



Revisions
Received Date:
February 23, 2023



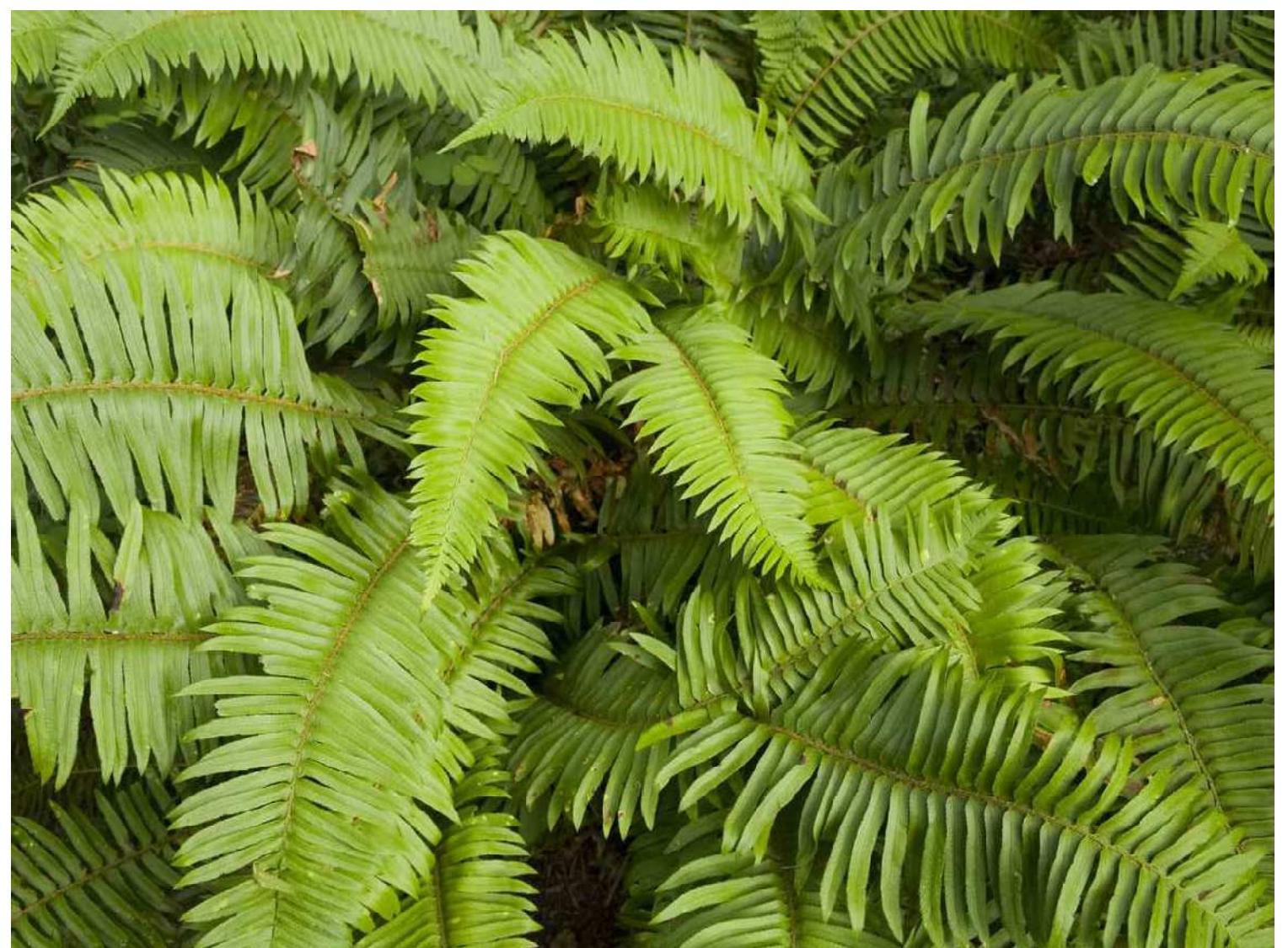
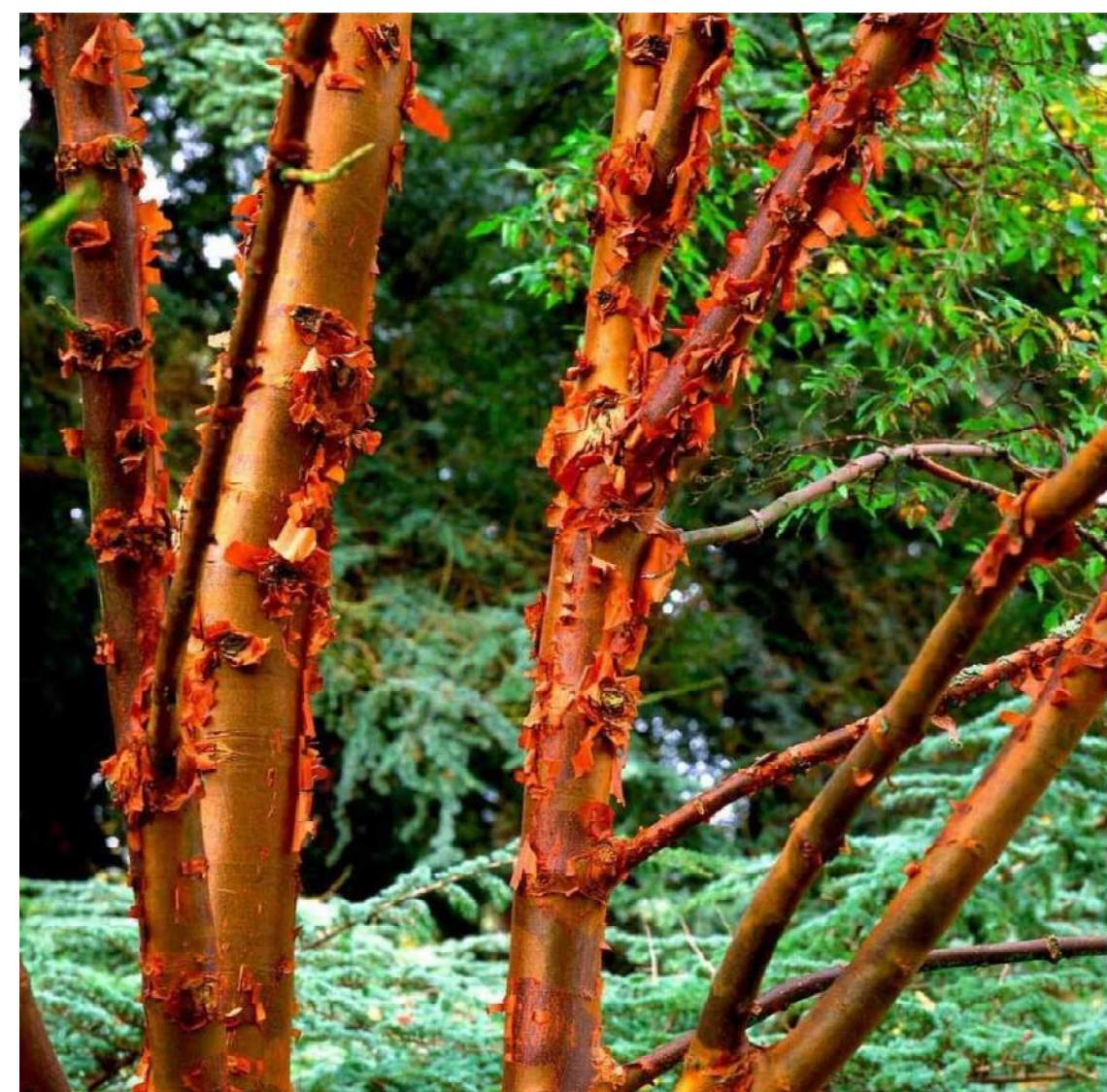
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CLIENT
H Development Group Ltd.

ADDRESS
1270 Pandora St
Victoria, BC

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Bianca Bodley

DRAWN BY
EB/ KT



ISSUED FOR	
1	DEVELOPMENT PERMIT
2	DEVELOPMENT PERMIT RESUBMISSION
3	DEVELOPMENT PERMIT RESUBMISSION
4	DEVELOPMENT PERMIT RESUBMISSION

DEVELOPMENT PERMIT
RESUBMISSION
February 08, 2023



L0 Cover

DATE: February, 2023

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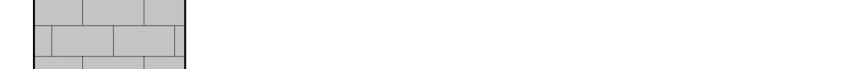
DEVELOPMENT PERMIT
RESUBMISSION
February 08, 2023

Scale: 1:100



L 1 Landscape Site Plan

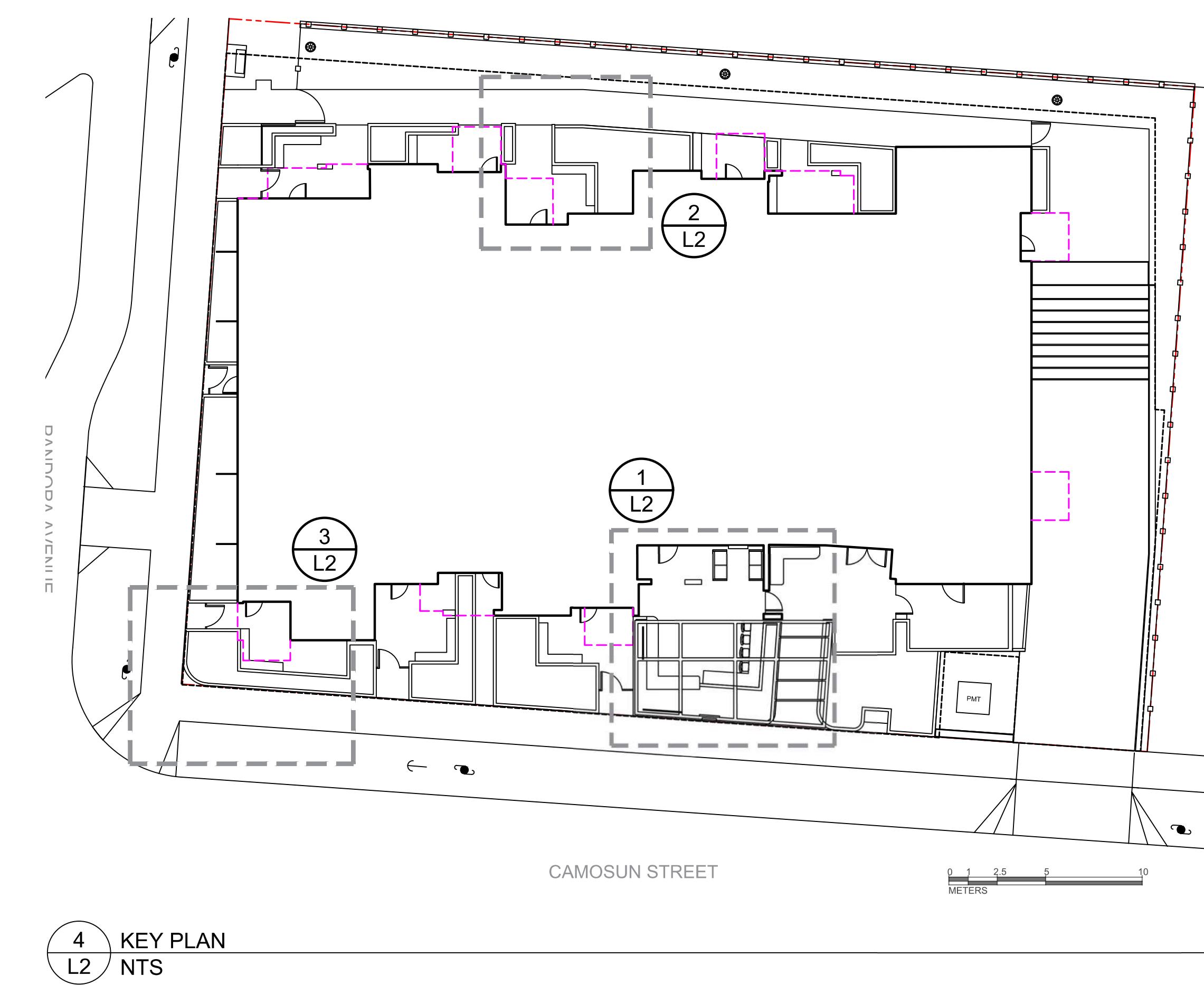
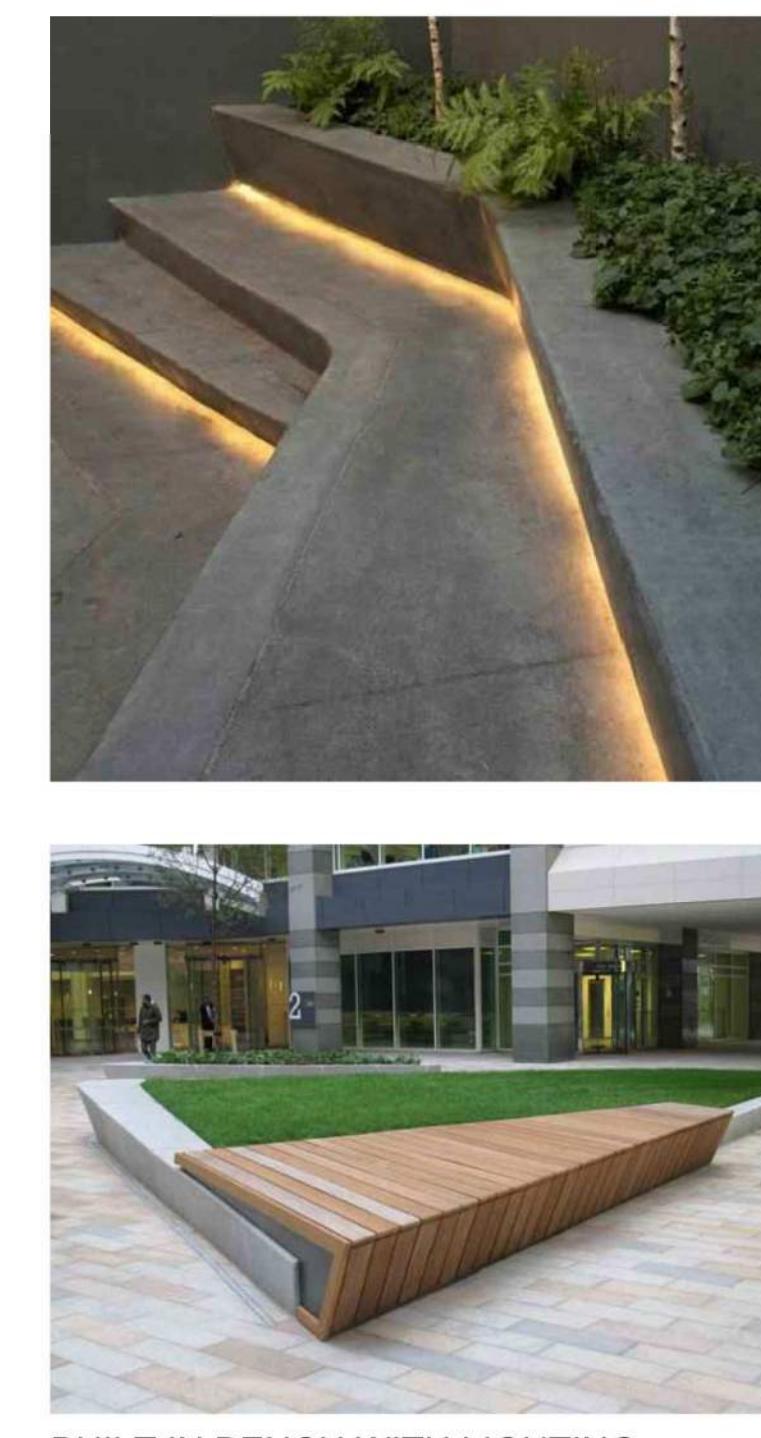
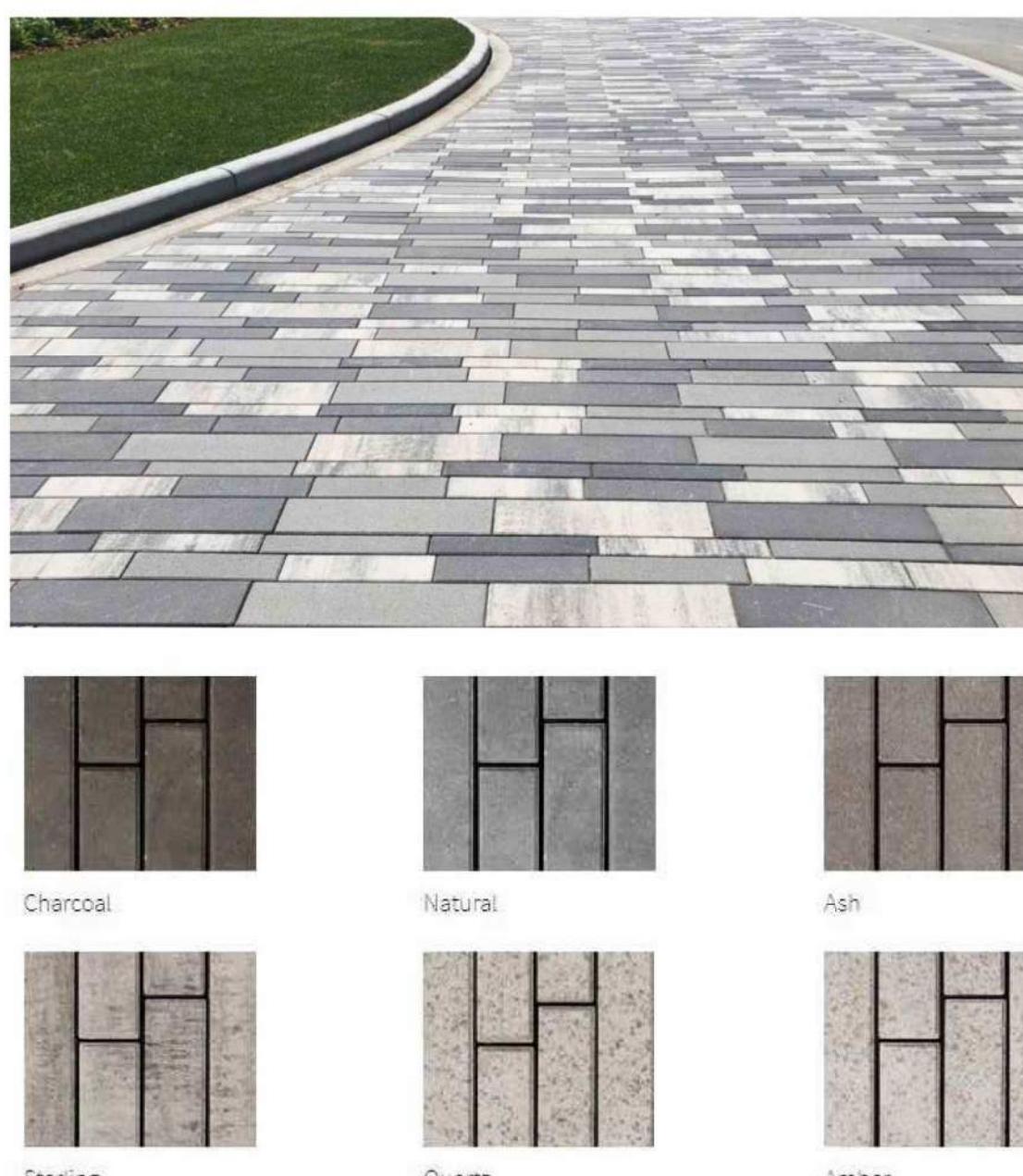
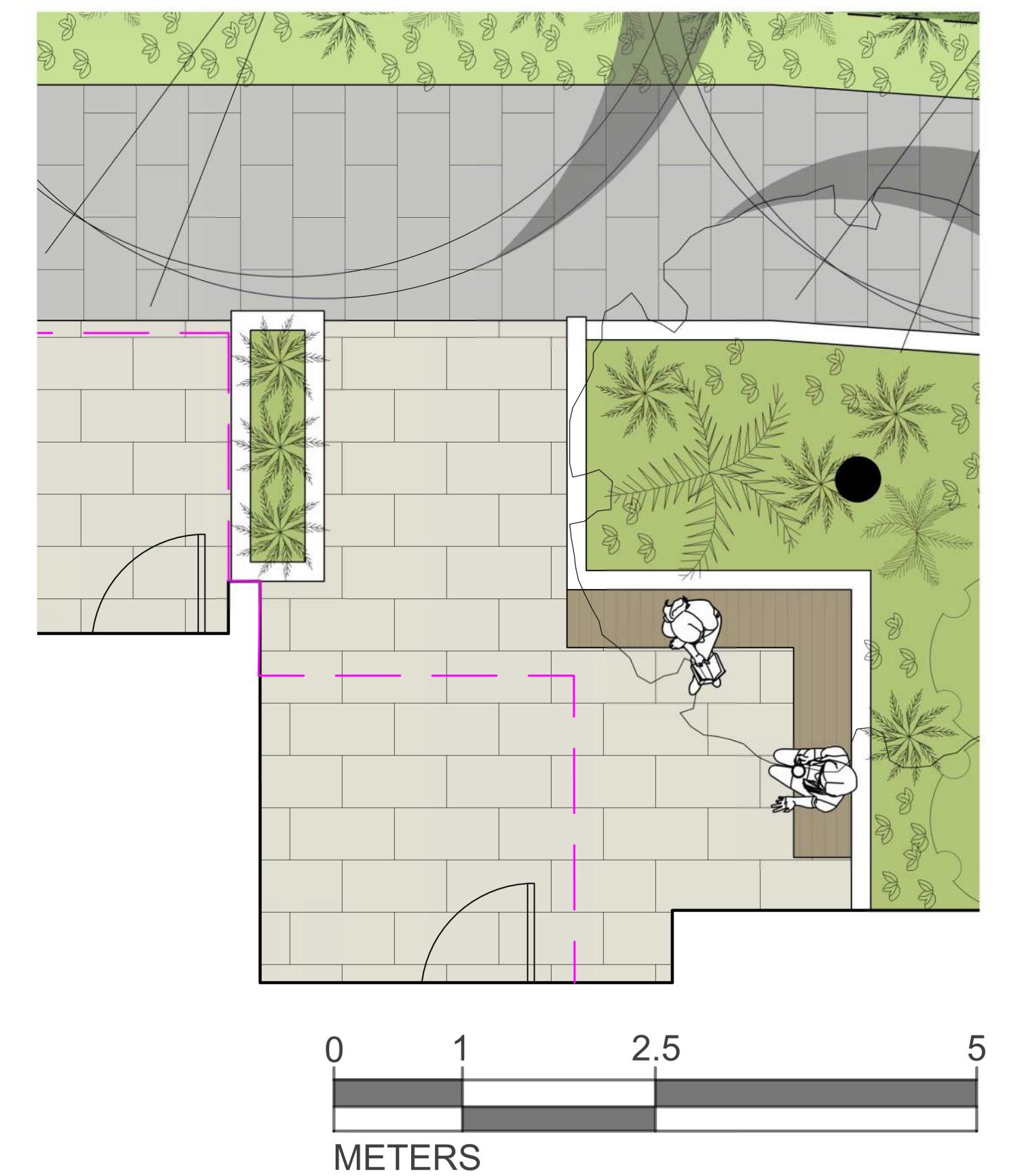
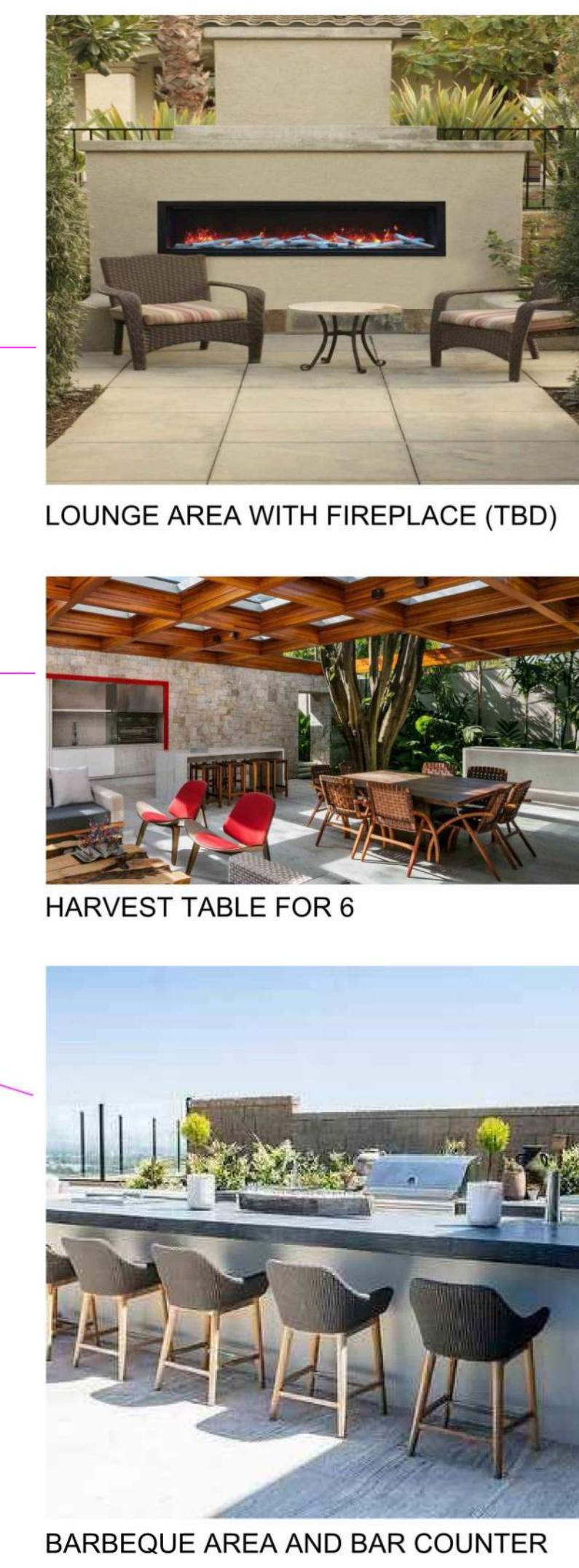
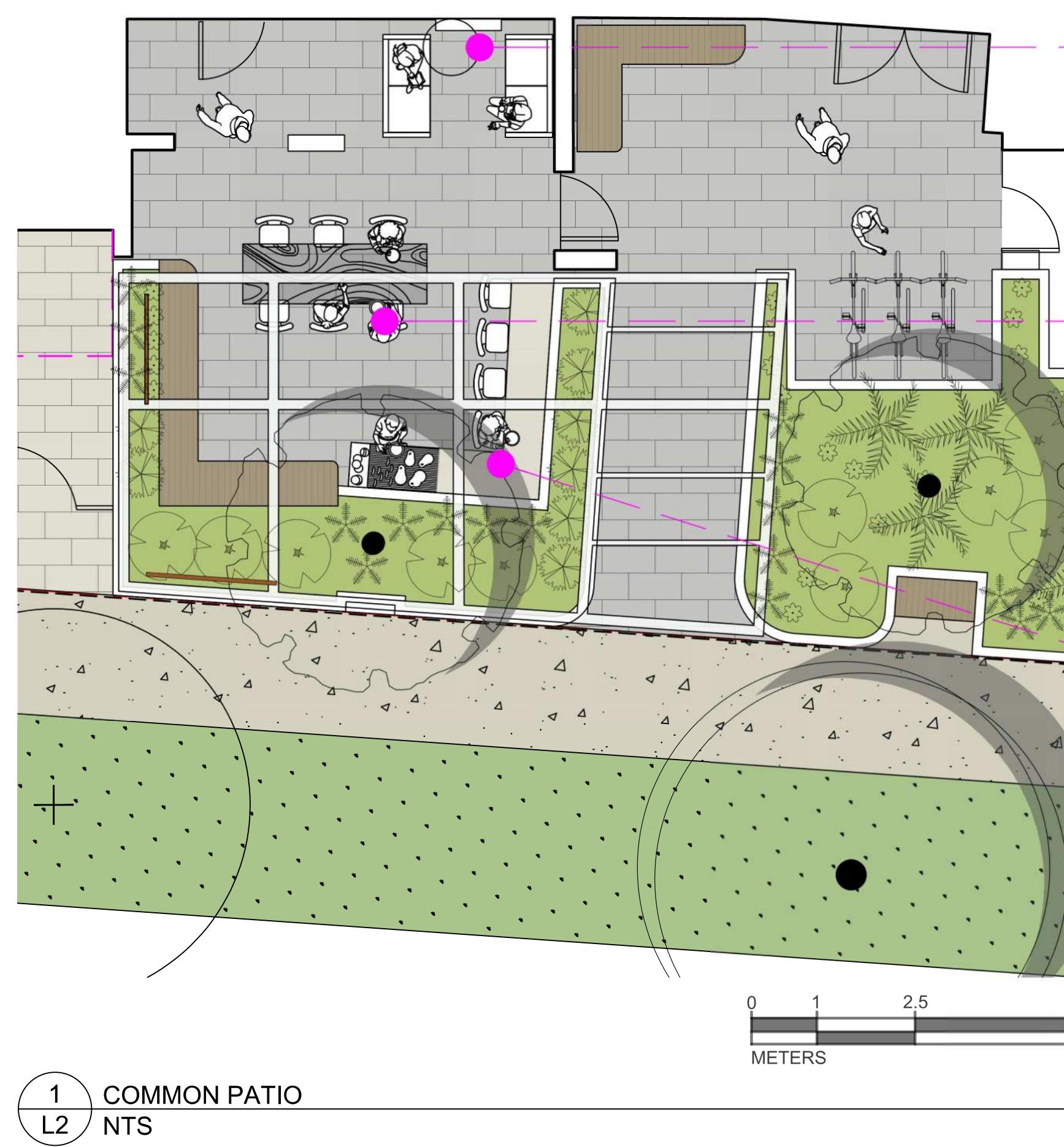
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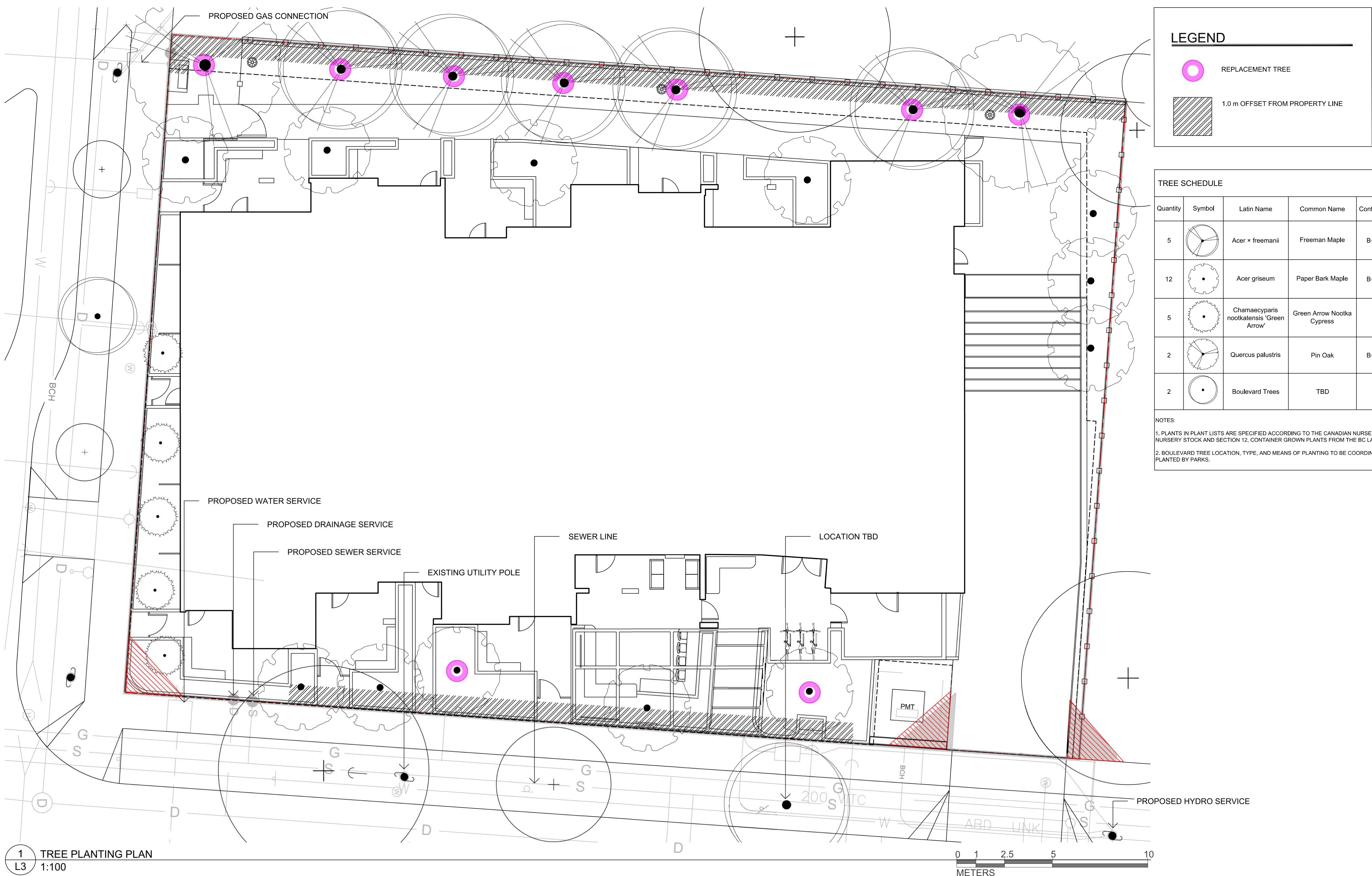
LEGEND	
	PROPERTY LINE
	UNDERGROUND PARKING SLAB
	ON-SITE IN GROUND LANDSCAPE AREA
	RAISED CONCRETE PLANTER
	RAIN GARDEN (STORM WATER MANAGEMENT)
	PERMEABLE PAVER FOR PATHWAY
	PERMEABLE PAVER FOR PRIVATE PATIOS
	SOD MUNICIPAL BOULEVARD AREA
	MUNICIPAL SIDEWALK
	BIKE RACK • MAGLIN SITE FURNITURE - MBR 350 • SURFACE MOUNT
	EXISTING TREE TO BE RETAINED
	PROPOSED TREES
	CUSTOM BENCH



1
L1
LANDSCAPE SITE PLAN
1:100







TREES



PAPERBARK MAPLE

NOOTKA CYPRESS
'GREEN ARROW'

FREEMAN MAPLE

PIN OAK

Planting Area ID	Area	A. Total exi	Proposed min req's	Tot
Acer x "Freemanii"				
Acer griseum in individual planters				
Quercus palustris				
Planting Area OSA X				
• On ground (e.g. bedrock): use a depth of soil (m).				
• On structure (e.g. 0.92).				
• For soil cells: 0.92.				
• For structural soil: use multiplier of 0.2				
• Total must not exceed value in column A ("Exi")				

2 x 15	N/A
F	G
If B=1, Bx8	
If B>1, Bx6	
placement trees	d.

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DEVELOPMENT PERMIT
RESUBMISSION
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L3 TREE PLANTING PLAN

DATE: February, 2023

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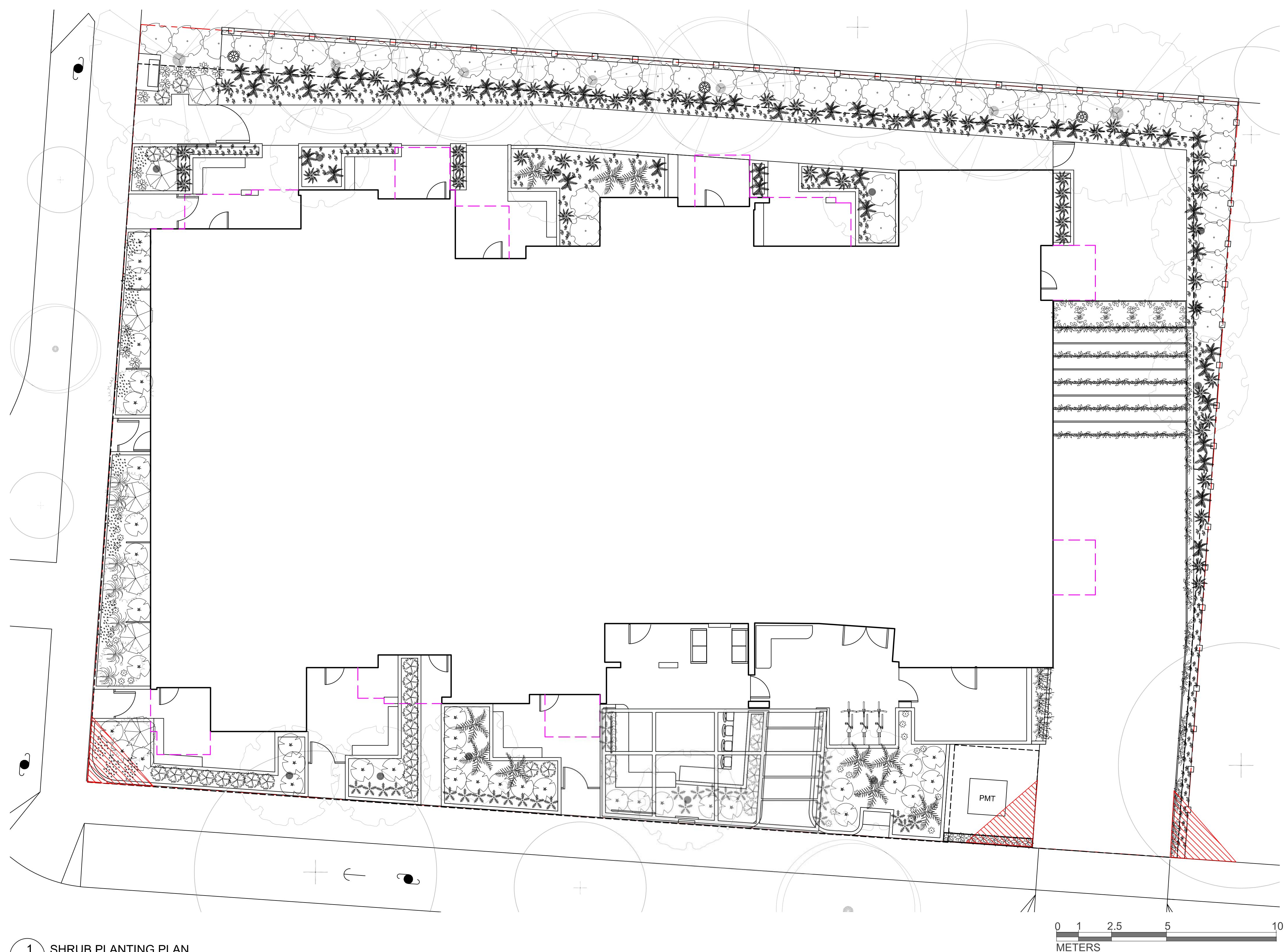


PLANT SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
30		<i>Miscanthus sinensis</i> 'Little Kitten'	Chinese Silver Grass	#2			0.6-0.9	0.3-0.6
100		<i>Arctostaphylos uva-ursi</i> 'Massachusetts'	Massachusetts Kinnikinnick	10cm		Yes	0.3	4.5
33		<i>Choisya ternata</i>	Mexican Orange Blossom	#3		Yes	1.2-2.4	1.2-2.4
35		<i>Rudbeckia hirta</i>	Black-eyed Susan	#1		Yes	0.9	0.6
15		<i>Cephalotaxus harringtonia</i> 'Prostrata'	Spreading Japanese Plum Yew	#3			0.6-0.9	0.9-1.2
80		<i>Asarum canadense</i>	Canadian Wild Ginger	10cm	Yes		0.15-0.3	0.3-0.6
60		<i>Adiantum aleuticum</i>	Maidenhair Fern	#2	Yes		0.3-0.9	0.3-0.9
20		<i>Pinus mugo</i>	Dwarf Mugo Pine	#2			0.5-1.2	1-1.2
52		<i>Polystichum munitum</i>	Western Sword Fern	#2	Yes		0.6-1.2	0.6-1.2
16		<i>Polystichum polylepharum</i>	Japanese Tassel Fern	#1			0.6-0.9	0.6-0.9
42		<i>Prostanthera cuneata</i>	Australian Mint	#1		Yes	0.9	1.8
5		<i>Taxus x media</i> 'Hicksii'	Hicks Yew	#2			2.5-3	0.9-1
45		<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3	Yes	Yes	1.5	1.2
8		<i>Erica carnea</i>	Winter Heath	#1		Yes	0.3	0.6
20		<i>Hydrangea anomala</i>	Creeping Hydrangea	#1			9-11	1-2
50		<i>Thymus pseudolanuginosus</i>	Woolly Thyme	10cm		Yes	0.05-0.07	0.25-0.3

NOTES:

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


 1 SHRUB PLANTING PLAN
 L4 1:100

SHADE PLANTING PALETTE



SUN PLANTING PALETTE



SWORD FERN

MAIDENHAIR FERN

WILD GINGER

EVERGREEN HUCKLEBERRY

WINTER HEATHER

MEXICAN ORANGE BLOSSOM

 FOUNTAIN GRASS
 'LITTLE KITTEN'

RUDBECKIA

AUSTRALIAN MINT BUSH

DWARF MUGO PINE

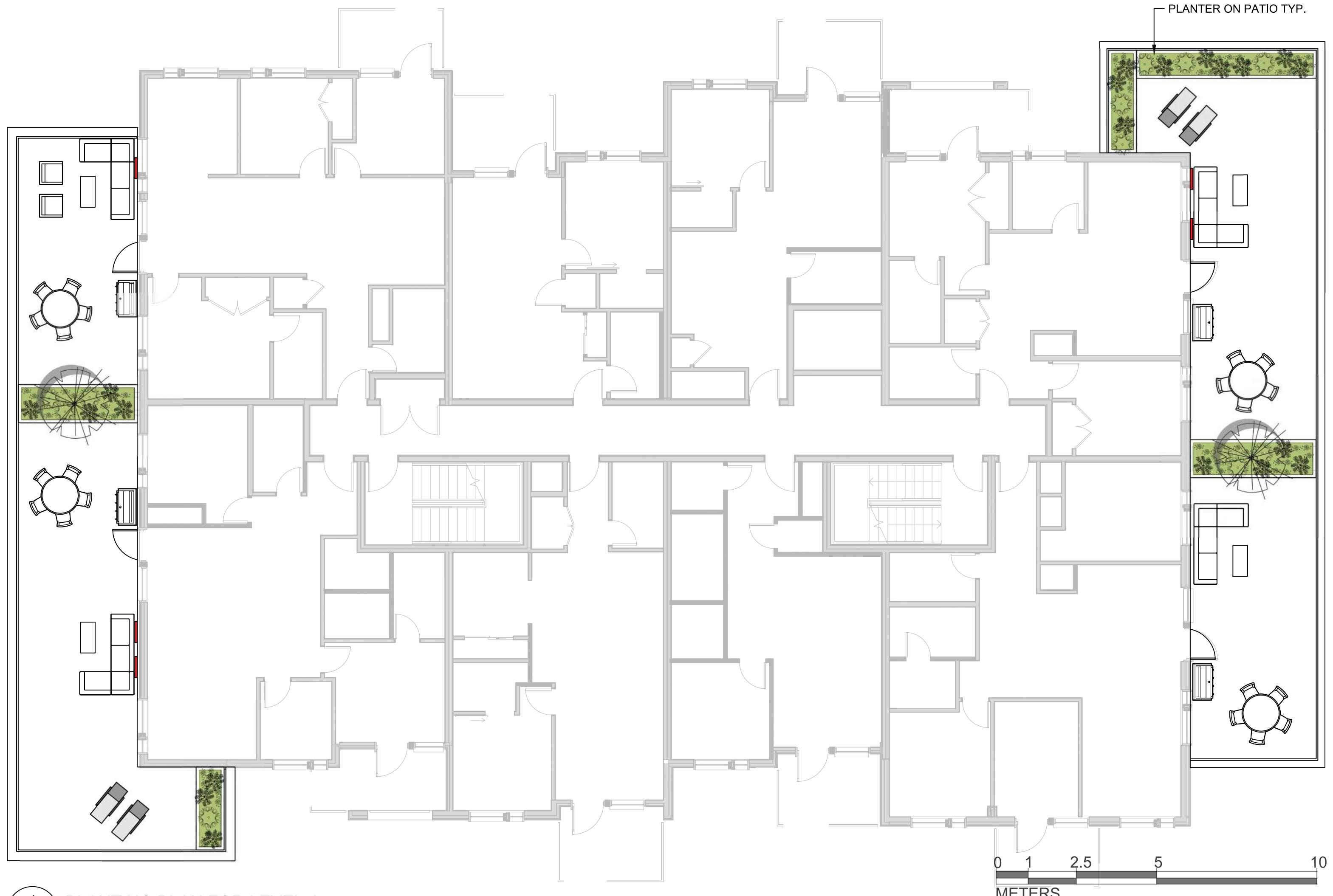
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 DEVELOPMENT PERMIT
 RESUBMISSION
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Scale: 1:100


 L4 SHRUB
 PLANTING PLAN

DATE: February, 2023



1 PLANTING PLAN FOR LEVEL 4
L5 1:100



2 PLANTING PLAN FOR LEVEL 5
L5 1:100



UPPER PATIO DESIGN INSPIRATION

PLANT SCHEDULE - OUTDOOR PATIO PLANTERS

Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
4		Olea europaea	Olive tree	B&B	6-9	4-7
25		Lavandula angustifolia	English Lavender	10cm	70cm	90cm
35		Thymus vulgaris	Thyme	10cm	0.15-0.3m	0.15-0.3m
30		Salvia officinalis	Common Sage	10cm	50cm	30cm

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



LAVENDER THYME



SAGE OLIVE TREE

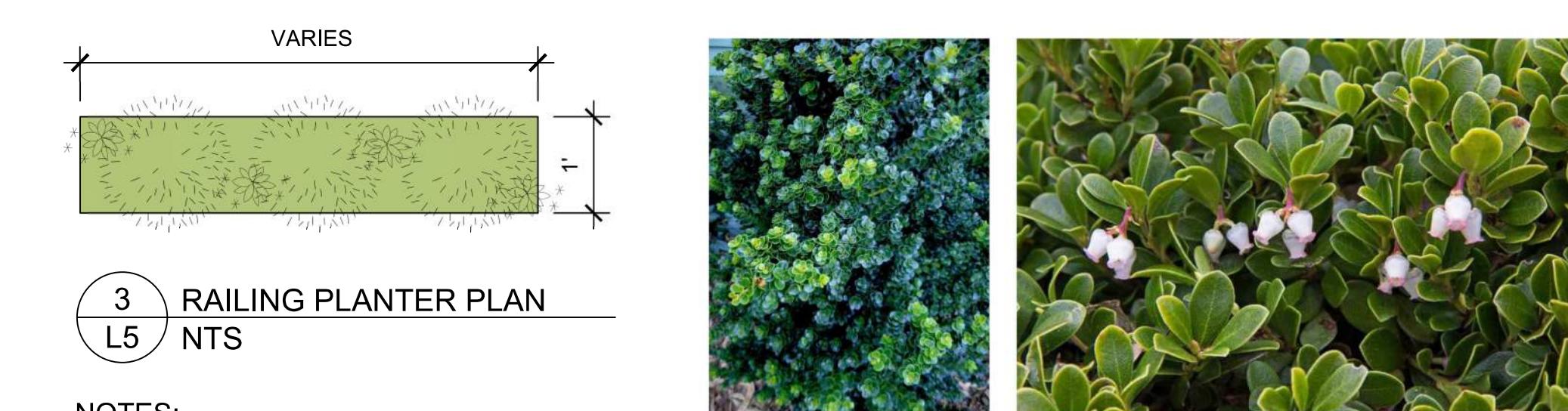
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3 RAILING PLANTER PLAN
L5 NTS

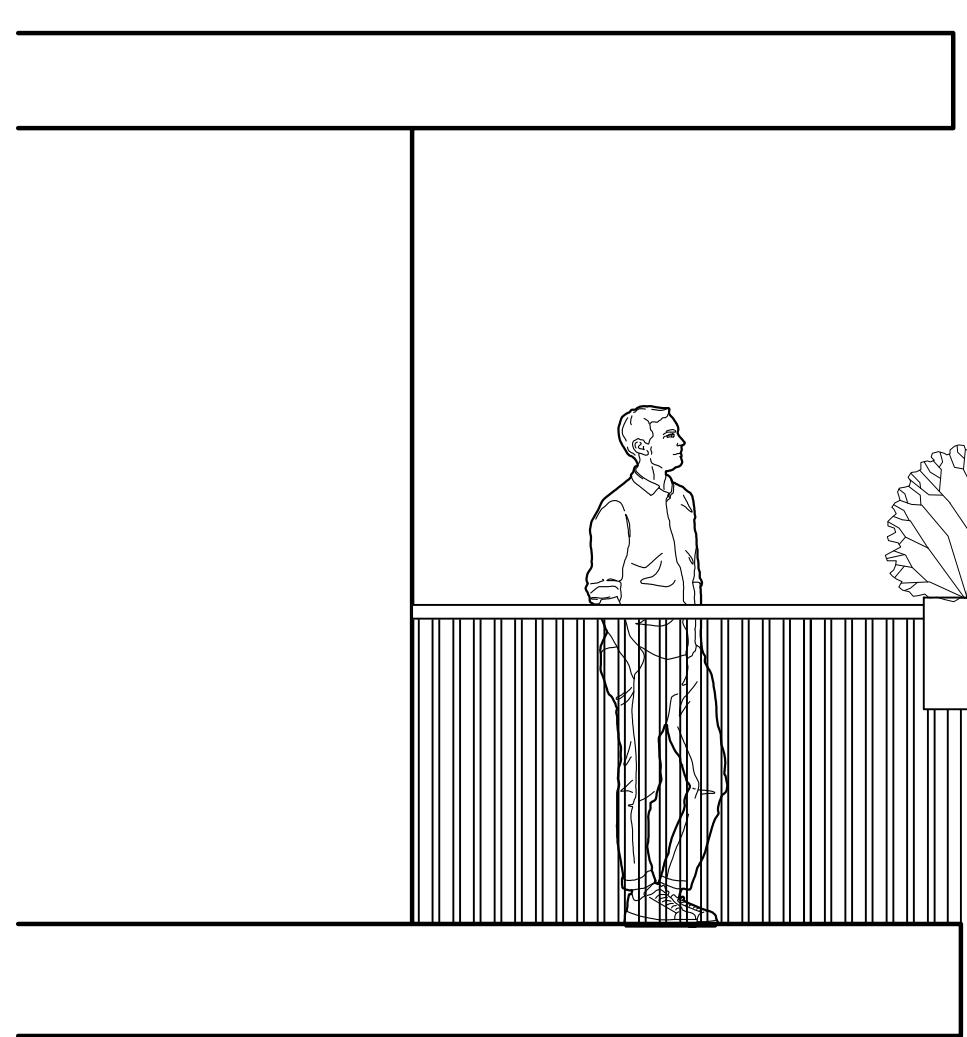
NOTES:
1. PLANTS TO BE WATERED MANUALLY. ILEX CRENATA KINNIKINICK



PLANT SCHEDULE - BALCONY RAILING PLANTERS

Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
99		Ilex crenata 'Dwarf Pagoda'	Dwarf Pagoda Japanese Holly	#1	0.6	0.6
30		Arctostaphylos uva-ursi	Kinnikinnick	10cm	0.2	4.5

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



RAILING PLANTER SECTION

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3	DEVELOPMENT PERMIT RESUBMISSION
4	DEVELOPMENT PERMIT RESUBMISSION

DEVELOPMENT PERMIT
RESUBMISSION
February 08, 2023

Scale: 1:100



L5 PLANTER ON
PATIO LEVEL 4&5

DATE: February, 2023



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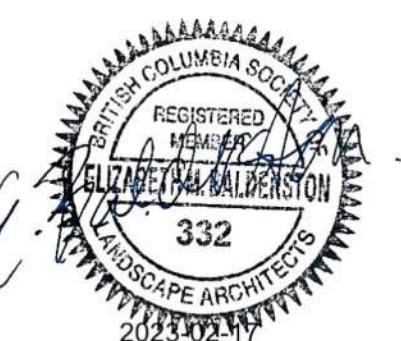
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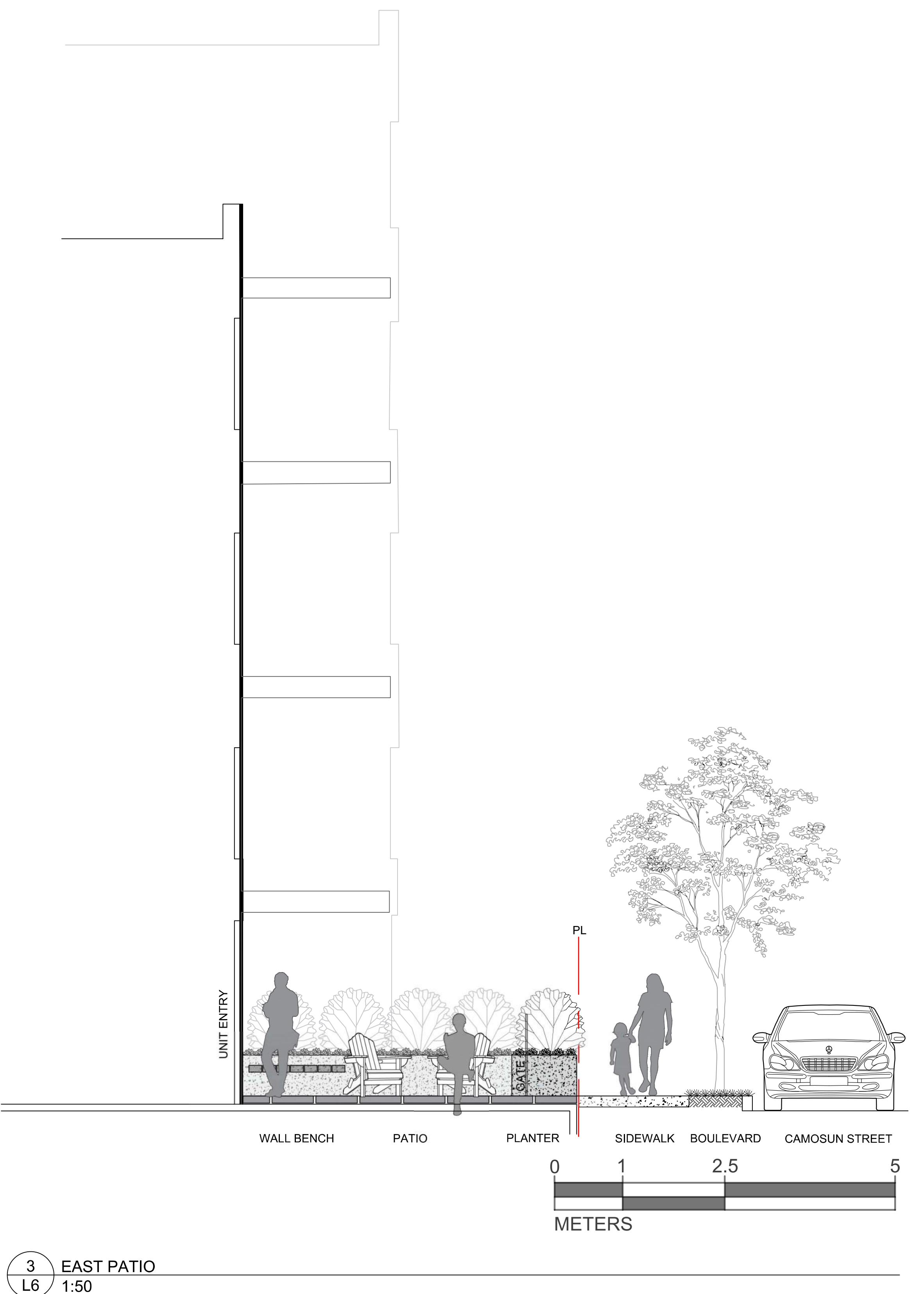
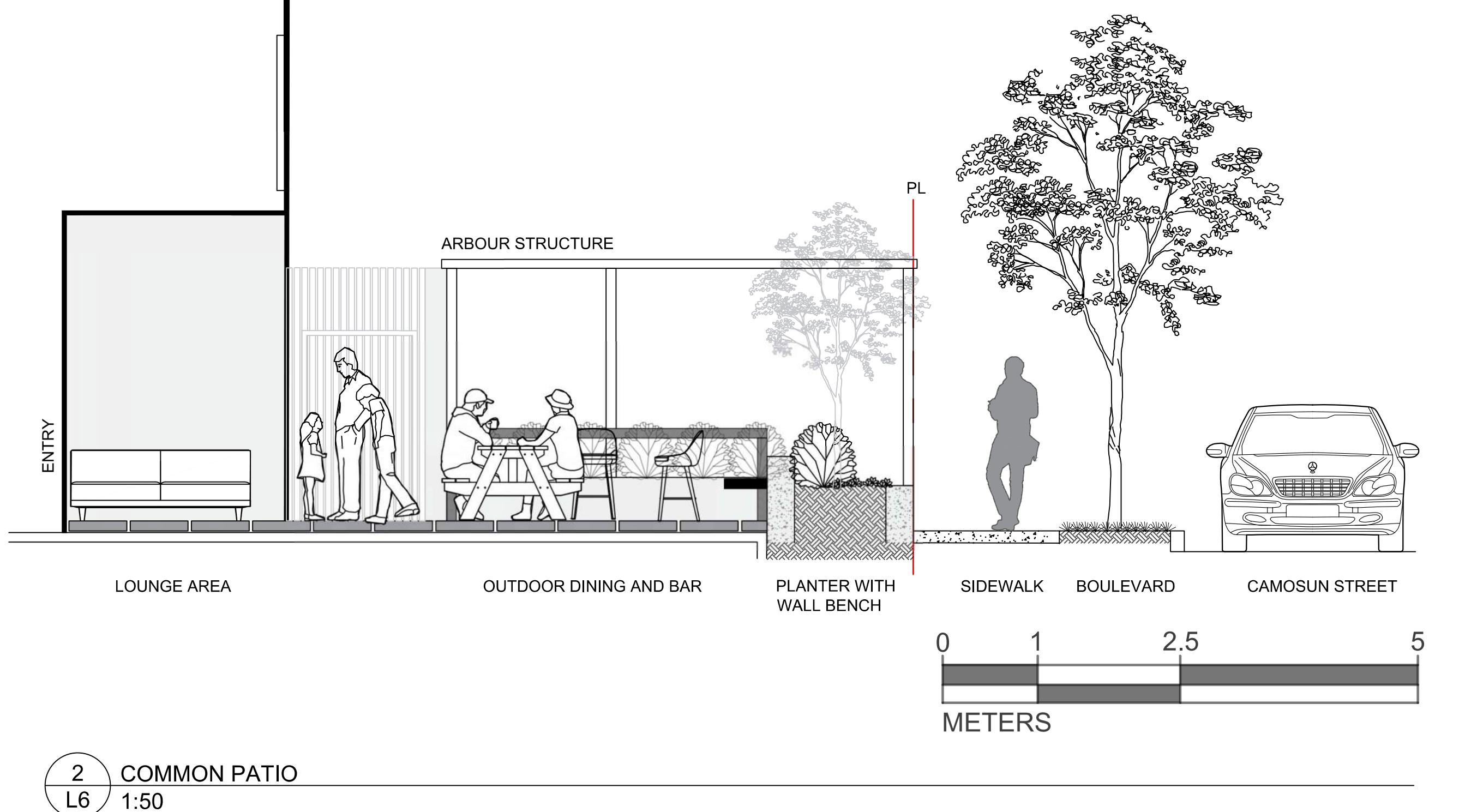
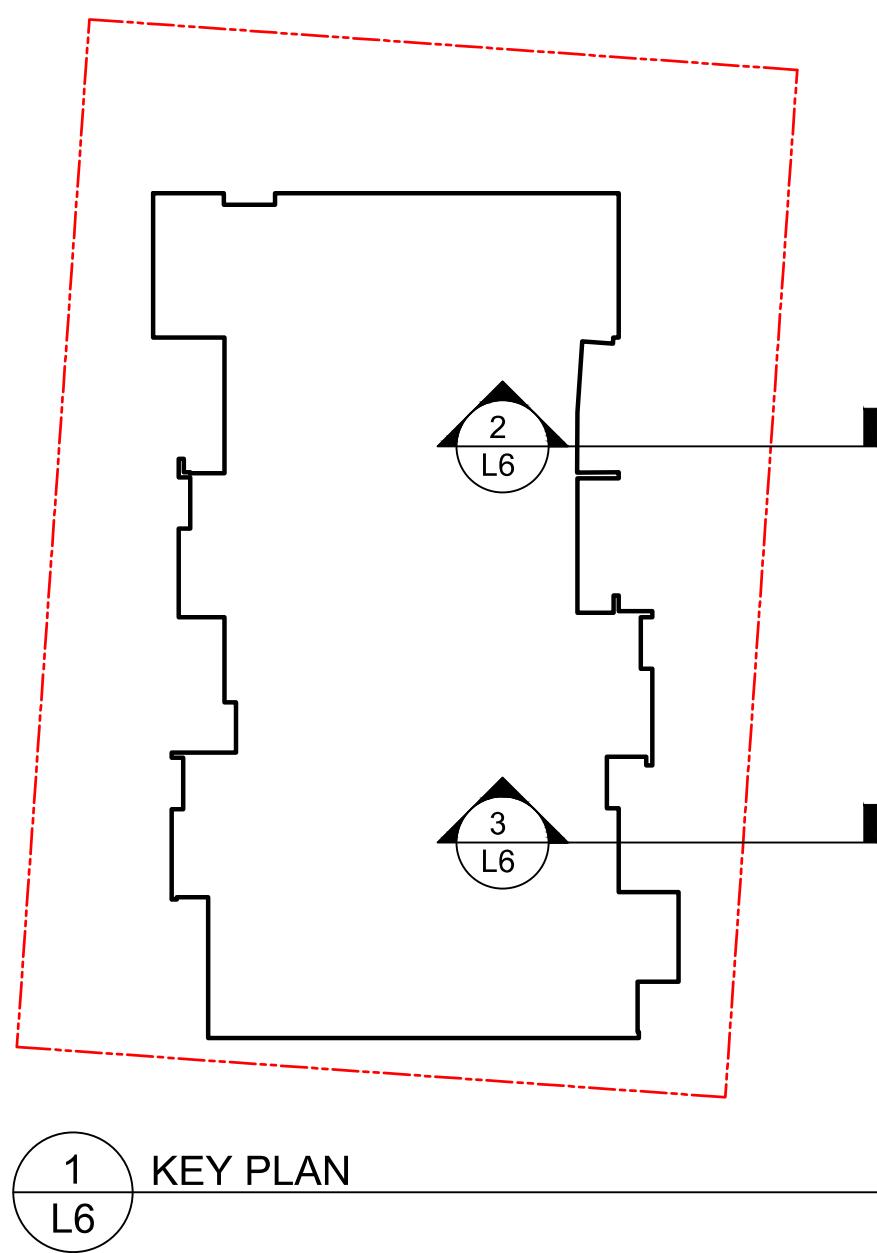
DEVELOPMENT PERMIT
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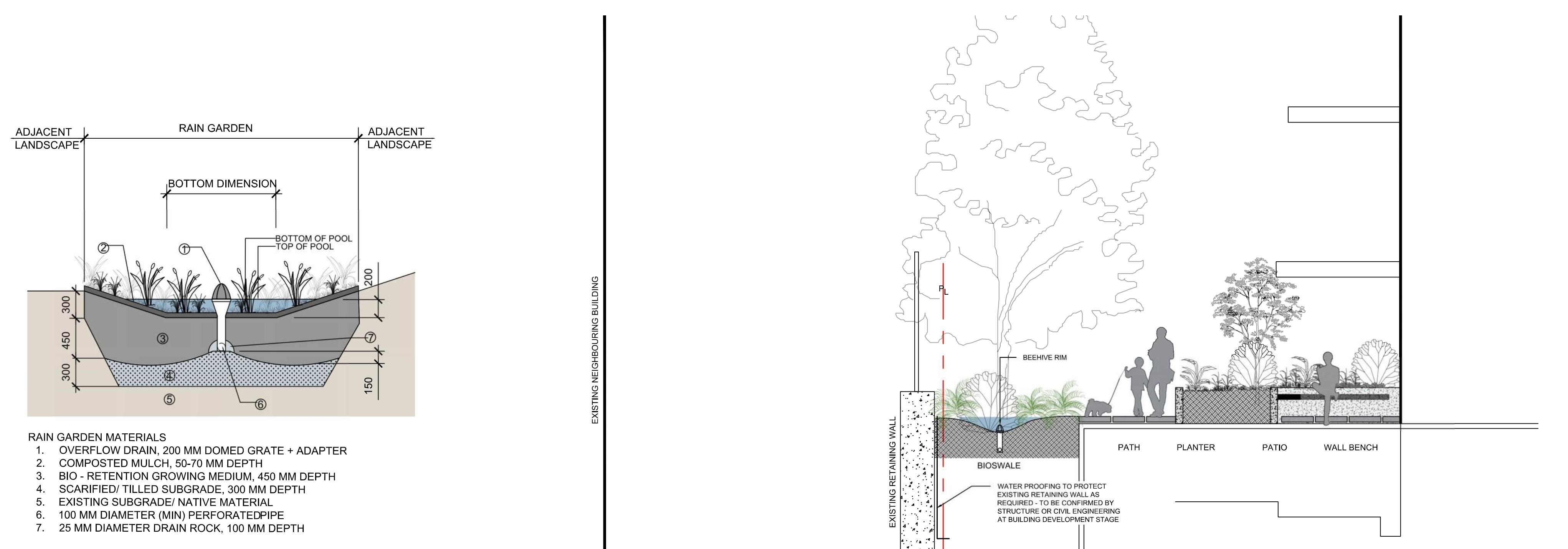
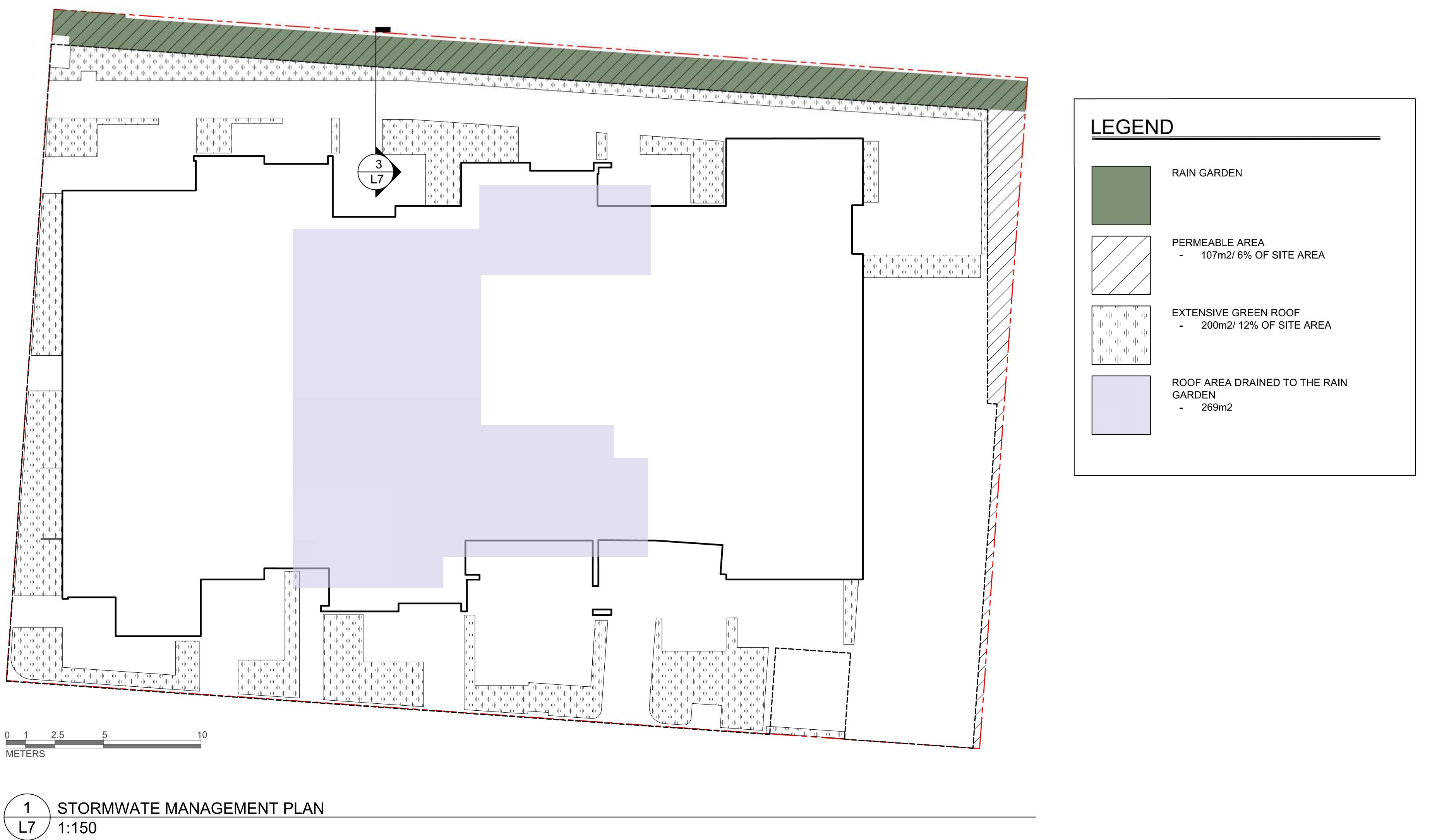
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L6 SECTIONS/
ELEVATION

DATE: February, 2023





2 BIOSWALE DETAIL
L7 NTS

3 WEST PATIO SECTION
L7 1:50

L7 STORMWATER MANAGEMENT

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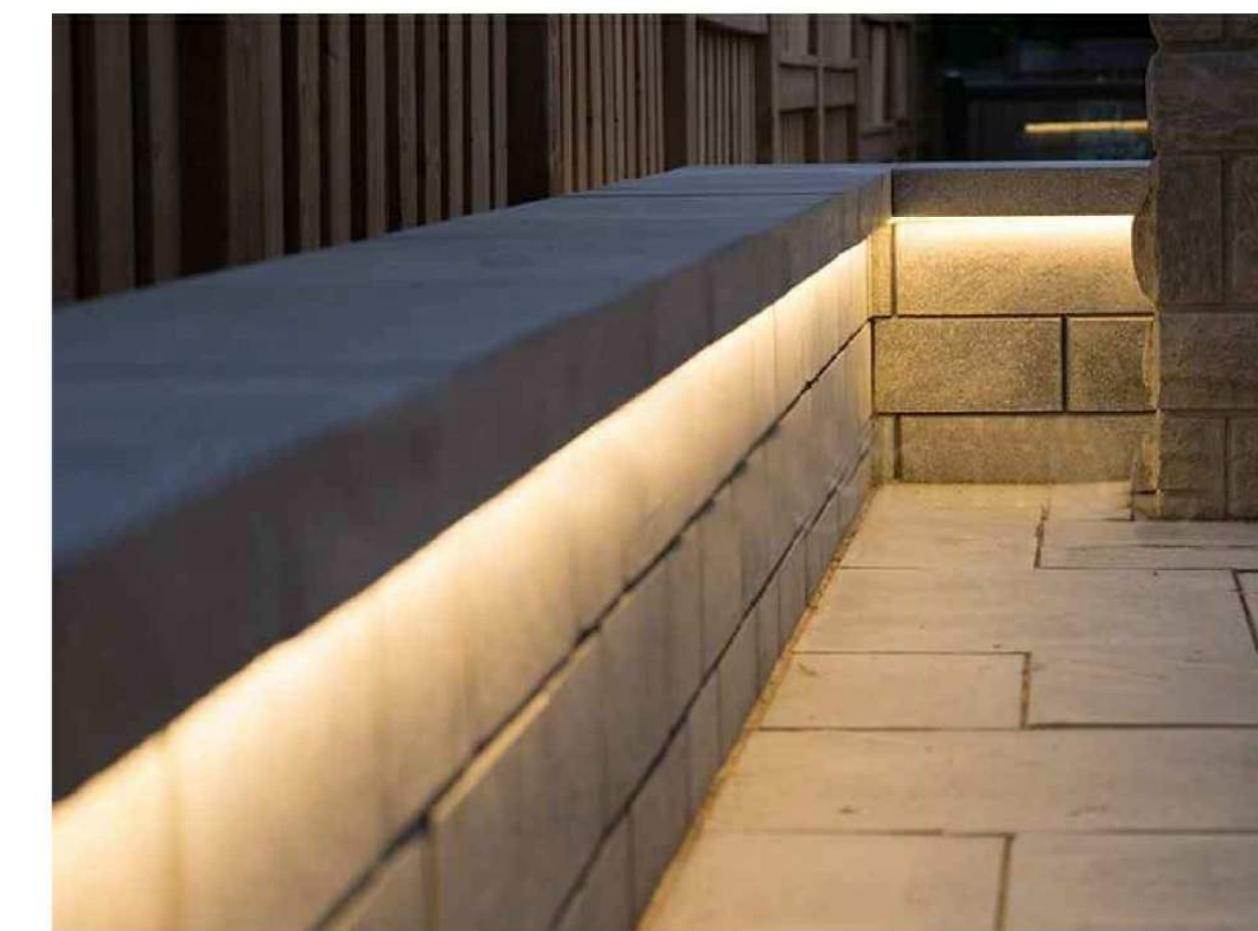
0 1 2.5 5 10
METERS

1
L8
LIGHTING PLAN
1:100

CAMOSUN STREET

LIGHTING LEGEND

- PLANTER DOWNLIGHT
- GATE DOWNLIGHT



1 SPECIAL ORDER. Please confirm availability. Allow for 4-6 weeks lead time		Operating Voltage (ov)	24V DC 12V DC ¹	
		Finish (fin)	Rugged -silicone injected, available in: WHT White PCB BLK Black PCB ¹	
		Light Colour (lc)	Indoor/Outdoor White 2700K Warm White 3500K Sand White 4000K Neutral White 5000K Cool White Specify Kelvin (K) for other CCTs ¹ R Red ¹ G Green ¹ B Blue ¹ A Amber ¹	
		Beam Angle (ba) Degrees	120°	
		Light Output	Custom Length Lumens (at 85 CRI) 2700K 139.8 per foot 3000K 145.4 per foot 3500K 150.0 per foot 4000K 163.4 per foot 5000K 173.7 per foot	
		CRI (cri) Colour Rendering Index	85 95 ¹	
		IP Rating	IP67	
		Dimension	W 0.472" 12 mm H 0.157" 4 mm L Specify maximum length in inches	
		Watts	2.2W per foot	
		Input Voltage	AC 100V-240V, 277V external transformer	
		Dimmable	Yes With dimmable transformer MLV, ELV or 0-10V. Please specify at time of order.	
		Operating Temperature	-25°C to +50°C -13°F to 122°F	
		Life Lumen Maintenance	50,000 hours	
		Warranty	5 Years	
				
Recommended Tracks	LP1707	REC1707	UCH1715	ANG2618
Part Number Configuration - FLEX-P-REG-ov-fin-lc-cri				
Category	Family	Operating Voltage (ov)	Finish (fin)	Light Colour (lc)
FLEX-P Professional	REG	12VDC ¹ 24VDC	WHT White BLK Black ¹	85 95 ¹ IW WW SW NW CW G ¹ G B A ¹

PLANTER DOWNLIGHT

Cylinder 7" 1 Light Wall Light Black

9234BK

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Certifications/Qualifications	Dark Sky Compliant Yes www.kichler.com/warranty
Dimensions	
Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	0.95 LBS
Height from center of Wall opening (Spec Sheet)	3.50"
Height	7.00"
Width	4.75"
Light Source	
Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	0.95 LBS
Fixture Attributes	
Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	9234BK

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION 22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION 23/02/08

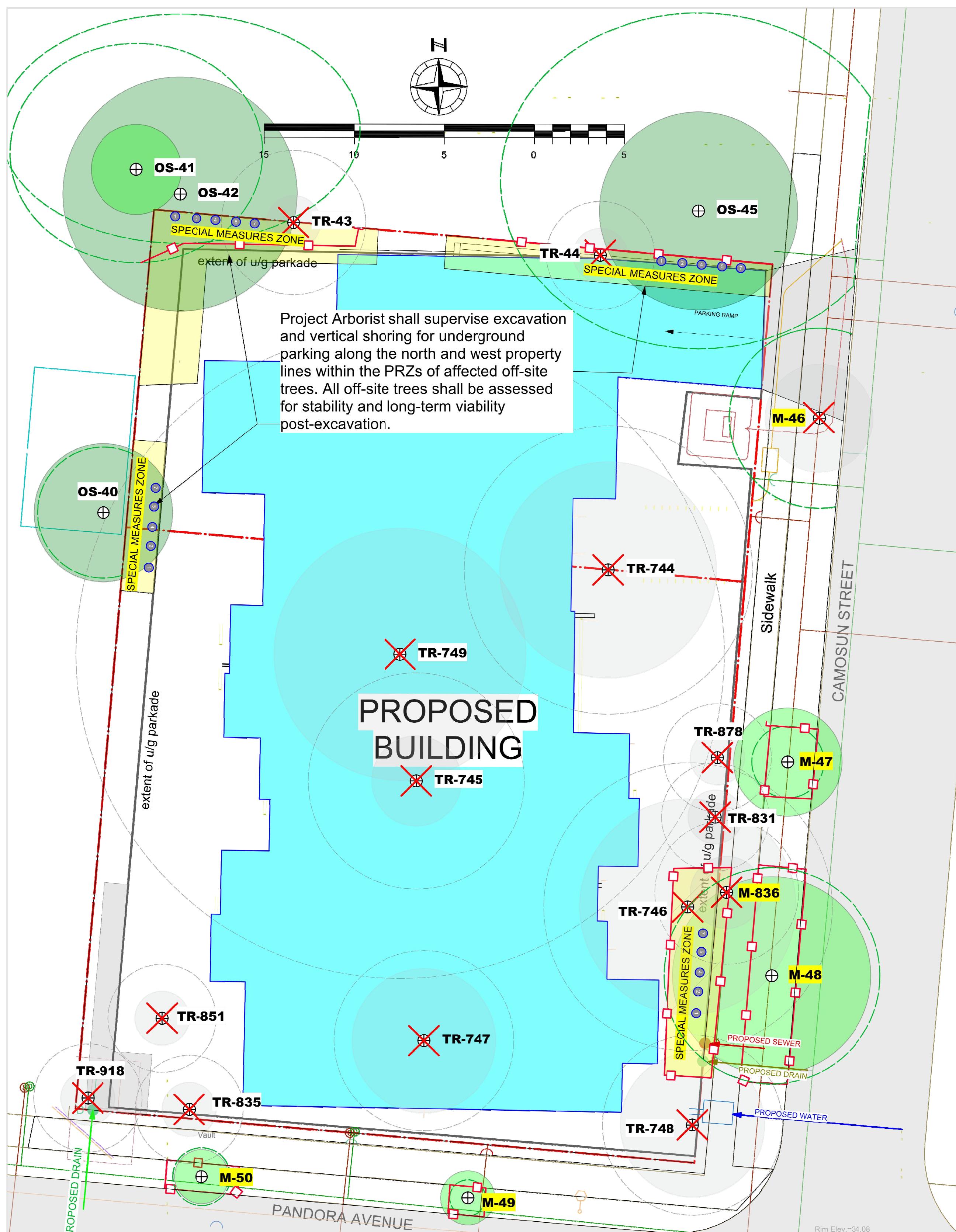
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L8 LIGHTING PLAN

DATE: February, 2023



TREE INVENTORY TABLES

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Diameter (m)	Health	Structural Condition	Location	Retention Suitability	Species tolerance of disturbance	Comments	Action
OS-40	Cedar hedge	20	4	10	GOOD	GOOD	Off-site Non-Bylaw	SUITABLE	GOOD	Located above and behind ex. retaining wall	Retain
OS-41	Flowering cherry	49	7	5	GOOD	POOR	Off-site Non-Bylaw	SUITABLE	POOR	Overmature	Retain
OS-42	Black pine	53	10	13	FAIR	GOOD	Off-site Non-Bylaw	SUITABLE	GOOD		Retain
43	American ash	22	4	3	FAIR	GOOD	Boundary Non-Bylaw	SUITABLE	MODERATE	Conflicts with proposed parkade	Remove
44	White birch	16	3	3	Poor	FAIR	On-site Non-Bylaw	SUITABLE	POOR	Conflicts with proposed parkade	Remove
OS-45	Black pine	59	11	11	FAIR	GOOD	Off-site Bylaw	SUITABLE	GOOD		Retain
M-46	English hawthorn	27	5	6	GOOD	FAIR	Municipal Tree	SUITABLE	GOOD		Remove
M-47	Crabapple	10	2	6	GOOD	FAIR	Municipal Tree	SUITABLE	GOOD		Retain
M-48	English hawthorn	35	6	11	GOOD	FAIR	Municipal Tree	SUITABLE	GOOD		Retain
M-49	Deciduous sp.	8	1	3	GOOD	GOOD	Municipal Tree	SUITABLE	MODERATE		Retain
831	Lawson cypress	17	3	3	GOOD	GOOD	On-site Non-Bylaw	SUITABLE	GOOD		Remove
835	Flowering plum	16	3	3	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE	Recent crown reduction with heading cuts	Remove
851	Flowering plum	13	2	3	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE	Recent crown reduction with heading cuts	Remove
878	Japanese cedar	16	3	2	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE		Remove
918	Flowering plum	15	3	2	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE	Recent crown reduction with heading cuts	Remove
M-50	Deciduous sp.	12	2	3	GOOD	GOOD	Municipal Tree	SUITABLE	MODERATE		Retain
744	Ash sp.	47	8	12	GOOD	FAIR	On-site Bylaw	UNSUITABLE	MODERATE	Located within proposed building footprint	Remove
745	Red cedar	32	6	6	GOOD	GOOD	On-site Bylaw	SUITABLE	GOOD	Located within proposed building footprint	Remove
746	Flowering plum	45	8	12	FAIR	POOR	On-site Bylaw	UNSUITABLE	POOR	Located within proposed building footprint. Significant decay within main stem.	Remove - Hazard Tree
M-836	English yew	20	4	4	Poor	POOR	Municipal Tree	SUITABLE	GOOD	Co-dependent with Tree 746. Conflicts with proposed parkade.	Remove
747	Apple sp.	27	5	8	FAIR	FAIR	On-site Non-Bylaw	SUITABLE	GOOD	Located within proposed building footprint	Remove
748	Laburnum sp.	55	10	8	GOOD	FAIR	On-site Bylaw	UNSUITABLE	GOOD	Located within proposed building footprint	Remove
749	Red cedar	99	18	14	GOOD	GOOD	On-site Bylaw	SUITABLE	MODERATE	Located within proposed building footprint	Remove

Note: Off-site trees have been plotted in their approximate locations by the arborist.

SOIL VOLUME CALCULUS

				No. of Replacement Trees Proposed (including Tree Minimum req's)			Total Soil Volume Required (m3)				Total Soil Volume Surplus/Deficit (m3)	
Planting Area ID	Area (m2)	Soil volume multiplier*	A. Total existing or proposed soil volume (m3)	B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total**		
Onsite trees												
Acer x "Freemanii"	84	1	84	0	5	0	N/A	5 x 15	N/A	75		9
Acer griseum in individual planters	39	0.75	29	2	0	0	2 x 6	N/A	N/A	12		27
Quercus palustris	33	1	33	0	2	0	N/A	2 x 15	N/A	30		3
Replacement Tree Total:				9								
Neighbouring (off-site) lots (excluding City property)												
Planting Area OSA X												
						Calculation Instructions	E	F	G	Total		
						Calculation	If B=1, Bx8	If C=1, Cx20	If D=1, Dx35	E+F+G		
							If B>1, Bx6	If C>1, Cx15	If D>1, Dx30			

* On ground (excluding exposed bedrock): use a multiplier of 1.

* On structure or bedrock: use depth of soil (m)

* For soil cells: use multiplier of 0.92.

* For structural soil: use multiplier of 0.2

**** Total must not exceed value in column A ("Estimated ex. soil volume"). If Total exceeds value in column A, then the number or size of proposed replacement trees must be reduced.**

ALL-TREE SUMMARY STATISTICS

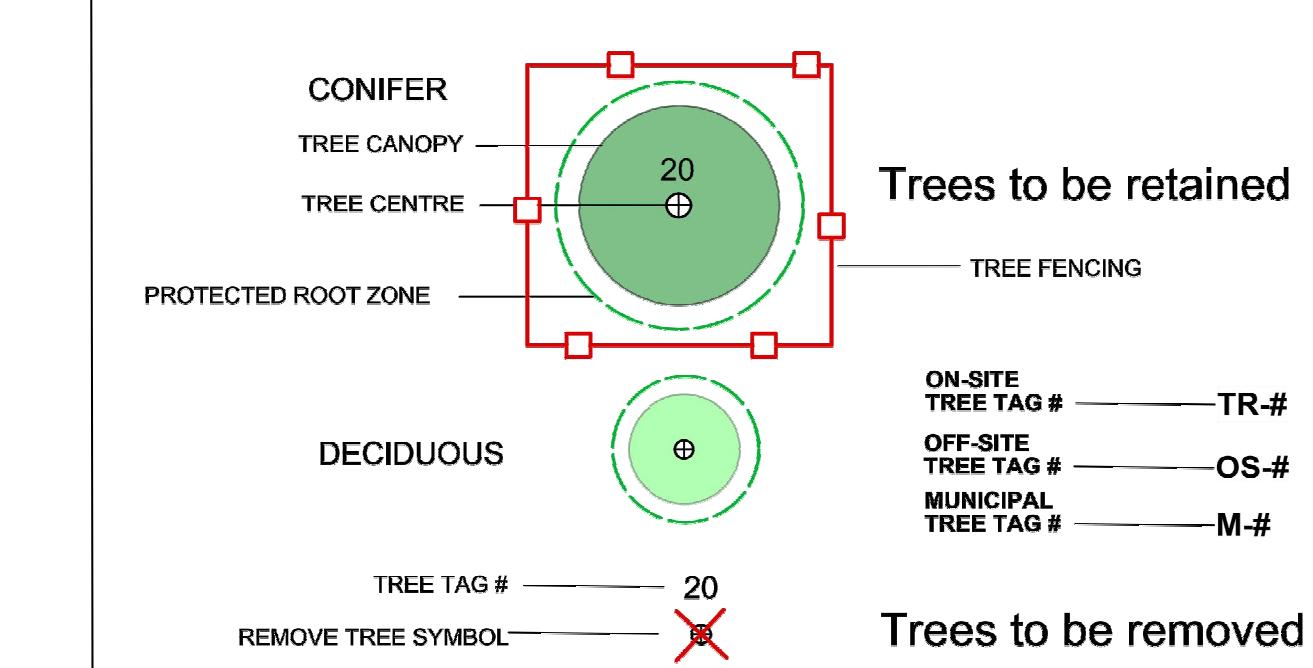
CATEGORY	# OF TREES
(Municipal Trees)	6
(Adjacent Off-site Trees)	4
(On-site Bylaw-Protected Trees)	5
(On-site Unprotected Trees)	7
(Boundary Trees)	1
TOTAL NUMBER OF TREES INDICATED ON MANAGEMENT PLAN:	23
Proposed Bylaw-Protected Tree Removals	5
Proposed Municipal Tree Removal	2
Proposed Unprotected On-site & Boundary Tree Removals	9
TOTAL TREE REMOVALS:	16
Onsite Replacement Trees	9
Additional new on-site landscape trees	15
Municipal Replacement Trees	2
TOTAL NEW TREES:	26
TOTAL NEW AND RESIDUAL ESTABLISHED TREES (ALL CATEGORIES):	33

REPLACEMENT TREE CALCULUS

	Count	Multiplier	Total
ONSITE Replacement tree requirement (including "Tree Minimum")			
A. Protected trees removed	5	X 1	5
B. Replacement trees proposed per Schedule "E", B. Part 1	0	X 1	0
C. Replacement trees proposed per Schedule "E", C. Part 2	0	X 0.5	0
D. Replacement trees proposed per Schedule "E", D. Part 3	9	X 1	9
E. Total replacement trees proposed (B + C + D) Round down to nearest whole number			9
F. Onsite replacement tree deficit (A - E) Record 0 if negative number			0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			9
H. Protected trees retained (other than specimen trees)	0	X 1	0
I. Specimen trees retained	0	X 3	0
J. Trees per lot deficit (G - (B + C + H + I)) Record 0 if negative number			0
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed (municipal)	1	X 1	1
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	1	X 1	1
M. Replacement trees proposed per Schedule "E", Part 2	0	X 0.5	0
N. Total replacement trees proposed (L + M) Round down to nearest whole number			1
O. Offsite replacement tree deficit (K - N) Record 0 if negative number			0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			0
Q. Offsite trees proposed for cash-in-lieu Enter O.			0
R. Cash-in-lieu proposed ((P + Q) X \$2,000)			\$0

P. Onsite trees proposed for cash-in-lieu Enter F. or

SCEND



**PROJECT
1270/1286 Pandora Ave + 1516
Camosun St, Victoria, BC**

SHEET TITLE
Tree Management Plan
for RPA

FOR BPA		
1	FOR BPA	Dec 21, 2022
REV NO	DESCRIPTION	DATE
PROJECT NO. 20-078		
DATE April 8 2022		
SCALE 1:150		
DRAWN BY LM		
SHEET NO. 1 - 1		

TREE PROTECTION FENCING SIGNAGE

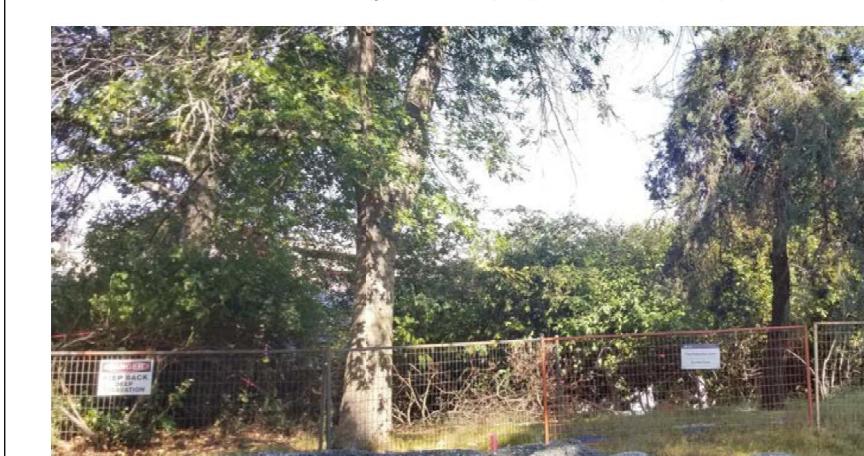
(Signs shall be 16x24" and made to sustain all weather conditions)

TREE PROTECTION FENCING SIGNAGE

(Signs shall be 16x24" and made to sustain all weather conditions)

DO NOT ENTER

Tree Protection Zone



Project Asheriyu Gyc and Associates Ltd. 250.883.4521