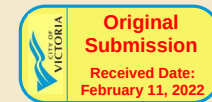




DOUGLAS HOUSE

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| 3) Architectural Site Plan | 16) Streetscape Elevations |
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AMICA
SENIOR LIFESTYLES

milliken
DEVELOPMENTS
Perfectly Urban.

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

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

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

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

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

LEGEND

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

SITE PLAN

AMICA MATURE LIFESTYLES

Lot A, Plan 46731 and
Lot 1, Plan 46850,
Beckley Farm, Victoria City

ADDRESS : 50 Douglas St.

PROJECT SURVEYOR : PJW

DRAWN BY : BR DATE : JULY 5/17

OUR FILE : 30546 REVISION : 1st

JEA J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

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

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

LOT A
PLAN VIP41752

NIAGARA STREET

DOUGLAS STREET

LOT 1
PLAN 46850

0.278 Ha

LOT A
PLAN 46731

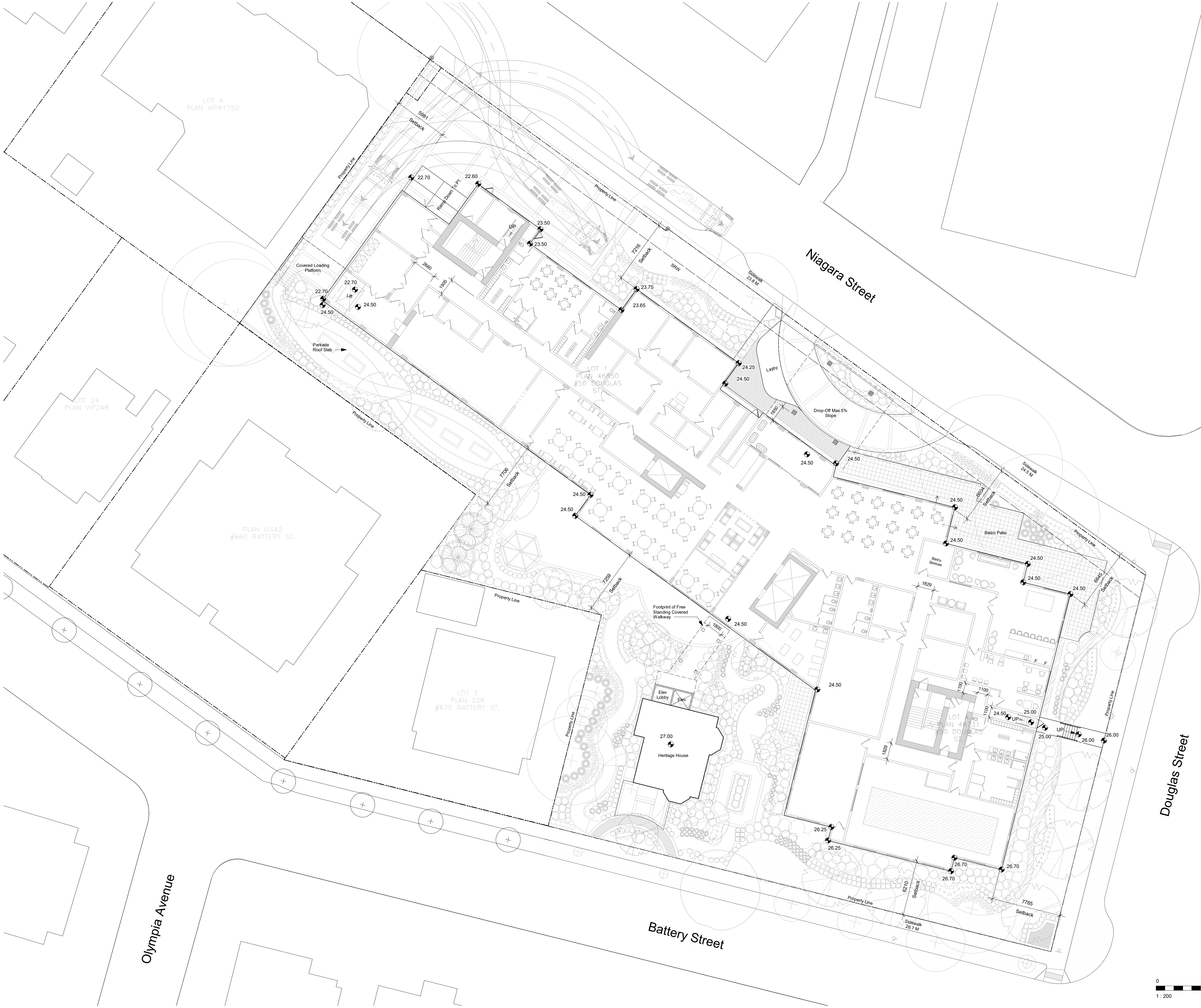
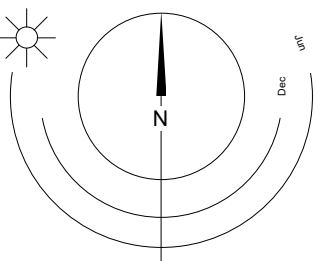
0.212 Ha

LOT 3
PLAN 228

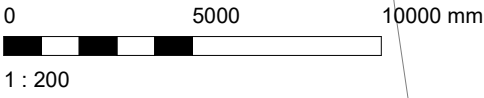
PLAN VIS42

BATTERY STREET

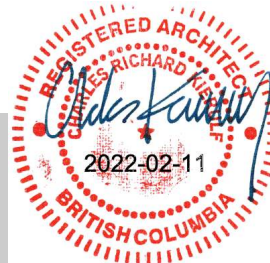
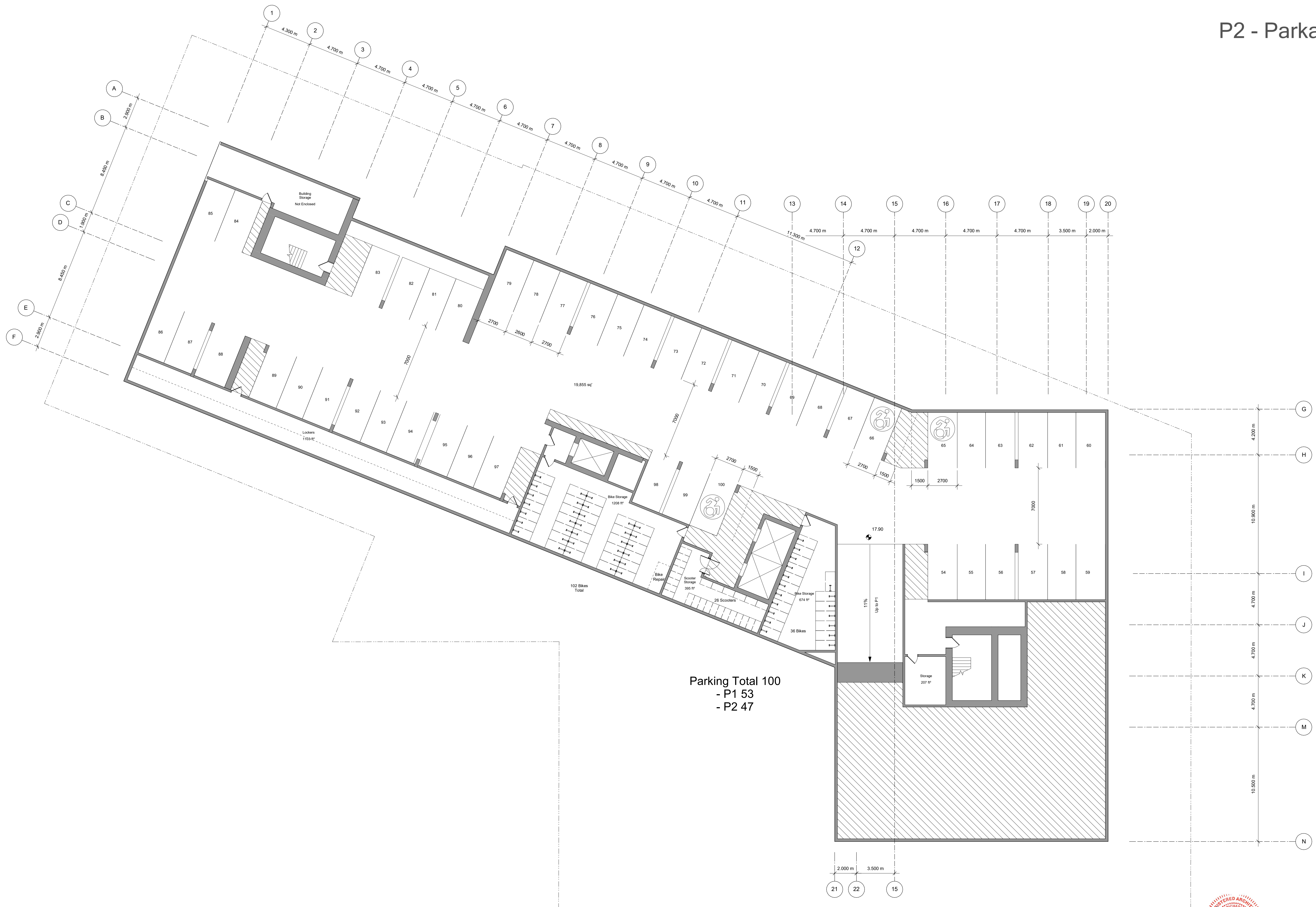
Site Plan



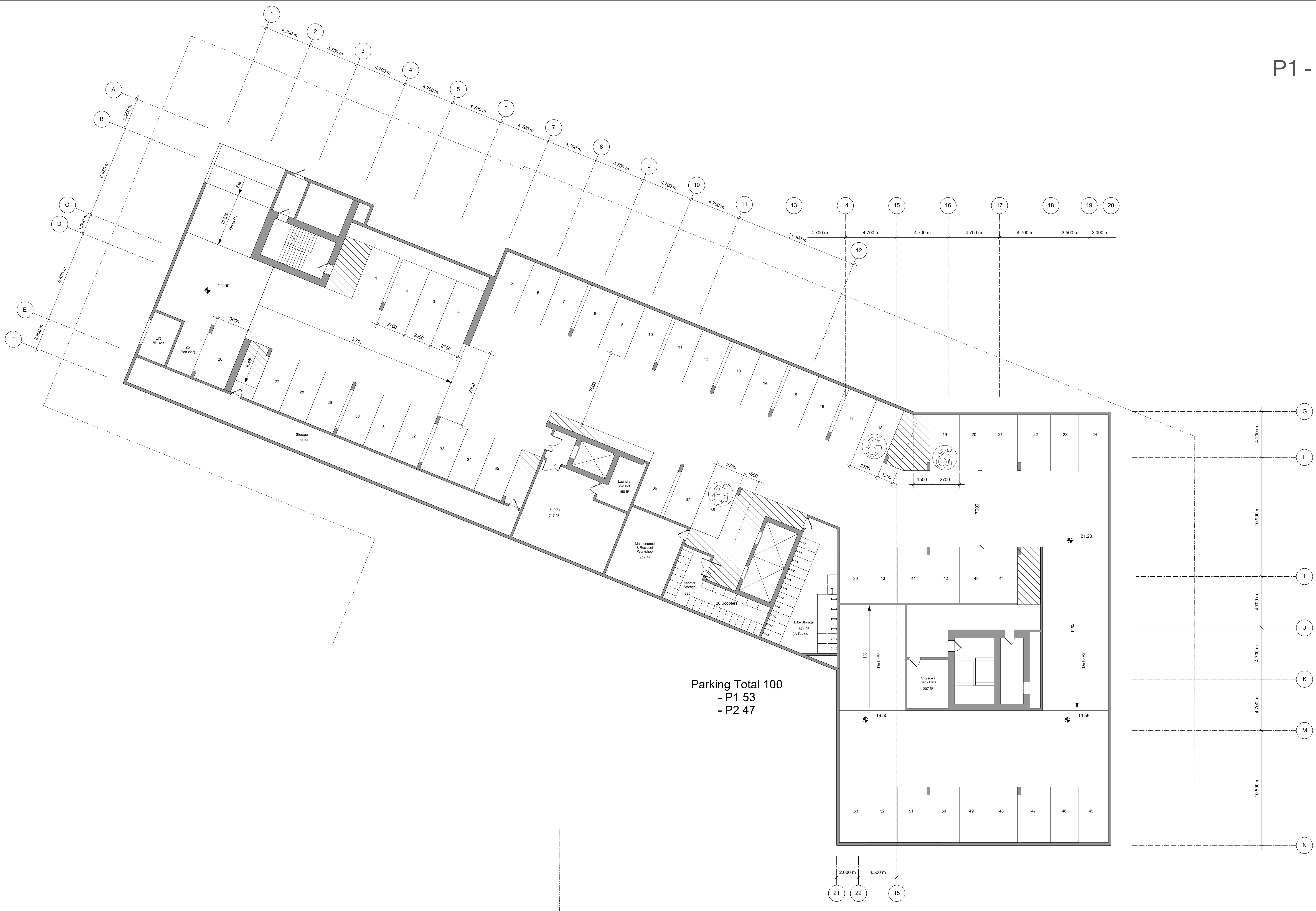
PROJECT INFORMATION TABLE				
Zone (existing)				
Proposed zone or site specific zone		new zone		
If unsure, state "new zone"				
Site area (m²)		4915.45 m2 (52900 ft2)		
Total floor area (m²)		16,000 m2 (172,200 ft2)		
Commercial floor area (m²)		-		
Floor space ratio		3.25		
Site coverage (%)		52%		
Open site space (%)		48%		
Height of building (m)		28.470 m		
Number of storeys		8		
Parking stalls (number) on site		100		
Bicycle parking number (Class 1 and Class 2)				
Building Setbacks (m)				
Front yard		6.37 (North)		
Rear yard		7.26 (South)		
Side yard (indicate which side)		7.58 M (East)		
Side yard (indicate which side)		5.98 M (West)		
Combined side yards				
Residential Use Details				
Total number of units		201		
Unit type, e.g., 1 bedroom		Studio, One Bedroom, Two Bedroom		
Ground-orientated units		0		
Minimum unit floor area (m²)		405 m2		
Total residential floor area (m²)				
Applicable Building Code:		BCBC 2018		
Streets Facing		2		
High Building (3.2.6)		Yes		
Sprinklered		Yes		
Standpipe System		Yes		
Fire Alarm System		Two-stage		
Operational Notes		No Treatment, no moving residents in beds		
Ancillary Uses		Group A2 (Dining), Group D (Administration)		
Spatial Separations		Minimum 52% @ 6.0 m Limiting Distance		
Loadbearing Fire Rating		Same as Supported Assembly		
Major Occupancy		B2	C	F3
Size / Construction Subsection		3.2.2.38	3.2.2.47	3.2.2.80
Description		Care	Residential	Parking
Levels		L1-L7	L8	P1, P2
Separate Building		No	No	Yes (3.2.1.2)
Maximum Building Area		Unlimited	Unlimited	Unlimited
Actual Building Area		+/- 2,200 sm	+/- 2,200 sm	N/A
Maximum Building Height		Unlimited	Unlimited	Unlimited
Actual Building Height		8 storeys	8 storeys	-2 storeys
Type of Construction		Noncombustible	Noncombustible	Noncombustible
Floor Assembly Fire Rating		2h	2h	2h
Unoccupied Roof Rating		0h	0h	0h
Occupied Roof Rating		2h	2h	2h
Minimum Corridor Width		1.65 m	1.1 m	1.1 m
Min Exit Corridor Width		1.1 m	1.65 m	1.1 m
Minimum Exit Stair Width		1.65 m	1.1 m	915 mm
Maximum Rise of Exit Flight		2.4 m	2.4 m	2.4 m
Dead-end corridors		None	6.0 m	6.0 m
Travel Distance		45 m	45 m	45 m
Fire Separations				
0h	Sleeping rooms, sprinklered janitor rooms			
1h	Sleeping room zones, Combustible refuse storage, Service rooms with fuel fired appliance			
1.5h	Parking to other occupancies			
2h	Exit enclosures, Elevator shafts, Occupied roof, Emergency generator room, Unsprinklered electrical equipment room			
High Building Requirements				
		Above and below grade stairs separated with 2h fire separation		
		Below-grade stair pressurization		
		Above-grade stair venting		
		Above and below grade smoke venting		
		At least one fire-fighter elevator		
		Emergency Electrical Conductors 1h fire rated		
		Plus additional electrical and communications measures		
B2 Special Provisions				
		Sleeping room floor areas subdivided into at least fire compartments		
		Maximum 1,000 sm in area per 3.3.3.5 (2)		
		Impeded Egress zones permitted		
		No dead-end corridors serving sleeping rooms permitted		



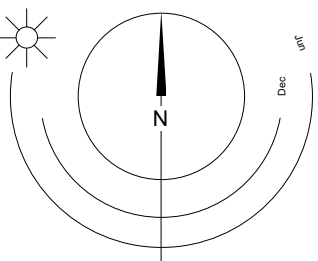
P2 - Parkade



P1 - Parkade



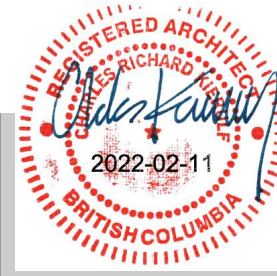
Level 1



	Studio	One Bedroom	One Bed + Den	Two Bed	Total
Level 2	27	6			33
Level 3	27	6			33
Level 4	26	6			32
Level 5	27	6			33
Level 6	22	5			27
Level 7	22	5			27
Level 8		10	3	3	16
Total	151	44	3	3	201
Average Sq'					
Lv 2-7	420 sq'	590 sq'			
Lv 8		700 sq'	900 sq'		

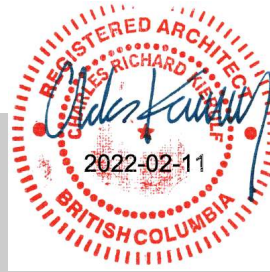
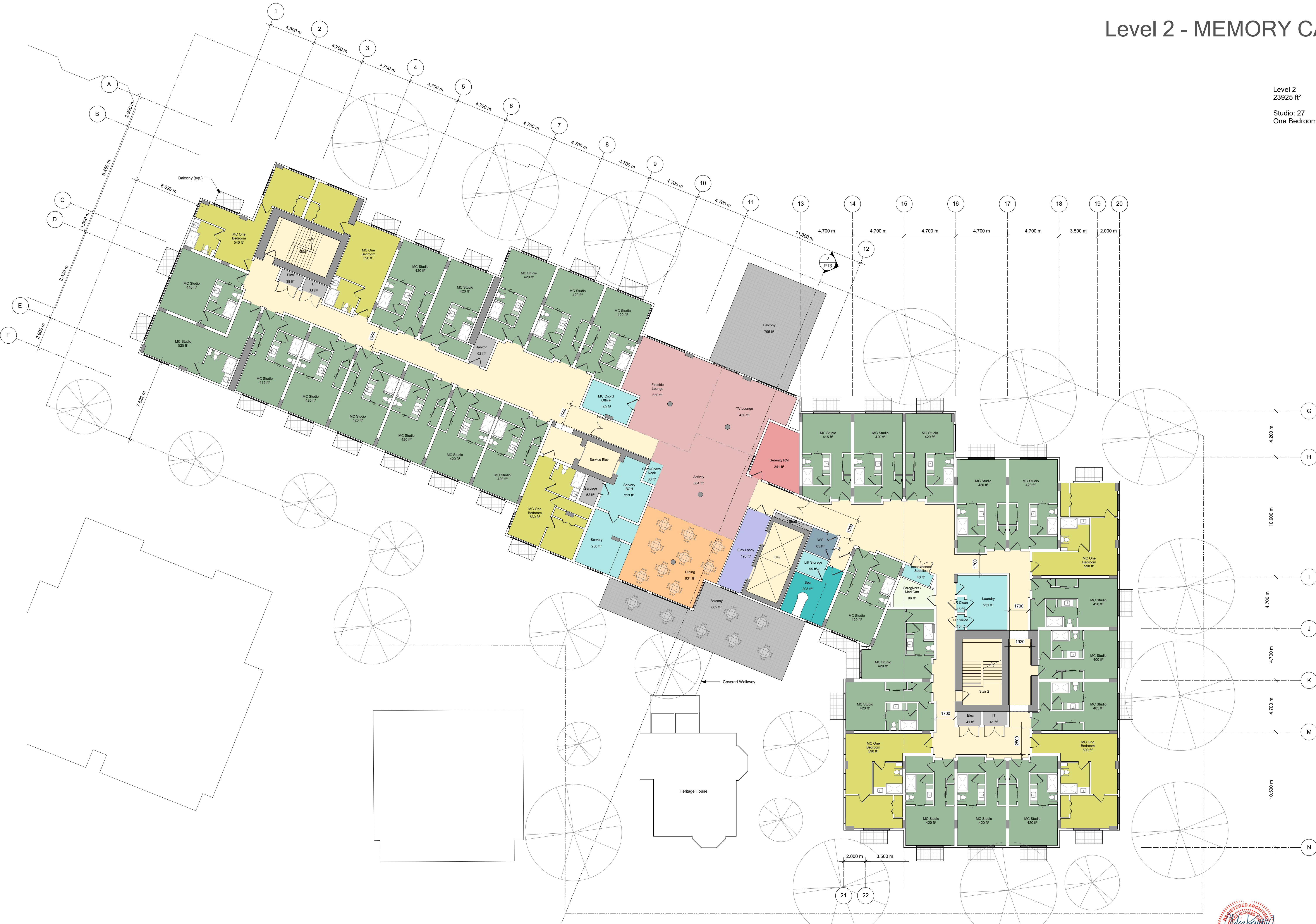
Douglas Street

Battery Street



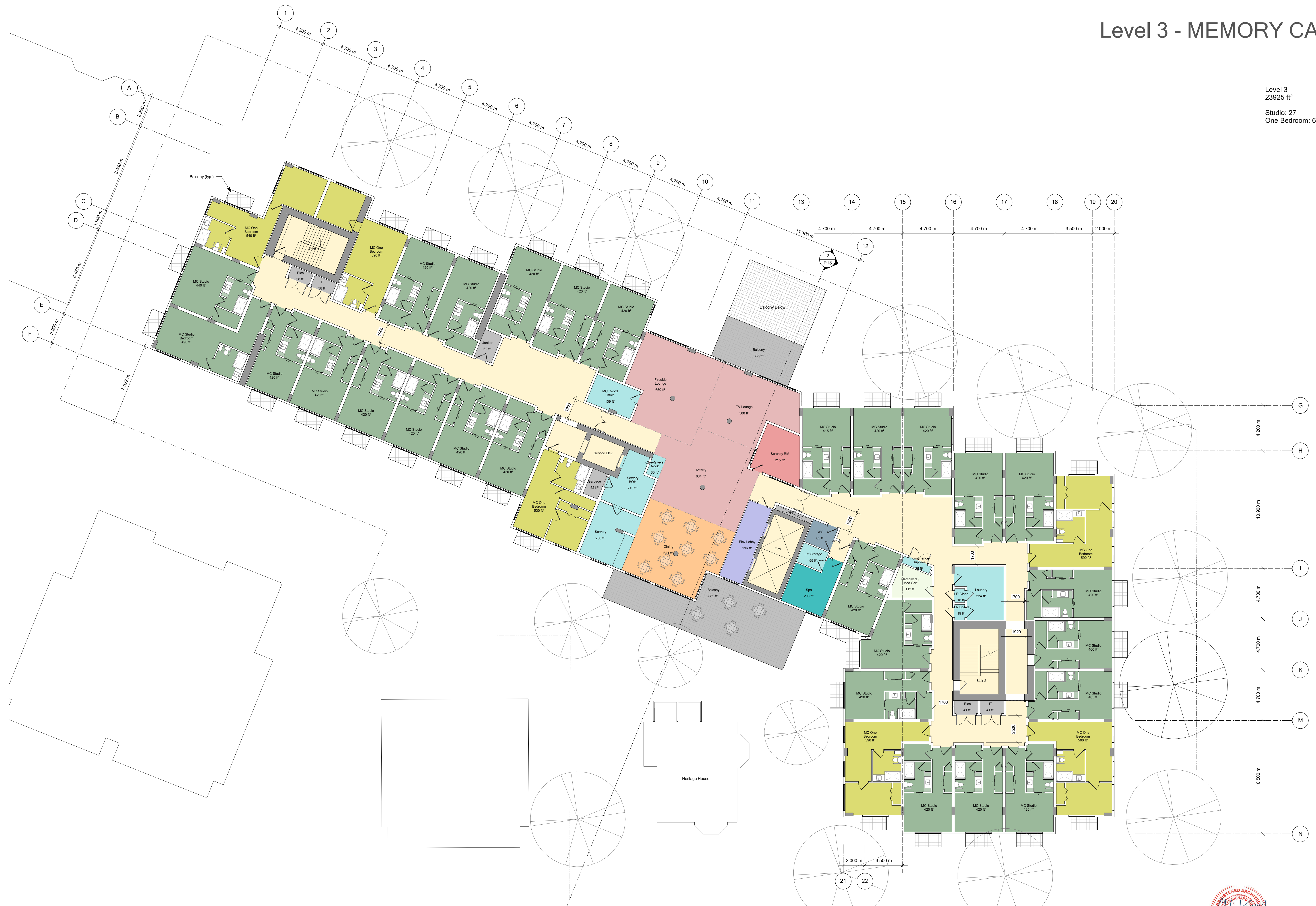
Level 2 - MEMORY CARE

Level 2
23925 ft²
Studio: 27
One Bedroom: 6



Level 3
23925 ft²

Studio: 27
One Bedroom: 6

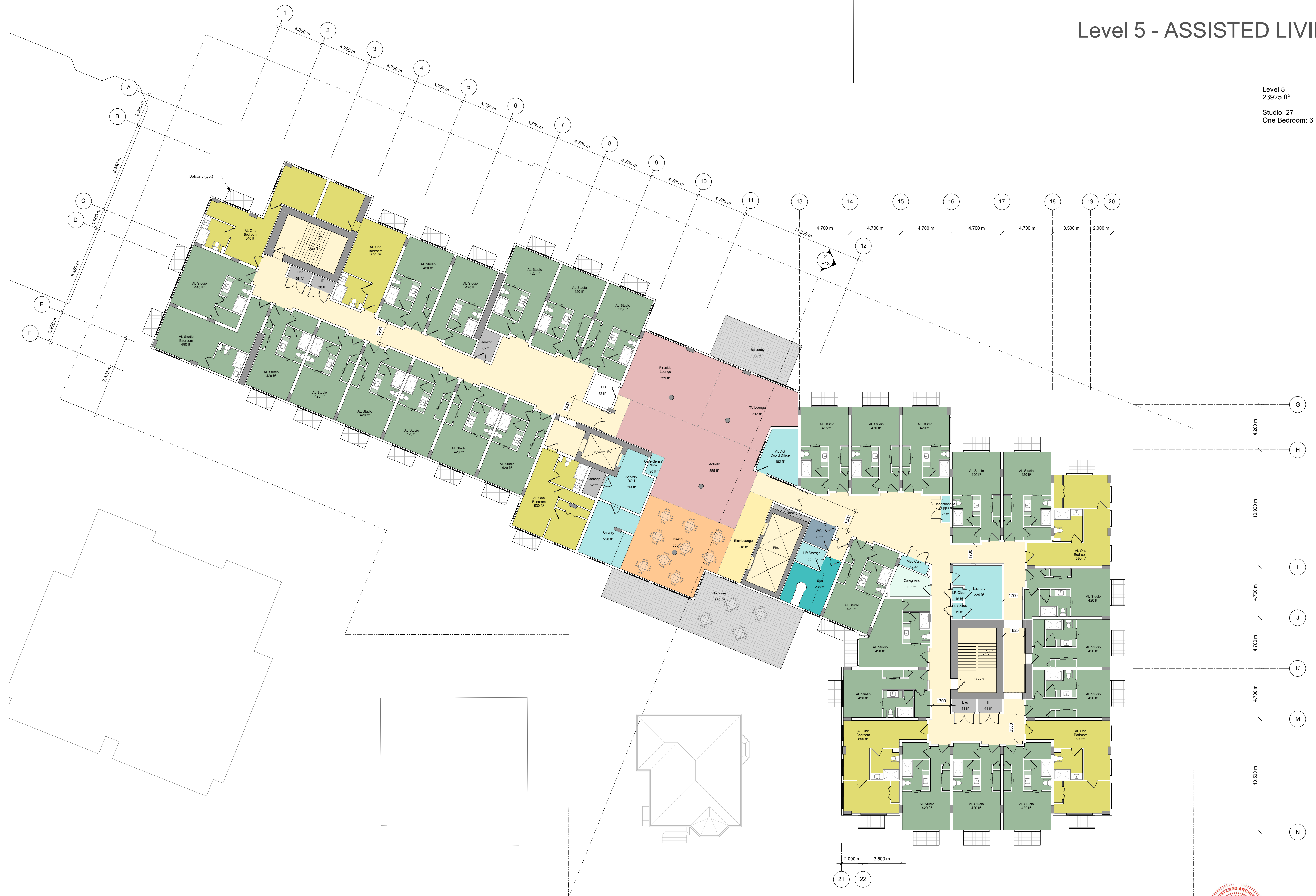


Level 4
23925 ft²

Studio: 26
One Bedroom: 6



Studio: 27
One Bedroom: 6



Level 6
21250 ft²

Studio: 22
One Bedroom: 5



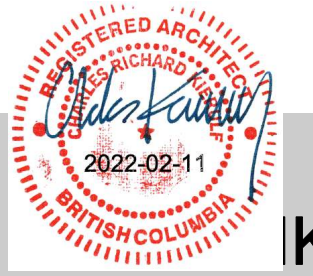
Level 7
21250 ft²

Studio: 22
One Bedroom: 5



Level 8
16103 ft²

One Bedroom: 10
One Bedroom + Den: 3
Two Bedroom: 3



Elevations



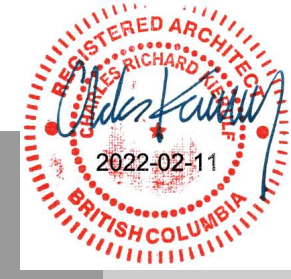
1 Elevation - Niagara Street
P12 SCALE: 1 : 200



2 Elevation - Douglas Street
P12 SCALE: 1 : 200



3 Elevation - West
P12 SCALE: 1 : 200





1 Elevation - Battery Street
P13 SCALE: 1 : 200



2 Section - Cross Looking East
P13 SCALE: 1 : 200





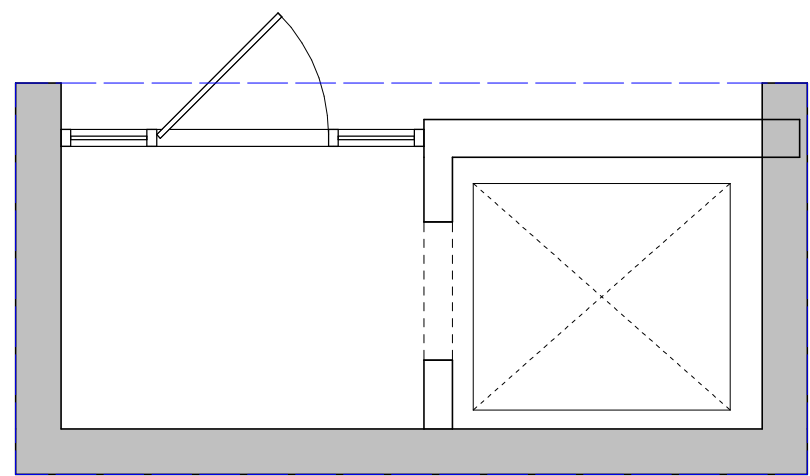
Douglas Street



Niagara Street



Battery Street



3 Courtyard Level
A211 SCALE: 1 : 50



WEST VIEW



NORTH VIEW



EAST ELEVATION



WEST ELEVATION

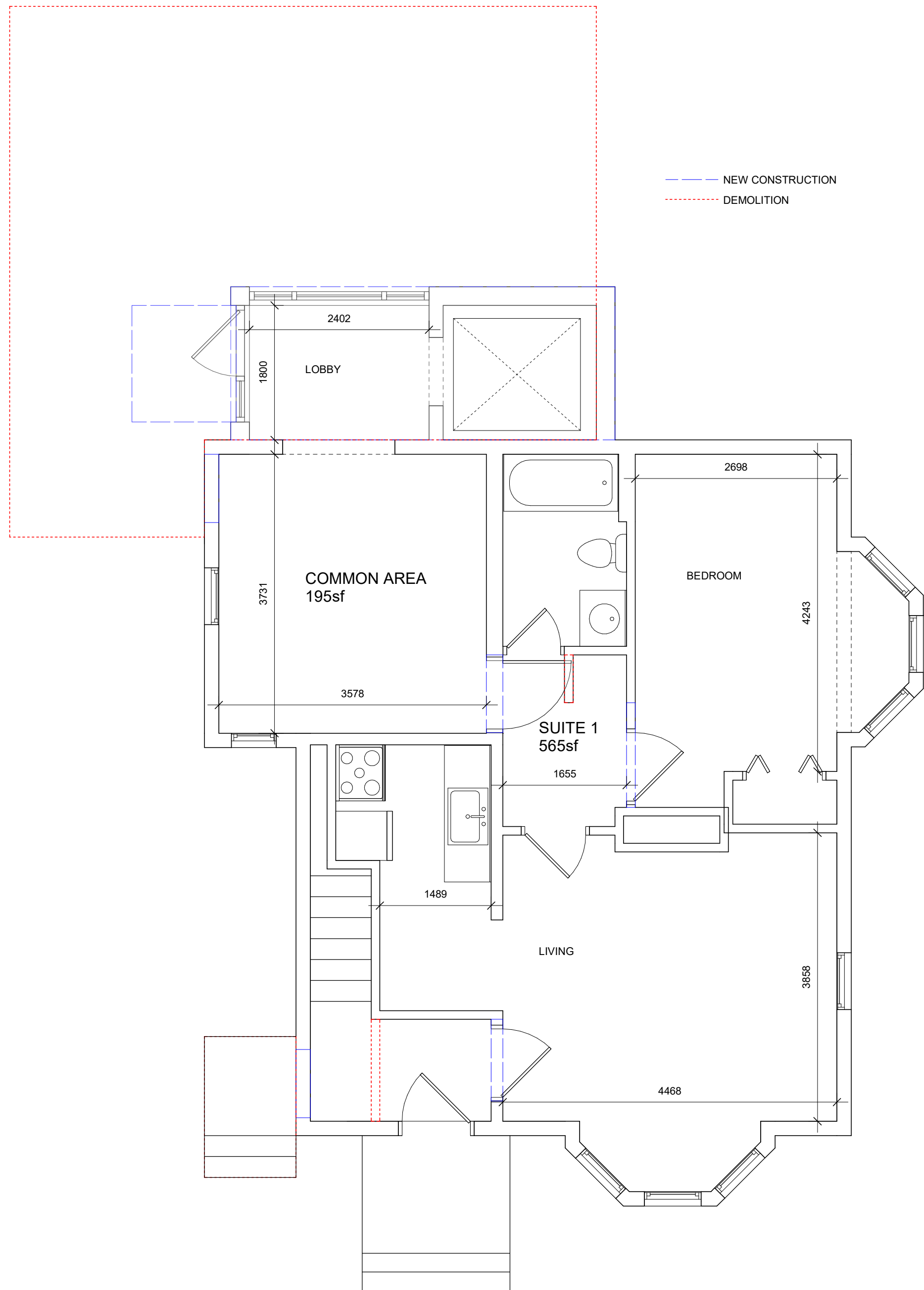


NORTH ELEVATION

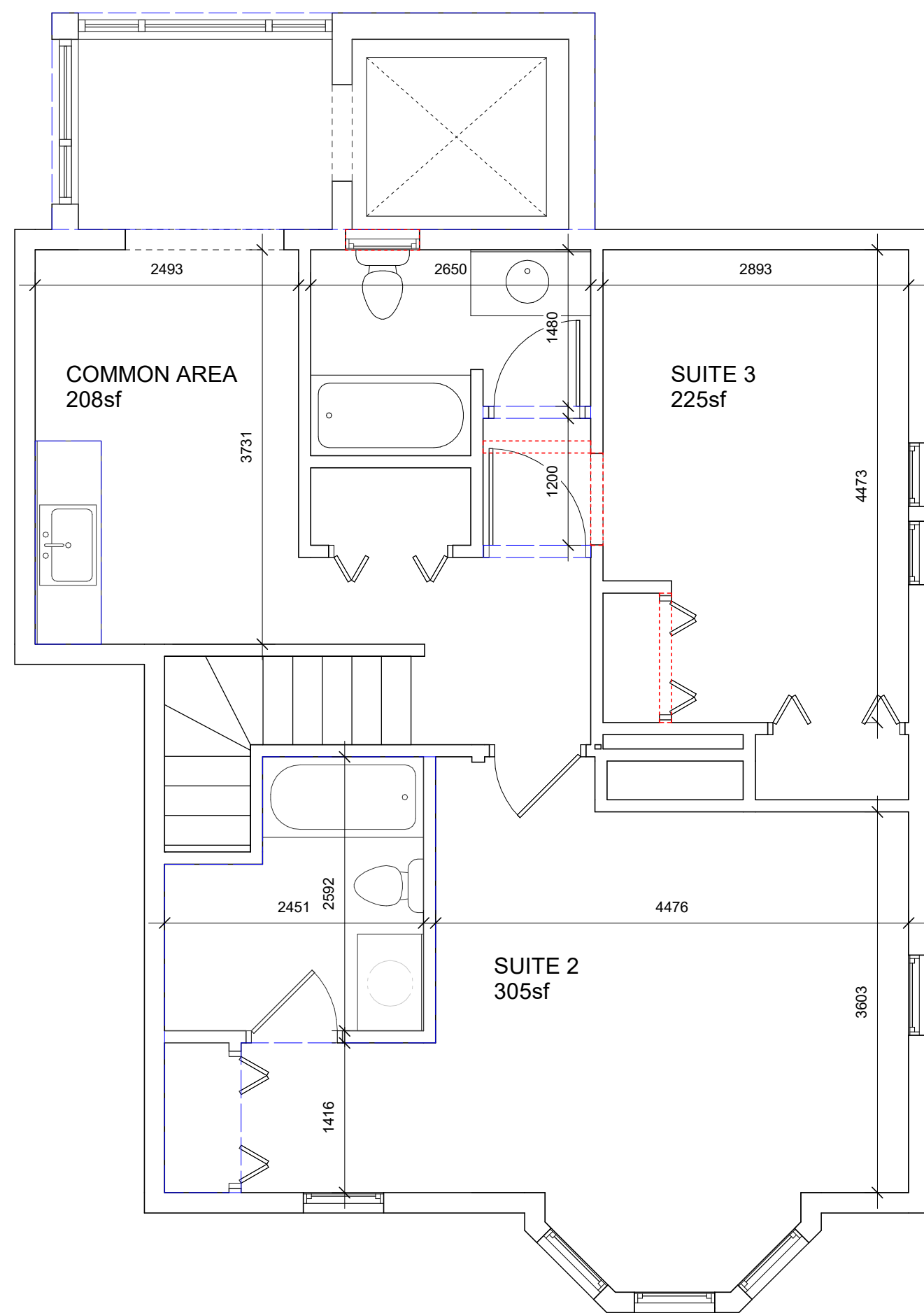


SOUTH ELEVATION

4 Elevation Views
A211 SCALE: 1 : 100



1 Level 1 - Renovation
A211 SCALE: 1 : 50



2 Level 2 - Renovation
A211 SCALE: 1 : 50



Bird's Eye Perspective



Douglas Street Perspective



Battery Street Perspective



Context View - Looking East



Context View - Looking West

Veiw Analysis & Height Context



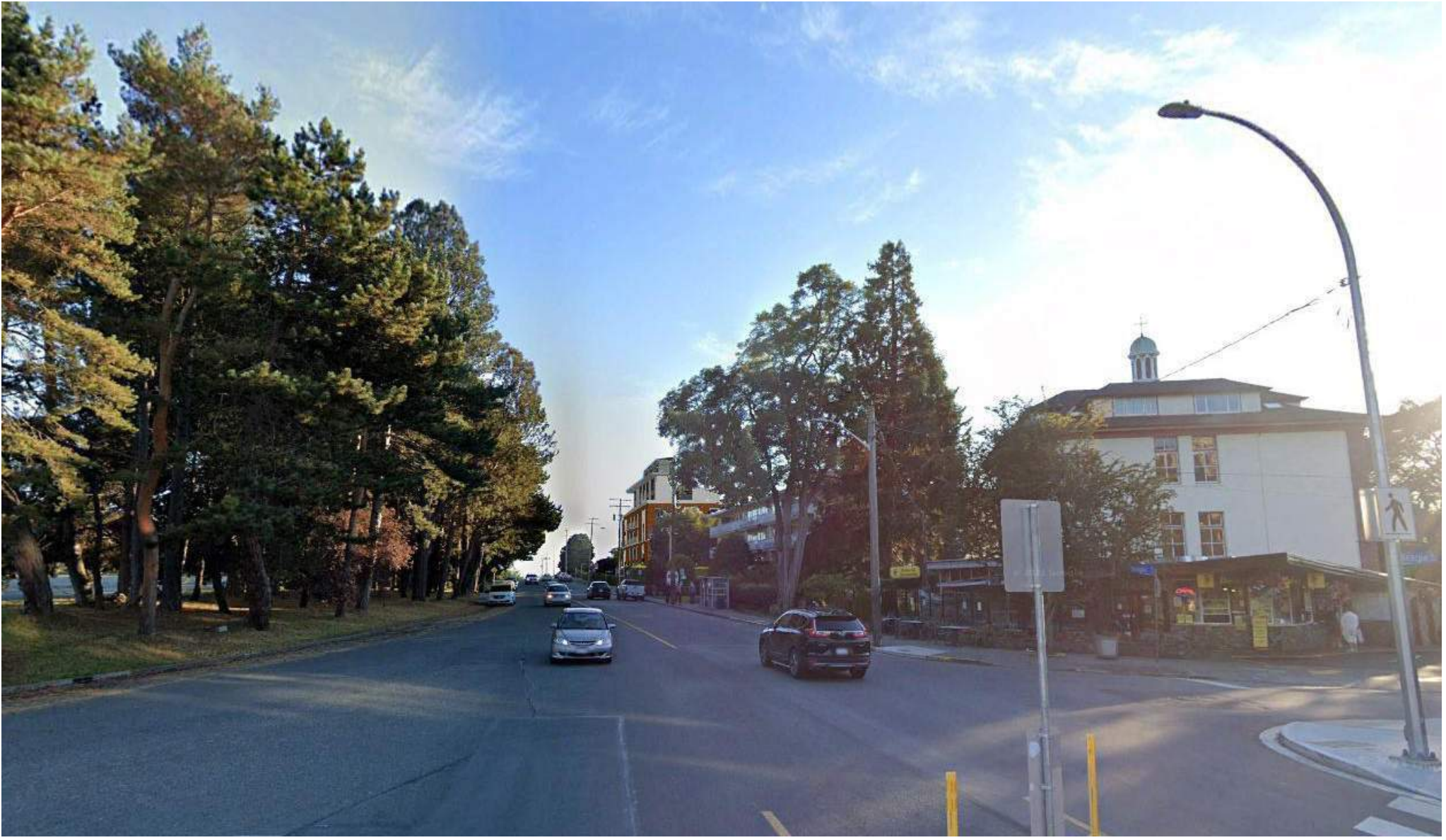
Douglas House - North Bound Douglas Street



Douglas House - North Bound Olympia Ave Street



Douglas House - South Bound Douglas Street



Douglas House - East Bound Niagara Street



Douglas House - West View Beacon Hill Loop





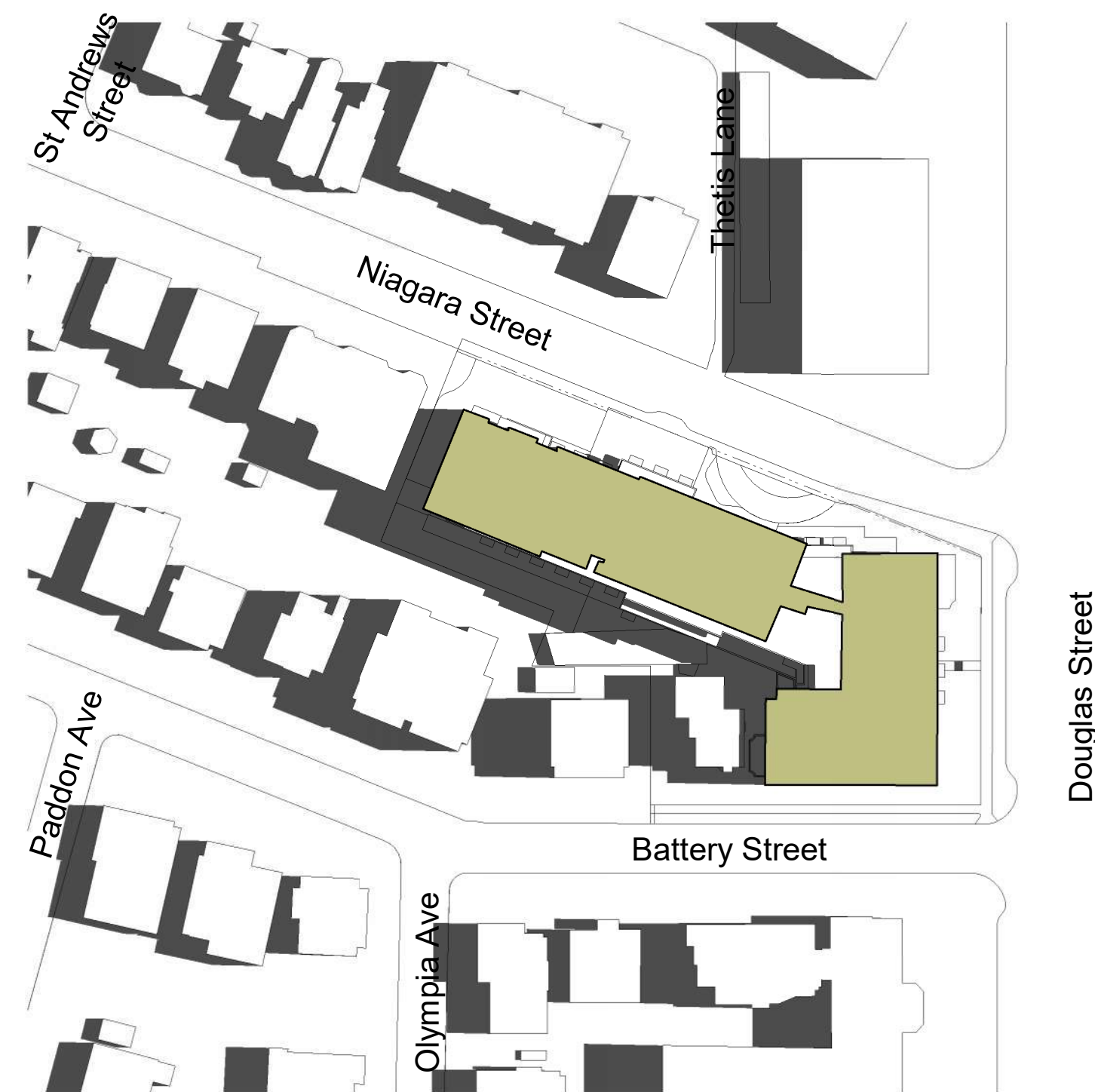
Existing Amica House - March /
September 10am



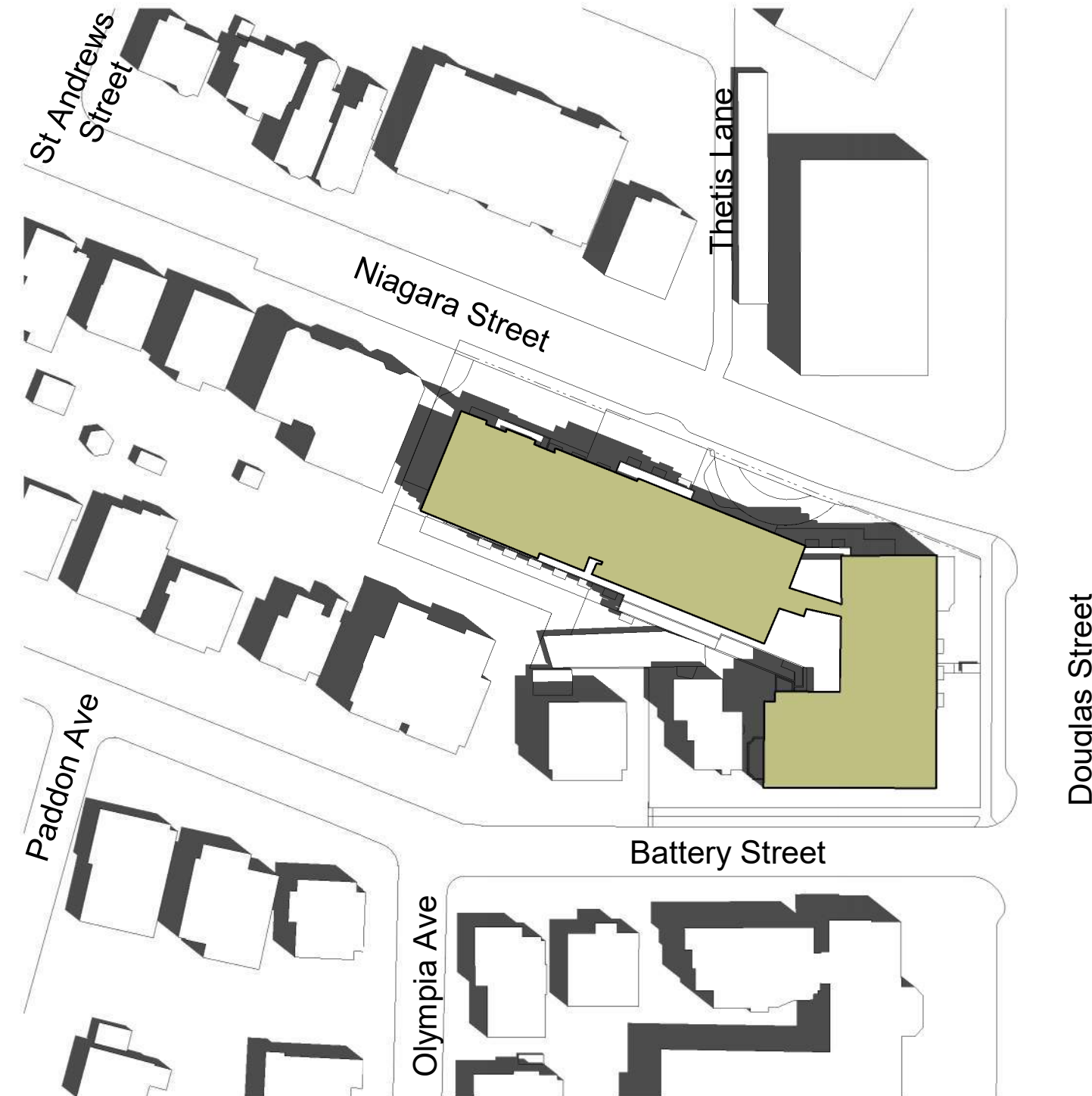
Existing Amica House - March /
September Noon



Existing Amica House - March /
September 2pm



Existing Amica House - June 10am



Existing Amica House - June Noon



Existing Amica House - June 2pm



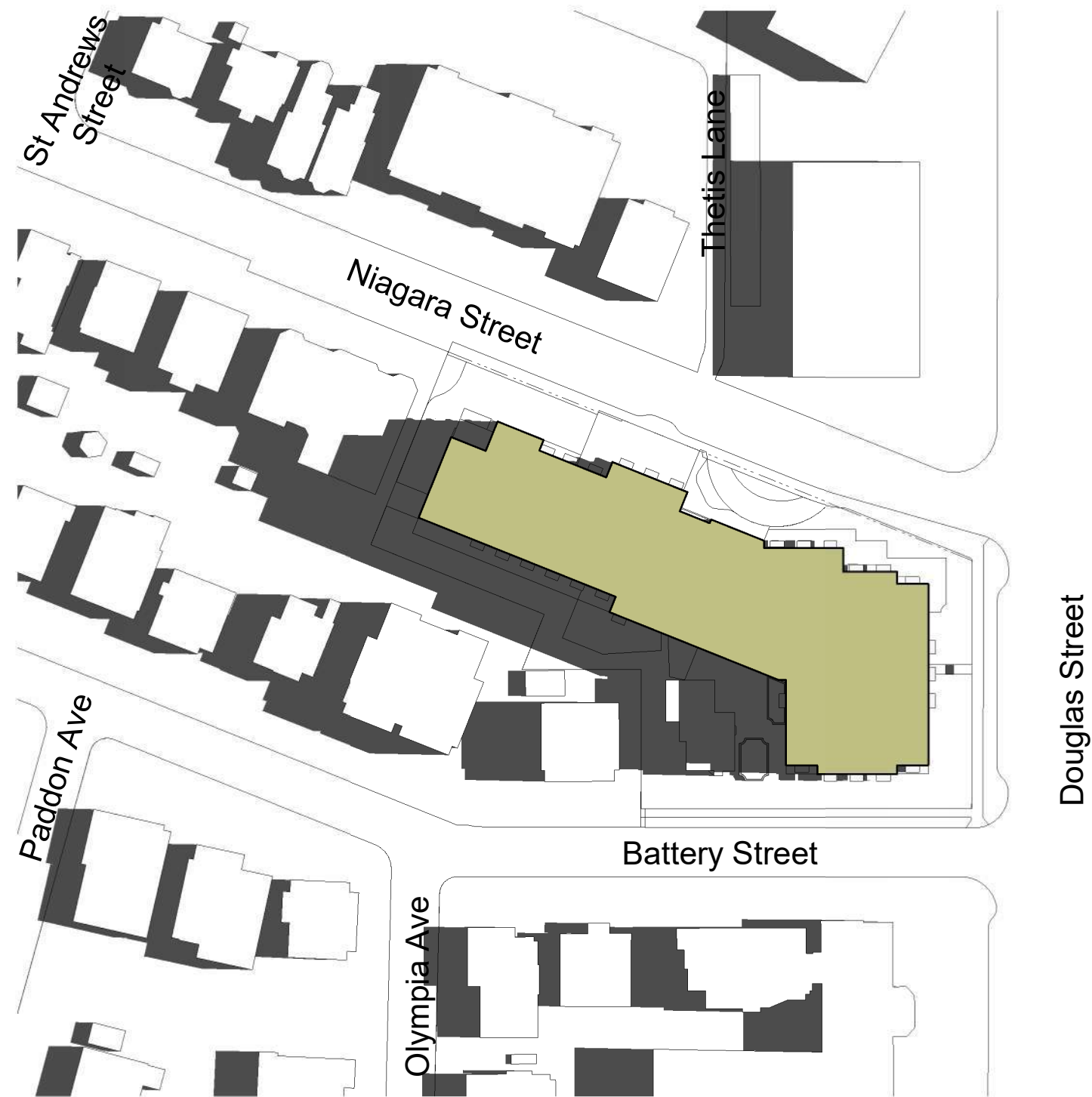
Proposed Amica House - March / September 10am



Proposed Amica House - March / September Noon



Proposed Amica House - March / September 2pm



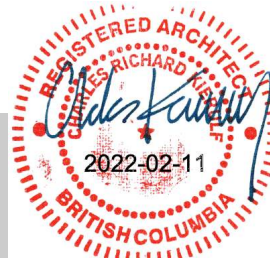
Proposed Amica House - June 10am

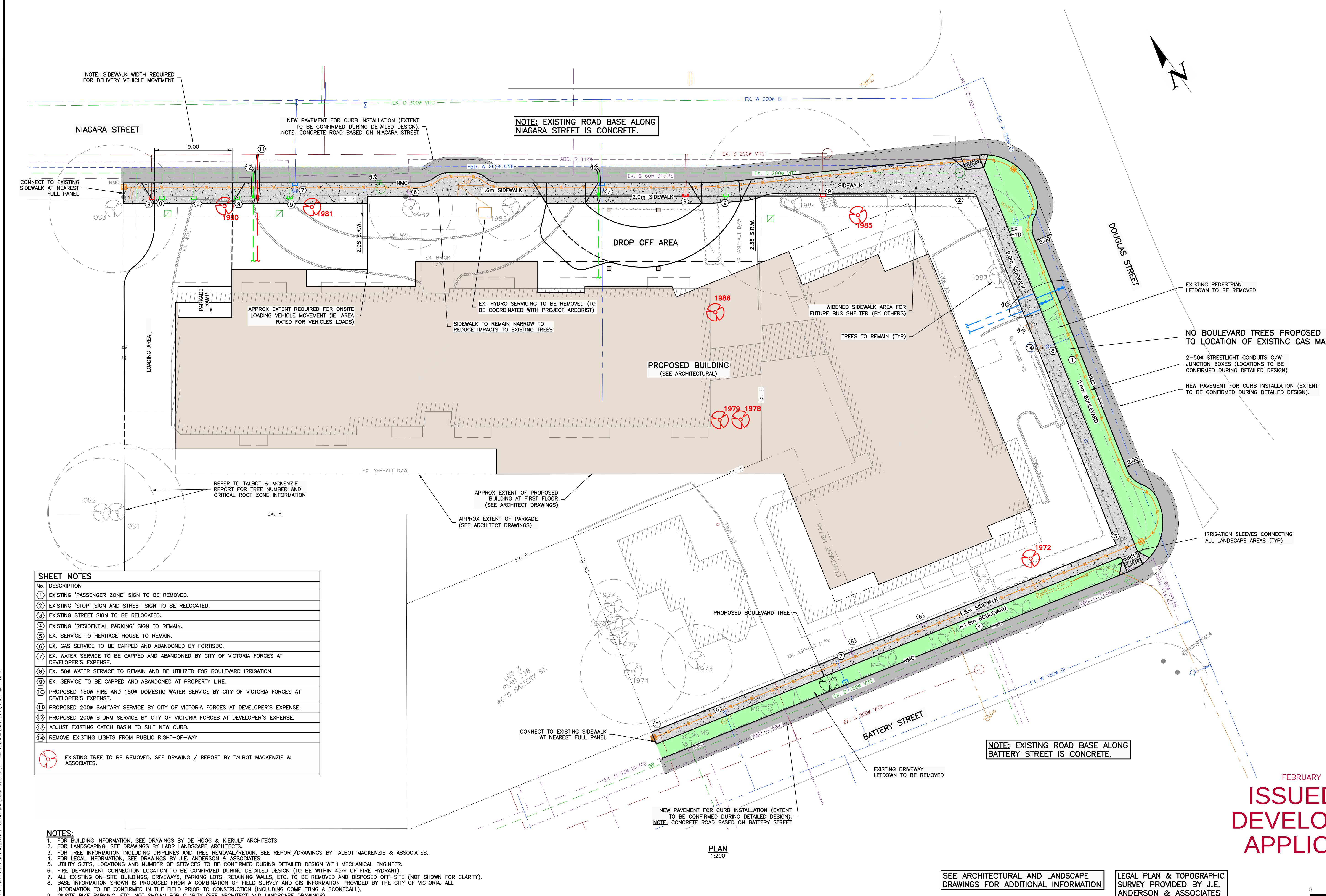


Proposed Amica House - June Noon



Proposed Amica House - June 2pm





SHEET NOTES	
No.	DESCRIPTION
(1)	EXISTING 'PASSENGER ZONE' SIGN TO BE REMOVED.
(2)	EXISTING 'STOP' SIGN AND STREET SIGN TO BE RELOCATED.
(3)	EXISTING STREET SIGN TO BE RELOCATED.
(4)	EXISTING 'RESIDENTIAL PARKING' SIGN TO REMAIN.
(5)	EX. SERVICE TO HERITAGE HOUSE TO REMAIN.
(6)	EX. GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC.
(7)	EX. WATER SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
(8)	EX. 50" WATER SERVICE TO REMAIN AND BE UTILIZED FOR BOULEVARD IRRIGATION.
(9)	EX. SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
(10)	PROPOSED 150" FIRE AND 150" DOMESTIC WATER SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
(11)	PROPOSED 200" SANITARY SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
(12)	PROPOSED 200" STORM SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
(13)	ADJUST EXISTING CATCH BASIN TO SUIT NEW CURB.
(14)	REMOVE EXISTING LIGHTS FROM PUBLIC RIGHT-OF-WAY

- NOTES:**
1. FOR BUILDING INFORMATION, SEE DRAWINGS BY DE HOOG & KIERULFF ARCHITECTS.
 2. FOR LANDSCAPING, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
 3. FOR TREE INFORMATION, INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
 4. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
 5. UTILITY SIZES, LOCATIONS AND NUMBER OF SERVICES TO BE CONFIRMED DURING DETAILED DESIGN WITH MECHANICAL ENGINEER.
 6. ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, TO BE DETERMINED DURING DETAILED DESIGN (TO BE WITHIN 10% OF THIS PLAN).
 7. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BONECALC).
 9. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

[illegible]

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[illegible]

McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221

	SEAL
--	------

PROJECT:	50 DOUGLAS STREET, VICTORIA, BC
TITLE:	CONCEPTUAL SERVICING

SCALE	
HORIZ: 1:200	VERT:
PROJECT NO. 21-143	ISSUED/REVISION
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 21-143-CSP	



Recommended Nursery Stock

Trees

Total: 25

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	4cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm Cal
Cercidiphyllum japonicum	Katsura Tree	6cm Cal
Cercis canadensis	Eastern Redbud	6cm Cal
Crataegus x lavallei	Lavalle hawthorn	6cm cal.
Pseudotsuga menziesii	Douglas Fir	2M Ht.
Quercus rubra	Red Oak	6cm cal.

Large Shrubs

Total: 119

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

Medium Shrubs

Total: 303

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

Small Shrubs

Total: 763

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

Perennials, Annuals and Ferns

Total: 212

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

Notes:

- 1. All work to be completed to current CSLA Landscape Standards
- 2. All soft landscape to be irrigated with an automatic irrigation system



Raised Garden Planters



Concrete with Border



Rain Garden Swale



Decorative Rock Walls

CHARACTER IMAGES

Landscape Concept Plan - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 7 Dec 2021

#3-864 Queens Ave., Victoria B.C. V8T1M5
Phone: (250) 598-0105

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

Inventory of Existing Trees

Tag or ID #	Surveyed ? (Yes / No)	Location (On Off Street, City)	Bylaw protected? (Yes / No / City)	Name Common	Botanical	DBH (cm)	Height (m)	Critical Root Zone (m)	Origin (Native / Exotic)	Condition Health	Condition Structural	Retention Suitability (Core/Leaves)	Relative Tolerance	General field observations/remarks
M1	Yes	City	City	Ruby Vase Persian Parrotia	Parrotia persica 'Ruby Vase'	5	4	0.5	0.5	Fair/good	Fair		Good	Juvenile planting. Still staked.
M2	Yes	City	City	Hawthorn	Crataegus oxyacantha	31	8	3.3	4	Fair	Fair/poor		Good	Tenacious wound at 2m above grade with extensive internal decay. Bulging body inside of wound. Topped historically for hydro clearance - multiple regrowth leaders form at topping location.
M3	Yes	City	City	Hawthorn	Crataegus oxyacantha	16	5	1.7	2	Fair	Fair		Good	Growing under hydro lines, some crown dieback.
M4	Yes	City	City	Hawthorn	Crataegus x avalae	10	5	1.1	2	Fair	Fair		Good	Growing under hydro lines.
M5	No	City	City	Hawthorn	Crataegus x avalae	4	5	0.4	0.5	Fair	Fair		Good	Juvenile planting. Still staked.
M6	No	City	City	Vanessa Persian Parrotia	Parrotia persica 'Vanessa'	4.3	2	4	0.7	0.5	Fair	Fair	Good	Juvenile planting. Still staked. Multiple stems form at 5m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay, asymmetric crown on North side due to shading from building.
1972	Yes	On	Yes	Mulberry	Morus sp.	23.34, 22	10	6.4	5	Fair/good	Fair	Suitable	Good	Growing within close proximity to existing building, trunk narrow above 5m.
1973	No	On	Yes	Spruce	Picea sp.	33	10	4.1	1.5	Good	Poor	Unsuitable	Moderate	Some evidence of drought stress, codominant leaders form at 15m above grade - no major weaknesses visible at stem union.
1974	Yes	On	Yes	Western Redcedar	Thuja plicata	49	20	6.1	5	Fair/good	Fair/good	Suitable	Moderate	Codominant leaders form at 2m above grade - no major weaknesses visible at stem union.
1975	No	On	No	Pear	Pyrus sp.	19	8	2.3	3	Fair/good	Fair	Conditional	Moderate	
1976	No	On	No	Golden Chain tree	Laburnum Sp.	5.6	4	1.0	2	Fair	Fair/poor	Conditional	Good	Suppressed by 1977 - asymmetric crown on West side due to shading.
1977	Yes	On	Yes	English hawthorn	Crataegus laevigata	16, 11, 9.8	8	2.9	3	Fair/good	Fair	Conditional	Good	Multiple stems form at 5m above grade - narrow angles of attachment.
1978	No	On	No	Golden Chain tree	Laburnum Sp.	18	4	2.3	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile, multiple stems form at 1.5m above grade.
1979	No	On	No	Golden Chain tree	Laburnum Sp.	10, 10	4	2	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile, multiple stems form at 1.5m above grade.
1980	Yes	On	Yes	Silver birch	Betula pendula	45	20	5.8	6	Fair	Fair	Suitable	Moderate	Suppressed by O&E - asymmetric crown on West side due to shading, multiple stems form at 1m above grade - narrow angles of attachment. Root system restricted on East side by existing retaining wall.
1981	Yes	On	Yes	Silver birch	Betula pendula	43	15	5.4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway, side pruned on North side for hydro clearance.
1982	Yes	On	Yes	Silver birch	Betula pendula	38	20	4.8	6	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway, side pruned on North side for hydro clearance.
1983	Yes	On	Yes	Silver birch	Betula pendula	32	20	4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway, side pruned on North side for hydro clearance.
1984	Yes	On	Yes	Beech	Fagus sp.	67	15	10.9	8	Fair/good	Poor	Conditional	Moderate	Topped historically at 15m above grade - no regrowth leaders, multiple stems form at 1m above grade - narrow angles of attachment, growing within close proximity to existing retaining wall.
1985	Yes	On	Yes	Beech	Fagus sp.	63	15	7.9	7	Fair/good	Poor	Conditional	Moderate	Topped historically at 15m above grade - no regrowth leaders, multiple stems form at 1m above grade - narrow angles of attachment.
1986	No	On	No	Southern magnolia	Magnolia grandiflora	27	15	2.8	4	Good	Fair/poor	Unsuitable	Good	Growing within close proximity to existing building foundation, asymmetric crown on West side due to shading, heavily surface rooted.
1987	Yes	On	No	Japanese maple	Acer palmatum	5.5, 6, 6.8	4	1.4	2	Fair	Fair/poor	Suitable	Good	Growing within existing tree well.

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Removed existing hedge

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

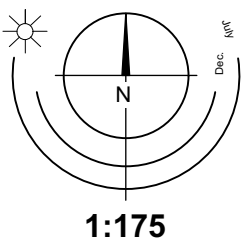
Retained Ruby Vase Persian Parrotia,
(#M1) DBH: 5cm

BATTERY STREET

Retained Vanessa Persian Parrotia, (#M6) DBH: 2-4cm
Retained Hawthorn, (#M5) DBH: 4cm
Retained Hawthorn, (#M4) DBH: 10cm
Retained Hawthorn, (#M3) DBH: 16cm
Retained Hawthorn, (#M2) DBH: 31cm

Retained English Hawthorn,
(#1977) DBH: 8-16cm
Retained Golden Chaintree,
(#1976) DBH: 5-6cm
Retained Pear,
(#1975) DBH: 18cm
Retained Western Red Cedar,
(#1974) DBH: 49cm
Removed Spruce,
(#1973) DBH: 33cm

- Existing Trees Legend:
- Retained Tree
 - Crown Spread
 - Tree Tag #. See Tree Inventory for assessment.
 - Critical Root Zone
 - Removed Tree
 - Critical Root Zone
 - Tree Tag #. See Tree Inventory for assessment.
 - Tree Protection Fence. See Arborist Tree Protection Detail



Tree Preservation Plan - 50 Douglas Street



Princeton Sentry Ginkgo



Shore Pine



Bowhall Red Maple



Katsura Tree



Evergreen Huckleberry



Pacific Ninebark



Indian Plum



Pacific Rhododendron



Mock Orange



Silver Pink Rock Rose



Tall Oregon Grape



Nootka Rose



Red Flowering Currant



Salal



Snowberry



Low Oregon Grape



English Lavender



Sword Fern



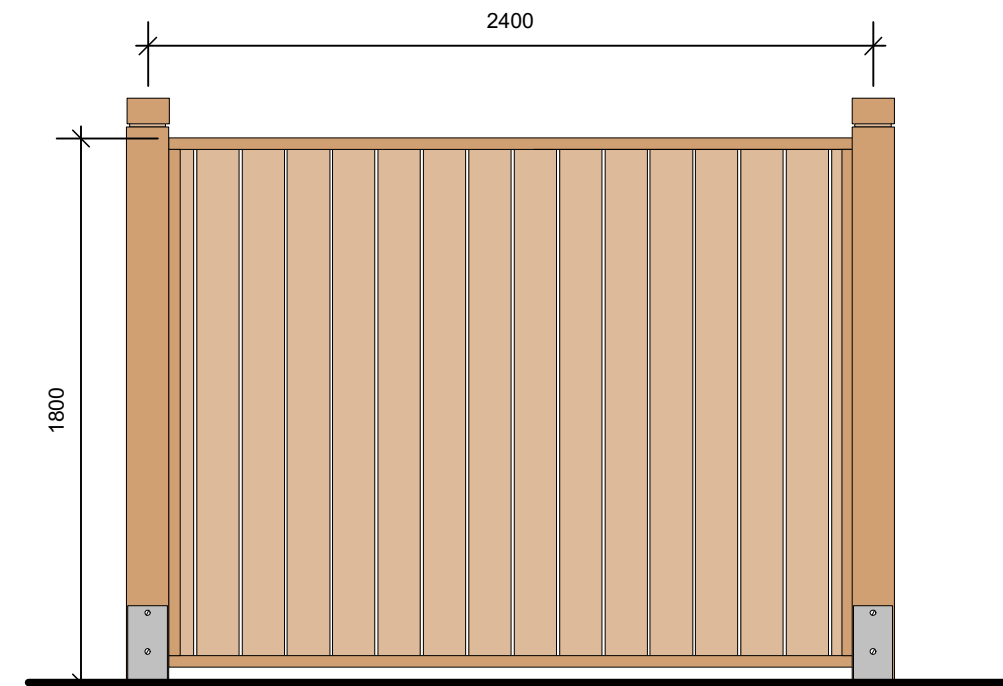
Karl Foerster Feather Reed Grass



Blue Oat Grass



Dwarf Sweet Box



1 1.8m (6ft) Timber Perimeter Fence
Scale: 1:25



Timber Trellis



Benches

SITE FURNISHINGS

Landscape Character Images - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 12 Dec 2021

#3-864 Queens Ave. Victoria B.C. V8T 1M5
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Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec.15/21