



Council Report

For the Meeting of September 10, 2015

To:	Council	Date:	August 27, 2015
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	Update on Rezoning Application No. 00388 and Development Permit Application No. 000298 for 1082 Richmond Avenue – Bylaw ready to proceed for adoption		

RECOMMENDATION

That Council consider providing final reading and adoption for Rezoning Application No. 00388 for the property located at 1082 Richmond Avenue and, if the Bylaw is adopted, that Council authorize the issuance of Development Permit Application No. 000298.

Further, after adoption of the Zoning Regulation Bylaw Amendment, staff recommend that Council rescind third reading of the Housing Agreement Bylaw for this property, amend the Bylaw and give the amended Bylaw third reading and adoption.

Executive Summary

At the Council meeting of November 27, 2014, Zoning Regulation Bylaw No. 14-075 was given third reading. This Bylaw will rezone the property commonly referred to as 1082 Richmond Avenue from the R3-A2 Zone, Low Profile Multiple Dwelling District, to the R-76 Zone, Oak Bay Avenue Multiple Dwelling District, to permit a four-storey apartment building.

This Bylaw was held at third reading pending execution and registration of the following legal agreements:

- Modification of the Statutory Right-of-Way to allow encroachment of the underground parkade into the Statutory Right-of-Way
- Covenant to ensure that the building is designed to Built Green Silver Standard and constructed in accordance with the design.

These agreements have now been registered (copies attached) and the Bylaw can now proceed to adoption.

Amendment to the Housing Agreement Bylaw

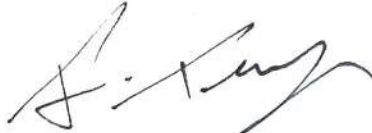
A Housing Agreement is required to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units. Since the signing of the original Housing Agreement, the charge holders have changed and Schedule A of the Housing Agreement has

been amended accordingly. As such, this requires that third reading of the Housing Agreement Bylaw be rescinded, receive amended third reading and adoption subsequent to the adoption of the Zoning Regulation Amendment Bylaw Amendment.

Respectfully submitted,



Lucina Baryluk, Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

Sept. 2, 2015

Attachments

- Modified Statutory Right-of-Way Agreement
- Covenant for Built Green standards.

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Aug-14-2015 17:41:10.001

CA4609369

PAGE 1 OF 4 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

John Dawson
Mullin 87JXTV

Digitally signed by John Dawson
Mullin 87JXTV
DN: c=CA, cn=John Dawson Mullin
87JXTV, o=Lawyer, ou=Verity ID at
www.juscert.com/LKUP.cfm?
id=87JXTV
Date: 2015.08.14 17:38:03 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

MULLIN DEMEO

Barristers and Solicitors

1626 Garnet Road

Victoria

BC V8P 3C8

Telephone: (250) 477-3327

File: Miller/65924/JDM/se/jan

(Modification of SRW)



Document Fees: \$78.10

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

005-152-933

LOT A, SECTION 74, VICTORIA DISTRICT, PLAN 2094

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

MICHAEL SCOTT MILLER

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF VICTORIA

1 CENTENNIAL SQUARE

VICTORIA

BRITISH COLUMBIA

V8W 1P6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

n/a

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

John D. Mullin

Barrister & Solicitor

1626 Garnet Road

Victoria, BC V8P 3C8

Execution Date		
Y	M	D
15	07	23

Transferor(s) Signature(s)

Michael Scott Miller

OFFICER CERTIFICATION:

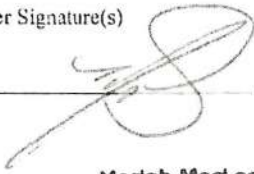
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 4 pages

Officer Signature(s)

**Merish MacLeod-Shaw**
Assistant City Solicitor
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Execution Date

Y	M	D
15	08	13

Transferor / Borrower / Party Signature(s)

THE CORPORATION OF THE CITY
OF VICTORIA by its authorized
signatory(ies):

Name: Mayor Lisa Helps

Name:



(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 3 OF 4 PAGES

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Modification

CA2462131

Modification of Statutory Right of Way CA2462131
Document Reference: Entire Document
Person Entitled to Interest: Transferee

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

TERMS OF INSTRUMENT – PART 2

WHEREAS:

- A. By a Statutory Right of Way dated the 29th day of March, 2012, and registered in the Land Registry Office in the City of Victoria, in the Province of British Columbia, under number CA2462131 (hereinafter called the "Statutory Right of Way") against the parcel or tract of land and premises situate, lying and being in the City of Victoria, in the Province of British Columbia, and more particularly described as:

005-152-933 Lot A, Section 74, Victoria District, Plan 2094
(the "Transferor's Lands")

a Right of Way was granted over all that part of the Transferor's Lands, identified as Area 1 on Plan EPP18190 the ("Right of Way");

- B. The Transferee is the City of Victoria; and
- C. The Transferor and Transferee have agreed to modify the terms of the Statutory Right of Way.

NOW THEREFORE THIS AGREEMENT WITNESSETH that each of the Parties hereto, in consideration of the premises and in consideration of the execution of this Agreement by the other, DOTH HEREBY COVENANT AND AGREE with the other as follows:

1. The Statutory Right of Way is modified by deleting paragraph 2.1 on Page 9 and replacing that paragraph with the following:

"2.1 (a) Not, and not to permit or allow any other person, to erect, place, install or maintain any building, structure, addition to a building or structure, mobile home, paved driveway or patio, pipe, wire or other conduit on, over or under any portion of the Right of Way. Notwithstanding the foregoing, the Transferor may construct an underground parkade (the "Permitted Encroachment") under the Right of Way provided the plans and specifications have first been approved by the Transferee in writing;

(b) At its sole costs and expense, to keep and maintain the Permitted Encroachment in good condition and repair, provided that if the Transferor fails to maintain the Permitted Encroachment, the Transferee may, but is under no obligation to, maintain and repair the Permitted Encroachment at the Transferor's sole cost and expense; and

(c) To release the Transferee from all claims or liability of any kind arising in connection with the Permitted Encroachment, whether known or unknown, which the Transferor now has or at any future time may have, resulting from the exercise by the Transferee of any of its rights pursuant to this Agreement, and to indemnify and hold harmless the Transferee from all suits, proceedings, losses, damages, expenses, claims, costs and harm of any kind, howsoever caused, incurred by the Transferee in connection with the Permitted Encroachment;"

The parties hereto acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D attached hereto.

VICTORIA LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1

Aug-14-2015 17:41:10.002

Province of British Columbia

CA4609370

PAGE 1 OF 8 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

John Dawson
Mullin 87JXTV

Digitally signed by John Dawson
Mullin 87JXTV
DN: cn=CA, cn=John Dawson Mullin
87JXTV, o=Lawson, ou=Verify ID at
www.jurist.com/LKUP, c=BC
Date: 2015.08.14 17:23:25 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

MULLIN DEMEO

Barristers and Solicitors

1626 Garnet Road

Victoria

BC V8P 3C8

Telephone: (250) 477-3327

File: Miller/65924/JDM/se/jan

(Covenant)



Document Fees: \$78.10

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

005-152-933

LOT A, SECTION 74, VICTORIA DISTRICT, PLAN 2094

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

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A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

MICHAEL SCOTT MILLER

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF VICTORIA

1 CENTENNIAL SQUARE

VICTORIA

BRITISH COLUMBIA

V8W 1P6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

n/a

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

John D. Mullin

Barrister & Solicitor

1626 Garnet Road

Victoria, BC V8P 3C8

Execution Date

Y

M

D

15

07

23

Transferor(s) Signature(s)

Michael Scott Miller

OFFICER CERTIFICATION:

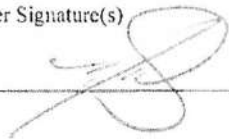
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LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 8 pages

Officer Signature(s)



Marish MacLeod-Shaw
 Assistant City Solicitor
 City of Victoria
 1 Centennial Square
 Victoria, BC V8W 1P6

Execution Date

Y	M	D
15	02	13

Transferor / Borrower / Party Signature(s)

THE CORPORATION OF THE CITY
 OF VICTORIA by its authorized
 signatory(ies):



Name:

Dayana Lisa Helpe

CITY OF VICTORIA Approved for content by originating dept. <i>B</i>
APPROVED for legality by solicitor <i>[Signature]</i>

Name:

(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 3 OF 8 PAGES

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

Document Reference: Entire Document
Person Entitled to Interest: Transferee

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

TERMS OF INSTRUMENT- PART 2

THIS AGREEMENT is BETWEEN:

Michael Scott Miller
1976 Oak Bay Avenue
Victoria, BC, V8R 1E2

(the "Owner")

AND:

The Corporation of the City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

(the "City")

WHEREAS:

- A. The Owner is the registered owner in fee-simple of those lands and premises located within the City of Victoria, in the Province of British Columbia, more particularly described as:

PID 005-152-933

Lot A, Section 74, Victoria District, Plan 2094

(the "Lands");

- B. The Owner has applied to the City for an amendment to the City's Zoning Regulation Bylaw No. 80-159 in relation to the Lands, and for a Development Permit to permit the development of a strata titled residential building;
- C. Section 219 of the *Land Title Act* provides that a covenant, whether of negative or positive nature,

-
- in respect of the use of land or the use of a building on or to be erected on land;
 - that land is to be built on in accordance with the covenant;
 - that land is not to be used, built on or subdivided;
 - that land or specified amenities be protected, preserved, conserved, maintained, enhanced, restored or kept in their natural or existing state;

may be granted in favour of the City and may be registered as a charge against the title to that land.

NOW THEREFORE THIS AGREEMENT WITNESSES that under Section 219 of the *Land Title Act*, and in consideration of the premises and the mutual covenants and agreements contained herein, and the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid to the Owner by the City (the receipt and sufficiency of which is hereby acknowledged), and for other good and valuable consideration the parties covenant and agree each with the other as follows:

1. In this Agreement the following words have the following meanings:
 - (a) "Development" means the development of a residential building on the Lands pursuant to Development Permit Application #000298 and any other development constructed on the Lands after the date of this Agreement;
 - (b) "Built Green® Silver Standard" means that a building has been designed and constructed to satisfy all of the prerequisites to earn sufficient points to be eligible for certification by Built Green Canada to the Silver standard under Built Green® High Density;
 - (c) "Built Green ® High Density" means the building design, construction and performance rating system published by Built Green Canada for High Density construction;
 - (d) "Built Green HD Verifier" means a person who is a certified by Built Green Canada as a Certified Energy Advisor to assess the effectiveness of the systems that have been installed in a Built Green® high density development.
2. The Owner covenants and agrees with the City that it shall not use or permit the use of the Lands or any building on the Lands for any purpose, construct any building on the Lands or subdivide the Lands except in accordance with this Agreement.
3. The Owner covenants and agrees that the Development shall be designed and constructed to the Built Green® Silver Standard.
4. In order to demonstrate compliance with section 3 of this Agreement, the Owner covenants and agrees that:
 - (a) It shall not receive a building permit for the Development until it has submitted to the City, for the City's review and approval:
 - (i) notice from Built Green Canada that the Development has been enrolled for certification under Built Green® High Density to the Built Green® Silver Standard; and
 - (ii) such architectural design drawings, building specifications, Built Green preliminary checklist, and other professional reports and information that the City may reasonably require, including a report from a Built Green HD Verifier retained by the Owner, all demonstrating to the City's satisfaction that the design, specifications and other features of the Development are substantially in accordance with the Built Green® Silver Standard;

- (b) it shall construct the Development strictly in accordance with the design and specifications approved by the City under section 4(a) of this Agreement and substantially in accordance with the standards for Built Green® Silver Standard;
 - (c) it shall not use or occupy the Development, or permit its use or occupancy for any purpose, and the City shall be under no obligation to issue an occupancy permit, until the Owner has submitted to the City for its review and approval the final Built Green® High Density checklist signed by the Built Green HD Verifier along with a report from the HD Verifier confirming that the Development has been constructed and performs in accordance with the design and specifications approved by the City under section 4(a) of this Agreement, and further certifying that the Development performs and has been constructed substantially in accordance with the Built Green® Silver Standard.
- 5. The Owner and the City agree that enforcement of this Agreement shall be entirely within the discretion of the City and that the execution and registration of this covenant against title to the Lands shall not be interpreted as creating any duty on the part of the City to the Owner or to any other person to enforce any provision or prevent or restrain the breach of any provision of this Agreement.
- 6. The Owner shall indemnify and save harmless the City and each of its elected and appointed officials, officers, employees, agents and contractors, from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have, whether as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or otherwise, which the City incurs as a result of any loss or damage or injury, including economic loss, arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 7. The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, officers, employees, agents and contractors, of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which the Owner can or may have against the City for any loss or damage or injury, including economic loss, that the Owner may sustain or suffer arising out of or connected with:

 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 8. At the Owner's expense, the Owner must do everything necessary to secure priority of registration and interest for this Agreement and the Section 219 Covenant it creates over all registered and pending charges and encumbrances of a financial nature against the Lands.

9. Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions under any enactment and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
 10. Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
 11. Time is of the essence of this Agreement.
 12. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement and they shall be binding upon the Owner as personal covenants only during the period of its respective ownership of any interest in the Lands.
 13. This Agreement shall enure to the benefit of the City and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
 14. This Agreement is the entire agreement between the parties hereto regarding its subject.
 15. It is mutually understood, acknowledged and agreed by the parties hereto that the City has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.
 16. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver shall be effective unless it is in writing signed by both parties.
 17. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
-
18. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
 19. The restrictions and covenants herein contained shall be covenants running with the Lands, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Victoria Land Title Office pursuant to section 219 of the *Land Title Act* as covenants in favour of the City as a first charge against the Lands.
 20. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.

21. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
22. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
23. If the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement
24. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

The parties hereto acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D attached hereto.

"MADDISON"
1082 Richmond Avenue
Victoria, BC



PROJECT TEAM

Applicant
Abstract Developments Inc.
1976 Oak Bay Avenue
Victoria, BC V8R 1E2
P (250) 883-5576
E: sganong@abstractdevelopments.com

Architect
MJM Architect Inc.
10-909 Vancouver Street
Victoria, BC V8V 3V6
P (250) 561-5492
E: mjmoody@shaw.ca

Landscape Architect
Murdoch de Greeff Inc.
200-524 Culbuthel Road
Victoria, BC V8Z 1G1
P (250) 412-2891
E: scott@mdidesign.ca

REZONING & DEVELOPMENT PERMIT APPLICATION

Original Submission	01/11/2013
Revised Submission	05/13/2013
Revised Submission	03/10/2014
Revised Submission	06/20/2014
Revised Submission:	09/19/2014

DRAWING LIST

A1.1	Site Plan and Project Data
A2.1	Parkade Plan
A2.2	Main and Second Level Floor Plans
A2.3	Third and Fourth Level Floor Plans
A3.1	Elevations – North and South
A3.2	Elevations – East and West
A4.1	Building Section and Roof Plan
A5.1	Streetscapes
A5.2	Streetscape and Window Overlay Study
A6.1	Renderings – Looking SW and SE
A6.2	Renderings – Looking NW and Close-up of Entrance
L1.1	Landscape Plan
L1.2	Planting Plan

Received
City of Victoria

SEP 19 2014

Planning & Development Department
Development Services Division



Project
1082 RICHMOND AVENUE
Victoria, B.C.
Site Plan & Project Data
Scale - As Noted
September 18th., 2014

A1.1

SEP 19 2014

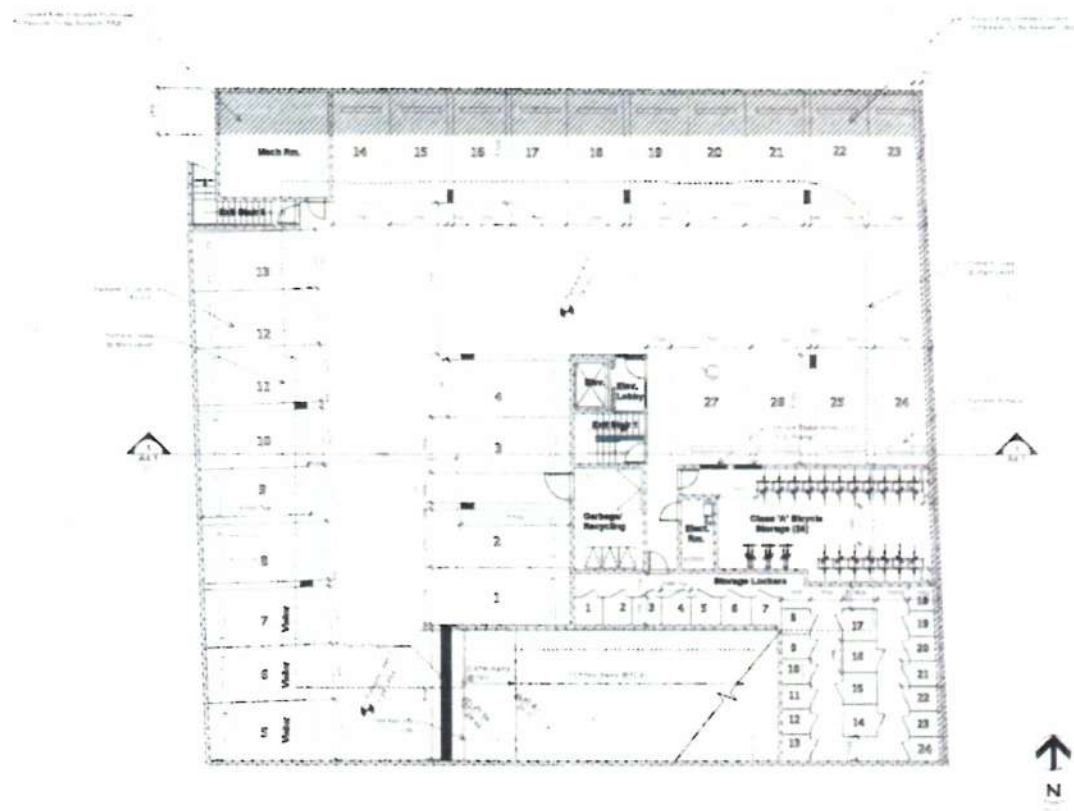
Planning & Development Department
Development Services Division

	Zone Standard	Proposed - 8 different from Zone Standard
 zoning	RM-10	RM-10, RM-15
Site area (sq ft)	1,000 sq ft - 10,000 sq ft	1,000 sq ft - 10,000 sq ft
Single family units (1)	1	1
Three space lots	1,000 sq ft - 10,000 sq ft	1,000 sq ft - 10,000 sq ft
Site coverage %	10% - 20%	10% - 20%
Open site space %	80% - 90%	80% - 90%
Height (ft)	10 ft - 20 ft	10 ft - 20 ft
Number of stories	1	1
Planning studio number (1)	1	1
Storage (1)	1	1
Storage (1)	1	1
Building setback (ft)	10 ft - 20 ft	10 ft - 20 ft
Front yard	10 ft - 20 ft	10 ft - 20 ft
Side yard	10 ft - 20 ft	10 ft - 20 ft
Side yard (indicate which side)	10 ft - 20 ft	10 ft - 20 ft
Side yard (indicate which side)	10 ft - 20 ft	10 ft - 20 ft
Balcony setback (ft)	10 ft - 20 ft	10 ft - 20 ft
Front yard	10 ft - 20 ft	10 ft - 20 ft
Side yard	10 ft - 20 ft	10 ft - 20 ft
Side yard (indicate which side)	10 ft - 20 ft	10 ft - 20 ft
Side yard (indicate which side)	10 ft - 20 ft	10 ft - 20 ft

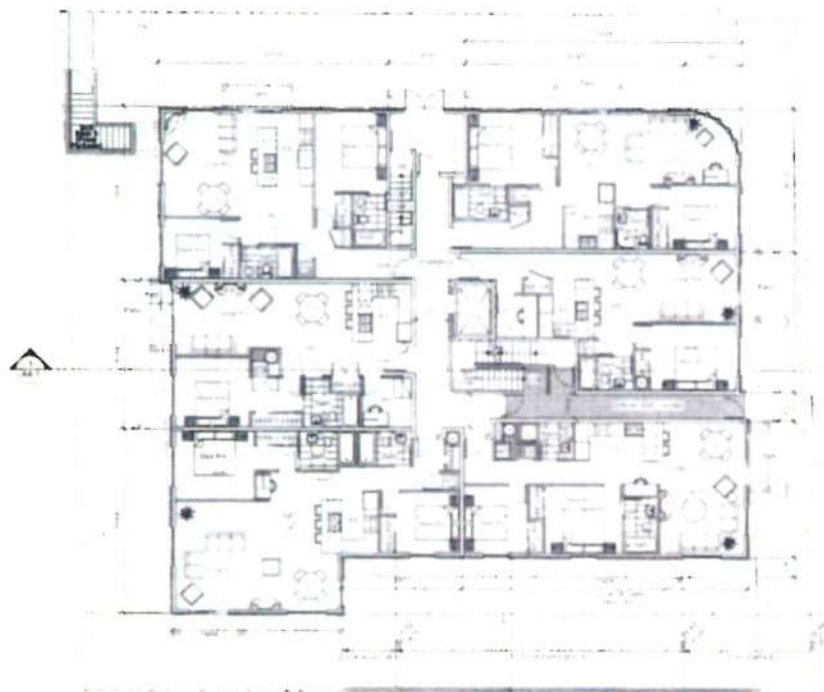
[illegible][illegible]

Building Footprint Area = 627.68sqm
Lot Coverage
 = $\frac{\text{Building Footprint} \times 100}{\text{Lot Area}}$ = 67.74%

Legal Description:
Lot A, Section 74, Victoria District
Plan 1010

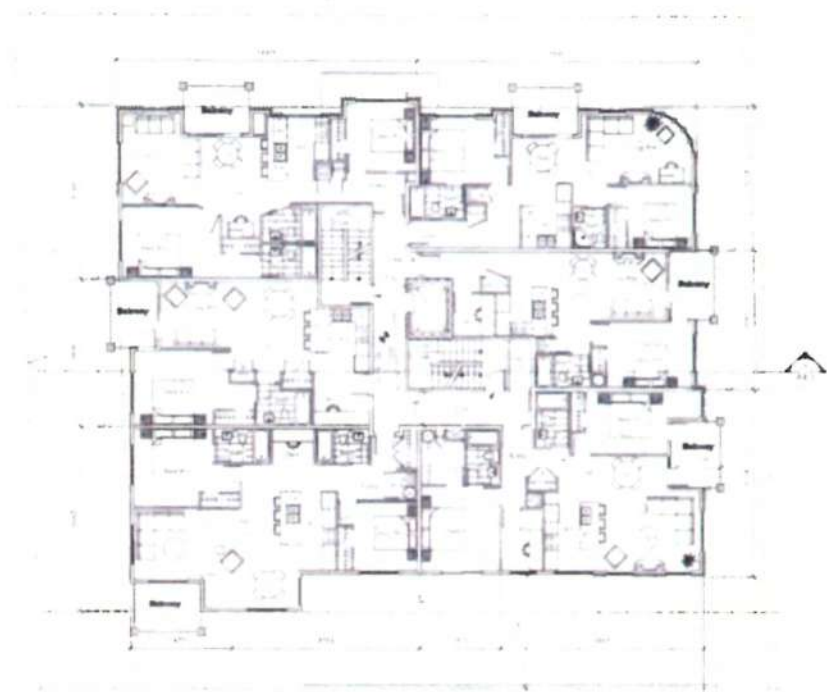


<p>Received City of Victoria</p> <p>SEP 19 2014</p> <p>Planning & Development Department Development Services Division</p>	<p>Project 1082 RICHMOND AVENUE Victoria, B.C. Parkade Plan Scale - As Noted September 19th, 2014</p>	<p>A2.1</p>
	<p>1082 Richmond Avenue, Victoria, B.C. V8M 1A2 © 2014 City of Victoria. All Rights Reserved.</p>	



1. Main Floor Plan
A2 SCALE - 1/8" = 1'-0"

UNIT NET AREA			
UNIT	NO.	AREA	AREA
UNIT 101	1	1,100	1,100
UNIT 102	2	1,100	1,100
UNIT 103	3	1,100	1,100
UNIT 104	4	1,100	1,100
UNIT 105	5	1,100	1,100
UNIT 106	6	1,100	1,100
UNIT 107	7	1,100	1,100
UNIT 108	8	1,100	1,100
UNIT 109	9	1,100	1,100
UNIT 110	10	1,100	1,100
UNIT 111	11	1,100	1,100
UNIT 112	12	1,100	1,100
UNIT 113	13	1,100	1,100
UNIT 114	14	1,100	1,100
UNIT 115	15	1,100	1,100
UNIT 116	16	1,100	1,100
UNIT 117	17	1,100	1,100
UNIT 118	18	1,100	1,100
UNIT 119	19	1,100	1,100
UNIT 120	20	1,100	1,100



2. Second Floor Plan
A2 SCALE - 1/8" = 1'-0"

Received
City of Victoria

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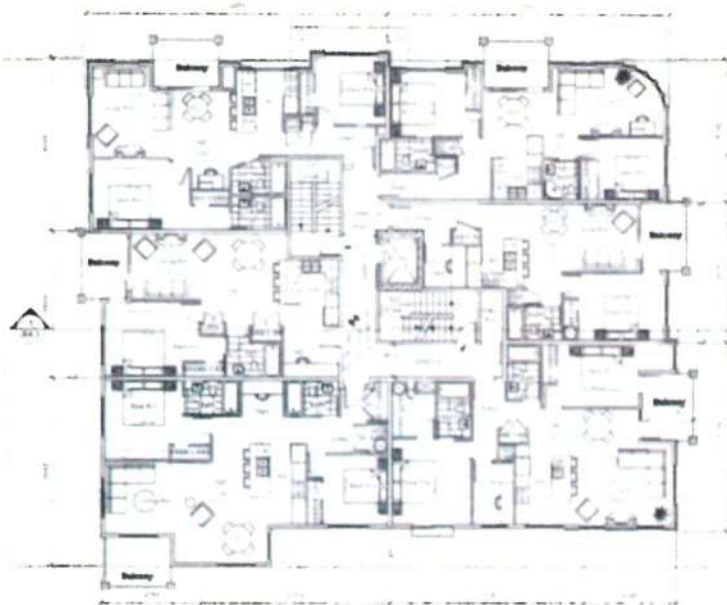
Planning & Development Department
Planning & Services Division

Project
1082 RICHMOND AVENUE
Victoria, B.C.
Main & Second Level Floor Plans
Scale - As Noted
September 19th, 2014

A2.2

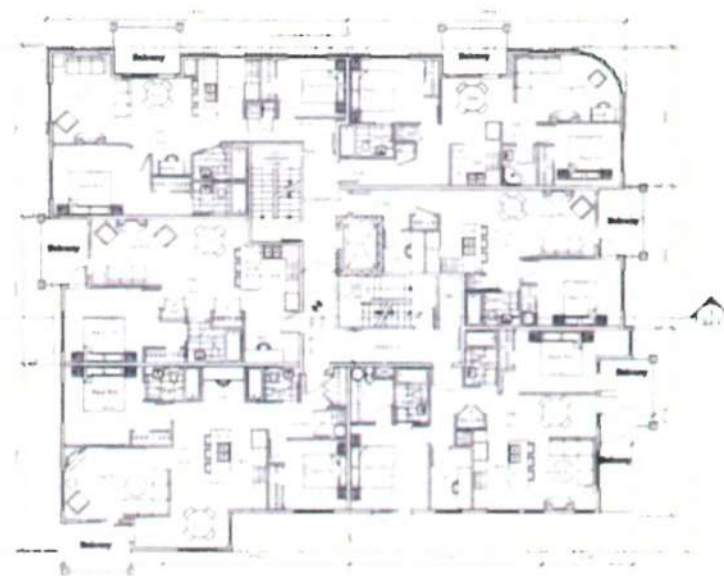


1082 RICHMOND AVENUE - Main & Second Level Floor Plans
A2.2



Third Floor Plan
A2.3 SCALE 1/80
Third Floor Plan, Richmond Avenue, Victoria, B.C.
10/10/2014

Room No.	Room Name	Area (sq. ft.)	Area (sq. m.)
101	RECEPTION	150.0	13.9
102	OFFICE	150.0	13.9
103	CONFERENCE	150.0	13.9
104	KITCHEN	150.0	13.9
105	BATH	150.0	13.9
106	STORAGE	150.0	13.9
107	LOBBY	150.0	13.9
108	STAIRS	150.0	13.9
109	ELEVATOR	150.0	13.9
110	RESTROOM	150.0	13.9
111	MEETING	150.0	13.9
112	TRAINING	150.0	13.9
113	WORKSHOP	150.0	13.9
114	LABORATORY	150.0	13.9
115	LIBRARY	150.0	13.9
116	ARCHIVE	150.0	13.9
117	RECORDS	150.0	13.9
118	DATA CENTER	150.0	13.9
119	SERVER ROOM	150.0	13.9
120	UPS ROOM	150.0	13.9
121	GENERATOR	150.0	13.9
122	MECHANICAL	150.0	13.9
123	ELECTRICAL	150.0	13.9
124	TELEPHONE	150.0	13.9
125	POSTAL	150.0	13.9
126	MAIL ROOM	150.0	13.9
127	LOCKER	150.0	13.9
128	CHANGE	150.0	13.9
129	SHOWERS	150.0	13.9
130	RESTROOM	150.0	13.9
131	STORAGE	150.0	13.9
132	LOCKER	150.0	13.9
133	CHANGE	150.0	13.9
134	SHOWERS	150.0	13.9
135	RESTROOM	150.0	13.9
136	STORAGE	150.0	13.9
137	LOCKER	150.0	13.9
138	CHANGE	150.0	13.9
139	SHOWERS	150.0	13.9
140	RESTROOM	150.0	13.9
141	STORAGE	150.0	13.9
142	LOCKER	150.0	13.9
143	CHANGE	150.0	13.9
144	SHOWERS	150.0	13.9
145	RESTROOM	150.0	13.9
146	STORAGE	150.0	13.9
147	LOCKER	150.0	13.9
148	CHANGE	150.0	13.9
149	SHOWERS	150.0	13.9
150	RESTROOM	150.0	13.9



Fourth Floor Plan
A2.3 SCALE 1/80
Fourth Floor Plan, Richmond Avenue, Victoria, B.C.
10/10/2014

Project
1082 RICHMOND AVENUE
Victoria, B.C.
Third & Fourth Level Floor Plans
Scale - As Noted
September 19th, 2014

A2.3

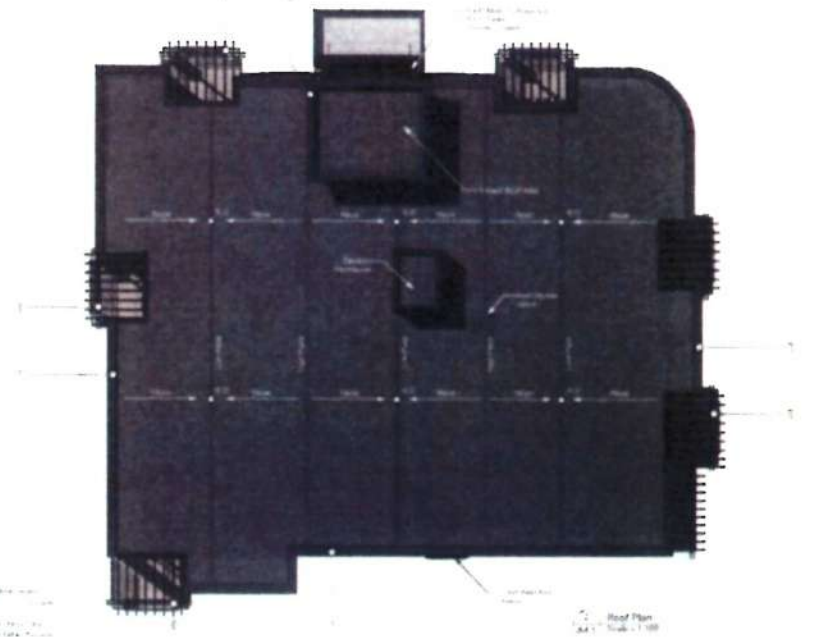




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Project
1082 RICHMOND AVENUE
Victoria, B.C.
Elevations - West & East
Scale - As Noted
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A3.2





NATURAL LIFE

[illegible]

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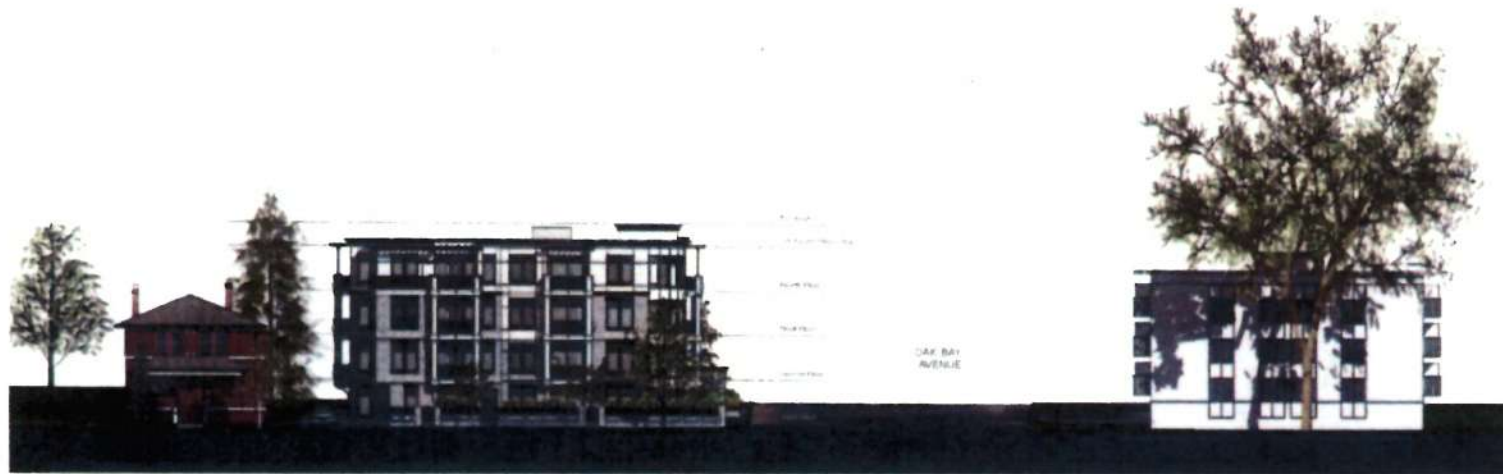
Personnel Management and Department
General Services Division

Project
1082 RICHMOND AVENUE
Victoria, B.C.
Building Section & Roof Plan
Scale - As Noted
September 19th, 2014

A4.1

Fig. 100. *Salmonella* (cont.) (cont.)

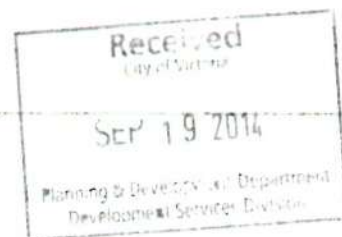
© 2002 Blackwell Science Ltd *Journal of Internal Medicine* 252: 105–112



2 Richmond Streetscape Looking West
Scale: 1/100



1 Darby Streetscape Looking East
Scale: 1/100



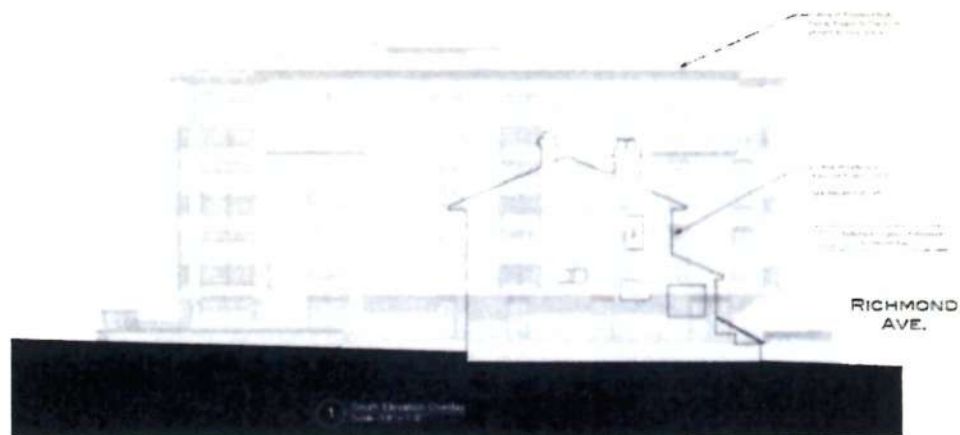
Project
1082 RICHMOND AVENUE
Victoria, B.C.
Streetscapes
Scale - As Noted
September 19th, 2014

A5.1

1082 Richmond Avenue, Victoria, B.C.	
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3 Richmond Streetscape Looking East
Scale: 1/8" = 1'-0"



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Victoria, B.C.
Streetscapes
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A5.2





View Looking S.E. Across Oak Bay Ave.
NOT TO SCALE



View Looking S.W. Across Oak Bay Ave.
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Project
1082 RICHMOND AVENUE
Victoria, B.C.
Renderings
Scale - Not To Scale
September 19th, 2014

A6.1





View Looking North From Richmond Ave
NOT TO SCALE



View Looking S.W. From Glen Bay Ave
NOT TO SCALE

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Project 1082 RICHMOND AVENUE Victoria, B.C. Renderings Scale - Not To Scale September 19th, 2014	A6.2	
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Case	Age	Sex	Site	Pathologic	Survival
1	65	M	Rectum	Adenocarcinoma	10 mo
2	68	M	Rectum	Adenocarcinoma	12 mo
3	70	M	Rectum	Adenocarcinoma	14 mo
4	72	M	Rectum	Adenocarcinoma	16 mo
5	74	M	Rectum	Adenocarcinoma	18 mo
6	76	M	Rectum	Adenocarcinoma	20 mo
7	78	M	Rectum	Adenocarcinoma	22 mo
8	80	M	Rectum	Adenocarcinoma	24 mo
9	82	M	Rectum	Adenocarcinoma	26 mo
10	84	M	Rectum	Adenocarcinoma	28 mo
11	86	M	Rectum	Adenocarcinoma	30 mo
12	88	M	Rectum	Adenocarcinoma	32 mo
13	90	M	Rectum	Adenocarcinoma	34 mo
14	92	M	Rectum	Adenocarcinoma	36 mo
15	94	M	Rectum	Adenocarcinoma	38 mo
16	96	M	Rectum	Adenocarcinoma	40 mo
17	98	M	Rectum	Adenocarcinoma	42 mo
18	100	M	Rectum	Adenocarcinoma	44 mo
19	102	M	Rectum	Adenocarcinoma	46 mo
20	104	M	Rectum	Adenocarcinoma	48 mo
21	106	M	Rectum	Adenocarcinoma	50 mo
22	108	M	Rectum	Adenocarcinoma	52 mo
23	110	M	Rectum	Adenocarcinoma	54 mo
24	112	M	Rectum	Adenocarcinoma	56 mo
25	114	M	Rectum	Adenocarcinoma	58 mo
26	116	M	Rectum	Adenocarcinoma	60 mo
27	118	M	Rectum	Adenocarcinoma	62 mo
28	120	M	Rectum	Adenocarcinoma	64 mo
29	122	M	Rectum	Adenocarcinoma	66 mo
30	124	M	Rectum	Adenocarcinoma	68 mo
31	126	M	Rectum	Adenocarcinoma	70 mo
32	128	M	Rectum	Adenocarcinoma	72 mo
33	130	M	Rectum	Adenocarcinoma	74 mo
34	132	M	Rectum	Adenocarcinoma	76 mo
35	134	M	Rectum	Adenocarcinoma	78 mo
36	136	M	Rectum	Adenocarcinoma	80 mo
37	138	M	Rectum	Adenocarcinoma	82 mo
38	140	M	Rectum	Adenocarcinoma	84 mo
39	142	M	Rectum	Adenocarcinoma	86 mo
40	144	M	Rectum	Adenocarcinoma	88 mo
41	146	M	Rectum	Adenocarcinoma	90 mo
42	148	M	Rectum	Adenocarcinoma	92 mo
43	150	M	Rectum	Adenocarcinoma	94 mo
44	152	M	Rectum	Adenocarcinoma	96 mo
45	154	M	Rectum	Adenocarcinoma	98 mo
46	156	M	Rectum	Adenocarcinoma	100 mo
47	158	M	Rectum	Adenocarcinoma	102 mo
48	160	M	Rectum	Adenocarcinoma	104 mo
49	162	M	Rectum	Adenocarcinoma	106 mo
50	164	M	Rectum	Adenocarcinoma	108 mo
51	166	M	Rectum	Adenocarcinoma	110 mo
52	168	M	Rectum	Adenocarcinoma	112 mo
53	170	M	Rectum	Adenocarcinoma	114 mo
54	172	M	Rectum	Adenocarcinoma	116 mo
55	174	M	Rectum	Adenocarcinoma	118 mo
56	176	M	Rectum	Adenocarcinoma	120 mo
57	178	M	Rectum	Adenocarcinoma	122 mo
58	180	M	Rectum	Adenocarcinoma	124 mo
59	182	M	Rectum	Adenocarcinoma	126 mo
60	184	M	Rectum	Adenocarcinoma	128 mo
61	186	M	Rectum	Adenocarcinoma	130 mo
62	188	M	Rectum	Adenocarcinoma	132 mo
63	190	M	Rectum	Adenocarcinoma	134 mo
64	192	M	Rectum	Adenocarcinoma	136 mo
65	194	M	Rectum	Adenocarcinoma	138 mo
66	196	M	Rectum	Adenocarcinoma	140 mo
67	198	M	Rectum	Adenocarcinoma	142 mo
68	200	M	Rectum	Adenocarcinoma	144 mo
69	202	M	Rectum	Adenocarcinoma	146 mo
70	204	M	Rectum	Adenocarcinoma	148 mo
71	206	M	Rectum	Adenocarcinoma	150 mo
72	208	M	Rectum	Adenocarcinoma	152 mo
73	210	M	Rectum	Adenocarcinoma	154 mo
74	212	M	Rectum	Adenocarcinoma	156 mo
75	214	M	Rectum	Adenocarcinoma	158 mo
76	216	M	Rectum	Adenocarcinoma	160 mo
77	218	M	Rectum	Adenocarcinoma	162 mo
78	220	M	Rectum	Adenocarcinoma	164 mo
79	222	M	Rectum	Adenocarcinoma	166 mo
80	224	M	Rectum	Adenocarcinoma	168 mo
81	226	M	Rectum	Adenocarcinoma	170 mo
82	228	M	Rectum	Adenocarcinoma	172 mo
83	230	M	Rectum	Adenocarcinoma	174 mo
84	232	M	Rectum	Adenocarcinoma	176 mo
85	234	M	Rectum	Adenocarcinoma	178 mo
86	236	M	Rectum	Adenocarcinoma	180 mo
87	238	M	Rectum	Adenocarcinoma	182 mo
88	240	M	Rectum	Adenocarcinoma	184 mo
89	242	M	Rectum	Adenocarcinoma	186 mo
90	244	M	Rectum	Adenocarcinoma	188 mo
91	246	M	Rectum	Adenocarcinoma	190 mo
92	248	M	Rectum	Adenocarcinoma	192 mo
93	250	M	Rectum	Adenocarcinoma	194 mo
94	252	M	Rectum	Adenocarcinoma	196 mo
95	254	M	Rectum	Adenocarcinoma	198 mo
96	256	M	Rectum	Adenocarcinoma	200 mo
97	258	M	Rectum	Adenocarcinoma	202 mo
98	260	M	Rectum	Adenocarcinoma	204 mo
99	262	M	Rectum	Adenocarcinoma	206 mo
100	264	M	Rectum	Adenocarcinoma	208 mo
101	266	M	Rectum	Adenocarcinoma	210 mo
102	268	M	Rectum	Adenocarcinoma	212 mo
103	270	M	Rectum	Adenocarcinoma	214 mo
104	272	M	Rectum	Adenocarcinoma	216 mo
105	274	M	Rectum	Adenocarcinoma	218 mo
106	276	M	Rectum	Adenocarcinoma	220 mo
107	278	M	Rectum	Adenocarcinoma	222 mo
108	280	M	Rectum	Adenocarcinoma	224 mo
109	282	M	Rectum	Adenocarcinoma	226 mo
110	284	M	Rectum	Adenocarcinoma	228 mo
111	286	M	Rectum	Adenocarcinoma	230 mo
112	288	M	Rectum	Adenocarcinoma	232 mo
113	290	M	Rectum	Adenocarcinoma	234 mo
114	292	M	Rectum	Adenocarcinoma	236 mo
115	294	M	Rectum	Adenocarcinoma	238 mo
116	296	M	Rectum	Adenocarcinoma	240 mo
117	298	M	Rectum	Adenocarcinoma	242 mo
118	300	M	Rectum	Adenocarcinoma	244 mo
119	302	M	Rectum	Adenocarcinoma	246 mo
120	304	M	Rectum	Adenocarcinoma	248 mo
121	306	M	Rectum	Adenocarcinoma	250 mo
122	308	M	Rectum	Adenocarcinoma	252 mo
123	310	M	Rectum	Adenocarcinoma	254 mo
124	312	M	Rectum	Adenocarcinoma	256 mo
125	314	M	Rectum	Adenocarcinoma	258 mo
126	316	M	Rectum	Adenocarcinoma	260 mo
127	318	M	Rectum	Adenocarcinoma	262 mo
128	320	M	Rectum	Adenocarcinoma	264 mo
129	322	M	Rectum	Adenocarcinoma	266 mo
130	324	M	Rectum	Adenocarcinoma	268 mo
131	326	M	Rectum	Adenocarcinoma	270 mo
132	328	M	Rectum	Adenocarcinoma	272 mo
133	330	M	Rectum	Adenocarcinoma	274 mo
134	332	M	Rectum	Adenocarcinoma	276 mo
135	334	M	Rectum	Adenocarcinoma	278 mo
136	336	M	Rectum	Adenocarcinoma	280 mo
137	338	M	Rectum	Adenocarcinoma	282 mo
138	340	M	Rectum	Adenocarcinoma	284 mo
139	342	M	Rectum	Adenocarcinoma	286 mo
140	344	M	Rectum	Adenocarcinoma	288 mo
141	346	M	Rectum	Adenocarcinoma	290 mo
142	348	M	Rectum	Adenocarcinoma	292 mo
143	350	M	Rectum	Adenocarcinoma	294 mo
144	352	M	Rectum	Adenocarcinoma	296 mo
145	354	M	Rectum	Adenocarcinoma	298 mo
146	356	M	Rectum	Adenocarcinoma	300 mo
147	358	M	Rectum	Adenocarcinoma	302 mo
148	360	M	Rectum	Adenocarcinoma	304 mo
149	362	M	Rectum	Adenocarcinoma	306 mo
150	364	M	Rectum	Adenocarcinoma	308 mo
151	366	M	Rectum	Adenocarcinoma	310 mo
152	368	M	Rectum	Adenocarcinoma	312 mo
153	370	M	Rectum	Adenocarcinoma	314 mo
154	372	M	Rectum	Adenocarcinoma	316 mo
155	374	M	Rectum	Adenocarcinoma	318 mo
156	376	M	Rectum	Adenocarcinoma	320 mo
157	378	M	Rectum	Adenocarcinoma	322 mo
158	380	M	Rectum	Adenocarcinoma	324 mo
159	382	M	Rectum	Adenocarcinoma	326 mo
160	384	M	Rectum	Adenocarcinoma	328 mo
161	386	M	Rectum	Adenocarcinoma	330 mo
162	388	M	Rectum	Adenocarcinoma	332 mo
163	390	M	Rectum	Adenocarcinoma	334 mo
164	392	M	Rectum	Adenocarcinoma	336 mo
165	394	M	Rectum	Adenocarcinoma	338 mo
166	396	M	Rectum	Adenocarcinoma	340 mo
167	398	M	Rectum	Adenocarcinoma	342 mo
168	400	M	Rectum	Adenocarcinoma	344 mo
169	402	M	Rectum	Adenocarcinoma	346 mo
170	404	M	Rectum	Adenocarcinoma	348 mo
171	406	M	Rectum	Adenocarcinoma	350 mo
172	408	M	Rectum	Adenocarcinoma	352 mo
173	410	M	Rectum	Adenocarcinoma	354 mo
174	412	M	Rectum	Adenocarcinoma	356 mo
175	414	M	Rectum	Adenocarcinoma	358 mo
176	416	M	Rectum	Adenocarcinoma	360 mo
177	418	M	Rectum	Adenocarcinoma	362 mo
178	420	M	Rectum	Adenocarcinoma	364 mo
179	422	M	Rectum	Adenocarcinoma	366 mo
180	424	M	Rectum	Adenocarcinoma	368 mo
181	426	M	Rectum	Adenocarcinoma	370 mo
182	428	M	Rectum	Adenocarcinoma	372 mo
183	430	M	Rectum	Adenocarcinoma	374 mo
184	432	M	Rectum	Adenocarcinoma	376 mo
185	434	M	Rectum	Adenocarcinoma	378 mo
186	436	M	Rectum	Adenocarcinoma	380 mo
187	438	M	Rectum	Adenocarcinoma	382 mo
188	440	M	Rectum	Adenocarcinoma	384 mo
189	442	M	Rectum	Adenocarcinoma	386 mo
190	444	M	Rectum	Adenocarcinoma	388 mo
191	446	M	Rectum	Adenocarcinoma	390 mo
192	448	M	Rectum	Adenocarcinoma	392 mo
193	450	M	Rectum	Adenocarcinoma	394 mo
194	452	M	Rectum	Adenocarcinoma	396 mo
195	454	M	Rectum	Adenocarcinoma	398 mo
196	456	M	Rectum	Adenocarcinoma	400 mo
197	458	M	Rectum	Adenocarcinoma	402 mo
198	460	M	Rectum	Adenocarcinoma	404 mo
199	462	M	Rectum	Adenocarcinoma	406 mo
200	464	M	Rectum	Adenocarcinoma	408 mo
201	466	M	Rectum	Adenocarcinoma	410 mo
202	468	M	Rectum	Adenocarcinoma	412 mo
203	470	M	Rectum	Adenocarcinoma	414 mo
204	472	M	Rectum	Adenocarcinoma	416 mo
205	474	M	Rectum	Adenocarcinoma	418 mo
206	476	M	Rectum	Adenocarcinoma	420 mo
207	478	M	Rectum	Adenocarcinoma	422 mo
208	480	M	Rectum	Adenocarcinoma	424 mo
209	482	M	Rectum	Adenocarcinoma	426 mo
210	484	M	Rectum	Adenocarcinoma	428 mo
211	486	M	Rectum	Adenocarcinoma	430 mo
212	488	M	Rectum	Adenocarcinoma	432 mo
213	490	M	Rectum	Adenocarcinoma	434 mo
214	492	M	Rectum	Adenocarcinoma	436 mo
215	494	M	Rectum	Adenocarcinoma	438 mo
216	496	M	Rectum	Adenocarcinoma	440 mo
217	498	M	Rectum	Adenocarcinoma	442 mo
218	500	M	Rectum	Adenocarcinoma	444 mo
219	502	M	Rectum	Adenocarcinoma	446 mo
220	504	M	Rectum	Adenocarcinoma	448 mo
221	506	M	Rectum	Adenocarcinoma	450 mo
222	508	M	Rectum	Adenocarcinoma	452 mo
223	510	M	Rectum	Adenocarcinoma	454 mo
224	512	M	Rectum	Adenocarcinoma	456 mo
225	514	M	Rectum	Adenocarcinoma	458 mo
226	516	M	Rectum	Adenocarcinoma	460 mo
227	518	M	Rectum	Adenocarcinoma	462 mo
228	520	M	Rectum	Adenocarcinoma	464 mo
229	522	M	Rectum	Adenocarcinoma	466 mo
230	524	M	Rectum	Adenocarcinoma	468 mo
231	526	M	Rectum	Adenocarcinoma	470 mo
232	528	M	Rectum	Adenocarcinoma	472 mo
233	530	M	Rectum	Adenocarcinoma	474 mo
234	532	M	Rectum	Adenocarcinoma	476 mo
235	534	M	Rectum	Adenocarcinoma	478 mo
236	536	M	Rectum	Adenocarcinoma	480 mo
237	538	M	Rectum	Adenocarcinoma	482 mo
238	540	M	Rectum	Adenocarcinoma	484 mo
239	542	M	Rectum	Adenocarcinoma	486 mo
240	544	M	Rectum	Adenocarcinoma	488 mo
241	546	M	Rectum		



Landscape Plan



READING SKILLS

Read the text and choose the correct answer (A, B, C or D) for each question.

1. The first advertisement is for a new type of car. What is the main feature of this car?

A. It is a sports car. B. It is a family car. C. It is a luxury car. D. It is a small car.

2. The second advertisement is for a new type of house. What is the main feature of this house?

A. It is a modern house. B. It is a traditional house. C. It is a large house. D. It is a small house.

3. The third advertisement is for a new type of food. What is the main feature of this food?

A. It is a healthy food. B. It is a delicious food. C. It is a cheap food. D. It is a rare food.

4. The fourth advertisement is for a new type of service. What is the main feature of this service?

A. It is a fast service. B. It is a reliable service. C. It is a cheap service. D. It is a rare service.

5. The fifth advertisement is for a new type of product. What is the main feature of this product?

A. It is a new product. B. It is a popular product. C. It is a cheap product. D. It is a rare product.

6. The sixth advertisement is for a new type of company. What is the main feature of this company?

A. It is a new company. B. It is a popular company. C. It is a cheap company. D. It is a rare company.

7. The seventh advertisement is for a new type of organization. What is the main feature of this organization?

A. It is a new organization. B. It is a popular organization. C. It is a cheap organization. D. It is a rare organization.

8. The eighth advertisement is for a new type of institution. What is the main feature of this institution?

A. It is a new institution. B. It is a popular institution. C. It is a cheap institution. D. It is a rare institution.

9. The ninth advertisement is for a new type of association. What is the main feature of this association?

A. It is a new association. B. It is a popular association. C. It is a cheap association. D. It is a rare association.

10. The tenth advertisement is for a new type of club. What is the main feature of this club?

A. It is a new club. B. It is a popular club. C. It is a cheap club. D. It is a rare club.

11. The eleventh advertisement is for a new type of society. What is the main feature of this society?

A. It is a new society. B. It is a popular society. C. It is a cheap society. D. It is a rare society.

12. The twelfth advertisement is for a new type of group. What is the main feature of this group?

A. It is a new group. B. It is a popular group. C. It is a cheap group. D. It is a rare group.

13. The thirteenth advertisement is for a new type of team. What is the main feature of this team?

A. It is a new team. B. It is a popular team. C. It is a cheap team. D. It is a rare team.

14. The fourteenth advertisement is for a new type of organization. What is the main feature of this organization?

A. It is a new organization. B. It is a popular organization. C. It is a cheap organization. D. It is a rare organization.

15. The fifteenth advertisement is for a new type of institution. What is the main feature of this institution?

A. It is a new institution. B. It is a popular institution. C. It is a cheap institution. D. It is a rare institution.

16. The sixteenth advertisement is for a new type of association. What is the main feature of this association?

A. It is a new association. B. It is a popular association. C. It is a cheap association. D. It is a rare association.

17. The seventeenth advertisement is for a new type of club. What is the main feature of this club?

A. It is a new club. B. It is a popular club. C. It is a cheap club. D. It is a rare club.

18. The eighteenth advertisement is for a new type of society. What is the main feature of this society?

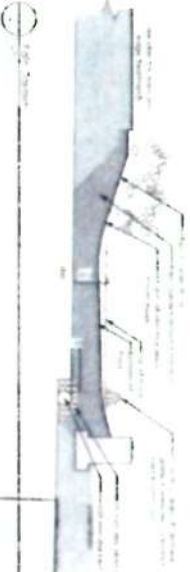
A. It is a new society. B. It is a popular society. C. It is a cheap society. D. It is a rare society.

19. The nineteenth advertisement is for a new type of group. What is the main feature of this group?

A. It is a new group. B. It is a popular group. C. It is a cheap group. D. It is a rare group.

20. The twentieth advertisement is for a new type of team. What is the main feature of this team?

A. It is a new team. B. It is a popular team. C. It is a cheap team. D. It is a rare team.



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4. **L2.01**

Planting Plan



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