ISSUED FOR: Committee of the Whole (COTW)
ISSUE DATE: April 15, 2025

Project Address:

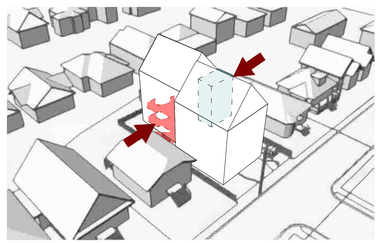
Civic Address
50 Government St
Victoria, BC

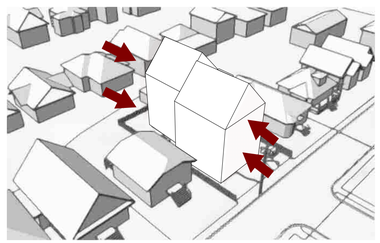
Legal Address Description:
Property ID: 007-326-122
Legal Amended Lot 9, Beckley Farm, Victoria District, Plan 229

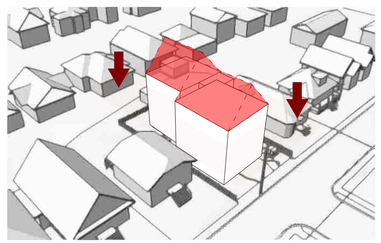
Owner:

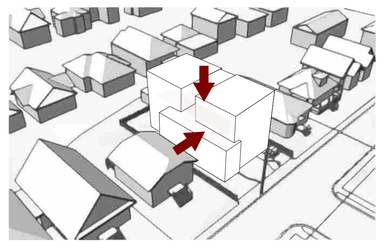
Oeza Developments
1558 Beach Dr.
Victoria, BC

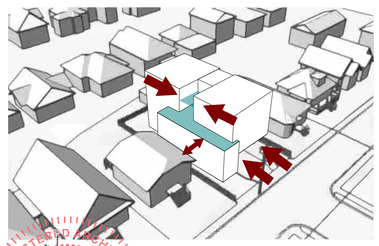
Contact:
Mike Jones
mike.jones@oezadevelopments.ca
250-588-1960











Architect

Waymark Architecture
1826 Government Street
Victoria BC V8T 4N5

Contact: Will King
Phone: 778 977 0660
Email: will@waymarkarchitecture.com

Structural Engineer

RJC Engineers
#330, 1515 Douglas St
Victoria BC V8W 2G4

Contact: Leon Plett
Phone: 250 386 7794
Email: lplett@rjc.ca

Landscape

G | ALA Gauthier + Associates La
308 877 Hastings St
Vancouver, BC

Contact: Bryce Gauthier
Phone: 604 317 9682
Email: bryce@gauthierla.com

Code Consultant

Celerity Engineering Limited
102-5166 Cordova Bay Road
Victoria, BC V8Y 2K6

Contact: Corie Lubben
Phone: 250 410 2021 extension 205
Email: clubben@celerity.ca

Civil Engineer

McElhanney
3960 Quadra St #500
Victoria, BC V8X 4A3

Contact: Nathan Dunlop
Phone: 778 746 7417
Email: ndunlop@mcelhanney.com

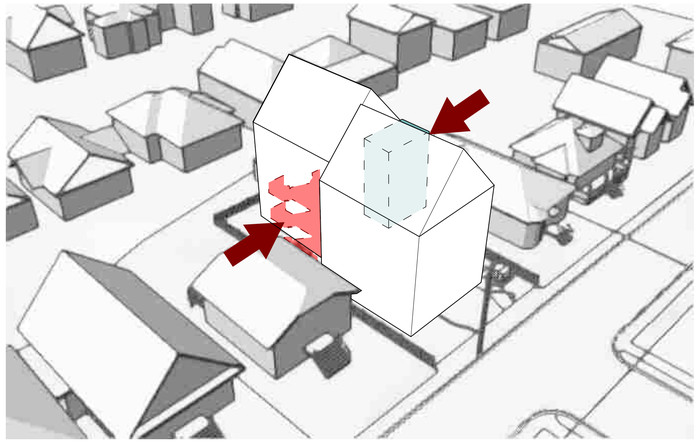
Project ID: 2022-06

WAYMARK ARCHITECTURE

Oeza Developments

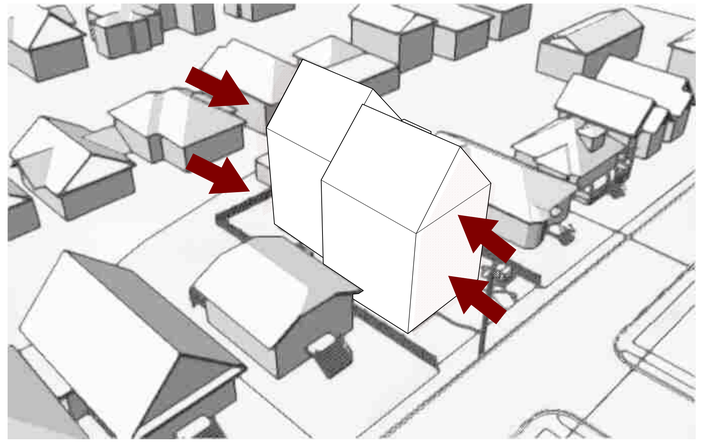
James Bay Development

2025-04-15
RZ-000
Cover Sheet



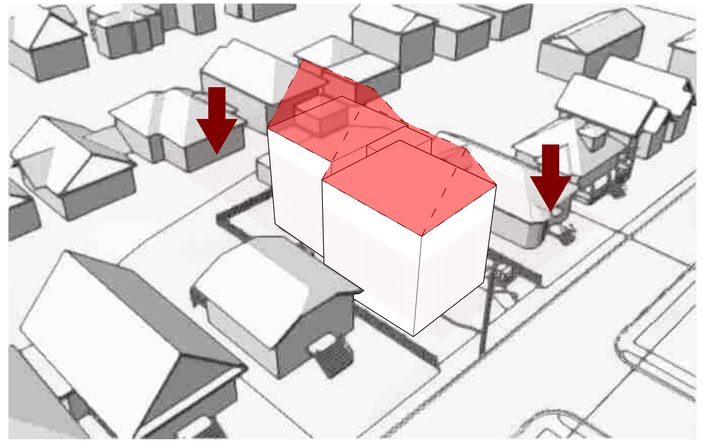
REMOVE EXTERNAL EXIT STAIRS

External stairs were removed from the buidling (per COTW resolution 2.c.vii) and placed into a single stair exit configuration with no oversight into neighbour's properties



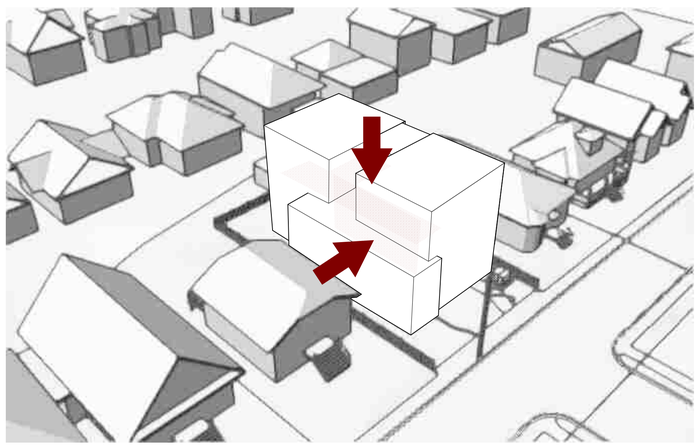
INCREASE SETBACKS AND OUTDOOR SPACE

The building was reduced in size by increasing the front and rear yard setbacks, with significant emphasis on providing amenity space for all residents in the rear yard (to address COTW resolutions 2.c.i, 2.c.ii, 2.c.iii, 2.c.iv and 2.c.vi)



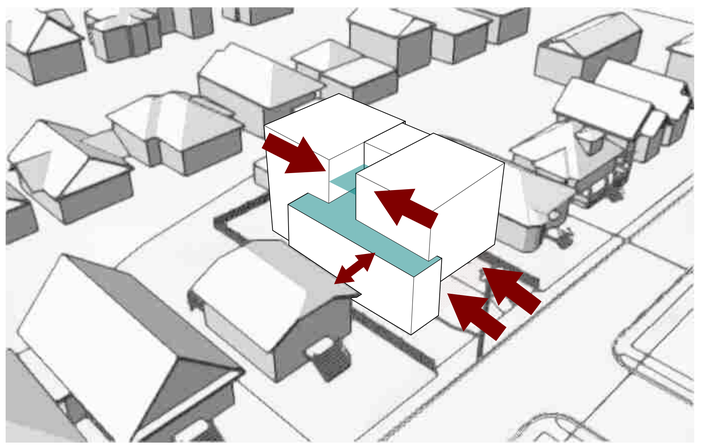
REMOVE PEAKED ROOF AND LOWER BUILDING

The high peaked roof with large open gabled ends was removed, and the overall building height was reduced. Living spaces in the lofts were deleted, and the floor-to-ceiling heights were lowered at each level (per COTW resolutions 2.c.v and 2.c.vi).



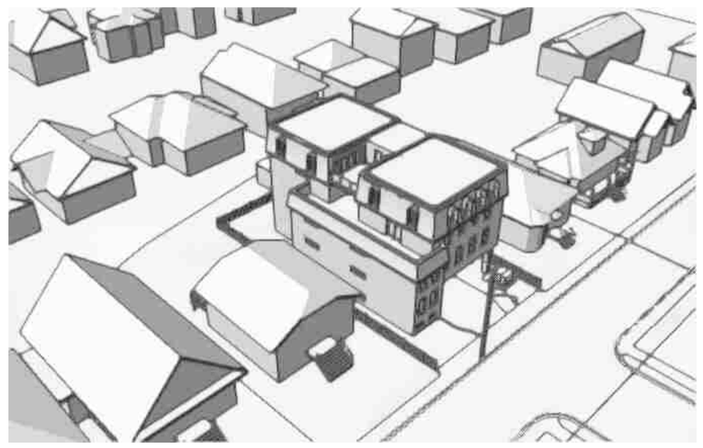
STEP MASSING DOWN ON SOUTH SIDE

The massing of the building is stepped down on the south side to reflect the smaller neighbour (per COTW resolution 2.c.v and 2.c.vi).



CENTRALIZED BALCONIES AND RECESSED ENTRY

Balconies on upper levels are removed from the front and back and focused on a central exterior area. These exterior spaces are positioned to overlook the roof instead of the neighbour's backyard. The recessed entry provides covered areas for visitor bikes and accessible parking requirements (per COTW resolutions 2.a, 2.c.ii, 2.c.v and 2.c.vi)



REVISED PROPOSAL

Project ID: 2022-006

WAYMARK

Oeza Developments

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

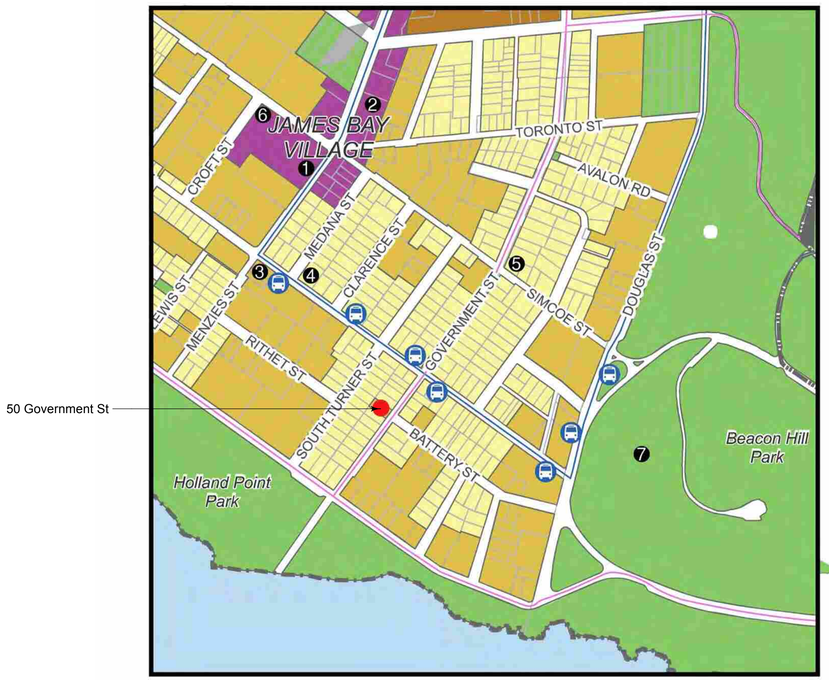
2025-04-17

James Bay Development

2025-04-15

RZ-001

Massing Evolution



James Bay Strategic Directions

Urban Place Designations*

- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Park and Open Space
- Working Harbour
- Marine
- Bus Stop
- Bus route
- Bike lane

1. James Bay Village (0.6 km)
2. Restaurant (0.5 km)
3. Groceries (0.3 km)
4. Schools (0.6 km)
5. Entertainment (0.4 km)
6. Bank (0.5 km)
7. Park (0.5 km)

OCP Policy Objectives Advanced By This Proposal:

6 (a) "...housing growth...within close walking distance of Town Centres and Large Urban Villages."

6 (g) "That all 13 city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types, throughout their lives."

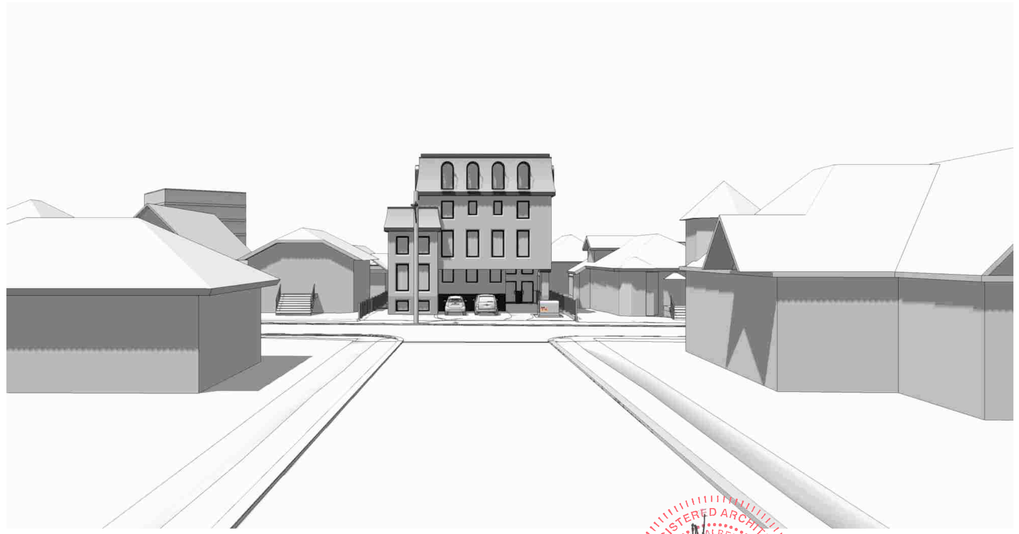
6.1.6 "Urban Residential consists primarily of multi-unit residential...including...mid-rise apartments."

6.9 "Give consideration to site-specific amendments to this plan that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context."

6.32.1 "Victoria accomodates a minimum of 20,000 additional residents from 2011 to 2041."

6.32.3 "Victoria accomodates a minimum of 20% of the region's cumulative new dewlling units to 2041."

6.32.5 "A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041."



Oeza Developments

James Bay Development

2025-04-15
RZ-004
OCP and Context

CODE ANALYSIS

2018 BC building code, data matrix part 3	BCBC REFERENCE References are to division B unless noted [A] for division A or [C] for division C.
Project Description: New Construction	
Major Occupancy: Residential group C	3.1.2.1
Building area: 114.3 m²	1.4.1.2 [A]
Number of stories: 4 + basement	3.2.1.1
Number of streets/fire fighter access: 1	3.2.2.10
Principal building is classified as following:	
3.2.2.50. Group C, up to 6 Storeys, Sprinklered	
The building is permitted to be of combustible construction or noncombustible construction used singly or in combination	3.2.2.50.
Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h	3.2.2.50.
Roof assemblies shall have a fire-resistance rating not less than 1 h	3.2.2.50.
Adjacent Occupancies: C	
Sprinklered : Yes	3.2.2.50.
Fire alarm: Yes	3.2.4.
Standpipe required: Yes	3.2.9.
Water service/supply is adequate: Yes	3.2.5.7
Mezzanine area : N/A	
Occupant load based on: m²/person and design of building The occupant load for residential suites is two persons per sleeping room. 1st floor = 4 persons (2 1-bedroom units) 2nd floor = 8 persons (2 1-bedroom units, 1 2-bedroom unit) 3rd floor = 10 persons (3 1-bedroom units, 1 2-bedroom unit) 4th floor = 8 persons (4 1-bedroom units) 5th floor = 12 persons (2 3-bedroom units) For storage garage: occupant load = garage area / 46 (sm/person) Bike parking :52.3m² + 7.6m²) = 59.9m² / 46m² = 1.3 (2 persons) Total occupancy = 44 persons	3.1.17.1
Minimum number of exits per unit required: 1, proposed 1	3.2.10.
This project will be subject to 3.2.10: Requirements for Residential Buildings with a Single Exit	

DATA SHEET/ZONING ANALYSIS

LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229

STREET ADDRESS: 50 Government St

CURRENT ZONING: R3-2 MULTIPLE DWELLING DISTRICT

PROPOSED ZONING: SITE SPECIFIC

SITE AREA: 586.27 m²

BUILDING FOOTPRINT: 303.39 m²

Zoning Criteria	Proposal	Zone Standard(R3-2)	Envisioned by OCP Land Use designation (Urban Residential)
Site Area (m²) (min.)	586.27 m²	920 m²	
Lot width (m) (min.)	17.07 m		
Total floor area (m²) (max.)	1033.37 m²		
Floor Space Ratio	1.76	1.2 to 1	1.2:1 generally, up to 2:1 in strategic locations for the advancement of plan objectives
Unit floor area (m²) (min.)	40.5 m²	30	
Avg Grade	17.75 m	n/a	
Building Height (m) (max.)	13.88 m		Low-rise and mid-rise
Storeys (max.)	5 storeys	6	Buildings up to approximately six storeys.
Setbacks (m) (min.)			
Front Setback - Street Boundary	5.03 m	10.5 m for, 4 story building 12 m for, 5 story building	
Rear (NW)	5.65 m	1/2 bldg ht (6.941)	
Side (NE)	1.55 m	1/2 bldg ht (6.941)	
Side (SW)	2.19 m	1/2 bldg ht (6.941)	
Total Side Setback	2.72 m	N/A	
Lot Coverage	51.75%	30% - 4 storeys 24% - 5 storeys	
Open site space - lot (%) (min.)	42.27%	30	
Off Street Parking			
Car Parking	1 - Visitor 1 - Car Share for Residents	Schedule C - Other Area - Multiple Dwelling 18 - Resident 2 - Visitor 20 - Total	
Accessible	0	1	
Van accessible	1	1	
Bicycle storage			
Long Term	31*	15	*Bike stalls could be replaced with mobility scooter parking depending on resident's needs.
Short Term Bicycle parking	6	6	
UNIT TYPES			
11 One Bedroom units @ 40.5 to 64.1 m²			
2 Two Bedroom units @ 67.7 to 76.2 m²			
2 Three Bedroom units @ 91.8 -100.6 m²			

BC LAND SURVEYORS SITE PLAN OF:

Civic: 50 Government Street

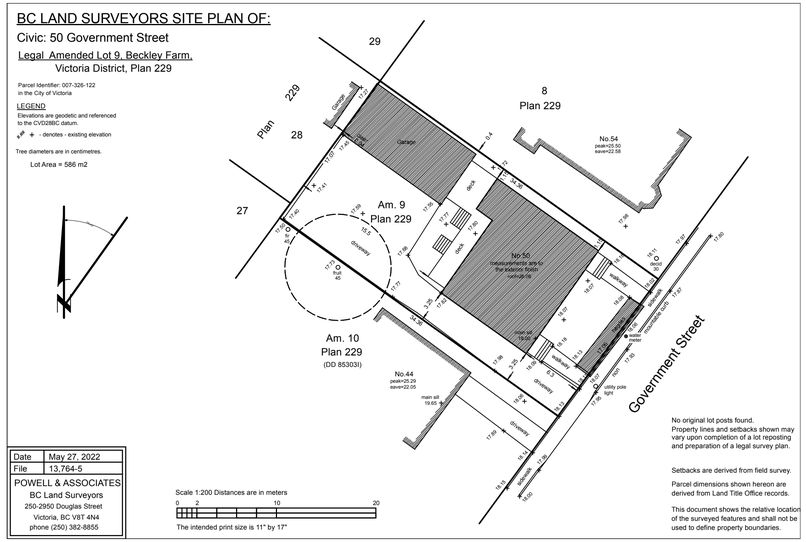
Legal Amended Lot 9, Beckley Farm,
Victoria District, Plan 229

Parcel Identifier: 007-326-122
in the City of Victoria

LEGEND
Elevations are geodetic and referenced to the CVD28BC datum.
✚ - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 586 m2



Date	May 27, 2022
File	13,764-5

POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

No original lot posts found.
Property lines and setbacks shown may vary upon completion of a lot reposting and preparation of a legal survey plan.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

1 Survey Plan

Parking required for 50 Government:

0.85 spaces per unit <45 m²- 2 units
1.00 space per unit 45<70 m² - 6 units
1.45 spaces per unit >70 m² - 7 units

= (0.85x2) + (1x6) + (1.45x7)
=17.85=18 car parking spaces

Visitor parking: 0.1 per unit
= 0.1 x 15
= 1.5= 2 visitor spaces

Required bikes:
1.25 per unit >45 m²
1 per unit <45 m²
= (1.25 x 2) + (1x13) = 15
= 15 bike parking stalls

Visitor bikes required: 6

PROPOSED:

1 car share for residents
1 visitor parking space (also sized for accessible van use)

31 bike parking
23 wall mounted
8 ground mounted, including 6 regular bike and 2 oversize bike stall (50% of required stalls)

Project ID: 2022-06

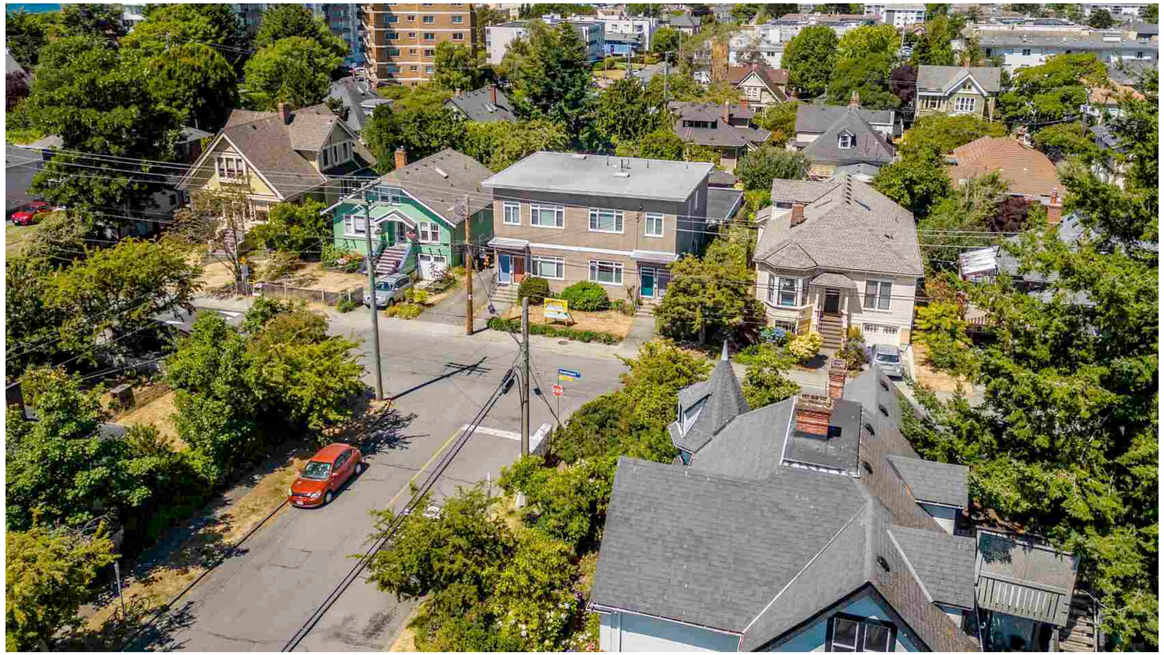
WAYMARK ARCHITECTURE

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA
2025-04-17

Oeza Developments

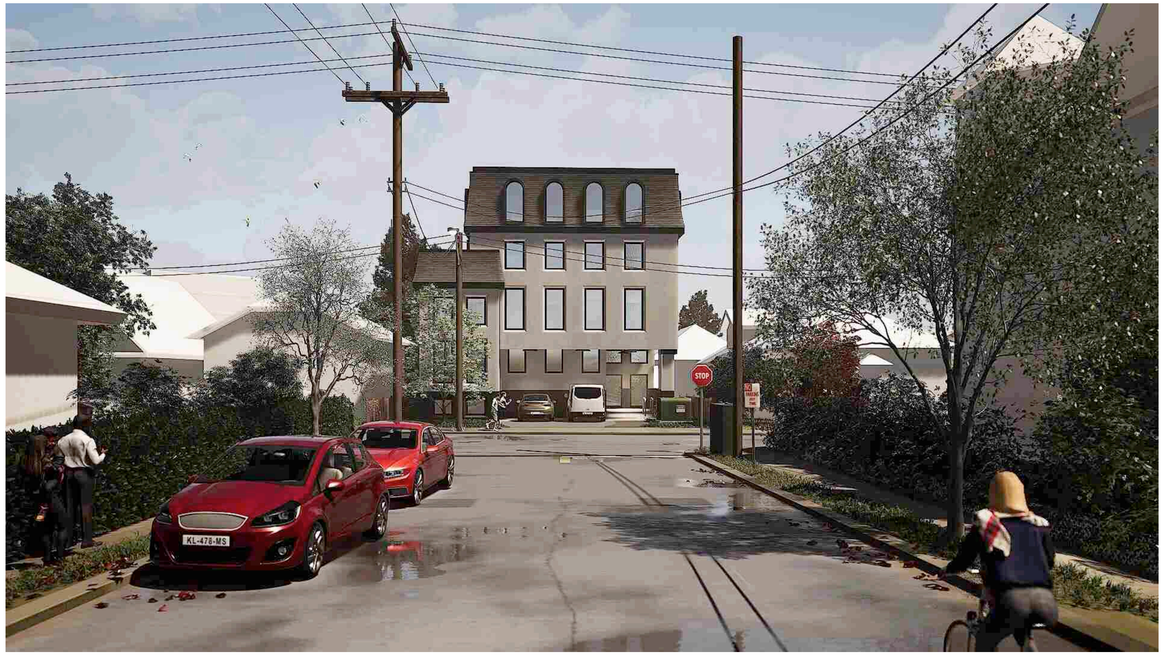
James Bay Development

2025-04-15
RZ-003
Project Information



Existing Building, 50 Government

Proposed Building, 50 Government



Proposed Building, 50 Government

Proposed Building, 50 Government

Project ID: 2022-06

WAYMARK
ARCHITECTURE

REGISTERED ARCHITECT
WILLIAM ALBERT KING
BRITISH COLUMBIA

Oeza Developments

James Bay Development

2025-04-15
RZ-005
James Bay Perspectives

1 RZ-200 Existing Building
Scale 1:200

2 RZ-200 Initial Design
Scale 1:200

3 RZ-200 Revised Design
Scale 1:200

Project ID: 2022-006

WAYMARK

Oeza Developments

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA
2025-04-17

James Bay Development

2025-04-15
RZ-200
Government Street Elevations

1 RZ-201 Initial Design
Scale 1:200

2 RZ-201 Revised Design
Scale 1:200

Project ID: 2022-006

WAYMARK

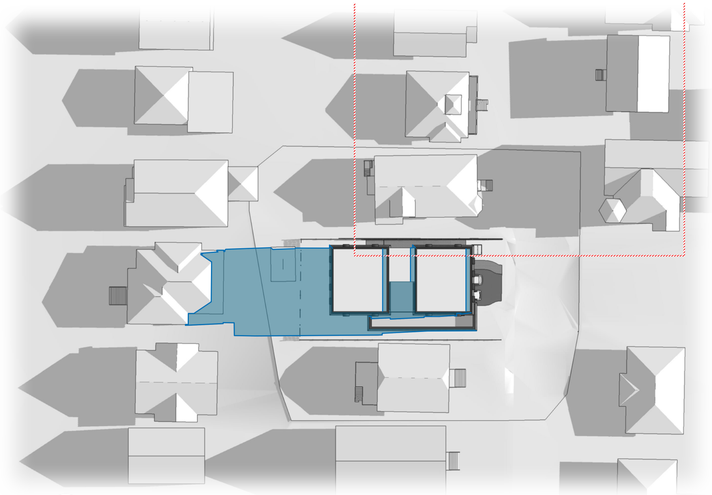
Oeza Developments

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

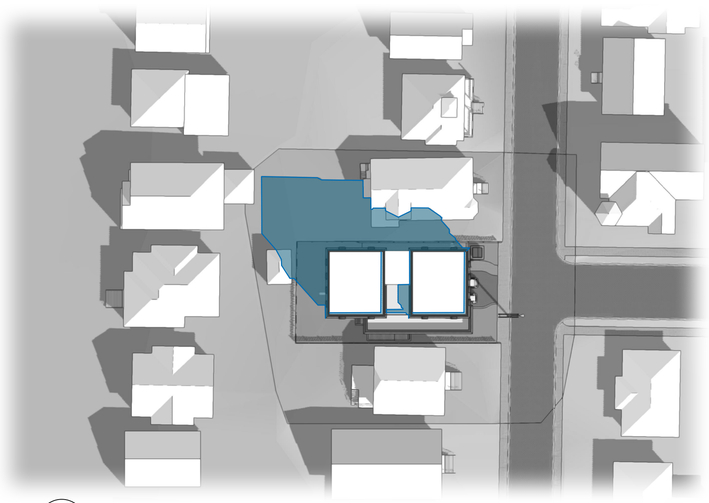
2025-04-17

James Bay Development

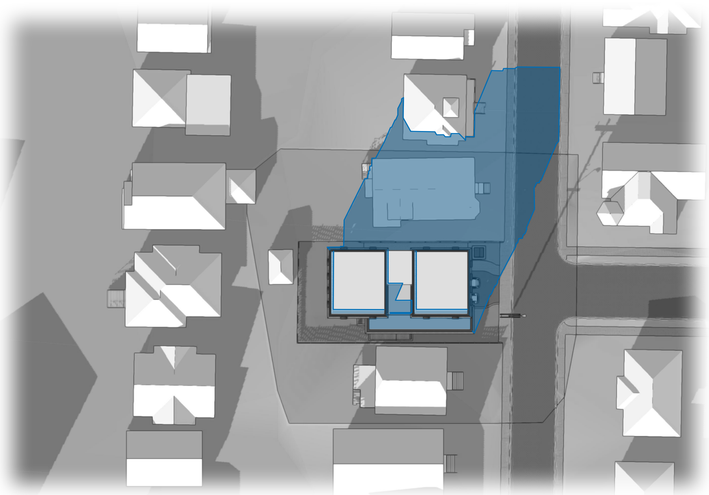
2025-04-15
RZ-201
Battery Street Elevations



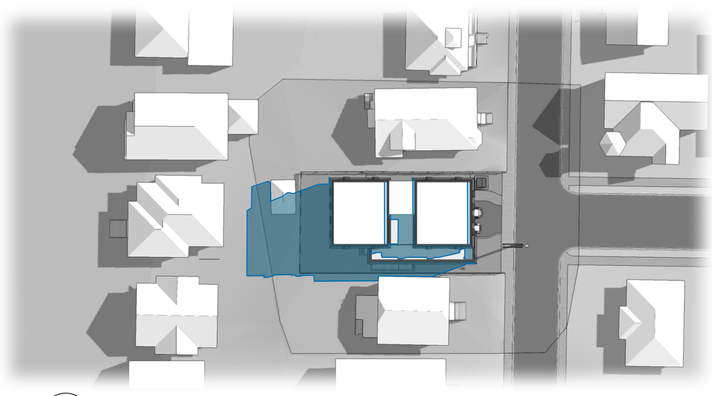
1 Equinox @ 9:00am



2 Equinox @ 12:00pm

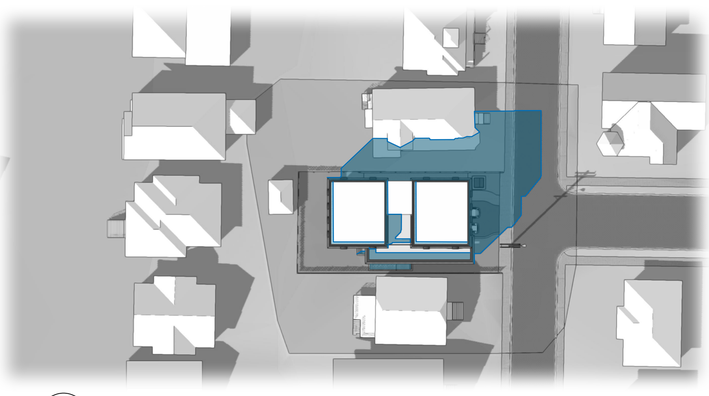


3 Equinox @ 4:00pm

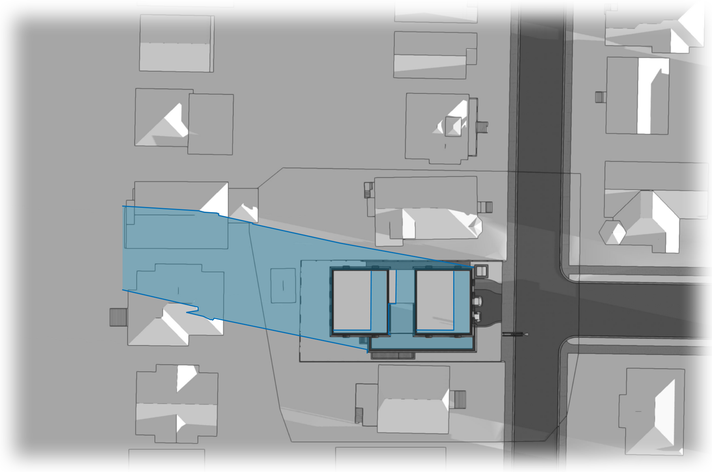


4 Summer Soltice @ 9:00am

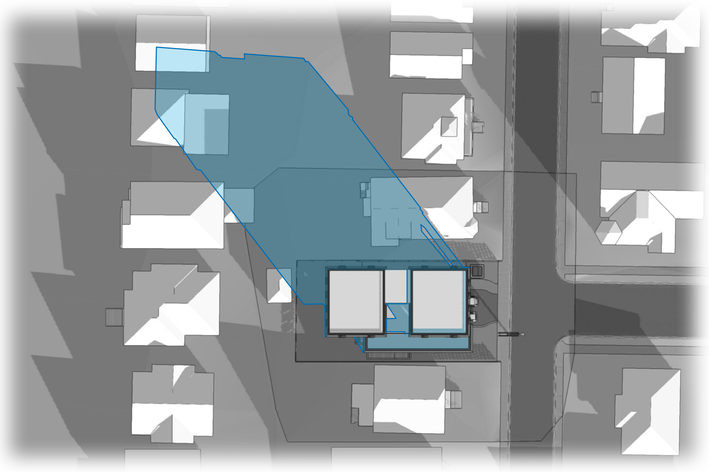
5 Summer Soltice @ 12:00pm



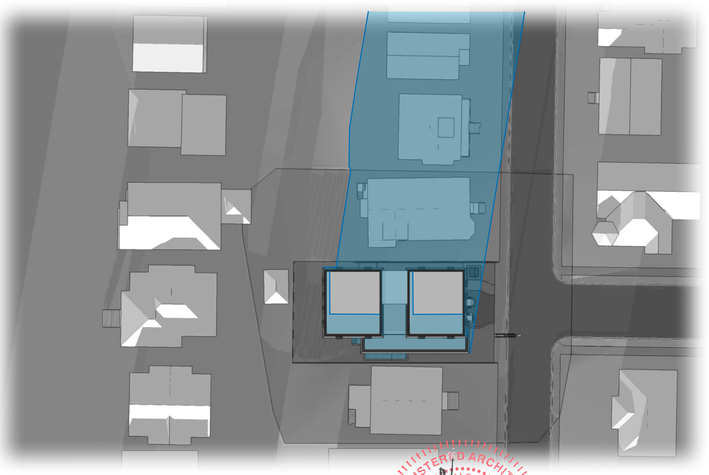
6 Summer Soltice @ 4:00pm



7 Winter Solstice @ 9:00am



8 Winter Solstice @ 12:00pm



9 Winter Solstice @ 3:30pm

Project ID: 2022-06

WAYMARK ARCHITECTURE

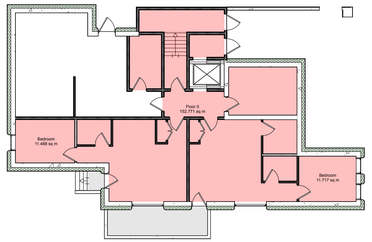
Oeza Developments

James Bay Development

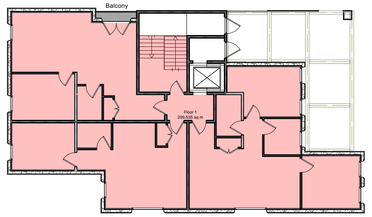
REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

2025-04-17

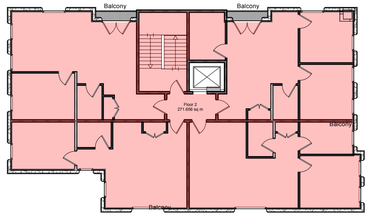
2025-04-15
RZ-007
Shadow Study



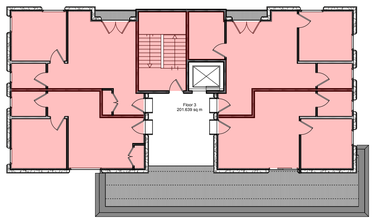
1 **Level 1 (FSR Calculation)**
Scale: 1:200 Area 152.771 m²



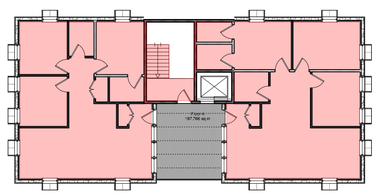
2 **Level 2 Floor Area (FSR Calculation)**
Scale: 1:200 Area 209.535 m²



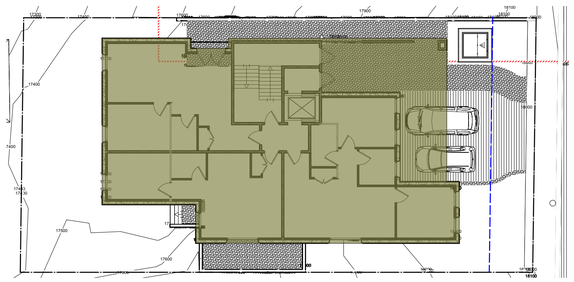
3 **Level 3 Floor Area (FSR Calculation)**
Scale: 1:200 Area 271.656 m²



4 **Level 4 Area (FSR Calculation)**
Scale: 1:200 Area 201.639 m2

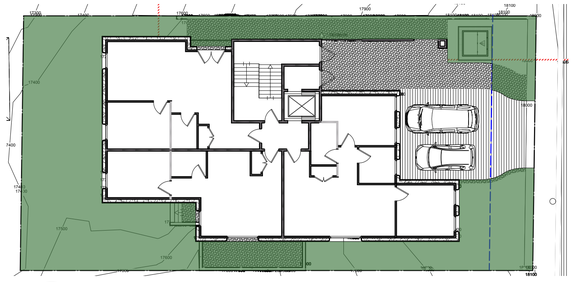


5 **Level 5 Area (FSR Calculation)**
Scale: 1:200 Area 197.766 m2



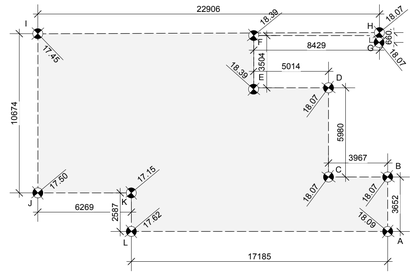
6 **Site Coverage**
Scale: 1:200

Building Area 303.39 m²
Site Area 586.27 m²
Site Coverage 51.75%



7 **Open Site Space**
Scale: 1:200

Open Area 247.83 m²
Site Area 586.27 m²
Open space 42.27 %



8 **Average Grade Calculation**
Scale: 1:200

Lot Area: 586.276 m²

Floor Areas:
Level 1: 152.771 m²
Level 2: 209.535 m²
Level 3: 271.656 m²
Level 4: 201.639 m²
Level 5: 197.766 m²
Total Floor Area **1033.367 m²**

Floor Space Ratio 1.76:1

Average Grade Calculation:

A & B (18.09 +18.07) /2 x 3.65 = 65.99

B & C (18.07 + 18.07 /2 x 3.97 = 71.74

C & D (18.07 + 18.07) /2 x 5.98 = 108.06

D & E (18.07 + 18.39) /2 x 5.01= 91.33

E & F (18.39 + 18.39) /2 x 3.50 = 64.37

F & G (18.39 + 18.07) /2 x 8.43 = 153.68

G & H (18.07 + 18.07) /2 x 0.66 = 11.93

H & I (18.07 + 17.45) /2 x 22.91 = 406.88

I & J (17.45 + 17.50) /2 x 10.67 = 186.46

J & K (17.50 + 17.15) /2 x 6.27 = 108.63

K & L (17.15 + 17.62) /2 x 2.59 = 45.03

K & A (17.62 + 18.09) /2 x 17.19 = 306.93

Total = 1621.03, Perimeter = 91.29
1451.88 / 91.29 = 17.75

Average Grade: 17.75

9 **South Elevation**
Scale: 1:200

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =2.19 m
AREA = 313.57 m²
PROPOSED UNPROTECTED AREA = 30.04 m²

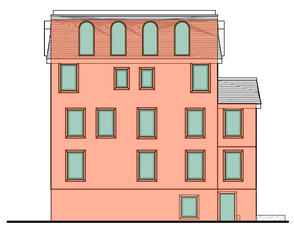
UNPROTECTED OPENING ALLOWED 16%, 66.2 m²
PROPOSED OPENING 9.58%

10 **North Elevation**
Scale: 1:200

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =1.36 m
AREA = 318.42 m²
PROPOSED UNPROTECTED AREA = 35.82 m²

UNPROTECTED OPENING ALLOWED 14%, 44.58 m²
PROPOSED OPENING 11.25 %



11 **Rear/ West Elevation**
Scale: 1:200

Table 3.2.3.1-D, BCBC

DISTANCE TO PROPERTY LINE =5.65 m
AREA = 171.8 m²
PROPOSED UNPROTECTED AREA = 34.48 m²

UNPROTECTED OPENING ALLOWED 40 %, 68.72 m²
PROPOSED OPENING 20.07 %

12 **Front /East Elevation**
Scale: 1:200

Table 3.2.3.1-D, BCBC

LIMITING DISTANCE = 10.08m
AREA = 162.32 m²
PROPOSED UNPROTECTED AREA = 48.38 m²

UNPROTECTED OPENING ALLOWED 100%, 162.33 m²
PROPOSED OPENING 29.8 %

Project ID: 2022-06

WAYMARK ARCHITECTURE

Oeza Developments

James Bay Development

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

2025-04-17

2025-04-15
RZ-010
Floor Areas Calculations

N 35°

1 Existing Site Plan With Survey Information
Scale: 1:100

Project ID: 2022-06

WAYMARK ARCHITECTURE

Oeza Developments

REGISTERED ARCHITECT
WILLIAM ALBERT KING
BRITISH COLUMBIA
[illegible]
2025-04-17

James Bay Development

2025-04-15
RZ-008
Existing Site Plan

N 35°

1 Proposed Site Plan
Scale: 1:100

Project ID: 2022-006

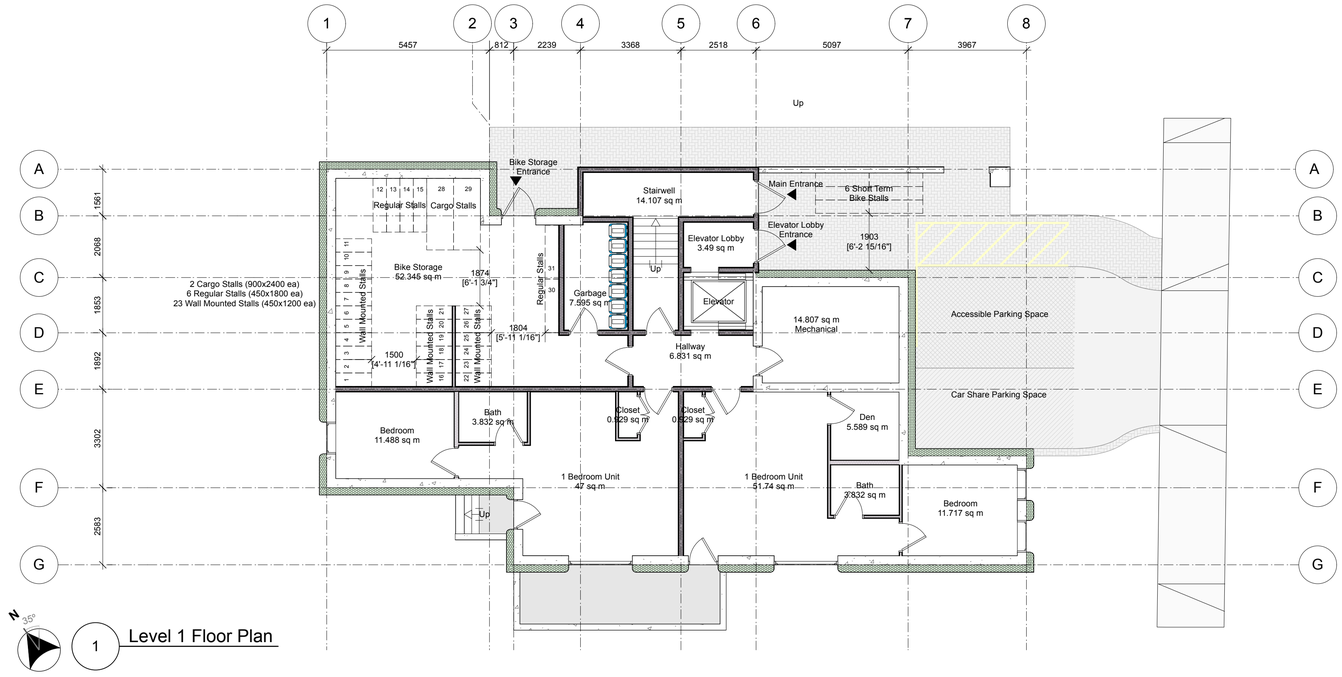
WAYMARK

Oeza Developments

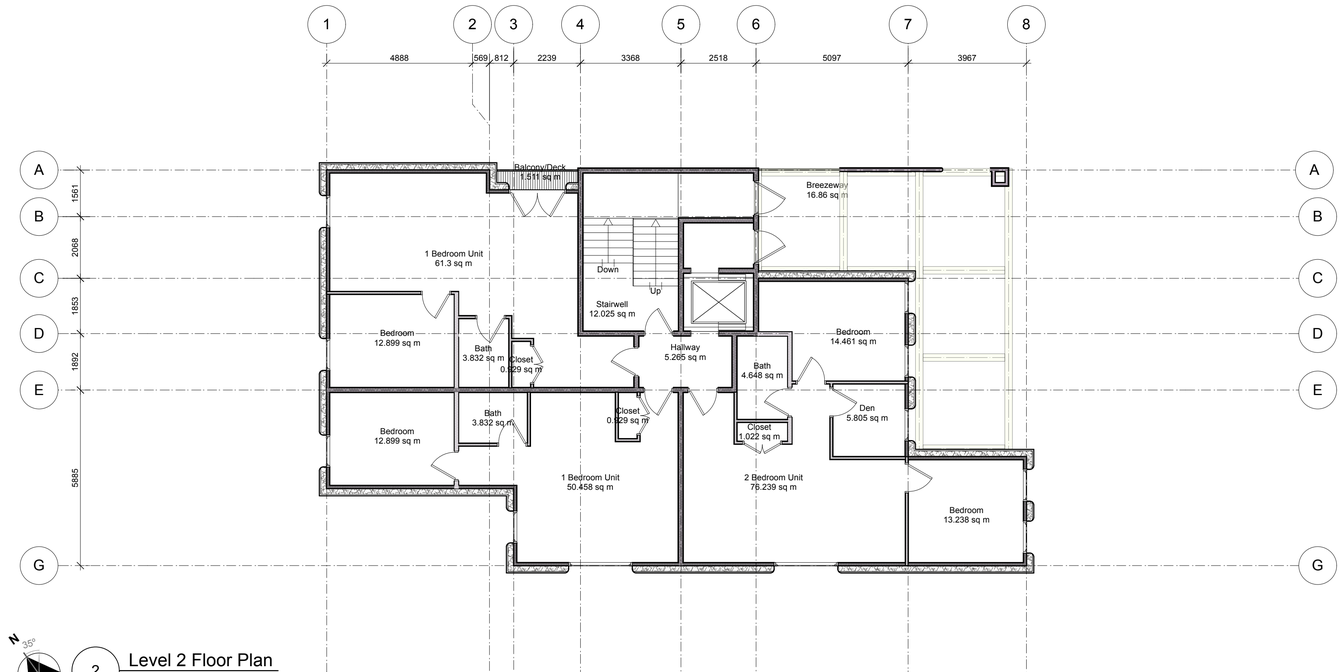
James Bay Development

REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA
2025-04-17

2025-04-15
RZ-003
Proposed Site Plan



1 Level 1 Floor Plan



2 Level 2 Floor Plan

Government st

Oeza Developments

James Bay Development

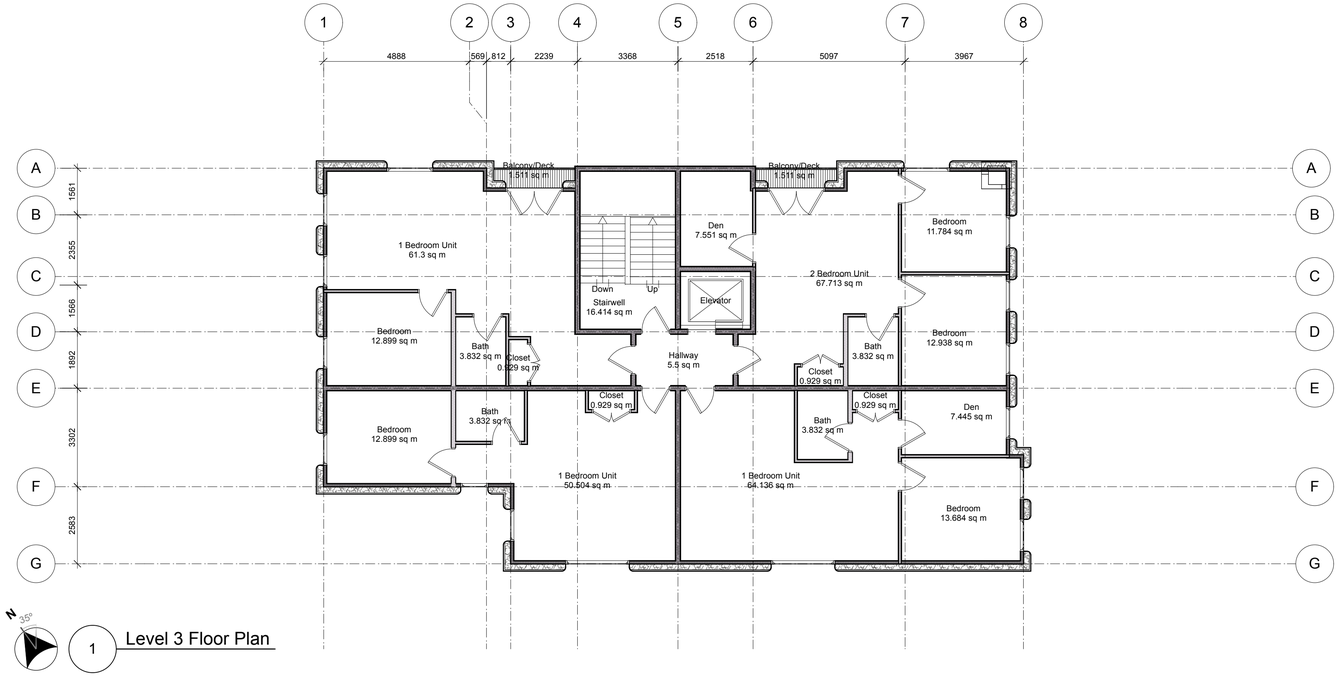
REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

2025-04-17

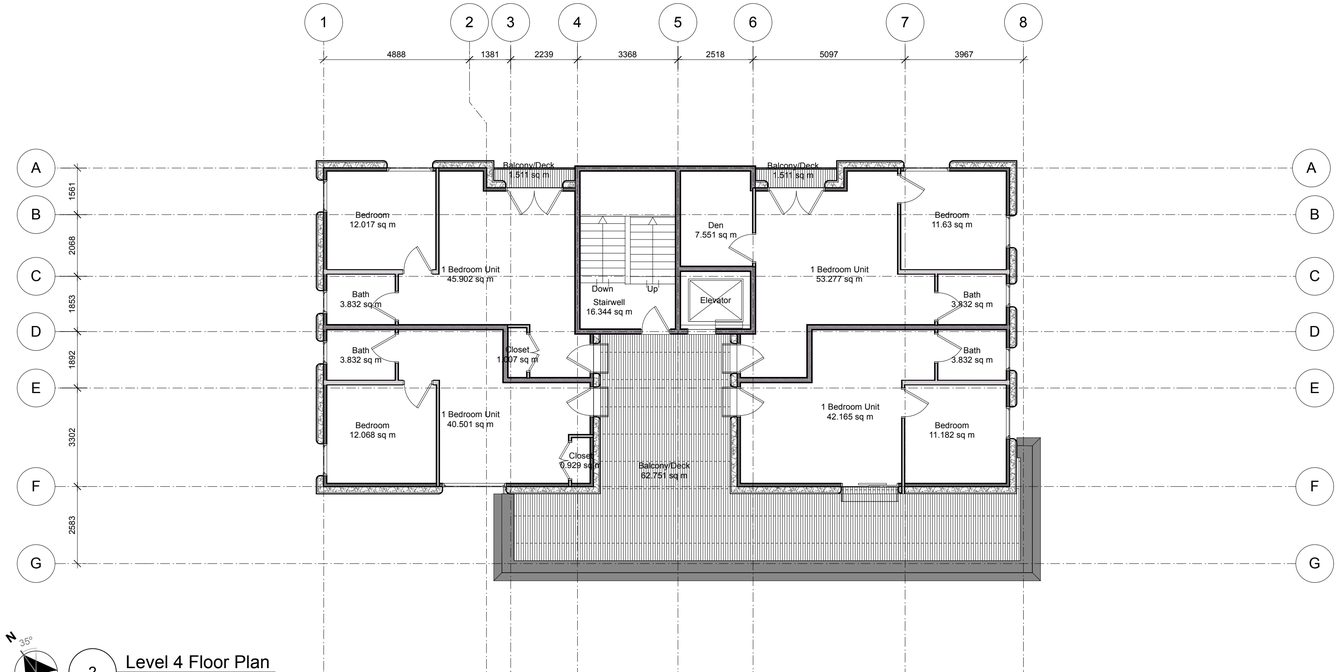
2025-04-15

RZ-101

Floor Plan - Levels 1 & 2



1 Level 3 Floor Plan



2 Level 4 Floor Plan

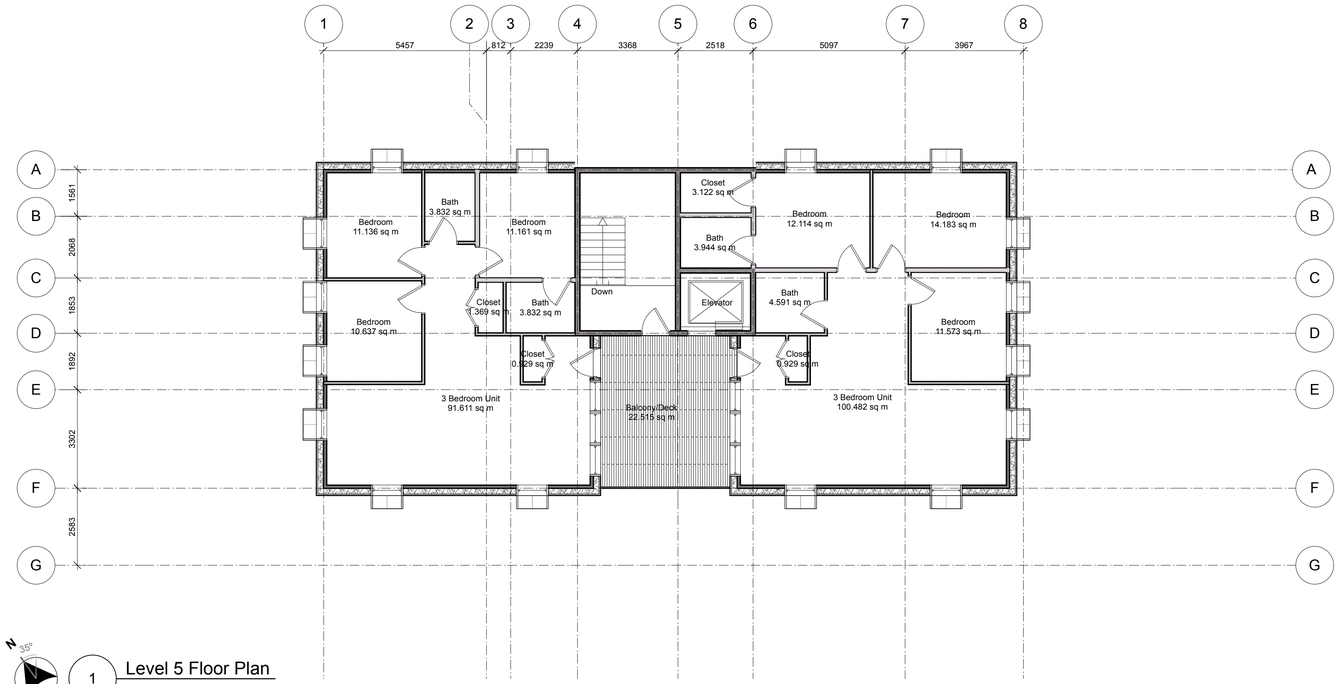
Project ID: 2022-06

Oeza Developments

James Bay Development

REGISTERED ARCHITECT
WILLIAM ALBERT JONES
BRITISH COLUMBIA

2025-04-15
RZ-102
Floor Plan - Levels 3 & 4



N 35°

1 Level 5 Floor Plan

Project ID: 2022-06

WAYMARK ARCHITECTURE

Oeza Developments

James Bay Development

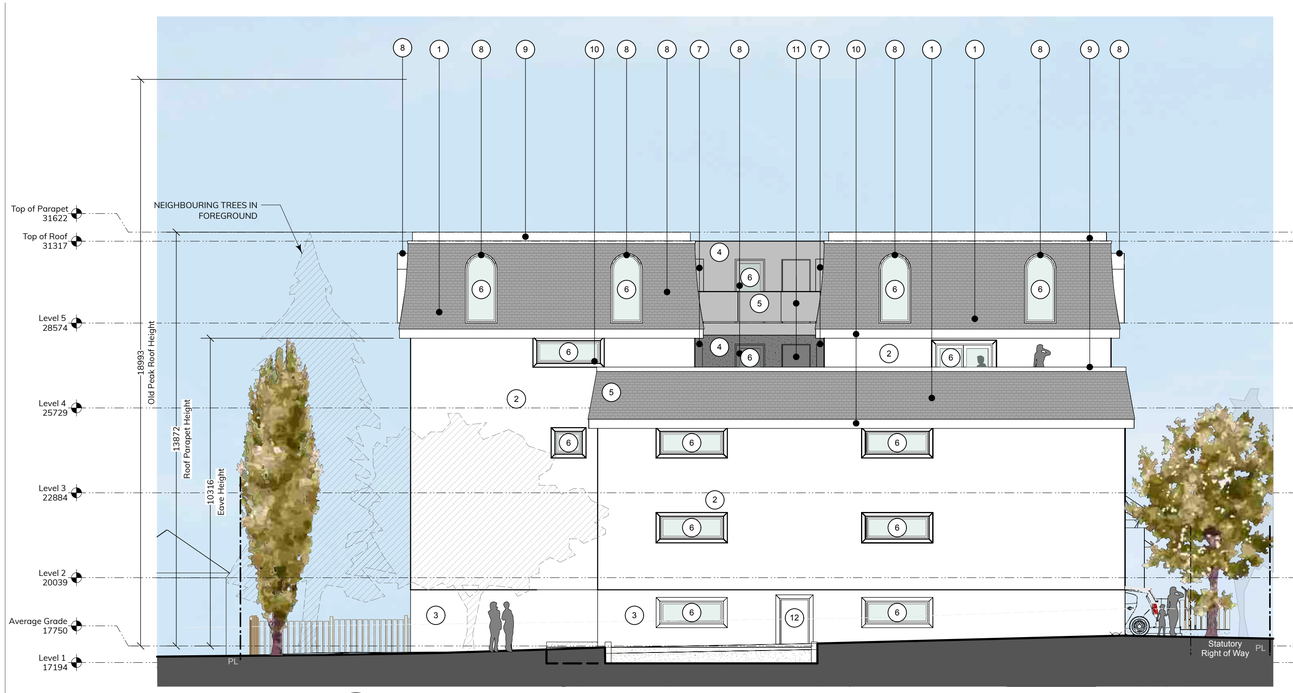
REGISTERED ARCHITECT WILLIAM ALBERT KING BRITISH COLUMBIA

2025-04-17

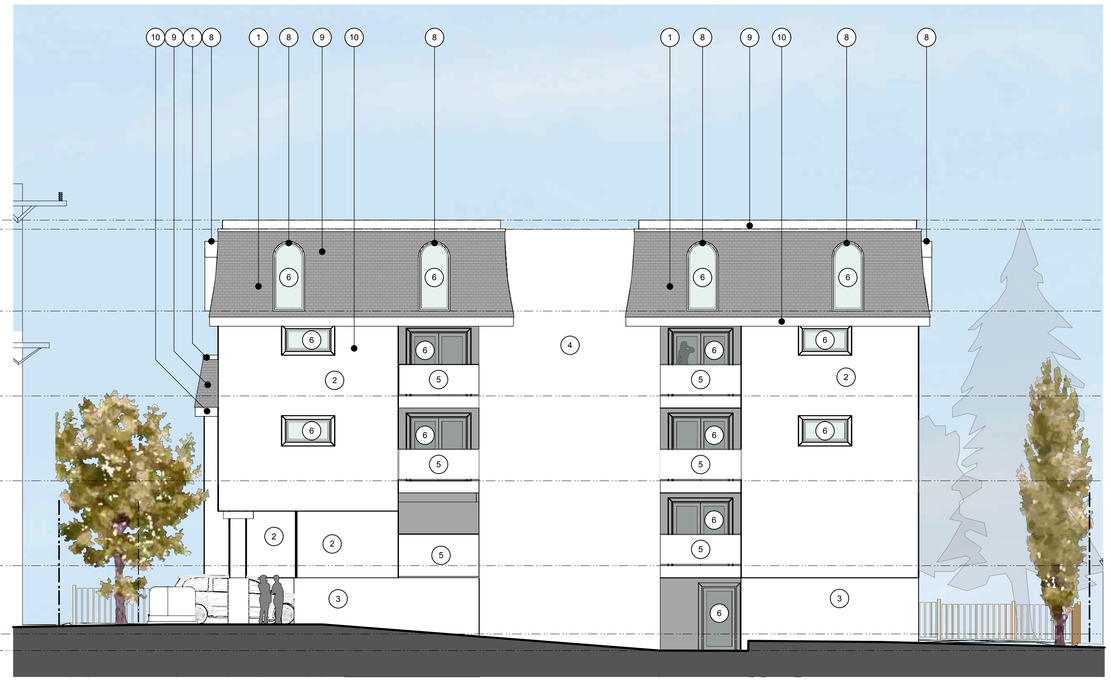
2025-04-15

RZ-104

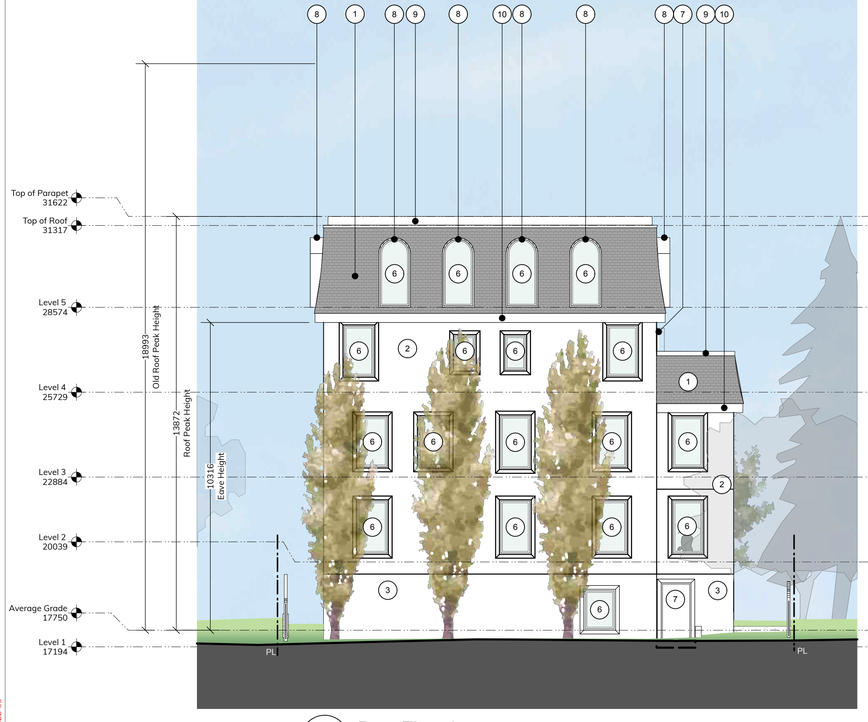
Floor Plan - Level 5



3 South Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100



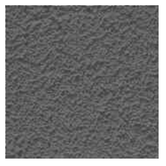
3 Rear Elevation
Scale: 1:100

4 Street Front Elevation
Scale: 1:100

FINISH SCHEDULE:

1. ASPHALT SHINGLE ROOF
2. LIGHT COLOURED STUCCO
3. DARK COLOURED CEMENTITIOUS COATING
4. DARK COLOURED STUCCO
5. FROSTED GLASS RAILING
6. GLASS WINDOWS AND DOORS
7. METAL DOOR SHROUD
8. METAL WINDOW SHROUD
9. METAL PARAPET
10. METAL CORNICE
11. METAL ELEVATOR DOORS
12. METAL DOOR

LIGHT STUCCO



DARK STUCCO

ASPHALT SHINGLES

TEXTURED CONCRETE

POWDER COATED TRIMS

FROSTED GLASS RAILING

Project ID: 2022-06

WAYMARK ARCHITECTURE

2025-04-17

Oeza Developments

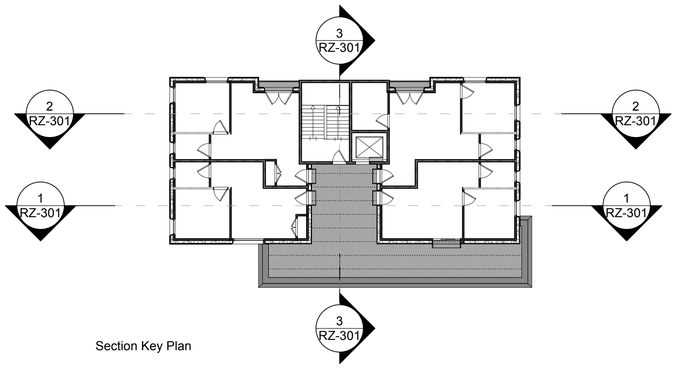
James Bay Development

2025-04-15
RZ-201
Elevations

1 Long Section Facing South
Scale: 1:100

3 Building Cross Section
Scale: 1:100

2 Long Section Facing South
Scale: 1:100



Section Key Plan

Project ID: 2022-06

WAYMARK ARCHITECTURE

Oeza Developments

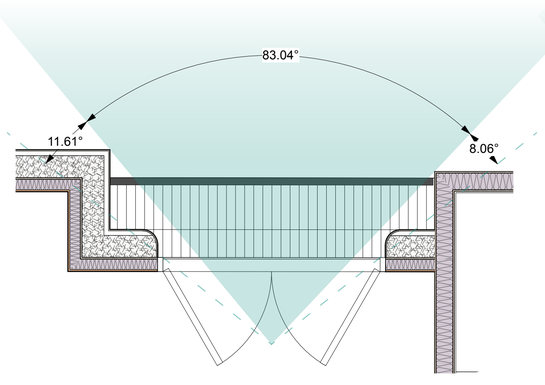
James Bay Development

REGISTERED ARCHITECT
WILLIAM ALBERT KING
BRITISH COLUMBIA

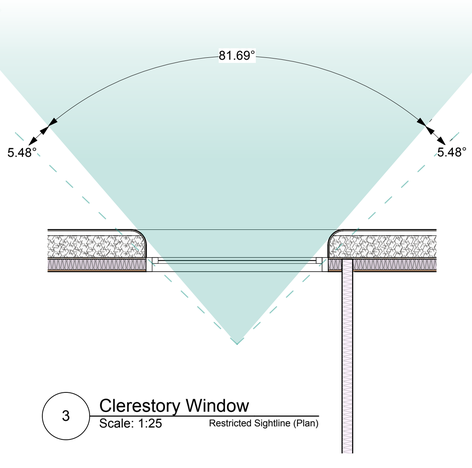
2025-04-17

2025-04-15
RZ-301
Sections

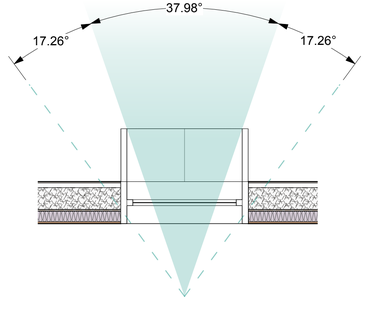
1 RZ-302 **Sightlines (Section)**
Scale: 1:100



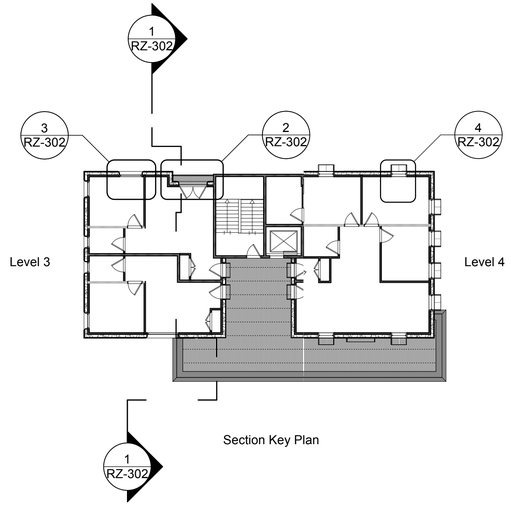
2 **Juliet Balcony**
Scale: 1:25 Restricted Sightline (Plan)



3 **Clerestory Window**
Scale: 1:25 Restricted Sightline (Plan)



4 **Shrouded Window**
Scale: 1:25 Restricted Sightline (Plan)



Section Key Plan

Project ID: 2022-06

WAYMARK
ARCHITECTURE

REGISTERED ARCHITECT
WILLIAM ALBERT KING
BRITISH COLUMBIA

2025-04-17

Oeza Developments

James Bay Development

2025-04-15
RZ-302
Sightlines

50 GOVERNMENT ST

REISSUED FOR REZONING

ARCHITECTS:
WAYMARK ARCHITECTURE, INC.

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LANDSCAPE ARCHITECT:
G | ALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.

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jiahui@gauthierla.com
778.681.8766

LANDSCAPE DRAWING INDEX PERMIT

G | ALA
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L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

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50 Government Street,
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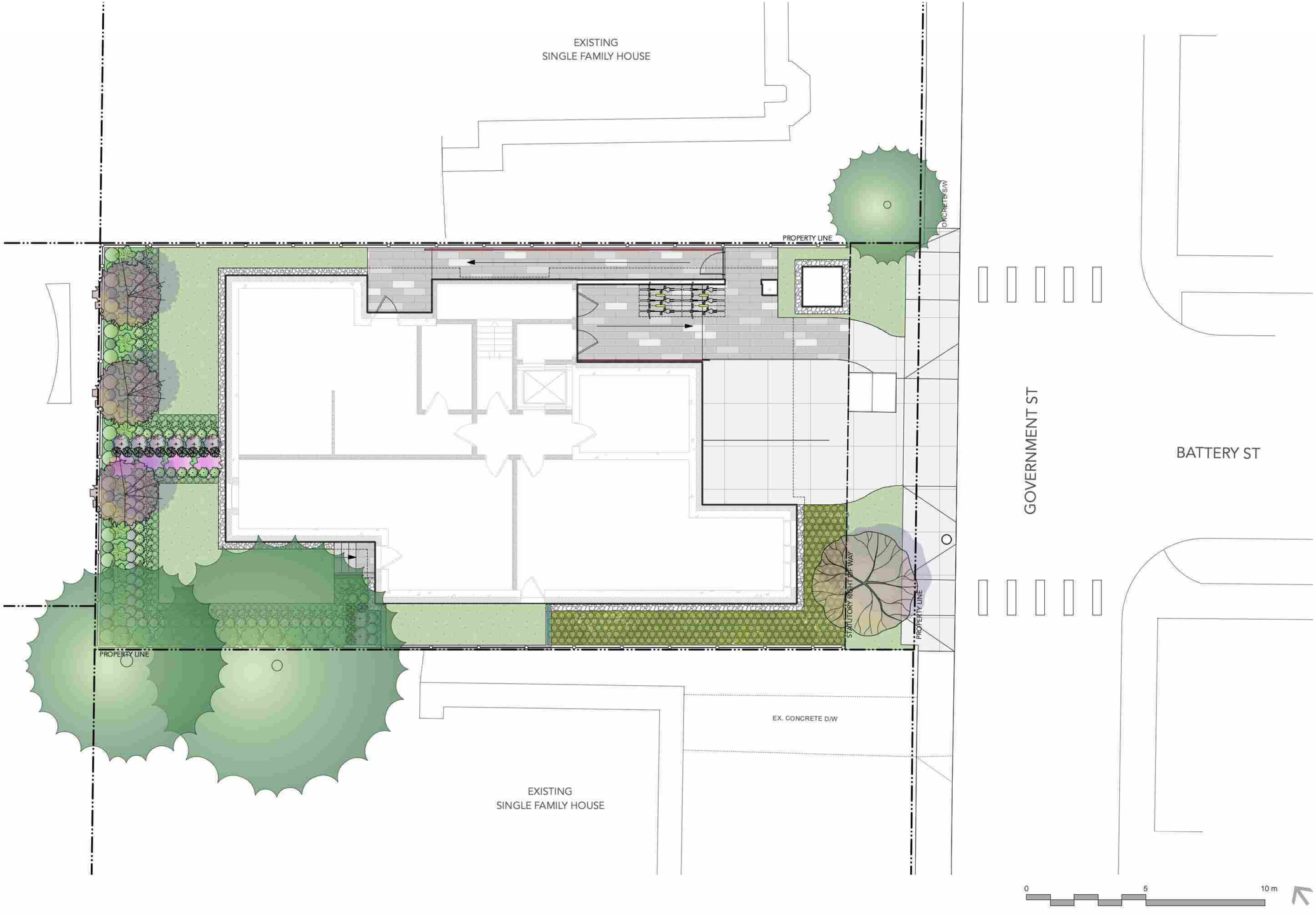
L0.0
COVER SHEET



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REGISTERED MEMBER BRYCE GAUTHIER 514 LANDSCAPE ARCHITECTS BRITISH COLUMBIA SOCIETY OF

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L0.1
OVERALL SITE PLAN

308 - 577 E Hastings St, Vancouver, BC V6A 3Y1 www.gauthierla.com

GENERAL TREE PROTECTION FENCING TYP NOTES:

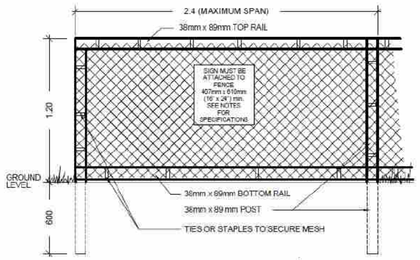
1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
    B. PACK WITH WET PEAT MOSS . MAINTAIN MOISTURE.
    C . PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements
	EXISTING TREE TO BE RETAINED Refer to Arborist Report

TREE PROTECTION

FENCING STANDARD

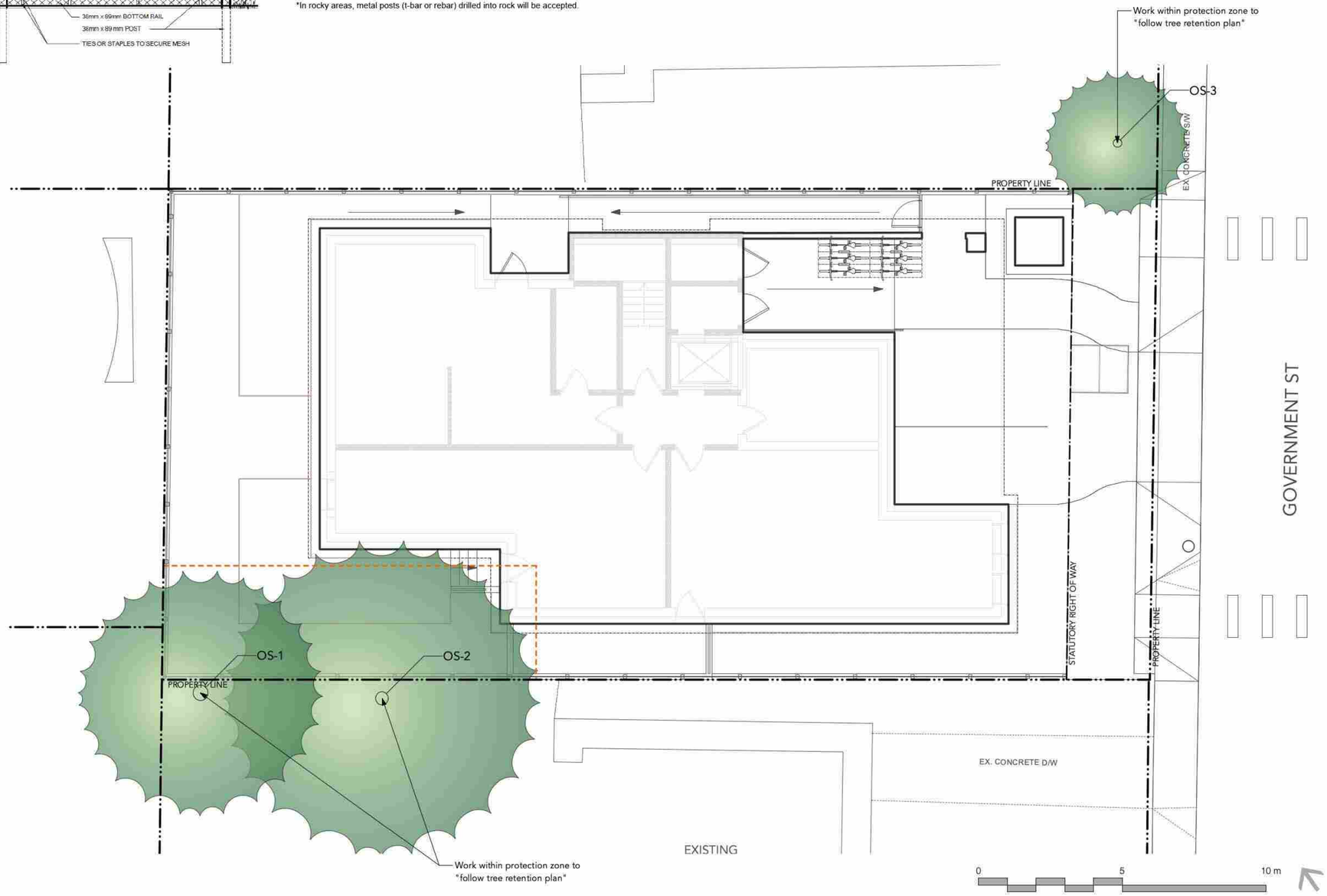


Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
   - Top, Bottom and Posts.*
   - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24') with the following wording:
   a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
   b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.



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J	Rain Garden Review	2025-03-25

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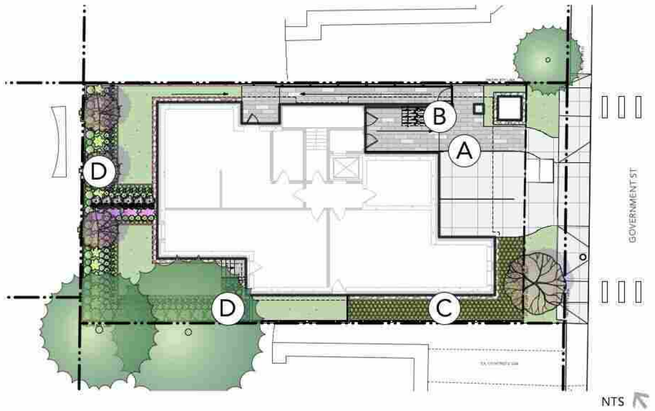
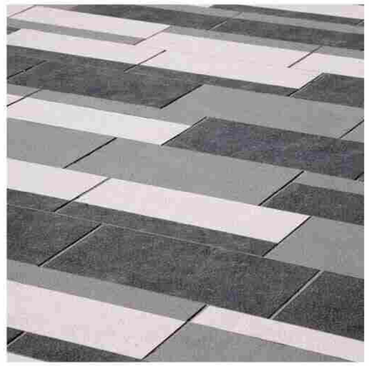
L0.2
TREE MANAGEMENT PLAN

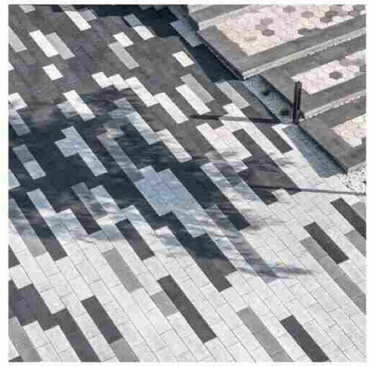


A PAVING

CIP CONCRETE PAVING



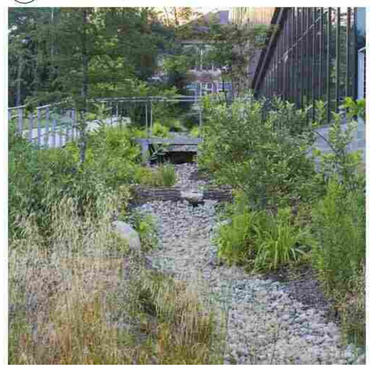
MAIN ENTRANCE PAVING



B BIKE RACK

Metal Bike Rack

C RAIN GARDEN



Gravel

Rain Garden Plants

D PLANTING

Tree

Hedge

Roses

Ferns & Hydrangeas

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRYCE GAUTHIER 519

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L0.3
PRECEDENT IMAGES

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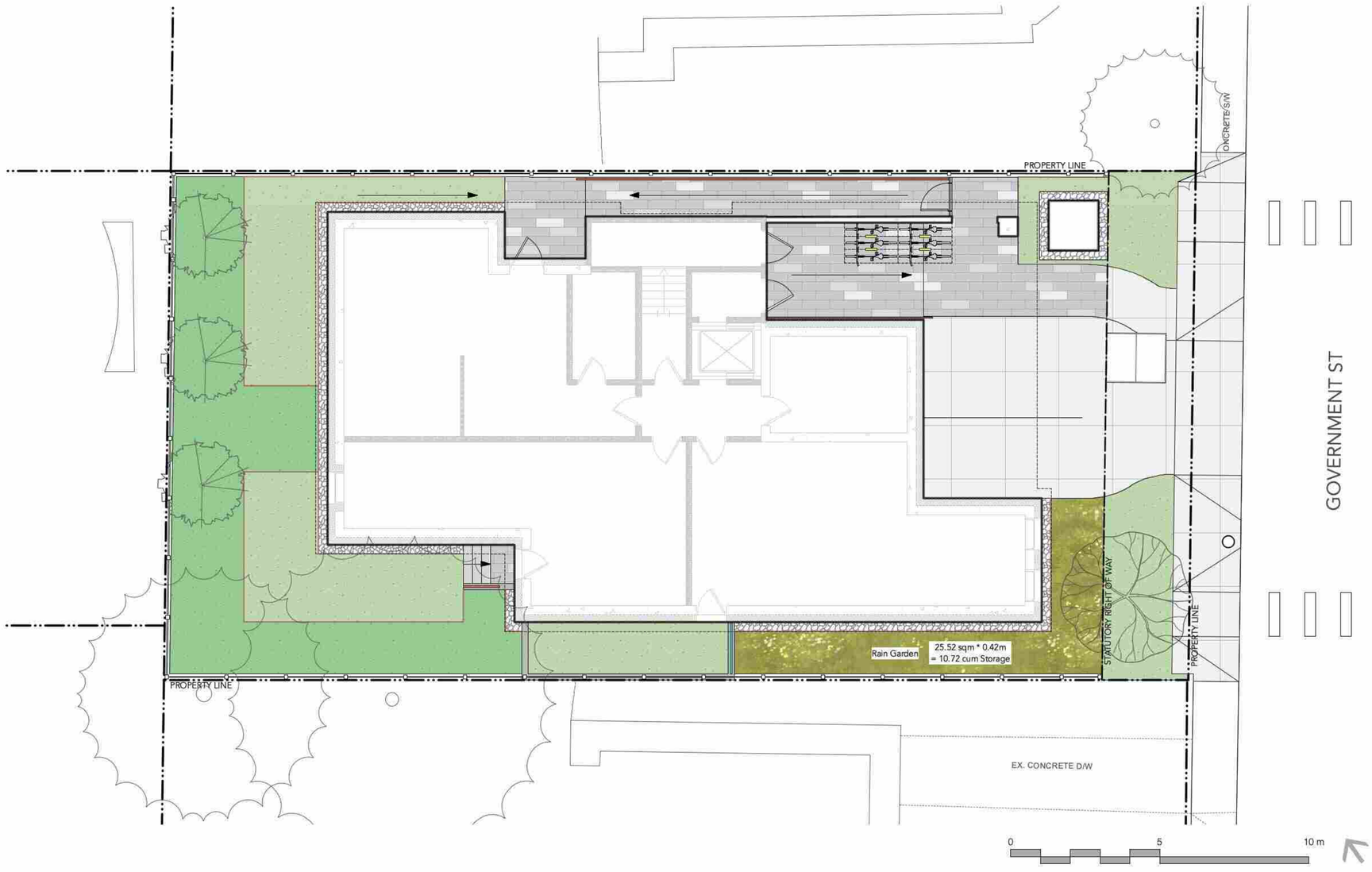
GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
7. MAINTENANCE AND IRRIGATION WILL BE PROVIDED TO ALL AREAS.

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving To City Standards
	PAVING TYPE 2 Permeable Pavers
	PAVING TYPE 3 River Rock Strip
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Area
	PLANTING TYPE 3 Rain Garden
	CIP CONCRETE STAIRS
	CONCRETE RETAINING WALL 6" Wide
	FENCE WITH POST FOUNDATIONS 6' High
	GUARDRAIL WITH GATE 3.5' High
	HANDRAIL 3' High
	METAL PERMALOC EDGING Black
	BIKE RACK 0.45 m x 1.8 m per Parking Stall
	CANOPY ABOVE
	WATER VAULT COVER
	EXISTING UTILITY POLE



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Victoria, BC

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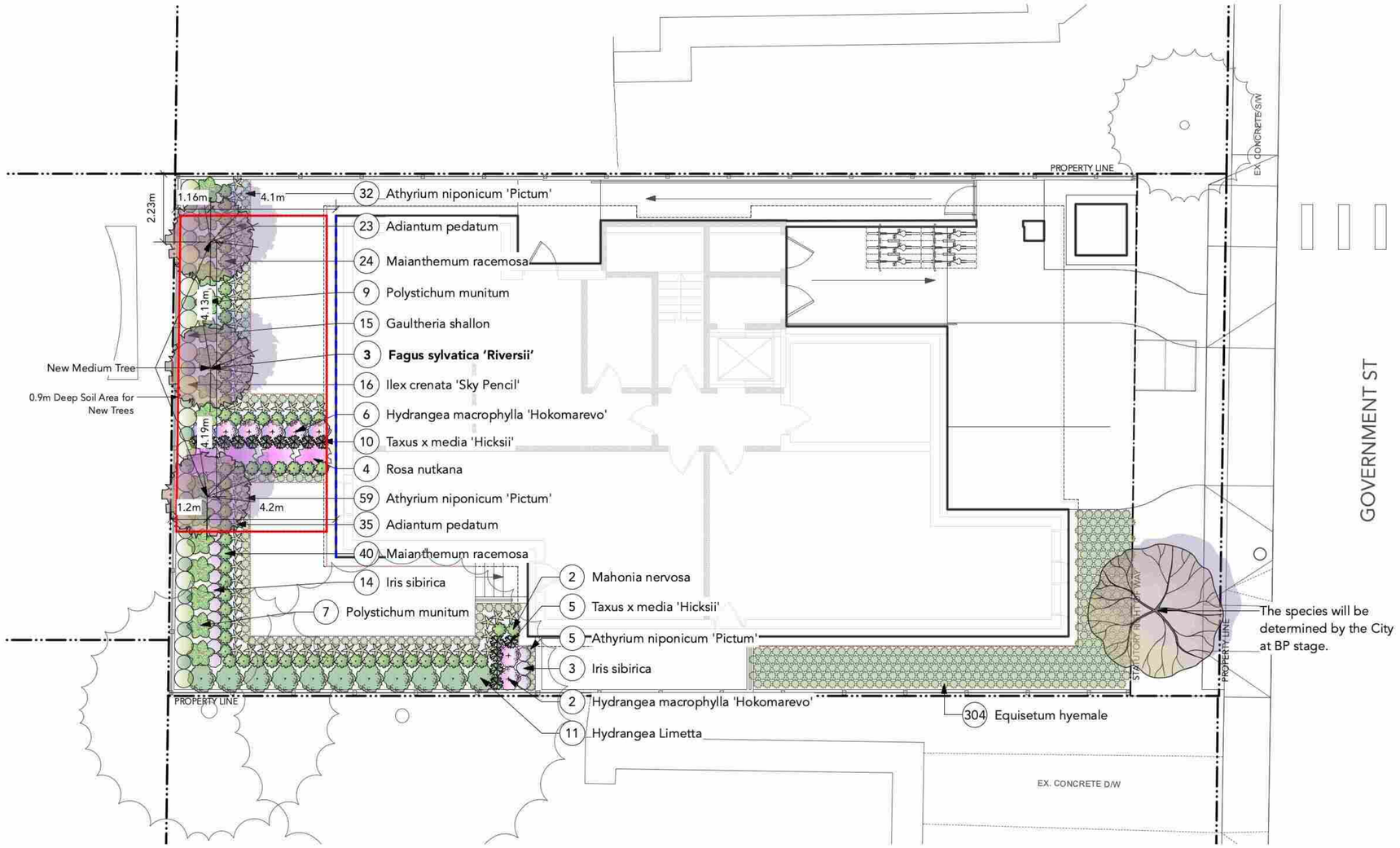
L1.0
LAYOUT + MATERIALS PLAN - LEVEL 1

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES

				New Trees Proposed	Soil Volume Required	
	Area (m²)	Soil Depth (m)	Estimated soil volume	Medium	Medium (m³ / tree)	Total (m³)
Planting Area	50	0.9	45	3	15	45



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L	Reissued for Rezoning	2025-04-03
K	Reissued for Rezoning (Draft)	2025-04-02
J	Rain Garden Review	2025-03-25

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50 Government St
Concept Design
50 Government Street,
Victoria, BC

2340

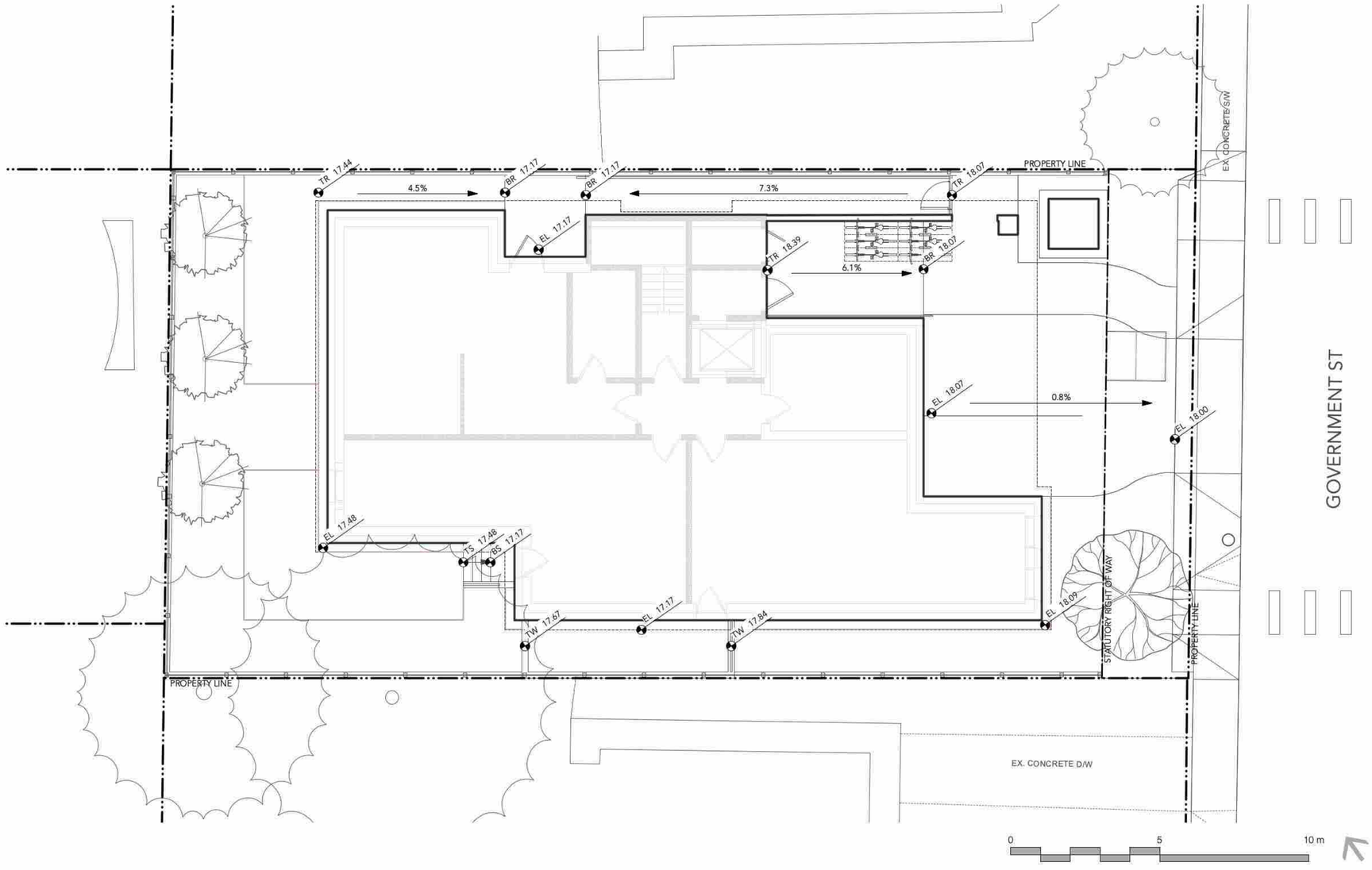
L1.1
PLANTING PLAN - LEVEL 1

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
FFE 0.00	FINISHED FLOOR ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION



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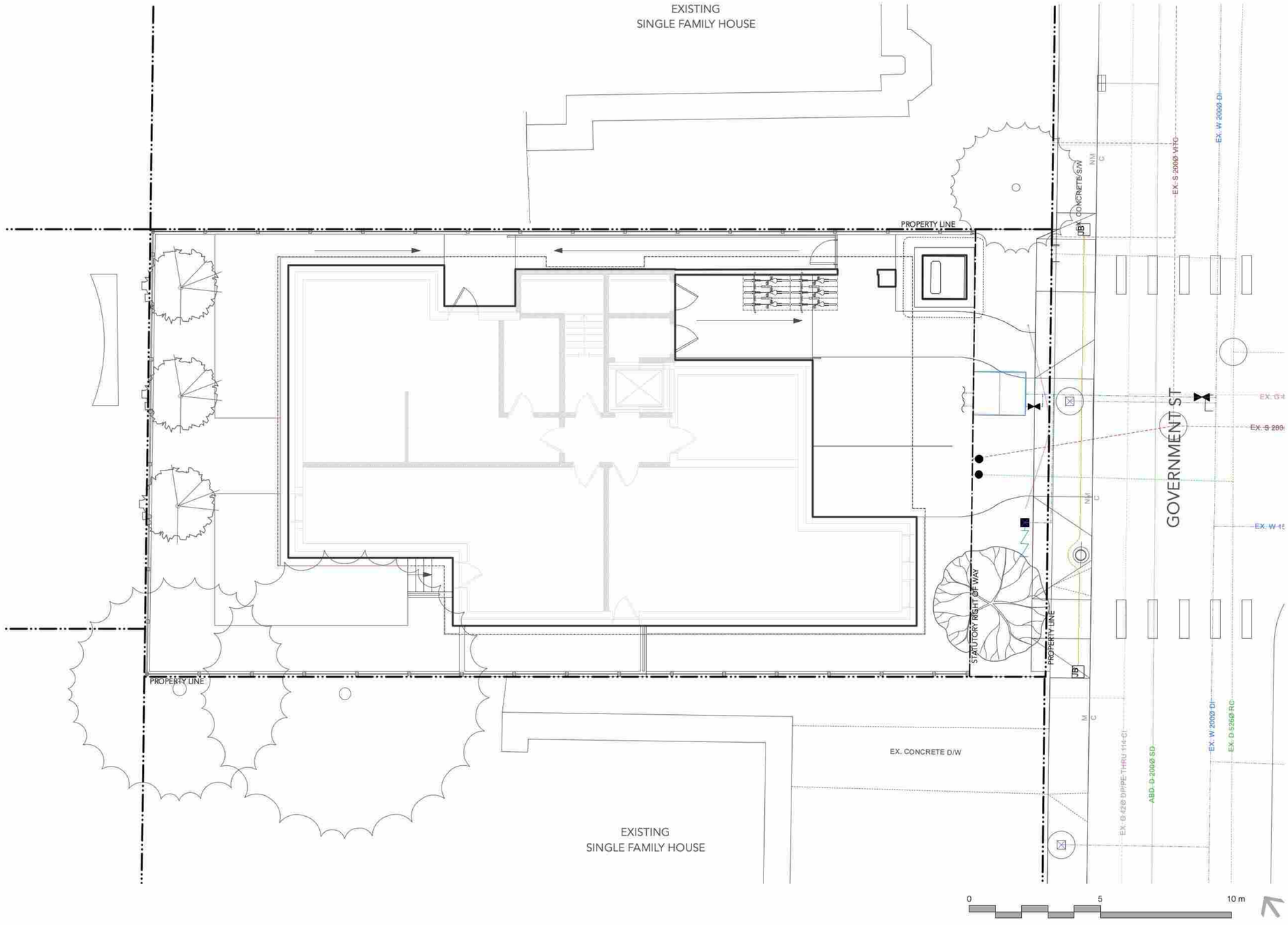
L1.2
GRADING PLAN - LEVEL 1

UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING UTILITIES See Civil Drawings for Details
	PROPOSED UTILITIES See Civil Drawings for Details



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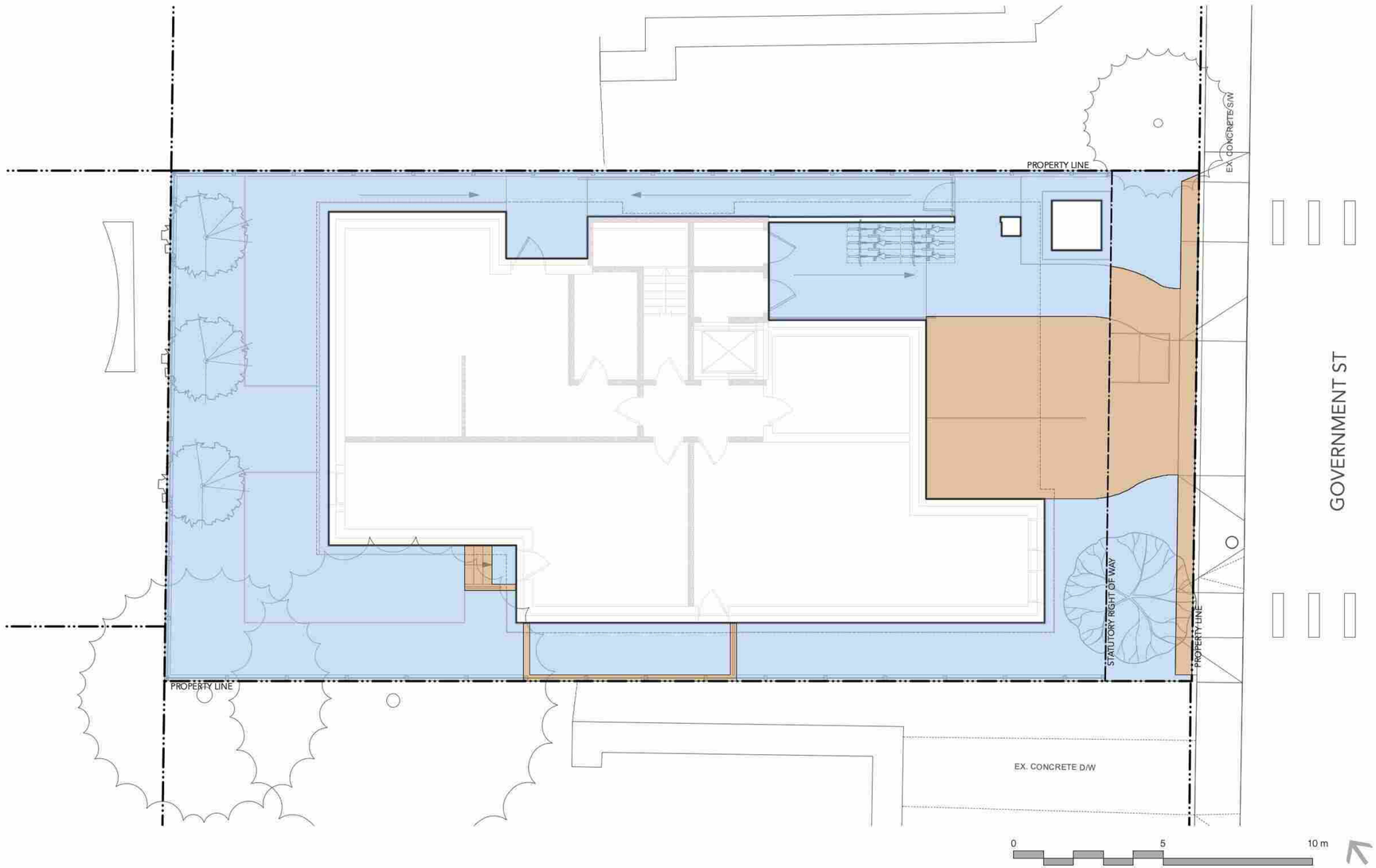
L1.3
UTILITY PLAN - LEVEL 1

STORMWATER MANGEMENT LEGEND

SYMBOL	DESCRIPTION
	PERMEABLE AREA Total: 264.6 sqm
	IMPERVIOUS AREA Total: 66.4 sqm



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L1.4

STORMWATER MANGEMENT PLAN - LEVEL 1

OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	3	Fagus sylvatica 'Riversii'	European Beech	#1 Pot	As Shown	
SHRUBS:						
	15	Gaultheria shallon	Salal	#1 Pot	1'6" o.c.	
	11	Hydrangea Limetta	Limetta Hydrangea	#3 Pot	3'0" o.c.	
	8	Hydrangea macrophylla 'Hokomarevo'	Everlasting Revolution Hydrangea	#3 Pot	2'6" o.c.	
	16	Ilex crenata 'Sky Pencil'	Japanese Holly	#2 Pot	2'0" o.c.	
	2	Mahonia nervosa	Longleaf Mahonia	#2 Pot	1'6" o.c.	
	64	Maianthemum racemosa	False Solomon's Seal	#1 Pot	1'6" o.c.	
	4	Rosa nutkana	Nootka Rose	#5 Pot	4'0" o.c.	
	15	Taxus x media 'Hicksii'	Hick's Yew	1.25m. ht.	1'6" o.c.	
PERENNIALS, GRASSES, GROUNDCOVER:						
	58	Adiantum pedatum	American Maidenhair Fern	#2 Pot	3'0" o.c.	
	96	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	3'0" o.c.	
	304	Equisetum hyemale	Scouring Rush Horsetail	#2 Pot	1'0" o.c.	
	17	Iris sibirica	Siberian Iris	#1 Pot	3'0" o.c.	
	16	Polystichum munitum	Western sword fern	#3 Pot	6'0" o.c.	

NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

- Food-bearing plant
- Plant for nesting
- BC native plant

PLANT IMAGES

TREES

Fagus sylvatica 'Riversii'
European Beech

SHRUBS

Gautheria shallon
Salal

Hydrangea limetta
Limetta Hydrangea

Hydrangea macrophylla 'Hokomarevo'
Everlasting Revolution Hydrangea

Ilex crenata 'Sky Pencil'
Japanese Holly

Mahonia Nervosa
Compact Oregon Grape

Maianthemum racemosa
False Solomon's seal

Rosa nutkatana
Nootka Rose

Taxus x media 'Hicksii'
Hick's Yew

GRASSES, FERNS, PERENNIALS

Adiantum pedatum
Maidenhair Fern

Athyrium nipponicum 'Pictum'
Japanese Painted fern

Equisetum hyemale
Rough horsetail

Iris sibirica
Siberian Iris

Polystichum munitum
Western Sword Fern

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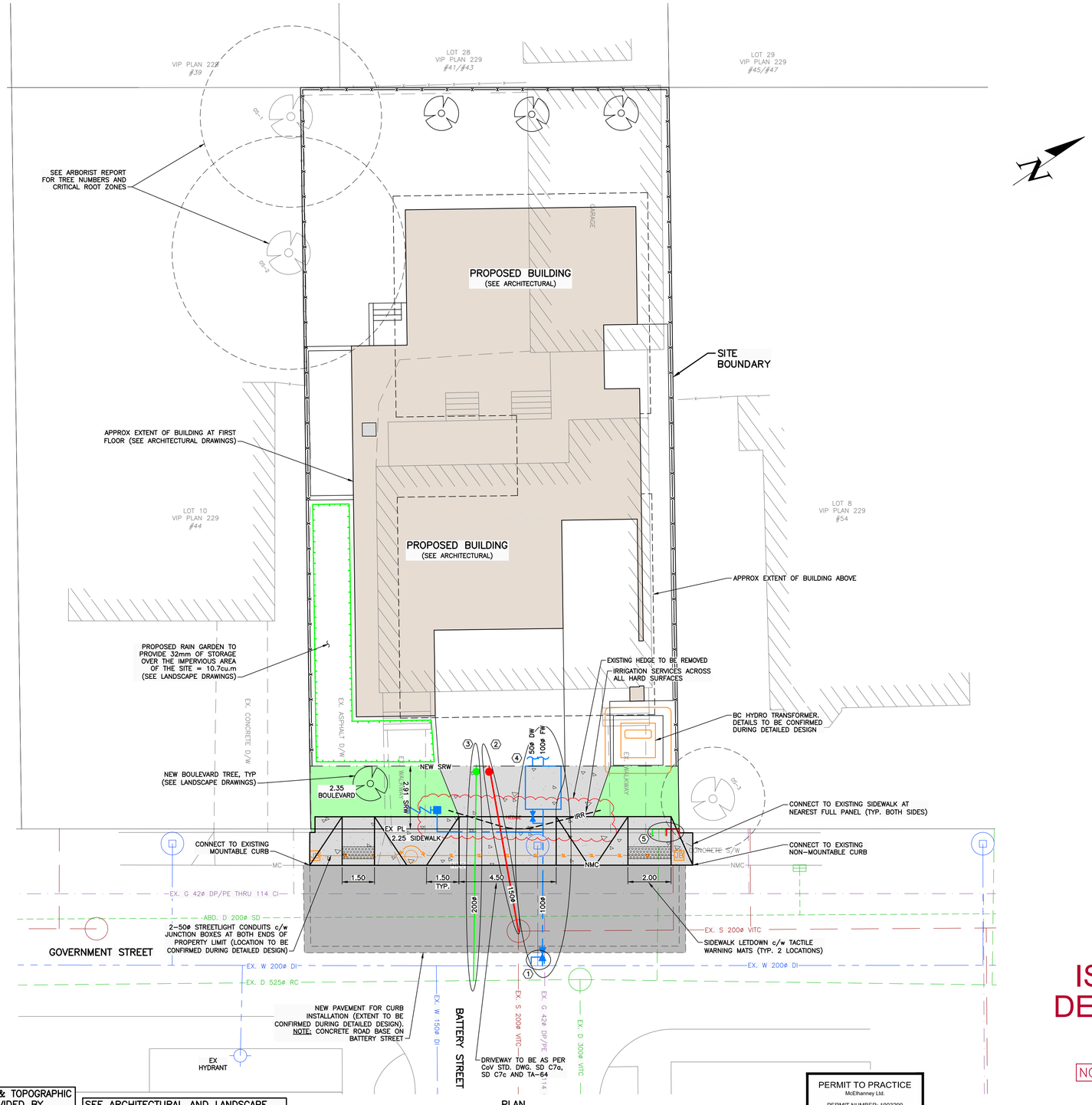
L2.0
PLANT LIST + IMAGES



SHEET NOTES	
No.	DESCRIPTION
①	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
②	INSTALL NEW 150ø SANITARY SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
③	INSTALL NEW 200ø STORM SERVICE AND INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
④	NEW 50ø DOMESTIC WATER, 100ø FIRE AND 25ø IRRIGATION WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE.
⑤	EXISTING STORM AND SANITARY SERVICES TO BE CAPPED AND ABANDONED.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY WAYMARK ARCHITECTURE.
2. FOR LANDSCAPING, SEE DRAWINGS BY GAUTHIER & ASSOCIATES LANDSCAPE ARCHITECTURE.
3. FOR TREE INFORMATION INCLUDING CRITICAL ROOT ZONES AND TREE REMOVAL/RETAIN, SEE REPORT / DRAWINGS BY OAKSTEAD TREE & PROPERTY CARE INC.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
7. ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
9. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

APRIL 15, 2025

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

1:100 0 2 6m

NO.	DATE	BY	ISSUED
4	2025-04-15	NCD	ISSUED FOR DEVELOPMENT PERMIT
3	2024-10-07	NCD	ISSUED FOR DEVELOPMENT PERMIT
2	2024-05-03	NCD	ISSUED FOR DEVELOPMENT PERMIT
1	2024-01-15	NCD	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT: 50 GOVERNMENT STREET

TITLE: PRELIMINARY CIVIL DRAWING

SCALE HORIZ: 1:100 VERT: N/A

PROJECT NO. 2241-23141

ISSUED/REVISION 4

APPROVING AUTHORITY FILE NO.

DRAWING NO. 23-141-00-CSP

X:\2241\CIVIL\PROJECTS\2241-23141-00 50 GOVERNMENT STREET\07_DRAWINGS\01_SHEETS\23141-00-CSP.DWG 4/2/2025 6:42 PM CSP