

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

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

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

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

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

LEGEND

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

SITE PLAN

AMICA MATURE LIFESTYLES

L₀₀A, P₀₀46731 ₀₀d
L₀₀1, P₀₀46850,
B₀₀₀₀₀F₀₀, V₀₀₀₀₀C₀₀

ADDRESS : 50 Douglas St.

PROJECT SURVEYOR : PJW

DRAWN BY : BR DATE : JULY 5/17

OUR FILE : 30546 REVISION : 1st

JEA **E. ANDERSON & ASSOCIATES**
SURVEYORS - ENGINEERS

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

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

LOT A PLAN VIP41752

NIAGARA STREET

DOUGLAS STREET

BATTERY STREET

PLAN VIS42

LOT 1 PLAN 46850

0.278 Ha

LOT A PLAN 46731

0.212 Ha

LOT 3 PLAN 228

4 STOREY BUILDING
MAIN FLOOR ELEV.= 25.77m
TOP OF FLAT ROOF ELEV.= 38.08m

2 STOREY BUILDING
MAIN FLOOR ELEV.= 27.10m
TOP OF ROOF ELEV.= 35.98m

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
May 27, 2022

B2 Special Provisions	Sleeping room floor areas subdivided into at least to fire compartments
	Maximum 1,000 sm in area per 3.3.3.5 (2)
	Impeded Egress zones permitted
	No dead-end corridors serving sleeping rooms permitted



Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.66
Gross Floor Area	12,284
Floor Area Ratio	2.5

Roof Height (m geo.)	51.2
(Average) Grade (m geo.)	24.1
(Building) Height (m)	27.1
Storeys	7

Gross Floor Areas	
L7	867
L6	1,555
L5	1,715
L4	2,059
L3	2,059
L2	2,059
L1	1,970
Total	12,284

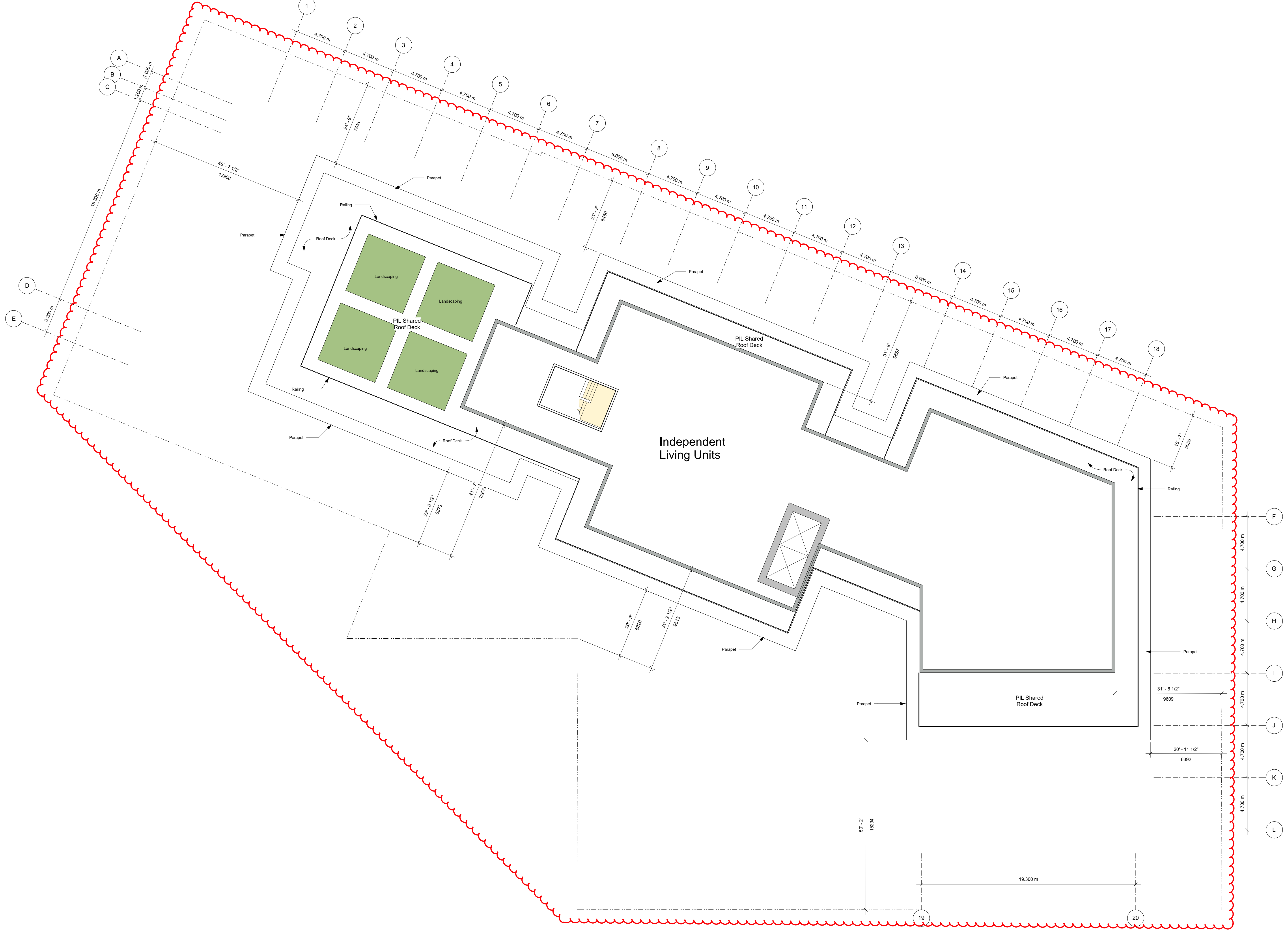
Minimum Setbacks (m)	
Front Yard (north / Niagara)	6.25
Rear Yard (south / Battery)	6.15
Side Yard (west)	7.00
Side Yard (east / Douglas)	6.65

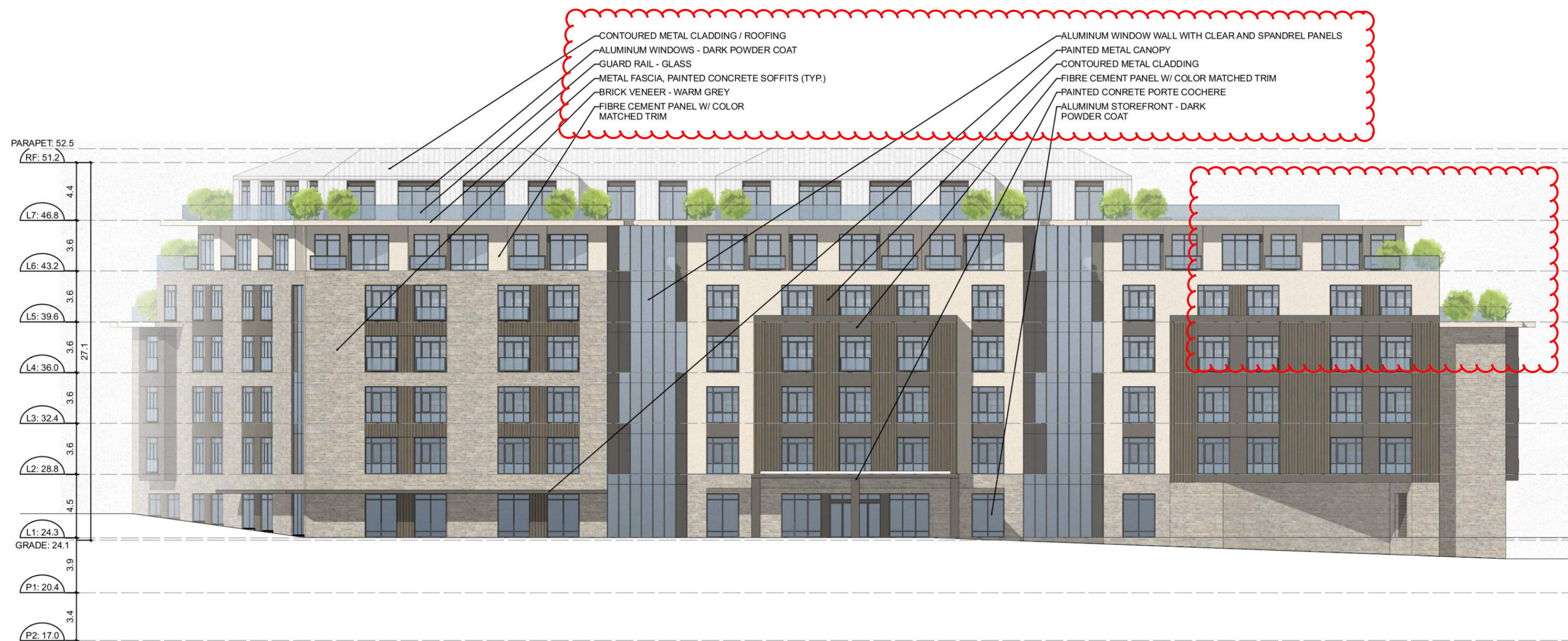














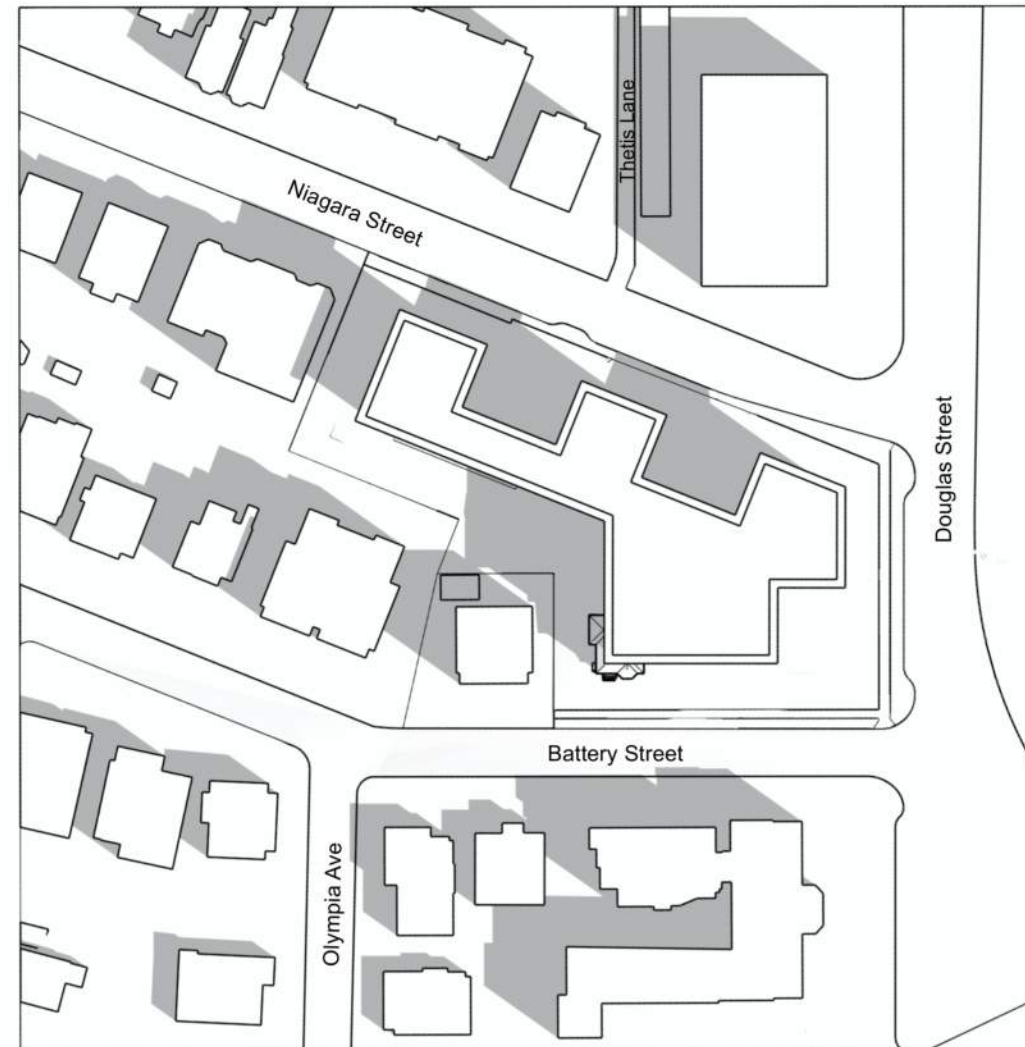
Douglas Street



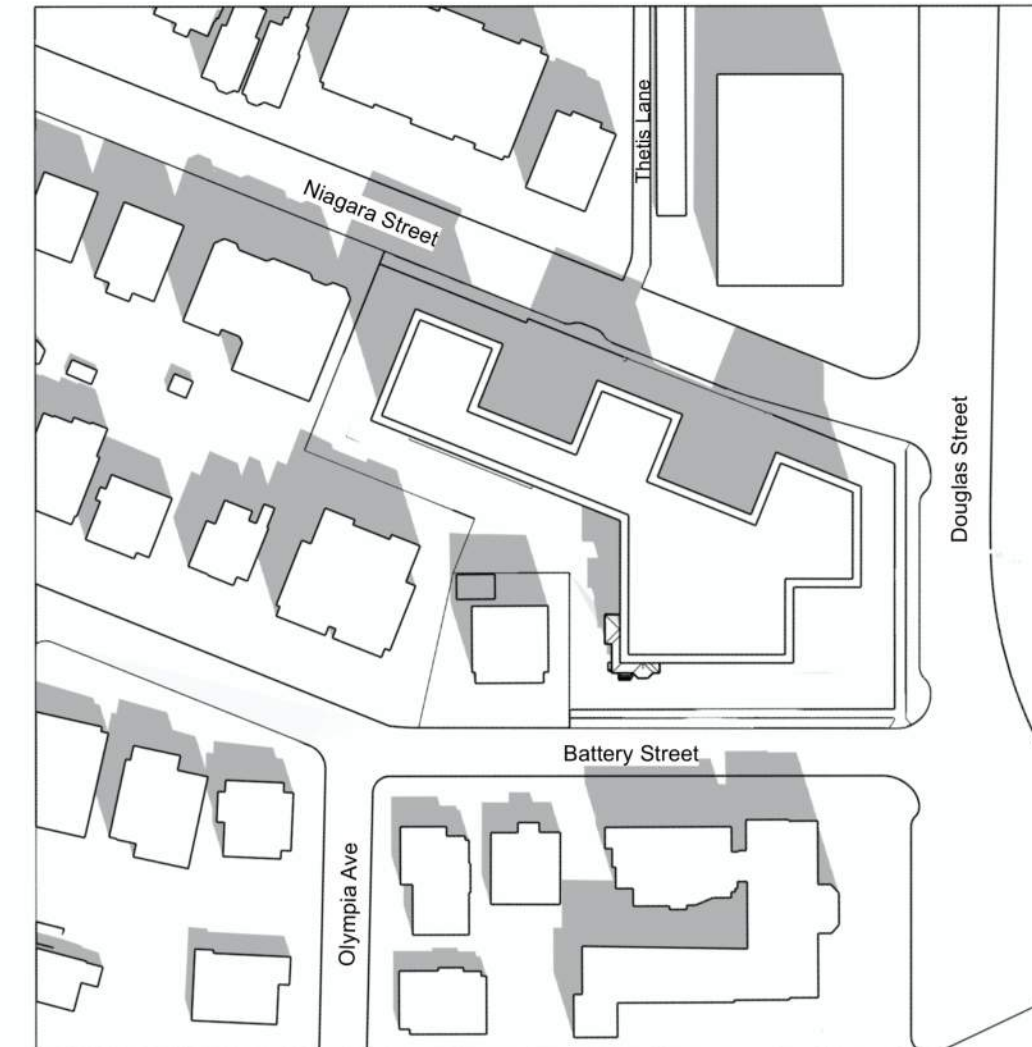
Niagara Street



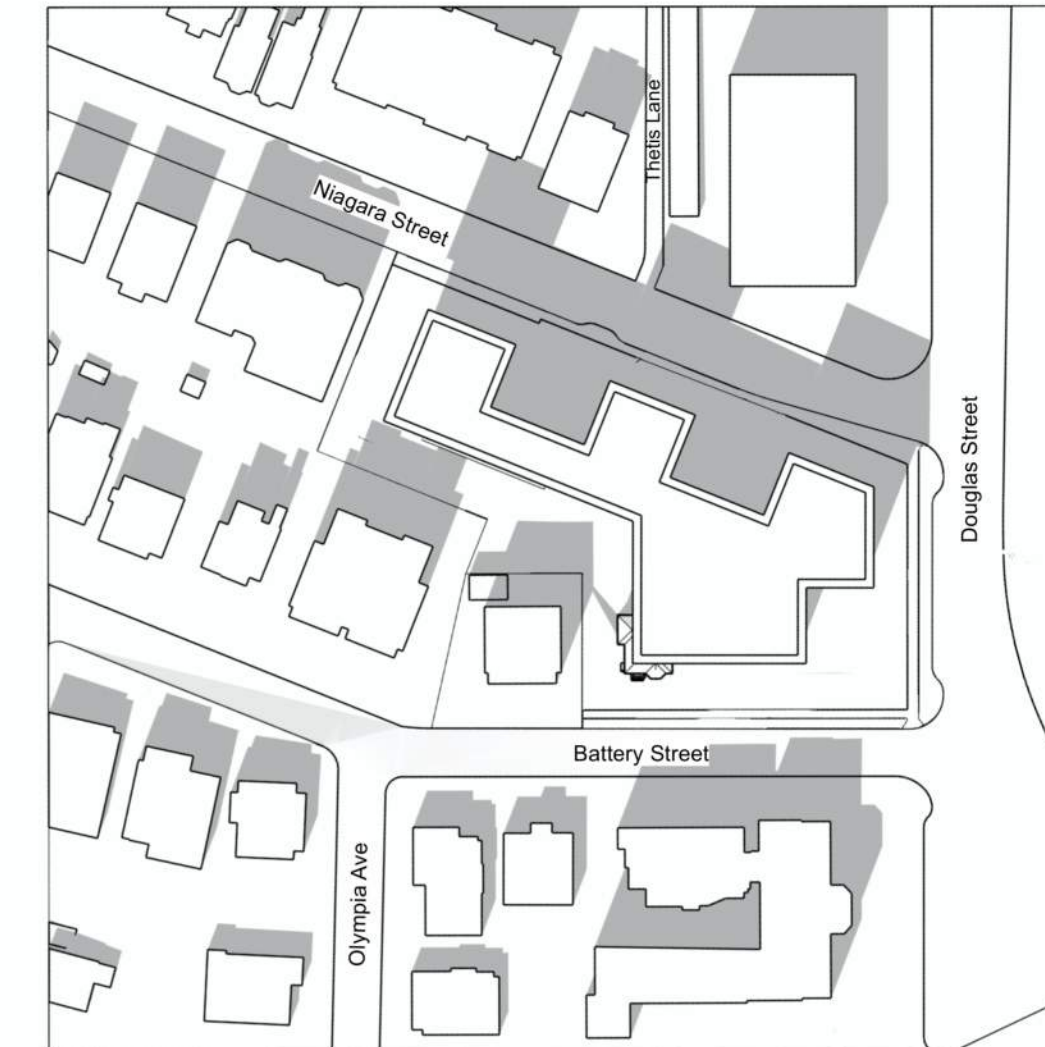
Battery Street



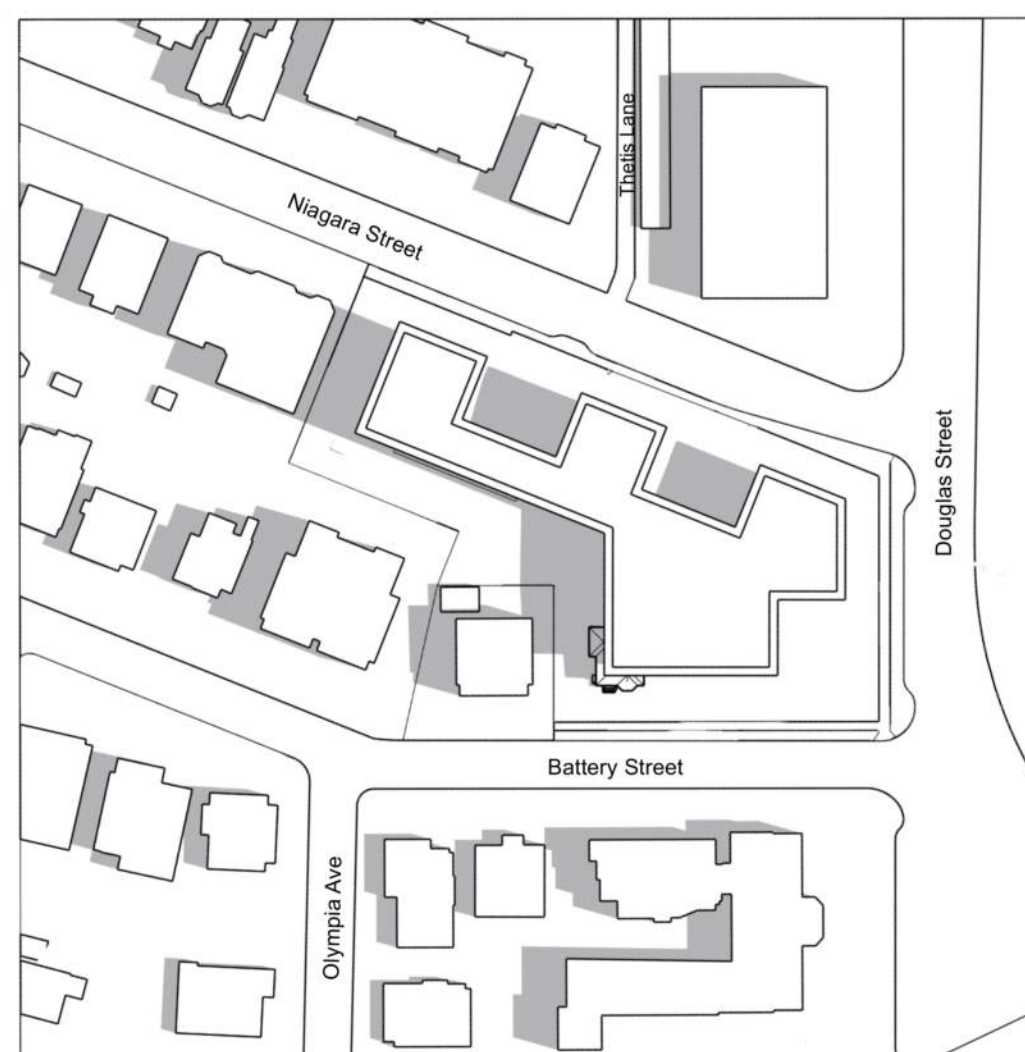
Existing Zone - March / September 10am



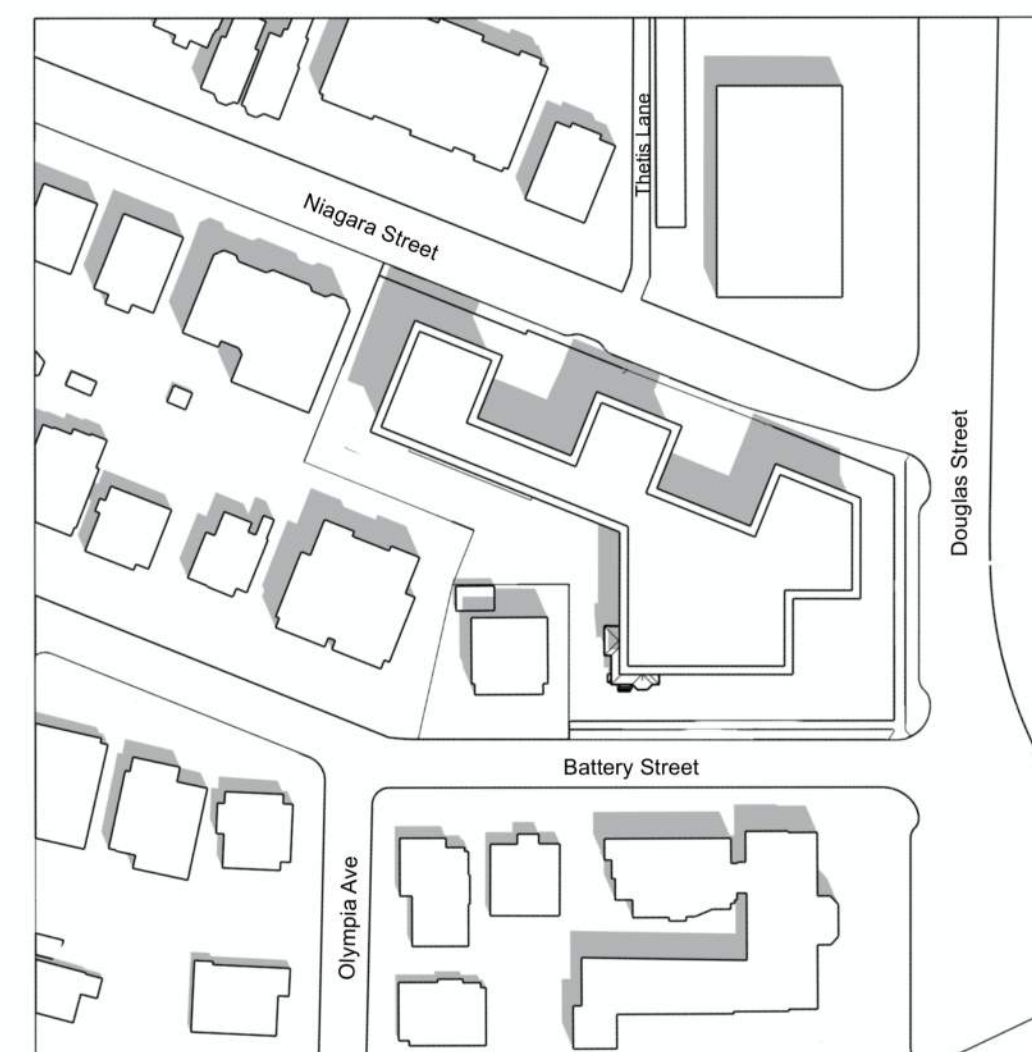
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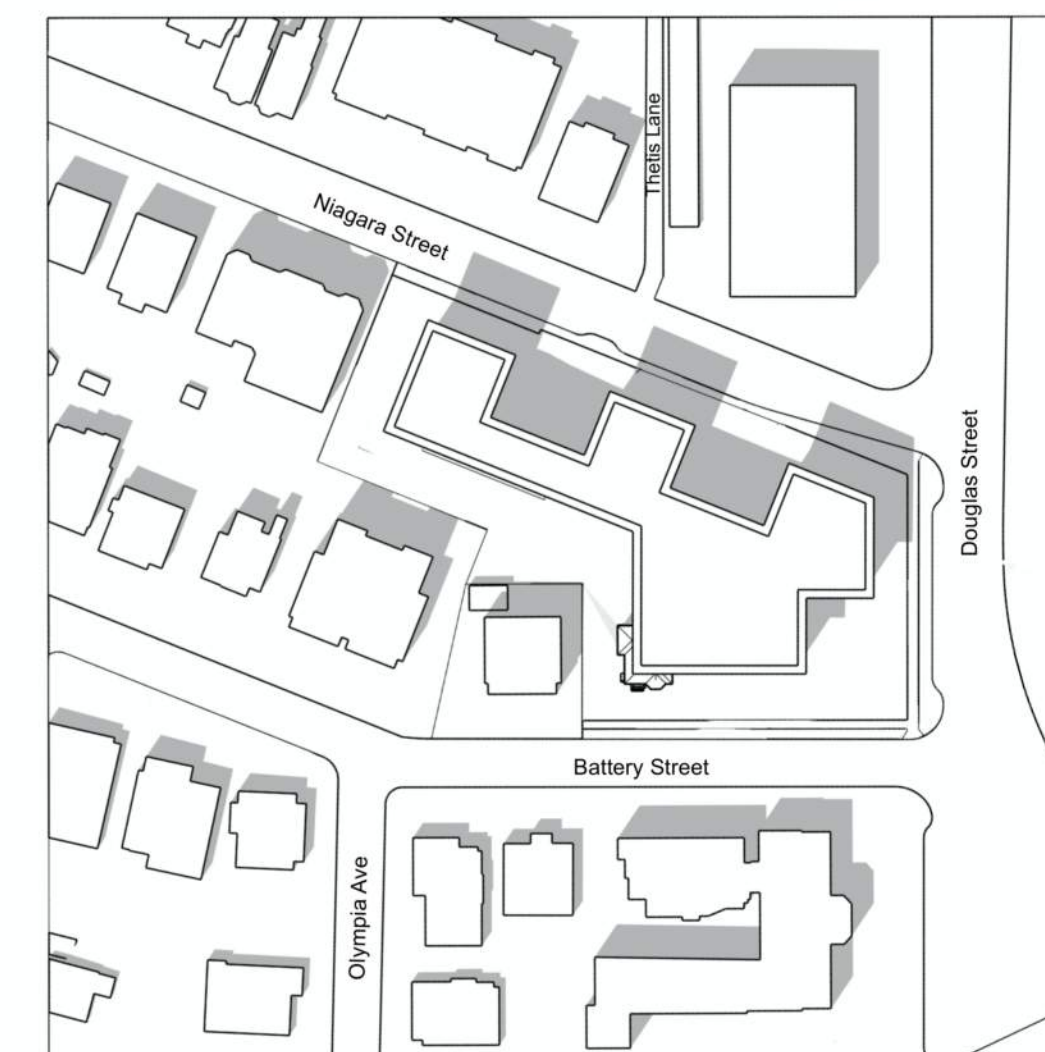
Existing Zone - March / September 2pm



Existing Zone - June 10am



Existing Zone - June Noon



Existing Zone - June 2pm



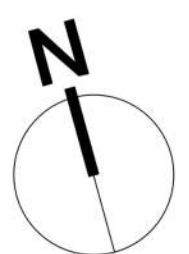
Existing Zone - December 10am

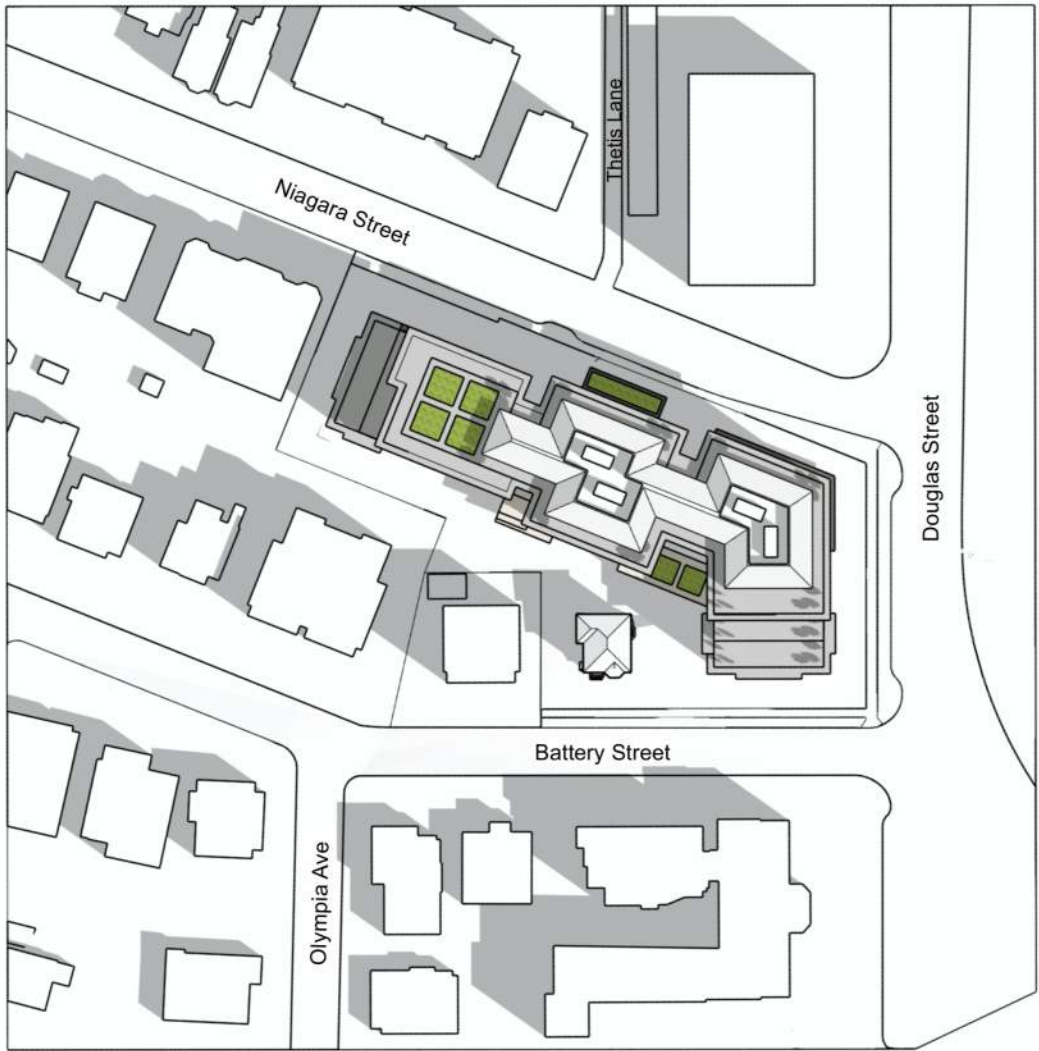


Existing Zone - December Noon

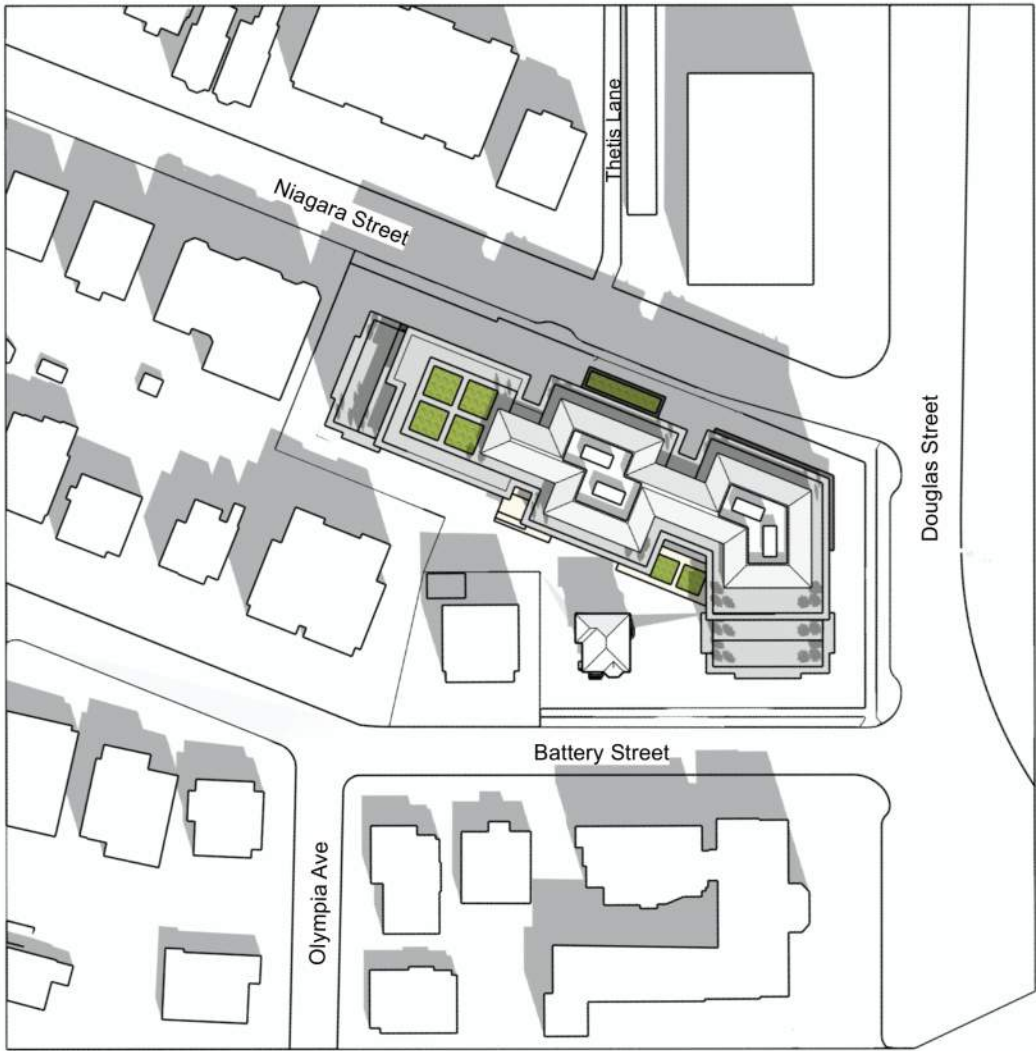


Existing Zone - December 2pm

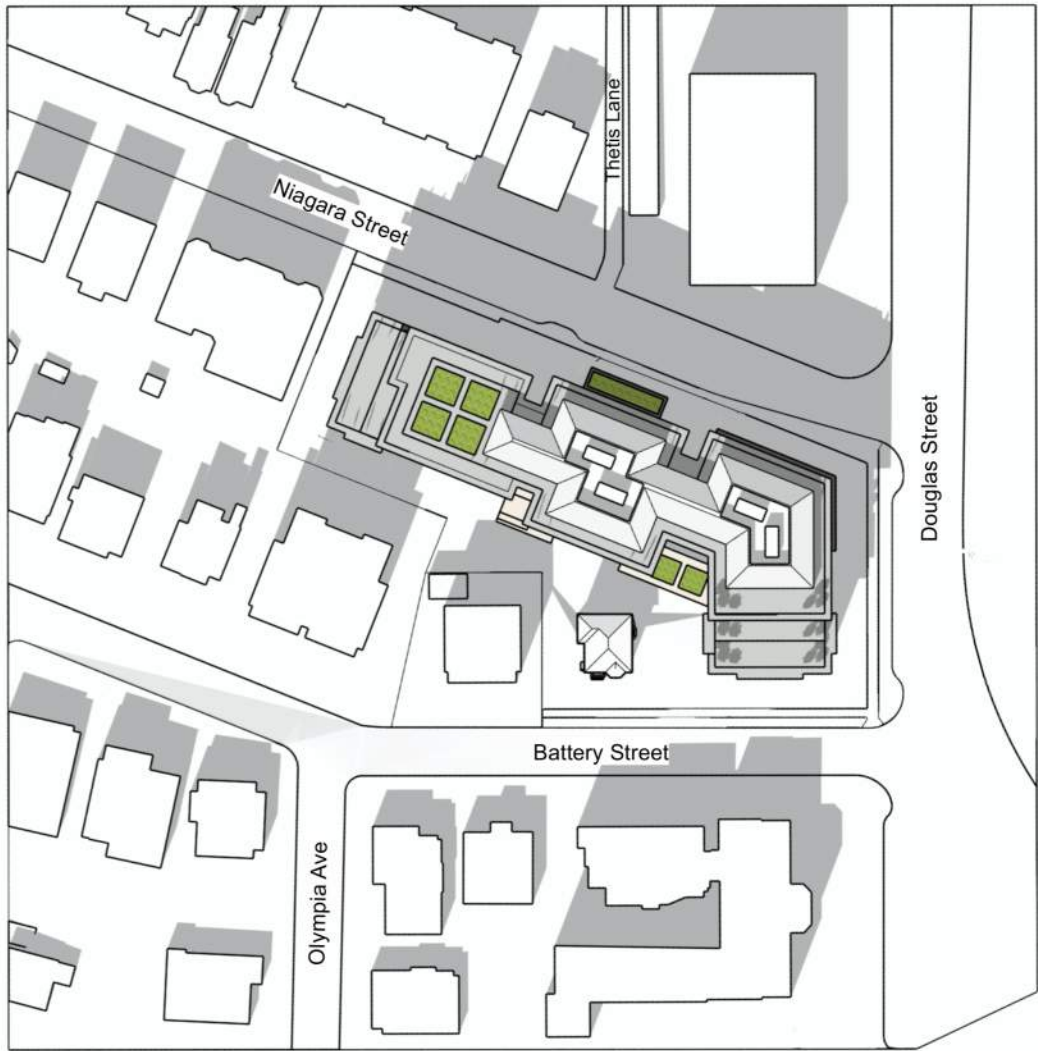




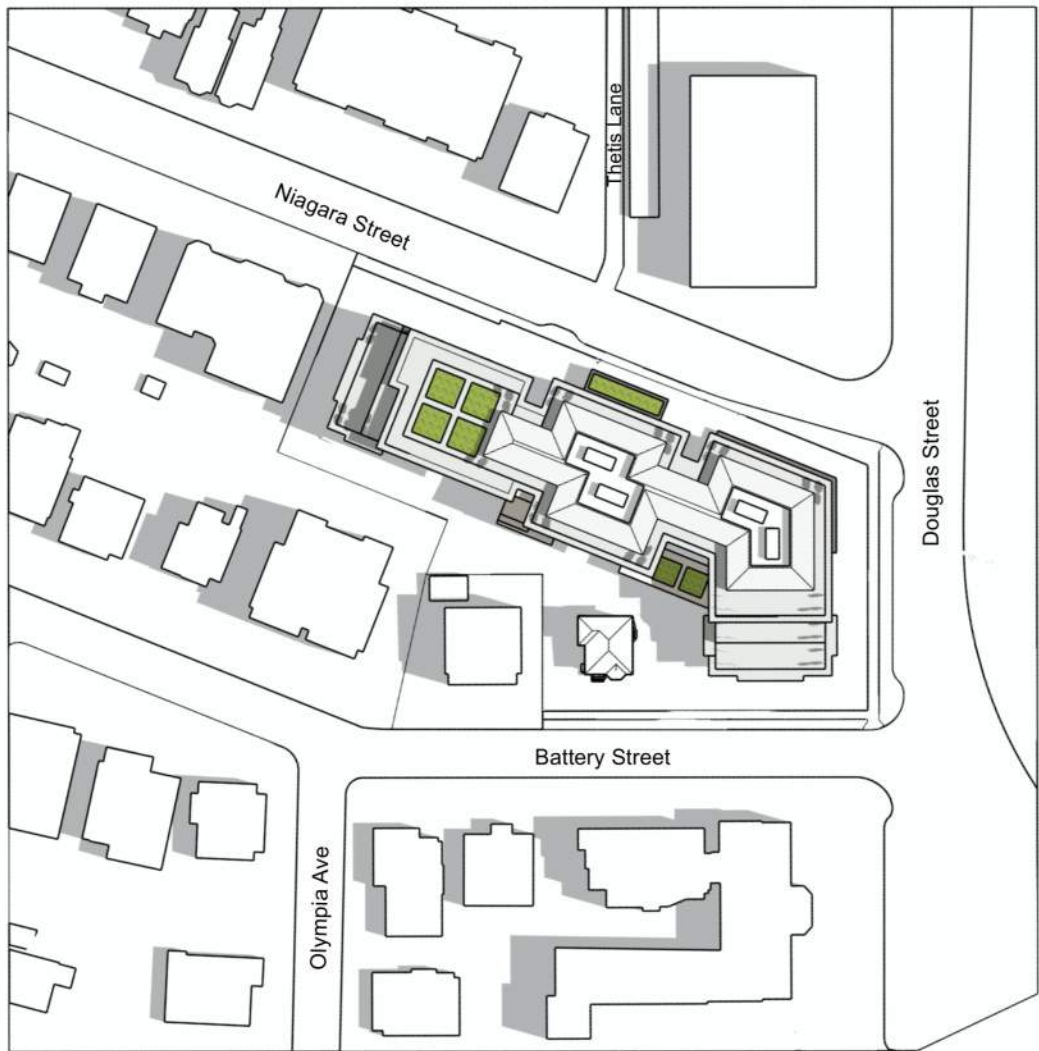
Proposed Amica House - March / September 10am



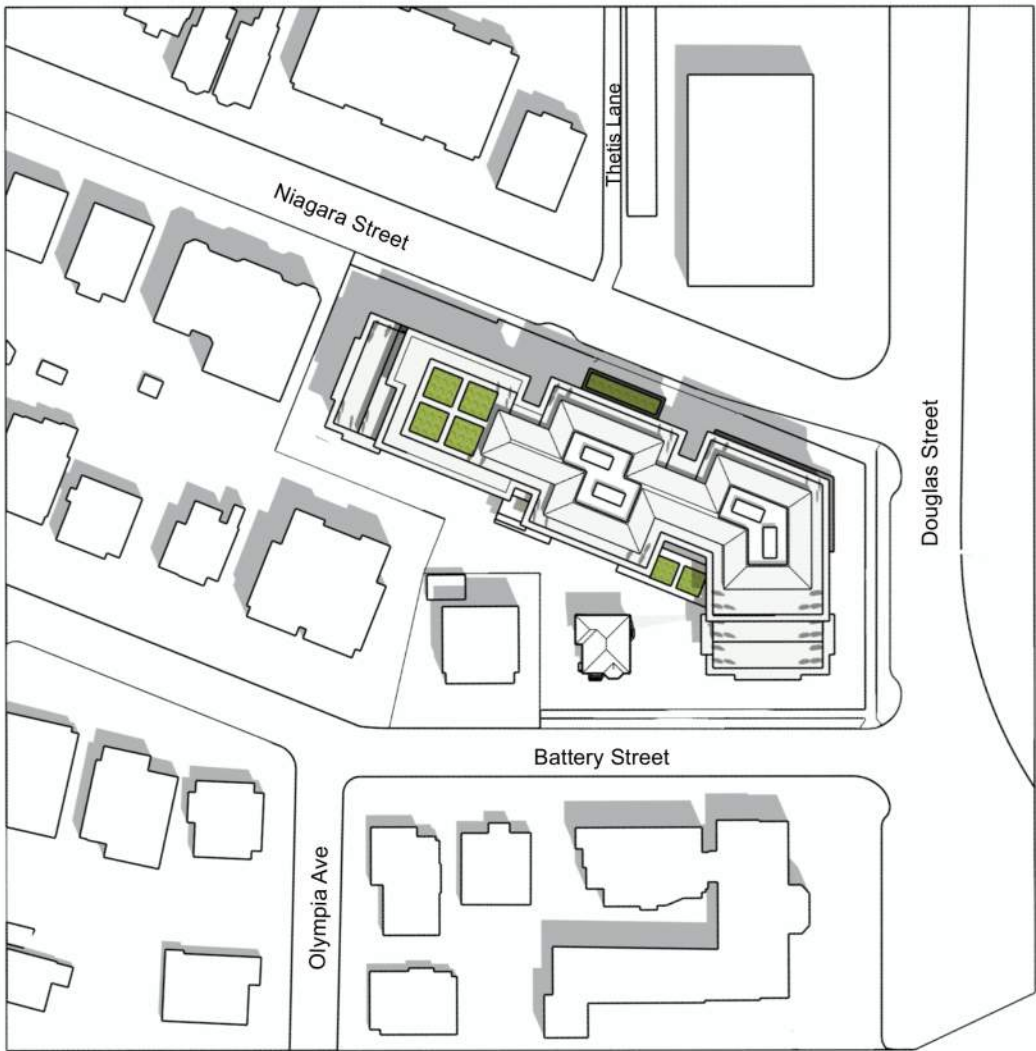
Proposed Amica House - March / September Noon



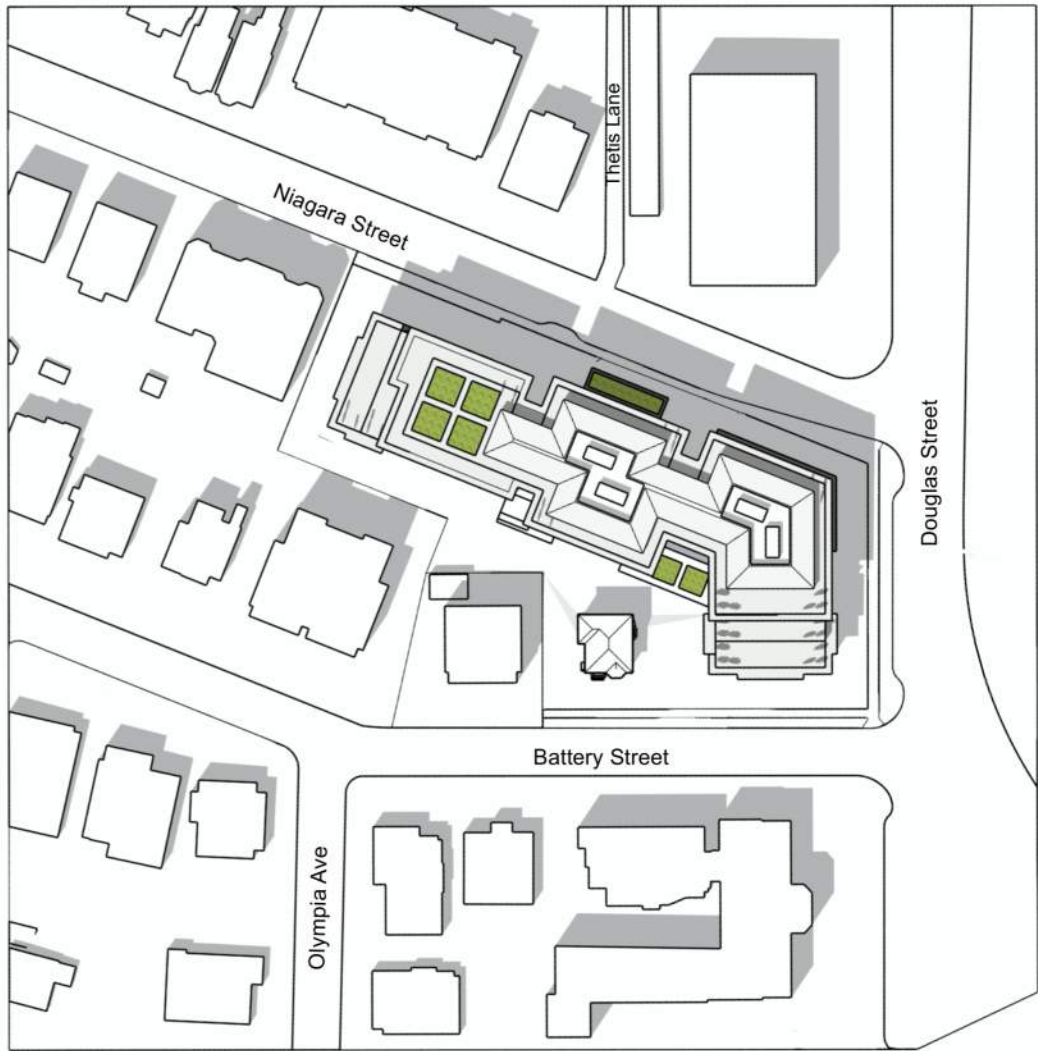
Proposed Amica House - March / September 2pm



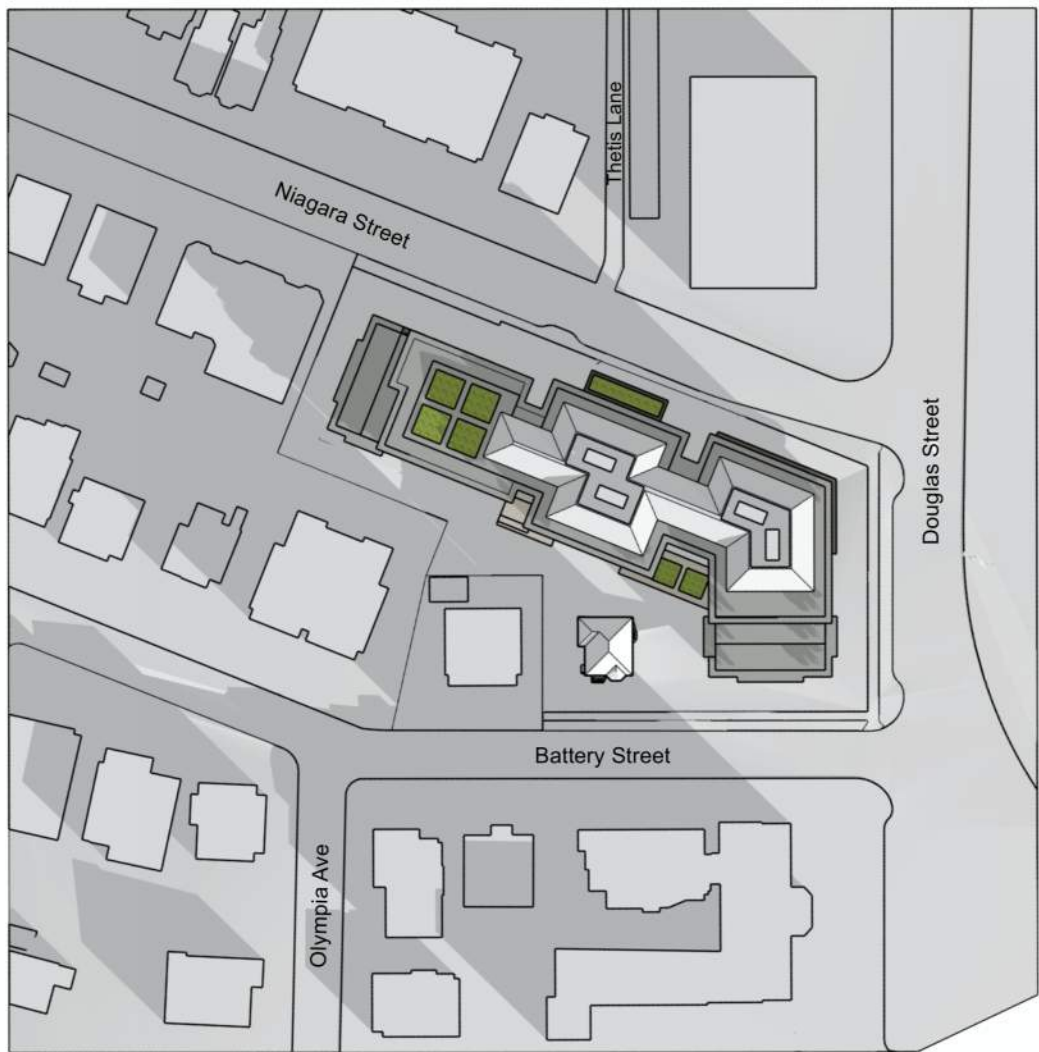
Proposed Amica House - June 10am



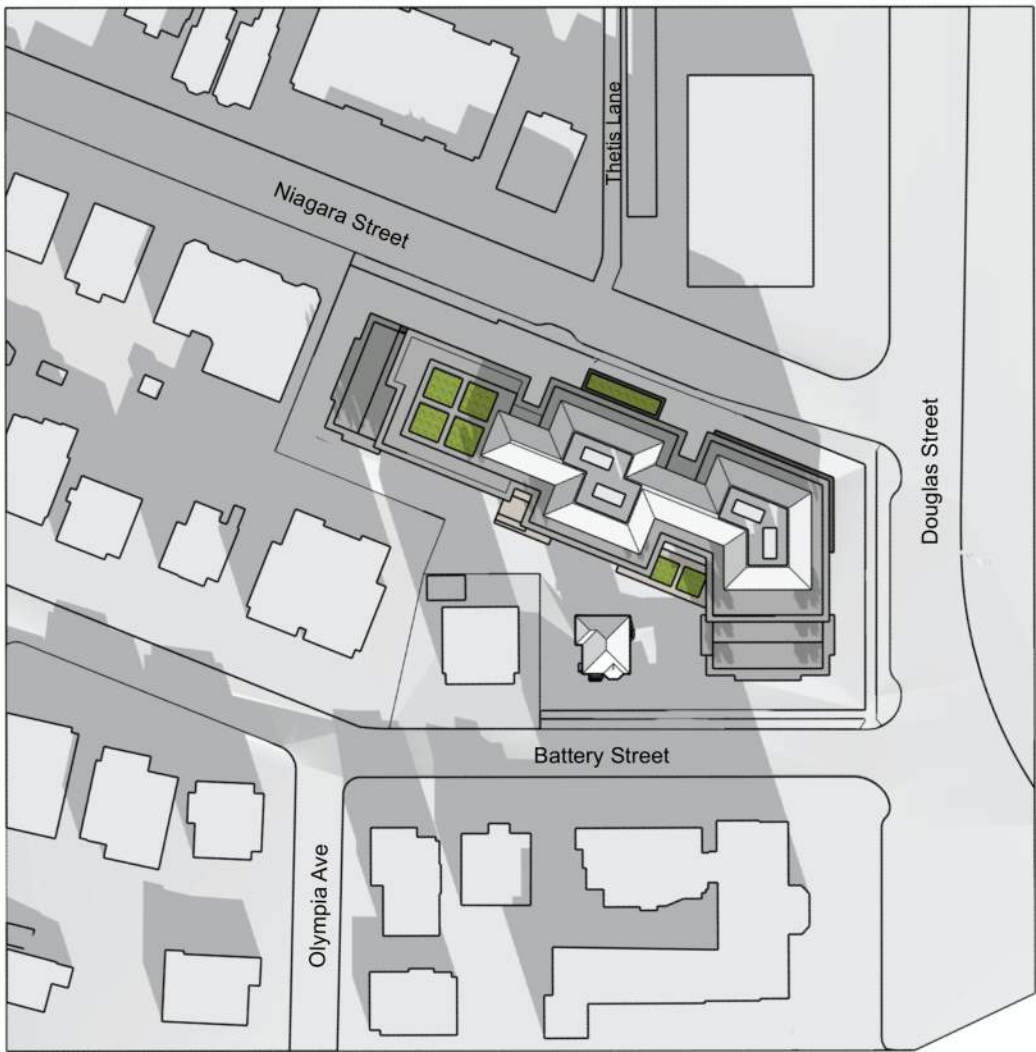
Proposed Amica House - June Noon



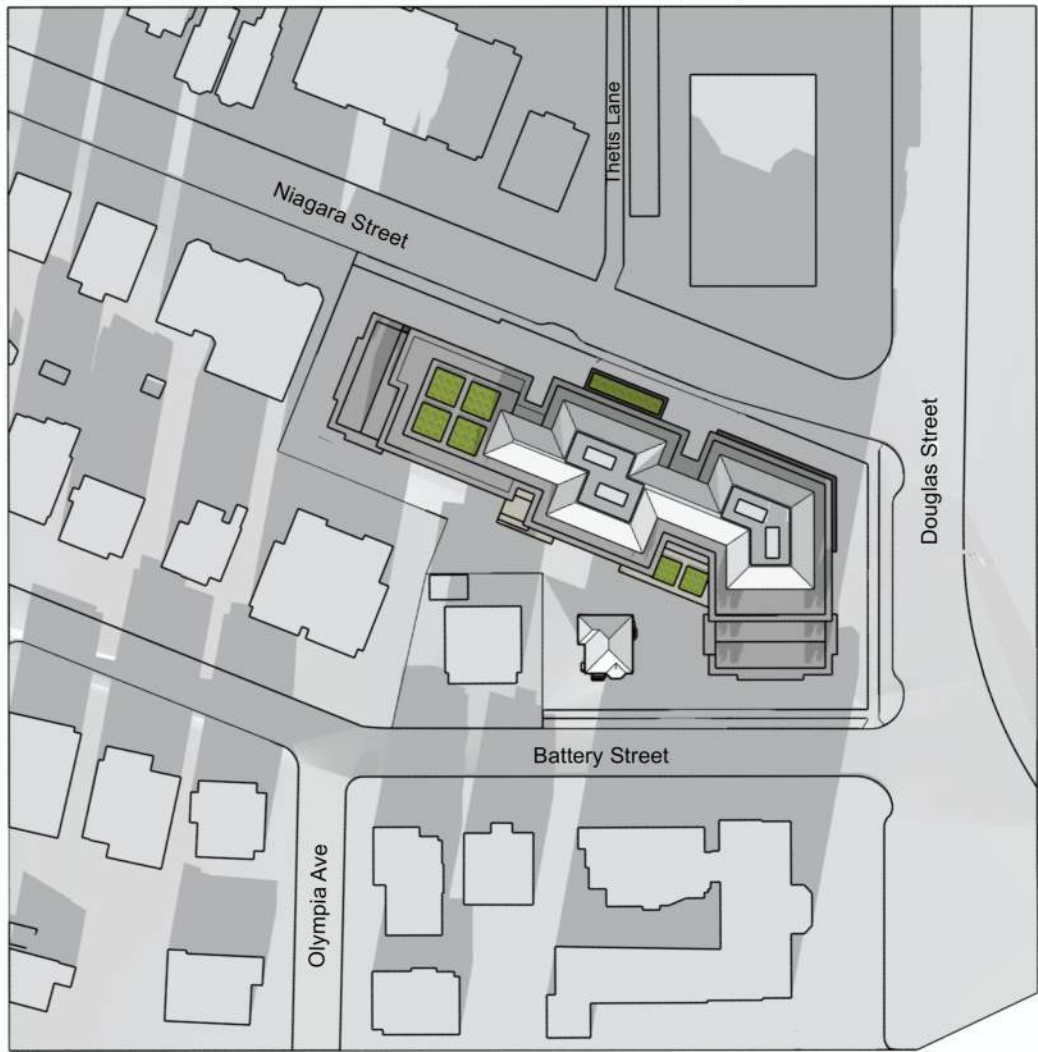
Proposed Amica House - June 2pm



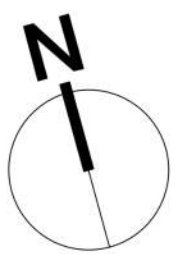
Proposed Amica House - December 10am

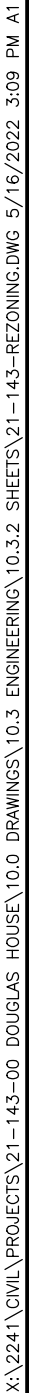


Proposed Amica House - December Noon



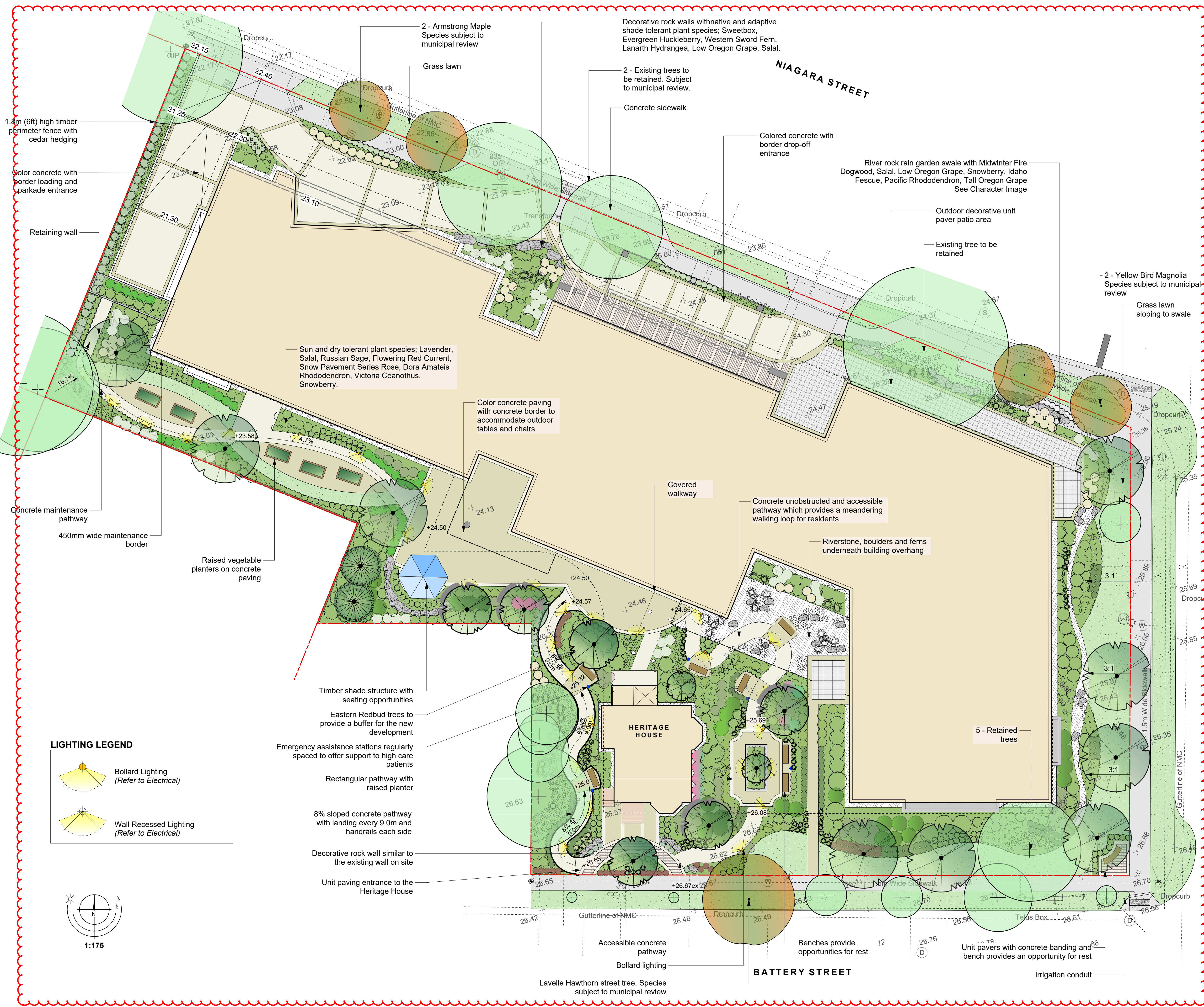
Proposed Amica House - December 2pm



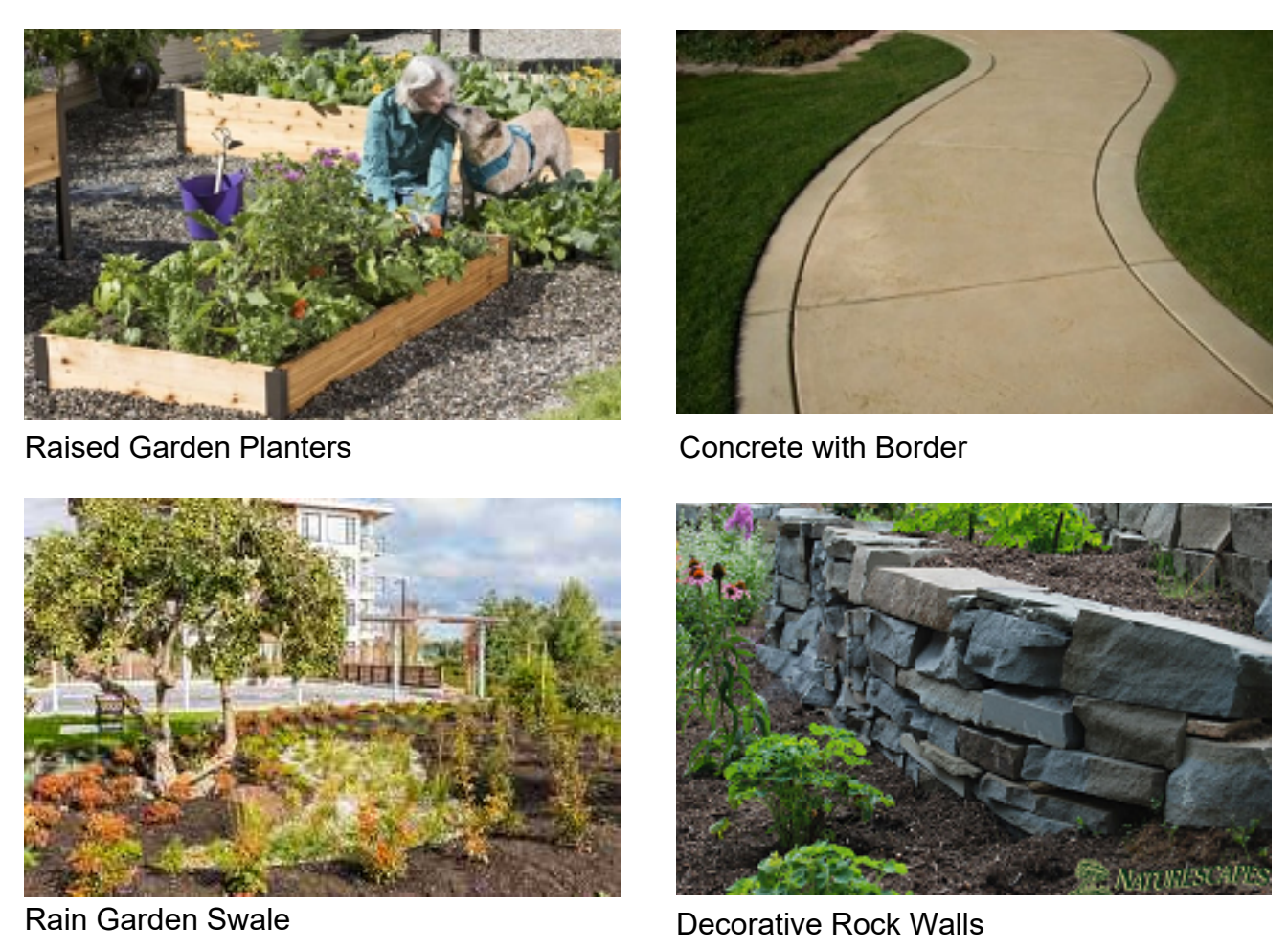


NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
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21-143-CSP



Recommended Nursery Stock			
Trees			
Total: 28	Botanical Name Acer circinatum Acer rubrum 'Armstrong' Acer rubrum 'October Glory' Cercidiphyllum japonicum Cercis canadensis Crataegus x lavallei Magnolia acuminata 'Yellow Bird' Pseudotsuga menziesii Quercus rubra	Common Name Vine Maple Armstrong Maple October Glory Red Maple Katsura Tree Eastern Redbud Lavalle hawthorn Yellow Bird Magnolia Douglas Fir Red Oak	Size 4cm cal. 6cm cal. 6cm Cal 6cm Cal 6cm Cal 6cm cal. 6cm cal. 2M Ht. 6cm cal.
Large Shrubs			
Total: 176	Botanical Name Ceanothus thyrsiflorus 'Victoria' Choisya ternata Cornus sericea 'Flaviramea' Oemleria cerasiformis Philadelphus lewisii Physocarpus opulifolius 'Center Glow' Pieris 'Forest Flame' Thuja occidentalis 'Smaragd' Vaccinium ovatum	Common Name Victoria Ceanothus (California Lilac) Mexican Orange Blossom Midwinter Fire Dogwood Indian Plum Mock Orange Pacific Ninebark 'Center Glow' Forest Flame Pieris Emerald Cedar Evergreen Huckleberry	Size #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot 1.2m ht #5 pot
Medium Shrubs			
Total: 293	Botanical Name Hydrangea macrophylla 'Lanarth White' Mahonia aquifolium Rhododendron 'Dora Amateis' Rhododendron 'Fantastica' Rhododendron macrophyllum Ribes sanguineum Rosa nutkana Rosa rugosa 'Snow Pavement' Symphoricarpos albus	Common Name Lanarth White Hydrangea Tall Oregon Grape Dora Amateis Rhododendron Fantastica Rhododendron Pacific Rhododendron Red Flowering Currant Nootka Rose Snow Pavement Series Rose Snowberry	Size #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot
Small Shrubs			
Total: 781	Botanical Name Azalea 'Snowbird' Berberis thunbergii f. atropurpurea 'Bagatelle' Cistus x argenteus 'Silver Pink' Cornus stolonifera 'Kelsey' Gaultheria shallon Lavandula officinalis Lavandula x intermedia 'Provence' Mahonia nervosa Nandina domestica 'Wood's Dwarf' Sarcococca hookeriana var. humilis	Common Name Snowbird Azalea Dwarf Purpleleaf Japanese Barberry Silver Pink Rock Rose Kelsey Dogwood Salal English Lavender Provence French Lavender Low Oregon Grape Wood's Dwarf Heavenly Bamboo Dwarf Sweet Box	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns			
Total: 274	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Festuca idahoensis Helictotrichon sempervirens Perovskia atriplicifolia Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Idaho Fescue Blue Oat Grass Russian Sage Sword Fern	Size #1 pot #1 pot #1 pot #1 pot #1 pot
Notes: 1. All work to be completed to current CSLA Landscape Standards 2. All soft landscape to be irrigated with an automatic irrigation system			



CHARACTER IMAGES

Landscape Concept Plan - 50 Douglas Street

Inventory of Existing Trees

Tag or ID #	Surveyed ? (Yes / No)	Location (On Off Street, City)	Bylaw protected? (Yes / No / City)	Name Common	Botanical	DBH (cm)	Height (m)	Critical Root Zone (m)	Origin (Native / Exotic)	Condition Health	Structural	Retention Suitability (Core trees)	Relative Tolerance	General field observations/remarks
M1	Yes	City	City	Ruby Vase Persian Parrotia	Parrotia persica 'Ruby Vase'	5	4	0.5	0.5	Fair/good	Fair		Good	Juvenile planting. Still staked.
M2	Yes	City	City	Hawthorn	Crataegus oxyacantha	31	8	3.3	4	Fair	Fair/poor		Good	Terraced wound at 2m above grade with extensive internal decay. Bulging body inside of wound. Topped historically for hydro clearance - multiple regrowth leaders form at topping location.
M3	Yes	City	City	Hawthorn	Crataegus oxyacantha	16	5	1.7	2	Fair	Fair		Good	Growing under hydro lines, some crown dieback.
M4	Yes	City	City	Hawthorn	Crataegus x avalae	10	5	1.1	2	Fair	Fair		Good	Growing under hydro lines.
M5	No	City	City	Hawthorn	Crataegus x avalae	4	5	0.4	0.5	Fair	Fair		Good	Juvenile planting. Still staked.
M6	No	City	City	Vanessa Persian Parrotia	Parrotia persica 'Vanessa'	4.3	2	4	0.7	0.5	Fair	Fair	Good	Juvenile planting. Still staked. Multiple stems form at 5m above grade - no major weaknesses visible at stem unions. Historic pruning wounds with associated surface decay. Asymmetric crown on North side due to shading from building.
1972	Yes	On	Yes	Mulberry	Morus sp.	23.34, 22	10	6.4	5	Fair/good	Fair	Suitable	Good	Growing within close proximity to existing building. Trunk narrower above 5m.
1973	No	On	Yes	Spruce	Picea sp.	33	10	4.1	1.5	Good	Poor	Unsuitable	Moderate	Some evidence of drought stress. Codominant leaders form at 15m above grade - no major weaknesses visible at stem union.
1974	Yes	On	Yes	Western Redcedar	Thuja plicata	49	20	6.1	5	Fair/good	Fair/good	Suitable	Moderate	Codominant leaders form at 2m above grade - no major weaknesses visible at stem union.
1975	No	On	No	Pear	Pyrus sp.	19	8	2.3	3	Fair/good	Fair	Conditional	Moderate	
1976	No	On	No	Golden Chain tree	Laburnum sp.	5.6	4	1.0	2	Fair	Fair/poor	Conditional	Good	Suppressed by 1977 - asymmetric crown on West side due to shading.
1977	Yes	On	Yes	English hawthorn	Crataegus laevagata	16, 11, 9.8	8	2.9	3	Fair/good	Fair	Conditional	Good	Multiple stems form at 5m above grade - narrow angles of attachment.
1978	No	On	No	Golden Chain tree	Laburnum sp.	18	4	2.3	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile. Multiple stems form at 1.5m above grade.
1979	No	On	No	Golden Chain tree	Laburnum sp.	10, 10	4	2	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile. Multiple stems form at 1.5m above grade. Suppressed by ODS - asymmetric crown on West side due to shading. Multiple stems form at 1m above grade - narrow angles of attachment. Root system restricted on East side by existing retaining wall.
O51	No	Off	Yes	Plum	Prunus sp.	40, 20, 16, 18	10	7.9	6	Fair/good	Fair/poor		Moderate	
O52	No	Off	Yes	Douglas fir	Pseudotsuga menziesii	60+	25	6.3	7	Fair/good	Fair/good		Moderate	
O53	No	Off	Yes	Australian pine	Pinus nigra	70+	20	7.4	7	Good	Fair		Good	Multiple stems form at 4m above grade - isolated bark - not active. Existing asphalt driveway covering East side of the tree. Heavily surface rooted. Historic pruning wounds with associated surface decay. Side pruned on North side for hydro clearance. Growing within close proximity to existing retaining wall.
1980	Yes	On	Yes	Silver birch	Betula pendula	45	20	5.8	6	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1981	Yes	On	Yes	Silver birch	Betula pendula	43	15	5.4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1982	Yes	On	Yes	Silver birch	Betula pendula	38	20	4.8	6	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1983	Yes	On	Yes	Silver birch	Betula pendula	32	20	4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance. Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment. Growing within close proximity to existing retaining wall.
1984	Yes	On	Yes	Beech	Fagus sp.	67	15	10.9	8	Fair/good	Poor	Conditional	Moderate	Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment.
1985	Yes	On	Yes	Beech	Fagus sp.	63	15	7.9	7	Fair/good	Poor	Conditional	Moderate	Growing within close proximity to existing building foundation. Asymmetric crown on West side due to shading. Heavily surface rooted.
1986	No	On	No	Southern magnolia	Magnolia grandiflora	27	15	2.8	4	Good	Fair/poor	Unsuitable	Good	
1987	Yes	On	No	Japanese maple	Acer palmatum	5.5, 6, 6.8	4	1.4	2	Fair	Fair/poor	Suitable	Good	Growing within existing tree well.

Prepared by:
Tadpole Maintenance and Associates
Box 48153 RPO Uptown
Victoria, BC V8T 7H6
Ph: (250) 478-8733 - Fax: (250) 478-7050
Email: tma@tmaassoc.com

Removed existing hedge

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

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

Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec. 15/21



LADR LANDSCAPE ARCHITECTS

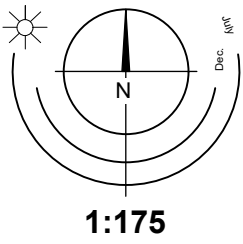
Project No: 2160 7 Dec 2021

#3-864 Queens Ave., Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Tree Preservation Plan - 50 Douglas Street

Existing Trees Legend:

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





Princeton Sentry Ginkgo



Shore Pine



Bowhall Red Maple



Katsura Tree



Evergreen Huckleberry



Pacific Ninebark



Indian Plum



Pacific Rhododendron



Mock Orange



Silver Pink Rock Rose



Tall Oregon Grape



Nootka Rose



Red Flowering Currant



Salal



Snowberry



Low Oregon Grape



English Lavender



Sword Fern



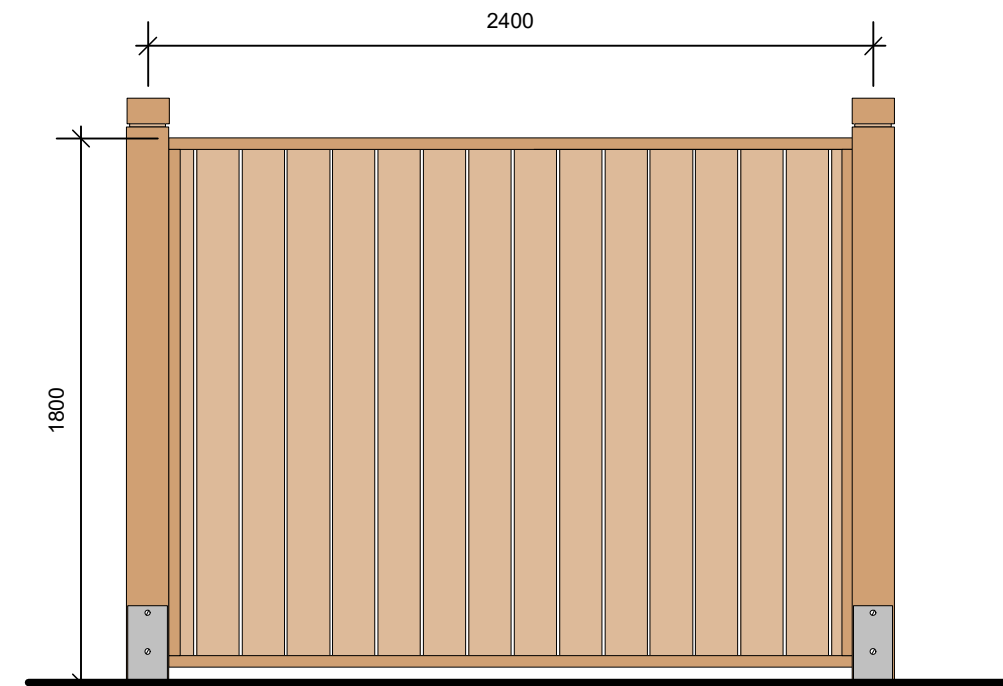
Karl Foerster Feather Reed Grass



Blue Oat Grass



Dwarf Sweet Box



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



Timber Trellis



Benches

SITE FURNISHINGS

PLANT PALETTE

Landscape Character Images - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 12 Dec 2021

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Revision D: May 12/22
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