

VIEW FROM GOVERNMENT AND CHATHAM STREET



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**LANDSCAPE**

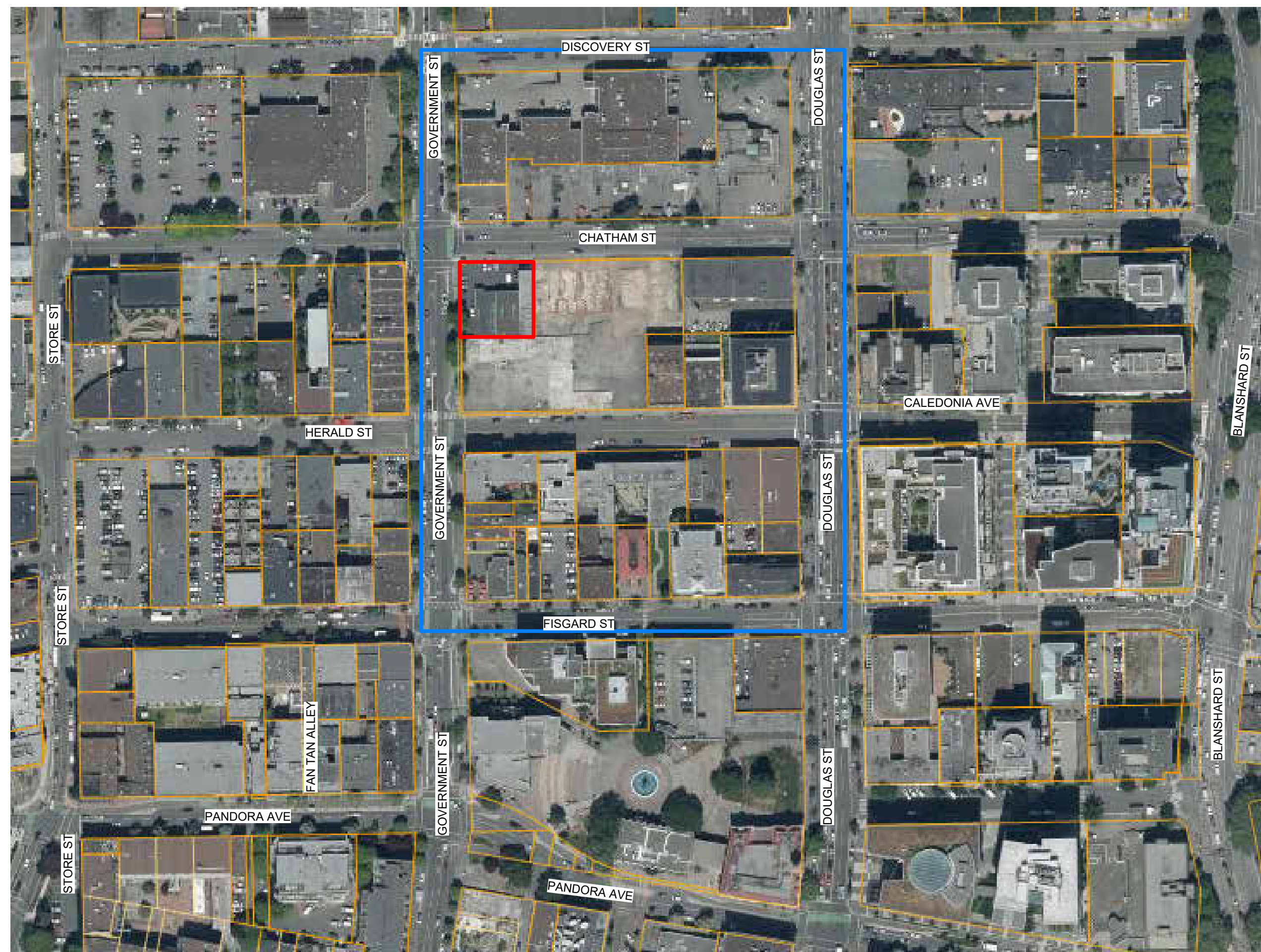
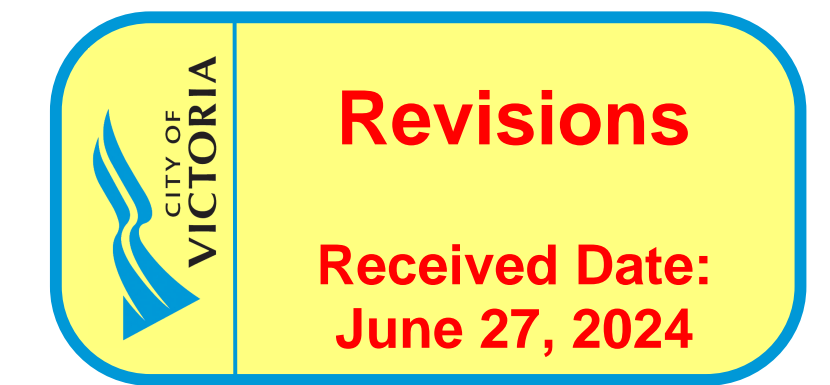
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**CIVIL**

Herold Engineering  
600-1112 Fort Street  
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David Pritchard  
P.Eng  
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PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

**REZONING & DEVELOPMENT PERMIT APPLICATION**

**LIST OF DRAWINGS**

**ARCHITECTURAL**

- A 000 COVER
- A 010 PERSPECTIVES
- A 011 PERSPECTIVES
- A 012 CONTEXT ELEVATION
- A 013 SHADOW STUDIES
- A 050 SITE PLAN & PROJECT DATA
- A 051 ZONING CALCULATIONS
- A 052 CODE REVIEW
- A 053 SPATIAL SEPARATION
- A 100 PARKADE PROPOSED PLAN
- A 101 LEVEL 1 PROPOSED PLAN
- A 102 LEVEL 2 PROPOSED PLAN
- A 103 LEVEL 3-6 TYPICAL PROPOSED PLAN
- A 200 EXTERIOR ELEVATIONS
- A 201 EXTERIOR ELEVATIONS
- A 300 BUILDING SECTIONS

**CIVIL**

- C200 CONCEPTUAL SITE SERVICING

**LANDSCAPE**

- L1 LANDSCAPE CONCEPT PLAN

NICOLA WEALTH REAL ESTATE  
**1885 GOVERNMENT ST.**  
 June 26, 2024

Project #	2311	Sheet #	A 000
Date	June 26, 2024	Revision	June XX, 2024
			3



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COURTYARD VIEW 1



VIEW FROM CHATHAM STREET

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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NICOLA WEALTH REAL ESTATE

Sheet Name  
**PERSPECTIVES**

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**A 010**





COURTYARD VIEW 2



COURTYARD VIEW 3

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
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NICOLA WEALTH REAL ESTATE

Sheet Name  
**PERSPECTIVES**

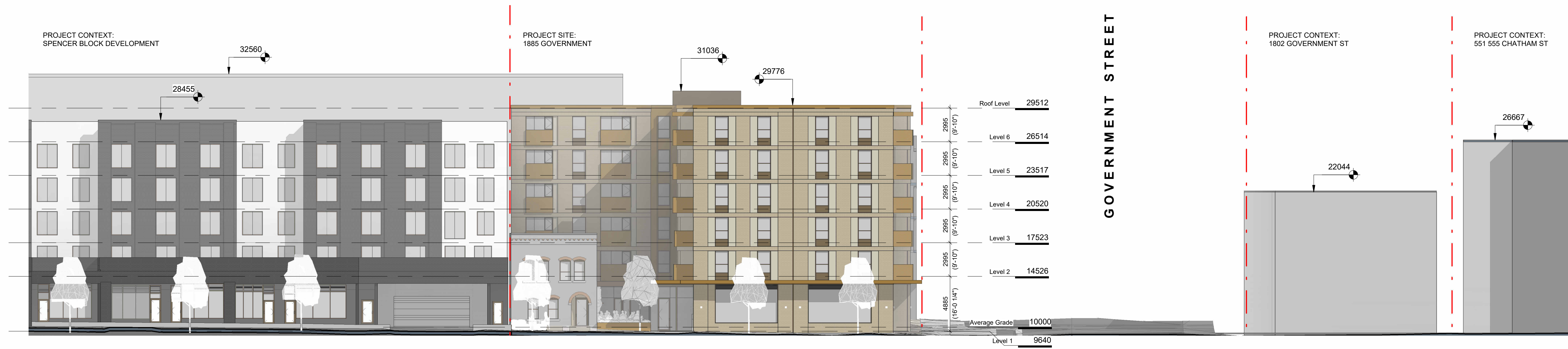
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June 26, 2024

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Project #  
2311

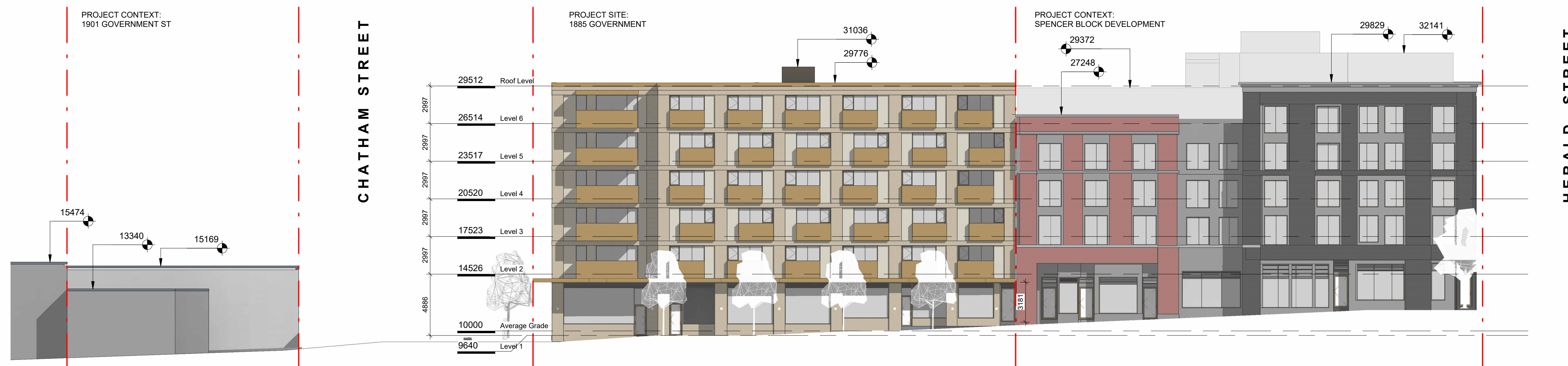
Revision  
June XX, 2024  
3

Sheet #  
**A 011**





2 Context Elevation - Chatham Street  
SCALE = 1 : 200



1 Context Elevation - Government Street  
SCALE = 1 : 200

3	RZ DP Rev1	June XX, 2024
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NICOLA WEALTH REAL ESTATE

Sheet Name  
**CONTEXT ELEVATION**

Date  
June 26, 2024

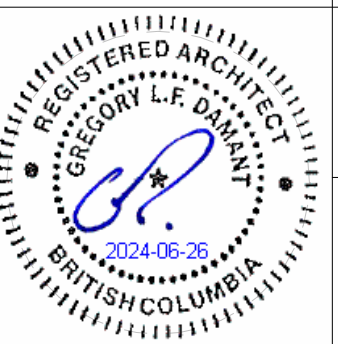
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1 : 200

Project #  
2311

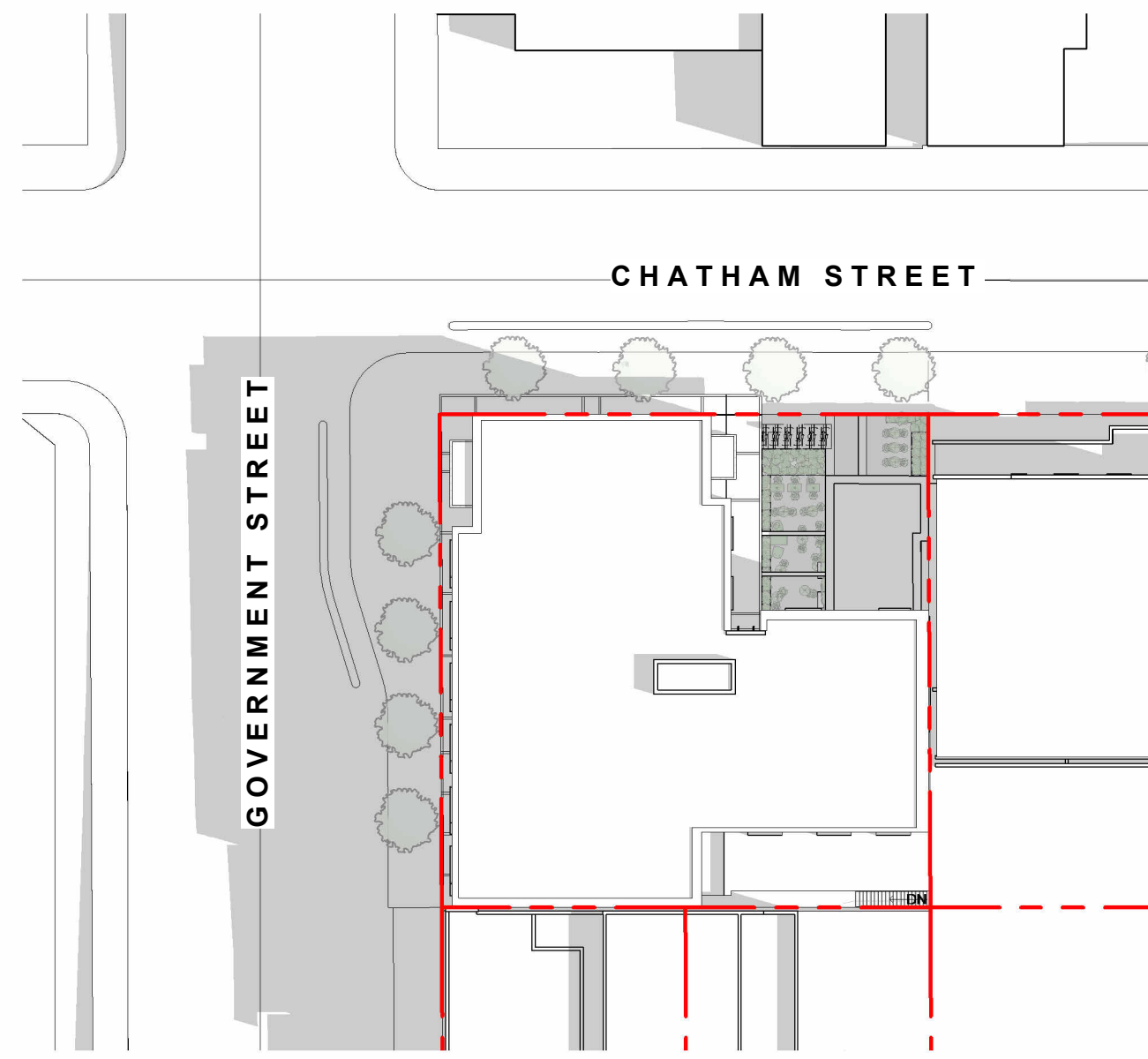
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June XX, 2024

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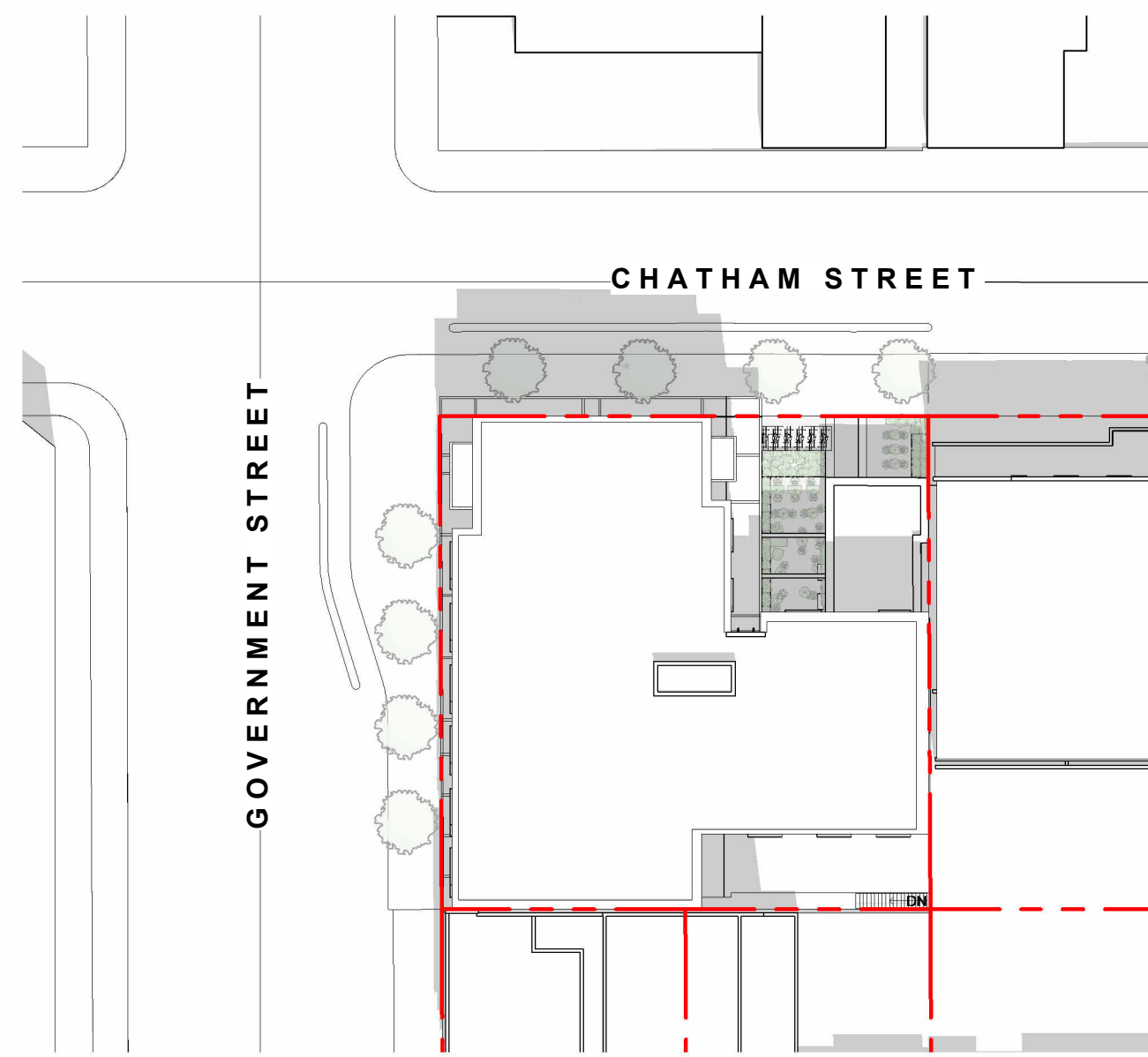
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**A 012**



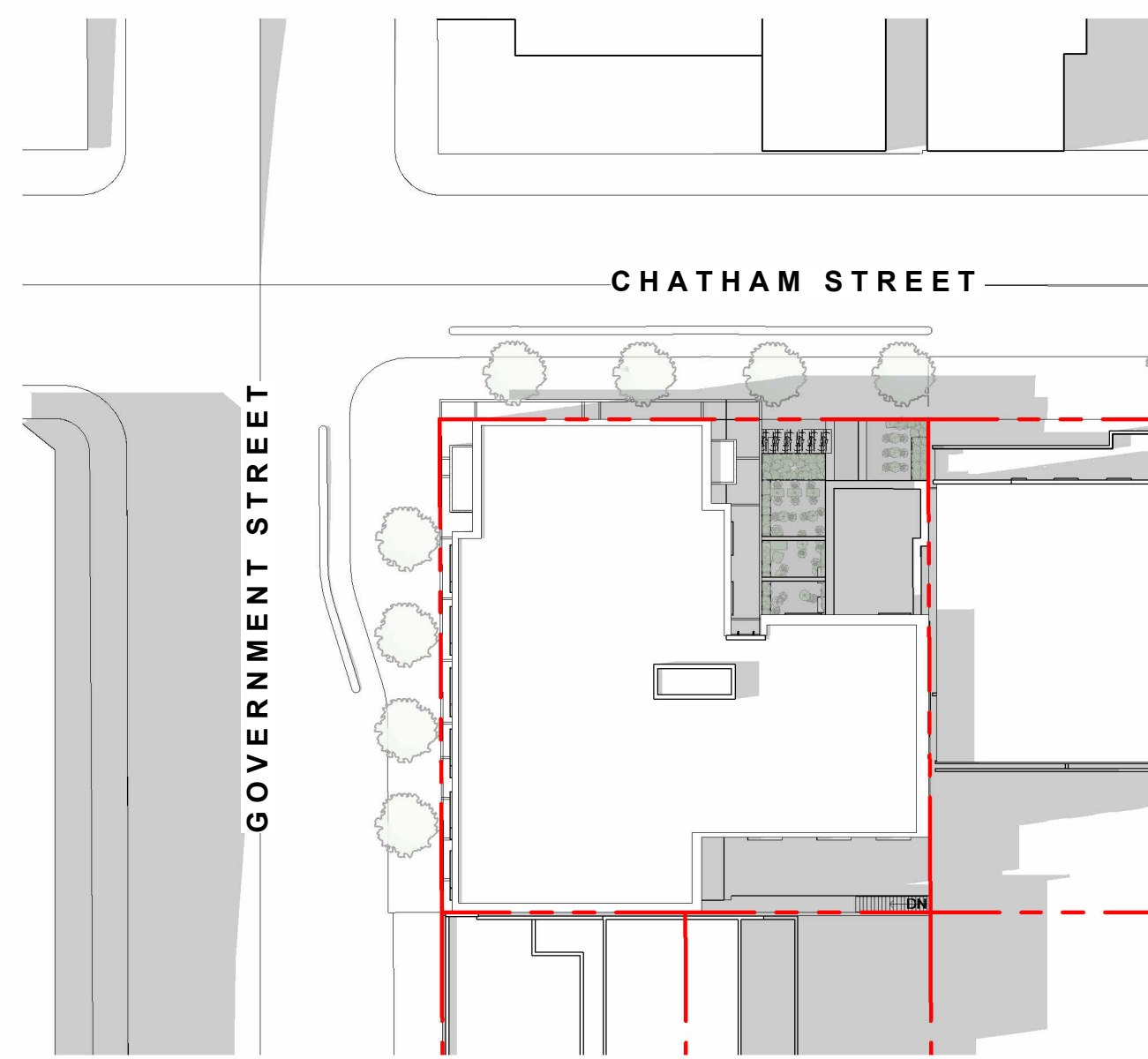
**SUMMER SOLSTICE**



**7** Shadow Study 9am SUMMER SOLSTICE  
SCALE = 1 : 500

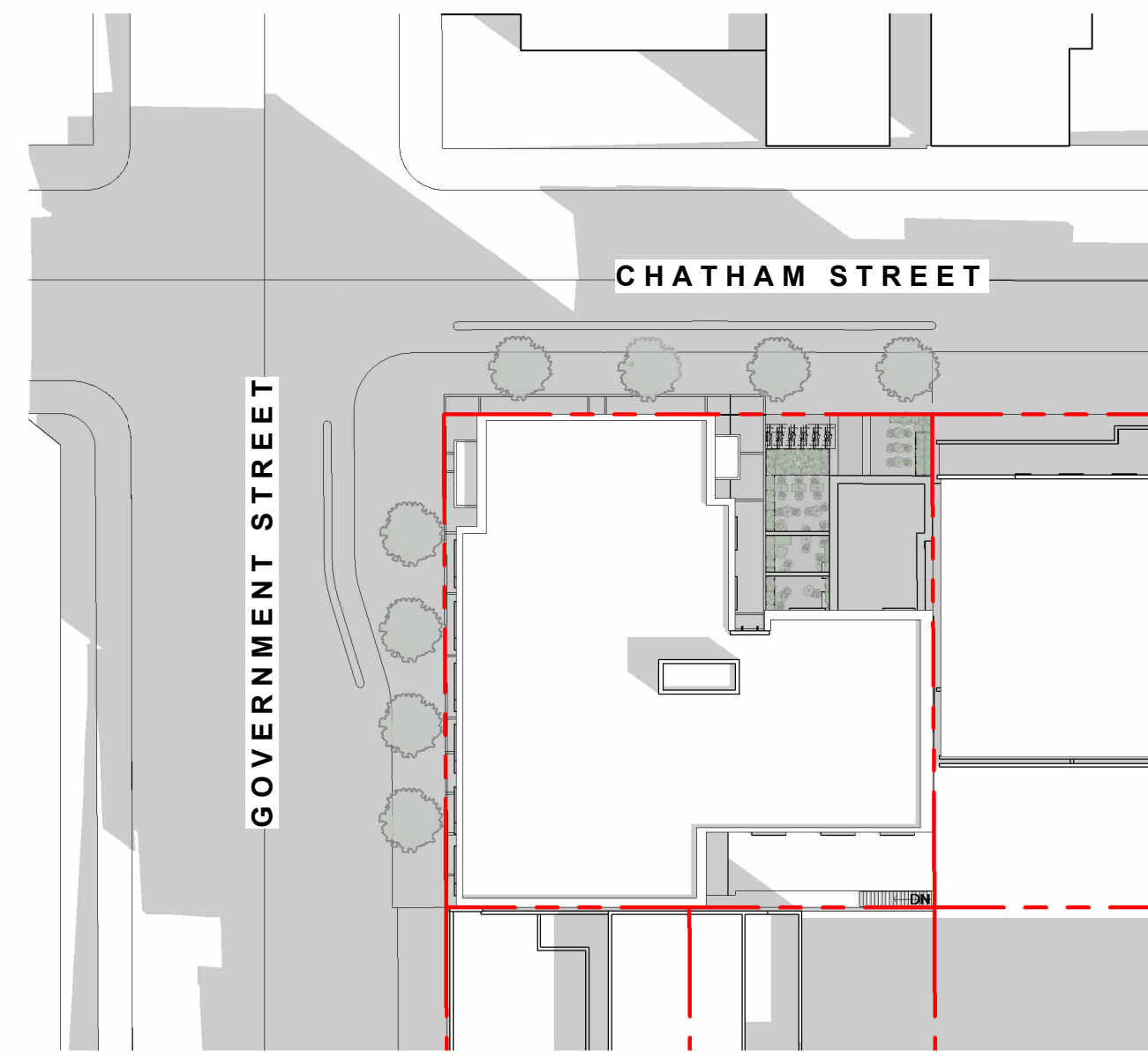


**8** Shadow Study 12pm SUMMER SOLSTICE  
SCALE = 1 : 500

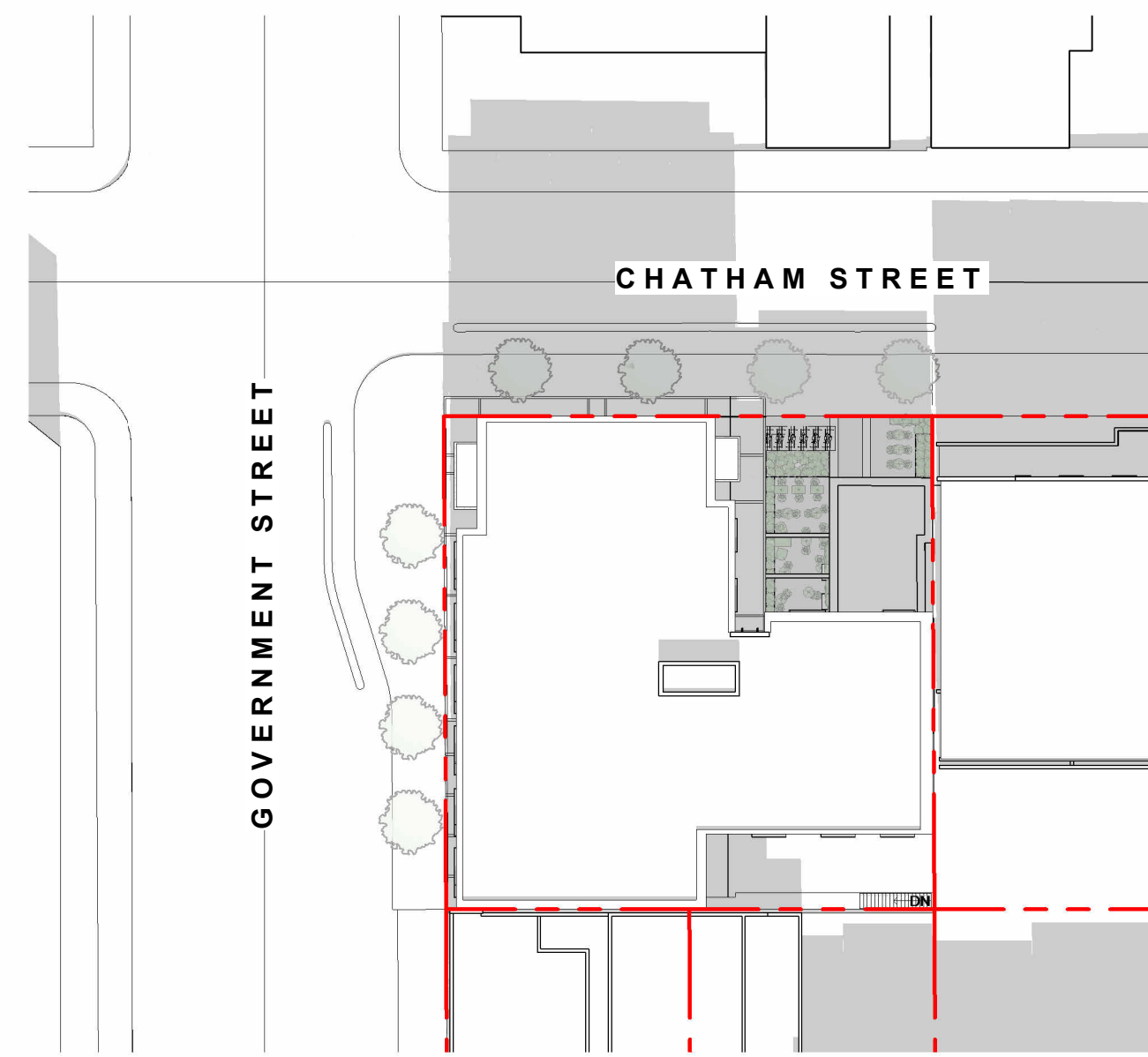


**9** Shadow Study 4pm SUMMER SOLSTICE  
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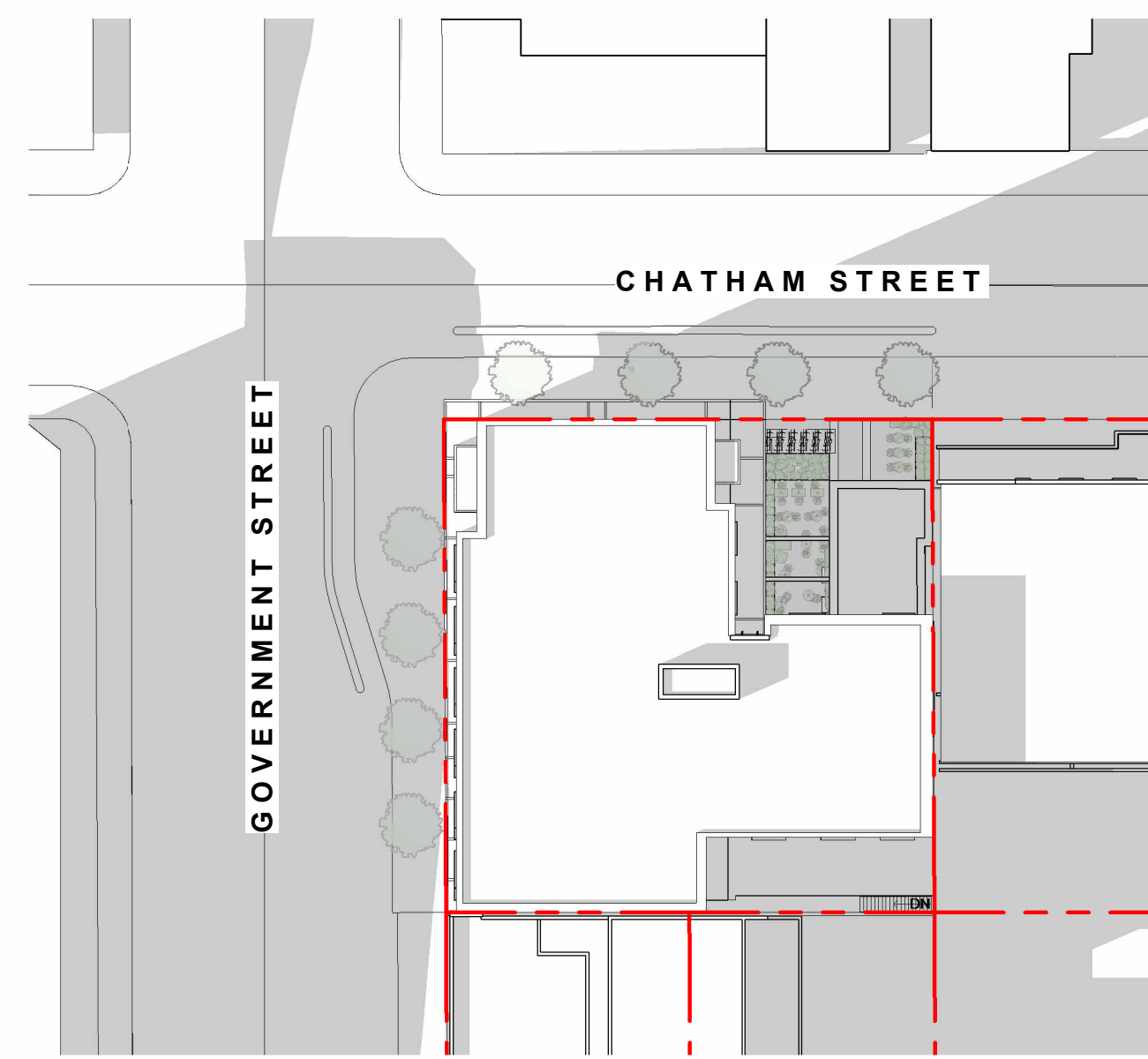
**EQUINOX**



**6** Shadow Study 9am EQUINOX  
SCALE = 1 : 500

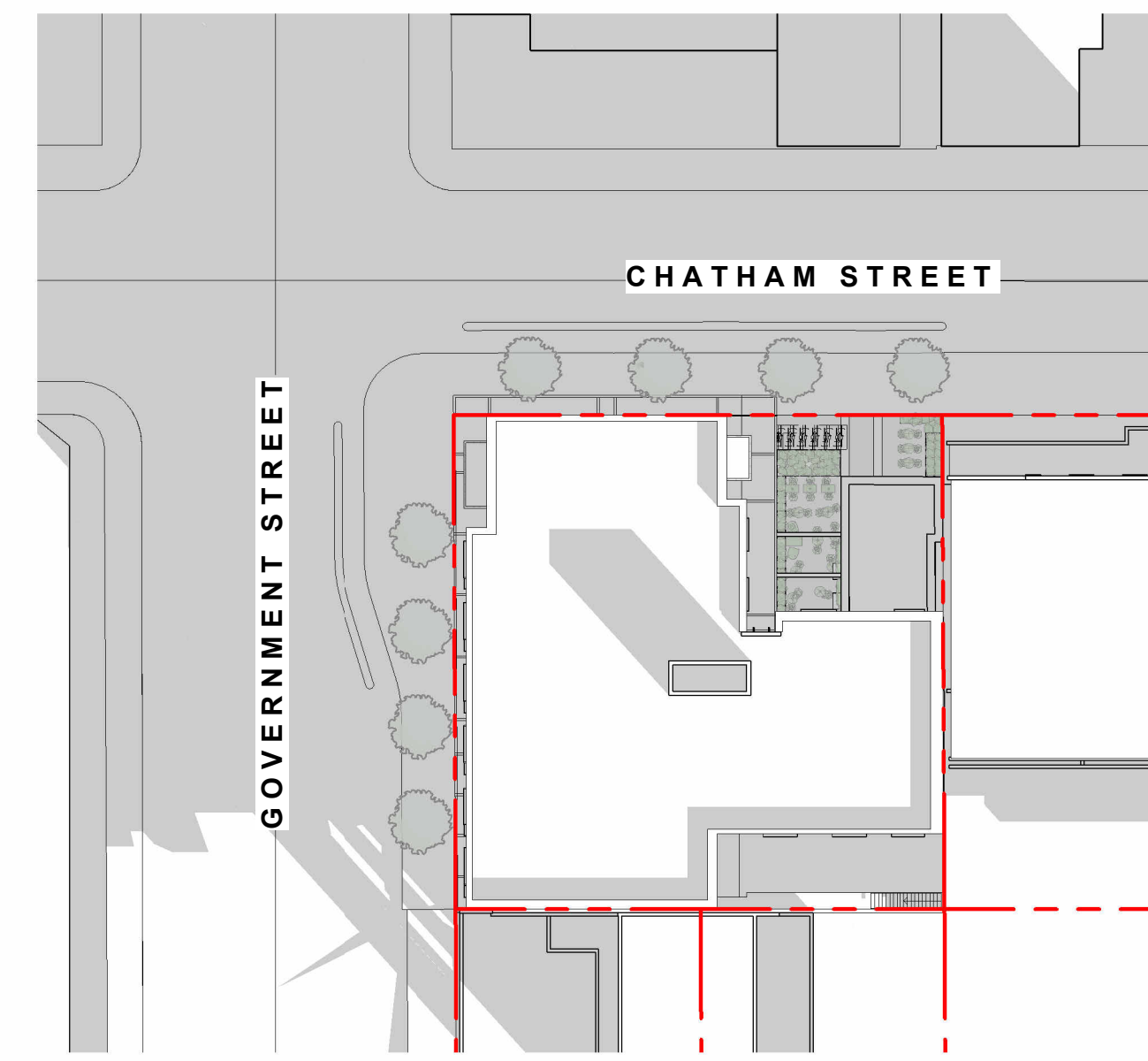


**5** Shadow Study 12pm EQUINOX  
SCALE = 1 : 500

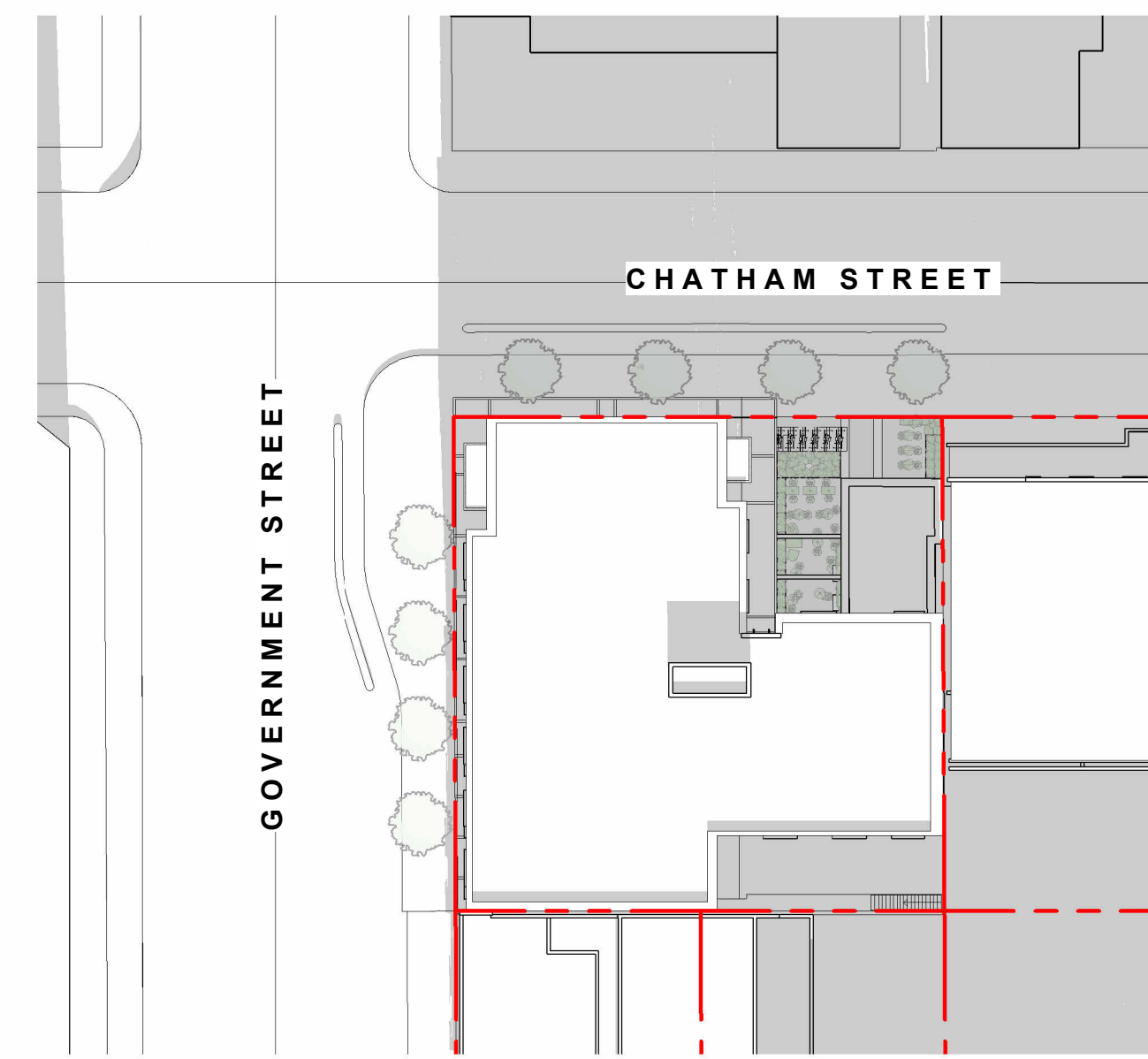


**4** Shadow Study 4pm EQUINOX  
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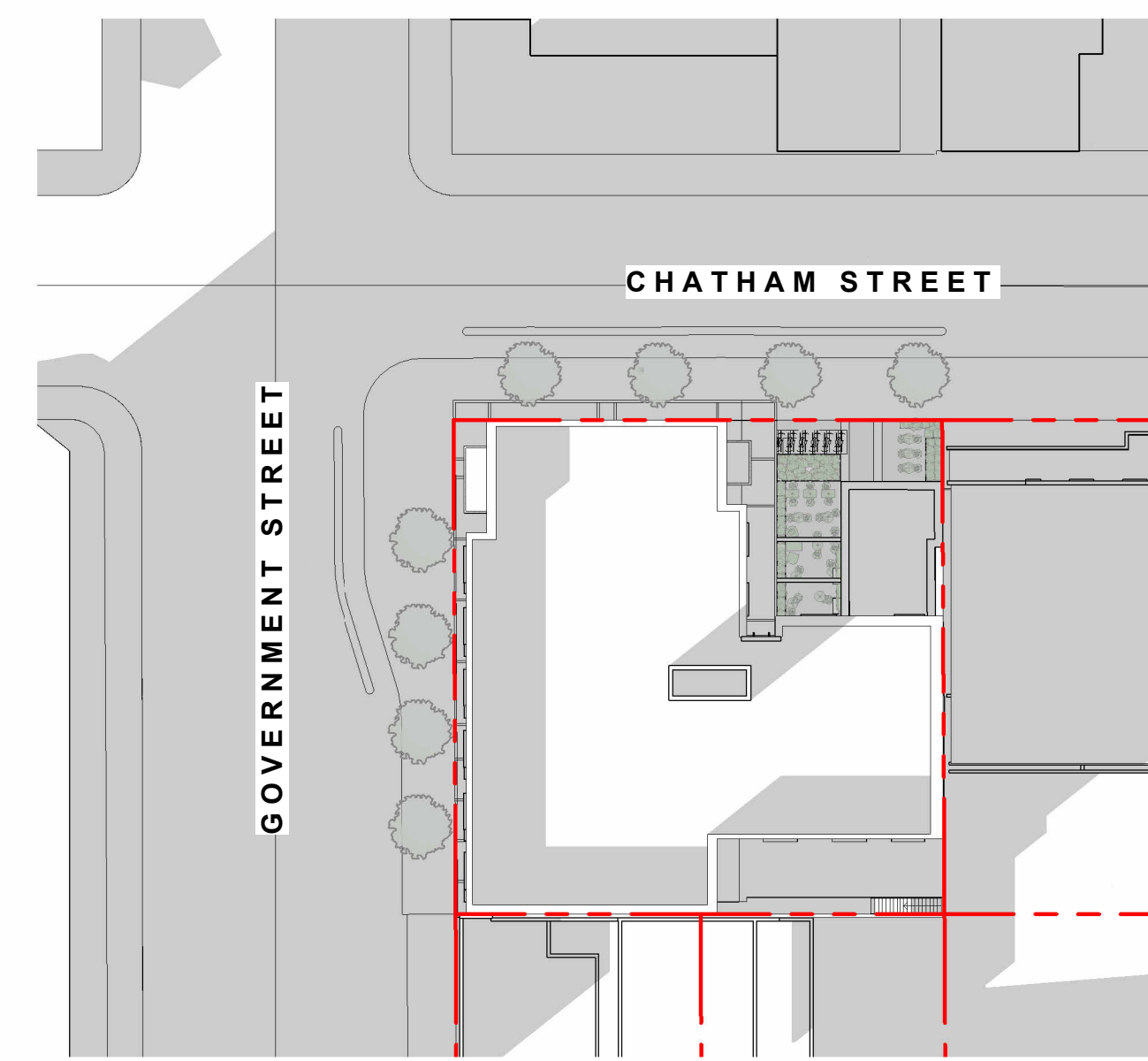
**WINTER SOLSTICE**



**1** Shadow Study 9am WINTER SOLSTICE  
SCALE = 1 : 500



**2** Shadow Study 12pm WINTER SOLSTICE  
SCALE = 1 : 500



**3** Shadow Study 4pm WINTER SOLSTICE  
SCALE = 1 : 500

2	RZ DP Submission	March 6, 2024
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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name  
**SHADOW STUDIES**

Date  
June 26, 2024

Scale  
1 : 500

Project #  
2311

Revision  
March 6, 2024

**2**

Sheet #

**A 013**



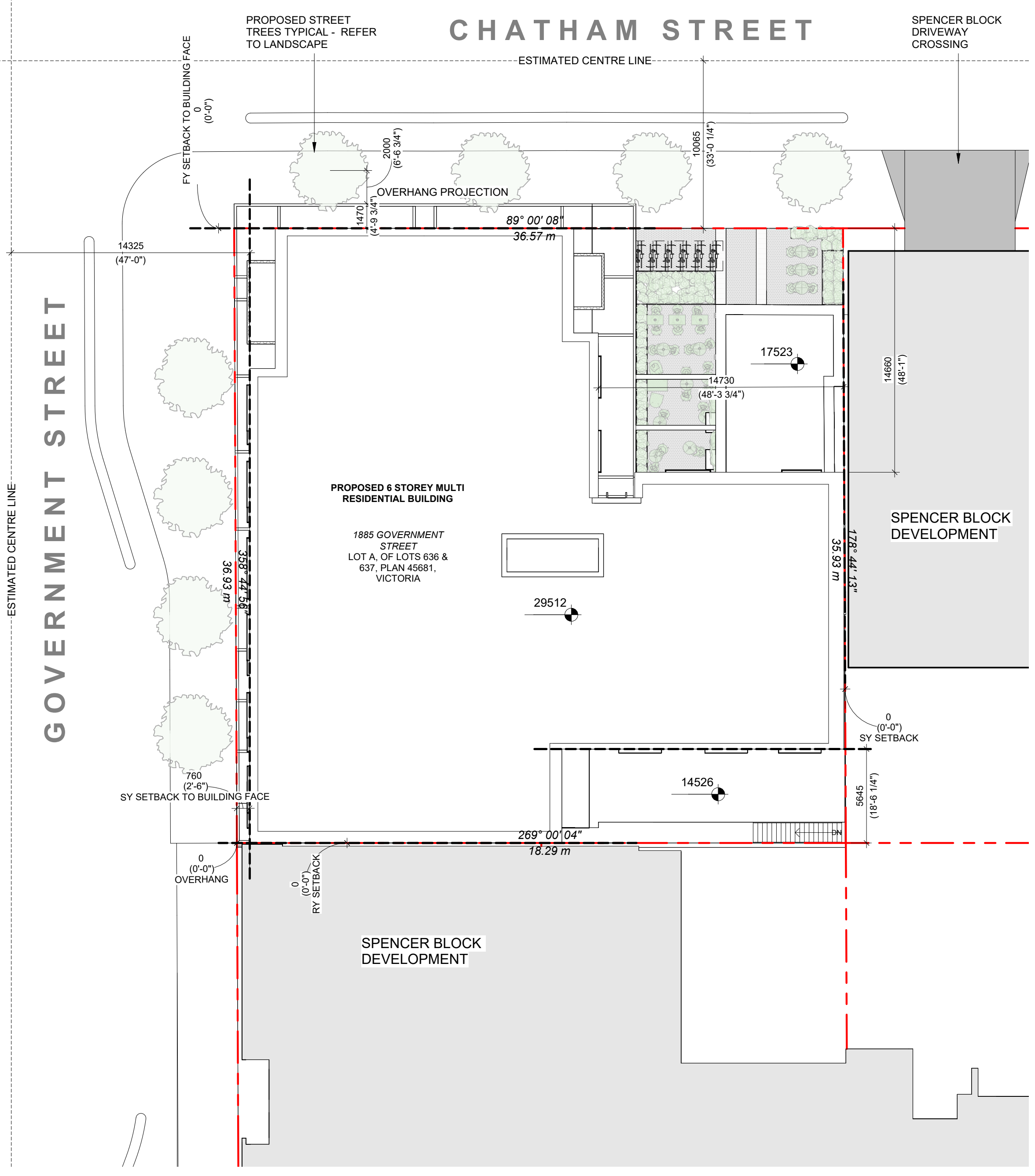
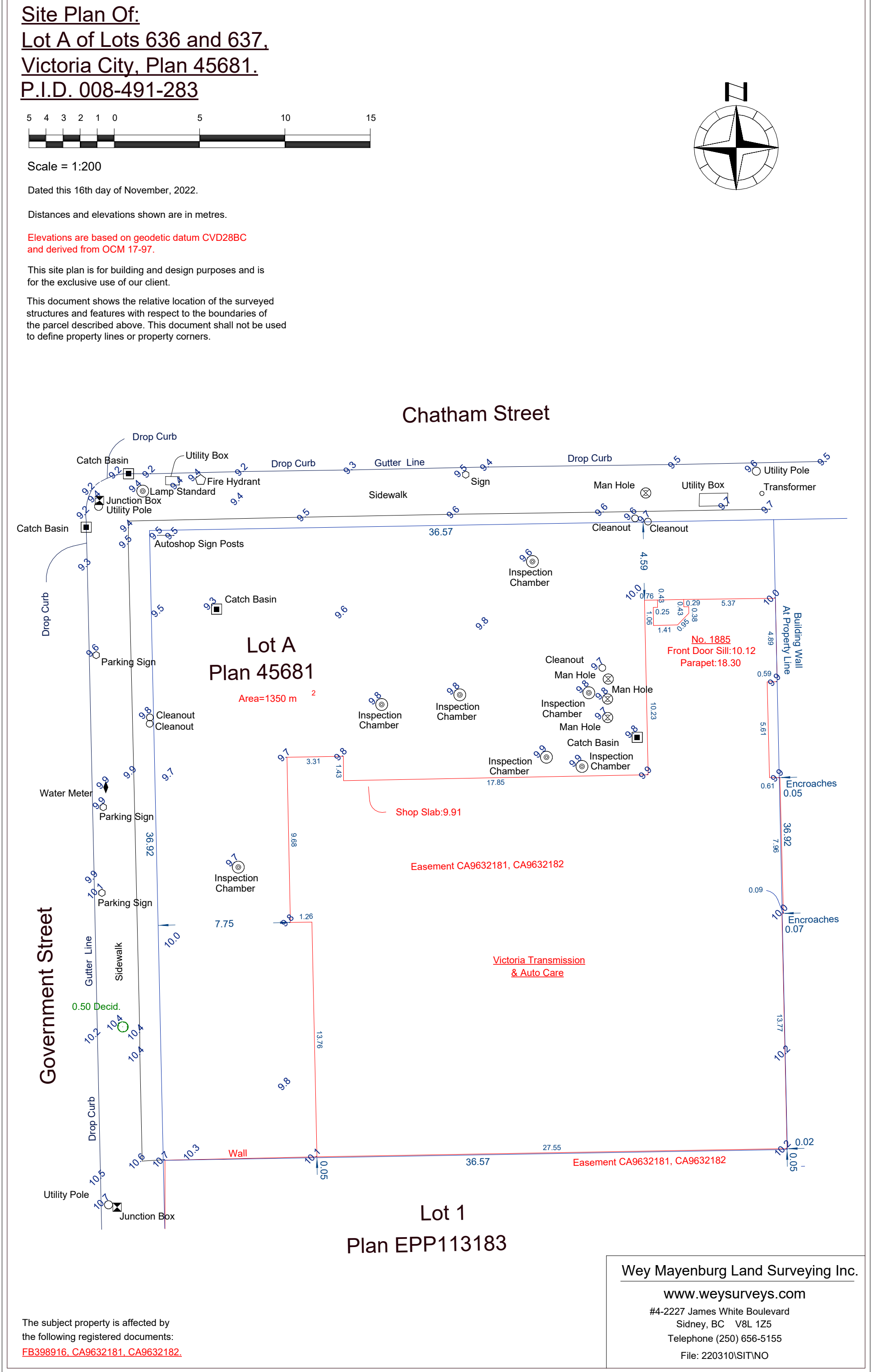


DATA	
MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1885 GOVERNMENT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	6 STOREY MULTI UNIT RESIDENTIAL BUILDING

PROJECT INFORMATION	
ZONE (EXISTING)	OTD-1
PROPOSED ZONE	CD-1
LOT AREA (m <sup>2</sup> )	1,380.67m <sup>2</sup>
TOTAL FLOOR AREA (m <sup>2</sup> )	5,573m <sup>2</sup>
COMMERCIAL FLOOR AREA (m <sup>2</sup> )	778m <sup>2</sup>
FLOOR SPACE RATIO	4.13 : 1
LOT COVERAGE (%)	91%
OPEN SITE SPACE (%)	15%
HEIGHT (m)	19.51m
NUMBER OF STOREYS	6
	REQUIRED PROVIDED
PARKING STALLS (#) ON SITE	56 13
PARKING STALLS - VISITOR (#) ON SITE	8 0
BICYCLE PARKING (#) SHORT TERM	12 12
BICYCLE PARKING (#) LONG TERM	89 89

BUILDING SETBACKS (m)	
FRONT LOT LINE (CHATHAM STREET)	Nominal 0
REAR LOT LINE	Nominal 0
INTERIOR SIDE LOT LINE	Nominal 0
SIDE LOT LINE (GOVERNMENT STREET)	Nominal 0
COMBINED SIDE YARDS	Nominal 0

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	79
UNIT TYPE	Studio 1 Bedroom 2 Bedroom
GROUND-ORIENTATED UNITS	0
MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	32m <sup>2</sup>
TOTAL RESIDENTIAL FLOOR AREA (m <sup>2</sup> )	3,654m <sup>2</sup>



1 Site Plan  
SCALE = 1 : 200

2 Existing Site Survey  
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
3	RZ DP Rev1	June XX, 2024
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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name  
**SITE PLAN & PROJECT DATA**

Date  
June 26, 2024

Scale  
As indicated

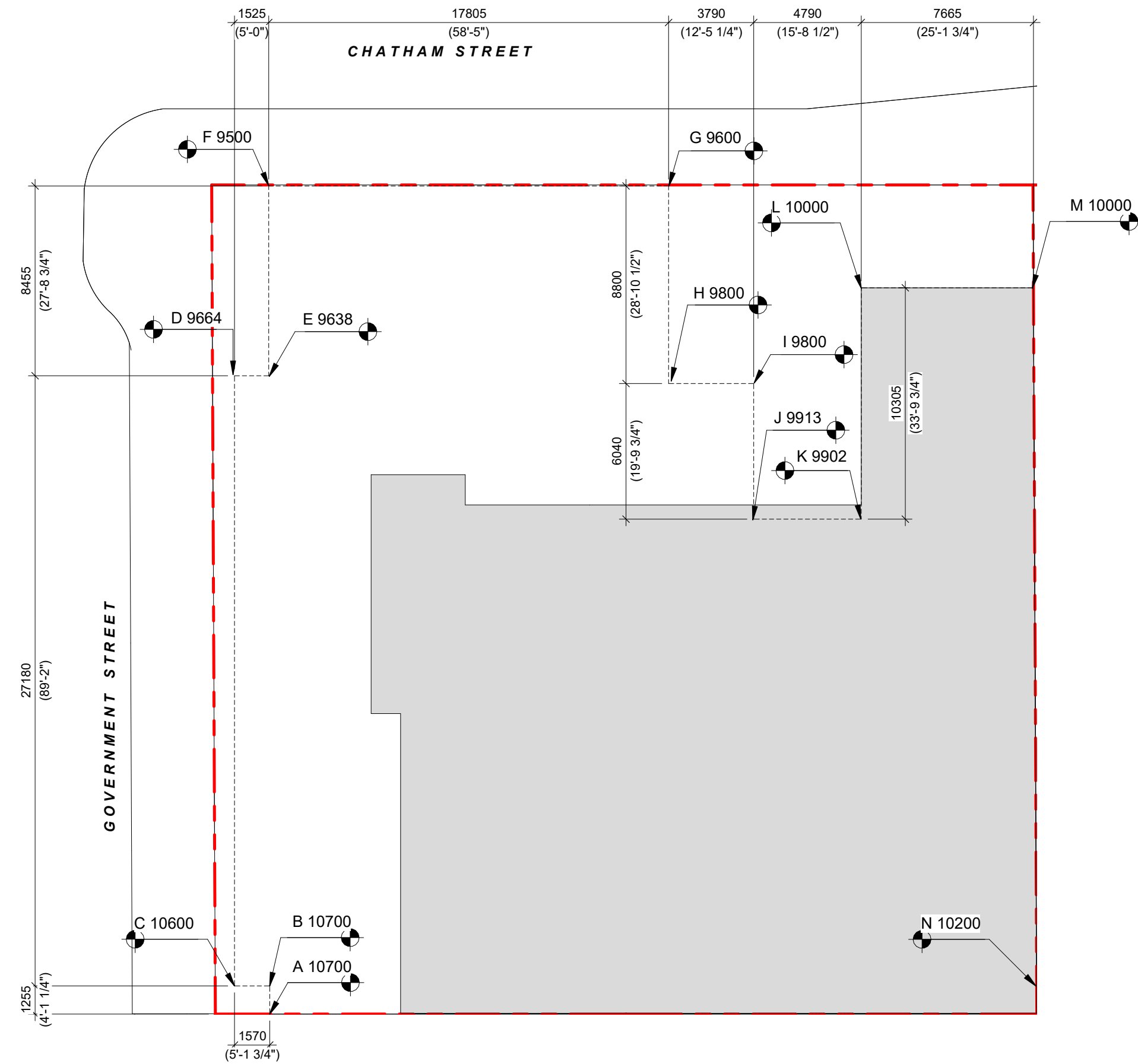
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2311

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**3**

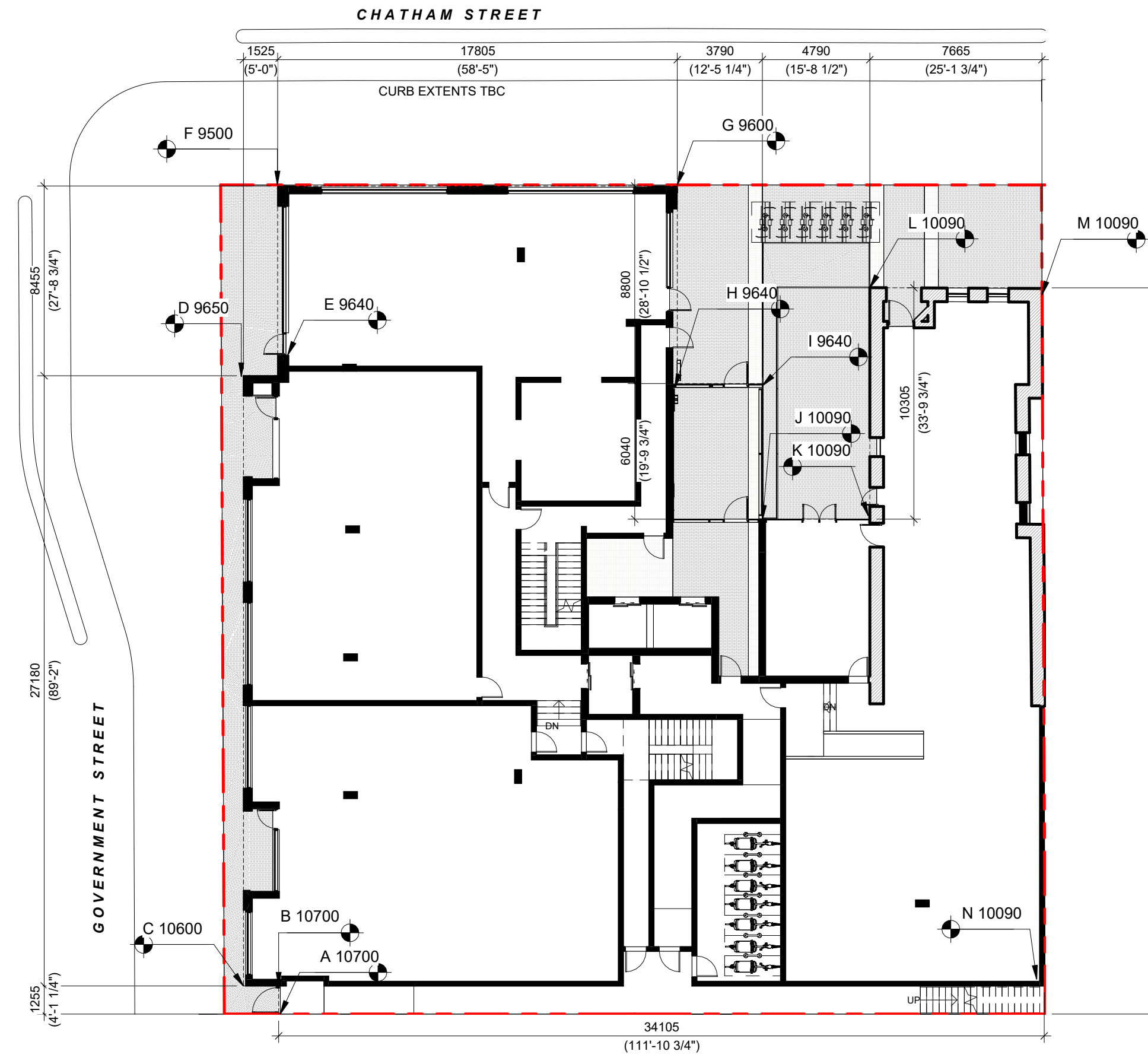
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2024-06-26  
REGISTERED ARCHITECT  
BRITISH COLUMBIA  
GREGORY L.F. DUNN

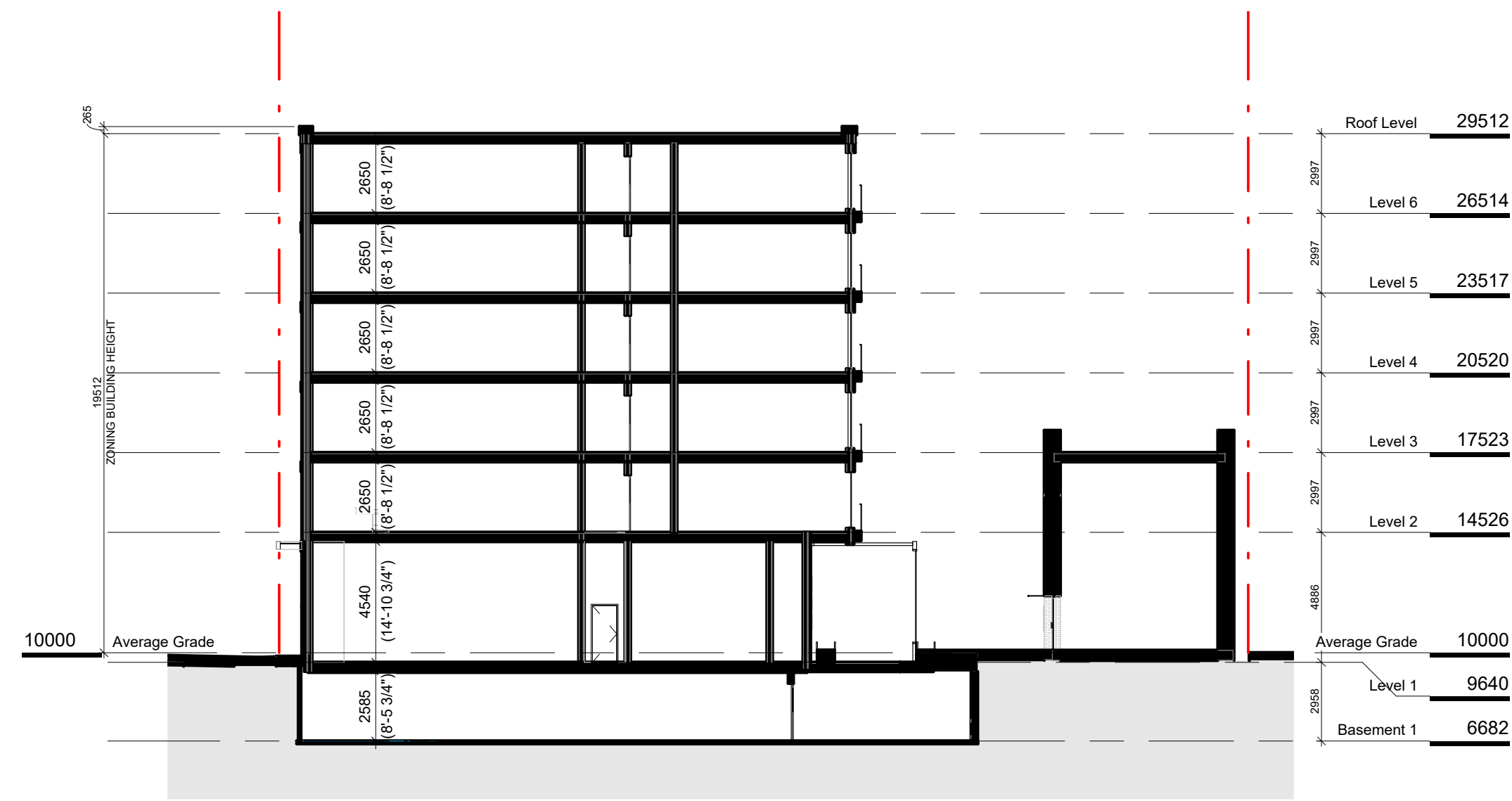
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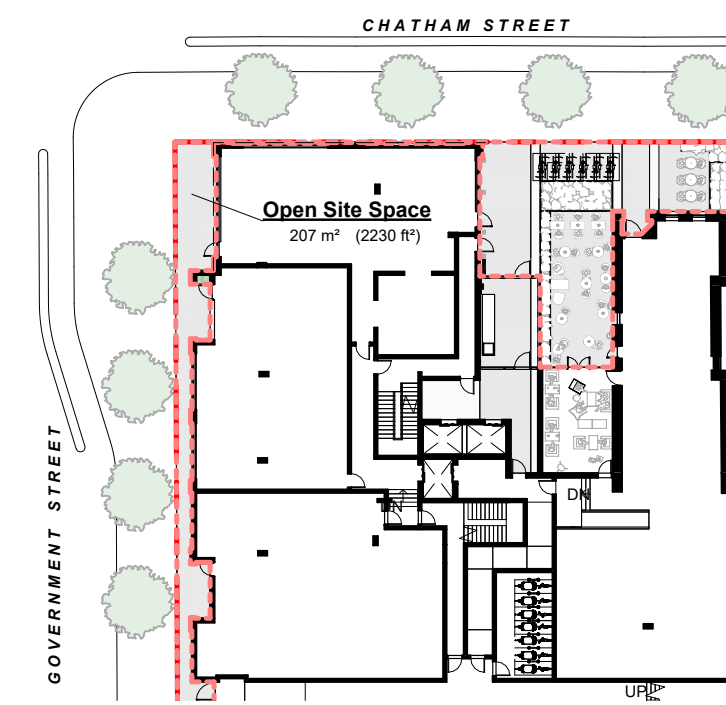
2 Natural Grade Key Plan  
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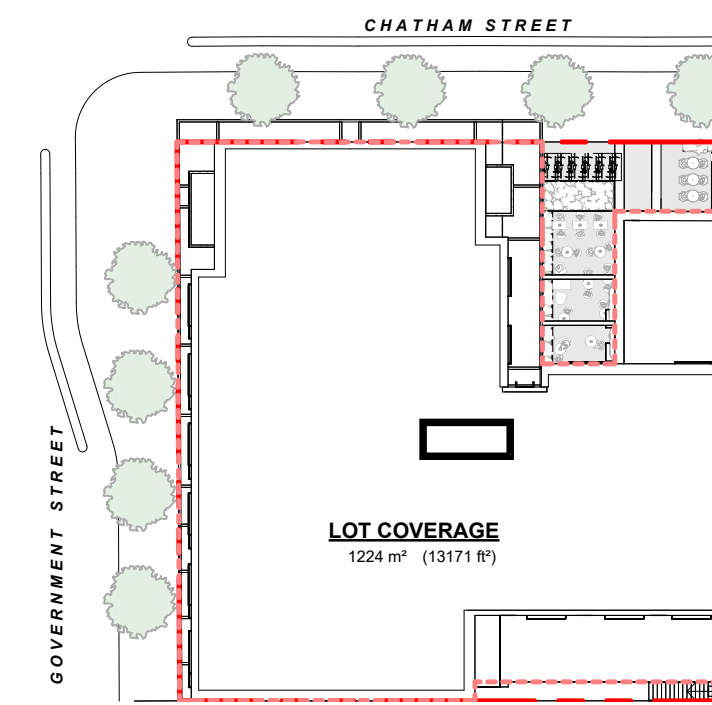
3 Proposed Grade Key Plan  
SCALE = 1 : 200



1 BUILDING HEIGHT  
SCALE = 1 : 200



4 Open Site Space  
SCALE = 1 : 500



5 Lot Coverage  
SCALE = 1 : 500

SUPPORTING CALCULATIONS

AVERAGE GRADE CALCULATIONS

A to B	(10.700m+10.700m)/2 x 1.255m	=	13.429
B to C	(10.700m+10.600m)/2 x 1.570m	=	16.729
C to D	(10.600m+9.650m)/2 x 27.180m	=	275.20
D to E	(9.650m+9.638m)/2 x 1.525m	=	14.700
E to F	(9.638m+9.500m)/2 x 8.455m	=	80.906
F to G	(9.500m+9.600m)/2 x 17.805m	=	170.04
G to H	(9.600m+9.640m)/2 x 8.800m	=	84.656
H to I	(9.640m+9.640m)/2 x 3.790m	=	36.537
I to J	(9.640m+9.913m)/2 x 6.040m	=	59.050
J to K	(9.913m+9.902m)/2 x 4.790m	=	47.457
K to L	(9.902m+9.880m)/2 x 10.305m	=	101.33
L to M	(9.880m+10.00m)/2 x 7.665m	=	76.190
M to N	(10.00m+10.09m)/2 x 32.350m	=	325.00
N to A	(10.09m+10.626m)/2 x 34.105m	=	354.52
TOTAL		=	1656.3

Divided by perimeter 1656.3/ 165.635 = 9.999

Average grade = 10.00m

ZONING REGULATION BYLAW FLOOR AREAS

LEVEL 1	1010m²
LEVEL 2	911m²
LEVEL 3	913m²
LEVEL 4	913m²
LEVEL 5	913m²
LEVEL 6	913m²
GRAND TOTAL : 6	5573m²

FLOOR SPACE RATIO  
5,573m² / 1,350.67 = 4.13  
FSR = 4.13 : 1

LOT COVERAGE  
1,224m² / 1,350.67m² = 0.906 (91%)

OPEN SITE SPACE  
207m² / 1,350.67m² = 0.1533 (15%)

COMMERCIAL FLOOR AREA  
Level 1 = 778m²

VEHICLE PARKING SUPPLY REQUIREMENT & PROVISION - 1885 GOVERNMENT (SITE)

LAND USE	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT (SPACES)	PROPOSED RATE	PROVIDED (SPACES)	DIFFERENCE (SPACES)
Apartment	55 units (<45 m2)	0.50 / unit	27.5	0.16 / unit	13	-32.9
	14 units (>70 m2)	0.60 / unit	8.4			
	10 units (>70 m2)	1.0 / unit	10			
Visitor (Apartment)	79 units	0.1 / unit	7.9	0.0 / unit	0	-7.9
Commercial (Retail)	778 m2	1 / 80 m2	9.7	0.0 / m2	0	-9.7
TOTAL			64 Long Term	0.18	13	-51

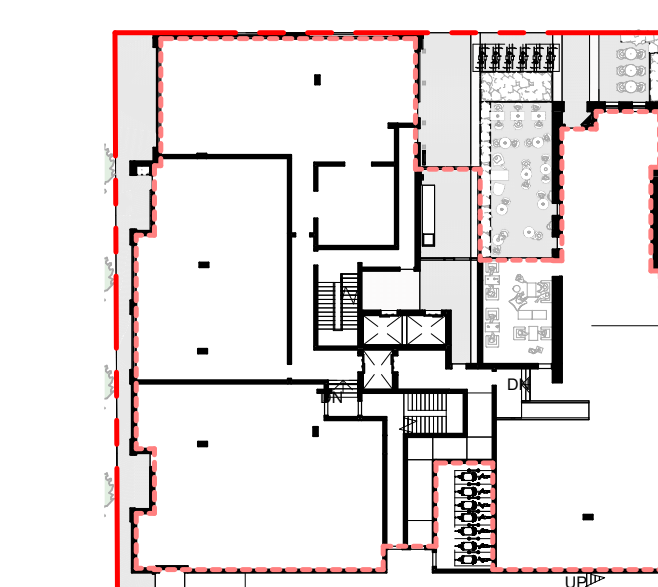
BICYCLE PARKING SUPPLY REQUIREMENT & PROVISION

LAND USE	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT (SPACES)	PROVIDED (SPACES)	DIFFERENCE (SPACES)
Apartment, Long Term	55 units (<45 m2)	1 / unit	55 Long Term	85 Long Term	+0 Long Term
	24 units (>45 m2)	1.25 / unit	30 Long Term		
Apartment, Short Term	1 building, 79 units	Greater of: 6 / building OR 0.1 / unit	8 Short Term	8 Short Term	-
	Retail, Long Term	778 m2	1 / 200 m2		
Retail, Short Term	778 m2	1 / 200 m2	4 Short Term	4 Short Term	+0 Short Term
TOTAL			89 Long Term	89 Long Term	+0 Long Term
			12 Short Term	12 Short Term	+0 Short Term

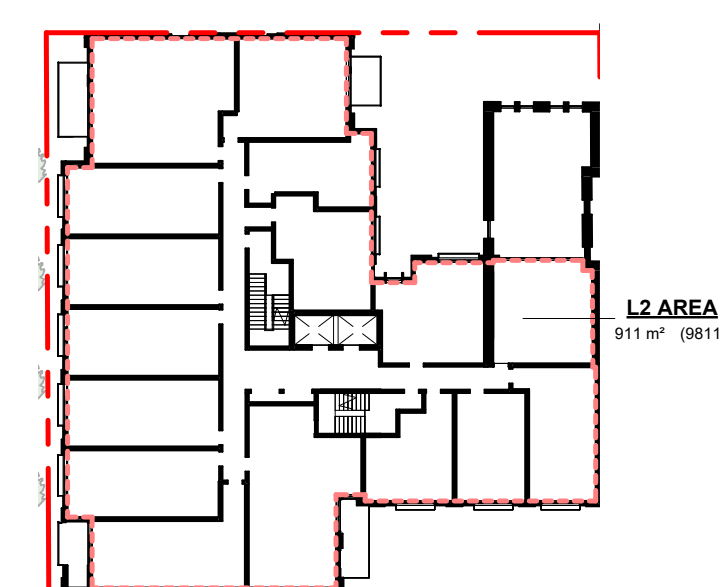
3	RZ DP Rev1	June XX, 2024
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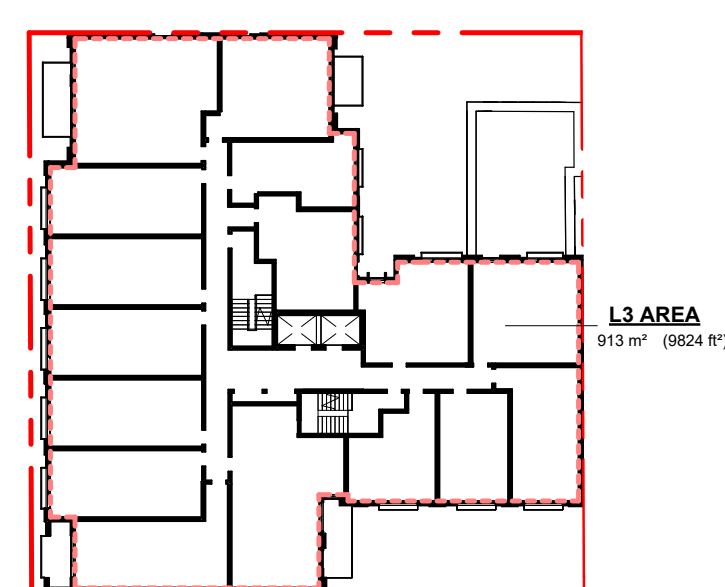
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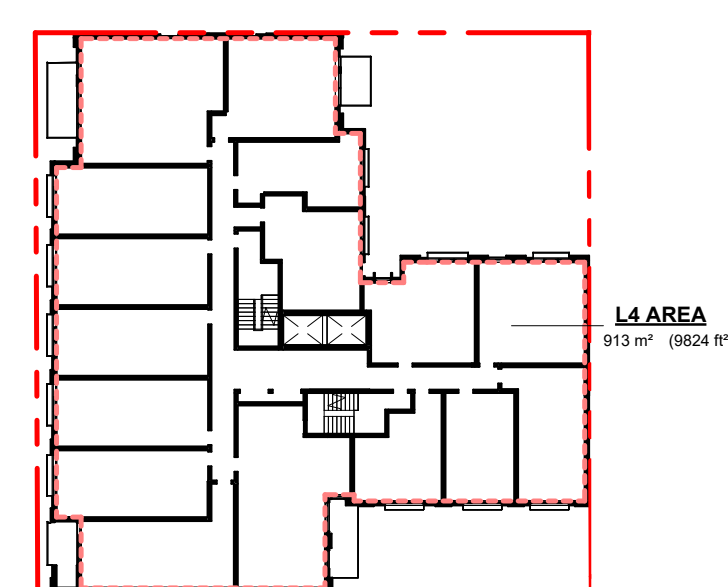
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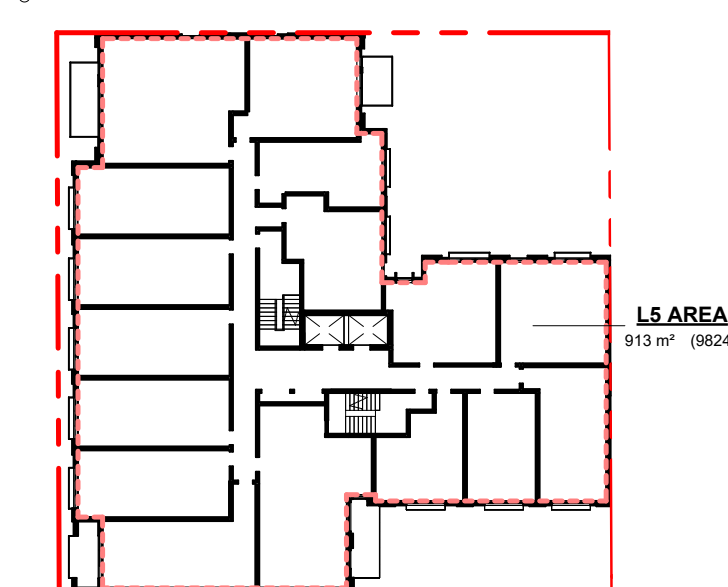
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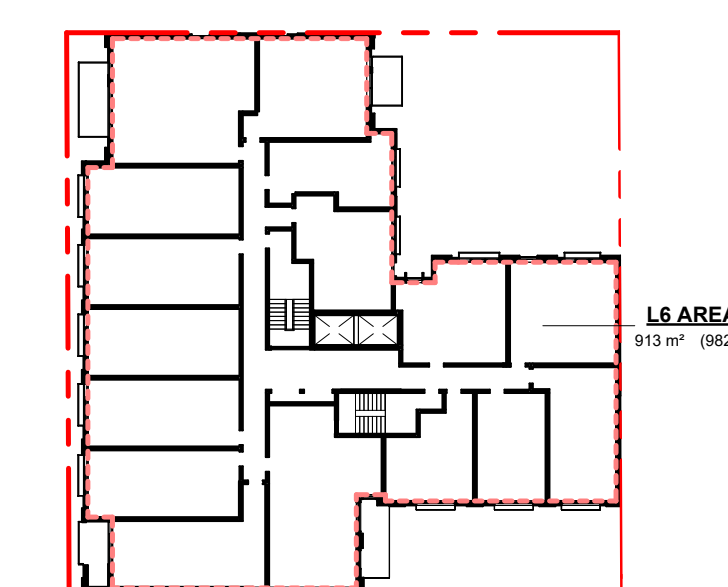
8 Level 3  
SCALE = 1 : 500



9 Level 4  
SCALE = 1 : 500



10 Level 5  
SCALE = 1 : 500



11 Level 6  
SCALE = 1 : 500

1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name  
**ZONING CALCULATIONS**

Date  
June 26, 2024

Scale  
As indicated

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2311

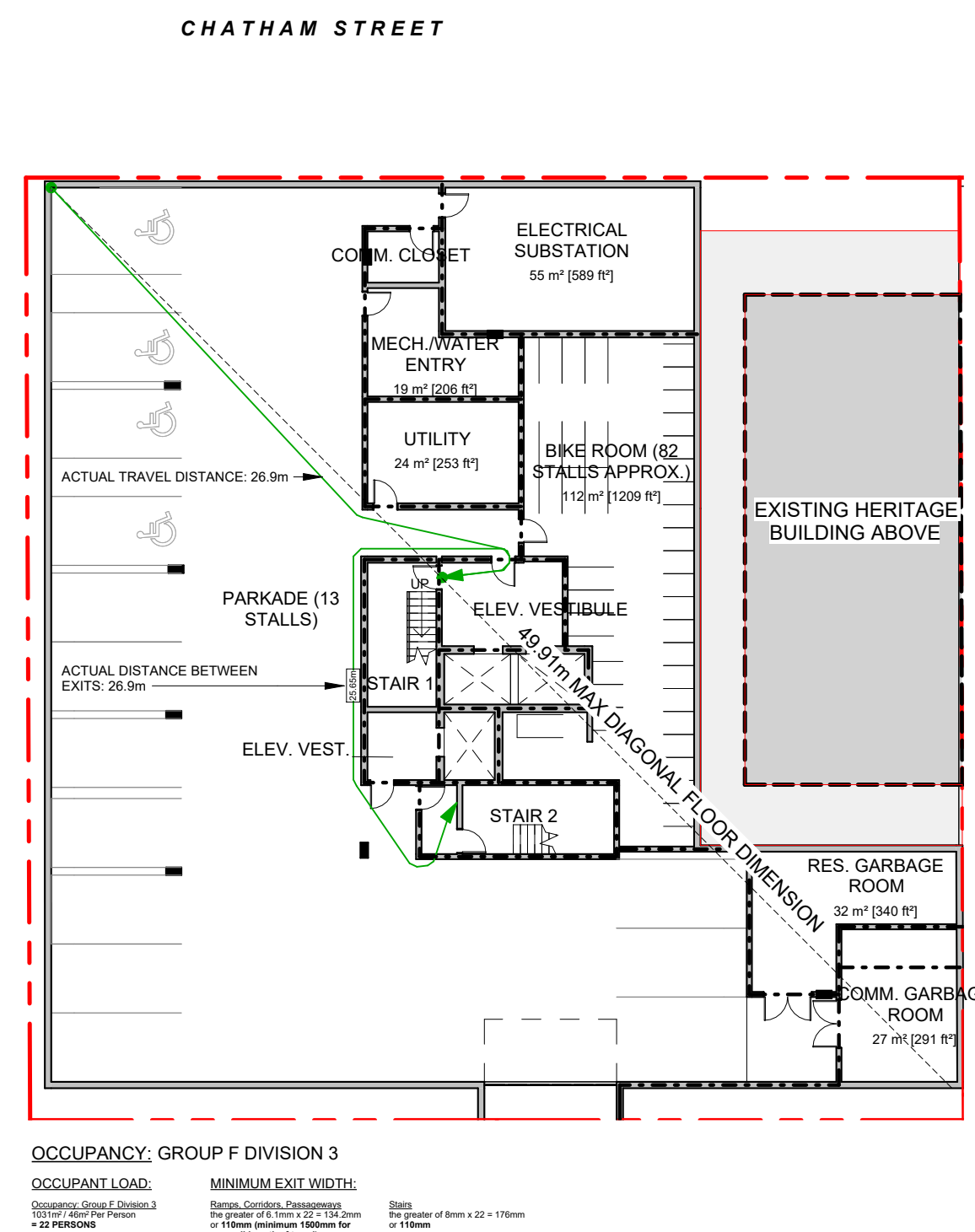
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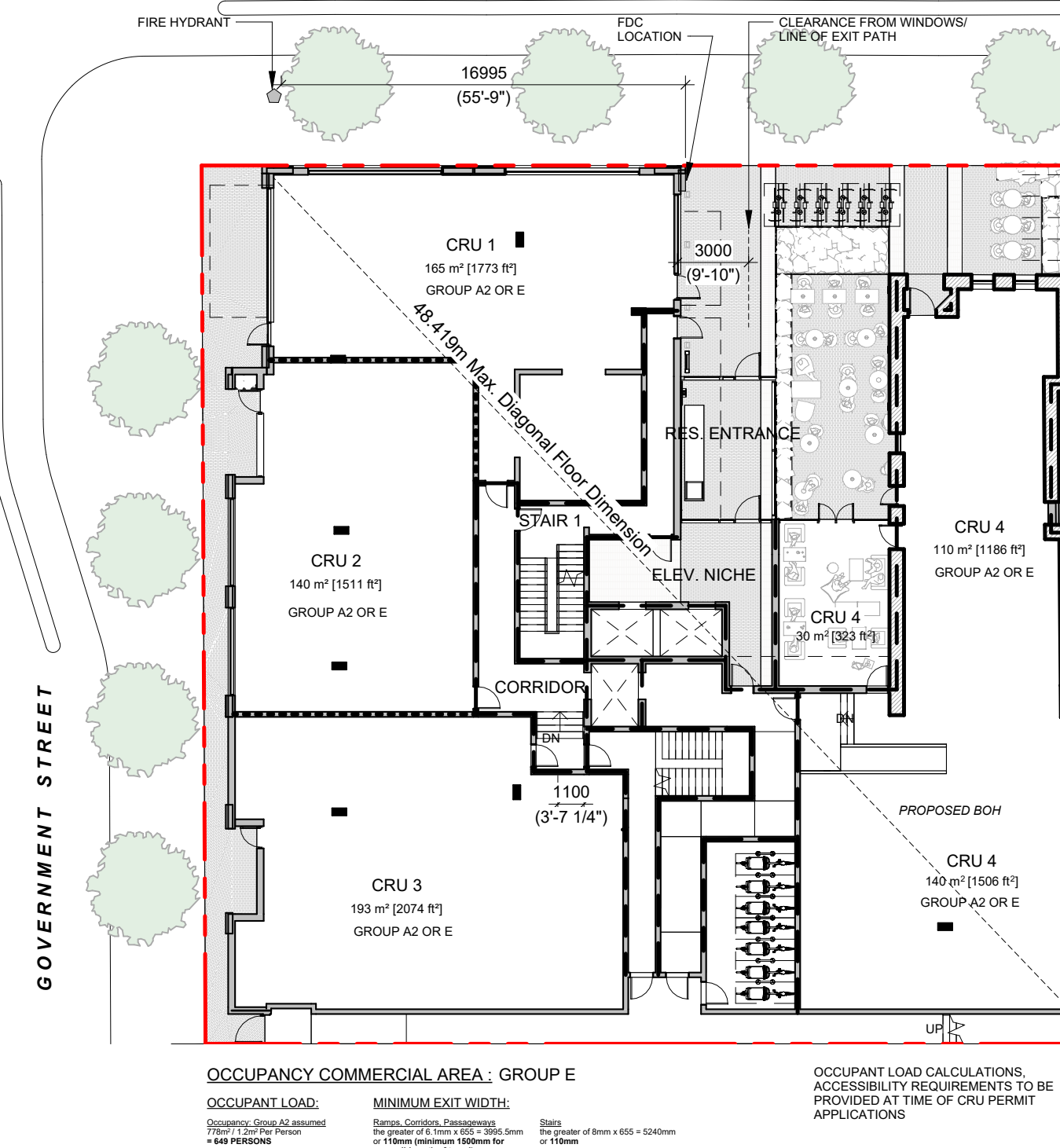
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2024-06-26

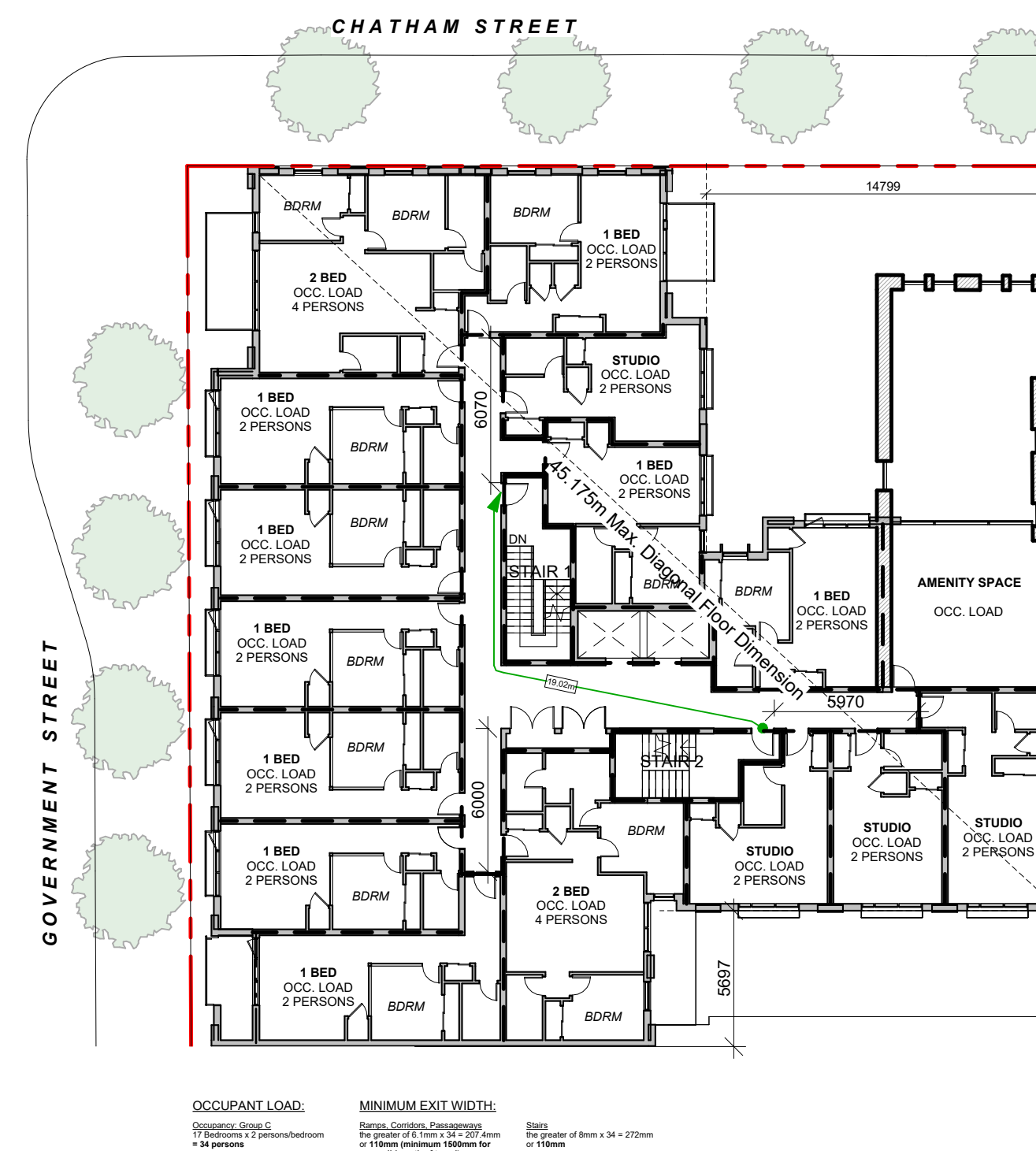
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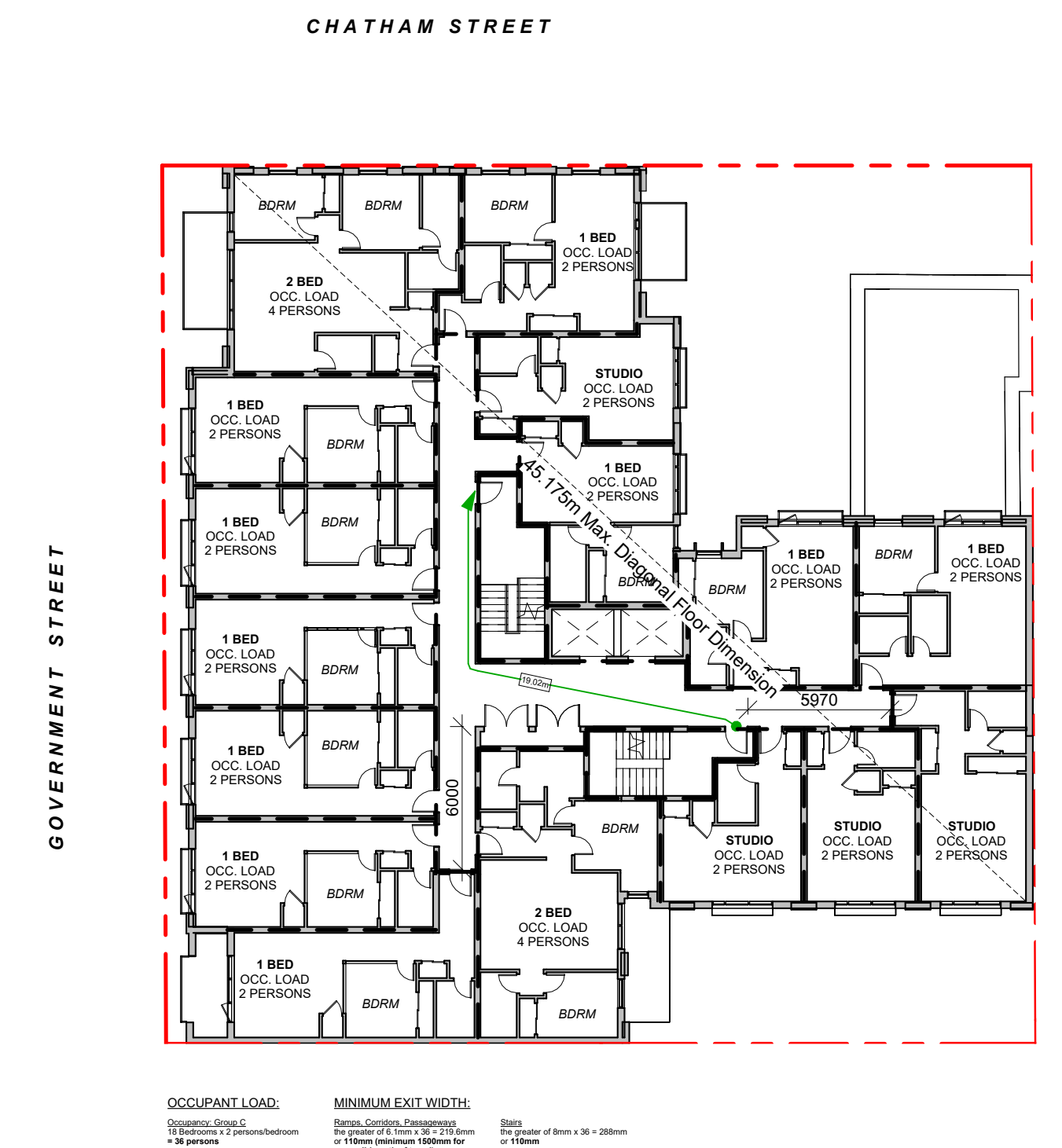
1 L0 Code Review Key Plan  
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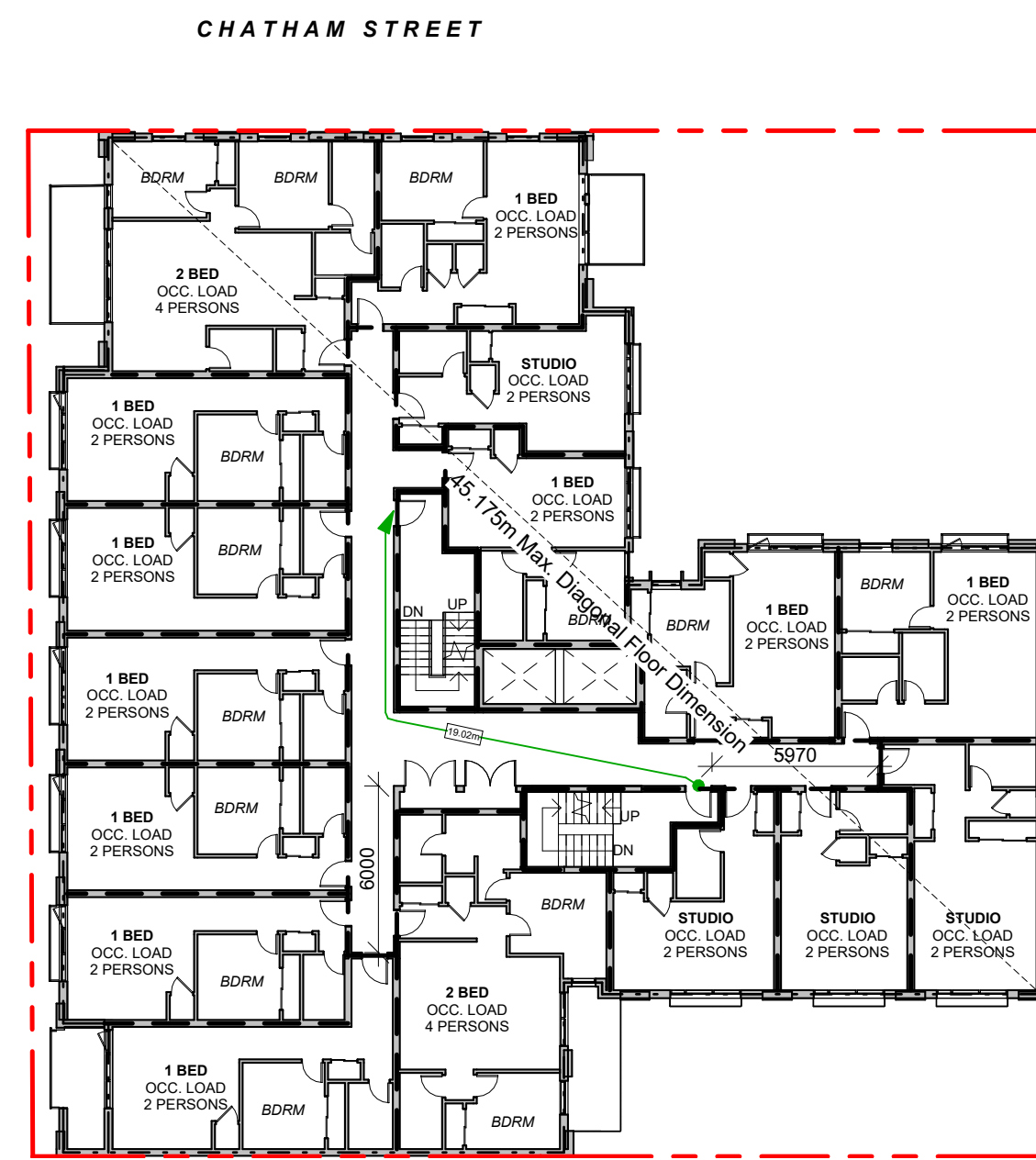
2 L1 Code Review Key Plan  
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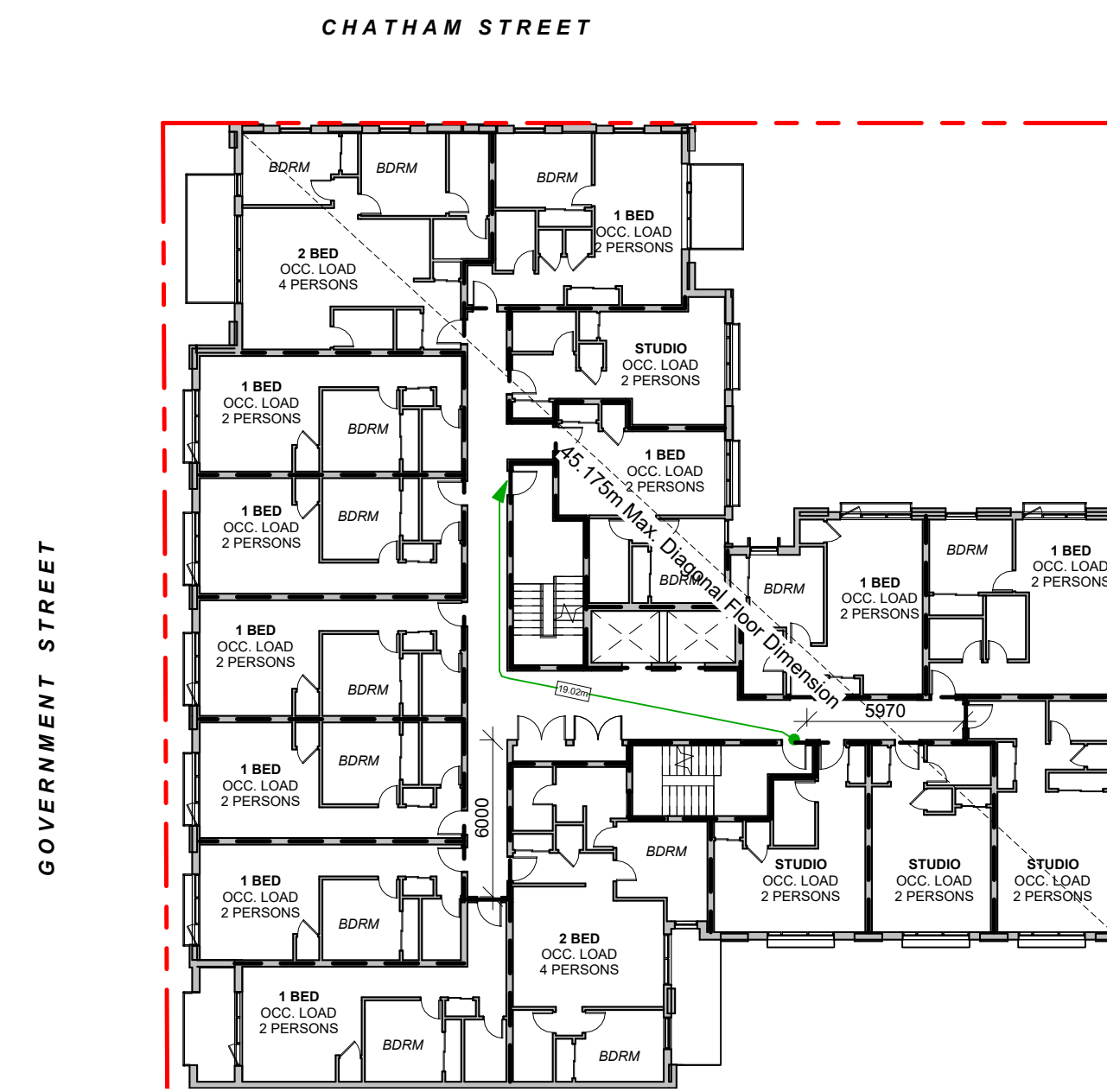
3 L2 Code Review Key Plan  
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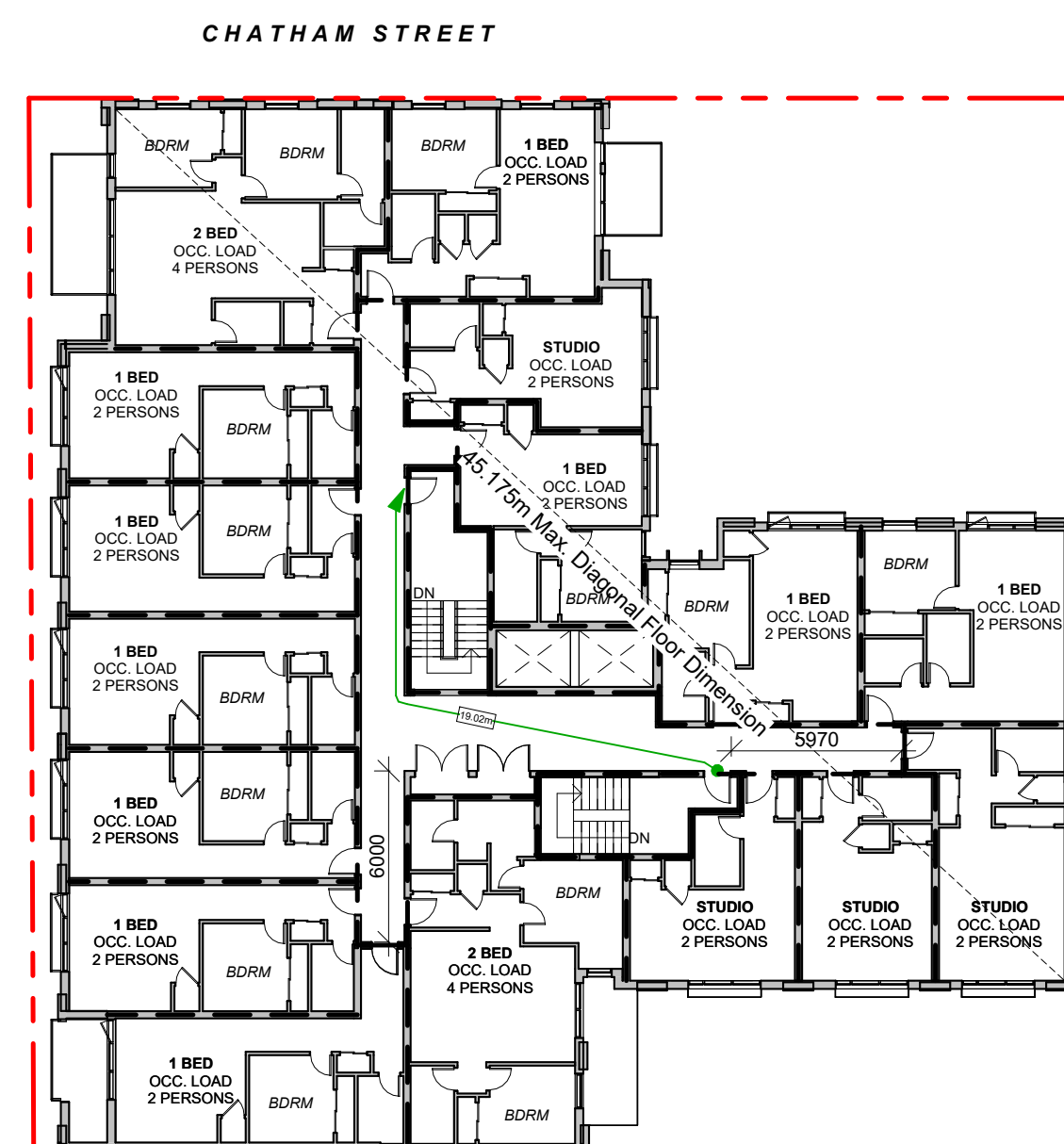
4 L3 Code Review Key Plan  
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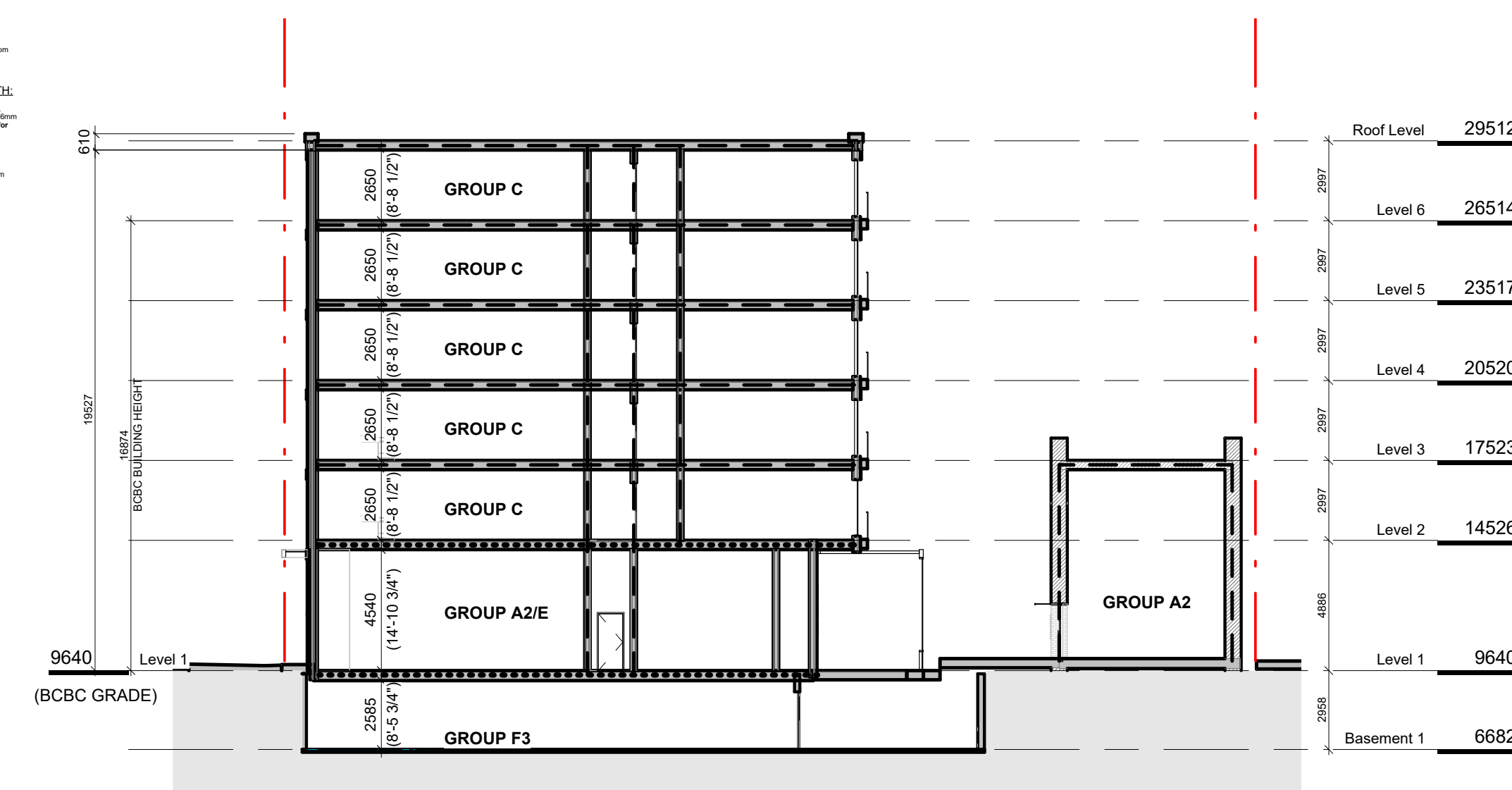
5 L4 Code Review Key Plan  
SCALE = 1 : 250



6 L5 Code Review Key Plan  
SCALE = 1 : 250



7 L6 Code Review Key Plan  
SCALE = 1 : 250



8 Code Review Key Building Section  
SCALE = 1 : 200

BUILDING CODE ANALYSIS		
PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE <b>3</b> PART	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input checked="" type="checkbox"/>	3.1.2.1.
BUILDING AREA	1095 m <sup>2</sup> (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	9.640 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 16.87 m HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

SPATIAL SEPARATION LEGEND	
.....	0 HR
-----	1 HR
-----	1.5 HR
.....	2 HR

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m <sup>2</sup>	3.2.2.50
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/>	3.2.2.50
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5.
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE 1 hr ROOF	3.2.2.50
EXITS	1 hr	3.4.4.1

NO.	DESCRIPTION	DATE
2	RZ DP Rev1	June XX, 2024
3	RZ DP Submission	March 6, 2024



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**1885 GOVERNMENT ST.**  
 NICOLA WEALTH REAL ESTATE

Sheet Name  
**CODE REVIEW**

Date  
June 26, 2024

Scale  
As indicated

Project #  
2311

Revision  
June XX, 2024  
**3**

Sheet #  
**A 052**

2024-06-26  
BRITISH COLUMBIA REGISTERED ARCHITECT  
GREGORY L.F. DANKO

2024-06-26 1:22:47 PM





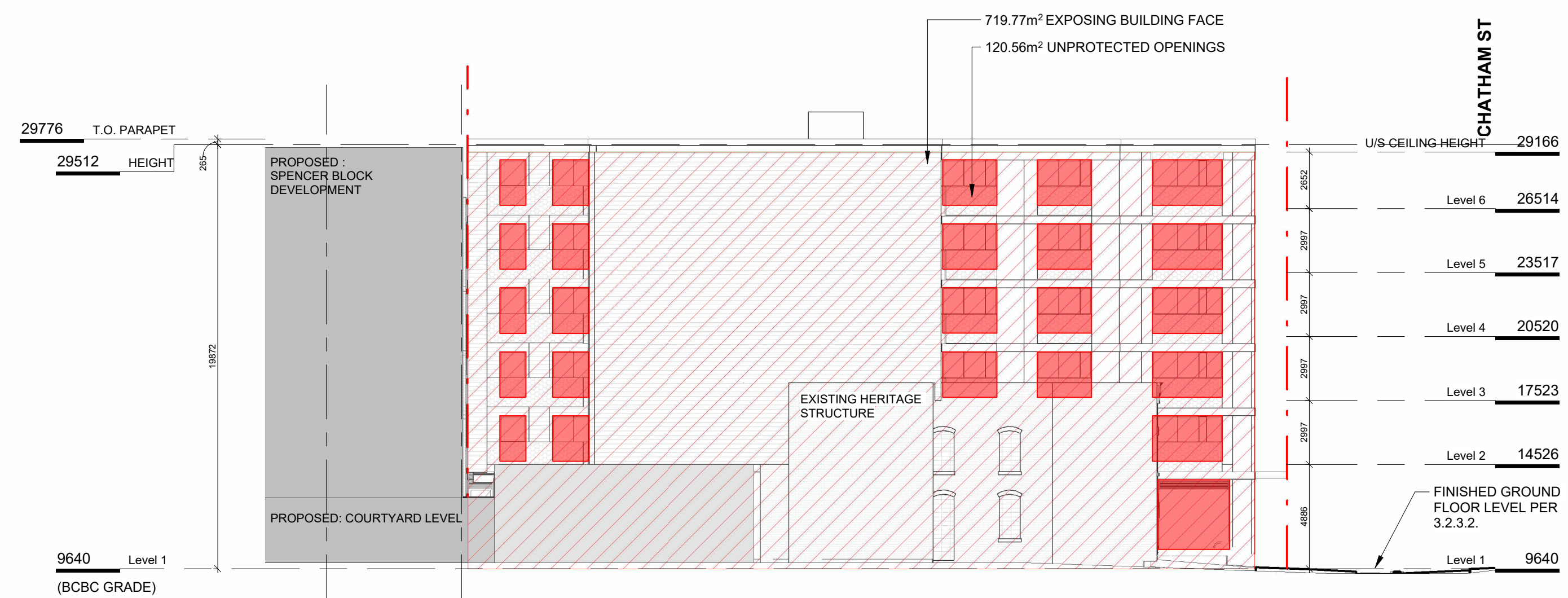
**NORTH ELEVATION**

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
10.17m (>9m)	100	694.70	205.14	29.53

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE



**EAST ELEVATION**

TABLE 3.2.3.1.-D

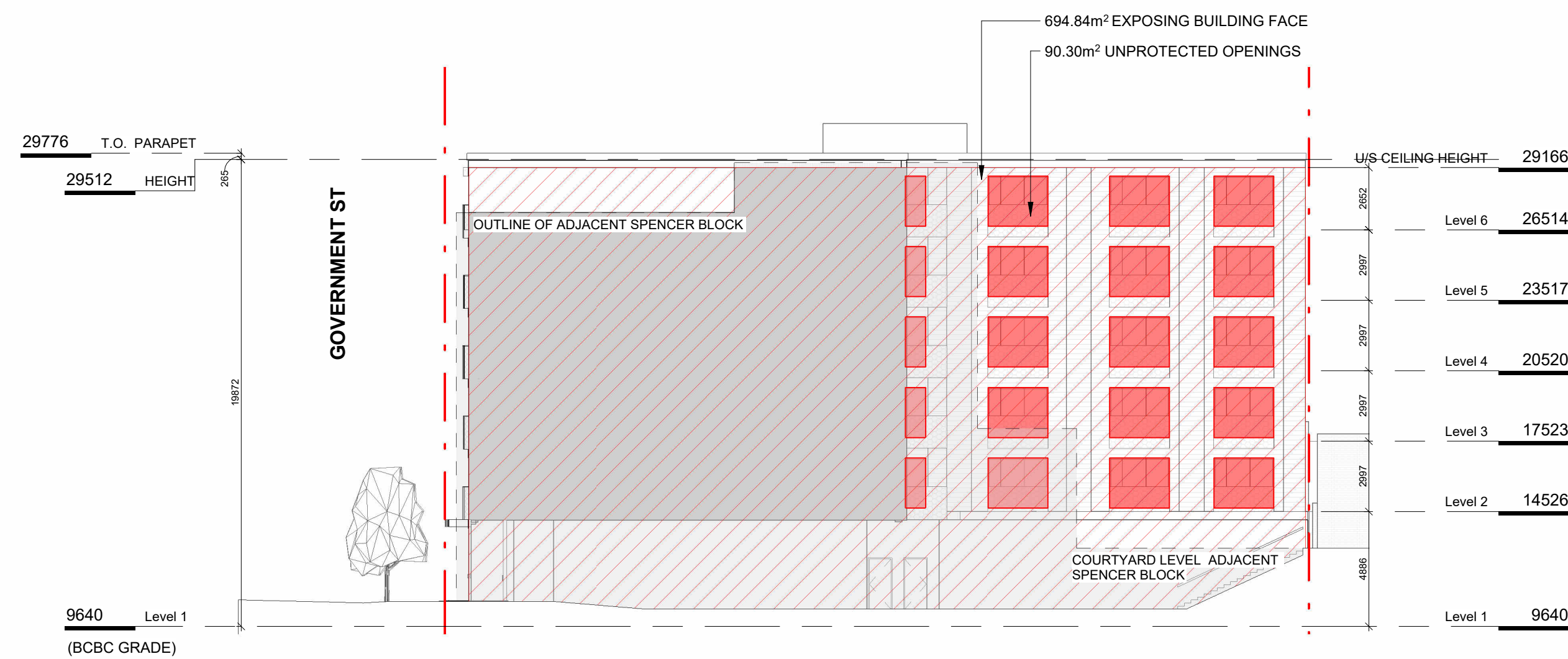
LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.80m (>9m)	100	719.77	120.56	16.75

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE

1 North Elevation - LD Key  
SCALE = 1 : 200

2 East Elevation - LD Key  
SCALE = 1 : 200



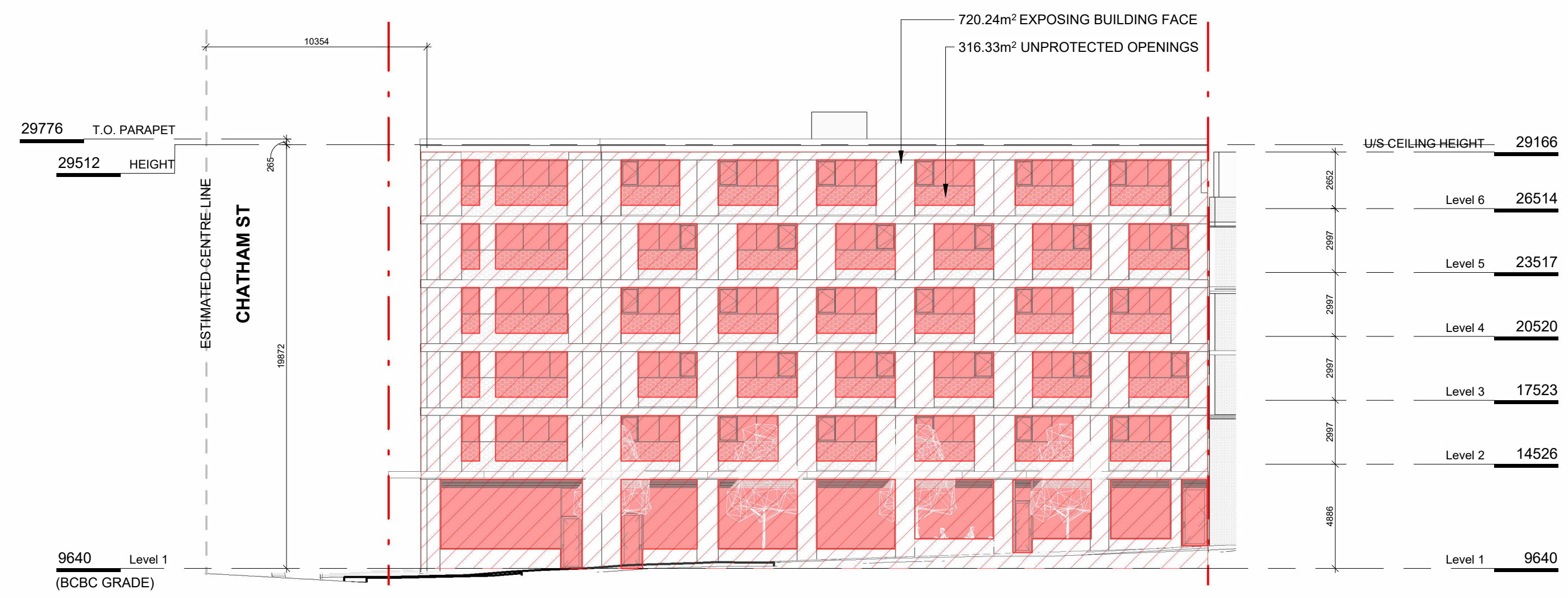
**SOUTH ELEVATION**

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
5.70m	100	694.84	90.30	13.0

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE



**WEST ELEVATION**

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.30m (>9m)	100	720.24	316.33	43.92

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	Combustible or Noncombustible

3 South Elevation -LD Key  
SCALE = 1 : 200

4 West Elevation - LD Key  
SCALE = 1 : 200

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.  
NICOLA WEALTH REAL ESTATE

Sheet Name  
**SPATIAL SEPARATION**

Date  
June 26, 2024

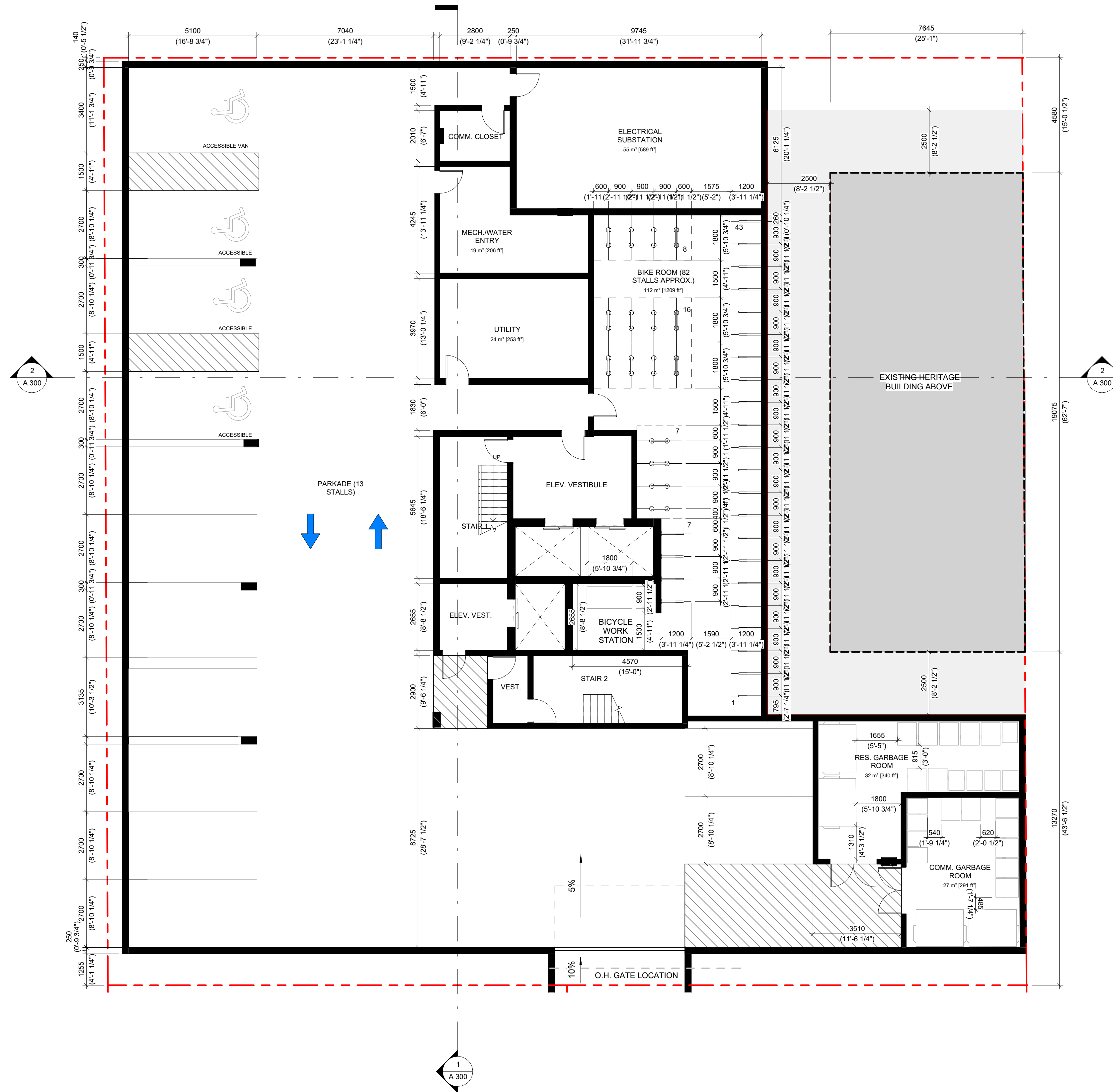
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Project #  
2311

Revision  
June XX, 2024

Sheet #  
A 053

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3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name  
**PARKADE PROPOSED PLAN**

Date  
June 26, 2024

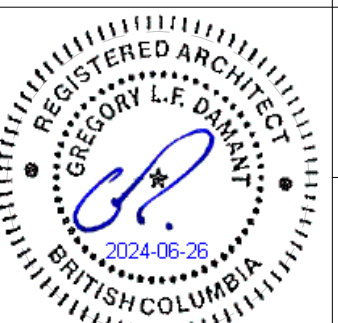
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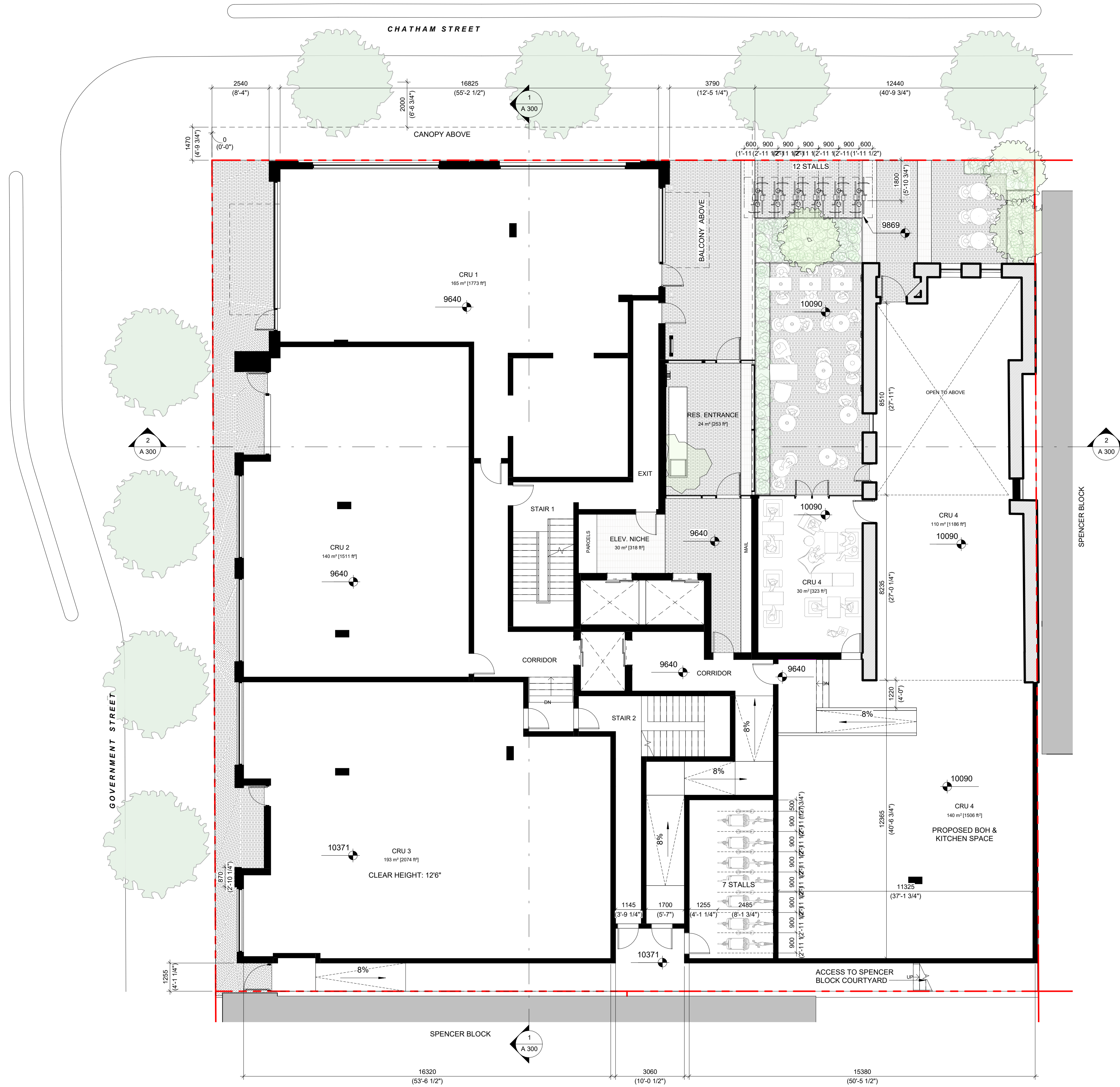
Project #  
2311

Revision  
June XX, 2024

3

Sheet #  
**A 100**





NO.	DESCRIPTION	DATE
3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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**1885 GOVERNMENT ST.**  
NICOLA WEALTH REAL ESTATE

Sheet Name  
**LEVEL 1 PROPOSED PLAN**

Date  
June 26, 2024

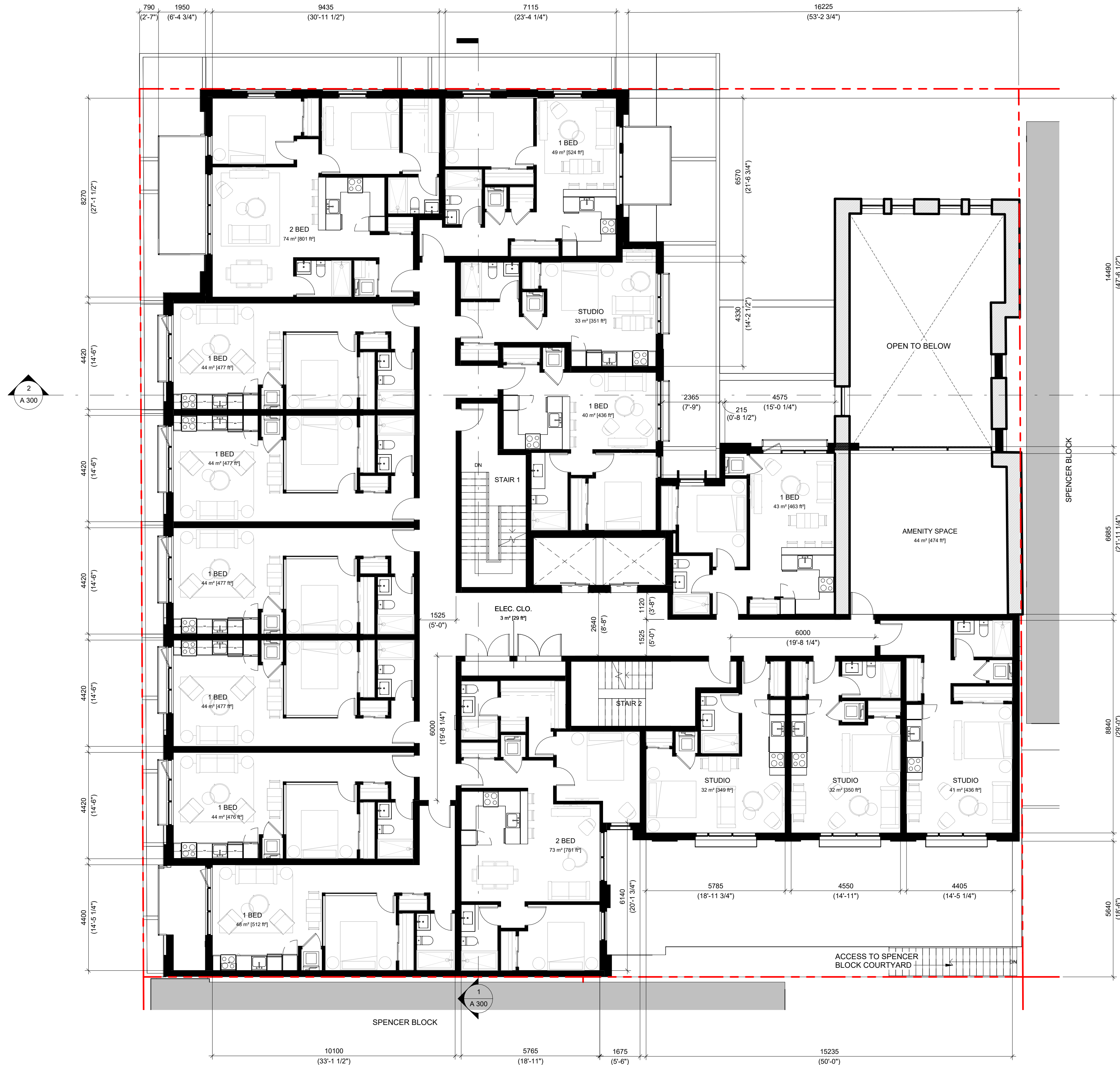
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Project #  
2311

Revision  
June XX, 2024

Sheet #  
**A 101**

2024-06-26  
BRITISH COLUMBIA REGISTERED ARCHITECT  
GREGORY L.F. DOWNS



2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.  
NICOLA WEALTH REAL ESTATE

Sheet Name  
**LEVEL 2 PROPOSED PLAN**

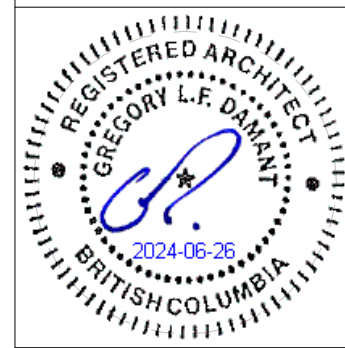
Date  
June 26, 2024

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Project #  
2311

Revision  
March 6, 2024

Sheet #  
**A 102**





NO.	DESCRIPTION	DATE
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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1885 GOVERNMENT ST.  
NICOLA WEALTH REAL ESTATE

Sheet Name  
**LEVEL 3-6 TYPICAL PROPOSED PLAN**

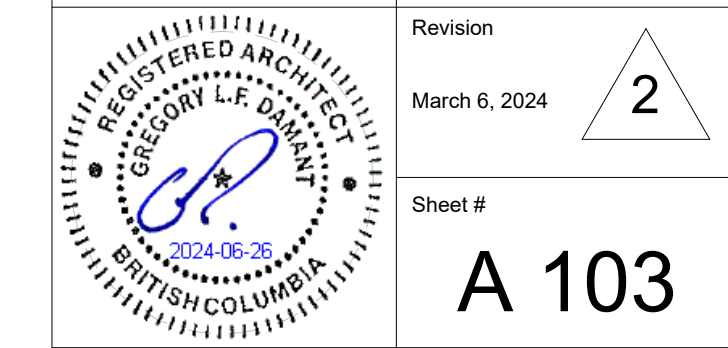
Date  
June 26, 2024

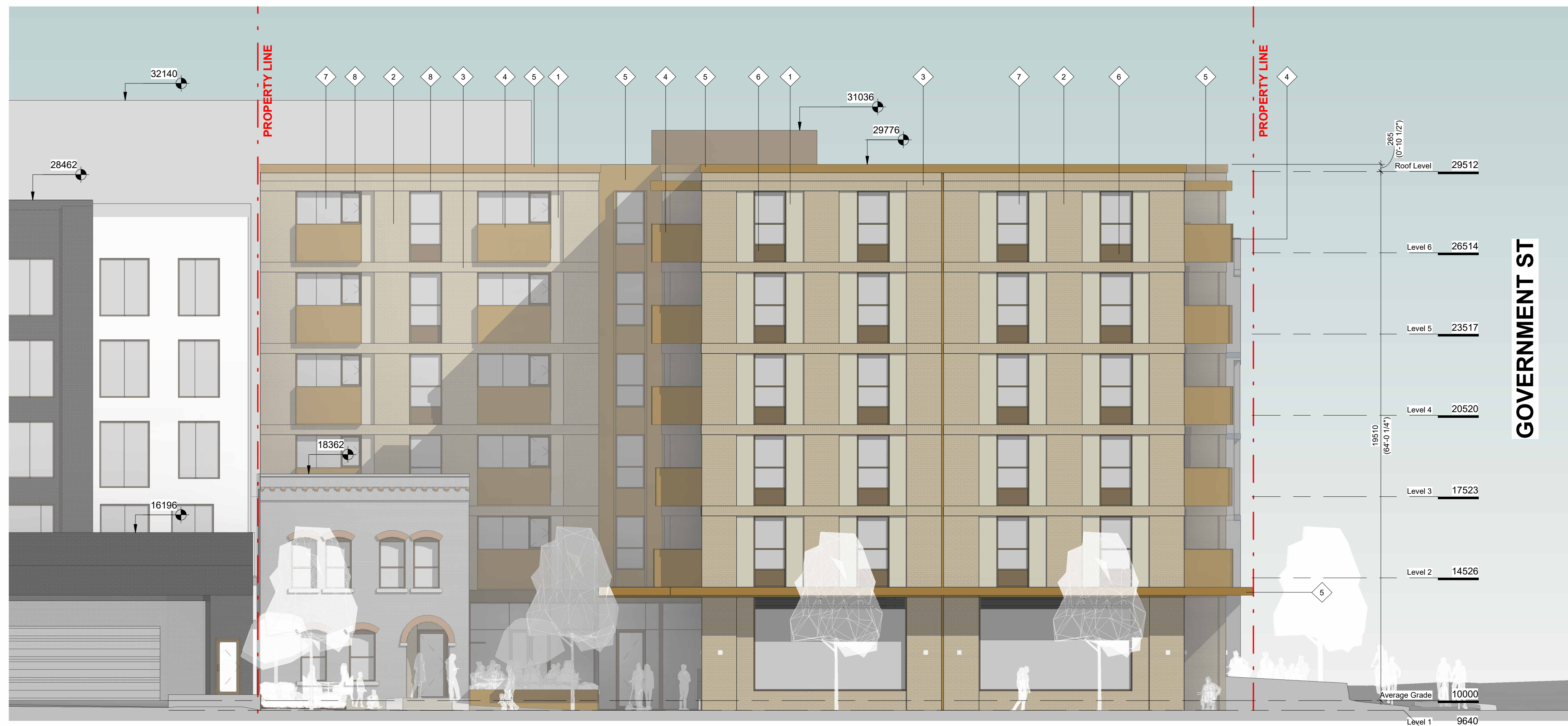
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Project #  
2311

Revision  
March 6, 2024

Sheet #  
**A 103**

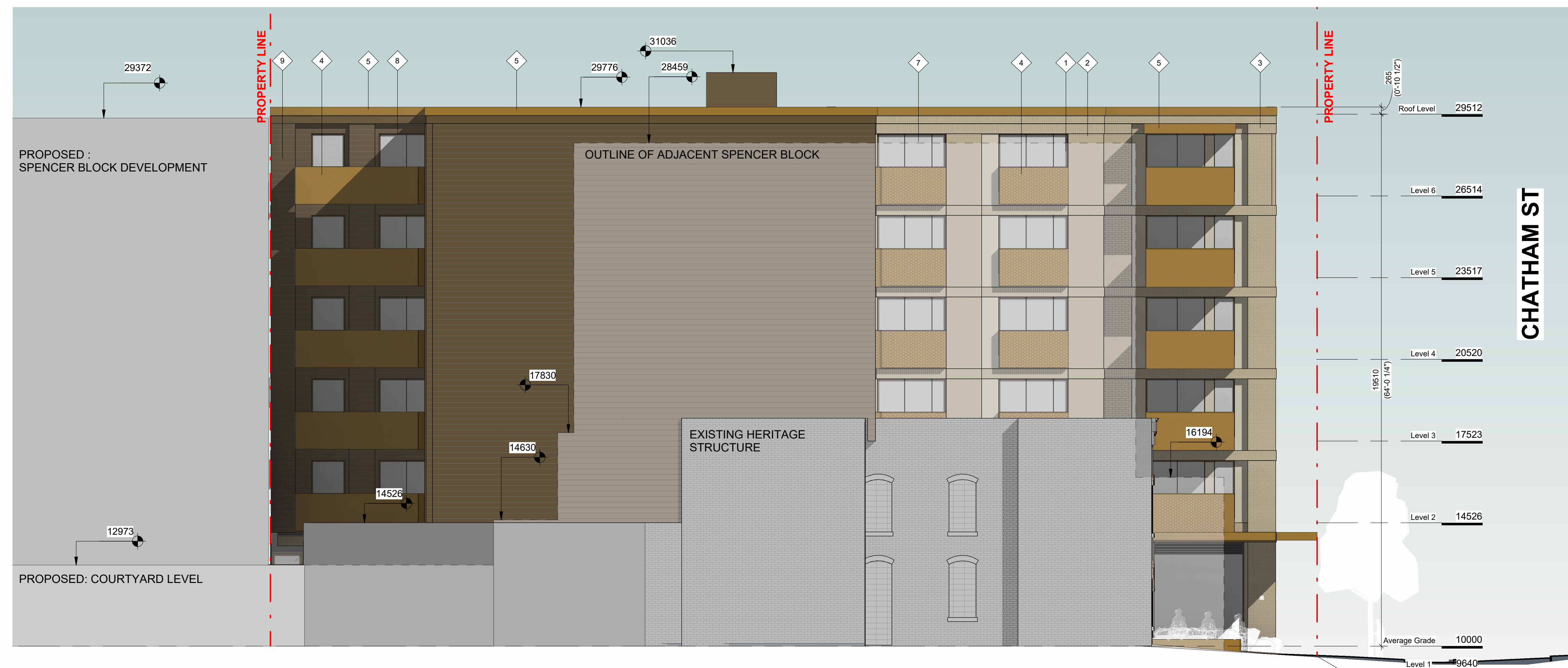




### FINISH SCHEDULE

- ① **METAL PANEL**  
INSET CLADDING  
METALLIC FINISH
- ② **BRICK (1)**  
FACE BRICK (CLADDING)  
WARM BRICK, LIGHT GROUT
- ③ **BRICK (2)**  
WARM BRICK, LIGHT GROUT
- ④ **EXPANDED METAL MESH**  
BALCONY GUARDS  
LIGHT BRONZE GLOSSY FINISH
- ⑤ **METAL**  
SOFFITS, FASCIA, CORNICE  
LIGHT BRONZE MATTE FINISH
- ⑥ **METAL PANEL**  
WINDOW GUARDS  
BROWN MATTE FINISH
- ⑦ **GLAZING**  
DOORS & WINDOWS  
CLEAR GLASS
- ⑧ **VINYL**  
DOORS & WINDOWS  
WARM BROWN FINISH
- ⑨ **CEMENTITIOUS CLADDING**  
EXTERIOR WALLS  
BROWN MATTE FINISH

① North Elevation  
SCALE = 1 : 100



② East Elevation  
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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NICOLA WEALTH REAL ESTATE

Sheet Name  
**EXTERIOR ELEVATIONS**

Date  
June 26, 2024

Scale  
As indicated

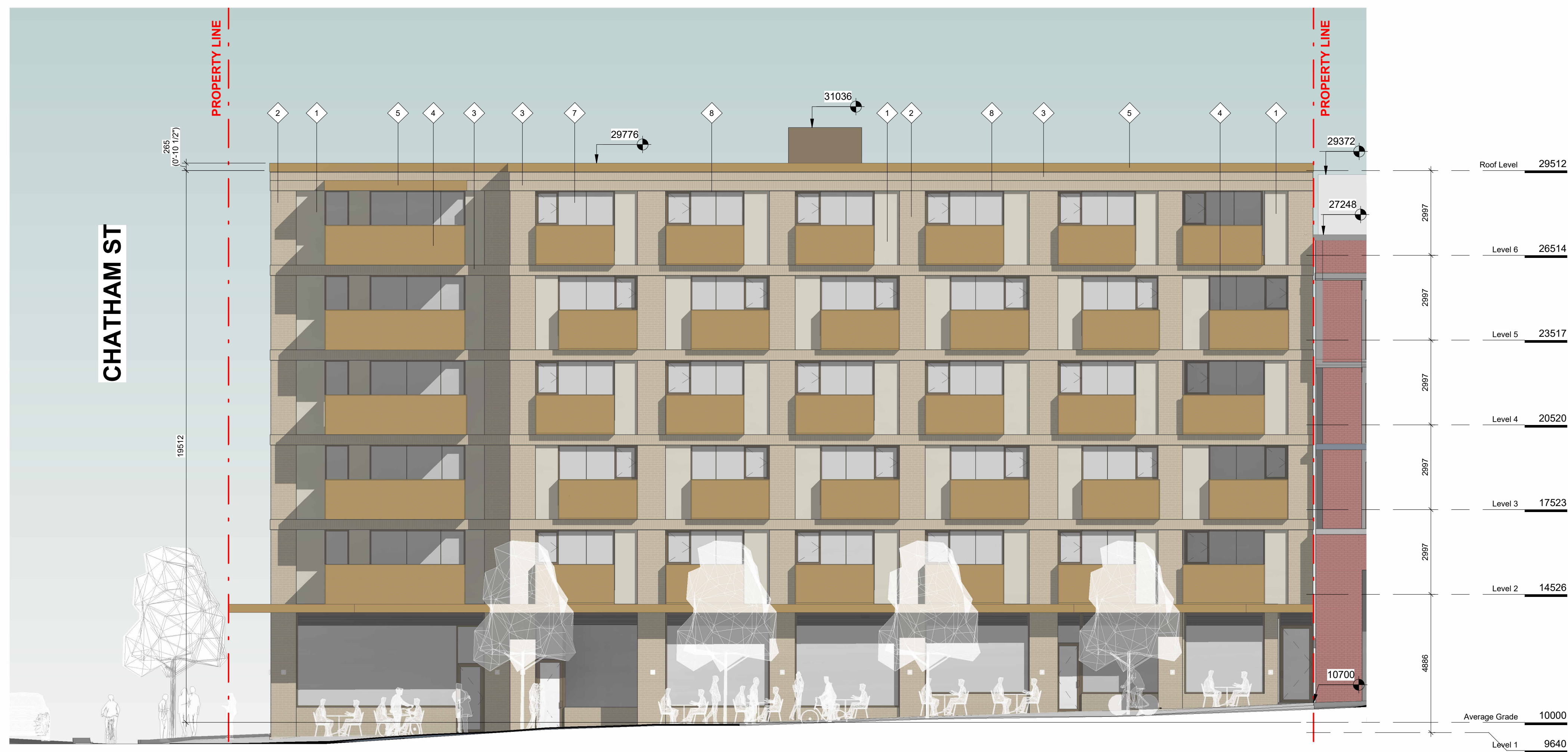
Project #  
2311

Revision  
March 6, 2024

2

Sheet #  
A 200

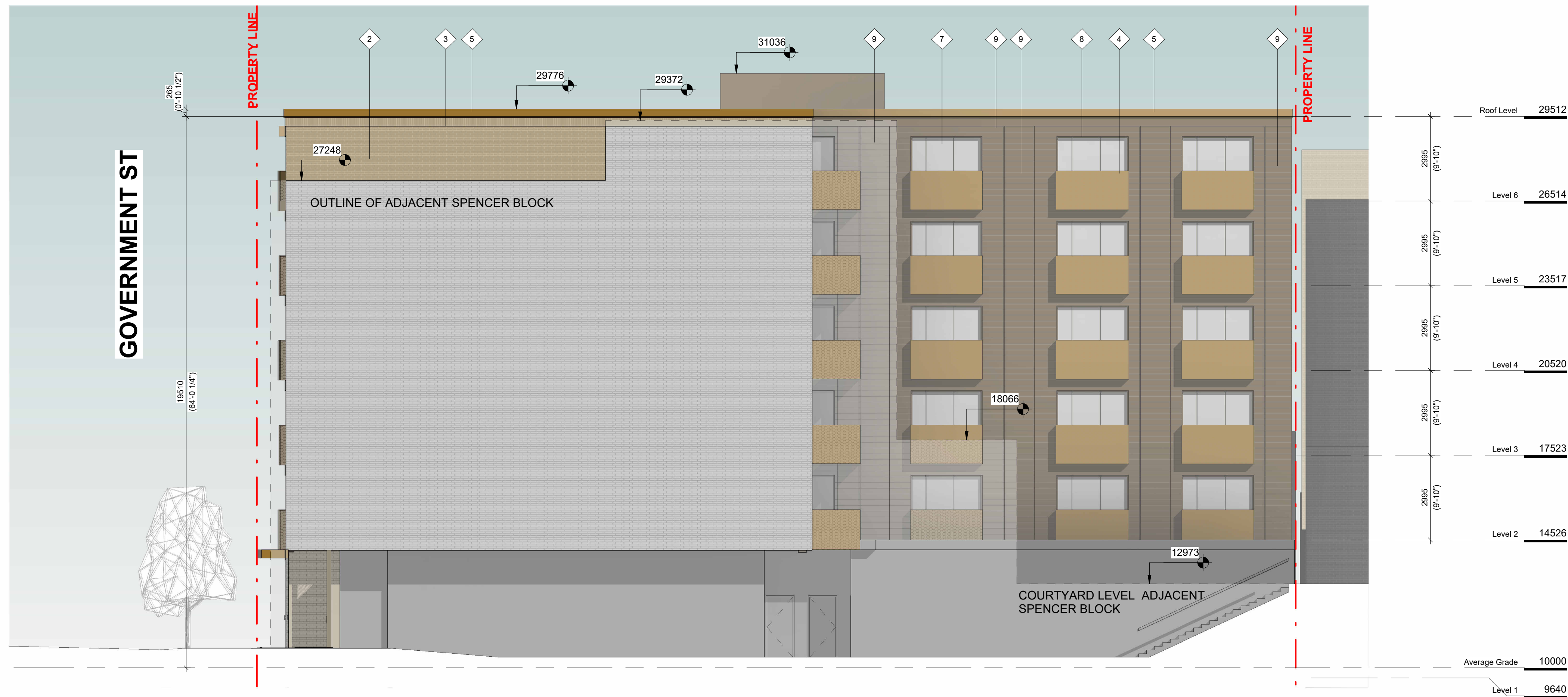
2024-06-26



1 West Elevation  
SCALE = 1 : 100

**FINISH SCHEDULE**

- ① **METAL PANEL**  
INSET CLADDING  
METALLIC FINISH
- ② **BRICK (1)**  
FACE BRICK (CLADDING)  
WARM BRICK, LIGHT GROUT
- ③ **BRICK (2)**  
WARM BRICK, LIGHT GROUT
- ④ **EXPANDED METAL MESH**  
BALCONY GUARDS  
LIGHT BRONZE GLOSSY FINISH
- ⑤ **METAL**  
SOFFITS, FASCIA, CORNICE  
LIGHT BRONZE MATTE FINISH
- ⑥ **METAL PANEL**  
WINDOW GUARDS  
BROWN MATTE FINISH
- ⑦ **GLAZING**  
DOORS & WINDOWS  
CLEAR GLASS
- ⑧ **VINYL**  
DOORS & WINDOWS  
WARM BROWN FINISH
- ⑨ **CEMENTITIOUS CLADDING**  
EXTERIOR WALLS  
BROWN MATTE FINISH



2 South Elevation  
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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**1885 GOVERNMENT ST.**  
  
NICOLA WEALTH REAL ESTATE

Sheet Name  
**EXTERIOR ELEVATIONS**

Date  
June 26, 2024

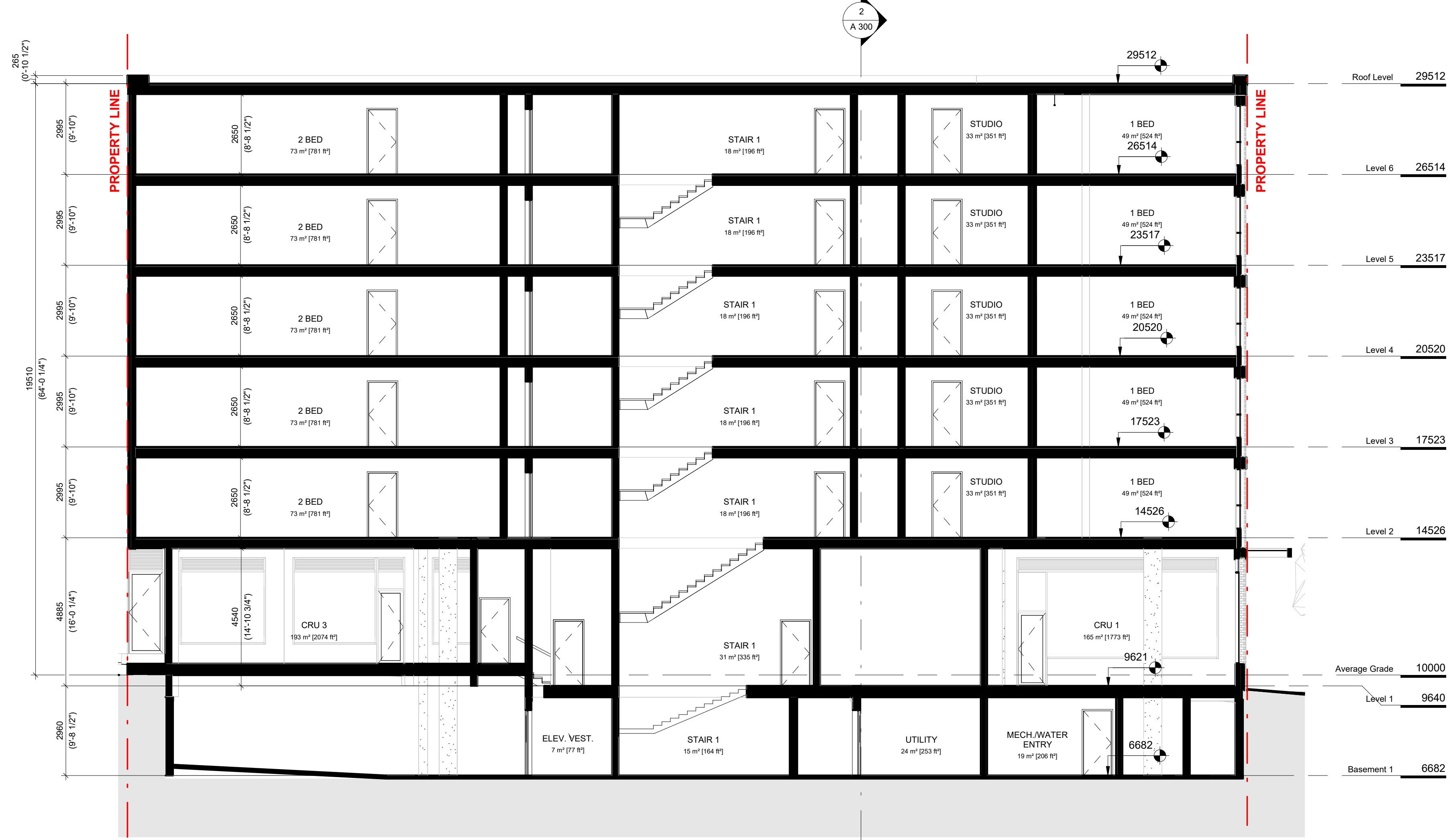
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Project #  
2311

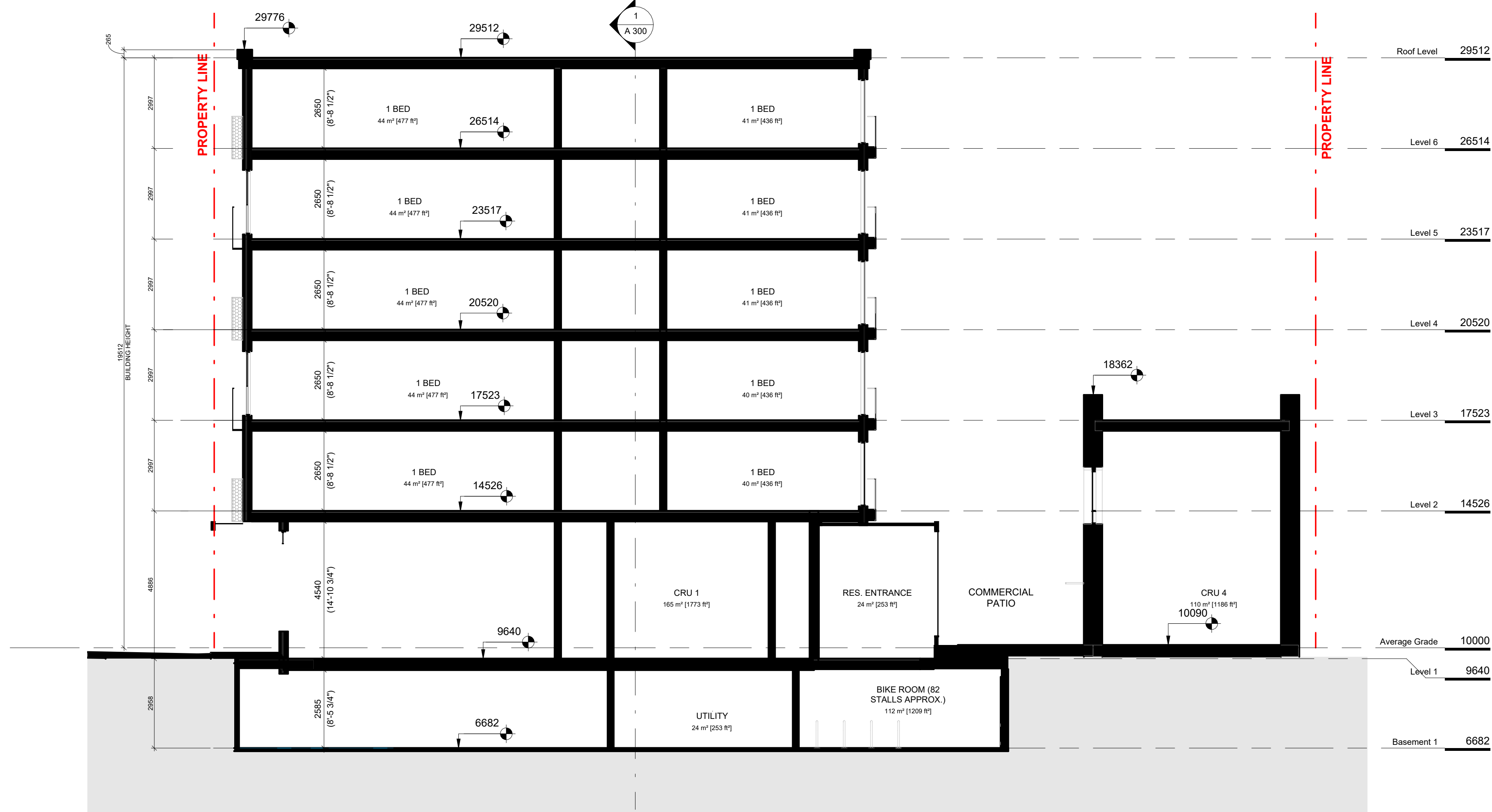
Revision  
March 6, 2024

Sheet #  
**A 201**





**SECTION 1**  
SCALE = 1 : 100



**SECTION 2**  
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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NICOLA WEALTH REAL ESTATE

Sheet Name  
**BUILDING SECTIONS**

Date  
June 26, 2024

Scale  
1 : 100

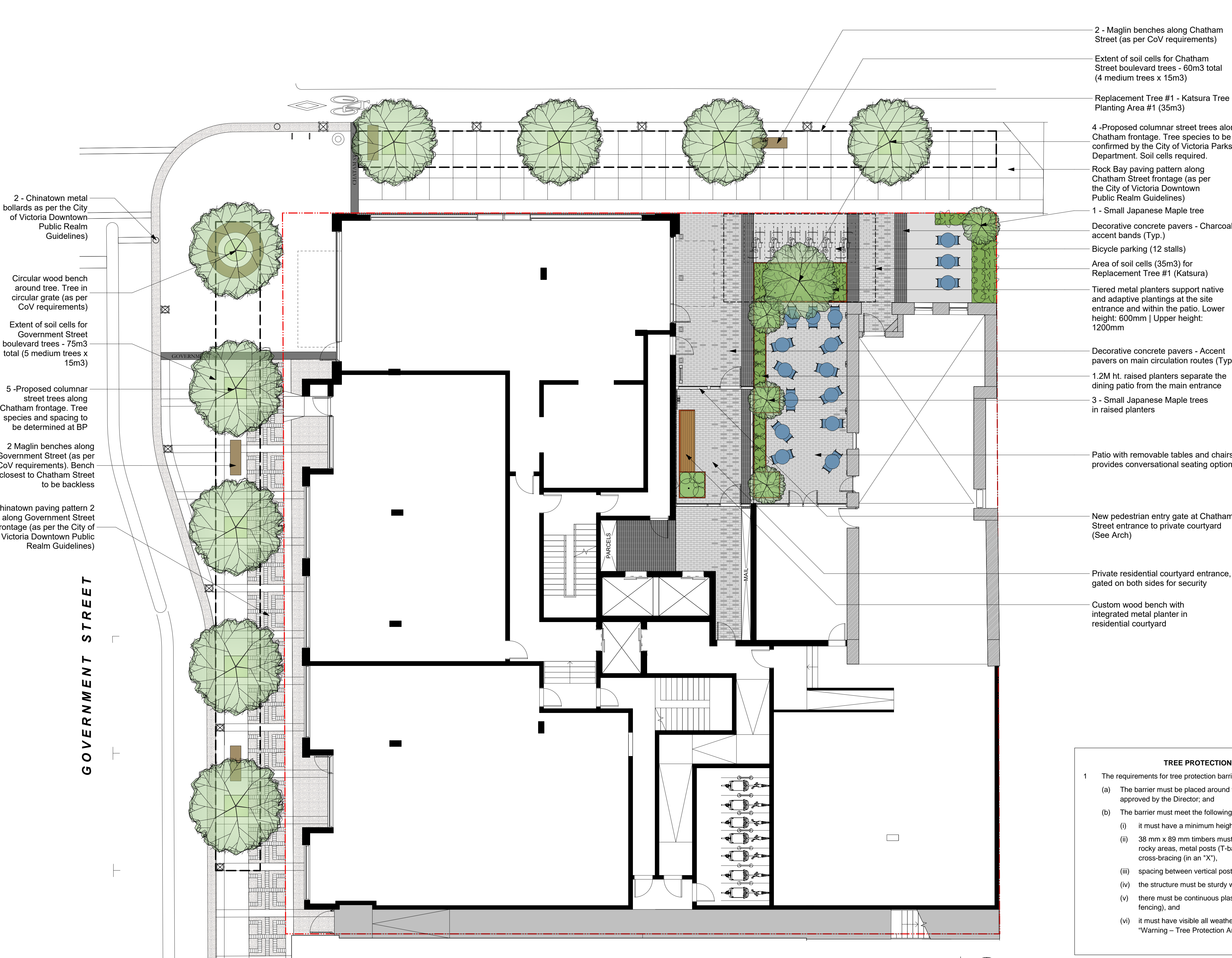
Project #  
2311

Revision  
March 6, 2024

2

Sheet #  
A 300





### Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 5	Acer palmatum 'Butterfly'	Butterfly Japanese Maple	4cm cal.
	Cercidiphyllum japonicum	Katsura Tree	6cm cal.

Large Shrubs	Botanical Name	Common Name	Size
Total: 2	Ribes sanguineum	Red Flowering Currant	#7 pot

Small Shrubs	Botanical Name	Common Name	Size
Total: 79	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	Gaultheria shallon	Salal	#1 pot

Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 34	Blechnum spicant	Deer Fern	#1 pot
	Polystichum munium	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot

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

Planting Area ID	Area (m2)	Soil volume multiplier	A. Estimated soil volume	Replacement Trees Proposed			Soil Volume Required (m³)			Total **
				# Small	# Medium	# Large	E. Small	F. Medium	G. Large	
Onsite										
Planting Area X	35	1	35			1			35	35

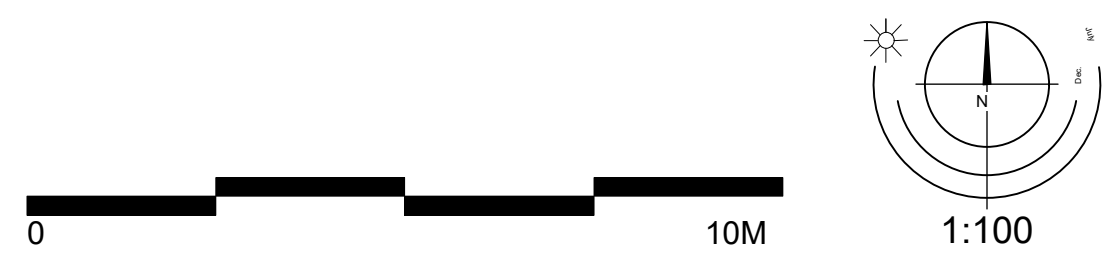
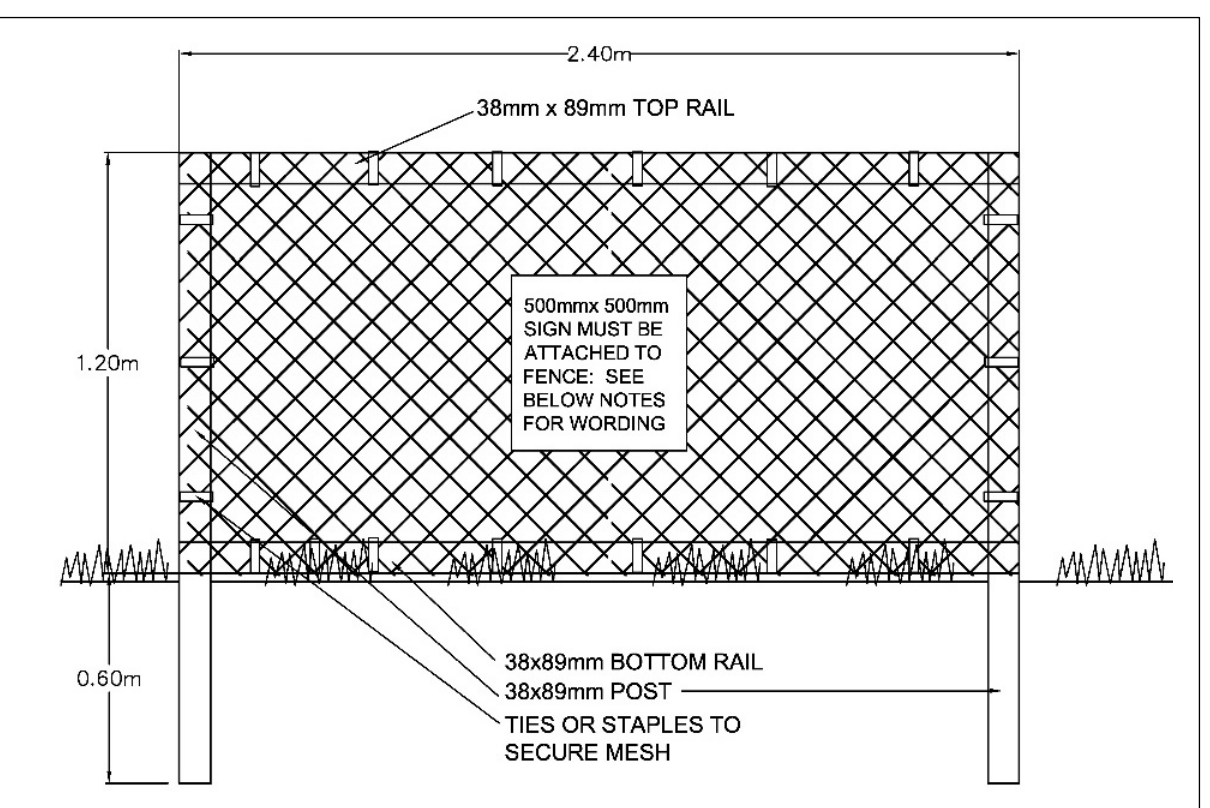
#### TREE DATA TABLE

REQUIRED TREES (1350M² SITE AREA)	7
EXISTING TREES	0
PROPOSED TREES (ONSITE REPLACEMENT)	1
PROPOSED TREES (BOULEVARD)	9

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	0	X 1	A. 0
B. Replacement trees proposed per Schedule "E", Part 1	1	X 1	B. 1
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 1
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*	7		G. 7
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 6
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	1	X 1	K. 1
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	1	X 1	L. 1
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 1
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 6
Q. Offsite trees proposed for cash-in-lieu Enter O.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$12,000

9 BOULEVARD TREES PROPOSED, 1 REPLACEMENT TREE REQUIRED, 8 NON-REPLACEMENT BOULEVARD TREES PROPOSED

- #### TREE PROTECTION BARRIER REQUIREMENTS
- The requirements for tree protection barriers are as follows:
    - The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and
    - The barrier must meet the following specifications:
      - it must have a minimum height of 1.2 m,
      - 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
      - spacing between vertical posts must be a maximum of 3.0 metres on center,
      - the structure must be sturdy with vertical posts driven firmly into the ground,
      - there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
      - it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning - Tree Protection Area".



# 1885 Government Street | Landscape Concept Plan

