ATTACHMENT C

Proposed Mid-Rise Residential

930 FORT ST. VICTORIA, B.C.

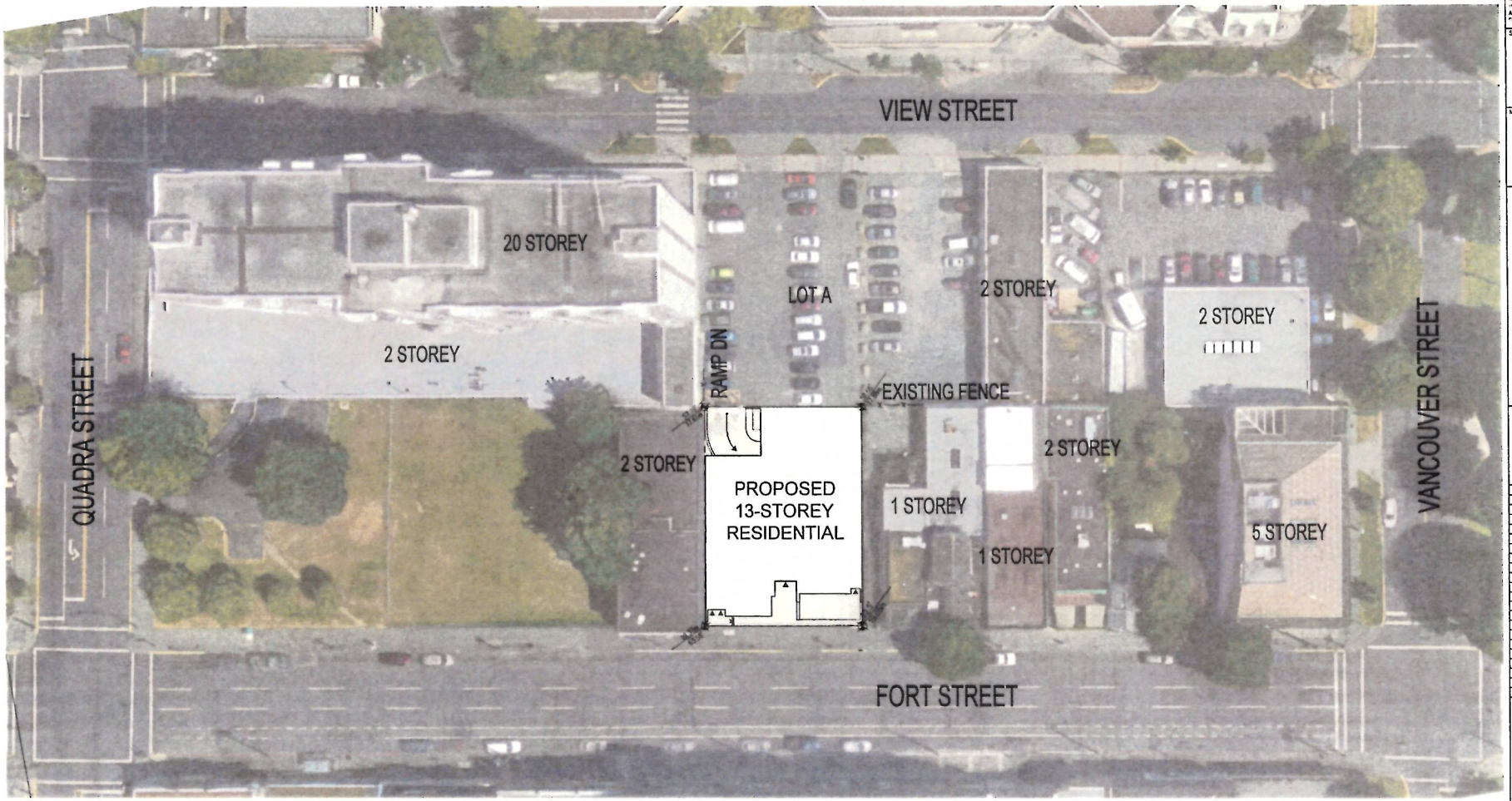
Development Permit 4th Resubmit

8th February 2018

MAR 2 3 2018
Planning
Development

WA
WENSLEY ARCHITECTURE LTD

Rezoning Application #00593
Development Permit #000502



City of
MAR 23 2018
Planning & Dev

1092874 BC. LTD

NO	REVISION	BY
05	DEVELOPMENT PERMIT APPLICATION	03/23/2018
04	DEVELOPMENT PERMIT APPLICATION	12/20/2017
03	DEVELOPMENT PERMIT APPLICATION	09/19/2017
02	DEVELOPMENT PERMIT APPLICATION	06/19/2017
01	REZONING/DEVELOPMENT PERMIT APPLICATION	05/19/2017

PROJECT NAME

930 FORT

PROPOSED
MID-RISE
RESIDENTIAL

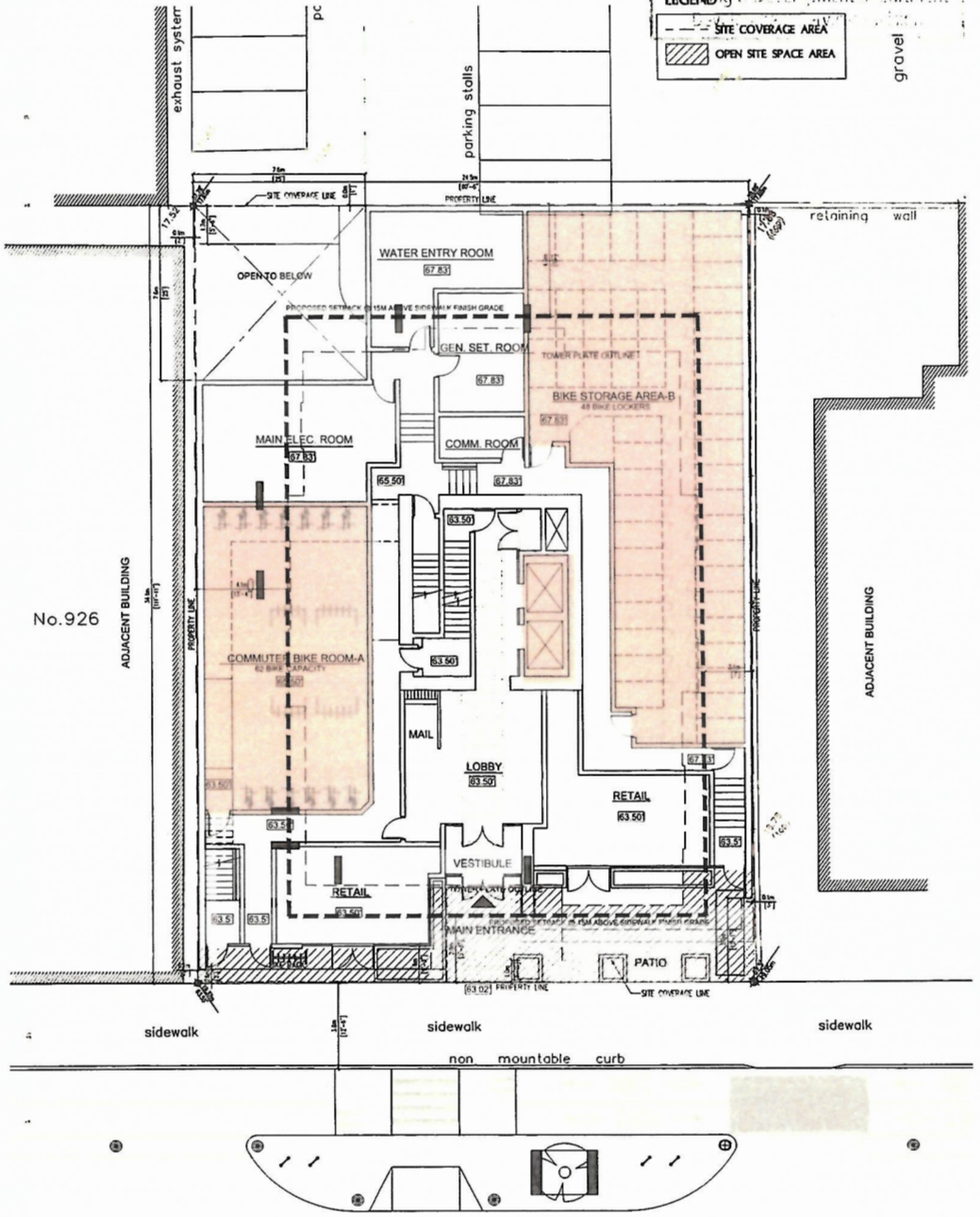
930 FORT STREET
VICTORIA, B.C.

Wensley Architecture ltd

CONTEXT MAP

PROJECT NO	1705		VM
SCALE	1:200		MB
DATE	MAY 2017		01

City of Victoria
MAR 2 3 2013



PROJECT DATA

CIVIC ADDRESS	930 FORT STEET
LEGAL DESCRIPTION	LOT 1 OF LOTS 776 & 777, VICTORIA , PLAN 36636
ZONE (EXISTING)	CA-42 HARRIS GREEN COMMERCIAL DISTRICT
PROPOSED USE	MIX-USE COMMERCIAL & RESIDENTIAL

ZONING CRITERIA	PROPOSAL	ZONE STANDARD	COMMENT
SITE AREA (m^2)	838.20 (9,022ft^2)	N/A	
TOTAL FLOOR AREA (M^2)	4,607.20 (49,591.4ft^2)	N/A	
COMMERCIAL FLOOR AREA (M^2)	70.64 (760.4ft^2)	N/A	
FLOOR SPACE RATIO	5.496	2.0	
SITE COVERAGE (793.73M^2)	94.69%	N/A	
OPEN SITE SPACE (72.21M^2)	8.61%	N/A	
NUMBER OF RESIDENTIAL UNITS	62	N/A	
MINIMUM UNIT FLOOR AREA	36	N/A	
HEIGHT	44.50 M	15.50M	
STOREYS	13	4	
SET BACKS			
FRONT YARD:			
GRADE	VARIES (SEE PLAN)	N/A	
STOREY 2-11	3.03M	1.5M	
STOREY 12	5.94M	3M	
REAR YARD:			
GRADE	0.0M	N/A	
STOREY 2-11	4.85M	N/A	
STOREY 12	6.18M	N/A	
SIDE YARD WEST:			
GRADE	0.1M	N/A	
STOREY 2-11	3.83M	N/A	
STOREY 12	3.27m	N/A	
SIDE YARD EAST:			
GRADE	0.1M	N/A	
STOREY 2-11	2.54M	N/A	
STOREY 12	3.27M	N/A	
OPEN SITE SPACE-STREET BOUNDARY	7	100	EXCLUDING DRIVEWAY
OFF STREET PARKING			
INTERIOR PARKING QUANTITY	27	64	RES: 62 COMM: 2
INTERIOR VISITOR PARKING	3	3	
INTERNAL RAMP	MAX. 12%	MAX.15%	
DRIVEWAY	MAX. 14%	N/A	
PARKING STALL AREAS	MAX. 5%	MAX. 8%	
MATERIAL	CONC. OR ASPHALT	NON-PERMEABLE	
BICYCLE PARKING			
CLASS 1 STALL	119 (53 COMMUTER)	62	BIKE REPAIR STATION
CLASS 2 STALL	6	6	

FLOOR AREAS	m2	SF
MAIN	368.93	3,971.1
MEZZANINE STAIR	30.90	332.7
2nd	388.98	4,186.9
3rd	388.98	4,186.9
4th	388.98	4,186.9
5th	388.98	4,186.9
6th	388.98	4,186.9
7th	388.98	4,186.9
8th	388.98	4,186.9
9th	388.98	4,186.9
10th	388.98	4,186.9
11th	388.98	4,186.9
12th	299.62	3,225.1
ROOF	17.94	193.1
TOTAL	4,607.20	49,591.4

BICYCLE PARKING	COUNT	NOTES
CLASS 1	124	
COMMUTER	62	MIN AISLE WIDTH 1.22m
INDV. LOCKERS	62	MIN AISLE WIDTH 1.27m
BIKE AREA B	48	MIN LOCKER 1.11 x 2.13m
BIKE AREA C	9	MIN LOCKER 1.03 x 2.13m
BIKE AREA D	5	MIN LOCKER 1.16 x 2.13m

PROPOSED DWELLING UNITS

UNITS:	TYPE	COUNT	AREA (m2)	FLOORS
UNIT A	1 BED	20	55.1	2-11
UNIT B	STUDIO	10	35.0	2-11
UNIT C	2 BED	10	71.4	2-11
UNIT D	1 BED	10	41.6	2-11
UNIT E	2 BED	10	71.6	2-11
PH A	2+ BED	1	131.1	12
PH B	2+ BED	1	129.0	12

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SEAL

1092874 BC. LTD

NO	REVISION	BY/DATE
01	ISSUED FOR REZONING APPLICATION	13/03/13
02	ISSUED FOR REZONING APPLICATION	13/12/13
03	ISSUED FOR REZONING APPLICATION	14/04/14
04	ISSUED FOR REZONING APPLICATION	14/07/14
05	ISSUED FOR REZONING APPLICATION	14/09/15
06	ISSUED FOR REZONING APPLICATION	15/01/15
07	ISSUED FOR REZONING APPLICATION	15/03/15
08	ISSUED FOR REZONING APPLICATION	15/04/15

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

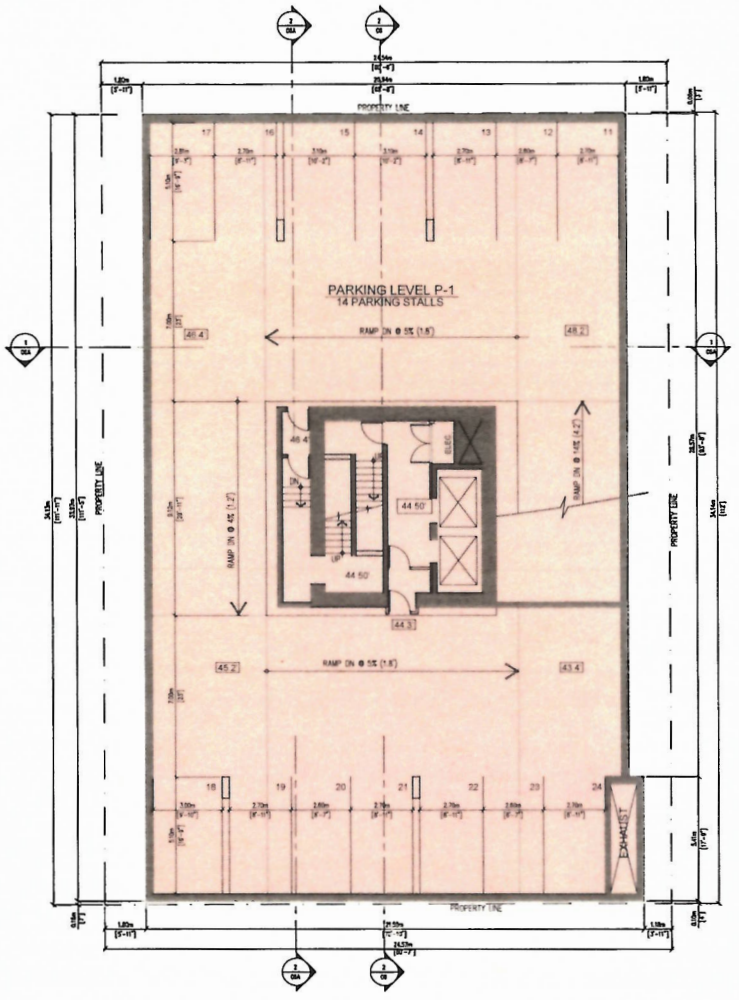
930 FORT STREET
VICTORIA, B.C

Wensley Architecture ltd

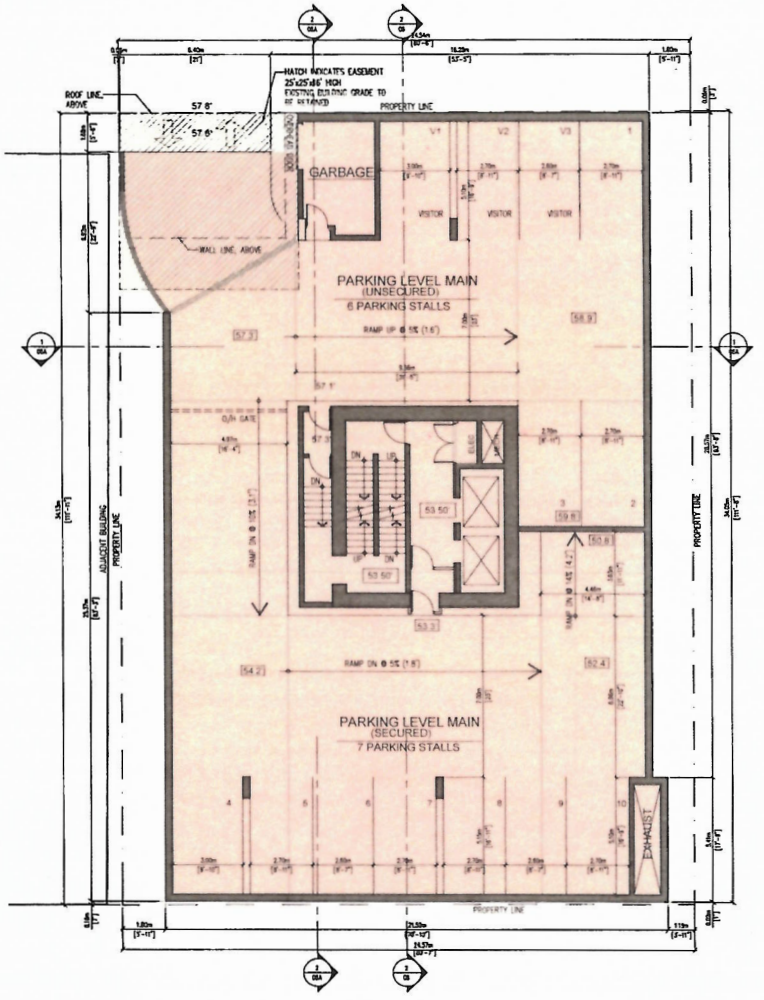
PROPOSED SITE PLAN

PROJECT NO	1108	DRAWN BY	MF
SCALE	1/32"	CHECKED BY	MB
DATE	MAY 2013	DRAWING NO	02

MAR 2 3 2018
Planning & Development Department
Development Services Division



1 FLOOR LEVEL P1



2 FLOOR LEVEL: MAIN PARKING

City of Victoria
MAR 2 3 2018
Planning & Development Department
Development Services Division

SEAL

NORTH ARROW

OWNER

1092874 BC. LTD

NO	REVISION	MM/DD
01		
02		
03		
04		
05		
06		
07		

PROJECT NAME

930 FORT

PROPOSED
MID-RISE
RESIDENTIAL

PROJECT ADDRESS

930 FORT STREET
VICTORIA, B.C.

Wensley Architecture ltd

CONSULTANTS

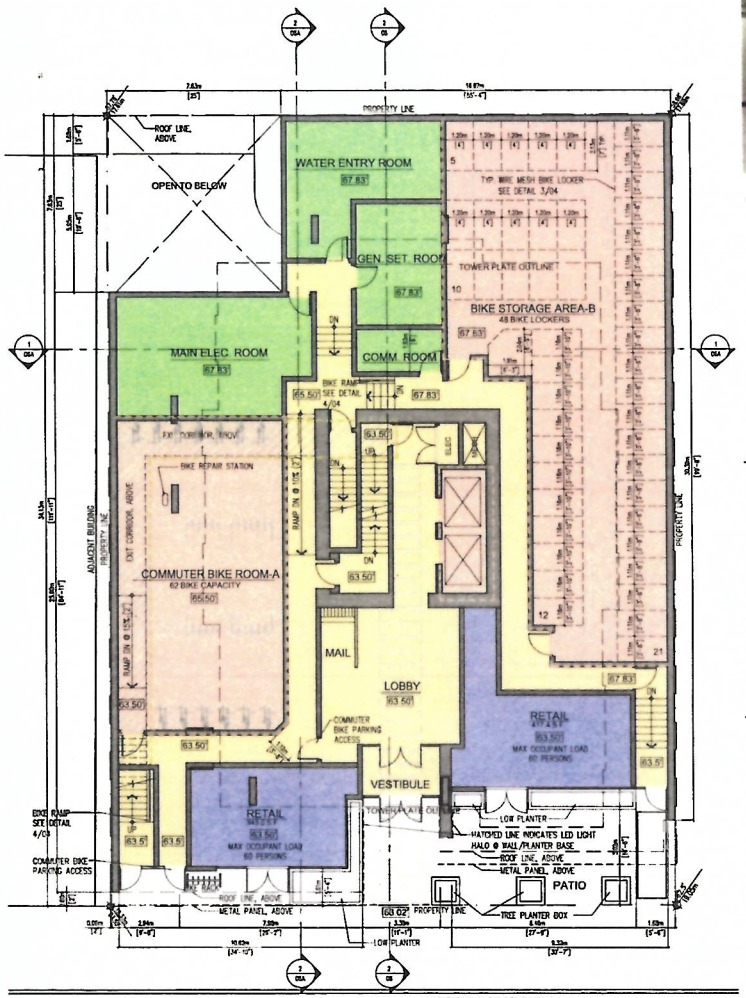
CIVIL

LANDSCAPE

DRAWING TITLE

P1 & MAIN PARKING
FLOOR PLAN

PROJECT NO	1709	DRAWN BY	EZ
SCALE	1:100	APPROVED BY	MB
DATE	MAR.2017	DRAWING NO	03



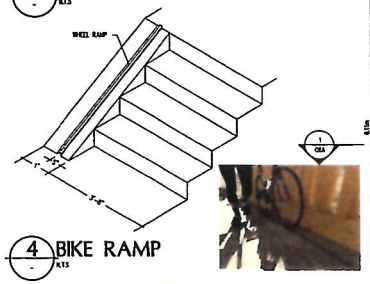
1 FLOOR LEVEL: MAIN FLOOR

AREA LEGEND

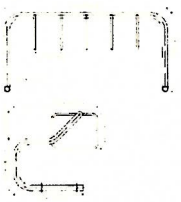
- RESIDENTIAL
- COMMERCIAL
- SERVICE ROOMS
- EXIT CORRIDOR
- AREA EXCLUDED

AREAS	m2	SF
RESIDENTIAL	198.12	2,132.5
COMMERCIAL	70.64	760.4
SERVICE ROOMS	100.17	1,078.2
MAIN FLOOR	368.93	3,971.1

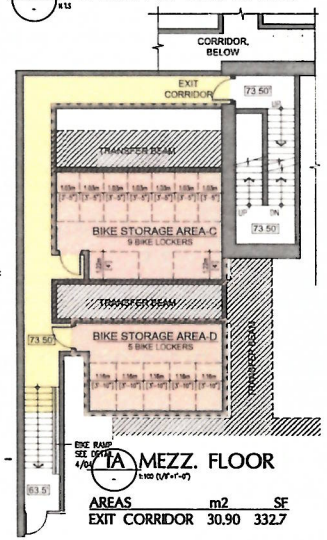
3 TYP. BIKE LOCKERS



4 BIKE RAMP



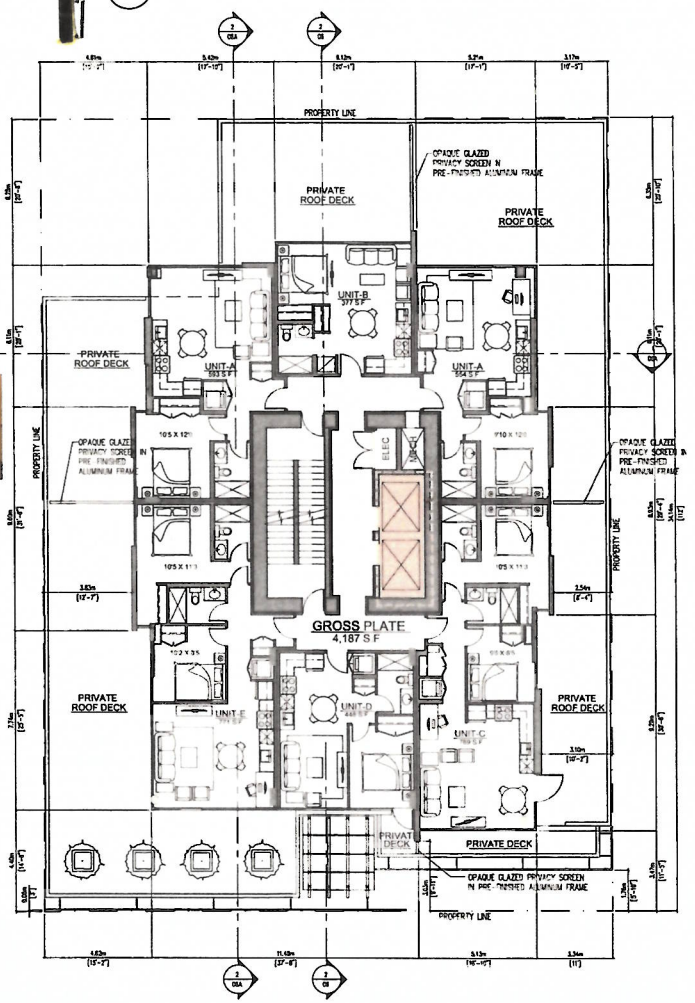
5 COMMUTER BIKE RACKS



1A MEZZ. FLOOR

AREAS	m2	SF
EXIT CORRIDOR	30.90	332.7

6 BIKE REPAIR STATION



2 FLOOR LEVEL: 2

AREAS	m2	SF
2nd FLOOR	388.98	4,186.9

City of Victoria
MAR 2 3 2018
Planning & Development Department

0 5' 10' 15' 20'

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SEAL

NORTH ARROW

OWNER

1092874 BC. LTD

NO	REVISION	BY/DATE
01	DEVELOPMENT PERMIT 4TH RESUBMIT	20180319
02	DEVELOPMENT PERMIT 3RD RESUBMIT	20180221
03	DEVELOPMENT PERMIT 2ND RESUBMIT	20180117
04	DEVELOPMENT PERMIT RESUBMIT	20171221
05	ISSUED FOR REVIEW	20170927
06	REZONING/DEVELOPMENT PERMIT APPLICATION	20170522

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

PROJECT ADDRESS

930 FORT STREET
VICTORIA, B.C

Wensley Architecture ltd
202 - 2444 Bevan Dr
Victoria, BC V9Z 2Z4
tel 604 685 7123 fax 604 685 4714
office@wensleyarch.com

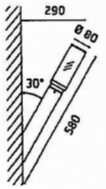
CONSULTANTS

STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

DRAWING TITLE

MAIN & 2ND FLOOR PLAN

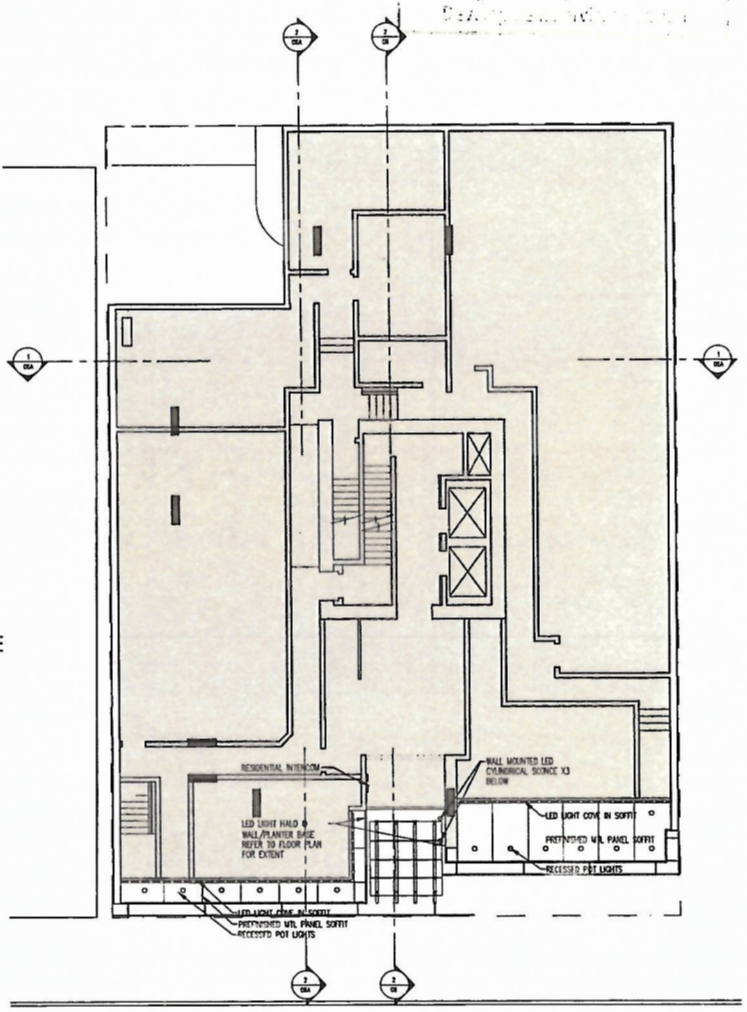
PROJECT NO.	17035	DRAWN BY	WZ
SCALE	1:100	REVIEW BY	MB
DATE	MAY 2017	DRAWING NO.	04



2 FRONT ENTRANCE WALL SCONCE

3 LED SOFFIT LIGHT COVE

4 LED HALO LIGHT @ BASE



1 FLOOR LEVEL: MAIN FLOOR- RCP

0 5' 10' 15' 20'

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SEAL

1092874 BC. LTD

NO	REVISION	DATE
01	ISSUED FOR REVIEW	17/10/2017
02	ISSUED FOR REVIEW	17/10/2017
03	ISSUED FOR REVIEW	17/10/2017
04	ISSUED FOR REVIEW	17/10/2017
05	ISSUED FOR REVIEW	17/10/2017
06	ISSUED FOR REVIEW	17/10/2017
07	ISSUED FOR REVIEW	17/10/2017

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

930 FORT STREET
VICTORIA, B.C

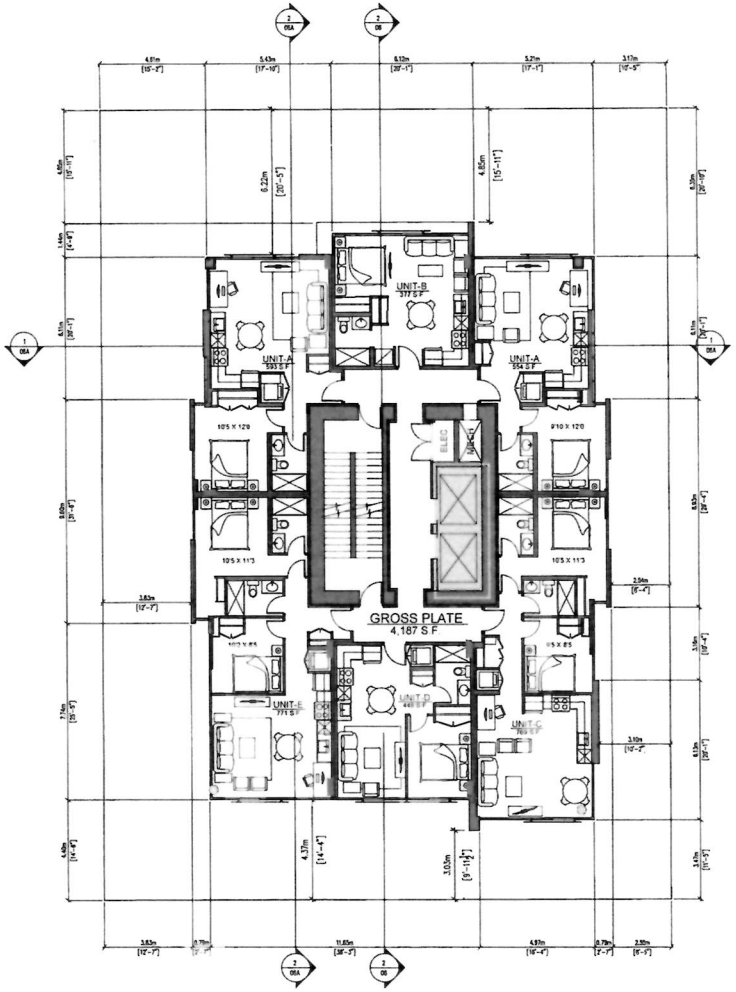
Wensley Architecture ltd

ARCHITECTS
STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

MAIN FLOOR RCP PLAN

SCALE	1:100		MB
DATE	MAY 2017		04A

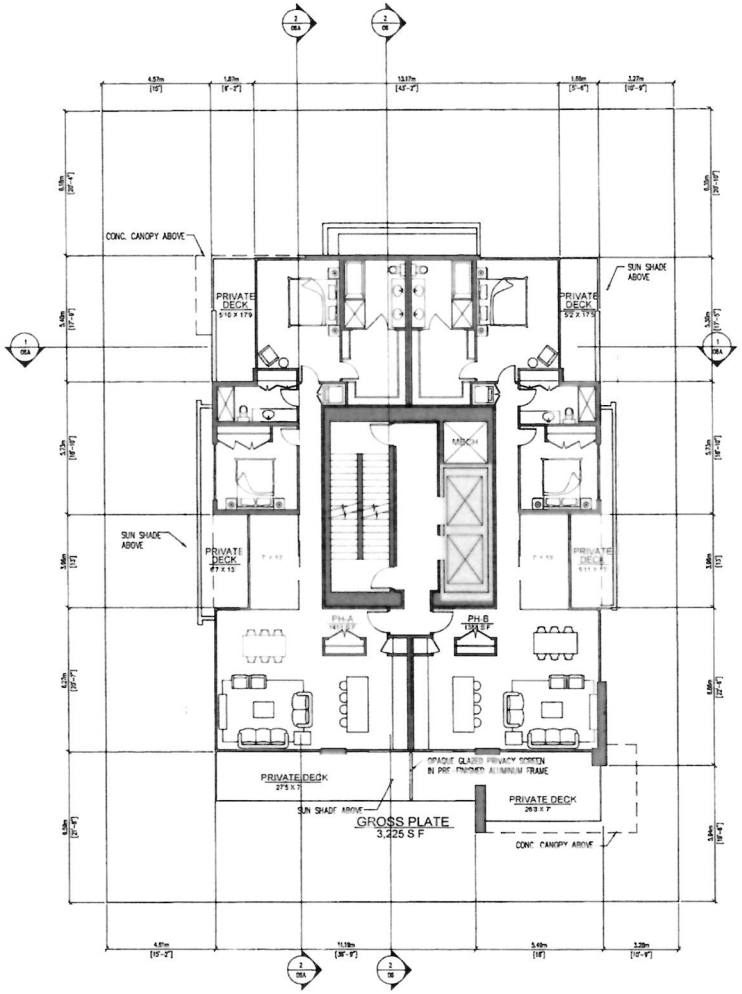
City of Victoria
MAR 2 3 2013
Planning & Development



1 FLOOR LEVEL: 3–11

AREAS	m2	SF
EACH FLOOR	388.98	4,186.9

AREA EXCLUDED



2 FLOOR LEVEL: 12

AREAS	m2	SF
12th FLOOR	299.62	3,225.1

AREA EXCLUDED

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SEAL

CONSULTANT

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06		
05		
04		
03		
02		
01		
NO.		

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

930 FORT STREET
VICTORIA, B.C

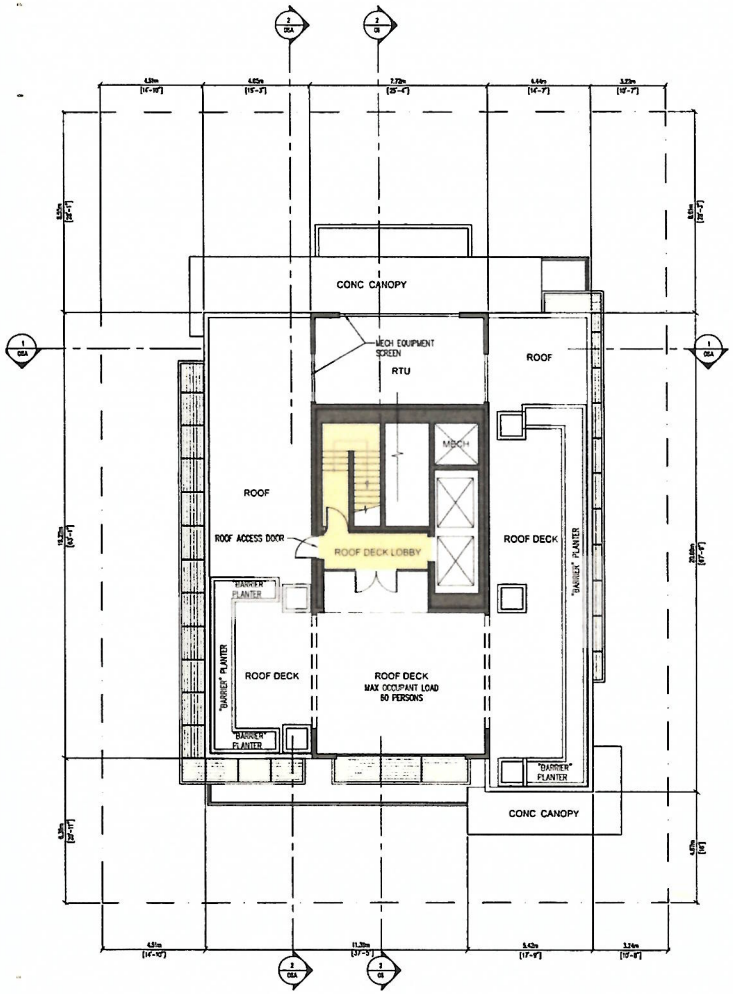
Wensley Architecture ltd

CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

DRAWING TITLE

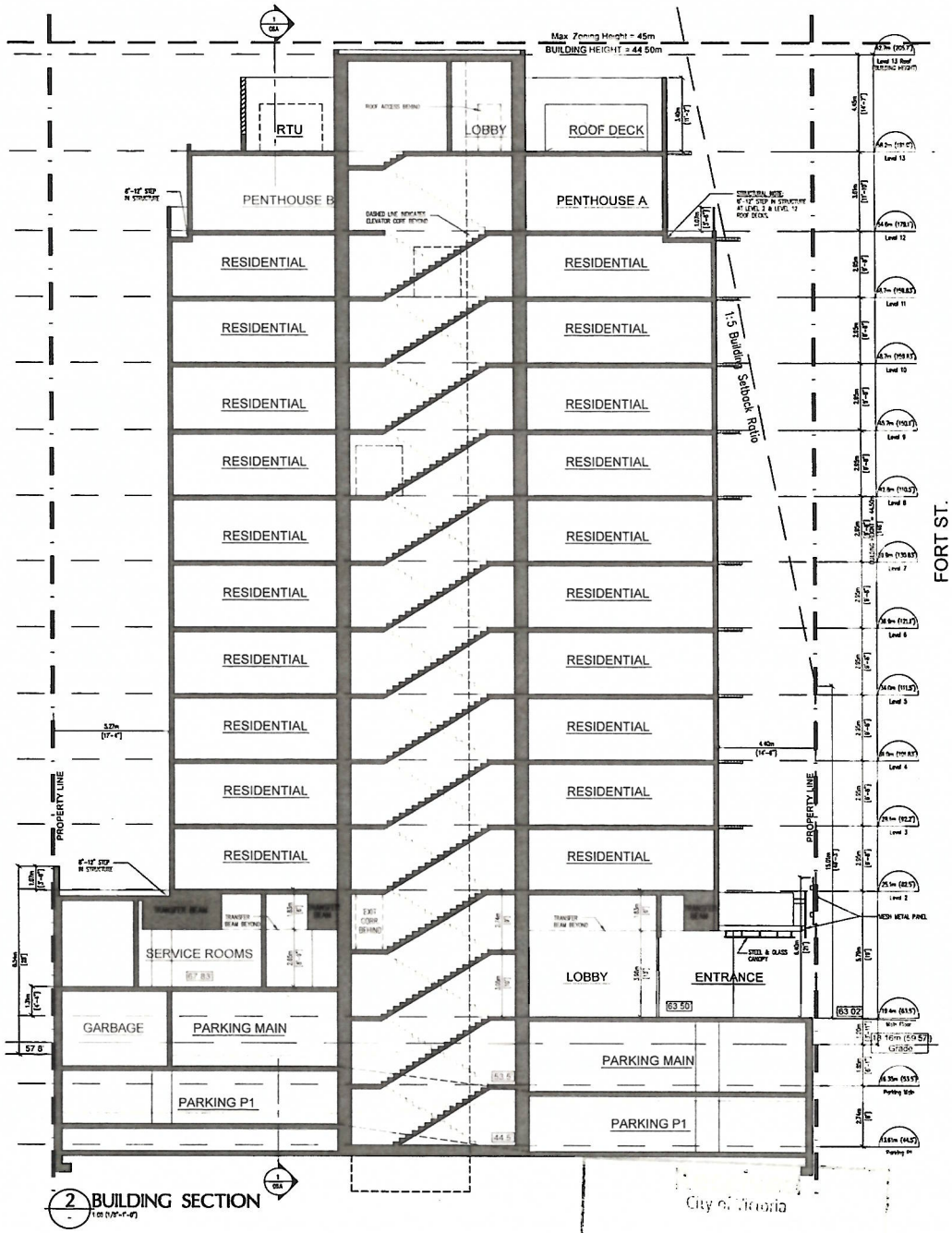
3RE - 11TH & 12TH FLOOR PLAN

PROJECT NO	1108	DRAWN BY	WZ
SCALE	1:100	CHECKED BY	MR
DATE	MAR 2013	PROJECT NO	05



AREAS	m2	SF
ROOF	17.94	193.1

1 FLOOR LEVEL: ROOF



2 BUILDING SECTION

City of Victoria
MAR 23 2017

SEAL

CONSULTANT

1092874 BC. LTD

NO	REVISION	MM/Y
08	DEVELOPMENT PERMIT RESUBMISSION	03/2017
07	DEVELOPMENT PERMIT RESUBMISSION	12/2016
06	DEVELOPMENT PERMIT RESUBMISSION	09/2016
05	DEVELOPMENT PERMIT RESUBMISSION	06/2016
04	DEVELOPMENT PERMIT RESUBMISSION	03/2016
03	DEVELOPMENT PERMIT RESUBMISSION	09/2015
02	DEVELOPMENT REVIEW	07/2015
01	RESUBMISSION - ON HOLD PERMIT APPLICATION	07/2015

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

PROJECT ADDRESS

930 FORT STREET
VICTORIA, B C

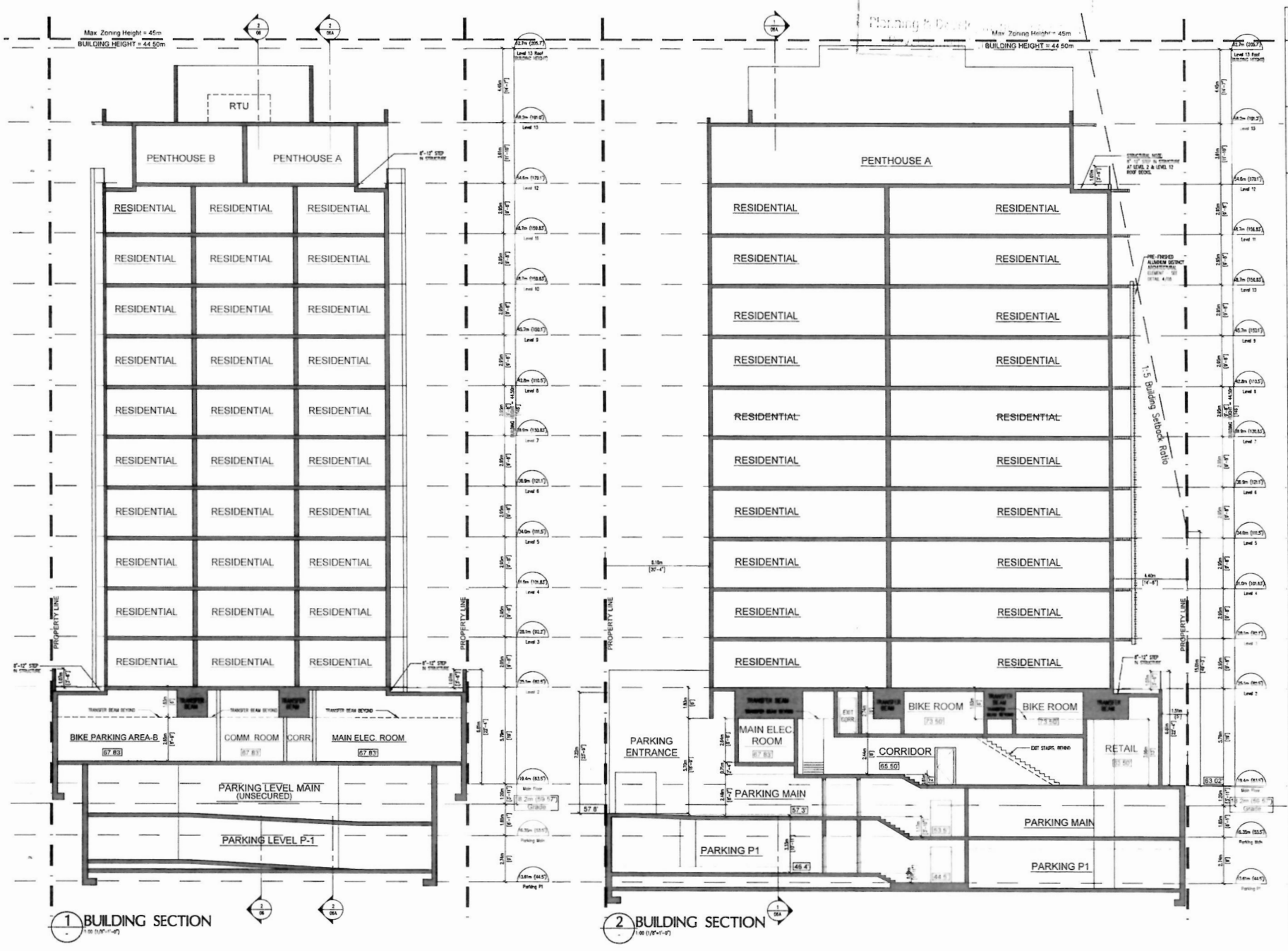
Wensley Architecture ltd

CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

FLOOR PLAN 12 & BUILDING SECTION

PROJECT NO	1528	DRAWN BY	WE
SCALE	1:100	REVIEWED BY	NB
DATE	MAY 2017	DRAWING NO	06

City of Victoria
MAR 23 2012
Planning & Development



1092874 BC. LTD

930 FORT

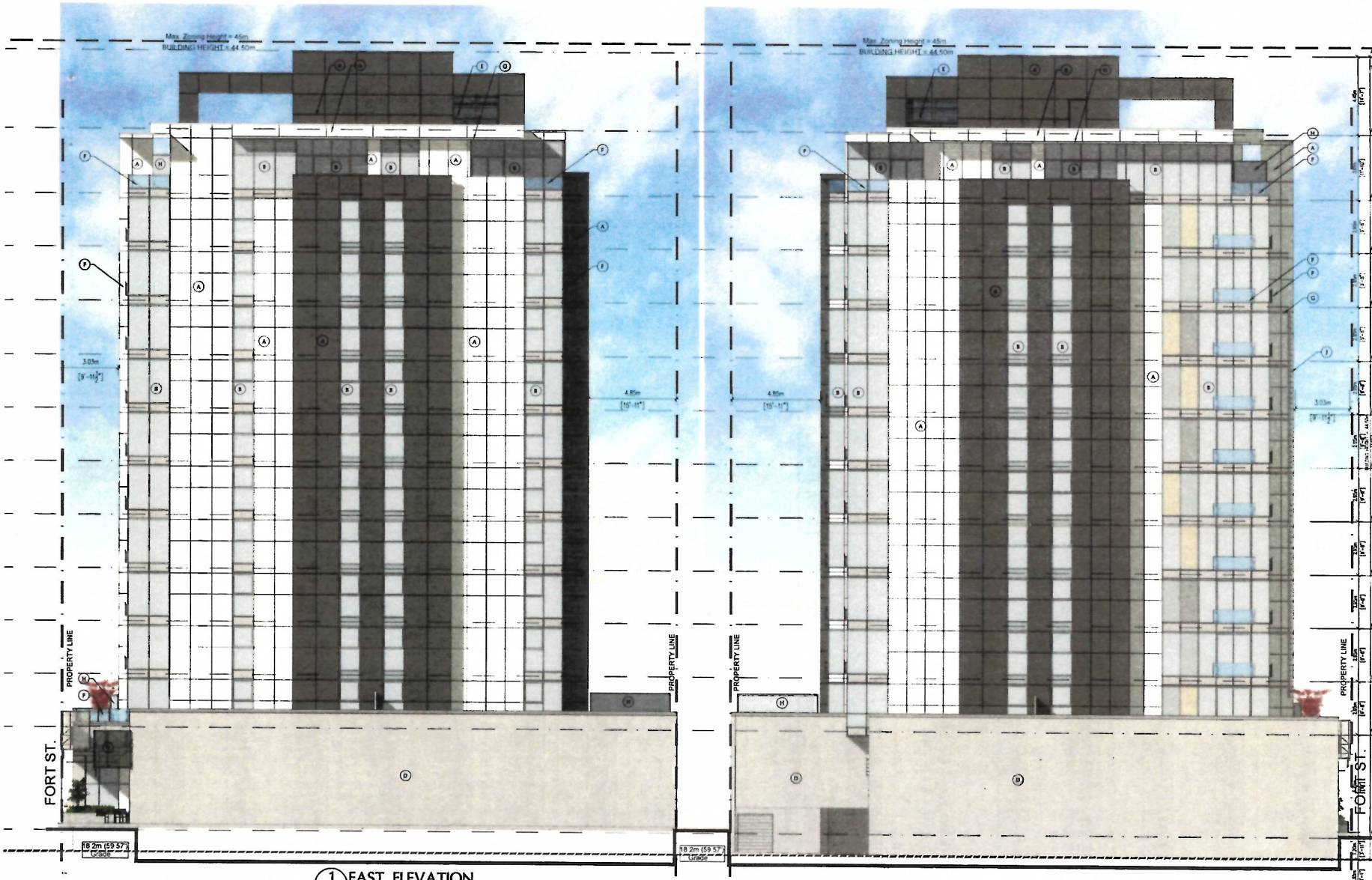
PROPOSED
MID-RISE
RESIDENTIAL

930 FORT STREET
VICTORIA, B.C.

Wensley Architecture ltd

FLOOR PLAN 12
& BUILDING SECTION

06A



1 EAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

18.2m (59.57') GRADE/ AVERAGE DATUM CALCULATED PER ZONING BYLAW

City of Victoria
MAR 23 2011
Planning & Development Department
Development Services

SEAL

MATERIAL LEGEND

- (A) METAL PANEL
- (B) SPANDREL GLASS PANEL / WINDOW WALL
- (C) PERFORATED METAL PANEL - SEE DETAILS 3/09
- (D) SEALED CONCRETE
- (E) PRE-FINISHED ALUM LOUVER / PANEL
- (F) GLASS / ALUM. GUARD
- (G) PRE-FINISHED ALUM. SUN SHADE
- (H) OPAQUE GLASS PRIVACY SCREEN
- (J) PRE-FINISHED ALUMINUM CONCRETE ARCHITECTURAL ELEMENT - SEE DETAIL 4/08
- (E) STAIR BOND BEAM

1092874 BC. LTD

NO	REVISION	DATE
06	DEVELOPMENT PERMIT RESUBMISSION	10.03.2011
04	DEVELOPMENT PERMIT RESUBMISSION	10.02.2011
03	DEVELOPMENT PERMIT RESUBMISSION	09.12.2010
02	DEVELOPMENT PERMIT SUBMISSION	09.07.2010
01	ADDITIONAL DEVELOPMENT PERMIT APPLICATION	09.06.2010

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

930 FORT STREET
VICTORIA, B.C

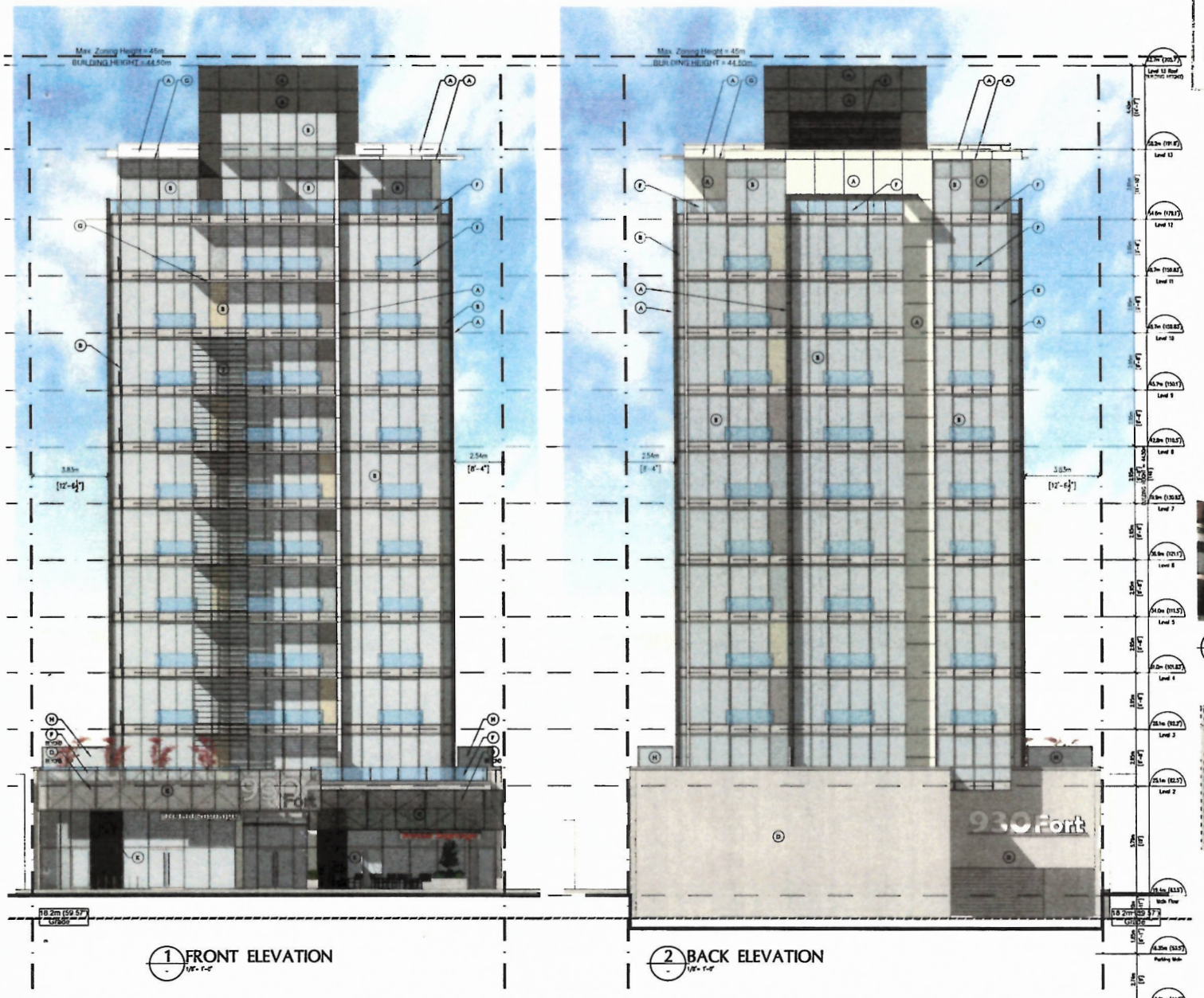
Wensley Architecture ltd

EAST ELEVATION & WEST ELEVATION

SCALE 1/8" = 1'-0"

DATE MAR 2011

07



1 FRONT ELEVATION
1/8" = 1'-0"

2 BACK ELEVATION
1/8" = 1'-0"

City of Victoria
MAR 23 2018
Planning & Development Department
Development Services

4 PREFINISHED ALUMINUM
DISTINCT ARCHITECTURAL ELEMENT
-

3 PERFORATED METAL PANEL
-

MATERIAL LEGEND

- (A) METAL PANEL
- (B) TEMPERED GLASS PANEL / WINDOW WALL
- (C) PERFORATED METAL PANEL - SEE DETAILS 3/08
- (D) SEALED CONCRETE
- (E) PRE-FINISHED ALUM. LOUVER / PANEL
- (F) GLASS / ALUM. GUARD
- (G) PRE-FINISHED ALUM. FIN PANEL
- (H) TEMPERED GLASS PRIVACY SCREEN
- (J) PRE-FINISHED ALUMINUM DISTINCT ARCHITECTURAL ELEMENT - SEE DETAIL 4/08
- (K) STACK BOND BRICK

1092874 BC. LTD

05	DEVELOPMENT PERMIT APPLICATION	2018/03/23
04	DEVELOPMENT PERMIT APPLICATION	2018/02/01
03	DEVELOPMENT PERMIT APPLICATION	2017/05/31
02	DEVELOPMENT PERMIT RESUBMIT	2016/12/21
01	DEVELOPMENT PERMIT APPLICATION	2016/07/29

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

930 FORT STREET
VICTORIA, B.C.

Wensley Architecture ltd

FRONT ELEVATION & BACK ELEVATION

PROJECT NO. 1705 | DRAWN BY: VZ
SCALE: 1/8" = 1'-0" | CHECKED BY: NS
DATE: 2017-07-31 | REVISIONS: 08

City of Victoria
MAR 2 3 2013
Planning

SEAL

1092874 BC. LTD

04		
03		
02		
01		05/32/2013
NO		

PROJECT NAME

930 FORT

PROPOSED
MID-RISE
RESIDENTIAL

930 FORT STREET
VICTORIA, B C

Wensley Architecture ltd

CIVIL
LANDSCAPE

STREETSCAPE

SCALE

09

City of Victoria
MAR 2 3 2013
Planning & Development

1092874 BC. LTD

05	DEVELOPMENT PERMIT UPDATE	2013-03-21
04	DEVELOPMENT PERMIT RESUBMISSION	2012-12-21
03	DEVELOPMENT PERMIT	2012-07-27
02	DEVELOPMENT PERMIT	2012-05-07
01	DEVELOPMENT PERMIT RESUBMISSION	2012-04-27
NO	REVISION	DATE

930 FORT

PROPOSED
MID-RISE
RESIDENTIAL

930 FORT STREET
VICTORIA, B.C.

Wensley Architecture ltd

CIVIL
LANDSCAPE

PERSPECTIVE

PROJECT NO.	1109	DRAWN BY	KK
SCALE	N.T.S.	CHECKED BY	MB
DATE	MAY 2011	REVISION NO.	09A

City of Victoria
MAR 2 3 2017
Planning & Development

SEAL

1092874 BC. LTD

NO	REVISION	BY
10	ISSUED FOR DP PERMIT APPLICATION	
9	ISSUED FOR DP PERMIT RESUBMISSION	
8	ISSUED FOR DP PERMIT RESUBMISSION	
7	ISSUED FOR DP PERMIT SUBMISSION	
6	MODIFIED FOR DEVELOPMENT PERMIT APPLICATION	

PROJECT NAME

930 FORT

PROPOSED
MID-RISE
RESIDENTIAL

930 FORT STREET
VICTORIA, B.C

Wensley Architecture ltd

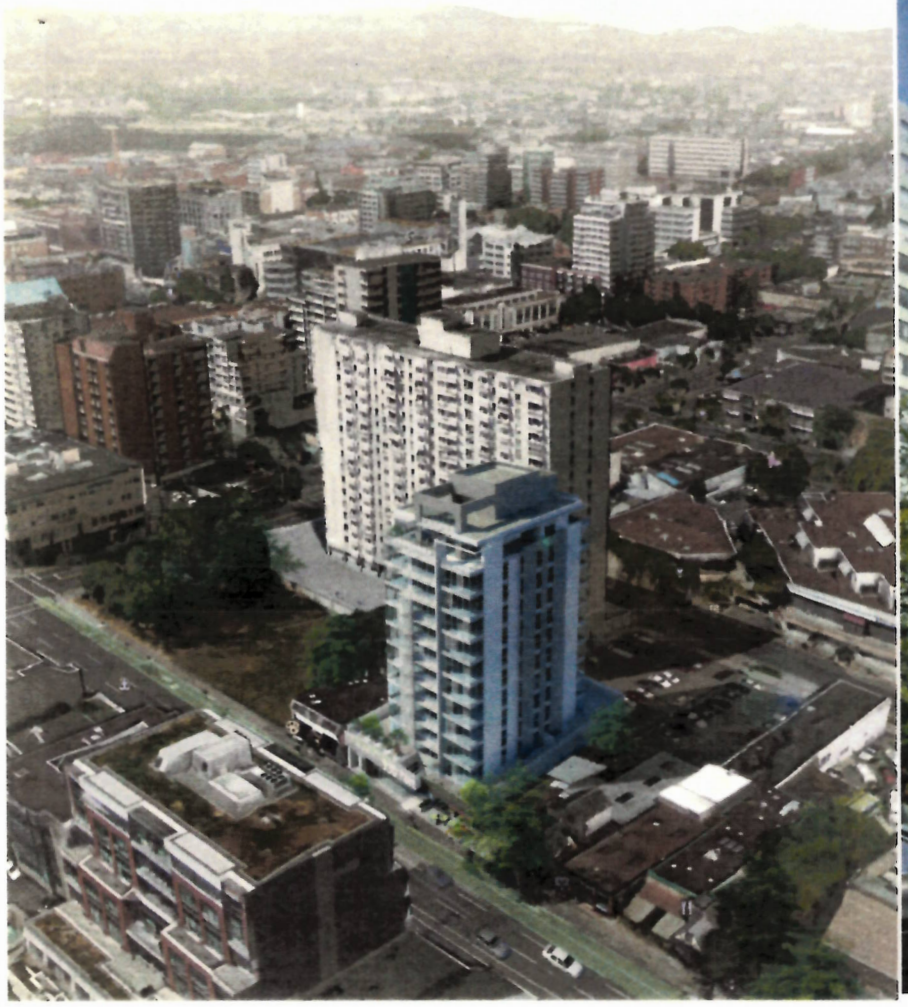
CONSULTANTS

DRAWING TITLE

PERSPECTIVE

PROJECT NO	1726		
SCALE			
DATE	MAR 2017		10

MAR 2 3 2013
Planning & Development



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SEAL

CLIENT

1092874 BC. LTD

NO.	REVISION	DATE
05		
04		
03		
02		
01		05/30/2012

PROJECT NAME

930 FORT

PROPOSED
MID-RISE
RESIDENTIAL

PROJECT ADDRESS

930 FORT STREET
VICTORIA, B C

Wensley Architecture ltd

CONSULTANTS

MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

DRAWING TITLE

PERSPECTIVE

PROJECT NO	1108	DRAWN BY	WE
SCALE	NTS	APPROVED BY	MW
DATE		DRAWING NO.	11

City of Victoria
MAR 2 3 2017
Planning & Development Department
Development Services Division

SEAL

1092874 BC. LTD

NO	REVISION	MMDY
05		
04		
03		05/05/2017
02		
01		05/30/2017

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

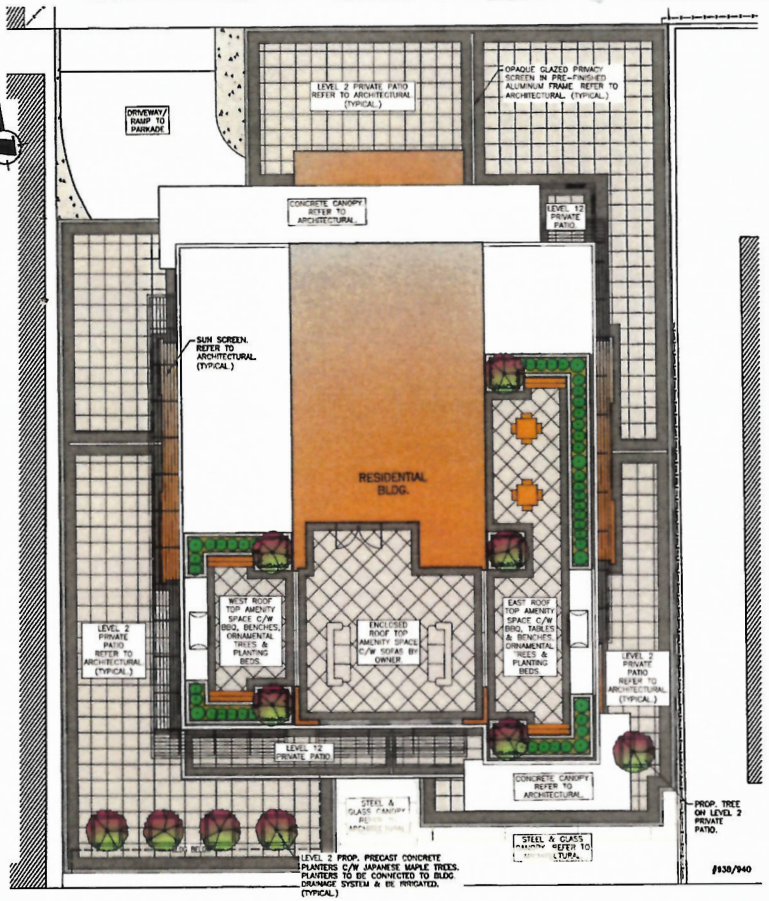
930 FORT STREET
VICTORIA, B C

Wensley Architecture ltd

CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

PERSPECTIVE

PROJECT NO 1709 | DRAWN BY RE
SCALE N.T.S. | CHECKED BY MB
DATE | PLOT DATE



LANDSCAPE CONCEPT PLAN – 2nd FLOOR PLANTERS & ROOF TOP AMENITY SPACE
SCALE 1:100

NOTE:
LOCATION OF PRECAST CONCRETE PLANTERS TO BE REVIEWED BY STRUCTURAL ENGINEERING CONSULTANT. LOCATION SHOWN MAY CHANGE. PLANTERS AT EDGE OF BUILDING/RAILINGS TO BE 1.0m (42") TALL AND NON CLIMBABLE.

RECOMMENDED PLANT LIST	
On-site Trees:	
Acer palmatum var. "Bloodgood" (Japanese Maple)	5cm Cal.
Prunus serrulata "Amanogawa" (Columnar Flowering Cherry)	7cm Cal.
Shrubs, Perennials, Grasses & Bulbs	
Festuca glauca "Elijah Blue" (Blue Fescue)	#1 Pot
Camassia quamash (Camas Lily)	Bulb
Liriope muscari "Variegata" (Lilyturf)	# Pot
Miscanthus sinensis (Maidenhair Grass)	#5 Pot
Ophiopogon planiscopus var. "Nigrescens" (Black Mondo Grass)	#1 Pot
Rudbeckia fulgida "Goldsturm" (Black-eyed Susan)	#Pot
Thuja occidentalis "Smaragd" (Emerald Green Arborvitae)	#2 Pot
Viburnum davidii (David Viburnum)	#3 Pot
Rosemarinus officinalis var. "Prostratus" (Creeping Rosemary)	#1 Pot
Notes:	
1. Changes to plant type & size require Calid Services Ltd. approval.	
2. Planters to be irrigated from building & connected to Building's drainage system.	

PAVER SCHEDULE

BUILDING ENTRANCES:
ABBOTSFORD CONCRETE PRODUCTS STANDARD UNIT PAVERS
TYPE: 'CLASSIC STANDARD'
COLOUR: CHARCOAL
SIZE: DOUBLE STANDARD

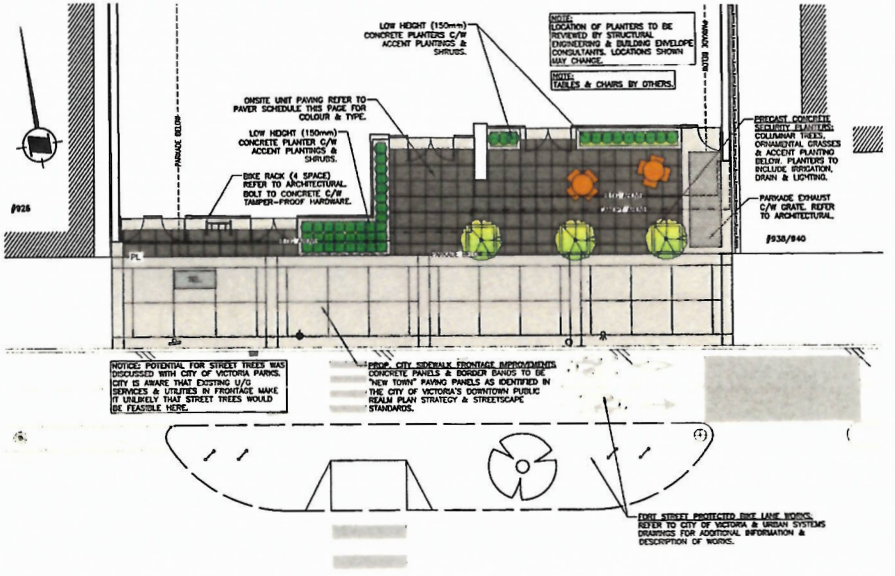
PRIVATE PATIOS :
ABBOTSFORD CONCRETE PRODUCTS SLAB UNIT PAVERS ON PEDESTALS.
TYPE: 'TEXADA' HYDRAPRESSED SLABS
FIELD COLOUR: NATURAL
FIELD SIZE: 24"x24" (610mm x 610mm)
BORDER COLOUR: CHARCOAL
BORDER SIZE: 24"x12" (610mm x 305mm)

ROOF TOP AMENITY SPACE:
ABBOTSFORD CONCRETE PRODUCTS SLAB UNIT PAVERS ON PEDESTALS.
TYPE: 'TEXADA' HYDRAPRESSED SLABS
FIELD COLOUR: CHARCOAL
FIELD SIZE: 24"x24" (610mm x 610mm)
BORDER COLOUR: NATURAL
BORDER SIZE: 24"x12" (610mm x 305mm)

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECIFICATIONS & STANDARD DRAWINGS, LMCD SPECIFICATIONS AND BC NURSERY TRADES.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
4. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
5. MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF PROJECT LANDSCAPE ARCHITECT.
6. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
7. GROWING MEDIUM TO MEET BNCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
8. LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES SPECIES SELECTION TO BE AS SPECIFIED.
9. PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARDS FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
10. WELL-ROTTED, DARK BROWN, ORGANIC MULCH TO BE APPLIED TO ALL PLANTERS AFTER PLANTING COMPLETE.
11. PLANTERS TO BE IRRIGATED. IRRIGATION DESIGNER TO COORDINATE WITH MECHANICAL & ELECTRICAL ENGINEERING CONSULTANTS ON LOCATION OF IRRIGATION CONTROLS IN BUILDING.
12. LANDSCAPE CONTRACTOR TO COORDINATE WITH MECHANICAL ENGINEERING CONSULTANT ON CONNECTION OF PLANTER DRAINS TO BUILDING'S DRAINAGE SYSTEM.
13. REFER TO PLANS BY OTHERS FOR SITE LIGHTING, GRADING, DRAINAGE, ETC.

MAR 23 2018
Planning & Development



LANDSCAPE CONCEPT PLAN – STREET LEVEL/FORT STREET FRONTAGE
SCALE 1:100

BC 1 CALL
1-800-474-6886
CELLULAR *6886

NOTICE:
LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY PROJECT LANDSCAPE ARCHITECT.

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

NOTICE:
REFER TO DRAWINGS BY OTHERS FOR GRADING, IRRIGATION SYSTEM, SITE LIGHTING, UTILITIES, ETC. WHERE NO EXISTING & PROPOSED MUNICIPAL SITE SERVICES ARE NOT SHOWN ON THIS DRAWING.

Preliminary Only Not for Construction

Rezoning Application #00593
Development Permit #000502

LEGEND

PROP. ACCENT TREE
PROP. SHRUBS
PROP. UNIT PAVERS
PROP. CONCRETE SIDEWALK
CONCRETE BORDER BAND
CITY OF VICTORIA STREET TREE

Dwg. No.	REFERENCE DRAWINGS	DATE
–	–	–

REV.	DATE	REVISIONS	BY	APPROVED
4	FEB. 7/18	Additional Planning Comments	dp	
3	DEC. 18/17	City's D.P. Comments & Bldg. Changes	dp	
2	AUG. 29/17	Rev. to City's Application Review Comments	dp	
1	AUG. 8/17	Rev. to City's Application Review Comments	dp	–

930 Fort Street Development
Conceptual Landscape Plan
Client: #1092874 BC LTD.

CALID Services Ltd.
207-3750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 386-8379
FAX: (250) 381-8318

Drawn	dp
Date	May 29, 2017
Checked	
Project #	0941
Approved	
Scale	AS NOTED
Designed	dp
L01	Rev. 4

CANCEL PRINTS BEARING EARLIER LETTER

CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.