

B.C. Land Surveyor's
Building Location Certificate of:

Lot A, Section 4, Victoria District, Plan 14497

Parcel Identifier Number 004-427-262

Civic address: 3020 Douglas Street
Victoria, B.C.

&

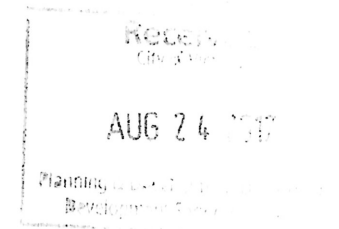
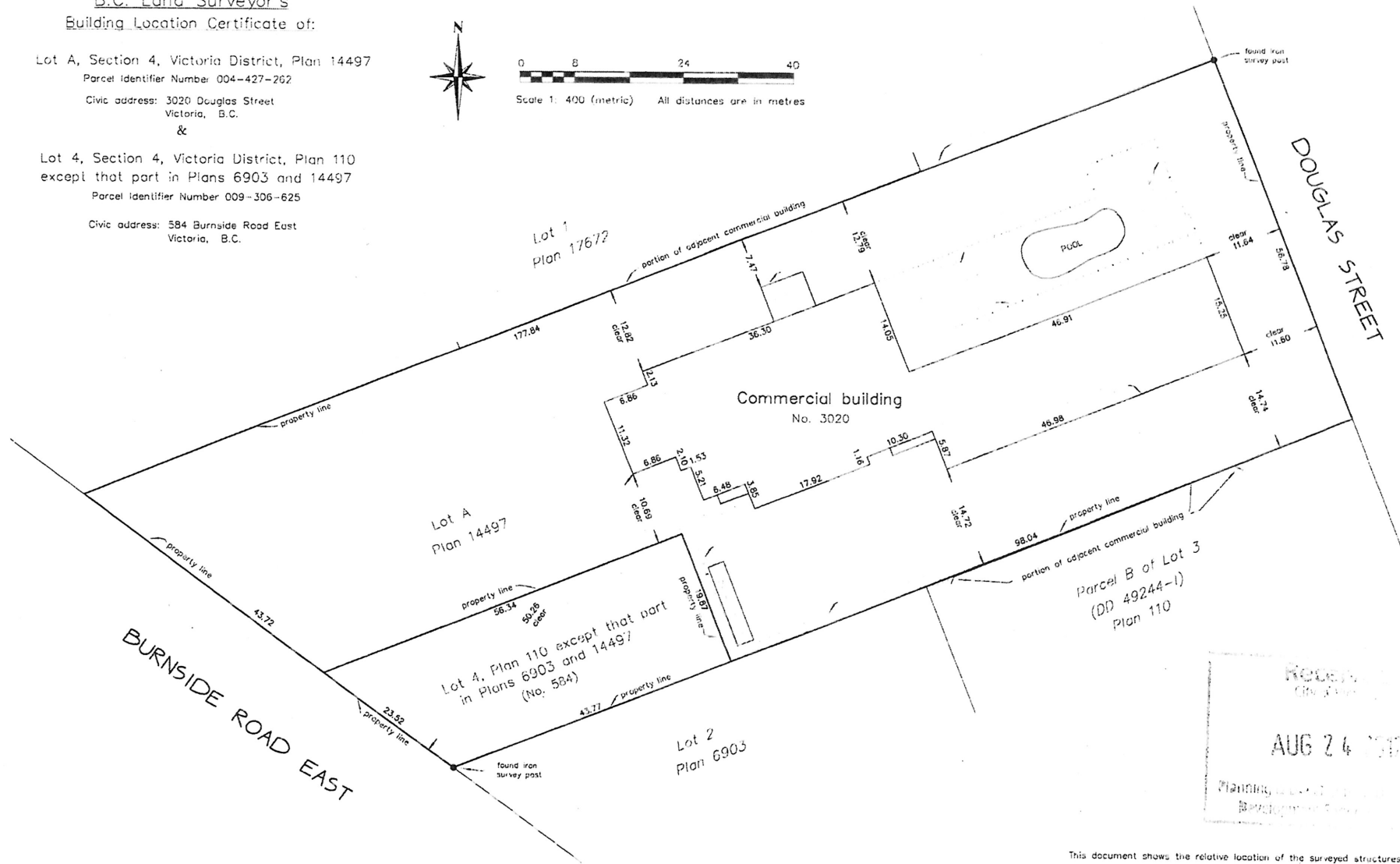
Lot 4, Section 4, Victoria District, Plan 110
except that part in Plans 6903 and 14497

Parcel Identifier Number 009-306-625

Civic address: 584 Burnside Road East
Victoria, B.C.



Scale 1: 400 (metric) All distances are in metres



This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

All buildings lie wholly within the property boundaries. This Building Location Certificate has been prepared in accordance with the client's instructions.

Certified correct this 28th day of February, 2017

Glen
Mitchell
P2617R

cat.A, cns:Glen Mitchell
P2617R, on BC Land
Surveyor, on VerifyID
at www.janet.com
1RUP4mhd:4P2617R

B.C.L.S.

© This document is not valid unless originally signed and sealed or electronic signature is attached.



fb 285 file 17-33-9031

Property dimensions are derived from Land Title Plans and field survey.

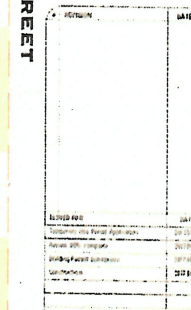
Clearances may change slightly upon complete legal survey.

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This plan was prepared for mortgage and/or municipal purposes and is for the exclusive use of our client.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

Planning



A1.1

Building Subtotals:			
Front Yard (Douglas):	Respect Exterior	7.0m 11.6m	(136') (232')
Rear Yard (West):	Respect Exterior	7.0m 9.0m	(215') (152')
Side Yard (North):	Respect Exterior	7.0m 11.7m	(136') (129')
Side Yard (South):	Respect Exterior	7.0m 10.0m	(234') (151')
Residential Use Details:			
15' x 10' deck facing South, single concrete stairs leading to Unit 501 - approx. 225 sq ft to rear 500 sq ft 3 Common Laundry Rooms on rear deck 20' rear deck and equipt. storage enclosed			
Parking Stalls on Site:	Parking Stalls: 25 Standard Units / 21 ADA, provide 50' (24' x 10' x 10' minimum) loading/unloading zone on 21' x 10' loading		
Bicycle Parking	4 marked, 60' protected storage spaces for vehicles 1 marked bicycle storage		

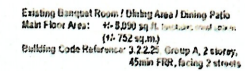


AUG 24 2017

Planning & Development Department
Development Services Division

- **Four-Byte**
- **Variable-Byte**
- **UTF-8 (Unicode)**
- **Variable**
- **Fixed-Byte**
- **UTF-16 (Unicode)**
- **Variable-Byte**
- **UTF-32 (Unicode)**
- **Variable-Byte**

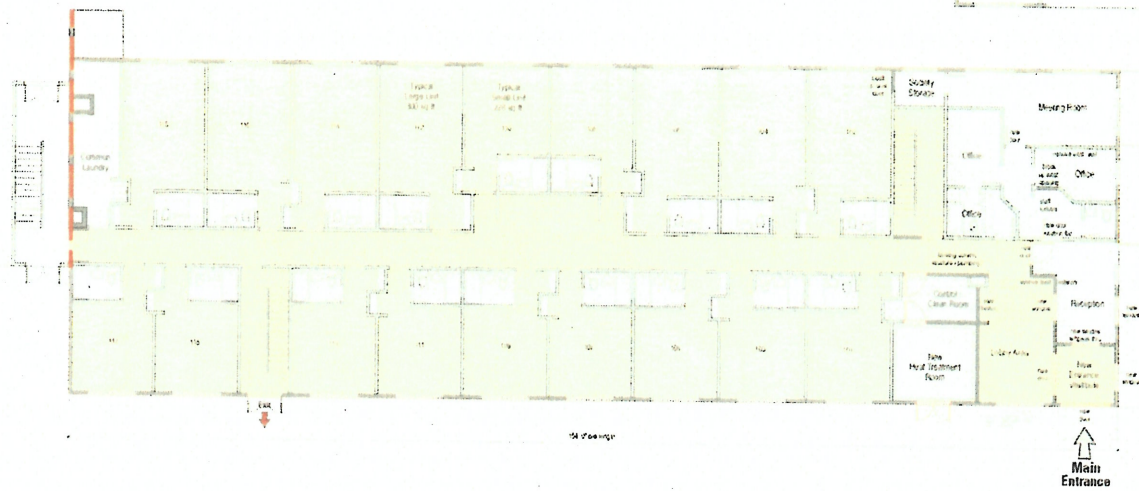
1. **Identify the problem** (What is the issue?)
2. **Identify the stakeholders** (Who is affected?)
3. **Identify the causes** (What is the root cause?)
4. **Identify the solutions** (What can be done?)
5. **Identify the implementation plan** (How to do it?)
6. **Identify the evaluation plan** (How to measure success?)
7. **Identify the communication plan** (How to communicate?)
8. **Identify the monitoring plan** (How to track progress?)
9. **Identify the reporting plan** (How to report progress?)
10. **Identify the feedback plan** (How to get feedback?)



1
A21 Proposed Main Floor Plan

For
Continuation
See Below

For
Continuation
See Above



18 Residential Rooms w/ ensuite washrooms
Main Floor Area: 7,675 sq.ft.
(47-713 sq.m.)
Building Code Classification: 3.2.2.52, Group C, 3 storey,
45 min FRR, facing 2 streets*

[illegible]

2 Proposed Main Floor Plan
A21 5/29/14 1:12

**Issued For:
Temporary Use
Permit**

Joe Newell
architect inc. 
2-101 Pendergast Pl. Victoria, BC V8N 6G4
T (250) 361-4200 F (250) 361-5705

Tally Ho Redevelopment
1020 Douglas Street
Victoria Cool Aid Society

Main Floor Plans

Planning & Development Department
Development Services Division



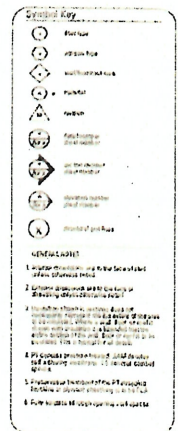
For
Continuation
See Above



1947

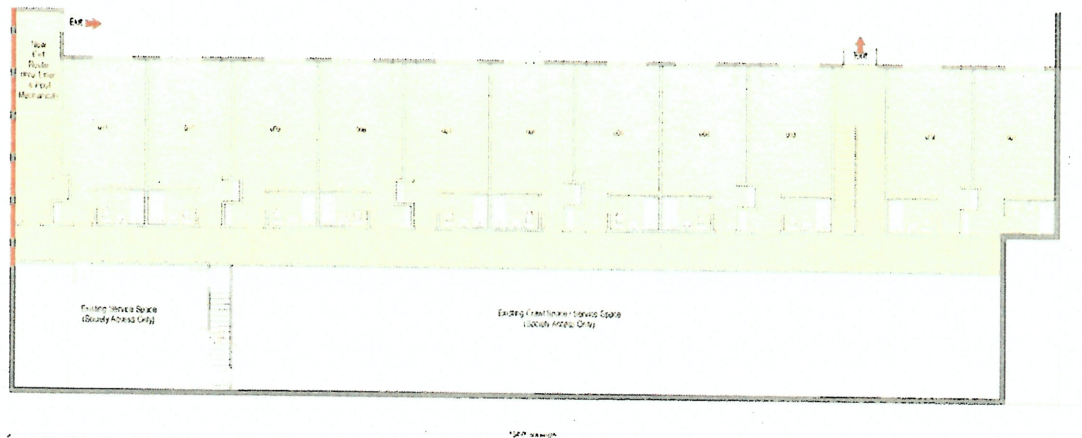
- PROJECT No. 00017
Tally Ho Redevelopment
2000 Douglas Street
214
Victoria Coal Aid Society
ENTER
Upper Floor Plans
DATE: 4/22/78 BY: 01021
SCALE
A2.2
SHEET 14 OF 14

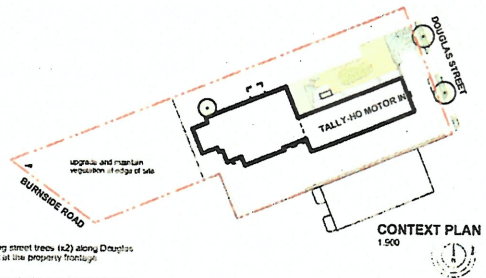
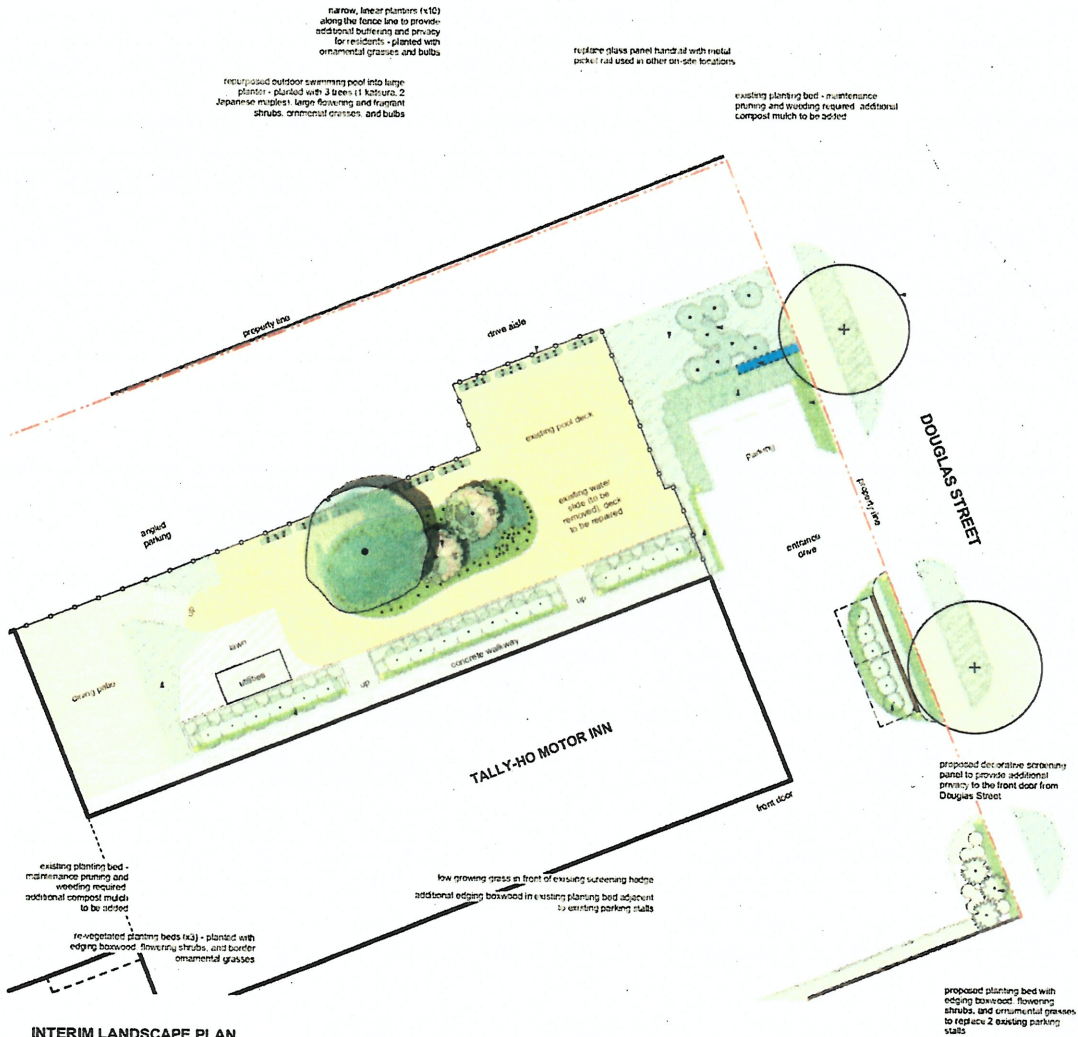
Planning & Development Department
Development Projects Division



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2-101 Presley Pl Yonkers, NY 10590-0101
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www.jnewellarchitect.com

PROJECT No. 10057
Tally Ho Redevelopment
3200 Douglas Street
for
Victim's Cool Aid Society
19112
Lower Floor Plans
DATE: 11-11-67
SCALE: 1/8" = 1'-0"
DESIGNED BY: J. H. P. 10057
A2.3





Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
	Acer palmatum 'Sailor' (Japanese Maple)	Japanese Maple	6-8 ft
	Camellia japonica	Katsura	6-8 ft
	Prunus mume	Japanese Cherry	1-2 ft
Large Shrubs	Botanical Name	Common Name	Size
	Philadelphus 'Violetta'	Philadelphus	6-8 ft
Medium Shrubs	Botanical Name	Common Name	Size
	Abies concolor	Japanese Cedar	6-8 ft
	Staphylea trifolia	Japanese Staphylea	6-8 ft
	Staphylea trifolia	Japanese Staphylea	6-8 ft
	Staphylea trifolia	Japanese Staphylea	6-8 ft
Small Shrubs	Botanical Name	Common Name	Size
	Calluna vulgaris	Calluna	6-8 ft
	Calluna vulgaris	Calluna	6-8 ft
	Calluna vulgaris	Calluna	6-8 ft
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
	Artemisia vulgaris	Artemisia	6-8 ft
	Artemisia vulgaris	Artemisia	6-8 ft
	Artemisia vulgaris	Artemisia	6-8 ft

- Notes:
- All work to be completed to current Canadian Landscape Standard
 - All soft landscape to be irrigated with an automatic irrigation system

NOT FOR CONSTRUCTION



PROJECT
Tally-Ho Motor Inn
3020 Douglas Street
Victoria, BC

TITLE
Interim
Landscape Plan
East End

SCALE
as shown

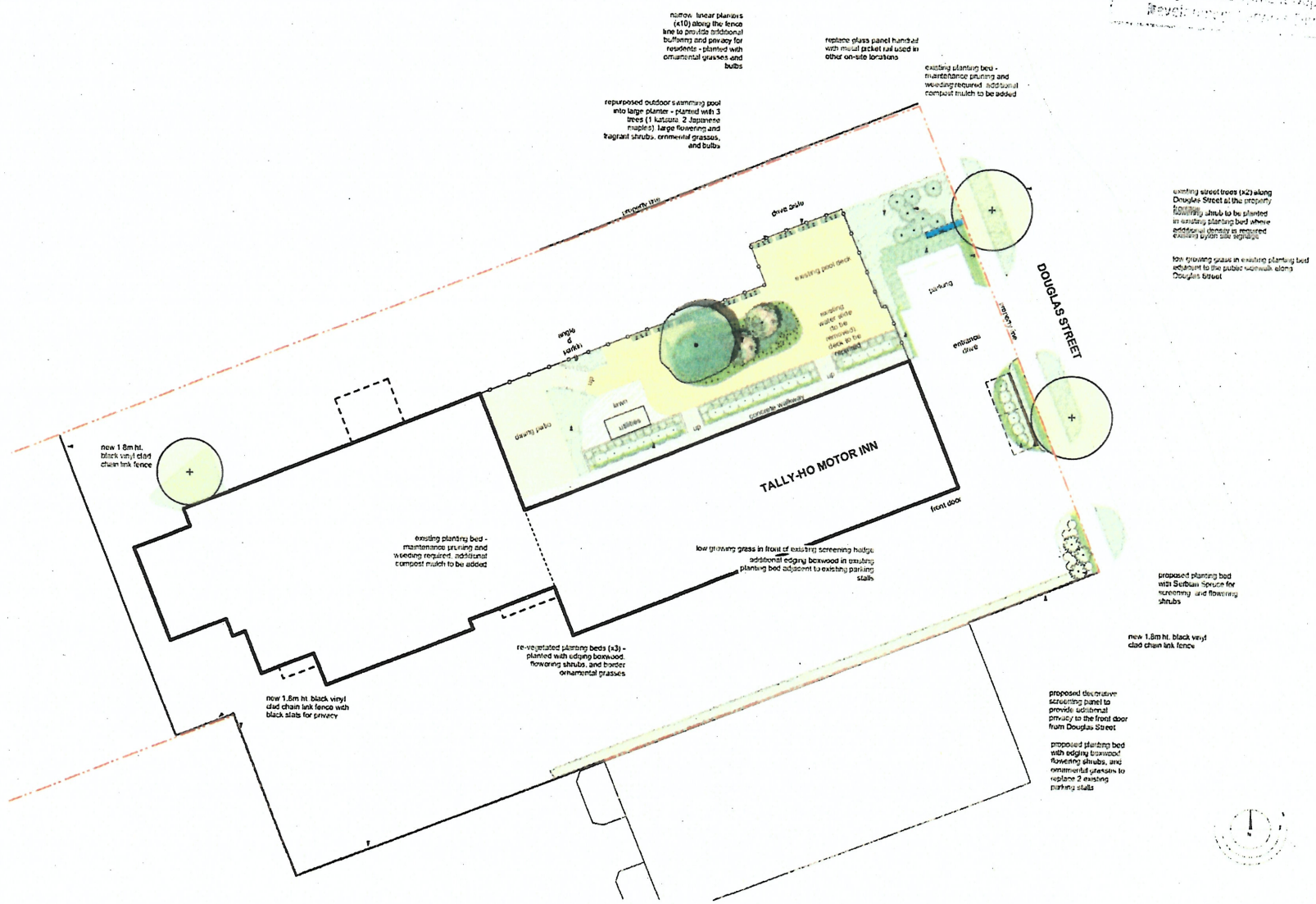
PROJECT No. 1742

DATE
May 18-17

L1 of 2
SHEET

Received
City of Victoria
AUG 24 2017
Planning & Development Department
Reception Services Section

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NOT FOR CONSTRUCTION

2 July 17 REV SHEET ISSUED FOR TUPPENHART
ISSUANCES/REVISIONS

LAOR LANDSCAPE ARCHITECTS
2044 Queens Ave. Victoria B.C. V8M 1K2
Phone: (250) 556-0105

PROJECT
Tally-Ho Motor Inn
3020 Douglas Street
Victoria, BC

TITLE
**Interim
Landscape Plan
Full Site**

SCALE
1:200

DRAWN
BW
CHECKED

PROJECT NO. 1742

DATE
July 7-17

L2 of 2
SHEET