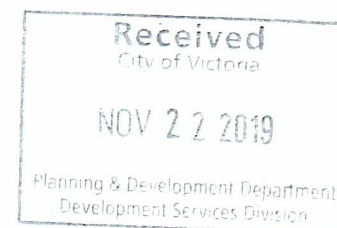


DRAWING LIST	SCALE
A000 COVER SHEET & DRAWING LIST	N.T.S.
A001 PROJECT DESCRIPTION & SITE LOCATION PLAN	N.T.S. / 1:1000
A002 EXISTING SITE PLAN	1:100
A003 PROPOSED SITE PLAN	1:100
A004 AVERAGE GRADE CALCULATIONS	1:100
A100 LEVEL 0 PARKING PLAN	1:100
A101 LEVEL 1 PLAN	1:100
A102 LEVEL 2 PLAN	1:100
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A104 LEVEL 4 PLAN	1:100
A105 LEVEL 5 PLAN	1:100
A106 LEVEL 6 PLAN	1:100
A107 ROOF PLAN	1:100
A201 EAST & SOUTH ELEVATIONS	1:50
A202 NORTH & WEST ELEVATIONS	1:50
A203 HERITAGE ELEVATION & PLAN STUDY	1:100
A204 FACADE STUDIES	5:1
A205 STREETSCAPE ELEVATIONS	N.T.S.
A301 SECTIONS LOOKING WEST	1:50
A302 SECTIONS LOOKING EAST	1:50
A303 SECTIONS LOOKING NORTH	1:50
A304 SECTIONS LOOKING NORTH-SOUTH	1:50
A305 SECTIONS LOOKING SOUTH	1:50
A306 STREETSCAPE CROSS SECTION	5:1
A800 FSR LEGEND	1:100
A801 FSR - LEVEL 1	1:100
A802 FSR - LEVEL 2	1:100
A803 FSR - LEVEL 3	1:100
A804 FSR - LEVEL 4	1:100
A805 FSR - LEVEL 5	1:100
A806 FSR - LEVEL 6	1:100
A811 VIEW NORTH-WEST FROM CORNER OF PANDORA & COOK	N.T.S.
A812 VIEW WEST THROUGH RESIDENTIAL ALLEYS	N.T.S.
A813 VIEW SOUTH-WEST FROM COOK STREET	N.T.S.
A814 VIEW EAST TO COURTYARD	N.T.S.
A815 BALCONY STUDY	N.T.S.
A817 ADJACENT PROPERTY STUDY	N.T.S.
A821 SOLAR IMPACT ANALYSIS	N.T.S.
A822 ILLUMINANCE ANALYSIS	N.T.S.



MICHAEL GREEN ARCHITECTURE
535 W 3RD AVENUE VANCOUVER BC
CANADA V5Y 1R8

2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING
DATE	REVISION	DESCRIPTION

PARKWAY

1050 PANDORA AVE. + 1518 COOK STREET
VICTORIA, BC
2018-001

A000
COVER SHEET

PROJECT NARRATIVE

The Parkway Revitalization and Development is located at Pandora Avenue & Cook Street, at the site of what is known to the community as the Welburn Building. Originally named Parkway Apartments, the two-storey masonry building was constructed in 1911 by William Ridgway-Wilson. At the corner of the North Park neighbourhood, the building is a gateway feature to both the neighbourhood and the centre of Victoria.

The new development proposes a 4 & 6 storey volume stepping back from the existing heritage building to the north, west, and from Franklin Green Park to the south & east. 103 purpose-built rental apartments are proposed with a retail / commercial space being maintained on the existing ground floor of the Welburn Building and the addition of a cafe space in the ground floor of the new addition facing Cook Street. A mezz separating the historic and modern buildings at street level serves as the residential entrance to the building and provides access to a west facing courtyard. Public access to and from Franklin Green Park is provided through a wide pedestrian walkway along the north edge of the site. One level of underground parking will be provided below the project site.

A priority of the project is to conserve the heritage value of the Welburn building through retaining 50% of the existing volume, including the historic facade facing Pandora Ave & Cook St and the north east wall facing the residential mass. All other elements defining

elements in these locations will be preserved along with any irreplaceable historic fabric, including the running bond pattern of the glazed white brick, the rhythm, proportion & angles of the projecting windows and the recessed entryways of the existing storefronts.

The new development will be clad in a large format, pearl coloured, ultra high performance concrete panel. Two historic elements from the historic courtyard, including the running bond pattern of the glazed white brick, the rhythm, proportion & angles of the projecting windows and the recessed entryways of the existing storefronts.

To create a strong visual connection with the surrounding context, Juliet balconies will be provided in the living spaces of the suites directly facing Franklin Green Park & Harris Green Park. An accessible roof deck will also be provided for all residential tenants of the building, facing onto Franklin Green Park.

PROJECT NAME

Parkway

PROJECT ADDRESS

1050 Pandora Ave + 1518 Cook Street

LEGAL DESCRIPTION

Lots 1 and 2, Suburban Lot 15, Victoria, V8P 3T1

PROJECT TEAM

OWNER

Parkway Cook Development Corp.
David Development Corp.
200-8809 Heather Street, Vancouver, BC V6P 3T1

Primary Contact: Andrew Robinson
604.736.1866

AGENT

DISTRICT DEVELOPMENTS CORP.
200-8809 Heather Street, Vancouver, BC V6P 3T1

Primary Contact: Jessica Gibson
604.732.1762

ARCHITECT

MGAA (Michael Green Architecture)
1535 West 3rd Avenue, Vancouver, BC V6J 1P1

Architect: Michael Green
Contact: Jordan Van Dyk
604.636.4744

PROPOSED ZONING

New Site Specific Zone
Charged from R-2 Two Family Dwelling District at 1518 Cook Street, and C-1 Pandora Avenue Special Commercial District at 1050 Pandora Avenue

SITE AREA

2879 m²

AVERAGE GRADE

27.54m (See A001 for average grade calculations).
Note that the project ground floor is set at a geodetic elevation of 27.56m and building levels are dimensioned from that elevation.

PROPOSED HEIGHT

20.22m taken from average grade. Note that 121mm parapet is excluded from proposed height.

ALLOWABLE HEIGHT

30m + 8.10m (max) per OCP

APPLICABLE BUILDING CODE

BCRC 2018

STREETS FACING

Pandora Avenue to the South

Cook Street to the East

OCCUPANCY CLASSIFICATIONS

3.2.2.50 Group C, up to 6 Storeys
Semi-detached Residential Occupancies
3.2.2.50 Group K, up to 6 Storeys
Semi-detached Commercial Occupancies
Located below the third storey
3.2.2.50 Group F, Division 3, All other Occupancies
Semi-detached Residential Occupancies

AREA CALCULATIONS

LEVEL	Area (m ²)
LEVEL 1	1832.82 m ²
LEVEL 2	1990.03 m ²
LEVEL 3	1408.55 m ²
LEVEL 4	1399.30 m ²
LEVEL 5	921.03 m ²
LEVEL 6	860.59 m ²

PROPOSED FSR	8.412.3 m²
ALLOWABLE FSR	8.330 m²
PROPOSED FSR RATIO	2.9
ALLOWABLE FSR RATIO	3.3

UNIT TYPES

UNIT TYPE	Count	%
STUDIO	4	4%
STUDIO & DEN	7	7%
1 BED	53	51%
1.5 BED	14	21%
2 BED	11	11%
2 BED & DEN	4	4%

TOTAL

103

PROPOSED HEIGHT

20.22m

TOTAL RESIDENTIAL AREA

5584 m²

TOTAL RESIDENTIAL UNITS

103

TOTAL PARKING SPACES

44 PROVIDED

92 REQUIRED

TOTAL COMMERCIAL AREA

1054 m²

888 m² RETAIL

165.7 m² CAFE

95.6 m² OUTDOOR SEATING

ORIGINAL HERITAGE BUILDING AREA

109 m²

TOTAL AREA TO BE RETAINED

947 m² 50%

TOTAL BIKE PARKING

172

134 54% TERM

38 100% TERM

UNIT CALCULATIONS

CITY	#2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	56.0							2
STUDIO B	52.6							2
1.5 BED A	66.0		4					4
1.5 BED B	72.7							1
1.5 BED C	57.7							1
1.5 BED D	53.6							1
1 BED A	52.1	1	1	1				4
1 BED B	52.8	1	1	1				4
1 BED C	56.1							1
1 BED D	49.3							1
1 BED E	49.6		1	1				3
1 BED F	51.6			5	5			10
1 BED G	46.8			1	1			2
1 BED H	36.2							1
1 BED I	51.1			5	5			10
1 BED J	36.7			1	1	1		4
1 BED K	47.8			1	1	1		4
1 BED L	53.4							1
1 BED M	45.0							1
1 BED N	48.4							1
1 BED O	49.0							1
1 BED P	48.6							1
1 BED Q	49.0							1
1 BED R	51.9							1
1 BED S	51.1							1
1 BED T	45.0							1
1.5 BED A	61.5							1
1.5 BED B	51.6							1
1.5 BED C	62.2		2	2	2			7
1.5 BED D	59.1							1
1.5 BED E	51.4							1
1.5 BED F	54.2							2
1.5 BED G	61.0							1
1.5 BED H	58.0							1
1.5 BED I	62.2							3
1.5 BED J	59.9							1
1.5 BED K	81.2							1
1.5 BED L	73.0		2					2
1.5 BED M	68.7							1
2 BED A	72.5							1
2 BED B	68.8							1
2 BED C	73.5							1
2 BED D	60.0							3
2 BED E	79.5							1
2 BED F	67.2		1					3
2 BED G	75.4							1
2 BED H	90.8							1
2 BED I	96.1							2
2 BED J	76.1							1
TOTAL UNITS			8	24	27	15	4	103

PARKING CALCULATIONS

RESIDENTIAL PARKING

Parking Rate	# of Units	Required	Provided
<45m ²	3	2.5	3
45-70m ²	85	51.0	23
>70m ²	13	13.0	7
TOTAL RESIDENTIAL PARKING		66.5	33

VISITOR PARKING

Visitor Parking

103

COMMERCIAL PARKING

103

103

CARSHARE PARKING

103

BIKE PARKING (LONG TERM)

103

103

BIKE PARKING (SHORT TERM)

103

103

BIKE PARKING (TOTAL)

103

BIKE PARKING (TOTAL)

103

BIKE PARKING (TOTAL)

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BIKE PARKING (TOTAL)

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BIKE PARKING (TOTAL)

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BIKE PARKING (TOTAL)

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BIKE PARKING (TOTAL)

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BIKE PARKING (TOTAL)

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BIKE PARKING (TOTAL)

103

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2019-10-30 REVISED FOR REZONING

2019-09-13 REVISED FOR REZONING

2019-05-15 ISSUED FOR REZONING

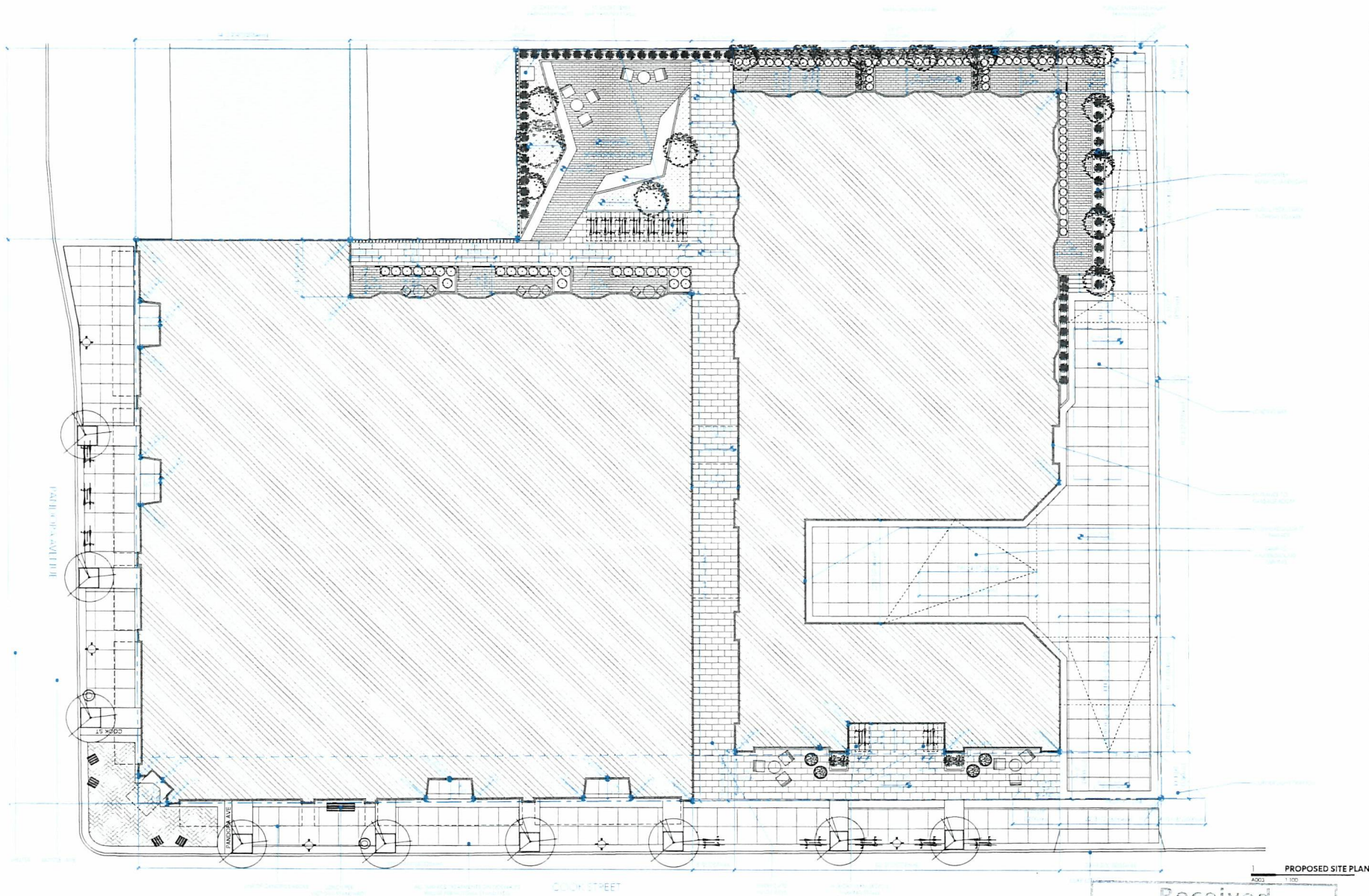
DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A001
PROJECT DESCRIPTION





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PROJECT INFORMATION TABLE

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MICHAEL GREEN ARCHITECTURE
1335 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1B8

2019-10-30 REVISOR FOR REVISION
2019-09-13 REVISOR FOR REVISION
2019-05-15 ISSUED FOR REVISION

DATE REVISION DESCRIPTION

PARKWAY

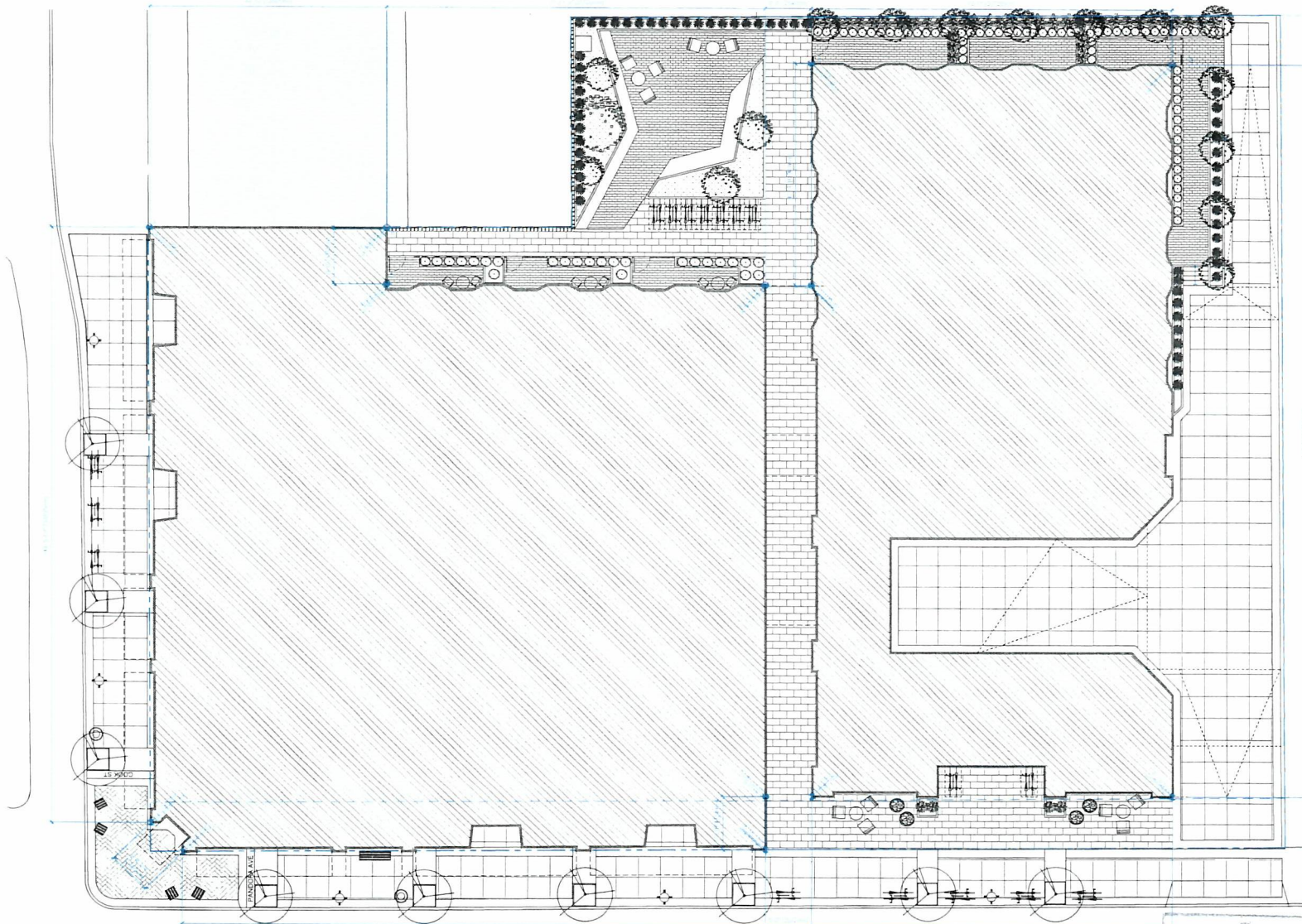
1050 PARKWAY AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A003
PROPOSED SITE PLAN

Received
City of Victoria

NOV 22 2019

Planning & Development Department
Development Services Division



MGA
Michael Green Architecture

DATE	REVISION	DESCRIPTION
2018-10-30	1	ISSUED FOR PERMITTING
2019-09-13	2	REVISED FOR REZONING
2019-05-15	3	ISSUED FOR REZONING

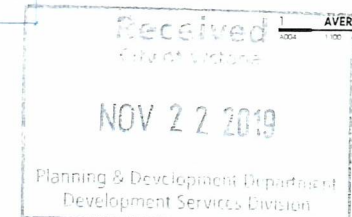
MICHAEL GREEN ARCHITECTURE
155 W 3RD AVENUE, VANCOUVER BC
CANADA V6T1R

DATE	REVISION	DESCRIPTION
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2019-09-13	5	REVISED FOR REZONING
2019-05-15	6	ISSUED FOR REZONING

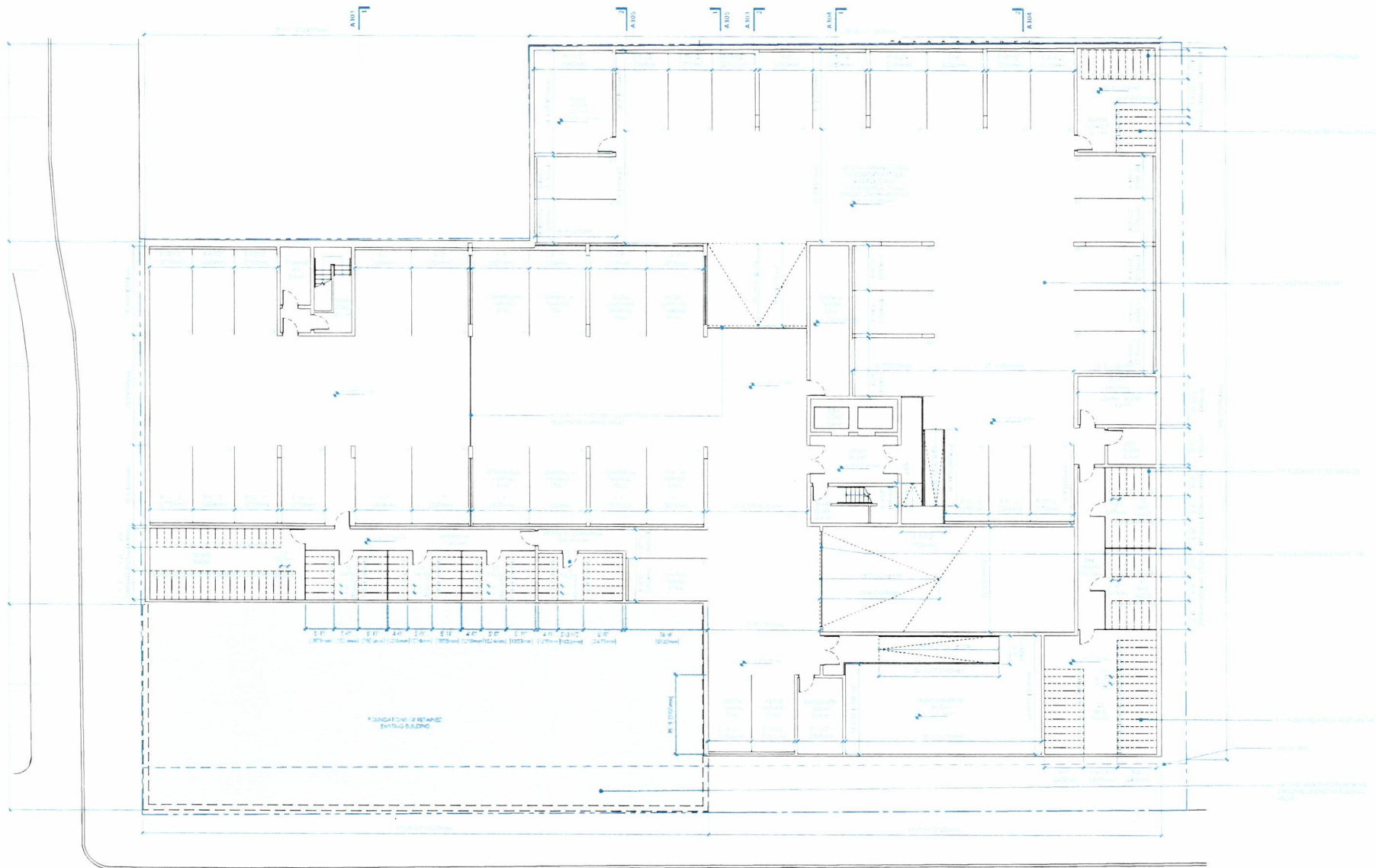
PARKWAY

1050 PANORAMA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A004
AVERAGE GRADE CALC.



AVERAGE GRADE CALC.
A004 1/100



MGA
MICHAEL GREEN ARCHITECTURE

REVISION	DATE	DESCRIPTION
1	2018-10-30	REVISED FOR REZONING
2	2019-09-13	REVISED FOR REZONING
3	2019-05-15	ISSUED FOR REZONING

REVISION	DATE	DESCRIPTION
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2	2019-09-13	REVISED FOR REZONING
3	2019-05-15	ISSUED FOR REZONING

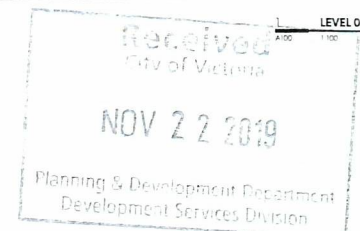
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1R8

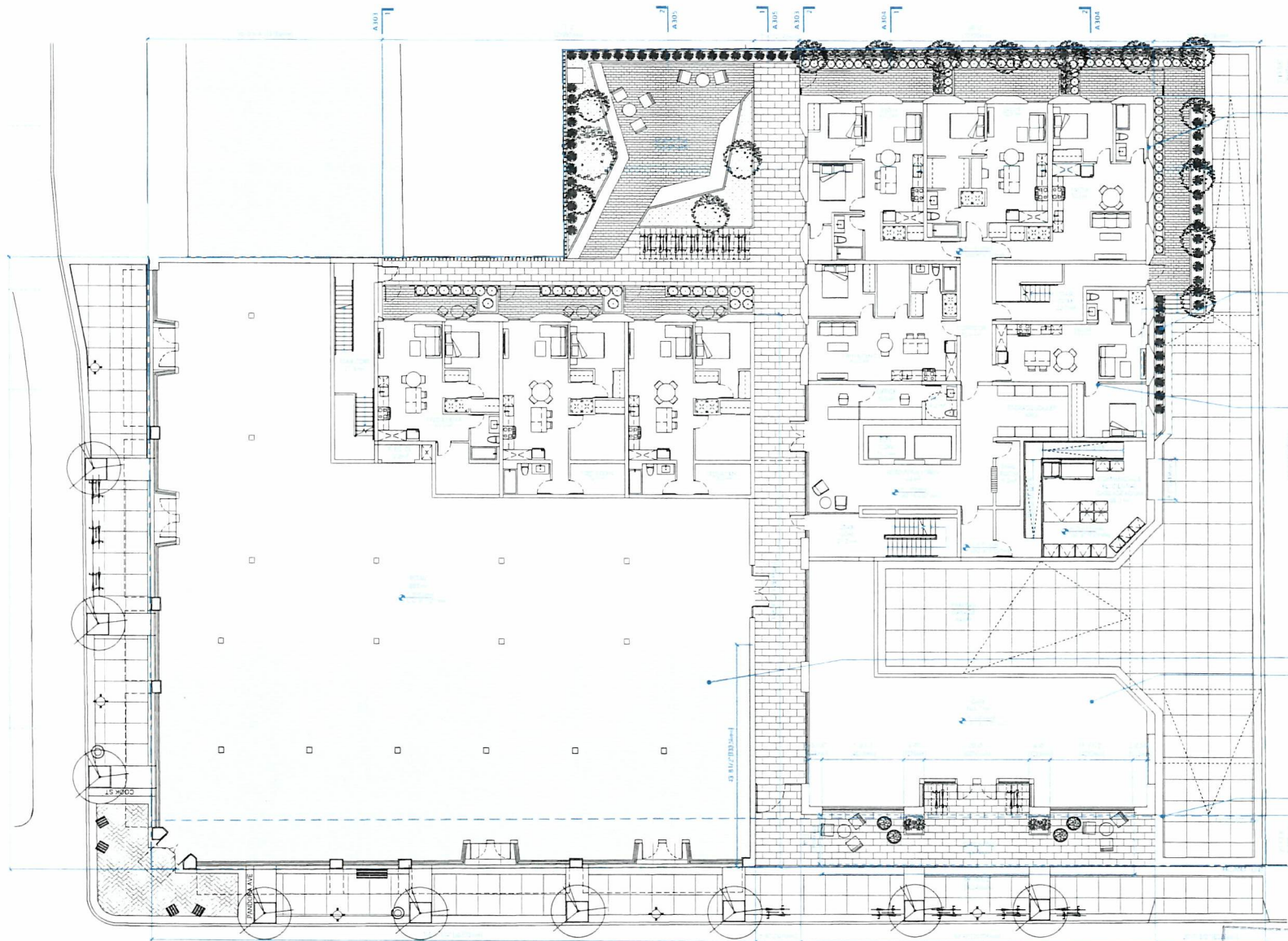
DATE	REVISION	DESCRIPTION
2018-10-30	1	REVISED FOR REZONING
2019-09-13	2	REVISED FOR REZONING
2019-05-15	3	ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A100
LEVEL 0 PLAN





MGA

UNIT CALCULATION

UNIT	AREA	VOLUME	PERCENT
UNIT 1A	16.5	12.8	12.8
UNIT 1B	12.8	10.2	10.2
UNIT 1C	12.8	10.2	10.2
UNIT 1D	12.8	10.2	10.2
UNIT 1E	12.8	10.2	10.2
UNIT 1F	12.8	10.2	10.2
UNIT 1G	12.8	10.2	10.2
UNIT 1H	12.8	10.2	10.2
UNIT 1I	12.8	10.2	10.2
UNIT 1J	12.8	10.2	10.2
UNIT 1K	12.8	10.2	10.2
UNIT 1L	12.8	10.2	10.2
UNIT 1M	12.8	10.2	10.2
UNIT 1N	12.8	10.2	10.2
UNIT 1O	12.8	10.2	10.2
UNIT 1P	12.8	10.2	10.2
UNIT 1Q	12.8	10.2	10.2
UNIT 1R	12.8	10.2	10.2
UNIT 1S	12.8	10.2	10.2
UNIT 1T	12.8	10.2	10.2
UNIT 1U	12.8	10.2	10.2
UNIT 1V	12.8	10.2	10.2
UNIT 1W	12.8	10.2	10.2
UNIT 1X	12.8	10.2	10.2
UNIT 1Y	12.8	10.2	10.2
UNIT 1Z	12.8	10.2	10.2
UNIT 2A	12.8	10.2	10.2
UNIT 2B	12.8	10.2	10.2
UNIT 2C	12.8	10.2	10.2
UNIT 2D	12.8	10.2	10.2
UNIT 2E	12.8	10.2	10.2
UNIT 2F	12.8	10.2	10.2
UNIT 2G	12.8	10.2	10.2
UNIT 2H	12.8	10.2	10.2
UNIT 2I	12.8	10.2	10.2
UNIT 2J	12.8	10.2	10.2
UNIT 2K	12.8	10.2	10.2
UNIT 2L	12.8	10.2	10.2
UNIT 2M	12.8	10.2	10.2
UNIT 2N	12.8	10.2	10.2
UNIT 2O	12.8	10.2	10.2
UNIT 2P	12.8	10.2	10.2
UNIT 2Q	12.8	10.2	10.2
UNIT 2R	12.8	10.2	10.2
UNIT 2S	12.8	10.2	10.2
UNIT 2T	12.8	10.2	10.2
UNIT 2U	12.8	10.2	10.2
UNIT 2V	12.8	10.2	10.2
UNIT 2W	12.8	10.2	10.2
UNIT 2X	12.8	10.2	10.2
UNIT 2Y	12.8	10.2	10.2
UNIT 2Z	12.8	10.2	10.2

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER, BC
CANADA V6I 1B8

DATE	REVISION	DESCRIPTION
2018-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

PARKWAY
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

Rece...
City of Victoria
NOV 22 2019
Planning & Development Department
Development Services Division

A101
LEVEL 1 PLAN



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE VANCOUVER BC
CANADA V6I 1R

PARKWAY

A103

Received
City of Victoria
NOV 22 2019
Planning & Development Department
Development Services Division



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE VANCOUVER BC
CANADA V6J 1B8

PARKWAY

A104

Planning & Development Department
Development Services Division



UNIT CALCULATIONS						
UNIT	-12	-11	-10	-9	-8	-7
1-13274	46.5					
17-1181	12.4					
17-1181A	12.4					
17-1181B	17.7					
17-1181C	17.7					
17-1181D	17.7					
17-1181E	5.1					
18-1	12					
18-1A	12.8					
18-1C	46.1					
18-1D	12.8					
18-1E	46.1					
18-1F	12.8					
18-1G	12.8					
18-1H	46.1					
18-1I	12.8					
18-1J	46.1					
18-1K	12.8					
18-1L	46.1					
18-1M	12.8					
18-1N	46.1					
18-1O	12.8					
18-1P	46.1					
18-1Q	12.8					
18-1R	46.1					
18-1S	12.8					
18-1T	46.1					
18-1U	12.8					
18-1V	46.1					
18-1W	12.8					
18-1X	46.1					
18-1Y	12.8					
18-1Z	46.1					
18-1AA	12.8					
18-1AB	46.1					
18-1AC	12.8					
18-1AD	46.1					
18-1AE	12.8					
18-1AF	46.1					
18-1AG	12.8					
18-1AH	46.1					
18-1AI	12.8					
18-1AJ	46.1					
18-1AK	12.8					
18-1AL	46.1					
18-1AM	12.8					
18-1AN	46.1					
18-1AO	12.8					
18-1AP	46.1					
18-1AQ	12.8					
18-1AR	46.1					
18-1AS	12.8					
18-1AT	46.1					
18-1AU	12.8					
18-1AV	46.1					
18-1AW	12.8					
18-1AX	46.1					
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18-1BB	46.1					
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18-1BE	12.8					
18-1BF	46.1					
18-1BG	12.8					
18-1BH	46.1					
18-1BI	12.8					
18-1BJ	46.1					
18-1BK	12.8					
18-1BL	46.1					
18-1BM	12.8					
18-1BN	46.1					
18-1BO	12.8					
18-1BP	46.1					
18-1BQ	12.8					
18-1BR	46.1					
18-1BS	12.8					
18-1BT	46.1					
18-1BU	12.8					
18-1BV	46.1					
18-1BW	12.8					
18-1BX	46.1					
18-1BY	12.8					
18-1BZ	46.1					
18-1CA	12.8					
18-1CB	46.1					
18-1CC	12.8					
18-1CD	46.1					
18-1CE	12.8					
18-1CF	46.1					
18-1CG	12.8					
18-1CH	46.1					
18-1CI	12.8					
18-1CJ	46.1					
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18-1CQ	12.8					
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18-1DG	12.8					
18-1DH	46.1					
18-1DI	12.8					
18-1DJ	46.1					
18-1DK	12.8					
18-1DL	46.1					
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2019-10-30		REVISED FOR REZONING
2019-09-13		REVISED FOR REZONING
2019-05-15		ISSUED FOR REZONING

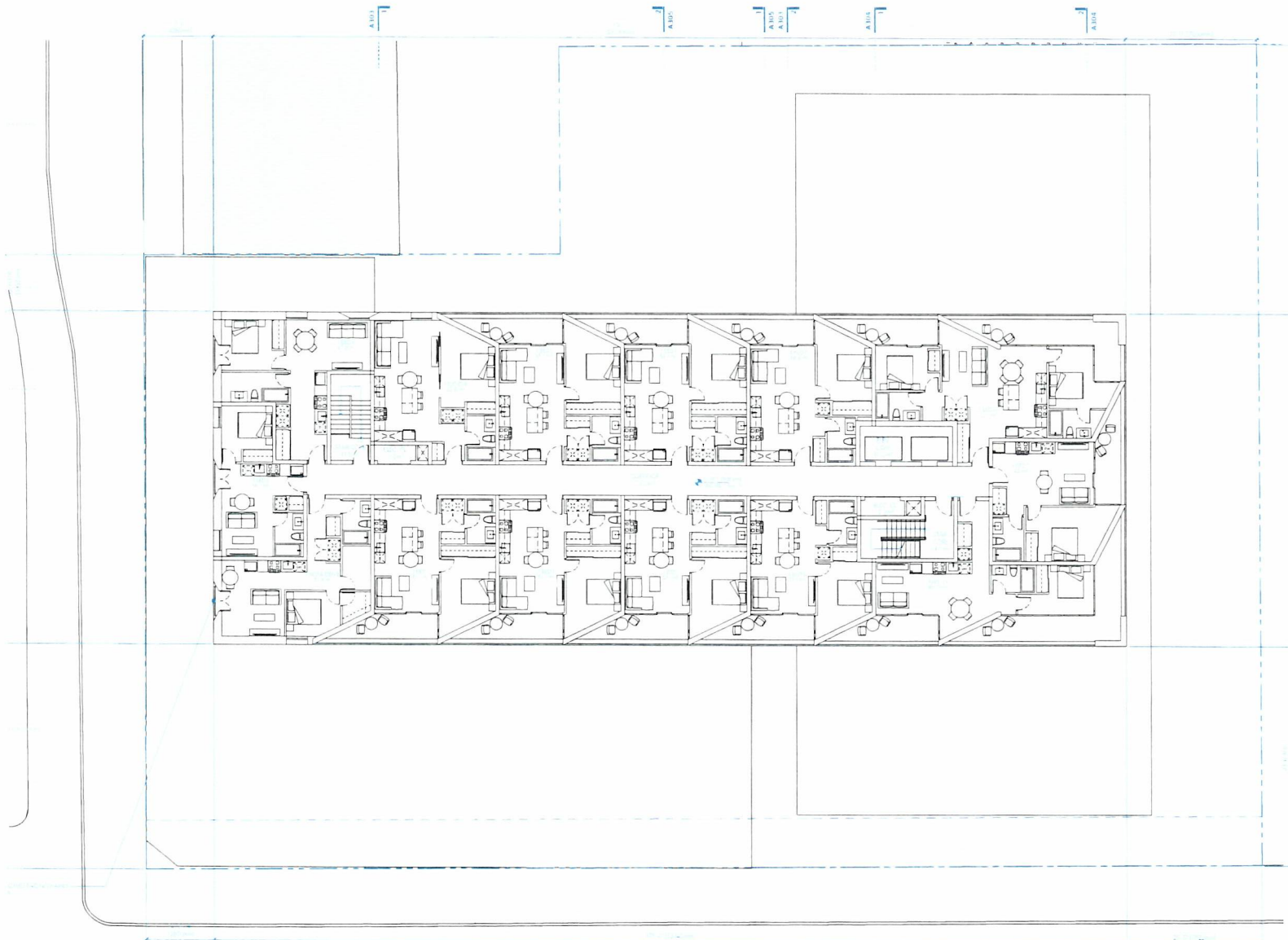
DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A105

NOV 22 2019



MGA
MICHAEL GREEN ARCHITECTURE

UNIT CALCULATIONS

UNIT	NO.	AREA (SQ. FT.)	VOLUME (CU. FT.)	AREA (SQ. M.)	VOLUME (CU. M.)
100-101	1	48.5	145.5	4.5	13.5
101-102	1	52.8	158.4	4.9	14.7
102-103	1	52.8	158.4	4.9	14.7
103-104	1	52.8	158.4	4.9	14.7
104-105	1	52.8	158.4	4.9	14.7
105-106	1	52.8	158.4	4.9	14.7
106-107	1	52.8	158.4	4.9	14.7
107-108	1	52.8	158.4	4.9	14.7
108-109	1	52.8	158.4	4.9	14.7
109-110	1	52.8	158.4	4.9	14.7
110-111	1	52.8	158.4	4.9	14.7
111-112	1	52.8	158.4	4.9	14.7
112-113	1	52.8	158.4	4.9	14.7
113-114	1	52.8	158.4	4.9	14.7
114-115	1	52.8	158.4	4.9	14.7
115-116	1	52.8	158.4	4.9	14.7
116-117	1	52.8	158.4	4.9	14.7
117-118	1	52.8	158.4	4.9	14.7
118-119	1	52.8	158.4	4.9	14.7
119-120	1	52.8	158.4	4.9	14.7
120-121	1	52.8	158.4	4.9	14.7
121-122	1	52.8	158.4	4.9	14.7
122-123	1	52.8	158.4	4.9	14.7
123-124	1	52.8	158.4	4.9	14.7
124-125	1	52.8	158.4	4.9	14.7
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187-188	1	52.8	158.4	4.9	14.7
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195-196	1	52.8	158.4	4.9	14.7
196-197	1	52.8	158.4	4.9	14.7
197-198	1	52.8	158.4	4.9	14.7
198-199	1	52.8	158.4	4.9	14.7
199-200	1	52.8	158.4	4.9	14.7
TOTAL	200	10560	31680	975	2925

MICHAEL GREEN ARCHITECTURE
535 W 3RD AVENUE, VANCOUVER BC
CANADA V6B 1V1

2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

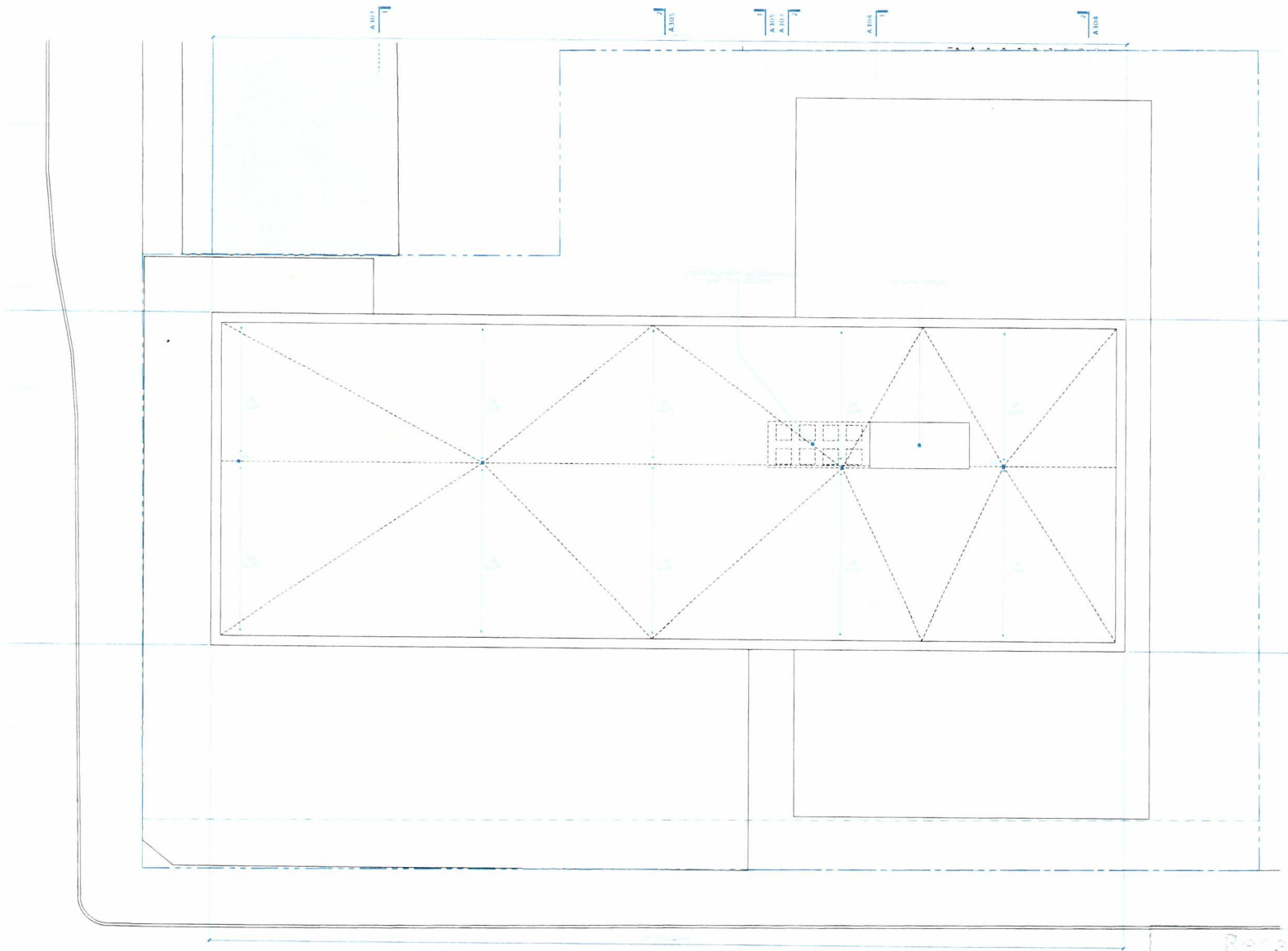
PARKWAY

1050 PANORAMA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A106
LEVEL 6 PLAN

1 LEVEL 6 PLAN
A106: 1/100

NOV 27 2019
Planning & Development Department
Permitting & Services Division



MGA

MICHAEL GREEN ARCHITECTURE
535 W 3RD AVENUE, VANCOUVER BC
CANADA V6B 1R8

2019-10-30 △ REVISED FOR REZONING
2019-09-13 △ REVISED FOR REZONING
2019-05-15 △ ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

100 TANGORA AVE • 1318 COOK STREET
VICTORIA BC
2018-001

A107
ROOF PLAN

Revised
City of Victoria
NOV 22 2019
Planning & Development Department
Development Services Division



SOUTH ELEVATION



EAST ELEVATION

MGA

MATERIALITY



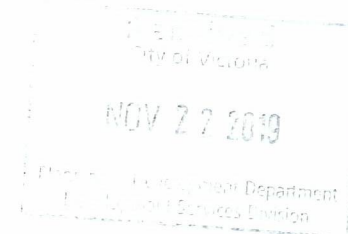
MICHAEL GREEN ARCHITECTURE
1150 GORDON AVENUE, VICTORIA, BC
CANADA V8V 1A4

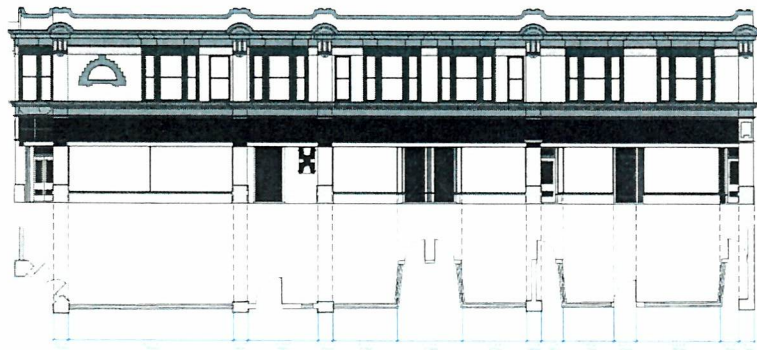
2019-10-30	△	REVISED FOR RECORDING
2019-11-13	△	REVISED FOR RECORDING
2019-11-13	△	ISSUED FOR RECORDING
DATE	REVISION	DESCRIPTION

PARKWAY

1050 PANDORA AVENUE - 15 RICHMOND STREET
VICTORIA, BC
2019-09

A201
ELEVATIONS

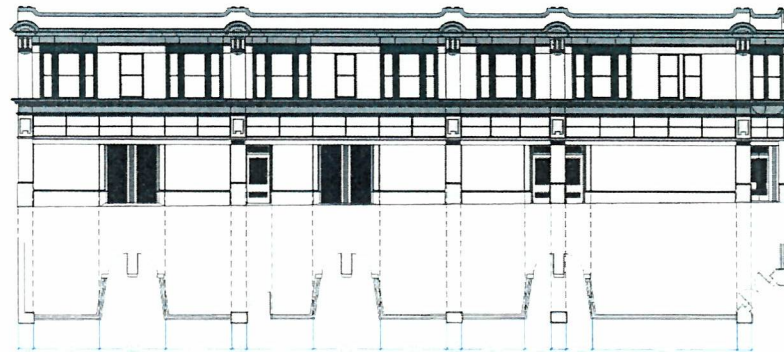




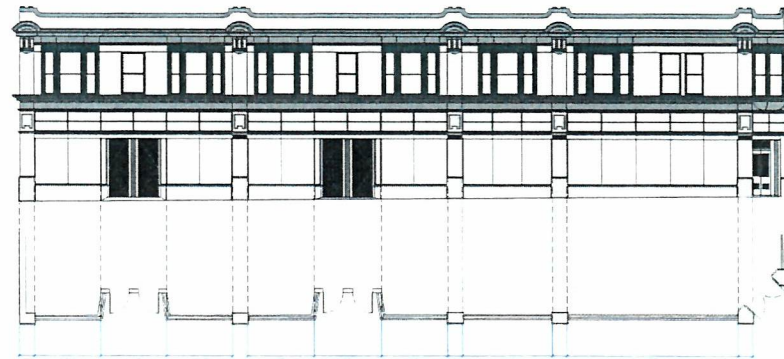
COOK ST ORIGINAL ELEVATION STUDY
1/12



COOK ST PROPOSED ELEVATION STUDY
1/12



PANDORA AVE ORIGINAL ELEVATION STUDY
1/12



PANDORA AVE PROPOSED ELEVATION STUDY
1/12

MGA

MATERIALITY

REAR COURTYARD (ORIGINAL)

REAR COURTYARD (PROPOSED)

REAR COURTYARD (PROPOSED)

REAR COURTYARD (PROPOSED)

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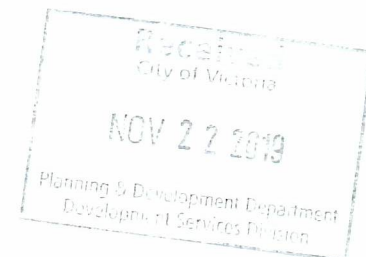
MICHAEL GREEN ARCHITECTURE
125 FREDERICK ST. VICTORIA BC
CANADA V8W 1P8

2019-10-30 REVISÉ POUR RÉVISION 3
2019-09-13 REVISÉ POUR RÉVISION 3
2019-05-15 REVISÉ POUR RÉVISION 3

DATE REVISION DESCRIPTION

PARKWAY

10504 PANDORA AVE - 11511 COOK STREET
VICTORIA BC
V8P 6J6



A203
HERITAGE ELEVATION STL

[illegible]

NEARBY

4004

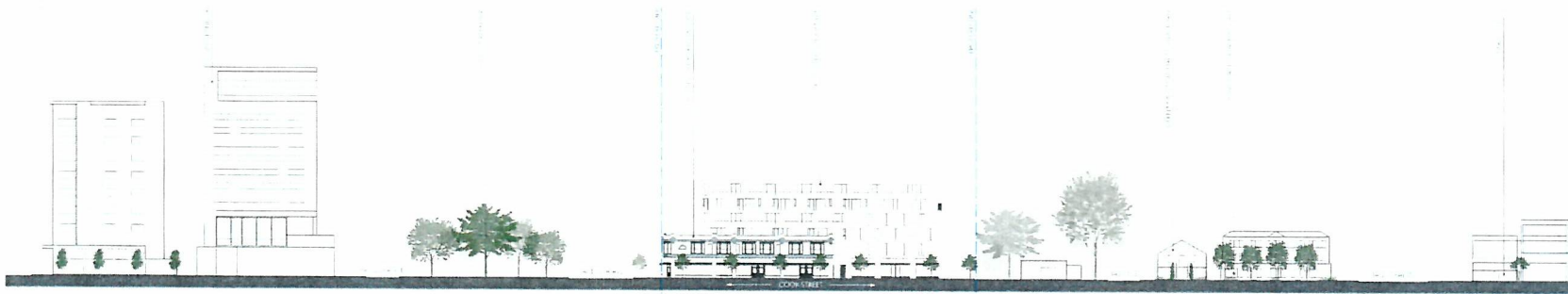
A204

FACADE STUDIES

A204
FACADE STUDIES



1 PANDORA AVENUE STREETSCAPE
A251 100'



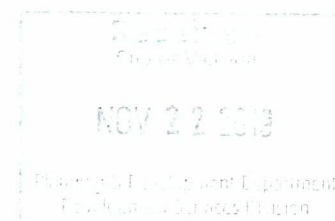
2 COOK STREET STREETSCAPE
A251 100'

MICHAEL GREEN ARCHITECTURE
1331 W 3RD AVENUE, VANCOUVER, BC
V6H 4G4 • 604.681.1110

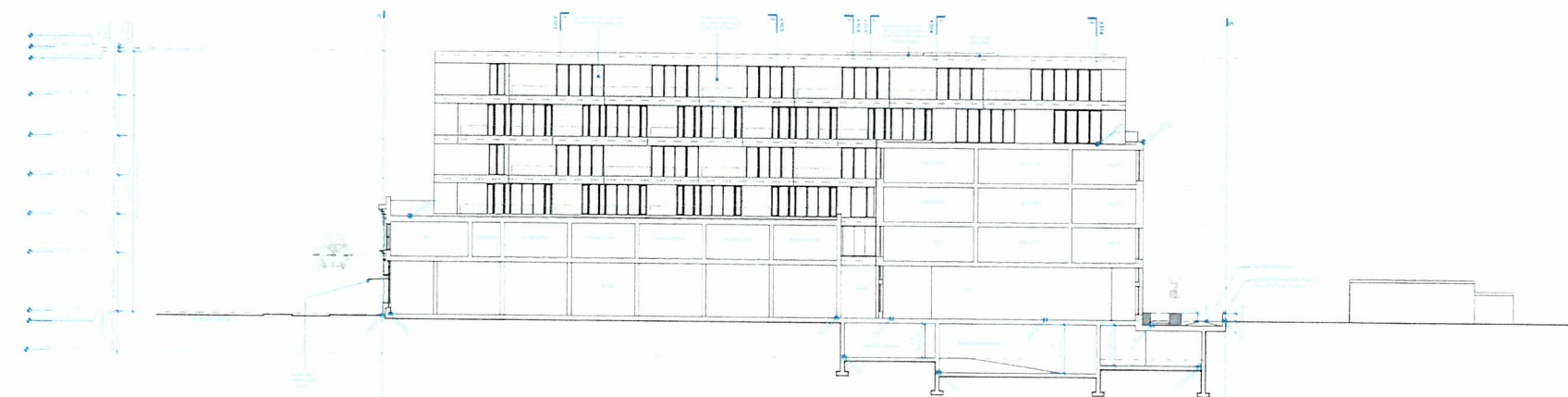
2019-10-30 REVISÉ POUR RÉVISION
2019-05-23 REVISÉ POUR RÉVISION
2019-05-04 REVISÉ POUR RÉVISION
DATE RÉVISION DESCRIPTION

PARKWAY

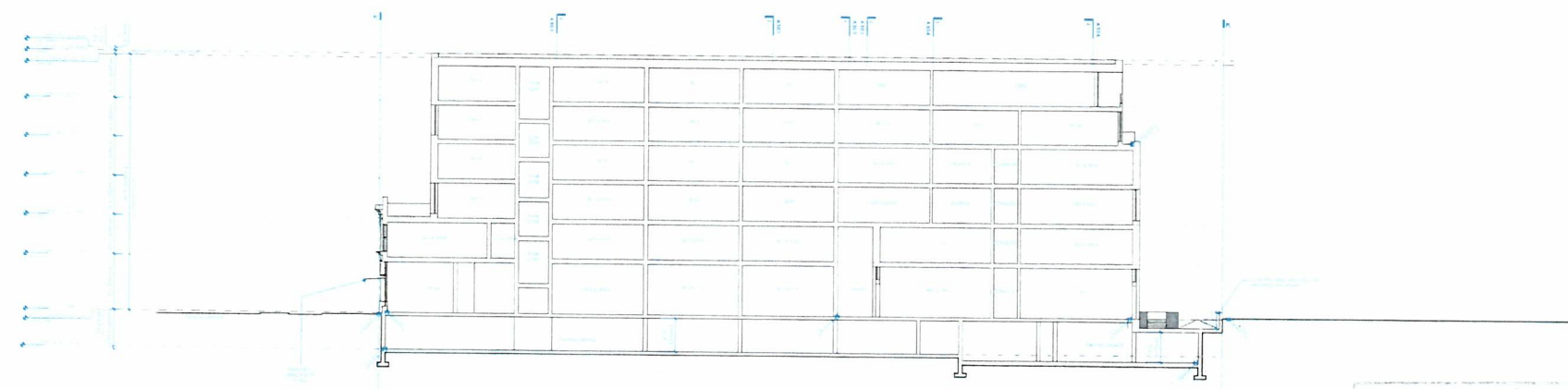
1050 PANDORA AVE - 1050 COOK STREET
VICTORIA, BC
V8P 9C9



A251
STREETSCAPE ELEVATION



SECTION LOOKING WEST THROUGH EXISTING BUILDING & NEW 4 STOREY VOLUME



SECTION LOOKING WEST THROUGH NEW 6 STOREY VOLUME

MGA

MATERIALITY

PERMANENTLY EXISTING BUILDING

PERMANENTLY EXISTING BUILDING

PERMANENTLY EXISTING BUILDING

PERMANENTLY EXISTING BUILDING

PERMANENTLY EXISTING BUILDING

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MICHAEL GREEN ARCHITECTURE
210 WARDEN AVENUE, VANCOUVER BC
CANADA V6V 1V5

22/04/10 △ REVISED FOR RECORDING
23/06/12 △ REVISED FOR RECORDING
10/02/15 △ ISSUED FOR RECORDING

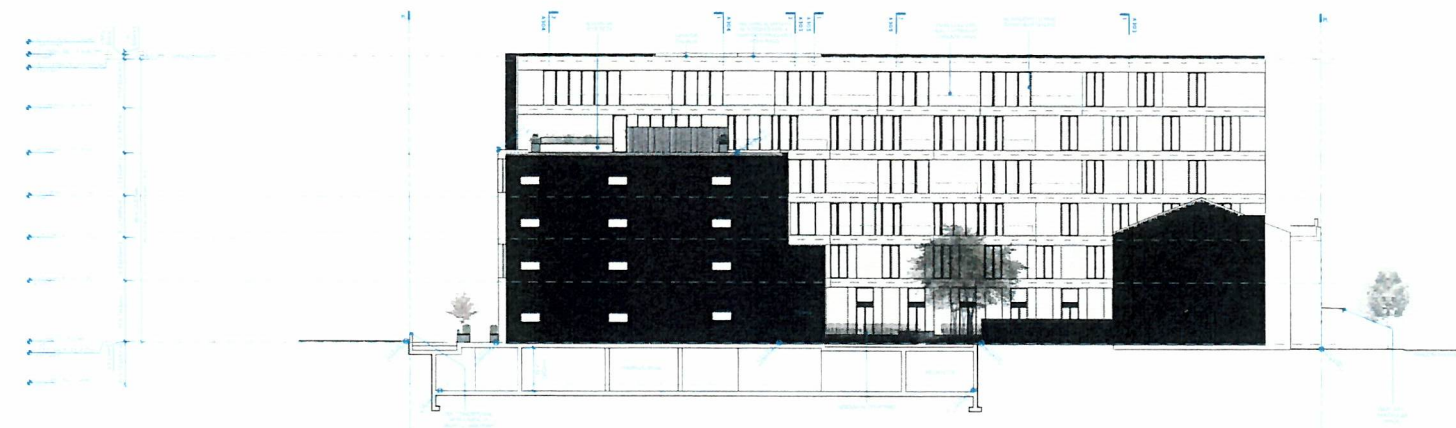
DATE REVISION DESCRIPTION

PARKWAY

100 PARKWAY AVE - 5th FLOOR STREET
VICTORIA BC
V8P 1K1

A301
SECTIONS

City of Victoria
NOV 22 2010
Planning & Development Department
Development Services Division



1 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME



2 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME & EXISTING BUILDING

MGA

MATERIALITY



MICHAEL GREEN ARCHITECTURE
555 W 10TH AVE UNIT 200
VICTORIA BC V8T 1B1

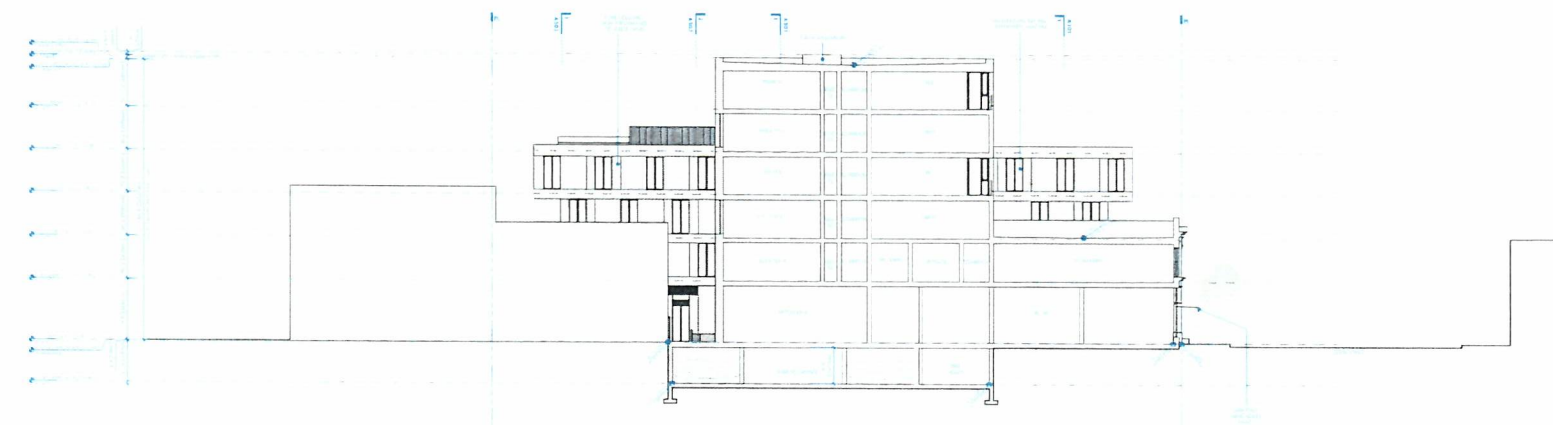
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2019-08-15	△	REVISED FOR REZONING
DATE	REVISION	DESCRIPTION

PARKWAY

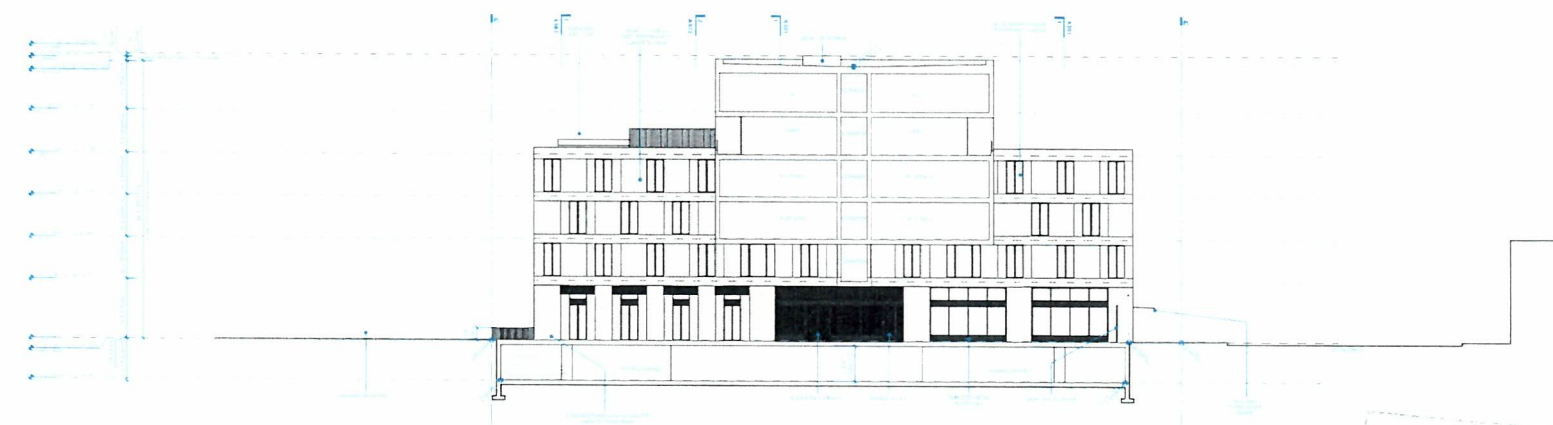
100 PANDORA AVE - 1115 CROOK STREET
VICTORIA BC
V8P 1G1

A302
SECTIONS

NOV 22 2019
Planning & Development Department
Development Services Division



1 SECTION LOOKING NORTH THROUGH EXISTING BUILDING & NEW 6 STOREY VOLUME



2 SECTION LOOKING NORTH THROUGH NEW 6 STOREY VOLUME

MGA

MATERIALITY



MICHAEL GREEN ARCHITECTURE
1330 W 52ND AVE, SUITE 100, VICTORIA, BC
V8N 4E1

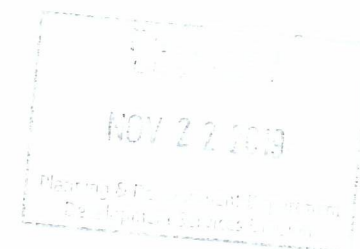
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2019-09-10 REVISION FOR RECORDING
2019-05-14 ISSUED FOR RECORDING

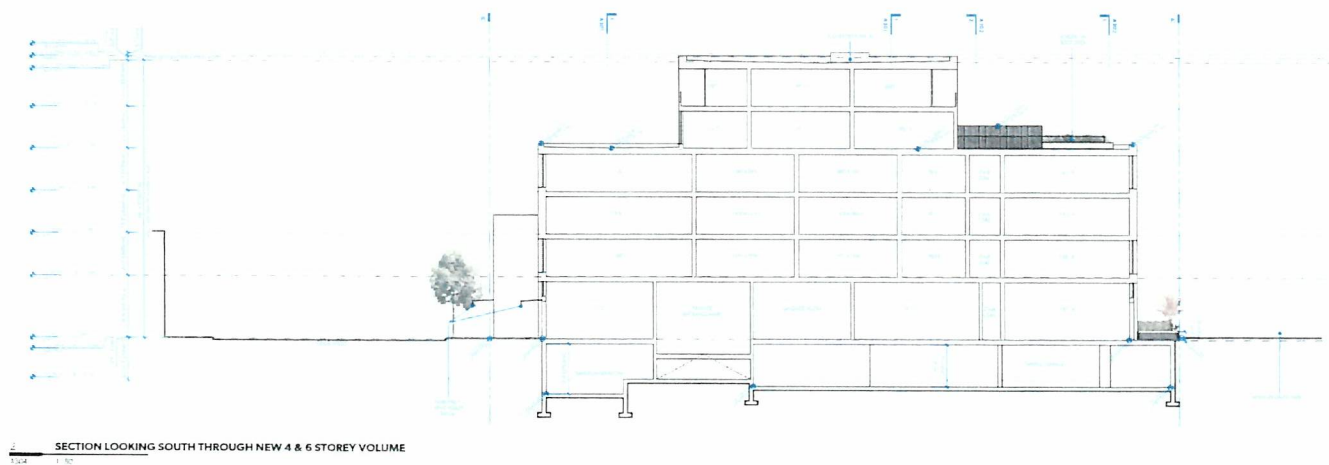
DATE REVISION DESCRIPTION

PARKWAY

1050 PARKWAY AVE - 1518 GLEN STREET
VICTORIA, BC
V8H 1G1

A303
SECTIONS





MGA

MATERIALITY



ROOF CLADDING (TYPICAL)
PREFINISHED ALUMINUM CLADDING



WOOD BALCONY FLOOR
2" DEEP RED OAK



EXTERIOR WALL CLADDING
PREFINISHED ALUMINUM CLADDING



EXTERIOR WALL CLADDING
PREFINISHED ALUMINUM CLADDING



EXTERIOR WALL CLADDING
PREFINISHED ALUMINUM CLADDING

EXTERIOR WALL CLADDING
PREFINISHED ALUMINUM CLADDING

MICHAEL GREEN ARCHITECTURE
1330 PANDORA AVE. 4TH FLOOR
VICTORIA BC
CANADA V8P 1P8

2016-03-30 REVISION FOR REVISIONS

2016-05-13 REVISION FOR REVISIONS

2016-05-15 REVISION FOR REVISIONS

DATE REVISION DESCRIPTION

PARKWAY

1330 PANDORA AVE. 4TH FLOOR
VICTORIA BC
2016-05-15

A304
SECTIONS





MGA

MATERIALS

[illegible]

TRANSFERRING CREDIT

502587 *Environ Monit Assess* 1996, 42: 1-12



9. $f(x) = \frac{1}{x}$



THESE DATA ARE AVAILABLE FROM THE
NATIONAL ARCHIVES, COLLEGE PARK, MARYLAND
AND THE NATIONAL ARCHIVES, COLLEGE PARK, MARYLAND
AND THE NATIONAL ARCHIVES, COLLEGE PARK, MARYLAND

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1R8

2019.12.31  REVISIT ECRISTON, 22019-09-13  REVISED FOR REZONING2016/05/18  ISSUED FOR RECONTRAG

DATE	REVISION	DESCRIPTION
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PARKWAY

1250 PANDORA AVE • 1518 LYON STREET

VICTORIA BC
M1B 0G1

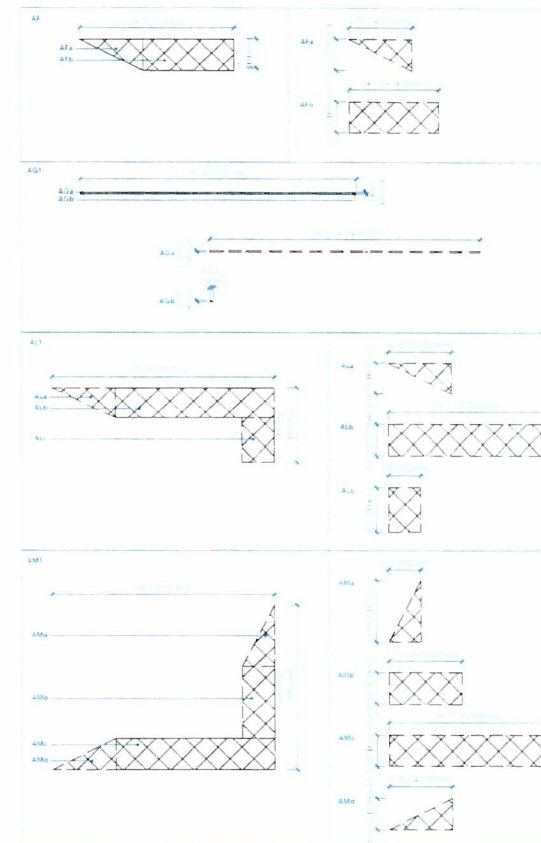
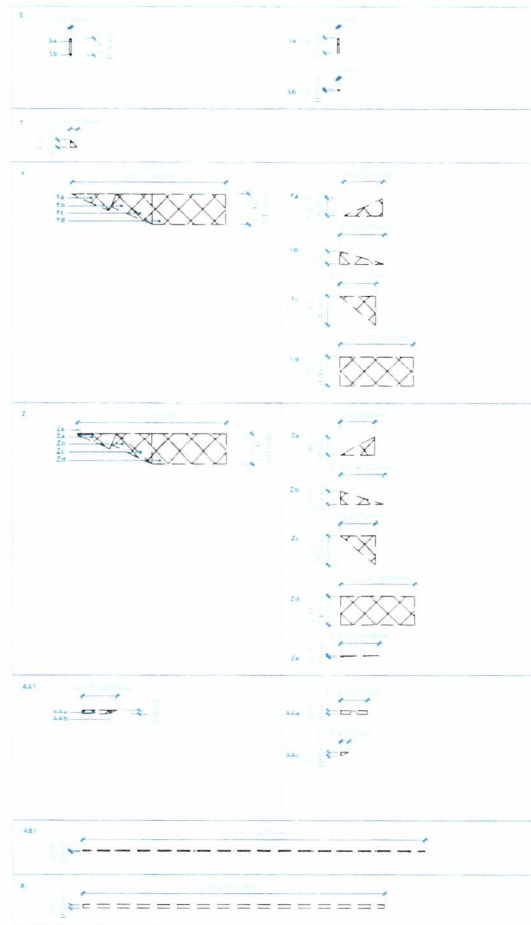
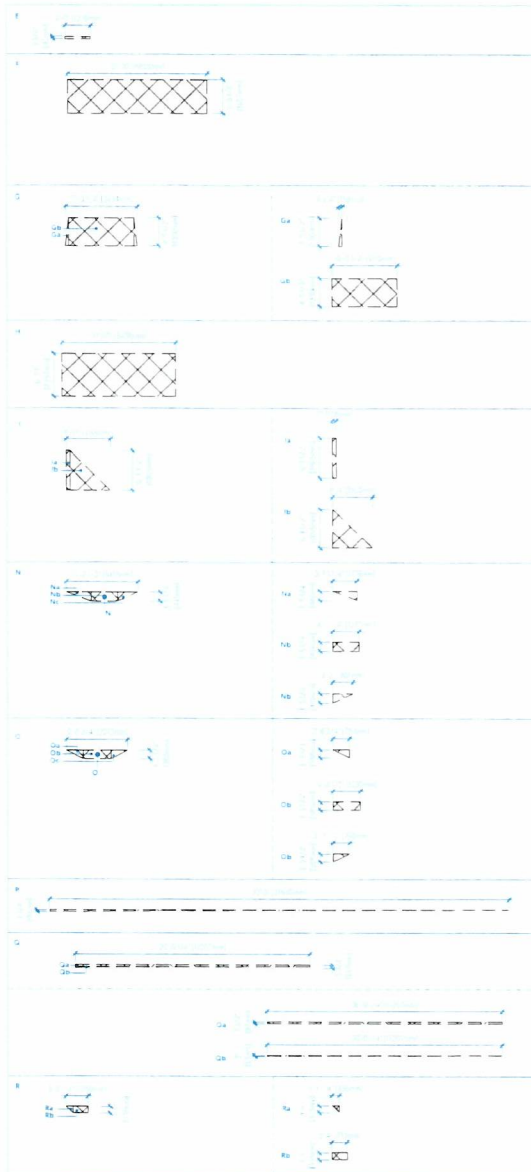
4225

A305

SECTIONS



A308



NOV 22 2018
Planning & Development Department
Development Services Unit

1 CALCULATIONS LEGEND

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE VANCOUVER BC
CANADA V6I 1T8

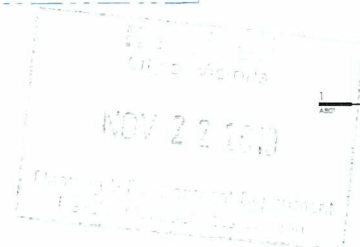
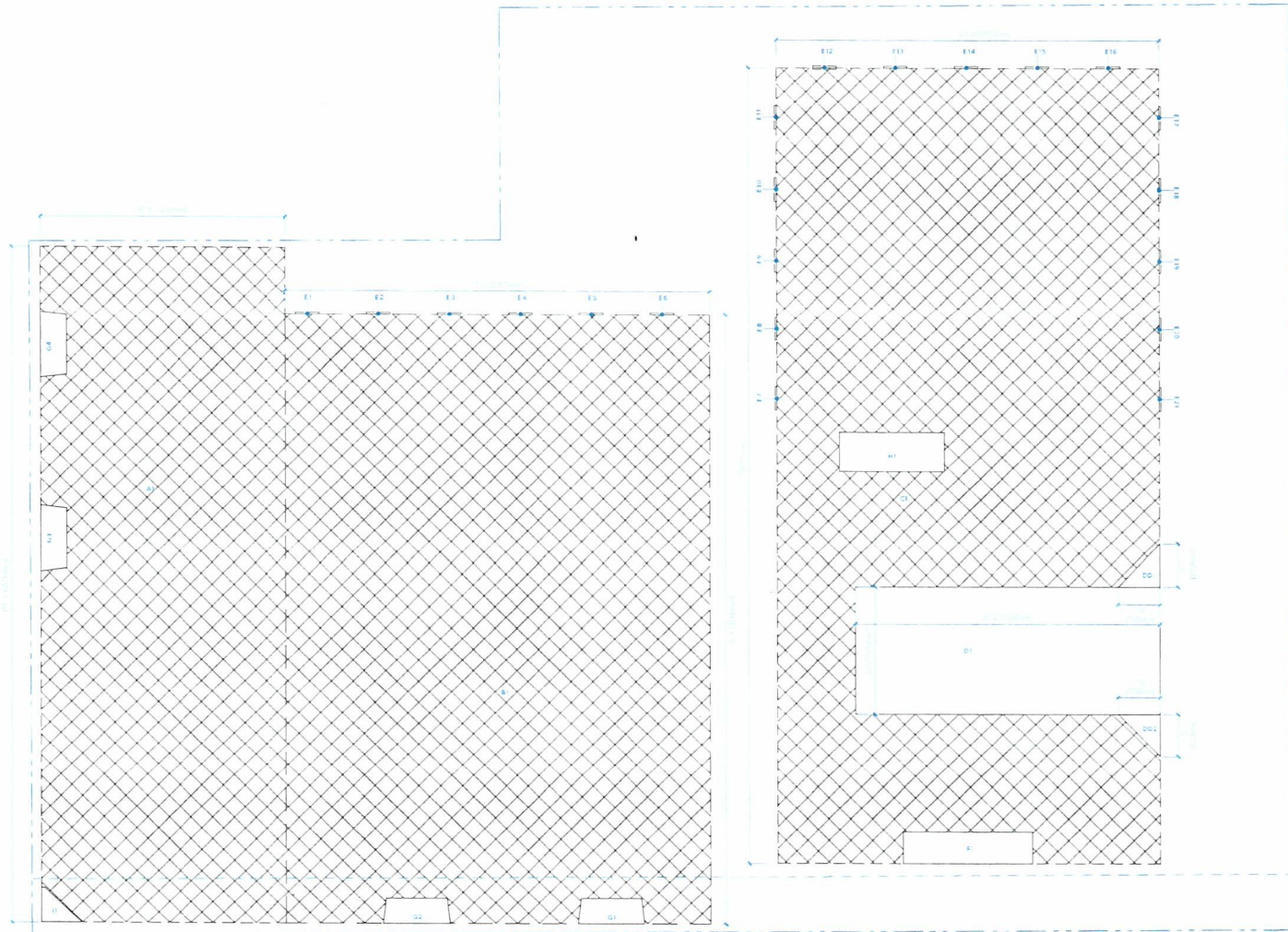
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2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING
DATE	REVISION	DESCRIPTION

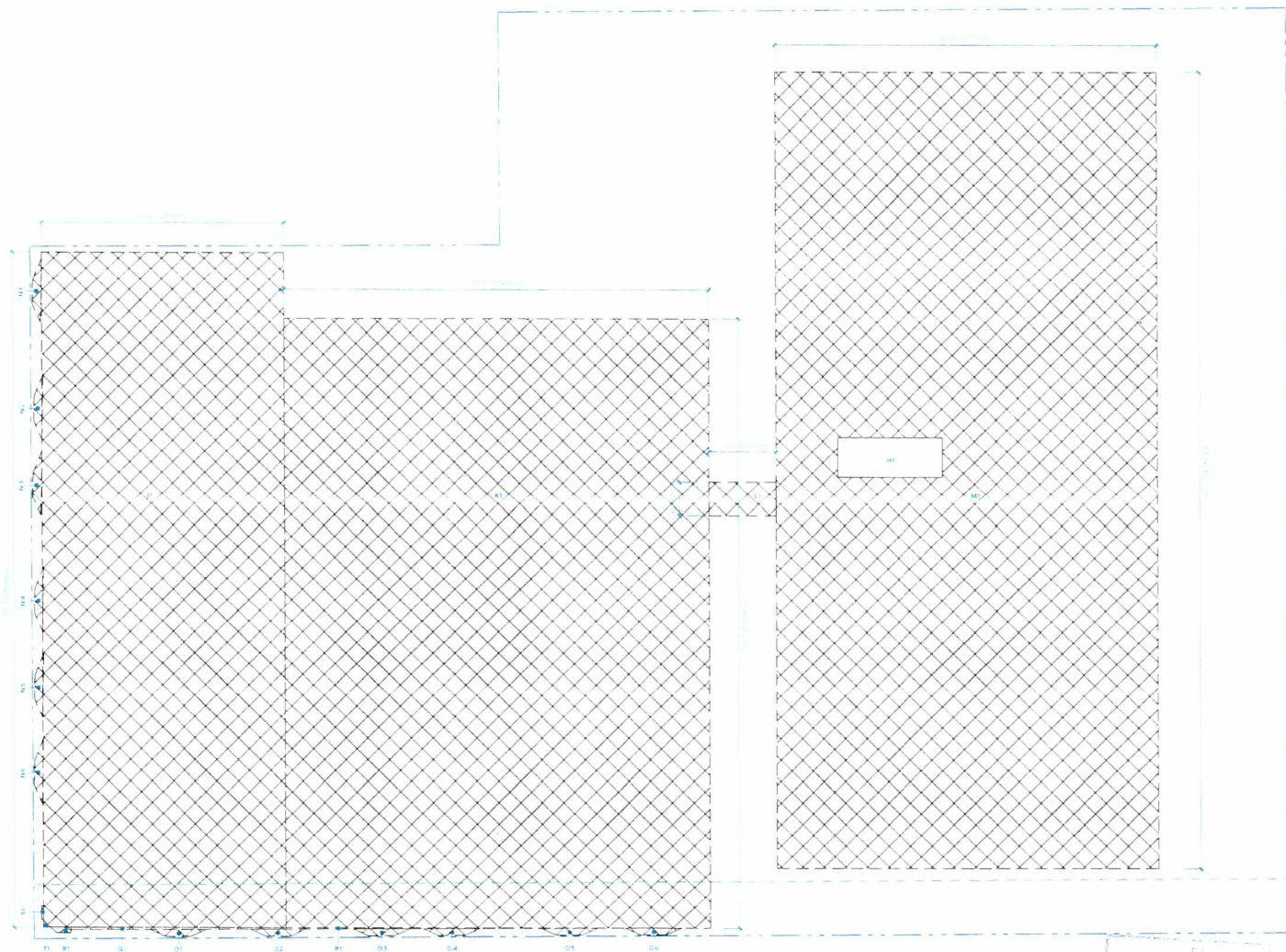
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A800
CALCULATIONS LEGEND

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR REZONING	2019-05-15	MG	MG
2	REVISED FOR REZONING	2019-09-13	MG	MG
3	REVISED FOR REZONING	2019-10-30	MG	MG





NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CEILING	SQ. FT.	1,000	1.00	1,000.00
2	FLOOR	SQ. FT.	1,000	1.00	1,000.00
3	WALL	SQ. FT.	1,000	1.00	1,000.00
4	DOOR	NO.	10	10.00	100.00
5	WINDOW	NO.	20	20.00	400.00
6	STAIR	SQ. FT.	100	1.00	100.00
7	ELEVATOR	SQ. FT.	100	1.00	100.00
8	MECHANICAL	SQ. FT.	100	1.00	100.00
9	ELECTRICAL	SQ. FT.	100	1.00	100.00
10	PLUMBING	SQ. FT.	100	1.00	100.00
11	PAINT	SQ. FT.	100	1.00	100.00
12	FINISH	SQ. FT.	100	1.00	100.00
13	LANDSCAPE	SQ. FT.	100	1.00	100.00
14	TOTAL				5,000.00

MGA

MICHAEL GREEN ARCHITECTURE
155 W 3RD AVENUE, E. VANCOUVER, BC
CANADA V6B 1B8

2019-10-30 REVISED FOR REZONING
2019-09-13 REVISED FOR REZONING
2019-05-15 ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE. + 15-B COOK STREET
VICTORIA, BC
V8P 6K7

A802
FSR LEVEL 2

NOV 22 2019
Plotted by: [illegible]
Printed by: [illegible]

FSR LEVEL 2
A802 1/100



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE VANCOUVER BC
CANADA V6J 1T8

2019-10-30		REVISED FOR REZONING
2019-09-13		REVISED FOR REZONING
2019-05-15		ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A803
FSR LEVEL 3

1 FSR LEVEL 3
A803 1.100



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2019-10-30		REVISED FOR REZONING
2019-09-13		REVISED FOR REZONING
2019-05-15		ISSUED FOR REZONING

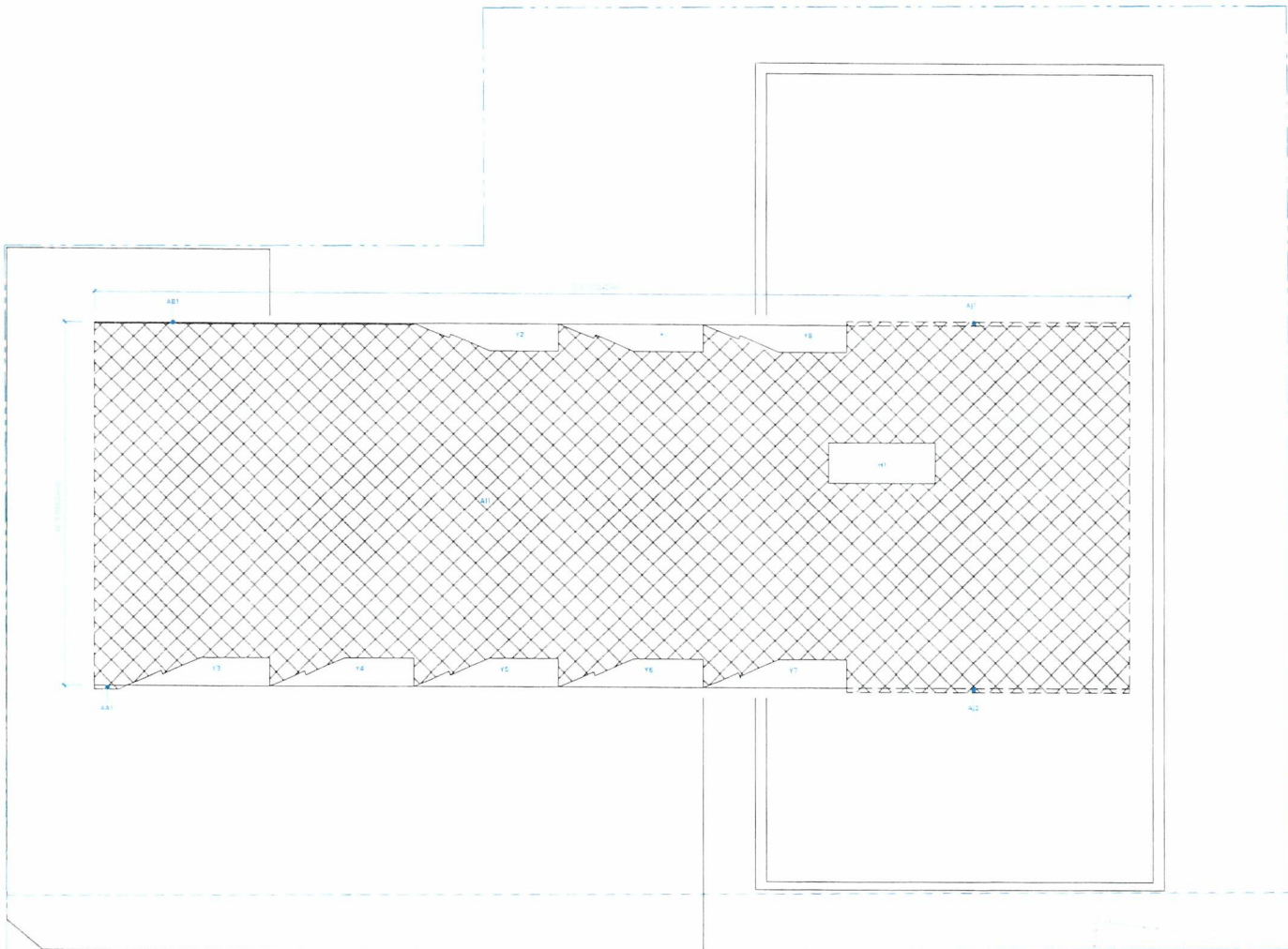
DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A804
FSR LEVEL 4

1 **FSR LEVEL 4**
AB04 1/100



DATE	2018-01-10	REVISION	1	DESCRIPTION	ISSUED FOR REZONING
DATE	2018-01-10	REVISION	2	DESCRIPTION	REVISED FOR REZONING
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DATE	2018-01-10	REVISION	4	DESCRIPTION	REVISED FOR REZONING
DATE	2018-01-10	REVISION	5	DESCRIPTION	REVISED FOR REZONING
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DATE	2018-01-10	REVISION	19	DESCRIPTION	REVISED FOR REZONING
DATE	2018-01-10	REVISION	20	DESCRIPTION	REVISED FOR REZONING

MGA
MICHAEL GREEN ARCHITECTURE

MICHAEL GREEN ARCHITECTURE
1335 W 3RD AVENUE VANCOUVER BC
CANADA V6J 1R

2019-10-30	△	REVISED FOR REZONING
2019-09-13	△	REVISED FOR REZONING
2019-05-15	△	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
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PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

A805
FSR LEVEL 5

1 FSR LEVEL 5
SCALE 1:100

FOR REVIEW
2018-01-10



MGA



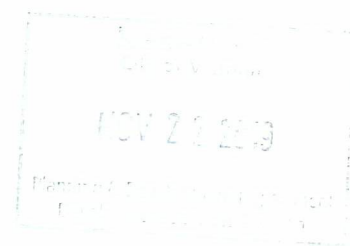
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1111 W. 3RD AVENUE, VANCOUVER, BC
CANADA V6H 2G6

2014-10-30	△	REVISED FOR RECORDING
2016-09-13	△	REVISED FOR RECORDING
2016-05-18	△	REVISED FOR RECORDING

DATE REVISION DESCRIPTION

PARKWAY

1010 PANDORA AVE + 1510 COOK STREET
VICTORIA BC
V8M 0K1



VIEW NORTHWEST FROM CORNER OF PANDORA & COOK

A811
3D RENDERS



MGA



MICHAEL GREEN ARCHITECTURE
1235 W 3RD AVENUE VANCOUVER BC
V6C 1A5

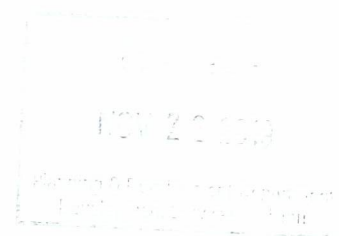
2018-10-30 REVISION FOR RECORDING
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2018-05-15 REVISION FOR RECORDING

DATE REVISION DESCRIPTION

PARKWAY

1030 FANDORA AVE & 15TH STREET
VICTORIA BC
V8S 0G1

A812
3D RENDERS



VIEW WEST THROUGH RESIDENTIAL MEWS



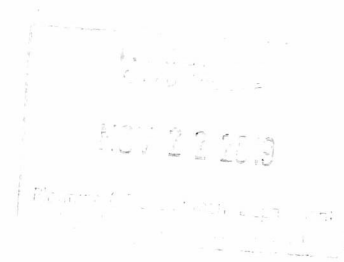
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1W7

2018-10-30  REVISED FOR RECORDING
2018-09-13  REVISED FOR RECORDING
2018-05-15  REVISED FOR RECORDING

DATE REVISION DESCRIPTION

PARKWAY

1030 FANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001



VIEW SOUTHWEST FROM COOK STREET
AR 1

A813
3D RENDERS



MGA



MICHAEL GREEN ARCHITECTURE
1535 W. 3RD AVENUE, VANCOUVER BC
V6C 1G4 TEL: 604.681.1010

2019-10-30	REVISION	REVISED FOR RECORDING
2019-09-13	REVISION	REVISED FOR RECORDING
2019-05-16	REVISION	REVISED FOR RECORDING
DATE	REVISION	DESCRIPTION

PARKWAY

1050 PARKWAY AVE + PARKWAY STREET
VICTORIA BC
V8P 1G1



VIEW EAST TO COURTYARD

A814
3D RENDERS



BALCONY STUDY
A316



MICHAEL GREEN ARCHITECTURE
1532 W. 3RD AVENUE NANAIMO BC
CANADA V9R 1B6

2015-10-30	REVISI	FOR REZONING
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2014-05-14	REVISI	FOR REZONING

DATE	REVISION	DESCRIPTION
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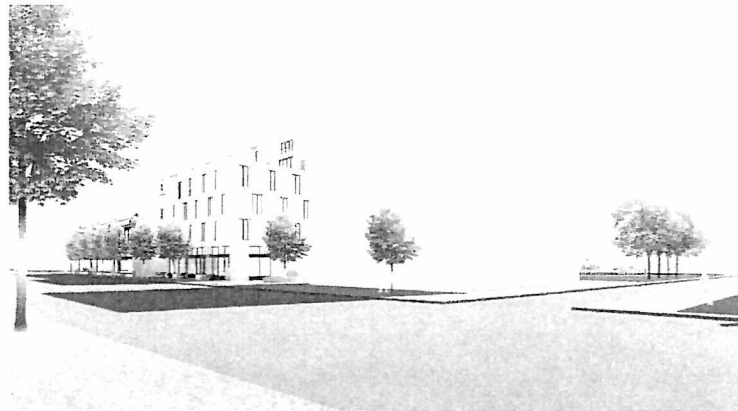
PARKWAY

1550 PANDORA AV + 15TH STREET
VICTORIA BC
T8P 0G1

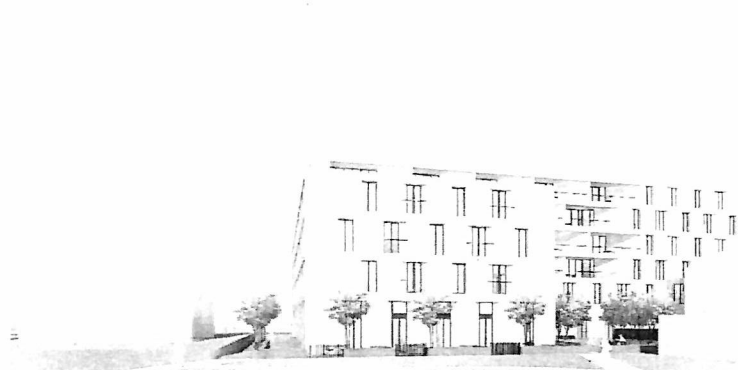
A815
3D RENDERS



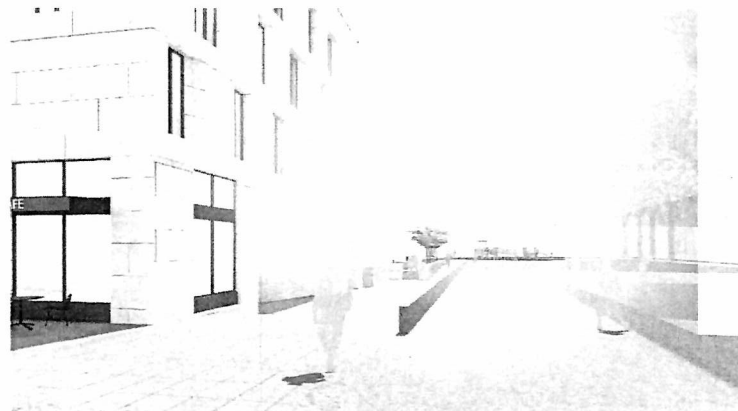
1 ADJACENT PROPERTY STUDY | VIEW WEST ACROSS COOK STREET
A817



2 ADJACENT PROPERTY STUDY | VIEW SOUTHWEST DOWN COOK STREET
A817

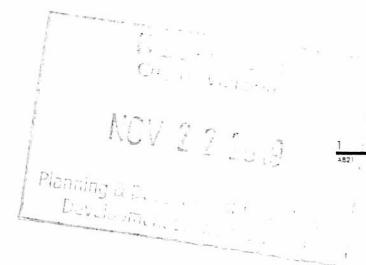
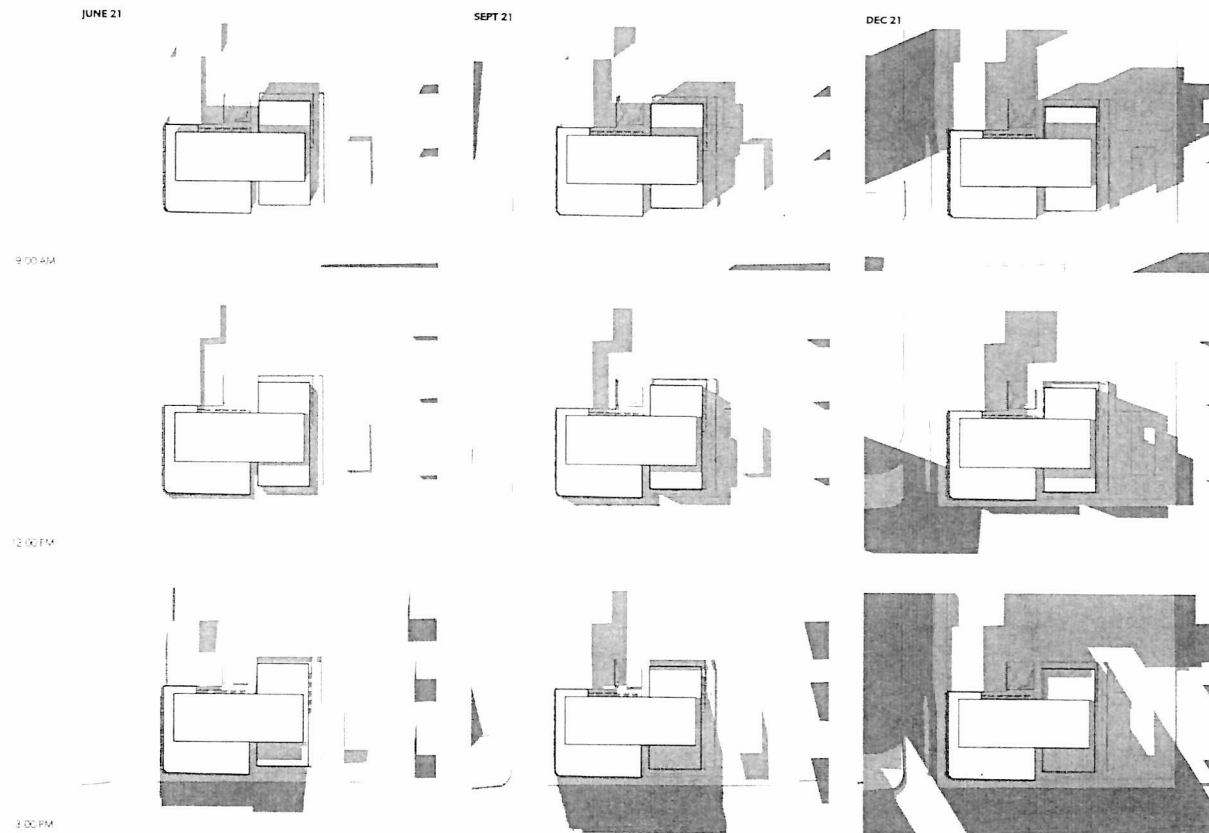


3 ADJACENT PROPERTY STUDY | VIEW EAST ACROSS FRANKLIN GREEN PARK
A817



4 ADJACENT PROPERTY STUDY | VIEW WEST ALONG NORTH WALKWAY
A817





SOLAR IMPACT ANALYSIS

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE VANCOUVER BC
CANADA V6J 1T8

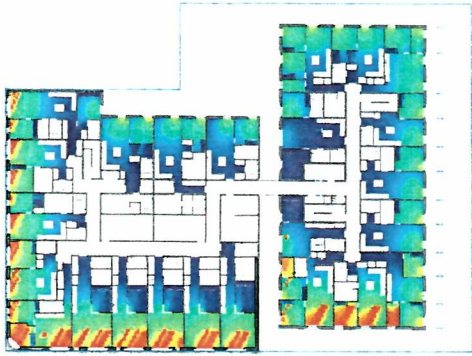
2019-10-30 △ REVISED FOR REZONING
2019-09-13 △ REVISED FOR REZONING
2019-05-15 △ ISSUED FOR REZONING

DATE REVISION DESCRIPTION

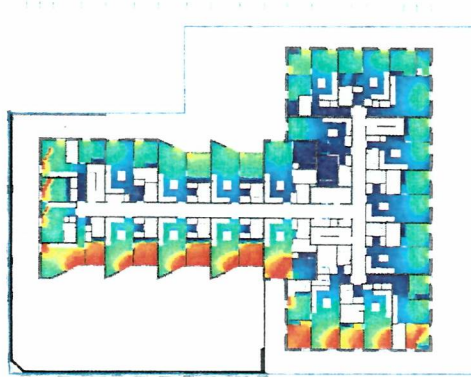
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA BC
2018-001

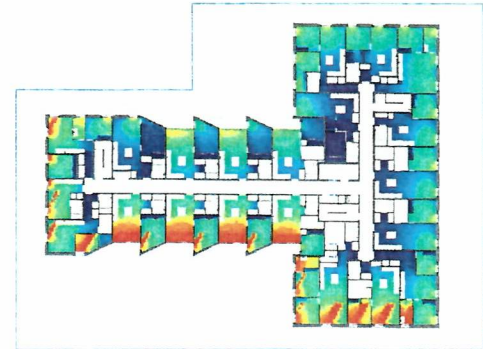
A821
SOLAR IMPACT ANALYSIS



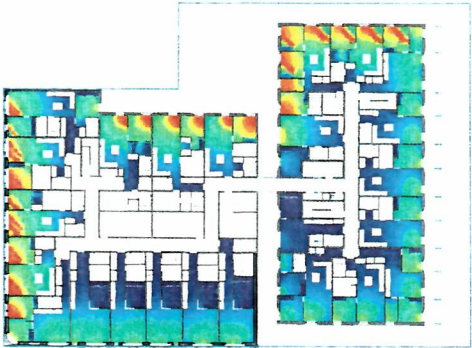
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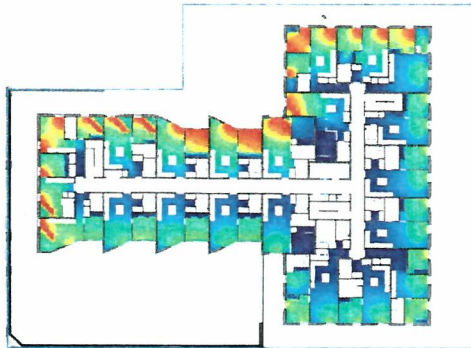
3 LEVEL 3, 9:00 AM, 24.67 (LUX)



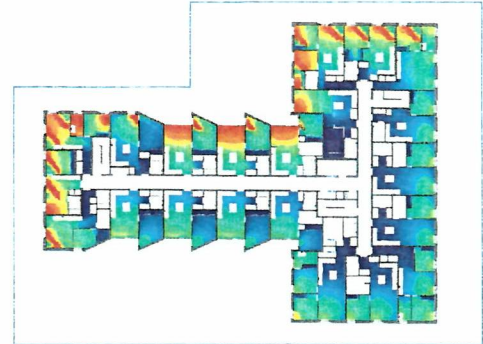
5 LEVEL 4, 9:00 AM, 34.83 (LUX)



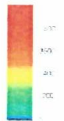
2 LEVEL 2, 3:00 PM, 14.50 (LUX)



4 LEVEL 3, 3:00 PM, 24.67 (LUX)



6 LEVEL 4, 3:00 PM, 34.83 (LUX)



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE VANCOUVER BC
CANADA V6J 1K8

10/16/10 10/16/10
20/10/20/10 20/10/20/10
20/10/20/10 20/10/20/10

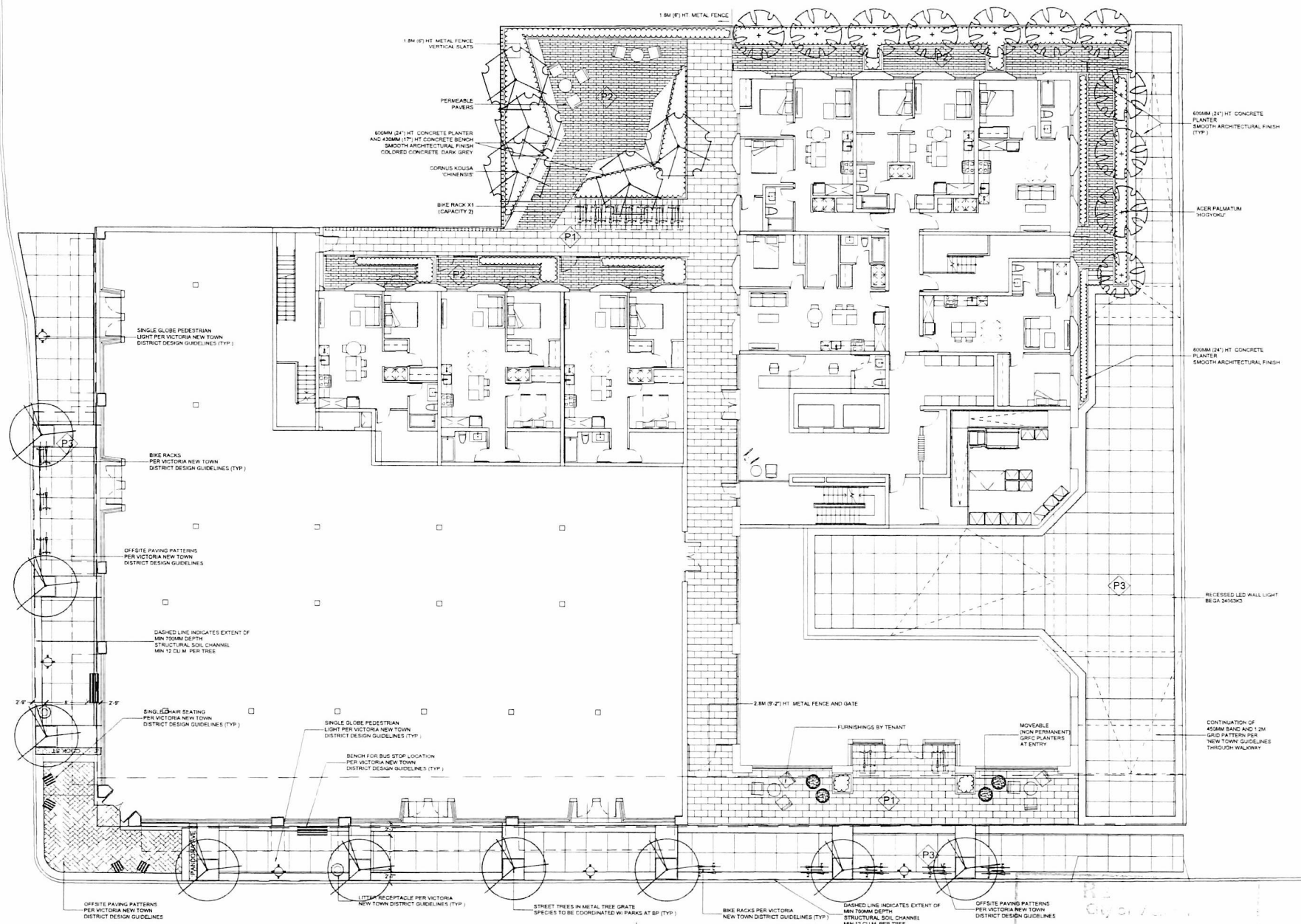
DATE: 10/16/10 DESIGNED BY: J.A.

PARKWAY

100 PARKWAY AVE • 1000 CLOAK STREET
VICTORIA BC
V8V 1Y1

A822
Illuminance Analysis

10/16/10
10/16/10
10/16/10



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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 51st Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604.294.0011 : f. 604.294.0022

SCALE:



6	10-MAY-21	REV. PER CITY COMMENTS	BA
7	10-OCT-23	NEW LAYOUT FOR PLAN	DB
8	10-OCT-23	REVISION	DB
9	10-OCT-23	NEW SITE PLANNING REQUEST	DB
10	10-OCT-23	MIN 12 MET	BA
11	10-SEP-27	REVISION	BA
12	10-SEP-27	REV. PER CITY COMMENTS	BA
13	10-JUL-29	REV. PER SUBMISSION	BA

NO. DATE REVISION DESCRIPTION DR

CLIENT

PROJECT

**PARKWAY
MIXED USE DEVELOPMENT**

1050 PANDORA AVENUE
VICTORIA, BC

DRAWING TITLE

**LANDSCAPE
PLAN**

DATE 19-JUL-10 DRAWING NUMBER

SCALE 1:100

DRAWN BA

DESIGN BA

CHECKED

L1

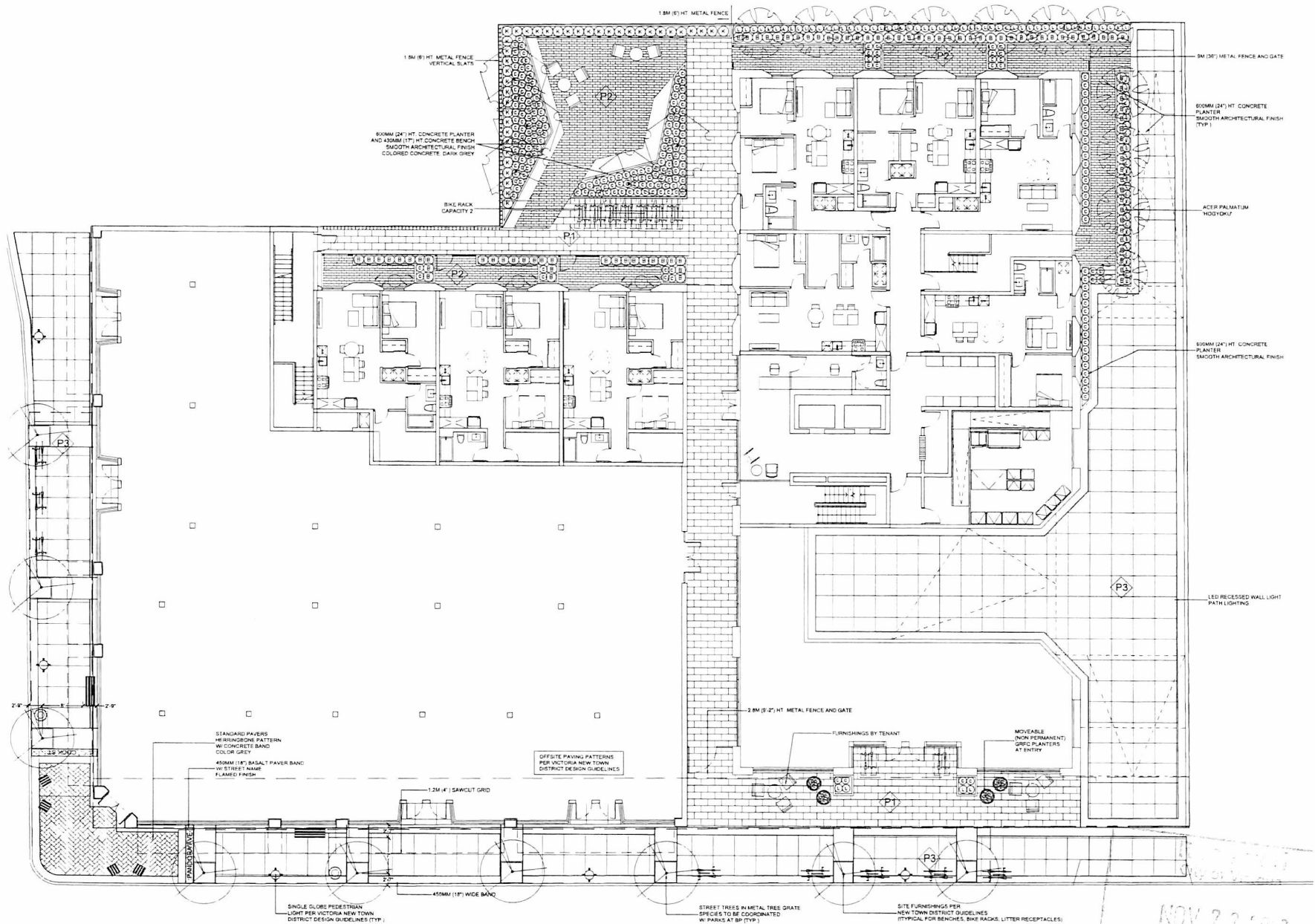
OF 6

PMG PROJECT NUMBER

18240

18240-4-20

NOV 22 2013
Planning & Design
Landscape Architecture



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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 5th Creek Drive
Burnaby, British Columbia, V5C 6G3
p. 604 294-0011 f. 604 294-0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR
1	19 JUL 10	REV. PER CITY COMMENTS	BA
2	19 OCT 10	REV. PER CITY COMMENTS	BA
3	19 OCT 10	REV. PER CITY COMMENTS	BA
4	19 OCT 10	REV. PER CITY COMMENTS	BA
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65	19 OCT 10	REV. PER CITY COMMENTS	BA
66	19 OCT 10	REV. PER CITY COMMENTS	BA
67	19 OCT 10	REV. PER CITY COMMENTS	BA
68	19 OCT 10	REV. PER CITY COMMENTS	BA
69	19 OCT 10	REV. PER CITY COMMENTS	BA
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71	19 OCT 10	REV. PER CITY COMMENTS	BA
72	19 OCT 10	REV. PER CITY COMMENTS	BA
73	19 OCT 10	REV. PER CITY COMMENTS	BA
74	19 OCT 10	REV. PER CITY COMMENTS	BA
75	19 OCT 10	REV. PER CITY COMMENTS	BA
76	19 OCT 10	REV. PER CITY COMMENTS	BA
77	19 OCT 10	REV. PER CITY COMMENTS	BA
78	19 OCT 10	REV. PER CITY COMMENTS	BA
79	19 OCT 10	REV. PER CITY COMMENTS	BA
80	19 OCT 10	REV. PER CITY COMMENTS	BA
81	19 OCT 10	REV. PER CITY COMMENTS	BA
82	19 OCT 10	REV. PER CITY COMMENTS	BA
83	19 OCT 10	REV. PER CITY COMMENTS	BA
84	19 OCT 10	REV. PER CITY COMMENTS	BA
85	19 OCT 10	REV. PER CITY COMMENTS	BA
86	19 OCT 10	REV. PER CITY COMMENTS	BA
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88	19 OCT 10	REV. PER CITY COMMENTS	BA
89	19 OCT 10	REV. PER CITY COMMENTS	BA
90	19 OCT 10	REV. PER CITY COMMENTS	BA
91	19 OCT 10	REV. PER CITY COMMENTS	BA
92	19 OCT 10	REV. PER CITY COMMENTS	BA
93	19 OCT 10	REV. PER CITY COMMENTS	BA
94	19 OCT 10	REV. PER CITY COMMENTS	BA
95	19 OCT 10	REV. PER CITY COMMENTS	BA
96	19 OCT 10	REV. PER CITY COMMENTS	BA
97	19 OCT 10	REV. PER CITY COMMENTS	BA
98	19 OCT 10	REV. PER CITY COMMENTS	BA
99	19 OCT 10	REV. PER CITY COMMENTS	BA
100	19 OCT 10	REV. PER CITY COMMENTS	BA

CLIENT

PROJECT

**PARKWAY
MIXED USE DEVELOPMENT**
1050 PANDORA AVENUE
VICTORIA, BC

DRAWING TITLE
**SHRUB
PLAN**

DATE 19 JUL 10 DRAWING NUMBER
SCALE 1:100
DRAWN BA
DESIGN BA
CHECKD
OF 6

PMG PROJECT NUMBER 18240.4.21

NOV 22 2010
Planned for construction
by [illegible]
[illegible]

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SEAL

8	18 NOV 22	REV PER CITY COMMENTS	BA
7	18 OCT 22	NEW GRADING FLOOR PLAN	SE
6	18 OCT 22	REVISION	SE
5	18 OCT 22	NEW SITE PLAN/ILLUSTRATION REQUEST	SE
4	18 OCT 22	NEW TOILET	BA
3	18 SEP 22	REVISION	BA
2	18 SEP 22	REVISION	BA
1	18 JUL 22	REV PER CITY COMMENTS	BA
	18 JUL 22	UNAPPROVED	BA
NO	DATE	REVISION DESCRIPTION	DR

CLIENT

PROJECT

**PARKWAY
MIXED USE DEVELOPMENT**
1050 PANDORA AVENUE
VICTORIA, BC

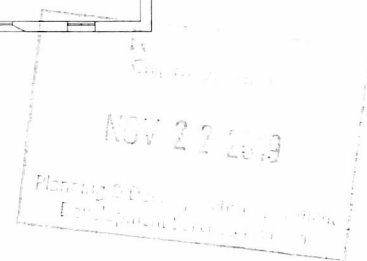
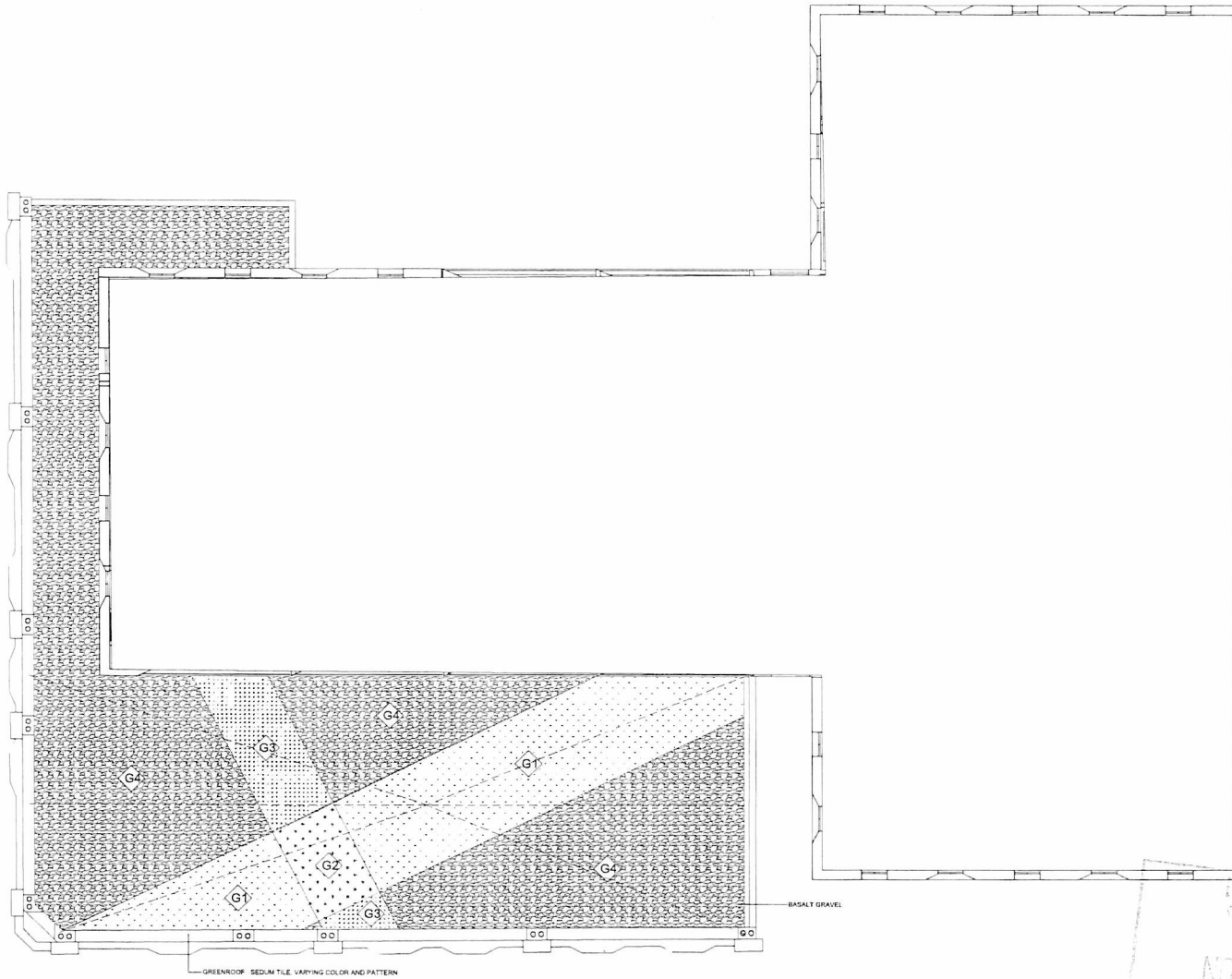
DRAWING TITLE

**LEVEL 3
ROOF LANDSCAPE**

DATE: 19 JUL 10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHKD: OF 5

L4

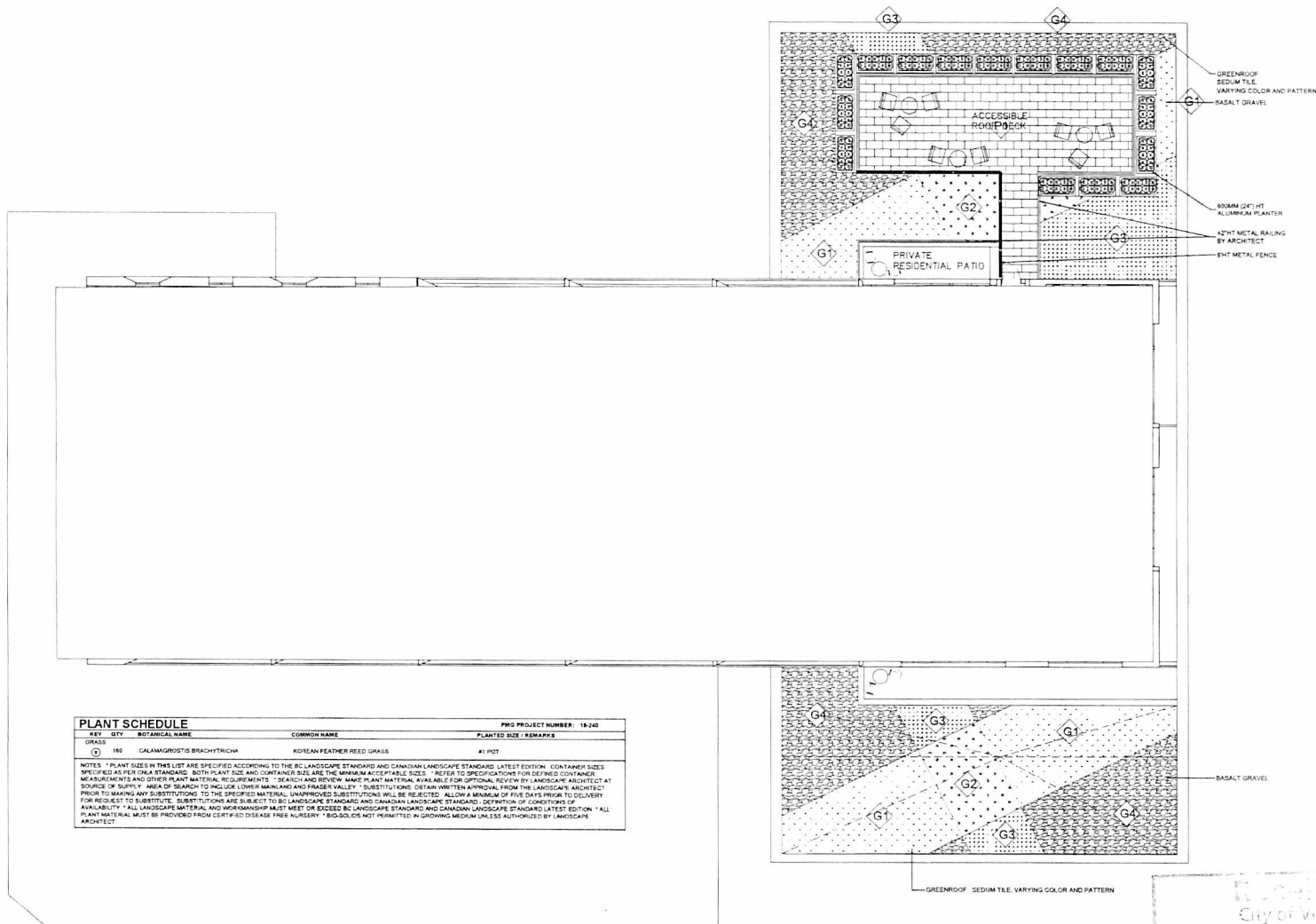
18240-8-2P PMG PROJECT NUMBER: 18240



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SEAL



PLANT SCHEDULE				PMG PROJECT NUMBER: 18240
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
G1	160	SEDUM MURDANENSE	KOREAN FEATHER REED GRASS	#1 POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW WANTED PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OR SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				

8	18 NOV 21	REV PER CITY COMMENTS	BA
7	18 OCT 21	NEW GROUND FLOOR PLAN	DR
6	18 OCT 21	REVISION	DR
5	18 OCT 21	NEW SITE PLANNING LAYOUT REQUEST	DR
4	18 OCT 21	ADN TO SET	BA
3	18 SEP 21	REVISION	BA
2	18 SEP 21	REV PER CITY COMMENTS	BA
1	18 JUL 20	3RD BP SUBMISSION	BA

NO DATE REVISION DESCRIPTION DR

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PROJECT

**PARKWAY
MIXED USE DEVELOPMENT**
1050 PANDORA AVENUE
VICTORIA, BC

DRAWING TITLE
**LEVEL 5
ROOF LANDSCAPE**

DATE: 19 JUL 10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: BA
DESIGN: BA
CHKD: OF 6

PMG PROJECT NUMBER: 18240

