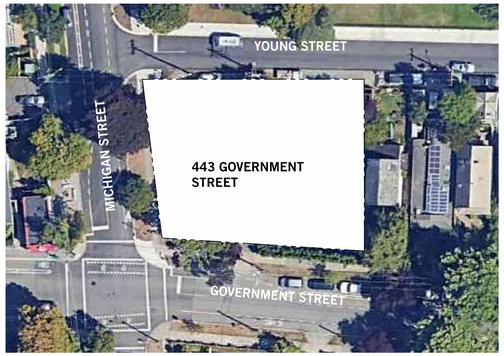


1 **LOCATION PLAN**
A000 NTS

PROJECT INFORMATION

PROJECT STATS		
ZONE - CURRENT	GRD-1	
ZONE - PROPOSED	CD	
PROPOSED USE	RESIDENTIAL MULTIPLE DWELLING STRATA HOTEL	
TOTAL NUMBER OF UNITS	52	
UNIT TYPES	1, 2, & 3 BEDROOMS	
UNITS < 45m2	17	
UNITS ≥ 45m2 & ≤ 70m2	16	
UNITS > 70m2	19	
GROUND-ORIENTED UNITS	8	
MINIMUM UNIT FLOOR AREA (m2)	38.1	
TOTAL RESIDENTIAL FLOOR AREA (m2)	1,266.2	
TOTAL FLOOR AREA (m2)	4,029.6	
LOCATION & SITING OF USES AND STRUCTURES		
TRANSIT PRIORITY NETWORK	400m	
PRIORITY GROWTH AREA	YES	
	PROPOSED	**PERMITTED / REQUIRED**
DENSITY OF DEVELOPMENT		
FLOOR SPACE RATIO	3.2	1.6
HEIGHT		
HEIGHT OF BUILDING (m)	24.5	20.5
NUMBER OF STOREYS	6	6
PROJECTIONS FROM ROOFTOP STRUCTURES (m)	1.7	3.0
SETBACKS & PROJECTIONS (m)		
FRONT LOT LINE (MICHIGAN ST)	3.5	4.0
REAR LOT LINE	3.0	8.0
FLANKING STREET LOT LINE (GOVERNMENT ST)	2.9	4.0
FLANKING STREET LOT LINE (YOUNG ST)	5.7	4.0
PROJECTIONS - BALCONY	2.1	2.0
PROJECTIONS - STEPS	3.0	4.0
PROJECTIONS - EAVES	0.00	0.75
PROJECTIONS - PARKADE - FRONT	3.4	4.0
PROJECTIONS - PARKADE - BACK	6.35	0.75
MOTOR VEHICLE & BICYCLE PARKING		
PARKING STALLS ON SITE (INCL. ACCESSIBLE)	26	58, REDUCED TO 0*
0.85 FOR UNITS < 45m2		0.85*17=14.45
1.00 FOR UNITS ≥ 45m2 & ≤ 70m2		1.00*16=16
1.45 FOR UNITS > 70m2		1.45*19=27.55
ACCESSIBLE PARKING STALLS	2 RZ3	2
VAN ACCESSIBLE STALLS	1	1
VISITOR PARKING STALLS (0.10 PER UNIT)	2	0.10*52=5.2
VISITOR ACCESSIBLE PARKING STALLS	0	N/A
VISITOR VAN ACCESSIBLE STALLS	0	N/A
TOTAL STALLS	**28**	
ENERGIZED ELECTRIC VEHICLE OUTLETS	28	1 PER STALL
DRIVEWAY SLOPE	15%	15%
PARKING SLOPE	5%	8%
BICYCLE PARKING SPACES - CLASS 1	64	61
1 FOR UNITS < 45m2		1*17=17
1.25 FOR UNITS ≥ 45m2		35*1.25=43.75
PERCENTAGE GROUND MOUNTED SPACES	56	50
BICYCLE PARKING SPACES - CLASS 2	6	6 > 5.2
GREATER OF 0.10 PER UNIT OR 6		
*LOCATED IN TRANSIT ORIENTED AREA		
LOT COVERAGE & OPEN SPACE		
LOT COVERAGE	58.9% (745.3/1266.2)	55% MAX
OPEN SITE SPACE	41.1% (520.9/1266.2)	30% MIN
LANDSCAPE AREA	0%	10% MIN
LOT DIMENSION & AREA		
LOT AREA (m2) MIN	1,266.2	540
STREET FRONTAGE (m) MIN	30.4	36.0

DRAWING LIST

A000	COVER PAGE & PROJECT DATA	**A200**	LEVEL P1 FLOOR PLAN
A010	SITE SURVEY	**A201**	LEVEL 1 FLOOR PLAN
A011	CONTEXT PLAN	**A202**	LEVEL 2-5 FLOOR PLAN
A012	SITE PLAN	**A203**	LEVEL 6 FLOOR PLAN
A013	EXISTING SITE PLAN RZ3	**A204**	ROOF PLAN
A020	STREET ELEVATIONS	**A250**	UNIT PLANS RZ3
A021	SHADOW STUDIES	**A251**	UNIT PLANS
A030	PROJECT IMAGES	**A252**	UNIT PLANS
A031	PROJECT IMAGES	**A253**	UNIT PLANS
A032	PROJECT IMAGES RZ3	**A254**	UNIT PLANS
A040	LOT COVERAGE & OPEN SITE SPACE	**A255**	UNIT PLANS
A041	FLOOR AREA CALCULATIONS	**A300**	ELEVATIONS
		A301	ELEVATIONS
		A400	SECTIONS
		A401	SECTIONS



443 GOVERNMENT STREET

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
November 12, 2026

PROJECT TEAM

OWNER
443 GOVERNMENT DEVELOPMENTS LTD.
301 - 1106 COOK STREET
VICTORIA, BC V8V 3Z9
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E. cwindjack@ladrla.ca

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TALMACK URBAN FORESTRY
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SURVEYOR
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OWNER / CLIENT

Abstract

SEAL:

2026-10-28

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RZ 1	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	PROJECT
SCALE:	NTS
DRAWN BY:	BC
CHECKED BY:	JB

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A000

COVER PAGE &
PROJECT DATA

BC LAND SURVEYORS SITE PLAN OF:

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

Distances are in meters

0 2 10 20

The intended print size is 11" by 17"

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

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

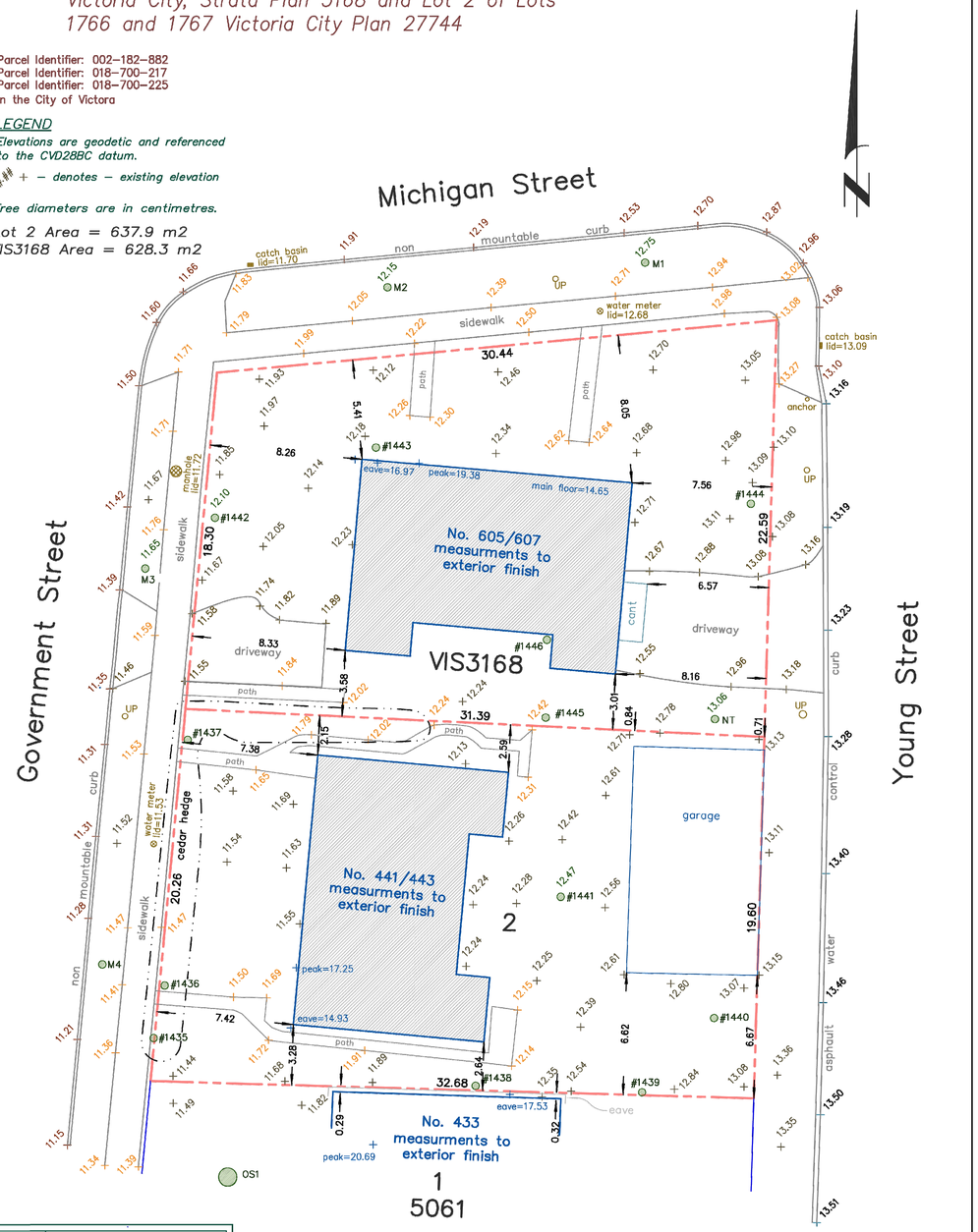
LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

##+ – denotes – existing elevation

Tree diameters are in centimetres.

Lot 2 Area = 637.9 m2
VIS3168 Area = 628.3 m2



Date	November 26, 2024
File	14271-8

V.I. POWELL & ASSOCIATES
BC Land Surveying
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

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

92162G – Easement

Setbacks are derived from field survey.

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

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

1 SITE SURVEY
A010 1:150

OWNER / CLIENT

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T 604 633 1332

VICTORIA
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VICTORIA BC V8T 3Y3
T 604 633 1332

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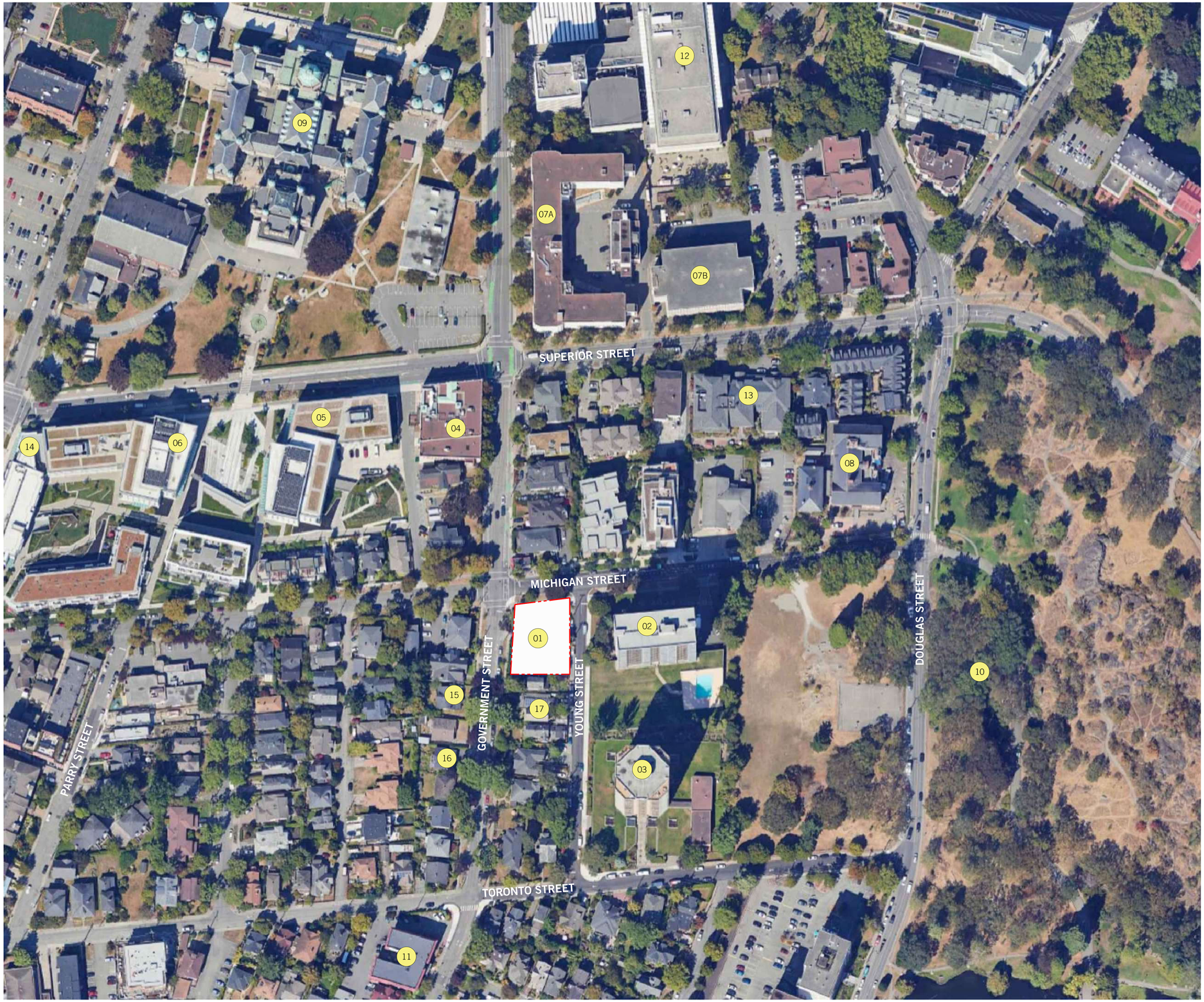
DATE:	2026-10-28
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ISSUE:	
SCALE:	1:200
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A010

SITE SURVEY



1 **CONTEXT PLAN**
A011 1:1000

LEGEND

01 PROPOSED BUILDING
02 ORCHARD HOUSE - 22 STOREY RESIDENTIAL
03 ROBERTS HOUSE - 21 STOREY RESIDENTIAL
04 GOV. COMM. AND PUBLIC ENGAGEMENT
05 CANADIAN ARMED FORCES
06 BC MINISTRY OF ENVIRONMENT
07A DOUGLAS BUILDING
07B DOUGLAS BUILDING ANNEX - BC MINISTRY OF EDUCATION
08 SOUTH PARK FAMILY SCHOOL
09 LEGISLATIVE ASSEMBLY OF BC
10 BEACON HILL PARK
11 JAMES BAY INN
12 ROYAL BC MUSEUM
13 BEACON HILL VILLA
14 VICTORIA PUBLIC LIBRARY
15 432-34 GOVERNMENT STREET
16 424 GOVERNMENT STREET
17 433, 429, 427 GOVERNMENT STREET

OWNER / CLIENT

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PROJECT
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A011

CONTEXT PLAN



TREE LEGEND:

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

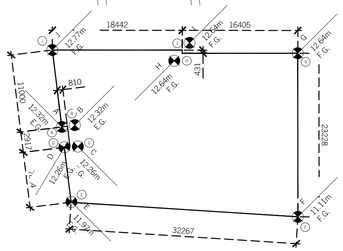
1 **SITE PLAN**

A012 1:100

Point	Elevation	Points	Avg. of Points (M)	Distance Between Points (M)	Totall	Grade= Total/Perimeter
A	12.32	A+B	12.32	0.810	9.98	
B	12.32	B+C	12.29	2.917	35.85	
C	12.26	C+D	12.26	0.810	9.93	
D	12.26	D+E	12.115	7.864	95.27	
E	11.97	E+F	11.54	32.267	372.36	
F	11.11	F+G	11.875	23.228	275.83	
G	12.64	G+H	12.64	16.405	207.36	
H	12.64	H+I	12.64	0.431	5.45	
I	12.64	I+J	12.705	18.442	234.31	
J	12.77	J+A	12.545	11.000	138.00	
				114.174	1384.33	12.125

2 **GRADE CALCULATION**

A012 1:400



3 **BIKE STALLS**

A012 1:100

CLASS 2 HORIZONTAL STALL
1.8m X 0.6m

OWNER / CLIENT

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RZ	2025.04.17	ISSUED FOR REZONING

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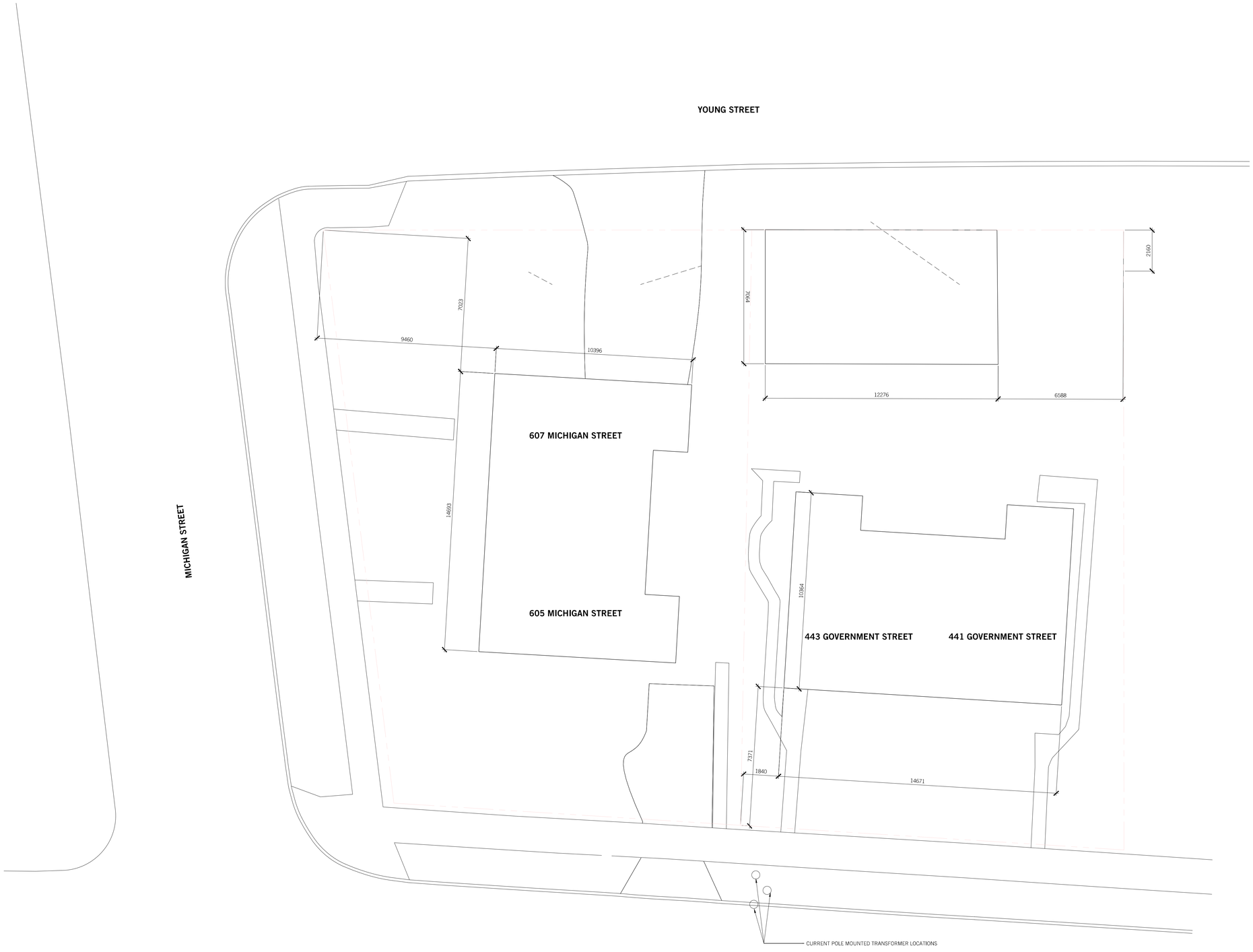
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SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A012

SITE PLAN



1 **EXISTING SITE PLAN**
A013 1:100

TREE LEGEND:

XXX EXISTING TREE TO BE REMOVED

XXX EXISTING TREE TO REMAIN

CRITICAL ROOT ZONE (CRZ)

PROPOSED NEW TREE

EXISTING POWER POLES

OWNER / CLIENT

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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A013
EXISTING SITE PLAN



2 MICHIGAN STREET ELEVATION

A020 1:250



1 GOVERNMENT STREET ELEVATION

A020 1:250

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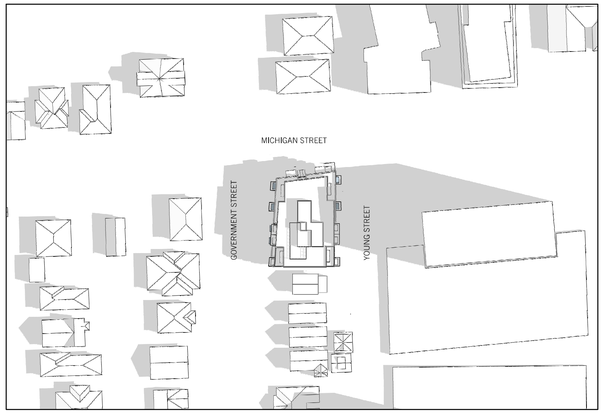
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CHECKED BY:	JB
	TRUE

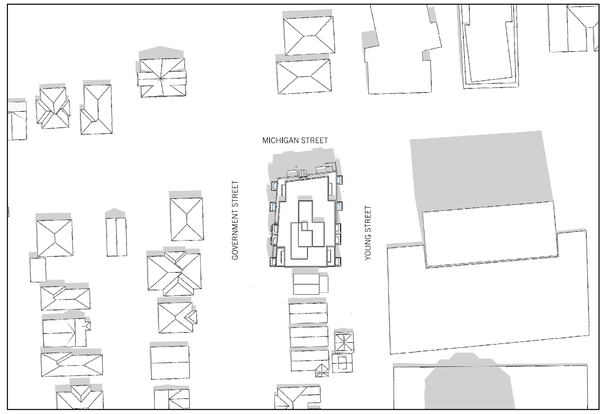
443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A020

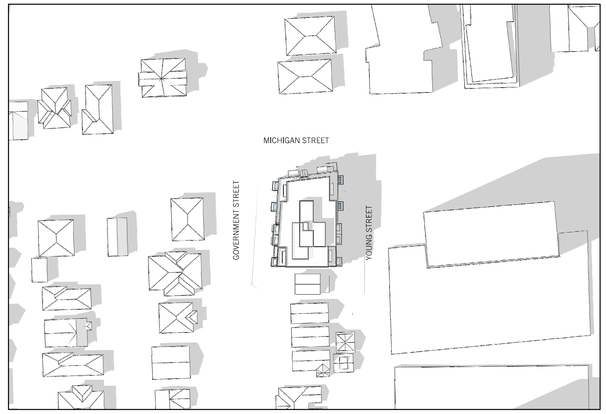
STREET ELEVATIONS



1 **JUNE 21st @ 9AM**
A021 NTS



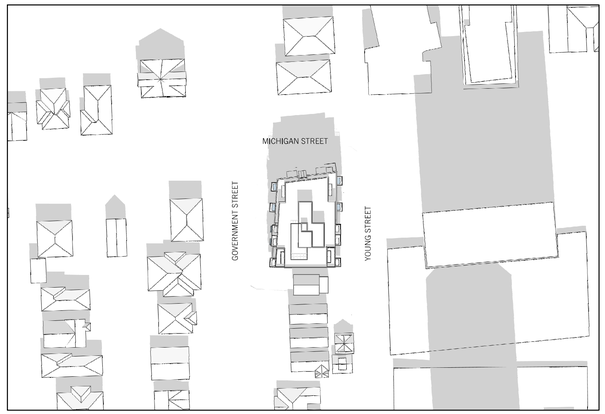
2 **JUNE 21st @ 12PM**
A021 NTS



3 **JUNE 21st @ 3PM**
A021 NTS



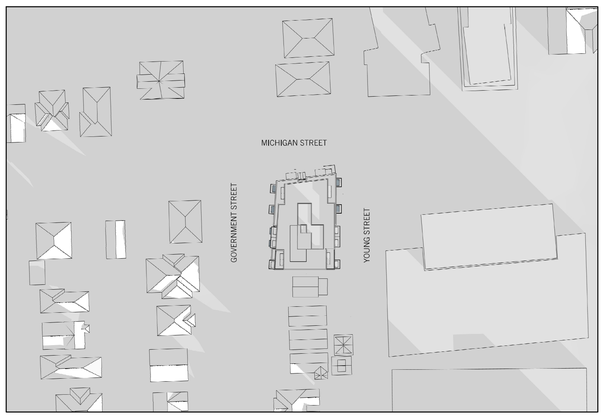
4 **SEPTEMBER 21st @ 9AM**
A021 NTS



5 **SEPTEMBER 21st @ 12PM**
A021 NTS



6 **SEPTEMBER 21st @ 3PM**
A021 NTS



7 **DECEMBER 21st @ 9AM**
A021 NTS



8 **DECEMBER 21st @ 12PM**
A021 NTS



9 **DECEMBER 21st @ 3PM**
A021 NTS

OWNER / CLIENT

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	NTS
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A021

SHADOW STUDIES



1 **VIEW FROM CORNER OF MICHIGAN ST. AND GOVERNMENT ST.**

A030

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

RZ3	2026.10.28	RE-ISSUED FOR REZONING / DP	
	2026.09.18	ISSUED FOR CALUC	
RZ2	2026.03.27	RE-ISSUED FOR REZONING	
RZ	2025.04.17	ISSUED FOR REZONING	
NO.	DATE:	DESCRIPTION:	

UWA

URBAN WEST ARCHITECTURE

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

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

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT

TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A030

PROJECT IMAGES



1 **VIEW TO FRONT ENTRY ALONG MICHIGAN ST.**

A031

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

UWA

URBAN WEST ARCHITECTURE

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

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

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT

TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A031

PROJECT IMAGES



1 **VIEW ALONG GOVERNMENT STREET**

A032

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING
NO.	DATE:	DESCRIPTION:

UWA
URBAN WEST ARCHITECTURE

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

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

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SCALE:	1:100
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CHECKED BY:	JB

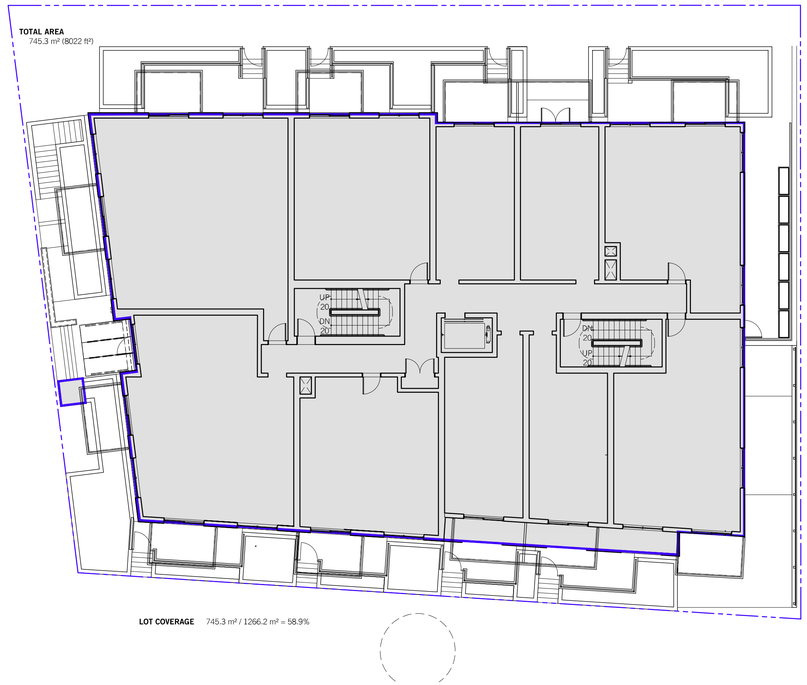
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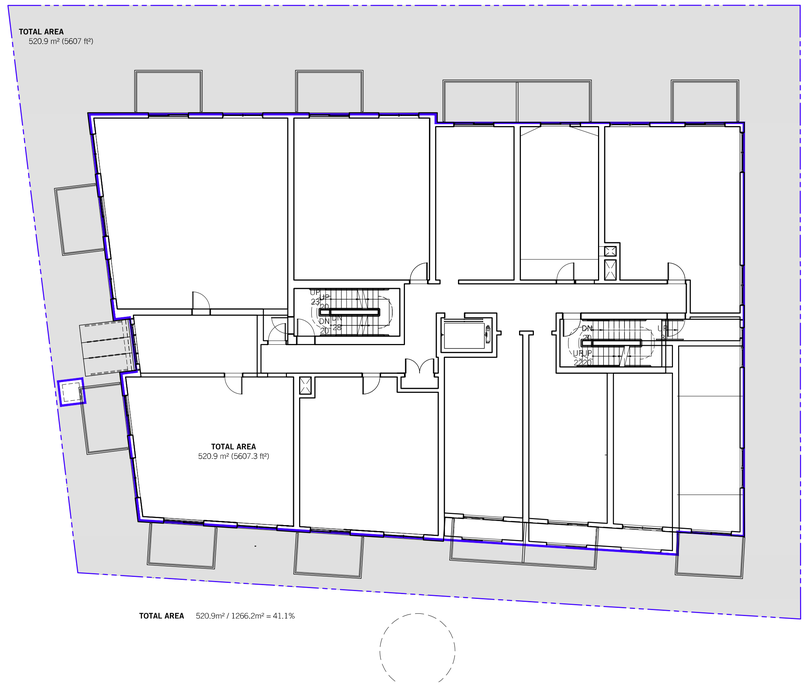
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A032

PROJECT IMAGES





1 **LOT COVERAGE & OPEN SITE SPACE**

A040 1:150

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

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RZ3	2026.10.28	RE-ISSUED FOR REZONING / DP
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RZ2	2026.03.27	RE-ISSUED FOR REZONING
RZ 1	2025.04.17	ISSUED FOR REZONING

UWA
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VANCOUVER
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PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
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CHECKED BY:	JB

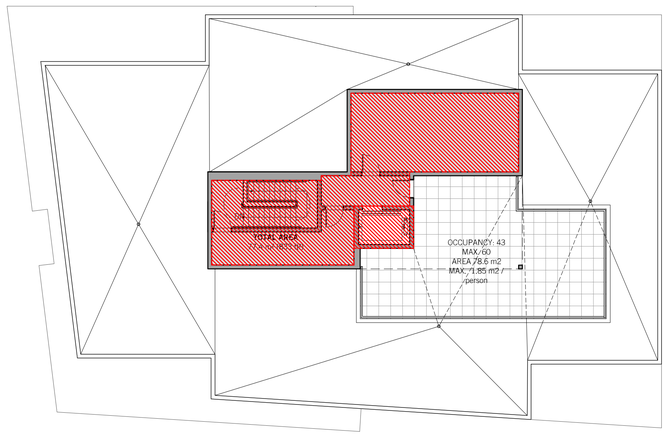
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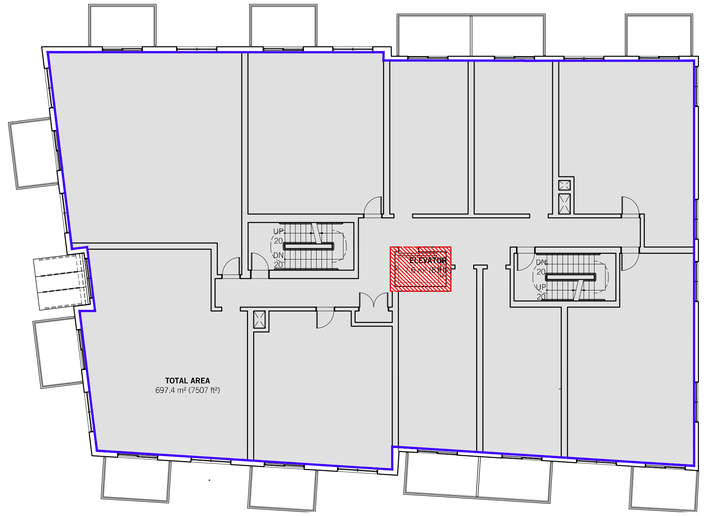
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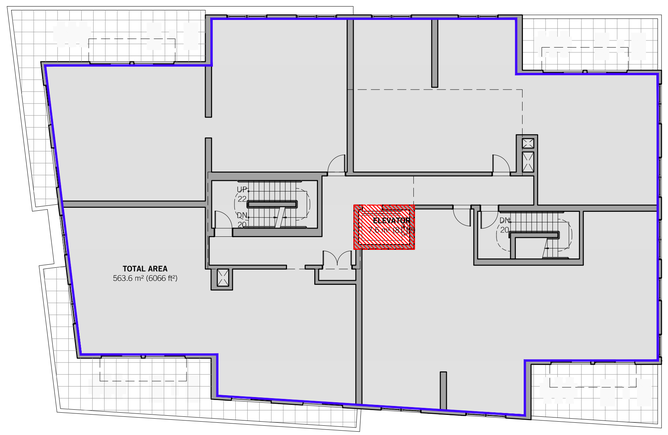
443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

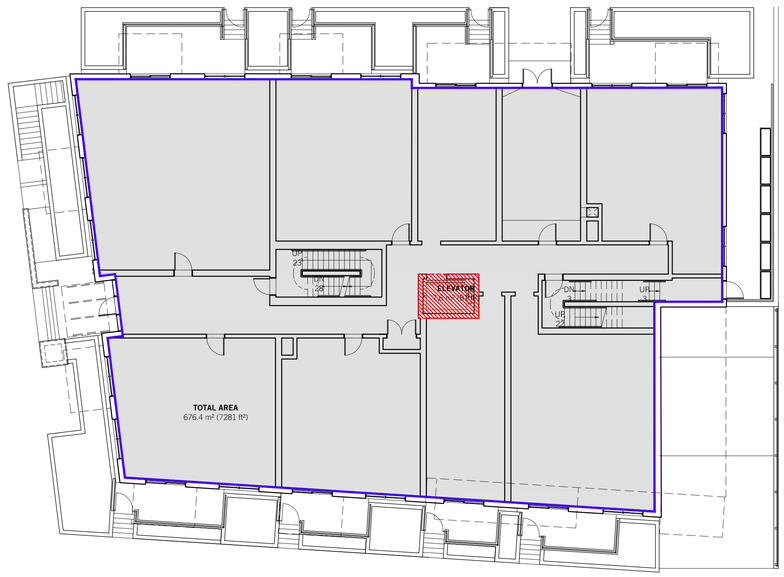
A040

LOT COVERAGE &
OPEN SITE SPACE









FLOOR AREA (m2)	
ROOF	
LEVEL 6	563.6
LEVEL 5	697.4
LEVEL 4	697.4
LEVEL 3	697.4
LEVEL 2	697.4
LEVEL 1	676.4
LEVEL P1	
TOTAL	4,029.6
SITE AREA	1266.2
FAR	3.18

1 **FLOOR AREA CALCULATIONS**
A041 1:150

OWNER / CLIENT

Abstract

SEAL:

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NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
2	2026 09 18	ISSUED FOR CALUC
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RZ	2025 04 17	ISSUED FOR REZONING

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URBAN WEST ARCHITECTURE

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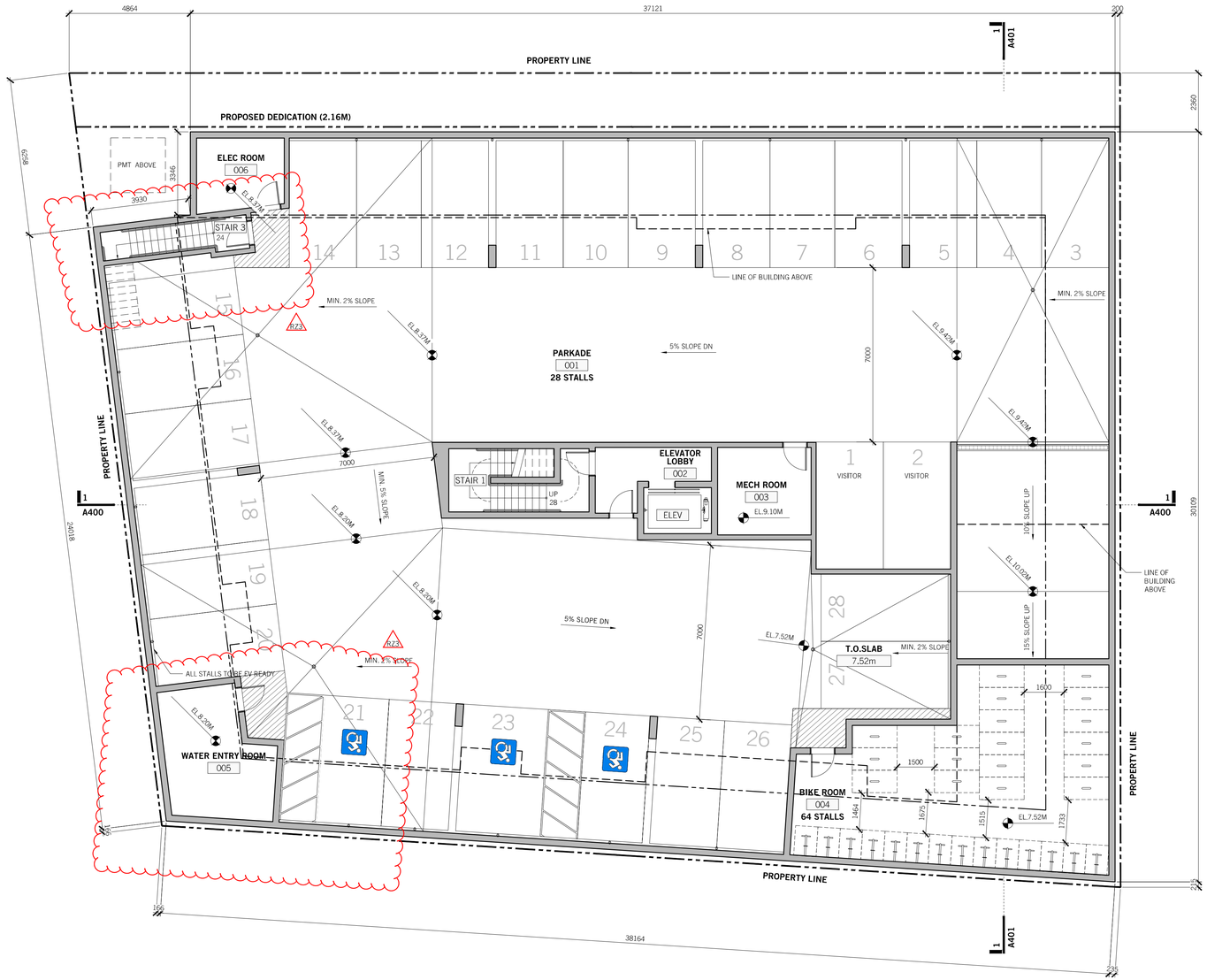
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PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

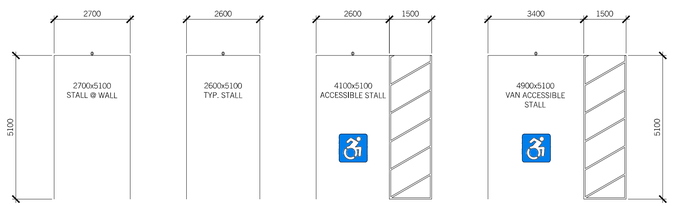
A041

FLOOR AREA CALCULATIONS



1 **LEVEL P1 FLOOR PLAN**

A200 1:100



2 **TYP. PARKING STALLS**

A200 1:100

CLASS 1 HORIZONTAL STALL
1.8m X 0.9m

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

CLASS 1 VERTICAL STALL
1.2m X 0.9m

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

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

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
1	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

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

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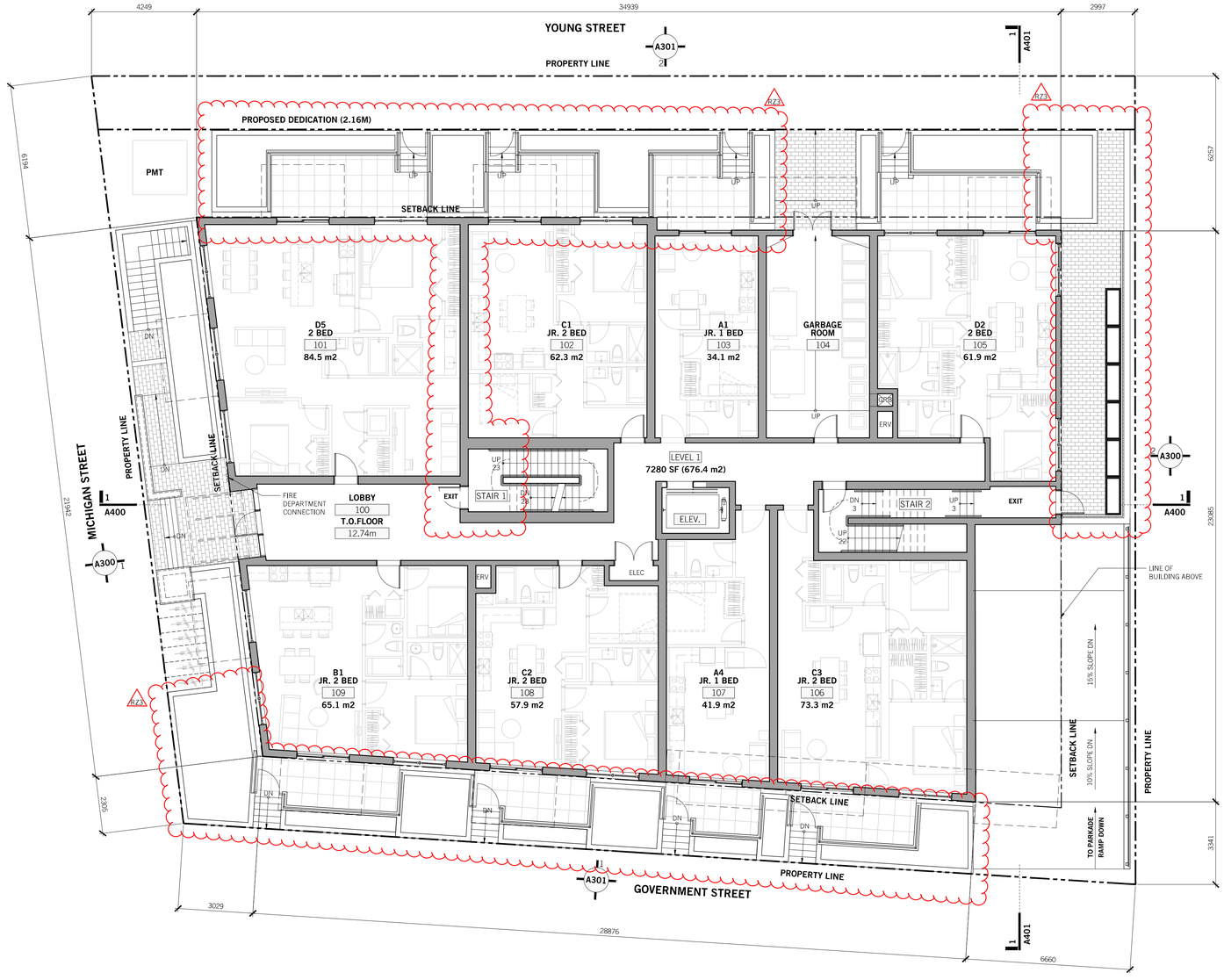
DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT NORTH
TRUE NORTH

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A200

LEVEL P1 FLOOR PLAN



1 **LEVEL 1 FLOOR PLAN**

A201 1:100

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
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UWA
URBAN WEST ARCHITECTURE

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

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

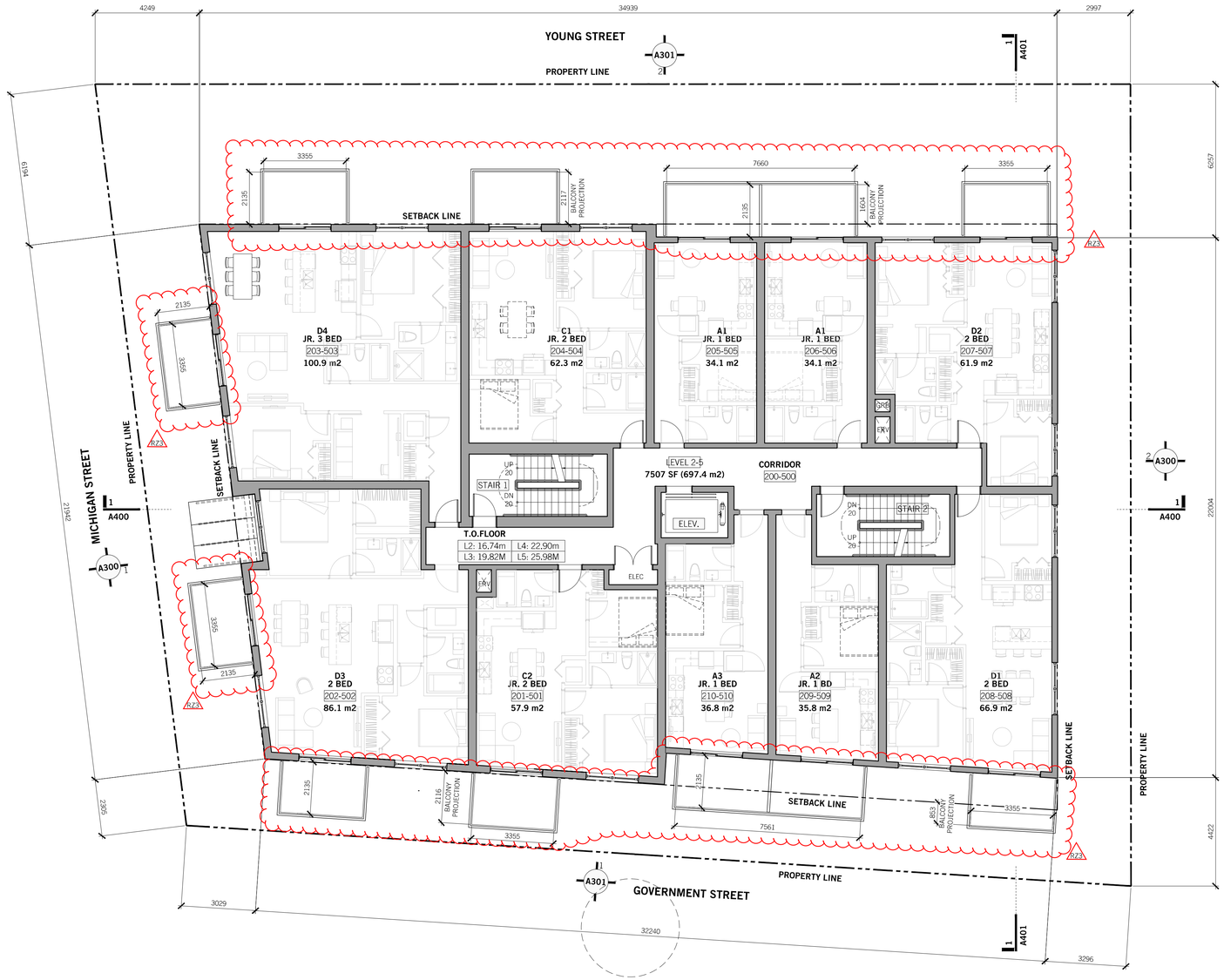
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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	PROJECT
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A201

LEVEL 1 FLOOR PLAN



1 **LEVEL 2-5 FLOOR PLAN**

A202 1:100

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
1	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

NO. DATE: DESCRIPTION:

UWA
URBAN WEST ARCHITECTURE

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

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VICTORIA BC V8T 3Y3
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DATE:	2026-10-28
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SCALE:	1:100
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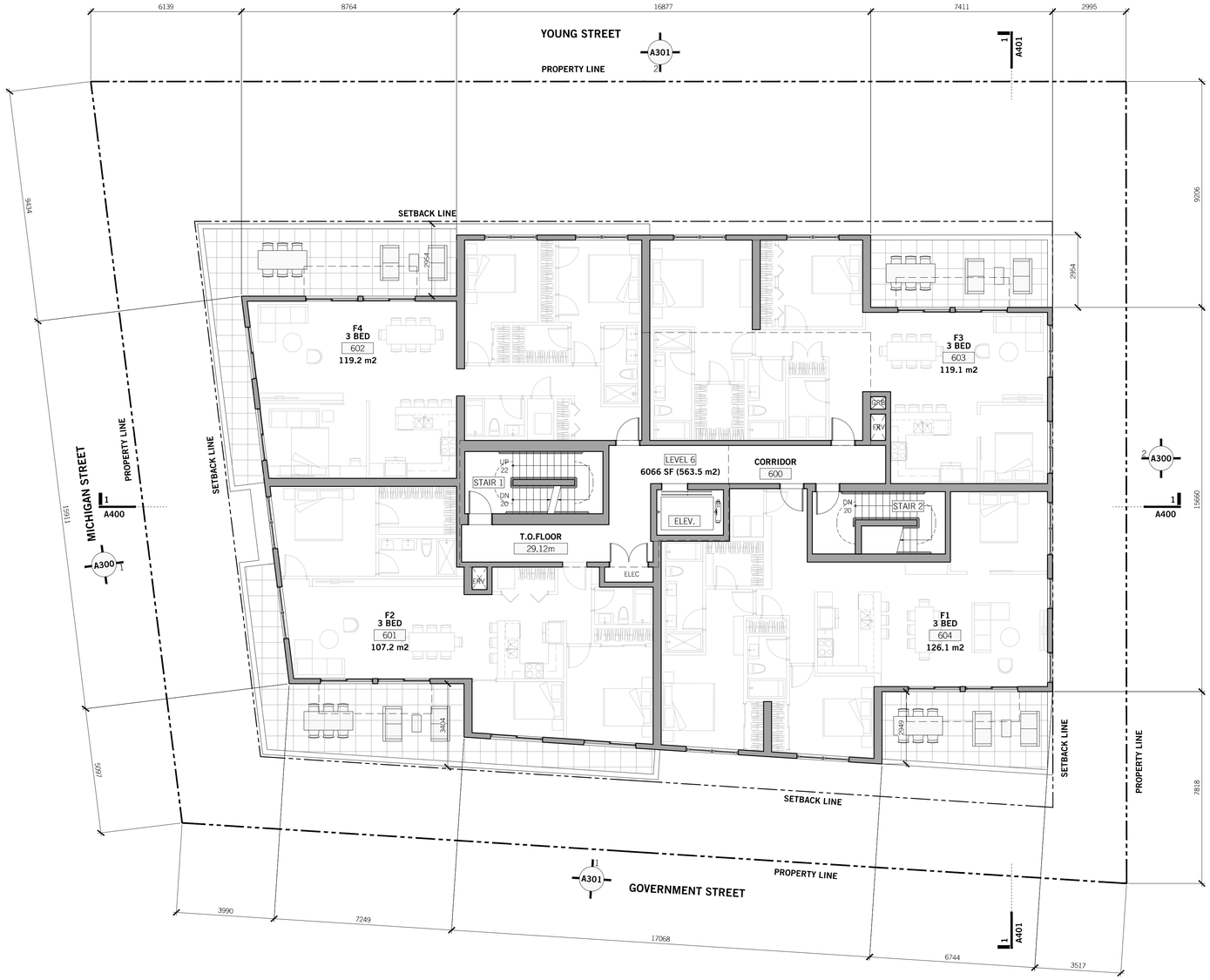
PROJECT

TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A202

LEVEL 2-5 FLOOR PLAN



1 **LEVEL 6 FLOOR PLAN**

A203 1:100

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

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RZ3	2026.10.28	RE-ISSUED FOR REZONING / DP
1	2026.09.18	ISSUED FOR CALUC
RZ2	2026.03.27	RE-ISSUED FOR REZONING
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UWA

URBAN WEST ARCHITECTURE

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

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2822 PRIOR ST
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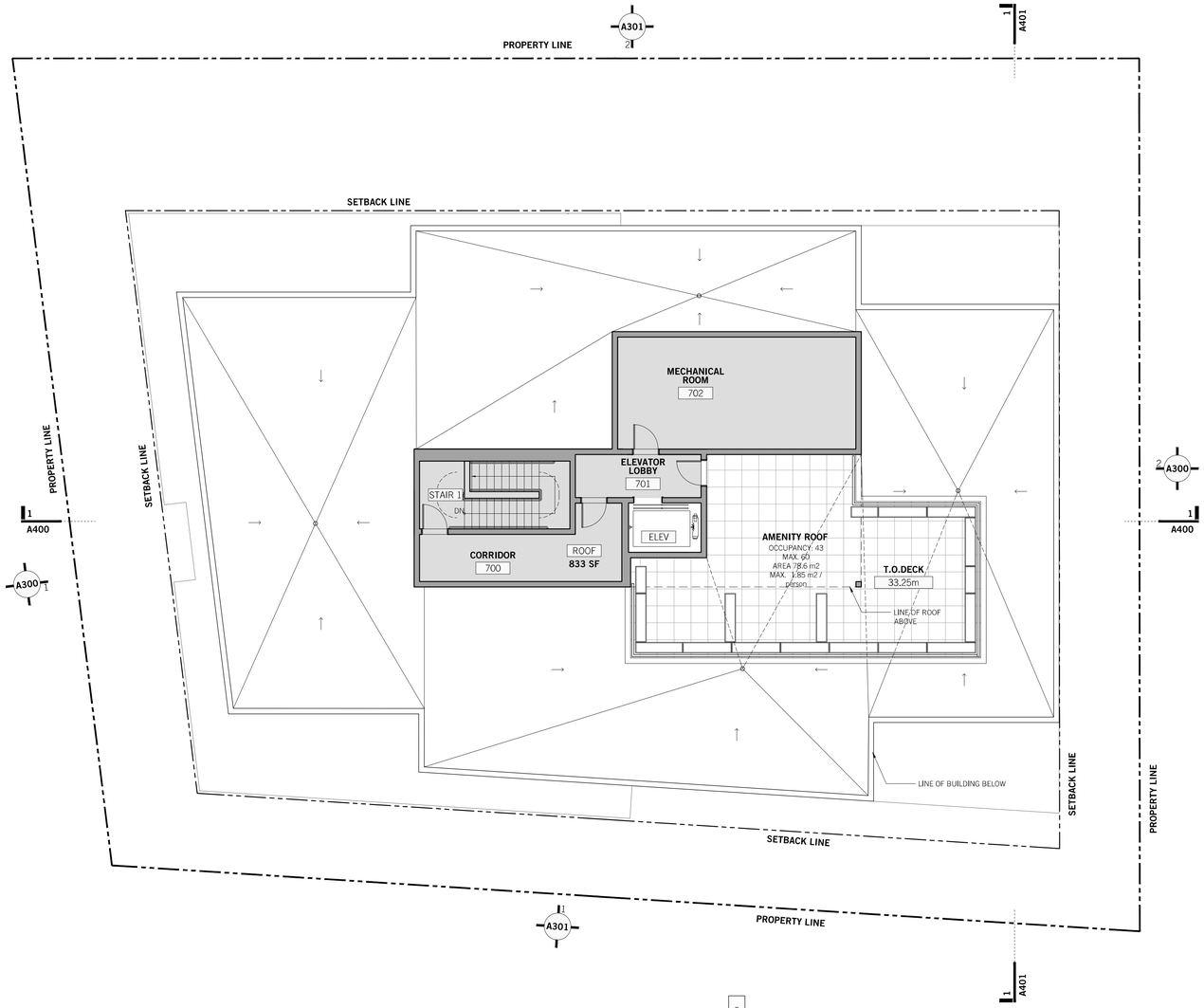
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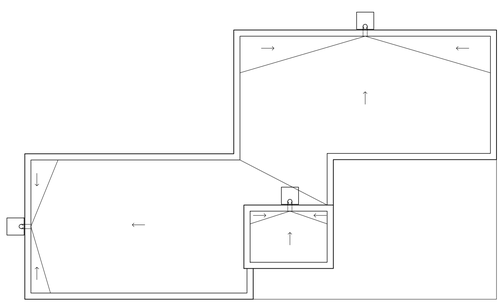
TRUE NORTH

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A203

LEVEL 6 FLOOR PLAN





1 **ROOF PLAN**
A204 1:100

2 **UPPER ROOF PLAN**
A204 1:100

OWNER / CLIENT

Abstract

SEAL:

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UWA
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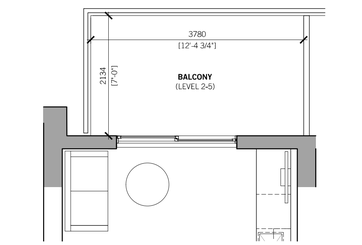
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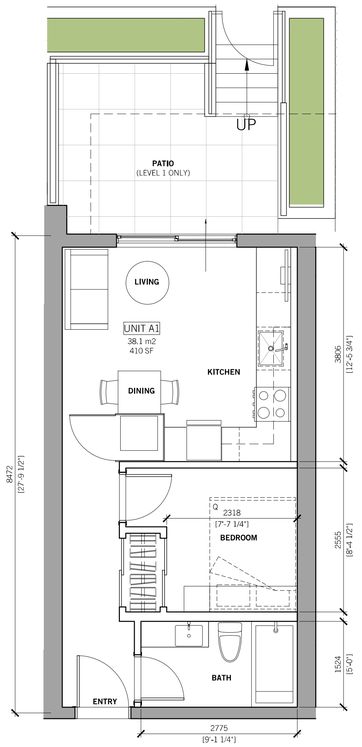
PROJECT
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443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

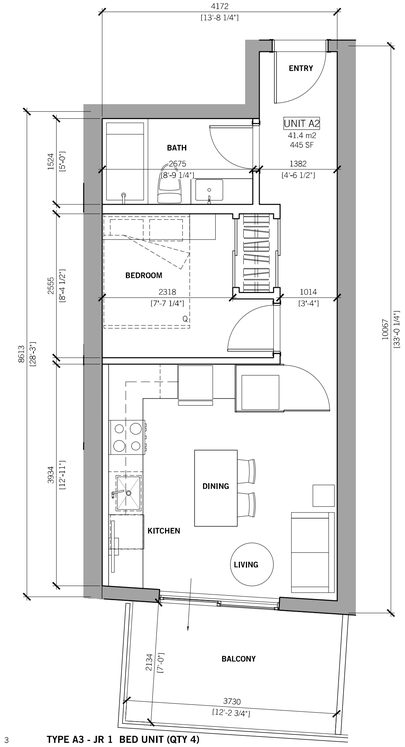
A204

ROOF PLAN

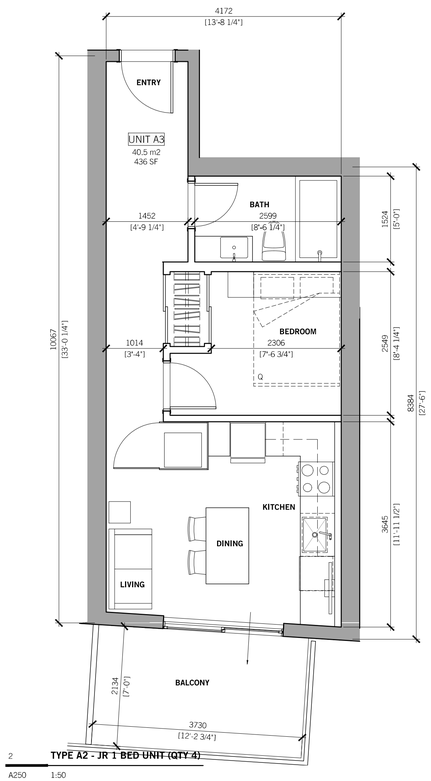




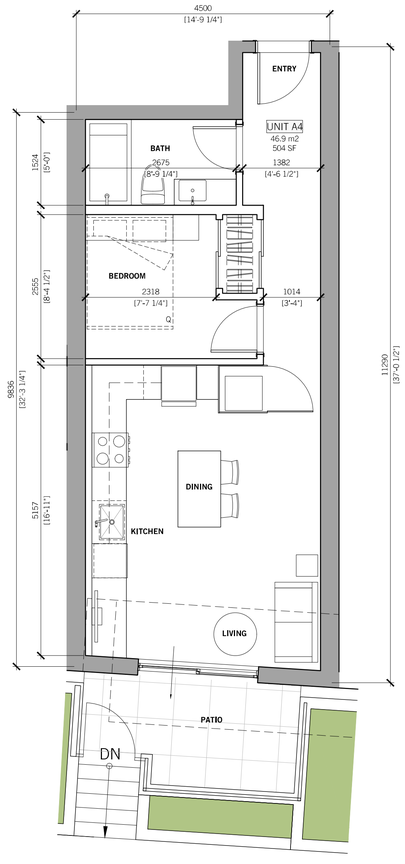
1 **TYPE A1 - JR 1 BED UNIT (QTY 9)**
A250 1:50



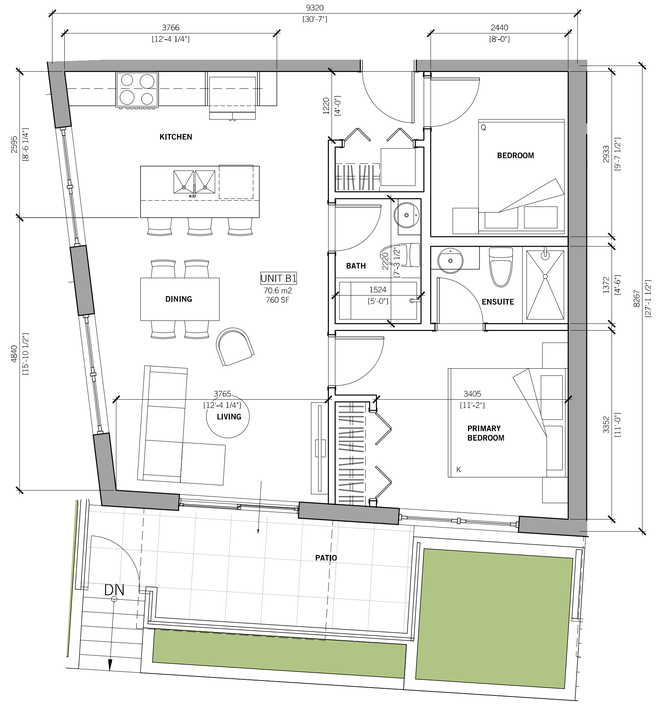
3 **TYPE A3 - JR 1 BED UNIT (QTY 4)**
A250 1:50



2 **TYPE A2 - JR 1 BED UNIT (QTY 4)**
A250 1:50



4 **TYPE A4 - 1 BED UNIT (QTY 1)**
A250 1:50



4 **TYPE B1 - 1 BED UNIT (QTY 1)**
A250 1:50

OWNER / CLIENT

Abstract

SEAL:

ARCHITECTURAL ASSOCIATION OF BRITISH COLUMBIA

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

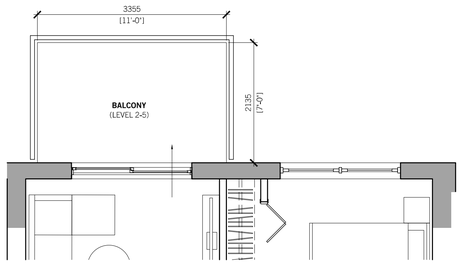
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBAN WEST ARCHITECTURE INC, AND MAY NOT BE REPRODUCED, COPIED OR LOANED WITHOUT WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THIS DRAWING MUST NOT BE SCALED, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO URBAN WEST ARCHITECTURE INC. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS REVISION DESCRIPTION INDICATES - ISSUED FOR CONSTRUCTION. ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS.

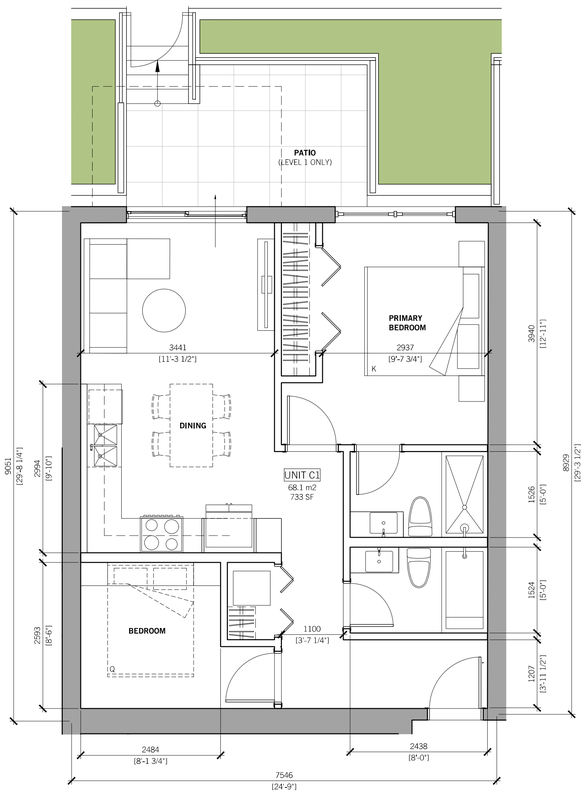
DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:50
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT TRUE

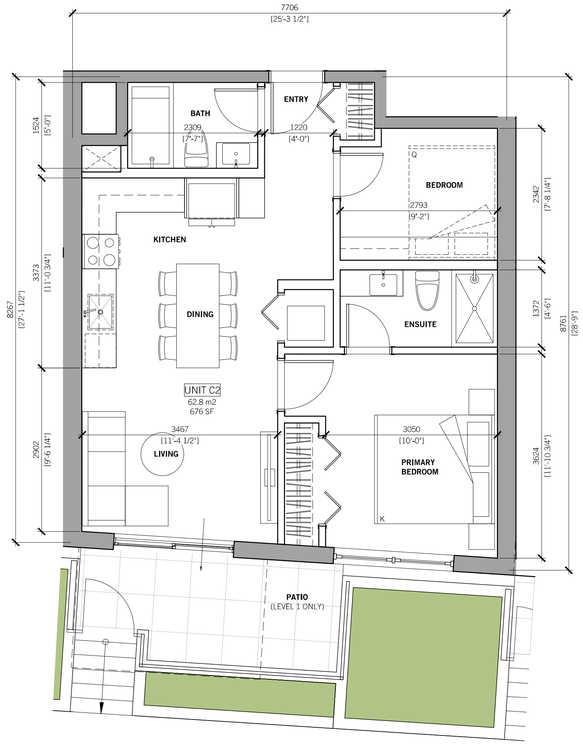
443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

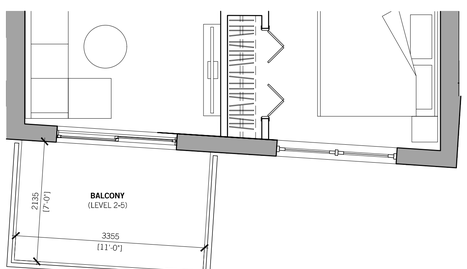
A250
UNITS PLANS



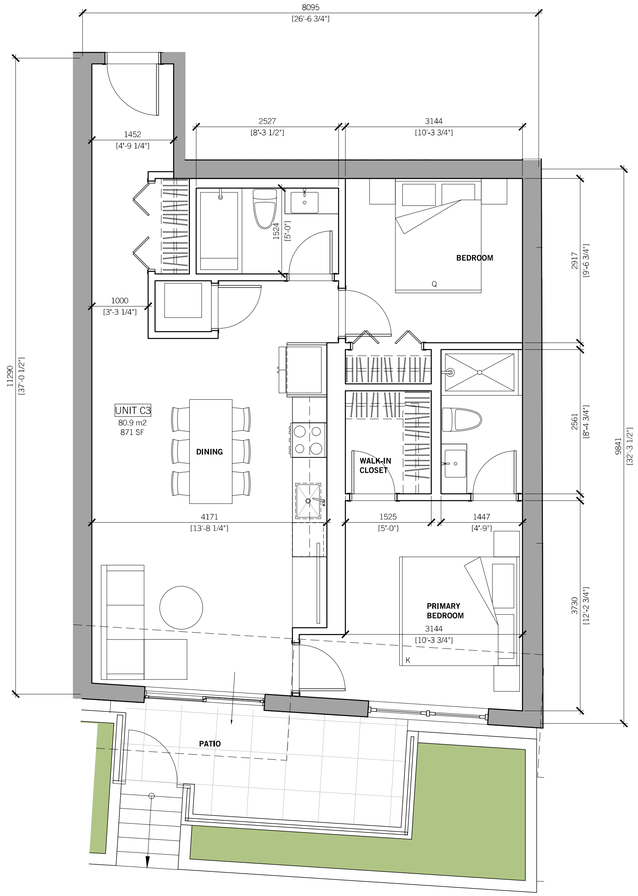


1 TYPE C1 - JR. 2 BED UNIT (QTY 5)
A251 1:50





2 TYPE C2 - JR. 2 BED UNIT (QTY 5)
A251 1:50



3 TYPE C3 - JR. 2 BED UNIT (QTY 1)
A251 1:50

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
	2026 09 18	ISSUED FOR CALUC
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RZ	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

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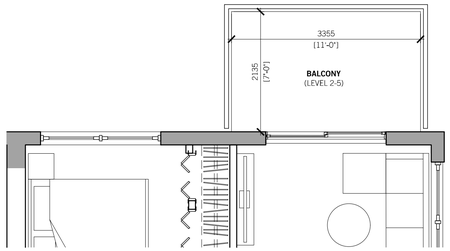
DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:50
DRAWN BY:	BC
CHECKED BY:	JB

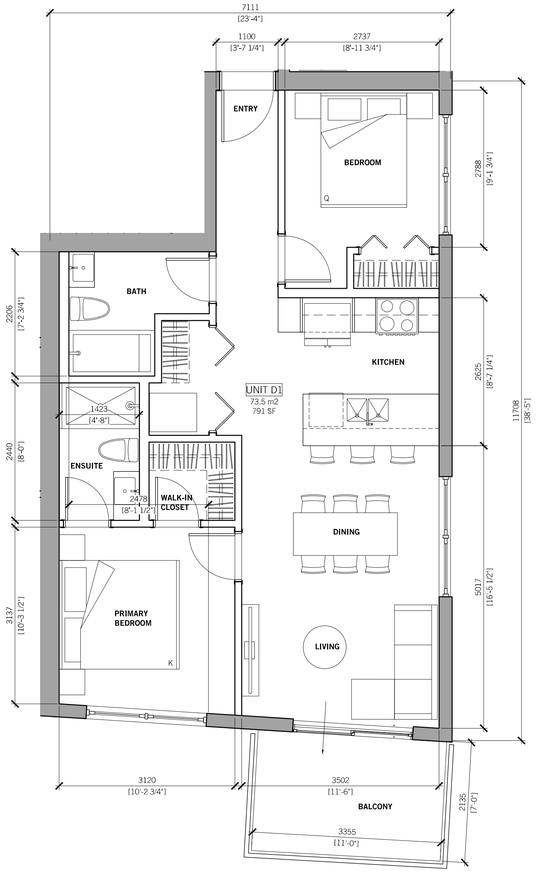
PROJECT
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A251

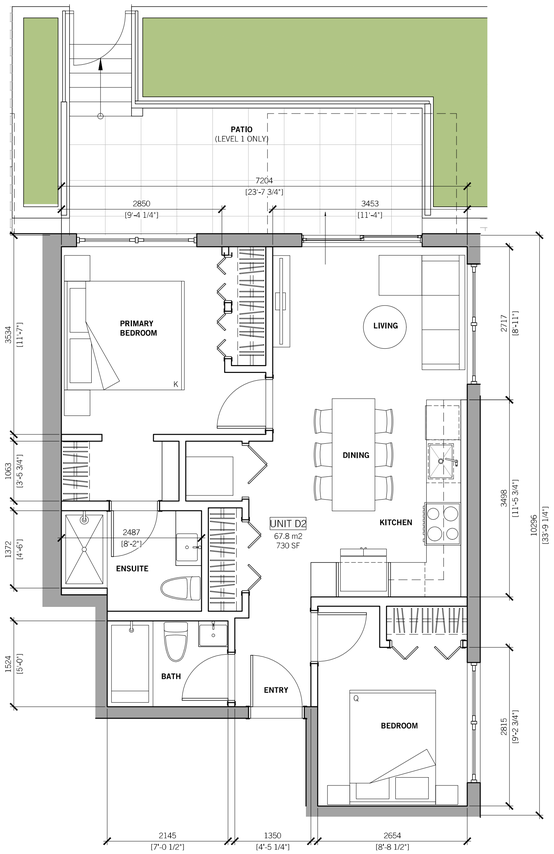
UNITS PLANS





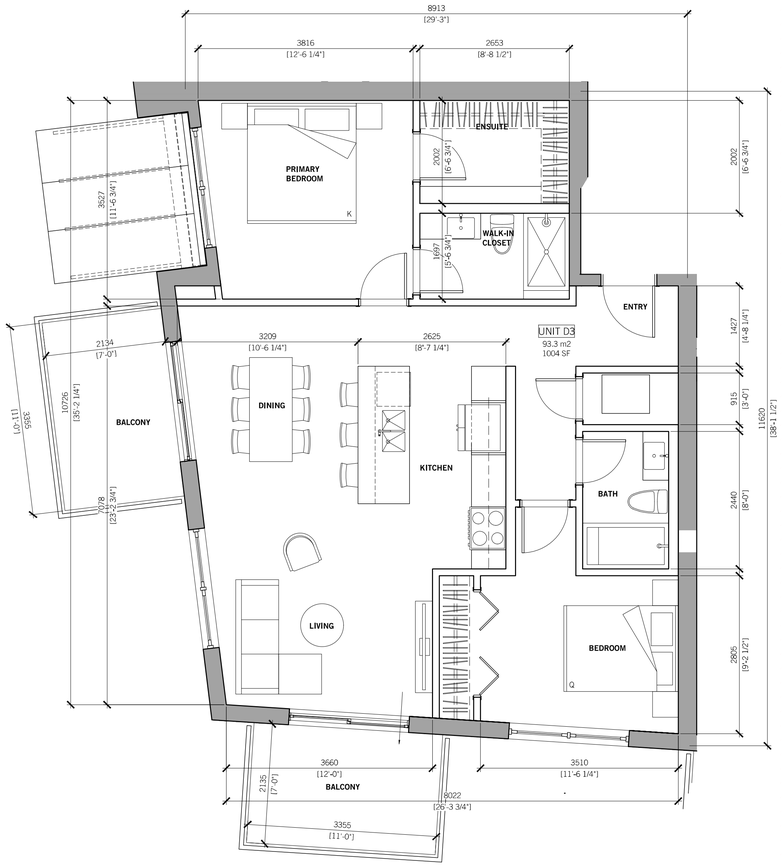
1 TYPE D1 - 2 BED UNIT (QTY 4)

A252 1:50



2 TYPE D2 - 2 BED UNIT (QTY 5)

A252 1:50



3 TYPE D3 - 2 BED UNIT (QTY 4)

A252 1:50

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

NO. DATE: DESCRIPTION:

UWA

URBAN WEST ARCHITECTURE

VANCOUVER
102-1688 WEST 1ST AVE.
VANCOUVER BC V6J 1G1
T 604 633 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 633 1332

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:50
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT

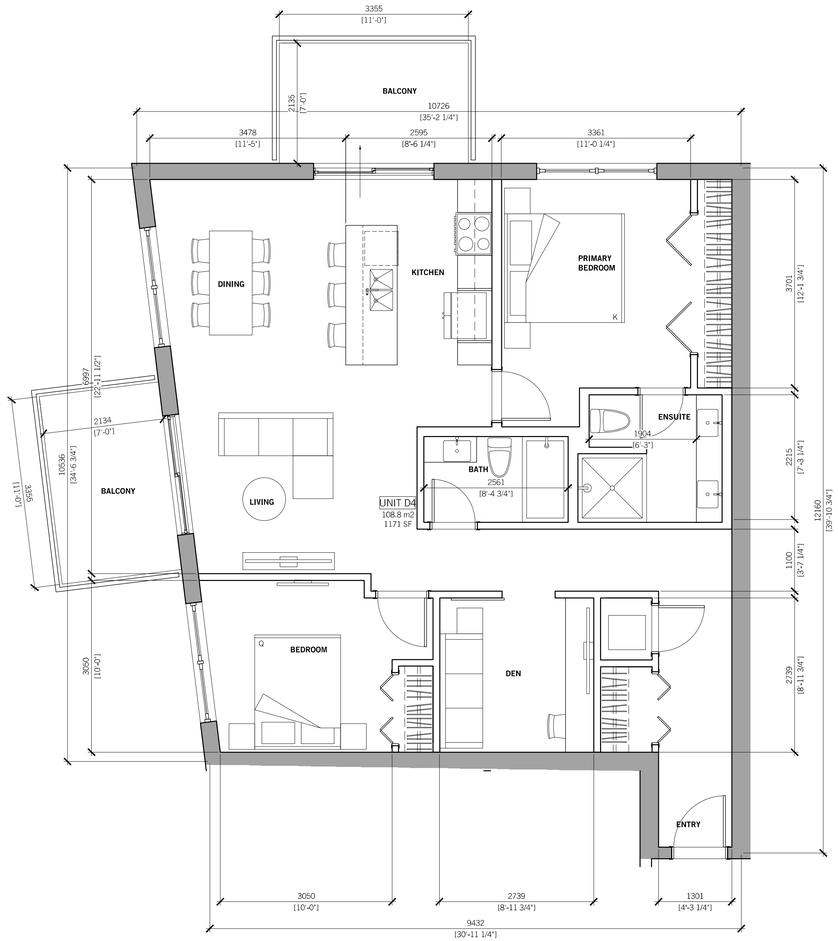
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A252

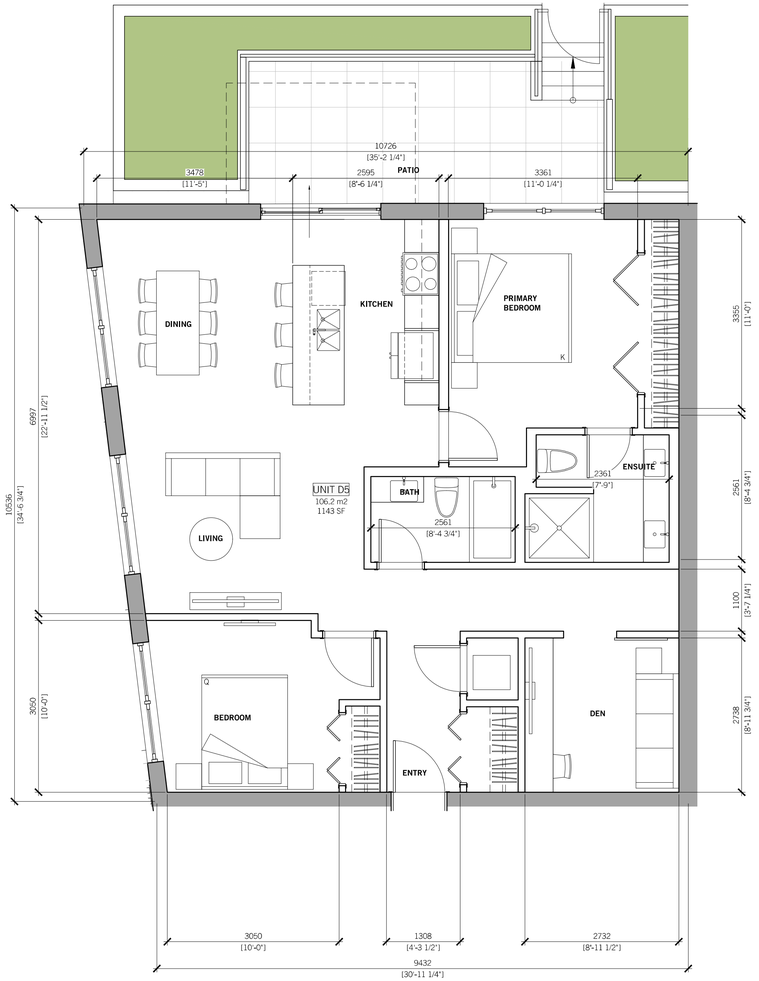
UNITS PLANS

RZ3



1 **TYPE D4 - 2 BED UNIT (QTY 4)**

A253 1:50



2 **TYPE D5 - 2 BED UNIT (QTY 1)**

A253 1:50

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
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1	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

UWA

URBAN WEST ARCHITECTURE

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

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

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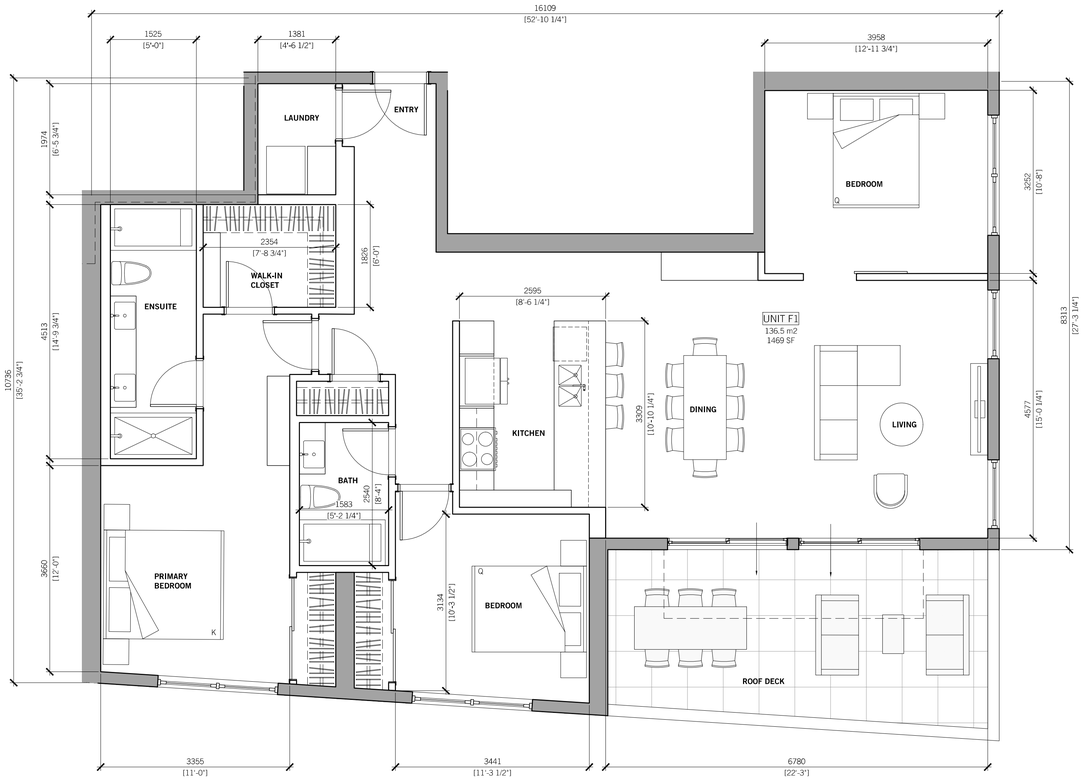
PROJECT

TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

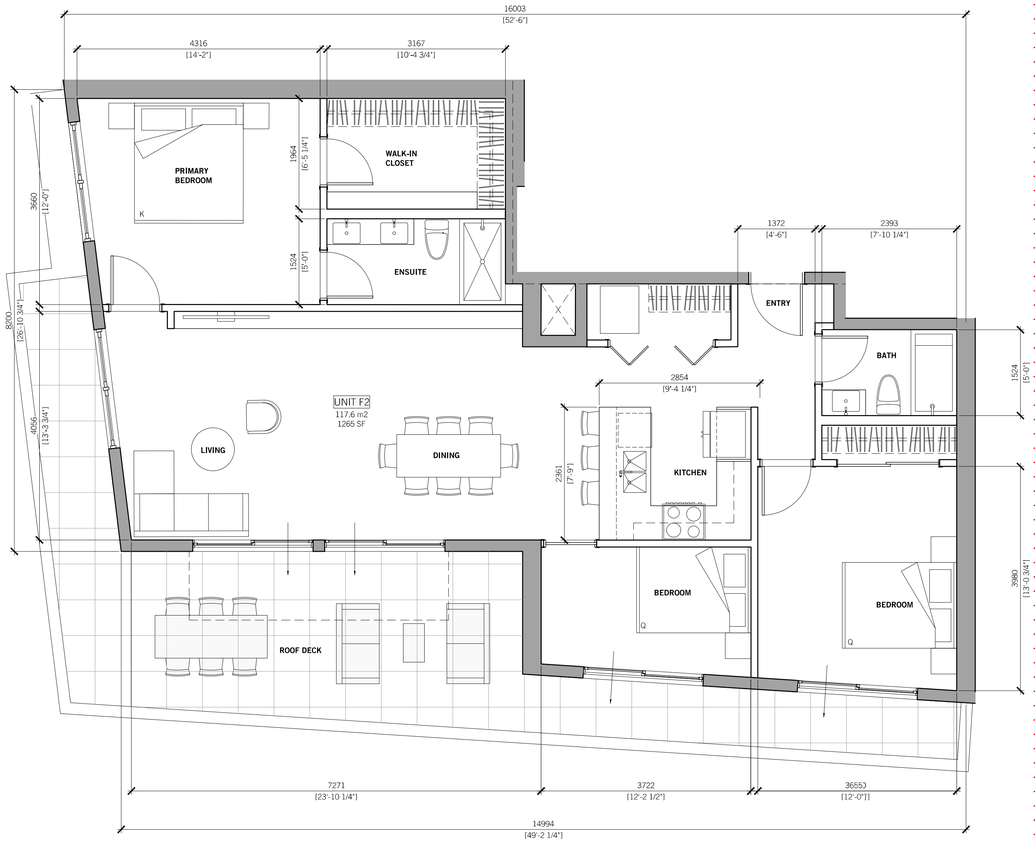
A253

UNIT PLANS



1 **TYPE F1 - 2 BED + DEN UNIT (QTY 1)**

A254 1:50



2 **TYPE F2 - 2 BED + DEN UNIT (QTY 1)**

A254 1:50

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
2	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:50
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CHECKED BY:	JB

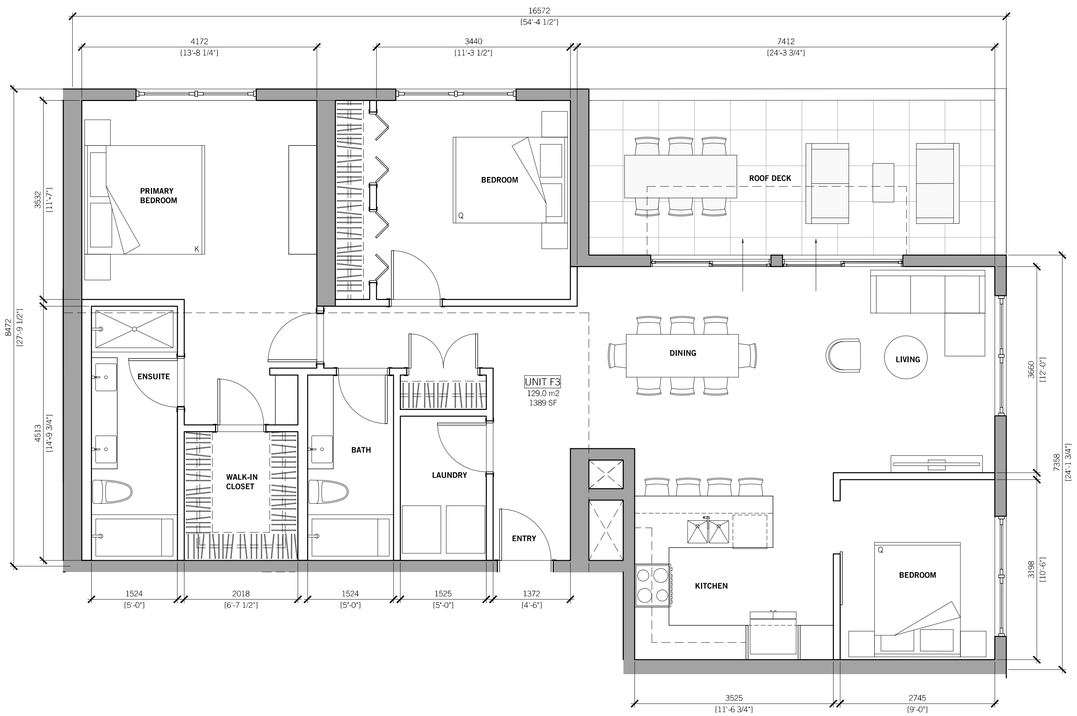
PROJECT

TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

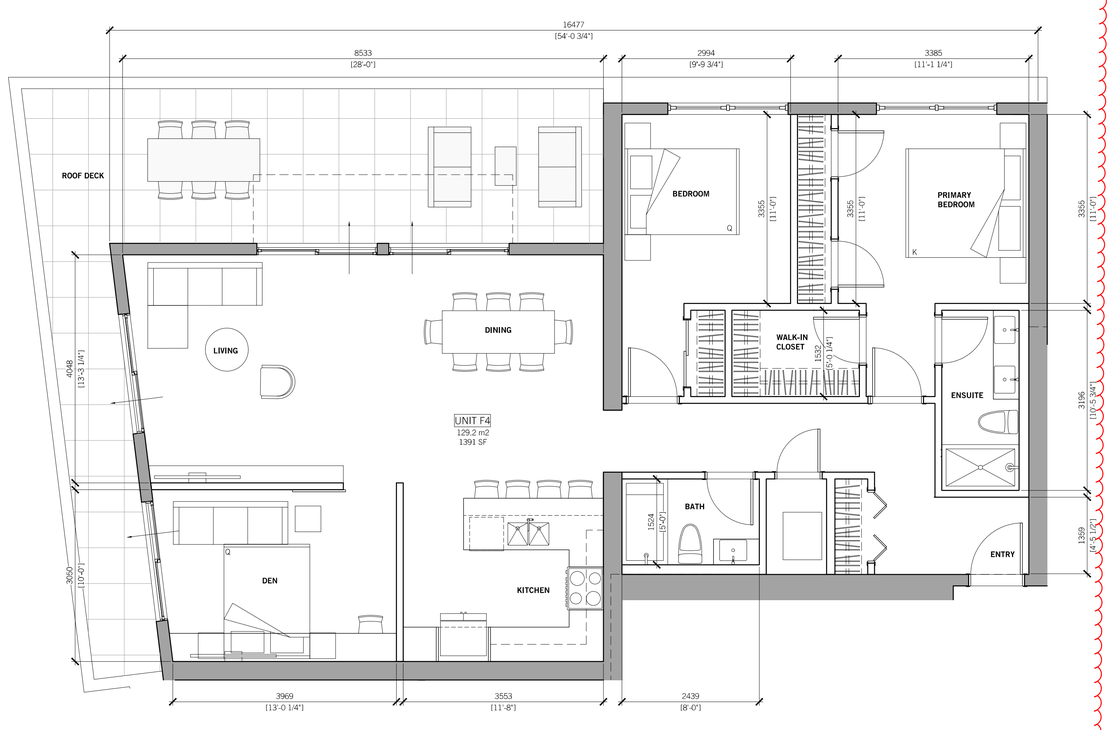
A254

UNITS PLANS



1 **TYPE F3 - 2 BED + DEN UNIT (QTY 1)**

A255 1:50



2 **TYPE F4 - 2 BED + DEN UNIT (QTY 1)**

A255 1:50

RZ3

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
3	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

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ISSUE:	
SCALE:	1:50
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT

TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A255

UNITS PLANS



1 **NORTH ELEVATION (MICHIGAN ST.)**

A300 1:100



2 **SOUTH ELEVATION**

A301 1:100

MATERIAL LEGEND

01 BRICK CLADDING
COLOUR: OFF-WHITE

02 BRICK CLADDING
COLOUR: MEDIUM / DARK GREY

03 PAINTED VERTICAL SHIPLAP SIDING (HARDIE ARTISAN) 9" EXPOSURE
COLOUR: OFF-WHITE

04 PAINTED FIBRE CEMENT PANEL (HARDIEPANEL)
COLOUR: OFF-WHITE

05 DELETED

06 VINYL WINDOW & DOOR:
COLOUR: DARK GREY

07 ALUMINUM PICKET GUARDRAIL
COLOUR: DARK GREY

08 ALUMINUM AND GLASS GUARDRAIL FRAME
COLOUR: DARK GREY
GLASS: CLEAR WITH FROSTED BALCONY FASCIA

09 STEEL & GLASS ENTRY CANOPY
COLOUR: DARK GREY

10 ARCHITECTURAL CONCRETE

11 ALUMINUM WINDBREAK FRAME WITH GLASS INFILL
COLOUR: DARK GREY
GLASS: CLEAR

12 GLASS CANOPY WITH CABLE STAYS
COLOUR: CLEAR

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026.10.28	RE-ISSUED FOR REZONING / DP
	2026.09.18	ISSUED FOR CALUC
RZ2	2026.03.27	RE-ISSUED FOR REZONING
RZ	2025.04.17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A300

ELEVATIONS



1 **WEST ELEVATION (GOVERNMENT ST.)**

A301 1:100



2 **EAST ELEVATION (YOUNG ST.)**

A301 1:100

MATERIAL LEGEND

- 01 BRICK CLADDING
  COLOUR: OFF-WHITE
- 02 BRICK CLADDING
  COLOUR: MEDIUM / DARK GREY
- 03 PAINTED VERTICAL SHIPLAP SIDING (HARDIE ARTISAN) 9" EXPOSURE
  COLOUR: OFF-WHITE
- 04 PAINTED FIBRE CEMENT PANEL (HARDIEPANEL)
  COLOUR: OFF-WHITE
- 05 DELETED
- 06 VINYL WINDOW & DOOR:
  COLOUR: DARK GREY
- 07 ALUMINUM PICKET GUARDRAIL
  COLOUR: DARK GREY
- 08 ALUMINUM AND GLASS GUARDRAIL FRAME
  COLOUR: DARK GREY
  GLASS: CLEAR WITH FROSTED BALCONY FASCIA
- 09 STEEL & GLASS ENTRY CANOPY
  COLOUR: DARK GREY
- 10 ARCHITECTURAL CONCRETE
- 11 ALUMINUM WINDBREAK FRAME WITH GLASS INFILL
  COLOUR: DARK GREY
  GLASS: CLEAR
- 12 GLASS CANOPY WITH CABLE STAYS
  COLOUR: CLEAR

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ 1	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

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DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

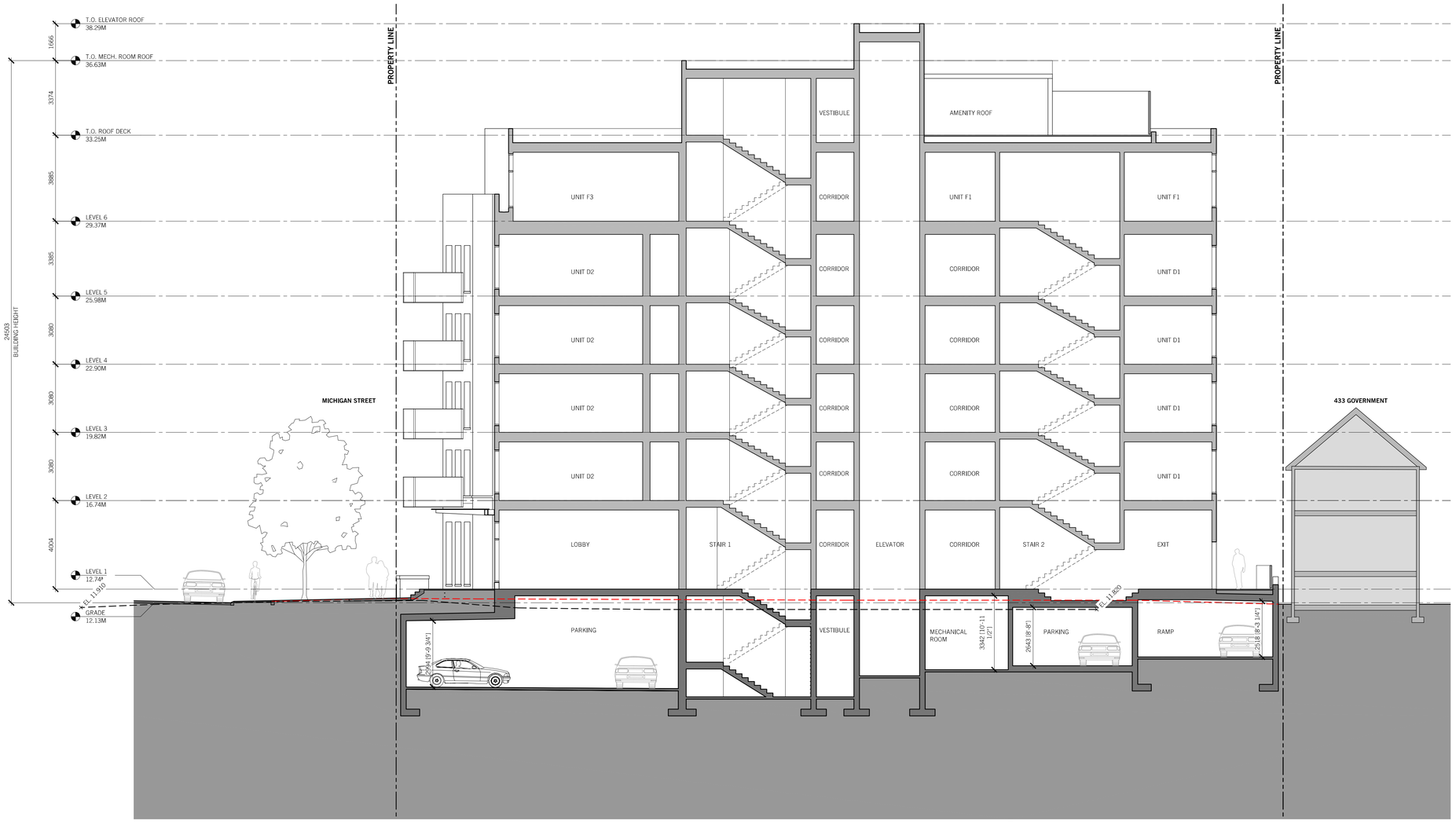
PROJECT NORTH

TRUE NORTH

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A301

ELEVATIONS



1 **SECTION**
A400 1:100

OWNER / CLIENT

Abstract

SEAL:

ARCHITECTS ASSOCIATION OF BRITISH COLUMBIA

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026.10.28	RE-ISSUED FOR REZONING / DP
1	2026.09.18	ISSUED FOR CALUC
RZ2	2026.03.27	RE-ISSUED FOR REZONING
RZ 1	2025.04.17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

VANCOUVER
102-1888 WEST 1ST AVE.
VANCOUVER BC V6J 1G1
T 604 603 1332

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

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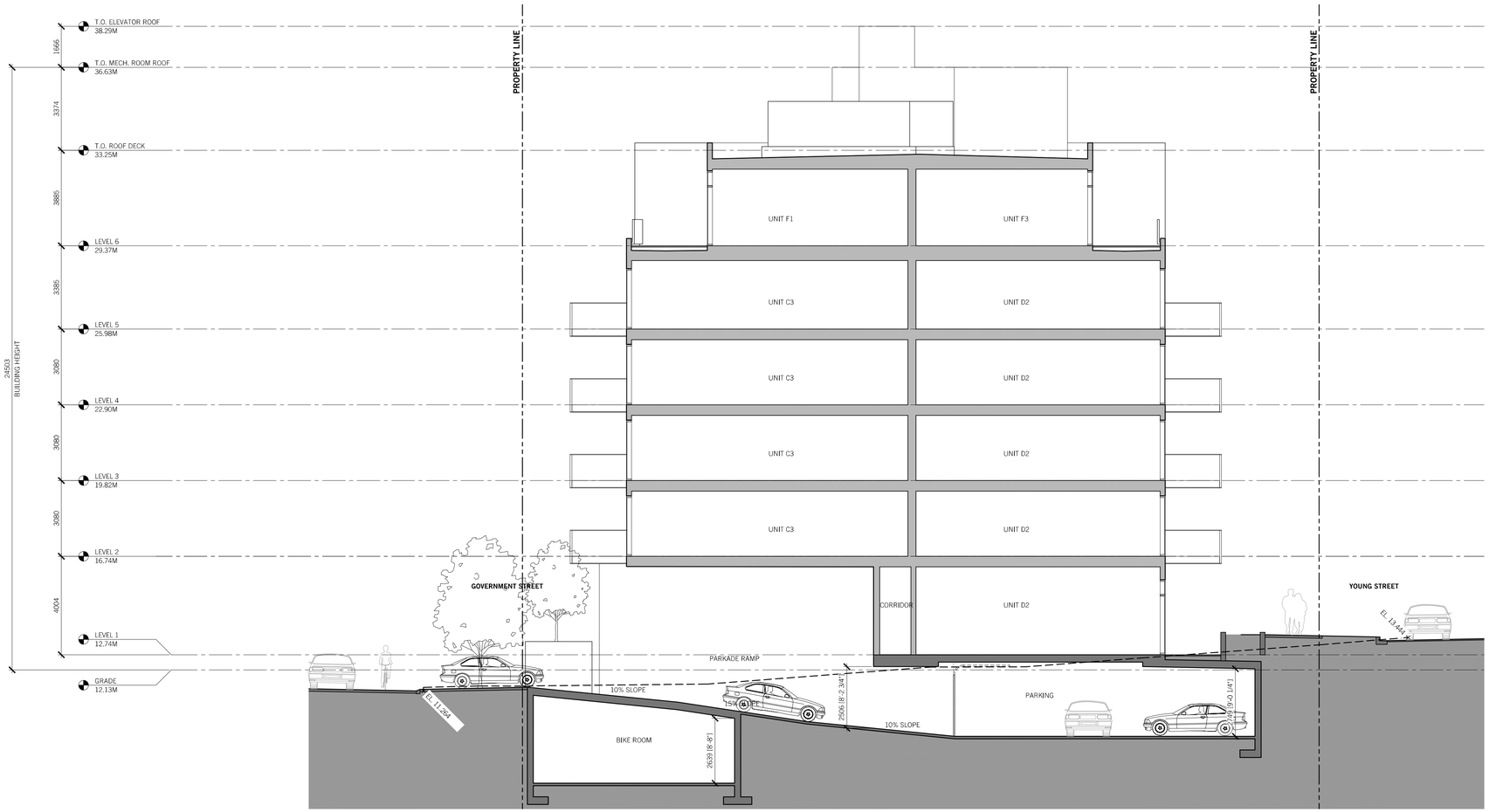
DATE:	2026-10-28
PROJECT NO.	2024-004
ISSUE:	
SCALE:	1:100
DRAWN BY:	BC
CHECKED BY:	JB

PROJECT
TRUE

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A400

SECTIONS



1 **SECTIONS**
A401 1:100

OWNER / CLIENT

Abstract

SEAL:

2026-10-28

NO.	DATE:	DESCRIPTION:
RZ3	2026 10 28	RE-ISSUED FOR REZONING / DP
3	2026 09 18	ISSUED FOR CALUC
RZ2	2026 03 27	RE-ISSUED FOR REZONING
RZ	2025 04 17	ISSUED FOR REZONING

UWA
URBAN WEST ARCHITECTURE

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

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

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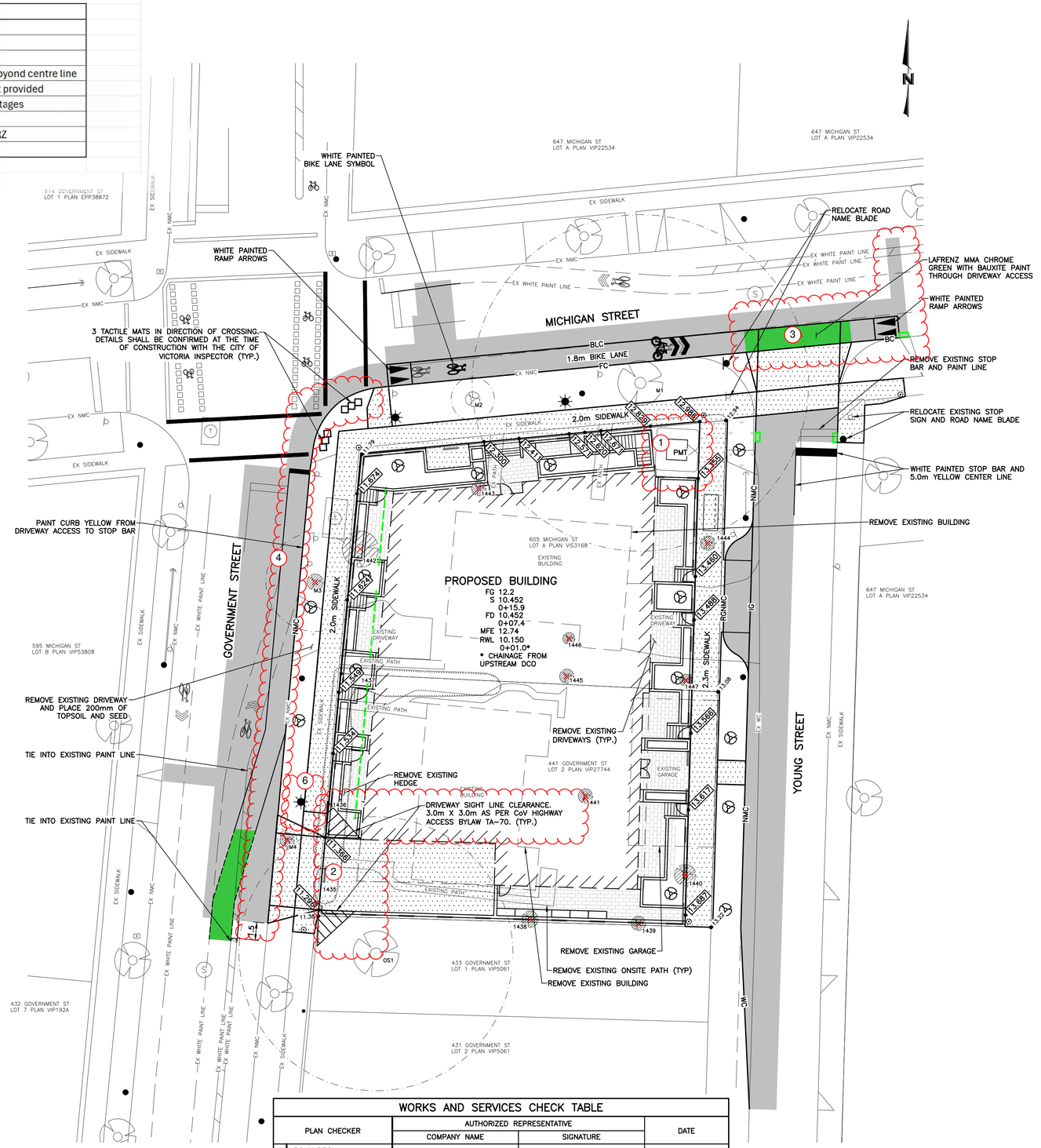
PROJECT NORTH
TRUE NORTH

443 GOVERNMENT
443 GOVERNMENT STREET
VICTORIA, BC

A401

SECTIONS

BUBBLE NUMBER	
#	Comment
1	PMT counterpois Revised
2	Sight Triangles Shown
3	Michigan / Young Works extended byond centre line
4	Full frontage works on Government provided
5	RPVC conduits provided on all frontages
6	Pedestrian Lights added
7	Water service shifted to outside CRZ
8	SWM revised



WORKS AND SERVICES CHECK TABLE

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

1:200 0 4 12 Meters

APPROXIMATE ASPHALT EXTENT

100mm CONCRETE SIDEWALK (150mm AT THE DRIVEWAY LOCATIONS)

PLACE A MINIMUM OF 200mm OF TOPSOIL AND GRASS SEED

PROPOSED BRICK PAVERS. REFER TO ARCHITECTURAL DRAWINGS.

CRITICAL ROOT ZONE

XXXX EXISTING TREE TO REMAIN

TREE TAG

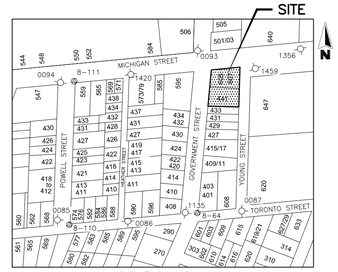
EXISTING TREE TO BE REMOVED

FG FINISHED GROUND @ INSPECTION CHAMBERS

MFE MAIN FLOOR ELEVATION

FD FOUNDATION DRAIN

RWL RAIN WATER LEADER



LOCATION PLAN
NTS

PROPOSED SUBDIVISION OF STRATA LOTS A AND B OF LOTS 1766 AND 1767, VICTORIA CITY, STRATA PLAN 3168 AND LOT 2 OF LOTS 1766 AND 1767 VICTORIA CITY PLAN 27744

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG GOVERNMENT, MICHIGAN STREET, AND YOUNG STREET DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
- DRIVEWAY SHALL BE TYPE B PER SCHEDULE B BYLAW 91-38; AND AS PER DRAWING SD-C7b.
- PRE-CONSTRUCTION MEETING REQUIRED PRIOR TO OFFSITE WORKS AND A SEPARATE PRE-CONSTRUCTION MEETING REQUIRED WITH BC HYDRO , TEL;US AND SHAW PRIOR TO THE START OF THEIR WORKS. IN ATTENDANCE, CIVIL CONTRACTOR, CIVIL CONSULTANT, UTILITIES CONSULTANTS, CITY ENGINEERING AND PARKS REPRESENTATIVES AT A MINIMUM

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS SHALL BE 150ø PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS SHALL BE 150ø PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER SHALL BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE SHALL BE C.S.A. APPROVED PVC.
1. THE CITY OF VICTORIA SHALL INSTALL 150ø SEWER CONNECTION TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.
2. THE CITY OF VICTORIA SHALL INSTALL 150ø DRAIN CONNECTION TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
3. CAP AND ABANDON THE EXISTING SEWER AND DRAIN SERVICES.

WATER

- WATER MAIN PIPE SHALL BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR SHALL TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR SHALL ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
4. CAP THE EXISTING SERVICES AND REMOVE THE WATER METER.
5. THE CITY OF VICTORIA SHALL UPGRADE EXISTING WATER SERVICE TO 150mm FIRE CONNECTION AND 100mm DOMESTIC WATER CONNECTION c/w 50mm METER AS PER CITY OF VICTORIA STANDARD DWG "SD W2f REVISED 20151202" TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
7. THE CITY OF VICTORIA SHALL INSTALL A 50mm IRRIGATION SERVICE c/w 50mm METER AND 50mm WATTS DOUBLE CHECK VALVE ASSEMBLY AT THE DEVELOPER'S EXPENSE.

ROAD

- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE SHALL BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING PAVEMENT MARKINGS IMPACTED BY CONSTRUCTION WORKS ARE SHALL BE REINSTATED.
- RESTORE PAINT MARKINGS IF DAMAGED.
- SURVEY MONUMENTS ARE SHOWN WITHIN THE LOCATION PLAN AT THE BOTTOM RIGHT CORNER OF THE SHEET.

PARKS

- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- VICTORIA PARKS TO BE INVITED TO THE PRE-CONSTRUCTION MEETINGS WITH VICTORIA ENGINEERING.
- PROTECT ALL TREES EXCEPT THOSE SHALL BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST (TALMACK URBAN FORESTRY CONSULTANTS – 250-479-8733) SHALL BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST SHALL DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND SHALL PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST SHALL DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
- IRRIGATION SHOWN SCHEMATICALLY.
- IRRIGATION INSPECTIONS REQUIRED FOR SLEEVING PRIOR TO BACKFILL, OPEN TRENCH FOR MAINLINE AND LATERALS, PRESSURE TESTS, AS WELL AS TESTING FOR IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST. SUBMIT BACKFLOW TEST REPORT BY CRD CERTIFIED BACKFLOW INSPECTOR. CALL PARKS AT 250-361-0600 OR EMAIL TSHERBO@VICTORIA.CA AT LEAST 2 WORKING DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- IRRIGATION AS-BUILT DRAWING SUBMITTALS (.DWG AND .PDF FILES), COVERAGE ADJUSTMENTS AND DEFICIENCIES CORRECTED PRIOR TO ACCEPTANCE.
- IRRIGATION SLEEVES SHALL BE 100ø SCHD 40 PVC AT MINIMUM 450mm DEPTH OF COVER.
- THE CITY OF VICTORIA FORCES SHALL INSTALL 25mm IRRIGATION SERVICE c/w WATER METER AT DEVELOPERS EXPENSE.
- BENCHES SHALL BE – MAGLIN 800 SERIES MBE-0870-00025

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- JUNCTION BOXES TO BE DFW DFW37C4-18-4DP (21x15x18h) INTERCONNECTED BY 2 x 53 RPVC CONDUITS.
- EMPTY RPVC CONDUITS ARE TO BE INSTALLED WITH PULL STRINGS AND CAPS AT BOTH ENDS.
8. FORTIS BC SHALL CAP AND ABANDON EXISTING GAS SERVICES AT THE DEVELOPER'S EXPENSE.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION

LEGEND – PROPOSED SERVICES SHOWN BOLD

WATER	-·-W-·-	EDGE PAVE.		GAS	-G-	MANHOLE	◎	METER	⊖	LOT PIN	•
SEWER	-·-S-·-	NON-MTBLE CURB	NMC	UNDERGROUND UTL.	-H/T/C-	CLEANOUT	⊙	REDUCER	←	LEAD PLUG	■
DRAIN	-·-D-·-	MOUNTABLE CURB	MC	COBRA/DAVIT LIGHT	✱/⊠	VENT	⊙	HYDRANT	⊖	ASPHALT	
DITCH/SWALE	→	FLAT CURB	FC	ORNAMENTAL STREETLIGHT	✱/⊠	CATCHBASIN	▭	BUSHLINE	~~~	CONCRETE	
CULVERT	⊂	BARRIER CURB	BC	POWER POLE	● / ○	ROAD SIGN	▸	TREE	⊛	GRAVEL	
HEADWALL	⊂	INVERT GUTTER	IG	ANCHOR	→	VALVE	⊠	MONUMENT	◎	BRICK	

SEAL

REVISIONS

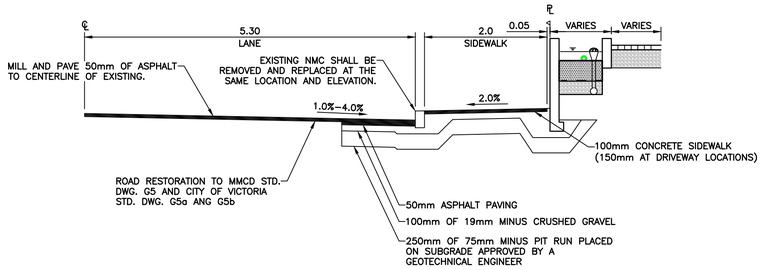
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4	REISSUED FOR DEVELOPMENT PERMIT	260415	JR
3	ISSUED FOR DEVELOPMENT PERMIT	260327	JR
2	REVISED PER ARCHITECTURAL AND CoV CONCEPT	251113	JR
1	ISSUED FOR DEVELOPMENT PERMIT	241219	IY

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

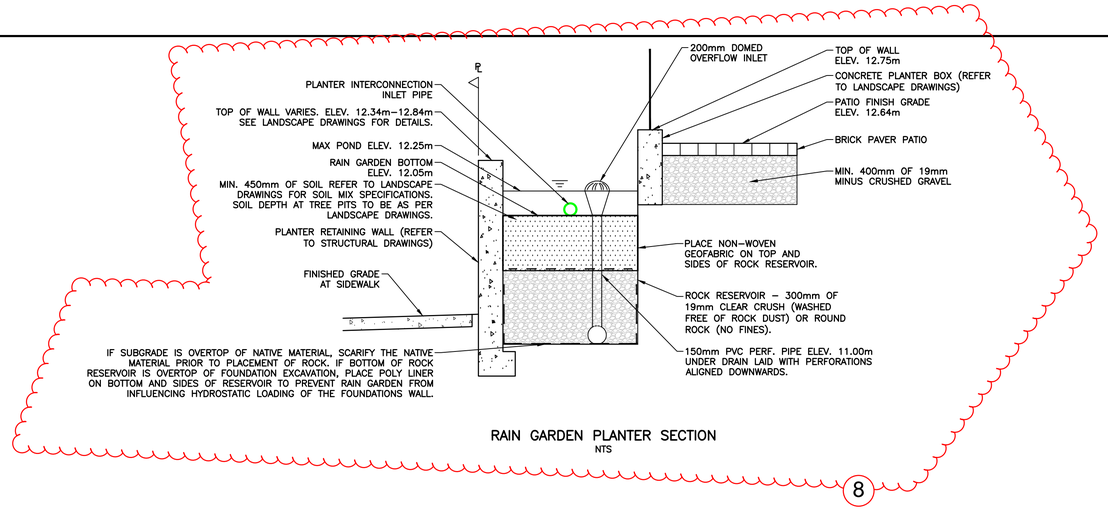
WESTBROOK Consulting Ltd.
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
443 GOVERNMENT ST
443 GOVERNMENT DEV. LTD.
SITE PLAN, SECTIONS AND LOCATION PLAN

WESTBROOK PROJECT No.	4006
GOVERNING AUTHORITY FILE No.	
SHEET OF	1 4
REV.	5
WESTBROOK DRAWING No.	400601



GOVERNMENT STREET TYPICAL SECTION
NTS



RAIN GARDEN PLANTER SECTION
NTS

8

APPROXIMATE ASPHALT EXTENT

100mm CONCRETE SIDEWALK (150mm AT THE DRIVEWAY LOCATIONS)

PLACE A MINIMUM OF 200mm OF TOPSOIL AND GRASS SEED

PROPOSED BRICK PAVERS. REFER TO ARCHITECTURAL DRAWINGS.

CRITICAL ROOT ZONE

EXISTING TREE TO REMAIN

TREE TAG

EXISTING TREE TO BE REMOVED

FG FINISHED GROUND @ INSPECTION CHAMBERS

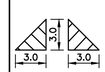
MFE MAIN FLOOR ELEVATION

FD FOUNDATION DRAIN

RWL RAIN WATER LEADER

• XX.XXX PROPOSED ELEVATION

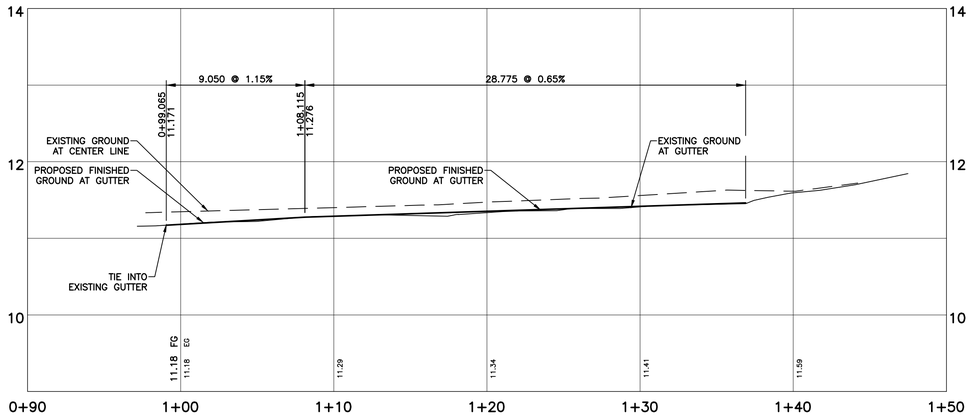
• XX.XXX TOC PROPOSED ELEVATION @ TOP OF CURB



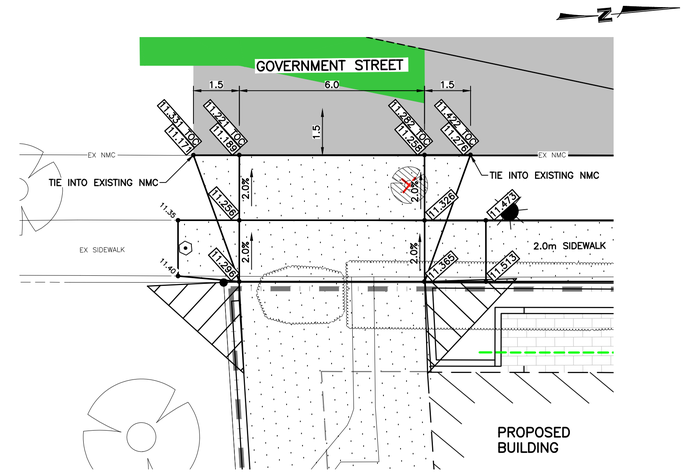
DRIVEWAY SIGHT LINE CLEARANCE. 3.0m X 3.0m AS PER CoV HIGHWAY ACCESS BYLAW TA–70. (TYP.) NO PERSON SHALL PLANT ANY TREE, SHRUB, BUSH OR HEDGE CLOSER THAN 0.45m TO THE STREET BOUNDARY.

NOTES

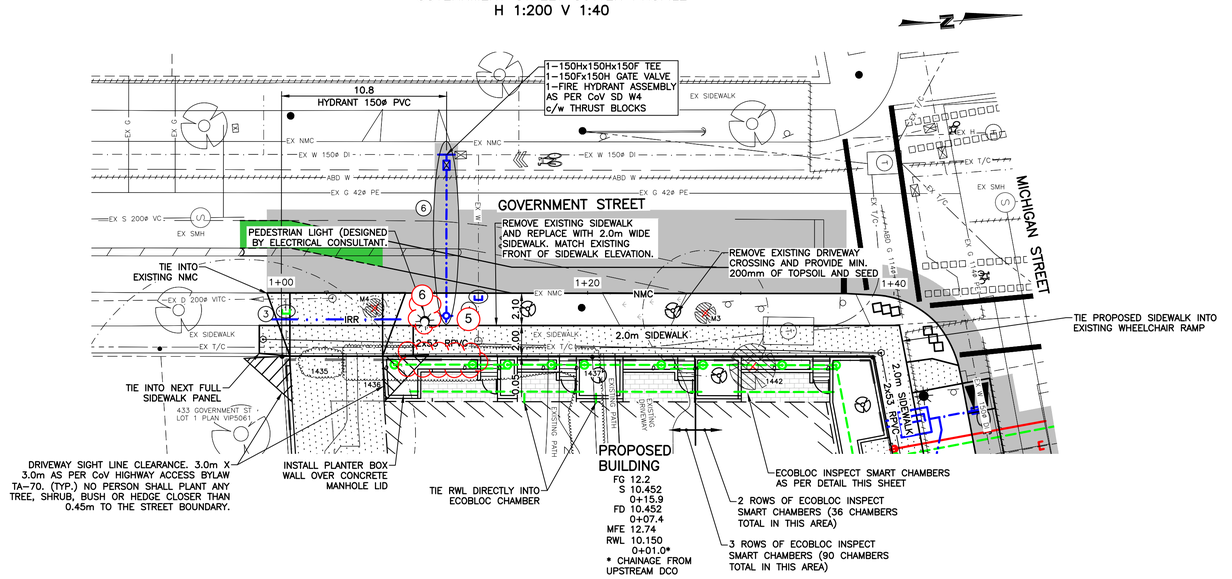
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6. THE CITY OF VICTORIA SHALL INSTALL FIRE HYDRANT ASSEMBLY AT THE DEVELOPER'S EXPENSE.
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8. FORTIS BC SHALL CAP AND ABANDON EXISTING GAS SERVICES AT THE DEVELOPER'S EXPENSE.



GOVERNMENT STREET GUTTER PROFILE
H 1:200 V 1:40



DRIVEWAY GRADING DETAIL
SCALE 1:100



BUBBLE NUMBER	
#	Comment
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2	Sight Triangles Shown
3	Michigan / Young Works extended byond centre line
4	Full frontage works on Government provided
5	RPVC conduits provided on all frontages
6	Pedestrian Lights added
7	Water service shifted to outside CRZ
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1:100 0 2 6 Meters

1:200 0 4 12 Meters

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LEGEND – PROPOSED SERVICES SHOWN BOLD

WATER	W	EDGE PAVE.		GAS	G	ROAD SIGN	▶	HYDRANT	MANHOLE
SEWER	S	NON–MTBLE CURB	NMC	UNDERGROUND UTL.	H/T/C	ASPHALT		VALVE	CLEANOUT
DRAIN	D	MOUNTABLE CURB	MC	COBRA/DAVIT LIGHT		CONCRETE		METER	CATCHBASIN
DITCH/SWALE		FLAT CURB	FC	ORNAMENTAL STREETLIGHT		GRAVEL		REDUCER	MONUMENT
CULVERT		BARRIER CURB	BC	POWER POLE		BRICK		FLUSH	LOT PIN
HEADWALL		INVERT GUTTER	IG	ANCHOR		TREE		BUSHLINE	LEAD PLUG

SEAL

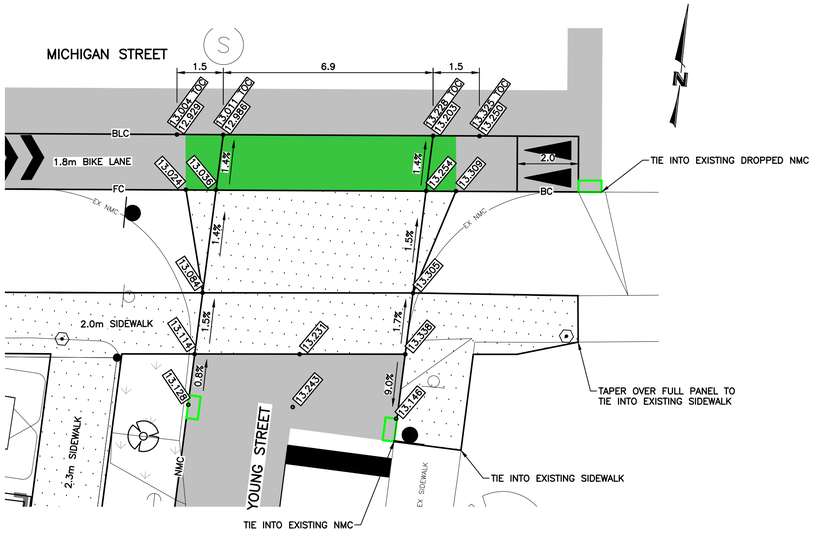
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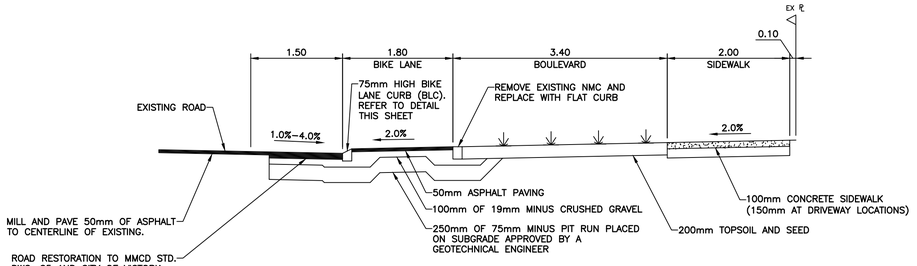
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PROJECT
443 GOVERNMENT ST
443 GOVERNMENT DEV. LTD.
GOVERNMENT STREET
PLAN, PROFILE, AND DETAILS

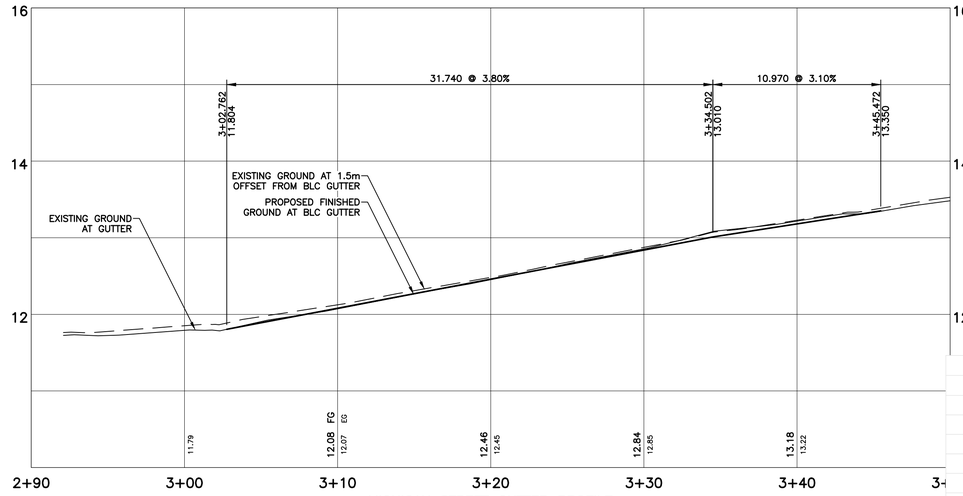
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WESTBROOK DRAWING No. 400602		



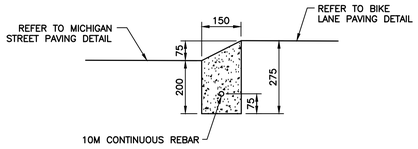
MICHIGAN STREET AND YOUNG STREET INTERSECTION GRADING DETAIL
SCALE 1:100



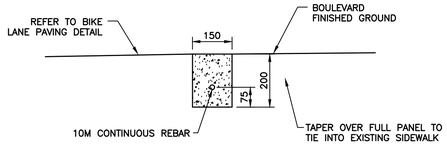
MICHIGAN STREET TYPICAL SECTION
NTS



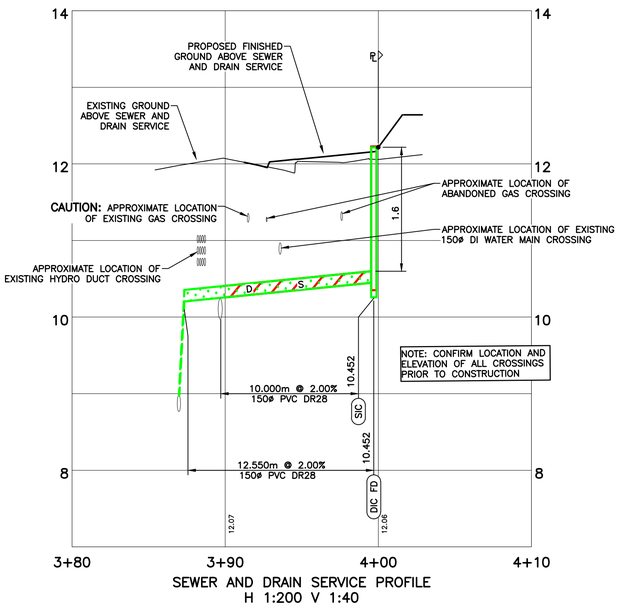
MICHIGAN STREET GUTTER PROFILE
H 1:200 V 1:40



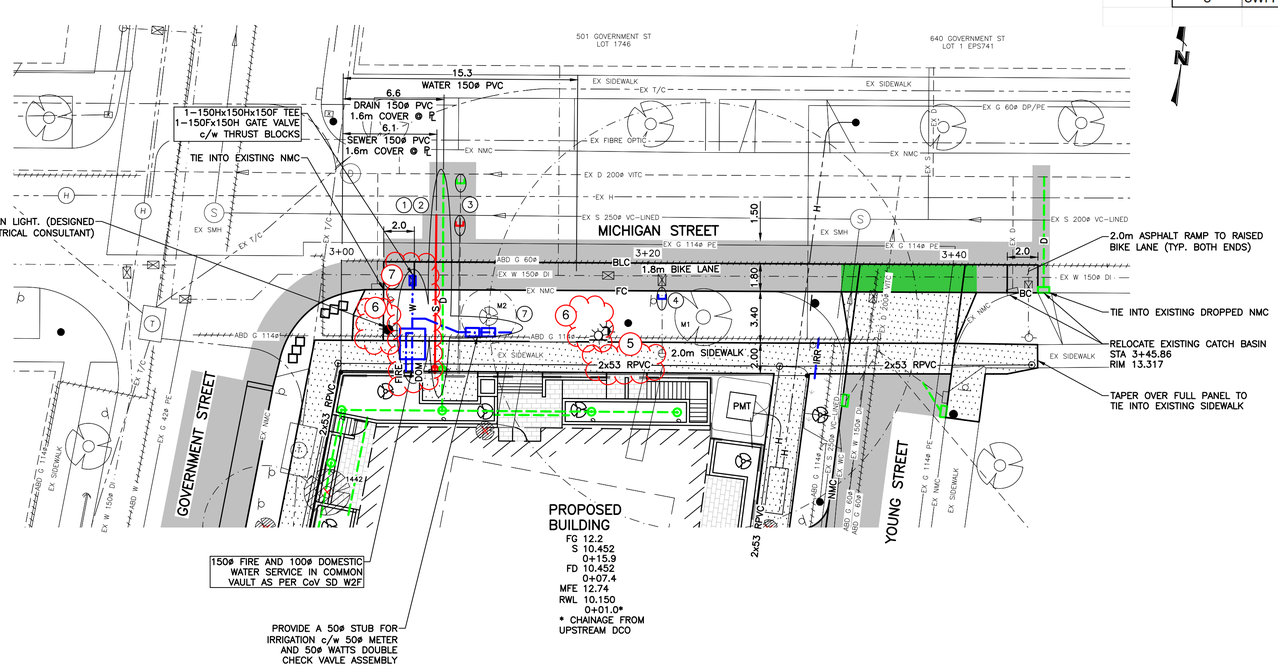
BIKE LANE CURB (BLC) DETAIL
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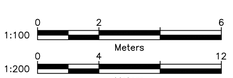


FLAT CURB (FC) DETAIL
NTS



SEWER AND DRAIN SERVICE PROFILE
H 1:200 V 1:40





APPROXIMATE ASPHALT EXTENT
100mm CONCRETE SIDEWALK (150mm AT THE DRIVEWAY LOCATIONS)
PLACE A MINIMUM OF 200mm OF TOPSOIL AND GRASS SEED
PROPOSED BRICK PAVERS. REFER TO ARCHITECTURAL DRAWINGS.
CRITICAL ROOT ZONE
EXISTING TREE TO REMAIN
TREE TAG
EXISTING TREE TO BE REMOVED
FG — FINISHED GROUND @ INSPECTION CHAMBERS
MFE — MAIN FLOOR ELEVATION
FD — FOUNDATION DRAIN
RWL — RAIN WATER LEADER
XX.XXX — PROPOSED ELEVATION
XX.XXX TOC — PROPOSED ELEVATION @ TOP OF CURB

NOTES

1. THE CITY OF VICTORIA SHALL INSTALL 150ø SEWER CONNECTION TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
2. THE CITY OF VICTORIA SHALL INSTALL 150ø DRAIN CONNECTION TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
3. CAP AND ABANDON THE EXISTING SEWER AND DRAIN SERVICES.
4. CAP EXISTING WATER SERVICES AND REMOVE THE WATER METER.
5. THE CITY OF VICTORIA SHALL UPGRADE EXISTING WATER SERVICE TO 150mm FIRE CONNECTION AND 100mm DOMESTIC WATER CONNECTION c/w 50mm METER AS PER CITY OF VICTORIA STANDARD DWG "SD W2f REVISED 20151202" TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
6. THE CITY OF VICTORIA SHALL INSTALL FIRE HYDRANT ASSEMBLY AT THE DEVELOPER'S EXPENSE.
7. THE CITY OF VICTORIA SHALL INSTALL A 50mm IRRIGATION SERVICE c/w 50mm METER AND 50mm WATTS DOUBLE CHECK VALVE ASSEMBLY AT THE DEVELOPER'S EXPENSE.
8. FORTIS BC SHALL CAP AND ABANDON EXISTING GAS SERVICES AT THE DEVELOPER'S EXPENSE.

BUBBLE NUMBER	
#	Comment
1	PMT counterpois Revised
2	Sight Triangles Shown
3	Michigan / Young Works extended byond centre line
4	Full frontage works on Government provided
5	RPVC conduits provided on all frontages
6	Pedestrian Lights added
7	Water service shifted to outside CRZ
8	SWM revised

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION

LEGEND – PROPOSED SERVICES SHOWN BOLD

WATER —·—W—·—	EDGE PAVE.		GAS —G—	ROAD SIGN ▶	HYDRANT	MANHOLE
SEWER ——S——	NON–MTBLE CURB	NMC	UNDERGROUND UTL. —H/T/C—	ASPHALT	VALVE	CLEANOUT
DRAIN — — D — —	MOUNTABLE CURB	MC	COBRA/DAVIT LIGHT	CONCRETE	METER	CATCHBASIN
DITCH/SWALE ⟶	FLAT CURB	FC	ORNAMENTAL STREETLIGHT	GRAVEL	REDUCER	MONUMENT
CULVERT ——(	BARRIER CURB	BC	POWER POLE	BRICK	FLUSH	LOT PIN •
HEADWALL ——(	INVERT GUTTER	IG	ANCHOR ⟶	TREE	BUSHLINE	LEAD PLUG ■

SEAL

No.	DESCRIPTION	YYMMDD	SIGN
5	REVISED PER LANDSCAPE AND CoV	260922	JS
4	REISSUED FOR DEVELOPMENT PERMIT	260415	JR
3	ISSUED FOR DEVELOPMENT PERMIT	260327	JR
2	REVISED PER ARCHITECTURAL AND CoV CONCEPT	251113	JR
1	ISSUED FOR DEVELOPMENT PERMIT	241219	IY

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

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

PROJECT
443 GOVERNMENT ST
443 GOVERNMENT DEV. LTD.
MICHIGAN STREET
PLAN, PROFILE, AND DETAILS

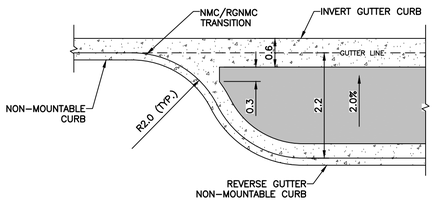
WESTBROOK PROJECT No.	4006
GOVERNING AUTHORITY FILE No.	
SHEET 3 OF 4	REV. 5
WESTBROOK DRAWING No.	400603

BUBBLE NUMBER	
#	Comment
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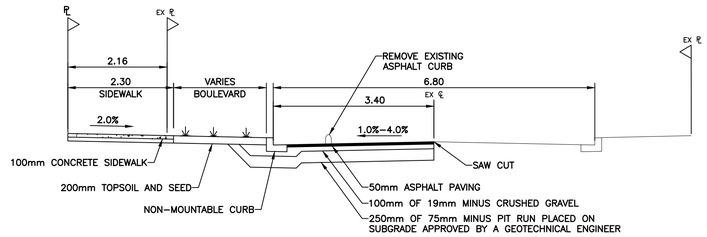
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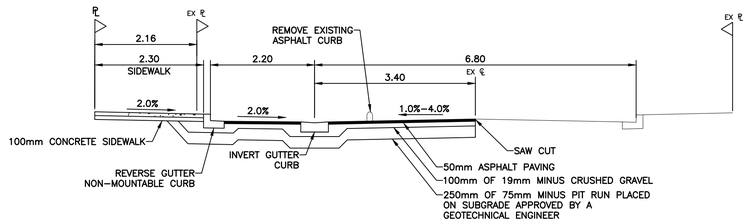
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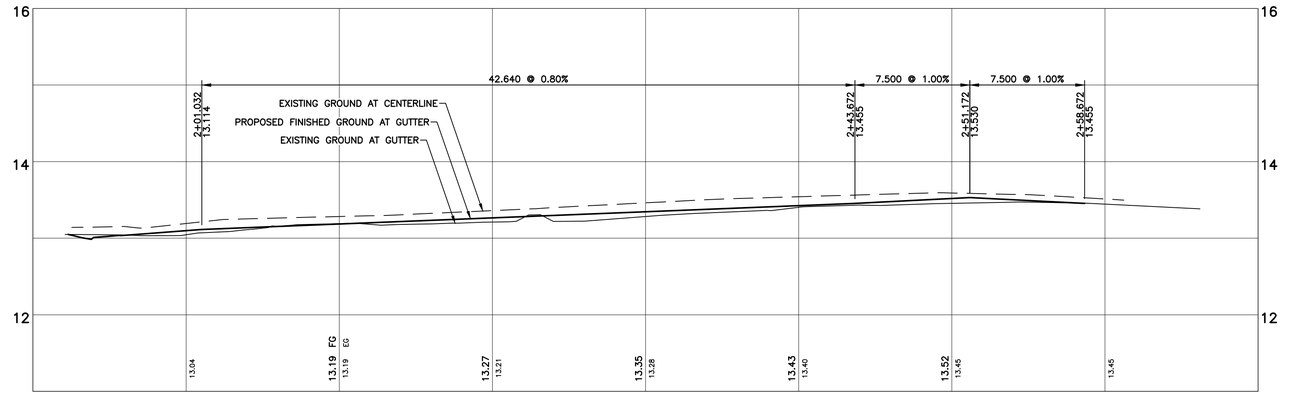
PARKING SCALLOP CURB TRANSITION DETAIL
NTS



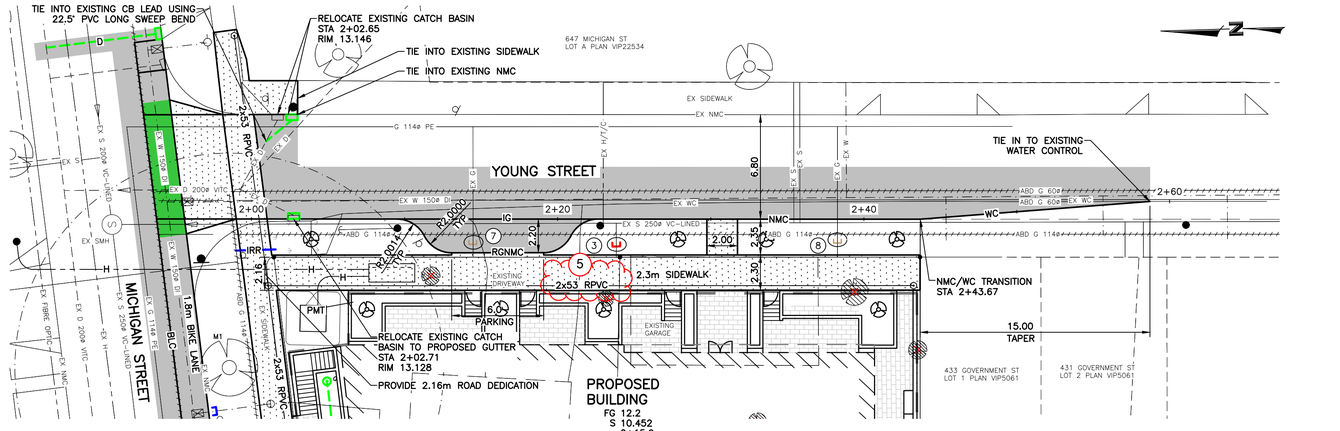
YOUNG STREET SECTION
NTS



YOUNG STREET PARKING SECTION
NTS



YOUNG STREET GUTTER PROFILE
H 1:200 V 1:40



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION

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DITCH/SWALE	FLAT CURB	FC	ORNAMENTAL STREETLIGHT	GRAVEL	REDUCER	MONUMENT	
CULVERT	BARRIER CURB	BC	POWER POLE	BRICK	FLUSH	LOT PIN	•
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WESTBROOK Consulting Ltd.
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
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PROJECT
433 GOVERNMENT ST
443 GOVERNMENT DEV. LTD.
YOUNG STREET
PLAN, PROFILE, AND SECTIONS

WESTBROOK PROJECT No. 4006
GOVERNING AUTHORITY FILE No.
SHEET 4 OF 4 REV. 5
WESTBROOK DRAWING No. 400604



LANDSCAPE LEGEND

- Proposed Tree
- Retained Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Concrete
- Concrete Slab Unit Pavers
- Concrete Unit Pavers
- Planting beds
- Sod
- Property Line
- Line of underground parking below
- Cross Section Refrence Line
- Proposed Retaining Wall
- Proposed Retaining Wall
- Proposed Concrete Curb
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Ornamental Metal Fence
- Proposed bike ring (2 spaces ea.)
- Detail Callout Key

REVISIONS

- 01 Layout of trees and plants in planters revised to support part 3 trees
- 02 Part 3 trees added to boulevard
- 03 Updated Plant list - revised per site plan changes
- 04 updated charts
- 05 updated soil volume plan
- 06 Tree offset plan added to set

RECOMMENDED PLANT SPECIES LIST

Trees

Total: 9 Onsite

	Botanical Name	Common Name	Size
PN	Amelanchier alnifolia	Saskatoon Serviceberry	4cm cal.
PN	Cornus kousa 'Satomi'	Red flowering Kousa Dogwood	5cm cal
PN	Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
	Parrotia persica	Persian Ironwood	6cm cal.

(6) Boulevard trees - Species selected by City of Victoria Parks Dept

Large Shrubs

Total: 32

	Botanical Name	Common Name	Size
N	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood	#3 pot
PN	Holodiscus discolor	Oceanspray	#5 pot
FBPN	Mahonia aquifolium	Tall Oregon Grape	#5 pot
PN	Taxus x media 'Hicksii'	Hicks Yew	#5 pot

Medium Shrubs

Total: 20

	Botanical Name	Common Name	Size
	Cornus sanguinea 'Midwinter Fire'	Red Twig Dogwood	#5 pot
FBPN	Rhododendron Nancy Evans	Nancy Evans Rhododendron	#5 pot
PN	Rosa gymnocarpa	Baldhip Rose	#3 pot
PN	Symphoricarpos albus	Common snowberry	#3 pot

Small Shrubs

Total: 61

	Botanical Name	Common Name	Size
	Cornus sericea 'Kelseyi'	Dwarf Red Osier Dogwood	#3 pot
FBPN	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 Pot
FBPN	Gaultheria shallon	Salal	#1 pot
FBPN	Mahonia nervosa	Low Oregon Grape	#1 pot

Perennials, Annuals and Ferns

Total: 95

	Botanical Name	Common Name	Size
	Camassia quamash	Common Camas	#1 pot
FBPN	Carex mertensii	Merten's Sedge	#1 pot
P	Carex obnupta	Slough Sedge	#1 pot
N	Perovskia atriplicifolia	Russian Sage	#1 pot
P	Polystichum munitum	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot

Groundcovers

Total: 8

	Botanical Name	Common Name	Size
PN	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
FBPN	Fragaria chiloensis	Coastal Strawberry	#1 pot

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

FB - Denotes a Food-bearing Species
P - Denotes a Pollinator Supporting Species — 88.8% (205 of 231)
N - Denotes a BC Native Species

STREET TREE PLANTING NOTES
Street trees must have one dominant central leader or single straight trunk, 6-8cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.

Required Parks inspections for street tree planting:
1. Inspection of soil and planting area prior to planting.

2. Inspection of tree stock prior to planting.
3. Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

Please contact Ross Wilkinson - rwilkinson@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.

GRASS BOULEVARD PLANTING NOTES
Required Parks inspections for seed and sod boulevard:
1. Inspection of excavated and scarified subgrade prior to backfill.
2. Inspection of installed, rolled and prepared growing media prior to sodding.
3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

Please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.

SOIL TESTING & GROWING MEDIUM NOTES
A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

SCHEDULES B3-4 AND C NOTES
The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

IRRIGATION NOTES
A) All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, Schedule C, to the Victoria Subdivision and Development Servicing Bylaw 12-042, and comply with the Irrigation Industry Association of BC standards.
B) Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
C) Contact Parks at tsherbo@victoria.ca or 250-361-0600 with at least 48 hours (2 business days) notice to arrange for irrigation inspections.
D) Required Parks inspections for irrigation:
1. Irrigation sleeving prior to backfilling.
2. Open trench mainline and lateral lines.
3. Pressure test.
4. Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).

Rev. 08: Nov 06-26
Rev. 07: Apr 17-26
Rev. 06: Mar 23-26
Rev. 05: Mar 11-26
Rev. 04: Apr 16-25
Rev. 03: Mar 14-25
Rev. 02: Dec 13-24
Rev. 01: Nov 18-24

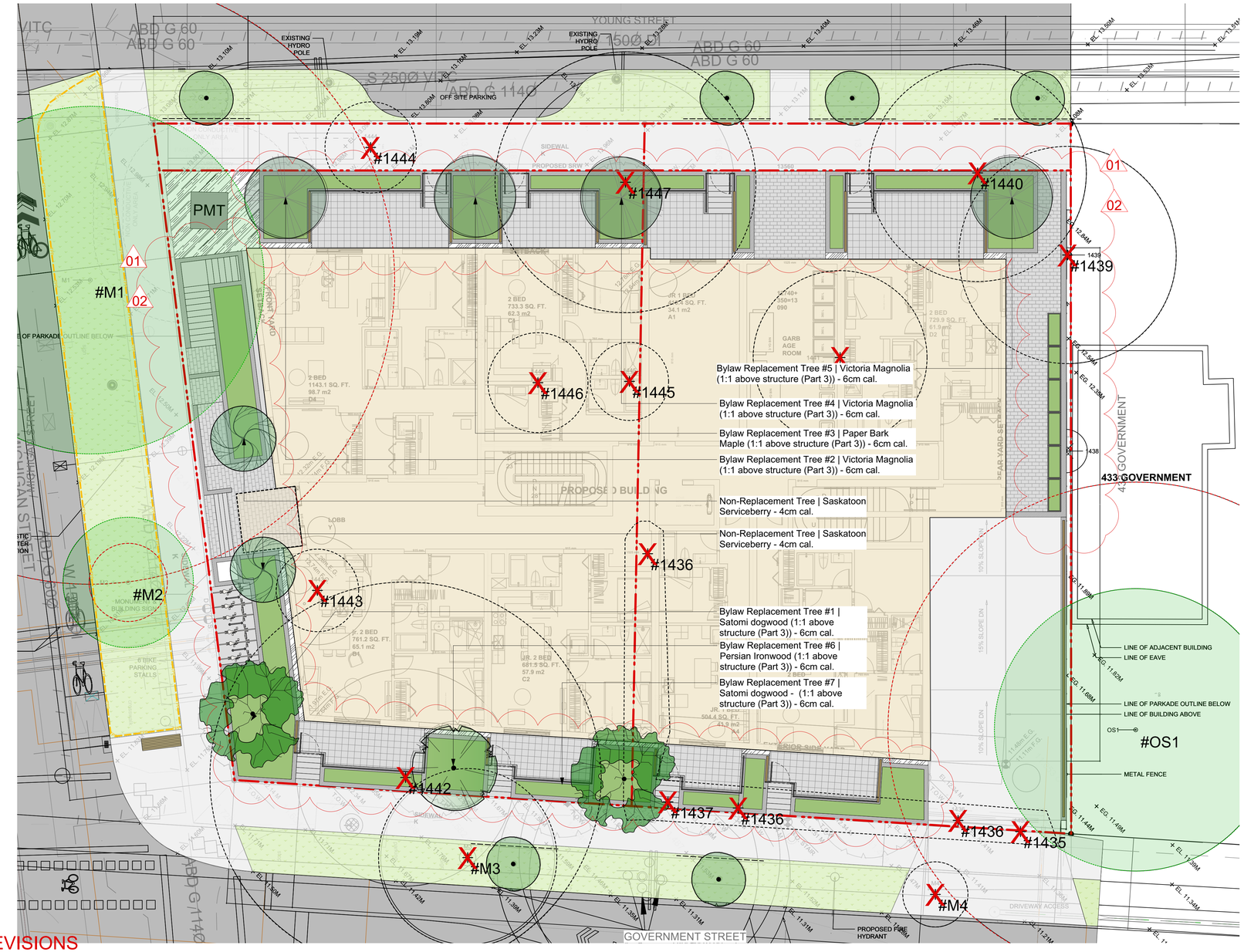
L1/7

443 Government | Landscape Concept Plan

443 Government Street Victoria B.C

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: 2415 NOV-15-24



LANDSCAPE LEGEND

- Proposed Tree
- Property Line
- Line of underground parking below
- Proposed Structure
- Planting beds
- Sod
- Concrete
- Concrete Slab Unit Pavers
- Concrete Unit Pavers

EXISTING TREES LEGEND

- Retained Tree
  - Crown Spread
  - Tree Tag #. See Tree Inventory for assessment.
  - Critical Root Zone
- Removed Tree
  - Critical Root Zone
  - Tree Tag #. See Tree Inventory for assessment.
- TPF Tree Protection Fencing

TABLE 1 TREE INVENTORY CHART

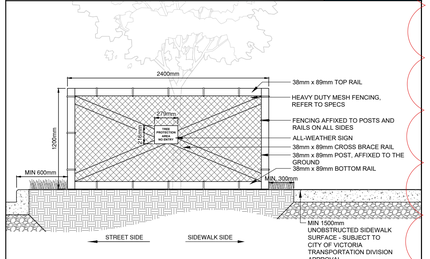
NOTE: Tree Inventory by Talmac Urban Forestry - See Construction Impact Assesment and Tree Managment Plan by Talmac for details

Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name		DBH (cm)	Dripline diameter (m)	Critical root zone radius (m)	Relative Tolerance	Condition			Retention Suitability (low,med,high)	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical					Health	Structure					
M1	Yes	Municipal	Municipal	Copper beech	Fagus sylvatica 'Purpurea'	93	16	14	Poor	Good	Fair	N/A		Codominant (possibly included), small deadwood, somewhat restricted root area, aphid infestation, exposed root flare.	Root pruning for proposed underground parking & PMT.	Retain*
M2	Yes	Municipal	Municipal	Red horsechestnut	Aesculus x carnea	18	6	1.8	Good	Good	Good-fair	N/A		Scale infestation, included union.	SS/SD at edge of CRZ.	Retain
M3	Yes	Municipal	Municipal	Purple leaf plum	Prunus cerasifera	34	8	4.1	Moderate	Fair	Poor	N/A		Hydro pruned (epicormics), canopy mainly consists of epicormic growth, large deadwood, fruiting body at base, mechanical injuries on road side of trunk, canopy consists mainly of epicormics, crack in east facing scaffold limb (likely decay) eastern scaffold limb ended weighted.	Poor structure, approved for removal/replacement as per Parks.	X
M4	Yes	Municipal	Municipal	Honey locust	Gleditsia triacanthos	7	3	0.8	Moderate	Good	Good-fair	N/A		Interior deadwood, sucker tearout on north side of stem (2m ag), inclusion in central leaders.	Conflict with proposed driveway crossing.	X
1435	Yes	On	No	Cedar hedgerow	Thuja occidentalis	Avg 10cm	2	1	Good	Good	Good-fair	Fair	Unsuitable	Tag on southern most stem, hedgerow 3m long, tops falling over	Conflict with proposed PMT.	X
1436	Yes	On	No	Cedar hedgerow	Thuja occidentalis	Avg 10cm	2	1	Good	Good	Good-fair	Fair	Unsuitable	Tag on southern most stem, hedgerow 12m long, tops falling over.	Conflict with proposed PMT/underground parking.	X
1437	Yes	On	No	Cedar hedgerow	Thuja occidentalis	Avg 10cm	2	1	Good	Good	Good-fair	Good-fair	Unsuitable	Tag on southern most stem, hedgerow is 14m long, some tops falling over.	Conflict with proposed underground parking.	X
1438	Yes	On	No	Pyramidal cedar	Thuja occidentalis	13,11	2	2	Good	Fair	Fair-poor	Fair-poor	Unsuitable	Original leader historically removed, loans to the west (mostly corrected), lateral limbs going apical.	Within footprint of proposed underground parking.	X
1439	Yes	Shared	Yes	Plum	Prunus spp.	19, 16, 16	10	4.8	Moderate	Good-fair	Fair-poor	Unsuitable		Multiple stems from base, epicormics, included unions, leans to the west, likely a sucker from adjacent purple leaf plum.	Within footprint of proposed underground parking.	X
1440	Yes	On	Yes	Purple leaf plum	Prunus cerasifera	44 below unions	10	5.3	Moderate	Fair-poor	Poor	Unsuitable		Ganoderma at base of trunk on north side, old pruning wound with decay at primary attachment, girdling root on northern most stem, large deadwood throughout, epicormics, possible crack in south facing scaffold limb.	Within footprint of proposed underground parking.	X
1441	Yes	On	Yes	Cherry	Prunus spp.	17,17	8	3.3	Moderate	Fair	Fair	Unsuitable		Third stem at base historically removed, included union at base, cherry bark hotting damage,	Within footprint of proposed underground parking.	X
1442	Yes	On	Yes	Big leaf maple	Acer macrophyllum	75	10	9	Moderate	Fair-poor	Fair-poor	Unsuitable		Irregular bulging at base, powdery mildew on epicormics at base, grafted branches on west side, hydro pruned, original leader possibly removed, epicormics, deadwood.	Within footprint of proposed underground parking.	X
1443	No	On	No	Japanese maple	Acer palmatum	7,7,7,5,3	5	1.9	Moderate	Good	Good-fair	Unsuitable		Scale infestation, included bark.	Within footprint of proposed underground parking.	X
1444	No	On	No	Apple (domestic)	Malus spp.	9,8,6	5	2.1	Moderate	Good-fair	Fair	Unsuitable		Multi-stemmed from base, pruned for fruit production	Within footprint of proposed underground parking.	X
1445	Yes	On	No	Star magnolia	Magnolia stellata	9,5,5,4	5	1.8	Moderate	Good	Fair	Unsuitable		Suckering on lower stem, included bark,	Within footprint of proposed underground parking.	X
1446	Yes	On	No	Fig	Ficus carica	23	3	2.3	Good	Good-fair	Fair-poor	Unsuitable		Canopy mostly comprised of epicormics, top dieback, restricted rooting area, suckers at base.	Within footprint of proposed underground parking.	X
1447	Yes	On	Yes	Corkscrew willow	Salix matsudana	28 below union, 23, 13,	10	6	Moderate	Good-fair	Fair-poor	Unsuitable		Severe included unions, deadwood, stems grafted to each other, history of failures, top dieback,	Within footprint of proposed underground parking.	X
051	No	Off	Yes	Western red cedar	Thuja plicata	65	13	11.7	Moderate	Good	Fair-poor	N/A		Likely beyond its ~7m ag (multiple stems), 4m south of existing fenceline.	Root pruning for proposed PMT & underground parking.	Retain*

04

SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



NOTES:

1. ALTERNATIVE CONSTRUCTION MUST BE PRE-APPROVED BY PARKS
2. FENCING MUST BE FIXED TO THE GROUND
3. FENCE TO BE CONSTRUCTED USING 38mm x 89mm WOOD FRAME AND HEAVY DUTY CONSTRUCTION FENCING SECURED BY GALVANIZED STAPLES OR ZIP TIES
4. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ON SITE
5. NO STORAGE OF SOIL, BUILDING MATERIALS WITHIN OR AGAINST FENCING
6. WORK WITHIN TPZ PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE CITY OF VICTORIA ARBORIST
7. SIGN TO BE AFFIXED ON EVERY FENCE OR MIN. ONCE PER 10 LINEAR METERS
8. FENCE TO BE MINIMUM 300mm FROM ADJACENT SIDEWALK
9. FENCE TO BE MINIMUM 600mm FROM EDGE OF CURB
10. FENCE TO BE MONITORED WEEKLY AND MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION. ANY UNSECURED FENCING MUST BE REPAIRED IMMEDIATELY BY THE PERMIT HOLDER UNTIL ALL WORK IS COMPLETE (INCLUDING LANDSCAPING). REMOVAL AND DISPOSAL OF THE FENCING MATERIALS TO BE DONE BY THE PERMIT HOLDER.

FENCE DISTANCING REQUIREMENTS:

FENCE DISTANCE TO TREE TRUNK TO BE MINIMUM 12x DIAMETER AT BREAST HEIGHT (MEASURED 1.4m FROM GRADE) UNLESS OTHERWISE SPECIFIED BY A CERTIFIED ARBORIST AND APPROVED BY CITY OF VICTORIA PARKS.

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER	MINIMUM DISTANCE FROM TRUNK
CM	METERS
<15	2.0
20	2.4
30	3.6
40	4.8
50	6.0
60	7.2
70	8.4
80	9.6
90	10.8
100	12.0

TREE PROTECTION FENCING

Revision Date	Drawing Number
SEPTEMBER 2025	SD PT13.1

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	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	5	X 1	A. 5
B. Replacement trees proposed per Schedule "E", Part 1	0	X 1	B. 0
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	7	X 1	D. 7
E. Total replacement trees proposed (B+C+D) *Round down to nearest whole number*			E. 7
F. Onsite replacement tree deficit (A-E) *Record 0 if negative number*			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			G. 6
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I) *Record 0 if negative number*			J. 6
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) *Round down to nearest whole number*			N. 0
O. Offsite replacement tree deficit (K-N) *Record 0 if negative number*			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu *Enter F. or J., whichever is the greater number*			P. 6
Q. Offsite trees proposed for cash-in-lieu *Enter O.*			Q. 0
R. Cash-in-lieu proposed ((P+Q) X $2,000)			R. $ 12,000

* Lot minimum of six (6)Trees - Seven (7) *Schedule E Part 3* trees were provided. As per line J, *Schedule E Part 3* trees do not count against lot minimum therefore a 6 tree cash in lieu requirement is still applied.

REVISIONS

- 01 Layout of trees and plants in planters revised to support part 3 trees
- 02 Part 3 trees added to plan
- 03 Updated Plant list - revised per site plan changes
- 04 updated charts
- 05 updated soil volume plan
- 06 Tree offset plan added to set

Rev. 08: Nov 06-26
Rev. 07: Apr 17-26
Rev. 06: Mar 23-26
Rev. 05: Mar 11-26
Rev. 04: Apr 16-25
Rev. 03: Mar 14-25
Rev. 02: Dec 13-24
Rev. 01: Nov 18-24

L2/7

443 Government | Tree Replacement Plan

443 Government Street Victoria B.C

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: 2415 NOV-15-24



LANDSCAPE LEGEND

- Proposed Tree
- Retained Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Concrete
- Concrete Slab Unit Pavers
- Concrete Unit Pavers
- Planting beds
- Sod
- Property Line
- Line of underground parking below
- Cross Section Refrence Line
- Proposed Retaining Wall
- Proposed Retaining Wall
- Proposed Concrete Curb
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Ornamental Metal Fence
- Proposed bike ring (2 spaces ea.)
- Detail Callout Key
- Soil Volume area
- Soil Volume area Over Tank
- Soil Cell Volume area

EXISTING TREES LEGEND

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

04

SOIL VOLUME CHART

Soil Table				Replacement Tree Proposed			Soil Volume Required (M3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	B #Small	C #Medium	D #Large	E Small	F Medium	G Large	Total
Onsite										
1	7.94	1	7.94	1			6			6
2	7.94	1	7.94	1			6			6
3	7.94	1	7.94	1			6			6
4	7.94	1	7.94	1			6			6
5	7.94	1	7.94	1			6			6
6	7.94	1	7.94	1			6			6
7	7.47	1	7.47	1			6			6
8	6.14	1	6.14	1			6			6
9	6.14	1	6.14	1			6			6
10	20.34	1	20.34	2			6			6
11	10.29	1	10.29	1			6			6
12	6.07	1	6.07	1			6			6
13	6.03	1	6.03	1			6			6
14	6.39	1	6.39	1			6			6
Offsite (Excluding City Property)										
Planting AreaOSA X (Excluding City Property)							E	F	G	TOTAL
Calculation							IF B =1,BX8 IF B>1,BX6	IF C =1,CX20 IF C>1,CX15	IF B =1,BX35 IF B>1,BX30	E+F+G

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L3/7

443 Government | Soil Volume Plan

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Project No: 2415 NOV-15-24



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- Proposed Structure
- Concrete
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- Concrete Unit Pavers
- Planting beds
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- Property Line
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- Cross Section Refrence Line
- Proposed Retaining Wall
- Proposed Retaining Wall
- Proposed Concrete Curb
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Ornamental Metal Fence
- Proposed bike ring (2 spaces ea.)
- Detail Callout Key (1 / AA)

TREE MANAGEMENT LEGEND

Retained Tree
- Crown Spread
- Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

Removed Tree
- Critical Root Zone
- Tree Tag #. See Tree Inventory for assessment.

REVISIONS

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LANDSCAPE OFFSETS

- 7M Offset - road intersection
- Property Line
- 2M Offset - Building
- 1M Offset - Property Line
- Area does not support tree replacment
- Area supports tree replacment

SCALE 1:100

0 1 2 5 10

443 Government | Tree Offset Plan

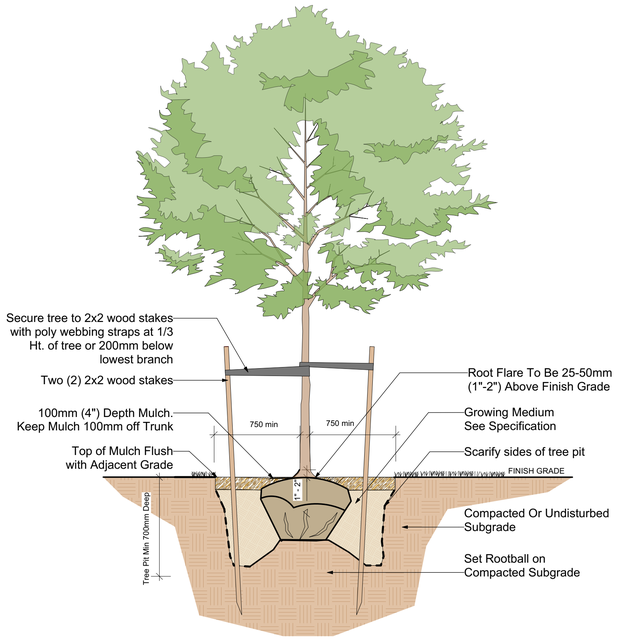
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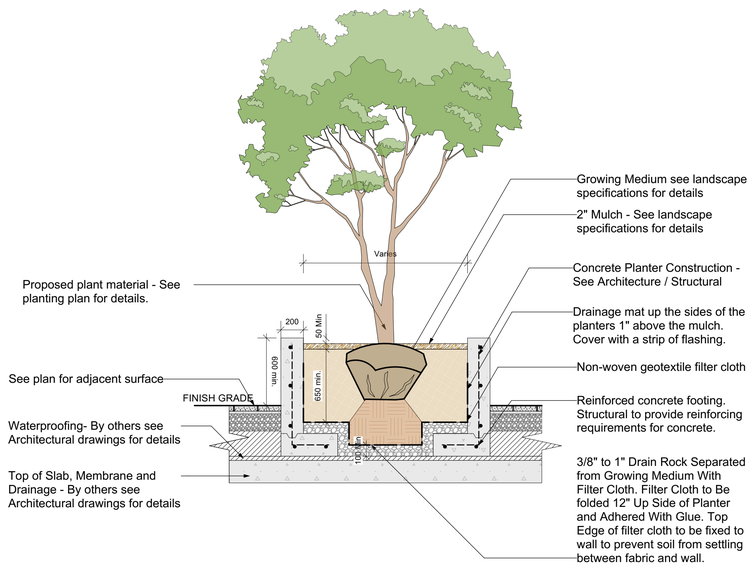
L4/7

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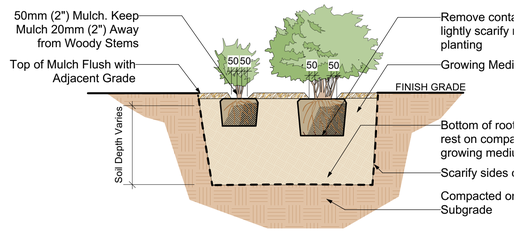
Project No: 2415 NOV-15-24



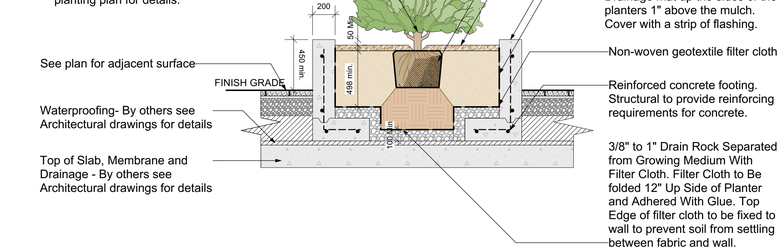
1 D1 Typical Decidious Tree Planting Detail
Scale: 1:25



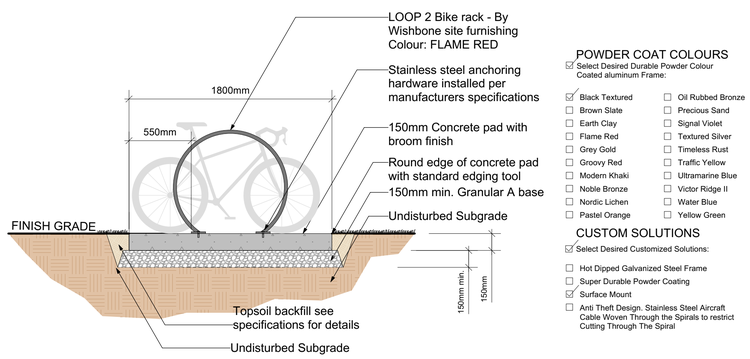
2 D1 Tree Planting in Concrete Planter Over Slab Detail
Scale: 1:25



3 D1 Typical Shrub Planting Detail
Scale: 1:25



4 D1 Shrub Planting in Concrete Planter Over Slab Detail
Scale: 1:25



POWDER COAT COLOURS

Select Desired Durable Powder Colour Coated aluminum Frame:

- ☑ Black Textured
- ☐ Brown Slate
- ☐ Earth Clay
- ☐ Flame Red
- ☐ Grey Gold
- ☐ Groovy Red
- ☐ Modern Khaki
- ☐ Noble Bronze
- ☐ Nordic Lichen
- ☐ Pastel Orange
- ☐ Oil Rubbed Bronze
- ☐ Precious Sand
- ☐ Signal Violet
- ☐ Textured Silver
- ☐ Timeless Rust
- ☐ Traffic Yellow
- ☐ Ultramarine Blue
- ☐ Victor Ridge II
- ☐ Water Blue
- ☐ Yellow Green

CUSTOM SOLUTIONS

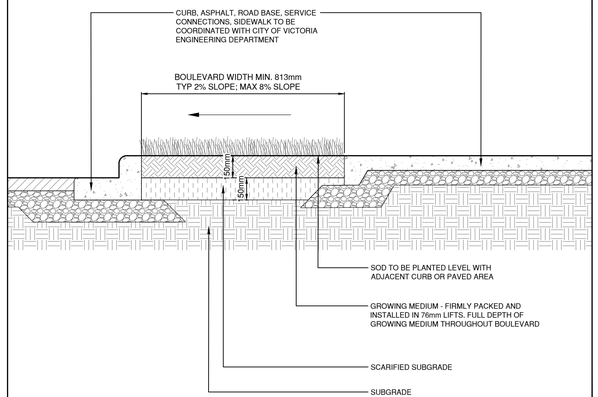
Select Desired Customized Solutions:

- ☐ Hot Dipped Galvanized Steel Frame
- ☐ Super Durable Powder Coating
- ☑ Surface Mount
- ☐ Anti Theft Design. Stainless Steel Aircraft Cable Woven Through the Spirals to restrict Cutting Through The Spiral

5 D1 Concrete pad with LOOP 2 bike rack - By Wishbone
Scale: 1:25

SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



NOTES:

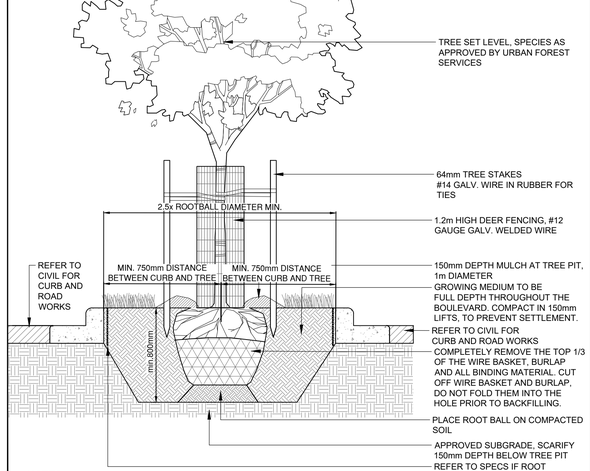
1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
2. FOR CURB, SIDEWALK, ASPHALT, UTILITIES AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
4. SOD TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS - THIS INCLUDES REQUIREMENTS FOR MAINTENANCE DURING ESTABLISHMENT PERIOD (WATERING, WEEDING, MOWING)
5. SOD NOT TO BE REINFORCED WITH MESH
6. MINIMUM SOIL VOLUMES MUST BE ACHIEVED FOR TREES AS PER THE ESS BYLAW AND DRAWINGS SD PT1, SD PT2, SD PT3.1 AND SD PT3.2

SOD - (GRASS BOULEVARD)	Revision Date	Drawing Number
	SEPTEMBER 2025	SD PH1

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SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



NOTES:

1. ALL PLANTING TO MEET OR EXCEED THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD (CLS)
2. SCARIFY BOTTOM OF PLANTING PIT
3. PLANTING PIT MUST BE FREE DRAINING
4. REQUIRED SOIL VOLUME DEPENDENT ON TREE SIZE, REFER TO SPECIFICATIONS

TREE PLANTING IN MEDIAN - SOFTSCAPE	Revision Date	Drawing Number
	SEPTEMBER 2025	SD PT3.1

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Rev. 08: Nov 06-26
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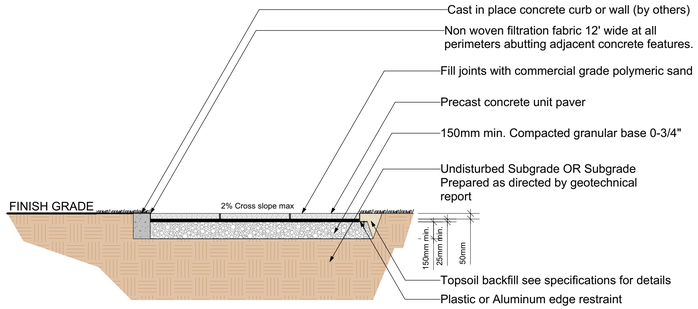
L5/7

443 Government | Details 1

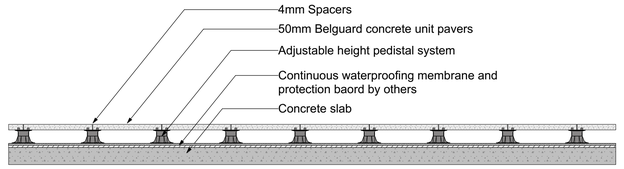
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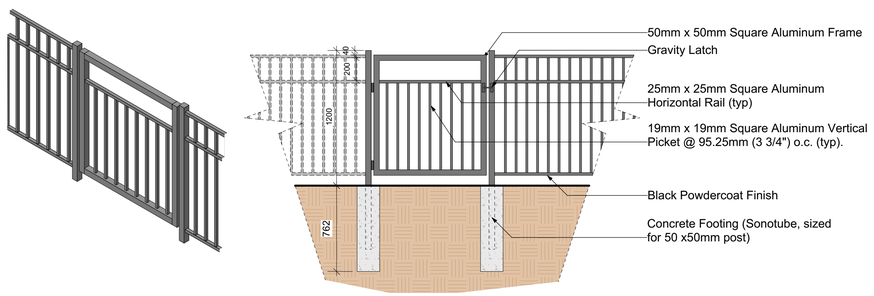
Project No: 2415 NOV-15-24



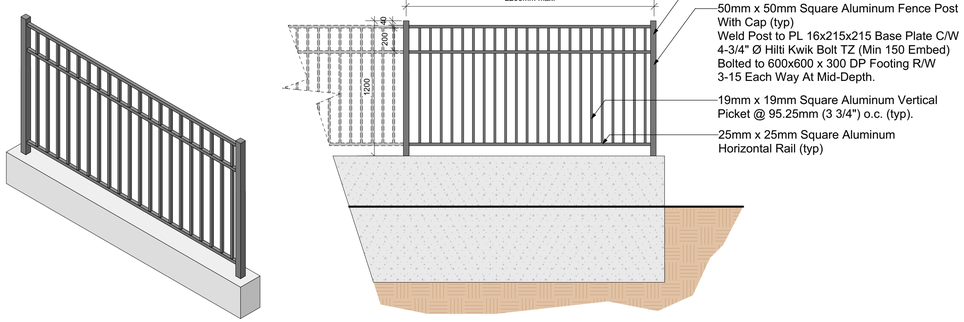
6 D2 Pedestrian Precast concrete unit pavers
Scale: 1:25



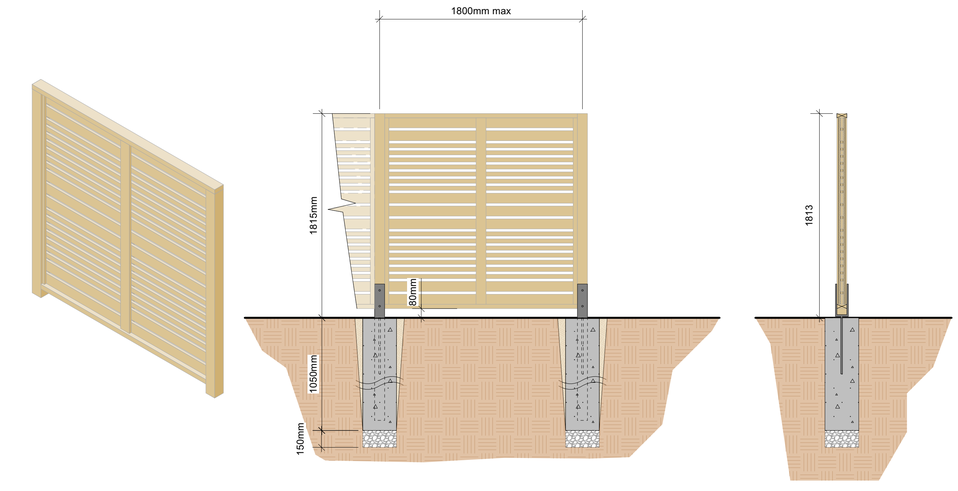
7 D1 Concrete unit pavers on pedistal standard detail
1:50



8 D2 1.2m Ht Ornamental Aluminum Gate with Gravity Latch
Scale: 1:25



9 D2 0.75m Ht Ornamental Aluminum Fence on Concrete Retaining Wall
Scale: 1:25



6 D2 1.8m Ht Wood Privacy fence with 4x4 post
Scale: 1:25

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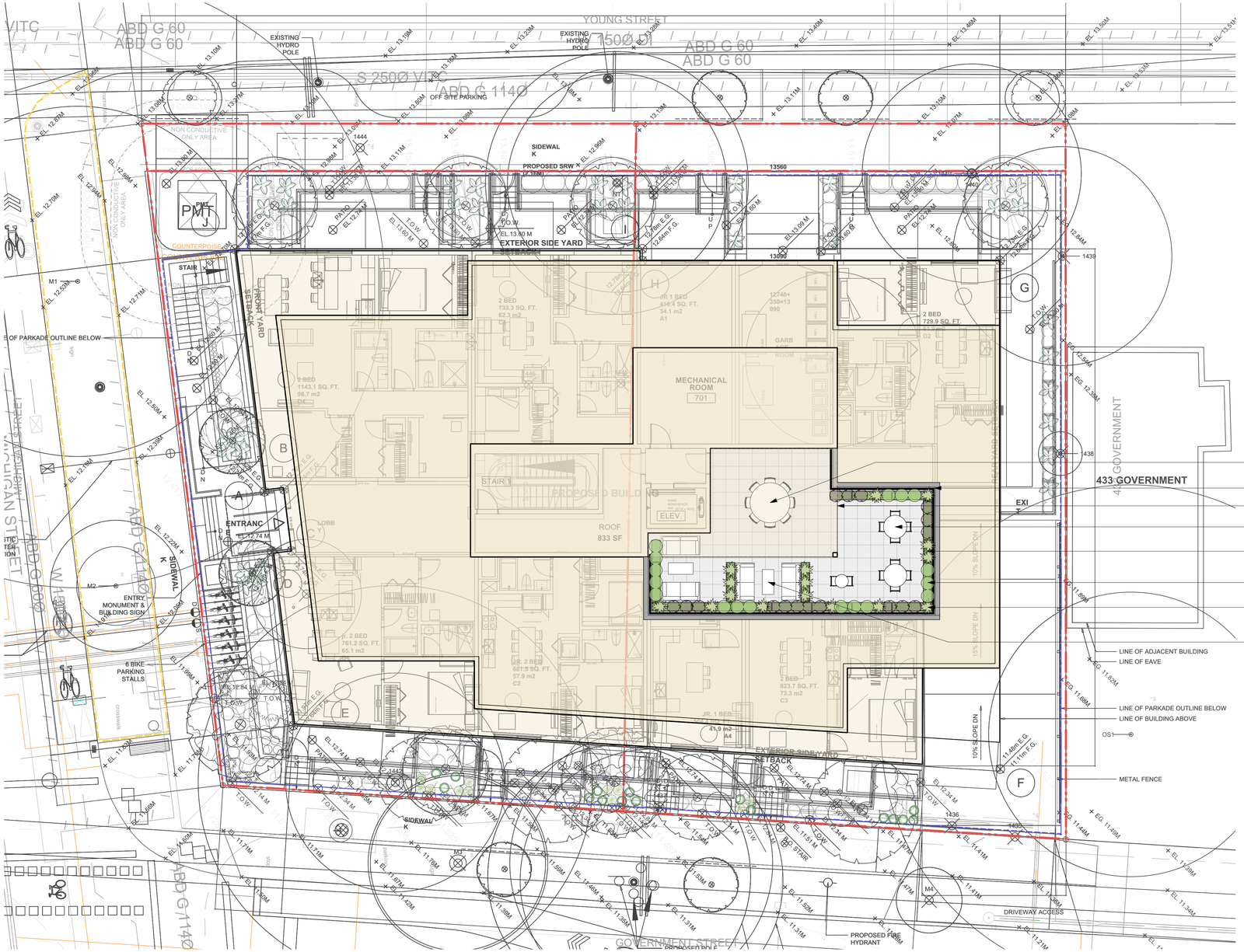
L6/7

443 Government | Details 2

443 Government Street Victoria B.C

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Large Seating Area

Railing, See Arch.

Roof Overhang, See Arch.

Medium / Small Seating Area

(3) - L 1015mm (40") x W 405mm (16") x H 1065mm (42") Partition Planters by C3 Planters.

(14) - L 1830mm (72") x W 405mm (16") x H 1065mm (42") Partition Planters by C3 Planters.

Planters to have native & adaptive full sun, drought tolerant shrubs and perennials. Salal, Karl Forester Feather Reed Grass, Anouk Lavender

Lounge Area (typ.)

LINE OF ADJACENT BUILDING

LINE OF EAVE

LINE OF PARKADE OUTLINE BELOW

LINE OF BUILDING ABOVE

METAL FENCE

SCALE 1:100

0 1 2 5 10

443 Government | Roof Level

ROOF PLAN RECOMMENDED PLANT SPECIES LIST

Total: 50

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Gaultheria shallon	Salal	#1 pot
Lavandula stoechas 'Anouk'	Anouk Lavender	#1 pot

PLANTING IMAGES


Karl Forester Feather Reed Grass


Anouk Lavender


Salal

LANDSCAPE LEGEND

Proposed Structure

Concrete Slab Unit Pavers

Planting Bed


Partition Planter by C3 Planters

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L7/7

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