

PROJECT IMAGE



DRAWING INDEX

ATTACHMENT C

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Revisions

Received Date:
July 9, 2021

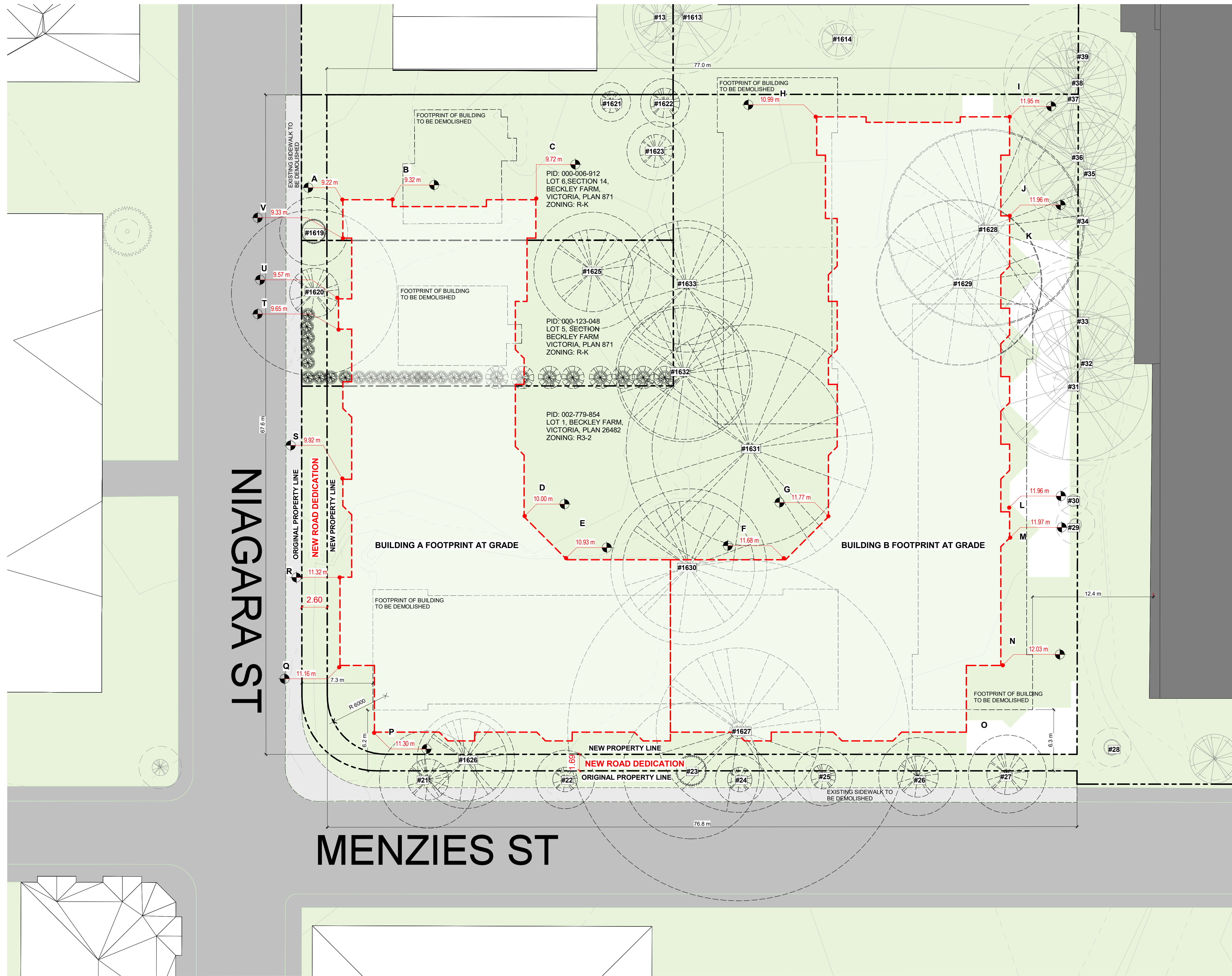
LOCATION PLAN



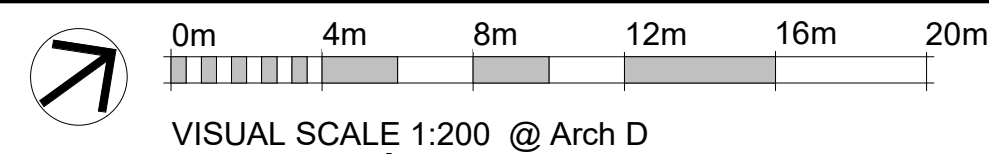
* NOT INCLUDED WITHIN CURRENT APPLICATION

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3	REISSUED FOR DPRZONING 2	2021-04-30
2	REISSUED FOR DPRZONING	2020-11-19
1	ISSUED FOR DPRZONING	2020-06-23
No.	Description	Date



1 | SITE PLAN - EXISTING/DEMO
1 : 200



continuum
ARCHITECTURE

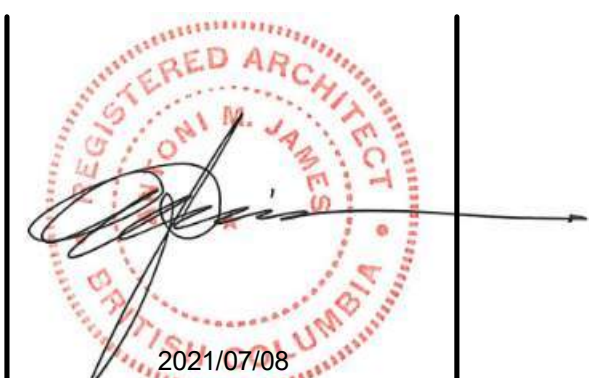
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

3	REISSUED FOR DPREZONING 2	2021-04-30
2	REISSUED DPREZONING	2020-11-19
1	ISSUED FOR DPREZONING	2020-06-23
No.	Description	Date

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VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

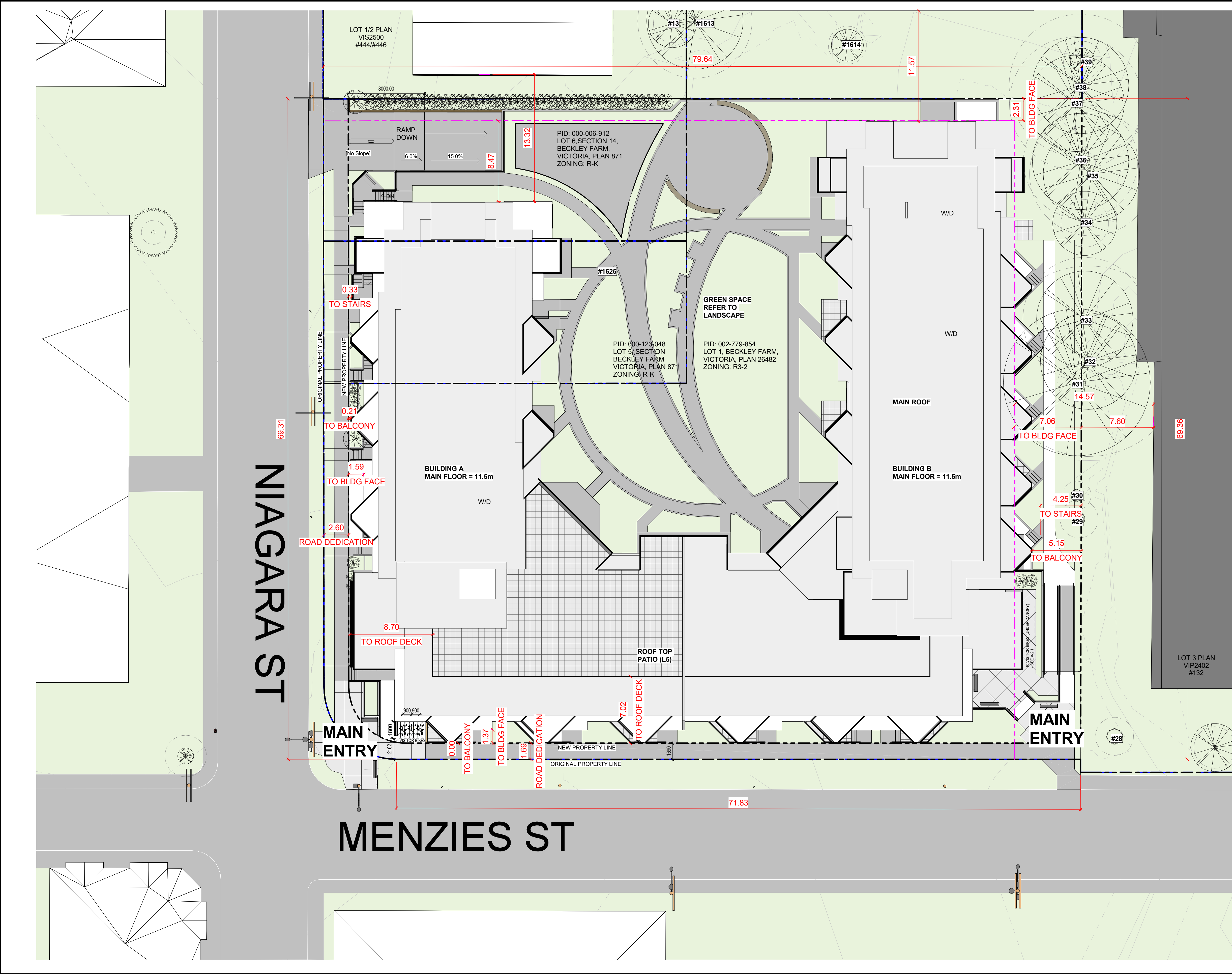
SITE PLAN - EXISTING/DEMO

JOB No.: 1933

SCALE: 1 : 200

A-1.1

DATE: 2021/07/08



ZONING DATA

SITE DATA	
MUNICIPAL ADDRESS:	110 MENZIES ST. VICTORIA, BC. V8V 1H1
LEGAL DESCRIPTION:	LOT 1, BECKLEY FARM, VICTORIA, PLAN 26482
SITE AREA:	5197 m²

ZONING DATA	
CLASSIFICATION:	R3-2
FSR AREA SCHEDULE	
BLDG A - L1	1187 m²
BLDG B - L1	1337 m²
L1 (11.50m)	2524 m²
BLDG A - L2	1142 m²
BLDG B - L2	1292 m²
L2	2434 m²
BLDG A - L3	1142 m²
BLDG B - L3	1292 m²
L3	2434 m²
FSR AREA SCHEDULE	
BLDG A - L4	992 m²
BLDG B - L4	1240 m²
L4	2231 m²
BLDG B - L5	844 m²
L5	844 m²
BLDG B - L6	664 m²
L6	664 m²
GRAND TOTAL	11130 m²

	ALLOWABLE	PROPOSED
SITE COVERAGE:	1651 m² (30%)	2892.93m² (57%)
OPEN SPACE:	MIN 3301.4 m² (60%)	2304.07m² (43%)
FLOOR SPACE RATIO:	1.6:1	2.13:1
BUILDING HEIGHT:	18.9m	20m
AVERAGE GRADE:		11.04m

SETBACKS	REQUIRED	PROVIDED
NORTH (REAR YARD)	0	2.31m (TO BLDG)
EAST (SIDE YARD)	0	6.98m (TO BLDG)
SOUTH (STREET FACING)	13.5m (6 STOREY)	1.37m (TO BLDG)
WEST (STREET FACING)	13.5m (6 STOREY)	1.59m (TO BLDG)

REFER TO DRAWING A-2.0 FOR PARKING DATA

BUILDING CODE DATA

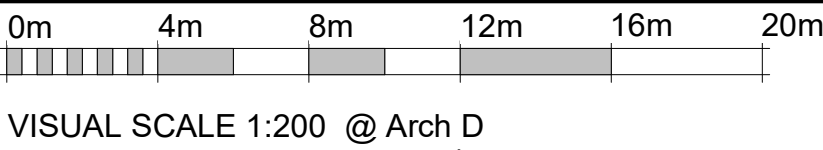
Description	
Building Code:	BCBC 2018 - PART 3
Building Type:	RESIDENTIAL APARTMENT WITH UNDERGROUND PARKADE
Residential Building Group:	C - RESIDENTIAL
Underground Parkade Group:	F3 - LOW HAZARD INDUSTRIAL
Occupancy Classification:	3.2.2.50 - 6 storey Sprinklered
Max Area per Floor:	1500 m²
Construction Type:	Combustible
Occupancy Separations (F3 - C):	2 hour
Sprinklered:	PARKADE - Yes
Max Travel Distance (parkade):	45 m
RESIDENTIAL BUILDING - Yes	

GROSS FLOOR AREA - BLDG A			GROSS FLOOR AREA - BLDG B			COMBINED TOTAL
LEVEL	AREA	AREA m2	LEVEL	AREA	AREA m2	
L1 (11.50m)	13403 SF	1245.2 m²	L1 (11.50m)	15059 SF	1399.0 m²	2644.3 m²
L2	12936 SF	1201.8 m²	L2	14577 SF	1354.3 m²	2556.1 m²
L3	12937 SF	1201.9 m²	L3	14577 SF	1354.3 m²	2556.2 m²
L4	11226 SF	1043.0 m²	L4	13976 SF	1288.4 m²	2341.5 m²
L5			L5	9546 SF	886.9 m²	887.0 m²
L6			L6	7597 SF	705.8 m²	705.7 m²
BUILDING A TOTAL	50503 SF	4691.8 m²	BUILDING B TOTAL	75333 SF	6998.6 m²	11690.6 m²
NET FLOOR AREA SCHEDULE - BLDG A			NET FLOOR AREA SCHEDULE - BLDG B			COMBINED TOTAL
BLDG A - L1	1156.7 m²		BLDG B - L1	1308.4 m²		
BLDG A - L2	1113.2 m²		BLDG B - L2	1262.9 m²		2376.2 m²
BLDG A - L3	1113.1 m²		BLDG B - L3	1264.3 m²		2377.5 m²
BLDG A - L4	967.4 m²		BLDG B - L4	1210.6 m²		2178.1 m²
BLDG A - L5			BLDG B - L5	808.9 m²		809.0 m²
BLDG A - L6			BLDG B - L6	633.6 m²		633.0 m²
BUILDING A TOTAL	4350.4 m²		BUILDING B TOTAL	6488.7 m²		10839.0 m²

UNIT DATA

LEVEL:	STUDIO:	JR. 1 BED:	1 BED:	1+DEN:	2 BED:	3 BED:	TOTAL:
L1	0	2	9	3	10	4	28
L2	0	2	6	7	10	4	29
L3	0	2	6	7	10	4	29
L4	1	1	16	7	2	2	29
L5	0	0	8	2	1	0	11
L6	0	5	6	0	0	0	11
TOTAL	1 (1%)	12 (9%)	51 (37%)	26 (19%)	33 (24%)	14 (10%)	137

1 | SITE PLAN - PHASE 1
1 : 200



4	REISSUED FOR DPREZONING 3	2021-07-08
3	REISSUED FOR DPREZONING 3	2021-04-30
2	REISSUED FOR DPREZONING	2020-11-19
1	ISSUED FOR DPREZONING	2020-06-23
No.	Description	Date

VILLAGE GREEN
RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

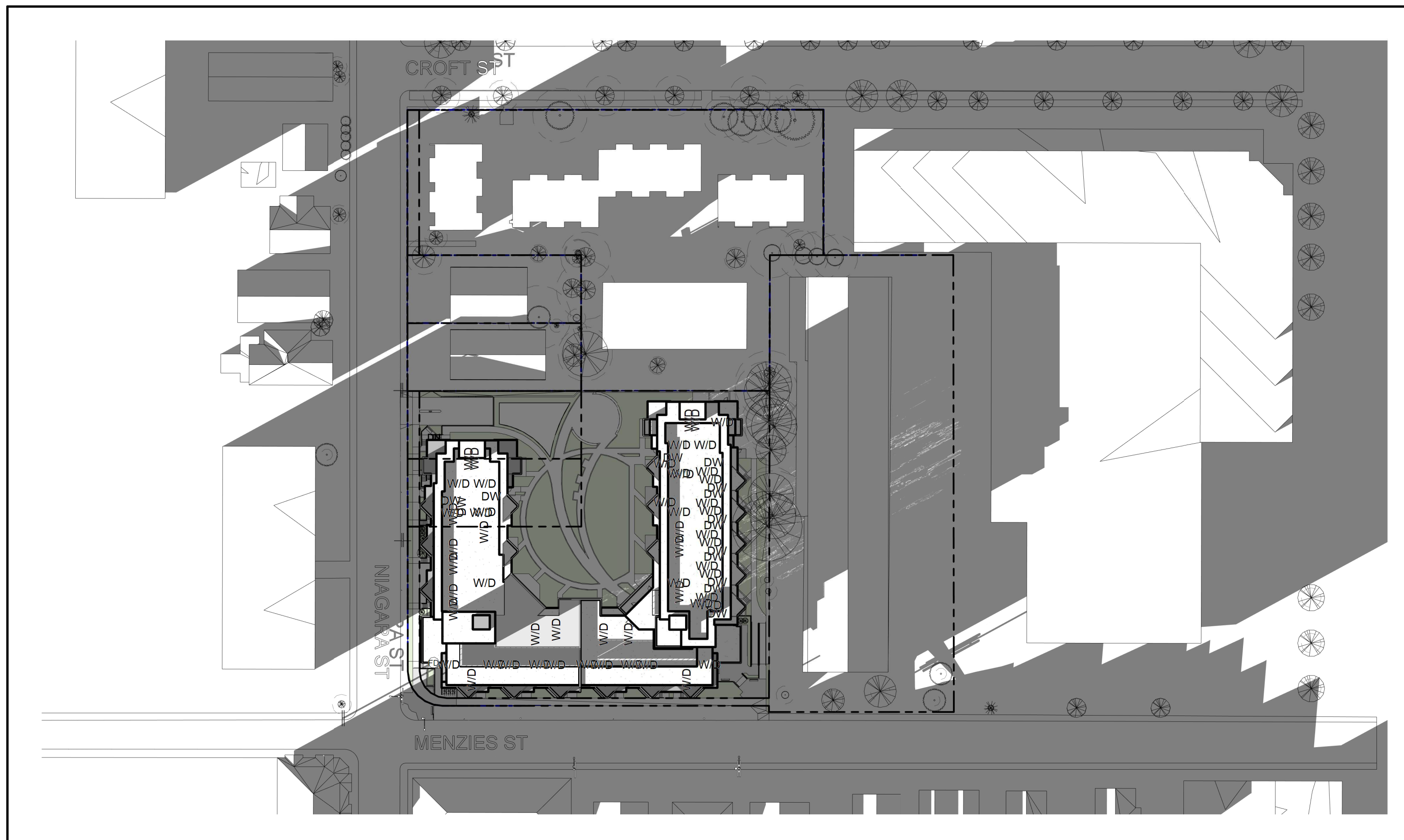
PHASE 1 - SITE PLAN

JOB No.: 1933

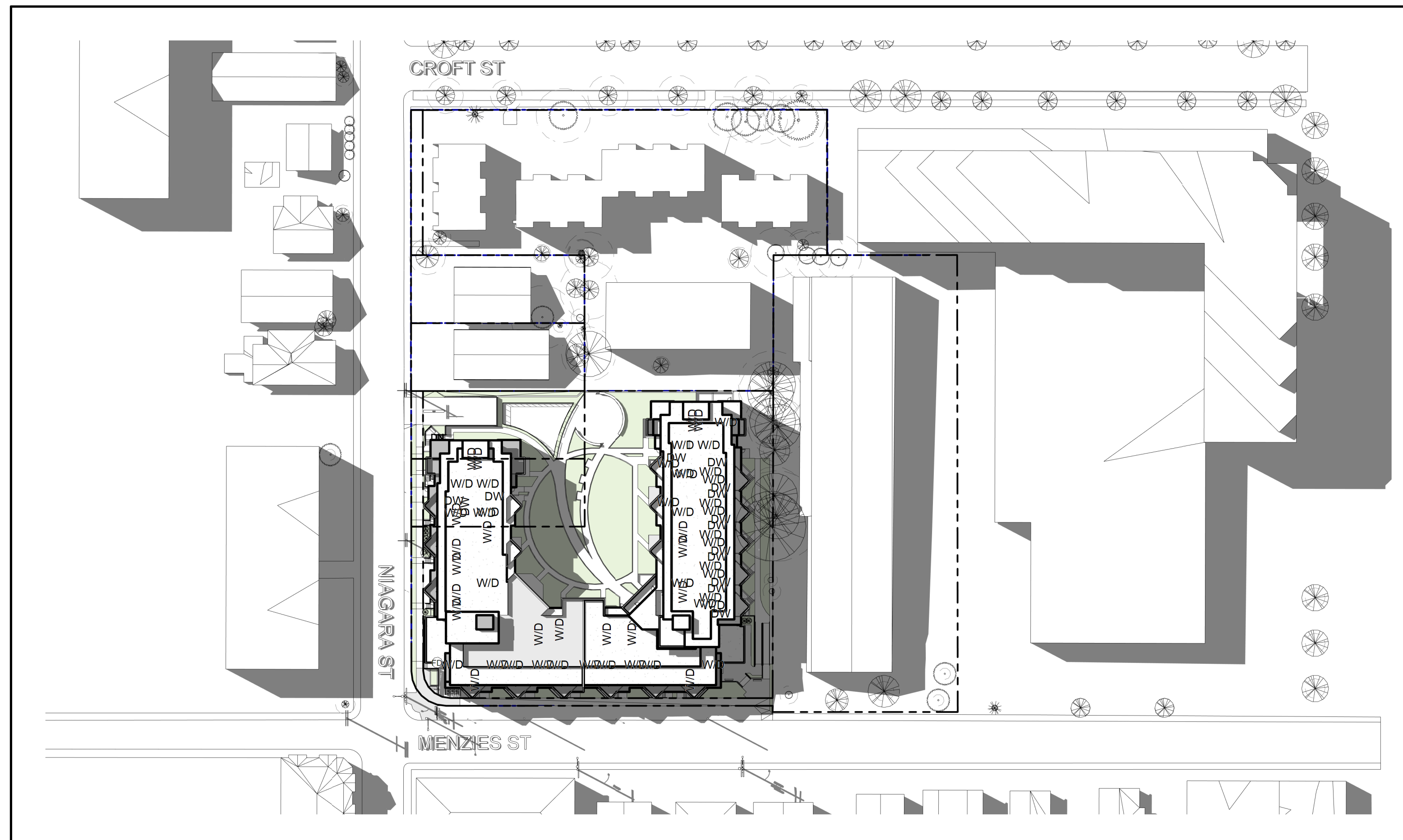
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A-1.2

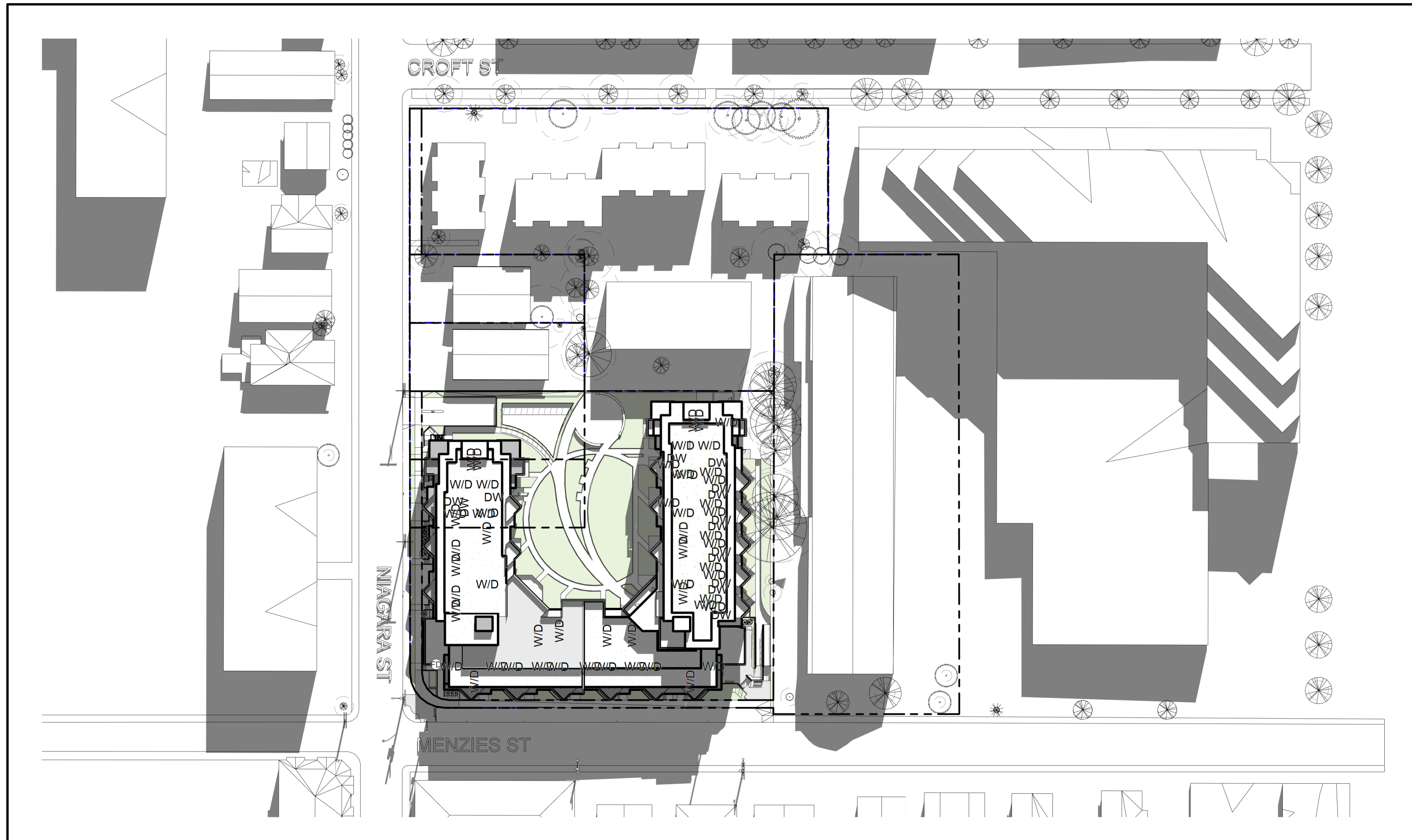
DATE: 2021/07/08



1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 750



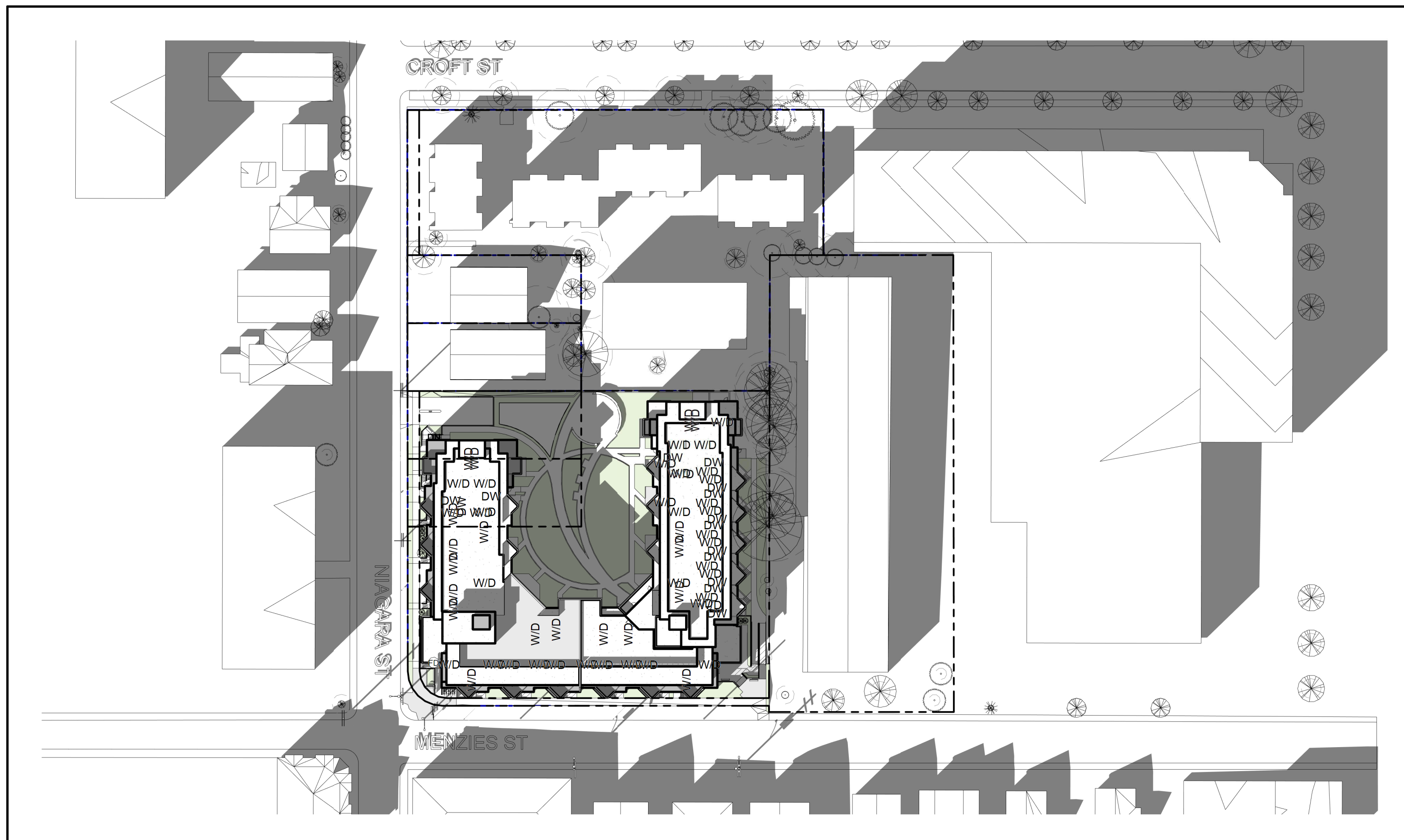
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 750



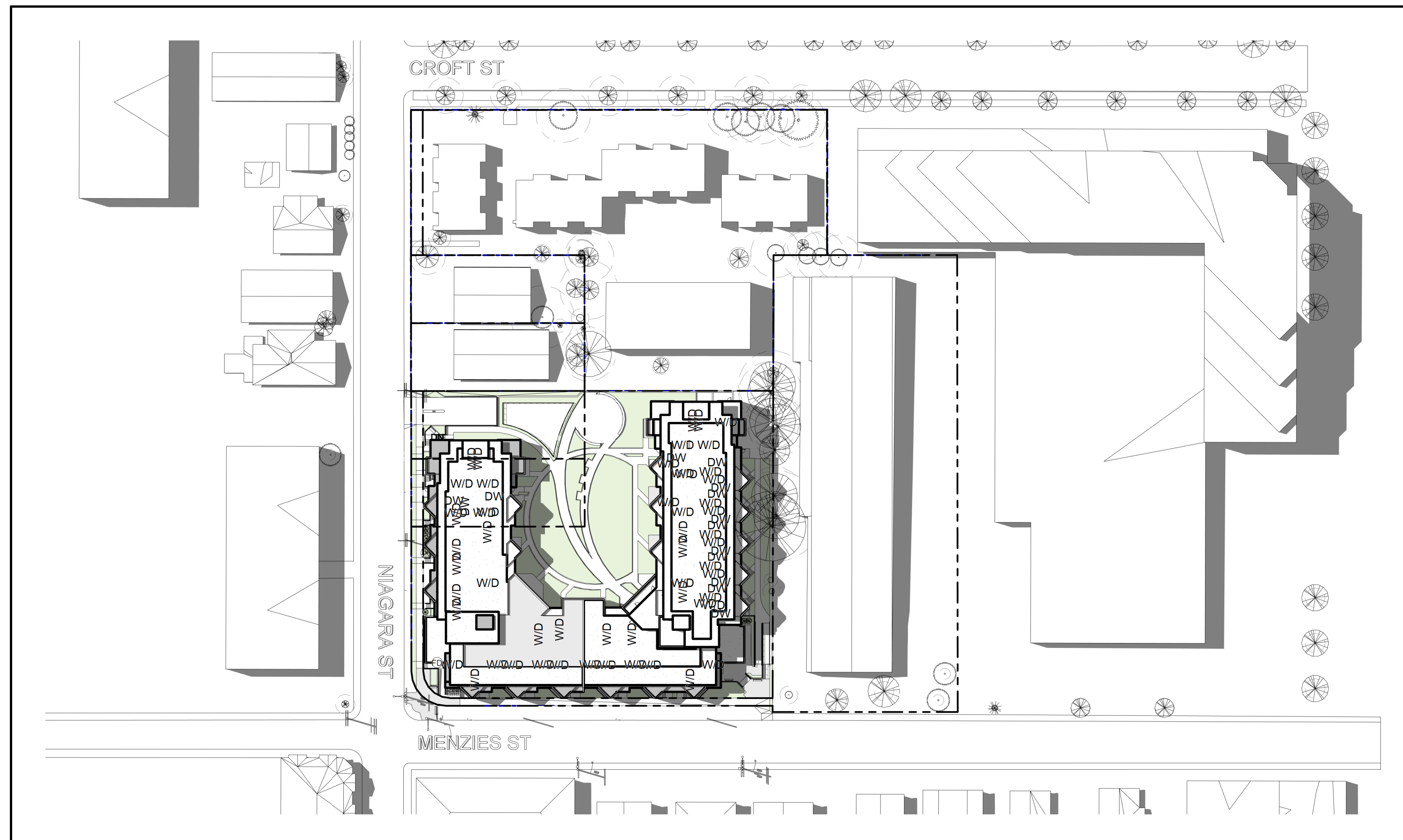
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 4pm
1 : 750



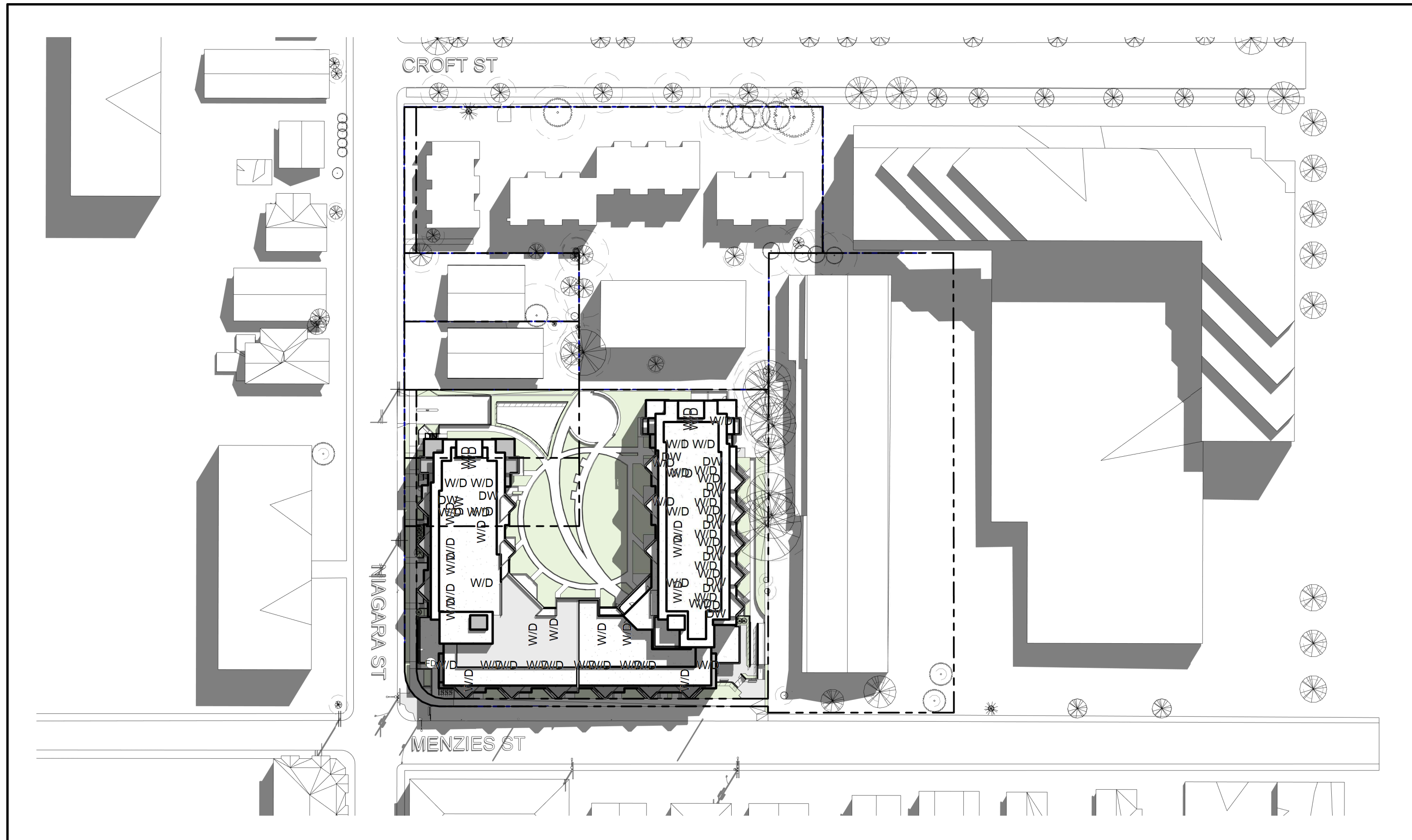
4 | 3D SHADOW STUDY - SPRING/AUTUMN



1 | SHADOW STUDY - SUMMER SOLSTICE - 8am
1 : 750



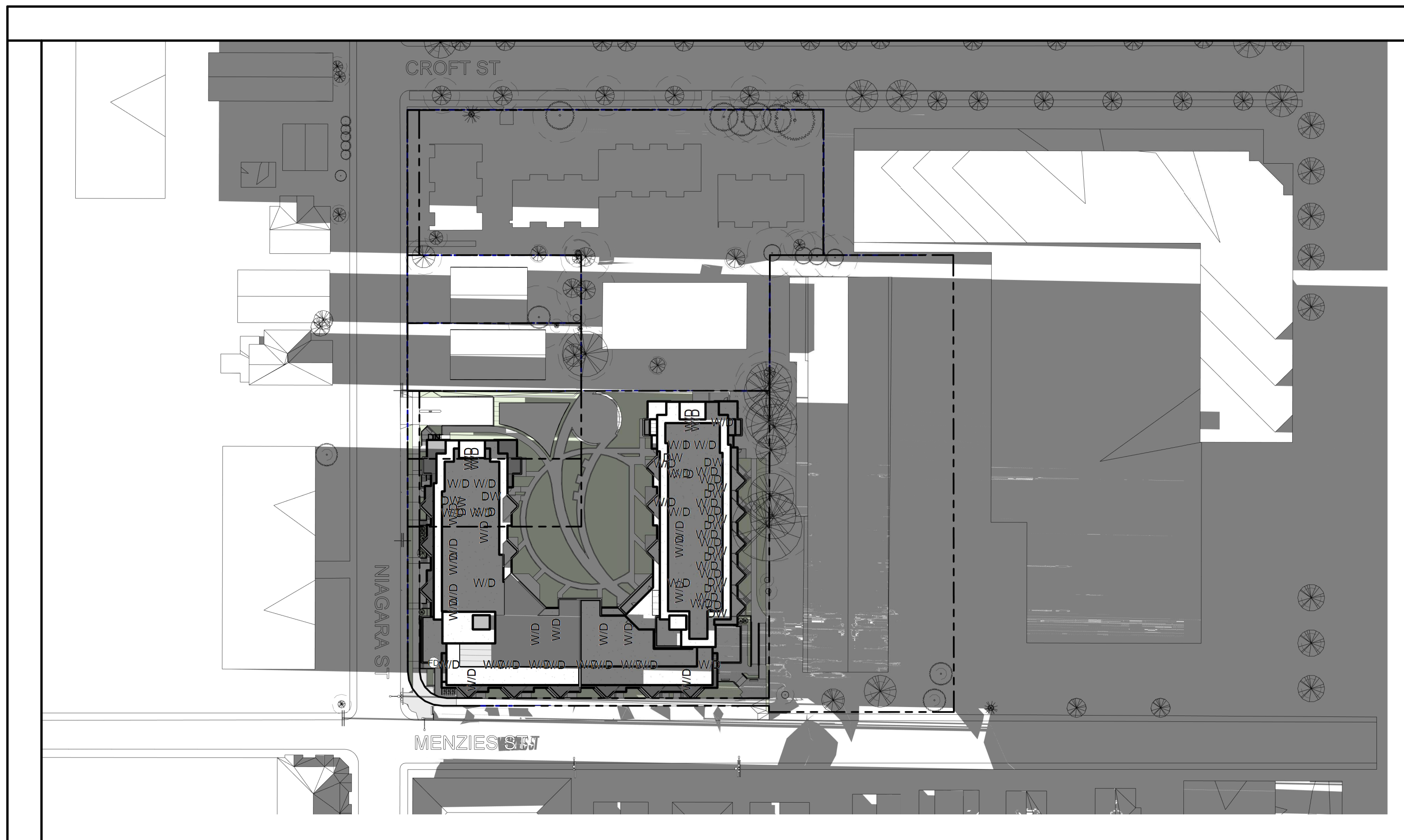
2 | SHADOW STUDY - SUMMER SOLSTICE - NOON
1 : 750



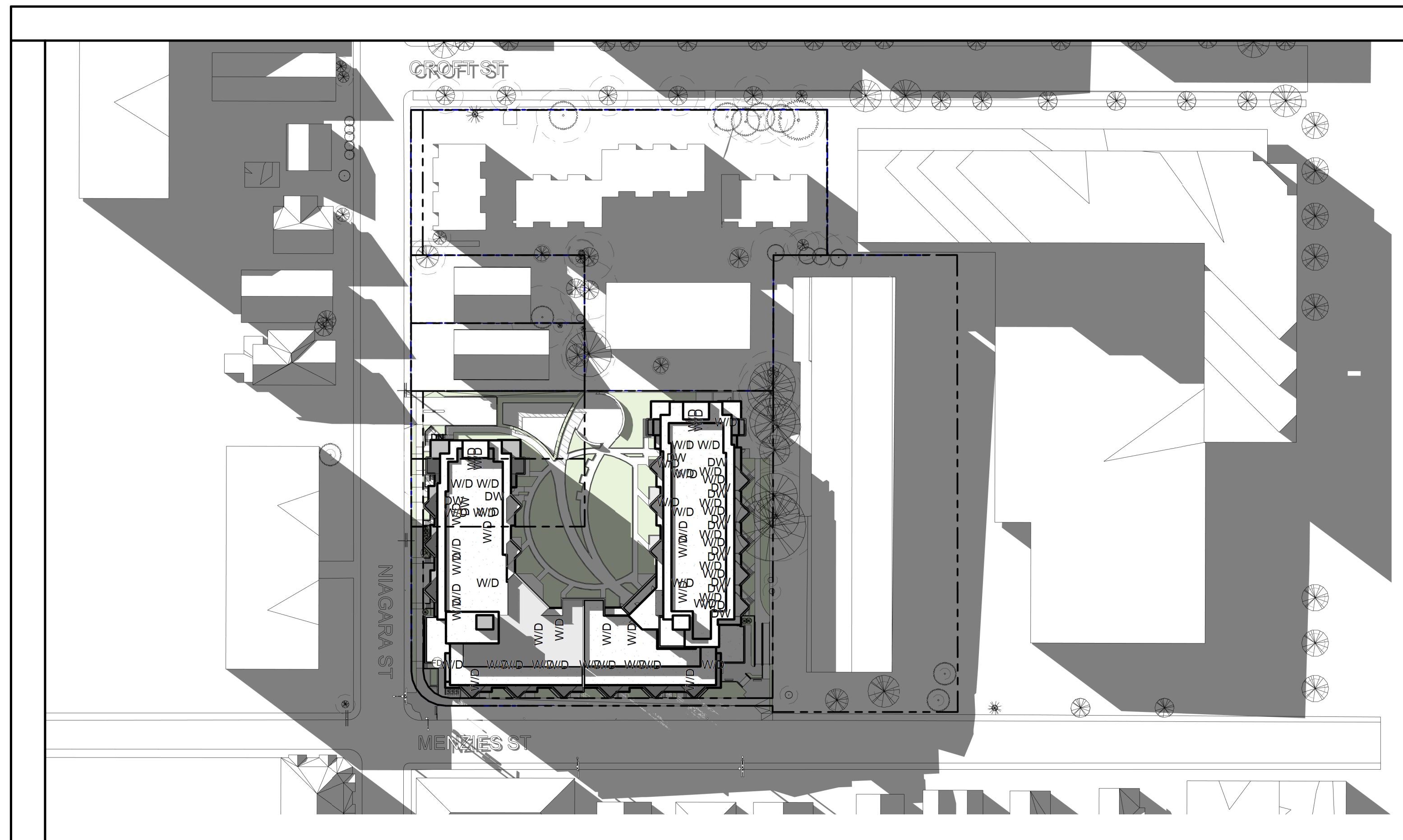
3 | SHADOW STUDY - SUMMER SOLSTICE - 4pm
1 : 750



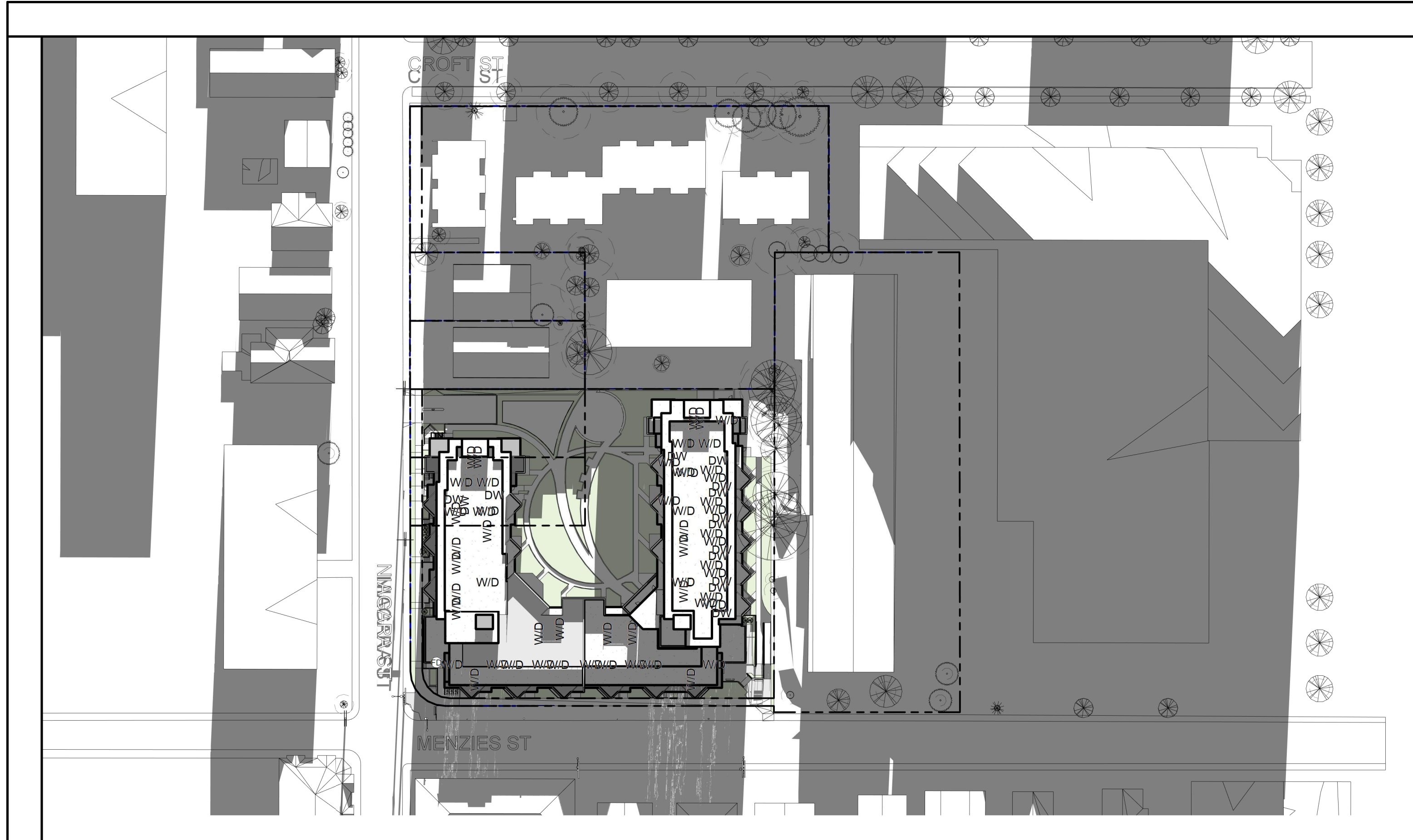
4 | 3D SHADOW STUDY - SUMMER



1 SHADOW STUDY - WINTER SOLSTICE - 8am
1 : 750



2 SHADOW STUDY - WINTER SOLSTICE - NOON
1 : 750

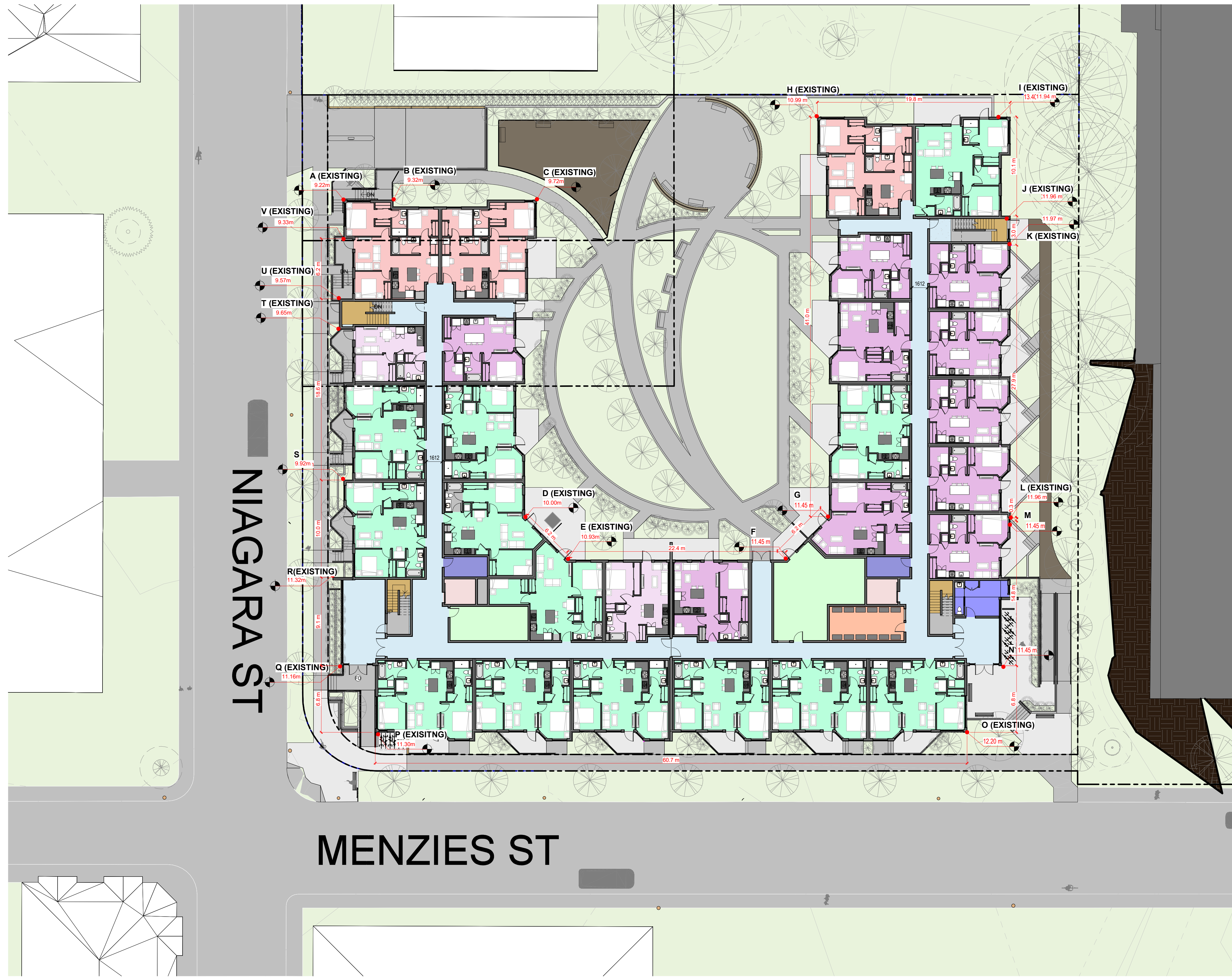


3 SHADOW STUDY - WINTER SOLSTICE - 4pm
1 : 750



4 3D SHADOW STUDY - WINTER

3	REISSUED FOR DIRECTION 2	2021-04-30
2	REISSUED FOR DIRECTION 1	2020-11-19
1	ISSUED FOR DIRECTION 0	2020-06-23
No.	Description	Date



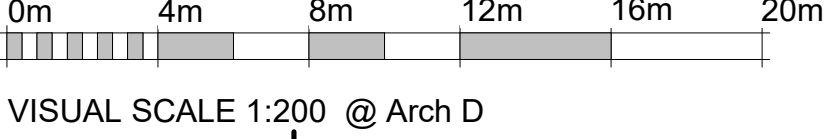
AVERAGE GRADE CALCULATION			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A-B	$(9.22+9.32)/2=9.27$	x5.1	47.28
B-C	$(9.32+9.72)/2=9.52$	x14.7	139.94
C-D	$(9.72+10.00)/2=9.86$	x32.5	320.45
D-E	$(10.00+10.93)/2=10.47$	x6.2	64.91
E-F	$(10.93+11.45)/2=11.19$	x22.4	250.66
F-G	$(11.45+11.45)/2=11.45$	x6.2	70.99
G-H	$(11.45+10.99)/2=11.22$	x41	460.02
H-I	$(10.99+11.94)/2=11.47$	x19.8	227.11
I-J	$(11.94+11.96)/2=11.95$	x10.1	120.7
J-K	$(11.96+11.96)/2=11.96$	x3.0	35.88
K-L	$(11.96+11.96)/2=11.96$	x27.9	333.68
L-M	$(11.96+11.45)/2=11.70$	x3	3.51
M-N	$(11.45+11.45)/2=11.45$	x14.8	169.46
N-O	$(11.45+12.20)/2=11.825$	x6.8	80.41
O-P	$(12.20+11.33)/2=11.77$	x60.7	714.44
P-Q	$(11.33+11.16)/2=11.25$	x6.8	76.5
Q-R	$(11.16+11.32)/2=11.24$	x9.1	102.28
R-S	$(11.32+9.92)/2=10.62$	x10.0	106.20
S-T	$(9.92+9.65)/2=9.79$	x15.4	150.77
T-U	$(9.65+9.57)/2=9.61$	x3.1	29.80
U-V	$(9.57+9.33)/2=9.45$	x6.2	58.59
V-A	$(9.33+9.22)/2=9.28$	x4	37.12

Totals 326.1m 3600.7

3600.7 / 326.1m = 11.04m

NOTE: ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.

1 | AVERAGE GRADE PLAN
1:200



519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

3	REISSUED FOR DOWNGRADING	2021-04-30
2	REISSUED FOR DOWNGRADING	2020-11-19
No.	Description	Date

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VILLAGE GREEN
RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

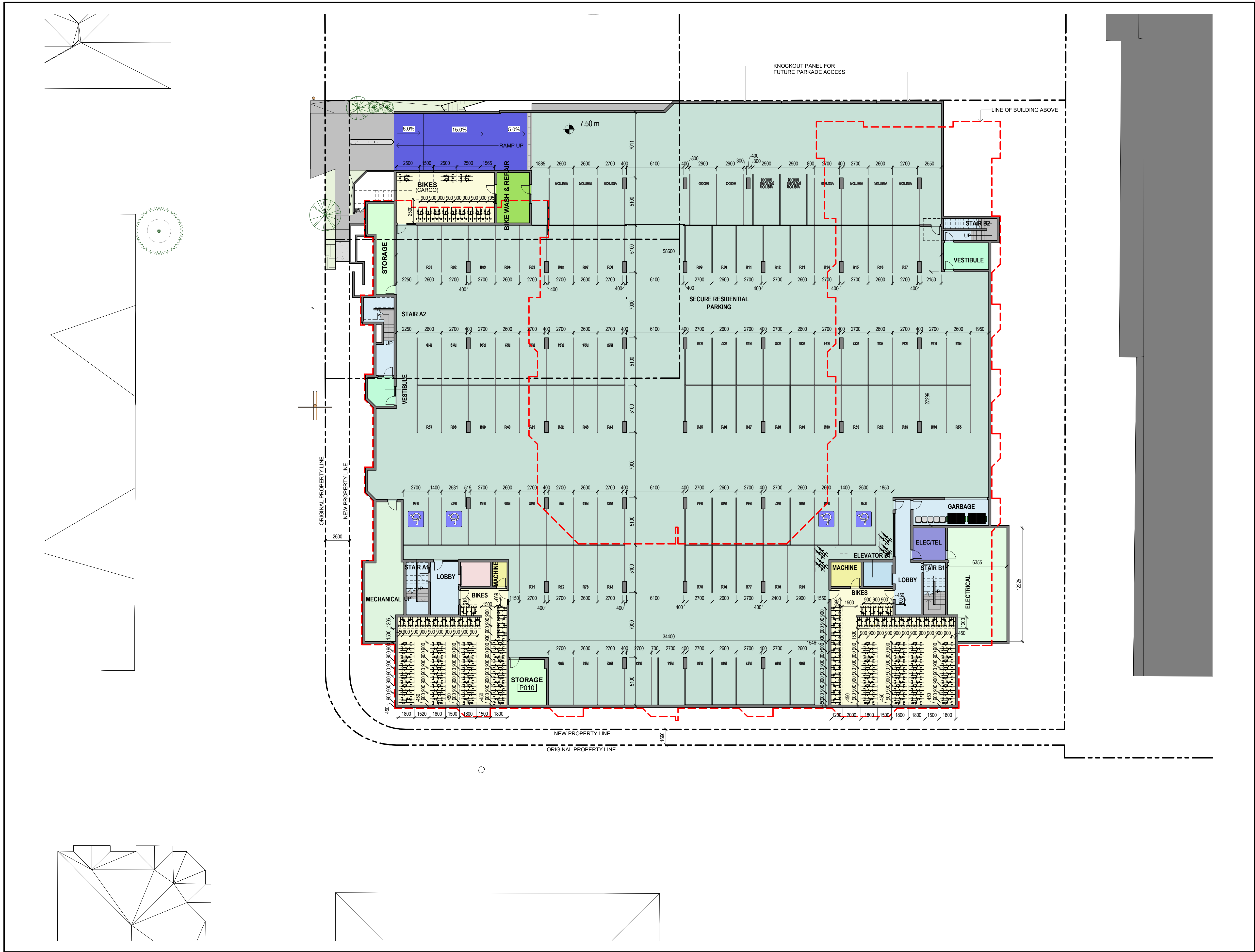
AVERAGE GRADE PLAN

A-1.6

JOB No.: 1933

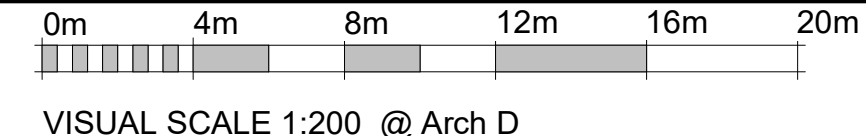
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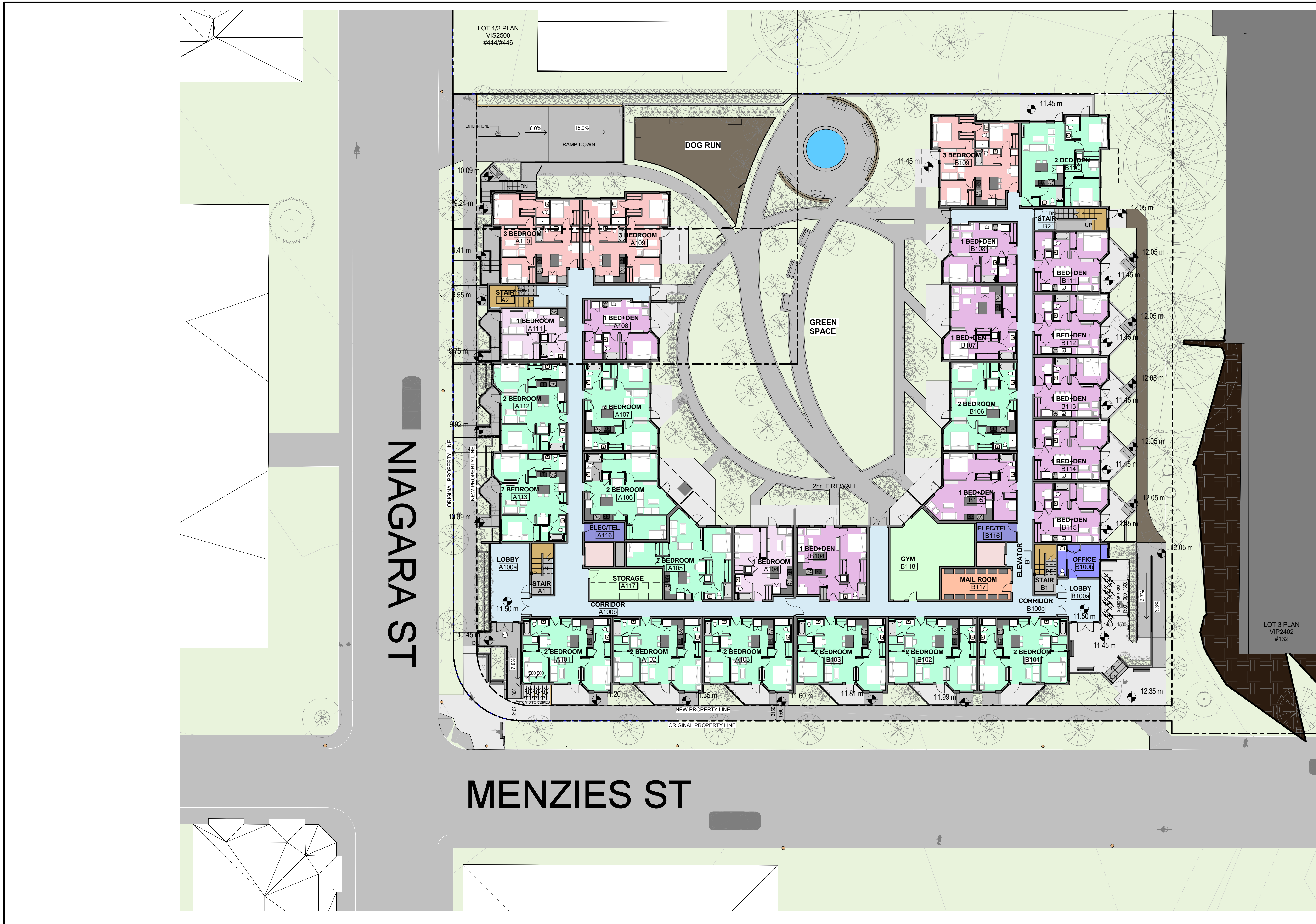
DATE: 2021/07/08



PARKING DATA					
			REQUIRED	PROVIDED	
RESIDENTIAL PARKING STALLS (RENTAL):					
< 45 m² 0.75 / UNIT x 9 =			7		
45 - 70 m² 0.9 / UNIT x 67 =			60		
> 70 m² 1.3 / UNIT x 61 =			79		
SUB TOTAL =			146		89
VISITOR PARKING STALLS: (0.1/UNIT)			15		9
CAR SHARE STALLS:					2
TOTAL PARKING STALLS:			161		100
LONG TERM BICYCLE PARKING:					
< 45 m² 1 / UNIT x 9 =			9		
> 45 m² 1.25 / UNIT x 128 =			160		
SUB TOTAL =			169		233
SHORT TERM BICYCLE PARKING:					
.1 / UNIT x 137			14		16
TOTAL BICYCLE PARKING:					250
AREA SCHEDULE - UNDER 45m2			AREA SCHEDULE - OVER 70m2		
NAME	OCCUPANCY	AREA m2	NAME	OCCUPANCY	AREA m2
A111	1 BEDROOM	44 m²	A101	2 BEDROOM	76 m²
A211	1 BEDROOM	44 m²	A102	2 BEDROOM	76 m²
A311	1 BEDROOM	44 m²	A103	2 BEDROOM	76 m²
A411	STUDIO	36 m²	A105	2 BEDROOM	79 m²
B607	1 BEDROOM	42 m²	A106	2 BEDROOM	79 m²
B608	1 BEDROOM	43 m²	A107	2 BEDROOM	76 m²
B609	1 BEDROOM	43 m²	A109	3 BEDROOM	88 m²
B610	1 BEDROOM	43 m²	A110	3 BEDROOM	88 m²
B611	1 BEDROOM	42 m²	A112	2 BEDROOM	76 m²
SUBTOTAL: 9		380 m²	A113	2 BEDROOM	76 m²
AREA SCHEDULE - 45m2 TO 70m2			B101	2 BEDROOM	77 m²
NAME	OCCUPANCY	AREA m2	B102	2 BEDROOM	76 m²
A104	1 BEDROOM	55 m²	B103	2 BEDROOM	78 m²
A108	1 + DEN	53 m²	B106	2 BEDROOM	76 m²
B104	1 + DEN	65 m²	B109	3 BEDROOM	88 m²
B105	1 + DEN	69 m²	B110	2 + DEN	90 m²
B107	1 + DEN	65 m²	A201	2 BEDROOM	77 m²
B108	1 + DEN	53 m²	A202	2 BEDROOM	76 m²
B111	1 + DEN	53 m²	A203	2 BEDROOM	78 m²
B112	1 + DEN	54 m²	A205	2 BEDROOM	77 m²
B113	1 + DEN	54 m²	A206	2 BEDROOM	79 m²
B114	1 + DEN	54 m²	A207	2 BEDROOM	76 m²
B115	1 + DEN	53 m²	A209	3 BEDROOM	88 m²
A204	1 BEDROOM	55 m²	A210	3 BEDROOM	88 m²
A208	1 + DEN	65 m²	A212	2 BEDROOM	76 m²
B204	1 + DEN	65 m²	A213	2 BEDROOM	76 m²
B208	1 + DEN	65 m²	B201	2 BEDROOM	77 m²
B209	1 + DEN	65 m²	B202	2 BEDROOM	79 m²
B212	1 + DEN	53 m²	B207	2 BEDROOM	76 m²
B213	1 + DEN	54 m²	B210	3 BEDROOM	88 m²
B214	1 + DEN	54 m²	B211	3 BEDROOM	88 m²
B215	1 + DEN	54 m²	A05	2 BEDROOM	77 m²
B216	1 + DEN	63 m²	A301	2 BEDROOM	77 m²
A304	1 BEDROOM	55 m²	A302	2 BEDROOM	76 m²
A308	1 + DEN	65 m²	A303	2 BEDROOM	78 m²
B304	1 + DEN	65 m²	A306	2 BEDROOM	79 m²
B308	1 + DEN	65 m²	A307	2 BEDROOM	76 m²
B309	1 + DEN	65 m²	A309	3 BEDROOM	88 m²
B312	1 + DEN	53 m²	A310	3 BEDROOM	88 m²
B313	1 + DEN	54 m²	A312	2 BEDROOM	76 m²
B314	1 + DEN	54 m²	A313	2 BEDROOM	77 m²
B315	1 + DEN	54 m²	B301	2 BEDROOM	77 m²
B316	1 + DEN	62 m²	B302	2 BEDROOM	76 m²
A401	1 BEDROOM	52 m²	B303	2 BEDROOM	78 m²
A402	1 + DEN	62 m²	B305	2 BEDROOM	77 m²
A403	1 + DEN	63 m²	B306	2 BEDROOM	79 m²
A404	1 BEDROOM	55 m²	B307	2 BEDROOM	76 m²
A408	1 + DEN	65 m²	B310	3 BEDROOM	88 m²
A409	1 + DEN	59 m²	B311	3 BEDROOM	88 m²
A410	1 + DEN	59 m²	A405	2 BEDROOM	79 m²
A412	1 + DEN	62 m²	A406	2 BEDROOM	79 m²
A413	1 + DEN	62 m²	A407	2 BEDROOM	76 m²
B401	1 BEDROOM	52 m²	B405	2 BEDROOM	77 m²
B402	1 + DEN	62 m²	B406	2 BEDROOM	79 m²
B403	1 + DEN	63 m²	B407	2 BEDROOM	76 m²
B404	1 + DEN	65 m²	B410	3 BEDROOM	88 m²
B408	1 + DEN	65 m²	B411	3 BEDROOM	88 m²
B409	1 + DEN	65 m²	B502	2 BEDROOM	76 m²
B412	1 + DEN	53 m²	SUBTOTAL: 61		4882 m²
B413	1 + DEN	54 m²			
B414	1 + DEN	54 m²			
B415	1 + DEN	54 m²			
B416	1 + DEN	63 m²			
B501	1 + DEN	69 m²			
B503	1 + DEN	65 m²			
B504	1 + DEN	65 m²			
B505	1 + DEN	59 m²			
B506	1 + DEN	59 m²			
B507	1 + DEN	53 m²			
B508	1 + DEN	54 m²			
B509	1 + DEN	54 m²			
B510	1 + DEN	54 m²			
B511	1 + DEN	63 m²			
B601	1 + DEN	62 m²			
B602	1 + DEN	62 m²			
B603	1 BEDROOM	52 m²			
B604	1 BEDROOM	52 m²			
B605	1 + DEN	59 m²			
B606	1 + DEN	59 m²			
SUBTOTAL: 67		3941 m²			

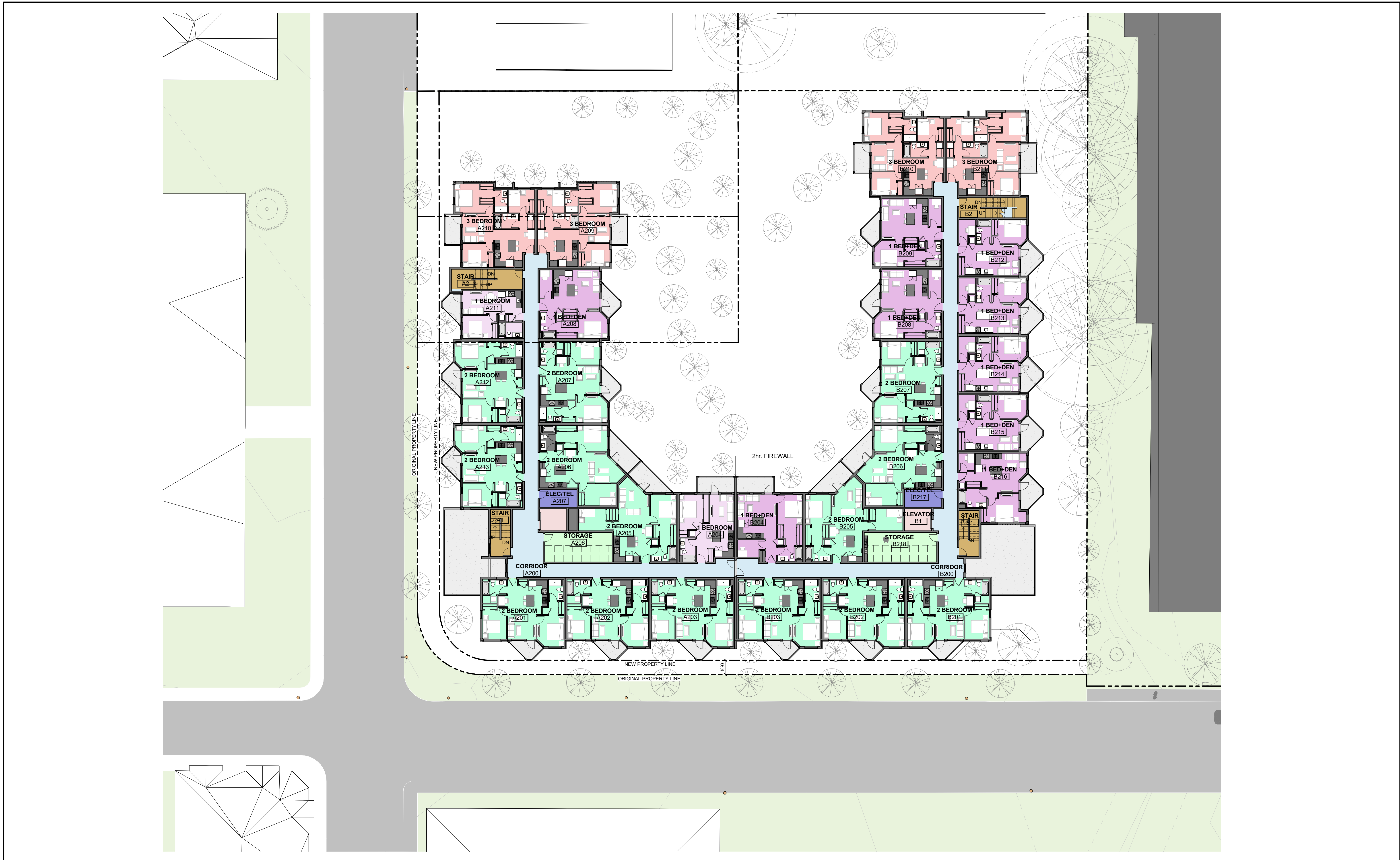
1 | FLOOR PLAN - PARKADE
1 : 200





1 | FLOOR PLAN - L1
1 : 200
VISUAL SCALE 1:200 @ Arch D

4	REISSUED FOR	2021-07-08
3	REISSUED FOR	2021-04-30
2	REISSUED FOR	2020-11-19
1	ISSUED FOR	2020-06-23
No.	Description	Date



1 | FLOOR PLAN - L2
1 : 200

3	REISSUED FOR	2021-04-30
2	DIRECTIONS	2020-11-19
1	ISSUED FOR	2020-06-23
No.	Description	Date

VILLAGE GREEN RESIDENTIAL COMPLEX

FLOOR PLAN - L2

A-2.2



1 | FLOOR PLAN - L3
1 : 200

3	REISSUED FOR DIRECTION 2	2021-04-30
2	REISSUED FOR DIRECTION 1	2020-11-19
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VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

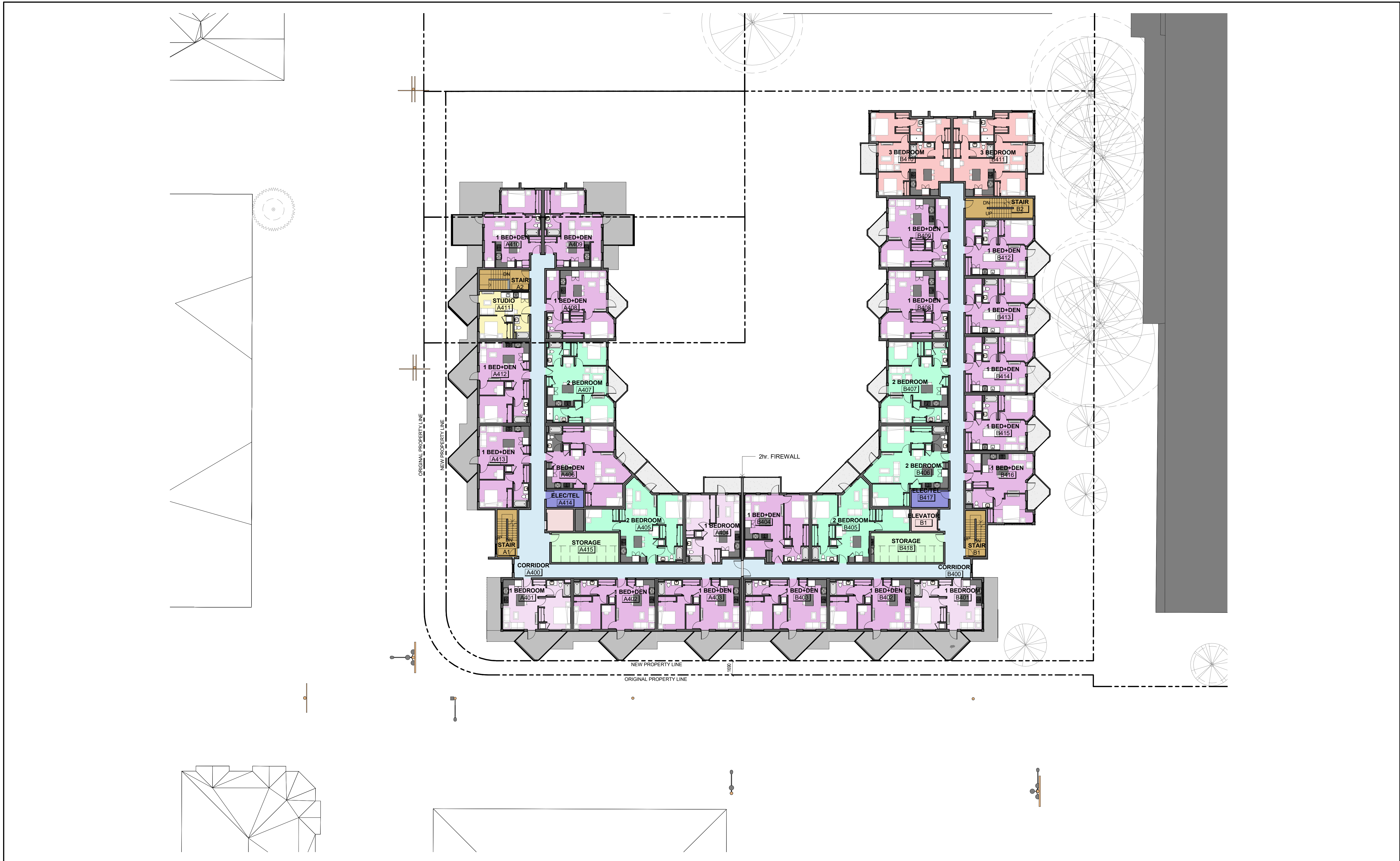
FLOOR PLAN - L3

JOB No.: 1933

SCALE: 1 : 200

A-2.3

DATE: 2021/07/08



1 | FLOOR PLAN - L4
1 : 200
VISUAL SCALE 1:200 @ Arch D

VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

FLOOR PLAN - L4

Job No.: 1933

SCALE: 1 : 200

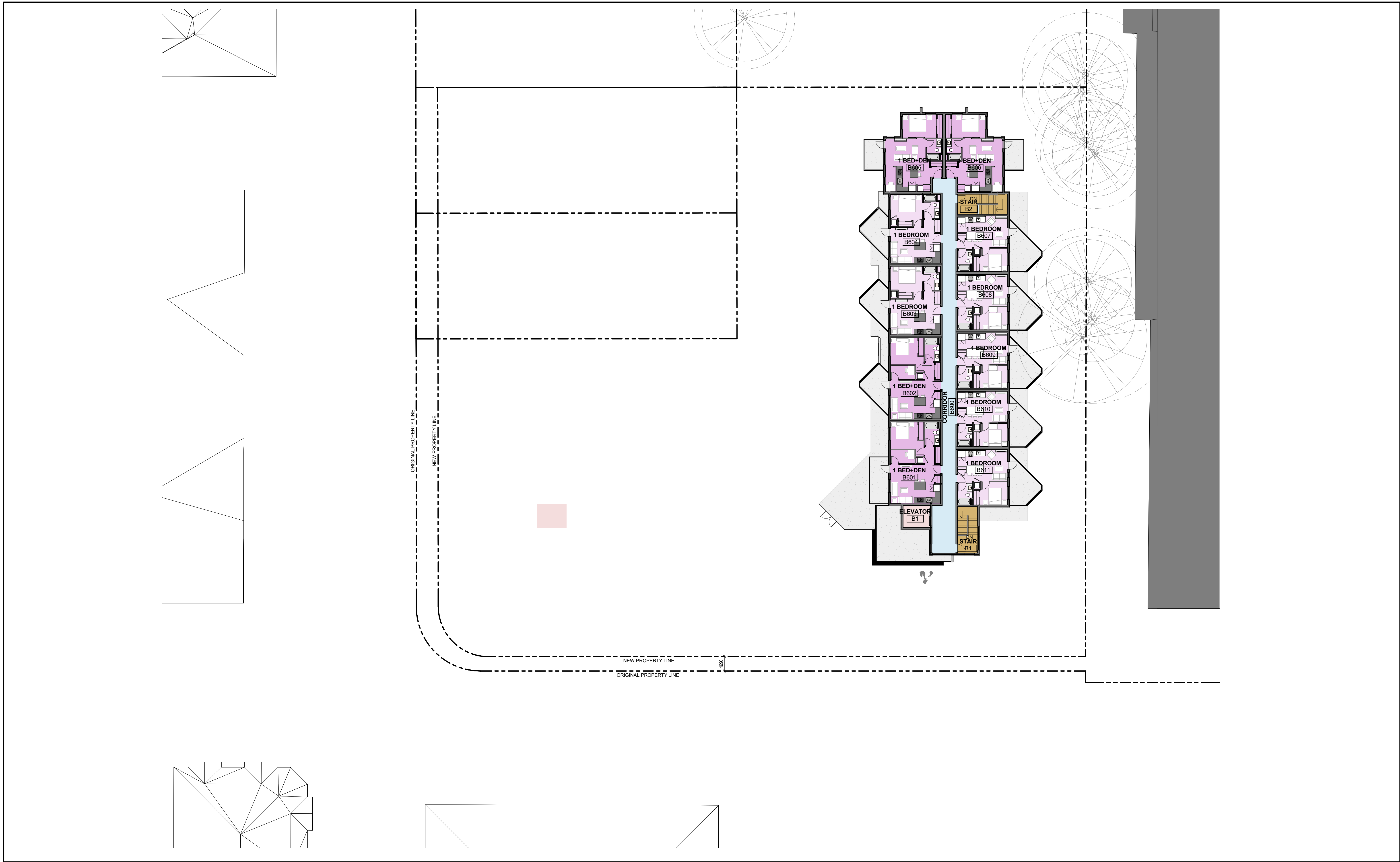
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DATE: 2021/07/08



1 | FLOOR PLAN - L5
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3	REISSUED FOR DPREZONING 2	2021-04-30
2	REISSUED FOR DPREZONING	2020-11-19
1	ISSUED FOR DPREZONING	2020-06-23
No.	Description	Date



1 | FLOOR PLAN - L6
1 : 200
VISUAL SCALE 1:200 @ Arch D

3	REISSUED FOR DIREZONING 3	2021-04-30
2	REISSUED DIREZONING 2	2020-11-19
1	ISSUED FOR DIREZONING 1	2020-06-23
No.	Description	Date

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VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

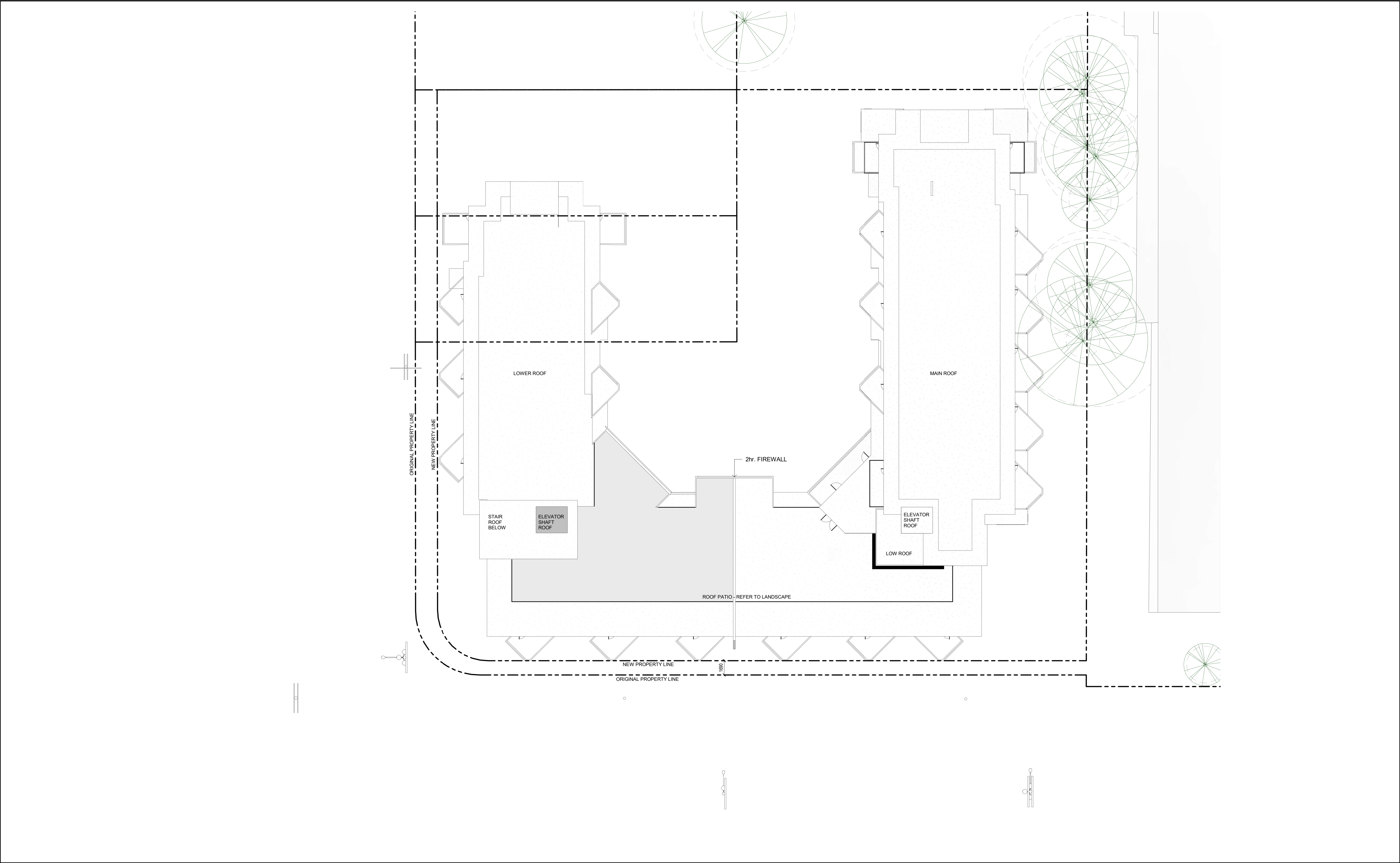
FLOOR PLAN - L6

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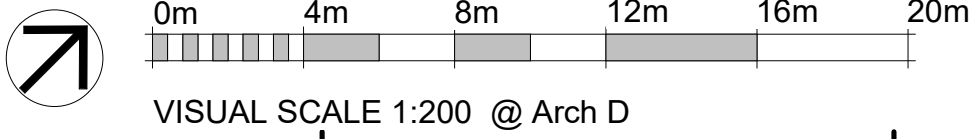
SCALE: 1 : 200

A-2.6

DATE: 2021/07/08



1 | ROOF PLAN
1 : 200



continuum
ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

3	REISSUED FOR DPRZONING 2	2021-04-30
2	REISSUED DPRZONING	2020-11-19
1	ISSUED FOR DPRZONING	2020-06-23
No.	Description	Date

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VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

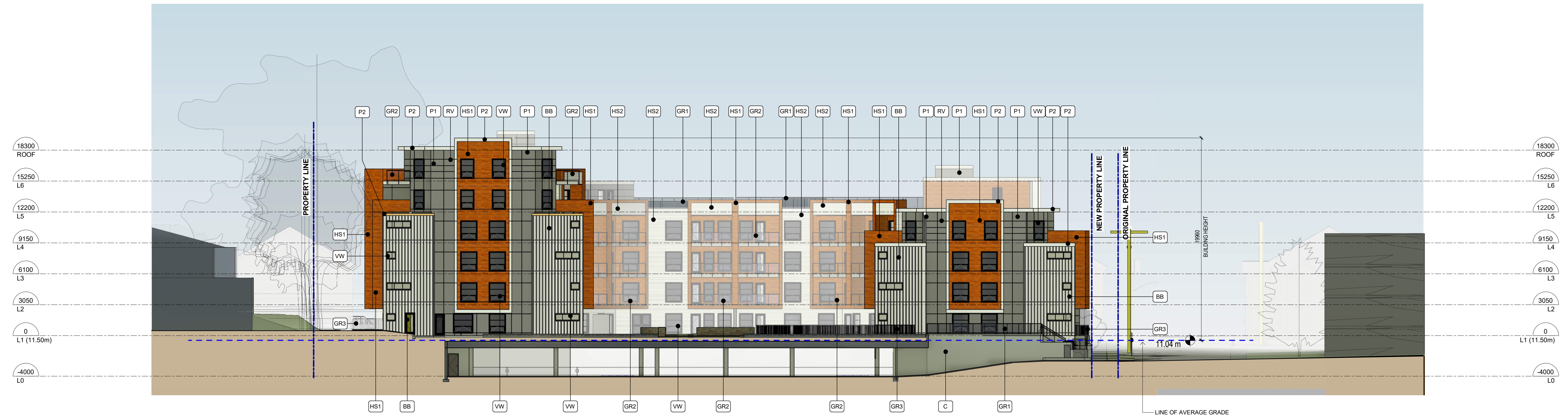
ROOF PLAN

JOB No.: 1933

SCALE: 1 : 200

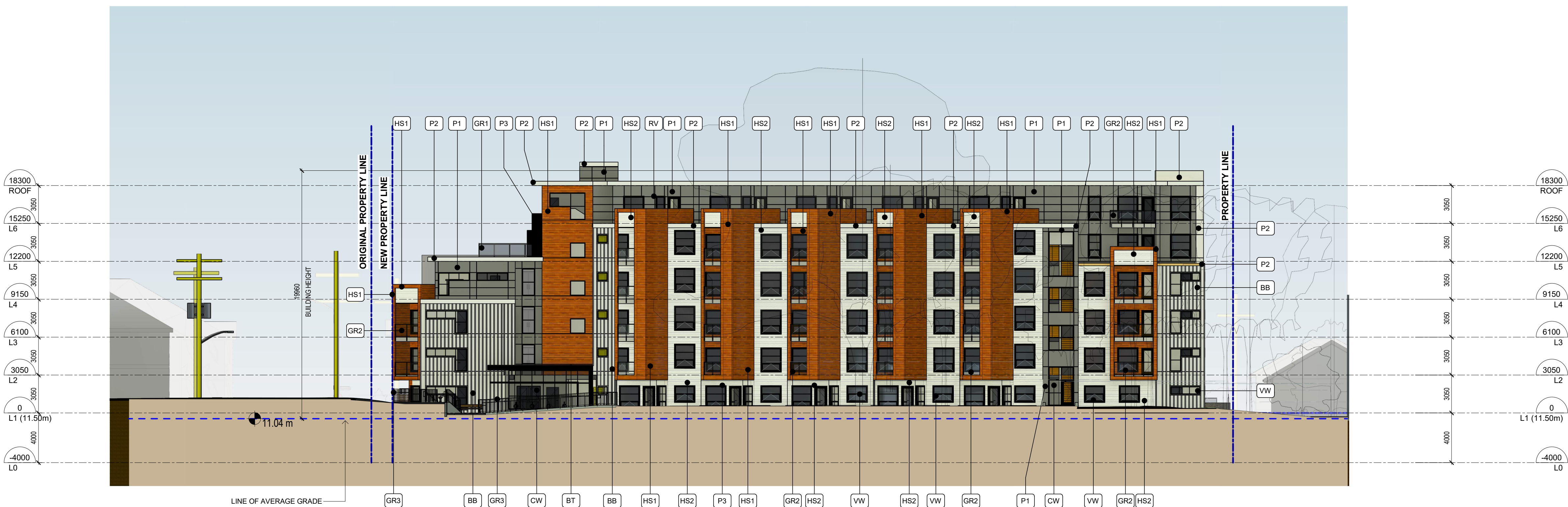
A-2.7

DATE: 2021/07/08



2 | NORTH ELEVATION
1 : 200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D

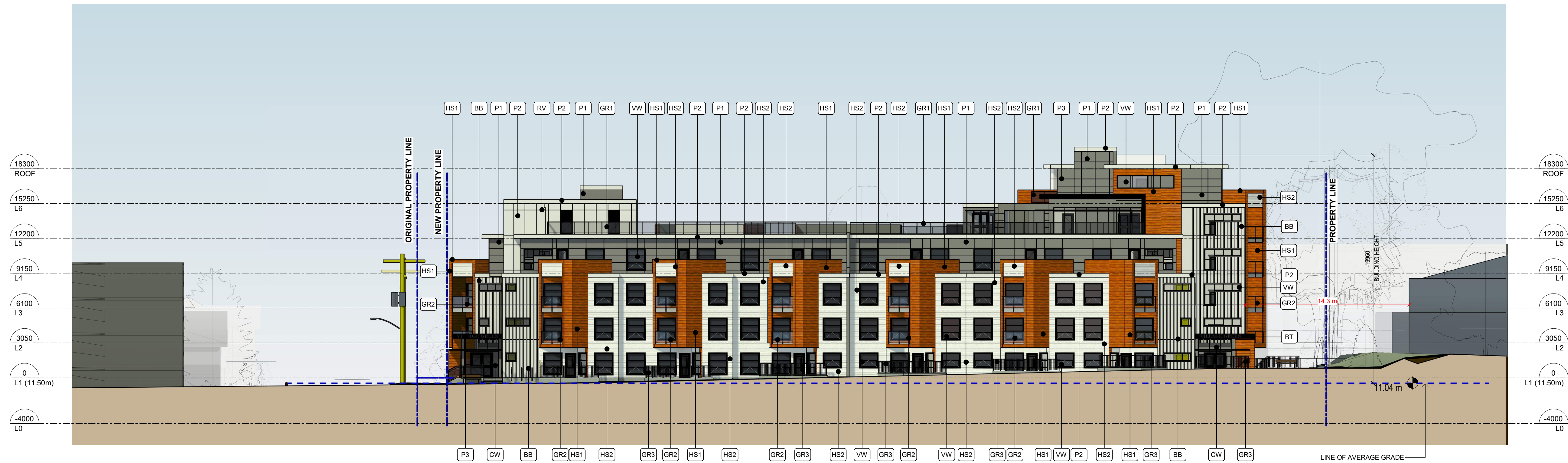


1 | EAST ELEVATION
1 : 200

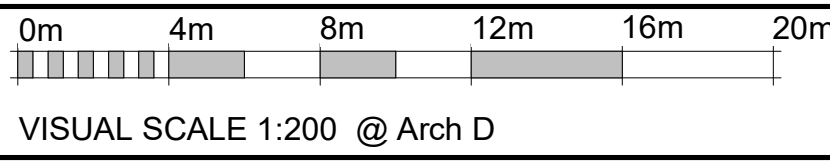
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VISUAL SCALE 1:200 @ Arch D

ELEVATION KEY NOTES

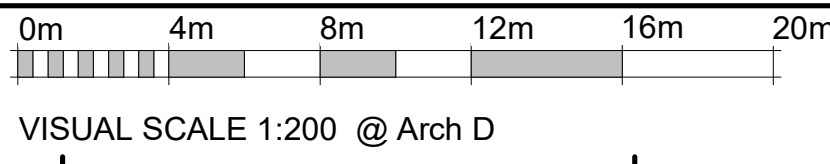
KEY NOTE	FINISH AND MATERIAL
BB	BOARD & BATTEN PANEL SIDING - HARDIE PANEL - ARCTIC WHITE - SMOOTH
BT	FASCIA BOARD - PAINTED BLACK
C	CONCRETE - SANDBLAST FINISH
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - CLEAR GLAZING - BLACK ANODIZED
GR2	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
GR3	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED
HS1	HORIZONTAL SIDING - HARDIE LONGBOARD - WESTERN CEDAR 4" V-GROOVE
HS2	HORIZONTAL SIDING - HARDIE PLANK - ARCTIC WHITE - SELECT CEDARMILL
P1	PANEL SIDING - HARDIE PANEL - SLATE GREY - SMOOTH
P2	PANEL SIDING - HARDIE PANEL - ARCTIC WHITE - SMOOTH
P3	PANEL SIDING - HARDIE PANEL - BLACK - SMOOTH
RV	HARDIE REVEAL - COLOUR MATCH - RECESS
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED



1 | SOUTH ELEVATION
1 : 200



2 | WEST ELEVATION
1 : 200



ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
BB	BOARD & BATTEN PANEL SIDING - HARDIE PANEL - ARCTIC WHITE - SMOOTH
BT	FASCIA BOARD - PAINTED BLACK
C	CONCRETE - SANDBLAST FINISH
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - CLEAR GLAZING - BLACK ANODIZED
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P3	PANEL SIDING - HARDIE PANEL - BLACK - SMOOTH
RV	HARDIE REVEAL - COLOUR MATCH - RECESS
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED

3	REISSUED FOR DRIVING	2021-04-30
2	REISSUED FOR DRIVING	2020-11-19
1	ISSUED FOR DRIVING	2020-06-23
No.	Description	Date

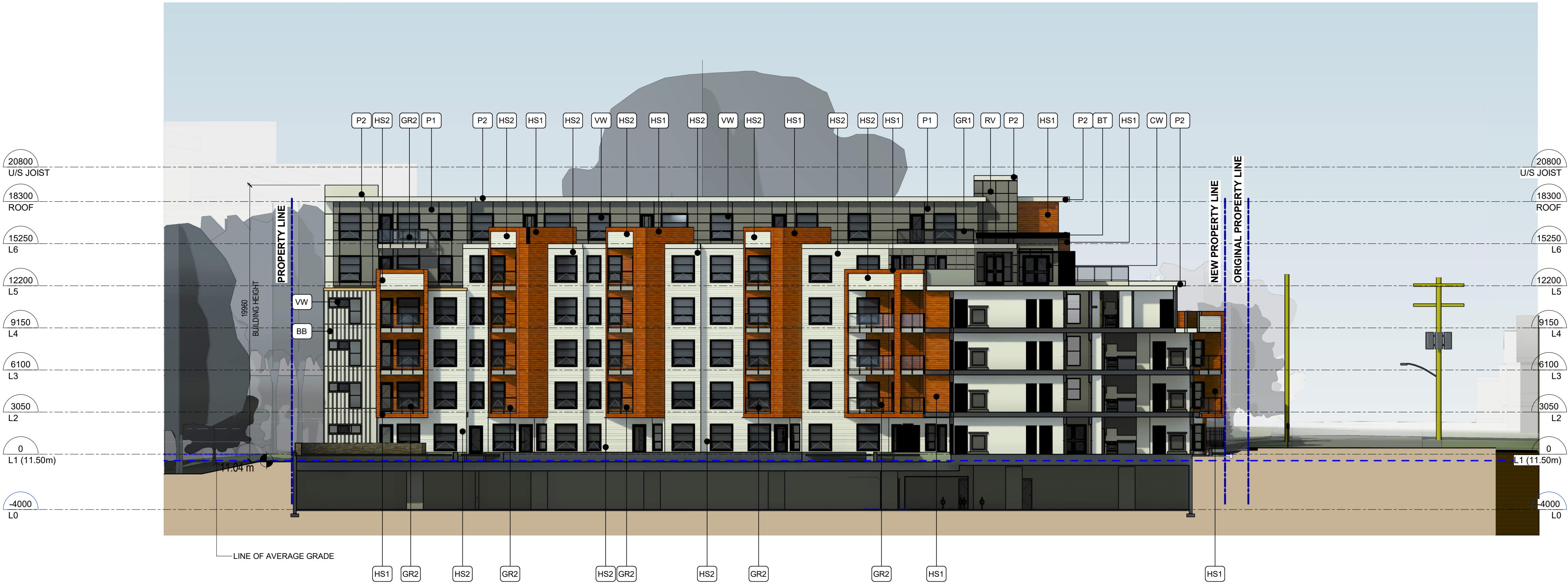
ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
BB	BOARD & BATTEN PANEL SIDING - HARDIE PANEL - ARCTIC WHITE - SMOOTH
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RV	HARDIE REVEAL - COLOUR MATCH - RECESS
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1 BUILDING SECTION 1

1 : 200

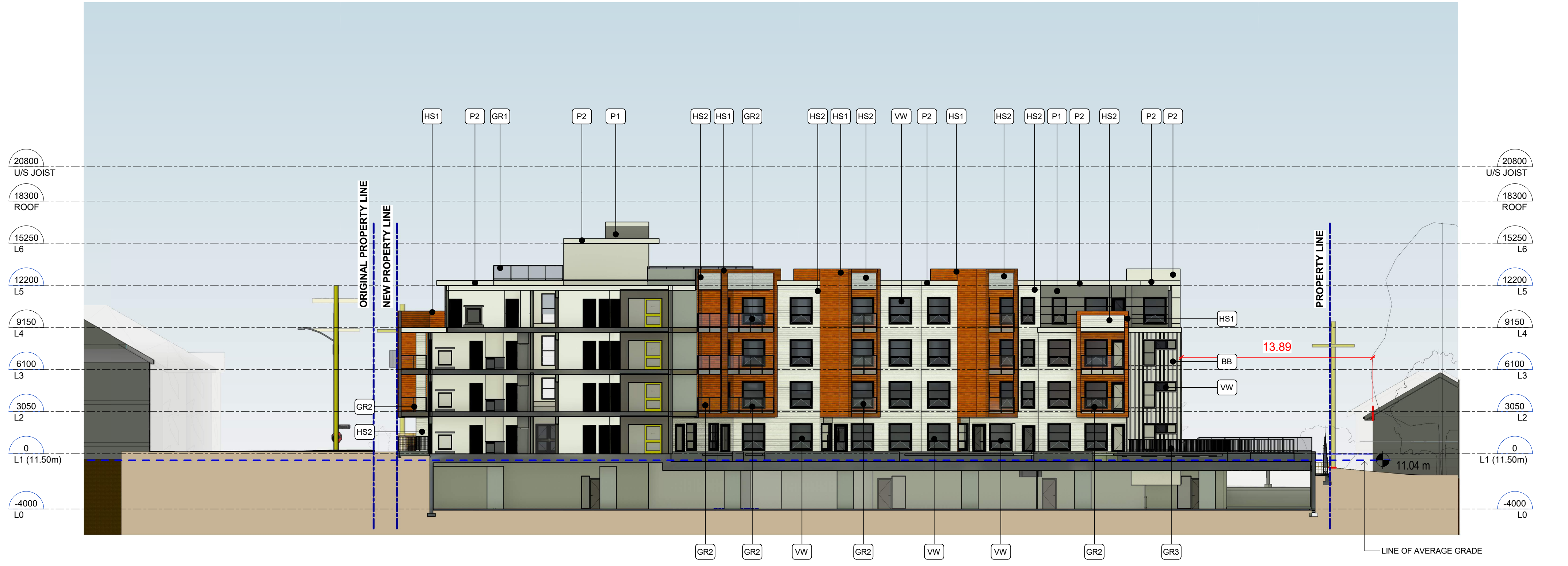
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VISUAL SCALE 1:200 @ Arch D

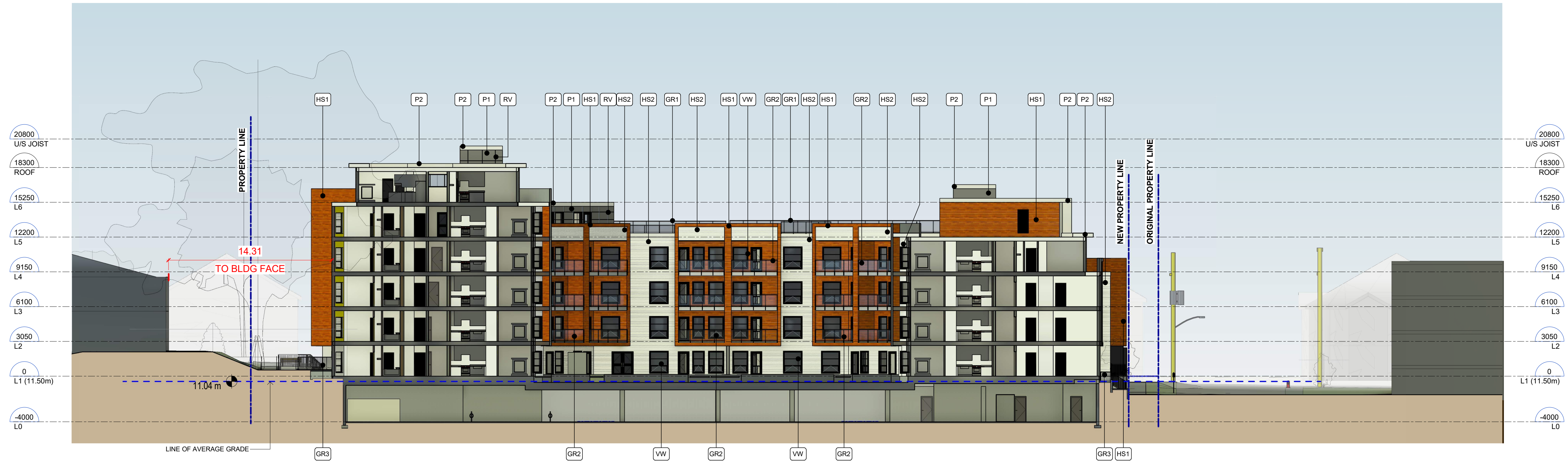


2 BUILDING SECTION 2

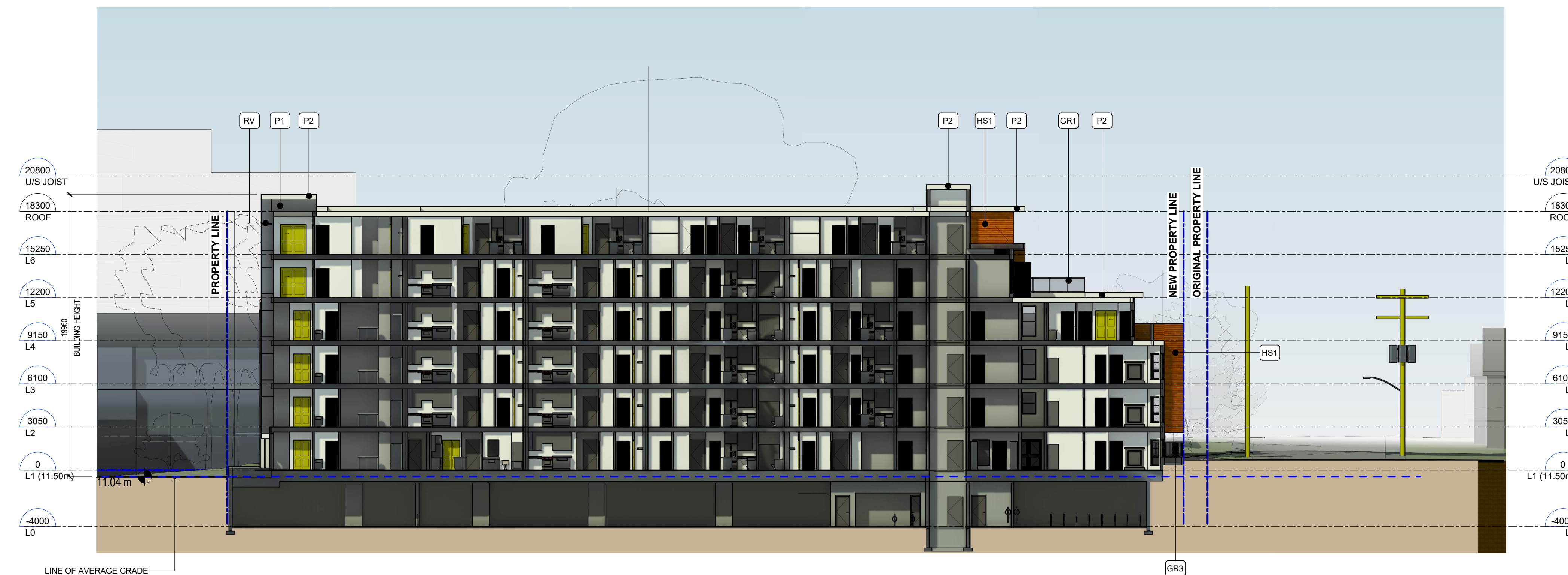
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VISUAL SCALE 1:200 @ Arch D





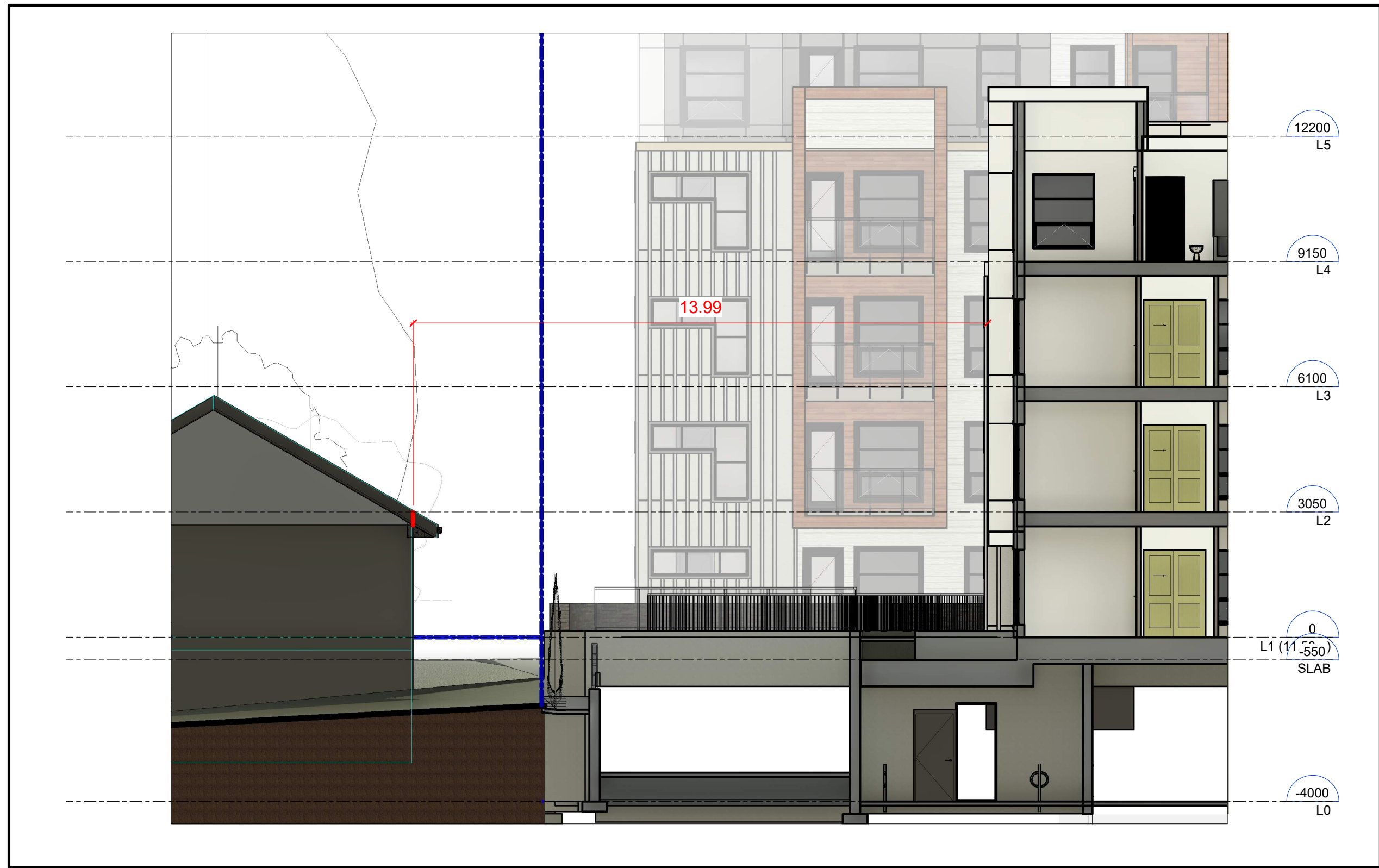
1 BUILDING SECTION 3
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2 BUILDING SECTION 4
1 : 200

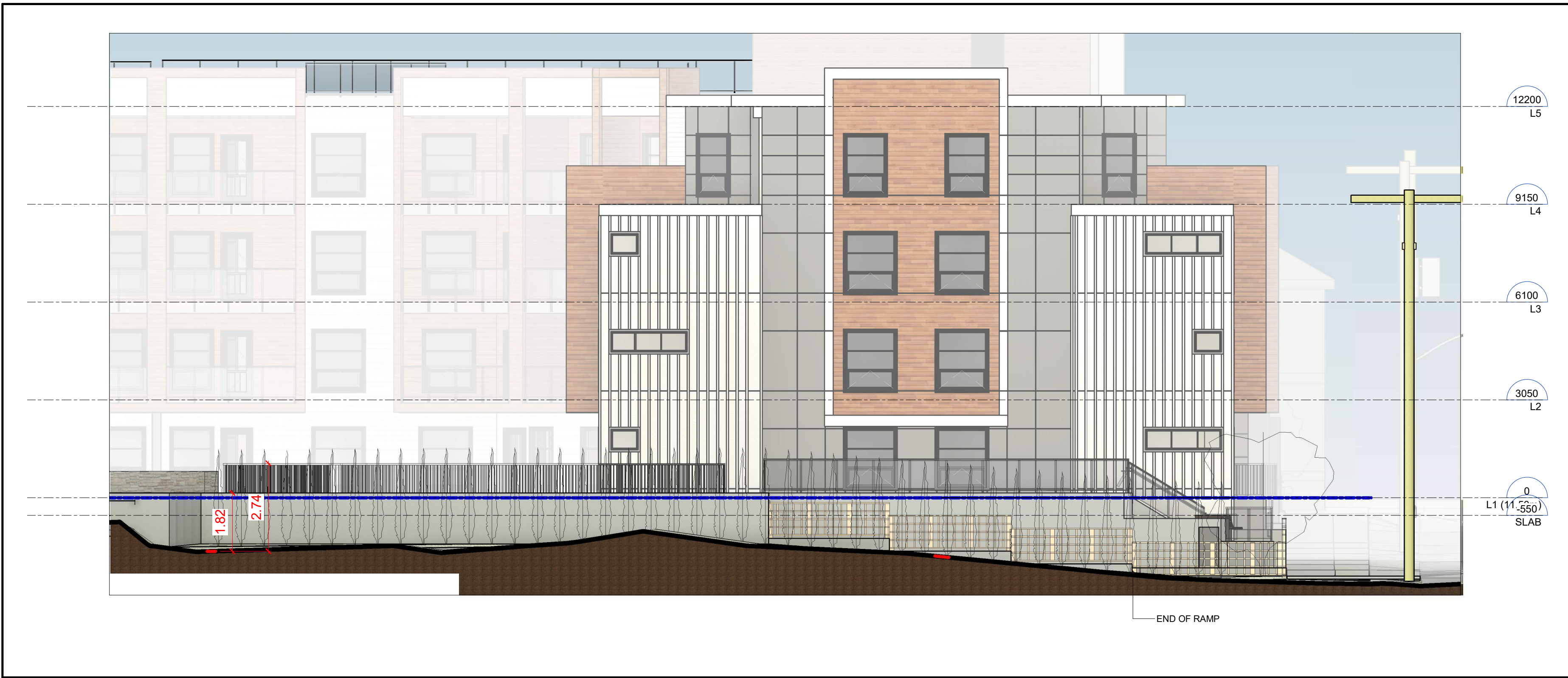
ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
BB	BOARD & BATTEN PANEL SIDING - HARDIE PANEL - ARCTIC WHITE - SMOOTH
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RV	HARDIE REVEAL - COLOUR MATCH - RECESS
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED



1 CROSS SECTION AT 446 NIAGARA
1:100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



2 SECTION AT 446 NIAGARA
1:100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D



3 3D VIEW FROM 446 NIAGARA 1
1:1



4 3D VIEW FROM 446 NIAGARA 2
1:1



1 | 3D BIRD'S EYE - SOUTH
1:1



2 | 3D BIRD'S EYE - WEST
1:1



3 | 3D BIRD'S EYE - NORTH
1:1



4 | 3D BIRD'S EYE - EAST
1:1

3	REISSUED FOR DPREZONING 2	2021-04-30
2	REISSUED DPREZONING	2020-11-19
1	ISSUED FOR DPREZONING	2020-06-23
No.	Description	Date

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1 | 3D STREET - SOUTH
1:1



2 | 3D STREET - WEST
1:1



3 | 3D STREET - COURTYARD
1:1



4 | 3D STREET - EAST
1:1

STREETSCAPES



1 | MENZIES STREETSCAPE
1 : 200



2 | NIAGARA STREETSCAPE
1 : 200

EXTERIOR MATERIALS & COLOURS

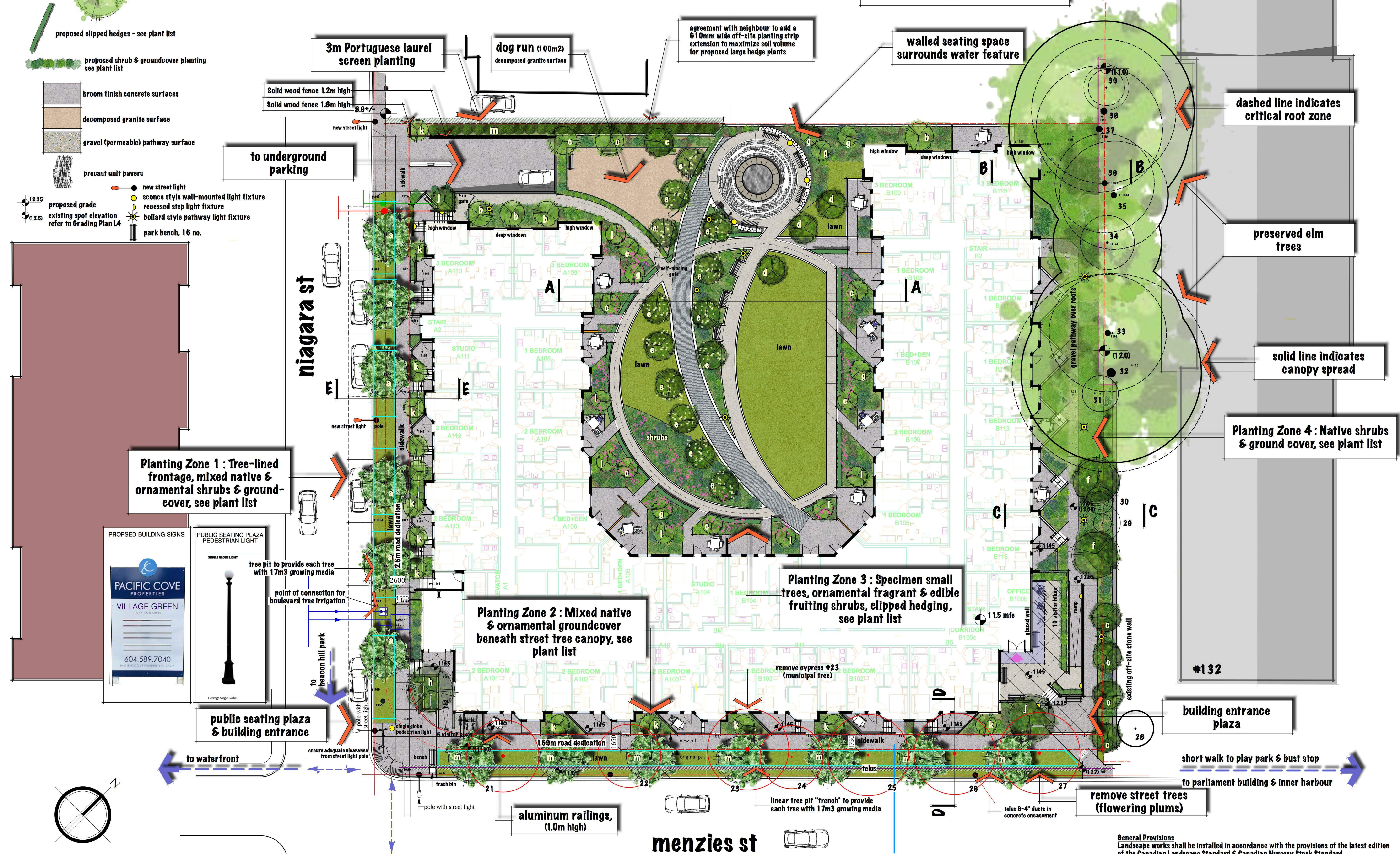
HS1 HORIZONTAL SIDING: LONGBOARD "WESTERN CEDAR" - 4" V-GROOVE	HS2 HORIZONTAL SIDING: HARDIE PLANK - ARCTIC WHITE - SELECT CEDARMILL	P1 PANEL SIDING: HARDIE PANEL - SLATE GREY - SMOOTH	P2 PANEL SIDING: HARDIE PANEL - ARCTIC WHITE - SMOOTH	BT PANEL TRIM: HARDIE PANEL - BLACK - SMOOTH	BB BOARD & BATTEN PANEL SIDING: HARDIE PANEL - ARCTIC WHITE - SMOOTH (300mm O.C.)	CW CURTAIN WALL: BLACK MULLIONS	GR1 / GR2 ALUMINUM GUARD RAIL: BLACK - GR1 CLEAR GLAZING - GR2 FROSTED GLAZING	RV REVEAL: HARDIE REVEAL - COLOUR MATCH - RECESS

LANDSCAPE PLAN

- municipal trees to be removed
- proposed new municipal tree planting
- proposed replacement tree planting - see plant list
- proposed tree planting - see plant list
- proposed clipped hedges - see plant list
- proposed shrub & groundcover planting see plant list
- broom finish concrete surfaces
- decomposed granite surface
- gravel (permeable) pathway surface
- precast unit pavers
- new street light
- sconce style wall-mounted light fixture
- recessed step light fixture
- bollard style pathway light fixture
- park bench, 16 no.
- proposed grade
- existing spot elevation refer to Grading Plan L4

On-site Rainwater Management
The central courtyard green space lies above the parkade roof slab and can therefore be classified as an intensive green roof to provide rainwater treatment/detention prior to slow release to the piped system.

Site area: 5,201m²
Permeable areas over structures: 910m²
Permeable areas over subsoil: 455m²
Impervious surfaces: 1,385m²
1,385m²
3,836m²



SMALL & ROSSELL
LANDSCAPE ARCHITECTS

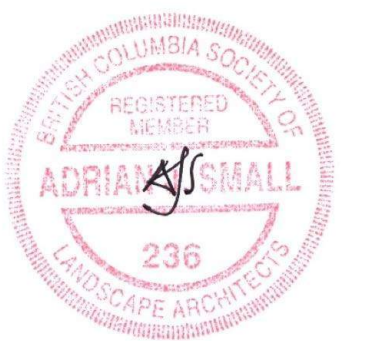
3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

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The drawing shall not be used for construction purposes unless marked "issued for construction"

Revision No.	Description	Date
1	CoV Application Review- Building footprint revisions Central courtyard area reduced RoW/sidewalk revisions Removal of existing street trees New street trees & tree soil volumes U/g Telus identified accurately Public seating plaza redesigned with pedestrian light Building Entrance Plaza redesigned Garage entry ramp repositioned On-site Menzies landscape revised On-site Niagara landscape revised Street lights added on Niagara St. On-site rainwater management statement added Refer to itemized list on covering letter.	18 Nov 2020
2	Refer to itemized list on covering letter.	30 Apr 2021
3	Refer to itemized list on covering letter.	07 July 2021

Issue	Issue Date
Development Permit	22 June 2020
Development Permit R1	1 Dec 2020
Development Permit R2	30 Apr 2021
Development Permit R3	07 July 2021



Project
PRIMEX INVESTMENTS
VILLAGE GREEN
RESIDENTIAL COMPLEX

Sheet Title
LANDSCAPE PLAN

Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:200
Revision	Sheet Number

3

L1

ROOF GARDEN CONCEPT

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Revision		
No.	Description	Date
1	Roof garden plan adjusted following building footprint revisions	18 Nov 2020
2	Roof garden plan revised to accommodate architectural changes to the lobby access, & garden storage room, greenhouse deleted and amenity spaces reorganised	30 Apr 2021

Issue		Issue Date
Development Permit		22 June 2020
Development Permit R1		18 Nov 2020
Development Permit R2		30 Apr 2021
Development Permit R3		07 July 2021



Project

PRIMEX INVESTMENTS

VILLAGE GREEN
RESIDENTIAL COMPLEX

Sheet Title	
ROOF GARDEN CONCEPT	
Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:200
Revision	Sheet Number

Legend

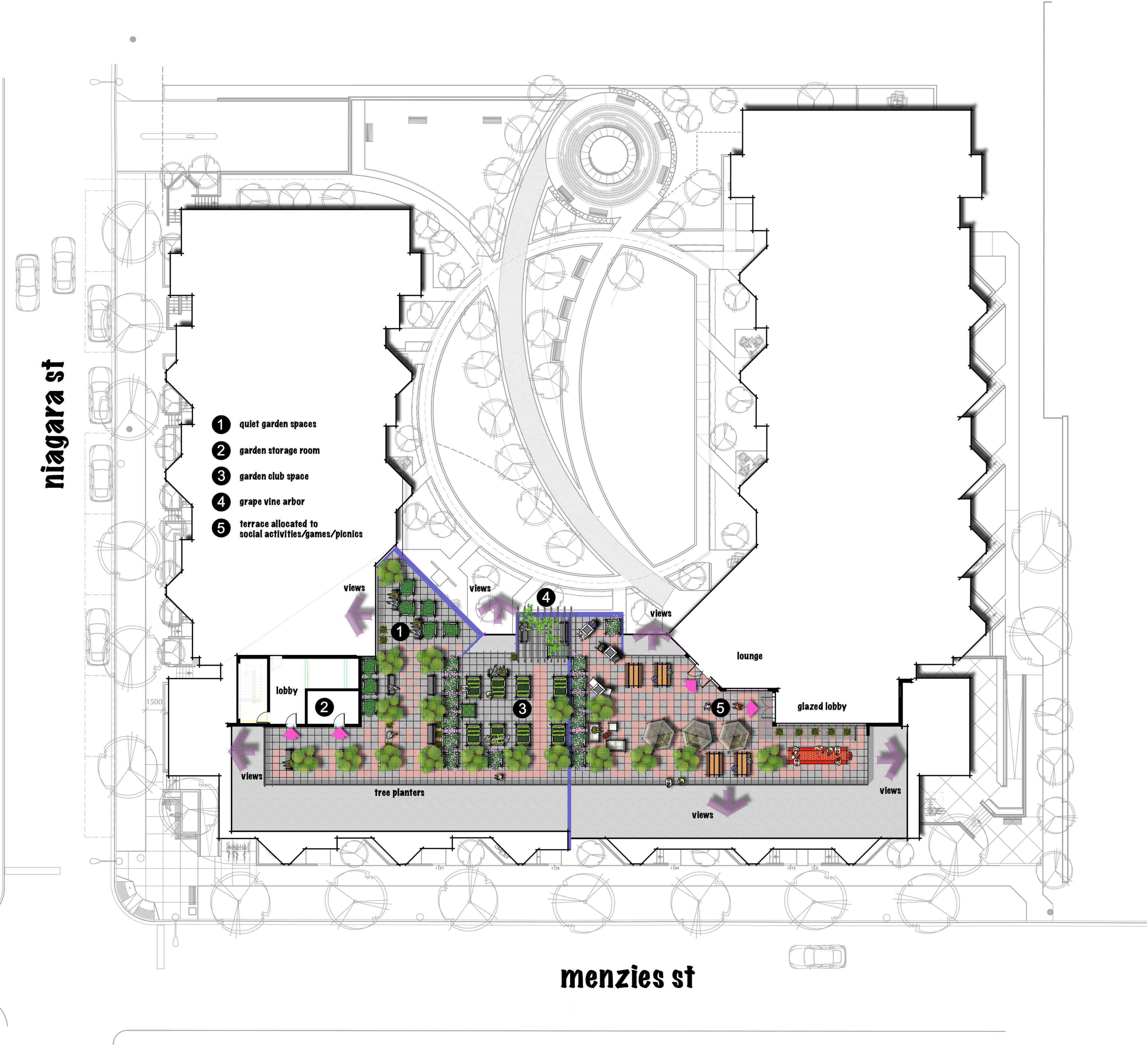
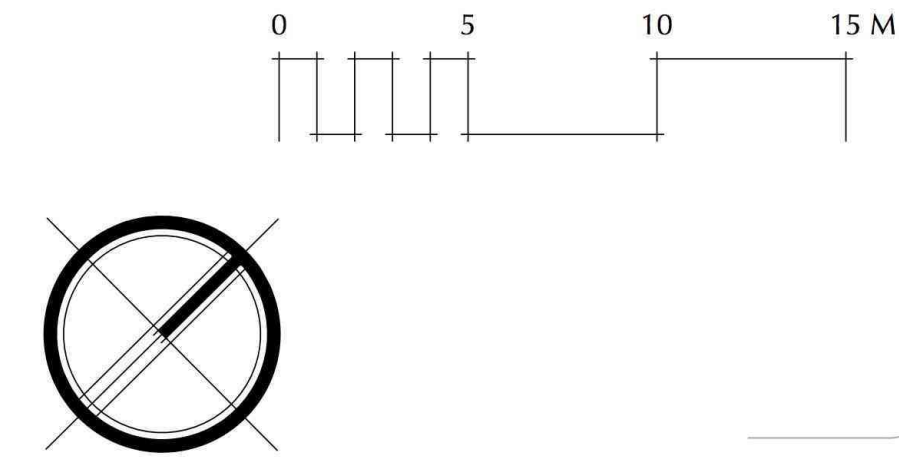
1.2x1.2m recycled plastic wood & aluminum planters

1.2x1.8m & 1.0x1.0m raised recycled plastic wood & aluminum planters by wishbone site furnishings

bench

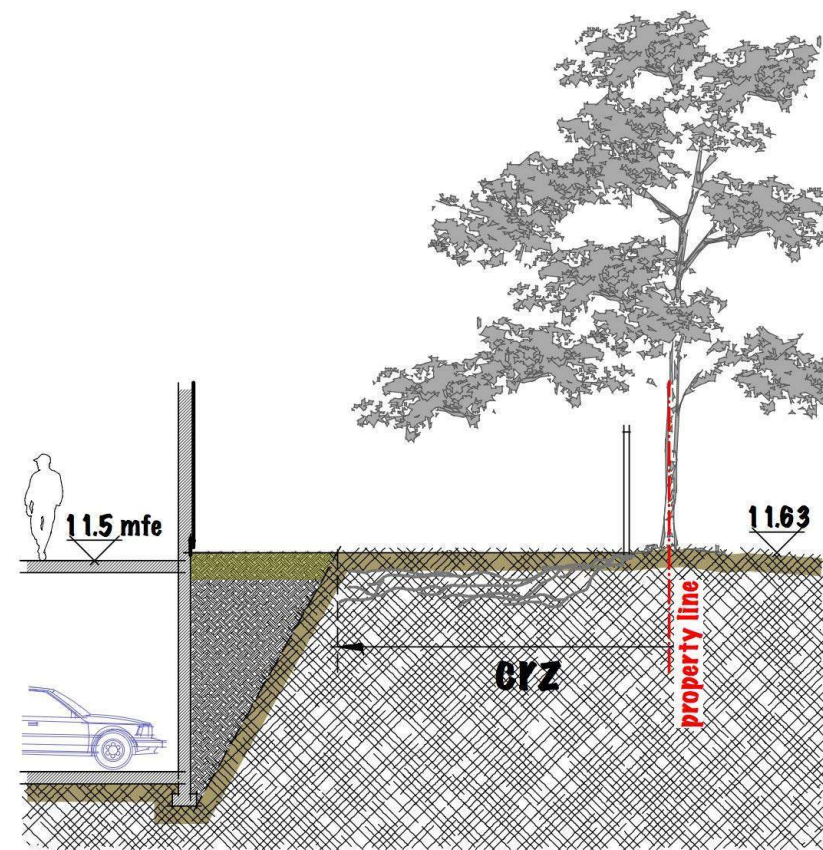
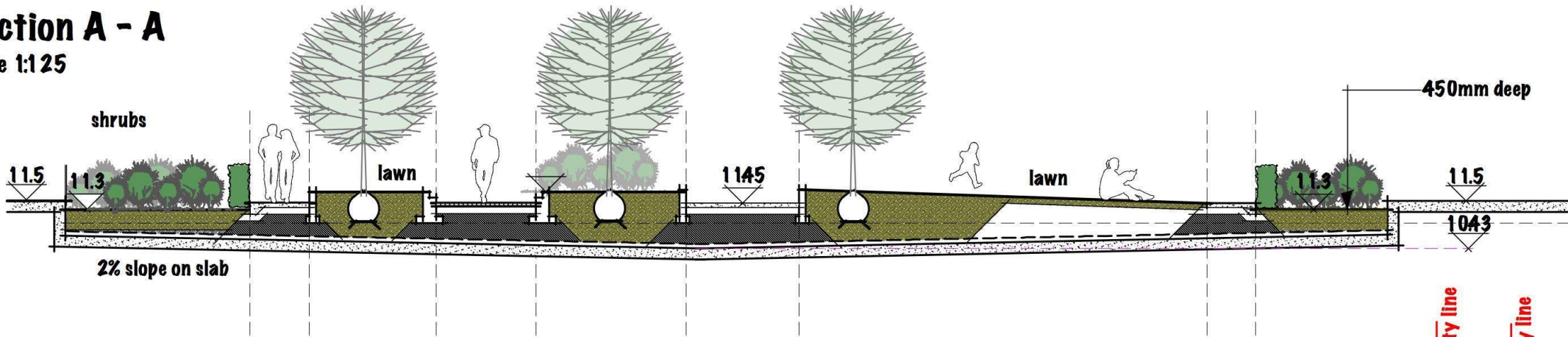
games table

picnic table

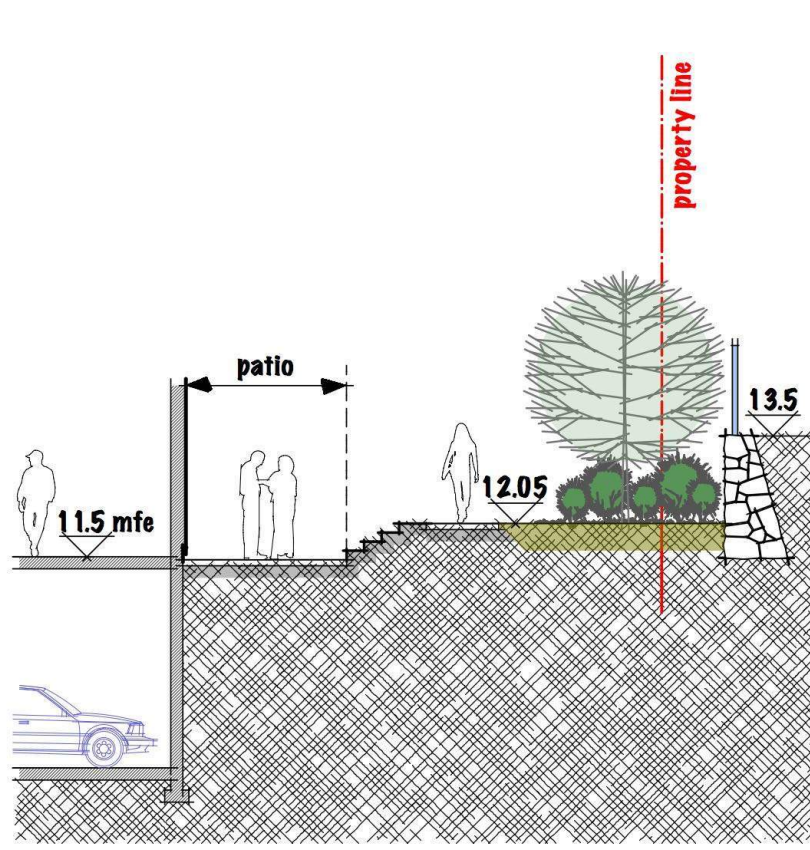


DETAILS & RENDERINGS

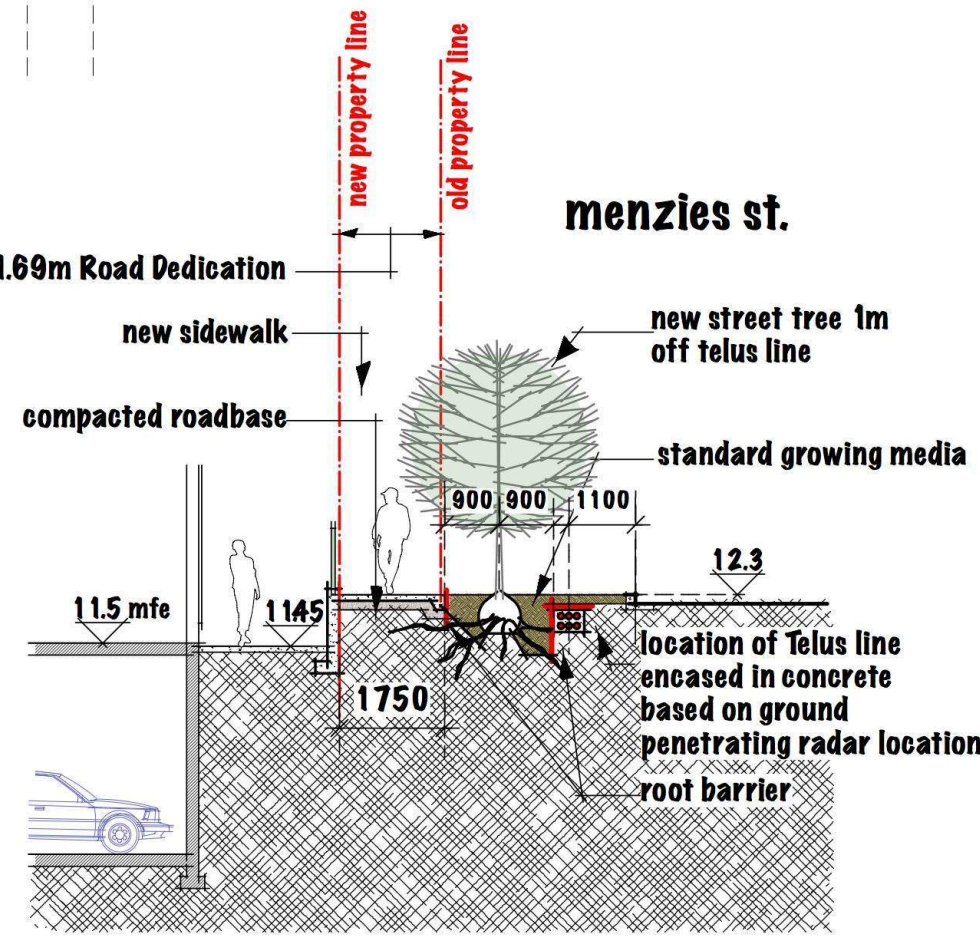
Section A - A
scale 1:125



Section B - B

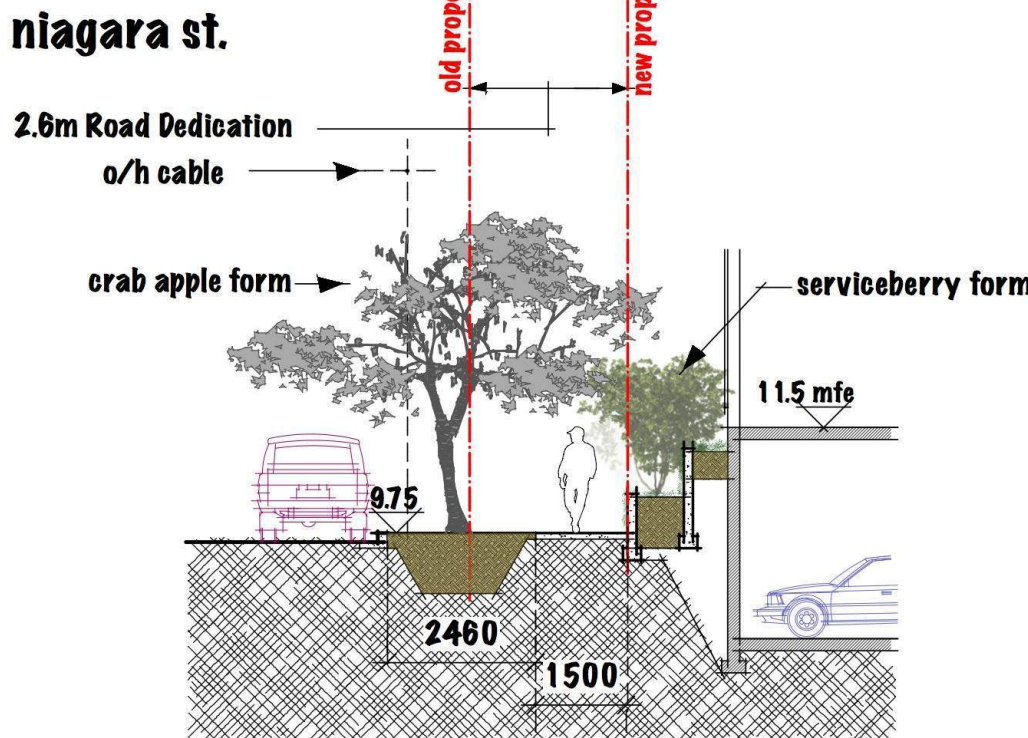


Section C - C

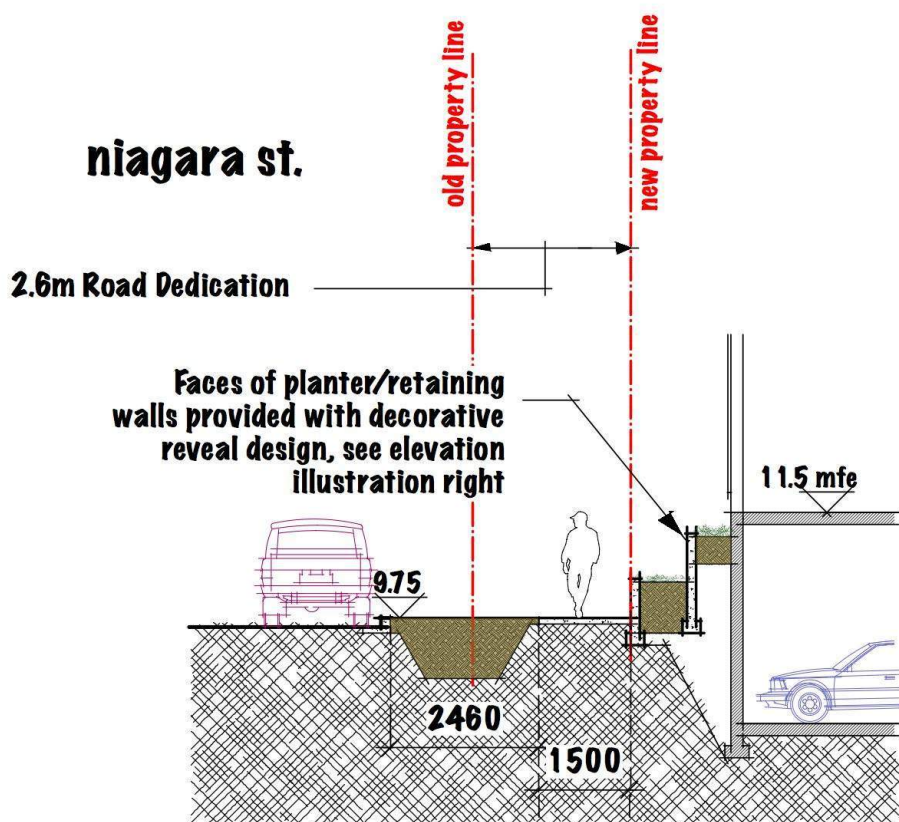


Section D - D

Menzies frontage



Section E - E
Niagara frontage



Section E - E (2)
Niagara frontage stepped planter
patterned facade treatment

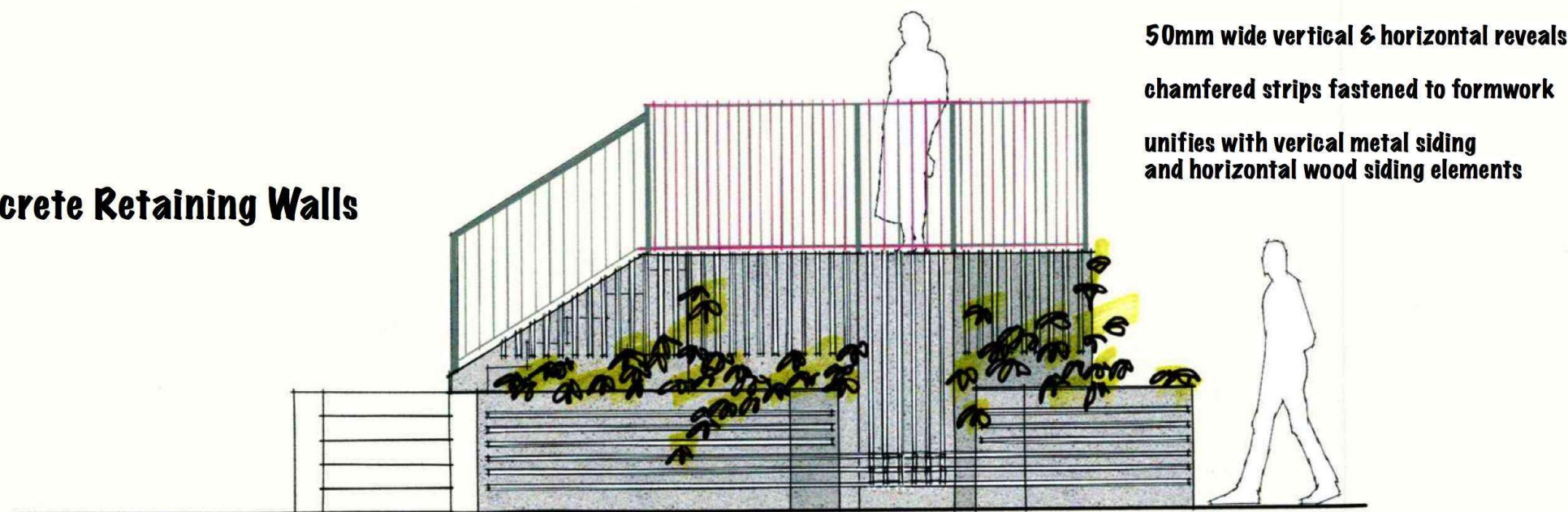
Plant list

BOTANICAL NAME	COMMON NAME	CALIPER/HT / POT SIZE	QUANTITY	NATIVE/FOOD BEARING POLLINATOR HABITAT	LOCATION
NEW BOULEVARD TREES:					
m	SPECIES TO BE DETERMINED BY PARKS	5 CM	7		MENZIES FRONTAGE
a	SPECIES TO BE DETERMINED BY PARKS	5 CM	8		NIAGARA FRONTAGE
REPLACEMENT TREES 2 FOR 1 = 25 REQUIRED OFF SLAB UNLESS OTHERWISE DESCRIBED:					
d	GERARDIA CANADENSIS HEARTS OF GOLD	4 CM	3	NATIVE	ABOVE SLAB COURTYARD / PLANTING ZONE 3
h	QUERCUS GARRYANA	3 CM	1	NATIVE	PLANTING ZONE 4
e	CORNUS KUSAKI X FLOREDA TUSGAY	4 CM	19		ABOVE SLAB COURTYARD
c	ACER PALMATUM 'OSAKAZUKI'	8-9 CM, 4 CM CAL	5		PLANTING ZONES 1 & 2
f	GERODIOPHYLLUM JAPONICUM	5 CM	2		
i	PANICOTIA PERSEA	5 CM	2		
	TOTAL		26		
CENTRAL COURTYARD (SMALL) TREES:					
b	ACER CIRCINATUM	8-9 CM, 4 CM CAL	4	NATIVE	SOUTH WEST BUILDING ENTRY COURT
a	ACER PALMATUM 'OSAKAZUKI'	8-9 CM, 4 CM CAL	8		ABOVE SLAB COURTYARD
q	HAMAMETUS MOLIS 'PALLIDUS'	8-9 CM, 4 CM CAL	8		ABOVE SLAB COURTYARD / PLANTING ZONE 3
	TOTAL		16		
ON SITE FRONTAGE SPECIMEN LARGE SHRUBS:					
k	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	45 POT	14		
i	VIBURNUM PLICATUM 'MANSIE'	45 POT	7		
ROOF GARDEN TREES:					
	PRUNUS DENSIFLORA	8-9 CM, 4 CM CAL	18		ROOF GARDEN PLANTERS
ROOF GARDEN PLANTS:					
	PENNISETUM ALOPECUROIDES 'CAUDATUM'	#1 POT	40		ROOF GARDEN PLANTERS
	GIBBERUS GRAYWOOD 'PINK'	#2 POT	40		
	ARISTIDA UNDOLO 'COMPACTA'	#2 POT	30		
ROOF GARDEN VINE:					
	WISTERIA SINENSIS	#5 POT	2		ROOF GARDEN PLANTERS
HEDGES:					
	BUXUS SEMPERVERENS	#1 POT	170		PLANTING ZONE 3, GARDEN DEMARCATION
m	PRUNUS LUSITANICA	8-9 CM	25		NEIGHBOUR INTERPACE
NATIVE SHRUBS - TYP:					
	SALAL	#2 POT	10	NATIVE	PLANTING ZONE 4
	MAHONIA AQUIFOLIUM	#2 POT	10	NATIVE	PLANTING ZONE 4
	PHILADELPHUS LEWISII	#2 POT	5	NATIVE	PLANTING ZONE 4
	RIBES SANDWICHENSE	#1 POT	5	NATIVE/POLLINATOR	PLANTING ZONE 4
	VACUINIUM OVALIFOLIUM	#2 POT	10	NATIVE	PLANTING ZONES 3 & 4
	VACUINIUM PARVIFOLIUM	#2 POT	10	NATIVE/POLLINATOR	PLANTING ZONE 4
	TOTAL		60		
NON-NATIVE SHRUBS - TYP:					
	CORNUS STOLONIFERA 'VELUTINA'	#1 POT	15		PLANTING ZONE 4
	COTONEASTER DAMMER 'STREIBER'S FINDLING'	#1 POT	70		PLANTING ZONE 1 PLANTER 'GREEN FACADE'
	FLORIDA PIGEONIA	#2 POT	15		PLANTING ZONES 1, 2 & 3
	HYDRANGEA BULGERI	#2 POT	5		PLANTING ZONE 3
	VACUINIUM COPMOSUM 'DUKE'	#2 POT	20	FOOD BEARING	PLANTING ZONES 2 & 3
	VACUINIUM PINK LEMONADE	#2 POT	20	FOOD BEARING	PLANTING ZONES 2 & 3
	HYDRANGEA QUERCIFOLIA	#2 POT	5		PLANTING ZONE 3
	VIBURNUM BODINATENSE 'DAWY'	#2 POT	10		PLANTING ZONE 3
	VIBURNUM CARLESI	#2 POT	10		PLANTING ZONES 1 & 3
	TOTAL		170		
NATIVE GROUNDCOVER PLANTS & FERNS:					
	HEMIOXYLIS 'LUNA JUNE'	#1 POT	100	NATIVE	PLANTING ZONES 1 & 2
	DIANTHA FORMOSA	#1 POT	100	NATIVE	PLANTING ZONES 2 & 4
	MAHONIA NERVOIDA	#1 POT	200	NATIVE	PLANTING ZONES 2 & 4
	POLYSTICHUM MINUTUM	#1 POT	100	NATIVE	PLANTING ZONE 4
	TOTAL		500		
NON-NATIVE GROUNDCOVER PLANTS:					
	GERANIUM MACROPHYLLUM	#1 POT	100	POLLINATOR	PLANTING ZONES 1 & 2
	HEMIOXYLIS STELLA CORO	#1 POT	100		PLANTING ZONES 1 & 2
	TOTAL		200		
SUMMARY					
PLANTING ZONE 1:					
	TREES	7	100% POLLINATOR		
	SPECIMEN SHRUBS	9	100% POLLINATOR		
	GROUNDCOVER @ 0.6 m o.c. over 38.8m ²	106	50% NATIVE/POLLINATOR		
PLANTING ZONE 2:					
	TREES	1	100% POLLINATOR		
	SPECIMEN SHRUBS	5	100% POLLINATOR		
	GROUNDCOVER @ 0.6 m o.c. over 48m ²	109	50% NATIVE/POLLINATOR		
PLANTING ZONE 3:					
	TREES	41	0% POLLINATOR/FOODNATIVE		
	SPECIMEN SHRUBS	7	0% POLLINATOR/FOODNATIVE		
	SHRUBS @ 1.5m o.c. over 80m ²	100	30% FOOD BEARING		
	HEDGES	108	0% POLLINATOR/FOODNATIVE		
	GROUNDCOVER @ 0.6m o.c. over 40m ²	400	50% NATIVE/POLLINATOR		
	± LAWN	308m ²			
PLANTING ZONE 4:					
	TREES	6	0% POLLINATOR/FOODNATIVE		
	SHRUBS @ 1.5m o.c. over 111m ²	80	100% NATIVE/POLLINATOR		
	GROUNDCOVER @ 0.6 m o.c. over 128m ²	361	100% NATIVE/POLLINATOR		

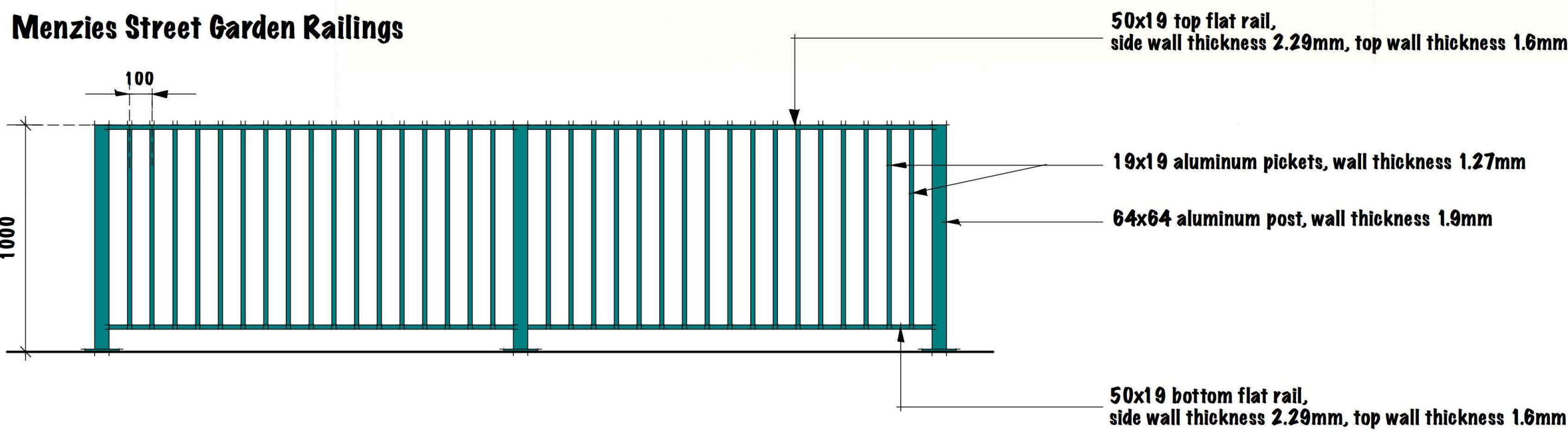


Aerial View of Courtyard looking north

Proposed Treatment of Concrete Retaining Walls on Niagara St.



Menzies Street Garden Railings



SMALL & ROSSELL LANDSCAPE ARCHITECTS

3012 manzer road, sooke, b.c., v9z 0e9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

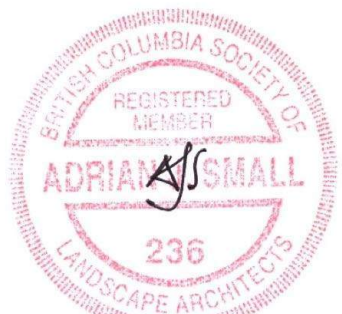
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Revision No.	Description	Date
1	CoV Application Review:- Building footprint revisions Central courtyard area reduced RoW/sidewalk revisions Removal of existing street trees New street trees & tree soil volumes U/g Telus identified accurately Public seating plaza redesigned Building Entrance Plaza redesigned Garage entry ramp repositioned On-site Menzies landscape revised On-site Niagara landscape revised Street lights added on Niagara St.	18 Nov 2020
2.	Tree Planting list/quantities revised Cross section E-E2 added to illustrate green wall treatment	30 Apr 2021
3.	(a) Cross sections revised to read "Road Dedication" (b) Plant List revised (c) Plant list revised (g) Illustration added	07 July 2021

Issue	Issue Date
Development Permit	22 June 2020
Development Permit R1	18 Nov 2020
Development Permit R2	30 Apr 2021
Development Permit R3	07 July 2021



Project

PRIMEX INVESTMENTS

VILLAGE GREEN RESIDENTIAL COMPLEX

Sheet Title

LANDSCAPE DETAILS & RENDERINGS

Drawn By: AJS
Checked: CAR
Project Number: Scale

Revision: Sheet Number

3

L3

LANDSCAPE GRADING PLAN

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Revision No.	Description	Date
1	CoV Application Review:- Building footprint revisions Central courtyard area reduced RoW/sidewalk revisions Removal of existing street trees New street trees & tree soil volumes U/g Telus identified accurately Public seating plaza redesigned with pedestrian light Building Entrance Plaza redesigned Garage entry ramp repositioned On-site Menzies landscape revised On-site Niagara landscape revised Street lights added on Niagara St. On-site rainwater management statement added	18 Nov 2020
2	Rev 2(g) Planter wall elevation/heights added. Revisions coordinated with drawing L1 R2.	30 Apr 2020
3	Revisions coordinated with drawing L1 R3	07 July 2021

Issue	Issue Date
Development Permit R1	1 Dec 2020
Development Permit R2	30 Apr 2021
Development Permit R3	07 July 2021



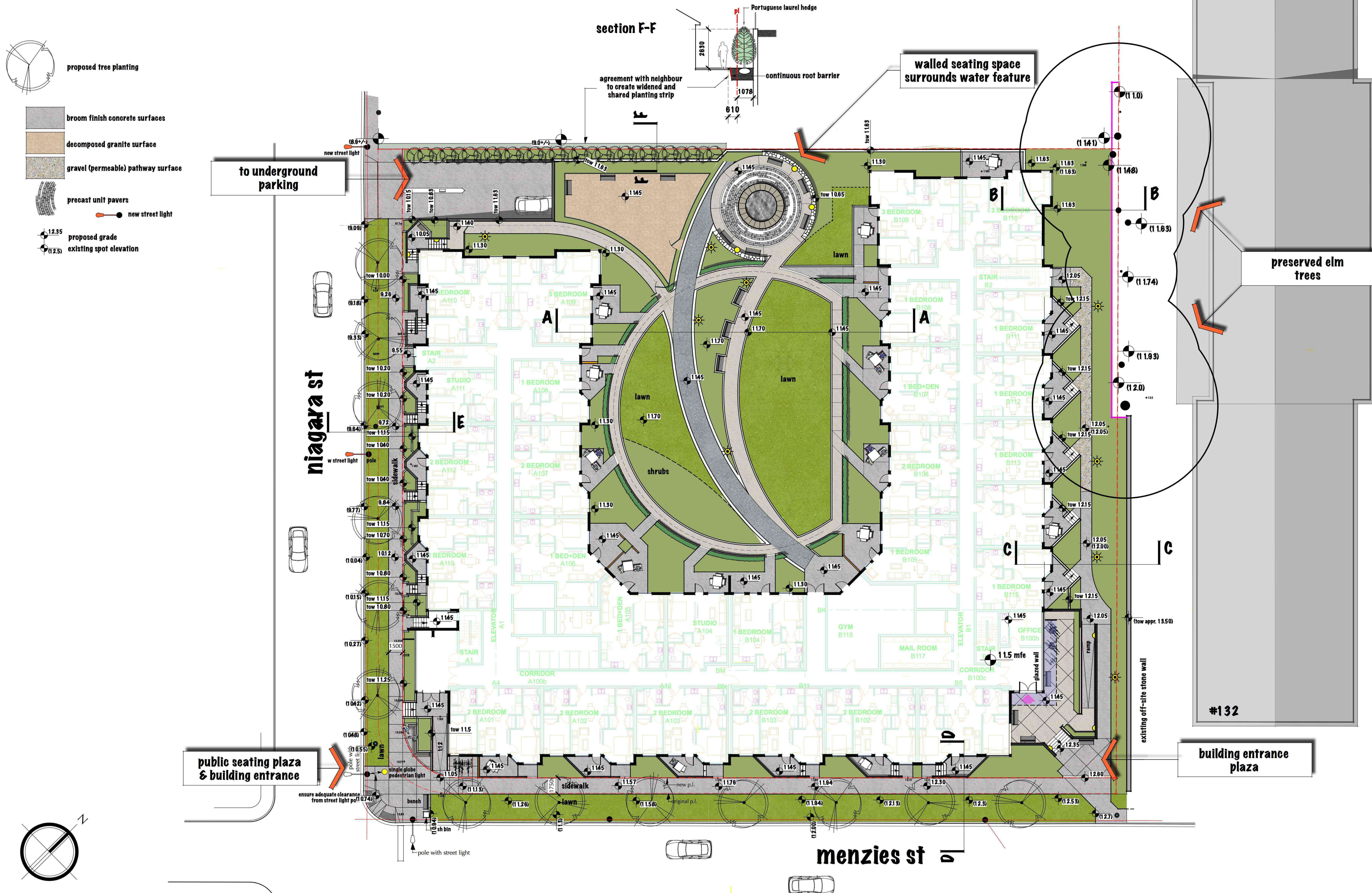
Project
PRIMEX INVESTMENTS
VILLAGE GREEN
RESIDENTIAL COMPLEX

Sheet Title
LANDSCAPE GRADING
PLAN

Drawn By AJS	Checked CAR
Project Number	Scale 1:200
Revision	Sheet Number

3

L4



On site trees to be removed

Boulevard trees to be removed

On site trees to be preserved

Neighbour's trees with on-site crz

Bylaw protected - indicated by symbol

Tree Tag number - refer to Arborist Report

TREE RETENTION PLAN

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Revision No.	Description	Date
1	Tree Retention Plan added to Landscape Plan submission	30 Apr 2021

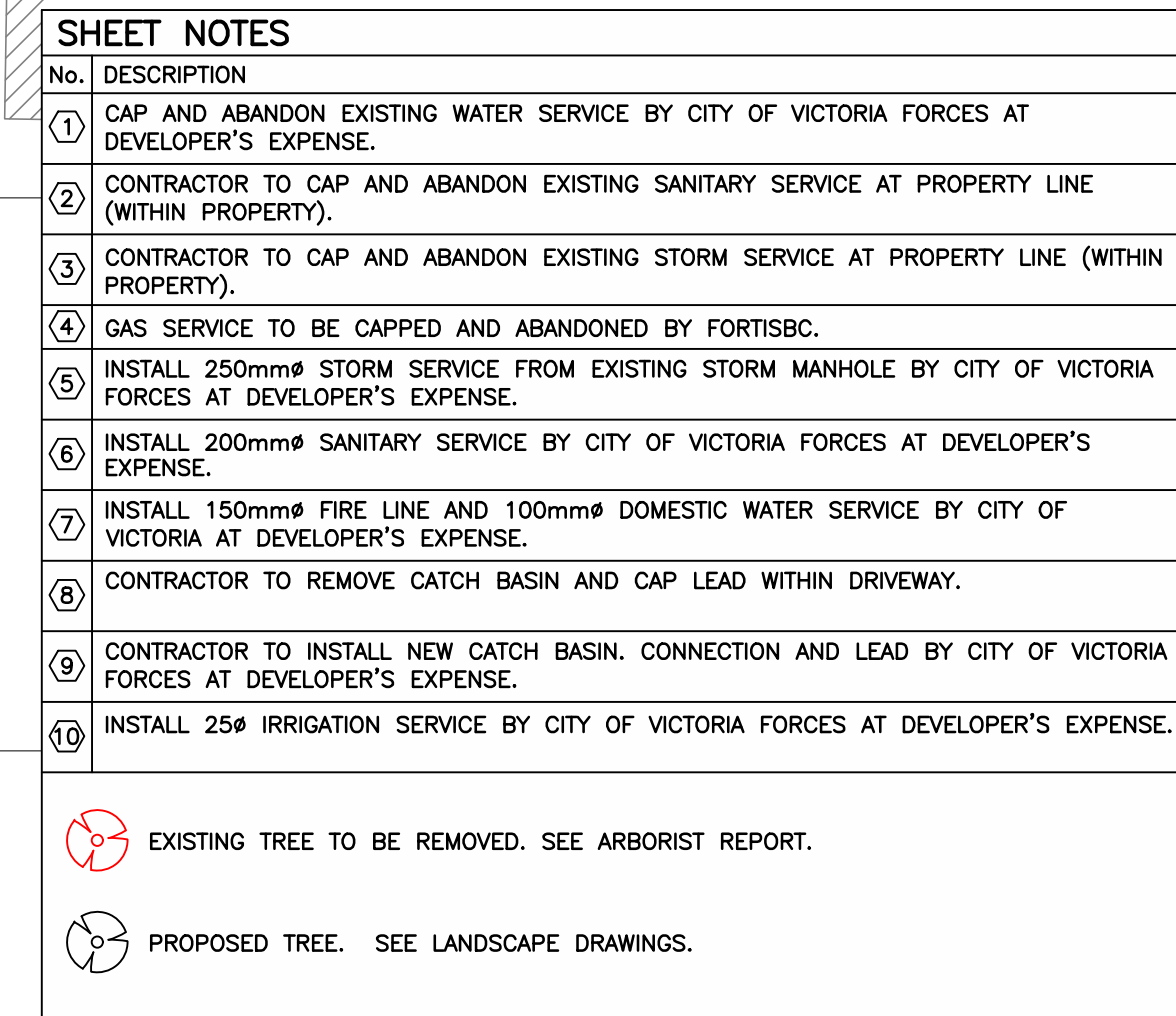
Issue	Issue Date
Development Permit R2	30 Apr 2021
Development Permit R3	07 July 2021

Project
PRIMEX INVESTMENTS
VILLAGE GREEN
RESIDENTIAL COMPLEX

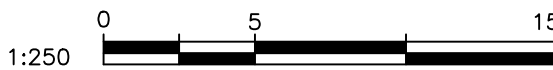
Sheet Title	
TREE RETENTION PLAN	
Drawn By AJS	Checked CAR
Project Number	Scale 1:200
Revision	Sheet Number

3

L5



ISSUED FOR
REZONING /
DEVELOPMENT
PERMIT



1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE.
2. FOR LANDSCAPING, SEE DRAWINGS BY SMALL AND ROSSSELL. BIKE RACKS, BENCHES, PEDESTALS, LIGHTING, ETC. ARE SHOWN OF REFERENCE.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY MCLEHANEY LTD.
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, DRIVEWAYS, PARKING LOTS, RAMPS, 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 DATA. FIELD VERIFICATION OF THE DATA AND VERIFICATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BOCONECAL).

[illegible]

PH (250) 370-9221

TITLE:
CONCEPTUAL SERVICING

SCALE	
HORIZ: 1:250	VERT:
PROJECT NO. 19-076	ISSUED /REVISION
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 19-076-REZONING	