

LOT 5, Section 10, Victoria, Plan 389



## LIST OF DRAWINGS

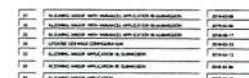
Zone (Existing)	1.1 Suburban Terrace & Suburban Estate
Proposed Zone	How Zone
Site Area (sqm)	1,981.4 sq.m
Total FSR Floor Area (sqm)	3,358.19 sq.m
Floor Space Ratio	1.6954
Site Coverage (%)	100.00 sq.m / 1,981.4 sq.m = 5.1%
Open Site Space (%)	100.00 sq.m / 1,981.4 sq.m = 5.1%
Height of Building (m) from Avg. Grade	14.73m
Number of Storeys	4
No. of Parking Stalls	25 (21 residential & 4 visitor)
No. of Bike Parking	84 (24 for 1 & 21 for 2)
Front Yard Setback (West/ Carroll St)	4.2m
Rear Yard Setback (East)	3.0m
Side Yard (North)	2.5m
Side Yard (South) (George Rd)	2.8m
Total Number of Units	72
No. of Studio	72
No. of 1 Bed	0
No. of 2 Bed	0
Minimum Plot Floor Area (sqm)	23.49 sq.m
Total Residential Floor Area (sqm)	3,358.19 sq.m = 454.22 x 7.4 = 3,358.19 sq.m

- A-00 - COVER SHEET, PROJECT DATA  
AND LIST OF DRAWINGS
- A-01 - EXISTING SITE PLAN
- A-02 - EXISTING SITE SURVEY AND CODE  
\* COMPLIANCE
- A-03 - PROPOSED CONTEXT PLAN
- A-04 - PROPOSED GRADING PLAN
- A-05 - PROPOSED SITE PLAN
- A-06 - PROPOSED MAIN FLOOR PLAN
- A-07 - PROPOSED SECOND FLOOR PLAN
- A-08 - PROPOSED THIRD FLOOR PLAN
- A-09 - PROPOSED FOURTH FLOOR PLAN
- A-10 - PROPOSED FIFTH FLOOR PLAN
- A-11 - PROPOSED ROOF
- A-12 - PROPOSED ELEVATIONS

- A-13 - PROPOSED ELEVATIONS
- A-14 - PROPOSED SECTIONS AND DETAILS
- A-15 - 3D MODEL IMAGES
- A-16 - SHADOW STUDIES
- A-17 - EVOLUTION OF THE DESIGN PROCESS

L-01 - LANDSCAPE CONCEPT PLAN  
L-02 - PLANT LIST AND FENCE DETAIL

## PRELIMINARY SITE PLAN



1

1000

NTS	2019-03
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210 Gorge Road  
Housing Project

Cover Sheet,  
Project Data,  
List of Drawings

ISSUE NO.	SP, DS	ISSUE NO.	B
ISSUE BY	XXXXX	ISSUE BY	
ISSUE DATE	2017526		A-00

Received  
City of Victoria

MAR 11 2019

Planning & Development Department  
Development Services Division



CARROLL STREET

GORGE ROAD EAST

Existing Site Plan

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City of Victoria  
MAR 11 2019  
Planning & Development Department  
Development Services Division



1. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
2. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
3. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
4. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
5. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
6. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
7. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
8. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
9. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01
10. ALL BUILDING WORK WITH EXISTING AND NEW CONSTRUCTION	2017-01-01

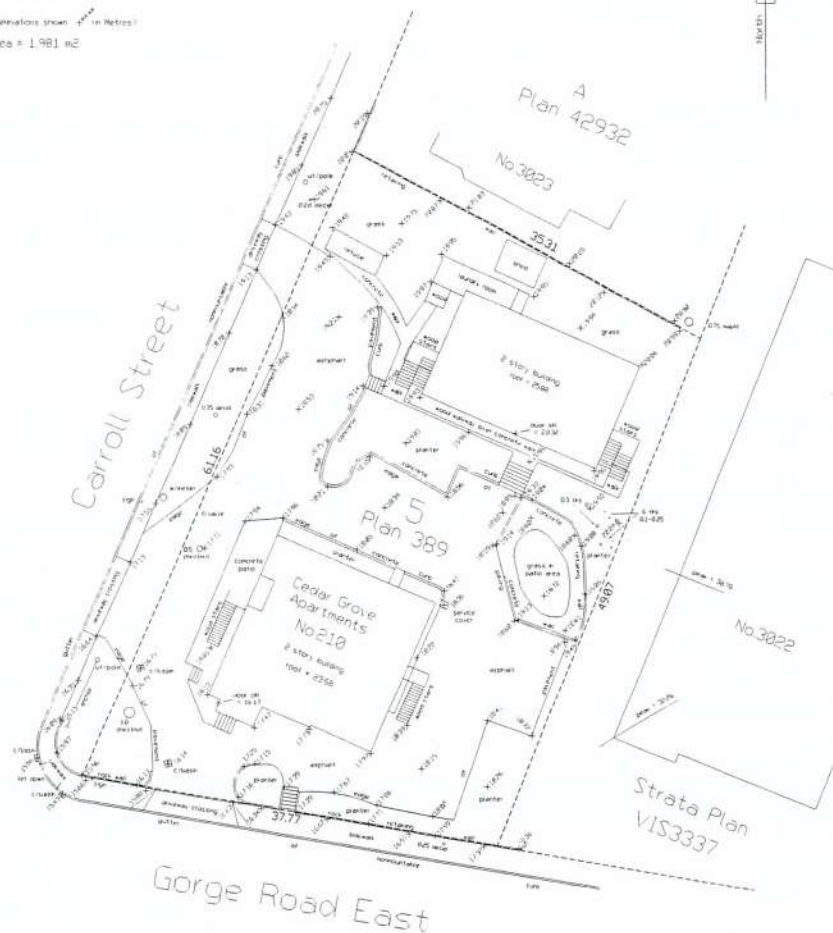
numberTEN architectural group  
100-1115 Ave Road  
Vancouver, BC  
Canada V6C 2P1  
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F: 604.681.1112  
www.number10.ca

**number 10**

DATE	11/100	DATE	2019-03-08
PROJECT	210 Gorge Road Housing Project		
PROJECT	Existing Site Plan		
DATE	2017-01-01	DATE	2017-01-01
PROJECT	SP-05	PROJECT	BC
CLIENT	XXXXXX	CLIENT	A-01
DATE	2017-01-01	DATE	2017-01-01



Geodetic elevations shown in Metres  
Site Area = 1.981 m<sup>2</sup>



File: 10.114site (23)  
POWELL & ASSOCIATES  
BC Land Surveyors  
940 View Street  
Victoria BC V8V 3L5  
phone (250) 382-8855

Existing Site Survey

	Name of Project: 210 Gorge Road East Location: Victoria, BC						2017-10-18			
Item	BCBC 2018						Part 3 BCBC Reference			
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation Demolition of 2 existing 2 storey buildings on site and construction of a new 5 storey residential multi dwelling building with amenity space on the Main floor and U/G parking off the Main floor (set into a sloped site).									
2	Major Occupancy(s): Group C - Residential						3.1.2 (1)			
3	New Total Building Area: 1,049.4 sq.m. (11,296 sf)						1.4.1.2 (A)			
4	New Bldg Floor Area: 3,488.61 sq.m. (37,545 sf) UG Parking Area: 735.04 sq.m. (7,944 sf)						1.4.1.2 (A)			
5	Number of Storeys: 5						1.4.1.2(A); 3.2.1.1			
6	Height of Building (m): 14.73 m Max. (Average Grade to top of Roof level)						-			
7	Number of Streets/Acces Routes: 2 (Gorge Road East & Camell Street)						3.2.2.10; 3.2.5.4			
8	Building Size, Construction, Occupancy: Group C, up to 15 Storey, Sprinklered						3.2.2.50			
9	Sprinkler System Proposed: <input type="checkbox"/> Entire Building <input type="checkbox"/> No						3.2.2.50 1(a)			
10	Standpipe Required: <input type="checkbox"/> Yes <input type="checkbox"/> No						3.2.5.8			
11	Fire Alarm Required: <input type="checkbox"/> Yes <input type="checkbox"/> No						3.2.4			
12	Water Service/Supply is Adequate: <input type="checkbox"/> Yes (assumed) <input type="checkbox"/> No						3.2.5.7			
13	High Building: <input type="checkbox"/> Yes <input type="checkbox"/> No						3.2.6			
14	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both						3.2.2.50 3.2.2.50 3(a)			
15	Exterior Wall Cladding: <input type="checkbox"/> Non-Combustible									
15	Mezzanine(s) Area: N.A.						3.2.1.1			
16	Occupant Load Based On: <input type="checkbox"/> m <sup>2</sup> /person <input type="checkbox"/> Sleeping Rooms Main floor Lounge (0.85 sq m/person) 87.5 sq.m. = 103 persons Main floor Offices (9.30 sq m/person) 14 sq.m. = 2 persons Number of sleeping rooms (2 persons/room) 82 rooms = 164 persons Total Occupant Load = 269 persons						3.1.17			
17	Barrier-Free Design: <input type="checkbox"/> Yes <input type="checkbox"/> No						3.8			
18	Hazardous Substances: <input type="checkbox"/> Yes <input type="checkbox"/> No N.A.						3.3.1.2			
19	Required Fire Resistance Rating (FRR)						3.2.2.50			
	Horizontal Assemblies		FRR (Hours)	3.2.2.50 2(a)		Listed Design No or Description				
	Roof			not req'd		See Assemblies (TBD)				
	Floors			1.0 h						
	FRR of Supporting			45 min or NC						
	Floor over Crawl			N.A.						
20	Spatial Separation - Construction of Exterior Walls:						3.2.3.1D			
	Wall	Area of EBF (m <sup>2</sup> )	L.D. (m)	LH or H-L	Permitted % of Openings	Proposed % Opening	FRR (hours)	Listed Design or Description	Construction Combustible or Noncombustible	Cladding Noncombustible
	South	N.A.	over 9.0m	-	100%	0%	N.A.	N.A.		
	North	N.A.	over 9.0m	-	100%	0%	N.A.	N.A.		
	East	277 sq.m	3.2m	-	2%	16.88%				
	West	543 sq.m	6.6m	-	52%	12.43%				

Code Compliance Review

Received  
City of Victoria

MAR 11 2013

Planning & Development Department  
Development Services Division

[illegible]

numberTEN  
architectural group

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West 100 W.  
Carmel, CA 96231  
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F 359.961.0360

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[info@number10.com](mailto:info@number10.com)

1999

— *Journal of the American Medical Association*

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210 Gorge Road  
Housing Project

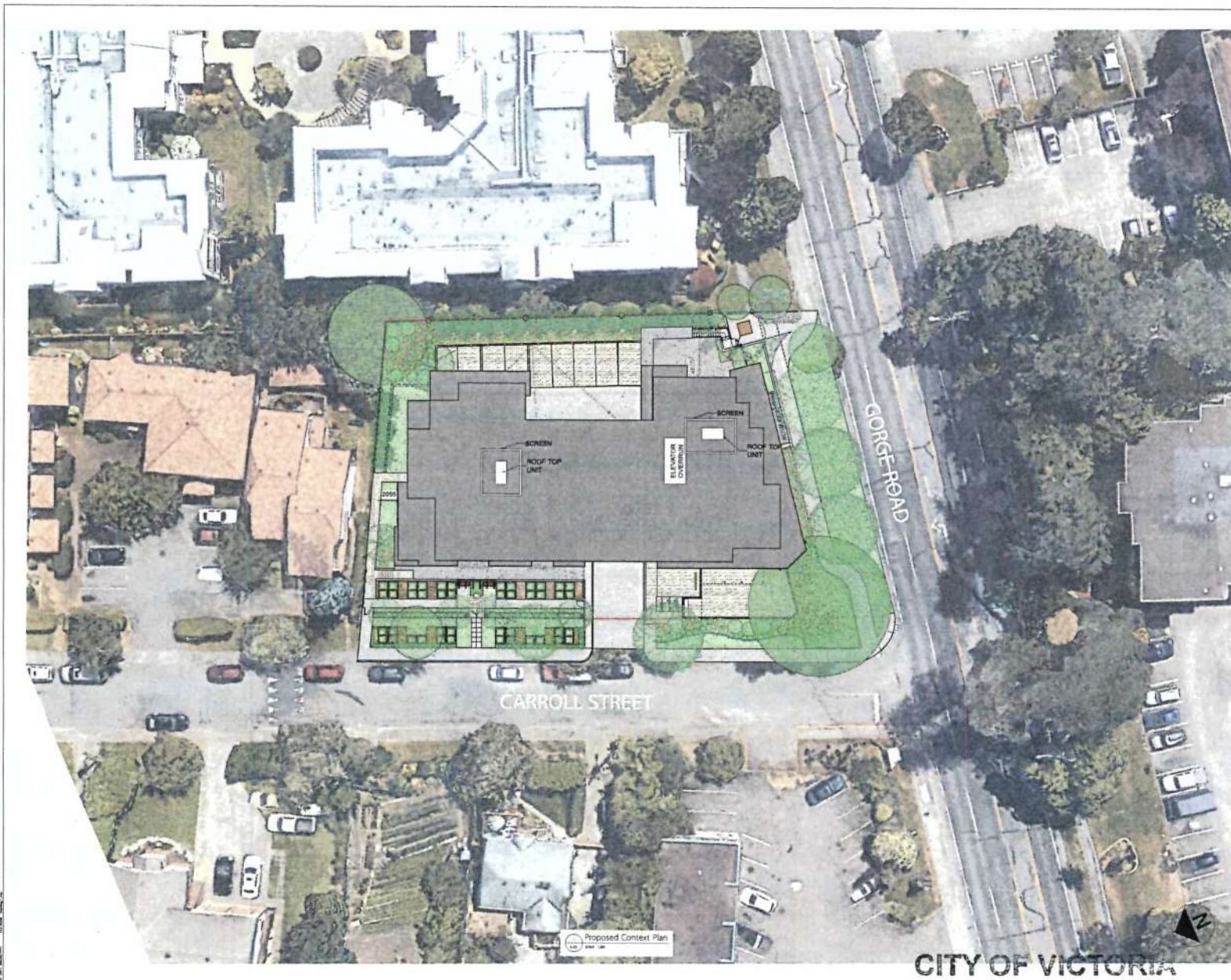
### Existing Site Survey and Code Compliance

Page 1 of 10

SP, D  
XXXXX  
2017526

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A-02



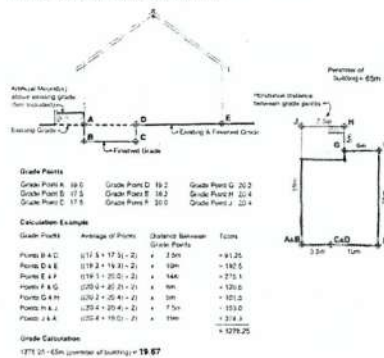
<p>numberTEN WITH A LITTLE MORE</p> <p>number 10</p>	
<p>210 Gorge Road Housing Project</p>	
<p>Proposed Context Plan</p>	
<p>DATE: 2017-05-15</p> <p>BY: [Signature]</p>	<p>DATE: 2017-05-15</p> <p>BY: [Signature]</p>
<p>SCALE: 1:200</p>	<p>DATE: 2019-03-15</p>
<p>CITY OF VICTORIA</p>	
<p>PROJECT: 2017526</p>	<p>BC</p>
<p>A-03</p>	

RECEIVED DEEMED  
MAR 15 2019 MAR 11 2019



The definition of 'Grade' and its calculation are found in the City of Victoria's 'Schedule A' and is as follows:

"Grade" means an elevation calculated as the average of the elevations of natural grade or finished grade level whichever is lower at any and all points at which any part of a building comes into contact with the surface of the lot, excluding any artificial mounds of earth or rocks placed at or near the wall of the building, and excluding the minimum window well width and depth as required by the British Columbia Building Code.



Plan Showing Grade Point Locations

POINTS	EXISTING GRADE ELEV.	FINISHED GRADE ELEV.	POINT TO POINT	SUM OF ELEVATIONS	HORZ. DISTANCE BETWEEN GRADE POINTS (M)	AVERAGE GRADE BETWEEN	TOTALS
A	18.39	17.06	A-B	35.45	9.334	3.809	195.961
B	19.04	17.13	B-C	36.17	0.000	3.809	195.961
C	18.94	19.25	C-D	38.19	1.730	3.809	195.961
D	18.94	20.41	D-E	39.35	5.763	3.809	195.961
E	18.78	20.41	E-F	39.19	2.607	3.809	195.961
F	18.72	18.50	F-G	37.22	1.689	3.809	195.961
G	18.57	18.50	G-H	37.07	0.267	3.809	195.961
H	18.55	19.54	H-I	38.09	1.101	3.809	195.961
I	18.41	19.54	I-J	37.95	0.000	3.809	195.961
J	18.37	19.54	J-K	37.91	1.400	3.809	195.961
K	18.37	19.54	K-L	37.91	1.348	3.809	195.961
L	18.32	19.09	L-M	37.41	1.173	3.809	195.961
M	18.32	19.09	M-N	37.41	3.100	3.809	195.961
N	18.21	18.03	N-O	36.24	3.958	3.809	195.961
O	18.15	17.71	O-P	35.86	0.000	3.809	195.961
P	18.00	17.13	P-Q	35.13	6.420	3.809	195.961
Q	17.85	17.09	Q-R	34.94	0.000	3.809	195.961
R	17.85	16.94	R-S	34.79	12.440	3.809	195.961
S	17.37	16.90	S-T	34.27	3.179	3.809	195.961
T	17.86	16.90	T-U	34.76	0.000	3.809	195.961
U	17.86	17.08	U-V	34.94	10.192	3.809	195.961
V	17.86	17.08	V-W	34.94	0.000	3.809	195.961
W	17.86	17.76	W-X	35.62	5.275	3.809	195.961
X	17.95	17.66	X-Y	35.61	0.764	3.809	195.961
Y	17.95	17.62	Y-Z	35.57	8.530	3.809	195.961
Z	18.54	17.69	Z-A'	36.23	2.378	3.809	195.961
A'	18.33	17.80	A'-B'	36.13	0.000	3.809	195.961
B'	18.33	17.81	B'-C'	36.14	19.655	3.809	195.961
C'	19.51	19.51	C'-D'	39.02	0.000	3.809	195.961
D'	19.51	17.16	D'-E'	36.67	1.283	3.809	195.961
E'	19.52	17.16	E'-F'	36.68	1.100	3.809	195.961
F'	19.53	17.16	F'-G'	36.69	1.869	3.809	195.961
G'	19.75	18.61	G'-H'	38.36	0.000	3.809	195.961
H'	19.75	20.00	H'-I'	39.75	5.138	3.809	195.961
I'	19.99	20.00	I'-J'	39.99	0.402	3.809	195.961
J'	19.99	20.00	J'-K'	39.99	5.293	3.809	195.961
K'	19.99	20.00	K'-L'	39.99	1.138	3.809	195.961
L'	19.95	20.00	L'-M'	39.95	9.575	3.809	195.961
M'	19.99	20.00	M'-N'	39.99	2.689	3.809	195.961
N'	19.94	20.00	N'-O'	39.94	3.603	3.809	195.961
O'	20.02	20.00	O'-P'	40.02	0.000	3.809	195.961
P'	20.02	17.07	P'-Q'	37.09	11.863	3.809	195.961
Q'	19.97	17.13	Q'-R'	37.10	3.006	3.809	195.961
R'	19.76	17.13	R'-S'	36.89	0.611	3.809	195.961
S'	19.76	17.13	S'-T'	36.89	2.831	3.809	195.961
T'	19.96	17.13	T'-A	37.09	13.806	3.809	195.961

TOTAL= 166.510 TOTAL= 2998.909

AVERAGE GRADE = 18.51

LEGEND:  
BUILDING OUTLINE  
EXISTING ELEVATION  
FINISHED ELEVATION  
GRADE POINT

numberTEN  
10

210 Gorge Road  
Housing Project

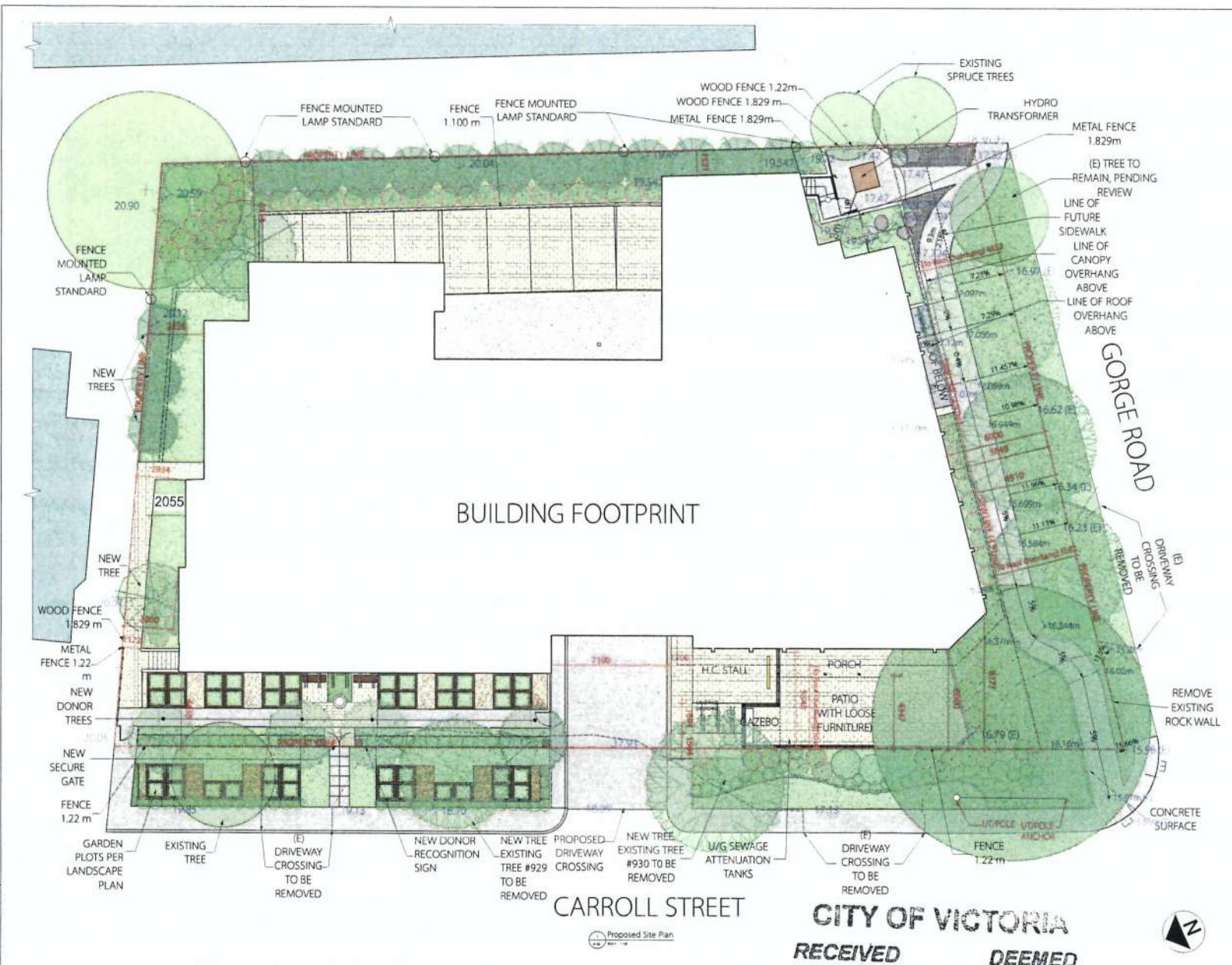
Proposed Grading Plan

SP, DS  
XXXXXX  
2017526  
A-04

Received  
City of Victoria

MAR 11 2019

Planning & Development Department  
Development Services Division



Along the Gorge Road Frontage, the 4th floor is 0.142m to the north of the 4.910m Statutory Right of Way and 0.050m from the Property Line (therefore complies).  
The Gorge Road main floor entrance canopy along this same frontage is 0.256m to the south of the 4.910m Statutory Right of Way and 4.652m from the Property Line and 3.0 meters above the sidewalk (therefore complies).

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT	2019-03-15	BC
02	REVISED PERMIT	2019-03-15	BC
03	REVISED PERMIT	2019-03-15	BC
04	REVISED PERMIT	2019-03-15	BC
05	REVISED PERMIT	2019-03-15	BC
06	REVISED PERMIT	2019-03-15	BC
07	REVISED PERMIT	2019-03-15	BC
08	REVISED PERMIT	2019-03-15	BC
09	REVISED PERMIT	2019-03-15	BC
10	REVISED PERMIT	2019-03-15	BC

**numberTEN**  
210 Gorge Road  
Victoria, BC  
V8M 1A1  
P 250-1234

**number 10**

210 Gorge Road  
Housing Project

Site Plan

SP DS  
XXXXXX  
2017526

BC  
A-05







Room #	City Area sq/m
201	37.449
202	44.55
203	15.644
204	15.903
205	11.881
206	11.881
207	11.881
208	11.881
209	11.881
210	11.881
211	11.881
212	11.881
213	11.881
214	11.881
215	11.881
216	11.881
217	11.881

Unit Breakdown:  
 Studio - 11  
 1 Bedroom - 3  
 2 Bedroom - 3  
 TOTAL - 17

1	STUDIO (BF) 212	11.881
2	2 BEDROOM 213	11.881
3	STUDIO 214	11.881
4	STUDIO 215	11.881
5	STUDIO 216	11.881
6	STUDIO 217	11.881
7	1 BEDROOM (BF) 211	11.881
8	STUDIO (BF) 206	11.881
9	STUDIO (BF) 205	11.881
10	2 BEDROOM 204	11.881
11	2 BEDROOM 203	11.881
12	1 BEDROOM 202	11.881
13	STUDIO 201	11.881
14	STUDIO 210	11.881
15	STUDIO 209	11.881
16	STUDIO 208	11.881
17	STUDIO 207	11.881

numberTEN  
 10  
 210 Gorge Road  
 Studio 10  
 10/10/2019  
 10/10/2019

210 Gorge Road  
 Housing Project  
 Proposed Second Floor Plan  
 1:100  
 2019-03-08

Received  
 City of Victoria  
 MAR 11 2019  
 Planning & Development Department  
 Development Services Division

SP DS  
 XXXXX  
 2017526  
 A-07



Room #	City Area sqm
301	27.477
302	45.097
303	65.064
304	65.513
305	31.802
306	32.894
307	26.882
308	29.726
309	31.513
310	31.027
311	31.027
312	31.027
313	38.884
314	41.806
315	73.084
316	26.721
317	26.708
318	28.727
319	29.935

Unit Breakdown  
 Studio - 13  
 1 Bedroom - 3  
 2 Bedroom - 3  
 TOTAL - 19

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**number 10**

210 Gorge Road  
 Housing Project

Proposed Third Floor Plan

Scale: 1:100 Date: 2019-03-08

Drawn by: SP, DS  
 Check by: JXXXXX  
 Date: 2017526

BC  
 A-08

Proposed Third Floor Plan

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 City of Victoria

MAR 11 2019

Planning & Development Department

Room #	City Area sqm
401	27.477
402	45.097
403	15.004
404	60.913
405	31.892
406	32.034
407	29.882
408	29.716
409	28.217
410	31.027
411	31.027
412	31.027
413	38.884
414	41.806
415	73.064
416	29.721
417	29.708
418	29.727
419	29.935

Unit Breakdown:  
 Studio - 13  
 1 Bedroom - 3  
 2 Bedroom - 3  
 TOTAL - 19



Proposed Fourth Floor Plan

1. All dimensions are in millimeters unless otherwise specified.	1:1000
2. All dimensions are in millimeters unless otherwise specified.	1:1000
3. All dimensions are in millimeters unless otherwise specified.	1:1000
4. All dimensions are in millimeters unless otherwise specified.	1:1000
5. All dimensions are in millimeters unless otherwise specified.	1:1000
6. All dimensions are in millimeters unless otherwise specified.	1:1000
7. All dimensions are in millimeters unless otherwise specified.	1:1000
8. All dimensions are in millimeters unless otherwise specified.	1:1000
9. All dimensions are in millimeters unless otherwise specified.	1:1000
10. All dimensions are in millimeters unless otherwise specified.	1:1000

numberTEN  
 210 Gorge Road  
 Victoria BC  
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 F 250.752.8740  
 www.number10.com

DATE: 2019-03-15  
 SCALE: 1:100  
 PROJECT: 210 Gorge Road Housing Project  
 SHEET: A-09

210 Gorge Road  
 Housing Project  
 Proposed Fourth Floor Plan  
 SHEET: A-09



MAR 15 2019

MAR 11 2019

Room #	City Area sqm
501	49.512
502	36.763
503	41.849
504	29.728
505	29.727
506	29.882
507	29.728
508	29.877
509	29.727
510	29.727
511	29.727
512	32.122
513	68.931
514	29.721
515	29.728
516	29.727
517	29.525

Unit Breakdown:

Studio - 15  
1 Bedroom - 1  
2 Bedroom - 1  
TOTAL - 17



1. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	2. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
3. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	4. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
5. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	6. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
7. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	8. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
9. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	10. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
11. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	12. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
13. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	14. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
15. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	16. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY
17. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY	18. STUDIO AREA WITH INTERNAL AND EXTERNAL BALCONY

numberTEN number 10

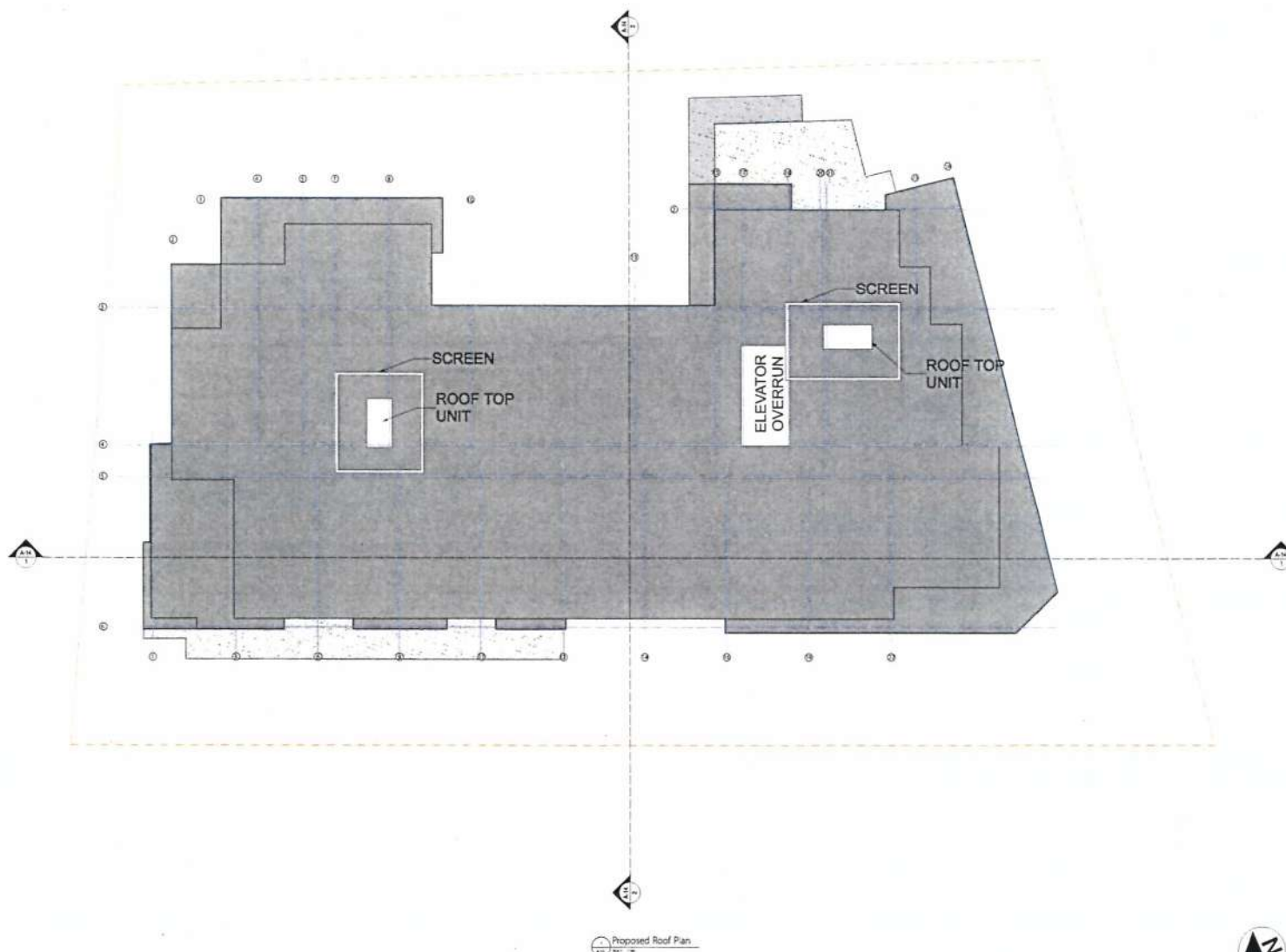
210 Gorge Road  
Melbourne VIC 3000  
Tel: 03 9594 1000  
Fax: 03 9594 1001  
www.number10.com.au

DATE: 2019-03-15	SCALE: 1:100
PROJECT: 210 Gorge Road Housing Project	PROPOSED FIFTH FLOOR PLAN
DESIGNED BY: SR, DS	DRAWN BY: BC
CHECKED BY: 300000	DATE: 2017526
DATE: 2017526	DATE: 2017526

**DEEMED**

MAR 15 2019

MAR 11 2019

[illegible]

**numberTEN**  
an orthofix® group

(800) 976-2766 ext. 100  
Fax: 970-226-1000  
E-mail: [info@number10.com](mailto:info@number10.com)

210 Gorge Road  
Housing Project

Proposed Roof Plan

SP, DS	
XXXXXX	
2017526	A-1

A-11





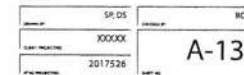
numberTEN  
architectural group  
10

210 Gorge Road  
Housing Project

Proposed Elevations

SP, DS  
XXXXXX  
2017526

BC  
A-12









View from Across Carroll Street  
RAY - 01



View from Gorge Road at Carroll Street  
RAY - 02



View From Upper Carroll Street  
RAY - 03

Received  
City of Victoria

MAR 11 2013

Planning & Development Department  
Development Services Division

1. 2013-2014 Annual Report	2013-2014
2. 2013-2014 Annual Report	2013-2014
3. 2013-2014 Annual Report	2013-2014
4. 2013-2014 Annual Report	2013-2014
5. 2013-2014 Annual Report	2013-2014
6. 2013-2014 Annual Report	2013-2014
7. 2013-2014 Annual Report	2013-2014
8. 2013-2014 Annual Report	2013-2014
9. 2013-2014 Annual Report	2013-2014
10. 2013-2014 Annual Report	2013-2014

numberTEN  
number  
10

210 Gorge Road  
Housing Project

3D Model Images

SP, DS  
XXXXXX  
2017526  
A-15



MAR 11 2019

An aerial photograph showing a residential neighborhood. The houses are mostly rectangular and arranged in a grid-like pattern. Two streets are labeled: 'GORG ROAD' running horizontally across the middle and 'PINE GROVE ROAD' running vertically on the right side. The image is in black and white and appears to be a photocopy of a map or photograph.

This aerial photograph shows the building's location within its urban context. The building is a large, light-colored structure with a complex footprint. It is situated between Long Street to the north and Long Road to the south. To the east of the building is a street labeled 'Pine Street'. The surrounding area includes other buildings, parking lots, and some vegetation. The image is oriented with North at the top.

27	Is (2008), <i>Journal of Applied Economics</i> , 23(1), 1-15	2010-03-08
28	Is (2009), <i>Journal of Applied Economics</i> , 24(1), 1-15	2010-03-08
29	Is (2010), <i>Journal of Applied Economics</i> , 25(1), 1-15	2010-03-17
30	Is (2011), <i>Journal of Applied Economics</i> , 26(1), 1-15	2010-03-22
31	Is (2012), <i>Journal of Applied Economics</i> , 27(1), 1-15	2010-03-22
32	Is (2013), <i>Journal of Applied Economics</i> , 28(1), 1-15	2010-03-22
33	Is (2014), <i>Journal of Applied Economics</i> , 29(1), 1-15	2010-03-22
34	Is (2015), <i>Journal of Applied Economics</i> , 30(1), 1-15	2010-03-22

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1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

NTS 2019-03-08

An aerial photograph showing a residential neighborhood. A street labeled 'GEORGE ROAD' runs diagonally across the lower portion of the image. To the upper left, a building is labeled '1000 TRINITY'. The image shows various house footprints, some with dark roofs, and open lots. The overall tone is sepia or aged.

Model	SP-DS
Serial No.	XXXXXX
Class (P/N)	2017526

A-16

From the preliminary design stages to the city planning and CALUC meeting, the scheme has changed significantly. The changes not only reflect the progression of the scheme to make the building more efficient, more usable and more appealing to users, but also the vast amount of input from the general public and the City of Victoria. This input was gathered over many months, from many different meetings. Each meeting with the public, the neighbours or the City had an impact on the design of the building. There are three distinct design phases since the first meeting with the City in May 2017.

A hand-drawn floor plan of a building, likely a school or office. The plan shows a central corridor with several rooms on either side. Rooms include classrooms, a library, a cafeteria, and administrative offices. Furniture like desks, chairs, and bookshelves are indicated. The drawing is done in a sketchy, illustrative style with some color shading.

Received  
City of Victoria  
MAR 11 2019  
Planning & Development Department  
Development Services Division

[illegible]

June 22nd 2017  
Community Open House #1

July 4th 2017  
Meeting with Carrington Court  
Strata Council

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THE 10th annual  
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DANCEFEST® 2011  
1 DAY HOURLY  
12-13 SEPTEMBER

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**number**  
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104 *Journal of Management Inquiry* 16(1)

NTS 2019-03-08

210 Gorge Road  
Housing Project

### Evolution of the Design Process

NAME: [REDACTED]	SP, DS	BC
CLASS: [REDACTED]	XXXXXX	
CLASS NUMBER: [REDACTED]	2017526	A-17





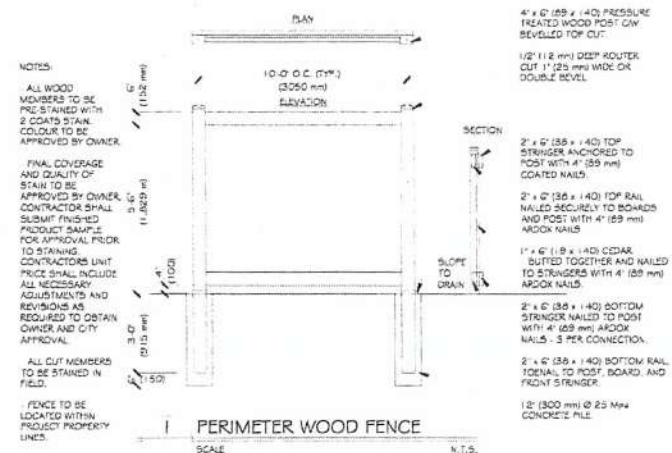
**DEEMED**

DATE: MARCH 14, 2019 (REVISED & RESUBMITTED)

MAR 11 2019

**4★ SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 206.508.7200

210 GORGE RD. - SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	WASP	Wine Maple	Acer glaberrimum	10m Cal.
	WASP	Red Maple	Acer rubrum var. 'Royal Wilt'	10m Cal.
	WASP	Japanese Maple	Acer palmatum var. 'Bloodgood'	10m Cal.
	WASP	Kalm's Tree	Crataegus mollis	10m Cal.
	WASP	White Birch	Betula papyrifera	10m Cal.
	WASP	Amur Dogwood	Fraxinus vel. 'Verniceglaz'	10m Cal.
	WASP	Garry Oak	Quercus garryana	10m Cal.
	WASP	Japanese Snowbell	Styphelia japonica	10m Cal.
	WASP	Western Red Cedar	Thuja occidentalis 'Emboke'	10m Cal.
	WASP	Manitoba White Birch	Betula glandulosa	10m Cal.
Large Shrubs	WASP	California Lilac	Calceolaria speciosa	1.5m H.
	WASP	Red Maple	Malus rubra var. 'Royal Wilt'	2.5m H.
	WASP	Box of the Valley	Malus virginiana var. 'Valley Road'	2.5m H.
	WASP	Redwood	Redwood var. 'Pink Waterfall'	2.5m H.
	WASP	Redwood	Redwood var. 'Pink Waterfall'	2.5m H.
	WASP	Redwood	Redwood var. 'Pink Waterfall'	2.5m H.
	WASP	Redwood	Redwood var. 'Pink Waterfall'	2.5m H.
	WASP	Redwood	Redwood var. 'Pink Waterfall'	2.5m H.
	WASP	Redwood	Redwood var. 'Pink Waterfall'	2.5m H.
	WASP	Redwood	Redwood var. 'Pink Waterfall'	2.5m H.
Medium Shrubs	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
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	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
Small Shrubs	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
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	WASP	Crab Apple	Malus domestica	2.5m H.
Ground	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
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	WASP	Crab Apple	Malus domestica	2.5m H.
Vines	WASP	Crab Apple	Malus domestica	2.5m H.
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	WASP	Crab Apple	Malus domestica	2.5m H.
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	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
Perennials & Grasses	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
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	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
Wildflowers & Herbs	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
	WASP	Crab Apple	Malus domestica	2.5m H.
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	WASP	Crab Apple	Malus domestica	2.5m H.



**CITY OF VICTORIA**

**RECEIVED** **DEEMED**

**MAR 15 2019** **MAR 11 2019**

# 210 GORGE ROAD

PLANT LIST & FENCE DETAIL SCALE: 1:100

DATE: MARCH 14, 2019 (REVISED & RESUBMITTED)

**4★ SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 2308 7885





- DETAILS CONSTRUCTION NOTES:**
- ① CITY OF VICTORIA TO INSTALL FIRE AND CONCRETE SERVICE TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
  - ② CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
  - ③ CONTRACTOR TO CAP EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE.
  - ④ EXISTING WATER SERVICE TO BE RETAINED FOR AMATEUR.
  - ⑤ CONTRACTOR TO REMOVE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY AND INSTALL NEW CURB, GUTTER AND SIDEWALK TO CITY OF VICTORIA REQUIREMENTS.
  - ⑥ LOWEST AVAILABLE SIDEWALK ELEVATION.
  - ⑦ CONTRACTOR TO REMOVE EXISTING SIDEWALK AND REINSTATE SIDEWALK CURB AND GUTTER TO CITY OF VICTORIA REQUIREMENTS.
  - ⑧ CONTRACTOR TO REMOVE DRIVEWAY AND REINSTATE SIDEWALK COMPLETE WITH 200MM TOPSOIL AND SEED.
  - ⑨ CONTRACTOR TO INSTALL 6.0M DRIVEWAY TO CITY OF VICTORIA STANDARDS.
  - ⑩ CONTRACTOR TO INSTALL NEW SIDEWALK TO CITY OF VICTORIA STANDARDS.

SITE PLAN  
1:250

**PRELIMINARY ONLY**

\\projects\2012 - Victoria Cool Aid - 210 Gorge Rd - Engineering\21 - Drawings & Surveys (Eng)\2012 - Victoria Cool Aid - January 20, 2019

Received  
City of Victoria  
  
MAR 11 2019  
  
Planning & Development Department  
Development Services Branch

210 GORGE RD E  
PRELIMINARY SITE PLAN  
VICTORIA COOL AID  
Scale  
1:250  
Sheet 1 of 1  
Eng. Project No. 30612

**JEA** J E ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA NANAIMO NANOWATUK  
PHONE: 250-752-2014 FAX: 250-752-2095