drawing Title

LEVEL 5 & 6 FLOOR PLANS

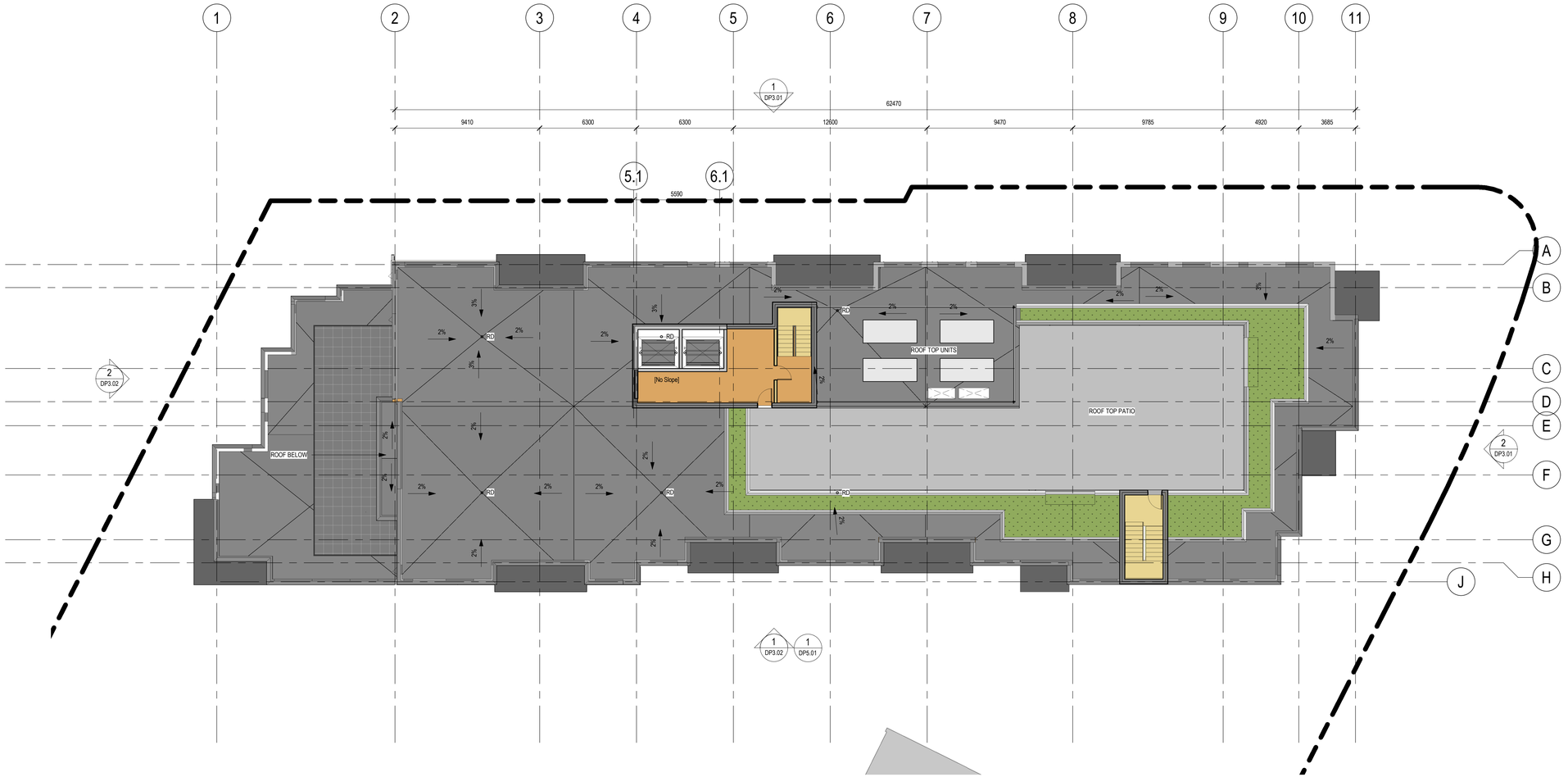
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DP2.05

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1 DP2.06 ROOF PLAN

1 : 150

0 1.5 3 7.5 METRES

PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
(URW) UTILITY RIGHT OF AWAY	
PATH OF TRAVEL	
PARKADE OUTLINE	
MAIN FLOOR OUTLINE	
EXTENT OF BUILDING OVERHANGS	

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Issued/ Revision Schedule

no.	description	date
1	Rezoning & Development Permit Revision	23.12.20
2	Rezoning & Development Permit Revision	24.05.03
3	Rezoning & Development Permit Revision	24.07.05
4	Rezoning & Development Permit Revision	24.11.15

[redacted]

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ROOF/ AMENITY PLAN

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DP2.06

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1 DP3.01 NORTH ELEVATION

1 : 150

0 1.5 3 7.5 METRES



2 DP3.01 EAST ELEVATION

1 : 150

0 1.5 3 7.5 METRES

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
02A	BOARD AND BATTEN, COLOUR WHITE
02B	BOARD AND BATTEN, COLOUR LIGHT GREY
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE WOOD ACCENT AND METAL CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME WINDOWS
12	CHARCOAL FRAME DOORS
12B	CHARCOAL FRAME SLIDING DOORS
13	CHARCOAL FRAME STOREFRONT
14	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
16	CONCRETE RETAINING WALL
19	METAL FLASHING - COLOUR TO MATCH ADJACENT
21	WOOD-GRAIN FINISH SOFFIT (FORMED METAL PANEL)
22	RETAINING WALL/ PLANTER WITH BRICK CLADDING
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
26	ACCENT BEND , COLOUR GREY
27	CONCRETE STAIR

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350 & 360 DOUGLAS ST
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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
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3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05
5	Rezoning & Development Permit Revision	24.11.15

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BUILDING ELEVATIONS

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DP3.01

Scale	Project No.
1 : 150	22.703

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1 DP3.02

SOUTH ELEVATION

1 : 150

0 1.5 3 7.5 METRES



2 DP3.02

WEST ELEVATION

1 : 150

0 1.5 3 7.5 METRES

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
02A	BOARD AND BATTEN, COLOUR WHITE
02B	BOARD AND BATTEN, COLOUR LIGHT GREY
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE WOOD ACCENT AND METAL CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME WINDOWS
12	CHARCOAL FRAME DOORS
12B	CHARCOAL FRAME SLIDING DOORS
13	CHARCOAL FRAME STOREFRONT
14	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
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24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
26	ACCENT BEND , COLOUR GREY
27	CONCRETE STAIR

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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
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4	Rezoning & Development Permit Revision	24.07.05
5	Rezoning & Development Permit Revision	24.11.15

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BUILDING ELEVATIONS

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DP3.02

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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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Issued/ Revision Schedule

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5	Rezoning & Development Permit Revision	24.11.15

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Drawing Title

BUILDING CONTEXT ELEVATIONS

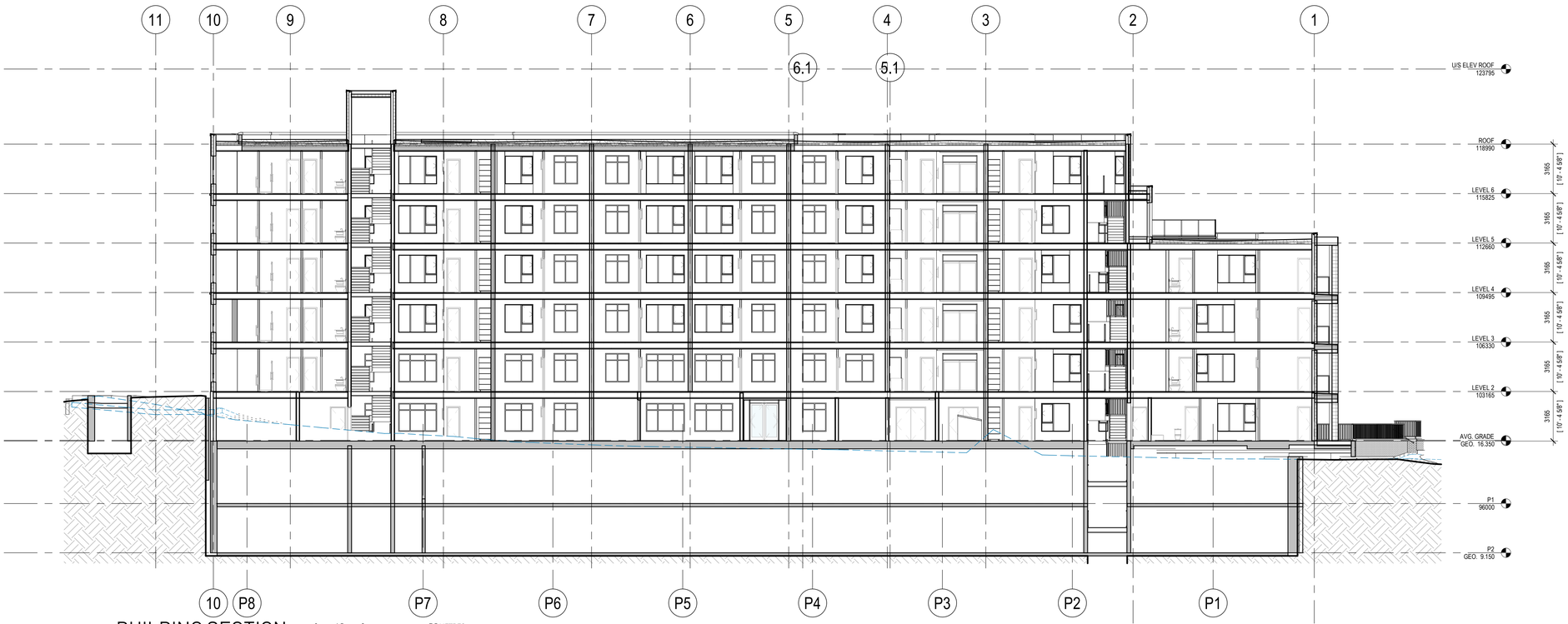
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DP3.03

Scale	Project No.
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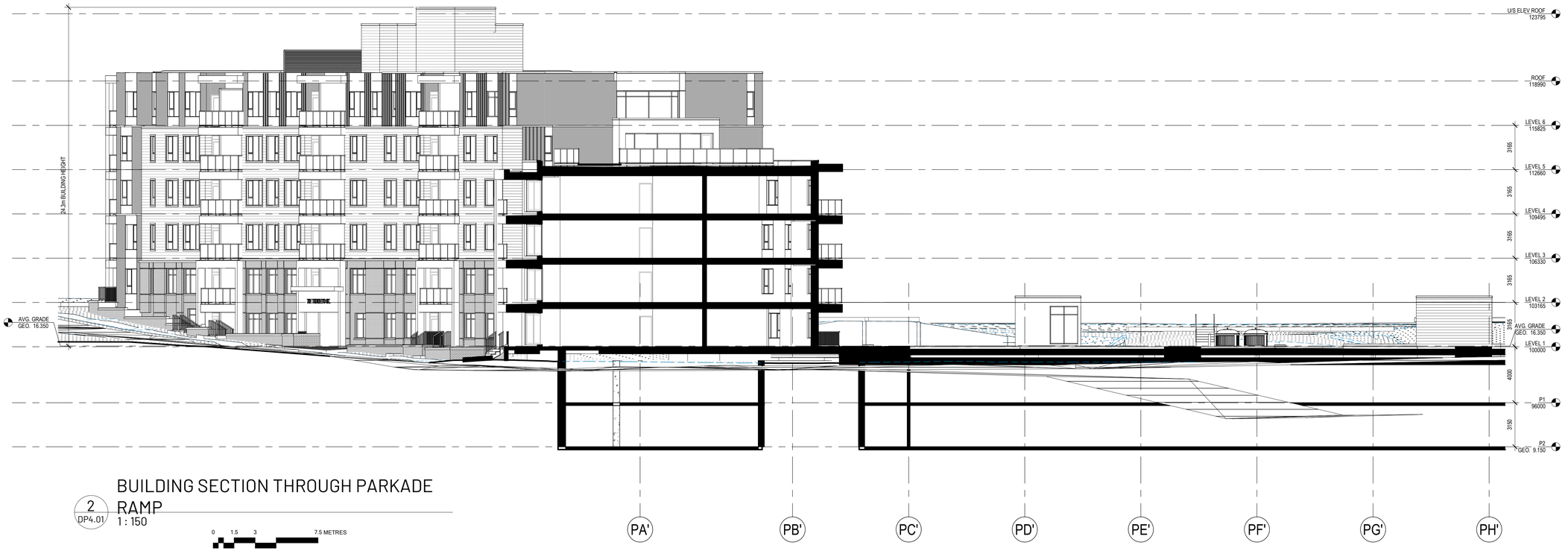
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1 DP4.01 BUILDING SECTION
1 : 150

0 1.5 3 7.5 METRES



2 DP4.01 BUILDING SECTION THROUGH PARKADE RAMP
1 : 150

0 1.5 3 7.5 METRES

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Drawing Title
BUILDING SECTIONS

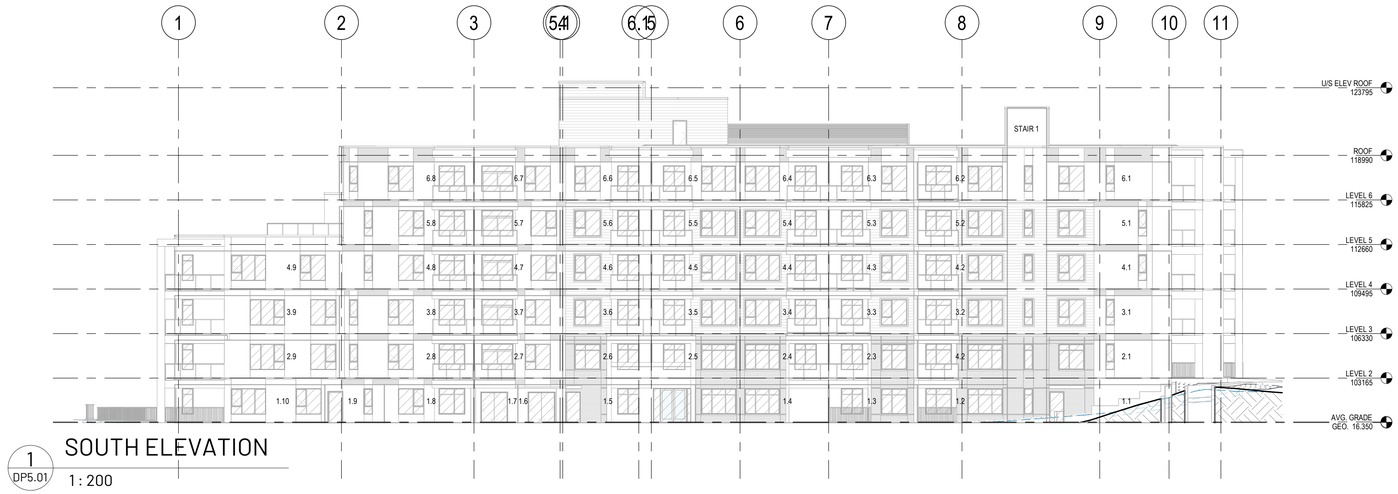
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DP4.01

Scale
1 : 150

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1 DP5.01 SOUTH ELEVATION

1 : 200

0 2 4 10 METRES



2 DP5.01 CODE SITE PLAN

1 : 500

0 5 10 25 METRES

SOUTH ELEVATION LIMITING DISTANCE CALCS (TABLE 3.2.3.1.-D)

FIRE COMPARTMENT	LIMITING DISTANCE (m)	EXPOSING FACE (m2)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (m2)	PROPOSED OPENINGS (%)	REQ'D FIRE RATING	REQ'D CONSTRUCTION	REQ'D CLADDING
6.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
6.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
6.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
6.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
6.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
6.6	15.0	17.0	100%	6.0	35%	-	-	-
6.7	9+	17.0	100%	7.3	43%	-	-	-
6.8	9+	25.8	100%	7.6	29%	-	-	-
STAIR 1	8.9 (D2)	61.8	99%	8.1	13%	45 minute	combustible or non-combustible	combustible or non-combustible
5.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
5.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
5.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
5.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
5.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
5.6	15.0	17.0	100%	6.0	35%	-	-	-
5.7	9+	17.0	100%	7.3	43%	-	-	-
5.8	9+	25.8	100%	7.6	29%	-	-	-
4.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
4.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
4.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
4.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
4.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
4.6	15.0	17.0	100%	6.0	35%	-	-	-
4.7	9+	17.0	100%	7.3	43%	-	-	-
4.8	9+	25.8	100%	7.6	29%	-	-	-
4.9	9+	35.6	100%	9.0	25%	-	-	-
3.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
3.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
3.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
3.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
3.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
3.6	15.0	17.0	100%	6.0	35%	-	-	-
3.7	9+	17.0	100%	7.3	43%	-	-	-
3.8	9+	25.8	100%	7.6	29%	-	-	-
3.9	9+	35.6	100%	9.0	25%	-	-	-
2.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
2.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
2.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
2.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
2.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
2.6	15.0	17.0	100%	6.0	35%	-	-	-
2.7	9+	17.0	100%	7.3	43%	-	-	-
2.8	9+	25.8	100%	7.6	29%	-	-	-
2.9	9+	35.6	100%	9.0	25%	-	-	-
1.1	10.6 (D1)	24.0	100%	2.3	10%	-	-	-
1.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
1.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
1.4	3.6 (D5)	25.6	35%	8.8	34%	45 minute	combustible or non-combustible	non-combustible
1.5	8.7	25.5	100%	11.4	45%	-	-	-
1.6	9+	8.5	100%	4.0	47%	-	-	-
1.7	9+	8.5	100%	4.0	47%	-	-	-
1.8	9+	17.2	100%	6.5	38%	-	-	-
1.9	9+	11.4	100%	3.4	30%	-	-	-
1.1	9+	28.8	100%	9.0	31%	-	-	-
Existing building (table 3.2.3.1.-B; Less than 3:1 ratio)	7.0	21.0	100%	3.4	16%			

22.703 Douglas Street

350 & 360 DOUGLAS ST
VICTORIA, BC

Issued/ Revision Schedule

no.	description	date
1	Rezoning & Development Permit Revision	23.12.20
2	Rezoning & Development Permit Revision	24.07.05
3	Rezoning & Development Permit Revision	24.11.15

Seal

Permit

Consultant

METAFOR

310, 625 11 Ave SW
Calgary, AB T2R 0E1
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Edmonton, AB T5K 0M1
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Drawing Title
BUILDING CODE

Sheet
DP5.01

Scale
As indicated

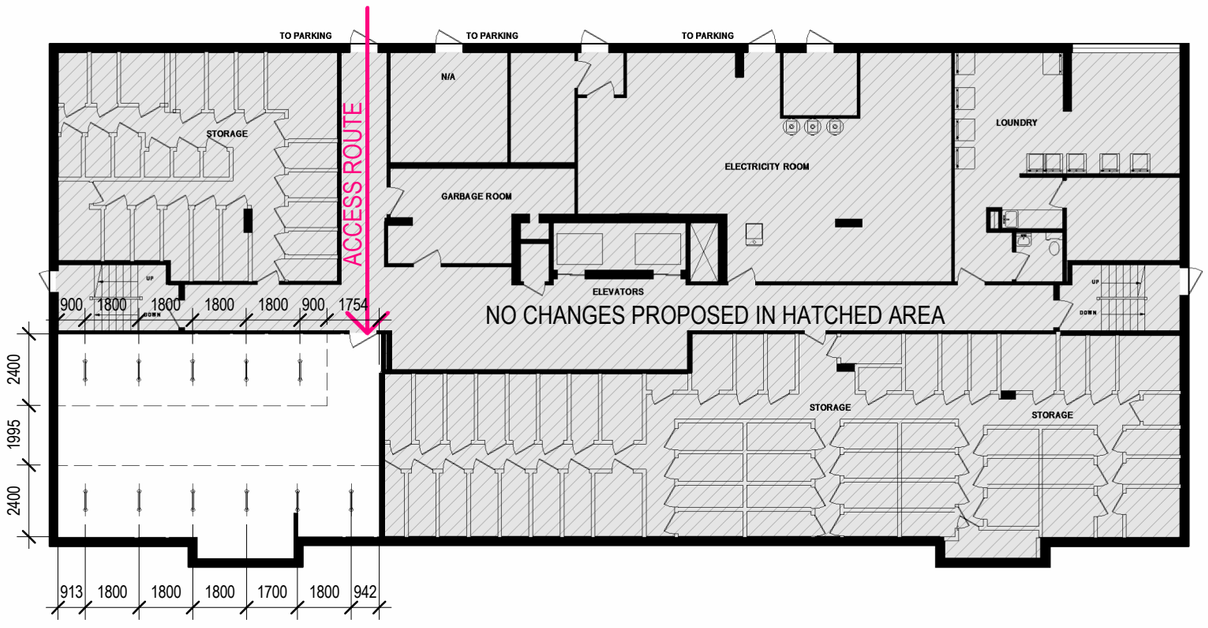
Project No.
22.703

Autodesk Docs://22.703 Douglas Street Apartments/22.703 Douglas Street Apartments.rvt

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350 DOUGLAS STREET
BASEMENT LEVEL PLAN

1 STANDARD STALLS
21 OVERSIZED STALLS



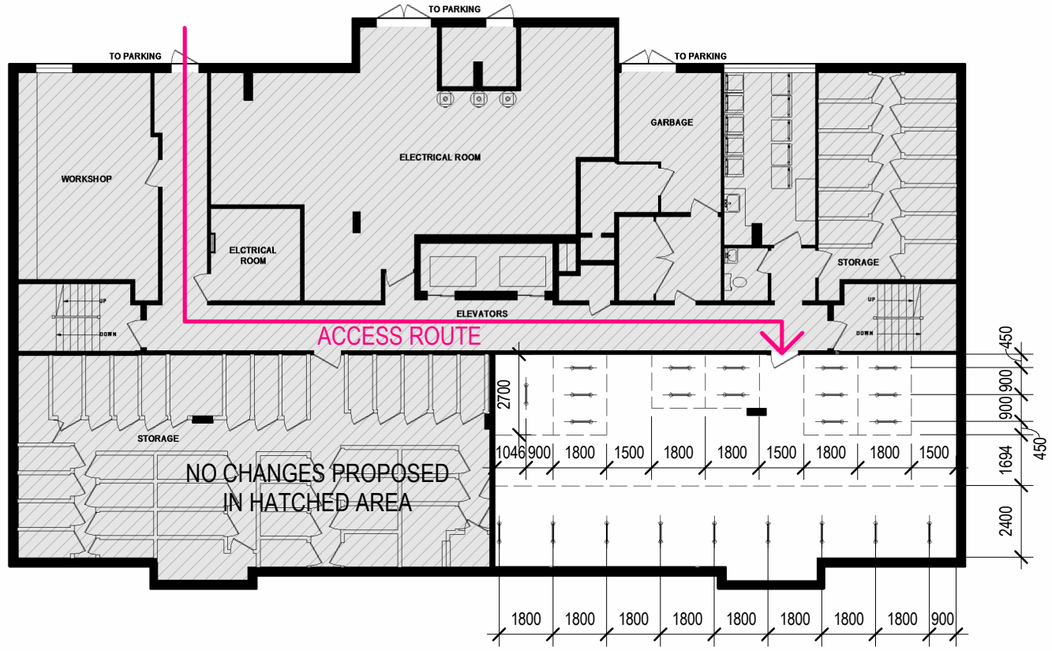
NOTES:

1. BASEMENT LEVEL IS AT THE SAME ELEVATION AS SITE PARKING AREA. BUILDING MAIN FLOOR IS ACCESSIBLE FROM DOUGLAS STREET LEVEL.
2. BIKE ROOM HEIGHT TO MEET 2.1M MIN. CLEARANCE

1 EXISTING BUILDINGS
1 : 200

360 DOUGLAS STREET
BASEMENT LEVEL PLAN

26 STANDARD STALLS
19 OVERSIZED STALLS



BIKE STALLS PROVIDED

40 OVERSIZED STALLS
27 STANDARD STALLS
TOTAL: 67 STALLS

350 & 360 DOUGLAS STREET
EXISTING BUILDING - BIKE ROOM CONVERSION

STARLIGHT INVESTMENTS
11/08/24
0001

Required Parks inspections for street tree planting:
Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground and be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) or SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.

1. Inspection of soil and planting area prior to planting.
2. Inspection of tree stock prior to planting.
3. Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

Required Parks inspections for seed and sod boulevard:
The details for the seed and sod boulevard can be found in Schedule B3-4. (Please ensure that adequate soil volumes for the proposed street trees are installed in grass boulevards). Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.

1. Inspection of excavated and scarified subgrade prior to backfill.
2. Inspection of installed, rolled and prepared growing media prior to sodding.
3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

Required Soil Testing
A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

Schedule B3-4 and Schedule C Notes
The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

5- Large canopy deciduous trees along Huntington Place. Species to be determined by City of Victoria Parks Department

1- Ironwood (deciduous) tree

900mm (3ft) ht. Decorative metal fence along top of the wall

1 - Garry Oak (deciduous) tree at center of planting area

5 - Ironwood (deciduous) trees at northwest face of building

1 - Red Maple (deciduous) trees along building and parking areas.

8 - Ironwood (deciduous) trees on rooftop planting areas.

Proposed retaining wall by others

Proposed planted buffer

Proposed concrete walkway by others - See Site plan for details

Proposed concrete planter walls by others - See Architectural plans for details

Planting along northern property line features partial-sun native and adaptive shrubs, perennials and ornamental grasses (Typ.)

1800mm (6ft) ht. wood privacy fence between unit entrances.

Underground parking limit

Entrance feature banding paving pattern

1 - Small canopy deciduous trees along Toronto St.. Species to be determined by City of Victoria Parks Department

1- Red Maple (deciduous) trees

6 - Magnolia (deciduous) trees along building street-level concrete planters.

2 - Large canopy deciduous trees along northern property limit. Species to be determined by City of Victoria Parks Department

Modular raised metal planter assembly along perimeter of roof deck. Roof deck plantings feature drought tolerant, sun-adapted native and adaptive shrubs, perennials and small trees

Underground parking limit

Concrete unit paver patios surrounded by planting beds (Typ.)

Tree protection fencing by others - See Arborist report and Tree protection plan by Talmack urban foresty for details.

Retaining wall by others

6 - Garry Oak (deciduous) trees along Douglas st.

Common rooftop deck with outdoor kitchen and dining amenities. Furniture to be supplied by the owner

Entrance feature banding paving pattern

Groundcover planting under car overhangs (Typ.)

1 - Ironwood (deciduous) tree

Planting bed extension allows for groundcover planting under car overhangs (Typ.)

Groundcover planting under car overhangs (Typ.)

2 - Small canopy deciduous trees along Avalon Rd. Species to be determined by City of Victoria Parks Department

Entrance feature banding paving pattern

Entrance feature banding paving pattern

Tree protection fencing by others - See Arborist report and Tree protection plan by Talmack urban foresty for details.

Existing and Retained Trees

3- Large canopy deciduous trees along Douglas St. Species to be determined by City of Victoria Parks Department

Bicycle service station and bike wash.

10 Bicycle Parking Rings - To provide 20 parking spots

Outdoor ammenity area

2- 1800mm Wood benches for seating

Recommended Nursery Stock

75% OF PLANT STOCK IS: N - Denotes Native Species; PH - Denotes Pollinator Habitat; FB - Denotes Fruit Bearing

Trees

Total: 56

	Botanical Name	Common Name	Size
	Acer rubrum 'October Glory'	---	6cm cal
PH	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
	Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
	Parrotia persica	Persian Ironwood	6cm cal.
	Quercus garryana	Garry Oak	6cm cal
	Street Trees - Species to be determined	by the City of Victoria Parks Dept.	---

Large Shrubs

Total: 191

	Botanical Name	Common Name	Size
PH	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
PH	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	#7 pot
N PH	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

Medium Shrubs

Total: 240

	Botanical Name	Common Name	Size
	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
FB N	Mahonia aquifolium	Tall Oregon Grape	#5 pot
N PH	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

Small Shrubs

Total: 364

	Botanical Name	Common Name	Size
	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
N	Gaultheria shallon	Salal	#1 pot
FB N	Mahonia repens	Creeping Oregon Grape	#1 pot
PH	Rosmarinus officinalis	Rosemary	#1 pot
FB	Vaccinium 'Sunshine Blue'	Sunshine Blue Blueberry	#1 pot

Perennials, Annuals and Ferns

Total: 986

	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
PH	Lavandula stoechas 'Anouk'	Anouk Lavender	#1 pot
N	Polystichum munitum	Sword Fern	#1 pot

Groundcovers

Total: 671

	Botanical Name	Common Name	Size
FB N	Fragaria chiloensis	Coastal Strawberry	#1 pot

Vines

Total: 23

	Botanical Name	Common Name	Size
PH	Clematis viticella 'Polish Spirit'	Polish Spirit Clematis	#5 pot

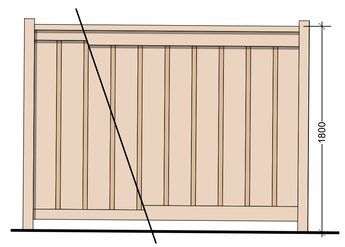
Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

MATERIALS LEGEND

- Asphalt / Roadways
- Colored & sawcut concrete - Concrete sidewalks and plazas
- Decorative concrete pavers - Ground level patios
- Composite wood decking - Rooftop patio
- Aggregate - Maintenance access paths
- Planting beds
- Grass - Sod lawn

EXISTING TREE (RETAINED)

EXISTING TREE (REMOVED)



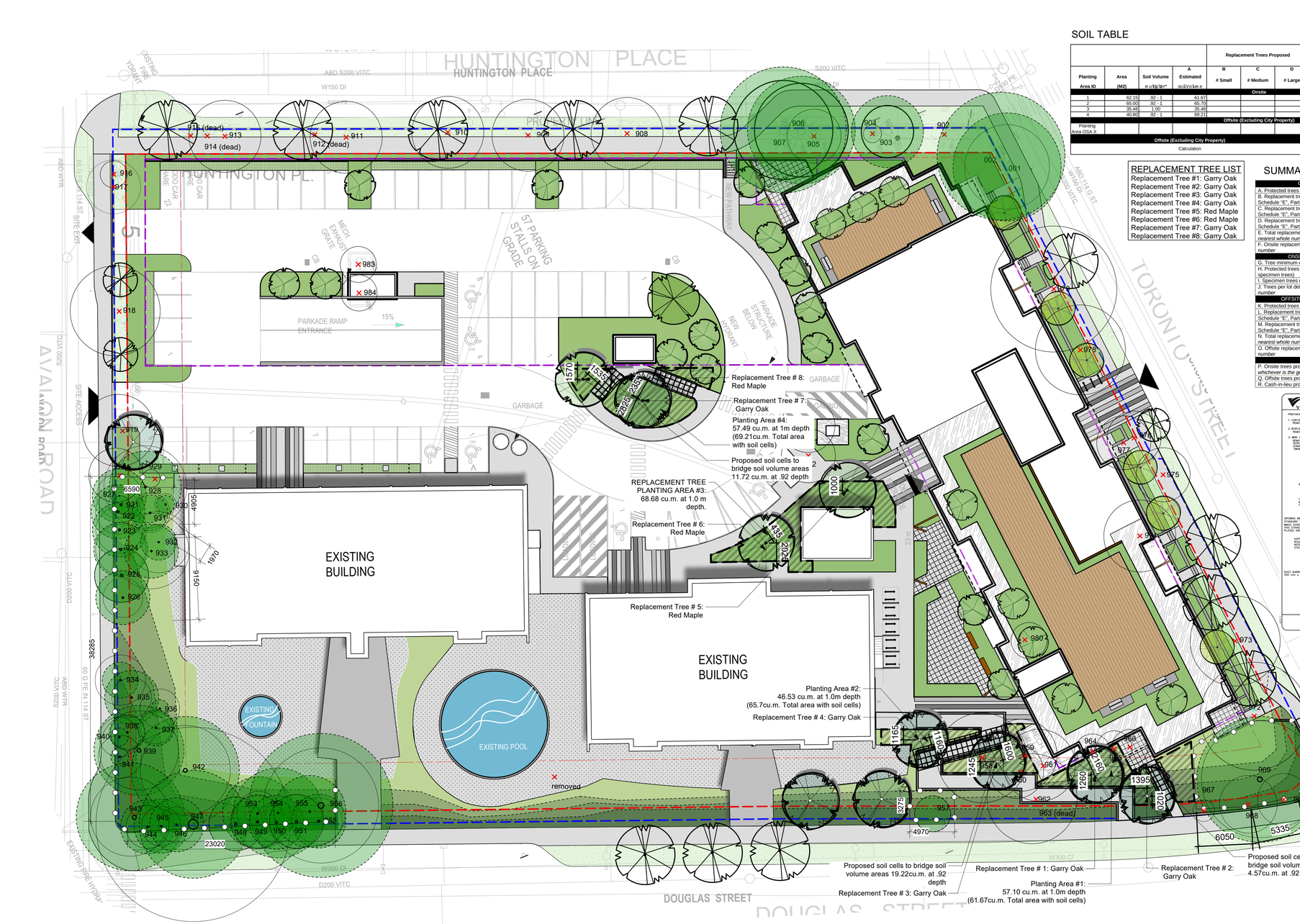
1 1800mm Ht. Cedar Privacy Fence
Scale: 1:25

350/360 Douglas St. Starlight | Landscape Concept Plan

Nov 14- 24
Jun 05 - 24
Dec 20 - 23
Jun 05 - 23
Oct 10 - 22

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: Nov 5 - 21



SOIL TABLE

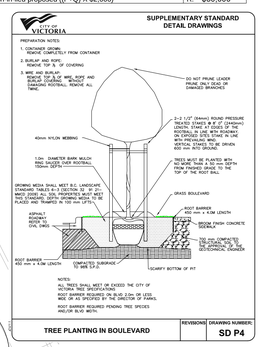
Planting Area ID	Area (M2)	Soil Volume = a*b*3/27	A Estimated Soil Volum e	Replacement Trees Proposed B # Small	C # Medium	D # Large	Soil Volume Required (m3) E Small	F Medium	G Large	Total **
Onsite										
1	62.15	92 - 1	61.67			2.0			60.00	60.00
2	65.00	92 - 1	65.70			2.0			60.00	60.00
3	35.48	1.00	35.48			2.0			60.00	60.00
4	40.80	92 - 1	69.21			2.0			60.00	60.00
Offsite (Excluding City Property)										
Planting Area OSA X										
Offsite (Excluding City Property)							E	F	G	TOTAL
Calculation							if B > 1, B x 8 if B > 1, B x 6	if C = 1, C x 20 if C > 1, C x 15	if D = 1, D x 35 if D > 1, D x 30	E + F + G

REPLACEMENT TREE LIST

Replacement Tree #1: Garry Oak
Replacement Tree #2: Garry Oak
Replacement Tree #3: Garry Oak
Replacement Tree #4: Garry Oak
Replacement Tree #5: Red Maple
Replacement Tree #6: Red Maple
Replacement Tree #7: Garry Oak
Replacement Tree #8: Garry Oak

SUMMARY TABLE

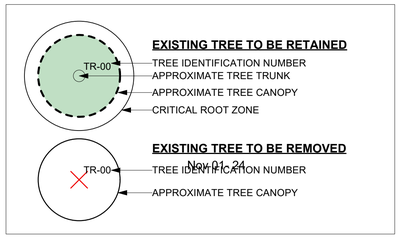
	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	17	X 1	A. 17
B. Replacement trees proposed per Schedule "E", Part 1	8	X 1	B. 8
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) *Round down to nearest whole number*			E. 8
F. Onsite replacement tree deficit (A-E) *Record 0 if negative number*			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			G. 45
H. Protected trees retained (other than specimen trees)	14	X 1	H. 14
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I) *Record 0 if negative number*			J. 23
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	13	X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) *Round down to nearest whole number*			N. 13
O. Offsite replacement tree deficit (K-N) *Record 0 if negative number*			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu *Enter F. or J., whichever is the greater number*			P. 23
Q. Offsite trees proposed for cash-in-lieu *Enter O.*			Q. 0
R. Cash-in-lieu proposed ((P+Q) X $2,000)			R. $50,000

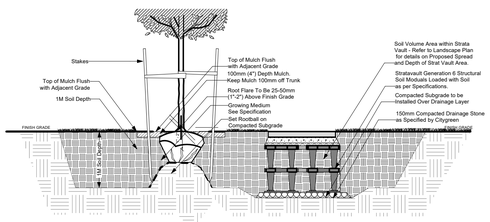


TREE INVENTORY

Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected (Yes / No)	Name Common	Name Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition Health	Condition Structural	Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks
901	Y	On	N	Norway maple	Acer platanoides	33	8	n/a	4	Dead	Dead	Unsuitable	Moderate	Dead, No foliage. Likely suppressed by two adjacent trees.
0001	Y	Mixhared	Y	Deodar cedar	Cedrus deodara	47	15	4.7	6	Fair to good	Poor	Conditional	Good	Twisted stems, brown foliage
0002	Y	Mixhared	Y	Deodar cedar	Cedrus deodara	71	15	7.1	7	Fair to good	Poor	Conditional	Good	Asymmetrical crown, multiple leaders, sap sucker wounds, shared with city, some included bark
902	Y	On	Y	Norway maple	Acer platanoides	40	12	4.8	7	Fair to poor	Fair to poor	Conditional	Moderate	One major stem is late stage decline, some included bark unions, asymmetrical crown, reduced pruning wounds, some dead branches with decay
903	Y	On	N	American Hornbeam	Carpinus caroliniana	29	12	2.9	4	Fair to poor	Fair to poor	Conditional	Good	Multiple stems at 3m, multiple inclusions at union, deback in upper canopy, small girdled root observed
904	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	16	4	1.9	1	Fair to poor	Poor	Conditional	Moderate	Suppressed by 903, horizontally topped, multiple leaders,
905	Y	On	N	American Hornbeam	Carpinus caroliniana	17	12	1.7	3	Fair	Fair	Conditional	Good	Suppressed by 906, various inclusions, asymmetrical crown
906	Y	On	Y	Deodar cedar	Cedrus deodara	52	20	5.2	6	Fair to good	Fair to good	Conditional	Good	Codominant crown with 907, small dead wood
907	Y	On	Y	Deodar cedar	Cedrus deodara	55	20	5.5	7	Fair to good	Fair to good	Suitable	Good	Codominant with 906, small dead wood, small included bark unions, small cabled wounds, some wood pecker damage
908	Y	On	Y	Lawson cypress	Chamaecyparis lawsoniana	42	12	4.2	4	Fair to poor	Conditional	Suitable	Moderate	In upper crown, some stems experiencing die back, thin foliage
909	Y	On	Y	American Hornbeam	Carpinus caroliniana	30	10	3	4	Fair	Fair to poor	Conditional	Good	Multiple stems at 2m above grade , many inclusions, some small dead wood, corrected lean at 1m
910	Y	On	N	English Holly	Ilex aquifolium	29	9	2.9	4	Fair to good	Fair to poor	Conditional	Good	Multiple leaders, historical improper pruning, some pruning wounds with decay, some large limbs over sidewalk, some inclusions in upper canopy
911	Y	On	Y	American Hornbeam	Carpinus caroliniana	32	10	3.2	4	Fair	Fair to poor	Conditional	Good	Multiple stems at 3m, many inclusions, some small dead wood, corrected lean at 1m above grade, fire hydrant possible die back
912	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	20	8	n/a	1	Dead	Dead	Conditional	Moderate	Dead, brown foliage, multiple stems with inclusions, Multiple stems form at 3m above grade, many inclusions, some small dead wood, corrected lean, possible regularly saturated soil conditions due to adjacent roof drainage
913	Y	On	Y	American Hornbeam	Carpinus caroliniana	32	12	3.2	4	Fair to good	Fair to poor	Conditional	Good	Suppressed by adjacent holly, heavy trunk curvature, included bark between stems, extensive surface rooting,
914	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	6	n/a	1	1	Dead	Dead	Unsuitable	Moderate	Dead, partially failed and heavy lean into 913
915	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	14	6	n/a	1	Dead	Dead	Unsuitable	Moderate	Dead, brown foliage
916	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	21	8	2.5	1.5	Fair	Fair to good	Suitable	Moderate	Foliage dieback, suppressed by 917
917	Y	On	Y	Norway maple	Acer platanoides	26,25	12	4.9	3	Fair	Fair	Suitable	Moderate	Some utility pruning, will like need some additional utility pruning, Multiple stems form at 2m above grade, included bark, small dead wood in canopy with decay, cabled wounds
918	Y	On	Y	Norway maple	Acer platanoides	49	12	5.9	5	Fair	Fair	Suitable	Moderate	Large dead stem on sidewalk side with possible cavity inlets, cabled wounds, damaged/deflected leader, some inclusions in upper canopy, base, crown conflicts with existing overhead utilities
919	Y	On	Y	Norway maple	Acer platanoides	32	10	3.8	4	Fair	Fair to poor	Conditional	Moderate	Large stem die back, cabled wounds with internal decay, some included bark, historical utility pruning
920	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	14,14	10	2.7	3	Fair	Fair to poor	Conditional	Moderate	Codominant stems, included bark at base, epicormic growth, historical direct competition between individuals, excurrent
921	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate	Planted in row, 920 to 926 are "excelsa" variety
922	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate	Planted in row
923	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	22	10	2.6	3	Fair	Fair to good	Conditional	Moderate	Planted in row, thinning foliage with browning
924	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	23	10	2.8	3	Fair	Fair to good	Conditional	Moderate	Planted in row
925	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	25	10	3	3	Fair	Fair to good	Conditional	Moderate	Planted in row
926	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	18	10	2.2	3	Fair	Fair to good	Conditional	Moderate	Planted in row
927	N	On	N	Ash sp.	Fraxinus sp.	8,6	8	1.4	1	Fair	Fair	Conditional	Moderate	Within row of cedars, likely suppressed, Codominant stems with included bark at base, historically pruned
928	Y	On	Y	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	18,17,17,6,6	10	4.6	4	Fair	Fair to poor	Conditional	Moderate	Multiple stems with included bark at base, corrected lean
929	N	On	N	Ash sp.	Fraxinus sp.	11	8	1.5	1	Fair	Fair	Conditional	Moderate	Suppressed, multiple leaders, small wounds with decay
930	N	On	N	Lawson cypress	Chamaecyparis lawsoniana	10	8	1.2	1	Fair to poor	Fair to poor	Conditional	Moderate	Corrected lean at base
931	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	18	8	2.2	2	Fair to poor	Fair to poor	Conditional	Moderate	Codominant stems twisted together, thin crown
932	Y	On	Y	Lawson cypress	Chamaecyparis lawsoniana	14,13,7,7,18	10	3.4	2	Fair	Fair	Conditional	Moderate	Multiple steams at base, included bark between 7 and18 stem, suppressed by 933
933	Y	On	Y	Shore pine	Pinus contorta	16,12,14,7	10	4.2	3	Poor	Fair to poor	Conditional	Good	Multiple stems with included bark between 16 and 12 stem, large percentage of the foliage is absent, historical pruning wounds, 1 large limb over sidewalk, some included bark on 12cm stem, Suppressed
934	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	12,16	10	2.8	2	Fair	Fair to poor	Conditional	Moderate	Multiple stems with included bark at base, thin canopy, die back in upper canopy
935	Y	On	N	Douglas-fir	Pseudotsuga menziesii	18	12	2.2	3	Fair to good	Fair to poor	Suitable	Moderate	Bends in trunk
936	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	18	10	2.2	1	Fair	Fair to poor	Suitable	Moderate	Corrected lean at base, thin canopy, some die back
937	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	15	8	1.8	2	Poor	Fair	Suitable	Moderate	Corrected lean at base, deflected leader, suppressed by 938
938	Y	On	N	Douglas-fir	Pseudotsuga menziesii	16	8	1.9	3	Fair	Fair	Suitable	Moderate	Thin canopy, damaged lower west canopy, die back in upper canopy
939	Y	On	Y	Douglas-fir	Pseudotsuga menziesii	37	15	4.4	5	Poor	Fair	Conditional	Moderate	Multiple leaders, asymmetrical crown, likely historical utility pruning
940	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	18	8	2.2	1	Fair	Fair to poor	Conditional	Moderate	Multiple leaders, sparse canopy, historical utility pruning
941	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	20	8	2.4	1	Poor	Fair to poor	Conditional	Moderate	late stage decline
942	Y	On	Y	Douglas-fir	Pseudotsuga menziesii	42	15	5.0	6	Fair to poor	Fair	Conditional	Moderate	Thinning canopy, lower canopy pruning, die back in upper canopy, deflected trunk, backfilled around root collar, Codominant stems fused at 8m above grade with inclusion, included bark between stems, some included bark, historically suppressed lower canopy
943	Y	On	Y	Deodar cedar	Cedrus deodara	44	15	4.4	6	Fair to poor	Fair to poor	Conditional	Good	Suppressed by black locus, multiple leaders, sparse canopy
944	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	20	8	2.4	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black locust, multiple leaders, sparse canopy
945	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	18	8	2.2	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black locust, multiple leaders, sparse canopy
946	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	17	8	2.0	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black lotus, multiple leaders, sparse canopy
947	Y	On	Y	Black locust	Robinia pseudoacacia	108	20	10.8	6	Fair	Fair to poor	Conditional	Good	Historical codominant stem failure at base with associated decay, historical pruning cuts with associated decay, historical pruning cuts with associated decay
948	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	25	10	3	3	Fair	Fair	Suitable	Moderate	Historical suppressed, thin canopy, die back, planted in row
949	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	24	10	2.9	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, multipleleaders, bark inclusions
950	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	19	10	2.3	3	Fair	Fair	Suitable	Moderate	Planted in row, corrected lean, possible damage to leader
951	Y	On	N	Western Red Cedar 'Excelsa'	Thuja plicata var. Excelsa	25	10	3	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, die back, codominant stems with included bark, heavily suppressed by black locus
952	Y	On	N	Black locust	Robinia pseudoacacia	32	10	2.6	3	Fair	Fair to poor	Conditional	Moderate	Multiple stems with inclusion at base, historical pruning wounds
953	N	On	N	Black locust	Robinia pseudoacacia	19, 8	10	2.4	4	Fair	Fair	Suitable	Good	Photiotrophic lean, pruning wound with some surface decay
954	N	On	N	Black locust	Robinia pseudoacacia	8	8	1.4	5	Fair to good	Fair to good	Suitable	Good	Photiotrophic lean, suppressed by larger black locus
955	N	On	N	Black locust	Robinia pseudoacacia	15	8	1.5	4	Fair to good	Fair to good	Suitable	Good	Photiotrophic lean, suppressed by larger black locus, Multistemless, included bark at union at 3m above grade, standing water in union, historical pruning wounds, included bark at other unions
956	Y	On	N	Black locust	Robinia pseudoacacia	56	15	6.4	8	Fair	Fair to poor	Conditional	Good	Historical suppressed, thin canopy, die back, planted in row
957	N	On	N	European mountain ash	Sorbus aucuparia	8	6	2.0	2	Fair to good	Fair	Suitable	Moderate	Planted in row, multipleleaders, bark inclusions
958	Y	On	Y	Lawson cypress	Chamaecyparis lawsoniana	53	20	6.4	5	Fair to good	Fair to good	Suitable	Moderate	Planted in row, corrected lean, possible damage to leader
959	Y	On	Y	Shore pine	Pinus contorta	34	20	3.4	4	Fair to good	Fair	Conditional	Good	Planted in row, die back, codominant stems with included bark, historically suppressed by black locus
960	Y	On	Y	Shore pine	Pinus contorta	29	20	2.9	3	Fair to poor	Fair to poor	Conditional	Good	Sap sucker damage, roots lifting adjacent asphalt
961	Y	On	N	Shore pine	Pinus contorta	23	15	2.3	4	Poor	Fair to poor	Conditional	Good	Asymmetrical crown, pruning of lower canopy, thin foliage, suppressed, multiple leaders, small dead wood
962	Y	On	N	Shore pine	Pinus contorta	22	9	2.6	5	Fair	Fair	Suitable	Moderate	Asymmetrical crown, pruning of lower canopy, thin foliage, sparse canopy, suppressed, multiple leaders, small dead wood, late stage decline
963	Y	On	N	Ash sp.	Fraxinus sp.	22	9	2.6	5	Fair	Fair	Suitable	Moderate	Pruning wounds with decay, historically suppressed
964	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	28	10	n/a	2	Dead	Dead	Unsuitable	Moderate	Twisted stems, brown foliage
965	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	21	8	2.5	2	Fair	Fair to poor	Conditional	Moderate	Multiple leaders, thin canopy, historical clearance pruning along parking lot, die back
966	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	21	8	2.5	2	Fair	Fair to poor	Conditional	Moderate	Multiple leaders, damaged/deflected leader, historical clearance pruning along park lot side, die back
967	Y	On	N	Lawson cypress	Chamaecyparis lawsoniana	12,13	8	2.4	2	Fair	Fair to poor	Conditional	Moderate	Multiple stems, with included bark at base, mechanical wounds along parking lot side, historical clearance pruning, included bark at some upper canopy unions along parking lot side
968	Y	On	N	Ash sp.	Fraxinus sp.	5,5,4,3	4	1.2	1	Fair	Fair	Conditional	Moderate	Multiple stems, included bark at unions, mechanical damage at base
969	Y	On	Y	Scott's pine	Pinus sylvestris	32	3	3.2	8	Fair	Fair to poor	Conditional	Good	Substantial trunk curvature, lateral growth form, historical pruning wounds, some wood decay
970	Y	On	Y	London plane	Platanus X acerifolia	54	15	6.5	7	Fair	Fair	Suitable	Moderate	Historical leading cub over Douglas street, unions with included bark, small dead wood in canopy, multiple stems emerging from single union
971	Y	On	N	False cypress sp.	Chamaecyparis sp.	11,11,10,5,5,5 3,4,4	4	2.9	2	Fair to poor	Fair to poor	Conditional	Good	Multiple stems with included bark, suppressed, canopy is absent along the southern side, heavy lean
972	Y	On	N	False cypress sp.	Chamaecyparis sp.	10,7,5,3,3,3	4	n/a	1	Dead	Dead	Unsuitable	Good	Dead, borer activity, heavy lean
973	Y	On	Y	Norway maple	Acer platanoides	47	15	5.6	6	Fair	Fair to poor	Conditional	Moderate	Dead stem in canopy with callous tissue around base, small dead wood in canopy, surface roots, unions with included bark, historical pruning wounds with decay
974	Y	On	Y	Norway maple	Acer platanoides	43	10	5.2	5	Fair to poor	Fair to poor	Conditional	Moderate	Large wound on lower canopy branch with callused tissue, small branches missing, bark missing along both of the main stems, included bark at unions,
975	Y	On	Y	Douglas-fir	Pseudotsuga menziesii	51	20	6.1	4	Fair to good	Fair to good	Suitable	Moderate	Historical branch failure mid canopy, historical clearance pruning to lower canopy
976	Y	On	N	Ash sp.	Fraxinus sp.	12,14,10,13	8	3.5	3	Fair to good	Fair to poor	Conditional	Moderate	Inclusions between main trunks, multiple stems, extensive surface rooting,
977	Y	On	N	English Holly	Ilex aquifolium	16,7	6	2.0	3	Fair to good	Fair to poor	Conditional	Good	Suppressed by adjacent holly, heavy trunk curvature, included bark between stems, extensive surface rooting,
978	Y	On	Y	Shore pine	Pinus contorta	37	12	3.7	5	Fair	Fair to poor	Conditional	Good	Multiple leaders, surface roots, included bark between stems
979	Y	On	Y	Norway maple	Acer platanoides	54	12	6.5	7	Fair to poor	Fair to poor	Conditional	Moderate	Multiple leaders, large socket wound from branch tear out, thin canopy, lower canopy clearance pruned, plastic debris in canopy
980	Y	On	N	Ash sp.	Fraxinus sp.	11,10	6	2.0	2	Fair to poor	Fair	Conditional	Moderate	Plastic over root zone, large historic pruning wounds with associated decay, dead wood in canopy, not as vigorous budding as other specimens onsite
981	Y	On	N	Norway maple	Acer platanoides	12	4	1.4	3	Fair to good	Fair	Suitable	Moderate	Multiple stems, included bark at base, surface roots, possible canker or mechanical damage, in tree island
982	Y	On	N	Norway maple	Acer platanoides	14	4	1.7	3	Fair to good	Fair	Suitable	Moderate	In tree island In tree island, mechanical damage at base, historical pruning, small dead wood
983	Y	On	N	Tulip tree	Liriodendron tulipifera	20	6	2.4	2	Fair to poor	Fair to poor	Conditional	Moderate	Multiple stems with inclusion, codominant leaders with included bark, in tree island, wound with decay in upper canopy
984	Y	On	N	Tulip tree	Liriodendron tulipifera	13	8	1.6	2	Fair to poor	Fair to poor	Conditional	Moderate	Dead leader, historical pruning wounds, mechanical damage at base, in tree island

TREE LEGEND





TREE PROTECTION NOTES

Tree protection barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist supervision: All excavation occurring within the critical root zones of protected trees must be completed under the supervision of the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

Methods to avoid soil compation: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Mulching: Mulching can be an important proactive step in maintaining the health or trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

Pruning: We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

Paved surfaces above tree roots: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area. To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilitzed by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Blasting and rock removal:Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibrations and overall impact to the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Scaffolding:This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).

Landscaping and irrigation systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technicial consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on the tree health and can lead to root and trunk decay.

Arborists role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

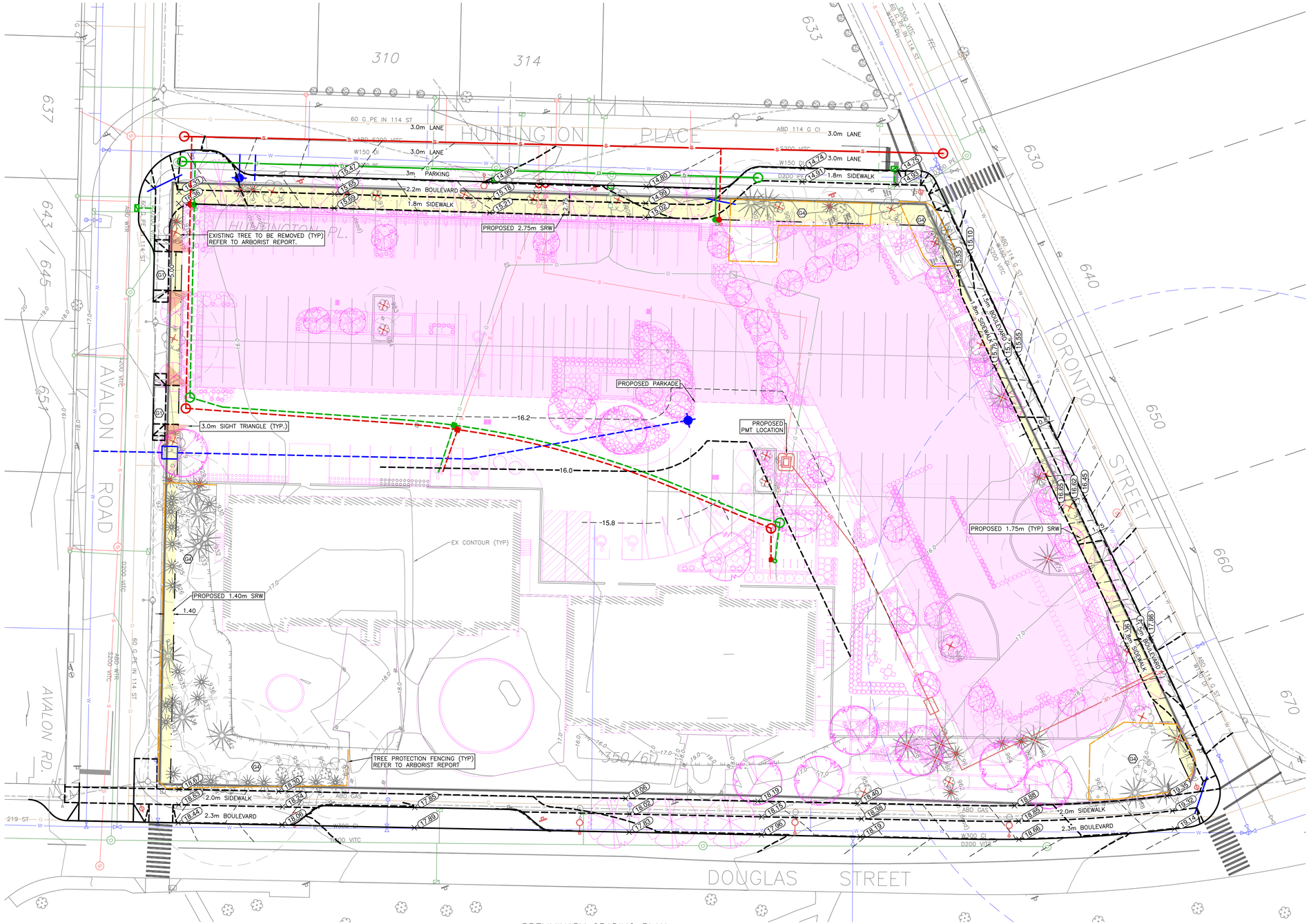
- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

350/360 Douglas St. Starlight | Tree Management Plan

Nov 14 - 24
Jun 05 - 24
Dec 20 - 23
Jun 05 - 23
Oct 10 - 22

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: Nov 5 - 21



PRELIMINARY GRADING PLAN
H 1:250

SHEET NOTES:

GRADING

G1 RESIDENTIAL DRIVEWAY TO SLOPE AT 8% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.

G2 COMMERCIAL DRIVEWAY TO SLOPE AT 3% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.

G3 PROPOSED DRIVEWAY TO HAVE FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b

G4 NO GRADE CHANGES TO OCCUR WITHIN TREE PROTECTION ZONES.

PRELIMINARY GRADING PLAN

V:_Projects\33265 – Starlight Developments – 350 – 360 Douglas Street\07 – Engineering\02 – Drawings & Sketches (Eng)\33265 – PRODUCTION – DP.dwg Plot Date: November 14, 2024

1:250 0 5 15m

LEGEND

LAMP STANDARD	LS LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE	D	FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN		EDGE ASPHALT		AIR VALVE	

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BRITISH COLUMBIA
2024-11-15

350-360 DOUGLAS STREET PRELIMINARY GRADING PLAN

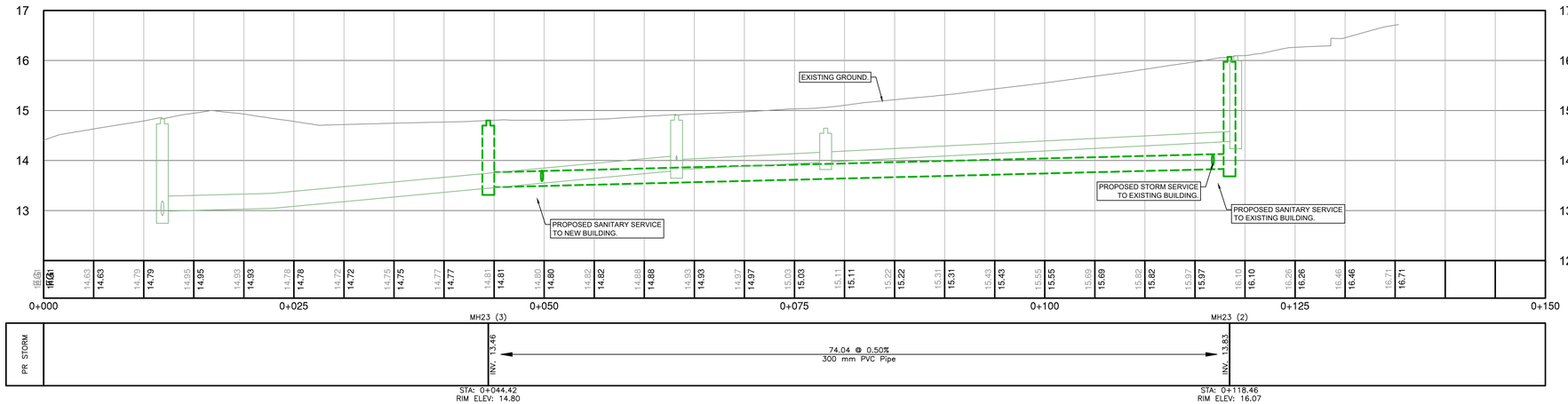
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Sheet 2 of 3

Eng. Project No. 33265

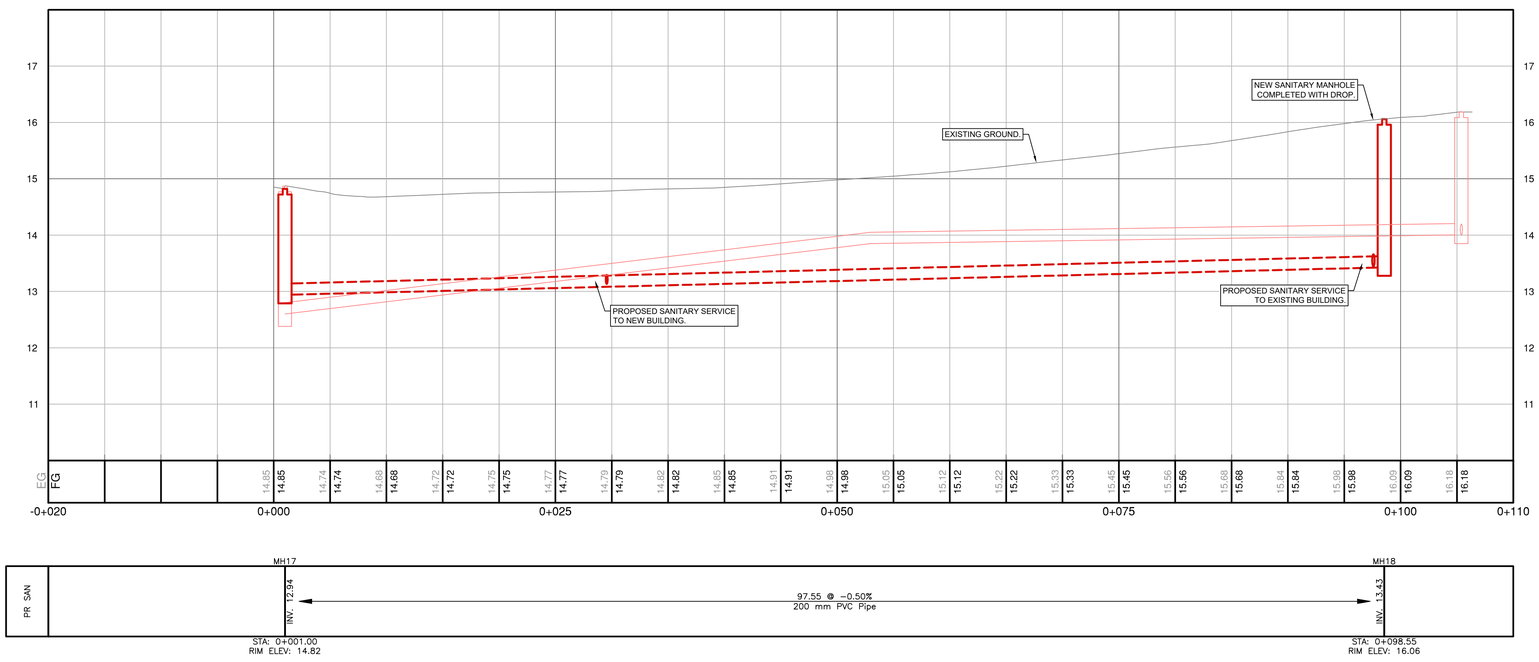
Drafted by. JA

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PHONE: 250-727-2214 info@jeanderson.com



PROFILE – PROPOSED STORM DRAIN REPLACEMENT

H 1:250
V 1:150



PROFILE – PROPOSED SEWER REPLACEMENT

H 1:250
V 1:150

PRELIMINARY SERVICING PLAN DRAFT

V:_Projects\33265 – Starlight Developments – 350 – 360 Douglas Street\07 – Engineering\02 – Drawings & Sketches (Eng)\33265 – PRODUCTION – DP.dwg Plot Date: November 14, 2024

1:250 0 5 15m

LEGEND

LAMP STANDARD	LS	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	PP	CATCHBASIN		METER	W
U/G WIRING	UE		MANHOLE	D	FLUSH VALVE	
GAS	G		SERVICE RISER		VALVE	
WATER	W		MOUNTABLE CURB	MC	REDUCER	
SEWER	S		NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN			EDGE ASPHALT		AIR VALVE	

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Nov 14, 2024
2024.11.14

350-360 DOUGLAS STREET
PRELIMINARY PROFILES
DRAWING

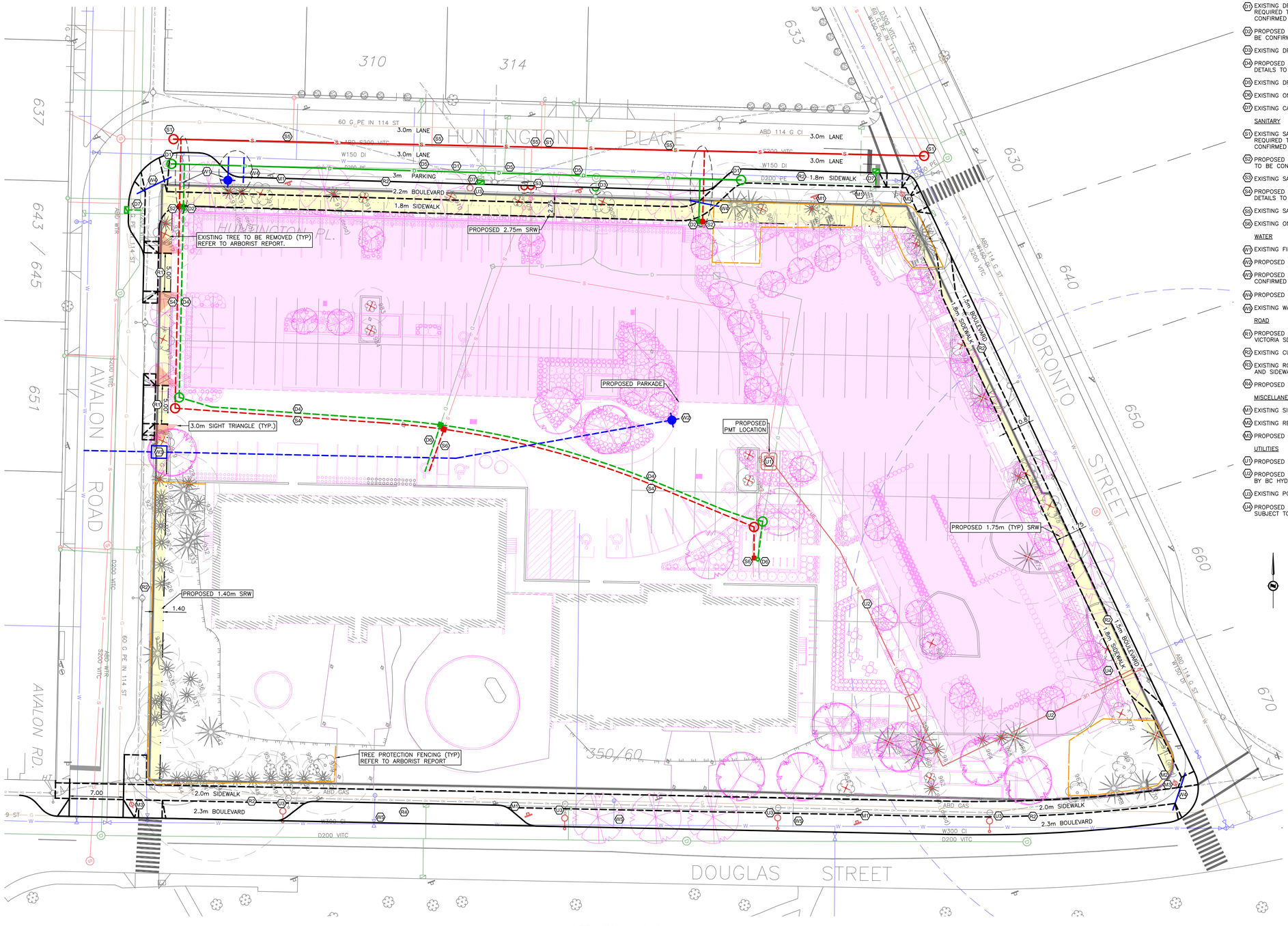
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Sheet 3 of 3

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Drafted by. RA

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SITE SERVICING PLAN
H 1:250

0 5 15m
1:250

SHEET NOTES:

DRAIN

D1 EXISTING DRAIN MAIN TO BE REMOVED AND REPLACED COMPLETE WITH NEW MANHOLES AS REQUIRED TO FACILITATE NEW SERVICES. SEE PRELIMINARY PROFILE SHEET. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

D2 PROPOSED DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

D3 EXISTING DRAIN SERVICE TO BE CAPPED AND ABANDONED AS REQUIRED.

D4 PROPOSED ON SITE DRAIN SERVICE COMPLETE WITH MANHOLES AND CLEANOUTS AS REQUIRED. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

D5 EXISTING DRAIN SERVICE TO BE TRANSFERRED TO NEW MAIN AS REQUIRED.

D6 EXISTING ONSITE DRAIN SERVICES TO BE REDIRECTED AS REQUIRED.

D7 EXISTING CATCH BASIN TO BE REMOVED AND REPLACED AS REQUIRED.

SANITARY

S1 EXISTING SANITARY MAIN TO BE REMOVED AND REPLACED COMPLETE WITH NEW MANHOLES AS REQUIRED TO FACILITATE NEW SERVICES. SEE PRELIMINARY PROFILE SHEET. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

S2 PROPOSED SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

S3 EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AS REQUIRED.

S4 PROPOSED ONSITE SANITARY SERVICE COMPLETE WITH MANHOLES AND CLEANOUTS AS REQUIRED. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

S5 EXISTING SANITARY SERVICE TO BE TRANSFERRED TO NEW MAIN AS REQUIRED.

S6 EXISTING ONSITE SANITARY SERVICES TO BE REDIRECTED AS REQUIRED.

WATER

W1 EXISTING FIRE HYDRANT TO BE RELOCATED AS REQUIRED.

W2 PROPOSED FIRE HYDRANT AS PER CITY OF VICTORIA STANDARDS.

W3 PROPOSED WATER SERVICE COMPLETE WITH METER AND VAULT AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

W4 PROPOSED IRRIGATION METER/SLEEVE.

W5 EXISTING WATER SERVICES TO EXISTING BUILDING TO REMAIN.

ROAD

R1 PROPOSED 5.0m ONE-WAY DRIVEWAY COMPLETE WITH FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b AND HIGHWAY ACCESS BYLAW.

R2 EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN ON AVALON ROAD.

R3 EXISTING ROAD TO BE REMOVED AND REPLACED COMPLETE WITH NEW CURB, GUTTER, BOULEVARD AND SIDEWALK.

R4 PROPOSED LOADING ZONE.

MISCELLANEOUS

M1 EXISTING SIGN TO BE RELOCATED AS REQUIRED.

M2 EXISTING RETAINING WALL TO BE RETAINED.

M3 PROPOSED PEDESTRIAN LIGHTING. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

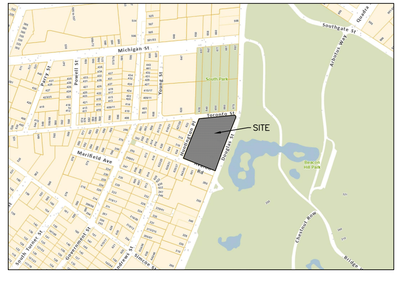
UTILITIES

U1 PROPOSED PMT LOCATION.

U2 PROPOSED HYDRO SERVICING SHOWN CONCEPTUALLY. PROPOSED ALIGNMENT SUBJECT TO CHANGE BY BC HYDRO. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

U3 EXISTING POLE TO BE RELOCATED AS REQUIRED.

U4 PROPOSED TELUS/COMMUNICATIONS SERVICING SHOWN CONCEPTUALLY. PROPOSED ALIGNMENT SUBJECT TO CHANGE BY UTILITIES. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.



KEY PLAN
NTS

LEGAL DESCRIPTIONS: LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452.

BENCHMARK: MONUMENT 8-67
ELEV. 19.317m

IRRIGATION NOTES:
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

GENERAL NOTES:
- ALL SEWER, DRAIN, WATER LOCATIONS AND ELEVATIONS DERIVED FROM CITY OF VICTORIA RECORD DRAWINGS.

LEGEND

LAMP STANDARD	LS	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	PP	CATCHBASIN		METER	W
U/G WIRING	UE		MANHOLE		FLUSH VALVE	
GAS	G		SERVICE RISER		VALVE	
WATER	W		MOUNTABLE CURB	MC	REDUCER	
SEWER	S		NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN			EDGE ASPHALT		AIR VALVE	

PRELIMINARY SERVICING PLAN DRAFT

V:_Projects\33265 - Starlight Developments - 350 - 360 Douglas Street\07 - Engineering\02 - Drawings & Sketches (Eng)\33265 - PRODUCTION - DP.dwg Plot Date: November 14, 2024

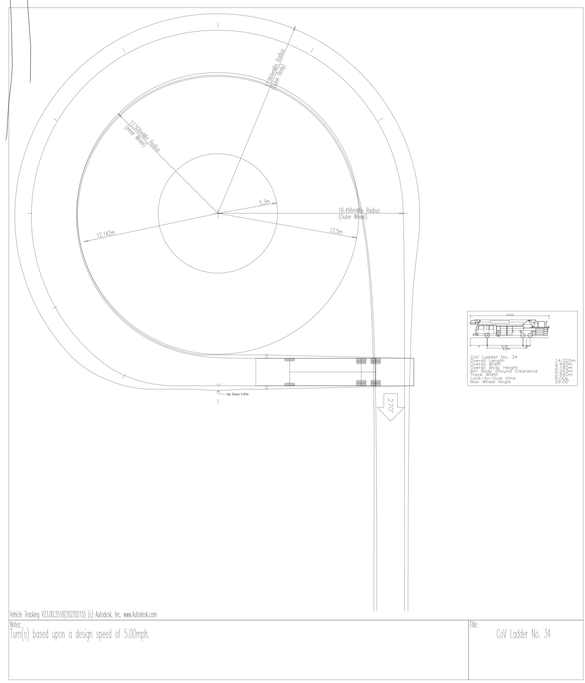
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. TUCK
#28072
REGISTERED PROFESSIONAL ENGINEER
Date signed (Y/M/D)
2024.11.18

350-360 DOUGLAS STREET PRELIMINARY CIVIL SERVICING DRAWING

Scale horiz. 1:250 Scale vert. N/A
Sheet 1 of 3
Eng. Project No. 33265
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SHEET NOTES:

(A) PROPOSED FIRE ACCESS ROUTE. 6.0m WIDTH. 12.0m CENTERLINE RADIUS.

LEGEND

LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE		FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

350 DOUGLAS ST.
FIRE ACCESS MOVEMENT
CoV LADDER No. 34

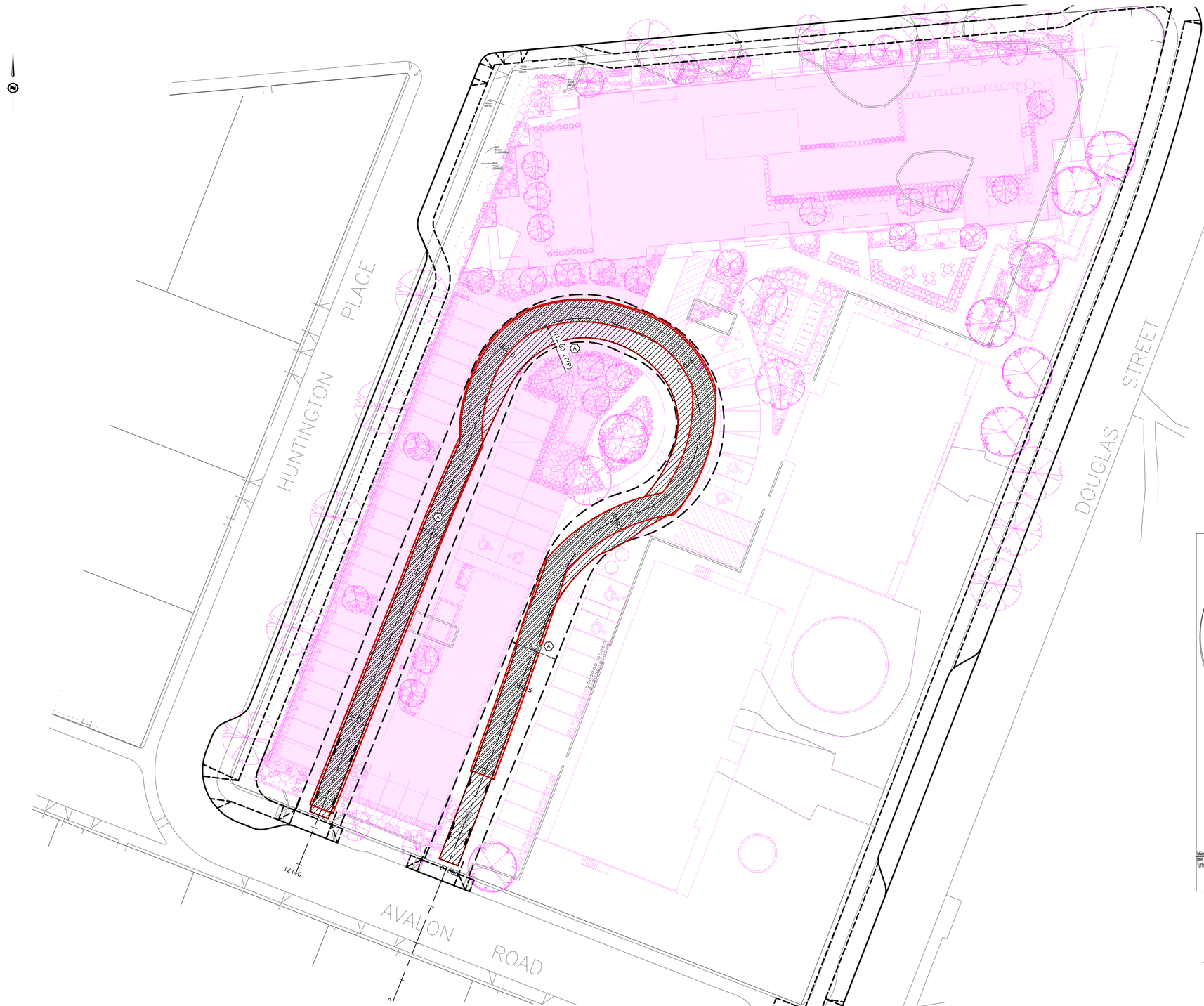
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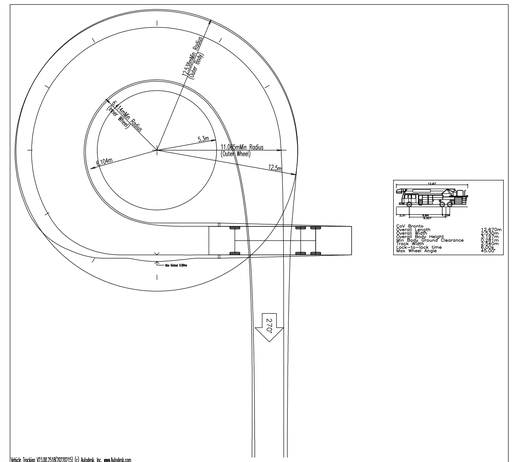
Sheet 1 of 3

Eng. Project No. 33265

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ISSUED FOR DISCUSSION





SHEET NOTES:

(A) PROPOSED FIRE ACCESS ROUTE. 6.0m WIDTH. 12.0m CENTERLINE RADIUS.

1:250 0 5 15m

LEGEND

LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE		FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

ISSUED FOR DISCUSSION

V:_Projects\33265 - Starlight Developments - 350 - 360 Douglas Street\07 - Engineering\02 - Drawings & Sketches (Eng)\04 - Supporting Items\33265 - FIRE TRUCK.dwg Plot Date: November 13, 2024

350 DOUGLAS ST. FIRE ACCESS MOVEMENT CoV BRONTO

Scale horiz. 1:250 Scale vert. N/A

Sheet 2 of 3

Eng. Project No. 33265

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com



ISSUED FOR DISCUSSION

V:_Projects\33265 – Starlight Developments – 350 – 360 Douglas Street\07 – Engineering\02 – Drawings & Sketches (Eng)\04 – Supporting Items\33265 – FIRE TRUCK.dwg Plot Date: November 13, 2024

1:250 0 5 15m

LEGEND

LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE	D	FLUSH VALVE	
GAS	G	SERVICE RISER	D	VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

350 DOUGLAS ST. PASSENGER CAR MOVEMENT

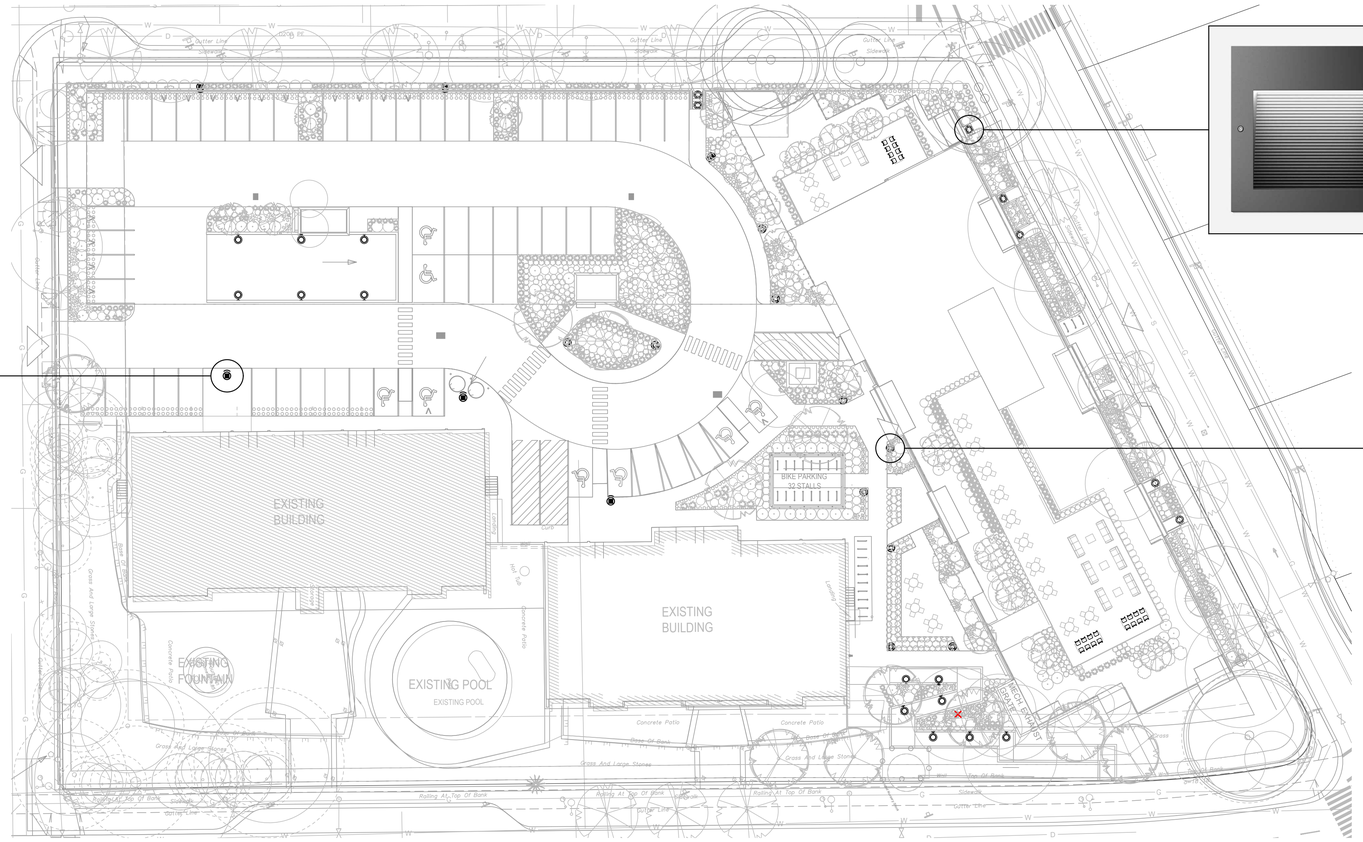
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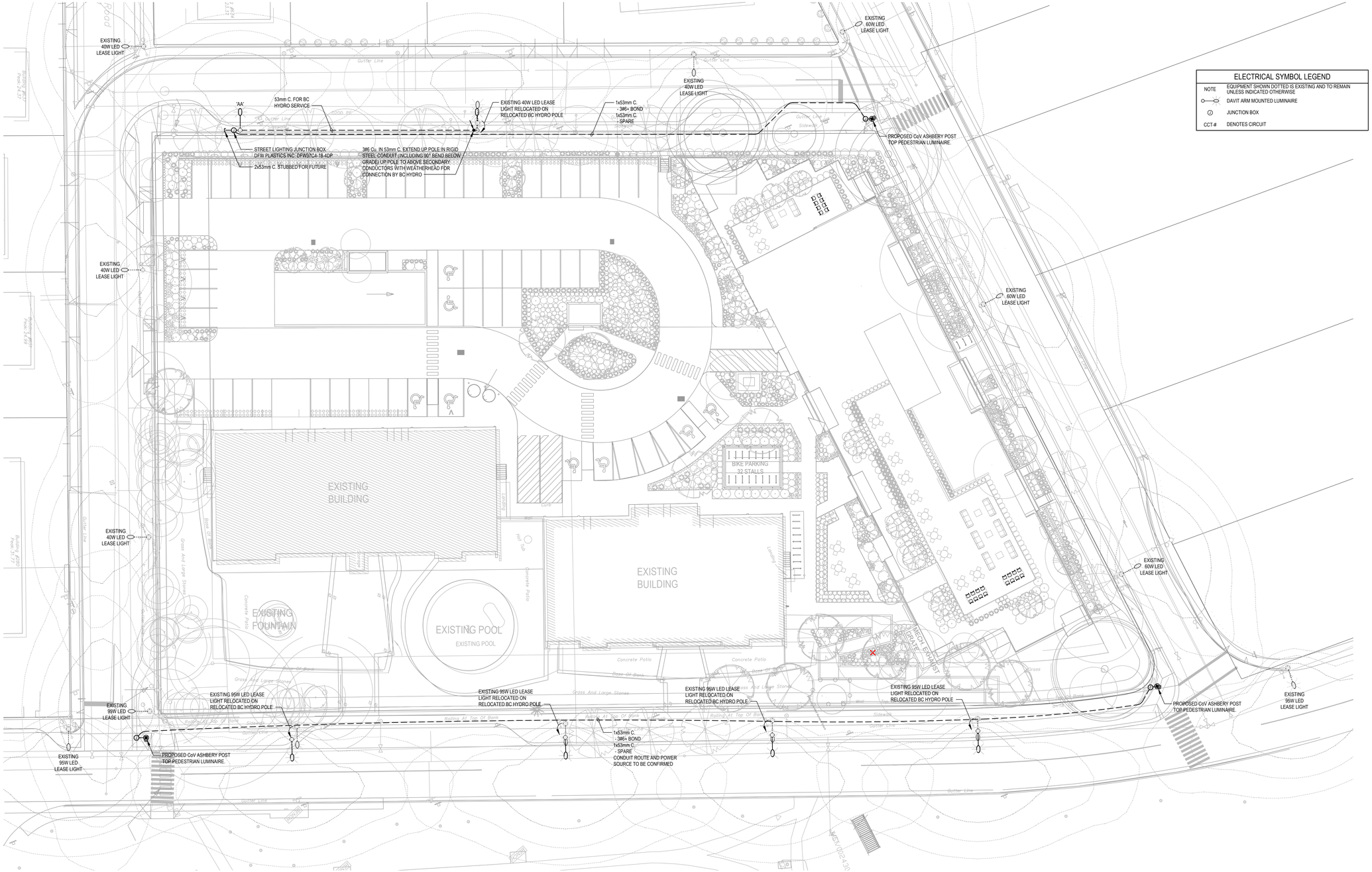
Sheet 3 of 3

Eng. Project No. 33265

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VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com




EXISTING BUILDING
BIKE PARKING 32 STALLS
EXISTING BUILDING
EXISTING FOUNTAIN
EXISTING POOL
EXISTING POOL
Concrete Patio
Grass And Large Stones
Rolling At Top Of Bank
Gutter Line
Sidewalk
Curb
Lawn
Concrete Path
Grass And Large Stones
Concrete Patio
Grass And Large Stones
Rolling At Top Of Bank



ELECTRICAL SYMBOL LEGEND	
NOTE	EQUIPMENT SHOWN DOTTED IS EXISTING AND TO REMAIN UNLESS INDICATED OTHERWISE
	DAVIT ARM MOUNTED LUMINAIRE
J	JUNCTION BOX
CCT-#	DENOTES CIRCUIT

1 / E2.0 OFFSITE STREET LIGHTING LAYOUT

0 5000 10000 15000 1:250

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	DOUGLAS ST	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	MAJOR	
ILLUMINANCE LEVEL (AVG)	11.0 lux	13.1 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	3.0:1	3.0:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	TORONTO ST	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	9.7 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	2.9:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	HUNTINGTON PLACE	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	8.5 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	3.5:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	AVALON RD	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	10.4 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	3.6:1

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issued for Development Permit	DEC. 20, 2023
2	Re-Issued for Development Permit	NOV. 15, 2024

Seal

Permit

Consultant

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Drawing Title

OFFSITE STREET LIGHTING LAYOUT

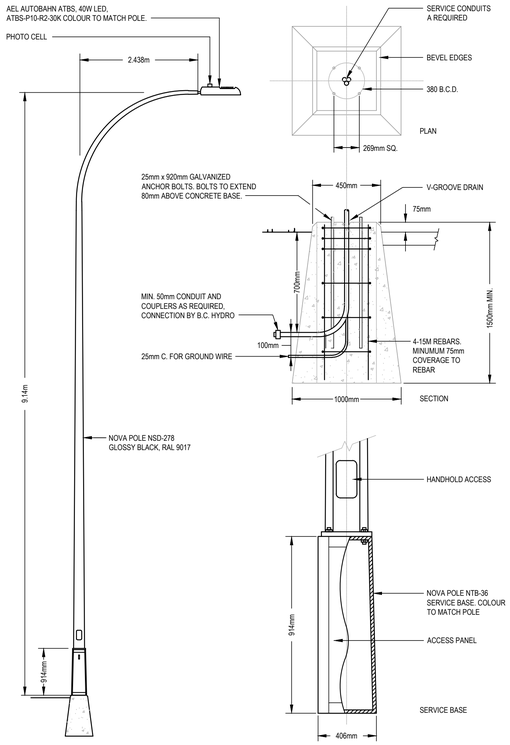
Sheet

E2.0

Scale	Project No.
AS NOTED	0122.0232

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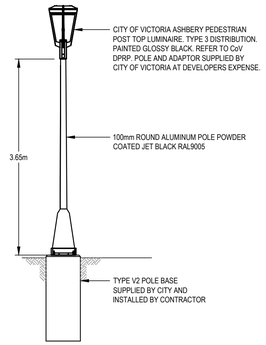
22.703 Douglas Street Apartments_detached.rvt



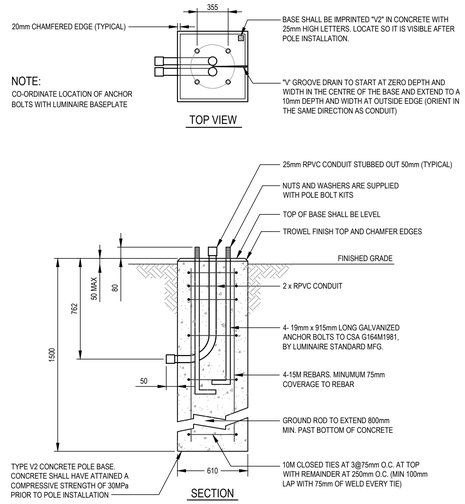
NOTES:

1. POLE BASE BACK-FILL TO CONFORM TO MMCD SPECIFICATIONS, LATEST EDITION.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL A GROUND PLATE MIN 600mm DEEP, CHEMICALLY CHARGED GROUND ROD, OR TWO GROUND RODS MIN 3m APART ADJACENT TO POLE BASE. GROUND ROD TO EXTEND 0.8m PAST BOTTOM OF CONCRETE AND MINIMUM 3.0m LONG. REFER TO CEC 10-102.2.
4. CONFIRM BOLT CIRCLE RADIUS REQUIREMENTS WITH POLE MANUFACTURER PRIOR TO INSTALLATION OF CONCRETE BASES.
5. CONCRETE POLE BASE TO MEET MMCD STANDARDS. TYPE 'C1' CONCRETE POLE BASE SUITABLE FOR SERVICE BASE. NANAIMO PRECAST LTD., FRASER PRECAST LTD., OR APPROVED EQUAL. ANY CAST IN PLACE POLE BASES MUST BE REVIEWED AND SIGNED OFF BY A BC REGISTERED STRUCTURAL ENGINEER PRIOR TO AND AFTER POURING OF CONCRETE. ALL ASSOCIATED COST FOR THE SERVICES OF A STRUCTURAL ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1 E2.1 TYPE 'AA' POLE DETAIL — NOT TO SCALE



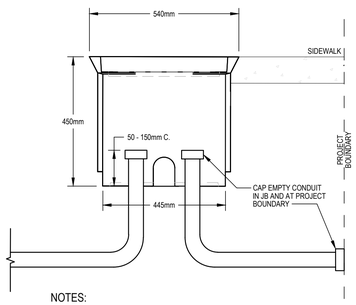
2 E2.1 PEDESTRIAN LUMINAIRE DETAIL — NOT TO SCALE



NOTES:

1. POLE BASE BACK-FILL TO CONFORM TO MMCD SPECIFICATIONS, LATEST EDITION.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. CONFIRM BOLT CIRCLE RADIUS PRIOR TO INSTALLATION OF CONCRETE BASES.
4. CONCRETE POLE BASE TO MEET MMCD STANDARDS. TYPE 'V2' CONCRETE POLE BASE REFER TO CITY OF VICTORIA DRAWING SD CE1.2b. FRASER PRECAST LTD OR APPROVED EQUAL.

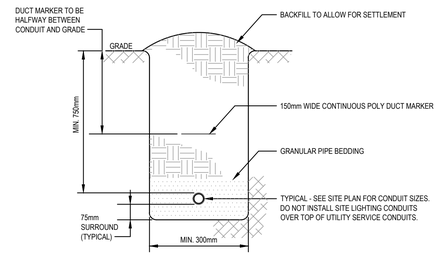
3 E2.1 TYPE V2 POLE BASE DETAIL — NOT TO SCALE



NOTES:

1. STREET LIGHTING JUNCTION BOX - DFW PLASTICS INC. DFW37C4-18-4DP BLANK C/W MANUFACTURERS BOLT DOWN LID.

4 E2.1 JUNCTION BOX DETAIL — NOT TO SCALE



5 E2.1 TYPICAL TRENCH SECTION — NOT TO SCALE

22.703 Douglas Street Apartments_detached.rvt

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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Drawing Title

OFFSITE STREET LIGHTING DETAILS

Sheet

E2.1

Scale	Project No.
AS NOTED	0122.0232

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