



Committee of the Whole Report

For the Meeting of February 25, 2016

To: Committee of the Whole **Date:** February 11, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variances Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street**

RECOMMENDATION

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Pandora Avenue and Chambers Street.
2. Overall massing, architectural elements and finishes to ensure the integration with the local neighbourhood.

Following this referral, and after the Public Hearing for Rezoning Application No. 00487, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped February 5, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the properties located at 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street. The proposal is to construct a seven-storey multi-unit residential building consisting of approximately 48 residential dwelling units.

The following points were considered in assessing this Application:

- The proposed building is subject to the design guidelines contained in Development Permit Area 16: General Form and Character and is consistent with the Urban Place Designation in the *Official Community Plan*.
- The *Fernwood Neighbourhood Plan* supports multi-unit residential buildings up to three or four storeys while the OCP supports mid-rise, multi-unit buildings up to approximately six storeys. Furthermore, the current zoning of the subject properties (R3-1 Zone, Multiple Dwelling Unit) allows a density of up to 1.6:1 FSR provided that all the parking is located underground and also up to a height of six storeys.
- Although the building is technically seven storeys, with the seventh storey accommodating the small mechanical penthouse, the building would only contain six storeys of habitable space.

BACKGROUND

Description of Proposal

The proposal is for a seven-storey multi-unit residential building consisting of approximately 48 residential dwelling units. Specific details include:

- mid-rise building form with frontage along Johnson Street and Chambers Street
- main entrance to the building is off of Johnson Street
- exterior materials include HardiePanel siding and brick facing around the first and second storey windows and the main entryway into the building
- a mixture of clear and translucent glass balconies with aluminum guardrails
- ground- floor units would have individual patios and a large communal courtyard would be provided on the west side of the building
- a roof top terrace with wooded planters and trellis system to provide space for urban agriculture
- substantial landscaping around the perimeter of the building
- each entrance includes a publicly accessible Class 2 bicycle rack for six bikes
- three bike rooms with space for 48 bikes would be provided in the underground parking area
- provision of 57 parking spaces underground, of which six are dedicated as visitor and the driveway into the site would be accessed off Chambers Street
- a shadow study prepared by the architect demonstrates that the shadow of the building would have the most impact on the neighbouring properties to the north during the winter months.

Sustainability Features

As indicated in the applicant's letter received February 5, 2016, the following sustainability features are associated with this Application:

- energy and water conservation
- low emitting materials to improve air quality in the building
- re-use and recycling of construction products.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 48 Class 1 bicycle parking spaces in bike rooms located in the underground parking area
- two Class 2 bicycle racks.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 16: General Form and Character. The OCP and the design guidelines support a multi-unit residential building up to approximately six storeys provided that the architecture, landscape and urban design respond to the established place character of the neighbourhood. Although the building is technically seven storeys, with the seventh storey accommodating the small mechanical penthouse, the building would only contain six storeys of habitable space.

The applicant has made several design modifications to the building to bring the proposal more in line with the strategic direction in the OCP and the design guidelines for multi-unit residential, such as:

- accentuating the ground level by providing raised patio spaces and private entryways to the units and a distinctive front entryway into the main building
- adding brick facing around the windows on the first and second storeys of the building to enhance the relationship of the building with the public realm
- stepping back the fifth and sixth storeys (a small degree), and enhancing the landscaping around the perimeter of the site.

However, staff recommend for Council's consideration that further refinements to the design of the building should be considered following the review of the Advisory Design Panel. Staff recommend that the Panel should pay particular attention to:

- the transition to the buildings along Pandora Avenue and Chambers Street
- overall massing, architectural elements and finishes to ensure integration with the local neighbourhood.

Regulatory Considerations

As indicated in the rezoning report, staff is proposing to create a new standard zone that coincides with the policy direction for properties designated Urban Residential in the OCP and located on a secondary arterial road. In crafting a new standard zone, staff would take into account existing built form in the neighbourhood and key design objectives in the OCP. With this approach, deviations from the proposed *Zoning Regulation Bylaw* required to accommodate this proposal would be addressed as variances to this Development Permit Application; however, these cannot be finalized until a new standard zone is prepared. Therefore, a follow-up Council report detailing the variances will be provided at first and second reading of the *Zoning Regulation Bylaw Amendment* should Council choose to advance this Application.

CONCLUSIONS

The proposed multi-unit residential development at 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street would support the planning objectives for the OCP and the design guidelines as they relate to built form. The proposal is generally consistent with the relevant design guidelines, however, staff recommend for Council's consideration that further refinements to the design are necessary to ensure that some key design objectives are met. The Application would therefore benefit from a review by the ADP.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000434 for the properties located at 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

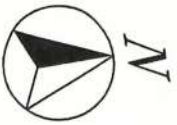


Date:

Feb. 17, 2016

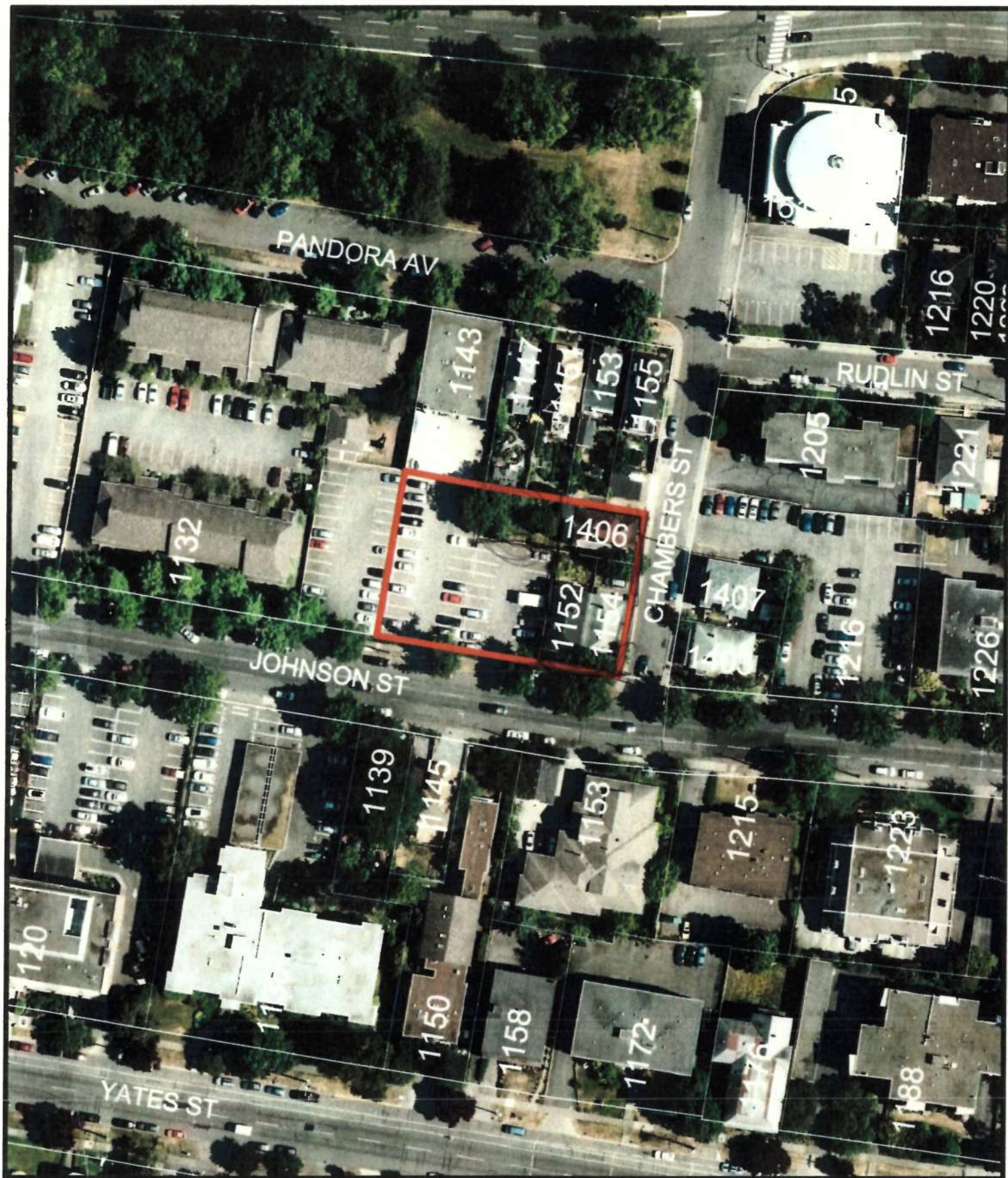
List of Attachments

- Zoning map
- Aerial photo
- Letter to Mayor and Council dated February 4, 2016
- Sustainability Statement received February 4, 2016
- Letter from the Fernwood Neighbourhood Association received September 11, 2015
- Arborist Report by Talbot Mackenzie & Associate, received December 16, 2015
- Plans for Rezoning Application No. 00487 and Development Permit Application No. 000434 received February 5, 2016.



1144-1154 Johnson Street and
1406 Chambers Street
Rezoning #00487
Bylaw #



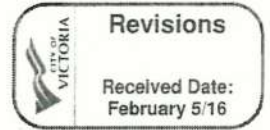


1144-1154 Johnson Street and
1406 Chambers Street
Rezoning #00487
Bylaw #





KANG & GILL
CONSTRUCTION LTD.



PROPOSED DEVELOPMENT (REVISED FROM 06/07/15)

1144 JOHNSON STREET - LOT 1038, VICTORIA DISTRICT
1148 JOHNSON STREET - LOT B, DISTRICT LOT 1037 VICTORIA DISTRICT
1152 JOHNSON STREET - LOT 1036, VICTORIA DISTRICT, PARCEL A
1154 JOHNSON STREET - PARCEL A, LOT 1036, VICTORIA DISTRICT, DD68545-1
1406 CHAMBERS STREET - LOT A, VICTORIA DISTRICT, PLAN VIP 8773

APPLICANT | KANG AND GILL CONSTRUCTION LTD.

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

CURRENT ZONING R3-1 | SITE SPECIFIC ZONING

February 4, 2016

City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Mayor Helps and the City of Victoria Counsel:

Re: The Landis - 1144, 1148, 1152, 1154 Johnson Street / 1406 Chambers Street
Development Permit No.: 00434 | Zoning No.: 00487

Please accept this letter as part of our Rezoning and Development Permit Application for 1144, 1148, 1152, 1154 Johnson Street and 1406 Chambers Street, a proposed forty-eight (48) unit, residential condominium. The proposed development is located within the area of Fernwood and is consistent with the *Official Community Plan*, *Fernwood Neighbourhood Plan*, and the *Urban Place Designations*.

Our vision is to construct a development that is both attractive and sustainable. Through a series of presentations and consultation with the Staff of the City of Victoria, the Fernwood Residents' Association, and the Community this development has taken shape.

This proposed development includes bachelor, one, two, and three bedroom units. In designing this development, Kang and Gill Construction Ltd. has considered all factors. The same includes: site coverage, setbacks, design, function, sustainability, infrastructure, transportation and parking, affordability, security, and the overall presence in the neighbourhood.

Site Coverage and Setbacks

An appropriate setback along the south property line (Johnson Street) adds key interest to the streetscape and encourages interaction at the street level. This includes street level walk-ups to various units.

Rear setbacks, privacy fencing, and enhanced landscaping along the north property line create distinct separation between the proposed building and the neighbouring residential properties.

The fifth (5th) and sixth (6th) floors along the south and north exposures are setback. This creates both a visual interest and allows for appropriate transition between the proposed building and neighbouring residential properties.

Design and Function

This development incorporates a contemporary design, with a tradition colour scheme. Varying setbacks, textures, and tones create contrast and a visual interest. Variations in roof lines compliment neighbouring residential properties. Exterior finishes include: aluminum panels, hardy plank, hard panel, and accents of tile.

This development incorporates age and disability friendly design, suited to a diverse population.

Sustainability*

This development incorporates sustainable design, green building practices and materials, and has an emphasis on energy efficiency.

**For more information, please refer to the attached Sustainability Statement.*

Infrastructure

This development would use existing municipal infrastructure and would further expand existing infrastructure and services. The expansion would enhance the streetscape and contribute to a growing neighbourhood.

Transportation and Parking

The proposed development includes fifty-three (53) secure underground parking stalls, with designated stalls for visitor and commercial use and a bicycle facility capable of accommodating fifty-one (51) bicycle racks. A separate stairwell is located on the southwest corner of the property for easy access to and from the underground parkade to the surface level.

Convenient and efficient transportation access encourages opportunities for cycling, walking, and public transit use.

Affordability

With the close proximity to the downtown core and the blend of bachelor, one, two, and three bedroom units, this development has something for everyone.

As part of this development, we propose a Covenant in which we will dedicate a minimum of twenty percent (20%)* of the total units, as rental dwellings.

Neighbourhood

This site is well situated to take advantage of neighbouring parkland, galleries, museums, schools, and public transportation.

Security

Safety and security is a top priority during the design and construction process. Numerous enhanced security selections have been incorporated into this development. The same includes: secure underground parking, designated residents parking, clear and visible walkways, and a remote access system.

We thank you for your time and consideration with regards to this matter.

Sincerely,



Carly Abrahams
Development Manager
/ca

References:

Official Community Plan (2012)

- Pg. 36, Section 6, Map 2
- Pg. 48, Section 6, Map 3
- Pg. 145, Section 21
- Pg. 144, Map 22

Fernwood Neighbourhood Plan (October 1994)

Urban Place Designations



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SUSTAINABILITY STATEMENT

1144 JOHNSON STREET - LOT 1038, VICTORIA DISTRICT
1148 JOHNSON STREET - LOT B, DISTRICT LOT 1037 VICTORIA DISTRICT
1152 JOHNSON STREET - LOT 1036, VICTORIA DISTRICT, PARCEL A
1154 JOHNSON STREET - PARCEL A, LOT 1036, VICTORIA DISTRICT, DD68545-I
1406 CHAMBERS STREET - LOT A, VICTORIA DISTRICT, PLAN VIP 8773

APPLICANT | KANG AND GILL CONSTRUCTION LTD.

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

This development incorporates environmentally sustainable landscaping. The same will include pervious paving and the addition of drought tolerant plants and trees.

Green Design and Construction

This development will be built to meet a BUILT GREEN™ Standard.

Water Efficiency

Reducing water usage decreases the impact on the water supply systems and sewage disposal infrastructure. This development will incorporate the following to help conserve water usage within the building:

- All toilets will be low-flow, dual flushing, and Energy Star® approved.
- All fixtures will be low-flow, water efficient, and Energy Star® approved.

Materials and Resources

With careful selection of materials and construction waste management, resource use and pressure on landfills can be decreased significantly. This development will incorporate the following to help with waste management and sustainability:

- When possible, demolition and construction waste will be recycled.

KG

KANG & GILL

CONSTRUCTION LTD.

- Materials with high recycled content and from rapidly renewable resources will be donated for reuse by others.
- Materials with high recycled content and from rapidly renewable resources will be used wherever possible. Examples: insulation and flooring material.
- Kitchens and the parkade will include areas for recycling and composting.
- Durable materials will be used to prolong lifespan.

Indoor Environmental Quality

Reducing emissions is essential for the protection of human health and the environment. Improving ventilation and specifying low-emitting materials can improve indoor air quality significantly. This development will incorporate the following to improve air quality:

- A proper selection of non-off-gassing materials. Examples: carpet underlay and insulation.
- Only paints, adhesives and sealants with low VOC's will be used.
- Carbon monoxide detectors will be provided.
- All HVAC systems will include proper filters.
- Ventilation throughout all units will be improved and all ventilation fans will be Energy Star® approved.
- Programmable humidistats will control ventilation, conserve energy and better regulate temperatures.

Energy

This development will incorporate the following to help conserve energy within the homes:

- Programmable thermostats will conserve energy and better regulate temperatures.
- All doors and windows will meet a Zone A - Energy Star® Rating.
- All appliances and fixtures will be Energy Star® approved.

SOCIAL INDICATORS

Community Character and Liveability

This forty-eight (48) unit, six (6) storey building, would provide a diverse mix of housing options, including various rental units which would benefit both a growing neighbourhood and aging population. This development would provide a pedestrian friendly streetscape, enhanced sidewalks, and would encourage the use of pre-existing bicycle transit. The result of efficient land use would create a development that is attractive, energy efficient, and affordable; a gateway for sustainable living. This site is well situated to take advantage of existing retail, entertainment, neighbouring parkland, and public transportation.



ECONOMIC INDICATORS

Employment

The development would use local contractors and workers.

Efficient Infrastructure and Operational Cost Savings

This development would use existing municipal infrastructure.

The expansion would enhance the streetscape and contribute to a growing neighbourhood.



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- All doors and windows will meet a Zone A - Energy Star® Rating.
- All appliances and fixtures will be Energy Star® approved.

SOCIAL INDICATORS

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ECONOMIC INDICATORS

Employment

The development would use local contractors and workers.

Efficient Infrastructure and Operational Cost Savings

This development would use existing municipal infrastructure.

The expansion would enhance the streetscape and contribute to a growing neighbourhood.



Fernwood Community Association

1923 Fernwood Road,
Victoria, B.C., V8T 2Y6

(250) 384-7441
Email: landuse@thefcaca



September 10, 2015

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street

The Fernwood Community Association held three public meetings concerning this proposed development. All meetings were held in the main hall at 1923 Fernwood Road:

1. December 3, 2014, Preliminary Community Meeting;
2. February 4, 2015, community meeting organized by the developer to discuss their current thinking about their original proposal, and;
3. April 1, 2015, Official Community Meeting.

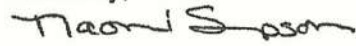
As all five of these properties are currently zoned R3-1 (Multiple Dwelling District) the immediate neighbours attending the meetings were disappointed to learn about the height of the building this zone allows for. Of the proposed variances the height of the building is already problematic for the single homes to the north. By moving the building closer to Johnson Street and stepping the building back the developer believes the building's impact on the immediate properties to the north has been slightly reduced. During their presentation the developer presented and discussed the shadow studies done.

A major issue at all three meetings was the restrictions placed on the access point to the underground parking by the City's Highway Access Bylaw. Residents and the developer would prefer to have the access be from Johnson Street rather than Chambers Street. In a meeting, attended by Mayor Helps, where I raised the issue of the Highway Access Bylaw in relation to this property, the Mayor indicated she was aware of the issue and thought some accommodation in this circumstance might be possible.

The other issue raised concerned the large commercial space on the ground floor. Discussion of this issue included limiting the commercial to service businesses rather than retail or the possibility of having no commercial space with the opportunity to have "doors on the street". This would maintain a residential feel in this area of Johnson Street as it transitions east to a more residential area. If agreeable to the City the developer expressed a willingness to consider this change.

Generally this area of the neighbourhood is undergoing significant change with the construction of a large building in the next block to the east, the removal of the former BCAA building and possible changes to the aging medical building on the south east corner of Pandora Avenue and Cook Street.

Sincerely,


per David Maxwell

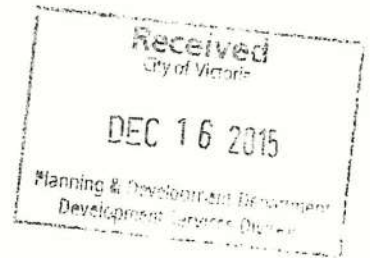
David Maxwell
Chair, Land Use Committee
Fernwood Community Association

Pc: Sustainable Planning and Community Development Department,
City of Victoria



Talbot Mackenzie & Associates

Consulting Arborists



November 30, 2015

Kang and Gill Construction Ltd.
937 Dunford Avenue, Suite 105
Victoria, BC V9B 2S4

Attention: Carly L. Abrahams

Re: Trees on the municipal frontage - 1144, 1148, 1152 and 1154 Johnson Street

During our November 10, 2015 site visit, at your request, we reviewed the development proposal for the properties at 1144, 1148, and 1152 Johnson Street and 1406 Chambers street as it relates to the trees that grow along the Johnson Street municipal frontage. For this purpose, we reviewed the plans that were supplied, and visually examined the above ground portions of the trees that grow along this frontage.

During this site visit, we identified and examined the three Liquidambar trees located directly in front of the property, and a forth Liquidambar tree located in front of the adjacent property at 1139 Johnson Street, but where it could potentially be impacted by the construction activity.

The trees are located within a relatively narrow planting strip between the sidewalk and the street curb. The canopies of all three trees have been altered by pruning to provide the required clearances from the three phase hydro primary conductor that is located directly above the trees. The pruning has resulted in an unnatural form and the development of wide spreading canopies that extend out over the street and encroach over the adjacent private properties.

The three Liquidambar trees that were examined include:

Liquidambar #1 - 74 cm d.b.h. - located near the Chambers and Johnson Street corner in front of 1154 Johnson Street

- This tree has a canopy spread of 14 metres that encroaches approximately 7 metres into the property. We calculate a critical root zone that extends 7 metres out from the base of this tree. There appears to have been some recent soil and root disturbance during the house demolition that has exposed and severed large root structures within the property boundary.

Liquidambar #2 - 48 cm d.b.h. on the 1152/1148 Johnson Street frontage

- This tree has a canopy spread of 14 metres that encroaches approximately 7 metres over the property. We calculate a critical root zone extending 4 metres out from the base of this tree.

Liquidambar #3 - 44 cm d.b.h. on the 1144 Johnson Street frontage

- This tree has a canopy spread of 12 metres and extends 6 metres into the property. We calculate a critical root zone that extends 4 metres out from the base of this tree.

Liquidambar #4 - 58 cm d.b.h. on the frontage of the adjacent property at 1139 Johnson Street

- This tree has a canopy spread of 14 metres, but does not extend into the subject development property. We calculate a critical root zone that extends 5 metres out from the base of the tree.

The plans that were reviewed show a building of five stories above ground level and one story below ground level. We anticipate that the excavation for the underground portion will extend to zero lot lines on both municipal frontages, but with the aboveground portions set slightly back from these boundaries. It is probable that the roots from the subject Liquidambar trees extend over the property boundary and into the area proposed for excavation, particularly from the large 74 cm d.b.h. Liquidambar #1 at the Johnson and Chambers Street frontage. We anticipate extensive loss of structural and other critical root structures, and, in our opinion, it is unlikely that this tree can be retained.

However, it is difficult to determine, from a visual assessment, the extent of potential root loss without first exposing and documenting the size and number of roots that are encountered within the area of the proposed excavation. We anticipate, from our visual review, that the excavation will be outside the area that contains the critical supporting roots for smaller 48 cm(#1) and 44 cm(#2) Liquidambar trees. While the excavation will encroach within the defined critical root area of these two trees, in all likelihood the roots that are encountered can be pruned, and there is a high probability that these trees can be retained if the excavation does not encroach over the property boundary. The roots of the adjacent 58 cm tree are unlikely to be impacted by the excavation.

The limbs of three of the trees extend over the property line, and where we anticipate that pruning will be required for either clearance from the buildings or for working room and construction access around these buildings. Pruning limbs back to the shared property boundary may be required along this frontage, and may result in an imbalance or asymmetry in the canopy form once pruned.

Mitigation of Impacts: To reduce the impacts on the trees that are to be retained, we have outlined the following procedures to be implemented during the development of this property.

Barrier fencing: Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. In this location, it will only be possible to fence the portions of the critical root zones that fall within the municipal frontage, between the sidewalk and the street curb. The fencing that is located on the municipal boulevard or runs along the municipal frontage must conform to the municipal specifications that require:

- 0.6 metres between the fencing and the curb to provide for opening of car doors
- 0.3 metres of clearance between the fence and the edge of a sidewalk within a grass boulevard.

The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these posts. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required

Excavation for the Building footprint: The arborist is to monitor excavation for the building footprint in the upper 1-2 metre depth of soil along the Johnson Street property boundary to observe the extent of root loss for each individual tree along this frontage. Although we anticipate that the impacts of the root loss can be addressed through root and canopy pruning, severe root loss from a specific tree could result in a recommendation to remove a specific tree or trees entirely.

Following the excavation and pruning, it will be necessary to monitor any tree where roots were pruned or severed during high wind conditions, and cyclically for several years following this loss for any indicators of an unnatural trunk lean, abnormal movement of the lower trunk during wind gusts, soil cracking or heaving within the root plate, or any other indicators of root plate instability.

Driveway Footprint: The plans show the driveway will access the underground parking on the north edge of the Chambers Street frontage, and where it will not impact the municipal trees.

Service corridors: We were not provided with and we did not review plans that showed any of the above ground or underground services for this property. It is our understanding, and it is a requirement, that the underground services can be located where there will not be encroachment within the critical root zones of the municipal trees. The project arborist must review service locations when they are defined and advise of any conflicts with the trees that are to be retained, and any possible mitigation measures that can be employed to alleviate these conflicts.

Blasting/rock removal: At this time, we are not aware of any blasting requirements for this site; however, it is possible that bedrock may be encountered. If blasting is required to level these rock areas, it should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building footprint. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials. The project arborist must meet with the blasting contractor to review and direct the blasting within the critical root zone areas of trees that are to be retained.

Pruning: The canopies of the municipal trees extend over the property line into the subject property and where they may be in conflict with the building location and its construction. Pruning close to or back to the shared property boundary may be required. An ISA Certified arborist must conduct any pruning of the bylaw-protected or municipal trees, if required, after first obtaining permission from the Municipal Parks Department. The municipality may opt to complete the pruning of their trees to address the property line conflicts.

Offsite work: The proposal did not identify, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. The project arborist must review any changes to the municipal infrastructure or additional offsite requirements prior to their installation to determine the impacts on the bylaw-protected and municipal trees that are to be retained.

Work Area and Material Storage: It is important that the issue of storage of excavated soil, material storage, and site parking be reviewed prior to the start of construction. There must be no storage of construction material within the municipal frontages.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing and hording
- Reviewing the report with the project foreman or site supervisor
- Supervising excavation for the building footprint and service corridor where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

Review and site meeting: Once the building permit is approved, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Summary:

In summary, it is our opinion from our site review and the examination of the subject trees that it will not be possible to retain and protect the 74 cm d.b.h. Liquidambar tree #1 through the construction phase. There is a better opportunity to retain and protect the other smaller trees along this frontage if the excavation required is contained within the property boundaries.

Alternately, when considering the potential construction impacts, the tree species and their location beneath the hydro primary conductor, the city may be best served in the long term with the opportunity for the removal and replacement of all three trees with a species that is more compatible with the location under the hydro lines.

Please do not hesitate to call us at 250-479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified & Consulting Arborists

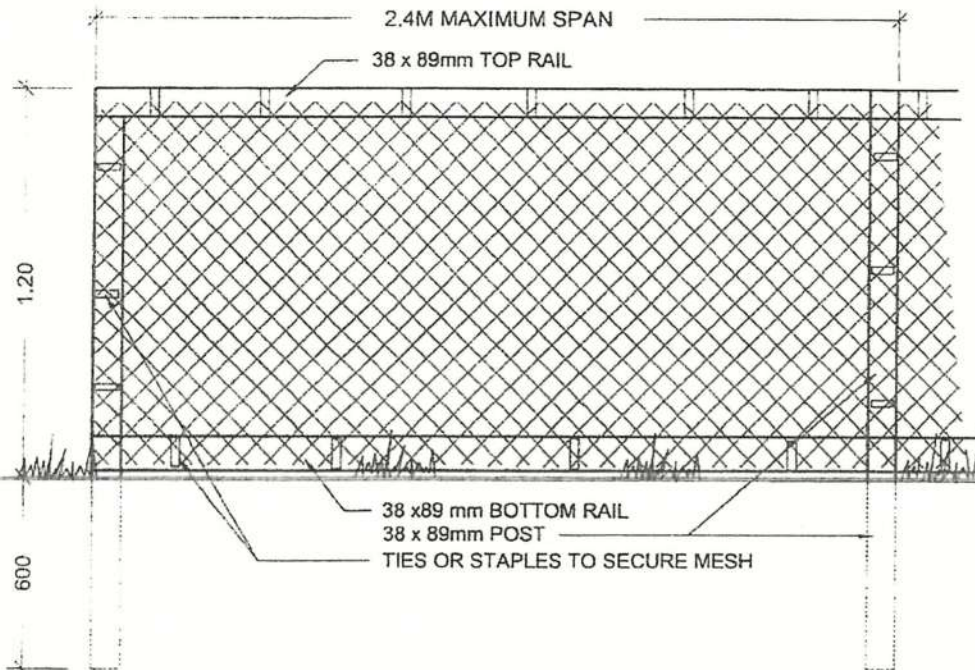
Enclosures – Barrier Fencing Specifications, Barrier Fencing Location Diagram

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE	Oct 30/07
DRAWN:	DM
APP'D.	RR
SCALE:	N.T.S.

E105
 DRAWING

BC Land Surveyors Site Plan of
1144, 1152 & 1154 Johnson Street
& 1406 Chambers Street
Legals - Lot 1038, Victoria City
Lot B, District Lot 1037, Victoria City, Plan 8773
Part of Lot 1036, Victoria City
Parcel A, (DD 68545-1) of Lot 1036, Victoria City
Lot A, District Lots 1036 & 1037, Victoria City, Plan 8773

Parcel Identifiers: 000-592-388, 005-450-071, 005-553-221,
000-446-710 and 005-449-987

Scale: 1:200

As shown on station in survey
The proposed plan is 1" = 17'
The dimensions are in metres

Overall dimensions shown in Metres
Total Site Area is 2000 m²
Issued September 10/13

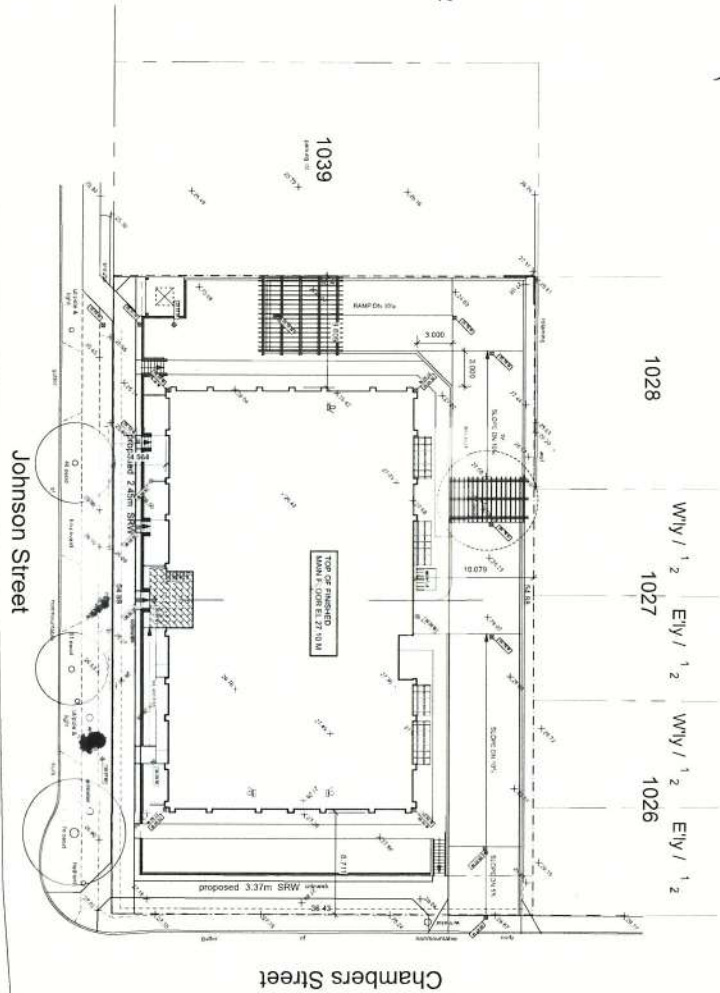
October 20, 2013

POMELL & ASSOCIATES
BC Land Surveyors
250-2900 Douglas Street
Victoria, B.C. V8T 4M4
Phone (250) 386-5885



A
Plan 40972

2 MAIN FLOOR PLAN
101 SCALE: 1:200



CITY OF VICTORIA
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DEEMED
FEB 18 2016
FEB 05 2016

DESIGN DATA:

LEGAL: LOT 1038, VICTORIA CITY
LOT B, DISTRICT LOT 1037, VICTORIA CITY, PLAN 8773
PARCEL A, (DD 68545-1) OF LOT 1036, VICTORIA CITY
LOT A, DISTRICT LOTS 1036 & 1037, VICTORIA CITY, PLAN 8773
CIVIC ADDRESS: 1144-1154 JOHNSON ST., 1406 CHAMBERS ST.,
VICTORIA, B.C.

PRESENT ZONING: RS-1, RS-2 MULTIPLE DWELLING DISTRICT
SITE AREA: 2,000.00 SQ. M. (1,21,528.525 SQ. FT.)
NO. OF UNITS = 48 UNITS

PROPOSED GROSS FLOOR AREA: 3,998.60 SQ. M. (42,956.446 SQ. FT.)
OPEN SITE AREA: 30%
F.S.R. = 1.99

SITE COVERAGE: 41.01 %
NO. OF STOREY: 7

SETBACKS: FRONT = 4.54 M
SIDE = 6.21 M
REAR = 9.09 M
CHAMBERS ST. 1

PARKING REQUIRED - 48 X 1.1 / UNIT, 129.8 CARS
BICYCLES = 148 X 1.25 / 100 CLASS A + 6.24 Bicycles

HEIGHT CALCULATIONS
AVERAGE EXISTING GRADE: 1.2700 + 28.00 = 27.00 + 28.00 / 4 = 27.00 M
TOTAL BUILDING HEIGHT: 21.73 M

CODE ANALYSIS:

USE: RESIDENTIAL - SINGLE DETACHED HOUSES
ZONING: RS-1, RS-2 MULTIPLE DWELLING DISTRICT
NO. OF STOREYS: 8, 8 BAKERY/PARKING LOT
CONSTRUCTION: CONCRETE
SPRINKLER: YES
BUILDING AREA: 4,248 SQ. M. (45,613 SQ. M.)
FLOOR: 2ND TO 6TH + 1ST
WALLS: VERTICAL SERVICE GRADE + 1.1 M
MAX. TRAVEL DISTANCE: RESIDENTIAL - 201 M WALLS & COLUMNS = 1.1 M
BASEMENT PARKING = 45 M



MISA ARCHITECT LTD.
1154 JOHNSON STREET
VICTORIA, B.C. V8T 4M4
PHONE (250) 386-5885

THE LANDIS
PROPOSED
RESIDENTIAL DEVELOPMENT
ON 1154 JOHNSON STREET,
VICTORIA, B.C.
FOR: KANG AND GILL CONSTRUCTION LTD.

SITE PLAN
& DESIGN DATA
SCALE: AS NOTED
DRAWN: PKM
PROJECT NO. 13110
A-101

LEGEND:
FINISHED GRADE
EXISTING GRADE

1039
parking lot

Chambers Street

Johnson Street

BASEMENT PLAN

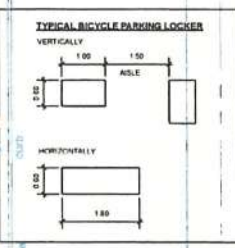
lane line

lane line

bike lane

bike lane

gutter line non-mountable curb



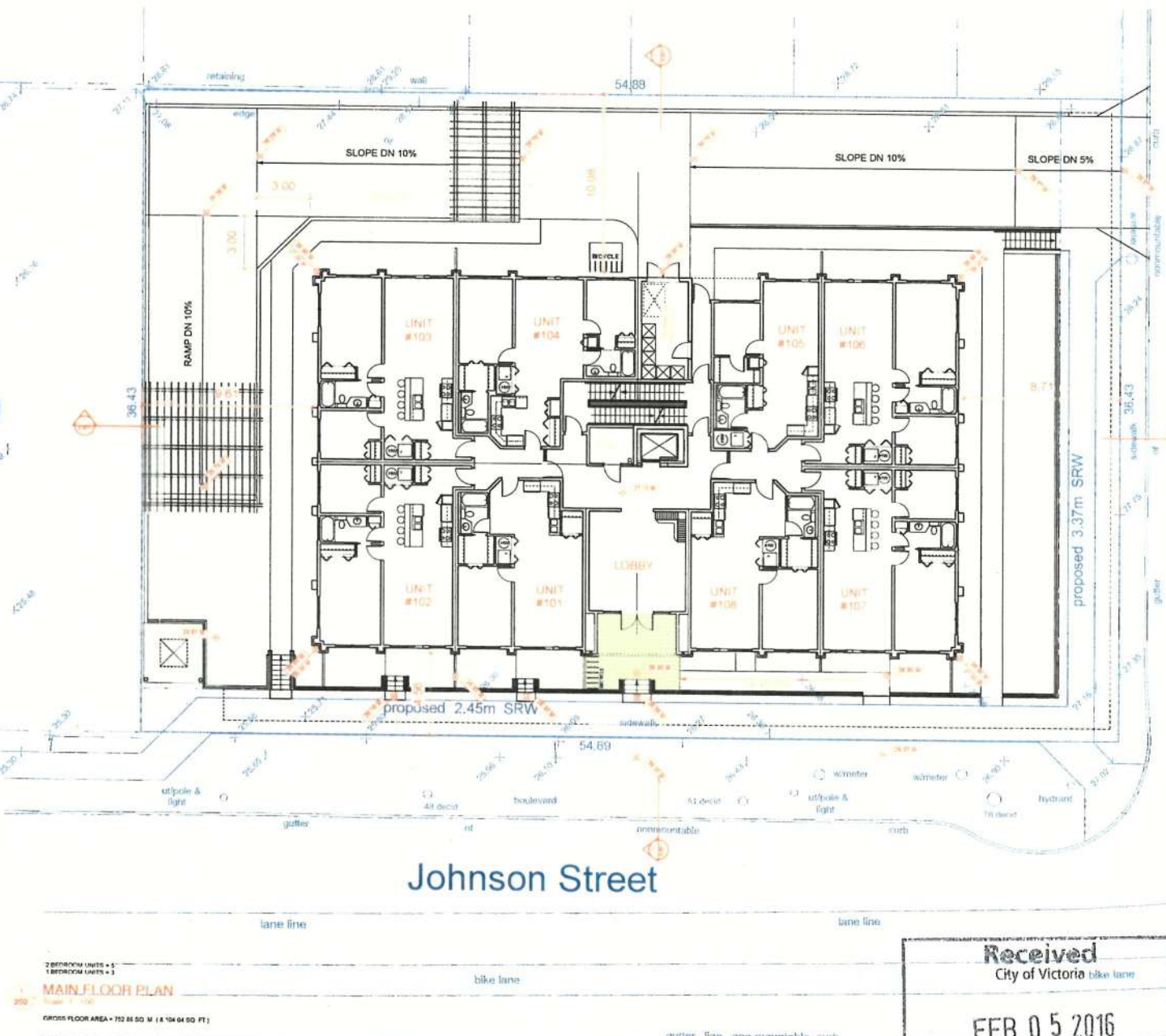
PROJECT NO. 13 16
A-201

Received
City of Victoria
FEB 11 2016
Deemed Feb 5, 2016
Planning & Development Department
Development Services Division

1039
parking lot

Chambers Street

Johnson Street



2 bedroom units = 5
1 bedroom units = 3
MAIN FLOOR PLAN
Scale: 1" = 10'
GROSS FLOOR AREA = 752.61 SQ. M. (8,104.61 SQ. FT.)

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City of Victoria

FEB 05 2016

Planning & Development Department
Development Services Division

PROJECT NO. 15-18

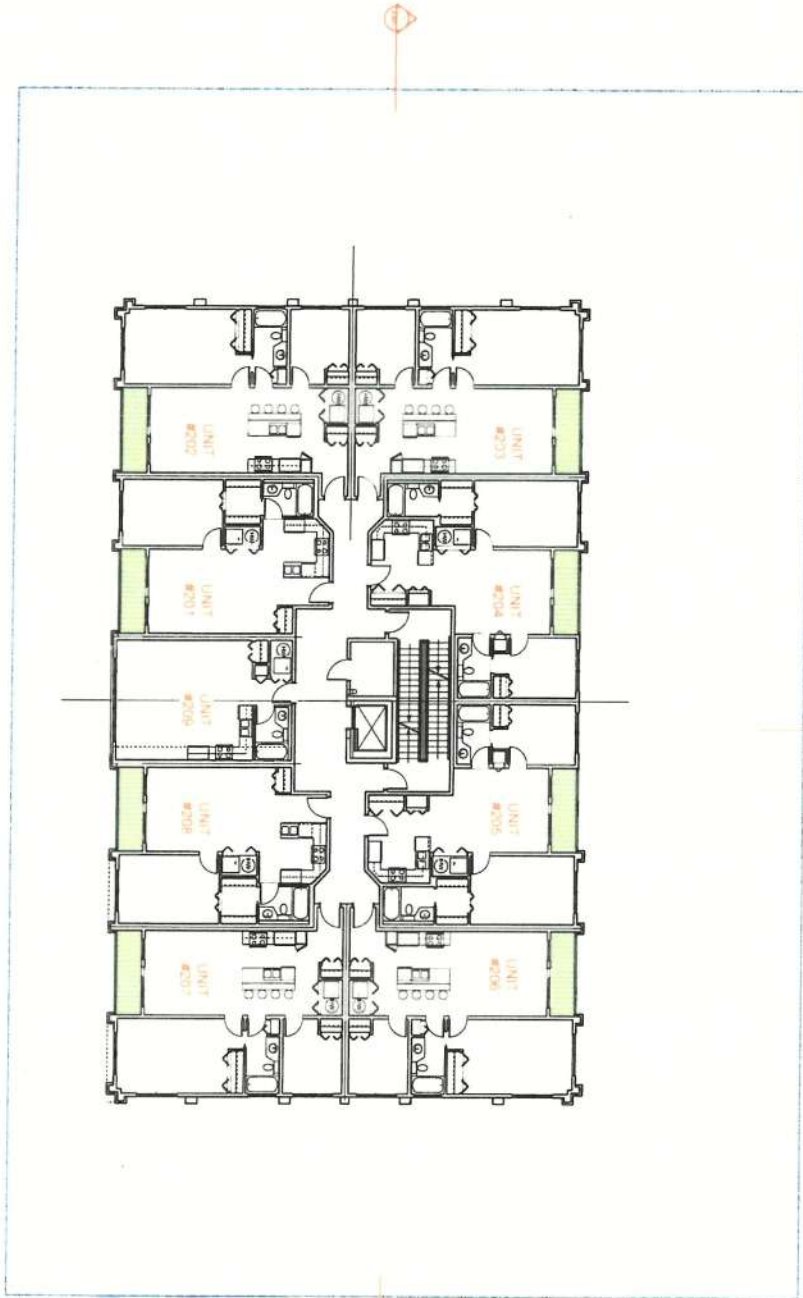
A-202

THE LANDS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF VICTORIA AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE CITY OF VICTORIA.

MAIN FLOOR PLANS
PROPOSED DEVELOPMENT
ON THE JOHNSON STREET

LEGEND
1" = 10'
1" = 10'

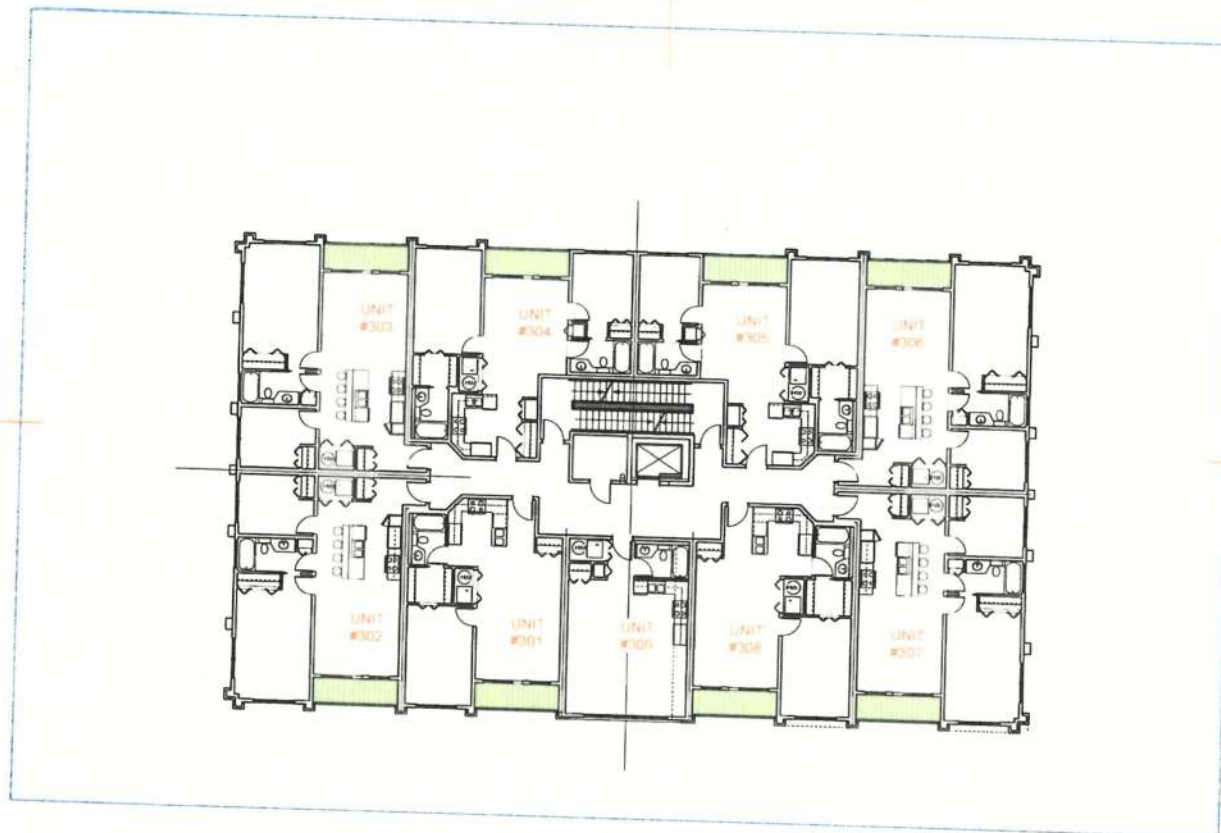
2 BEDROOM UNIT - 1,100 SQ. FT.
 3 BEDROOM UNIT - 1,300 SQ. FT.
 2ND FLOOR PLAN
 GROSS FLOOR AREA - 720 SQ. FT. (1,000 SQ. FT.)



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 City of Victoria
FEB 05 2016
 Planning & Development Department
 Development Services Division

LEGEND
 1.00 1.01 1.02 1.03 1.04 1.05 1.06 1.07 1.08 1.09 1.10 1.11 1.12 1.13 1.14 1.15 1.16 1.17 1.18 1.19 1.20 1.21 1.22 1.23 1.24 1.25 1.26 1.27 1.28 1.29 1.30 1.31 1.32 1.33 1.34 1.35 1.36 1.37 1.38 1.39 1.40 1.41 1.42 1.43 1.44 1.45 1.46 1.47 1.48 1.49 1.50 1.51 1.52 1.53 1.54 1.55 1.56 1.57 1.58 1.59 1.60 1.61 1.62 1.63 1.64 1.65 1.66 1.67 1.68 1.69 1.70 1.71 1.72 1.73 1.74 1.75 1.76 1.77 1.78 1.79 1.80 1.81 1.82 1.83 1.84 1.85 1.86 1.87 1.88 1.89 1.90 1.91 1.92 1.93 1.94 1.95 1.96 1.97 1.98 1.99 2.00 2.01 2.02 2.03 2.04 2.05 2.06 2.07 2.08 2.09 2.10 2.11 2.12 2.13 2.14 2.15 2.16 2.17 2.18 2.19 2.20 2.21 2.22 2.23 2.24 2.25 2.26 2.27 2.28 2.29 2.30 2.31 2.32 2.33 2.34 2.35 2.36 2.37 2.38 2.39 2.40 2.41 2.42 2.43 2.44 2.45 2.46 2.47 2.48 2.49 2.50 2.51 2.52 2.53 2.54 2.55 2.56 2.57 2.58 2.59 2.60 2.61 2.62 2.63 2.64 2.65 2.66 2.67 2.68 2.69 2.70 2.71 2.72 2.73 2.74 2.75 2.76 2.77 2.78 2.79 2.80 2.81 2.82 2.83 2.84 2.85 2.86 2.87 2.88 2.89 2.90 2.91 2.92 2.93 2.94 2.95 2.96 2.97 2.98 2.99 3.00 3.01 3.02 3.03 3.04 3.05 3.06 3.07 3.08 3.09 3.10 3.11 3.12 3.13 3.14 3.15 3.16 3.17 3.18 3.19 3.20 3.21 3.22 3.23 3.24 3.25 3.26 3.27 3.28 3.29 3.30 3.31 3.32 3.33 3.34 3.35 3.36 3.37 3.38 3.39 3.40 3.41 3.42 3.43 3.44 3.45 3.46 3.47 3.48 3.49 3.50 3.51 3.52 3.53 3.54 3.55 3.56 3.57 3.58 3.59 3.60 3.61 3.62 3.63 3.64 3.65 3.66 3.67 3.68 3.69 3.70 3.71 3.72 3.73 3.74 3.75 3.76 3.77 3.78 3.79 3.80 3.81 3.82 3.83 3.84 3.85 3.86 3.87 3.88 3.89 3.90 3.91 3.92 3.93 3.94 3.95 3.96 3.97 3.98 3.99 4.00 4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09 4.10 4.11 4.12 4.13 4.14 4.15 4.16 4.17 4.18 4.19 4.20 4.21 4.22 4.23 4.24 4.25 4.26 4.27 4.28 4.29 4.30 4.31 4.32 4.33 4.34 4.35 4.36 4.37 4.38 4.39 4.40 4.41 4.42 4.43 4.44 4.45 4.46 4.47 4.48 4.49 4.50 4.51 4.52 4.53 4.54 4.55 4.56 4.57 4.58 4.59 4.60 4.61 4.62 4.63 4.64 4.65 4.66 4.67 4.68 4.69 4.70 4.71 4.72 4.73 4.74 4.75 4.76 4.77 4.78 4.79 4.80 4.81 4.82 4.83 4.84 4.85 4.86 4.87 4.88 4.89 4.90 4.91 4.92 4.93 4.94 4.95 4.96 4.97 4.98 4.99 5.00 5.01 5.02 5.03 5.04 5.05 5.06 5.07 5.08 5.09 5.10 5.11 5.12 5.13 5.14 5.15 5.16 5.17 5.18 5.19 5.20 5.21 5.22 5.23 5.24 5.25 5.26 5.27 5.28 5.29 5.30 5.31 5.32 5.33 5.34 5.35 5.36 5.37 5.38 5.39 5.40 5.41 5.42 5.43 5.44 5.45 5.46 5.47 5.48 5.49 5.50 5.51 5.52 5.53 5.54 5.55 5.56 5.57 5.58 5.59 5.60 5.61 5.62 5.63 5.64 5.65 5.66 5.67 5.68 5.69 5.70 5.71 5.72 5.73 5.74 5.75 5.76 5.77 5.78 5.79 5.80 5.81 5.82 5.83 5.84 5.85 5.86 5.87 5.88 5.89 5.90 5.91 5.92 5.93 5.94 5.95 5.96 5.97 5.98 5.99 6.00 6.01 6.02 6.03 6.04 6.05 6.06 6.07 6.08 6.09 6.10 6.11 6.12 6.13 6.14 6.15 6.16 6.17 6.18 6.19 6.20 6.21 6.22 6.23 6.24 6.25 6.26 6.27 6.28 6.29 6.30 6.31 6.32 6.33 6.34 6.35 6.36 6.37 6.38 6.39 6.40 6.41 6.42 6.43 6.44 6.45 6.46 6.47 6.48 6.49 6.50 6.51 6.52 6.53 6.54 6.55 6.56 6.57 6.58 6.59 6.60 6.61 6.62 6.63 6.64 6.65 6.66 6.67 6.68 6.69 6.70 6.71 6.72 6.73 6.74 6.75 6.76 6.77 6.78 6.79 6.80 6.81 6.82 6.83 6.84 6.85 6.86 6.87 6.88 6.89 6.90 6.91 6.92 6.93 6.94 6.95 6.96 6.97 6.98 6.99 7.00 7.01 7.02 7.03 7.04 7.05 7.06 7.07 7.08 7.09 7.10 7.11 7.12 7.13 7.14 7.15 7.16 7.17 7.18 7.19 7.20 7.21 7.22 7.23 7.24 7.25 7.26 7.27 7.28 7.29 7.30 7.31 7.32 7.33 7.34 7.35 7.36 7.37 7.38 7.39 7.40 7.41 7.42 7.43 7.44 7.45 7.46 7.47 7.48 7.49 7.50 7.51 7.52 7.53 7.54 7.55 7.56 7.57 7.58 7.59 7.60 7.61 7.62 7.63 7.64 7.65 7.66 7.67 7.68 7.69 7.70 7.71 7.72 7.73 7.74 7.75 7.76 7.77 7.78 7.79 7.80 7.81 7.82 7.83 7.84 7.85 7.86 7.87 7.88 7.89 7.90 7.91 7.92 7.93 7.94 7.95 7.96 7.97 7.98 7.99 8.00 8.01 8.02 8.03 8.04 8.05 8.06 8.07 8.08 8.09 8.10 8.11 8.12 8.13 8.14 8.15 8.16 8.17 8.18 8.19 8.20 8.21 8.22 8.23 8.24 8.25 8.26 8.27 8.28 8.29 8.30 8.31 8.32 8.33 8.34 8.35 8.36 8.37 8.38 8.39 8.40 8.41 8.42 8.43 8.44 8.45 8.46 8.47 8.48 8.49 8.50 8.51 8.52 8.53 8.54 8.55 8.56 8.57 8.58 8.59 8.60 8.61 8.62 8.63 8.64 8.65 8.66 8.67 8.68 8.69 8.70 8.71 8.72 8.73 8.74 8.75 8.76 8.77 8.78 8.79 8.80 8.81 8.82 8.83 8.84 8.85 8.86 8.87 8.88 8.89 8.90 8.91 8.92 8.93 8.94 8.95 8.96 8.97 8.98 8.99 9.00 9.01 9.02 9.03 9.04 9.05 9.06 9.07 9.08 9.09 9.10 9.11 9.12 9.13 9.14 9.15 9.16 9.17 9.18 9.19 9.20 9.21 9.22 9.23 9.24 9.25 9.26 9.27 9.28 9.29 9.30 9.31 9.32 9.33 9.34 9.35 9.36 9.37 9.38 9.39 9.40 9.41 9.42 9.43 9.44 9.45 9.46 9.47 9.48 9.49 9.50 9.51 9.52 9.53 9.54 9.55 9.56 9.57 9.58 9.59 9.60 9.61 9.62 9.63 9.64 9.65 9.66 9.67 9.68 9.69 9.70 9.71 9.72 9.73 9.74 9.75 9.76 9.77 9.78 9.79 9.80 9.81 9.82 9.83 9.84 9.85 9.86 9.87 9.88 9.89 9.90 9.91 9.92 9.93 9.94 9.95 9.96 9.97 9.98 9.99

A-203	PROJECT NO. 1318	2ND FLOOR PLANS	THE LANDS PROPOSED RESIDENTIAL DEVELOPMENT ON 1154 JOHNSON STREET	DATE: 10/1/2015	DRAWN BY: [Signature]	CHECKED BY: [Signature]	REVISIONS	ISSUED FOR



2 BEDROOM UNITS = 8
1 BEDROOM UNITS = 2
BATHS PER UNIT = 2

3RD FLOOR PLAN

GROSS FLOOR AREA = 730 16 SQ. M. (7 845 28 SQ. FT.)

Received
City of Victoria

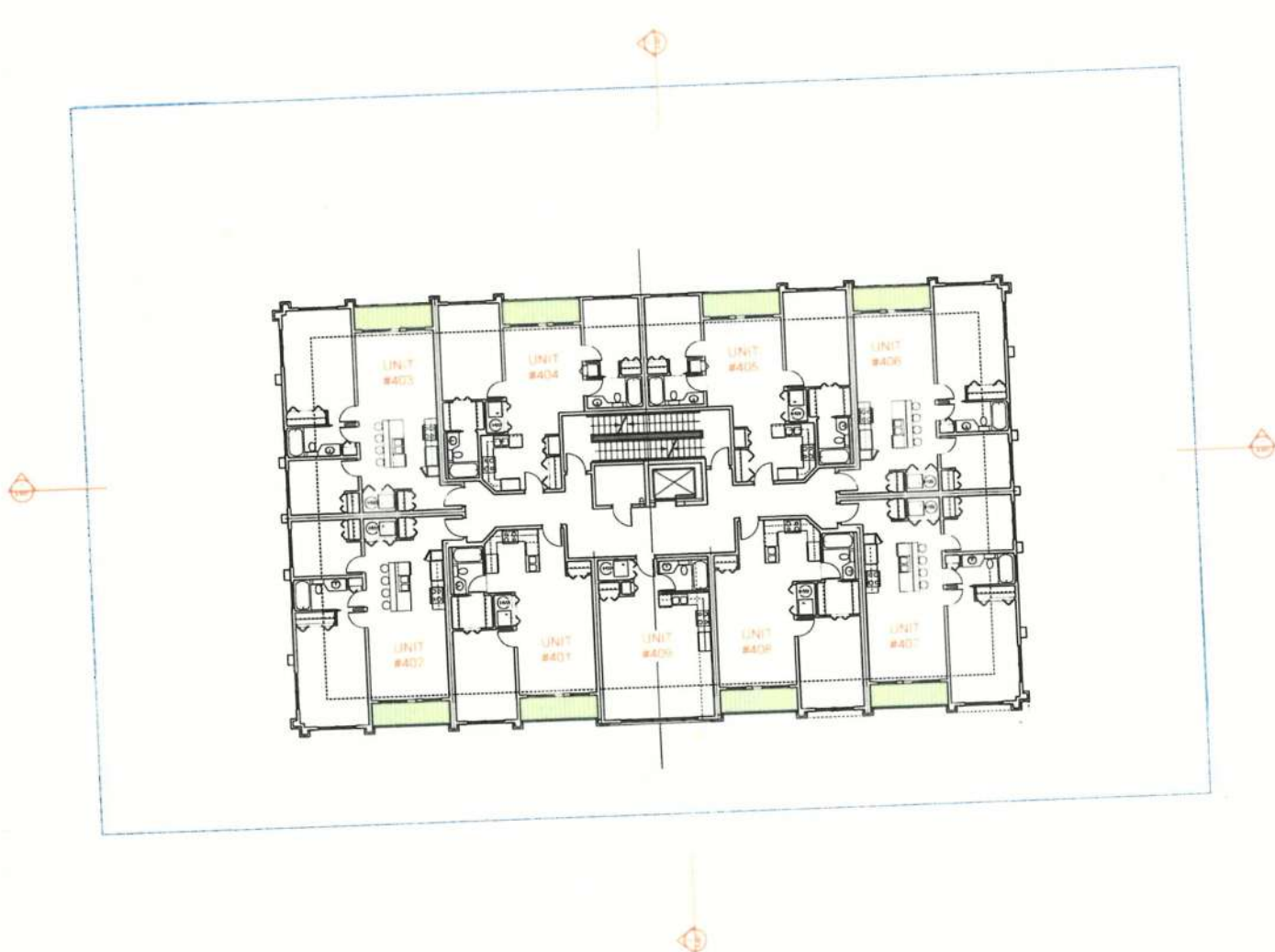
FEB 05 2016

Planning & Development Department
Development Services Division

LEGEND
1.000
2.000
3.000



2 BEDROOM UNITS = 6
 1 BEDROOM UNITS = 2
 BACHELOR UNIT = 1
4TH FLOOR PLAN
 SCALE: 1/100
 GROSS FLOOR AREA = 730 SQ. M (1785 SQ. FT.)



Received
 City of Victoria

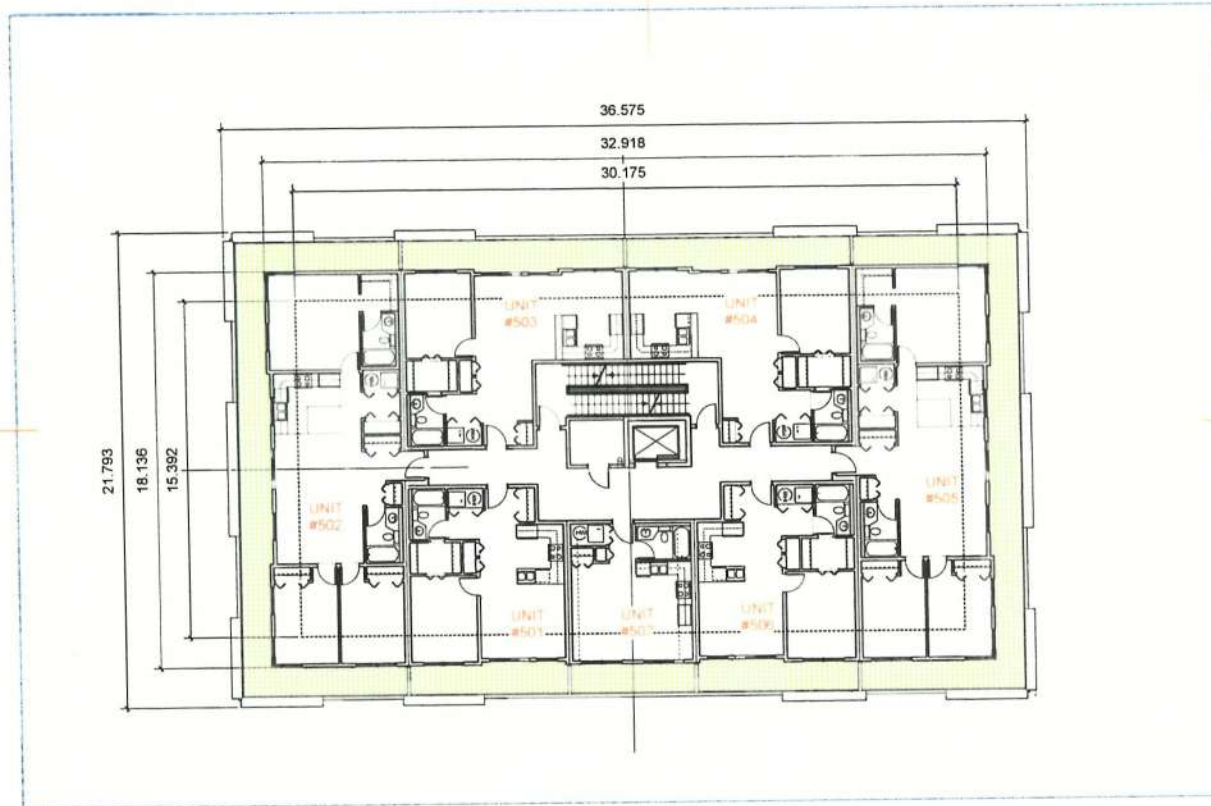
 FEB 05 2016
 Planning & Development Department
 Development Services Division

LEGEND
 DIM
 FINISH

PROJECT NO. 13-18
A-205

4TH FLOOR PLANS
 THE LANDS
 DEVELOPMENT
 ON THE JOHNSON STREET

PROJECT NO. 13-18



3 BEDROOM UNITS = 2
1 BEDROOM UNITS = 4
BACHELOR UNITS = 1

5TH FLOOR PLAN

GROSS FLOOR AREA = 100,000 SQ. M. (7,845,000 SQ. FT.)

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City of Victoria

FEB 05 2016

Planning & Development Department
Development Services Division

LEGEND:
- WALL
- DOOR
- WINDOW

REVISIONS

NO.	DATE	DESCRIPTION
1	2016.01.20	ISSUED FOR PERMIT

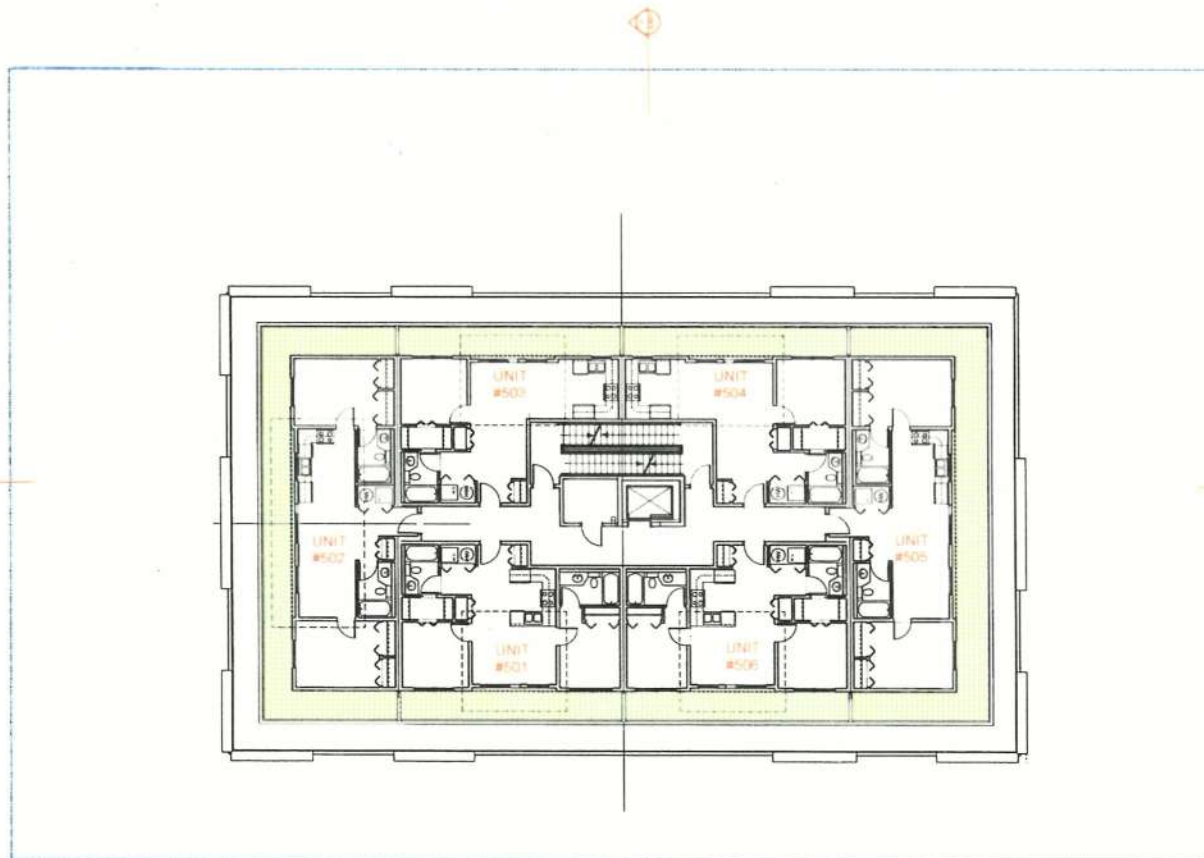


5TH FLOOR PLANS

THE LAKES
RESIDENTIAL DEVELOPMENT
200-1154 JOHNSON STREET
VICTORIA, B.C.

PROJECT NO. 43.18

A-206



2 BEDROOM UNITS = 4
1 BEDROOM UNITS = 2

6TH FLOOR PLAN
Scale: 1/8" = 1'-0"

GROSS FLOOR AREA = 459.42 SQ. M. (4 999.50 SQ. FT.)



LEGEND:
- - - - - UNITS
- - - - - COMMON AREAS

PROJECT NO.	A-207
DATE	2016-02-05
BY	...
CHECKED BY	...
APPROVED BY	...



6TH FLOOR PLAN
Scale: 1/8" = 1'-0"



WINDOW AND DOOR SYMBOLS

PROJECT NO.	A-207
DATE	2016-02-05
BY	...
CHECKED BY	...
APPROVED BY	...

PROJECT NO.	A-207
-------------	-------



REVISIONS	ISSUED FOR
REV. 1, 2016	PLANNING & ZONING REVIEW
REV. 2, 2016	PLANNING & ZONING REVIEW
REV. 3, 2016	PLANNING & ZONING REVIEW
REV. 4, 2016	PLANNING & ZONING REVIEW
REV. 5, 2016	PLANNING & ZONING REVIEW
REV. 6, 2016	PLANNING & ZONING REVIEW
REV. 7, 2016	PLANNING & ZONING REVIEW
REV. 8, 2016	PLANNING & ZONING REVIEW
REV. 9, 2016	PLANNING & ZONING REVIEW
REV. 10, 2016	PLANNING & ZONING REVIEW
REV. 11, 2016	PLANNING & ZONING REVIEW
REV. 12, 2016	PLANNING & ZONING REVIEW
REV. 13, 2016	PLANNING & ZONING REVIEW
REV. 14, 2016	PLANNING & ZONING REVIEW
REV. 15, 2016	PLANNING & ZONING REVIEW
REV. 16, 2016	PLANNING & ZONING REVIEW
REV. 17, 2016	PLANNING & ZONING REVIEW
REV. 18, 2016	PLANNING & ZONING REVIEW
REV. 19, 2016	PLANNING & ZONING REVIEW
REV. 20, 2016	PLANNING & ZONING REVIEW

NOTE: This is a copyright drawing and all rights are reserved. It is to be used for the purpose of planning and zoning review only. It is not to be used for any other purpose without the written permission of the architect. The architect assumes no responsibility for the accuracy of the information provided by the client. The architect's office is located at 1154 Johnson Street, Victoria, B.C. V8W 2E6. Phone: (250) 383-1111. Fax: (250) 383-1112. Email: info@msira.ca. Website: www.msira.ca.



THE LANDIS PROPOSED RESIDENTIAL DEVELOPMENT ON 1154 JOHNSON STREET, VICTORIA, B.C.	FOR KANG AND BAIL CONSTRUCTION LTD.
NORTH & WEST ELEVATIONS	DRAWN
SCALE AS NOTED	DATE
DEC 09, 2015	DEC 09, 2015

PROJECT NO. 13-10

A-302

CITY OF VICTORIA
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DEEMED
FEB 05 2016

LEGEND:
FINISHED GRADE
EXISTING GRADE



NOTE: This is a complete drawing and shall not be reproduced or revised without written permission and shall be returned at completion of work in good shape. The contractor shall check and verify all dimensions and report all errors and omissions to the architect. Drawings shall not be altered. The drawing shall not be used for subsequent projects until so permitted.

MISRA ARCHITECT LTD

BUILDING SECTIONS		THE LANDS PROPOSED RESIDENTIAL DEVELOPMENT ON 1154 JOHNSON STREET, VICTORIA B.C.
SCALE - AS NOTED		
DRAWN BY: MR. J. H. DILLIARD		
CHECKED BY: MR. J. H. DILLIARD		
DATE: NOV. 1964		
PROJECT NO. 0014		
FLOOR PLAN		
SHEET NO. 0014-1		

PROJECT NO. 13:10

A-401

27.00 M

BUILDING SECTION
Scale: 1 : 100

CITY OF VICTORIA

RECEIVED FEB 18 2016

DEEMED FEB 05 2016



Received
City of Victoria

FEB 05 2016

Planning & Development Department
Development Services Division

[illegible]

NOTE
This is a complete listing and should not be considered an endorsement of any particular contractor or company. The inclusion of companies in any of the categories does not imply that the contractor meets the criteria set forth in the description and may or may not be qualified to perform the work. Companies are listed by location. The company that is the most qualified to perform the work is the one to be selected.



MIRA ARCHITECT LTD
Tel: 01223 317 111 Fax: 01223 317 112
Email: info@mira-architect.co.uk
www.mira-architect.co.uk

**THE LANDIS
PROPOSED
RESIDENTIAL DEVELOPMENT
ON 1154 JOHNSON STREET,**

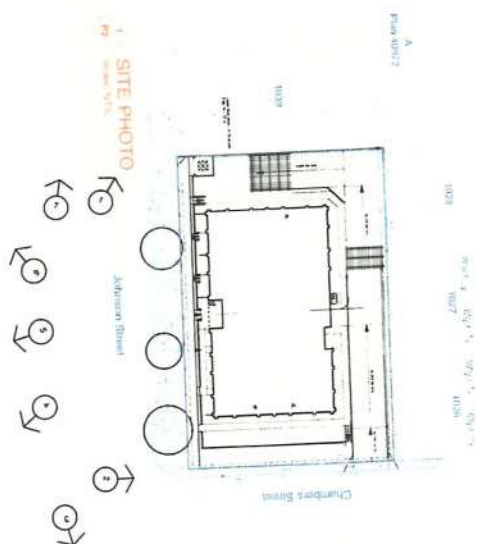
VICTORIA B.C.

SITE PHOTO

FILE AS NOTED	
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PROJECT NO. 13:10

P1



Received
City of Victoria

City of Victoria

FEB 05 2016

Planning & Development Department
Development Division

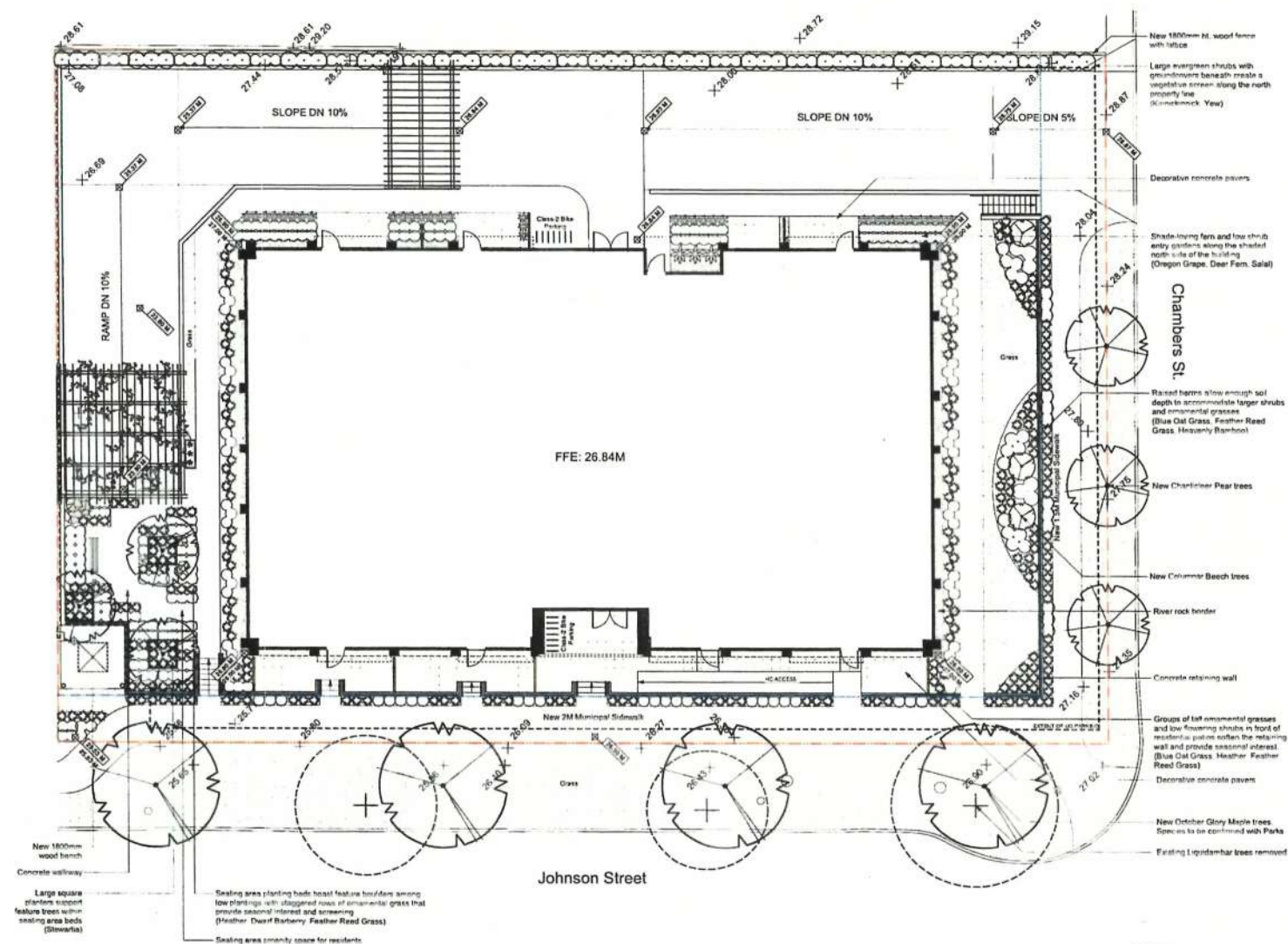
DEVELOPMENTAL DIVISION

P2

**SITE PLAN &
PHOTOS OF
FLANKING BLDGS**

THE LANDS
PROPOSED
RESIDENTIAL DEVELOPMENT
ON 1154 JOHNSON STREET

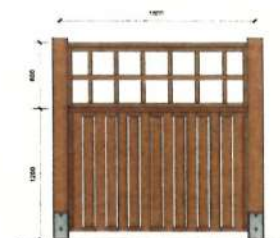




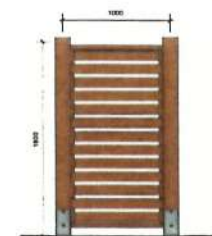
Recommended Nursery Stock

Trees Total: 13	Botanical Name Acer glabrum 'Winter Snow' Fagus sylvatica 'Pendula' Pinus cembra Thuja occidentalis	Common Name October Glory Red Maple European Beech Franklin Pine Japanese Cedar	Size 6m cal 6m cal 6m cal 6m cal
Large Shrubs Total: 42	Botanical Name Taxus canadensis 'Fastigiata'	Common Name English Yew	Size 1.8m Ht
Perennials, Annuals and Ferns Total: 306	Botanical Name Bouteloua curtipendula Cyanus virginicus 'Blue Heaven' Hemerocallis fulva Sedum spectabile	Common Name Blue Fescue Blue Heaven Feather Reed Grass Black Day Lilies Heavenly Father Grass	Size #1 pot #1 pot #1 pot #1 pot
Small Shrubs Total: 344	Botanical Name Bouteloua curtipendula Cyanus virginicus 'Blue Heaven' Hemerocallis fulva Sedum spectabile	Common Name Blue Fescue Blue Heaven Feather Reed Grass Black Day Lilies Heavenly Father Grass	Size #1 pot #1 pot #1 pot #1 pot
Groundcovers Total: 34	Botanical Name Anemone nemorosa 'Vermilion'	Common Name Vermilion Anemone	Size #1 pot
Vines Total: 2	Botanical Name Clematis integrifolia 'Snowdrift'	Common Name European Clematis	Size #1 pot

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



1800mm Ht. Wood Fence with Lattice



1800mm Ht. Wood Privacy Screen



Revised Feb 4-16

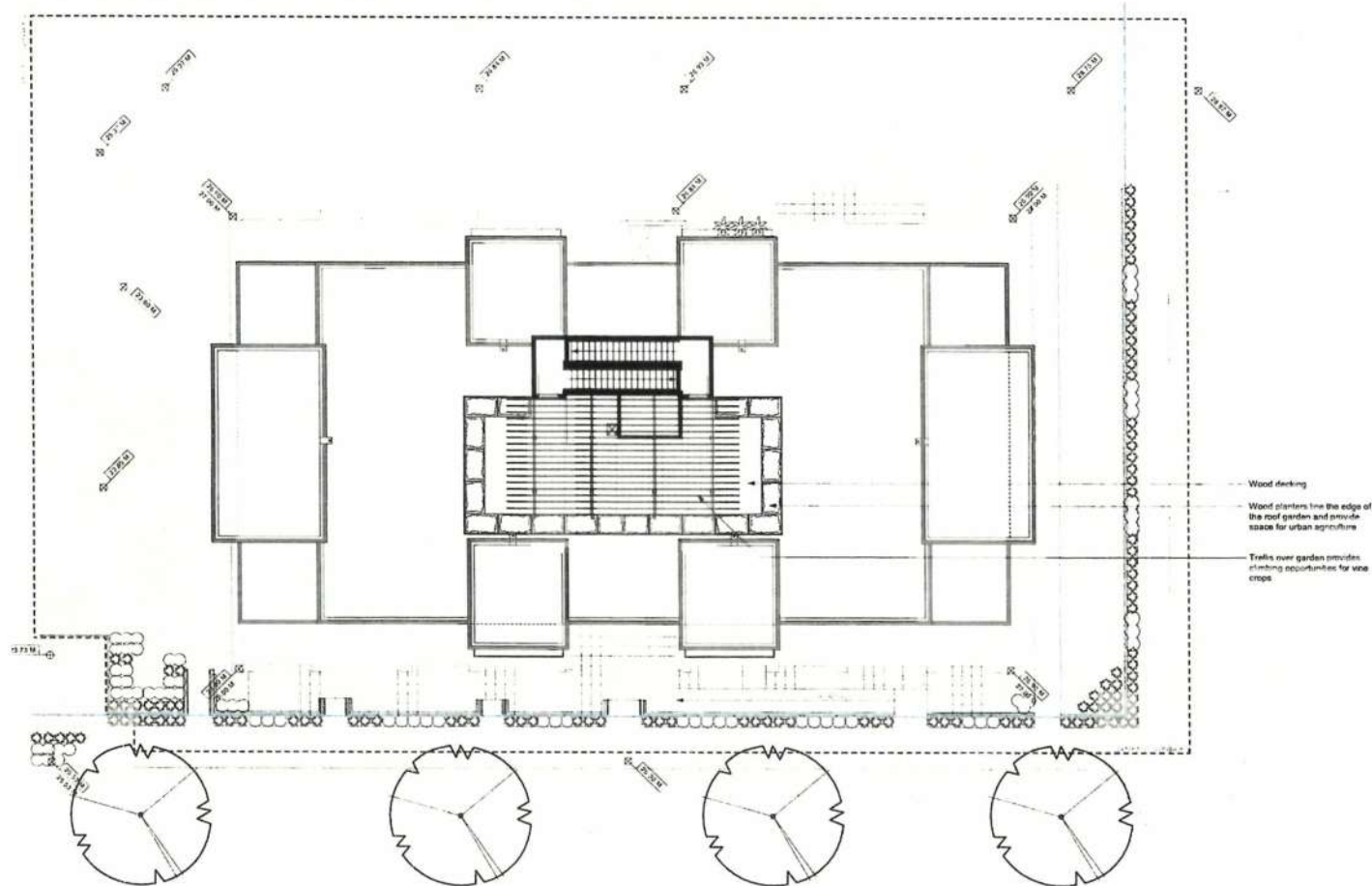
Revised Areas:

1. Johnson St. frontage redesigned for residential units
2. Planting area in east parking area
3. North parking strip widened and plants replaced
4. West amenity space reconfigured
5. Plant quantities changed

1:100

The Landis | Main Floor Landscape Concept Plan





The Landis | Roof Garden Landscape Concept Plan



Revised Feb 4-16

Revised Areas:

1. Addition of urban agriculture planters

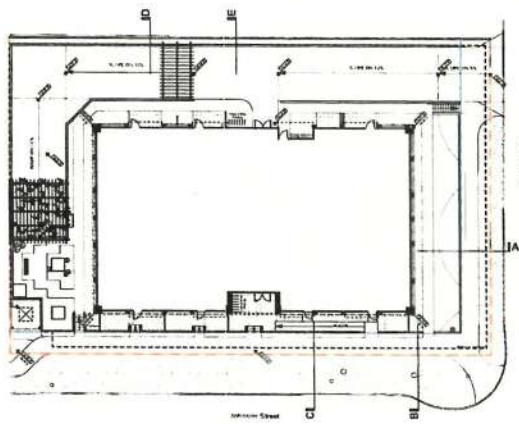
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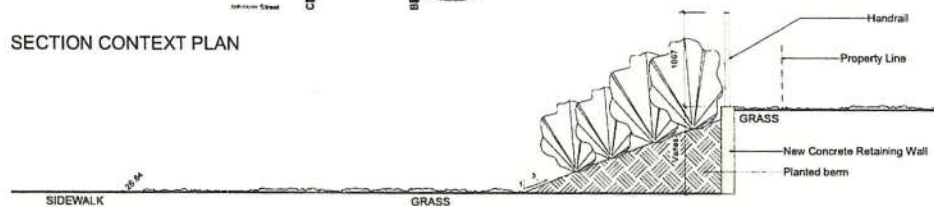
LADR LANDSCAPE ARCHITECTS

Project No: 103 May-14-15

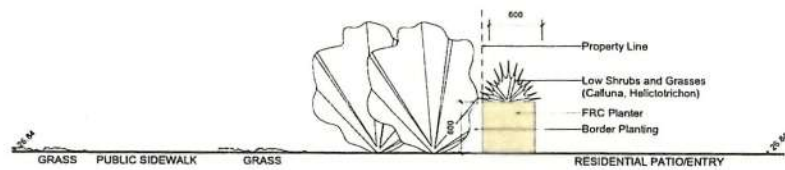
28-495 Desford Rd., Victoria, B.C. V8Z 1B8
Phone: (250) 508-0105 Fax: (250) 417-0596



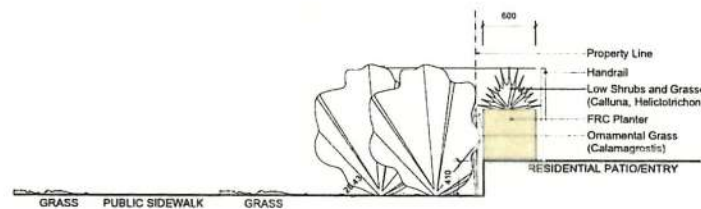
SECTION CONTEXT PLAN



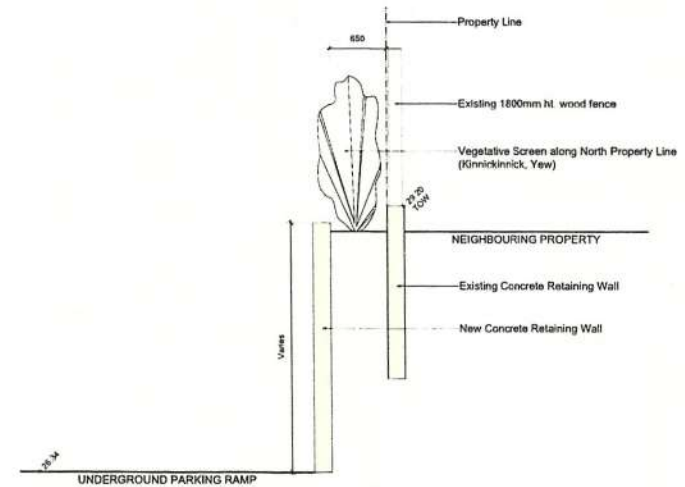
SECTION A



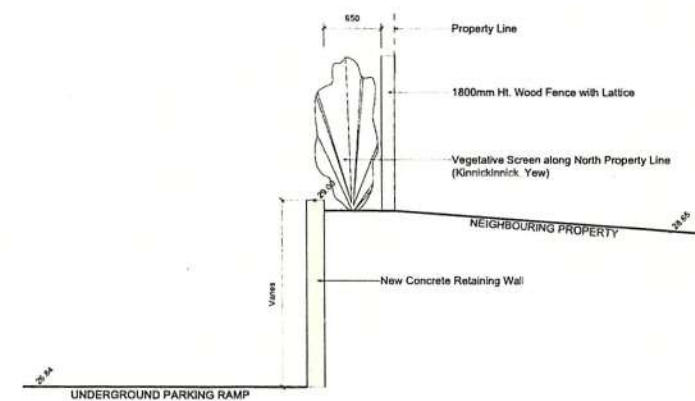
SECTION B



SECTION C



SECTION D



SECTION E

The Landis | Site Sections



Revised Feb 4-16
 Revised Areas:
 1. Planted berm added
 2. Border planting added
 3. Border planting added
 4. Planting bed removed
 5. Planting bed repositioned
 1:25