

1691 chandler ave. 6 unit – houseplex development

Issued for development permit resubmission

July 13th, 2026

Owner

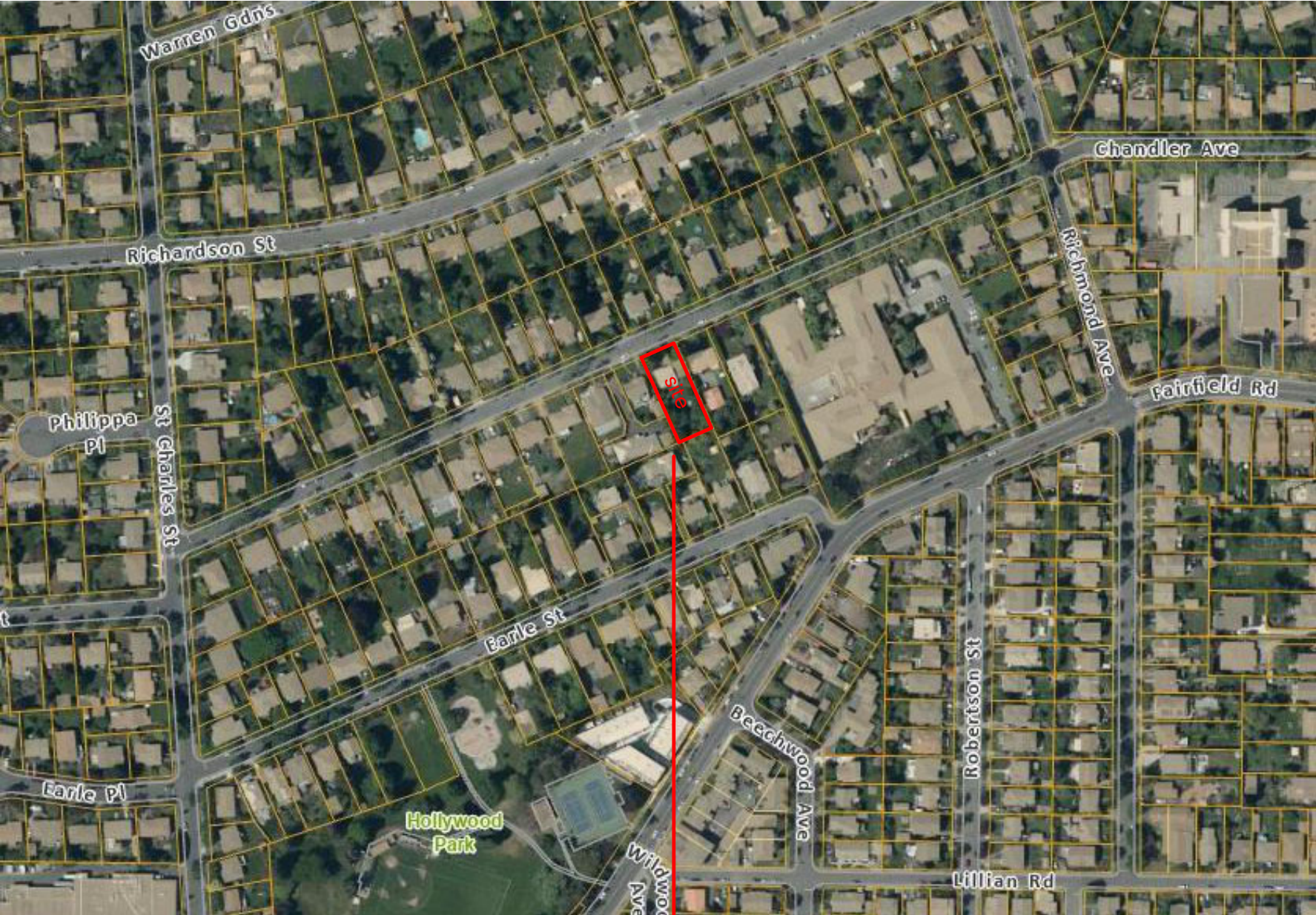
Max Shepherdson
1950 Watkiss Way,
View Royal, BC V9B 0V6
T: 250-920-6973

Consultants

Building Designer gentlehomesco. 1007 Fort St 4th Floor, Victoria, BC V8V 3K4 T: 250-880-5991	Architect of Record Lalande + Doyle Architects Inc. 159 Holland Ave, Ottawa, ON K1Y 0Y2 T: 613-233-2900	Interior Designer Rothchild Design Planning west 251 Government Street Victoria, BC V8V 2L1 T: 778-535-5533	Landscape Biophilia Design Collective 2105 Straits View Road Saanichton, BC V8M 1T3 T: 250-216-3644	Civil Islander Engineering 623 Discovery Street Victoria, BC V8T 5G4 T: 250-590-1200	Energy Modeling Adapt Energy Advising 2740 Fifth St, Victoria, BC V8T 4B2 T: 250-516-0208
Structural Maverick BC 2009 Fernwood Rd C, Victoria, BC V8T 2Y8 T: 778-746-1224	Mechanical / Electrical Zoom Engineering 405 – 13761 96 Ave, Tower CC3, Surrey, BC, V3V 0E8 T: 604-593-1446	Geotech Ryzuk Geotechnical 100 – 771 Vernon Ave, Victoria, BC V8X 5A7 T: 250-475-3131	Arborist Capital Tree Service Inc. 7199 Lochside Dr, Victoria, BC V8M 1W4 T: 250-415-7244	Surveyor Wey Mayenburg Land Surveying 4 – 2227 James White Blvd, Sidney, BC V8L 1Z5 T: 250-656-5155	



Chandler Ave. Rendering



Site location plan

1691 Chandler ave.

NTS

Drawing list

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Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

August 6, 2026

All work to comply with applicable City of Victoria bylaws, BC Building Code (2024), and all other authorities having jurisdiction.

Do not scale drawings. Use figured dimensions only. Contractor must verify all site dimensions and conditions prior to construction.

Discrepancies found between drawings, site conditions, or consultants' information must be reported to the designer prior to proceeding.

Drawings are to be read in conjunction with structural, mechanical, electrical, civil, and landscape consultant documents.

Contractor is responsible for the safe execution of all work on site and must comply with WorkSafeBC regulations.

Report any conflicts, errors, or omissions to the Construction Manager prior to commencing work.

All dimensions are in millimetres unless otherwise noted.

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1691 Chandler Ave.

Revision	Description	Date
01	Issued for Coordination	08/25/2025
02	Issued for Appraisal	12/04/2025
03	Issued for Dev. Permit	02/08/2026
04	Relissued for Dev. Permit	04/22/2026
05	Relissued for Dev. Permit	07/13/2026

Cover Page

not for construction

A-000

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1691 Chandler Ave.

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02	Issued for Approval	12.04.2025
03	Issued for Dev. Permit	02.05.2026
04	Reissued for Dev. Permit	04.22.2026
05	Reissued for Dev. Permit	07.13.2026

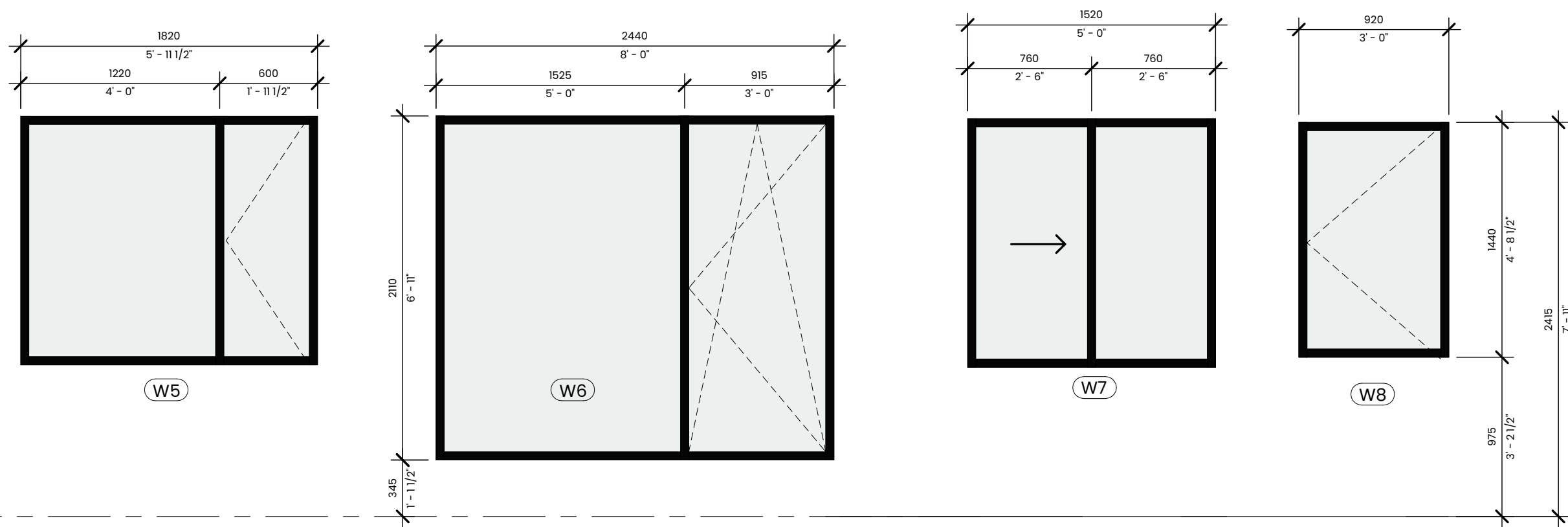
Project Gallery

not for construction

A-001

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Designer



NO.	MATERIAL	Finish	ROUGH OPENING		TYPE	QTY	NOTES
			Height	Width			
W1	Vinyl	Black	1220 (48")	1820 (71 5/8")	LP	4	Casements & Fixed
W2	Vinyl	Black	1220 (48")	1820 (71 5/8")	XO	2	Horizontal Sliders
W3	Vinyl	Black	2070 (81.5")	2115 (83 1/4")	XO, OX	4	Sliding Patio Door
W4	Vinyl	Black	1220 (48")	920 (36 1/4")	L	4	Casements
W5	Vinyl	Black	1520 (59 7/8")	1820 (71 5/8")	LP	12	Casements & Fixed
W6	Vinyl	Black	2440 (8')	2108 (83")	O	4	Fixed Direct Set
W7	Vinyl	Black	1520 (59 7/8")	1520 (59 7/8")	XO, OX	8	Horizontal Sliders
W8	Vinyl	Black	1520 (59 7/8")	920 (36 1/4")	L	6	Casements
W9	Vinyl	Black	1181 (46 1/2")	1181 (46 1/2")	5252	8	GL VCM Curb Mounted Skylight
W10	Vinyl	Black	927 (36 1/2")	927 (36 1/2")	4242	2	GL RAS Roof Access

EX1
 Building Services
 Metal
 Paint

EX2
 Entry Door
 Mineral Core
 Wood Grain

EX3
 Deck Entry Door
 Vinyl
 Black

A1
 Interior Unit
 MDF
 Paint

A2
 Interior Unit
 MDF
 Paint

A2a
 Interior Unit
 MDF
 Paint/Lite

A3
 Mec Louver
 Louvered
 Paint

Finish: Matte Black (Powder Coat) – All Hardware U.N.O.
 Hinges, Stops, Accessories: Hager (black)
 Levers, Deadbolts, Keypads: Emtek Select (black)
 Closers: LCN 1460 Series (LHB finish – matte black)
 Pocket Doors: K.N. Crowder Soft-Close System

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Door Number	Door Type	From	To	Swing	Frame		Door						Notes
					Material	Finish	Material	Finish	Height	Width	Fire Rating	Hardware	
D000	EX1	exterior	Bike Storage	RH	Metal	Paint	Metal	Paint	84"	42"	45min.	1	Insulated
D001	EX1	exterior	WC	RHR	Metal	Paint	Metal	Paint	84"	36"		2	Insulated
D002	EX1	exterior	Elec.	LHR RHR	Metal	Paint	Metal	Paint	72"	68"		3	Insulated
D003	EX1	exterior	Elec.	LHR RHR	Metal	Paint	Metal	Paint	72"	68"		3	Insulated
D004	EX1	exterior	DWS	RHR	Metal	Paint	Metal	Paint	84"	42"	45min.	3	Insulated
D005	EX1	exterior	Sprinkler	RHR	Metal	Paint	Metal	Paint	84"	42"	45min.	3	Insulated
D100	EX2	exterior	Living Room	RH	Metal	Paint	White Oak	Clear	84"	36"	45min.	4	Comp. Mineral Core
D101	A2	Living Room	Bedroom 2	SL/SR	MDF	Paint	MDF	Paint/Lite	84"	64"		4	Glass
D102	A1	Living Room	Bedroom 1	RH	MDF	Paint	MDF	Paint	84"	34"		5	
D103	A1	Living Room	Washroom	RH	MDF	Paint	MDF	Paint	84"	34"		6	
D200	EX2	exterior	Entry	RH	Metal	Paint	White Oak	Clear	84"	36"	45min.	4	Comp. Mineral Core
D202	EX3	Dinning	exterior	LH	Vinyl	Black	Vinyl	Black/IGU	96"	36"		4	IGU
D203	A1	Living	Bedroom 2	LH	MDF	Paint	MDF	Paint	96"	34"		5	
D204	A1	Living	Bathroom	LH	MDF	Paint	MDF	Paint	96"	34"		5	
D205	A2a	Living	Bedroom 3	SL/SR	MDF	Paint	MDF	Paint	96"	64"		8	Lite
D206	A1	Living	Bedroom 1	LH	MDF	Paint	MDF	Paint	96"	34"		5	
D207	A2a	Onsuite	Bedroom 1	SL/SR	MDF	Paint	MDF	Paint/Lite	96"	64"		8	Lite
D208	A2	Onsuite	Toilet	SR	MDF	Paint	MDF	Paint	96"	32"		8	
D209	A1	Laundry	Living	RH	MDF	Paint	MDF	Paint	96"	34"		5	
D210	A3	Laundry	Mec	LHR	MDF	Paint	MDF	Paint	96"	30"		5	
D300	EX2	exterior	Entry	LH	Metal	Paint	White Oak	Clear	84"	36"	45min.	4	Comp. Mineral Core
D302	EX3	Dinning	exterior	LH	Vinyl	Black	Vinyl	Black/IGU	96"	36"		4	IGU
D303	A1	Living	Bedroom 2	LH	MDF	Paint	MDF	Paint	96"	34"		5	
D304	A1	Living	Bathroom	LH	MDF	Paint	MDF	Paint	96"	34"		5	
D305	A2a	Living	Bedroom 3	SL/SR	MDF	Paint	MDF	Paint/Lite	96"	64"		8	Lite
D306	A1	Living	Bedroom 1	LH	MDF	Paint	MDF	Paint	96"	34"		5	
D307	A2a	OnSuite	Bedroom 1	SL/SR	MDF	Paint	MDF	Paint/Lite	96"	64"		8	Lite
D308	A2	OnSuite	Toilet	SR	MDF	Paint	MDF	Paint	96"	32"		8	
D309	A1	Laundry	Living	RH	MDF	Paint	MDF	Paint	96"	34"		5	
D310	A3	Laundry	Mec	LHR	MDF	Paint	MDF	Paint	96"	30"		5	
D400	EX2	exterior	Entry	RH	Metal	Paint	White Oak	Clear	84"	36"	45min.	4	Comp. Mineral Core
D402	EX3	Dinning	exterior	RH	Vinyl	Paint	Vinyl	Black/IGU	96"	36"		4	IGU
D403	A1	Bedroom 2	Living	RH	MDF	Paint	MDF	Paint	96"	34"		5	
D404	A1	Living	Bathroom	RH	MDF	Paint	MDF	Paint	96"	34"		5	
D405	A2a	Bedroom 3	Living	SL/SR	MDF	Paint	MDF	Paint/Lite	96"	64"		8	Lite
D406	A1	Bedroom 1	Living	RH	MDF	Paint	MDF	Paint	96"	34"		5	
D407	A2a	Bedroom 1	OnSuite	SL/SR	MDF	Paint	MDF	Paint/Lite	96"	64"		8	Lite
D408	A2	OnSuite	Toilet	SL	MDF	Paint	MDF	Paint	96"	32"		8	
D409	A1	Living	Laundry	LH	MDF	Paint	MDF	Paint	96"	34"		5	
D410	A3	Laundry	Mec	LHR	MDF	Paint	MDF	Paint	96"	30"		5	
D500	EX2	exterior	Entry	LH	Metal	Paint	White Oak	Clear	84"	36"	45min.	4	Comp. Mineral Core
D502	EX3	Dinning	exterior	RH	Vinyl	Black	Vinyl	Black/IGU	96"	36"		4	IGU
D503													

Hardware and finish by owner/architect. Confirm accessible hardware where applicable.

Jason Talbot

drawn

Legal Address:
THE EAST 1/2 OF LOT 29, SECTION 68, VICTORIA, PLAN 290

Civic Address:
1691 Chandler Ave Victoria V8S 1N7

Existing OCP:
Legal type - Land
Zoning - GRD-1 (RIA): General Residential District (Residential Infill Area)
Heritage - No
Development permits area - DPA 1 / TDPA 1 - GENERAL URBAN DESIGN / TENANT PROTECTION

Description	Proposed	Required/Existing	Comments
Site Area (m2)		1011,14m2	
Houseplex Regulations			
Lot Area	1011,14m2	460m2 (min.)	
Lot Width	20,17m	14m (min.)	
Lot Depth	50,14m		
Flat Roof height	9,27m	11m	
Sloped Roof height	11,18m	12m	
3 bed units	4	2 (min)	
Setbacks (m)			
Main Building			
Front	6,73m	4m	
Side (E)	1,5m	1,5m	
Side (W Lower)	1,5m	4m	
Side (W Upper)	2,69m	4m	
Rear	12,5m	8m	

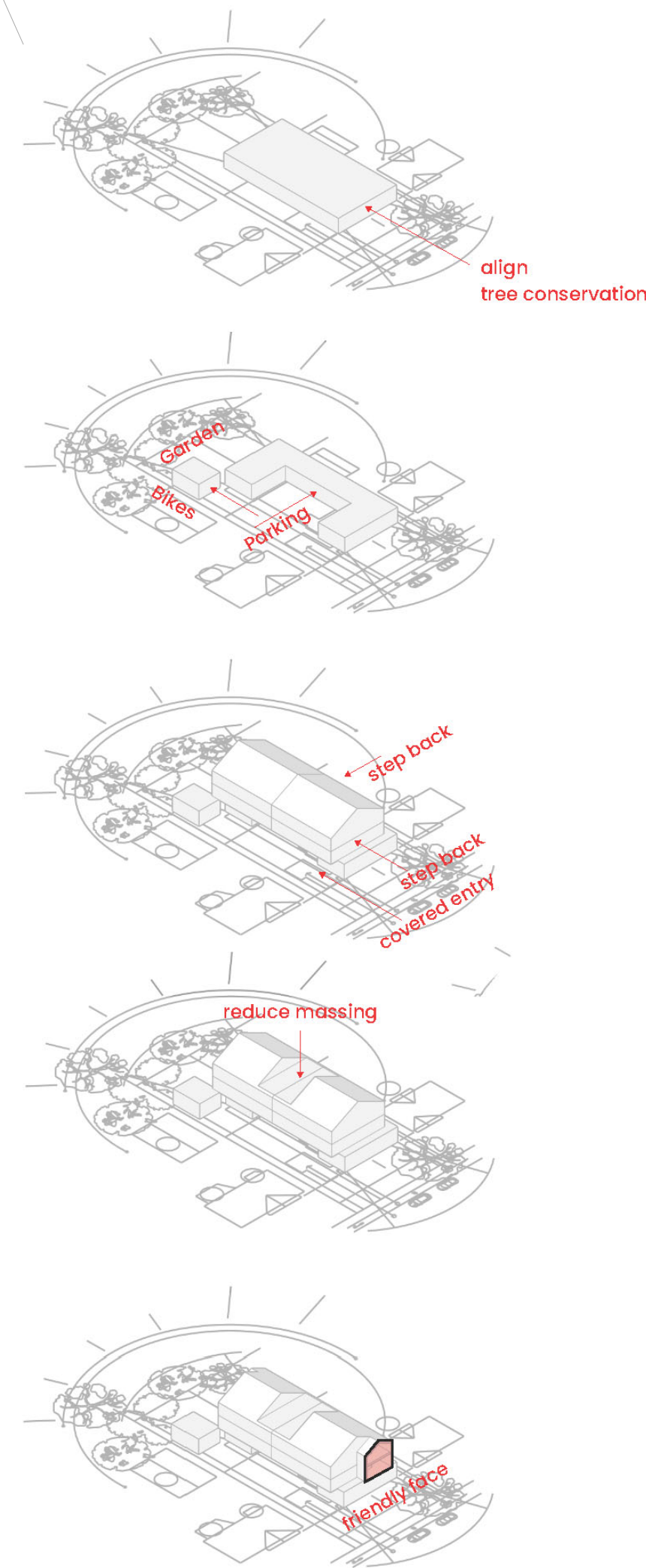
Main + 2nd + 3rd	802.4m2		}
Floor area Ratio (max)	0.80 : 1	1.6 : 1	

Lot coverage (%max)	43.9%	45%	438.5m2
Open Site Space (%min.)	41%	30%	419.14m2
Soft Landscaping (%min)	70%	50%	289.34m2
Hard Landscaping (%max)	30%	50%	124.00m2
Rear Yard Area (%max)	18.5%	25%	

Side	0.6m	0.6m
Rear	0.6m	0.6m
Height	2.52m	3.5m

Description	Proposed	Required/Existing	Comments
Vehicle Parking	6	5	Variance Required
Visitor Parking	0	1	
Accessible Parking	0	0	
Van Acc. Parking	0	0	
Ev. Chagers	6	1 per space	

Description	Proposed	Required/Existing	Comments
Long Term	12	6	1 per unit
Oversized long term	2	1.8	15%
Electric long term	6	6	50%
Repair Station	No	No	<6 units
Short Term	6	6	



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04/22/2026	Reissued for Dev. Permit	04
07/13/2026	Reissued for Dev. Permit	05

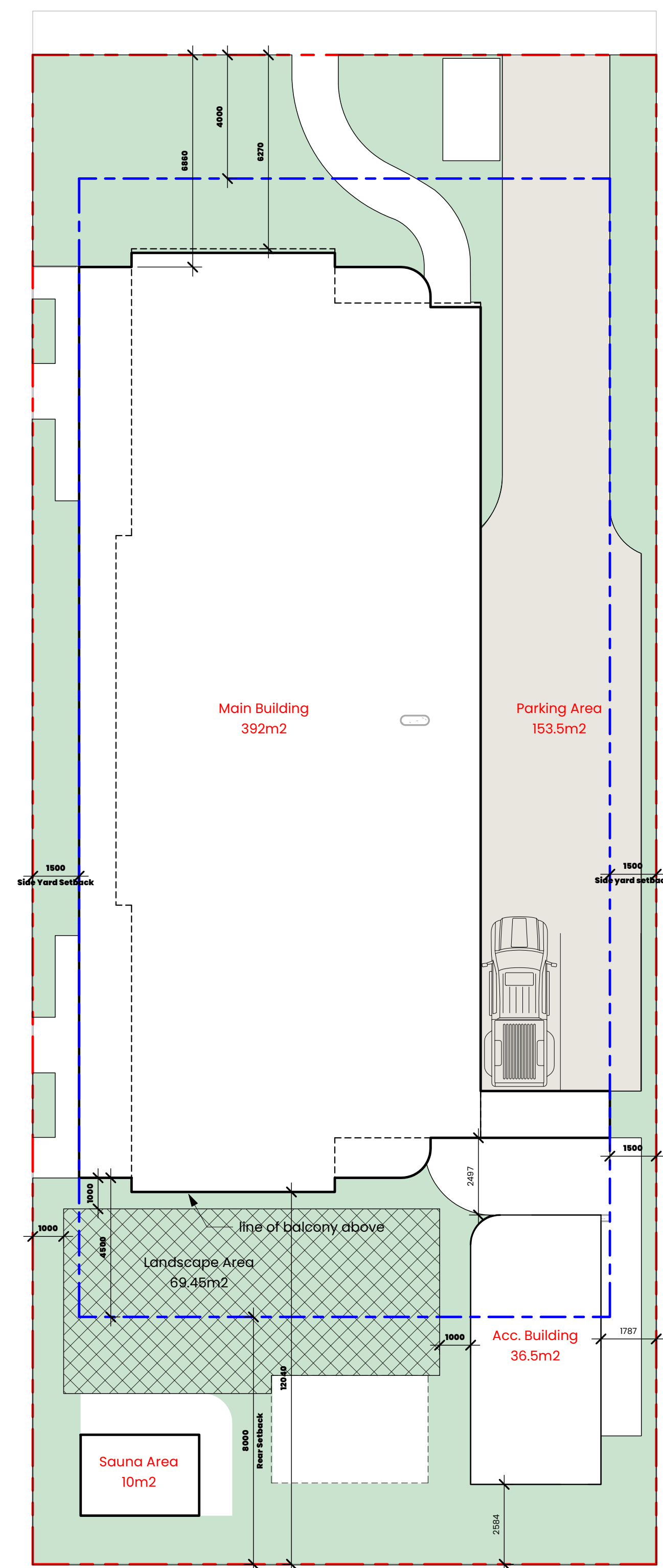
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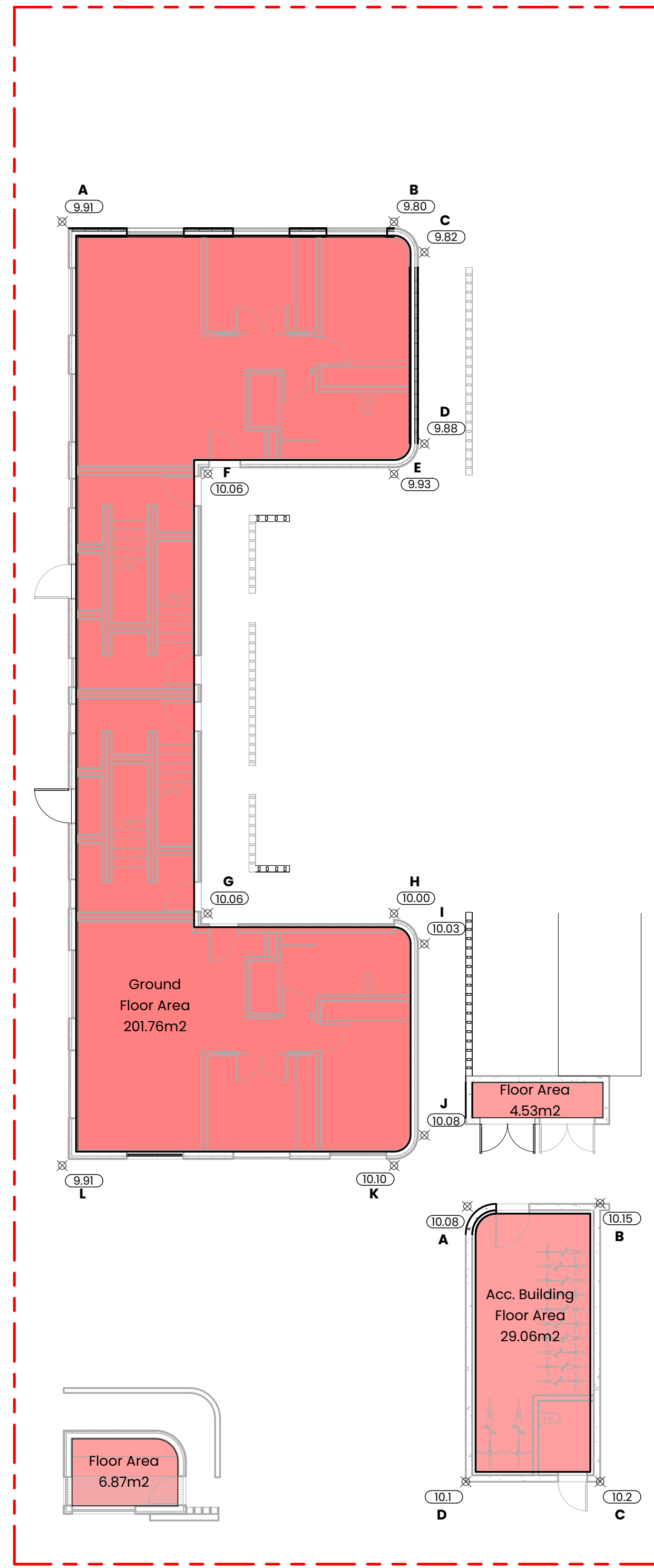
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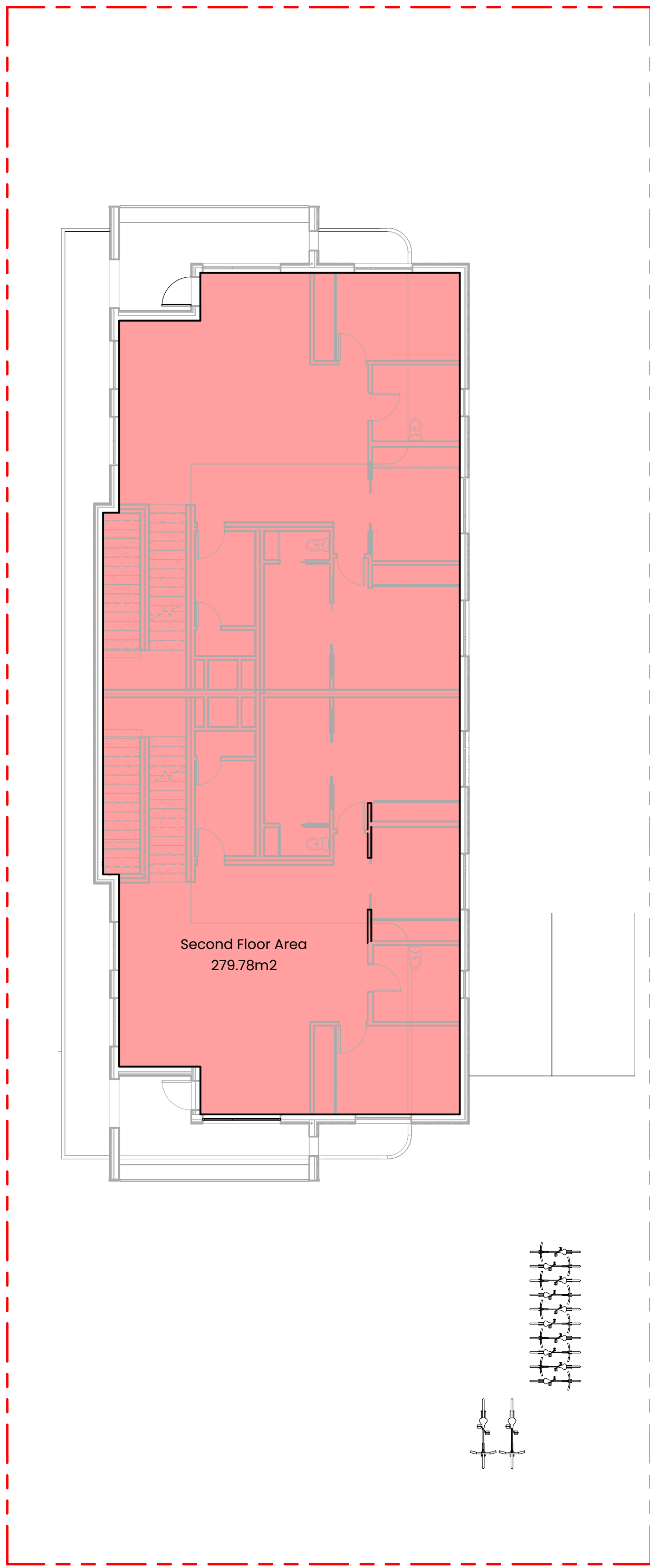
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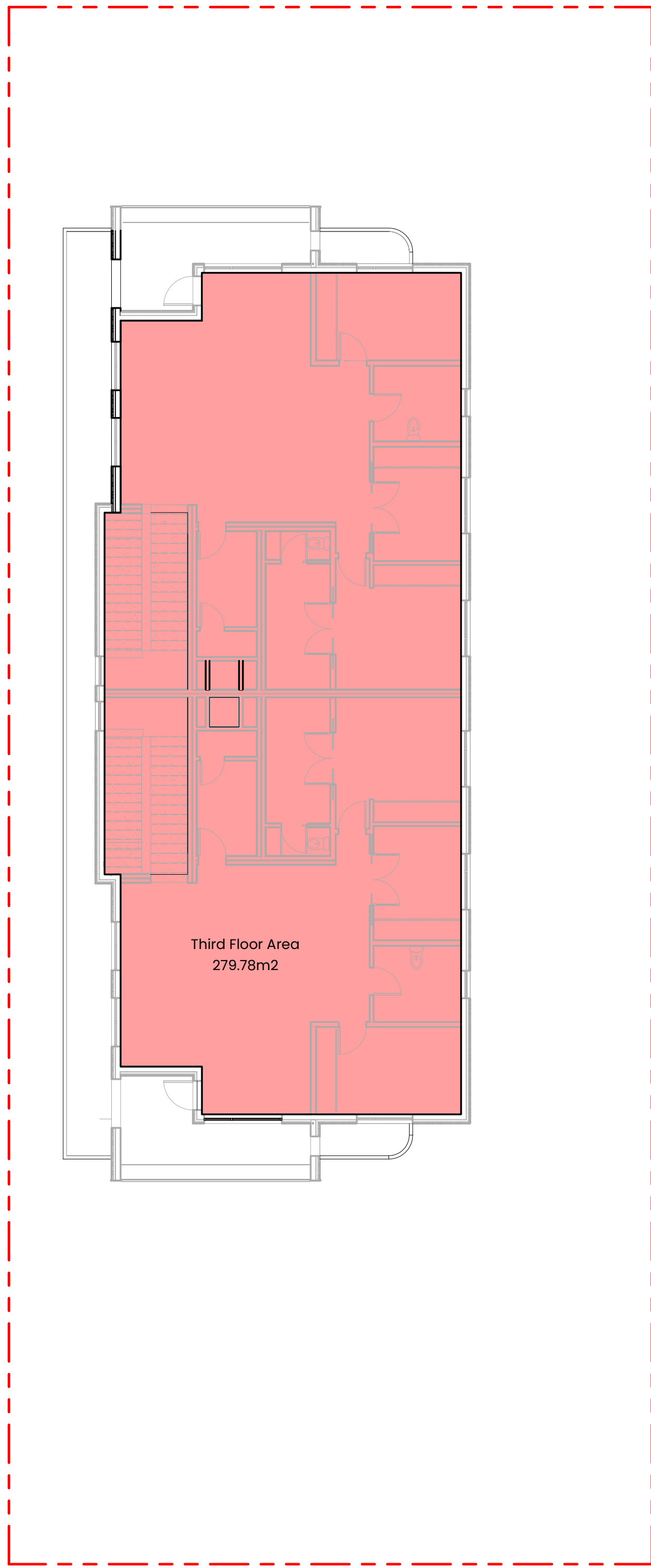
1
A-010
Site Data Plan
1:125



2
A-010
Ground Floor Area Plan
1:125



3
A-010
Second Floor Area Plan
1:125



4
A-009
Third Floor Area Plan
1:125

Open Site Space	Area
Main Building	392m ² +
Acc. Building (Bike Storage)	36.5m ² +
Parking Area	153.5m ² +
Sauna Area	10m ² =
Total	592m ²
Lot size	1011.14m ² -
Building + Parking	592m ²
Open Site Space	419.14m ²
Proposed	41%
Required	30% Min.

Lot Coverage	Area
Main Building	392m ² +
Acc. Building (Bike Storage)	36.5m ² +
Sauna Area	10m ² =
Total	438.5m ²
Lot size	1011.14m ²
Proposed	43.37%
Required	45% Max.

Floor Space Ratio	Area
Ground Floor	202m ² +
Second Floor	280m ² +
Third Floor	280m ² +
Acc. Building (Bike Storage)	29m ² +
Electrical Area	4.53m ² +
Sauna Area	6.87m ² +
Total	802.4m ² =
Lot size	1011.14m ²
Proposed	0.8:1
Required	1.6:1

Rear Lot Coverage	Area
Rear lot Area	251m ² -
Acc. Building (Bike Storage)	36.5m ² -
Sauna Area	10m ² =
Total	204.5m ²
Proposed	18.5%
Required	25% Max.

Average Grade Calculation MAIN BUILDING

	Avg. of PTS		Distance	Total
A + B	9.86	x	10.41 m	102.64
B + C	9.81	x	1.49 m	14.62
C + D	9.85	x	6.00 m	59.10
D + E	9.91	x	1.49 m	14.77
E + F	10.00	x	5.85 m	58.50
F + G	10.06	x	13.78 m	138.63
G + H	10.03	x	5.85 m	58.68
H + I	10.15	x	1.49 m	15.12
I + J	10.05	x	6.00 m	60.30
J + K	10.09	x	1.49 m	15.03
K + L	10.00	x	10.41 m	104.10
L + A	9.91	x	29.60 m	293.34
Total			93.86 m	934.83

Total Average Grade (Total/Total distance) = 9.96m

Average Grade Calculation - Accessory Building

	Avg. of PTS		Distance	Total
A + B	10.12	x	4.21 m	42.60
B + C	10.17	x	9.92 m	100.89
C + D	10.15	x	4.21 m	42.73
D + A	10.09	x	9.92 m	100.09
Total			28.26 m	286.31

Total Average Grade (Total/Total distance) = 10.13m

Site Data

not for construction

A-102

1:125

gentlehomes.

Designer

revisions

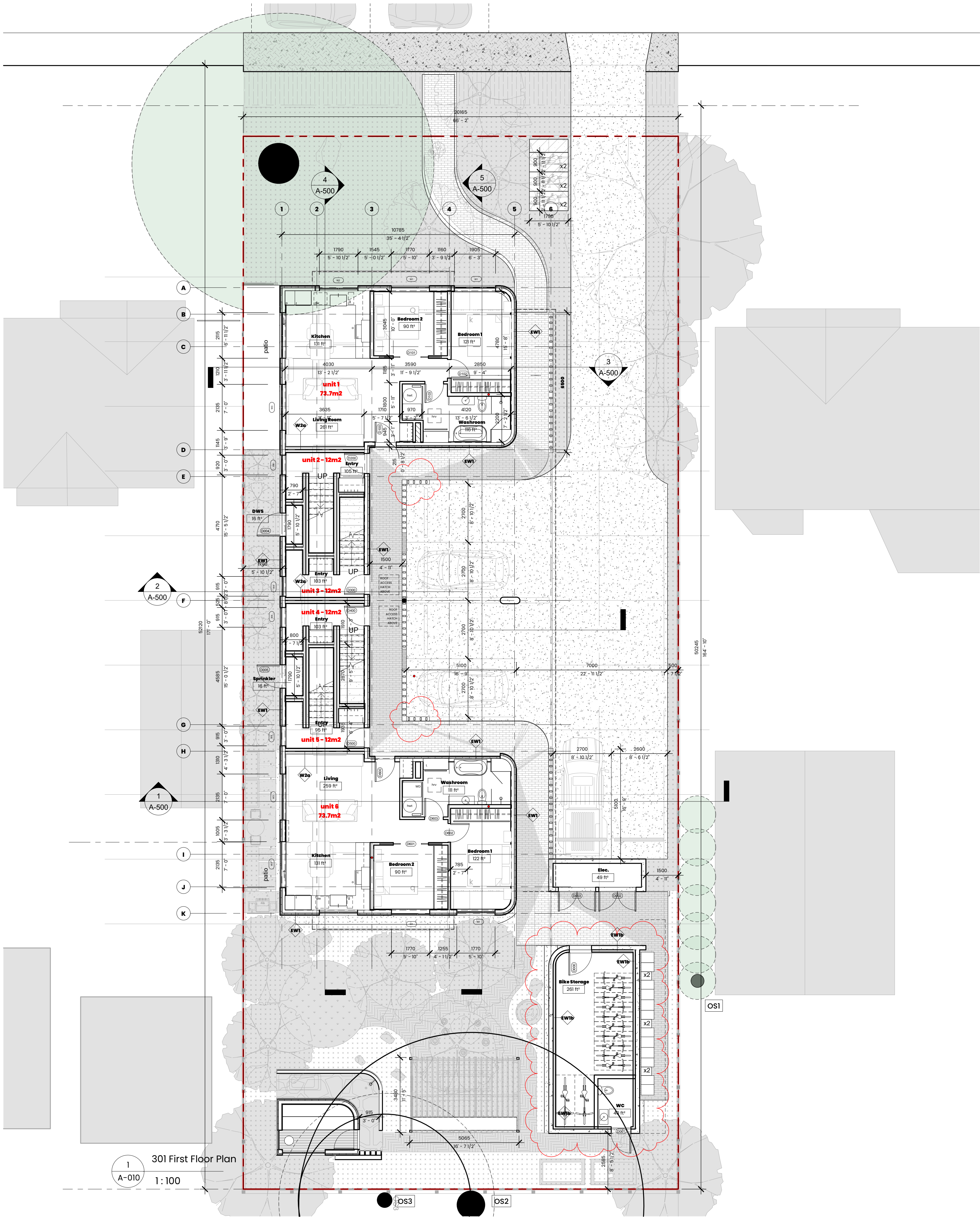
scale

drawn

1691 Chandler Ave.

Victoria BC, V8S 1N7

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03	Issued for Dev. Permit	02.05.2026
04	Reissued for Dev. Permit	04.22.2026
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1691 Chandler Ave.

Victoria BC, V8S 1N7

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First Floor Plan

not for construction

A-301

1:100

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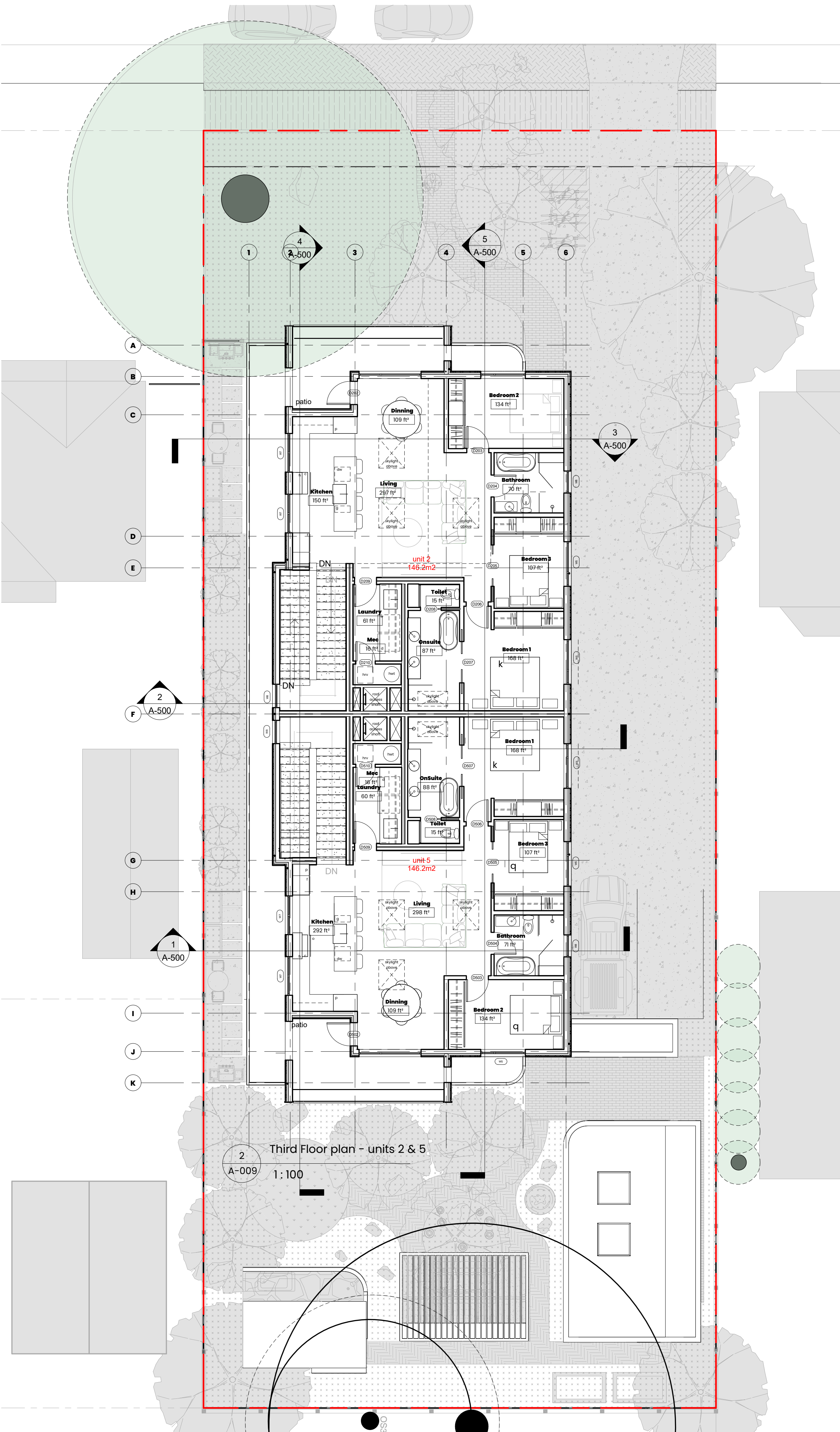
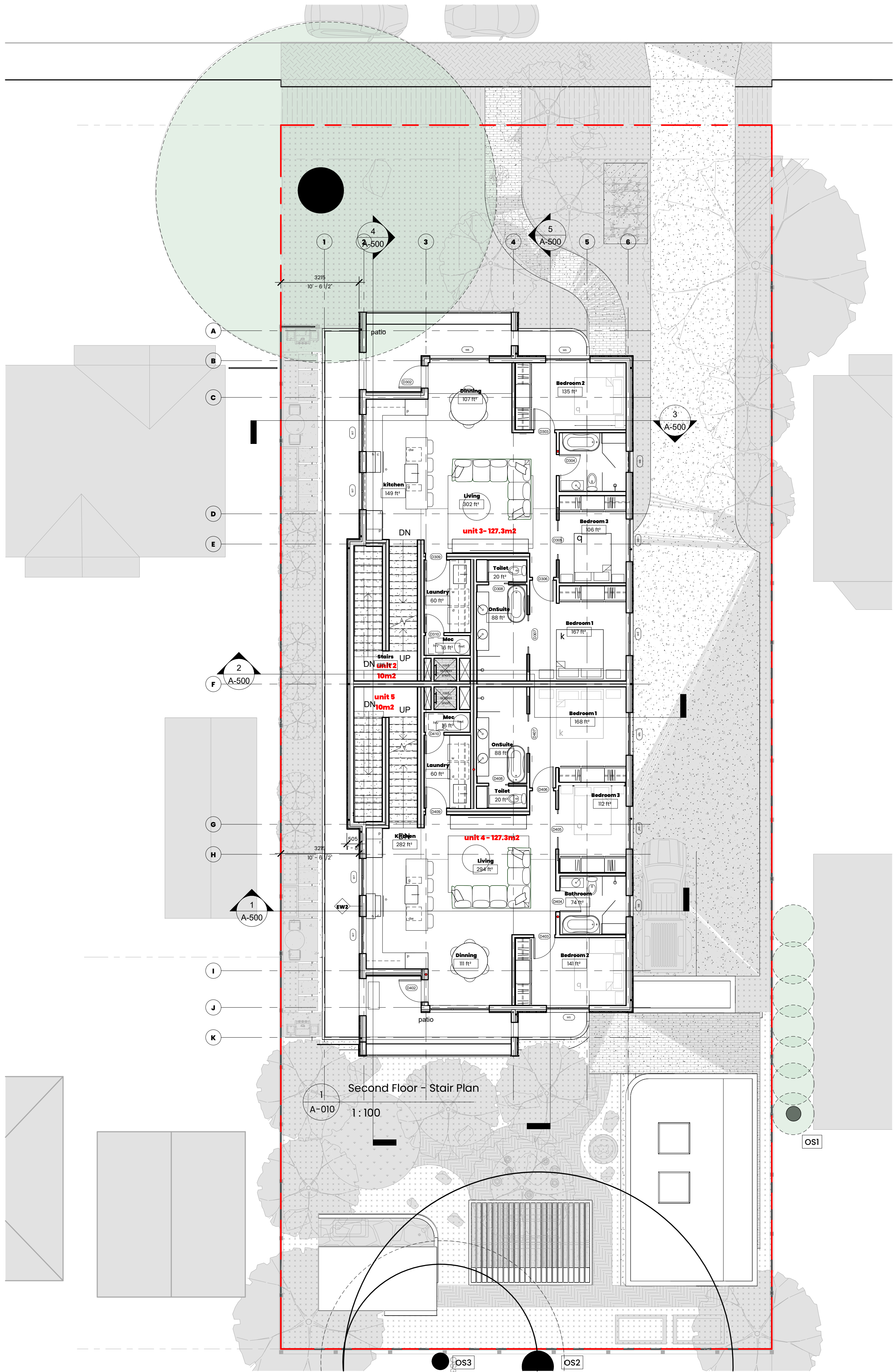
notes

revisions

page

scale

drawn



- Do not scale drawings; written dimensions govern.
- Verify all dimensions, levels, and site conditions prior to construction.
- Wall types and fire ratings as indicated on wall legend.
- Door and window sizes and types per schedules.
- Refer to Structural drawings for beams, lintels, and shear walls.
- Coordinate all openings with Mechanical, Electrical, and Plumbing drawings.
- Coordinate wall locations, finishes, and built-ins with Interior Design drawings.
- Maintain fire separations and acoustic ratings at demising walls and floor assemblies.
- Provide required blocking for millwork, handrails, and wall-mounted equipment.
- Ensure accessibility clearances and exit widths comply with BCBC 2024.
- Report all discrepancies and conflicts to Architect before proceeding.

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Second & Third Floor Plans

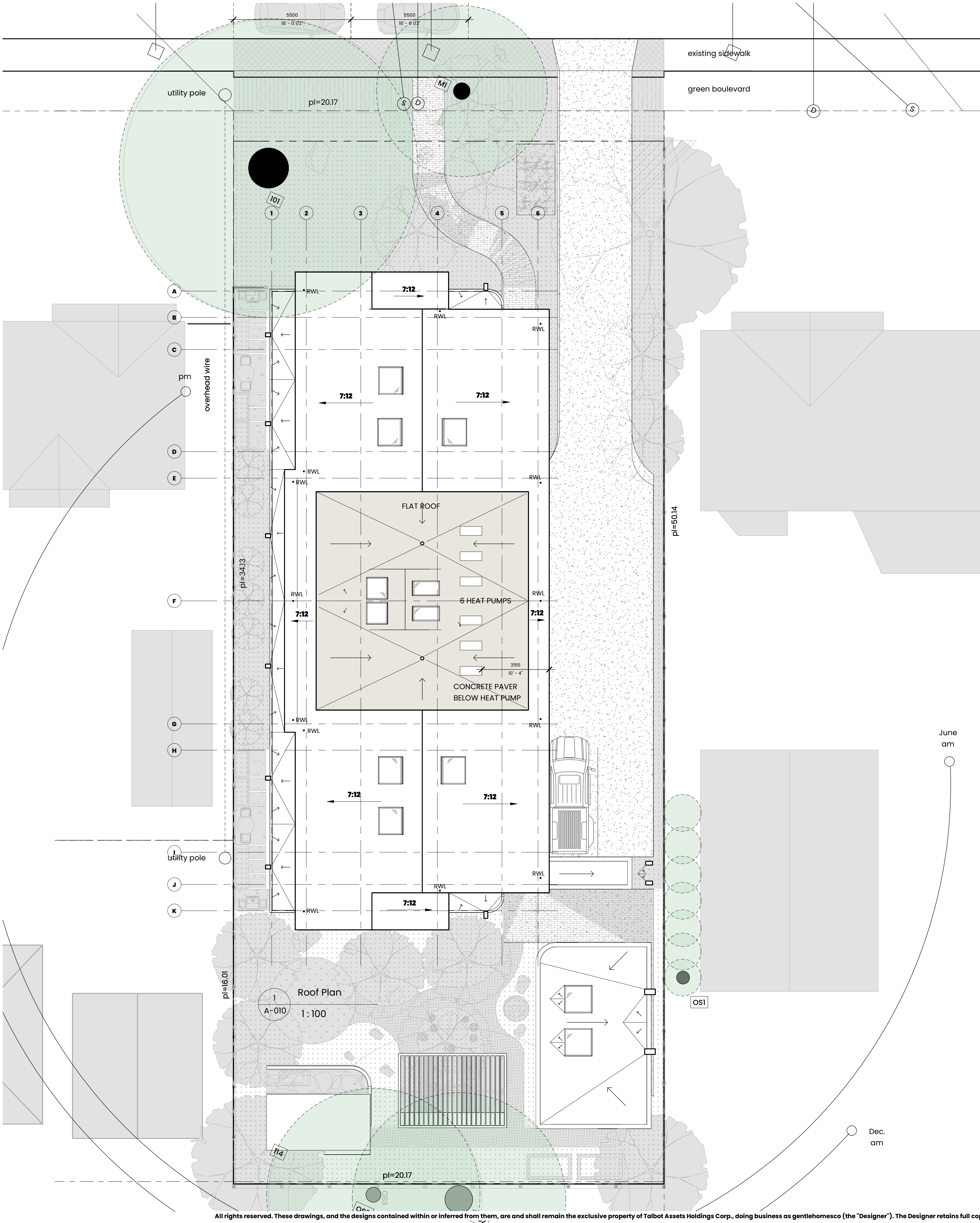
not for construction

A-302

1:100

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- Do not scale drawings; written dimensions govern.
- Verify all dimensions, slopes, and site conditions prior to construction.
- Roof slopes, drains, scuppers, and overflows per drawings; confirm locations with Civil/Plumbing.
- Coordinate roof structure, parapets, and openings with Structural drawings.
- Coordinate roof penetrations, curbs, and equipment with Mechanical, Electrical, and Plumbing drawings.
- Roof assemblies, insulation, vapour/air barriers, and membranes as specified; install per manufacturer's instructions.
- Maintain continuity of air, vapour, and thermal barriers at all transitions.
- Flashing, counter-flashing, and sealants per details and specifications.
- Verify clearances for HVAC, exhaust, and roof access with consultants.
- Report all discrepancies and conflicts to Architect before proceeding.

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Roof Plan

not for construction

A-330

1:100

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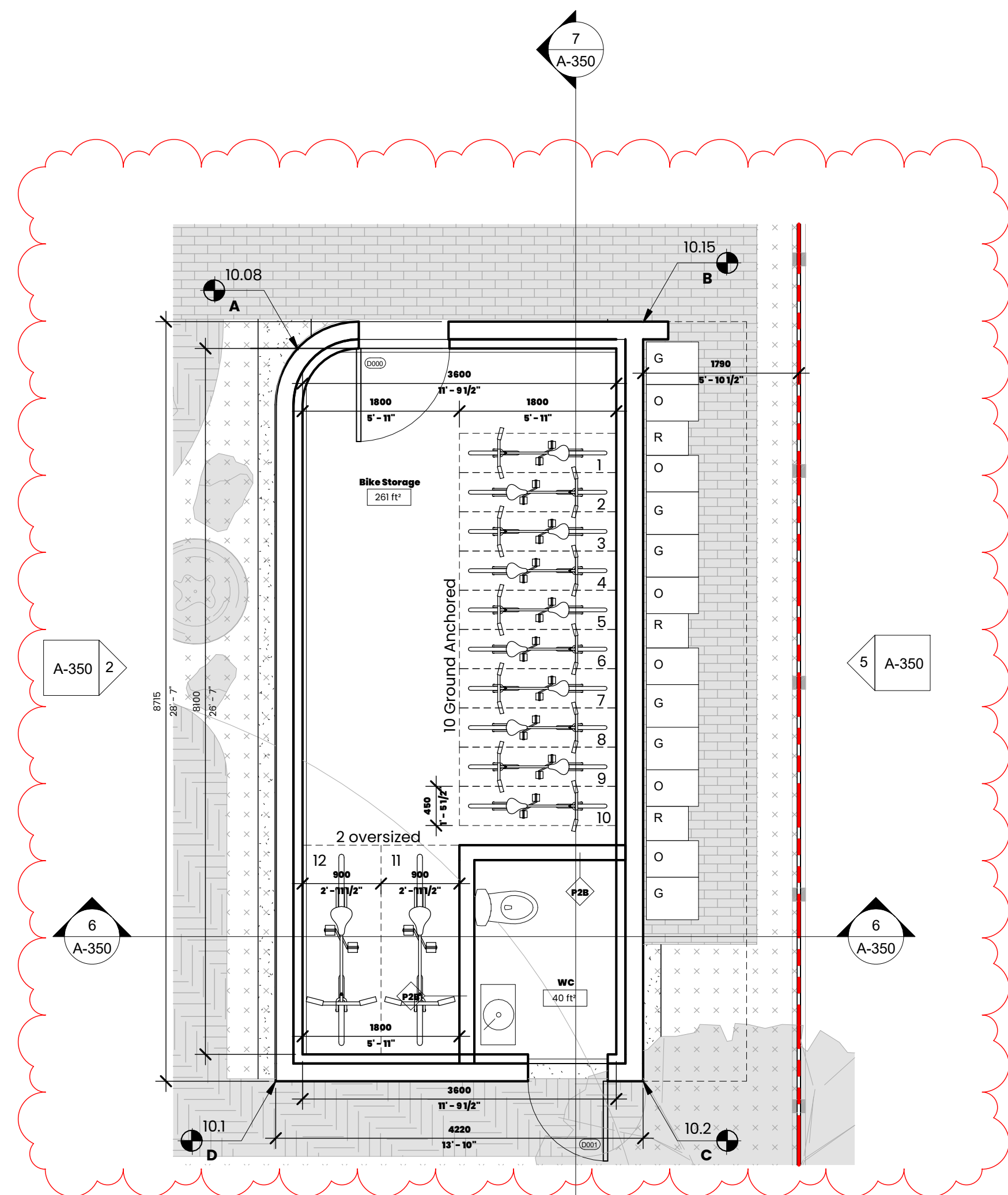
notes

revisions

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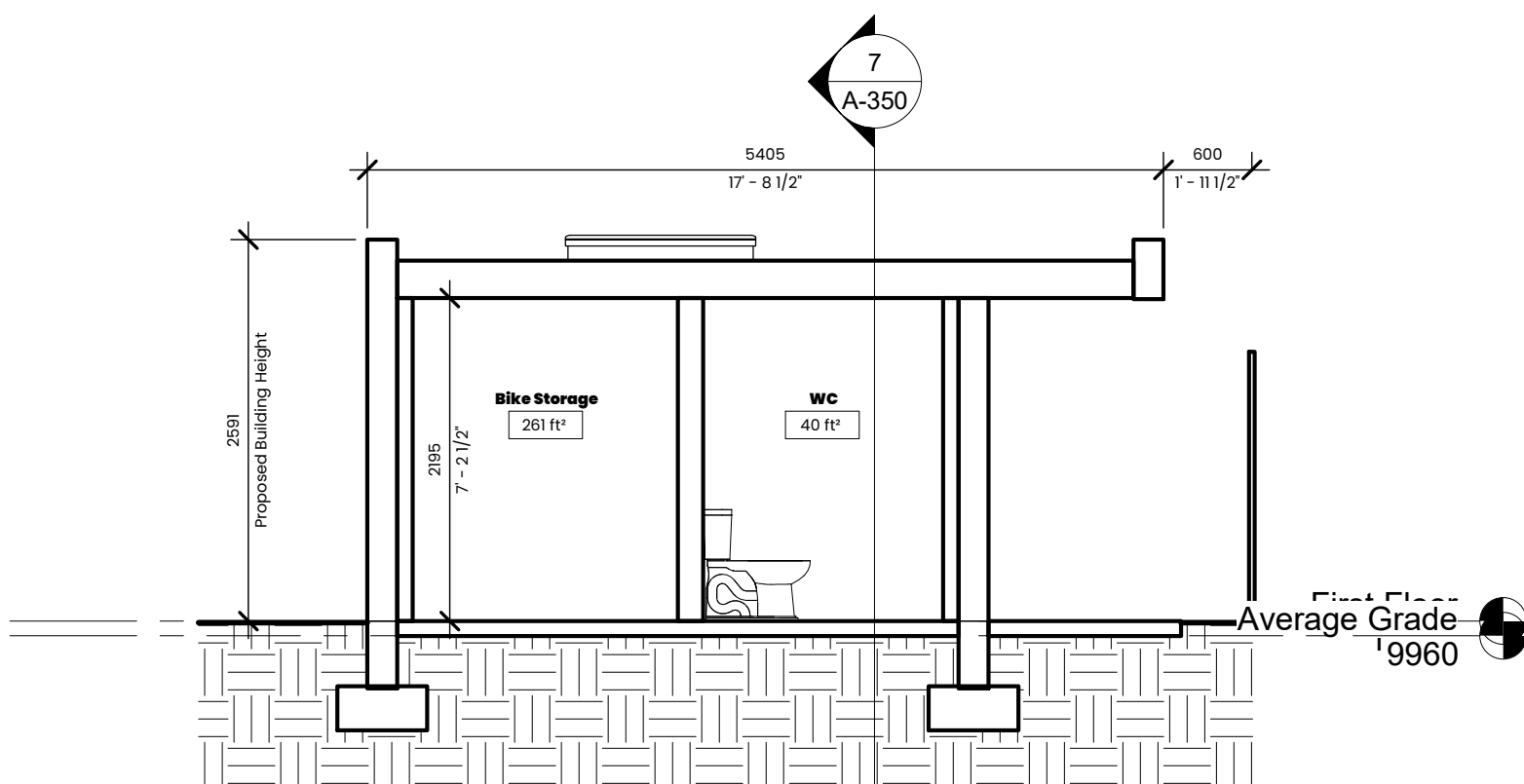


1 Bike Storage Acc. Building
1: 50

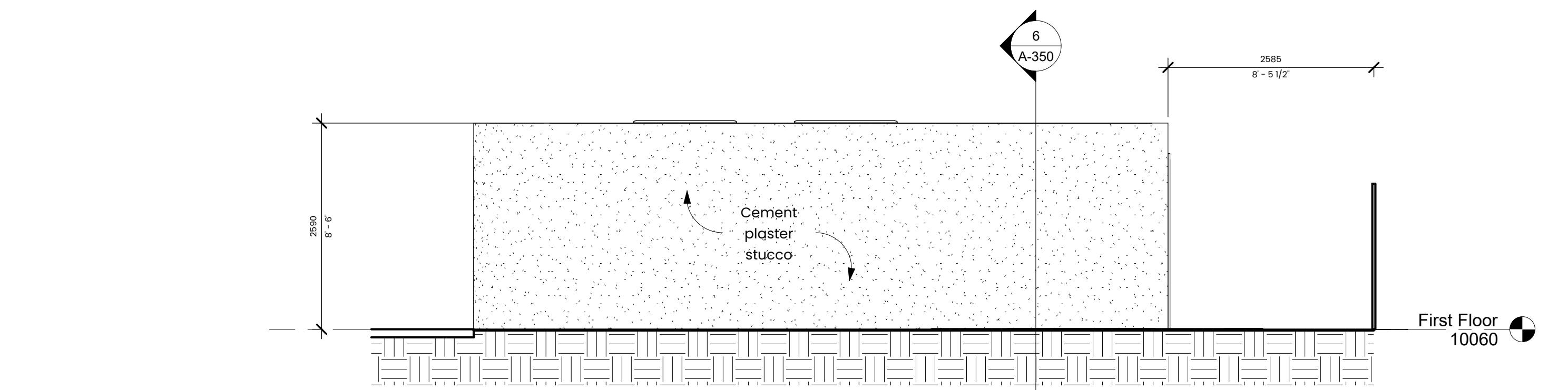
Average Grade Calculation - Accessory Building

	Avg. of PTS		Distance		Total
A + B	10.12	x	4.21	m	42.60
B + C	10.17	x	9.92	m	100.89
C + D	10.15	x	4.21	m	42.73
D + A	10.09	x	9.92	m	100.09
Total			28.26	m	286.31

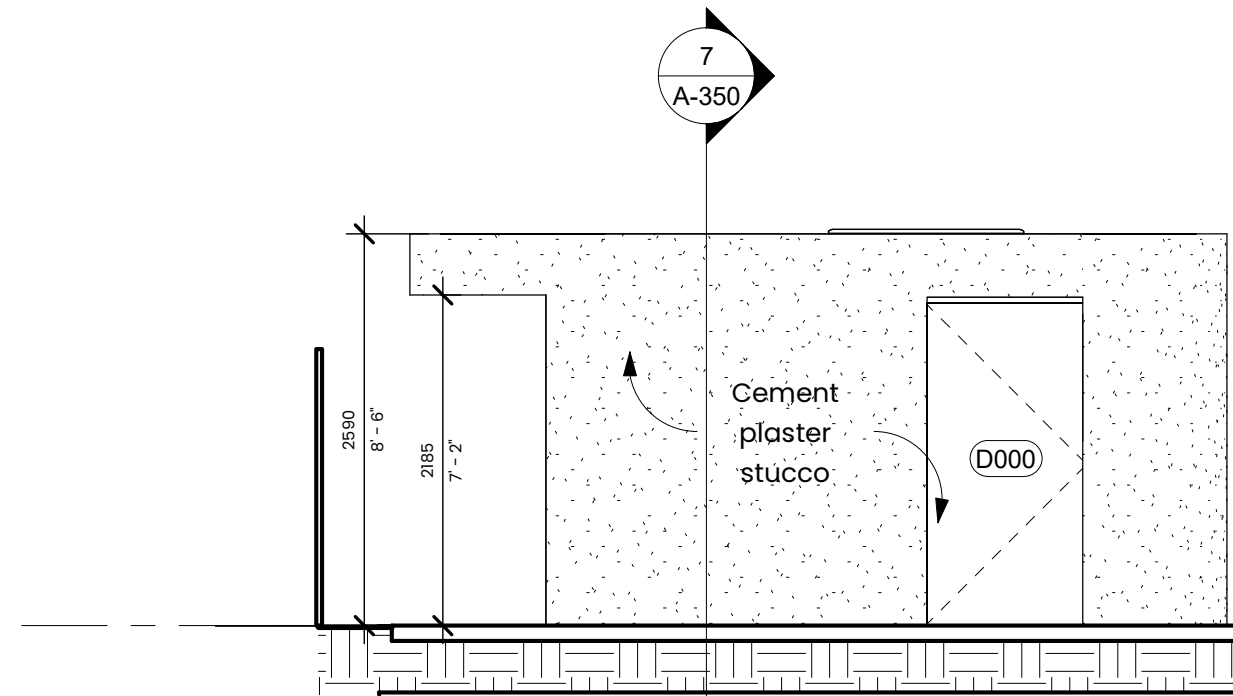
Total Average Grade (Total/Total distance) = 10.13m



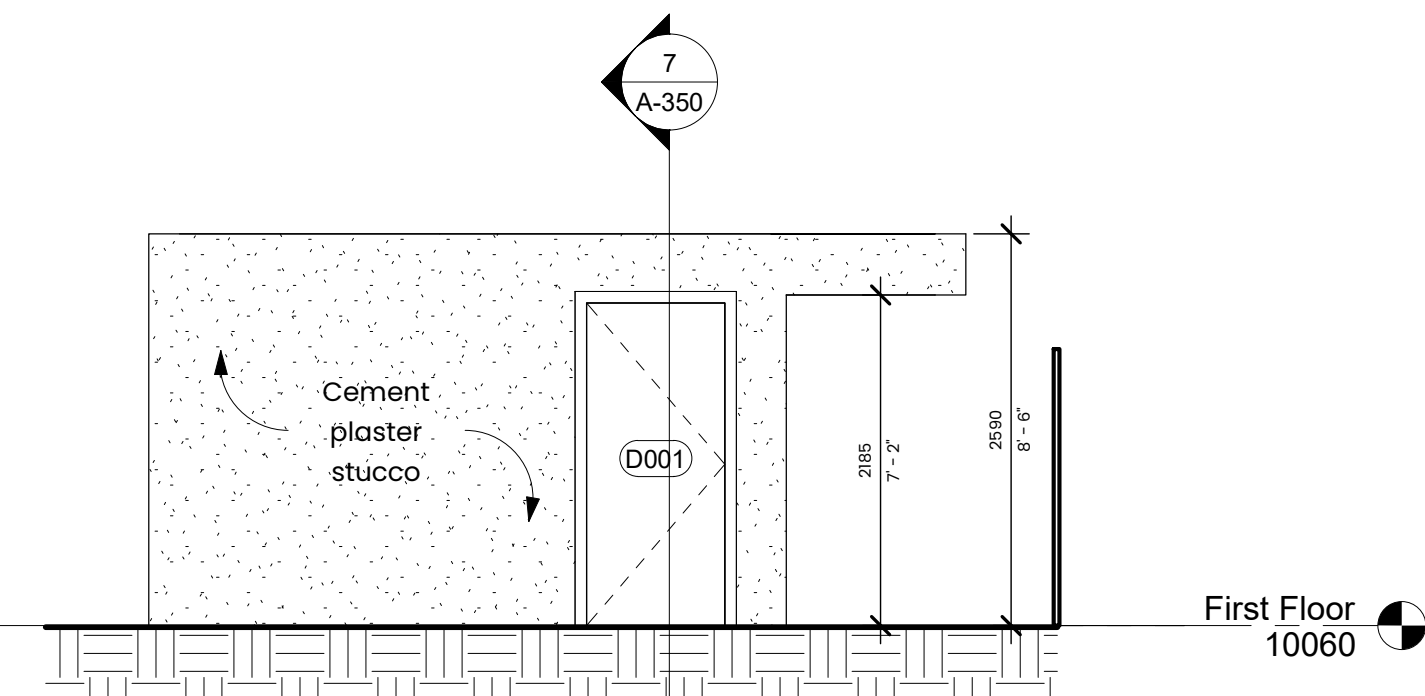
6 Cross Section
A-350 1: 50



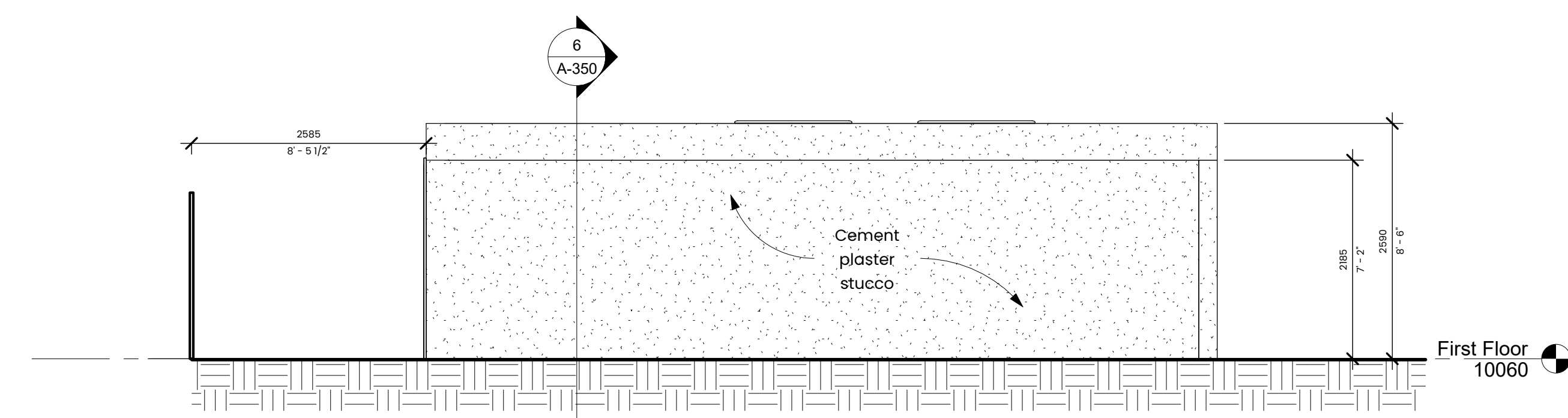
2 West Elevation - Bike Storage
A-350 1: 50



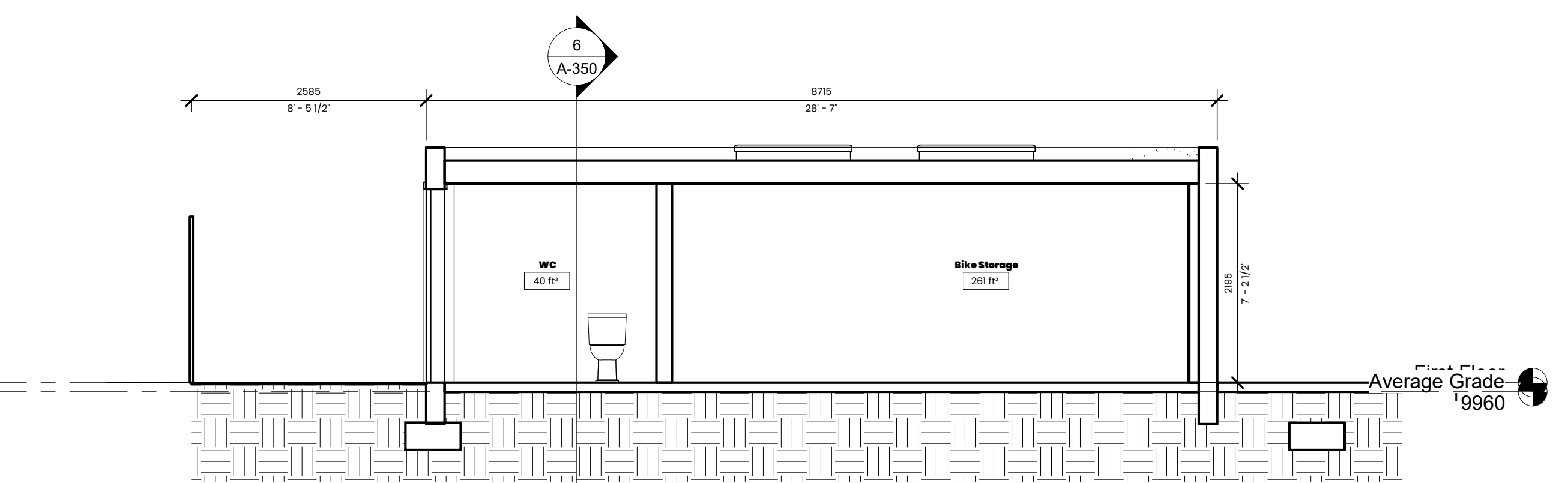
3 North Elevation - Bike Storage
A-350 1: 50



4 South Elevation - Bike Storage
A-350 1: 50



5 East Elevation - Bike Storage
A-350 1: 50



7 Longitudinal Section
A-350 1: 50

1691 Chandler Ave.
Victoria BC, V8S 1N7

Acc. Building
(Bike Storage)

not for construction

A-350

1: 50

gentlehomes.

Designer

- Do not scale drawings; written dimensions govern.
- Verify all dimensions, levels, and site conditions prior to construction.
- Exterior materials, profiles, and finishes per specifications and schedules.
- Coordinate cladding, trim, and soffits with Architectural details and Interior Design where applicable.
- Window and door sizes, types, and finishes per schedules; confirm rough openings with Structural.
- Maintain continuity of air, vapour, and thermal barriers at all assemblies.
- Provide required flashings, sealants, and control joints as detailed.
- Coordinate penetrations for Mechanical, Electrical, and Plumbing services with elevations and details.
- Confirm parapet heights, roof edges, and guard locations with Structural and Roof Plans.
- Report all discrepancies and conflicts to Architect before proceeding.

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03	Issued for Dev. Permit	02/08/2026
04	Reissued for Dev. Permit	04/22/2026
05	Reissued for Dev. Permit	07/13/2026

1691 Chandler Ave.

Victoria BC, V8S 1N7

Building Elevations

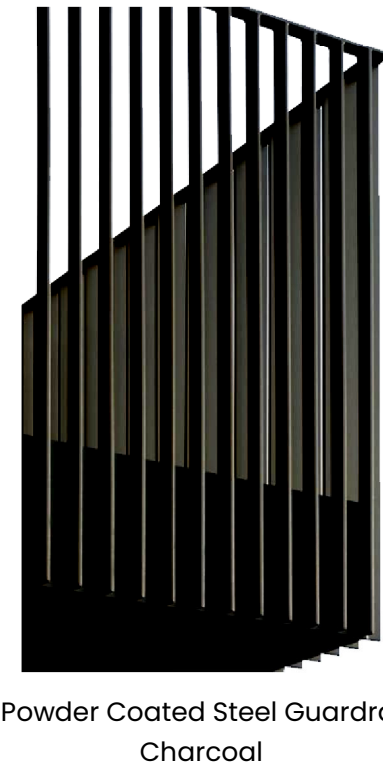
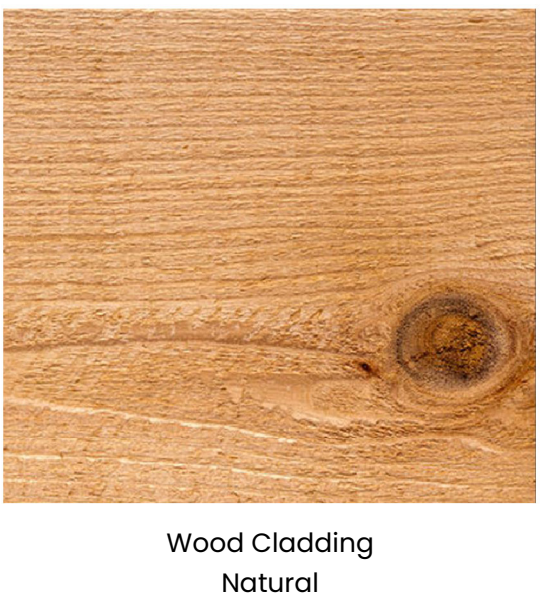
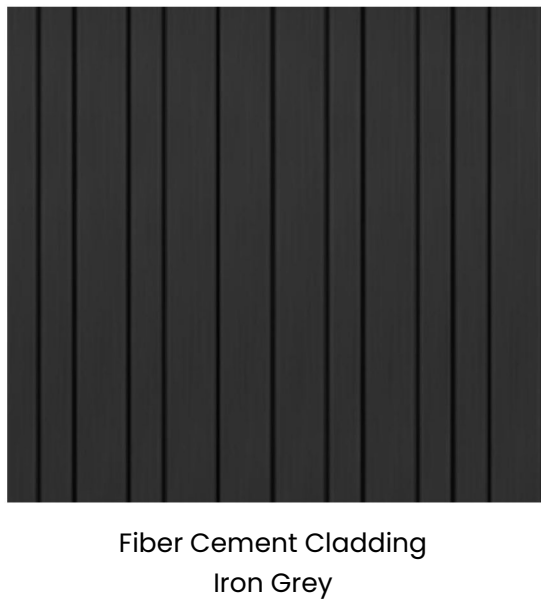
not for construction

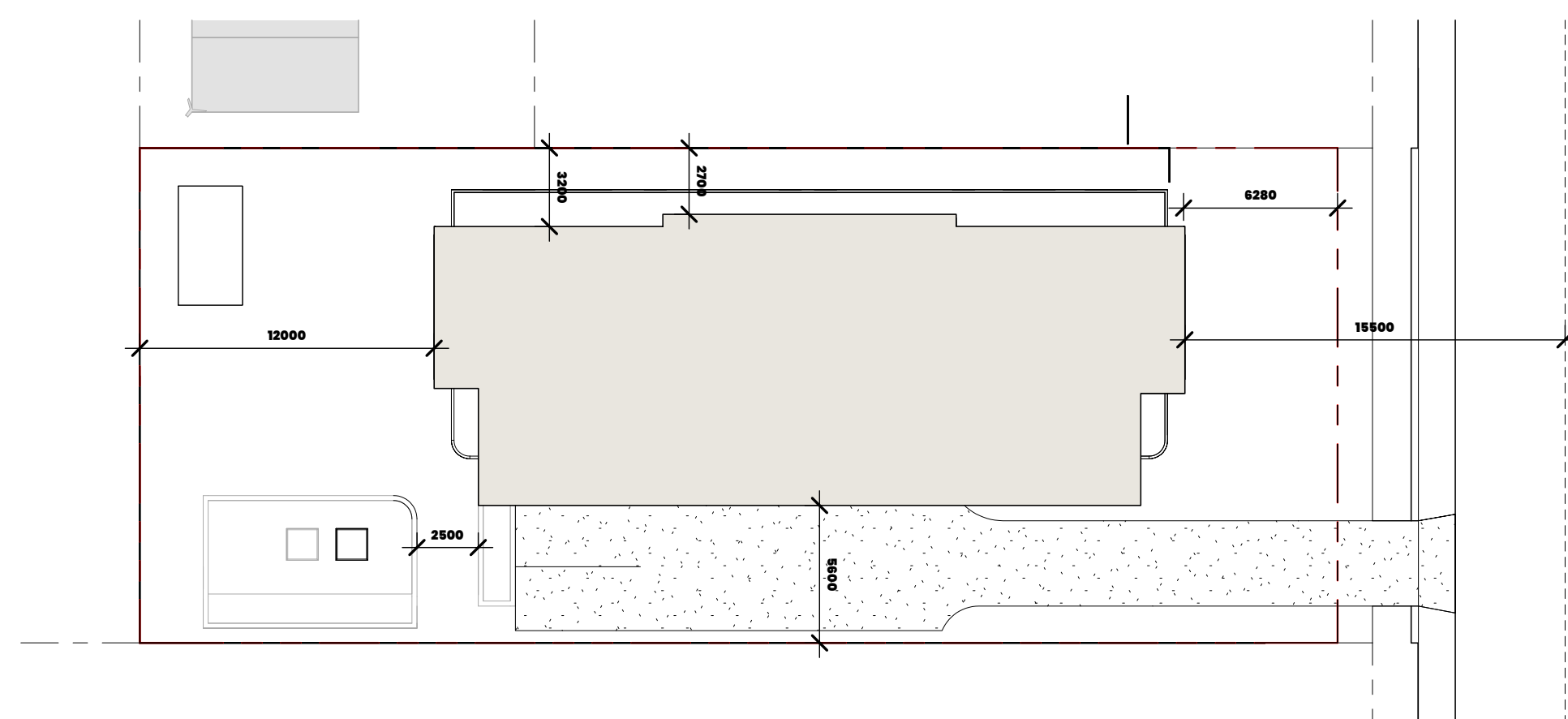
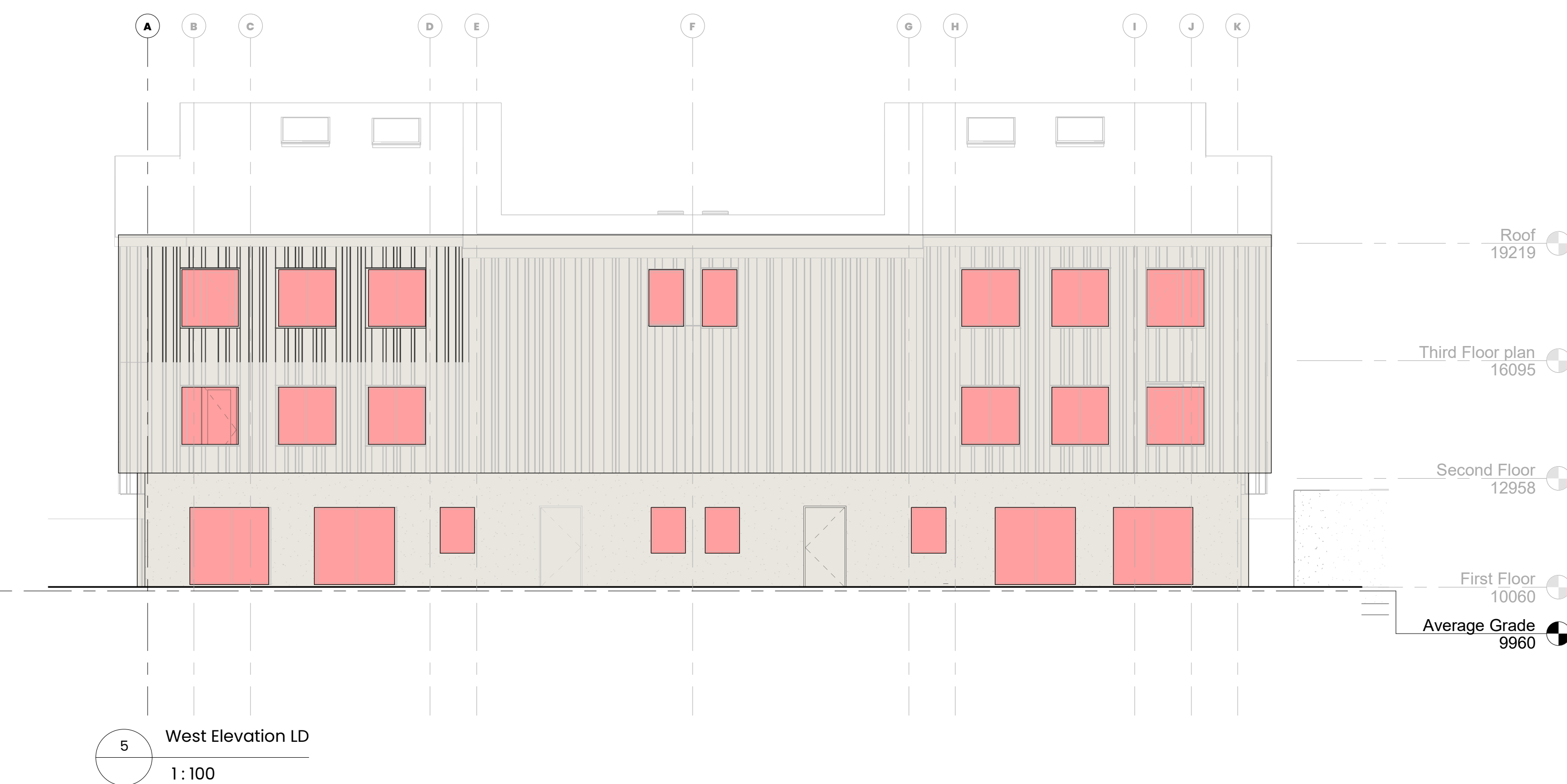
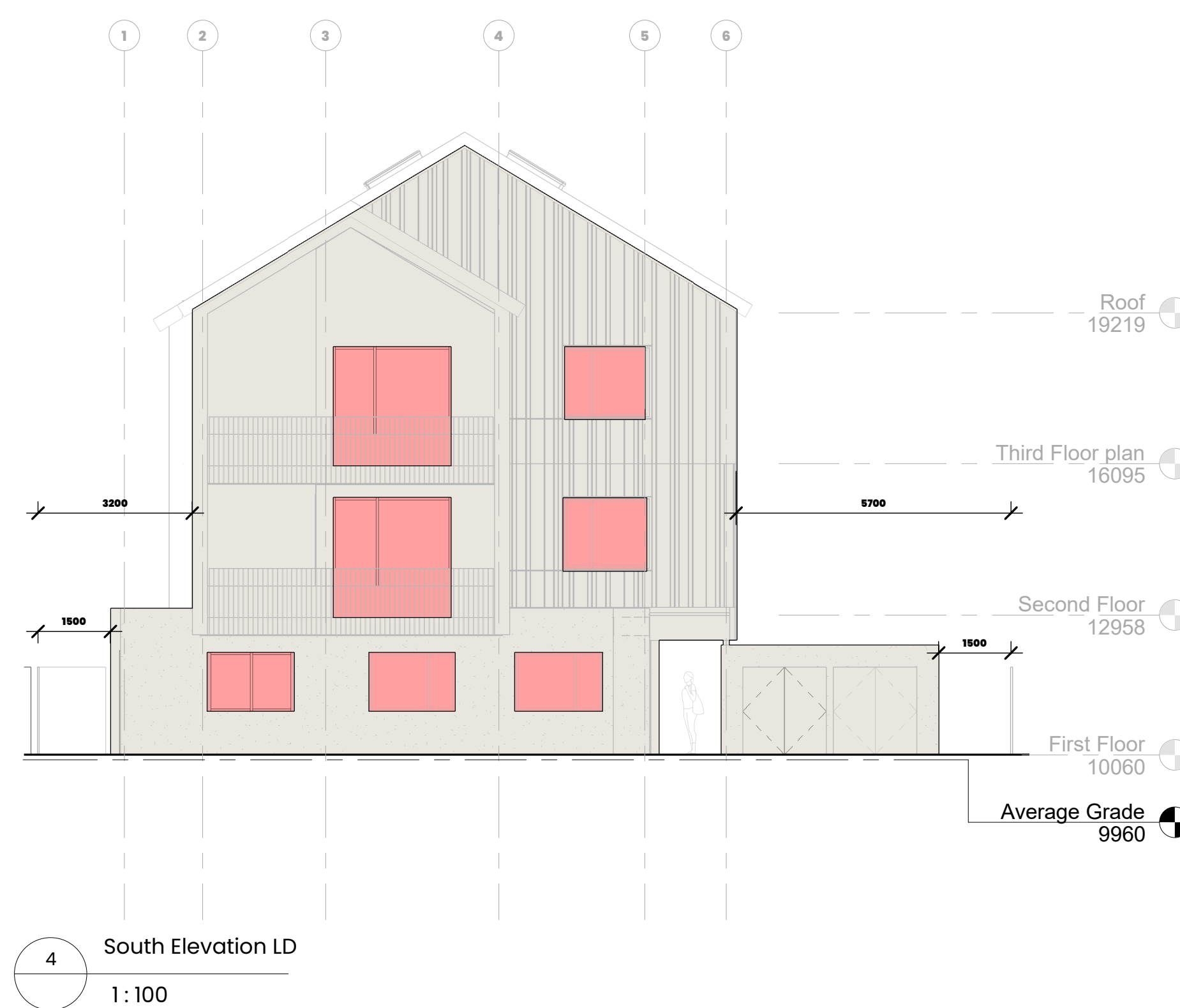
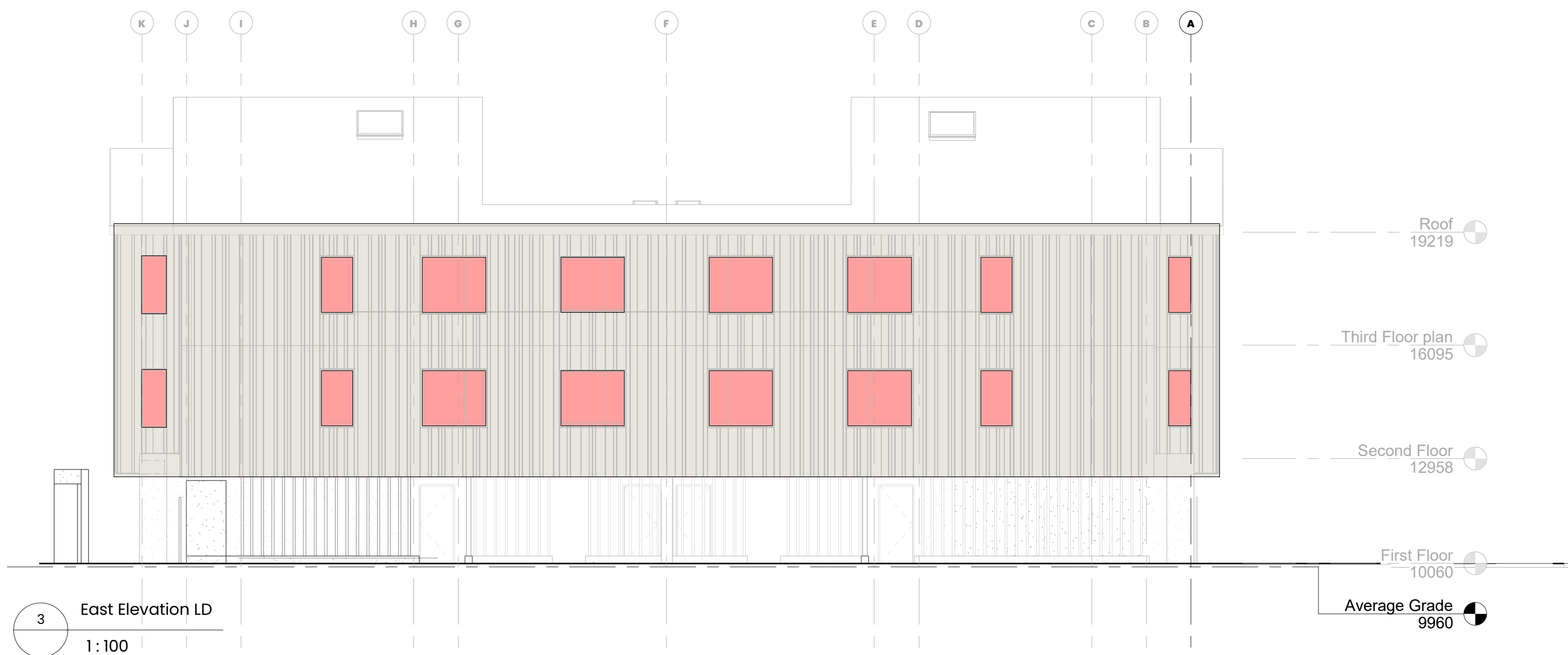
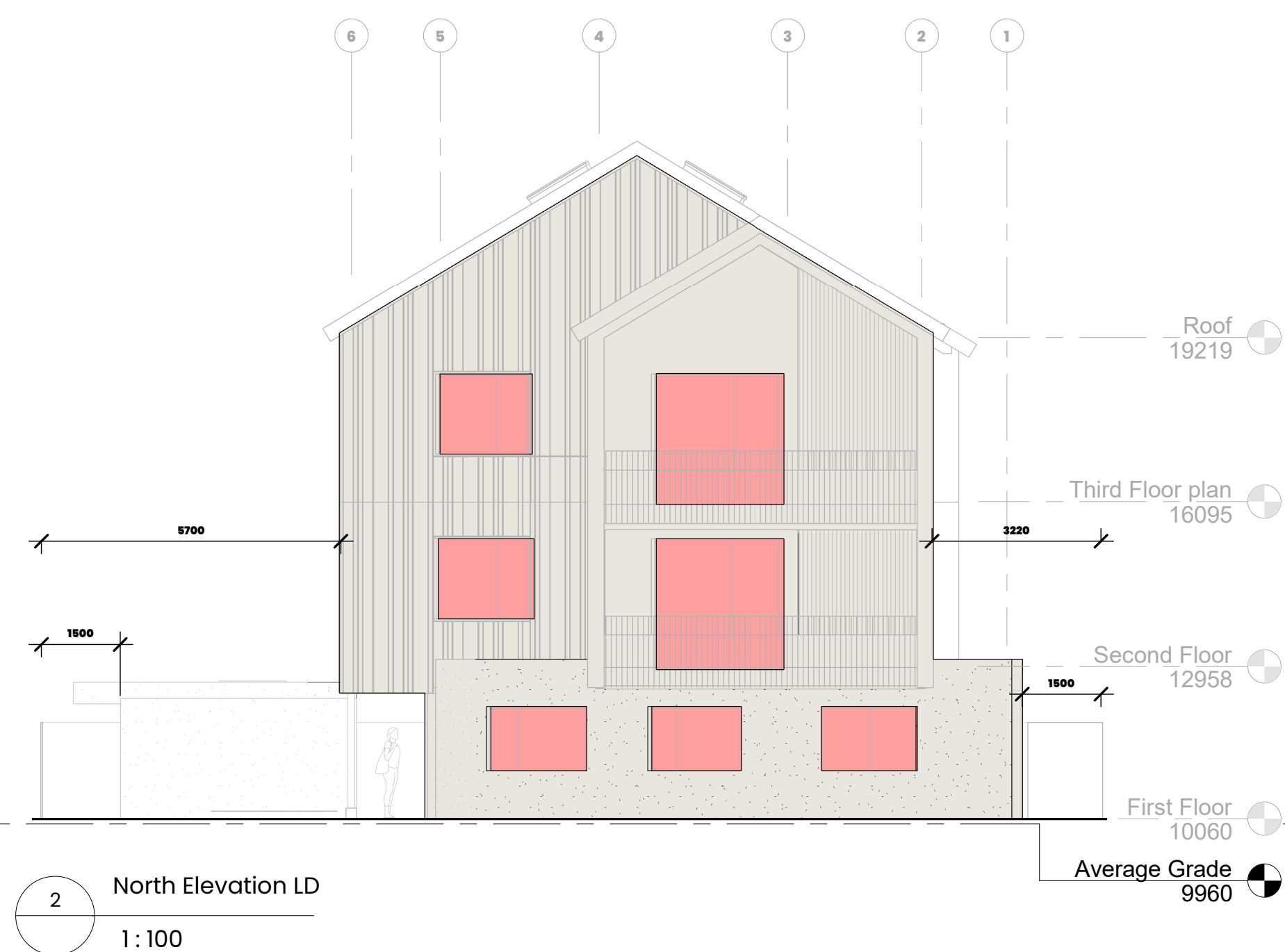
A-400

1 : 100

gentlehomes.

Designer





Spatial Separation (BCBC 9.10.14.4)

Item	Wall Area (m2)	Proposed Opening Area (m2)	Limiting distance (m)	Max Opening per B.C.B.C (%)	Proposed Opening (%)	F.R.R	Construction Type	Cladding Type
North	125m2	24.2m2	12m	100%(55%)	19.5%	45min.	Both	Both
East	215m2	31m2	4m	24%(12%)	14.5%	1h	Both	noncombustible
South	125m2	24.2m2	12m	100%(55%)	19.5%	45min.	Both	Both
West (ground)	90m2	22.1m2	1.5m	14%(7%)	24.55%	1h	Both	noncombustible
West (second-third)	195m2	30.1m2	2m	16%(8%)	15.5%	1h	Both	noncombustible

9.10.14.4.(7) - Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area determined according to Sentence (1), provided all rooms, including closets and bathrooms, that are adjacent to the exposing building face and that have unprotected openings are sprinklered, notwithstanding any exemptions in the sprinkler standards referenced in Article 3.2.5.12.

Alternate Solutions:

The **west ground elevation** exceed the maximum allowable unprotected opening percentages per BCBC Table 9.10.14.4.-A. This condition will be addressed by the fire suppression consultant at the Building Permit stage through an alternative solution involving window sprinkler protection, designed in accordance with NFPA 13.

1691 Chandler Ave.
Victoria BC V8S 1N7

1691 Cnd
Victoria BC V8S 1N7

Revision	Description
----------	-------------

Revision	Description
03	Issued for Dev. Permit

Date _____

Date 02.09.2026

Date 02.09.2026

Spatial Separations

not for construction

A-401

As indicated

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1691 Chandler Ave.

Revision	Description	Date
03	Issued for Dev. Permit	02.05.2026
04	Reissued for Dev. Permit	04.22.2026
05	Reissued for Dev. Permit	07.13.2026

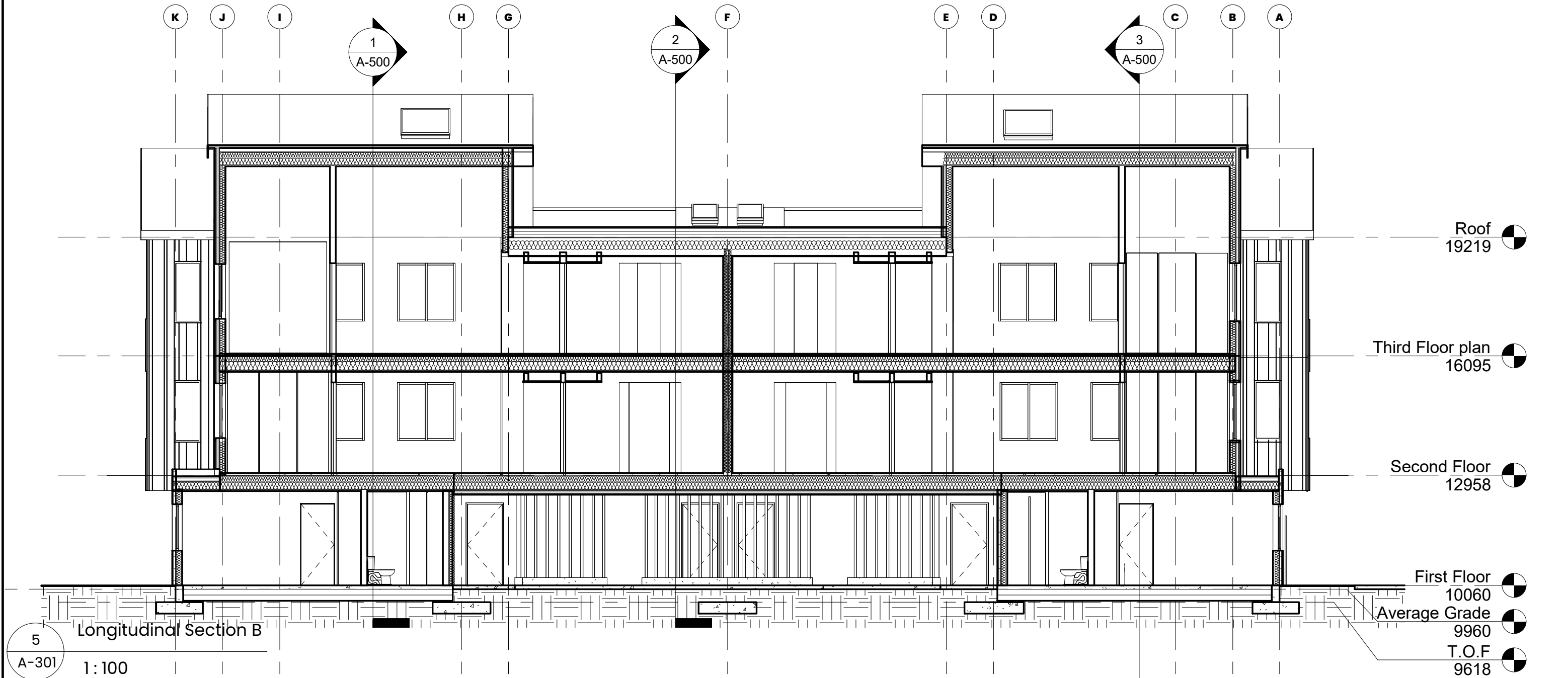
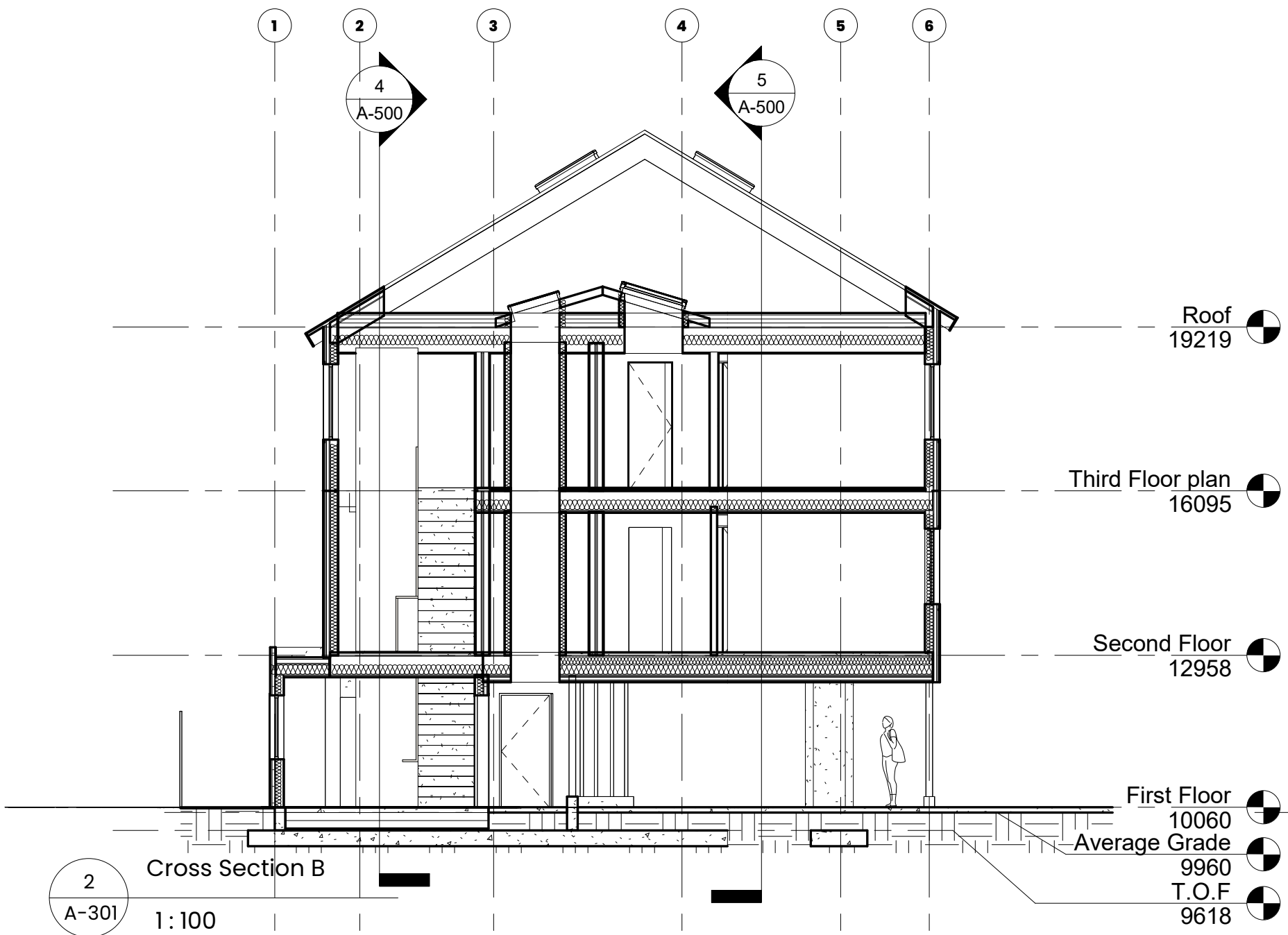
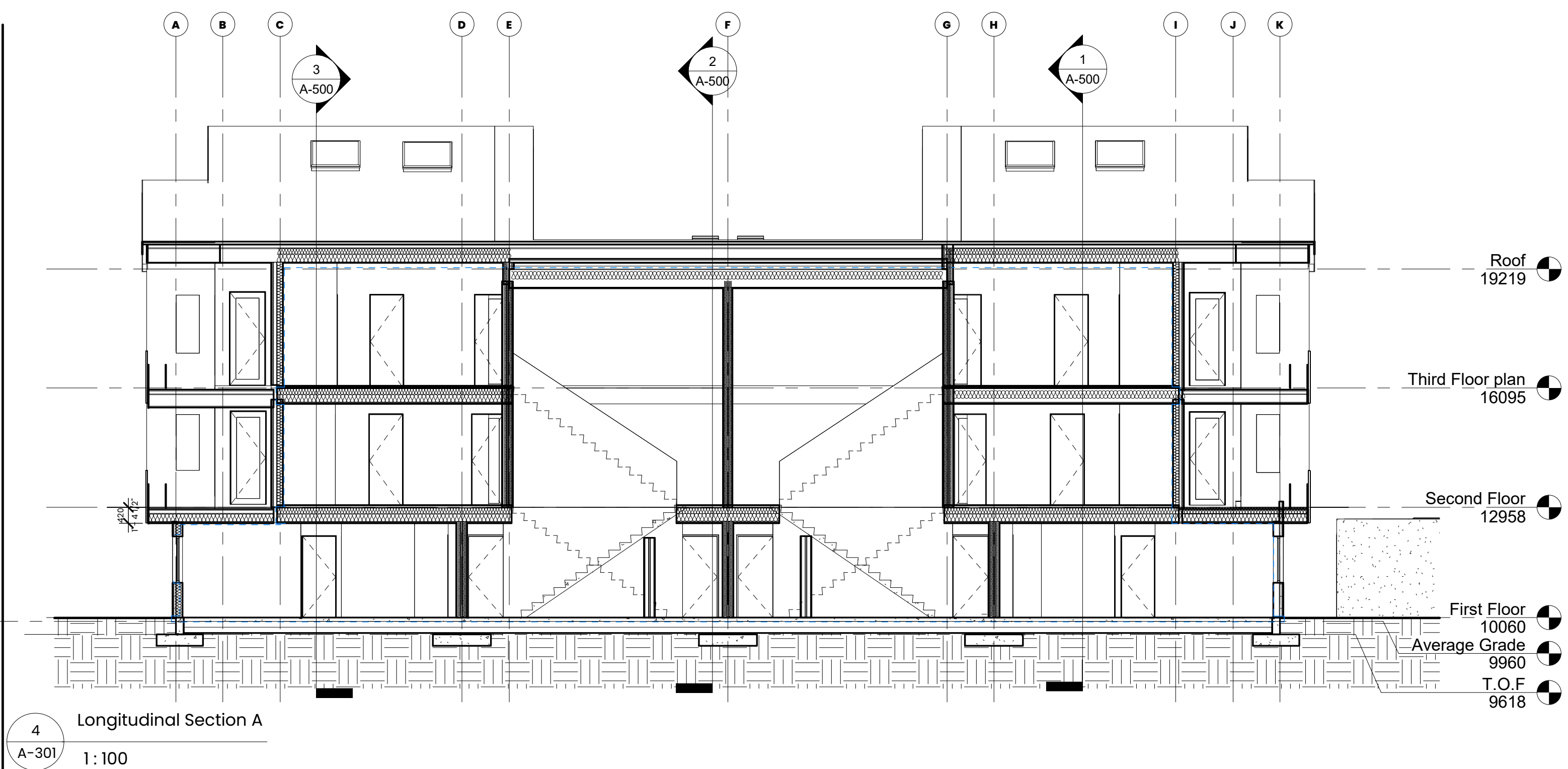
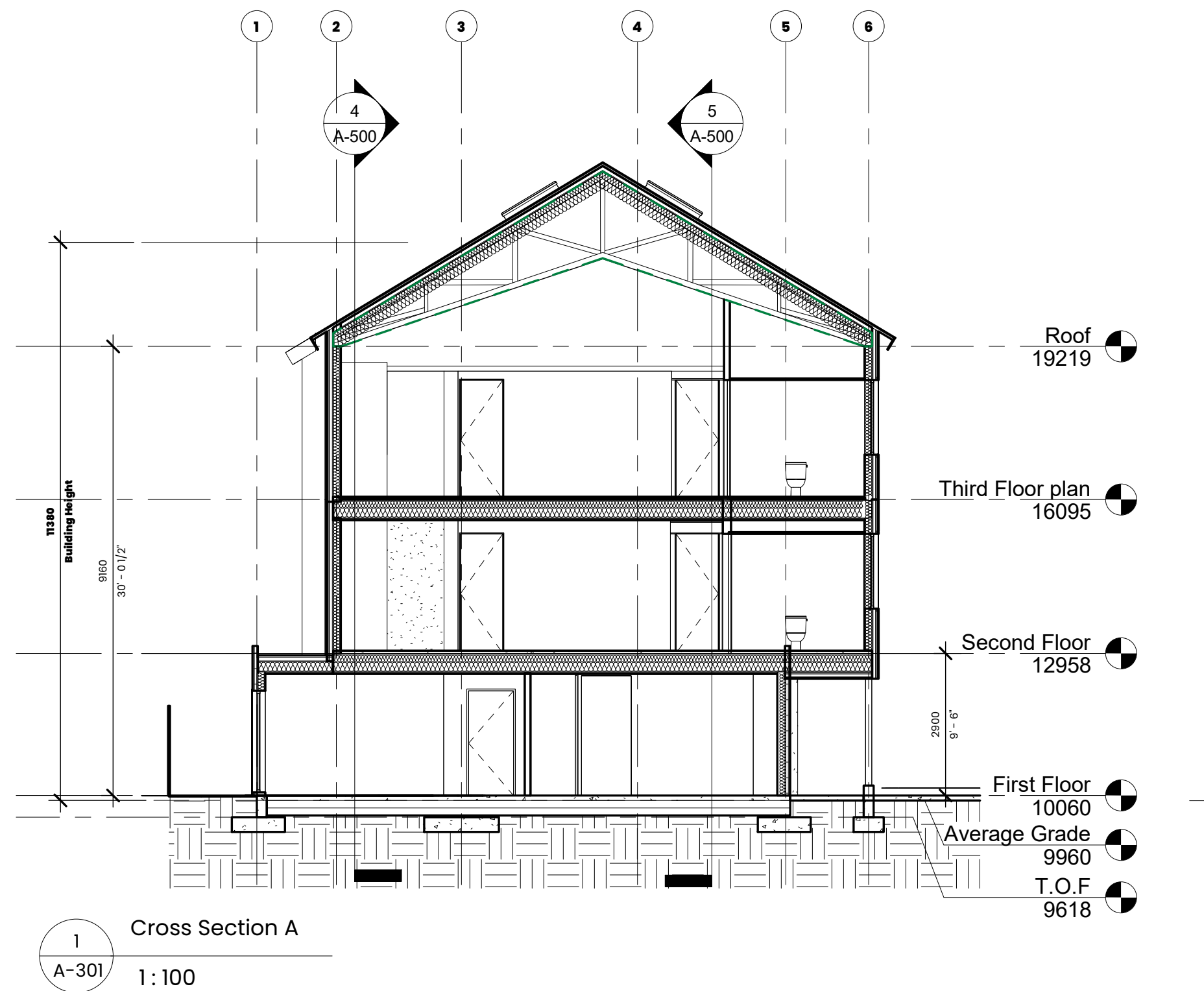
**Street Context
Elevation**
not for construction

A-405

1 : 150

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Designer



- Do not scale drawings; written dimensions govern.
- Verify all dimensions, levels, and site conditions prior to construction.
- Structural elements (footings, slabs, beams, joists) per Structural drawings.
- Wall, floor, and roof assemblies per details and specifications; maintain fire, acoustic, and thermal continuity.
- Coordinate insulation, vapour/air barriers, and weather barriers across all assemblies.
- Flashings, sealants, and control joints as detailed; install per manufacturer's instructions.
- Confirm parapet, guard, and roof edge conditions with Structural and Roof Plans.
- Coordinate vertical shafts and service penetrations with MEP drawings.
- Provide blocking and backing as required for millwork, equipment, and fixtures.
- Report all discrepancies and conflicts to Architect before proceeding.

Revision	Description	Date
02	Issued for Approval	12.04.2025
03	Issued for Dev. Permit	02.05.2026
04	Reissued for Dev. Permit	04.22.2026
05	Reissued for Dev. Permit	07.13.2026

1691 Chandler Ave.

Victoria BC, V8S 1N7

Building Sections

not for construction

A-500

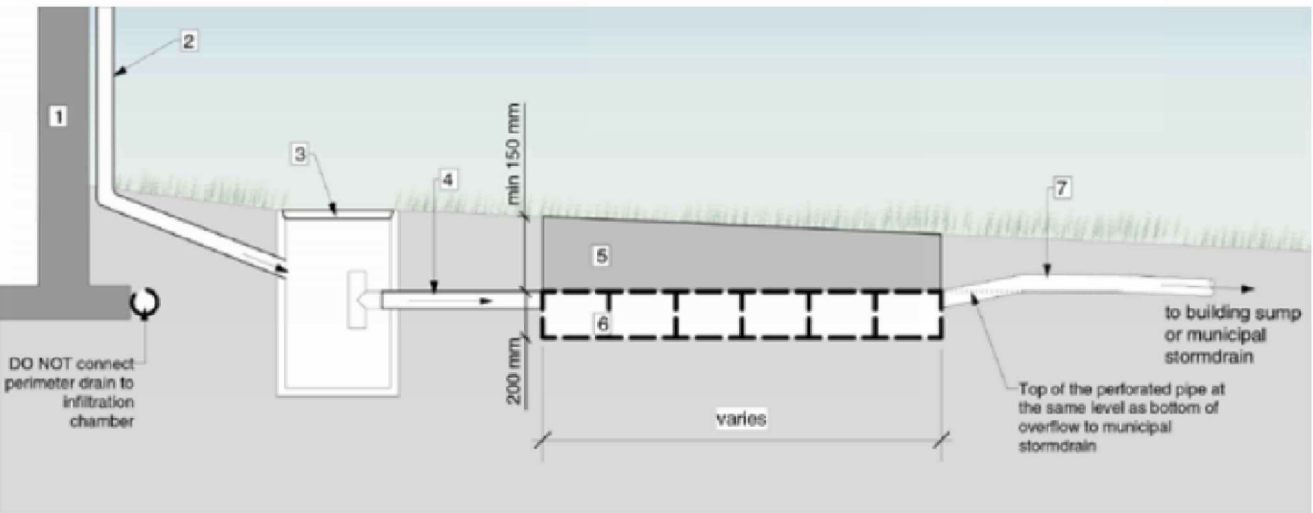
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Designer

1691 CHANDLER AVENUE
PROPOSED 6-UNIT DEVELOPMENT

Figure 22: Open Infiltration Chamber Detail



Open Infiltration Chamber Materials

1. Structural wall
2. Building rainwater leader/downspout
3. Infiltration chamber sump
4. Solid pipe to infiltration chamber
5. Growing medium
6. Open grate chamber system, 200 mm depth
7. Non-woven geotextile on bottom, sides and top of drain rock
8. Solid overflow pipe complete with PVC backflow preventer valve (if required) as per City Plumbing Code.

STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE DESIGN GUIDELINES:

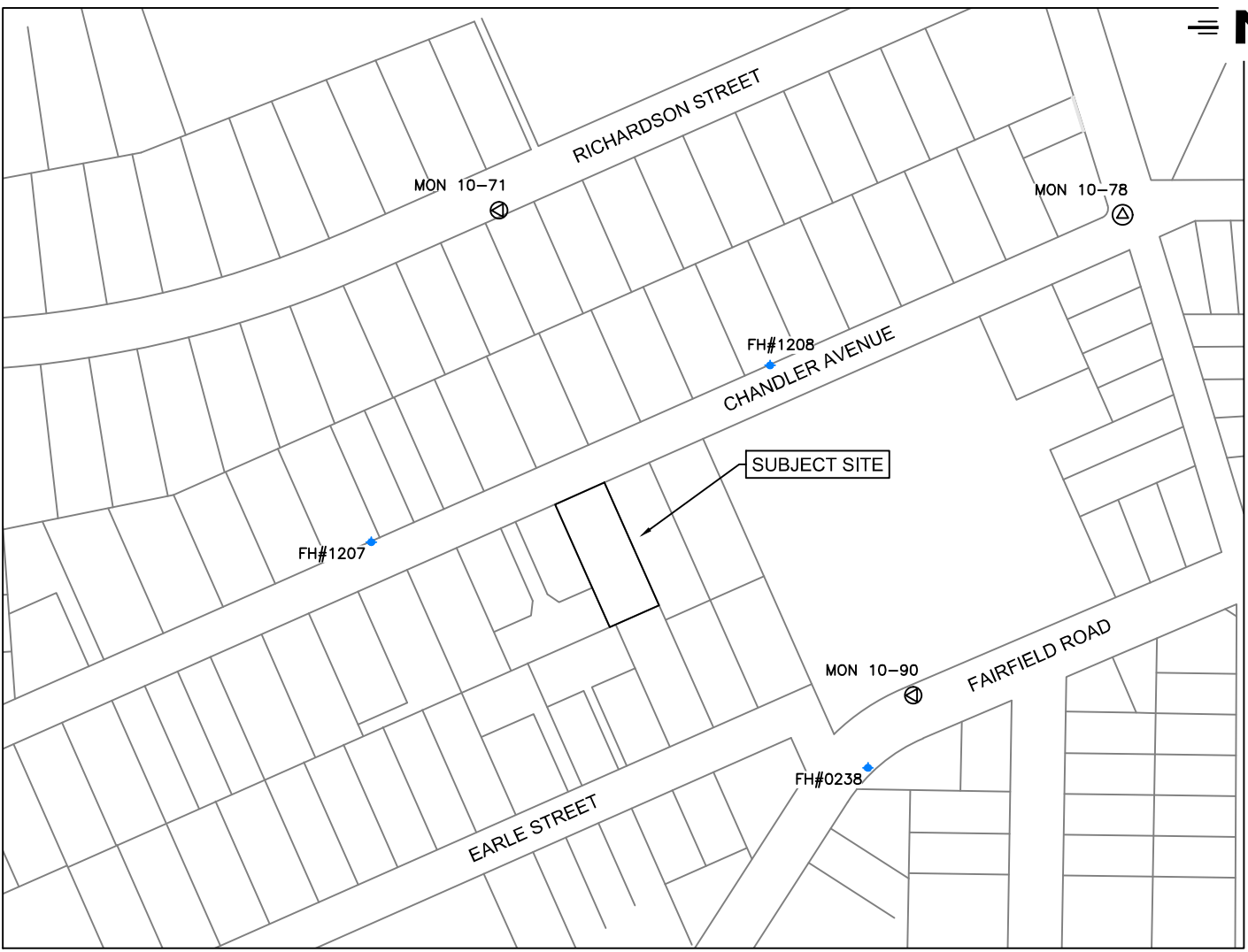
THE CITY OF VICTORIA'S TARGET IS 32mm/24hr
SUGGESTED MINIMUM HYDRAULIC CONDUCTIVITY = 2mm/hr OR 48mm/day

CHOSEN STORM WATER MANAGEMENT STRATEGY: OPEN INFILTRATION CHAMBER

PER PAGE 56 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: **PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR**
WHERE THE SIZING FACTOR IS 13% MINIMUM AND CALCULATED: $32 / (24 \times K_s + n \times D_r)$
 K_s = HYDRAULIC CONDUCTIVITY
 D_r = DEPTH OF OPEN CHAMBER SYSTEM
 n = POROSITY OF DRAIN ROCK (0.35 TYP. FOR K OR 0.95 FOR TYPICAL OPEN CRATE SYSTEM)

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SIZING FACTOR = 13% (MAX D_r = 200mm WHEN K_s = 2mm/hr)
IMPERVIOUS AREA = 598m²
PERMEABLE BASE AREA = 598m² x 13% = 78m² REQUIRED
PERMEABLE AREA PROVIDED = 79.5m²

DETAIL 1 CITY OF VICTORIA OPEN INFILTRATION CHAMBER DETAIL



LEGAL DESCRIPTION:
THE EAST 1/2 OF LOT 29, SECTION 68, VICTORIA DISTRICT, PLAN 290

2026-07-17
**ISSUED FOR
DEVELOPMENT PERMIT**

**ISLANDER
ENGINEERING**
2031 STORE ST., SUITE A
VICTORIA, B.C. V8T5G4
PHONE 250.590.1200
www.islanderengineering.com

CITY OF VICTORIA

1691 CHANDLER AVENUE
CONCEPTUAL SITE SERVICING PLAN

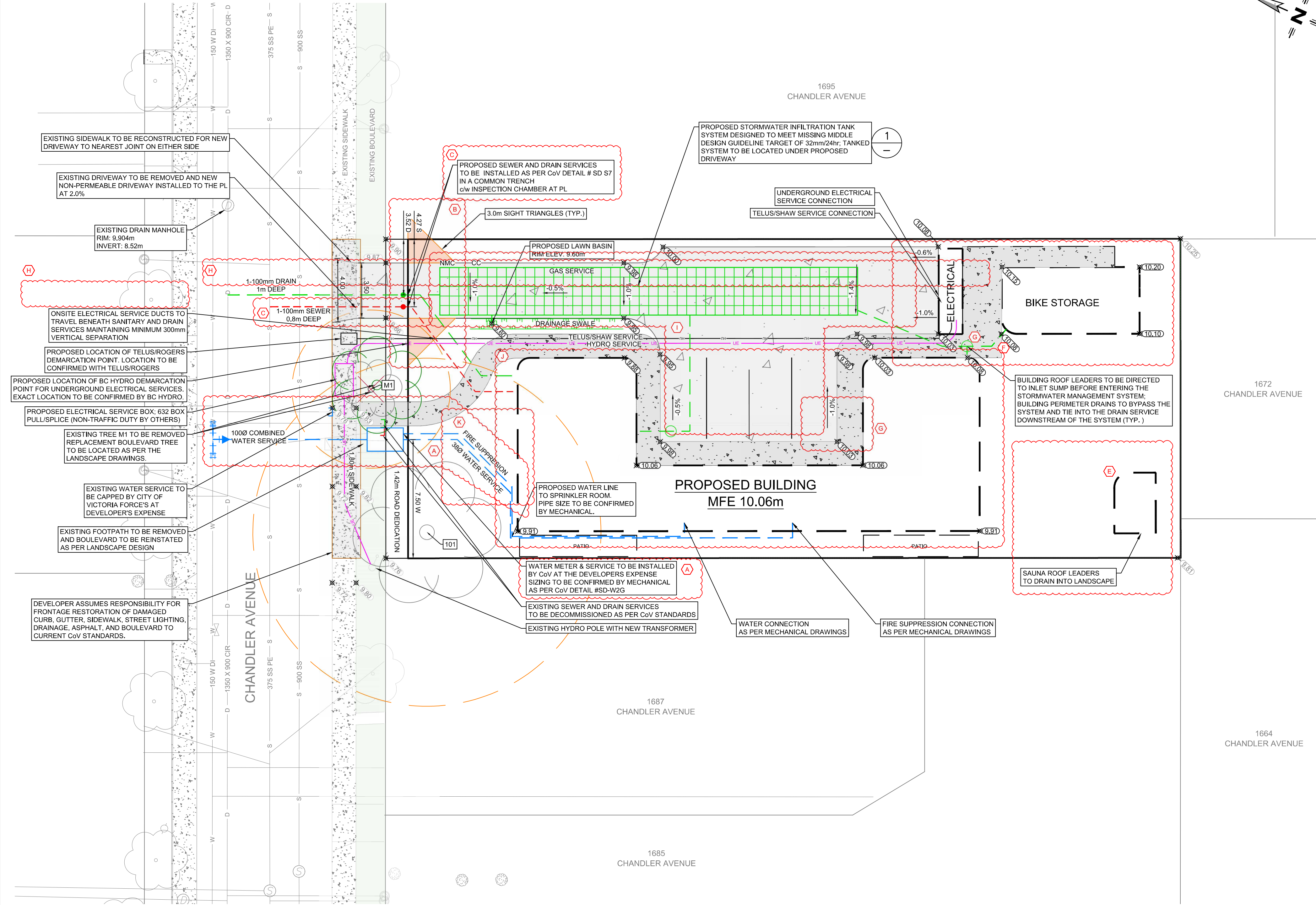
Design: JTA Drawn: JTA Checked: JJB
Scale: Hor: 1:150 Vertical: - Date: 2026-07-17

PROJECT No. 2989

DRAWING NAME C01

DRAWING No. 1 OF 1

REVISION No. 3



CONCEPTUAL SITE SERVICING PLAN
SCALE 1:150

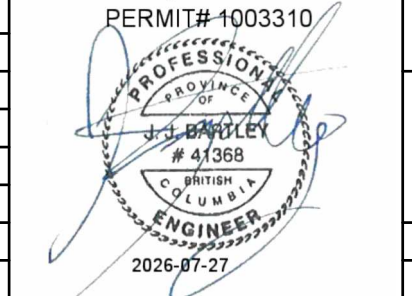
REVISION 2 NOTES:

- (A) REVISED COMBINED WATER SERVICE TO 1000' ADDED WATER METER VAULT SDW2G
- (B) SITE TRIANGLES RELOCATED TO PL
- (C) REVISED SANITARY SERVICE TO BE 0.75m (CL TO CL) FROM STORM TO INSTALL IN COMMON TRENCH.
- (D) UPDATED STORM DETENTION AREAS
- (E) NOTE ADDED FOR SAUNA ROOF LEADERS TO DRAIN TO LANDSCAPE
- (F) CONNECTED BIKE STORAGE ROOF LEADERS TO STORM DETENTION
- (G) RELOCATED SUMP INLET TO TIE BOTH BUILDING AND BIKE STORAGE TO STORM DETENTION
- (H) REMOVED PROPOSED GAS SERVICE
- (I) ADJUSTED LOCATION OF STORM DETENTION UNITS TO BE A SINGLE AREA
- (J) REVISED BUILDING LOCATION TO SUIT UPDATED ARCHITECT DRAWING
- (K) ADDED DEFLECTIONS ON WATER AND FIRE SERVICE TO MAINTAIN GREATER THAN 1.0m SEPARATION FROM PROPOSED TREE

BC 1
CALL
1-800-474-6886
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

LEGEND	
EXISTING	PROPOSED
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
CATCH BASIN	CATCH BASIN
GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT
SANITARY SEWER	SANITARY SEWER
SANITARY FOREMAN	SANITARY FOREMAN
SANITARY LOW PRESSURE	SANITARY LOW PRESSURE
STORM MAIN	STORM MAIN
WATER MAIN	WATER MAIN
DITCHLINE	DITCHLINE
SWALE	SWALE
INLET/OUTLET HEADWALL	INLET/OUTLET HEADWALL
END CAP	END CAP
FIBRE OPTIC COMMUNICATIONS	FIBRE OPTIC COMMUNICATIONS
UNDERGROUND HYDRO-COMMUNICATIONS	UNDERGROUND HYDRO-COMMUNICATIONS
OVERHEAD HYDRO-COMMUNICATIONS	OVERHEAD HYDRO-COMMUNICATIONS
UNDERGROUND HYDRO POWER	UNDERGROUND HYDRO POWER
OVERHEAD HYDRO POWER	OVERHEAD HYDRO POWER

ISSUE/REVISION INFORMATION				
ISSUE No.	DATE	DESIGNED	DRAWN	CHECKED
1	25/07/28	JP	JP	JRCE
2	26/04/27	JP	TM	JRCE
3	26/07/17	JP	TM	JRCE
DESCRIPTION				
ISSUED FOR DEVELOPMENT PERMIT				
REVISED WATER SERVICING AND SITE GRADING				
REVISED AS PER COV COMMENTS				



1691 CHANDLER AVE

1691 CHANDLER AVE, VICTORIA, BC

SHEET LIST

L0.00 COVER SHEET

L0.01 TREE MANAGEMENT PLAN

L1.01 MATERIALS PLAN

L2.01 TREE PLANTING PLAN

L2.02 PLANTING PLAN

L2.03 PLANTING PALETTE

L2.11 SOIL DEPTH PLAN

L3.01 LIGHTING PLAN

GENERAL LANDSCAPE NOTES

GENERAL:

1. DO NOT PROCEED IN UNCERTAINTY.
2. DO NOT SCALE DRAWINGS.
3. DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
4. ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDDING/NOTES.
6. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
8. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

STANDARDS:

1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
 - 1.1. CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS SCHEDULE 'B' TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042
 - 1.2. CITY OF VICTORIA SUPPLEMENTAL DRAWINGS
 - 1.3. CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C.
2. ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE CURRENT EDITION AT TIME OF ISSUE OF THE Canadian Landscape Standard (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
3. ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE *Master Municipal Construction Documents Association PLATINUM EDITION* (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
4. IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
5. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
6. GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 5.
7. IRRIGATION DESIGN AND INSTALLATION TO MASC STANDARDS AND CLS Section 10.

COORDINATION:

1. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

SUBMITTALS:

1. CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
2. SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

GROWING MEDIUM TESTING:

1. GROWING MEDIUM TEST RESULTS ARE MANDATORY.
2. TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 5.2.7 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
3. TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 5.3.5 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
4. TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
5. RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyager Way, Richmond, BC V6X 3G9 OR APPROVED EQUAL.

COMPACTION TESTING:

1. COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

INSPECTIONS:

1. CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

SUBSTITUTIONS:

1. REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
2. PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

WARRANTY:

1. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

ENVIRONMENTAL PROTECTION:

1. CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS. STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.





1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilcollective.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:
1691 Chandler

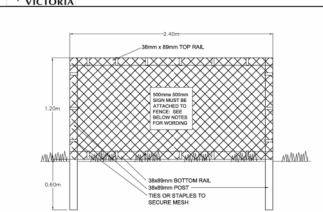
PROJECT ADDRESS:
1691 Chandler Ave
Victoria, BC V8S 1N7

DESIGNED BY: BIANCA BOOLEY
DRAWN BY: CHARLIE TWYFORD

LEGEND

- PROPERTY LINE
- BUILDING ROOFLINE
- TREE PROTECTION FENCING
 - TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
 - TO CITY OF VICTORIA STANDARD
- EXISTING TREE TO BE RETAINED
 - SHOWN AT EXISTING SPREAD
- EXISTING TREE TO BE REMOVED
 - SHOWN AT EXISTING SPREAD
- CRITICAL ROOT ZONE
 - TO BE RETAINED
- CRITICAL ROOT ZONE
 - TO BE REMOVED
- PROTECTED TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- MUNICIPAL TREE FOR REMOVAL
- MUNICIPAL TREE TO RETAIN
- TREE FOR REMOVAL

SUPPLEMENTARY STANDARD DETAIL DRAWINGS



TREE PROTECTION FENCING

- FENCE WILL BE CONSTRUCTED USING 38 mm x 89 mm WOOD FRAME. TOP, BOTTOM AND POSTS USE ORANGE 90mm FENCING AND SECURE THE WOOD FRAME WITH COP TIES OR GALVANIZED STAPLES.
- ATTACH A 80mm x 50mm SIGN WITH THE FOLLOWING WORDING: WARNING: TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- IN ROCKY AREAS, METAL POSTS (7-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED.

TREE PROTECTION FENCING AND SIGNAGE DETAIL

REVISIONS
DRAWING NUMBER
SD P1

1 TREE PROTECTION FENCING AND SIGNAGE DETAIL

L0.01 NTS

TREE IMPACT SUMMARY TABLE

TREE STATUS	TOTAL # OF PROTECTED TREES	# OF TREES TO BE REMOVED	# TREES TO NEW OR REPLACEMENT TREES TO BE PLANTED	# OF EXISTING NON-PROTECTED TREES COUNTED AS REPLACEMENTS	NET CHANGE (A+B+C+D)
ON-SITE TREES	13	12	6	0	TBD
OFF-SITE TREES	3	0	0	0	TBD
MUNICIPAL TREES	1	1	1	N/A	TBD
TOTAL	17	12	7	0	TBD

TREE MANAGEMENT NOTES:

- SEE ARBORIST REPORT AND DRAWING FOR DETAILED INSTRUCTIONS AND REQUIREMENTS FOR WORKING AROUND EXISTING TREES TO REMAIN AS WELL AS FOR TREE PROTECTION FENCE.
- IF REQUIRED, APPRAISED VALUE WILL BE PAID FOR TREES TO BE REMOVED ON MUNICIPAL PROPERTY.
- CASH-PAID VALUE WILL BE PAID FOR REQUIRED REPLACEMENT TREES NOT ACCOMMODATED ON SITE.
- SEE ARBORIST REPORT FOR TREE PROTECTION FENCING SPECIFICATIONS, LOCATION AND PHASING INSTRUCTIONS.
- SEE TREE PLANTING PLAN FOR PROPOSED REPLACEMENT TREES.

ARBORIST SUPERVISION NOTES:

- ALL EXCAVATION OCCURRING WITHIN THE CRITICAL ROOT ZONES OF PROTECTED TREES SHOULD BE COMPLETED UNDER SUPERVISION BY THE PROJECT ARBORIST. IN PARTICULAR, THE FOLLOWING ACTIVITIES SHOULD BE COMPLETED UNDER THE DIRECTION OF THE PROJECT ARBORIST:
 - ANY EXCAVATION WITHIN THE CRZS OF MUNICIPAL TREES NT-9 FOR CONSTRUCTION OF THE NEW 6-LINET BUILDING, LANDSCAPE FEATURES, OR DRIVEWAY OFF PAULSON ROAD.
 - ANY EXCAVATION FOR THE ABANDONING OF EXISTING UNDERGROUND SERVICES OR INSTALLATION OF NEW SERVICES WITHIN THE CRZS OF TREES TO BE RETAINED.
- PRUNING ROOTS: ANY SEVERED ROOTS MUST BE PRUNED BACK TO SOUND TISSUE TO REDUCE WOUND SURFACE AREA AND ENCOURAGE RAPID COMPARTMENTALIZATION OF THE WOUND. BACKFILLING THE EXCAVATED AREA AROUND THE ROOTS SHOULD BE DONE AS SOON AS POSSIBLE TO KEEP THE ROOTS MOIST AND AID IN ROOT REGENERATION. EXPOSED ROOTS SHOULD BE KEPT MOIST UNTIL THE AREA IS BACKFILLED. ESPECIALLY IF EXCAVATION OCCURS DURING A PERIOD OF DROUGHT. THIS CAN BE ACCOMPLISHED IN A NUMBER OF WAYS, INCLUDING WRAPPING THE ROOTS IN BURLAP OR INSTALLING A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP, AND KEEPING THE AREA MOIST THROUGHOUT THE CONSTRUCTION PROCESS.
- MINIMIZING SOIL COMPACTION: IN AREAS WHERE CONSTRUCTION TRAFFIC MUST ENCOMPASS 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 20 CM 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 15 CM OVER TOP.
 - PLACING TWO LAYERS OF 18MM PLYWOOD.
 - PLACING STEEL PLATES.
- 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 TECHNICIAN 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 TREE HEALTH AND CAN LEAD TO ROOT AND TRUNK DECAY.
- ARBORIST 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, WHERE REQUIRED
 - SUPERVISING ANY EXCAVATION WITHIN THE CRITICAL ROOT ZONES OF TREES TO BE RETAINED
 - REVIEWING AND ADVISING OF ANY PRUNING REQUIREMENTS FOR MACHINE CLEARANCES
 - REVIEW AND SITE MEETING: ONCE THE PROJECT RECEIVES APPROVAL, IT IS IMPORTANT THAT THE PROJECT ARBORIST MEET WITH THE PRINCIPALS INVOLVED IN THE PROJECT TO REVIEW THE INFORMATION CONTAINED HEREIN. IT IS ALSO IMPORTANT THAT THE ARBORIST MEET WITH THE SITE FOREMAN OR SUPERVISOR BEFORE ANY SITE CLEARING, TREE REMOVAL, DEMOLITION, OR OTHER CONSTRUCTION ACTIVITY OCCURS AND TO CONFIRM THE LOCATIONS OF THE TREE PROTECTION BARRIER FENCING.
 - SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION, REQUIREMENTS AND RECOMMENDATIONS.

SEAL

NORTH ARROW



DRAWING TITLE:

TREE MANAGEMENT
PLAN

DWG NO:

SCALE:

1:100

L0.01

Capital Tree Service Inc.											
Appendix A - Tree Inventory/Hazard Ratings Summary											
Location: 1691 Chandler Avenue, Victoria, BC V8S1N7											
Date: March 5, 2025											
Conditions: 9°C, Wind 9km/h East, Sun and clouds											
Tag #	Species	DBH (cm)	PRZ (n)	Canopy (r) (m)	Health/Structure	Bylaw Protected	Construction Tolerance	Action	Observations	Comments	
M1	American sweetgum	39	5	4	F/P	Yes	Poor-good	Remove	Epicormics. Deadwood. Thinning. Co-dominant 3m Above grade. Cavity at 2m Above grade. Poor previous pruning. Hydro pruning.	. New pathway to sidewalk ~0.6m from tree. Services ~1m and 2.4m from tree on three sides.	
101	Deodar Cedar	94	11	7	G-F/P	Yes	Good	Retain	3X Stems. Previously topped at 3m. Minor Thinning. Healthy foliar colour. Slightly swollen basal stem. Buried root collar. Uneven canopy. Epicormics. Utility pruned. Poor previous pruning. Utility wire rubbing stem.	~5m from building. ~3.7m from sidewalk. ~3.7m from underground electrical. ~6.5m from water service (when not within building excavation).	
102	False Cypress	46	6	4	G-F/P	Yes	Good	Remove	Good foliar colour. Even canopy. Internal deadwood. Codominant stem from ~2.5m Above grade.	Located within footprint of pathway and directly above services.	
103	Portuguese Laurel	81	10	3	G-F/P	Yes	Generally Poor to Moderate	Remove	Multiple stems ~0.2m Above grade. Narrow angles of attachment. Epicormics. Seams below unions. Ivy. Maintained as landscape specimen (sheared)	Located ~0.8m from driveway and within sight triangle	
104	English Holly	38	5	3	G/P	Yes	Generally Good	Remove	Co-dominant. 1m above grade. Previously topped. Epicormics. Many tops above previous topping point. Uneven canopy.	Located ~0.8m from driveway. Remove due to invasive species status.	
105	English Yew	18	2	3	G/P	No	-	Remove	Co-dominant 1.5 m above grade. Epicormics. Uneven canopy. Good foliar colour.	Located ~0.9m from driveway.	
106	Grand Fir	79	9	7	P/P	Yes	Generally Moderate - Good.	Remove	Excessive deadwood. Multi-dominant top. Poor previous pruning. Deadwood over 10cm. Chlorosis. Sunken area on basal stem. Previous grade change near stem.	Located ~0.4m from driveway.	
107	English Holly	21	1	2	G/F-P	No	Generally Good	Remove	Stem deflection. Good foliar colour. Previously topped.	Located ~0.7m from driveway.	
108	English Walnut	17	2	3	G/P	No	Poor	Remove	Poor previous pruning. Previously topped. Poor aspect ratios.	Located ~0.8m from driveway.	
109	Arbutus	45	5	6	F-P/P	Yes	Poor	Remove	Major stem deflection at 1m Above grade. Uneven canopy. Decay in basal stem.	Located within driveway. ~1m from gas service and ~2m from storm detention system.	
110	Silver Birch	54	6	8	G-F/P	Yes	Generally Poor to Moderate	Remove	Co-dominant at 2m Above grade. Embedded wood at union. Epicormics. Deadwood. Grade change in PRZ. Phototropic lean.	Located ~3.3 and 4.2m from building excavation, ~2m from storm detention system, and within footprint of driveway.	
111	Silver Birch	60	7	7	G-F/P	Yes	Generally Poor to Moderate	Remove	Co-dominant at 3m Above grade. Phototropic lean. Poor aspect ratio in union. Grade change in PRZ. Significant stem deflection in S stem.	Located ~1.2m from edge of building excavation and within parking area.	
OS1	Portuguese Laurel Hedge	35	4	1	G/P	Yes	Generally Poor to Moderate	Retain	On increased grade(~+0.4m) in neighbours yard. Mature, maintained hedge. Topped. Epicormics.	Located ~1.1m from PL and sidewalk.	
112	Apple	46	6	4	F/P	Yes	Good	Remove	Multi stem at 0.3m Above grade. Swollen basal stem. Possible decay. Deadwood.	Located on edge of bike storage.	
113	Apple	13	2	4	F-P/P	No	Good	Remove	Previous rooting failure. Resting on grade. Decay at previous cut points. Poor previous pruning. Poor compartmentalization. Poor aspect ratios.	Located on in center of pathway circle.	
OS2	English Laurel	65	8	8	G-F/P	Yes	Generally Poor to Moderate	Retain	Previous failure. Main stem horizontal with corrected shoots. Basal Decay. Good foliar colour. Some dieback. Minimal deadwood. 1m off property line	Located ~2.1m to pathway ~3.1m to amenity structure.	
OS3	English Laurel	35	4	5	G-F/P	Yes	Generally Poor to Moderate	Retain	Suspected decay in basal stem. Epicormics. Previously pruned to property line.	Located ~2.3m from sauna and ~1.8m from pathway.	
114	Plum	123	15	6	F-P/P	Yes	Generally Poor to Moderate	Remove	Multi-stem from ~0.5 m above grade. Poor previous pruning. Leaning into site. Fungal fruiting bodies on stem. Narrow angles of attachment Poor aspect ratios. Partially buried root collar. 13m tall.	Located on edge of sauna. Remove due suspected extent of decay (considering the number and size of fungal fruiting bodies) and the addition of targets within the likely area of impact should the tree fall.	
115	Portuguese Laurel	48	6	2	F-F-P	Yes	Generally Poor to Moderate	Remove	Stem has slight Phototropic lean. Previously topped ~4 m above grade. Maintained as ornamental. Epicormics. Interior deadwood. Poor previous pruning. Old 4x4 embedded in trunk. Ivy at base. Surface roots.	Located within footprint of building.	
116	Plum	64	8	5	F/P	Yes	Generally Poor to Moderate	Remove	Co-dominant 1.5 m above grade. Stem deflection. Seam under union. Narrow angles of attachment Deadwood. Epicormics. Ivy at base.	Located ~0.4m from building and within pathway	
117	English Walnut	19	2	5	F/F	No	Poor	Remove	Poor previous pruning. Phototropic lean. Uneven canopy. Sweeping basal stem.	Located ~0.7m from building and within pathway.	
118	Yellow Birch	24	1	4	F/F-P	No	Generally Poor to Moderate	Remove	Co-dominant top. Cavity in basal stem. Surface roots.	Located ~0.9m from building and within pathway.	
119	English Yew	32	4	4	G-F/P	Yes	-	Remove	Sweeping stem. Good foliar colour. Co-dominant 1.5 m above grade. Seam under union. Poor aspect ratios. Poor previous pruning.	Located ~0.3m from building and within pathway.	



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OWNER/CLIENT:

PROJECT NAME:
1691 Chandler

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1691 Chandler Ave
Victoria, BC V8S 1N7

DESIGNED BY: BIANCA BODLEY
DRAWN BY: CHARLIE TWYFORD

5	ISSUED FOR DP RESUBMISSION	26/01/20
4	ISSUED FOR DP RESUBMISSION	26/05/04
3	ISSUED FOR DP	26/01/20
2	ISSUED FOR COORDINATION	25/10/24
1	ISSUED FOR COORDINATION	25/09/11
NO	ISSUE	YYMMDD

SEAL

NORTH ARROW



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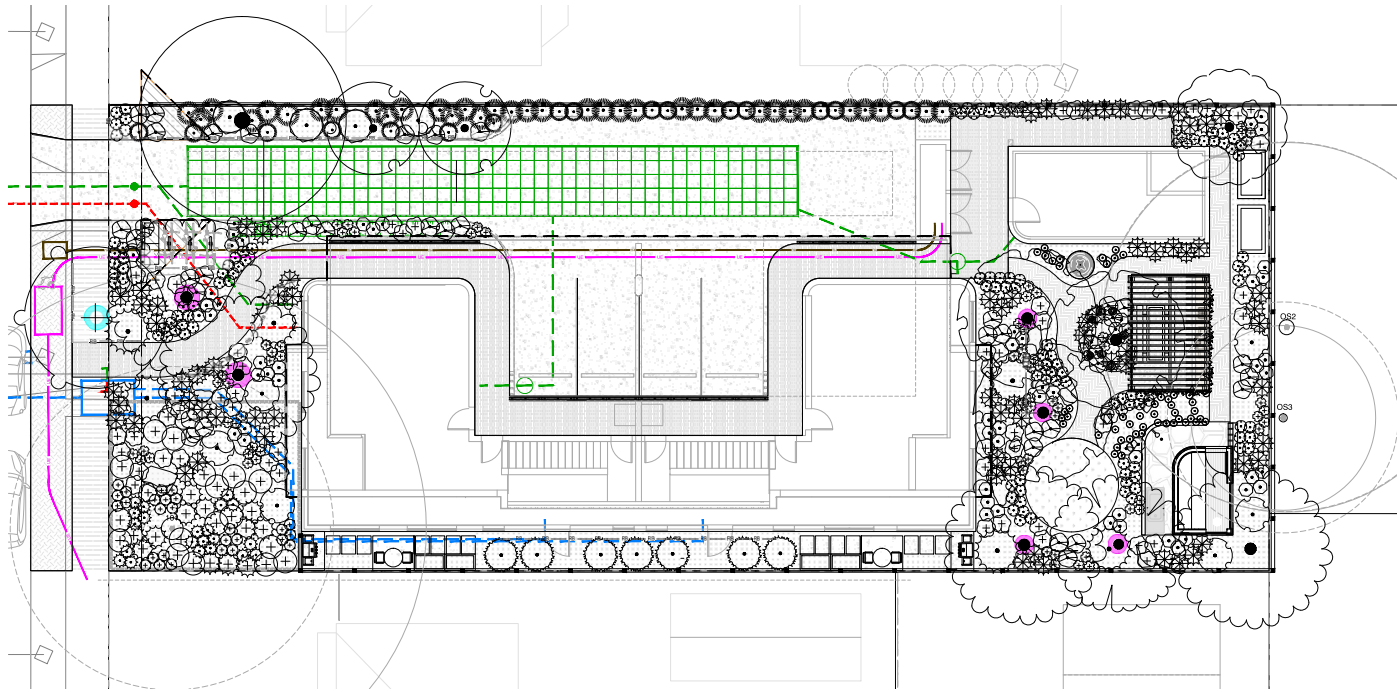
ARBORIST REPORT

DWG NO:

SCALE:

NTS

L0.02



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- EXISTING TREES TO REMAIN
- ROOT BARRIER

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
BS	21		Blechnum spicant	Deer Fern	#3 Container
OK	35		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3 Container
CM	27		Convolvulus majalis	Lily of the Valley	#2 Container
GS	16		Gaultheria shallon	Sale	#3 Container
JJ	5		Jasminum officinale	Poor's Jasmine	#2 Container
LA	39		Lavandula angustifolia	English Lavender	#3 Container
MD	68		Miscanthus sinensis 'Yakuashima'	'Yakuashima' Dwarf Eulalia Grass	#3 Container
NR	52		Nepeta racemosa 'Walker's Low'	'Walker's Low' Catmint	#3 Container
MI	17		Pennisetum alopecuroides 'Hameln'	'Hameln' Fountain Grass	#3 Container
PP	6		Pinus mugo 'Pumila'	Dwarf Mugo Pine	#10 Container
PM	12		Polystichum munum	Western Sword Fern	#3 Container
RC	6		Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	#10 Container
RO	4		Rosmarinus officinalis	Rosemary	#5 Container
RH2	63		Rudbeckia hirta	Black-eyed Susan	#3 Container
SE	85		Salvia farinacea 'Victoria White'	Victoria White Mealy Sage	#2 Container
SS	103		Stachys byzantina 'Silver Carpet'	Silver Carpet Lamb's Ears	#2 Container
TP	49		Thymus pseudolanuginosus	Woolly Thyme	4 inch

A TOTAL OF 69.4% OF THE ON-SITE PLANTING PROVIDES POLLINATOR SUPPORT AS REQUIRED PER THE DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL (2019).

PLANTING NOTES

- ALL PLANT MATERIAL TO CLS & BCCLA STANDARDS.
- PLANTS TO BE SOURCED FROM THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
- CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
- ALL SPACING, MEDIA, PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS (C.S.).
- REFER TO CIVIL AND MECHANICAL FOR DRAINAGE.
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLAN.
- IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

SOIL NOTES

- ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
- DEPTH OF 1000 mm FOR TREE BEDS.
- DEPTH OF 400 mm FOR SHRUB BEDS.
- DEPTH OF 300 mm FOR TURF.
- IN BETWEEN AS TO I.O.
- SUBSOIL SCARIFIED TO A DEPTH OF MINIMUM 100 MM WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
- PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS UNLESS OTHERWISE SPECIFIED.
- A COMPREHENSIVE SOIL ANALYSIS WILL BE CONDUCTED TO EVALUATE THE QUALITY OF THE EXISTING SOIL AND ITS FEASIBILITY FOR SUPPORTING NEWLY PROPOSED PLANTING.



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SEAL

NORTH ARROW



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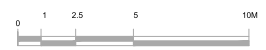
PLANTING PLAN

DWG NO:

L2.02

SCALE:

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SHRUBS



Cistus x argenteus 'Silver Pink' | Silver Pink Rockrose
Daphne x transatlantica 'Eternal Fragrance' | Daphne 'Eternal Fragrance'
Pinus mugo var. pumilio | Dwarf Mugo Pine
Rhododendron x Cunningham's White' | Cunningham's White Rhododendron

SCENTED PERENNIALS



Convallaria majalis | Lily of the Valley
Jasminum officinale | Jasmine
Lavandula angustifolia | English Lavender
Salvia yangii | Russian Sage

PERENNIALS



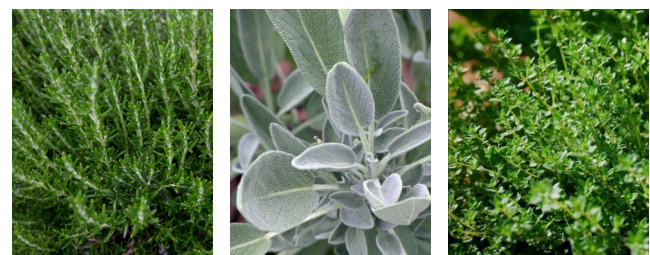
Achillea millefolium | White Yarrow
Allium stipitatum 'White Giant' | White Flowering Onion
Nepeta racemosa 'Walker's Low' | 'Walker's Low' Catmint
Salvia farinacea 'Victoria White' | 'Victoria White' Mealy Sage
Stachys byzantina | Lamb's Ear
Verbena bonariensis | Purpletop Vervain

GRASSES



Deschampsia cespitosa | Tufted Hairgrass
Macarthus sinensis | Chinese Silver Grass
Nassella tenuissima | Mexican Feather Grass

EDIBLE



Salvia rosmarinus | Rosemary
Salvia officinalis | Sage
Thymus pseudolanuginosus | Woolly Thyme



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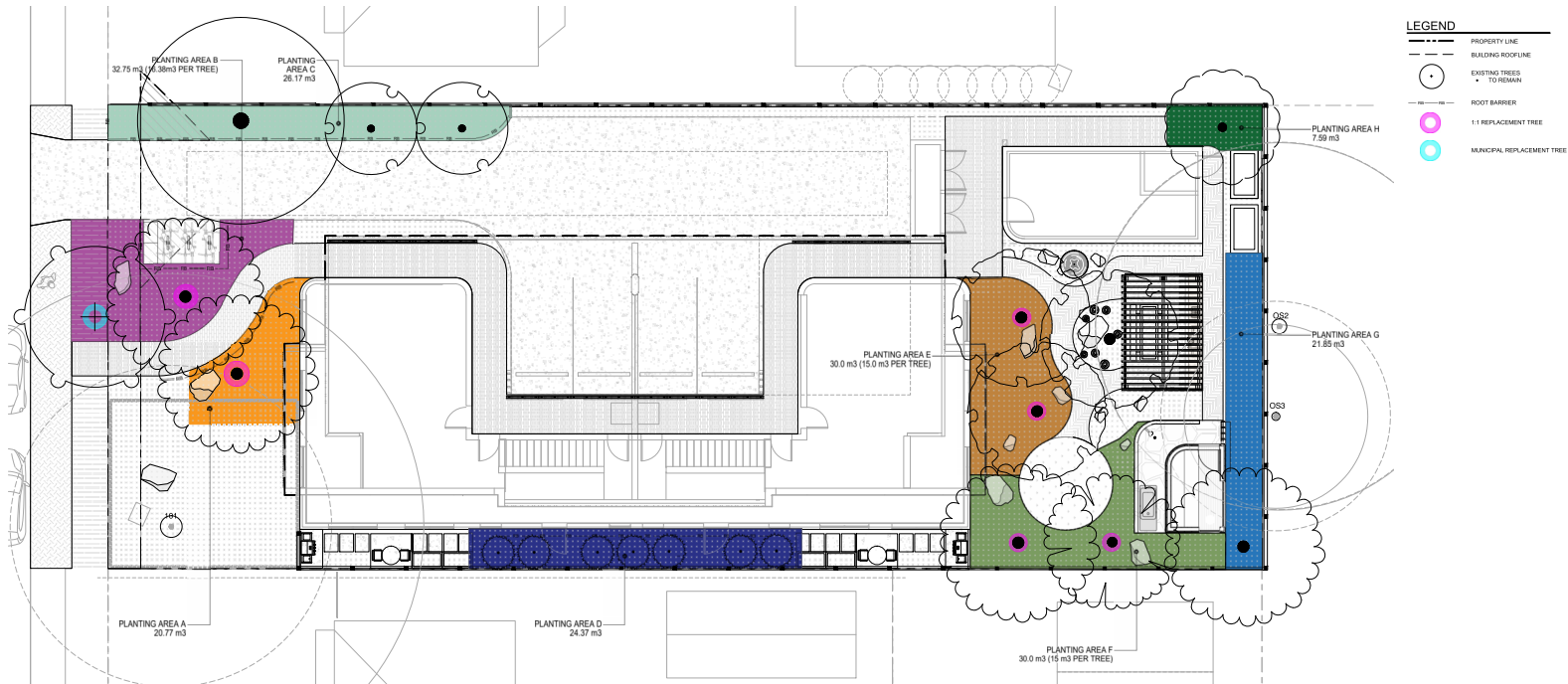
PLANTING PALETTE

DWG NO:

SCALE:

NTS

L2.03



SOIL VOLUME				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)				
ON-SITE AREA											
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL	
PLANTING AREA A	20.77 m2	1	20.77 m3	0	1	0	0	18m3	0	18m3	
PLANTING AREA B	32.75 m2	1	32.75 m3	0	2	0	0	30m3	0	30m3	
PLANTING AREA C	26.17 m2	1	26.17 m3	0	0	0	0	N/A	0	0	
PLANTING AREA D	24.37 m2	1	23.7 m3	0	0	0	0	N/A	0	0	
PLANTING AREA E	30.00 m2	1	30.00 m3	0	2	0	0	30m3	0	30m3	
PLANTING AREA F	30.00 m2	1	30.00 m3	0	2	0	0	30m3	0	30m3	
PLANTING AREA G	21.85 m2	1	21.85 m3	0	0	0	0	N/A	0	0	
PLANTING AREA H	7.59 m2	1	7.59 m3	0	0	0	0	N/A	0	0	

- PLANTING NOTES**
1. ALL PLANT MATERIAL TO CLS & BCIA STANDARDS.
 2. PLANTS TO BE SOURCED FROM THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
 3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
 4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
 5. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS (CLS).
 6. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
 7. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLAN.
 8. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

- SOIL NOTES**
- ORGANIC MATTER CONTENT OF 15% DRY WEIGHT IN PLANTING BEDS.
 - DEPTH OF 1000 mm FOR TREE BEDS.
 - DEPTH OF 400 mm FOR SHRUB BEDS.
 - DEPTH OF 300 mm FOR TURF.
 - PH BETWEEN 6.5 TO 8.5.
 - SUBSOIL SCAMPED TO A DEPTH OF MINIMUM 100 MM WITH SOME TOPSOIL TO BE INCORPORATED INTO THE SUBSOIL.
 - PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 50 mm OF ORGANIC MATERIALS UNLESS OTHERWISE SPECIFIED.
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SEAL

NORTH ARROW



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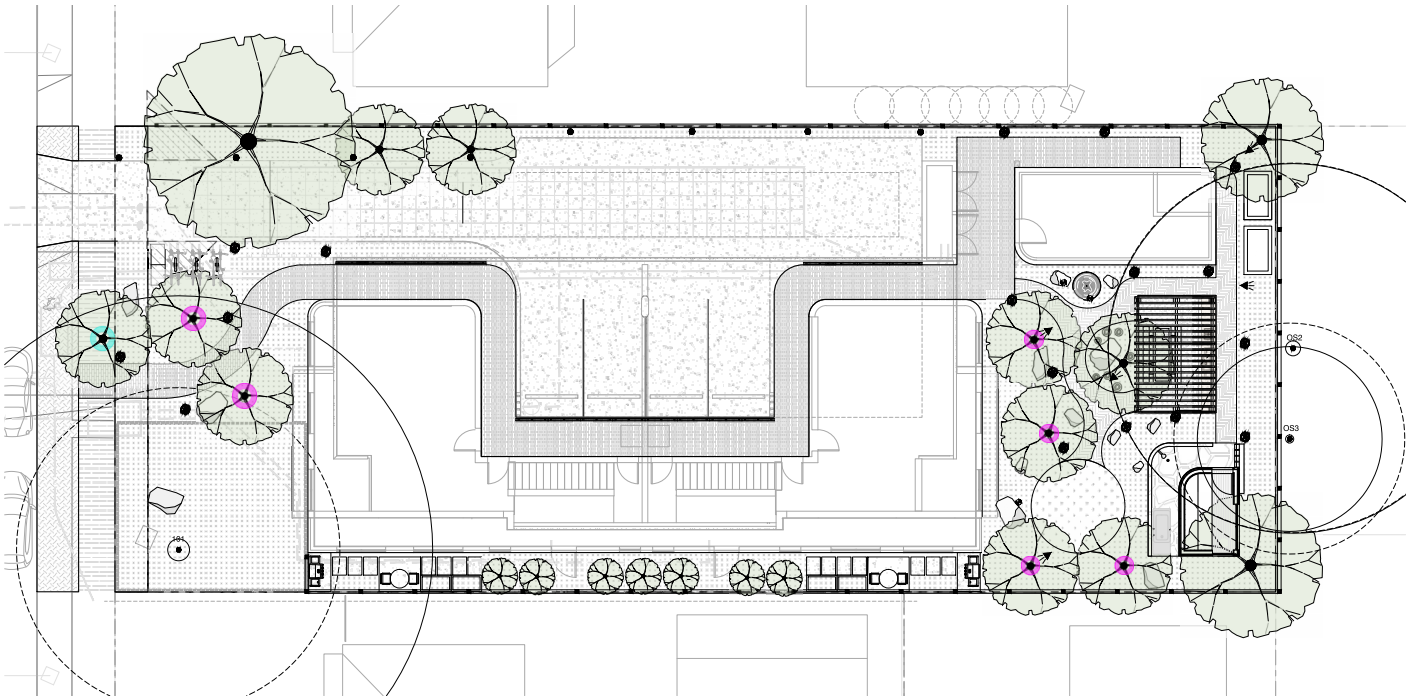
DWG NO:

L2.11

SCALE:

1:100





LEGEND

- PROPERTY LINE
- BUILDING ROOFLINE
- EXISTING TREES
- TO REMAIN

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	PATH LIGHT	17
▲	TREE UPLIGHT	5
●	FEATURE LIGHT	3
●	IN-GROUND LIGHT	8

LIGHTING NOTES

- LANDSCAPE LIGHTING TO BE DARK SKY COMPLIANT
- LANDSCAPE LIGHTING TO BE COORDINATED WITH ELECTRICAL



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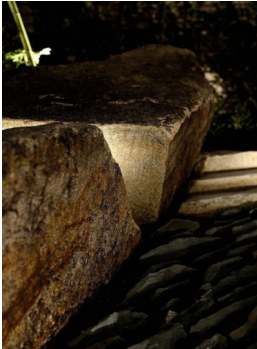
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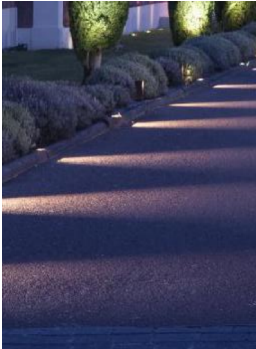
TREE UPLIGHTING



PATH LIGHTING



FEATURE LIGHTING



IN-GROUND LIGHTING

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SEAL

NORTH ARROW



DRAWING TITLE:

LIGHTING PLAN

DWG NO:

L3.01

SCALE:

1:100

