

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



Oeza Developments
1558 Beach Dr.
Victoria, BC

Contact:
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250-588-1960

Architect

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Landscape

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308 877 Hastings St
Vancouver, BC

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Email: bryce@gauthierla.com

Code Consultant

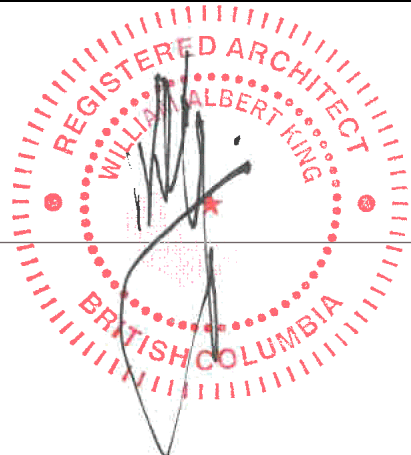
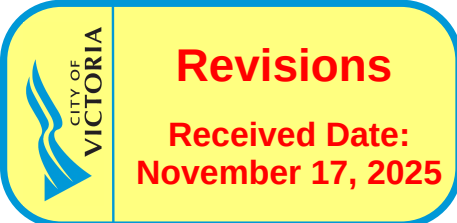
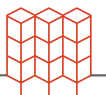
Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6

Contact: Corie Lubben
Phone: 250 410 2021 extension 205
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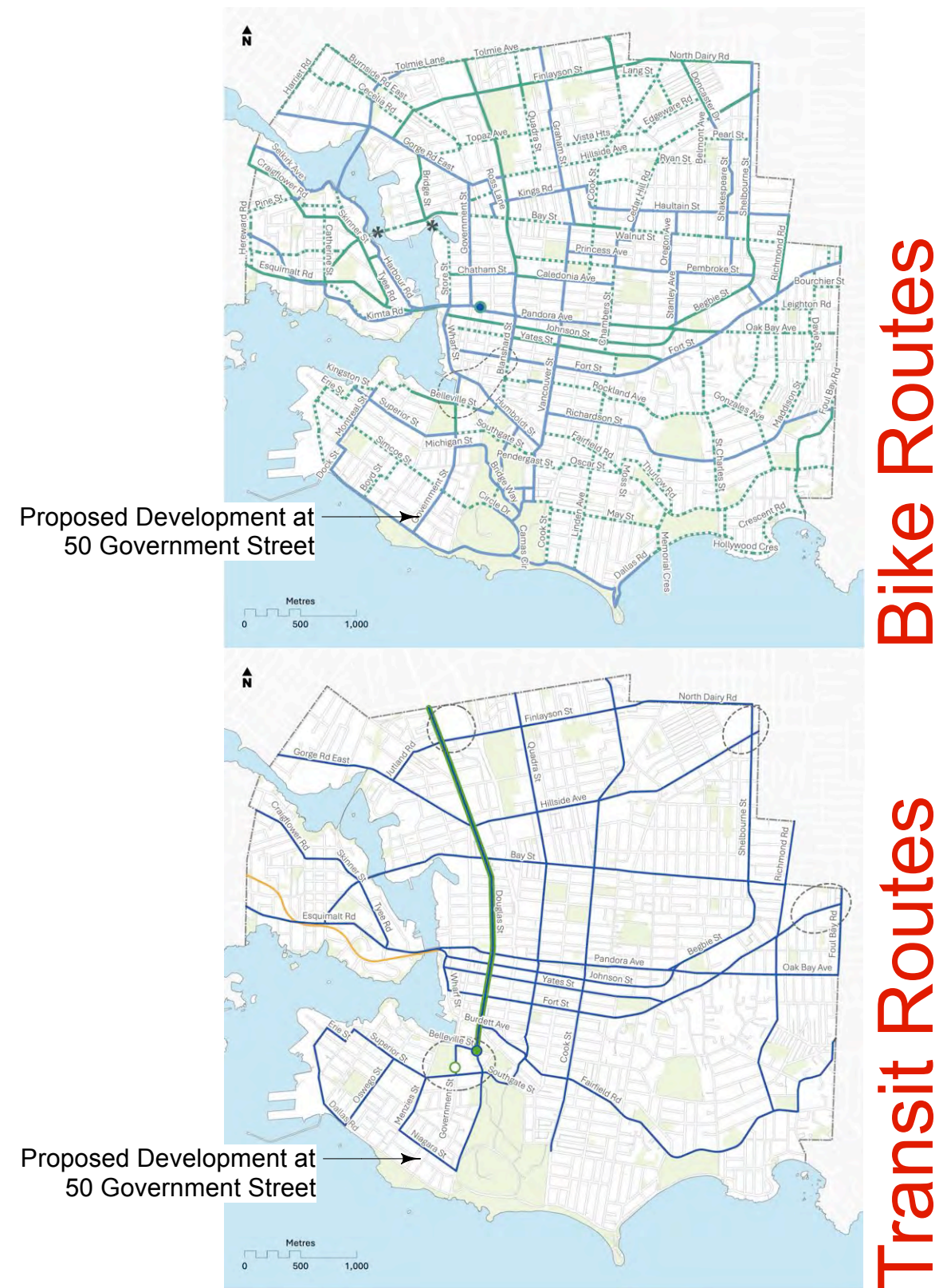
Civil Engineer

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

Contact: Nathan Dunlop
Phone: 778 746 7417
Email: ndunlop@mcelhanney.com



HOW THIS PROPOSAL SUPPORTS THE VICTORIA 2050 OCP

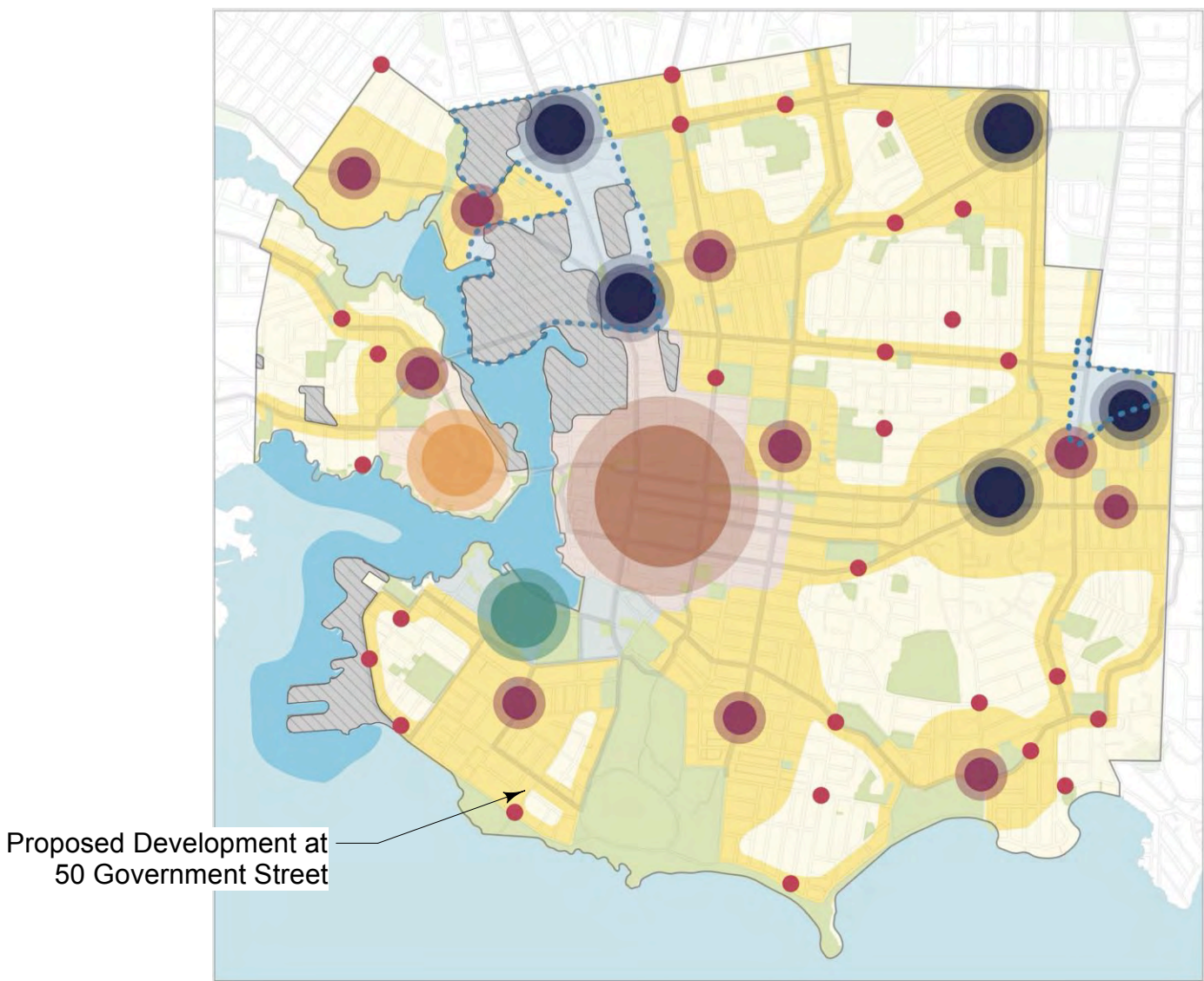
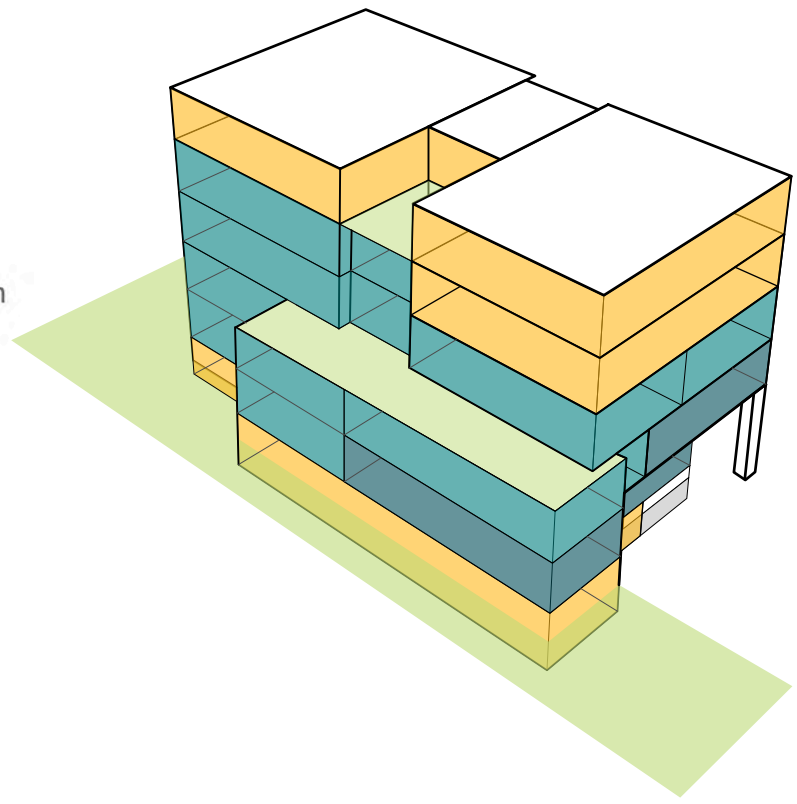
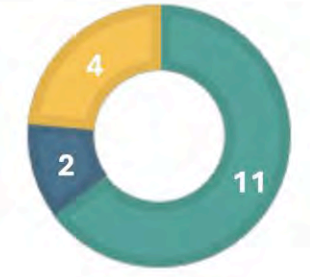


50 Government Street is in a Priority Growth Area, close to James Bay Village and Holland Point Village. It is located along the Government Street bike corridor and close to transit routes along Niagra, Douglas and Menzies.

The development proposes a rental building catering to car-free families and individuals with a focus on car sharing, bikes and other human powered transportation.

SECURED RENTAL UNITS

■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom



50 Government Street is within walking distance to Holland Point and James Bay Neighbourhood Centers. The region is noted as a Priority Growth Area.

Complete Communities Anchored by a Downtown Core:

Providing low-carbon residential infill within walking distance of the Holland Point Village and James Bay community nodes, and with immediate access to the Transit Priority Network.

Climate Forward Growth:

Utilizing low-carbon building materials and providing amenities that support the shift to low-carbon mobility modes.

Diverse Housing Options:

Directly addresses housing diversity with secured rental units, where 35% offer two or more bedrooms and 24% offer three bedrooms, making the project suitable for families and children.

Livable Public and Private Spaces:

Offering generously sized units and three outdoor amenity spaces (including two rooftop decks) and comprehensive bicycle accommodations.

Lands to Thrive and Prosper:

Maximizes land use by replacing and adding rental units on an underdeveloped existing housing lot, thereby efficiently using urban land and supporting the preservation of working lands.



Perimeter block concept envisioned in the 2050 OCP. Multiple housing types and building sizes are shown with interior green space



Existing neighbourhood block with proposed development shown at 50 Government Street

The proposed development maintains the concept of the perimeter block concept with a new 5 story residential rental building. The proposed development provides a new building type within the existing fabric on the block, helping the neighbourhood realize the envisioned built form in the OCP.

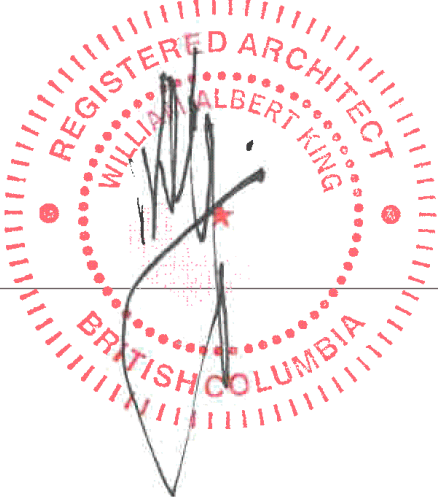
HOW THIS PROPOSAL COMPLIES WITH THE NEW ZONING BYLAW

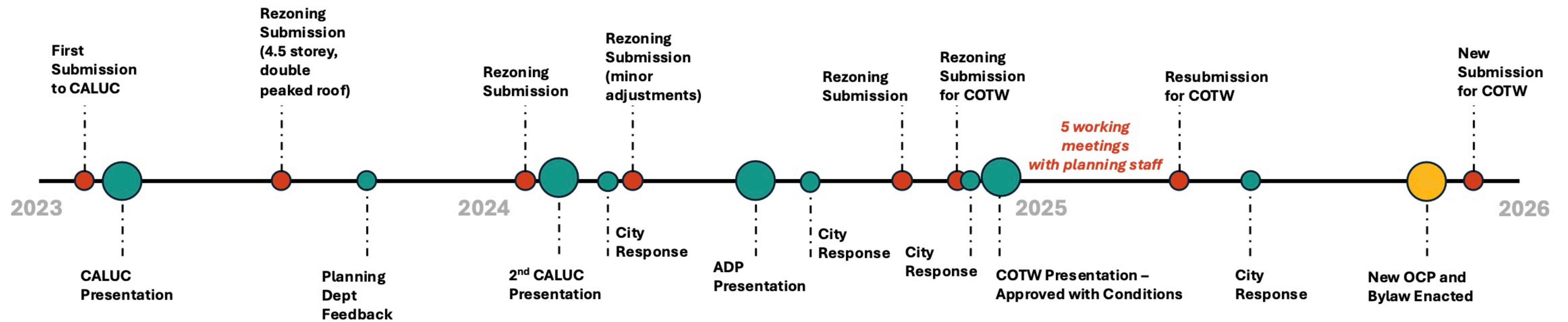
Category	Zoning Bylaw 2018	50 Government Proposal	Complies?	Explanation
Family Units	3.1.30.c For Buildings greater than 3 Storeys, i) at least 10% of the Dwelling Units must have three Bedrooms or more, and ii) an additional 20% of the Dwelling Units must have two Bedrooms or more;	35% of dwelling units have two bedrooms and 23.5% are three bedrooms	YES	17 rental apartments proposed: (4 – 3 bedrooms, 2 – 2 bedrooms, 11 – 1 bedrooms). Proposal significantly exceeds minimum family unit requirements.
Dwelling Unit Size	3.1.30.a The minimum size of a Dwelling Unit in a Residential Building is 33m2	Mix of 44 m2 to 100 m2 units	YES	All units exceed minimum size.
Height Limit	4.1.3.a.ii 17m for buildings over 4 storeys and up to 5 storeys	16.565 m (5 storeys)	YES	Complies with the maximum allowable height for a five-storey building.
Lot Coverage	4.1.6.a 55% maximum for buildings greater than 3 storeys with three or more dwelling units	≈ 51.8 %	YES	Provides a balanced approach to coverage while maximizing open space availability.
Open Lot Space	4.1.6.b 30% minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 40 %	YES	The design provides enhanced open space and exceeds the minimum requirement.
Landscape Area	4.1.6.c 10% minimum of lot area for buildings greater than 3 storeys with three or more dwelling units	≈ 13.5%	YES	Exceeds minimum landscaping requirements, contributing to canopy growth. Replacing an existing paved parking area.
Front Setback	4.1.4.a 4.0 m minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 5.0 m	YES	Setback is in keeping with the neighbourhood.
Side Setbacks	4.1.4.c 9.0 m minimum to a Primary Façade above 4 storeys	1.55 m / 2.19 m	VARIANCE	Variance requested to permit setbacks similar to the existing and adjacent buildings
Rear Setback	4.1.4.d 8.0 m or 25% of lot depth, whichever is greater	5.65 m	VARIANCE	Variance requested to permit setbacks similar to nearby buildings.
Lot Area	4.1.7.a 540 m2 minimum for buildings greater than 3 storeys with three or more dwelling units	586.27 m2	YES	Lot area is adequately sized and compliant with the minimum requirement.
Street Frontage	4.1.7.b.ii 30 m minimum for buildings up to 5 storeys	17.5 m	VARIANCE	Variance requested due to the narrow lot width. Design utilizes a single-stair core and efficient building form to maximize density on the constrained lot.
Parking	5.1.1.2 21 parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	1 car share for residents and 1 visitor parking space sized for accessible van use)	VARIANCE	Variance requested to support the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling and Transit Priority Network.
Accessible Parking	5.7.1.a Minimum of 1 Van accessible parking space for 6-25 spaces	1 accessible sized van parking stall	YES	Compliant with minimum accessible parking requirements.
Short Term Bike Parking	5.1.1.2 6 short term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	6 short term bike parking spaces are provided under cover near the main entry	YES	Compliant with short term bike parking requirements.
Long Term Bike Parking	5.1.1.2 22 long term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	38 bike parking spaces are provided in a ground floor bike room	YES	Ample bike parking supports the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling Network.
Density	Schedule C – Density Benefits a 2.6:1 for A Lot that is in a Priority Growth Area and all Dwelling Units on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as Residential Rental Tenure zoning,	2.13 FSR, secured rental in perpetuity	YES	Density is well below the 2.6 FSR maximum.

The proposal requires **setback variances** due to the limitations imposed by the **property's frontage requirements**. Importantly, however, the proposed **density** remains fully compliant with the **zoning bylaw** and effectively supports the overall **OCP objectives**.

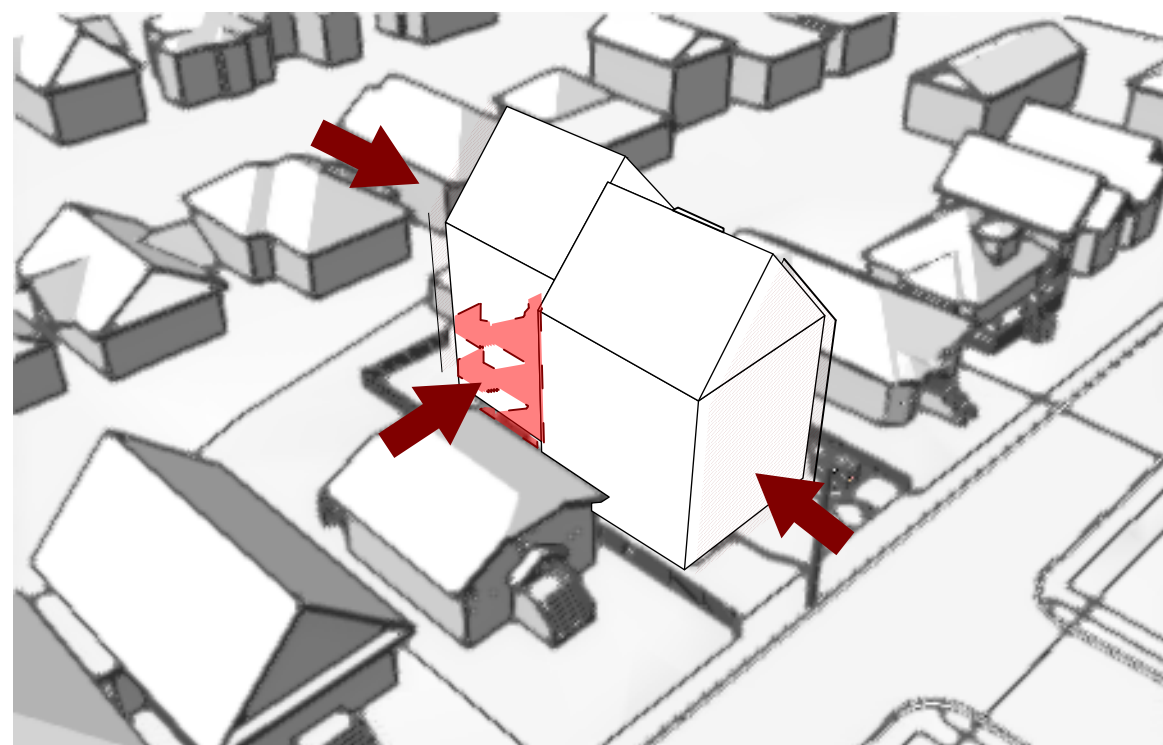


Proposal at 50 Government Street



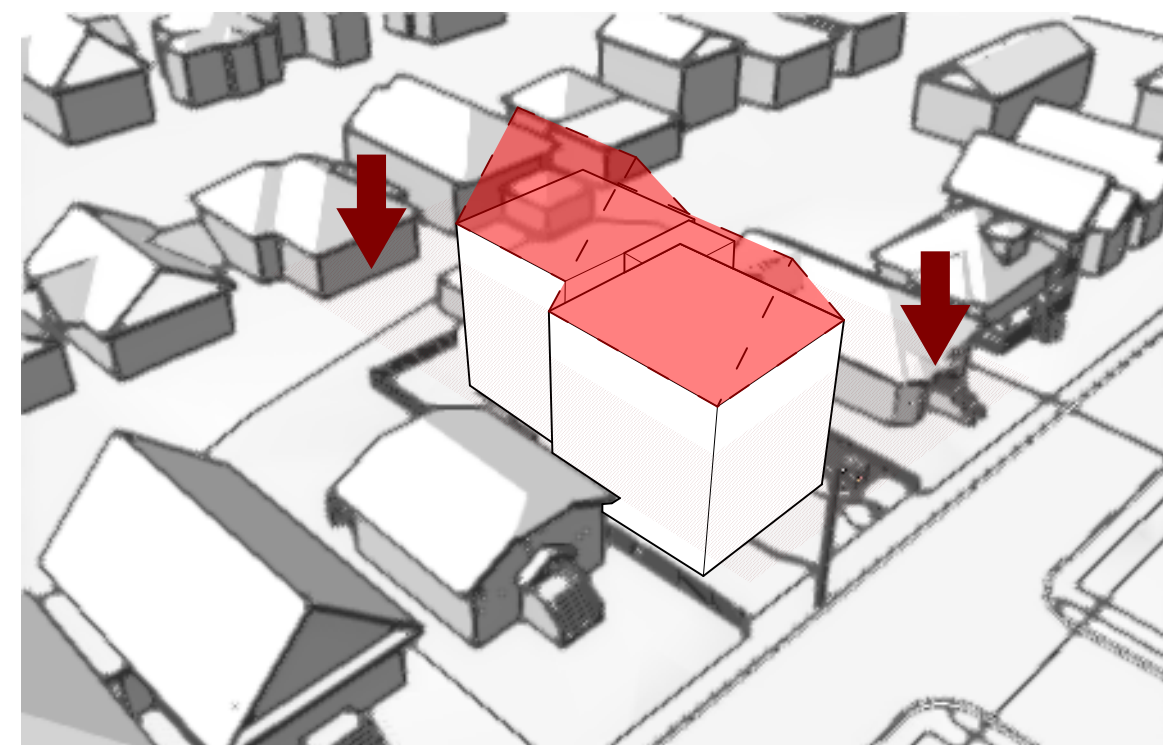


REVISIONS TO MASSING IN RESPONSE TO COTW MOTION AND CITY OF VICTORIA 2050 OCP



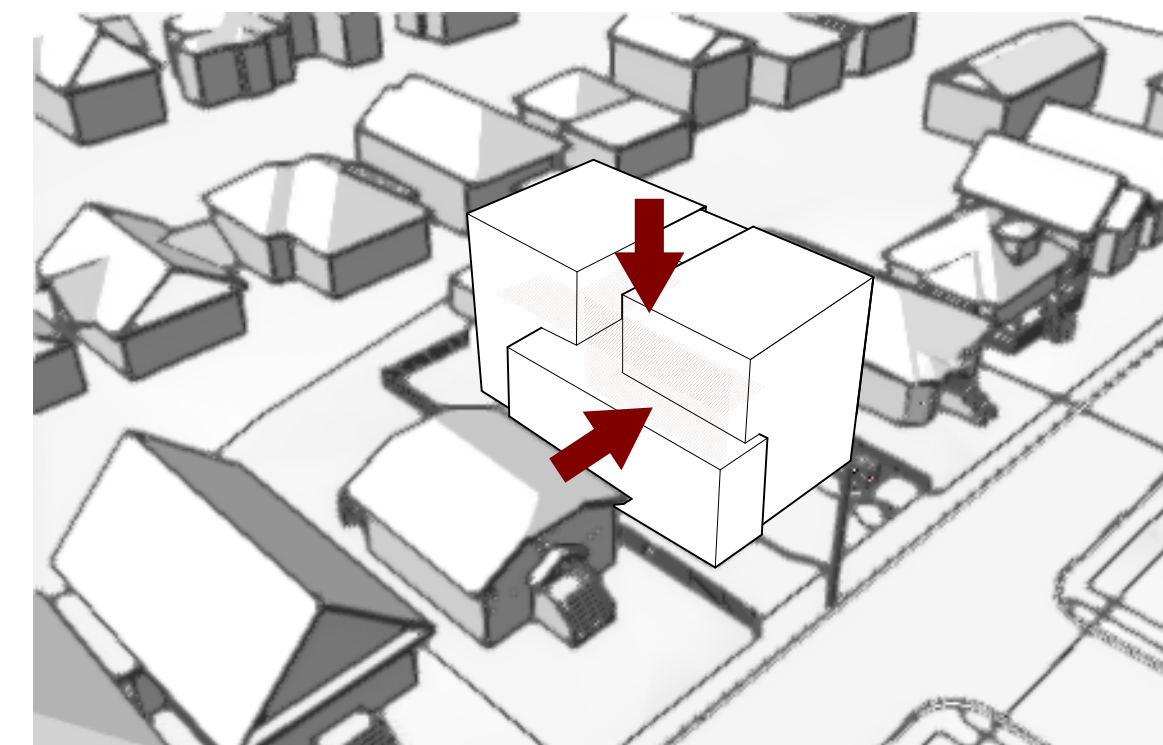
REMOVE EXTERNAL EXIT STAIRS, INCREASE SETBACKS AND OUTDOOR SPACE

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



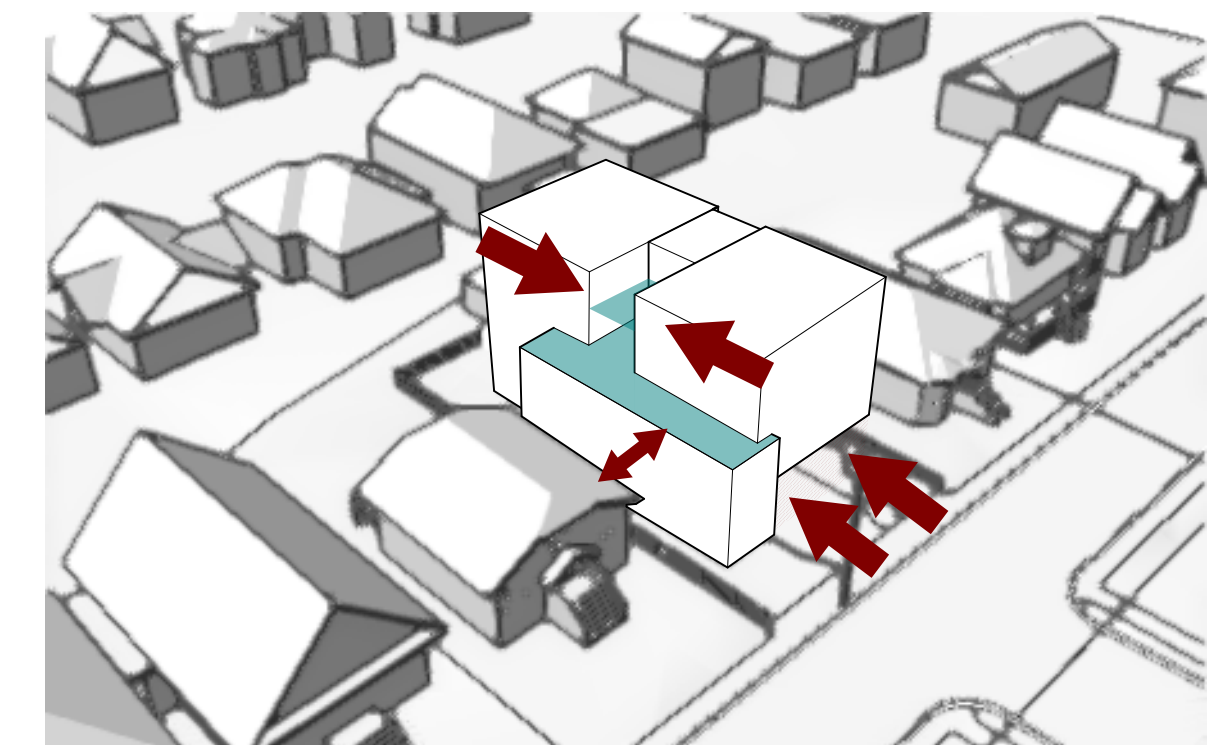
REMOVE PEAKED ROOF AND LOWER BUILDING

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).



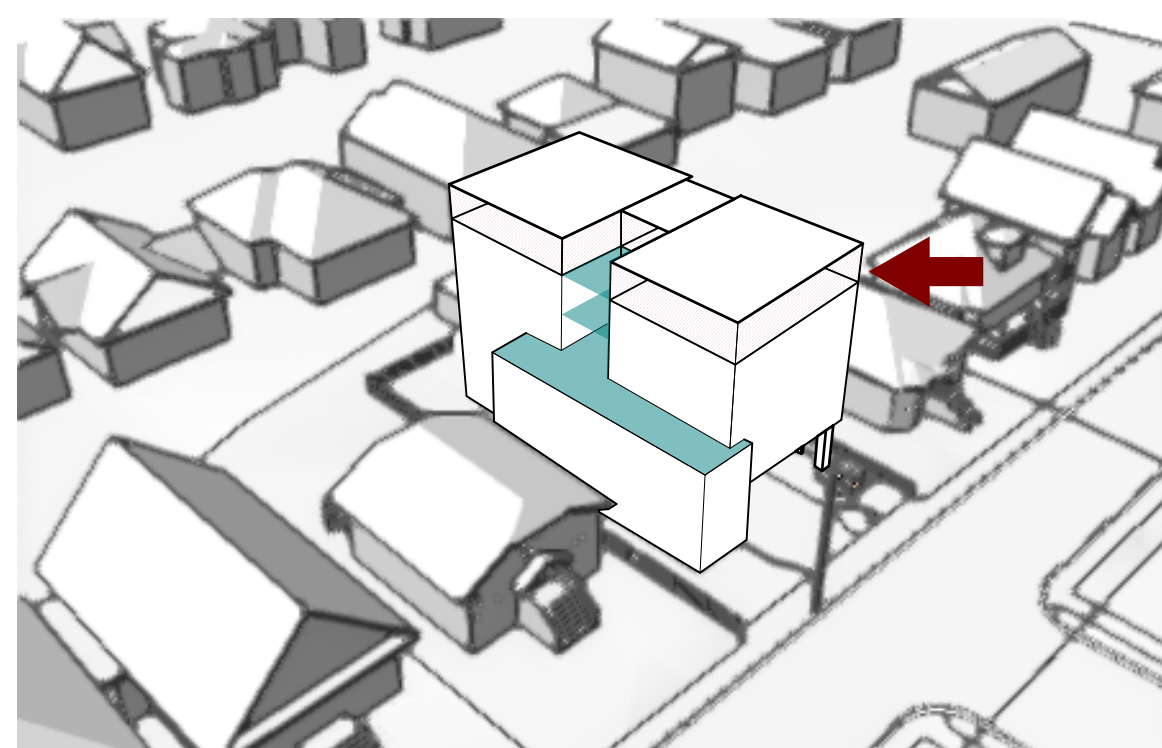
STEP MASSING DOWN ON SOUTH SIDE

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).



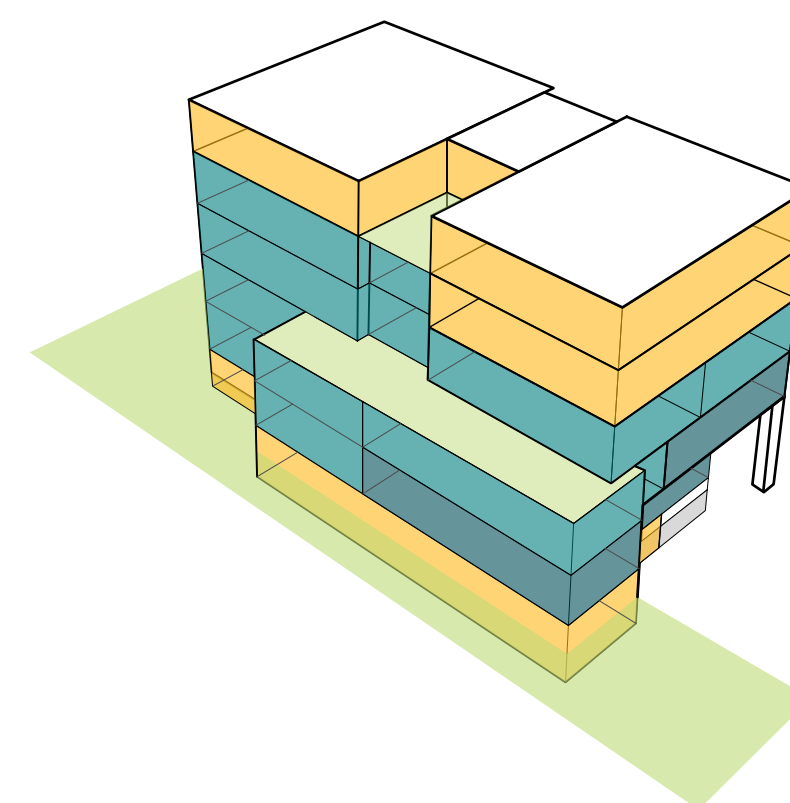
CENTRALIZED BALCONIES AND RECESSED ENTRY

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).



ADD ONE FLOOR OF ADDITIONAL HOUSING

An additional floor of rental units was added to the project to align with OCP objectives and to more closely align with the additional density envisioned for rental housing projects in the Priority Growth Area.

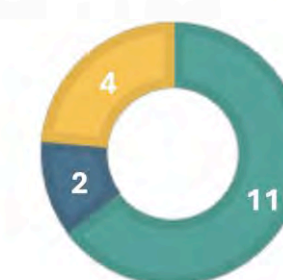


REVISE UNIT MIX TO REFLECT OBJECTIVES OF OCP

The mix of units was revised to include more family oriented 3 bedroom units. Additional bike parking spaces were also added, included more cargo bike spaces.

SECURED RENTAL UNITS

■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom



REVISED PROPOSAL



1 Existing Building, 50 Government



2 Proposed Building, 50 Government



3 Proposed Building, 50 Government



4 Proposed Building, 50 Government

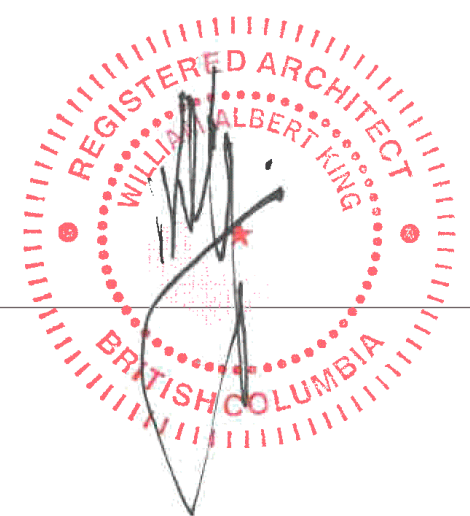




1 Government Street Elevation - Existing Building
Scale: 1:200



2 Government Street Elevation - Proposed Building
Scale: 1:200

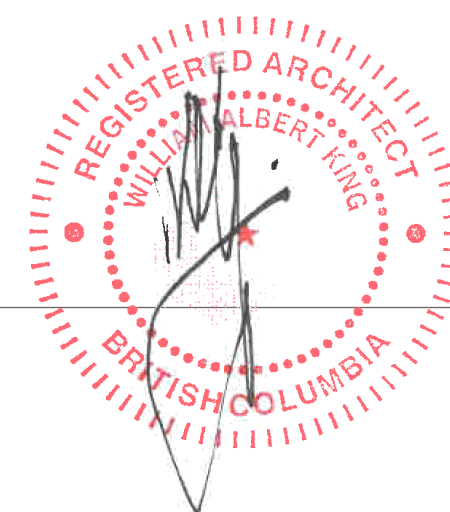


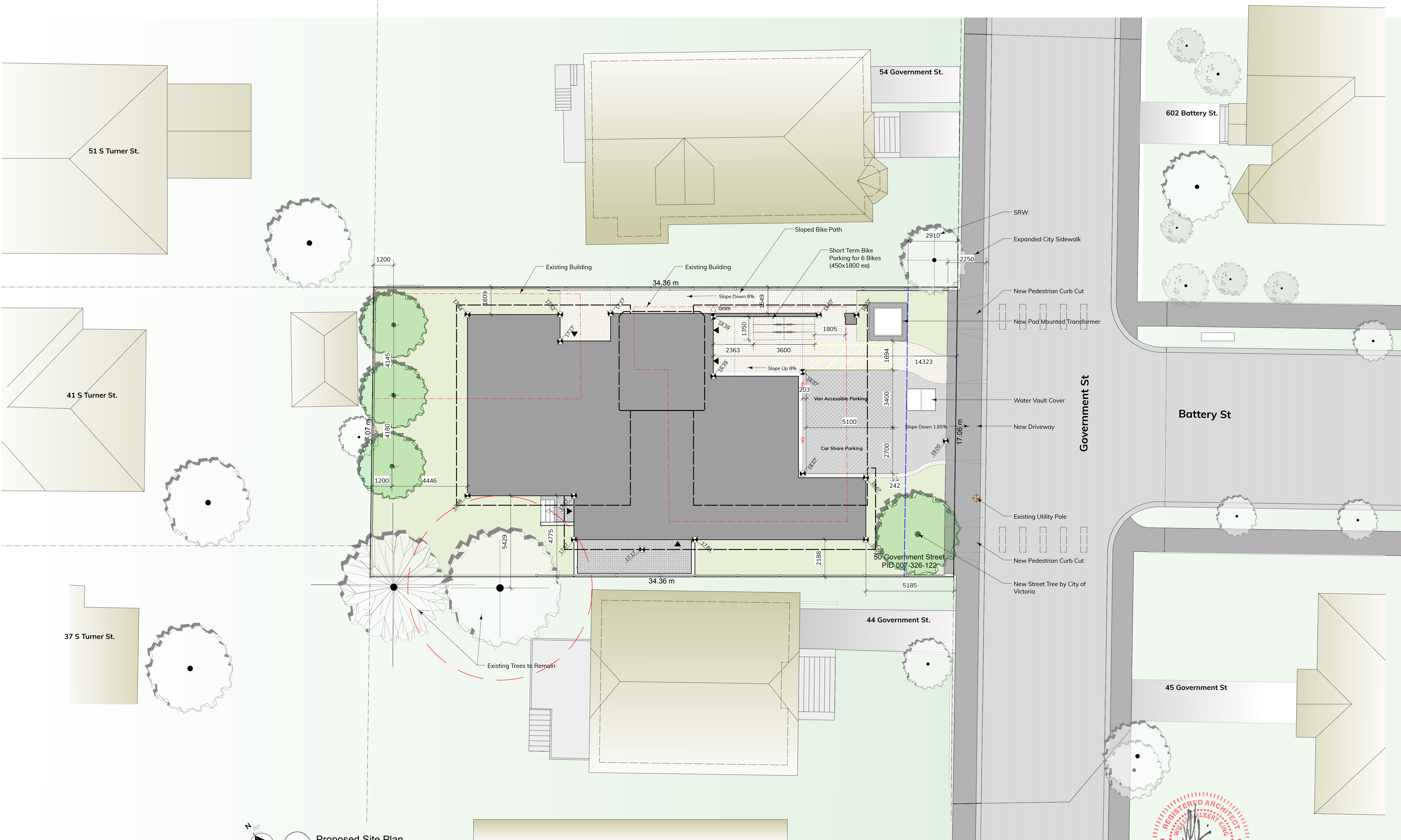


1 Battery Street Elevation - Proposed Building (Looking North)
Scale: 1:200



2 Battery Street Elevation - Proposed Building (Looking South)
Scale: 1:200



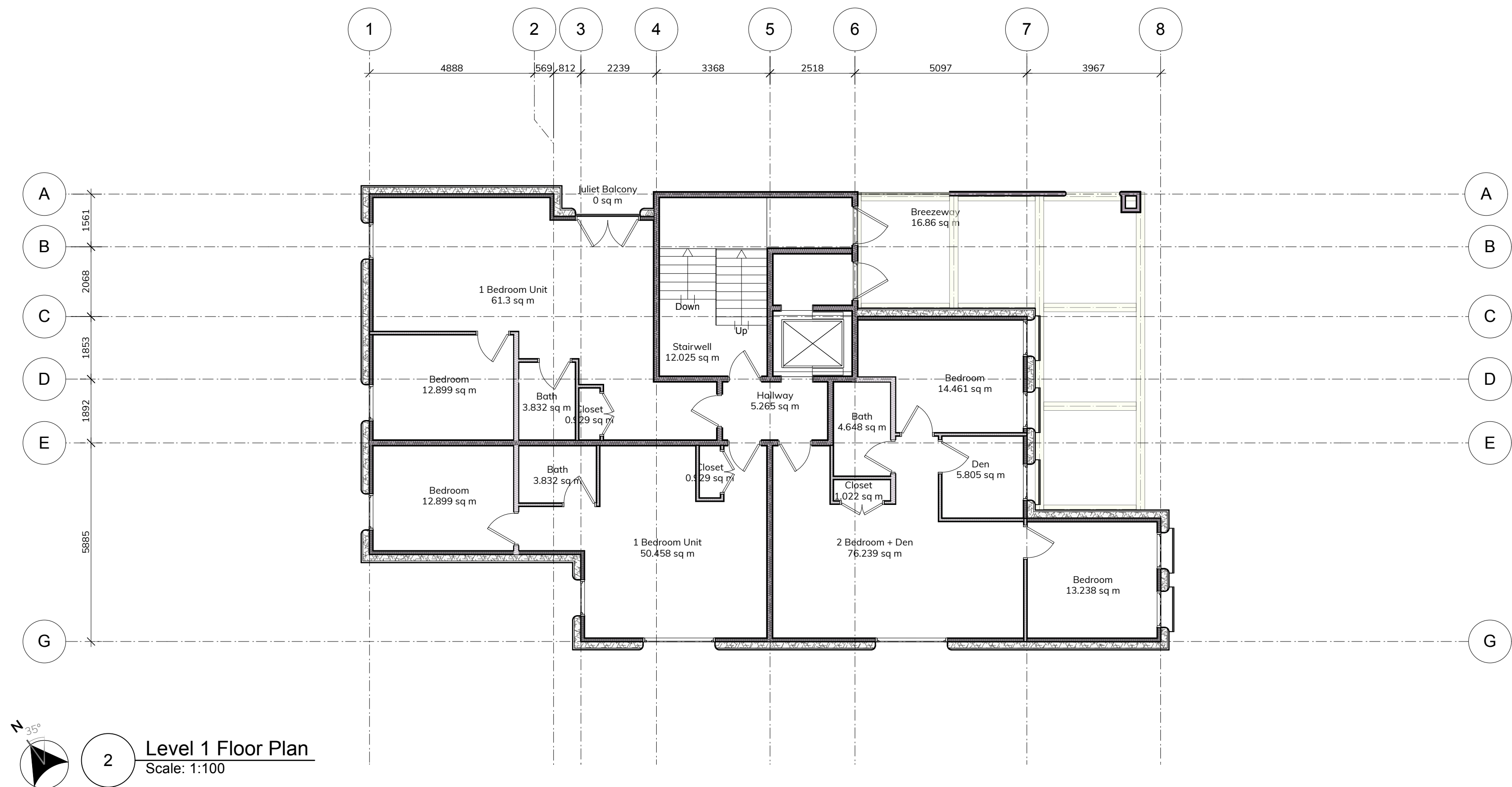
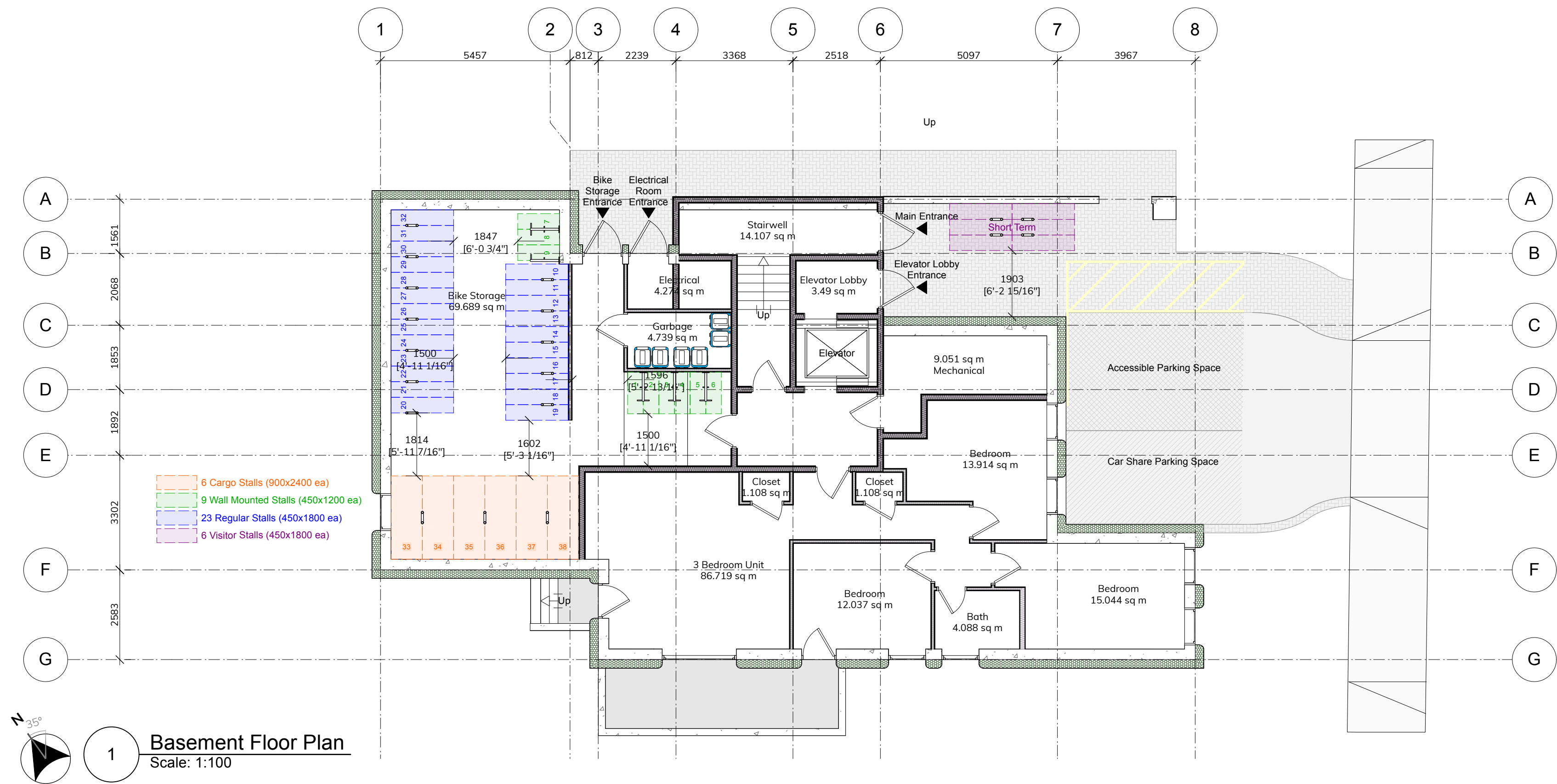


1 Proposed Site Plan
Scale: 1:100

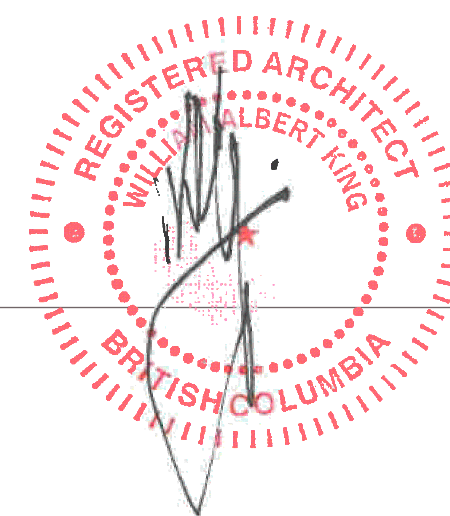


OEZA
DEVELOPMENTS

James Bay Development



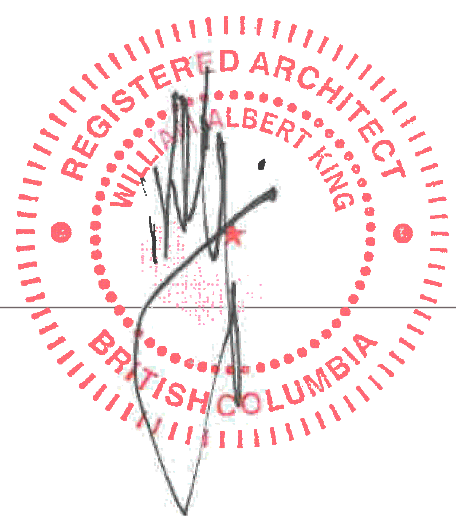
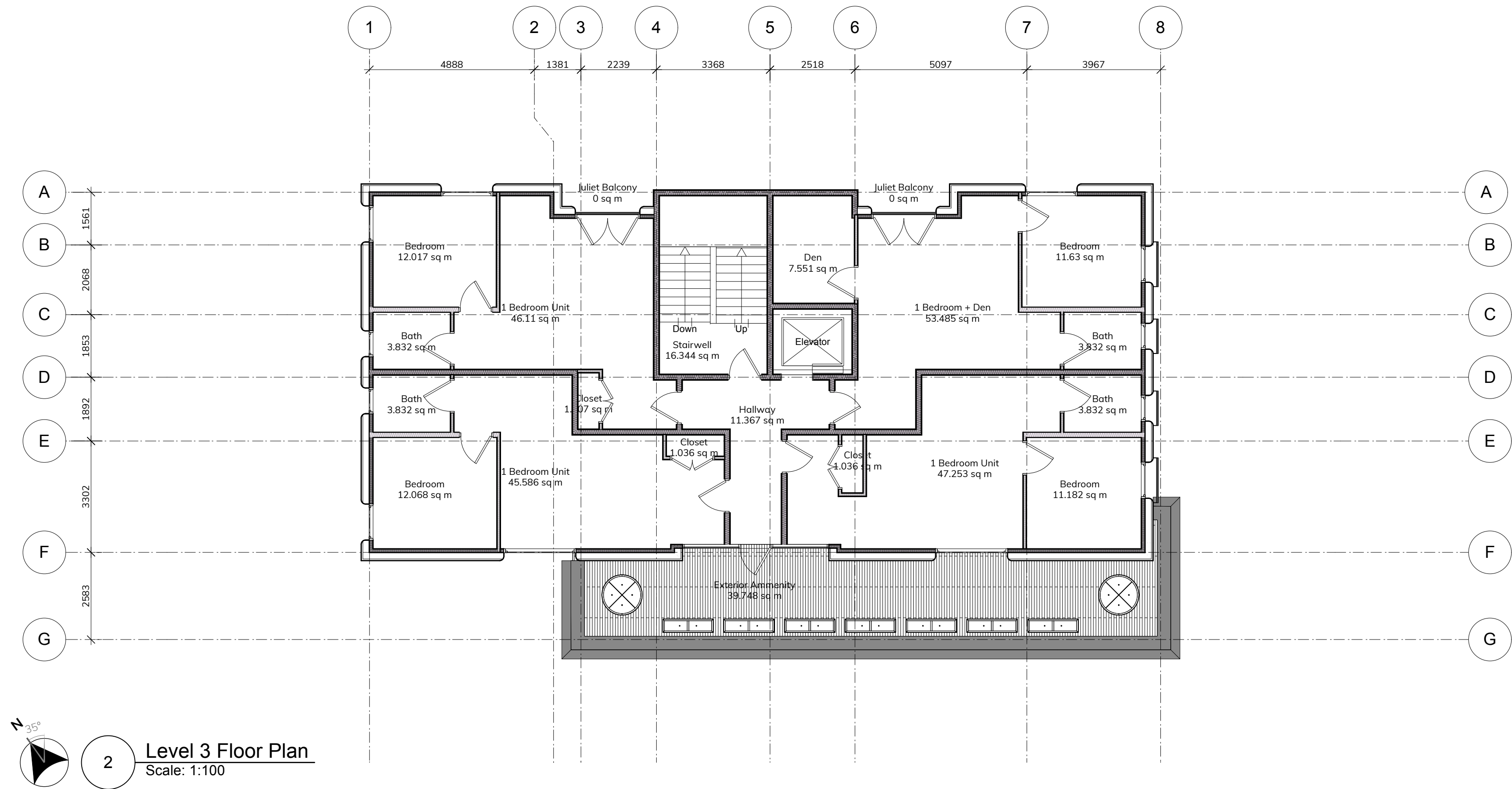
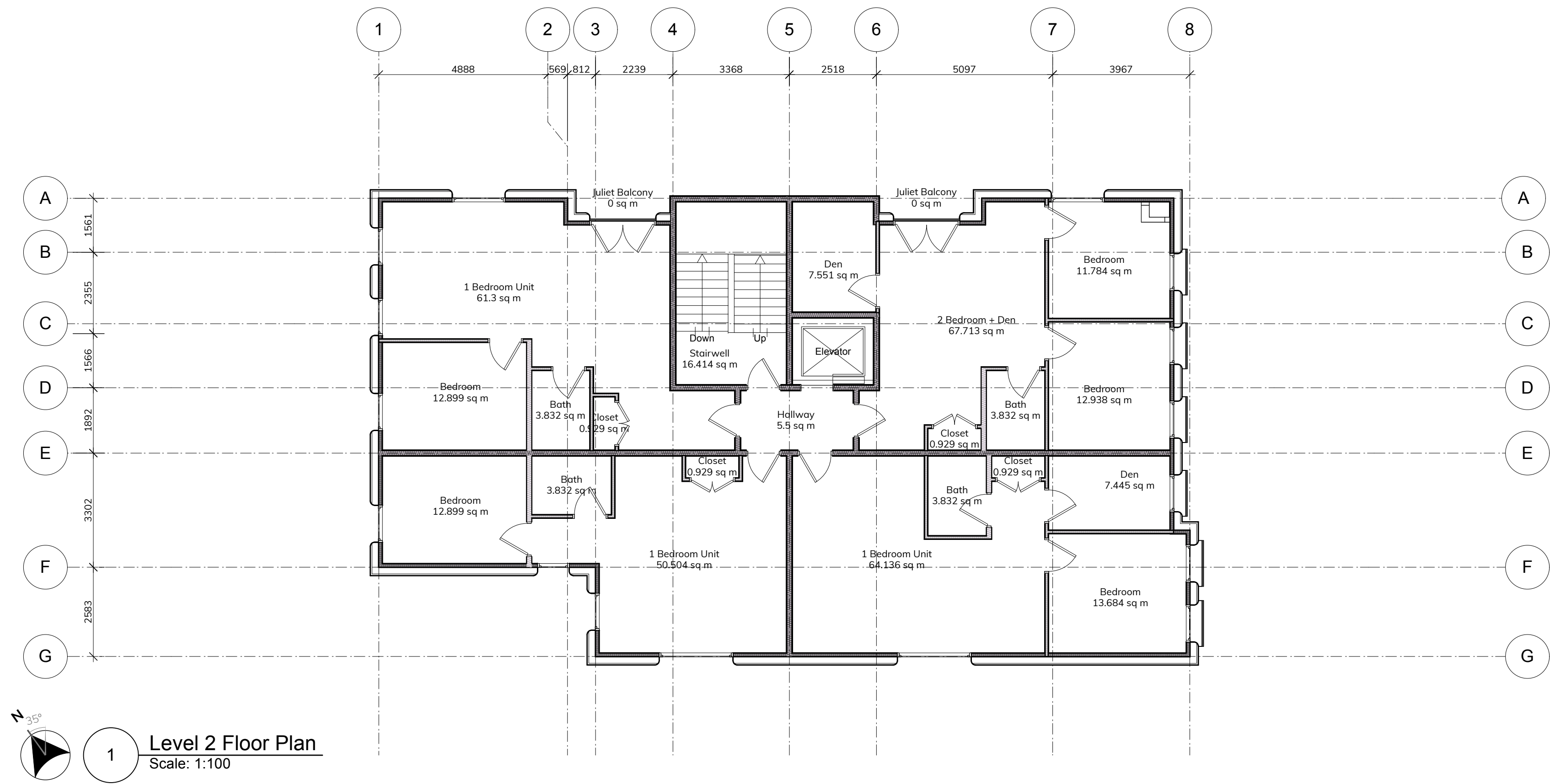
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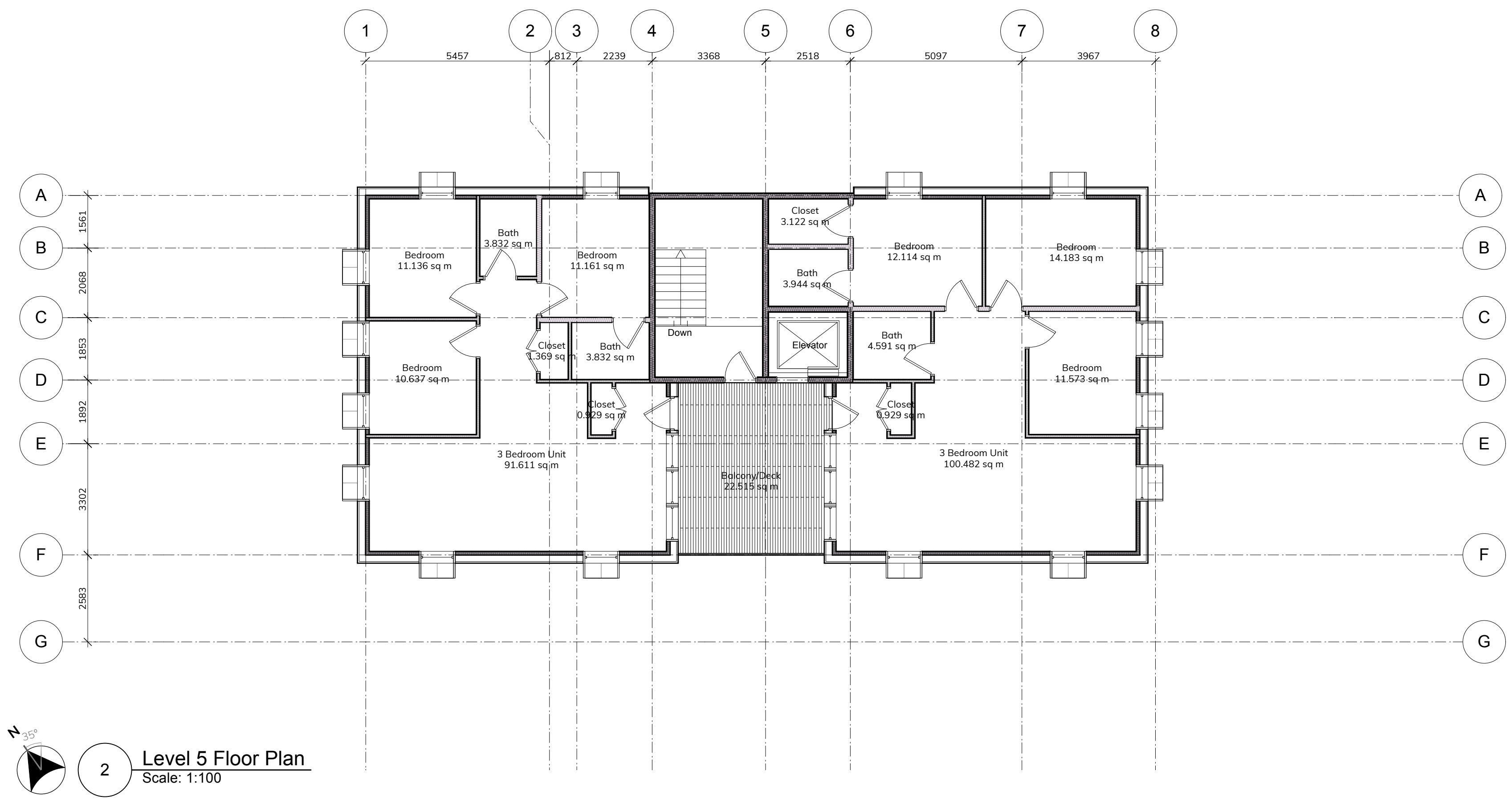
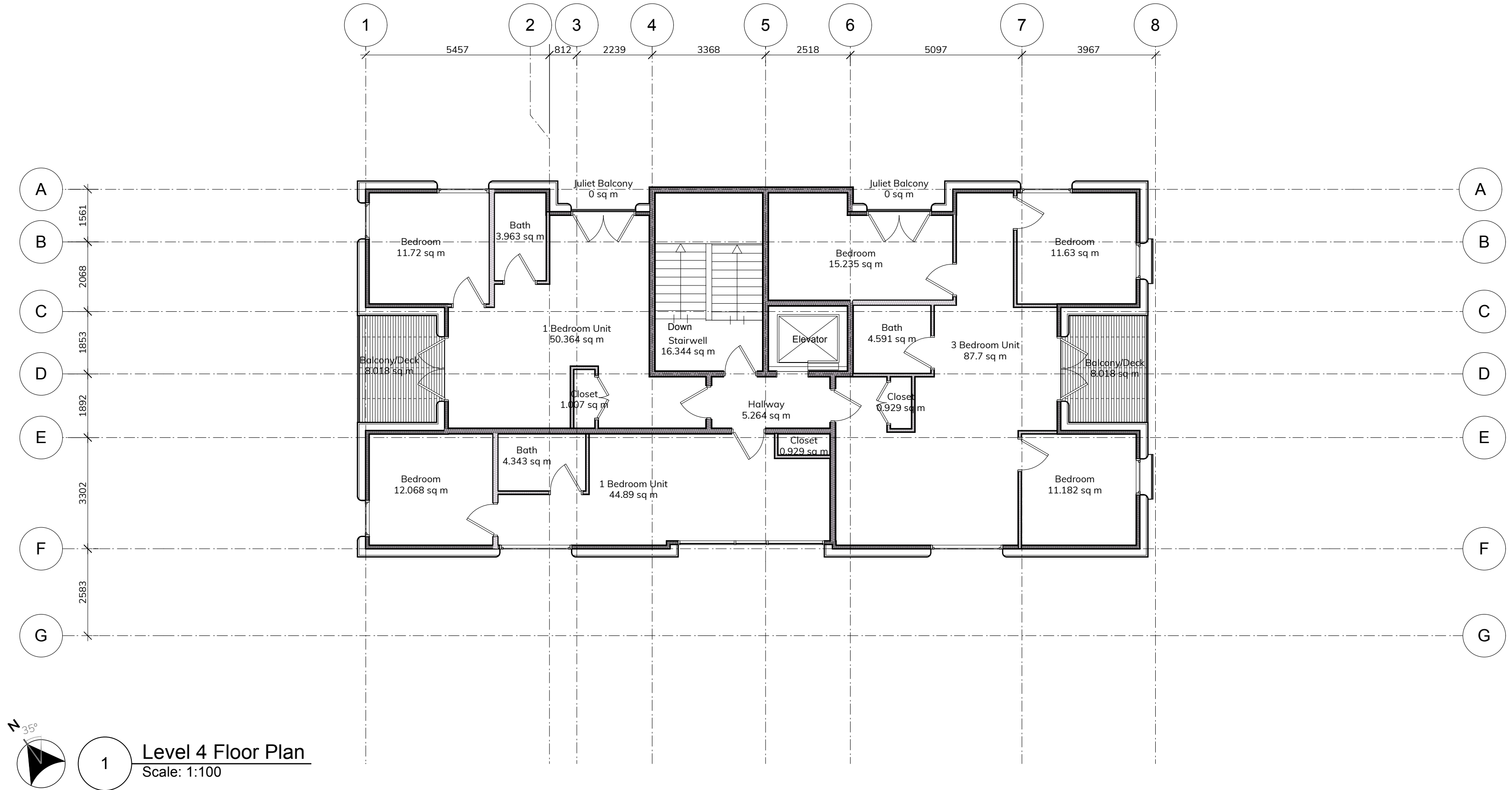


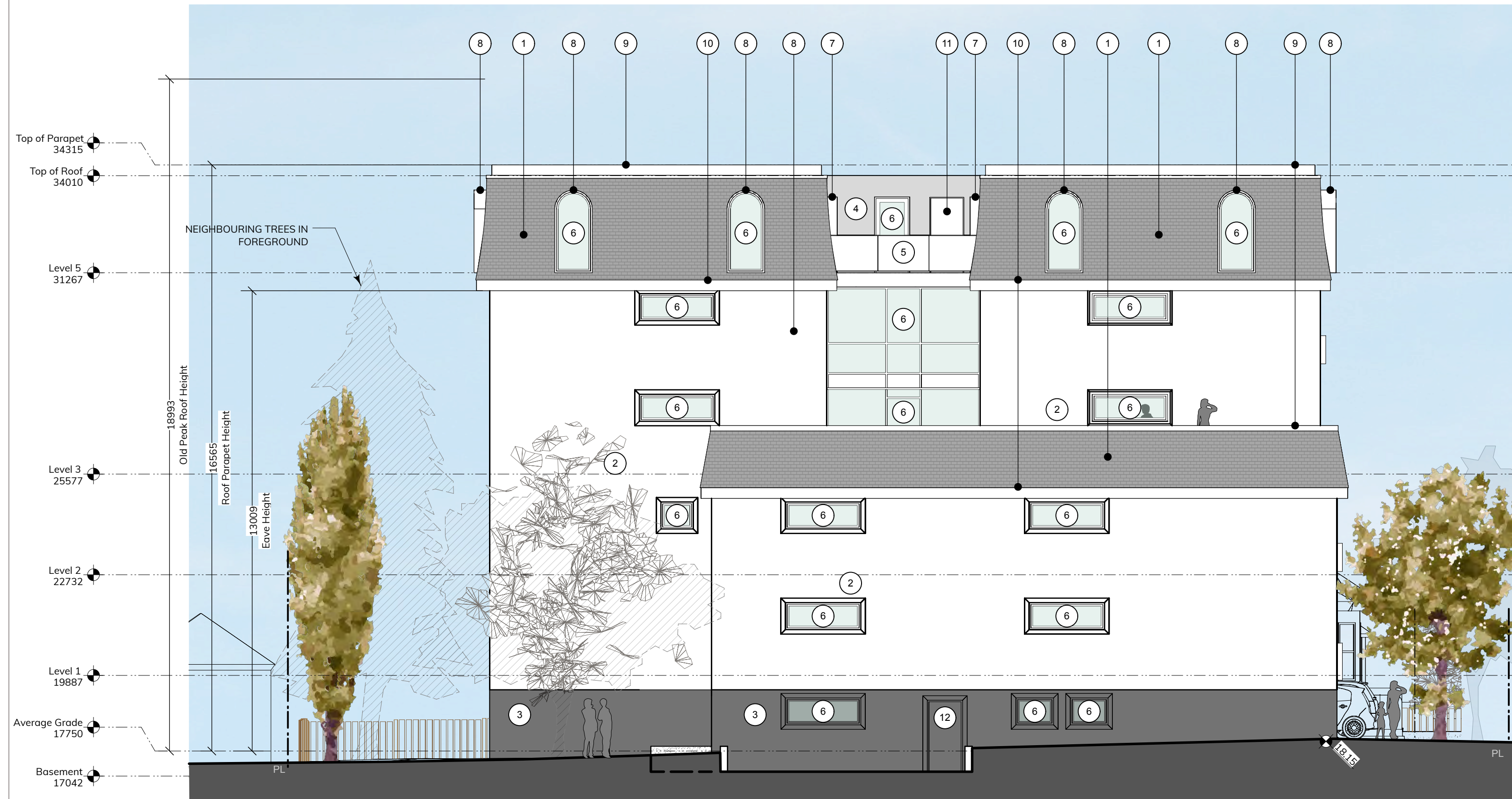
OEZA
DEVELOPMENTS

James Bay Development

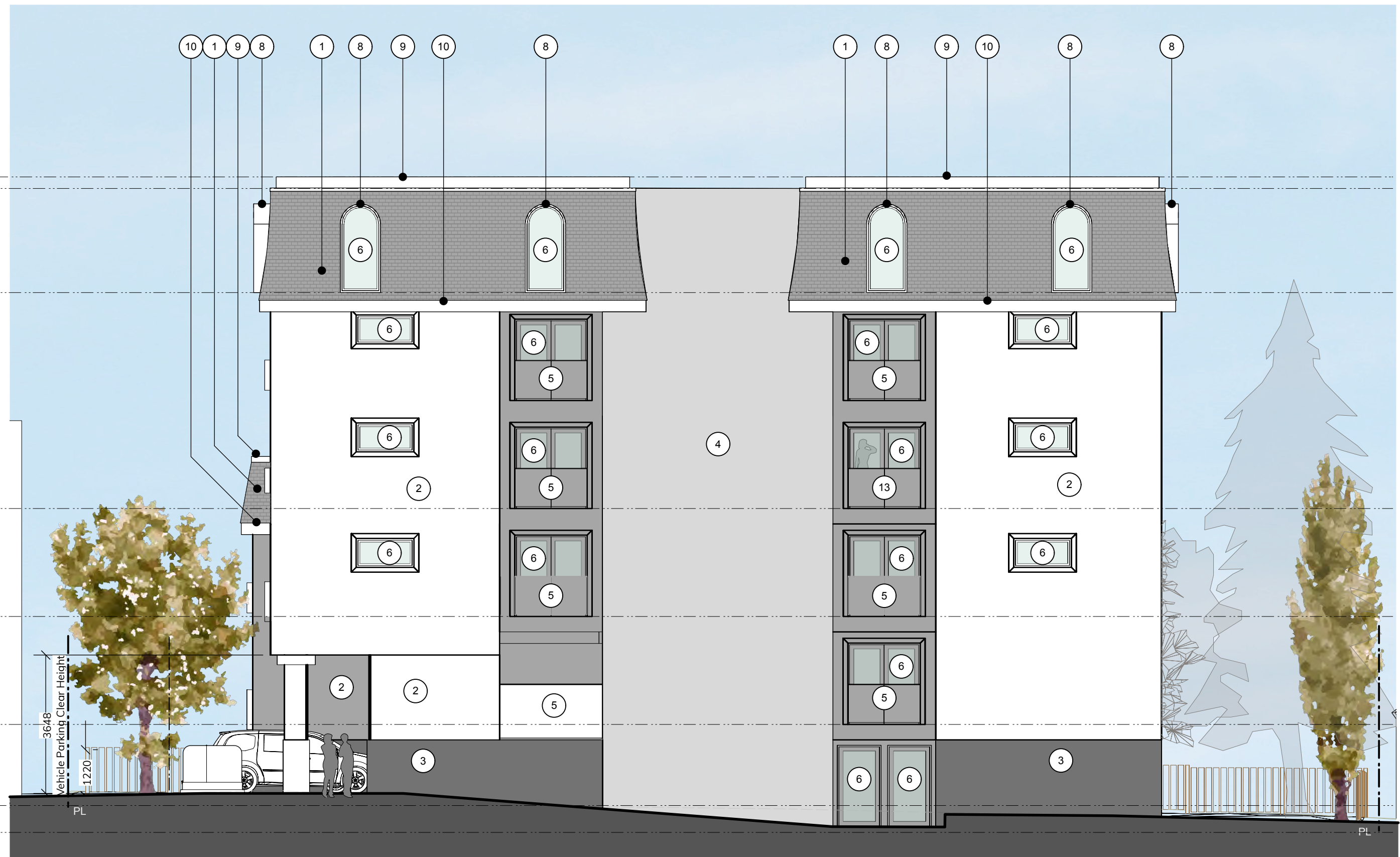
2025-04-15
RZ-103
Floor Plan - Levels B & 1







3 South Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100



3 Rear Elevation
Scale: 1:100



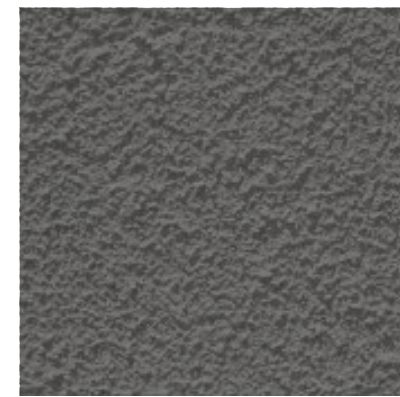
4 Street Front Elevation
Scale: 1:100

FINISH SCHEDULE:

- | | | | |
|--------------------------------------|---------------------------|-------------------------|---------------|
| 1 ASPHALT SHINGLE ROOF | 5 FROSTED GLASS RAILING | 9 METAL PARAPET | 13 IRON GUARD |
| 2 LIGHT COLOURED STUCCO | 6 GLASS WINDOWS AND DOORS | 10 METAL CORNICE | |
| 3 DARK COLOURED CEMENTITIOUS COATING | 7 METAL DOOR SHROUD | 11 METAL ELEVATOR DOORS | |
| 4 DARK COLOURED STUCCO | 8 METAL WINDOW SHROUD | 12 METAL DOOR | |



LIGHT STUCCO



DARK STUCCO



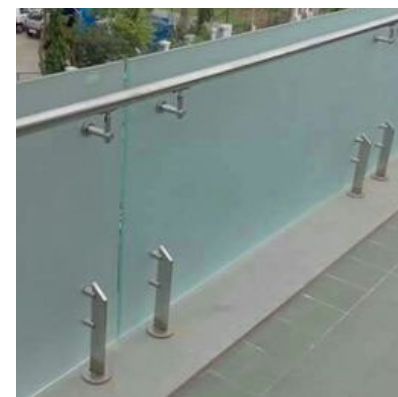
ASPHALT SHINGLES



TEXTURED CONCRETE

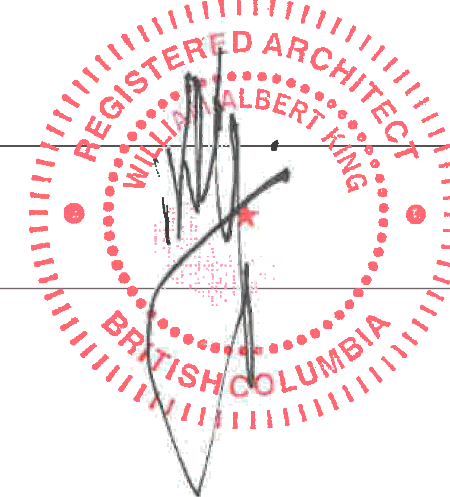


POWDER COATED TRIMS



FROSTED GLASS RAILING

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DEVELOPMENTS

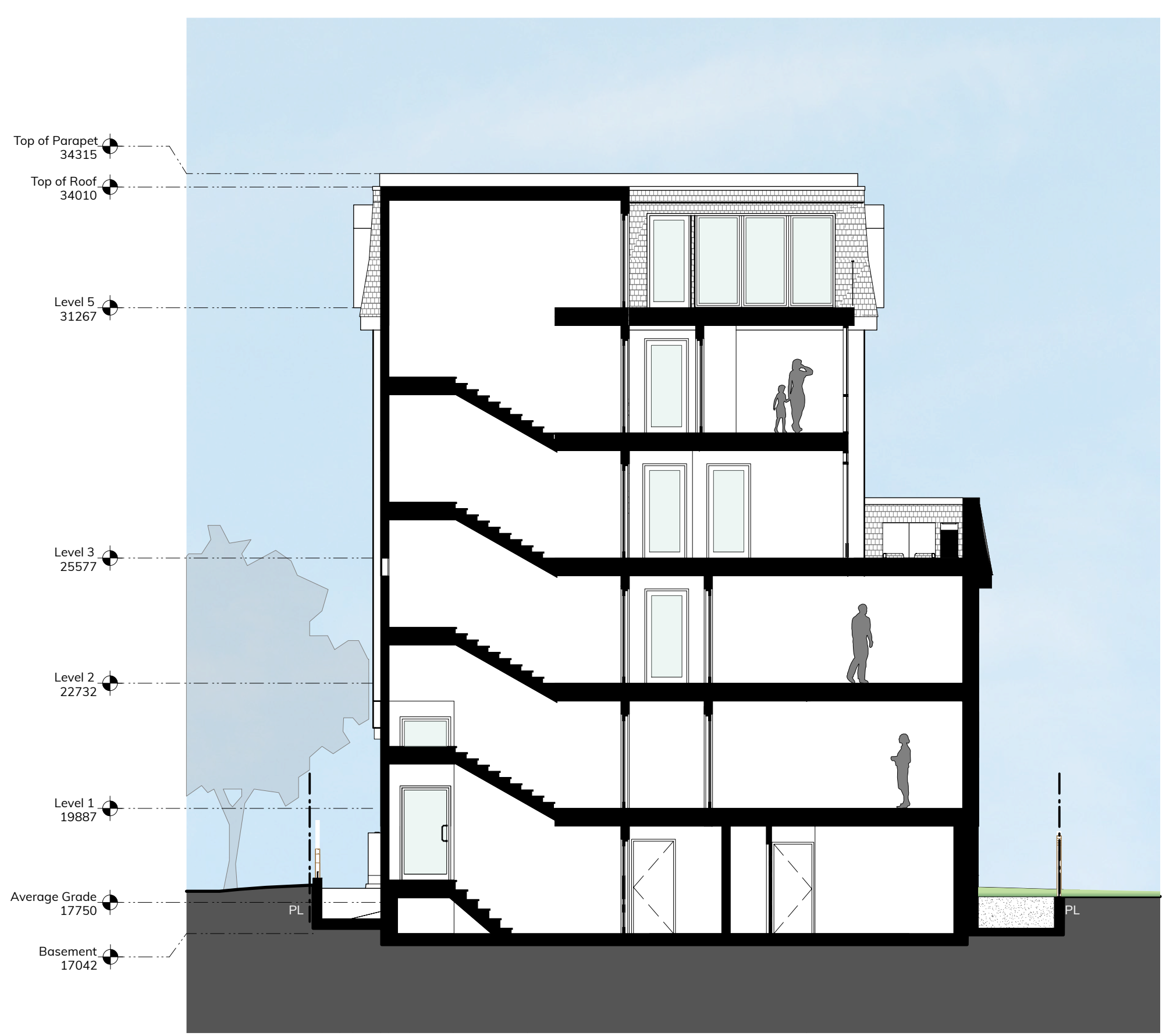


James Bay Development

2025-04-15
RZ-201
Elevations



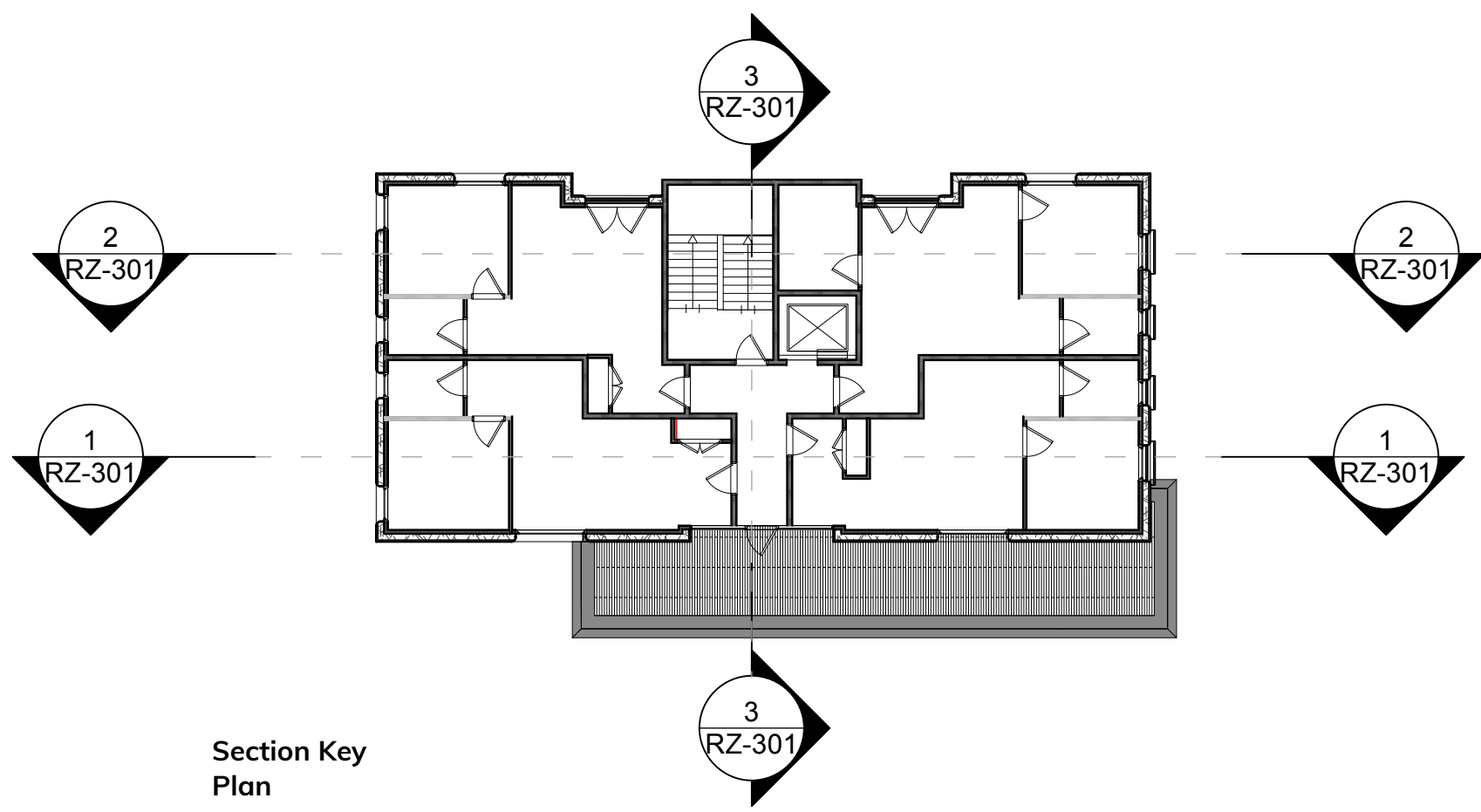
1 Long Section Facing South
Scale: 1:100



3 Building Cross Section
Scale: 1:100



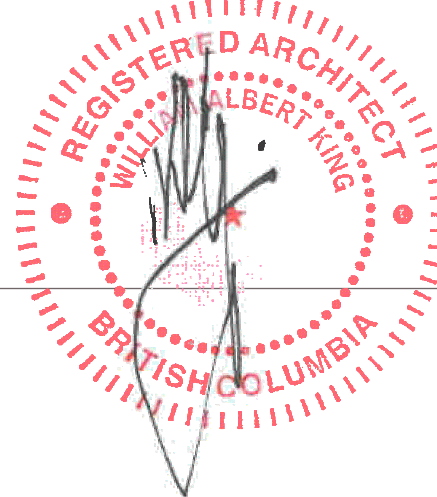
2 Long Section Facing South
Scale: 1:100



Project ID: 2022-05



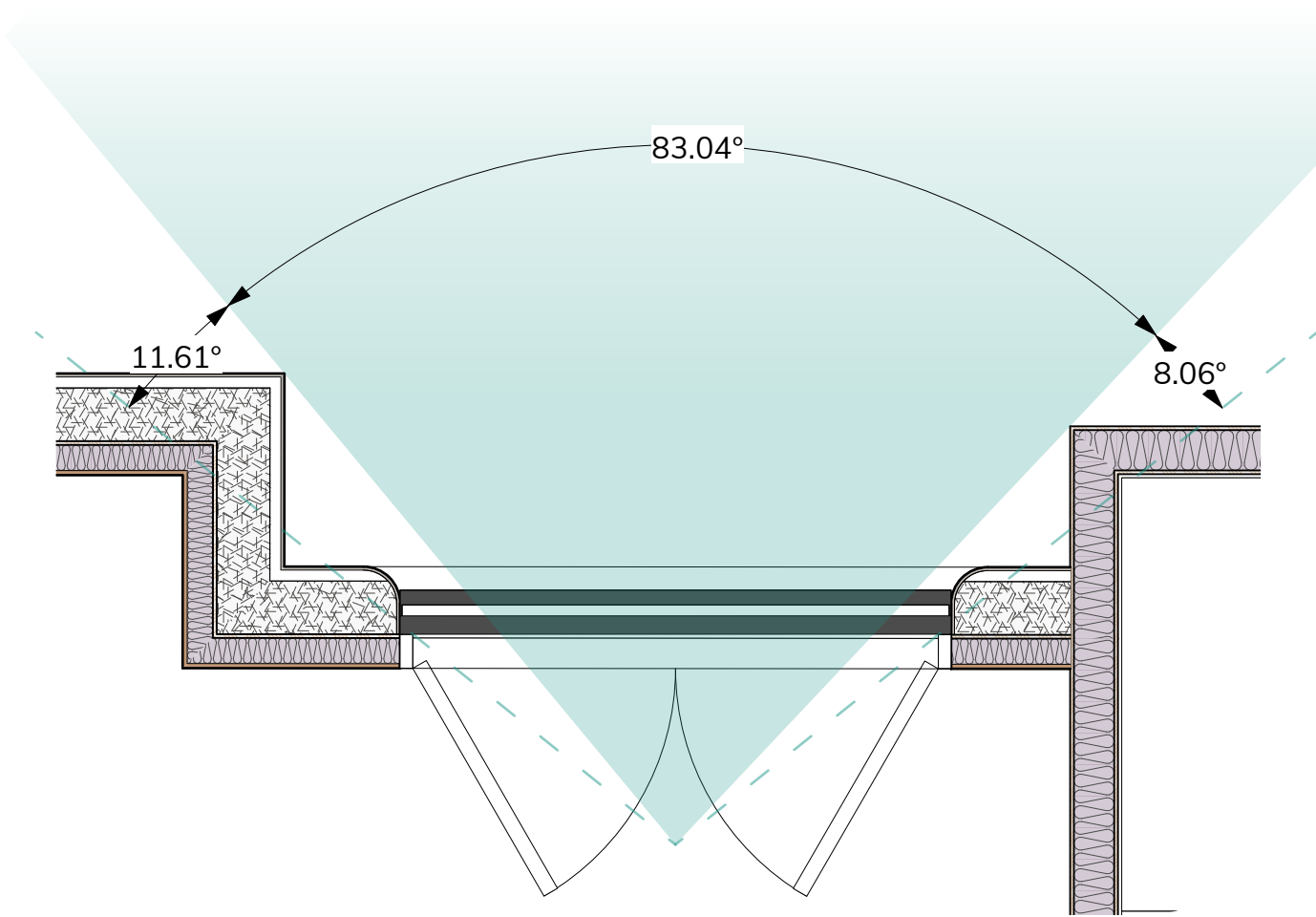
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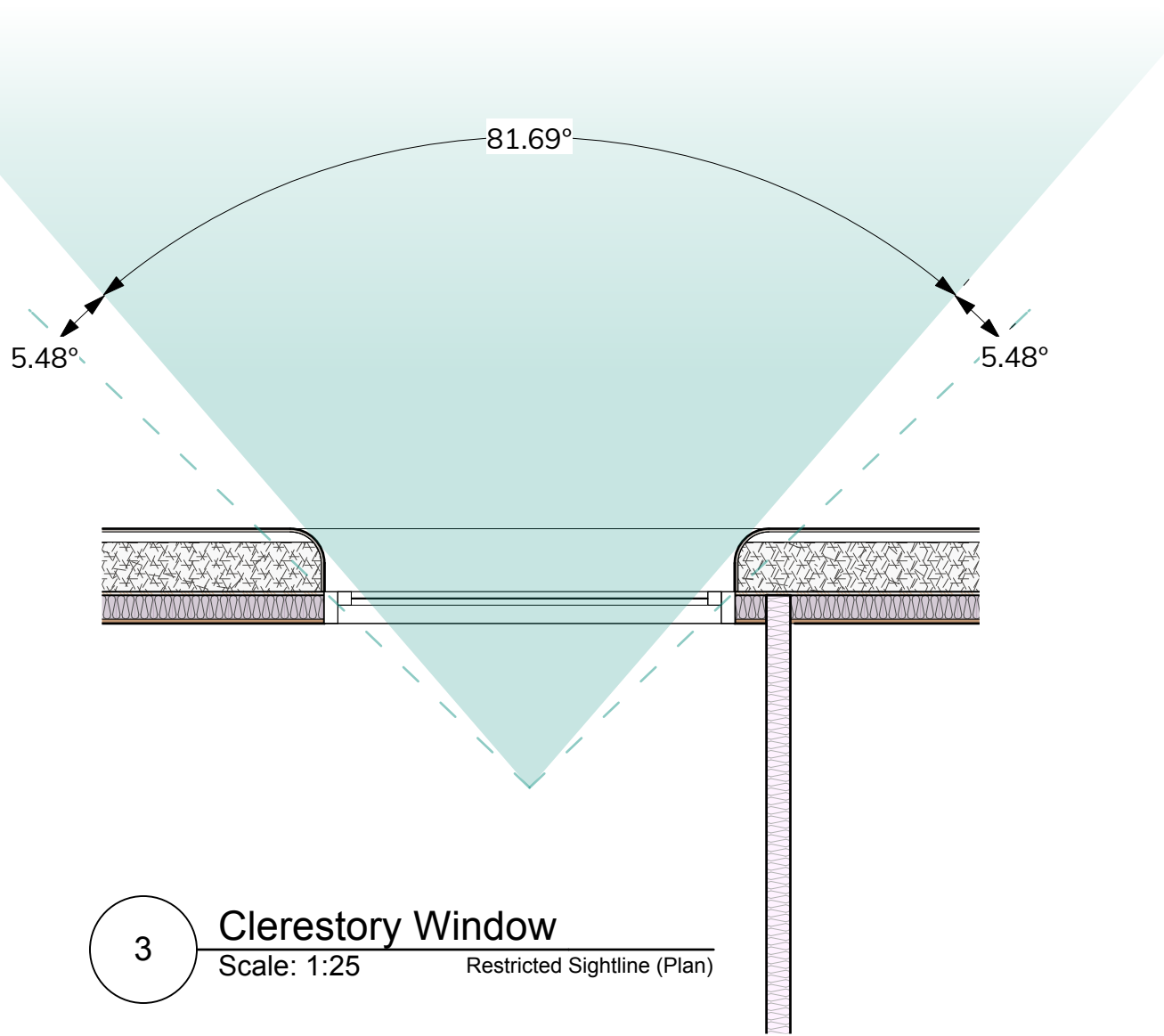
James Bay Development



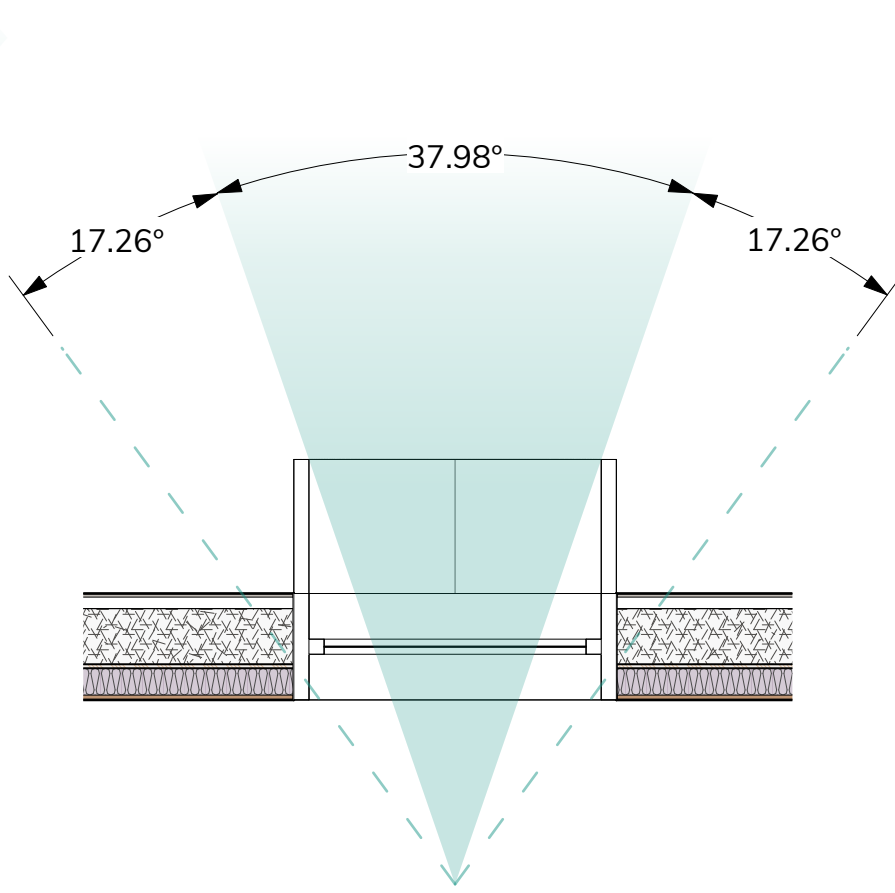
1 Sightlines (Section)
Scale: 1:100



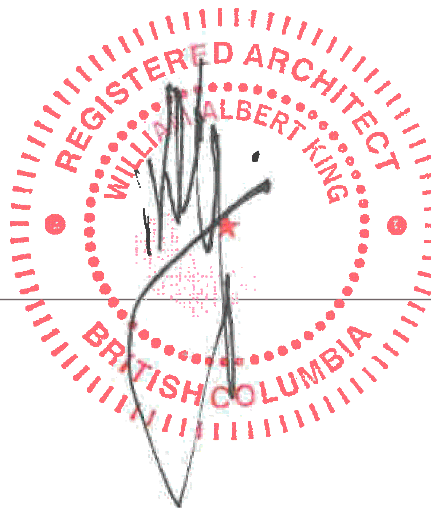
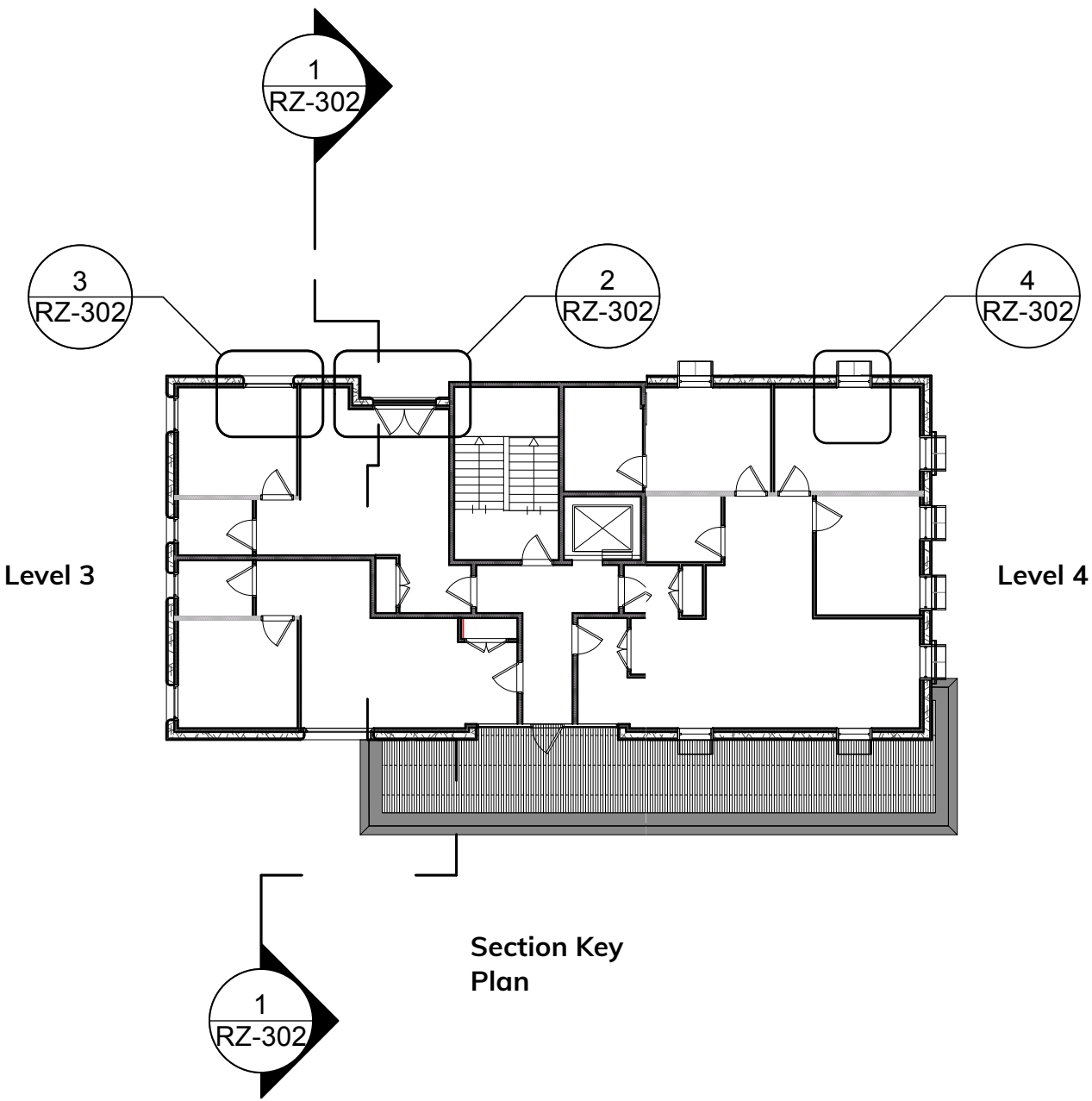
2 Juliet Balcony
Scale: 1:25 Restricted Sightline (Plan)



3 Clerestory Window
Scale: 1:25 Restricted Sightline (Plan)

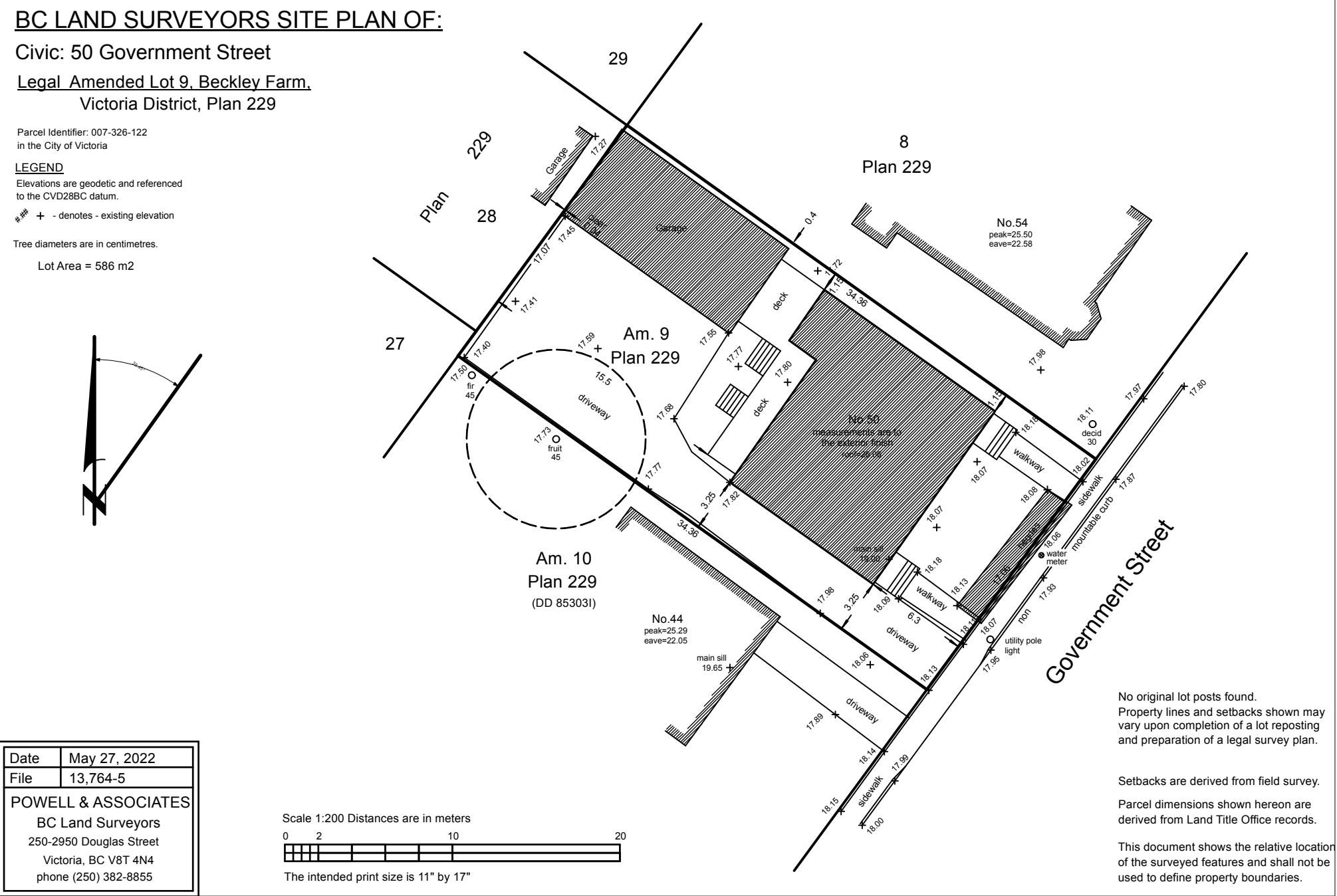


4 Shrouded Window
Scale: 1:25 Restricted Sightline (Plan)



CODE ANALYSIS	
	BCBC REFERENCE
2018 BC building code, data matrix part 3 (Project in-stream)	References are to division B unless noted [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 m²	1.4.1.2 [A]
Number of stories: 5	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 service/supply is adequate: Yes	3.2.5.7
This project will be subject to 3.2.10: Requirements for Residential Buildings with a Single Exit	3.2.10.
Occupant load based on: m²/person and design of building	
The occupant load for residential suites is two persons per sleeping room: Basement = 6 persons (1 3-bedroom units) 1st floor = 8 persons (2 1-bedroom units, 1 2-bedroom unit) 2nd floor = 10 persons (3 1-bedroom units, 1 2-bedroom unit) 3rd floor = 8 persons (4 1-bedroom units) 4th floor = 8 persons (2 1-bedroom units, 1 3-bedroom unit) 5th floor = 12 persons (2 3-bedroom units)	3.1.17.1
For storage garage: Occupant load = Garage area / 46 (sm/person) Bike parking : (69.7m² + 7.6m²) = 77.3m² / 46m² = 1.7 (2 persons)	
Total occupancy = 54 persons	
Minimum number of exits per unit required: 1, proposed 1	3.2.10.

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: GRD-1 Priority Growth Area			
PROPOSED ZONING: GRD-1 Priority Growth Area			
SITE AREA: 586.27 m²			
BUILDING FOOTPRINT: 303.39 m²			
Zoning Criteria	Proposal	GRD-1 PGA	Victoria 2050 OCP vision
Site Area (m²) (min.)	586.27 m²	540 m²	
Street Frontage (m) (min.)	17.07 m	30 (for 5 storey buildings)	*Variance requested to meet lot width
Total floor area (m²) (max.)	1250.5 m²		
Floor Space Ratio	2.13	1.6 up to 2.6 (Schedule C - Density Benefits)	Site is in a Priority Growth Area, with density envisioned up to 2.6 FSR
Unit floor area (m²) (min.)	44.89 m²		
Avg Grade	17.75 m		
Building Height (m) (max.)	16.57 m	17m for 4-5 storey buildings	Buildings that transition between smaller existing buildings and newer larger developments up to 6 storeys
Storeys (max.)	5 storeys	6	Buildings up to six storeys, and taller in some areas
Setbacks (m) (min.)			
Front Setback	5.19m	5.0	
Rear (NW)	5.65 m	8 (or 25% lot depth)	*Variance requested. Setbacks are similar to others in neighbourhood
Side (NE)	1.55 m	7.5 m up to 4 storeys, 9.0 above	*Variance requested. Setbacks are similar to others in neighbourhood
Side (SW)	2.19 m	7.5 m up to 4 storeys, 9.0 above	*Variance requested. Setbacks are similar to others in neighbourhood
Site Coverage	51.75%	60%	
Open site space - lot (min.)	41.21%	30%	
Landscape Area	13.53%	10%	
Off Street Parking			
Car Parking	0 - Visitor 1 - Car Share for Residents	Dwelling Units Secured as Rental 17 spaces 2 - Visitor 19 - Total	Car share parking space will have an electric car charger
Accessible	0	0	
Van accessible	1	1	
Bicycle storage			
Long Term	38*	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 @ 44.9 to 64.1 m²			
2 Two Bedroom units @ 67.7 to 86.7 m²			
4 Three Bedroom units @ 86.7 -100.6 m²			



1 Survey Plan

Parking required for 50 Government:

0.75 spaces per unit <45 m² - 1 unit
0.9 space per unit 45<70 m² - 10 units
1.3 spaces per unit >70 m² - 5 units

$$= (0.75 \times 1) + (0.9 \times 10) + (1.3 \times 5) = 0.75 + 9 + 6.5 = 16.25 = 17z \text{ car parking spaces}$$

Visitor parking: 0.1 per unit
= 0.1 x 17
= 1.7 = 2 visitor spaces

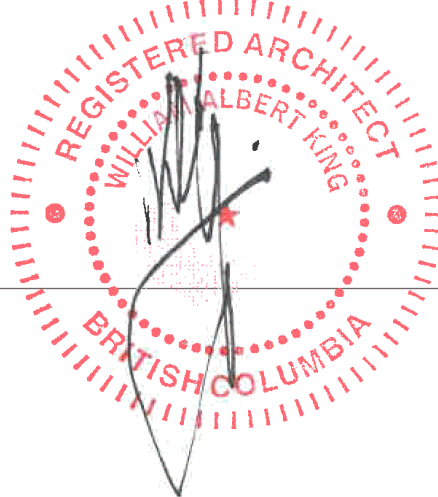
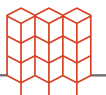
Required bikes:
1.25 per unit >45 m²
1 per unit <45 m²
= (1.25 x 16) + (1 x 1) = 21
= 21 bike parking stalls

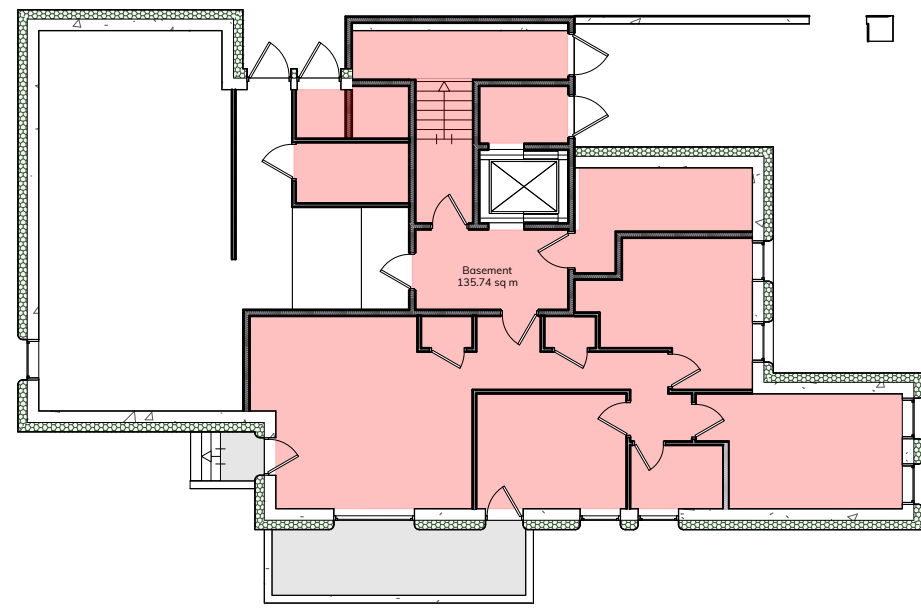
Visitor bikes required: 6

PROPOSED:

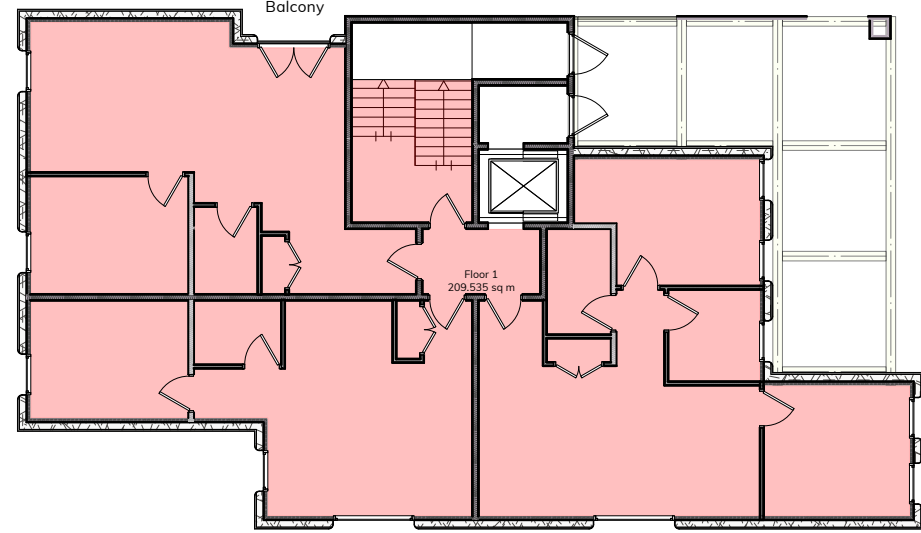
- 1 car share for residents
- 1 visitor parking space (sized for accessible van use)

38 total bike parking
9 wall mounted
29 ground mounted, including 23 regular bike and 6 oversized bike stalls (>1/4 of required stalls)





1 Level 1 (FSR Calculation)
Scale: 1:200
Area 135.74 m²



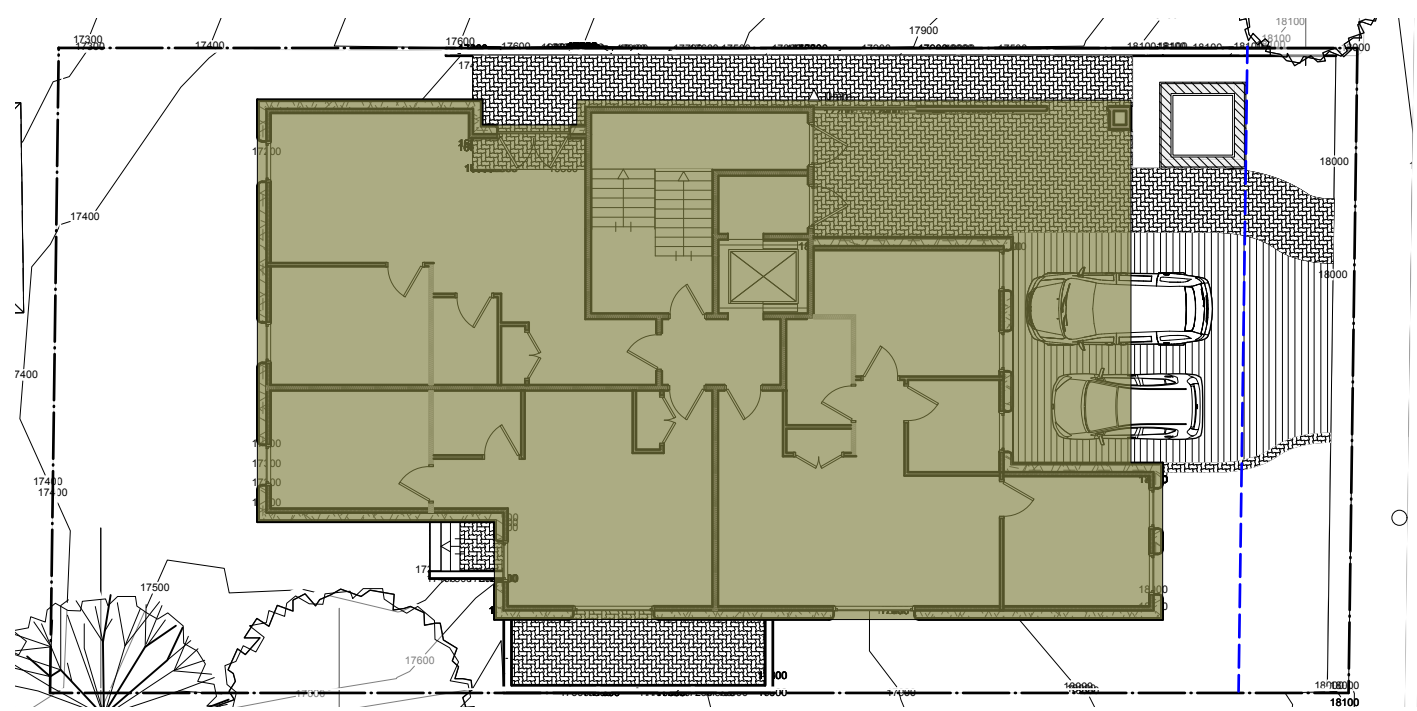
2 Level 2 Floor Area (FSR Calculation)
Scale: 1:200
Area 209.535 m²

Lot Area: 586.276 m²

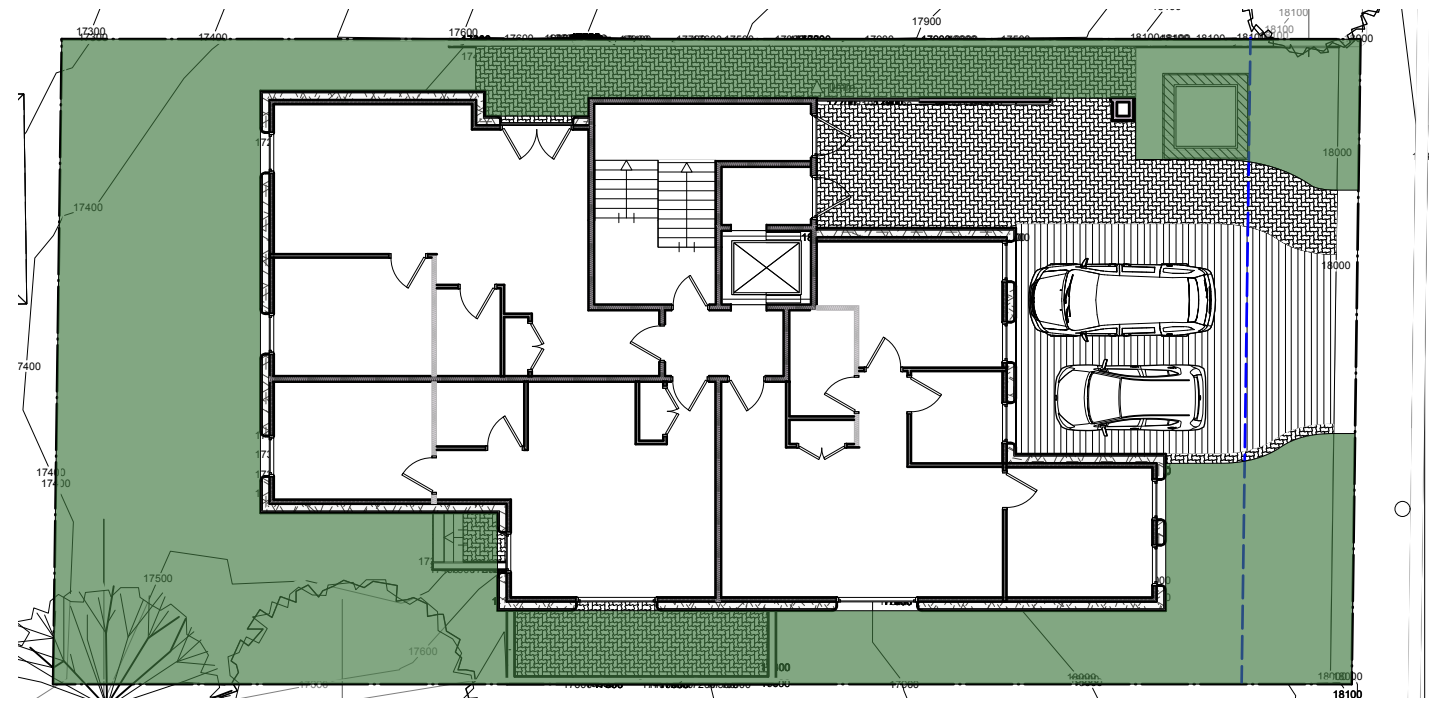
Floor Areas:

Level 1: 135.740 m²
Level 2: 209.535 m²
Level 3: 271.656 m²
Level 4: 226.699 m²
Level 5: 209.141 m²
Level 6: 197.766 m²
Total Floor Area
1250.537m²

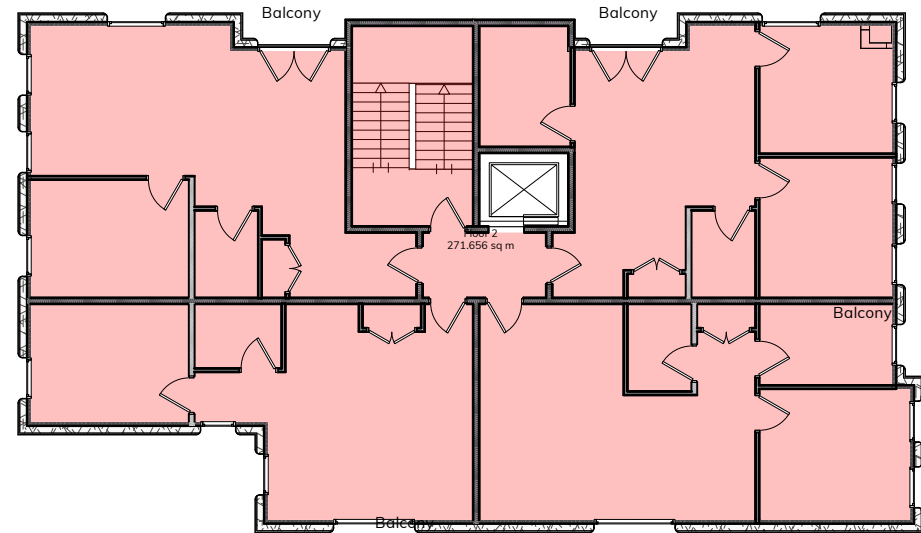
Floor Space Ratio 2.13:1



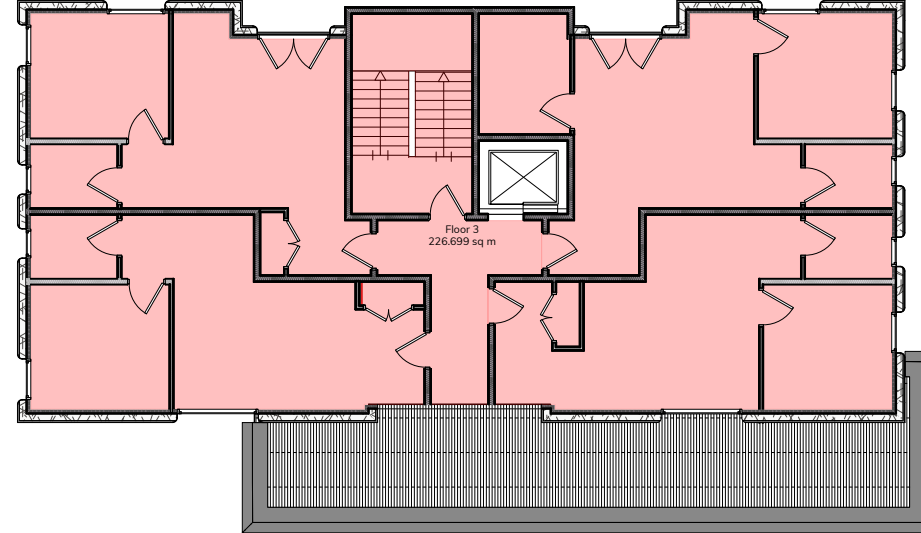
11 Site Coverage
Scale: 1:200
Building Area 303.39 m²
Site Area 586.27 m²
Site Coverage 51.75%



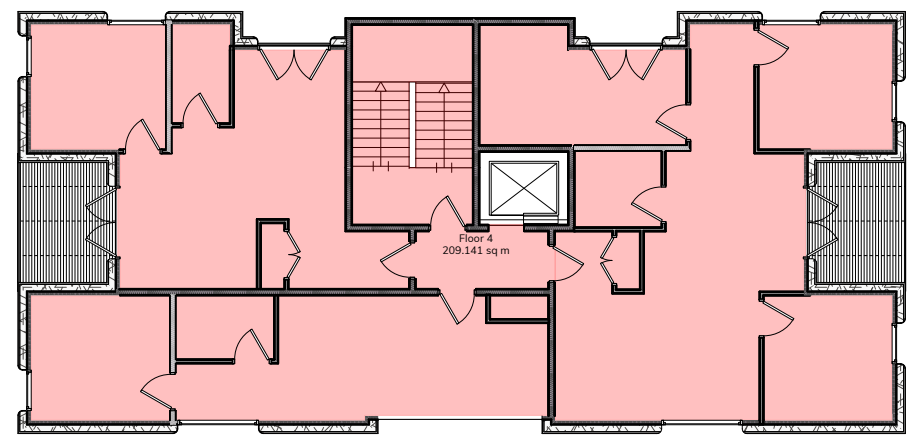
12 Open Site Space
Scale: 1:200
Open Area 241.58 m²
Site Area 586.27 m²
Open space 41.21 %



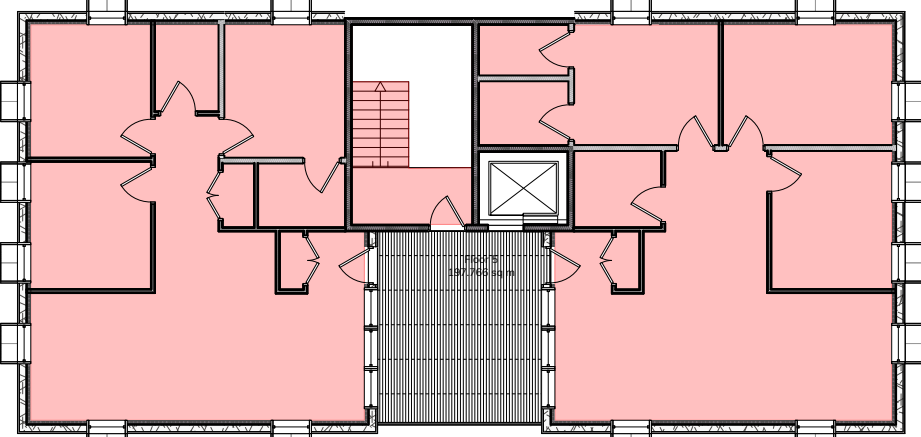
3 Level 3 Floor Area (FSR Calculation)
Scale: 1:200
Area 271.656 m²



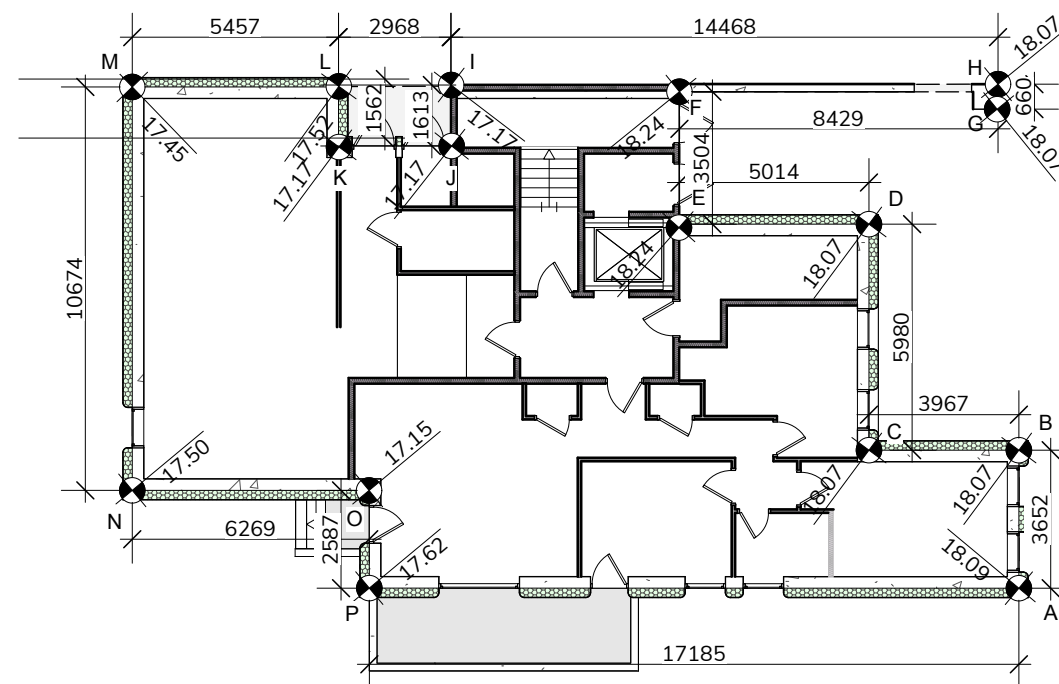
4 Level 4 Area (FSR Calculation)
Scale: 1:200
Area 226.699 m²



5 Level 5 Area (FSR Calculation)
Scale: 1:200
Area 209.141 m²



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



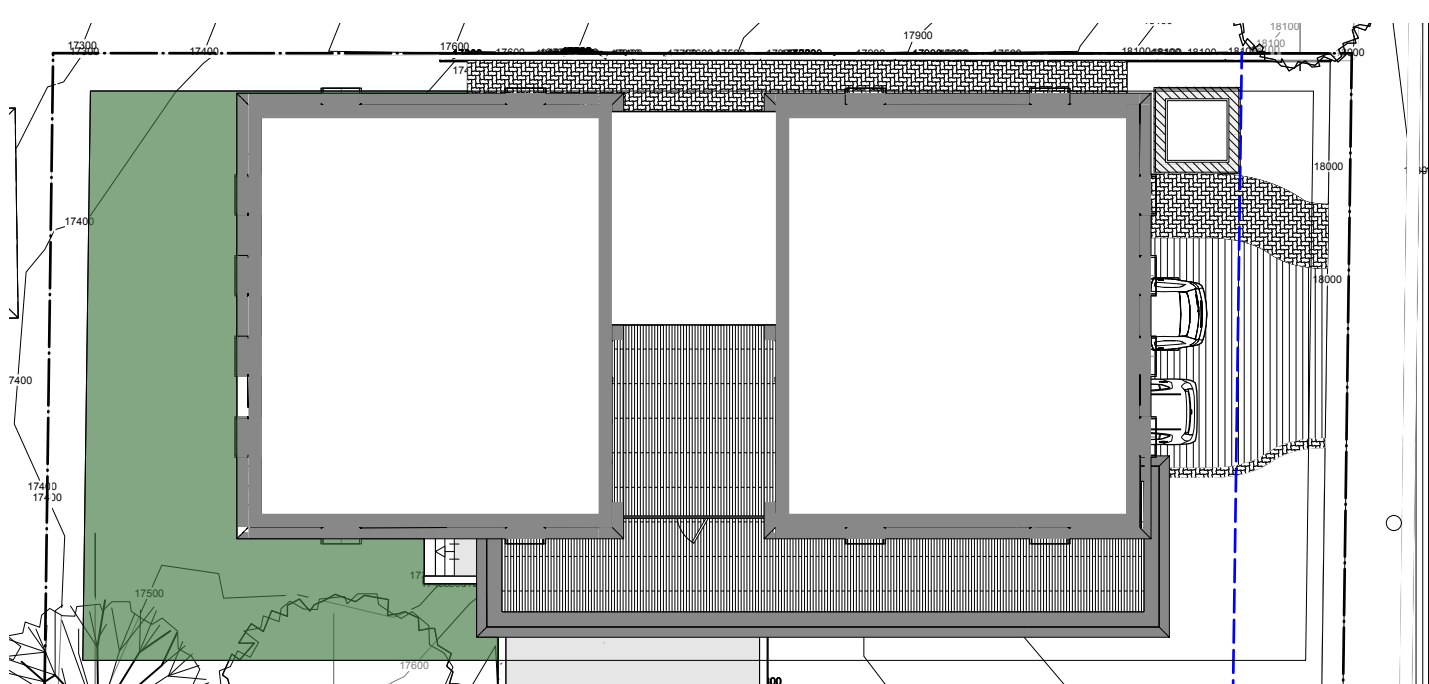
13 Average Grade Calculation
Scale: 1:200

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 + 18.24) / 2 x 5.01 = 90.96
E & F (18.24 + 18.24) / 2 x 3.50 = 63.84
F & G (18.24 + 18.07) / 2 x 8.43 = 153.05
G & H (18.07 + 18.07) / 2 x 0.66 = 11.93
H & I (18.07 + 17.17) / 2 x 14.47 = 254.96
I & J (17.17 + 17.17) / 2 x 1.61 = 27.64
J & K (17.17 + 17.17) / 2 x 2.97 = 50.99
K & L (17.17 + 17.52) / 2 x 1.56 = 27.06
L & M (17.52 + 17.45) / 2 x 5.46 = 95.47
M & N (17.45 + 17.50) / 2 x 10.67 = 186.46
N & O (17.50 + 17.15) / 2 x 6.27 = 108.63
O & P (17.15 + 17.62) / 2 x 2.59 = 45.03
P & A (17.62 + 18.09) / 2 x 17.19 = 306.93

Total = 1668.74, Perimeter = 93.99
1670.27 / 93.99 = 17.75

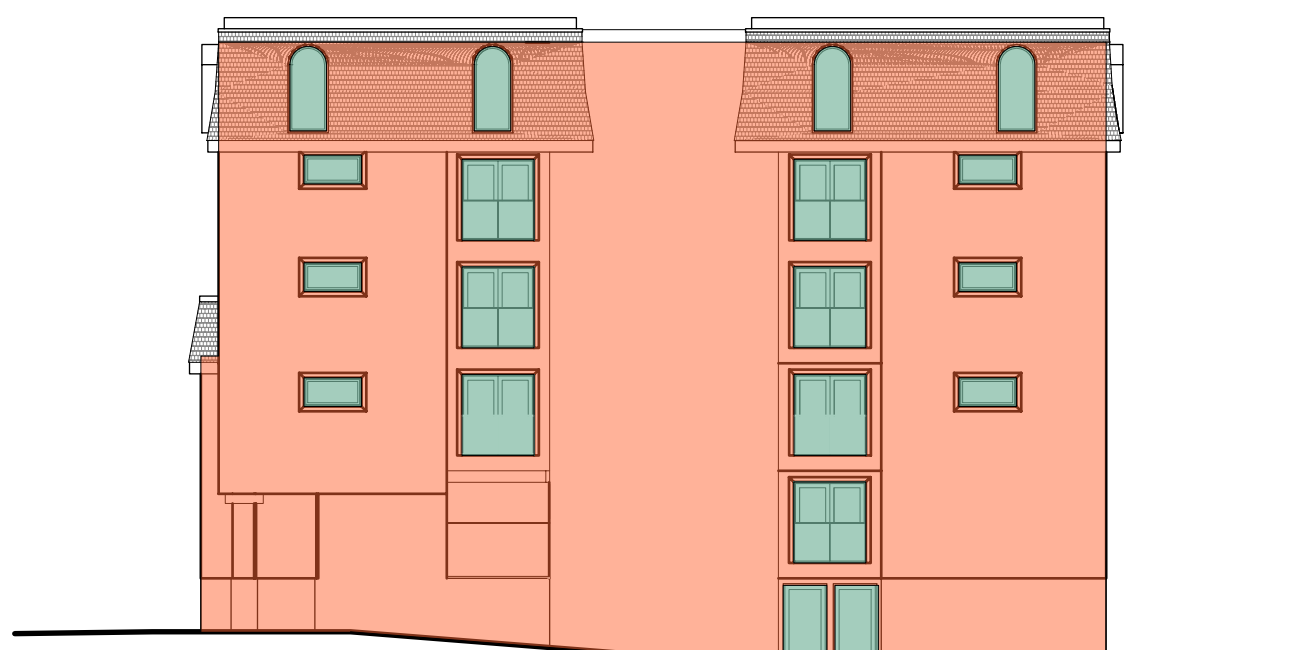
Average Grade: 17.75



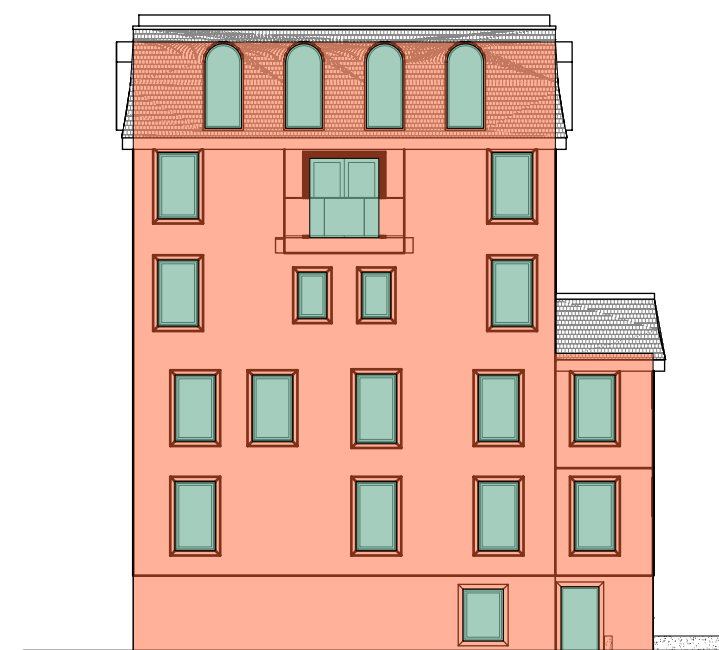
14 Landscape Area
Scale: 1:200
Landscape Area 79.32 m²
Site Area 586.27 m²
Landscape Area 13.53 %



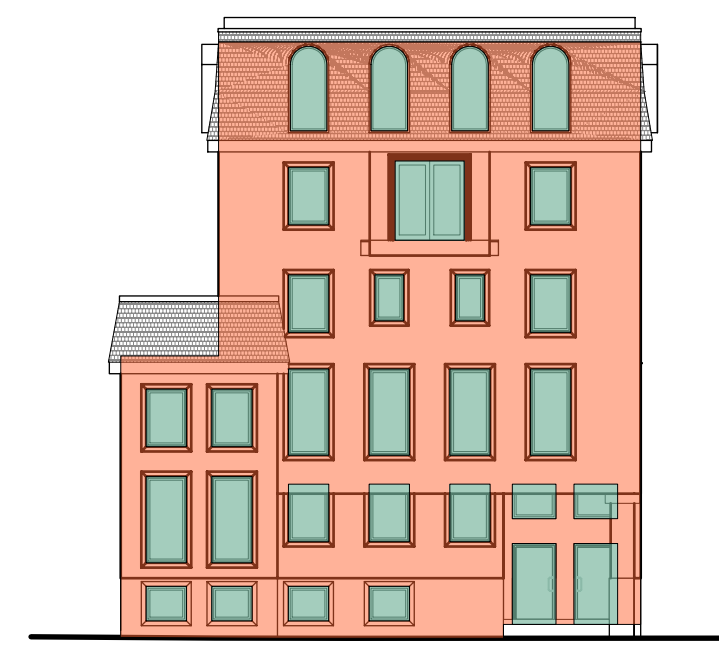
7 South Elevation
Scale: 1:200
Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 2.19 m
AREA = 376.67 m²
PROPOSED UNPROTECTED AREA = 49.77 m²
UNPROTECTED OPENING ALLOWED 16%, 60.27 m²
PROPOSED OPENING 13.21%



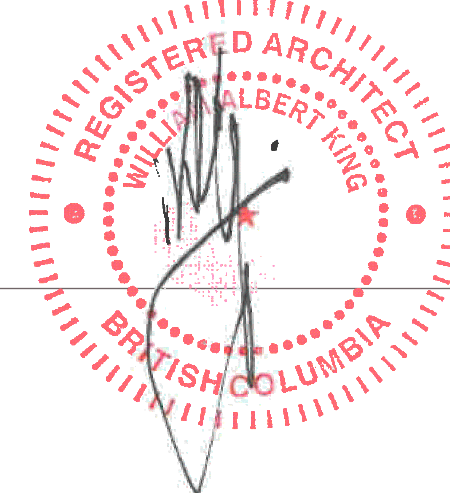
9 North Elevation
Scale: 1:200
Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 1.36 m
AREA = 381.82 m²
PROPOSED UNPROTECTED AREA = 48.8 m²
UNPROTECTED OPENING ALLOWED 14%, 53.43 m²
PROPOSED OPENING 12.79%

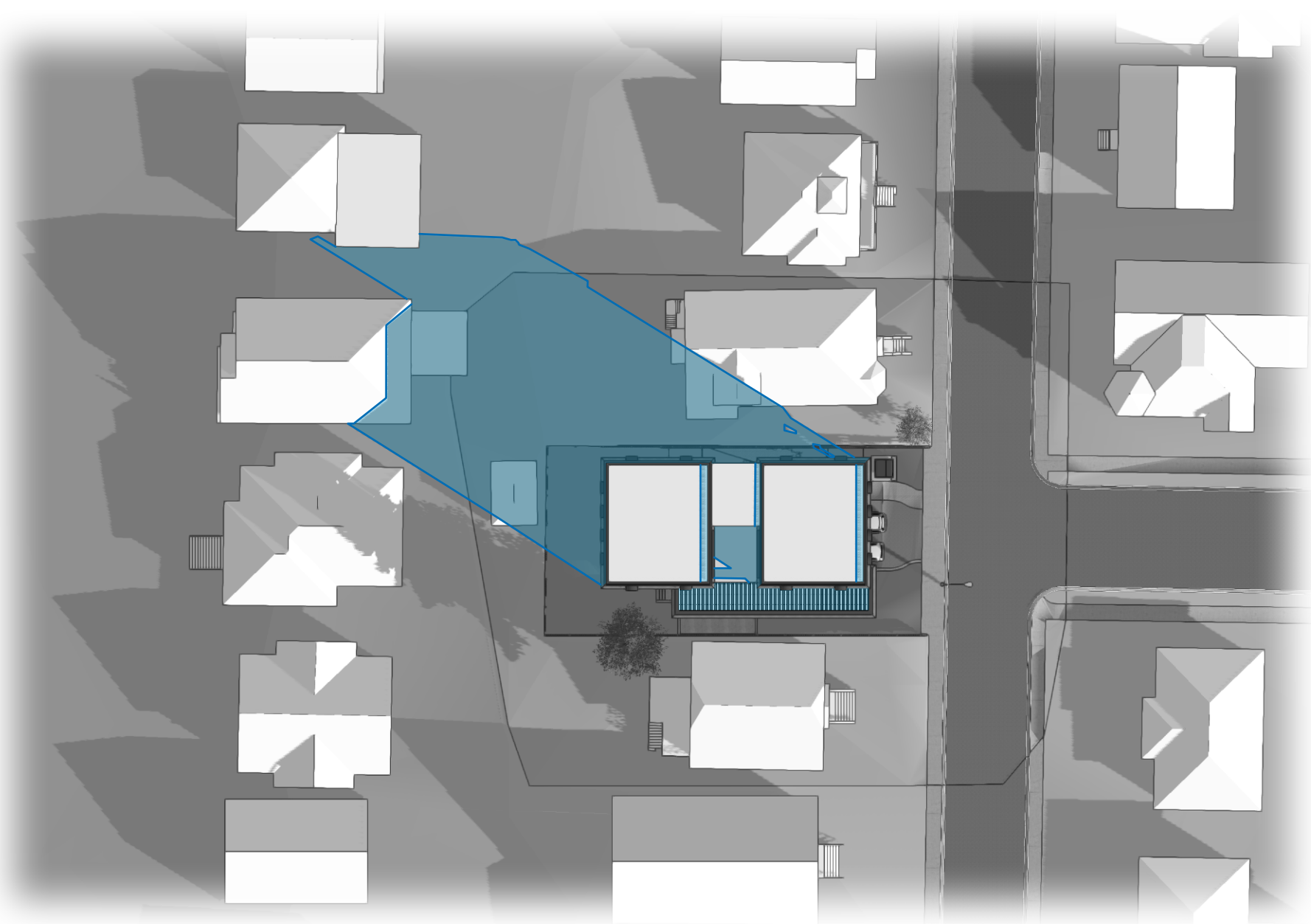


8 Rear/ West Elevation
Scale: 1:200
Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 5.65 m
AREA = 200.82 m²
PROPOSED UNPROTECTED AREA = 42.06 m²
UNPROTECTED OPENING ALLOWED 40%, 80.33 m²
PROPOSED OPENING 20.94%

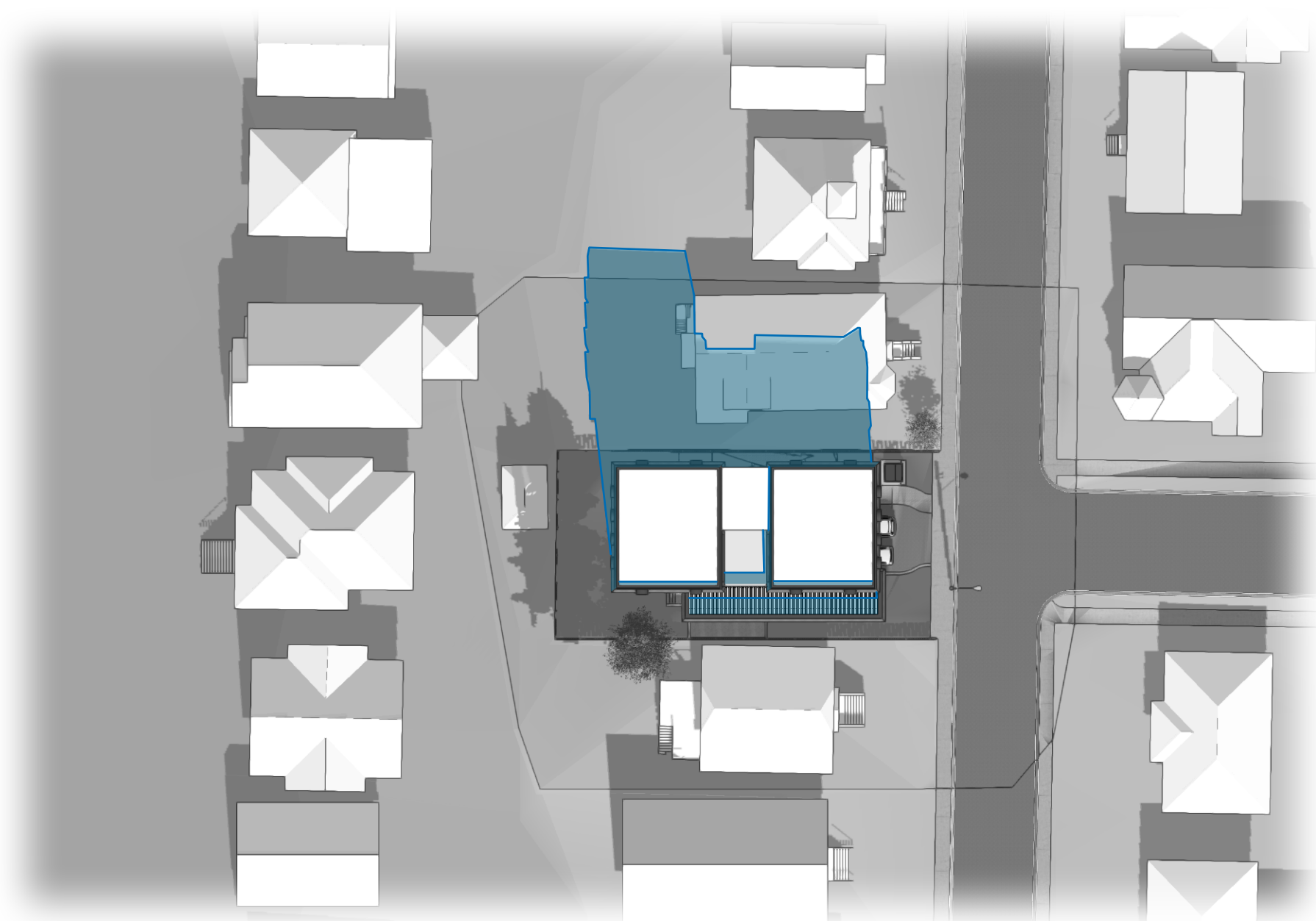


10 Front /East Elevation
Scale: 1:200
Table 3.2.3.1-D, BCBC
LIMITING DISTANCE = 10.08m
AREA = 194.16 m²
PROPOSED UNPROTECTED AREA = 54.17 m²
UNPROTECTED OPENING ALLOWED 100%, 194.16 m²
PROPOSED OPENING 27.90%

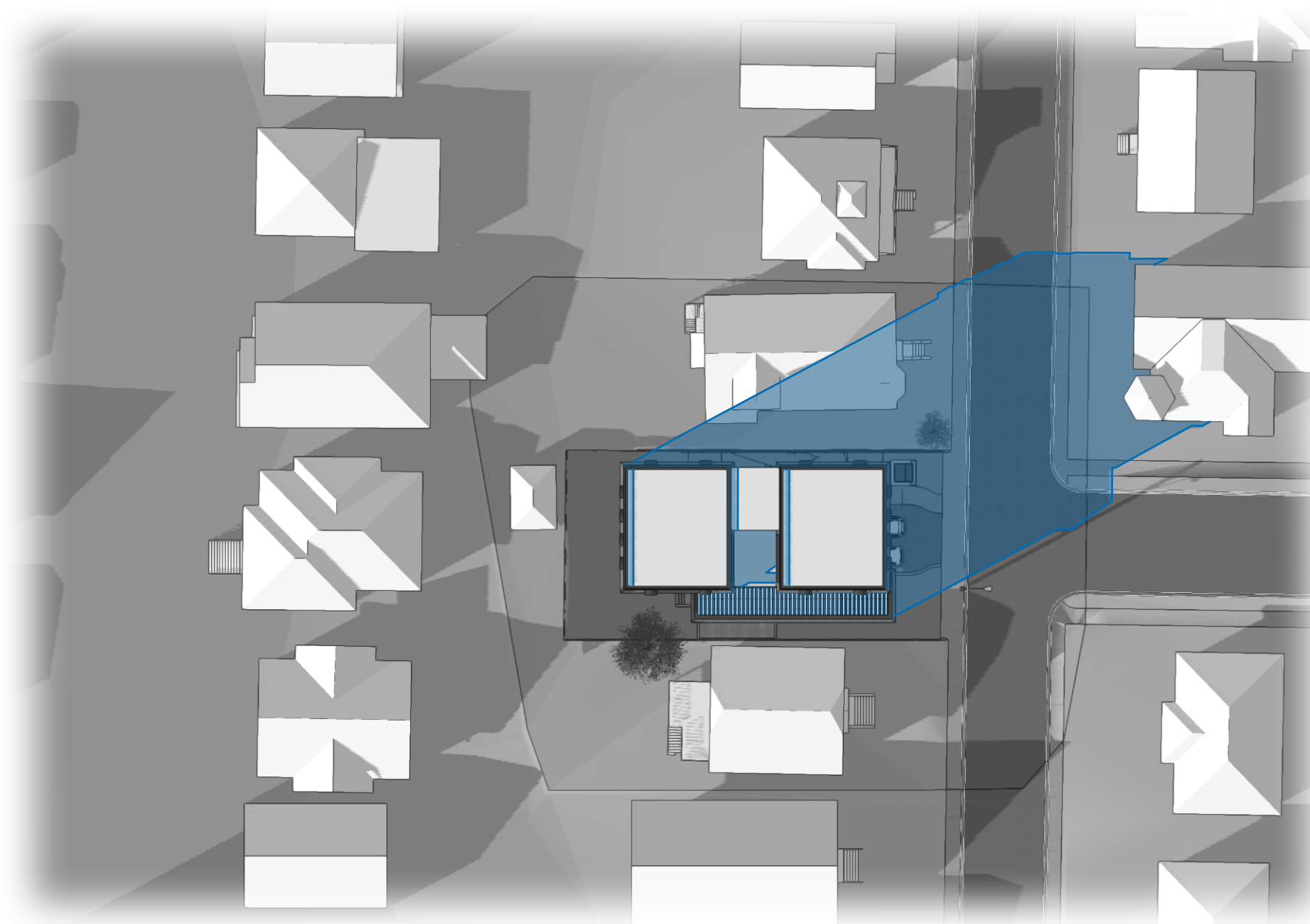




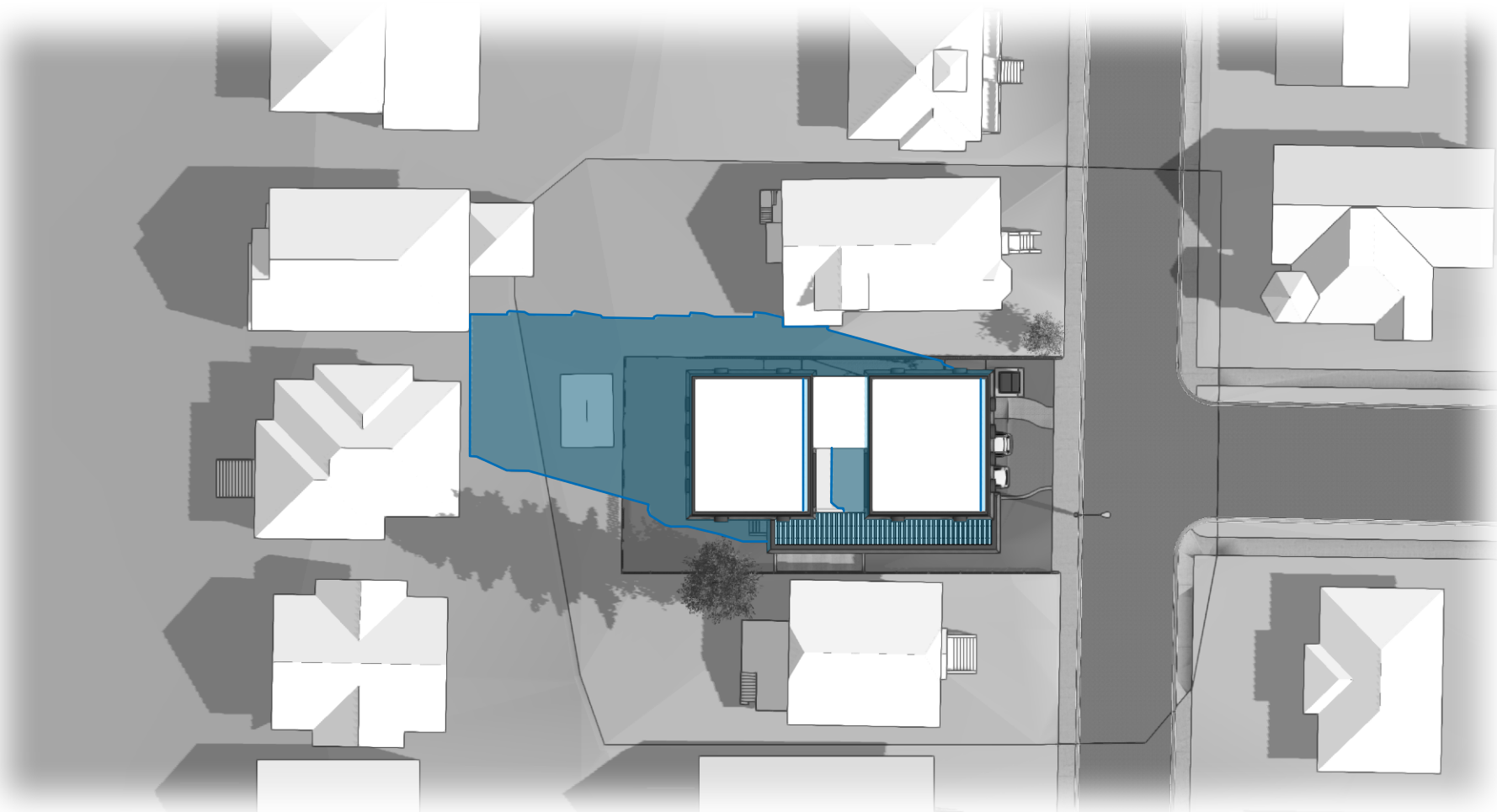
1 **Equinox @ 9:00am**
Scale: 1:500



2 **Equinox @ 12:00pm**
Scale: 1:500



3 **Equinox @ 4:00pm**
Scale: 1:500



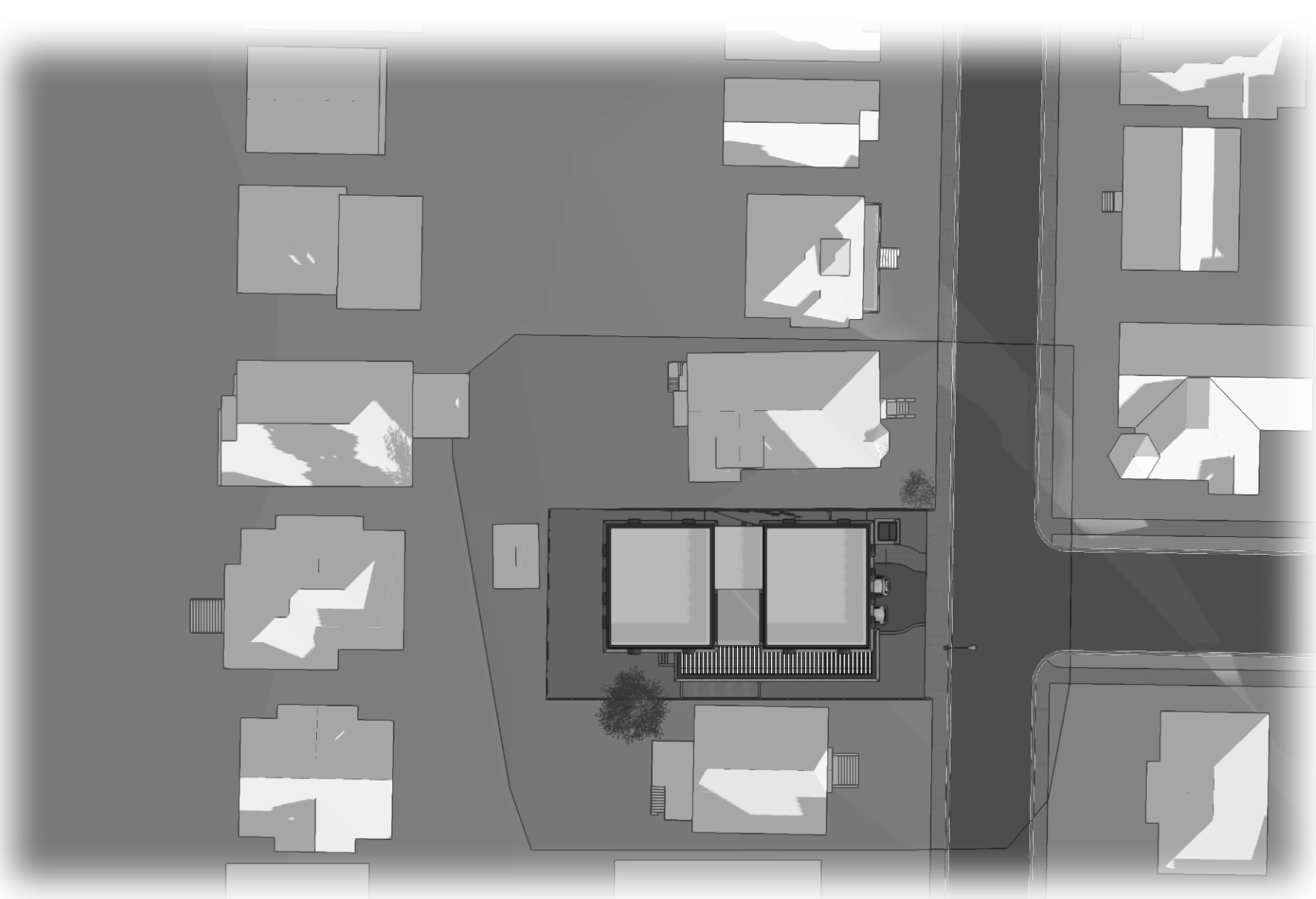
4 **Summer Solstice @ 9:00am**
Scale: 1:500



5 **Summer Solstice @ 12:00pm**
Scale: 1:500



6 **Summer Solstice @ 4:00pm**
Scale: 1:500



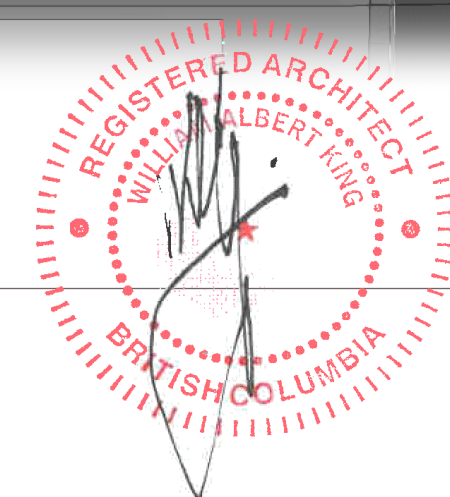
7 **Winter Solstice @ 9:00am**
Scale: 1:500



8 **Winter Solstice @ 12:00pm**
Scale: 1:500



9 **Winter Solstice @ 4:00pm**
Scale: 1:500



OEZA
DEVELOPMENTS

James Bay Development

2025-04-15
RZ-503
Shadow Study



WAYMARK
ARCHITECTURE

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50 GOVERNMENT ST

REISSUED FOR REZONING

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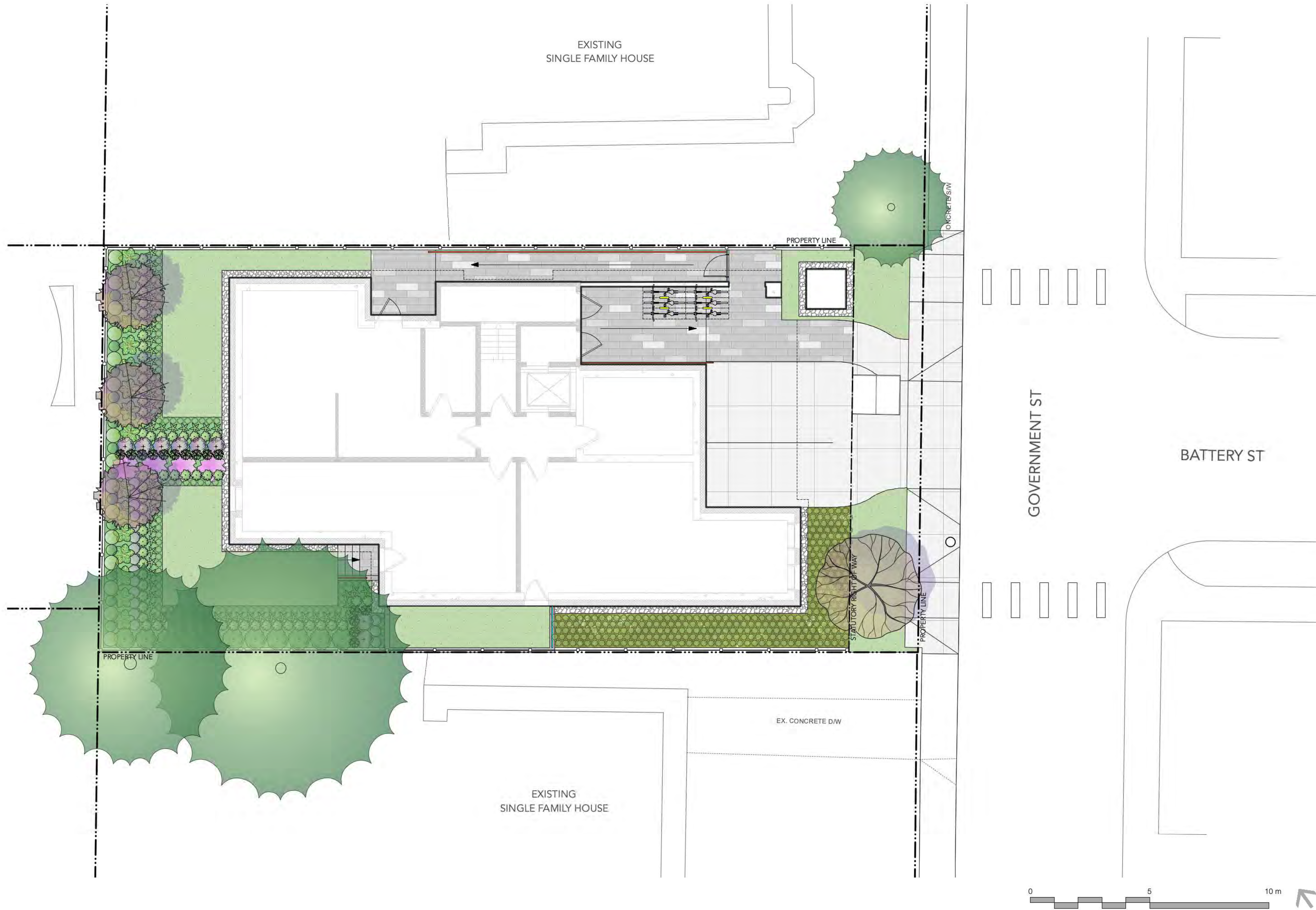
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LANDSCAPE DRAWING INDEX PERMIT

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



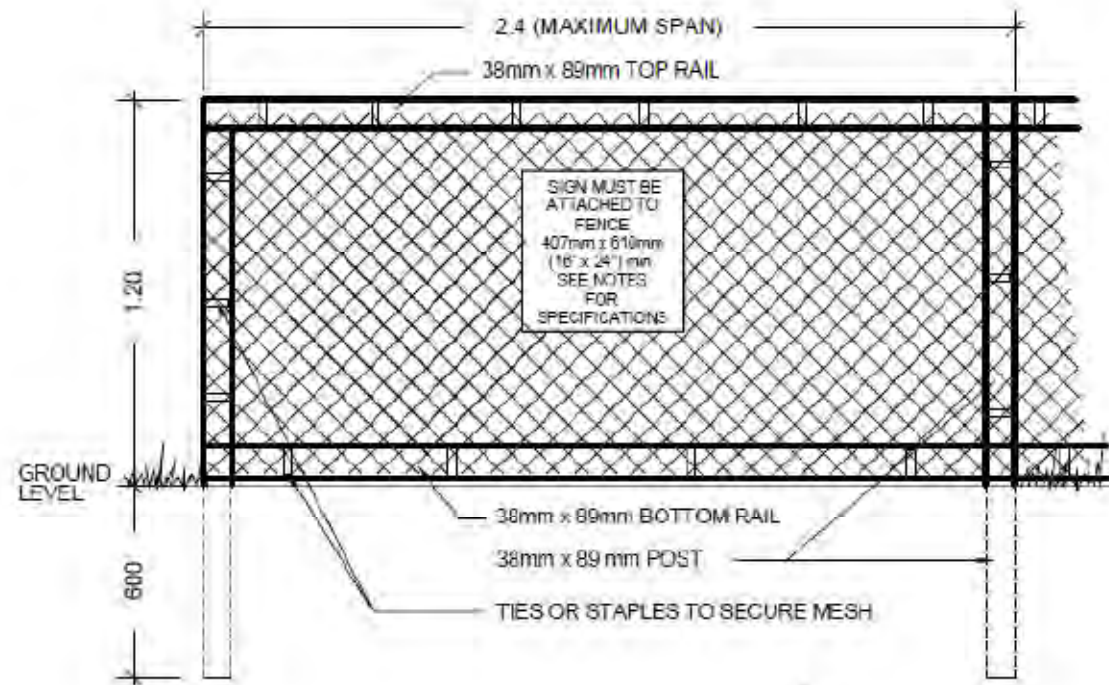
GENERAL TREE PROTECTION FENCING TYP NOTES:

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 WALL.
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
	EXISTING TREE TO BE RETAINED Refer to Arborist Report

TREE PROTECTION
FENCING STANDARD

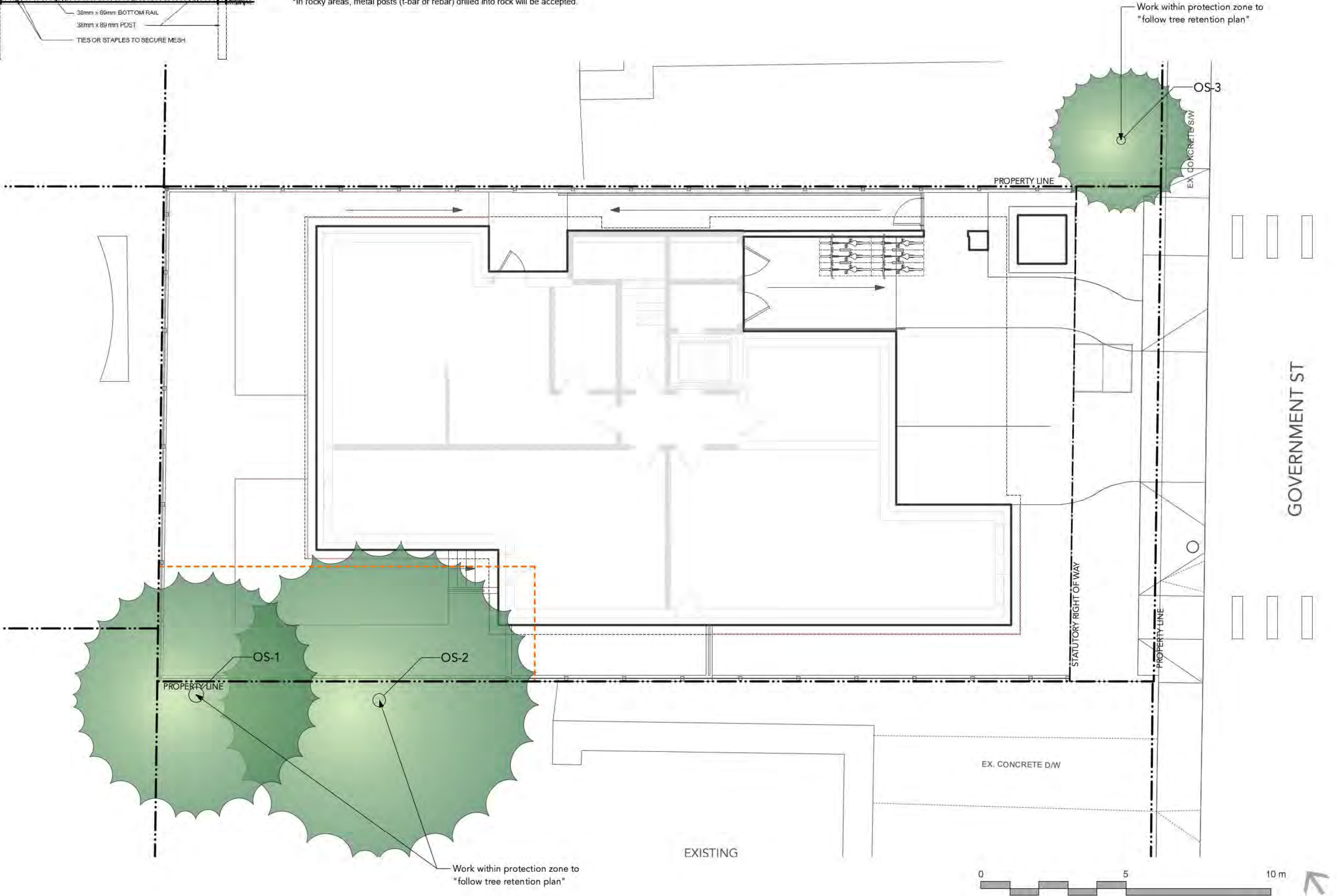


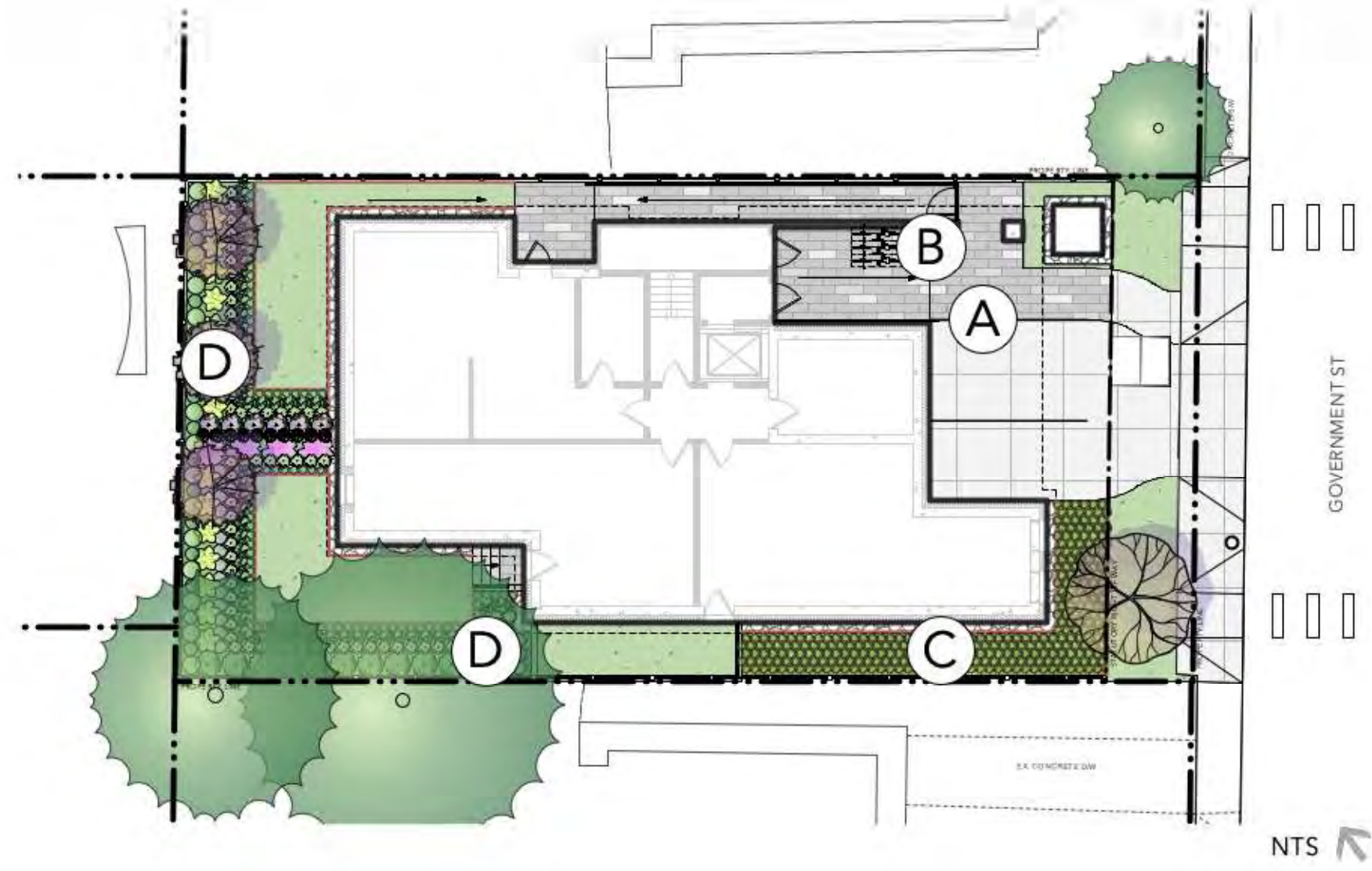
Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts.*
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
 - a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
 - b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

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.





A PAVING



CIP CONCRETE PAVING



MAIN ENTRANCE PAVING

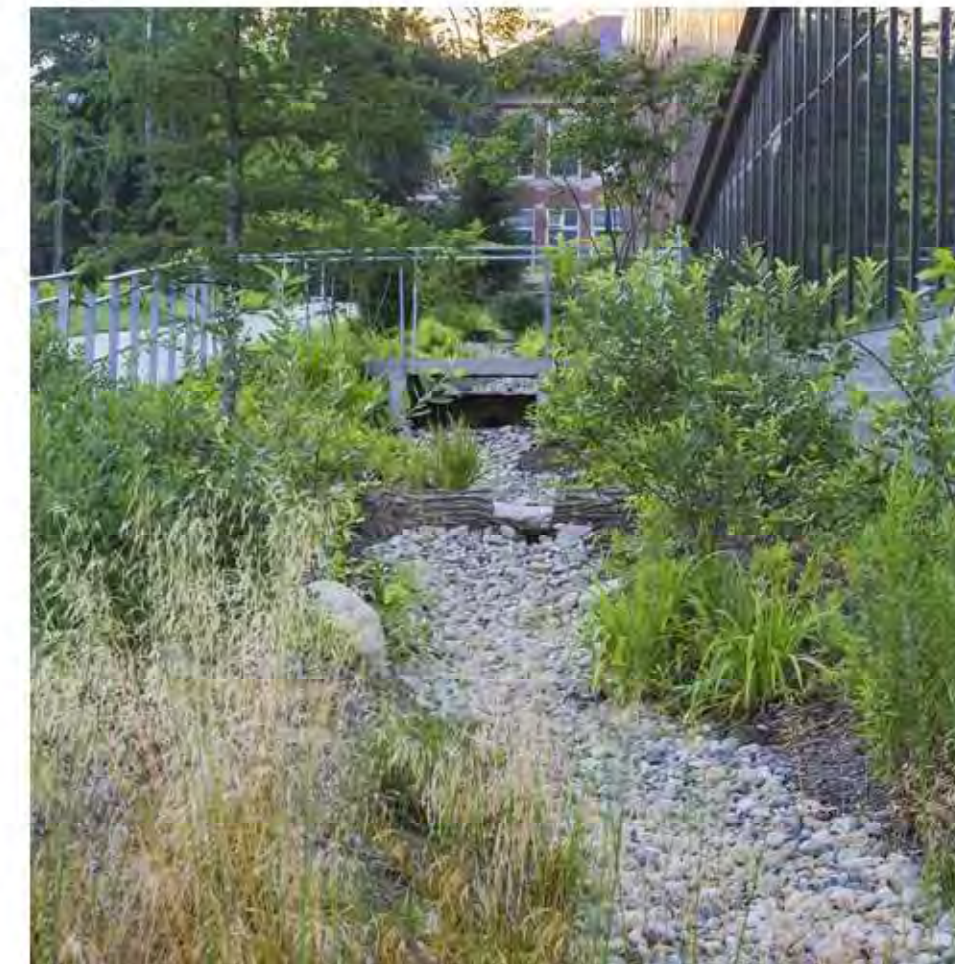


B BIKE RACK



Metal Bike Rack

C RAIN GARDEN



Gravel



Rain Garden Plants

D PLANTING



Tree



Hedge



Roses



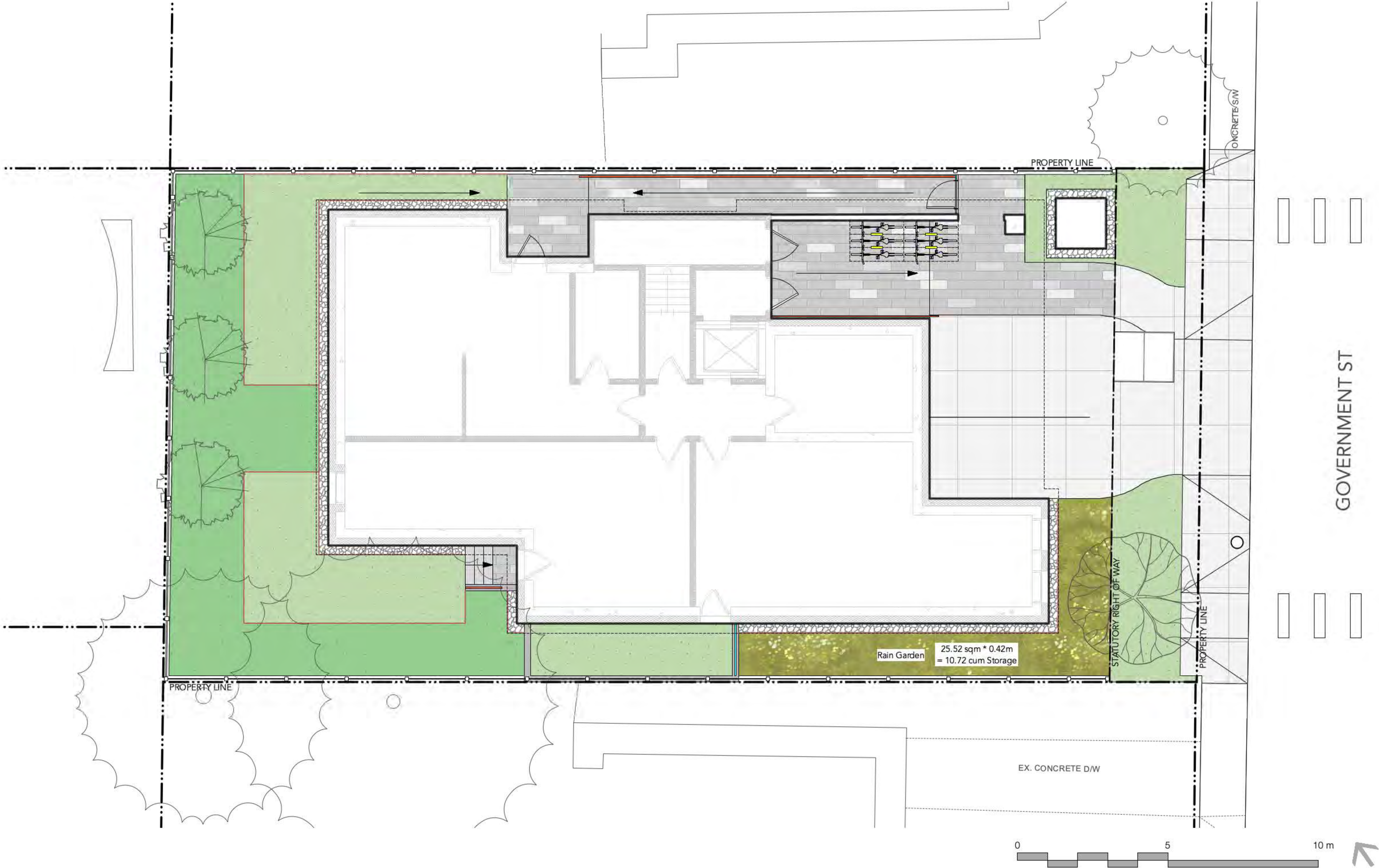
Ferns & Hydrangeas

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

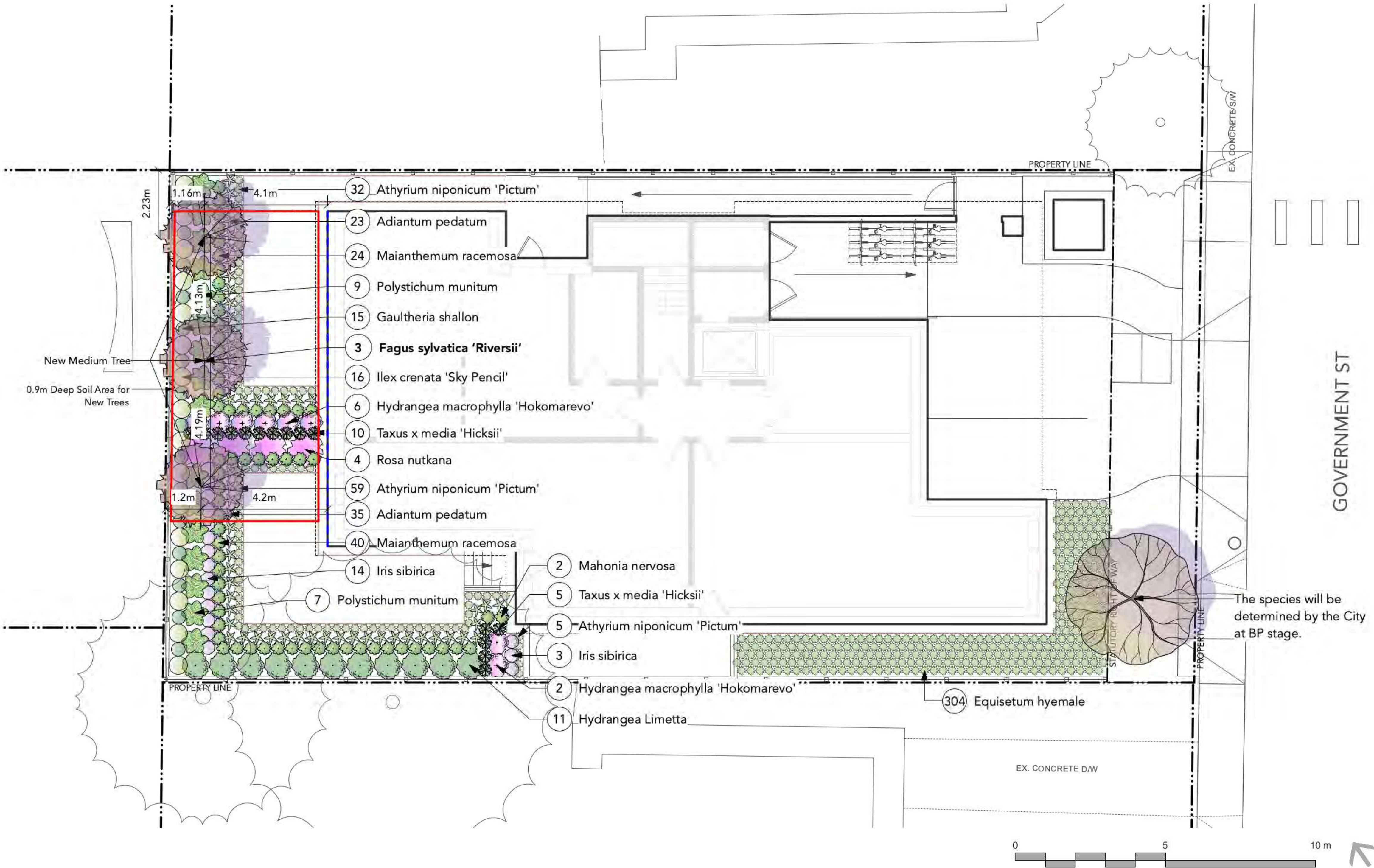
SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving To City Standards
	PAVING TYPE 2 Permeable Pavers
	PAVING TYPE 3 River Rock Strip
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Area
	PLANTING TYPE 3 Rain Garden
	CIP CONCRETE STAIRS
	CONCRETE RETAINING WALL 6" Wide
	FENCE WITH POST FOUNDATIONS 6' High
	GUARDRAIL WITH GATE 3.5' High
	HANDRAIL 3' High
	METAL PERMALOC EDGING Black
	BIKE RACK 0.45 m x 1.8 m per Parking Stall
	CANOPY ABOVE
	WATER VAULT COVER
	EXISTING UTILITY POLE



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

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

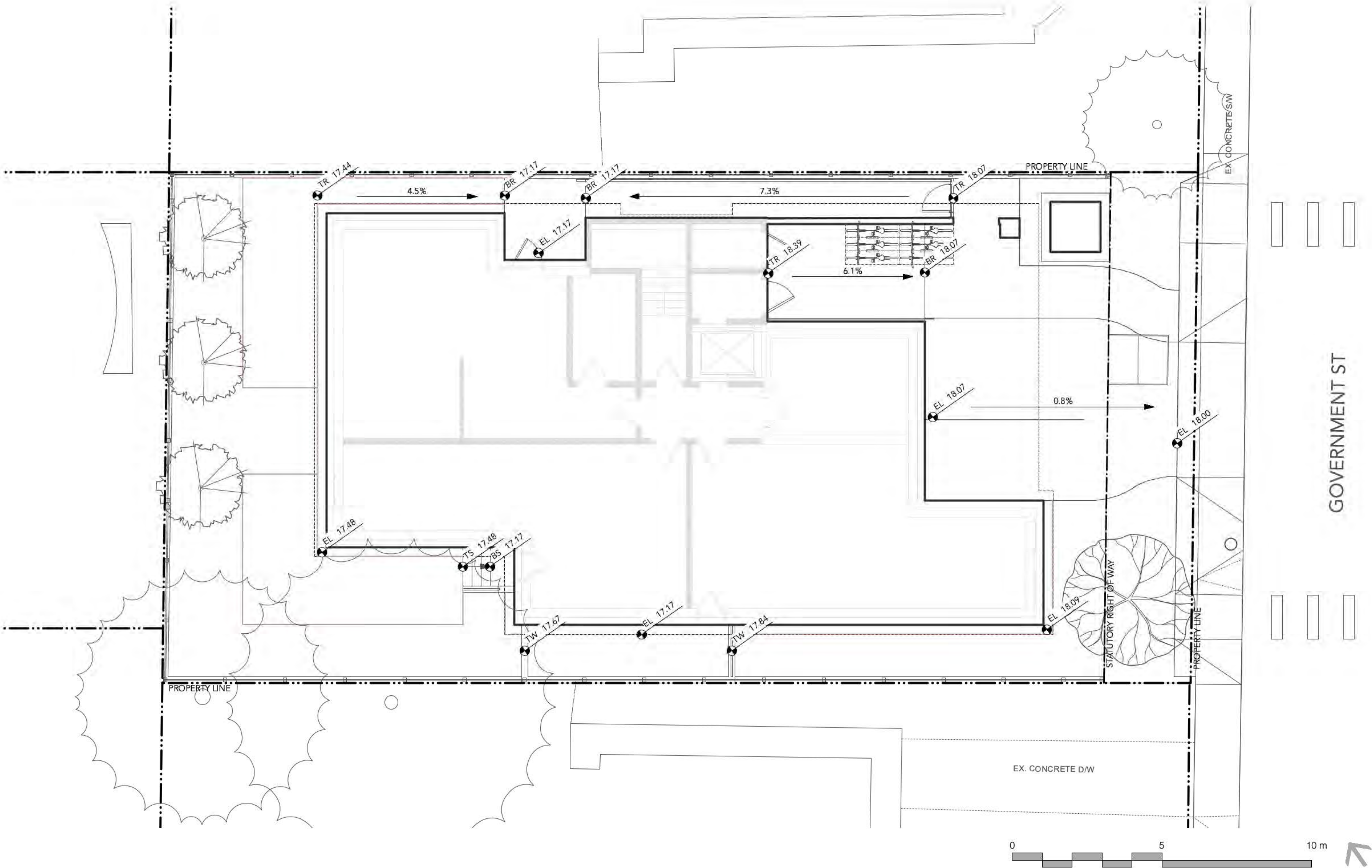


GENERAL GRADING NOTES:

- 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

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



SYMBOL	DESCRIPTION
	EXISTING UTILITIES See Civil Drawings for Details
	PROPOSED UTILITIES See Civil Drawings for Details



SYMBOL	DESCRIPTION
	PERMEABLE AREA Total: 264.6 sqm
	IMPERVIOUS AREA Total: 66.4 sqm



OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	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	Ilex crenata 'Sky Pencil'	Japanese Holly	#2 Pot	2'0" o.c.	
	2	Mahonia nervosa	Longleaf Mahonia	#2 Pot	1'6" o.c.	
	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.	
	96	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	3'0" o.c.	
	304	Equisetum hyemale	Scouring Rush Horsetail	#2 Pot	1'0" o.c.	
	17	Iris sibirica	Siberian Iris	#1 Pot	3'0" o.c.	
	16	Polystichum munitum	Western sword fern	#3 Pot	6'0" o.c.	

- NOTES:
- 1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
 - 2. 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



Gaultheria shallon
Salal



Hydrangea limetta
Limetta Hydrangea



Hydrangea macrophylla 'Hokomarevo'
Everlasting Revolution Hydrangea



Ilex crenata 'Sky Pencil'
Japanese Holly



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



Athyrium nipponicum 'Pictum'
Japanese Painted fern



Equisetum hyemale
Rough horsetail



Iris sibirica
Siberian Iris



Polystichum munitum
Western Sword Fern

SHEET NOTES	
No.	DESCRIPTION
①	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
②	INSTALL NEW 150# SANITARY SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
③	INSTALL NEW 200# STORM SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
④	NEW 50# DOMESTIC WATER AND 100# FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑤	EXISTING STORM AND SANITARY SERVICES TO BE CAPPED AND ABANDONED.

NOTES:

- FOR BUILDING INFORMATION, SEE DRAWINGS BY WAYMARK ARCHITECTURE.
- FOR LANDSCAPING, SEE DRAWINGS BY GAUTHIER & ASSOCIATES LANDSCAPE ARCHITECTURE.
- FOR TREE INFORMATION INCLUDING CRITICAL ROOT ZONES AND TREE REMOVAL/RETAIN, SEE REPORT / DRAWINGS BY OAKSTEAD TREE & PROPERTY CARE INC.
- FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
- UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
- FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
- ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
- BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
- ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

LEGAL PLAN & TOPOGRAPHIC
SURVEY PROVIDED BY
POWELL & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPE
DRAWINGS FOR ADDITIONAL INFORMATION

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5	2025-06-12	NCD	ISSUED FOR DEVELOPMENT PERMIT				
4	2025-04-15	NCD	ISSUED FOR DEVELOPMENT PERMIT				
3	2024-10-07	NCD	ISSUED FOR DEVELOPMENT PERMIT				
2	2024-05-03	NCD	ISSUED FOR DEVELOPMENT PERMIT				
1	2024-01-15	NCD	ISSUED FOR DEVELOPMENT PERMIT				



McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221

SEAL

PROJECT:
50 GOVERNMENT STREET

TITLE:
PRELIMINARY CIVIL DRAWING

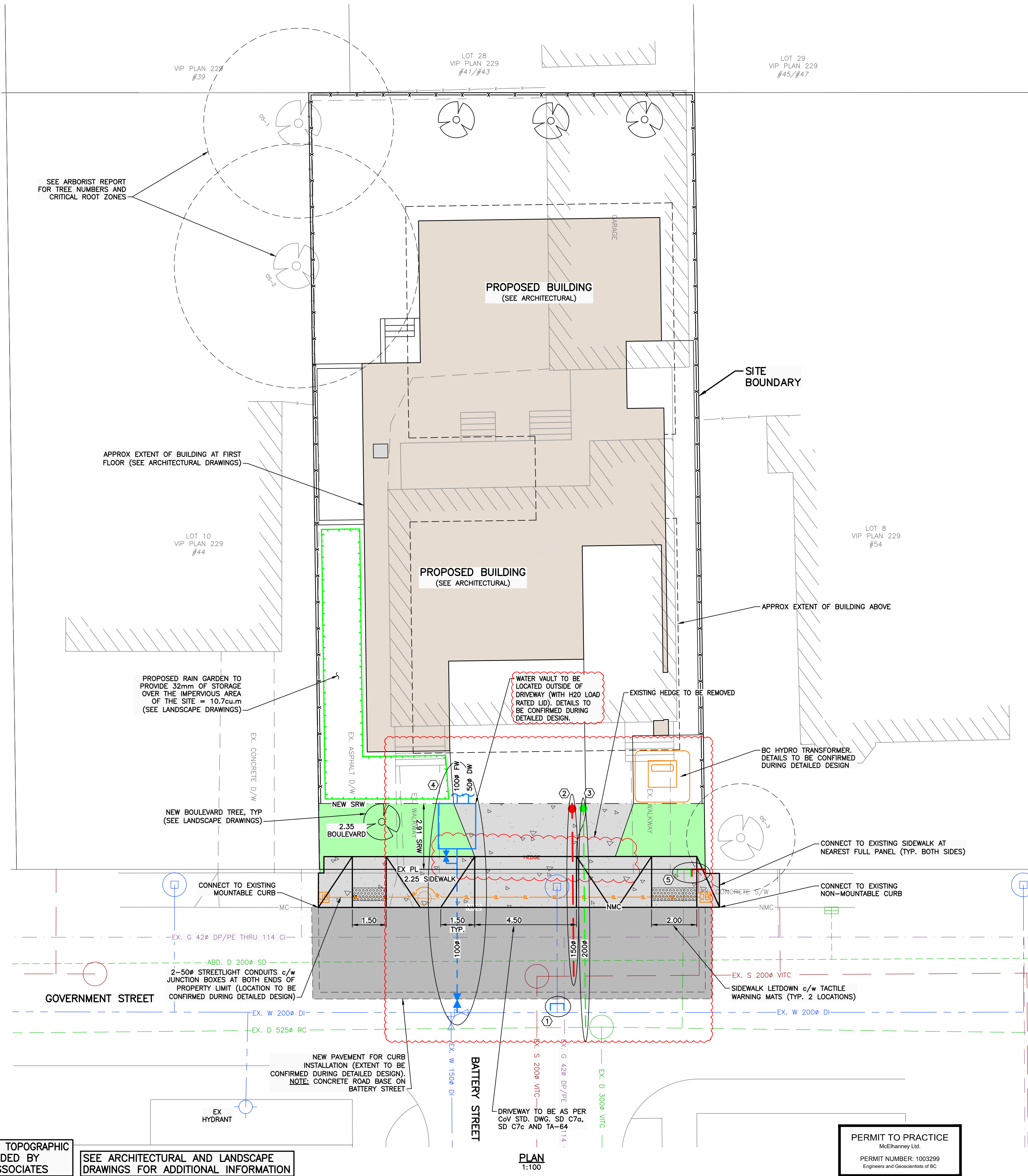
SCALE
HORIZ: 1:100 VERT: N/A

PROJECT NO.
2241-23141

ISSUED/REVISION
5

APPROVING AUTHORITY FILE NO.

DRAWING NO.
23-141-00-CSP



JUNE 12, 2025
**ISSUED FOR
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1:100 0 2 6m