



Revisions

Received Date:
November 22, 2019

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

DRAWING LIST		SCALE
A000	COVER SHEET & DRAWING LIST	NTS
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A803	FSR - LEVEL 3	1:100
A804	FSR - LEVEL 4	1:100
A805	FSR - LEVEL 5	1:100
A806	FSR - LEVEL 6	1:100
A811	VIEW NORTHWEST FROM CORNER OF PANDORA & COOK	NTS
A812	VIEW WEST THROUGH RESIDENTIAL MEWS	NTS
A813	VIEW SOUTHWEST FROM COOK STREET	NTS
A814	VIEW EAST TO COURTYARD	NTS
A815	BALCONY STUDY	NTS
A817	ADJACENT PROPERTY STUDY	NTS
A821	SOLAR IMPACT ANALYSIS	NTS
A822	ILLUMINANCE ANALYSIS	NTS



PROJECT NARRATIVE

The Parkway Revitalization and Development is located at Pandora Avenue & Cook Street, at the site of what is known to the community as the Wellburns Building. Originally named Parkway apartments, the two-storey masonry building was constructed in 1911 by William Ridgway-Wilson. At the corner of the North Park neighbourhood, the building is a gateway feature to both the neighbourhood and the centre of Victoria.

The new development proposes a 4 & 6 storey volume stepping back from the existing heritage building to the north & west, and from Franklin Green Park to the south & east. 103 purpose-built rental apartments are proposed with a retail / commercial space being maintained on the existing ground floor of the Wellburn’s Building and the addition of a cafe space in the ground floor of the new addition facing Cook Street. A mews separating the historic and modern buildings at street level serves as the residential entrance to the building and provides access to a west facing courtyard. Public access to and from Franklin Green Park is provided through a wide pedestrian walkway along the north edge of the site. One level of underground parking will be provided below the project site.

A priority of the project is to conserve the heritage value of the Wellburn’s building through retaining 50% of the existing volume, including the historic facades facing Pandora Ave & Cook St and the north-east wall facing the residential mews. All character-defining

elements in these locations will be preserved along with any in-kind repairs, as required. The original use of the building will remain with opportunities for multiple retail spaces on the ground floor & residential suites above. The building will be Designated Heritage with the Heritage Registry.

The new development will be clad in a large format, pearl coloured, ultra high performance concrete panel. It will borrow elements from its historic counterpart, including the running bond pattern of the glazed white brick, the rhythm, proportion & angles of the projecting oriel windows and the recessed entryways of the existing storefronts.

To create a strong visual connection with the surrounding context, juliet balconies will be provided in the living spaces of the suites directly facing Franklin Green Park & Harris Green Park. An accessible roof deck will also be provided for all residential tenants of the building, facing onto Franklin Green Park.

PROJECT NAME

Parkway

PROJECT ADDRESS

1050 Pandora Ave + 1518 Cook Street

LEGAL DESCRIPTION

Lots 1 and 2, Suburban Lot 15, Victoria, VIP73211

PROJECT TEAM

OWNER

Pandora Cook Development Corp.

District Developments Corp.

200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact

Andrew Rennison

604-736-1866

AGENT

DISTRICT DEVELOPMENTS CORP.

200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact

Jessica Gibson

604-322-5762

ARCHITECT

MGA | Michael Green Architecture

1535 West 3rd Avenue, Vancouver, BC, V6J 1J8

Architect

Michael Green

Contact

Jordan Van Dijk

604-336-4770

PROPOSED ZONING

New Site-Specific Zone

Changed from R-2 (Two Family Dwelling District) at 1518 Cook Street, and CA-1 (Pandora Avenue Special Commercial District) at 1050 Pandora Avenue.

SITE AREA

2879 m²

AVERAGE GRADE

27.54m (See A004 for average grade calculations)

Note that the project ground floor is set at a geodetic elevation of 27.56m and building levels are dimensioned from that elevation.

PROPOSED HEIGHT

20.22 m taken from average grade. Note that 321mm parapet is excluded from proposed height.

ALLOWABLE HEIGHT

30m/ 8-10 storeys per OCP

APPLICABLE BUILDING CODE

BCBC 2018

STREETS FACING

Pandora Avenue to the South

Cook Street to the East

OCCUPANCY CLASSIFICATIONS

3.2.2.50. Group C, up to 6 Storeys,

Sprinklered- Residential Occupancies

3.2.2.50. Group E, up to 6 Storeys,

Sprinklered- Mercantile Occupancies,

Located below the third storey.

3.2.2.82 Group F, Division 3, Up to 6 Storeys,

Sprinklered- Below Grade Parkade.

AREA CALCULATIONS

LEVEL 0	2,713.6 m2
LEVEL 1	1832.82 m2
LEVEL 2	1990.02 m2
LEVEL 3	1408.55 m2
LEVEL 4	1399.30 m2
LEVEL 5	921.02 m2
LEVEL 6	860.58 m2

PROPOSED FSR	8,412.3 m2
ALLOWABLE FSR	9,330 m2
PROPOSED FSR RATIO	2.9
ALLOWABLE FSR RATIO	3.3

UNIT TYPES	No#	%
STUDIO	4	4%
STUDIO & DEN	7	7%
1 BED	53	51%
1 B & DEN	24	23%
2 BED	11	11%
2 BED & DEN	4	4%

TOTAL

103

PROPOSED HEIGHT

20.221m

TOTAL RESIDENTIAL AREA

5884 m2

TOTAL RESIDENTIAL UNITS

103

TOTAL PARKING SPACES

44	PROVIDED
93	REQUIRED

TOTAL COMMERCIAL AREA

1054 m2

888.1	m2	RETAIL
165.7	m2	CAFÉ
55.6	m2	OUTDOOR SEATING

ORIGINAL HERITAGE BUILDING AREA

1891.9m2

TOTAL AREA TO BE RETAINED

947.6m2 | 50%

TOTAL BIKE PARKING

172

154	SHORT-TERM
18	LONG-TERM

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	56.0			1	1			2
STUDIO B	52.6				1		1	2
ST & DEN A	66.0		4					4
ST & DEN B	72.7		1					1
ST & DEN C	57.7			1				1
ST & DEN D	53.6			1				1

1 BED A	52.1	1	1	1	1			4
1 BED B	52.8	1	1	1	1			4
1 BED C	56.1		1					1
1 BED D	48.3		1					1
1 BED E	48.6		1	1	1			3
1 BED F	51.6			5		5		10
1 BED G	46.8			1			1	2
1 BED H	36.2						1	1
1 BED I	51.1				5		5	10
1 BED J	36.7			1	1	1	1	4
1 BED K	47.8			1	1	1	1	4
1 BED L	53.4						1	1
1 BED M	45.0						1	1
1 BED N	48.4						1	1
1 BED O	49.0							1
1 BED P	48.6							1
1 BED Q	49.0					1		1
1 BED R	51.9	1						1
1 BED S	51.1						1	1
1 BED T	45.0						1	1

1 B&D A	61.5	1						1
1 B&D B	51.6				1			1
1 B&D C	62.2	1	2	2	2			7
1 B&D D	59.1		1					1
1 B&D E	51.4				1		1	2
1 B&D F	54.2			1		1		2
1 B&D G	51.0				1			1
1 B&D H	58.0			1				1
1 B&D I	62.2		1	1	1			3
1 B&D J	93.9		1					1
1 B&D K	81.2		1					1
1 B&D L	73.0	2						2
1 B&D M	68.7		1					1

2 BED A	72.5						1	1
2 BED B	68.8		1					1
2 BED C	73.5		1					1
2 BED D	60.0		1	1	1			3
2 BED E	79.5		1					1
2 BED F	67.2	1		1	1			3
2 BED G	75.4					1		1

2 B&D A	90.8		1					1
2 B&D B	96.1			1	1			2
2 B&D C	76.1			1				1

TOTAL UNITS	8	24	21	21	15	14	103
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PARKING CALCULATIONS

RESIDENTIAL PARKING	Parking Rate	# of Units	Required	Provided
<45m2	0.50	5	2.5	3
45-70m2	0.60	85	51.0	23
>70m2	1.00	13	13.0	7
TOTAL RESIDENTIAL PARKING			67	33

VISITOR PARKING	Parking Rate	# of Units	Required	Provided
Visitor Parking	0.10	103	10	4

COMMERCIAL PARKING

Retail/ Grocery	1/ 80m2	Total Area (m2)	11	2
Restaurant	1/ 40m2	888	6	3
		221.7	17	5
TOTAL COMMERCIAL PARKING				

CARSHARE PARKING

Modo Carshare Parking Stalls

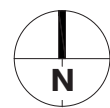
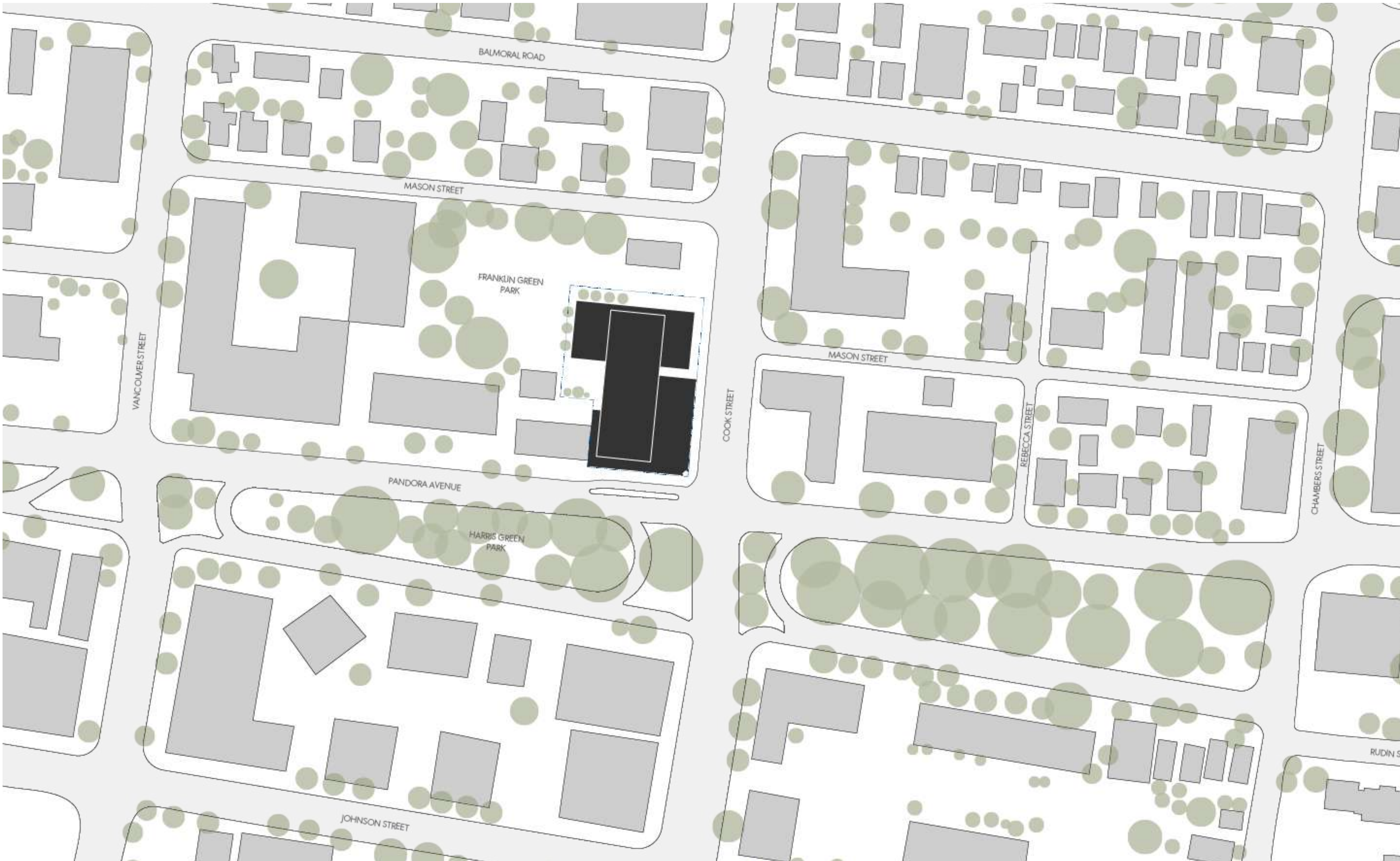
TOTAL PARKING	93	44
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BIKE PARKING | LONG TERM

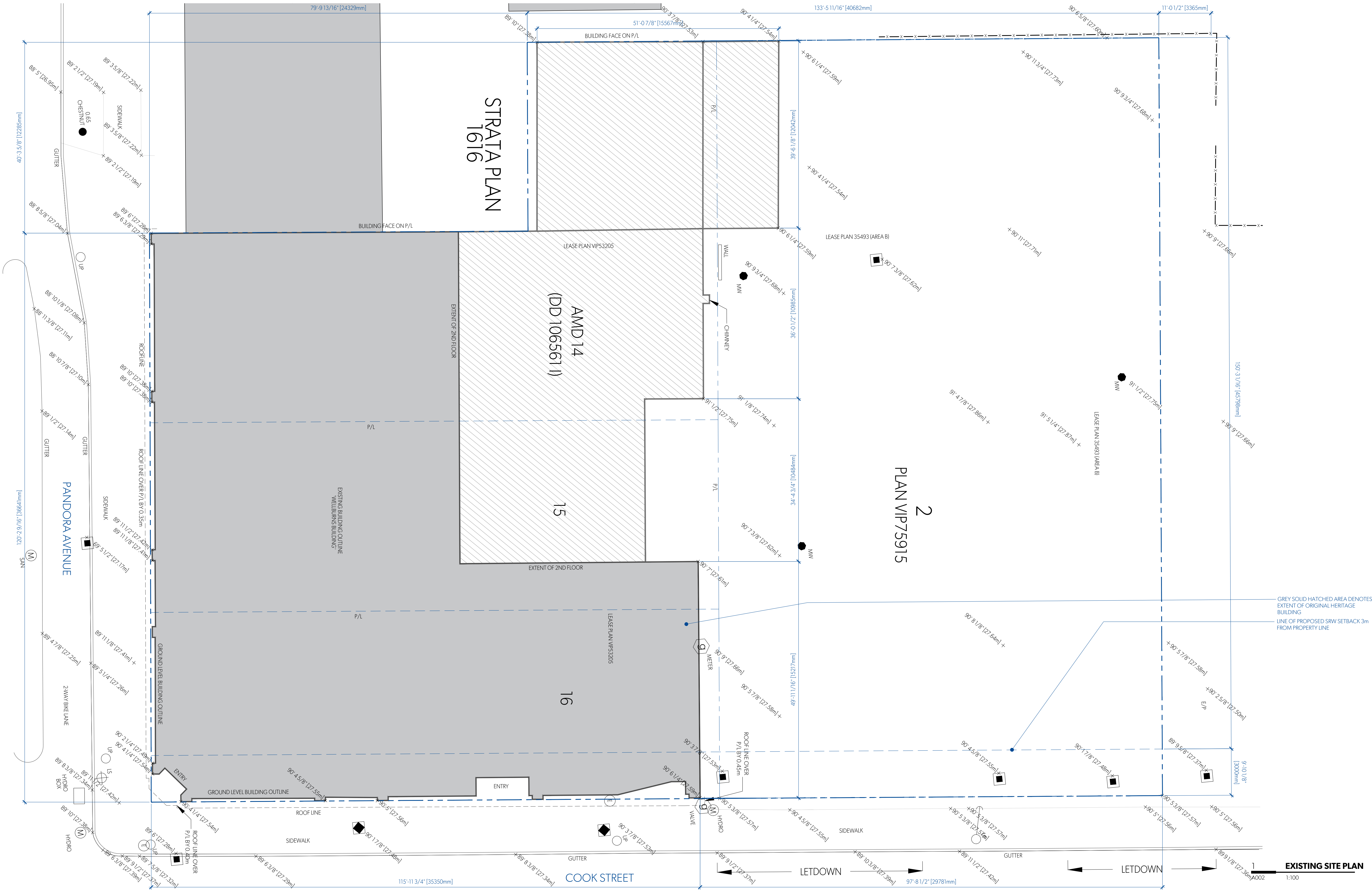
Residential	1 / unit <45m2 1.25 / unit >45m2	# of Units 5 98	Required 5 123	Provided 20 122
Restaurant	1/ 400m2	Total Area (m2) 221.7	1	6
Retail/ Grocery	1/ 200m2	888	5	6
TOTAL LONG TERM BIKE PARKING			133	154
FLOOR-MOUNTED RACKS				78
FLOOR-MOUNTED CARGO RACKS				40
WALL-MOUNTED RACKS				36

BIKE PARKING | SHORT TERM

Residential	.1 / unit	Total Area (m2)	Total Units	10	10
Restaurant	1/ 100m2	221.7	3	3	3
Retail/ Grocery	1/ 200m2	888	5	5	5
TOTAL SHORT TERM BIKE PARKING			18	18	



PARKWAY



MGA

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SYMBOL LEGEND	
	LIGHT STANDARD
	TREE TYPE & DIAMETER
	FIRE HYDRANT
	WATER VALVE
	WATER MAIN
	CATCH BASIN & ELEVATION @ RM
	MANHOLE
	GAS METER
	BOLLARD
	UTILITY POLE
	MONITORING WELL
	UTILITY POLE ANCHOR
	SURVEYED GEODETIC SPOT ELEVATION
	PROPOSED GRADE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

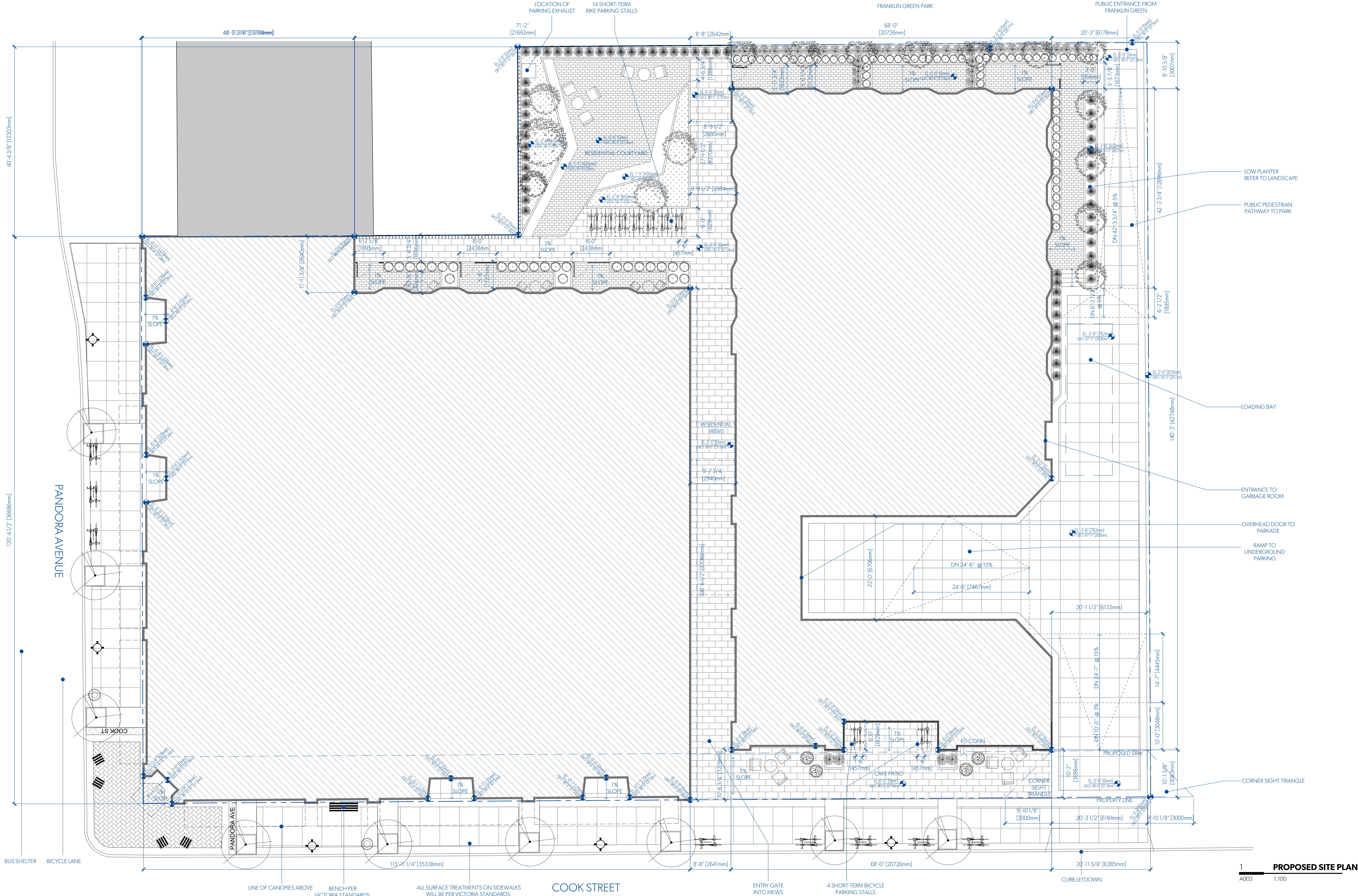
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A002
EXISTING SITE PLAN



MGA

PROJECT INFORMATION TABLE		
ZONE		
NEW SITE SPECIFIC ZONE RESIDENTIAL		
SITE AREA	2879.0	m ²
TOTAL FLOOR AREA	8412	m ²
COMMERCIAL FLOOR AREA	1054	m ²
FLOOR SPACE AREA	3.3	
SITE COVERAGE	70%	
OPEN SITE SPACE	22%	
HEIGHT OF BUILDING	20.22	m
NUMBER OF STOREYS	6	
PARKING STALLS ON SITE	44	
TOTAL BICYCLE PARKING	172	
LONG-TERM FLOOR MOUNTED	76	
LONG-TERM WALL MOUNTED	36	
LONG-TERM CARGO	40	
SHORT-TERM BIKE PARKING	18	
EXISTING BUILDING SETBACKS		
EAST	0m	
SOUTH	0m	
NORTH	29.78m	
WEST (ADJOINING SOUTH PL)	0m	
WEST (ADJOINING NORTH PL)	12.04m	
PROPOSED BUILDING SETBACKS		
EAST (FROM 6 STOREY VOL.)	13.13m	
EAST (FROM 4 STOREY VOL.)	3.08m	
SOUTH (FROM 6 STOREY VOL.)	4.01m	
SOUTH (FROM 4 STOREY VOL.)	38.04m	
NORTH (FROM 6 STOREY VOL.)	7.6m	
NORTH (FROM 4 STOREY VOL.)	6.18m	
WEST (FROM 6 STOREY VOL.)	3.33m	
WEST (FROM 4 STOREY VOL.)	2.96m	
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	103	
UNIT TYPE		
STUDIO	4	
STUDIO & DEN	7	
1 BED	53	
1.8 DEN	24	
2 BED	11	
2 BED & DEN	4	
GROUND-ORIENTATED UNITS		
MINIMUM UNIT FLOOR AREA	36.2 m ²	(1 BED H)
TOTAL RESIDENTIAL FLOOR AREA	5884	m ²
SYMBOL LEGEND		
LS	LIGHT STANDARD	
1" 3 3/4" (0.40m)	TREE (TYPE & DIAMETER)	
BRCH	BENCH	
FI	FIRE HYDRANT	
WV	WATER VALVE	
WM	WATER MAIN	
52" 3/8" (15.94m)	CATCH BASIN & ELEVATION @ RM	
MANHOLE	MANHOLE	
GM	GAS METER	
BO	BOILER	
UP	UTILITY POLE	
MAW	MONITORING WELL	
UFA	UTILITY POLE ANCHOR	
52" 3/8" (15.94m) +	SURVEYED GEODETIC SPOT ELEVATION	
EL. 31' 0" (9.45m) GEO. 37' 10" (11.28m)	PROPOSED GRADE	

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

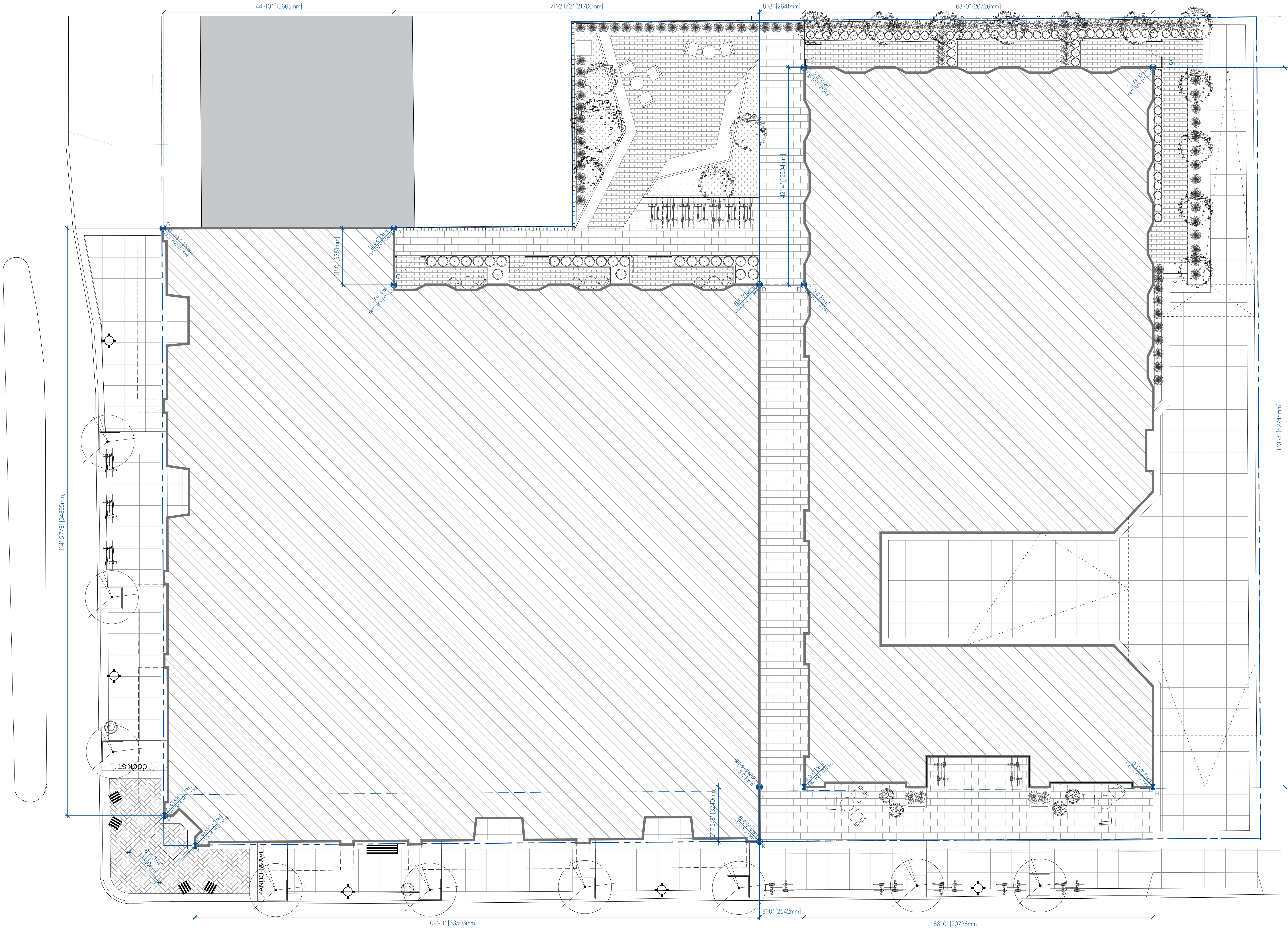
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VICTORIA, BC
2018-001

A003
PROPOSED SITE PLAN



AVERAGE GRADE CALCULATIONS

GRADE POINTS	x DIST. BETWEEN PTS		TOTAL
POINTS A & B	(27.28m + 27.56m)	x 0.5 x 13.65m	= 374.38
POINTS B & C	(27.56m + 27.56m)	x 0.5 x 3.40m	= 93.81
POINTS C & D	(27.56m + 27.56m)	x 0.5 x 21.71 m	= 598.33
POINTS D & E	(27.56m + 27.56m)	x 0.5 x 2.64m	= 72.76
POINTS E & F	(27.56m + 27.56m)	x 0.5 x 12.90m	= 355.63
POINTS F & G	(27.56m + 27.56m)	x 0.5 x 20.73m	= 571.21
POINTS G & H	(27.56m + 27.56m)	x 0.5 x 42.75m	= 1178.13
POINTS H & I	(27.56m + 27.56m)	x 0.5 x 20.73m	= 571.21
POINTS I & J	(27.56m + 27.56m)	x 0.5 x 2.64m	= 72.76
POINTS J & K	(27.56m + 27.56m)	x 0.5 x 3.24m	= 89.29
POINTS K & L	(27.56m + 27.56m)	x 0.5 x 33.35m	= 922.93
POINTS L & M	(27.54m + 27.54m)	x 0.5 x 2.56m	= 70.50
POINTS M & A	(27.54m + 27.28m)	x 0.5 x 34.90m	= 956.61
TOTAL			5927.45

BLDG PERIMETER

TOTAL= 215.34m

AVG GRADE = 5927.45/215.34m=27.54m

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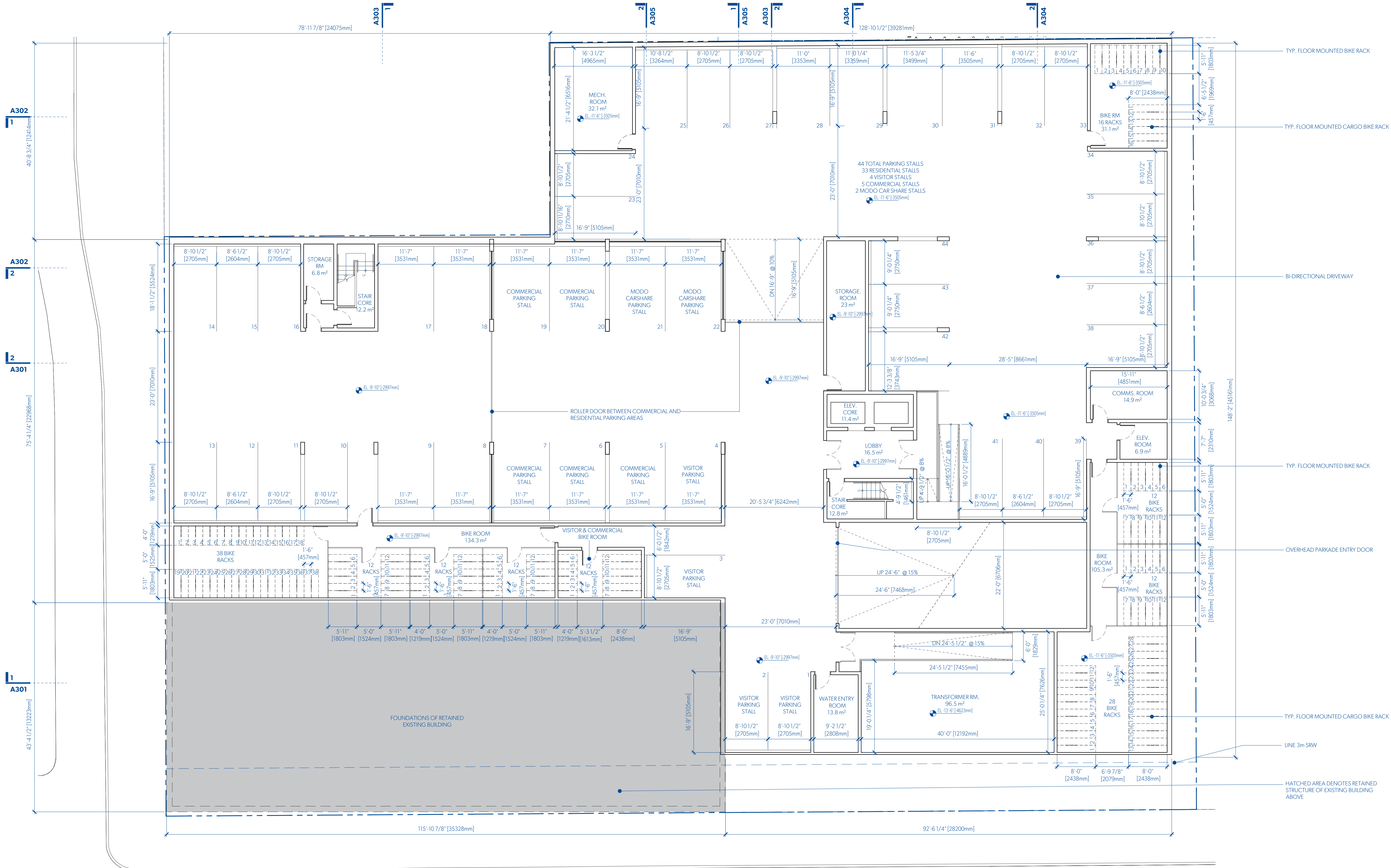


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VICTORIA, BC
2018-001



MGA

PARKING CALCULATIONS					
RESIDENTIAL	Parking Rate	# of Units	Stalls req'd	Stalls prov'd	
<45m2	0.50	5	3	3	
45-70m2	0.60	85	51	23	
>70m2	1.00	13	13	7	
TOTAL RESIDENTIAL PARKINGS			67	33	
VISITOR	Parking Rate	# of Units	Stalls req'd	Stalls prov'd	
Visitor Parking	0.10	103	10	4	
COMMERCIAL	Parking Rate	Area (m2)	Stalls req'd	Stalls prov'd	
Retail/Grocery	1/80m2	888	11	2	
Restaurant	1/40m2	222	6	3	
TOTAL COMMERCIAL PARKING			17	5	
CAR SHARE			Stalls prov'd		
Modo Car Share			2		
TOTAL PARKING			93	44	

BICYCLE PARKING LONG TERM					
RESIDENTIAL	Parking Rate	# of Units	Stalls req'd	Stalls prov'd	
1/Unit <45m2		5	5	20	
1.25/Unit >45m2		96	123	122	
RESTAURANT	area (m2)		1	6	
1/400m2	221.7		5	6	
1/100m2	888		5	6	
TOTAL LONG TERM BIKE PARKING			133	154	
FLOOR MOUNTED RACKS			78		
FLOOR MOUNTED CARGO RACKS			40		
WALL MOUNTED RACKS			36		

BICYCLE PARKING SHORT TERM					
RESIDENTIAL	Parking Rate	area (m2)	Stalls req'd	Stalls prov'd	
1/Unit		10	10	10	
1/100m2	222	3	3	3	
1/200m2	888	5	5	5	
TOTAL SHORT TERM BIKE PARKING			18	18	

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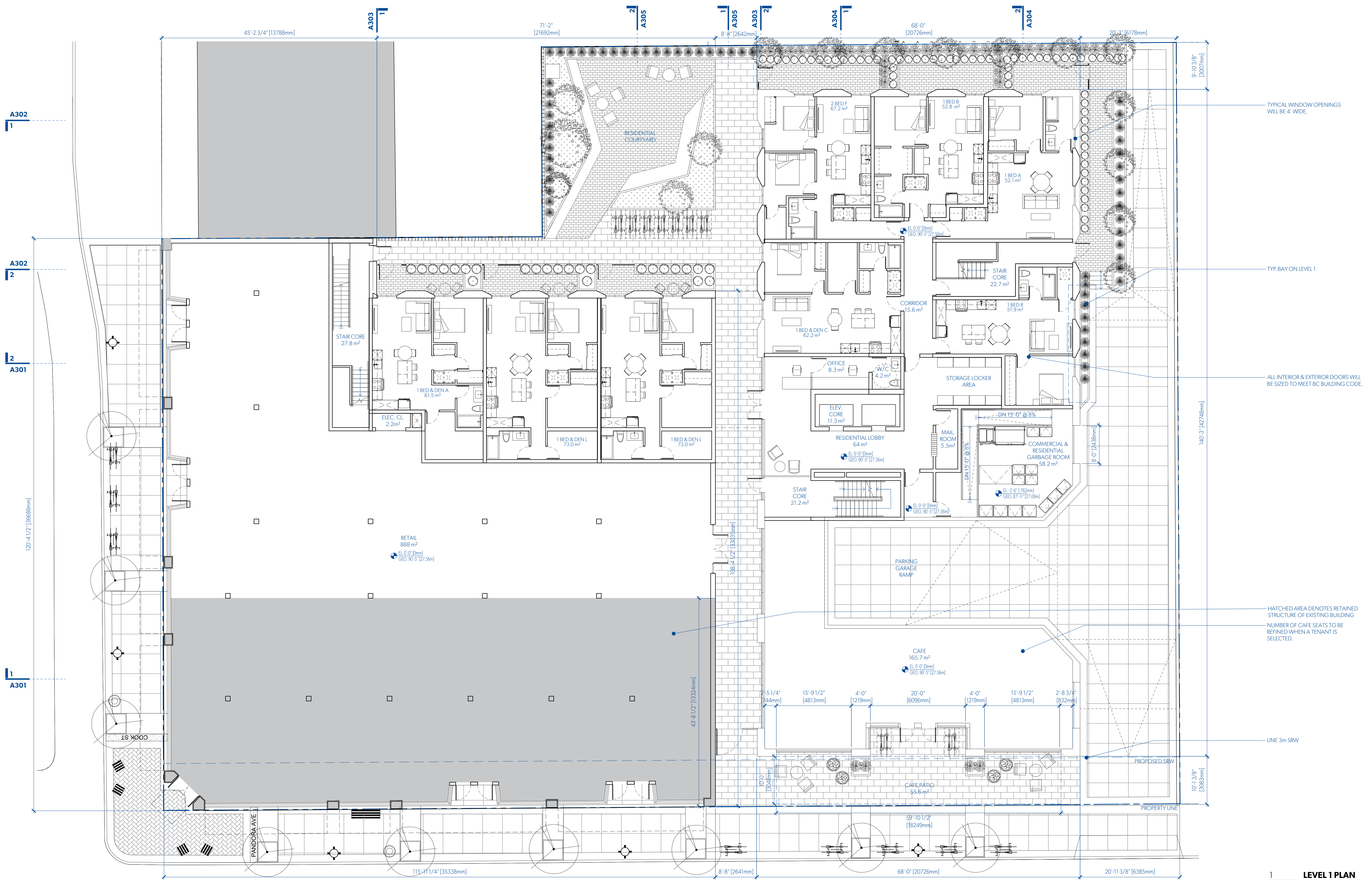
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A100
LEVEL 0 PLAN

1 LEVEL 0 PLAN
A100 1:100



TYPICAL WINDOW OPENINGS
WILL BE 4' WIDE.

TYP. BAY ON LEVEL 1

ALL INTERIOR & EXTERIOR DOORS WILL
BE SIZED TO MEET BC BUILDING CODE.

HATCHED AREA DENOTES RETAINED
STRUCTURE OF EXISTING BUILDING
NUMBER OF CAFE SEATS TO BE
REFINED WHEN A TENANT IS
SELECTED.

LINE 3m SRW

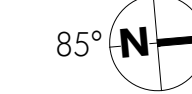
PROPOSED SRW

PROPERTY LINE

1 LEVEL 1 PLAN
A101a 1:100

UNIT CALCULATIONS										
CITY	m2	U1	U2	U3	U4	U5	U6	TOTAL		
STUDIO A	56.0			1	1			2		
STUDIO B	52.6						1	2		
ST & DEN A	66.0		4					4		
ST & DEN B	72.7			1				1		
ST & DEN C	57.7				1			1		
ST & DEN D	53.6					1		1		
1 BED A	52.1	1	1	1	1			4		
1 BED B	52.8	1	1	1	1			4		
1 BED C	56.1	1	1	1	1			4		
1 BED D	48.3		1					1		
1 BED E	48.6		1	1				2		
1 BED F	51.6			5				5		
1 BED G	46.8		1					1		
1 BED H	36.2					1		1		
1 BED I	51.1				5			5		
1 BED J	36.7			1	1	1		3		
1 BED K	47.8				1	1	1	3		
1 BED L	53.4					1		1		
1 BED M	45.0						1	1		
1 BED N	48.4							1		
1 BED O	49.0							1		
1 BED P	48.6							1		
1 BED Q	49.0					1		1		
1 BED R	51.9	1						1		
1 BED S	51.1							1		
1 BED T	45.0							1		
1 B&D A	61.5	1						1		
1 B&D B	51.6				1			1		
1 B&D C	62.2	1	2	2	2			7		
1 B&D D	59.1							1		
1 B&D E	51.4						1	1		
1 B&D F	54.2				1			1		
1 B&D G	51.0							1		
1 B&D H	58.0	1						1		
1 B&D I	62.2		1	1	1			3		
1 B&D J	93.9							1		
1 B&D K	81.2							1		
1 B&D L	73.0	2						2		
1 B&D M	68.7		1					1		
2 BED A	72.5						1	1		
2 BED B	68.8		1					1		
2 BED C	73.5			1				1		
2 BED D	60.0			1	1			2		
2 BED E	79.5							1		
2 BED F	67.2	1		1	1			3		
2 BED G	75.4						1	1		
2 B&D A	90.8		1		1			2		
2 B&D B	96.1							1		
2 B&D C	76.1			1	1			2		
TOTAL UNITS		8	24	21	21	15	14	103		

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PARKWAY
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



MGA

UNIT CALCULATIONS										
CITY	m2	U1	U2	U3	U4	U5	U6	TOTAL		
STUDIO A	56.0			1	1			2		
STUDIO B	52.6				1		1	2		
ST & DEN A	66.0		4					4		
ST & DEN B	72.7		1					1		
ST & DEN C	57.7			1				1		
ST & DEN D	53.6			1				1		
1BED A	52.1	1	1	1	1			4		
1BED B	52.8	1	1	1	1			4		
1BED C	56.1			1	1			2		
1BED D	48.3			1				1		
1BED E	48.6			1	1			2		
1BED F	51.6			5		5		10		
1BED G	46.8			1		1		2		
1BED H	36.2							1		
1BED I	51.1				5	1		5		
1BED J	36.7			1	1	1		3		
1BED K	47.8			1	1	1		3		
1BED L	53.4				1	1		2		
1BED M	45.0					1		1		
1BED N	48.4							1		
1BED O	49.0					1		1		
1BED P	48.6							1		
1BED Q	49.0					1		1		
1BED R	51.9	1						1		
1BED S	51.1							1		
1BED T	45.0							1		
1BAD A	61.5		1					1		
1BAD B	51.6				1			1		
1BAD C	62.2	1	2	2	2			7		
1BAD D	59.1				1			1		
1BAD E	51.4					1		1		
1BAD F	54.2				1	1		2		
1BAD G	51.0							1		
1BAD H	58.0							1		
1BAD I	62.2			1	1	1		3		
1BAD J	93.9							1		
1BAD K	81.2							1		
1BAD L	73.0	2						2		
1BAD M	68.7		1					1		
2BED A	72.5						1	1		
2BED B	68.8		1					1		
2BED C	73.5							1		
2BED D	60.0			1	1	1		3		
2BED E	79.5							1		
2BED F	67.2	1		1	1			3		
2BED G	75.4						1	1		
2BAD A	90.8			1				1		
2BAD B	96.1				1	1		2		
2BAD C	76.1			1				1		
TOTAL UNITS										
		8	24	21	21	15	14	103		

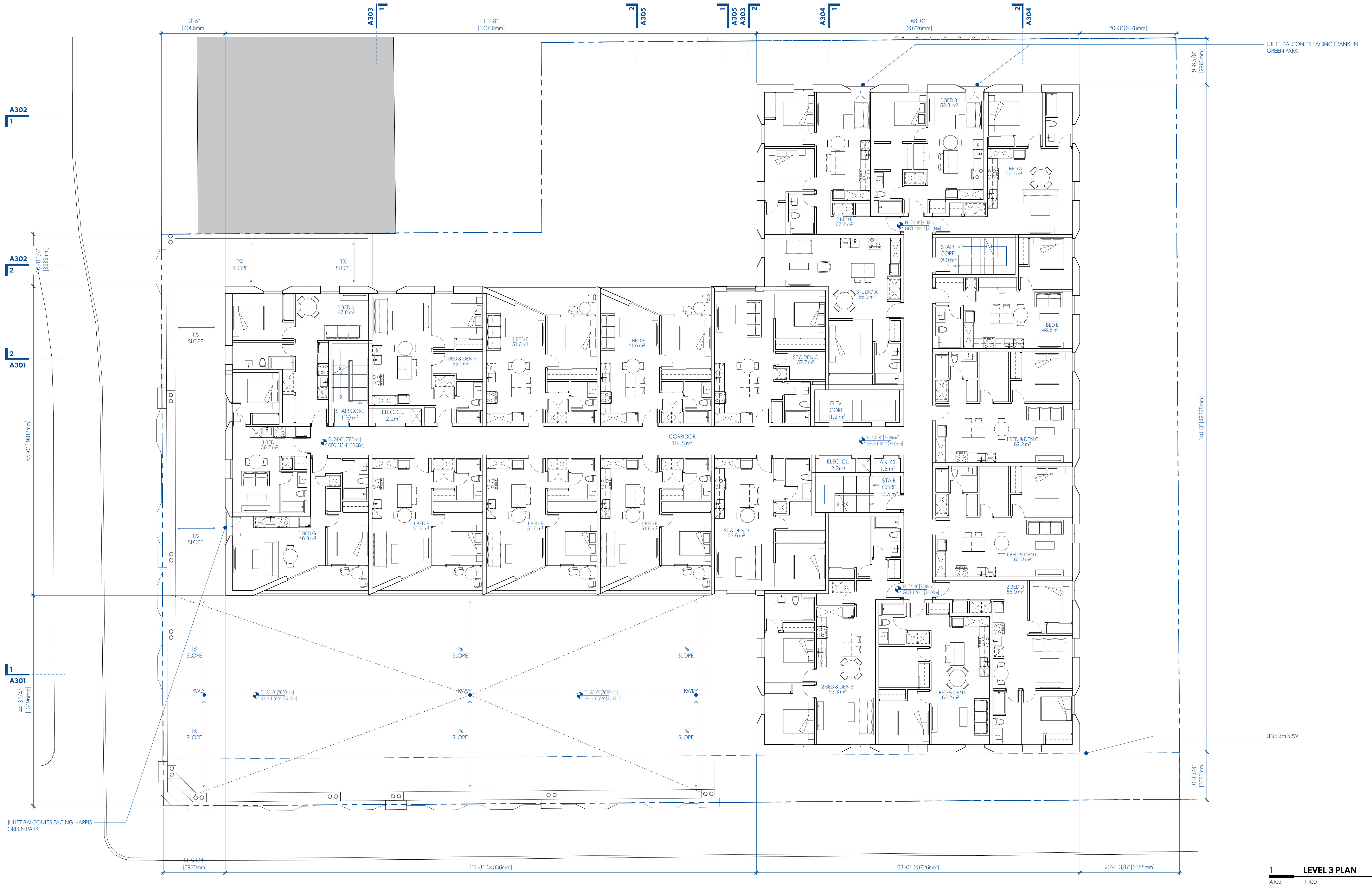
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

- 2019-10-30 2 REVISED FOR REZONING
- 2019-09-13 1 REVISED FOR REZONING
- 2019-05-15 0 ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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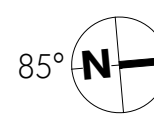
PARKWAY
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A102
LEVEL 2 PLAN



UNIT CALCULATIONS										
CITY	m2	U1	U2	U3	U4	U5	U6	TOTAL		
STUDIO A	56.0			1	1			2		
STUDIO B	52.6						1	2		
ST & DEN A	66.0		4					4		
ST & DEN B	72.7		1					1		
ST & DEN C	57.7			1				1		
ST & DEN D	53.6				1			1		
1 BED A	52.1	1	1	1	1			4		
1 BED B	52.8	1	1	1	1			4		
1 BED C	56.1					1		1		
1 BED D	48.3		1					1		
1 BED E	48.6			1	1			2		
1 BED F	51.6				5			5		
1 BED G	46.8		1					1		
1 BED H	36.2							1		
1 BED I	51.1				5			5		
1 BED J	36.7			1	1	1		3		
1 BED K	47.8				1	1	1	3		
1 BED L	53.4					1		1		
1 BED M	45.0						1	1		
1 BED N	48.4							1		
1 BED O	49.0						1	1		
1 BED P	48.6							1		
1 BED Q	49.0					1		1		
1 BED R	51.9	1						1		
1 BED S	51.1							1		
1 BED T	45.0						1	1		
1 B&D A	61.5	1						1		
1 B&D B	51.6				1			1		
1 B&D C	62.2	1	2	2	2			7		
1 B&D D	59.1							1		
1 B&D E	51.4						1	1		
1 B&D F	54.2				1			1		
1 B&D G	51.0					1		1		
1 B&D H	38.0							1		
1 B&D I	62.2		1	1	1			3		
1 B&D J	93.9							1		
1 B&D K	81.2							1		
1 B&D L	73.0	2						2		
1 B&D M	68.7		1					1		
2 BED A	72.5						1	1		
2 BED B	68.8		1					1		
2 BED C	73.5							1		
2 BED D	60.0			1	1			2		
2 BED E	79.5		1		1			2		
2 BED F	67.2	1			1	1		3		
2 BED G	75.4						1	1		
2 B&D A	90.8			1		1		2		
2 B&D B	96.1							1		
2 B&D C	76.1			1	1			2		
TOTAL UNITS		8	24	21	21	15	14	103		

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

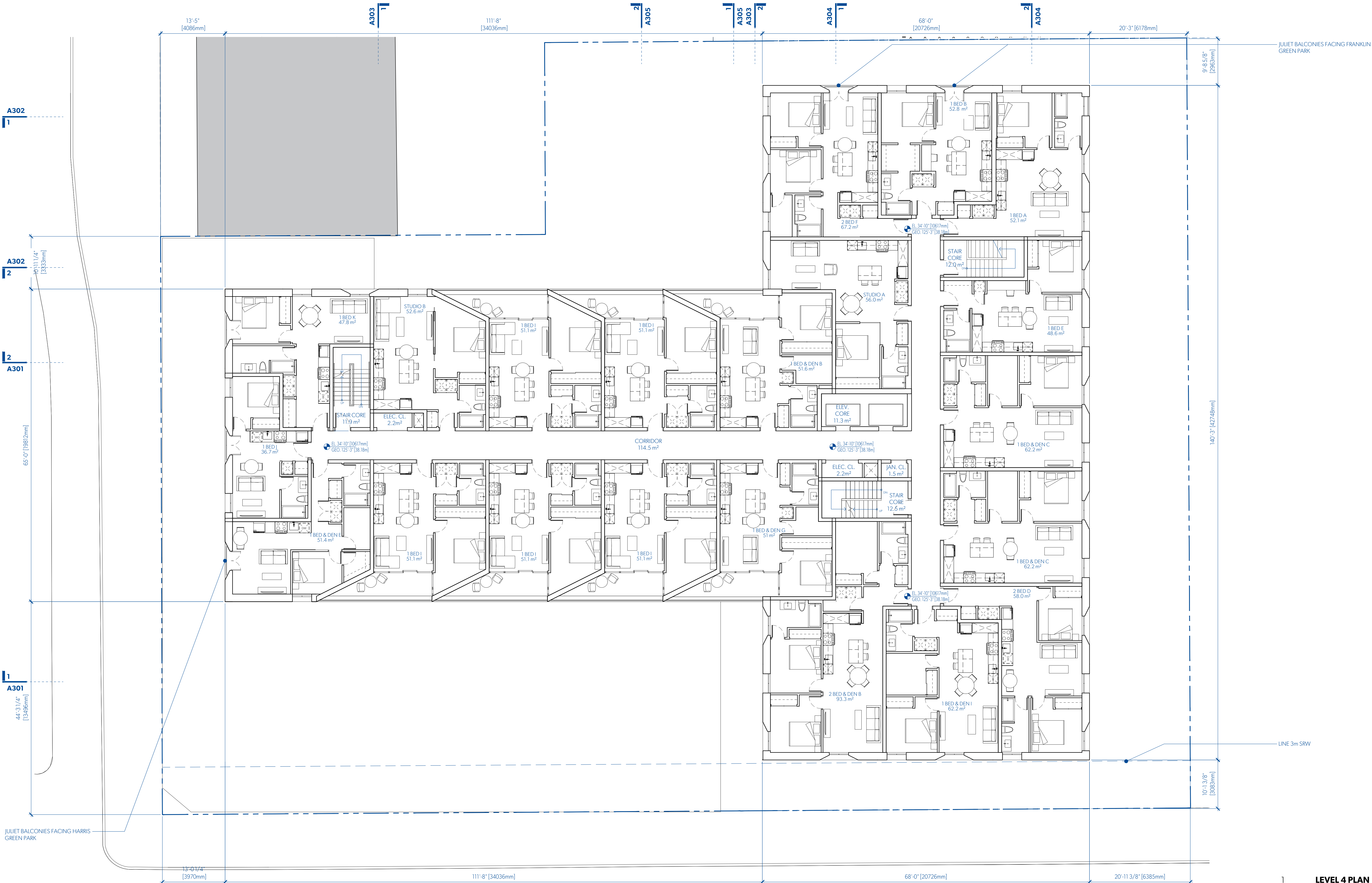


- 2019-10-30 REVISED FOR REZONING
- 2019-09-13 REVISED FOR REZONING
- 2019-05-15 ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



UNIT CALCULATIONS										
CITY	m2	U1	U2	U3	U4	U5	U6	TOTAL		
STUDIO A	56.0			1	1			2		
STUDIO B	52.6					1	1	2		
ST & DEN A	66.0		4					4		
ST & DEN B	72.7		1					1		
ST & DEN C	57.7			1				1		
ST & DEN D	53.6			1				1		
1 BED A	52.1	1	1	1	1			4		
1 BED B	52.8	1	1	1	1			4		
1 BED C	56.1		1					1		
1 BED D	48.3		1					1		
1 BED E	48.6			1	1			2		
1 BED F	51.6				5			5		
1 BED G	46.8		1					1		
1 BED H	36.2					1		1		
1 BED I	51.1				5			5		
1 BED J	36.7			1	1	1		3		
1 BED K	47.8			1	1	1		3		
1 BED L	53.4					1		1		
1 BED M	45.0						1	1		
1 BED N	48.4							1		
1 BED O	49.0							1		
1 BED P	48.6							1		
1 BED Q	49.0					1		1		
1 BED R	51.9	1						1		
1 BED S	51.1							1		
1 BED T	45.0							1		
1 B&D A	61.5	1			1			2		
1 B&D B	51.6							1		
1 B&D C	62.2	1	2	2	2			7		
1 B&D D	59.1		1					1		
1 B&D E	51.4						1	2		
1 B&D F	54.2			1	1			2		
1 B&D G	51.0							1		
1 B&D H	38.0							1		
1 B&D I	62.2		1	1	1			3		
1 B&D J	93.9							1		
1 B&D K	81.2							1		
1 B&D L	73.0	2						2		
1 B&D M	68.7		1					1		
2 BED A	72.5						1	1		
2 BED B	68.8		1					1		
2 BED C	73.5							1		
2 BED D	60.0			1	1			2		
2 BED E	79.5		1		1			2		
2 BED F	67.2	1		1	1			3		
2 BED G	75.4					1		1		
2 B&D A	90.8		1		1			2		
2 B&D B	96.1							1		
2 B&D C	76.1		1		1			2		
TOTAL UNITS		8	24	21	21	15	14	103		

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8



2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



UNIT CALCULATIONS										
CITY	m2	U1	U2	U3	U4	U5	U6	TOTAL		
STUDIO A	56.0			1	1			2		
STUDIO B	52.6				1		1	2		
ST & DEN A	66.0		4					4		
ST & DEN B	72.7							1		
ST & DEN C	57.7			1				1		
ST & DEN D	53.6				1			1		
1 BED A	52.1	1	1	1	1			4		
1 BED B	52.8	1	1	1	1			4		
1 BED C	56.1			1				1		
1 BED D	48.3		1					1		
1 BED E	48.6			1	1			3		
1 BED F	51.6				5			10		
1 BED G	46.8		1					1		
1 BED H	36.2					1		2		
1 BED I	51.1					5		10		
1 BED J	36.7			1	1	1		4		
1 BED K	47.8			1	1	1		4		
1 BED L	53.4					1		1		
1 BED M	45.0						1	1		
1 BED N	48.4							1		
1 BED O	49.0							1		
1 BED P	48.6						1	1		
1 BED Q	49.0					1		1		
1 BED R	51.9	1						1		
1 BED S	51.1						1	1		
1 BED T	45.0							1		
1 B&D A	61.5		1					1		
1 B&D B	51.6				1			1		
1 B&D C	62.2		1	2	2			7		
1 B&D D	59.1			1				1		
1 B&D E	51.4					1		2		
1 B&D F	54.2				1			1		
1 B&D G	51.0						1	1		
1 B&D H	58.0							1		
1 B&D I	62.2			1	1			3		
1 B&D J	93.9							1		
1 B&D K	81.2							1		
1 B&D L	73.0	2						2		
1 B&D M	68.7		1					1		
2 BED A	72.5						1	1		
2 BED B	68.8			1				1		
2 BED C	73.5							1		
2 BED D	60.0			1	1			3		
2 BED E	79.5			1				1		
2 BED F	67.2	1			1			3		
2 BED G	75.4					1		1		
2 B&D A	90.8				1			2		
2 B&D B	96.1			1	1			2		
2 B&D C	76.1			1				1		
TOTAL UNITS		8	24	21	21	15	14	103		

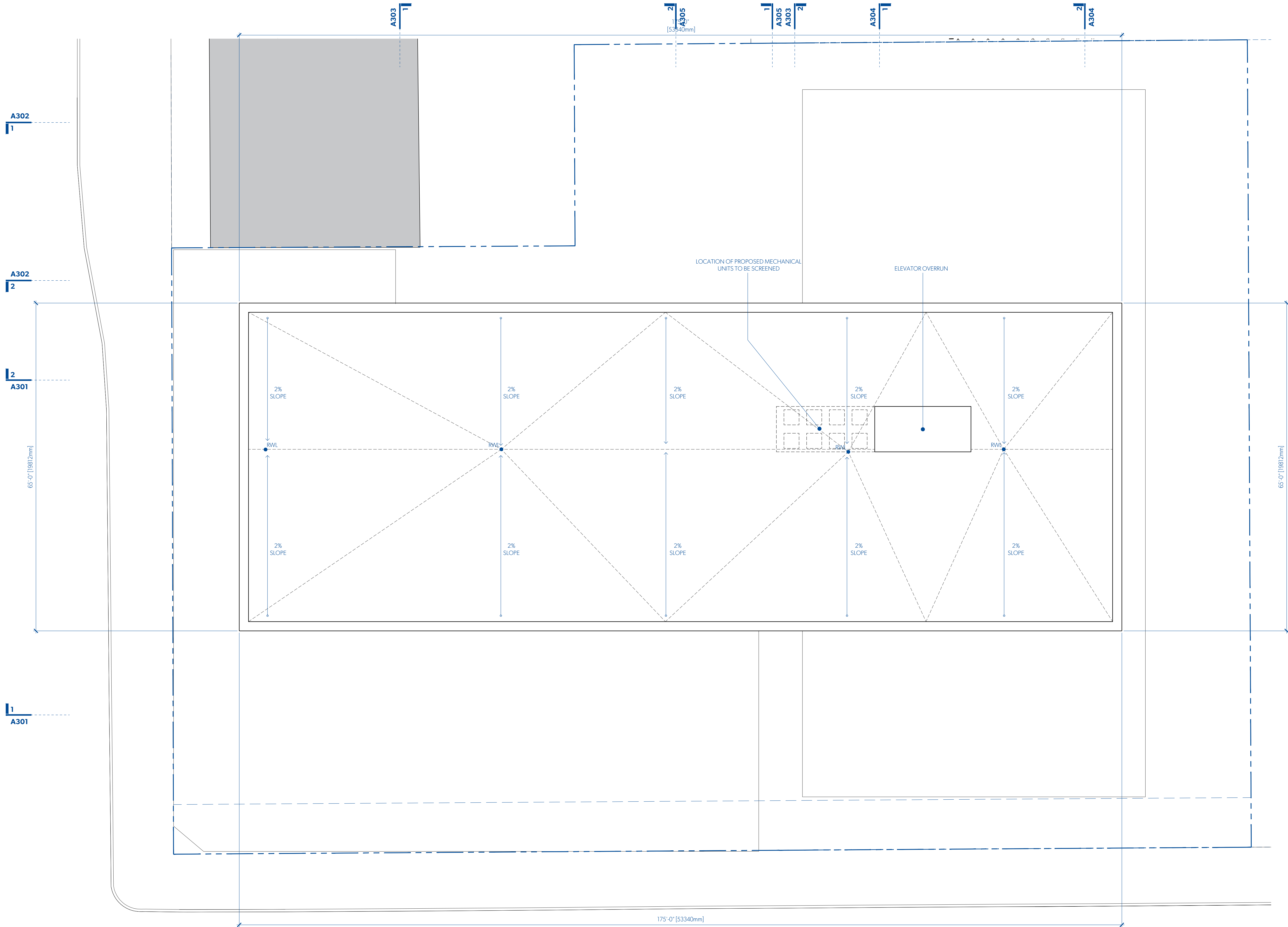
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

- 2019-10-30 REVISED FOR REZONING
- 2019-09-13 REVISED FOR REZONING
- 2019-05-15 ISSUED FOR REZONING

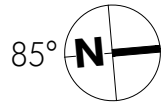
DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



1 **ROOF PLAN**
A107 1:100



2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

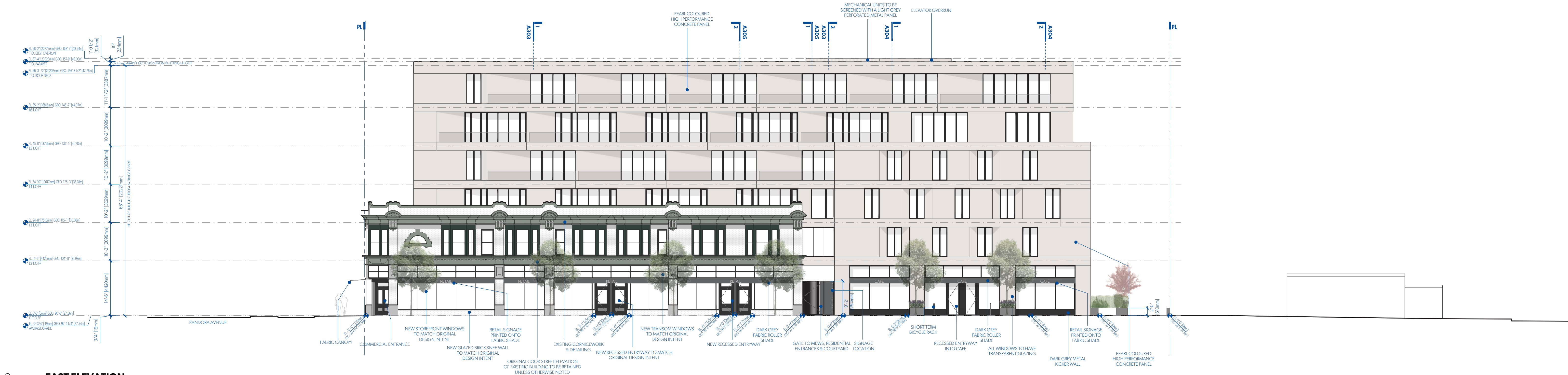
DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



1 SOUTH ELEVATION
A201 1:150



2 EAST ELEVATION
A201 1:150

MGA

MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

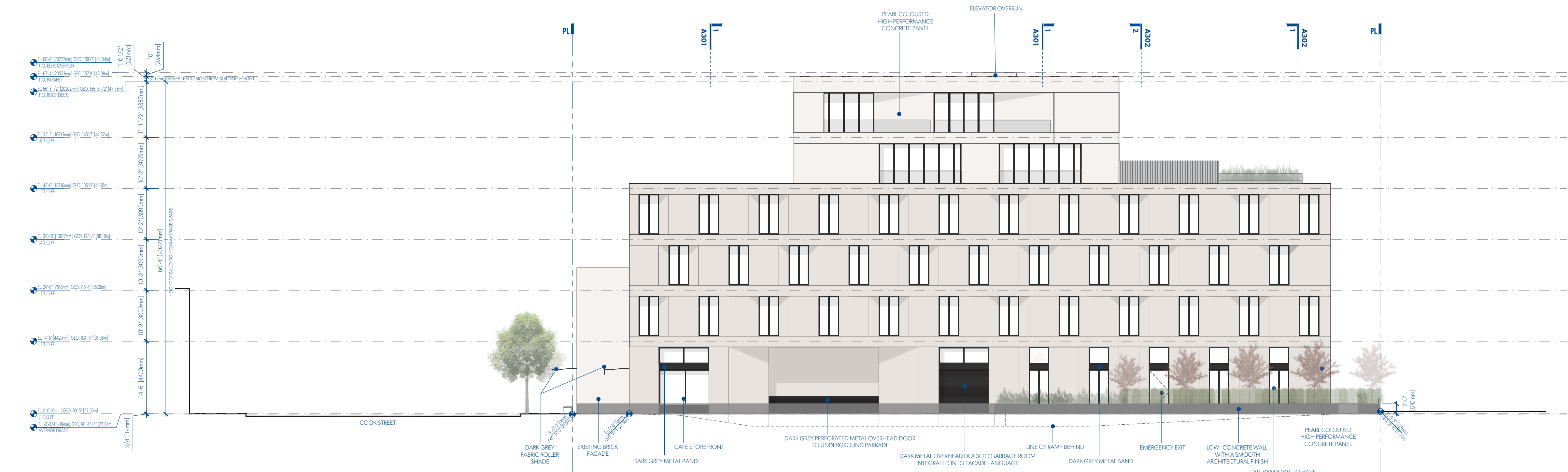
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

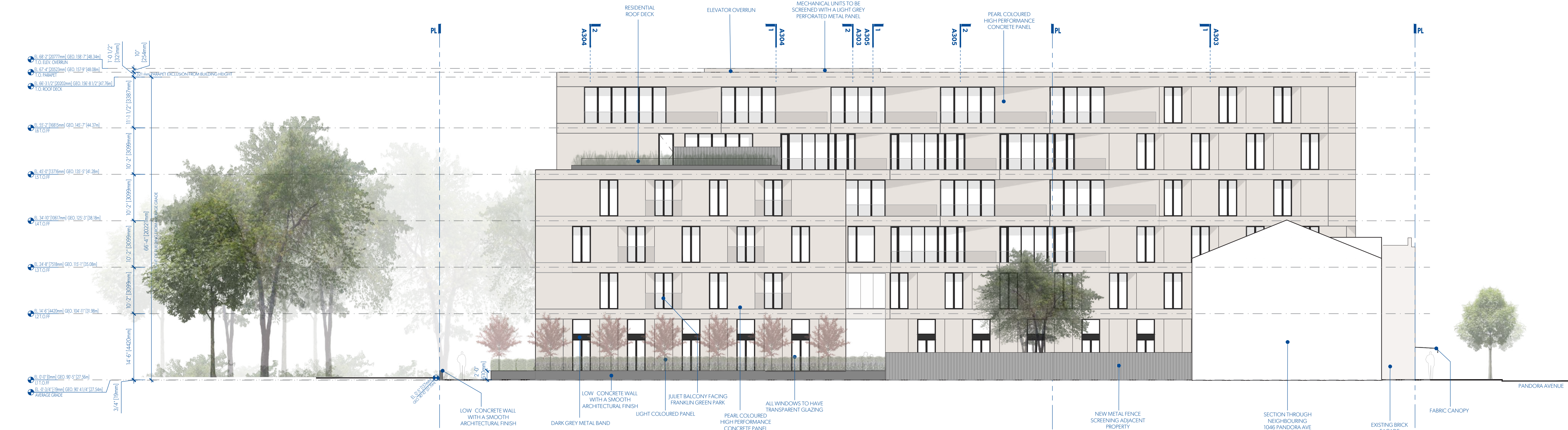
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A201
ELEVATIONS



1 NORTH ELEVATION THROUGH PUBLIC WALKWAY
A202 1:150



2 WEST ELEVATION
A202 1:150

MGA

© MGA 2016

MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A202
ELEVATIONS



1 **COOK ST ORIGINAL ELEVATION STUDY**
A203 1:100



2 **COOK ST PROPOSED ELEVATION STUDY**
A203 1:100



3 **PANDORA AVE ORIGINAL ELEVATION STUDY**
A203 1:100



4 **PANDORA AVE PROPOSED ELEVATION STUDY**
A203 1:100



PEARL COLOURED, ULTRA HIGH PERFORMANCE CONCRETE PANEL



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

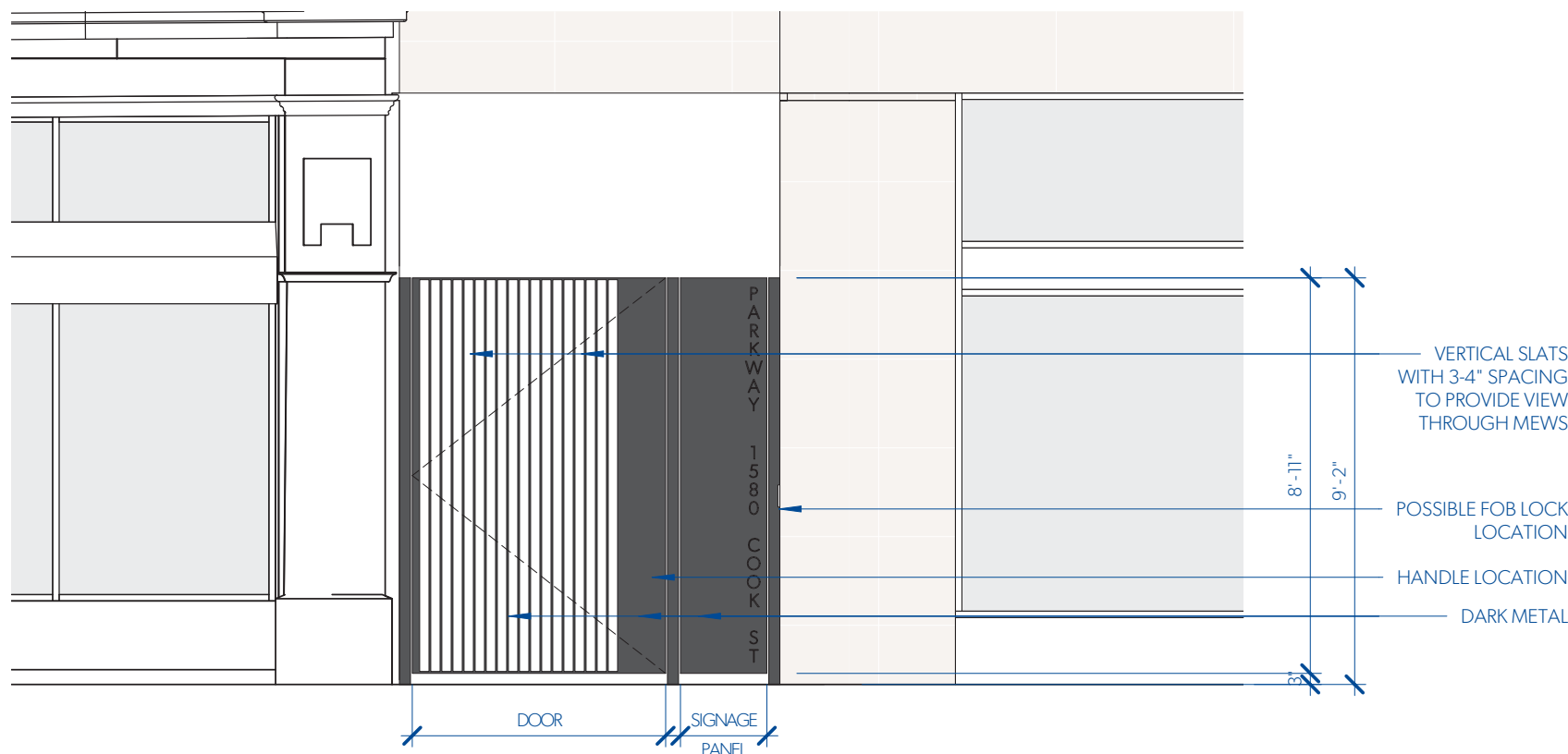
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

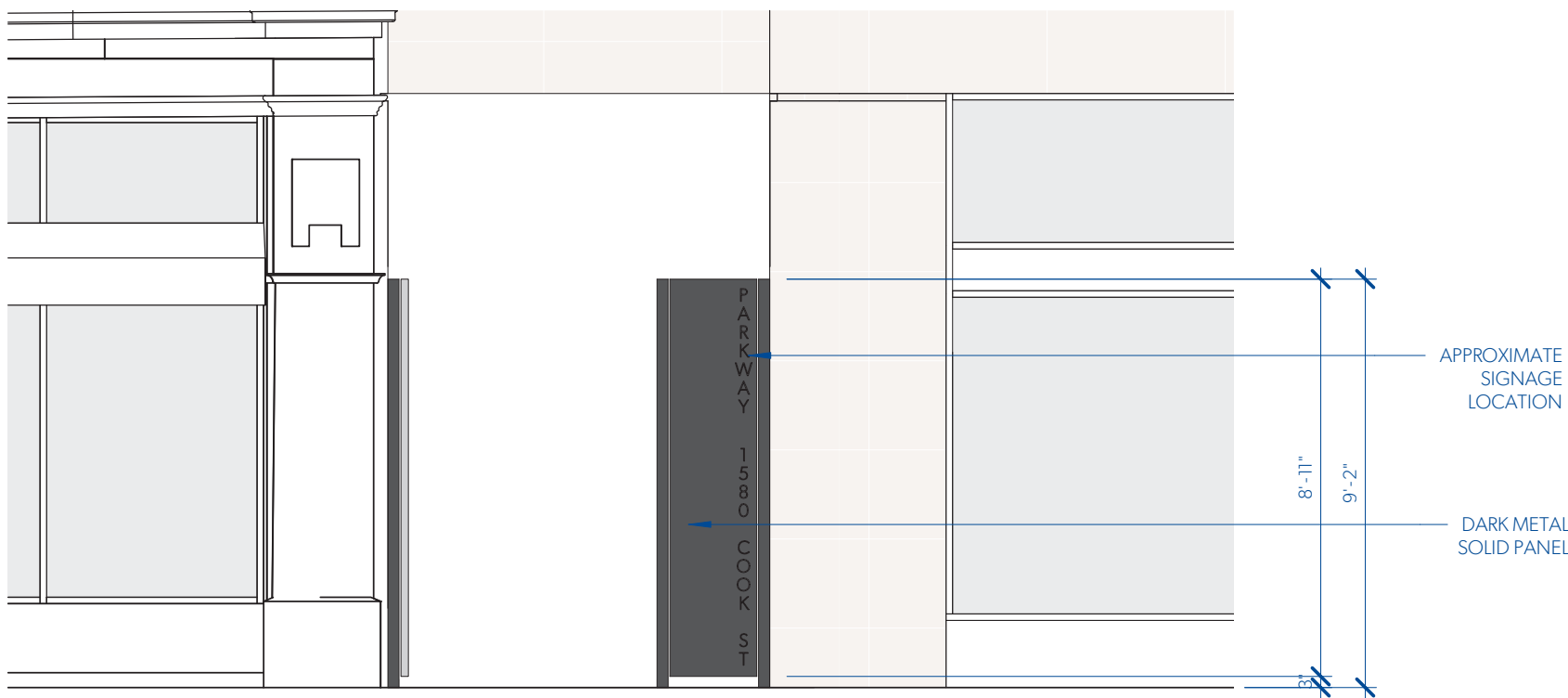
DATE REVISION DESCRIPTION

PARKWAY

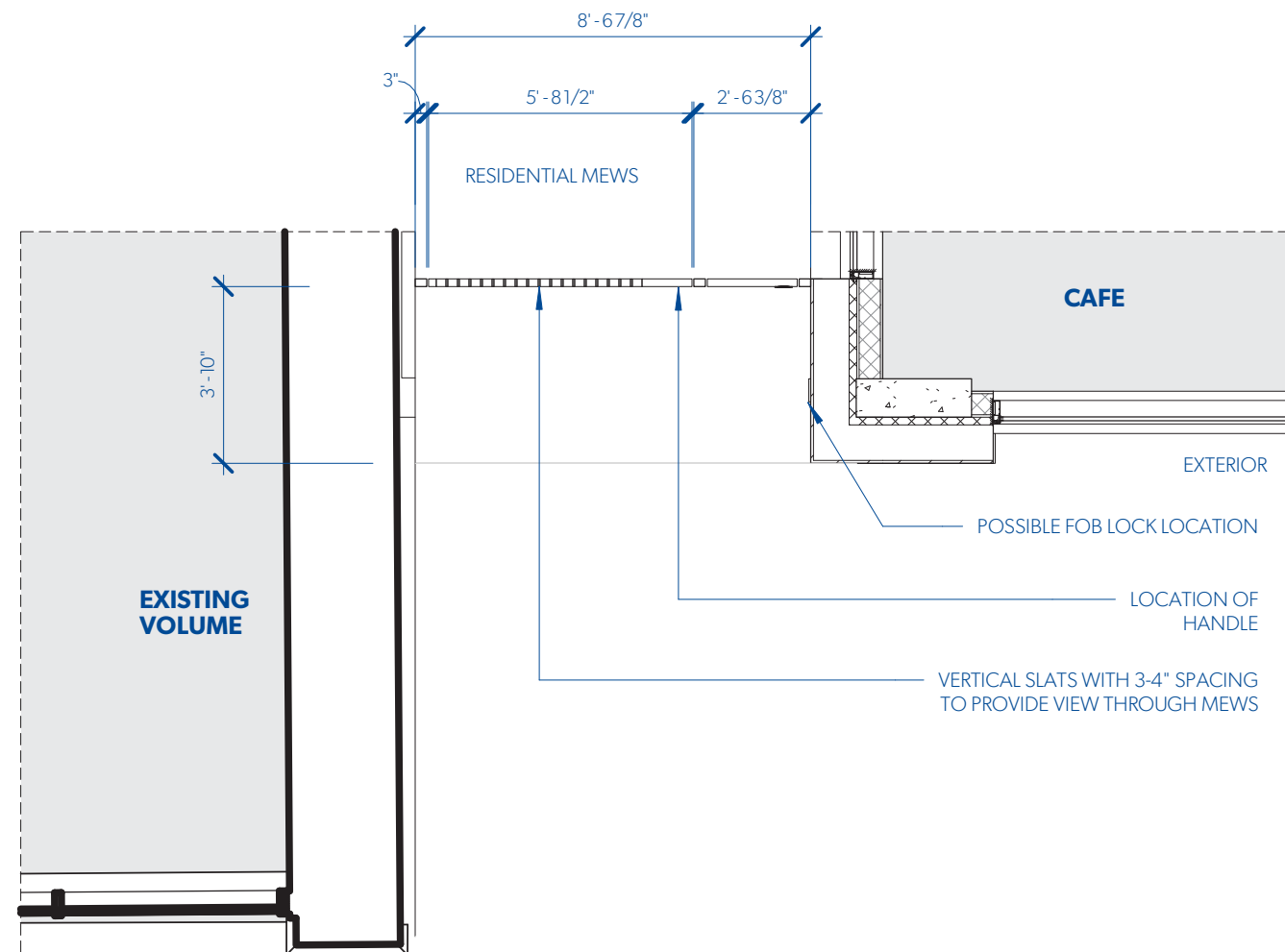
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



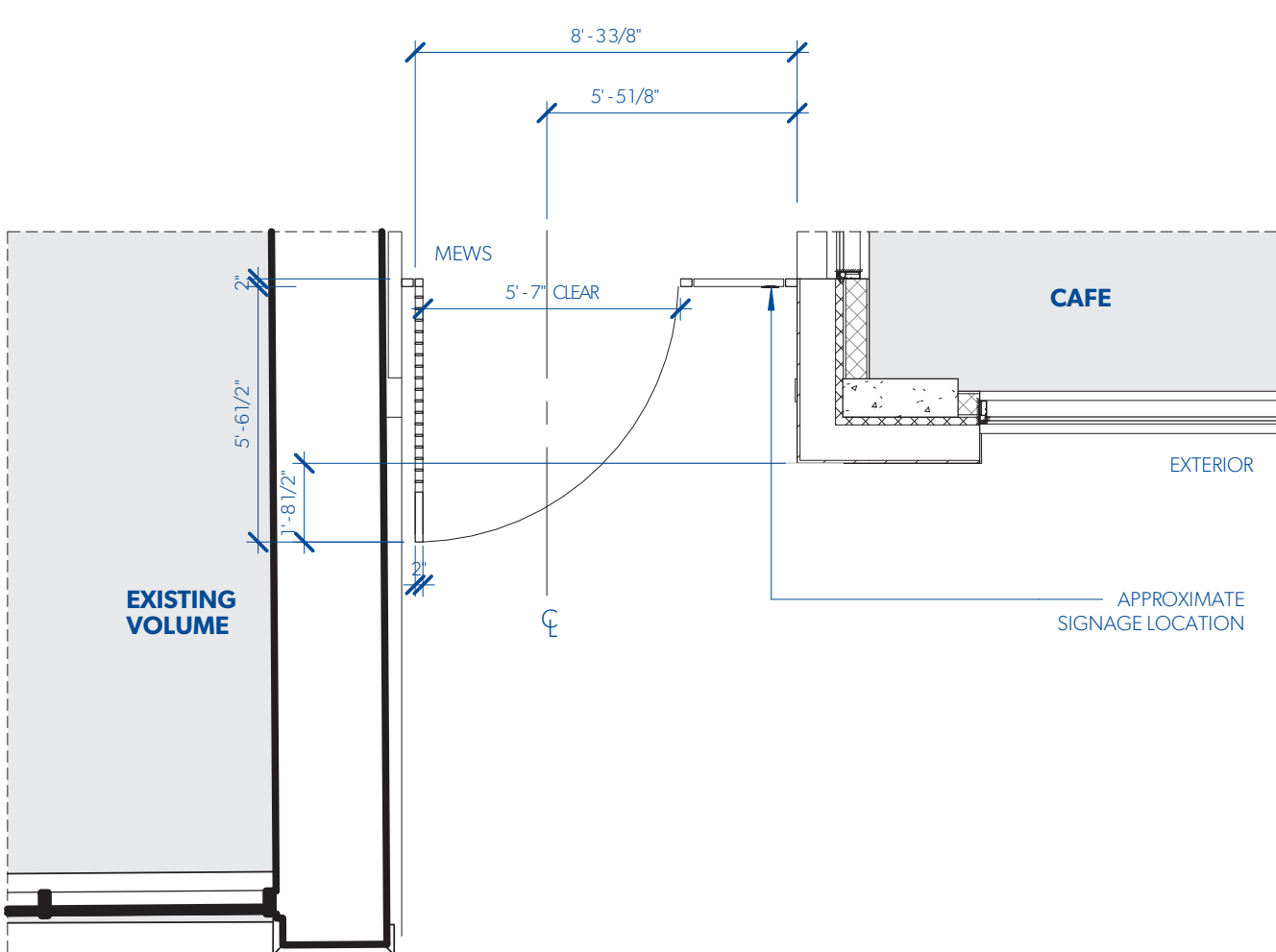
1 ENTRY GATE (CLOSED) - ELEVATION
A204 1:50



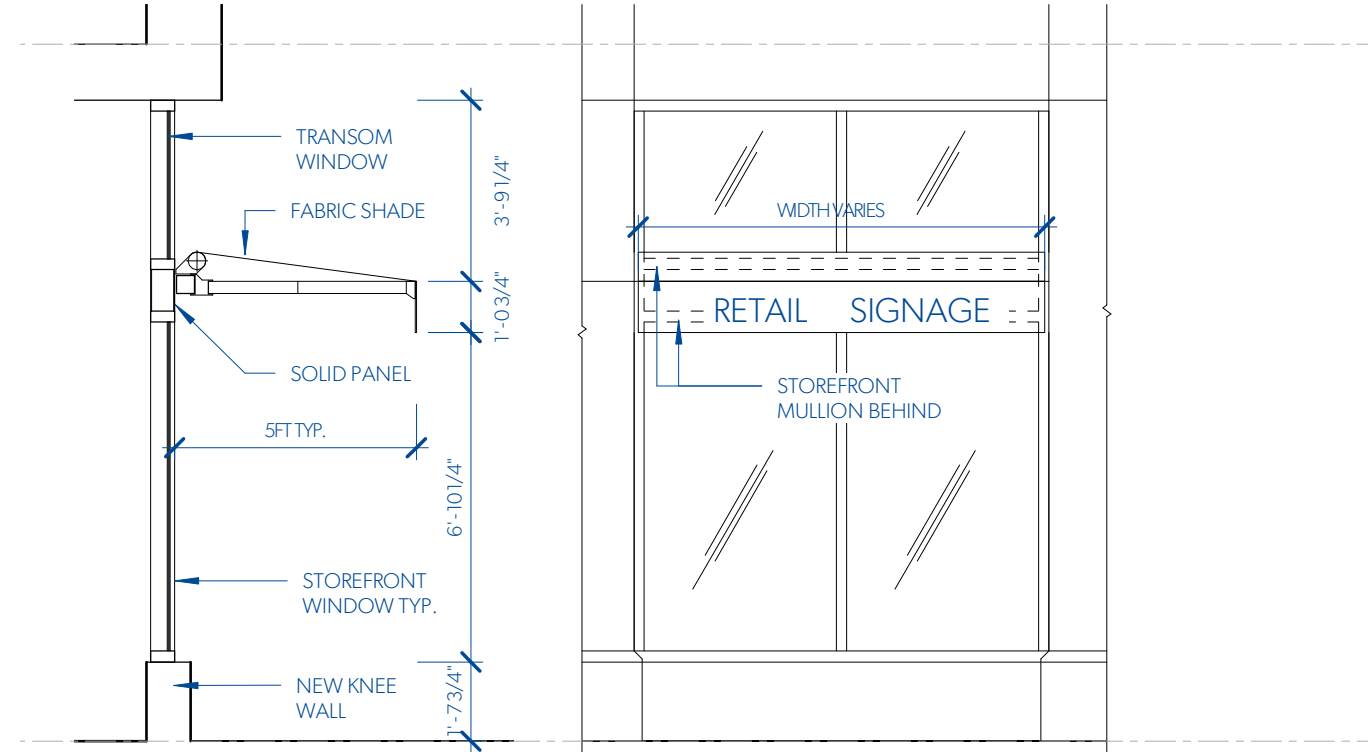
2 ENTRY GATE (OPEN) - ELEVATION
A204 1:50



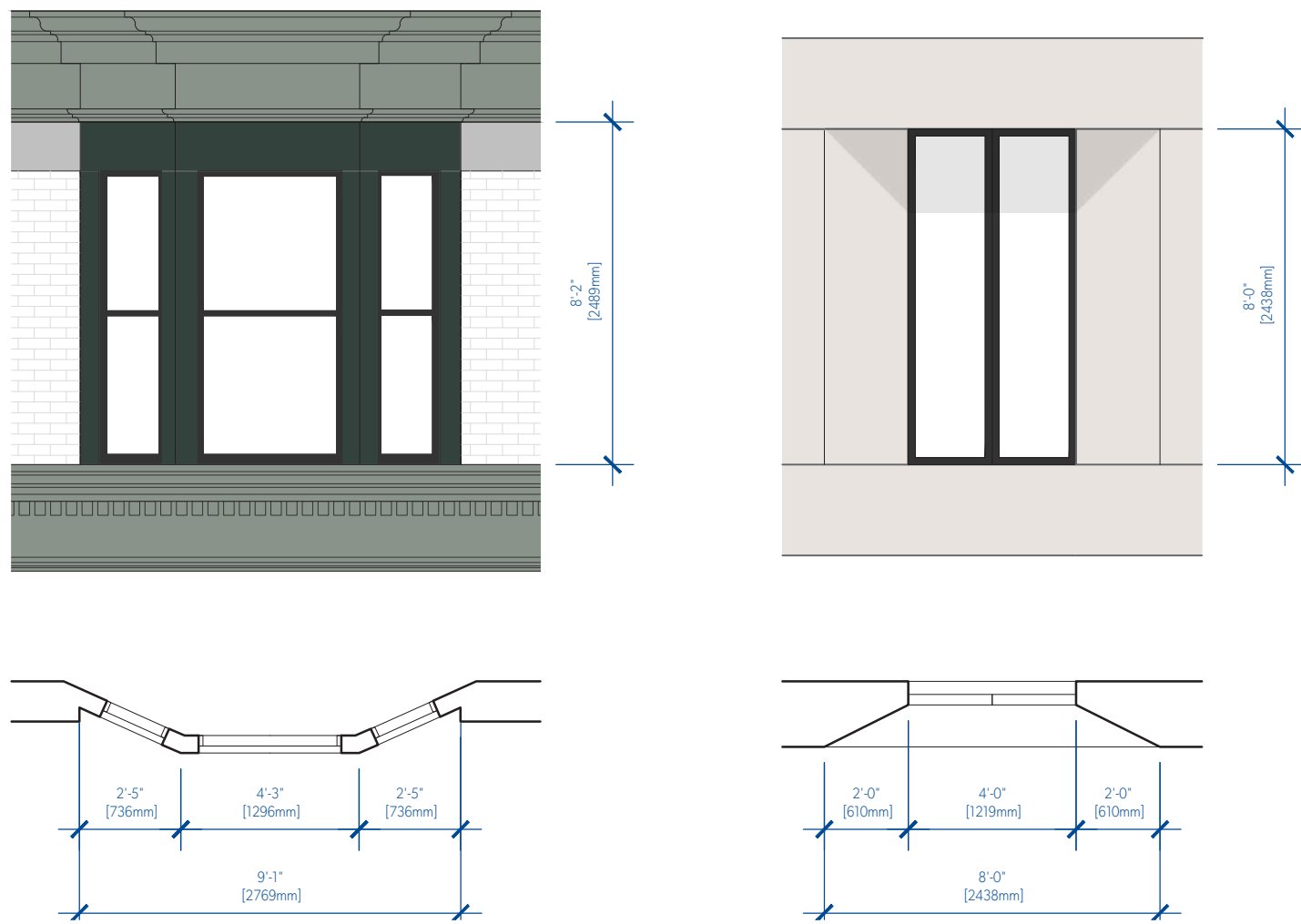
3 ENTRY GATE (CLOSED) - PLAN
A204 1:50



4 ENTRY GATE (OPEN) - PLAN
A204 1:50



5 CANOPY & SIGNAGE STUDY
A204 1:50



6 WINDOW PROPORTION STUDY
A204 1:50



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2019-10-30	2	REVISED FOR REZONING
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DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



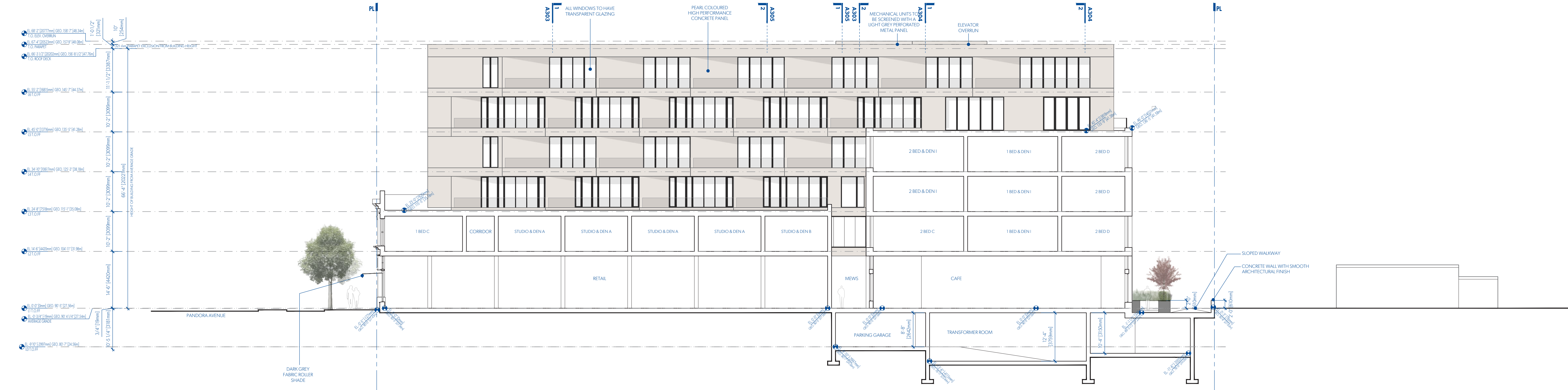
1 **PANDORA AVENUE STREETSCAPE**
A251 NTS



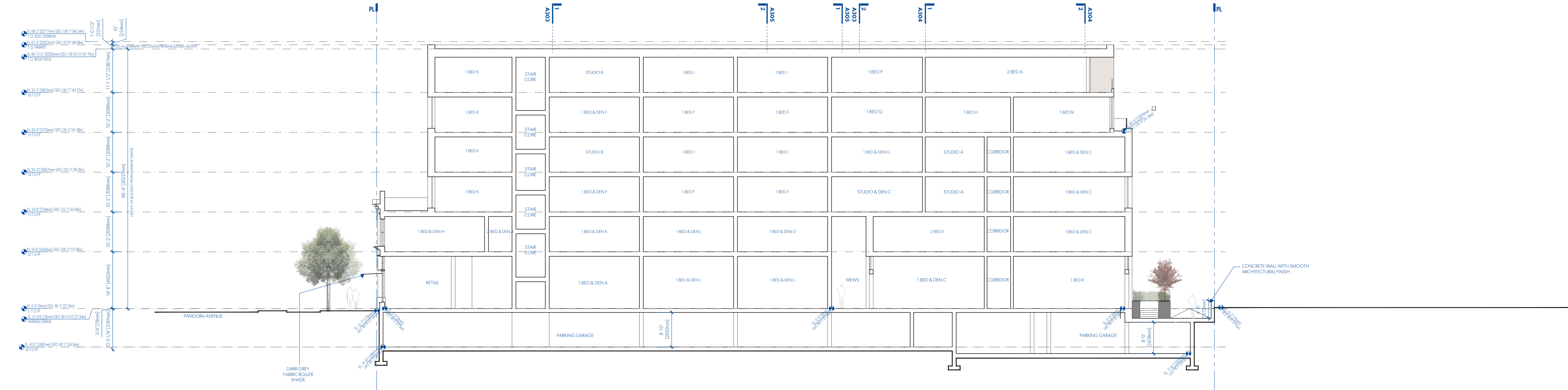
2 **COOK STREET STREETSCAPE**
A251 NTS

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



1 SECTION LOOKING WEST THROUGH EXISTING BUILDING & NEW 4 STOREY VOLUME
A301 1:150



2 SECTION LOOKING WEST THROUGH NEW 6 STOREY VOLUME
A301 1:150

MGA

MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

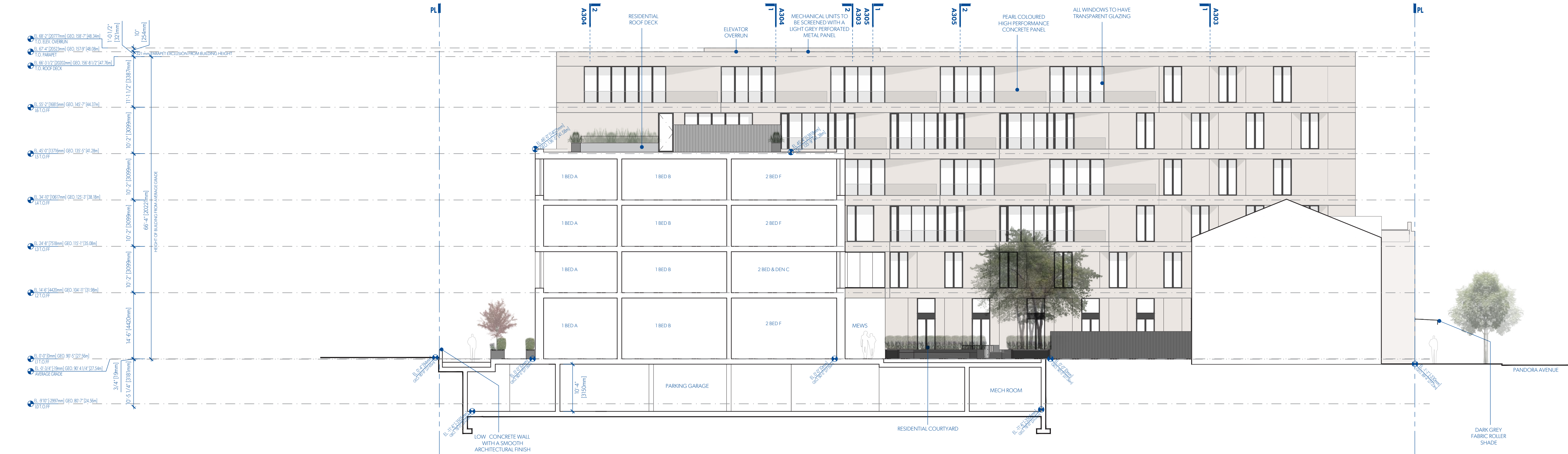
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2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

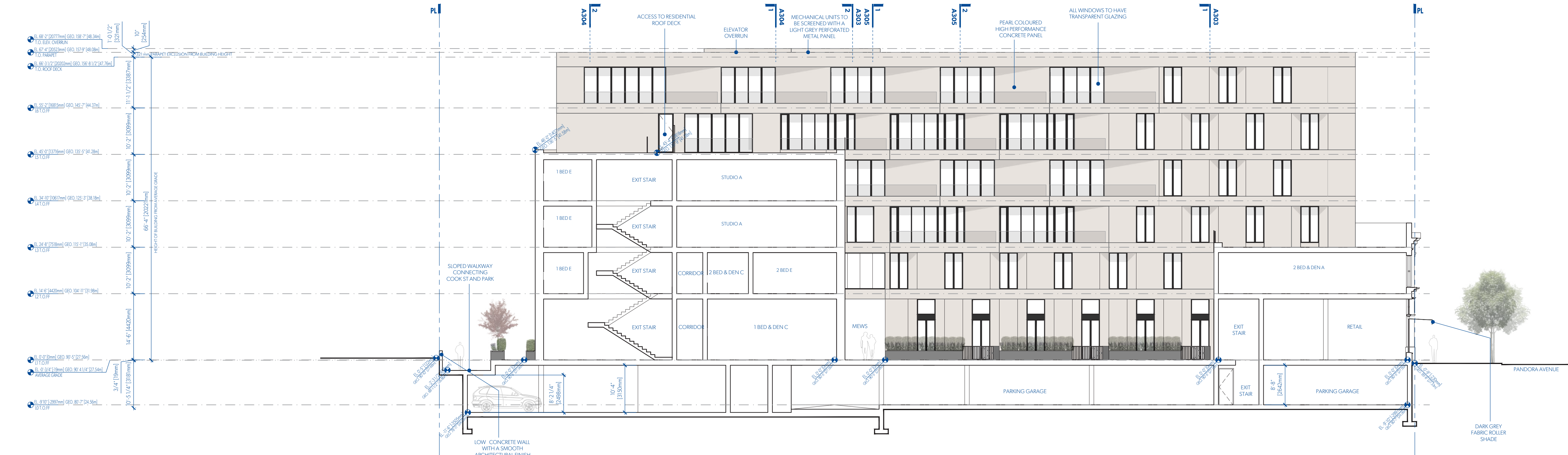
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A301
SECTIONS



1 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME
A302 1:150



2 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME & EXISTING BUILDING
A302 1:150

MGA

MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

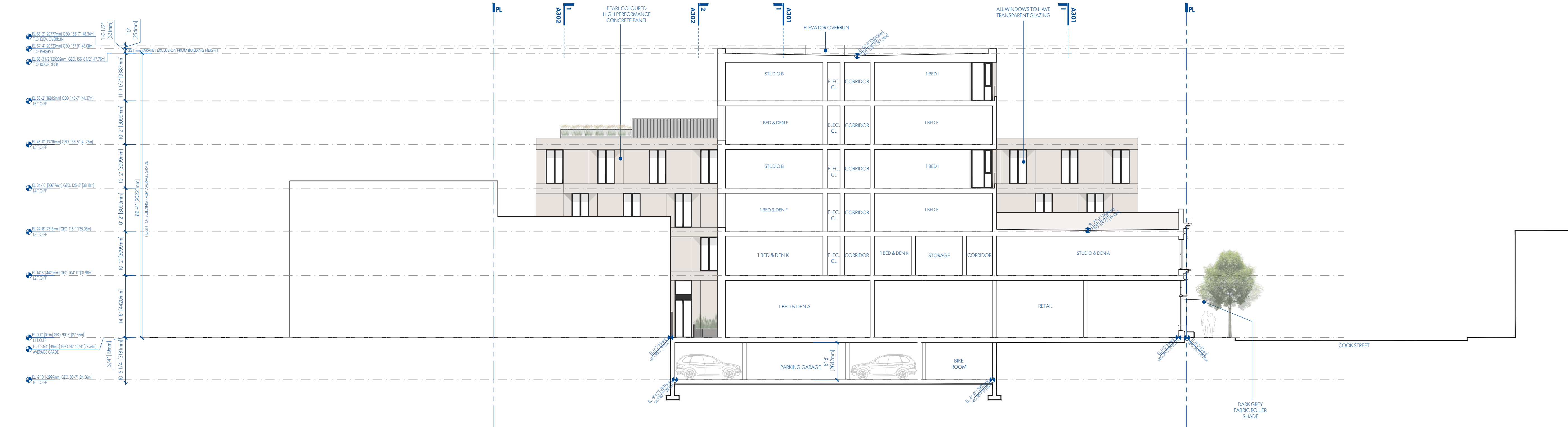
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2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

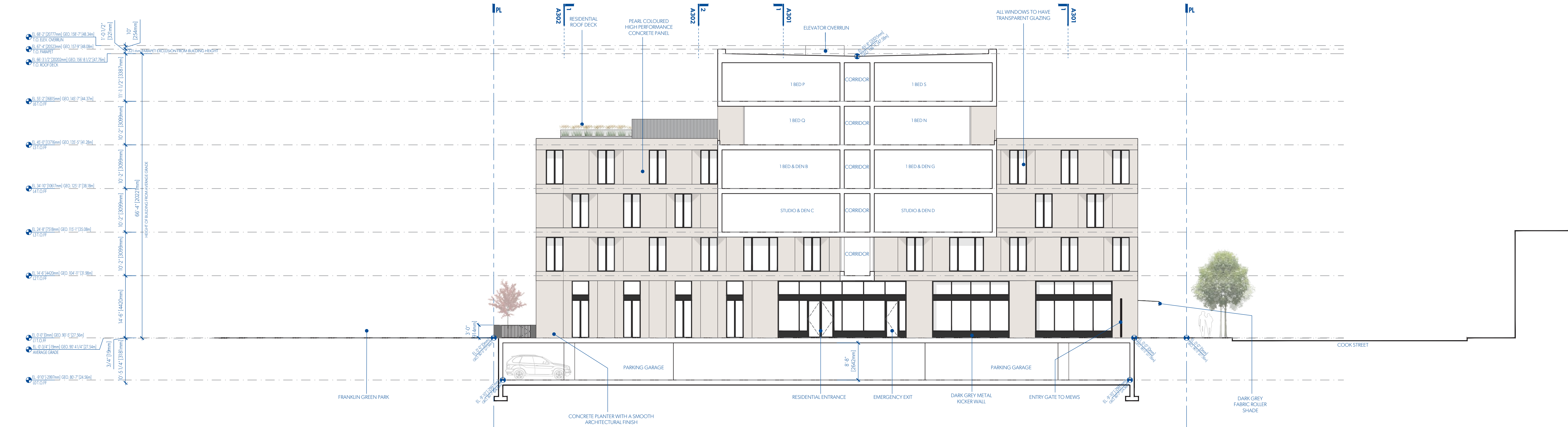
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A302
SECTIONS



1 SECTION LOOKING NORTH THROUGH EXISTING BUILDING & NEW 6 STOREY VOLUME
A303 1:150



2 SECTION LOOKING NORTH THROUGH NEW 6 STOREY VOLUME
A303 1:150

MGA

MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

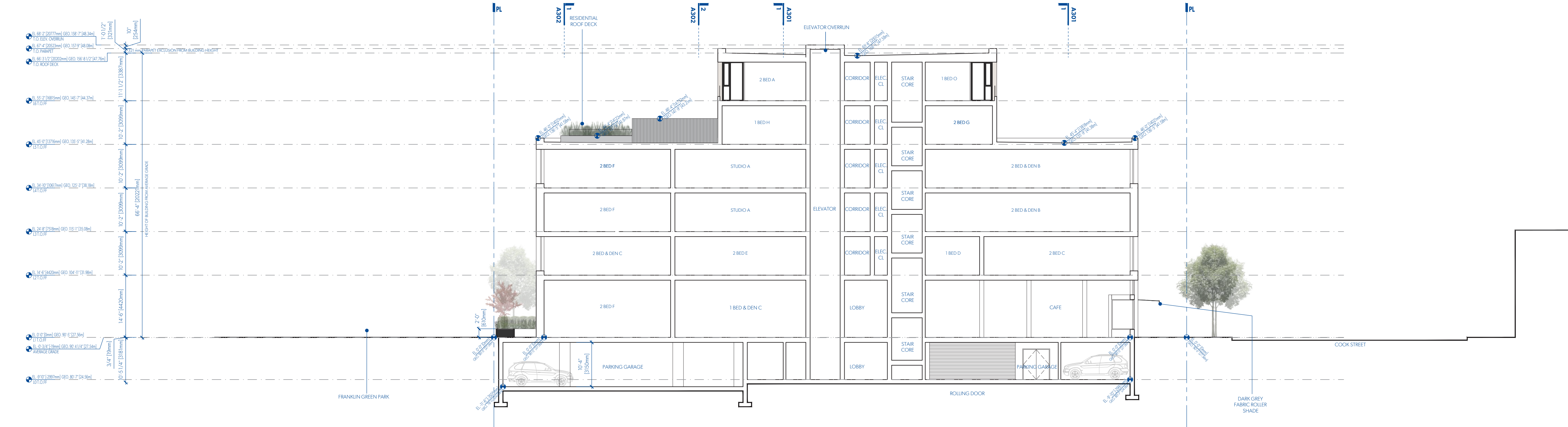
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2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

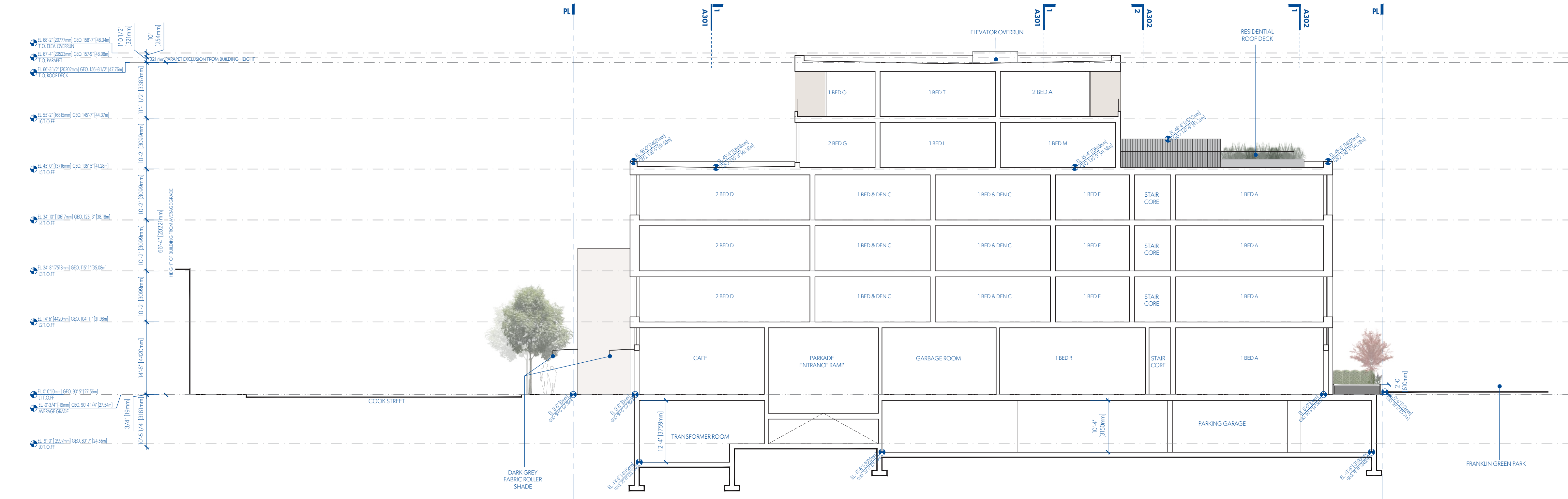
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A303
SECTIONS



1 SECTION LOOKING NORTH THROUGH NEW 4 & 6 STOREY VOLUME
A304 1:150



2 SECTION LOOKING SOUTH THROUGH NEW 4 & 6 STOREY VOLUME
A304 1:150

MGA

MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

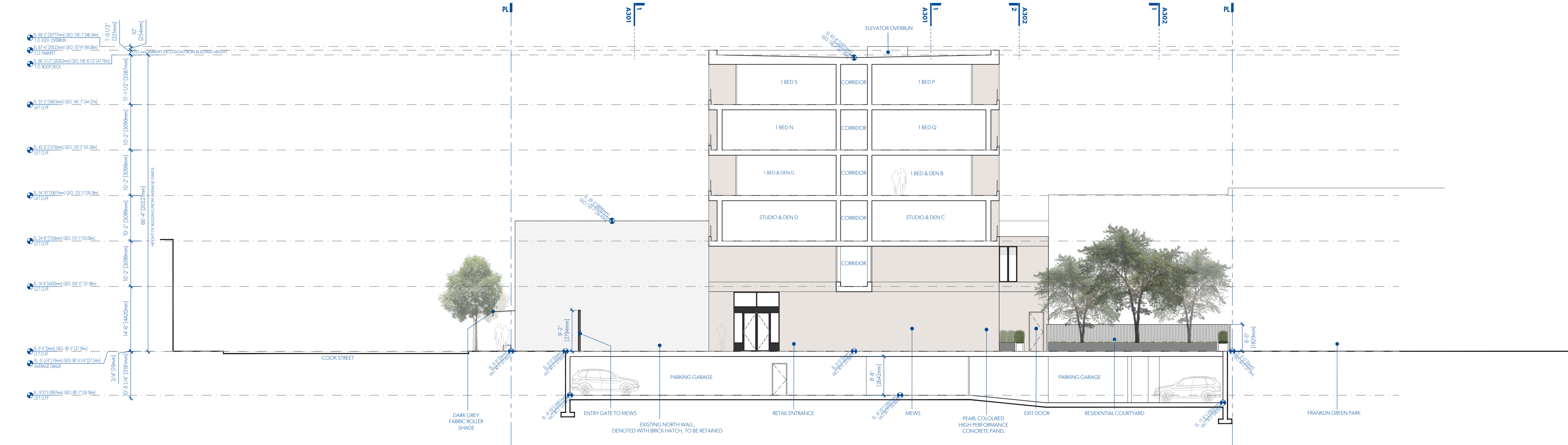
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DATE REVISION DESCRIPTION

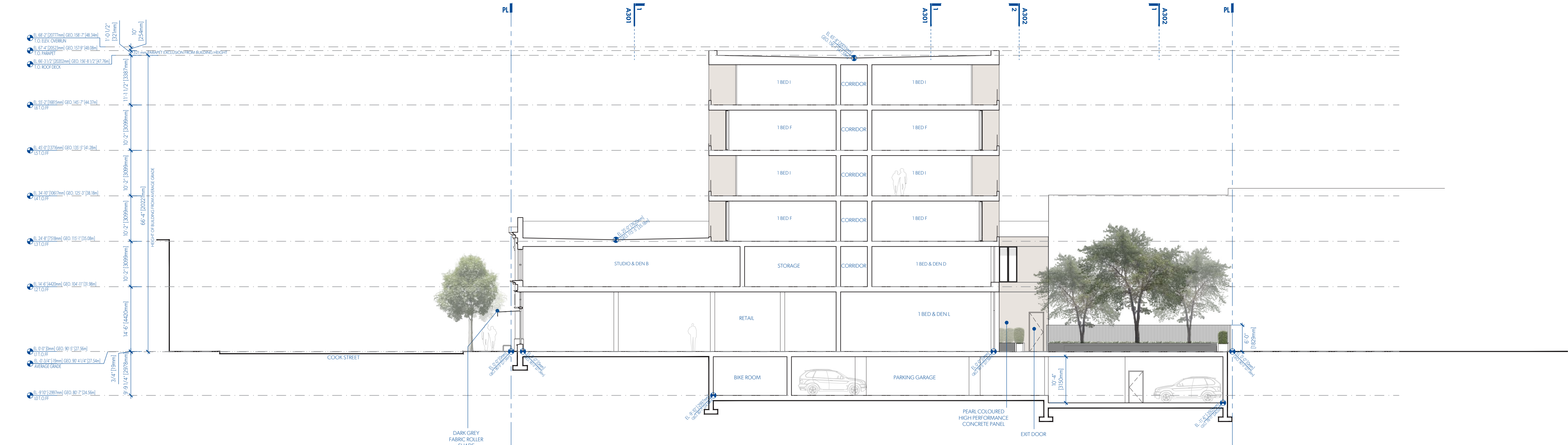
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A304
SECTIONS



1 SECTION LOOKING SOUTH THROUGH NEW 6 STOREY VOLUME
A305 1:150



2 SECTION LOOKING SOUTH THROUGH EXISTING BUILDING NEW 6 STOREY VOLUME
A305 1:150

MGA

MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

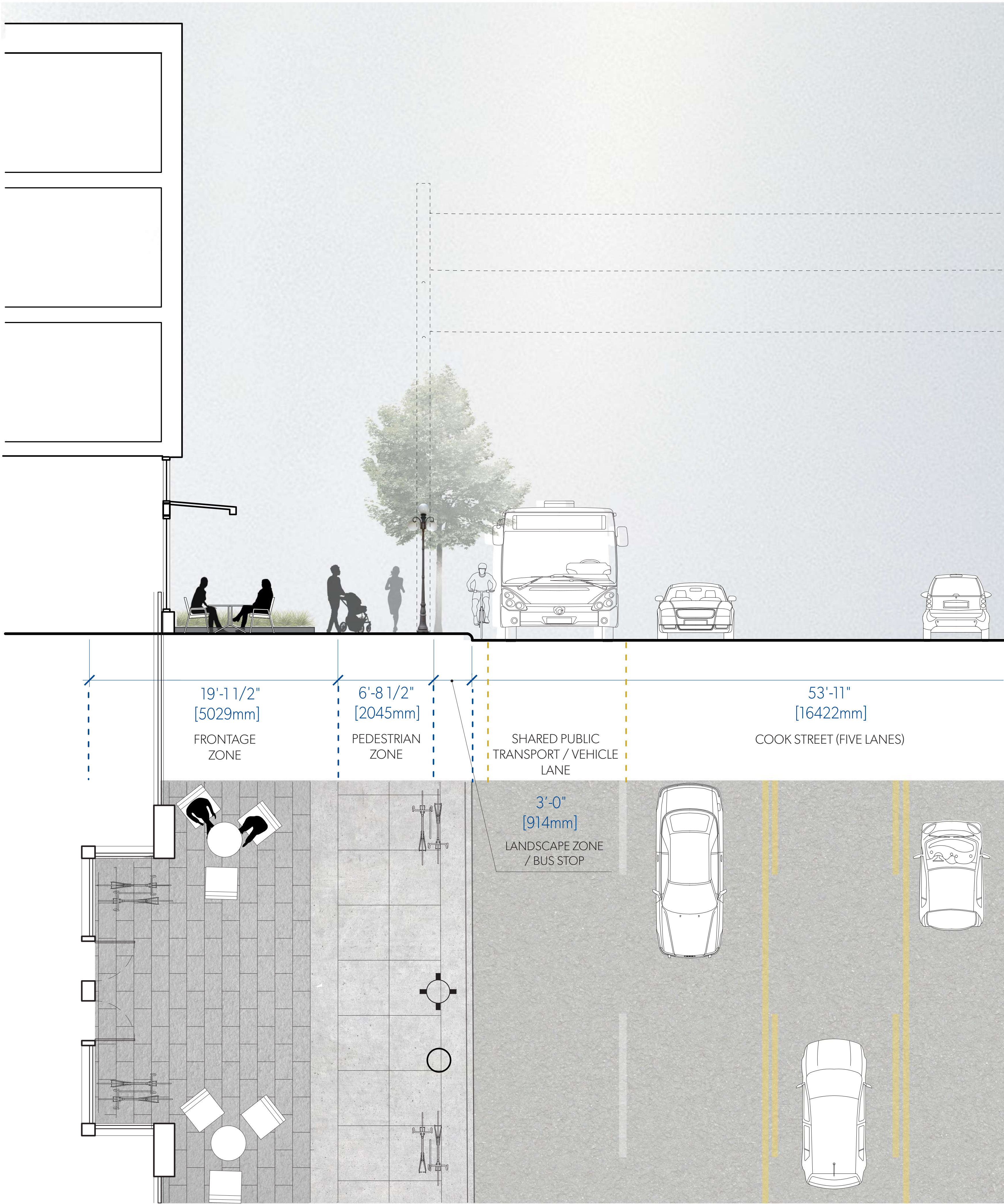
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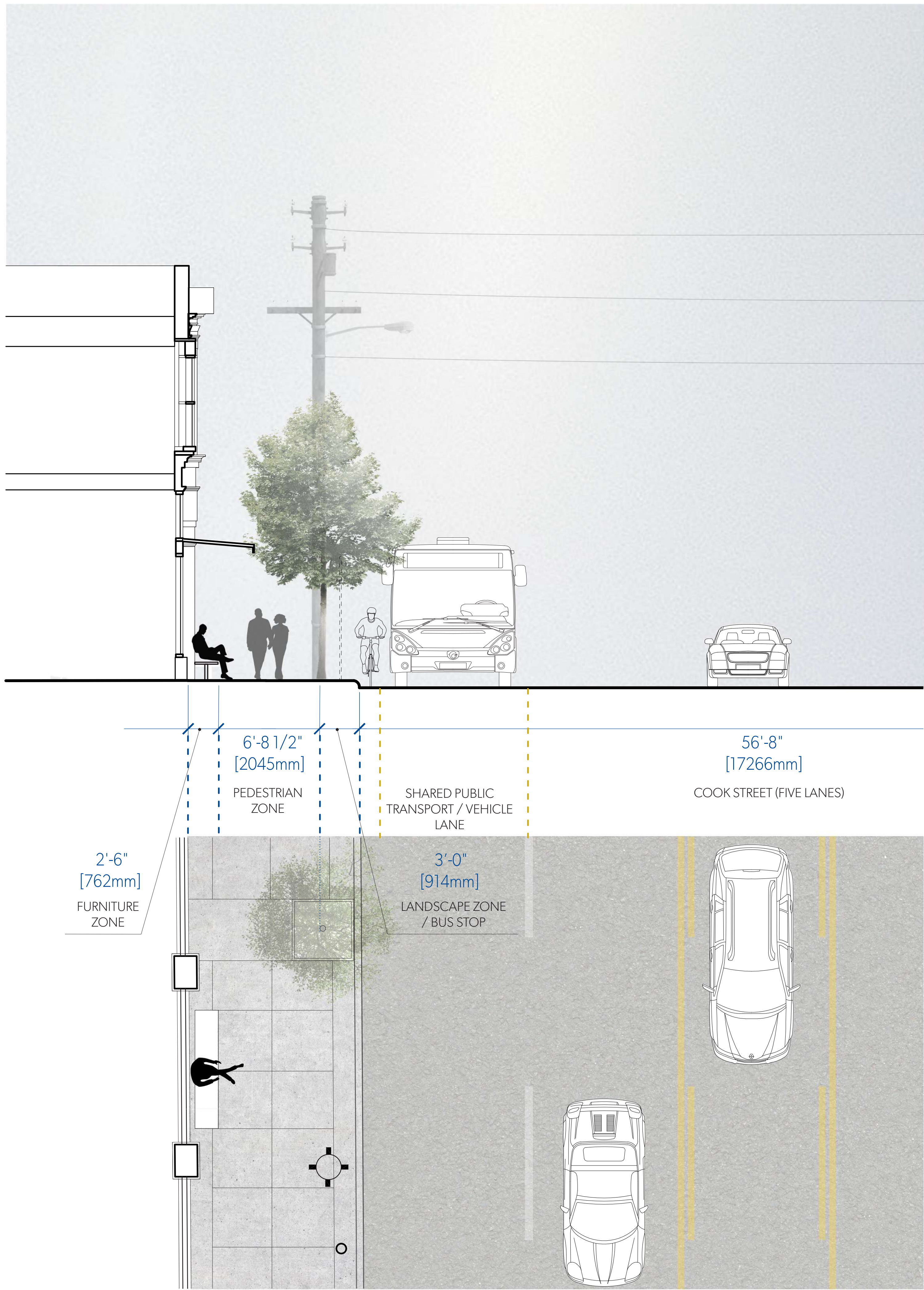
PARKWAY

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VICTORIA, BC
2018-001

A305
SECTIONS



1 **STREETSCAPE SECTION & PLAN THRU COMMERCIAL**
A305 1:50



2 **STREETSCAPE SECTION & PLAN THRU CAFE**
A308 1:50

MGA
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MATERIALITY



PEARL COLOURED, ULTRA-HIGH PERFORMANCE CONCRETE PANEL



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

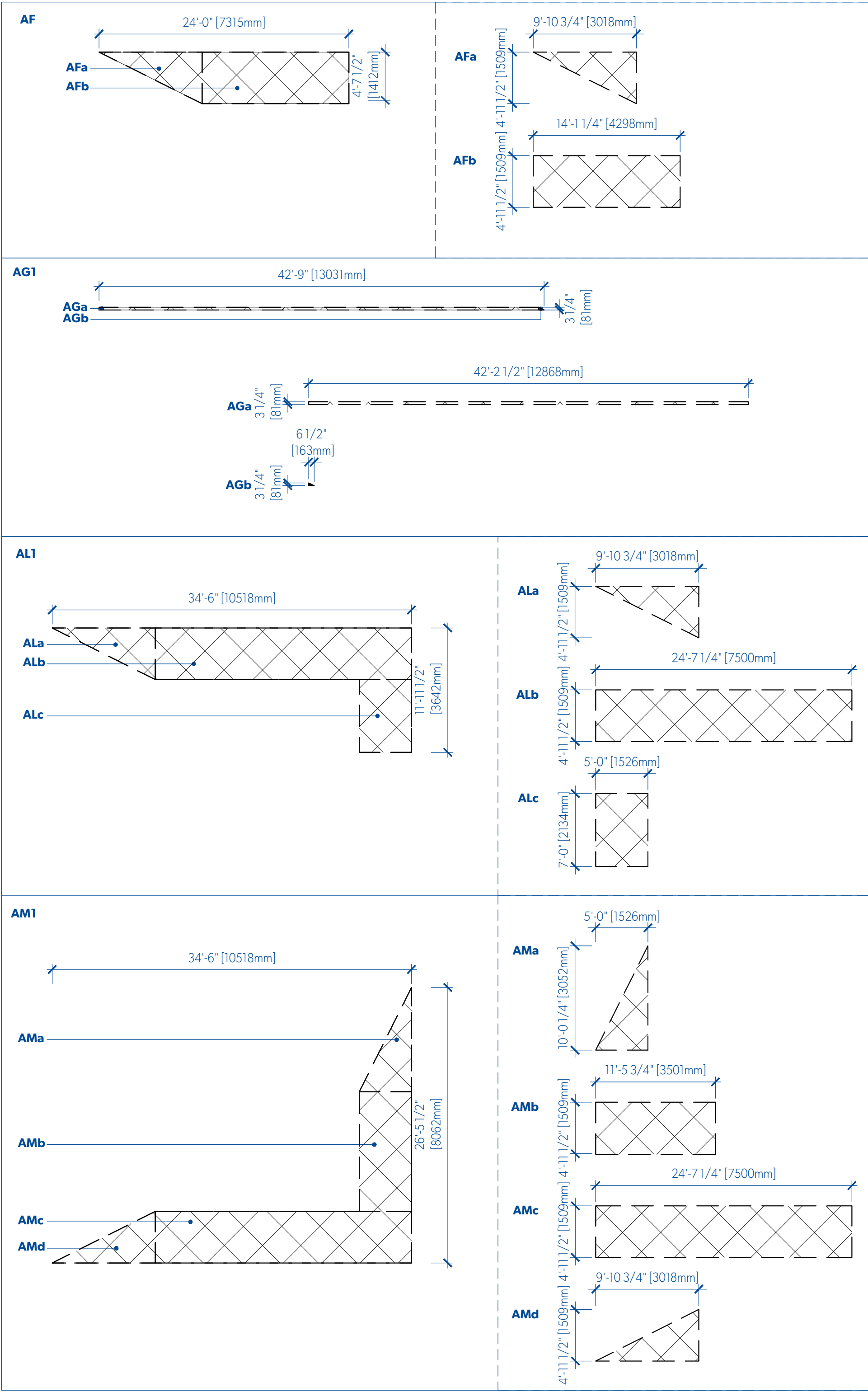
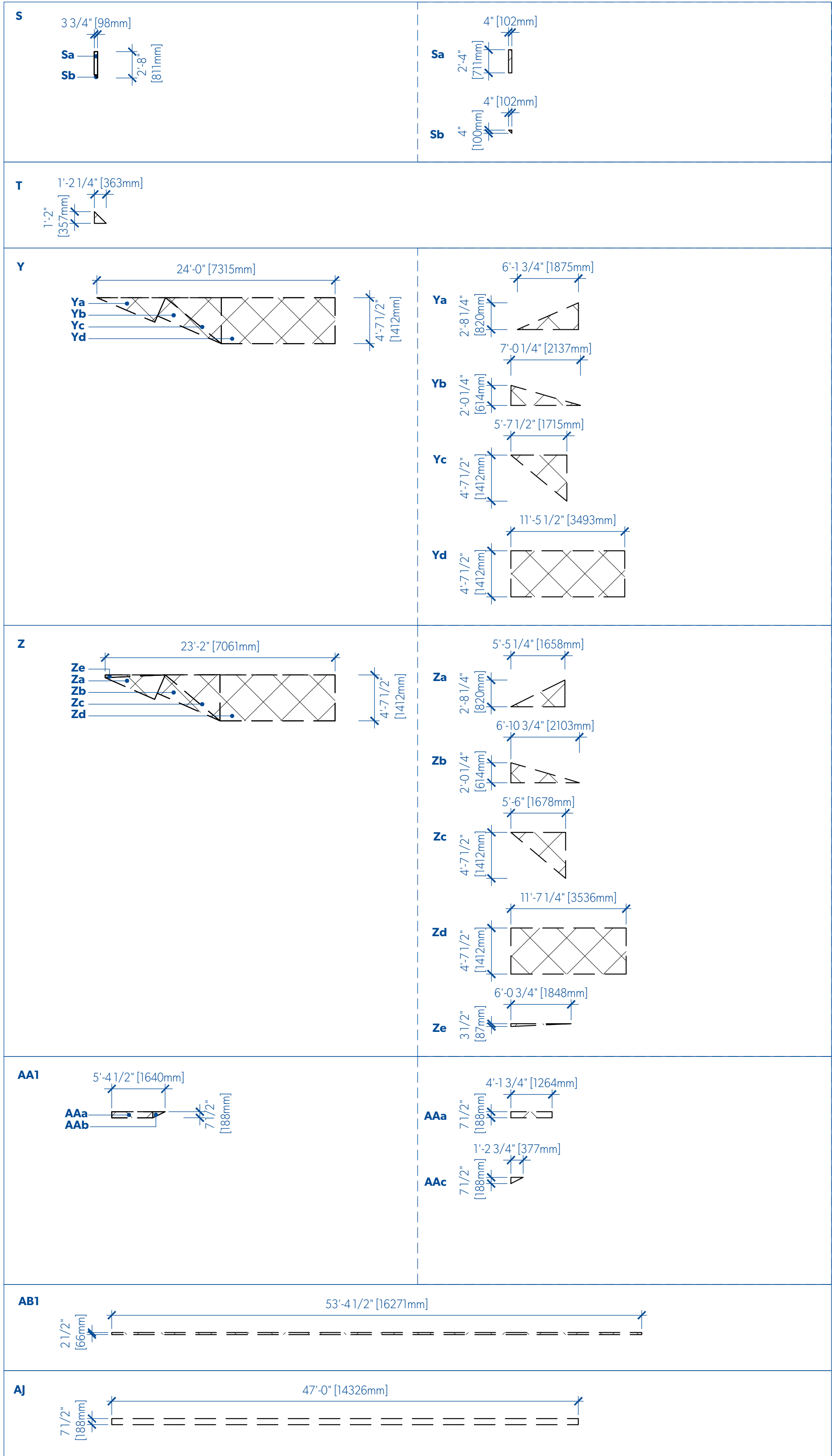
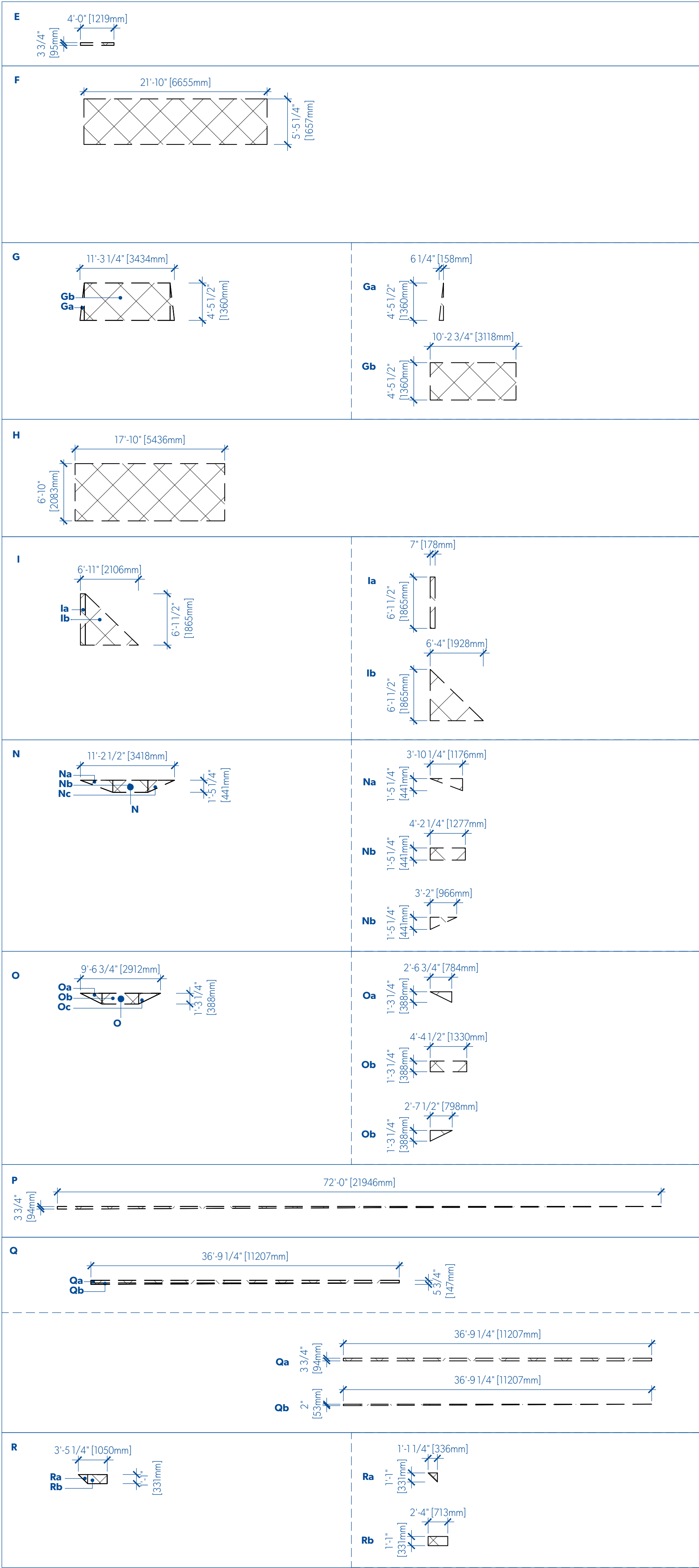
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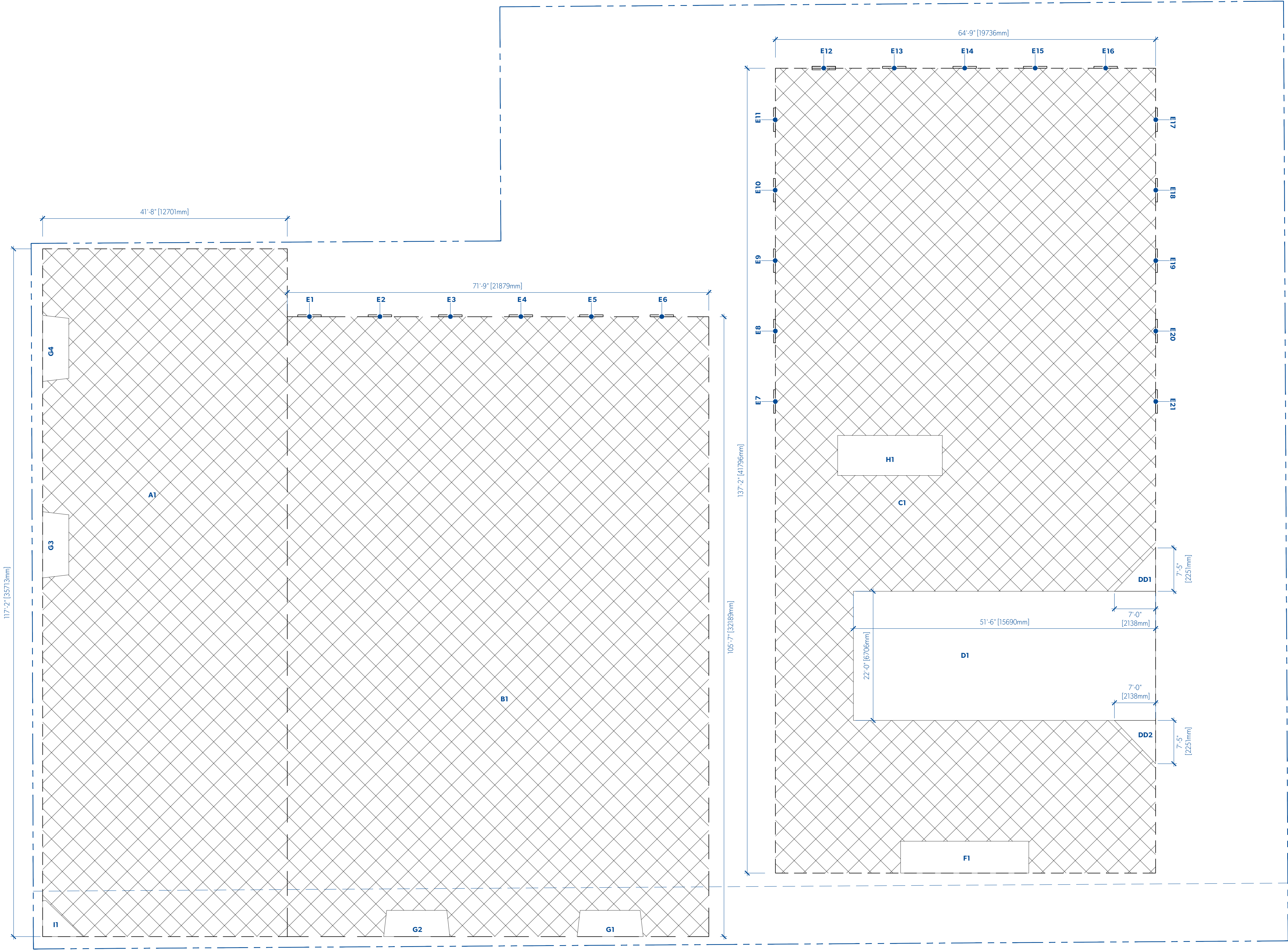
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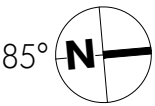
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A308
STREETSCAPE CROSS SECTIONS



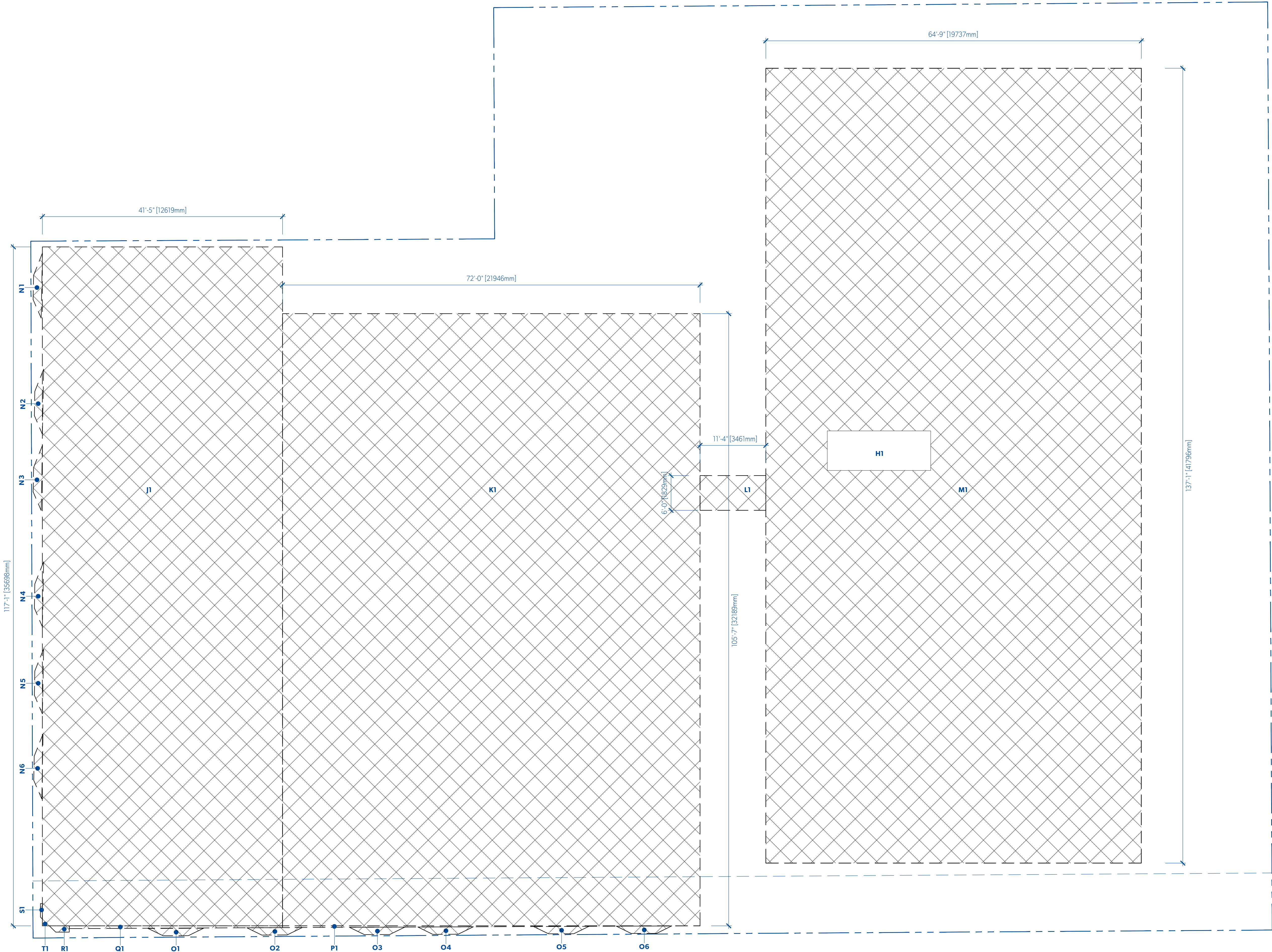


LEVEL 1					
	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
A1	35.71	x	12.70	=	453.60 m2 x 1 = 453.60 m2
B1	32.19	x	21.88	=	704.26 m2 x 1 = 704.26 m2
C1	41.80	x	19.74	=	824.89 m2 x 1 = 824.89 m2
E	0.10	x	1.22	=	0.12 m2 x 21 = 2.43 m2
TOTAL GROSS AREA					1985.18 m2
AREA DEDUCTIONS					
D1	15.69	x	6.71	=	105.22 m2 x 1 = 105.22 m2
DD1	2.14	x	2.25	=	4.81 m2 x 1 = 4.81 m2
F	6.66	x	1.66	=	11.06 m2 x 1 = 11.06 m2
G	(SEE G CALCULATIONS)		=	4.45 m2 x 4 =	17.81 m2
H	5.44	x	2.08	=	11.32 m2 x 1 = 11.32 m2
I	(SEE I CALCULATIONS)		=	2.13 m2 x 1 =	2.13 m2
TOTAL DEDUCTIONS					152.36 m2
TOTAL GROSS AREA					1985.18 m2
TOTAL DEDUCTIONS					152.36 m2
TOTAL NET AREA					1832.82 m2
G CALCULATIONS					
GROSS AREA					
Ga	1.36	x	0.16	=	0.21 m2 x 1 = 0.21 m2
Gb	1.36	x	3.12	=	4.24 m2 x 1 = 4.24 m2
TOTAL NET AREA					4.45 m2
I CALCULATIONS					
GROSS AREA					
Ia	1.87	x	0.18	=	0.33 m2 x 1 = 0.33 m2
Ib	1.87	x	1.93	=	3.60 m2 x 0.5 = 1.80 m2
TOTAL NET AREA					2.13 m2

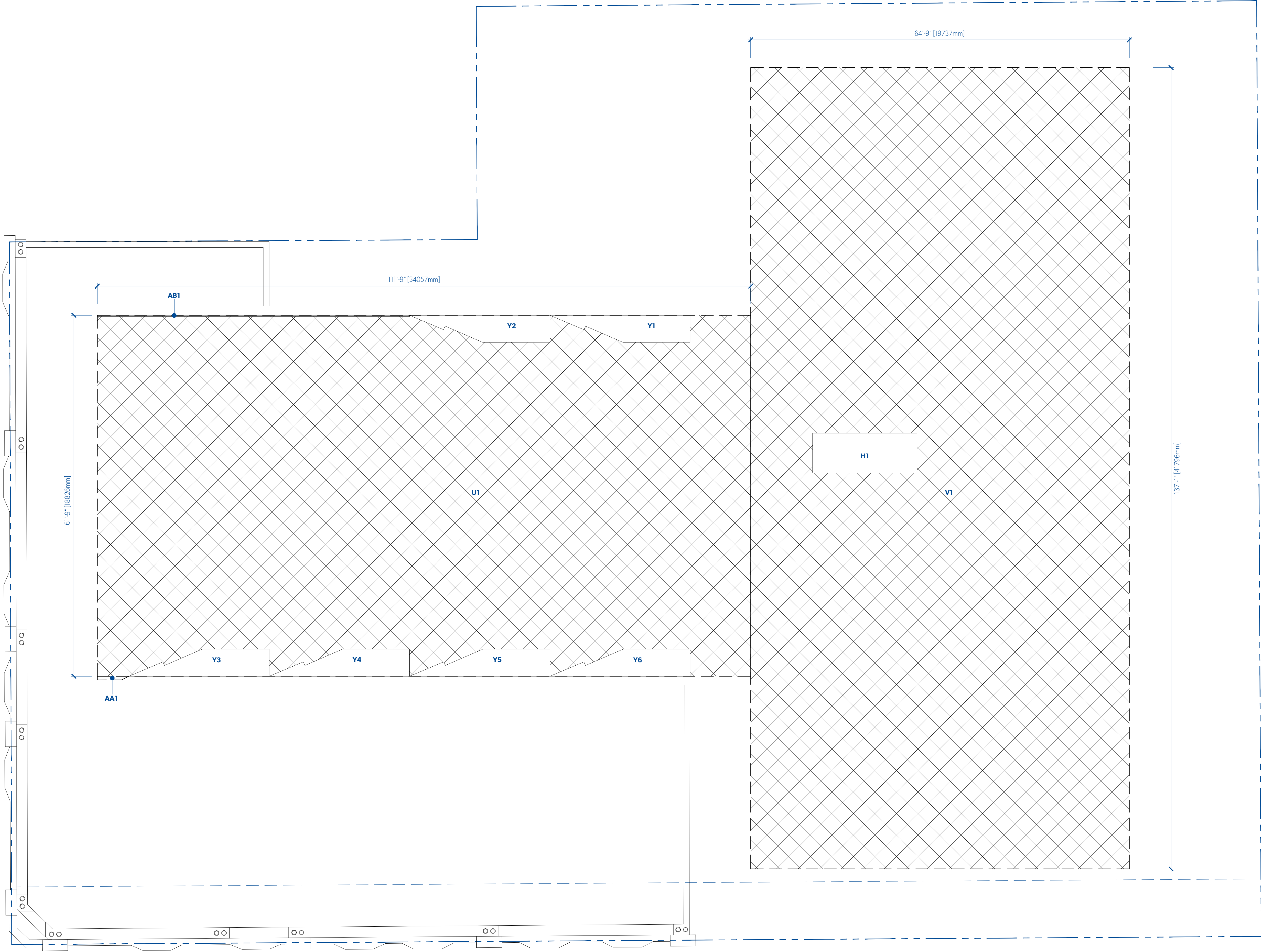


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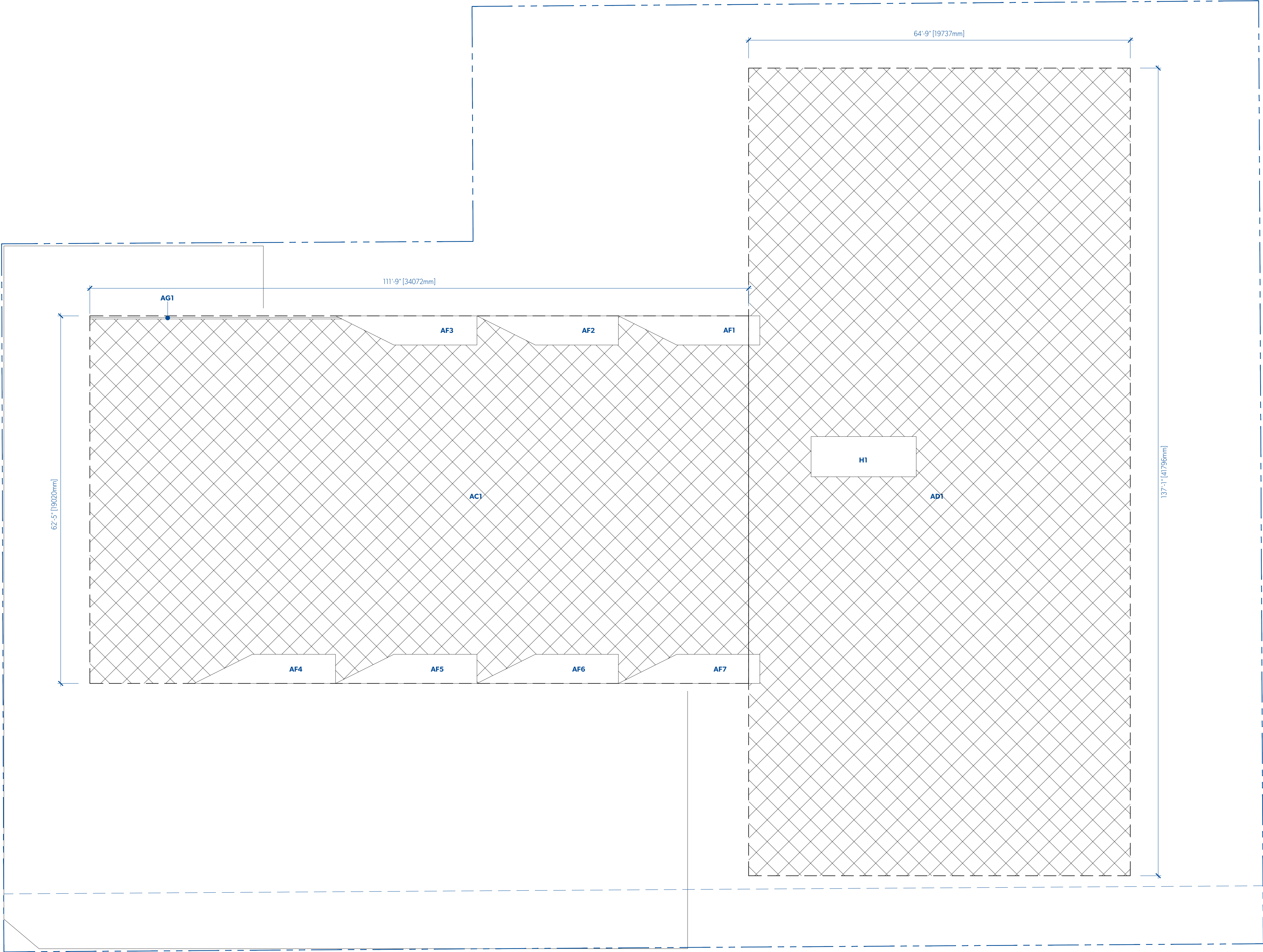
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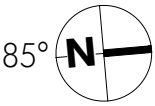
LEVEL 2					
	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
J1	35.69	x	12.62	=	450.49 m2
K1	32.19	x	21.95	=	706.41 m2
L1	1.93	x	3.46	=	6.33 m2
M1	41.80	x	19.74	=	824.93 m2
N	(SEE N CALCULATIONS)		=	1.03 m2	x 6 = 6.17 m2
O	(SEE O CALCULATIONS)		=	0.82 m2	x 6 = 4.94 m2
P	0.09	x	21.95	=	2.07 m2
Q	(SEE Q CALCULATIONS)		=	1.35 m2	x 1 = 1.35 m2
R	(SEE R CALCULATIONS)		=	0.29 m2	x 1 = 0.29 m2
S	(SEE S CALCULATIONS)		=	0.08 m2	x 1 = 0.08 m2
TOTAL GROSS AREA					2002.02 m2
AREA DEDUCTIONS					
H	5.44	x	2.08	=	11.32 m2
T	0.36	x	0.36	=	1.35 m2
TOTAL DEDUCTIONS					12.00 m2
TOTAL GROSS AREA					2002.02 m2
TOTAL DEDUCTIONS					12.00 m2
TOTAL NET AREA					1990.02 m2
N CALCULATIONS					
GROSS AREA					
Na	0.44	x	1.17	=	0.51 m2
Nb	0.44	x	1.28	=	0.56 m2
Nc	0.44	x	0.97	=	0.42 m2
TOTAL NET AREA					1.03 m2
O CALCULATIONS					
GROSS AREA					
Oa	0.39	x	0.78	=	0.30 m2
Ob	0.39	x	1.33	=	0.52 m2
Oc	0.39	x	0.80	=	0.31 m2
TOTAL NET AREA					0.82 m2
Q CALCULATIONS					
GROSS AREA					
Qa	0.10	x	11.21	=	1.07 m2
Qb	0.05	x	11.21	=	0.57 m2
TOTAL NET AREA					1.35 m2
R CALCULATIONS					
GROSS AREA					
Ra	0.33	x	0.34	=	0.11 m2
Rb	0.33	x	0.71	=	0.23 m2
TOTAL NET AREA					0.29 m2
S CALCULATIONS					
GROSS AREA					
Sa	0.71	x	0.10	=	0.07 m2
Sb	0.10	x	0.10	=	0.01 m2
TOTAL NET AREA					0.08 m2



LEVEL 3					
	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
U1	18.82	x	34.06	=	641.06 m2
V1	41.80	x	19.74	=	824.93 m2
AA1	(SEE AA CALCULATIONS)		=	0.28 m2	x 1 = 0.28 m2
TOTAL GROSS AREA					1466.26 m2
AREA DEDUCTIONS					
H	5.44	x	2.08	=	11.32 m2
Y	(SEE Y CALCULATIONS)		=	7.56 m2	x 6 = 45.36 m2
AB1	0.06	x	16.27	=	1.03 m2
TOTAL DEDUCTIONS					57.71 m2
TOTAL GROSS AREA					1466.26 m2
TOTAL DEDUCTIONS					57.71 m2
TOTAL NET AREA					1408.55 m2
Y CALCULATIONS					
GROSS AREA					
Y1	0.82	x	1.88	=	1.54 m2
Y2	0.61	x	2.14	=	1.31 m2
Y3	1.72	x	1.41	=	2.42 m2
Y4	1.41	x	3.49	=	4.92 m2
TOTAL NET AREA					7.56 m2
AA CALCULATIONS					
GROSS AREA					
Aaa	0.19	x	1.26	=	0.24 m2
Aab	0.19	x	0.37	=	0.07 m2
TOTAL NET AREA					0.28 m2



LEVEL 4											
METRIC (M2)											
		LENGTH	WIDTH		AREA	QTY	TOTAL				
GROSS AREA											
AC1		19.02	x	34.07	=	648.17 m2	x	1	=	648.17	
AD1		41.80	x	19.74	=	824.93 m2	x	1	=	824.93 m2	
TOTAL GROSS AREA										1473.10 m2	
AREA DEDUCTIONS											
H		5.44	x	2.08	=	11.32 m2	x	1	=	11.32 m2	
AF		(SEE AF CALCULATIONS)				=	8.78 m2	x	7	=	61.43 m2
AG1		(SEE AG CALCULATIONS)				=	1.04 m2	x	1	=	1.04 m2
TOTAL DEDUCTIONS										73.79 m2	
TOTAL GROSS AREA										1473.10 m2	
TOTAL DEDUCTIONS										73.79 m2	
TOTAL NET AREA										1399.30 m2	
CAF CALCULATIONS											
GROSS AREA											
AFa		1.51	x	3.02	=	4.56 m2	x	0.5	=	2.28 m2	
AFb		1.51	x	4.30	=	6.50 m2	x	1	=	6.50 m2	
TOTAL NET AREA										8.78 m2	
AG1 CALCULATIONS											
GROSS AREA											
AGa		0.08	x	12.87	=	1.03 m2	x	1	=	1.03 m2	
AGb		0.08	x	0.16	=	0.01 m2	x	0.5	=	0.01 m2	
TOTAL NET AREA										1.04 m2	

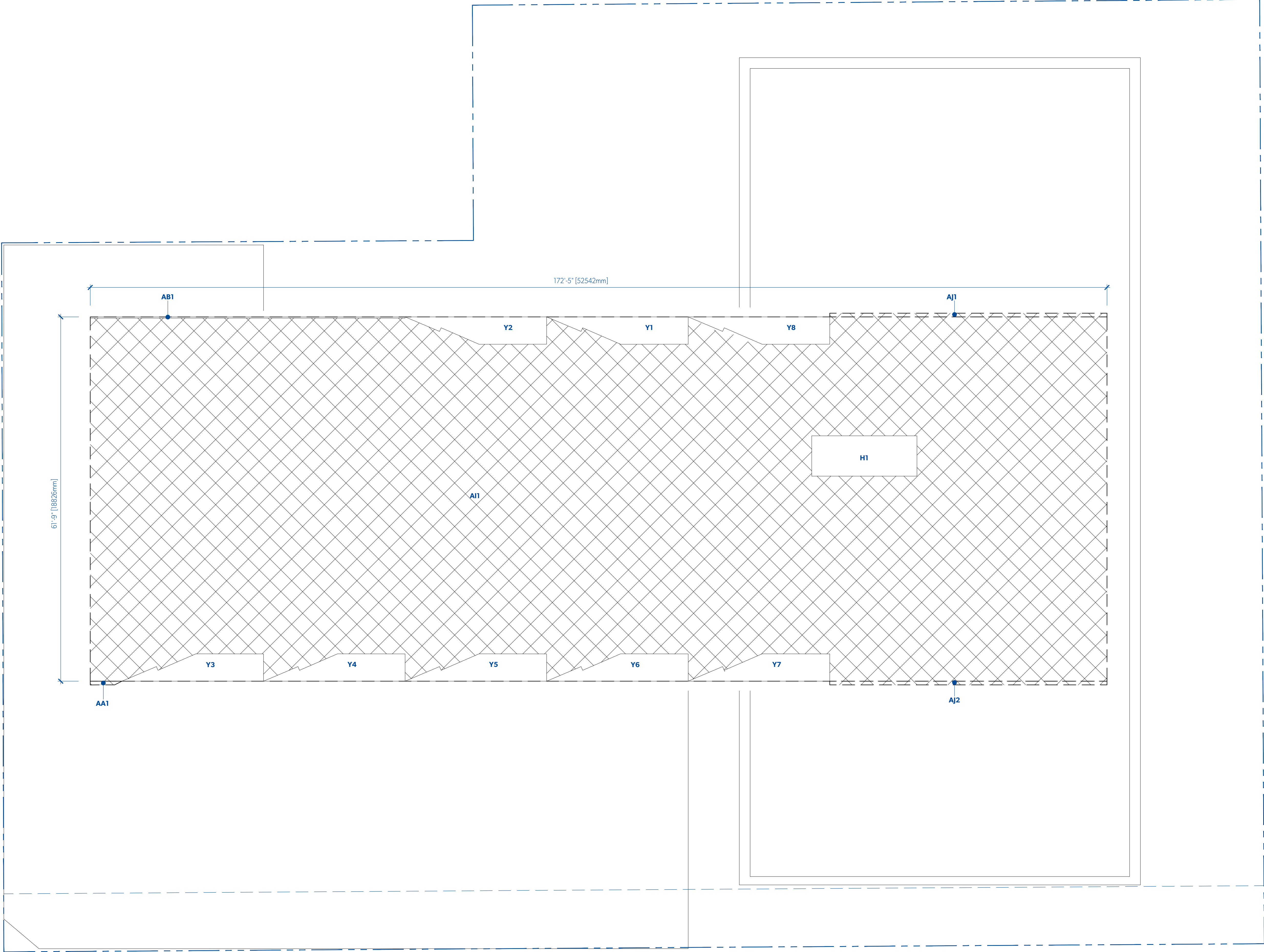


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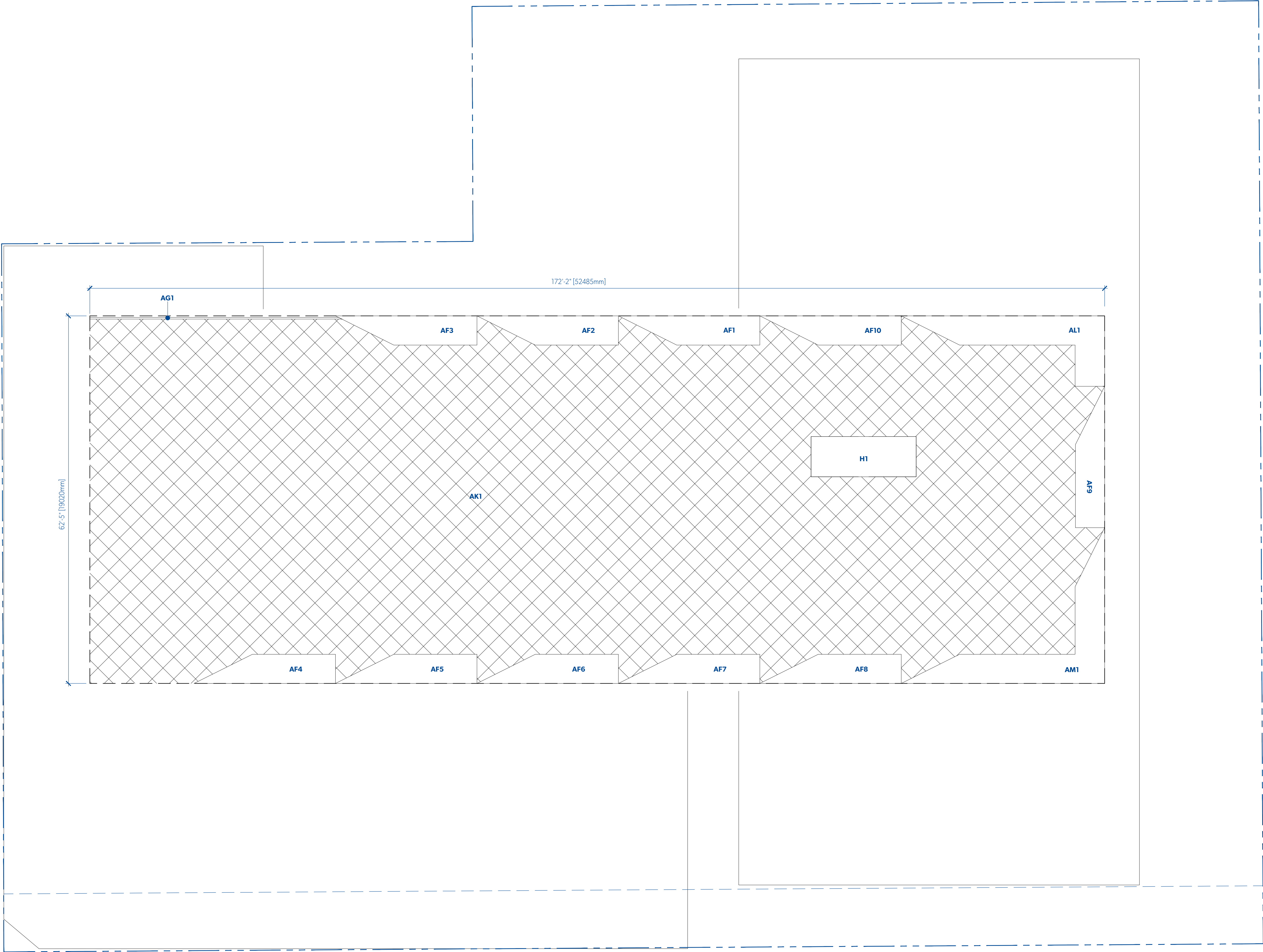
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VICTORIA, BC
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LEVEL 5					
	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
AI1	18.82	x	52.50	=	988.12 m2
AJ	0.19	x	14.33	=	2.73 m2
AA1	(SEE AA CALCULATIONS)		=	0.28 m2	x 1 = 0.28 m2
TOTAL GROSS AREA					993.86 m2
AREA DEDUCTIONS					
H	5.44	x	2.08	=	11.32 m2
Y	(SEE Y CALCULATIONS)		=	7.56 m2	x 8 = 60.48 m2
AB1	0.06	x	16.27	=	1.03 m2
TOTAL DEDUCTIONS					72.83 m2
TOTAL GROSS AREA					993.86 m2
TOTAL DEDUCTIONS					72.83 m2
TOTAL NET AREA					921.02 m2
Y CALCULATIONS					
GROSS AREA					
Y1	0.82	x	1.88	=	1.54 m2
Yb	0.61	x	2.14	=	1.31 m2
Yc	1.72	x	1.41	=	2.42 m2
Yd	1.41	x	3.49	=	4.92 m2
TOTAL NET AREA					7.56 m2
Z CALCULATIONS					
GROSS AREA					
Za	0.82	x	1.66	=	1.36 m2
Zb	0.61	x	2.10	=	1.29 m2
Zc	1.68	x	1.41	=	2.37 m2
Zd	1.41	x	3.54	=	4.99 m2
Ze	0.09	x	1.85	=	0.16 m2
TOTAL NET AREA					7.58 m2
AA CALCULATIONS					
GROSS AREA					
Aaa	0.19	x	1.26	=	0.24 m2
Aab1	0.19	x	0.37	=	0.07 m2
TOTAL NET AREA					0.28 m2



1
A806

FSR LEVEL 6
1:100

LEVEL 6					
	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
AK1	19.02	x	52.50	=	998.79 m2 x 1 = 998.79 m2
TOTAL GROSS AREA					998.79 m2
AREA DEDUCTIONS					
H1	5.44	x	2.08	=	11.32 m2 x 1 = 11.32 m2
AF	(SEE AF CALCULATIONS)			=	8.76 m2 x 10 = 87.76 m2
AG1	(SEE AG CALCULATIONS)			=	1.04 m2 x 1 = 1.04 m2
AL1	(SEE AL CALCULATIONS)			=	16.86 m2 x 1 = 16.86 m2
AM1	(SEE AM CALCULATIONS)			=	21.23 m2 x 1 = 21.23 m2
TOTAL DEDUCTIONS					138.21 m2
TOTAL GROSS AREA					998.79 m2
TOTAL DEDUCTIONS					- 138.21 m2
TOTAL NET AREA					860.58 m2
AF CALCULATIONS					
GROSS AREA					
AFa	1.51	x	3.02	=	4.56 m2 x 0.5 = 2.28 m2
AFb	1.51	x	4.30	=	6.50 m2 x 1 = 6.50 m2
TOTAL NET AREA					8.78 m2
AG1 CALCULATIONS					
GROSS AREA					
AGa	0.08	x	12.87	=	1.03 m2 x 1 = 1.03 m2
AGb	0.08	x	0.16	=	0.01 m2 x 0.5 = 0.01 m2
TOTAL NET AREA					1.04 m2
AL1 CALCULATIONS					
GROSS AREA					
ALa	1.51	x	3.02	=	4.56 m2 x 0.5 = 2.28 m2
ALb	1.51	x	7.50	=	11.33 m2 x 1 = 11.33 m2
ALc	2.13	x	1.52	=	3.25 m2 x 1 = 3.25 m2
TOTAL NET AREA					16.86 m2
AM1 CALCULATIONS					
GROSS AREA					
AMa	3.05	x	1.52	=	4.65 m2 x 0.5 = 2.33 m2
AMb	1.51	x	3.50	=	5.29 m2 x 1 = 5.29 m2
AMc	1.51	x	7.50	=	11.33 m2 x 1 = 11.33 m2
AMd	1.51	x	3.02	=	4.56 m2 x 0.5 = 2.28 m2
TOTAL NET AREA					21.23 m2

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VICTORIA, BC
2018-001



1 VIEW NORTHWEST FROM CORNER OF PANDORA & COOK
A811



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

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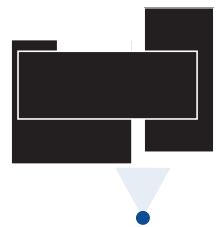
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1 VIEW WEST THROUGH RESIDENTIAL MEWS
A812



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

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VICTORIA, BC
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1 VIEW SOUTHWEST FROM COOK STREET
A813



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

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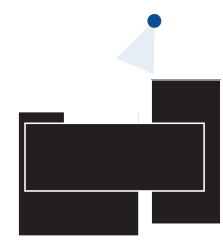
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1 VIEW EAST TO COURTYARD
A815



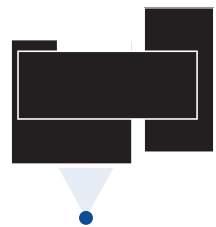
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1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

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1 **ADJACENT PROPERTY STUDY | VIEW WEST ACROSS COOK STREET**
A817



3 **ADJACENT PROPERTY STUDY | VIEW EAST ACROSS FRANKLIN GREEN PARK**
A817



2 **ADJACENT PROPERTY STUDY | VIEW SOUTHWEST DOWN COOK STREET**
A817



4 **ADJACENT PROPERTY STUDY | VIEW WEST ALONG NORTH WALKWAY**
A817

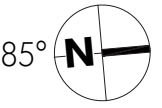
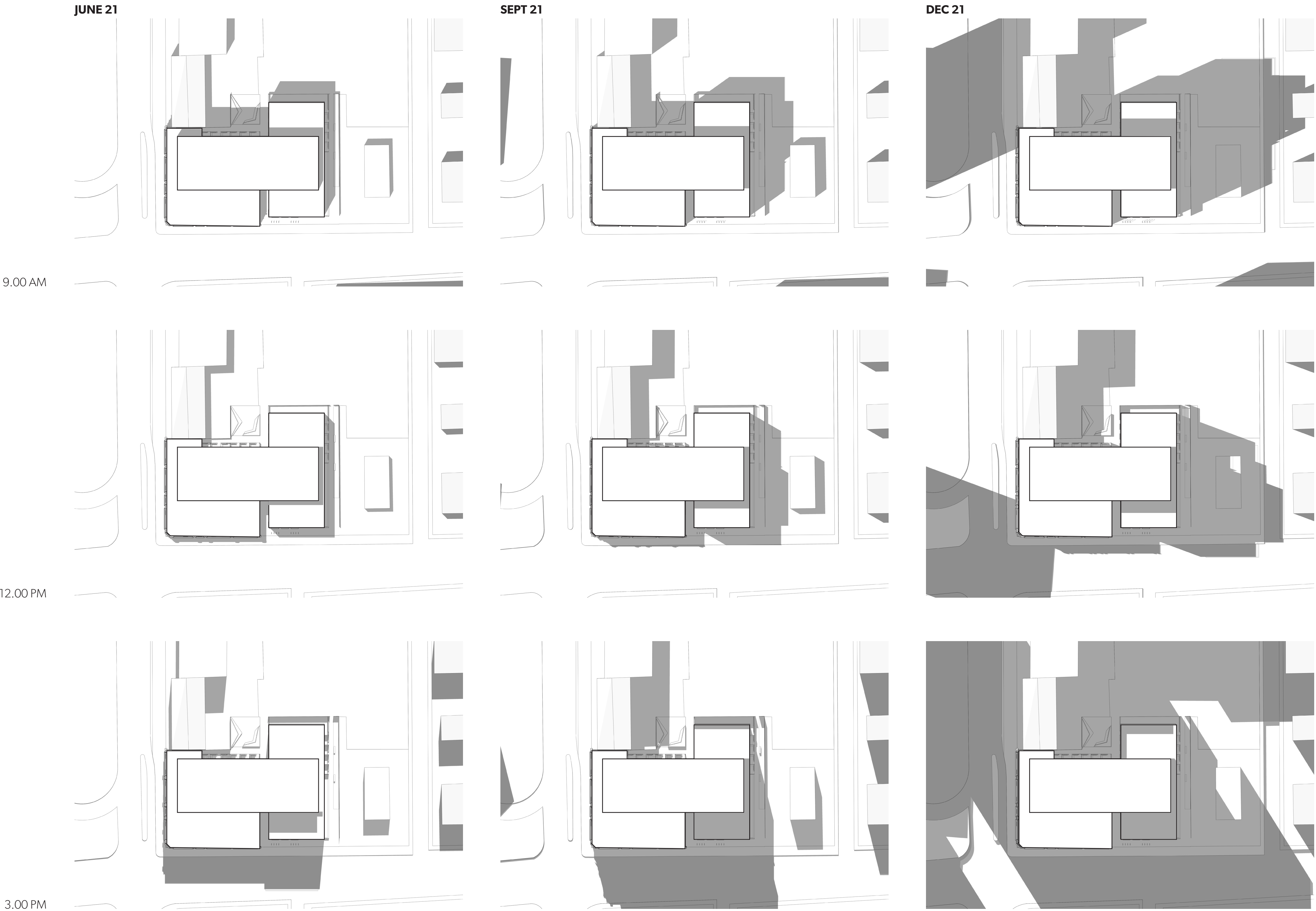
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VICTORIA, BC
2018-001

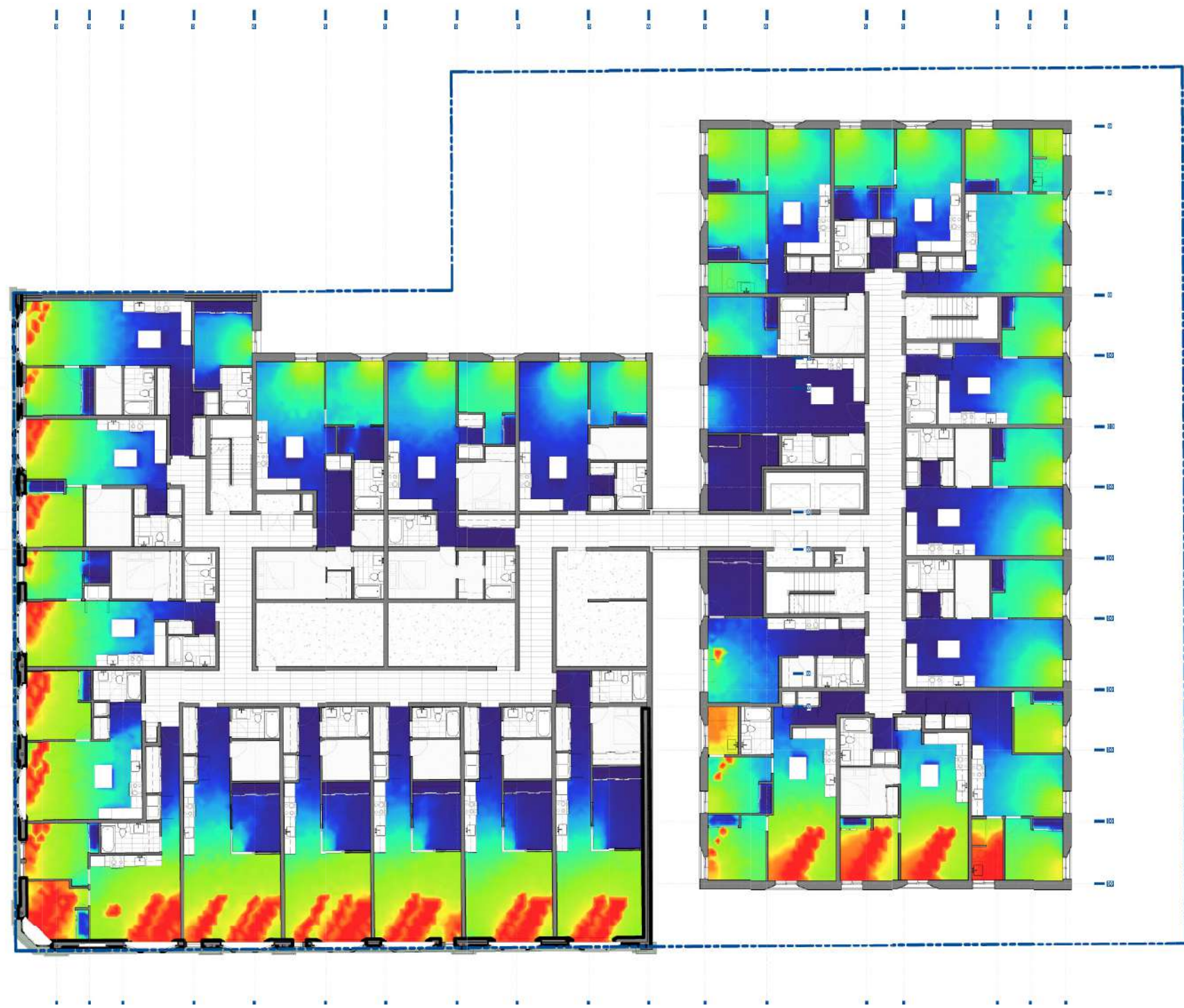


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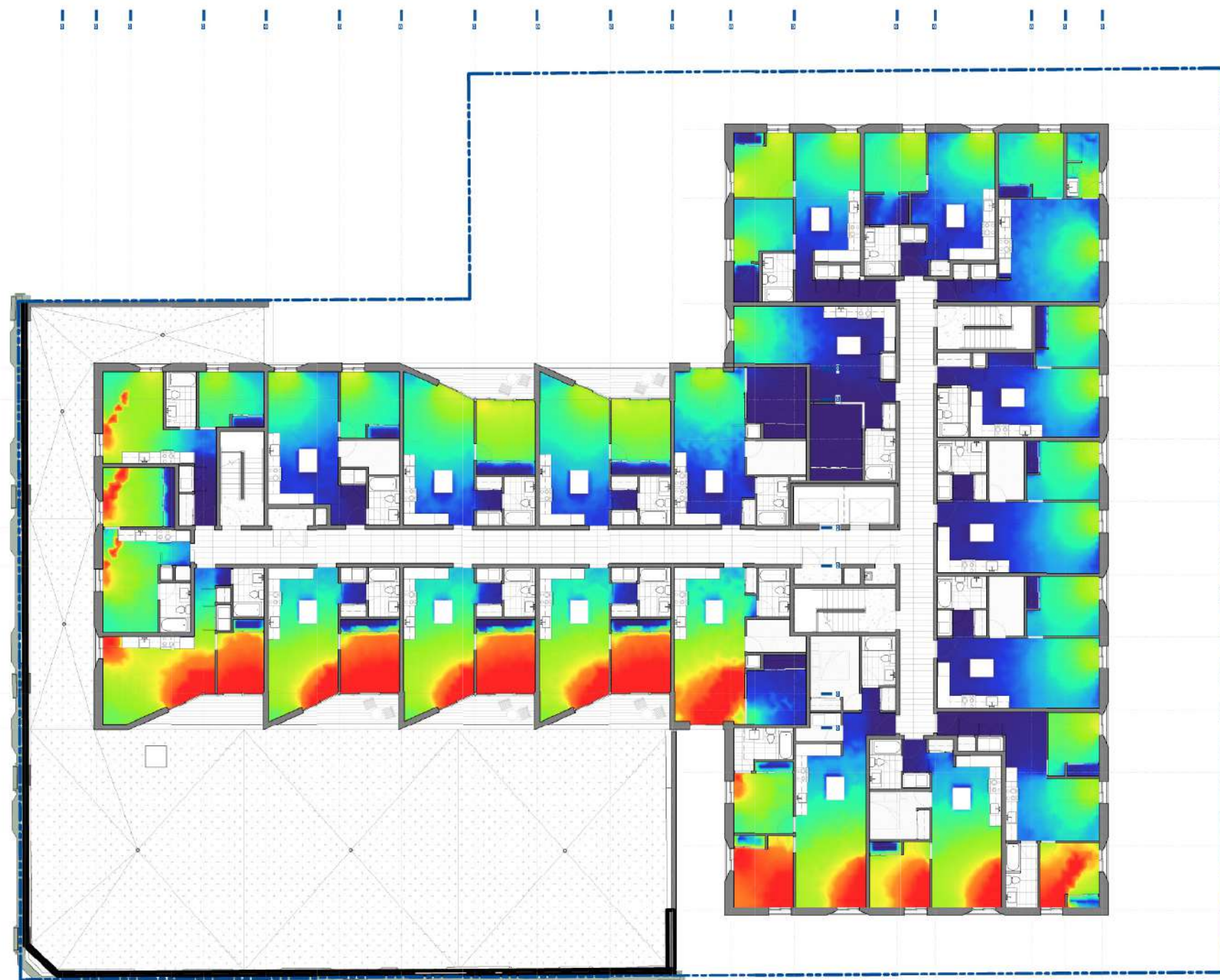
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PARKWAY

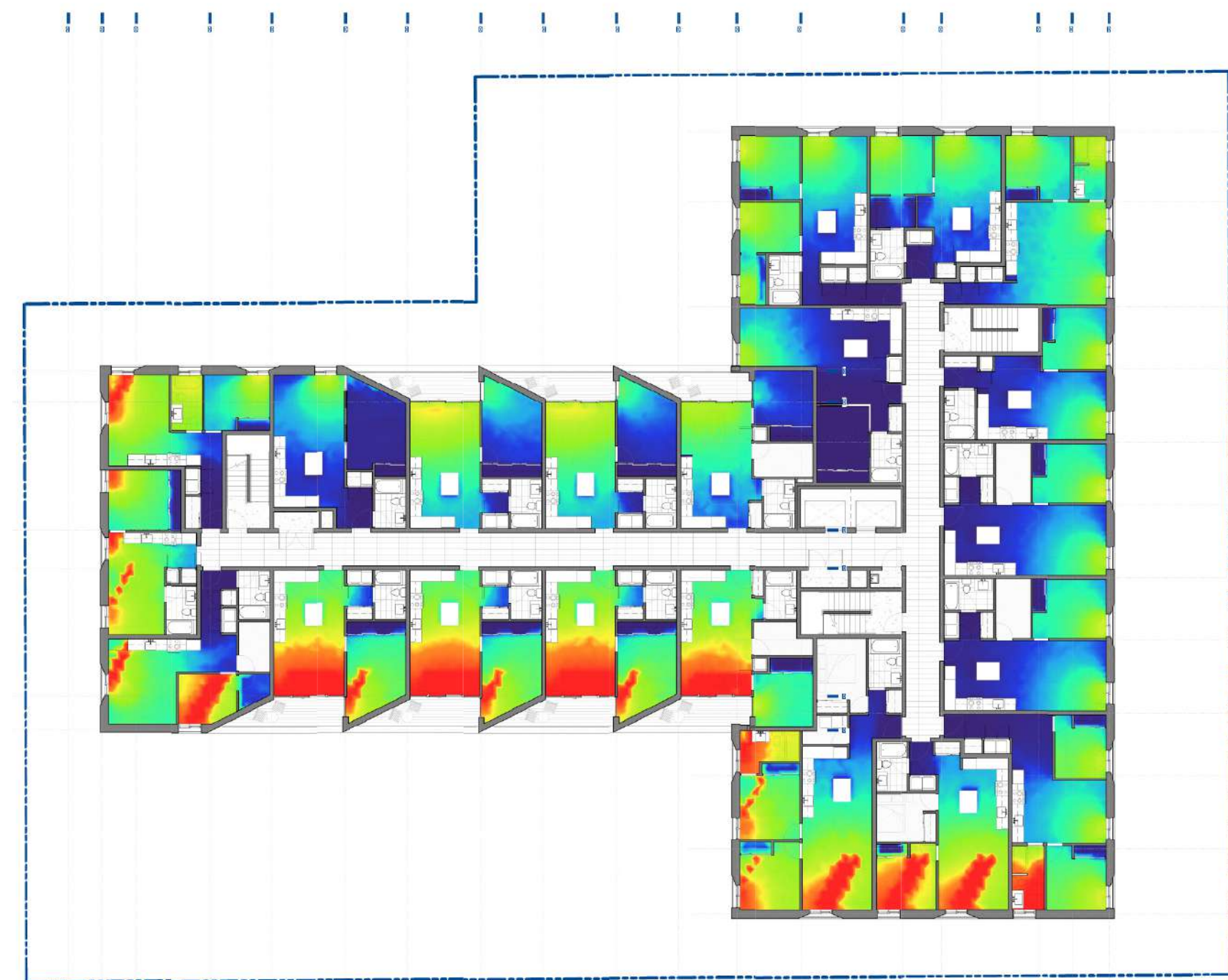
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VICTORIA, BC
2018-001



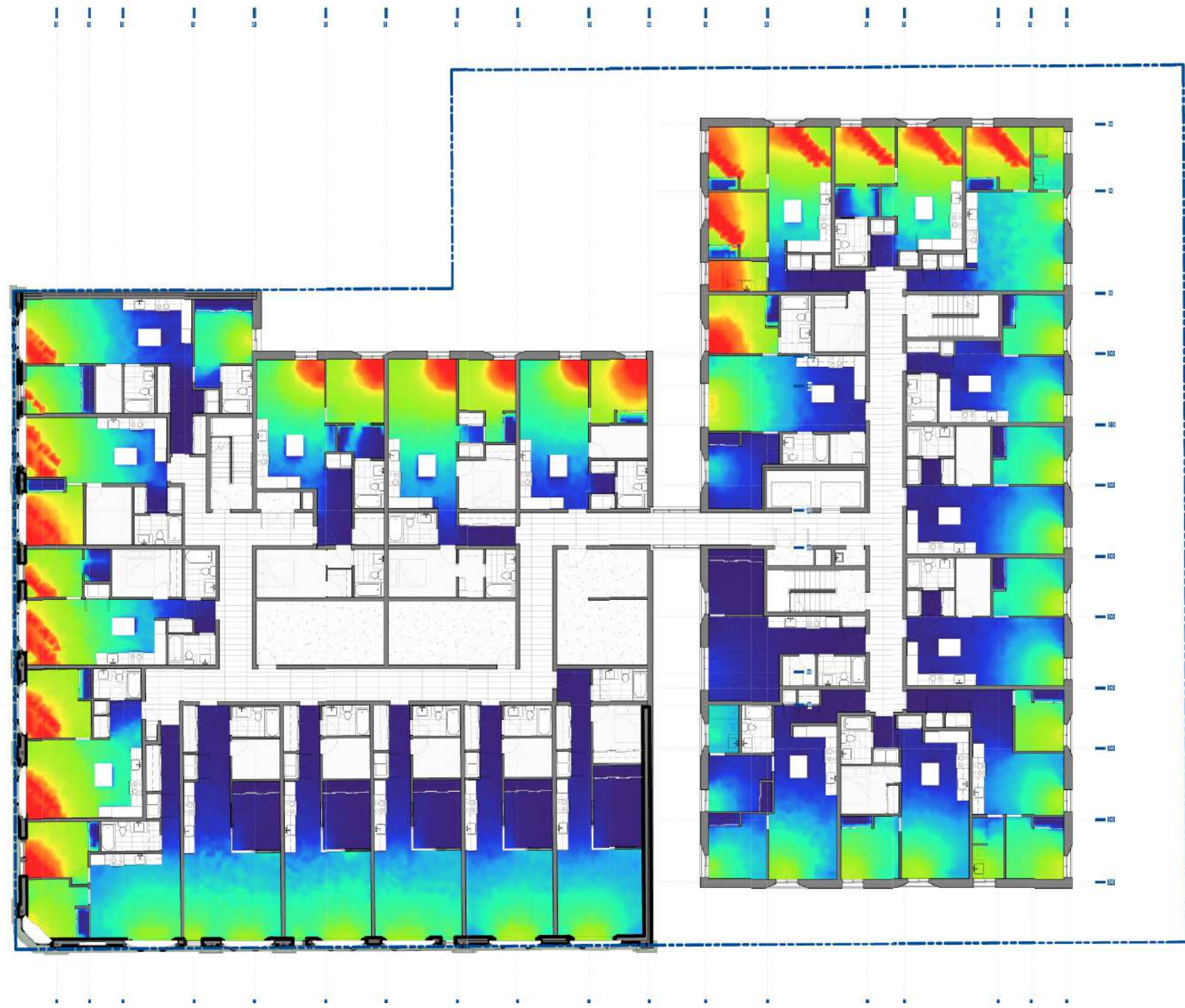
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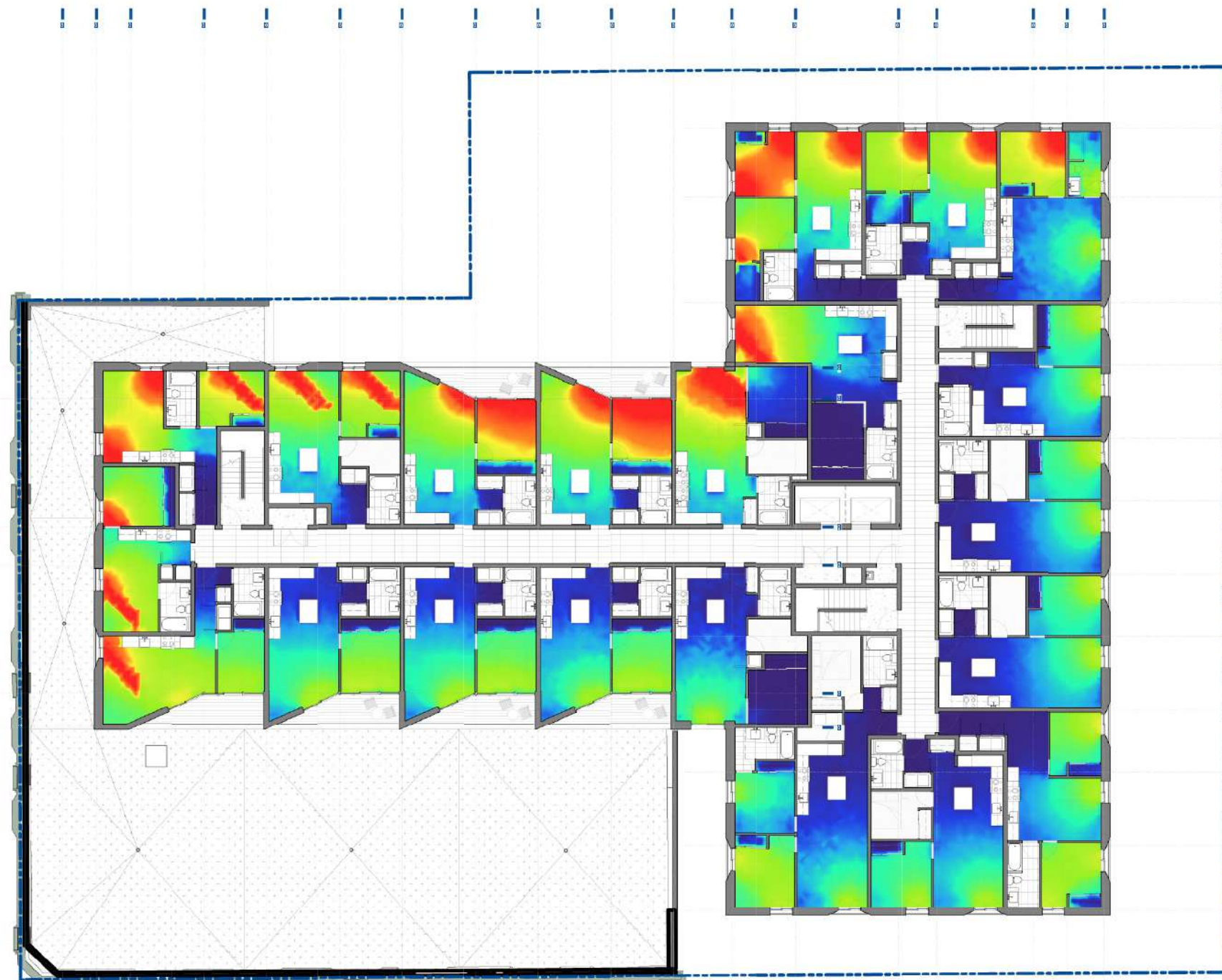
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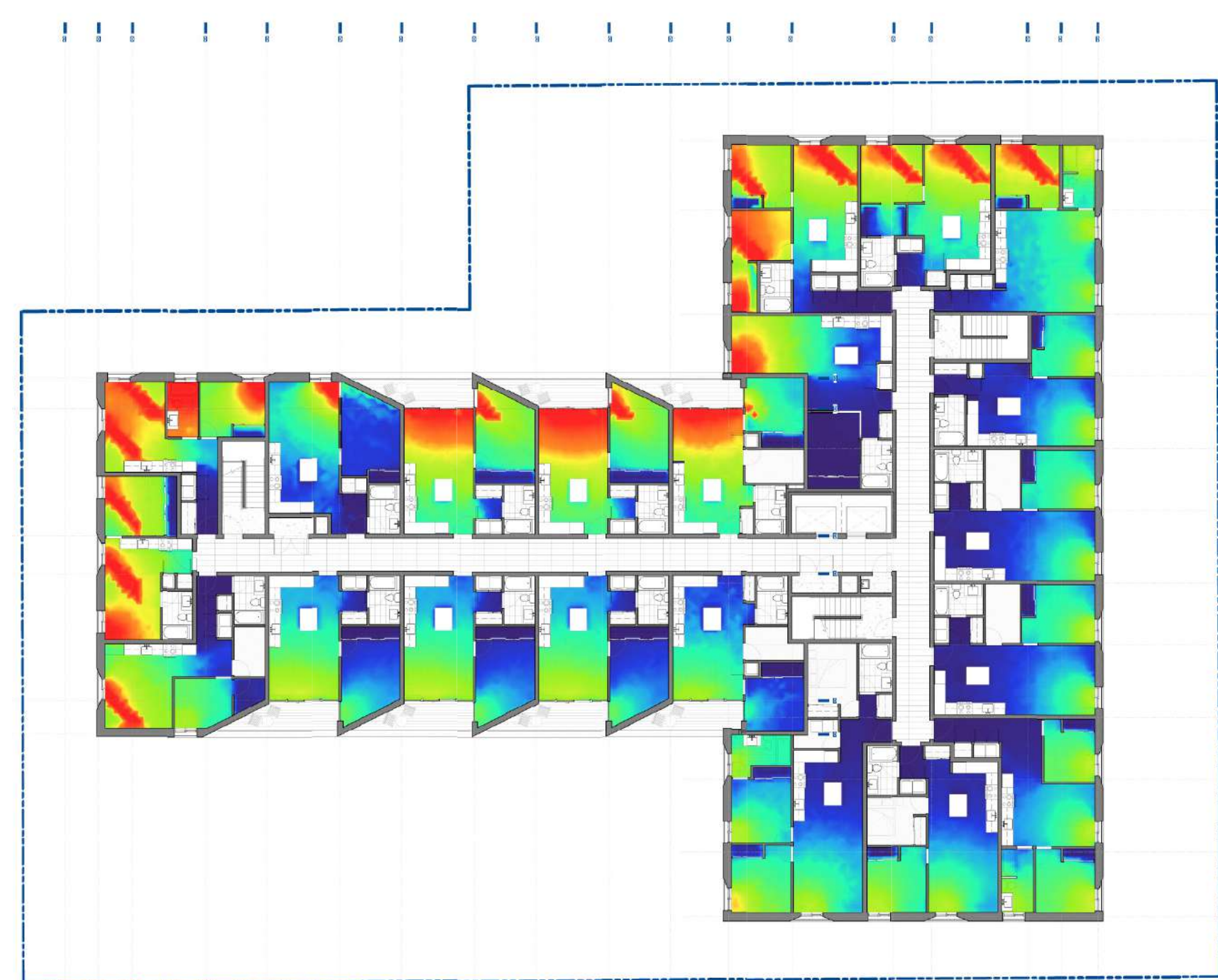
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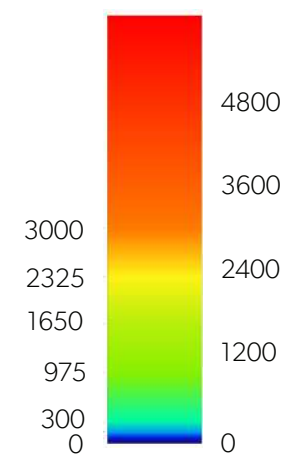
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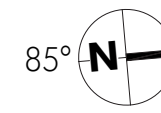
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A822



6 LEVEL 4, 3:00 PM, 34.83 (LUX)
A822



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8



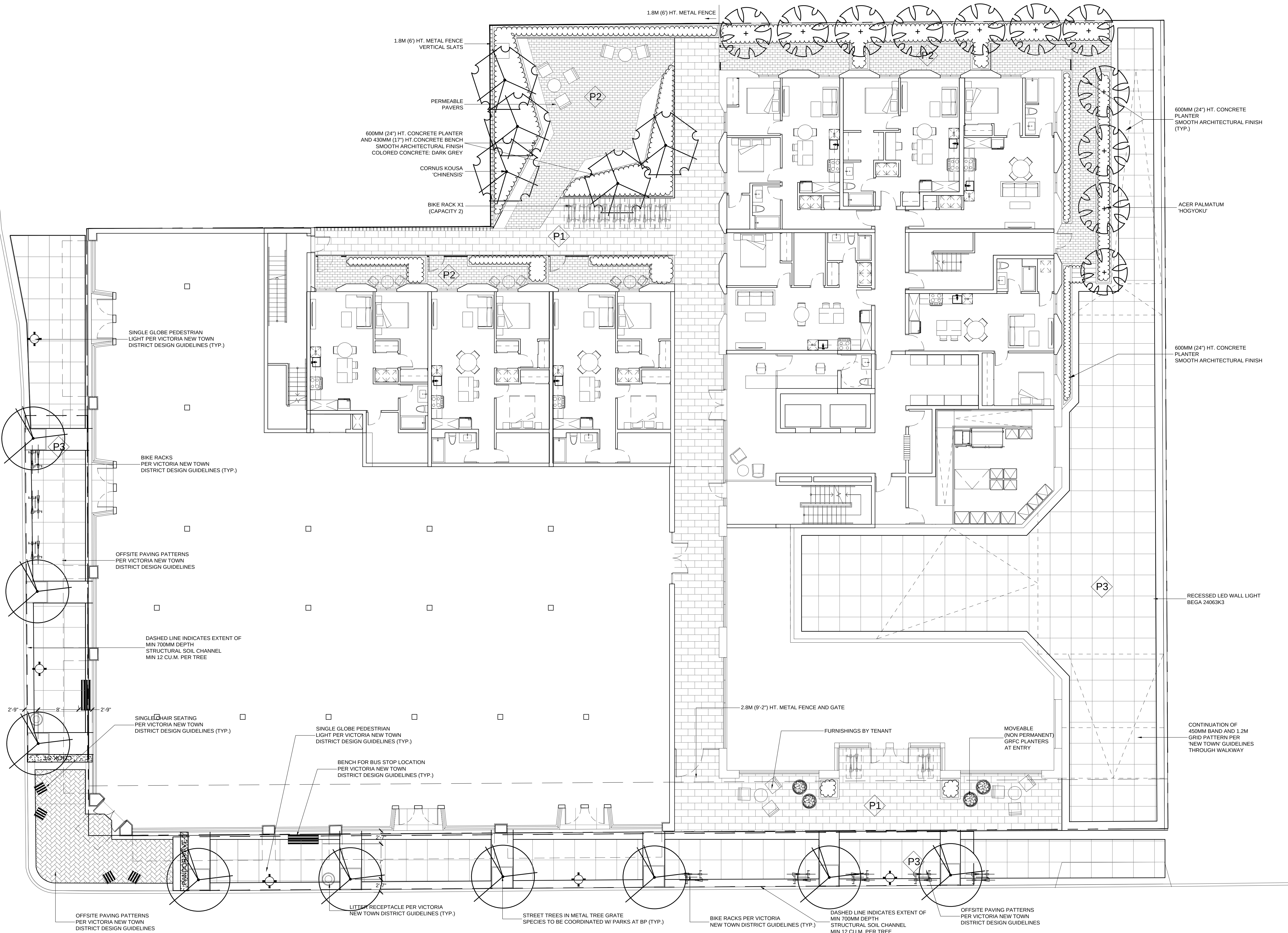
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2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A822
Illuminance Analysis

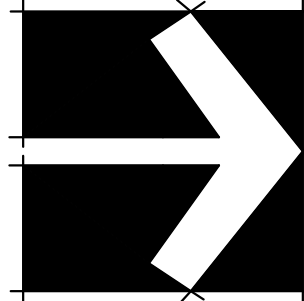


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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



8	19.NOV.21	REV. PER CITY COMMENTS	BA
7	19.OCT.23	NEW GROUND FLOOR PLAN	DD
6	19.OCT.22	REVISION	DD
5	19.OCT.21	NEW SITE PLAN&CLIENT REQUEST	DD
3	19.OCT.03	60% CD SET	BA
2	19.SEP.27	REZONING	BA
1	21.AUG.19	REV. PER CITY/CLIENT COMMENTS	BA
-	19.JUL.29	30% BP SUBMISSION	BA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

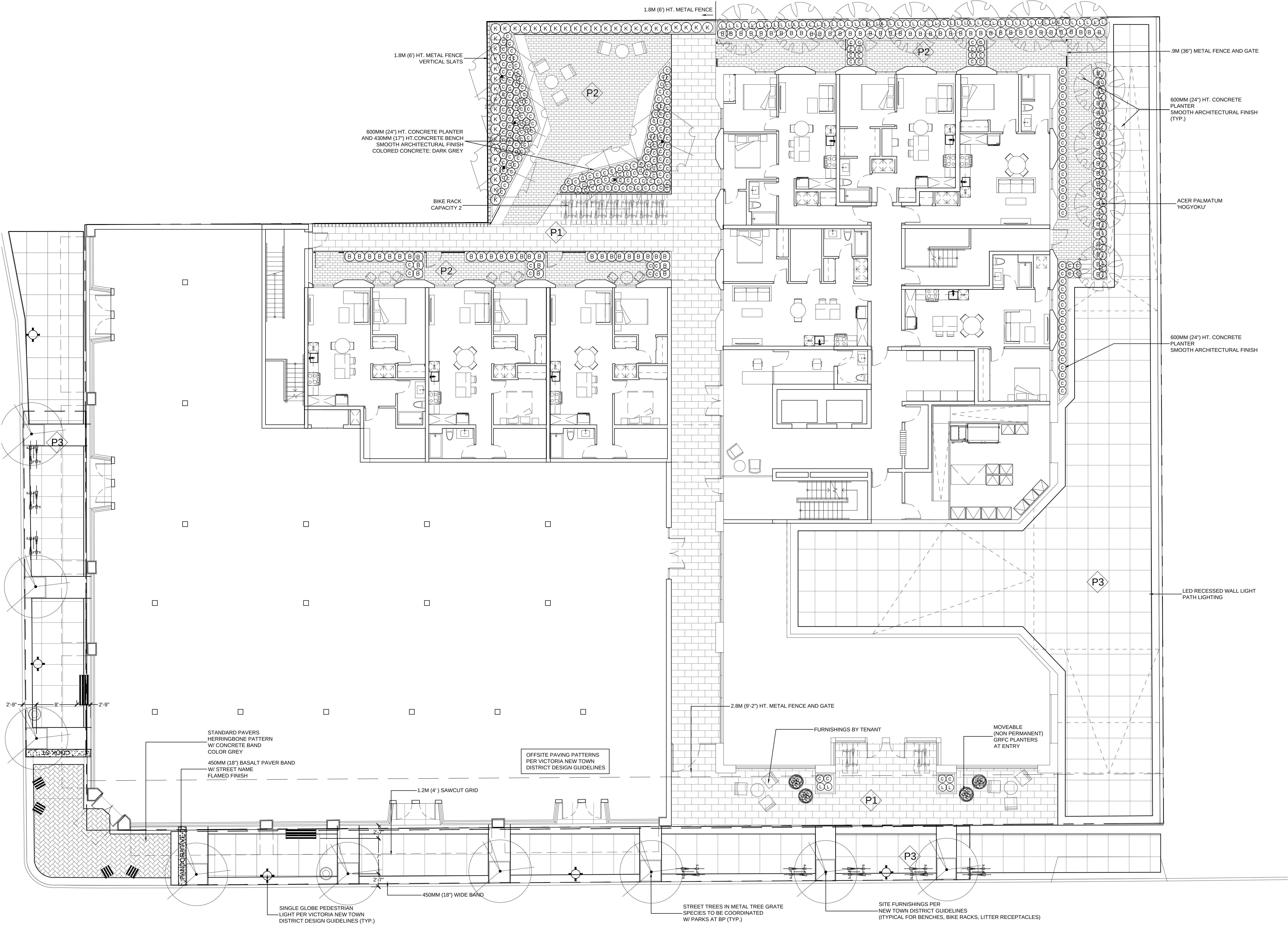
**PARKWAY
MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE
VICTORIA, BC**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 19.JUL.10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHK'D:
OF 6



SEAL:

8	19.NOV.21	REV. PER CITY COMMENTS	BA
7	19.OCT.23	NEW GROUND FLOOR PLAN	DD
6	19.OCT.22	REVISION	DD
5	19.OCT.21	NEW SITE PLANS/CLIENT REQUEST	DD
3	19.OCT.03	60% CD SET	BA
2	19.SEP.27	REZONING	BA
1	21.AUG.19	REV. PER CITY/CLIENT COMMENTS	BA
-	19.JUL.29	30% BP SUBMISSION	BA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**PARKWAY
MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE
VICTORIA, BC**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 19.JUL.10

SCALE: 1:100

DRAWN: BA

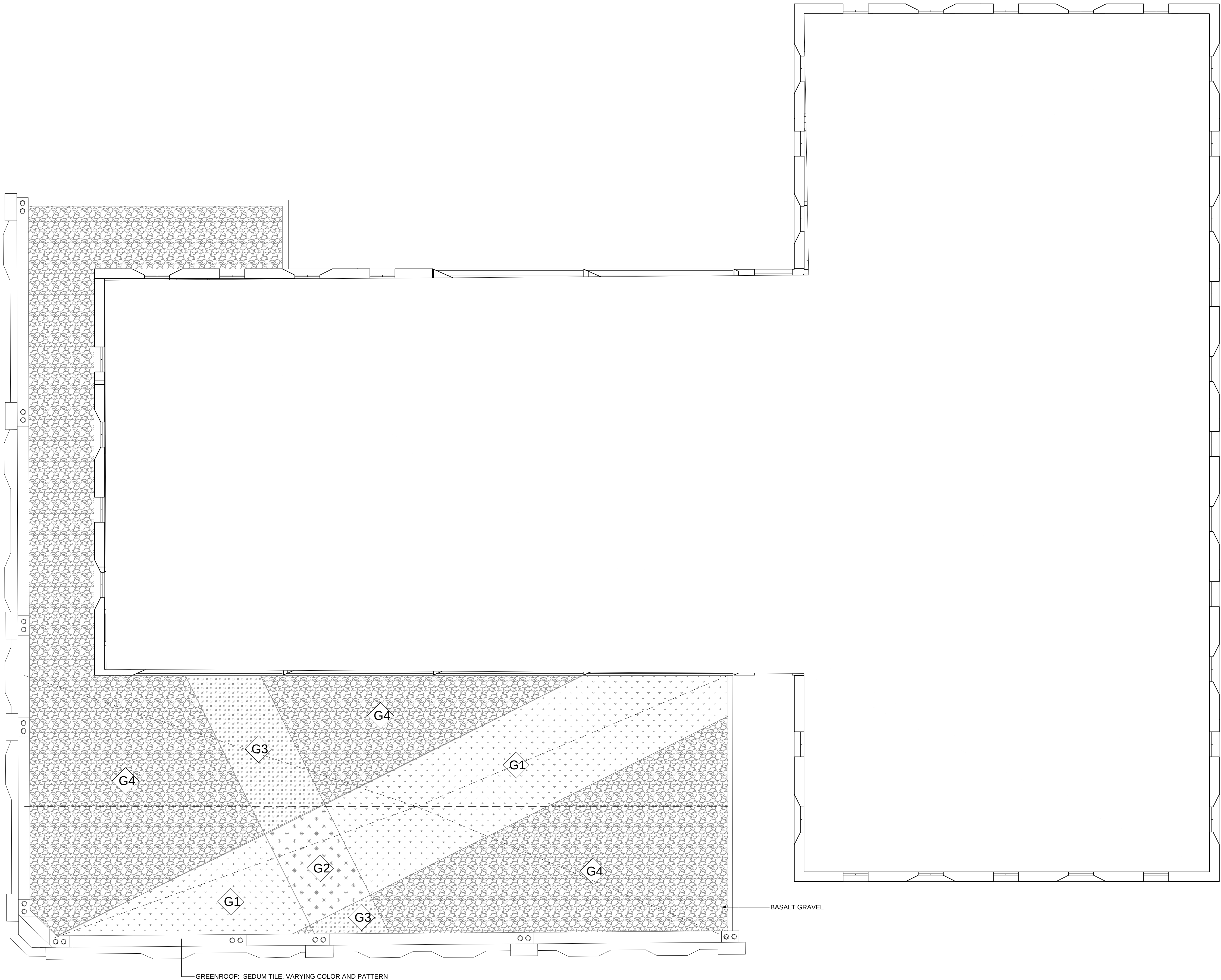
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CHK'D:

DRAWING NUMBER:

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OF 6



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6	19.OCT.22	REVISION	DD
5	19.OCT.21	NEW SITE PLAN&CLIENT REQUEST	DD
3	19.OCT.03	60% CD SET	BA
2	19.SEP.27	REZONING	BA
1	21.AUG.19	REV. PER CITY/CLIENT COMMENTS	BA
-	19.JUL.29	30% BP SUBMISSION	BA

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

**PARKWAY
MIXED USE DEVELOPMENT**

**1050 PANDORA AVENUE
VICTORIA, BC**

DRAWING TITLE:

**LEVEL 3
ROOF LANDSCAPE**

DATE:	19.JUL.10	DRAWING NUMBER:
SCALE:	1:100	
DRAWN:	BA	
DESIGN:	BA	
CHK'D:		

L4

OF 6

SEAL:

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6	19.OCT.22	REVISION	DD
5	19.OCT.21	NEW SITE PLAN&CLIENT REQUEST	DD
3	19.OCT.03	60% CD SET	BA
2	19.SEP.27	REZONING	BA
1	21.AUG.19	REV. PER CITY/CLIENT COMMENTS	BA
-	19.JUL.29	30% BP SUBMISSION	BA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

PARKWAY
MIXED USE DEVELOPMENT

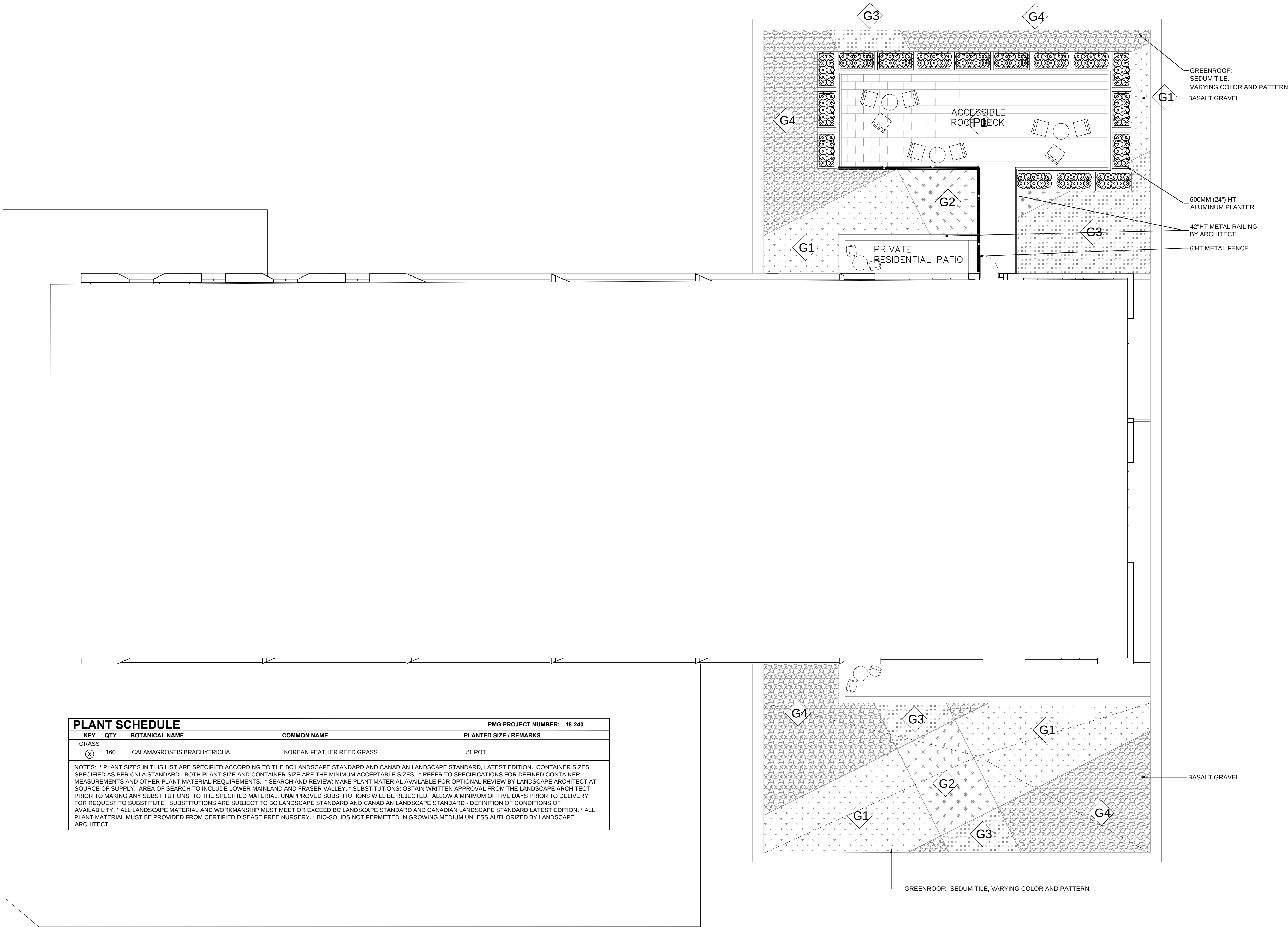
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VICTORIA, BC

DRAWING TITLE:

LEVEL 5
ROOF LANDSCAPE

DATE: 19.JUL.10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHK'D: OF 6

L5





SEAL:

PART ONE GENERAL REQUIREMENTS
11 REFERENCES
1 CCDC Doc 2 2008 Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.
2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.
3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division
4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008. Prepared by the Irrigation Industry Association of British Columbia
5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED
12 TESTING
1 Current test were than one month test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.
2 Owner reserves the right to test re-test materials. Contractor responsible to pay for testing if materials do not meet specification.
13 SUBMITTALS
1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
2 Submittals to consist of product sample or manufacturer's product description.
14 SITE REVIEW
1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following: 11 Start Up Site Meeting, General Contract Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements. 12 Start Up Site Meeting, Landscape Contract (if separate) At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting. 13 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include Site Layout, Rough Grading, Growing Medium - quality, depth, finish grading, Drainage and Drainage Materials, Lawn or Grass areas, Planting-plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support, Mutch, Irrigation Systems, Plant Equipment, Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer such as Pedestrian Paving, Fencing, Non-structural walls and stairs, Unit Paving. 14 Substantial Performance Review of all work, accounting of all substitutions, deletions, plant counts, preparations of deficiency list, and recommendations for completion. 15 Certificate of Completion Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract. 16 Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required. 17 Warranty Review: Prior to the completion of the warranty period +/- 11 months after issuance of the Certificate of Completion, review all warranty material and report recommendations for warranty replacement.
15 WORKMANSHIP
1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.
2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.
3 A site visit is required to become familiar with site conditions before bidding and before start of work.
4 Confirm location of all services before proceeding with any work.
5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.
6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.
7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.
8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.
16 WARRANTIES
1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.
2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

21 SCOPE OF WORK
1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.
2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following: 21 Retention of Existing Trees where shown on drawings. 22 Finish Grading and Landscape Drainage. 23 Supply and placement of growing medium. 24 Testing of imported growing medium and/or site topsoil. 25 Supply and incorporation of additives to meet requirements of soil test and Table One. 26 Preparation of planting beds, supply of plant material and planting. 27 Preparation of rough grass areas, supply of materials and seeding. 28 Preparation of lawn areas, supply of materials and sodding. 29 Supply and placement of bark mulch. 30 Maintenance of planted and seeded/sodded areas until accepted by Owner. 31 SEPARATE PRICE: Establishment Maintenance, Section 3.11. 32 Other work: Work other than this list, not specified by Landscape Architect.

22 MATERIALS

1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 1 GROWNED AND LEVEL 3 MODERATE AREAS Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam"			
Applications	Low Traffic Areas, Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (soast)	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

- Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (K) in proportions required by soil test.
- Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

a. Organic: Additive Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.
- Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.
- Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange or colour bark will be rejected.
- Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicants must hold current licenses issued by the appropriate authorities in the area.
- Filler Fabric: A non-biodegradable material or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFL 140 NL, GEOLON N40 OR AMISCO L455 or alternate product pre-approved by the Landscape Architect.)
- Drainage Piping if required: Schedule 40 PVC nominal sizes.

a. Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.
- Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.
- Sod: Refer to individual sections in this specification.
- Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m. Installations must be reviewed and signed off by Certified Professional Engineer, indicate cost of engineering services in tender price.
- Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT
31 RETENTION OF EXISTING TREES
1 Prior to any work on a site, protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas. 11 In some instances the Landscape Architect will tag trees or areas to retain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.
2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.
3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.
4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
5 Do not park, fuel, or service vehicles within vegetation retention areas.
6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.
8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.
9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
91 Replacement of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and/or the person(s) responsible for the disturbance.
10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.
11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.
32 GRADES
1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.
2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 15m (5 ft.) intervals minimum.
3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum grades defined by the Canadian Landscape Standard.
5 Construct washes true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.
6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.
7 Finished soil/mulch elevation at building to comply with municipal requirements.
8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

33 LANDSCAPE DRAINAGE
1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.
2 Work included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid. 21 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work. 22 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused. 23 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.
3 Execution
31 Do trenching and backfilling in accordance with engineering details and specifications. 32 Lay drains on prepared bed, true to line and grade with invert's smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length. 33 Commence laying pipe at outlet and proceed in upstream direction. 34 Lay perforated pipes with perforations at 8pm and 10pm positions. 35 Make joints tight in accordance with manufacturer's directions. 36 Do not allow water to flow through the pipes during construction except as approved by Engineer. 37 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect. 38 Plug upstream ends of pipe with watertight clean out caps. 39 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm. 310 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm. 311 Assure positive drainage. 312 Back fill remainder of trench as indicated. 313 Protect subdrains from flotation during installation.

34 GROWING MEDIUM TESTING
1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include: 11 Physical properties, % content of gravel, sand, silt, clay and organics. 12 Additly PH and quantities of lime or sulphur required to bring within specified range. 13 Nutrient levels of phosphate and trace elements and recommendations for required soil amendments. 14 Carbon/Nitrogen level.

35 GROWING MEDIUM SUPPLY AND PLACEMENT
1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.
2 Supply all growing medium adventures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas. 21 Thoroughly mix required amendments into the full depth of the growing medium. 22 Special mixes may be required for various situations. Refer to drawing notes for instructions.
3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm) over unfrozen subgrade free of standing water. 4 Minimum depths of growing medium placed and compacted to 80%: 4.1 On-grade: 4.11 Seeded and sodded lawn: 6" (150mm) 4.12 Mass planted shrubs & groundcovers: 8" (150mm) 4.13 Groundcover only areas, if defined on plan: 9" (225mm) 4.14 Tree & large shrub pits: depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides. 4.2 On-Slab: 4.2.1 Irrigated lawn: 9" (220mm) 4.2.2 Groundcover areas: 12" (300mm) 4.2.3 Lawn without automatic irrigation: 12" (300mm) 4.2.4 Shrub & groundcover areas: 18" (450mm) 4.2.5 Trees and specimen shrubs: 30" (760mm) over columns and/or edge of slab verify column locations on-site for tree locations.) 4.2.6 Depth noted includes "T" to 2" (25-50mm) sand over filter fabric. 4.2.7 Maximum 18" depth growing medium except where rounded for trees over column plants.

- Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.
- In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.
- Finished grades shall conform to the elevations shown on landscape and site plans.

36 ROUGH GRASS AREA - SEEDING
1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.
2 Preparation of Surfaces: To Canadian Landscape Standard (Class 3 Areas (Rough grass) Section 7.1.13
21 Clean existing soil by mechanical means of debris over 50mm in any dimension.
22 Roughly grade surfaces to allow for maintenance seeding and for positive drainage.

- Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

- Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
4.1 Analysis of the seed mixture
4.2 Percentage of each seed type

- Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
10% Creeping Red Fescue
20% Annual Ryegrass
5% Saturn Perennial Ryegrass
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

- Seeding: Apply seed at a rate of 1120lb/1 (1000lb /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.
- Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

37 HYDROSEEDING
1 May be used as an alternate to mechanical seeding in rough grass areas.
2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.
3 Preparation and Growing Medium
31 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
32 Where approved for use in areas of lawn, comply with Section 3.3 Lawn Areas: Sodding.
4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment: roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeded slurry by satisfaction of and by means approved by the Landscape Architect.
5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 15% (by weight) Conform to Canadian Landscape Standard for mulch requirements.
6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.
7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT
8 Application Rate: 8.1 Seed Mixture: 136 kg/ha (125 lbs/acre) 8.2 Fertilizer: 12 kg/ha (100 lbs/acre) 8.3 Coastal Wildflower Mix: Where specified, apply (31lbs/acre) (1/4 lb. to 1 lb. of grass seed) 8.4 Notes: 8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier. 8.4.2 Fertilizer: 8.4.2.1 Rough Grass: If a soil analysis is available, comply with results. 8.4.2.2 Lawn: Where hydroseeding is applied, comply with soil analysis recommendations.
9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence: seed, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.
10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.
11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.
12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or vine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and frequent irrigations to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contractor.
13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

38 LAWN AREAS - SODDING
1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.
2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.
3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.
4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.
5 Specified Turfgrass by area. Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA			
Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	sane
CLASS 3	Rough Grass	sue hydroseeding	
SPECIAL			

- Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.
- Fertilizer: Refer to Section 2.2.2, Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.
- Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and root tightly. Water to obtain moisture penetration of 3" to 4" (1" - 10cm). Comply with requirements of Canadian Landscape Standard Section 8, B.C. Standard for Turfgrass Sod.
- Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or vine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (1" - 10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.
- Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Apparent). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

39 PLANTS AND PLANTING
1 Conform to planting layout as shown on Landscape Plans.
2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.
3 Make edge of beds with smooth clean defined lines.
4 Time of Planting: 4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.
5 Standards: 5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification. 5.11 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLMA Standard for Container Grown Plants for minimum standards. 5.12 Refer to Plant Schedule for specific plant and container sizes and comply with requirements. 5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
6 Review: 6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.
7 Availability: 7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area. 7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.
8 Substitution: 8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected. 8.2 Allow a minimum of 5 days prior to delivery for request to substitute. 8.3 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.
9 Plant Species & Location: 9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade. 9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered. 9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

- Excavation:
10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assume that finished grade is at the original grade the tree was grown at.
- Drainage of Planting Holes:
111 Provide drainage of planting pits where required, on sloped conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.
- Planting and Fertilizing Procedures:
121 Plant all trees and shrubs with the roots planted in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
122 Fill the planting holes by gently firming the growing medium around the root system 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, fertilize as recommended by the required soil test at the specified rates.
123 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural growth of such trees.
124 Where trees are in lawn areas, provide a clean cut mulched 90mm (3 ft.) diameter circle centered on the tree.

- Staking of Trees:
131 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
132 Leave the tree carefully vertical.
- Tree with pre-approved commercial, flat woven polypropylene fabric ball, minimum width 19m (14 ft.). Approved product: ArctonTie - available from Deepfoot.
134 Coniferous Trees over 8 ft. height: Guy with three 2 strand wires (1) gapped. Drive three stakes splayed out around the tree completely below grade.
135 Trees 6 ft. in. on Wood or Concrete Decks: Guy as above using three deadend (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
136 Mark all guy wires with visible flagging material.
- Pruning:
141 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Slope affected areas so as not to retain water. Remove damaged material.
- Mulching:
151 Mulch all planting areas with an even layer of mulch to 2-1/2" - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.
- Acceptance:
161 The establishment of all plant material is the responsibility of the Landscape Contractor.

- Plant Material Maintenance:
171 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
172 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows:
172.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contractor. Confirm source of water prior to beginning work.
173 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
174 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
175 Repair tree guards, stakes, and guy wires, when necessary.
176 Maintain areas relatively weed free. (Appearance level 2, Canadian Landscape Standard, Chapter 13).
177 Maintain mulch to specified depths.
- Plant Warranty:
181 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
182 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture hardiness class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
183 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT
18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth. 18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactorily using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance. 18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion. 18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.
310 INSTALLING LANDSCAPE ON STRUCTURES
1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.
2 Coordinate work with construction of planters and planter drainage. 2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.
3 Provide clean out at all through-slab drain locations. Use 30mm dia. PVC Pipe filled with drain rock unless specific drawing detail shown.
4 Install drain rock evenly to a minimum depth of 4" (100mm) alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.
5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.
6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.
7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butl each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

311 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)
1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.
2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.
3 Related Standards and Legislation: Canadian Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.
4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.
5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 31st and November 30th, however visits at other times of the year may be required.
6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Greened".
7 Materials: Comply with Part Two of this specification.
7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.
8 Plant Material Establishment: 8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every Twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1st and July 31st and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required. 8.2 Mutch: Maintain mulches in the original areas and to the original depths. 8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides. 8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements. 8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a constriction in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair. 8.6 Pruning: Carry out all trees and shrubs at least every two months during the growing season, prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Inspect all clipping or shaping only if required in the maintenance contract for specific varieties or conditions. 8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.
9 Grass Areas Establishment: 9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a target condition. Supply and irrigate with water in the event of any irrigation system malfunctions or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. 9.2 Weed, insect and disease control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a soluble herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero. 9.3 Fertilizing: According to soil analysis. 9.4 Liming According to soil analysis. 9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Edge with a mechanical vertical cutting edge once per year in March. Remove all grass clippings after each cut. 9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 90mm (4"), and remove cores. 9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

8	19.NOV.21	REV. PER CITY COMMENTS	BA</
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