

CONTACT INFORMATION

REGISTERED OWNER

Capital Region Housing Corporation (CRHC)
621 Fisgard Street
Victoria B.C.
V8W 2S6

Paul Kison
tel: 250 416 1493
fax: 250 361 4370
pkison@crhc.bc.ca

ARCHITECT

De Hong & Kieruff architects
977 Fort Street
Victoria BC
V8V 3K3

Charles Kieruff
tel: 250 658-3367
fax: 250 618-3397
ck@dhka.ca

LANDSCAPE ARCHITECT

LAOR Landscape Architects
28-485 Dupplin Road
Victoria BC
V8T 1B8

Bev Wendack
tel: 250 595-0165
email: bwendack@laor.ca

CIVIL ENGINEER

Gwai Engineering
4850 Garbally Road
Victoria BC
V8T 2J9

Gorey Brown
tel: 250 586-0049
email: gbrown@gwaieng.com

PROJECT INFORMATION

CIVIC ADDRESS:
310-338 MICHIGAN STREET, VICTORIA, BC

LEGAL DESCRIPTION:
Lot A of Lots 1864, 1871 - 1875, Victoria City
Plan 42136 (P.I.D. 001-225-197)

SITE AREA: 5,074.1 SM

PROJECT DESCRIPTION:
THE CURRENT DEVELOPMENT CONSISTS OF FOUR MULTI-FAMILY RESIDENTIAL BUILDINGS ABOVE A SINGLE STOREY PARKADE. THE PROPOSED DEVELOPMENT WILL RETAIN ONE OF THE EXISTING BUILDINGS, DEMOLISH THREE OF THE BUILDINGS, AND CONSTRUCT TWO NEW FOUR STOREY MULTI-FAMILY RESIDENTIAL BUILDING ABOVE THE EXISTING PARKADE. THE PORTION OF THE EXISTING PARKADE BELOW THE NEW BUILDING WILL BE PARTIALLY DEMOLISHED AND RECONSTRUCTED IN ORDER TO SUPPORT THE NEW DEVELOPMENT. ALL UNITS WITHIN BOTH THE PROPOSED AND EXISTING TO REMAIN WILL BE AFFORDABLE DWELLING UNITS TO BE SECURED IN PERPETUITY THROUGH LEGAL AGREEMENT

BUILDING HEIGHT
4 STOREYS
12.88 M
(14.76 M AS MEASURED FROM AVERAGE GRADE)

BUILDING AREA
EXISTING TO REMAIN - 342.3 SM
PROPOSED WEST BUILDING - 1001.0 SM
PROPOSED EAST BUILDING - 797.2 SM
PARKADE - 3165 SM

RESIDENTIAL UNIT SUMMARY

EXISTING TO REMAIN	PROPOSED	TOTAL
STUDIO 0	3 (35-44 SM)	3
STUDIO ACCESSIBLE 0	4 (43 SM)	4
1 BEDROOM 5	30 (46-50 SM)	35
1 BED ACCESSIBLE 0	3 (55-58 SM)	3
2 BEDROOM 3	47 (68-78 SM)	50
3 BEDROOM 1	10 (89-91 SM)	11
TOTAL 9	97	106

VICTORIA ZONING BYLAW SUMMARY

ZONING:
EXISTING - R-1/2 MULTIPLE DWELLING DISTRICT
PROPOSED - R1/2 MULTIPLE DWELLING DISTRICT WITH VARIANCES

USES:
RESIDENTIAL
STORAGE (PARKADE)

DEVELOPMENT PERMIT AREA: DPA 16

SITE AREA: 5,074.1 SM

FLOOR SPACE RATIO
EXISTING TO REMAIN 0.16 1 FSR (796 SM/5074.1 SM)
PROPOSED 1.40 1 FSR (7122 SM/5074.1 SM)
TOTAL 1.56 1 FSR (7920 SM/5074.1 SM)

SITE COVERAGE
EXISTING TO REMAIN 6.6% (342.3 / 5074.1 SM)
PROPOSED 36.7% (1035+825 / 5074.1 SM)
SITE COVERAGE TOTAL 43.3%

OPEN SITE SPACE: 55.3%

AVERAGE GRADE: 5.52 M (GEODETTIC)
See Site Plan for Grade Calculation

HEIGHT OF BUILDING 14.76 M (FROM AVERAGE GRADE)

NUMBER OF STOREYS 4 STOREYS

PARKING
REQUIRED 57 resident + 11 visitor = 68
PROPOSED 70

BICYCLE PARKING
REQUIRED 131 long-term + 11 short-term
PROVIDED 131 long-term + 11 short-term

SETBACKS
FRONT (Michigan Street) 5.50 m
REAR (North) 5.78 m
SIDE (East) 6.3 m
SIDE (West) 8.3 m

BUILDING CODE SUMMARY

REFERENCE DOCUMENT:
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL (FLOORS 1-4)
GROUP F - DIVISION 2 - LOW HAZARD INDUSTRIAL (PARKADE)

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE OCCUPANCIES ABOVE AND ADJACENT BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 M
ALLOWABLE AREA - 2250 SM (BASED ON FOUR STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

ACTUAL SIZE AND CONSTRUCTION

PARKADE -
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 3165 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

PROPOSED BUILDING -
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 4 STOREYS, 12.88 M
AREA - 1844 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

DRAWING INDEX

ARCHITECTURAL
A001 PROJECT INFORMATION
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A100 DEMOLITION PLAN
A101 PARKADE PLAN
A102 SUSPENDED SLAB PLAN
A201 ARCHITECTURAL SITE PLAN
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A204 L4 PLAN
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A251 ENLARGED PARKADE PLAN - EAST
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A253 ENLARGED L2-3 PLANS - WEST BUILDING
A254 ENLARGED L4 PLAN - WEST BUILDING
A255 ENLARGED L1 PLAN - EAST BUILDING
A256 ENLARGED L2-4 PLANS - EAST BUILDING
A301 SECTIONS - WEST BUILDING
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A501 PERSPECTIVES
A505 SHADOW STUDIES
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CIVIL
CONCEPTUAL SERVING PLAN

LANDSCAPE
L1 LANDSCAPE CONCEPT PLAN
L2 TREE PRESERVATION PLAN



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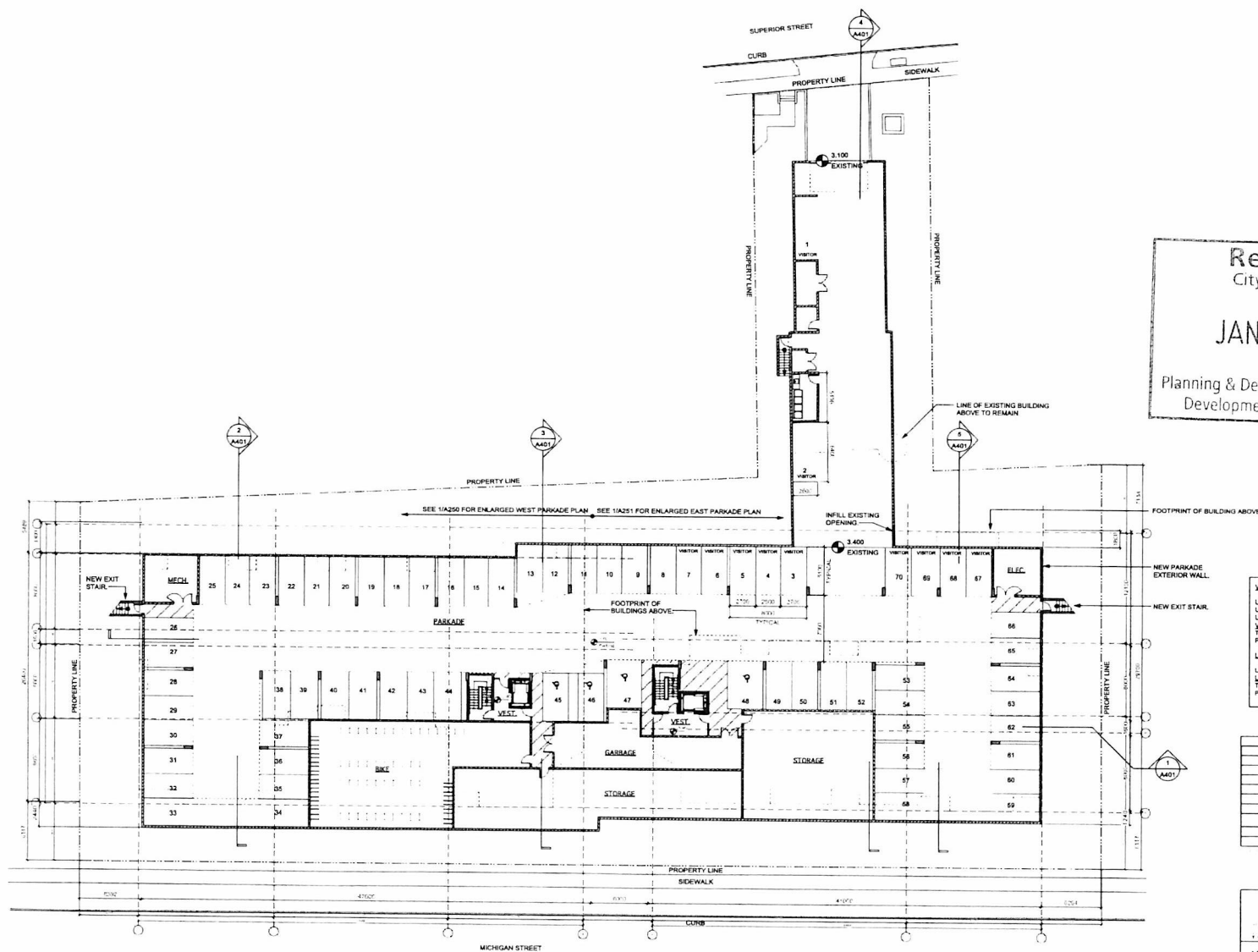
ISSUED FOR
DEVELOPMENT VARIANCE

de Hong & Kieruff architects	
Project Address: 310-338 Michigan St, Victoria BC	
Project Name: 310-338 Michigan St	
Project Data	
Project Number: A001	Project Date: 2020-01-21

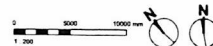
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VEHICLE PARKING CALCULATION	
UNITS < 45 SM	7 X .2 = 1
UNITS 45-70 SM	76 X .5 = 38
UNITS > 70 SM	23 X .75 = 17
VISITOR	106 X .1 = 11
TOTAL REQUIRED	67
PROVIDED	70

LONG TERM BIKE PARKING CALCULATION	
UNITS < 45 SM	5 X 1 = 5
UNITS > 45 SM	101 X 1.25 = 126
TOTAL REQUIRED	131
PROVIDED	131

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1 Parkade
A101 Scale: 1:200



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Site plan for 100 Superior Street, showing property lines, existing building, and proposed parking area. The plan includes labels for 'SUPERIOR STREET', 'MICHIGAN STREET', 'PROPERTY LINE', 'CURB', 'SIDEWALK', 'EXISTING BUILDING TO REMAIN', 'NEW EXISTING SLAB TO REMAIN', 'PERIMETER OF PARKADE', 'PERIMETER OF PARKADE BELOW', and 'PERIMETER OF PARKADE ABOVE'. Elevation markers include '6.500 (E) TOP OF EXISTING SLAB', '7.40 TOP OF SLAB', '6.75 LT', and '6.75 TOP OF SLAB'. A north arrow is also present.

1
A102

Suspended Slab Plan
Scale: 1:200

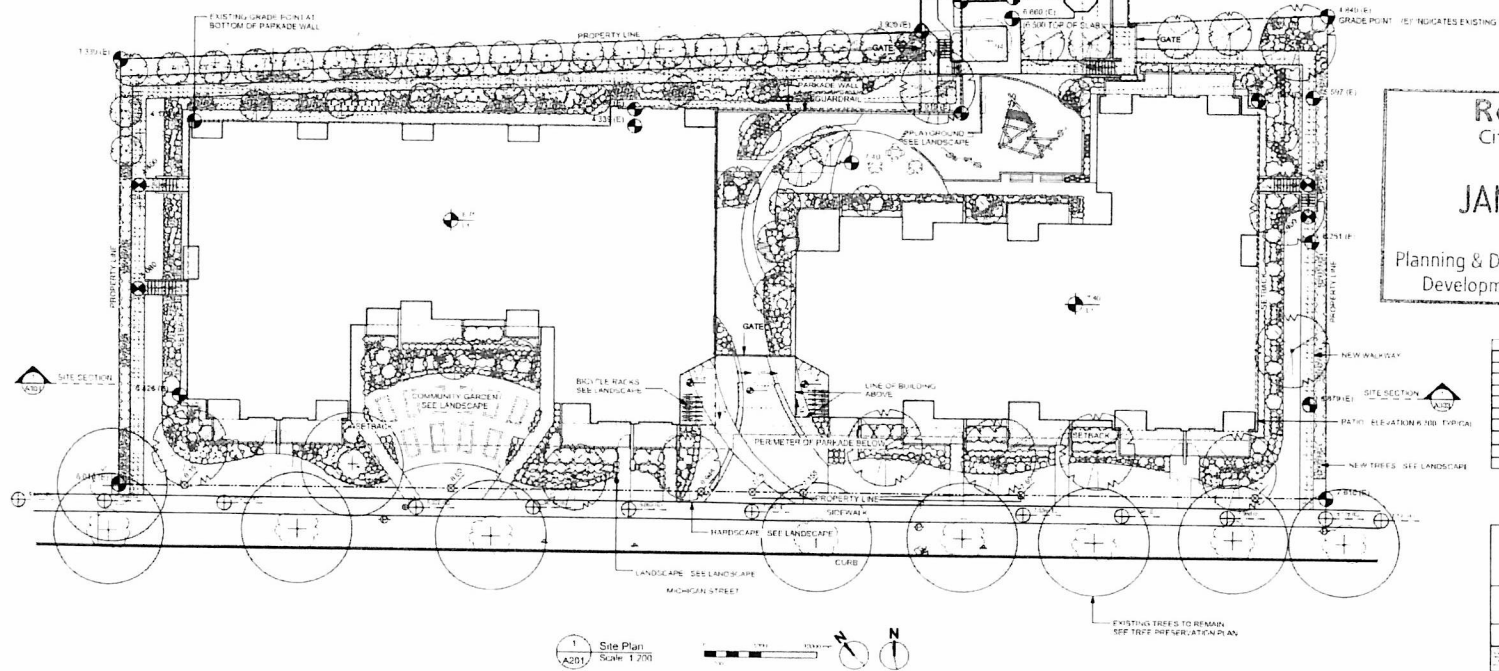
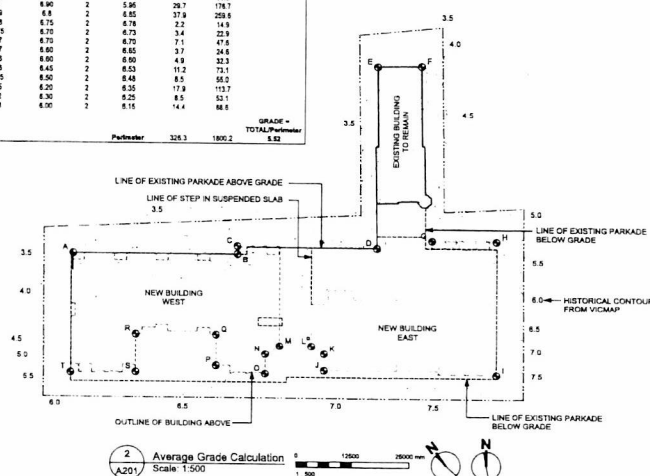
[illegible]

Grade	normal grade point	+ normal grade point	/3	average grade value	X length of side	TOTAL
AB	4.2	4.50	2	4.35	37	161.0
BC	4.5	4.50	2	4.45	15	67.0
CD	4.4	4.4	1	5.15	10	50.8
DE	5.9	3.00	2	4.45	11	121.0
EF	3	3	1	3.25	9	29.3
FG	3.4	2.45	2	3.25	9	32.5
GH	6.65	6.00	2	5.35	15.6	80.9
HI	5.9	5.9	2	5.90	19.7	117.1
IJ	6.9	6.8	2	6.85	27.9	259.8
JK	6.8	6.75	2	6.78	22	149.6
KL	6.75	6.75	2	6.75	21	141.8
LM	6.7	6.7	2	6.70	21	140.7
NO	6.7	6.7	2	6.65	37	247.1
PO	6.6	6.60	2	6.60	49	323.4
QR	6.6	6.45	2	6.55	11	72.1
RS	6.45	6.50	2	6.48	85	551.0
ST	6.5	6.20	2	6.35	17.9	113.7
TR	6.2	6.2	2	6.25	85	531.1
GR	6.3	6.30	2	6.15	14	86.0
						GRADE =
						LSD
						TOTAL =
						326.3
						189.2

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	R3-2 MULTIPLE DWELLING DISTRICT
PROPOSED ZONE	R3-2 MULTIPLE DWELLINGS WITH VARIANCES
SITE AREA (SQ)	5074.1
TOTAL FLOOR AREA (SQ)	7920 SQ (7122 sqm NEW + 798 sqm EXISTING)
COMMERCIAL FLOOR AREA (SQ)	0
FLOOR SPACE RATIO	1.56
SITE COVERAGE (%)	43.5
OPEN SITE SPACE (%)	56.5
HEIGHT OF NEW BUILDING (M) - WEST BUILDING	12.88 (14.78 AS MEASURED FROM AVERAGE GRADE)
HEIGHT OF NEW BUILDING (M) - EAST BUILDING	12.88 (14.11 AS MEASURED FROM AVERAGE GRADE)
NUMBER OF STOREYS	4
PARKING SPOTS (NUMBER) ON SITE	70
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	142 (131 long term + 11 short term)
NEW BUILDING SETBACKS (M)	
FRONT YARD (SOUTH)	5.62
REAR YARD (NORTH)	5.78
SIDE YARD (WEST)	0
SIDE YARD (EAST)	0
COMBINED SIDE YARDS	12
NEW RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF NEW UNITS	87
NEW UNIT TYPES	STUDIO, ONE, TWO, & THREE BEDROOM
NEW GROUND ORIENTED UNITS	23
MINIMUM NEW UNIT FLOOR AREA (SQ)	35
TOTAL NEW RESIDENTIAL FLOOR AREA (SQ)	8008

SHORT TERM BIKE PARKING CALCULATION

	<u>106 X 0.1 = 11</u>
TOTAL REQUIRED	11
PROVIDED	11



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dHKarchitects.

Michigan St

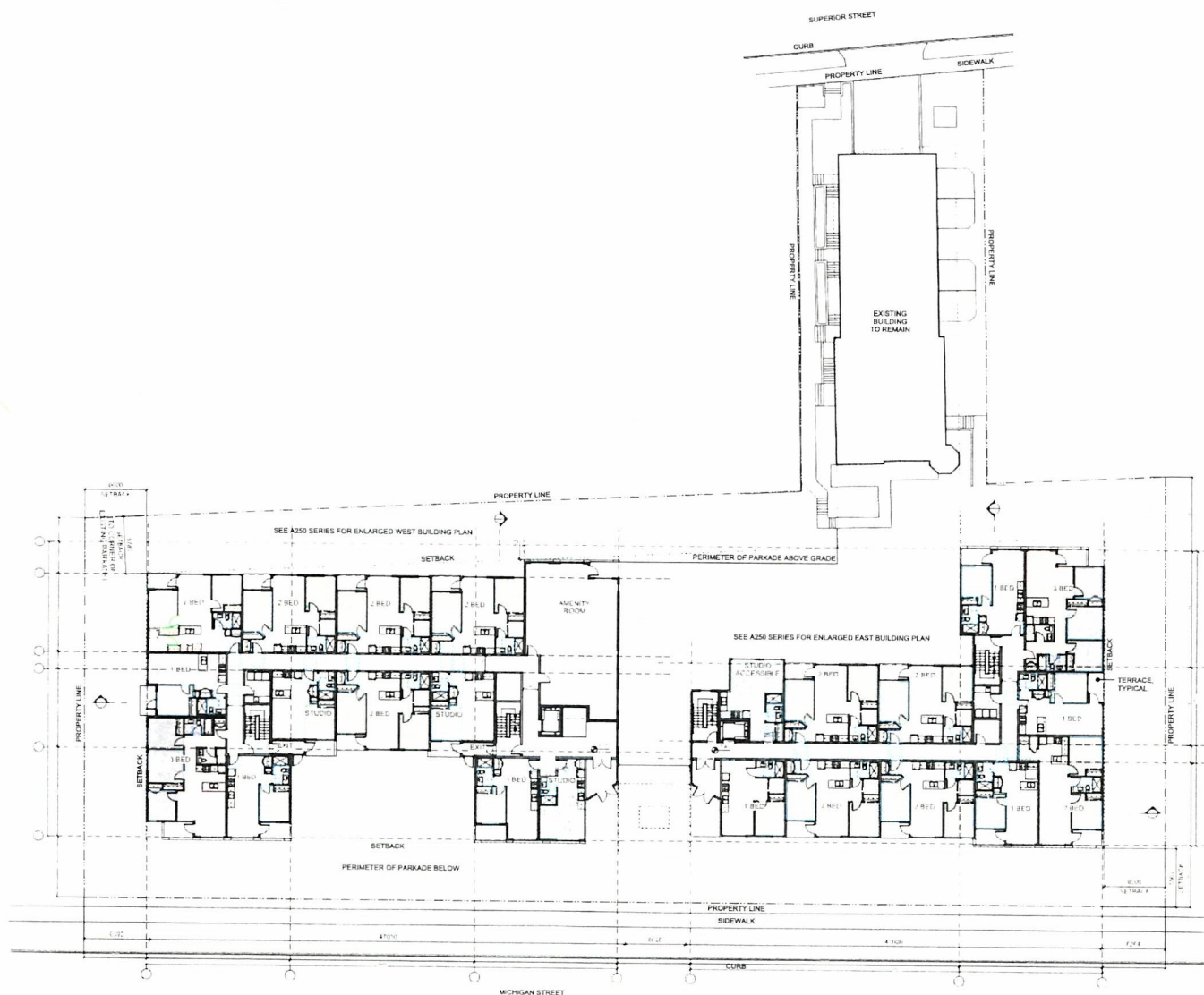
Architectural Site Plan

A201

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BUILDING 1 (WEST) UNIT COMPOSITION

UNIT LEVEL	L1	L2-L3	L4	TOTAL
STUDIO	3	5	5	3
ONE BED	3	12	5	20
TWO BED	5	12	7	24
THREE BED	1	4	1	6
TOTAL	12	28	13	53

* INCLUDES 3 HANDICAPPED ACCESSIBLE UNITS

BUILDING 2 (EAST) UNIT COMPOSITION

UNIT LEVEL	L1	L2-L4	TOTAL
STUDIO	1	3	4
ONE BED	4	9	13
TWO BED	5	18	23
THREE BED	1	3	4
TOTAL	11	33	44

* INCLUDES 4 HANDICAPPED ACCESSIBLE UNITS

1 L1 - Main Floor
A202 Scale 1:200



JKArchitects

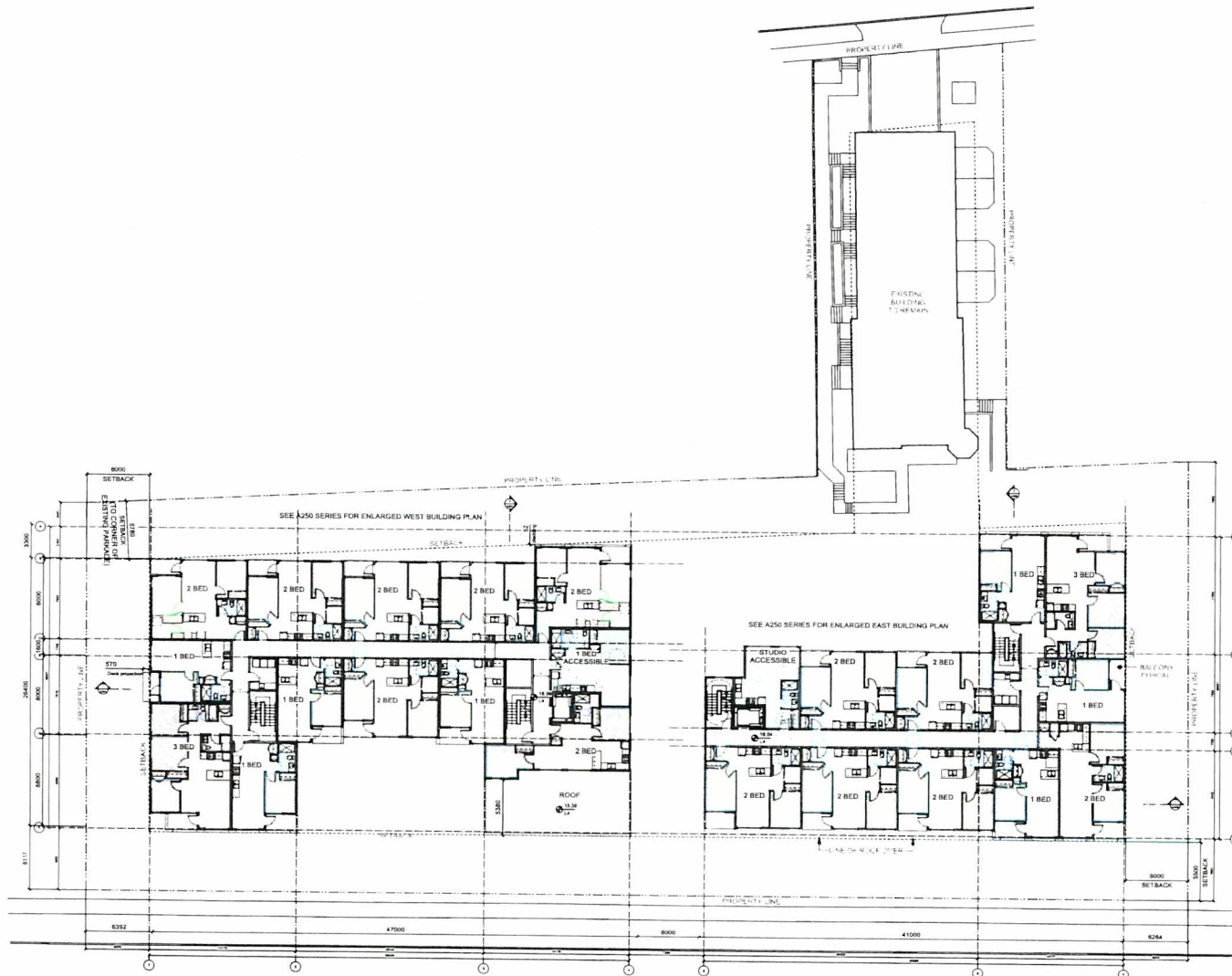
Michigan St

L1 Plan

A202

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Michigan State L2 - L3 Plans		A203
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1
A204
L2 - L4 Floors
Scale: 1:250

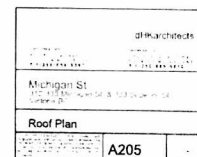
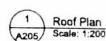


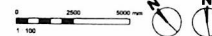
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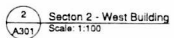
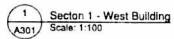
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JMK Architects	
1000 West 10th Avenue, Suite 200 Vancouver, BC V6H 1T4	
Merrigan St 1000 West 10th Avenue, Suite 200	
L4 Plan	
DATE: 2019-11-15	A204





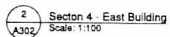
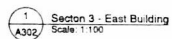
<p>Michigan St 1701 1st Michigan St SE 3rd segment Ann Arbor MI</p>		<p>dHKAarchitects 1000 1st St SE Ann Arbor MI 48106 734 266 8888 FAX 734 267 8888</p>
<p>Enlarged L4 Plans - West Building</p>		
<p>1. General Notes 2. Foundation 3. Floor Slab 4. Wall 5. Roof 6. Mechanical 7. Electrical 8. Plumbing 9. Fire Protection 10. Security 11. Other</p>	<p>A254</p>	<p>-</p>



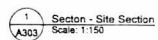
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<p>dh-k Architects</p> <p>2000 W. Michigan St. Suite 200 Detroit, MI 48226 Tel: 313.963.1100 Fax: 313.963.1101 E: info@dh-k.com</p>		<p>Michigan St</p> <p>2000 W. Michigan St., A, 2000 W. Michigan St. Detroit, MI 48226</p>	
<p>Sections - West Building</p>		<p>A301</p>	



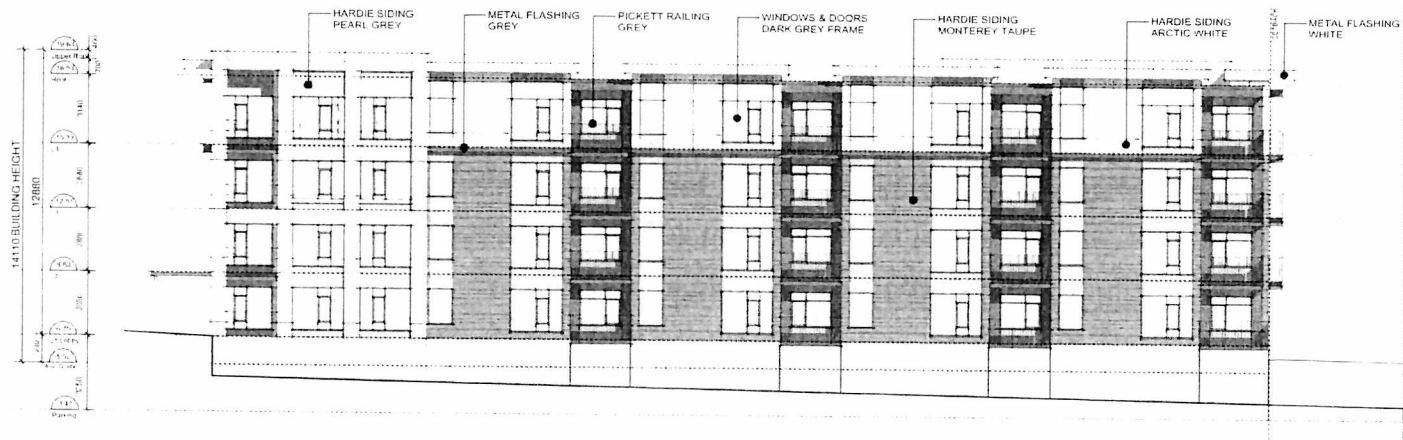
<p>dHArchitects</p> <p>1000 N. Zeeb Road Suite 100 Ann Arbor, MI 48106-1507 Tel: 734.769.8800 Fax: 734.769.8801 E: info@dharchitects.com</p>	
<p>Michigan St 1000 N. Zeeb Road, Suite 100 Ann Arbor, MI 48106-1507</p>	
<p>Sections - East Building</p>	
<p>SECTION 01 50 00 - PAINTS AND COATINGS 01 50 01 - PAINTS AND COATINGS 01 50 02 - PAINTS AND COATINGS 01 50 03 - PAINTS AND COATINGS 01 50 04 - PAINTS AND COATINGS 01 50 05 - PAINTS AND COATINGS 01 50 06 - PAINTS AND COATINGS 01 50 07 - PAINTS AND COATINGS 01 50 08 - PAINTS AND COATINGS 01 50 09 - PAINTS AND COATINGS 01 50 10 - PAINTS AND COATINGS 01 50 11 - PAINTS AND COATINGS 01 50 12 - PAINTS AND COATINGS 01 50 13 - PAINTS AND COATINGS 01 50 14 - PAINTS AND COATINGS 01 50 15 - PAINTS AND COATINGS 01 50 16 - PAINTS AND COATINGS 01 50 17 - PAINTS AND COATINGS 01 50 18 - PAINTS AND COATINGS 01 50 19 - PAINTS AND COATINGS 01 50 20 - PAINTS AND COATINGS 01 50 21 - PAINTS AND COATINGS 01 50 22 - PAINTS AND COATINGS 01 50 23 - PAINTS AND COATINGS 01 50 24 - PAINTS AND COATINGS 01 50 25 - PAINTS AND COATINGS 01 50 26 - PAINTS AND COATINGS 01 50 27 - PAINTS AND COATINGS 01 50 28 - PAINTS AND COATINGS 01 50 29 - PAINTS AND COATINGS 01 50 30 - PAINTS AND COATINGS 01 50 31 - PAINTS AND COATINGS 01 50 32 - PAINTS AND COATINGS 01 50 33 - PAINTS AND COATINGS 01 50 34 - PAINTS AND COATINGS 01 50 35 - PAINTS AND COATINGS 01 50 36 - PAINTS AND COATINGS 01 50 37 - PAINTS AND COATINGS 01 50 38 - PAINTS AND COATINGS 01 50 39 - PAINTS AND COATINGS 01 50 40 - PAINTS AND COATINGS 01 50 41 - PAINTS AND COATINGS 01 50 42 - PAINTS AND COATINGS 01 50 43 - PAINTS AND COATINGS 01 50 44 - PAINTS AND COATINGS 01 50 45 - PAINTS AND COATINGS 01 50 46 - PAINTS AND COATINGS 01 50 47 - PAINTS AND COATINGS 01 50 48 - PAINTS AND COATINGS 01 50 49 - PAINTS AND COATINGS 01 50 50 - PAINTS AND COATINGS 01 50 51 - PAINTS AND COATINGS 01 50 52 - PAINTS AND COATINGS 01 50 53 - PAINTS AND COATINGS 01 50 54 - PAINTS AND COATINGS 01 50 55 - PAINTS AND COATINGS 01 50 56 - PAINTS AND COATINGS 01 50 57 - PAINTS AND COATINGS 01 50 58 - PAINTS AND COATINGS 01 50 59 - PAINTS AND COATINGS 01 50 60 - PAINTS AND COATINGS 01 50 61 - PAINTS AND COATINGS 01 50 62 - PAINTS AND COATINGS 01 50 63 - PAINTS AND COATINGS 01 50 64 - PAINTS AND COATINGS 01 50 65 - PAINTS AND COATINGS 01 50 66 - PAINTS AND COATINGS 01 50 67 - PAINTS AND COATINGS 01 50 68 - PAINTS AND COATINGS 01 50 69 - PAINTS AND COATINGS 01 50 70 - PAINTS AND COATINGS 01 50 71 - PAINTS AND COATINGS 01 50 72 - PAINTS AND COATINGS 01 50 73 - PAINTS AND COATINGS 01 50 74 - PAINTS AND COATINGS 01 50 75 - PAINTS AND COATINGS 01 50 76 - PAINTS AND COATINGS 01 50 77 - PAINTS AND COATINGS 01 50 78 - PAINTS AND COATINGS 01 50 79 - PAINTS AND COATINGS 01 50 80 - PAINTS AND COATINGS 01 50 81 - PAINTS AND COATINGS 01 50 82 - PAINTS AND COATINGS 01 50 83 - PAINTS AND COATINGS 01 50 84 - PAINTS AND COATINGS 01 50 85 - PAINTS AND COATINGS 01 50 86 - PAINTS AND COATINGS 01 50 87 - PAINTS AND COATINGS 01 50 88 - PAINTS AND COATINGS 01 50 89 - PAINTS AND COATINGS 01 50 90 - PAINTS AND COATINGS 01 50 91 - PAINTS AND COATINGS 01 50 92 - PAINTS AND COATINGS 01 50 93 - PAINTS AND COATINGS 01 50 94 - PAINTS AND COATINGS 01 50 95 - PAINTS AND COATINGS 01 50 96 - PAINTS AND COATINGS 01 50 97 - PAINTS AND COATINGS 01 50 98 - PAINTS AND COATINGS 01 50 99 - PAINTS AND COATINGS 01 50 100 - PAINTS AND COATINGS</p>	<p>A302</p>



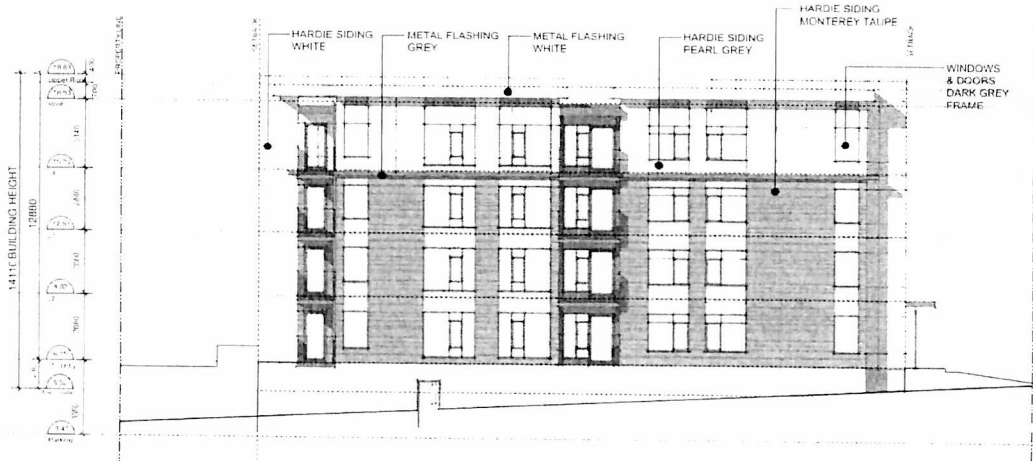
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rd#Karchitects 10000 1st Ave 10000 1st Ave 10000 1st Ave	
Michigan St 10000 1st Ave 10000 1st Ave	
Site Section	
A303	A303



1 North Elevation / West Building
Scale: 1/100



2 West Elevation / West Building
Scale: 1/100

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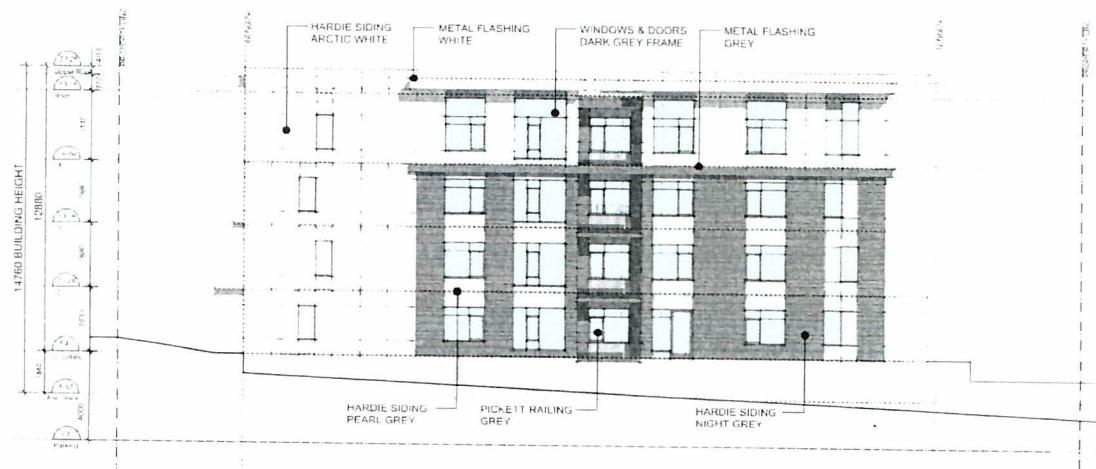
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gH Architects	
Michigan St	
Elevations - West Building	
A402	



1 South Elevation / East Building
Scale: 1/100



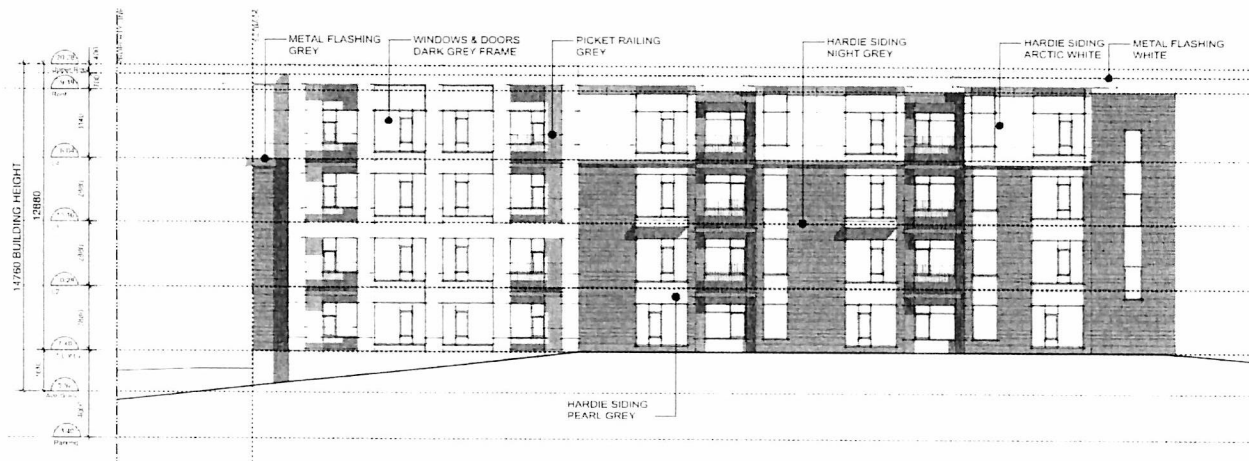
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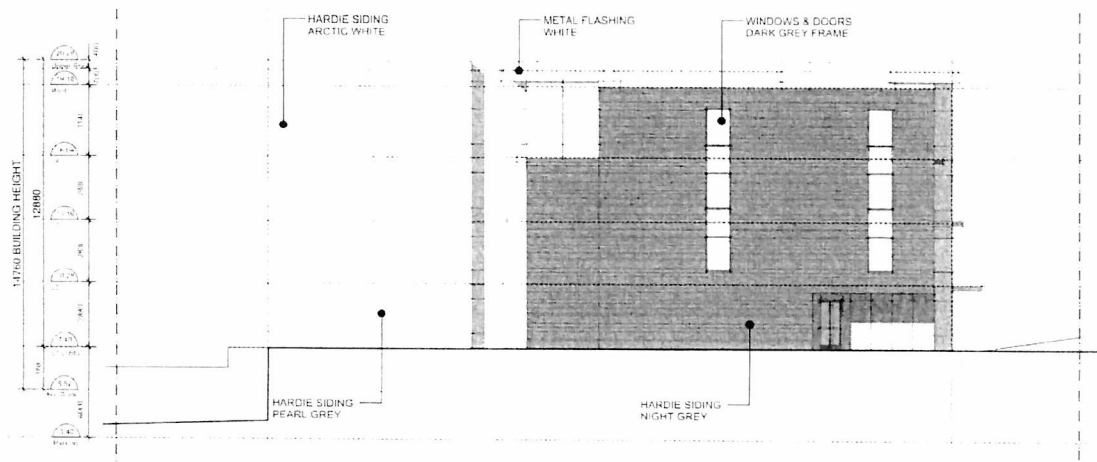
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Architects	
Morgan St	
Elevations - East Building	
A403	



1 North Elevation - East Building
Scale: 1/8" = 1'-0"



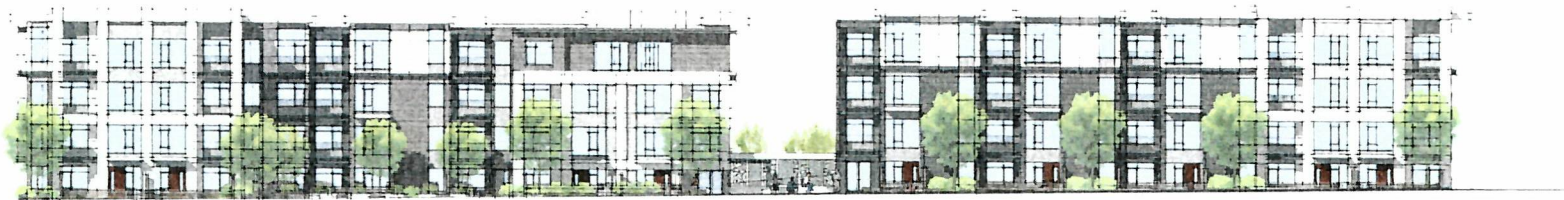
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Scale: 1/8" = 1'-0"

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d:\hatch\chords	
Mehgan St	
Elevations - East Building	
A404	



1 South Elevation
Scale: 1:150
A405



2 North Elevation
Scale: 1:150
A405

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@Kardvleeds	
Metavan St	
Context Elevations	
<div> <div></div> <div></div> </div>	A405



1 Perspective - Bird's Eye
Scale: n.t.s.



2 Perspective - Courtyard
Scale: n.t.s.



3 Perspective - Main Entry
Scale: n.t.s.



4 Perspective - Patio Entries
Scale: n.t.s.

dHKarchitects	
1000 10th Ave, Suite 200, Victoria, BC V8W 2G1	
Tel: 250.363.1234 Fax: 250.363.1235	
Michigan St. 1000 10th Ave, Suite 200, Victoria, BC V8W 2G1	
Perspectives	
A501	

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Recommended Nursery Stock

Trees

Total: 59

Medium Shrubs

Total: 225

Quantity

47

132

46

Small Shrubs

Total: 818

Groundcovers

Total: 300

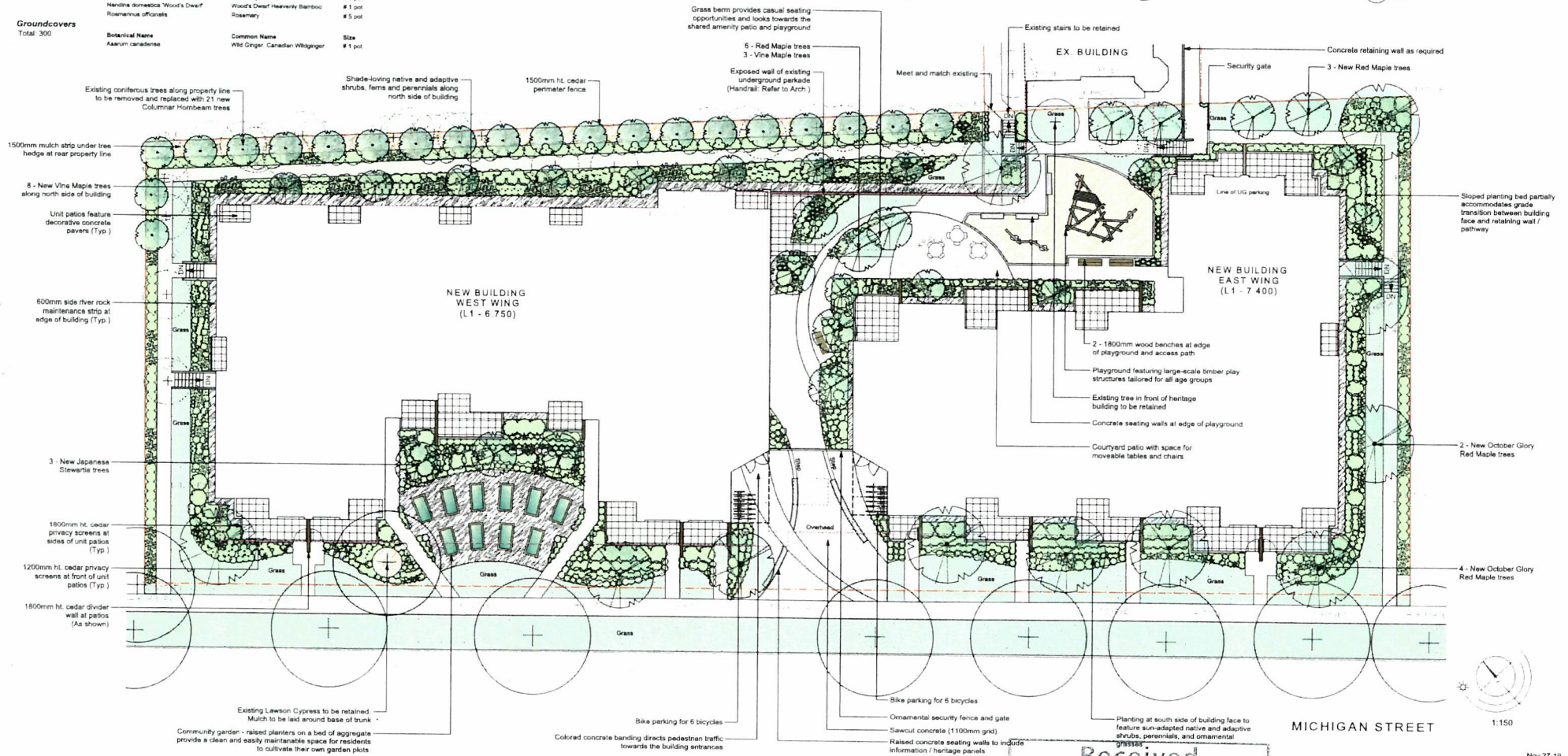
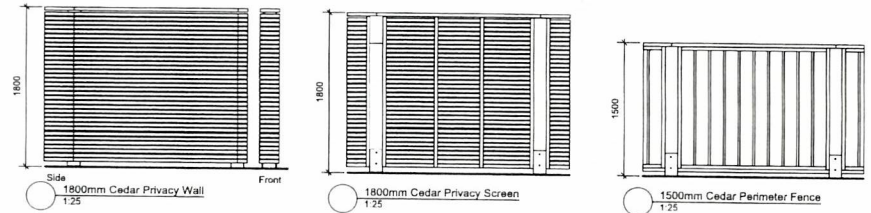
Botanical Name	Common Name	Size
<i>Acacia dealbata</i>	Vine Maple	6m cal. 1 stem
<i>Acacia dealbata</i>	Karriek Maple	6m cal.
<i>Acacia dealbata</i>	October Glory Red Maple	6m cal.
<i>Carpinus betulus</i> 'Fraxi Fortensis'	Columbian Horsebeam	6m cal.
<i>Malus fusca</i>	Pacific Crabapple	6m cal.
<i>Stewartia pseudocornuta</i>	Japanese Stewartia	6m cal.
Botanical Name	Common Name	Size
<i>Choisya ternata</i>	Mexican Orange Blossom	# 7 pot
<i>Mahonia aquifolium</i>	Tall Oregon Grape	# 5 pot
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	# 1 pot
Botanical Name	Common Name	Size
<i>Gaultheria shallon</i>	Salei	# 1 pot
<i>Lavandula officinalis</i>	English Lavender	# 5 pot
<i>Mahonia nervosa</i>	Low Oregon Grape	# 1 pot
<i>Rosa rugosa</i>	Wood's Dwarf Rose	# 1 pot
<i>Rosa rugosa</i>	Rosemary	# 5 pot
Botanical Name	Common Name	Size
<i>Astragalus canadensis</i>	Wild Ginger, Canadian Wildginger	# 1 pot

Perennials, Annuals and Ferns

Total: 652

Botanical Name	Common Name	Size
<i>Adiantum nodosum</i>	Common Yarrow	# 1 pot
<i>Crocus chrysanthus</i>	Baby's Breath	# 2 pot
<i>Echinacea purpurea</i>	Purple Coneflower	# 1 pot
<i>Helianthus scaberrimus</i>	Blue Oat Grass	# 1 pot
<i>Leucanthemum x 'Becky'</i>	Black Shasta Daisy	# 1 pot
<i>Perovskia atriplicifolia</i>	Russian Sage	# 1 pot
<i>Polystichum monstrosa</i>	Sword Fern	# 3 pot

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



310-338 Michigan St. | Landscape Concept Plan

Received
City of Victoria

JAN 21 2020

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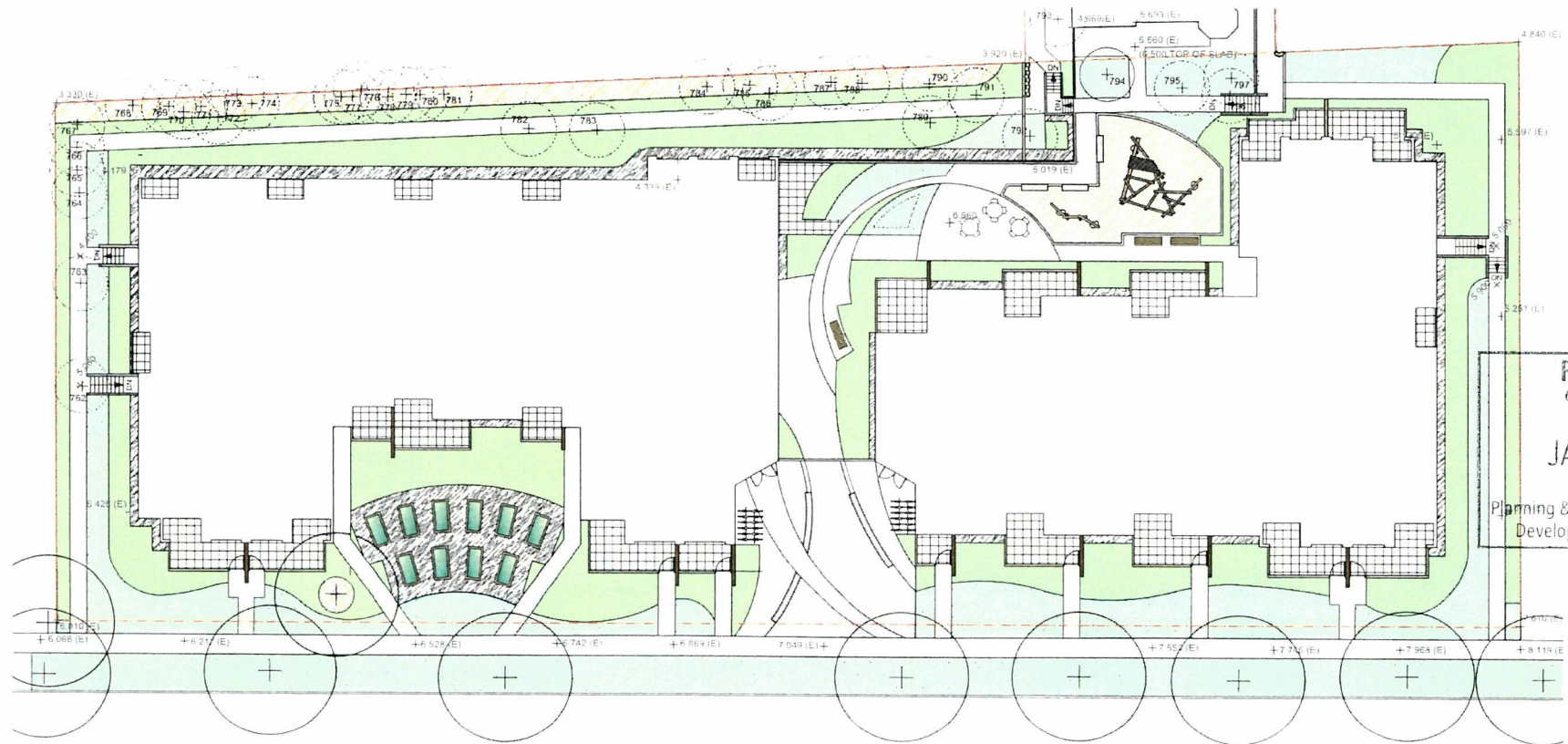
LADR LANDSCAPE ARCHITECTS
Project No. 1814 Nov 27 19
43-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 558-3176
Nov 27-19
Sept 17-19, June 12-19, Mar 21-19, May 30-19, May 30-19, Apr 25-19

Retained Tree

tree tag # See Tree Inventory for assessment

Removed Tree

tree tag # See Tree Inventory for assessment



Planning & Development Department
Development Services Division

310-338 Michigan St. | Tree Preservation Plan