



Roundhouse at Bayview Rezoning

File No: REZ00729

Final Submission

September 12, 2023

Appendix G: Site Servicing

- 01 Roundhouse at Bayview Place Development:
Sewage Attenuation Calculations - Rev 5 . . G-2
- 02 Roundhouse Subdivision Master
Planning G-19

* drawings are resized to fit document and are
not to scale



Stantec Consulting Ltd.
400-655 Tyeo Road
Victoria BC V9A 6X5

Sept 12, 2023

Project/File: 112610210

Deb Becelaere – Engineering Technologist – Land Development

City of Victoria Engineering Department
#1 Centennial Square,
Victoria, B.C. V8W 1P6

Dear Ms. Becelaere

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 5

Stantec has prepared the following letter to summarize the findings of our recent investigation into the sewage attenuation requirements for the proposed Roundhouse at Bayview Place Development in Victoria, BC.

The City of Victoria has a policy in place concerning new development applications. All applications for rezoning which result in a potentially larger sewage flow than the original zoning must attenuate the additional flow on-site and release to the municipal system at a rate no higher than the maximum possible peak flow with the original zoning designation. The revised zoning to the Roundhouse site would potentially result in an increased density, and as such, sewage attenuation must be reviewed.

Calculations of the original sewage flows (pre-development calculations) were performed by Stantec and summarized in a technical report “Roundhouse Development: Sewage Attenuation Calculations” sent to the City of Victoria on April 10, 2012 and attached as reference with this report. Using the applicable standards at the time, the 2012 report calculations estimated that the sewage Peak Dry Weather Flow (PDWF) for the site was 33.14 L/s. Details of the calculations can be found in the attached report.

The remainder of this report outlines the calculations for the post-development flows based on the square footage and the various uses planned for the development.

1. Post-Development Sewage Flow Calculations

During this investigation, Stantec used design criteria from the 2014 Master Municipal Construction Documents (MMCD) Guidelines and the Sewerage System Standard Practice Manual Version 3 in the following calculations. The design criteria and process for calculating post-development sewage flows are summarized below:

AVERAGE DRY WEATHER FLOW CRITERIA

- Residential and Rental Average Dry Weather Flow (rADWF) /capita = 240 L/day/capita.

The rADWF is calculated by multiplying the population equivalent with a flow/capita/day value. Sanitary flow per person has been gradually decreasing over the last 10 years with the introduction of low flow fixtures and more public awareness surrounding water conservation. 2014 MMCD recommends a value for ADWF of 240L/cap/day for metered systems.

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 5

- Hotel Average Dry Weather Flow (hADWF)/capita = 200 l/d/capita.
- For hotels we used the Sewerage System Standard Practice Manual Version 3 which recommends a value of 200 l/d/capita.
- Commercial and Heritage zoning ADWF (cADWF) = 5l/day/m² (Sewerage System Standard Practice Manual Version 3). The flow for commercial and heritage developments uses the gross floor area of the development to estimate the ADWF.

The ADWF per section of development is then calculated as follows:

POPULATION DENSITY CRITERIA

To calculate the population equivalent in the development, we used the following assumptions:

- Residential and Rental Development Density: 1-person equivalent per 450 ft² (approximately 42m²). We used a 900 ft² condo size as an average size, estimated unit numbers based on this assumption, and estimated 2 People per Condo unit. This is likely a conservative population density estimate.
- rOccupancy = 1 person/450 ft²
- Hotel Density: the same factor as for residential zoning was used, assuming 1 person per 450 ft²
- hOccupancy = 1 person/450 ft²

Note that currently the area of the development designated as hotel is unknown, so the hotel areas have conservatively been included in the Residential flow calculations.

AVERAGE DRY WEATHER FLOW CALCULATIONS

For each section of the roundhouse development the ADWF is then calculated as follows:

- $ADWF (L/d) = (rADWF * rOccupancy * residential \text{ and } rental \text{ Gross floor Area}) + (hADWF * hOccupancy * hotel \text{ Gross floor Area}) + (cADWF * commercial \text{ and } heritage \text{ gross floor area}).$

The ADWF is then converted into L/s which is more commonly used to illustrate peak instantaneous flows in a system.

PEAKING FACTOR AND PEAK DRY WEATHER FLOW CALCULATIONS

2014 MMCD recommends a peaking factor as follows:

- Peaking Factor (PF) = 3.2 if population served <1000 people
- or $PF = 3.2 / ((population \text{ served} / 1000)^{0.105})$ if population served > 1000 people

Sanitary flow through a municipal system is not constant throughout the day, and peaks during certain periods (typically morning rush times and evening rush times, with a less pronounced peak around noon) with other off-peak periods, notably at night. To allow for these peaks when designing a system, a peaking factor is applied to the ADWF calculated previously. The peaking factor is directly related to the population connected to a system; the larger the system, the less pronounced the peak is relative to the ADWF. We looked at the Roundhouse development as a whole with an estimated population equivalent of 4260 to calculate the total Peaking Factor.

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 5

- Peak Dry Weather Flow (PDWF in L/s) = PF * ADWF (in L/s)

INFLOW AND INFILTRATION CALCULATIONS

- Inflow and Infiltration (I&I) = 0.06 l/s/ha

I & I is an allowance for storm water migrating into the sanitary system and therefore reducing available capacity within the collection system and the treatment system. If system designs neglect to include this allowance, they inevitably become overloaded during heavy winter rainfall events. Although older systems have far higher I & I values, even new systems experience some level of infiltration through manhole lids and minor inflow through pipe joints. Using the estimate from MMCD for pipes above the groundwater table, an I and I allowance of 0.06 L/s/ha has been made in these calculations.

PEAK WET WEATHER FLOW CALCULATIONS

The Peak wet Weather flow is then calculated as follows:

- Peak wet Weather Flow (PWWF, in l/s) = PDWF + I&I

2. Proposed Zoning

Figure 1 below illustrates the proposed subdivision site plan:

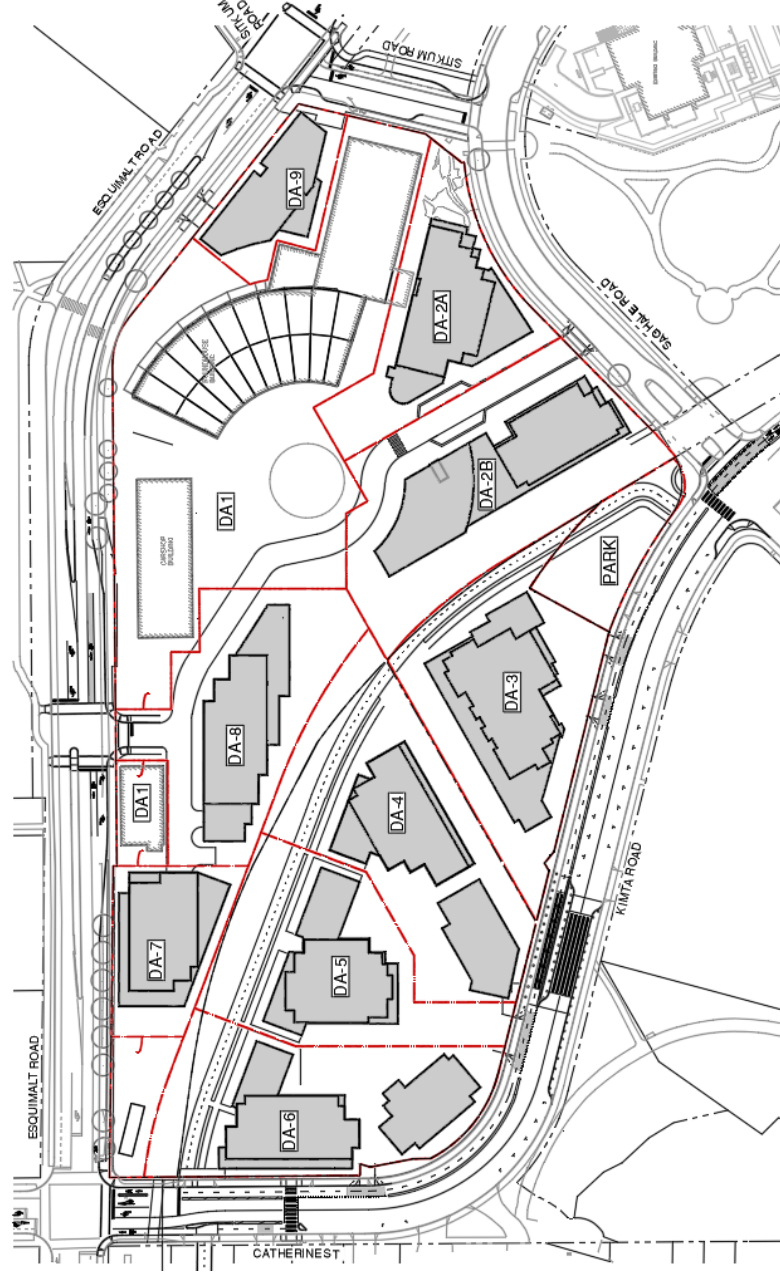


Figure 1. Bayview Site Plan

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 5

For the purposes of the sewage attenuation analysis the site has been split into Esquimalt Road and Kimta Road catchments. The proposed composition is described in the table below:

Table 1. Proposed composition of the site post development

| Site | Land Use Description |
|---------------------------------|---|
| ESQUIMALT ROAD CATCHMENT | |
| DA-7 | Affordable Housing |
| DA-8 | Rental |
| DA-9 | Condo |
| DA-1 | Stores Building |
| DA-1 | Roundhouse + Backshop + Carshop (extension) |
| KIMTA ROAD CATCHMENT | |
| DA-6 | Condo |
| DA-2A | Condo |
| DA-2B | Condo/Hotel |
| DA-3 | E&N Tower |
| DA-4 | Condo/Hotel |
| DA-5 | Condo/Hotel |

3. Results

The Average Dry Weather Flow (ADWF), Peak dry Weather Flow (PDWF) and Peak Wet Weather Flow (PWWF) for the above lots was estimated using the design criteria and calculations described earlier in this report. The following table summarizes the flows for the proposed lots of the Roundhouse Development, as well as for the whole site.

Table 2. Summary of Sanitary flow calculations for the Post Development Site

| Site | Land Use Description | Site Area (Ha) | Residential/Hotel (SF) | Rental (SF) | Commercial (SF) | Total - Gross Floor Area (sqft) | ADWF (L/day) | ADWF (L/sec) | POP Eq. | Peaking Factor (PF) | PDWF (L/sec) | I&I (L/sec) | PWWF (L/sec) |
|---|---|----------------|------------------------|-------------|-----------------|---------------------------------|--------------|--------------|---------|---------------------|--------------|-------------|--------------|
| DA-1 | Stores Building | 0.045 | | | 2,924 | 2,924 | 1,358 | 0.016 | 6 | 3.2 | 0.05 | 0.00 | 0.05 |
| DA-1 | Roundhouse + Carshop (extension) + backshop | 0.789 | | 5,200 | 37,976 | 43,176 | 20,414 | 0.236 | 96 | 3.2 | 0.76 | 0.05 | 0.80 |
| DA-7 | Affordable Housing | 0.150 | | 165,500 | 4,000 | 169,500 | 90,125 | 1.043 | 377 | 3.20 | 3.34 | 0.01 | 3.35 |
| DA-8 | Rental | 0.336 | | 204,200 | 4,000 | 208,200 | 110,765 | 1.282 | 463 | 3.2 | 4.10 | 0.02 | 4.12 |
| DA-9 | Condo | 0.178 | 70,800 | | - | 70,800 | 37,760 | 0.437 | 157 | 3.2 | 1.40 | 0.01 | 1.41 |
| Subtotal Esquimalt Road Catchment | | 1.50 | 70,800 | 374,900 | 48,900 | 494,600 | 260,421 | 3.0 | 1,099 | 3.2 | 9.55 | 0.09 | 9.64 |
| DA-2A | Condo | 0.255 | 237,250 | | 3,350 | 240,600 | 128,089 | 1.5 | 535 | 3.2 | 4.74 | 0.02 | 4.76 |
| DA-2B | Condo/Hotel | 0.445 | 233,360 | | 5,640 | 239,000 | 127,079 | 1.5 | 531 | 3.2 | 4.71 | 0.03 | 4.73 |
| DA-3 | E&N Tower | 0.364 | 205,190 | | 8,610 | 213,800 | 113,434 | 1.3 | 475 | 3.2 | 4.20 | 0.02 | 4.22 |
| DA-4 | Condo/Hotel | 0.413 | 260,100 | | 3,500 | 263,600 | 140,346 | 1.6 | 586 | 3.2 | 5.20 | 0.02 | 5.22 |
| DA-5 | Condo/Hotel | 0.320 | 215,000 | | | 215,000 | 114,667 | 1.3 | 478 | 3.2 | 4.25 | 0.02 | 4.27 |
| DA-6 | Condo | 0.360 | 165,600 | | | 165,600 | 88,320 | 1.0 | 368 | 3.2 | 3.27 | 0.02 | 3.29 |
| Subtotal Kimta Road Catchment | | 2.16 | 1,316,500 | - | 21,100 | 1,337,600 | 711,935 | 8.2 | 2,972 | 2.9 | 23.52 | 0.13 | 23.65 |
| Total | | 3.65 | 1,387,300 | 374,900 | 70,000 | 1,832,200 | 972,356 | 11.3 | 4,072 | 2.8 | 31.08 | 0.22 | 31.30 |
| the Highlighted numbers are peaked based on the whole site. | | | | | | | | | | | | | |

The Total Post-Development Peak Dry Weather Flow is therefore estimated as **31.08 L/s** and the Peak Wet Weather Flow is calculated as **31.30 L/s**.

Design with community in mind



Sept 12, 2023
 Deb Becelesere – Engineering Technologist – Land Development
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Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 5

4. Conclusion

As per the requirements of the City of Victoria, if development of a site results in post-development sewage flows being higher than the pre-development flows, it is the developer's responsibility to attenuate the post-development flows to not exceed the pre-development flows.

The 2012 sewage attenuation report outlined an original pre-development PDWF of **33.14 L/s**, based on the assumptions of the land use in accordance with the zoning bylaws at the time of writing the report. The 2012 report did not define pre-development PWWF. When applying the I&I calculations defined in this report (0.06 L/s/ha) to the pre-development area of 35,790m², the pre-development PWWF is estimated at **33.36 L/s**.

The calculations in this report estimate a PDWF of **31.08 L/s** and a PWWF of **31.30 L/s**. Therefore, the calculated post-development flows are less than the pre-development flows estimated in 2012 and no attenuation will be required for this site.

If you have any questions concerning the above, please contact the undersigned.

Regards,

Stantec Consulting Ltd.



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Attachments: Roundhouse Development: Sewage Attenuation Calculations, April 10, 2012



Stantec

April 10, 2012
File: 112610210

City of Victoria Engineering Department,
#1 Centennial Square,
Victoria, B.C. V8W 1P6

Attention: Steven Fifield, Manager of Underground Utilities

Dear Mr Fifield:

Reference: Roundhouse Development: Sewage Attenuation Calculations

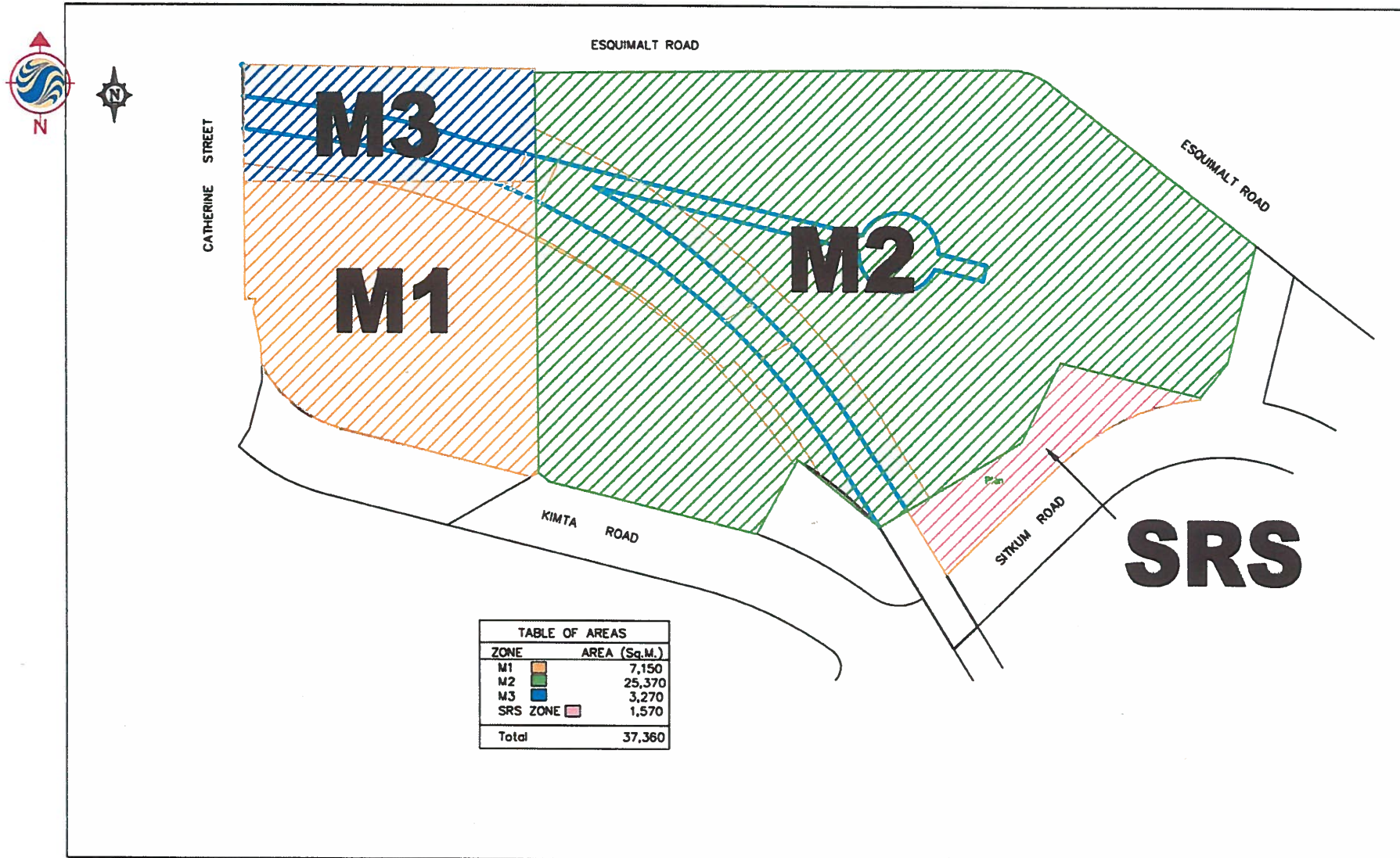
Stantec has prepared the following letter to summarize the findings of our recent investigation into the sewage attenuation requirements for the proposed Roundhouse Development in Victoria, BC.

The City of Victoria has a policy in place concerning new development applications. All applications for rezoning which result in a potentially larger sewage flow than the original zoning must attenuate the additional flow on-site and release to the municipal system at a rate no higher than the maximum possible peak flow with the original zoning designation. The revised zoning to the Roundhouse site would potentially result in an increased density, and as such sewage attenuation must be considered.

The site was originally divided into four different zoning designations:

- M1 Zone, Limited Light Industrial. Area = 7,150m²
- M2 Zone, Light Industrial. Area = 20,475m² (plus 4,895m² of rail easement also zoned M2)
- M3 Zone, Heavy Industrial. Area = 3,270m²
- SRS Zone, Songhees Single Family Residential District. Area = 1,570m²
- TOTAL SITE AREA = 37,360m²

Figure 1 on the following page shows the original parcels and zoning designations on the Roundhouse site:



APR. 2012
112610210

ORIGINAL SHEET - ISO A3



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Client/Project
CITY OF VICTORIA
ROUNDHOUSE DEVELOPMENT
SEWAGE ATTENUATION
Figure No.
FIG. 1
Title
ORIGINAL ZONING SITE PLAN

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April 10, 2012
 Steven Fifield, Manager of Underground Utilities
 Page 3 of 7

Reference: Roundhouse Development: Sewage Attenuation

To calculate the total amount of required retention, it is necessary to first calculate the potential flow from the existing site with the original zonings. The below summary details a method of calculating the original zoning sewage flow by using the maximum allowable FSR and allowable occupancies under the applicable zoning designations.

Calculation of the Original Zoning Sewage Flows

During this investigation, we have used figures quoted in the following publications:

- MMCD Design Guideline Manual, 2005
- The BC Sewerage Standard Practice Manual Version 2 (September 2007).
- City of Victoria Zoning Bylaw.

Calculation by Worst Case Scenario Based on FSR and Acceptable Uses

A potential method of calculating the potential sewage flows as per the existing zoning is by applying the allowable uses and FSR permitted in the zoning bylaw for each zoning designation. This method allows for an infinite number of potential scenarios based on what combination of the allowable uses was used to calculate the flow. Some of these potential scenarios may not be a realistic proposition, but the zoning bylaw allows these potentially unrealistic scenarios to be built.

We calculated the flows for a given scenario in which the areas zoned as M1, M2, M3 had various high sanitary use businesses on-site, such as car washes, gas stations, restaurants, manufacturing plants, dry cleaners/Laundromats etc. as allowed in the zoning bylaw. Although the scenarios may not be realistic, the exercise proved that it is possible to estimate very large flows for the original zoning designation by this method, to the point where the flows as per the original zoning designation can match and exceed the post-development sewage flows.

This method is typically used to calculate flows when the actual uses and the size of the non-residential units on a site are better defined. Using it in this instance, as mentioned earlier, can result in an infinite number of potential scenarios.

One potential scenario with its resultant original zoning flow is outlined below:

- The maximum allowable FSR allowed by Industrial zones M1, M2 and M3 is 3:1, and an allowable occupancy of all the zonings is a restaurant. This scenario assumes all zones designated as industrial are to be used exclusively as a large scale restaurant complex.
- The total area of the industrial zones on the site is 35,790m². With a FSR of 3:1, this results in total floor space on the site being 107,370m².
- It is assumed for this scenario that 2/3 of that space is restaurant seating area, with the other 1/3 being for other uses. Assuming dense table spacing, it is assumed that the density is 1 table of 4 per 9m². This results in there being a number of 7,953 tables with 31,812 seats.

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 Steven Fifield, Manager of Underground Utilities
 Page 4 of 7

Reference: Roundhouse Development: Sewage Attenuation

- The BC Sewerage SPM quotes a recommended figure for estimating sanitary loading of 90L/day/seat, which results in a total flow of 2,863,080L/day = **33.14L/s**.

While it is acknowledged that the scenario presented here is a very unlikely one in practicality, it is a possibility under current applicable zoning bylaw regulations.

Detailed calculations for the above described flows are provided at the end of this report.

A more practical example may be that of a brewery being placed on the site. The M3 zone allows for breweries to be built, and with a FSR of 3:1, the total area on the M3 portion of the site would be just over a hectare (the M3 portion of the site is less than 10% of the total site area). Stantec have in recent years performed sewage discharge reviews for breweries in BC and Ontario, and found the discharge rate to be approximately 1 Million L/day/hectare. If these numbers were applied to the original zoning on the Roundhouse Site, approximately 1Million L/day could be generated from the M3 parcel alone. This is an example of the potentially high sanitary discharges from uses such as breweries and distilleries.

The below table summarizes the existing sewage flows and projected sewage flows from a brewery located on a 2 hectare site on the BC mainland, as determined through Stantec's investigations:

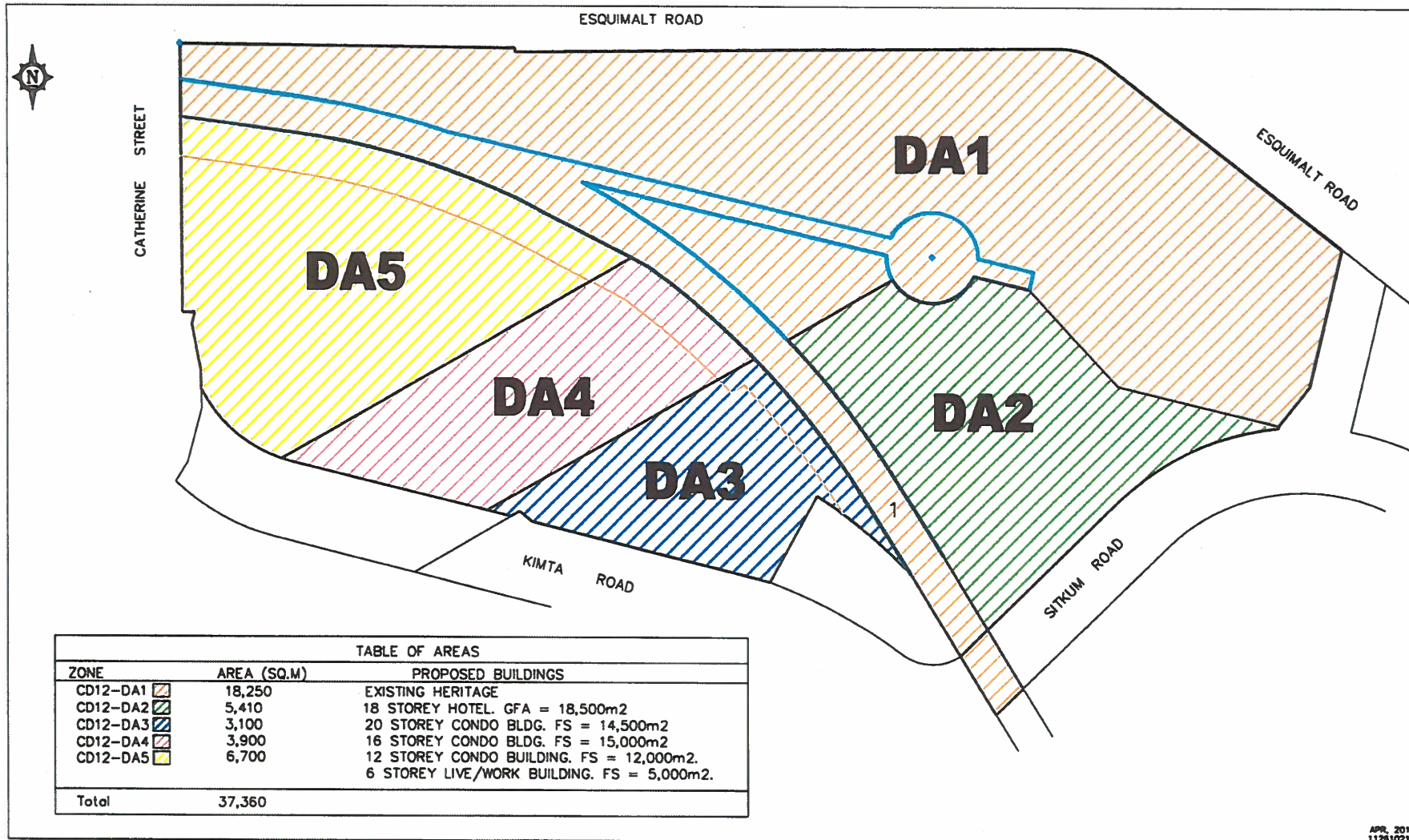
| <u>Existing and Projected Flows from a 2 Hectare Brewery – BC Mainland</u> | | | | | | |
|--|-------|-------|-------|-------|-------|-------|
| Year | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
| Production Increase from 2010 Levels | 0 | 0.2% | 0.2% | 9% | 13% | 23% |
| Average Sanitary Flow (m ³ /day) | 1,925 | 1,928 | 1,928 | 2,096 | 2,181 | 2,375 |

Calculation of the Post-Development Sewage Flows

The following design criteria were used during this investigation:

- Average Sewage Flow per person = 300L/day
- Peaking Factor = Harmons Equation
- Residential Condo size = 900ft² (approximately 83m²)
- People per Condo unit = 2

Figure 2 on the following page illustrates the current zoning on the site:



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SEWAGE ATTENUATION
Figure No.
FIG 2
Title
CURRENT ZONING SITE PLAN

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 Steven Fifield, Manager of Underground Utilities
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Reference: Roundhouse Development: Sewage Attenuation

The proposed development at the Roundhouse site is divided into 5 separate parcels. The proposed composition of the units for the parcels, which the following calculations are based upon, is as follows:

- Lot 1: Retail and Public Use (Existing heritage buildings)
- Lot 2: 18 Storey Hotel with 1 Storey Retail.
- Lot 3: 20 Storey Condo Building
- Lot 4: 16 Storey Condo Building
- Lot 5: 12 Storey Condo Building and 6 Storey Live/Work Space Building

The Average Dry Weather Flow (ADWF) for the above lots was calculated using the design criteria quoted earlier in this report. In the absence of more complete data for the commercial units, the Equivalent Population of 120 people/ha was used to estimate the sewage flows for those units.

The following table summarizes the ADWF for proposed Lots 1-5 of the Roundhouse Development:

| <u>Lot # and Description</u> | <u>ADWF (L/day)</u> |
|---|------------------------------|
| Lot 1: Retail and Public Use | 65,100L/day |
| Lot 2: 18 Storey Hotel with 1 Storey Retail. | 133,795L/day |
| Lot 3: 20 Storey Condo Building | 105,000L/day |
| Lot 4: 16 Storey Condo Building | 108,600L/day |
| Lot 5: 12 Storey Condo Building/ 6 Storey Live/Work | 123,600L/day |
| TOTAL | 536,095L/day (6.2L/s) |

Applying the Peaking Factor as per Harmons equation, the Total Post-Development Peak Dry Weather Flow is calculated as **22.44L/s**.

Detailed calculations for the above post-development flow summary are provided at the end of this report.

Sewage Attenuation Options and Volumes

As per the requirements of the City of Victoria, if development of a site results in post-development sewage flows being higher than the pre-development flows, it is the developer's responsibility to attenuate the post-development flows to not exceed the pre-development flows.

It should be noted that Inflow and Infiltration has not been allowed for in either the original zoning or Post-Development flow calculations for storage.

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April 10, 2012
Steven Fifield, Manager of Underground Utilities
Page 7 of 7

Reference: Roundhouse Development: Sewage Attenuation

Sewage Attenuation Required when Original Flows Calculated Using FSR and Allowable Occupancies

PDWF Pre-Development = **33.14L/s** (our demonstrated scenario).

PDWF Post-Development = **22.44L/s**.

As was noted earlier in this report, the method of calculating the original zoning sewage flows by Allowable Occupancies as per the Zoning bylaw results in an infinite number of potential scenarios which result in an infinite number of different sewage flows. Our calculations proved that the Post-Development flows could be matched by using the higher sanitary use allowable occupancies under the zoning bylaw and maximizing the FSR, to calculate the original zoning Flows.

In this case, no attenuation would be required.

If you have any questions concerning the above, please contact the undersigned.

Respectfully,

Stantec Consulting Ltd.



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ken.french@stantec.com

Attachment:

cc. Ally Dewji

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Stantec

January 25th, 2012
112610210 Task 302

①

Roundhouse Dev. Sewage Attenuation
Original Zoning (Pre-Development) Flows

Max Sewage Flows By Allowable Occupancies (Original Zoning):

- M1 Area = 7,150m²: Zoned Limited Light Industrial.
- M2 Area = 20,475m²: Zoned Light Industrial.
- M3 Area = 3,270m²: Zoned Heavy Industrial.

Scenario 1: Whole of the site is a restaurant

An allowable use for M1, M2, M3 is a restaurant. The following calc. assume the entire roundhouse site could be used as a large restaurant complex (except for the SRS Zone):

- Area of M1, M2 and M3 zones = 35,790m².
- Max Allowable FSR = 3:1. ∴ Total floor area = $35,790 \times 3 = 107,370m^2$

- Assume 2/3 of total area = Restaurant Seating Area.
- Assume dense table spacing of 1 table of 4 per 9m².

∴ $107,370 \times \frac{2}{3} = 71,580m^2$ (Restaurant Seating Area)

$\frac{71,580}{9} = 7,953.3 \approx 7,953$ Tables

$7,953 \times 4 = 31,812$ Seats

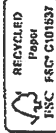
- As per BC Sewerage Manual, assume 90L/day/seat.

Total Estimated Flow = $31,812 \text{ seats} \times 90 \text{ L/day} = 2,863,080 \text{ L/day} = 33.14 \text{ L/s}$

Designed by:

[Signature]

Checked by:





Stantec

January 6th 2012 112610210 Task 302
 Roundhouse Dev. Sewage Attenuation (S)

Proposed Floor (By Area) CONFIRM THESE NUMBERS
 WITH ALI DEWJI (388-9924)

Lot 1: Retail + Public Use

No new Buildings being added. Simply retaining existing heritage Buildings.

As per discussion with Ali Dewji (client), in the absence of more definitive information on restaurant size and other retail uses, we will use MMCD Equivalent population for Commercial buildings of 120 people/hectare

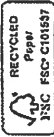
Total Floor space of existing buildings = $2860 + 735 + 270m^2 = 3,865m^2$

Total Area of lot = $18,082m^2$
 Equivalent Population = $1.8082 \times 120 = 216.98 \approx 217$ people

ADWF = $217 \times 300 \text{ L/day/cap} = 65,100 \text{ L/day}$

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January 6th, 2012 112610210 Task 302
Roundhouse Dev. Sewage Attenuation 6

Lot 2: 18 Storey Hotel with 1 storey Retail. Approx 18,500m² floor space.
- 17 storey Residential $\frac{17}{18} \times 18,500 = 17,475\text{m}^2$ Residential.

Assume 1 unit = 900ft² (~~880~~ $\approx 83\text{m}^2$)
 \therefore # of units = $\frac{17,475}{83} = 210.5$ units ≈ 211 units.

Assume 2 people per condo: $211 \times 2 = 422$ people.

ADWF from Lot 2 (Residential) = $422 \times 300\text{L/day/capita}$
 $= 126,600\text{L/day}$

1 storey retail (Assume General Retail i.e. no café or restaurant):

"BC Sewerage BPM ~~provides~~ provides figure of 7L/day/m² of floor space for shopping centre (excluding café or bakery).

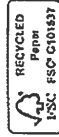
\therefore Estimated ADWF for retail = $\left(\frac{1}{18} \times 18,500\right) \times 7\text{L/day}$

= 7,194.44 $\approx 7,195\text{L/day}$

Total ADWF from both residential and retail = 133,795L/day

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January 6th, 2012 112610210 Task 302
Landbase Dev. Sewage Attenuation
⑦

Lot 3: 20 Storey Condo Building

Floor Space = 14,500m² ∴ # of units @ 83m² each
= ~~175~~ 174.69 ≈ 175 units

Population @ 2 people per unit = 175 x 2
= 350 people

∴ ADWF = 350 x 300 L/day/c = 105,000 L/day

Lot 4: 16 Storey Condo Building

Floor Space = 15,000m² ∴ # of units @ 83m² each
= 180.72 ≈ 181 units

∴ Population @ 2 people per unit = 181 x 2 = 362 people

∴ ADWF = 362 x 300 L/day/c = 108,600 L/day

Lot 5: 12 Storey Condo Building + 6 Storey Live/Work Space

12 Storey Condo: Floor space = 12,000m² ∴ # of units = 144.57 units
≈ 145 units

Population @ 2 people per condo = 145 x 2 = 290 people

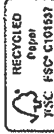
6 storey Live/Work: Floor Space = 5,000m² ∴ # of units = 60.25 units
≈ 61 units

Population @ 2 people per unit = 61 x 2 = 122 people

Total Lot 5 Equiv. Pop. = 122 + 290 = 412 people ADWF = 412 x 300 L/day/cap
= 123,600 L/day

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January 6th, 2012 11261021P Task 302
 Roundhouse Dev: Sewage Attenuation 8

TOTAL POST-DEVELOPMENT FLOW:

- Lot 1 = 65,100 L/day
- Lot 2 = 133,795 L/day
- Lot 3 = 105,000 L/day
- Lot 4 = 108,600 L/day
- Lot 5 = 123,600 L/day

$536,095 \text{ L/day} = \underline{\underline{6.2 \text{ L/s}}}$ (ADWF) (Eq. Pop = 1,786-98)

$PF = 1 + \frac{14}{4 + \sqrt{11000}}$ (Harmons)

$= 1 + \frac{14}{4 + \sqrt{11786}} = 3.62$

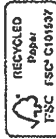
$\therefore PDWF = 3.62 \times 6.2 = \underline{\underline{22.44 \text{ L/s}}}$ (Peakng Factor based on entire site, not individual parcels)

1 and 1 allowance (MMD = 0.17 L/s/hectare)
 $= 3.786 \times 0.17 = 54,874 \text{ L/day} = \underline{\underline{0.635 \text{ L/s}}}$ (Same as pre-development)

TOTAL POST-DEVELOPMENT FLOW = $22.44 + 0.635 = \underline{\underline{23.08 \text{ L/s}}}$

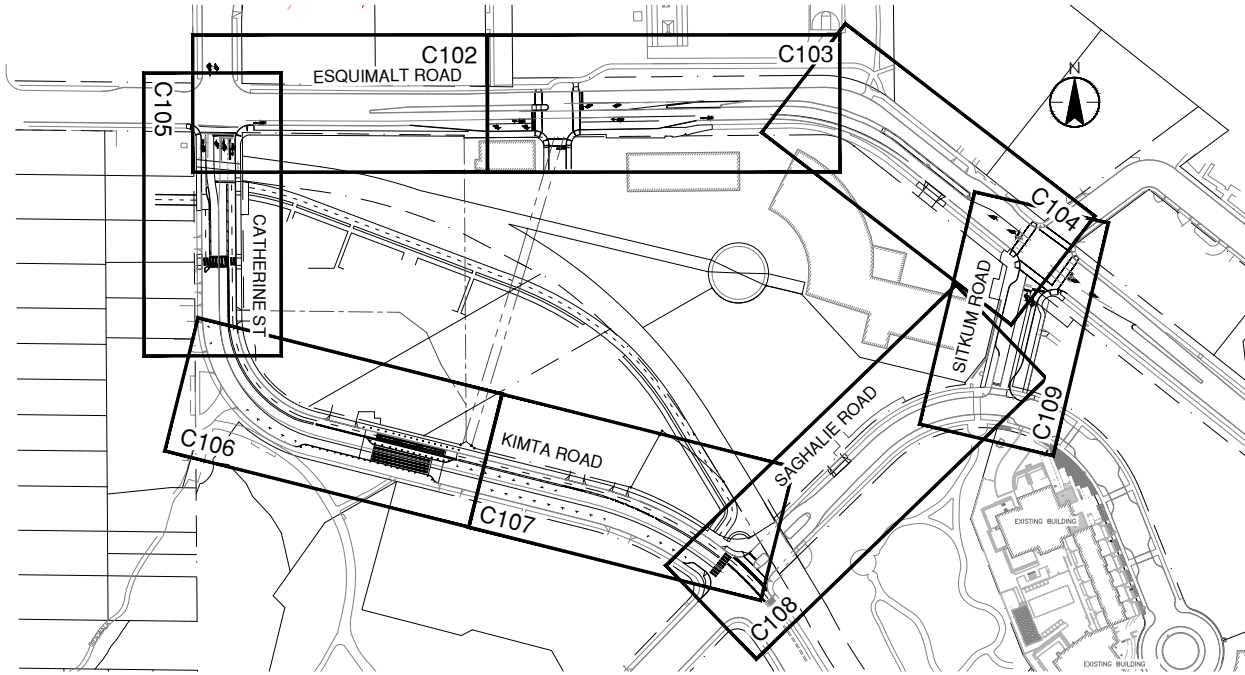
Designed by:

Checked by:



PRINTED ON FSC-CERTIFIED 100% RECYCLED POST-CONSUMER WASTE PAPER

ROUNDHOUSE SUBDIVISION MASTER PLANNING



LEGEND:

- D — EXISTING PROPERTY LINE
- S — EXISTING DRAIN
- G — EXISTING SANITARY
- G — EXISTING GAS
- TEL — EXISTING TEL
- H — EXISTING HYDRO
- GE — EXISTING LIGHTING
- W — EXISTING WATER
- W — EXISTING HYDRO BOX
- W — EXISTING TEL MANHOLE
- W — EXISTING TEL BOX
- W — EXISTING LIGHT STANDARD
- W — EXISTING SIGN
- W — PROPOSED SANITARY MAIN
- W — PROPOSED SANITARY MANHOLE
- W — PROPOSED DRAIN SERVICE
- W — PROPOSED DRAIN MANHOLE
- W — PROPOSED SANITARY SERVICE
- W — PROPOSED SANITARY MANHOLE
- W — PROPOSED WATER SERVICE
- W — PROPOSED WATER MANHOLE

Roundhouse Development - Sanitary and Storm Servicing Flows - Preliminary Calculations

| Site | Land Use Description | Site Area (H#) | Hard Surface Area (m ²) | Soft Surface Area (m ²) | % Hard Surface | Residential/Hotel (SF) | Retail (SF) | Commercial (SF) | Total - Gross Floor Area (sqft) | Sanitary | | | | | | Storm | | | | | | | | | | |
|-----------------------------------|---|----------------|-------------------------------------|-------------------------------------|----------------|------------------------|-------------|-----------------|---------------------------------|-------------|---------------|--------------|---------------------|------------------|----------------|---------------|-------------------------|----------------|-------------|--------------|------------|--------------|-------------|--------------|-----------------|--------------|
| | | | | | | | | | | ADWF (L/dw) | ADWF (L/sec) | POP Eq. | Feaking Factor (PF) | FDWF (L/sec) | ISI (L/sec) | PWWF (L/sec) | Q (m ³ /day) | Q (l/s) | | | | | | | | |
| DA-1 | Stores Building | 0.045 | 445 | | 100% | | | 7,924 | 2,924 | 1,358 | 0.016 | 6 | 5.2 | 0.05 | 0.00 | 0.05 | 14,245 | 0.165 | | | | | | | | |
| DA-1 | Roundhouse + Carshop (extension) + backshop | 0.789 | 7,795 | 96 | 99% | | 5,200 | 37,976 | 43,176 | 20,414 | 0.236 | 96 | 3.2 | 0.76 | 0.05 | 0.80 | 249,452 | 2.887 | | | | | | | | |
| DA-7 | Affordable Housing | 0.150 | 1,497 | | 100% | | 165,500 | 4,000 | 169,500 | 90,125 | 1.043 | 377 | 3.20 | 3.34 | 0.01 | 3.35 | 47,915 | 0.555 | | | | | | | | |
| DA-8 | Rental | 0.336 | 3,359 | | 100% | | 204,200 | 4,000 | 208,200 | 110,765 | 1.282 | 465 | 3.2 | 4.10 | 0.02 | 4.12 | 107,485 | 1.244 | | | | | | | | |
| DA-9 | Condo | 0.178 | 1,781 | | 100% | 70,800 | | | 70,800 | 37,760 | 0.437 | 157 | 3.2 | 1.40 | 0.01 | 1.41 | 56,980 | 0.659 | | | | | | | | |
| Subtotal Esquimalt Road Catchment | | | | | | | | | | 1.50 | 14,877 | 96 | 99% | 70,800 | 374,900 | 48,900 | 494,600 | 260,421 | 3.0 | 1,099 | 3.2 | 9.55 | 0.09 | 9.64 | 476.08 | 5.51 |
| DA-2A | Condo | 0.255 | 2,079 | 471 | 82% | 237,250 | | 3,350 | 240,600 | 128,089 | 1.5 | 535 | 3.2 | 4.74 | 0.02 | 4.76 | 66,513 | 0.770 | | | | | | | | |
| DA-2B | Condo/Hotel | 0.445 | 3,426 | 1,028 | 77% | 235,980 | | 5,640 | 239,000 | 127,079 | 1.5 | 531 | 3.2 | 4.71 | 0.05 | 4.73 | 109,617 | 1.269 | | | | | | | | |
| DA-3 | E&N Tower | 0.364 | 3,642 | | 100% | 205,190 | | 8,610 | 213,800 | 118,454 | 1.3 | 475 | 3.2 | 4.20 | 0.02 | 4.22 | 116,550 | 1.349 | | | | | | | | |
| DA-4 | Condo/Hotel | 0.415 | 3,485 | 643 | 84% | 260,100 | | 3,500 | 263,600 | 140,544 | 1.6 | 558 | 3.2 | 5.20 | 0.03 | 5.23 | 111,514 | 1.291 | | | | | | | | |
| DA-5 | Condo/Hotel | 0.320 | 2,647 | 550 | 83% | 215,000 | | 21,000 | 236,000 | 114,667 | 1.3 | 478 | 3.2 | 4.35 | 0.02 | 4.27 | 84,705 | 0.980 | | | | | | | | |
| DA-6 | Condo | 0.360 | 3,102 | 500 | 86% | 165,600 | | | 165,600 | 88,320 | 1.0 | 358 | 3.2 | 3.27 | 0.02 | 3.29 | 99,255 | 1.149 | | | | | | | | |
| Subtotal Kimta Road Catchment | | | | | | | | | | 2.16 | 18,380 | 3,190 | 85% | 1,316,500 | | 21,100 | 1,337,600 | 711,985 | 8.2 | 2,922 | 2.9 | 23.52 | 0.13 | 23.65 | 588.15 | 6.81 |
| Total | | | | | | | | | | 3.65 | 33,257 | 3,286 | 91% | 1,887,900 | 374,900 | 70,000 | 1,832,000 | 973,356 | 11.3 | 4,072 | 2.8 | 31.08 | 0.23 | 31.30 | 1,064.21 | 12.32 |

The highlighted numbers are a posted based on the whole site.



LOCATION PLAN
SCALE: NOT TO SCALE

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|--|
| C000 | KEY PLAN, LOCATION PLAN, LEGEND, GENERAL NOTES AND SHEET INDEX |
| C100 | SITE PLAN - FRONTAGE ROADWORKS |
| C101 | SITE PLAN - FRONTAGE UTILITIES |
| C102 | ESQUIMALT RD STA 3+000 TO 3+130 |
| C103 | ESQUIMALT RD STA 3+130 TO 3+250 |
| C104 | ESQUIMALT RD STA 3+250 TO 3+380 |
| C105 | Catherine St STA 0+000 TO 0+100 |
| C106 | KIMTA RD STA 0+100 TO 0+230 |
| C107 | KIMTA RD STA 0+230 TO 0+360 |
| C108 | SAGHALIE RD STA 1+000 TO 1+150 |
| C109 | SITKUM RD STA 2+000 TO 2+080 |
| C110 | ACCESS PROFILES |
| C111 | FIRE TRUCK TURNING MOVEMENTS |

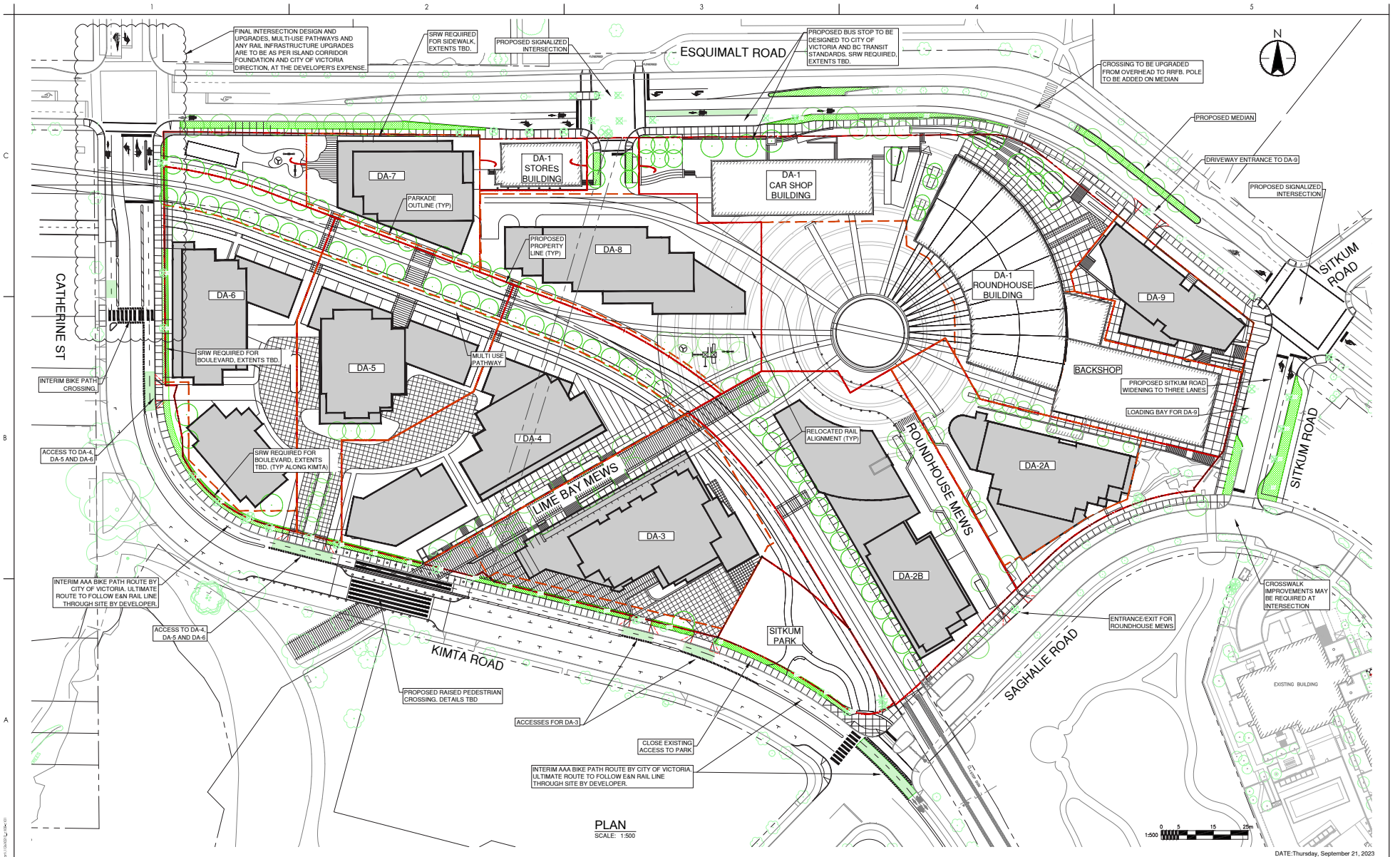
GENERAL NOTES:

- ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH THESE DRAWINGS, PROJECT SPECIFICATIONS, CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS AND APPLICABLE SECTIONS OF MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD), LATEST EDITION.
- CONNECTION TO, OR ALTERATION OF EXISTING CITY-OWNED UTILITIES TO BE UNDERTAKEN BY CITY OF VICTORIA FORCEWORKS ONLY, AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER. CONTRACTOR TO CONFIRM AND COORDINATE ANY OFF-SITE WORKS PRIOR TO CONSTRUCTION.
- A PERMIT TO CONSTRUCT WORKS WITHIN STREETS, LANES AND CITY PROPERTY AREAS ADJACENT TO THE DEVELOPMENT SITE WILL BE REQUIRED WHERE CONSTRUCTION IS TO BE UNDERTAKEN IN THESE AREAS.
- ALL PAVEMENT CUTS TO BE SAW CUT SQUARE.
- ALL ELEVATIONS BASED ON METRIC GEODETIC DATUM.
- REFER TO LANDSCAPE DRAWINGS AND CITY OF VICTORIA SPECIFICATIONS AND STANDARD DRAWINGS FOR PUBLIC REALM SIDEWALK PATTERNS AND TREATMENTS AS WELL AS TREE & SHRUB PLANTING DETAILS WITHIN CITY RIGHT OF WAYS.
- REFER TO LANDSCAPE FOR IRRIGATION REQUIREMENTS.
- REFER TO ARCHITECTURAL & LANDSCAPE DRAWINGS FOR STREET FURNITURE LOCATIONS AND DETAILS.
- NEW PAVEMENT MARKINGS AND SIGNAGE TO COMPLY WITH CITY OF VICTORIA REQUIREMENTS AND TRANSPORTATION ASSOCIATION OF CANADA - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA. ALL PAVEMENT MARKINGS AND LANE LINE ADJUSTMENTS TO BE BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- ALL AAA CYCLING FACILITY LANE IS AS PER THE CITY OF VICTORIA IPC DRAWINGS FOR THE PROJECT.

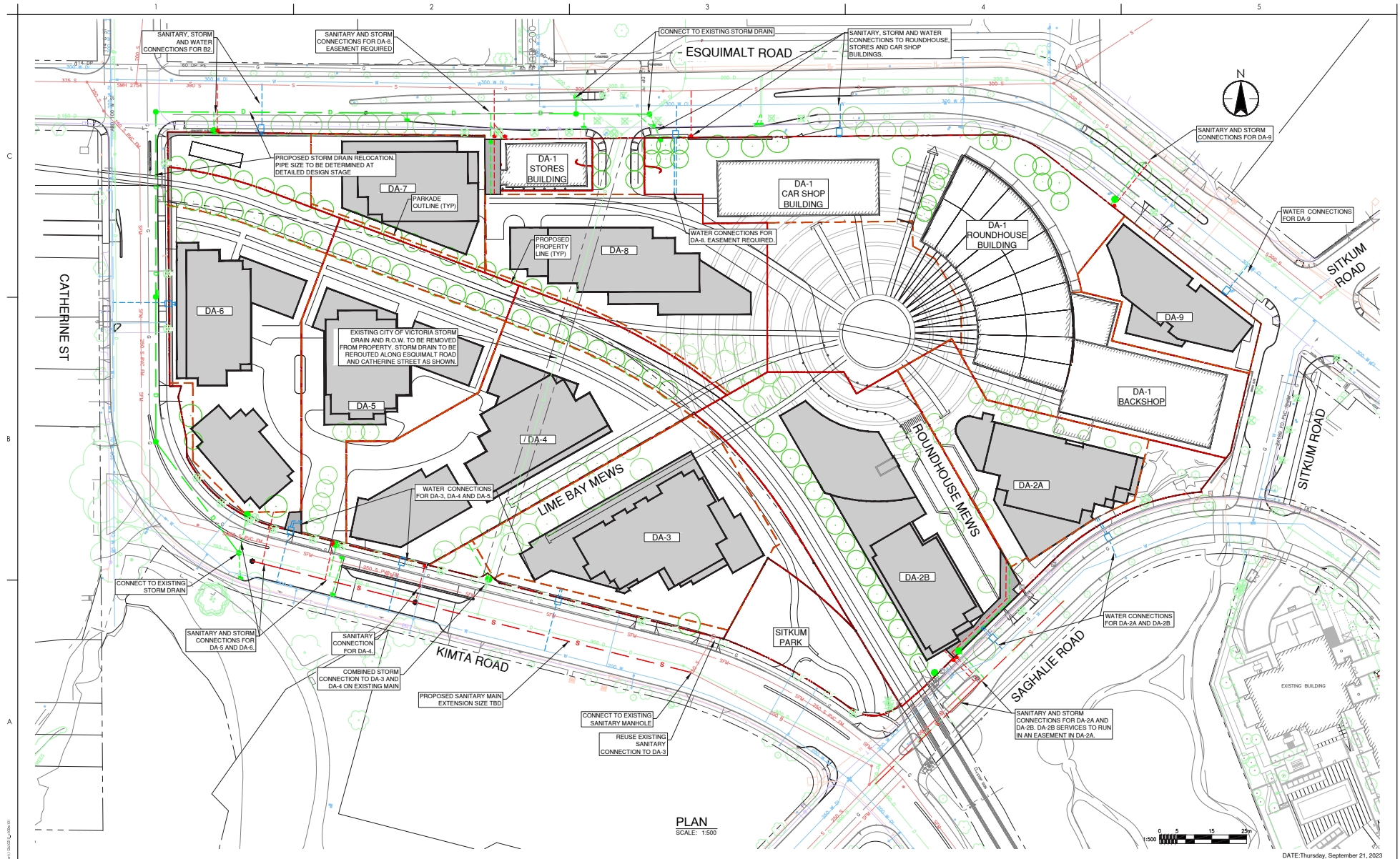
Roundhouse Development - Servicing Flows - Preliminary Calculations

| Site | Land Use Description | POP Eq. | Domestic Water demand | | | Fire suppression demand (l/min) |
|----------------------|------------------------|-------------|--|--|---------------------------------------|---------------------------------|
| | | | Average Daily Demand (m ³ /day) | Maximum day demand (m ³ /day) | Peak hour demand (m ³ /hr) | |
| DA-1 | Stores Building | 7 | 2 | 4 | 5.9 | 0.1 |
| Roundhouse + Carshop | | | | | | |
| DA-1 | (extension) + backshop | 73 | 22 | 44 | 65.6 | 0.8 |
| DA-2B | Condo | 500 | 152 | 303 | 404.2 | 5.3 |
| DA-2B | Condo/Hotel | 539 | 162 | 323 | 484.8 | 5.6 |
| DA-3 | E&N Tower | 475 | 143 | 285 | 437.5 | 4.9 |
| DA-4 | Condo/Hotel | 626 | 188 | 375 | 563.2 | 6.5 |
| DA-5 | Condo/Hotel | 487 | 145 | 292 | 438.0 | 5.1 |
| DA-6 | Condo | 445 | 133 | 267 | 400.2 | 4.6 |
| DA-7 | Affordable Housing | 345 | 103 | 207 | 310.4 | 3.6 |
| DA-8 | Rental | 352 | 106 | 211 | 316.9 | 3.7 |
| DA-9 | Condo | 359 | 108 | 215 | 323.9 | 3.7 |
| Total | | | | | | |
| | | 1211 | 368 | 732 | 1092.8 | 45.1 |

| <p>Revision</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>App'd</th> <th>YYYY-MM-DD</th> <th>Issued</th> <th>By</th> <th>App'd</th> <th>YYYY-MM-DD</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>2023-09-11</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td>2023-09-16</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td>2023-09-27</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Rev | App'd | YYYY-MM-DD | Issued | By | App'd | YYYY-MM-DD | 1 | | 2023-09-11 | | | | | 2 | | 2023-09-16 | | | | | 3 | | 2023-09-27 | | | | | <p>Permit/Seal</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.</p> | <p>Consultant</p> <p>Stantec</p> <p>Stantec Consulting Ltd. 400-555 Yates Road Victoria BC V8A 6X5 Tel: (250) 388-7161 www.stantec.com</p> | <p>Client/Project Logo</p> <p>Stantec</p> | <p>Client/Project</p> <p>FOCUS EQUITIES LTD.</p> <p>ROUNDHOUSE REZONING CONCEPTUAL OFFSITE ROADS AND SERVICING</p> <p>Victoria, BC</p> | <p>Client/Project</p> <p>FOCUS EQUITIES LTD.</p> | <p>Title</p> <p>KEY PLAN, LOCATION PLAN, LEGEND, GENERAL NOTES AND SHEET INDEX</p> <p>Project No. 112610210</p> <p>Scale 1:1000</p> <p>Revision Sheet of Drawing No. C000</p> |
|---|-------|------------|------------|--------|-------|------------|------------|---|--|------------|--|--|--|--|---|--|------------|--|--|--|--|---|--|------------|--|--|--|--|---|---|--|---|---|---|
| Rev | App'd | YYYY-MM-DD | Issued | By | App'd | YYYY-MM-DD | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | | 2023-09-11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | 2023-09-16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | 2023-09-27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |




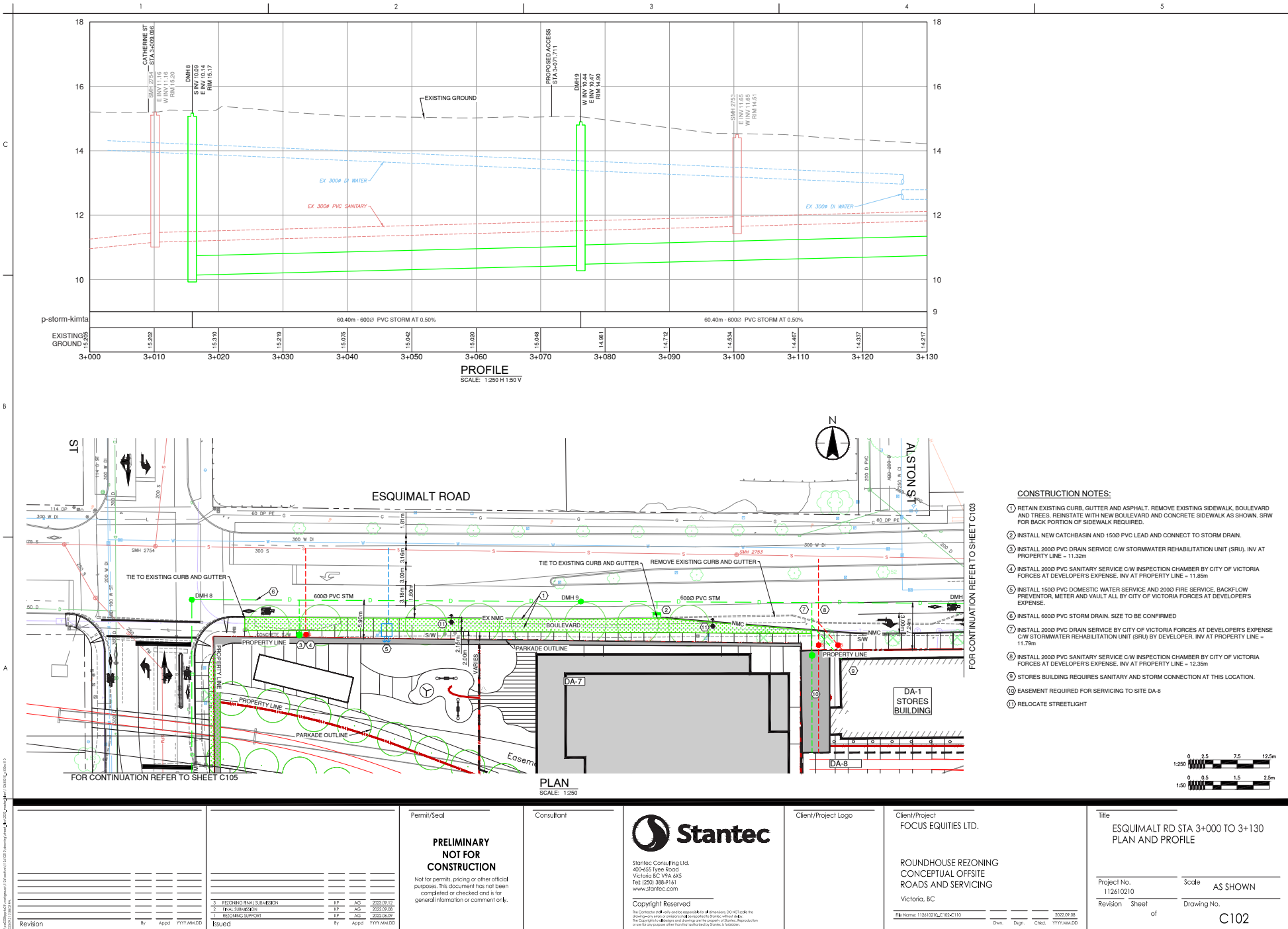
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|--|-------|---|-------|--|--|--|--|---|--|--|--|--|--|
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| | | | | | | | | | | | | | |
| <p>2 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> <p>3 REZONING FINAL SUBMISSION BY AG 2023.09.08</p> <p>4 REZONING FINAL SUBMISSION BY AG 2023.09.08</p> <p>REZONING SUPPORT BY AG 2023.09.07</p> | | <p>5 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> <p>6 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> <p>7 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> | | <p>8 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> <p>9 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> <p>10 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> | | <p>11 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> <p>12 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> <p>13 REZONING FINAL SUBMISSION BY AG 2023.09.12</p> | | | | | | | |

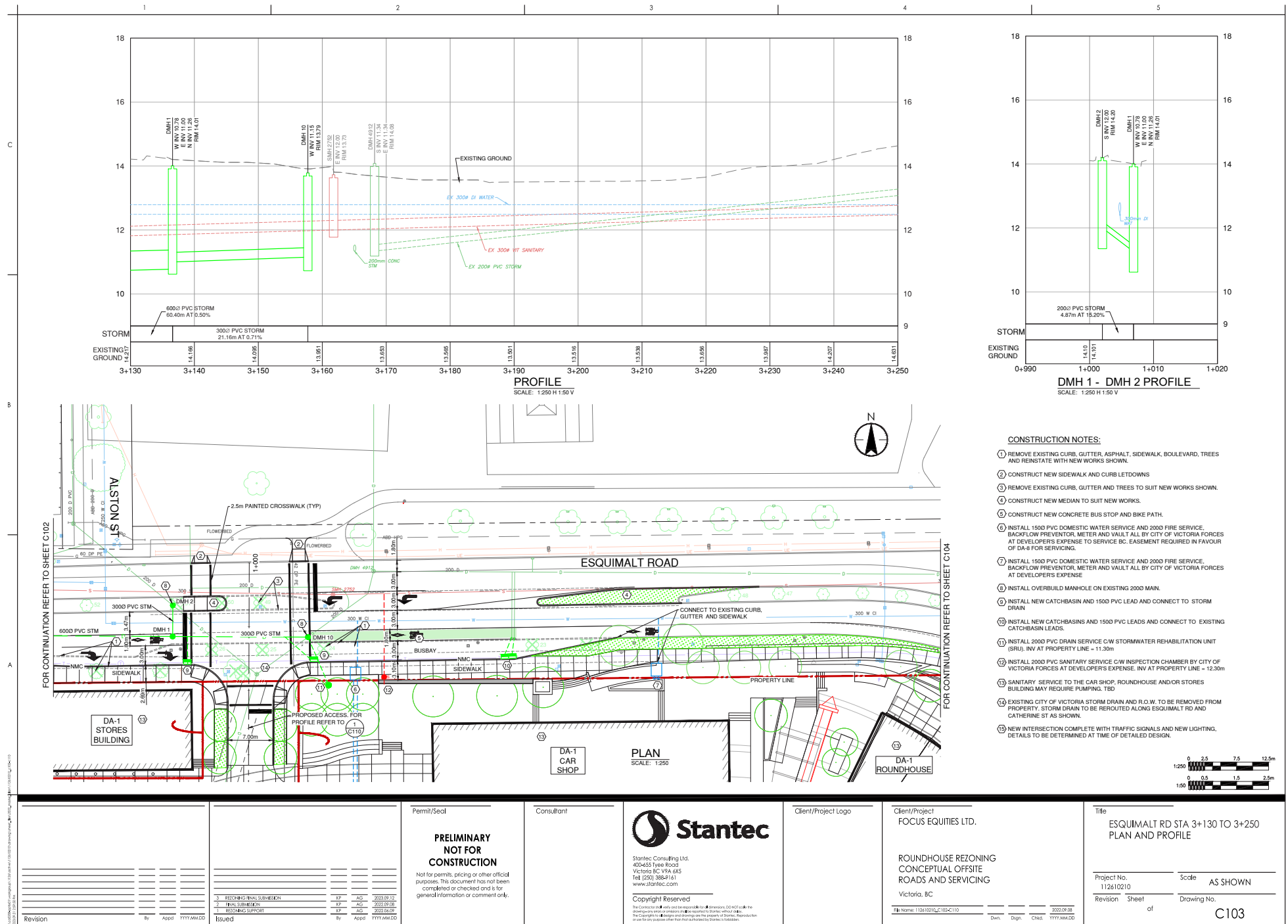


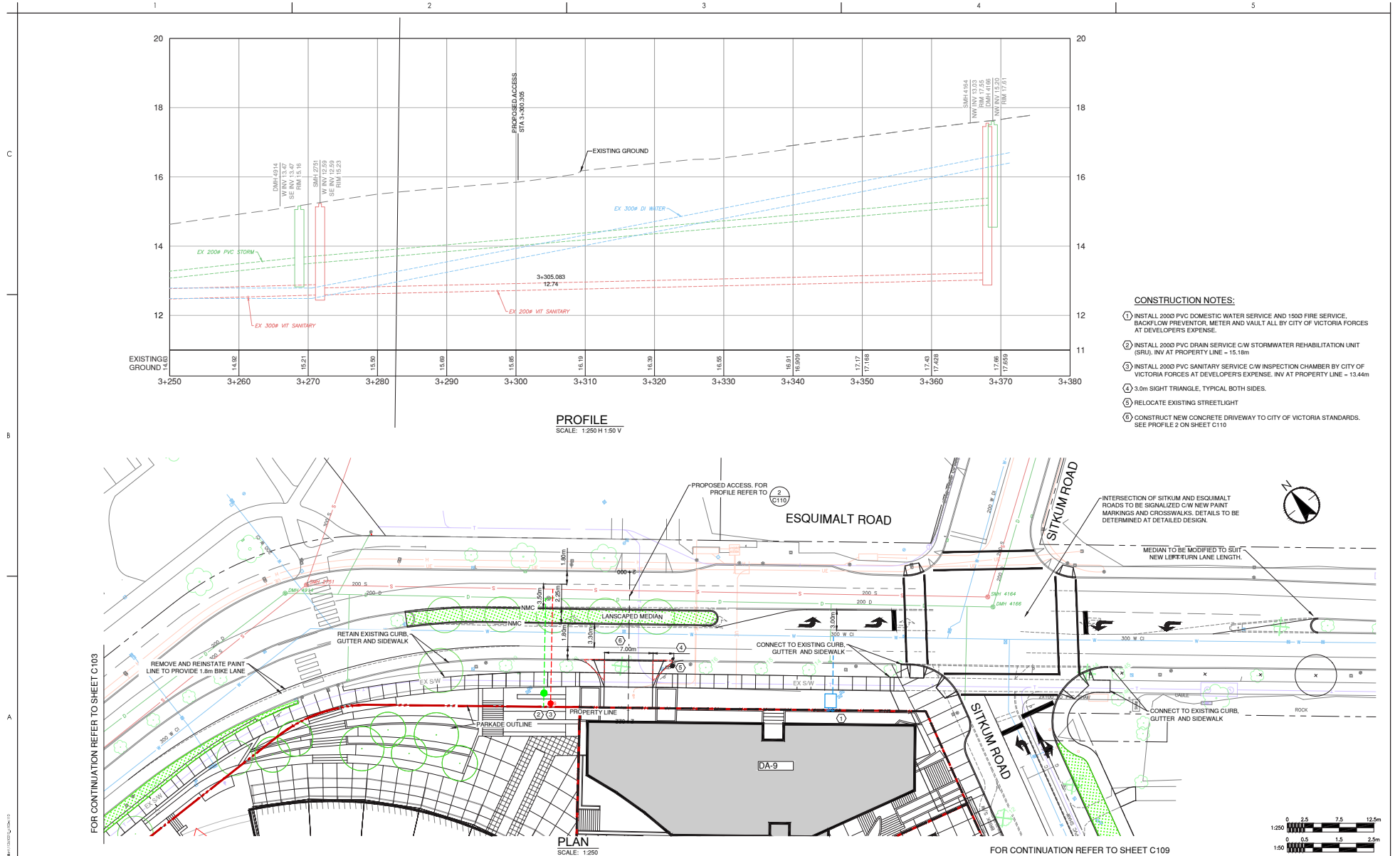
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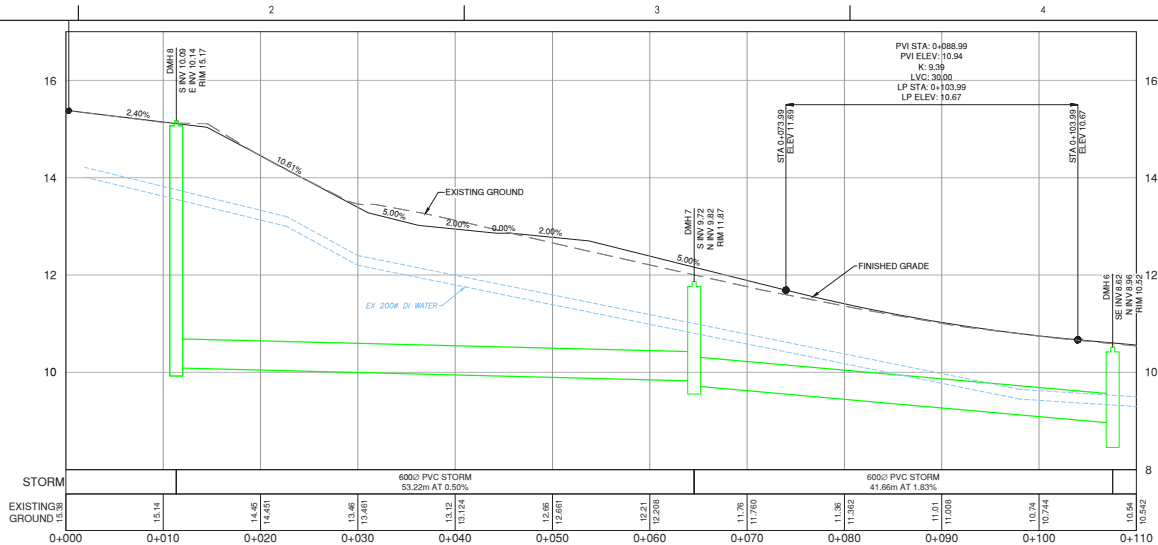
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|--|----------|-------|------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|-------|----|-------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|-------------------|---|----------------------------|---|---|
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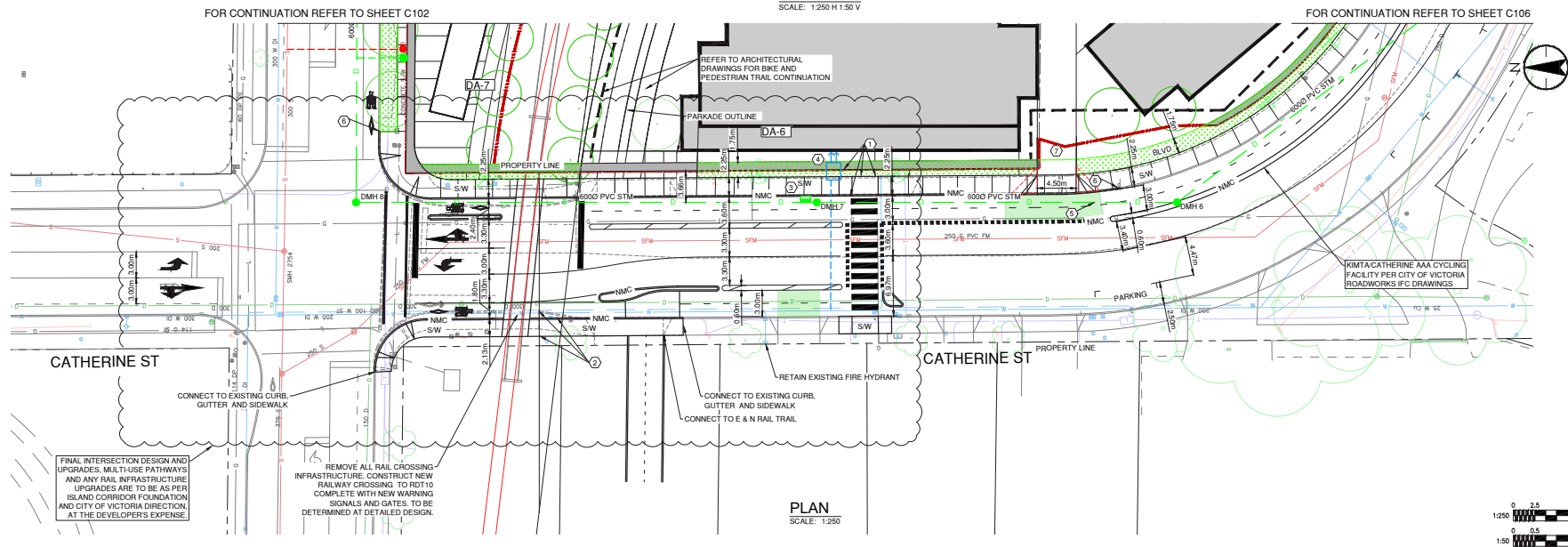


| <p>FOR CONTINUATION REFER TO SHEET C 103</p> | | <p>FOR CONTINUATION REFER TO SHEET C 109</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------|--|--------|------------|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|---|--|
| <p>Revision</p> <table border="1"> <tr> <th>Rev</th> <th>App'd</th> <th>YYYY.MM.DD</th> <th>Issued</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | | Rev | App'd | YYYY.MM.DD | Issued | | | | | | | | | | | | | | | | | | | | | | | | | | | | | <p>Permit/Seal</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.</p> | <p>Consultant</p> <p>Stantec Consulting Ltd. 404655 14th Street Victoria BC V9A 6X5 Tel: (250) 388-7161 www.stantec.com</p> <p>Client/Project Logo</p> <p>Client/Project FOCUS EQUITIES LTD.</p> <p>ROUNDHOUSE REZONING CONCEPTUAL OFFSITE ROADS AND SERVICING</p> <p>Victoria, BC</p> <p>File Name: I:\02\1021\02_1022\C110</p> <p>Dwn: Dgn: Chk: YYYV.MM.DD</p> | <p>Title</p> <p>ESQUIMALT RD STA 3+250 TO 3+380 PLAN AND PROFILE</p> <p>Project No. 112610210</p> <p>Scale AS SHOWN</p> <p>Revision 02 of Drawing No. C104</p> |
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- CONSTRUCTION NOTES:**
- REMOVE EXISTING CURB, GUTTER, ASPHALT, SIDEWALK, RETAINING WALL, BOULEVARD, TREES AND REINSTATE WITH NEW WORKS SHOWN. SRW REQUIRED FOR BOULEVARD, SIZE TBD.
 - REMOVE EXISTING CURB, GUTTER, ASPHALT AND SIDEWALK AND REINSTATE WITH NEW WORKS SHOWN.
 - INSTALL CATCHBASIN AND 1500 PVC LEAD AND CONNECT TO STORM DRAIN.
 - INSTALL 2000 PVC DOMESTIC WATER SERVICE AND 1500 FIRE SERVICE, BACKFLOW PREVENTOR, METER AND VAULT ALL BY CITY OF VICTORIA FORCES AT DEVELOPERS EXPENSE.
 - INSTALL 6000 PVC STORM DRAIN.
 - CONNECT TO EXISTING CURB AND GUTTER.
 - CONCRETE DRIVEWAY CROSSING AS PER CITY OF VICTORIA STANDARDS

PROFILE
SCALE: 1:250 H 1:50 V




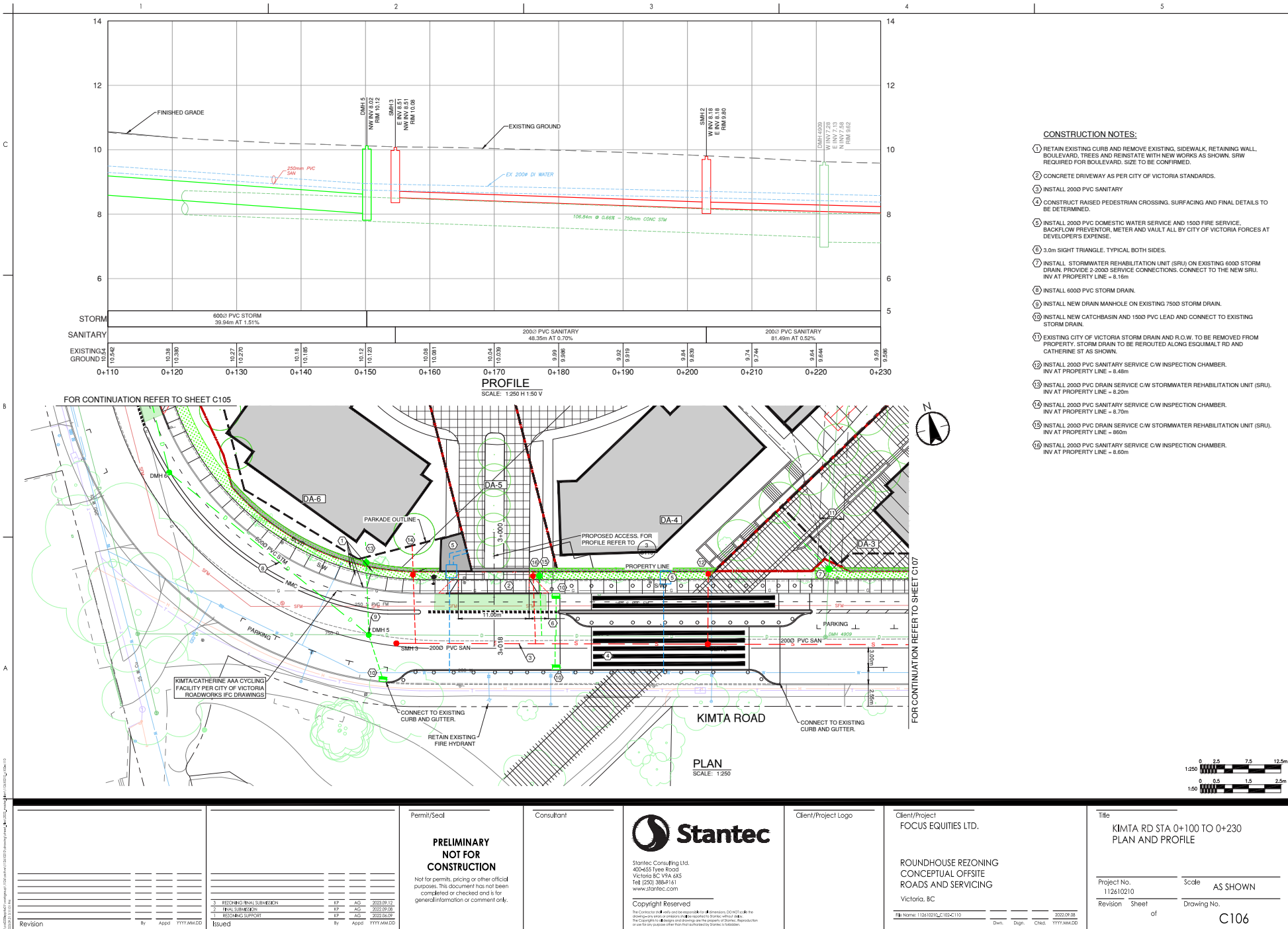
PLAN
SCALE: 1:250

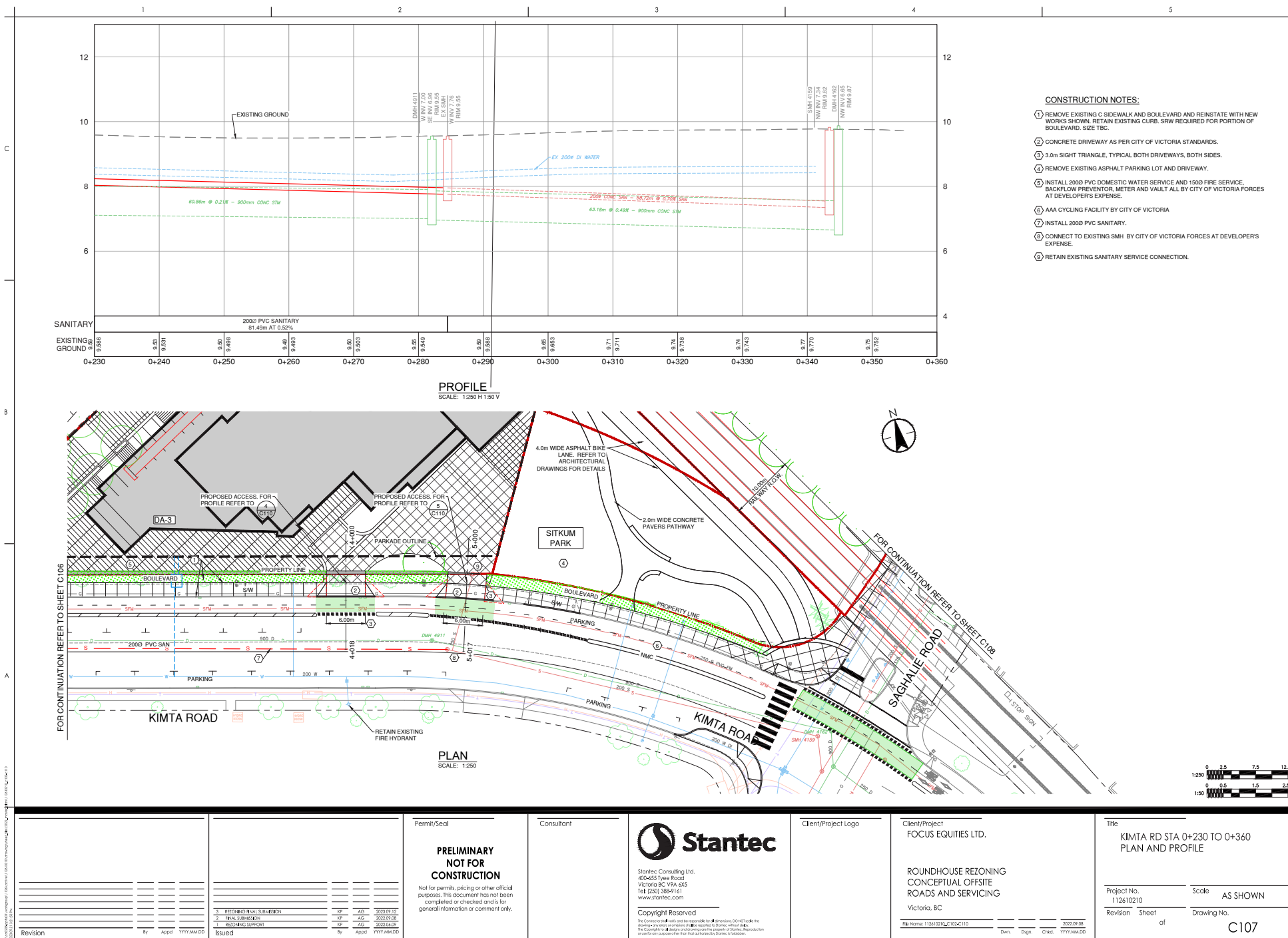
FINAL INTERSECTION DESIGN AND UPGRADES, MULTI-USE PATHWAYS AND ANY RAIL INFRASTRUCTURE UPGRADES ARE TO BE AS PER ISLAND CORRIDOR FOUNDATION AND CITY OF VICTORIA DIRECTION AT THE DEVELOPERS EXPENSE.

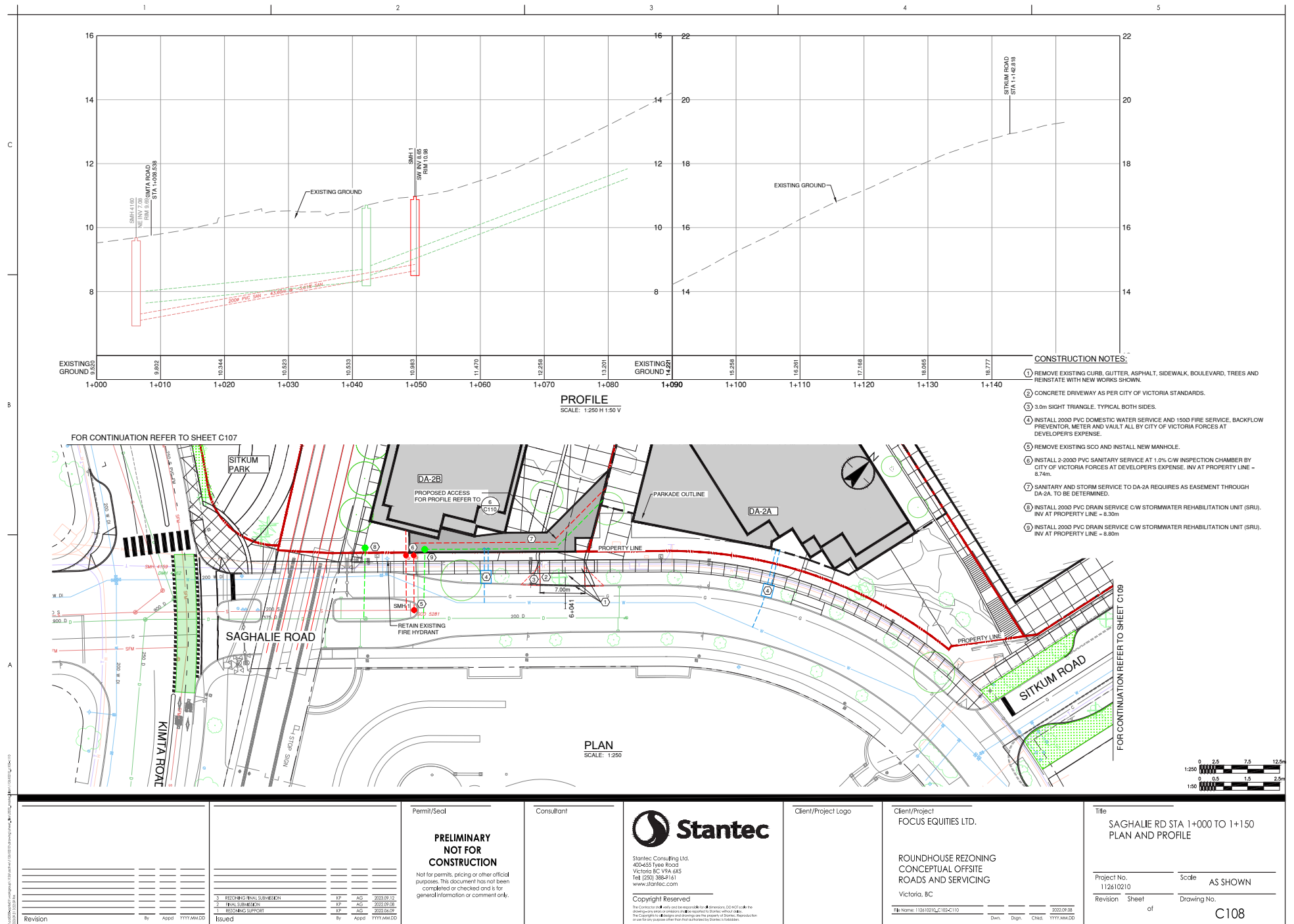
REMOVE ALL RAIL CROSSING INFRASTRUCTURE. CONSTRUCT NEW RAILWAY CROSSING TO RDT10 COMPLETE WITH NEW WARNING SIGNALS AND GATES, TO BE DETERMINED AT DETAILED DESIGN.

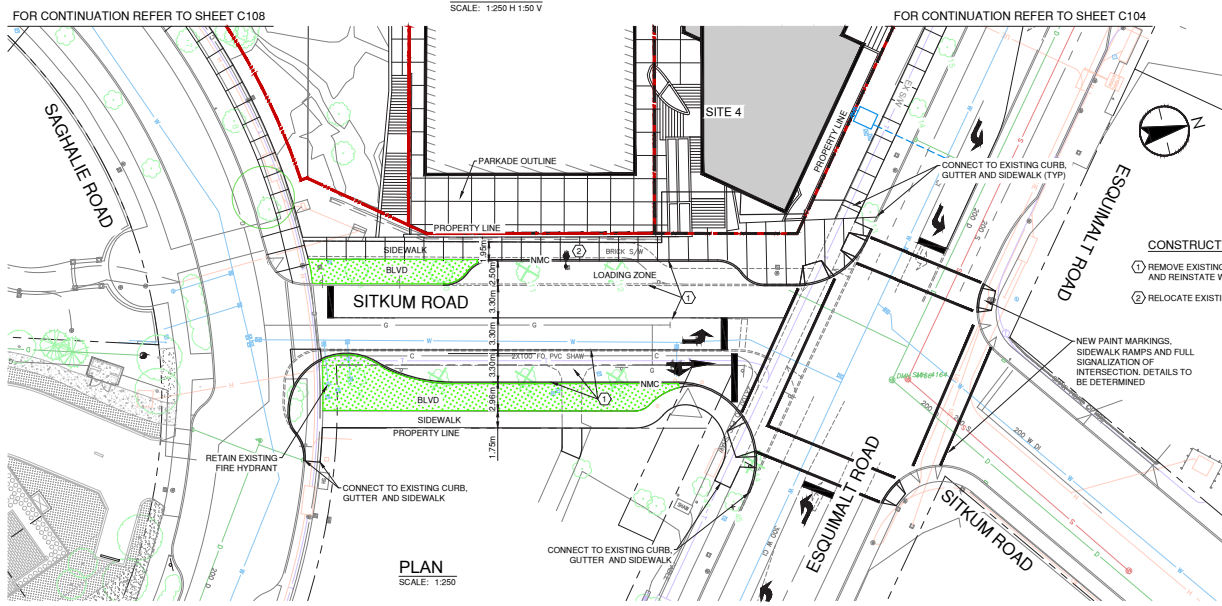
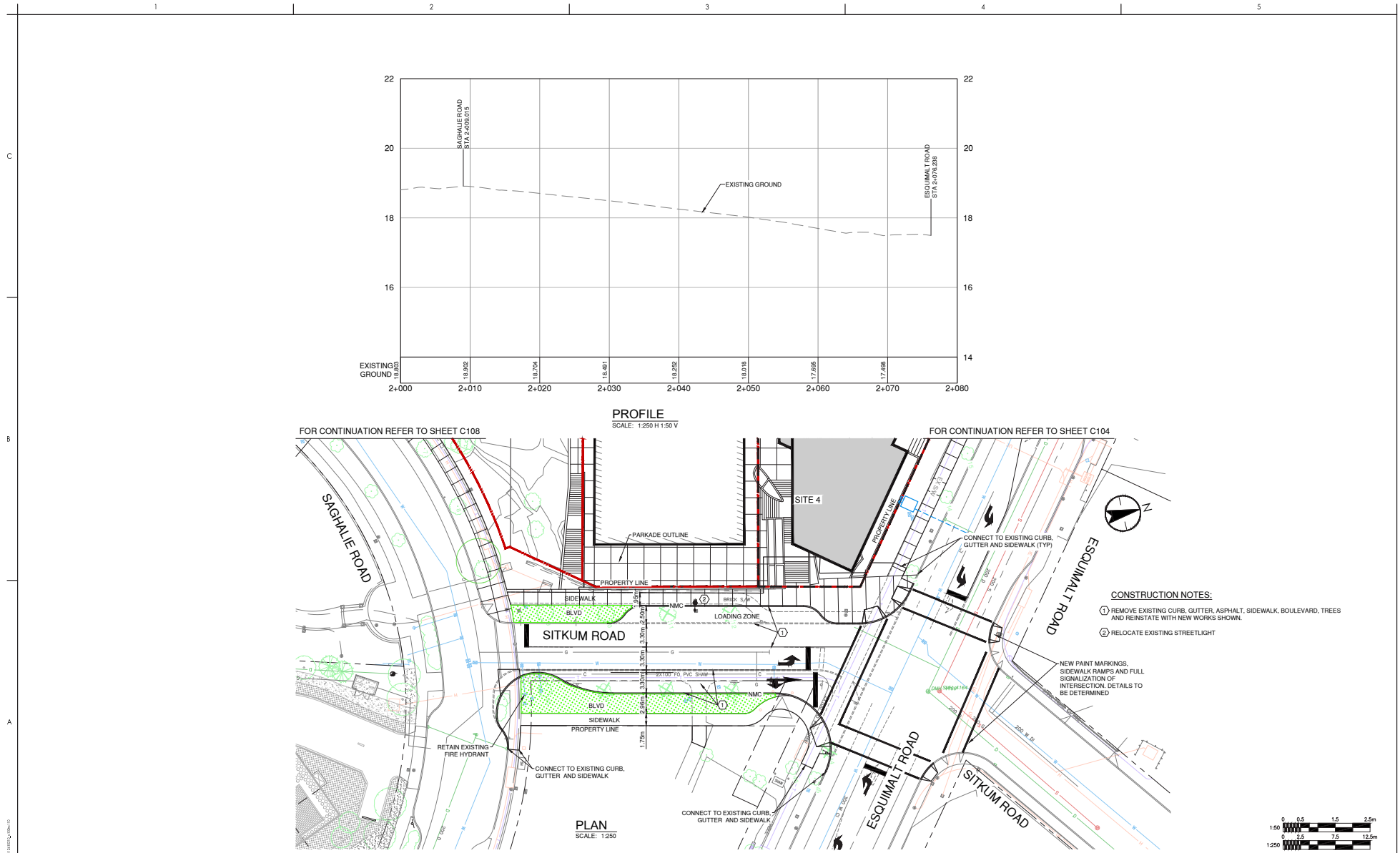
1:250 H 1:50 V
1:250
1:50

| <p>Revision</p> <table border="1"> <thead> <tr> <th>Rev.</th> <th>Issued</th> <th>By</th> <th>Appd.</th> <th>YYYYMMDD</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>REVISION SUBMISSION</td> <td>HF</td> <td>AG</td> <td>2023/09/11</td> </tr> <tr> <td>2</td> <td>FINAL SUBMISSION</td> <td>HF</td> <td>AG</td> <td>2023/07/26</td> </tr> <tr> <td>1</td> <td>REVISION SUPPORT</td> <td>HF</td> <td>AG</td> <td>2023/04/27</td> </tr> </tbody> </table> | Rev. | Issued | By | Appd. | YYYYMMDD | 3 | REVISION SUBMISSION | HF | AG | 2023/09/11 | 2 | FINAL SUBMISSION | HF | AG | 2023/07/26 | 1 | REVISION SUPPORT | HF | AG | 2023/04/27 | <p>Permit/Seal</p> <p align="center">PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.</p> | <p>Consultant</p>  <p>Stantec</p> <p><small>Stantec Consulting Ltd. 406-555 Yates Road Victoria BC V9A 6X5 Tel: (250) 388-7181 www.stantec.com</small></p> | <p>Client/Project Logo</p> <p>Client/Project FOCUS EQUITIES LTD.</p> <p>ROUNDHOUSE REZONING CONCEPTUAL OFFSITE ROADS AND SERVICING Victoria, BC</p> <p>File Name: I:\261021\C2\102C\110 Date: 2023/09/08 Drawn: HF Digit: AG Checked: YYYVAM/D</p> | <p>Title</p> <p align="center">CATHERINE ST STA 0+000 TO 0+100 PLAN AND PROFILE</p> <p>Project No. 112610210 Revision _____ Sheet _____ of _____ Drawing No. C105</p> | <p>Scale: AS SHOWN</p> |
|---|---------------------|--------|-------|------------|----------|---|---------------------|----|----|------------|---|------------------|----|----|------------|---|------------------|----|----|------------|--|--|---|---|------------------------|
| Rev. | Issued | By | Appd. | YYYYMMDD | | | | | | | | | | | | | | | | | | | | | |
| 3 | REVISION SUBMISSION | HF | AG | 2023/09/11 | | | | | | | | | | | | | | | | | | | | | |
| 2 | FINAL SUBMISSION | HF | AG | 2023/07/26 | | | | | | | | | | | | | | | | | | | | | |
| 1 | REVISION SUPPORT | HF | AG | 2023/04/27 | | | | | | | | | | | | | | | | | | | | | |



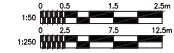






CONSTRUCTION NOTES:

- ① REMOVE EXISTING CURB, GUTTER, ASPHALT, SIDEWALK, BOULEVARD, TREES AND REINSTATE WITH NEW WORKS SHOWN.
- ② RELOCATE EXISTING STREETLIGHT



| Revision | By | App'd | YYYY/MM/DD | Issued | By | App'd | YYYY/MM/DD |
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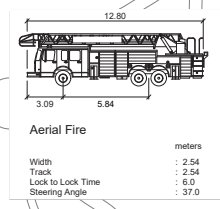
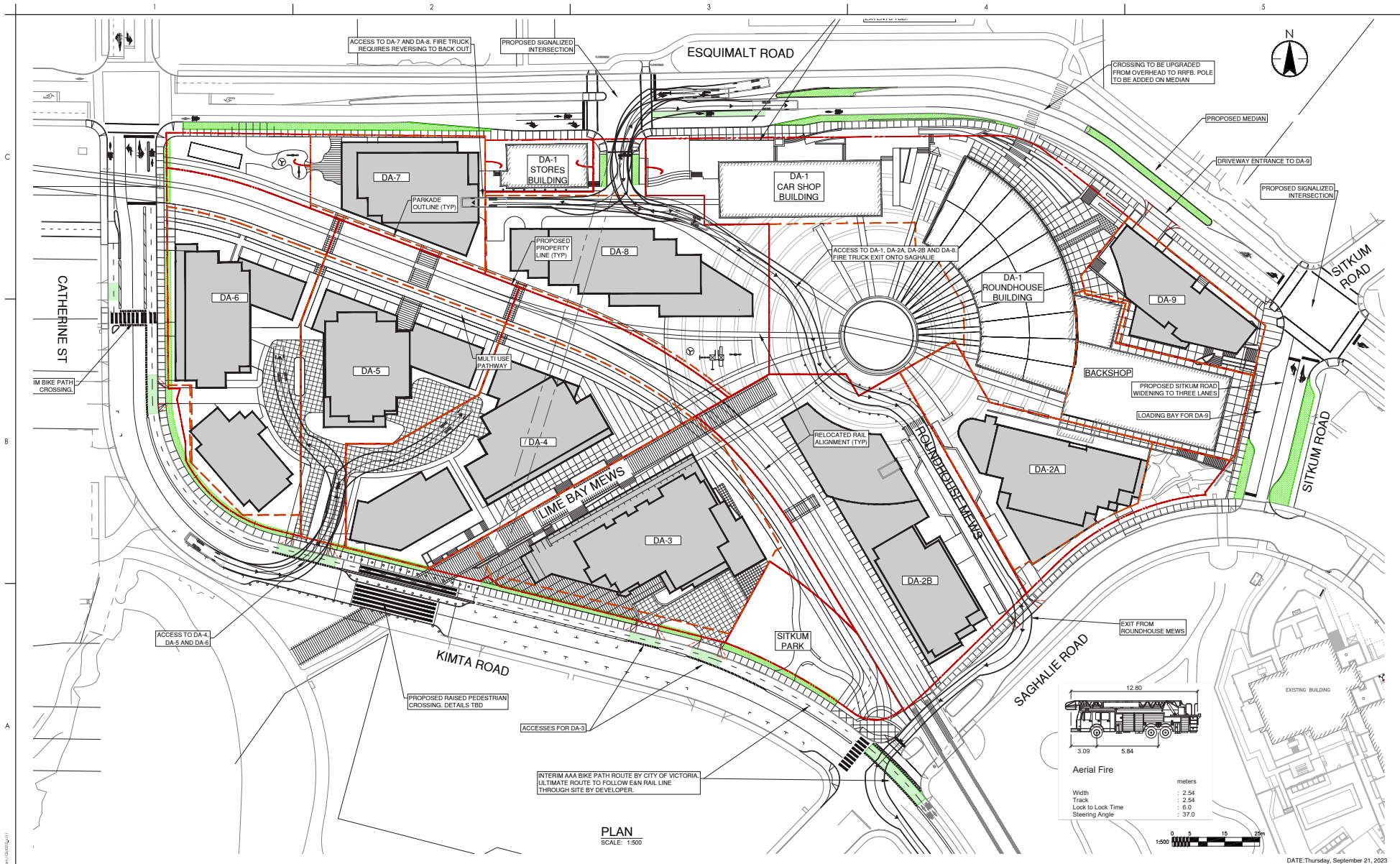
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DATE: Thursday, September 21, 2023

| <table border="1"> <tr> <th>Revision</th> <th>By</th> <th>App'd</th> <th>YYYY-MM-DD</th> <th>Issued</th> <th>By</th> <th>App'd</th> <th>YYYY-MM-DD</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>1</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>2</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>3</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>4</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>5</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>6</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>7</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>8</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>9</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>10</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>11</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>12</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>13</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>14</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>15</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>16</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>17</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>18</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>19</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>20</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | | Revision | By | App'd | YYYY-MM-DD | Issued | By | App'd | YYYY-MM-DD | | | | | | | | | 1 | | | | | | | | 2 | | | | | | | | 3 | | | | | | | | 4 | | | | | | | | 5 | | | | | | | | 6 | | | | | | | | 7 | | | | | | | | 8 | | | | | | | | 9 | | | | | | | | 10 | | | | | | | | 11 | | | | | | | | 12 | | | | | | | | 13 | | | | | | | | 14 | | | | | | | | 15 | | | | | | | | 16 | | | | | | | | 17 | | | | | | | | 18 | | | | | | | | 19 | | | | | | | | 20 | | | | | | | | Permit/Seal PRELIMINARY NOT FOR CONSTRUCTION Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only. | Consultant Stantec Consulting Ltd. 404655 Tyne Road Victoria BC V9A 6X5 Tel: (250) 388-7161 www.stantec.com Copyright Reserved <small>This document and any information contained herein are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.</small> | Client/Project Logo Client/Project FOCUS EQUITIES LTD. ROUNDHOUSE REZONING CONCEPTUAL OFFSITE ROADS AND SERVICING Victoria, BC File Name: 1126102102_111 Date: 2023-09-28 Drawn: Digit: Checked: YYYY-MM-DD | Title SITE PLAN FIRE TRUCK TURNING MOVEMENTS Project No. 112610210 Scale AS SHOWN Revision Sheet Drawing No. of C111 |
|--|----|----------|------------|--------|------------|--------|------------|-------|------------|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|--|---|--|---|
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