Callander Architecture

Callander Architecture
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1326 Pandora Avenue
Rezoning and Development Permit Application
2023.09.21

SUPPORTING DOCUMENTS

SECTION 1	ARCHITECTURAL	Callander Architecture
SECTION 2	LANDSCAPE	Biophilia Design Collective
SECTION 3	CIVIL ENGINEERING	J.E. Anderson & Associates
SECTION 4	GEOTECHNICAL ENGINEERING	Ryzuk Geotechnical
SECTION 5	SURVEYOR	J.E. Anderson & Associates
SECTION 6	ARBORIST	Talbot Mackenzie & Associates
SECTION 7	TRANSPORTATION	Bunt & Associates

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1326 PANDORA AVENUE

PROJECT INFO

JURISDICTION	CITY OF VICTORIA
BUILDING CODE	BCBC 2018, PART 9
CIVIC ADDRESS	1326 PANDORA AVENUE, VICTORIA, BRITISH COLUMBIA, V5V3R5
LEGAL ADDRESS	LOT 11, SPRING RIDGE, VICTORIA, PLAN 911, PID 008-123-331, FOLIO 7458012, VIP991, LOT 11
LOT SIZE	AREA = 549 SQM WIDTH = 13.36 M DEPTH = 41.16 M
STREETS FACING	1
PROP. MAJOR OCC.	GROUP C RESIDENTIAL
PROP. CONSTRUCTION	WOOD FRAME (COMBUSTIBLE)
FRR	L0 - L1 = 2H L1 - L3 = 1H
ZONING	EXISTING = R2 PROPOSED = SITE SPECIFIC REZONE
SITE COVERAGE	PROPOSED = 194.82 SQM (35.5%)
OPEN SITE SPACE	PROPOSED = 298.4 SQM (54.3%)
AREA	PROPOSED FSR MAX = 1.0 (549 SQM) PROPOSED FSR = 0.99 (548 SQM) AREA PER UNIT = 137 SQM
HEIGHT	AVG GRADE = EL. 34.58 M PROP. MAX HEIGHT = 10.5 M PEAK EL. = 35.08M STOREYS = 3
SETBACKS	PROPOSED FRONT= 6.0 M PROPOSED REAR = 4.0 M PROPOSED EAST = 1.5 M PROPOSED WEST = 3.2 M
PARKING	PROPOSED = 4 STANDARD STALLS
BICYCLES	PROPOSED = 8 LONG TERM LOCKERS 6 SHORT TERM STALLS
ENERGY	PROPOSED = BC STEP CODE 3

CONTACTS

OWNER

FORMWELL HOMES
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ARCHITECTURAL

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LANDSCAPE

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SURVEYOR

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CONTACTS CONT.

TRANSPORTATION

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COCO YANG, EIT
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604 685 6427
CYANG@BUNTENG.COM

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING WITH 4 ROW HOMES ON A SINGLE 549 SQUARE METER LOT LOCATED AT 1326 PANDORA AVENUE. THE LOT IS CURRENTLY VACANT AND ZONED R-2 AND WOULD REQUIRE REZONING.

DESIGN RATIONALE

THE CONCEPT FOR 1326 PANDORA AVENUE IS TO CREATE A BUILDING MODEST IN SIZE THAT FIT WITH THE EXISTING CHARACTER AND SCALE OF THE NEIGHBOURHOOD. EACH HOME IS CENTERED AROUND AN INTERIOR COURTYARD WHICH ALLOWS BOTH DAYLIGHT INTO THE SPACE AND INTEGRATES THE LIVING AREA WITH THE NATURAL ENVIRONMENT. THIS GREEN-SPACE IS ALSO INTEGRATED INTO THE PARKING AREA WHICH CREATES A PARKADE THAT IS BRIGHT AND OPEN.

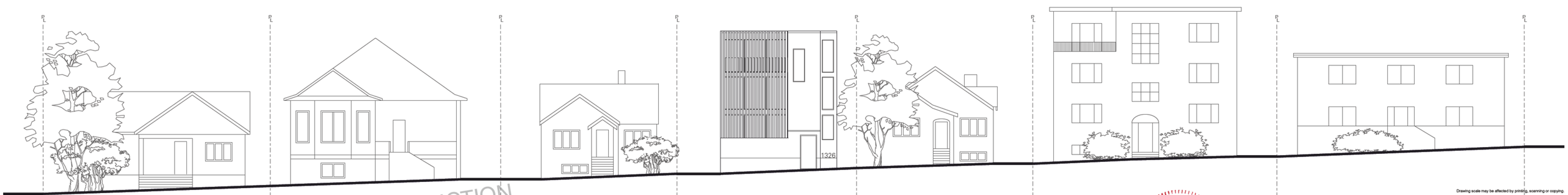
FSR MATRIX

TYPICAL UNIT FSR MATRIX (SQ. M.)

LEVEL	INCLUDED AREA	EXCLUDED AREA
L0 TOTAL	0	25.69
L1 TOTAL	43.3	
L2 TOTAL	43.3	
L3 TOTAL	34.9	
TYP. UNIT TOTAL	121.5	25.69
PROJECT TOTAL	486 (0.88 FSR)	

DRAWING LIST

A000	COVER SHEET
A001	GENERAL NOTES
A100	CONTEXT PLAN
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	L0 FLOOR PLAN
A104	L1 FLOOR PLAN
A105	L2 FLOOR PLAN
A106	L3 FLOOR PLAN
A107	ROOF PLAN
A108	TYPICAL UNIT PLANS
A109	TYPICAL UNIT PLANS
A110	TYPICAL UNIT PLANS
A111	TYPICAL UNIT PLANS
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A300	SECTIONS
A301	SECTIONS
A400	SPACIAL SEP. CALCS.
A401	GRADE CALCS.
A402	GRADE CALCS.
A403	DIAGRAMS
A404	DIAGRAMS
A405	DIAGRAMS
A406	SHADOW STUDY
A407	PRECEDENT IMAGES



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COVER SHEET

A000

GENERAL NOTES

.1 THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.

.2 ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWING ARE FOR DESIGN INTENT ONLY.

.3 ALL LABOUR, MATERIAL AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BCBC 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.

.4 ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.

.5 THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY BCBC PART 8, "SAFETY AT CONSTRUCTION DEMOLITION SITES".

.6 ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BCBC. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

.7 ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BCBC.

.8 CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRES STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.

.9 PROVIDE GUARDS WHERE SHOWN ON THE DRAWING. UNLESS OTHERWISE NOTED GUARDS TO BE AT LEAST 42". UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 4" DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN BCBCC PART 4.

.10 GLAZING IN DOORS, SIDELITES, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BCBC.

.11 GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL ENGINEER TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS. SHOP DRAWINGS FOR GLASS GUARDRAILS TO BE PROVIDED BY SUPPLIER. TO BE SIGNED-SEALED BY STRUCTURAL ENGINEER.

.12 ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

.13 PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.

.14 UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF GWB, OUTSIDE FACE OF EXTERIOR PLYWOOD SHEATHING.

.15 UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH.

.16 ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.

.17 ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.

.18 PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL FINISH INSTALLATIONS.

.19 CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERES' SPECIFICATIONS AND BUILDING CODES.

.20 THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL OR OTHER TRADES.

.24 CONTRACTOR TO FIELD CHECK AND CONFIRM EXACT LOCATIONS, ELEVATIONS INVERTS AND INSTALLATIONS OF ALL SERVICES FOR THIS PROJECT.

.25 ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.

.29 NO FLOOR TRANSITION TO BE GREATER THAN " AT THRESHOLD AND BETWEEN ADJACENT MATERIALS.

.34 CONTRACTOR TO RE+RE ALL FLOORS, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY OF RE+RE TO MATCH EXISTING CONDITIONS.

.41 RESTRAIN ALL CEILING SUPPORTING FRAME, T-BAR ASSEMBLIES, CEILING GYPSUM WALL BOARDS, ALL OVERHEAD MECHANICAL DUCTS, AND EQUIPMENT, OVERHEAD ELECTRICAL CONDUITS AND LIGHTS.

.42 WHERE PERMITS, LICENCES AND INSPECTION FEES ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION FOR SPECIFIC TRADE FUNCTIONS, THEY SHALL BE OBTAINED BY THE CONSTRUCTION MANAGER.

.43 CONSTRUCTION MANAGER SHALL REVIEW BUILDING PERMIT SET WITH CONSULTANT IMMEDIATELY FOLLOWING RECEIPT OF BUILDING PERMIT AND JOINTLY DETERMINE WHETHER OR NOT CHANGES TO CONTRACT ARE REQUIRED.

.44 BE RESPONSIBLE FOR ENSURING THAT NO WORK IS UNDERTAKEN WHICH IS CONDITIONAL ON PERMITS, APPROVALS, REVIEWS, LICENCES, FEES, UNTIL ALL APPLICABLE CONDITIONS ARE MET. NO TIME EXTENSION WILL BE ALLOWED FOR DELAY IN OBTAINING NECESSARY PERMITS.

.45 REPORT TO THE CONSULTANT IN WRITING ANY CONDITION WHICH WOULD PROHIBIT GRANTING OF ANY PERMIT OR APPROVAL BEFORE WORK AFFECTING SUCH ITEMS IS COMMENCED.

.46 GIVE NOTICE OF COMPLETION OF PROJECT PRIOR TO OCCUPANCY, AS REQUIRED BY APPLICABLE LEGISLATION.

.47 MATERIALS AND COMPONENTS USED TO CONSTRUCT FIRE RATED ASSEMBLIES AND MATERIALS REQUIRING FIRE HAZARD CLASSIFICATION SHALL BE LISTED AND LABELLED, OR OTHERWISE APPROVED, BY FIRE RATING AUTHORITY. LABELLED MATERIALS AND THEIR PACKAGING SHALL BEAR FIRE RATING AUTHORITIES LABEL SHOWING PRODUCT CLASSIFICATION.

.48 MATERIALS HAVING A FIRE HAZARD CLASSIFICATION SHALL BE APPLIED OR INSTALLED IN ACCORDANCE WITH FIRE RATING AUTHORITY'S PRINTED INSTRUCTIONS.

ABBREVIATION LIST

#	NUMBERS
ACOUS	ACOUSTIC(AL)
ADJ	ADJUST(ABLE) OR ADJACENT
AFF	ABOVE FINISH FLOOR
AL/ALUM	ALUMINIUM
ANO	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURE
AV	AUDIO/VISUAL
BCBC	BRITISH COLUMBIA
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
B.O.	BOTTOM OF
C/W	COMPLETE WITH
CB	CATCH BASIN
CL	CENTRE LINE
CLO	CLOSET
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CTR	CENTRE
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSIONS
D/W	DISHWASHER
DN	DOWN
DR	DOOR
DR.T	DOOR THRESHOLD
DWG	DRAWING
DWR	DRAWER
D	DRYER
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR OR ELEVATION
EME	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR OR EXTENSION
FA	FIRE ALARM
FD	FLOOR DRAIN
FH	FIRE HYDRANT
FIN	FINISH(ED)
FLR	FLOOR
F.P.	FIRE PLACE
FR	FRIDGE
FRR	FIRE RESISTANT RATING
FS	FULL SIZE
FT	FOOT OR FEET
FUT	FUTURE
GL	GLASS OR GLAZED
GR	GRADE
GRND	GROUND
GV	GAS VALVE
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HWT	HOT WATER TANK
HORIZ	HORIZONTAL
HRWD	HARDWOOD
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATE / LAMINATE
LS	LAMP STANDARD
LT	LIGHT
MAT	MATERIAL
MAX	MAXIMUM
MD	MAN DOOR
MECH	MECHANICAL
MH	MANHOLE
MTL	METAL
MFR	MANUFACTURE
MTD	MOUNTED
MWORK	MILLWORK
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTRE
OD	OUTSIDE DIMENSION
OPP	OPPOSITE
PLAS	PLASTER
PLYWD	PLYWOOD
PNT	PAINT
PMT	PAD MOUNTED TRANSFORMER
P/L	PROPERTY LINE
PLY	PLYWOOD
R	RISERS
RD	ROOF DRAIN
REV	REVISION OF REVERSE
R.O.W.	RIGHT OF WAY
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SB	SERVICE BOX
SCWD	SOLID CORE WOOD DOOR
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SIM	SIMULAR
SM	SQUARE METERS
SPEC	SPECIFICATION(S)
SPF	SPRAY POLYURETHANE FOAM
SS	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRU	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL OR SYMBOL
TBC	TO BE CONFIRMED
TBD	TO BE CONFIRMED
THK	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TOF	TOP OF FINISH
TOFF	TOP OF FINISHED FLOOR
TOS	TOP OF SLAB / STEEL
TOW	TOP OF WALL
TR	TREE (PLANTER)
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WASHER
W/D	WASHER DRYER
WC	WATER CLOSET
W/	WITH
WD	WOOD
W/O	WITH OUT
XPS	EXTRUDED POLYSTYRENE

SYMBOL LEGEND

DRAWING SYMBOLS

- PLAN / SECTION DETAIL REFERENCE
- SECTION MARKER
- ELEVATION TAG
- ROOM TAG
- FINISH/MATERIAL TAG
- FIXTURE TAG
- MILLWORK TAG
- WALL TYPE TAG
- GLAZING TYPE TAG
- DOOR TAG

PLAN SYMBOLS

- S/C.M. COMBINED SMOKE ALARM / C.M. DETECTOR
- C.M. CARBON MONOXIDE DETECTOR
- E.F. BATHROOM EXHAUST FAN
- K.E.F. INTEGRATED KITCHEN EXHAUST FAN
- D DRAIN
- SPRINKLER STANDPIPE
- HB WALL MOUNT HOSEBIB
- HB RECESSED WALL MOUNT HOSEBIB
- GAS CAP-OFF
- FLUSH MOUNT SIAMESE CONNECTION
- RECESSED FIRE EXTINGUISHER CABINET
- RECESSED FIRE HOSE CABINET
- SPR SPRINKLER HEAD - CONCEALED
- B BOILER UNIT
- RWL RAIN WATER LEADER

ELECTRICAL SYMBOLS

- JUNCTION BOX FOR LIGHT PENDANT
- L1 L1 - 4" RECESSED POT LIGHT
- L1D L1D - 4" RECESSED DIRECTIONAL POT LIGHT
- L1E L1E - 4" RECESSED POT LIGHT - EXTERIOR RATED
- S1 S1 - SHOWER LIGHT
- W1 W1 - EXTERIOR STEP LIGHT TYPE 1
- DUPLEX OUTLET
- WP WATERPROOF OUTLET
- A APPLIANCE OUTLET
- F RECESSED FLOOR OUTLET
- DUPLEX OUTLET - ABOVE COUNTER
- GFI DUPLEX OUTLET - ABOVE COUNTER
- QUADPLEX OUTLET
- TELEPHONE
- TEL/DATA & CABLEVISION
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH

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GENERAL NOTES

A001



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1 CONTEXT PLAN

1:500

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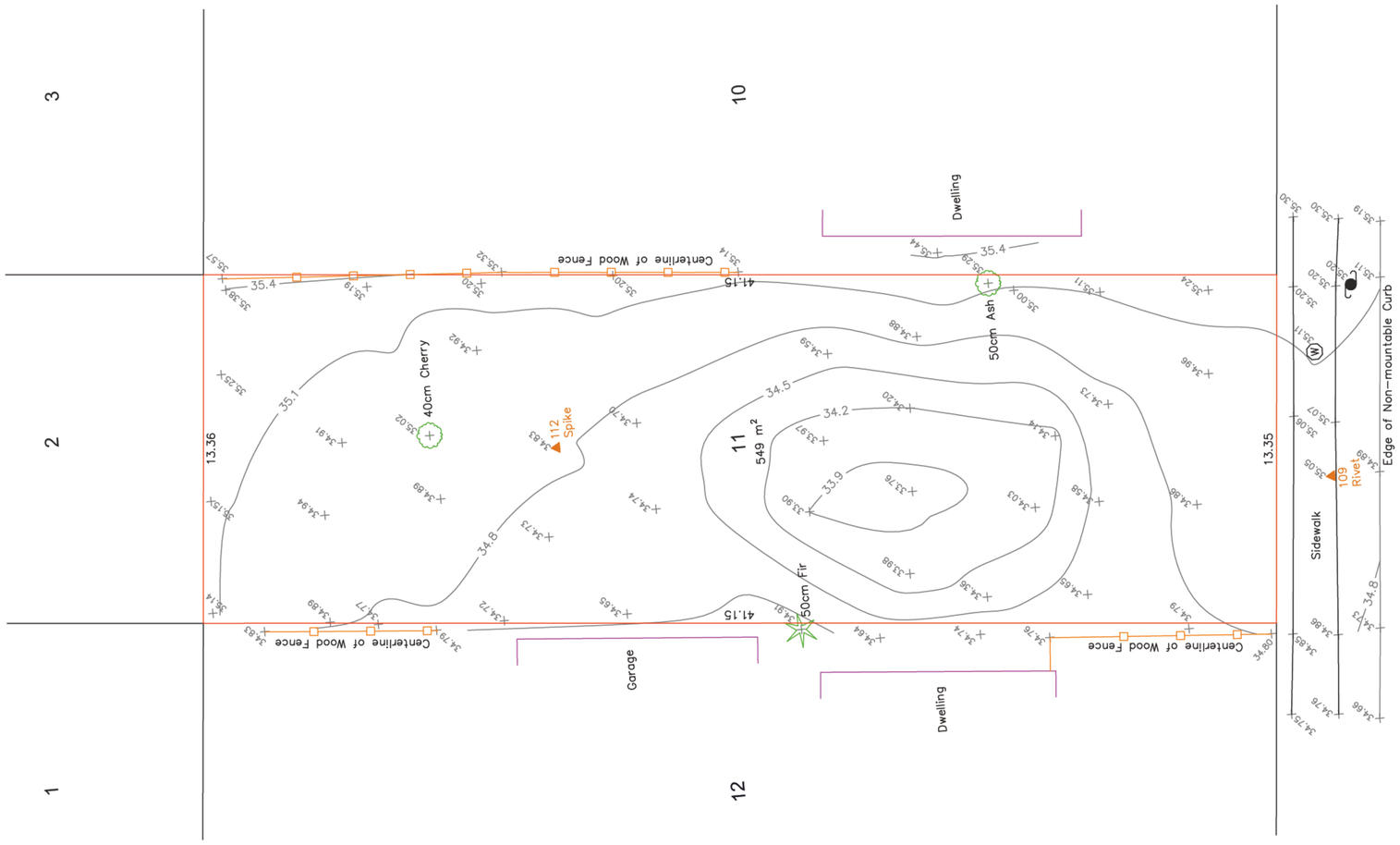
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CONTEXT PLAN

A100



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1 EXISTING SITE PLAN / SITE SURVEY

1:100

Pandora Avenue

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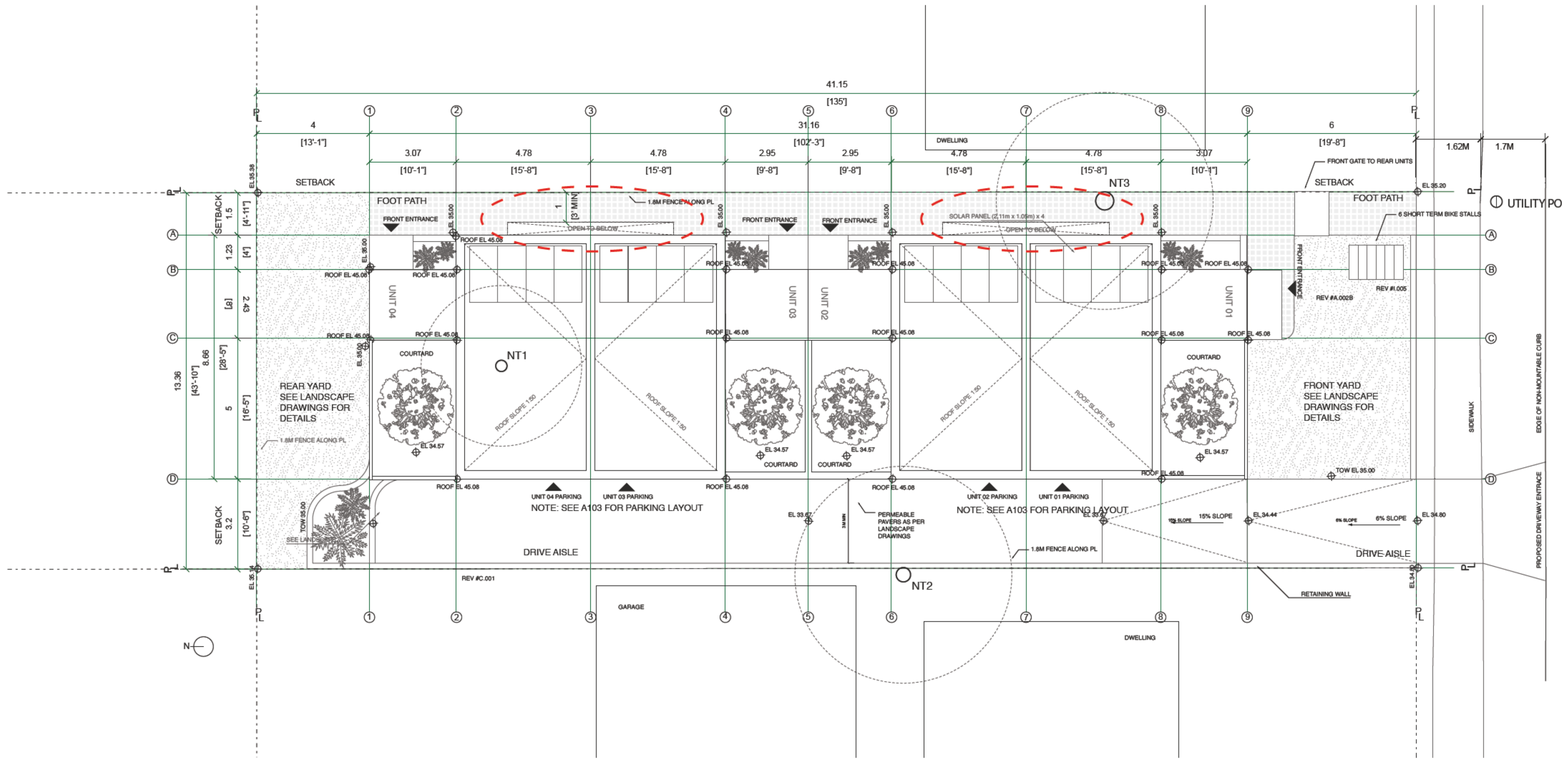
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EXISTING SITE PLAN

A101



1 PROPOSED SITE PLAN
1:100

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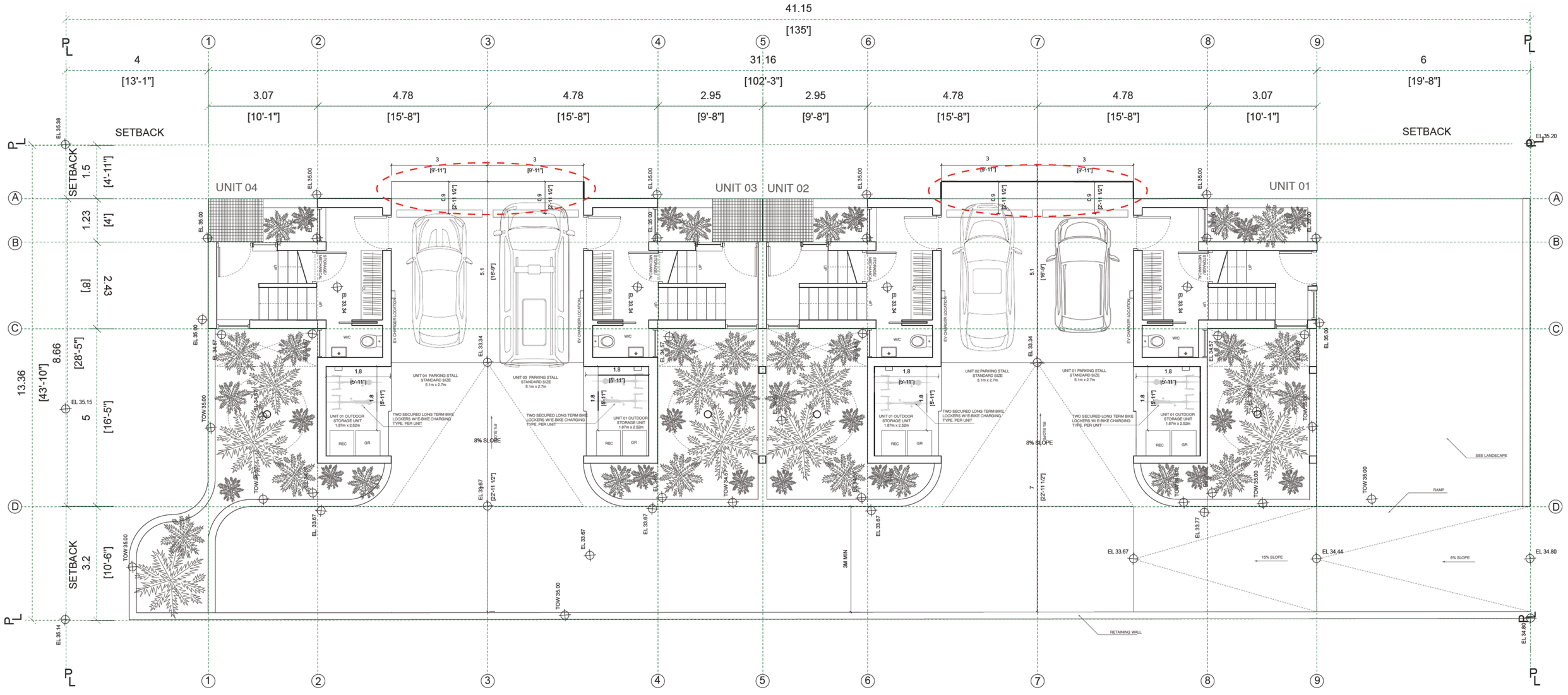
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REGISTERED ARCHITECT
BRENDAN CALLANDER
BRITISH COLUMBIA

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PROPOSED SITE PLAN

A102



N

1 L0 FLOOR PLAN

1:50

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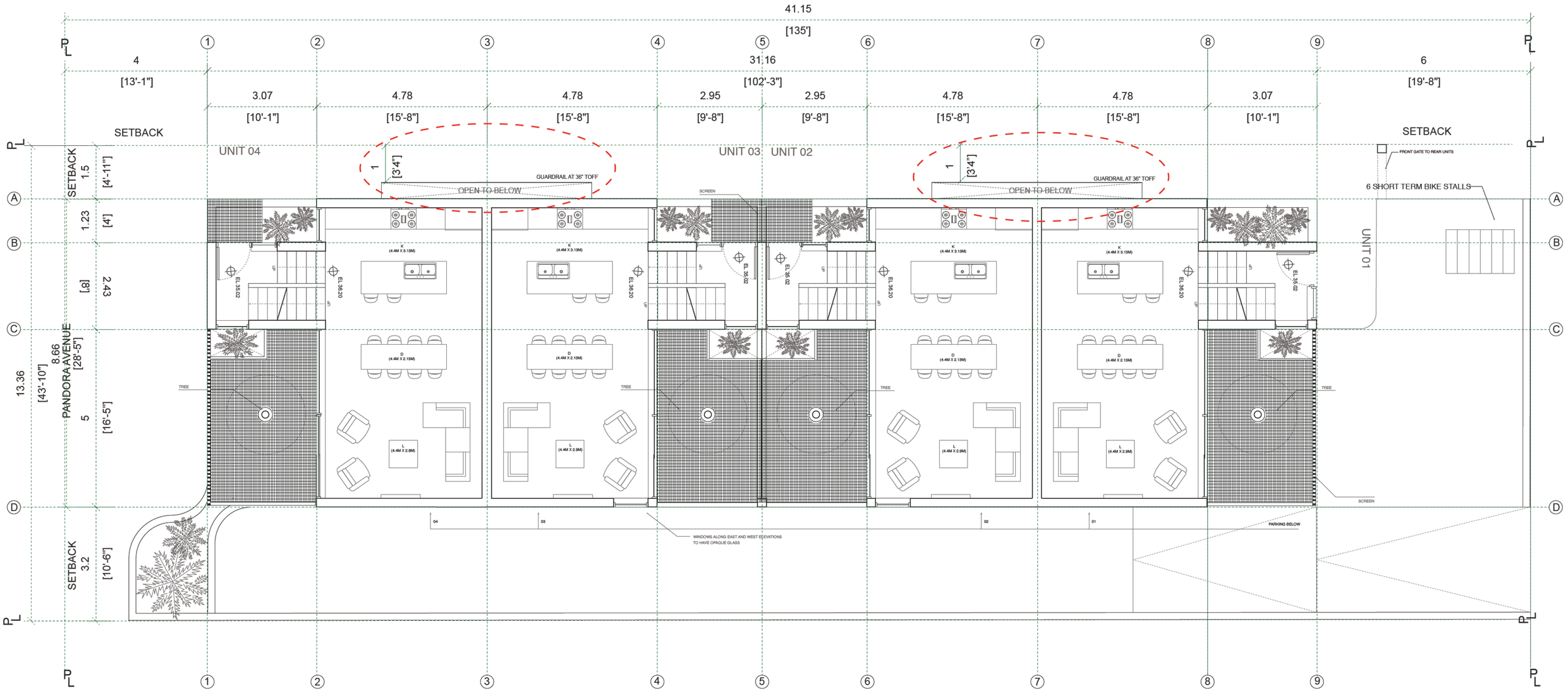
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L0 FLOOR PLAN

A103



N

1 L1 FLOOR PLAN

1:50

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07	RZ/DP APP. REVISIONS	23.07.21
08	RZ/DP APP. REVISIONS	23.09.21

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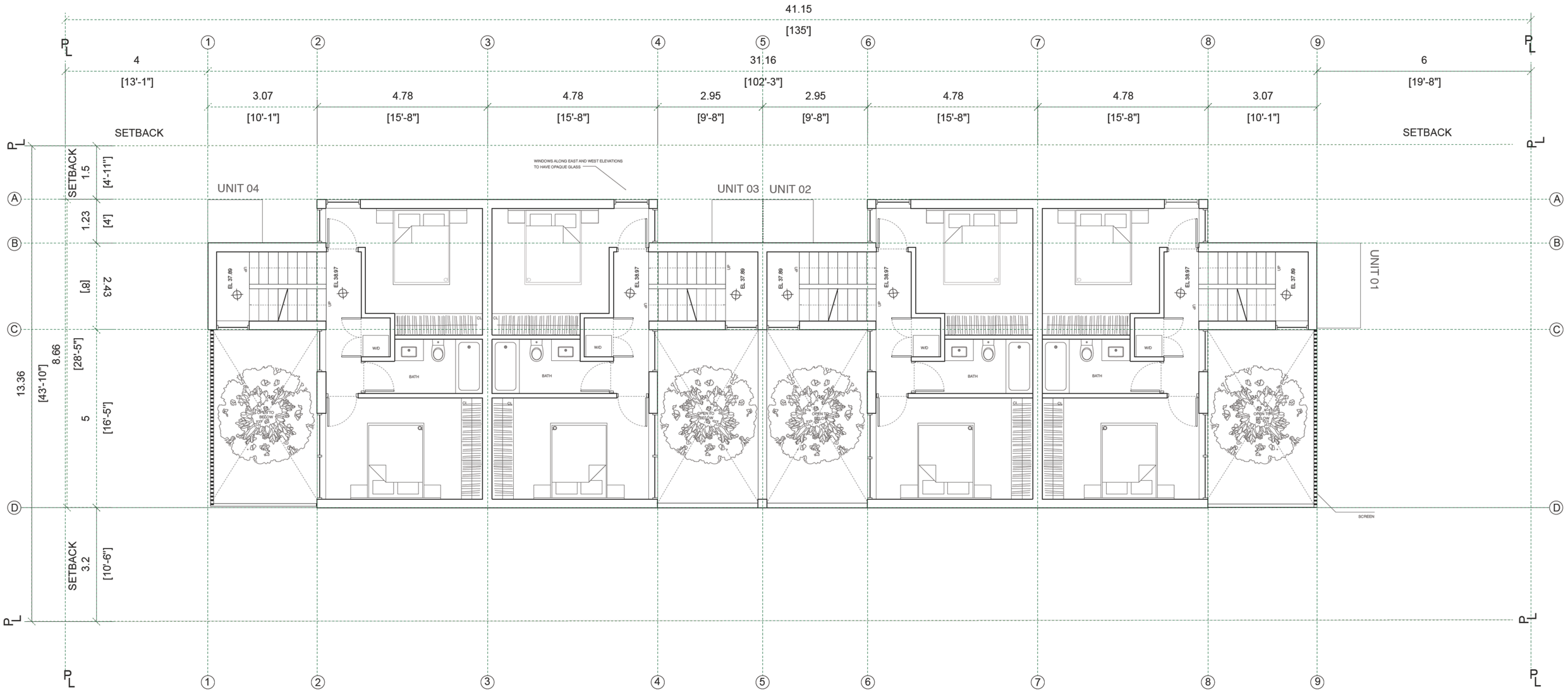
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L1 FLOOR PLAN

A104



N 1 L2 FLOOR PLAN

1:50

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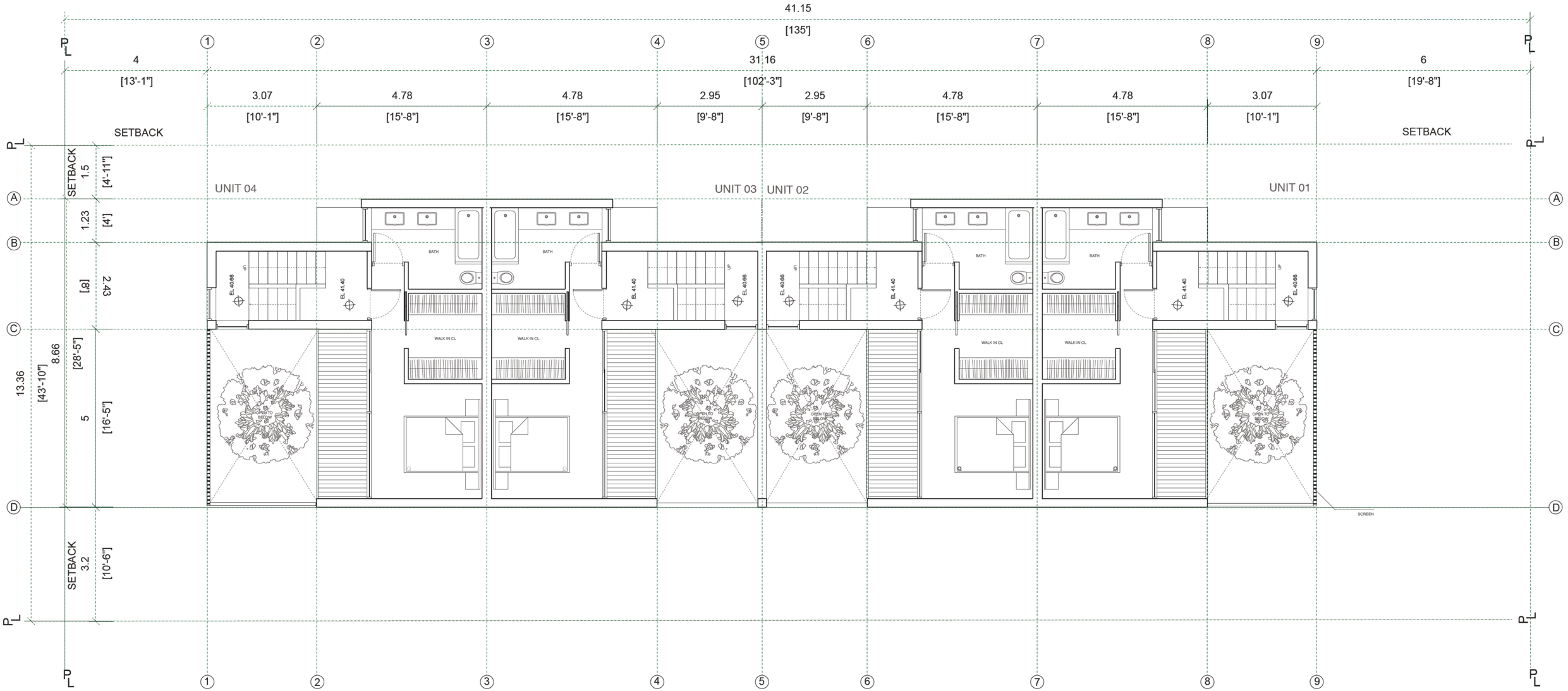
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L2 FLOOR PLAN

A105



1 L3 FLOOR PLAN
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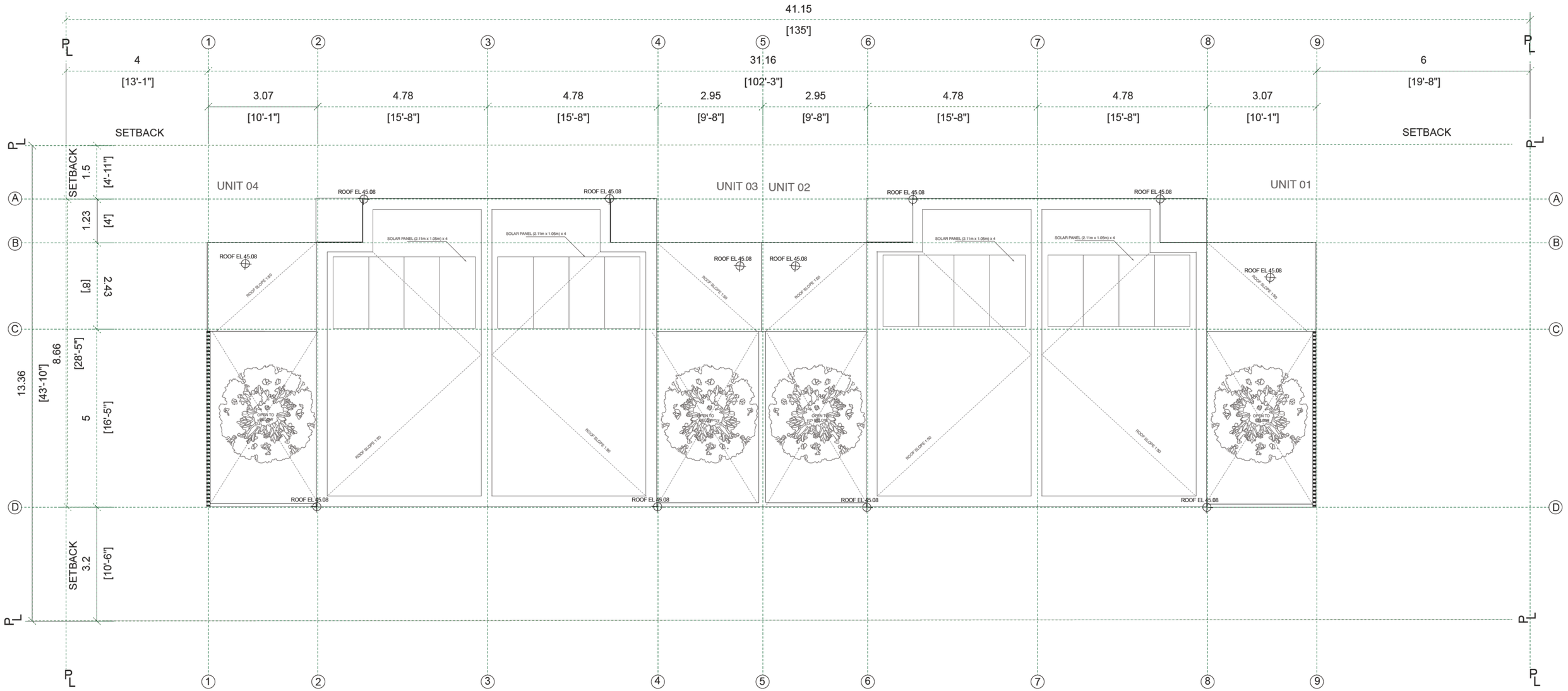
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L3 FLOOR PLAN

A106



N 1 ROOF PLAN
1:50

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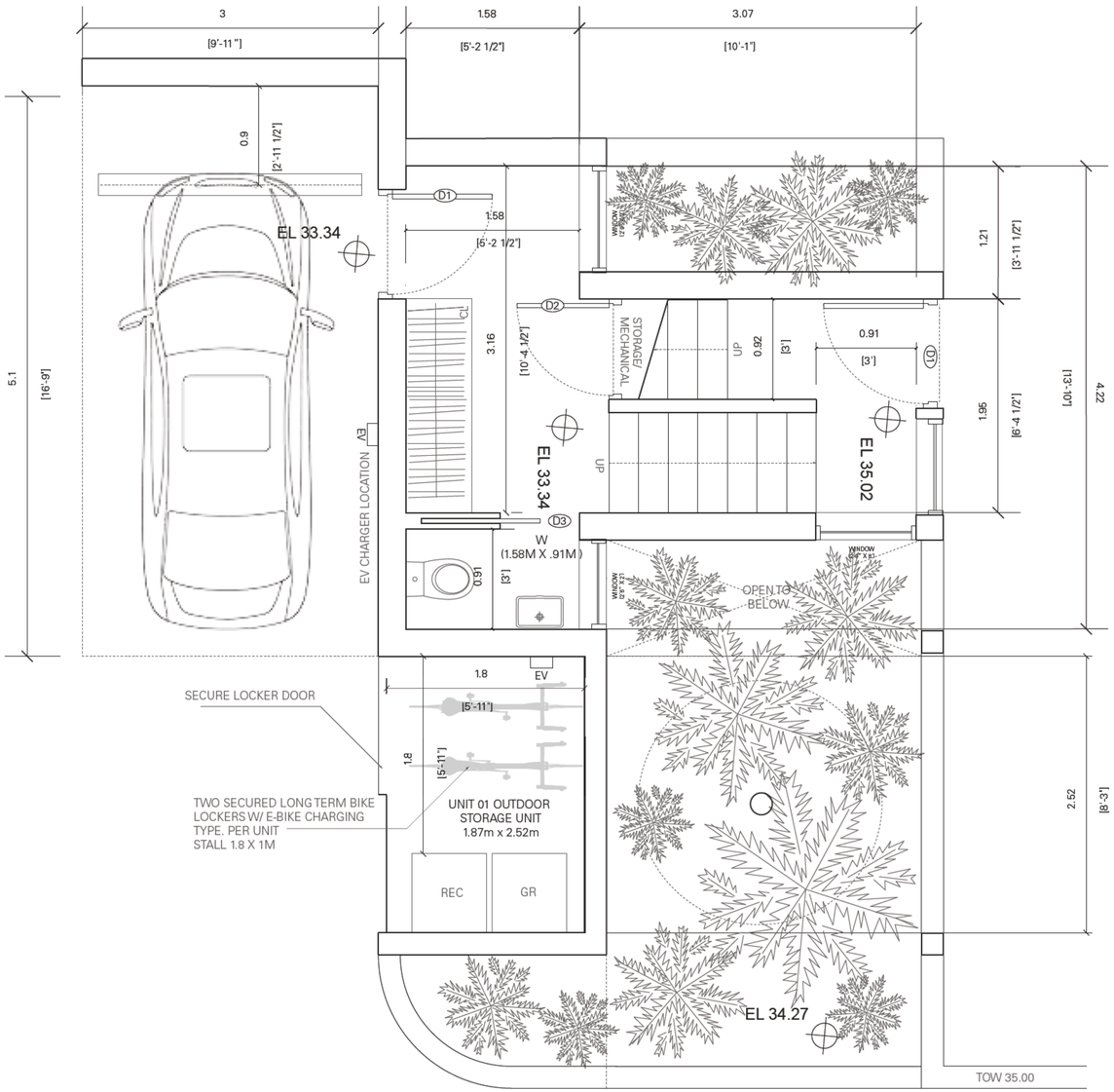
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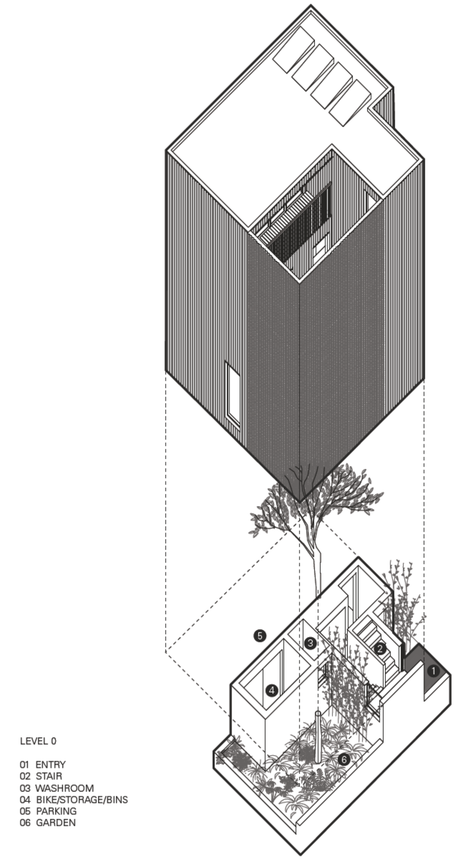
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ROOF PLAN

A107





LEVEL 0

01 ENTRY
02 STAIR
03 WASHROOM
04 BIKE/STORAGE/BINS
05 PARKING
06 GARDEN

1 L0 TYPICAL UNIT PLAN
1:25

2 L0 AXO DIAGRAM

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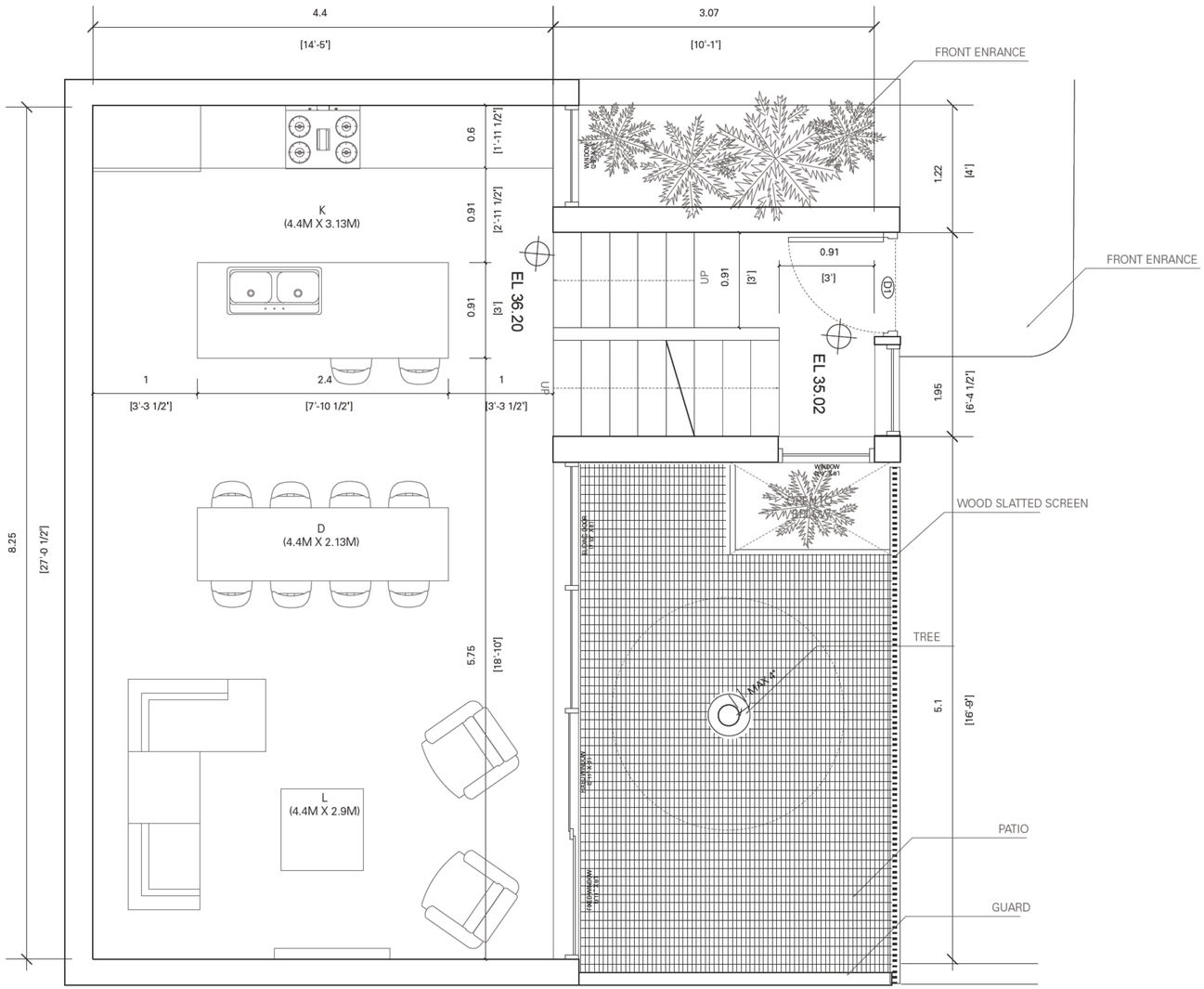
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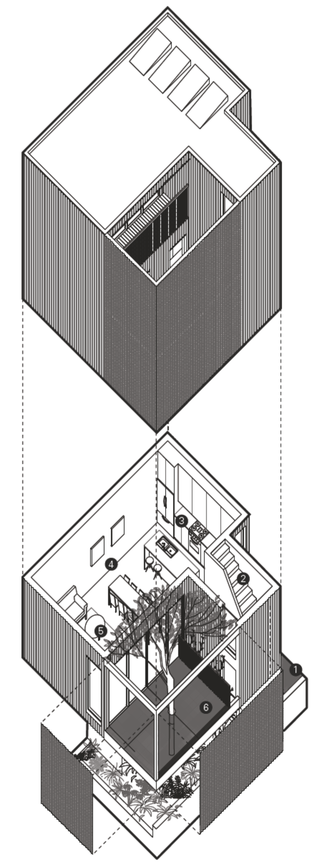
TYPICAL UNIT PLANS

A108



2 L1 TYPICAL UNIT PLAN

1:25



LEVEL 1

01 ENTRY
02 STAIR
03 KITCHEN
04 DINING
05 LIVING
06 GARDEN PATIO

2 L1 AXO DIAGRAM

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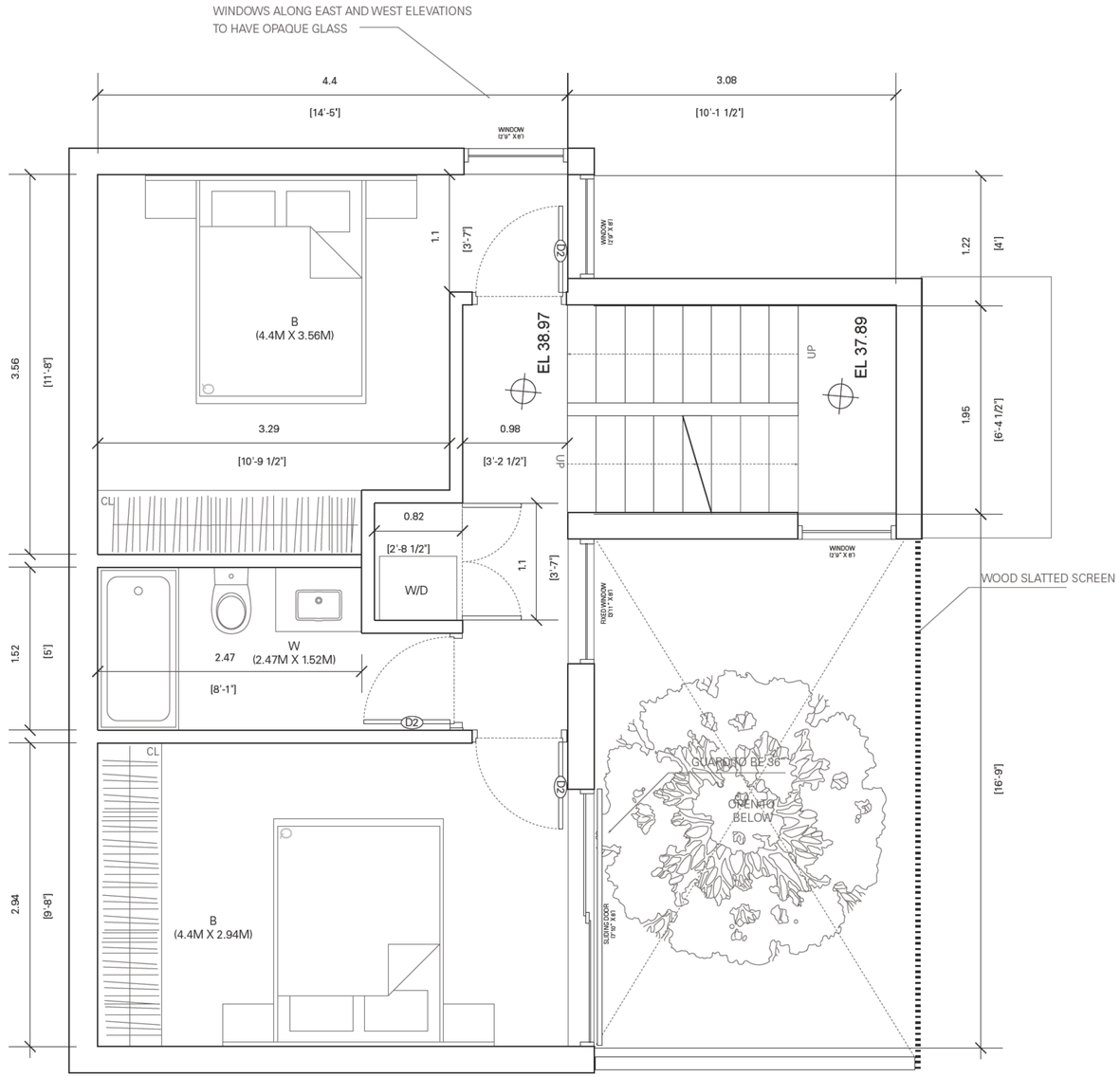
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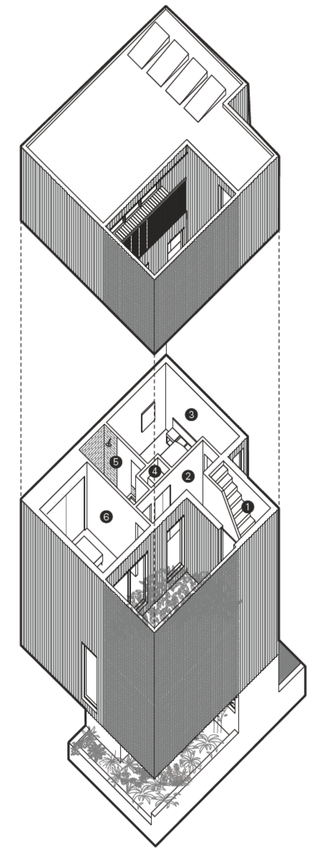
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TYPICAL UNIT PLANS

A109



1 L2 TYPICAL UNIT PLAN
1:50



LEVEL 2

01 STAIR
02 HALL
03 BEDROOM
04 LAUNDRY
05 WASHROOM
06 BEDROOM

2 L2 AXO DIAGRAM

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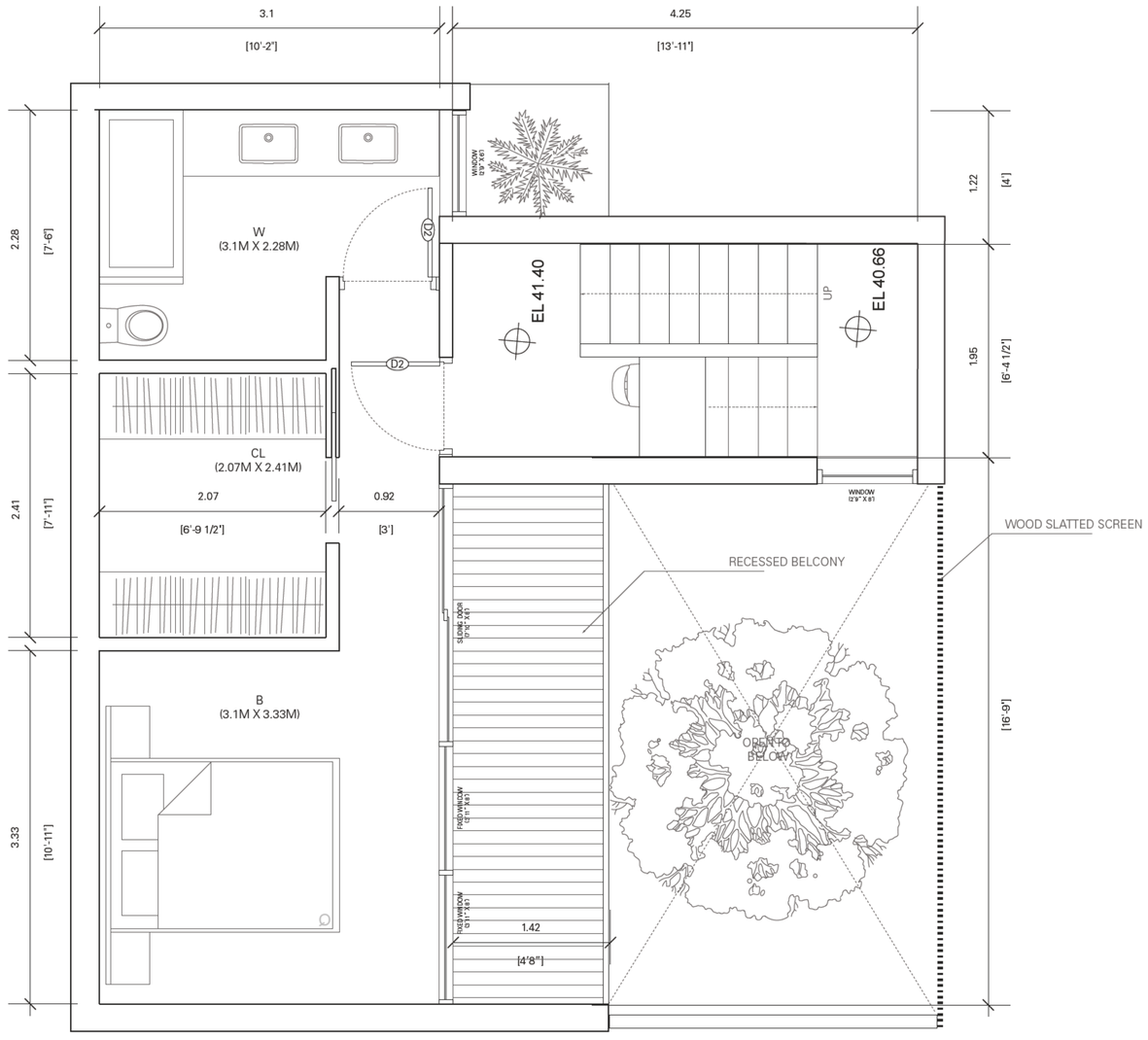
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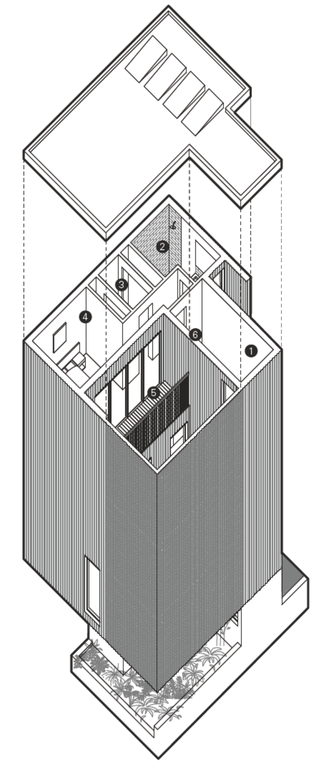
TYPICAL UNIT PLANS

A110



2 L3 TYPICAL UNIT PLAN

1:50



LEVEL 3

01 STAIR
02 ENSUITE
03 WALK-IN CLOSET
04 BEDROOM
05 ENCLOSED BALCONY
06 STUDY

2 L3 AXO DIAGRAM

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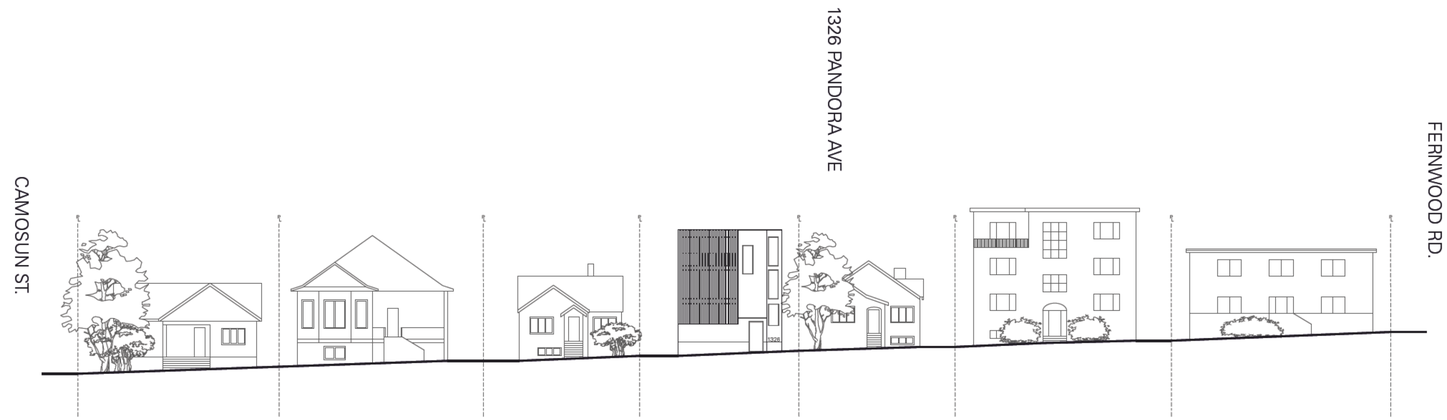
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TYPICAL UNIT PLANS

A111



1 PANDORA STREET ELEVATION LOOKING NORTH
1:200



2 PANDORA STREET ELEVATION LOOKING SOUTH
1:200

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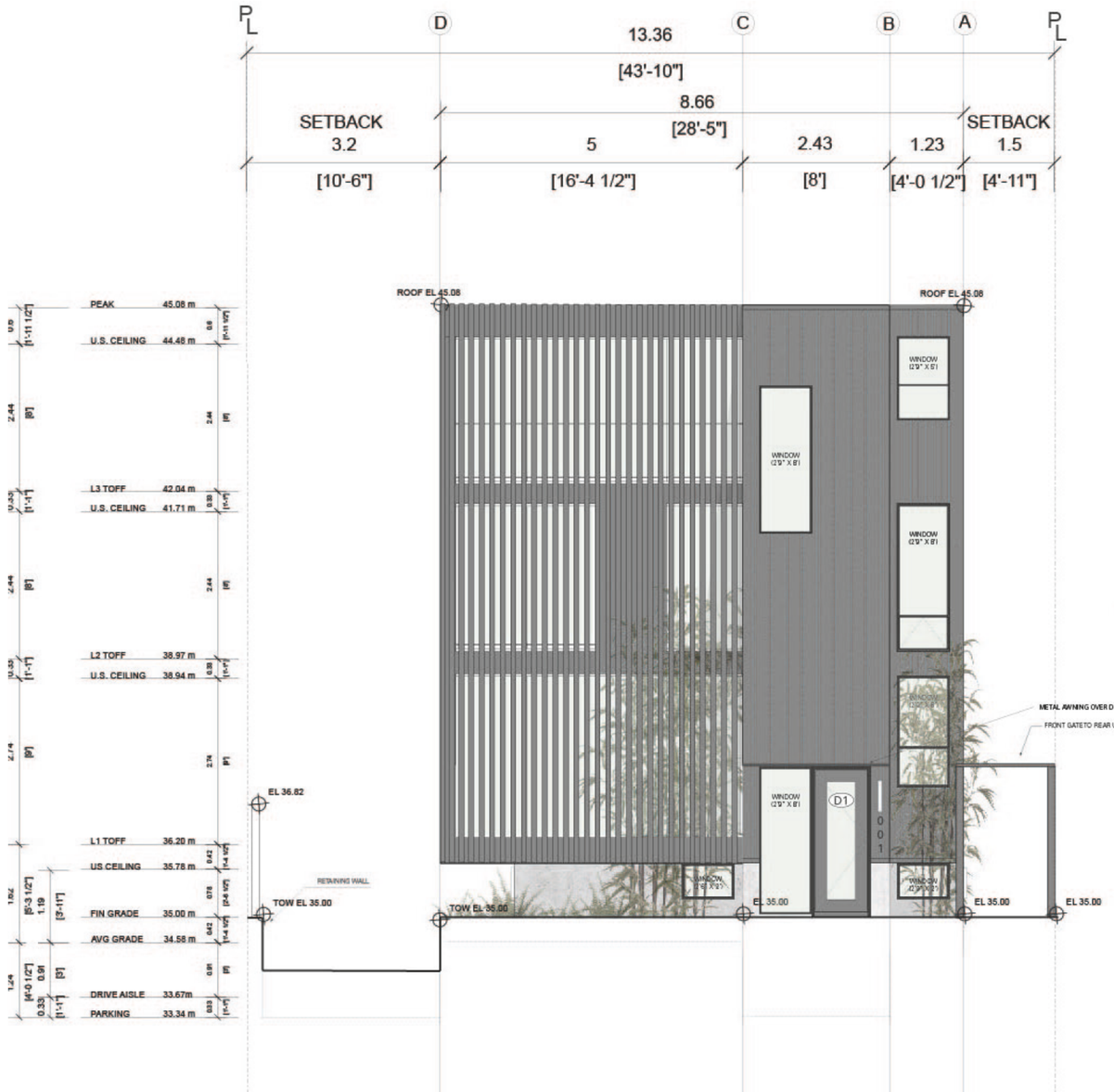
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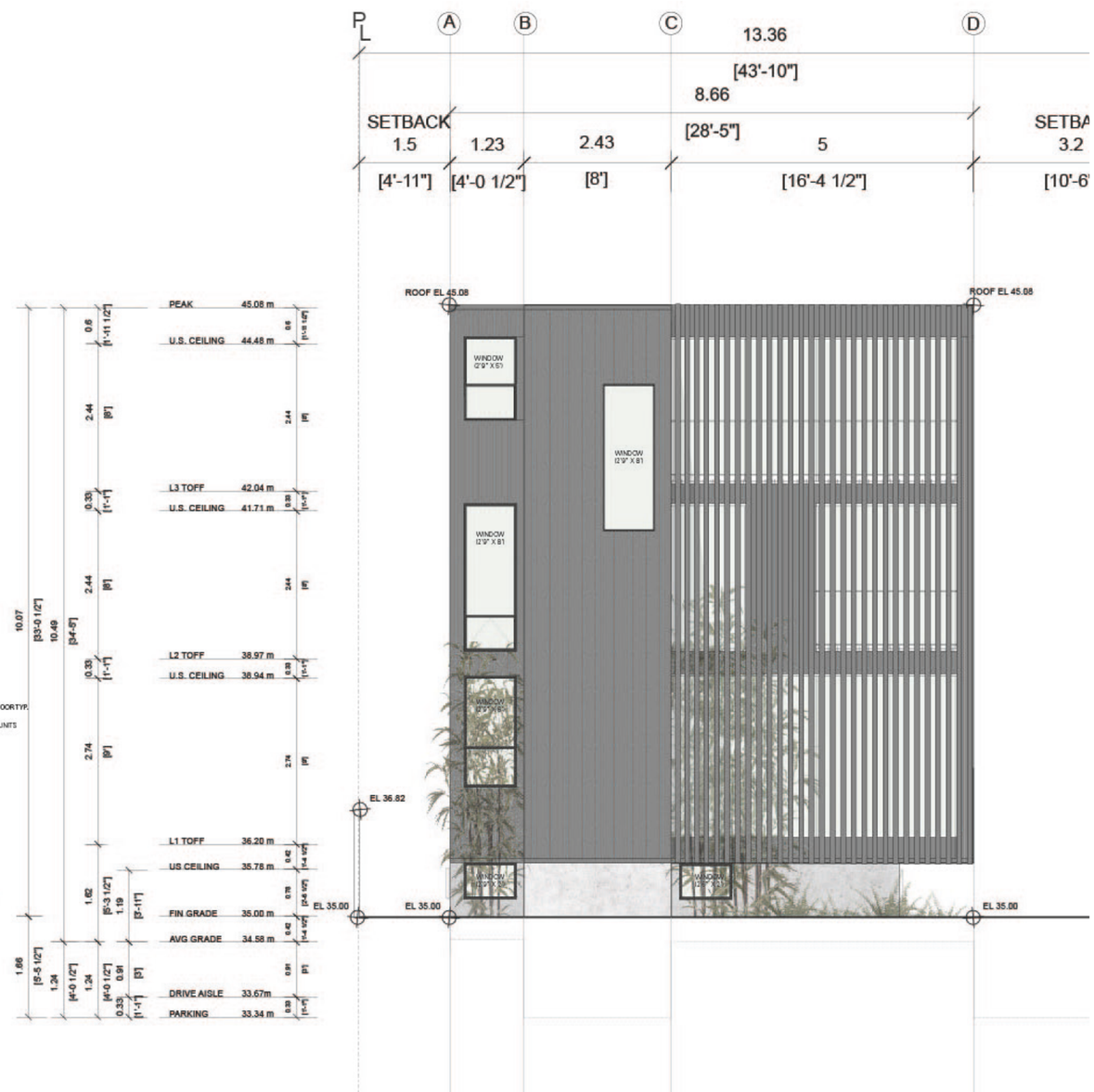
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ELEVATIONS

A200



2 SOUTH ELEVATION
1:50



2 NORTH ELEVATION
1:50

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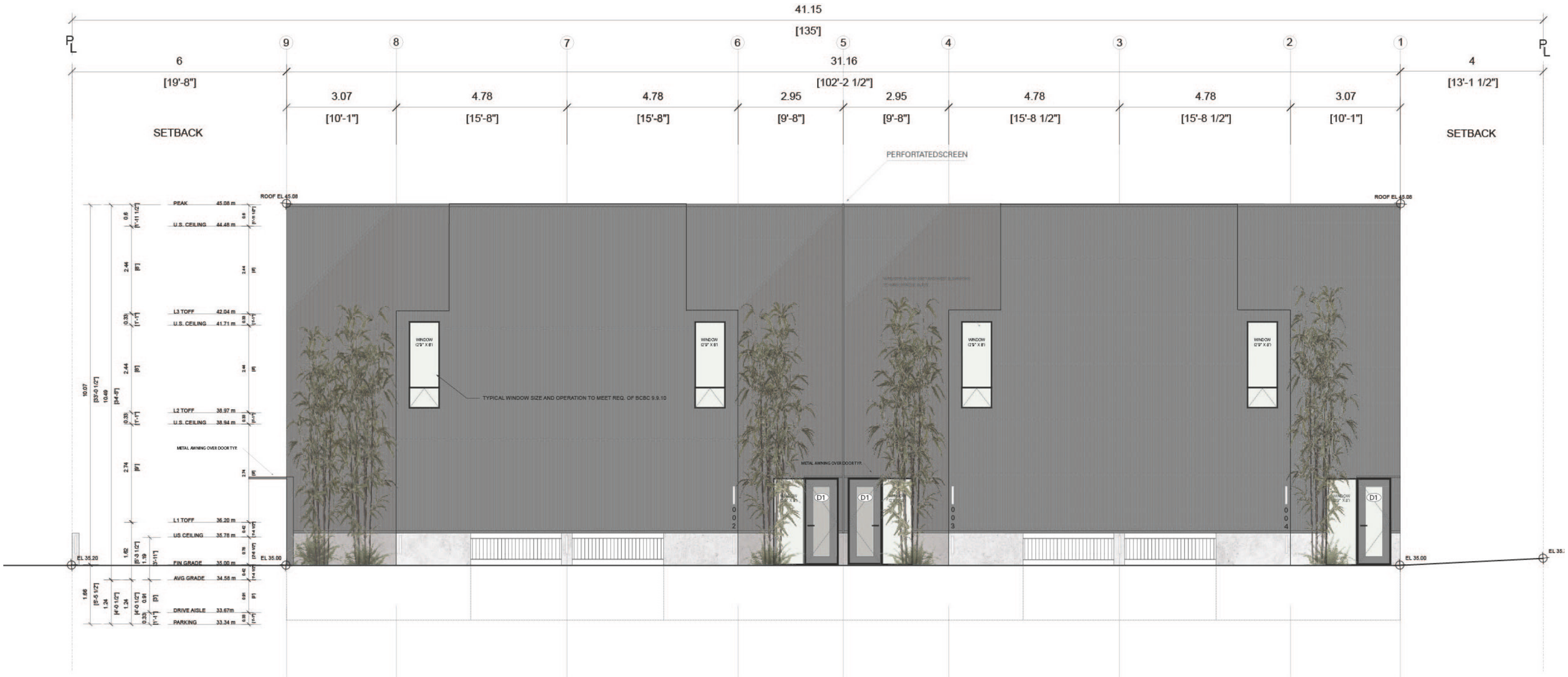
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ELEVATIONS

A201



2 WEST ELEVATION

1:50

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ELEVATIONS

A202



1 EAST ELEVATION

1:50

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ELEVATIONS

A203



1 SECTION AA
1:50

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SECTIONS

A300



1 SECTION BB

1:50



2 SECTION CC

1:50

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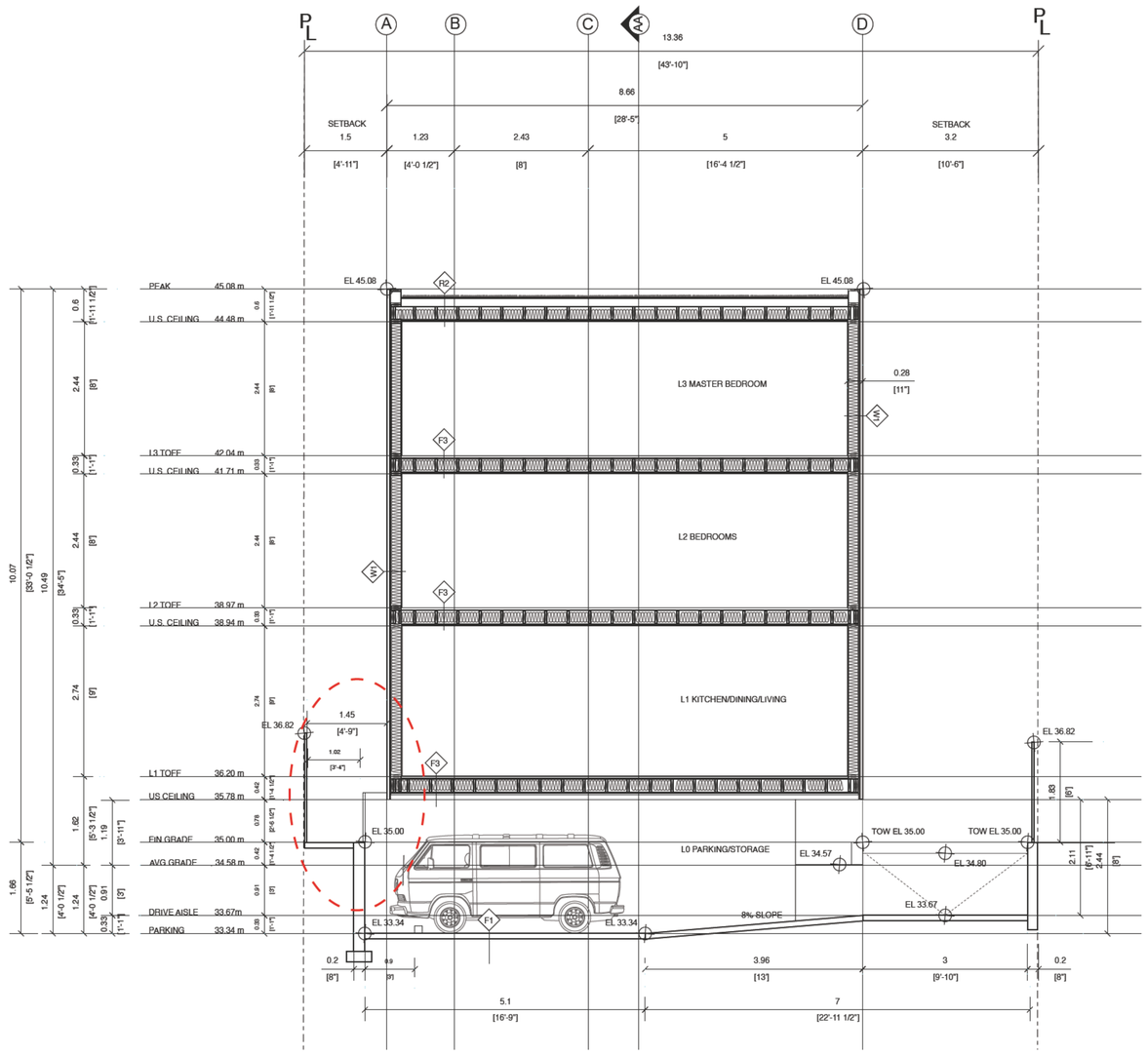
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SECTIONS

A301



1 SECTION DETAIL

1:50

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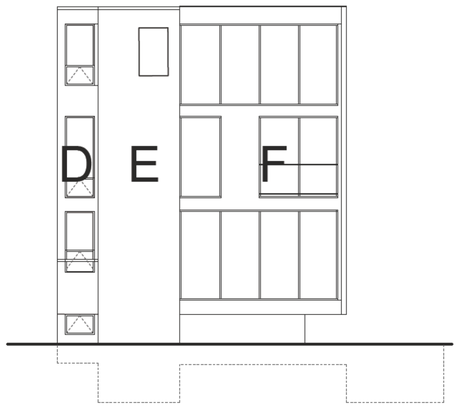
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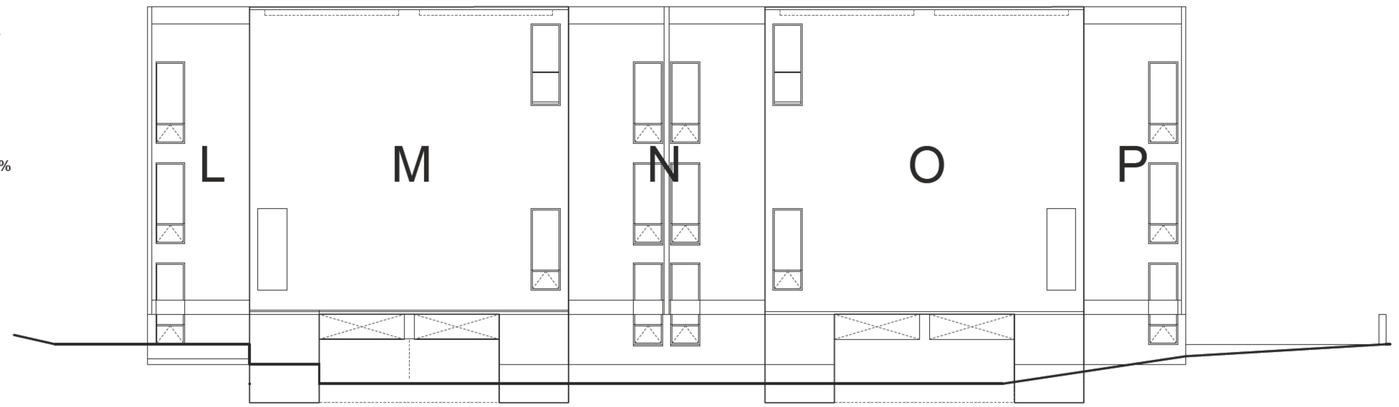
A302



NORTH EL.
D) 7.07M/12.3 SQM= 88%
10.8 SQM ALLOWED
5.8 SQM PROPOSED)

E) 4M/24.7 SQM=39%
9.63 SQM ALLOWED
2.12 SQM PROPOSED

F) 7.07M/46.1 SQM= 82.1%
37.8 SQM ALLOWED
33.1 SQM PROPOSED



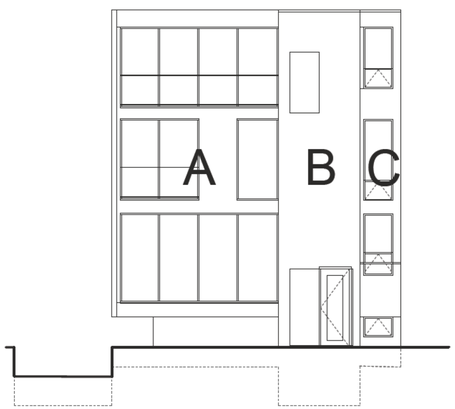
WEST EL.
L) 8.2M/32.9 SQM= %100
32.9 SQM ALLOWED
6.3 SQM PROPOSED

M) 3.2/99.2 SQM= %14.5
14.39 SQM ALLOWED
6.3 SQM PROPOSED

N) 8.2M/63.2 SQM= % 89.12
56.33 SQM ALLOWED
12.6 SQM PROPOSED

O) 3.2/99.2 SQM= %14.5
14.39 SQM ALLOWED
6.3 SQM PROPOSED

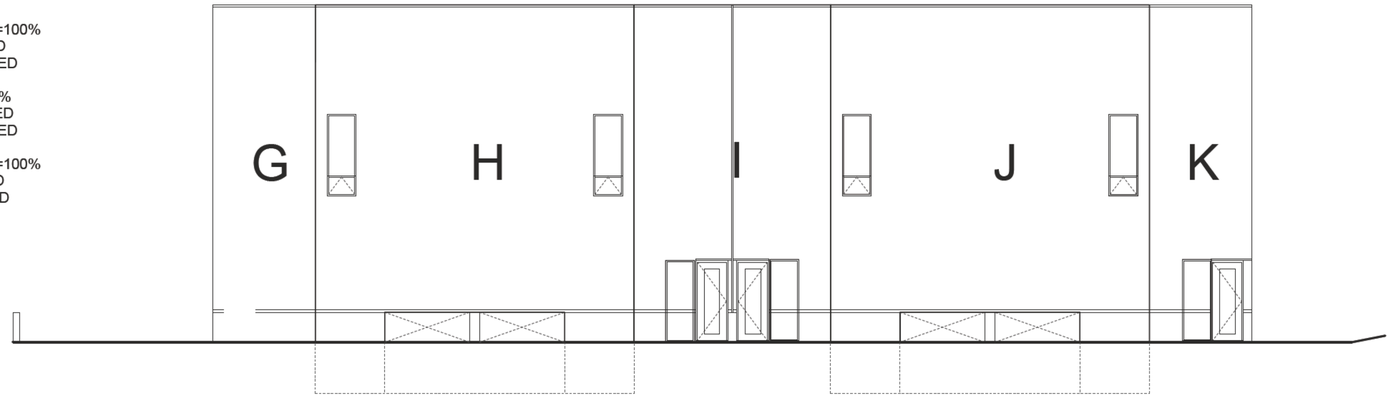
P) 8.2M/32.9 SQM= %100
32.9 SQM ALLOWED
6.3 SQM PROPOSED



SOUTH EL.
A) 9.07M/46.1 SQM=100%
46.1 SQM ALLOWED
33.1 SQM PROPOSED

B) 6M/24.7 SQM=88%
21.73 SQM ALLOWED
6.87 SQM PROPOSED

C) 9.07M/12.3 SQM=100%
12.3 SQM ALLOWED
5.8 SQM PROPOSED



EAST EL.
G) 2.73M/31.0 SQM= 21.54%
6.68 SQM ALLOWED
0 SQM PROPOSED

H) 1.5M/91.9 SQM=8%
7.35 SQM ALLOWED
4.2 SQM PROPOSED

I) 2.73M/59.6 SQM=15.75%
9.39 SQM ALLOWED
4.4 SQM PROPOSED

J) 1.5M/91.9 SQM=8%
7.35 SQM ALLOWED
4.2 SQM PROPOSED

K) 2.73M/31.0 SQM= 21.54%
6.68 SQM ALLOWED
2.2 SQM PROPOSED

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08	RZ/DP APP. REVISIONS	23.09.21

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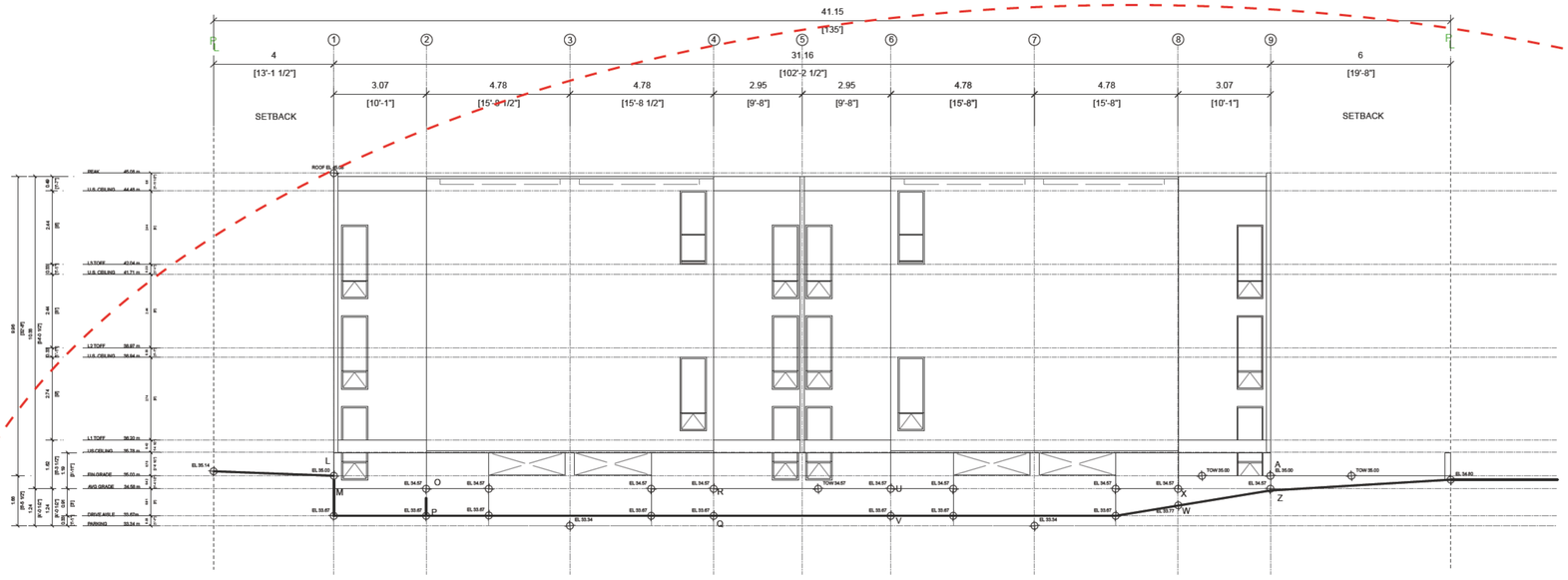
2020-011
1326 Pandora Avenue
Victoria, BC, V8V3R5

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BC
BRITISH COLUMBIA

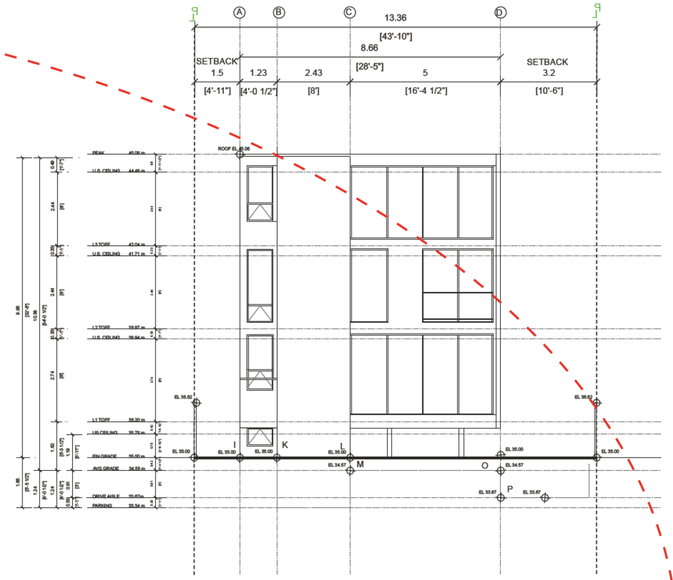
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IAL SEPARATION CALCS.

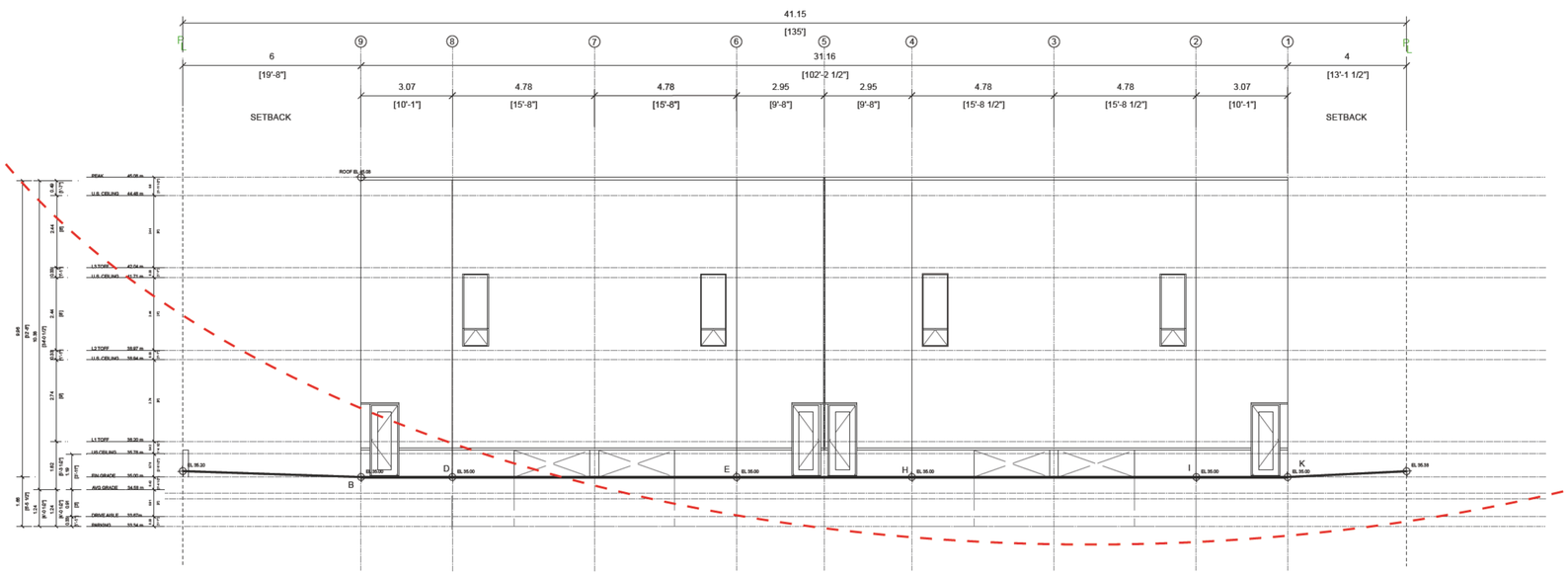
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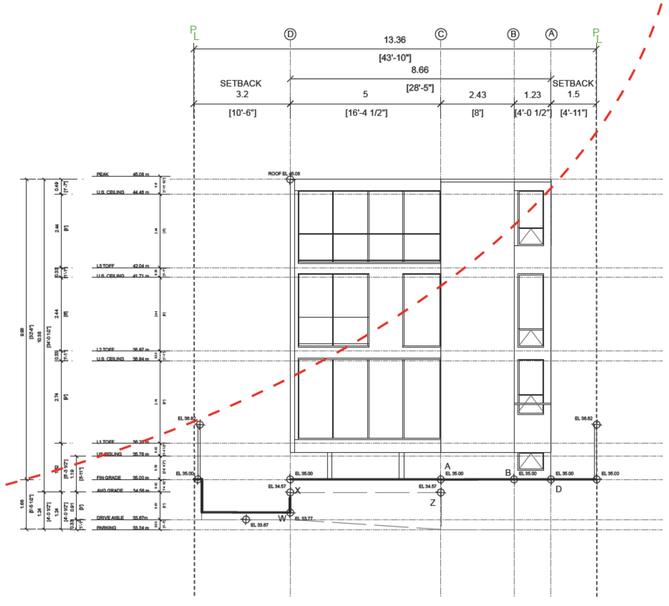
WEST EL.



NORTH EL.



EAST EL.



SOUTH EL.

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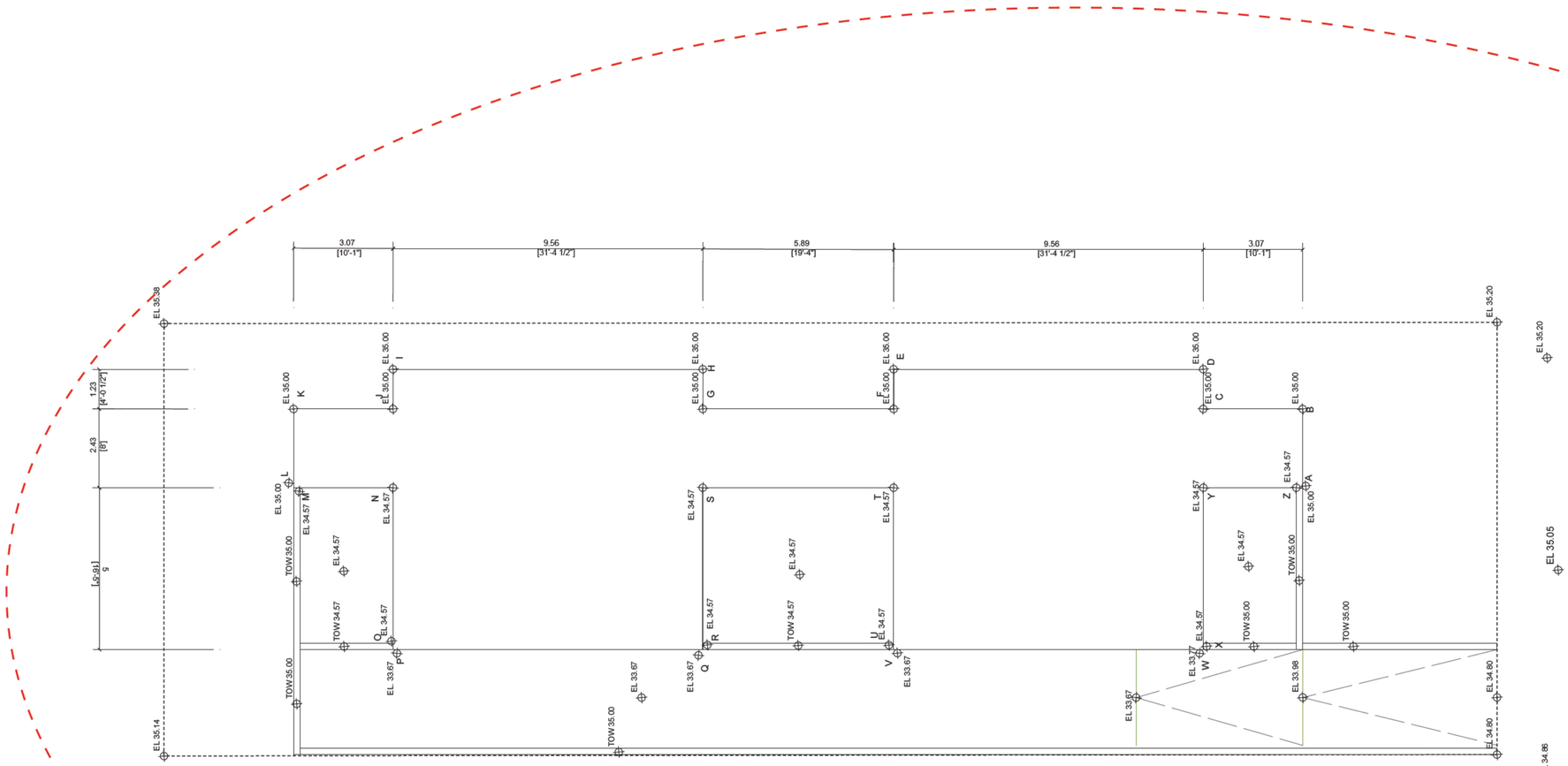
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GRADE CALCULATIONS

A401



ELEVATIONS		DISTANCES		CALCULATION	AVG
A	35	A TO B	2.34	81.90	35.00
B	35	B TO C	3.07	107.45	35.00
C	35	C TO D	1.23	43.05	35.00
D	35	D TO E	9.56	334.60	35.00
E	35	E TO F	1.22	42.70	35.00
F	35	F TO G	5.89	206.15	35.00
G	35	G TO H	1.22	42.70	35.00
H	35	H TO I	9.56	334.60	35.00
I	35	I TO J	1.23	43.05	35.00
J	35	J TO K	3.07	107.45	35.00
K	35	K TO L	2.43	85.05	35.00
L	35	L TO M	0	0.00	34.79
M	34.57	M TO N	3.07	106.13	34.57
N	34.57	N TO O	5	172.85	34.57
O	34.57	O TO P	0	0.00	34.12
P	33.67	P TO Q	9.56	321.89	33.67
Q	33.67	Q TO R	0	0.00	34.12
R	34.57	R TO S	5	172.85	34.57
S	34.57	S TO T	5.89	203.62	34.57
T	34.57	T TO U	5	172.85	34.57
U	34.57	U TO V	0	0.00	34.12
V	33.67	V TO W	9.56	322.36	33.72
W	33.77	W TO X	0	0.00	34.17
X	34.57	X TO Y	5	172.85	34.57
Y	34.57	Y TO Z	3.07	106.13	34.57
Z	34.57	Z TO A	0	0.00	17.29

- PERIMETER = 91.97M
- AVG GRADE = EL.34.58
- MAX EL. AT 10.5M = EL. 45.08
- DISTANCE FROM L1 TOFF TO AVG GRADE PER BCBC A.1.4 = 1.62M (2M MAX)
- DISTANCE FROM US OF BSMT CEILING TO AVG GRADE PER SCHEDULE A OF COV ZONING BYLAW NO.80-159 = 1.19M (1.2M MAX)

SITE GRADING PLAN

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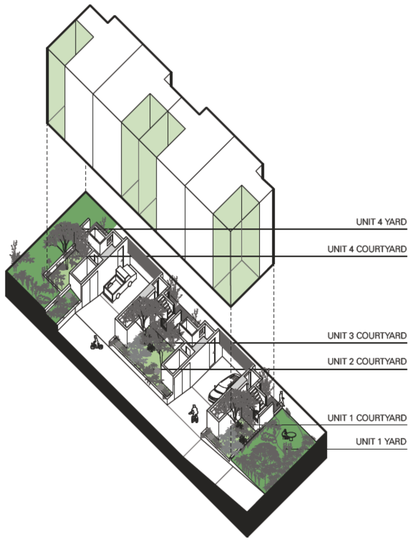
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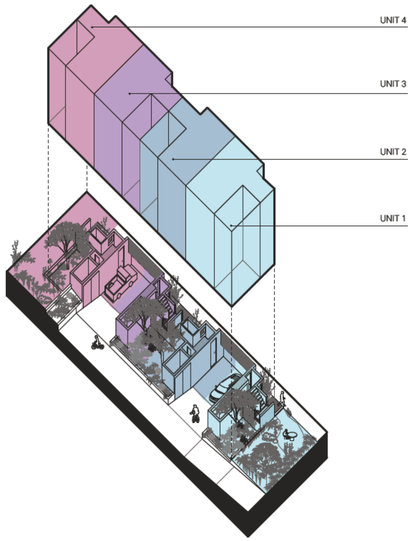
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GRADE CALCULATIONS

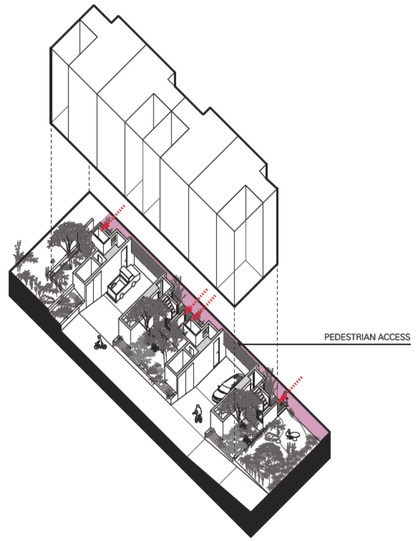
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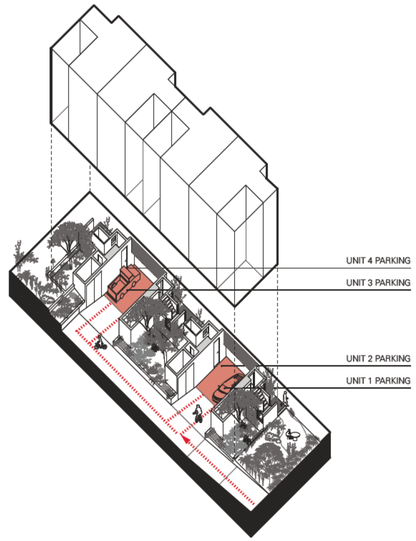
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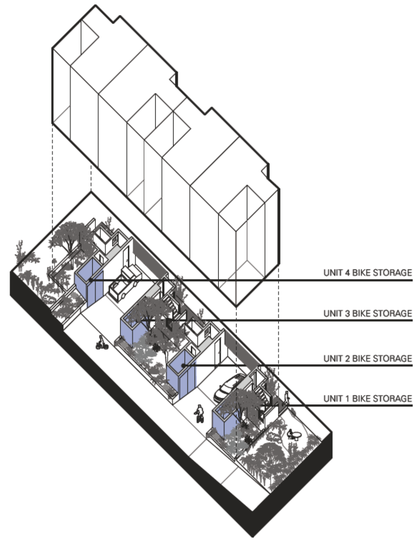
UNITS



ACCESS



PARKING



BIKE LOCKERS

1 BUILDING DIAGRAMS

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DIAGRAMS

A403

TRADITIONAL RESIDENTIAL VS URBAN RESIDENTIAL



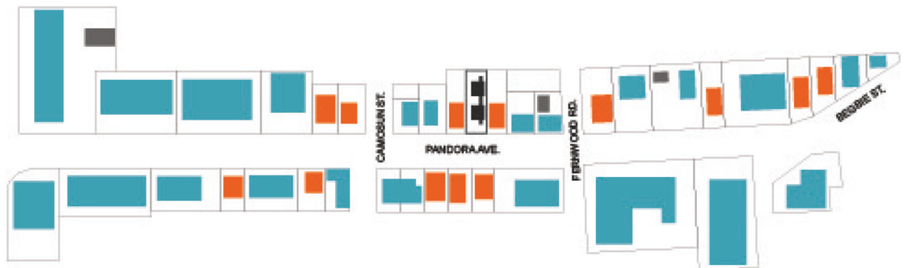
Traditional Residential	12
Urban Residential	24

BUILDING TYPE



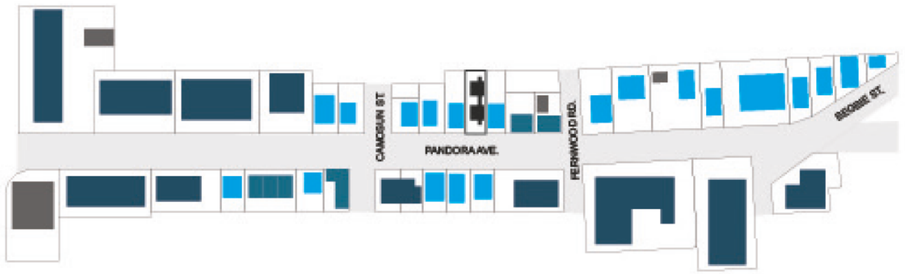
Single-Family	19
Multi-Family Midrise	15
Multi-Family Rowhomes	1
Other	1

REAR YARD



Rear yard	13
No rear yard	23

DENSITY



Single-Family	19
Multi-Family under 10 units	4
Multi-Family over 10 units	12
Other	1

ROOF TYPE



Pitched	20
Flat	15
Dome	1

1 NEIGHBORHOOD STUDY

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DIAGRAMS

A404



Exhibit 1
Residential Vehicle Site Access

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:200 on Ledger Prepared by CY



Exhibit 2
Unit 1 & 3 Parking Stall Accessibility - Inbound

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY



Exhibit 5
Unit 2 & 4 Parking Stall Accessibility - Outbound

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY



Exhibit 3
Unit 2 & 4 Parking Stall Accessibility - Inbound

1326 Pandora Ave
04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY



Exhibit 4
Unit 1 & 3 Parking Stall Accessibility - Outbound

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04-22-0015 January, 2022 Scale 1:125 on Ledger Prepared by CY

1 VEHICLE SWEPT PATH

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1326 Pandora Avenue

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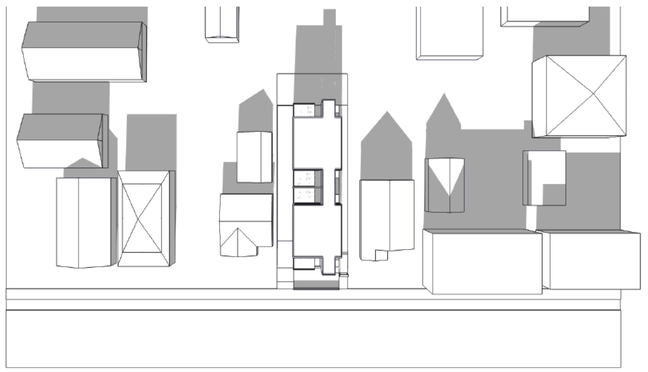
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DIAGRAMS

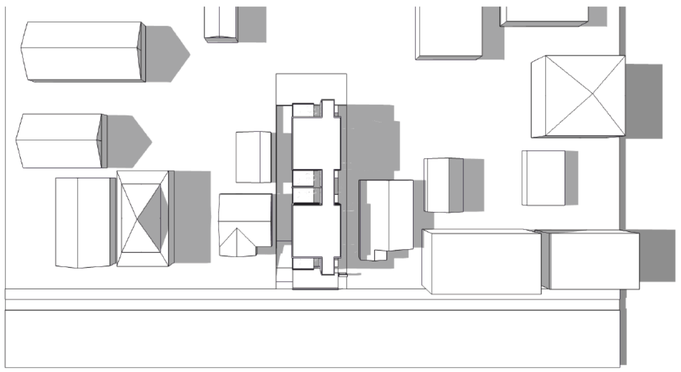
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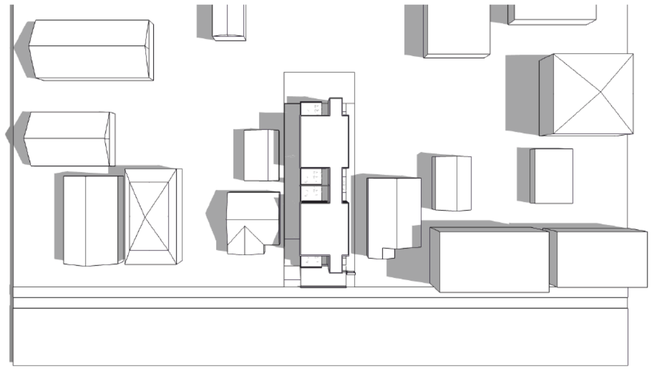
DECEMBER 20. 9:00AM



DECEMBER 20. NOON



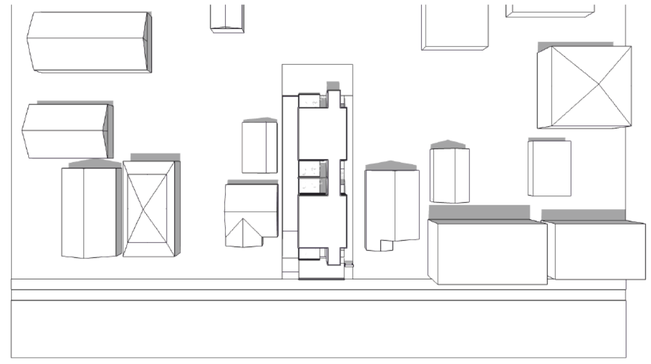
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JUNE 20. 9:00AM



DECEMBER 20. 4:00PM



JUNE 20. NOON

1 SHADOW STUDIES

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1326 Pandora Avenue

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Victoria, BC, V8V3R5

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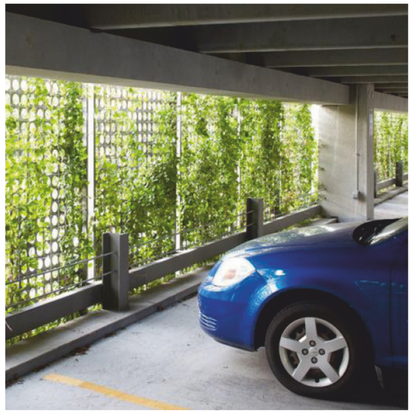
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DIAGRAMS

A406



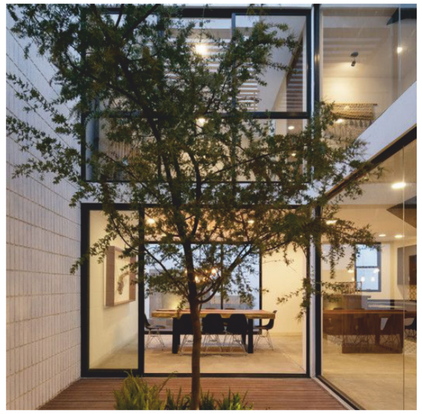
1.



2.



3.



4.



5.

1. DARK STAINED SIDING
2. PARKING AREA TO BE OPEN AND BRIGHT
3. DARK STAINED SIDING
4. INNER COURTYARD
5. WOOD SCREEN

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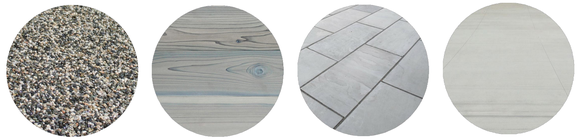
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PRECEDENT IMAGES

A407

SECTION 1	ARCHITECTURAL	September Architecture
SECTION 2	LANDSCAPE	Biophilia Design Collective
SECTION 3	CIVIL ENGINEERING	J.E. Anderson & Associates
SECTION 4	GEOTECHNICAL ENGINEERING	Ryzuk Geotechnical
SECTION 5	SURVEYOR	J.E. Anderson & Associates
SECTION 6	ARBORIST	Talbot Mackenzie & Associates
SECTION 7	TRANSPORTATION	Bunt & Associates



MATERIAL PALETTE



PLANT PALETTE

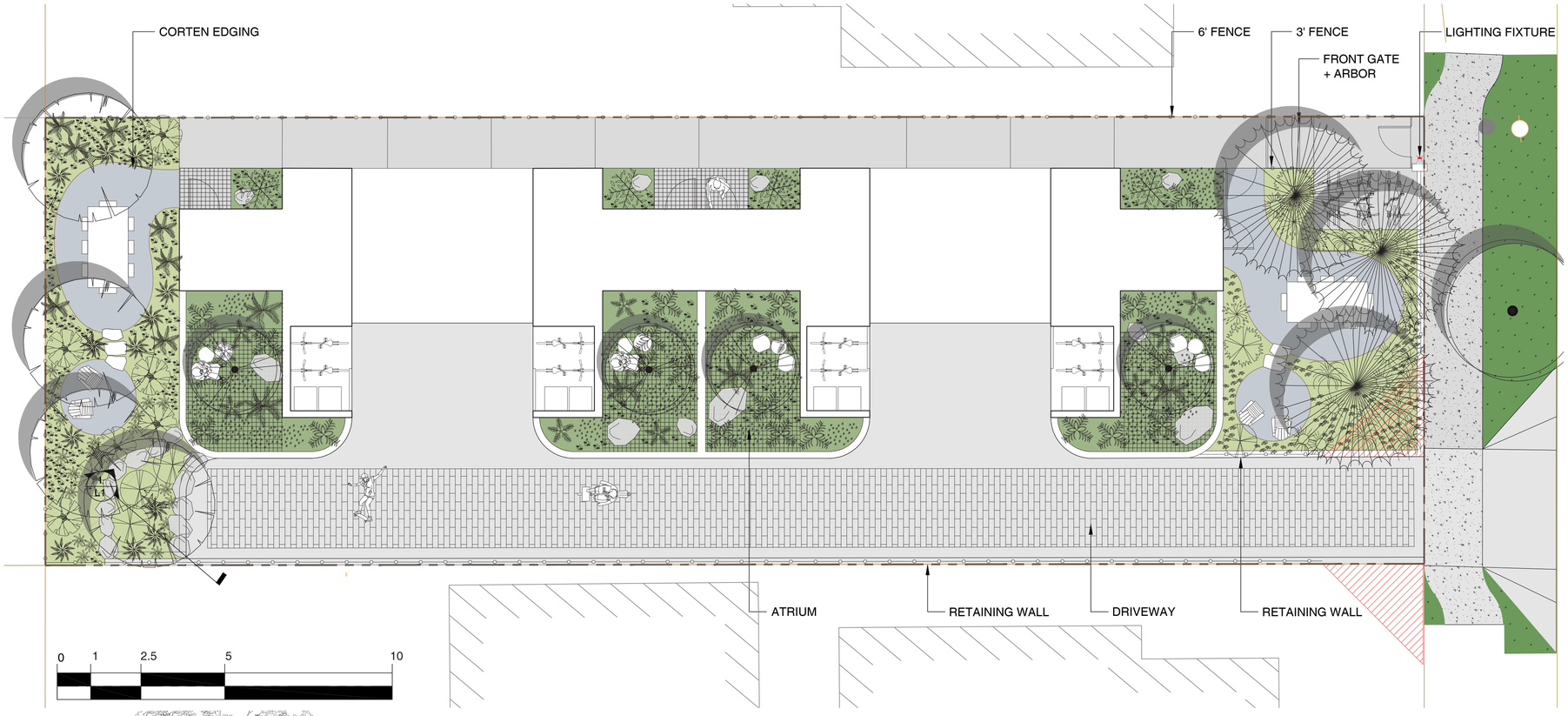


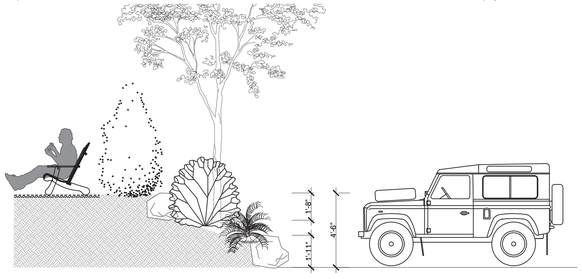












1 / L1 DRIVEWAY AND TERRACE GARDEN SECTION
NTS

LEGEND

- PROPERTY LINE
- 6' CEDAR FENCE
- 3' CEDAR FENCE
- CORTEN EDGING
- LIGHTING FIXTURE
- SOD
- EXTERNAL LANDSCAPE AREA
- INTERNAL LANDSCAPE AREA
- SAW CUT CONCRETE SIDE PATH
- PERMEABLE PAVERS
- ROMEX PAVED PATIO
- SOD MUNICIPAL BOULEVARD AREA
- MUNICIPAL CONCRETE SIDEWALK
- SITE TRIANGLE
- ROCK RETAINING WALL
- PROPOSED TREES

BIOPHILIA design collective

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
Curate Developments Ltd

ADDRESS
1326 Pandora St

DESIGNED BY
Bianca Bodley

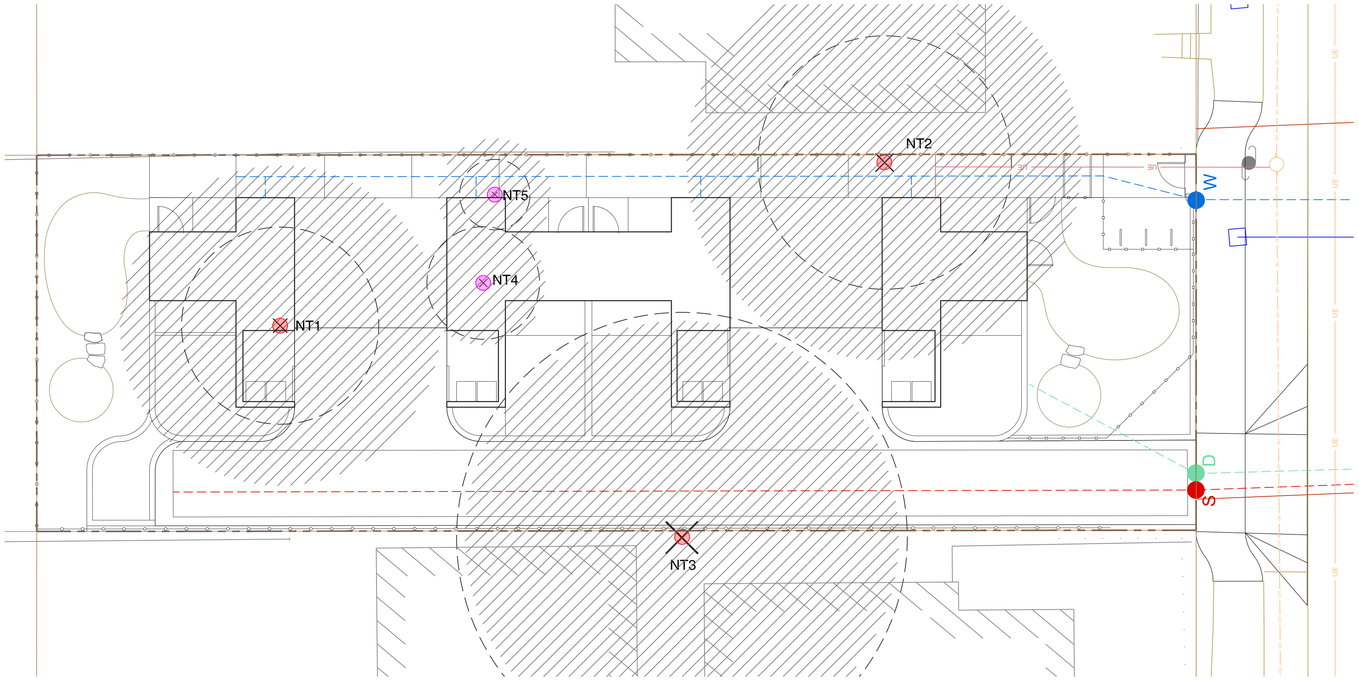
DRAWN BY
Kim Tang

ISSUED FOR
PUBLIC HEARING
JULY 20, 2023

Scale: 1:NTS

L1 Landscape Site Plan

DATE: July, 2023



LEGEND

- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
  - SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

TREE REPLACEMENT

PROTECTED TREES ON SITE:	3
PROTECTED TREES FOR REMOVAL:	3
REPLACEMENT TREES REQUIRED:	6
REPLACEMENT TREES PROVIDED:	7

- CASH-IN-LIEU TO BE PAID FOR REQUIRED REPLACEMENT TREES THAT CAN NOT BE ACCOMMODATED ON SITE

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Critical root zone radius (m)	Crown Spread (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical				Health	Structural					
NT1	**Yes**	**On**	**Yes**	Cherry	*Prunus serrulata*	48	5.7	7	Poor	Poor	Not suitable.	Moderate	Extensive decay in trunk. Large (23cm) branch failure. Response growth in both these areas. Small expired Ganoderma fungal fruiting body on lower trunk. Cherry bark tortrix moth damage (frass, sap ooze visible) throughout. Low Live Crown Ratio (LCR).	Within building footprint.	X
NT2	**Yes**	**Possibly shared with 1320**	**Yes**	Douglas-Fir	*Pseudotsuga menziesii*	51	7.7	9	Fair	Fair	Not suitable.	Poor	Tree possibly topped in the past; existing leader deflects. Lower crown on dwelling side raised significantly for clearance. Trunk within 2m of dwelling and 1m of accessory building. Cooley spruce gall aphid causing minor foliar damage.	Conflict with proposed driveway, canopy conflict with proposed building, root conflict with existing buildings.	X
NT3	**Yes**	**On**	Yes	European Ash	*Fraxinus excelsior*	64	7.7	16	Poor	Poor	Not suitable.	Moderate	Signs of stress; excessive epicormic growth, minor insect damage (foliar skeletonizing), low LCR, dead branches (5-7cm) attached as well as hangers. Lower crown on dwelling side raised for clearance; good pruning wound compartmentalization.	Within sidewalk footprint.	X
NT4	**No**	**On**	**No**	Apple	*Malus spp.*	22	2.2	4	Fair	Poor	Suitable (conditional).	Good	5m SE of spike, clump emerging from adjacent stump, insignificant canker damage.	Within building footprint.	X
NT5	**No**	**On**	No	Holly	*Ilex spp.*	20	2	2.5	Good	Good	Suitable.	Good	Fenceline, 7.5m SE of spike.	Within sidewalk footprint.	X

Prepared by:
Talbot Mackenzie and Associates
Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

BIOPHILIA design collective

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
Curate Developments Ltd

ADDRESS
1326 Pandora St

DESIGNED BY

Bianca Bodley

DRAWN BY

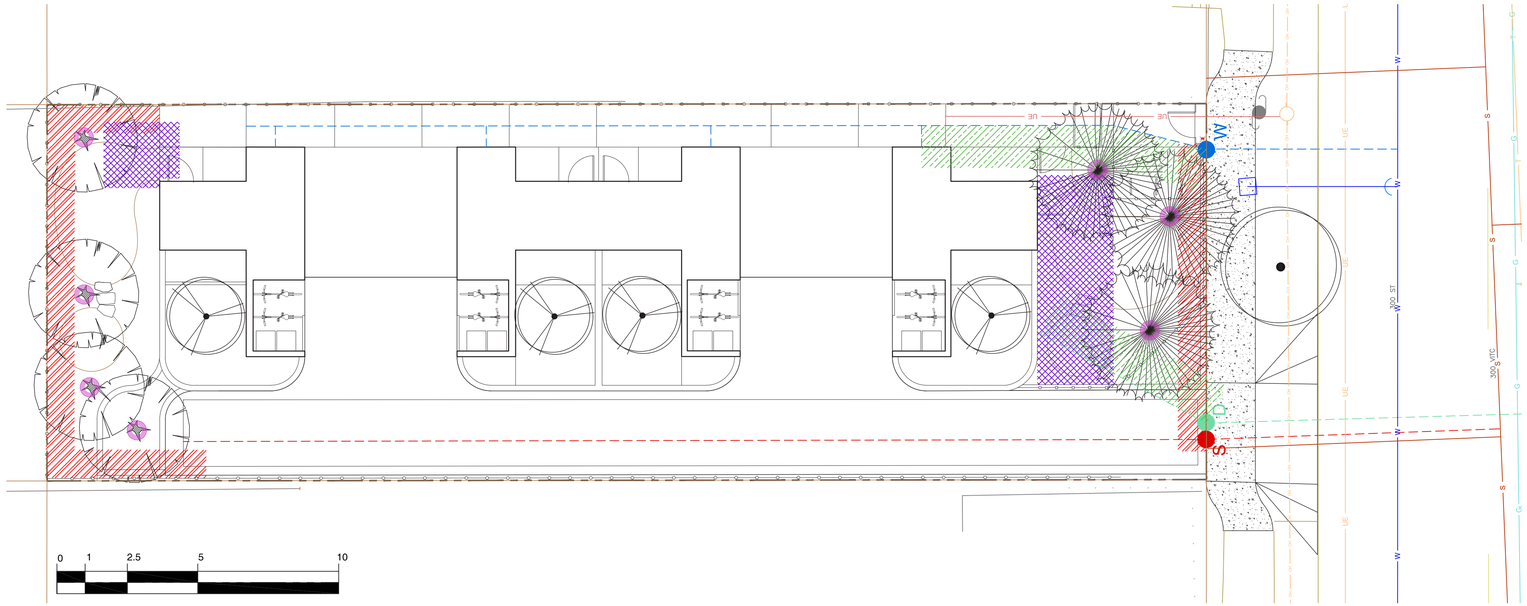
Kim Tang

ISSUED FOR
PUBLIC HEARING
JULY 20, 2023

Scale: 1:100

L2 Tree Removal & Protection Plan

DATE: July, 2023



LEGEND

REPLACEMENT TREES

TREE PLANTING RESTRICTIONS

1.0 m FROM PROPERTY LINE: NO TREES

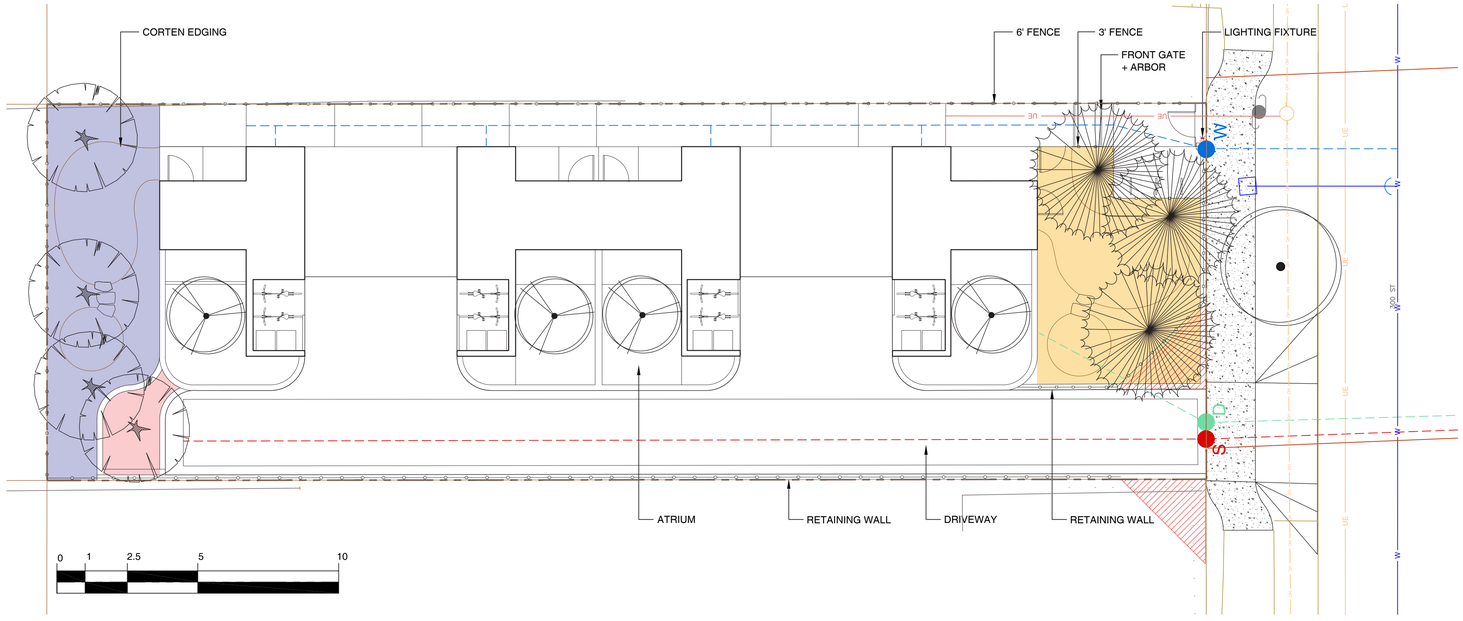
2.0 m FROM BUILDING FOUNDATION OR WALL: NO TREES

1.5 m FROM UNDERGROUND UTILITIES: NO TREES

TREE PLANTING LIST

ID	Quantity	Symbol	Latin Name	Common Name	Category	Height in maturity	Spread in maturity
Ag	4		Acer griseum	Paperbark Maple	Tree	6-9m	5-6m
Gt	3		Gleditsia triacanthos	Honey Locust	Tree	18m	12m
Ap	4		Acer palmatum 'Seiryu'	Seiryu Japanese Maple	Tree	6m	4.5m
	1		Boulevard Tree	Street tree species to be determined by Parks at BP			

NOTE:STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND, AND BE PLANTED PER CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P4.



SOIL VOLUME ANALYSIS

TOTAL AREA = 43 m2
TOTAL VOLUME OF GROWING MEDIUM AT 1000mm DEPTH = 43m3
TOTAL VOLUME OF GROWING MEDIUM PER TREE (3) = 14.3 m3

TOTAL AREA = 46 m2
TOTAL VOLUME OF GROWING MEDIUM AT 1000mm DEPTH = 46 m3
TOTAL VOLUME OF GROWING MEDIUM PER TREE (3) = 15.3 m3

TOTAL AREA = 6.5 m2
TOTAL VOLUME OF GROWING MEDIUM AT 1000mm DEPTH = 6.5 m3
TOTAL VOLUME OF GROWING MEDIUM PER TREE (1) = 6.5 m3

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DESIGNED BY

Bianca Bodley

DRAWN BY

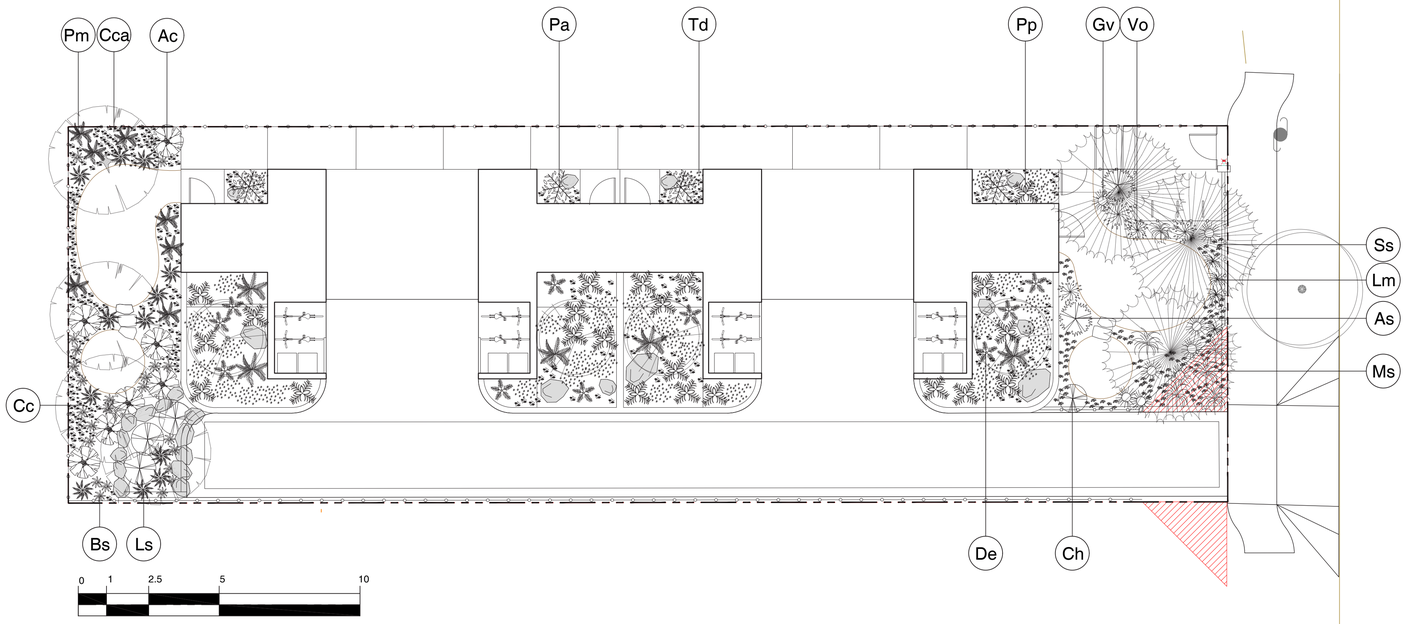
Kim Tang

ISSUED FOR
PUBLIC HEARING
JULY 20, 2023

Scale: 1:100

L3 Tree Planting Plan

DATE: July, 2023



Shrub Planting Plan

ID	Quantity	Symbol	Latin Name	Common Name	Category	Height at maturity	Spread at maturity	Size	Pollinator	Food bearing	Native
Ls	14		Liriope spicata 'Silver dragon'	Liriope Silver Dragon	Perennial	30cm	30cm		X		
Ac	8		Aralia cordata 'Sun King'	Golden Japanese Spikenard	Perennial	80cm	80cm		X		
Ch	8		Cephalotaxus harringtonia 'prostrata'	Spreading Japanese Plum Yew	Shrub	90cm	120cm				
Cca	30		Cornus canadensis	Bunchberry	Groundcover	25cm	30cm		X		X
Pm	17		Polystichum munitum	Western sword fern	Fern	45cm	90cm				X
Bs	17		Blechnum spicant	Deer Fern	Fern	59cm	60cm				X
Cc	12	-	Chondrus crispus	Irish moss	Groundcover	24cm					
As	3		Artemisia schmidtiana	Silvermound	Shrub	30cm	60cm				
Lm	3		Liriope muscari	Big Blue Lilyturf	Perennial	45cm	30cm		X		
Ms	6		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	Grass	120-180cm	90cm				
Vo	5		Vaccinium ovatum	Evergreen huckleberry	Shrub	1.8m	3m		X	X	X
Ss	5		Soleirolia soleirolii	Angel's Tears	Groundcover	15cm	22-30cm				
Gv	6		Grevillea victoriae 'Murray Valley Queen'	Evergreen Victoriae	Shrub	1.8m	2.7m		X		
Pa	4		Phyllostachys aurea 'Koi'	Koi Bamboo	Shrub	8m	5m				
Td	12		Thuidium delicatulum	Fern Moss	Groundcover	60cm	45cm				
Pp	27		Polystichum polyblepharum	Tassel Fern	Fern	60cm	90cm				
De	9		Dryopteris erythrosora	Autumn Fern	Fern	45cm	50cm				

PLANT CATEGORY PERCENTAGE	
Total landscaped area (m^2)	158
Pollinator	37%
Food bearing	2%
Native	37%

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JULY 20, 2023

Scale: 1:100

L4 Shrub Planting Plan

DATE: July, 2023

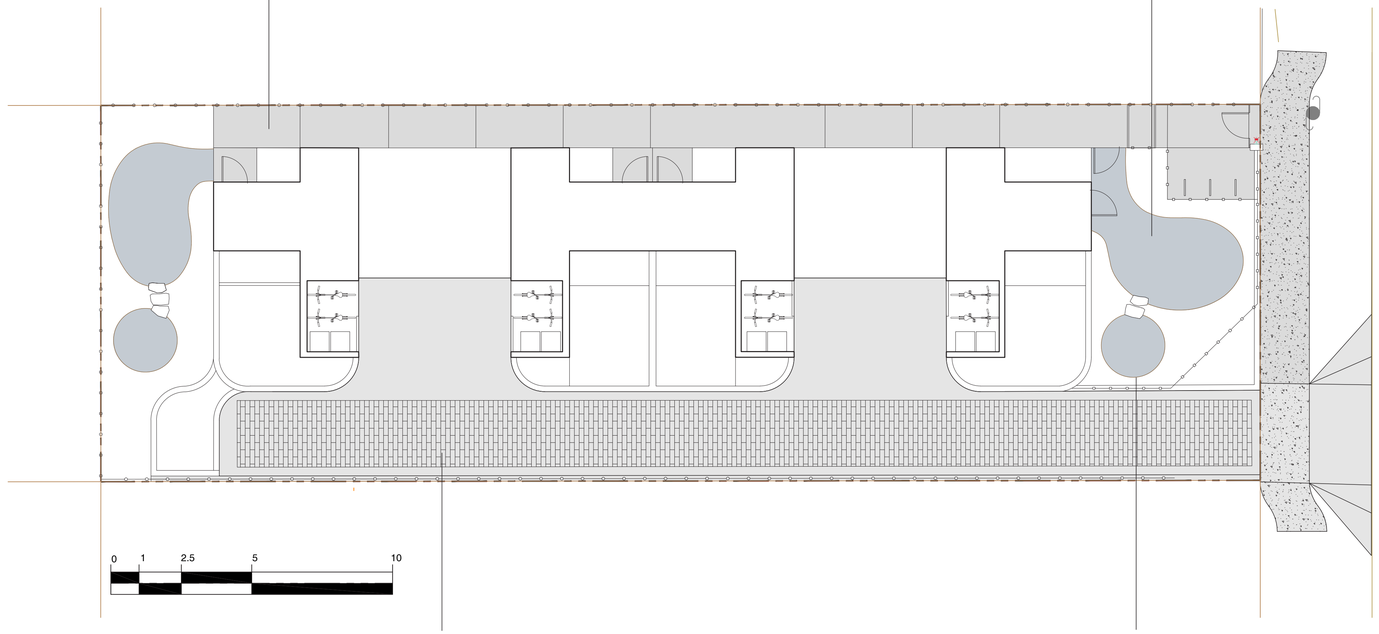


SITE PATH: SMOOTH CONCRETE





GARDEN PATIO: ROMEX PERMEABLE GRAVEL BINDING + FLASTONE STEPPING STONE





DRIVEWAY: PERMEABLE PAVERS





CORTEN PATIO + BED EDGING

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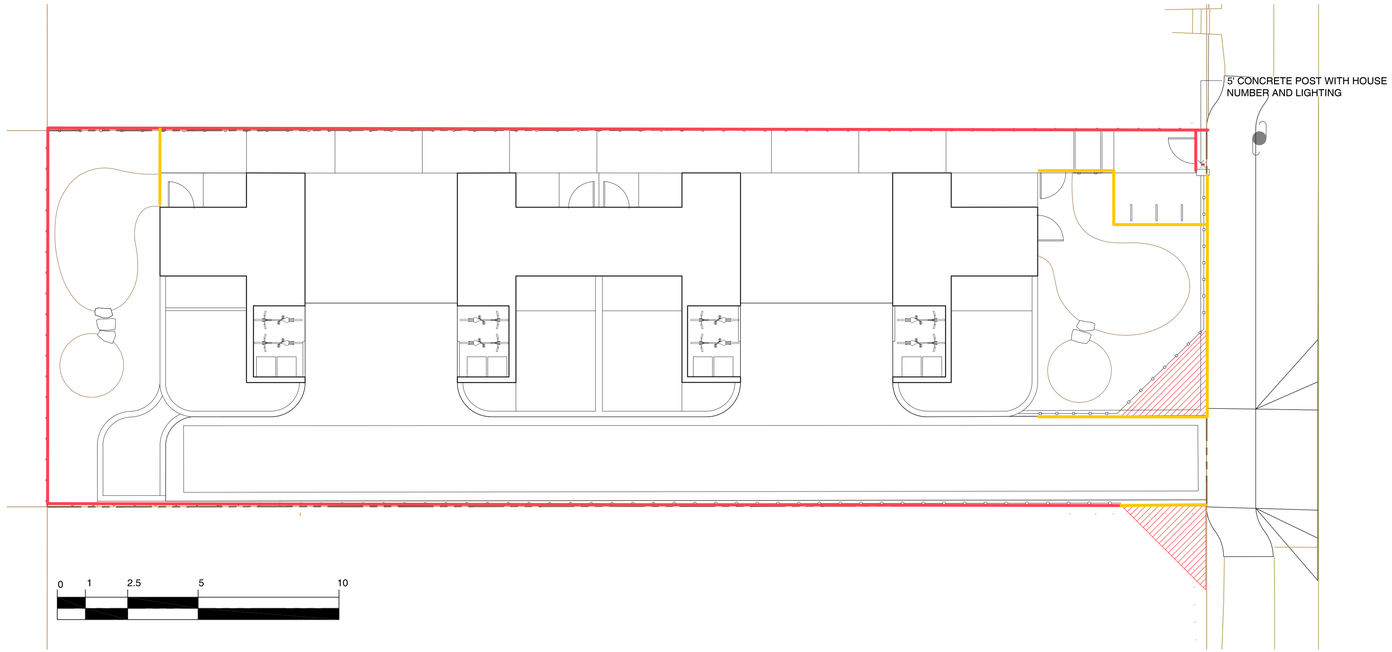
Kim Tang

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PUBLIC HEARING
JULY 20, 2023

Scale: 1:100

L5 Hard Surface

DATE: July, 2023



LEGEND

- 6' CEDAR FENCE
- 3' CEDAR FENCE





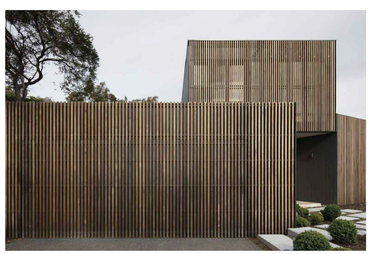






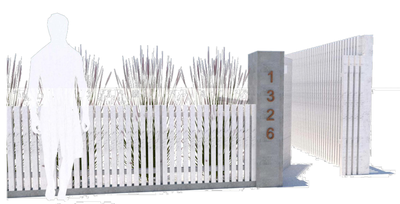
HOUSE NUMBER IMAGERY

ENTRANCE LIGHTING



CEDAR VERTICAL SLATS





ENTRANCE 3D MODEL

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DRAWN BY

Kim Tang

ISSUED FOR
PUBLIC HEARING
JULY 20, 2023

Scale: 1:100

L6 Fencing Design

DATE: July, 2023

SECTION 1	ARCHITECTURAL	September Architecture
SECTION 2	LANDSCAPE	Biophilia Design Collective
SECTION 3	CIVIL ENGINEERING	J.E. Anderson & Associates
SECTION 4	GEOTECHNICAL ENGINEERING	Ryzuk Geotechnical
SECTION 5	SURVEYOR	J.E. Anderson & Associates
SECTION 6	ARBORIST	Talbot Mackenzie & Associates
SECTION 7	TRANSPORTATION	Bunt & Associates



SITE PLAN
1:200

SHEET NOTES:

(A) CITY OF VICTORIA TO CAP EXISTING SEWER AND WATER SERVICE AT DEVELOPERS EXPENSE.

(B) CITY OF VICTORIA TO INSTALL DRAIN SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.

(C) CITY OF VICTORIA TO INSTALL SEWER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.

(D) CITY OF VICTORIA TO INSTALL WATER SERVICE COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE.

(E) PROPOSED 3.5m "TYPE B" DRIVEWAY AS PER CITY OF VICTORIA STANDARD DRAWING SD C7b.

(F) PROPOSED FRONTAGE IMPROVEMENTS INCLUDING NEW CURB AND GUTTER, BOULEVARD AND 1.75m SIDEWALK ADJACENT TO PROPERTY LINE AS PER CITY OF VICTORIA STANDARD DRAWING Des 2 AND C15.

(G) PRELIMINARY HYDRO AND TELUS SERVICING. SUBJECT TO UTILITY APPROVAL.

(H) ONSITE SERVICING AS PER BC BUILDING CODE.

NOTE: BC HYDRO DESIGN SHOWN CONCEPTUALLY. HYDRO REDLINE PENDING.



KEY PLAN
NTS

LEGAL DESCRIPTION: LOT 11, SPRING RIDGE, VICTORIA CITY, PLAN 991

BENCHMARK: MONUMENT 969154
ELEV. 37.560m

1:200 0 4 12m

ISSUED FOR DEVELOPMENT PERMIT

1326 PANDORA AVE PRELIMINARY SITE SERVICING PLAN

Scale horiz. 1:200 Scale vert. N/A

Sheet 1 of 1

Eng. Project No. 32951

R. TUCK #26072 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA 2023-07-21

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

LEGAL SURVEYS
MUNICIPAL ENGINEERING
LAND DEVELOPMENT AND MANAGEMENT

J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

August 10 2021

File No. 32951

City of Victoria
#1 Centennial Square
Victoria BC V8W 1P6

Attention: Jack Hu
Engineering Department

Re: 1326 Pandora
Sewage Impact Report

This report will compare the sewage flow of the proposed development with the "highest use" development permitted under the existing zoning to recommend if sewage attenuation is required.

Background
JEA's client is proposing to rezone the above-noted property to facilaite a new 4-unit multi-family development. The following compares the estimated sewer flows expected from the highest use under the existing zoning and the proposed development:

Existing Zoning
The existing R-2 zoning permits a 2-family building plus home occupation business. This report assumes the business will be a hairdresser. As per the calculations attached in Appendix A, the estimated peak wet-weather flow under the existing zoning is expected to be 12,136 L/day.

Proposed Development
As per the attached calculations in Appendix B, the estimated peak wet-weather flow for the proposed development is expected to be 11,699 L/day.

Summary
The peak sewage flow from the proposed development will be less than the sewage flow from a development at the highest use for the current zoning. Therefore, sewage attenuation is not required for the proposed development.

Yours truly,

J.E. Anderson and Associates

Ross Tuck P.Eng
Principal

2021.08.11

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Phone 250-758-4631
Fax 250-758-4660

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Fax 250-727-3395

☐ #203 – 177 Weld St., PO Box 247
Parksville, BC V9P 2G4
Phone 250-248-5755
Phone 250-248-6199

☐ Unit E – 1250 East Cedar St.
Campbell River, BC V9W 2W5

APPENDIX A

Existing Sewage flows

LEGAL SURVEYS
MUNICIPAL ENGINEERING
LAND DEVELOPMENT AND CONSULTING

J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

1326 Pandora
Sewage Impact Report Calculations

Existing Conditions

Given:

- Site Area = 549 m^2
- Existing Zoning – R2 – Two Family Dwelling District

Assumptions:

- Use – 2-family home plus home business
- Family unit
  - 3.2 cap/unit
  - 225 l/cap
- Home business
  - hairdresser (1 seat)
  - 1,000 l/day/seat

Calculations:

ADWF

$= [(2\ units\ x\ 3.2\ \frac{cap}{units}\ x\ 225\ l/cap/day))]\ +\ (1\ seat\ x\ 1{,}000\ l/seat/day)$

$=\ 1{,}400\ l/day\ +\ 1{,}000\ l/day$

$=\ 2{,}440\ l/day$

$=\ \mathbf{2{,}440\ l/day}$

Convert to Population Equivalent

$= (2{,}440\ l/day)\ \div\ (225\ l/cap/day)$

$=\ \mathbf{10.84\ cap}$

Peaking Factor

$= 1 + \frac{14}{4+\sqrt{\frac{pop.}{1000}}}\ = 1 + \frac{14}{4+\sqrt{\frac{10.84}{1000}}} = 1 + \frac{14}{4+0.1041} = 1 + \frac{14}{4.1041} = 1 + 3.411$

$= \mathbf{4.411}$

I/I

$= 25{,}000\ l/ha/day\ x\ 549\ m2\ x\ \frac{ha}{10{,}000\ m2}$

$= \mathbf{1{,}373\ l/day}$

PWWF

$= [4.411\ (2{,}440) + 1{,}373]\ l/day$

$= [10{,}762.8 + 1{,}373]\ l/day$

$= 12{,}135.8\ l/day$

$= \mathbf{12{,}136\ l/day = 0.140\ l/s}$

APPENDIX B

Proposed Sewage flows

LEGAL SURVEYS
MUNICIPAL ENGINEERING
LAND DEVELOPMENT AND CONSULTING

SINCE 1955 J.E. ANDERSON & ASSOCIATES SURVEYORS – ENGINEERS

1326 Pandora
Sewage Impact Report Calculations

Proposed Development

Given:

- Site Area = 549 m^2
- Number of Units = 4
  - 1-2 Bedrooms = 0
  - 3 Bedrooms = 4

Assumptions:

- Capita per unit
  - 1-2 Bedrooms = 1.6
  - 3 Bedrooms = 2.6
- 225 L/cap/day

Calculations:

ADWF

$= [(0\ x\ 1.6) + (4\ x\ 2.6)] cap\ x\ 225\ l/cap/day$

$= [(0) + (10.4)] cap\ x\ 225\ l/cap/day$

$= [10.4] cap\ x\ 225\ l/cap/day$

$= \mathbf{2,340\ L/day}$

Peaking Factor

$= 1 + \frac{14}{4+\sqrt{\frac{pop.}{1000}}}$ $= 1 + \frac{14}{4+\sqrt{\frac{10.4}{1000}}} = 1 + \frac{14}{4+0.1020} = 1 + \frac{14}{4.1020} = 1 + 3.413$

$= \mathbf{4.413}$

I/I

$= 25{,}000\ l/ha/day\ x\ 549\ m2\ x \frac{ha}{10{,}000\ m2}$

$= 1{,}373\ l/day$

PWWF

$= [4.413\ (2{,}340) + 1{,}373]\ l/day$

$= [10{,}326.42 + 1{,}373]\ l/day$

$= 11{,}699.42\ l/day$

$= \mathbf{11.699\ l/day = 0.135\ l/s}$

Appendix C

Architectural plans
Zoning Information
Sewage Practice Manual

1326 PANDORA AVENUE

PROJECT INFO

JURISDICTION	CITY OF VICTORIA
BUILDING CODE	BCBC 2018, PART 9
CIVIC ADDRESS	1326 PANDORA AVENUE, VICTORIA, BRITISH COLUMBIA, V5V3R5
LEGAL ADDRESS	LOT 11, SPRING RIDGE, VICTORIA, PLAN 911, PID 008-123-331, FOLIO 7458012, VIP991, LOT 11
LOT SIZE	AREA = 549 SQM WIDTH = 13.36 M DEPTH = 41.16 M
STREETS FACING	1
PROP. MAJOR OCC.	GROUP C RESIDENTIAL
PROP. CONSTRUCTION	WOOD FRAME (COMBUSTIBLE)
FRR	L0 - L1 = 2H L1 - L3 = 1H
ZONING	EXISTING = R2 PROPOSED = SITE SPECIFIC REZONE
SITE COVERAGE	PROPOSED = 196.83 SQM (35.8%)
OPEN SITE SPACE	PROPOSED = 176.80 SQM (32.2%)
AREA	PROPOSED FSR MAX = 1.0 (549 SQM) PROPOSED FSR = 0.99 (548 SQM) AREA PER UNIT = 137 SQM
HEIGHT	AVG GRADE = EL. 34.58 M PROP. MAX HEIGHT = 10.5 M PEAK EL. = 35.08M STOREYS = 3
SETBACKS	PROPOSED FRONT = 6.0 M PROPOSED REAR = 4.0 M PROPOSED EAST = 1.5 M PROPOSED WEST = 3.2 M
PARKING	PROPOSED = 4 STANDARD STALLS
BICYCLES	PROPOSED = 8 LONG TERM LOCKERS 6 SHORT TERM STALLS
ENERGY	PROPOSED = BC STEP CODE 3

CONTACTS

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BIOPHILIA DESIGN COLLECTIVE
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TALBOT MACKENZIE AND ASSOCIATES
ROBERT MCRAE
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TMTREEHELP@GMAIL.COM

CONTACTS CONT.

STRUCTURAL

TBD

MECHANICAL

TBD

ELECTRICAL

TBD

CONTRACTOR

TBD

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING WITH 4 ROW HOMES ON A SINGLE 549 SQUARE METER LOT LOCATED AT 1326 PANDORA AVENUE. THE LOT IS CURRENTLY VACANT AND ZONED R-2 AND WOULD REQUIRE REZONING TO R-T.

DESIGN RATIONALE

THE CONCEPT FOR 1326 PANDORA AVENUE IS TO CREATE A BUILDING MODEST IN SIZE THAT FIT WITH THE EXISTING CHARACTER AND SCALE OF THE NEIGHBOURHOOD. EACH HOME IS CENTERED AROUND AN INTERIOR COURTYARD WHICH ALLOWS BOTH DAYLIGHT INTO THE SPACE AND INTEGRATES THE LIVING AREA WITH THE NATURAL ENVIRONMENT. THIS GREEN-SPACE IS ALSO INTEGRATED INTO THE PARKING AREA WHICH CREATES A PARKADE THAT IS BRIGHT AND OPEN.

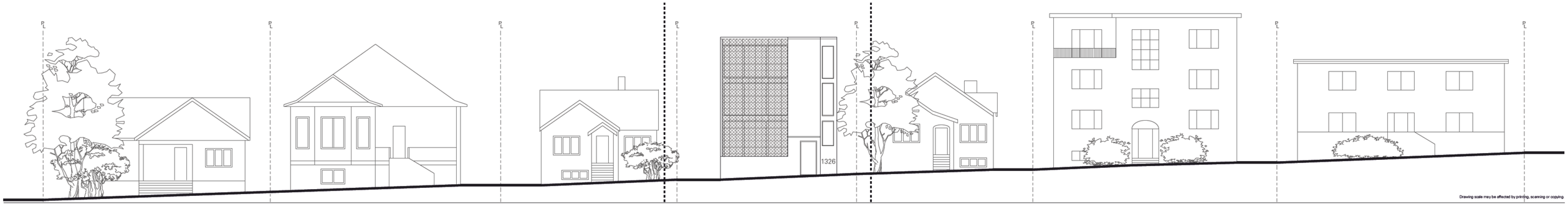
FSR MATRIX

TYPICAL UNIT FSR MATRIX (SQ. M.)

LEVEL	INCLUDED AREA	EXCLUDED AREA
L0 TOTAL	**0**	**25.69**
L1 TOTAL	**49**	
L2 TOTAL	**49**	
L3 TOTAL	**39**	
TYP. UNIT TOTAL	**137**	**25.69**
PROJECT TOTAL	**548 (0.99 FSR)**	

DRAWING LIST

A000	COVER SHEET
A001	GENERAL NOTES
A100	CONTEXT PLAN
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	L0 FLOOR PLAN
A104	L1 FLOOR PLAN
A105	L2 FLOOR PLAN
A106	L3 FLOOR PLAN
A107	ROOF PLAN
A108	TYPICAL UNIT PLANS
A109	TYPICAL UNIT PLANS
A110	TYPICAL UNIT PLANS
A111	TYPICAL UNIT PLANS
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A300	SECTIONS
A301	SECTIONS
A400	SPACIAL SEP. CALCS.
A401	MATERIALS AND RENDERS
A402	MATERIALS AND RENDERS
A403	DIAGRAMS
A404	GRADE CALCS.



Drawing scale may be affected by printing, scanning or copying.

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September | Architecture and Interiors

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No.	Description	Date
01	RZ/DP APPLICATION	20.11.26
02	RZ/DP REVISION - COORD.	21.05.01

1326 Pandora Avenue

2020-011
1326 Pandora Avenue
Victoria, BC, V8V3R5

NOT FOR CONSTRUCTION

COVER SHEET

A000

PART 2.1 - R-2 ZONE, TWO FAMILY DWELLING DISTRICT

2.1.1 Permitted Uses

a. Two family dwelling subject to the regulations in this Part

b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw

c. Home occupation subject to the regulations in Schedule "D"

d. Accessory buildings subject to the regulations in Schedule "F"

e. Public building

f. Garage sales limited to no more than 2 in any year

g. Commercial exhibits existing prior to January 1, 2011

h. notwithstanding paragraphs a. through g., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs b., c. (subject to the regulations in Schedule "D"), d. and f., which uses are subject to the regulations in Schedule "H"

i. notwithstanding paragraphs a. through h., the only use permitted on a lot with a site area less than 230m^2 or with an average lot width less than 7.5m is a private garage

2.1.2 Site Area, Lot Width

a. Site area (minimum)	555m^2
b. Site area for each dwelling unit (minimum)	277.5m^2
c. Lot width (minimum average)	15m
d. Panhandle lot	Subject to the regulations in Schedule "H"

2.1.3 Floor Area of the Principal Building

a. Floor space ratio (maximum)	0.5 to 1
b. Floor area per dwelling unit (minimum)	46m^2
c. Floor area, for the first and second storeys combined (maximum)	280m^2
d. Floor area, of all floor levels combined (maximum)	380m^2
e. Public buildings	Not applicable

(Amended Bylaw 15-001 adopted March 26, 2015) and (Amended Bylaw 17-050 adopted June 8, 2017)

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

PART 2.1 - R-2 ZONE, TWO FAMILY DWELLING DISTRICT

2.1.4 Height, Storeys, Roof Decks

a. Two family dwelling building (maximum)	7.6m in height and 2 storeys if the building does not have a basement 7.6m in height and 1½ storeys if the building has a basement
b. Public building (maximum)	11m in height or the width of the lot whichever is lesser and 2½ storeys
c. Roof deck	Not permitted

2.1.5 Setbacks and Projections

a. Front yard setback (minimum) except for the following maximum projections into the setback: • steps and porch (maximum) • bay windows (maximum)	The lesser of 7.5m and the average of the actual setbacks of the buildings on the lots abutting the sides of the lot 3.5m 0.6m
b. Rear yard setback (minimum)	10.7m or 35% of lot depth whichever is greater
c. Side yard setbacks from interior lot lines (minimum)	1.5m or 10% of the lot width whichever is greater 3.0m for one side yard when the lot is not serviced by a rear lane
d. Combined side yard setbacks (minimum)	4.5m
e. Side yard setbacks on a flanking street for a corner lot (minimum)	3.5m or 10% of the lot width whichever is greater
f. Eave projections into setbacks (maximum)	0.75m

2.1.6 Site Coverage, Open Site Space, Parking

a. Site coverage (maximum)	40%
b. Open site space (minimum)	30% of the area of the lot and 33% of the rear yard
c. Parking	Subject to the regulations in Schedule "C"

2.1.7 Outdoor Features

a. The setbacks set out in section 1.1.5 apply to outdoor features , as though they are buildings

b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

(Amended Bylaw 15-001 adopted March 26, 2015) and (Amended Bylaw 17-050 adopted June 8, 2017)

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

Schedule "D"
HOME OCCUPATIONS

	1	Where home occupations are permitted pursuant to the provisions of this bylaw, the following conditions shall apply to the use:
Location	2	For the purposes of a home occupation, the location of a business is the address at which the operations of the business are managed.
Exception	3	A home occupation is not required to be operated wholly within a dwelling unit where the work is undertaken entirely off the lot on which the dwelling unit is located.
Prohibition	4	The sale of goods to customers attending on the lot on which the dwelling unit is located is prohibited.
Permitted Uses	5	The following uses are permitted as home occupations:

(a) artist studio;

(b) mail order, provided that no merchandise is sold to customers attending on the lot on which the dwelling unit is located;

(c) making, processing and assembly of products on a small scale;

(d) manufacturing agent;

(e) personal and professional services, including barber, hairdresser, bookkeeper, medical therapy;

(f) teaching, provided that attendance is limited to 5 persons in a detached dwelling and to 1 person in a duplex or multiple dwelling;

(g) testing, servicing and repairing of goods.

Table III- 11. Non-residential Average Daily Flow Rate guide

DESCRIPTION	UNIT (PER)	AVERAGE FLOW (L/DAY PER UNIT)	AVERAGE DAY BOD (GRAMS/DAY PER UNIT) AND NOTES
Industrial, commercial (domestic and food service waste only)			Risk of wax strippers and cleaning chemicals, risk of cold water and high ammonia
Office/factory without cafeteria	person	50 to 75	30
Office/factory without cafeteria and with showers	person	75 to 125	35
Office/factory with cafeteria	person	100	38
Open site (e.g. quarry) without canteen	person	60	25
Full time day staff (staff figures apply to all applications)	person	50 to 75	38
4 hour shift day staff (staff figures apply to all applications)	person	45	25
Dental or medical office	practitioner	1000	(risk of antibiotics and drugs)
Beauty salon (without staff)	Seat	1000	(risk of chemicals and hair)
Store, washroom flow only	square metre	5	
Shopping center, per toilet room	toilet room	1700	380
Shopping center, per parking space	parking space	10	
Accommodation			Risk of wax strippers and cleaning chemicals
Hotel or motel, bed and breakfast, per guest, except for luxury hotels	person	200	90
	bedroom unit	250 to 400	180
Housekeeping unit, no meals	bedroom unit	450	130
Guest bedrooms only, no meals	person	80	50
Non-residential conference guest or day camp, including meals	person	60	25
Resident staff	person	170	60
Cabin resort	person	225	90 (risk of high strength wastes from food service)
Residential or work camps, flush toilets, no meals	person	140	90
Residential or work camps, flush toilets and meals	person	225	90 (risk of high strength wastes from food service)
Residential camps, no flush toilets	person	60	
Dormitory bunkhouse	person	140	90
Nursing Home or retirement home	person	475	110 (risk of antibiotics and drugs)
Laundromat (e.g. in apartment building)	machine	1200 to 2400	260 to 530

DESCRIPTION	UNIT (PER)	AVERAGE FLOW (L/DAY PER UNIT)	AVERAGE DAY BOD (GRAMS/DAY PER UNIT) AND NOTES
Food service and bars			Risk of wax strippers and cleaning chemicals, risk of cold water and high ammonia, risk of oils and greases
Restaurant	meal	12	15
Restaurant (fast food, paper service)	meal	12	12
	seat	60	
Restaurant (full service)	meal	30	38
	seat	90	120
Open more than 16 hours a day	seat	190	250
Restaurant (pre prepared catering)	meal	25	30
Institutional meals	meal	20	20
Function rooms, buffets	meal	30	20
Snack bar or bar meals	person	15	20
Bar/lounge/pub	person	12	15
	seat	140	180
Coffee shop	patron	20	20
	seat	400	
Amenity sites			Risk of wax strippers and cleaning chemicals, RV holding tank chemicals, risk of cold water and high ammonia
Toilet and shower blocks			
Shower	use	40	6
Toilet urinal	use	5	1.5
Toilet (WC)	use	10	12
Visitor center or Day use site, with flush toilets	person	20	15
Tent or trailer sites (central comfort station, no sani-dump facility)	person	75 to 150	45 at low end of range
	site	180 to 360	108 at low end of range
Camp Trailer site fully serviced (with hook up)	person	70	75 (risk from RV holding tank wastes and high strength)
	site	170	170 (risk from RV holding tank wastes and high strength)
Assembly hall	person	15	12

DESCRIPTION	UNIT (PER)	AVERAGE FLOW (L/DAY PER UNIT)	AVERAGE DAY BOD (GRAMS/DAY PER UNIT) AND NOTES
Schools and day care			Risk of wax strippers and cleaning chemicals, risk of cold water and high ammonia
School, non-residential no cafeteria, no showers	student	15 to 30	20
School, non-residential no cafeteria, with showers	student	50	25
school non-residential with cafeteria, with showers	student	90	38
Boarding school per student	student	200 to 300	75 to 100
Day care center, per child	child	75	30

Notes:

- Use these figures with caution, these are averages and the flow and BOD values may vary widely from one facility to another. For food service uses, consider Oil and Grease level as well as the BOD level.
- Consider the potential impact of high ammonia loading and cold water on treatment processes.
- Consider the expected level of use and installed fixtures when estimating average daily flow if a value is shown as a range.
- Add staff flows as needed.

III- 5.1.4.2 Peaking factors for use with non-residential average flow values

The values provided by Table III- 11 relate to peak day flows in differing ways. For example, the flow per use for a water closet is an actual flow, whereas the flow per person for a bunkhouse is an average flow that will need to be multiplied by a peaking factor to result in a Daily Design Flow.

A typical range of peaking factors for treatment and dispersal system design for non-residential facilities is 1.5 to 5. The AP should select and use a peaking factor appropriate to the facility and projected use

The treatment and dispersal system sizing and specification standards of this Manual are based on flow peaking for normal residential sewage and effluent. In order to use the sizing and specification standards of this Manual the AP should ensure that the selected peaking factor and any flow equalization specified results in a DDF with peaking equivalent to that for residential sewage and effluent.

For example, if expected flow peaking is higher than normal for residential sewage, added flow equalization can be used to reduce flow peaking to the treatment and dispersal systems.

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RYZUK GEOTECHNICAL
Engineering & Materials Testing
28 Crease Avenue, Victoria, BC, V8Z 1S3 Tel: 250-475-3131 Fax: 250-475-3611 www.ryzuk.com

July 18, 2020
File No: 8-8940-4

Curate Developments
841 Fort Street
Victoria, BC
V8W 1H8
(By Email: sam@curatedevelopments.com)

Attn: Sam Ganong

Re: Proposed Three Storey Residential Development
1326 Pandora Avenue - Victoria, BC

As requested, we have completed a preliminary geotechnical review of the referenced property as such relates to the proposed development. The following comments for review are provided in accordance with the attached Terms of Engagement.

We understand you are considering purchase of this property for the development of a three storey wood framed residential building. Site grade would be at/near that of Pandora Avenue. We expect foundation loads to be light and a desire to utilize conventional shallow spread foundations and grade supported slab or crawl space.

Our work has involved review of soils mapping, historical air photographs and our attendance to drill some shallow holes using hand auger.

Our soil mapping indicates that the site is underlain by the typical Victoria clay sequence atop bedrock at depth. Our historical air photograph review indicates that the site was occupied by a residence up until at least 1959. The structure has subsequently been removed.

Observations from our site visit indicates that the current site grade is unusually irregular, with a lower area in the southern ½ portion of the lot estimated to be up to 1 m below surrounding grade. The property to the east is at higher grade and we expect the presence of fills along the shared property line. The property to the west is at/near that of the subject site. Our hand auger sampling indicates the presence of surficial organics/fills atop an up to 1 m thick layer of sand then the noted clay. Where present, the sand was observed to be wet/saturated at/near the interface with the clay.

We considered the development as proposed feasible from a geotechnical perspective. The observed unusual grading is likely a result of past use. It will be necessary to remove all surface fills in the area of the proposed building footprint, including any remnant buried structure, in order to expose suitable native bearing soils. The sand may also require to be removed if such is deemed to be unsuitable based on its compactness and moisture content, in which case it may be necessary to recover grade with imported crushed rock fill. Fill utilized to support foundations must extend beyond footing lines by an amount at least equal to depth of fill placed. Fill must be compacted atop approved subgrade to at least 95% of Standard Proctor Maximum Dry Density value. Care will be needed to maintain support to the property to the east during excavation works. We anticipate that footings can be sized based on a factored bearing resistance of 145 kPa (SLS). We would estimate seismic site class D. We expect use of crawl space or slab on grade will be feasible. Use of conventional perimeter foundation drainage would be appropriate.

The above guidelines are based on office study, a basic shallow surface investigation, our experience in the area, and may be subject to change.

We trust the preceding is suitable for your purposes at present. If you have any questions with respect to the above, or require anything further, please don't hesitate to contact us.

Yours truly,
Ryzuk Geotechnical



Scott Currie, P.Eng.
Geotechnical Engineer

Attachment: Terms of Engagement

RYZUK GEOTECHNICAL
ENGINEERING & MATERIALS TESTING

TERMS OF ENGAGEMENT

1 GENERAL

1.1 Ryzuk Geotechnical (the Consultant) shall render the Services, as specified in the agreed Scope of Services, to the Client for this Project in accordance with the following terms of engagement. The Services, and any other associated documents, records or data, shall be carried out and/or prepared in accordance with generally accepted engineering practices in the location where the Services were performed. No other warranty, expressed or implied, is made. The Consultant may, at its discretion and at any stage, engage sub-consultants to perform all or any part of the Services.

1.2 Ryzuk Geotechnical is a wholly owned subsidiary of C. N. Ryzuk & Associates Ltd.

2 COMPENSATION

2.1 All charges will be payable in Canadian Dollars. Invoices are issued on a monthly basis. Payment is due within 30 days of invoice without hold back. Interest on overdue accounts is 24% per annum. Collection action will commence if invoices are not settled within 90 days.

2.2 Our Services may be engaged on a Fixed Fee basis or hourly rate as per our Fee Schedule. When Services are provided in accordance with our Fee Schedule, the rates for our Services will be marginally adjusted annually in January and the Client agrees to the adjusted rate.

3 REPRESENTATIVES

3.1 Each party shall designate a representative who is authorized to act on behalf of that party and receive notices under this Agreement.

4 TERMINATION

4.1 Either party may terminate this engagement without cause upon thirty (30) days' notice in writing. On termination by either party under this paragraph, the Client shall forthwith pay to the Consultant its Charges for the Services performed, including all expenses and other charges incurred by the Consultant for this Project.

4.2 If either party breaches this engagement, the non-defaulting party may terminate this engagement after giving seven (7) days' notice to remedy the breach. On termination by the Consultant under this paragraph, the Client shall forthwith pay to the Consultant its Charges for the Services performed to the date of termination, including all fees and charges for this Project.

5 ENVIRONMENTAL

5.1 The Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. The Consultant will cooperate with the Client's environmental consultant during the field work phase of the investigation.

6 PROFESSIONAL RESPONSIBILITY

6.1 In performing the Services, the Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services contemplated in this engagement at the time when and the location in which the Services were performed.

_____ (initals)

RYZUK GEOTECHNICAL
ENGINEERING & MATERIALS TESTING

7 INSURANCE

7.1 Ryzuk Geotechnical is covered by Professional Indemnity Insurance as follows:
1. $ 3,000,000 each and every claim
2. $ 5,000,000 aggregate
3. $ 5,000,000 commercial/general liability coverage

7.2 Notwithstanding the provision of insurance coverage by the Client, the Engineer hereby agrees to indemnify and save harmless the Client, its successor(s), assign(s) and authorizes representative(s) and each of them from and against losses, claims, damages, actions, and causes of action, (collectively referred to as "Claims") that the Client may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, that arise out of errors, omissions or negligent acts of the Engineer or their Subconsultant(s), servant(s). agent(s) or employee(s) under this Agreement, excepting always that this indemnity does not apply to the extent, if any, to which the Claims are caused by errors, omissions or the negligent acts of the Client, its other consultant(s), assign(s) and authorized representative(s) or any other persons.

8 LIMITATION OF LIABILITY

8.1 The Consultant shall not be responsible for:
1. the failure of a contractor, retained by the Client, to perform the work required for the Project in accordance with the applicable contract documents;
2. the design of or defects in equipment supplied or provided by the Client for incorporation into the Project;
3. any cross-contamination resulting from subsurface investigations;
4. any Project decisions made by the Client if the decisions were made without the advice of the Consultant or contrary to or inconsistent with the Consultant's advice;
5. any consequential loss, injury or damages suffered by the Client, including but not limited to loss of use, earnings and business interruption;
6. the unauthorized distribution of any confidential document or report prepared by or on behalf of the consultant for the exclusive use of the Client
7. Subsurface structures and utilities

8.2 The Consultant will make all reasonable efforts prior to and during subsurface site investigations to minimize the risk of damaging any subsurface utilities/mains. If, in the unlikely event that damage is incurred where utilities were unmarked and/or undetected, the Consultant will not be held responsible for damages to the site or surrounding areas, utilities/mains or drilling equipment or the cost of any repairs.

8.3 The total amount of all claims the Client may have against the Consultant or any present or former partner, executive officer, director, stockholder or employee thereof under this engagement, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the amount of any professional liability insurance the Consultant may have available for such claims. Where the Engineer is a corporation or partnership, the Client and Consultants of the Client will limit any claim they may have to the corporation or partnership, without liability on the part of any officer, director, member, employee, or agent of such corporation or partnership.

8.4 No claim may be brought against the Consultant in contract or tort more than two (2) years after the date of discovery of such defect.

9 INDEMNIFICATION FOR KNOWN RISKS

9.1 In the course of our work, we will advise Client of Project risks including vibration, settlement, dewatering, damages associated with construction activity involving earthworks, heavy equipment, excavation, drilling, blasting, trucking and those actions associated with construction of the Project.

9.2 To the fullest extent permitted by law, and notwithstanding any other provision in the Agreement , the Consultant and Consultant's officers, directors, partners, employees, agents, or any of them, shall not be liable to the Client or

_____ (initals)

anyone claiming by, through, or under the Client for any special, incidental, indirect, or consequential damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, professional errors or omissions, strict liability, breach of contract, or warranties, express or implied, of the Consultant or Consultant's officers, directors, partners, employees, agents, or any of them, provided that such described risks are within the tolerances that we advise.

10 DOCUMENTS AND REPORTING

10.1 All of the documents prepared by the Consultant or on behalf of the Consultant in connection with the Project are instruments of service for the execution of the Project. The Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used on any other project without the prior written agreement of the Consultant.

10.2 The documents have been prepared specifically for the Project, and are applicable only in the case where there has been no physical alteration to, or deviation from any of the information provided to the Consultant by the Client or agents of the Client. The Client may, in light of such alterations or deviations, request that the Consultant review and revise these documents.

10.3 The identification and classification as to the extent, properties or type of soils or other materials at the Project site has been based upon investigation and interpretation consistent with the accepted standard of care in the engineering consulting practice in the location where the Services were performed. Due to the nature of geotechnical engineering, there is an inherent risk that some conditions will not be detected at the Project site, and that actual subsurface conditions may vary considerably from investigation points. The Client must be aware of, and accept this risk, as must any other party making use of any documents prepared by the Consultant regarding the Project.

10.4 Any conclusions and recommendations provided within any document prepared by the Consultant for the Client has been based on the investigative information undertaken by the Consultant, and any additional information provided to the Consultant by the Client or agents of the Client. The Consultant accepts no responsibility for any associated deficiency or inaccuracy as the result of a miss-statement or receipt of fraudulent information.

11 JOBSITE SAFETY AND CONTROL

11.1 The Client acknowledges that control of the jobsite lies solely with the Client, his agents or contractors. The presence of the Consultant's personnel on the site does not relieve the Client, his agents or contractors from their responsibilities for site safety. Accordingly, the Client must endeavor to inform the Consultant of all hazardous or otherwise dangerous conditions at the Project site of which the Client is aware.

11.2 The client must acknowledge that during the course of a geotechnical investigation, it is possible that a previously unknown hazard may be discovered. In this event, the Client recognizes that such a hazard may result in the necessity to undertake procedures which ensure the safety and protection of personnel and/or the environment. The Client shall be responsible for payment of any additional expenses incurred as a result of such discoveries, and recognizes that under certain circumstances, discovery of hazardous conditions or elements requires that regulatory agencies must be informed. The Client shall not bring about any action or dispute against the Consultant as a result of such notification.

12 FIELD SERVICES

12.1 Where applicable, field services recommended for the Project are the minimum necessary, in the sole discretion of the Consultant, to observe whether the work or a contractor retained by the Client is being carried out in general conformity with the intent of the Services. Any reduction from the level of services recommended will result in the Consultant providing qualified certifications for the work.

_____
(initals)

13 DISPUTE RESOLUTION

13.1 If requested in writing by either the Client or the Consultant, the Client and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration under the rules of the arbitrator appointed by agreement of the parties or by reference to a Judge of the British Columbia Court.

14 CONFIDENTIALITY

14.1 During the period of this Agreement, the Consultant shall not use or disclose any Confidential Information to any third parties. The Consultant will only use Confidential Information for the sole purpose of carrying out the service(s) agreed upon. Access to the Client's Confidential Information will be restricted to employees who need the information to perform work duties. The Consultant may share photos of the project without disclosing any information not already made public unless the Client refuses consent of photos shared on social media. Unless already made public, the Consultant will not share owner or site address information on social media or with outside parties.

I, _____ of _____ have read, understood, and agree to the above Terms of Engagement.

Date: _____ Signature: _____

_____
(initals)

SECTION 1	ARCHITECTURAL	September Architecture
SECTION 2	LANDSCAPE	Biophilia Design Collective
SECTION 3	CIVIL ENGINEERING	J.E. Anderson & Associates
SECTION 4	GEOTECHNICAL ENGINEERING	Ryzuk Geotechnical
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SECTION 6	ARBORIST	Talbot Mackenzie & Associates
SECTION 7	TRANSPORTATION	Bunt & Associates

0 1.5 3 6 9 12 15

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:150.

LEGEND

- ▲ --- Denotes Traverse Station Placed
- --- Denotes Coniferous Tree
- --- Denotes Deciduous Tree
- 35.00+ --- Denotes Typical Spot Elevation
- --- Denotes Utility Pole
- (W) --- Denotes Water Service

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

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

Subject to charges, legal notations, and interests shown on: Title No. F77991 (P.I.D. 008–123–331)

Distances and elevations are in metres

Elevations are geodetic based on control monument 16–82

Elevations are at grade unless noted otherwise

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Boundaries shown hereon are subject to verification by the registration of a Reference Plan within the Land Title Office.

N

SITE PLAN

CURATE DEVELOPMENTS

Lot 11, Spring Ridge, Victoria City, Plan 991

ADDRESS : 1326 Pandora Ave.	
PROJECT SURVEYOR : RPH	
DRAWN BY : BAR	DATE : July 15/20
OUR FILE : 32771	REV : Aug 06/20

JEA J.E.ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

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

V:_Projects\32771\08\02\Microsurvey\32771.dwg

Strata Plan VIS5067

1 2 3 A

991

Am. 7

182

E. 1/2 Lot 11

12 11 10

549 m²

Rem. E. 1/2 Lot 10

Plan

A Plan 9924

Plan S' ly 10' of E. 1/2 of Lot 10

13.36

13.35

41.15

Centerline of Wood Fence

40cm Cherry

50cm Fir

50cm Ash

Dwelling

Garage

Spike

109 Rivet

Sidewalk

Edge of Non–mountable Curb

Pandora Avenue

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Talbot Mackenzie & Associates
Consulting Arborists

1326 Pandora Ave., Victoria BC

Tree Inventory and Condition Report

Prepared For: Samuel Ganong, Curate Developments
Curate Developments
841 Fort Street
Victoria, BC V8W1H8

Prepared By: Talbot, Mackenzie & Associates
Robert McRae
ISA Certified # PN-7125A
TRAQ – Qualified

Date of Issuance: July 29, 2020

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

Talbot Mackenzie & Associates
Consulting Arborists

Jobsite Property: 1326 Pandora Avenue

Date of Site Visit(s): July 20, 2020

Site Conditions: No ongoing construction activity.

SCOPE OF ASSIGNMENT

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line, and comment on their health and structural condition.

METHODOLOGY

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Due to the small number of trees on the property, no tags were used, rather, the trees were identified as "NT #1-5".
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached were based on the information provided within the attached survey plans from J.E. Anderson & Associates, July 15, 2020.

LIMITATIONS

- Where trees were not surveyed on the plans provided, we have added their approximate locations (green circles). The accuracy of our estimated locations has not been verified by a professional surveyor. Only the trees shown on the existing survey (attached) were professionally surveyed.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,

Robert McRae
ISA Certified # PN-7125A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Attached:
1-page tree resource spreadsheet
1-page survey site plans with tree locations included
2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a "risk assessment" of the trees included.

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Talbot Mackenzie & Associates
Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions
Revised November 28, 2019

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are generally not tagged ("NT #").

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.
~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and local experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

This method is solely a mathematical calculation that does not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean). To calculate the critical root zone of trees with multiple stems below 1.4m, the diameter is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. This however can result in multi-stem trees having exaggerated CRZs. Where noted, sometimes the CRZ for trees with multiple stems will be calculated using the diameter of the trunk below the unions. In specific cases, some CRZs will be approximate (~).

Note that in most cases, our inventories include a Level 1 Limited Visual Assessment, which only comprises a brief assessment to identify obvious defects and conditions. The inspection may have only been completed from one-side of the tree, depending on the defined scope of work, property lines and/or site conditions.

Health Condition:

- Poor – Tree is weak, under significant stress and/or declining
- Fair – Tree has average vigour for its species and site conditions
- Good – Tree is growing well and appears to be free of significant health stress

Structural Condition:

- Poor – Significant structural defects observed
- Fair – Moderate to minor structural concerns; mitigation measures likely feasible
- Good - No visible or only minor structural concerns

Retention Status:

- Removal (or "X)- Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.

Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected
NT1	Cherry	*Prunus serrulata*	48.0	7.0	5.7	Moderate	Poor	Poor	Extensive decay in trunk. Large (23cm) branch failure. Response growth in both these areas. Small expired *Ganoderma* fungal fruiting body on lower trunk. Cherry bark tortrix moth damage (frass, sap ooze visible) throughout. Low Live Crown Ratio (LCR).	Yes
NT2	Douglas-fir	*Pseudotsuga menziesii*	51.0	9.0	7.7	Poor	Fair	Fair	Tree possibly topped in the past; existing leader deflects. Lower crown on dwelling side raised significantly for clearance. Trunk within 2m of dwelling and 1m of accessory building. Cooley spruce gall aphid causing minor foliar damage.	Yes
NT3	European Ash	*Fraxinus exelsior*	64.0	16.0	7.7	Moderate	Poor	Poor	Signs of stress; excessive epicormic growth, minor insect damage (foliar skeletonizing), low LCR, dead branches (5-7cm) attached as well as hangers. Lower crown on dwelling side raised for clearance; good pruning wound compartmentalization.	Yes
NT4	Apple	*Malus spp.*	22.0	4.0	2.2	Good	Fair	Poor	5m SE of spike, clump emerging from adjacent stump, insignificant canker damage.	No
NT5	Holly	*Ilex spp.*	20.0	2.5	2.0	Good	Good	Good	Fenceline, 7.5m SE of spike.	No

Prepared by:
Talbot Mackenzie & Associates
ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com

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SECTION 6	ARBORIST	Talbot Mackenzie & Associates
SECTION 7	TRANSPORTATION	Bunt & Associates

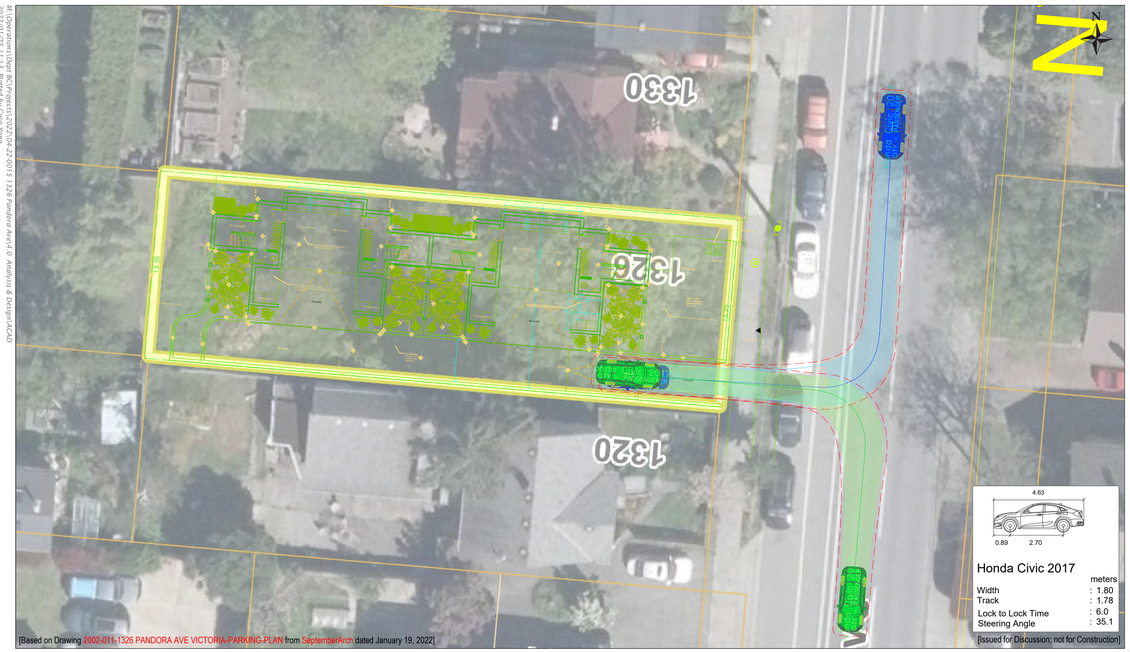


Exhibit 1

Residential Vehicle Site Access

04-22-0015 January, 2022 Scale 1:200 on Ledger 1326 Pandora Ave Prepared by CY

bunt associates



Exhibit 2

Unit 1 & 3 Parking Stall Accessibility - Inbound

04-22-0015 January, 2022 Scale 1:125 on Ledger 1326 Pandora Ave Prepared by CY

bunt associates



Exhibit 3

Unit 2 & 4 Parking Stall Accessibility - Inbound

04-22-0015 January, 2022 Scale 1:125 on Ledger 1326 Pandora Ave Prepared by CY



Exhibit 4

Unit 1 & 3 Parking Stall Accessibility - Outbound

04-22-0015 January, 2022 Scale 1:125 on Ledger 1326 Pandora Ave Prepared by CY

M:\Operations\Dept BC\Projects\2022\04-22-0015 1326 Pandora Ave\4.0 Analysis & Design\ACAD\04-22-0015.dwg
2022/01/25 11:13 - Plotted by Coco Yang



Exhibit 5

Unit 2 & 4 Parking Stall Accessibility - Outbound

04-22-0015 January, 2022 Scale 1:125 on Ledger 1326 Pandora Ave Prepared by CY

bunt & associates