

**G. BYLAWS**

**G.4 Bylaws for 1050-1058 Pandora Avenue & 1508, 1514, and 1516 Cook Street: Rezoning Application No. 00695, Heritage Alteration Permit Application No. 00016, and Heritage Designation Application No. 000188**

**Moved By** Councillor Alto  
**Seconded By** Councillor Young

That Council adopt the following resolution:

1. Council approves a statutory right-of-way of two (2) metres for the purpose of a public pathway from Cook Street to Franklin Green Park, registered in favour of the City on title to the property located at 1050-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street and 1518 Cook Street.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the following bylaws **be given first and second readings:**

- Zoning Regulation Bylaw, Amendment Bylaw (No. 1220) No. 20-041

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Dubow

**CARRIED (7 to 1)**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the following bylaws **be given first and second readings:**

- Heritage Designation (1050-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street and 1518 Cook Street) Bylaw No. 20-007

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (1050-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street and 1518 Cook Street) Bylaw (2020) No. 20-042

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00695, if it is approved, consider the following motions:

1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street, in accordance with:
  1. Plans, date stamped **November 16, 2020**;
  2. The Conservation Plan for the Parkway Apartments, date stamped July 16, 2019;
  3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development; and
  4. Heritage Alteration Permit lapsing two years from the date of this resolution.
2. That Council approve the designation of the heritage-registered property located at 1050-1058 Pandora Avenue and 1508-1516 Cook Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, consistent with the plans dated July 15, 2020."

**CARRIED UNANIMOUSLY**



## Council Report

For the Meeting of November 26, 2020

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**To:** Council **Date:** November 19, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **1050-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street: Rezoning Application No. 00695, Heritage Alteration Permit Application No. 00016, and Heritage Designation Application No. 000188**

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### RECOMMENDATION

#### Rezoning Application No. 00695

That Council adopt the following resolution:

1. Council approves a statutory right-of-way of two (2) metres for the purpose of a public pathway from Cook Street to Franklin Green Park, registered in favour of the City on title to the property located at 105-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street and 1518 Cook Street.

That the following bylaws **be given introductory readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1220) No. 20-041
2. Heritage Designation (1050-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street and 1518 Cook Street) Bylaw No. 20-007.
3. Housing Agreement (1050-1058 Pandora Avenue and 1508, 1514 and 1516 Cook Street and 1518 Cook Street) Bylaw (2020) No. 20-042.

#### Heritage Alteration Permit Application No. 00016

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00695, if it is approved, consider the following motions:

1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street, in accordance with:
  - a. Plans, date stamped **November 16, 2020**;
  - b. The Conservation Plan for the Parkway Apartments, date stamped July 16, 2019;
  - c. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development; and
  - d. Heritage Alteration Permit lapsing two years from the date of this resolution.

2. That Council approve the designation of the heritage-registered property located at 1050-1058 Pandora Avenue and 1508-1516 Cook Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, consistent with the plans dated July 15, 2020."

## BACKGROUND

The proposal is to retain and heritage-designate 50% of the existing heritage building and construct a new four- and six-storey mixed-use addition consisting of ground floor commercial uses and residential above. It came before Council on December 12, 2019, and again on August 6, 2020 where the following resolution was approved:

### Rezoning Application No. 00695

*That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00695 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:*

1. *Preparation and execution of the appropriate legal agreements in order to secure the following:*
  - a. *all dwelling units remain rental in perpetuity;*
  - b. *a Statutory Right-of-Way of 3.083m along Cook Street, to the satisfaction of the Director of Engineering and Public Works;*
  - c. *pay for the construction an asphalt pathway in Franklin Green Park to connect the proposed 3m wide pathway at the northwest corner of the site to an existing park pathway to the west to the satisfaction of the Director of Parks, Recreation and Facilities;*
  - d. *provide a bus shelter on Cook Street in accordance with the site plan dated November 22, 2019, to the satisfaction of the Director of Engineering and Public Works and the Director of Sustainable Planning and Community Development;*
  - e. *provide two car share vehicles, two assigned car share parking spaces on-site, 118 car share memberships, a \$100 of driving credits for each resident, and 40 electric bicycle charging stations (110V wall outlets) in the underground parkade, to the satisfaction of the Director of Engineering and Public Works;*
  - f. *purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Engineering and Public Works;*
  - g. *permit the proposed mews to access Franklin Green Park for fire exit purposes;*
  - h. *maintain unrestricted public access to the mews from Cook Street and Franklin Green Park from 8AM-8PM each day;*
  - i. *provide a community amenity contribution in the amount of \$24,000.00 toward the Tree Reserve Fund for tree planting purposes and enhancing the city's urban forest; and*
  - j. *provide a community amenity contribution in the amount of \$17,800.00 toward the Local Amenity Reserve Fund for the construction of two accessible asphalt pathways within Franklin Green Park linking Cook Street and the development to the existing pathways in the park and for the purchase and installation of a drinking fountain for the park to the satisfaction of the Director of Parks, Recreation and Facilities.*
  - k. *design, supply and installation of the 'New Town District' framework along both frontages, including furnishings, materials and pedestrian lights, as laid out in the City's*

*Downtown Public Realm Plan and Streetscape Standards document to the satisfaction of the Director of Engineering and Public Works.*

2. *Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 1050-1058 Pandora Avenue and 1508-1518 Cook Street, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.*
3. *That staff be directed to work with the applicant to achieve some street trees or form of greenery in the public realm on Cook Street as part of this development.*

#### Heritage Alteration Permit Application No. 00016

*That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00695, if it is approved, consider the following motions:*

1. *“That Council authorize the issuance of Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street, in accordance with:*
  - e. The Plans, date stamped July 15, 2020*
  - f. The Conservation Plan for the Parkway Apartments, date stamped July 16, 2019.*
  - g. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.*
  - h. Heritage Alteration Permit lapsing two years from the date of this resolution.*
2. *That Council approve the designation of the heritage-registered property located at 1050-1058 Pandora Avenue and 1508-1516 Cook Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, consistent with the plans dated July 15, 2020.”*

## **COMMENTS**

### **Greenery on Cook Street**

Council directed staff to work with the applicant to achieve some street trees or form of greenery in the public realm on Cook Street. In response to this request, the applicant is proposing to add six planters within the proposed statutory right-of-way (SRW) area in front of the addition on Cook Street. With the limited space in front of this proposed development due to the existing heritage building, the only area within the public realm that can accommodate additional greenery without impacting pedestrians, transit users and sightlines is within this SRW area. The large planters can accommodate small ornamental trees, and they will all be irrigated and maintained by the applicant. The plans have been updated accordingly for Council's consideration.

### **Statutory Right-of-Way for Pathway**

The applicant is willing to register a 2m SRW along the north side of the subject property to provide a pathway connection from Cook Street to Franklin Green Park for public use and enjoyment. The proposed pathway was discussed in the Committee of the Whole report dated November 28, 2019 with the intention of securing a SRW for public use; however, it was missed in the original recommendation for Council's consideration. Ensuring the Council resolution is consistent with the agreements that have been drafted is simply a house keeping revision.

## Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to these applications, staff can report that the applicant has executed the following legal agreements:

- a housing agreement to ensure that all dwelling units remain rental in perpetuity
- a 3.083m statutory right-of-way on Cook Street
- a 2.50m statutory right-of-way “mews way” public path between the buildings from Cook Street to Franklin Green Park, to be open during daytime hours
- a 2m statutory right-of-way public path along the north side of the building from Cook Street to Franklin Green Park
- Section 219 Covenants securing the following items:
  - a bus canopy and two bus benches on Cook Street
  - two car share vehicles; two assigned car share parking spaces on-site; 118 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (110V wall outlets)
  - 100 transit passes through BC Transit's EcoPass program
- an encroachment agreement to authorize street-level projecting canopies and cornices over the City right-of-way on 1050-1058 Pandora Avenue and 1508-1518 Cook Street.

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department


Report accepted and recommended by the City Manager:



Date: November 24, 2020

## List of Attachments

- Attachment A: Updated plans date stamped November 16, 2020.



**Revisions**  
  
**Received Date:**  
**November 16, 2020**



| DRAWING LIST | SCALE   |
|--------------|---|
| A000         | COVER SHEET & DRAWING LIST                    |
| A001         | PROJECT DESCRIPTION & SITE LOCATION PLAN      |
| A002         | EXISTING SITE PLAN                            |
| A003         | PROPOSED SITE PLAN                            |
| A004         | AVERAGE GRADE CALCULATIONS                    |
| A100         | LEVEL 0 PARKING PLAN                          |
| A101         | LEVEL 1 PLAN                                  |
| A102         | LEVEL 2 PLAN                                  |
| A103         | LEVEL 3 PLAN                                  |
| A104         | LEVEL 4 PLAN                                  |
| A105         | LEVEL 5 PLAN                                  |
| A106         | LEVEL 6 PLAN                                  |
| A107         | ROOF PLAN                                     |
| A201         | EAST & SOUTH ELEVATIONS                       |
| A202         | NORTH & WEST ELEVATIONS                       |
| A203         | HERITAGE ELEVATION & PLAN STUDY               |
| A204         | FACADE STUDIES                                |
| A251         | STREETSCAPE ELEVATIONS                        |
| A301         | SECTIONS LOOKING WEST                         |
| A302         | SECTIONS LOOKING EAST                         |
| A303         | SECTIONS LOOKING NORTH                        |
| A304         | SECTIONS LOOKING NORTH/SOUTH                  |
| A305         | SECTIONS LOOKING SOUTH                        |
| A308         | STREETSCAPE CROSS SECTION                     |
| A800         | FSR LEGEND                                    |
| A801         | FSR-LEVEL 1                                   |
| A802         | FSR-LEVEL 2                                   |
| A803         | FSR-LEVEL 3                                   |
| A804         | FSR-LEVEL 4                                   |
| A805         | FSR-LEVEL 5                                   |
| A806         | FSR-LEVEL 6                                   |
| A811         | VIEW NORTH-WEST FROM CORNER OF PANDORA & COOK |
| A812         | VIEW WEST THROUGH RESIDENTIAL MEWS            |
| A813         | VIEW SOUTH-WEST FROM COOK STREET              |
| A814         | VIEW EAST TO COURTYARD                        |
| A815         | BALCONY STUDY                                 |
| A817         | ADJACENT PROPERTY STUDY                       |
| A821         | SOLAR IMPACT ANALYSIS                         |
| A822         | ILLUMINANCE ANALYSIS                          |



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

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 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 Wellburns Building. Originally named Parkway apartments, the two-story 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. 105 purpose-built rental apartments are proposed with a retail / commercial space being maintained on the existing ground floor of the Wellburns 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 Wellburns building through retaining 50% of the existing volume, including the historic facades facing Pandora Ave & Cook St and the north-east wall facing the residential mezz. All character-defining

elements in these locations will be preserved along with any kindred repairs, as required. The original use of the building will remain with opportunities for multiple retail spaces on the ground floor & residential suites above. The building will be Designated Heritage with the Heritage Registry.

The new development will be clad in a light & mid grey coloured stucco rainscreen wall system with a light grain finish. It will borrow elements from its historic counterpart, including the proportion & angles of the projecting oriel windows and the recessed entryways of the existing storefronts. An existing Wellburns Market mural that is currently located on the north elevation of the existing building will be reimaged on the north elevation of the new 4 storey volume, at the entrance to the parkade.

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, V1P7321

PROJECT TEAM

OWNER

Pandora Cook Development Corp.

District Developments Corp.

200-8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact Andrew Remison

604-736-1866

AGENT

DISTRICT DEVELOPMENTS CORP.

200-8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact Mike Fajl

604-322-5762

ARCHITECT

MGA | Michael Green Architecture

1535 West 3rd Avenue, Vancouver, BC, V6J 1J8

Architect Michael Green

Contact Jordan Van Dijk

604-339-4770

PROPOSED ZONING

New Site-Specific Zone

Changed from R2 (Two Family Dwelling District) at 1518 Cook Street, and C-A1 (Pandora Avenue Special Commercial District) at 1050 Pandora Avenue.

SITE AREA

2879 m<sup>2</sup>

AVERAGE GRADE

27.54m (See A004 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 321mm parapet is excluded from proposed height.

ALLOWABLE HEIGHT

30m/ 8+0 storeys per OCP

APPLICABLE BUILDING CODE

BCBC 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,

Sprinklered-Residential Occupancies

3.2.2.50, Group C, Up to 6 Storeys,

Sprinklered-Mercantile Occupancies,

Located below the third storey,

3.2.2.82 Group F, Division 3, Up to 6 Storeys,

Sprinklered-Below Grade Parkade.

AREA CALCULATIONS

LEVEL 0 2,175.2 m<sup>2</sup>

LEVEL 1 1848.57 m<sup>2</sup>

LEVEL 2 2003.61 m<sup>2</sup>

LEVEL 3 1430.37 m<sup>2</sup>

LEVEL 4 1416.94 m<sup>2</sup>

LEVEL 5 939.13 m<sup>2</sup>

LEVEL 6 913.92 m<sup>2</sup>

PROPOSED FSR 8,544.5 m<sup>2</sup>

ALLOWABLE FSR 9,330 m<sup>2</sup>

PROPOSED FSR RATIO 2.97

ALLOWABLE FSR RATIO 3.3

UNIT TYPES

Not %

STUDIO 4 4%

STUDIO & DEN 8 8%

1 BED 54 51%

1 B & DEN 24 23%

2 BED 11 10%

2 BED & DEN 4 4%

TOTAL 105

PROPOSED HEIGHT 20.22m

TOTAL RESIDENTIAL AREA 6035 m<sup>2</sup>

TOTAL RESIDENTIAL UNITS 105

TOTAL PARKING SPACES 44 PROVIDED

94 REQUIRED

TOTAL COMMERCIAL AREA 1050 m<sup>2</sup>

880.0 m<sup>2</sup> RETAIL

170.0 m<sup>2</sup> CAFE

55.6 m<sup>2</sup> OUTDOOR SEATING

225.6 m<sup>2</sup>

ORIGINAL HERITAGE BUILDING AREA 1891.9m<sup>2</sup>

1891.9m<sup>2</sup>

TOTAL AREA TO BE RETAINED 947.6m<sup>2</sup> (1.50%)

TOTAL BIKE PARKING 180

160 SHORT-TERM

20 LONG-TERM

TOTAL UNITS 9 24 21 15 15 105

TOTAL UNITS

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1 SITE LOCATION PLAN  
2000 1:1000



MGA



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

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 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







**BLOG PER METER**  
TOTAL= 215.34m  
**AVG GRADE =** 5927.45/215.34m=27.54m

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

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

**A004**  
AVERAGE GRADE CALC.



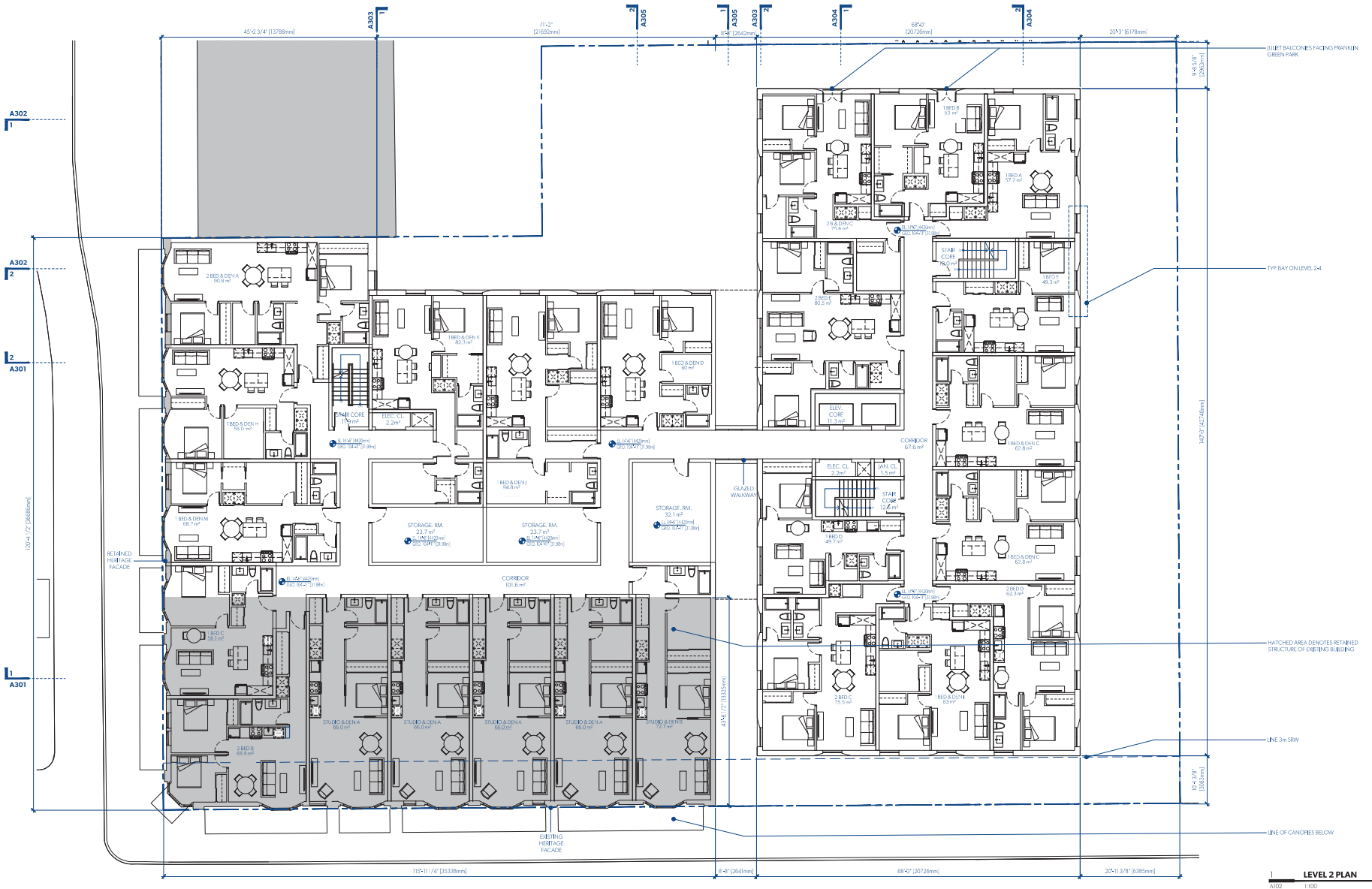


**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

# A101

LEVEL 1 PLAN



**MGA**









**UNIT CALCULATIONS**

| UNIT      | 1    | 2 | 3 | 4 | 5 | 6 | TOTAL |
|-----------|------|---|---|---|---|---|-------|
| STUDIO A  | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO B  | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO C  | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO D  | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO E  | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO F  | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO G  | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO H  | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO I  | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO J  | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO K  | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO L  | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO M  | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO N  | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO O  | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO P  | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO Q  | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO R  | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO S  | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO T  | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO U  | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO V  | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO W  | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO X  | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO Y  | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO Z  | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO AA | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO AB | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO AC | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO AD | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO AE | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO AF | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO AG | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO AH | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO AI | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO AJ | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO AK | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO AL | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO AM | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO AN | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO AO | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO AP | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO AQ | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO AR | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO AS | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO AT | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO AU | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO AV | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO AW | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO AX | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO AY | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO AZ | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO BA | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO BB | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO BC | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO BD | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO BE | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO BF | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO BG | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO BH | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO BI | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO BJ | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO BK | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO BL | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO BM | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO BN | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO BO | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO BP | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO BQ | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO BR | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO BS | 87.2 |   |   |   |   |   | 87.2  |
| STUDIO BT | 53.2 |   |   |   |   |   | 53.2  |
| STUDIO BU | 46.0 |   |   |   |   |   | 46.0  |
| STUDIO BV | 72.7 |   |   |   |   |   | 72.7  |
| STUDIO BV | 88.2 |   |   |   |   |   | 88.2  |
| STUDIO BV | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO BV | 43.3 |   |   |   |   |   | 43.3  |
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| STUDIO BV | 53.2 |   |   |   |   |   | 53.2  |
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| STUDIO BV | 56.3 |   |   |   |   |   | 56.3  |
| STUDIO BV | 43.3 |   |   |   |   |   | 43.3  |
| STUDIO BV | 87.2 |   |   |   |   |   | 8     |



|         | 6.2  | 1 | 2 | 3 | 4 | 5 | 6 | TOTAL |
|---------|------|---|---|---|---|---|---|-------|
| SLURP   | 56.3 |   |   |   |   |   |   | 2     |
| SLURP2  | 57.2 |   |   |   |   |   |   | 1     |
| SLURP3  | 58.4 |   |   |   |   |   |   | 1     |
| SLURP4  | 57.7 |   |   |   |   |   |   | 4     |
| SLURP5  | 58.0 |   |   |   |   |   |   | 1     |
| SLURP6  | 57.7 |   |   |   |   |   |   | 1     |
| SLURP7  | 61.3 |   |   |   |   |   |   | 1     |
| SLURP8  | 57.2 |   |   |   |   |   |   | 1     |
| SLURP9  | 57.1 |   |   |   |   |   |   | 4     |
| SLURP10 | 57.1 |   |   |   |   |   |   | 1     |
| SLURP11 | 59.7 |   |   |   |   |   |   | 1     |
| SLURP12 | 59.3 |   |   |   |   |   |   | 1     |
| SLURP13 | 59.2 |   |   |   |   |   |   | 5     |
| SLURP14 | 59.4 |   |   |   |   |   |   | 1     |
| SLURP15 | 59.1 |   |   |   |   |   |   | 5     |
| SLURP16 | 59.5 |   |   |   |   |   |   | 5     |
| SLURP17 | 59.5 |   |   |   |   |   |   | 5     |
| SLURP18 | 59.5 |   |   |   |   |   |   | 5     |
| SLURP19 | 59.5 |   |   |   |   |   |   | 5     |
| SLURP20 | 59.5 |   |   |   |   |   |   | 5     |
| SLURP21 | 59.8 |   |   |   |   |   |   | 1     |
| SLURP22 | 59.8 |   |   |   |   |   |   | 1     |
| SLURP23 | 59.8 |   |   |   |   |   |   | 1     |
| SLURP24 | 59.8 |   |   |   |   |   |   | 1     |
| SLURP25 | 60.1 |   |   |   |   |   |   | 1     |
| SLURP26 | 60.3 |   |   |   |   |   |   | 1     |
| SLURP27 | 60.3 |   |   |   |   |   |   | 1     |
| SLURP28 | 60.8 |   |   |   |   |   |   | 1     |
| SLURP29 | 61.2 |   |   |   |   |   |   | 2     |
| SLURP30 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP31 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP32 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP33 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP34 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP35 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP36 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP37 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP38 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP39 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP40 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP41 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP42 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP43 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP44 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP45 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP46 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP47 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP48 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP49 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP50 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP51 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP52 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP53 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP54 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP55 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP56 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP57 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP58 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP59 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP60 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP61 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP62 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP63 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP64 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP65 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP66 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP67 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP68 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP69 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP70 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP71 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP72 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP73 | 62.0 |   |   |   |   |   |   | 2     |
| SLURP74 |      |   |   |   |   |   |   |       |

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| 2020-11-13 |  | REVISED FOR REZONING |
| 2020-07-15 |  | REVISED FOR REZONING |
| 2020-03-20 |  | REVISED FOR REZONING |
| 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

# A103

## LEVEL 3 PLAN



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

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

# A104

LEVEL 4 PLAN

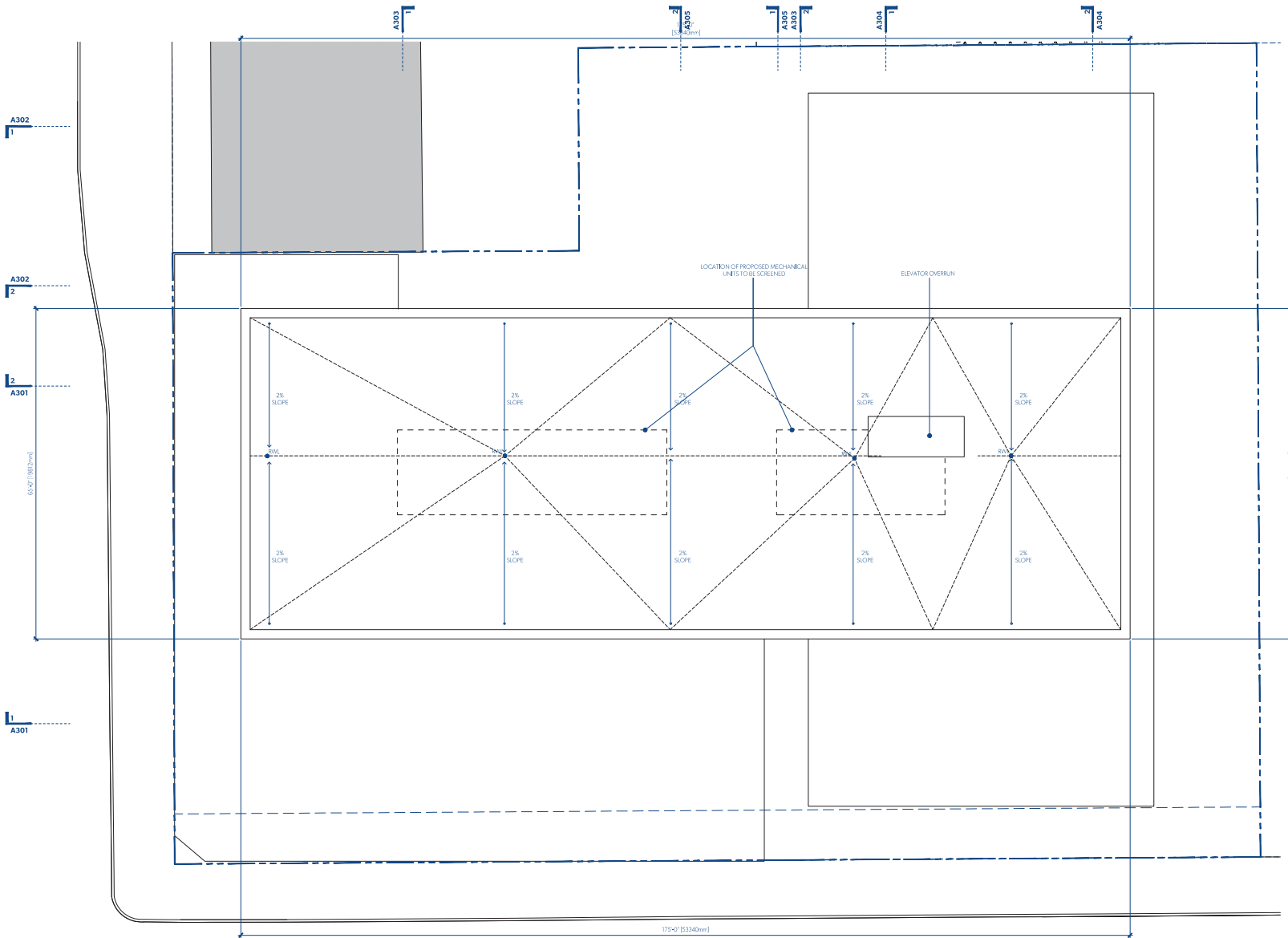


# A105

LEVEL 5 PLAN



# A106



1 ROOF PLAN  
A107 1/100

**MGA**  
MICHAEL GREEN ARCHITECTURE



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



|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

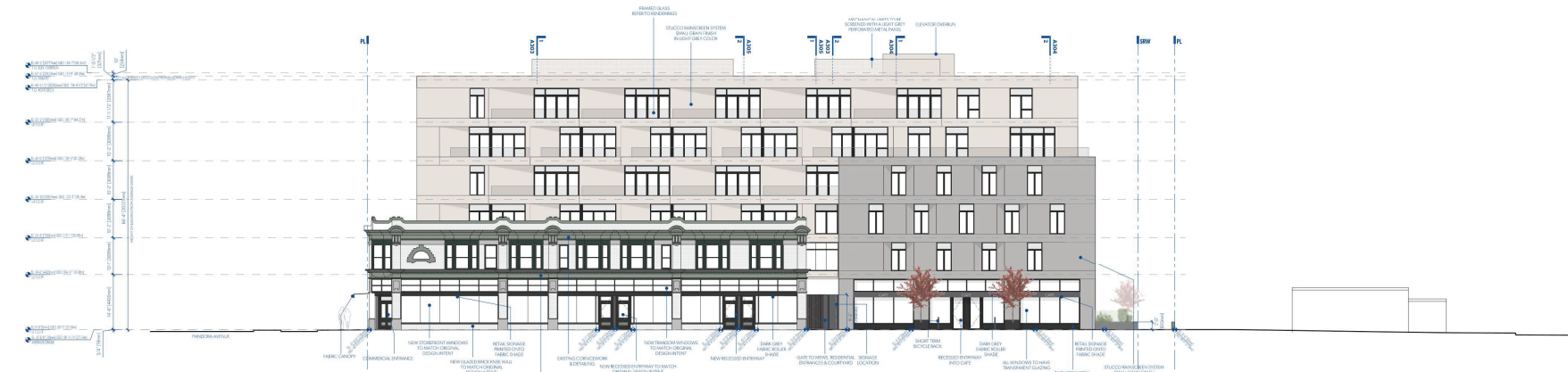
**PARKWAY**

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

**A107**  
ROOF PLAN



1 SOUTH ELEVATION  
A201 1:150



2 EAST ELEVATION  
A201 1:150

**MGA**



**MATERIALITY**



LIGHT GREY & MID GREY COLOURED STUCCO MANSCHEN WALL SYSTEM IN A LIGHT CREAM FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK.



EXISTING ORNAMENTAL DETAILING RELATED TO HERITAGE COLOUR PALETTE.



ALUMINUM BICYCLE RACKS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK.

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

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

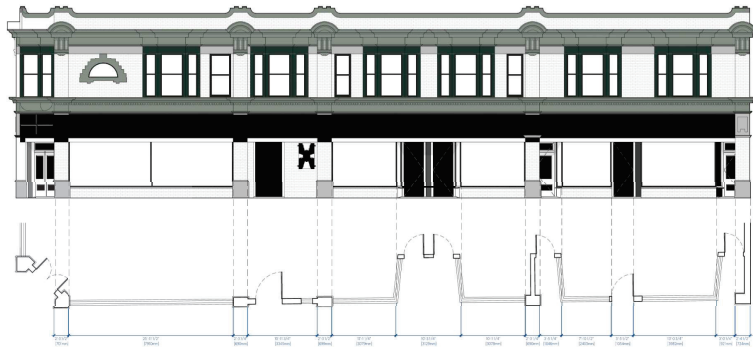
| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
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**PARKWAY**

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

**A201**  
ELEVATIONS

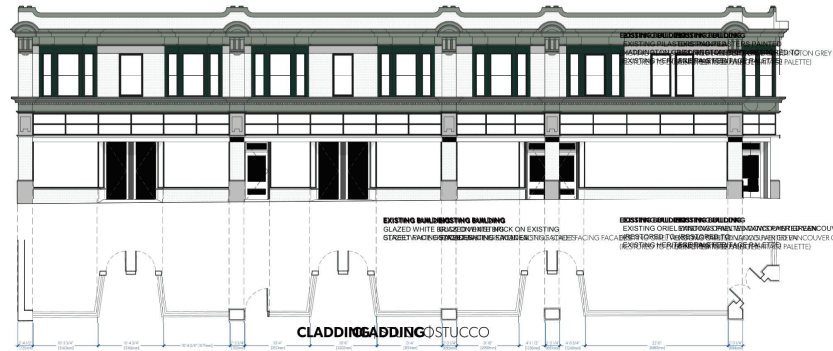




1 **COOK ST ORIGINAL ELEVATION STUDY**  
A203 1:100



2 **COOK ST PROPOSED ELEVATION STUDY**  
A203 1:100



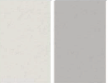
3 **PANDORA AVE ORIGINAL ELEVATION STUDY**  
A203 1:100



4 **PANDORA AVE PROPOSED ELEVATION STUDY**  
A203 1:100



#### MATERIALITY



LIGHT GREY & MID GREY COLOURED STUCCO RAINCOLOUR WALL SYSTEM VIA LIGHT GRAY FINISH



TRANSPARENT GLAZING WITH DARK GREY FRAMES



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



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EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1P9

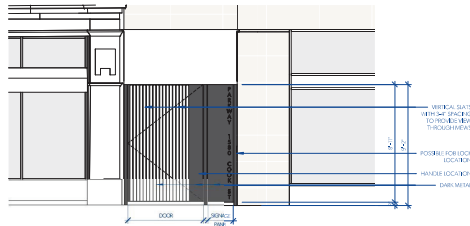
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| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

DATE REVISION DESCRIPTION

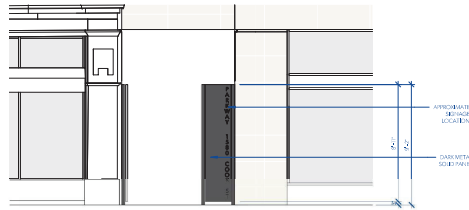
#### PARKWAY

1050 PANDORA AVE + 15 B COOK STREET  
VICTORIA, BC  
2018-001

**A203**  
HERITAGE ELEVATION STUDY

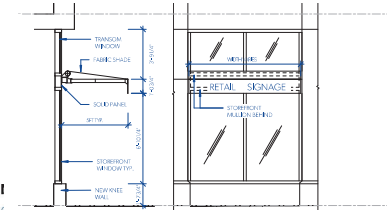


1 ENTRY GATE (CLOSED) - ELEVATION  
A204 1:50

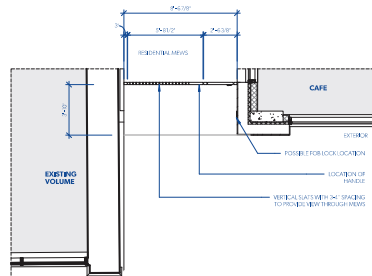


2 ENTRY GATE (OPEN) - ELEVATION  
A204 1:50

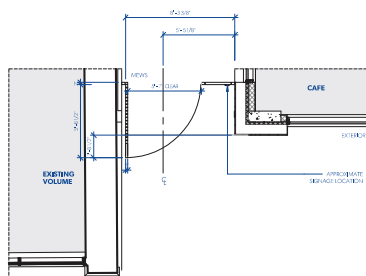
CLADDING



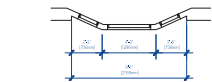
5 CANOPY & SIGNAGE STUDY  
A204 1:50



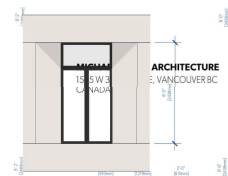
3 ENTRY GATE (CLOSED) - PLAN  
A101 1/4" = 1'-0"



4 ENTRY GATE (OPEN) - PLAN  
A101 1/4" = 1'-0"



6 WINDOW PROPORTION STUDY  
A204 1:50



| DATE       | REVISION | DESCRIPTION          |
|------------|----------|----------------------|
| 2019-09-13 | 1        | REVISED FOR REZONING |
| 2019-05-15 | 2        | ISSUED FOR REZONING  |

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

A204  
FACADE STUDIES



MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE, VANCOUVER BC  
VANALVA 105 105  
CLIENT

| DATE       | REVISION | DESCRIPTION          |
|------------|----------|----------------------|
| 2020-11-13 | 1        | REVISED FOR REZONING |
| 2020-07-15 | 2        | REVISED FOR REZONING |
| 2020-03-20 | 3        | REVISED FOR REZONING |
| 2019-10-30 | 4        | REVISED FOR REZONING |
| 2019-09-13 | 5        | REVISED FOR REZONING |
| 2019-05-15 | 6        | ISSUED FOR REZONING  |

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

A204  
FACADE STUDIES

SHEET DATE  
TIME STAMP



1 **PANDORA AVENUE STREETSCAPE**  
A251 NIS



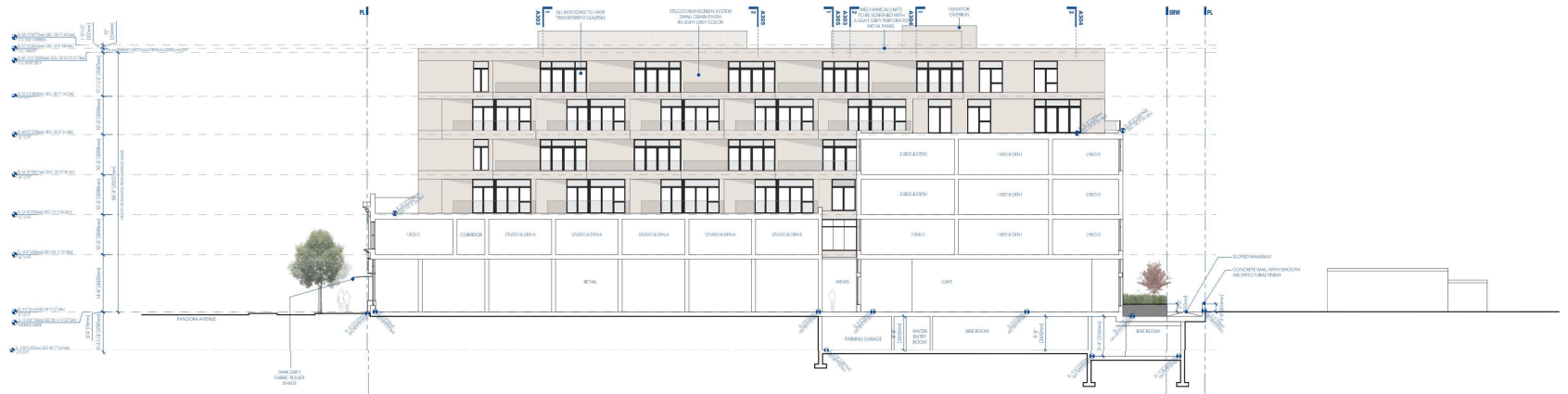
2 **COOK STREET STREETSCAPE**  
A251 NIS

|            |   |                      |
|------------|---|----------------------|
| 2020-1-13  | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

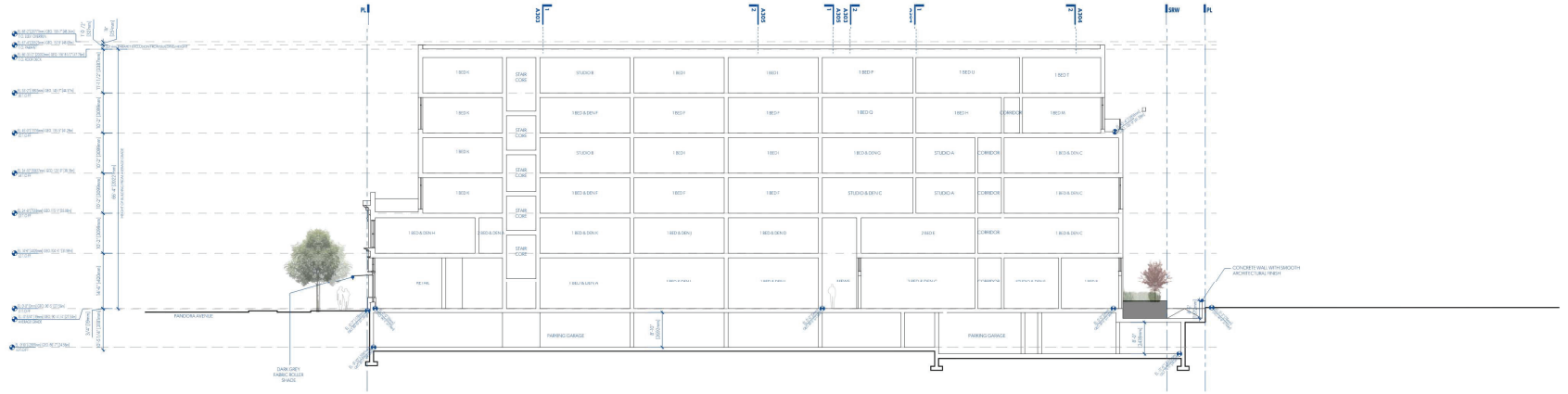
| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

**PARKWAY**

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



1 SECTION LOOKING WEST THROUGH EXISTING BUILDING & NEW 4 STOREY VOLUME  
A301 1:150



2 SECTION LOOKING WEST THROUGH NEW 6 STOREY VOLUME  
A301 1:150



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

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

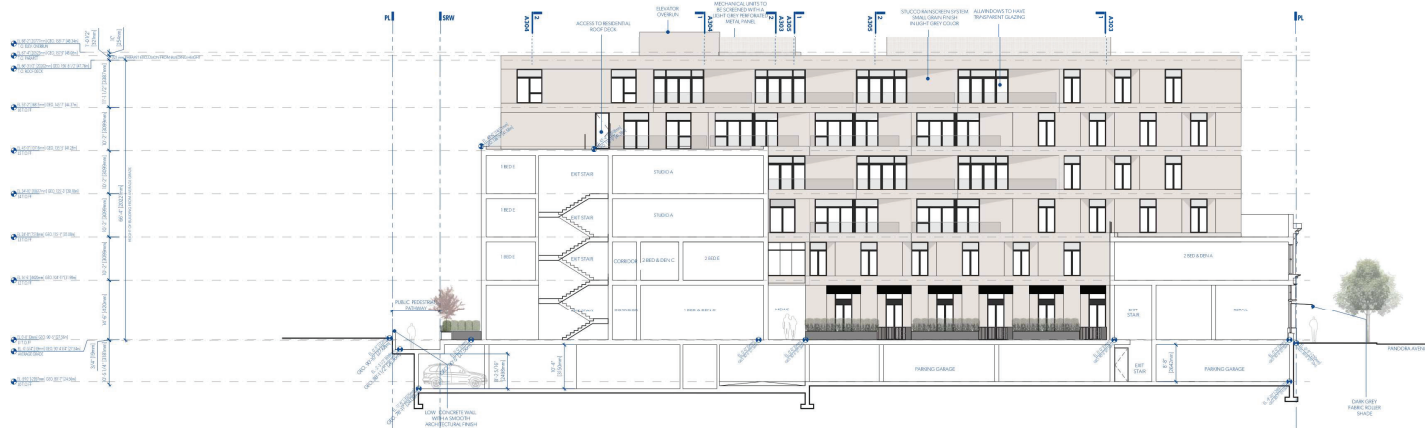
| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

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

**A301**  
SECTIONS



1 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME  
A302 1:150



2 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME & EXISTING BUILDING  
A302 1:150



#### MATERIALITY



LIGHT GREY & MID GREY COLOURED STUCCO FINISH WITH A LIGHT OILY FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK.



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE.



BALCONY WITH CLEAR GLASS RAILING ON LIVING SPACE WINDOWS FACING PARKING LOT & HERITAGE GREEN PARK.

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

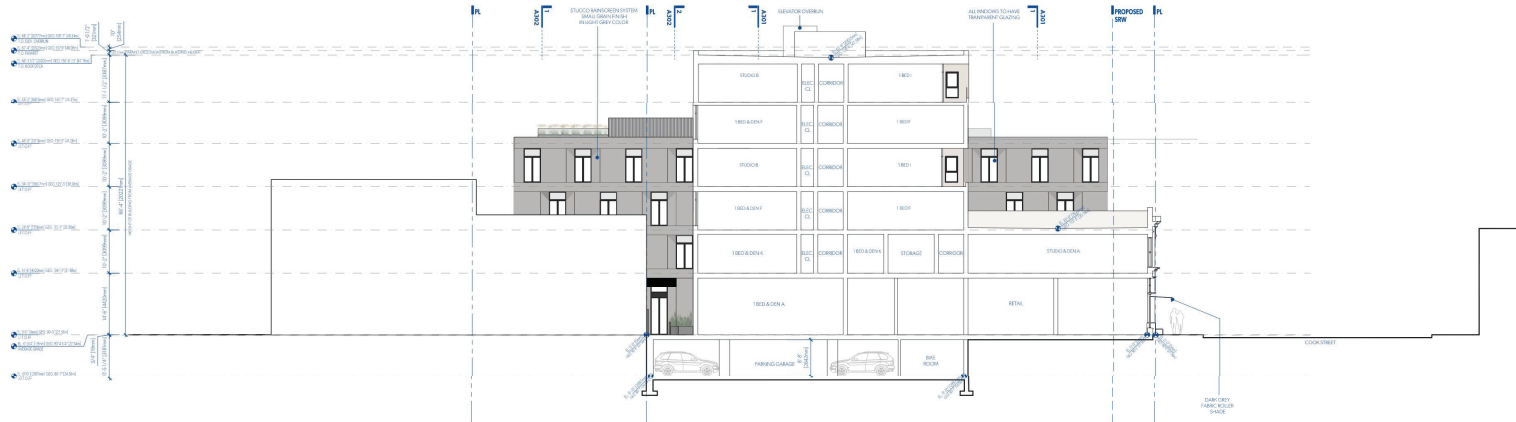
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|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

DATE REVISION DESCRIPTION

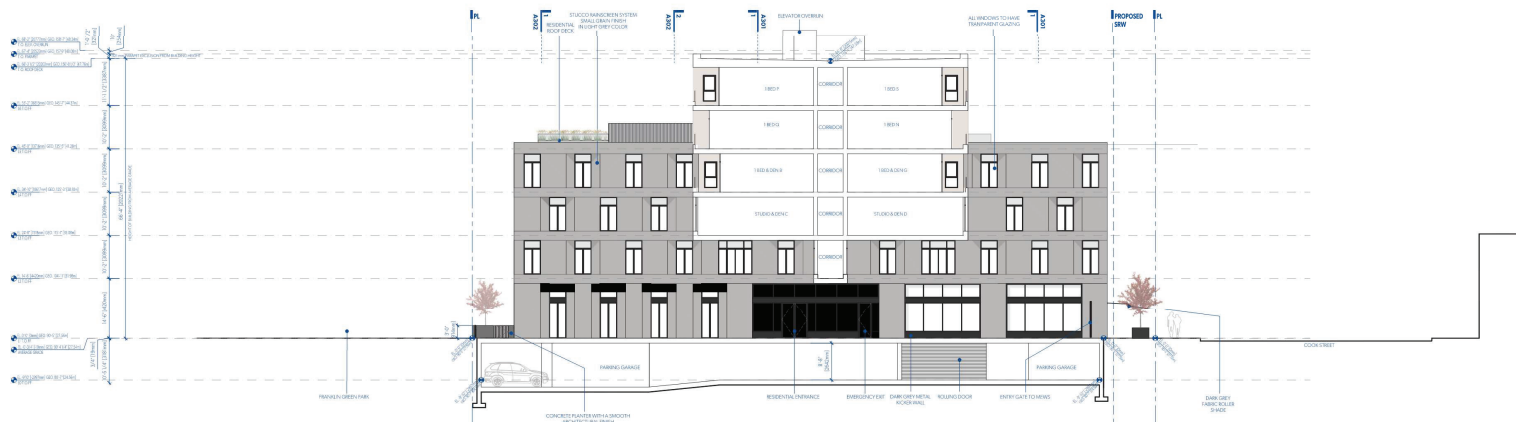
#### PARKWAY

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

**A302**  
SECTIONS



1 SECTION LOOKING NORTH THROUGH EXISTING BUILDING & NEW 6 STOREY VOLUME  
A303 1:150



2 SECTION LOOKING NORTH THROUGH NEW 6 STOREY VOLUME  
A303 1:150



#### MATERIALITY



LIGHT GREY & MID GREY COLOURED STUCCO FINISH SYSTEM IN A LIGHT OCEAN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK.



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE.



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK.

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

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

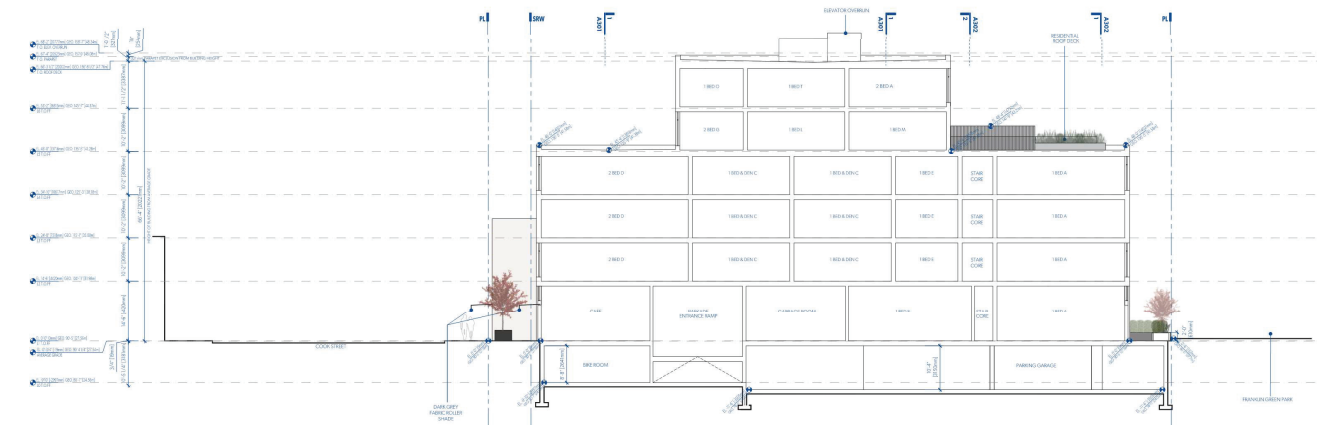
#### PARKWAY

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

**A303**  
SECTIONS



1 SECTION LOOKING NORTH THROUGH NEW 4 & 6 STOREY VOLUME  
A304 1:150

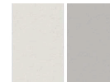


2 SECTION LOOKING SOUTH THROUGH NEW 4 & 6 STOREY VOLUME  
A304 1:150

**MGA**



#### MATERIALITY



LIGHT GREY & MID GREY COLOURED STUCCO FINISH ON EXTERIOR WALL SYSTEM IN A LIGHT CLEAN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK.



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE.



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK.

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

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

DATE REVISION DESCRIPTION

#### PARKWAY

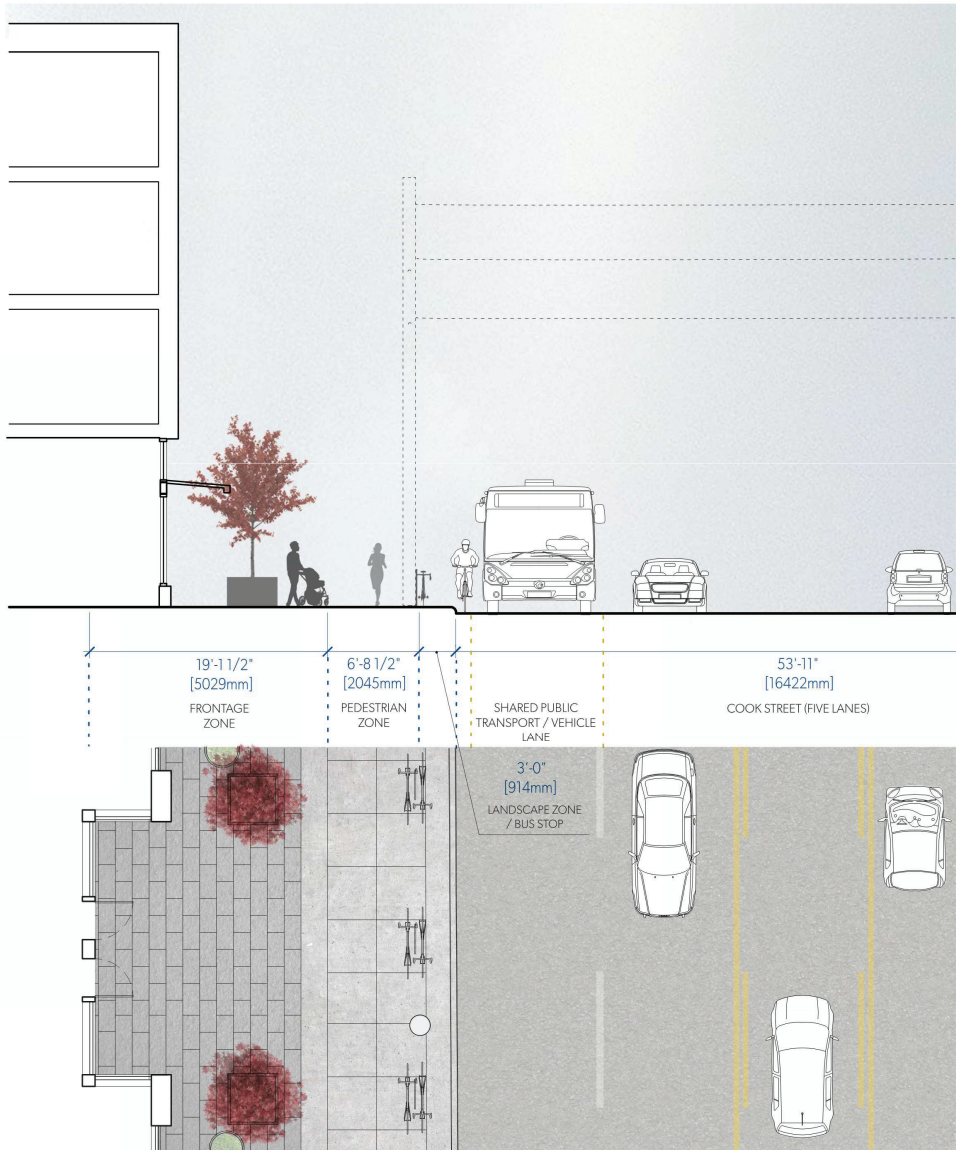
1050 PANDORA AVE + 1518 COOK STREET  
VICTORIA, BC  
2018-001

**A304**  
SECTIONS

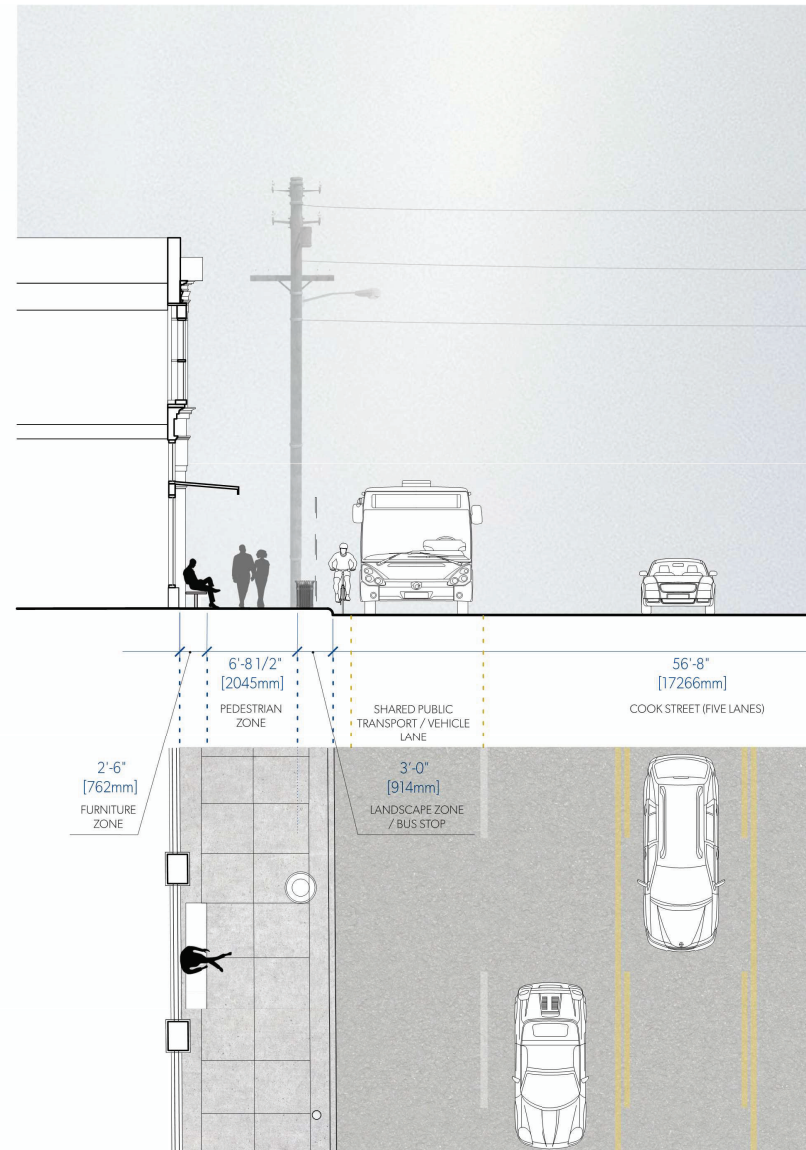


# A305

## SECTIONS



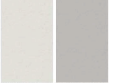
1 STREETScape SECTION & PLAN THRU CAFE  
A308 1:50



2 STREETScape SECTION & PLAN THRU COMMERCIAL  
A308 1:50



#### MATERIALITY



LIGHT GREY & MID GREY COLOURED STUCCO FINISHES WALL SYSTEM IN A LIGHT OCEAN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK.



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE.



JULET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING PARKWAY GREEN PARK & HARRIS GREEN PARK.

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

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

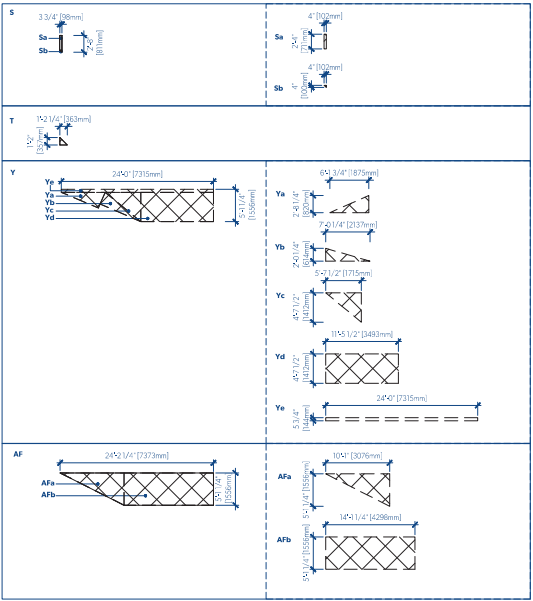
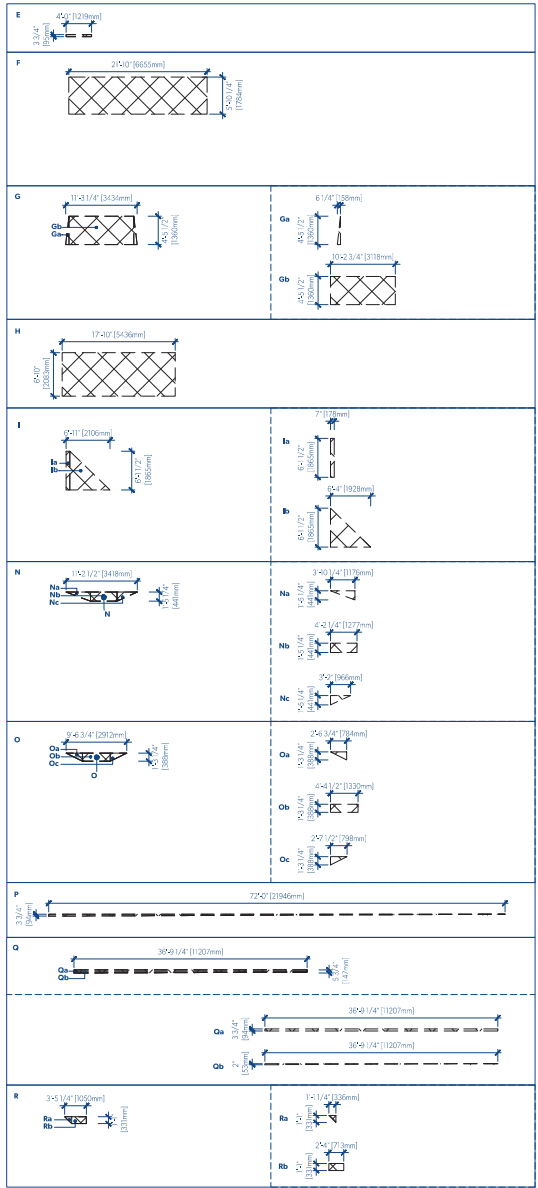
| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

#### PARKWAY

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

## A308

STREETScape CROSS SECTIONS



1 CALCULATIONS LEGEND  
A800 1100



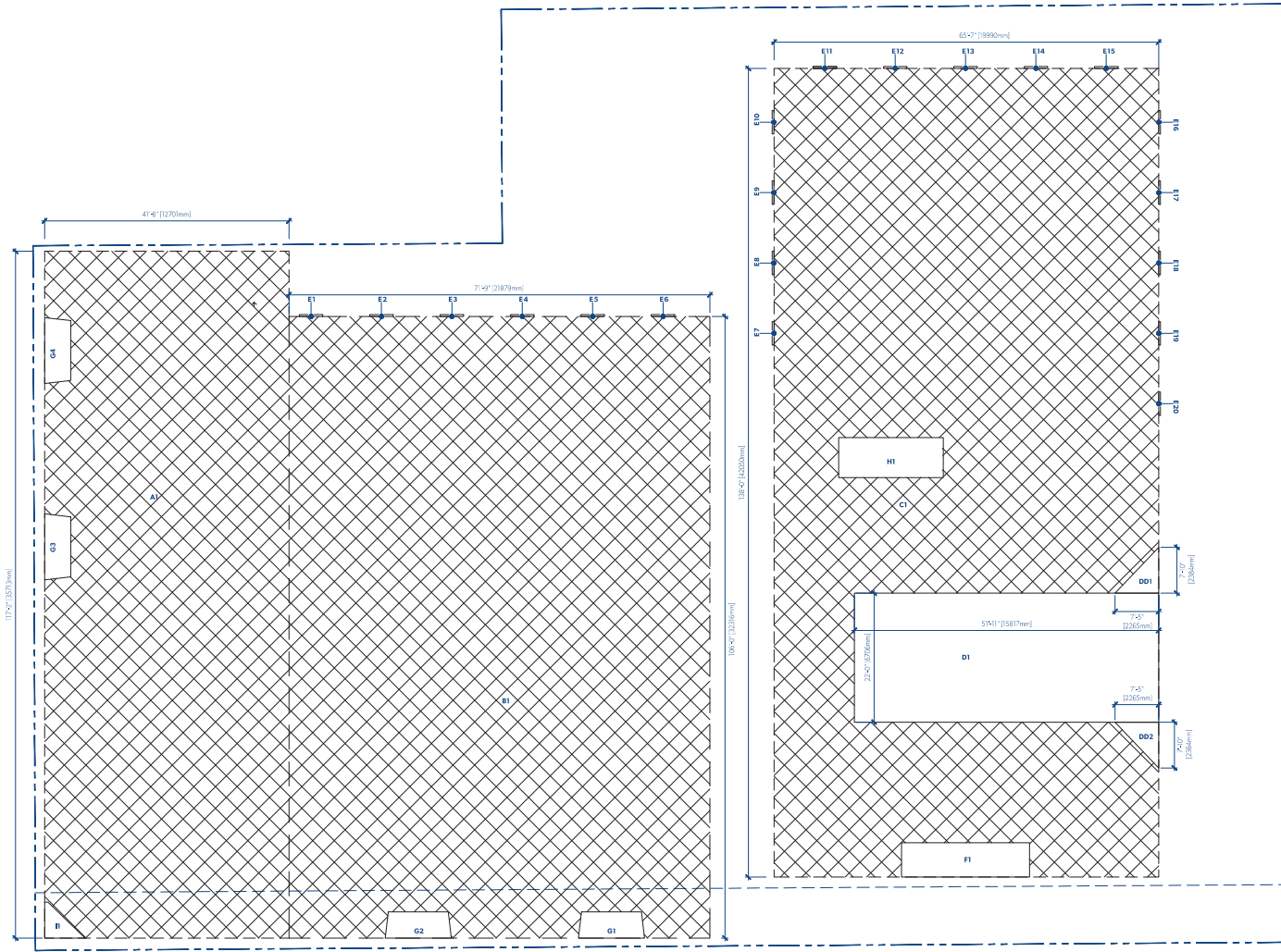
**MICHAEL GREEN ARCHITECTURE**  
1533 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

|            |   |                      |
|------------|---|----------------------|
| 2020-1-13  | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 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

**A800**  
CALCULATIONS LEGEND



**LEVEL 1**

|  | 1518-1519 | 1520-1521 | 1522-1523 | 1524-1525 | 1526-1527 | 1528-1529 | 1530-1531 | 1532-1533 | 1534-1535 | 1536-1537 | 1538-1539 | 1540-1541 | 1542-1543 | 1544-1545 | 1546-1547 | 1548-1549 | 1550-1551 | 1552-1553 | 1554-1555 | 1556-1557 | 1558-1559 | 1560-1561 | 1562-1563 | 1564-1565 | 1566-1567 | 1568-1569 | 1570-1571 | 1572-1573 | 1574-1575 | 1576-1577 | 1578-1579 | 1580-1581 | 1582-1583 | 1584-1585 | 1586-1587 | 1588-1589 | 1590-1591 | 1592-1593 | 1594-1595 | 1596-1597 | 1598-1599 | 1600-1601 | 1602-1603 | 1604-1605 | 1606-1607 | 1608-1609 | 1610-1611 | 1612-1613 | 1614-1615 | 1616-1617 | 1618-1619 | 1620-1621 | 1622-1623 | 1624-1625 | 1626-1627 | 1628-1629 | 1630-1631 | 1632-1633 | 1634-1635 | 1636-1637 | 1638-1639 | 1640-1641 | 1642-1643 | 1644-1645 | 1646-1647 | 1648-1649 | 1650-1651 | 1652-1653 | 1654-1655 | 1656-1657 | 1658-1659 | 1660-1661 | 1662-1663 | 1664-1665 | 1666-1667 | 1668-1669 | 1670-1671 | 1672-1673 | 1674-1675 | 1676-1677 | 1678-1679 | 1680-1681 | 1682-1683 | 1684-1685 | 1686-1687 | 1688-1689 | 1690-1691 | 1692-1693 | 1694-1695 | 1696-1697 | 1698-1699 | 1700-1701 | 1702-1703 | 1704-1705 | 1706-1707 | 1708-1709 | 1710-1711 | 1712-1713 | 1714-1715 | 1716-1717 | 1718-1719 | 1720-1721 | 1722-1723 | 1724-1725 | 1726-1727 | 1728-1729 | 1730-1731 | 1732-1733 | 1734-1735 | 1736-1737 | 1738-1739 | 1740-1741 | 1742-1743 | 1744-1745 | 1746-1747 | 1748-1749 | 1750-1751 | 1752-1753 | 1754-1755 | 1756-1757 | 1758-1759 | 1760-1761 | 1762-1763 | 1764-1765 | 1766-1767 | 1768-1769 | 1770-1771 | 1772-1773 | 1774-1775 | 1776-1777 | 1778-1779 | 1780-1781 | 1782-1783 | 1784-1785 | 1786-1787 | 1788-1789 | 1790-1791 | 1792-1793 | 1794-1795 | 1796-1797 | 1798-1799 | 1800-1801 | 1802-1803 | 1804-1805 | 1806-1807 | 1808-1809 | 1810-1811 | 1812-1813 | 1814-1815 | 1816-1817 | 1818-1819 | 1820-1821 | 1822-1823 | 1824-1825 | 1826-1827 | 1828-1829 | 1830-1831 | 1832-1833 | 1834-1835 | 1836-1837 | 1838-1839 | 1840-1841 | 1842-1843 | 1844-1845 | 1846-1847 | 1848-1849 | 1850-1851 | 1852-1853 | 1854-1855 | 1856-1857 | 1858-1859 | 1860-1861 | 1862-1863 | 1864-1865 | 1866-1867 | 1868-1869 | 1870-1871 | 1872-1873 | 1874-1875 | 1876-1877 | 1878-1879 | 1880-1881 | 1882-1883 | 1884-1885 | 1886-1887 | 1888-1889 | 1890-1891 | 1892-1893 | 1894-1895 | 1896-1897 | 1898-1899 | 1900-1901 | 1902-1903 | 1904-1905 | 1906-1907 | 1908-1909 | 1910-1911 | 1912-1913 | 1914-1915 | 1916-1917 | 1918-1919 | 1920-1921 | 1922-1923 | 1924-1925 | 1926-1927 | 1928-1929 | 1930-1931 | 1932-1933 | 1934-1935 | 1936-1937 | 1938-1939 | 1940-1941 | 1942-1943 | 1944-1945 | 1946-1947 | 1948-1949 | 1950-1951 | 1952-1953 | 1954-1955 | 1956-1957 | 1958-1959 | 1960-1961 | 1962-1963 | 1964-1965 | 1966-1967 | 1968-1969 | 1970-1971 | 1972-1973 | 1974-1975 | 1976-1977 | 1978-1979 | 1980-1981 | 1982-1983 | 1984-1985 | 1986-1987 | 1988-1989 | 1990-1991 | 1992-1993 | 1994-1995 | 1996-1997 | 1998-1999 | 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 | 2680-2681 | 2682-2683 | 2684-2685 | 2686-2687 | 2688-2689 | 2690-2691 | 2692-2693 | 2694-2695 | 2696-2697 | 2698-2699 | 2700-2701 | 2702-2703 | 2704-2705 | 2706-2707 | 2708-2709 | 2710-2711 | 2712-2713 | 2714-2715 | 2716-2717 | 2718-2719 | 2720-2721 | 2722-2723 | 2724-2725 | 2726-2727 | 2728-2729 | 2730-2731 | 2732-2733 | 2734-2735 | 2736-2737 | 2738-2739 | 2740-2741 | 2742-2743 | 2744-2745 | 2746-2747 | 2748-2749 | 2750-2751 | 2752-2753 | 2754-2755 | 2756-2757 | 2758-2759 | 2760-2761 | 2762-2763 | 2764-2765 | 2766-2767 | 2768-2769 | 2770-2771 | 2772-2773 | 2774-2775 | 2776-2777 | 2778-2779 | 2780-2781 | 2782-2783 | 2784-2785 | 2786-2787 | 2788-2789 | 2790-2791 | 2792-2793 | 2794-2795 | 2796-2797 | 2798-2799 | 2800-2801 | 2802-2803 | 2804-2805 | 2806-2807 | 2808-2809 | 2810-2811 | 2812-2813 | 2814-2815 | 2816-2817 | 2818-2819 | 2820-2821 | 2822-2823 | 2824-2825 | 2826-2827 | 2828-2829 | 2830-2831 | 2832-2833 | 2834-2835 | 2836-2837 | 2838-2839 | 2840-2841 | 2842-2843 | 2844-2845 | 2846-2847 | 2848-2849 | 2850-2851 | 2852-2853 | 2854-2855 | 2856-2857 | 2858-2859 | 2860-2861 | 2862-2863 | 2864-2865 | 2866-2867 | 2868-2869 | 2870-2871 | 2872-2873 | 2874-2875 | 2876-2877 | 2878-2879 | 2880-2881 | 2882-2883 | 2884-2885 | 2886-2887 | 2888-2889 | 2890-2891 | 2892-2893 | 2894-2895 | 2896-2897 | 2898-2899 | 2900-2901 | 2902-2903 | 2904-2905 | 2906-2907 | 2908-2909 | 2910-2911 | 2912-2913 | 2914-2915 | 2916-2917 | 2918-2919 | 2920-2921 | 2922-2923 | 2924-2925 | 2926-2927 | 2928-2929 | 2930-2931 | 2932-2933 | 2934-2935 | 2936-2937 | 2938-2939 | 2940-2941 | 2942-2943 | 2944-2945 | 2946-2947 | 2948-2949 | 2950-2951 | 2952-2953 | 2954-2955 | 2956-2957 | 2958-2959 | 2960-2961 | 2962-2963 | 2964-2965 | 2966-2967 | 2968-2969 | 2970-2971 | 2972-2973 | 2974-2975 | 2976-2977 | 2978-2979 | 2980-2981 | 2982-2983 | 2984-2985 | 2986-2987 | 2988-2989 | 2990-2991 | 2992-2993 | 2994-2995 | 2996-2997 | 2998-2999 | 3000-3001 | 3002-3003 | 3004-3005 | 3006-3007 | 3008-3009 | 3010-3011 | 3012-3013 | 3014-3015 | 3016-3017 | 3018-3019 | 3020-3021 | 3022-3023 | 3024-3025 | 3026-3027 | 3028-3029 | 3030-3031 | 3032-3033 | 3034-3035 | 3036-3037 | 3038-3039 | 3040-3041 | 3042-3043 | 3044-3045 | 3046-3047 | 3048-3049 | 3050-3051 | 3052-3053 | 3054-3055 | 3056-3057 | 3058-3059 | 3060-3061 | 3062-3063 | 3064-3065 | 3066-3067 | 3068-3069 | 3070-3071 | 3072-3073 | 3074-3075 | 3076-3077 | 3078-3079 | 3080-3081 | 3082-3083 | 3084-3085 | 3086-3087 | 3088-3089 | 3090-3091 | 3092-3093 | 3094-3095 | 3096-3097 | 3098-3099 | 3100-3101 | 3102-3103 | 3104-3105 | 3106-3107 | 3108-3109 | 3110-3111 | 3112-3113 | 3114-3115 | 3116-3117 | 3118-3119 | 3120-3121 | 3122-3123 | 3124-3125 | 3126-3127 | 3128-3129 | 3130-3131 | 3132-3133 | 3134-3135 | 3136-3137 | 3138-3139 | 3140-3141 | 3142-3143 | 3144- |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----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**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

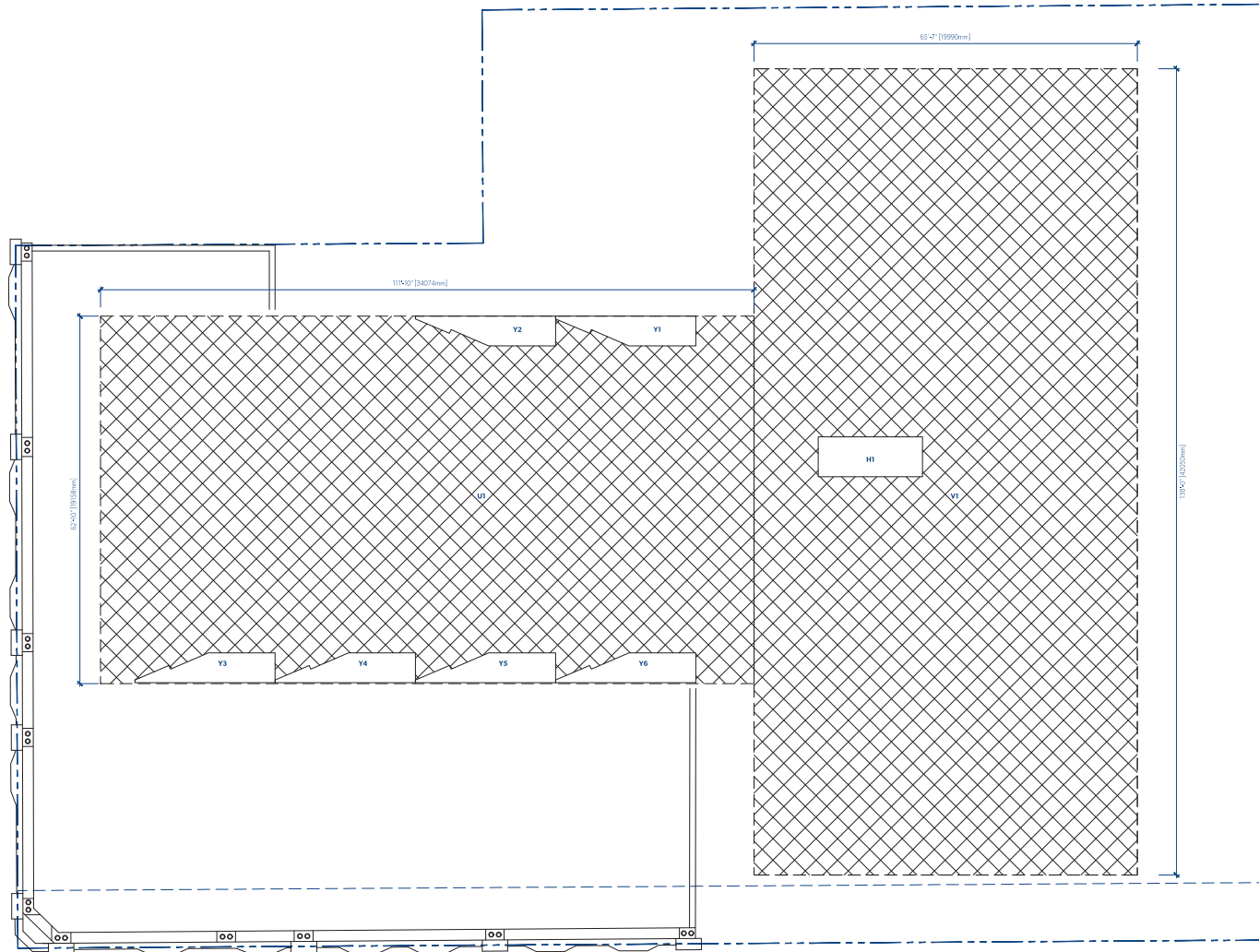
| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
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**PARKWAY**

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

# A802





| LEVEL 3            |          |       |     |        |        |
|--------------------|----------|-------|-----|--------|--------|
|                    | GEOMETRY | AREA  | QTY | TOTAL  |        |
| GEOMETRY           |          |       |     |        |        |
| Y1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y2                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y3                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y4                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y5                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y6                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| U1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| U2                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| H1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| V1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| TOTAL GROSS AREA   |          |       |     | 100.00 | 100.00 |
| REDUCED AREA       |          |       |     |        |        |
| Y1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y2                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y3                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y4                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y5                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| Y6                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| U1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| U2                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| H1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| V1                 | 10.00    | 10.00 | 1   | 10.00  | 10.00  |
| TOTAL REDUCED AREA |          |       |     | 100.00 | 100.00 |
| TOTAL NET AREA     |          |       |     | 100.00 | 100.00 |



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

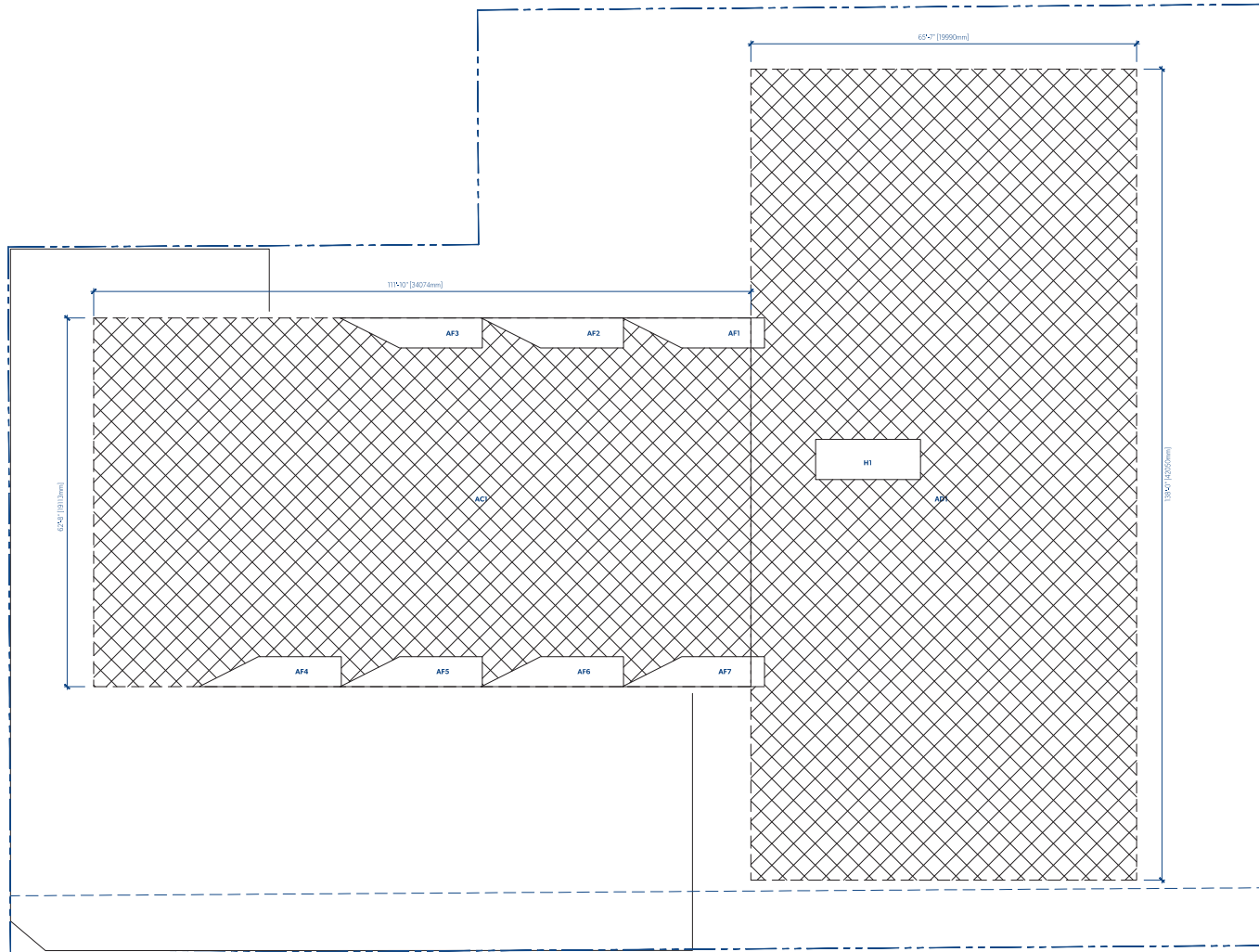
- 2020-1-13 REISED FOR REZONING
- 2020-07-15 REISED FOR REZONING
- 2020-09-20 REISED FOR REZONING
- 2019-10-30 REISED FOR REZONING
- 2019-09-13 REISED FOR REZONING
- 2019-05-15 ISSUED FOR REZONING

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

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

**A803**  
FSR LEVEL 3

1 FSR LEVEL 3  
A803 1/100



| LEVEL 4                 |        |       |                |     |                |
|-------------------------|--------|-------|----------------|-----|----------------|
|                         | LENGTH | WIDTH | AREA           | QTY | TOTAL          |
| CEILING AREA            | 58.11  | 58.11 | 3378.76        | 1   | 3378.76        |
| FLOOR AREA              | 42.05  | 78.95 | 3319.53        | 1   | 3319.53        |
| <b>TOTAL GROSS AREA</b> |        |       | <b>6698.29</b> |     | <b>6698.29</b> |
| AREA CALCULATIONS       |        |       |                |     |                |
| AREA                    | 5.88   | 5.88  | 34.57          | 1   | 34.57          |
| AREA CALCULATIONS       |        |       | 34.57          | 1   | 34.57          |
| <b>TOTAL GROSS AREA</b> |        |       | <b>6732.86</b> |     | <b>6732.86</b> |
| <b>TOTAL GROSS AREA</b> |        |       | <b>6732.86</b> |     | <b>6732.86</b> |
| <b>TOTAL NET AREA</b>   |        |       | <b>6732.86</b> |     | <b>6732.86</b> |
| AREA CALCULATIONS       |        |       |                |     |                |
| CEILING AREA            | 1.08   | 5.08  | 5.49           | 1   | 5.49           |
| FLOOR AREA              | 1.08   | 5.08  | 5.49           | 1   | 5.49           |
| <b>TOTAL NET AREA</b>   |        |       | <b>10.98</b>   |     | <b>10.98</b>   |

**MGA**



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



- 2020-1-13 REVISOR FOR REZONING
- 2020-07-15 REVISOR FOR REZONING
- 2020-03-20 REVISOR FOR REZONING
- 2019-10-30 REVISOR FOR REZONING
- 2019-09-13 REVISOR FOR REZONING
- 2019-05-15 ISSUED FOR REZONING

DATE REVISION DESCRIPTION

**PARKWAY**

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

**A804**  
FSR LEVEL 4

1 FSR LEVEL 4  
A804 1/100



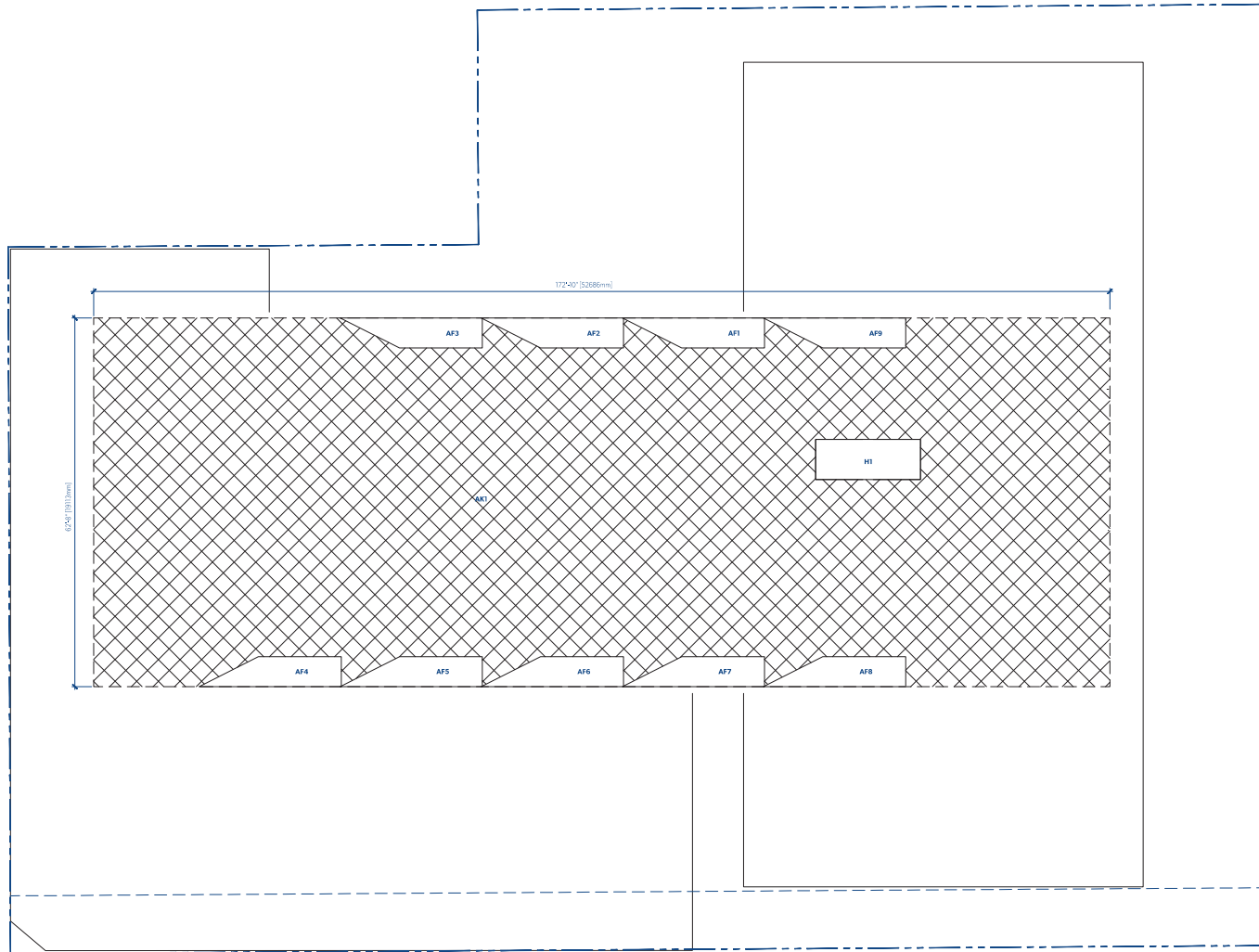
**MGA**



- | DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

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

**A805**  
FSR LEVEL 5



| LEVEL 6                |        |       |       |     |                       |
|------------------------|--------|-------|-------|-----|-----------------------|
|                        | LENGTH | WIDTH | AREA  | QTY | TOTAL                 |
| DECK AREA              |        |       |       |     |                       |
| AF1                    | 10.11  | x     | 12.65 | x   | 128.09 sq. ft.        |
|                        |        |       |       | 1   | =                     |
|                        |        |       |       |     | 128.09 sq. ft.        |
| <b>TOTAL DECK AREA</b> |        |       |       |     | <b>128.09 sq. ft.</b> |
| REVISIONS & NOTES      |        |       |       |     |                       |
| H1                     | 5.88   | x     | 2.08  | x   | 12.03 sq. ft.         |
| AF1                    | 102.19 | x     | 12.65 | x   | 97.71 sq. ft.         |
|                        |        |       |       | 1   | =                     |
|                        |        |       |       |     | 97.71 sq. ft.         |
| <b>TOTAL REVISIONS</b> |        |       |       |     | <b>97.71 sq. ft.</b>  |
| <b>TOTAL DECK AREA</b> |        |       |       |     | <b>97.71 sq. ft.</b>  |
| <b>TOTAL NET AREA</b>  |        |       |       |     | <b>97.71 sq. ft.</b>  |
| AF CALCULATIONS        |        |       |       |     |                       |
| DECK AREA              | 1.86   | x     | 2.08  | x   | 4.29 sq. ft.          |
| AF1                    | 1.86   | x     | 4.33  | x   | 8.09 sq. ft.          |
|                        |        |       |       | 1   | =                     |
|                        |        |       |       |     | 8.09 sq. ft.          |
| <b>TOTAL NET AREA</b>  |        |       |       |     | <b>8.09 sq. ft.</b>   |

**MGA**  
MICHAEL GREEN ARCHITECTURE



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



- 2020-1-13 REVISION FOR REZONING
- 2020-07-15 REVISION FOR REZONING
- 2020-09-20 REVISION FOR REZONING
- 2019-10-30 REVISION FOR REZONING
- 2019-09-13 REVISION FOR REZONING
- 2019-05-15 ISSUED FOR REZONING

DATE REVISION DESCRIPTION

#### PARKWAY

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

**A806**  
FSR LEVEL 6

1" = 8'00" FSR LEVEL 6  
A806 1/100



1 VIEW NORTHWEST FROM CORNER OF PANDORA & COOK  
A811

**MGA**  
ARCHITECTS



**MICHAEL GREEN ARCHITECTURE**  
1533 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 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

**A811**  
3D RENDERS



**MGA**  
MICHAEL GREEN ARCHITECTURE



**MICHAEL GREEN ARCHITECTURE**  
1533 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 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

1  
A812 VIEW WEST THROUGH RESIDENTIAL MEWS

**A812**  
3D RENDERS



1 VIEW SOUTHWEST FROM COOK STREET  
A813

**MGA**  
MICHAEL GREEN ARCHITECTURE



**MICHAEL GREEN ARCHITECTURE**  
1533 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2018-05-15 | △ | ISSUED FOR REZONING  |

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

**PARKWAY**

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

**A813**  
3D RENDERS



1  
A810 VIEW EAST TO COURTYARD

**MGA**  
ARCHITECTURE



**MICHAEL GREEN ARCHITECTURE**  
1533 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 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

**A814**  
3D RENDERS



1 BALCONY STUDY  
A810

**MGA**  
MICHAEL GREEN ARCHITECTURE



**MICHAEL GREEN ARCHITECTURE**  
1533 W 3RD AVENUE, VANCOUVER BC  
CANADA V6J 1J8

|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 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

**A815**  
3D RENDERS



1 ADJACENT PROPERTY STUDY | VIEW WEST ACROSS COOK STREET  
A817



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



2 ADJACENT PROPERTY STUDY | VIEW SOUTHWEST DOWN COOK STREET  
A817



4 ADJACENT PROPERTY STUDY | VIEW WEST ALONG NORTH WALKWAY  
A817

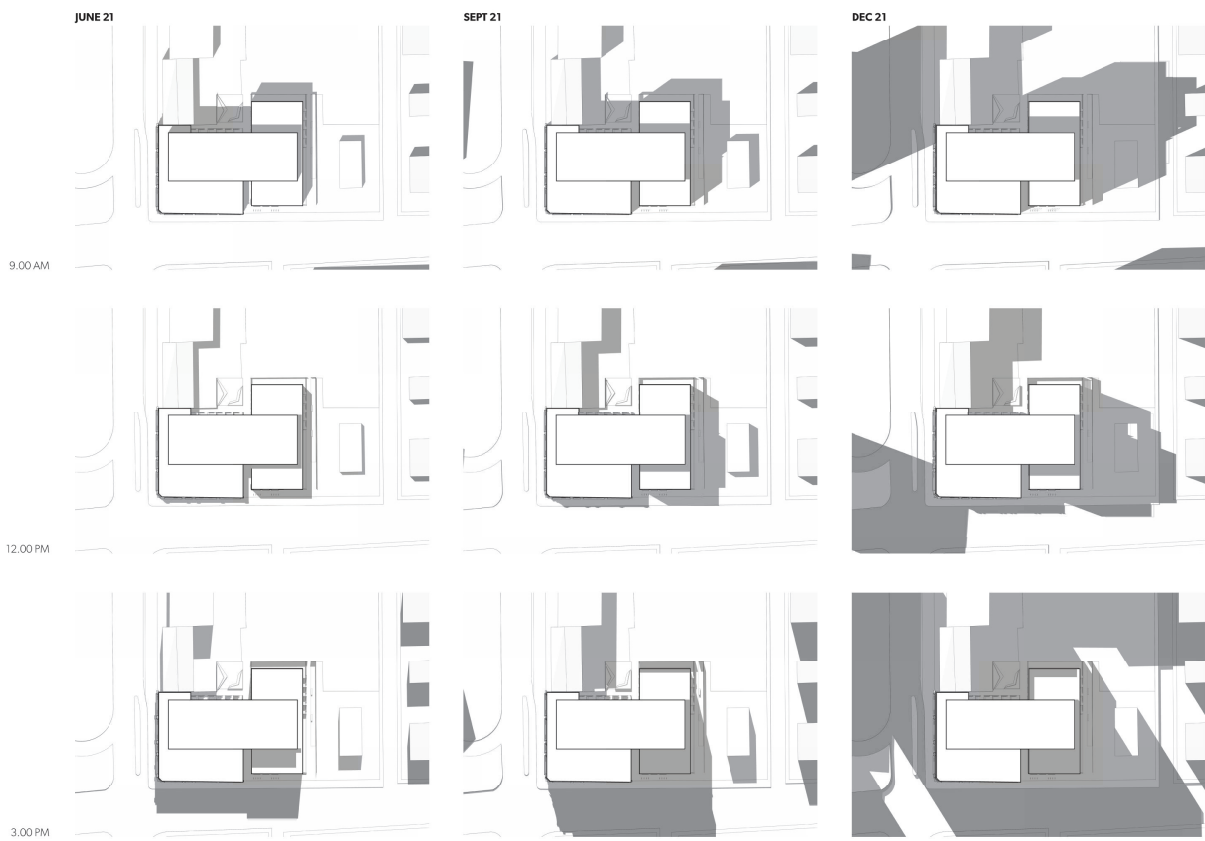
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|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

| DATE | REVISION | DESCRIPTION |
|------|----------|-------------|
|------|----------|-------------|

#### PARKWAY

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

**A817**  
ADJACENT PROPERTY  
STUDY



1  
A821 SOLAR IMPACT ANALYSIS

**MGA**  
MICHAEL GREEN ARCHITECTURE



**MICHAEL GREEN ARCHITECTURE**  
1535 W. 3RD AVENUE, VANCOUVER BC  
CANADA V5Y 1J8



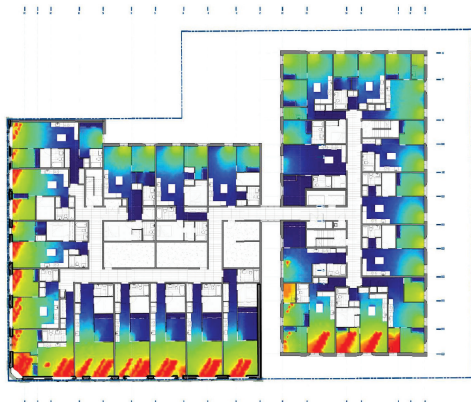
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|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-03-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

DATE REVISION DESCRIPTION

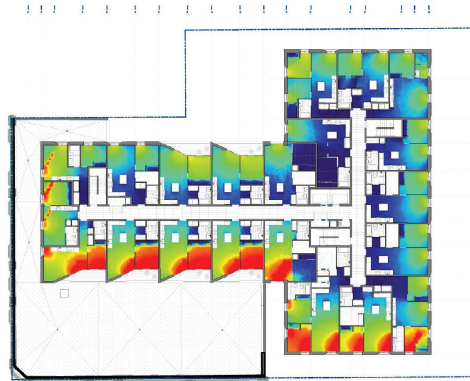
**PARKWAY**

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

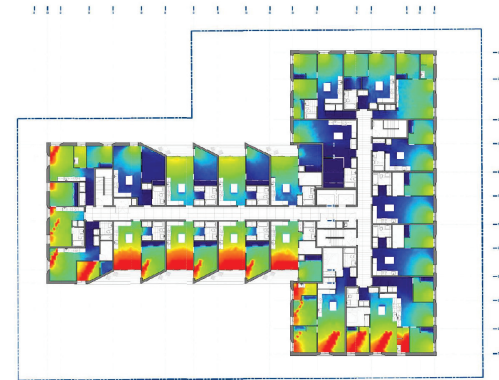
**A821**  
SOLAR IMPACT ANALYSIS



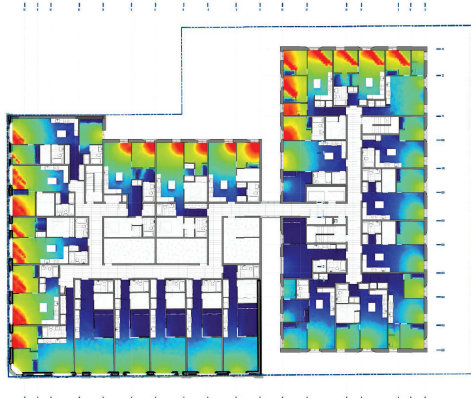
1 LEVEL 2, 9:00 AM, 14.50 (LUX)  
A822



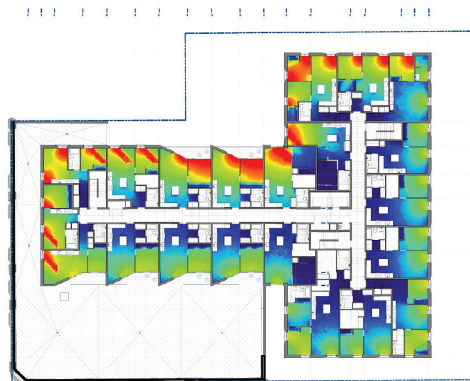
3 LEVEL 3, 9:00 AM, 24.67 (LUX)  
A822



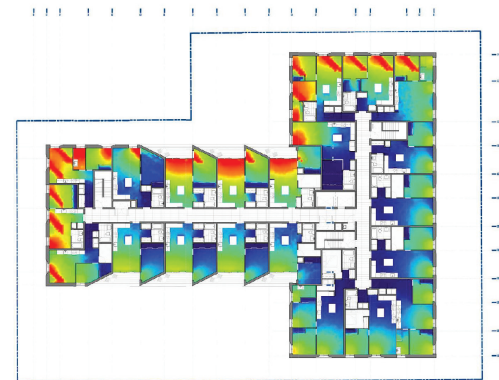
5 LEVEL 4, 9:00 AM, 34.83 (LUX)  
A822



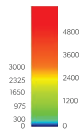
2 LEVEL 2, 3:00 PM, 14.50 (LUX)  
A822



4 LEVEL 3, 3:00 PM, 24.67 (LUX)  
A822



6 LEVEL 4, 3:00 PM, 34.83 (LUX)  
A822



**MGA**



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



|            |   |                      |
|------------|---|----------------------|
| 2020-11-13 | △ | REVISED FOR REZONING |
| 2020-07-15 | △ | REVISED FOR REZONING |
| 2020-05-20 | △ | REVISED FOR REZONING |
| 2019-10-30 | △ | REVISED FOR REZONING |
| 2019-09-13 | △ | REVISED FOR REZONING |
| 2019-05-15 | △ | ISSUED FOR REZONING  |

DATE REVISION DESCRIPTION

**PARKWAY**

1020 PANDORA AVE + 1518 COOK STREET  
VICTORIA, BC  
2018-001

**A822**  
Illuminance Analysis

**p m g**  
LANDSCAPE  
ARCHITECTS

SEN -



| NO. | DATE | REVISION | DESCRIPTION | DR |
|-----|------|----------|-------------|----|
|-----|------|----------|-------------|----|

CLIENT:

PROJECT:

1050 PANDORA AVENUE  
VICTORIA, BC

DRAWING TITLE:

LANDSCAPE  
PLAN

CHKD:

## L1

OF 9

18240-15.71P

PMG PROJECT NUMBER:

18240

SEAL:



|    |           |   |    |
|----|-----------|---|----|
| 15 | 20 OCT 20 | REV. COOK STREET FRONTAGE               | BA |
| 14 | 20 SEP 03 | REV. PER CITY COMMENTS - OFFSITE PAVING | BA |
| 13 | 20 JUL 14 | REVISION RECOMMENDATION                 | BA |
| 12 | 20 JUN 19 | REV. PER CLIENT COMMENTS                | BA |
| 11 | 20 FEB 03 | ISSUED FOR TENDER                       | BA |
| 10 | 19 DEC 05 | ISSUED FOR BP                           | BA |
| 9  | 19 NOV 18 | 100% BP SET                             | BA |
| 8  | 19 NOV 04 | 50% CD SET                              | BA |
| 7  | 19 OCT 13 | NEW GROUND FLOOR PLAN                   | DD |
| 6  | 19 OCT 13 | REVISION                                | DD |
| 5  | 19 OCT 13 | NEW SITE PLANS/CLIENT REQUEST           | DD |
| 4  | 19 OCT 03 | 50% CD SET                              | BA |
| 3  | 19 SEP 07 | REVISION                                | BA |
| 2  | 19 JUL 19 | REV. PER CITY/CLIENT COMMENTS           | BA |
| 1  | 19 JUL 19 | 50% BP SUBMISSION                       | BA |

NO. DATE REVISION DESCRIPTION DR.

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

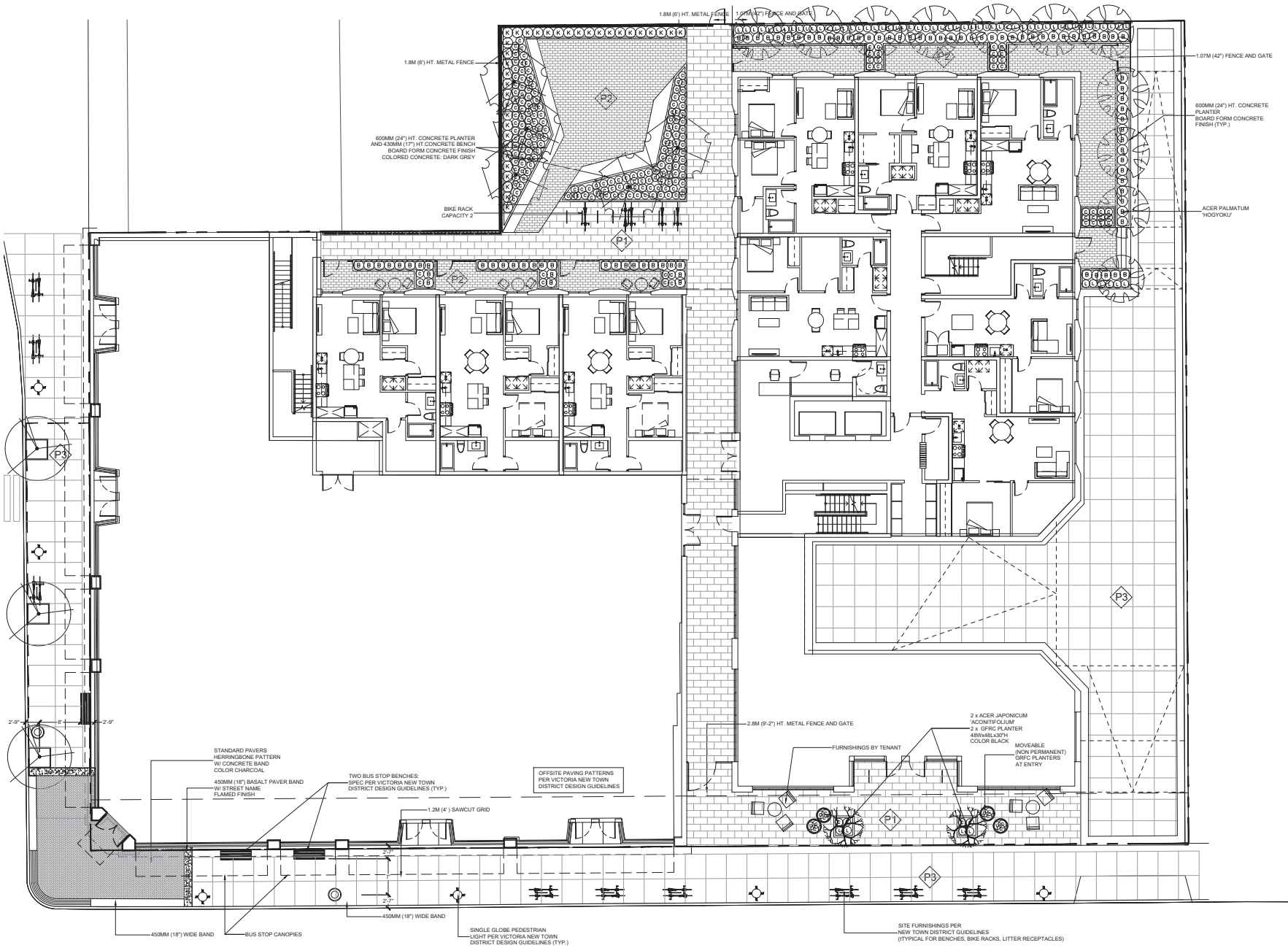
CHKD:

OF 9

18240-15.ZIP

PMG PROJECT NUMBER:

18240



| FURNISHINGS LEGEND |     |  |
|--------------------|-----|--|
| KEY                | QTY | DESCRIPTION  |
|                    | 2   | OFFSITE: TYPE A WOOD BENCH WITH BACKREST<br>HERITAGE BENCH, ALUMINUM FRAME, OAK SLATS<br>GLOSSY BLACK (RAL 9017) PER NEW TOWN GUIDELINES |
|                    | 7   | OFFSITE: BIKE RACK CAPACITY 2<br>STANDARD BIKE RACK, GLOSSY BLACK (RAL 9017)<br>PER NEW TOWN GUIDELINES                                  |
|                    | 8   | ONSITE: BIKE RACK CAPACITY 2<br>MAGLIN MBR600-S, GLOSS BLACK   |
|                    | 3   | TREE GRATE W/ FRAME<br>DOBNEY FOUNDRY ST 48  |
|                    | 4   | BARKMAN NEWPORT ROUND<br>360X25H, SP RIC PLANTER, COLOR EBONY  |
|                    | 2   | LITTER RECEPTACLE  |



CALAMAGROSTIS ACUTIFLORA  
'KARL FOERSTER'



BUXUS M. KOREANA



CAREX OSHIMENSIS



LAVENDULA 'MUNSTEAD'



CALAMAGROSTIS BRACHYTRICHA

| ROOF LANDSCAPE LEGEND |   |
|-----------------------|---|
| KEY                   | DESCRIPTION   |
|                       | SEDUM TILE - ETERA 'COLOR MAX'  |
|                       | SEDUM TILE - ETERA 'ALL SEASONS'  |
|                       | SEDUM TILE - ETERA 'BLUE MIX'   |
|                       | BASALT GRAVEL - 50MM CLEAR  |
|                       | AUTUMN GOLD PEBBLE - NORTHWEST LANDSCAPE SUPPLY<br>770635 20-30MM       |
|                       | MEXICAN SUNBURST PEBBLE - NORTHWEST LANDSCAPE SUPPLY<br>MSB1375 25-75MM |
|                       | DAZZLING WHITE PEBBLE - NORTHWEST LANDSCAPE SUPPLY<br>770745 20-30MM    |







ACER PALMATUM 'HOGYOKU'



CORNUS K. CHINENSIS



ACER GINNALA

| PLANT SCHEDULE  |   |  |  | PMO PROJECT NUMBER: 15240 |  |
|---|---|--|--|---------------------------|--|
| KEY   | QTY   | BOTANICAL NAME                           | COMMON NAME                            | PLANTED SIZE / REMARKS    |  |
|  | 2   | ACER JAPONICUM 'ACONTIFOLIUM'            | FERNLEAF FULL MOON MAPLE               | 2.5M HT: SPECIMEN         |  |
|   | 11  | ACER PALMATUM 'HOGYOKU'                  | JEWEL JAPANESE MAPLE                   | 3M HT, BAB, UPRIGHT FORM  |  |
|   | 5   | CORNUS KOUSA 'CHINENSIS'                 | CHINESE KOUSA DOGWOOD                  | 3M HT, TREE FORM, BAB     |  |
|  | 3   | STREET TREE                              | COORDINATE WITH PARKS DEPT             |                           |  |
|   | 8   | BUXUS MICROPHYLLA KOREANA                | KOREAN BOXWOOD                         | #3 POT, 40CM              |  |
|  | 37  | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS                     | #1 POT                    |  |
|   | C 218   | CAREX OSHIMENSIS 'EVERGOLD'              | JAPANESE SEDGE                         | #1 POT                    |  |
|  | L 82  | LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'        | ENGLISH LAVENDER, COMPACT, VIOLET-BLUE | #2 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 CNLA 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: IMAGE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF 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. |  |  |                           |  |

CONTRACTOR TO PROVIDE DESIGN-BUILD HIGH EFFICIENCY IRRIGATION SYSTEM THAT MEETS CURRENT IiABC STANDARDS. DEVELOPER AND/OR LANDSCAPE ARCHITECT TO REVIEW DESIGN PRIOR TO INSTALLATION.



1.8M (6') HT. PERIMETER FENCE AND GATE AT COURTYARD  
2.2M (9'-2") HT. FENCE AND GATE AT ENTRANCE TO MEWS



1.07M (4'2") HT. FENCE AND GATES AT PATIOS



P1 - BARKMAN BROADWAY 24X12'



P2 - EXPOCRETE AQUAROC PERMEABLE PAVER

| MATERIALS LEGEND |   |
|------------------|---|
| KEY              | DESCRIPTION   |
|                  | BARKMAN BROADWAY PAVER<br>24X12", COLOR GREY                                      |
|                  | EXPOCRETE AQUAROC STANDARD SIZE, PERMEABLE PAVER<br>COLOR GREY                    |
|                  | 450MM (18") CONCRETE BAND W/ 1.2M SAWCUT<br>GRID PER VICTORIA NEW TOWN GUIDELINES |



G1 - 'COLOR MAX'



G5 - AUTUMN GOLD PEBBLE



G2 - 'ALL SEASONS'



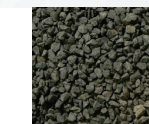
G6 - MEXICAN SUNBURST PEBBLE



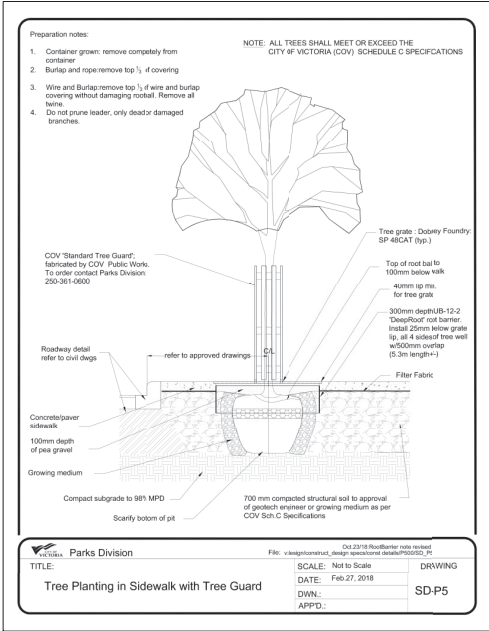
G3 - 'BLUE MAX'



G7 - DAZZLING WHITE PEBBLE



G4 - 50MM CLEAR BASALT GRAVEL



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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5G 6G9  
p: 604 294-0011 f: 604 294-0022

SEAL:



|    |           |   |    |
|----|-----------|---|----|
| 15 | 20 OCT 29 | REV. COOK STREET FRONTAGE               | BA |
| 14 | 20 SEP 03 | REV. PER CITY COMMENTS - OFFSITE PAVING | BA |
| 13 | 20 JUL 24 | REVISION RECONSTRUCTION                 | BA |
| 12 | 20 JUN 29 | REV. PER CLIENT COMMENTS                | BA |
| 11 | 20 FEB 03 | ISSUED FOR TENDER                       | BA |
| 10 | 19 DEC 05 | ISSUED FOR SP                           | BA |
| 9  | 19 NOV 18 | 100% SP SET                             | BA |
| 8  | 19 NOV 04 | 50% CD SET                              | BA |
| 7  | 19 OCT 23 | NEW GROUND FLOOR PLAN                   | SD |
| 6  | 19 OCT 23 | REVISION                                | SD |
| 5  | 19 OCT 21 | NEW SITE PLACEMENT REQUEST              | SD |
| 4  | 19 OCT 03 | 60% CD SET                              | BA |
| 3  | 19 SEP 27 | 60% CD SET                              | BA |
| 2  | 21 AUG 19 | REV. PER CITY/CLIENT COMMENTS           | BA |
| 1  | 19 JUL 29 | 50% SP SUBMISSION                       | BA |

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

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

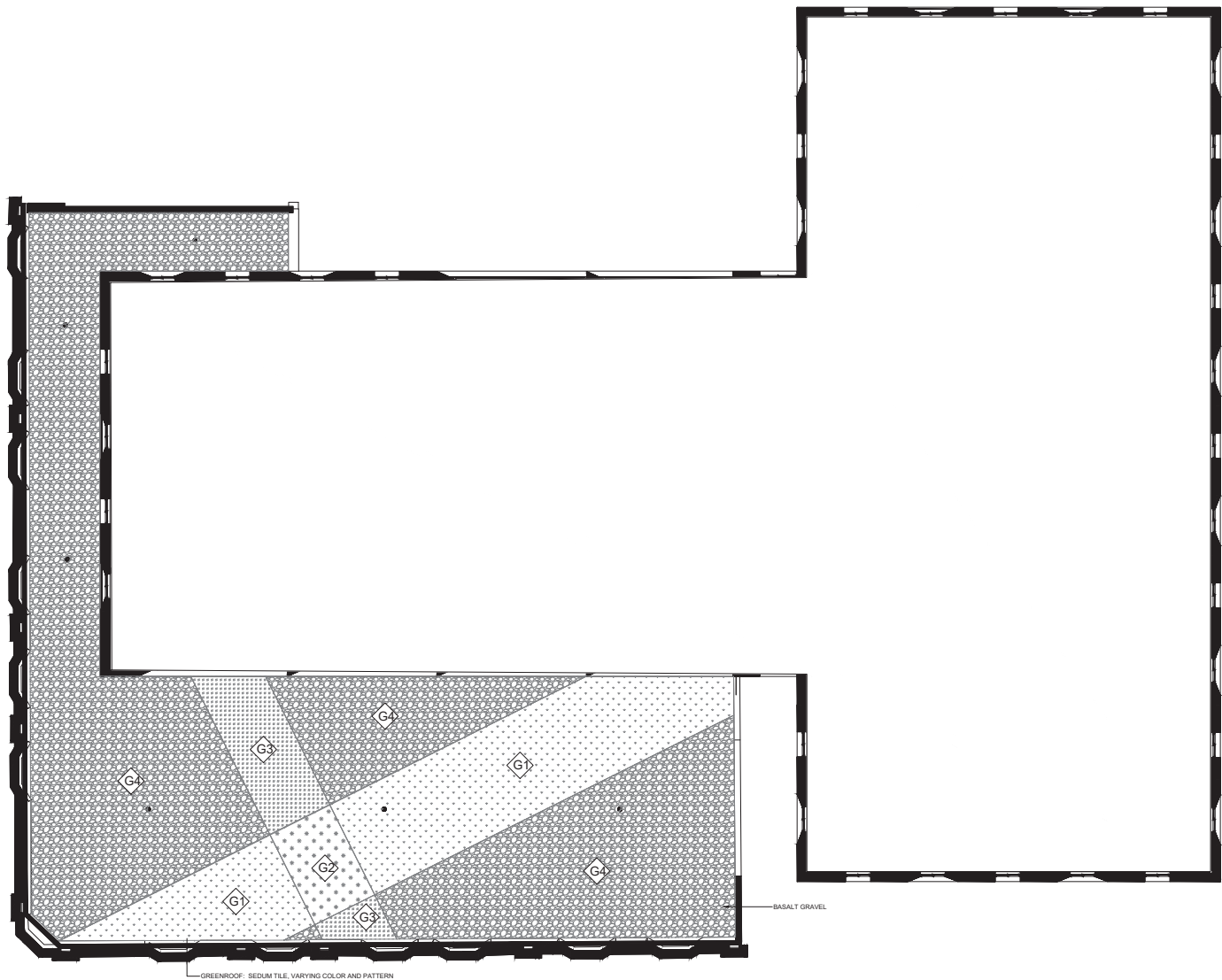
DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: 19 JUL 10 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: BA  
DESIGN: BA  
CHKD: **L3**  
OF 9

18240-15\_ZIP

PMG PROJECT NUMBER:

18240



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**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 6G9  
p. 604 294-0011 : f. 604 294-0022

SEAL:



|    |           |   |    |
|----|-----------|---|----|
| 15 | 20 OCT 29 | REV. COOK STREET FRONTAGE               | BA |
| 14 | 20 SEP 03 | REV. PER CITY COMMENTS - OFFSITE PAVING | BA |
| 13 | 20 JUL 14 | REVISIONS RECOMMENDATION                | BA |
| 12 | 20 JUN 29 | REV. PER CLIENT COMMENTS                | BA |
| 11 | 20 FEB 03 | ISSUED FOR TENDER                       | BA |
| 10 | 19 DEC 05 | ISSUED FOR BP                           | BA |
| 9  | 19 NOV 18 | 100% BP SET                             | BA |
| 8  | 19 NOV 04 | 50% CD SET                              | BA |
| 7  | 19 OCT 23 | NEW GROUND FLOOR PLAN                   | DD |
| 6  | 19 OCT 23 | REVISION                                | DD |
| 5  | 19 OCT 21 | NEW SITE PLAN/CLIENT REQUEST            | DD |
| 4  | 19 OCT 23 | 50% CD SET                              | BA |
| 3  | 19 SEP 27 | REVISION                                | BA |
| 2  | 21 AUG 19 | REV. PER CITY/CLIENT COMMENTS           | BA |
| 1  | 19 JUL 29 | 50% BP SUBMISSION                       | 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:

**L4**

OF 9

18240-15.ZIP

PMG PROJECT NUMBER:

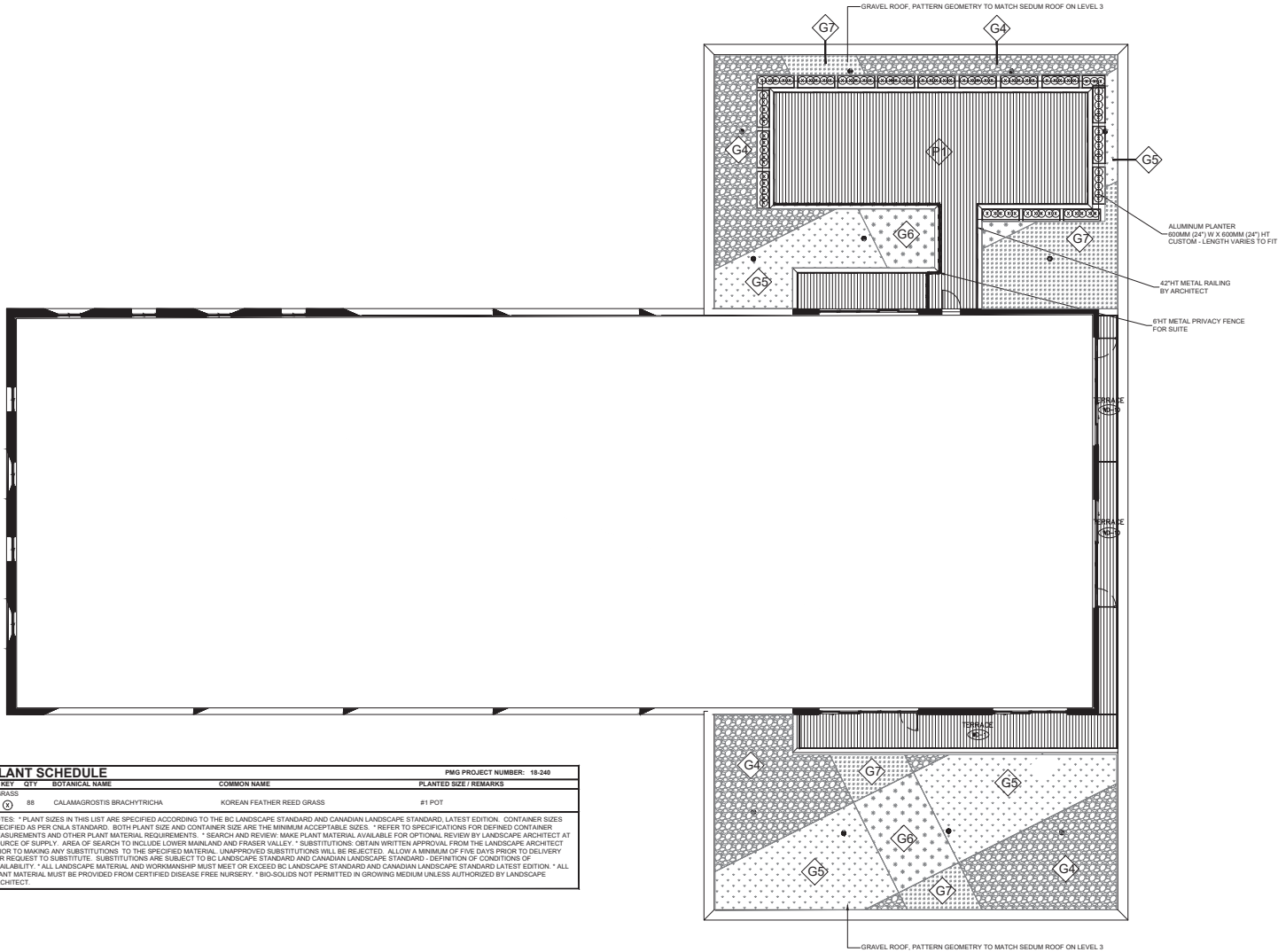
**18240**

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ARCHITECTS

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p. 604 294-0011 : f. 604 294-0022

SEAL:



| PLANT SCHEDULE   |     |                            |                           | PMG PROJECT NUMBER: 18-240 |
|--|-----|----------------------------|---------------------------|----------------------------|
| KEY  | QTY | BOTANICAL NAME             | COMMON NAME               | PLANTED SIZE / REMARKS     |
| GRASS:   |     |                            |                           |                            |
| Q  | 88  | CALAMAGROSTIS BRACHYTRICHA | 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 CNA 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: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF 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, 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. |     |                            |                           |                            |

| NO. | DATE      | REVISION DESCRIPTION                    | DR. |
|-----|-----------|---|-----|
| 14  | 20-SEP-03 | REV. PER CITY COMMENTS - OFFSITE PAVING | BA  |
| 13  | 20-JUL-04 | REVISIONS REVISIONS                     | BA  |
| 12  | 20-JUN-03 | REV. PER CLIENT COMMENTS                | BA  |
| 11  | 20-FEB-03 | ISSUED FOR TENDER                       | BA  |
| 10  | 19-DEC-05 | ISSUED FOR BP                           | BA  |
| 9   | 19-NOV-08 | 100% BP SET                             | BA  |
| 8   | 19-NOV-04 | 50% CD SET                              | BA  |
| 7   | 19-OCT-03 | NEW GROUND FLOOR PLAN                   | OD  |
| 6   | 19-OCT-03 | REVISION                                | OD  |
| 5   | 19-OCT-03 | NEW SITE PLANT/CURRENT REQUEST          | OD  |
| 4   | 19-OCT-03 | 50% CD SET                              | BA  |
| 3   | 19-SEP-07 | REVISION                                | BA  |
| 2   | 21-AUG-19 | REV. PER CITY/CLIENT COMMENTS           | BA  |
| 1   | 19-JUL-29 | 50% BP SUBMISSION                       | BA  |

CLIENT:

PROJECT:

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

DRAWING TITLE:

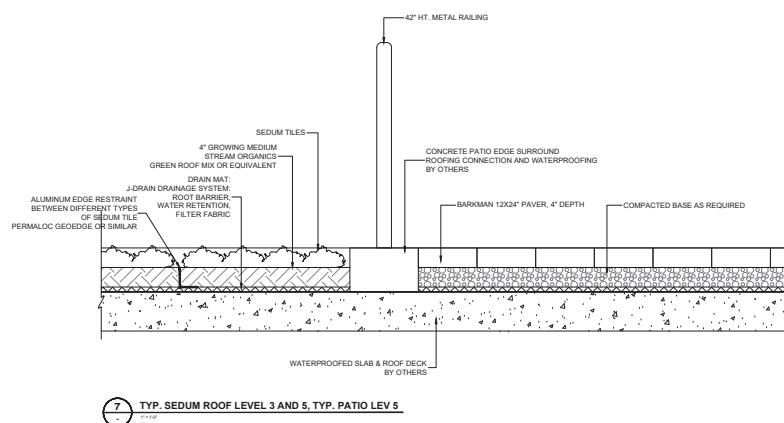
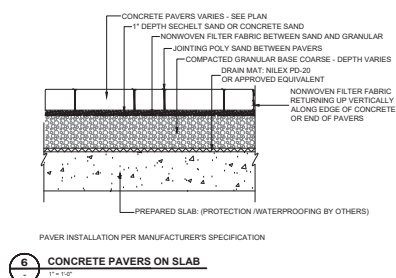
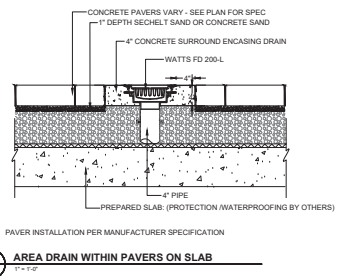
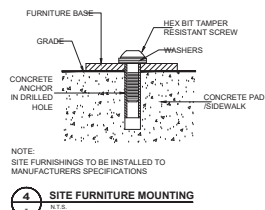
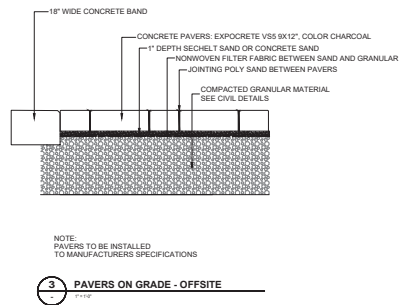
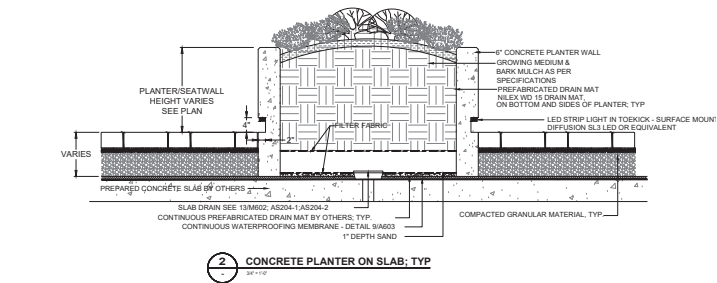
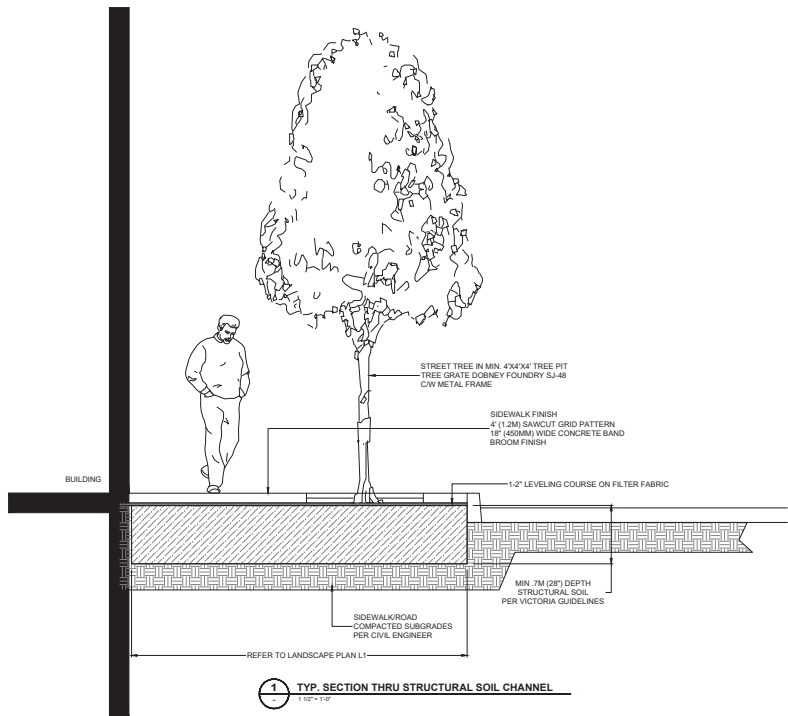
**LEVEL 5  
ROOF LANDSCAPE**

DATE: 19-JUL-10 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: BA  
DESIGN: BA  
CHKD: OF 9

18240-14.ZIP

PMG PROJECT NUMBER:

18240



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| NO. | DATE      | REVISION DESCRIPTION                    | DR. |
|-----|-----------|---|-----|
| 14  | 20 SEP 03 | REV. PER CITY COMMENTS - OFFSITE PAVING | BA  |
| 13  | 20 JUL 04 | REVISION REBAR/STEEL                    | BA  |
| 12  | 20 JUN 09 | REV. PER CLIENT COMMENTS                | BA  |
| 11  | 20 FEB 03 | ISSUED FOR TENDER                       | BA  |
| 10  | 18 DEC 05 | ISSUED FOR BP                           | BA  |
| 9   | 18 NOV 08 | ISSUED FOR SET                          | BA  |
| 8   | 18 NOV 04 | 50% CD SET                              | BA  |
| 7   | 18 OCT 03 | NEW GROUND FLOOR PLAN                   | OD  |
| 6   | 18 OCT 03 | REVISION                                | OD  |
| 5   | 18 OCT 03 | NEW SITE PLANTING REQUEST               | OD  |
| 4   | 18 OCT 03 | 50% CD SET                              | BA  |
| 3   | 18 SEP 07 | REVISION                                | BA  |
| 2   | 21 AUG 19 | REV. PER CITY/CLIENT COMMENTS           | BA  |
| 1   | 18 JUL 29 | 50% BP SUBMISSION                       | BA  |

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

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

DRAWING TITLE:  
**LANDSCAPE  
DETAILS AND SECTIONS**

DATE: 19 JUL 10 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: BA  
DESIGN: BA  
CHKD: BA

**L6**

OF 9

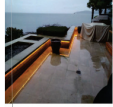
18240-14.DWG PMG PROJECT NUMBER: 18240

# **LIGHTING LEGEND**

| KEY | DESCRIPTION   |
|-----|---|
| 6   | SINGLE GLOBE PEDESTRIAN LIGHT<br>PHILLIPS MICENAS LED4 OR APPROVED EQUIVALENT<br>BDP791 LED43-48/740 II DSS0 GF BK 76 |
|     | SURFACE MOUNT STRIP LIGHTING UNDER CONC PLANTER TOE KICK<br>SL3 OUTDOOR LED STRIP (REFER TO ELEC)                     |



SINGLE GLOBE  
PEDESTRIAN LIGHTING



STRIP LIGHT UNDER  
TOE KICK

SINGLE GLOBE PEDESTRIAN  
LIGHT PER VICTORIA NEW TOWN  
DISTRICT DESIGN GUIDELINES (TYP.)

LED STRIP LIGHT  
SURFACE UNDERMOUNT  
IN RECESSED TOE KICK  
DIFFUSION LIGHTING SL3

RECESSED LIGHTING IN  
LOW WALLS  
REFER TO ELECTRICAL  
DRAWINGS

IN GRADE LED LIGHT STRIP IN  
3M (12") CONCRETE BAND  
REFER TO ELECTRICAL DRAWINGS

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SEAL:



| NO. | DATE      | REVISION DESCRIPTION                     | DR. |
|-----|-----------|--|-----|
| 15  | 26 OCT 29 | REV. COOK STREET FRONTAGE                | BA  |
| 14  | 20 SEP 28 | REV. PER CITY COMMENTS - OFFSITE PARKING | BA  |
| 13  | 20 JUL 24 | REVISION REORGANIZATION                  | BA  |
| 12  | 20 JUN 29 | REV. PER CLIENT COMMENTS                 | BA  |
| 11  | 20 FEB 23 | ISSUED FOR TENDER                        | BA  |
| 10  | 18 DEC 25 | ISSUED FOR BP                            | BA  |
| 9   | 18 NOV 18 | LOOK UP SET                              | BA  |
| 8   | 18 NOV 24 | 50% CD SET                               | BA  |
| 7   | 18 OCT 23 | NEW GROUND FLOOR PLAN                    | DD  |
| 6   | 18 OCT 23 | REVISION                                 | DD  |
| 5   | 18 OCT 23 | NEW SITE PLAN/CLIENT REQUEST             | DD  |
| 4   | 18 OCT 23 | 50% CD SET                               | BA  |
| 3   | 18 SEP 27 | REVISION                                 | BA  |
| 2   | 21 AUG 19 | REV. PER CITY/CLIENT COMMENTS            | BA  |
| 1   | 18 JUL 29 | 50% BP SUBMISSION                        | BA  |

CLIENT:

PROJECT:

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

DRAWING TITLE:  
**LIGHTING  
LAYOUT PLAN**

DATE: 19 JUL 10 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: BA  
DESIGN: BA  
CHKD: OF 9

18240-15\_ZIP

PMG PROJECT NUMBER:

18240



PART ONE - GENERAL

|  |
|--|
| 11. COPYRIGHT  |
| 1. The Structural Soil specification is provided as an instrument of service and remains the property of PMG Landscape Architects. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of PMG Landscape Architects.  |
| 12. SCOPE OF WORK  |
| 1. The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.   |
| 2. It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the protection of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.   |
| 3. Refer to drawings for location and dimension of structural soil mixture.  |
| 4. All other related work as described in the drawings and/or this specification.  |
| 13. RELATED WORK   |
| 1. Section 0200, Landscape Requirements  |
| 2. Section 0210, Landscape Drainage  |
| 3. Section 0260, Irrigation System   |
| 4. Section 0293, Seeding (Seeding)   |
| 5. Section 0260, Planting Trees, Shrubs, and Groundcover   |
| 14. RELATED MASTER MUNICIPAL SPECIFICATIONS  |
| 1. Contractor to report all conflicts with civil engineering to Landscape Architect  |
| 2. Section 0220, Site Grading  |
| 3. Section 0223, Excavating, Trenching, and Backfilling  |
| 4. Section 0226, Aggregates and Granular Materials   |
| 5. Section 0266, Waterworks  |
| 6. Section 0271, Storm Sewers  |
| 7. Section 0272, Retention and Catch Basins  |
| 15. STANDARDS  |
| 1. BCSA/BCMA Landscape Standard (most current edition)   |
| 2. Canadian System of Soil Classification  |
| 16. QUALITY ASSURANCE  |
| 1. All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 15 days prior to supplying any nutritive additives, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. At the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.5.1 of this section. |
| 2. All nutritive additives to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive additives supplied to the site shall be of similar nature and from a single source. 15 days prior to supplying any nutritive additives, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive additive:                       |
| 2.1. Gravel, sand and fines content each as a % of dry weight material   |
| 2.2. Organic material content as a percentage of dry weight  |
| 2.3. Acidity (pH)  |
| 2.4. Solubility in milligrams/cm at 25 degrees C.  |
| 2.5. Basic Fertility (Total nitrogen available N, Ca, Mg, P, I)  |
| 2.6. Recommendation for incorporation of necessary amendments.   |
| 3. Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.   |
| 4. Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.  |
| 5. Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.   |
| 6. Confirm completion of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.  |
| 7. Aggregate Test:   |
| 7.1. Provide source and sieve designation of intended aggregate material prior to ordering.  |
| 7.2. At the Landscape Architect's discretion, materials may be rejected. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.  |
| 7.3. Submit 25kg sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.  |
| 8. Structural Soil Mix Design  |
| 8.1. Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 5 days prior to mixing samples.  |
| 8.2. Landscape Architect may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.  |
| 17. SCHEDULING   |
| 1. Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.  |
| 2. Schedule to include:  |
| 2.1. date for commencement of preparation of structural soil at source   |
| 2.2. sub grade preparation at site   |
| 2.3. shipping dates  |
| 2.4. arrival dates on site   |
| 2.5. installation dates  |
| 3. Schedule work to co-ordinate with installation of any drainage, irrigation, tree grade footings, lighting, paving etc.  |
| 4. Complete work to ensure tree planting will occur under optimum conditions   |
| 5. Do not handle or place structural soil mix in rain.   |
| 18. FIELD REVIEW   |
| 1. Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.   |
| 2. Co-ordinate site meeting with Consultant at the following times   |
| 2.1. drainage installation and connection  |
| 2.2. irrigation installation   |
| 2.3. mixing of structural soil mixture   |
| 2.4. installation of structural soil mixture   |
| 2.5. sub grade preparation and layout.   |
| 2.6. installation of trees   |
| 3. Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 18.2.  |
| 19. SAMPLES  |
| 1. Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 13.2 and 13.3  |
| 19.0. PRODUCT HANDLING   |
| 1. All materials used in the composition of structural soil shall not be prepared, worked or handled upon when in a wet or frozen condition.   |
| 2. Supply and handle delicately time, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.  |
| 19.1. DELIVERY, STORAGE AND PROTECTION   |
| 1. For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.   |
| 2. On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.   |
| 3. Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.   |
| 4. All material to be stockpiled shall be protected in accordance WITH B. C. Ministry of Environment guidelines.   |

PART TWO - PRODUCTS

|  |
|--|
| 2.1. GROWING MEDIUM  |
| 1. TABLE ONE   |
| 1.1. Provide all growing medium required to complete the work.   |
| 1.2. Comply with the requirements of Table 1, below  |
| 1.3. Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.   |
| TABLE ONE  |
| PROPERTIES   |
| TEXTURE: Particle size classes by the Canadian System of Soil Classification   |
| Gravel greater than 2mm - less than 75mm   |
| Sand greater than 0.075mm - less than 2mm  |
| Silt greater than 0.002 mm - less than 0.075 mm  |
| Clay less than 0.002mm   |
| Clay and Silt Combined   |
| ACIDITY (pH)   |
| DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place  |
| SALINITY: Saturated extract conductivity shall not exceed  |
| ORGANIC CONTENT: Percent of Dry Weight (SD)  |
| GROWING MEDIUM FOR GRASS- GRAZED PICTURE   |
| 0  |
| maximum 60%  |
| maximum 30%  |
| maximum 10%  |
| maximum 40%  |
| 4.0 - 7.0  |
| 5.0  |
| 3.0 millimhos/cm at 25°C   |
| 0% - 10%   |
| 2.2. AGGREGATE   |
| 1. Clean inert stone of high angularity is preferred over washed gravel.   |
| 2. Stone dimension aspect ratio should approach 1:1:1 with a maximum of 2:1:1 length width depth.  |
| 3. Single size stone, 15mm clear sieve designation (Blasted Quarry Rock).  |
| 4. Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 15 and 1.8.  |
| 5. Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended. |
| 2.3. SOIL STABILIZER   |
| 1. A non-toxic organic binder.   |
| Product: Stabilizer, The Original Natural Binder, as available from Veracore, Aldergrove, BC. 604-407-3602. (Or approved equal)  |
| 2.4. GRANULAR BASE   |
| 1. To Master Municipal Specification Section 0226, Aggregates and Granular Materials.  |
| 2.5. PAVING MATERIALS  |
| 1. Refer to architectural drawings.  |
| 2.6. FILTER FABRIC   |
| 1. Non Woven Filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.               |
| 2. Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conforms to the following ASTM designations:                                |
| Gravel Tensile Strength ASTM D-4432-4439 M   |
| Tensile Elongation ASTM D-4432 50%   |
| Pulse Burst ASTM D-3706 270 v/s  |
| Flow Rate ASTM D-5441-6701 (min/m²)  |
| 3. Fabric shall be Amec 4345 or approved equivalent.   |

PART THREE - EXECUTION

|   |
|---|
| 3.1. SUBGRADE   |
| 1. Excavate sub grade to establish true pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.  |
| 2. Areas designated as structural soil free pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.    |
| 3.2. PREPARATION OF EXISTING GRADE  |
| 1. Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.   |
| 2. Excavate trench to Master Municipal Specification Section 0223, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.   |
| 2.1. Refer to contract drawings for areas to be treated and to details for dimensions   |
| 2.2. Compact to 95% Modified Proctor Density.   |
| 2.3. Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.   |
| 4. Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture. |
| 5. Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.   |
| 3.3. SUB DRAINS   |
| 1. Install to requirements of Master Municipal Specifications. Refer to Section 0266, Waterworks, Section 0271, Storm Sewers, and Section 0272, Pathways and Catch Basins   |
| 1.1. Install prior to installation of the structural soil mixture.  |
| 1.2. Co-ordinate all contract drainage work with other drainage on-site   |
| 1.3. Confirm location of storm sewer connections with civil engineer.   |
| 3.4. IRRIGATION   |
| 1. Install to requirements of Section 0260, Irrigation System. Refer also to Irrigation Drawings.   |
| 1.1. Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.   |
| 1.2. Co-ordinate all contract irrigation work with other civil engineering and drainage on-site   |
| 1.3. Confirm location of irrigation connections with civil engineer.  |
| 3.5. MIXING STRUCTURAL SOIL MATERIAL  |
| 1. Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.   |
| 2. Base Ratio of Materials:   |
| - 4 cu metre of aggregate stone section 2.2   |
| - 125 cu metre of Growing Medium section 2.1  |
| - 2 kg Stabiliser section 2.3   |
| - Water as required   |
| - The amount of water required will vary according to moisture present in growing medium.   |
| 3. Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.   |
| 3.6. MIXING   |
| 1. Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.  |
| 2. All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.   |
| 3. Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.   |

PART THREE - EXECUTION (cont)

|   |
|---|
| 3.7. PLACEMENT  |
| 1. Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.  |
| 2. Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.   |
| 3. Place Stone mixture in 300mm lifts through entire area of structural soil mixture.   |
| 4. Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.  |
| 5. Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture. Refer to Quality Assurance, section 15  |
| 6. Provide a uniformly firm and level surface allowing for specified depths of root base and / or growing medium to meet finished design grade.   |
| 7. Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, steel boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium law per Section 2.5 used to surround the root ball. |
| 3.8. INSTALLATION OF FILTER FABRIC  |
| 1. After approval of structural soil mixture compaction, install Filter Fabric.   |
| 2. Ensure minimum 60cm overlap of all fabric seams and beyond edge of structural soil.  |
| 3.9. GRANULAR BASE MATERIAL   |
| 1. Place minimum 75 mm granular base on top of filter fabric over structural soil layer.  |
| 2. Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.   |
| 3. All areas shall be graded low the contours and elevations indicated on the contract drawings. Ensure positive drainage.  |
| 3.10. PROTECTION  |
| 1. Protect existing conditions from damage or staining and make good any damage.  |
| 2. All damage will be repaired at the expense of the installation contractor.   |
| 3.11. TREE PLANTING   |
| 1. Remove structural soil or other backfill material (sand, see comments in section 3.7.1) from the full dimensions of the tree grade area (1.2m x 1.2m x depth of root ball).  |
| 2. Re-compact all material below root ball to original specified density to prevent settling of the root ball in the hole.  |
| 3. Ensure tree is planted in the exact centre of the specified planting station straight and true.  |
| 4. Install tree in accordance with BCSEA Landscape Standard. Cut away synthetic root ball tubes, cut back improperly sized wire baskets, pull back burlap from around trunk etc.  |
| 5. Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as a backfill material.   |
| 6. Place 50mm depth compacted fir/chen bark mulch over the top of the open tree pit area.   |
| 3.12. TREE GRATES   |
| 1. Site Furniture and to contract drawings for tree grates, frames and footings.  |
| 3.13. ACCEPTANCE  |
| 1. Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.  |
| 2. Finish grade shall be to within 75mm of proposed grades within 30m of any adjacent fixed elevation and to within 75mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.  |
| 3.14. SURPLUS MATERIAL  |
| 1. Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.   |
| 2. Clean up any soil or dirt spilled on any paved surface at the end of each working day.   |
| 3. Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.  |

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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 6G9  
p. 604 294-0011 / f. 604 294-0022

SEAL:



|    |           |   |    |
|----|-----------|---|----|
| 14 | 20 SEP 03 | REV PER CITY COMMENTS - OPPOSITE PAVING | BA |
| 15 | 20 JUL 04 | REVISION RECOMMENDATION                 | BA |
| 17 | 20 JUN 09 | REV PER CITY COMMENTS                   | BA |
| 11 | 20 FEB 08 | ISSUED FOR TENDER                       | BA |
| 10 | 18 DEC 05 | ISSUED FOR BP                           | BA |
| 9  | 15 NOV 08 | ISSUED FOR SET                          | BA |
| 8  | 10 NOV 04 | 50% CD SET                              | BA |
| 7  | 10 OCT 03 | NEW GROUND FLOOR PLAN                   | SD |
| 6  | 15 OCT 03 | REVISION                                | SD |
| 5  | 15 OCT 03 | NEW SITE PLANT/CLIENT REQUEST           | SD |
| 3  | 10 OCT 03 | 60% CD SET                              | BA |
| 2  | 10 SEP 03 | REVISION                                | BA |
| 1  | 25 JUL 09 | REV PER CITY/CLIENT COMMENTS            | BA |
|    | 10 JUL 09 | 50% BP SUBMISSION                       | SD |

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

PARKWAY  
MIXED USE DEVELOPMENT

1050 PANDORA AVENUE  
VICTORIA, BC

DRAWING TITLE:

STRUCTURAL SOIL  
SPECIFICATION

DATE: 19 JUL 10 DRAWING NUMBER:

SCALE: NTS

DRAWN: BA

DESIGN: BA

CHECKD:

L9

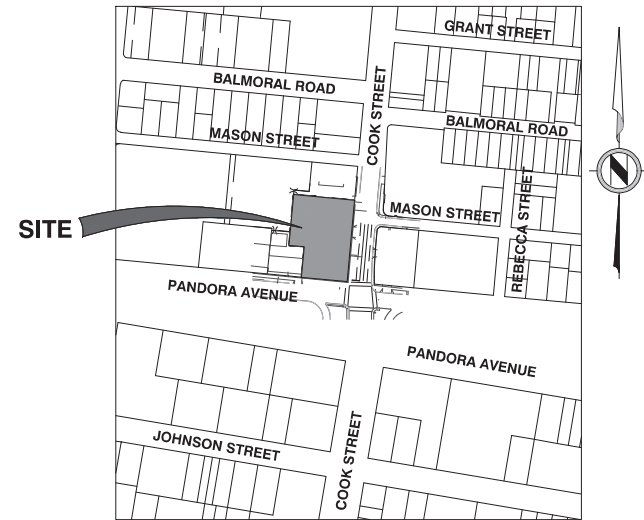
OF 9



# APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.  
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**SITE LOCATION PLAN**

SCALE 1:2000

## DRAWING INDEX

|           |                          |
|-----------|--------------------------|
| 18-010-01 | COVER SHEET              |
| 18-010-02 | KEY PLAN & GENERAL NOTES |
| 18-010-03 | SERVICING & GRADING PLAN |
| 18-010-04 | TRUCK TURNING PLAN       |

## CLIENT:

### DISTRICT GROUP

SUITE 200 - 8809 HEATHER STREET, VANCOUVER, BC V6P 3T1  
PH. 604-322-5762

**NOT FOR CONSTRUCTION**

## PROJECT:

### PARKWAY - MIXED-USE DEVELOPMENT

1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA, BC

MUNICIPAL PROJECT No. XXX

APLIN & MARTIN PROJECT No. 18-010



NOT FOR CONSTRUCTION

#### GENERAL

1. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), AND CITY OF VICTORIA BYLAW STANDARDS, UNLESS OTHERWISE NOTED.
3. ANY REVISIONS TO THESE DRAWINGS SHALL BE APPROVED BY THE CITY'S REPRESENTATIVE. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO THE APPROVAL OF THESE DRAWINGS BY THE CITY'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE CITY'S PERMIT TO WORK WITHIN THE ROAD ALLOWANCE A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL SUBMIT PROOF OF CONTRACTOR LIABILITY INSURANCE TO THE CITY'S REPRESENTATIVE AS PER THE CITY'S SPECIFICATIONS.
6. ALL BUILDINGS & ROADS ARE TO BE LOCATED BY COORDINATES AS CALCULATED BY A B.C. LAND SURVEYOR.
7. THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO CONSTRUCTION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING AND INSPECTION WILL BE DISCUSSED.
8. CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING WATER, STORM AND SANITARY CONNECTIONS IN THE VICINITY OF THE SITE. REPORT TO THE ENGINEER ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
9. ALL OR ANY EXISTING UNDERGROUND UTILITIES ARE NOT NECESSARILY SHOWN. EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND ALL UTILITY COMPANIES CONTACTED PRIOR TO INSTALLING ANY NEW UNDERGROUND SERVICES.
10. THE CONTRACTOR'S SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THE CONSULTING ENGINEERING FIRM SHALL BE NOTIFIED IMMEDIATELY.
11. WORKSAFE BC SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE REGISTERED WITH WORKSAFE BC AND SHALL SUBMIT PROOF OF REGISTRATION TO THE TOWN'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO ALL APPLICABLE REGULATIONS OF WORKSAFE BC.
12. ALL DIMENSIONS SHALL BE IN METRIC UNLESS OTHERWISE NOTED. METRES SHALL BE EXPRESSED IN DECIMALS, MILLIMETERS IN WHOLE NUMBERS. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE FOLLOWING PLANS TO THE CITY'S REPRESENTATIVE FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION COMMENCING:
  - TRAFFIC MANAGEMENT PLAN.
  - EROSION AND SEDIMENT CONTROL PLAN FOR CONSTRUCTION.
  - TREE PRESERVATION PLAN.
14. LEGAL SURVEY MONUMENTS SHALL BE REPLACED BY A B.C. LAND SURVEYOR, TO CITY SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE IF DESTROYED OR DAMAGED DURING CONSTRUCTION. THIS ALSO PERTAINS TO MONUMENTS THAT REQUIRE RAISING OR RELOCATING. THE CONTRACTOR SHALL NOTIFY THE CITY'S REPRESENTATIVE THREE WORKING DAYS IN ADVANCE OF THE WORK AFFECTING SURVEY MONUMENTS.
15. WHERE A TRENCH IS UNDER OR WITHIN 1.0 METRES OF THE ROADWAY OR DRIVEWAY EDGE, FULL DEPTH GRANULAR BACKFILL SHALL BE USED.
16. AFTER CONSTRUCTION, WORK AREAS AND EXISTING FEATURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.
17. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN UPGRADES.
18. ALL SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE GUIDELINES AND REGULATIONS.
19. THE ENGINEER OF RECORD SHALL SUBMIT AS-CONSTRUCTED DRAWINGS TO THE CITY'S REPRESENTATIVE.
20. THE CONTRACTOR SHALL EMPLOY APPROPRIATE EROSION & SEDIMENT CONTROL MEASURE, APPROVED BY THE CITY'S REPRESENTATIVE TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM AND WATERCOURSES. REGULAR, ONGOING INSPECTION OF SEDIMENT CONTROL SHALL BE CARRIED OUT TO ENSURE CONTINUOUS PROTECTION.

PROP. SANITARY SEWER ——— S ———  
PROP. STORM SEWER ——— D ———  
PROP. WATER MAIN ——— W ———  
EX. SANITARY SEWER ——— S ———  
EX. STORM SEWER ——— D ———  
EX. WATER MAIN ——— W ———  
EXISTING FENCE ——— X ——— X ——— X ———

#### STORM SEWER

1. DO NOT PLUG OR ABANDON AN EXISTING STORM DRAINAGE CONNECTION WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
2. ALL STORM SEWER AND BEDDING MATERIALS TO BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) REQUIREMENTS.
3. ALL EXISTING CULVERTS AND STORM DRAIN SYSTEMS THAT ARE TO BE ABANDONED SHALL BE INSPECTED FOR EXISTING STORM SERVICE LEADS. ALL EXISTING LEADS ARE TO BE CONNECTED TO THE NEW STORM SEWER SYSTEM.
4. ALL PIPING AND RELATED APPURTENANCES TO BE INSPECTED AND APPROVED PRIOR TO BACKFILLING OF TRENCH.
5. ALL MANHOLES ARE TO BE A MINIMUM OF 1050mm DIAMETER UNLESS OTHERWISE NOTED.
6. ALL STORM PIPES TO BE PVC SDR35.
7. ALL TYPICAL TRENCH SECTION DETAILS TO FOLLOW MMCD SPECIFICATION DRAWING G4, UNLESS OTHERWISE NOTED BY THE CITY'S REPRESENTATIVE.
8. ALL PAVEMENT RESTORATION TO FOLLOW MMCD SPECIFICATION DWG. G5.
9. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND INVERTS OF EXISTING STORM SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
10. CATCHBASIN RIM ELEVATIONS GIVEN ARE THE ELEVATION OF THE SURFACE INLET.
11. TIE-INS OF PROPOSED MAINS TO EXISTING STORM SEWER MAINS SHALL BE INSPECTED BY CITY'S REPRESENTATIVE.
12. ALL STORM DRAIN SERVICE CONNECTIONS SHALL BE MINIMUM 100mm IN DIAMETER.
13. THE CONTRACTOR SHALL VIDEO INSPECT ALL COMPLETED STORM DRAIN LINES ON PUBLIC AND PRIVATE PROPERTY FOLLOWING COMPLETION OF INSTALLATION. VIDEO REPORTS SHALL BE SUBMITTED TO THE CITY'S REPRESENTATIVE. SHOULD THE VIDEO INDICATE APPARENT DEFICIENCIES, ADDITIONAL TESTING AND/OR REPLACEMENT SHALL BE REQUIRED AT THE DIRECTION OF THE CITY'S REPRESENTATIVE. AT THE CONTRACTOR'S EXPENSE. ALL STORM DRAIN LINES, CATCH BASINS, MANHOLES, ETC., SHALL BE CLEANED THOROUGHLY UPON COMPLETION OF CONSTRUCTION. AT THE END OF THE ONE-YEAR WARRANTY PERIOD, ALL LINES SHALL AGAIN BE VIDEO INSPECTED AND THE RESULTS SUBMITTED TO THE CITY'S REPRESENTATIVE.

#### SANITARY SEWER:

1. ALL SANITARY SEWER MATERIALS SHALL BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL COMPLETE AND SUBMIT THE CITY'S APPLICATION FOR SANITARY SEWER CONNECTION DOCUMENT FOR ALL REQUIRED SANITARY SEWER CONNECTIONS TO THE CITY'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND INVERTS OF EXISTING SANITARY SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
4. NEW SEWER LINES TIED INTO EXISTING LINES SHALL BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
5. TIE-INS OF PROPOSED MAINS TO EXISTING SANITARY SEWER MAINS SHALL BE INSPECTED BY CITY'S REPRESENTATIVE.
6. FOR EXISTING PIPES OR SERVICE CONNECTIONS THAT ARE TO BE ABANDONED, THE CONTRACTOR SHALL CAP ENDS AND FILL WITH CDF OR APPROVED ALTERNATIVE, AS DIRECTED BY THE CITY'S REPRESENTATIVE. EVIDENCE OF THIS (SUCH AS WITH PHOTOGRAPHS), SHALL BE PROVIDED TO THE CITY'S REPRESENTATIVE PRIOR TO BACKFILL. THE ABANDONED PIPE SHALL BE NOTED ON THE AS-CONSTRUCTED DRAWING.
7. TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH INSPECTION AUTHORIZED BY THE CITY'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL VIDEO INSPECT ALL COMPLETED SANITARY SEWER LINES ON PUBLIC AND PRIVATE PROPERTY FOLLOWING COMPLETION OF INSTALLATION. VIDEO REPORTS SHALL BE SUBMITTED TO THE CITY'S REPRESENTATIVE. SHOULD THE VIDEO INDICATE APPARENT DEFICIENCIES, ADDITIONAL TESTING AND/OR REPLACEMENT SHALL BE REQUIRED AT THE DIRECTION OF THE CITY'S REPRESENTATIVE. AT THE CONTRACTOR'S EXPENSE. ALL SANITARY SEWER LINES, MANHOLES, ETC., SHALL BE CLEANED THOROUGHLY UPON COMPLETION OF CONSTRUCTION. AT THE END OF THE ONE-YEAR WARRANTY PERIOD ALL LINES SHALL AGAIN BE VIDEO INSPECTED AND THE RESULTS SUBMITTED TO THE CITY'S REPRESENTATIVE.

#### WATER:

1. ALL WATER & BEDDING MATERIALS TO MEET MMCD & BC PLUMBING CODE 2018 REQUIREMENTS.

#### ROADWORKS AND SIDEWALKS:

1. LOOSE OR ORGANIC MATERIALS SHALL BE EXCAVATED FROM ROADWAY.
2. SUB-BASE AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
3. EXISTING APPURTENANCES SUCH AS VALVE BOXES, MANHOLES, ETC., SHALL BE ADJUSTED TO FINISHED GRADE.
4. THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND CONCRETE SHALL BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND STANDARD DETAIL DRAWINGS. APPLICABLE AT THE TIME OF CONSTRUCTION. WEATHER CONDITIONS SHALL ALSO BE IN CONFORMANCE WITH MMCD SPECIFICATIONS. SHOULD DEVIANCES BE ALLOWED FROM THESE SPECIFICATIONS BY THE CITY'S REPRESENTATIVE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THEIR WORKMANSHIP.

#### NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

|  |                               |    |    |           |
|--|-------------------------------|----|----|-----------|
| LEGAL DESCRIPTION: SITE PLAN OF AMENDED LOT 14 (DD 106561 1), LOTS 15 & 16, LOT 2, PLAN VP75915 OF SUBURBAN LOT 13 |                               |    |    |           |
| B.M. MONUMENT NO. 16-64A ELEVATION: 27.355m  |                               |    |    |           |
| LOCATED AT COOK STREET & PANDORA AVENUE  |                               |    |    |           |
| REV. NO.   | DESCRIPTION                   | DR | CH | DATE      |
| 04   | ISSUED FOR 60% BP SUBMISSION  | VG | SL | 15-OCT-19 |
| 05   | ISSUED FOR 90% BP SUBMISSION  | VG | SL | 06-NOV-19 |
| 06   | ISSUED FOR 100% BP SUBMISSION | VG | SL | 25-NOV-19 |
| 07   | TREE REMOVED ON COOK STREET   | CL | SL | 20-MAR-20 |
| 08   | REVISED FOR REZONING          | JP | SL | 15-JUL-20 |

**APLIN MARTIN**  
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CLIENT: **DISTRICT GROUP**  
SUITE 200 - 8809 HEATHER STREET, VANCOUVER, BC V6P 3T1  
PH. 604-322-5762

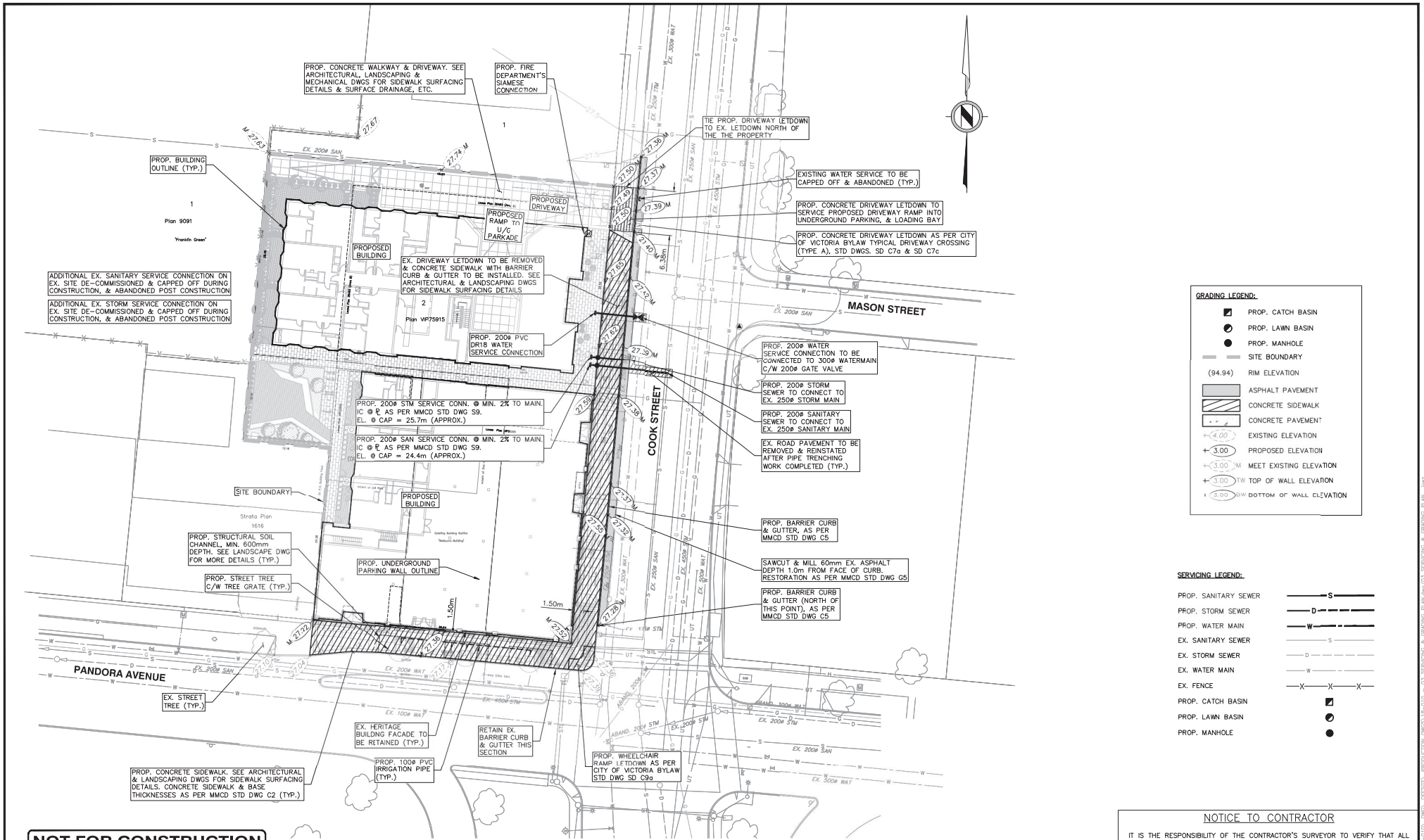
PROJECT: **PARKWAY - MIXED USE DEVELOPMENT**  
1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA BC



The location of existing underground utilities are shown as an approximation only. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be incurred by the contractor's operations and all underground utilities.

|  |  |                                       |                   |
|--|--|---------------------------------------|-------------------|
| TITLE: <b>KEY PLAN &amp; GENERAL NOTES</b> |  | DESIGN: VG    CHECK: SL               |                   |
|  |  | DRAWN: VG/CL    APPR: SL              |                   |
|  |  | A & M FILE:<br><b>18-010</b>          |                   |
|  |  | DRAWING DATE:<br><b>FEBRUARY 2019</b> |                   |
| PROJECT NO.                                | SCALE: HORIZ. 1:500<br>VERT. N/A       |                                       |                   |
| DRAWING NO.                                | A & M DRAWING NO.<br><b>18-010 -02</b> | SHEET NO.<br><b>02 OF 04</b>          | REV.<br><b>08</b> |

0 5 150 25m



**GRADING LEGEND:**

- PROF. CATCH BASIN
- PROF. LAWN BASIN
- PROF. MANHOLE
- SITE BOUNDARY
- (94.94) RIM ELEVATION
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- MEET EXISTING ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

**SERVICING LEGEND:**

- PROF. SANITARY SEWER
- PROF. STORM SEWER
- PROF. WATER MAIN
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. FENCE
- PROF. CATCH BASIN
- PROF. LAWN BASIN
- PROF. MANHOLE

**NOTICE TO CONTRACTOR**

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**LEGAL DESCRIPTION:** SITE PLAN OF AMENDED LOT 14 (BD 106561 I), LOTS 15 & 16, LOT 2, PLAN VP75915 OF SUBURBAN LOT 15

**B.M. MONUMENT NO. 16-64A** ELEVATION: 27.355m

LOCATED AT COOK STREET & PANDORA AVENUE

| REV. NO. | DESCRIPTION                   | DR | CH | DATE      | APP. |
|----------|-------------------------------|----|----|-----------|------|
| 04       | ISSUED FOR 60% BP SUBMISSION  | VG | SL | 15-OCT-19 | SL   |
| 05       | ISSUED FOR 90% BP SUBMISSION  | VG | SL | 06-NOV-19 | SL   |
| 06       | ISSUED FOR 100% BP SUBMISSION | VG | SL | 25-NOV-19 | SL   |
| 07       | TREE REMOVED ON COOK STREET   | CL | SL | 20-MAR-20 | SL   |
| 08       | REVISED FOR REZONING          | JP | SL | 15-JUL-20 | SL   |

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**CLIENT:** DISTRICT GROUP  
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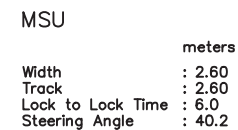
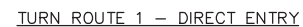
**PROJECT:** PARKWAY - MIXED USE DEVELOPMENT  
1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA BC



The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

|   |  |   |  |
|---|--|---|--|
| <b>TITLE:</b> SERVICING & GRADING PLAN  |  | <b>DESIGN:</b> VG<br><b>CHECK:</b> SL<br><b>DRAWN:</b> VG/CL<br><b>APPR:</b> SL |  |
| <b>PROJECT NO.</b> 18-010               |  | <b>DRAWING DATE:</b> 18-FEB-2019  |  |
| <b>DRAWING NO.</b> 18-010-03            |  | <b>SHEET NO.</b> 03 OF 04   |  |
| <b>SCALE:</b> HORIZ. 1:250<br>VERT. N/A |  | <b>REV.</b> 08  |  |





**NOT FOR CONSTRUCTION**

NOTICE TO CONTRACTOR

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DESIGN: VG CHECK: SL  
DRAWN: VG/CL APPR: SL  
A & M FILE:  
**18-010**

DRAWING DATE:  
**FEBRUARY 2019**

|     |                   |
|-----|-------------------|
| NO. | SCALE :           |
|     | HORZ. 1:250       |
|     | VERT. N/A         |
| NO. | A & M DRAWING NO. |

|        |  |
|--------|--|
| TITLE: |  |
|--------|--|

### TRUCK TURNING PLAN

|             |  |
|-------------|--|
| PROJECT NO. |  |
|-------------|--|

SCALE :

|             |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
|-------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| DRAWING NO. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|             |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |

VERT. N/A  
A & M DRAWING NO.

|           |      |
|-----------|------|
| SHEET NO. | REV. |
|-----------|------|

|  |                     |                    |
|--|---------------------|--------------------|
| LEGAL DESCRIPTION: SITE PLAN OF AMENDED LOT 14 (DD 106561 I),<br>LOTS 15 & 16, LOT 2, PLAN VIP75915 OF SUBURBAN LOT 15 |                     |                    |
| B.M.   | MONUMENT NO. 16-64A | ELEVATION: 27.355m |

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**CLIENT:**

DISTRICT GROUP

SUITE 200 • 8809 HEATHER STREET, VANCOUVER, BC V6P 3T1  
PH. 604-322-5762

PROJECT:

**PARKWAY - MIXED USE DEVELOPMENT**  
1050 PANDORA AVENUE & 1518 COOK STREET, VICTORIA BC



The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

|   |   |       |   |
|---|---|-------|---|
| 0 | 2 | 1:250 | 1 |
|---|---|-------|---|