DRAWING INDEX

ARCHITECTURAL

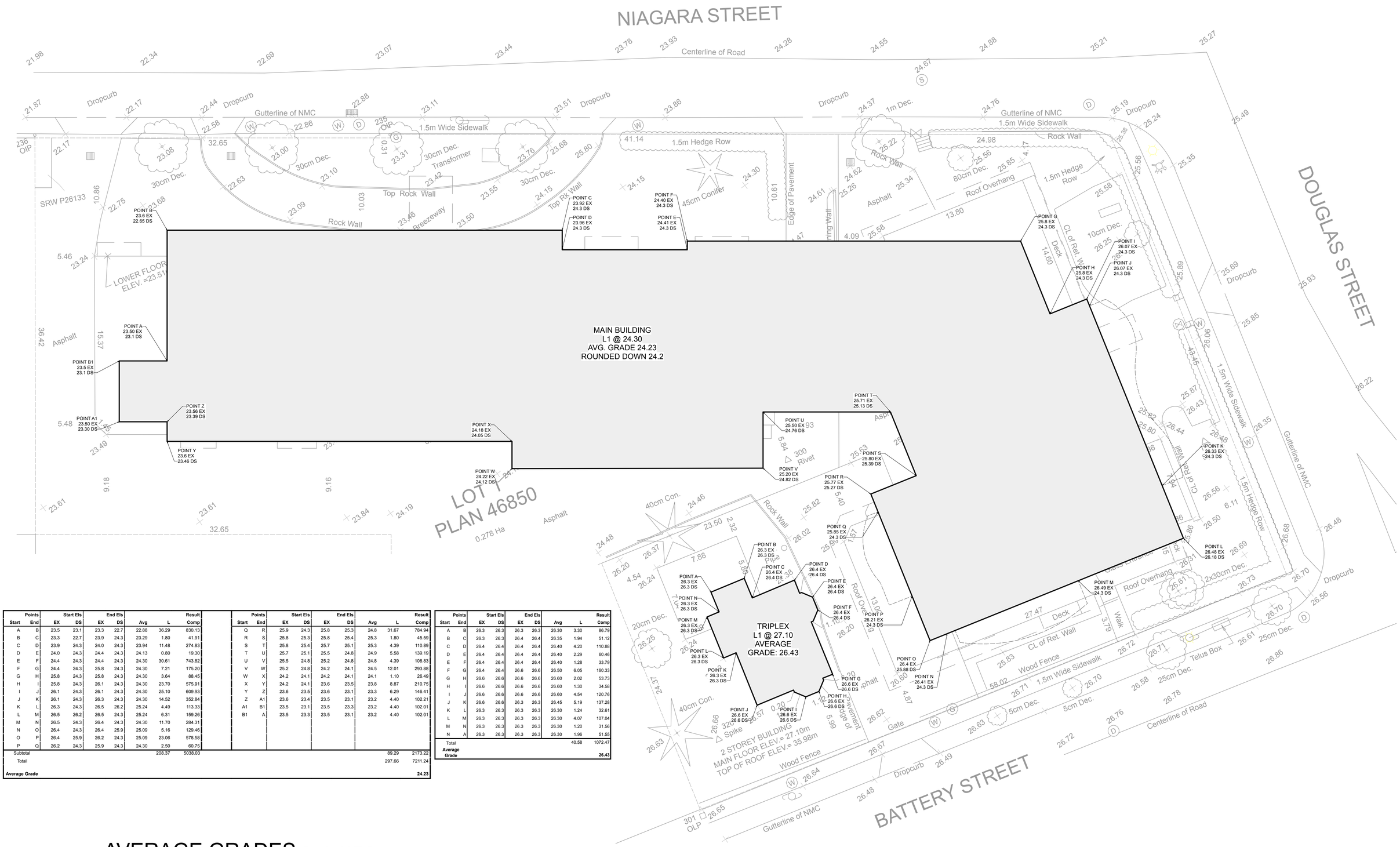
LANDSCAPE

CIVIL

DOUGLAS HOUSE SENIOR CARE EXPANSION | VICTORIA, BC

22 DEC 2023

AMICA milliken DEVELOPMENTS dHKa



Points Start	Points End	Start Els EX	Start Els DS	End Els EX	End Els DS	Avg	L	Result Comp
A	B	23.5	23.1	23.3	22.7	22.88	36.29	830.13
B	C	23.3	22.7	23.9	24.3	23.29	1.80	41.91
C	D	23.9	24.3	24.0	24.3	23.94	11.48	274.83
D	E	24.0	24.3	24.4	24.3	24.13	0.80	19.30
E	F	24.4	24.3	24.4	24.3	24.30	30.61	743.82
F	G	24.4	24.3	25.8	24.3	24.30	7.21	175.20
G	H	25.8	24.3	25.8	24.3	24.30	3.64	88.45
H	I	25.8	24.3	26.1	24.3	24.30	23.70	575.91
I	J	26.1	24.3	26.1	24.3	24.30	25.10	609.93
J	K	26.1	24.3	26.3	24.3	24.30	14.52	352.84
K	L	26.3	24.3	26.5	26.2	25.24	4.49	113.33
L	M	26.5	26.2	26.5	24.3	25.24	6.31	159.26
M	N	26.5	24.3	26.4	24.3	24.30	11.70	284.31
N	O	26.4	24.3	26.4	25.9	25.09	5.16	129.46
O	P	26.4	25.9	26.2	24.3	25.09	23.06	578.58
P	Q	26.2	24.3	25.9	24.3	24.30	2.50	60.75
Subtotal						208.37	5038.03	
Total							297.66	7211.24
Average Grade								**24.23**

Points Start	Points End	Start Els EX	Start Els DS	End Els EX	End Els DS	Avg	L	Result Comp
Q	R	25.9	24.3	25.8	25.3	24.8	31.67	784.94
R	S	25.8	25.3	25.8	25.4	25.3	1.80	45.59
S	T	25.8	25.4	25.7	25.1	25.3	4.39	110.89
T	U	25.7	25.1	25.5	24.8	24.9	5.58	139.19
U	V	25.5	24.8	25.2	24.8	24.8	4.39	108.83
V	W	25.2	24.8	24.2	24.1	24.5	12.01	293.88
W	X	24.2	24.1	24.2	24.1	24.1	1.10	26.49
X	Y	24.2	24.1	23.6	23.5	23.8	8.87	210.75
Y	Z	23.6	23.5	23.6	23.1	23.3	6.29	146.41
Z	A1	23.6	23.4	23.5	23.1	23.2	4.40	102.21
A1	B1	23.5	23.1	23.5	23.3	23.2	4.40	102.01
B1	A	23.5	23.3	23.5	23.1	23.2	4.40	102.01

Points Start	Points End	Start Els EX	Start Els DS	End Els EX	End Els DS	Avg	L	Result Comp
A	B	26.3	26.3	26.3	26.3	26.30	3.30	86.79
B	C	26.3	26.3	26.4	26.4	26.35	1.94	51.12
C	D	26.4	26.4	26.4	26.4	26.40	4.20	110.88
D	E	26.4	26.4	26.4	26.4	26.40	2.29	60.46
E	F	26.4	26.4	26.4	26.4	26.40	1.28	33.79
F	G	26.4	26.4	26.6	26.6	26.50	6.05	160.33
G	H	26.6	26.6	26.6	26.6	26.60	2.02	53.73
H	I	26.6	26.6	26.6	26.6	26.60	1.30	34.58
I	J	26.6	26.6	26.6	26.6	26.60	4.54	120.76
J	K	26.6	26.6	26.3	26.3	26.45	5.19	137.28
K	L	26.3	26.3	26.3	26.3	26.30	1.24	32.61
L	M	26.3	26.3	26.3	26.3	26.30	4.07	107.04
M	N	26.3	26.3	26.3	26.3	26.30	1.20	31.56
N	A	26.3	26.3	26.3	26.3	26.30	1.96	51.55
Total							40.58	1072.47
Average Grade								**26.43**

AVERAGE GRADES Scale N.T.S.

Douglas House Senior Care Expansion victoria, bc

ISSUED FOR REZONING

AMICA milliken DEVELOPMENTS dHKa

BUILDING CODE SUMMARY

Applicable Building Code:	BCBC 2018	
Streets Facing	3	
High Building (3.2.6)	Yes	
Sprinklered	Yes	
Standpipe System	Yes	
Fire Alarm System	Two-stage	
Operational Notes	No Treatment, no moving residents in beds	
Ancillary Uses	Group A2 (Dining), Group D (Administration)	
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance	
Loadbearing Fire Rating	Same as Supported Assembly	
Major Occupancy	**B2**	**F3**
Size / Construction Subsection	3.2.2.38	3.2.2.80
Description	Care	Parking
Levels	L1-L6	P1
Separate Building	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited
Actual Building Height	6 storeys	-1 storeys
Type of Construction	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h
Unoccupied Roof Rating	0h	0h
Occupied Roof Rating	2h	2h
Minimum Corridor Width	1.65 m	1.1 m
Min Exit Corridor Width.	1.1 m	1.1 m
Minimum Exit Stair Width	1.65 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m
Dead-end corridors	None	6.0 m
Travel Distance	45 m	45 m
Fire Separations		
0h	Sleeping rooms, sprinklered janitor rooms	
1h	Sleeping room zones, Combustible refuse storage,	
	Service rooms with fuel fired appliance	
1.5h	Parking to other occupancies	
2h	Exit enclosures, Elevator shafts, Occupied roof,	
	Em Gen room, Unsprinklered electrical equipment room	
High Building Requirements	Above and below grade stairs separated with 2h fire separation	
	Below-grade stair pressurization	
	Above-grade stair venting	
	Above and below grade smoke venting	
	At least one fire-fighter elevator	
	Emergency Electrical Conductors 1h fire rated	
	Plus additional electrical and communications measures	
B2 Special Provisions	Sleeping room floor areas split into min. Two compartments	
	Maximum 1,000 sm in area per 3.3.3.5 (2)	
	Impeded Egress zones permitted	
	No dead-end corridors serving sleeping rooms permitted	

Suite Summary

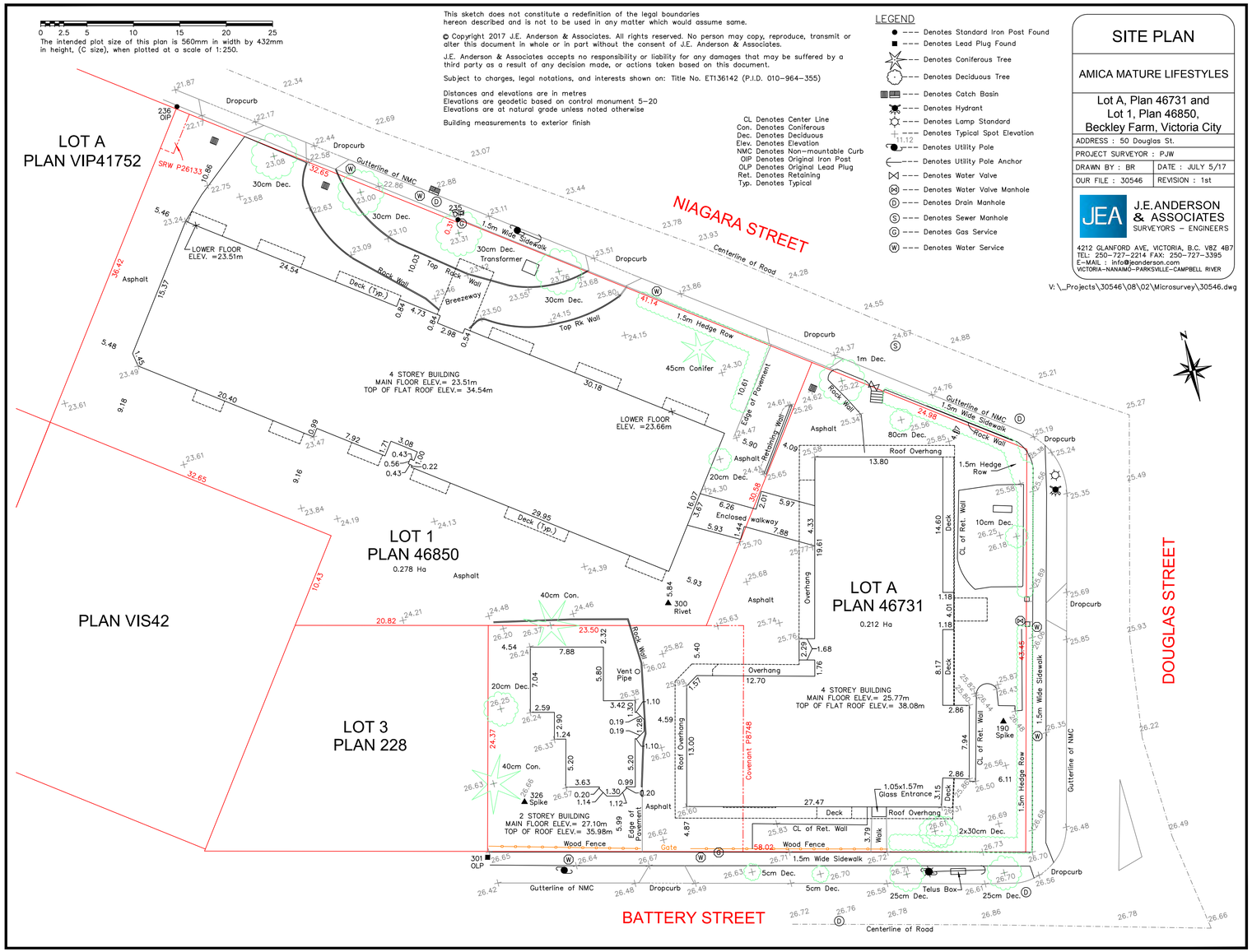
Occ.	Floor	Constr. GFA	CoV "Floor Area"	Studio	1-Bed	Leasable	Eff.
Memory Care	L6	20,220.0	19,150.0	25	2	11,600	57%
	L5	21,505.0	20,380.0	28	2	12,860	60%
Assisted Living	L4	23,750.0	22,590.0	27	7	15,190	64%
	L3	23,750.0	22,590.0	27	7	15,190	64%
	L2	23,750.0	22,590.0	27	7	15,190	64%
MAIN	L1	21,328.0	20,190.0	7	2	4,040	19%
	Total	134,303.0	127,490.0	141	27	74,070	55%
	Total Units		**168**				
	Site Area		52,892.4				

ZONING SUMMARY

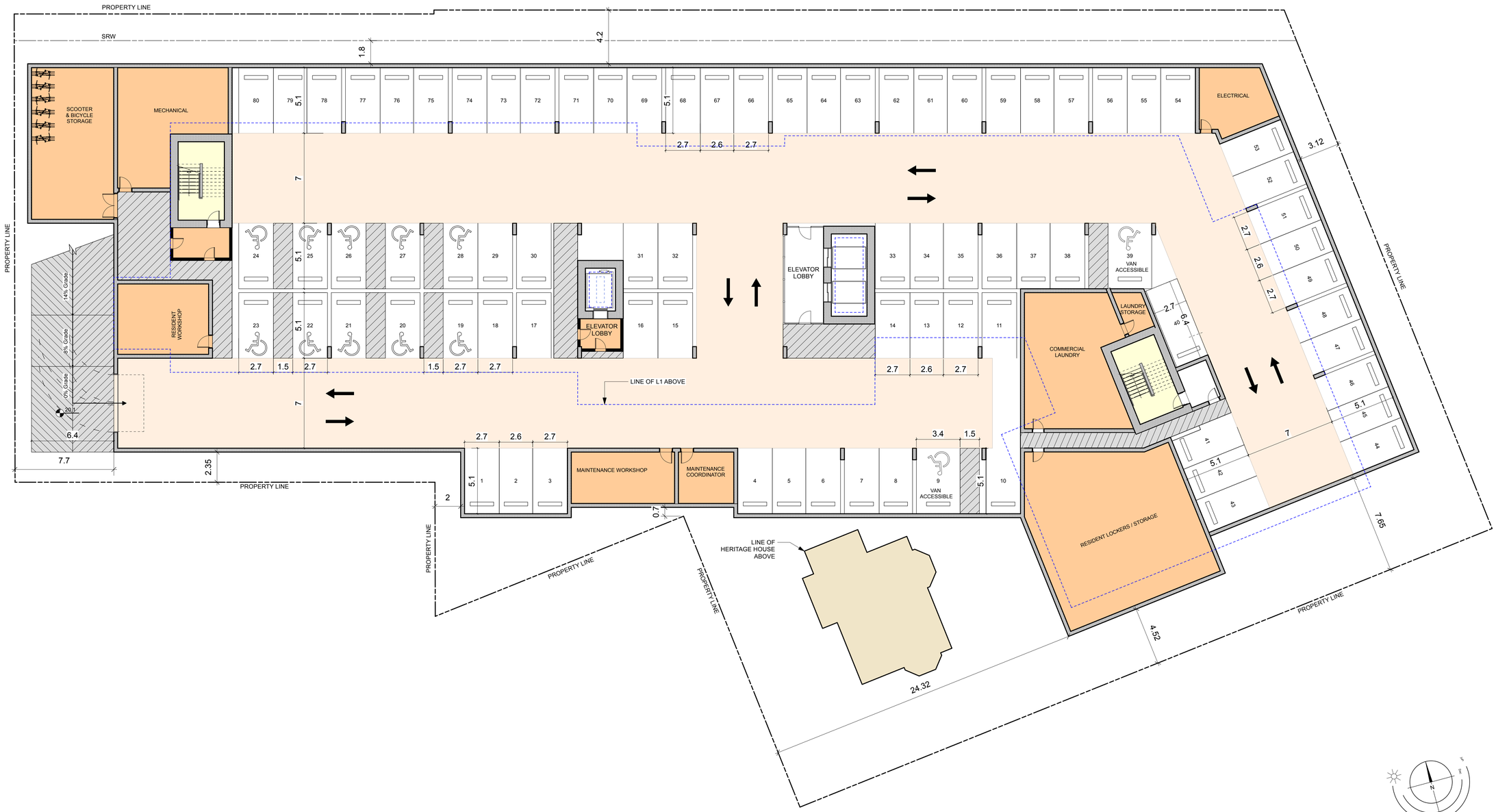
Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.9
Gross Floor Area	12,016.0
Floor Area Ratio	2.45
New Building Footprint	2,474.0
Her. House Footprint	85.24
Total Structural Footprint*	2,559.2
Site Coverage	52.1%
Open Site space**	41.0%
Roof Height (m geo.)	47.3
(Average) Grade (m geo.)	24.2
(Building) Height (m)	23.1
Storeys	6
Number of Units	168
Car parking provided	80
Short term bike spaces	6
Long Term bike spaces	12
***Area* by Floor**	
L6	1,780.0
L5	1,895.0
L4	2,098.5
L3	2,098.5
L2	2,098.5
L1	1,875.5
Triplex L2	85
Triplex L1	85
Total	12,016.0
Minimum Setbacks (m)	
Front Yard (north / Niagara)	6.1
Rear Yard (south / Battery)	6.5
Side Yard (west)	6.5
Side Yard (east / Douglas)	7.5

* including all deck footprints

** includes all open site space excluding drive surfaces



BUILDING CODE & ZONING SUMMARY, SURVEY Scale 1:250



PARKING PLAN Scale 1:150

Douglas House Senior Care Expansion victoria, bc

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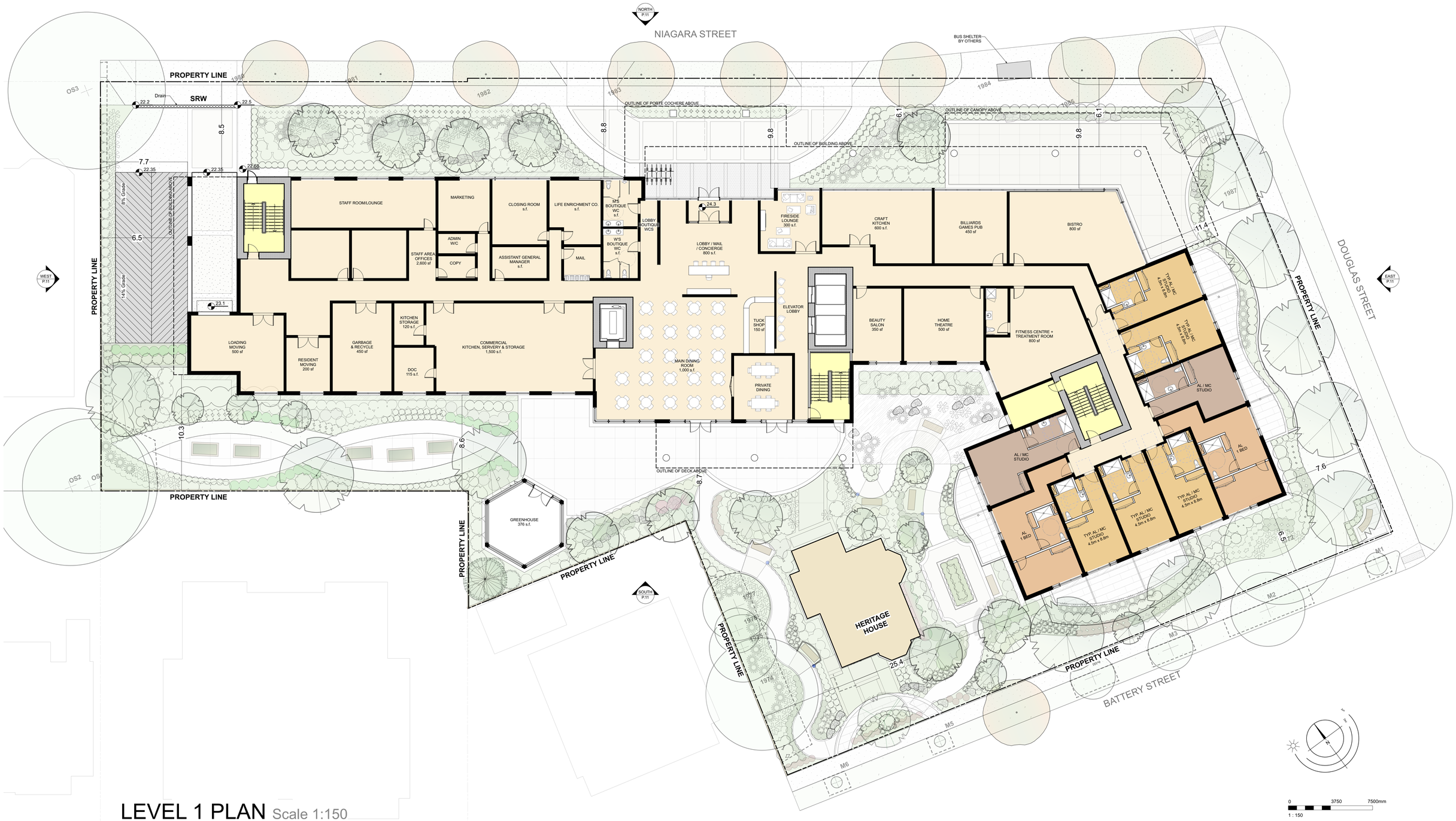
AMICA milliken DEVELOPMENTS dHKa

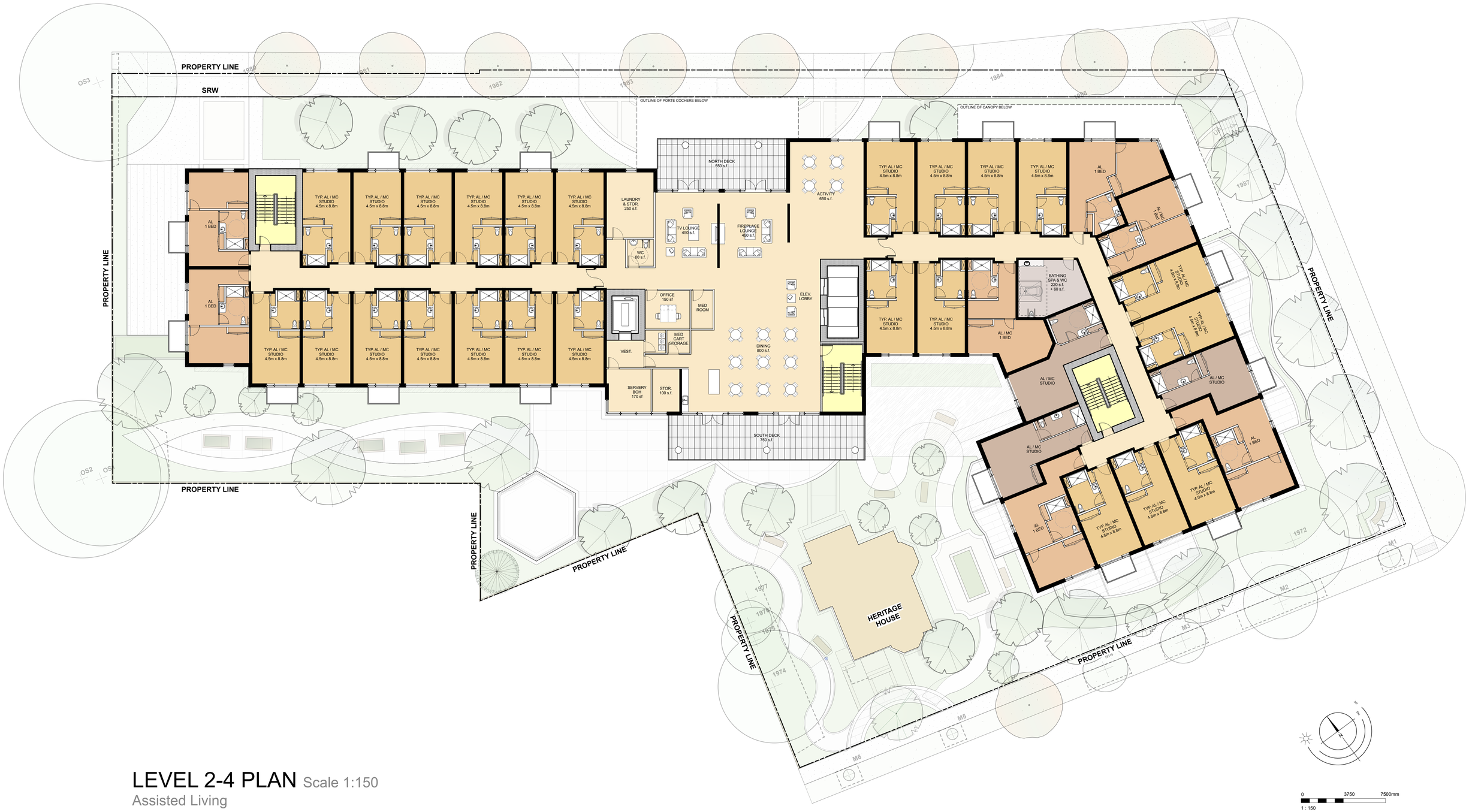


LEVEL 1 PLAN Scale 1:150

Douglas House Senior Care Expansion victoria, bc

ISSUED FOR REZONING

AMICA milliken DEVELOPMENTS dHKa



LEVEL 2-4 PLAN Scale 1:150

Assisted Living

0 3750 7500mm
1 : 150

Douglas House Senior Care Expansion victoria, bc

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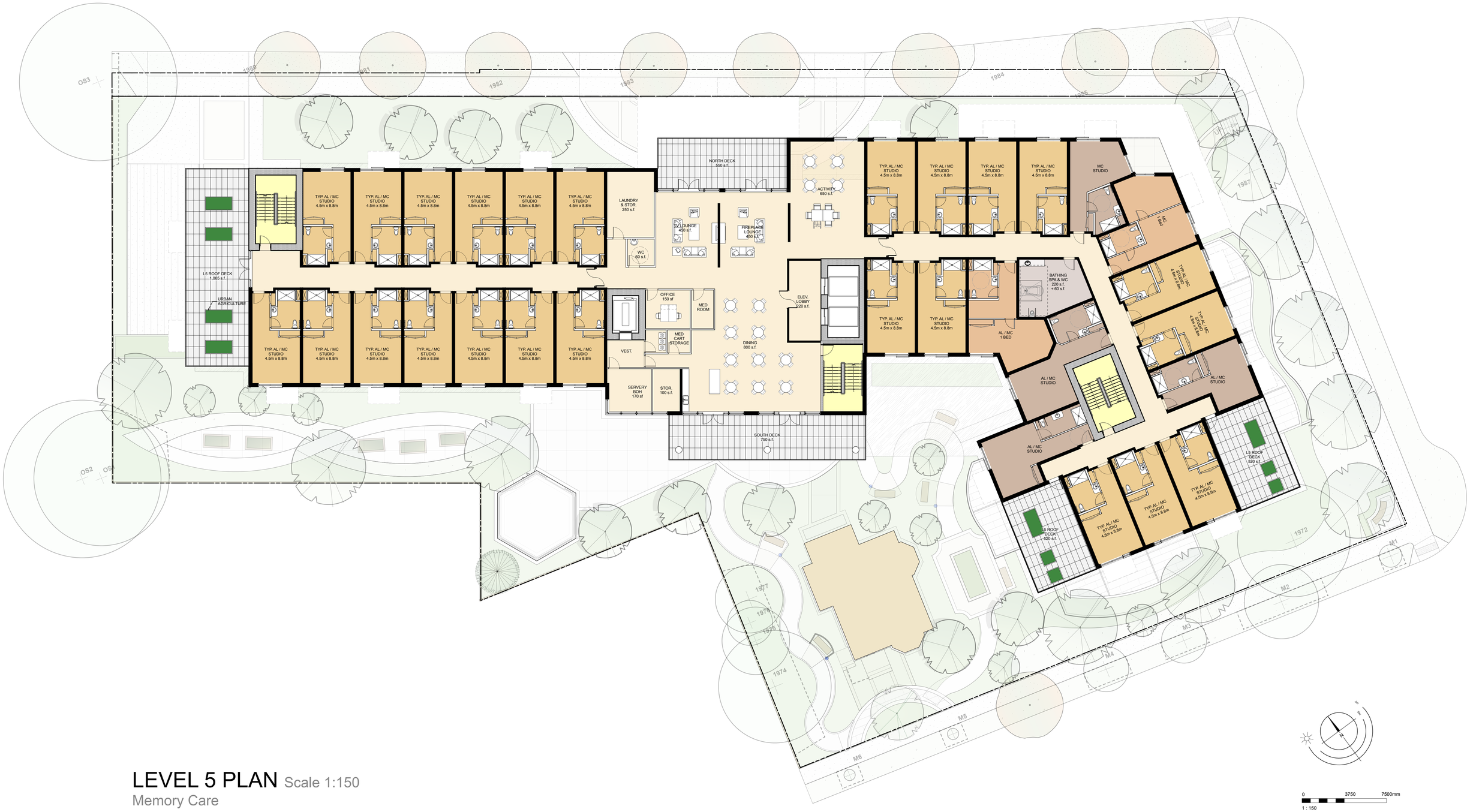


LEVEL 5 PLAN Scale 1:150

Memory Care

Douglas House Senior Care Expansion victoria, bc

ISSUED FOR REZONING

AMICA milliken DEVELOPMENTS dHKa

LEVEL 6 PLAN Scale 1:150

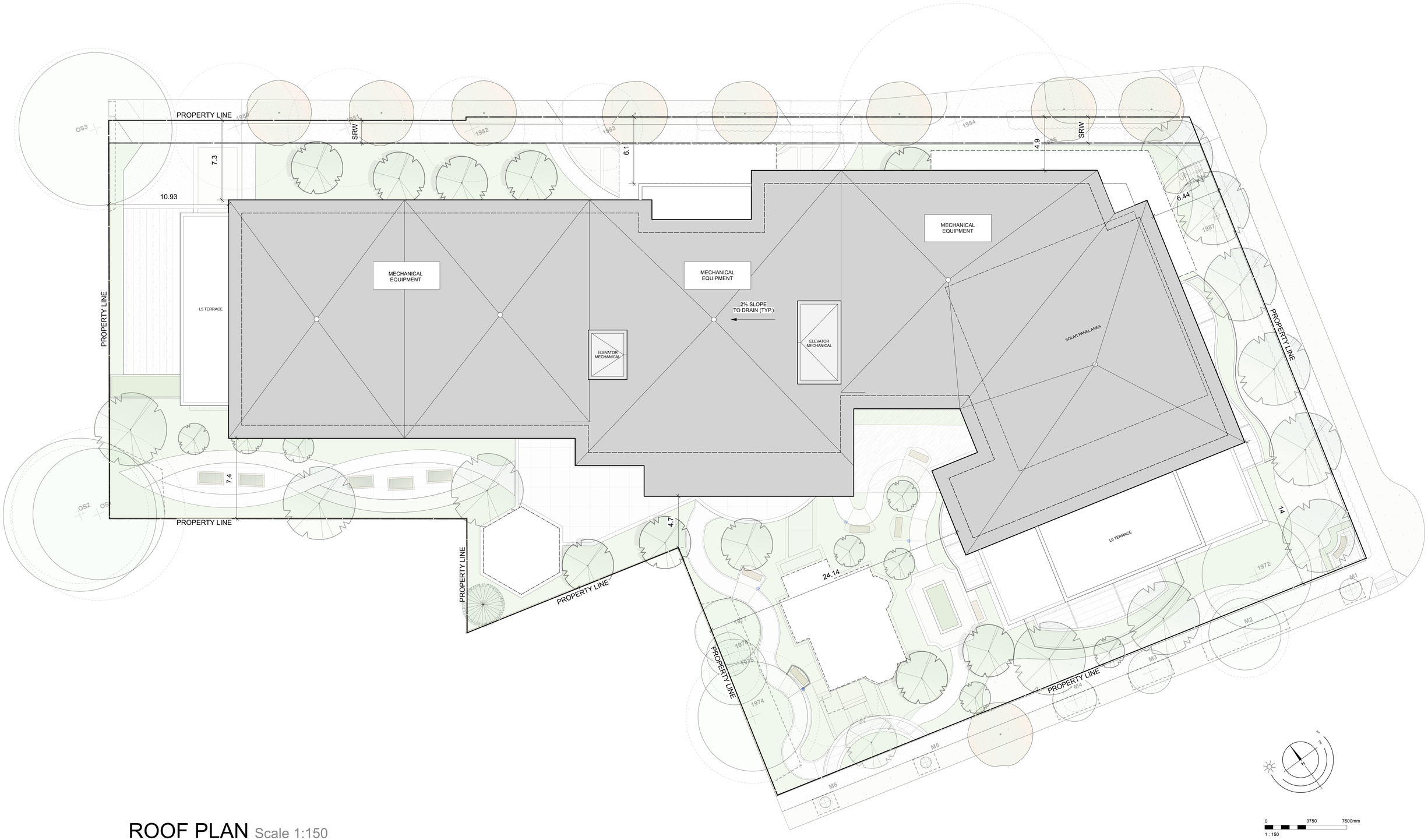
Memory Care

0 3750 7500mm
1 : 150

Douglas House Senior Care Expansion victoria, bc

ISSUED FOR REZONING

AMICA milliken DEVELOPMENTS dHKa

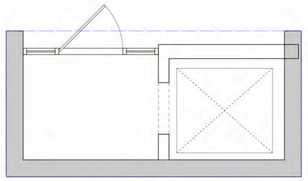


ROOF PLAN Scale 1:150

Douglas House Senior Care Expansion victoria, bc

ISSUED FOR REZONING

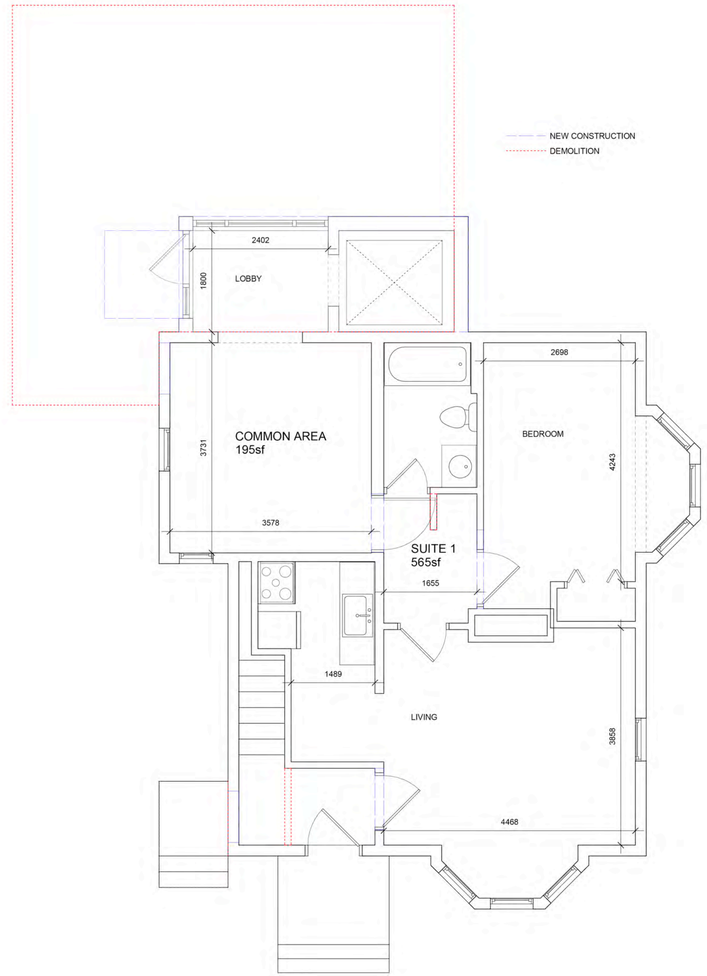
AMICA milliken DEVELOPMENTS dHKa



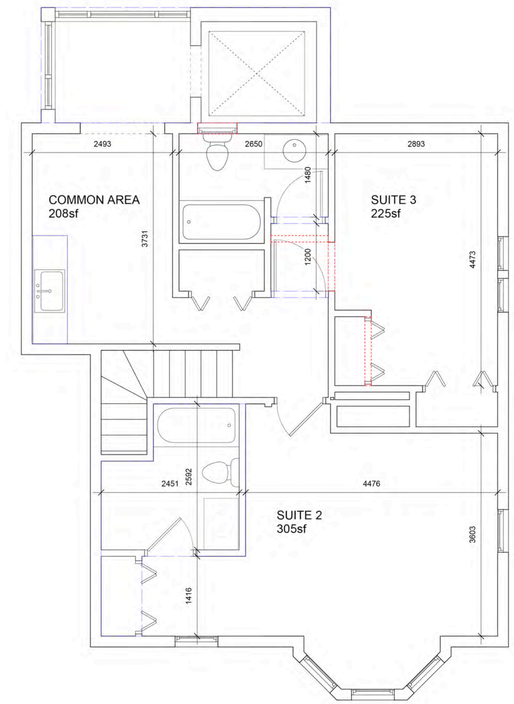
3 A211 Courtyard Level
SCALE: 1 : 50

WEST VIEW

NORTH VIEW



1 A211 Level 1 - Renovation
SCALE: 1 : 50



2 A211 Level 2 - Renovation
SCALE: 1 : 50

COLOUR LEGEND	
ELEMENT	**COLOUR**
WOOD SIDING	PENDRELL VERDIGRIS
WOOD WINDOW SASHES, WOOD COLUMNS, ROLLED COVES	PENDRELL GREEN
WOOD WINDOW TRIM	GLOSS BLACK

EAST ELEVATION

WEST ELEVATION

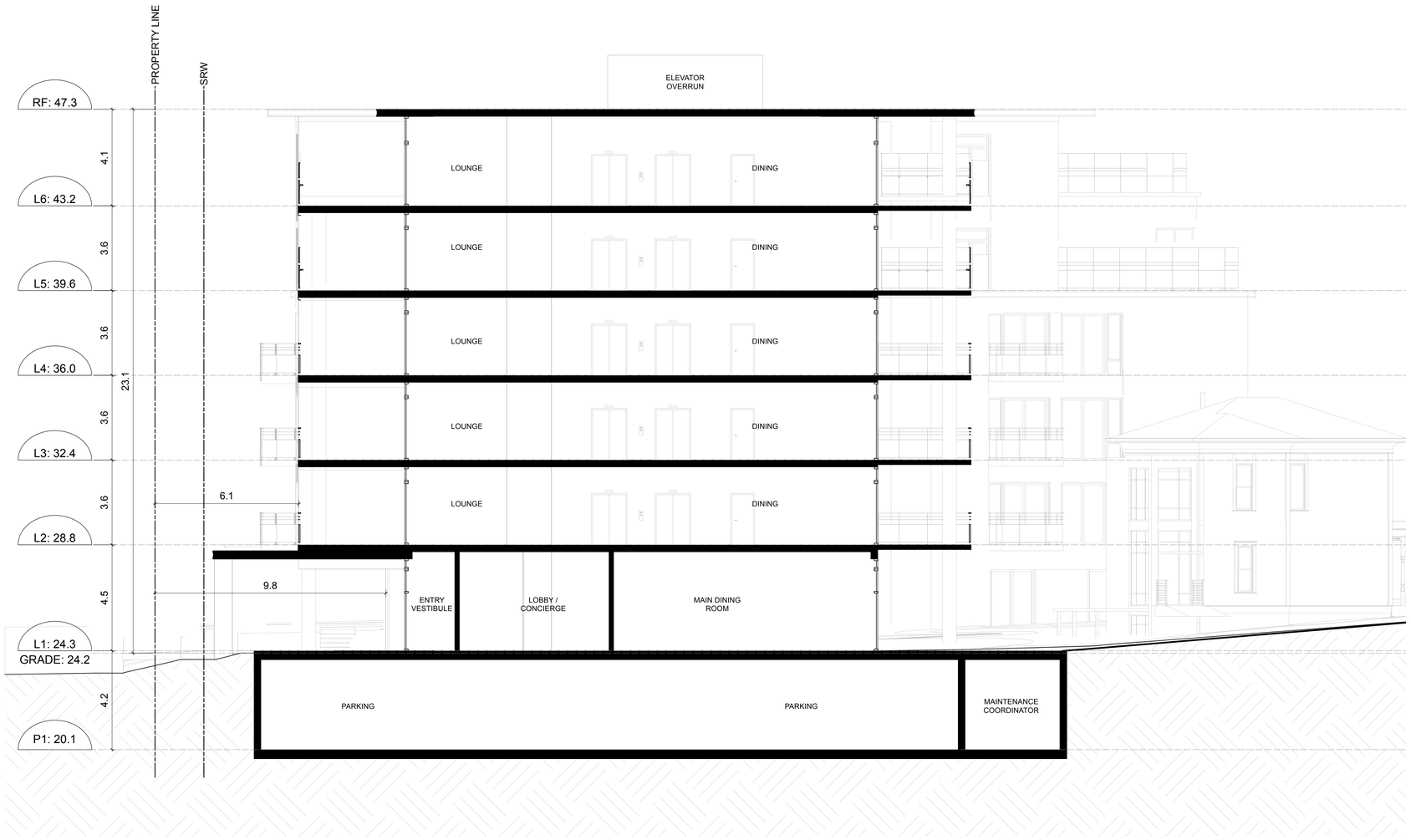
NORTH ELEVATION

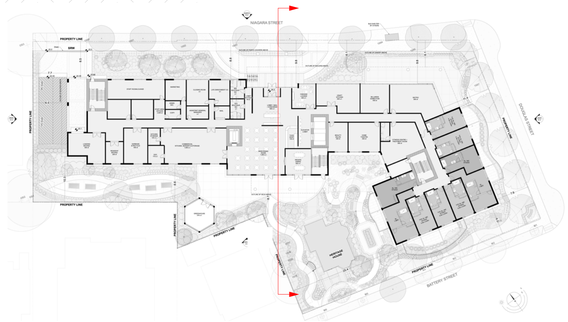
SOUTH ELEVATION

HERITAGE HOUSE Scale: As Noted

MATERIALS SCHEDULE

1. FIBRE CEMENT
2. METAL PANEL
3. PREFINISHED METAL FASCIA
4. WOOD FINISH HORIZONTAL SIDING
5. PREFINISHED ALUMINUM WINDOWS AND DOORS
6. PREFINISHED GUARD RAIL - METAL & GLASS
7. ALUMINUM STOREFRONT
8. WOOD TONE SOFFIT





SECTION Scale 1:100

Douglas Street

Niagara Street

Battery Street

STREETSCAPES Scale N.T.S.

PERSPECTIVES Scale N.T.S.

Existing Zone - March / September 10am

Existing Zone - March / September Noon

Existing Zone - March / September 2pm

Existing Zone - June 10am

Existing Zone - June Noon

Existing Zone - June 2pm

N

SHADOW STUDY Scale N.T.S.

Existing Zone - December 10am

Existing Zone - December Noon

Existing Zone - December 2pm

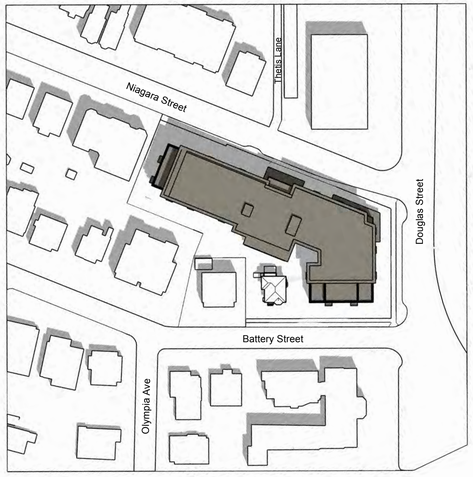
SHADOW STUDY Scale N.T.S.

Proposed Amica House - March / September 10am

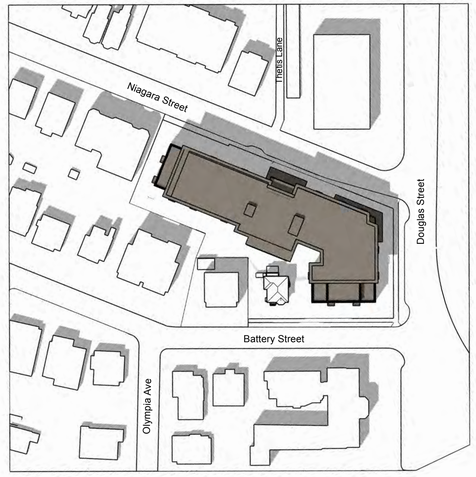
Proposed Amica House - March / September Noon

Proposed Amica House - March / September 2pm

Proposed Amica House - June 10am



Proposed Amica House - June Noon



Proposed Amica House - June 2pm

N

SHADOW STUDY Scale N.T.S.

Proposed Amica House - December 10am

Proposed Amica House - December Noon

Proposed Amica House - December 2pm

SHADOW STUDY Scale N.T.S.

Recommended Nursery Stock

Trees

Total: 40

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	4cm cal.
Acer rubrum 'Armstrong'	Armstrong Maple	6cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm Cal.
Boulevard Tree	To Be Determined by Parks	6cm cal.
Cercidiphyllum japonicum	Katsura Tree	6cm Cal.
Cercis canadensis	Eastern Redbud	6cm Cal.
Magnolia Galaxy	Galaxy Magnolia	6cm cal.
Pseudotsuga menziesii	Douglas Fir	2M Ht.
Quercus rubra	Red Oak	6cm cal.

Large Shrubs

Total: 136

Botanical Name	Common Name	Size
Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
Choisya ternata	Mexican Orange Blossom	#5 pot
Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#5 pot
Oemleria cerasiformis	Indian Plum	#5 pot
Philadelphus lewisii	Mock Orange	#5 pot
Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m ht.
Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Medium Shrubs

Total: 409

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
Mahonia aquifolium	Tall Oregon Grape	#3 pot
Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#3 pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
Ribes sanguineum	Red Flowering Currant	#3 pot
Rosa nutkana	Nootka Rose	#3 pot
Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
Symphoricarpos albus	Snowberry	#3 pot

Small Shrubs

Total: 817

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#1 pot
Berberis thunbergii f. atropurpurea 'Bagatelle	Dwf Purpleleaf Japanese Barberry	#1 pot
Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
Gaultheria shallon	Salal	#1 pot
Lavandula officinalis	English Lavender	#1 pot
Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot

Perennials, Annuals and Ferns

Total: 315

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Festuca idahoensis	Idaho Fescue	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Perovskia atriplicifolia	Russian Sage	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Notes:

1. All work to be completed to current CSLA Landscape Standards

2. All soft landscape to be irrigated with an automatic irrigation system

3. The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of th Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

- **o Tree Planting Inspections**
- **o Excavated tree pits, soil cells, root barriers**
- **o Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)**
- **o Completed planting tree planting, grate/guard, stakes etc.**


Raised Garden Planters


Concrete with Border


Rain Garden Swale


Decorative Rock Walls

CHARACTER IMAGES

Revision G: Dec 18/23
Revision F: Aug 2/23
Revision E: April 18/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec.15/21

Landscape Concept Plan - 50 Douglas Street

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

Project No: 2160 7 Dec 2021

Existing Trees Legend:

Retained Tree
- Crown Spread
- Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

Removed Tree
- Critical Root Zone
- Tree Tag #. See Tree Inventory for assessment.

Tree Protection Fence. See Arborist Tree Protection Detail

Soil Volume Compliance Table

Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	Replacement Trees Proposed: B # Small	C # Medium	D # Large	Soil Volume Required (m3): E # Small	F # Medium	G # Large	Total	Compliance (Y / N)
1	400	0.75	300	3.0	2.0	4.0	24.0	40.0	140.0	204.0	Y
2	57.5	0.75	43.125	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
3	10.7	0.75	8.025	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y
4	84	0.75	63	3.0	1.0	0.0	24.0	20.0	0.0	44.0	Y
7	175	0.75	131.25	0.0	4.0	0.0	0.0	80.0	0.0	80.0	Y
9	377	0.75	282.75	2.0	1.0	7.0	16.0	20.0	245.0	281.0	Y
10	108	0.75	81	0.0	0.0	2.0	0.0	0.0	70.0	70.0	Y
11	59	0.75	44.25	3.0	0.0	0.0	24.0	0.0	0.0	24.0	Y
12	40.6	0.75	30.45	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y
13	18.4	0.75	13.8	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y
14	50.4	0.75	37.8	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y
16	106	0.75	79.5	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
		TOTAL	2229.9						TOTAL	1582.0	

Inventory of Existing Trees

Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No / City)	Name: Common	Name: Botanical	dbh (cm)	rs (m)	Critical root zone radius (m)	Dripline radius (m)	Condition: Health	Condition: Structural	Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
M1	Yes	City	City	Ruby Vase Persian Parrotia	Parrotia persica 'Ruby Vase'	5	4	0.5	1.0	Fair/good	Fair	Good		Juvenile planting. Still staked. Tearout wound at 2m above grade - no major weaknesses visible at stem union. Healing well. Suspect historically for hydro clearance - multiple regrowth leaders form at topping location.	Project arborist to supervise any excavation required within the critical root zone.	Retain
M2	Yes	City	City	Hawthorn	Crataegus oxyacantha	31	8	3.3	4	Fair	Fair/poor	Good		Growing under hydro lines, some crown dieback.	Project arborist to supervise any excavation required within the critical root zone.	Retain
M3	Yes	City	City	Hawthorn	Crataegus oxyacantha	16	5	1.7	2	Fair	Fair	Good			Project arborist to supervise any excavation required within the critical root zone.	Retain
M4	Yes	City	City	Hawthorn	Crataegus x lavalle	10	5	1.1	2	Fair	Fair	Good		Growing under hydro lines.	Project arborist to supervise any excavation required within the critical root zone.	Retain
M5	No	City	City	Hawthorn	Crataegus x phaenopyrum	4	5	0.4	0.5	Fair	Fair	Good		Juvenile planting. Still staked.	Project arborist to supervise any excavation required within the critical root zone.	Retain
M6	No	City	City	Vanessa Persian Parrotia	Parrotia persica 'Vanessa'	4, 3, 2	4	0.7	0.5	Fair	Fair	Good		Juvenile planting. Still staked.	Project arborist to supervise any excavation required within the critical root zone.	Retain
1972	Yes	On	Yes	Mulberry	Morus sp.	23, 19, 22	10	6.4	5	Fair/good	Fair	Suitable	Good	Multiple stems form at 3m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay, asymmetric crown on Rtwd side due to shading. Healing well. Growing within close proximity to existing building; trunk narrows above bh.	*Excavation required within the critical root zone. Project arborist to supervise any excavation required within the critical root zone. Shown on the landscape plan to be removed due to impacts from the new entrance to the heritage house	Retain*
1973	No	On	Yes	Spruce	Picea sp.	33	10	4.1	1.5	Good	Poor	Unsuitable	Moderate		*Sidewalk proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone.	Remove
1974	Yes	On	Yes	Western Redcedar	Thuja plicata	49	20	6.1	5	Fair/good	Fair/good	Suitable	Moderate	Some evidence of drought stress, codominant leaders form at 15m above grade - no major weaknesses visible at stem union.	*Sidewalk proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone.	Retain*
1975	No	On	No	Pear	Pyrus sp.	18	8	2.3	3	Fair/good	Fair	Conditional	Moderate	Codominant leaders form at 2m above grade - no major weaknesses visible at stem union.	*Sidewalk proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone.	Retain*
1976	No	On	No	Golden Chain tree	Laburnum Sp.	5, 6	4	1.0	2	Fair	Fair/poor	Conditional	Good	Suppressed by 1977 - asymmetric crown on Rtwd side due to shading.	*Sidewalk proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone.	Retain*
1977	Yes	On	Yes	English hawthorn	Crataegus lavigata	16, 11, 9, 8	8	2.9	3	Fair/good	Fair	Conditional	Good	Multiple stems form at 3m above grade - narrow angles of attachment.	*Sidewalk proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone.	Retain*
1978	No	On	No	Golden Chain tree	Laburnum Sp.	18	4	2.3	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile, multiple stems form at 1.5m above grade.	Will be impacted by excavation required to construct the foundation of the proposed underground parkade.	Remove
1979	No	On	No	Golden Chain tree	Laburnum Sp.	10, 10	4	2	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile, multiple stems form at 1.5m above grade.	Will be heavily impacted by excavation required to construct the foundation of the proposed underground parkade.	Remove
OS1	No	Off	Yes	Plum	Prunus sp.	40, 20, 18, 18	10	7.9	6	Fair/good	Fair/poor		Moderate	Suppressed by OS2 - asymmetric crown on Rtwd side due to shading, multiple stems form at 1m above grade - narrow angles of attachment. Root system restricted on East side by existing retaining wall.	*underground parkade proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone.	Retain*
OS2	No	Off	Yes	Douglas-fir	Pseudotsuga menziesii	50+	25	6.3	7	Fair/good	Fair/good		Moderate	Suppressed by adjacent fir trees, topped historically at 10m above grade - multiple regrowth leaders form at 2m above grade, root system restricted on East side by existing retaining wall.	*underground parkade proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone.	Retain*
OS3	No	Off	Yes	Austrian pine	Pinus nigra	70+	20	7.4	7	Good	Fair		Good	Multiple stems form at 4m above grade - narrow angles of attachment, existing asphalt driveway covering East side of the crz.	*underground parkade proposed within the critical root zone. Utility pole proposed within the critical root zone. Project arborist to supervise any excavation required within the critical root zone. All crown clearance pruning to be performed to ANSI A300 standards.	Retain*
1980	Yes	On	Yes	Silver birch	Betula pendula	46	20	5.8	6	Fair	Fair	Suitable	Moderate	Heavily surface rooted, historic pruning wounds with associated surface decay, crown lean due to North side for hydro clearance, growing within close proximity to existing building.	Located within the footprint of the proposed driveway.	Remove
1981	Yes	On	Yes	Silver birch	Betula pendula	43	15	5.4	5	Fair	Fair	Suitable	Moderate	Crown lose pruned over existing sidewalk and driveway, side pruned on North side for hydro clearance.	Located within the footprint of the proposed driveway.	Remove
1982	Yes	On	Yes	Silver birch	Betula pendula	38	20	4.8	6	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway, side pruned on North side for hydro clearance.	Will be impacted by excavation required to construct the proposed u/g parkade and sidewalk.	Remove
1983	Yes	On	Yes	Silver birch	Betula pendula	32	20	4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway, side pruned on North side for hydro clearance.	Will be impacted by excavation required to construct the proposed u/g parkade and sidewalk.	Remove
1984	Yes	On	Yes	Beech	Fagus sp.	87	15	10.9	8	Fair/good	Poor	Conditional	Moderate	Multiple stems form at 1m above grade - no regrowth leaders, multiple stems form at 7m above grade - narrow angles of attachment, growing within close proximity to existing retaining wall.	Will be impacted by excavation required to construct the proposed u/g parkade and sidewalk.	Remove
1985	Yes	On	Yes	Beech	Fagus sp.	63	15	7.9	7	Fair/good	Poor	Conditional	Moderate	Trapped historically at 15m above grade - no regrowth leaders, multiple stems form at 7m above grade - narrow angles of attachment. Growing within close proximity to existing building foundation.	Will be heavily impacted by excavation required to construct the foundation of the proposed underground parkade.	Remove
1986	No	On	No	Southern magnolia	Magnolia grandiflora	27, 5, 5	15	2.8	4	Good	Fair/poor	Unsuitable	Good	asymmetric crown on West side due to shading, heavily surface rooted.	Located within the footprint of the proposed underground parkade.	Remove
1987	Yes	On	No	Japanese maple	Acer palmatum	6, 6, 8	4	1.4	2	Fair	Fair/poor	Suitable	Good	Growing within existing tree well.	Project arborist to supervise any excavation required within the critical root zone.	Remove

Tree Preservation Summary

Tree Preservation Summary			
City of Victoria Project No: Unknown			
Address: 50 Douglas Street			
Arborist: Noah Talbot, BA			
Certifications/Qualifications: ISA Certified Arborist (PN6822A), Tree Risk Assessment Qualified			
	Count	**Multiplier**	**Total**
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	**7**	**X 1**	**A. 7**
B. Replacement Trees Proposed per Schedule "E", Part 1	**21***	**X 1**	**B. 22 ***
C. Replacement Trees Proposed per Schedule "E", Part 2	**9***	**X 0.5**	**C. 4.5 ***
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. 26***
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. 25**
H. Protected trees retained (other than specimen trees)	**2**	**X 1**	**H. 2**
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. 0**
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	**0**	**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. 0**
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. 0**
Q. Offsite trees proposed for cash-in-lieu Enter 0.			**Q. 0**
R. Cash-in-lieu proposed ((P+Q) X $2,000)			**R. $0**
Summary prepared and submitted by: Noah Talbot Date: July 26, 2023			*Refer to Landscape Plan by others

Tree Impact Summary Table

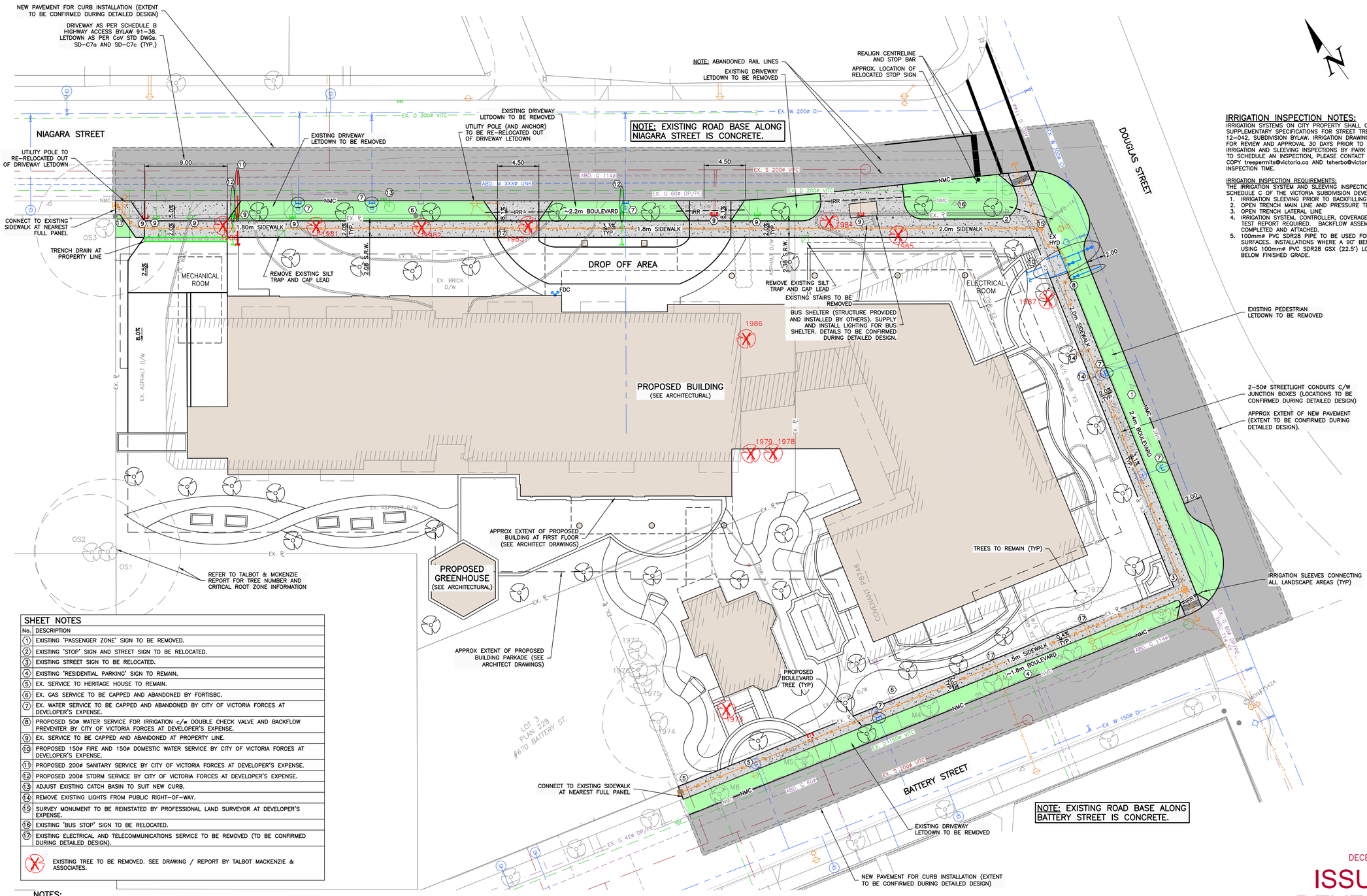
Tree Status	A: Total # of Protected Trees	B: # Of Trees to be REMOVED	C: # Of NEW or REPLACEMENT Trees to be Planted*	D: # Of EXISTING non-protected Trees Counted as Replacements
Onsite Trees	9	7	31	0
Private Offsite Trees	3	0	N/A	N/A
Municipal Trees	6	0	N/A	N/A
Total	**18**	**7**	**31**	**0**

Revision G: Dec 13/23
Revision F: Aug 2/23
Revision E: April 18/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec.15/21

Tree Preservation Plan - 50 Douglas Street

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

Project No: 2160 7 Dec 2021



IRRIGATION INSPECTION NOTES:

IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARK STAFF ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION, PLEASE CONTACT CHUCK BASS, cbass@victoria.ca AND ALSO COPY treepermits@victoria.ca AND tsherbo@victoria.ca 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.

IRRIGATION INSPECTION REQUIREMENTS:

THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION DEVELOPMENT SERVICING BYLAW No. 12-042.

1. IRRIGATION SLEEVING PRIOR TO BACKFILLING
2. OPEN TRENCH MAIN LINE AND PRESSURE TEST
3. OPEN TRENCH LATERAL LINE
4. IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED. BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.
5. 100mmø PVC SDR28 PIPE TO BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90° BEND IS REQUIRED SHOULD BE INSTALLED USING 100mmø PVC SDR28 GSX (22.5°) LONG SWEEPS. SLEEVES TO BE 400mm BELOW FINISHED GRADE.

SHEET NOTES

No.	DESCRIPTION
1	EXISTING 'PASSENGER ZONE' SIGN TO BE REMOVED.
2	EXISTING 'STOP' SIGN AND STREET SIGN TO BE RELOCATED.
3	EXISTING STREET SIGN TO BE RELOCATED.
4	EXISTING 'RESIDENTIAL PARKING' SIGN TO REMAIN.
5	EX. SERVICE TO HERITAGE HOUSE TO REMAIN.
6	EX. GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC.
7	EX. WATER SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
8	PROPOSED 50ø WATER SERVICE FOR IRRIGATION c/w DOUBLE CHECK VALVE AND BACKFLOW PREVENTER BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
9	EX. SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
10	PROPOSED 150ø FIRE AND 150ø DOMESTIC WATER SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
11	PROPOSED 200ø SANITARY SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
12	PROPOSED 200ø STORM SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
13	ADJUST EXISTING CATCH BASIN TO SUIT NEW CURB.
14	REMOVE EXISTING LIGHTS FROM PUBLIC RIGHT-OF-WAY.
15	SURVEY MONUMENT TO BE REINSTATED BY PROFESSIONAL LAND SURVEYOR AT DEVELOPER'S EXPENSE.
16	EXISTING 'BUS STOP' SIGN TO BE RELOCATED.
17	EXISTING ELECTRICAL AND TELECOMMUNICATIONS SERVICE TO BE REMOVED (TO BE CONFIRMED DURING DETAILED DESIGN).
	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MACKENZIE & ASSOCIATES.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY DE HOOG & KIERULF ARCHITECTS.
2. FOR LANDSCAPING, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
5. UTILITY SIZES, LOCATIONS AND NUMBER OF SERVICES TO BE CONFIRMED DURING DETAILED DESIGN WITH MECHANICAL ENGINEER.
6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
7. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
9. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

PLAN
1:200

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY J.E. ANDERSON & ASSOCIATES

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

DECEMBER 20, 2023

ISSUED FOR DEVELOPMENT PERMIT

1:200 0 4 12m

NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:
50 DOUGLAS STREET, VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE
HORIZ: 1:200 VERT:

PROJECT NO. 21-143 | ISSUED/REVISION

APPROVING AUTHORITY FILE NO.

DRAWING NO.
21-143-CSP

X:\2141\CIVIL\PROJECTS\21-143-00 DOUGLAS HOUSE\10.0 DRAWINGS\10.3 ENGINEERING\10.3.2 SHEETS\21-143-REZONING.DWG 8/10/2023 5:18 PM A1