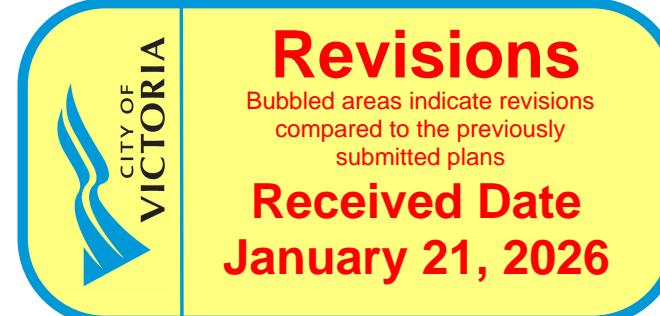


Project Address:

Civic Address
50 Government St
Victoria, BC

Legal Address Description:
Property ID: 007-326-122
Legal Amended Lot 9, Beckley Farm, Victoria District,
Plan 229

OEZA DEVELOPMENTS



Oeza Developments
1558 Beach Dr.
Victoria, BC

Contact:
Mike Jones
mike.jones@oezadevelopments.ca
250-588-1960

Architect

Waymark Architecture
1826 Government Street
Victoria BC V8T 4N5

Contact: Will King
Phone: 778 977 0660
Email: will@waymarkarchitecture.com

Landscape

G | ALA Gauthier + Associates Landscaping
308 877 Hastings St
Vancouver, BC

Contact: Bryce Gauthier
Phone: 604 317 9682
Email: bryce@gauthierla.com

Code Consultant

Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6

Contact: Corie Lubben
Phone: 250 410 2021 extension 205
Email: clubben@celerity.ca

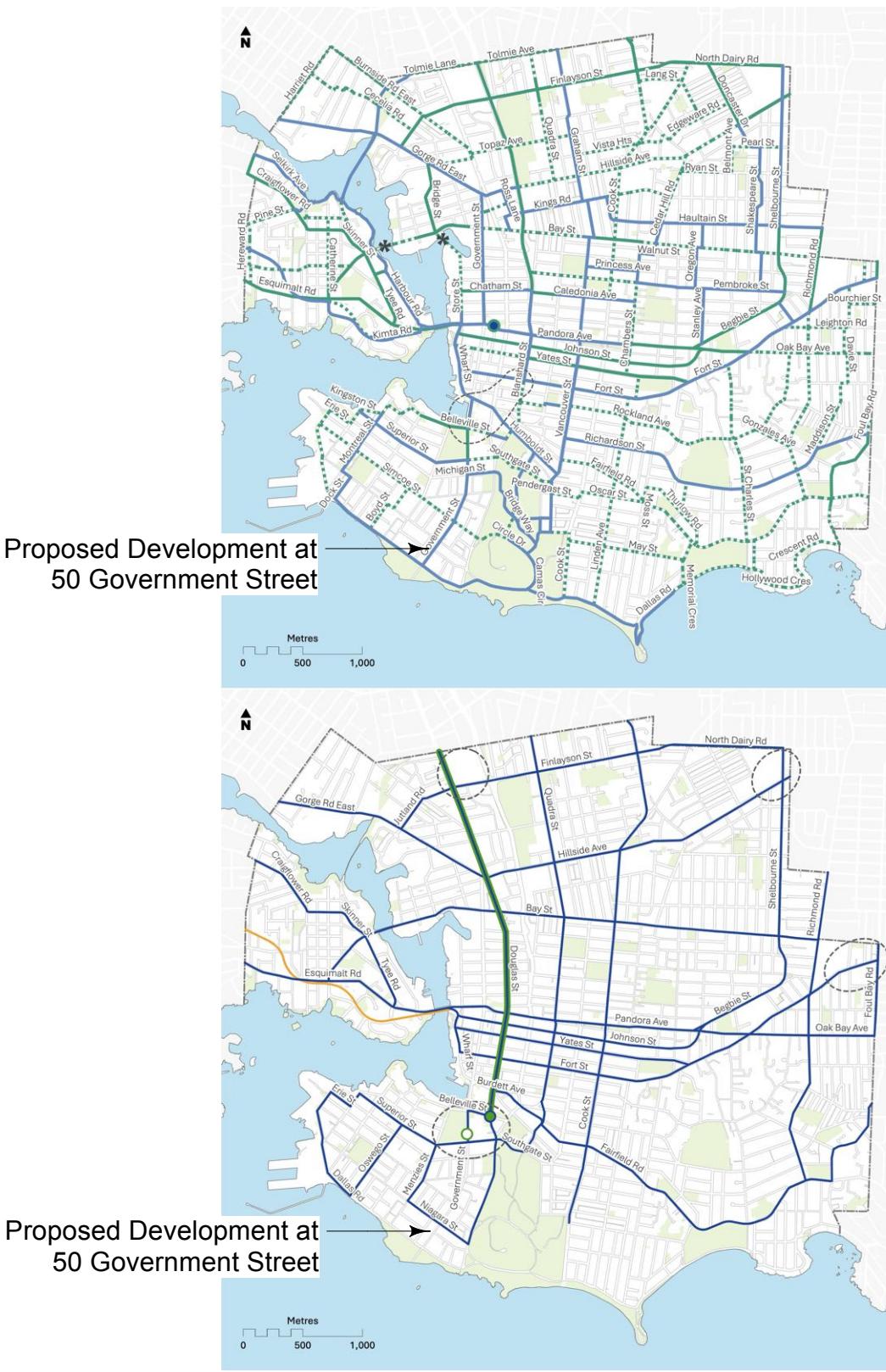
Civil Engineer

McElhanney
3960 Quadra St #500
Victoria, BC V8X 4A3

Contact: Nathan Dunlop
Phone: 778 746 7417
Email: ndunlop@mcelhanney.com

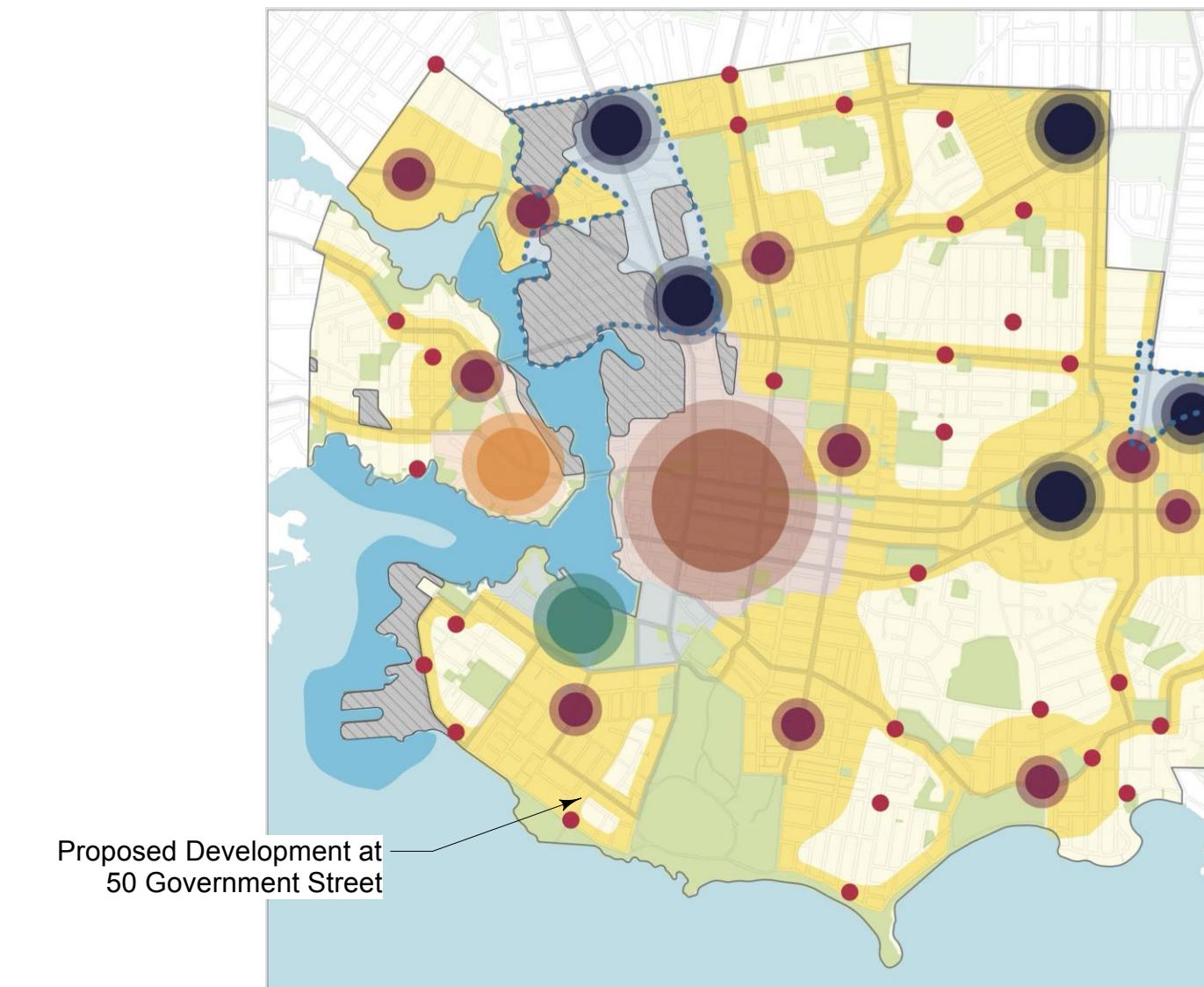
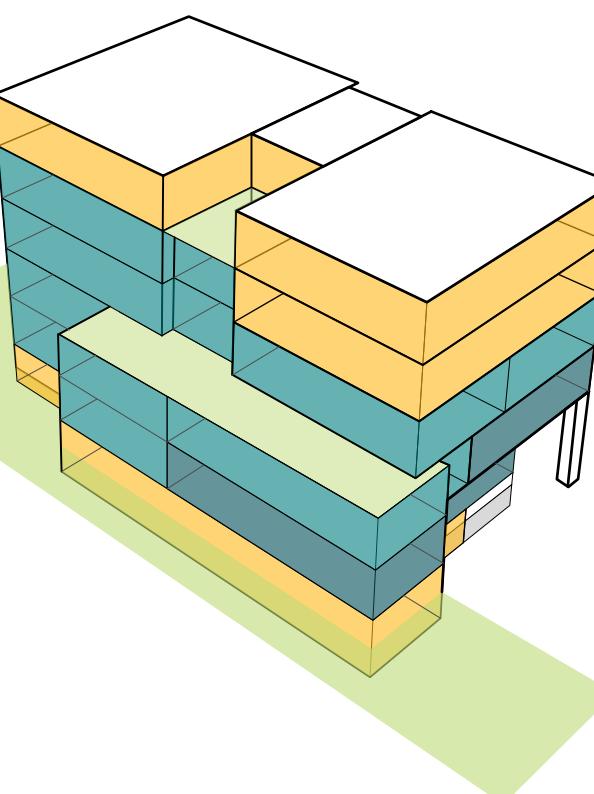


HOW THIS PROPOSAL SUPPORTS THE VICTORIA 2050 OCP



50 Government Street is in a Priority Growth Area, close to James Bay Village and Holland Point Village. It is located along the Government Street bike corridor and close to transit routes along Niagra, Douglas and Menzies.

The development proposes a rental building catering to car-free families and individuals with a focus on car sharing, bikes and other human powered transportation.



50 Government Street is within walking distance to Holland Point and James Bay Neighbourhood Centers. The region is noted as a Priority Growth Area.

Complete Communities Anchored by a Downtown Core:

Providing low-carbon residential infill within walking distance of the Holland Point Village and James Bay community nodes, and with immediate access to the Transit Priority Network.

Climate Forward Growth:

Utilizing low-carbon building materials and providing amenities that support the shift to low-carbon mobility modes.

Diverse Housing Options:

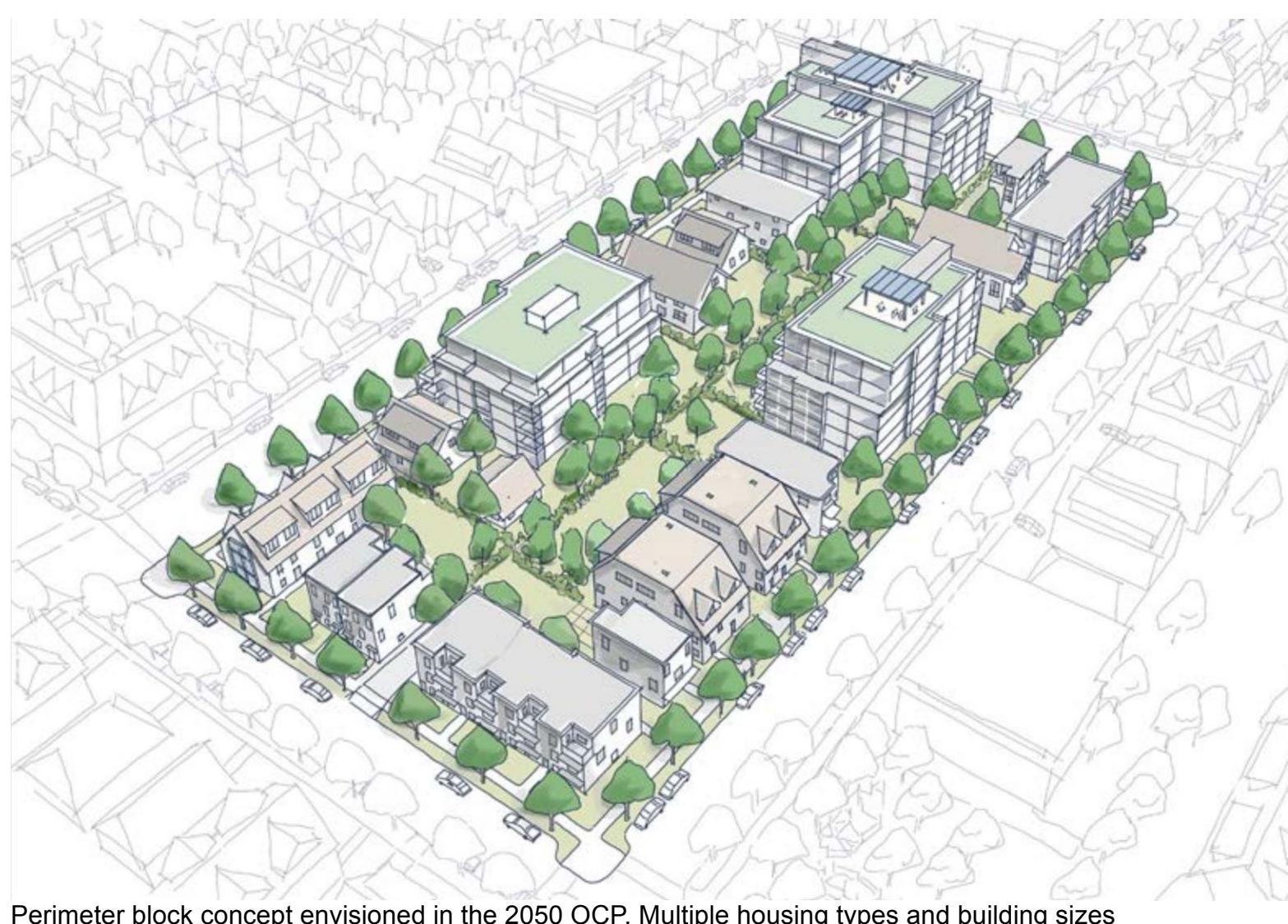
Directly addresses housing diversity with secured rental units, where 35% offer two or more bedrooms and 24% offer three bedrooms, making the project suitable for families and children.

Livable Public and Private Spaces:

Offering generously sized units and three outdoor amenity spaces (including two rooftop decks) and comprehensive bicycle accommodations.

Lands to Thrive and Prosper:

Maximizes land use by replacing and adding rental units on an underdeveloped existing housing lot, thereby efficiently using urban land and supporting the preservation of working lands.



Perimeter block concept envisioned in the 2050 OCP. Multiple housing types and building sizes are shown with interior green space.



Existing neighbourhood block with proposed development shown at 50 Government Street

The proposed development maintains the concept of the perimeter block concept with a new 5 story residential rental building. The proposed development provides a new building type within the existing fabric on the block, helping the neighbourhood realize the envisioned built form in the OCP.

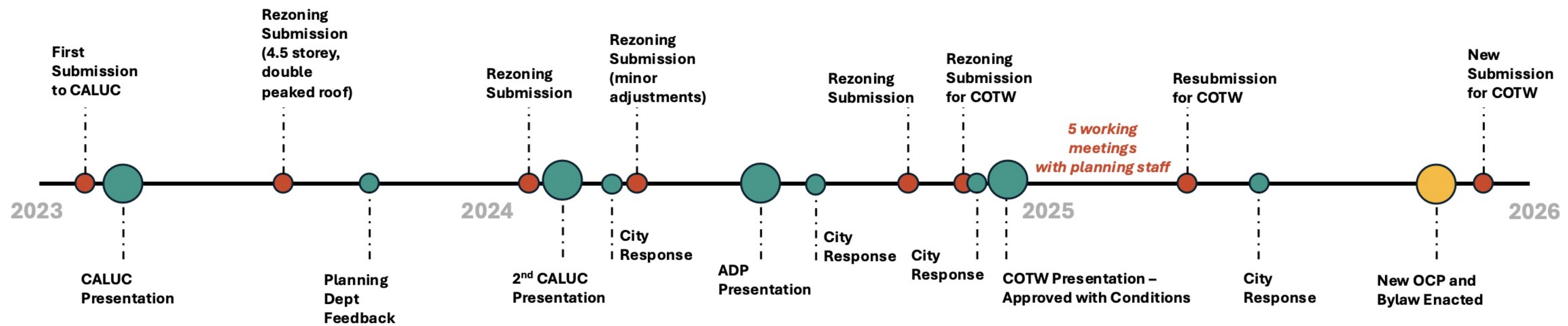
HOW THIS PROPOSAL COMPLIES WITH THE NEW ZONING BYLAW

| Category | Zoning Bylaw 2018 | 50 Government Proposal | Complies? | Explanation |
|-------------------------|--|--|-----------|---|
| Family Units | 3.1.30.c For Buildings greater than 3 Storeys, i) at least 10% of the Dwelling Units must have three Bedrooms or more, and ii) an additional 20% of the Dwelling Units must have two Bedrooms or more; | 35% of dwelling units have two bedrooms and 23.5% are three bedrooms | YES | 17 rental apartments proposed: (4 – 3 bedrooms, 2 – 2 bedrooms, 11 – 1 bedrooms). Proposal significantly exceeds minimum family unit requirements. |
| Dwelling Unit Size | 3.1.30.a The minimum size of a Dwelling Unit in a Residential Building is 33m ² | Mix of 44 m ² to 100 m ² units | YES | All units exceed minimum size. |
| Height Limit | 4.1.3.a.ii 17m for buildings over 4 storeys and up to 5 storeys | 16.565 m (5 storeys) | YES | Complies with the maximum allowable height for a five-storey building. |
| Lot Coverage | 4.1.6.a 55% maximum for buildings greater than 3 storeys with three or more dwelling units | ≈ 51.8 % | YES | Provides a balanced approach to coverage while maximizing open space availability. |
| Open Lot Space | 4.1.6.b 30% minimum for buildings greater than 3 storeys with three or more dwelling units | ≈ 40 % | YES | The design provides enhanced open space and exceeds the minimum requirement. |
| Landscape Area | 4.1.6.c 10% minimum of lot area for buildings greater than 3 storeys with three or more dwelling units | ≈ 10.9% | YES | Exceeds minimum landscaping requirements, contributing to canopy growth. Replacing an existing paved parking area. |
| Front Setback | 4.1.4.a 4.0 m minimum for buildings greater than 3 storeys with three or more dwelling units | ≈ 5.0 m | YES | Setback is in keeping with the neighbourhood. |
| Side Setbacks | 4.1.4.c 9.0 m minimum to a Primary Façade above 4 storeys | 1.55 m / 2.19 m | VARIANCE | Variance requested to permit setbacks similar to the existing and adjacent buildings |
| Rear Setback | 4.1.4.d 8.0 m or 25% of lot depth, whichever is greater | 5.65 m | VARIANCE | Variance requested to permit setbacks similar to nearby buildings. |
| Lot Area | 4.1.7.a 540 m ² minimum for buildings greater than 3 storeys with three or more dwelling units | 586.27 m ² | YES | Lot area is adequately sized and compliant with the minimum requirement. |
| Street Frontage | 4.1.7.b.ii 30 m minimum for buildings up to 5 storeys | 17.5 m | VARIANCE | Variance requested due to the narrow lot width. Design utilizes a single-stair core and efficient building form to maximize density on the constrained lot. |
| Parking | 5.1.1.2 21 parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1 | 1 car share for residents and 1 visitor parking space sized for accessible van use | VARIANCE | Variance requested to support the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling and Transit Priority Network. |
| Accessible Parking | 5.7.1.a Minimum of 1 Van accessible parking space for 6-25 spaces | 1 accessible sized van parking stall | YES | Compliant with minimum accessible parking requirements. |
| Short Term Bike Parking | 5.1.1.2 6 short term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1 | 6 short term bike parking spaces are provided under cover near the main entry | YES | Compliant with short term bike parking requirements. |
| Long Term Bike Parking | 5.1.1.2 22 long term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1 | 38 bike parking spaces are provided in a ground floor bike room | YES | Ample bike parking supports the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling Network. |
| Density | Schedule C – Density Benefits a 2.6:1 for A Lot that is in a Priority Growth Area and all Dwelling Units on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as Residential Rental Tenure zoning, | 2.13 FSR, secured rental in perpetuity | YES | Density is well below the 2.6 FSR maximum. |

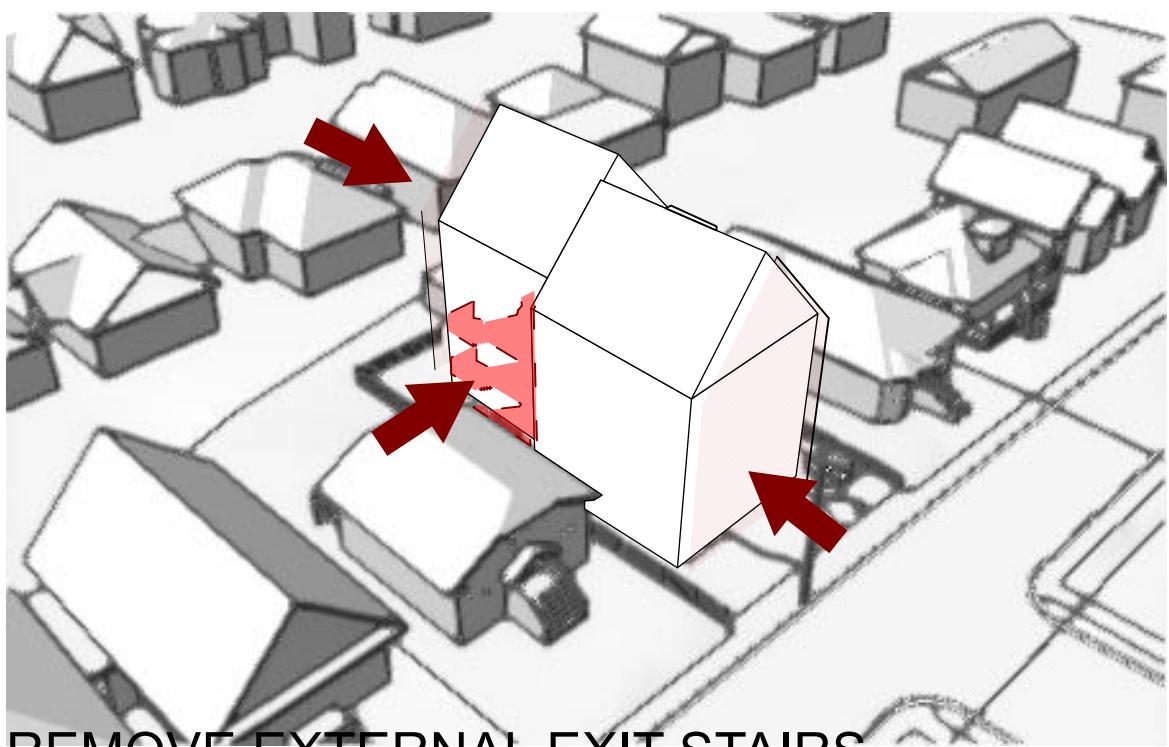
The proposal requires **setback variances** due to the limitations imposed by the **property's frontage requirements**. Importantly, however, the proposed **density** remains fully compliant with the **zoning bylaw** and effectively supports the overall **OCP objectives**.



Proposal at 50 Government Street

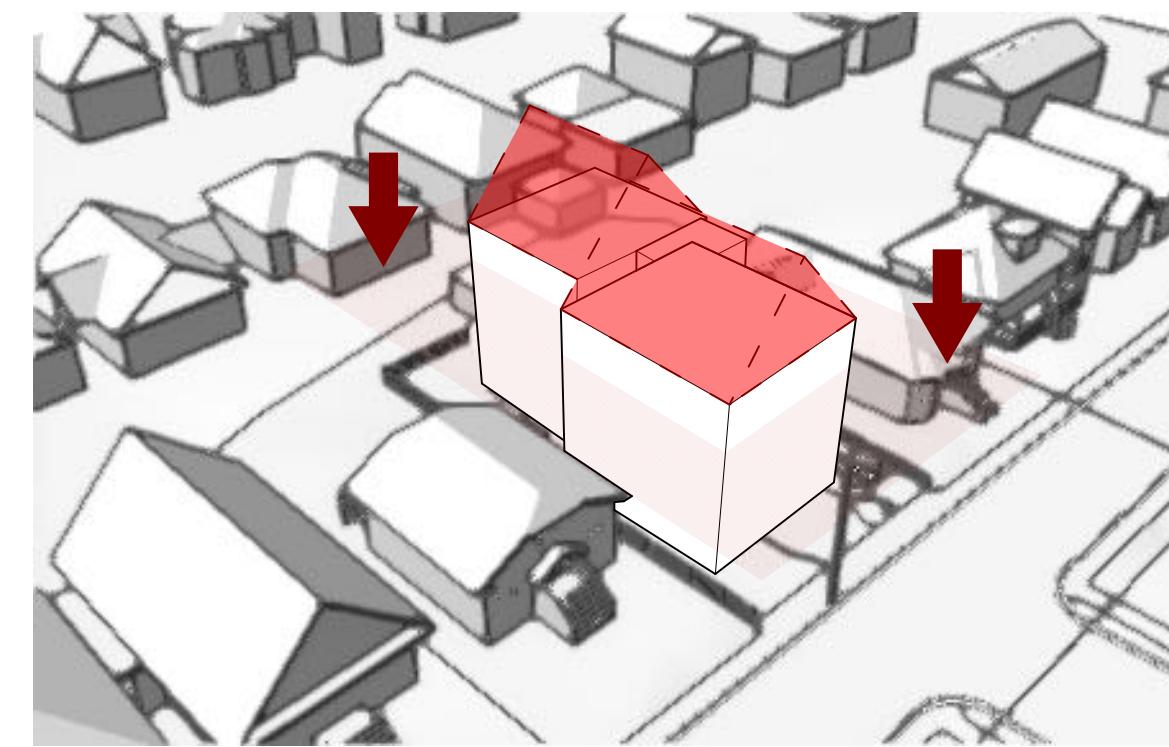


REVISIONS TO MASSING IN RESPONSE TO COTW MOTION AND CITY OF VICTORIA 2050 OCP



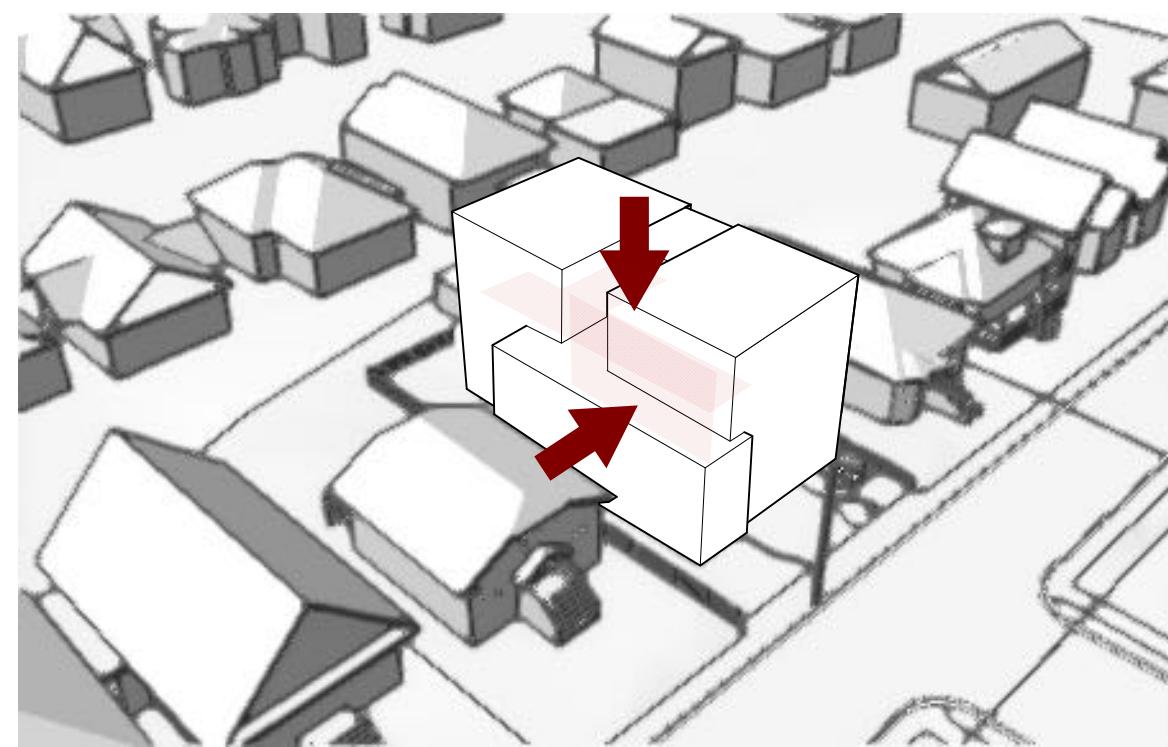
REMOVE EXTERNAL EXIT STAIRS, INCREASE SETBACKS AND OUTDOOR SPACE

External stairs were removed from the building (per COTW resolution 2.c.vii) and placed into a single stair exit configuration with no oversight into neighbour's properties. The building was reduced in size by increasing the front and rear yard setbacks, with significant emphasis on providing amenity space for all residents in the rear yard (to address COTW resolutions 2.c.i, 2.c.ii, 2.c.iii, 2.c.iv and 2.c.vi).



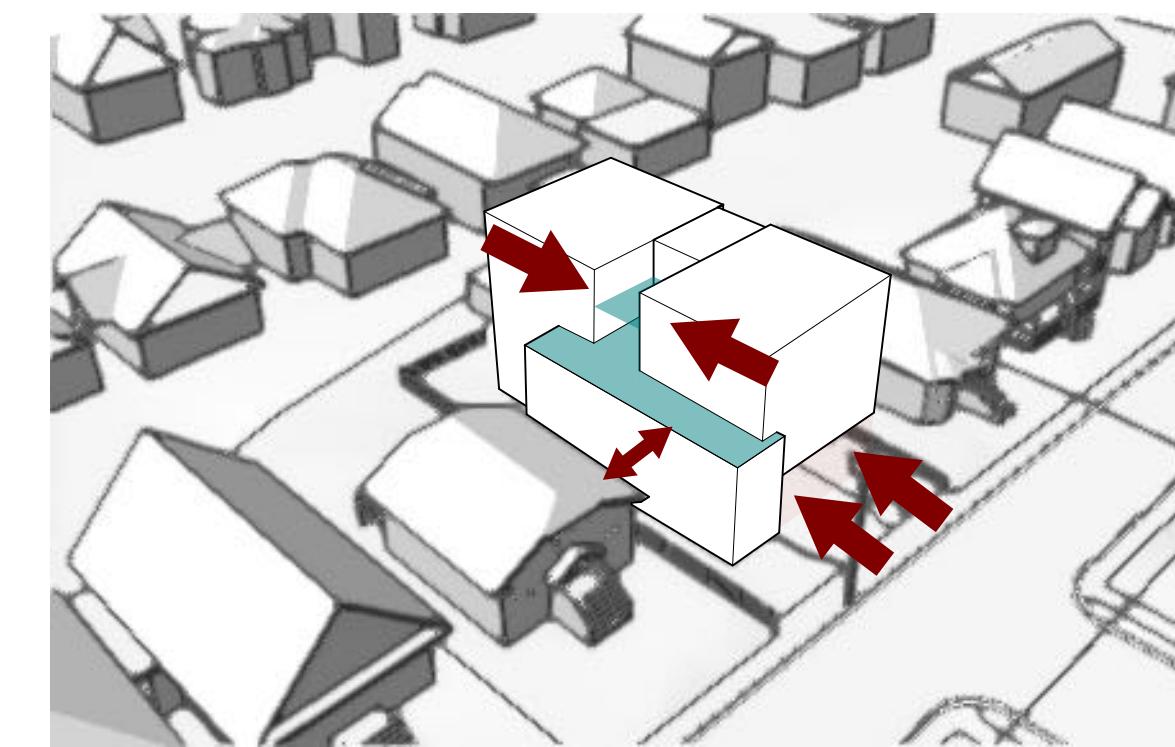
REMOVE PEAKED ROOF AND LOWER BUILDING

The high peaked roof with large open gabled ends was removed, and the overall building height was reduced. Living spaces in the lofts were deleted, and the floor-to-ceiling heights were lowered at each level (per COTW resolutions 2.c.v and 2.c.vi).



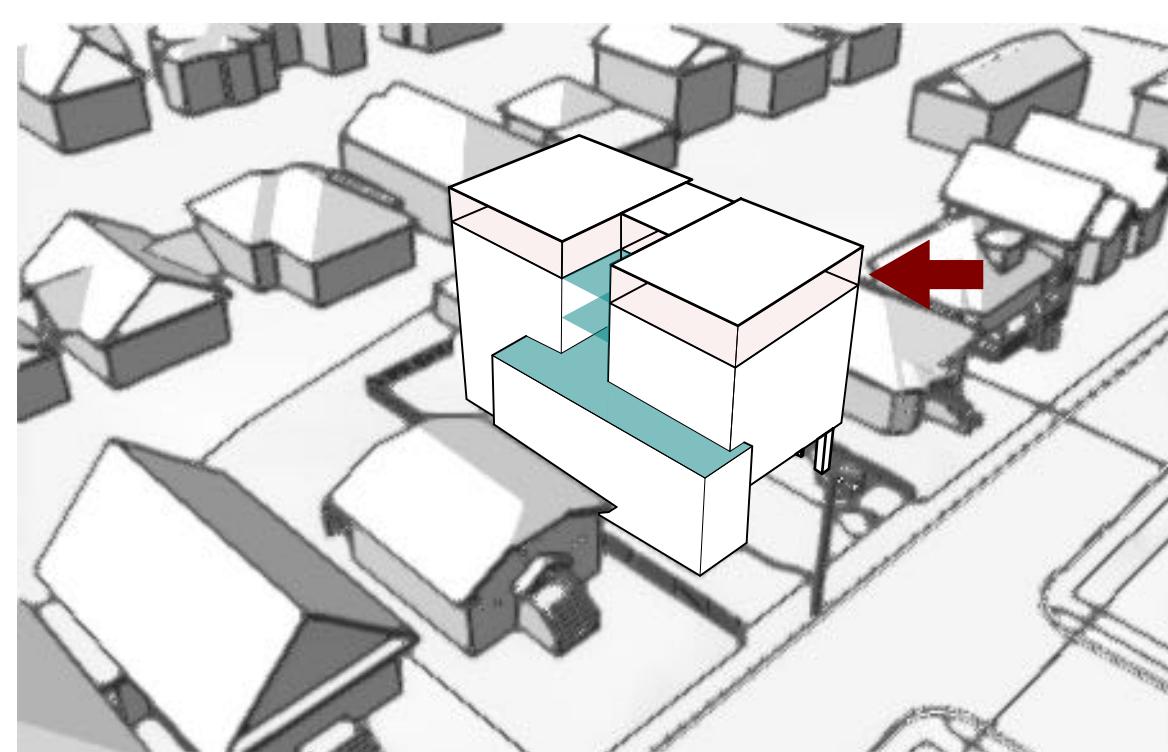
STEP MASSING DOWN ON SOUTH SIDE

The massing of the building is stepped down on the south side to reflect the smaller neighbour (per COTW resolution 2.c.v and 2.c.vi).



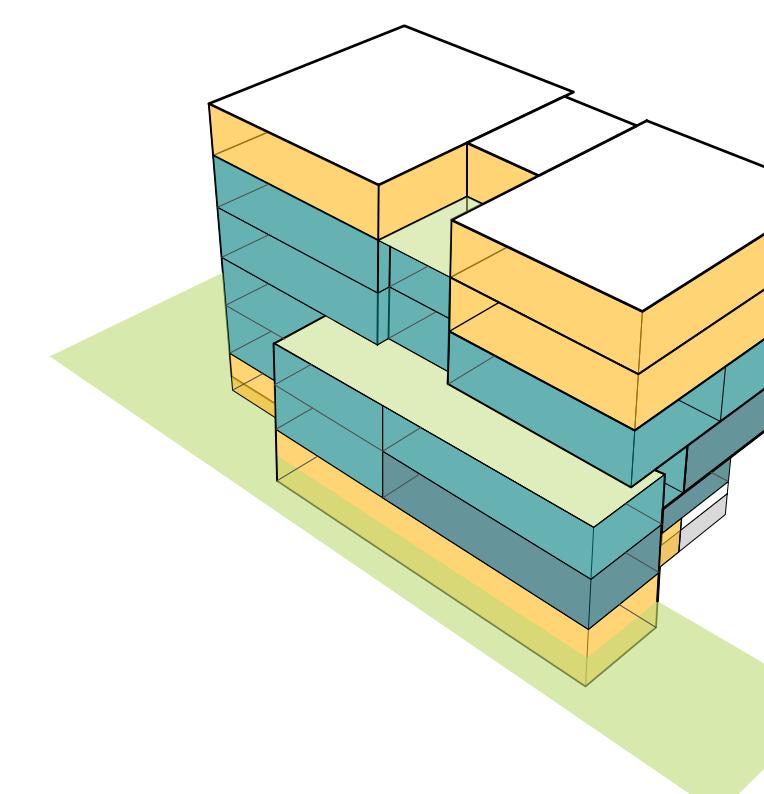
CENTRALIZED BALCONIES AND RECESSED ENTRY

Balconies on upper levels are removed from the front and back and focused on a central exterior area. These exterior spaces are positioned to overlook the roof instead of the neighbour's backyard. The recessed entry provides covered areas for visitor bikes and accessible parking requirements (per COTW resolutions 2.a, 2.c.ii, 2.c.v and 2.c.vi).



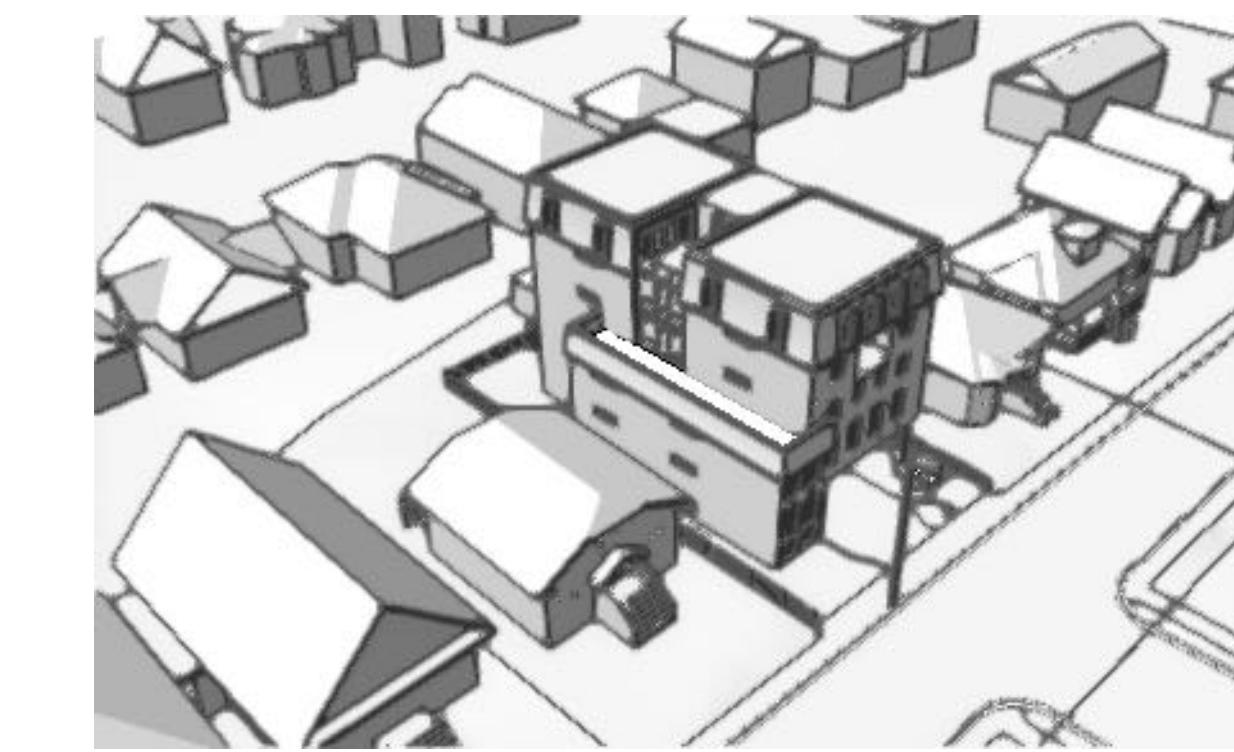
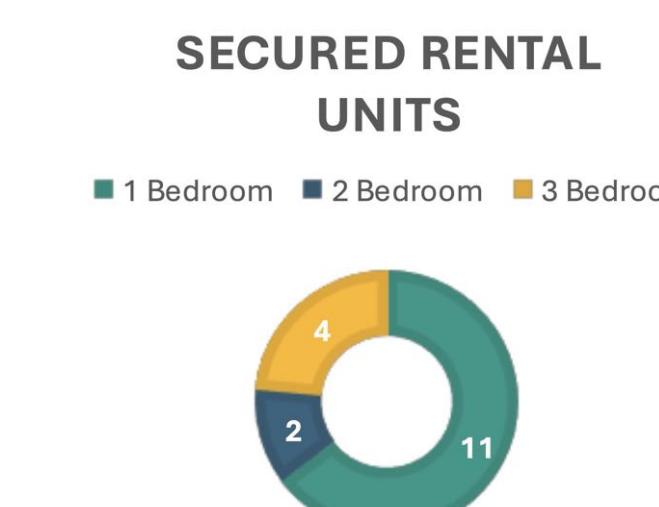
ADD ONE FLOOR OF ADDITIONAL HOUSING

An additional floor of rental units was added to the project to align with OCP objectives and to more closely align with the additional density envisioned for rental housing projects in the Priority Growth Area.



REVISE UNIT MIX TO REFLECT OBJECTIVES OF OCP

The mix of units was revised to include more family oriented 3 bedroom units. Additional bike parking spaces were also added, including more cargo bike spaces.



REVISED PROPOSAL



1 Existing Building, 50 Government



2 Proposed Building, 50 Government



3 Proposed Building, 50 Government



4 Proposed Building, 50 Government



1 Government Street Elevation - Existing Building
Scale: 1:200



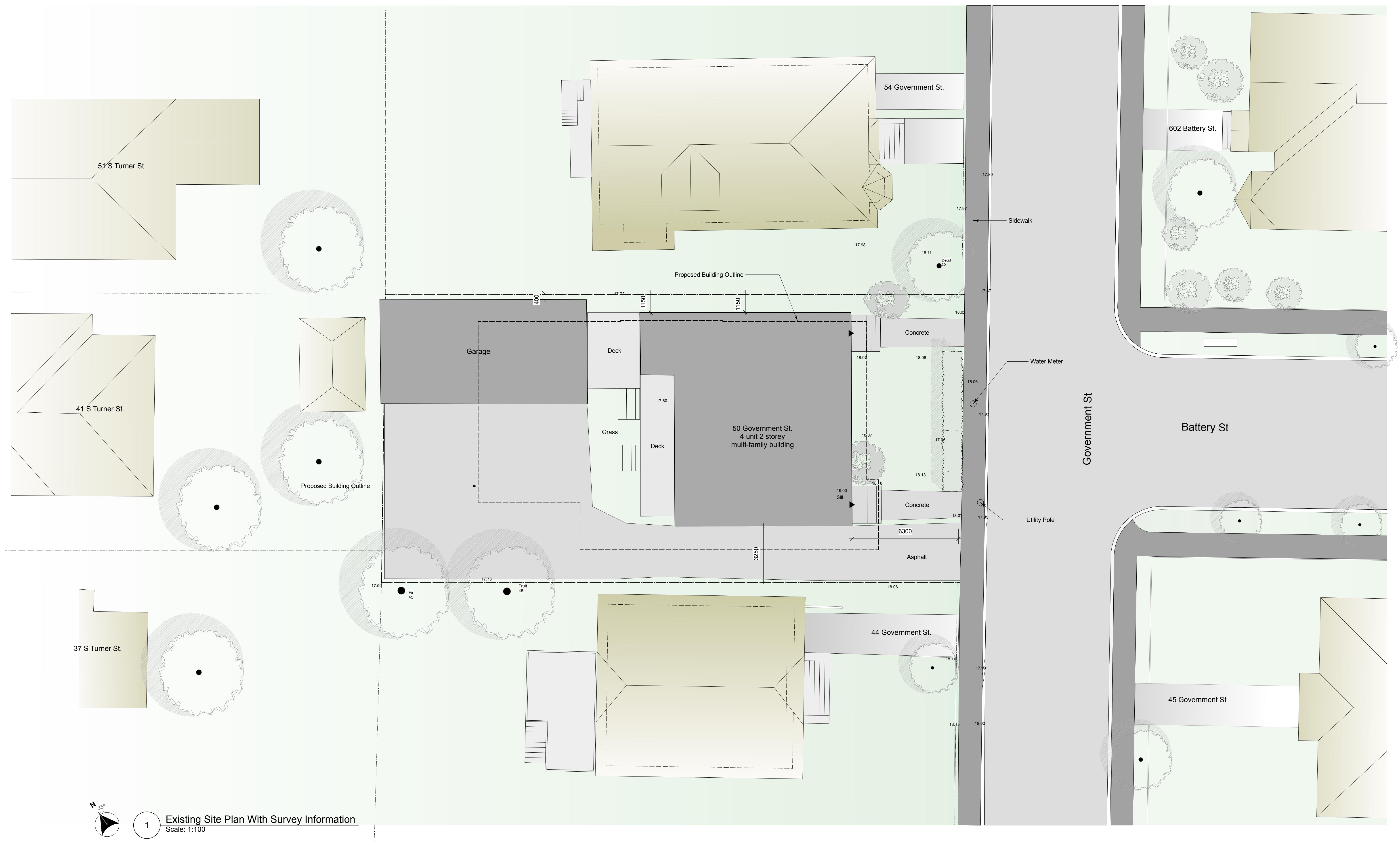
2 Government Street Elevation - Proposed Building
Scale: 1:200

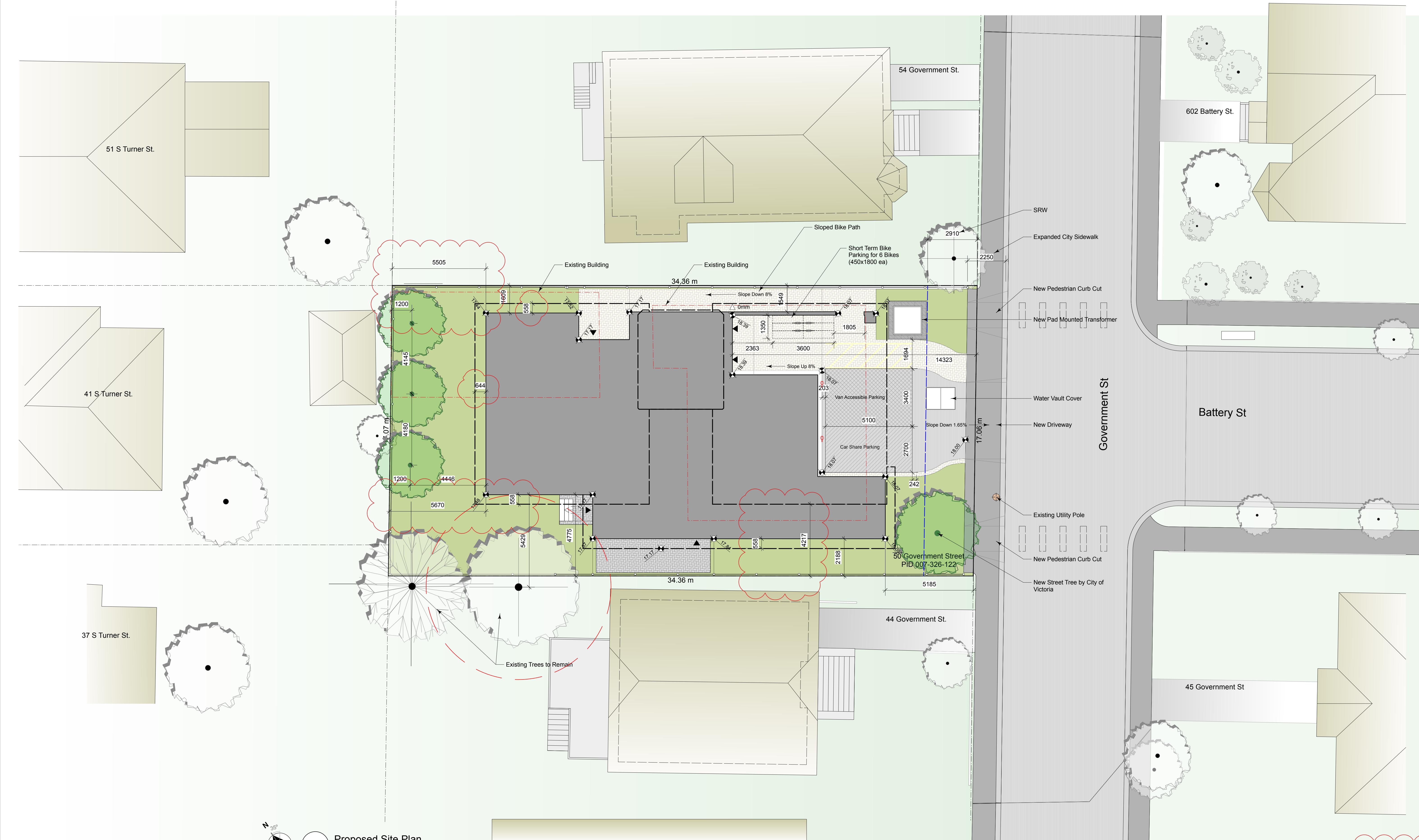


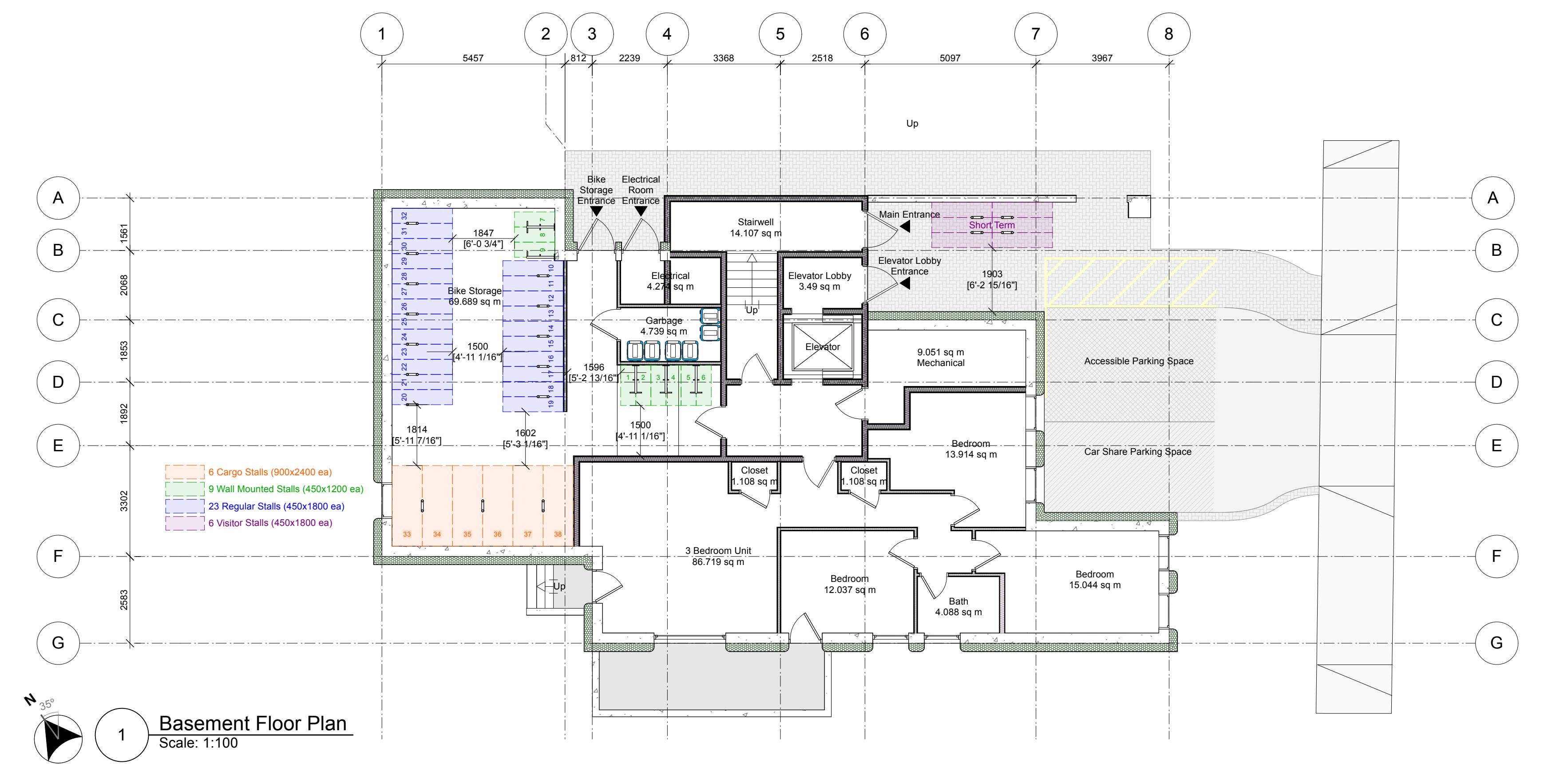
1 Battery Street Elevation - Proposed Building (Looking North)
Scale: 1:200



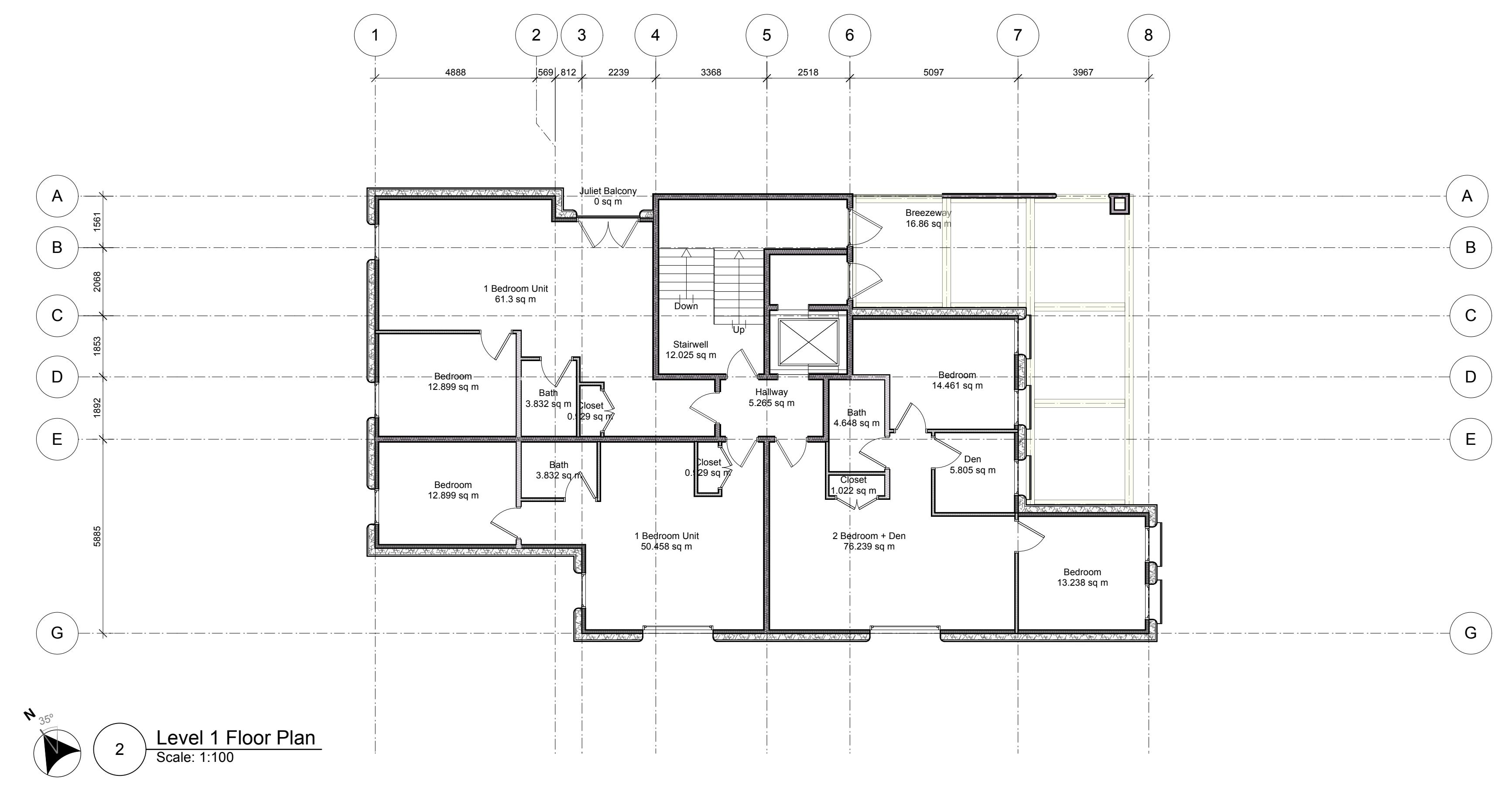
2 Battery Street Elevation - Proposed Building (Looking South)
Scale: 1:200







Government st

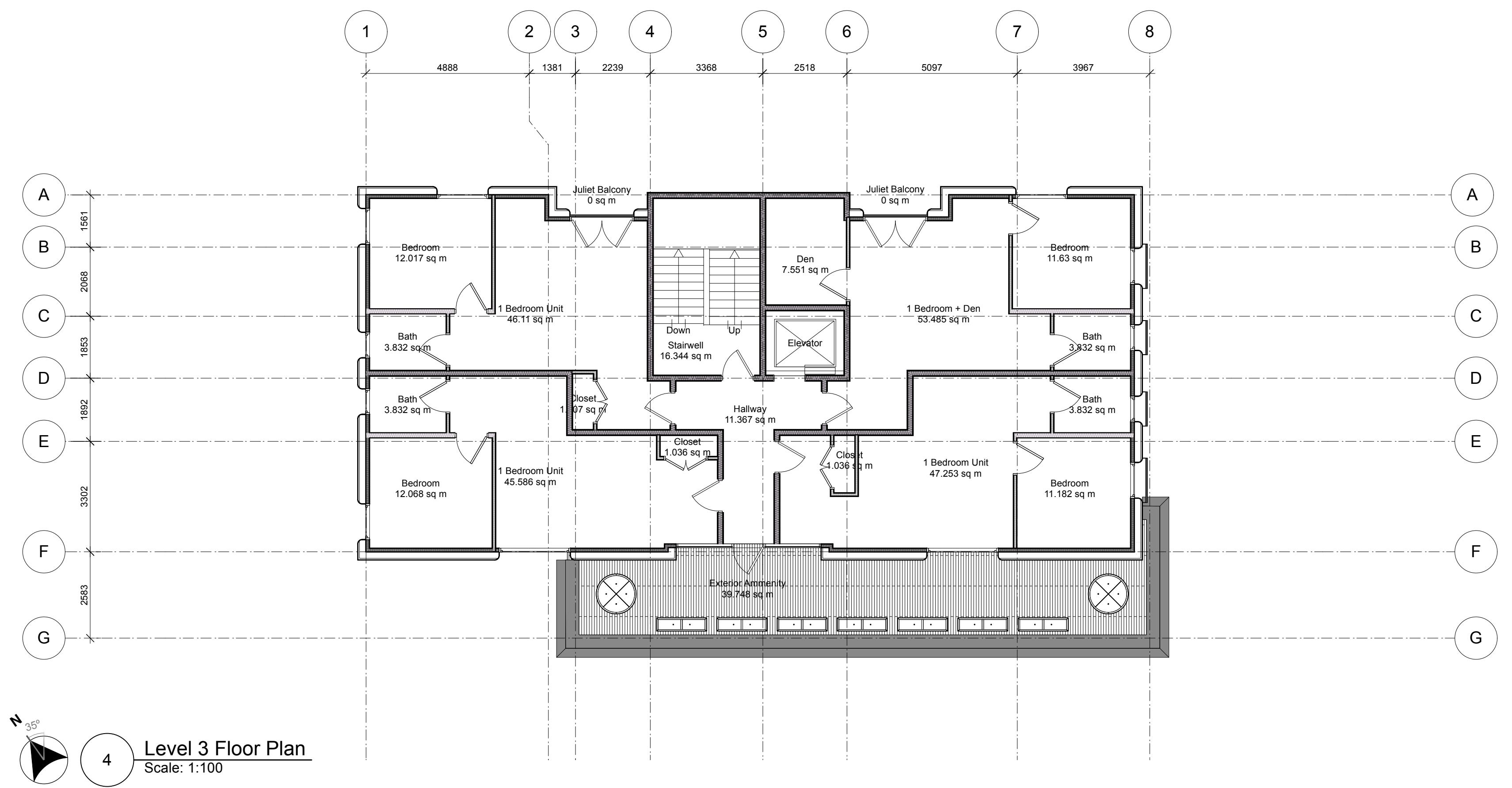
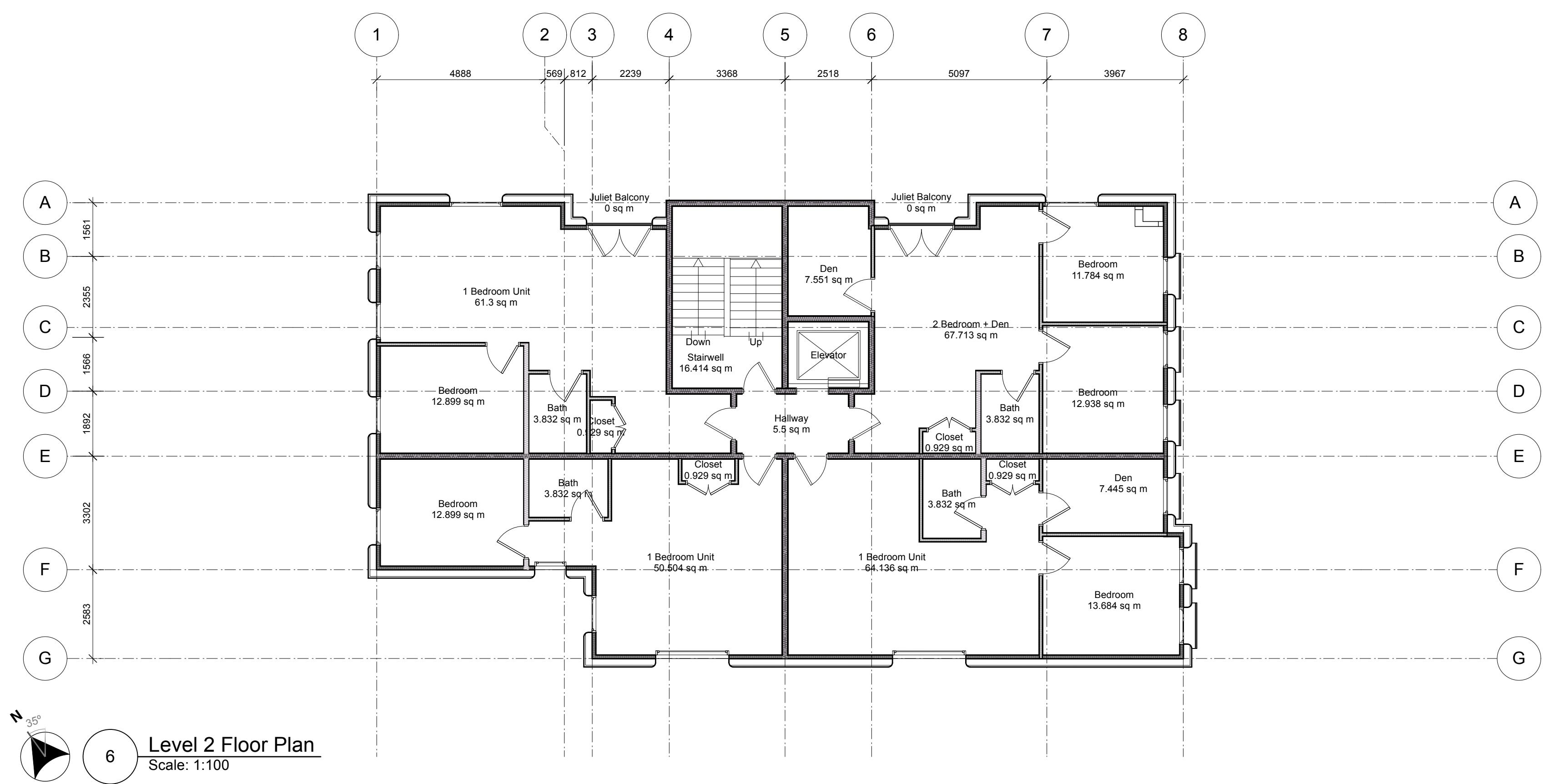


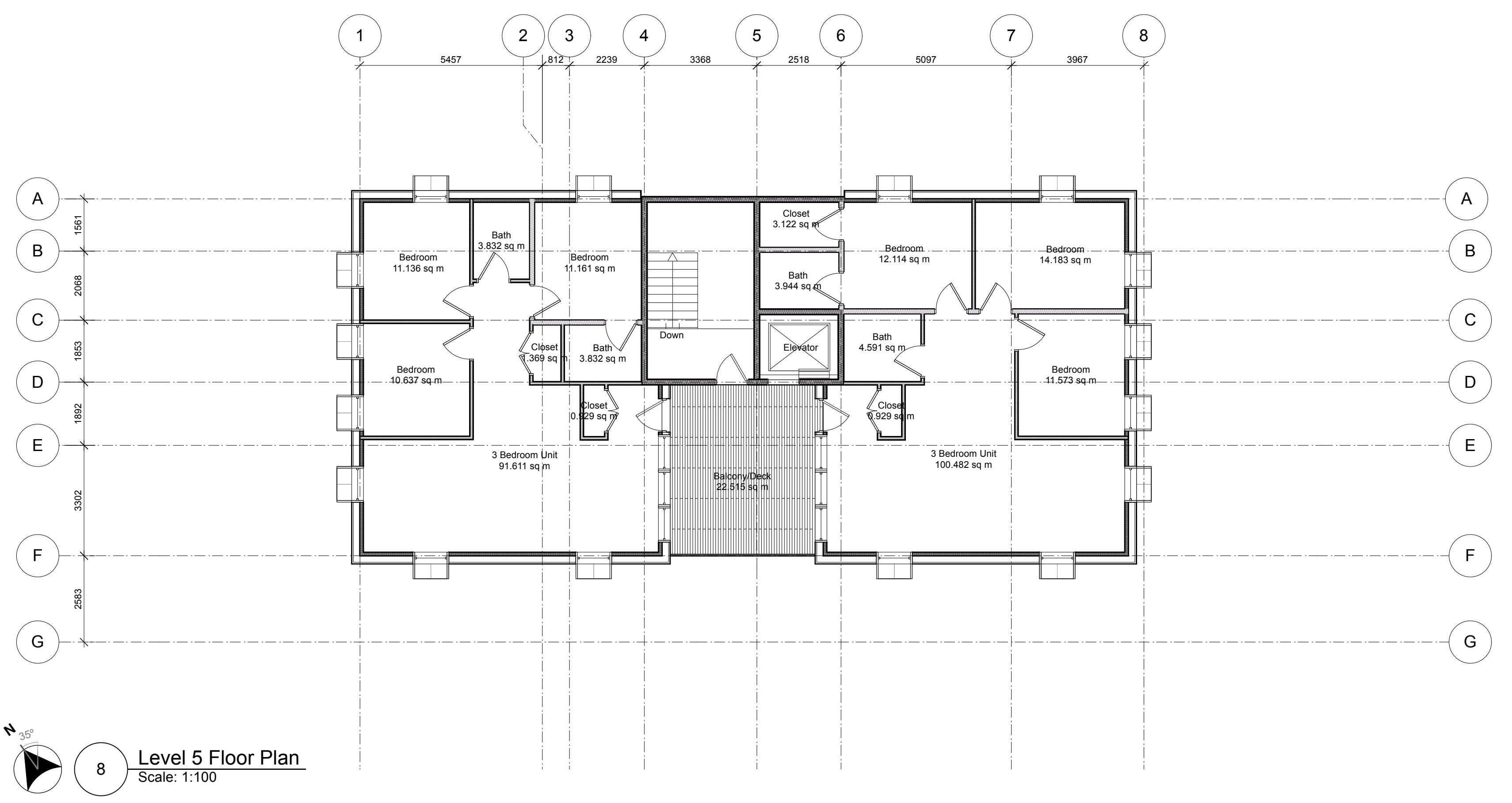
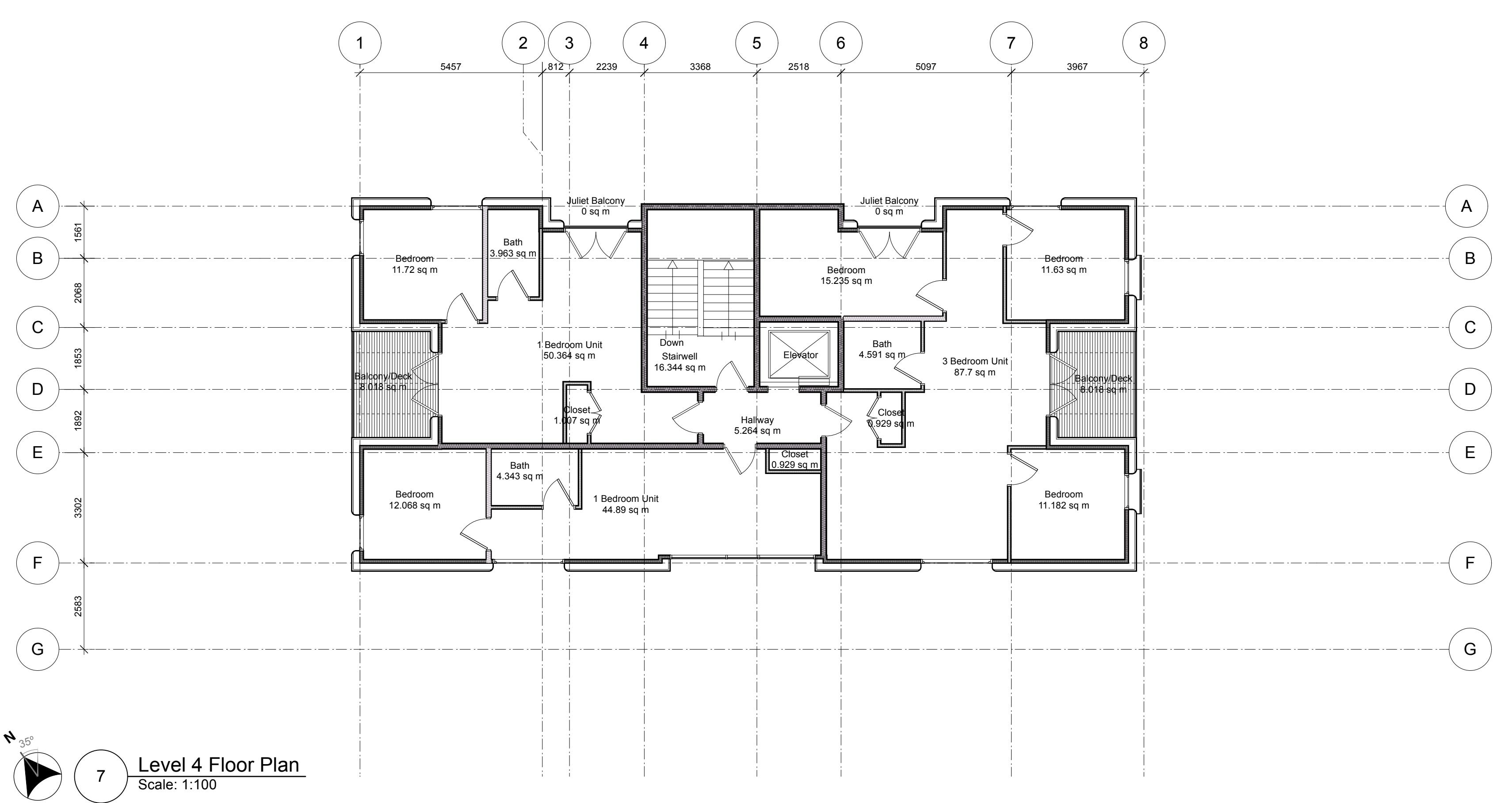
OEZA
DEVELOPMENTS

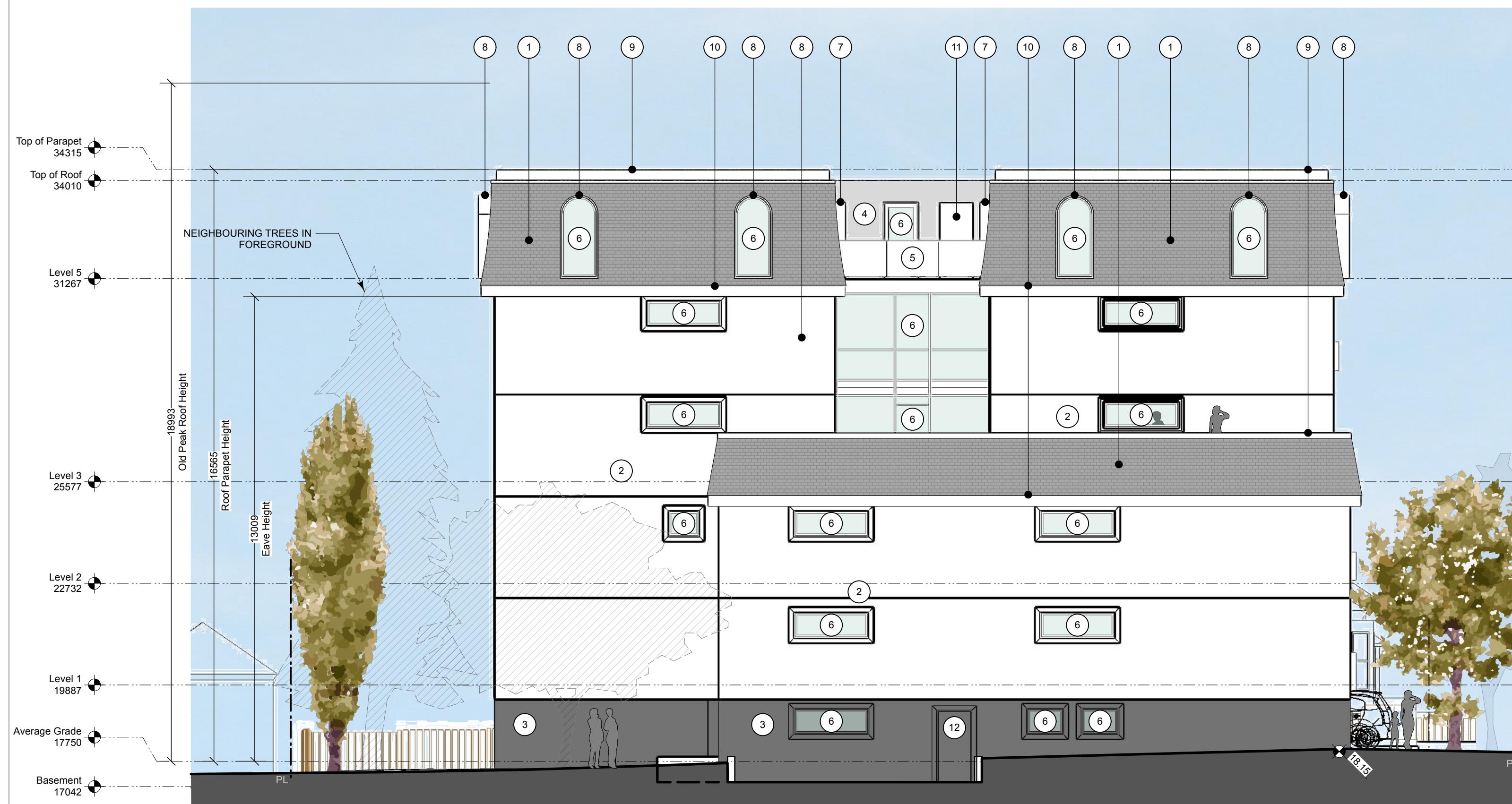
James Bay Development

RZ-103

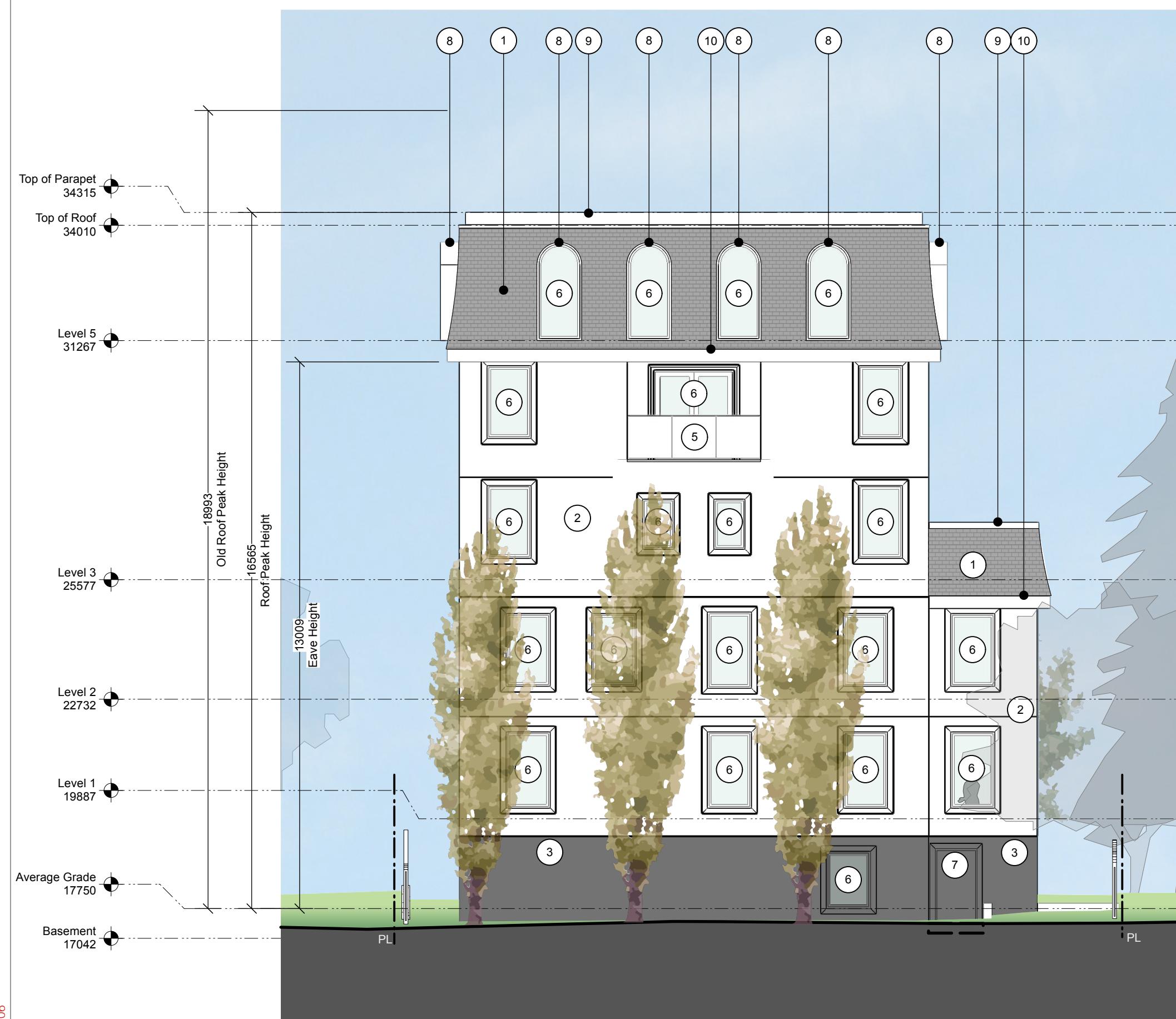
Floor Plan - Levels B & 1







3 South Elevation
Scale: 1:100



3 Rear Elevation
Scale: 1:100



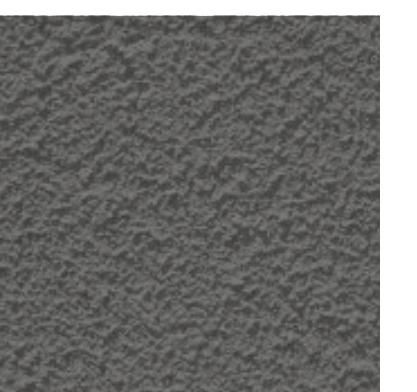
4 Street Front Elevation
Scale: 1:100

FINISH SCHEDULE:

| | | | |
|--------------------------------------|---------------------------|-------------------------|---------------|
| 1 ASPHALT SHINGLE ROOF | 5 FROSTED GLASS RAILING | 9 METAL PARAPET | 13 IRON GUARD |
| 2 LIGHT COLOURED STUCCO | 6 GLASS WINDOWS AND DOORS | 10 METAL CORNICE | |
| 3 DARK COLOURED CEMENTITIOUS COATING | 7 METAL DOOR SHROUD | 11 METAL ELEVATOR DOORS | |
| 4 DARK COLOURED STUCCO | 8 METAL WINDOW SHROUD | 12 METAL DOOR | |



LIGHT STUCCO



DARK STUCCO



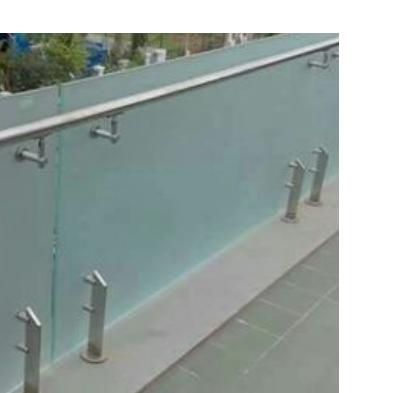
ASPHALT SHINGLES



TEXTURED CONCRETE



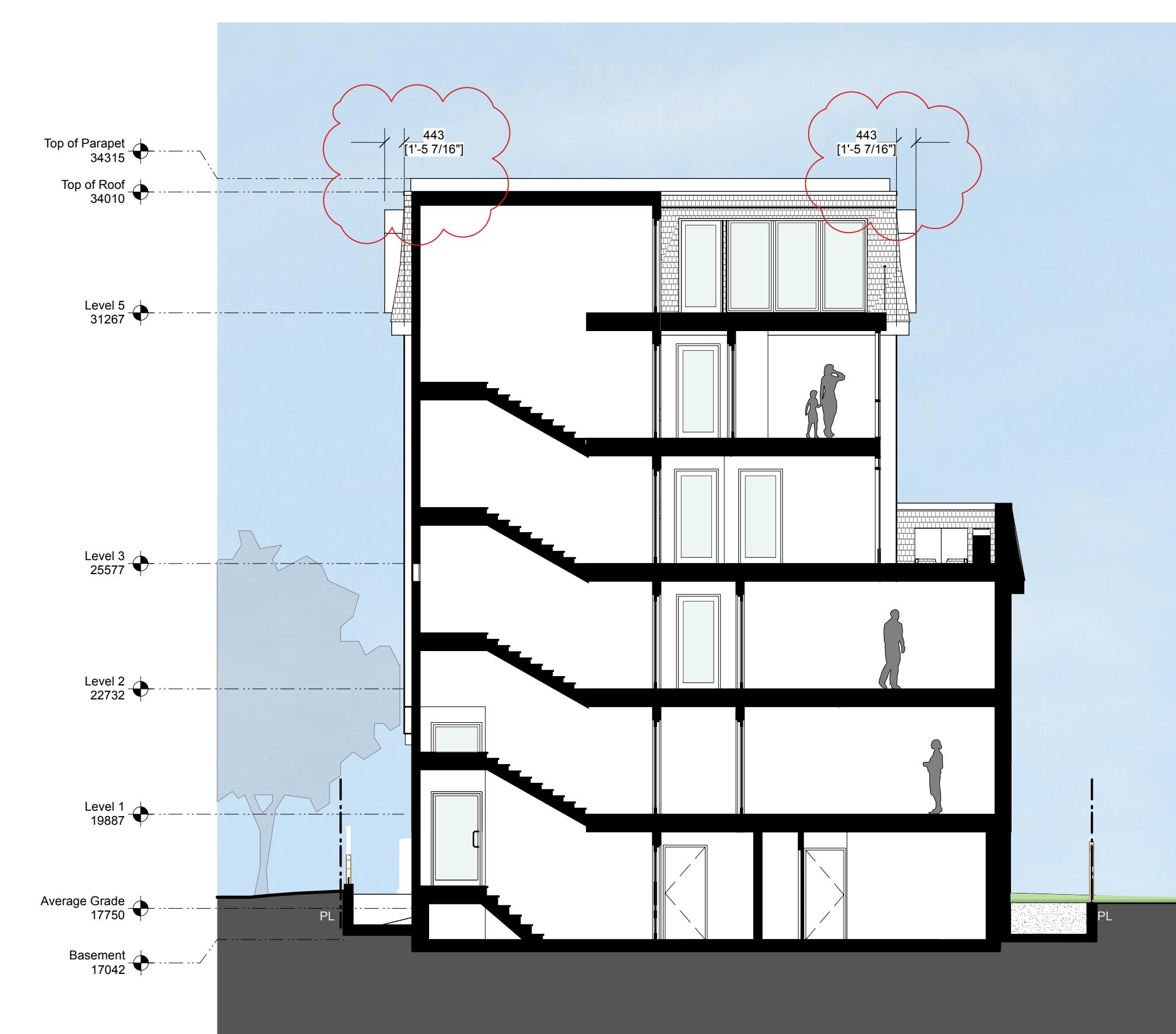
POWDER COATED TRIMS



ROSTED GLASS RAILING



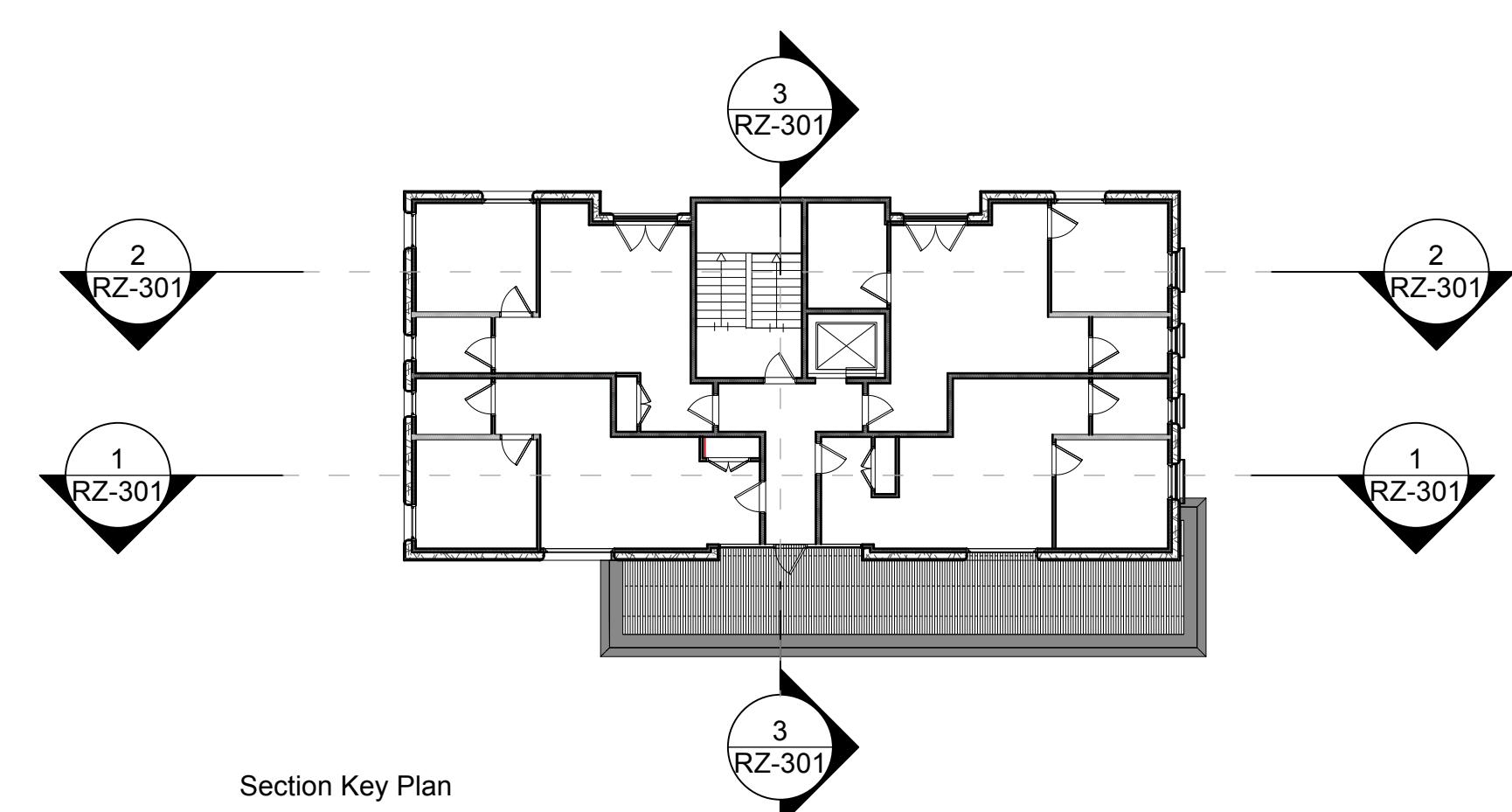
1 Long Section Facing South
Scale: 1:100

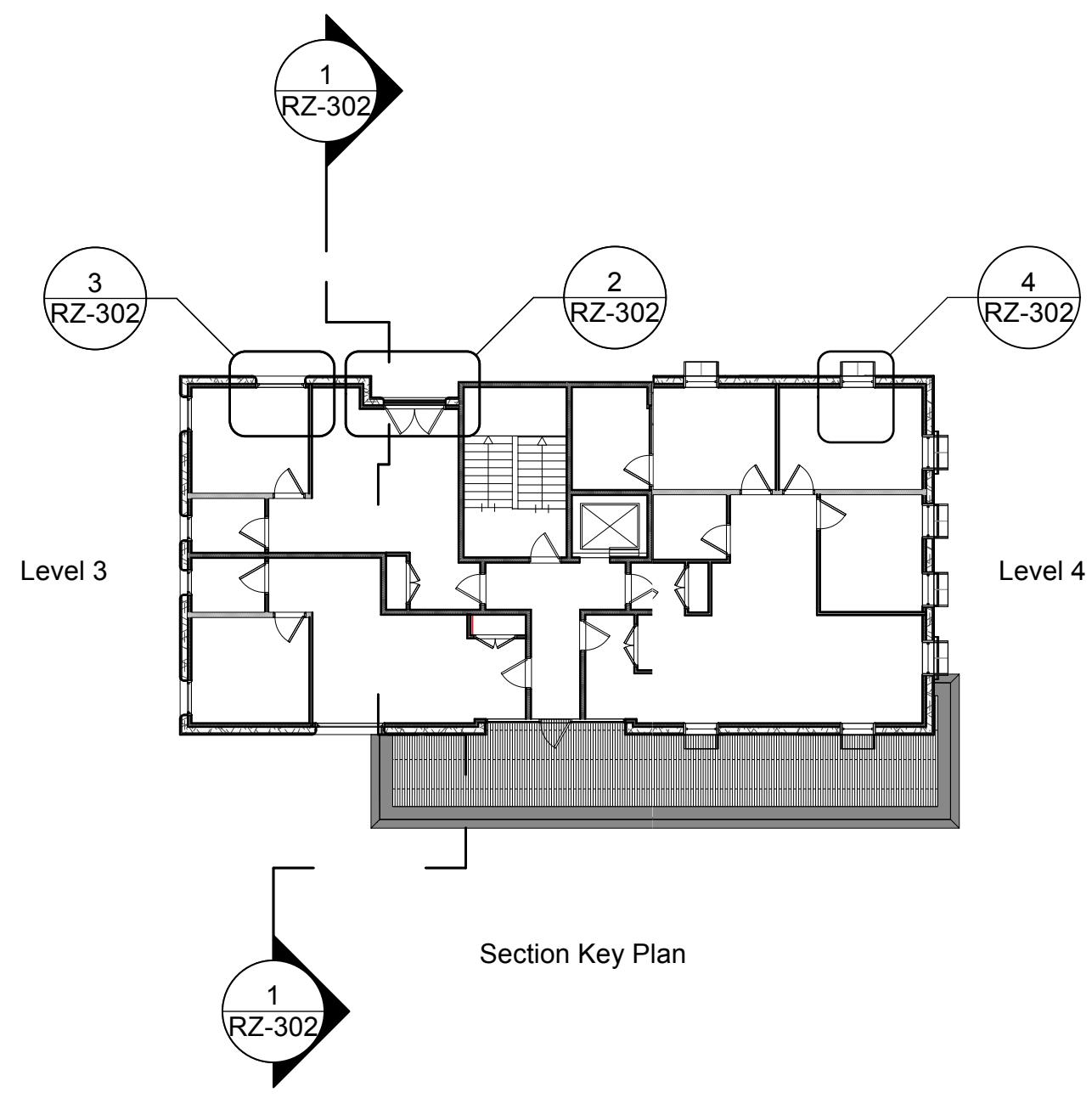
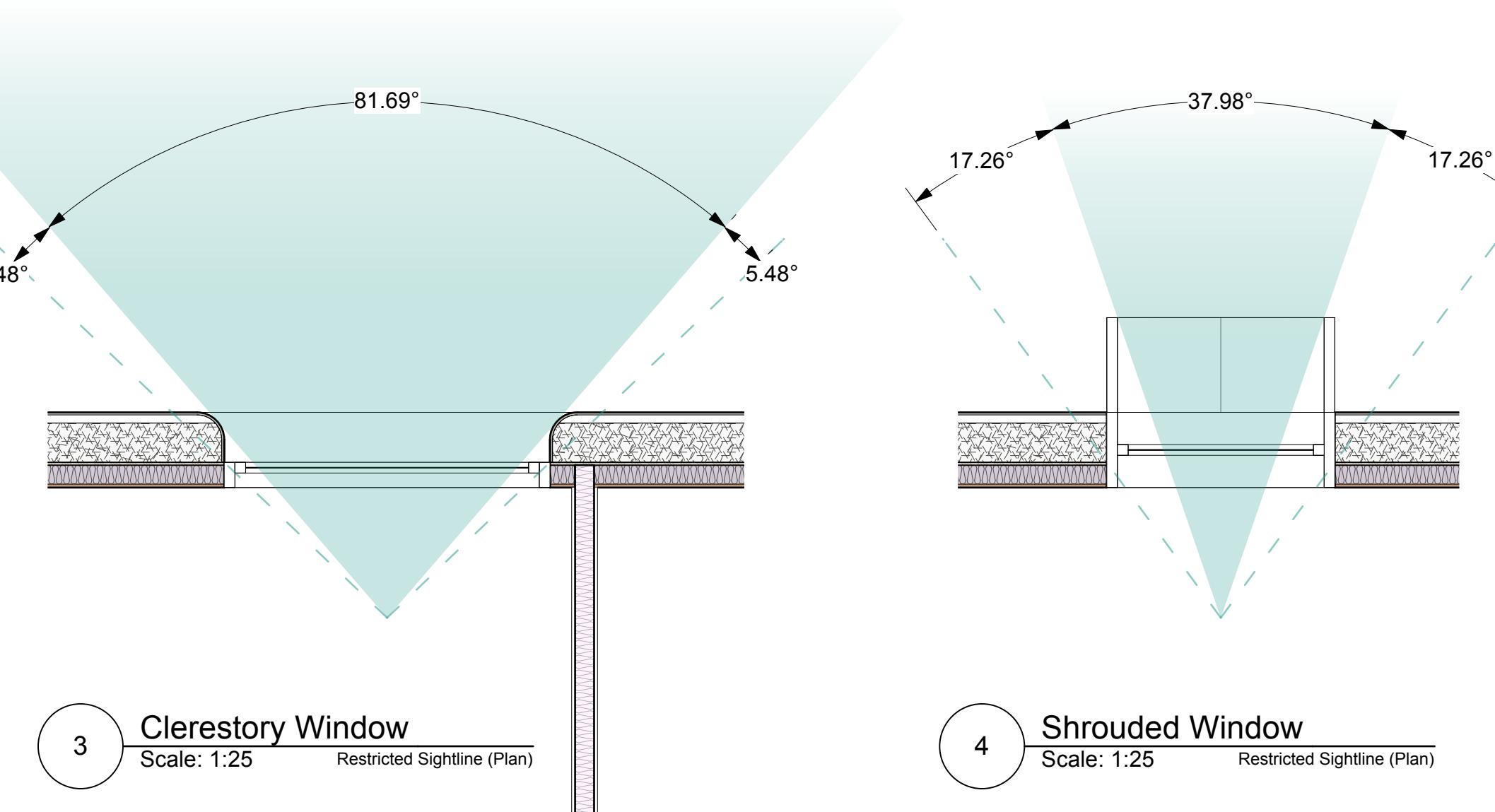
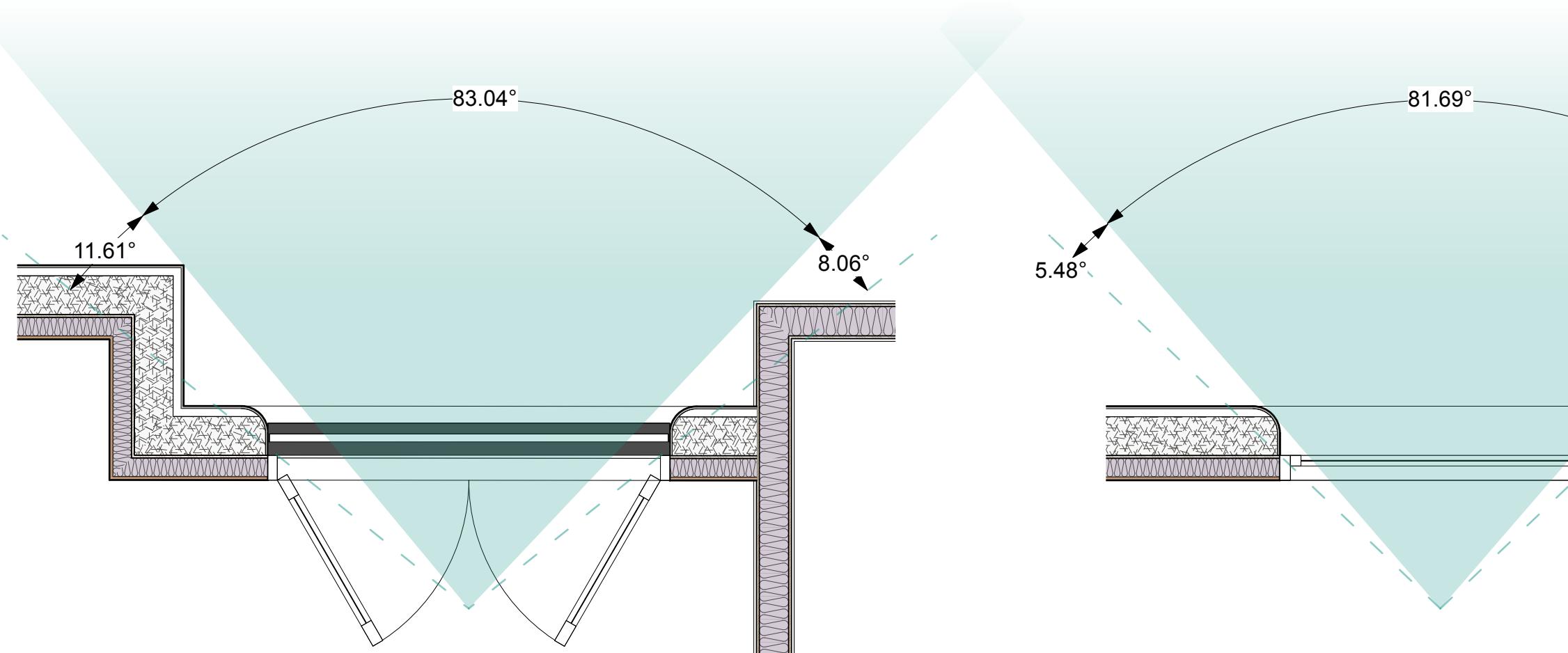


3 Building Cross Section
Scale: 1:100



2 Long Section Facing South
Scale: 1:100

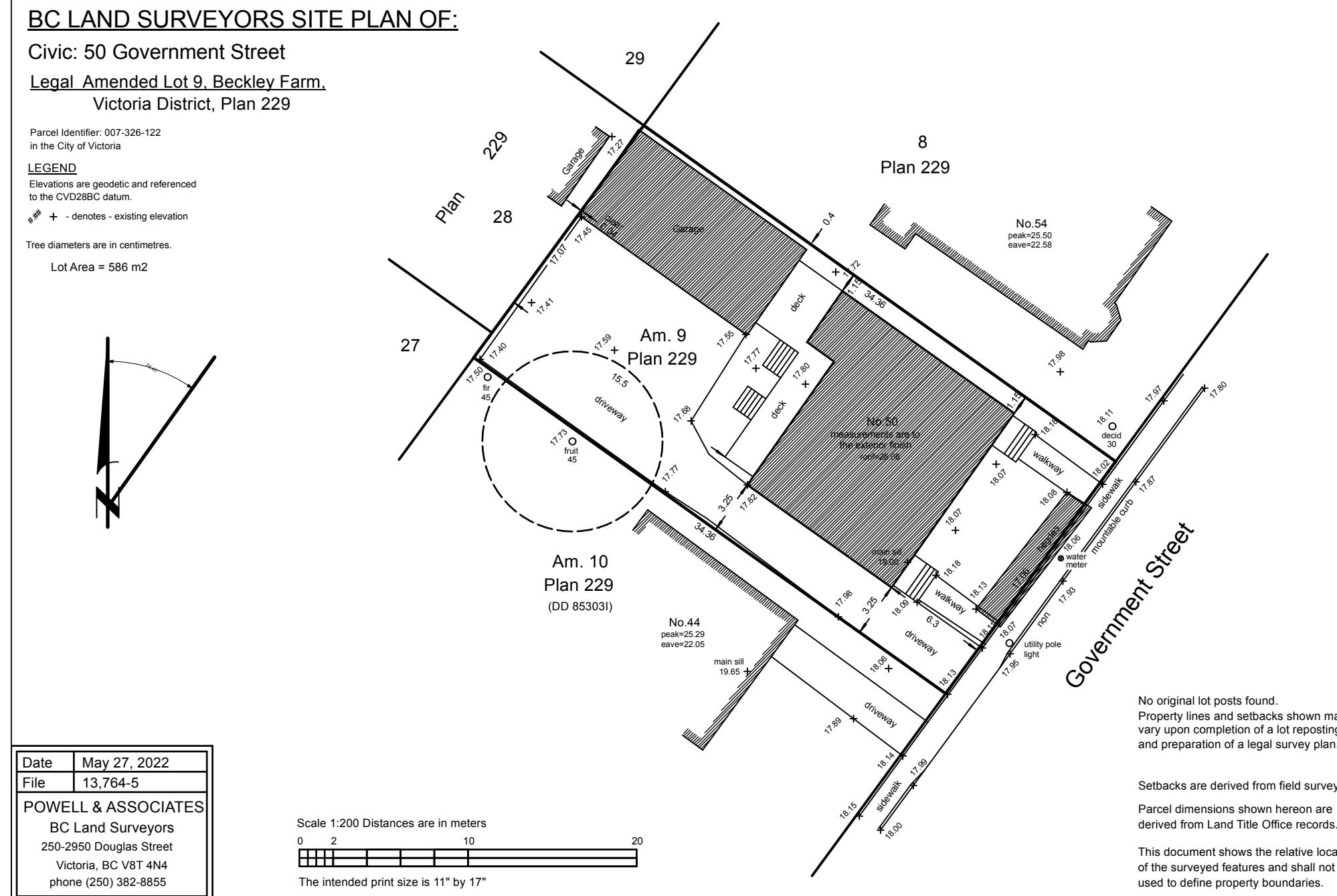




| CODE ANALYSIS | |
|--|---|
| 2018 BC building code, data matrix part 3 (Project in-stream) | BCBC REFERENCE |
| Project Description: New Construction | References are to division B unless noted [A] for division A or [C] for division C. |
| Major Occupancy: Residential group C | 3.1.2.1 |
| Building area: 114.3 m ² | 14.1.2 [A] |
| Number of stories: 5 | 3.2.1.1 |
| Number of streets/fire fighter access: 1 | 3.2.2.10 |
| Principal building is classified as following: | |
| 3.2.2.50. Group C, up to 6 Storeys, Sprinklered | |
| The building is permitted to be of combustible construction or noncombustible construction used singly or in combination | 3.2.2.50. |
| Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h | 3.2.2.50. |
| Roof assemblies shall have a fire-resistance rating not less than 1 h | 3.2.2.50. |
| Adjacent Occupancies: C | |
| Sprinklered : Yes | 3.2.2.50. |
| Fire alarm: Yes | 3.2.4. |
| Standpipe required: Yes | 3.2.9. |
| Water service/supply is adequate: Yes | 3.2.5.7 |
| This project will be subject to 3.2.10: Requirements for Residential Buildings with a Single Exit | 3.2.10. |
| Occupant load based on: m ² /person and design of building | |
| The occupant load for residential suites is two persons per sleeping room: | |
| Basement = 6 persons (1 3-bedroom units) | |
| 1st floor = 8 persons (2 1-bedroom units, 1 2-bedroom unit) | |
| 2nd floor = 10 persons (3 1-bedroom units, 1 2-bedroom unit) | |
| 3rd floor = 8 persons (4 1-bedroom units) | |
| 4th floor = 8 persons (2 1-bedroom units, 1 3-bedroom unit) | |
| 5th floor = 12 persons (2 3-bedroom units) | |
| For storage garage: | |
| Occupant load = Garage area / 46 (sm/person) | |
| Bike parking : (69.7m ² + 7.6m ²) = 77.3m ² / 46m ² = 1.7 (2 persons) | |
| Total occupancy = 54 persons | |
| Minimum number of exits per unit required: 1, proposed 1 | 3.2.10. |

| DATA SHEET/ZONING ANALYSIS | | | |
|--|--|---|--|
| LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229 | | | |
| STREET ADDRESS: 50 Government St | | | |
| CURRENT ZONING: GRD-1 Priority Growth Area | | | |
| PROPOSED ZONING: GRD-1 Priority Growth Area | | | |
| SITE AREA: 586.27 m ² | | | |
| BUILDING FOOTPRINT: 303.39 m ² | | | |
| Zoning Criteria | Proposal | GRD-1 PGA | Victoria 2050 OCP vision |
| Site Area (m ²) (min.) | 586.27 m ² | 540 m ² | |
| Street Frontage (m) (min.) | 17.07 m | 30 (for 5 storey buildings) | *Variance requested to meet lot width |
| Total floor area (m ²) (max.) | 1250.5 m ² | 1.6 up to 2.6 (Schedule C - Density Benefits) | Site is in a Priority Growth Area, with density envisioned up to 2.6 FSR |
| Floor Space Ratio | 1.97 | | |
| Unit floor area (m ²) (min.) | 44.89 m ² | | |
| Avg Grade | 17.75 m | | |
| Building Height (m) (max.) | 16.57 m | 17m for 4-5 storey buildings | Buildings that transition between smaller existing buildings and newer larger developments up to 6 storeys |
| Storeys (max.) | 5 storeys | 6 | Buildings up to six storeys, and taller in some areas |
| Setbacks (m) (min.) | | | |
| Front Setback | 5.19m | 5.0 | |
| Rear (NW) | 5.65 m | 8 (or 25% lot depth) | *Variance requested. Setbacks are similar to others in neighbourhood |
| Side (NE) | 1.55 m | 7.5 m up to 4 storeys, 9.0 above | *Variance requested. Setbacks are similar to others in neighbourhood |
| Side (SW) | 2.19 m | 7.5 m up to 4 storeys, 9.0 above | *Variance requested. Setbacks are similar to others in neighbourhood |
| Site Coverage | 51.75% | 60% | |
| Open site space - lot (min.) | 41.21% | 30% | |
| Landscape Area | 10.91% | 10% | |
| Off Street Parking | | | |
| Car Parking | 0 - Visitor 1 - Car Share for Residents | Dwelling Units Secured as Rental 17 spaces 2 - Visitor 19 - Total | Car share parking space will have an electric car charger |
| Accessible | 0 | 0 | |
| Van accessible | 1 | 1 | |
| Bicycle storage | | | |
| Long Term | 38* | 18 | *Bike stalls in excess of those required could be replaced with mobility scooter parking according to resident need. |
| Short Term Bicycle parking | 6 | 6 | |
| UNIT TYPES | | | |
| 11 One Bedroom units @ 44.9 to 64.1 m ² | | | |
| 2 Two Bedroom units @ 67.7 to 86.7 m ² | | | |
| 4 Three Bedroom units @ 86.7 -100.6 m ² | | | |

*Note: All bedroom windows to be operable.



Parking required for 50 Government:

$$\begin{aligned}
 &0.75 \text{ spaces per unit } <45 \text{ m}^2 - 1 \text{ unit} \\
 &0.9 \text{ space per unit } 45\text{--}70 \text{ m}^2 - 10 \text{ units} \\
 &1.3 \text{ spaces per unit } >70 \text{ m}^2 - 5 \text{ units} \\
 &= (0.75 \times 1) + (0.9 \times 10) + (1.3 \times 5) = 0.75 + 9 + 6.5 \\
 &= 16.25 = 17z \text{ car parking spaces}
 \end{aligned}$$

$$\begin{aligned}
 &\text{Visitor parking: } 0.1 \text{ per unit} \\
 &= 0.1 \times 17 \\
 &= 1.7 = 2 \text{ visitor spaces}
 \end{aligned}$$

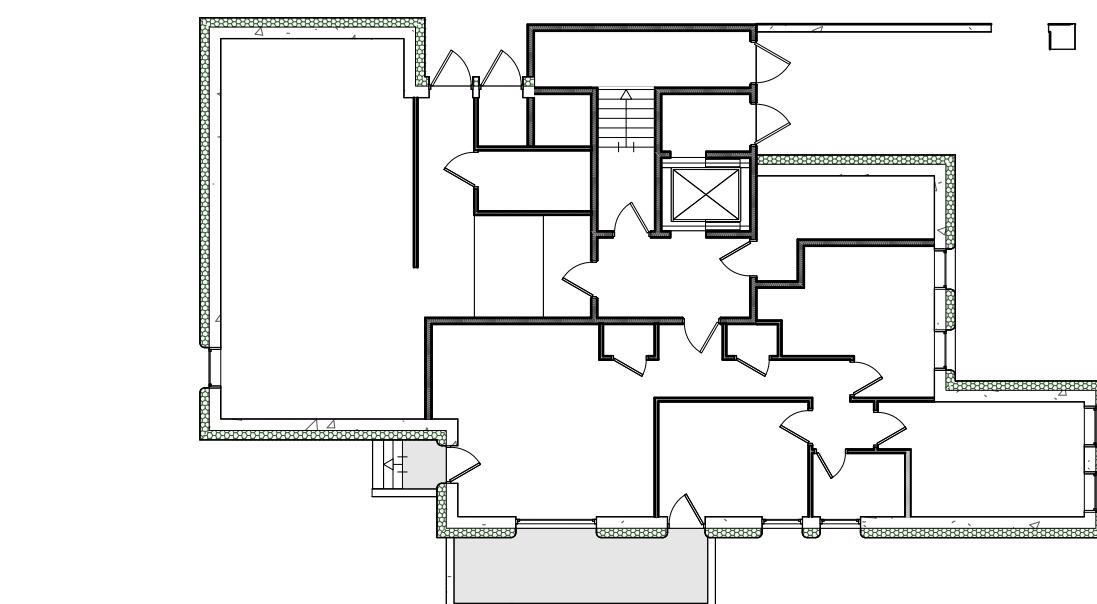
$$\begin{aligned}
 &\text{Required bikes:} \\
 &1.25 \text{ per unit } >45 \text{ m}^2 \\
 &1 \text{ per unit } <45 \text{ m}^2 \\
 &= (1.25 \times 16) + (1 \times 1) = 21 \\
 &= 21 \text{ bike parking stalls}
 \end{aligned}$$

Visitor bikes required: 6

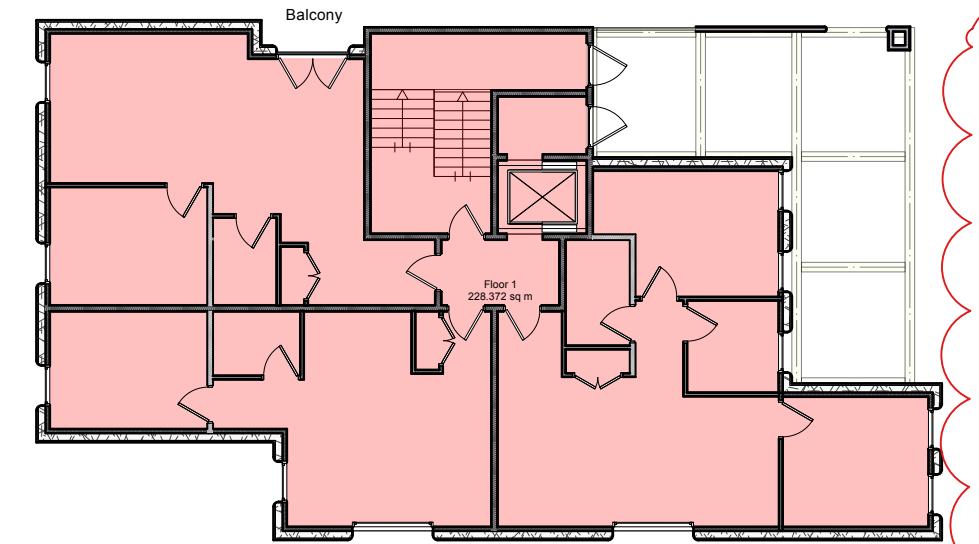
PROPOSED:

1 car share for residents
1 visitor parking space (sized for accessible van use)

38 total bike parking
9 wall mounted
29 ground mounted, including 23 regular bike and 6 oversized bike stalls (>1/4 of required stalls)

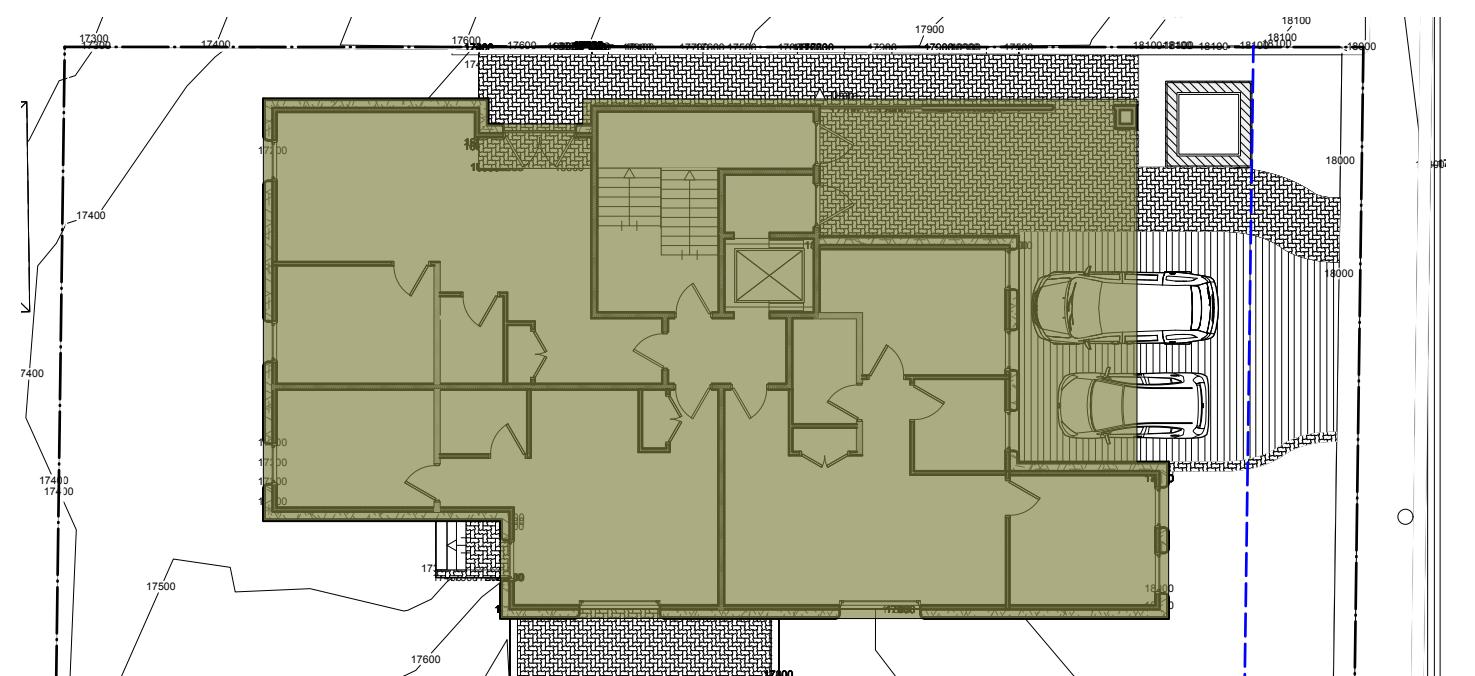


1 Basement (FSR Calculation)
Scale: 1:200 Area 0 m²

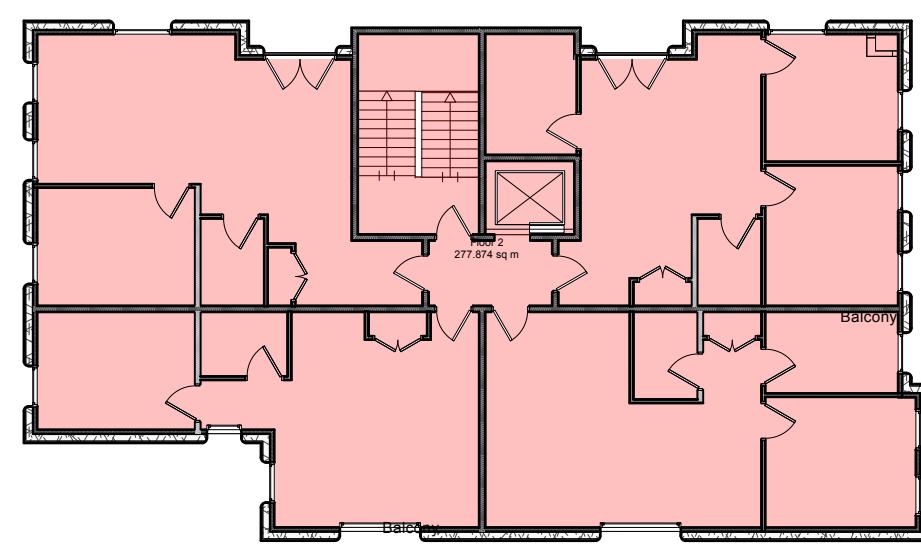


2 Level 1 Floor Area (FSR Calculation)
Scale: 1:200 Area 228.372 m²

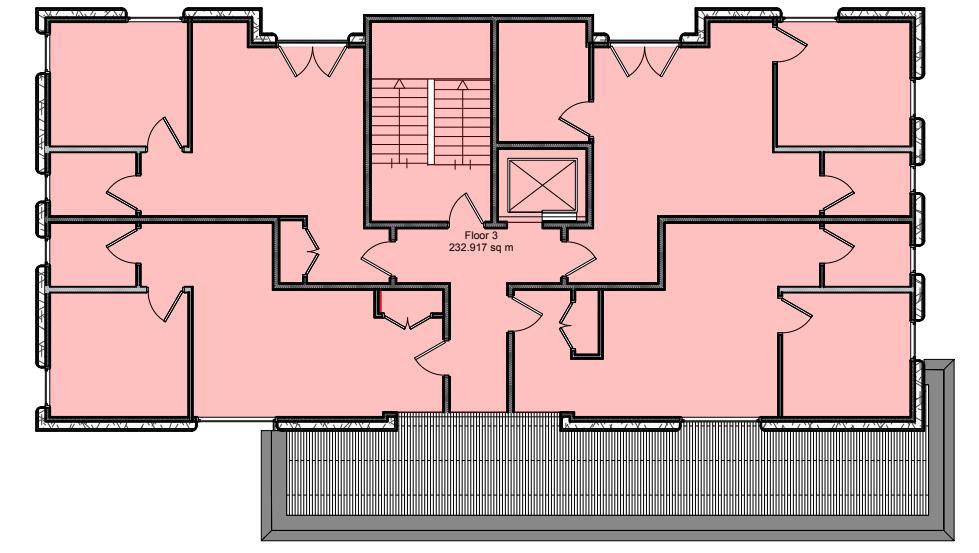
Lot Area: 586.276 m²
Floor Areas:
Basement: 0 m²
Level 1: 228.372 m²
Level 2: 277.874 m²
Level 3: 232.917 m²
Level 4: 214.939 m²
Level 5: 203.564 m²
Total Floor Area 1157.666 m²
Floor Space Ratio 1.97:1



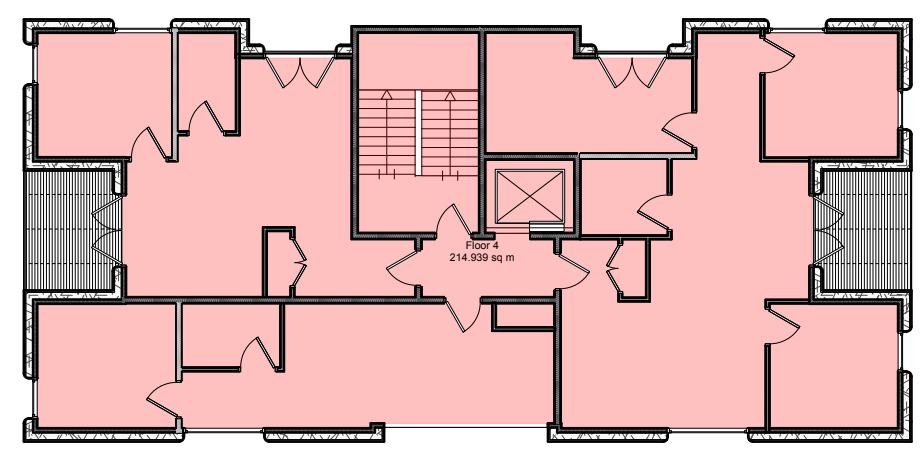
7 Site Coverage
Scale: 1:200 Building Area 303.39 m²
Site Area 586.27 m²
Site Coverage 51.75%



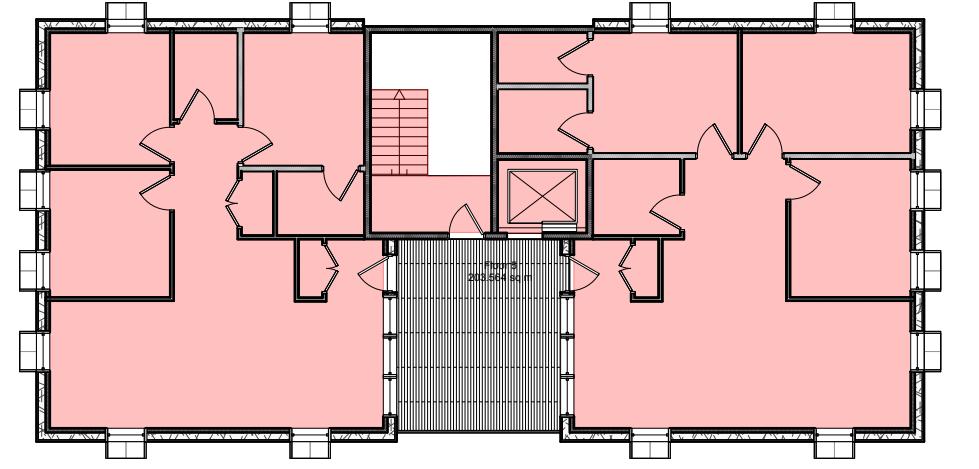
3 Level 2 Floor Area (FSR Calculation)
Scale: 1:200 Area 277.874 m²



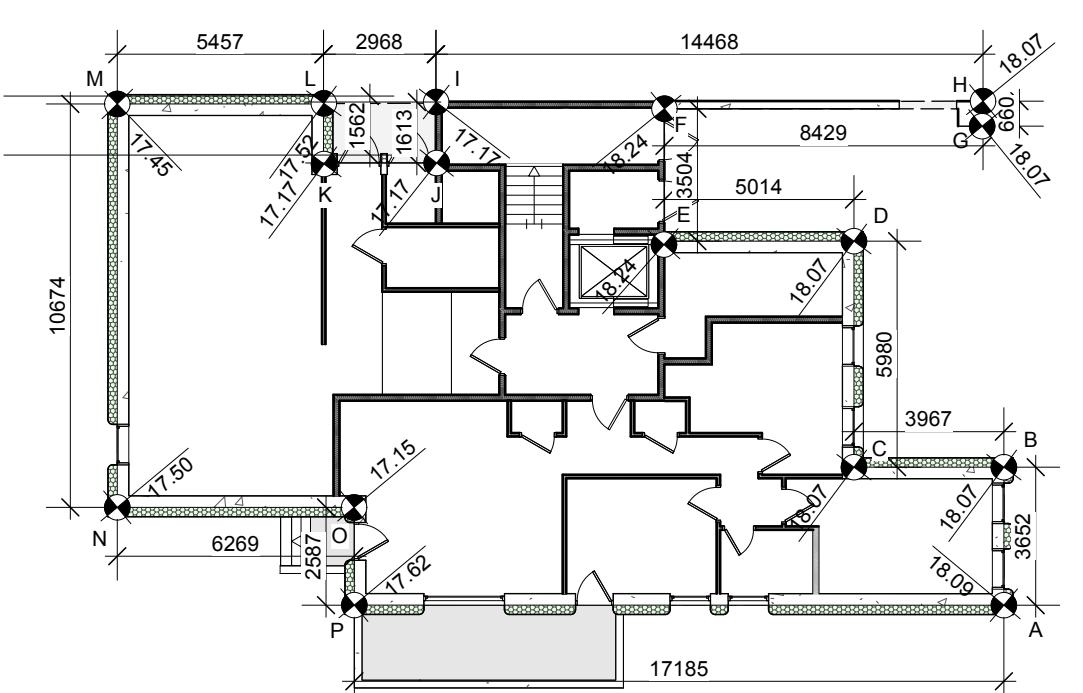
4 Level 3 Area (FSR Calculation)
Scale: 1:200 Area 232.917 m²



5 Level 4 Area (FSR Calculation)
Scale: 1:200 Area 214.939 m²



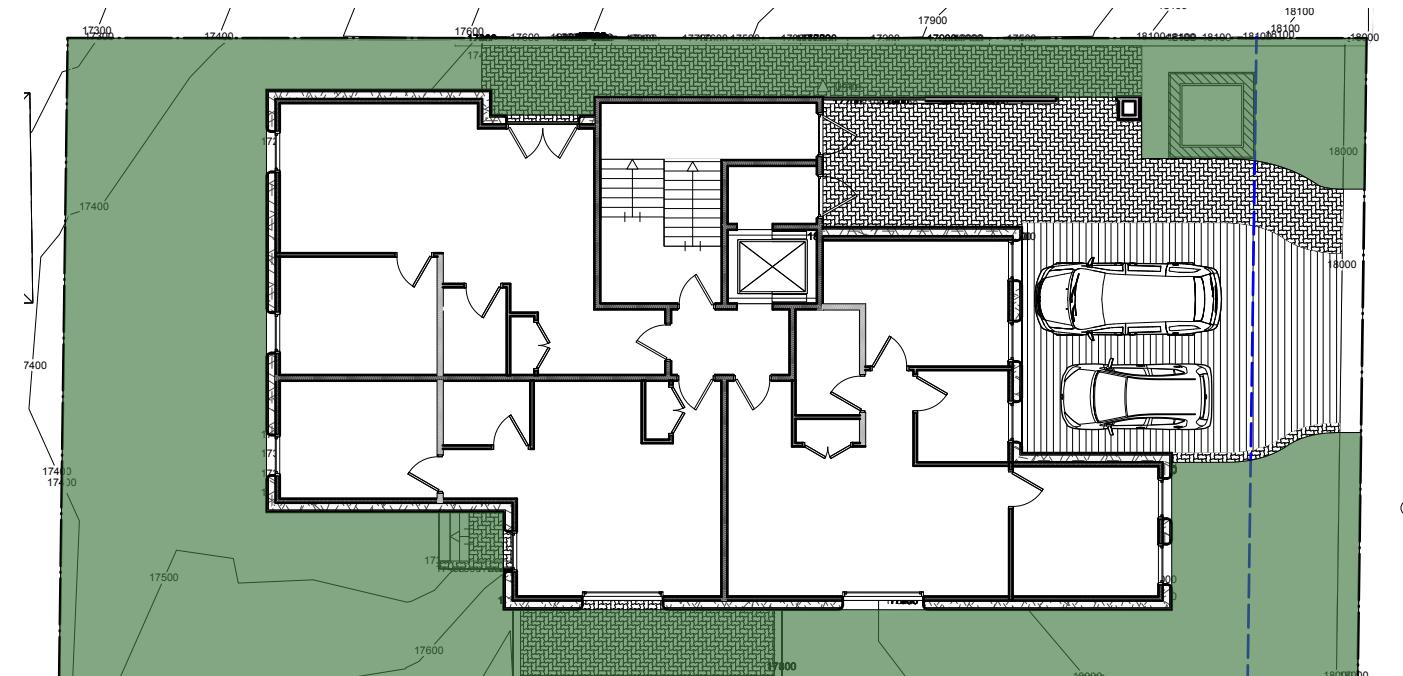
6 Level 5 Area (FSR Calculation)
Scale: 1:200 Area 203.564 m²



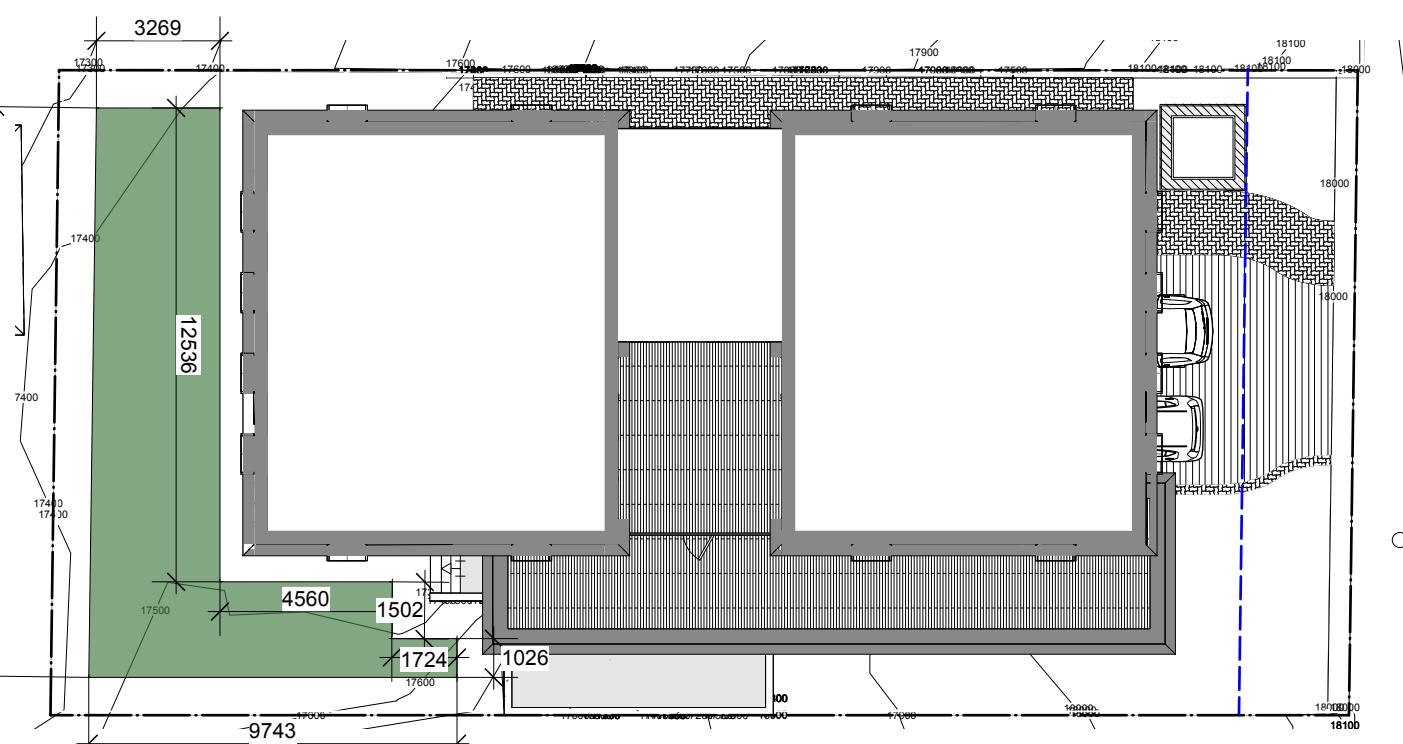
9 Average Grade Calculation
Scale: 1:200

Average Grade Calculation:
A & B $(18.09 + 18.07) / 2 \times 3.65 = 65.99$
B & C $(18.07 + 18.07) / 2 \times 3.97 = 71.74$
C & D $(18.07 + 18.07) / 2 \times 5.98 = 108.06$
D & E $(18.07 + 18.24) / 2 \times 5.01 = 90.96$
E & F $(18.24 + 18.24) / 2 \times 3.50 = 63.84$
F & G $(18.24 + 18.07) / 2 \times 8.43 = 153.05$
G & H $(18.07 + 18.07) / 2 \times 0.66 = 11.93$
H & I $(18.07 + 17.17) / 2 \times 14.47 = 254.96$
I & J $(17.17 + 17.17) / 2 \times 1.61 = 27.64$
J & K $(17.17 + 17.17) / 2 \times 2.97 = 50.99$
K & L $(17.17 + 17.52) / 2 \times 1.56 = 27.06$
L & M $(17.52 + 17.50) / 2 \times 5.46 = 95.47$
M & N $(17.45 + 17.50) / 2 \times 10.67 = 186.46$
N & O $(17.50 + 17.15) / 2 \times 6.27 = 108.63$
O & P $(17.15 + 17.62) / 2 \times 2.59 = 45.03$
P & A $(17.62 + 18.09) / 2 \times 17.19 = 306.93$
Total = 1668.74, Perimeter = 93.99
1670.27 / 93.99 = 17.75

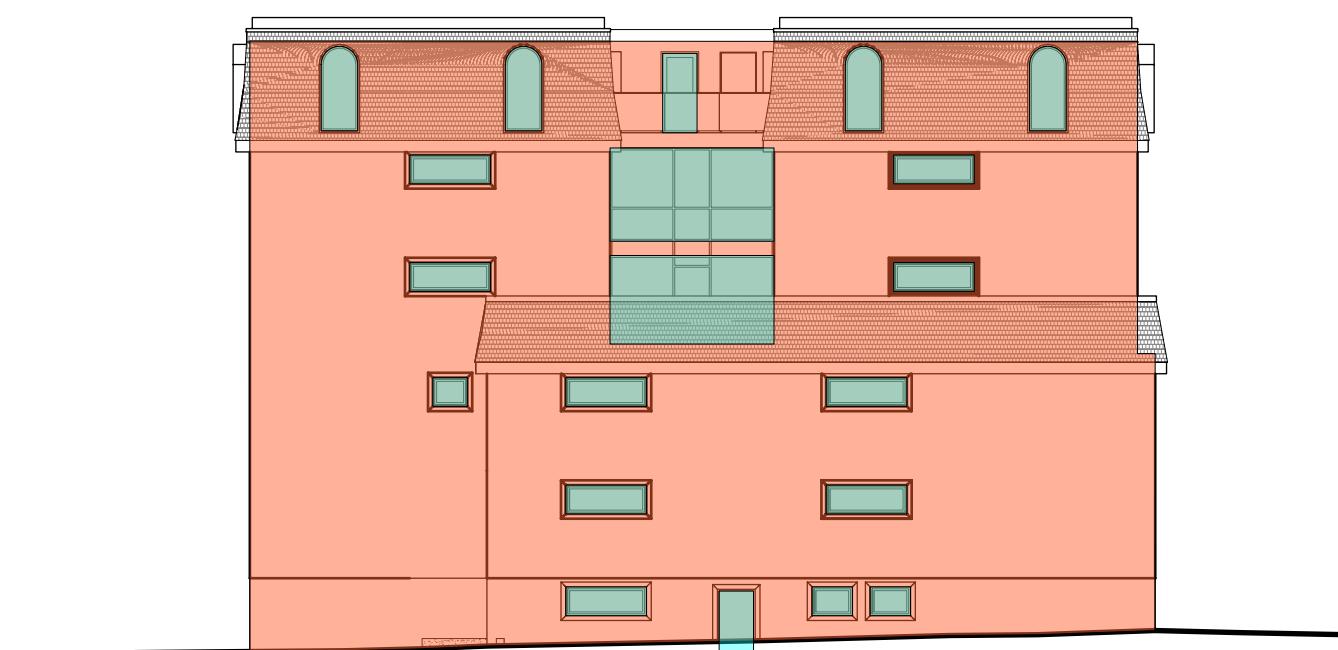
Average Grade: 17.75



8 Open Site Space
Scale: 1:200 Open Area 241.58 m²
Site Area 586.27 m²
Open space 41.21%



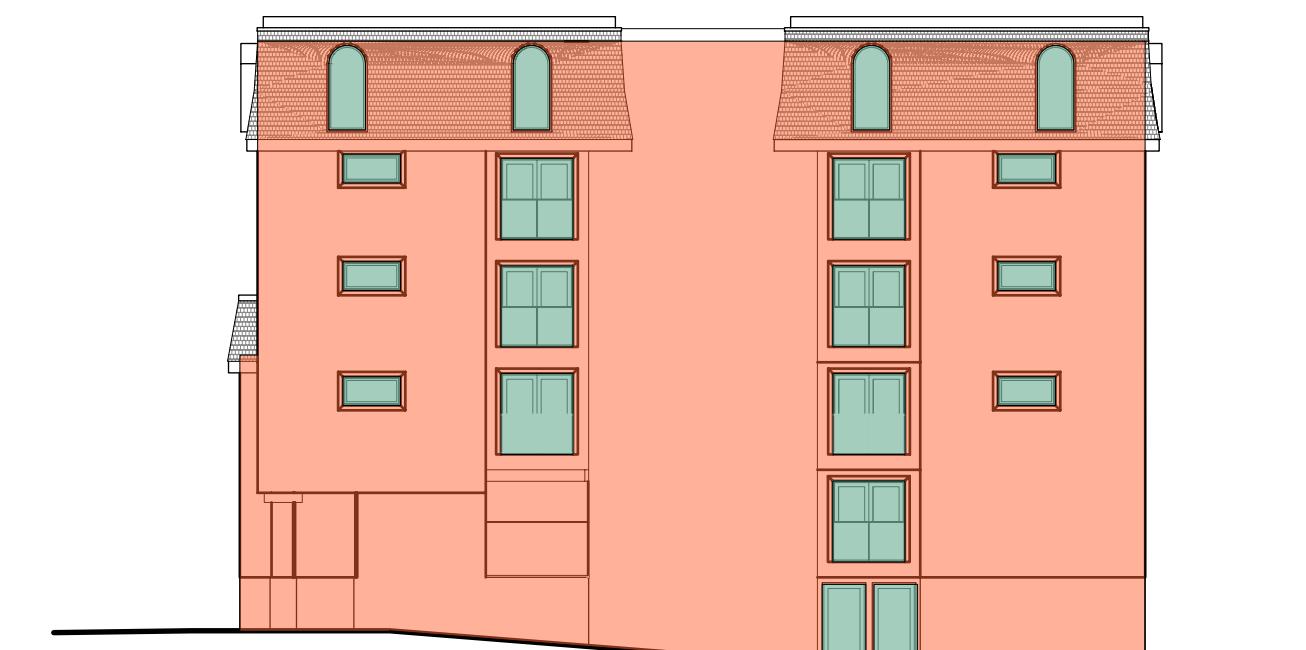
10 Landscape Area
Scale: 1:200 Landscape Area 64.06 m²
Site Area 586.27 m²
Landscape Area 10.91 %



11 South Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 2.19 m
AREA = 376.67 m²
PROPOSED UNPROTECTED AREA = 49.77 m²

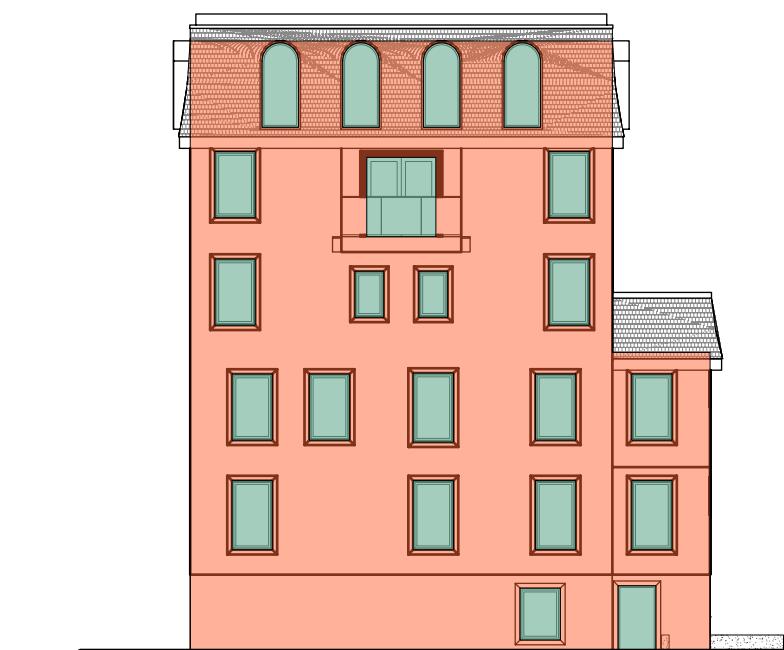
UNPROTECTED OPENING ALLOWED 16%, 60.27 m²
PROPOSED OPENING 13.21%



12 North Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 1.36 m
AREA = 381.62 m²
PROPOSED UNPROTECTED AREA = 48.8 m²

UNPROTECTED OPENING ALLOWED 14%, 53.43 m²
PROPOSED OPENING 12.79%



13 Rear/ West Elevation
Scale: 1:200

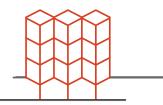
Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 5.65 m
AREA = 200.82 m²
PROPOSED UNPROTECTED AREA = 42.06 m²

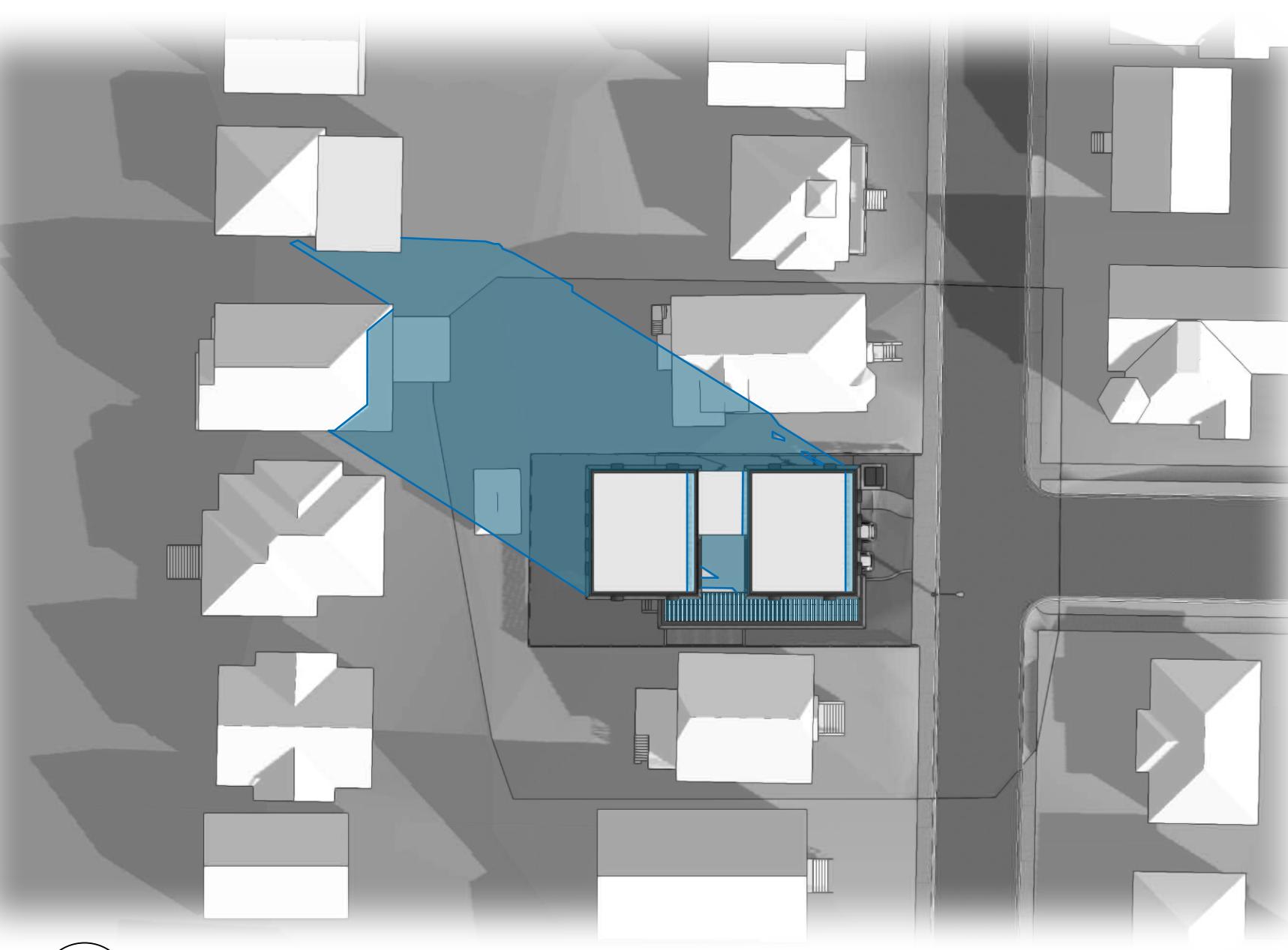
UNPROTECTED OPENING ALLOWED 40%, 80.33 m²
PROPOSED OPENING 20.94%



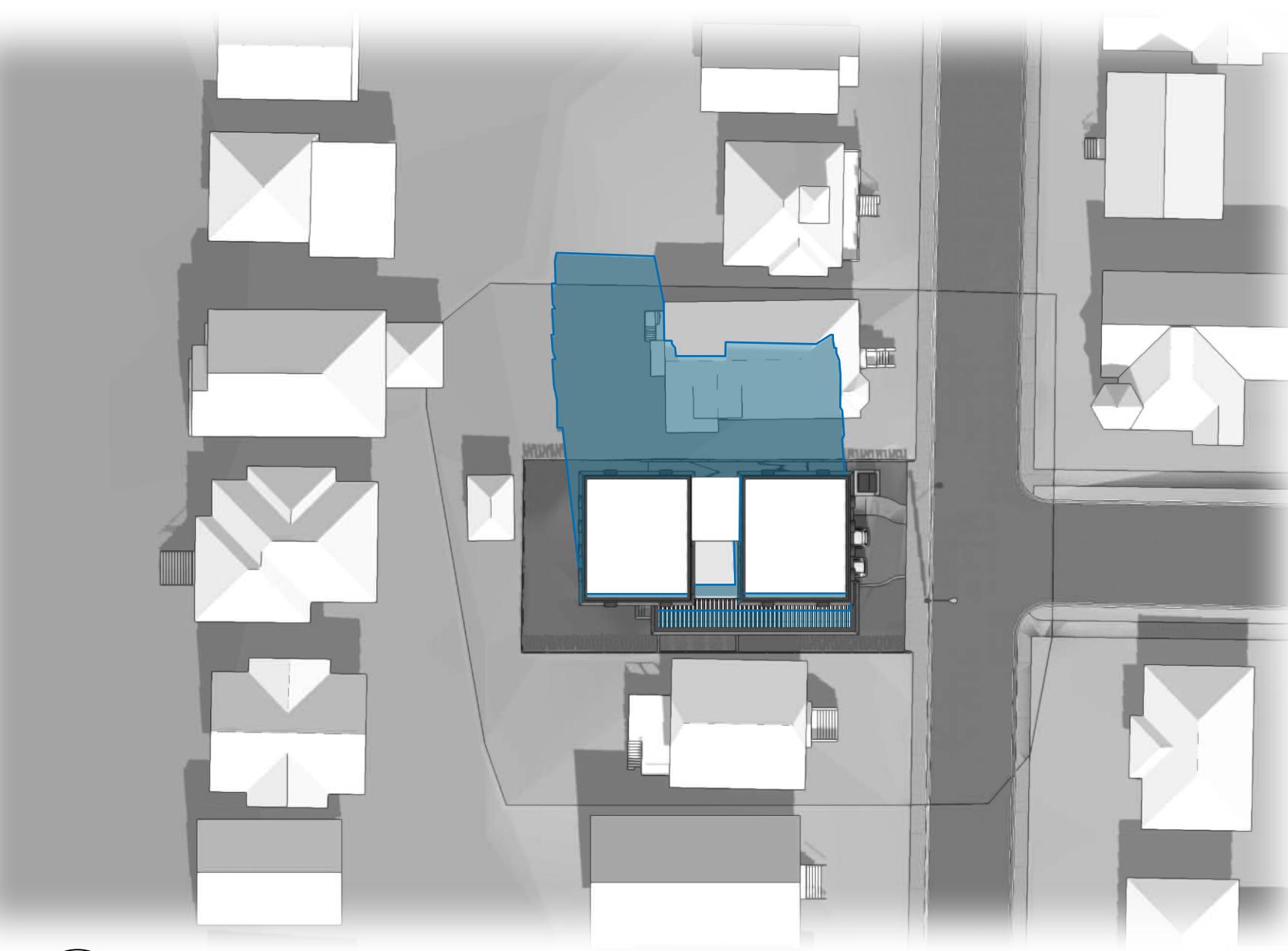
14 Front/ East Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC
LIMITING DISTANCE = 10.08m
AREA = 194.16 m²
PROPOSED UNPROTECTED AREA = 54.17 m²
UNPROTECTED OPENING ALLOWED 100%, 194.16 m²
PROPOSED OPENING 27.90%

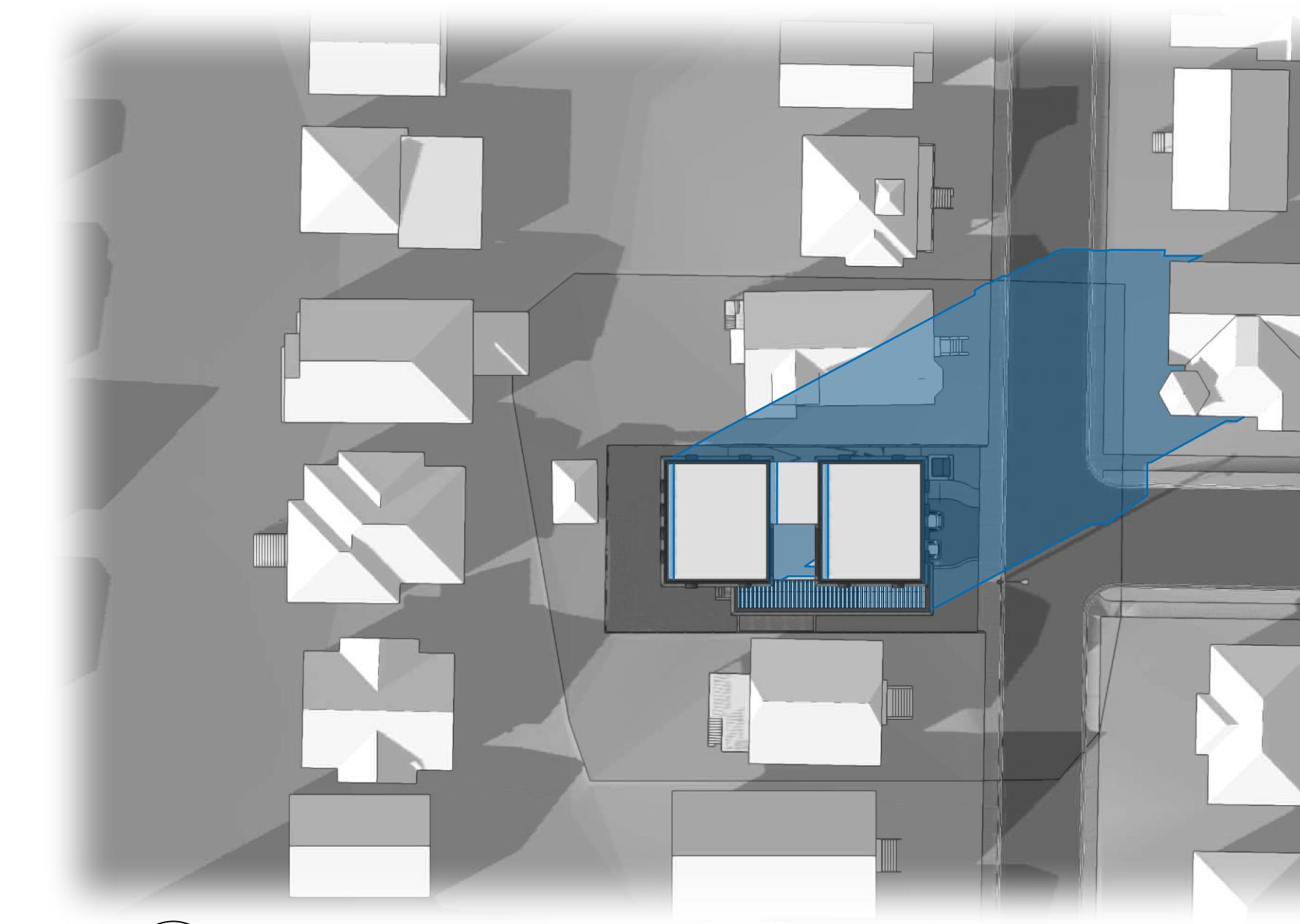




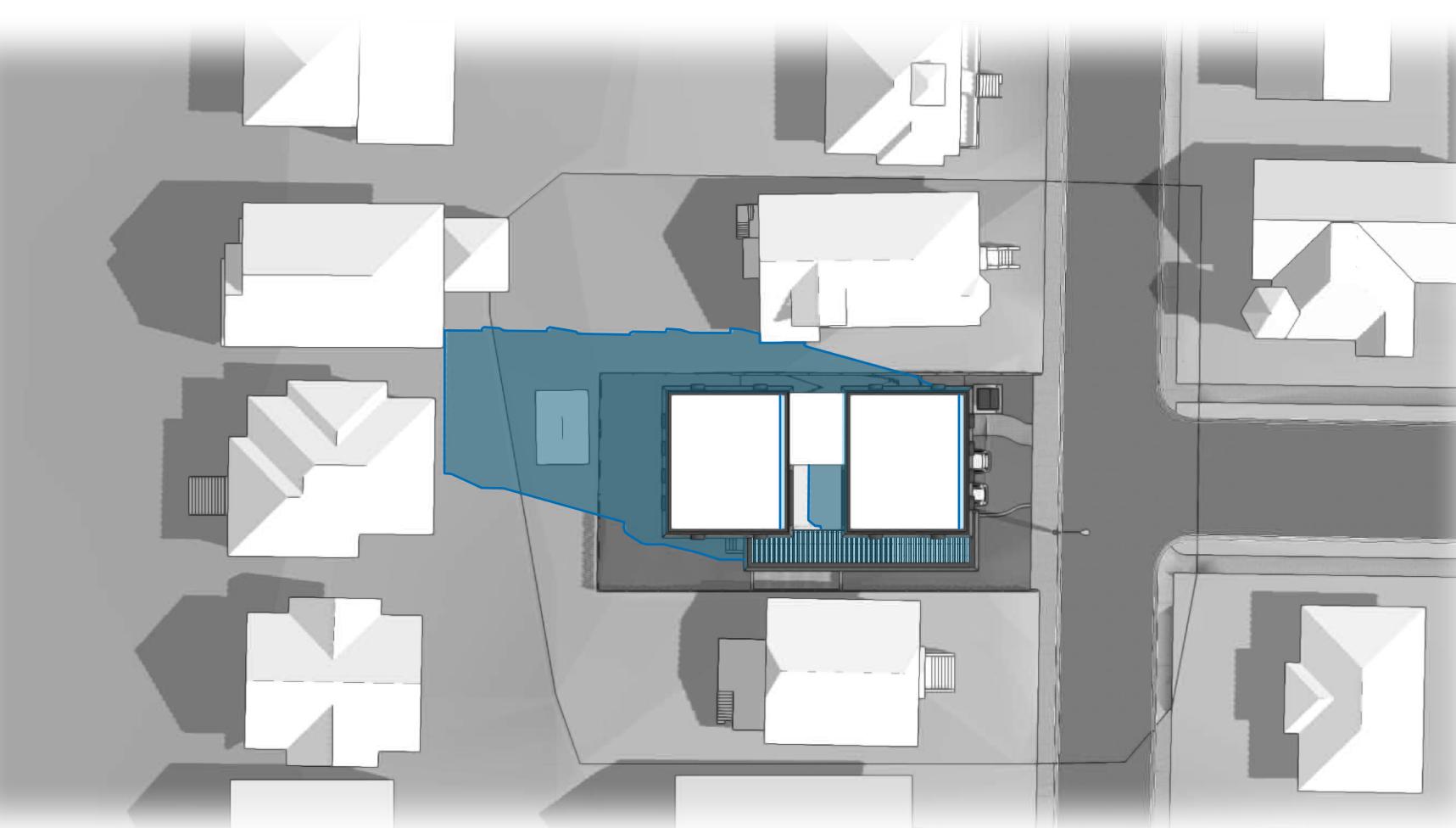
1 Equinox @ 9:00am
Scale: 1:500



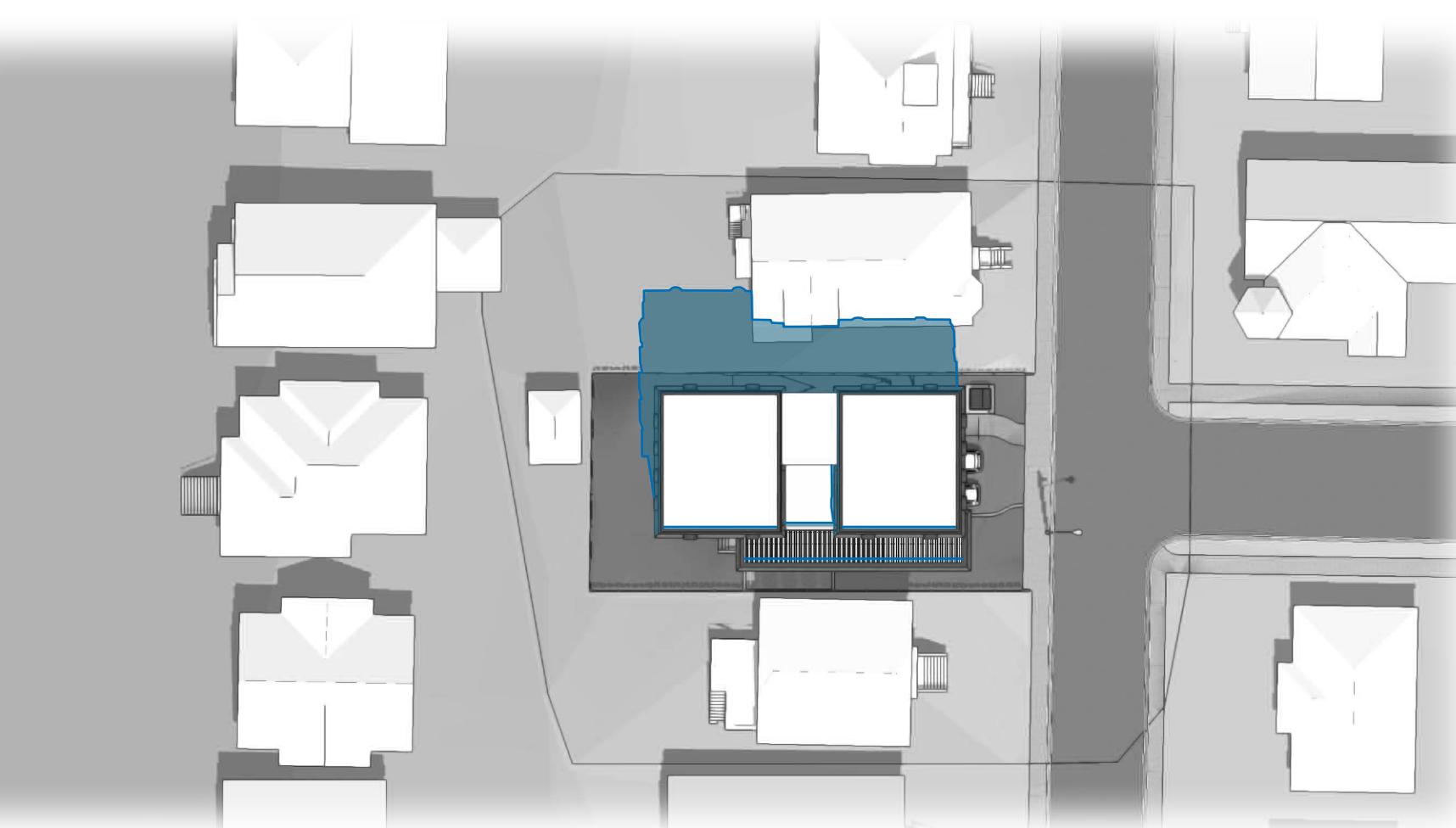
2 Equinox @ 12:00pm
Scale: 1:500



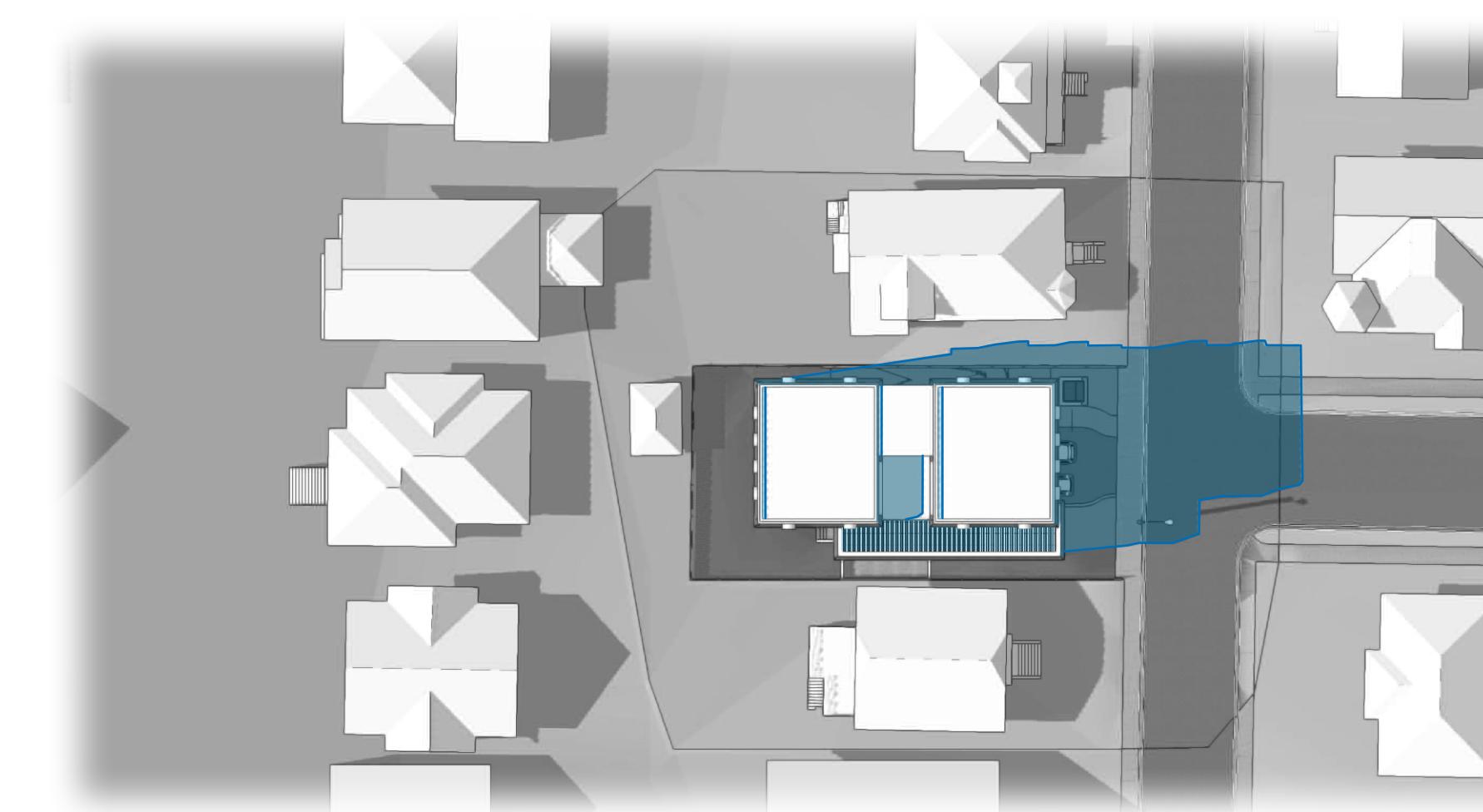
3 Equinox @ 4:00pm
Scale: 1:500



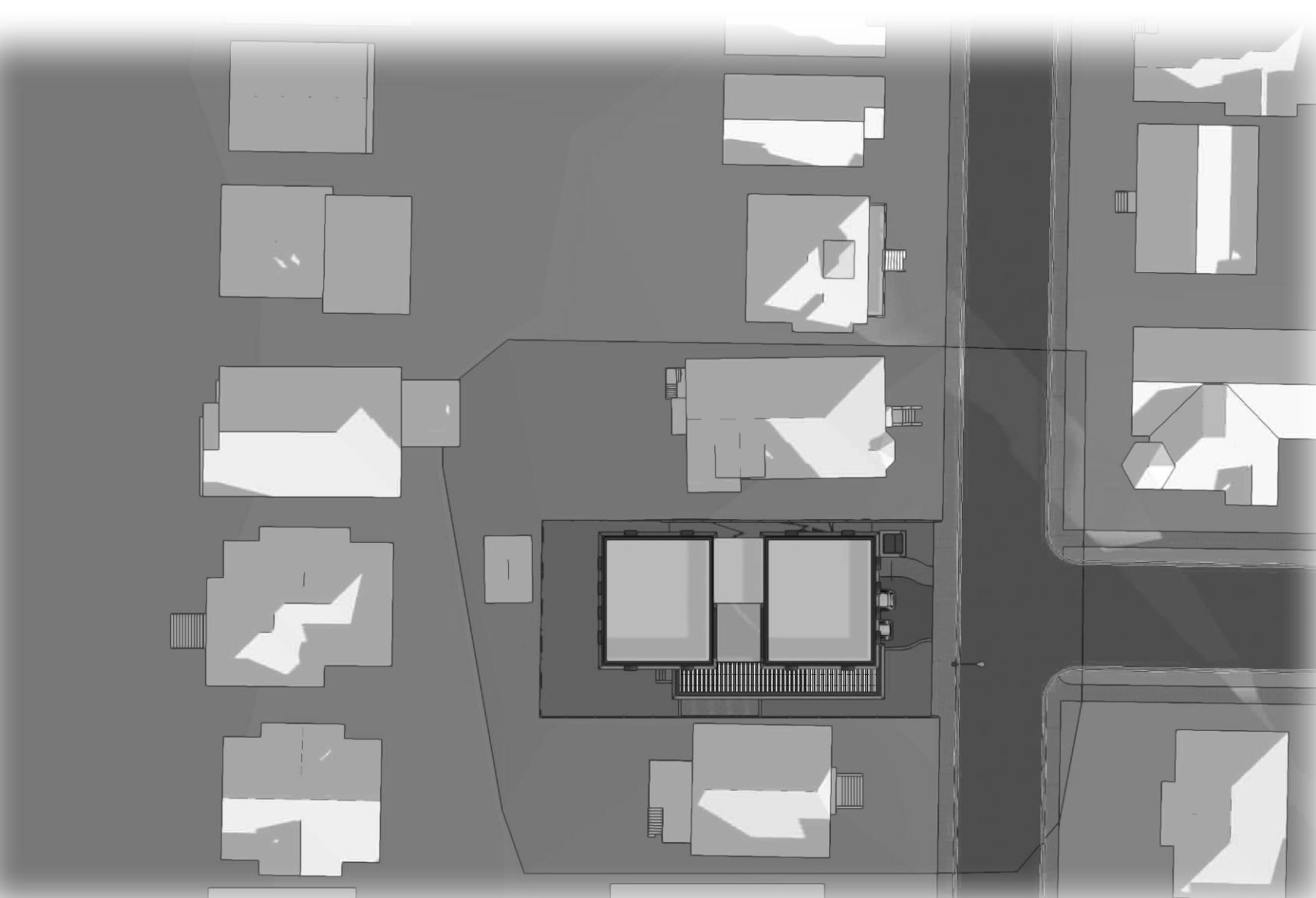
4 Summer Solstice @ 9:00am
Scale: 1:500



5 Summer Solstice @ 12:00pm
Scale: 1:500



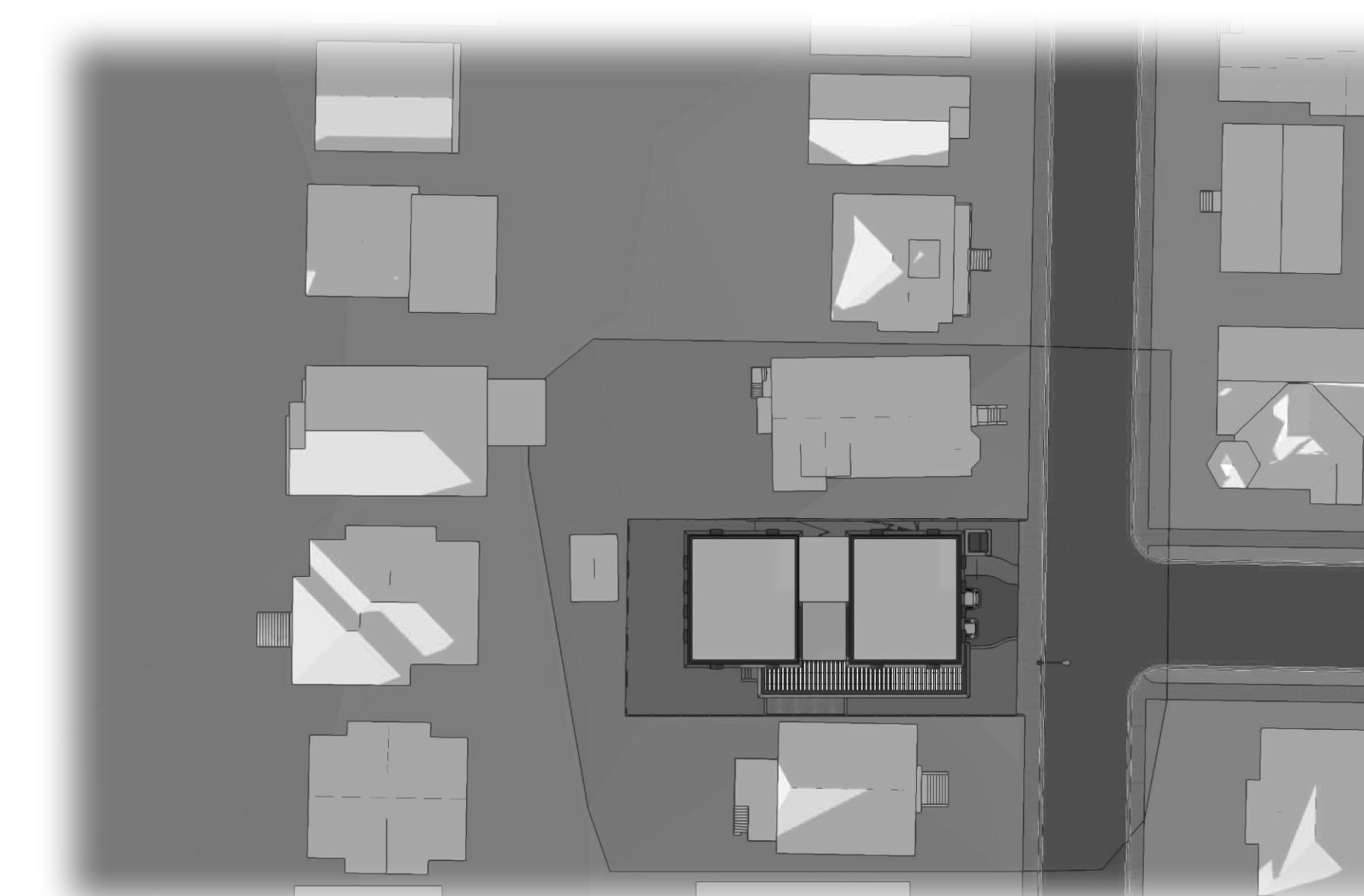
6 Summer Solstice @ 4:00pm
Scale: 1:500



7 Winter Solstice @ 9:00am
Scale: 1:500



8 Winter Solstice @ 12:00pm
Scale: 1:500



9 Winter Solstice @ 4:00pm
Scale: 1:500

50 GOVERNMENT ST

REISSUED FOR REZONING

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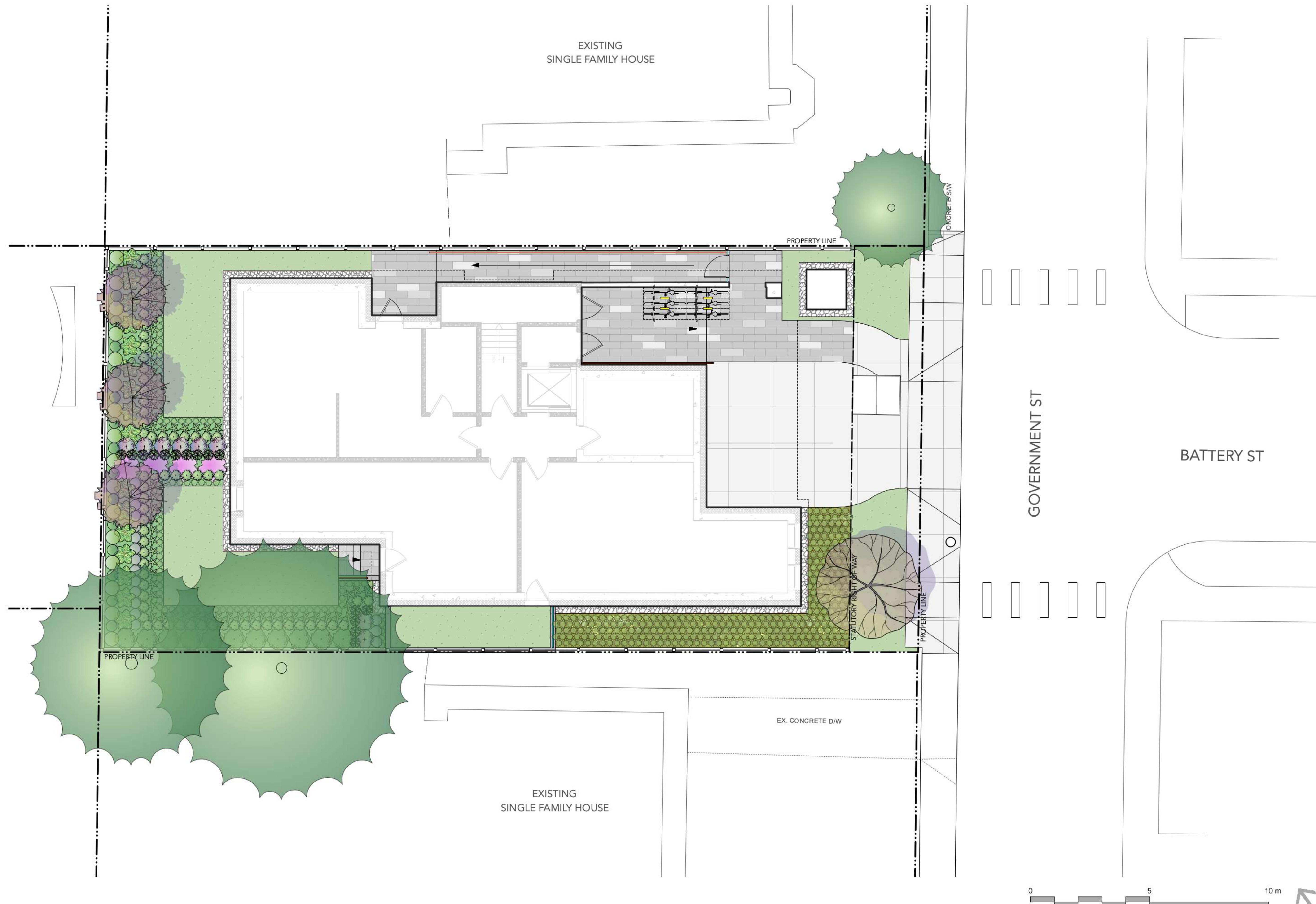
LANDSCAPE ARCHITECT:
**G | ALA GAUTHIER + ASSOCIATES LANDSCAPE
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LANDSCAPE DRAWING INDEX PERMIT

| Sheet No. | Sheet Name |
|-----------|--------------------------------------|
| L0.0 | COVER SHEET |
| L0.1 | OVERALL SITE PLAN |
| L0.2 | TREE MANAGEMENT PLAN |
| L0.3 | PRECEDENT IMAGES |
| L1.0 | LAYOUT + MATERIALS PLAN - LEVEL 1 |
| L1.1 | PLANTING PLAN - LEVEL 1 |
| L1.2 | GRADING PLAN - LEVEL 1 |
| L1.3 | UTILITY PLAN - LEVEL 1 |
| L1.4 | STORMWATER MANAGEMENT PLAN - LEVEL 1 |
| L2.0 | PLANT LIST + IMAGES |

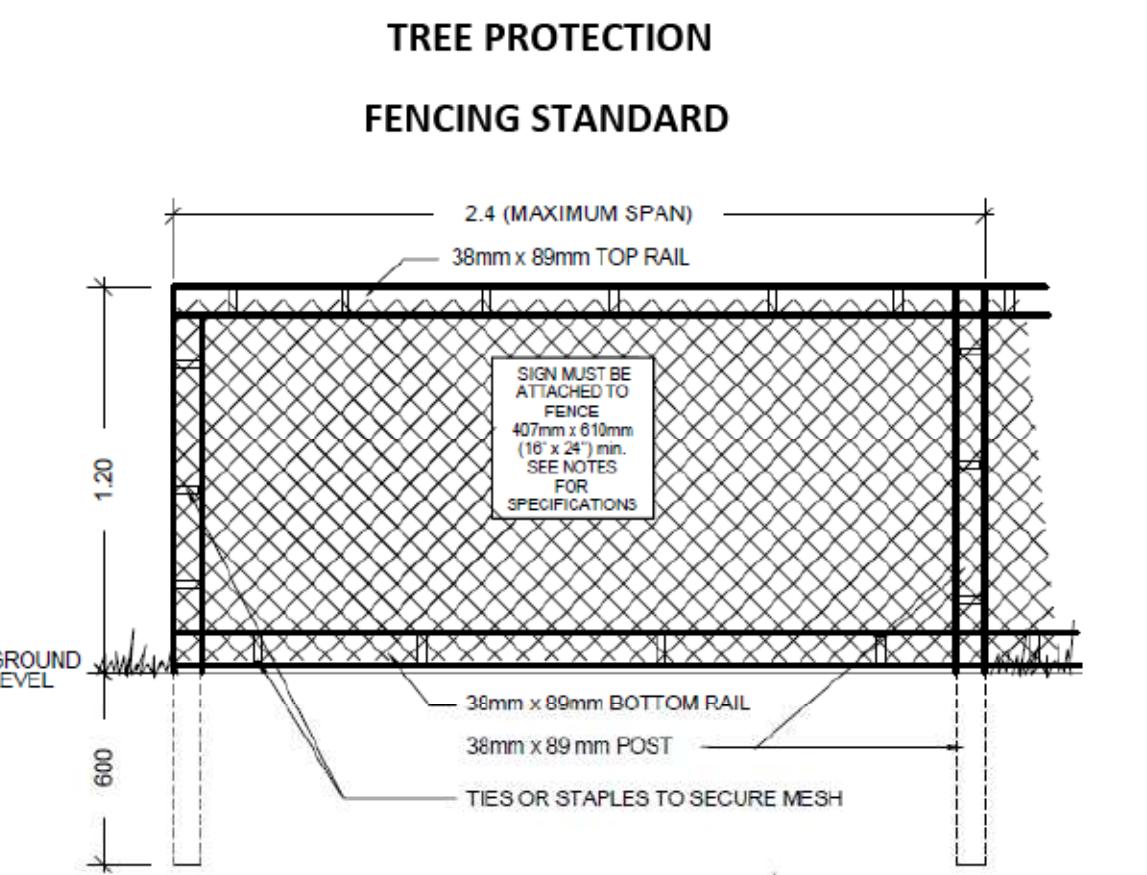


GENERAL TREE PROTECTION FENCING TYP NOTES:

- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
- POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
- ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPINES FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
- PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
- FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
- A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
- INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
- HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
- IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
- THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
- EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
- USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
- RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
- DO NOT CUT MAIN LATERAL ROOTS;
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
- ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
- PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
- PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
- PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
- PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
- PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
- REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

| SYMBOL | DESCRIPTION |
|--------|--|
| | TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements |
| | EXISTING TREE TO BE RETAINED Refer to Arborist Report |



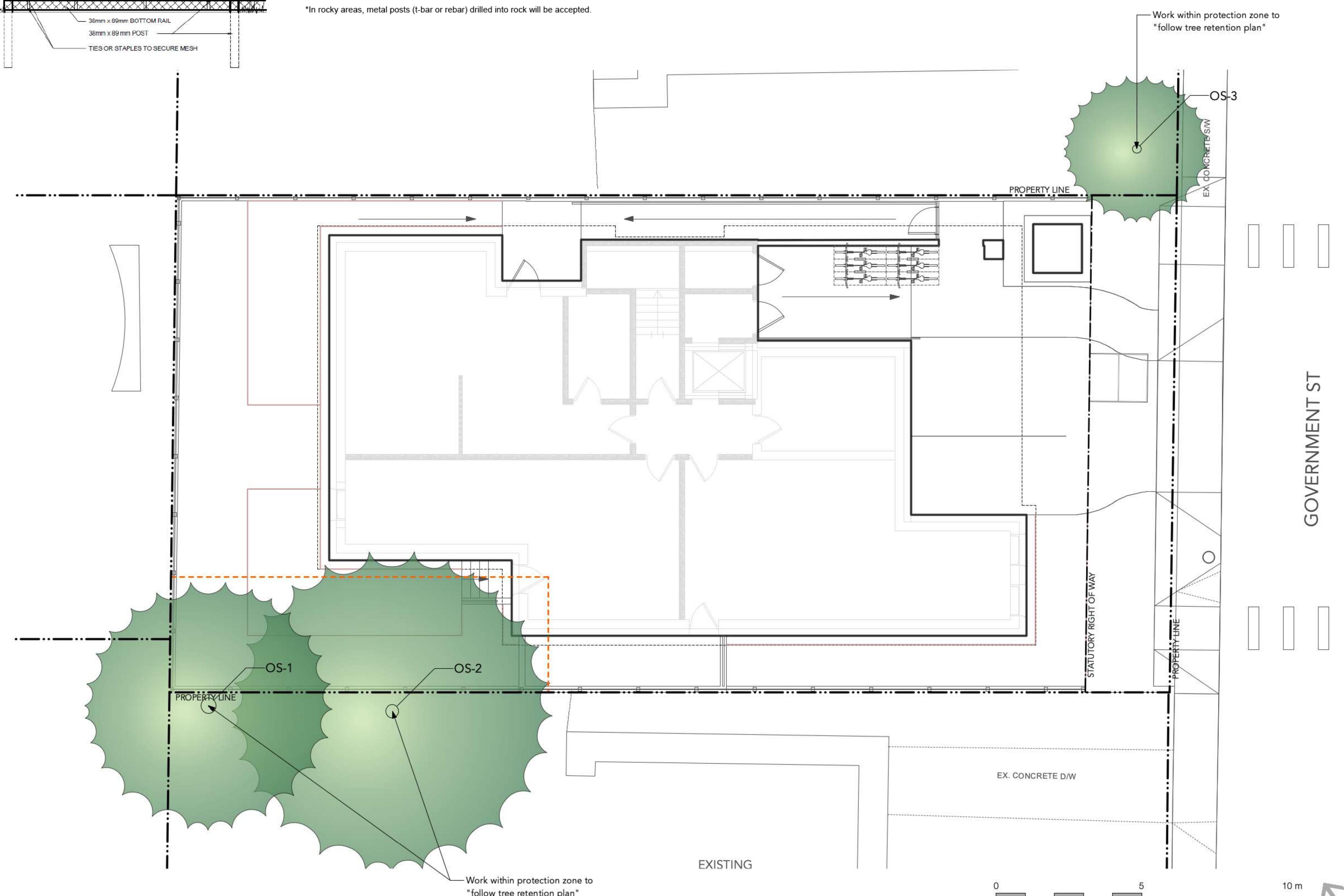
TREE PROTECTION FENCING STANDARD

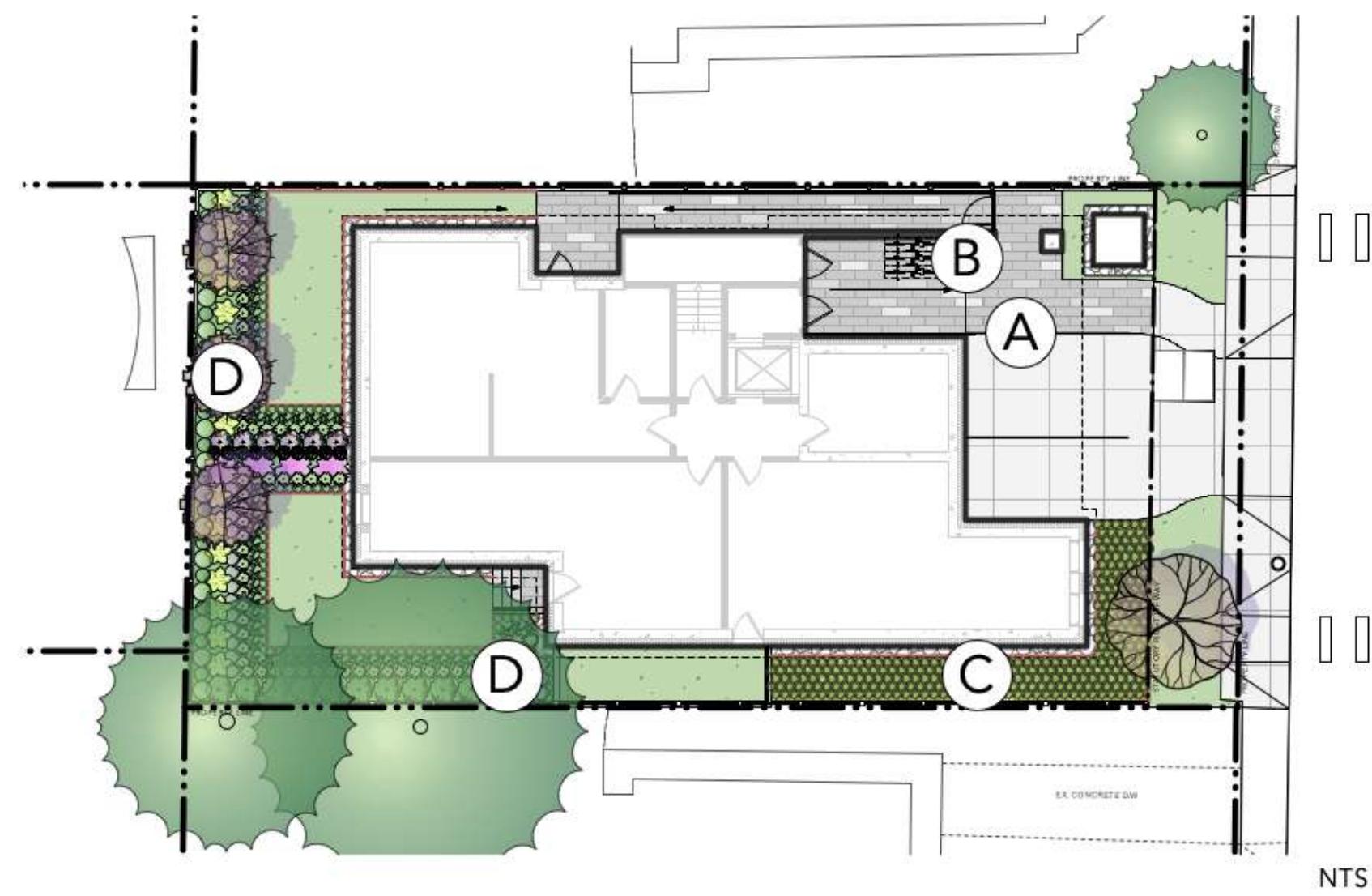
Tree Protection Fencing Specifications:

- The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts.*
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
- Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
 - DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
 - DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

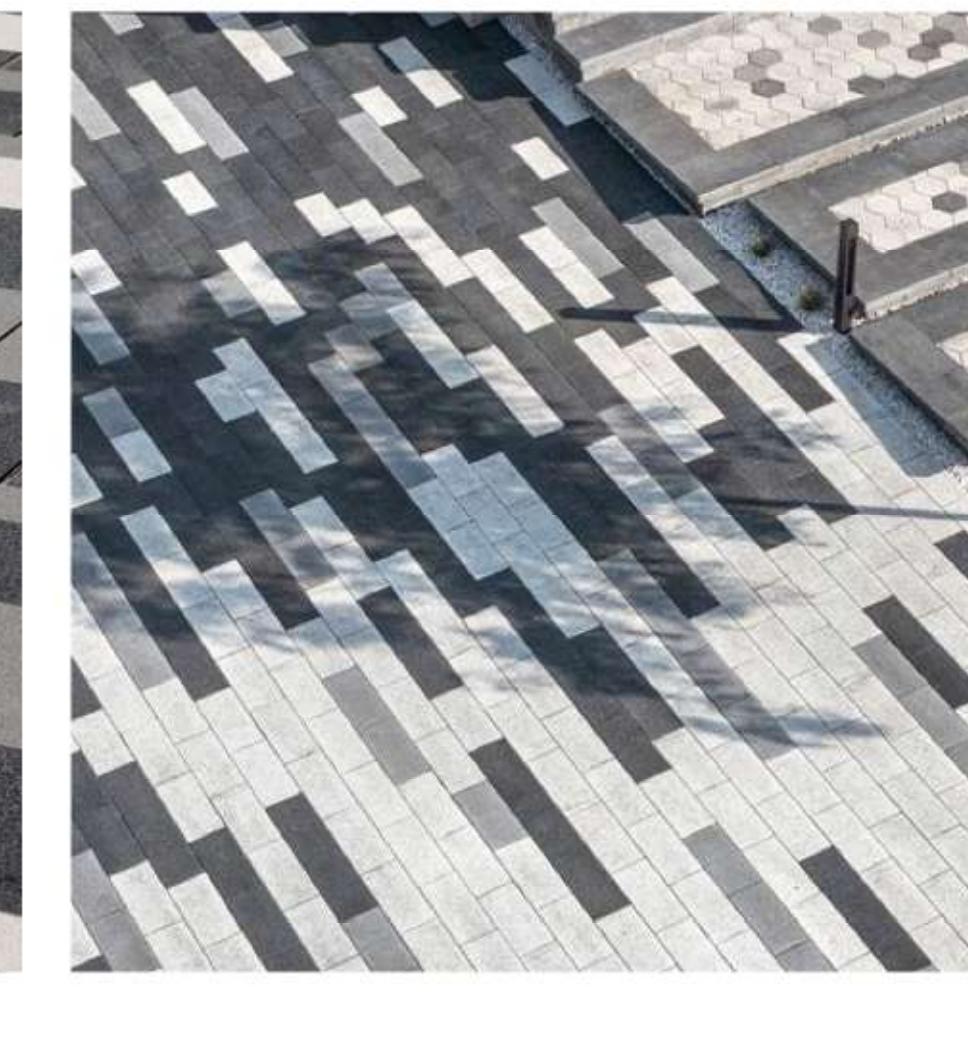
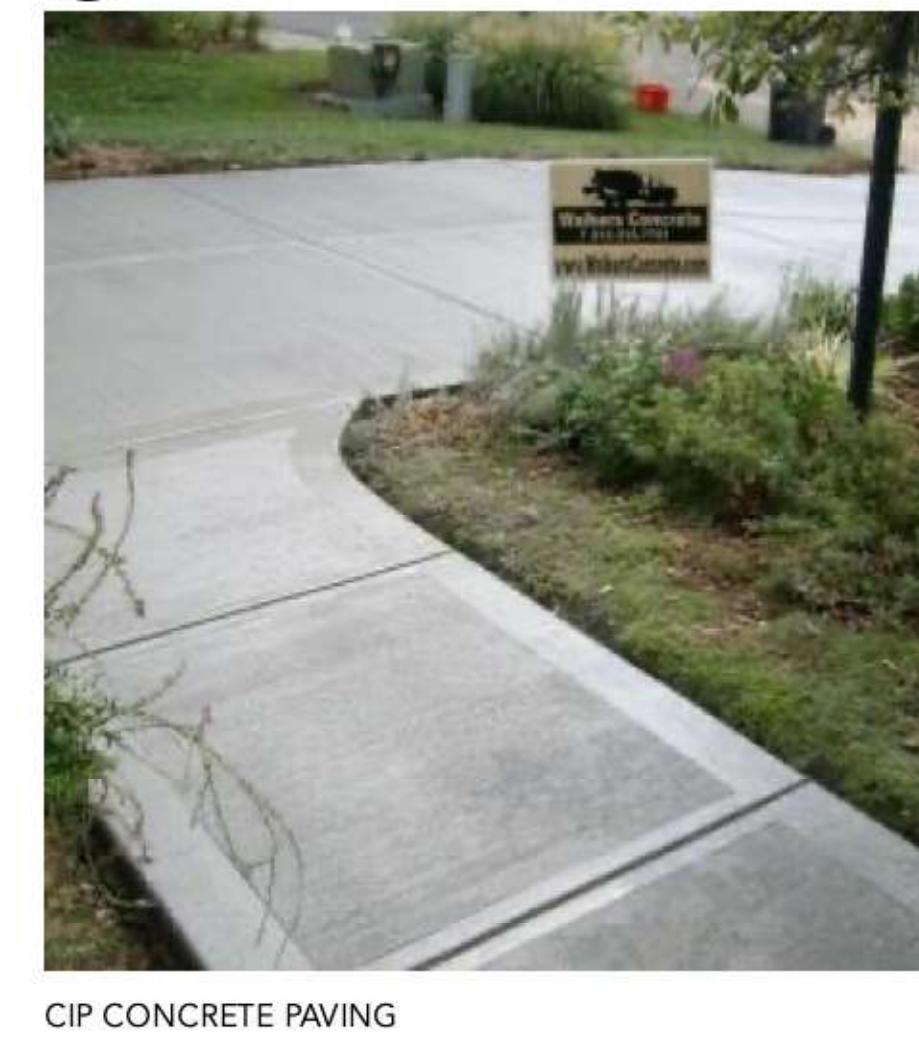
This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.





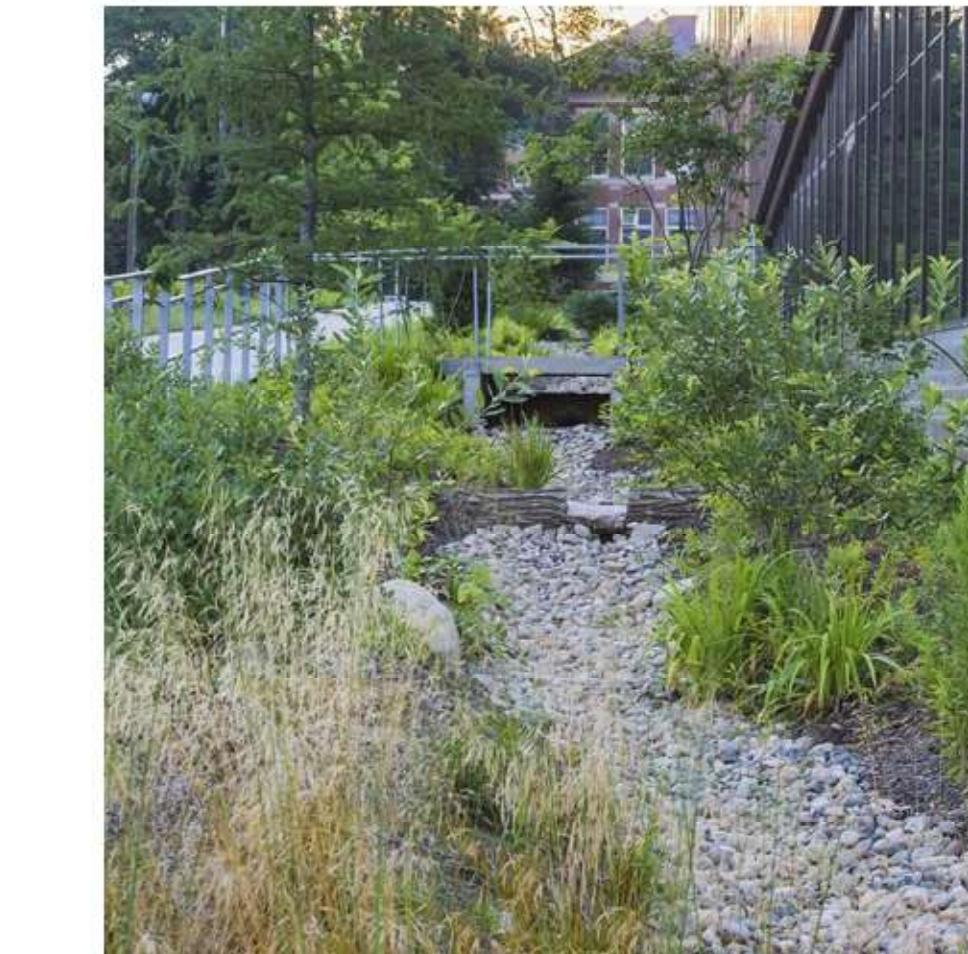
A PAVING



B BIKE RACK



C RAIN GARDEN



D PLANTING

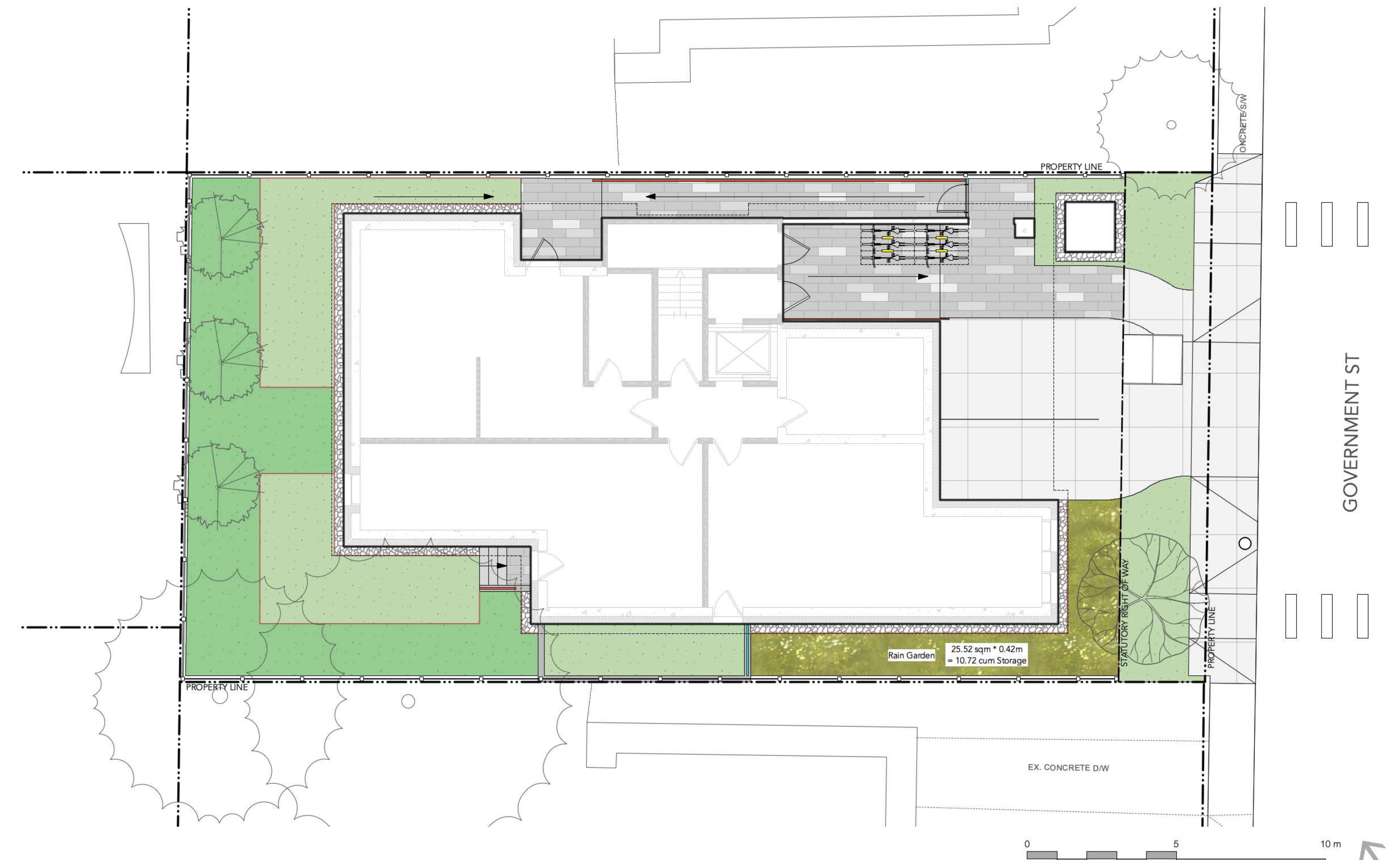


GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

MATERIALS LEGEND

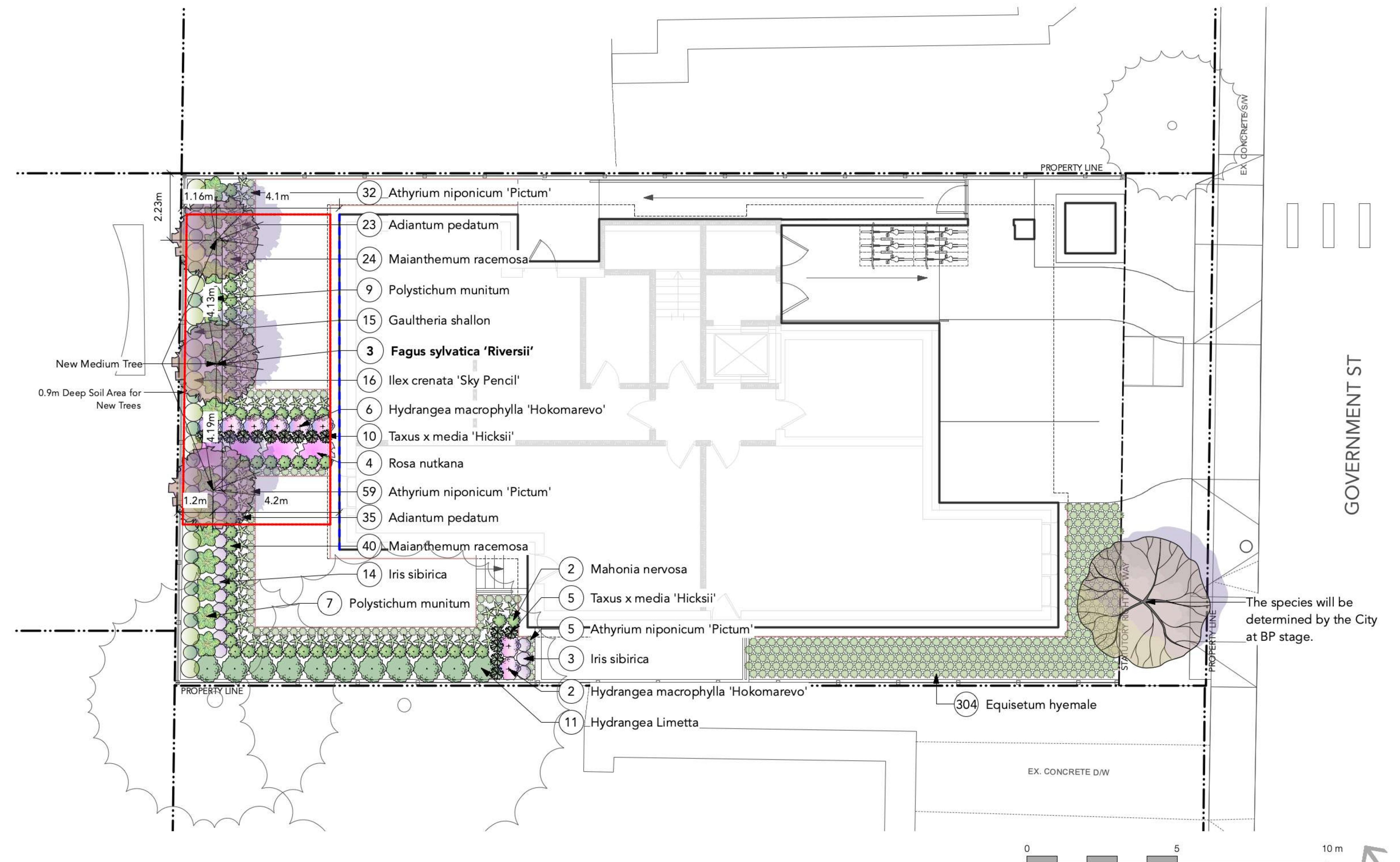
| SYMBOL | DESCRIPTION |
|--------|---|
| | PAVING TYPE 1 CIP Concrete Paving To City Standards |
| | PAVING TYPE 2 Permeable Pavers |
| | PAVING TYPE 3 River Rock Strip |
| | PLANTING TYPE 1 Lawn Area |
| | PLANTING TYPE 2 Shrub Area |
| | PLANTING TYPE 3 Rain Garden |
| | CIP CONCRETE STAIRS |
| | CONCRETE RETAINING WALL 6" Wide |
| | FENCE WITH POST FOUNDATIONS 6' High |
| | GUARDRAIL WITH GATE 3.5' High |
| | HANDRAIL 3' High |
| | METAL PERMALOC EDGING Black |
| | BIKE RACK 0.45 m x 1.8 m per Parking Stall |
| | CANOPY ABOVE |
| | WATER VAULT COVER |
| | EXISTING UTILITY POLE |



GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES

| Planting Area | Area (m ²) | Soil Depth (m) | Estimated soil volume | New Trees Proposed | | Soil Volume Required | |
|---------------|------------------------|----------------|-----------------------|--------------------|--------------------------------|-------------------------|--|
| | | | | Medium | Medium (m ³ / tree) | Total (m ³) | |
| Planting Area | 50 | 0.9 | 45 | 3 | 15 | 45 | |

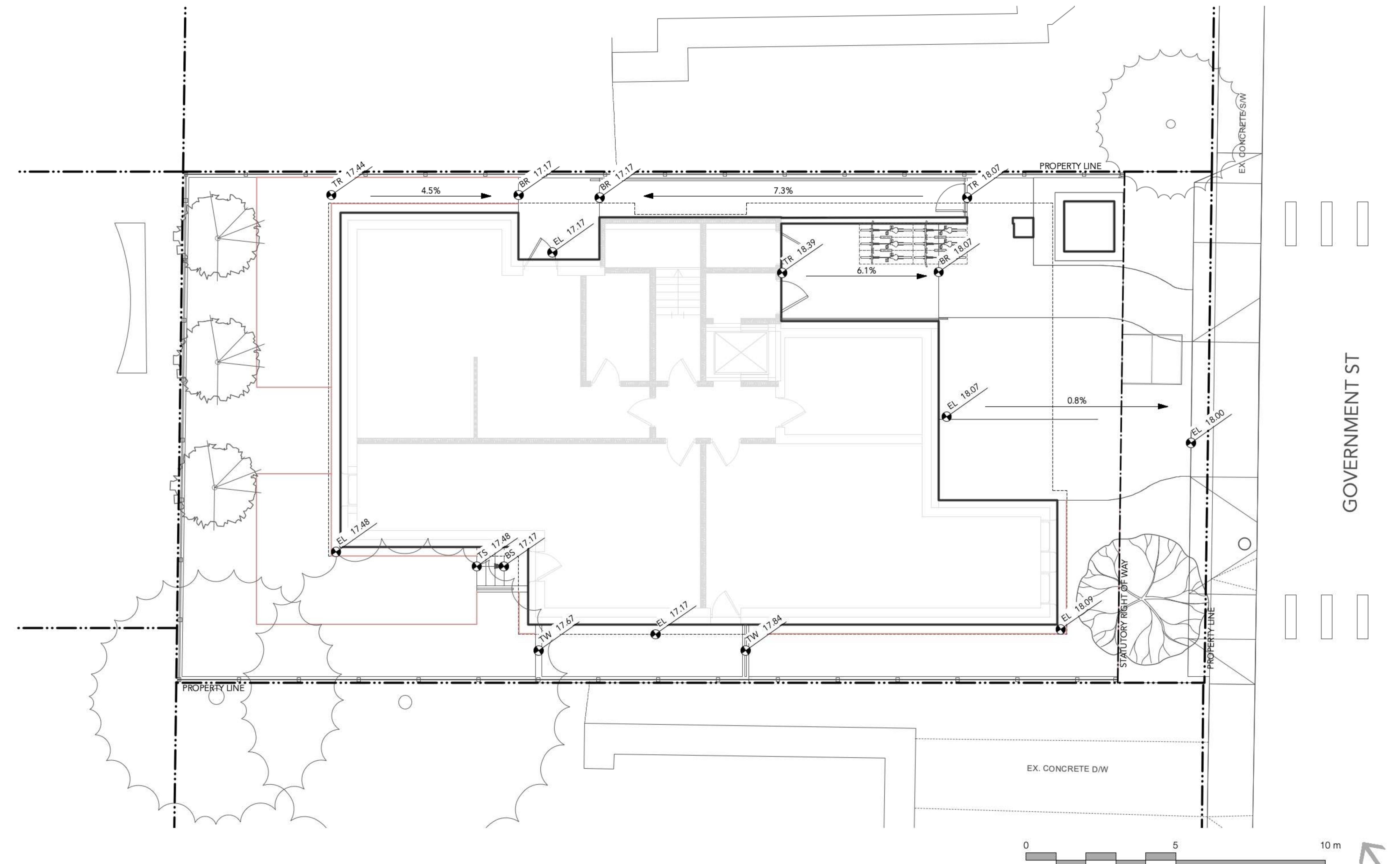


GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

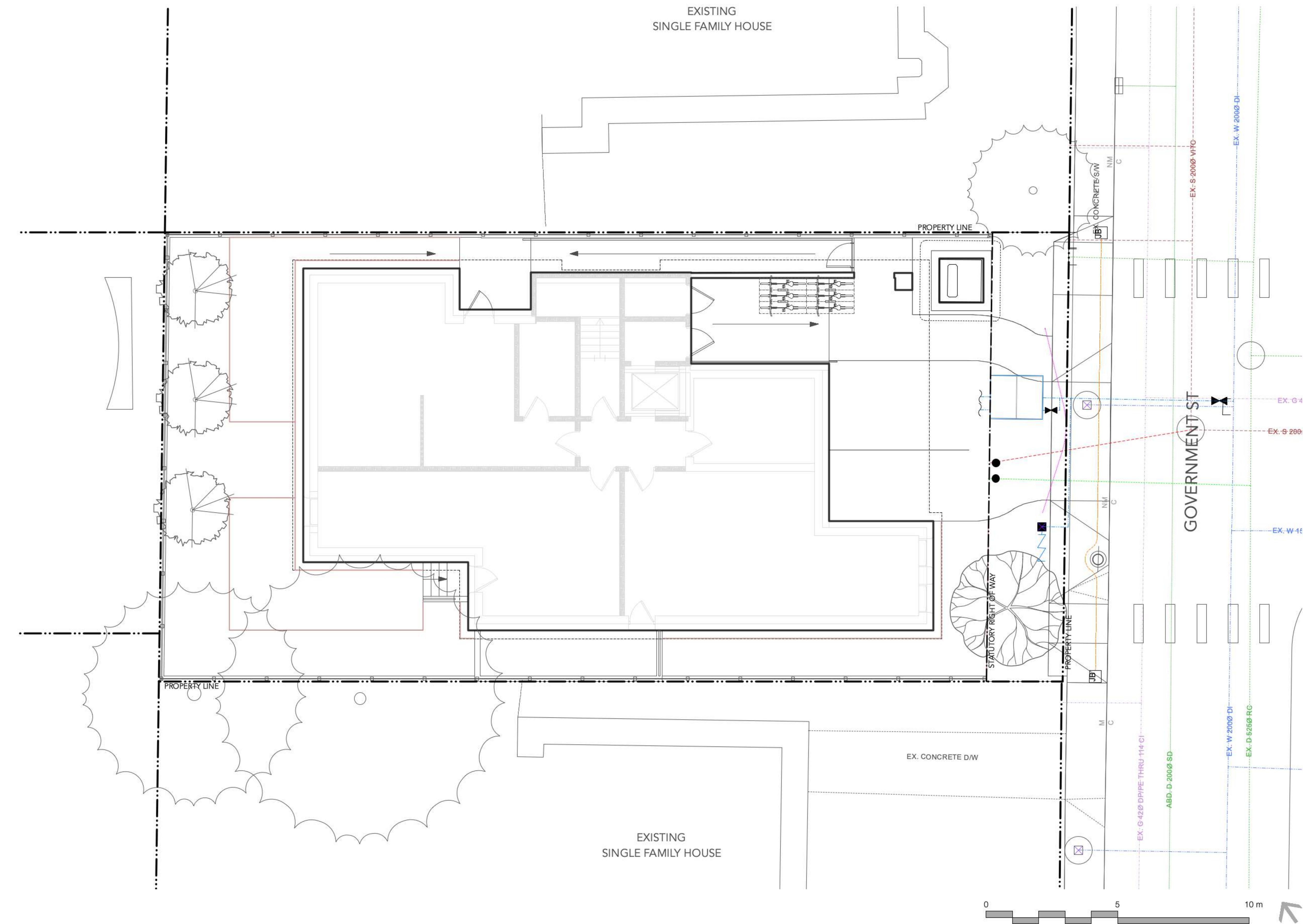
GRADING LEGEND

| SYMBOL | DESCRIPTION |
|----------|----------------------------|
| EL 0.00 | PROPOSED ELEVATION |
| FFE 0.00 | FINISHED FLOOR ELEVATION |
| TW 0.00 | TOP OF WALL ELEVATION |
| BW 0.00 | BOTTOM OF WALL ELEVATION |
| TS 0.00 | TOP OF STAIRS ELEVATION |
| BS 0.00 | BOTTOM OF STAIRS ELEVATION |



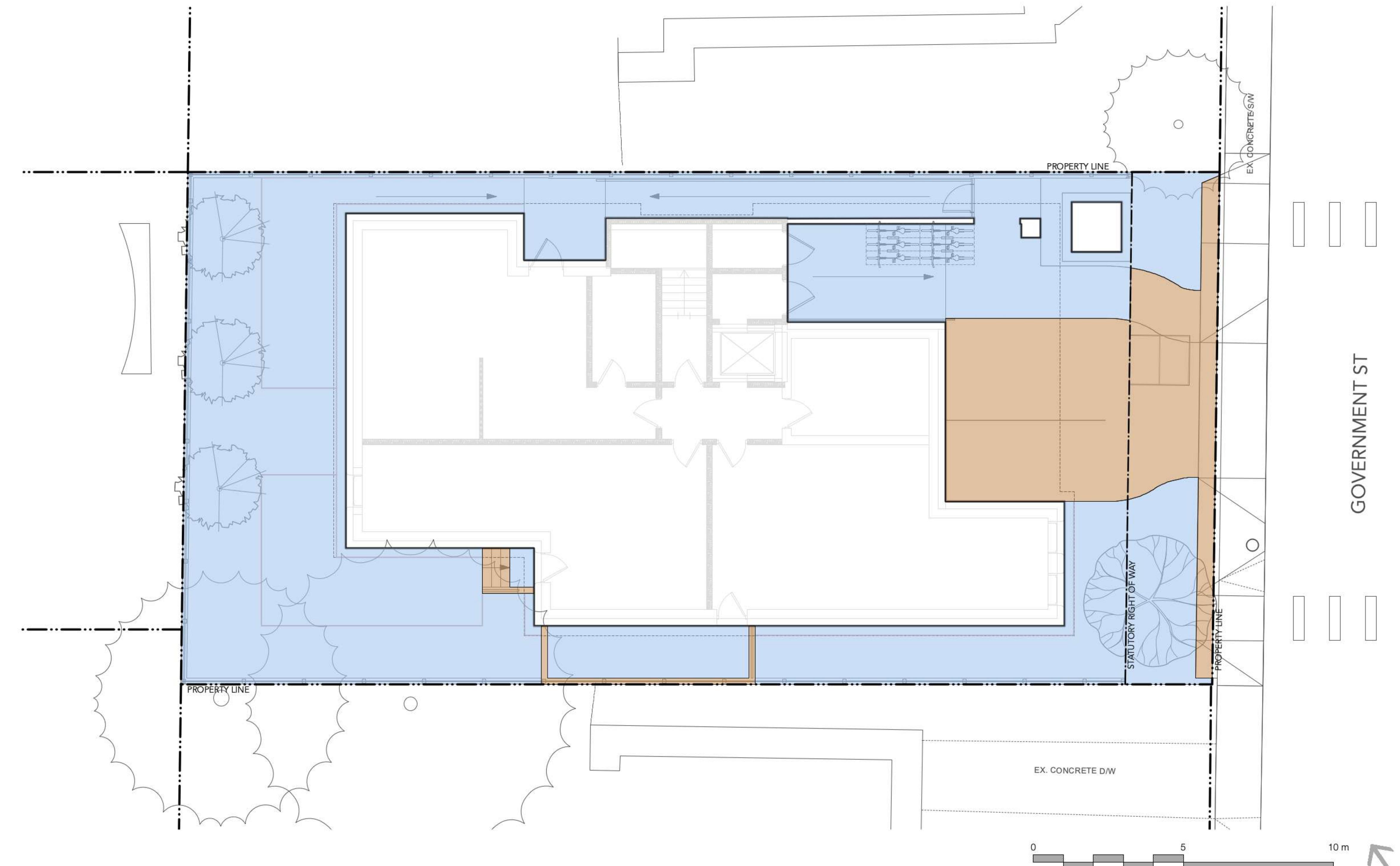
UTILITY LEGEND

| SYMBOL | DESCRIPTION |
|-------------|--|
| ○ - - - - - | EXISTING UTILITIES See Civil Drawings for Details |
| ● - - - - - | PROPOSED UTILITIES See Civil Drawings for Details |



STORMWATER MANAGEMENT LEGEND

| SYMBOL | DESCRIPTION |
|--------|------------------------------------|
| | PERMEABLE AREA Total: 264.6 sqm |
| | IMPERVIOUS AREA Total: 66.4 sqm |



OVERALL PLANT LIST

| Symbol | Quantity | Latin Name | Common Name | Scheduled Size | Spacing | Notes |
|--|----------|---|----------------------------------|----------------|-----------|----------|
| DECIDUOUS TREES: | | | | | | |
| | 3 | <i>Fagus sylvatica 'Riversii'</i> | European Beech | #1 Pot | | As Shown |
| SHRUBS: | | | | | | |
| | 15 | <i>Gaultheria shallon</i> | Salal | #1 Pot | 1'6" o.c. | |
| | 11 | <i>Hydrangea Limetta</i> | Limetta Hydrangea | #3 Pot | 3'0" o.c. | |
| | 8 | <i>Hydrangea macrophylla 'Hokomarevo'</i> | Everlasting Revolution Hydrangea | #3 Pot | 2'6" o.c. | |
| | 16 | <i>Ilex crenata 'Sky Pencil'</i> | Japanese Holly | #2 Pot | 2'0" o.c. | |
| | 2 | <i>Mahonia nervosa</i> | Longleaf Mahonia | #2 Pot | 1'6" o.c. | |
| | 64 | <i>Maianthemum racemosum</i> | False Solomon's Seal | #1 Pot | 1'6" o.c. | |
| | 4 | <i>Rosa nutkana</i> | Nootka Rose | #5 Pot | 4'0" o.c. | |
| | 15 | <i>Taxus x media 'Hicksii'</i> | Hick's Yew | 1.25m. ht. | 1'6" o.c. | |
| PERENNIALS, GRASSES, GROUNDCOVER: | | | | | | |
| | 58 | <i>Adiantum pedatum</i> | American Maidenhair Fern | #2 Pot | 3'0" o.c. | |
| | 96 | <i>Athyrium nipponicum 'Pictum'</i> | Japanese Painted Fern | #1 pot | 3'0" o.c. | |
| | 304 | <i>Equisetum hyemale</i> | Scouring Rush Horsetail | #2 Pot | 1'0" o.c. | |
| | 17 | <i>Iris sibirica</i> | Siberian Iris | #1 Pot | 3'0" o.c. | |
| | 16 | <i>Polystichum munitum</i> | Western sword fern | #3 Pot | 6'0" o.c. | |
| NOTES: | | | | | | |
| 1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD. | | | | | | |
| 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL. | | | | | | |
| 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. | | | | | | |
| 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD. | | | | | | |
| 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED. | | | | | | |
| 6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING. | | | | | | |
| 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. | | | | | | |
| 8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT. | | | | | | |
| ● Food-bearing plant ● Plant for nesting ● BC native plant | | | | | | |

PLANT IMAGES

TREES



Fagus sylvatica 'Riversii'
European Beech

SHRUBS



Gaultheria shallon
Salal



Hydrangea limetta
Limetta Hydrangea



Hydrangea macrophylla 'Hokomarevo'
Everlasting Revolution Hydrangea



Ilex crenata 'Sky Pencil'
Japanese Holly



Mahonia Nervosa
Compact Oregon Grape



Maianthemum racemosum
False Solomon's seal

GRASSES, FERNS, PERENNIALS



Adiantum pedatum
Maidenhair Fern



Athyrium nipponicum 'Pictum'
Japanese Painted fern



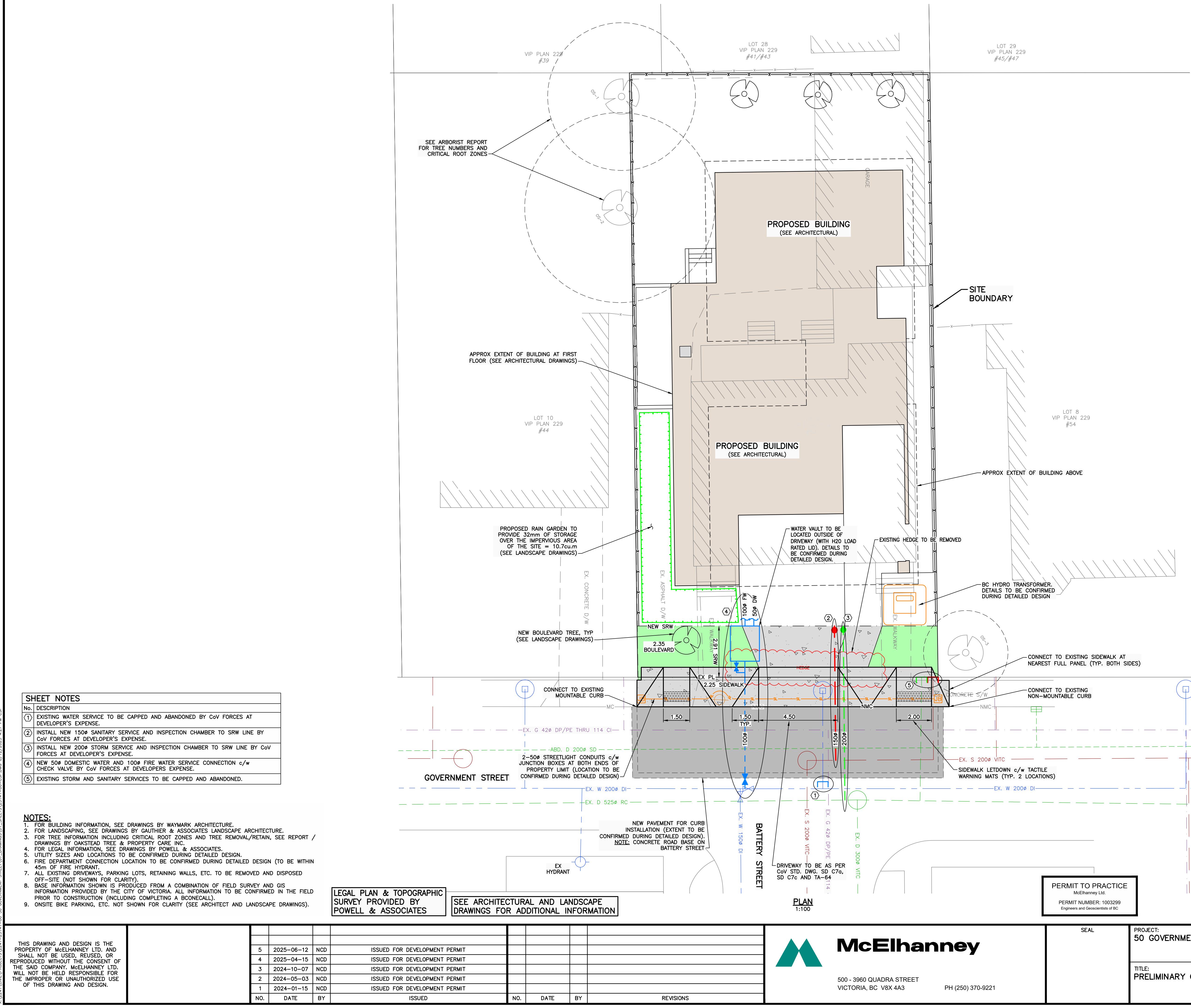
Equisetum hyemale
Rough horsetail



Iris sibirica
Siberian Iris



Polystichum munitum
Western Sword Fern



JUNE 12, 2025
ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

| SCALE | HORI: 1:100 | VERT: N/A |
|------------------------------|---------------|-----------------|
| PROJECT NO. | 2241-23141 | ISSUED/REVISION |
| | 5 | |
| APPROVING AUTHORITY FILE NO. | | |
| DRAWING NO. | 23-141-00-CSP | |

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|-----|------------|-----|-------------------------------|-----|------|----|-----------|
| 5 | 2025-06-12 | NCD | ISSUED FOR DEVELOPMENT PERMIT | | | | |
| 4 | 2025-04-15 | NCD | ISSUED FOR DEVELOPMENT PERMIT | | | | |
| 3 | 2024-10-07 | NCD | ISSUED FOR DEVELOPMENT PERMIT | | | | |
| 2 | 2024-05-03 | NCD | ISSUED FOR DEVELOPMENT PERMIT | | | | |
| 1 | 2024-01-15 | NCD | ISSUED FOR DEVELOPMENT PERMIT | | | | |

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SEAL

PROJECT:
50 GOVERNMENT STREET
TITLE:
PRELIMINARY CIVIL DRAWING