



443 GOVERNMENT STREET

PROJECT INFORMATION TABLE

ZONE (EXISTING)	R-2
ZONE (PROPOSED)	CD
SITE AREA (m2)	1,266.2
TOTAL FLOOR AREA (m2)	4,091.2
COMMERCIAL FLOOR AREA (m2)	N/A
FLOOR SPACE RATIO	3.2
SITE COVERAGE %	65%
OPEN SITE SPACE %	35%
HEIGHT OF BUILDING (m)	24.32
NUMBER OF STOREYS	6
PARKING STALLS (NUMBER) ON SITE	28
BICYCLE PARKING NUMBER (CLASS 1 OR CLASS 2)	64 CLASS 1; 6 CLASS 2
BUILDING SETBACKS (m)	
FRONT YARD (MICHIGAN ST)	3.60 TO BUILDING; 2.43 TO BALCONY
REAR YARD	3.00 TO BUILDING; 4.90 TO BALCONY
SIDE YARD (GOVERNMENT ST)	3.00 TO BUILDING; 1.83 TO BALCONY
SIDE YARD (YOUNG ST)	5.80 TO BUILDING; 4.60 TO BALCONY
COMBINED SIDE YARDS	N/A
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	53
UNIT TYPE	1-BEDROOMS, 2 BEDROOMS, 3 BEDROOMS
GROUND-ORIENTATED UNITS	7 UNITS
MINIMUM UNIT FLOOR AREA (m2)	34.3
TOTAL RESIDENTIAL FLOOR AREA (m2)	1,266.2

PROJECT TEAM

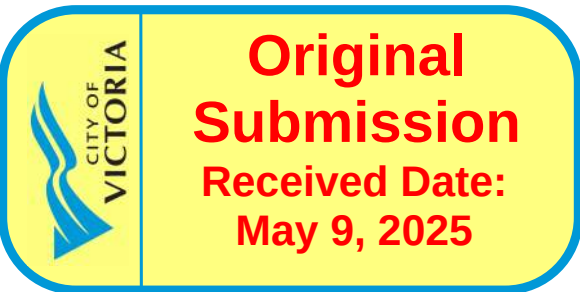
OWNER 443 GOVERNMENT DEVELOPMENTS LTD. 301 - 1106 COOK STREET VICTORIA, BC V8V 3Z9 CONTACT: BRUCE CRAWSHAW T. 250.883.5579 E. nstandeven@abstractdevelopments.com	CIVIL WESTBROOK CONSULTING LTD. 115-866 GOLDSTREAM AVENUE, VICTORIA, BC CONTACT: BRUCE CRAWSHAW T. 250.391.8592 (223) E. bcrawshaw@wbnook.ca
ARCHITECTURAL URBAN WEST ARCHITECTURE 102-1688 W 1ST AVE. VANCOUVER, BC CONTACT: JUSTIN BENNETT T. 604.603.1332 E. justin@uwarchitecture.com	LANDSCAPE LADR LANDSCAPE ARCHITECTS INC. 3-864 QUEENS AVENUE, VICTORIA, BC CONTACT: CHRISTOPHER WINDJACK T. 250.598.0105 E. cwindjack@ladra.ca
STRUCTURAL RJG ENGINEERS 330-1515 DOUGLAS STREET, VICTORIA, BC CONTACT: LEON PLETT T. 604.685.9533 (201) E. lplett@rjc.ca	ARBORIST TALMACK URBAN FORESTRY BOX 48153 3575 DOUGLAS STREET, VICTORIA, BC V8Z 7H6 CONTACT: ROBERT MACRAE T. 250.479.8733 E. robbie@talmack.ca
ELECTRICAL AES ENGINEERING 5005-3795 CAREY RD, VICTORIA, BC V8Z 6T8 CONTACT: JORDAN CLEAR T. 250.940.3487 E. jordan.klear@aesengr.com	SURVEYOR POWELL & ASSOCIATES 250-2950 DOUGLAS STREET, VICTORIA, BC CONTACT: JAMES WORTON T. 250.382.8865 E. james@powellsurveys.com

DRAWING LIST

A000	COVER PAGE & PROJECT DATA
A010	SITE SURVEY
A011	CONTEXT PLAN
A012	SITE PLAN
A013	EXISTING SITE PLAN
A020	STREET ELEVATIONS
A030	NORTHWEST AERIAL VIEW
A031	NORTH ELEVATION VIEW
A200	LEVEL P1 FLOOR PLAN
A201	LEVEL 1 FLOOR PLAN
A202	LEVEL 2-5 FLOOR PLAN
A203	LEVEL 6 FLOOR PLAN
A204	ROOF PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A400	SECTIONS
A401	SECTIONS



1 LOCATION PLAN
A000 NTS



OWNER / CLIENT



SEAL:



2025-05-06

RZ	2025 04 17	ISSUED FOR REZONING
NO.	DATE:	DESCRIPTION:

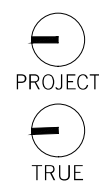
UWA

URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE VANCOUVER BC V6J 1G1 T 604 603 1332	VICTORIA 2822 PRIOR ST VICTORIA BC V8T 3Y3 T 604 603 1332
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DATE:	2025-04-16
PROJECT NO.	2024-004
ISSUE:	
SCALE:	NTS
DRAWN BY:	BC
CHECKED BY:	JB



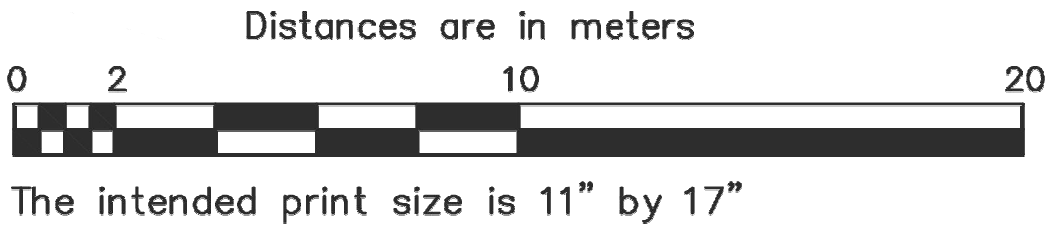
443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A000

COVER PAGE &
PROJECT DATA

BC LAND SURVEYORS SITE PLAN OF:

Civic: 441,443 Government street
and 605/607 Mlchigan Street



Legal Strata Lots A and B of Lots 1766 and 1767,
Victoria City, Strata Plan 3168 and Lot 2 of Lots
1766 and 1767 Victoria City Plan 27744

Parcel Identifier: 002-182-882
Parcel Identifier: 018-700-217
Parcel Identifier: 018-700-225
in the City of Victora

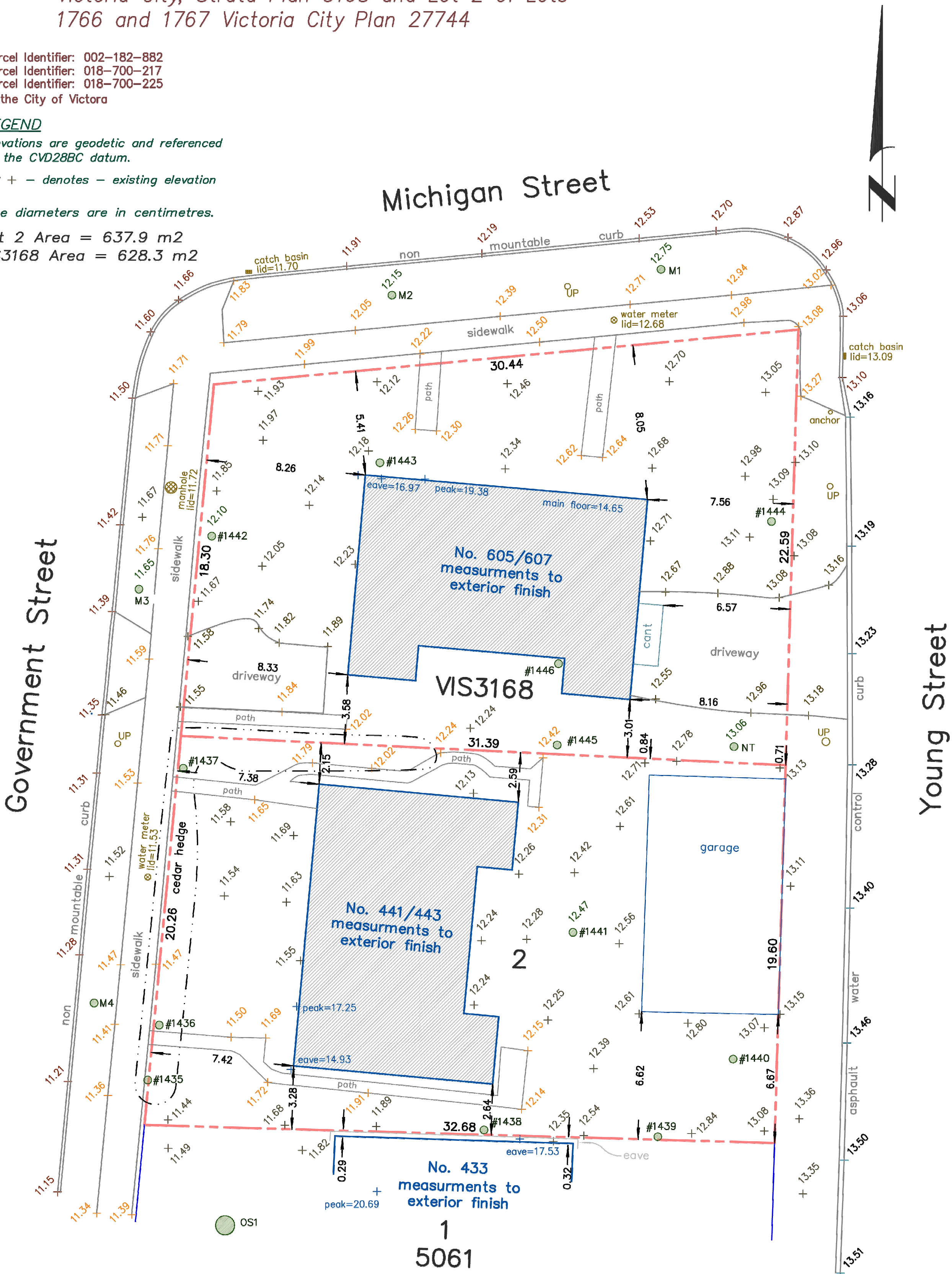
LEGEND

Elevations are geodetic and referenced
to the CVD28BC datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot 2 Area = 637.9 m2
VIS3168 Area = 628.3 m2



Date	November 26, 2024
File	14271-8
V.I. POWELL & ASSOCIATES BC Land Surveying 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	

The following non-financial charges are shown on
the current title and may affect the property.
92126G - Easement

Setbacks are derived from field survey.

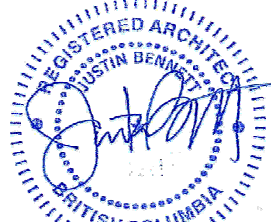
Parcel dimensions shown hereon are
derived from Land Title Office records.

Property Lines and setbacks shown may
vary upon completion of a lot reposting
and preparation of a legal survey plan.
used to define property boundaries.
This document shows the relative location
of the surveyed features and shall not be

OWNER / CLIENT



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2025-05-06

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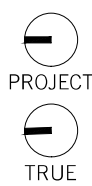
UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

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DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE:
SCALE: 1:200
DRAWN BY: BC
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A010
SITE SURVEY



A

Abstract

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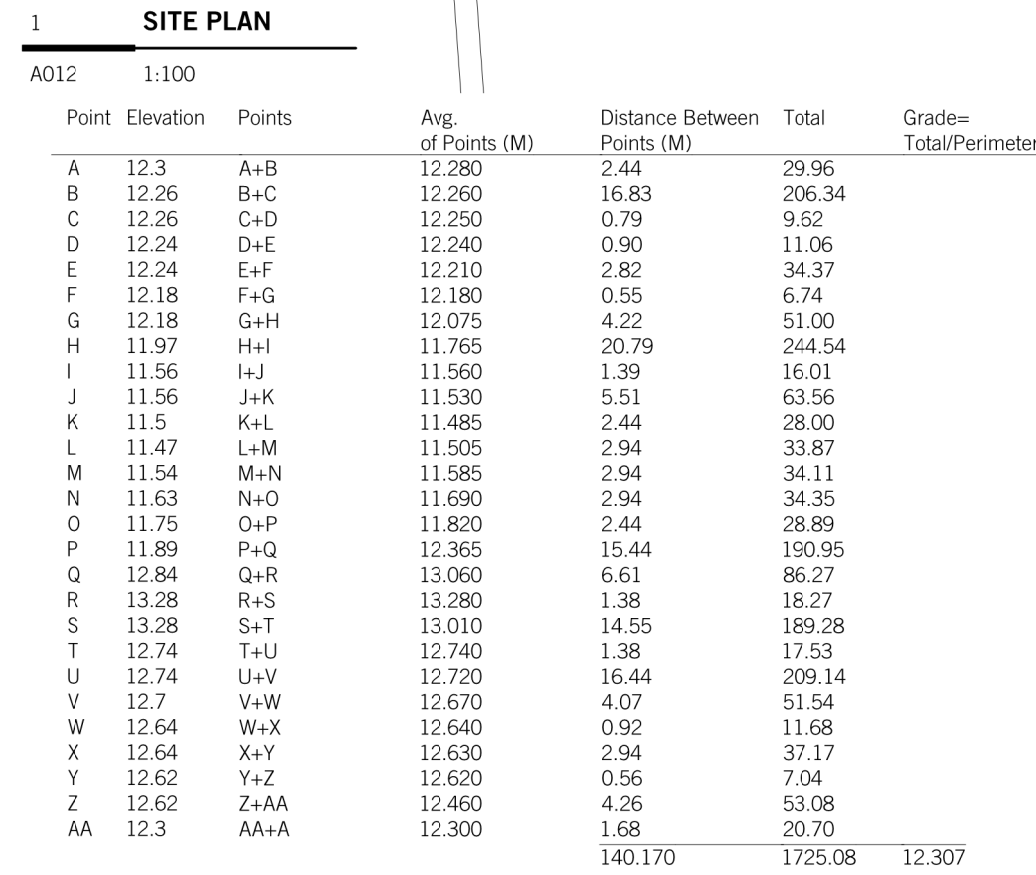
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443 GOVERNMENT STREET
VICTORIA, BC

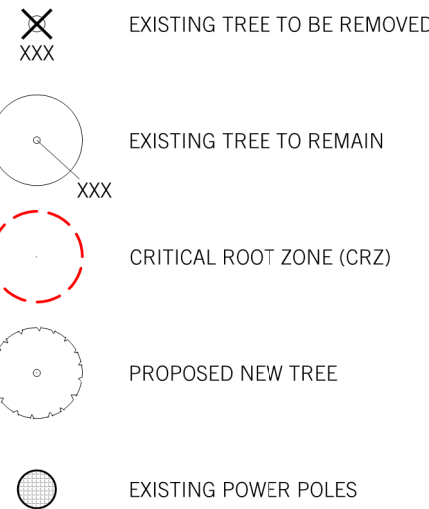
A011

CONTEXT PLAN



2	GRADE CALCULATION
A012	1:400

FREE LEGEND:



OWNER / CLIENT



SEAL:



025-05-06

NO.	DATE:	DESCRIPTION:
1	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

VANCOUVER
202-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
604 603 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

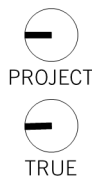
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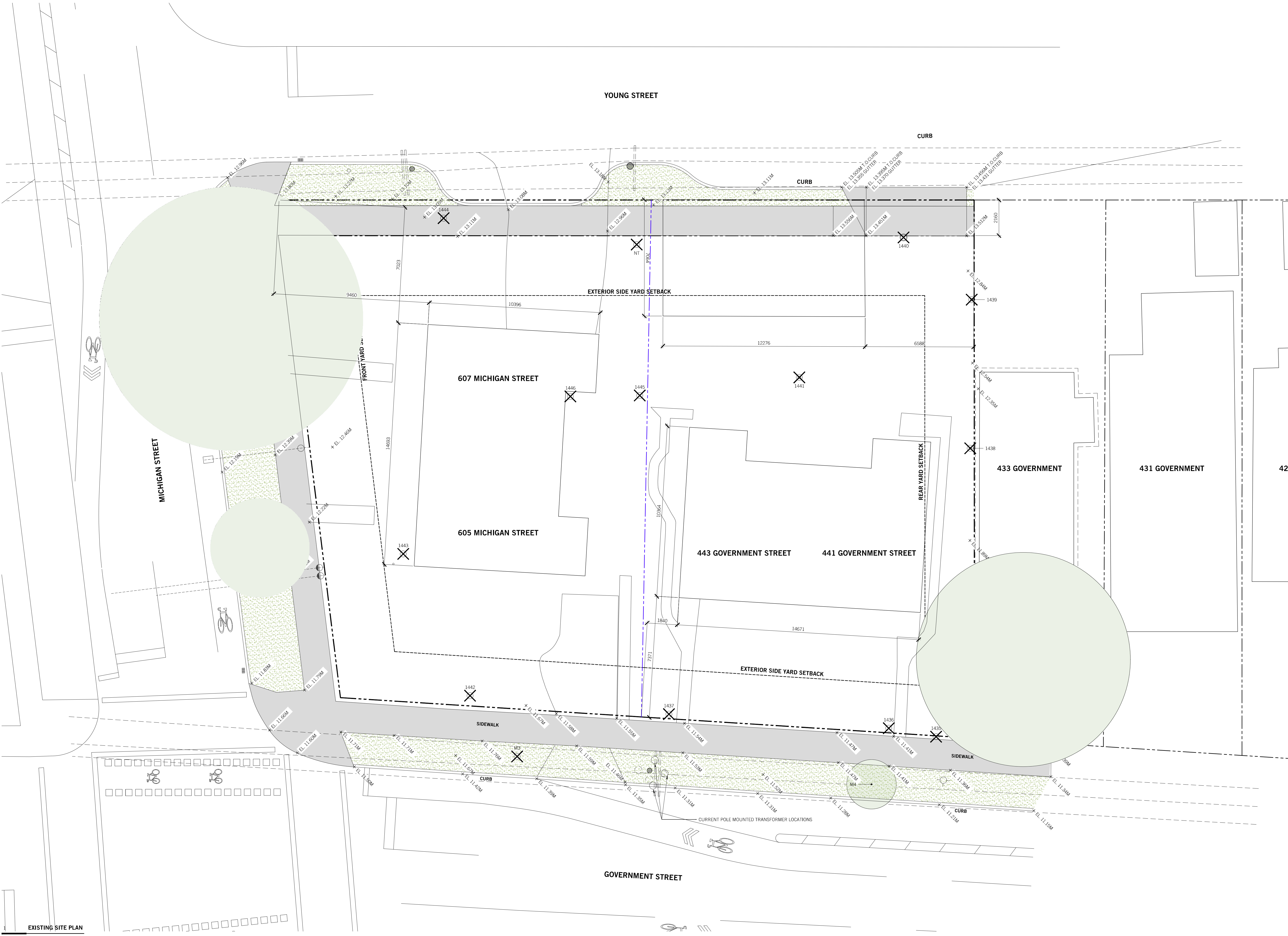
DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE:
SCALE: 1:100
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CHECKED BY: JB

443 GOVERNMENT STREET
VICTORIA, BC

A012

SITE PLAN





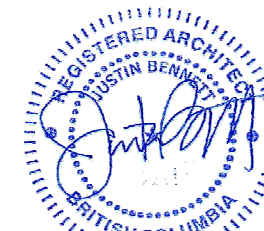
TREE LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- CRITICAL ROOT ZONE (CRZ)
- PROPOSED NEW TREE
- EXISTING POWER POLES

OWNER / CLIENT



42' SEAL:



2025-05-06

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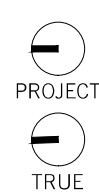
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A013
EXISTING SITE PLAN



2 MICHIGAN STREET ELEVATION
A020 1:250



1 GOVERNMENT STREET ELEVATION
A020 1:250

OWNER / CLIENT

SEAL:



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UWA
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T 604 603 1332

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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A020
STREET ELEVATIONS

A030
NORTHWEST
AERIAL VIEW



OWNER / CLIENT



SEAL:



2025-05-06

BZ 2025 04 17
NO. DATE:

ISSUED FOR REZONING
DESCRIPTION:

UWA
URBAN WEST ARCHITECTURE

VICTORIA
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

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DATE:

2025-04-16

PROJECT NO.

2024-004

ISSUE:

BC

SCALE:

1:100

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JB

CHECKED BY:

JB



PROJECT

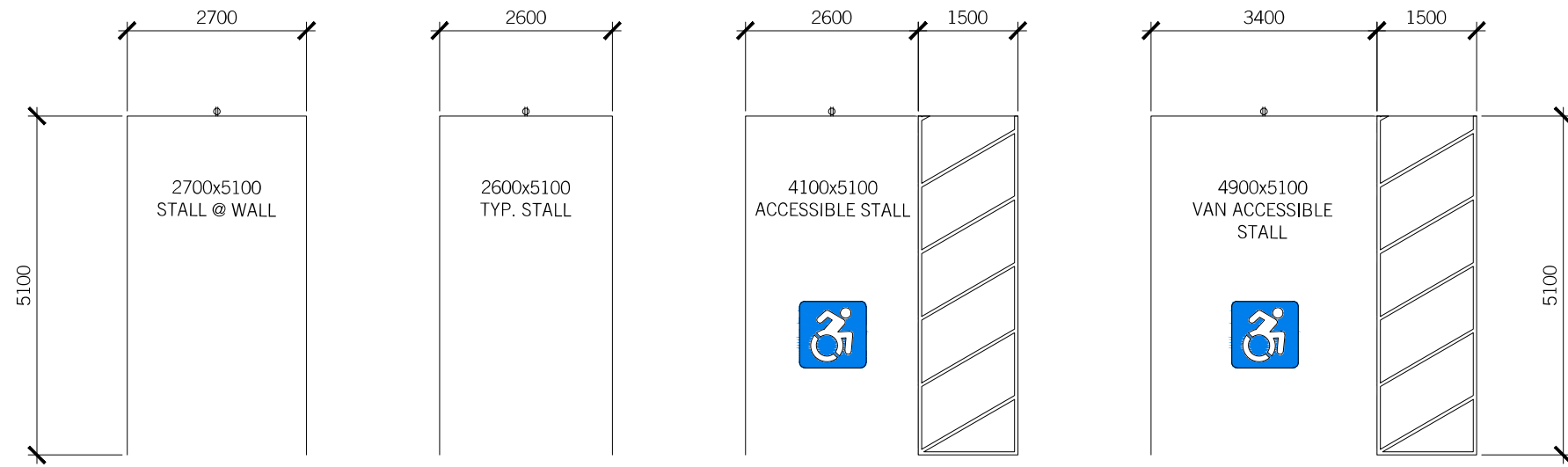


TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A031

NORTH
ELEVATION VIEW



CLASS A HORIZONTAL STALL
1.8m X 0.9m

*PROVIDE MIN. ONE ELECTRICAL
RECEPTACLE PER CLASS A
BICYCLE STALLS, TYP.

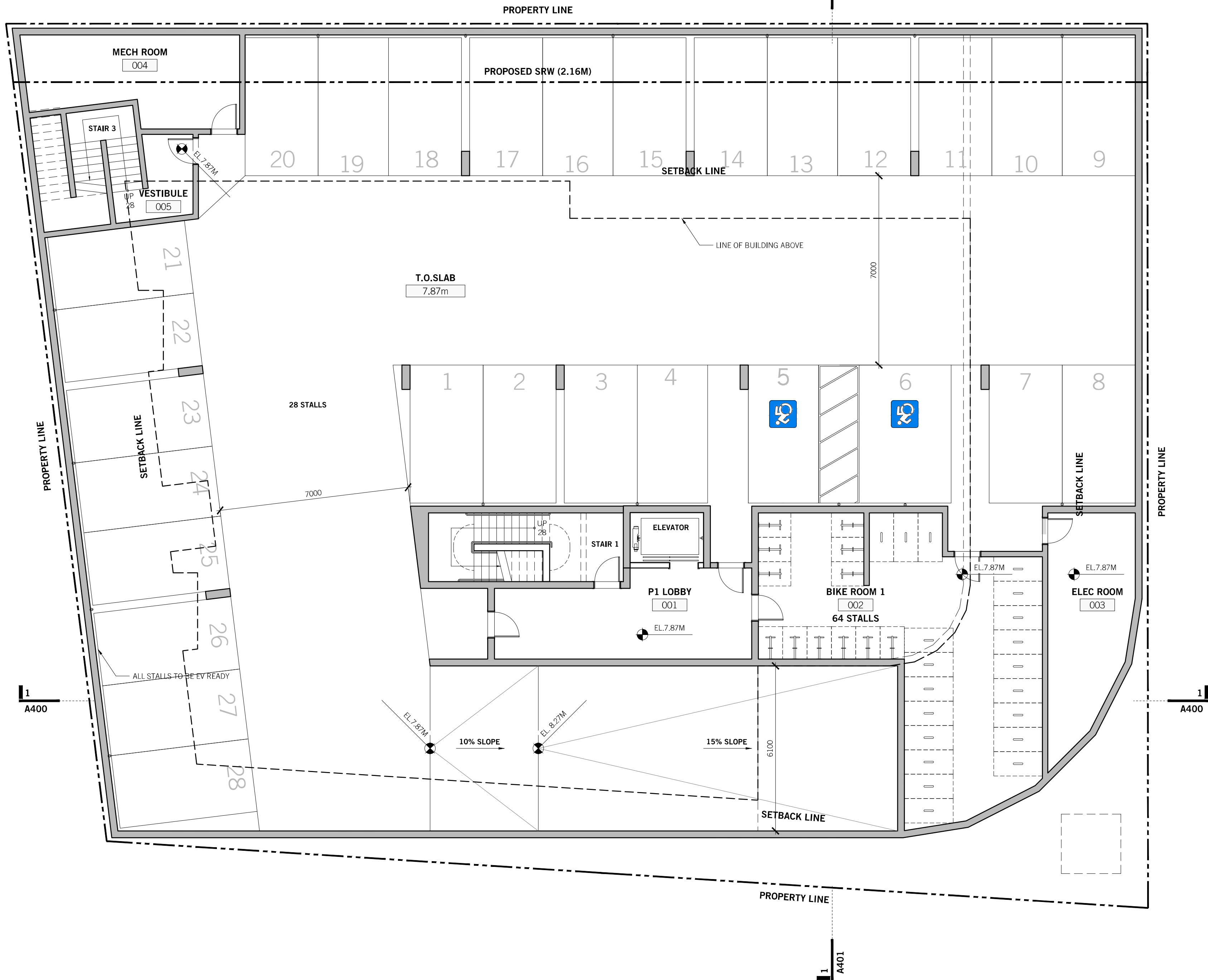
CLASS A VERTICAL STALL
1.2m X 0.9m

NOTE: BICYCLE SPACE RACKS
SHALL SUPPORT THE BICYCLE
WITHOUT THE BICYCLE BEING
SUSPENDED ON THE WHEELS

*PROVIDE MIN. ONE ELECTRICAL
RECEPTACLE PER CLASS A
BICYCLE STALLS, TYP.

2 TYP. PARKING STALLS
A200 1:100

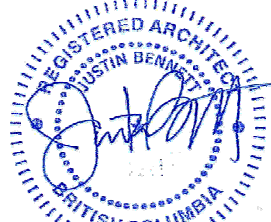
1
A401



OWNER / CLIENT



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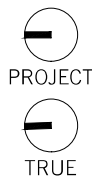
UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

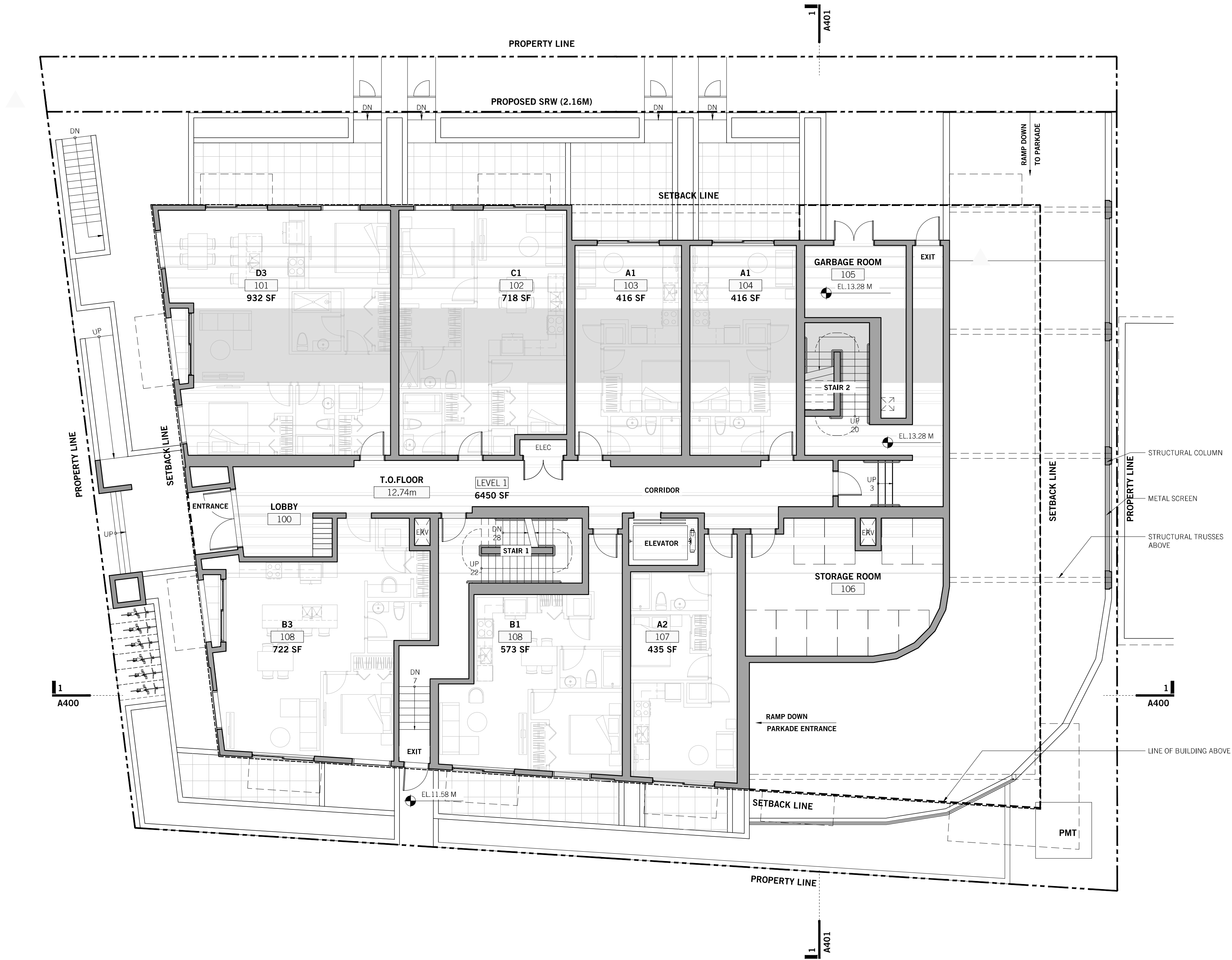
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A200
LEVEL P1 FLOOR PLAN



OWNER / CLIENT



SEAL:



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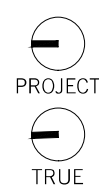
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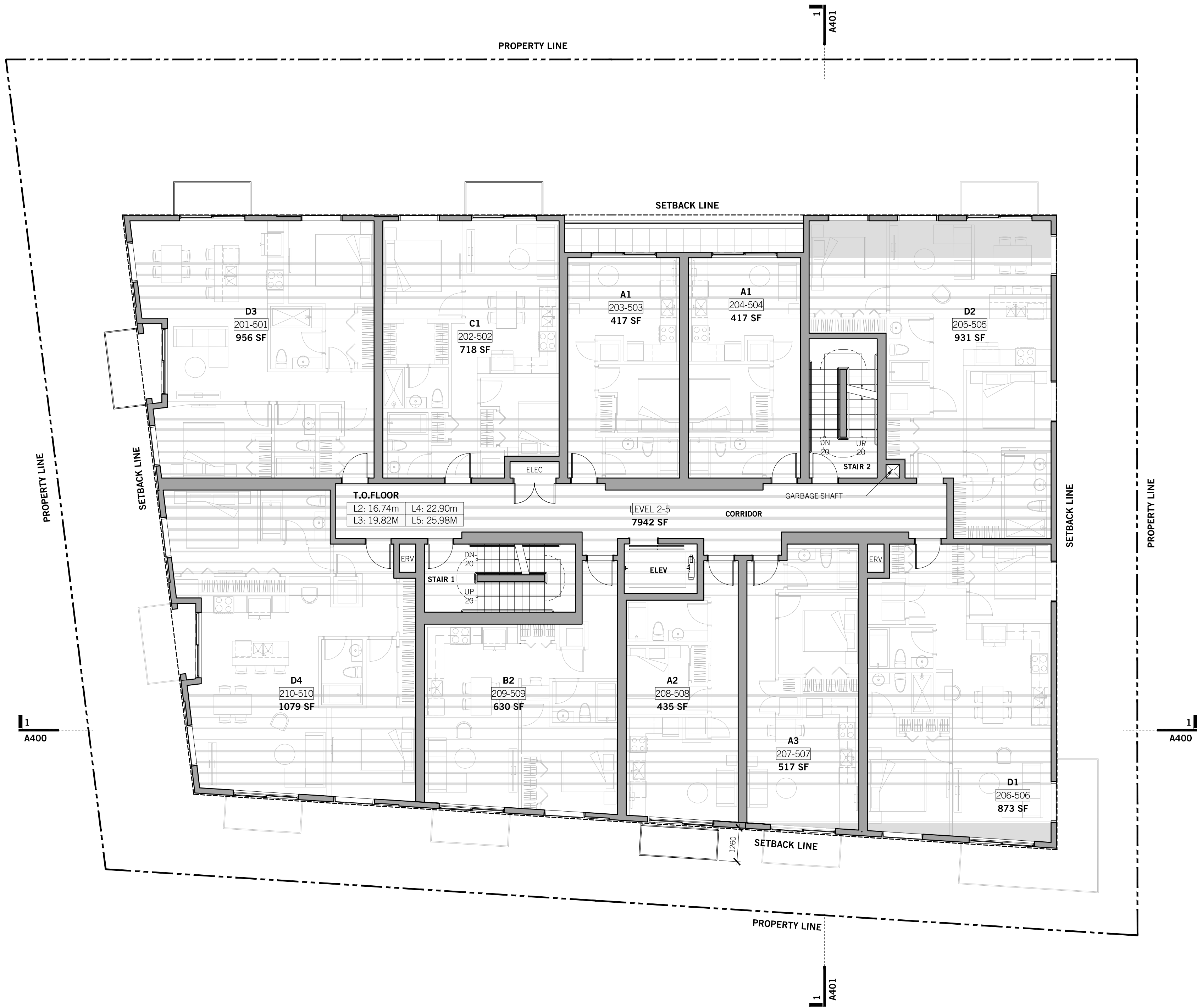
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443 GOVERNMENT STREET
VICTORIA, BC

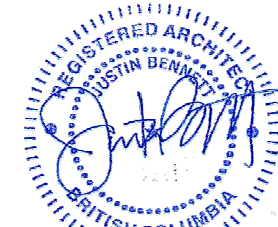
A201
LEVEL 1 FLOOR PLAN



OWNER / CLIENT



SEAL:



2025-05-06

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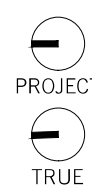
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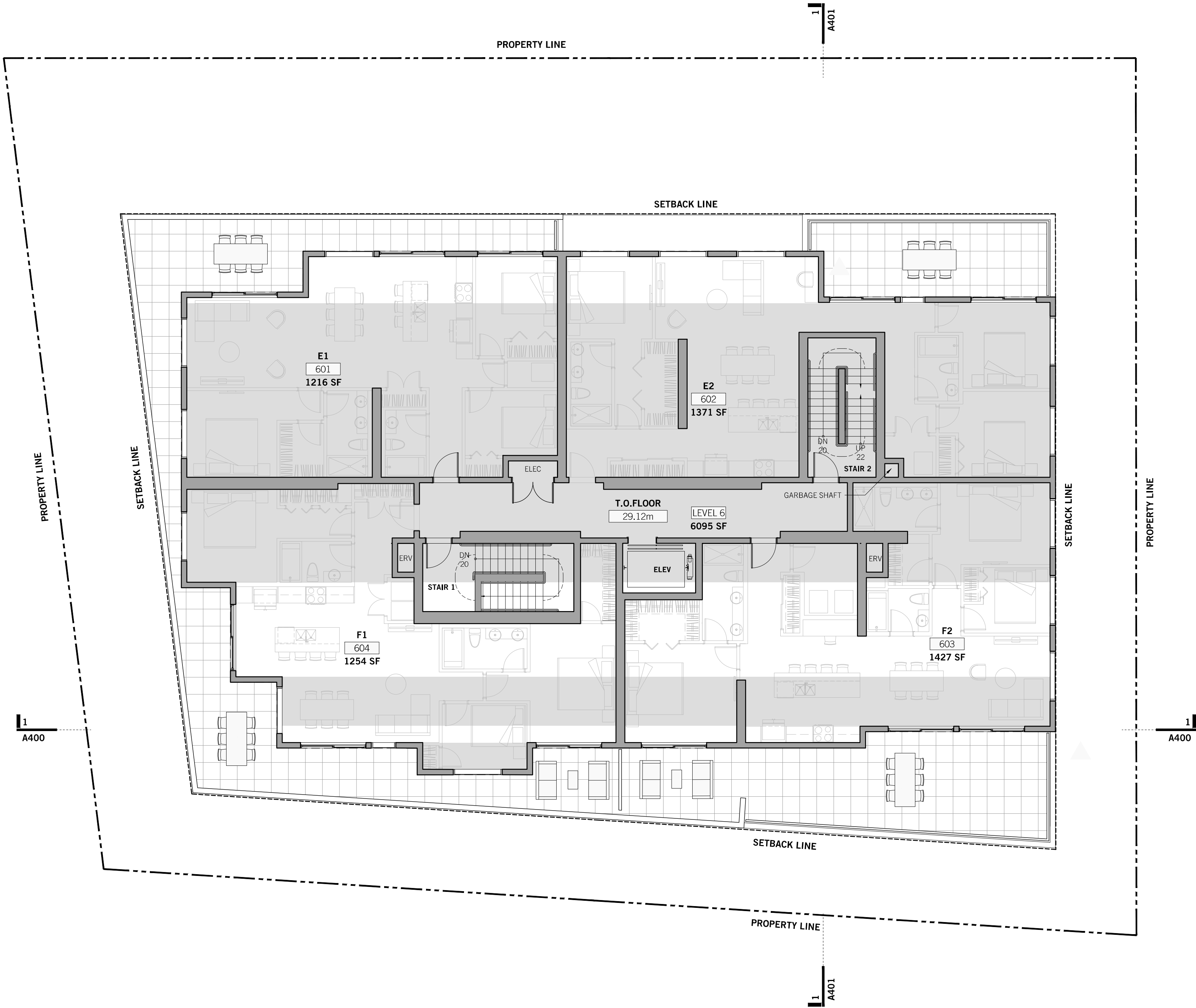
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

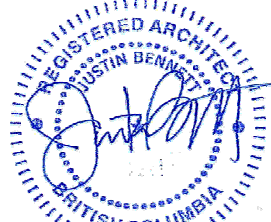
A202
LEVEL 2-5 FLOOR PLAN



OWNER / CLIENT



SEAL:



2025-05-06

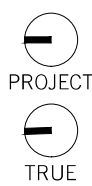
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NO.	DATE:	DESCRIPTION:

UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE VANCOUVER BC V6J 1G1 T 604 603 1332	VICTORIA 2822 PRIOR ST VICTORIA BC V8T 3Y3 T 604 603 1332
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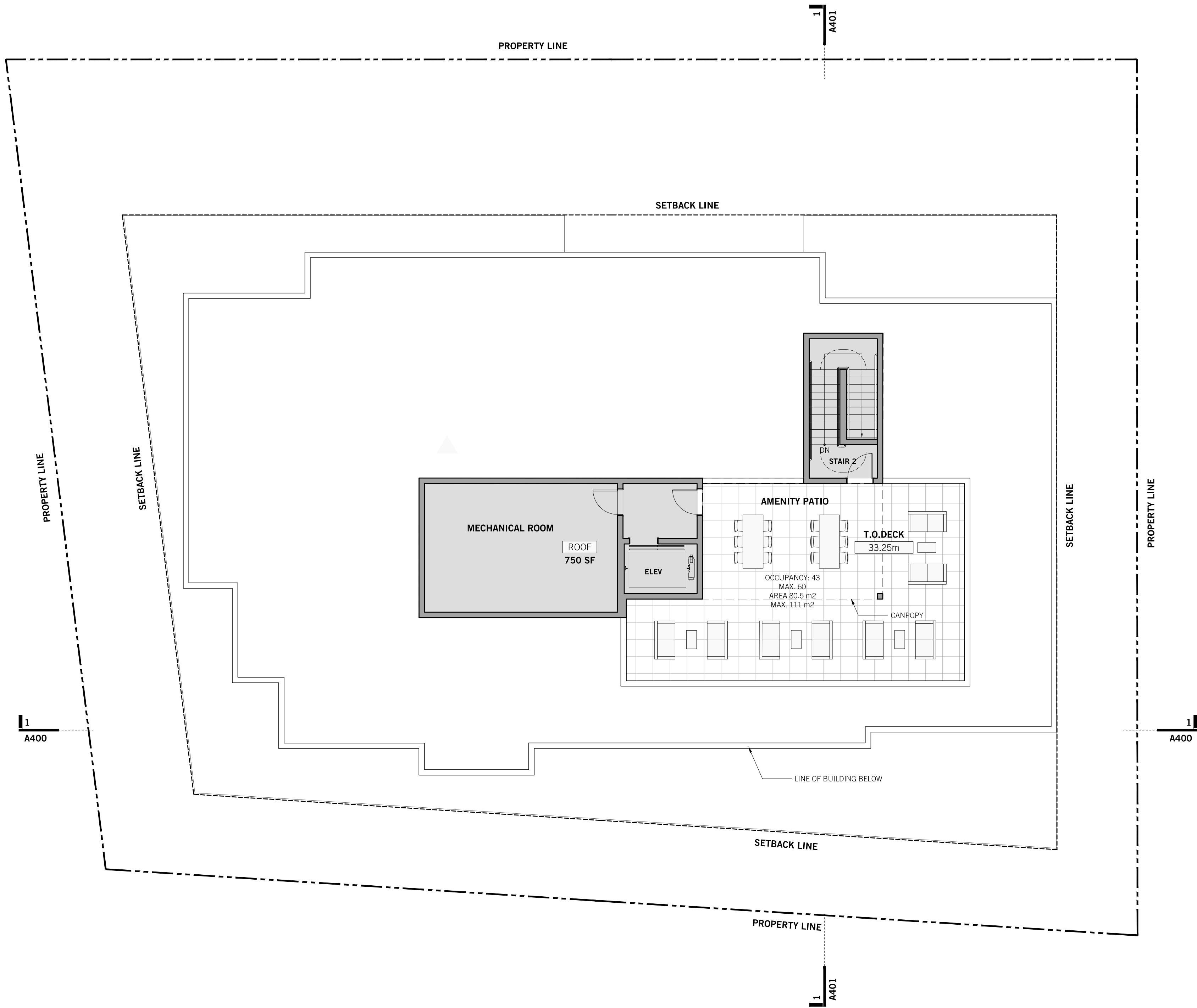
DATE:	2025-04-16
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB



443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A203

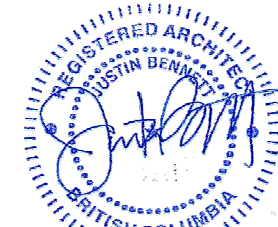
LEVEL 6 FLOOR PLAN



OWNER / CLIENT



SEAL:



2025-05-06

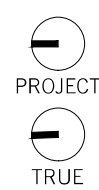
RZ	2025 04 17	ISSUED FOR REZONING
NO.	DATE:	DESCRIPTION:

UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE VANCOUVER BC V6J 1G1 T 604 603 1332	VICTORIA 2822 PRIOR ST VICTORIA BC V8T 3Y3 T 604 603 1332
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PROJECT NO.	2024-004
ISSUE:	
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CHECKED BY:	JB



443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A204

ROOF PLAN



1 NORTH ELEVATION
A300 1:100

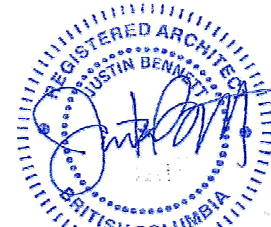
MATERIAL LEGEND

- 01 BRICK, BEIGE
- 02 STUCCO, CREAM
- 03 HARDIE LAP, CREAM
- 04 VINYL WINDOW, CHARCOAL
- 05 VINYL WINDOW, WHITE
- 06 PANEL, CHARCOAL
- 07 PICKET, CREAM
- 08 OPAQUE GLASS GUARD, CREAM
- 09 GLASS CANOPY
- 10 ARCHITECTURAL CONCRETE

OWNER / CLIENT



SEAL:



2025-05-06

RZ 2025 04 17 2025-04-17
NO. DATE: DESCRIPTION: ISSUED FOR REZONING

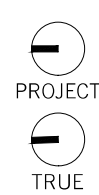
UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A300
ELEVATIONS

2 SOUTH ELEVATION
A300 1:100



MATERIAL LEGEND

- 01 BRICK, BEIGE
- 02 STUCCO, CREAM
- 03 HARDIE LAP, CREAM
- 04 VINYL WINDOW, CHARCOAL
- 05 VINYL WINDOW, WHITE
- 06 PANEL, CHARCOAL
- 07 PICKET, CREAM
- 08 OPAQUE GLASS GUARD, CREAM
- 09 GLASS CANOPY
- 10 ARCHITECTURAL CONCRETE

OWNER / CLIENT



SEAL:



2025-05-06

RZ 2025 04 17 2025-04-17
NO. DATE: DESCRIPTION:

UWA
URBAN WEST ARCHITECTURE

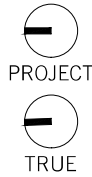
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VANCOUVER BC V6J 1G1
T 604 603 1332

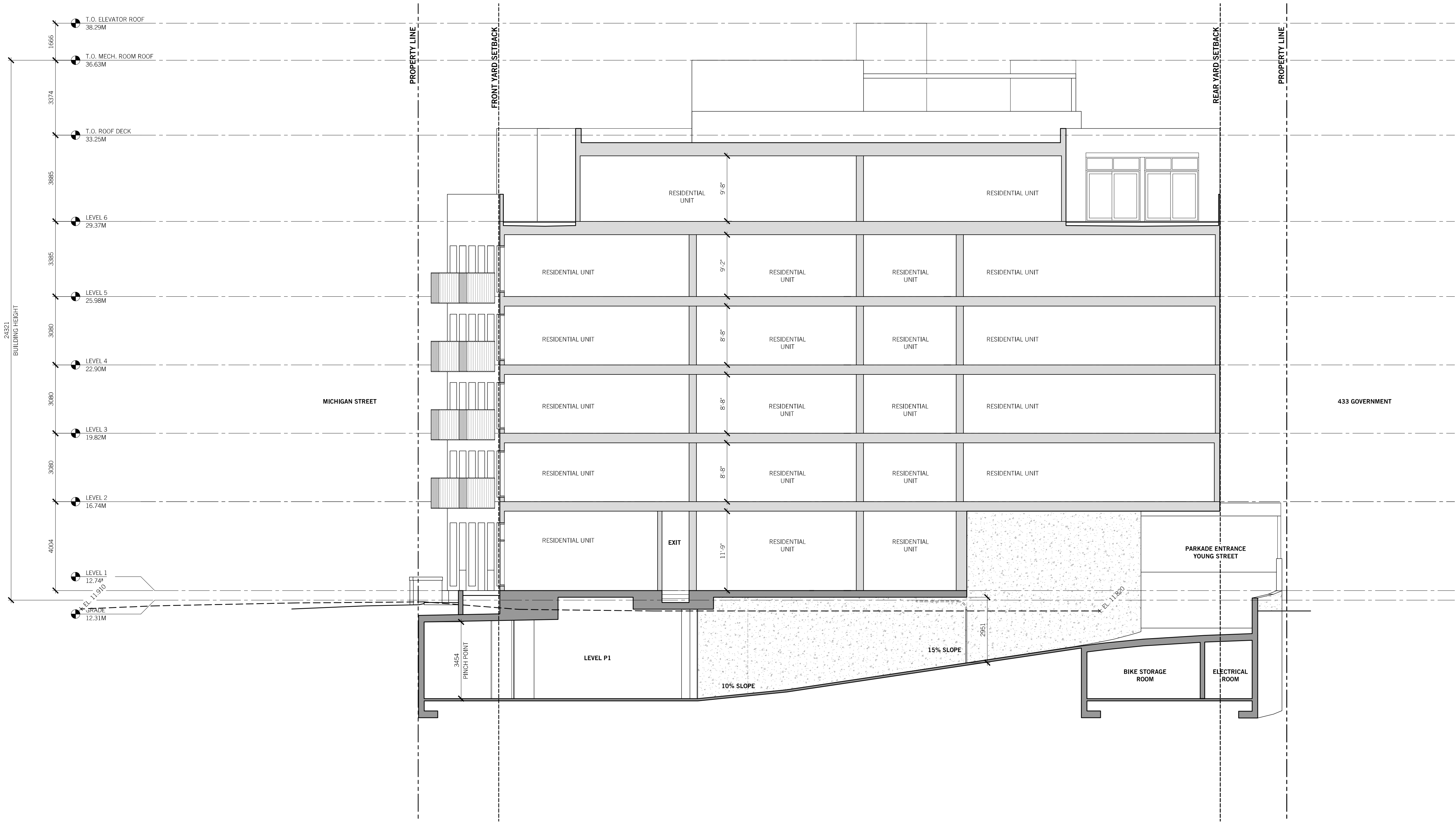
VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE:
SCALE: 1:100
DRAWN BY: BC
CHECKED BY: JB

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A301
ELEVATIONS

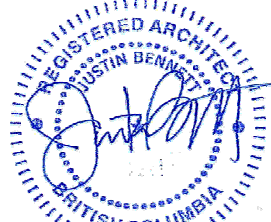




OWNER / CLIENT



SEAL:



2025-05-06

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NO. DATE: DESCRIPTION:

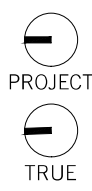
UWA
URBAN WEST ARCHITECTURE

VANCOUVER 102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA 2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

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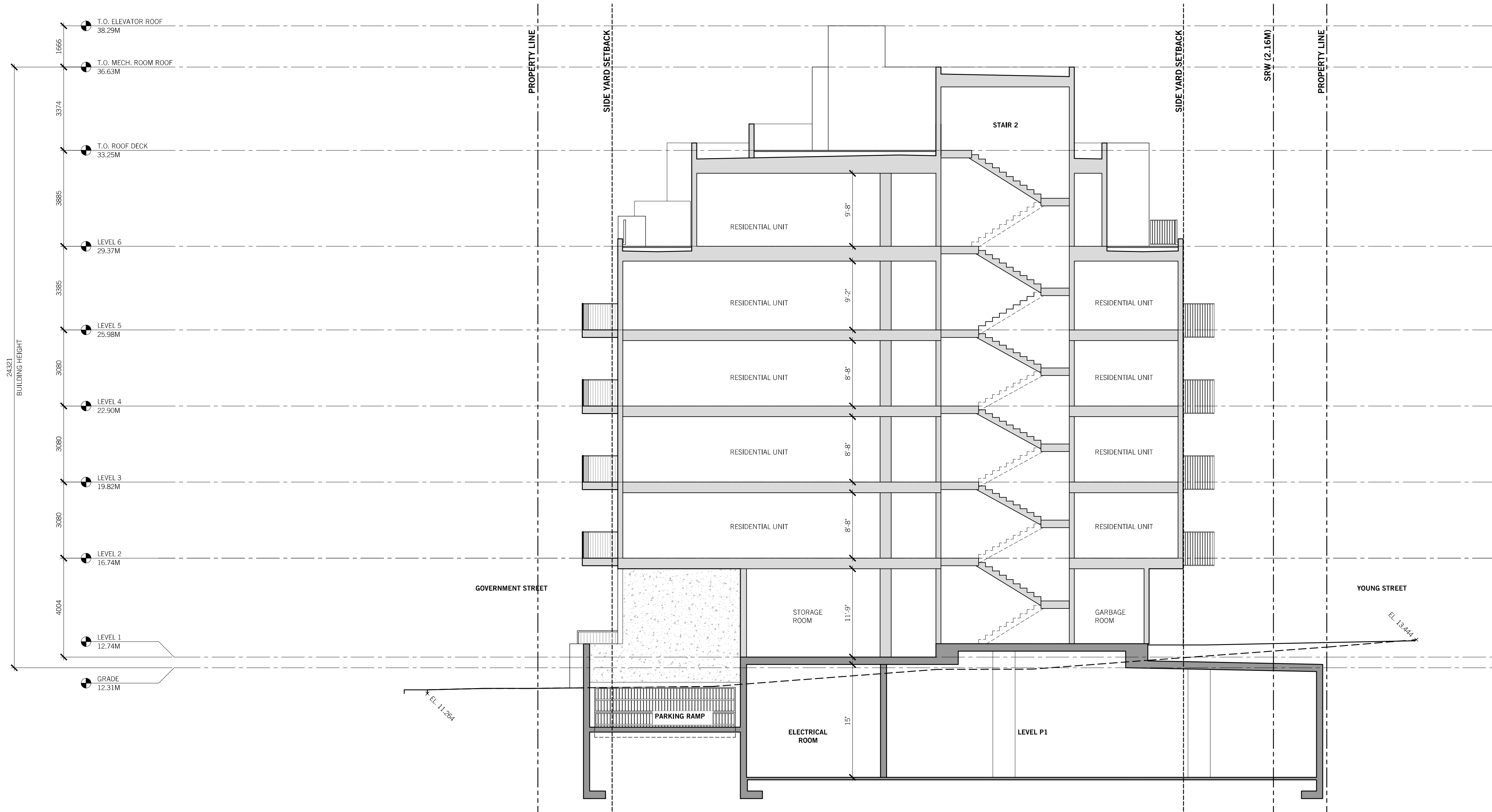
DATE: 2025-04-16
PROJECT NO. 2024-004
ISSUE:
SCALE: 1:100
DRAWN BY: BC
CHECKED BY: JB



443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A400

SECTIONS



OWNER / CLIENT



SEAL:



2025-05-06

RZ : 2025 04 17
NO. DATE: DESCRIPTION:

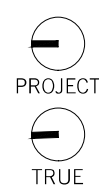
UWA
URBAN WEST ARCHITECTURE

VANCOUVER
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

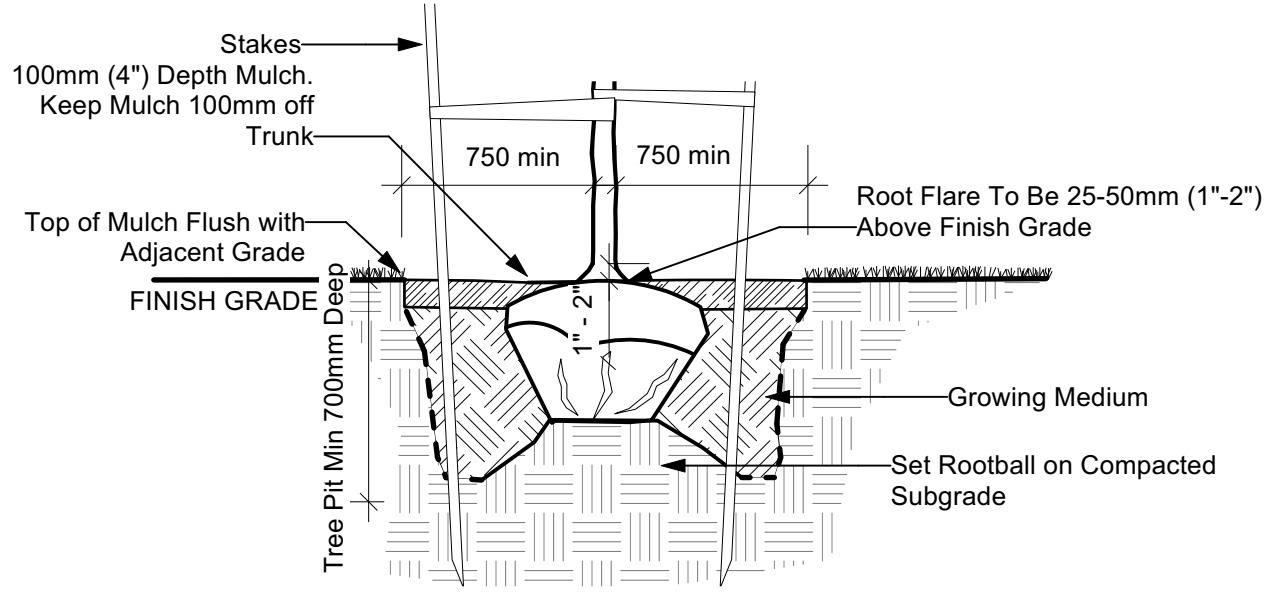
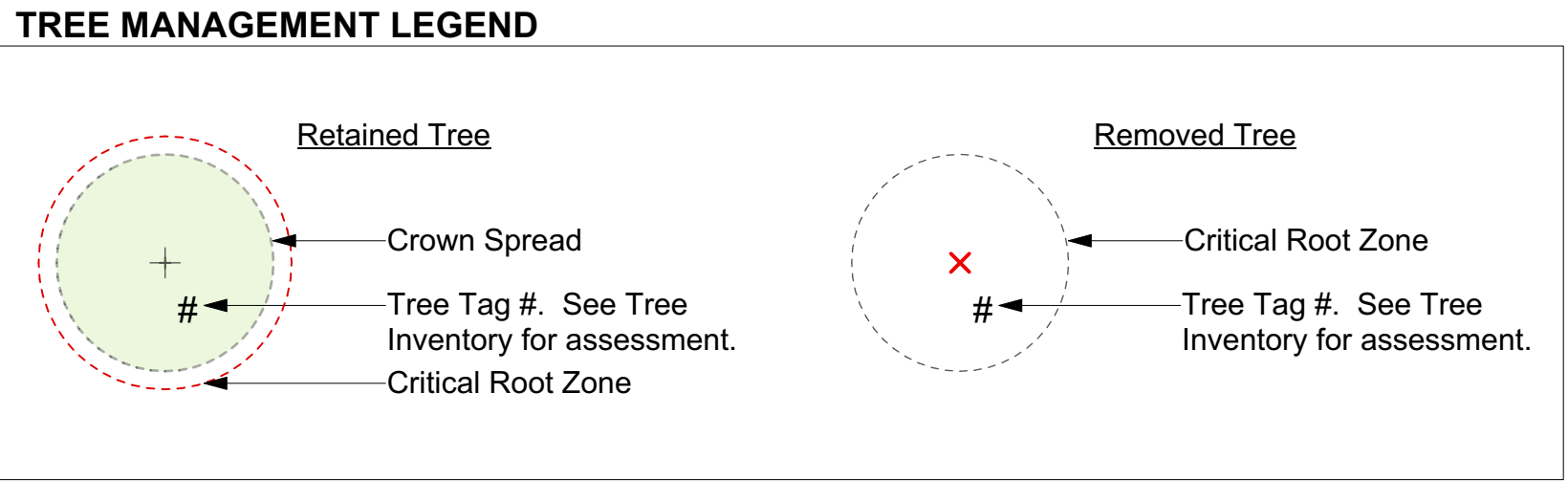
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PROJECT NO. 2024-004
ISSUE:
SCALE: 1:100
DRAWN BY: BC
CHECKED BY: JB

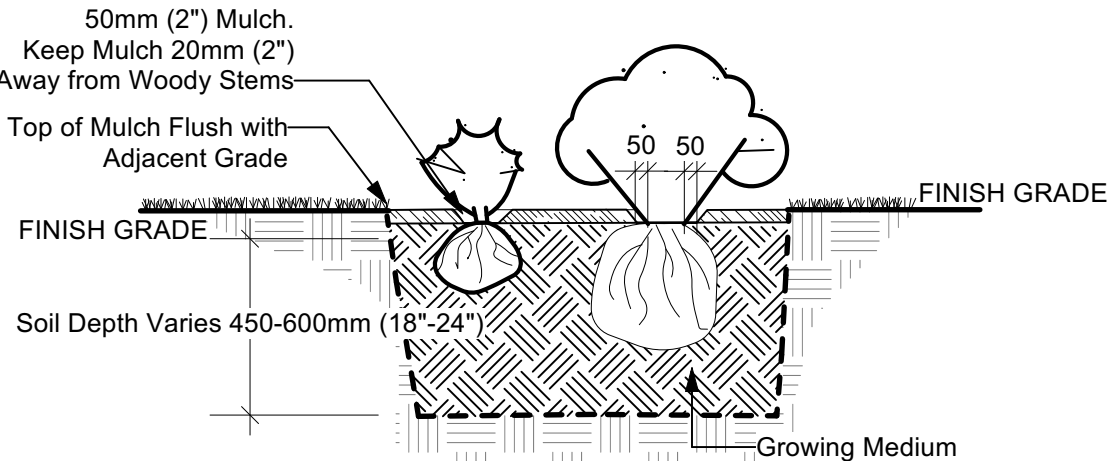


443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A401
SECTIONS



1 Tree Planting at Grade - Typical Detail
Scale: 1:30



2 Shrub Planting at Grade - Typical Detail
Scale: 1:30

RECOMMENDED PLANT SPECIES LIST

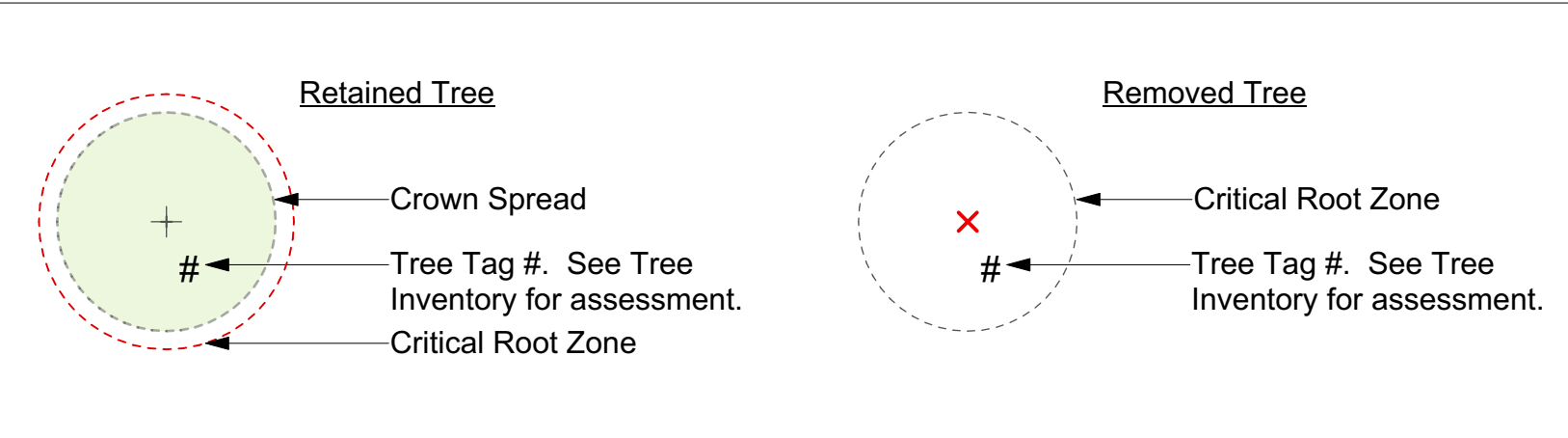
Trees			
Total: 6	Botanical Name Arbutus unedo Cornus kousa 'Satomi' Parrotia persica Prunus sargentii	Common Name Strawberry Tree Red flowering Kousa Dogwood Persian Ironwood Columnar Sargent Cherry	Size 2.5m ht. 5cm cal 6cm cal. 6cm cal.
Large Shrubs			
Total: 39	Botanical Name Cornus sanguinea 'Midwinter Fire' Cornus sericea 'Flaviramea' Holodiscus discolor Mahonia aquifolium Ribes sanguineum Rosa gymnocarpa Rosemarinus officinalis 'Blue Spire'	Common Name Red Twig Dogwood Yellowtwig Dogwood Oceanspray Tall Oregon Grape Red Flowering Currant Baldhip Rose Blue Spire Rosemary	Size #3 pot #3 pot #5 pot #5 pot #3 pot #3 pot #5 pot
Medium Shrubs			
Total: 22	Botanical Name Cornus sanguinea 'Midwinter Fire' Nandina domestica 'Plum Passion' Rosa gymnocarpa Symphoricarpos albus	Common Name Red Twig Dogwood Plum Passion Heavenly Bamboo Baldhip Rose Snowberry	Size #5 pot #3 pot #3 pot #3 pot
Small Shrubs			
Total: 57	Botanical Name Cornus sanguinea 'Midwinter Fire' Cornus sericea 'Kelsey' Gaultheria shallon Mahonia repens	Common Name Red Twig Dogwood Dwarf Red Osier Dogwood Salal Creeping Oregon Grape	Size #5 pot #3 pot #1 pot #1 pot
Perennials, Annuals and Ferns			
Total: 141	Botanical Name Blechnum spicant Calamagrostis x acutiflora 'Karl Foerster' Camassia quamash Perovskia atriplicifolia Polystichum munitum Salvia officinalis Stipa tenuissima	Common Name Deer Fern Karl Foerster Feather Reed Grass Common Camas Russian Sage Sword Fern Common Sage Mexican Feather Grass	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Groundcovers			
Total: 45	Botanical Name Arctostaphylos uva ursi 'Vancouver Jade' Fragaria chiloensis	Common Name Vancouver Jade Kinnickinnick Coastal Strawberry	Size #1 pot #1 pot

Notes:
1. All work to be completed to current BC SLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

443 Government Street | Landscape Concept Plan



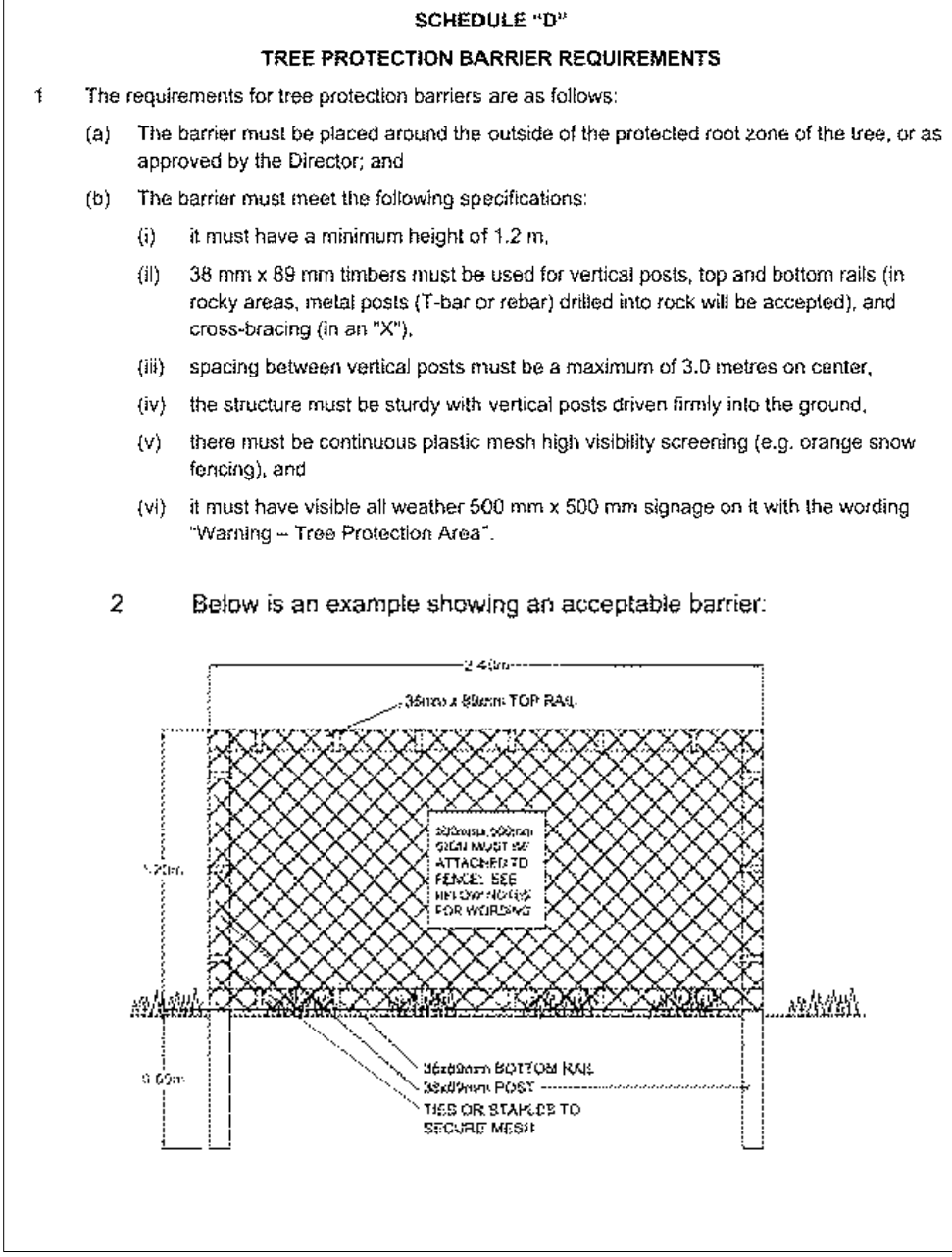
TREE MANAGEMENT LEGEND



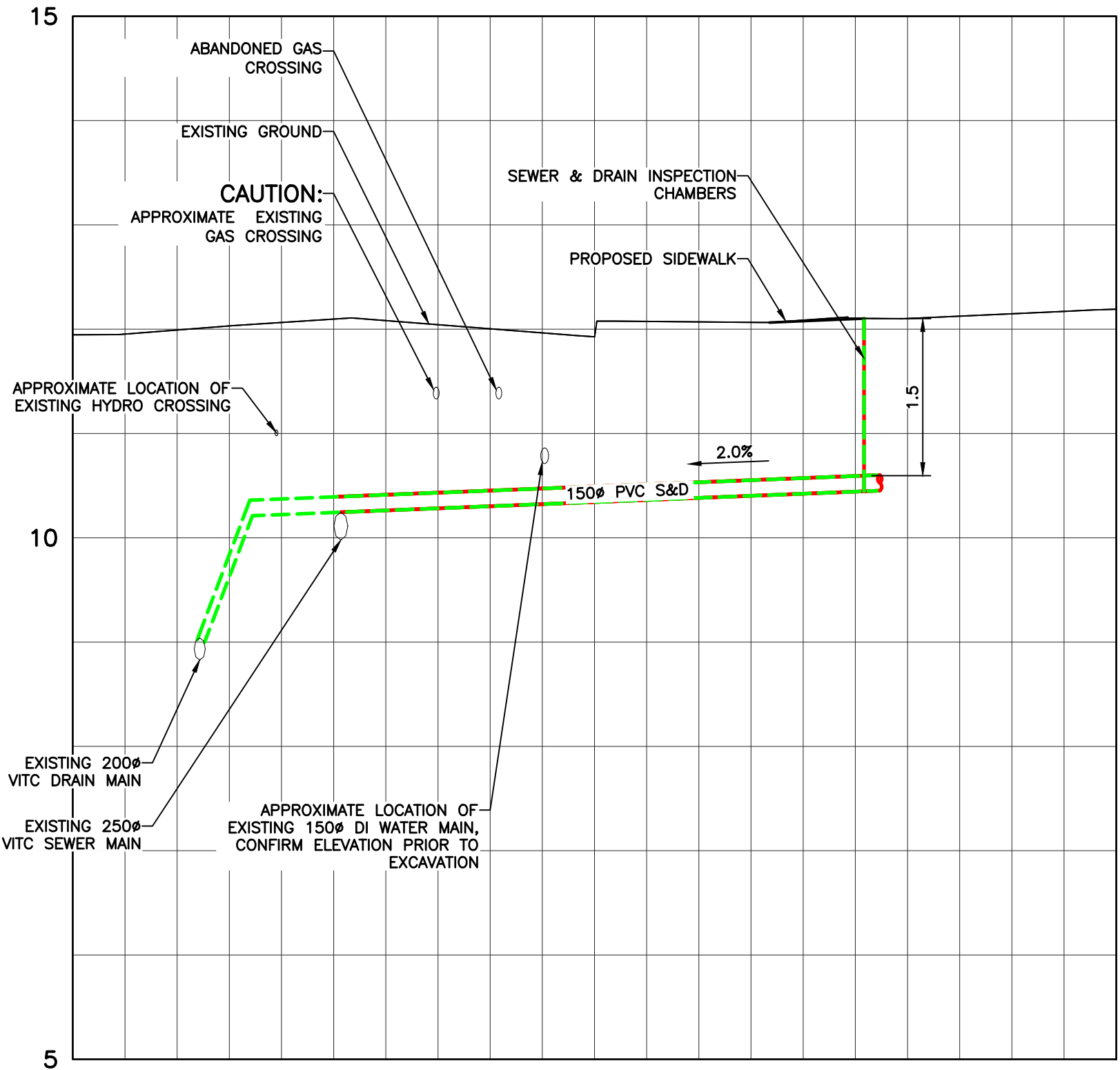
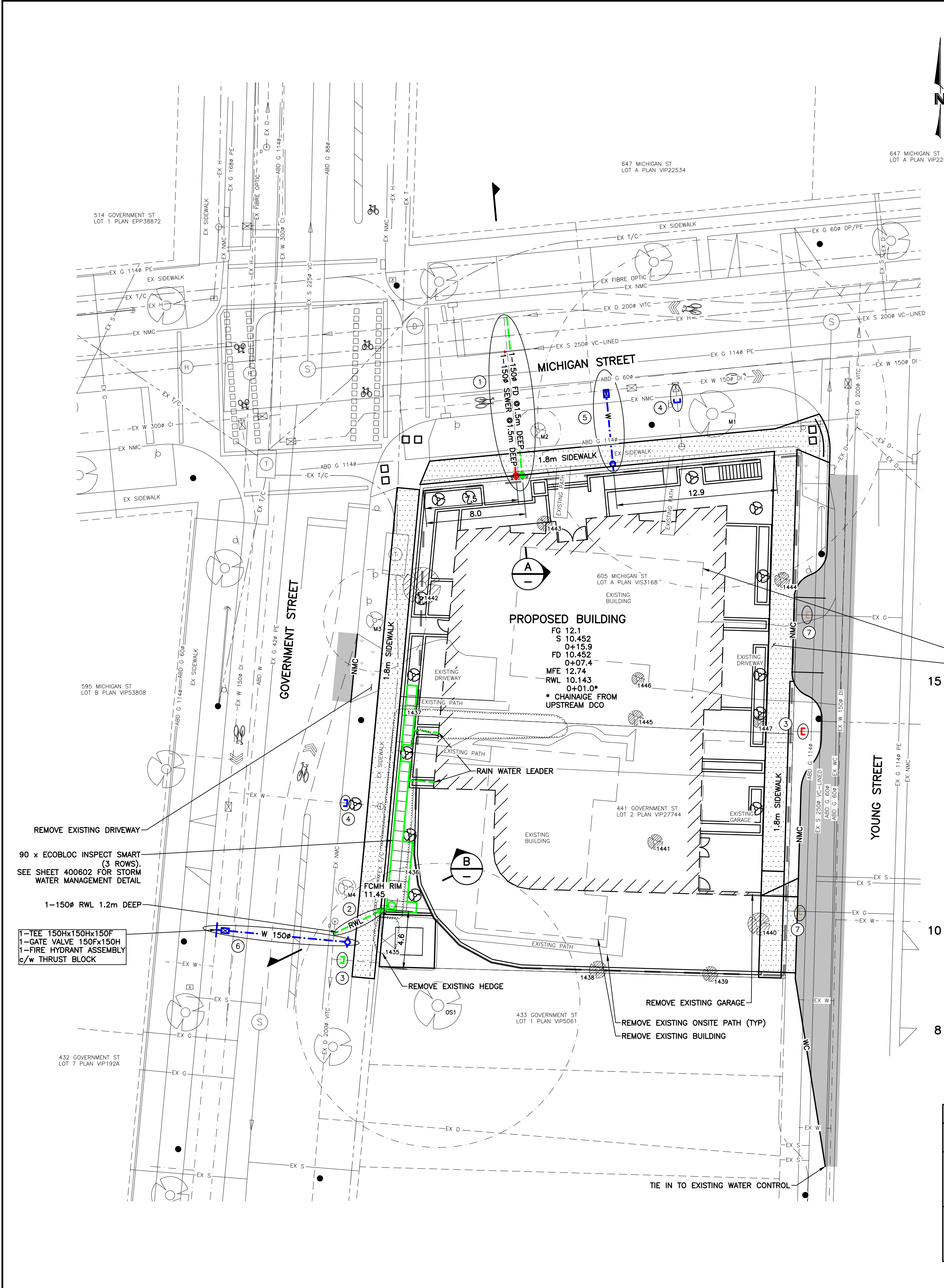
Inventory date: July 11, 2024 441 and 443 Government Street, 605 and 607 Michigan Street - Tree Resource Spreadsheet

Tag #	Surveyed (Y/N)	Location (On, Off, Street, City)	Owner (Private, Municipal)	Name	Common	Flowering	DBH (cm)	Crown spread (m)	Critical root zone radius (m)	Condition	Health	Structure	Relative tolerance	General field observations/remarks
M1	Yes	Municipal	Municipal	Copper beech	Fagus sylvatica	Purple	81	8	16	Good	Fair	Poor		Conformant (included), small deadwood, somewhat restricted root area, slight infestation, exposed root flare.
M2	Yes	Municipal	Municipal	Red horsechestnut	Aesculus x americana	Purple	18	3	1.8	Good	Good	Good		Scale information, included union.
M3	Yes	Municipal	Municipal	Purple leaf plum	Prunus coccinea	Purple	34	4	4.1	Fair	Poor	Moderate		Hydro pruned (epicorms), canopy mainly comprised of epicorms, small gnomes hanging body at base, mechanical injuries on road side of trunk, canopy consists mainly of epicorms, crack in root being scaffolded into (they decay) eastern scaffold limbs ended weighted.
M4	Yes	Municipal	Municipal	Honey locust	Gleditsia pumila	Yellow	7	1.5	1.8	Good	Good	Moderate		Lower deadwood, socket located on north side of stem (2m high), inclusion in central leaders.
M438	Yes	On	No	Cedar hedgehog	Thuja occidentalis	Green	Aug 10cm	1	1	Good	Fair	Good		Tag on southern most stem, hedgehog 3m long, tops falling over.
M438	Yes	On	No	Cedar hedgehog	Thuja occidentalis	Green	Aug 10cm	1	1	Good	Fair	Good		Tag on southern most stem, hedgehog 12m long, tops falling over.
M437	Yes	On	No	Cedar hedgehog	Thuja occidentalis	Green	Aug 10cm	1	1	Good	Fair	Good		Tag on southern most stem, hedgehog is 14m long, some tops falling over.
M438	Yes	On	No	Pyramidal cedar	Thuja occidentalis	Green	13.11	1	2	Fair	Fair-poor	Good		Original leader historically removed, leans to the west (mostly corrected), lateral limbs going apical.
M439	Yes	Possibly shared	Yes	Plum	Prunus spp.	Purple	15, 16, 18	5	4.6	Good	Fair-poor	Moderate		Multiple stems from base, epicorms, included unions, leans to the west, they are a cluster from adjacent purple leaf plum.
M440	Yes	On	Yes	Purple leaf plum	Prunus coccinea	Purple	14 below joints	5	5.3	Fair-poor	Poor	Moderate		Gnomes at a base of trunk on north side, old pruning around with decay at primary attachment, gnomes stay on northern most scaffold into, deadwood, epicorms, possible crack in south being scaffolded into.
M441	Yes	On	Yes	Cherry	Prunus spp.	Purple	17.7, 5.3	4	1.3	Fair	Fair	Moderate		First stem at base historically removed, included union at base, cherry bark rotting damage.
M442	Yes	On	Yes	Big leaf maple	Acer macrophyllum	Green	15	9	9	Fair-poor	Fair-poor	Moderate		Irregular burning at base, powdery mildew on epicorms at base, grafted branches on west side, hydro pruned, original leader possibly removed, epicorms, deadwood.
M443	No	On	No	Japanese maple	Acer palmatum	Green	7.7, 7.5, 3	2.5	1.9	Good	Good	Moderate		Scale information, included bark.
M444	No	On	No	Apple (domestic)	Malus spp.	White	3.0, 6	2.5	2.1	Good	Fair	Moderate		Multitrunked from base, pruned for fruit production.
M445	Yes	On	Yes	Corkscree willow	Salix reticulata	Green	28 below union, 25, 13	5	8	Good	Fair-poor	Moderate		Severe included unions, deadwood, stems grafted to each other, history of failures, top deadwood.
M446	Yes	On	No	Star magnolia	Magnolia stellata	White	9.5, 5.4	2.5	1.8	Good	Fair	Moderate		Suckering on lower stem, included bark.
M446	Yes	On	No	Fig	Ficus carica	Green	23	1.5	2.3	Good	Fair-poor	Good		Canopy mostly comprised of epicorms, top deadwood, restricted rooting area, suckers at base.
OS1	No	Off	Yes	Western red cedar	Thuja plicata	Green	15	9.5	11.4	Good	Fair-poor	Moderate		Likely topped at ~7m ago (multiple leaders), 4m south of existing fence line.

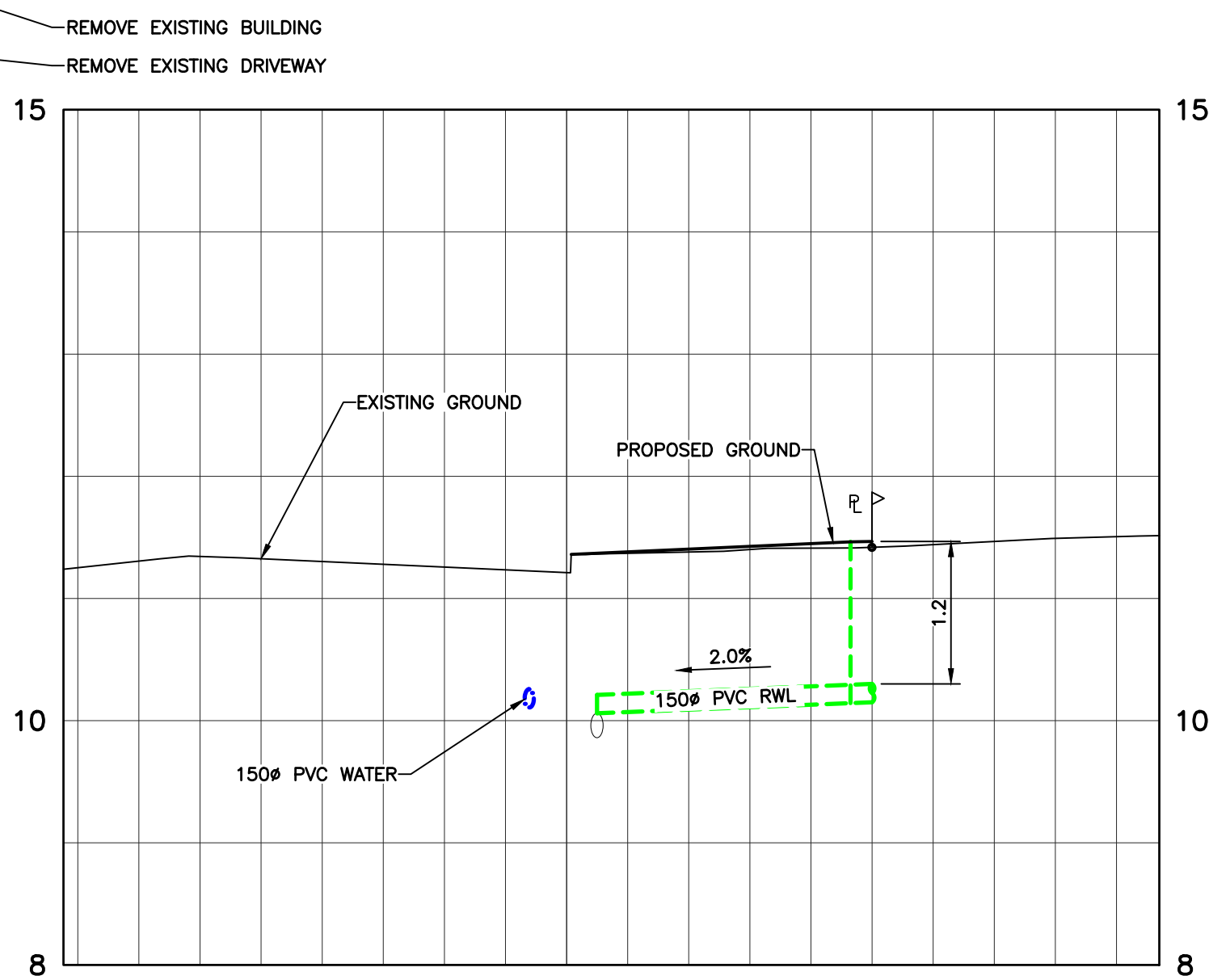
	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	5	X 1	A. 5
B. Replacement trees proposed per Schedule "E", Part 1	0	X 1	B. 0
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 0
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 5
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot			G. 6
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 6
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	5	X 1	K. 5
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 5
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 6
Q. Offsite trees proposed for cash-in-lieu Enter O.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$ 12,000



443 Government Street | Tree Replacement Plan



(A) SEWER AND FOUNDATION DRAIN SERVICE SECTION
H 1:100 V 1:50



(B) ROOF WATER LEADER SERVICE SECTION
H 1:100 V 1:50

WORKS AND SERVICES CHECK TABLE			
	PLAN CHECKER	AUTHORIZED REPRESENTATIVE	
		COMPANY NAME	SIGNATURE
UTILITY	BC HYDRO		
	TELUS		
	FORTIS		
	SHAW		
MUNICIPAL	LAND DEVELOPMENT		
	TRANSPORTATION		
	UNDERGROUND		
	PARKS		
		DATE	



- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
 - WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
 - OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
 - CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
 - EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
 - BED ALL PIPE USING CLASS 'B' BEDDING.
 - WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
 - DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
 - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 - MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG GOVERNMENT, MICHIGAN STREET, AND YOUNG STREET DURING CONSTRUCTION.
 - COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
 - ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
 - ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
 - CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
 - DRIVEWAY SHALL BE TYPE B PER SCHEDULE B BYLAW 91-38; AND AS PER DRAWING SD-C7b.
 - PRE-CONSTRUCTION MEETING REQUIRED PRIOR TO OFFSITE WORKS AND A SEPARATE PRE-CONSTRUCTION MEETING REQUIRED WITH BC HYDRO, TELUS AND SHAW PRIOR TO THE START OF THEIR WORKS. IN ATTENDANCE: CIVIL CONTRACTOR, CIVIL CONSULTANT, UTILITIES CONSULTANTS, CITY ENGINEERING AND PARKS REPRESENTATIVES AT A MINIMUM.
- SEWER AND DRAIN**
- SEWER AND DRAIN SERVICE CONNECTIONS SHALL BE 1500 PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS SHALL BE 1500 PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
 - SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER SHALL BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE SHALL BE C.S.A. APPROVED PVC.
 - THE CITY OF VICTORIA SHALL UPGRADE EXISTING SEWER AND DRAIN CONNECTIONS TO 1500 TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
 - VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.
 - THE CITY OF VICTORIA SHALL INSTALL 1500 DRAIN CONNECTION TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA FORCES SHALL CAP AND ABANDON THE EXISTING SEWER AND DRAIN SERVICES AT THE DEVELOPER'S EXPENSE.
- WATER**
- WATER MAIN PIPE SHALL BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
 - CONTRACTOR SHALL TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
 - CONTRACTOR SHALL ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
 - THE CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICES AND REMOVE THE WATER METER AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA SHALL UPGRADE EXISTING WATER SERVICE TO 150mm FIRE CONNECTION AND 100mm DOMESTIC WATER CONNECTION c/w 50mm METER AS PER CITY OF VICTORIA STANDARD DWG "SD W2f REVISED 20151202" TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA SHALL INSTALL FIRE HYDRANT ASSEMBLY AT THE DEVELOPER'S EXPENSE.
- ROAD**
- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
 - CONTRACTOR SHALL ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE SHALL BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
 - ALL EXISTING PAVEMENT MARKINGS IMPACTED BY CONSTRUCTION WORKS ARE SHALL BE REINSTATE.
 - RESTORE PAINT MARKINGS IF DAMAGED.
- PARKS**
- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
 - PROTECT ALL TREES EXCEPT THOSE SHALL BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
 - HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
 - OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
 - THE PROJECT ARBORIST (T. TALBOT AND MCKENZIE - 250-479-7050) SHALL BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
 - THE ARBORIST SHALL DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND SHALL PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
 - THE ARBORIST SHALL DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
 - IRRIGATION SHOWN SCHEMATICALLY.
 - ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
 - IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
 - IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEPING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER, AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 WORKING DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
 - IRRIGATION AS-BUILT DRAWING SUBMITTALS (.DWG AND .PDF FILES), COVERAGE ADJUSTMENTS AND DEFICIENCIES CORRECTED PRIOR TO ACCEPTANCE.
 - IRRIGATION SLEEVES SHALL BE 1000 SCHD 80 PVC OR APPROVED ALTERNATIVE. MINIMUM 450mm COVER.
 - THE CITY OF VICTORIA FORCES SHALL INSTALL 25mm IRRIGATION SERVICE c/w WATER METER AT DEVELOPERS EXPENSE.
 - BENCHES SHALL BE - MAGLIN 800 SERIES MBE-0870-00025
- HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 - BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
 - CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
 - FORTIS BC SHALL CAP AND ABANDON EXISTING GAS SERVICES AT THE DEVELOPER'S EXPENSE.
 - IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.

LEGEND - PROPOSED SERVICES SHOWN BOLD

WATER	W	EDGE PAVE.	G	MANHOLE	M	METER	M	LOT PIN	P
SEWER	S	NON-MTBL CURB	NMC	CLEANOUT	C	REDUCER	R	LEAD PLUG	L
DRAIN	D	MOUNTABLE CURB	MC	COBRA/DAVIS LIGHT	L	HYDRANT	H	ASPHALT	A
DITCH/SWALE	D	FLAT CURB	FC	ORNAMENTAL STREETLIGHT	SL	CATCHBASIN	C	CONCRETE	C
CULVERT	C	BARRIER CURB	BC	POWER POLE	P	ROAD SIGN	S	GRAVEL	G
HEADWALL	H	INVERT GUTTER	IG	ANCHOR	A	VALVE	V	BRICK	B

CRITICAL ROOT ZONE

EXISTING TREE TO REMAIN

TREE TUG

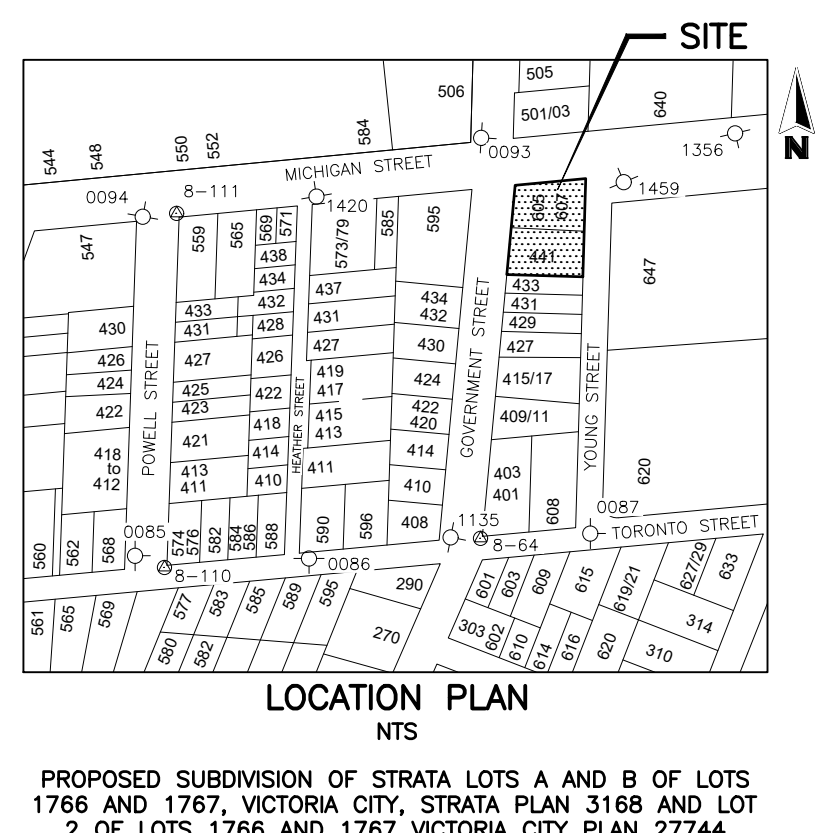
EXISTING TREE TO BE REMOVED

FG FINISHED GROUND

MFE MAIN FLOOR ELEVATION

FD FOUNDATION DRAIN

RWL RAIN WATER LEADER



ISLAND HEALTH PERMIT # W-S-_____

LEGEND - PROPOSED SERVICES SHOWN BOLD									
WATER	W	EDGE PAVE.	G	MANHOLE	M	METER	M	LOT PIN	P
SEWER	S	NON-MTBL CURB	NMC	CLEANOUT	C	REDUCER	R	LEAD PLUG	L
DRAIN	D	MOUNTABLE CURB	MC	COBRA/DAVIS LIGHT	L	HYDRANT	H	ASPHALT	A
DITCH/SWALE	D	FLAT CURB	FC	ORNAMENTAL STREETLIGHT	SL	CATCHBASIN	C	CONCRETE	C
CULVERT	C	BARRIER CURB	BC	POWER POLE	P	ROAD SIGN	S	GRAVEL	G
HEADWALL	H	INVERT GUTTER	IG	ANCHOR	A	VALVE	V	BRICK	B

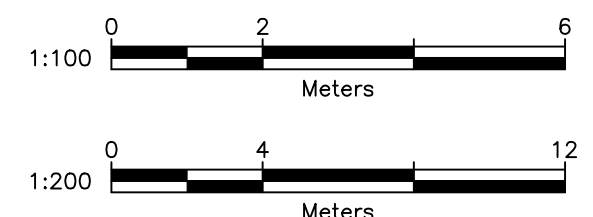
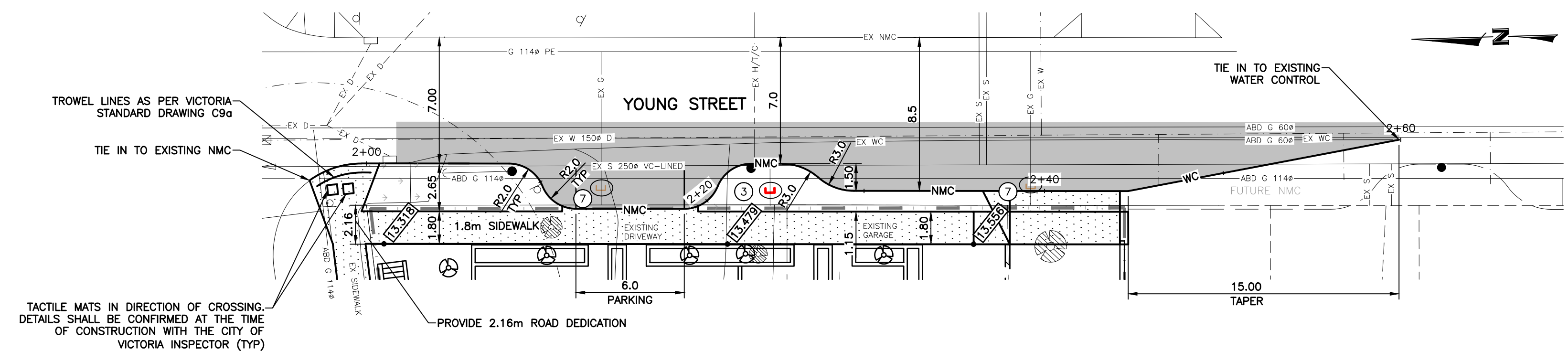
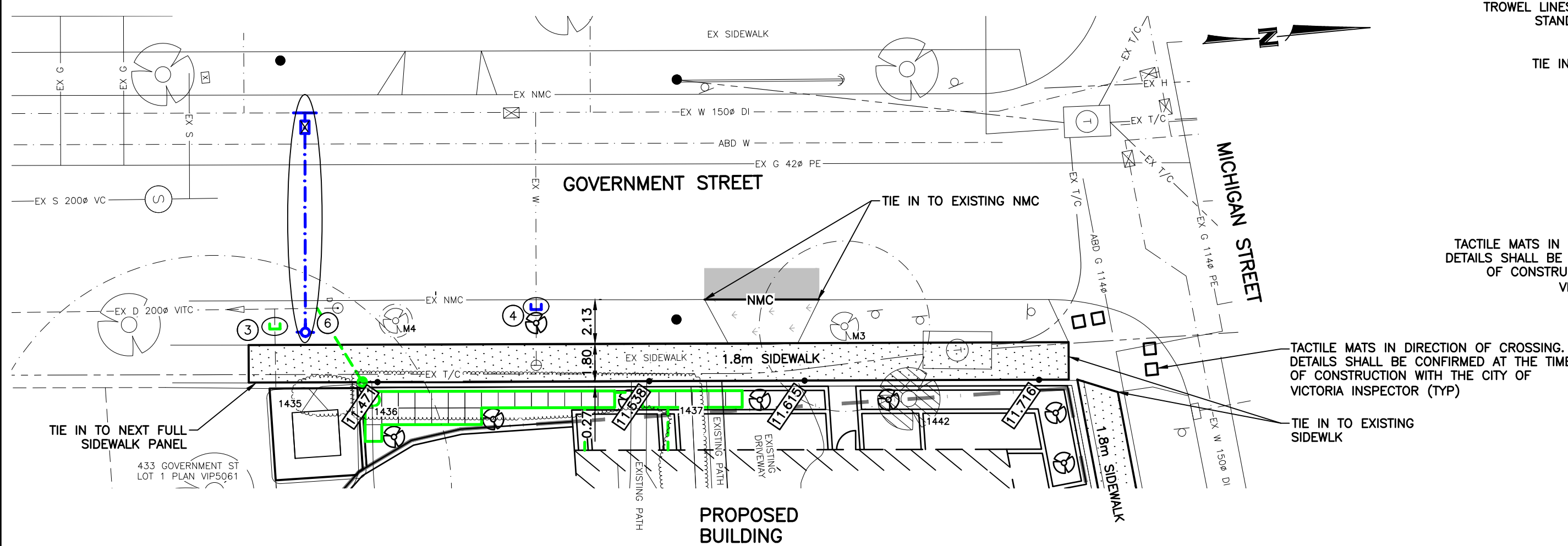
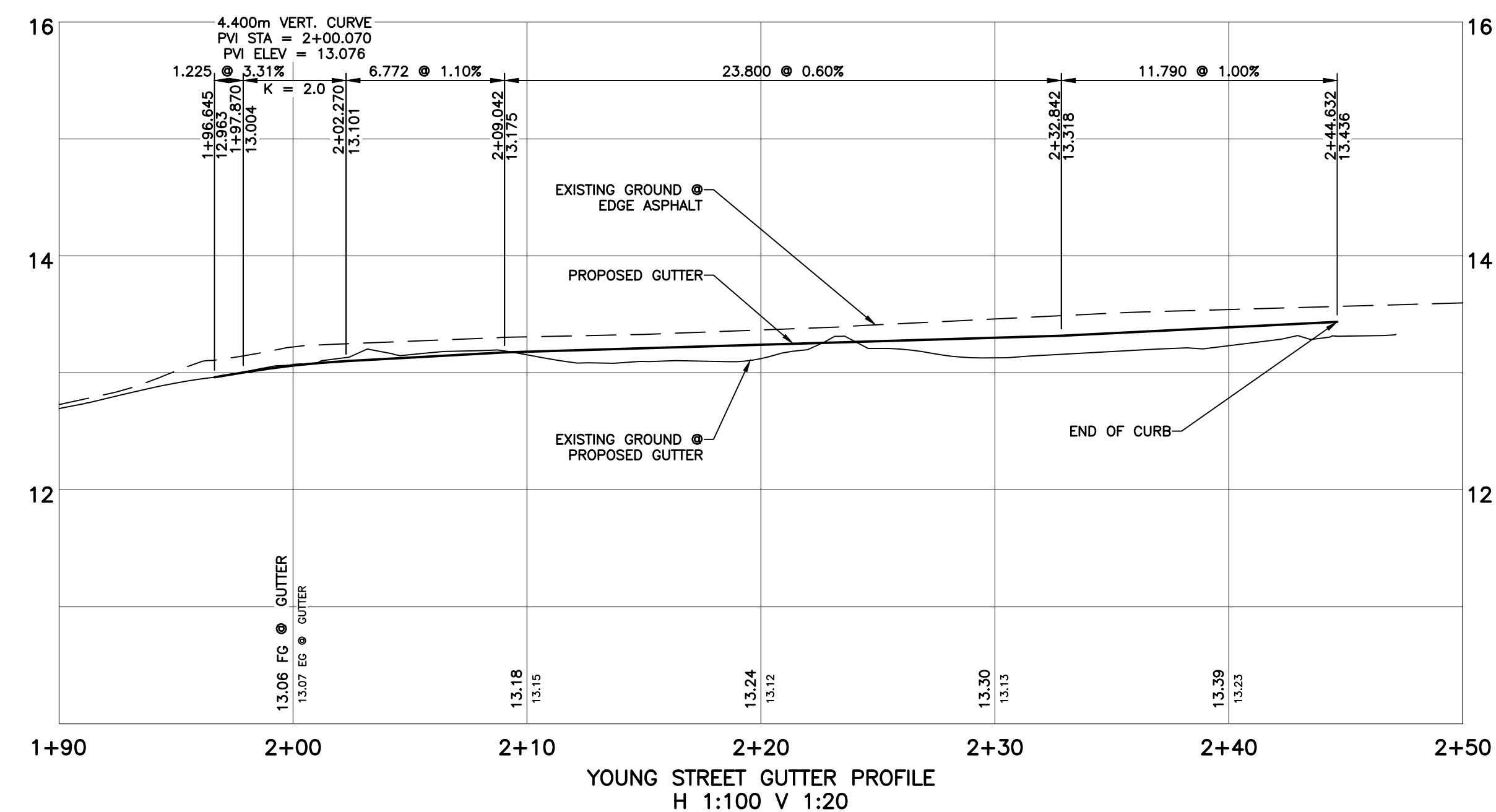
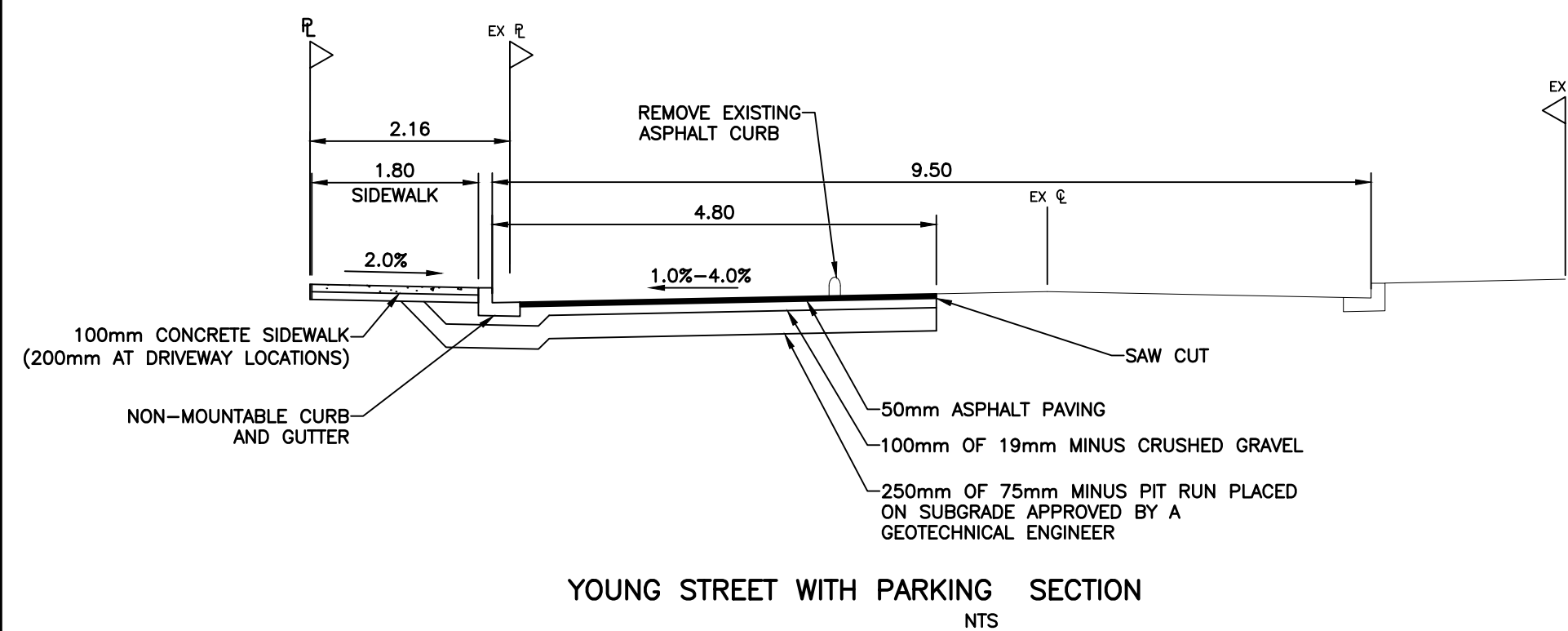
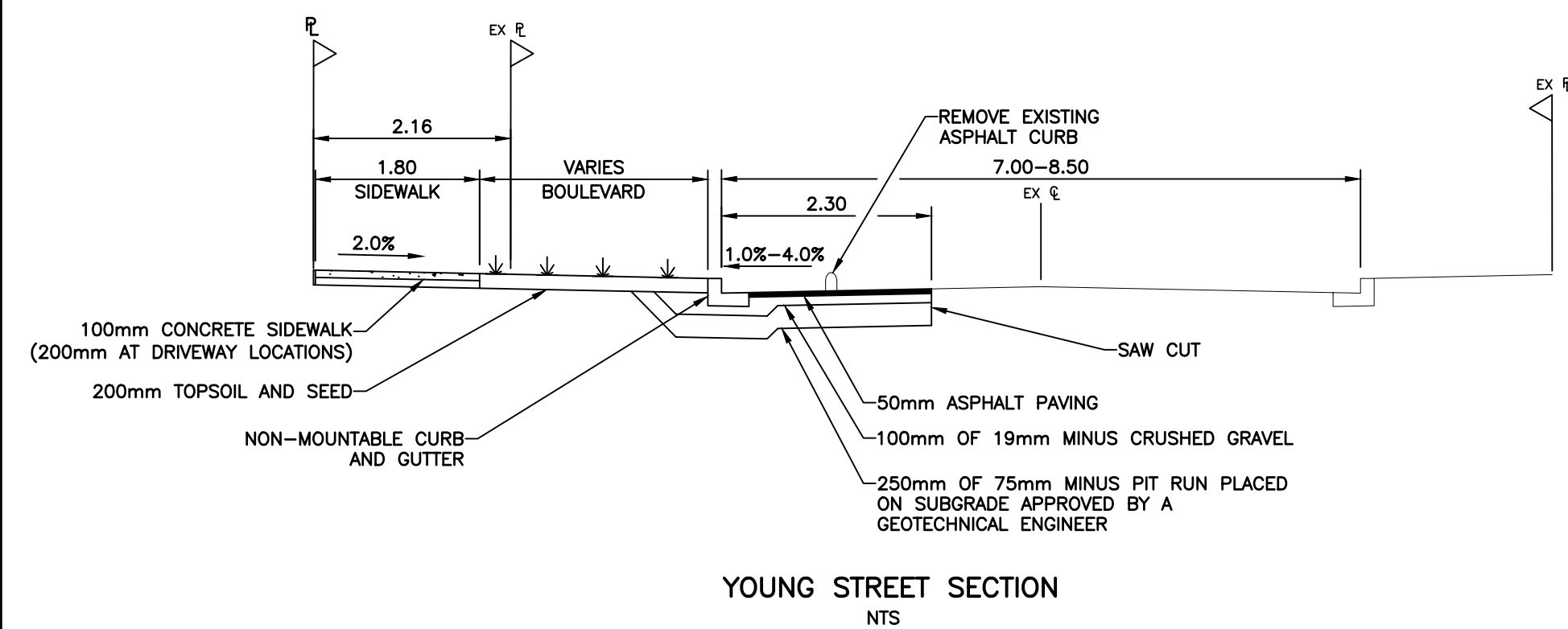
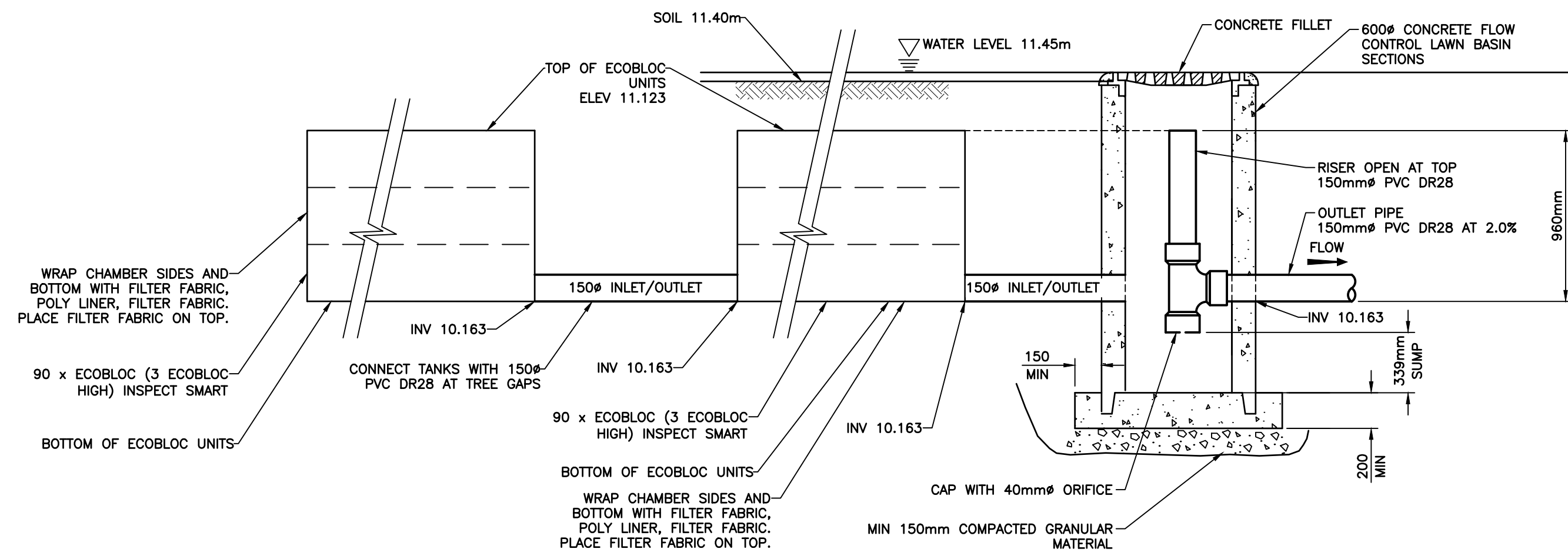
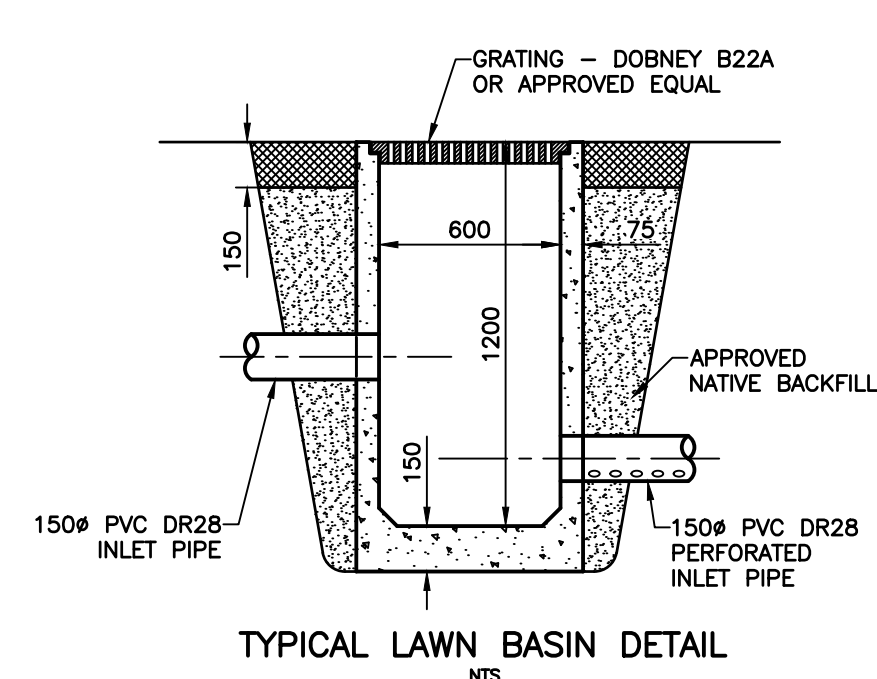
REVISIONS			
No.	DESCRIPTION	DATE	SIGN
1	ISSUED FOR DEVELOPMENT PERMIT	241219	Y

DESIGNED	BC
DRAWN	IY
CHECKED	
DATE	SEPT. 2024
B.M.	8-64
ELEV.	10.844
SCALE	Horz. 1:200
	Vert. 1:40

WESTBROOK Consulting Ltd.

#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT	433 GOVERNMENT STR 443 GOVERNMENT DEV. LTD. - BC PLAN, SECTIONS AND LOCATION PLANS
WESTBROOK PROJECT No.	4006
GOVERNING AUTHORITY FILE No.	
SHEET	1 OF 2
REV.	1
WESTBROOK DRAWING No.	400601



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE, OR THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION	LEGEND — PROPOSED SERVICES SHOWN BOLD										SEAL	REVISIONS				DESIGNED BC DRAWN IY		 WESTBROOK <i>Consulting Ltd.</i> #115 - 866 Goldstream Ave., Victoria, BC V9B 0J3 Telephone: 250-391-8592 Facsimile: 250-391-8593	PROJECT		433 GOVERNMENT STR 443 GOVERNMENT DEV. LTD. — BC		WESTBROOK PROJECT No. 4006	
	WATER ——— W ———		EDGE PAVE. ———		GAS ——— G ———		ROAD SIGN ———		HYDRANT ———		MANHOLE ———		CHECKED		DATE SEPT. 2024		GOVERNING AUTHORITY FILE No.							
	SEWER ——— S ———		NON-MTBL CURB NMC		UNDERGROUND UTL ——— H/T/C		ASPHALT ———		VALVE ———		CLEANOUT ———		B.M. ———		ELEV. 10.844		SHEET 2 OF 2 REV. 1							
	DRAIN ——— D ———		MOUNTABLE CURB MC		COBRA/DAVID LIGHT ———		CONCRETE ———		METER ———		CATCHBASIN ———		SCALE Horiz. 1:200		Vert. 1:40		WESTBROOK DRAWING No. 400602							
	DITCH/SWALE ———		FLAT CURB FC		ORNAMENTAL STREETLIGHT ———		GRAVEL ———		REDUCER ———		MONUMENT ———													
	CULVERT ———		BARRIER CURB BC		POWER POLE ———		BRICK ———		FLUSH ———		LOT PIN ———													
	HEADWALL ———		INVERT GUTTER IG		ANCHOR ———		TREE ———		YUSHLINE ———		LEAD PLUG ———													