



GNS PEMBERTON WOODS CAMPUS RENEWAL AERIAL PERSPECTIVE



COURTYARD AND PEDESTRIAN ENTRANCE



VIEW FROM RICHMOND AVENUE

CONTACTS

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CIVIL

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LIST OF DRAWINGS

ARCHITECTURAL

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LANDSCAPE

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- L0.02 Tree Management Plan
- L1.01 Landscape Plan
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- L2.02 Planting Plan
- L3.01 Rainwater Management Plan
- L4.01 Wayfinding Plan
- L4.02 Wayfinding Precedents

CIVIL

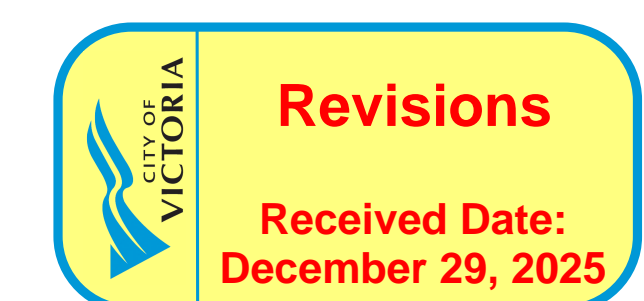
- C - 1 Title Sheet
- C - 2 Frontage West
- C - 3 Frontage East
- C - 4 Onsite South
- C - 5 Onsite North

GLENLYON NORFOLK SCHOOL
PW CAMPUS RENEWAL
 December 10, 2025

Project #	2208	Date	December 10, 2025
Sheet #	A - 000	Revision	4
		Revision	Sept. 30, 2025

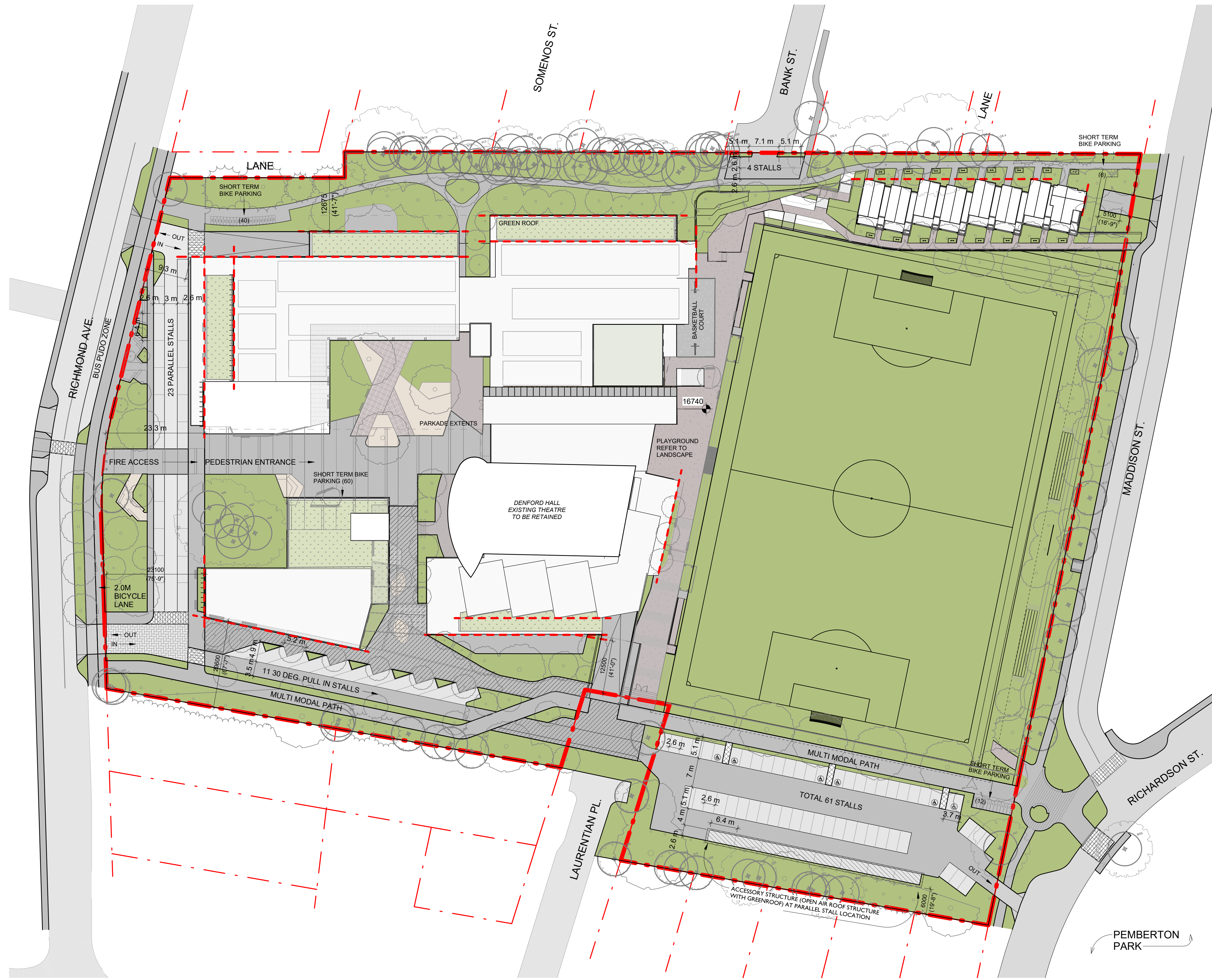


CASCADIA ARCHITECTS INC
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PRELIMINARY ZONING DATA		
EXISTING ZONE	R-1 B/ R1-G	
PROPOSED USE	INSTITUTIONAL / RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	>460	34,133.5 m ²
SCHOOL GROSS FLOOR AREA	-	+/- 15,650 m ²
HOUSING GROSS FLOOR AREA	-	+/- 1,400 m ²
TOTAL GROSS FLOOR AREA	<300 m ²	+/- 17,050** m ²
BUILDING HEIGHT (BUILDING A)	<11 m	+/- 14.85 m
BUILDING HEIGHT (BUILDING B)	<11 m	+/- 10.65 m
BUILDING HEIGHT (BUILDING C)	<11 m	+/- 9.47 m
BUILDING HEIGHT (MAX. STOREYS)	<11 m	3 STOREYS*
MINIMUM SETBACKS	NORTH (SIDE)	28 m +/- 6 m
	EAST (REAR)	74 m +/- 11 m
	SOUTH (SIDE)	28 m +/- 12.5 m
	WEST (FRONT)	7.5 m +/- 9.3 m
EXTERIOR OPEN SPACE	>50%	+/- 65%
FLOOR SPACE RATIO (FSR)	0.5 - 1	0.5 - 1**
SITE COVERAGE	<30%	25%
PARKING	REQUIRED	PROVIDED
	VEHICLES	182 total
BICYCLES		
LONG TERM	9 School 20 Housing 29 Total	38 School 32 Housing 70 Total
	SHORT TERM	112 School 6 Housing 118 Total
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	16 UNITS	
UNIT TYPE	8 (+/- 57m ²) - 1 BD UNITS 8 (+/- 106m ²) - 2/3 BD UNITS	
GROUND-ORIENTATED UNITS	16 UNITS	
MINIMUM UNIT FLOOR AREA	+/- 57m ²	

* SUBJECT TO DEFINITION OF FIRST STOREY
 ** PHASE 3 GOVERNS FLOOR AREA & FSR, REFER TO PHASING DOCUMENT



NO.	DESCRIPTION	DATE
5	Rezoning Rev 3	Dec. 10, 2025
4	Rezoning Rev 2	Sept. 30, 2025
3	Rezoning Rev 1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Site Plan

Date
December 10, 2025

Scale
As indicated

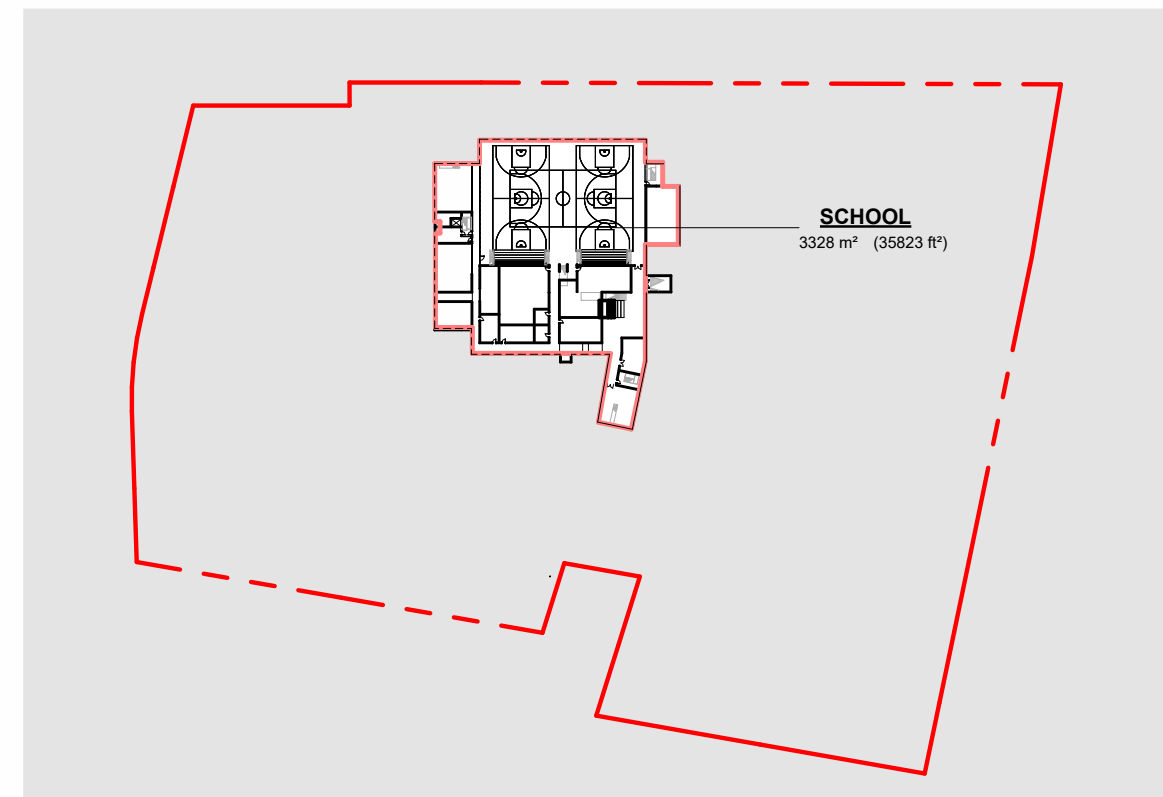
Project #
2208

Revision
Dec. 10, 2025

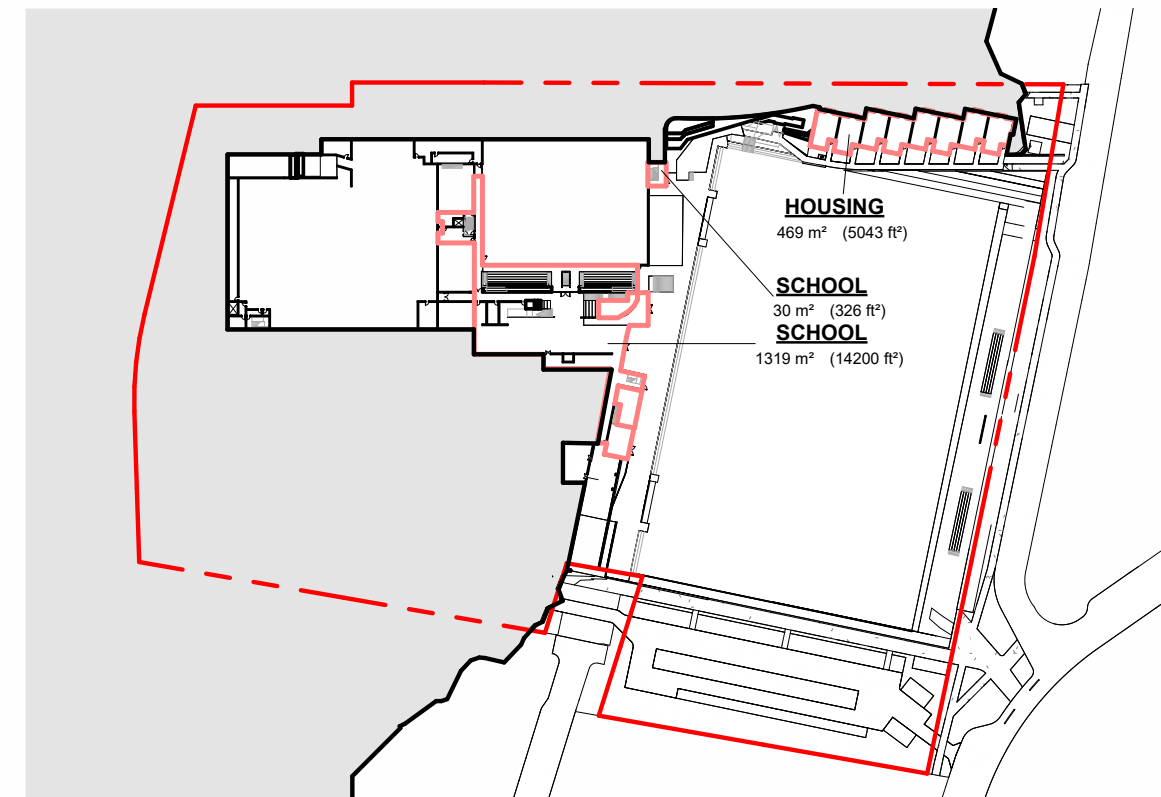
Sheet #
5

REGISTRED ARCHITECT
 GREGORY L.F. DANKO
 2025-12-11
 BRITISH COLUMBIA

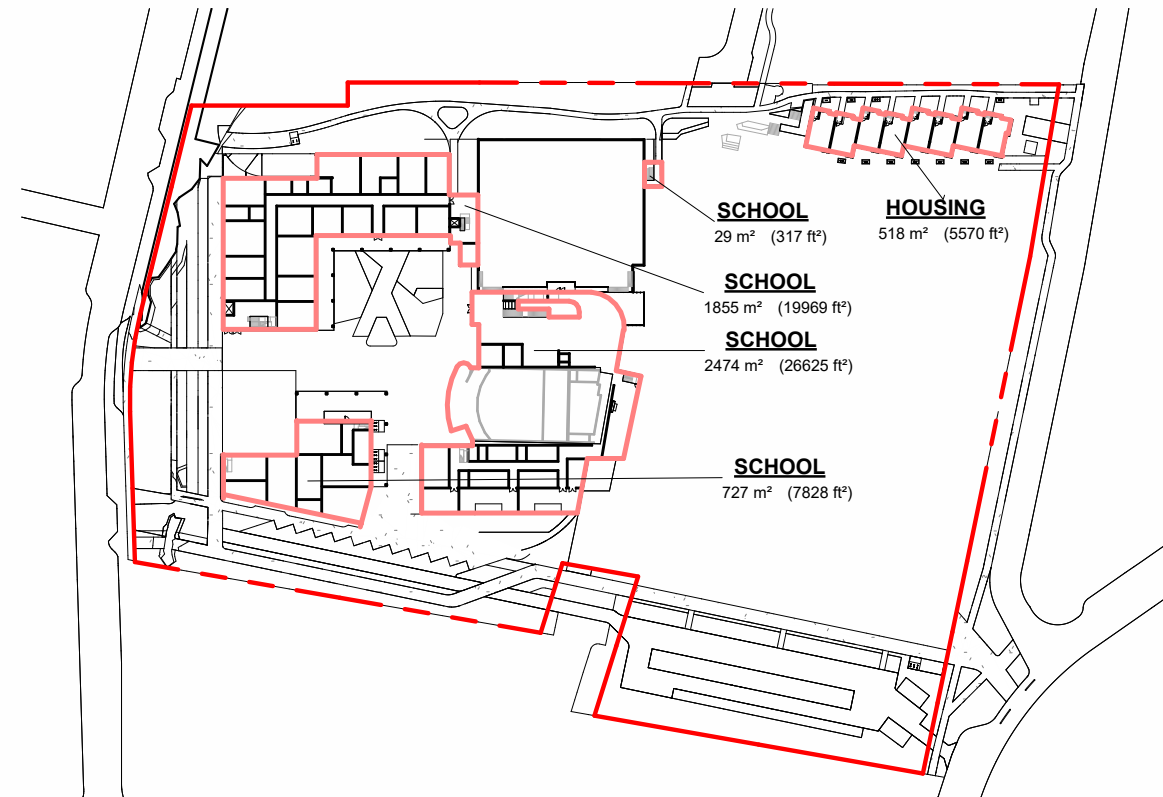
A - 050



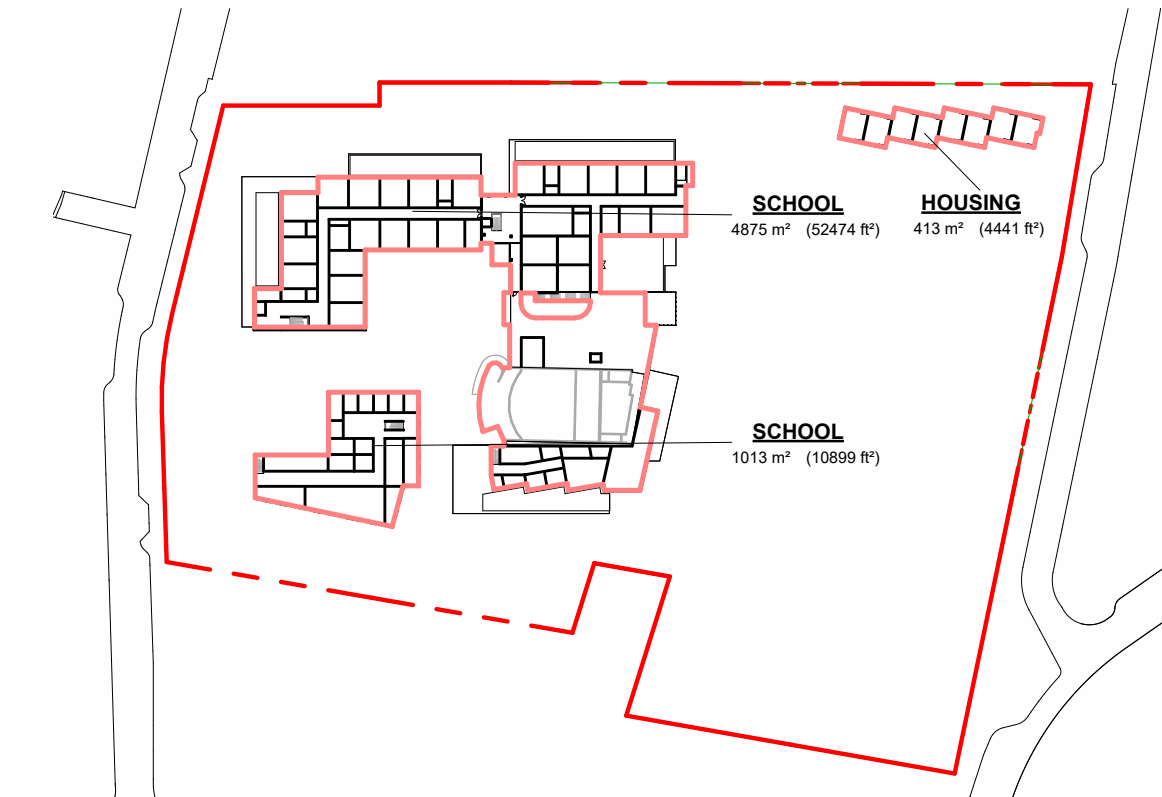
1 GFA GYM LEVEL
SCALE = 1 : 2000



2 GFA PARKADE LEVEL
SCALE = 1 : 2000

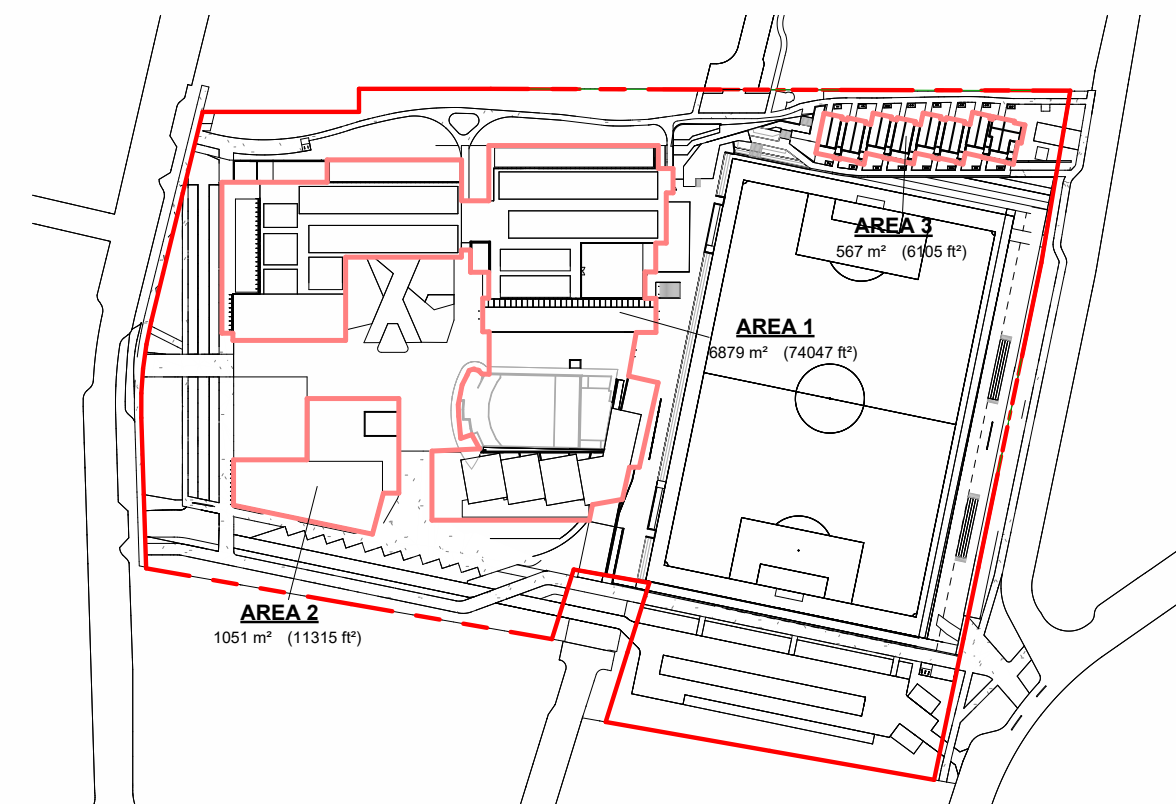


3 GFA THEATRE LEVEL
SCALE = 1 : 2000



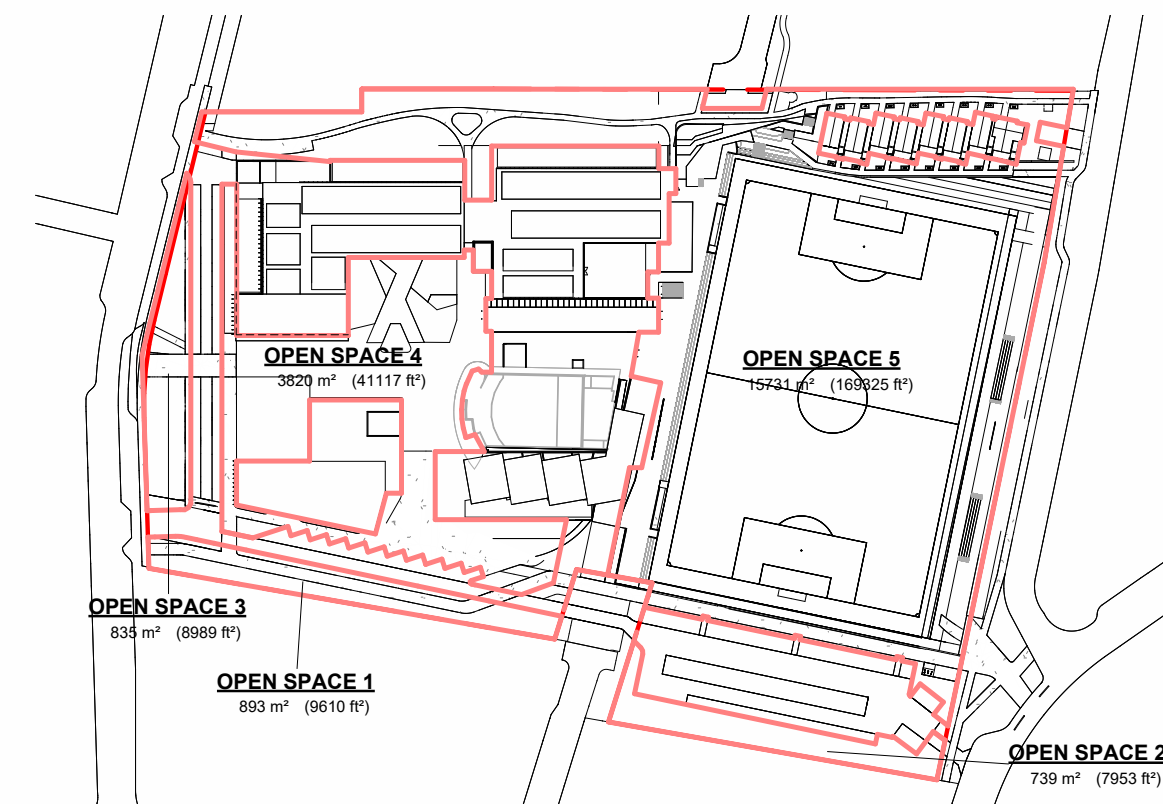
4 GFA LEVEL 2
SCALE = 1 : 2000

Area Schedule (CoV Gross Floor Area (Revised))		
Level	Name	Area
SCHOOL	SCHOOL	4875.00 m ²
Level 2	SCHOOL	1012.51 m ²
Theatre Level	SCHOOL	1855.15 m ²
Theatre Level	SCHOOL	2473.56 m ²
Theatre Level	SCHOOL	29.41 m ²
Theatre Level	SCHOOL	727.25 m ²
Parkade Level	SCHOOL	1519.20 m ²
Parkade Level	SCHOOL	30.30 m ²
Gym Level	SCHOOL	3328.08 m ²
SCHOOL: 9		15650.45 m ²
HOUSING	HOUSING	412.55 m ²
Theatre Level	HOUSING	517.51 m ²
Parkade Level	HOUSING	468.53 m ²
HOUSING: 3		1398.59 m ²
		17049.04 m ²
		/34,133.5 = 0.49



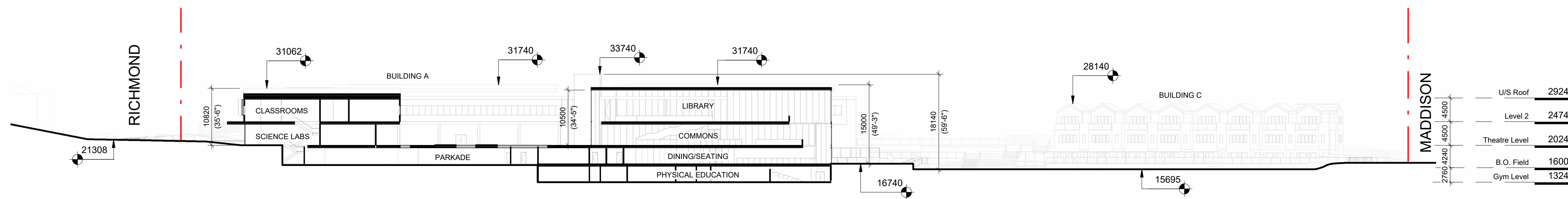
5 SITE COVERAGE
SCALE = 1 : 2000

Area Schedule (CoV Site Coverage)	
Name	Area
AREA 1	6579.23 m ²
AREA 3	567.20 m ²
AREA 2	1051.22 m ²
Grand total: 3	8497.65 m ²
	/34,133.5 = 0.249



7 OPEN SPACE
SCALE = 1 : 2000

Area Schedule (CoV Open Space)	
Name	Area
OPEN SPACE 1	892.80 m ²
OPEN SPACE 2	738.84 m ²
OPEN SPACE 3	835.14 m ²
OPEN SPACE 4	3819.89 m ²
OPEN SPACE 5	15730.78 m ²
Grand total: 5	22017.45 m ²
	/34,133.5 = 0.645



6 Geodetic Height Diagram Key Section
SCALE = 1 : 500

NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024

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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Zoning Calculations

Date
December 10, 2025

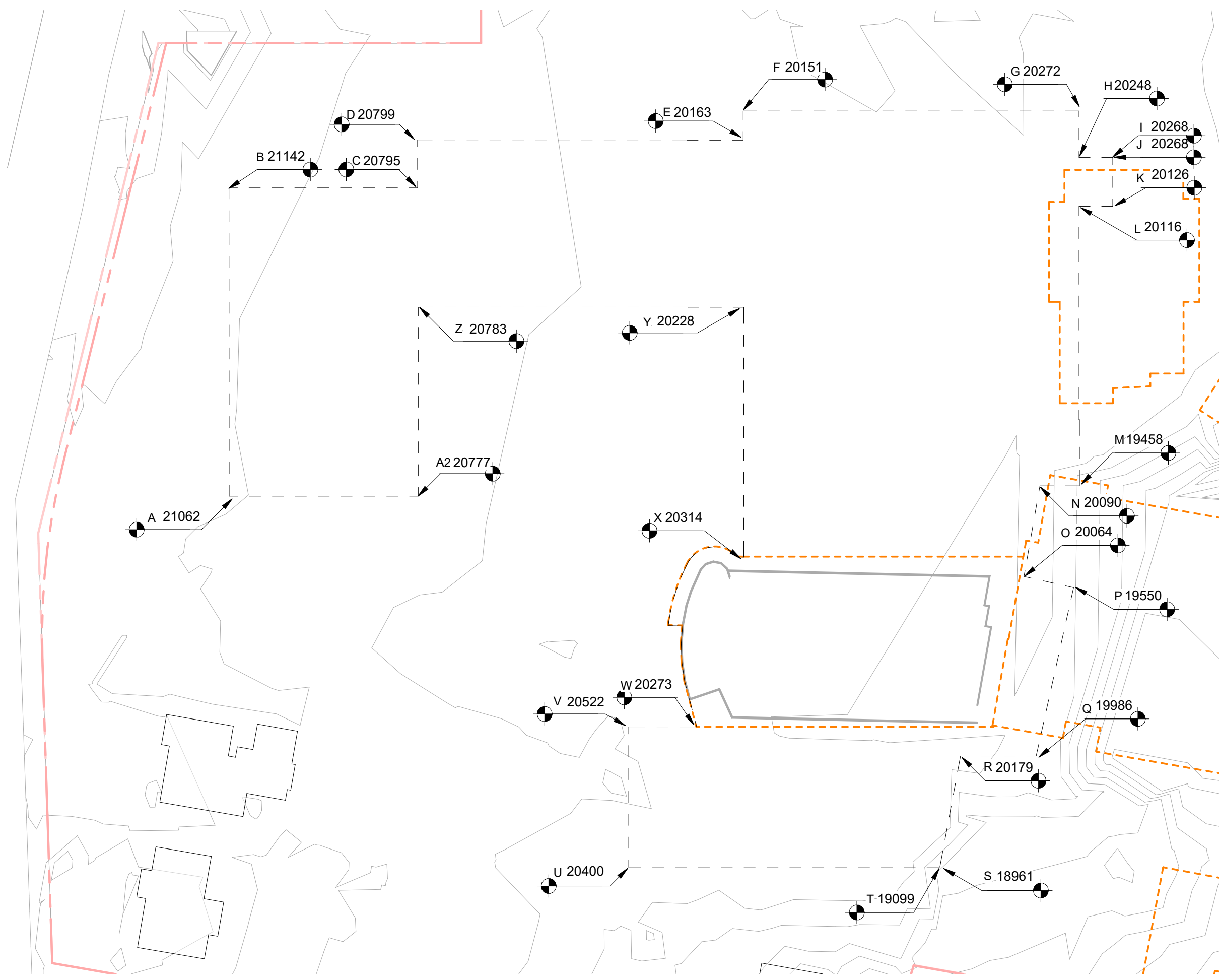
Scale
As indicated

Project #
2208

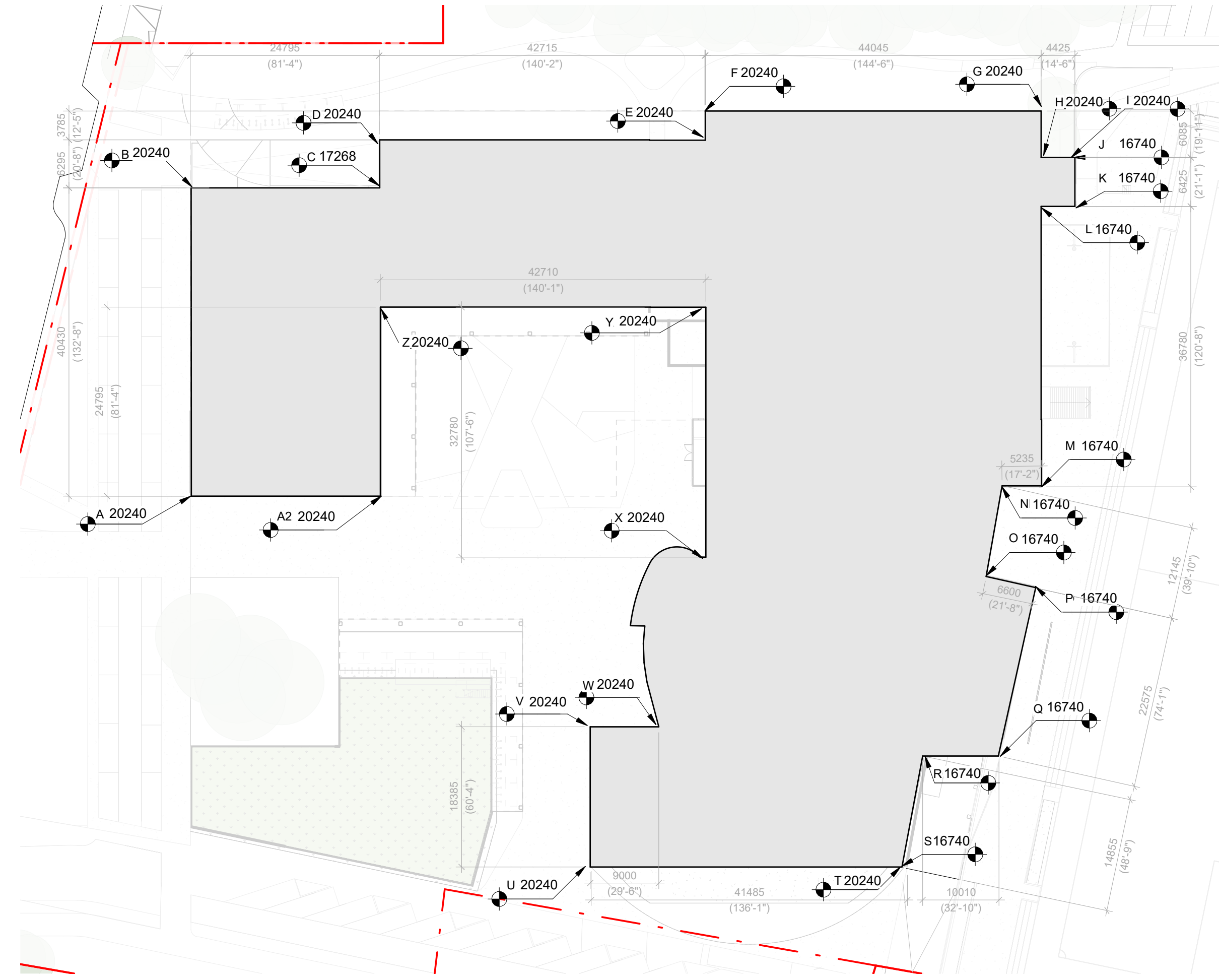
Revision
April 4, 2025

Sheet #
A - 051

3

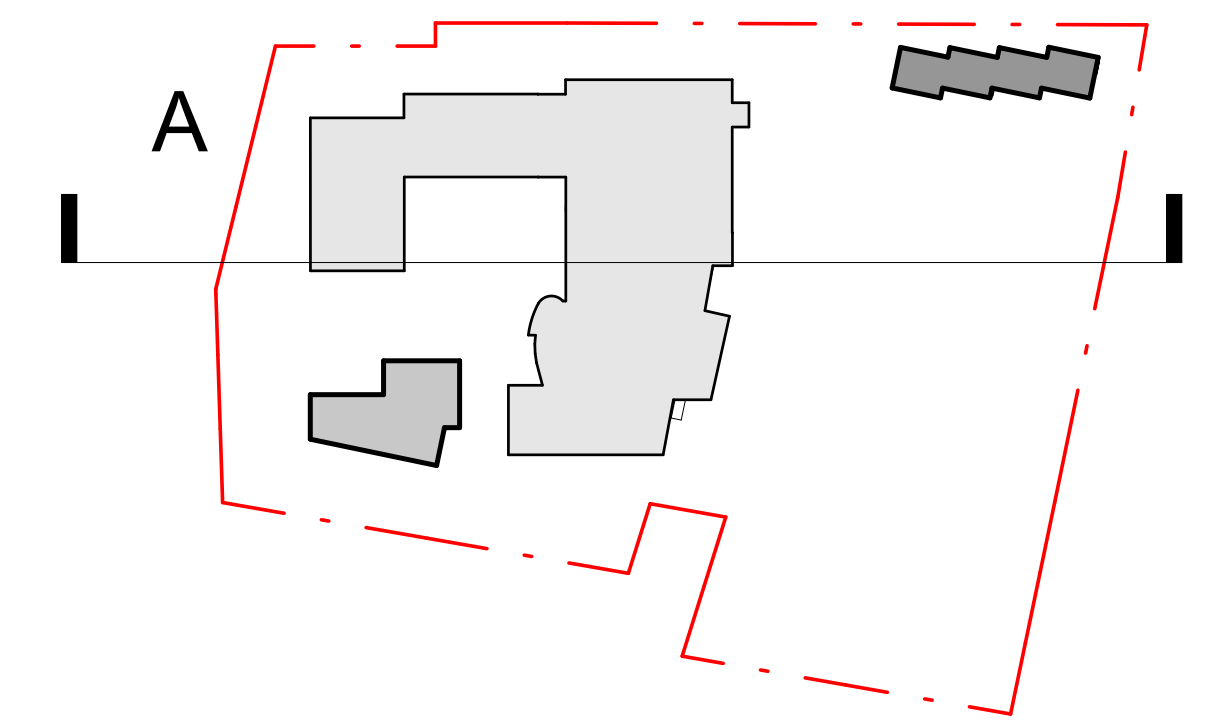


1 Natural Grade Building A
SCALE = 1 : 500

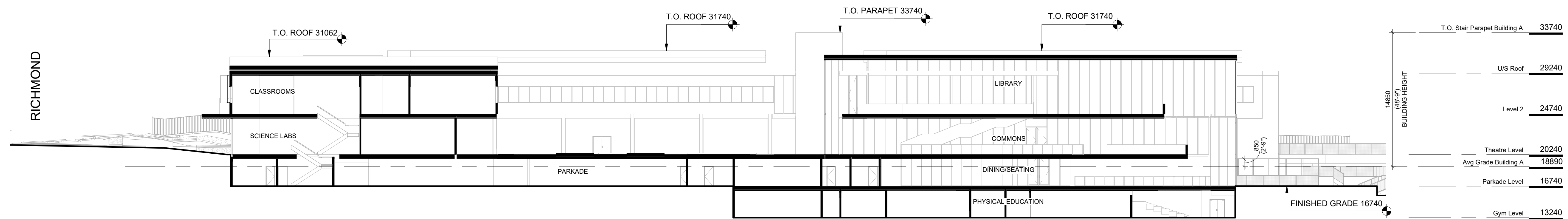


2 Average Grade Proposed Building A
SCALE = 1 : 500

POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT (A+B)/2/DISTANCE BETWEEN POINTS
A	20240	A-B	40430	818,303,200
B	20240	B-C	24795	501,850,800
C	20240	C-D	6295	127,410,800
D	20240	D-E	42780	864,220,170
E	20163	E-F	3785	78,294,245
F	20151	F-G	44045	889,510,798
G	20240	G-H	6085	123,160,400
H	20240	H-I	4425	89,562,000
I	20240	I-J	6425	107,554,500
J	16740	J-K	6425	107,554,500
K	16740	K-L	4425	74,074,500
L	16740	L-M	36780	615,697,200
M	16740	M-N	5235	87,633,900
N	16740	N-O	12145	203,307,300
O	16740	O-P	6800	110,484,000
P	16740	P-Q	22575	377,905,500
Q	16740	Q-R	10010	187,567,400
R	16740	R-S	14855	248,672,700
S	16740	S-T	16740	16740
T	16740	T-U	41485	815,989,208
U	16320	U-V	18320	370,796,800
V	20240	V-W	9000	182,160,000
W	20240	W-X	29630	599,711,200
X	20240	X-Y	32780	663,270,520
Y	20228	Y-Z	42620	862,373,080
Z	20240	Z-A	24795	501,850,800
A2	20240	B-A	24795	250,925,400



4 Key Plan - Building A
SCALE = 1 : 2000



3 Height Diagram Building A
SCALE = 1 : 250

NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
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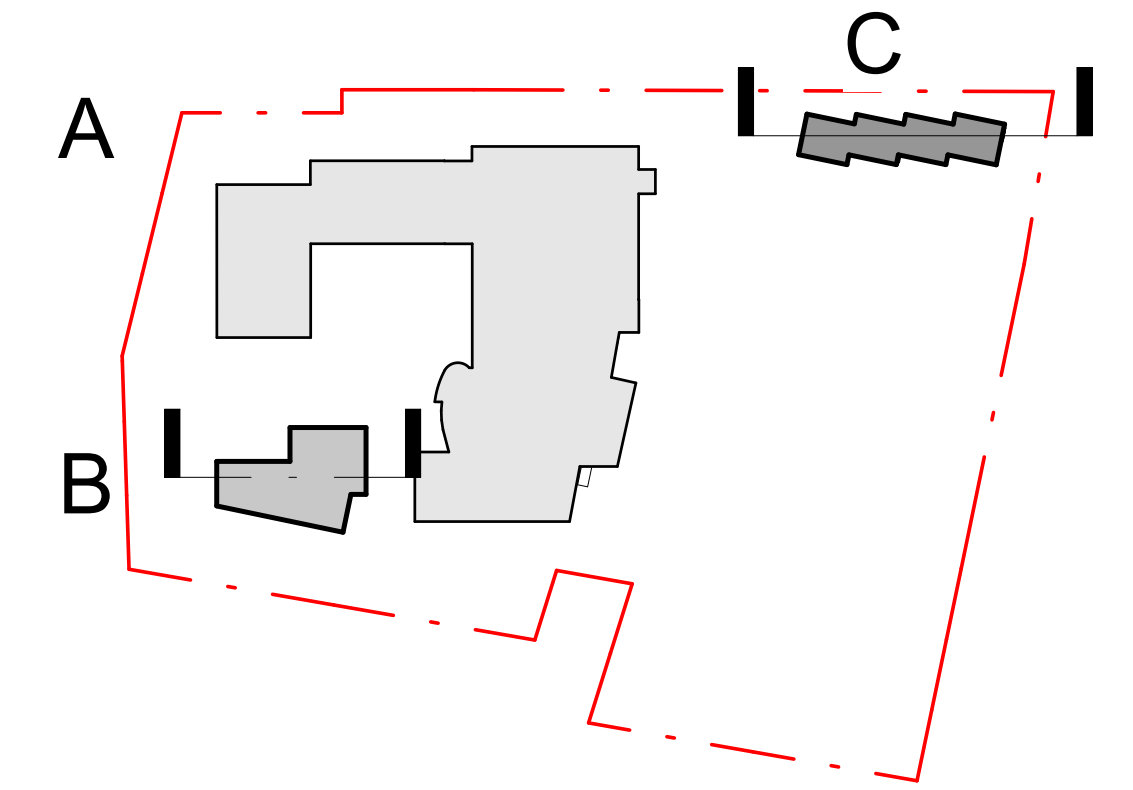
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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name	Average Grade Building A
Date	December 10, 2025
Scale	As indicated
Project #	2208
Revision	3
Date	April 4, 2025
Sheet #	A - 052



POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT
A	20240	A-B	10540	213329600
B	20240	B-C	19420	389060800
C	20240	C-D	8915	181654000
D	20240	D-E	19900	402776000
E	20240	E-F	17390	351973600
F	20240	F-G	9980	201995200
G	20240	G-A	37490	758797600
				123895
				2603688000
				20240

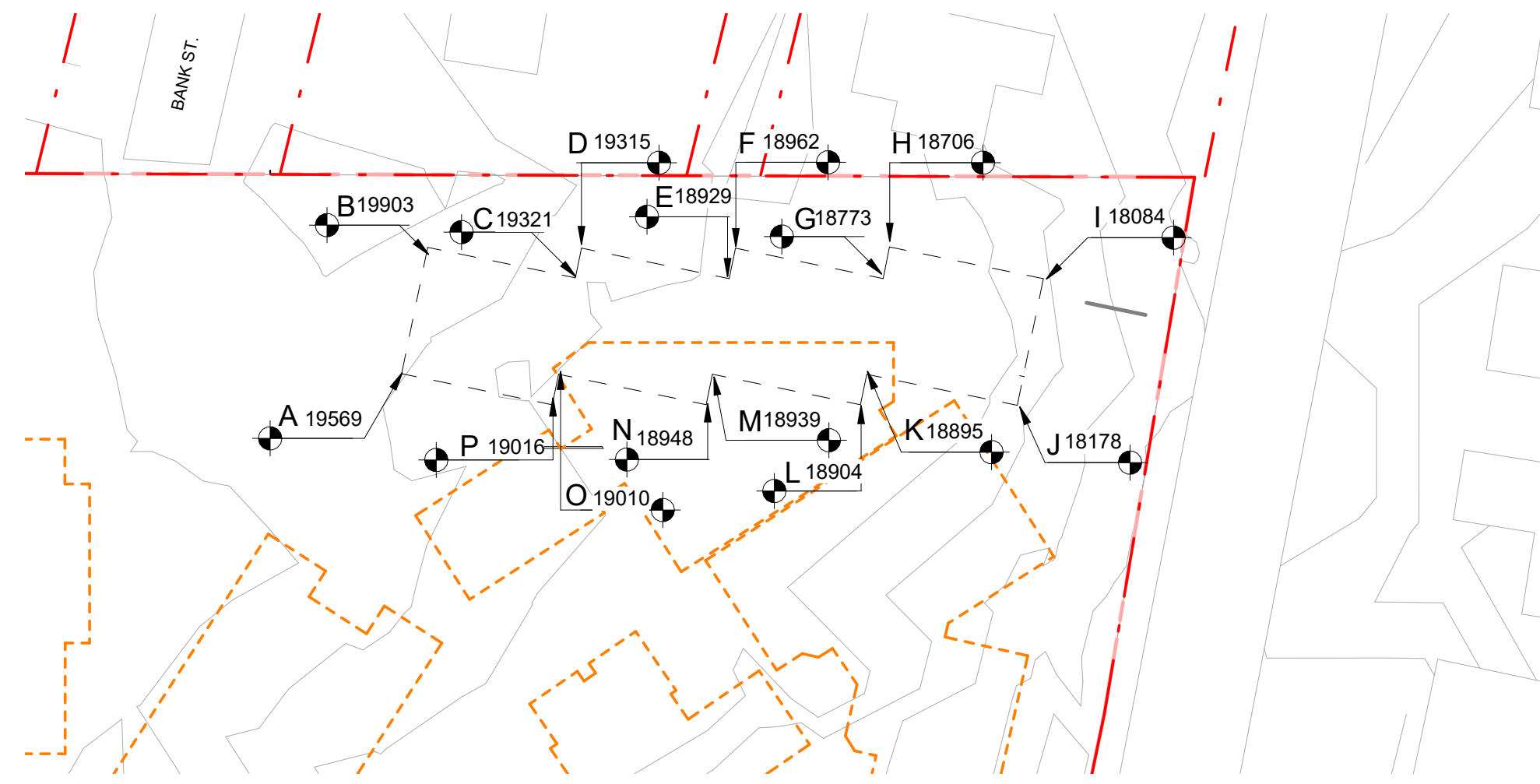
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT
A	16740	A-B	11040	197678720
B	19071	B-C	12795	243667980
C	19017	C-D	2655	50815372.5
D	19282	D-E	12800	244399800
E	18925	E-F	2625	49701750
F	18943	F-G	12785	241093137.5
G	18772	G-H	2655	49946097.5
H	18711	H-I	13905	255441802.5
I	18330	I-J	11105	183060425
J	16740	J-K	13810	227831400
K	16740	K-L	2655	44444700
L	16740	L-M	12825	214890500
M	16740	M-N	2645	44277300
N	16740	N-O	12790	214144900
O	16740	O-P	2670	44695800
P	16740	P-A	13055	218540700
				142625
				2534385685
				17.770



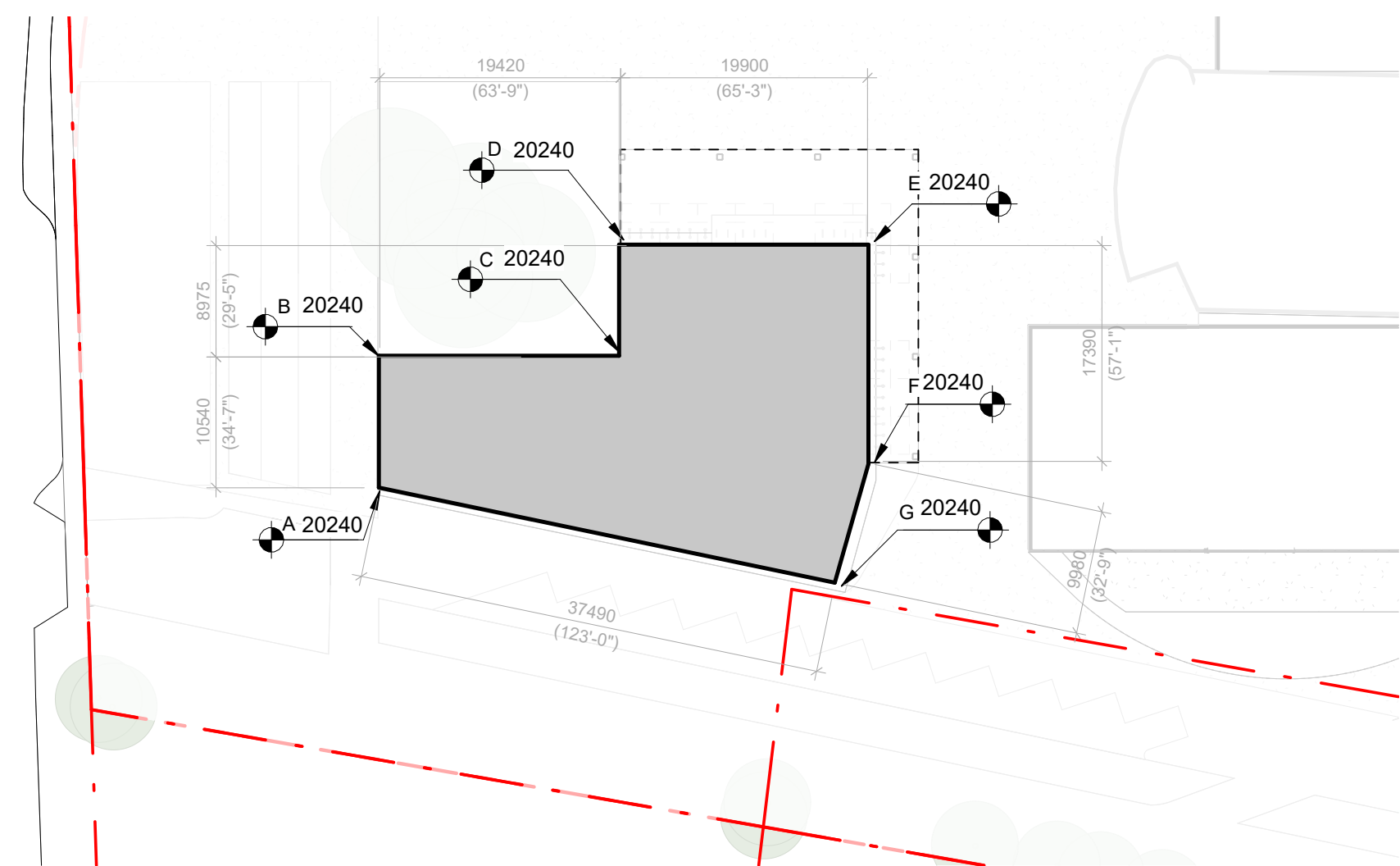
8 Key Plan - Main Building Plan
SCALE = 1 : 2000



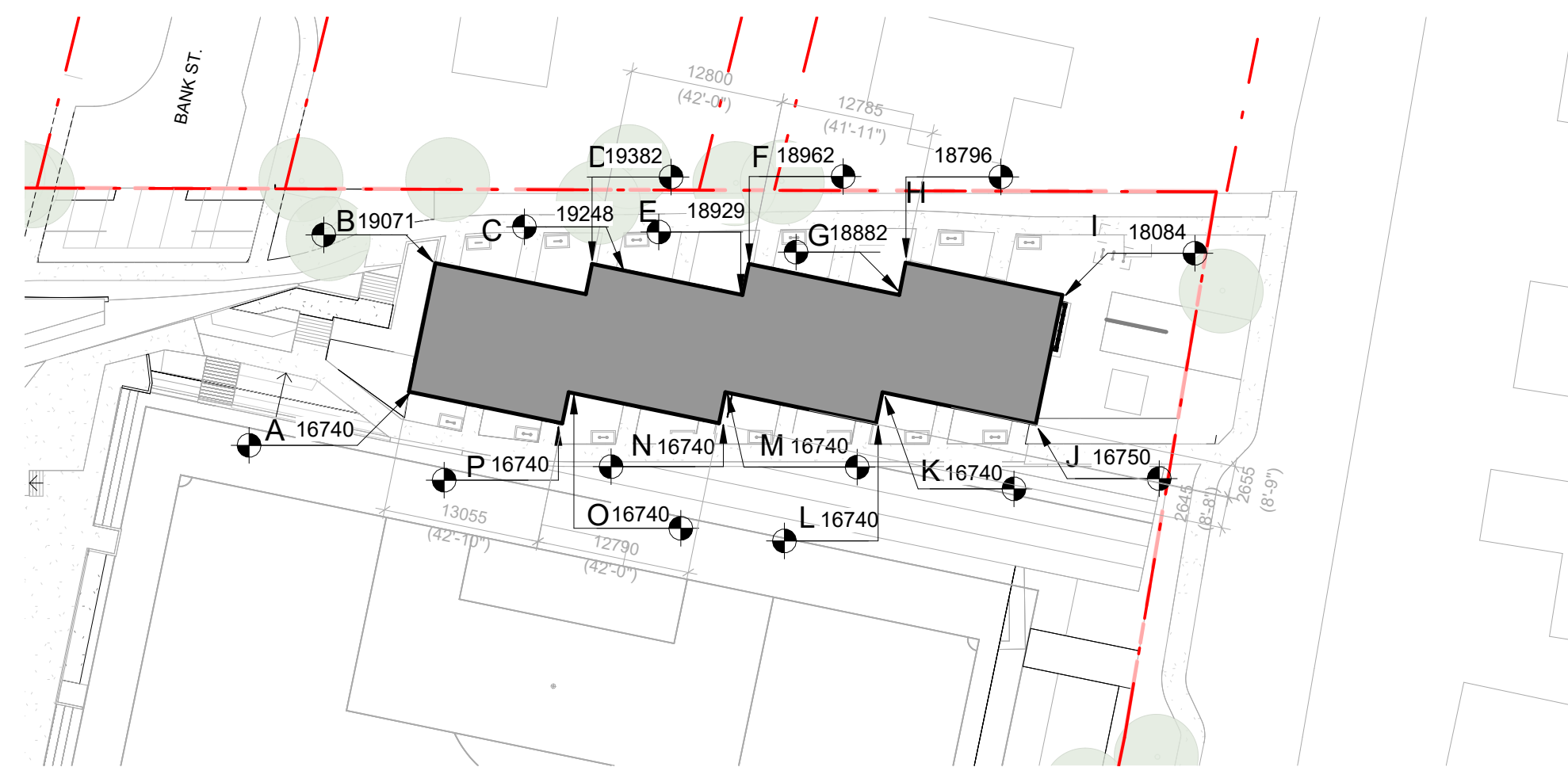
1 Natural Average Grade Building B
SCALE = 1 : 500



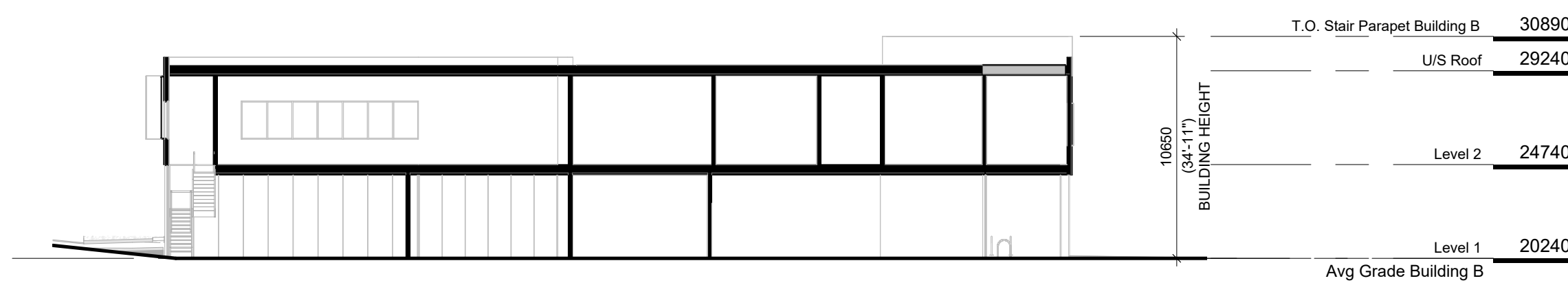
2 Natural Average Grade Building C
SCALE = 1 : 500



3 Average Grade Proposed Building B
SCALE = 1 : 500



4 Proposed Average Grade Building C
SCALE = 1 : 500



5 Height Diagram Building B
SCALE = 1 : 250



6 Height Diagram Building C
SCALE = 1 : 250

NO.	DESCRIPTION	DATE
3	Rezoning Rev1	April 4, 2025
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PW CAMPUS RENEWAL
GLENLYON NORFOLK SCHOOL

Sheet Name
Average Grade Building B & C

Date
December 10, 2025

Scale
As indicated

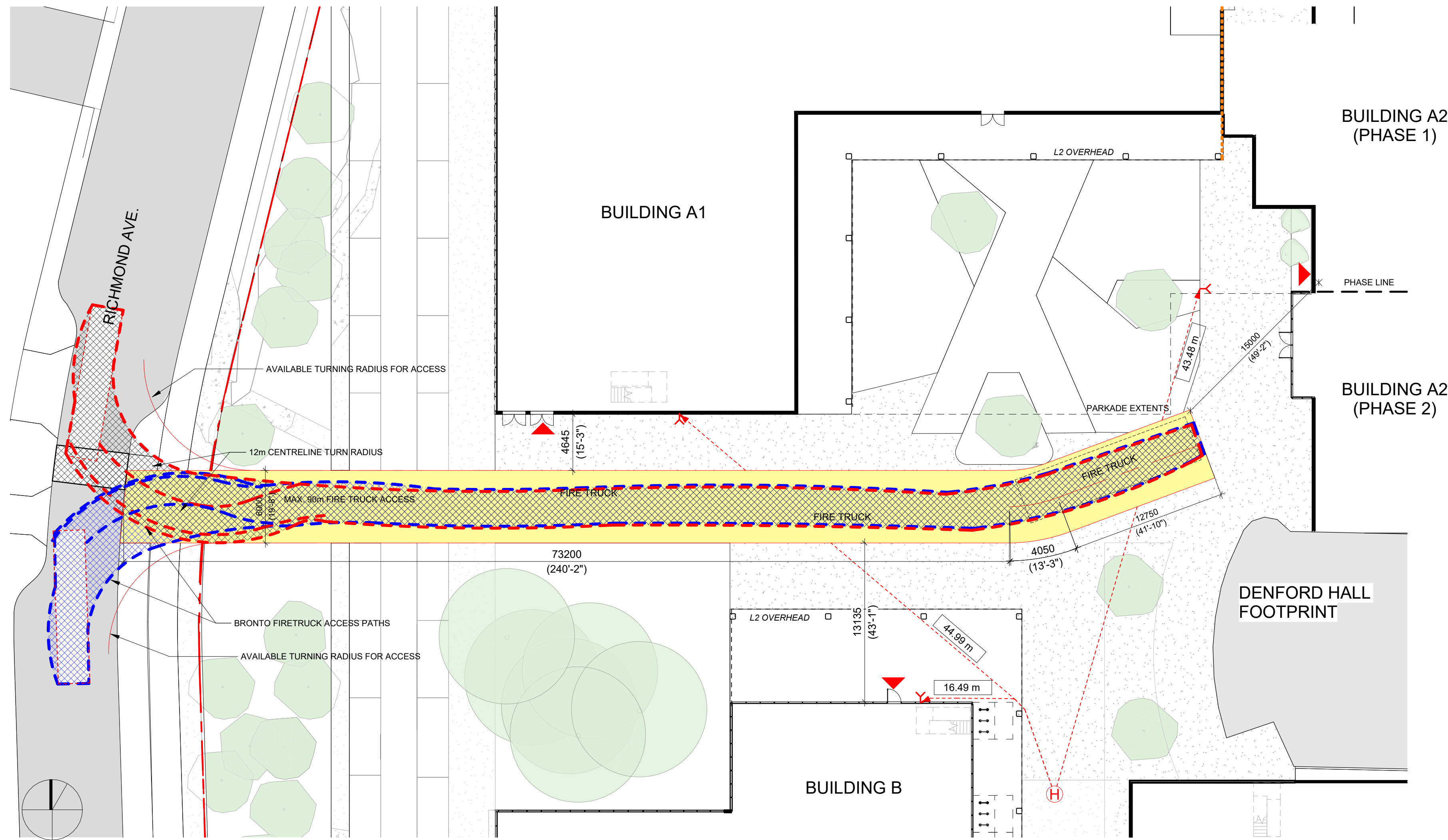
Project #
2208

Revision
April 4, 2025

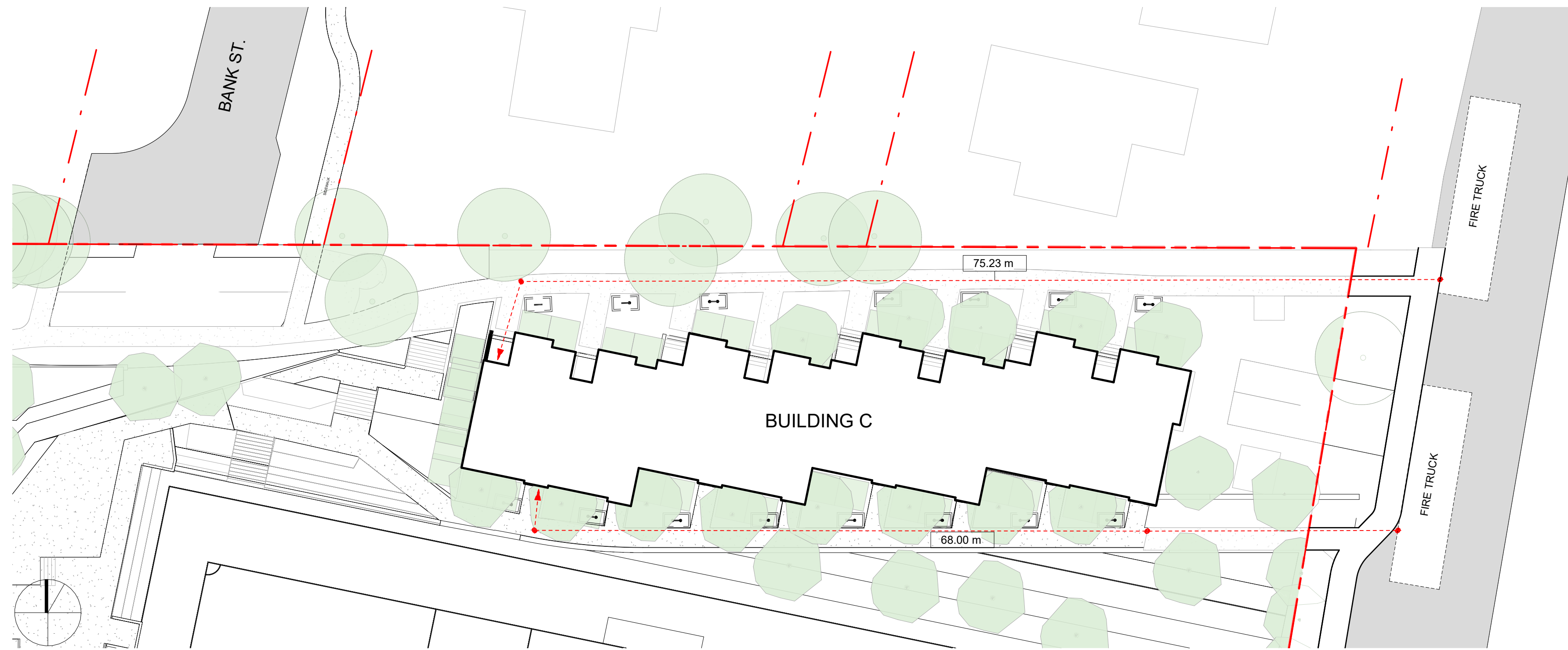
Sheet #
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REGISTERED ARCHITECT
GREGORY L.F. DANK
2025-12-11
BRITISH COLUMBIA

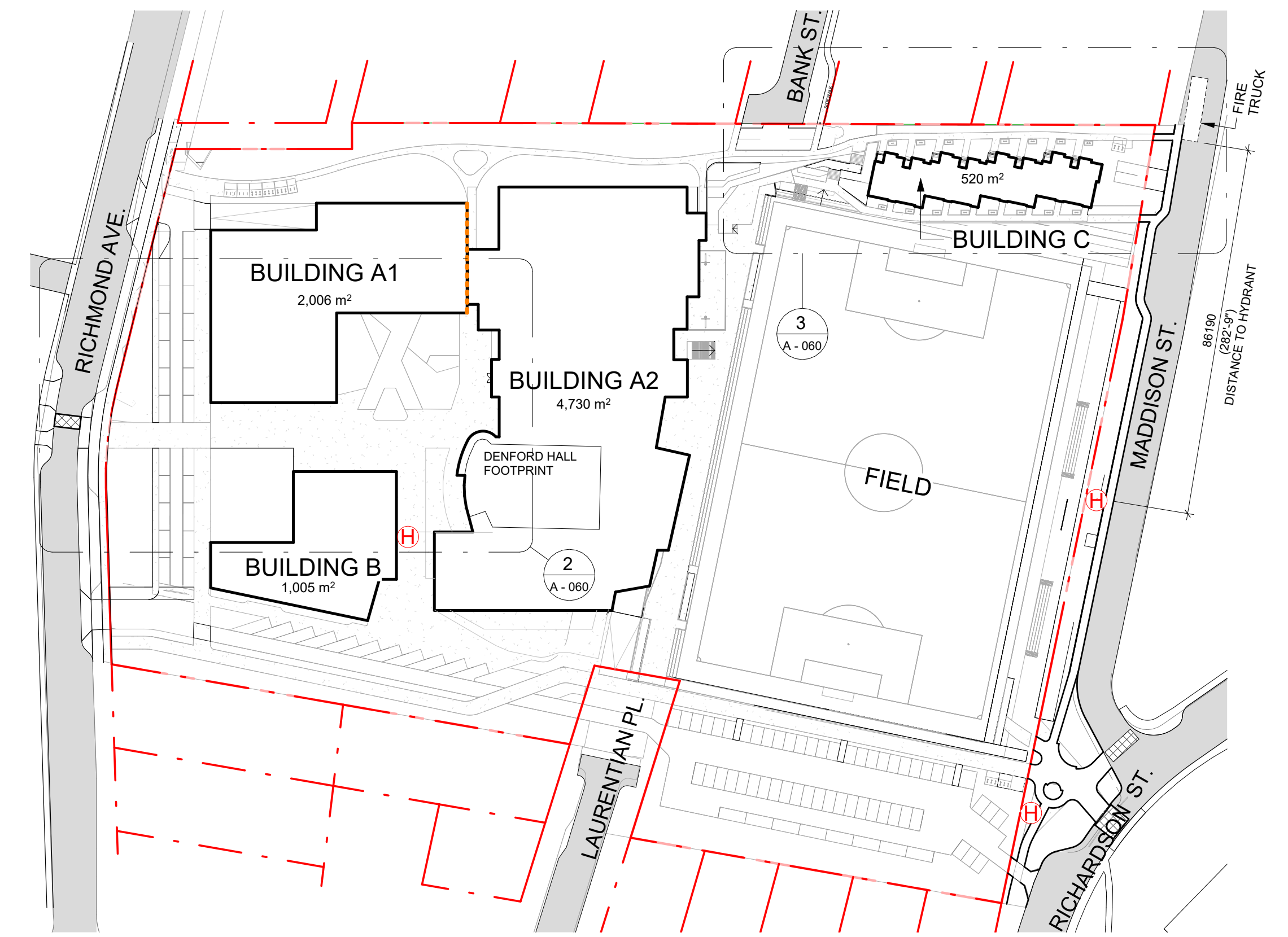
A - 053



2 Fire Access Plan - Building A and B
SCALE = 1 : 250



3 Fire Access Plan - Building C
SCALE = 1 : 250



1 Code Key Plan - Fire Access
SCALE = 1 : 1000

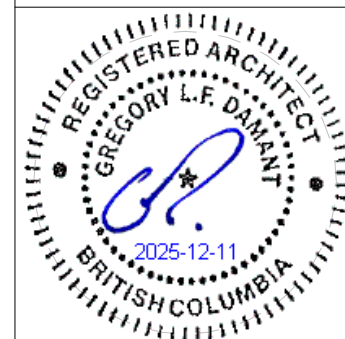
- FIRE ACCESS PLAN LEGEND**
- PRINCIPAL ENTRANCE
 - FIRE DEPARTMENT CONNECTION
 - EXISTING FIRE HYDRANT
 - FIRE ACCESS ROUTE
 - FIRE FIGHTER PATH OF TRAVEL
 - 2 HR FIRE WALL

4	Rezoning Rev 2	Sept. 30, 2025
3	Rezoning Rev 1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name	Fire Access Plan
Date	December 10, 2025
Scale	As indicated
Project #	2208
Revision	4
Revision Date	Sept. 30, 2025
Sheet #	A - 060



BUILDING A1 - BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>	
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.1.
BUILDING AREA	<input type="text" value="2006"/> m ² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	<input type="text" value="20.4"/> m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="2"/> STOREYS ABOVE GRADE <input type="text" value="1"/> STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING A2 - BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>	
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.1.
BUILDING AREA	<input type="text" value="4730"/> m ² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	<input type="text" value="16.7"/> m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="3"/> STOREYS ABOVE GRADE <input type="text" value="1"/> STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING B - BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>	
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.1.
BUILDING AREA	<input type="text" value="1005"/> m ² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	<input type="text" value="20.4"/> m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="2"/> STOREYS ABOVE GRADE <input type="text" value="0"/> STOREYS BELOW GRADE	Div A 1.4.1.2.

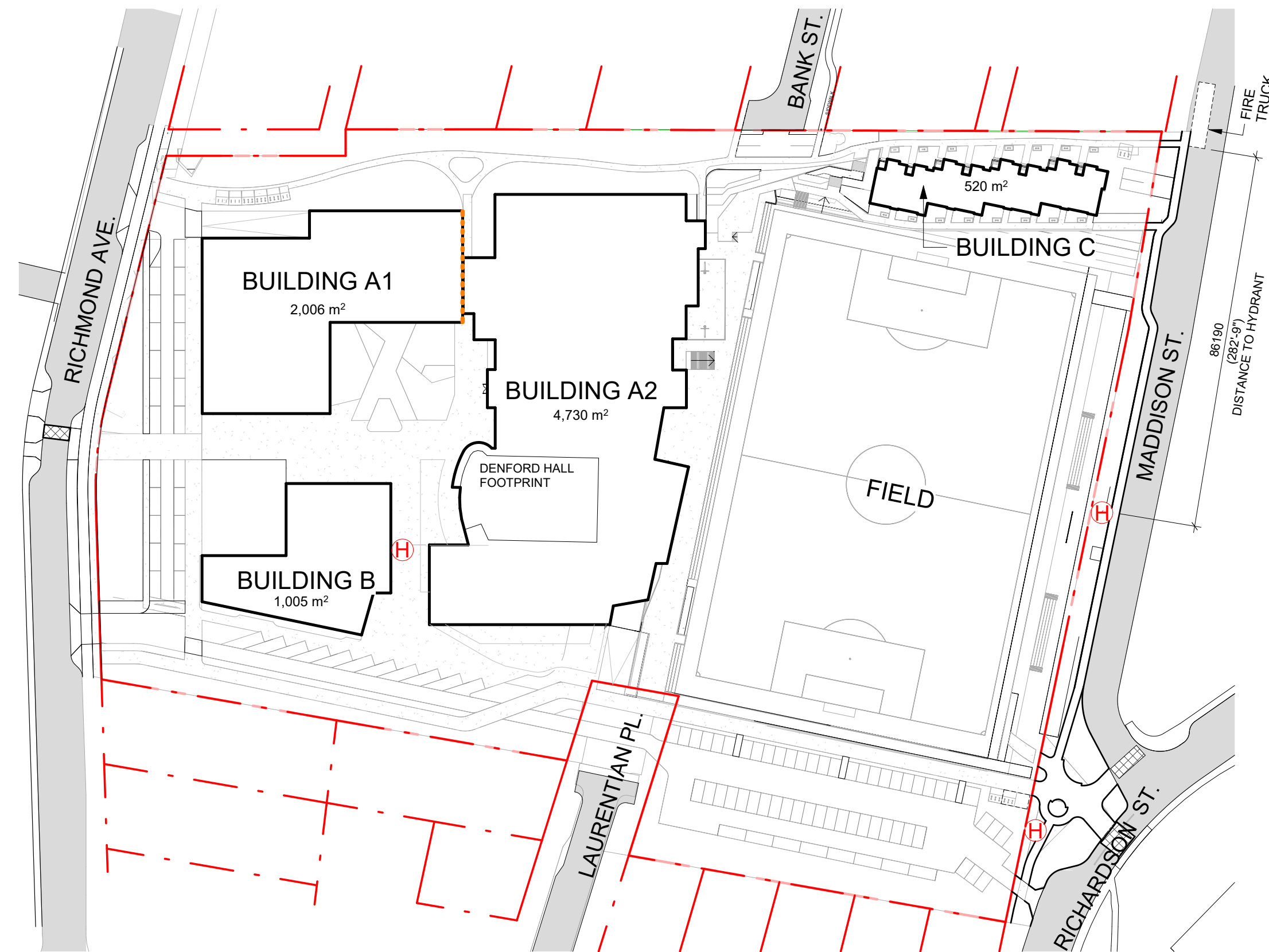
BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - COMBUSTIBLE, UP TO 2 STOREYS, SPRINKLERED	*3.2.2.93 for Group A2 **3.2.2.26 for combustible construction
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m ² or <input type="text" value="2400"/> m ² **	
NUMBER OF STREETS FACING	<input type="text" value="1"/>	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>	Dependent on classification selected
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.4.1
STANDPIPE SYSTEM	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.5.8
HIGH BUILDING	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.8.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED	
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m ²	*3.2.2.93 for Group A2
NUMBER OF STREETS FACING	<input type="text" value="1"/>	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>	Dependent on classification selected
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.4.1
STANDPIPE SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.5.8
HIGH BUILDING	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.8.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - GROUP A2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED	*3.2.2.93 for Group A2 **3.2.2.26 for combustible construction
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m ² or <input type="text" value="2400"/> m ² **	
NUMBER OF STREETS FACING	<input type="text" value="1"/>	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>	Dependent on classification selected
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.4.1
STANDPIPE SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.5.8
HIGH BUILDING	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input type="checkbox"/>	3.2.8.

BUILDING C - BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="9"/>	
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	9.10.2.1
BUILDING AREA	<input type="text" value="520"/> m ² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	<input type="text" value="16.7"/> m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="3"/> STOREYS ABOVE GRADE <input type="text" value="0"/> STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.18.2 (5)
SPRINKLERED	YES <input type="checkbox"/> NO <input type="checkbox"/>	



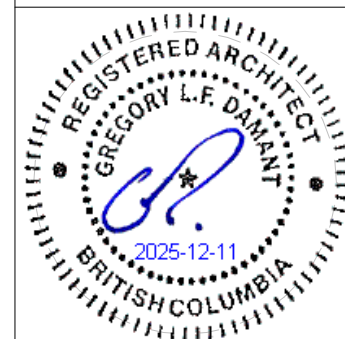
1 Code Key Plan
SCALE = 1 : 1000

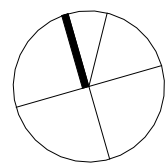
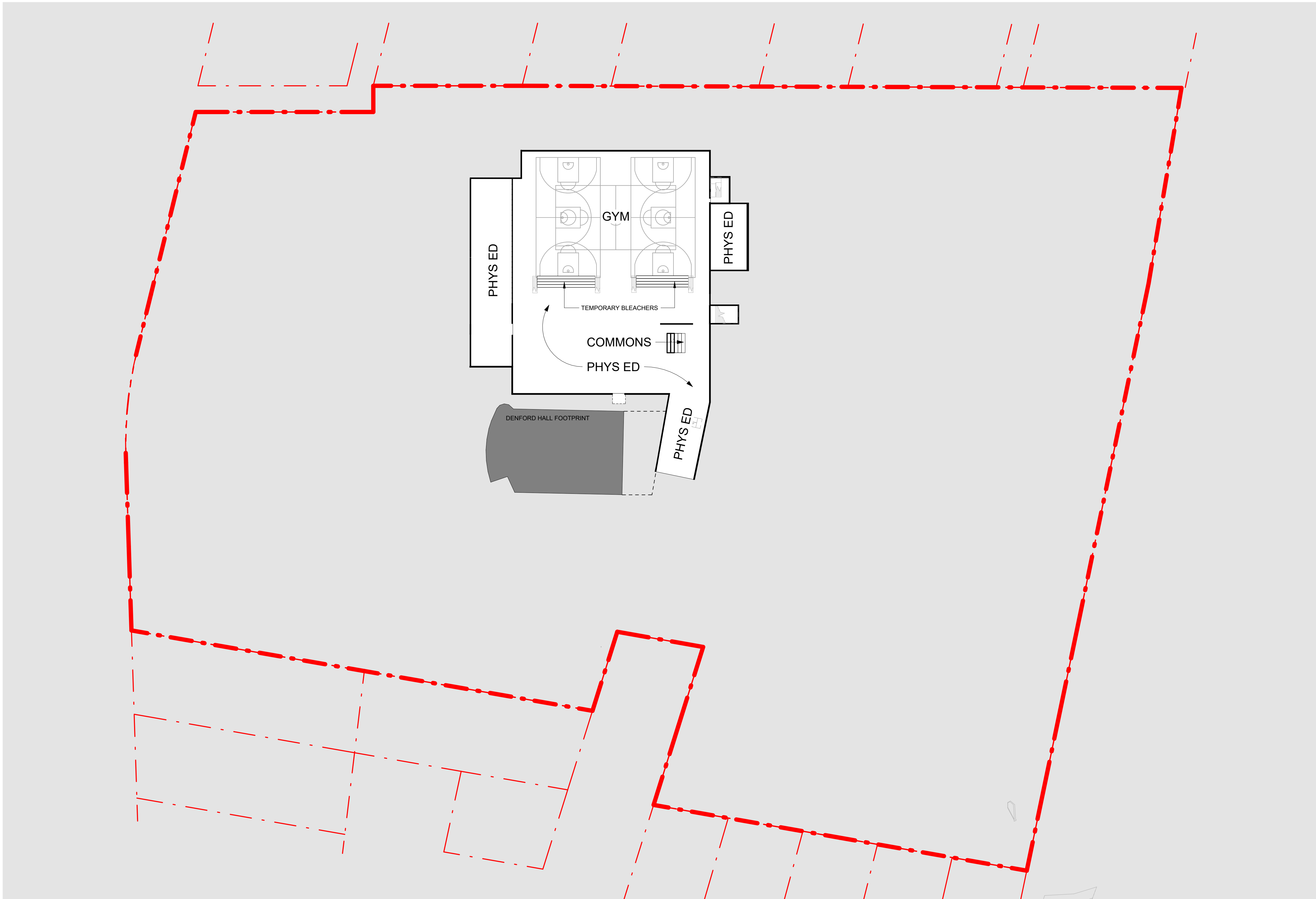
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name	Building Code Analysis
Date	December 10, 2025
Scale	As indicated
Project #	2208
Revision	3
Date	April 4, 2025
Sheet #	A - 061





3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL
 GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Gym Level (B2)

Date
 December 10, 2025

Scale
 1 : 500

Project #
 2208

Revision
 April 4, 2025

3

Sheet #
A - 100





5	Rezoning Rev 3	Dec. 10, 2025
3	Rezoning Rev 1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Field Level (B1)

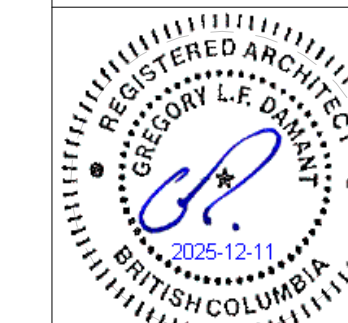
Date
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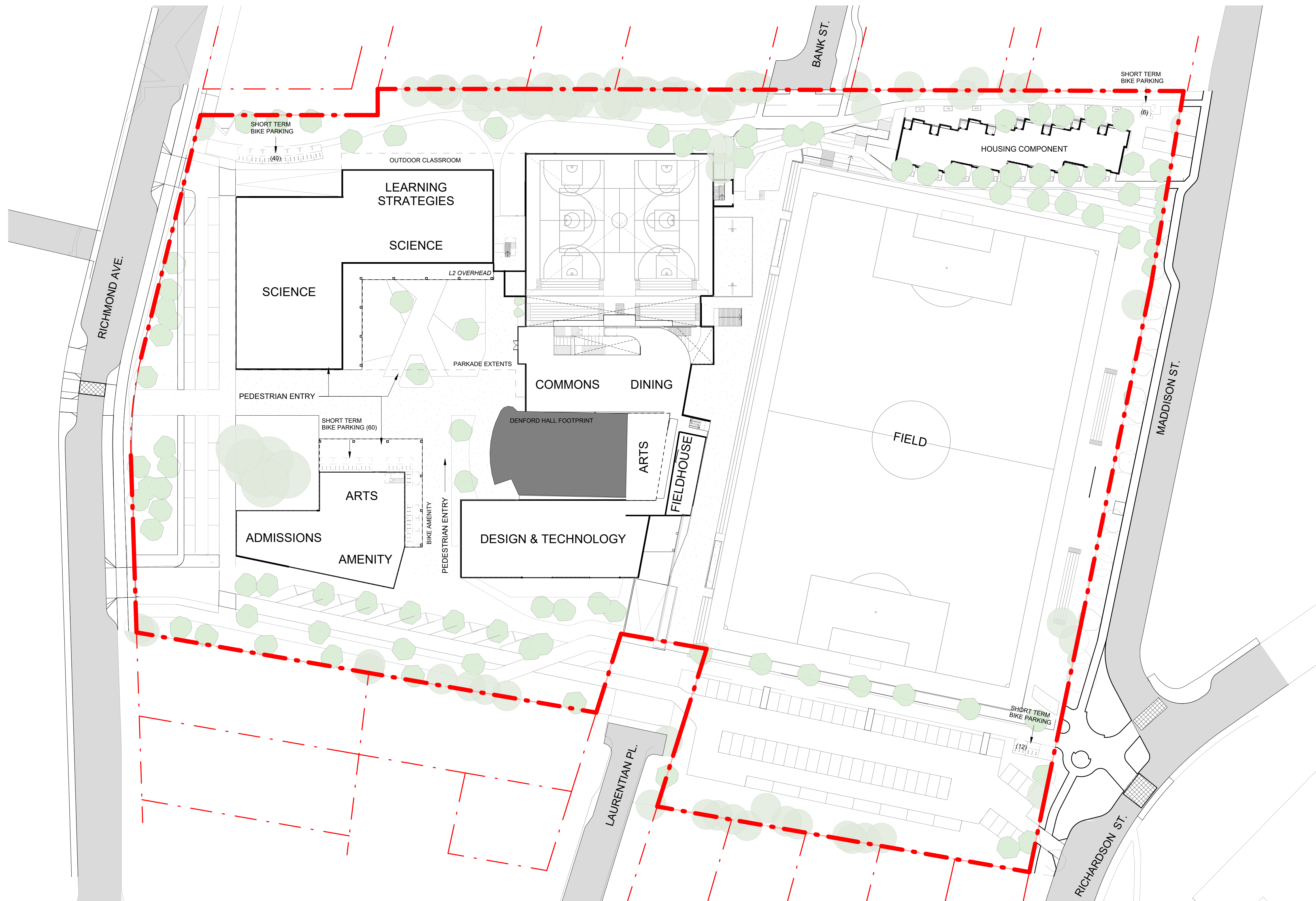
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Project #
2208

Revision
Dec. 10, 2025 **5**

Sheet #
A - 101





3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Courtyard Level (L1)

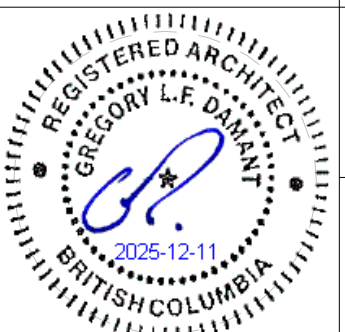
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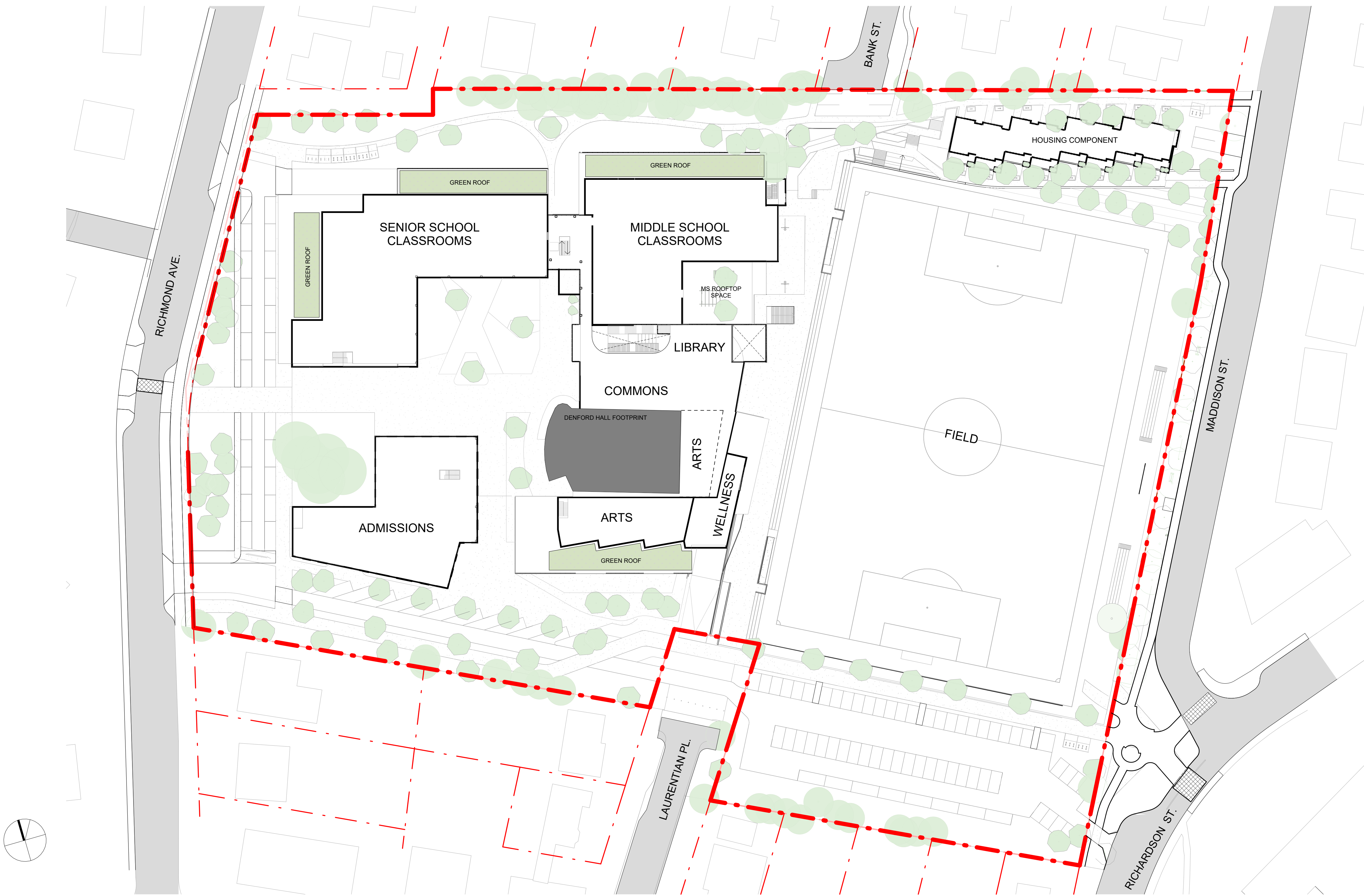
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Project #
2208

Revision
3

Sheet #
A - 102





3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL
 GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Classroom Level (L2)

Date
 December 10, 2025

Scale
 1 : 500

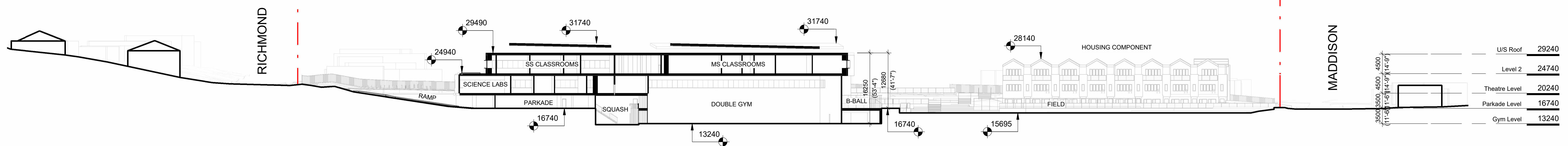
Project #
 2208

Revision
 April 4, 2025

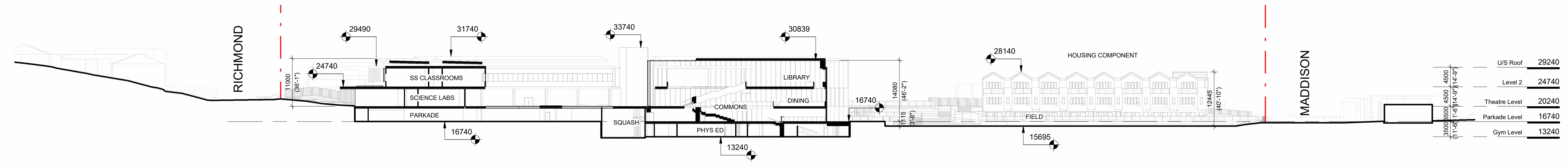
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Sheet #
A - 103

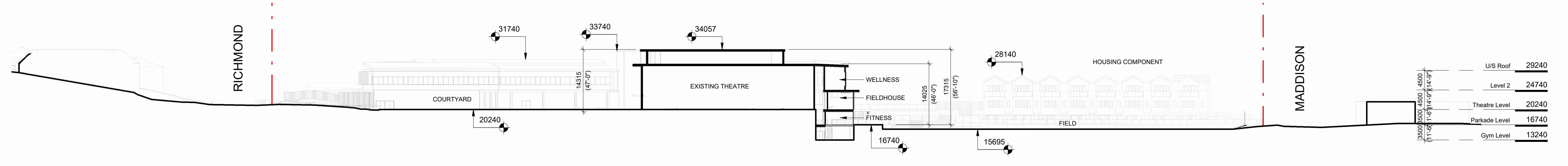




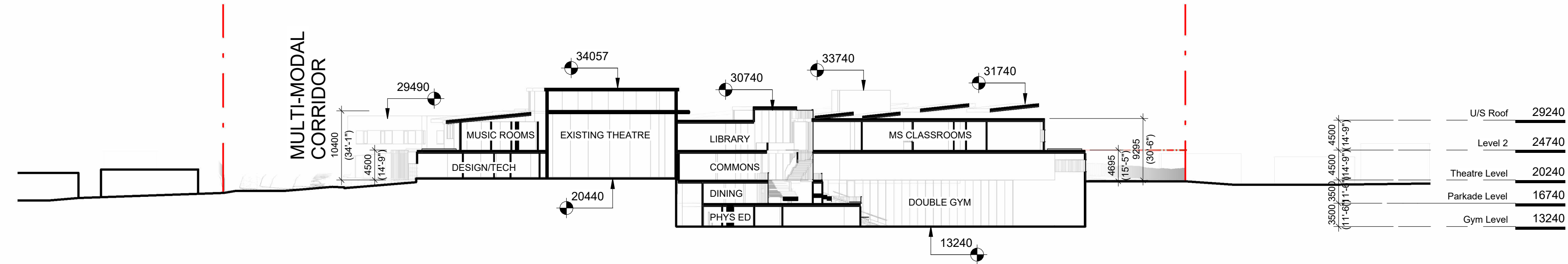
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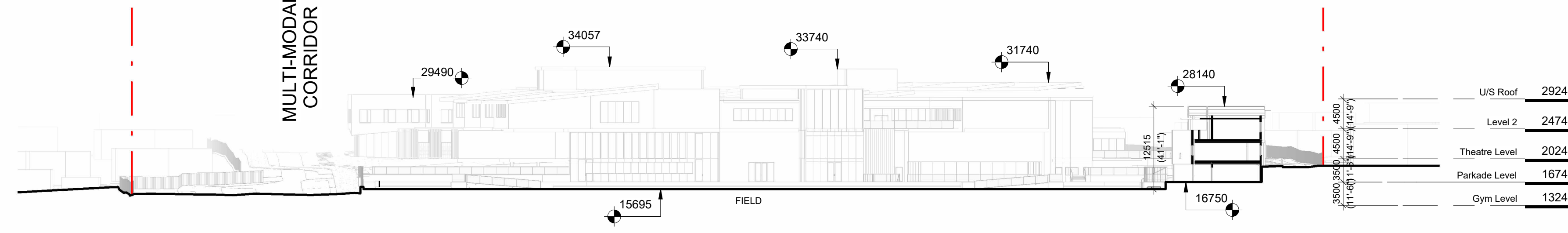
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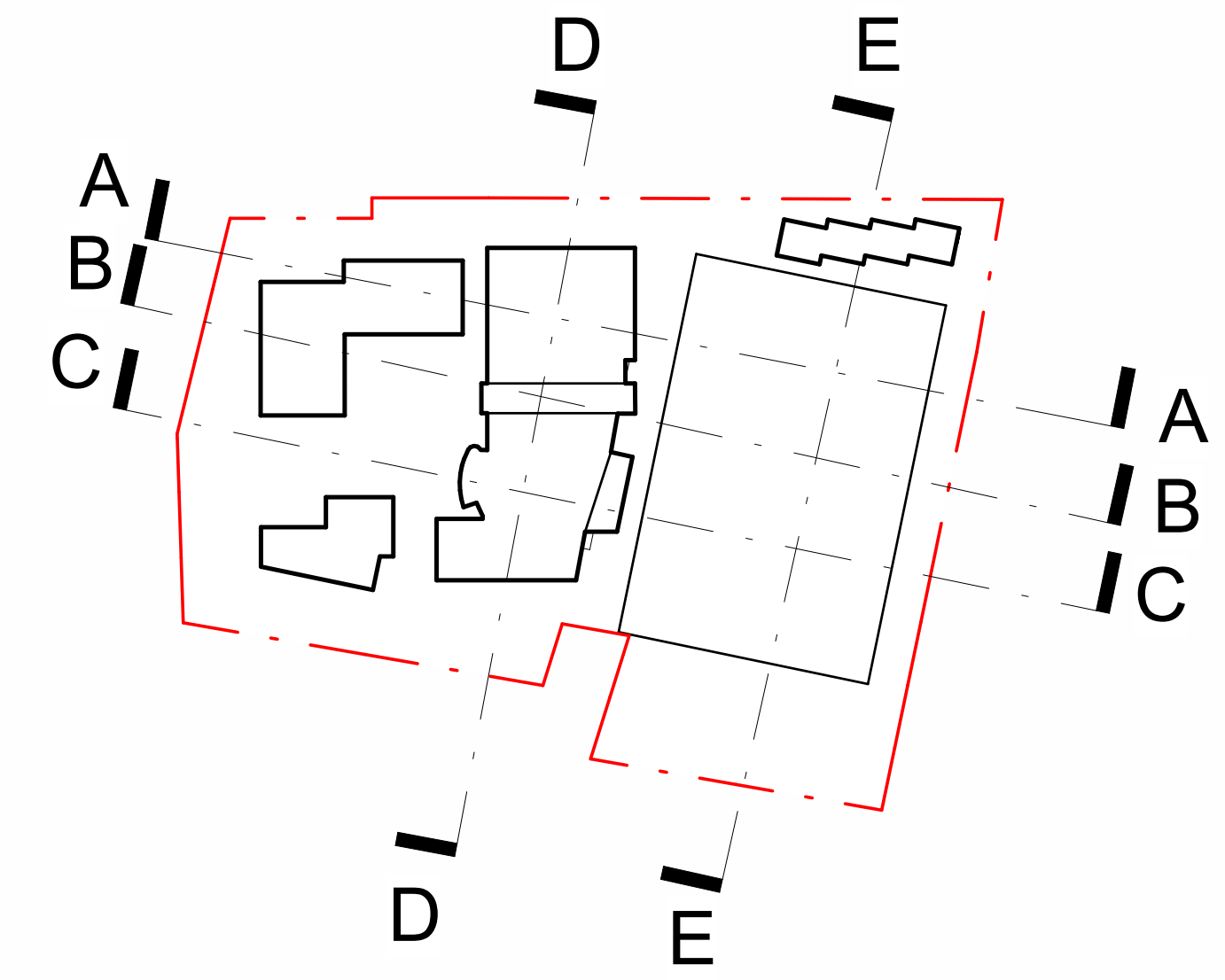
3 Section CC
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4 Section DD
SCALE = 1 : 500



5 Section EE
SCALE = 1 : 500



7 Key Plan - Site Section
SCALE = 1 : 2000

3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name	Proposed Site Sections
Date	December 10, 2025
Scale	As indicated
Project #	2208
Revision	3
Date	April 4, 2025
Sheet #	A - 300





PROJECT NAME
GLENLYON NORFOLK SCHOOL RENEWAL

CIVIC ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL ADDRESS
LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

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- L0.00 COVER
- L0.01 DESIGN RATIONALE
- L0.02 TREE MANAGEMENT PLAN
- L0.03 TREE REPLACEMENT PLAN
- L1.01 LANDSCAPE PLAN
- L1.02 LANDSCAPE PLAN WITH GREEN ROOF LEVEL
- L2.01 PLANTING LIST
- L2.02 PLANTING PLAN
- L2.03 SOIL DEPTH PLAN
- L3.01 RAINWATER MANAGEMENT PLAN
- L4.01 WAYFINDING PLAN
- L4.02 WAYFINDING PRECEDENTS
- L5.01 TREE PROTECTION SECTIONS

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

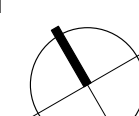
PROJECT
GLENLYON NORFOLK
SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL ADDRESS
LEGAL LOT A, SECTION 68, VICTORIA
DISTRICT, PLAN VIP57155

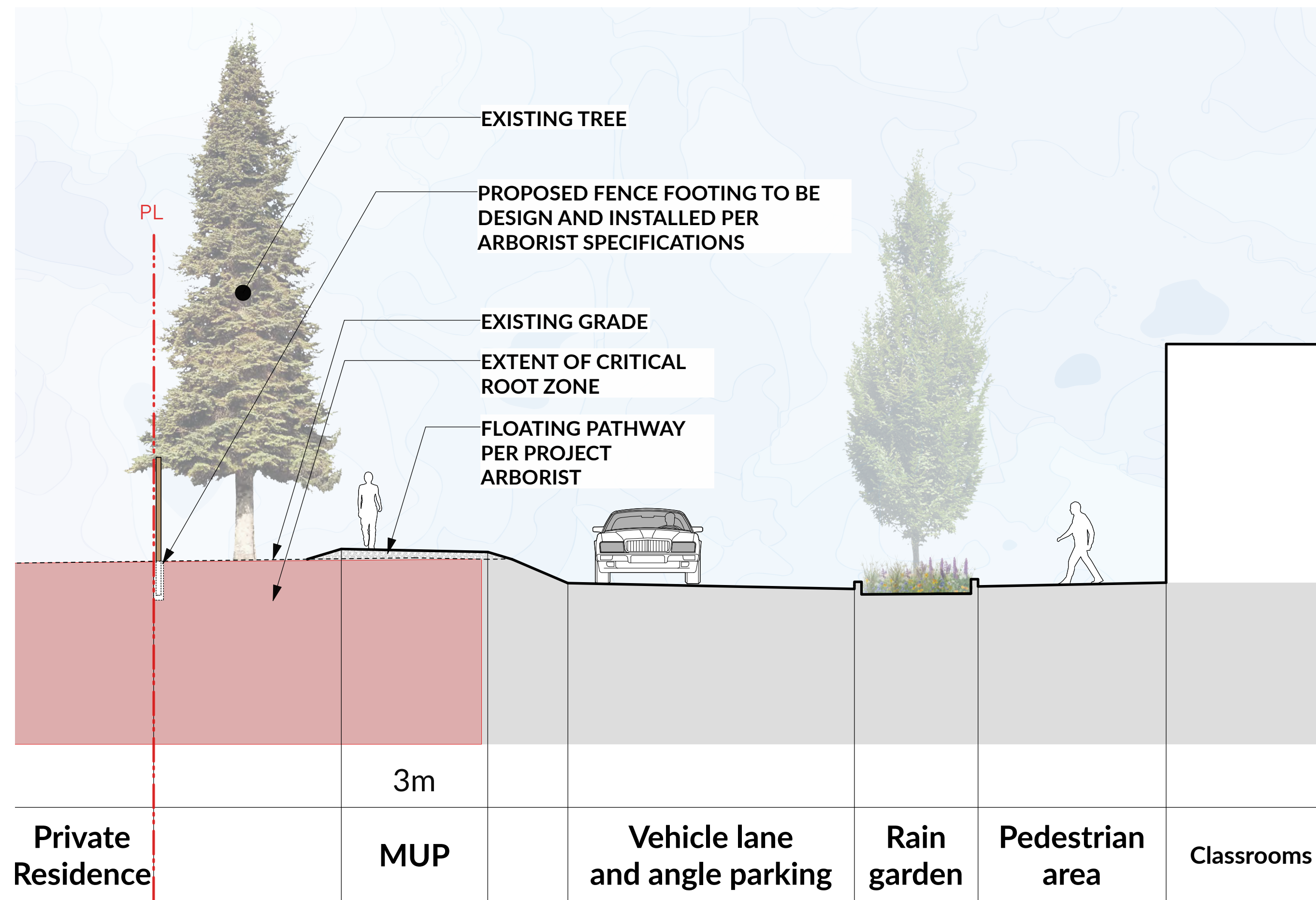
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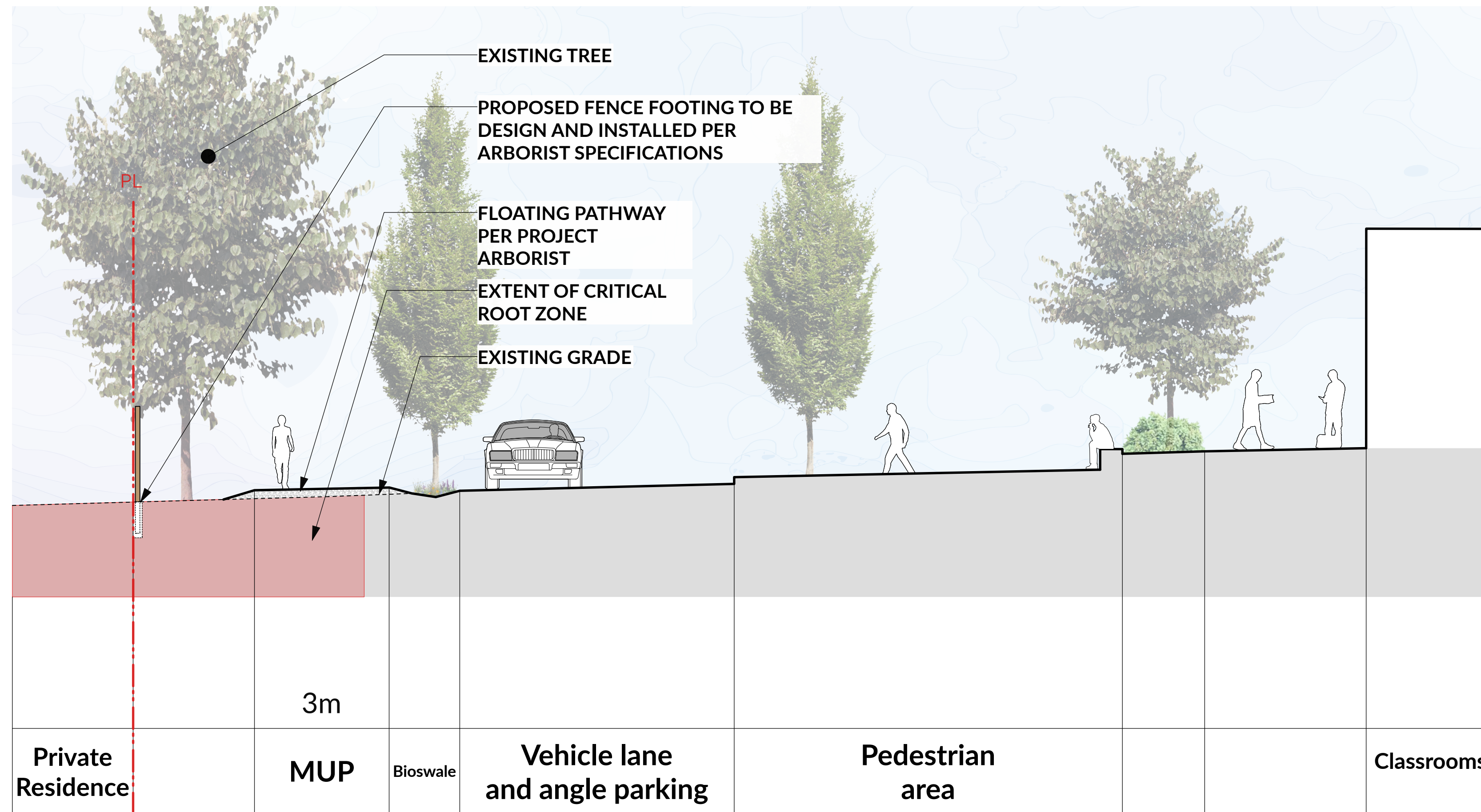
NORTH  **SCALE**
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PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

DRAWING
L0.00



1 Tree Retention Section 1
Scale: 1:75



2 Tree Retention Section 2
Scale: 1:75



KEY MAP 1:1500

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	Issued for Rezoning
2	2025-03-27	Reissued for Rezoning
3	2025-09-29	Reissued for Rezoning

PROJECT
**GLENLYON NORFOLK
SCHOOL RENEWAL**

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA
DISTRICT, PLAN VIP57155

DRAWING TITLE
**TREE PROTECTION
SECTIONS**

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NORTH SCALE
AS SHOWN

PROJECT NO.	23029
DATE	2019-05-10
FILE NAME	23029 SECTIONS.vwx
PLOTTED	2025-09-29
DRAWN	NG
REVIEWED	MC

DRAWING

GLENLYON NORFOLK SCHOOL - DESIGN RATIONALE

Glenlyon Norfolk School welcomes students, families and alumni into the bustling, active heart of campus while engaging with its residential context with public through-paths, cycling infrastructure, rich habitat value, and a continuation of the Gonzales Neighbourhood's signature urban forest. Through thoughtful material choices, careful locating of program and adjacencies, native and adaptive planting, retention of key existing trees, and amenities that welcome the community into the edges of the site, GNS provides an inviting and enriching experience to its community.

The formal entry to GNS is located on Richmond Avenue, with a widened sidewalk, bike lane, and lush rain gardens providing nature-based stormwater management for the site. A dropoff zone for vehicles is bisected by the main pedestrian thoroughway, an east-west spine that leads visitors past a restored Garry Oak meadow and into the interior courtyard.

The courtyard is the centre of student social life in the campus landscape. Using retained soil volumes to provide tactile plantings and flexible lawn space, this space is malleable and oriented to the social life of the campus community. Movable furnishings, spaces for dining, bike parking, timber decking, and feature paving that supports wayfinding completes this bustling hub. Tree plantings at the heart of the courtyard anchors the space.

Moving along the pedestrian thoroughway, visitors emerge onto the playing field, overlooked to the east and north by terraced seat walls, innovative and compelling social spaces for students to perch and eat, talk, bask in the sunshine, and take in the view.

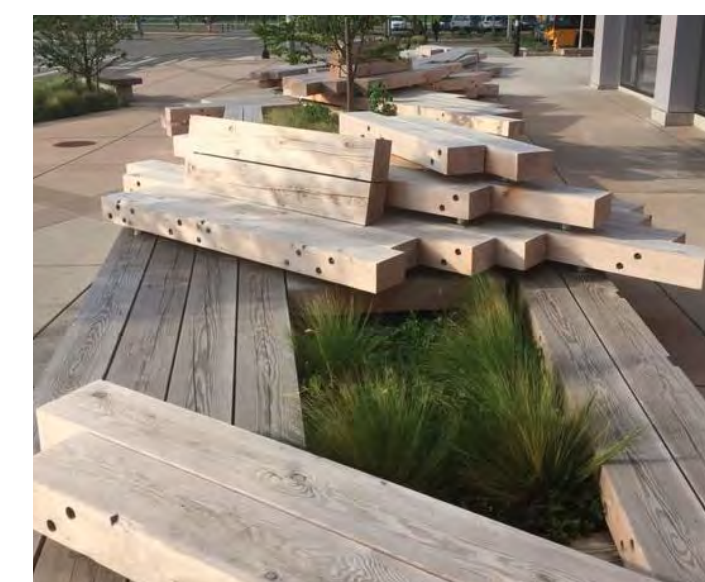
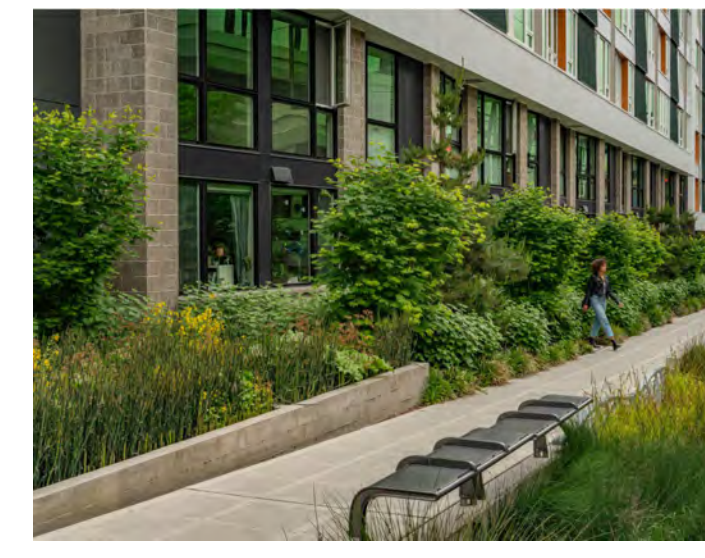
To the west of the field, tucked into the building massing, a playground and half basketball court provide fun and active spaces for students while shielding neighbours from noise.

To the south of the field is an internal street flanked by a generous multi-modal pathway along the southern edge of the site. Permeable paving and lush planting characterize this corridor. This southern pathway provides a pedestrian linkage from Richmond and Laurentian to the Maddison Street Greenway, and features a bike repair amenity and bike parking. At the southeastern corner of the site, the pathway terminates at a crossroads where Richardson and Maddison meet. A community gathering space provides seating and a natural meeting place for school community and neighbours alike.

Moving north along the Maddison Street Greenway, this edge supports a parklike environment. Bench seating is nestled within this green linear park, immersing passersby in this urban habitat.

The northern boundary of the site is characterized by a robust existing tree canopy and restored native plant ecology. This quiet forest walk is hugged on all sides by trees, leading past townhomes with feature planting to an urban woodland, replete with firs, oaks, and ferns. This substantial buffer provides habitat value and provides privacy for neighbours. A public walkway connects Maddison to Bank Street. Further west, a private pathway skirts an outdoor classroom and a bike parking amenity tucked into the forest.

Conceived of with both the school community and the larger Gonzales community in mind, the GNS Renewal Plan provides a cohesive and unified vision that both looks inwards to students, staff, families and alumni, and outwards to the larger community of the neighbourhood and its ecology.



LANDSCAPE PLAN LEGEND

- 1 FLEXIBLE PLAZA & FIRE ACCESS**
 - Special paving
 - Perimeter planting
 - Perimeter seating
- 2 STUDENT COMMONS**
 - Flexible lawn
 - Timber platform seating/ stage
 - Moveable Furnishings
 - Planting
- 3 THEATRE SPILLOUT**
 - Planting
 - Seating
- 4 MEWS**
 - Moveable furnishings
 - Special Paving
- 5 INTERNAL ROAD**
 - Special paving
 - Parking
- 6 SHARED MULTI-MODAL PATHWAY**
 - Coloured concrete
 - Screening planting along property line
- 7 STUDENT DROP-OFF**
 - Pedestrian pathways from Richmond
 - Formal gateway planting
 - Perimeter seating
- 8 RICHMOND STREETScape**
 - Rain gardens
 - Sidewalk and bike lane
 - Boulevard per COV standards
- 9 THE FOREST WALK - PRIVATE**
 - Woodland planting
 - Meandering pathway
 - Habitat opportunities
- 10 OUTDOOR CLASSROOM SPACE**
- 11 FLEXIBLE SEATING AREA**
 - Views to field
 - Lush planting
 - Moveable furnishings
- 12 SEAT WALL SPECTATOR ZONE**
- 13 RESIDENTIAL YARDS**
 - Shared pathway
- 14 PLANTED SLOPE**
- 15 SEAT STEP SPECTATOR ZONE**
- 16 MADDISON GREENWAY**
 - Sidewalk
 - Substantial boulevard planting
 - Pocket seating zones
- 17 ACCESSIBLE RAMP TO FIELD**
- 18 DINING SPILLOUT**
- 19 PLAY ZONE**
- 20 BASKETBALL COURT (below)**
- 21 OUTDOOR MAKER SPACE**
 - Large harvest tables
 - Storage
 - Lush planting
- 22 BIKE PARKING AND AMENITY**
- 23 RESTORED GARRY OAK MEADOW**
 - Foot paths
- 24 SURFACE PARKING AREA**
- 25 SOUTHERN PLANT BUFFER**
 - Dense screening planting
 - 6' - 8' tall fence
- 26 LOADING ZONE (back-of-house)**
- 27 UNDERGROUND PARKING ENTRANCE**
- 28 RESIDENTIAL PARKING**
- 29 GROUP/SPORTS TEAM SEATING STEPS**
- 30 COMMUNITY GATHERING NODE**
- 31 STUDENT BUS SPILLOUT AREA**
- 32 RAIN GARDEN SEATING AREA**



5th Floor, East Asiatic House
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www.pwlpартnership.com

REVISIONS AND ISSUES	
NO.	DESCRIPTION
1	2024-07-29 ISSUED FOR REZONING
2	2025-03-27 REISSUED FOR REZONING
3	2025-09-29 REISSUED FOR REZONING

GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC
LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DESIGN RATIONALE

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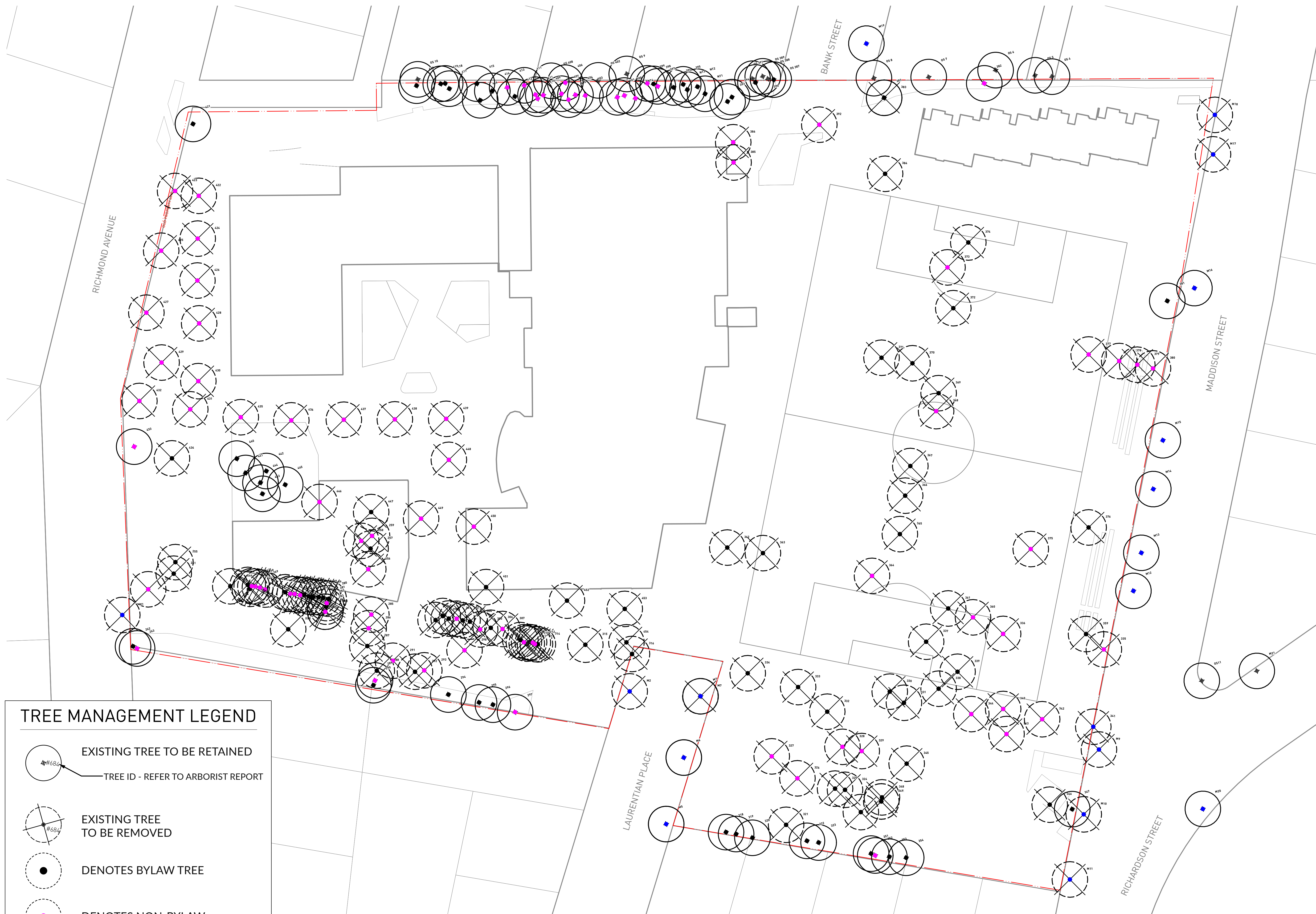
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PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

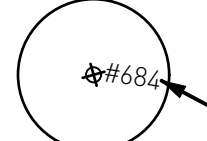

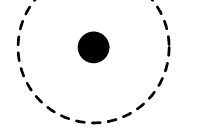
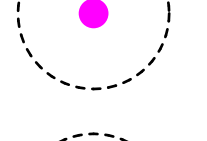

L0.01

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING



TREE MANAGEMENT LEGEND

-  EXISTING TREE TO BE RETAINED
TREE ID - REFER TO ARBORIST REPORT
-  EXISTING TREE TO BE REMOVED
-  DENOTES BYLAW TREE
-  DENOTES NON-BYLAW TREE
-  DENOTES MUNICIPAL TREE

PROJECT

GLENLYON NORFOLK SCHOOL RENEWAL

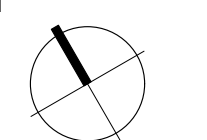
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LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

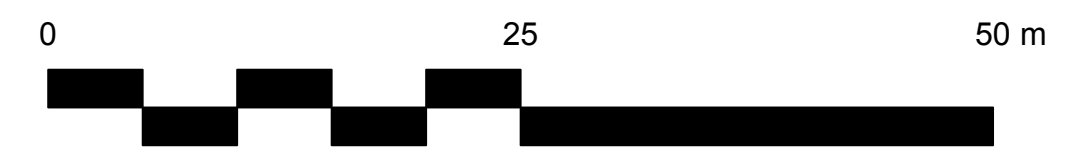
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TREE MANAGEMENT PLAN

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NORTH	SCALE
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PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL
DRAWING	



L0.02

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING



TREE REPLACEMENT LEGEND

LEGEND	TOTAL #
	On Site / Off Site
1:1 Large Replacement Tree per Schedule E Part 1	16 / 0
1:1 Medium Replacement Tree per Schedule E Part 1	51 / 11
2:1 Small Replacement Tree per Schedule E Part 2	60 / 0
Non-Replacement Proposed Trees	7 / 0

Tree Status	# Existing	# Removed	Replacement Trees Proposed
Onsite Protected Trees	89	54	85
Onsite Protected Hedges	3	3	10
Private Offsite Trees	11	0	0
Municipal Trees	20	8	11
TOTAL ONSITE TREES: 134			
Total Onsite Trees Required: 175			

PROJECT GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA
DISTRICT, PLAN VIP57155

DRAWING TITLE TREE REPLACEMENT PLAN

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NORTH	SCALE
	1:400

PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

DRAWING

L0.03

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT

GLENLYON NORFOLK SCHOOL RENEWAL

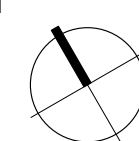
ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE

LANDSCAPE PLAN

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NORTH  SCALE
1:400

PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL
DRAWING	

L1.01



TREE MANAGEMENT STRATEGY

The GNS School site has a number of existing trees that will be retained and incorporated into the final phased landscape design. However, there are also a number of existing trees that are going to be removed for this development. The landscape design includes many proposed trees to not only make up for this loss, but to also further enhance the environment of the school grounds and surrounding community.

While the promotion of local biodiversity will be one of the main goals of the landscape plan, consideration for native adaptive tree species will also be included for which can flourish in typically altered conditions including, above ground planters, soils on slab and microclimates affected by climate change. Overall these primary objectives will aim to satisfy the tree replacement requirements and maximum desired canopy cover to the existing site.

At this time, the project is in the early stages and a complete Arborist Report will be done once the project advances. A draft Arborist Report has been provided that includes an inventory of the existing trees on site and some arboricultural observations.

TREE PLANTING AND REPLACEMENT

- Selection of native or native adaptive tree species to consider form and character, habitat value and climate resiliency appropriate for the existing site.
- Restore pre-development landscapes and determine opportunities for replanting of Garry Oak ecosystem plantings/tree communities.
- Provide minimum 900mm soil depth for all proposed trees to ensure healthy root growth and adequate soil volume for all tree types and species.
- Site all trees a minimum 2m away from all proposed building elements as per the City of Victoria Tree Protection Bylaws.
- Support tree growth and health with the inclusion of soil cells in all areas where trees



PWL

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REVISIONS AND ISSUES

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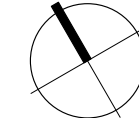
PROJECT
**GLENLYON NORFOLK
 SCHOOL RENEWAL**

ADDRESS
 781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA
 DISTRICT, PLAN VIP57155

DRAWING TITLE
**LANDSCAPE PLAN
 WITH GREEN ROOF**

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L1.02

GARRY OAK MEADOW



Quercus garryana,
Garry oak



Camassia quamash
Blue Camas



Allium cernuum
Nodding Onion



Elymus glaucus,
Blue wildrye



Symphoricarpos albus,
Snowberry



Arbutus mezesii,
Arbutus

WOODLAND CHARACTER



Cornus nuttallii, Pacific
dogwood



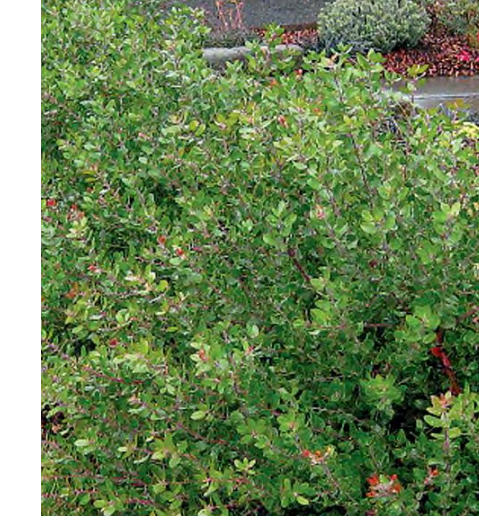
Pseudotsuga menziesii,
Douglas Fir



Polystichum munitum,
Western sword fern



Maianthemum dilatatum 'False Lily of
the Valley'



Vaccinium ovatum,
'Evergreen
Huckleberry'



Lupinus bicolor,
Two-coloured lupin

GREENWAY PLANTING



Deschampsia cespitosa
'Tufted Hair Grass'



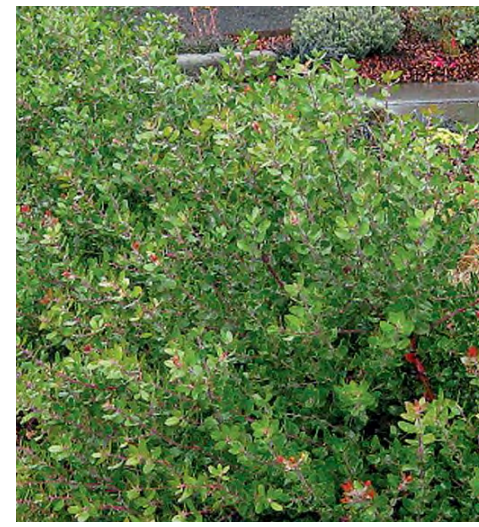
Clethra alnifolia, 'Ruby
Spice' summersweet



Dryopteris arguta,
Coastal wood fern



Echinacea purpurea,
Purple cone flower



Vaccinium ovatum,
'Evergreen
Huckleberry'



Pinus contorta var.
contorta, Shore pine



Larix decidua
'European larch'



Malus fusca, Pacific
crabapple

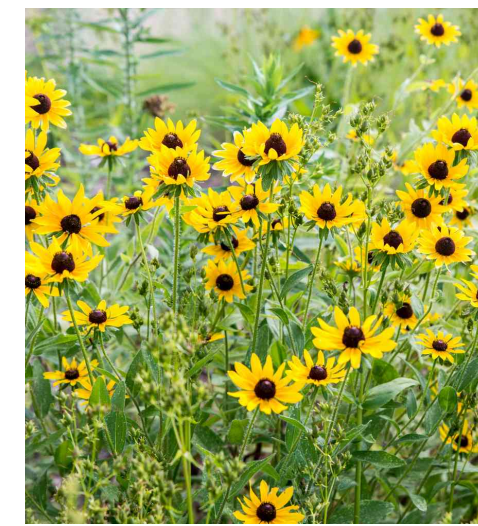


Eriophyllum lamatum,
Woolly sunflower

RESIDENTIAL PLANTING



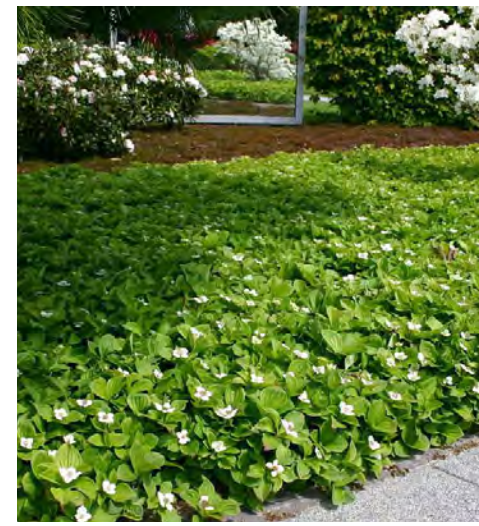
Deschampsia cespitosa
'Tufted Hair Grass'



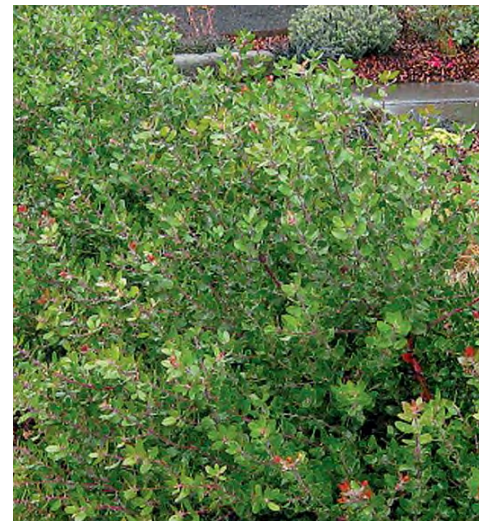
Rudbeckia fulgida
'Goldstrum',
black-eyed Susan



Cornus kousa 'Satomi',
Satomi dogwood



Cornus canadensis,
bunchberry



Vaccinium ovatum,
'Evergreen
Huckleberry'

RAIN GARDEN



Acer rubrum,
Red maple



Sambucus racemosa,
Red elderberry



Rosa nutkana,
Nootka Rose



Myrica gale,
Bog myrtle



Carex obnupta,
Slough sedge



Gaultheria shallon,
Salal



Iris setosa,
Dwarf Arctic iris



Carex stipata,
Awl fruited sedge



Juncus patens
'Carmen's Grey',
Carmen's Gray rush

POCKET PLANTING



Sedum 'Autumn Joy',
Autumn Joy
Stonecrop



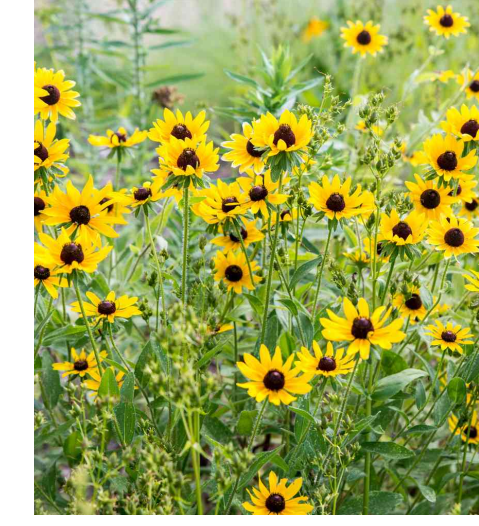
*Pennisetum
alopecuroides*,
Fountain Grass



Achillea millefolium,
Yarrow



Fragaria vesca,
Woodland strawberry



Rudbeckia fulgida
'Goldstrum',
black-eyed Susan

MUNICIPAL REPLACEMENT TREES



Acer rubrum, Red
maple



Quercus garryana,
Garry oak



Prunus cerasifera,
Flowering plum



Gleditsia Tricanthos,
Honey locust

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PLANTING ZONES LEGEND

- POCKET PLANTING**
- GARRY OAK MEADOW**
- WOODLAND CHARACTER**
- RAIN GARDEN**
- GREENWAY EDGE**
- LAWN**
- RESIDENTIAL CHARACTER**
- GREEN ROOF PLANTING**
- Streetscape Planting to be per City of Victoria Standard Planting**

PROJECT
GLENLYON NORFOLK SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC
LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

DRAWING TITLE
PLANTING PLAN

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SOIL DEPTH LEGEND

	150mm
	450mm
	900mm
	BIOFILTRATION GROWING MEDIUM - 900mm
	SOIL CELLS - 1000mm

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SOIL DEPTH PLAN


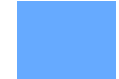


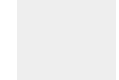
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RAINWATER STRATEGY PRELIMINARY CALCULATION

LANDSCAPE TYPE	TOTAL AREA	SIZING FACTOR	CALCULATED DRAINAGE AREA
 Rain Garden	930sqm Base Area	5%	18,600sqm
 Bioswale	80sqm Base Area	15%	540sqm
 Extensive Green Roof	1,025sqm	Green Roof footprint only	
 Soft Landscape	5,910sqm	Soft Landscape footprint only	
 Impermeable Surface	18,861sqm		
TOTAL			19,140sqm

NOTE: ALL FIGURES ARE PRELIMINARY CALCULATIONS PER THE CITY OF VICTORIA PROFESSIONAL RAINWATER MANAGEMENT STANDARDS AND WILL BE REFINED THROUGH FUTURE DESIGN PHASES.

RAINWATER MANAGEMENT STRATEGY

One of the design goals of the Glenlyon Norfolk School Renewal is to positively contribute to stormwater management. Strategies like rain gardens, bioswales, permeable paving, and green roofs will be leveraged to increase environmental sustainability. A key part of this strategy is the integration with existing stormwater infrastructure to ensure seamless drainage connectivity, preventing overflow during heavy rainfall events. Green roofs provide the possibility of the capturing and local treatment of rainwater that can be used for irrigation, toilet and urinal flushing and other non-potable uses.

Compliance with the City of Victoria regulations and environmental considerations will ensure that the chosen plants and materials minimize ecological impact while also enhancing the schools resilience against climate change.

These green infrastructure features will serve as practical tools for teaching environmental stewardship and sustainability to staff and students at the school as well as the surrounding community.



REVISIONS AND ISSUES

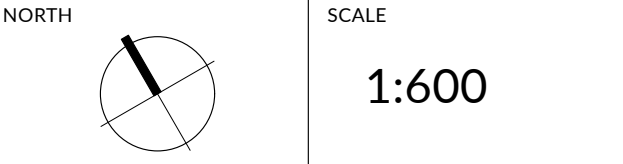
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RAINWATER MANAGEMENT PLAN

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Green Roof



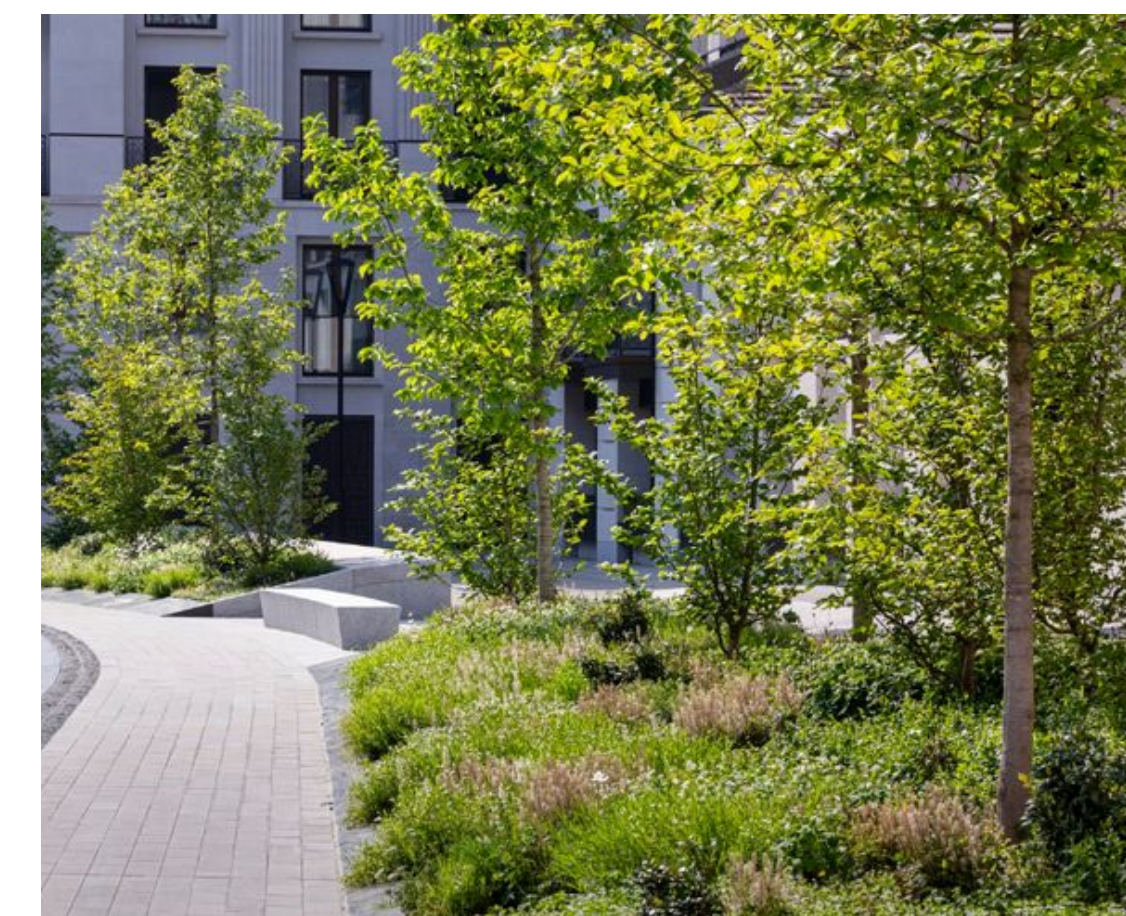
Rain Garden



Bioswale



Permeable Paving



Soft Landscape

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PG PRIVATE GNS CAMPUS GATEWAY
Significant entry points to the GNS campus with no public access.

- Arbour or alternative structural element
- Lockable gate

H HERITAGE AND PLACE MAKING
Commemorate and tell the story of the GNS as a school and long standing place in the community.

- Traditional heritage signage
- Pavers
- Public art
- Planting and landscape elements

G GNS CAMPUS GATEWAYS
Significant entry points to GNS that may allow community access. These gateway features may borrow form and materials from the private gateways, but should differ overall. These gateway features will serve as a signifier to community members that they have entered GNS campus. In some cases they may be paired with a wayfinding sign that has more direct messaging.

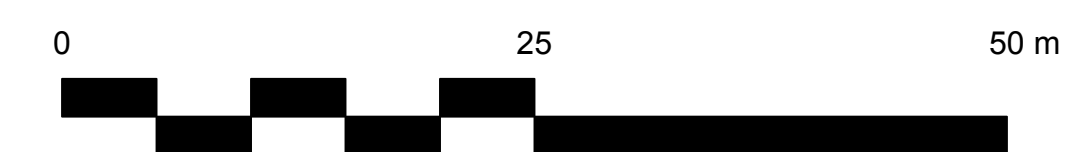
- Structural element (may include bench)
- Special paving
- Planting
- Lighting

W WAYFINDING
Located throughout the campus to provide directional information to students, staff, and visitors. Designed for pedestrian and cyclist use.

- Sign posts
- Pavement markings
- Bollards
- Lighting

VW VEHICULAR WAYFINDING
Located along the Richmond drop-off, internal road, and parking areas to provide directional informations and instructions to drivers (students, staff, and visitors)

- Sign posts
- Pavement markings
- Bollards
- Lighting



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WAYFINDING PLAN

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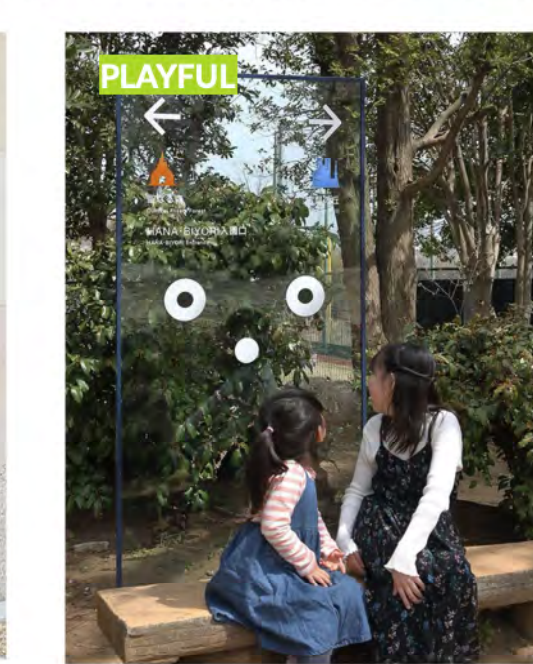
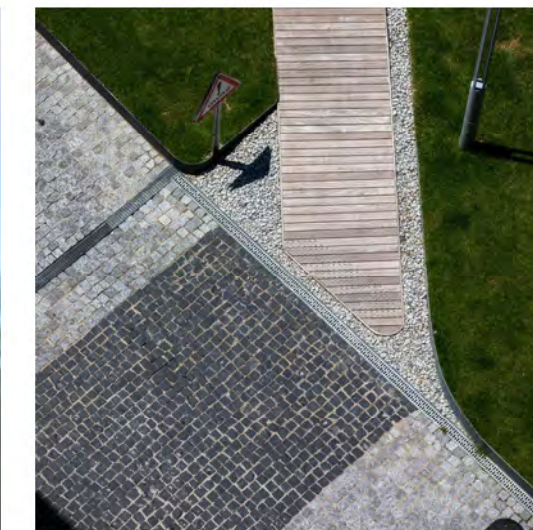
H HERITAGE AND PLACEMAKING



VW VEHICULAR WAYFINDING



W PEDESTRIAN WAYFINDING



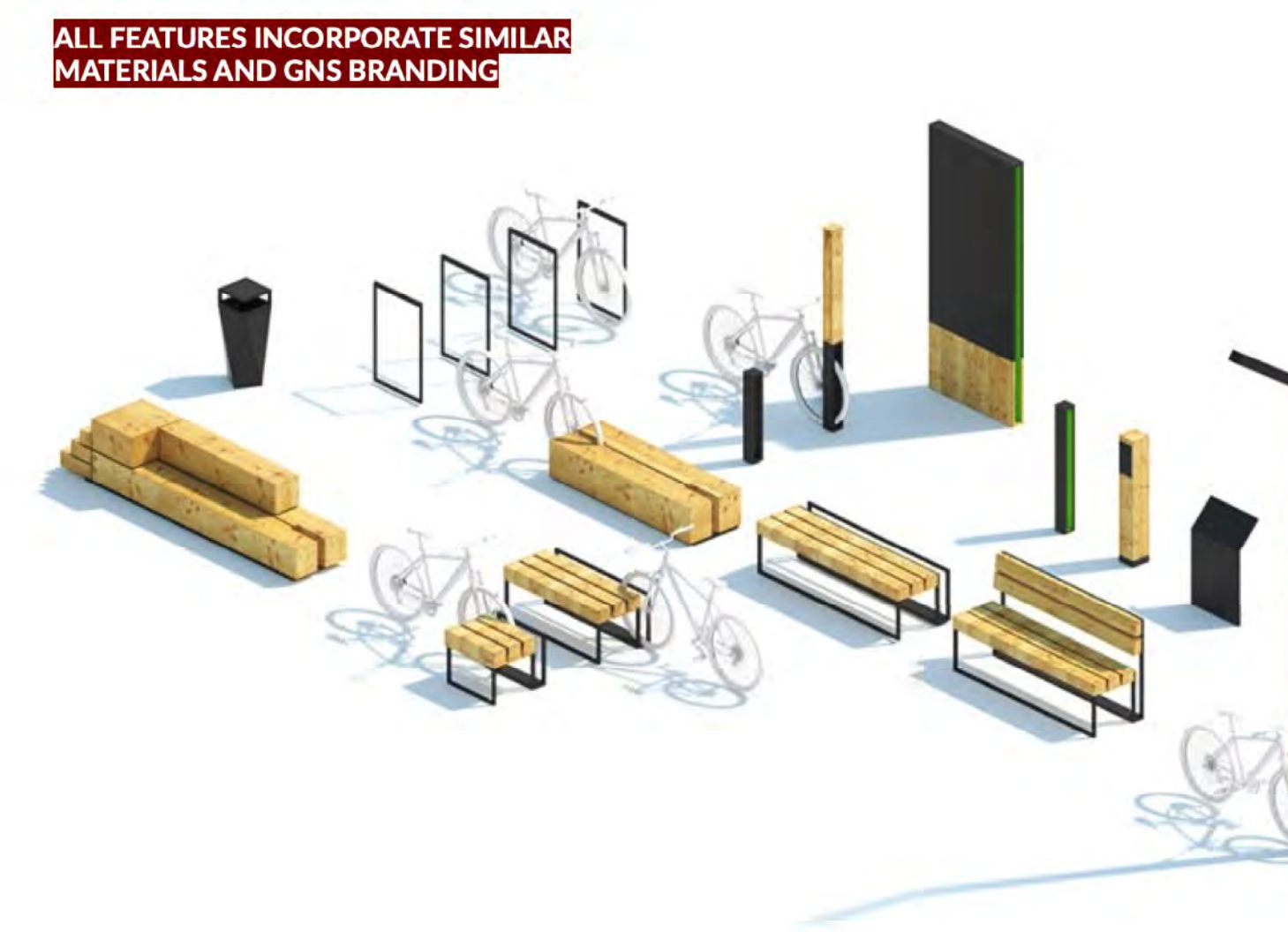
PG PRIVATE GNS CAMPUS GATEWAY



G GNS CAMPUS GATEWAY - COMMUNITY



INTEGRATED DESIGN FAMILY ACROSS ALL WAYFINDING



PWL PARTNERSHIP

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DRAWING TITLE WAYFINDING PRECEDENTS

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