


# 956 HEYWOOD

PROJECT NUMBER: 2101

ISSUED FOR DEVELOPMENT PERMIT- 2021.09.07



CITY OF VICTORIA

Revisions

Received Date:  
September 14, 2021



## CONTACTS

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CIVIL	MCELHANNEY 3960 Quadra St #500, VICTORIA, BC V8X 4A3 CONT: NATHAN DUNLOP TEL: 778 746 7417 EMAIL: ndunlop@mcelhanney.com
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## DRAWING LIST

ARCHITECTURAL	CIVIL	
A000	21-006-CSP	CONCEPTUAL SERVICING
A001		
A002	LANDSCAPE	
A003	L0	TREE REMOVAL AND PROTECTION PLAN
A101	L1	LANDSCAPE PLAN
A102	L2	LANDSCAPE SECTIONS AND IMAGERY
A201	L3	TREE PLANTING PLAN
A202	L4	SHRUB PLANTING PLAN
A203		
A204	SURVEY	
A205	--	SITE PLAN
A301		
A302		
A303		
A304		
A305		
A401		



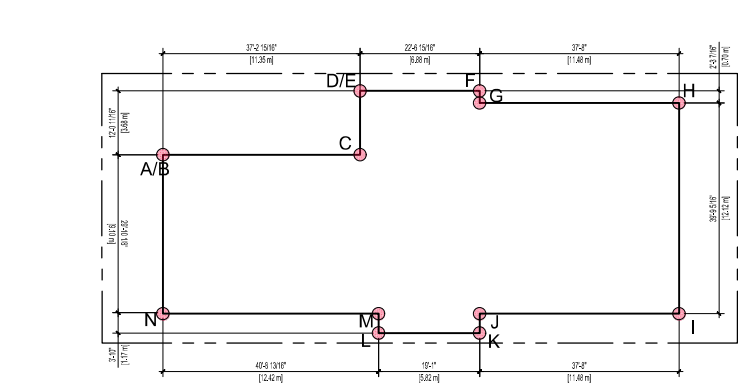
CONTEXT PLAN. NTS



AERIAL CONTEXT

## PROJECT NOTES

- ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND AREAS TO BE VERIFIED WITH SURVEY INFORMATION.
- THIS IS NOT A COMPLETE DESIGN AND AS SUCH ANY ACTIONS OR DECISIONS ON PURCHASE OR SALE OF LAND/DEVELOPMENT ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
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- PART 9, 3 STOREY BUILDING PER BCBC 2018.



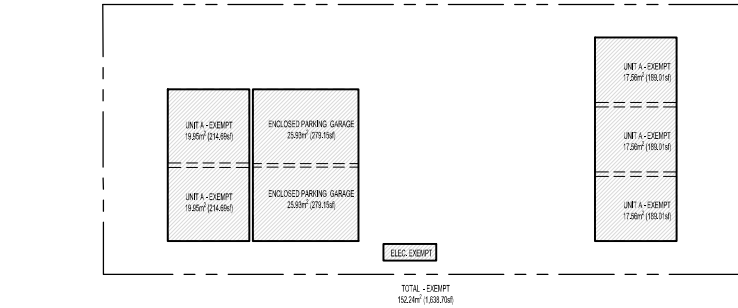
## 1 AVERAGE GRADE CALCULATION

### ZONING GRADE CALCULATION

GRADE POINTS (m)	LENGTH (m)	GRADE CALCS
B 8.27 C 8.68 11.35	$(8.27 + 8.68) \times 2 \times 11.35 \text{ m} =$	84.73
C 8.68 D 8.66 3.68	$(8.66 + 8.68) \times 2 \times 3.68 \text{ m} =$	24.51
E 9.05 F 7.75 6.68	$(8.05 + 7.75) \times 2 \times 6.68 \text{ m} =$	54.35
F 7.75 G 7.75 0.70	$(7.75 + 7.75) \times 2 \times 0.7 \text{ m} =$	5.43
G 7.75 H 7.55 11.48	$(7.75 + 7.55) \times 2 \times 11.48 \text{ m} =$	91.82
H 7.55 I 7.54 12.12	$(7.55 + 7.54) \times 2 \times 12.12 \text{ m} =$	91.45
I 7.54 J 8.12 11.48	$(7.54 + 8.12) \times 2 \times 11.48 \text{ m} =$	99.89
J 8.12 K 8.10 1.17	$(8.12 + 8.1) \times 2 \times 1.17 \text{ m} =$	9.49
K 8.10 L 8.25 5.82	$(8.1 + 8.25) \times 2 \times 5.82 \text{ m} =$	47.98
L 8.25 M 8.25 1.17	$(8.25 + 8.25) \times 2 \times 1.17 \text{ m} =$	9.65
M 8.25 N 8.69 12.42	$(8.25 + 8.69) \times 2 \times 12.42 \text{ m} =$	105.20
N 8.69 A 8.43 9.10	$(8.69 + 8.43) \times 2 \times 9.1 \text{ m} =$	77.90
TOTALS	87.37 = 699/87	687.88
AVERAGE GRADE		7.87

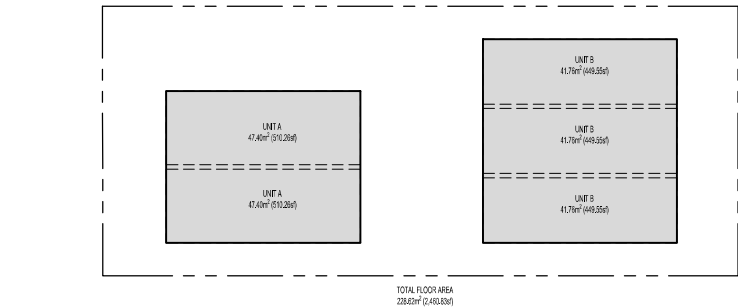
### GRADES

Grade Points	Existing	Proposed	Grade
Point A	8.43	8.43	8.43
Point B	8.43	8.27	8.27
Point C	8.17	8.68	8.68
Point D	8.05	8.66	8.66
Point E	8.05	8.05	8.05
Point F	7.75	7.75	7.75
Point G	7.75	7.75	7.75
Point H	7.55	7.67	7.55
Point I	7.54	7.67	7.54
Point J	8.12	8.12	8.12
Point K	8.10	8.10	8.10
Point L	8.25	8.25	8.25
Point M	8.25	8.25	8.25
Point N	8.69	8.69	8.69



## 4 BASEMENT FLOOR AREA CALC

1:200



## 7 LEVLE 3 FLOOR AREA CALC

1:200

## 7 LEVEL 4 FLOOR AREA CALC

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## 5 LEVEL 1 FLOOR AREA CALC

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## 6 LEVEL 2 FLOOR AREA CALC

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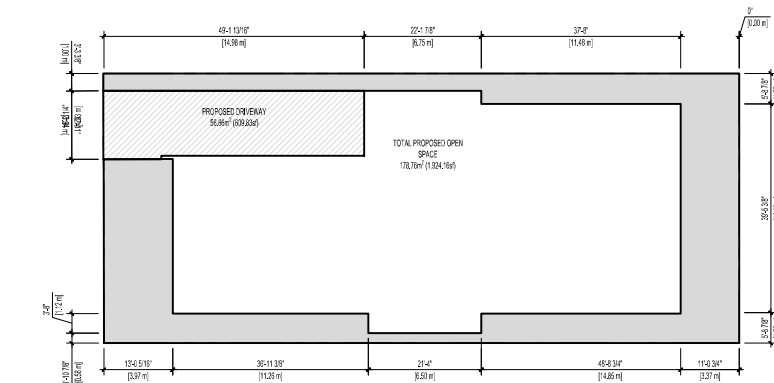
## 7 LEVEL 3 FLOOR AREA CALC

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## 7 LEVEL 4 FLOOR AREA CALC

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## 3 OPEN SITE SPACE

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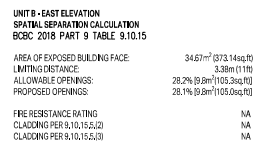
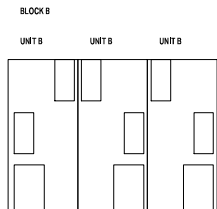
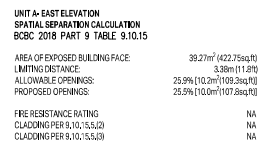
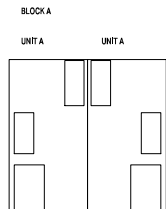
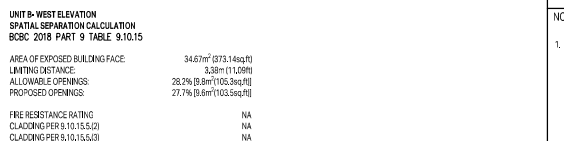
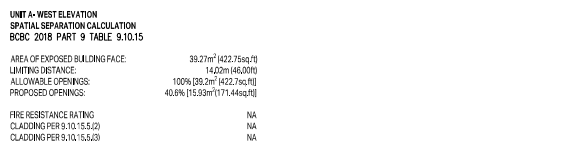
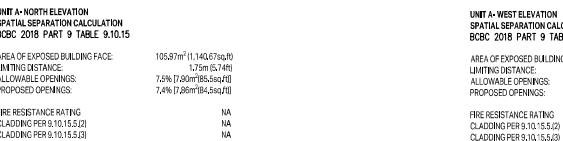
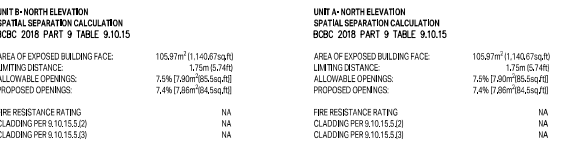
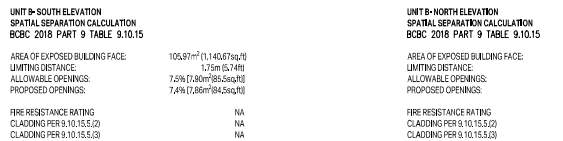
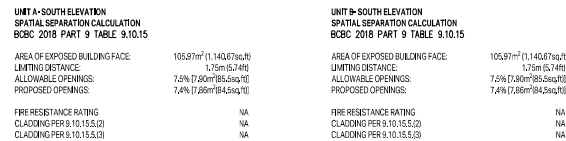


## 3 OPEN SITE SPACE

1:200







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250,940,3568

[illegible]

01	ISSUED FOR DEVELOPMENT PERMIT	09/07/2021
NO.	REVISION	W/D/Y

PROJECT NAME

**956 HEYWOOD**

**VICTORIA, BC**

PROJECT ADDRESS

956 HEYWOOD  
VICTORIA, BC



302-666 Cook Street, Victoria, BC, V8V 3Y7  
778-584-0582 | [info@charch.ca](mailto:info@charch.ca) | [charch.ca](http://charch.ca)

DRAFTING TITLE

## SPATIAL SEPARATION CALCULATIONS

PROJECT NO:	2101	DRAWN BY:	CH
SCALE:	1:200	REVIEW BY:	CH

DRAWING NO: **A002**



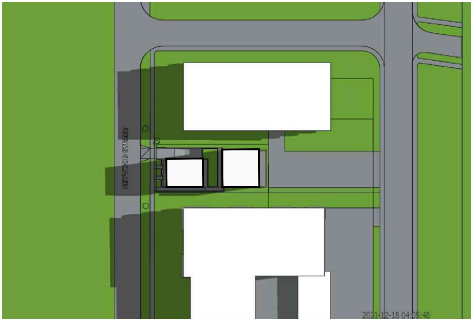
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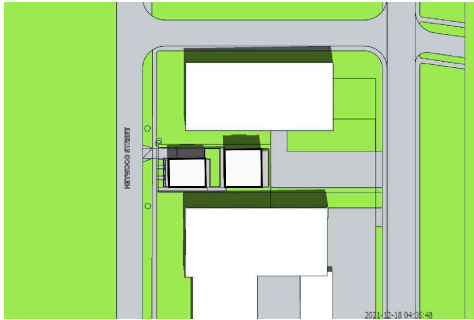
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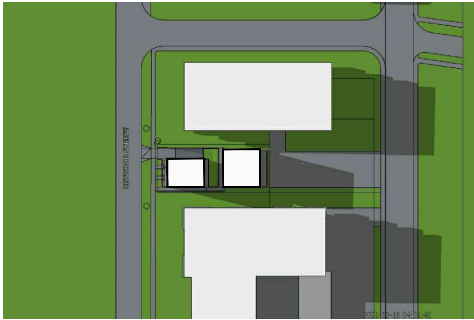
DECEMBER 21 - 3:00PM



JUNE 21 - 7:00AM



JUNE 21 - 12:00PM



JUNE 21 - 6:00PM



MARCH / SEPTEMBER 21 - 7:30AM



MARCH / SEPTEMBER 21 - 12:00PM



MARCH / SEPTEMBER 21 - 4:30 PM

## 1 SHADOW STUDY

NTS



## 2 STREETSCAPE

1:200

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VICTORIA, BC  
2021-09-07

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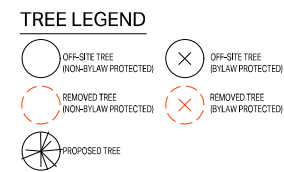
DRAWING TITLE:

SHADOW STUDY  
& STREETSCAPE

PROJECT NO:	2101	DRAWN BY:	CH
SCALE:	1:200	REVIEW BY:	CH

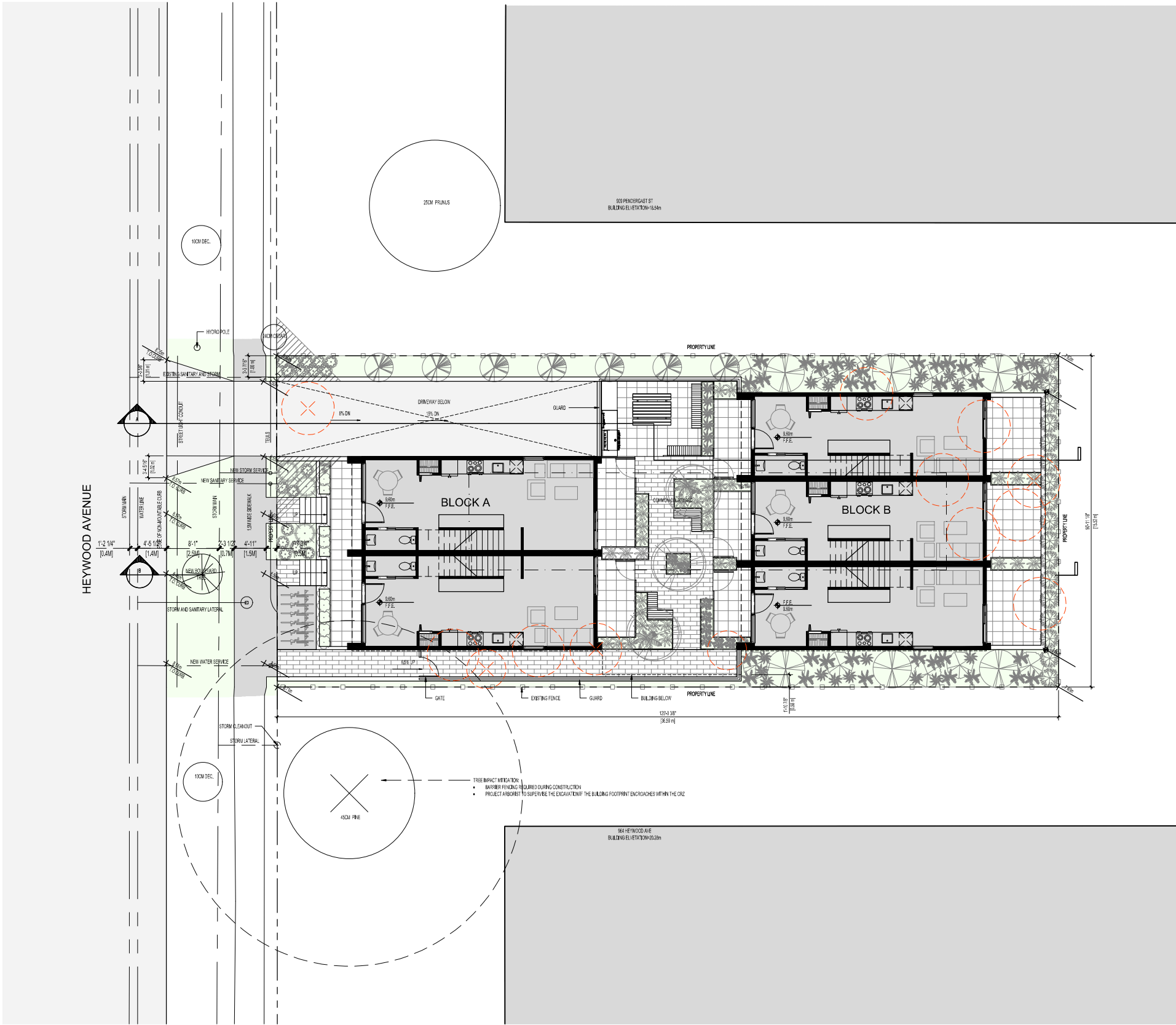
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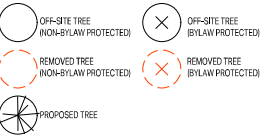


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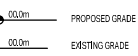
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TREE LEGEND



GENERAL LEGEND



PROJECT INFORMATION TABLE - 956 HEYWOOD

PR #: 2101  
DATE: 02-Sep-21

PROPERTY INFORMATION

PROJECT ADDRESS: 956 HEYWOOD AVENUE, VICTORIA BC  
LEVEL DESCRIPTION: LOT 36 OF LOT 1694, VICTORIA, PLAN 24  
ZONING: R3-AM2  
DEVELOPMENT PERMIT AREA: DPA 16 - GENERAL FORM AND CHARACTER

ZONING DATA

	ALLOWED/REQUIRED	PROPOSED	VARIANCE
SITE AREA	920 m <sup>2</sup> 9,902.79 sq.ft	568 m <sup>2</sup> 6,114 sq.ft	NA
TOTAL FLOOR AREA	682 m <sup>2</sup> 7,336.67 sq.ft	681 m <sup>2</sup> 7,335 sq.ft	-0.185 -2 sq.ft
COMMERCIAL FLOOR AREA	NA		
FLOOR SPACE RATIO	1.2	1.20	NA
SITE COVERAGE %	40%	59%	19%
OPEN SITE SPACE %	30%	31%	NA
OPEN SITE SPACE AND DRIVEWAY %	50%	42%	8%
HEIGHT OF BUILDING	12 m 39.37 ft	11.0 m 36.15 ft	NA
NUMBER OF STOREYS	4	4	NA
VEHICLE PARKING	8	6	2
LONG TERM BICYCLE PARKING	7	10	NA
SHORT TERM BICYCLE PARKING	6	6	NA

BUILDING SETBACKS

	ALLOWED/REQUIRED	PROPOSED	VARIANCE
FRONT YARD	10.50 m 34.4 ft	3.50 m 11.5 ft	7.00 m 23.0 ft
REAR YARD	5.51 m 18.1 ft	3.37 m 11.1 ft	2.14 m 7.0 ft
SIDE YARD (NORTH)	5.51 m 18.1 ft	1.75 m 5.7 ft	3.76 m 12.3 ft
SIDE YARD (NORTH) PARKING PROJECTION	5.51 m 18.1 ft	1.00 m 3.3 ft	4.51 m 14.8 ft
SIDE YARD (SOUTH)	5.51 m 18.1 ft	1.75 m 5.7 ft	3.76 m 12.3 ft
SIDE YARD (SOUTH) PARKING PROJECTION	5.51 m 18.1 ft	0.58 m 1.9 ft	4.93 m 16.2 ft
COMBINED SIDE YARDS	NA		
FRONT YARD OPEN SPACE	10.50 m 34.4 ft	3.50 m 11.5 ft	7.00 m 23.0 ft

FLOOR AREA (EXCLUDING BASEMENT)

UNIT NAME	UNIT TYPE	AREA	COUNT	TOTAL AREA
A	3 BDR	141 m <sup>2</sup> 1,519.4 sq.ft	2	282 m <sup>2</sup> 3,038.7 sq.ft
B	3 BDR	124 m <sup>2</sup> 1,339.7 sq.ft	3	373 m <sup>2</sup> 4,019.2 sq.ft
TOTAL			5	656 m <sup>2</sup> 7,057.9 sq.ft

FLOOR AREA (INCLUDING BASEMENT)

UNIT NAME	UNIT TYPE	AREA	COUNT	TOTAL AREA
A	3 BDR	188 m <sup>2</sup> 2,020.8 sq.ft	2	376 m <sup>2</sup> 4,041.6 sq.ft
B	3 BDR	142 m <sup>2</sup> 1,528.7 sq.ft	3	426 m <sup>2</sup> 4,586.2 sq.ft
TOTAL			5	802 m <sup>2</sup> 8,627.8 sq.ft

1 PROPOSED SITE PLAN  
1:100

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VICTORIA, BRITISH COLUMBIA  
2021-09-07

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2. SEE A201-PARKING LEVEL FLOOR PLAN FOR VEHICLE AND BIKE PARKING LAYOUTS.

OWNER/CLIENT: ARYZE DEVELOPMENTS  
250.940.3568

01 ISSUED FOR DEVELOPMENT PERMIT 09/07/2021

NO. REVISION MODIFY

PROJECT NAME

956 HEYWOOD  
VICTORIA, BC

PROJECT ADDRESS:  
956 HEYWOOD  
VICTORIA, BC

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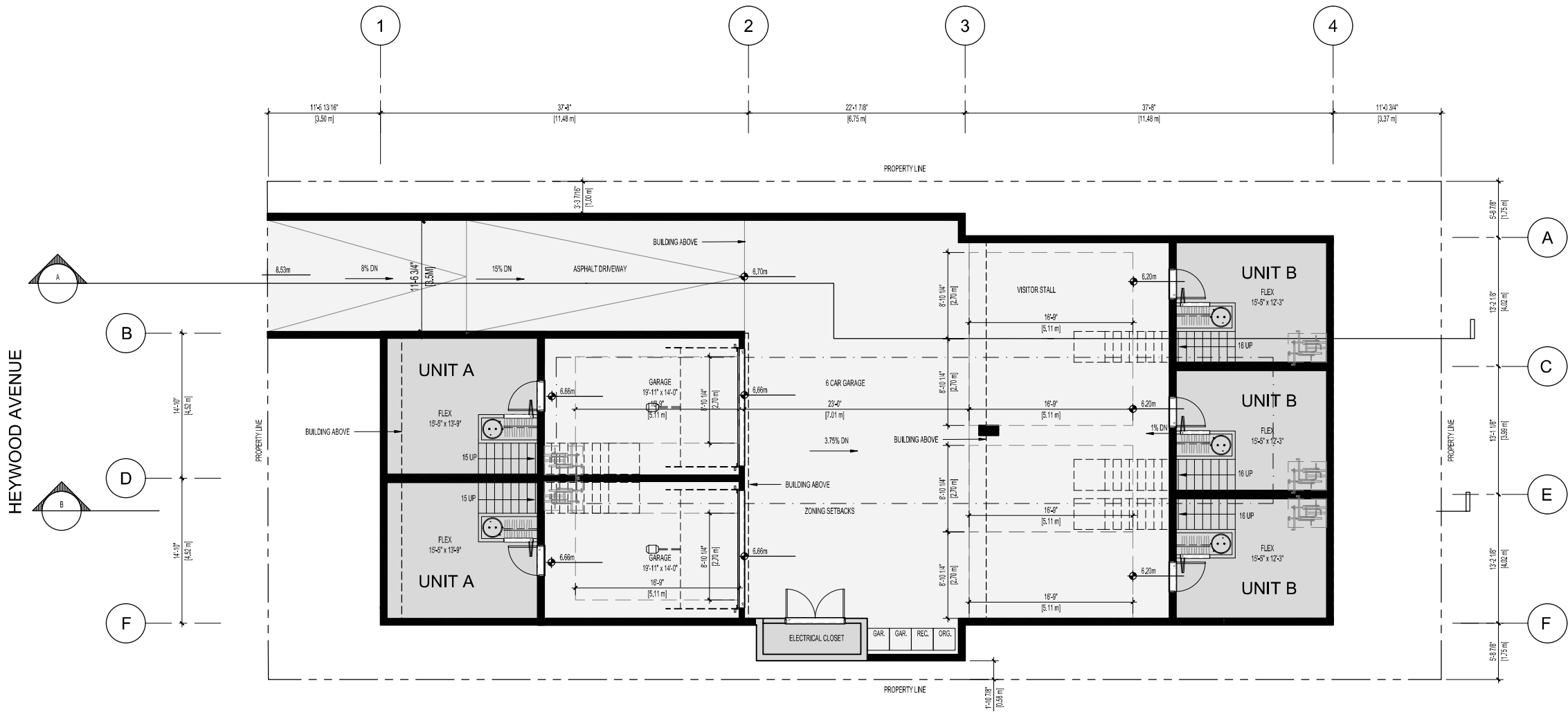
DRAWING TITLE:  
PROPOSED SITE PLAN

PROJECT NO.: 2101 DRAWN BY: CH

SCALE: 1:100 REVIEW BY: CH

DRAWING NO.: A102





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250.940.3568

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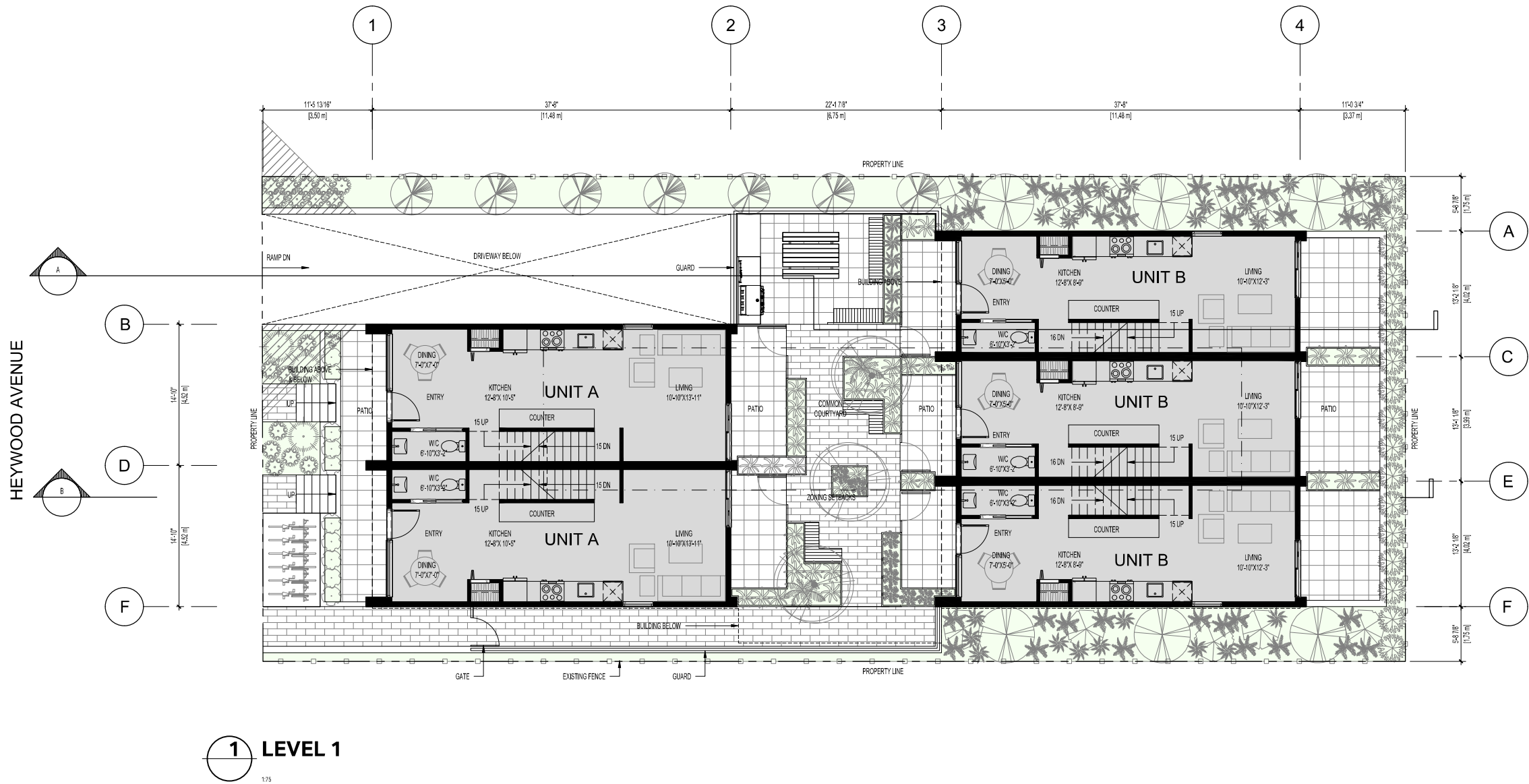
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DRAWING TITLE

BASEMENT

PROJECT NO.	2101	DRAWN BY:	CH
SCALE:	1/75	REVIEW BY:	CH

DRAWING NO. A201



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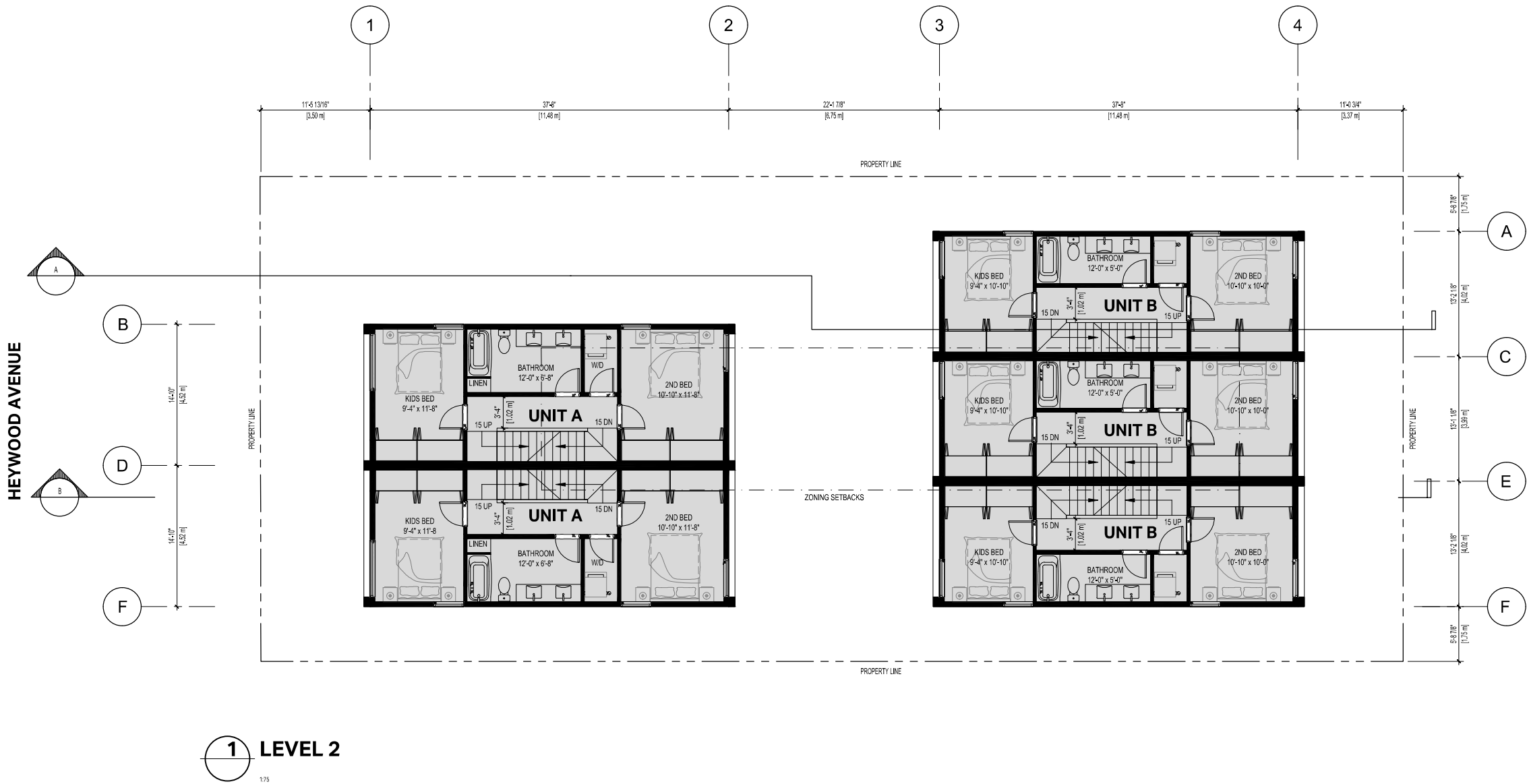
DRAWING TITLE

**LEVEL 1**

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SCALE:	1/75	REVIEW BY:	CH

DRAWING NO. **A202**





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2021-09-07

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**VICTORIA, BC**

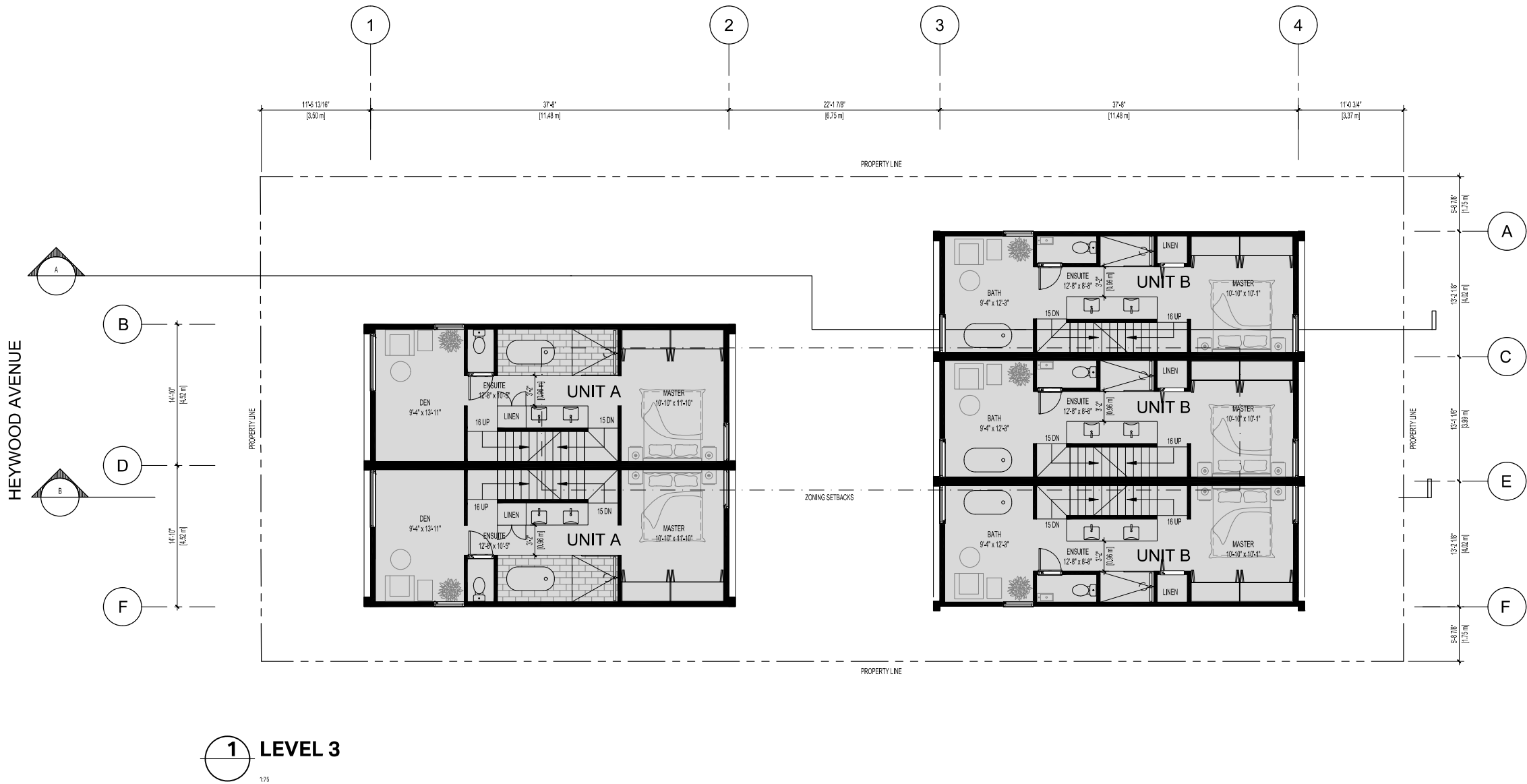
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778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE

**LEVEL 2**

PROJECT NO.	2101	DRAWN BY:	CH
SCALE:	1/75	REVIEW BY:	CH

DRAWING NO: **A203**



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2021-09-07

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250.940.3568

01	ISSUED FOR DEVELOPMENT PERMIT	09/07/2021
NO.	REVISION	MD/Y

PROJECT NAME

956 HEYWOOD

VICTORIA, BC

PROJECT ADDRESS

956 HEYWOOD  
VICTORIA, BC

CHA

COLIN HARPER ARCHITECT  
302-666 Cook Street Victoria, BC, V8V 3Y7  
778-584-0582 | info@charch.ca | charch.ca

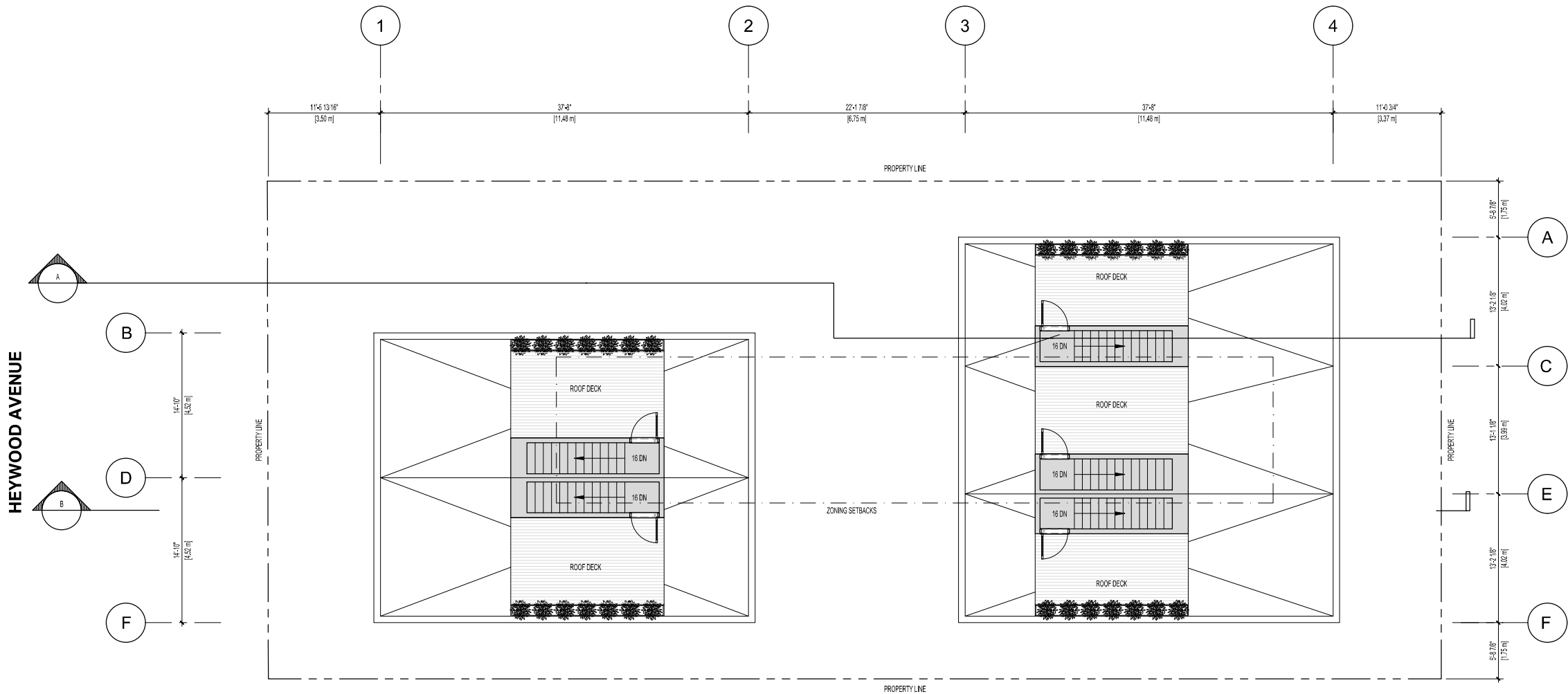
DRAWING TITLE

LEVEL 3

PROJECT NO.	2101	DRAWN BY:	CH
SCALE:	1/75	REVIEW BY:	CH

DRAWING NO. A204





1 LEVEL 4 / ROOF PLAN  
1/75

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COLIN HARPER  
VICTORIA, BC  
2021-09-07

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OWNER/CLIENT: ARVZE DEVELOPMENTS  
250.940.3568

NO.	REVISION	DATE
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PROJECT NAME

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VICTORIA, BC

PROJECT ADDRESS  
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VICTORIA, BC

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DRAWING TITLE

LEVEL 4 / ROOF PLAN

PROJECT NO.	2101	DRAWN BY:	CH
SCALE:	1:200	REVIEW BY:	CH

DRAWING NO: A205



LEGEND	
MATERIAL	FINISH
1. VERTICAL CEDAR BOARDS	CLEAR SEAL
2. STUCCO	WHITE
3. ARCHITECTURAL CONCRETE	CLEAR SEAL
4. ALUM. WINDOW/DOOR	CLEAR ANODIZED   CLEAR GLASS
5. ALUM. WINDOW	CLEAR ANODIZED   PRIVACY GLASS
6. BREAK METAL FLASHING	TO MATCH WINDOW
7. GLASS GUARDRAIL	NA
8. PICKET GUARDRAIL	WHITE POWDER COAT
9. PLANTER	WHITE POWDER COAT

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PROJECT NAME

**956 HEYWOOD**

**VICTORIA, BC**

PROJECT ADDRESS

956 HEYWOOD  
VICTORIA, BC

# CHA

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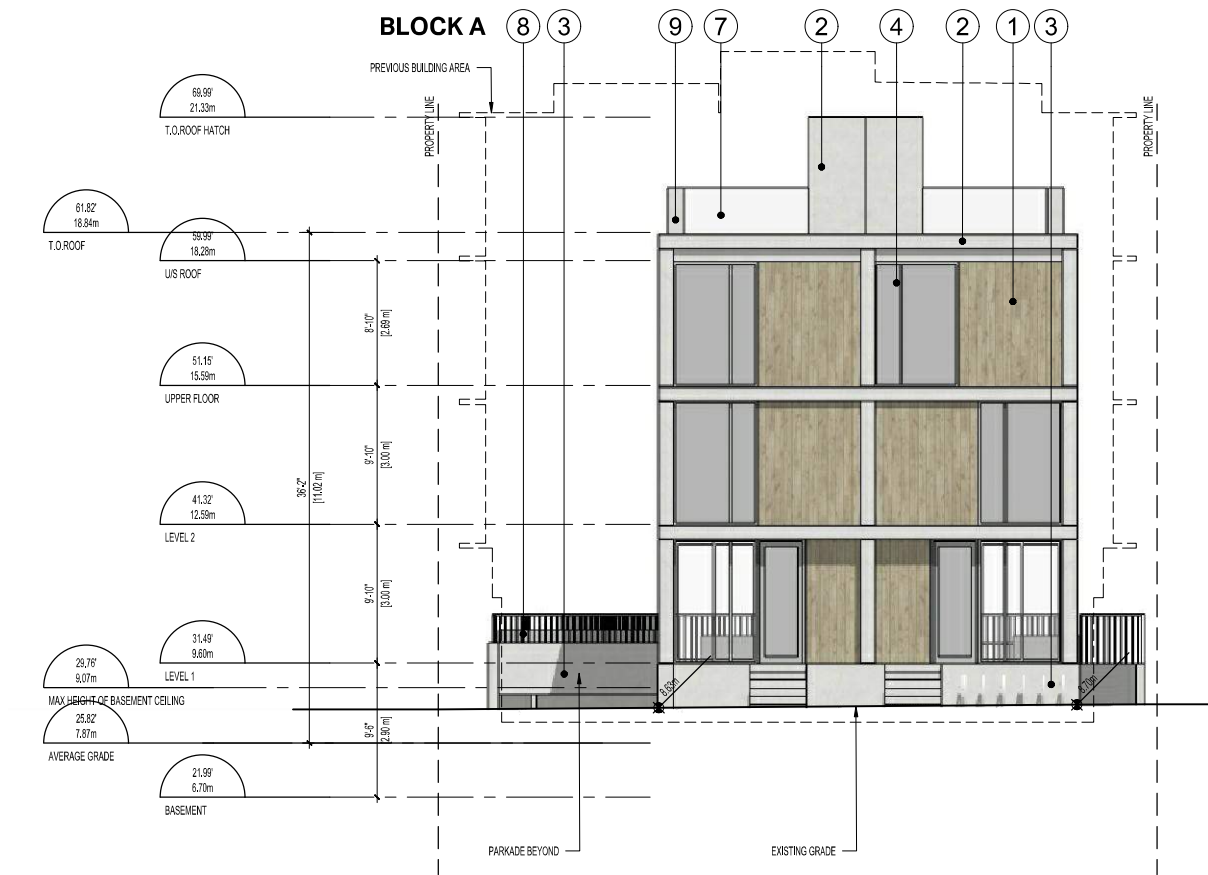
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## ELEVATIONS

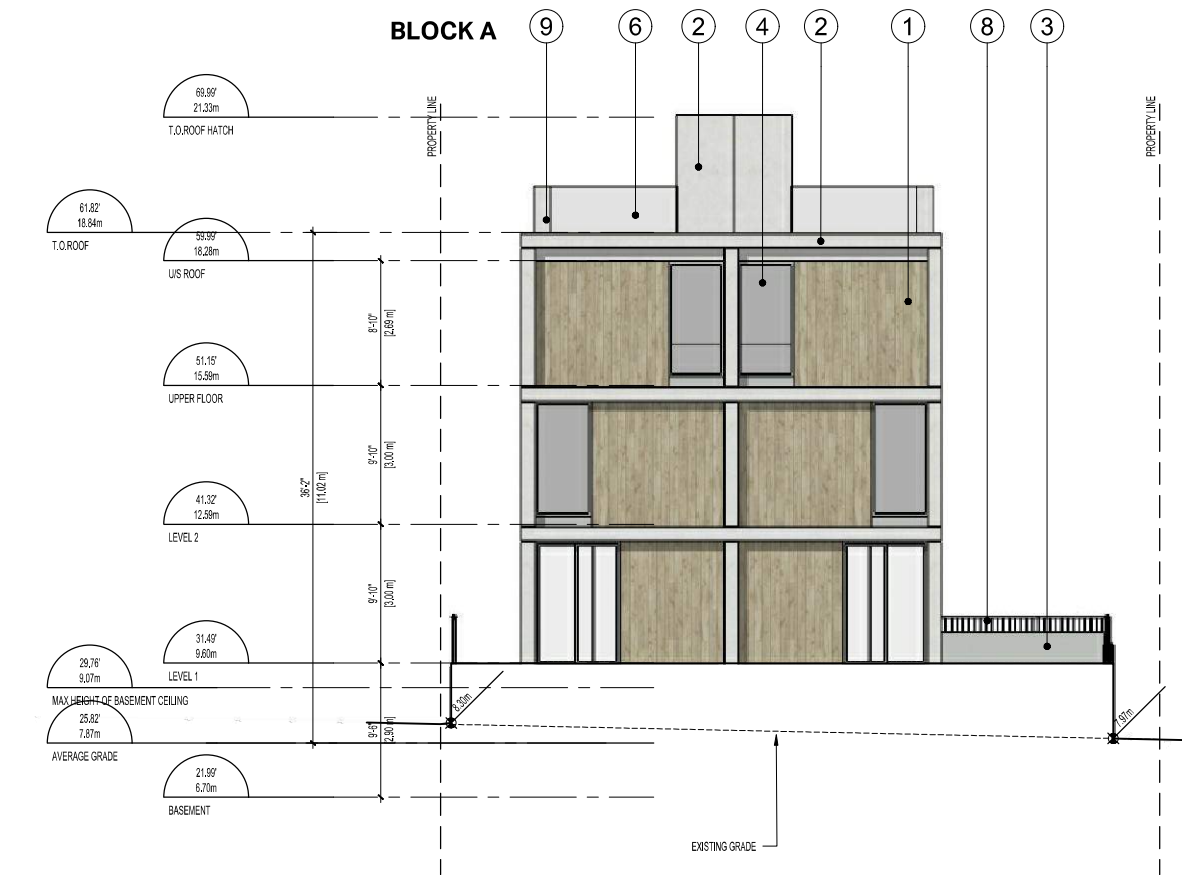
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SCALE:	1:64	REVIEW BY:	CH

DRAWING NO: **A301**

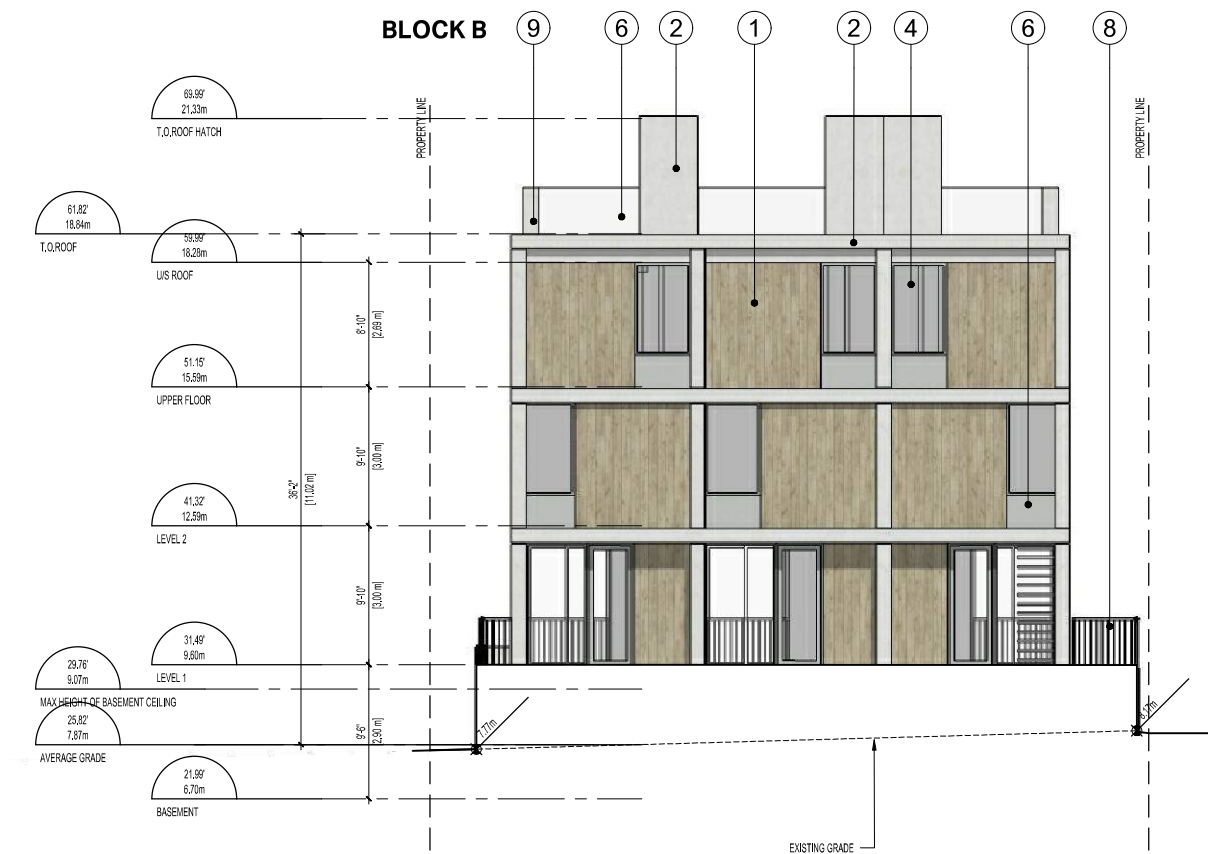




1 BUILDING A - WEST ELEVATION



2 BUILDING A - EAST ELEVATION



3 BUILDING B - WEST ELEVATION



4 BUILDING B - EAST ELEVATION

**LEGEND**

<b>MATERIAL</b>	<b>FINISH</b>
1. VERTICAL CEDAR BOARDS	CLEAR SEAL
2. STUCCO	WHITE
3. ARCHITECTURAL CONCRETE	CLEAR SEAL
4. ALUM WINDOW/DOOR	CLEAR ANODIZED / CLEAR GLASS
5. ALUM WINDOW	CLEAR ANODIZED / PRIVACY GLASS
6. BRN METAL FLASHING	TO MATCH WINDOW
7. GLASS GUARDRAIL	W/
8. PROJECT GUARDRAIL	WHITE POWDER COAT
9. PLANTER	WHITE POWDER COAT

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REGISTERED ARCHITECT  
COLIN HARPER  
VICTORIA, BC  
2021-09-07

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NO.	REVISION	MDY

PROJECT NAME

**956 HEYWOOD**

**VICTORIA, BC**

PROJECT ADDRESS

**956 HEYWOOD**  
**VICTORIA, BC**

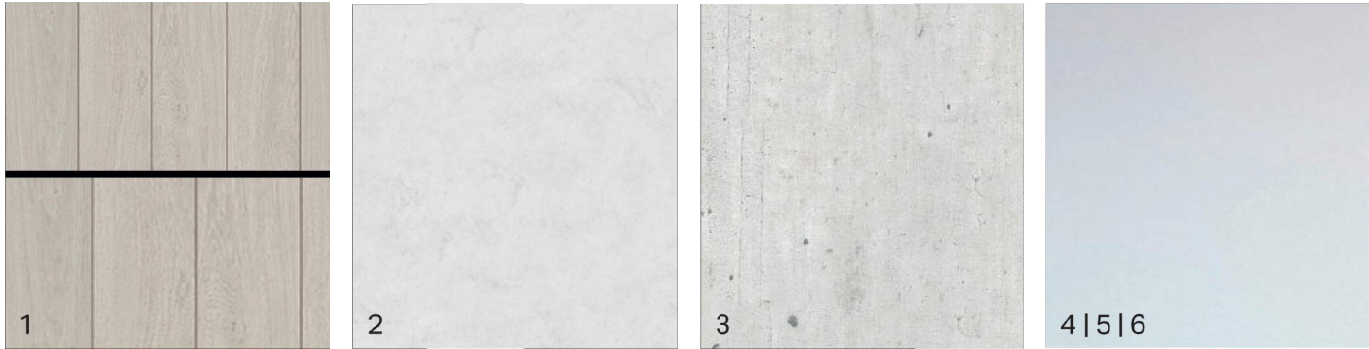
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DRAWING TITLE

**ELEVATIONS**

PROJECT NO.	2101	DRAWN BY:	CH
SCALE:	1:64	REVIEW BY:	CH

DRAWING NO. **A302**



## PRODUCT

1. VERTICAL CEDAR BOARDS
2. STUCCO
3. ARCHITECTURAL CONCRETE
4. ALUMINUM WINDOW/DOOR
5. ALUMINUM WINDOW/DOOR
6. BRAKE METAL FLASHING
7. GLASS GUARDRAIL
8. METAL PICKET GUARDRAIL
9. PLANTER
10. PAVERS
11. FENCE

## COLOUR / SPEC

- CLEAR SEAL  
WHITE  
CLEAR SEAL  
CLEAR ANODIZED | CLEAR GLASS  
CLEAR ANODIZED | PRIVACY GLASS  
MATCH WINDOW FRAME  
NA  
WHITE POWDER COAT  
WHITE POWDER COAT  
PER LANDSCAPE  
EXISTING

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250.940.3568

[illegible]

PROJECT NAME

## 956 HEYWOOD

**VICTORIA, BC**

PROJECT ADDRESS

956 HEYWOOD  
VICTORIA, BC

# CHA

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DRAWING TITLE

## MATERIAL BOARD

PROJECT NO:	2101	DRAWN BY:	CH
SCALE:	1:64	REVIEW BY:	CH

DRAWING NO: **A303**





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NO.	REVISION	W

PROJECT NAME	
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**956 HEYWOOD**

**VICTORIA, BC**

PROJECT ADDRESS

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VICTORIA, BC

CHA

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DRAINAGE TITLE

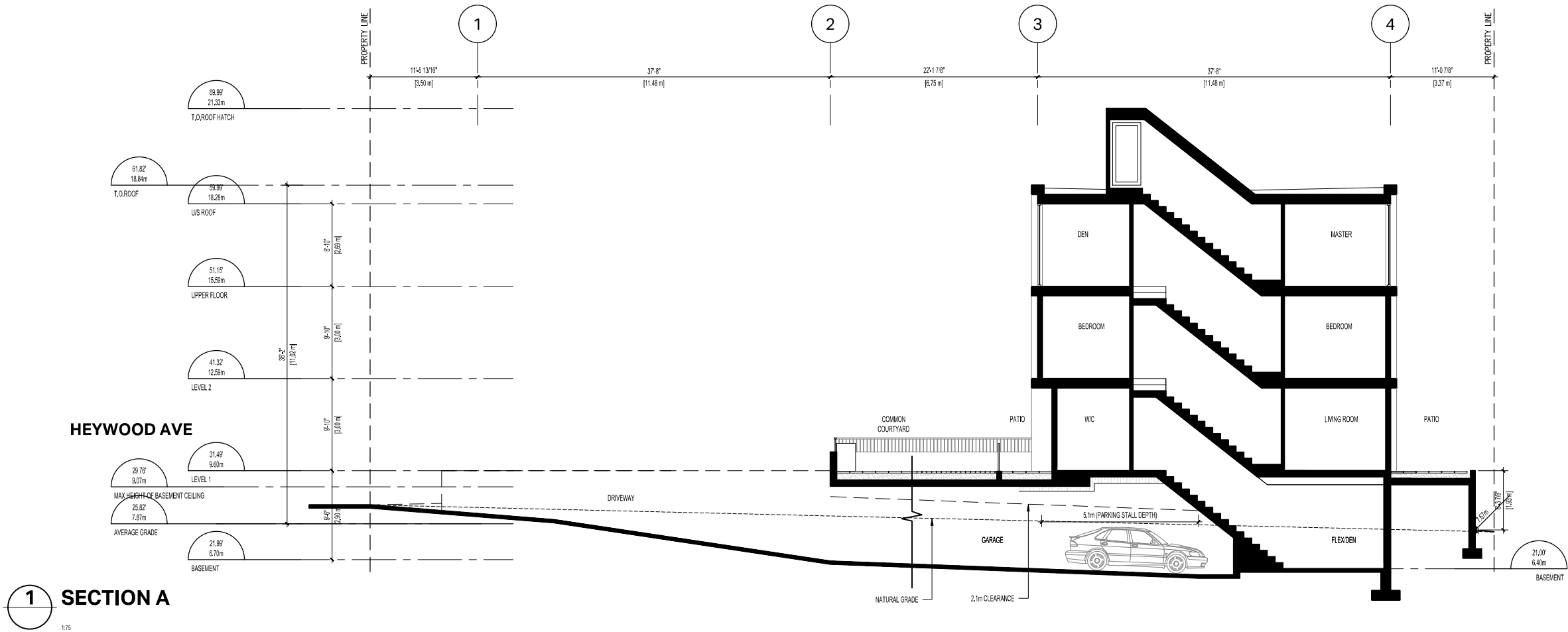
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SCALE:	1:64	REVIEW BY:	CH

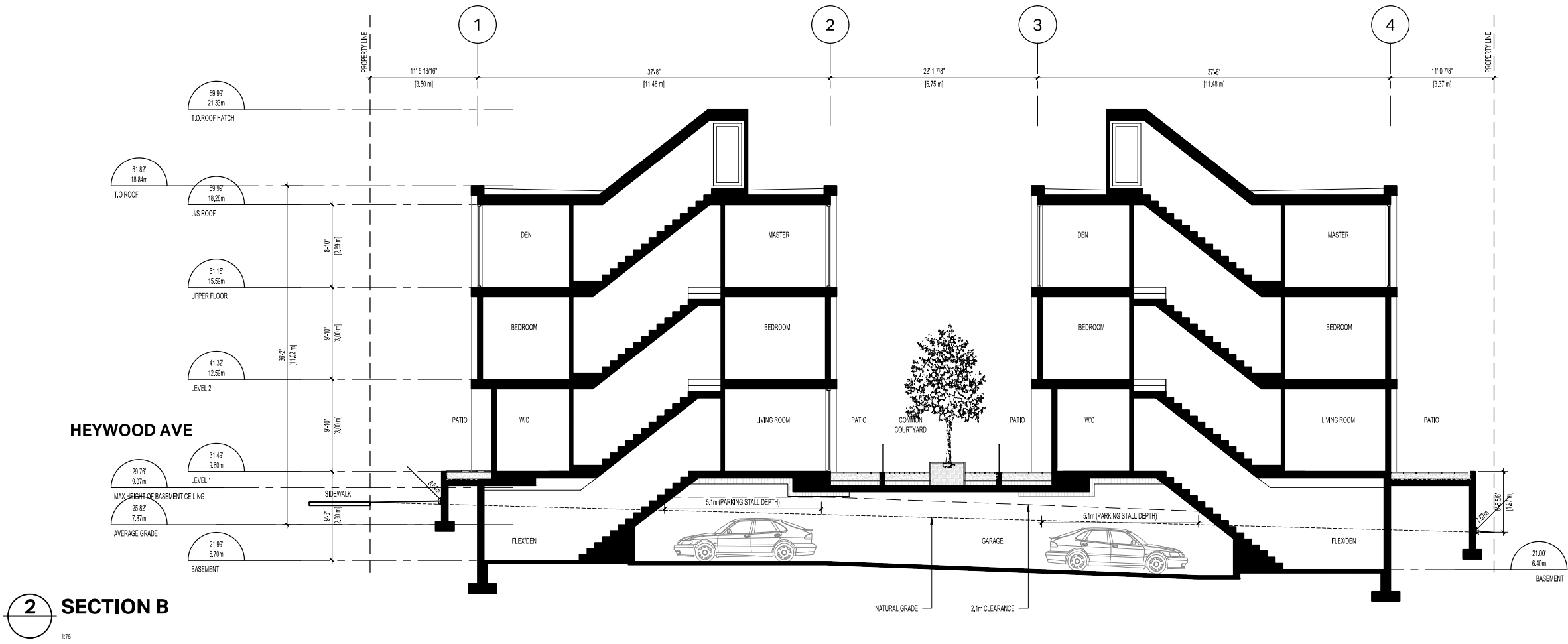
DRAWING NO: **A304**



[illegible]



1 SECTION A



2 SECTION B

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COLIN HARPER  
VICTORIA, BC  
2021-09-07

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OWNER/CLIENT: ARVZE DEVELOPMENTS  
250.940.3568

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VICTORIA, BC

PROJECT ADDRESS

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VICTORIA, BC

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DRAWING TITLE

SECTIONS

PROJECT NO:	2101	DRAWN BY:	CH
SCALE:	1:75	REVIEW BY:	CH

DRAWING NO: A401



The intended plot size of this plan is 560mm in width by 432mm in height, (C size), when plotted at a scale of 1:100.

#### LEGEND

- ▲ --- Denotes Traverse Station Found
- ★ --- Denotes Coniferous Tree
- --- Denotes Deciduous Tree
- Ⓢ --- Denotes Drain Manhole
- +11.12 --- Denotes Typical Spot Elevation
- Denotes Street Sign
- --- Denotes Utility Pole
- Ⓜ --- Denotes Water Meter Manhole
- Conc. Denotes Concrete
- Dec. Denotes Deciduous
- STM Denotes Storm



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.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

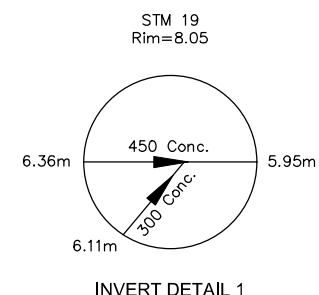
Subject to charges, legal notations, and interests shown on: Title No. EX20251 (P.I.D. 009-324-402)

Distances and elevations are in metres

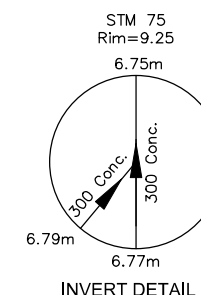
Elevations are geodetic based on control monument 9-90

Elevations are at natural grade unless noted otherwise.

Tree data to be confirmed by a arborist in necessary.



INVERT DETAIL 1



INVERT DETAIL 2

## SITE PLAN

### Aryze Developments

Lot 36 of Lot 1694,  
Victoria City,  
Plan 24

ADDRESS : 956 Heywood

PROJECT SURVEYOR : RPH

DRAWN BY : BAR

DATE : OCT 04/17

OUR FILE : 30825

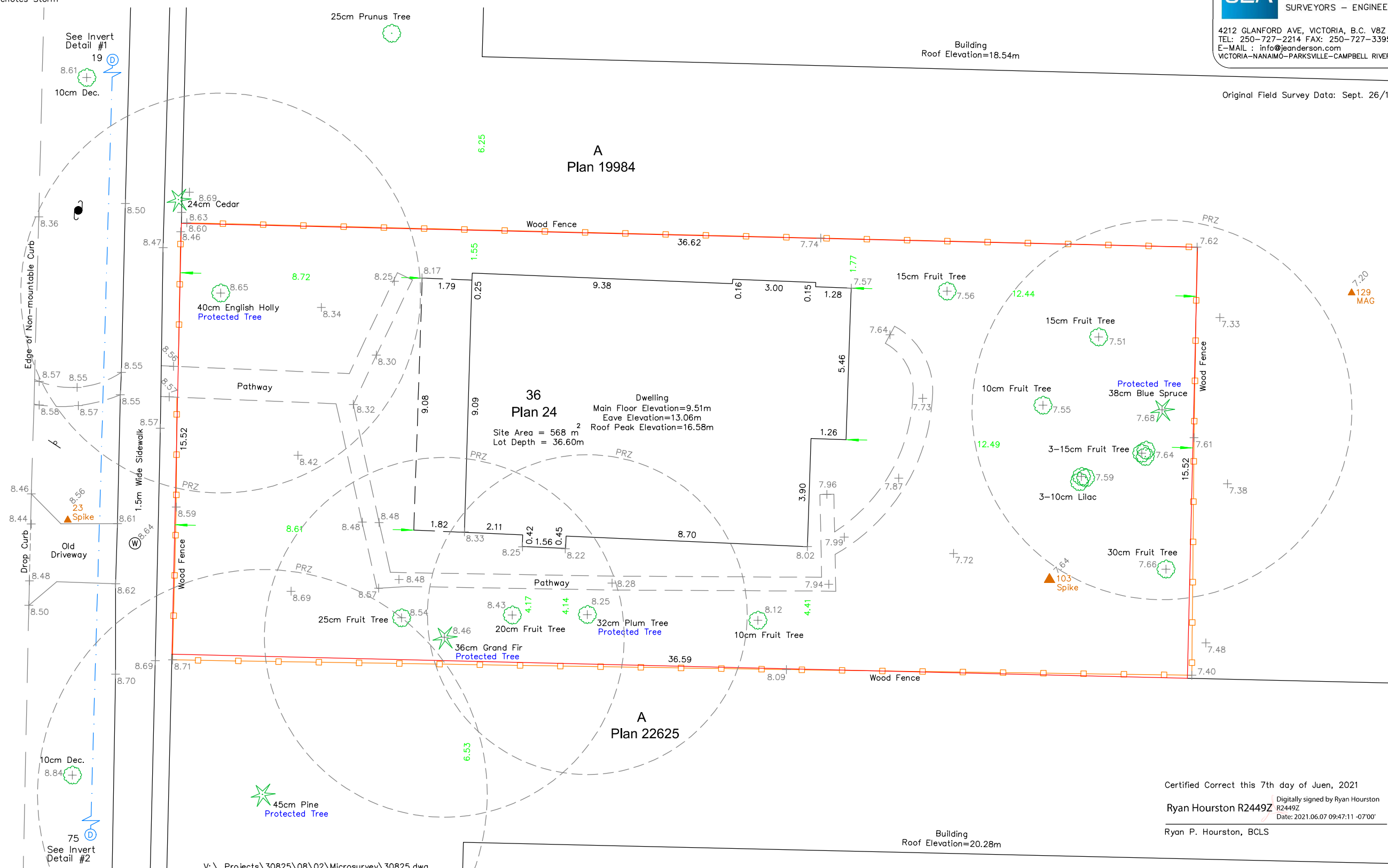
REV: MAY 06/21



**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

Original Field Survey Data: Sept. 26/17



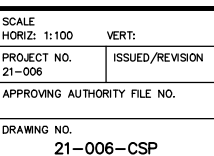
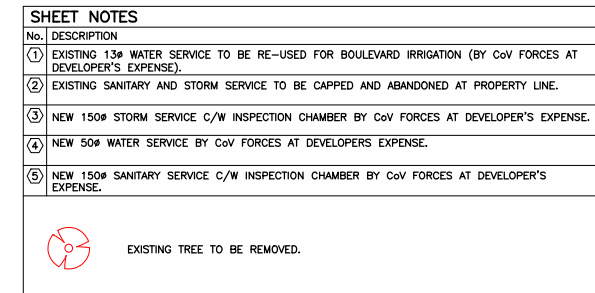
Certified Correct this 7th day of Juen, 2021

Digitally signed by Ryan Hourston  
Ryan Hourston R2449Z

Date: 2021.06.07 09:47:11 -0700

Ryan P. Hourston, BCLS







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

OWNER/CLIENT:

Aryze

PROJECT NAME:

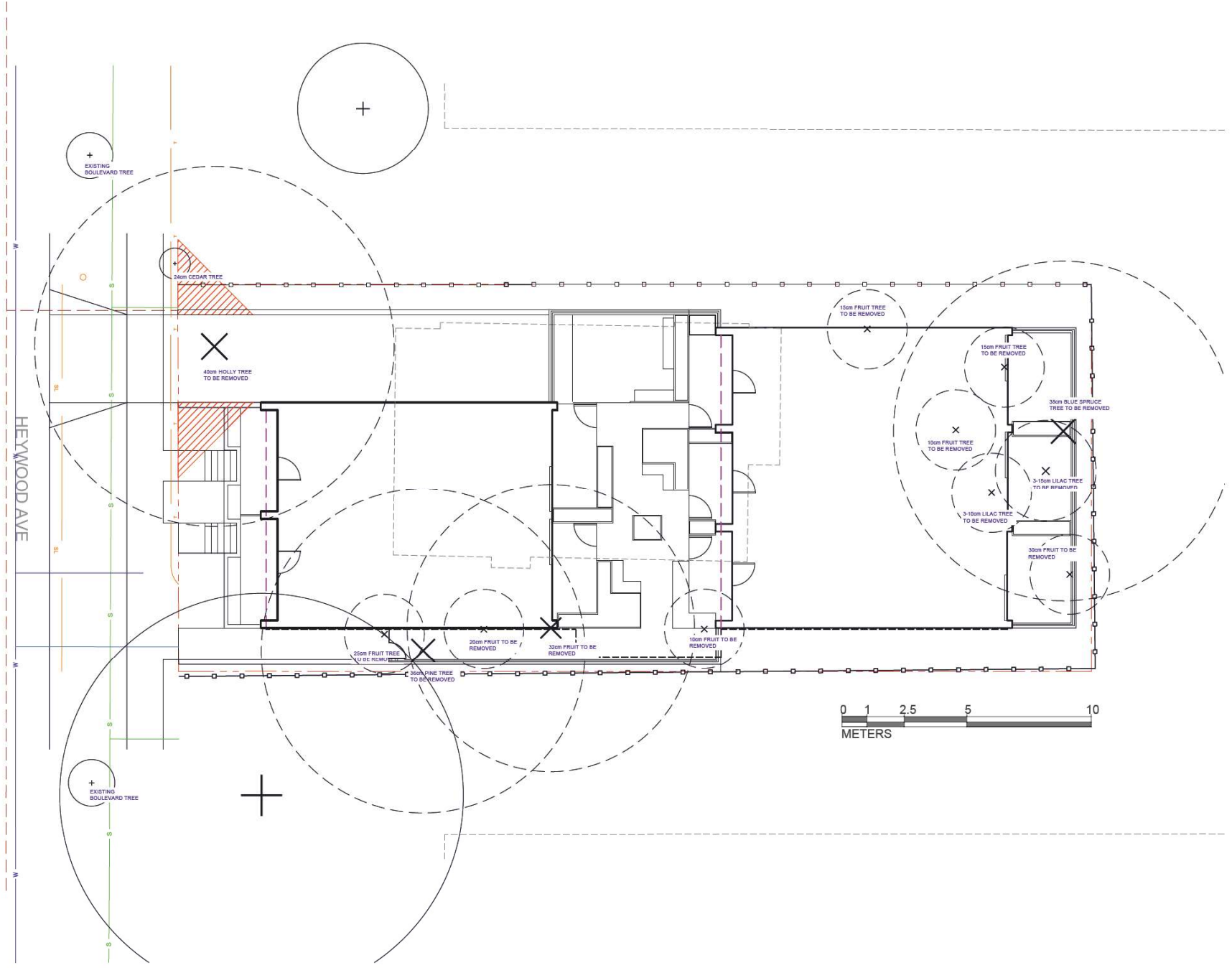
Heywood Townhome

PROJECT ADDRESS:

956 Heywood Ave  
Victoria, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: KIM TANG



TREE STATUS LEGEND

- 15cm FRUIT TREE TO BE REMOVED
- EXISTING TREE AND RETENTION STATUS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING WATER
- EXISTING STORM
- EXISTING TELUS
- PROPOSED WATER
- EXISTING POWER LINE
- EXISTING SANITARY LINE

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1	Development Permit	9/7/2021

SEAL 2021-09-07



NORTH ARROW



DRAWING TITLE:

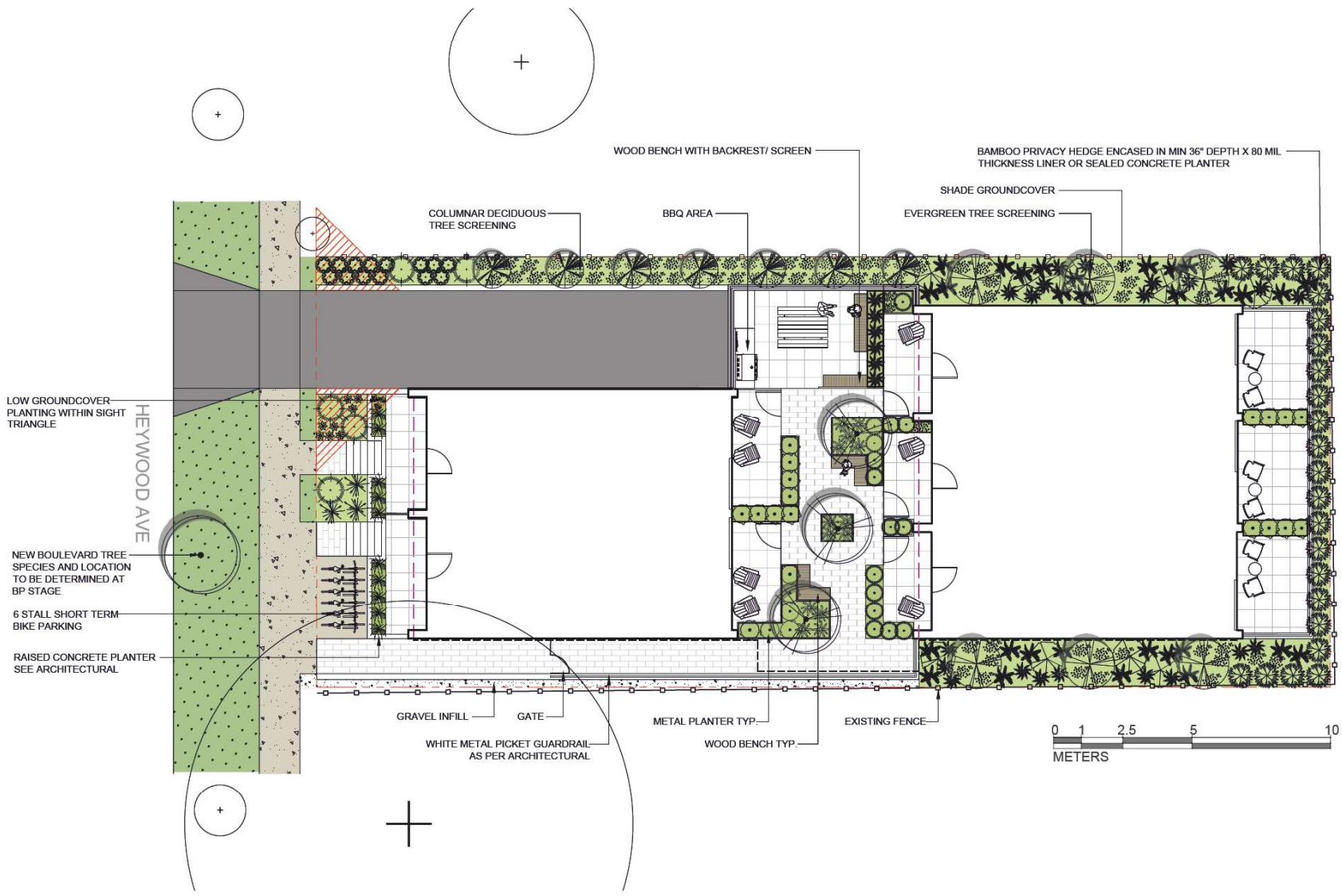
TREE REMOVAL &  
PROTECTION PLAN

DWG NO:

SCALE: 1:100

L0





**LEGEND**

PROPERTY LINE

ROOF OVERHANG

UNDERGROUND PARKING SLAB

GRAVEL INFILL

• 150 mm DEPTH COMPACTED GRAVEL

ON-SITE LANDSCAPE AREA

• 450 600 mm DEPTH 1L GROWING MEDIUM (BCLS)

• 50 mm DEPTH MULCH

RAISED PLANTER

• 450 mm DEPTH PLANTER GROWING MEDIUM

• 50 mm DEPTH MULCH

PRIVATE PATIOS

PATHWAY

ASHPHALT DRIVEWAY

SOD MUNICIPAL BOULEVARD AREA

• 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD)

• SOD

MUNICIPAL SIDEWALK

• CIP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS

BIKE RACK

• MAGLIN SITE FURNITURE - MBR 350

• SURFACE MOUNT

• 6 STALLS

EXISTING FENCING

• DEVELOPER AGREES TO REPLACE FENCING IF REQUESTED BY, AND IN CONSULTATION WITH, ADJACENT LANDOWNERS

PROPOSED TREES

PATHWAY PAVER

PRIVATE PATIO PAVER

HARD SURFACE TREATMENT

BUILT IN BENCH

METAL PLANTER

FURNITURE/STRUCTURES

DOWN LIGHT IN BENCH

DOWN LIGHT IN WALL

DOWN LIGHT IN BENCH

LIGHTINGS

LANDSCAPE NOTES

PROPOSED BOULEVARD TREES

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

BOULEVARD IRRIGATION

- SEE IRRIGATION PLAN - IRRIGATION PLAN TO BE SUBMITTED AT DP STAGE
- MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1) SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

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

OWNER/CLIENT:

Aryze

PROJECT NAME:

Heywood Townhome

PROJECT ADDRESS:

956 Heywood Ave  
Victoria, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: KIM TANG

NO.	ISSUED FOR	DATE
1	Development Permit	9/7/2021

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2021-09-07

NORTH ARROW

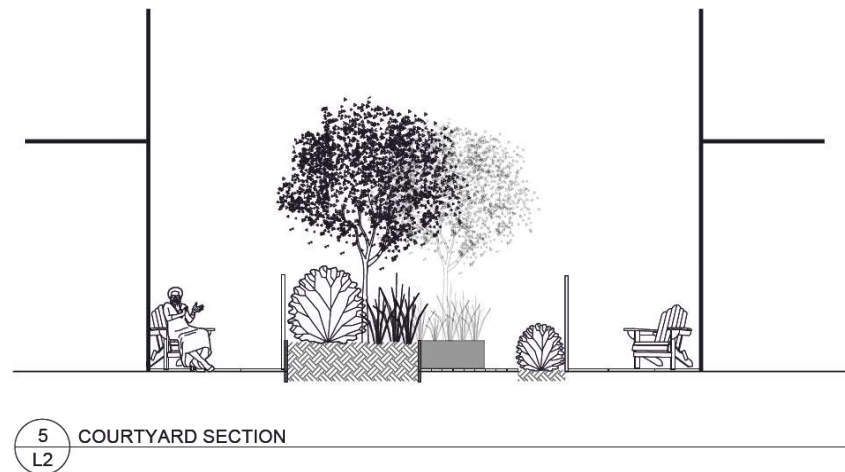
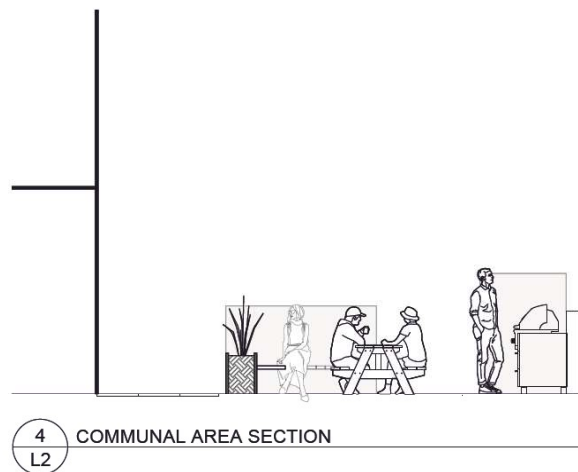
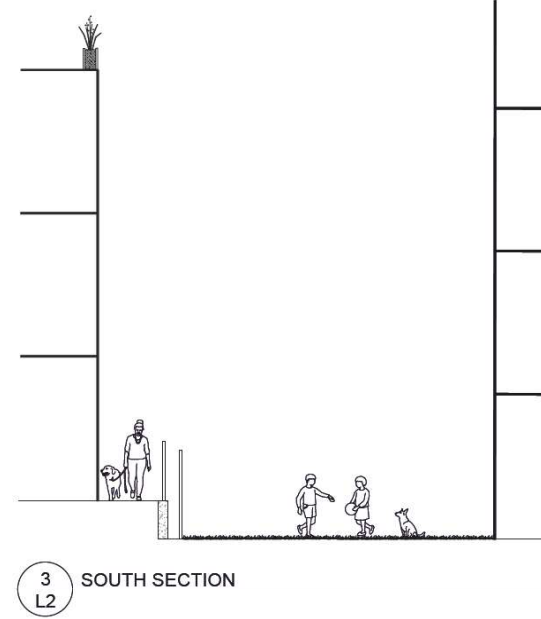
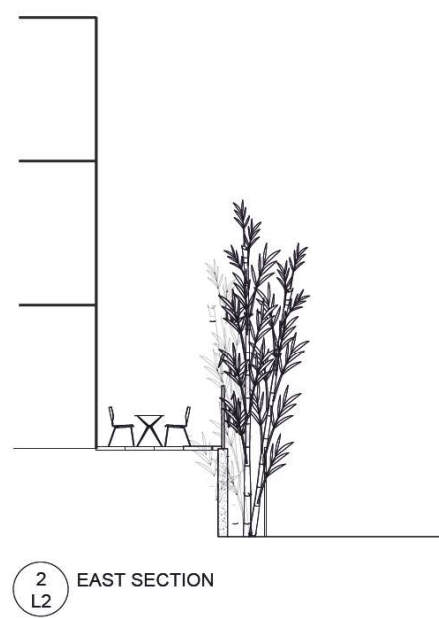
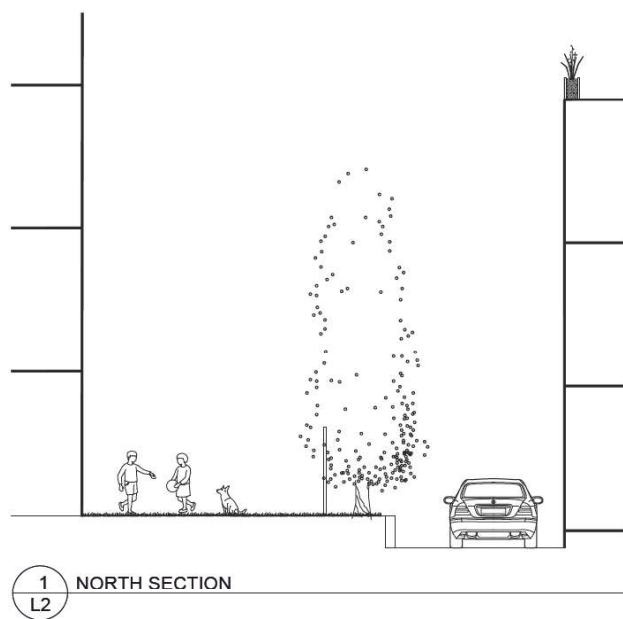
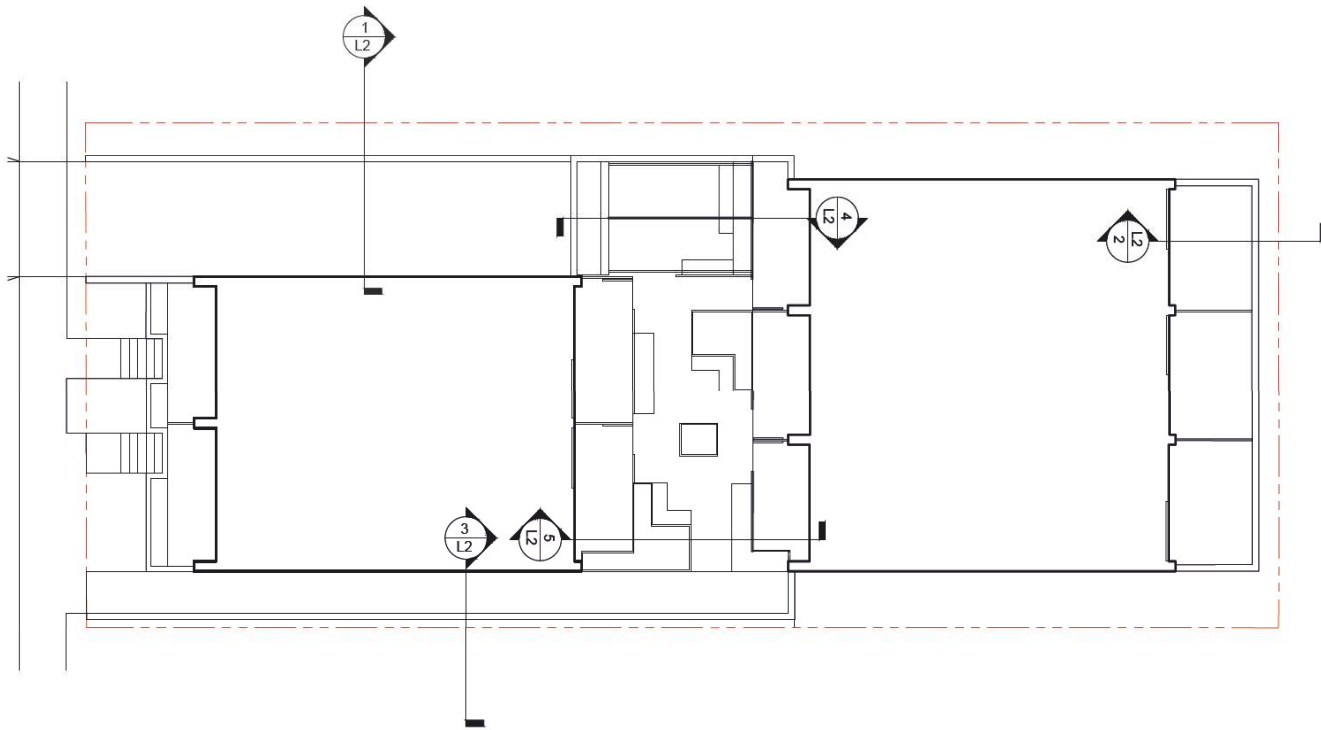
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LANDSCAPE PLAN

DWG NO:

SCALE: 1:100

L1



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OWNER/CLIENT:

Aryze

PROJECT NAME:

Heywood Townhome

PROJECT ADDRESS:

956 Heywood Ave  
Victoria, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: KIM TANG

NO.	ISSUED FOR	DATE
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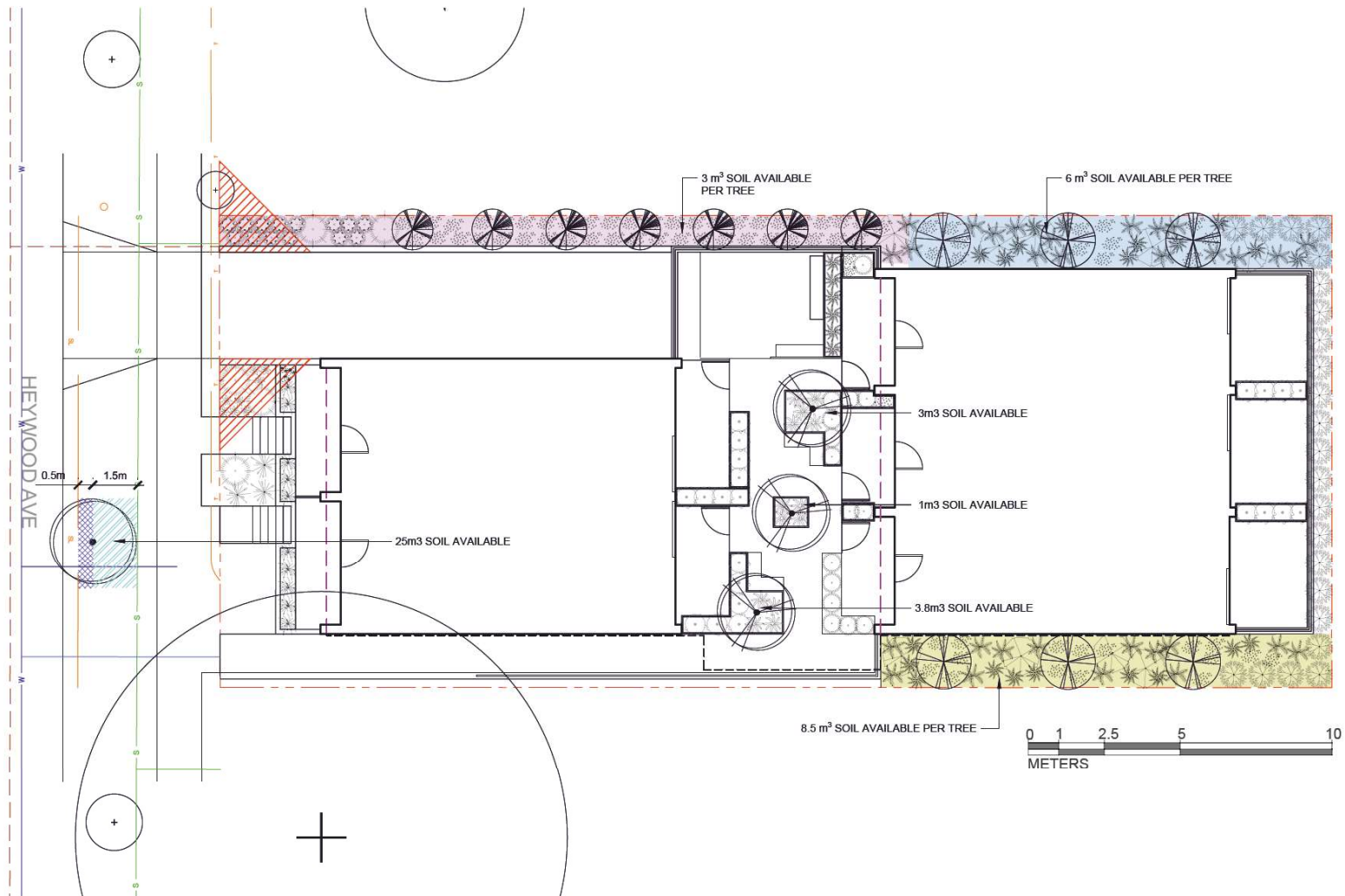
LANDSCAPE SECTIONS  
AND IMAGERY

DWG NO:

SCALE: NTS

L2





**LEGEND**

**TREE PLANTING RESTRICTIONS**

- 5.0 m FROM OVERHEAD POWER LINE
  - NO TREES OVER 5.0 m HT
- 1.5 m OFFSET FROM EDGE OF UTILITY TO CENTRE OF TREE

EXISTING WATER

EXISTING STORM

EXISTING TELUS

PROPOSED WATER

EXISTING POWER LINE

TREE SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Height	Caliper	Native	Height at Maturity (m)	Spread at Maturity (m)
1		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP						
7		Liquidambar styraciflua "Slender Silhouette"	Slender Silhouette Sweet Gum		60mm		15m	3m
6		Cupressus nootkatensis "Pendula"	Weeping Nootka Cypress	3.5m			8m	3m
3		Styax japonicus	Japanese Snowbell		50mm		3m	3m
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.								



WEEPING NOOTKA CYPRESS



JAPANESE SNOWBELL



SLENDER SILHOUETTE SWEETGUM



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DRAWN BY: KIM TANG

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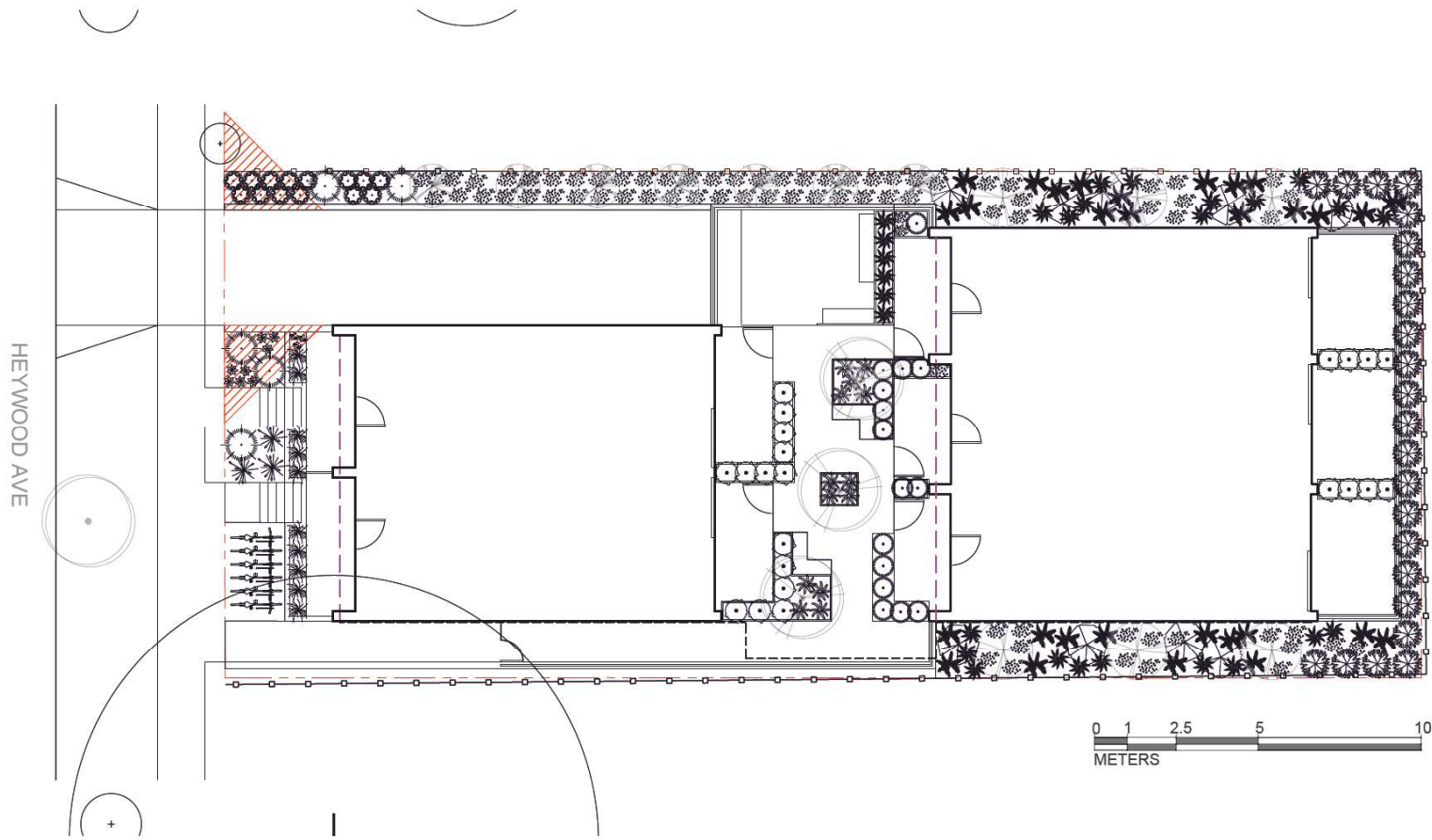
TREE PLANTING PLAN

DWG NO:

L3

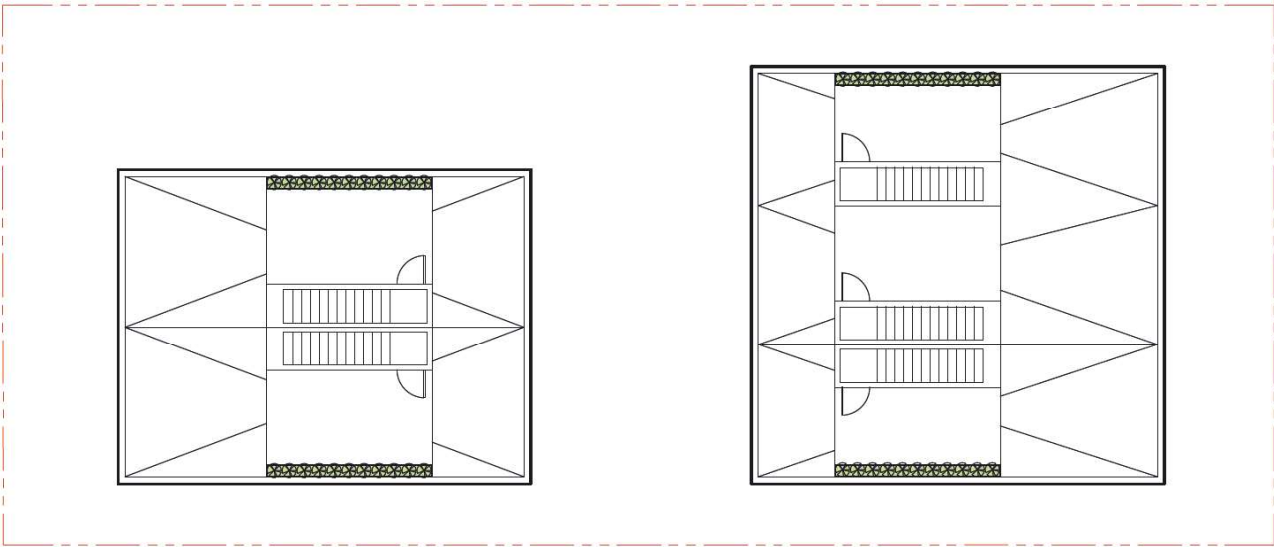
SCALE: 1:100





SITE SHRUB PLANTING PLAN

PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
3		Pinus thunbergii 'Kotobuki'	Kotobuki Dwarf Japanese Black Pine	#5			1	1
10		Stipa gigantea	Golden oats	#1			1.5	0.6
9		Hebe pinguifolia 'Sutherlandii'	Shrubby veronica	#1		X	0.6	0.9
3		Pennisetum orientale 'Karley Rose'	Oriental fountain grass 'Karley Rose'	#1			0.6-0.9	0.6-0.9
13		Hakonechloa macra 'All Gold'	Hakone Grass	#1			0.5	0.5
22		Rhododendron 'Hino White'	Hino White azalea	#3		X	1.2m	1.2m
11		Ilex crenata 'Dwarf Pagoda'	Dwarf Pagoda Japanese Holly	#3			1.2	0.9
9		Arbutus unedo	Strawberry Tree	#5		X	4-5	4-5
28		Blechnum spicant	Deer Fern	#1			0.3-0.45	0.3-0.6
33		Ploystichum munitum	Western sword fern	#1	X		0.6-1.2	0.6-1.2
23		Phyllostachys aurea 'Koi'	Koi Bamboo	#3			7	1
5		Jasminum officinale	Common Jasmine	#2		X	9	4.5
15		Cornus canadensis	Bunchberry	Plug (Tray of 18)	X	X	0.15	0.3
43		Hebe 'Emerald Gem'	Emerald Gem Hebe	#1			0.5	0.5
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.								



ROOF PLANTING PLAN



KOI BAMBOO      WHITE JASMINE      BUNCHBERRY



HEBE EMERALD GEM      SWORD FERN



DWARF JAPANESE BLACK PINE      STIPA GIGANTEA      HEBE SUTHERLANDII      HAKONE GRASS      HINO WHITE AZALEA      ARBUTUS UNEDO      DEER FERN



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OWNER/CLIENT:

Aryze

PROJECT NAME:

Heywood Townhome

PROJECT ADDRESS:

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Victoria, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

NO.	ISSUED FOR	DATE
1	Development Permit	9/7/2021

SEAL

2021-09-07



NORTH ARROW



DRAWING TITLE:

SHURB PLANTING PLAN

DWG NO:

SCALE: NTS

L4