ISSUED FOR: Committee of the Whole (COTW) ISSUE DATE: June 11, 2025

### Project Address:

Civic Address 50 Government St Victoria, BC

Legal Address Description: Property ID: 007-326-122 Legal Amended Lot 9, Beckley Farm, Victoria District, Plan 229

#### Owner:

Oeza Developments 1558 Beach Dr. Victoria, BC

Contact: Mike Jones mike.jones@oezadevelopments.ca 250-588-1960

#### Architect

Waymark Architecture 1826 Government Street Victoria BC V8T 4N5

Contact: Will King Phone: 778 977 0660

Email: will@waymarkarchitecture.com

## Structural Engineer

RJC Engineers #330, 1515 Douglas St Victoria BC V8W 2G4

Contact: Leon Plett Phone: 250 386 7794 Email: lplett@rjc.ca

## Landscape

G | ALA Gauthier + Associates Land 308 877 Hastings St Vancouver, BC

Contact: Bryce Gauthier Phone: 604 317 9682 Email: bryce@gauthierla.com

## Code Consultant

Celerity Engineering Limited 102-5166 Cordova Bay Road Victoria, BC V8Y 2K6

Contact: Corie Lubben

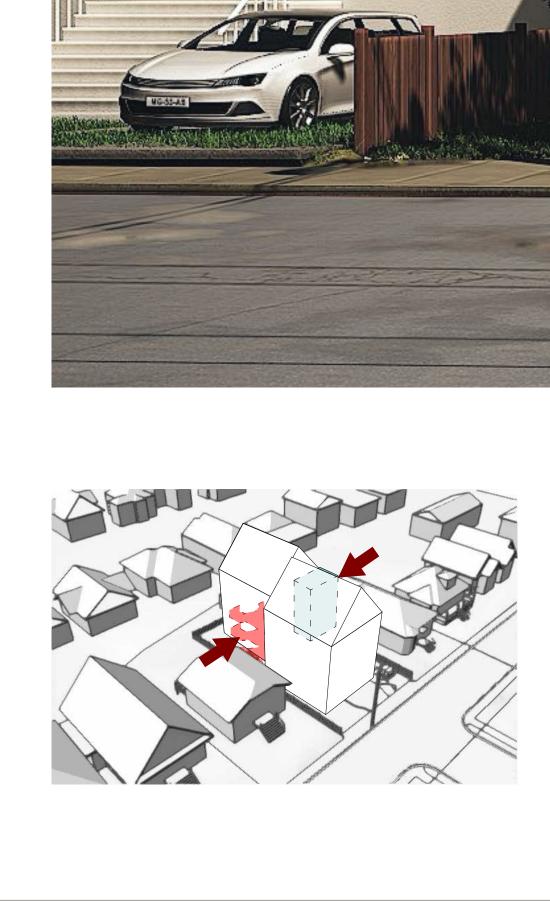
Phone: 250 410 2021 extension 205 clubben@celerity.ca

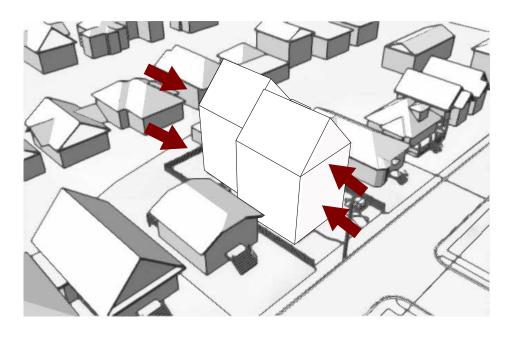
### Civil Engineer

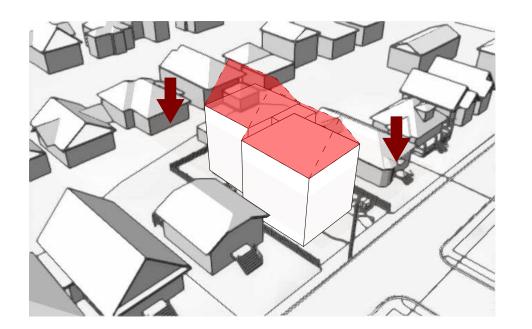
McElhanney 3960 Quadra St #500 Victoria, BC V8X 4A3

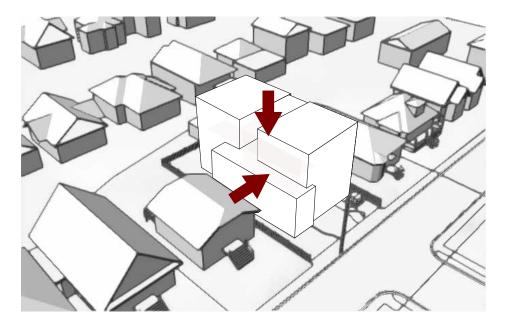
Contact: Nathan Dunlop Phone: 778 746 7417

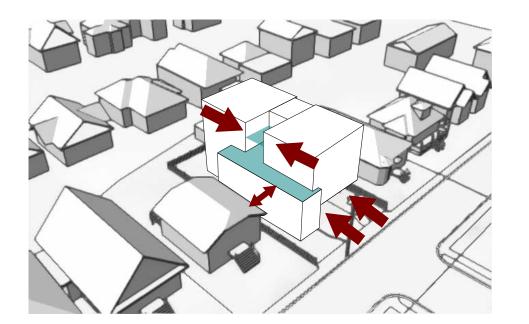
Email: ndunlop@mcelhanney.com











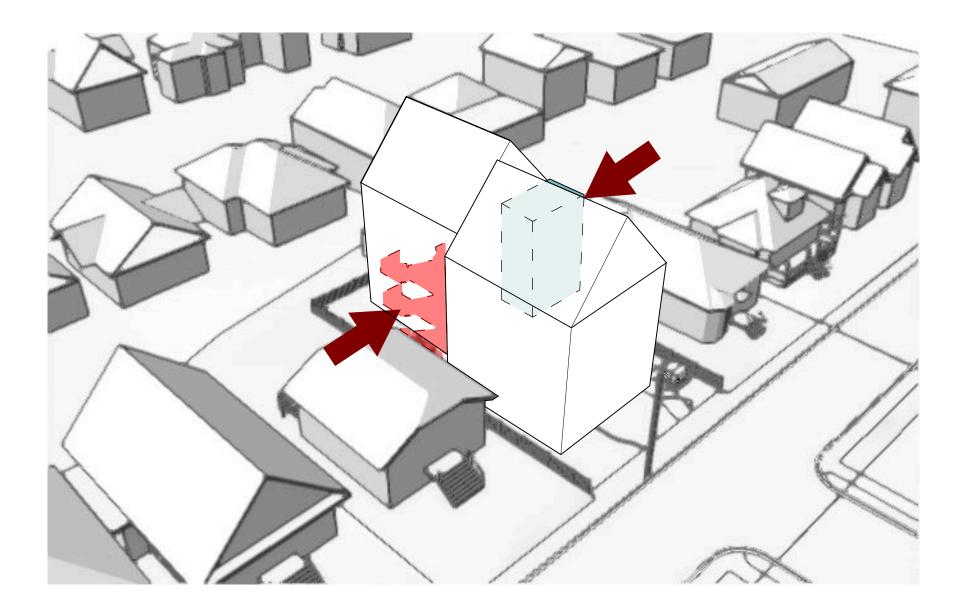


Oeza Developments

- XiX

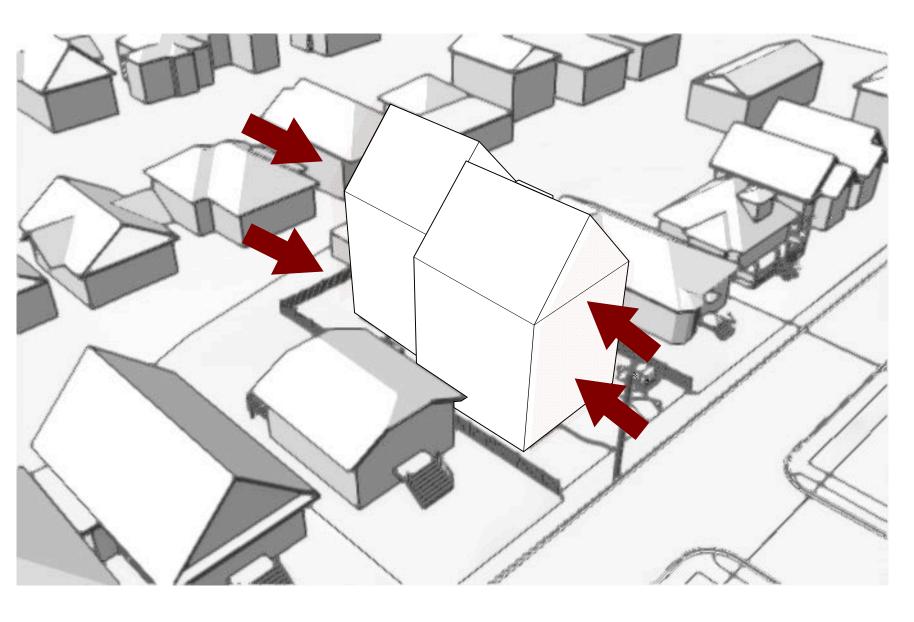
James Bay Development

Received Date June 24, 2025



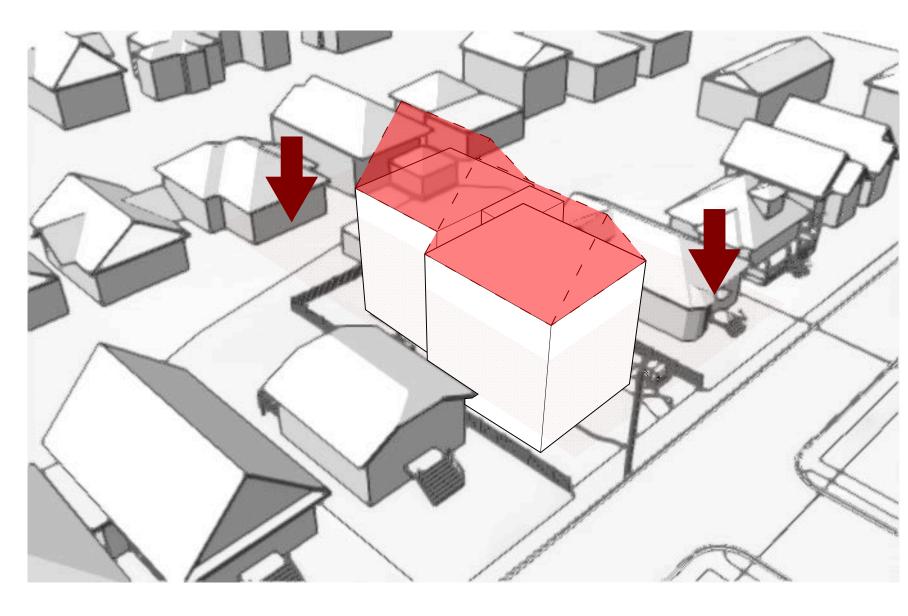
## REMOVE EXTERNAL EXIT STAIRS

External stairs were removed from the buidling (per COTW resolution 2.c.vii) and placed into a single stair exit configuration with no oversight into neighbour's properties



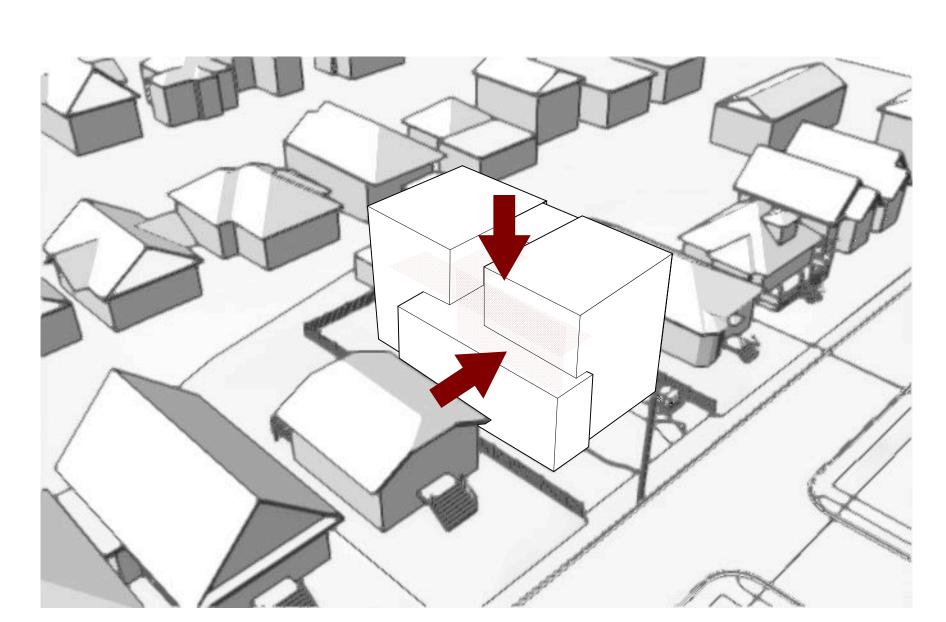
## INCREASE SETBACKS AND OUTDOOR SPACE

The building was reduced in size by increasing the front and rear yard setbacks, with significant emphasis on providing amenity space for all residents in the rear yard (to address COTW resolutions 2.c.i, 2.c.ii, 2.c.ii, 2.c.iv and 2.c.vi)



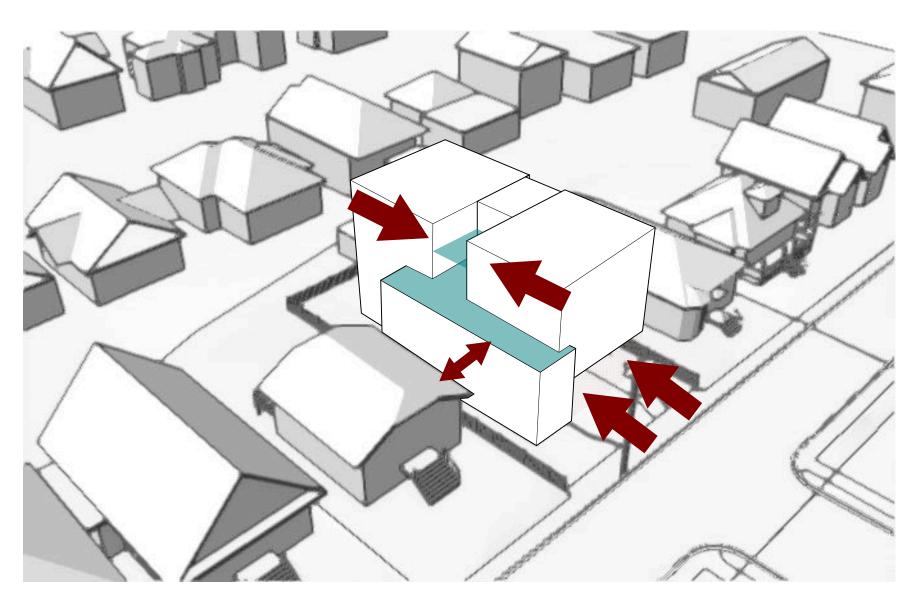
## REMOVE PEAKED ROOF AND LOWER BUILDING

The high peaked roof with large open gabled ends was removed, and the overall building height was reduced. Living spaces in the lofts were deleted, and the floor-to-ceiling heights were lowered at each level (per COTW resolutions 2.c.v and 2.c.vi).



## STEP MASSING DOWN ON SOUTH SIDE

The massing of the building is stepped down on the south side to reflect the smaller neighbour (per COTW resolution 2.c.v and 2.c.vi).

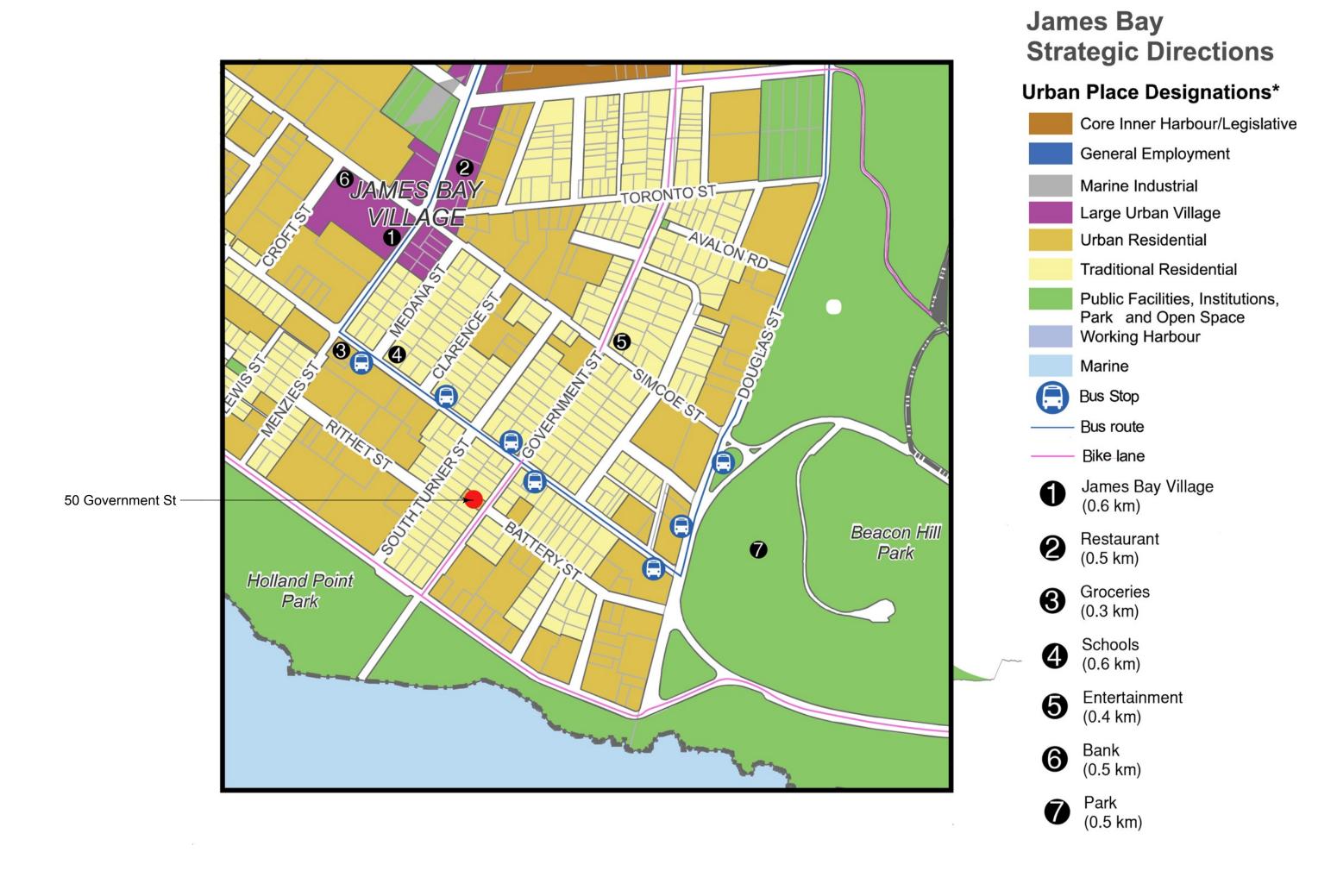


## CENTRALIZED BALCONIES AND RECESSED ENTRY

Balconies on upper levels are removed from the front and back and focused on a central exterior area. These exterior spaces are positioned to overlook the roof instead of the neighbour's backyard. The recessed entry provides covered areas for visitor bikes and accessible parking requirements (per COTW resolutions 2.a, 2.c.ii, 2.c.v and 2.c.vi)



REVISED PROPOSAL





## **OCP Policy Objectives Advanced By This Proposal:**

6 (a) "...housing growth...within close walking distance of Town Centres and Large Urban Villages."



6 (g) "That all 13 city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types, throughout their lives."



6.1.6 "Urban Residential consists primarily of multi-unit residential...including...mid-rise apartments."



6.9 "Give consideration to site-specific amendments to this plan that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context."



6.32.1 "Victoria accomodates a minimum of 20,000 additional residents from 2011 to 2041."

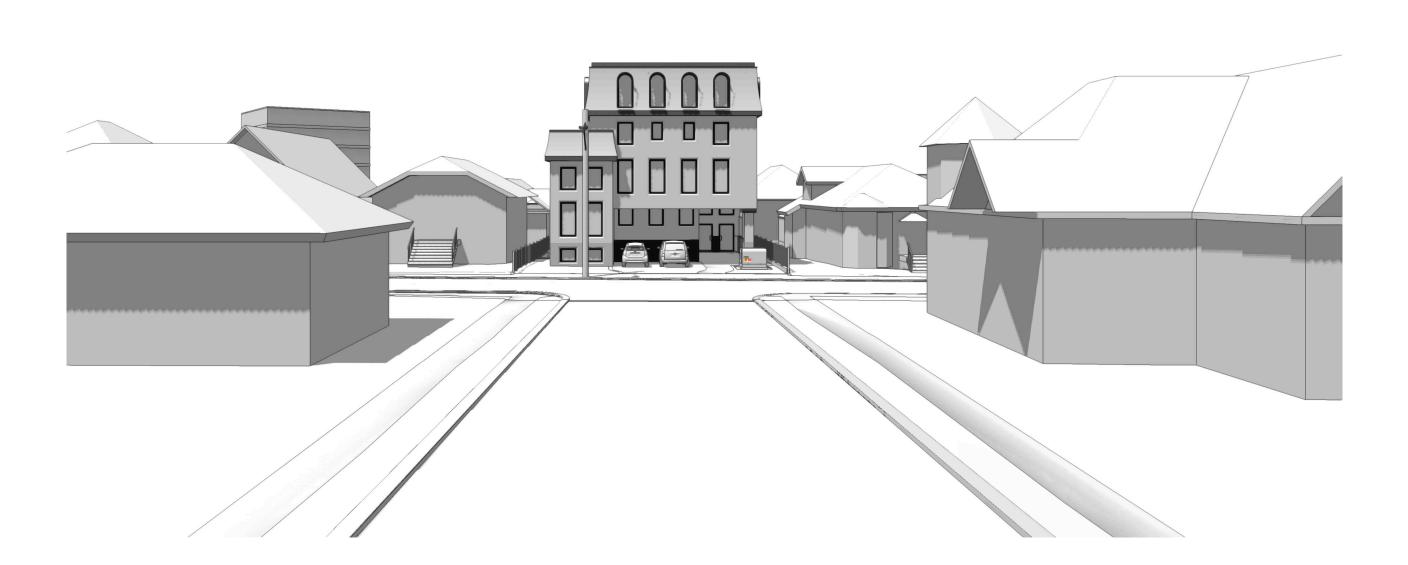


6.32.3 "Victoria accomodates a minimum of 20% of the region's cumulative new dewlling units to 2041."



6.32.5 "A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041."

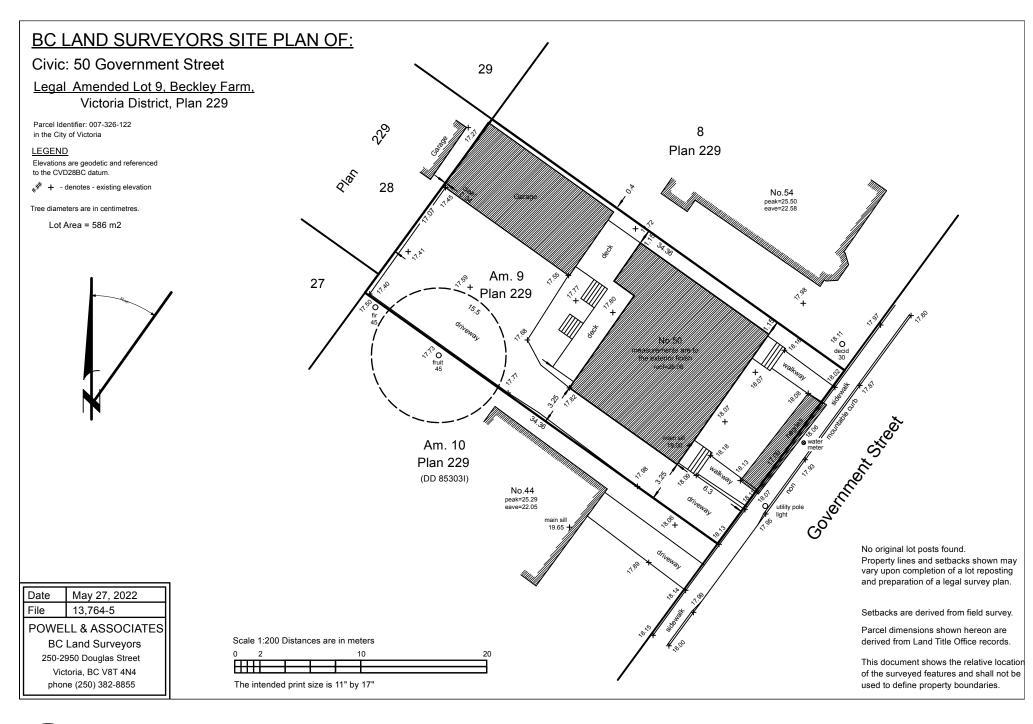


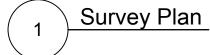


| CODE ANALYSIS   |  |  |  |
|---|--|--|--|
|   | BCBC REFERENCE   |  |  |
| 2018 BC building code, data matrix part 3   | References are to division B unless note [A] for division A or [C] for division C. |  |  |
| Project Description: New Construction   |  |  |  |
| Major Occupancy: Residential group C  | 3.1.2.1  |  |  |
| Building area: 114.3 m <sup>2</sup>   | 1.4.1.2 [A]  |  |  |
| Number of stories: 4 + basement   | 3.2.1.1  |  |  |
| Number of streets/fire fighter access: 1  | 3.2.2.10   |  |  |
| Principal building is classified as following:  |  |  |  |
| 3.2.2.50. Group C, up to 6 Storeys, Sprinklered   |  |  |  |
| The building is permitted to be of combustible construction or noncombustible construction used singly or in combination  | 3.2.2.50.  |  |  |
| Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h  | 3.2.2.50.  |  |  |
| Roof assemblies shall have a fire-resistance rating not less than 1 h   | 3.2.2.50.  |  |  |
| Adjacent Occupancies: C   |  |  |  |
| Sprinklered : Yes   | 3.2.2.50.  |  |  |
| Fire alarm: Yes   | 3.2.4.   |  |  |
| Standpipe required: Yes   | 3.2.9.   |  |  |
| Water agrice/supply is adequate; Ves  | 3.2.5.7  |  |  |
| Water service/supply is adequate: Yes   | 3.2.3.7  |  |  |
| Mezzanine area : N/A  |  |  |  |
| Occupant load based on: m²/person and design of building The occupant load for residential suites is two persons per sleeping room.   |  |  |  |
| 1st floor = 4 persons (2 1-bedroom units) 2nd floor = 8 persons (2 1-bedroom units, 1 2-bedroom unit) 3rd floor = 10 persons (3 1-bedroom units, 1 2-bedroom unit) 4th floor = 8 persons (4 1-bedroom units) 5th floor = 12 persons (2 3-bedroom units) | 3.1.17.1   |  |  |
| For storage garage: occupant load = garage area / 46 (sm/person) Bike parking:52.3m² + 7.6m²) = 59.9m² / 46m² = 1.3 (2 persons) Total occupancy = 44 persons  |  |  |  |
| Minimum number of exits per unit required: 1, proposed 1  | 3.2.10.  |  |  |
| This project will be subject to 3.2.10: Requirements for Residential Buildings with a Single Exit   |  |  |  |

| DATA SHEET/ZONING ANALYSIS   |           |                      |  |  |  |  |
|--|-----------|----------------------|--|--|--|--|
| LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229 |           |                      |  |  |  |  |
| STREET ADDRESS: 50 Government St   |           |                      |  |  |  |  |
| CURRENT ZONING: R3-2 MULTIPLE DWELLING DISTRICT  |           |                      |  |  |  |  |
| PROPOSED ZONING: SITE SPECIFIC   |           |                      |  |  |  |  |
| SITE AREA: 586.27 m²   |           |                      |  |  |  |  |
| BUILDING FOOTPRINT: 303.39 m <sup>2</sup>  |           |                      |  |  |  |  |
|  |           |                      |  |  |  |  |
| Zoning Criteria  | Proposal  | Zone Standard( R3-2) | Envisioned by OCP Land Use designation (Urban Residential) |  |  |  |
| Site Area (m²) (min.)  | 586.27 m² | 920 m²               |  |  |  |  |
|  | 47.07     |                      |  |  |  |  |

| BUILDING FOOTPRINT: 303.39 m <sup>2</sup>          |  |  |  |
|--|--|--|--|
| Zoning Criteria                                    | Proposal                                   | Zone Standard( R3-2)   | Envisioned by OCP Land Use designation (Urban Residential)   |
| Site Area (m²) (min.)                              | 586.27 m²                                  | 920 m²   |  |
| Lot width (m) (min.)                               | 17.07 m                                    |  |  |
| Total floor area (m²) (max.)                       | 1033.37 m²                                 |  |  |
| Floor Space Ratio                                  | 1.76                                       | 1.2 to 1   | 1.2:1 generally, up to 2:1 in strategic locations for the advancement of plan objectives                             |
| Unit floor area (m²) (min.)                        | 40.5 m²                                    | 30   |  |
| Avg Grade  | 17.75 m                                    | n/a  |  |
| Building Height (m) (max.)                         | 13.88 m                                    |  | Low-rise and mid-rise  |
| Storeys (max.)                                     | 5 storeys                                  | 6  | Buildings up to approximately six storeys.   |
| Setbacks (m) (min.)                                |  |  |  |
| Front Setback                                      | 5.19m                                      | 10.5 m for, 4 story building<br>12 m for, 5 story building                                   |  |
| Rear (NW)  | 5.65 m                                     | 1/2 bldg ht (6.941)  |  |
| Side (NE)  | 1.55 m                                     | 1/2 bldg ht (6.941)  |  |
| Side (SW)  | 2.19 m                                     | 1/2 bldg ht (6.941)  |  |
| Total Side Setback                                 | 2.72 m                                     | N/A  |  |
| Lot Coverage                                       | 51.75%                                     | 30% - 4 storeys<br>24% - 5 storeys   |  |
| Open site space - lot (%) (min.)                   | 42.27%                                     | 30   |  |
| Off Street Parking                                 |  |  |  |
| Car Parking  | 0 - Visitor<br>1 - Car Share for Residents | Schedule C - Other Area -<br>Multiple Dwelling<br>18 - Resident<br>2 - Visitor<br>20 - Total |  |
| Accessible   | 0  | 1  |  |
| Van accessible                                     | 1  | 1  |  |
| Bicycle storage                                    |  |  |  |
| Long Term  | 31*  | 18   | *Bike stalls in excess of those required could be replaced with mobility scooter parking according to resident need. |
| Short Term Bicycle parking                         | 6  | 6  |  |
| UNIT TYPES   |  |  |  |
| 11 One Bedroom units @ 40.5 to 64.1 m <sup>2</sup> |  |  |  |
| 2 Two Bedroom units @ 67.7 to 76.2 m²              |  |  |  |
| 2 Three Bedroom units @ 91.8 -100.6 m²             |  |  |  |





#### Parking required for 50 Government:

0.85 spaces per unit <45 m²- 2 units 1.00 space per unit 45<70 m<sup>2</sup> - 6 units 1.45 spaces per unit >70 m<sup>2</sup> - 7 units

= (0.85x2) + (1x6) + (1.45x7)

=17.85=18 car parking spaces

Visitor parking: 0.1 per unit = 0.1 x 15

= 1.5= 2 visitor spaces

Required bikes: 1.25 per unit >45 m<sup>2</sup>

1 per unit <45 m<sup>2</sup> = (1.25 x 2) + (1x13) = 18.25 = 18 bike parking stalls

Visitor bikes required: 6

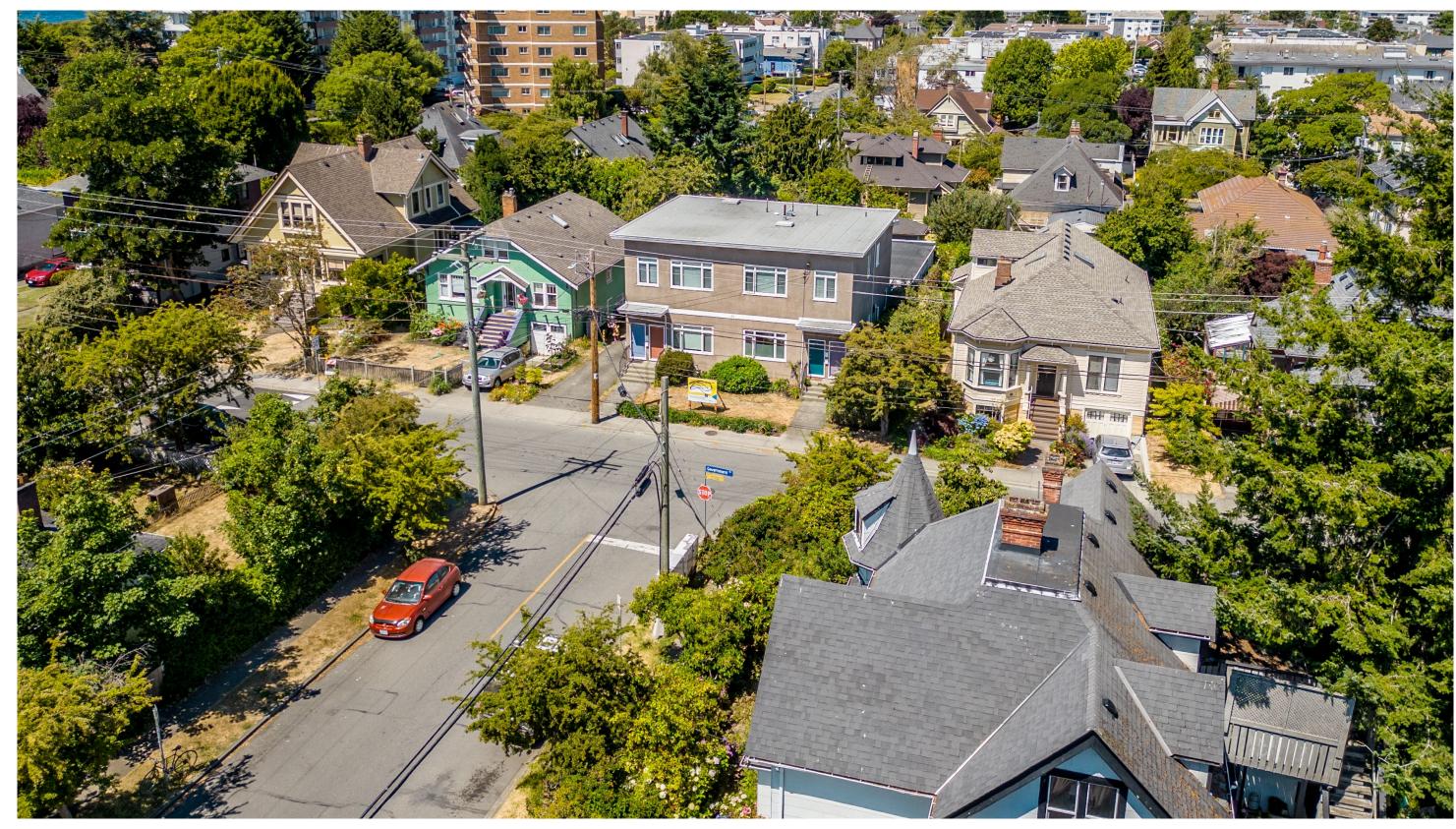
#### PROPOSED:

1 car share for residents

1 visitor parking space (sized for accessible van use)

31 total bike parking 19 wall mounted

12 ground mounted, including 8 regular bike and 4 oversize bike stall (2/3 of required stalls)



Existing Building, 50 Government



Existing Building, 50 Government



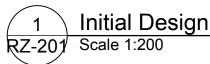
Proposed Building, 50 Government



Existing Building, 50 Government



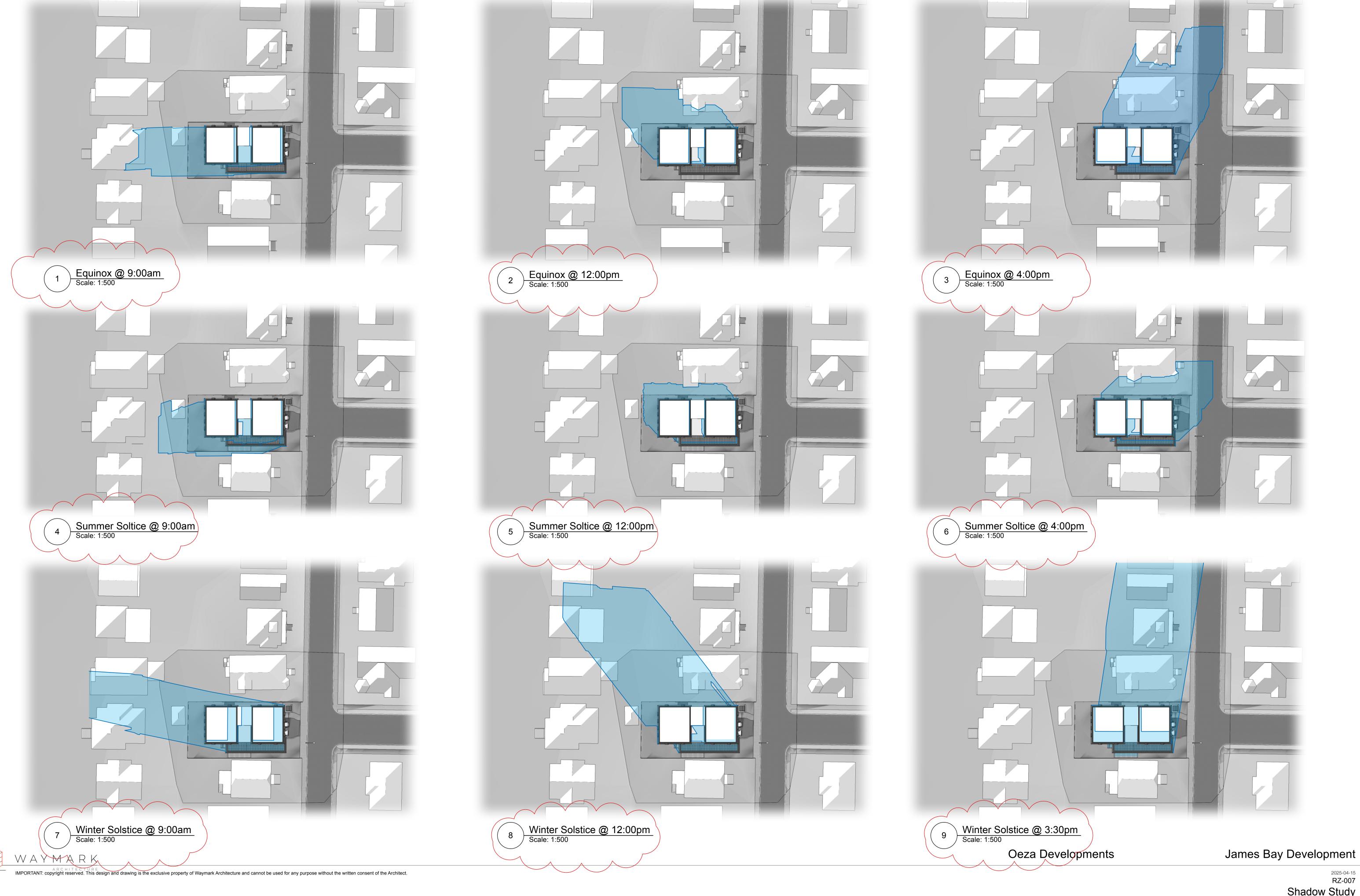


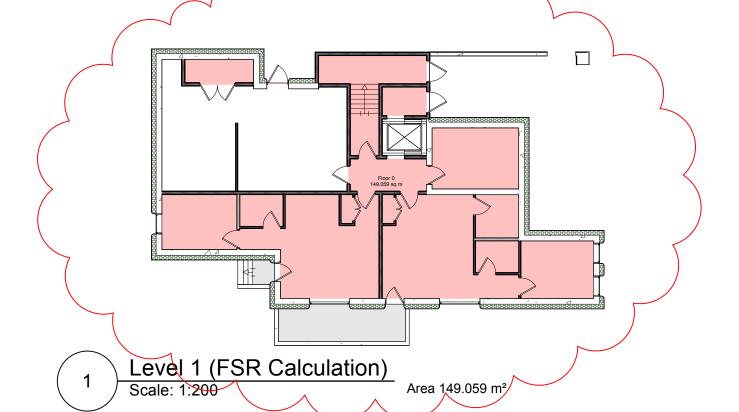


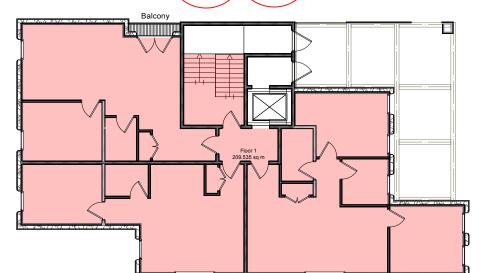




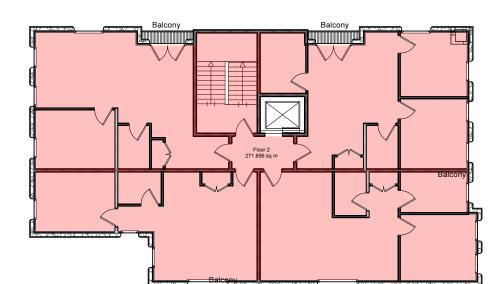




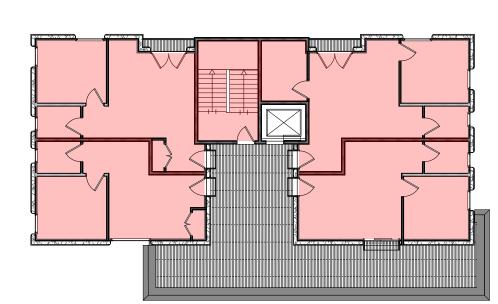




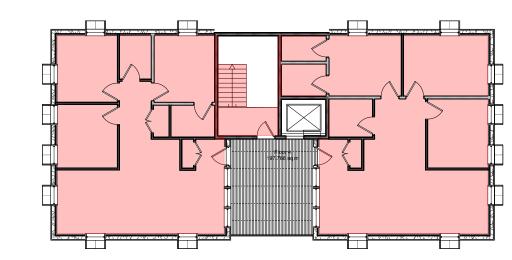
Level 2 Floor Area (FSR Calculation) Scale: 1:200 Area 209.535 m<sup>2</sup>



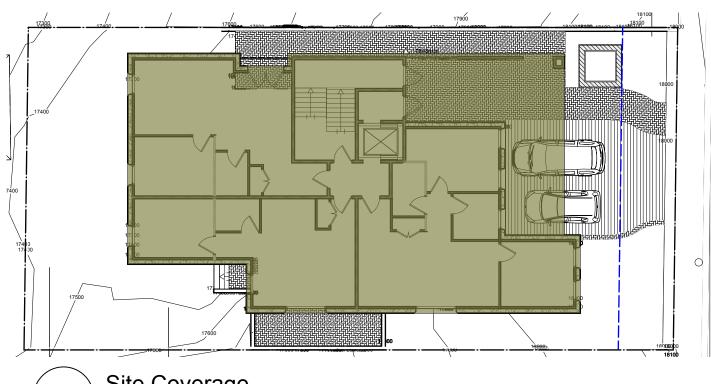
Level 3 Floor Area (FSR Calculation) Area 271.656 m<sup>2</sup>



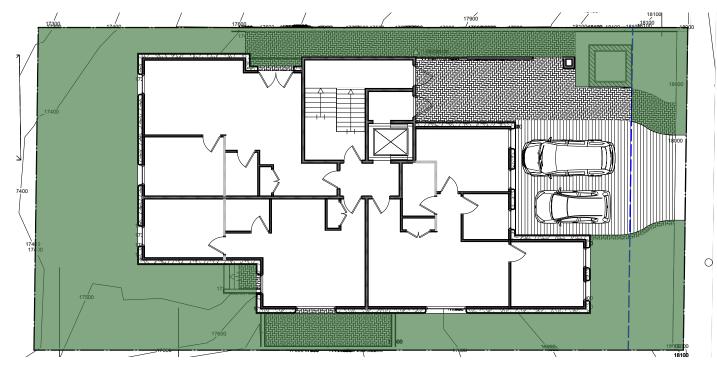
Level 4 Area (FSR Calculation) Scale: 1:200



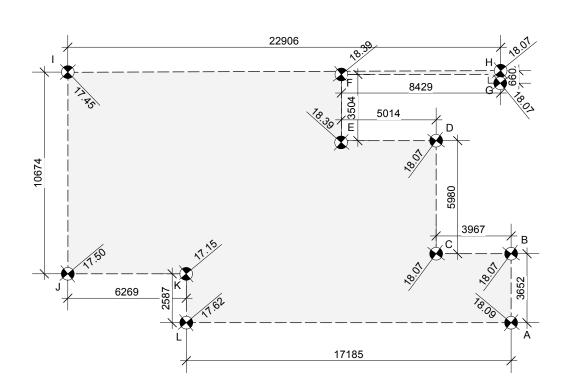
Level 5 Area (FSR Calculation) Area 197.766 m2 Scale: 1:200



Site Coverage Scale: 1:200 Building Area 303.39 m² Site Area 586.27 m² Site Coverage 51.75%



Open Site Space Open Area 247.83 m² Site Area 586.27 m<sup>2</sup> Open space 42.27 %



Average Grade Calculation

Scale: 1:200

Lot Area: 586.276 m² 149.059 m<sup>2</sup> Level 1: 209.535 m<sup>2</sup> Level 2: 271.656 m<sup>2</sup> Level 3: 201.639 m<sup>2</sup> Level 4: Level 5: 197.766 m<sup>2</sup> Total Floor Area 1029.655 m<sup>2</sup> Floor Space Ratio 1.75:1

**Average Grade Calculation:** 

A & B (18.09 +18.07) /2 x 3.65 = 65.99 B & C (18.07 + 18.07 /2 x 3.97 = 71.74 C & D (18.07 + 18.07) /2 x 5.98 = 108.06 D & E (18.07 + 18.39) /2 x 5.01= 91.33 E & F (18.39 + 18.39) /2 x 3.50 = 64.37 F & G (18.39 + 18.07) /2 x 8.43 = 153.68 G & H (18.07 + 18.07) /2 x 0.66 = 11.93 H & I (18.07 + 17.45) /2 x 22.91 = 406.88 I & J (17.45 + 17.50) /2 x 10.67 = 186.46 J & K (17.50 + 17.15) /2 x 6.27 = 108.63 K & L (17.15 + 17.62) /2 x 2.59 = 45.03 K & A (17.62 + 18.09) /2 x 17.19 = 306.93 Total = 1621.03, Perimeter = 91.29

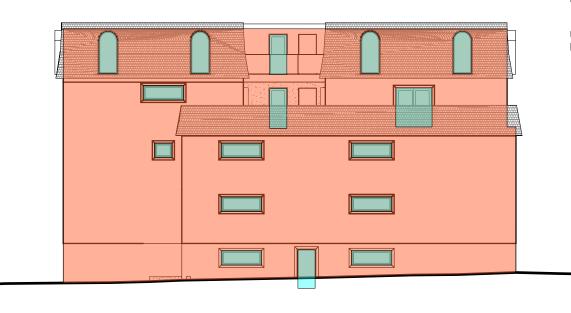
1451.88 / 91.29 = 17.75

Average Grade: 17.75

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =2.19 m AREA = 313.57 m<sup>2</sup> PROPOSED UNPROTECTED AREA = 30.04 m<sup>2</sup>

UNPROTECTED OPENING ALLOWED 16%, 66.2 m<sup>2</sup> PROPOSED OPENING 9.58%



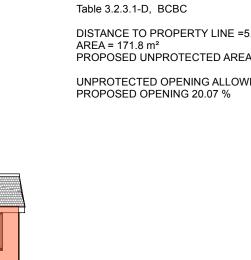


South Elevation
Scale: 1:200

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =1.36 m AREA = 318.42 m<sup>2</sup> PROPOSED UNPROTECTED AREA = 35.82 m<sup>2</sup> UNPROTECTED OPENING ALLOWED 14%, 44.58 m² PROPOSED OPENING 11.25 %

North Elevation
Scale: 1:200



Rear/ West Elevation

Scale: 1:200

DISTANCE TO PROPERTY LINE =5.65 m AREA = 171.8 m<sup>2</sup> PROPOSED UNPROTECTED AREA = 34.48 m<sup>2</sup> UNPROTECTED OPENING ALLOWED 40  $\%,\,68.72~\text{m}^2$  PROPOSED OPENING 20.07 %



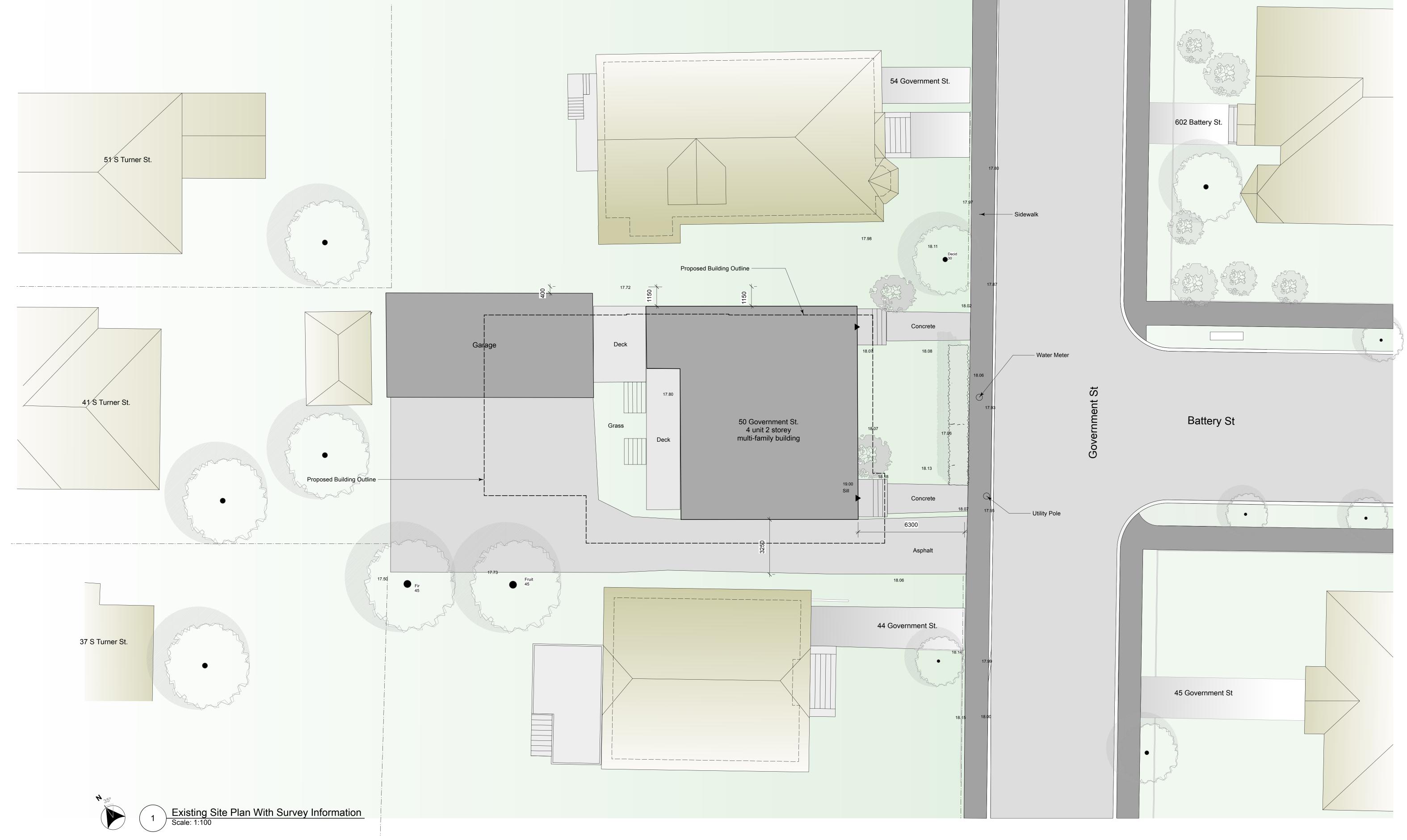
Table 3.2.3.1-D, BCBC LIMITING DISTANCE = 10.08m PROPOSED UNPROTECTED AREA = 48.38 m<sup>2</sup> UNPROTECTED OPENING ALLOWED 100%, 162.33  $\rm m^2$  PROPOSED OPENING 29.8 %



Scale: 1:200

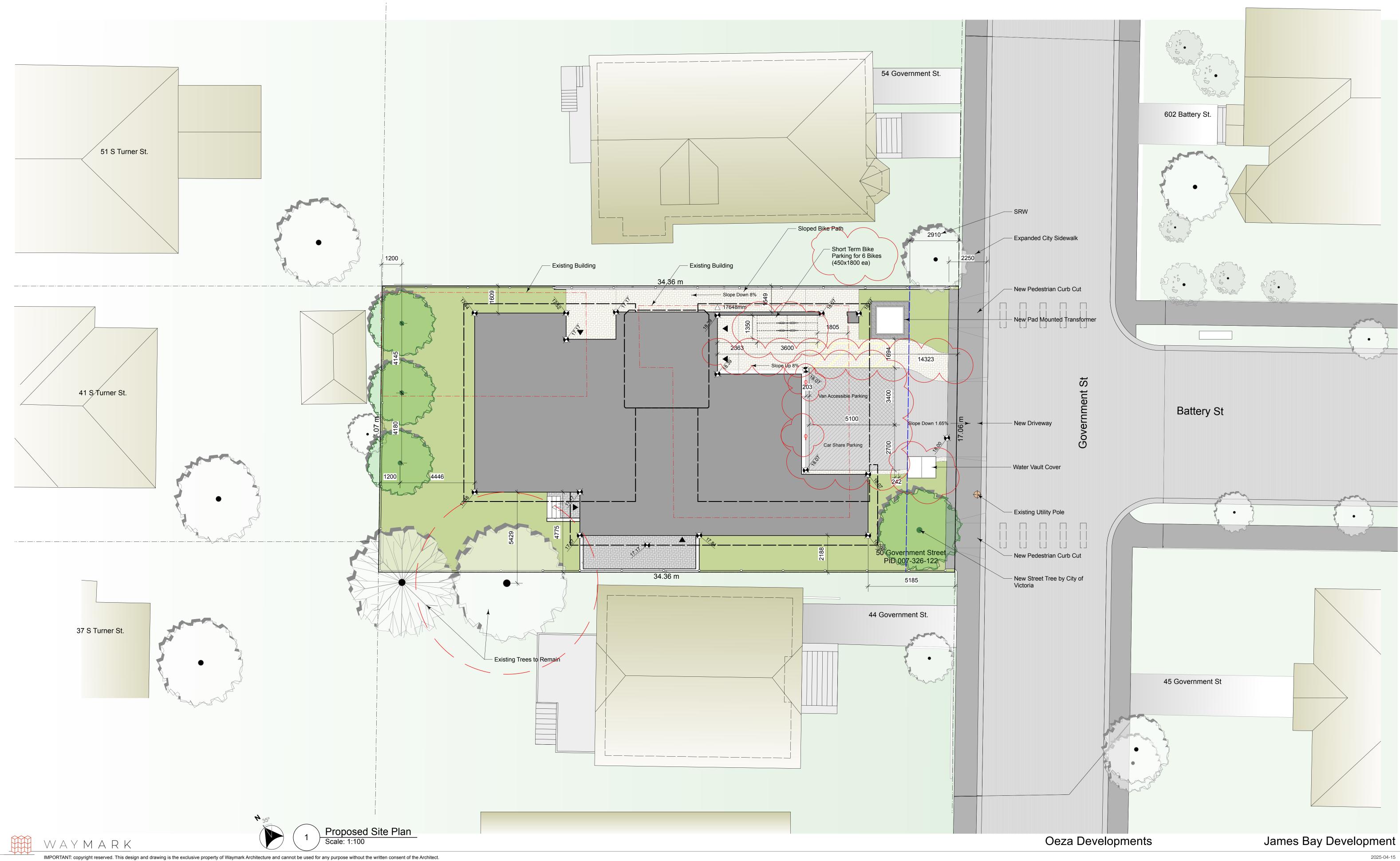
Front /East Elevation

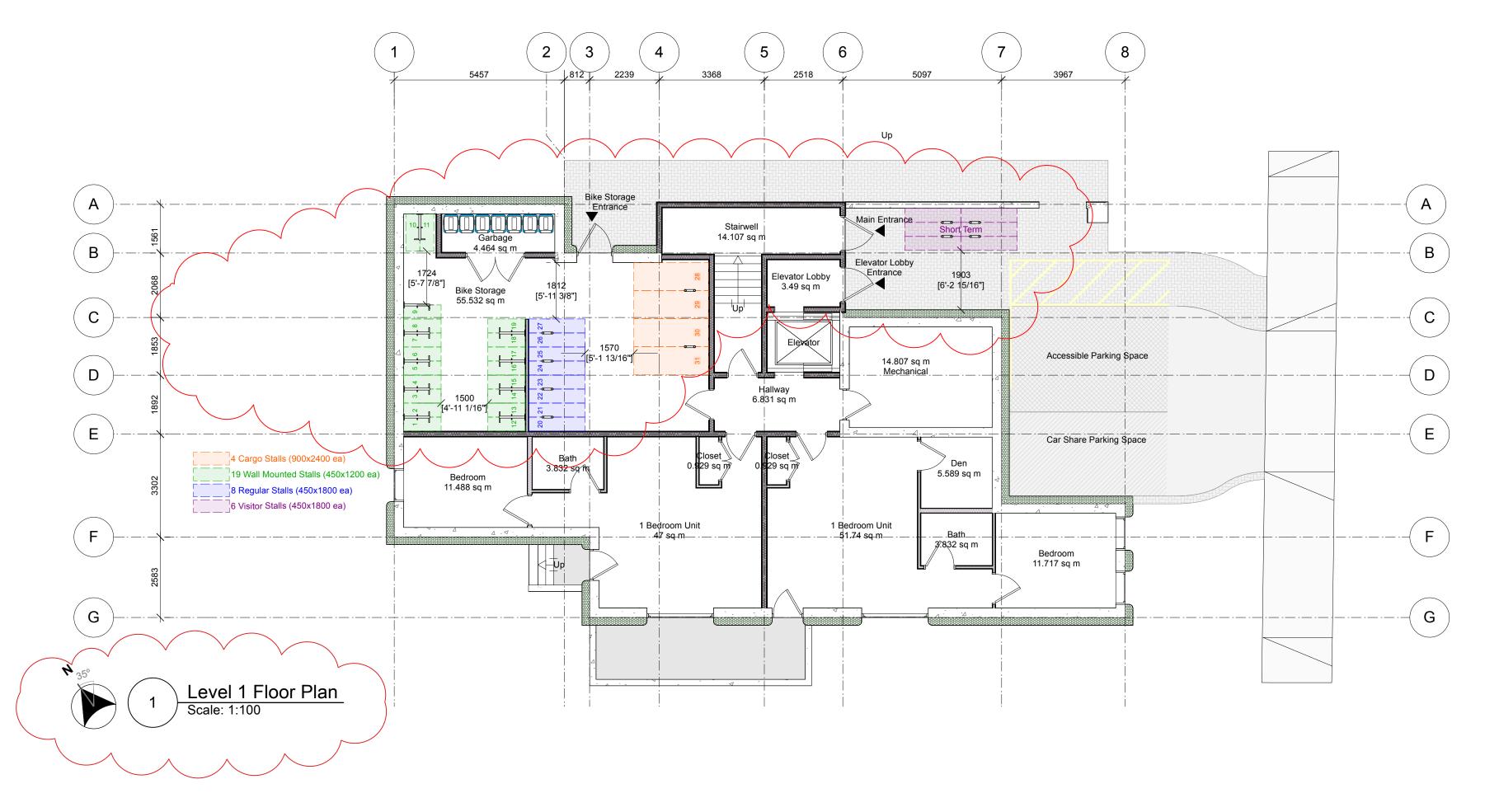
Oeza Developments

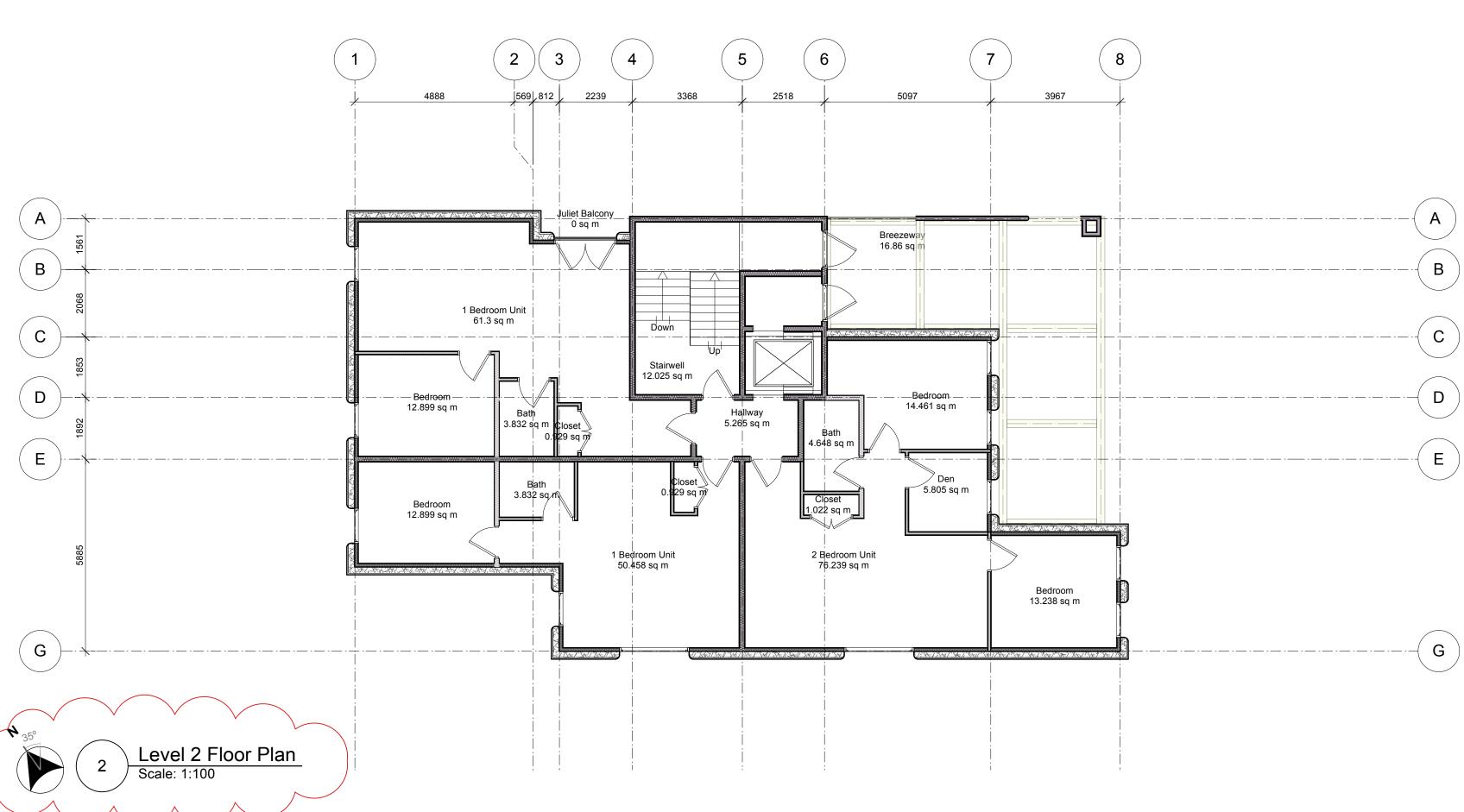


ARCHITECTURE
IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

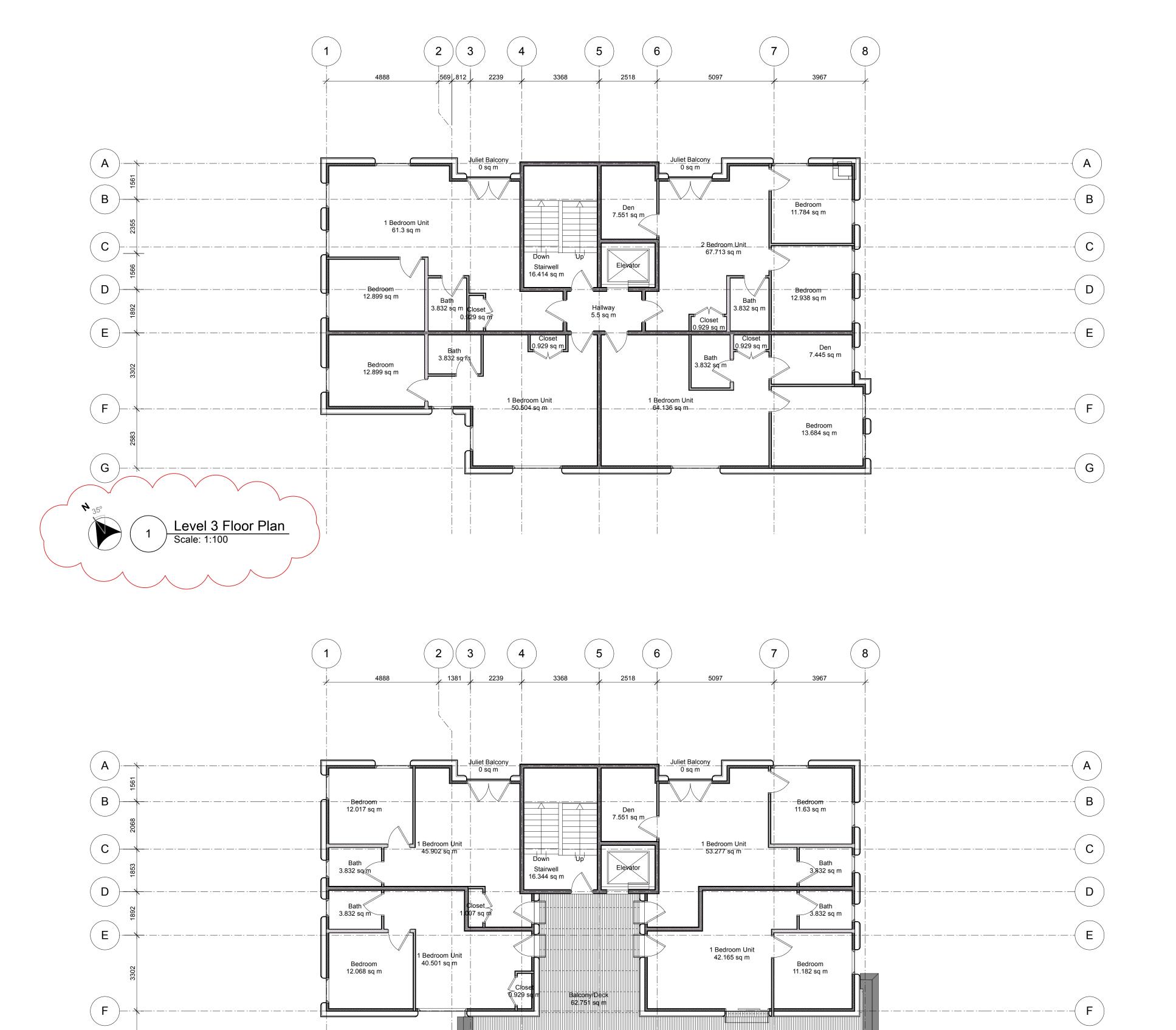
Oeza Developments James Bay Development



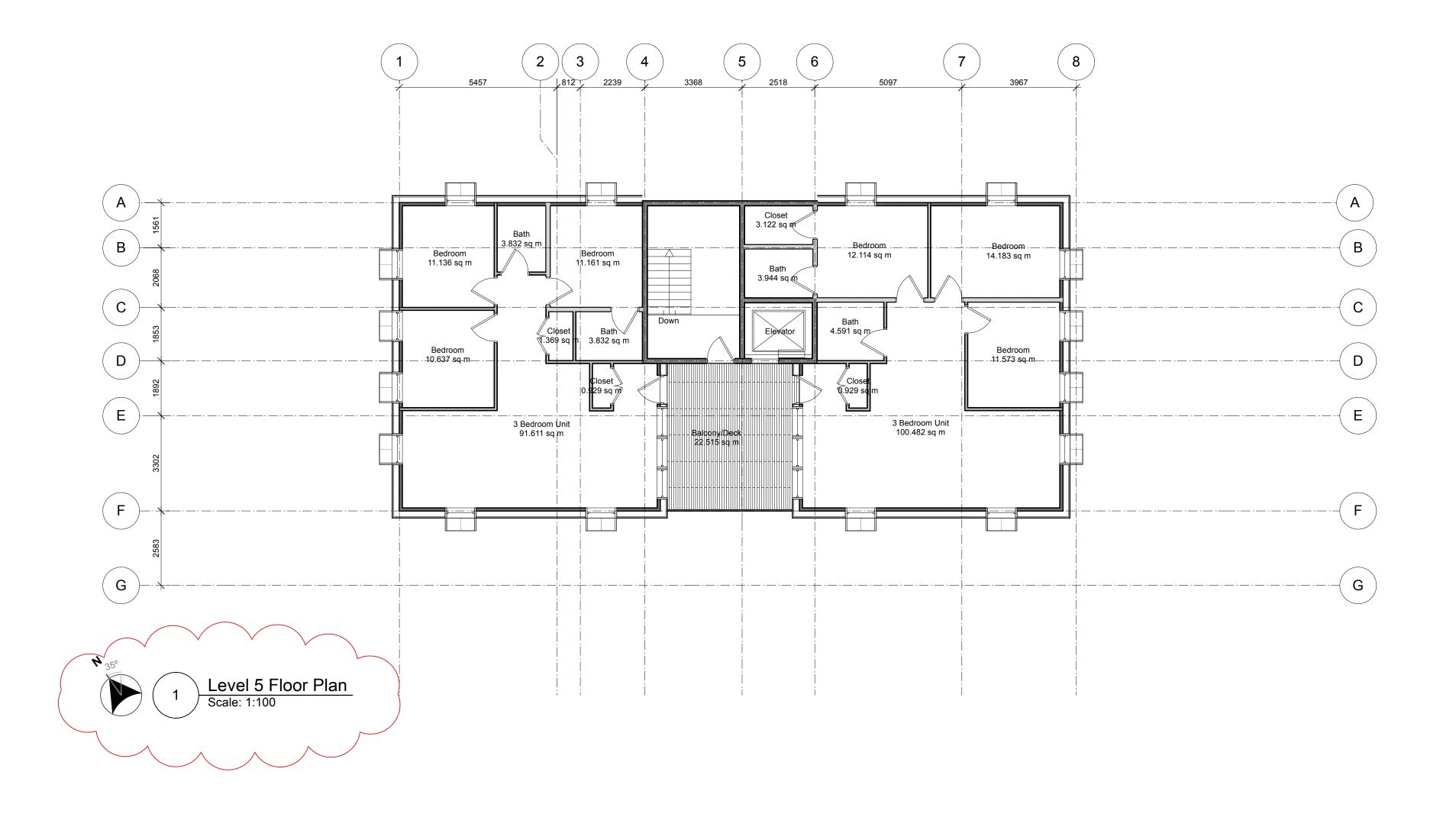




Oeza Developments

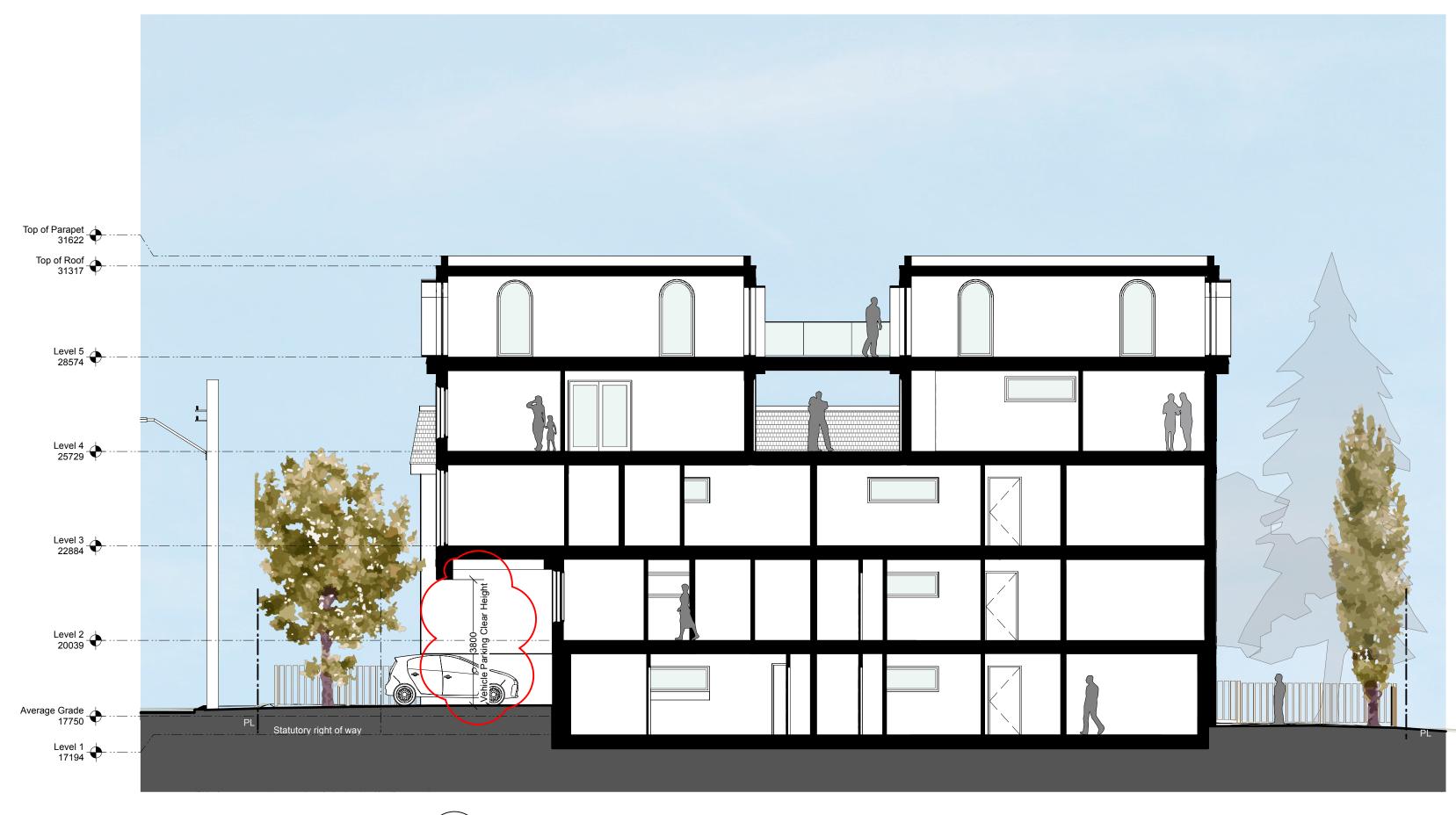


Level 4 Floor Plan
Scale: 1:100

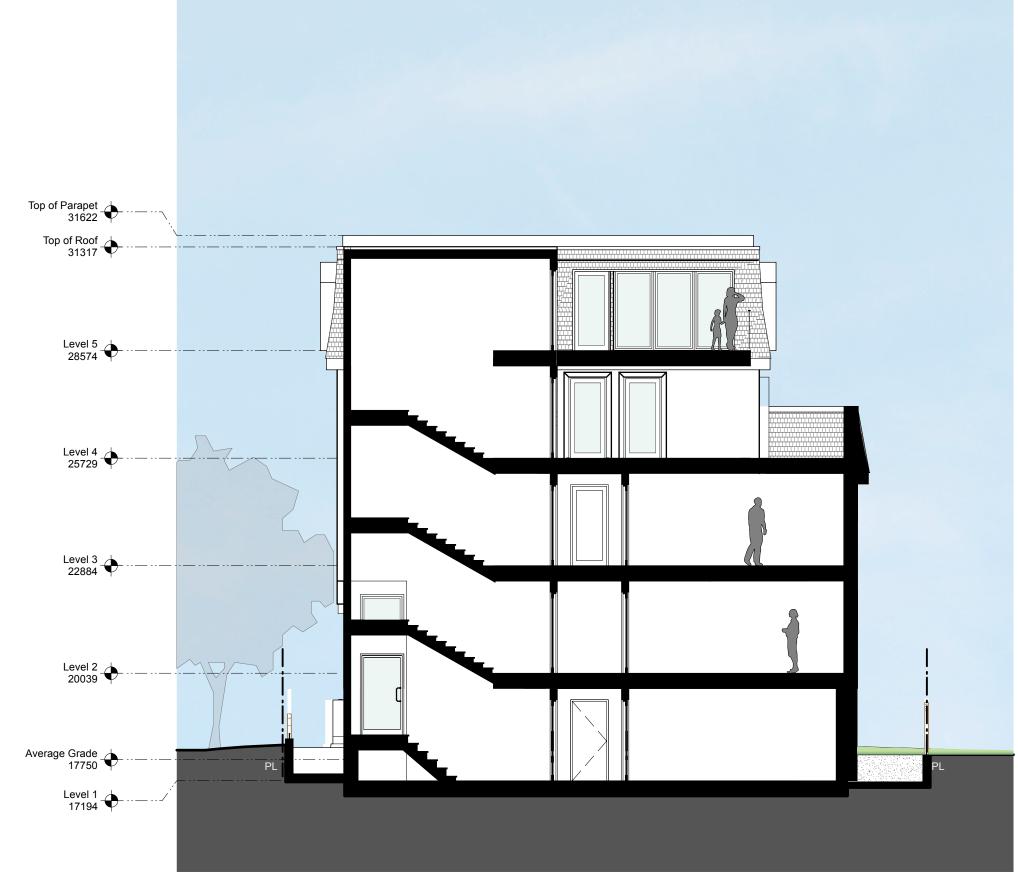


Oeza Developments

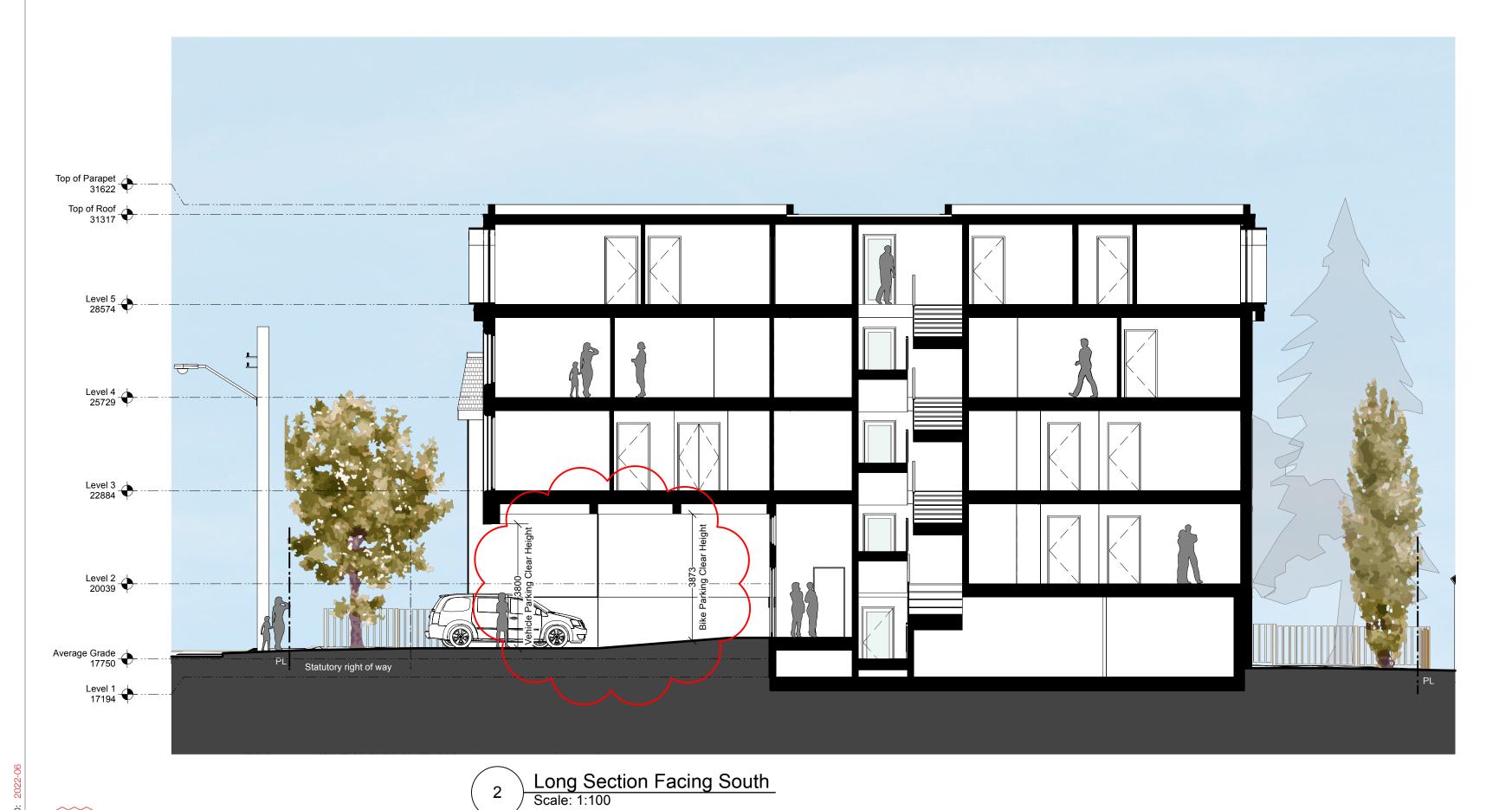




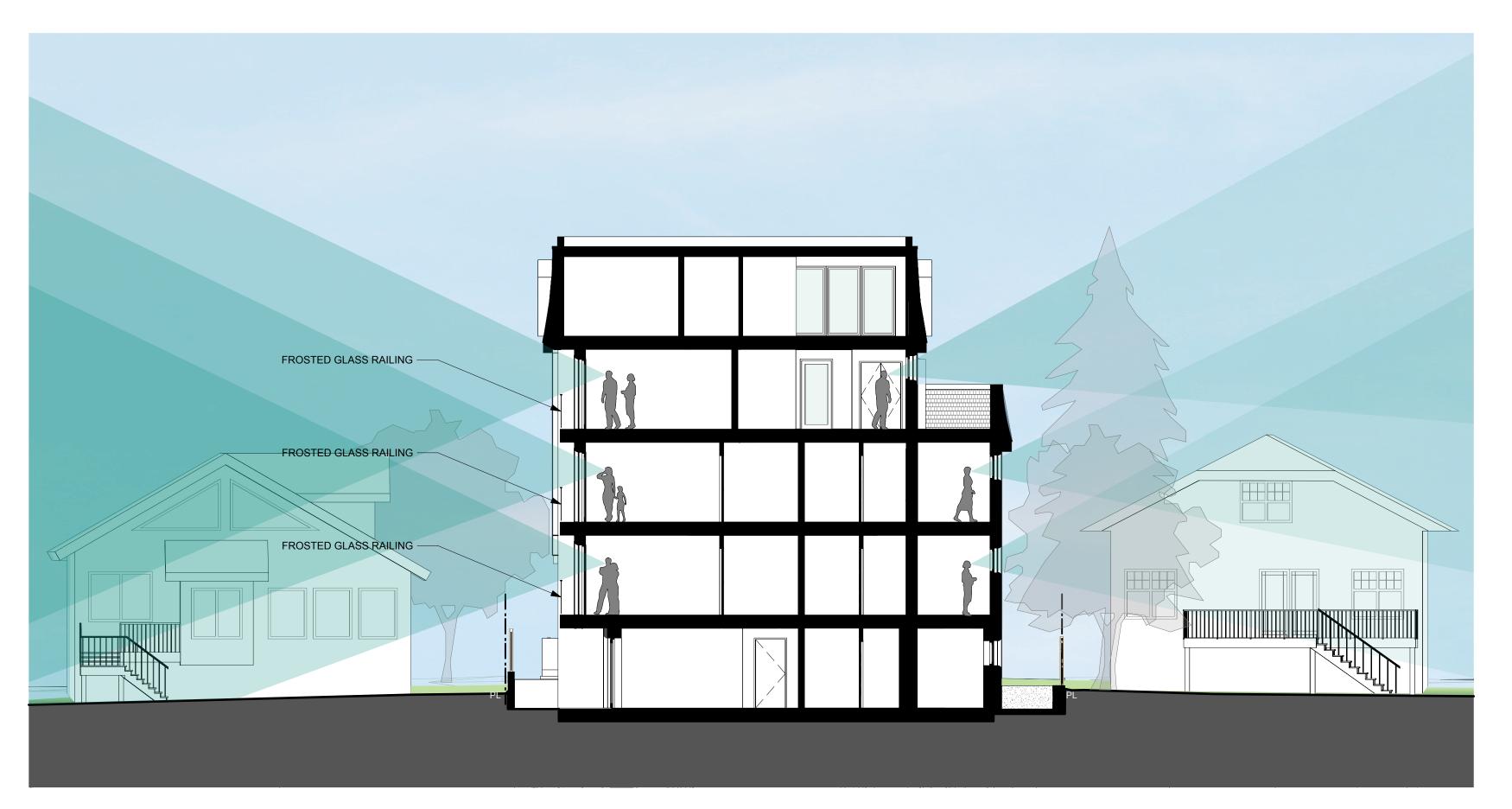
Long Section Facing South
Scale: 1:100



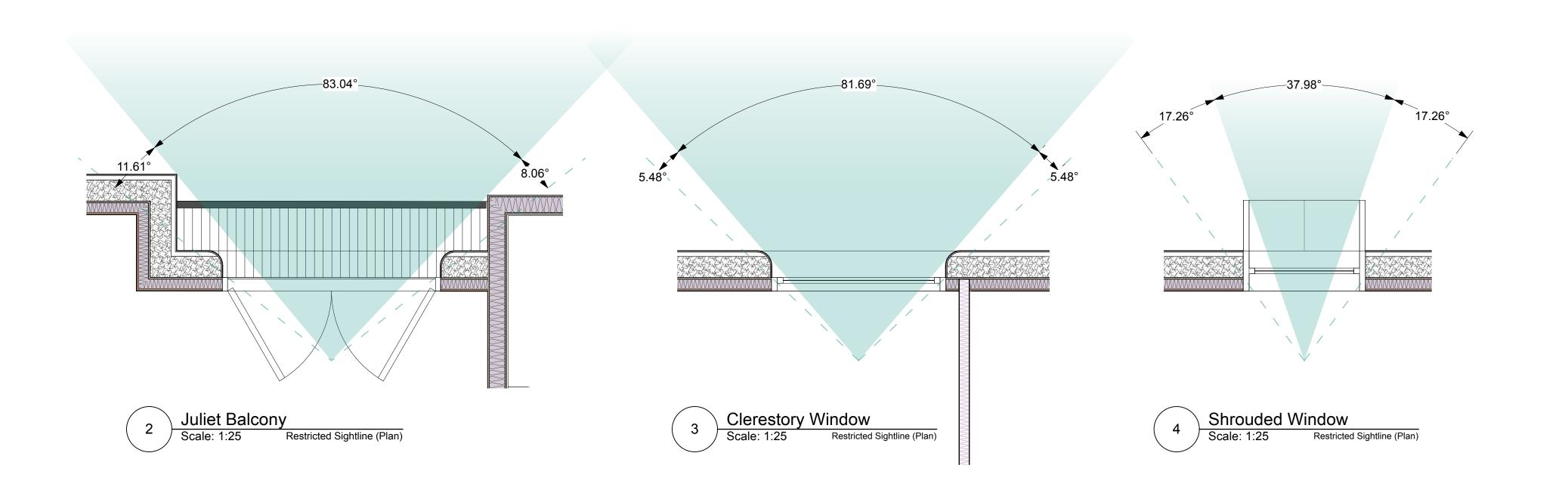
Building Cross Section
Scale: 1:100

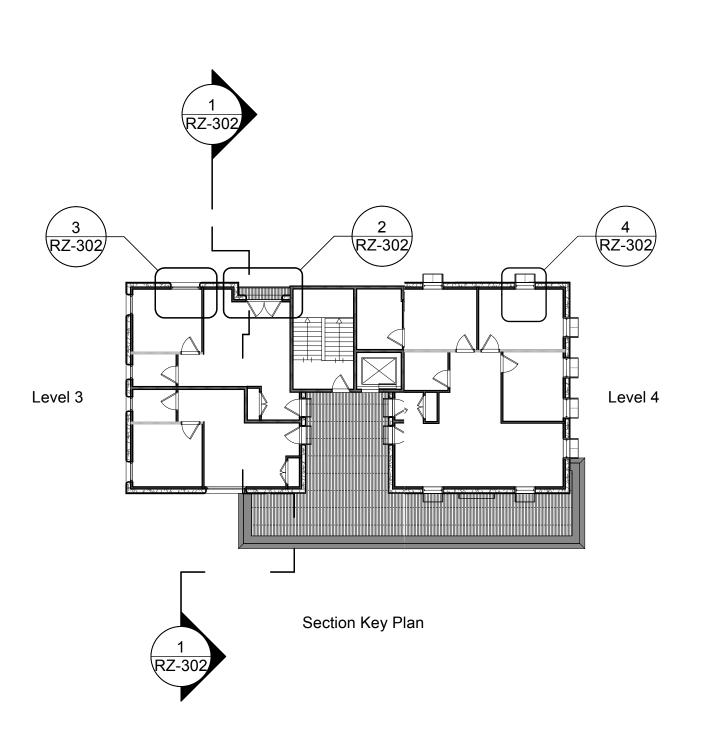


Section Key Plan



1 Sightlines (Section)
RZ-302 Scale: 1:100





# 50 GOVERNMENT ST

# REISSUED FOR REZONING

# ARCHITECTS: WAYMARK ARCHITECTURE, INC.

WILL KING will@waymarkarchitecture.com 778.977.0660

GEORGIA MCGRAW georgia@waymarkarchitecture.com

LANDSCAPE ARCHITECT:
G | ALA GAUTHIER + ASSOCIATES LANDSCAPE
ARCHITECTS INC.

BRYCE GAUTHIER bryce@gauthierla.com 604.317.9682

JIAHUI HUANG jiahui@gauthierla.com 778.681.8766

## LANDSCAPE DRAWING INDEX PERMIT

Sheet No. Sheet Name

L0.0 COVER SHEET

L0.1 OVERALL SITE PLAN

L0.2 TREE MANAGEMENT PLAN

L0.3 PRECEDENT IMAGES

L1.0 LAYOUT + MATERIALS PLAN - LEVEL 1

L1.1 PLANTING PLAN - LEVEL 1

L1.2 GRADING PLAN - LEVEL 1

L1.3 UTILITY PLAN - LEVEL 1

L1.4 STORMWATER MANGEMENT PLAN - LEVEL 1

L2.0 PLANT LIST + IMAGES



L Reissued for Rezoning 2025-04-03

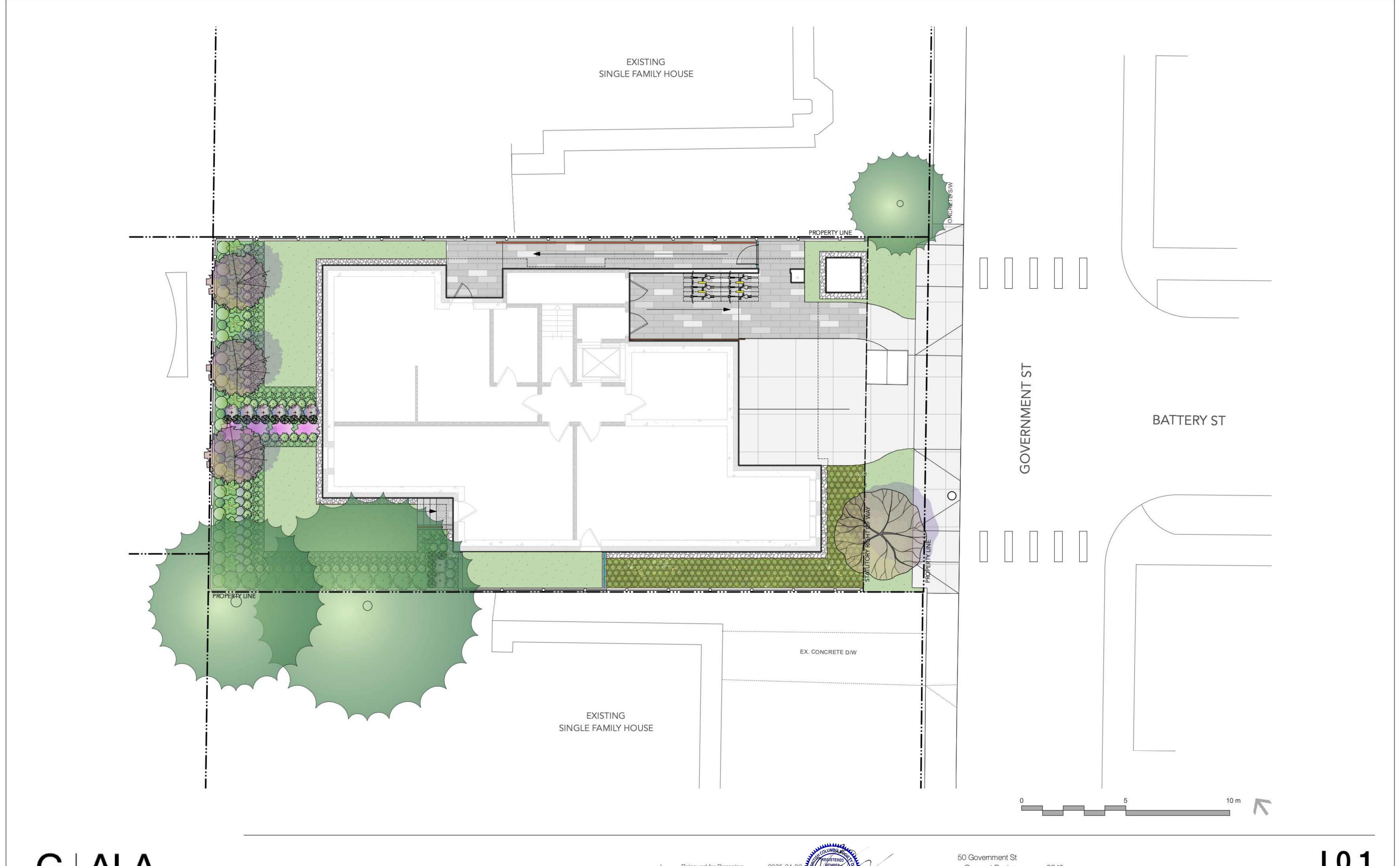
K Reissued for Rezoning (Draft) 2025-04-02

J Rain Garden Review 2025-03-25

50 Government St Concept Design 50 Government Street, Victoria, BC

2340

LO.0



G ALA

Gauthier + Associates Landscape Architects Inc.

Reissued for Rezoning

J Rain Garden Review

Reissued for Rezoning (Draft) 2025-04-02

Concept Design 50 Government Street, Victoria, BC

OVERALL SITE PLAN

#### GENERAL TREE PROTECTION FENCING TYP NOTES:

- 1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL
- 2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
- 3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- 4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
- 5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
- 6. FOR EXCAVATION WITHIN 1-3M (3' 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION
- 7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
- 8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
- 9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
- 10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
- 11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
- 12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- 13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- 14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- 15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
- 16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
- 17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- 18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
- 19. DO NOT CUT MAIN LATERAL ROOTS;
- 20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
- 21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
- 22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
- 23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
- 24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE. B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
- C . PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- 25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- 26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR **POCKETS**
- 27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

## TREE MANAGEMENT PLAN

#### SYMBOL

## DESCRIPTION



TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements

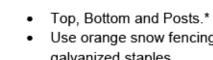


#### TREE PROTECTION Tree Protection Fencing Specifications:

#### FENCING STANDARD

2.4 (MAXIMUM SPAN)

- 38mm x 89mm BOTTOM RAIL

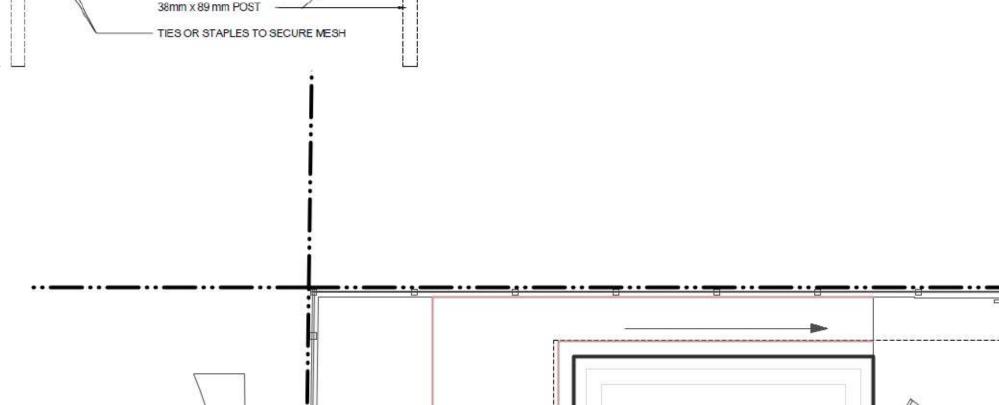


- Use orange snow fencing mesh and secure to the wood frame with "zip" ties or
- 2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following
- a) DO NOT ENTER- Tree Protection Zone (For retained trees) or;
- b) **DO NOT ENTER** Future Tree Planting Zone (For tree planting sites)

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:

#### This sign must be affixed on every fence face or at least every 10 linear metres.

\*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.



PROPERTY LINE ------OS-1 OS-2

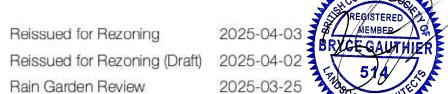






Work within protection zone to

"follow tree retention plan"



50 Government St Concept Design 50 Government Street, Victoria, BC

EX. CONCRETE D/W

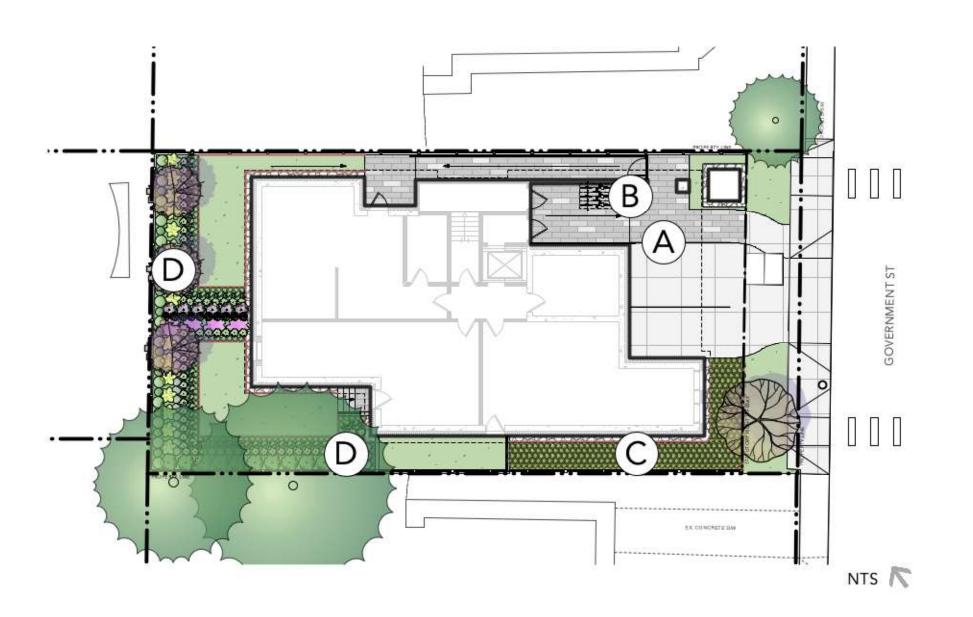
2340

L0.2 TREE MANAGEMENT PLAN

Work within protection zone to

"follow tree retention plan"

**EXISTING** 













Reissued for Rezoning (Draft) 2025-04-0 J Rain Garden Review



50 Government St Concept Design 50 Government Street, Victoria, BC

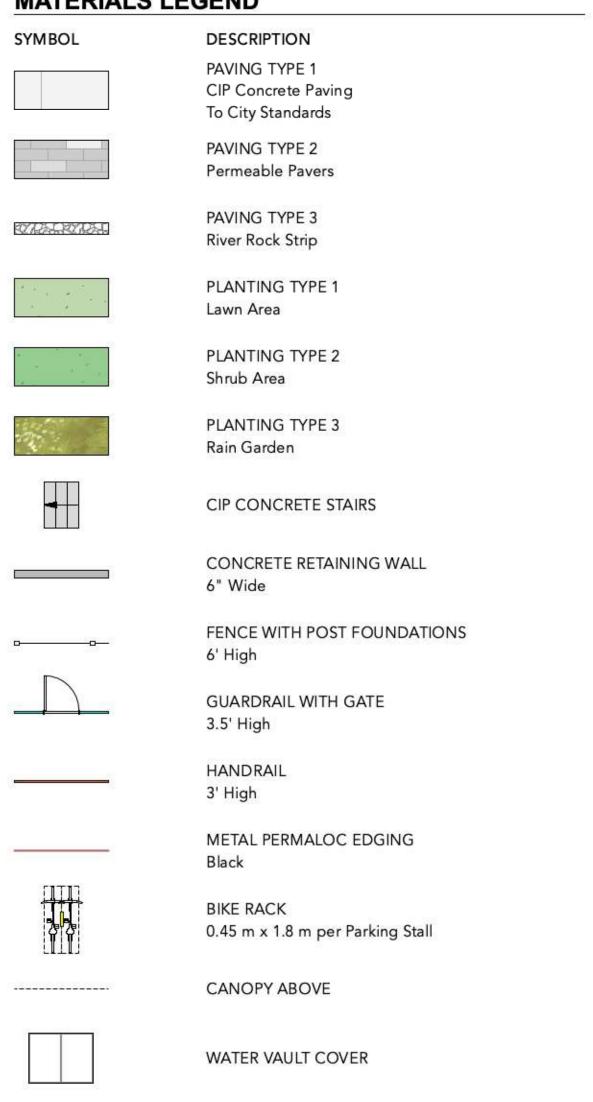
2340

PRECEDENT IMAGES

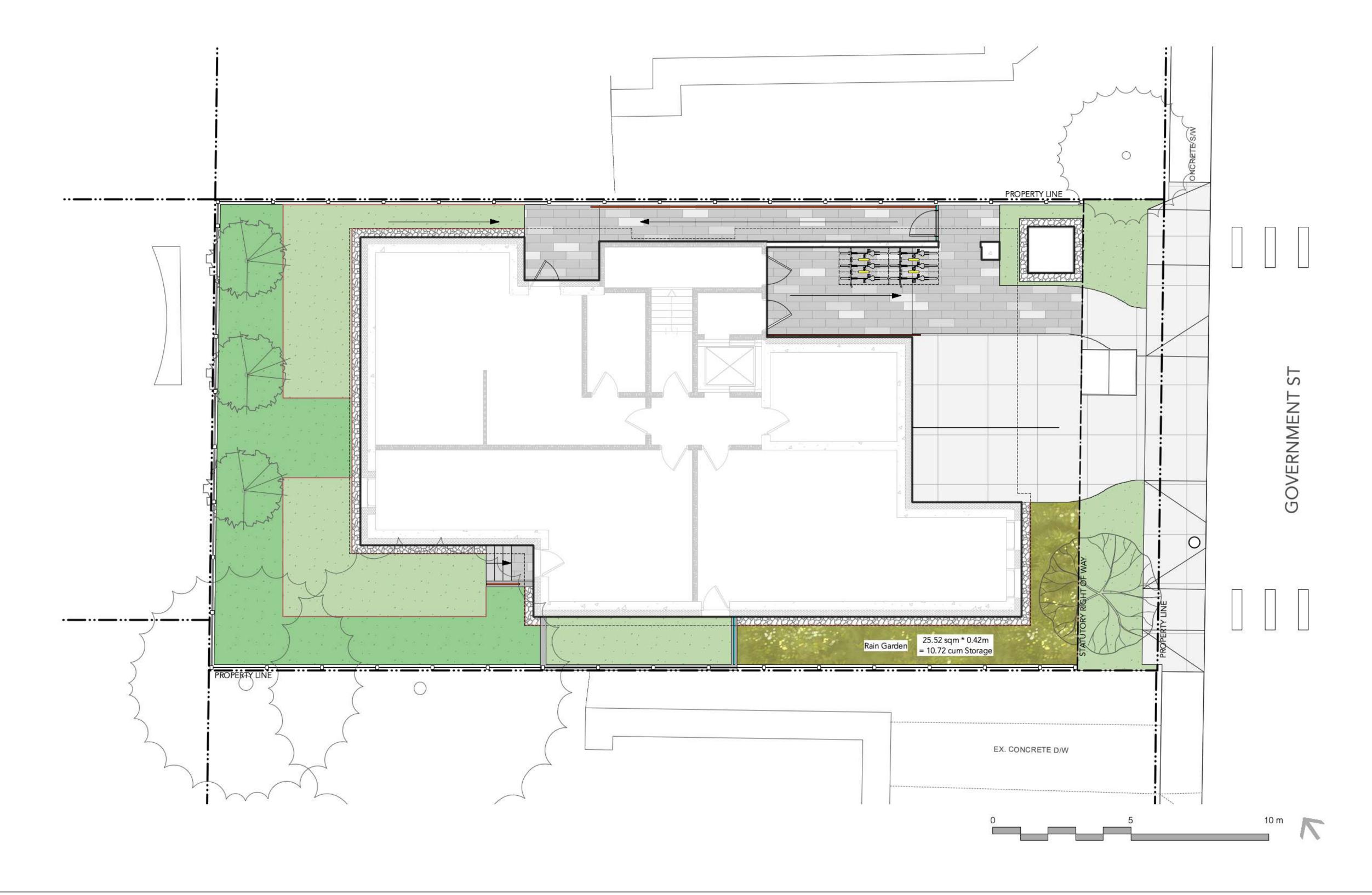
#### GENERAL LAYOUT + MATERIALS NOTES:

- 1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- 2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- 3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
- 4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
- 7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

## MATERIALS LEGEND



EXISTING UTILITY POLE







Reissued for Rezoning

Rain Garden Review



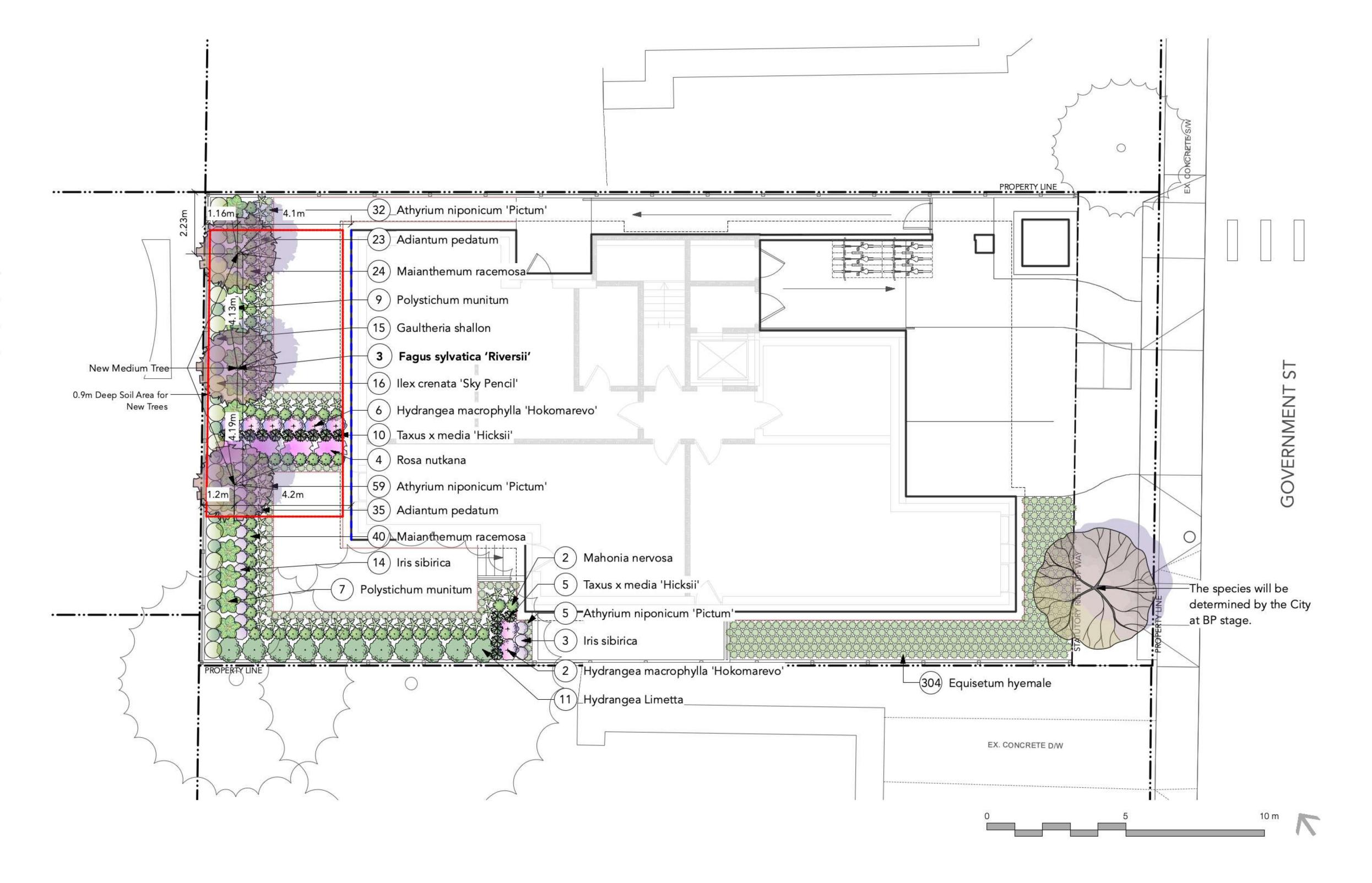
50 Government St Concept Design 50 Government Street, Victoria, BC

LAYOUT + MATERIALS PLAN - LEVEL 1

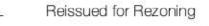
#### **GENERAL PLANTING NOTES:**

- 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
- 2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
- 3. ROOTZONE TO REST ON TAMPED SOIL
- 4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
- 5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
- 6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
- 7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
- 8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
- 9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
- 10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
- 11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES

|                  |           |                   |                       | New Trees<br>Proposed | Soil Volume Required  |            |
|------------------|-----------|-------------------|-----------------------|-----------------------|-----------------------|------------|
|                  | Area (m²) | Soil Depth<br>(m) | Estimated soil volume | Medium                | Medium<br>(m³ / tree) | Total (m³) |
| Planting<br>Area | 50        | 0.9               | 45                    | 3                     | 15                    | 45         |







Reissued for Rezoning (Draft) 2025-04-02

Rain Garden Review



50 Government St Concept Design 50 Government Street, Victoria, BC

2340

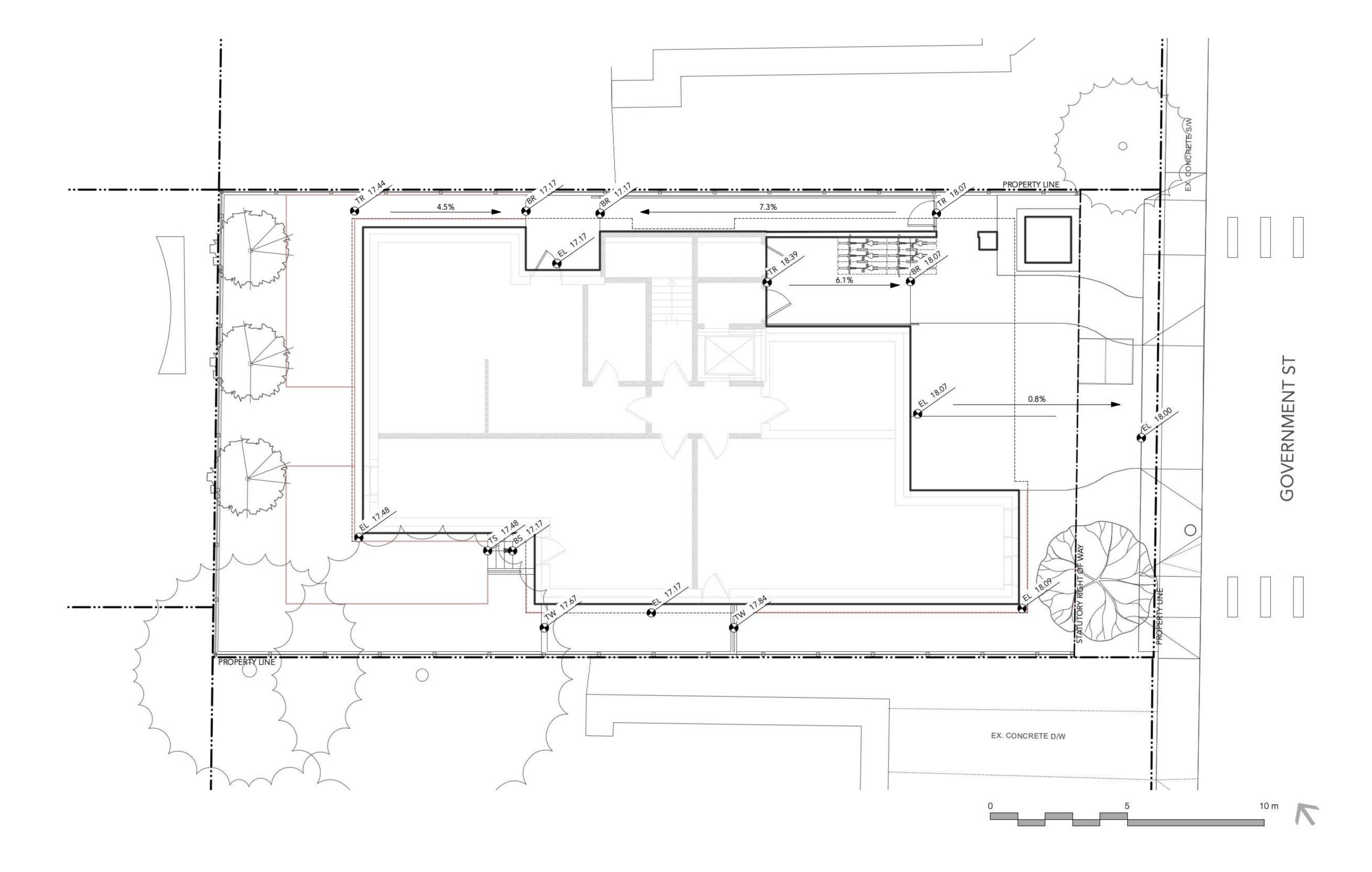
PLANTING PLAN - LEVEL 1

#### **GENERAL GRADING NOTES:**

- 1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- 2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
- 3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
- 6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
- 7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- 9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
- 10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
- 11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

#### GRADING LEGEND

| GRADING LEGEND |                            |  |  |
|----------------|----------------------------|--|--|
| SYMBOL         | DESCRIPTION                |  |  |
| EL 0.00        | PROPOSED ELEVATION         |  |  |
| FFE 0.00       | FINISHED FLOOR ELEVATION   |  |  |
| TW 0.00        | TOP OF WALL ELEVATION      |  |  |
| BW 0.00        | BOTTOM OF WALL ELEVATION   |  |  |
| TS 0.00        | TOP OF STAIRS ELEVATION    |  |  |
| BS 0.00        | BOTTOM OF STAIRS ELEVATION |  |  |
|                |                            |  |  |







Reissued for Rezoning

Rain Garden Review



50 Government St Concept Design 50 Government Street, Victoria, BC

GRADING PLAN - LEVEL 1

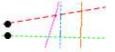
## **UTILITY LEGEND**

SYMBOL

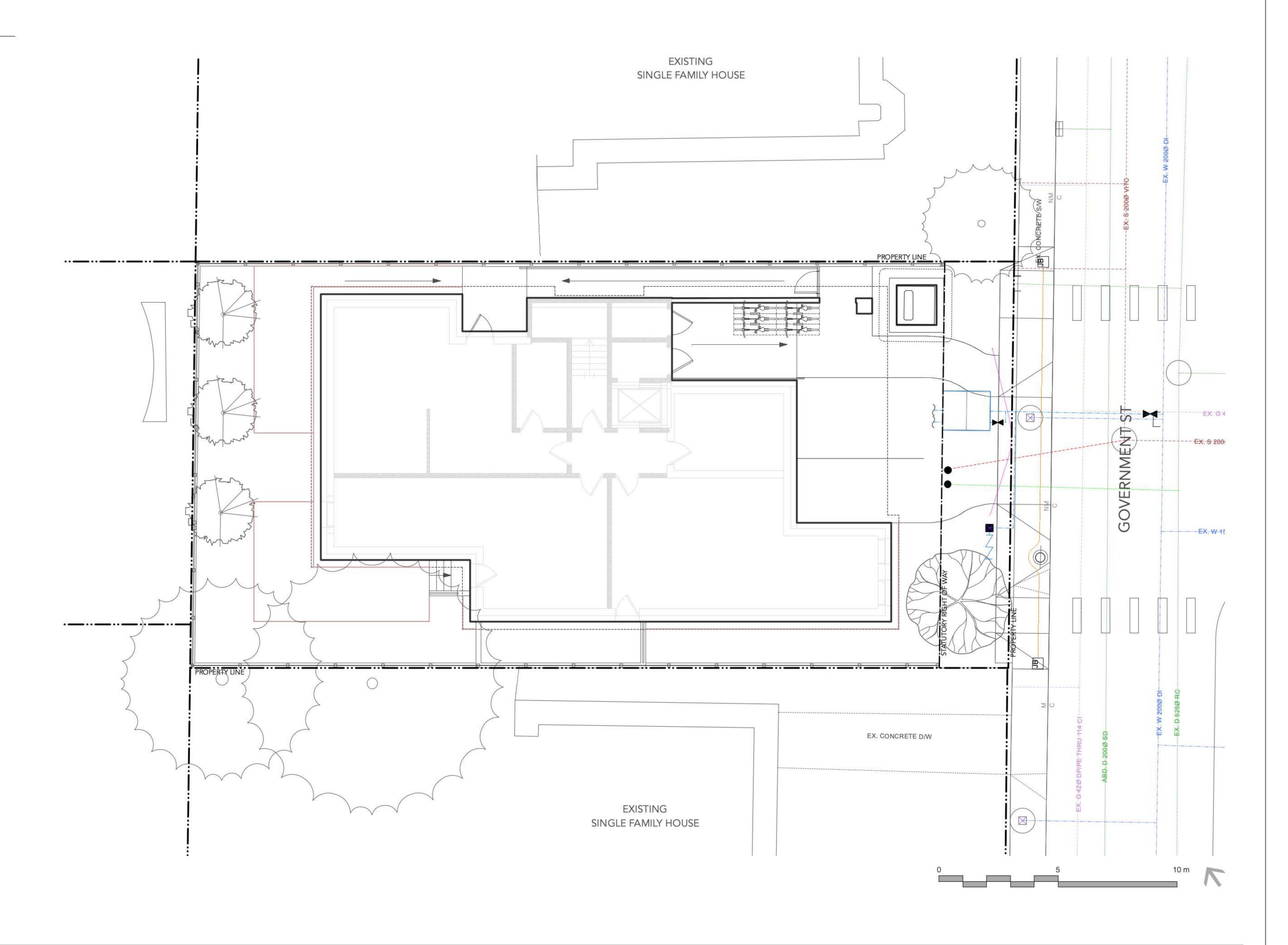
DESCRIPTION



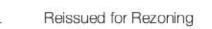
EXISTING UTILITIES See Civil Drawings for Details

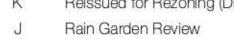


PROPOSED UTILITIES See Civil Drawings for Details











50 Government St Concept Design 50 Government Street, Victoria, BC

2340

UTILITY PLAN - LEVEL 1

## STORMWATER MANGEMENT LEGEND

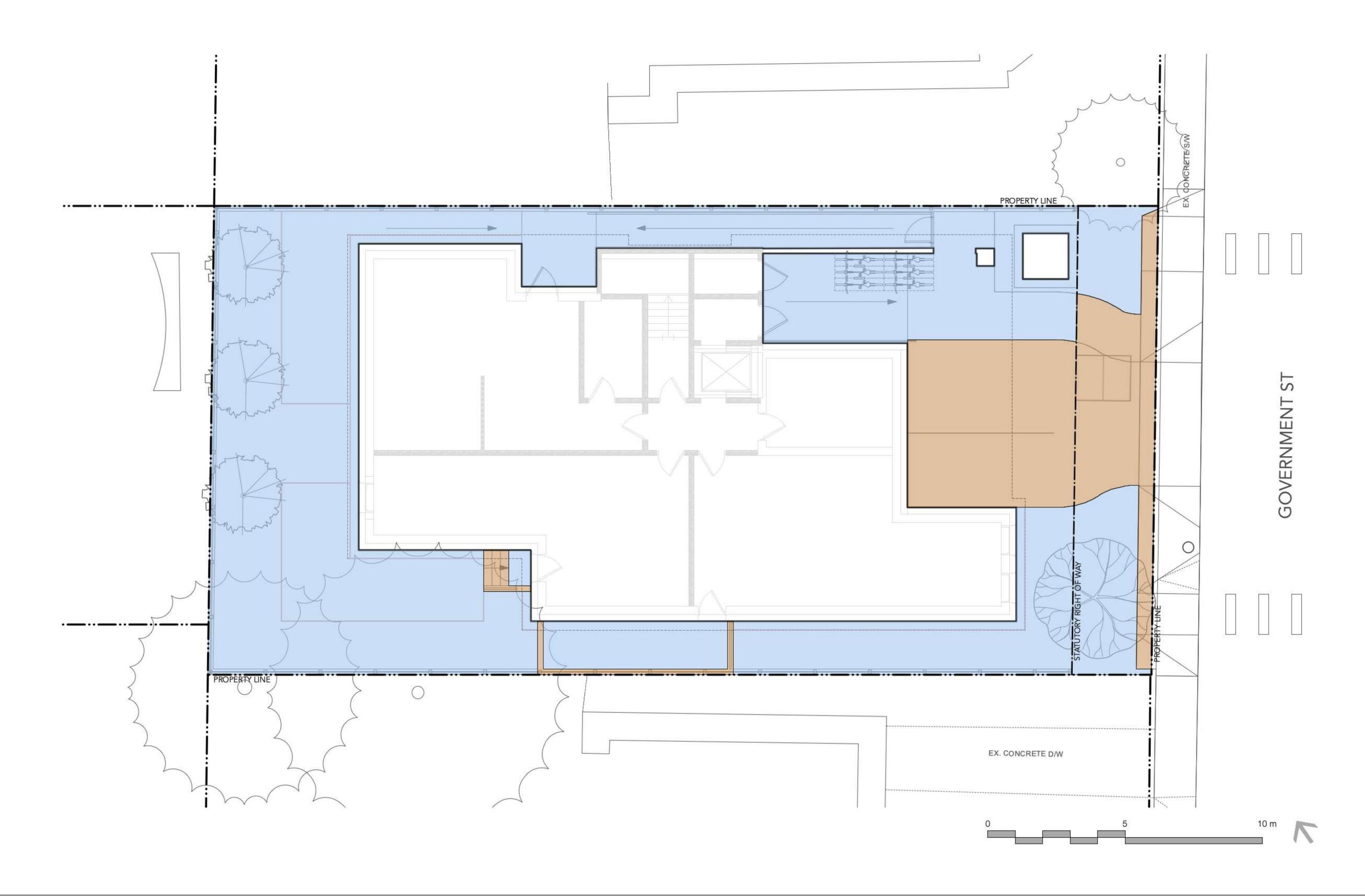
SYMBOL

DESCRIPTION



PERMEABLE AREA Total: 264.6 sqm

IMPERVIOUS AREA Total: 66.4 sqm







J Rain Garden Review



50 Government St Concept Design 50 Government Street, Victoria, BC

STORMWATER MANGEMENT PLAN - LEVEL

# **OVERALL PLANT LIST**

|                                   | Symbol DECIDUOUS |     | Latin Name                         | Common Name                      | Scheduled Size | Spacing   | Notes |  |
|-----------------------------------|------------------|-----|------------------------------------|----------------------------------|----------------|-----------|-------|--|
| •                                 | •                | 3   | Fagus sylvatica 'Riversii'         | European Beech                   | #1 Pot         | As Shown  |       |  |
|                                   | SHRUBS:          |     |                                    |                                  |                |           |       |  |
|                                   | • •              | 15  | Gaultheria shallon                 | Salal                            | #1 Pot         | 1'6" o.c. |       |  |
|                                   |                  | 11  | Hydrangea Limetta                  | Limetta Hydrangea                | #3 Pot         | 3'0" o.c. |       |  |
|                                   |                  | 8   | Hydrangea macrophylla 'Hokomarevo' | Everlasting Revolution Hydrangea | #3 Pot         | 2'6" o.c. |       |  |
|                                   |                  | 16  | llex crenata 'Sky Pencil'          | Japanese Holly                   | #2 Pot         | 2'0" o.c. |       |  |
| •                                 | • 🗘              | 2   | Mahonia nervosa                    | Longleaf Mahonia                 | #2 Pot         | 1'6" o.c. |       |  |
| •                                 | • <b>(</b>       | 64  | Maianthemum racemosa               | False Solomon's Seal             | #1 Pot         | 1'6" o.c. |       |  |
| •                                 | • • \$ . }       | 4   | Rosa nutkana                       | Nootka Rose                      | #5 Pot         | 4'0" o.c. |       |  |
|                                   | • • *            | 15  | Taxus x media 'Hicksii'            | Hick's Yew                       | 1.25m. ht.     | 1'6" o.c. |       |  |
| PERENNIALS, GRASSES, GROUNDCOVER: |                  |     |                                    |                                  |                |           |       |  |
| •                                 | *                | 58  | Adiantum pedatum                   | American Maidenhair Fern         | #2 Pot         | 3'0" o.c. |       |  |
|                                   | 0                | 96  | Athyrium niponicum 'Pictum'        | Japanese Painted Fern            | #1 pot         | 3'0" o.c. |       |  |
| •                                 | ٥                | 304 | Equisetum hyemale                  | Scouring Rush Horsetail          | #2 Pot         | 1'0" o.c. |       |  |
|                                   | 0                | 17  | Iris sibirica                      | Siberian Iris                    | #1 Pot         | 3'0" o.c. |       |  |
| •                                 | •                | 16  | Polystichum munitum                | Western sword fern               | #3 Pot         | 6'0" o.c. |       |  |

- 1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
- IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
- 6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
- 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. 8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- Food-bearing plant
- Plant for nesting
- BC native plant

# **PLANT IMAGES**

## **TREES**



Fagus sylvatica 'Riversii'
European Beech

## **SHRUBS**





Limetta Hydrangea



Hydrangea macrophylla 'Hokomarevo' **Everlasting Revolution Hydrangea** 





Mahonia Nervosa Compact Oregon Grape



Maianthemum racemosa False Solomon's seal



Rosa nutkatana Nootka Rose

Taxus x media 'Hicksii' Hick's Yew

## GRASSES, FERNS, PERENNIALS



Adiantum pedatum Maidenhair Fern



Japanese Painted fern



Equisetum hyemale Rough horsetail



2340

Iris sibirica Siberian Iris



Polystichum munitum Western Sword Fern



Reissued for Rezoning

J Rain Garden Review

Reissued for Rezoning (Draft) 2025-04-02

50 Government St Concept Design 50 Government Street, Victoria, BC

PLANT LIST + IMAGES

