

0 2.5 5 10 15 20 25
The intended plot size of this plan is 560mm in width by 432mm in height, (C size), when plotted at a scale of 1:250.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

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J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. ET136142 (P.I.D. 010-964-355)

Distances and elevations are in metres
Elevations are geodetic based on control monument 5-20
Elevations are at natural grade unless noted otherwise
Building measurements to exterior finish

CL Denotes Center Line
Con. Denotes Coniferous
Dec. Denotes Deciduous
Elev. Denotes Elevation
NMC Denotes Non-mountable Curb
OIP Denotes Original Iron Post
OLP Denotes Original Lead Plug
Ret. Denotes Retaining
Typ. Denotes Typical

LEGEND

- Denotes Standard Iron Post Found
- Denotes Lead Plug Found
- Denotes Coniferous Tree
- Denotes Deciduous Tree
- Denotes Catch Basin
- Denotes Hydrant
- Denotes Lamp Standard
- Denotes Typical Spot Elevation
- Denotes Utility Pole
- Denotes Utility Pole Anchor
- Denotes Water Valve
- Denotes Water Valve Manhole
- Denotes Drain Manhole
- Denotes Sewer Manhole
- Denotes Gas Service
- Denotes Water Service

SITE PLAN

AMICA MATURE LIFESTYLES

L₀₀A, P₀₀46731 ₀₀d
L₀₀1, P₀₀46850,
B₀₀₀₀₀F₀₀, V₀₀₀₀₀C₀₀

ADDRESS : 50 Douglas St.

PROJECT SURVEYOR : PJW

DRAWN BY : BR DATE : JULY 5/17

OUR FILE : 30546 REVISION : 1st

JEA **E. ANDERSON & ASSOCIATES**
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V: _Projects\30546\08\02\Microsurvey\30546.dwg

LOT A PLAN VIP41752

NIAGARA STREET

DOUGLAS STREET

LOT 1 PLAN 46850

LOT A PLAN 46731

PLAN VIS42

LOT 3 PLAN 228

BATTERY STREET

Revisions
Received Date:
May 27, 2022

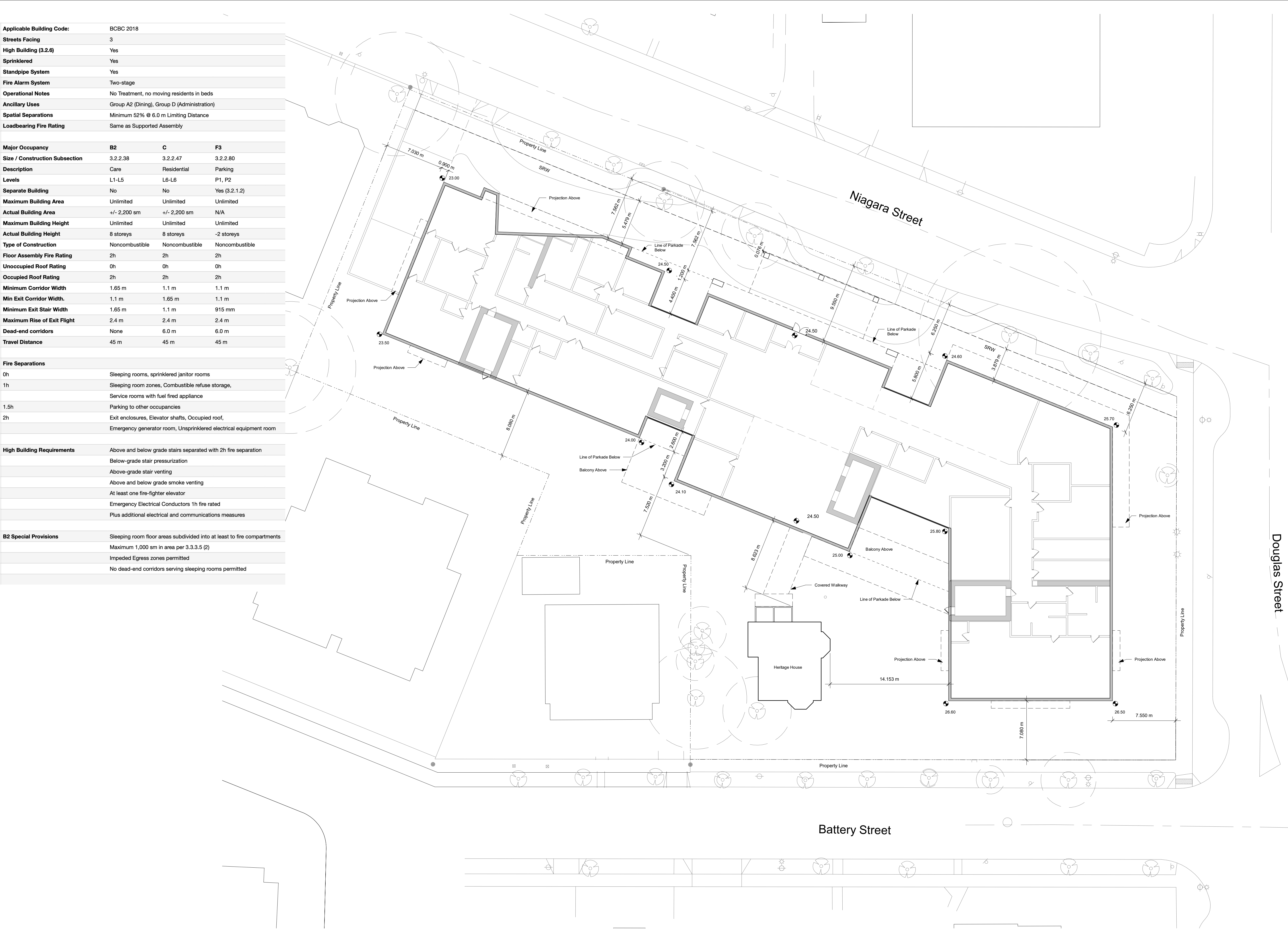
Applicable Building Code:	BCBC 2018		
Streets Facing	3		
High Building (3.2.6)	Yes		
Sprinklered	Yes		
Standpipe System	Yes		
Fire Alarm System	Two-stage		
Operational Notes	No Treatment, no moving residents in beds		
Ancillary Uses	Group A2 (Dining), Group D (Administration)		
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance		
Loadbearing Fire Rating	Same as Supported Assembly		

Major Occupancy	B2	C	F3
Size / Construction Subsection	3.2.2.38	3.2.2.47	3.2.2.80
Description	Care	Residential	Parking
Levels	L1-L5	L6-L6	P1, P2
Separate Building	No	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited	Unlimited
Actual Building Height	8 storeys	8 storeys	-2 storeys
Type of Construction	Noncombustible	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h	2h
Unoccupied Roof Rating	0h	0h	0h
Occupied Roof Rating	2h	2h	2h
Minimum Corridor Width	1.65 m	1.1 m	1.1 m
Min Exit Corridor Width	1.1 m	1.65 m	1.1 m
Minimum Exit Stair Width	1.65 m	1.1 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m	2.4 m
Dead-end corridors	None	6.0 m	6.0 m
Travel Distance	45 m	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, Emergency generator 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 subdivided into at least to fire 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



Site Plan

Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.86
Gross Floor Area	12,284
Floor Area Ratio	2.5

New Building Footprint	2,385.58
Htg. House Footprint	85.24
Total Structural Footprint	2,450.82
Site Coverage	49.9%
Open Site space	40% est.

Roof Height (m geo.)	51.2
(Average) Grade (m geo.)	24.1
(Building) Height (m)	27.1
Storeys	7

Number of Units	145
Car parking provided	70
Class I bike Spaces	Per bylaw
Class II bike Spaces	Per bylaw

Gross Floor Areas	
L7	867
L6	1,555
L5	1,715
L4	2,059
L3	2,059
L2	2,059
L1	1,970
Total	12,284

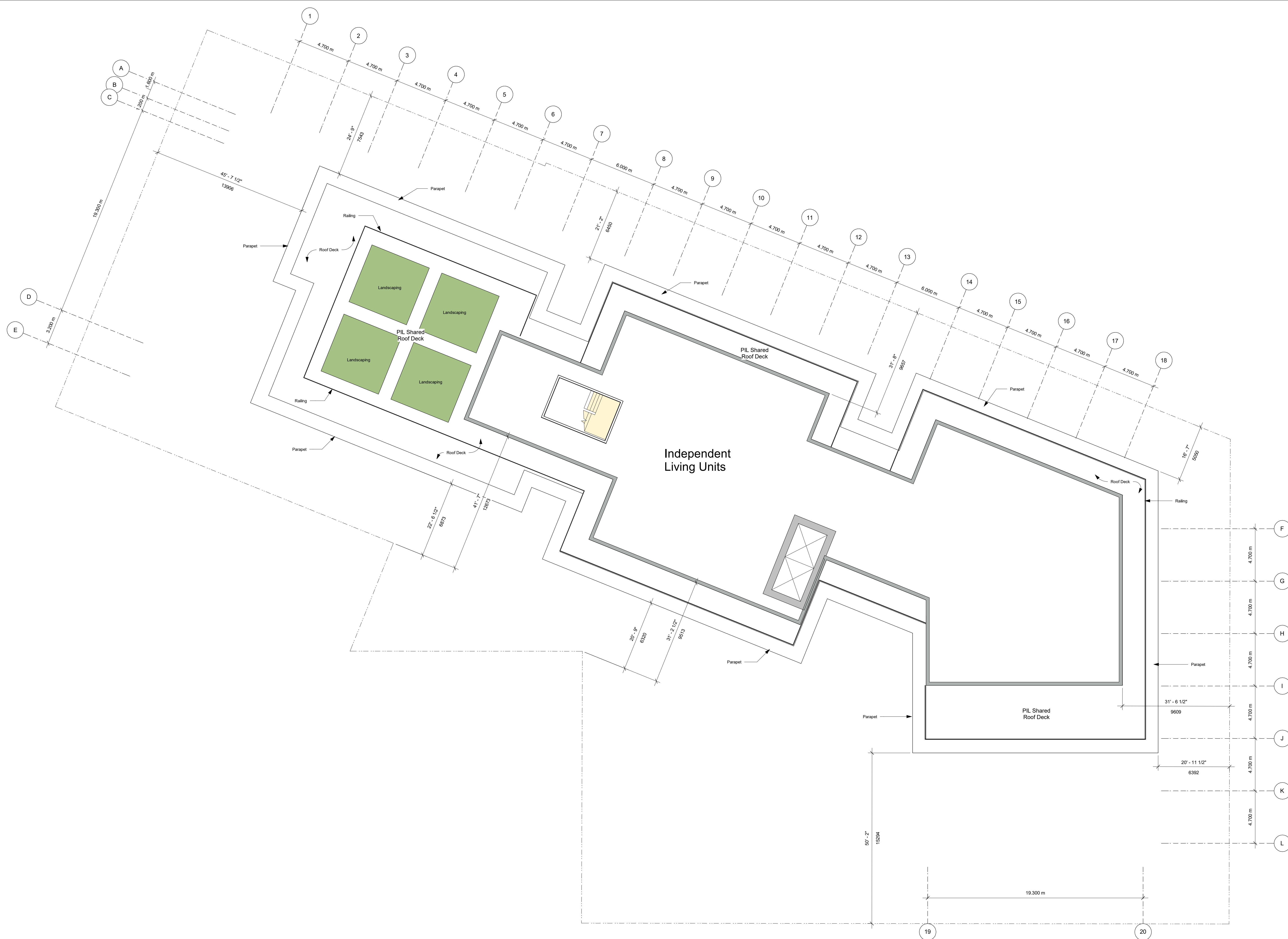
Minimum Setbacks (m)	
Front Yard (north / Niagara)	6.25
Rear Yard (south / Battery)	6.15
Side Yard (west)	7.00
Side Yard (east / Douglas)	6.65















Douglas Street

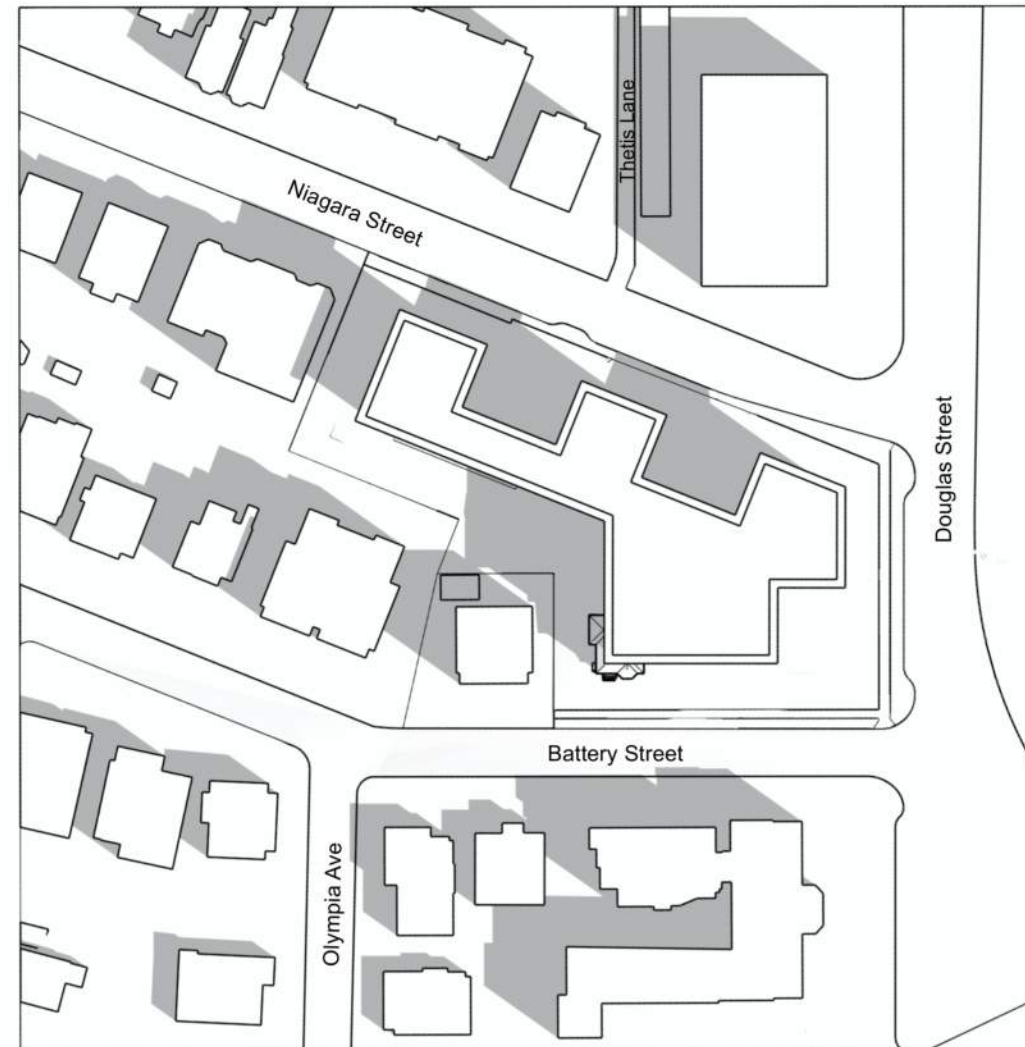


Niagara Street

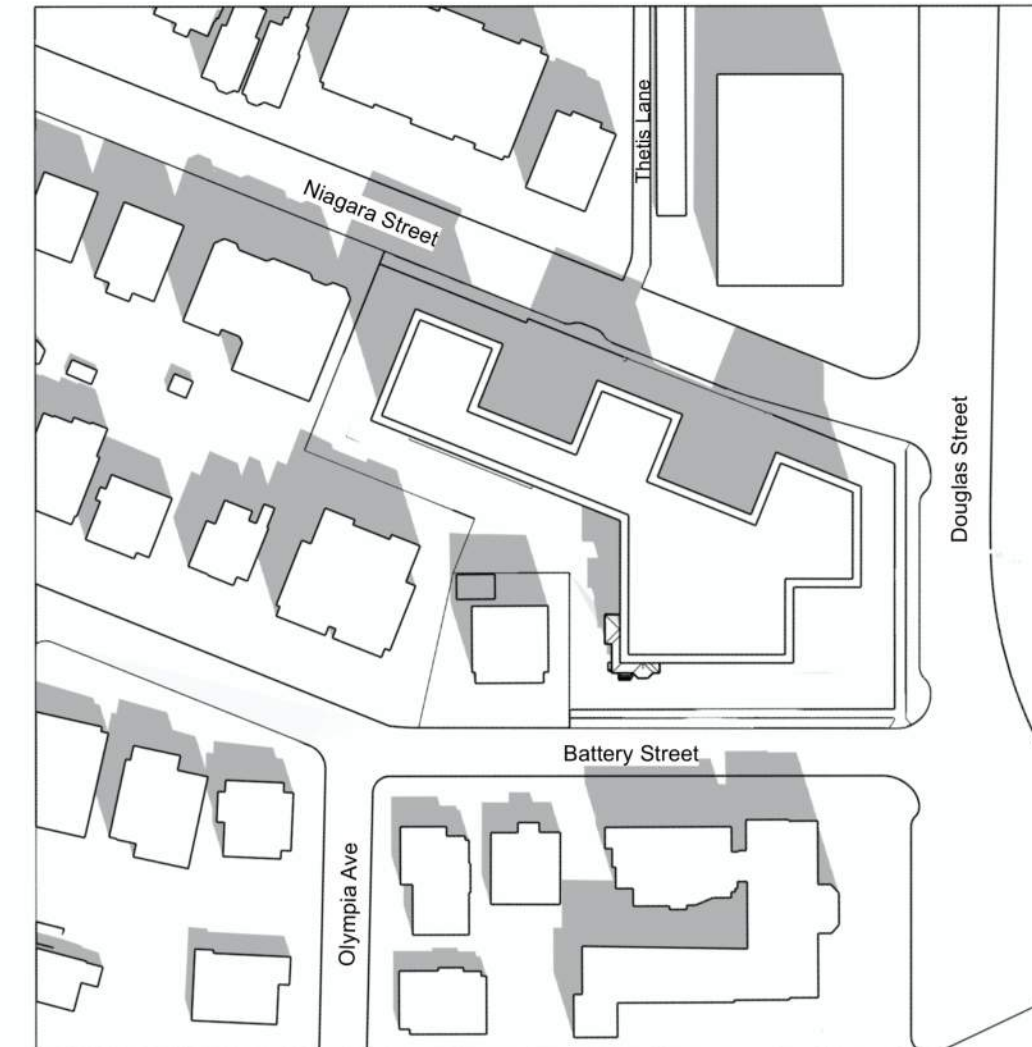


Battery Street

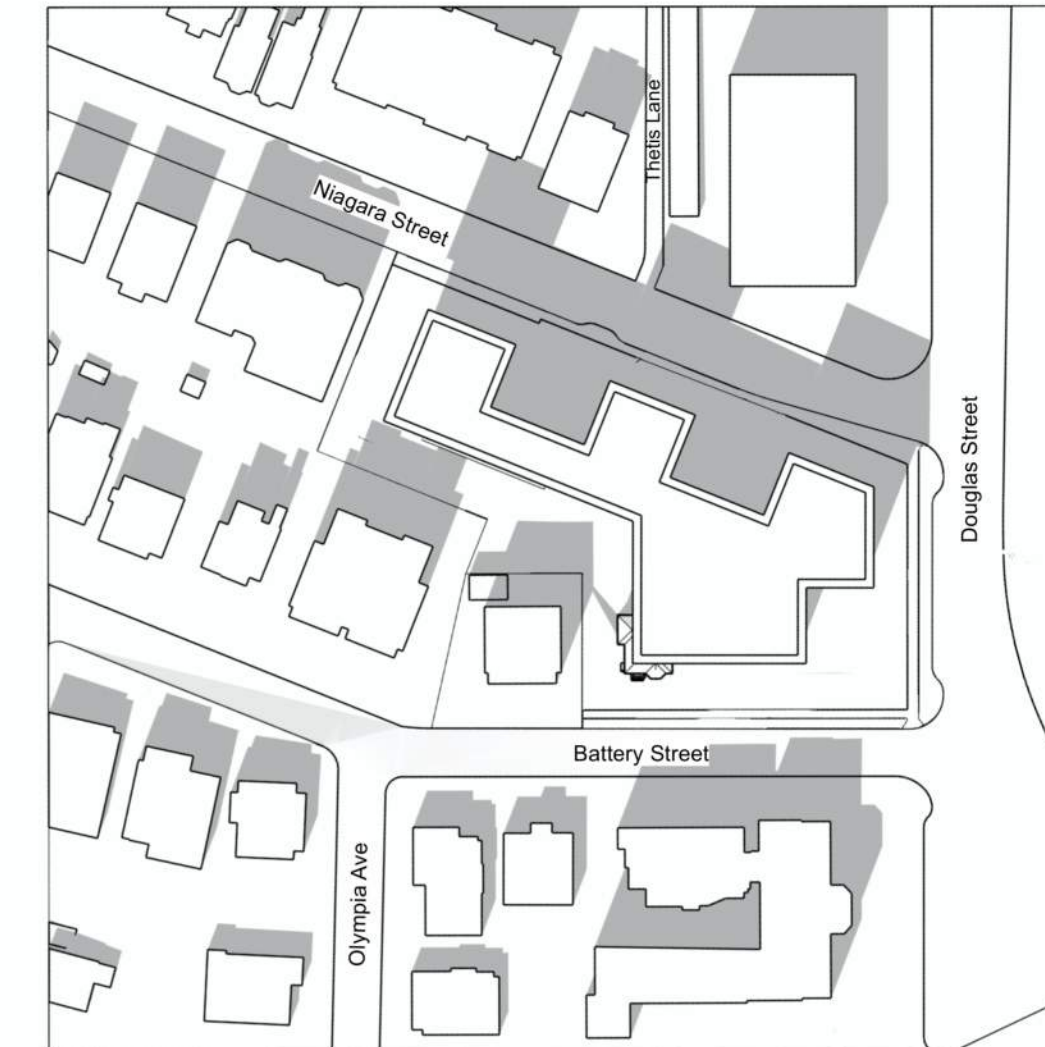
Shadow Study - Existing



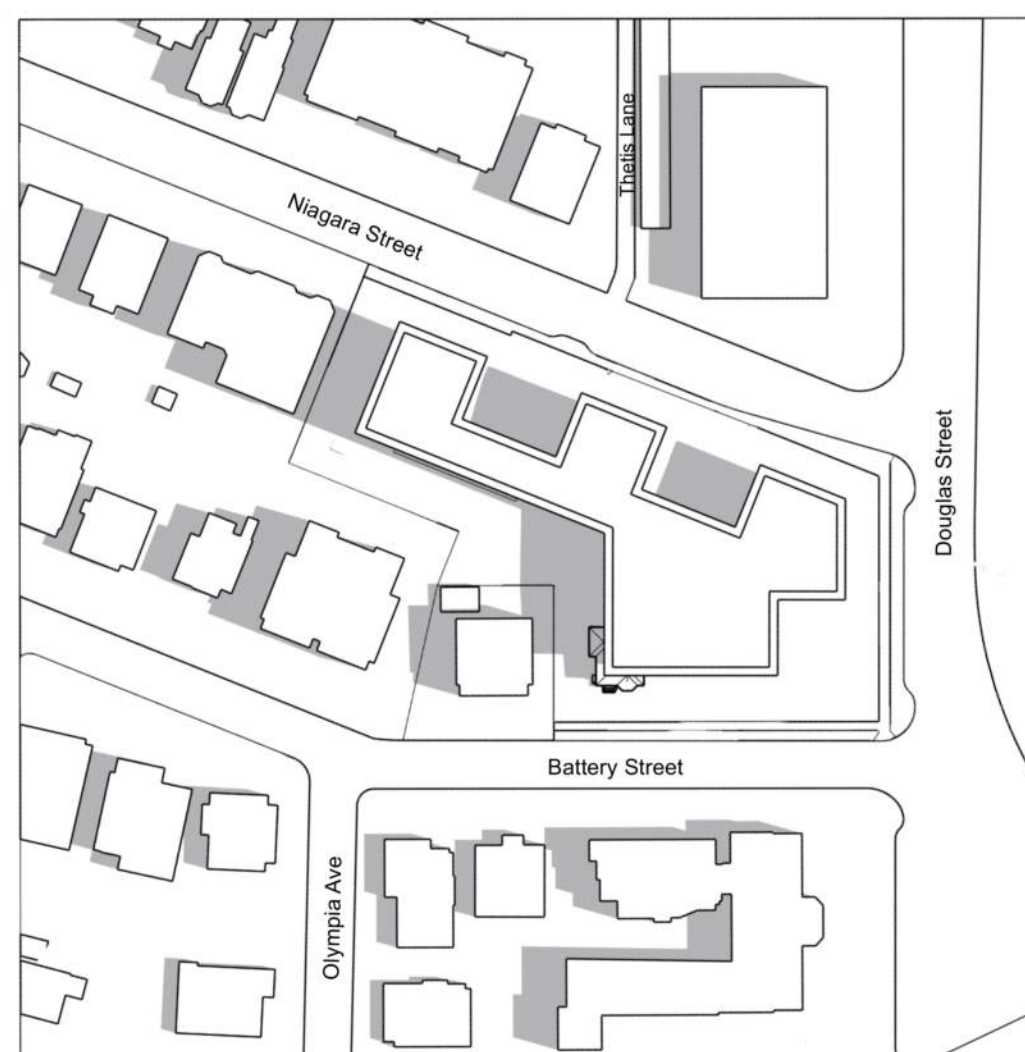
Existing Zone - March / September 10am



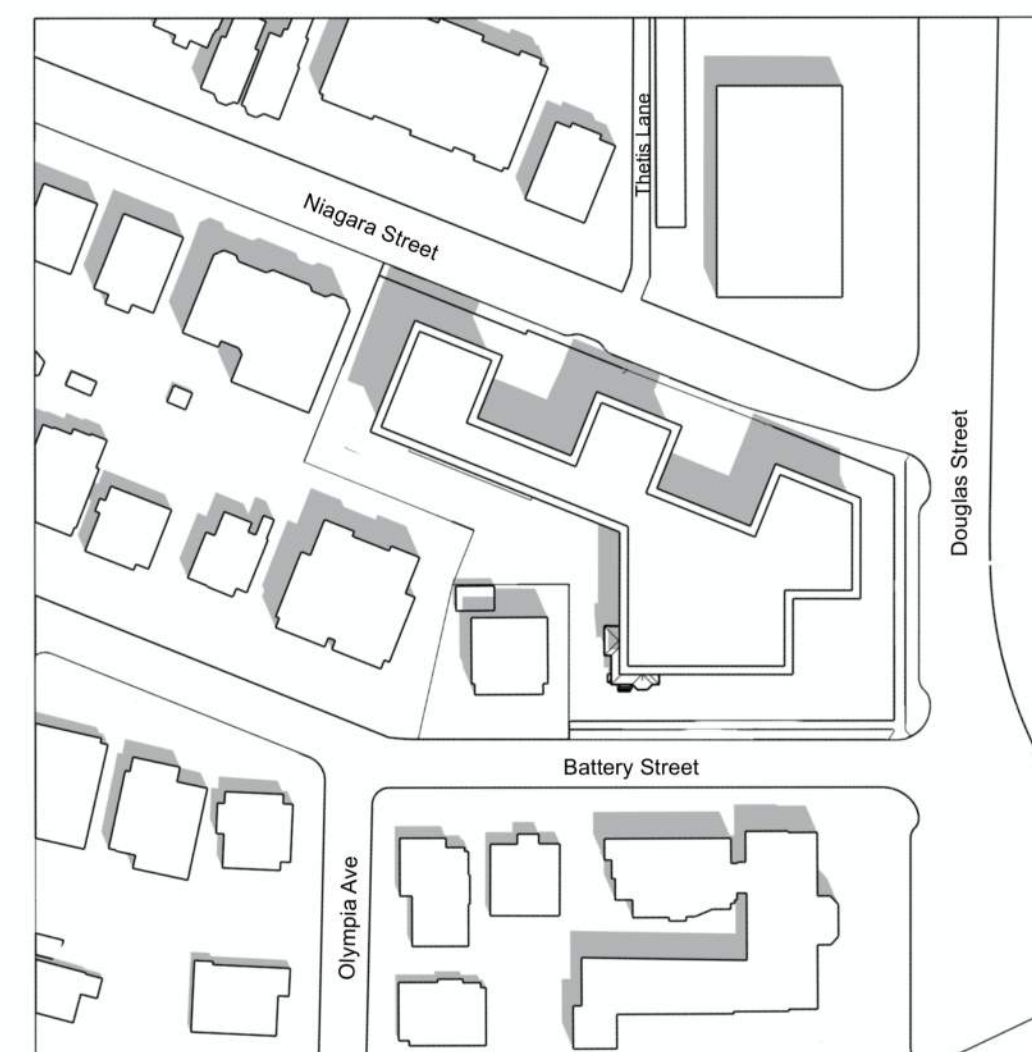
Existing Zone - March / September Noon



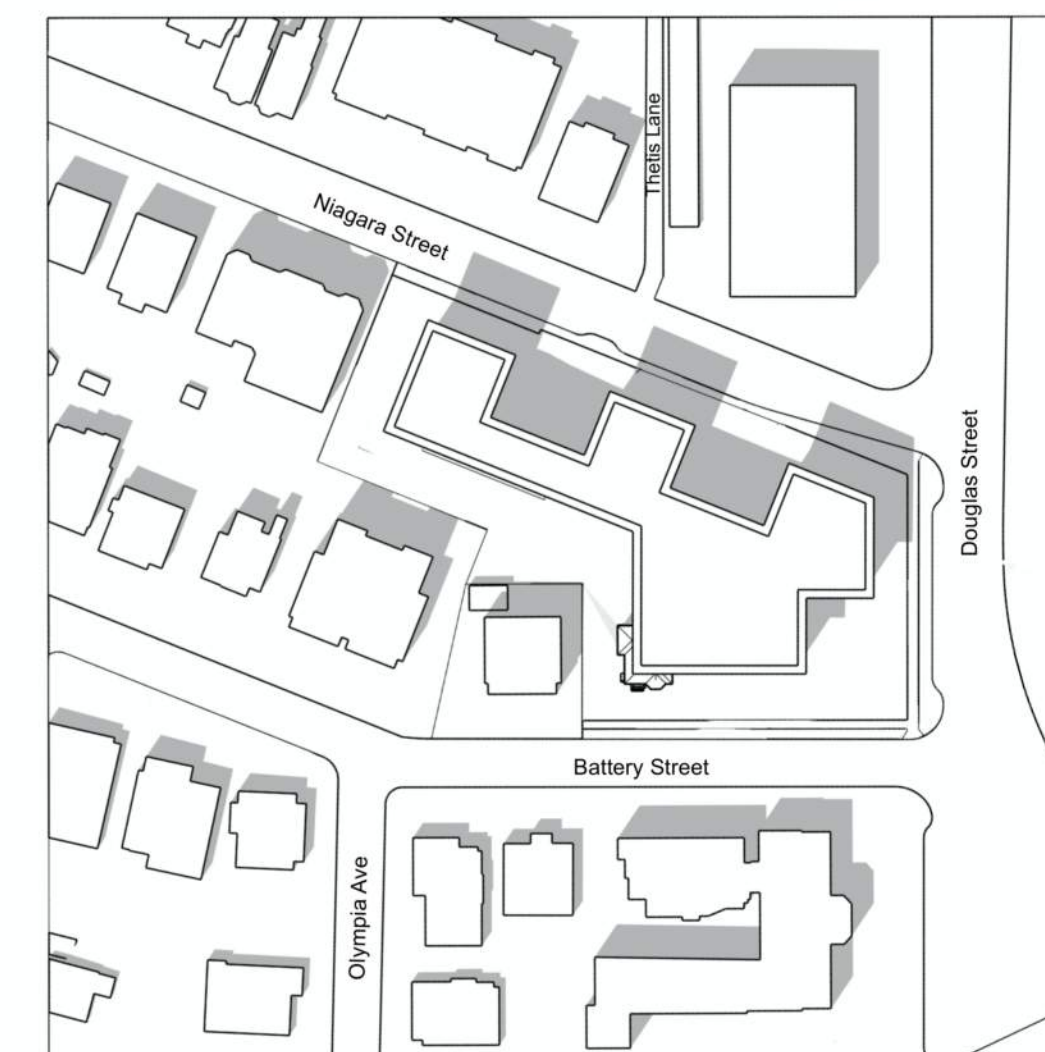
Existing Zone - March / September 2pm



Existing Zone - June 10am



Existing Zone - June Noon



Existing Zone - June 2pm



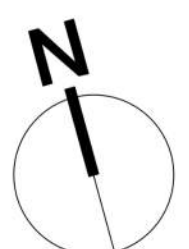
Existing Zone - December 10am

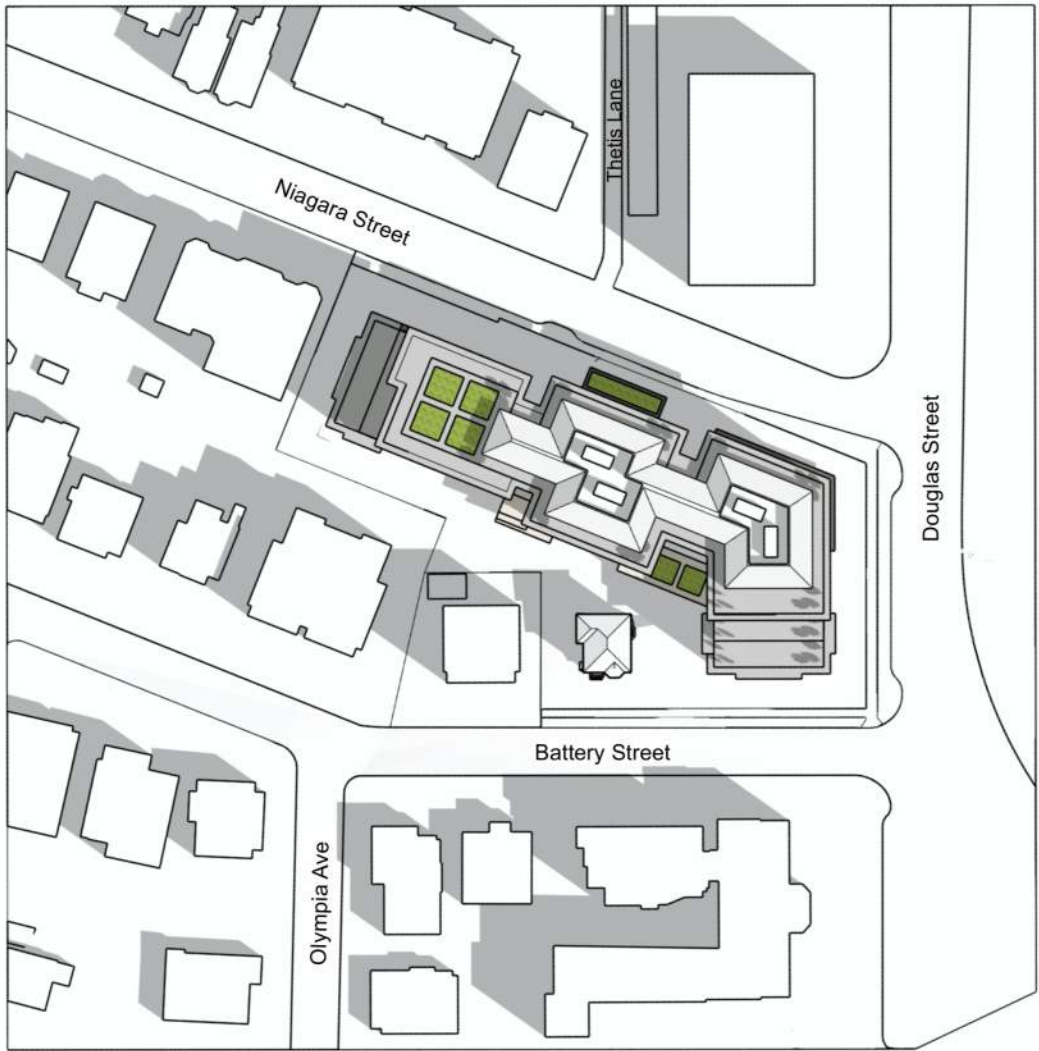


Existing Zone - December Noon

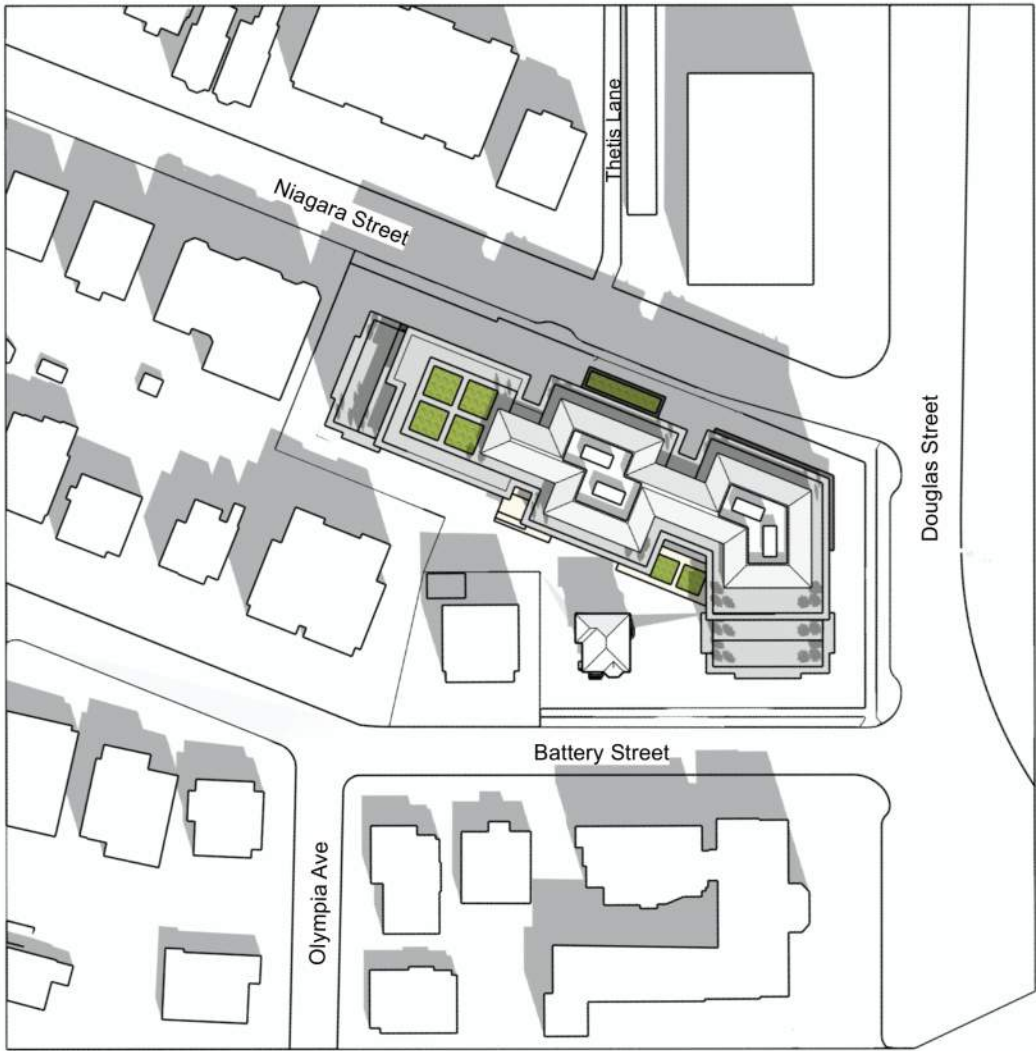


Existing Zone - December 2pm

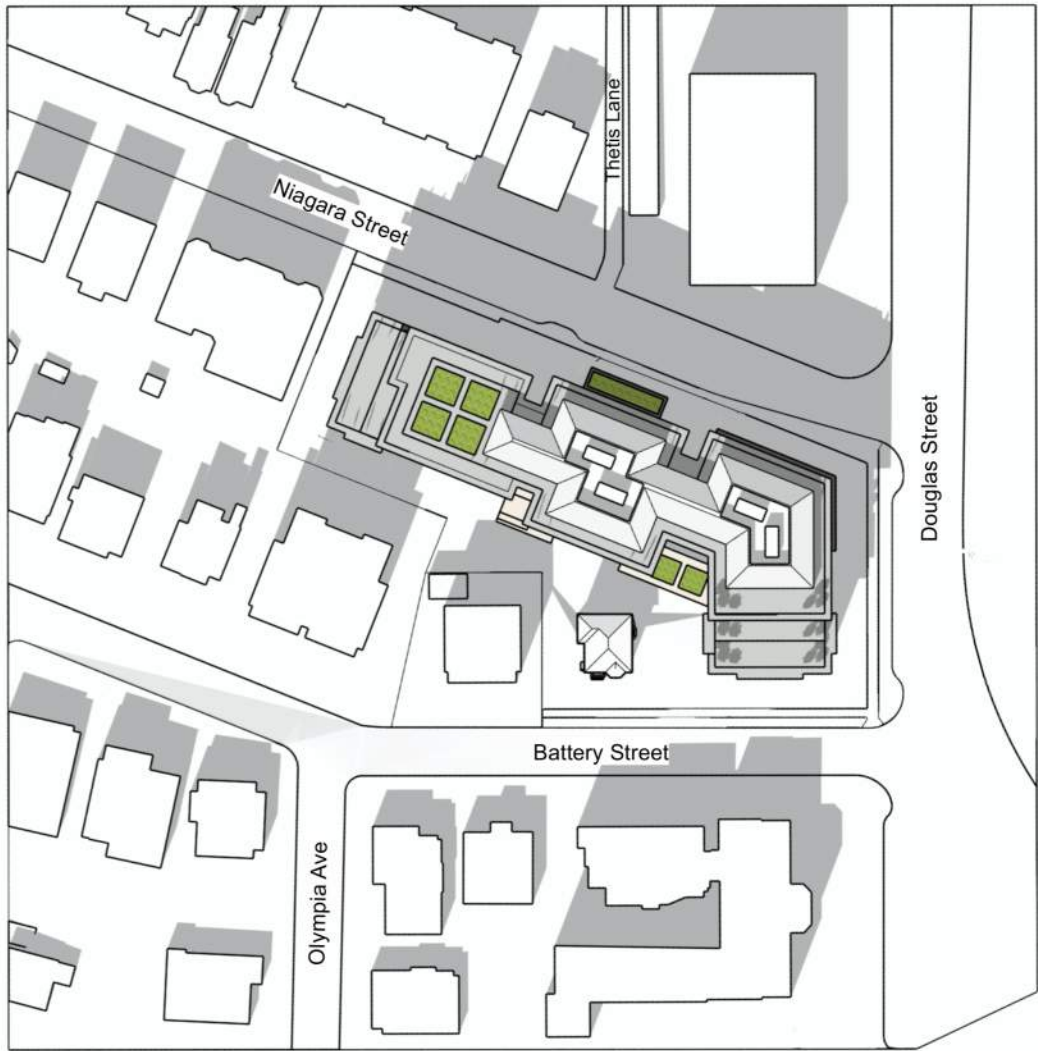




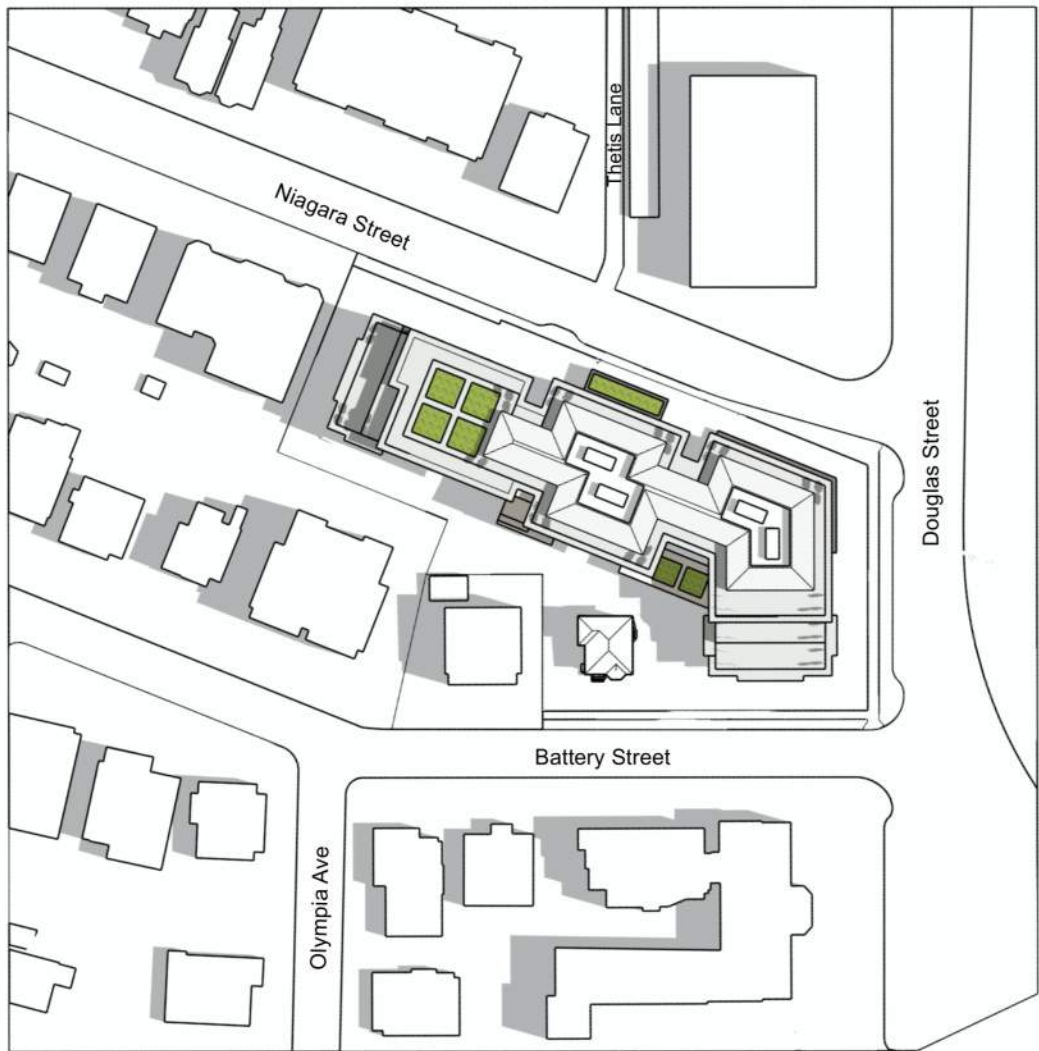
Proposed Amica House - March / September 10am



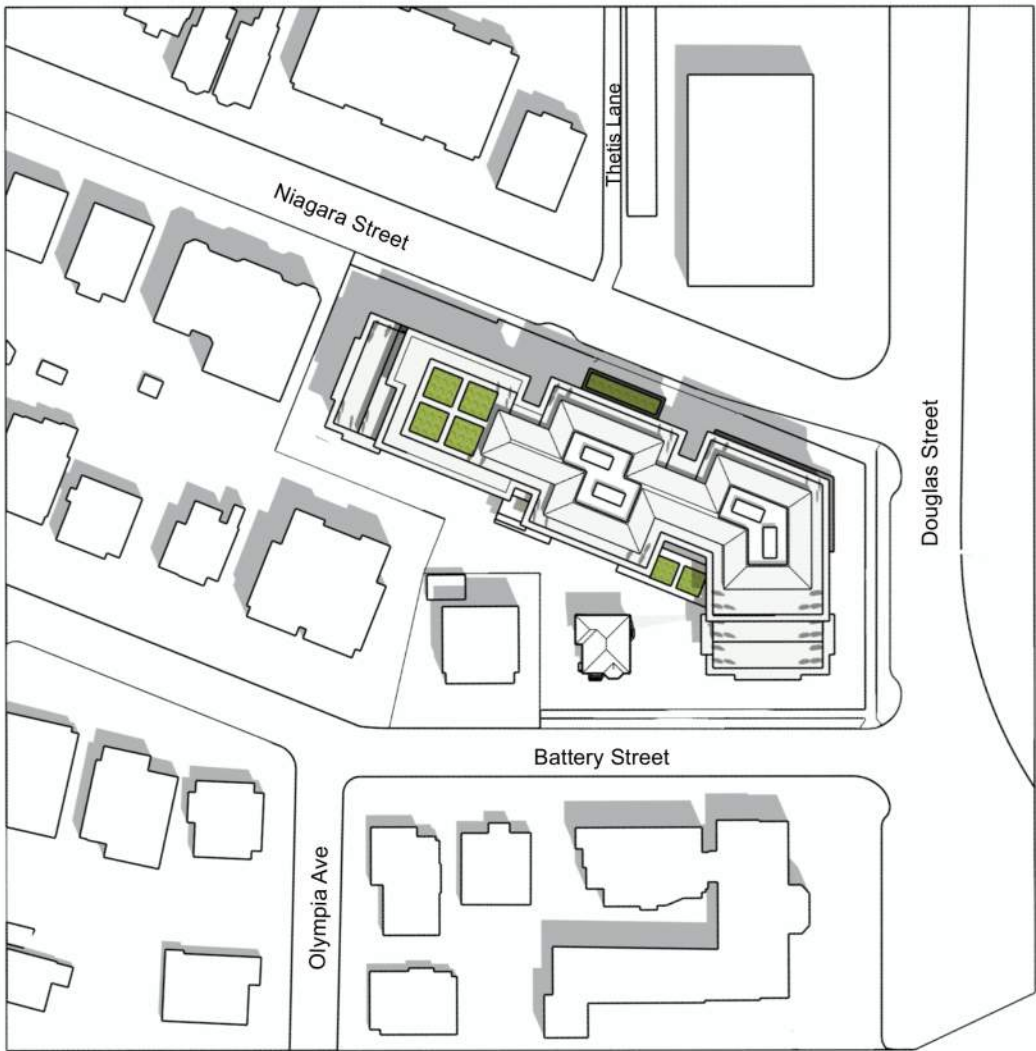
Proposed Amica House - March / September Noon



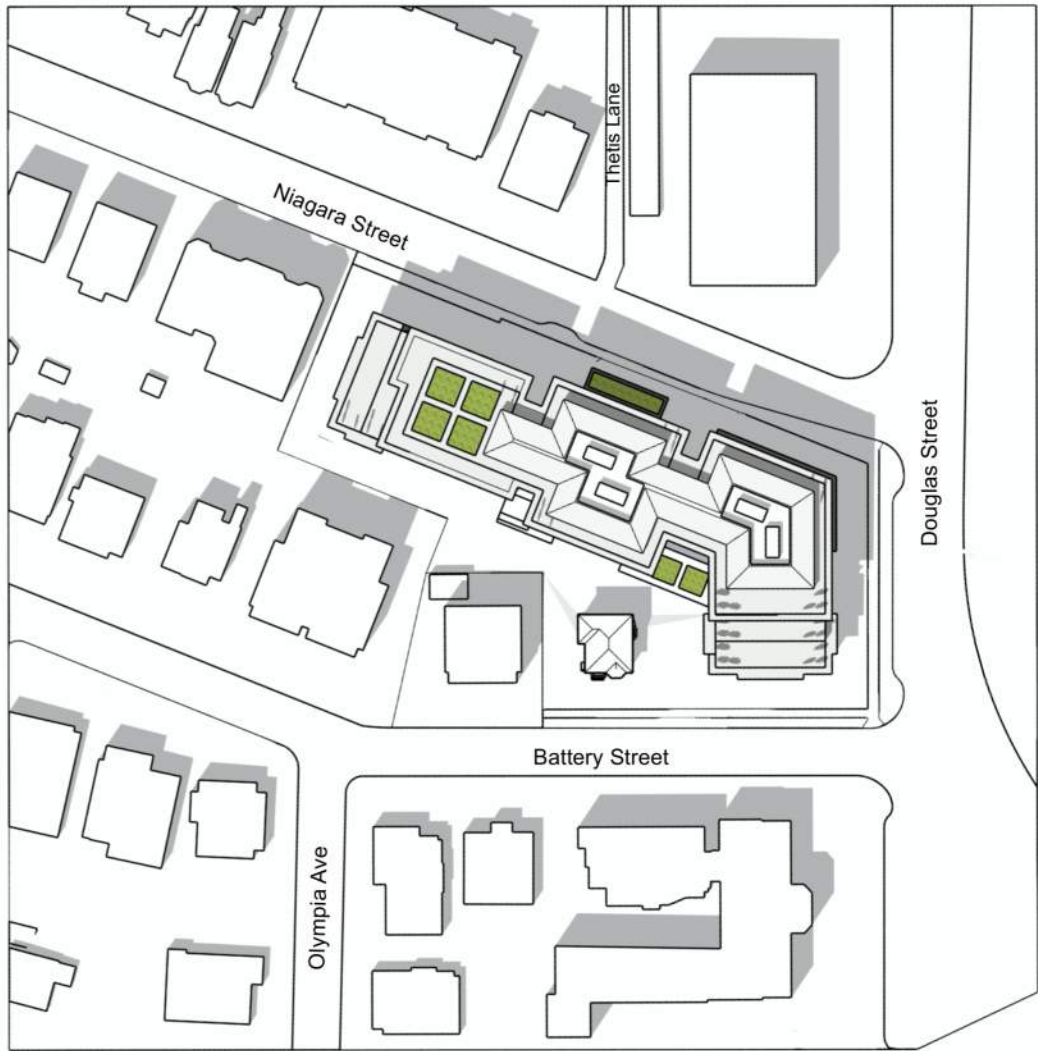
Proposed Amica House - March / September 2pm



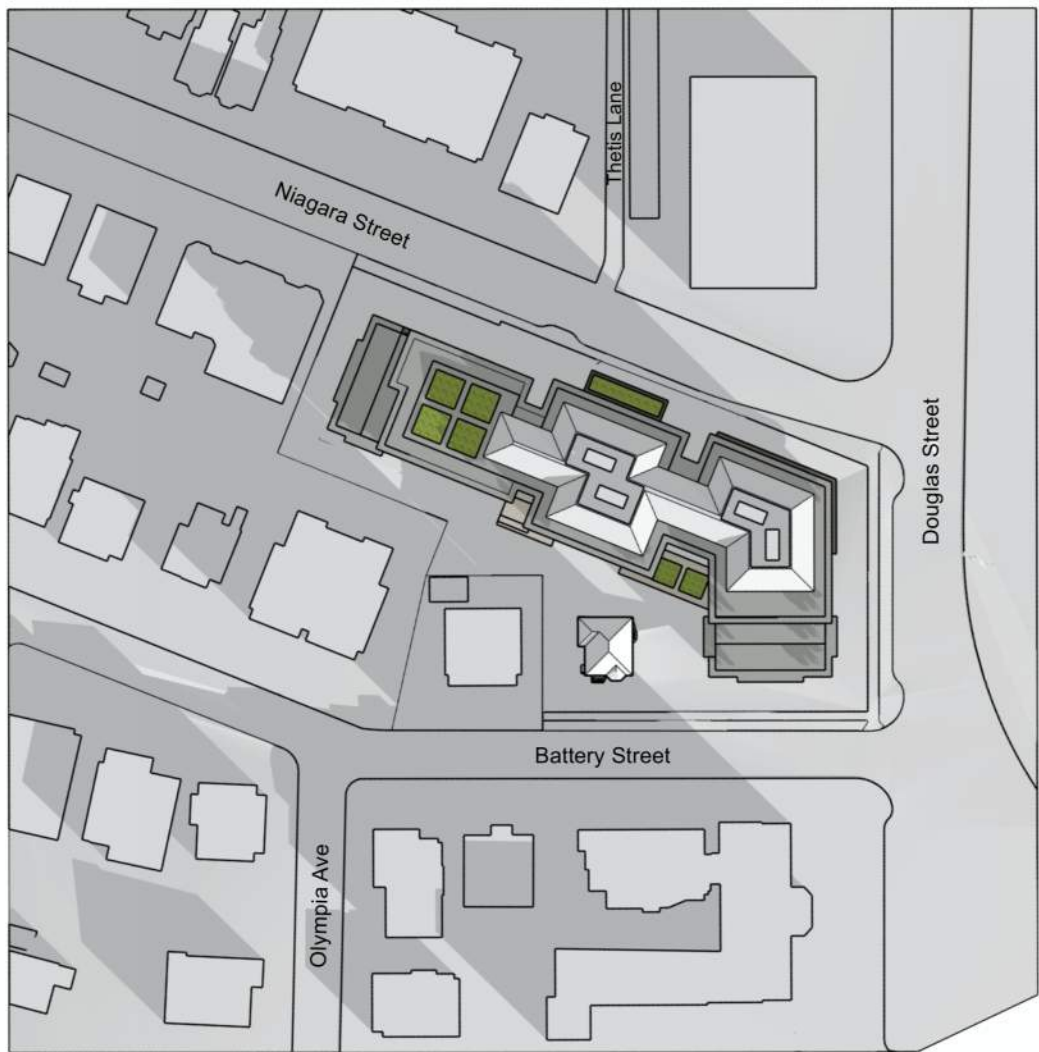
Proposed Amica House - June 10am



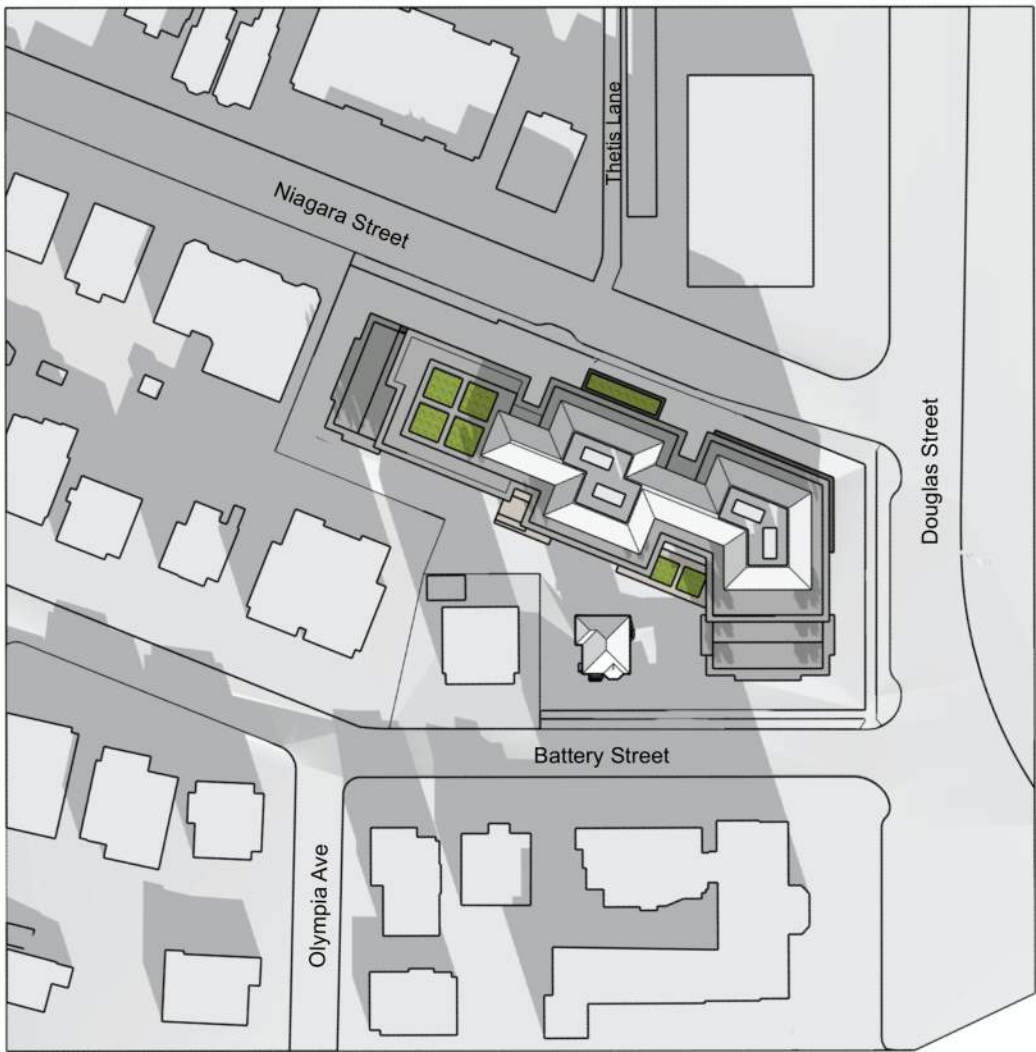
Proposed Amica House - June Noon



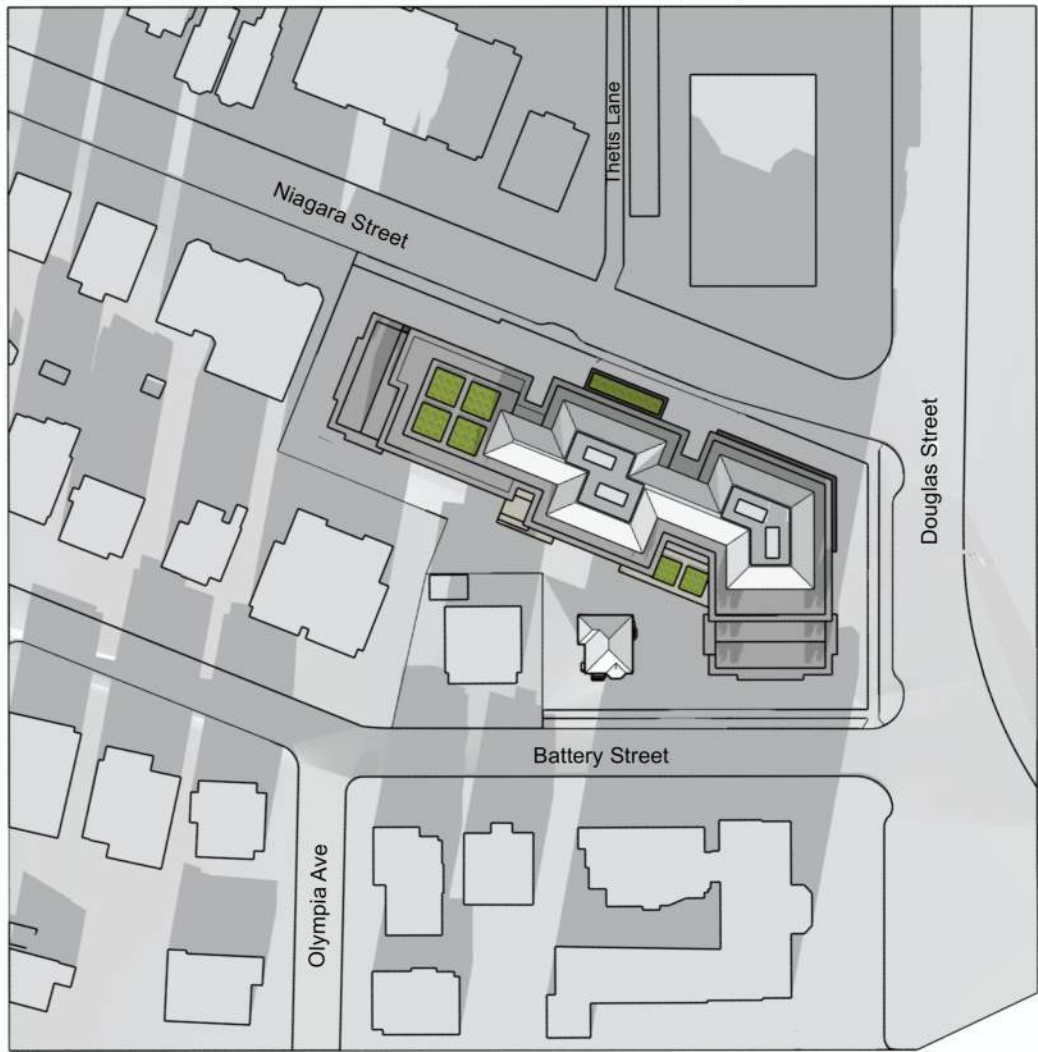
Proposed Amica House - June 2pm



Proposed Amica House - December 10am



Proposed Amica House - December Noon

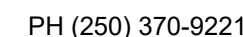


Proposed Amica House - December 2pm





NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
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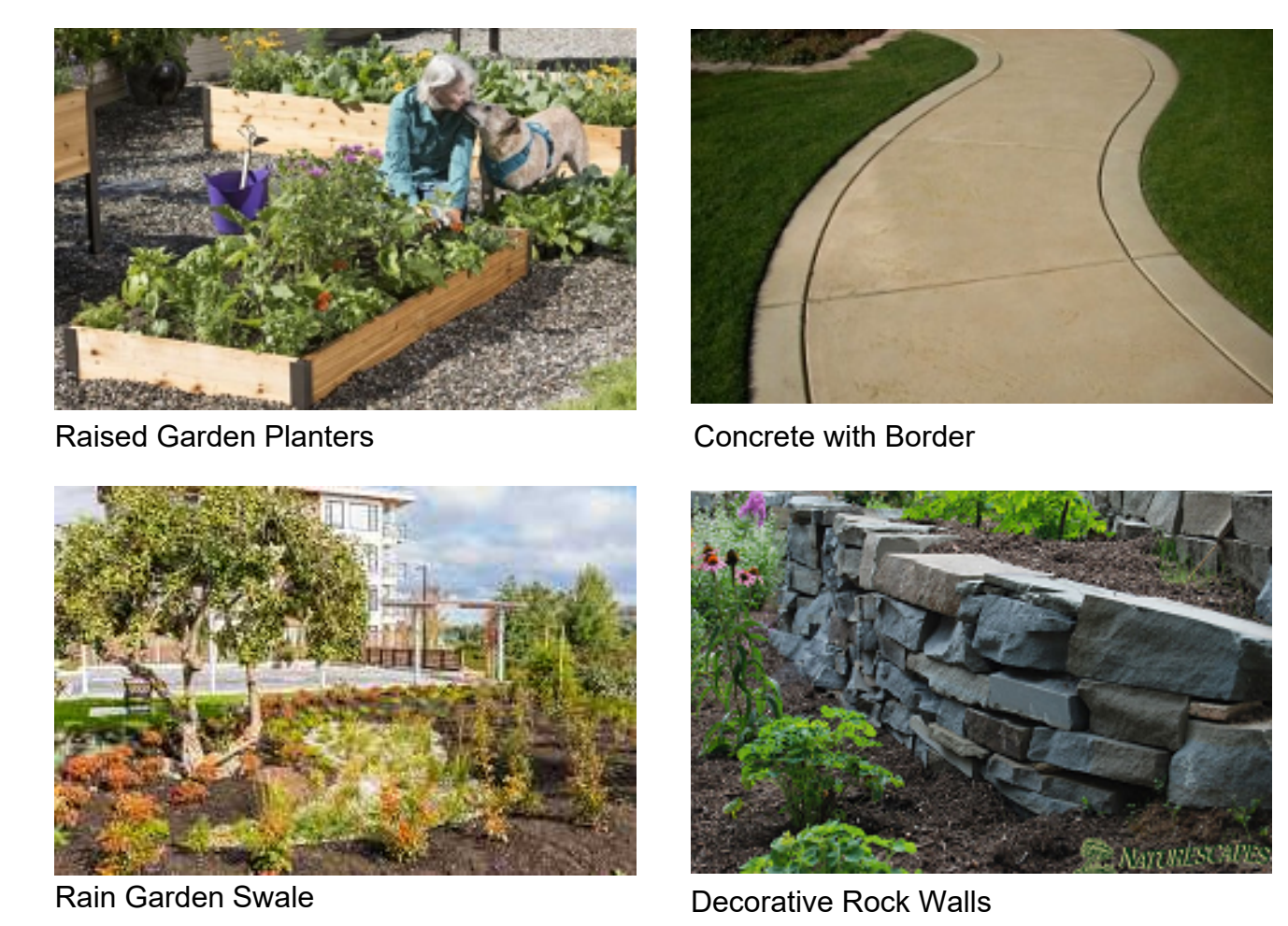
21-143-CSP



Recommended Nursery Stock

Trees			
Total: 28	Botanical Name Acer circinatum Acer rubrum 'Armstrong' Acer rubrum 'October Glory' Cercidiphyllum japonicum Cercis canadensis Crataegus x lavallei Magnolia acuminata 'Yellow Bird' Pseudotsuga menziesii Quercus rubra	Common Name Vine Maple Armstrong Maple October Glory Red Maple Katsura Tree Eastern Redbud Lavalle hawthorn Yellow Bird Magnolia Douglas Fir Red Oak	Size 4cm cal. 6cm cal. 6cm cal. 6cm Cal 6cm Cal 6cm cal. 6cm cal. 2M Ht. 6cm cal.
Large Shrubs			
Total: 176	Botanical Name Ceanothus thyrsiflorus 'Victoria' Choisya ternata Cornus sericea 'Flaviramea' Oemleria cerasiformis Philadelphus lewisii Physocarpus opulifolius 'Center Glow' Pieris 'Forest Flame' Thuja occidentalis 'Smaragd' Vaccinium ovatum	Common Name Victoria Ceanothus (California Lilac) Mexican Orange Blossom Midwinter Fire Dogwood Indian Plum Mock Orange Pacific Ninebark 'Center Glow' Forest Flame Pieris Emerald Cedar Evergreen Huckleberry	Size #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot 1.2m ht #5 pot
Medium Shrubs			
Total: 293	Botanical Name Hydrangea macrophylla 'Lanarth White' Mahonia aquifolium Rhododendron 'Dora Amateis' Rhododendron 'Fantastica' Rhododendron macrophyllum Ribes sanguineum Rosa nutkana Rosa rugosa 'Snow Pavement' Symphoricarpos albus	Common Name Lanarth White Hydrangea Tall Oregon Grape Dora Amateis Rhododendron Fantastica Rhododendron Pacific Rhododendron Red Flowering Currant Nootka Rose Snow Pavement Series Rose Snowberry	Size #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot
Small Shrubs			
Total: 781	Botanical Name Azalea 'Snowbird' Berberis thunbergii f. atropurpurea 'Bagatelle' Cistus x argenteus 'Silver Pink' Cornus stolonifera 'Kelsey' Gaultheria shallon Lavandula officinalis Lavandula x intermedia 'Provence' Mahonia nervosa Nandina domestica 'Wood's Dwarf' Sarcococca hookeriana var. humilis	Common Name Snowbird Azalea Dwarf Purpleleaf Japanese Barberry Silver Pink Rock Rose Kelsey Dogwood Salal English Lavender Provence French Lavender Low Oregon Grape Wood's Dwarf Heavenly Bamboo Dwarf Sweet Box	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns			
Total: 274	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Festuca idahoensis Helictotrichon sempervirens Perovskia atriplicifolia Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Idaho Fescue Blue Oat Grass Russian Sage Sword Fern	Size #1 pot #1 pot #1 pot #1 pot #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



CHARACTER IMAGES

Landscape Concept Plan - 50 Douglas Street

Inventory of Existing Trees

Tag or ID #	Surveyed ? (Yes / No)	Location (On Off Street, City)	Bylaw protected? (Yes / No / City)	Name Common	Botanical	DBH (cm)	Height (m)	Critical Root Zone (m) radius (m)	Origin (Native / Exotic)	Condition Health	Condition Structural	Retention Suitability (Core/Leaves)	Relative Tolerance	General field observations/remarks
M1	Yes	City	City	Ruby Vase Persian Parrotia	Parrotia persica 'Ruby Vase'	5	4	0.5	0.5	Fair/good	Fair		Good	Juvenile planting. Still staked.
M2	Yes	City	City	Hawthorn	Crataegus oxyacantha	31	8	3.3	4	Fair	Fair/poor		Good	Tenacious wound at 2m above grade with extensive internal decay. Bulging body inside of wound. Topped historically for hydro clearance - multiple regrowth leaders form at topping location.
M3	Yes	City	City	Hawthorn	Crataegus oxyacantha	16	5	1.7	2	Fair	Fair		Good	Growing under hydro lines, some crown dieback.
M4	Yes	City	City	Hawthorn	Crataegus x laevata	10	5	1.1	2	Fair	Fair		Good	Growing under hydro lines.
M5	No	City	City	Hawthorn	Crataegus x laevata	4	5	0.4	0.5	Fair	Fair		Good	Juvenile planting. Still staked.
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. Multiple stems form at 5m above grade - no major weaknesses visible at stem unions. Historic pruning wounds with associated surface decay. Asymmetric crown on North side due to shading from building.
1972	Yes	On	Yes	Mulberry	Morus sp.	23.34	22	10	6.4	5	Fair/good	Fair	Good	Growing within close proximity to existing building. Trunk narrower above 5m.
1973	No	On	Yes	Spruce	Picea sp.	33	10	4.1	1.5	Good	Poor	Unsuitable	Moderate	Some evidence of drought stress. Codominant leaders form at 15m above grade - no major weaknesses visible at stem union.
1974	Yes	On	Yes	Western Redcedar	Thuja plicata	49	20	6.1	5	Fair/good	Fair/good	Suitable	Moderate	Codominant leaders form at 2m above grade - no major weaknesses visible at stem union.
1975	No	On	No	Pear	Pyrus sp.	19	8	2.3	3	Fair/good	Fair	Conditional	Moderate	
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 West side due to shading.
1977	Yes	On	Yes	English hawthorn	Crataegus laevigata	16, 11, 9.8	8	2.9	3	Fair/good	Fair	Conditional	Good	Multiple stems form at 5m above grade - narrow angles of attachment. Root system restricted on East side by existing retaining wall.
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.
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. Suppressed by ODS - asymmetric crown on West 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.
O51	No	Off	Yes	Plum	Prunus sp.	40, 20, 16, 18	10	7.9	6	Fair/good	Fair/poor		Moderate	Codominant crown with adjacent fir trees. Topped historically at 15m above grade - multiple regrowth leaders form at topping location. Root system restricted on East side by existing retaining wall.
O52	No	Off	Yes	Douglas fir	Pseudotsuga menziesii	50+	25	6.3	7	Fair/good	Fair/good		Moderate	Multiple stems form at 4m above grade - isolated bark - not active. Existing asphalt driveway covering East side of the tree. Heavily surface rooted. Historic pruning wounds with associated surface decay. Side pruned on North side for hydro clearance. Growing within close proximity to existing retaining wall.
O53	No	Off	Yes	Australian pine	Pinus nigra	70+	20	7.4	7	Good	Fair		Good	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1980	Yes	On	Yes	Silver birch	Betula pendula	45	20	5.8	6	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1981	Yes	On	Yes	Silver birch	Betula pendula	43	15	5.4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
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.
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. Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment. Growing within close proximity to existing retaining wall.
1984	Yes	On	Yes	Beech	Fagus sp.	67	15	10.9	8	Fair/good	Poor	Conditional	Moderate	Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment.
1985	Yes	On	Yes	Beech	Fagus sp.	63	15	7.9	7	Fair/good	Poor	Conditional	Moderate	Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment.
1986	No	On	No	Southern magnolia	Magnolia grandiflora	27	15	2.8	4	Good	Fair/poor	Unsuitable	Good	Growing within close proximity to existing building foundation. Asymmetric crown on West side due to shading. Heavily surface rooted.
1987	Yes	On	No	Japanese maple	Acer palmatum	5.5, 6, 6.8	4	1.4	2	Fair	Fair/poor	Suitable	Good	Growing within existing tree well.

Prepared by:
Tabor Macdonald and Associates
Box 48153 RPO Uptown
Victoria, BC V8L 7H6
Ph: (250) 478-8733 - Fax: (250) 478-7050
Email: tmacdonald@gmail.com

Removed existing hedge

Retained Mulberry,
(#1972) DBH: 22-34cm

Retained Ruby Vase Persian Parrotia,
(#M1) DBH: 5cm

BATTERY STREET

Retained Vanessa
Persian Parrotia,
(#M6) DBH: 2-4cm

Retained Hawthorn,
(#M5) DBH: 4cm

Retained Hawthorn,
(#M4) DBH: 10cm

Retained Hawthorn,
(#M3) DBH: 16cm

Retained Hawthorn,
(#M2) DBH: 31cm

Existing Trees Legend:

- Retained Tree

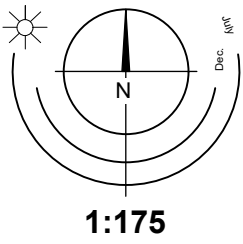
Crown Spread

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



Tree Preservation Plan - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 7 Dec 2021

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

Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec. 15/21



Princeton Sentry Ginkgo



Shore Pine



Bowhall Red Maple



Katsura Tree



Evergreen Huckleberry



Pacific Ninebark



Indian Plum



Pacific Rhododendron



Mock Orange



Silver Pink Rock Rose



Tall Oregon Grape



Nootka Rose



Red Flowering Currant



Salal



Snowberry



Low Oregon Grape



English Lavender



Sword Fern



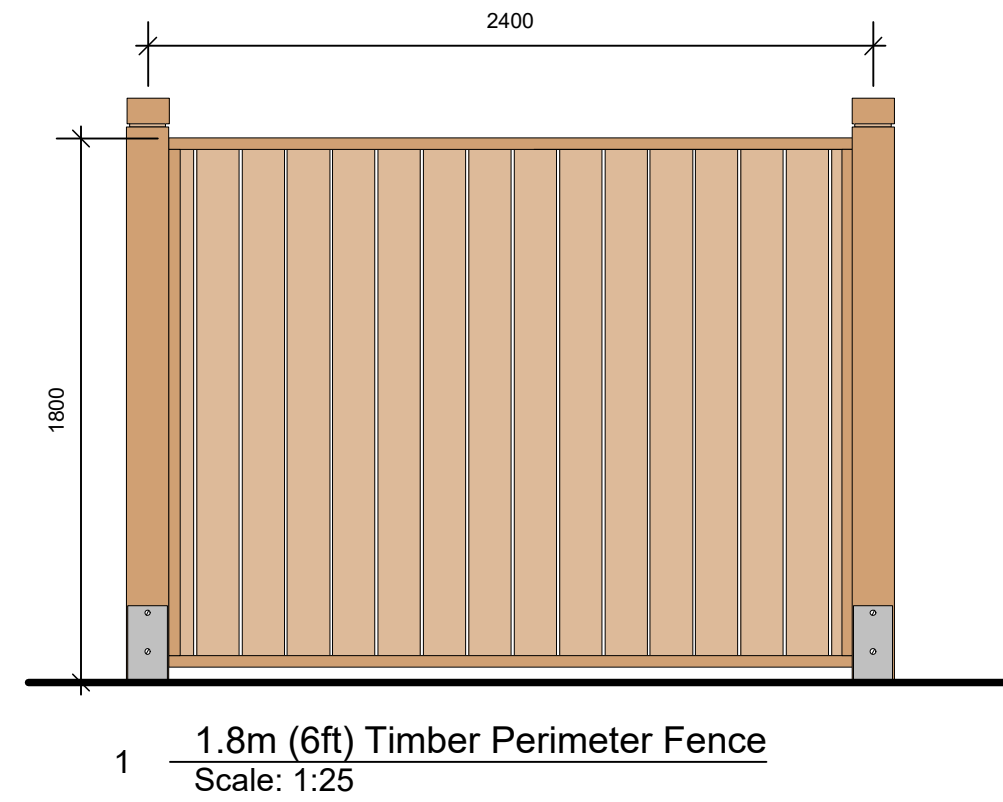
Karl Foerster Feather Reed Grass



Blue Oat Grass



Dwarf Sweet Box



Timber Trellis



Benches

SITE FURNISHINGS

PLANT PALETTE

Landscape Character Images - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 12 Dec 2021

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Revision D: May 12/22
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