822 CATHERINE STREET + 304 LANGFORD STREET

VICTORIA, BC

11.02.2022 ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVIEW SUMMARY RESPONSE 03

ARYZE

ARYZE DEVELOPMENT
1839 Fairfield Road
Victoria, BC, V8S 1G9
P: 250.940.3568

5468796 ARCHITECTURE INC.
266 McDermot Avenue
Winnipeg, MB, R3B 0S8
P: 204.480.8421
E: info@5468796.ca

CITY OF VICTORIA
Revisions
Received Date:
February 14, 2022

RENDER 1. SIDEWALK PEDESTRIAN EXPERIENCE

RENDER 2. STREETVIEW - BELLA STREET

RENDER 3. STREETVIEW - LANGFORD STREET AND MARY STREET

RENDER 4. STREETVIEW - CATHERINE STREET

5	Iss. for Review Summary Response 03	11.02.2022
4	Iss. for Review Summary Response 02	03.11.2021
3	Iss. for Review Summary Response 01	16.07.2021
2	Iss. for Rezoning & Dev. Permit	12.05.2021
1	Iss. for Rezoning & Dev. Permit App Community Review	17.03.2021

Drawn By: AR/ JY
Checked By: PB
Printing Date: 03/11/2021

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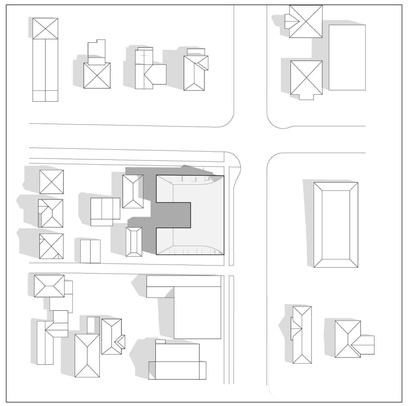
RENDERINGS

Project
0646
Sheet
AG.1



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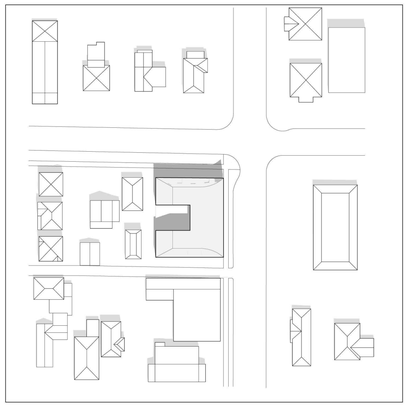

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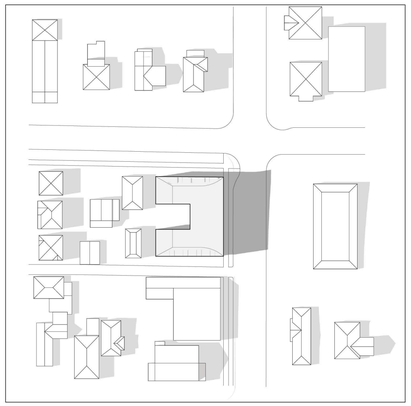

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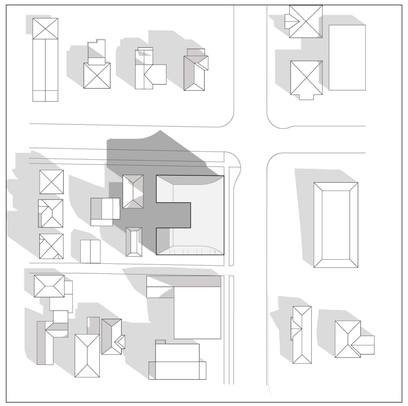

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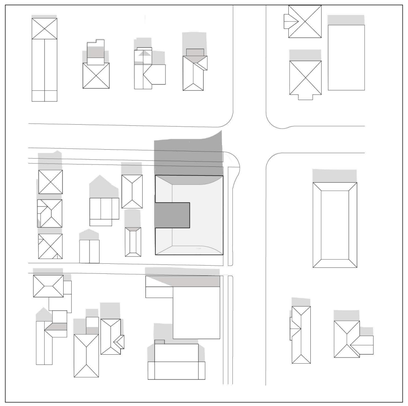

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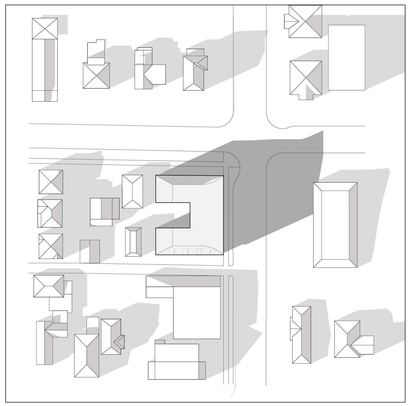

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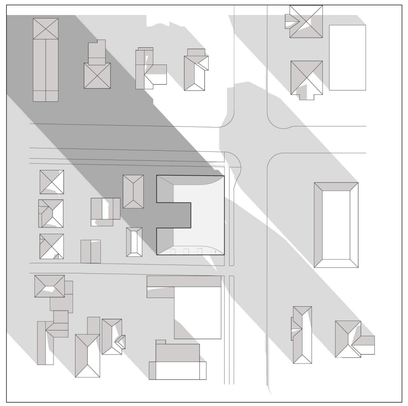

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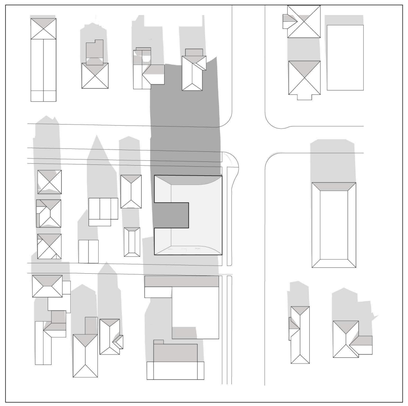

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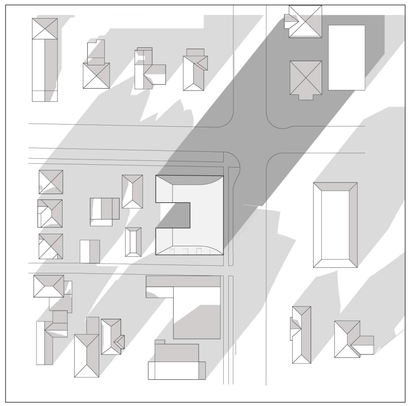

DECEMBER 21 3:00 PM

1
AG.2 PROPOSED SHADOW STUDY
SCALE: NTS

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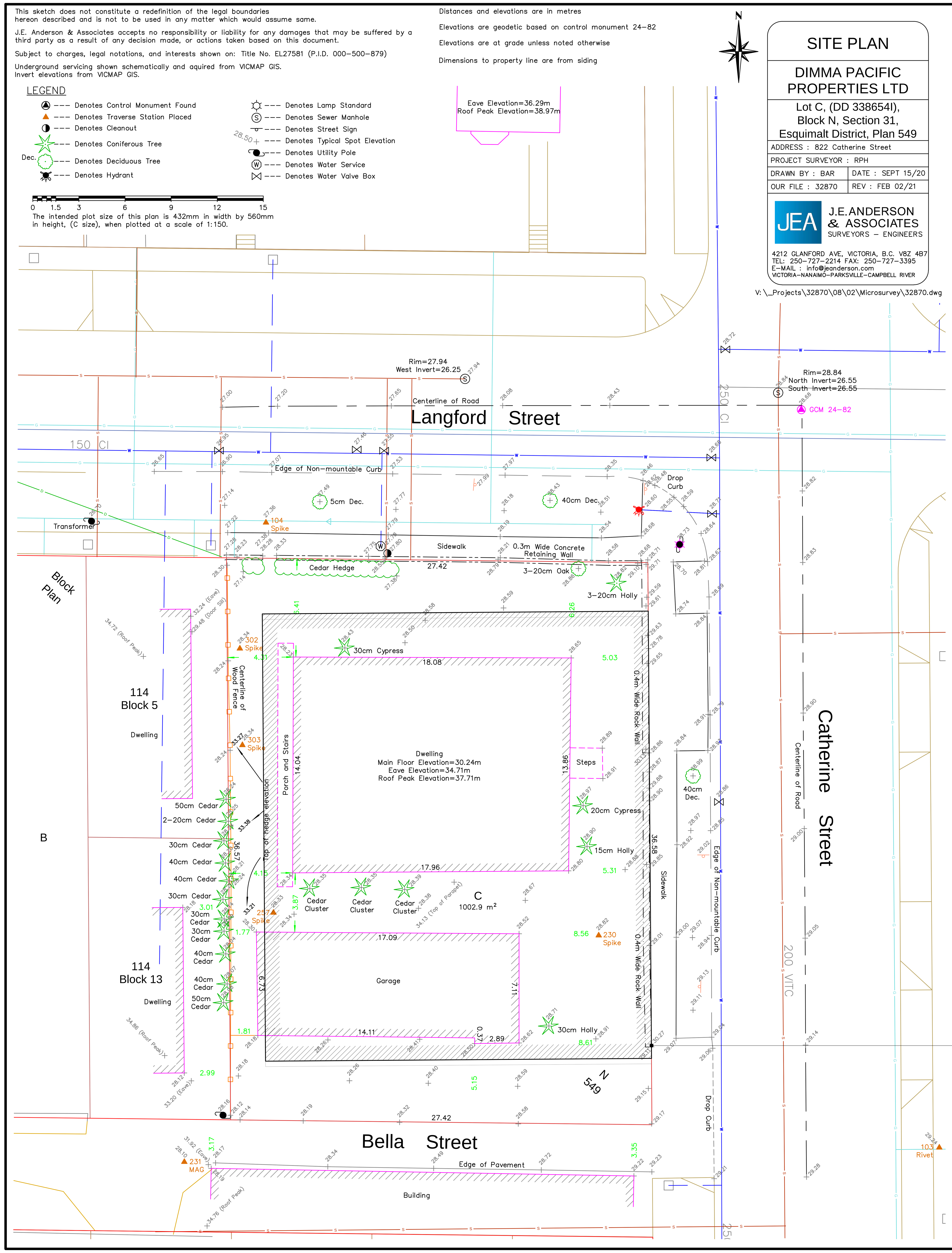
+ 304 LANGFORD STREET

VICTORIA, BC

SHADOW STUDIES

Project
0646
Sheet
AG.2



REVISION NO.7 — February 11, 2022

SITE INFORMATION	
LEGAL DESCRIPTION	LOT C, (DD 3386541), BLOCK N, SECTION 31, ESQUIMALT DISTRICT, PLAN 549
CIVIC ADDRESS	822 CATHERINE STREET, VICTORIA BC

ZONING	CURRENT [R-2, TWO FAMILY DWELLING]	PROPOSED [CR-3C, COMMERCIAL RESIDENTIAL [CATHERINE ST]]	822 CATHERINE | 304 LANGFORD PROJECT STATS
SITE AREA [m²]			1,002.9
GROSS FLOOR AREA [m²]			1809.97
FLOOR SPACE RATIO	0.5	1.00	1.80
SITE COVERAGE (%)			72.9%
OPEN SITE SPACE (%)			27.1%
AVERAGE GRADE			27.77 m
BUILDING HEIGHT	TWO-FAMILY DWELLING: 7.6m; 2 STOREYS IF DWELLING DOES NOT HAVE BASEMENT. 1.5 IF IT DOES PUBLIC BUILDING: [non-commercial]: 11m OR THE WIDTH OF THE LOT [WHICHEVER IS LESSER] AND 2.5 STOREYS	10.7m or 3 STOREYS	3.5 STOREYS [15.95m]
SETBACKS			
FRONT	7.5m	3.0m [FIRST STOREY]; 6.0m [UPPER STOREYS]	0.0m [1.5m AT GROUND FLOOR]
SIDE	1.5m OR 10% OF LOT DEPTH [WHICHEVER IS GREATER]	ADJACENT TO RESIDENTIAL: 1/4 BUILDING HEIGHT OR 2.5m [WHICHEVER IS GREATER]. ADJACENT TO NON-RESIDENTIAL: 2.4m OR GREATER, OR ZERO.	N/A
COMBINED SIDE YARD	4.5m	N/A	N/A
SIDE YARD, CORNER LOT [FLANKING ST]	3.5m OR 10% OF LOT WIDTH [WHICHEVER IS GREATER]	N/A	3.1m [AT LANGFORD ST], 3.9m [AT BELLA ST]
REAR	10.7m OR 35% OF LOT DEPTH [WHICHEVER IS GREATER]	6.0m	2.3m

BUILDING DATA

UNIT TYPES	AREA (M²)	UNIT COUNT	TOTAL AREA (M²)
COMMERCIAL UNIT	77	2	154
BACHELOR	32.6	4	130.4
1 BEDROOM UNIT	43.2	12	518.4
2 BEDROOM UNIT	58.65	2	117.3
	67.03	1	67.03
	67.31	2	134.62
	67.09	10	670.9
TOTAL		**31**	
TOTAL RENTABLE AREA			**1792.6**

RESIDENTIAL UNIT MIX	UNIT COUNT	%
BACHELOR	4	13%
1 BEDROOM UNIT	12	39%
2 BEDROOM UNIT	15	48%

SITE DATA

	AREA [m²]
LEVEL 00	14.31
LEVEL 01	464.31
LEVEL 02	503.16
LEVEL 03	505.09
LEVEL 03.5	323.1
TOTAL GROSS FLOOR AREA	**1809.97**
BUILDING FOOTPRINT	731

REQUIRED VEHICULAR PARKING*

	UNIT COUNT	RATE	REQUIRED STALLS
RESIDENTIAL			
UNIT < 45 M²	16	0.2 STALLS / UNIT	3
UNIT 45-70 M²	5	0.5 STALLS / UNIT	2.5
UNIT > 70 M²	10	0.75 STALLS / UNIT	8
VISITOR	31	0.1 STALLS / UNIT	3
COMMERCIAL			
RESTAURANT	77 m²	1.0 STALLS / 20m²	4
RETAIL	77 m²	1.0 STALLS / 37.5m²	2
TOTAL REQUIRED			22
TOTAL PROPOSED			**13**

* FOR AFFORDABLE DWELLING UNITS

REQUIRED BIKE PARKING

	UNIT COUNT	RATE	REQUIRED STALLS
LONG TERM			
UNIT < 45 M²	16	1.0 STALLS / UNIT	16
UNIT => 45 M²	15	1.25 STALLS / UNIT	18.75
RESTAURANT	77 m²	1.0 STALLS / 400m²	1
RETAIL	77 m²	1.0 STALLS / 200m²	1
TOTAL REQUIRED			37
TOTAL PROPOSED			**40** [*includes 3 cargo bike]
SHORT TERM			
RESIDENTIAL	31	0.1 STALLS / UNIT	3.1
RESTAURANT	77 m²	1.0 STALLS / 100m²	1
RETAIL	77 m²	1.0 STALLS / 200m²	1
TOTAL REQUIRED			5
TOTAL PROPOSED			**11**

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2022-02-11

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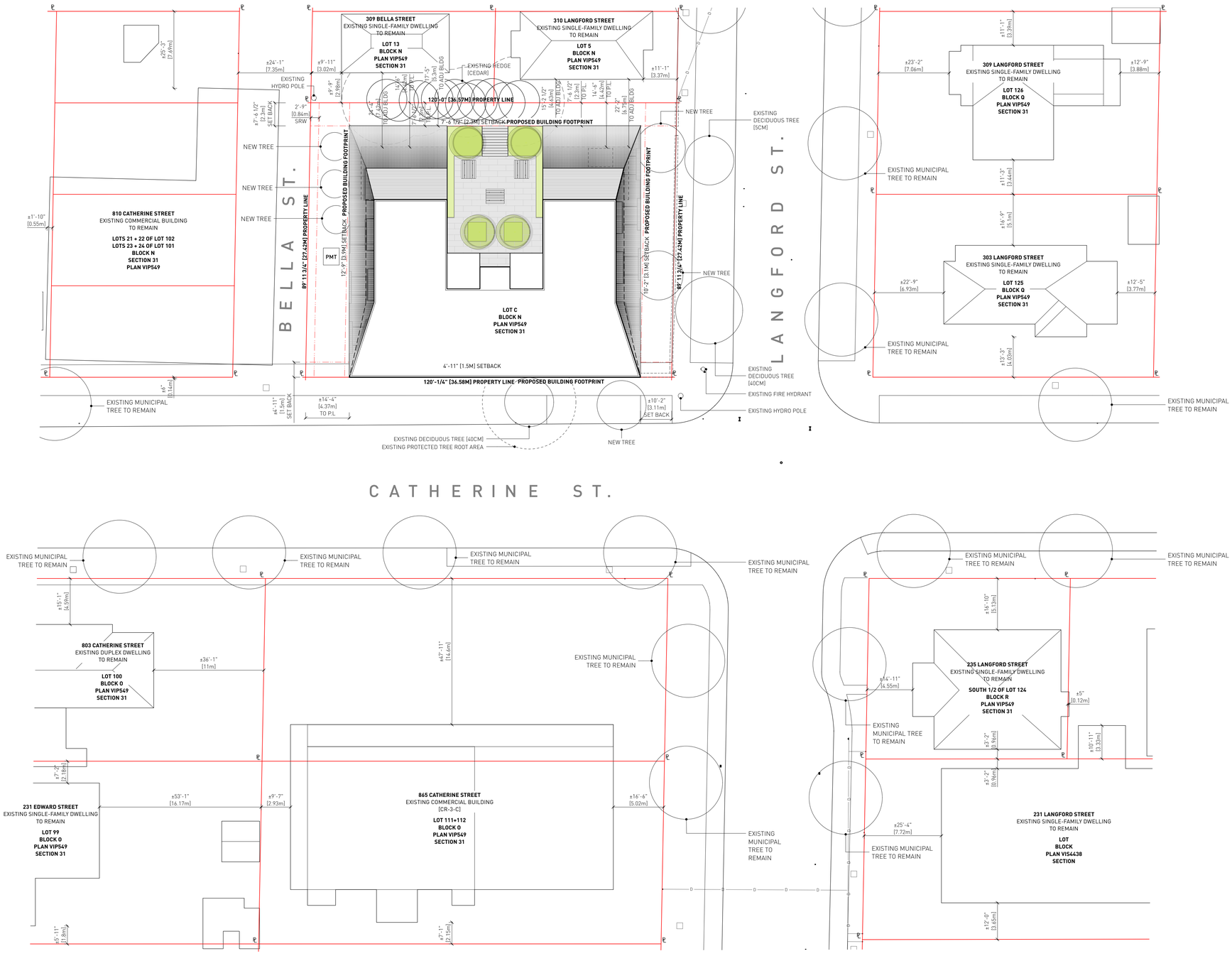
+ 304 LANGFORD STREET

VICTORIA, BC

SITE SURVEY

Project 0646
Sheet

AG.3



1 EXISTING CONTEXT SITE PLAN
AG.4 SCALE: 1:200

LEGEND:

PROPERTY LINE
SETBACK LINE
PROPOSED BUILDING
PROPOSED LANDSCAPE
TREE
EXISTING HYDRO POLE
EXISTING FIRE HYDRANT

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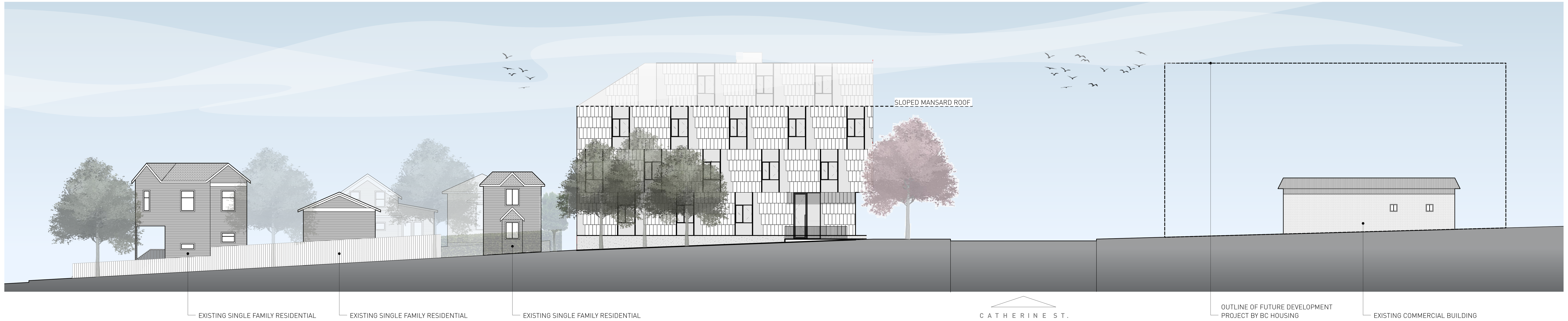
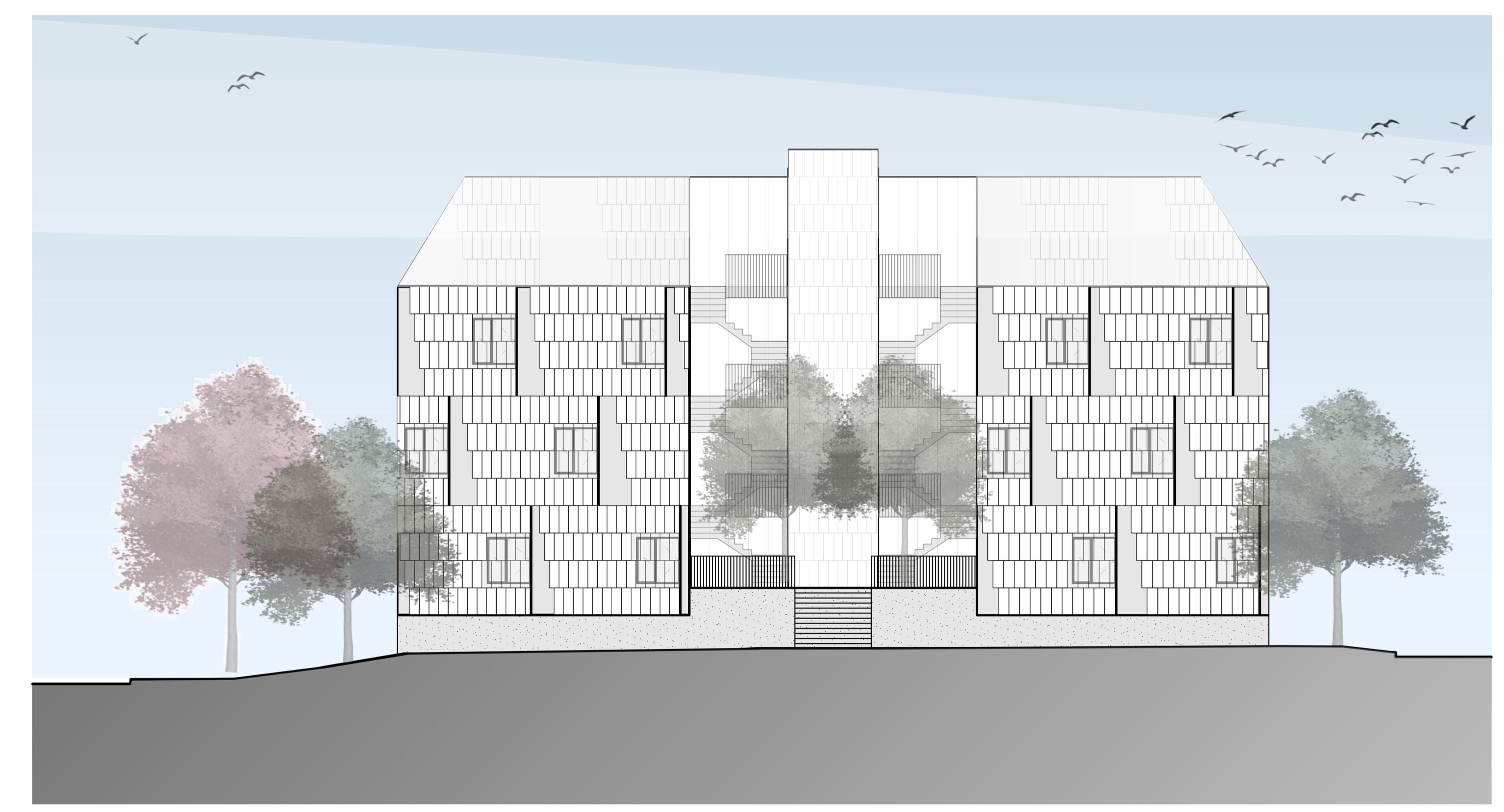
CONTEXT SITE PLAN

Project
0646
Sheet
AG.4



1 AG.5 SOUTH ELEVATION [BELLA]
SCALE: 1:200

2 AG.5 EAST ELEVATION [CATHERINE]
SCALE: 1:200



3 AG.5 WEST ELEVATION [COURTYARD]
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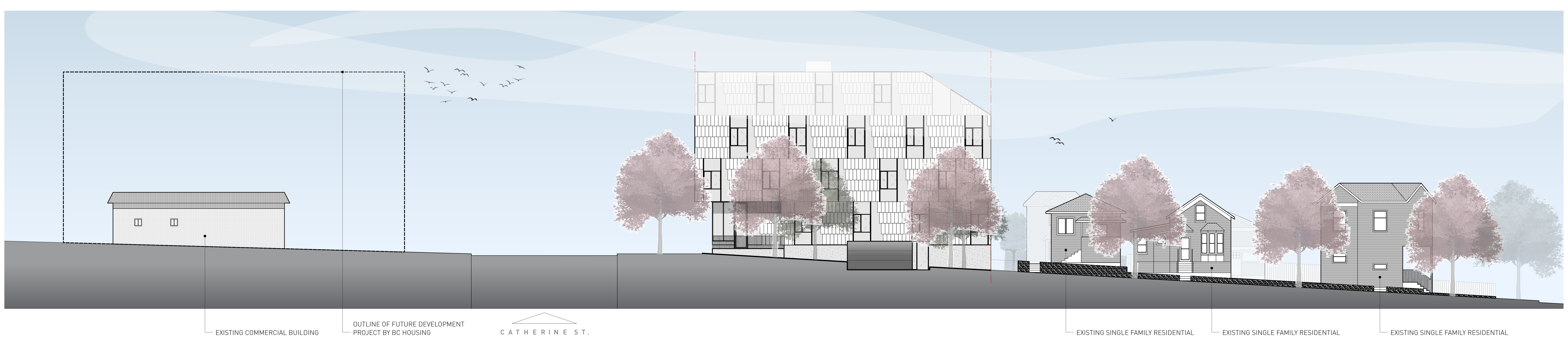

4 AG.5 NORTH ELEVATION [LANGFORD]
SCALE: 1:200

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VICTORIA, BC

CONTEXT BUILDING ELEVATIONS

Project 0646

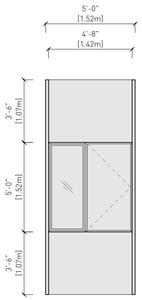
Sheet AG.5

RESIDENTIAL WINDOW & DOOR SCHEDULE

PICTURE / AWNING WINDOW
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

CASEMENT WINDOW
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

EXTERIOR DOOR
DESCRIPTION: WEATHER STRIPPING, 1 FLOOR STOP, 1 CONCEALED LEAF CONTINUOUS HINGE 1 BAR PULL, 1 CLOSER



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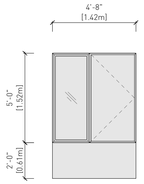

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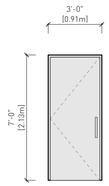
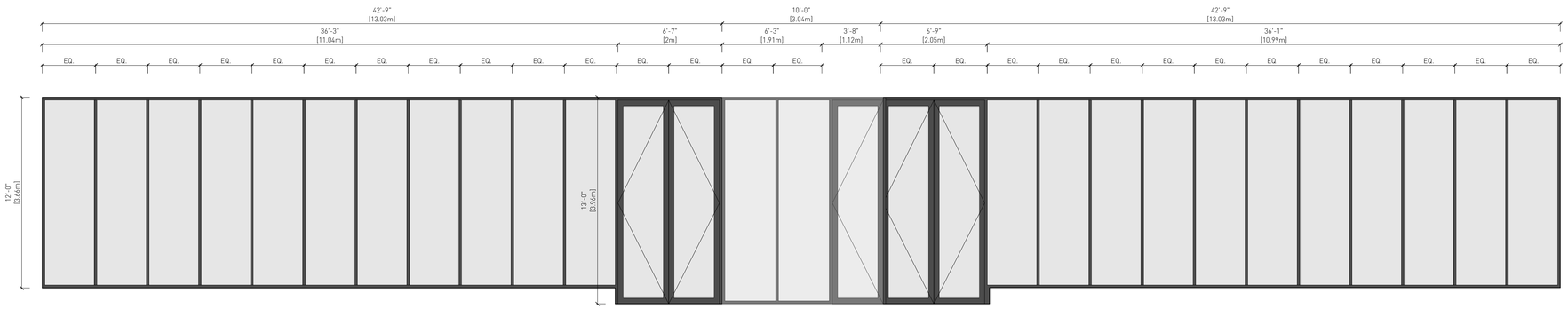
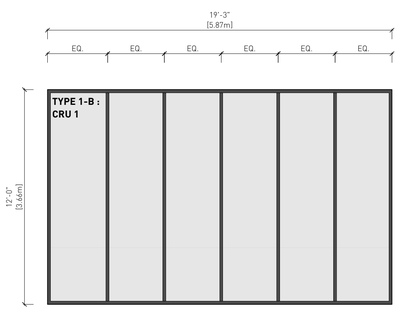


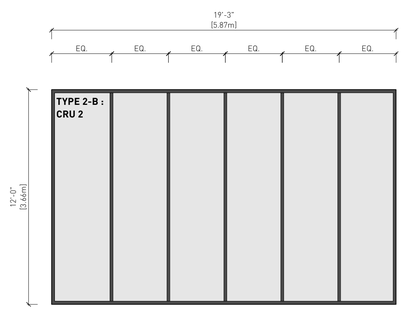
D01-## SUITE ENTRY

COMMECIAL GLAZING SCHEDULE

CURTAIN WALL
DESCRIPTION: ALUMICOR, THERMALLY BROKEN ALUMINUM STOREFRONT
TEMPERED, DUAL PANE, LOW E COATING, ARGON FILL, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
PRE-FINISHED ALUMINUM FLASHING AT HEADS AND SILLS







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WINDOW SCHEDULE

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0646
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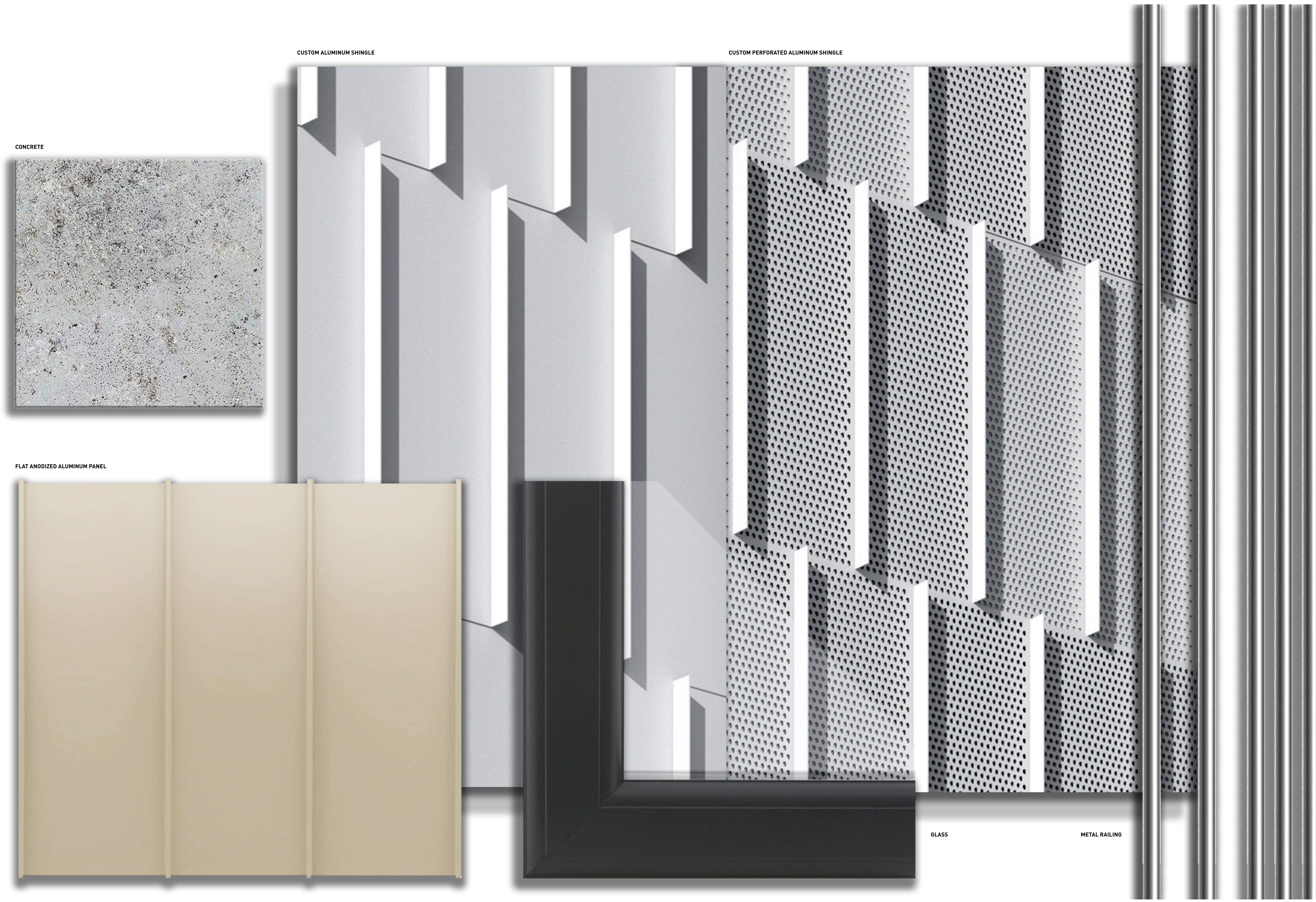
AG.6



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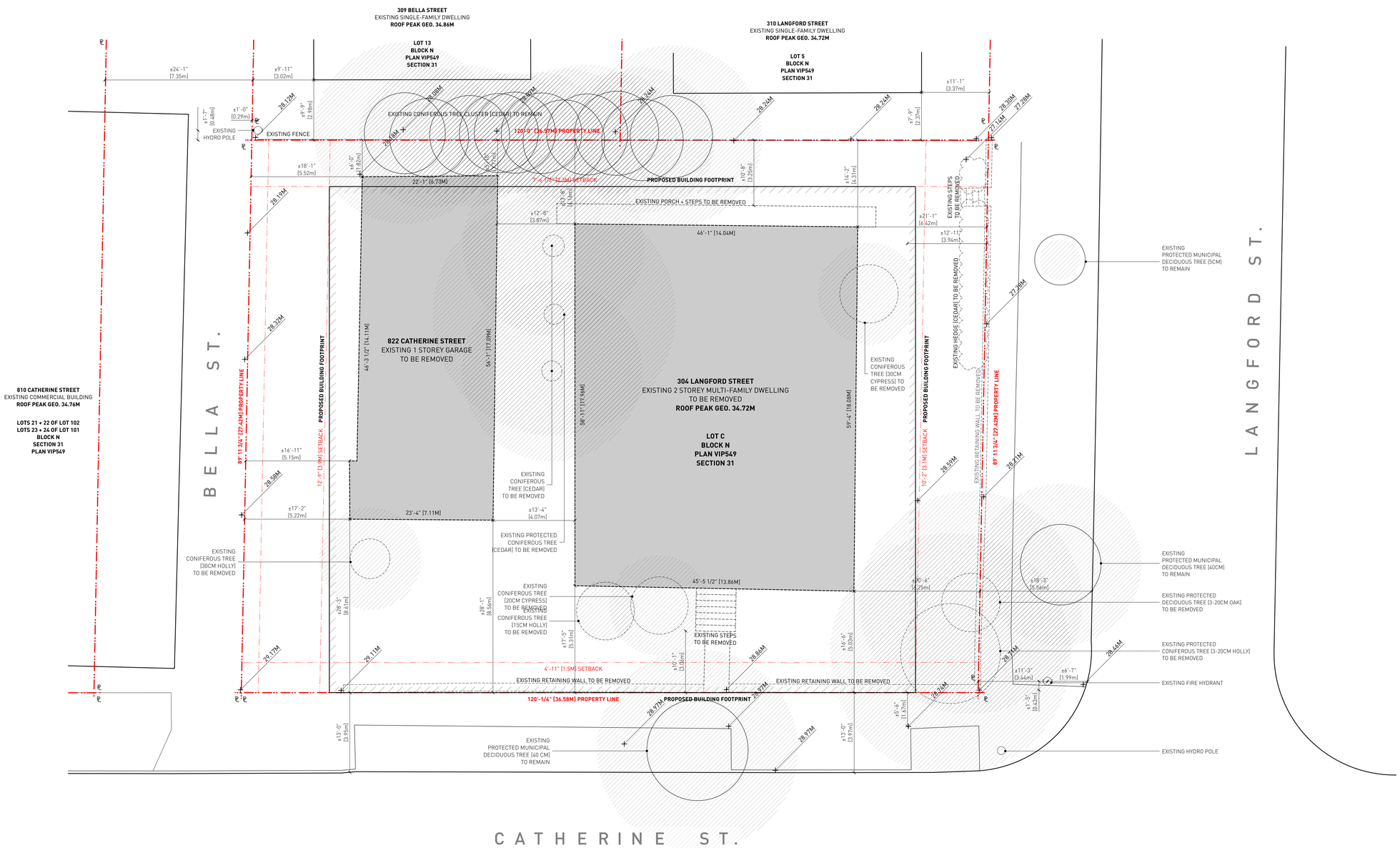
MATERIAL BOARD

Project 0646

Sheet AG.7



1 EXISTING SITE PLAN
A0.1 SCALE: 1:100

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED LANDSCAPE
- EXISTING TREE [TO BE REMOVED]
- EXISTING TREE [TO REMAIN]
- EXISTING TREE ROOT AREA
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT

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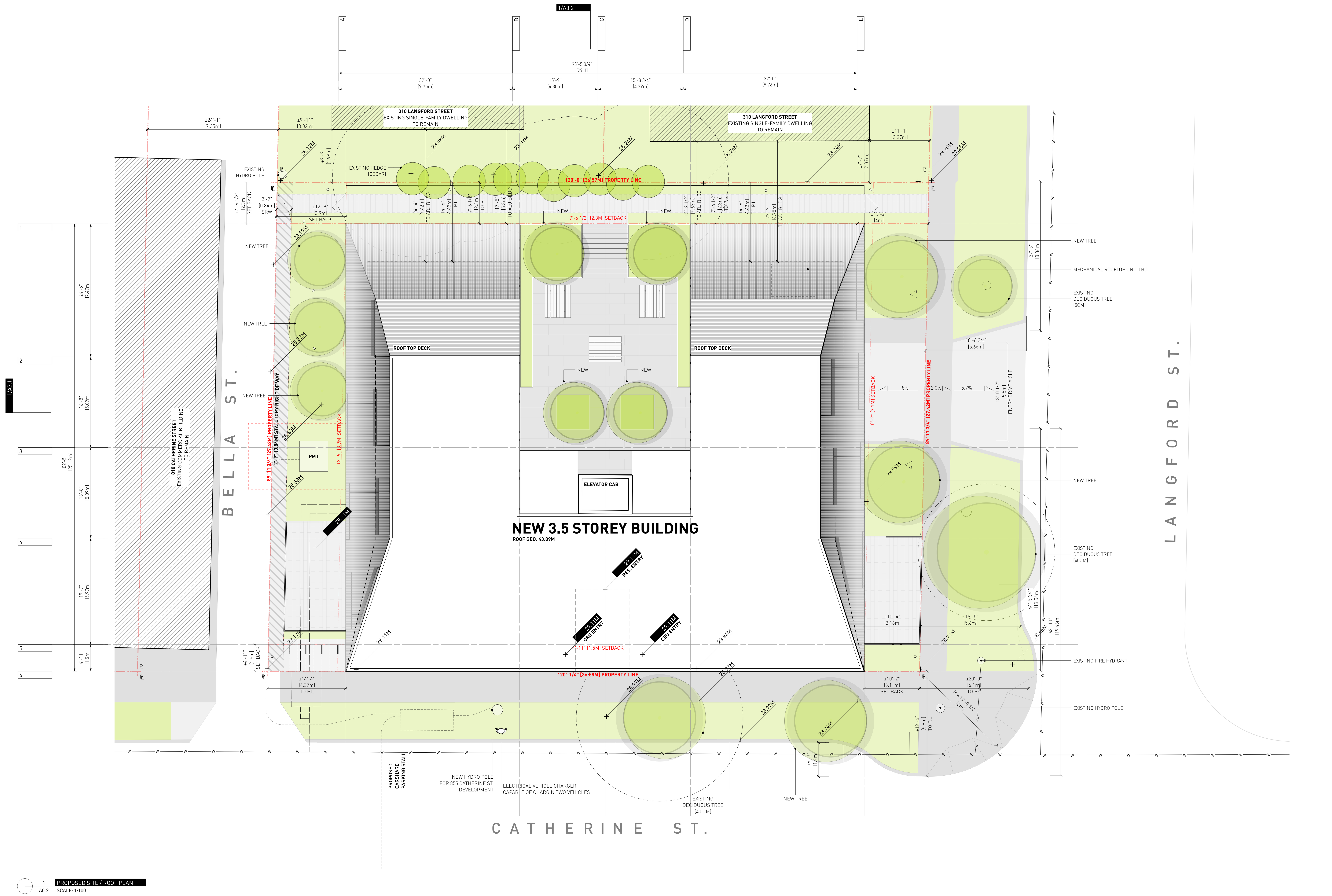
VICTORIA, BC

EXISTING SITE PLAN

Project
0646

Sheet
A0.1



1 PROPOSED SITE / ROOF PLAN
A0.2 SCALE: 1:100

LEGEND:

- BELOW
- ABOVE
- PROPERTY LINE
- EXISTING BUILDING
- TREE
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT
- PROPOSED BENCH
- SHORT TERM BIKE PARKING

5	Iss. for Review Summary Response 03	11.02.2022
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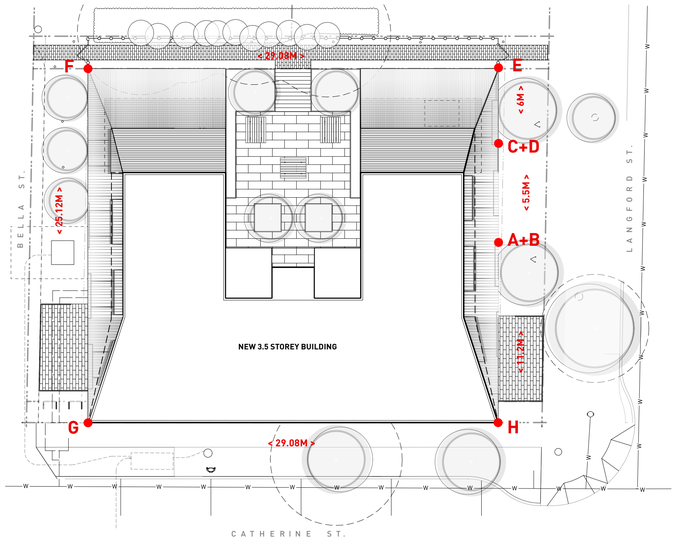
PROPOSED SITE / ROOF PLAN

Project 0646

Sheet A0.2



1 AVERAGE GRADE
A0.3 SCALE: 1:200

2 AVERAGE GRADE
A0.3 SCALE: 1:100

GRADE POINTS:

A = 27.08M
B = 27.59M
C = 27.32M
D = 27.40M
E = 28.24M
F = 28.18M
G = 29.11M
H = 28.74M

BUILDING PERIMITER:

108.4M

CALCULATION:

GRADE POINTS	AVERAGES	DISTANCES	TOTALS
B + C	[[27.59M + 27.40M] ÷ 2]	X 5.5M	= 151.2M
D + E	[[27.08M + 28.24M] ÷ 2]	X 6.0M	= 166.0M
E + F	[[28.24M + 28.18M] ÷ 2]	X 29.08M	= 820.3M
F + G	[[28.18M + 29.11M] ÷2]	X 25.12M	= 719.6M
G + H	[[29.11M + 28.74M] ÷2]	X 29.08M	= 841.1M
H + A	[[28.74M + 27.08M] ÷2]	X 11.2M	= 312.6M
			= 3,010.8M

AVERAGE GRADE:

3,010.8M ÷ 108.4M = 27.77M

LEGEND:

PROPERTY LINE

SETBACK LINE

PROPOSED BUILDING

PROPOSED LANDSCAPE

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

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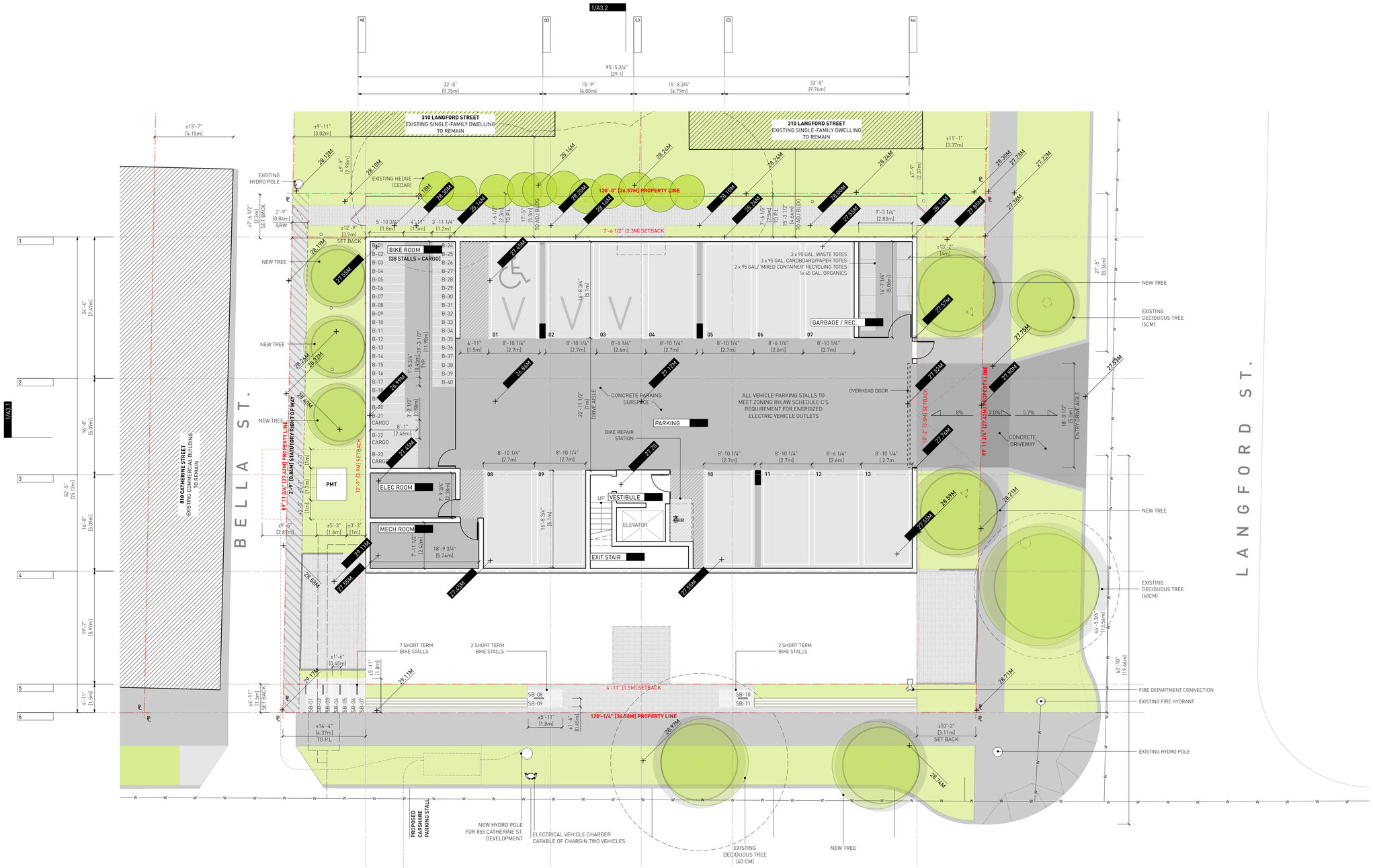
AVERAGE GRADE CALCULATION

Project 0646

Sheet A0.3



1 LEVEL 00 PLAN
A1.1 SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

VISITOR PARKING

COMMERCIAL PARKING

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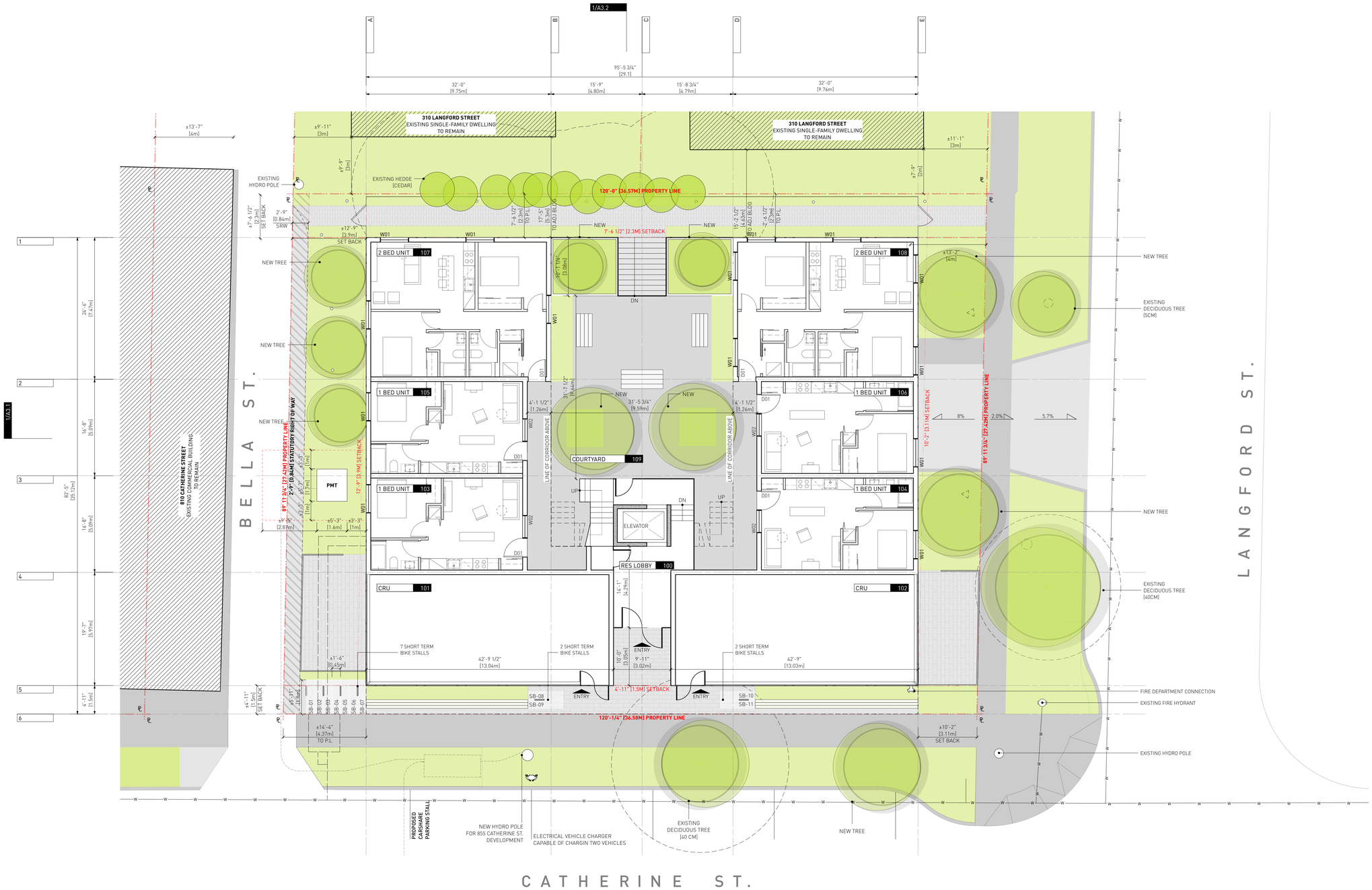
LEVEL 00 PLAN

Project
0646
Sheet
A1.1



1 LEVEL 01 PLAN
A1.2 SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

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LEVEL 01 PLAN

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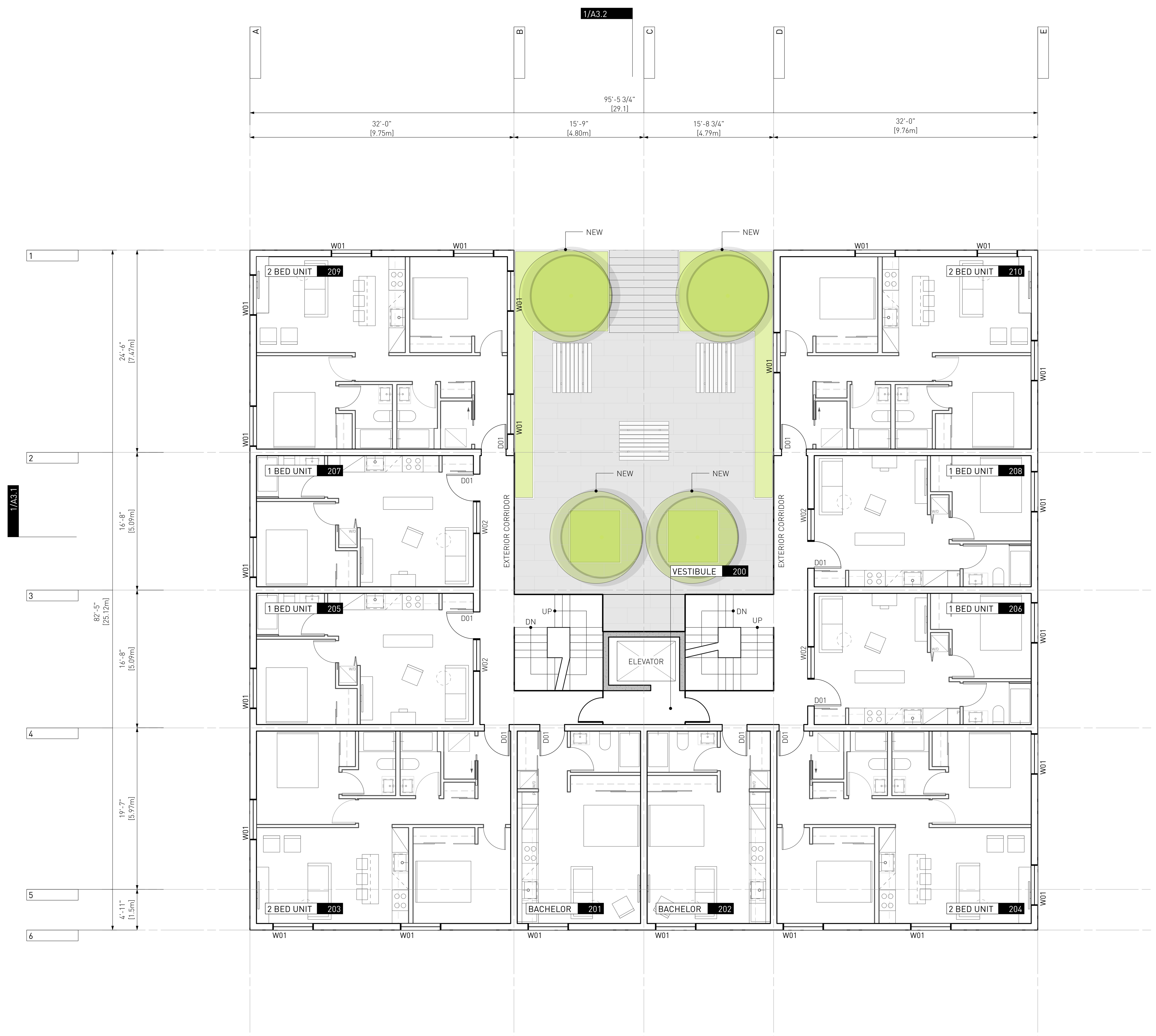
A1.2



1 LEVEL 02 PLAN
A1.3 SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

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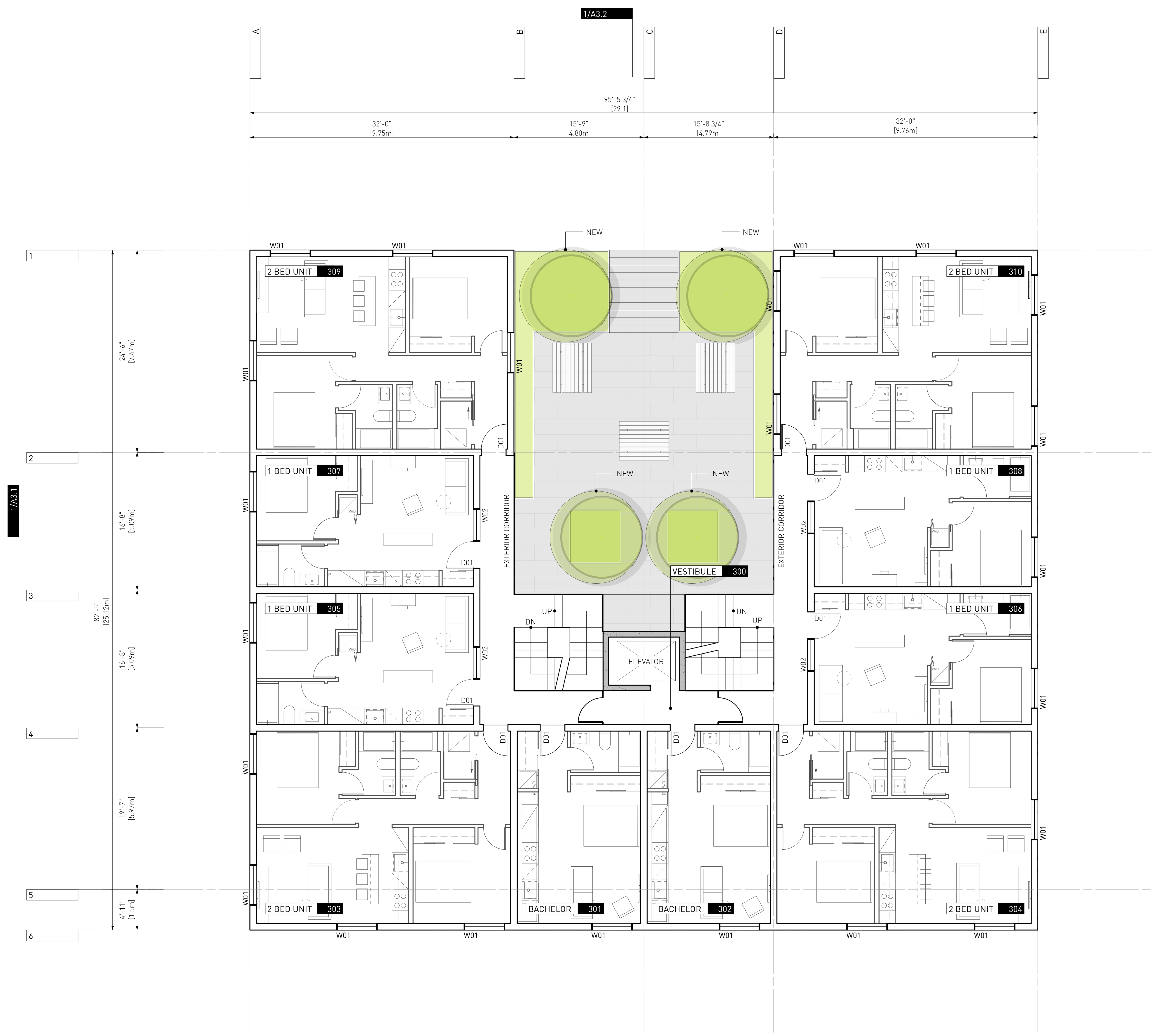
LEVEL 02 PLAN

Project 0646

Sheet A1.3



1 LEVEL 03 PLAN
A1.4 SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

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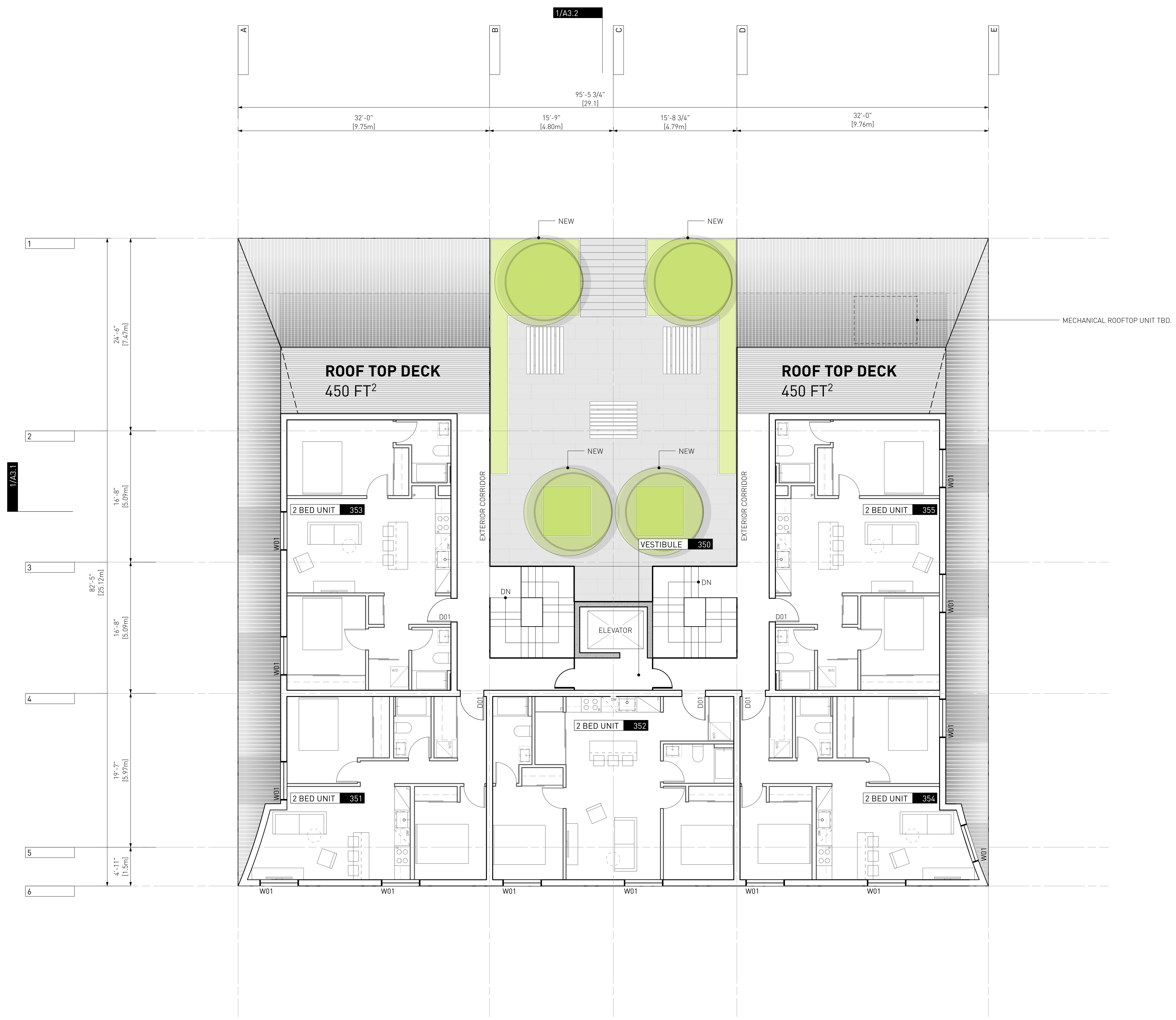
LEVEL 03 PLAN

Project 0646

Sheet A1.4



1 LEVEL 3.5 PLAN
A1.5 SCALE: 1:100

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

SHORT TERM BIKE PARKING

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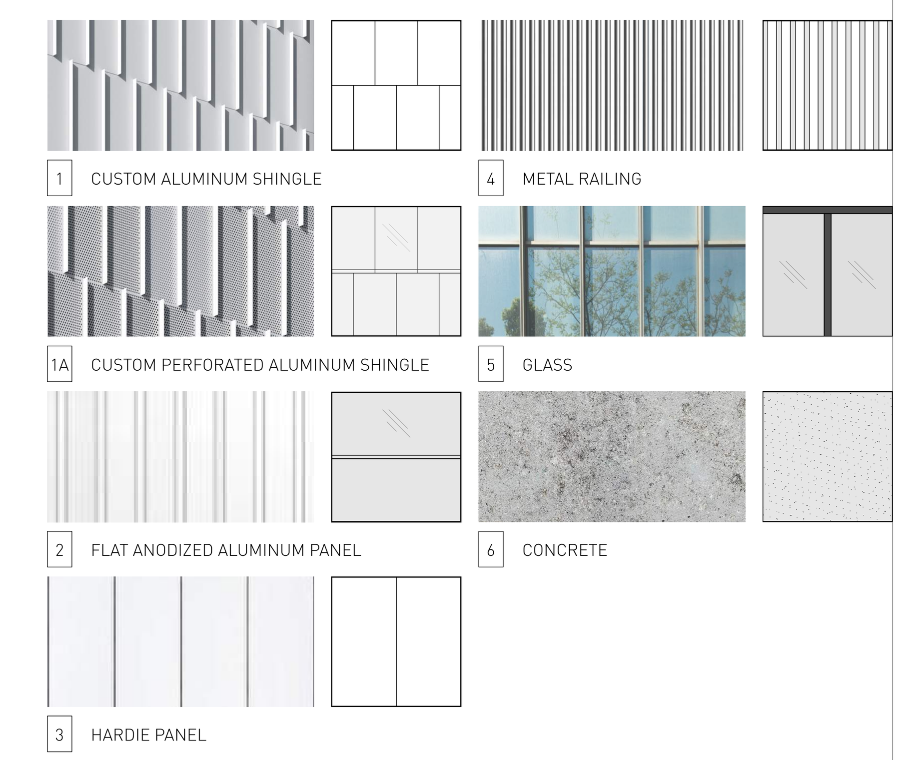
LEVEL 3.5 PLAN

Project 0646

Sheet A1.5

LEGEND



1 SOUTH ELEVATION [BELLA]
A2.1 SCALE: 1:100

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BUILDING ELEVATION

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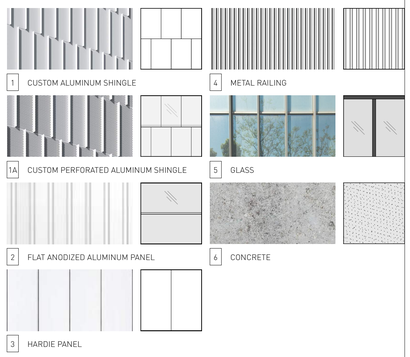
Sheet A2.1

LEGEND



1 EAST ELEVATION [CATHERINE]
A2.2 SCALE: 1:100

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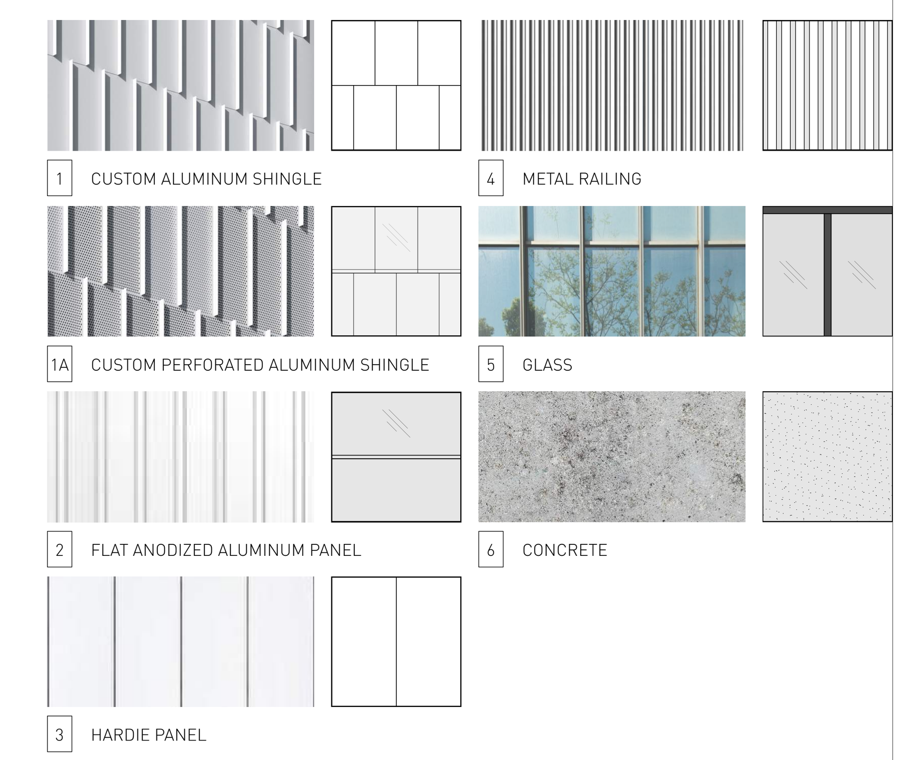
BUILDING ELEVATION

Project
0646
Sheet
A2.2

LEGEND



1 NORTH ELEVATION [LANGFORD]
A2.3 SCALE: 1:100

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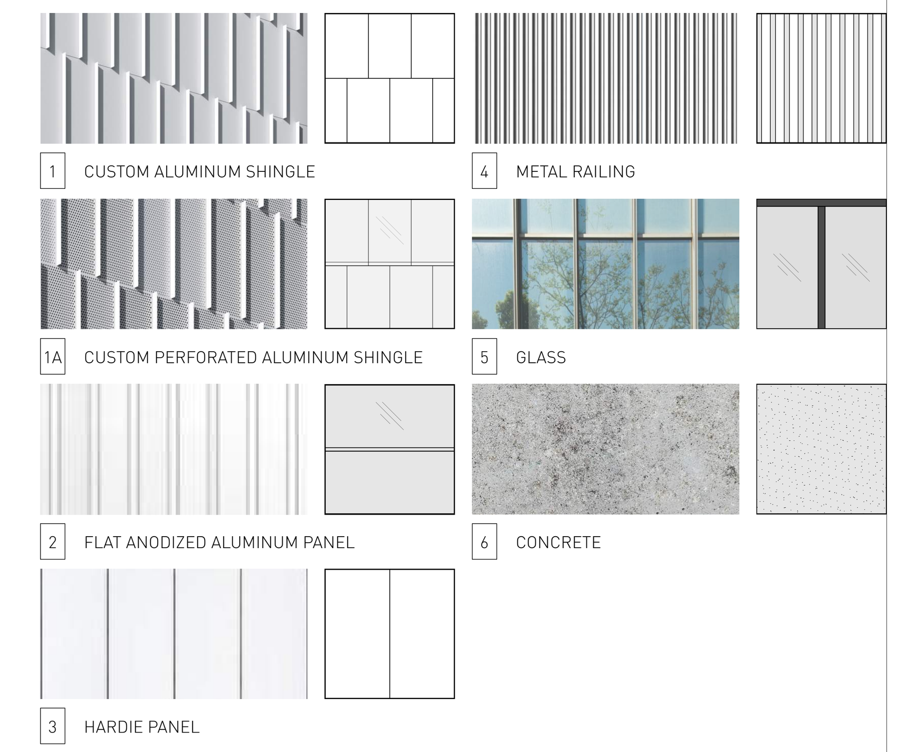
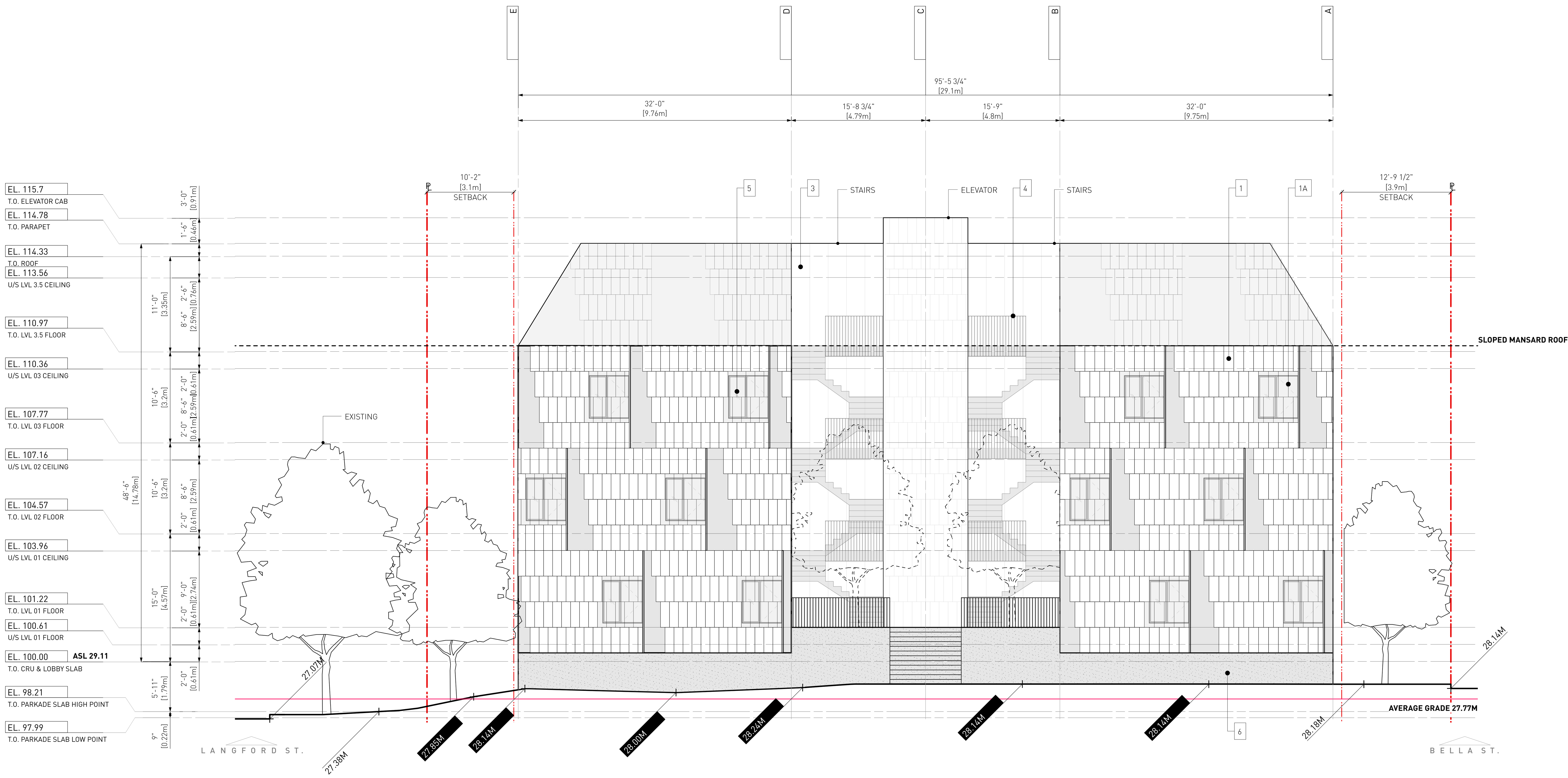
BUILDING ELEVATION

Project 0646

Sheet A2.3

LEGEND





1 | WEST ELEVATION (COURTYARD)
A2.4 | SCALE: 1:100

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BUILDING ELEVATION

Project 0646

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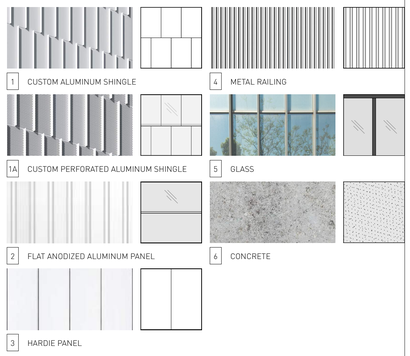
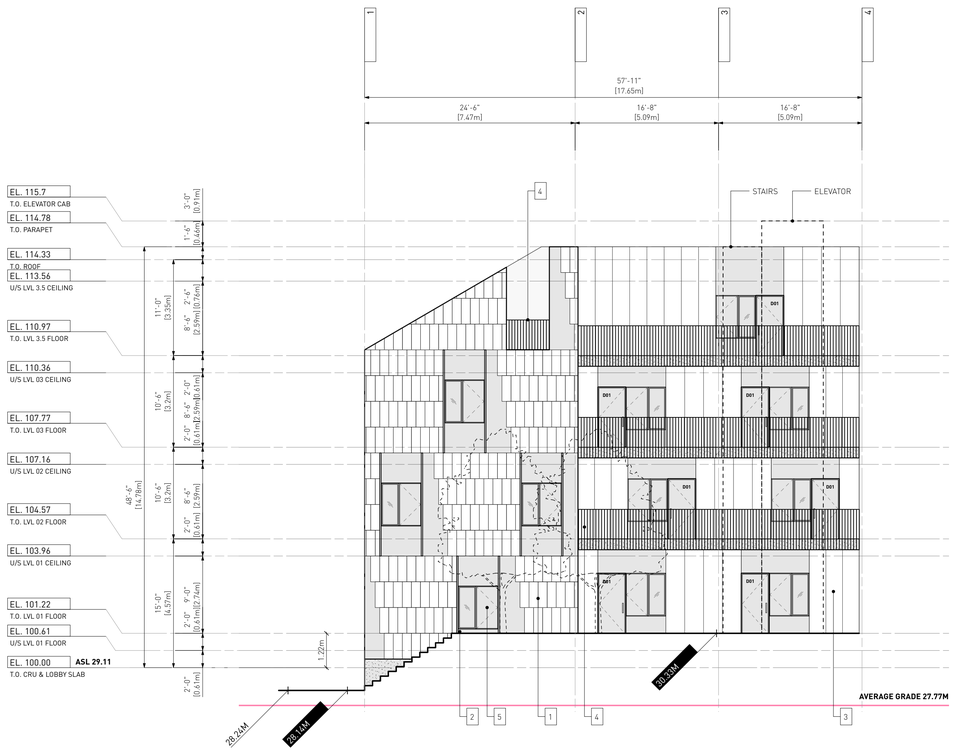
LEGEND





1 NORTH ELEVATION [COURTYARD]
A2.5 SCALE: 1:100

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BUILDING ELEVATION

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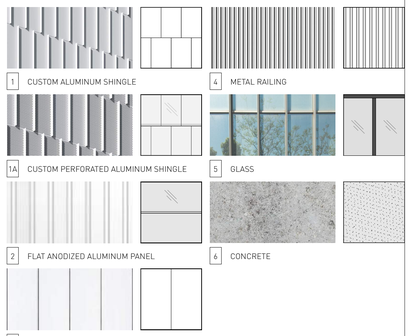
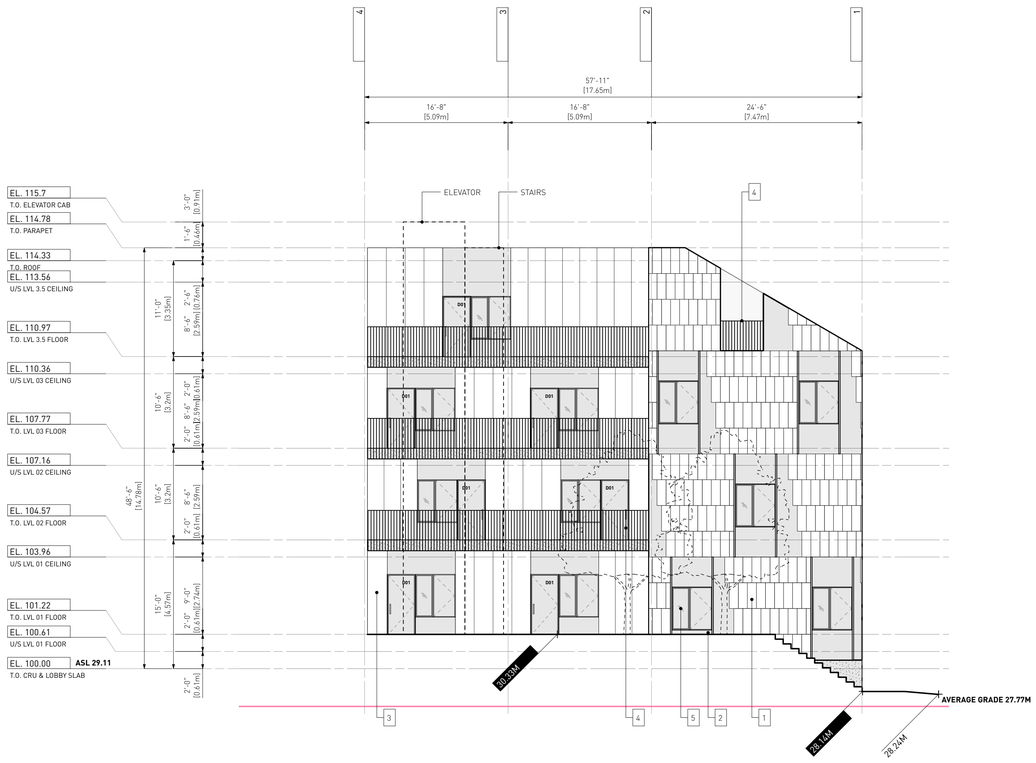
A2.5

LEGEND





1 SOUTH ELEVATION [COURTYARD]
A2.6 SCALE: 1:100

5	Iss. for Review Summary Response 03	11.02.2022
4	Iss. for Review Summary Response 02	03.11.2021
3	Iss. for Review Summary Response 01	16.07.2021
2	Iss. for Rezoning & Dev. Permit	12.05.2021
1	Iss. for Rezoning & Dev. Permit App Community Review	17.03.2021

Drawn By: AR/ JY
Checked By: PB
Printing Date: 03/11/2021

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

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This drawing is not to be used for building purposes until countersigned by:

REGISTERED ARCHITECT ALEXANDAR RADUNOVIC BRITISH COLUMBIA

2022-02-11

PRELIMINARY NOT FOR CONSTRUCTION

5 4 6 8 7 9 6
A R C H I T E C T U R E I N C

266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

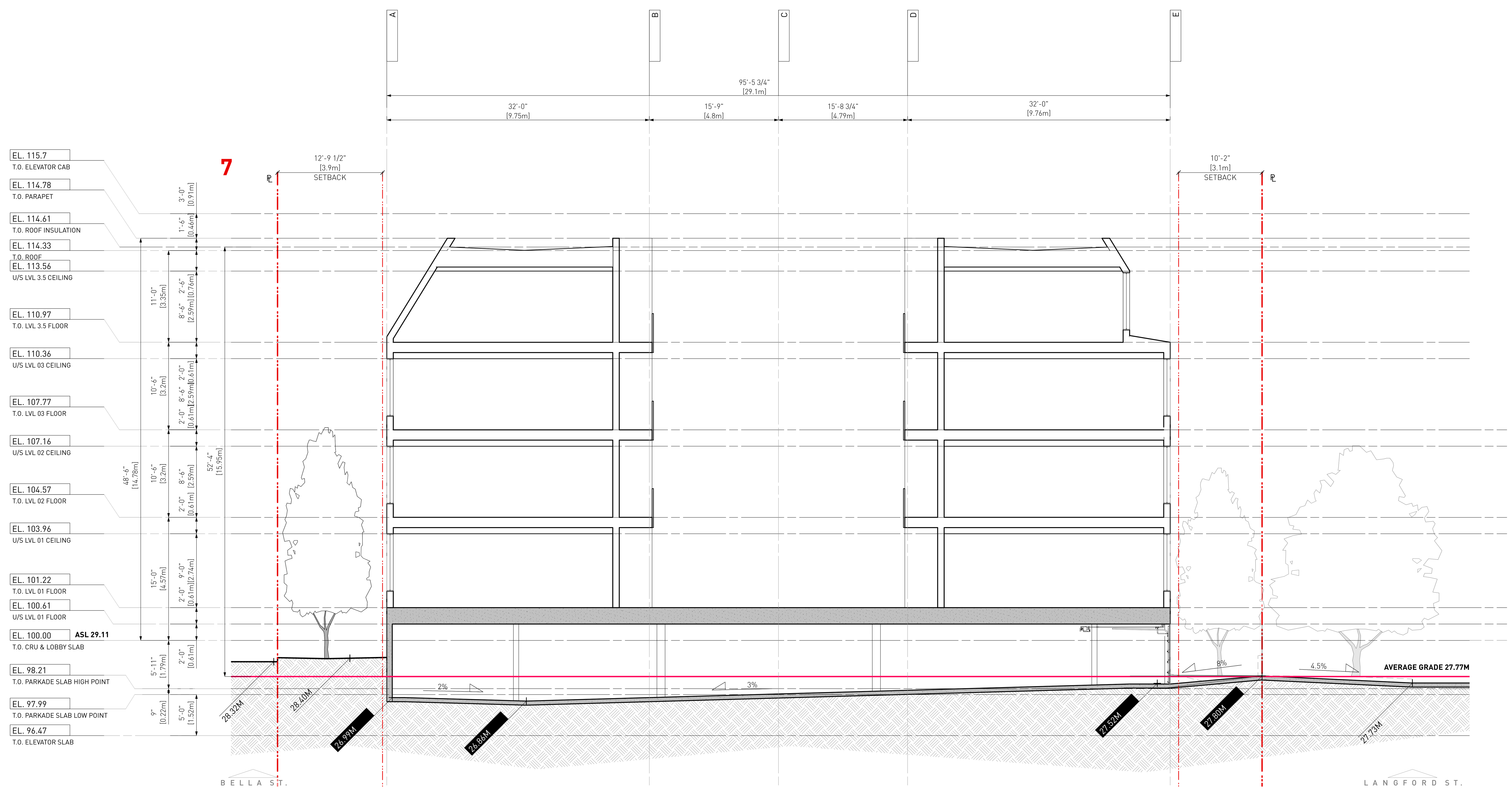
822 CATHERINE STREET
+ 304 LANGFORD STREET

VICTORIA, BC

BUILDING ELEVATION

Project
0646

Sheet
A2.6



1 SECTION @ PARKADE ENTRY
A3.1 SCALE: 1:100

5	Iss. for Review Summary Response 03	11.02.2022
4	Iss. for Review Summary Response 02	03.11.2021
3	Iss. for Review Summary Response 01	16.07.2021
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REGISTERED ARCHITECT ALEKSANDAR RADULOVIC

2022-02-11

PRELIMINARY NOT FOR CONSTRUCTION

5468 7796 ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

822 CATHERINE STREET
+ 304 LANGFORD STREET

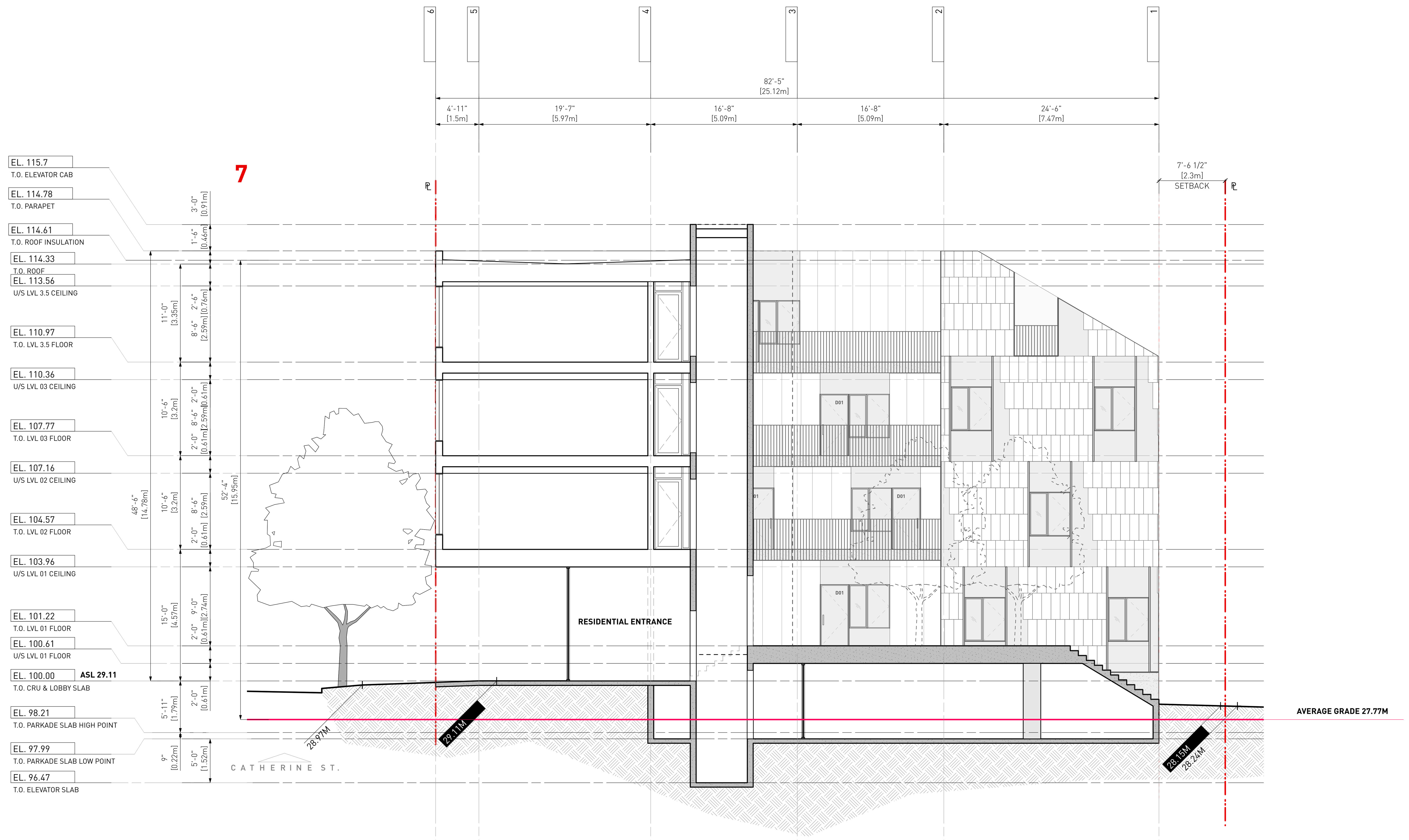
VICTORIA, BC

BUILDING SECTION

Project 0646

Sheet

A3.1



1 SECTION @ LOBBY
A3.2 SCALE: 1:100

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4	Iss. for Review Summary Response 02	03.11.2021
3	Iss. for Review Summary Response 01	16.07.2021
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1	Iss. for Rezoning & Dev. Permit App Community Review	17.03.2021

Drawn By: AR/ JY
Checked By: PB
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2022-02-11

PRELIMINARY NOT FOR CONSTRUCTION

5468796 ARCHITECTURE INC
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Winnipeg MB R3B 0S8
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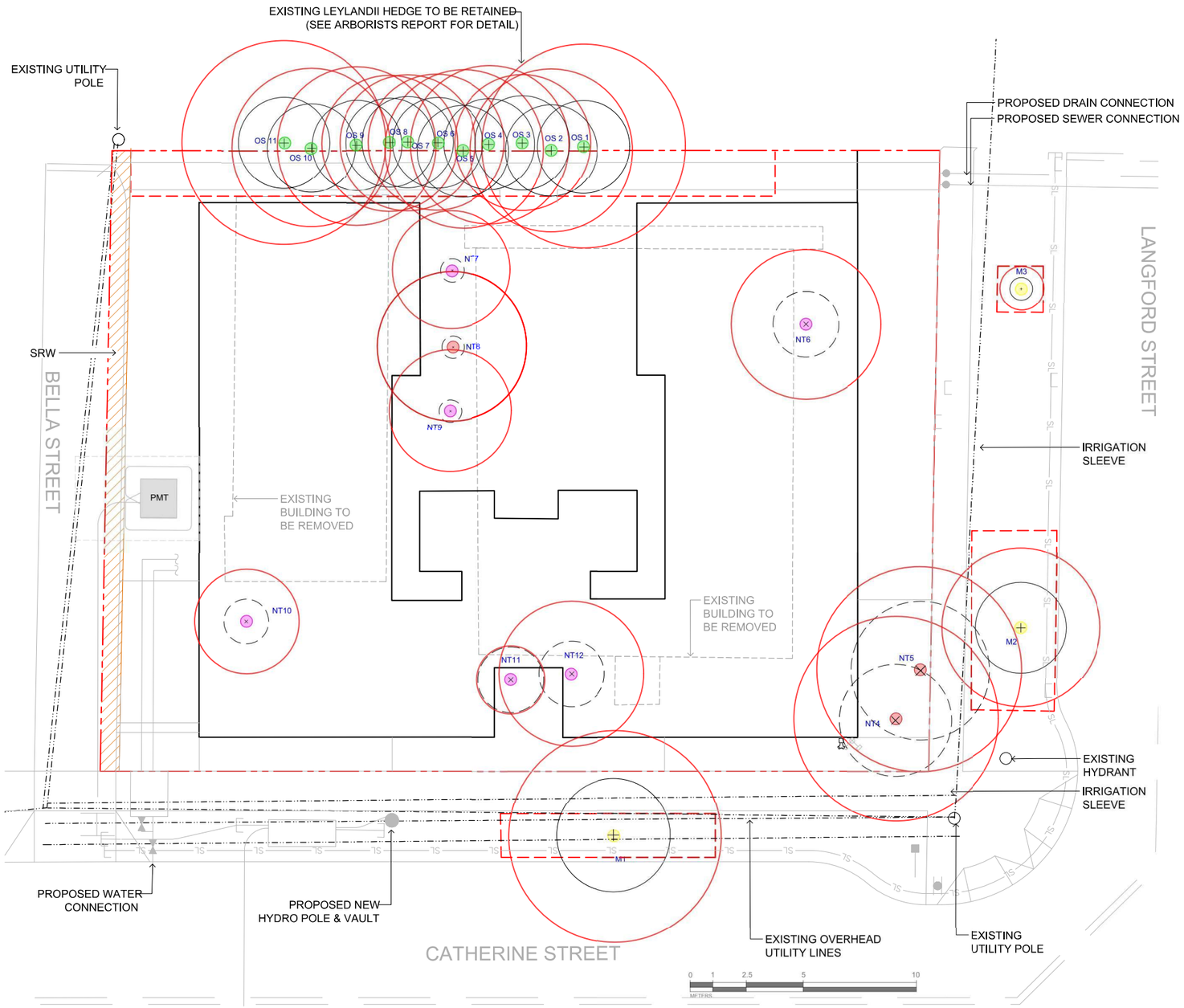
822 CATHERINE STREET
+ 304 LANGFORD STREET

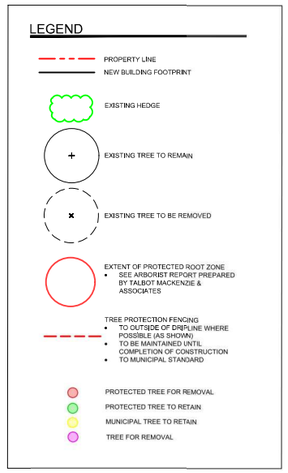
VICTORIA, BC

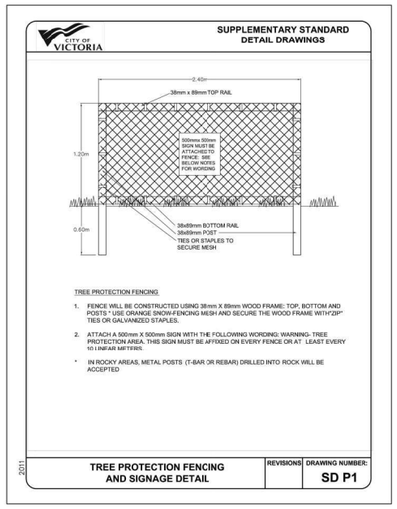
BUILDING SECTION

Project
0646
Sheet

A3.2







Inventory date: September 17, 2020 | November 1, 2021

822 Catherine Street - Tree Resource Spreadsheet

1 of 2

Prev. Tag #	Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
					Common	Botanical				Health	Structural					
NT1	**M1**	Yes	Municipal	**Municipal**	Cherry Plum	*Prunus cerasifera*	39	4.7	5	Fair-poor	Fair-poor		Moderate	Dieback, decay in 2 of 4 scaffold limbs	May be impacted by sidewalk construction. Municipal ID# 32333.	**Retain**
NT2	**M2**	Yes	Municipal	**Municipal**	Cherry Plum	*Prunus cerasifera*	32	3.8	4	Fair	Fair		Moderate	Canopy competition with NT4.	Municipal ID# 32334.	**Retain**
NT3	**M3**	Yes	Municipal	**Municipal**	Cherry Plum	*Prunus cerasifera*	2	1	1	Fair	Fair		Moderate	Newly planted.	Municipal ID# 32335.	**Retain**
	NT4	Yes	On-site	**Yes**	English Holly	*Ilex aquifolium*	21,21,19	4.5	5	Fair	Fair	Suitable	Good	Fill and green waste in CRZ.	Conflict with building footprnt.	**X**
	NT5	Yes	On-site	**Yes**	European Hawthorn	*Crataegus monogyna*	~30,25	4.5	6	Fair	Fair	Suitable	Good	Pruning stubs, sapsucker damage.	Conflict with building footprnt.	**X**
	NT6	Yes	On-site	**No**	Chinese Juniper	*Juniperus chinensis*	22	3.3	4	Fair	Fair	Suitable	Poor	Codominant leaders, sparse foliage. Close proximity to existing building.	Within building footprint.	**X**
	NT7	Yes	On-site	**No**	Pyramidal Cedar	*Thuja occidentalis*	9,8,8,7,3,3	2.6	1	Fair	Fair	Suitable	Good	Maintained as shrub.	Within building footprint.	**X**
	NT8	Yes	On-site	**Yes**	Pyramidal Cedar	*Thuja occidentalis*	11,11,7,7,6,6	3.3	1	Fair	Fair	Suitable	Good	Maintained as shrub.	Within building footprint.	**X**
	NT9	Yes	On-site	**No**	Pyramidal Cedar	*Thuja occidentalis*	12,11,6,4,4	2.7	1	Fair	Fair	Suitable	Good	Maintained as shrub.	Within building footprint.	**X**
	NT10	Yes	On-site	**No**	English Holly	*Ilex aquifolium*	23	2.3	2	Fair-poor	Fair-poor	Suitable	Good	Pruning stubs, topped historically, new leaders.	Within building footprint.	**X**
	NT11	Yes	On-site	**No**	English Holly	*Ilex aquifolium*	15	1.5	3	Fair	Fair	Suitable	Good	Deflected trunk, close proximity to existing building.	Within building footprint.	**X**
	NT12	Yes	On-site	**No**	Chinese Juniper	*Juniperus chinensis*	21	3.2	3	Fair-poor	Fair-poor	Suitable	Poor	Multiple leaders, sparse foliage.	Within building footprint.	**X**

Prev. Tag #	Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
					Common	Botanical				Health	Structural					
NT13	**OS1**	Yes	Off-site	**Yes**	Leylard Cypress	*Cuprocyparis leylandii*	45	4.5	4	Good	Fair		Good	Part of hedge row located at 310 Langford St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS2**	Yes	Off-site	**Yes**	Leylard Cypress	*Cuprocyparis leylandii*	36	3.6	4	Good	Fair		Good	Part of hedge row located at 310 Langford St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS3**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~30	3	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS4**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~35	3.5	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS5**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~35	3.5	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS6**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~30	3	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS7**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~30	3	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS8**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~30	3	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS9**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~35	3.5	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS10**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~35	3.5	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**
NT13	**OS11**	Yes	Off-site	**Yes (if estimate is correct)**	Leylard Cypress	*Cuprocyparis leylandii*	~45	4.5	4	Good	Fair		Good	Part of hedge row located at 309 Bella St.	May be impacted by foundation excavations.	**TBD**

Prepared by:
Talbot Mackenzie and Associates
Box 48163 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

TREE IMPACT SUMMARY TABLE

TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	3		3	6	5
ON-SITE TREES, NOT BYLAW PROTECTED	6		6		
MUNICIPAL TREES	3	3			1
NEIGHBORING TREES, BYLAW PROTECTED	11	11			
NEIGHBORING TREES, NOT BYLAW PROTECTED					
PROPOSED NON REPLACEMENT TREES (ON-SITE TREES IN PLANTERS)					4
TOTAL	23	14	9	6	10

REPLACEMENT TREES REQUIRED	6
REPLACEMENT TREES PROPOSED	5
REPLACEMENT TREE SHORTFALL	1

BIO PHI LIA
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
ARYZE

PROJECT NAME:
822 CATHERINE STREET
+ 304 LANGFORD STREET

PROJECT ADDRESS:
822 CATHERINE ST.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KH

NO.	ISSUE	YYIMM/DD
	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22\02\11
	ISSUED FOR REVIEW SUMMARY RESPONSE 01	21\11\03
	ISSUED FOR TRD RESPONSE	21\07\14
	ISSUED FOR RZ/DP	21\05\12

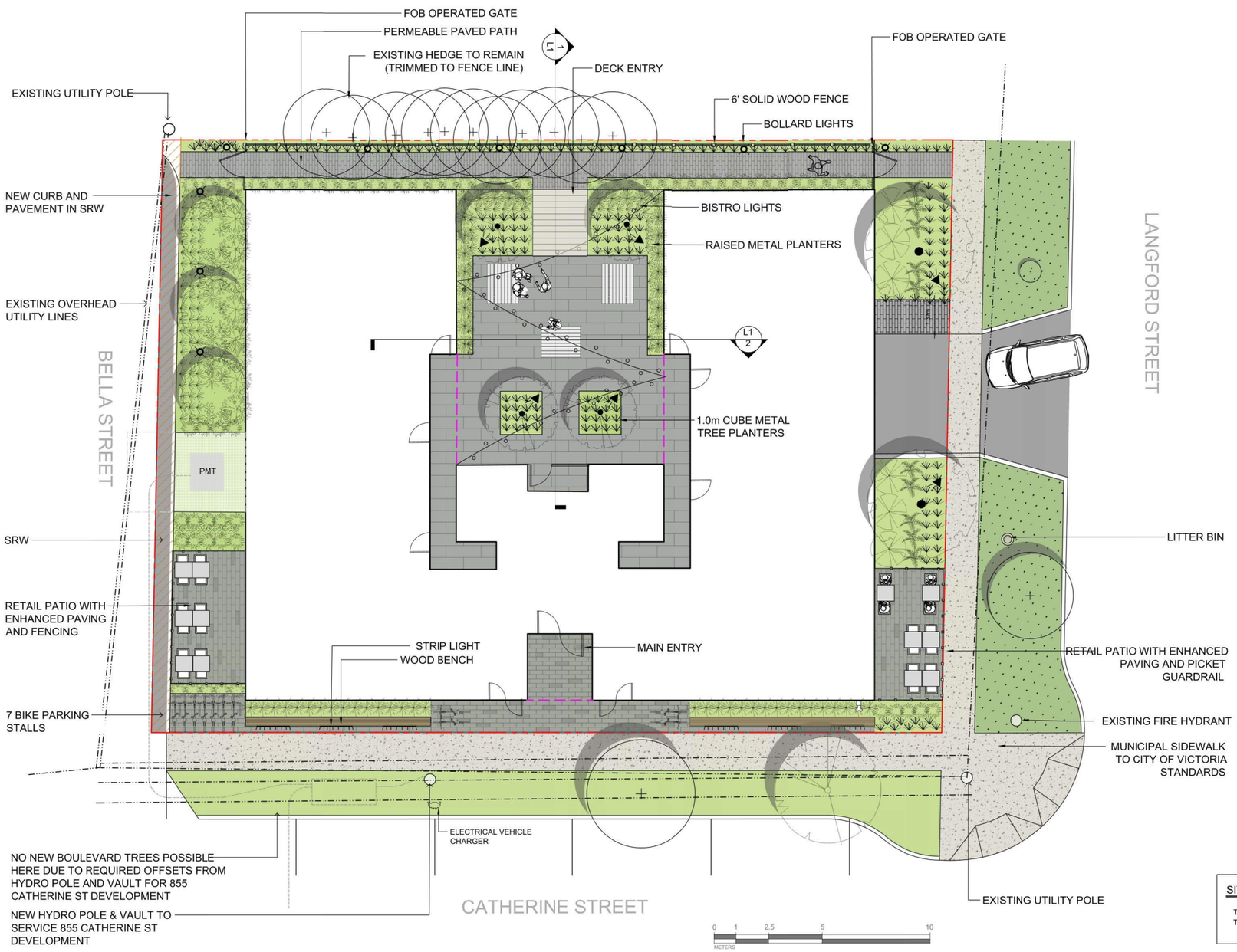
SEAL

NORTH ARROW

DRAWING TITLE:
TREE REMOVAL & PROTECTION

DWG NO: L0

SCALE: 1:100



LEGEND

PROPERTY LINE
OVERHANG

SOD
- 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)
- SOD
- TO CITY OF VICTORIA MUNICIPAL STANDARDS

ON-SITE LANDSCAPE AREA
- 450 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS)
- 50 mm DEPTH MULCH

RAISED PLANTER
- 450 mm DEPTH PLANTER GROWING MEDIUM
- 50 mm DEPTH MULCH

ENHANCED PAVING
- CONCRETE PAVERS
- COLOUR: MULTI GREY

PAVERS ON PEDISTALS
- CERAMIC PAVERS ON PEDESTALS
- COLOUR: CHARCOAL

BARKMAN BOARDWALK PERMEABLE PAVERS
- COLOUR GREY
- ROMEX PERMEABLE GROUT

ASPHALT DRIVE AISLE

MUNICIPAL SIDEWALK
- CIP CONCRETE WITH BRUSH FINISH TO CITY OF VICTORIA STANDARDS

BENCH
- CONCRETE BASE WITH WOOD SEAT
- COLOUR: BLACK WOOD STAIN

BIKE RACK
- 6 X
- SURFACE MOUNT ON EMBEDDED CONCRETE POST

LITTER/RECYCLING STATION

BOLLARD LIGHT
- LED LOW LEVEL LIGHT

TREE UP-LIGHT

UNDER BENCH STRIP LIGHT

BISTRO LIGHTS
- EXTERIOR RATED LED

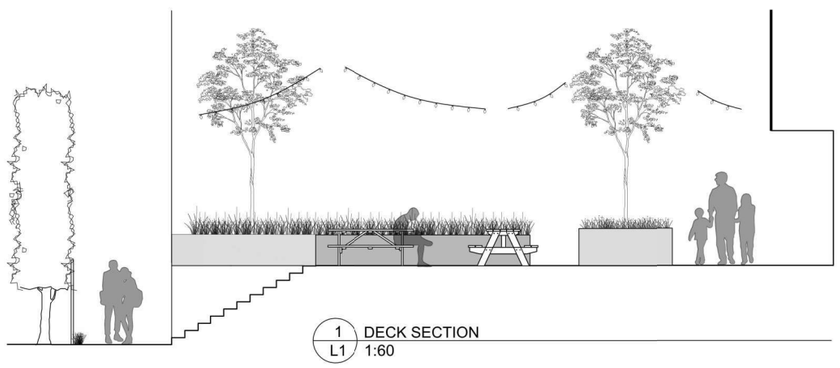
FENCE
- 6' HT SOLID WOOD FENCE
- COLOUR: BLACK WOOD STAIN
- 6" INSIDE PROPERTY LINE

FENCE
- 6' WOOD SLAT FENCE

GATE
- SELF LOCKING FOB OPERATED
- BLACK POWDERCOAT METAL

EXISTING TREE TO BE RETAINED

PROPOSED TREES



1 / L1 DECK SECTION
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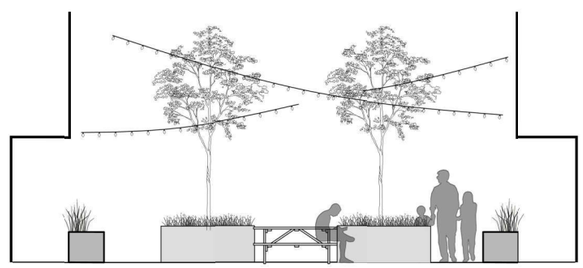

2 / L1 DECK SECTION
1:60

SITE PERMEABILITY

TOTAL SITE IMPERVIOUS AREA FOR ENTIRE PRIVATE PROPERTY: 772 m2
TOTAL SITE PERVIOUS AREA FOR ENTIRE PRIVATE PROPERTY: 193 m2

LANDSCAPE NOTES

PROPOSED BOULEVARD TREES
- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING: 1)INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.

BOULEVARD IRRIGATION
- SEE IRRIGATION PLAN
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER, AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- THE LANDSCAPE DRAWING INDICATE THAT BOTH BOULEVARD FRONTAGES WILL BE IRRIGATED FROM A CITY WATER SOURCE. PARKS SUPPORTS THE INSTALLATION OF THE IRRIGATION SYSTEM ON THE TAXED BOULEVARD ON LANGFORD STREET. THE CATHERINE UNTAXED BOULEVARD CAN BE IRRIGATED FROM A PRIVATE WATER SOURCE UNDER A PERMIT FROM THE CITY ENGINEERING DEPARTMENT. THE MAINTENANCE OF THE CATHERINE BOULEVARD IS THE RESPONSIBILITY OF THE PROPERTY OWNER AS WOULD BE THE PRIVATE IRRIGATION SYSTEM.

BIO PHI LIA
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
ARYZE

PROJECT NAME:
822 CATHERINE STREET
+ 304 LANGFORD STREET

PROJECT ADDRESS:
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DESIGNED BY: BIANCA BODLEY
DRAWN BY: KH

NO.	ISSUE	YY\MM\DD
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	ISSUED FOR TRD RESPONSE	21\07\14
	ISSUED FOR RZ/DP	21\05\12

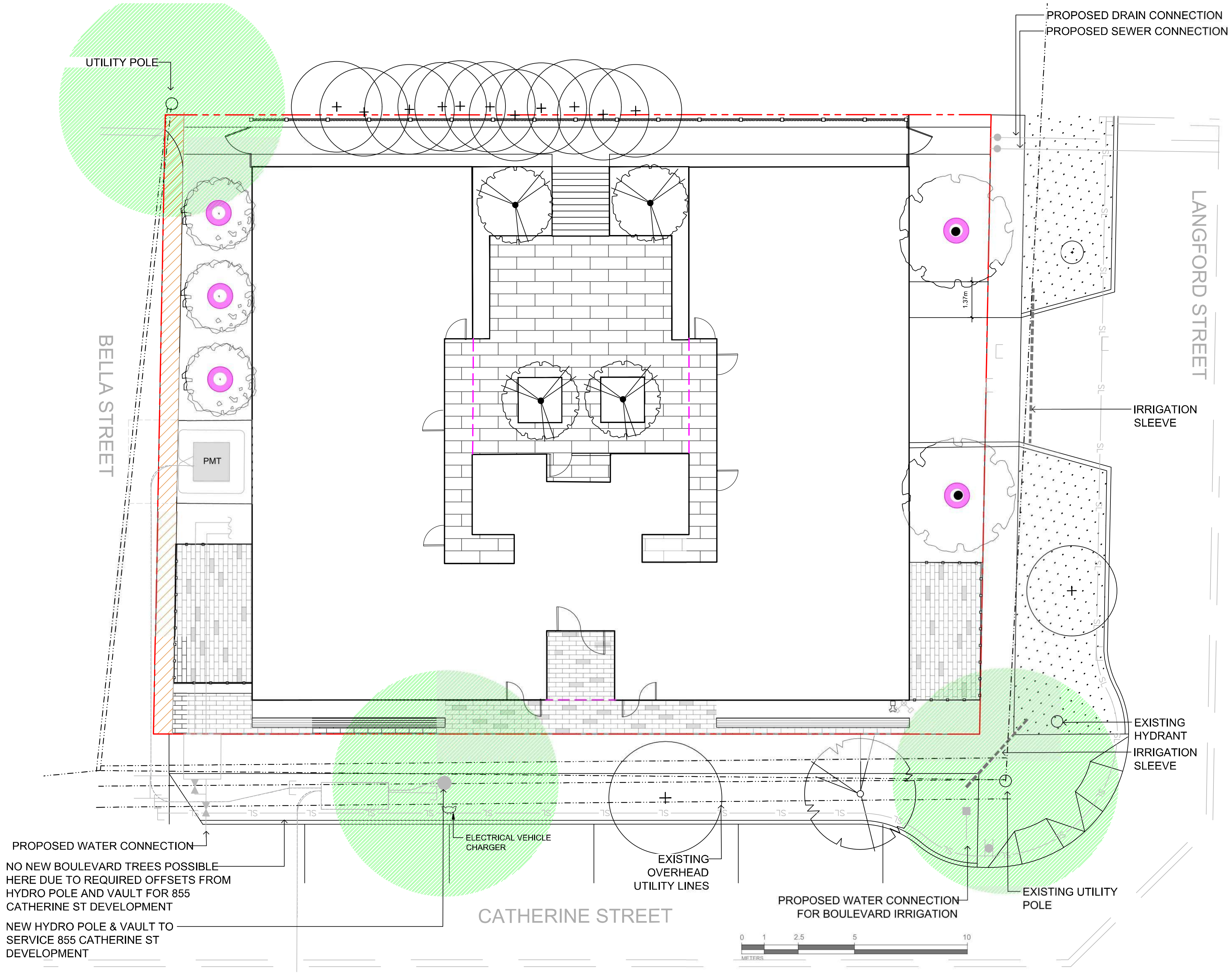
SEAL
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH ANDERSON
332
LANDSCAPE ARCHITECT
2022-02-11

NORTH ARROW

DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO: L1

SCALE: 1:100



LEGEND

- OVERHEAD POWER LINE
- DESIGNATED REPLACEMENT TREE
- 5.0 m OFFSET FROM HYDRO OR LIGHT POLE

REPLACEMENT TREES REQUIRED	6
REPLACEMENT TREES PROPOSED	5
REPLACEMENT TREE SHORTFALL	1

Tree Planting Schedule

Quantity	Symbol	Latin Name	Common Name	Container	Caliper
4		Acer Griseum	Paperbark Maple	B&B	5 cm
3		Stewartia rostrata	Stewartia	B&B	5 cm
2		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	B&B	70 cm
1		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	6 cm

LANDSCAPE NOTES

PROPOSED BOULEVARD TREES

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KH

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	ISSUED FOR RZ/DP	21\05\12

SEAL

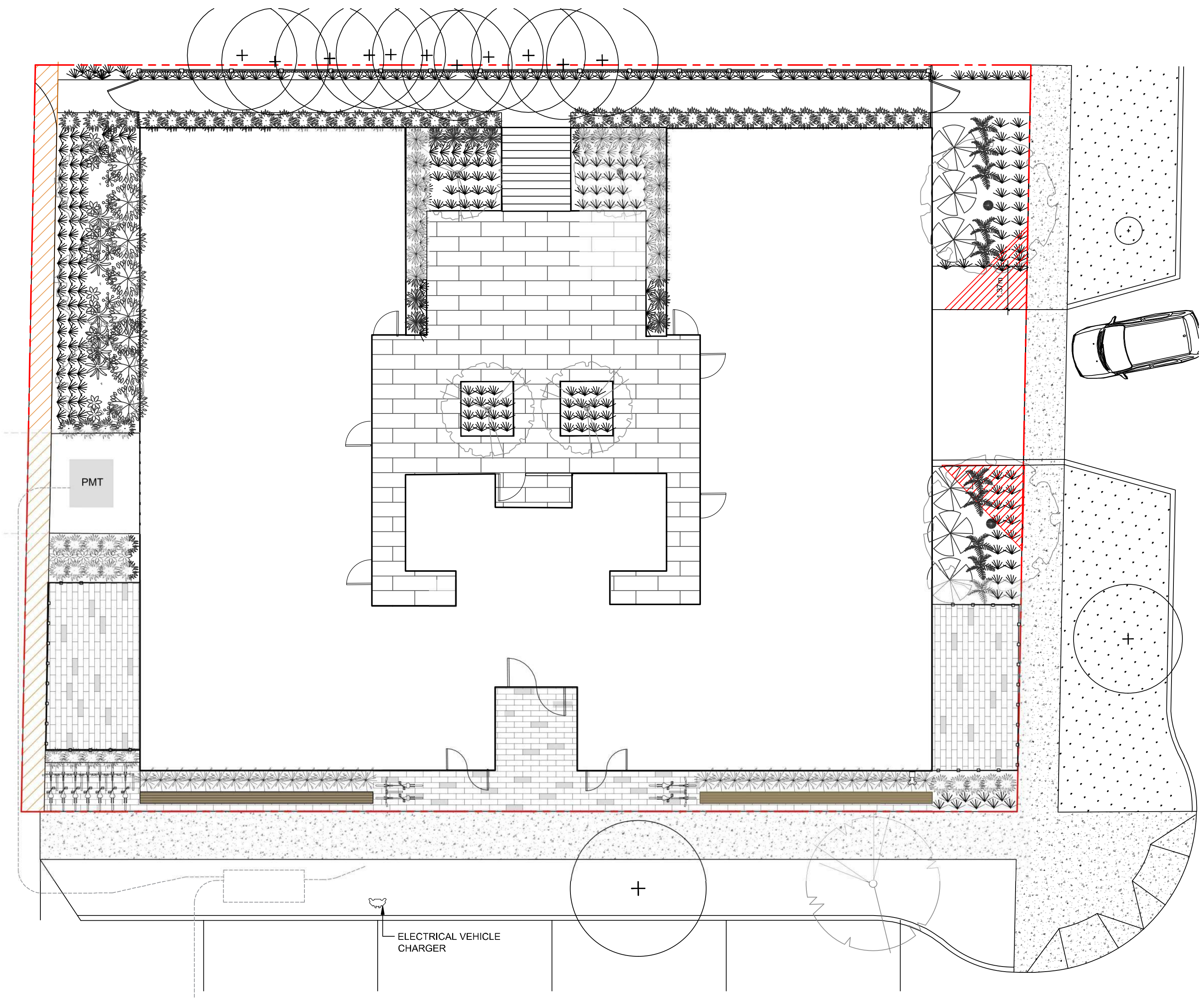
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH M. BALDERSTON
332
2022-02-11

NORTH ARROW

DRAWING TITLE:
TREE PLANTING PLAN

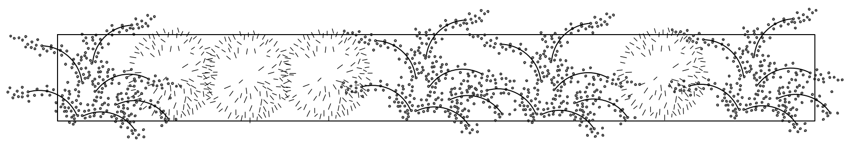
DWG NO: L2

SCALE: 1:100



PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
11		Anaphalis margaritacea	Pearly everlasting	#1	yes	
32		Sesleria autumnalis	Autumn moor grass	#1		
65		Calamagrostis acutiflora 'Karl Forester'	Karl Forester feather reed grass	#2		
8		Choisya ternata	Mexican mock orange	#2		
11		Echinecea purpurea	Purple coneflower	#1		yes
		Hebe 'Green Gem'	Green Gem hebe			
10		Liriope muscari	Liriope	TRAY		
14		Liriope muscari 'Variegata'	Variegated liriope	TRAY		
10		Ploystichum munitum	Western sword fern	#1	y	
30		Prostanthera cuneata	Australian mint	#1		
8		Rosmarinus officinalis 'Prostratus'	Creeping rosemary			
6		Vaccinium ovatum	Evergreen huckleberry		y	
8		Verbena bonariensis	Tall verbena	#1		yes

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



1 / L3 PLANTER PLANTING DESIGN

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

OWNER/CLIENT:
ARYZE

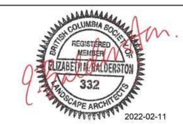
PROJECT NAME:
822 CATHERINE STREET
+ 304 LANGFORD STREET

PROJECT ADDRESS:
822 CATHERINE ST.
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KH

NO.	ISSUE	YY\MM\DD
	ISSUED FOR REVIEW SUMMARY RESPONSE 02	22\02\11
	ISSUED FOR REVIEW SUMMARY RESPONSE 02	21\11\03
	ISSUED FOR TRD RESPONSE	21\07\14
	ISSUED FOR RZ/DP	21\05\12

SEAL

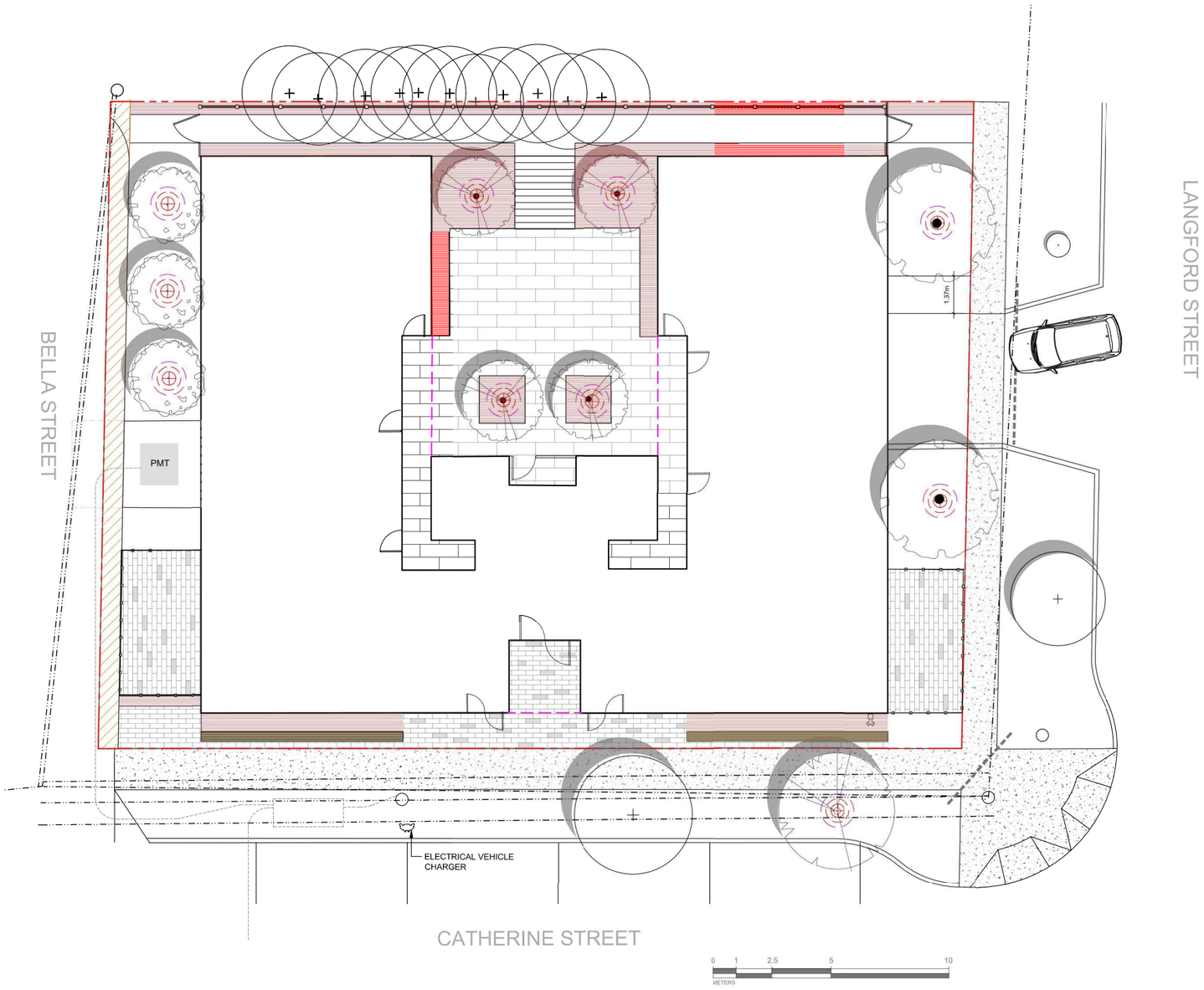


NORTH ARROW

DRAWING TITLE:
PLANTING PLAN

DWG NO: L3

SCALE: 1:100



LEGEND: OFF-SITE IRRIGATION

- IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"
- IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"
- IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"
- (TURF) RAIN BIRD 1804 12 SERIES MPR
- (TURF) RAIN BIRD 1804 12 SERIES MPR
- RAIN BIRD PGA GLOBE 25MM
- RAIN BIRD 3-RC 20MM
- WATTS 007 25MM
- RAIN BIRD TBOS2-CM4
- NETAFIM DF075-120 20MM
- POINT OF CONNECTION 25MM
- DURA-FLO DRIP TREE RING @ 18GPH
- AREA TO RECEIVE DRIPLINE
- IRRIGATION SLEEVE
  - SEE IRRIGATION PLAN
  - COORDINATE INSTALLATION WITH GENERAL CONTRACTOR

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	ISSUED FOR REVIEW SUMMARY RESPONSE 02	220211
	ISSUED FOR REVIEW SUMMARY RESPONSE 02	211113
	ISSUED FOR TRD RESPONSE	210714
	ISSUED FOR RZ/DP	210512

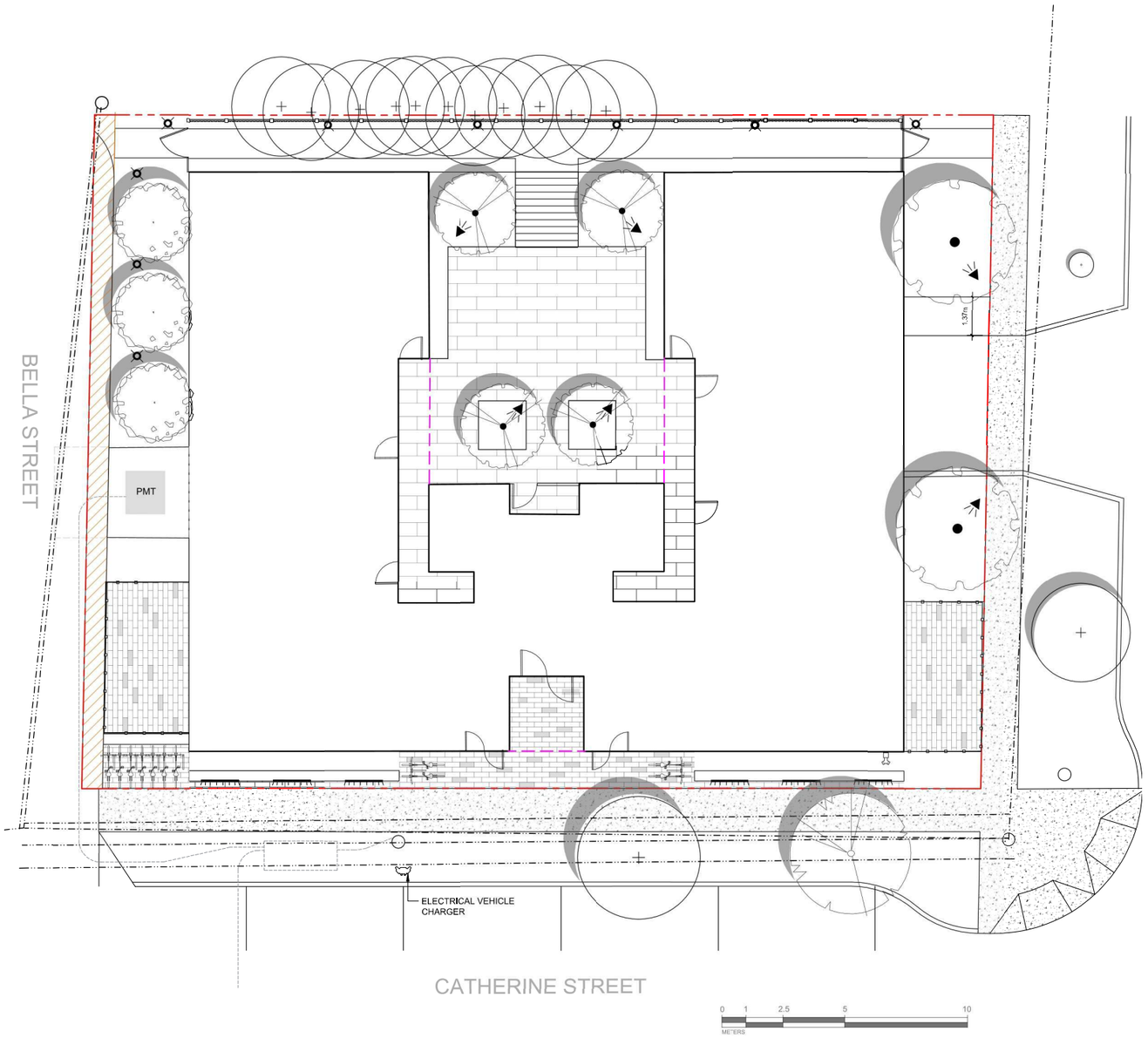
SEAL

NORTH ARROW

DRAWING TITLE:
IRRIGATION PLAN

DWG NO: L4

SCALE: 1:100



LEGEND: LIGHTING

PROPERTY LINE

BOLLARD LIGHTING (9)
- BRONZE FINISH
- WARM WHITE LED

UPLIGHT (TREES) (6)
- MATTE BRONZE FINISH
- WARM WHITE LED

HORIZONTAL STEP LIGHT (8)
- BRONZE FINISH
- WARM WHITE LED

STRIP LIGHT (6)
- TEXTURED BRONZE
- WARM WHITE LED

15501 - Atlantis - 4W 1 LED Round Small Bollard - 2 Inches Wide by 20 Inches High by Hinkley Lighting

Specs	
Family/Collection:	Atlantis
Width/Diameter (in):	2.00"
Height:	20.00"
Design Style:	Modern
Voltage Rating:	12 V
Style and Option 1	
Style:	Bronze Finish with Etched Glass
Item #:	15501BZ
Price:	$169.00
Style and Option 2	
Style:	Titanium Finish with Etched Glass
Item #:	15501TT
Price:	$169.00

16501 - Hardy Island - Low Voltage 1 Light Small Spot Light - 1.75 Inches Wide by 2.5 Inches High by Hinkley Lighting

Specs	
Family/Collection:	Hardy Island
Length:	4.75"
Width/Diameter (in):	1.75"
Height:	2.50"
Weight:	2.00 lbs
Installation Sheet:	http://images.canadalightingexperts.com/supplier/Hinkley-Lighting/specsheets/1650-Inst.pdf
# of Bulbs:	1
Standard Wattage:	35 Watts
Bulb Type:	MR11
Design Style:	Modern
Voltage Rating:	12 V
Low Voltage:	Yes
Material:	Cast Brass
Style and Option 1	
Style:	Matte Bronze Finish
Item #:	16501MZ
Price:	$159.00

15508 - Luna - 12V 3.8W LED Horizontal Step Light - 4.5 Inches Wide by 3 Inches High by Hinkley Lighting

Specs	
Family/Collection:	Luna
Length:	0.50"
Width/Diameter (in):	4.50"
Height:	3.00"
Depth/Extension:	0.50"
Weight:	0.70 lbs
# of Bulbs:	1
Standard Wattage:	3.8 Watts
Bulb Type:	LS-4
Lumens:	200
Color Temperature:	2700 Kelvin
Voltage Rating:	12 V
Low Voltage:	Yes
Material:	Zinc-Aluminum Alloy
ADA Approved:	Yes
Bulbs Included:	Yes
Style and Option 1	
Style:	Bronze Finish
Item #:	15508BZ
Price:	$99.00

16103 - 2.7W 24 LED Hardscape Light 0.75 inches tall by 3 inches wide by Kichler Lighting

Specs	
Length:	18.00"
Width/Diameter (in):	3.00"
Height:	0.75"
Weight:	0.95 lbs
Installation Sheet:	http://images.canadalightingexperts.com/supplier/Kichler-Lighting-Canada/specsheets/16103-Inst.pdf
# of Bulbs:	24
Standard Wattage:	2.7 Watts
Bulb Type:	LED
Voltage Rating:	12 V
Material:	Aluminum
Bulbs Included:	Yes
Style and Option 1	
Style:	Textured Architectural Bronze Finish
Item #:	16103AZT
Price:	$179.99

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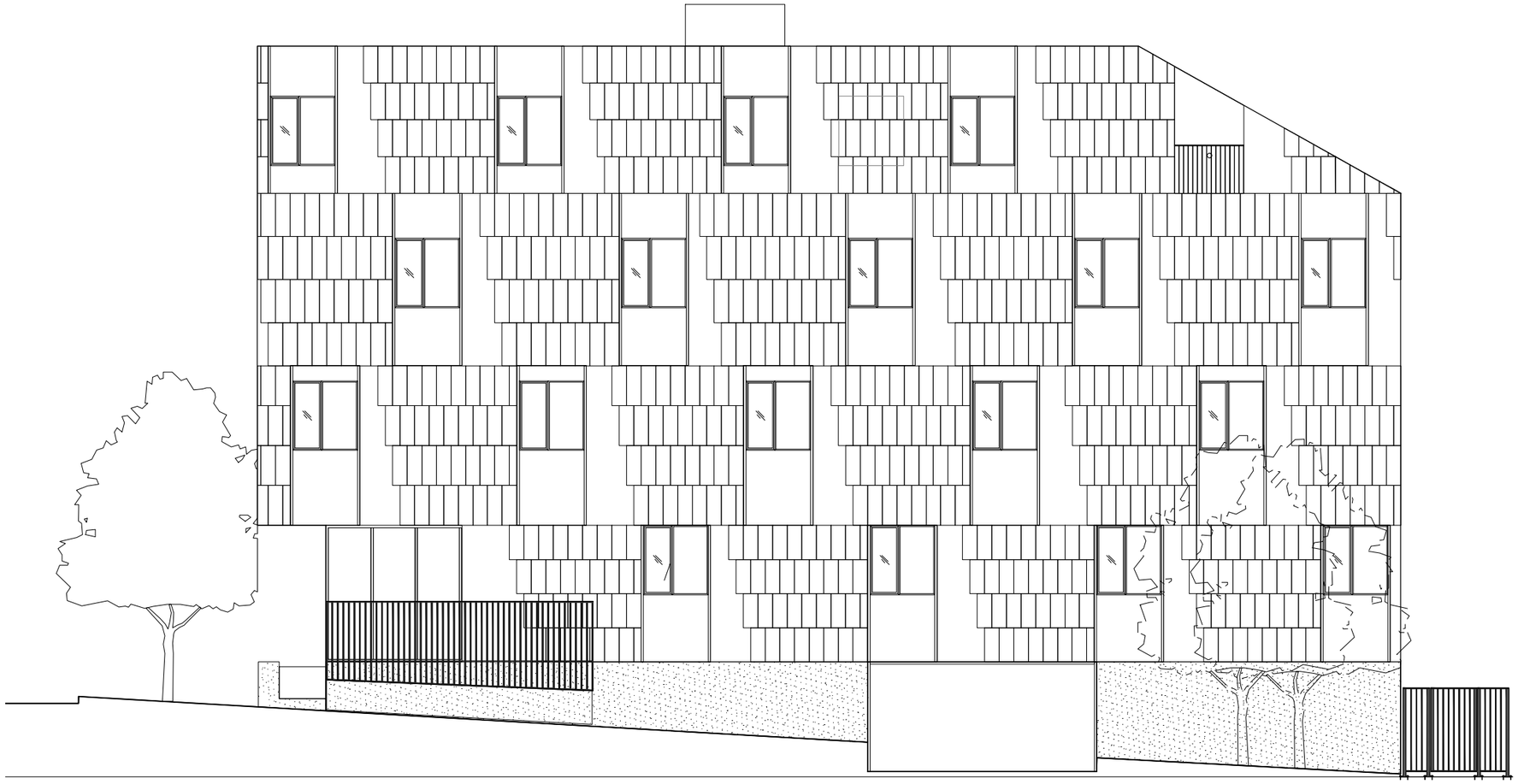
SEAL

NORTH ARROW

DRAWING TITLE:
LIGHTING PLAN

DWG NO: L5

SCALE: 1:100



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SEAL

NORTH ARROW

DRAWING TITLE:
FENCING DETAILS

DWG NO: L6

SCALE: **1:100**