# **ATTACHMENT E**



**BCH DISCOVERY** 



# DISCOVERY STREET SUPPORTIVE HOUSING

DP RE-SUBMISSON - 04.18.2023

# Design Team

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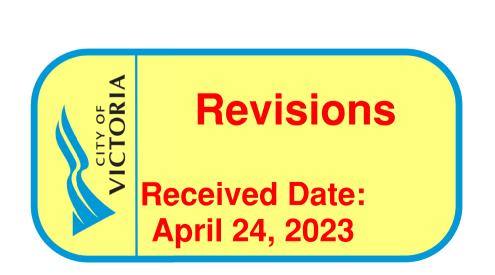
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2 LAND USE & D.P. RE-SUBMISSION 12.08.2022 4 LAND USE RESUBMISSION 04.03.2023 5 DP RE-SUBMISSON 04.18.2023

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DRAWING NO.

DP0.0

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**BUILDING SECTIONS** 

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FENCING DETAILS

Municipal Address

722, 726/732 DISCOVERY STREET VICTORIA, B.C.

Legal Address

Lots 755 & 756, Victoria City; Parcel Identifiers: 009-382-151 & 009-382-232

By-Law Zoning

CURRENT ZONING: M-1 LIMITED LIGHT INDUSTRIAL PROPOSED ZONING: SITE-SPECIFIC ZONE (RESIDENTIAL RENTAL TENURE)

Site Summary

1,344.83m<sup>2</sup> (0.33 ac) PROPOSED BICYCLE ENCLOSURE 61.00 m2
TOTAL FOOTPRINT 613.00m<sup>2</sup>

Site Coverage

SITE AREA: 1,344.83m<sup>2</sup> (0.33 ac) SITE COVERAGE: 613.00m<sup>2</sup> (45.6%) OPEN SITE SPACE: 791.83m<sup>2</sup> (54.4%)

By-Law Setback

PROPOSED BUILDING SETBACKS FRONT (DISCOVERY STREET): 10.0m 4.0m 2.5m 3.0m REAR (NORTH): SIDE (EAST): SIDE (WEST):

Proposed Development

REST HOME - CLASS C (SUPPORTIVE HOUSING)

BUILDING CLASSIFICATION AS PER B.C. BUILDING CODE: BUILDING 'C': GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

Building Height

MAXIMUM PRINCIPAL BUILDING HEIGHT: 31.0m MAXIMUM ALLOWABLE PROJECTIONS ABOVE PRINCIPAL BUILDING HEIGHT:
• PARAPETS: 1.0m

• ROOFTOP STRUCTURES: 5.0m

PROPOSED BUILDING HEIGHT: +/-29.0m PROPOSED PARAPET HEIGHT: +/-1.0m

PROPOSED ROOFTOP STRUCTURES: +/-2.1m

Floor Space Ratio

MAXIMUM PERMITTED F.S.R. PROPOSED F.S.R. 3.5 3.34

**Area Summary** 

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

GROSS FLOOR AREA	GFA (SQM)
LEVEL 1	552
LEVEL 2	561
LEVEL 3	561
LEVEL 4	561
LEVEL 5	561
LEVEL 6	561
LEVEL 7	561
LEVEL 8	561
TOTAL GFA	4,479

# **Dwelling Unit Count**

UNIT SUMMARY				
UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY	% OF TOTAL
A1	STUD <b>I</b> O	34.5m <sup>2</sup>	76	84.4%
A2	ACCESSIBLE STUDIO	34.5m <sup>2</sup>	9	10.0%
А3	ADAPTABLE STUDIO	34.5m <sup>2</sup>	5	5.6%
TOTAL	TOTAL			

# Motor Vehicle Parking Requirements

RESIDENTIAL - UNIT PARKING					
DESCRIPTION	SCRIPTION UNIT AREA COUNT (m2) FACTOR F		REQUIRED	PROVIDED	
UNITS - RESIDENTIAL	90	N/A	0.2 STALLS PER UNIT	18	0
UNITS - VISITOR	90	N/A	0.1 STALLS PER UNIT	9	0
EMPLOYEE AREAS	N/A	86	1 STALL PER 80 m2	1	0
TOTAL PARKING				28	0

NOTE: PARKING CALCULATIONS PROVIDED BY CITY OF VICTORIA PLANNING ON JUNE 15, 2022.

**NOTE**: THE PURPOSE OF THIS DEVELOPMENT IS FOR SUPPOPRTIVE HOUSING IN WHICH THE RESIDENTS TYPICALLY DO NOT OWN VEHICLES OR DRIVE. BASED UPON PREVIOUS PROJECT EXPERIENCE AND SUBSEQUENT TRAFFIC AND PARKING ANALYSIS, NO PARKING IS TO BE REQUIRED OR PROVIDED ON SITE.

# Bicycle Parking Requirements

RESIDENTIA	L - LONG TEI	RM PARKING		
DESCRIPTION	QUANTITY	FACTOR	REQUIRED	PROVIDED
UNIT COUNT	90	1 PER UNIT	90	30

**NOTE:** LONG TERM PARKING COUNT INCLUDES: 25 WALL MOUNTED BIKE STALLS 5 FLOOR MOUNTED BIKE STALLS \*SEE DP1.00 FOR DETAILS

RESIDENTIAL - SHORT TERM PARKING				
DESCRIPTION	QUANTITY	FACTOR	REQUIRED	PROVIDED
UNIT COUNT	90	0.1	9	9

# Waste & Recycling Requirements

SUFFICIENT SPACE HAS BEEN PROVIDED FOR A MIN. OF ONE COLLECTION CONTAINER FOR GARBAGE, ONE COLLECTION CONTAINER FOR RECYCABLE MATERIALS, AND TWO COLLECTION CONTAINERS FOR FOOD AND YARD WASTE MATERIALS TO ACCOMMODATE THE TOTAL WASTE VOLUME. THE FOLLOWING IS A LIST OF CONTAINERS PROVIDED:

 4yd<sup>3</sup> WASTE BIN 4yd³ RECYCLE BIN

TWO 189L ORGANICS BINS

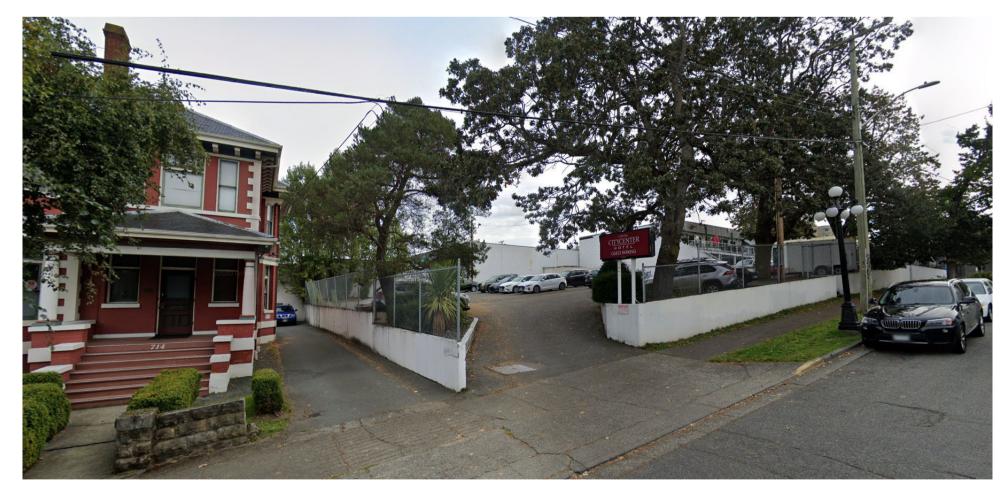
NOTE: DUE TO THE SIZE OF THE DEVELOPMENT, BI-WEEKLY WASTE PICK-UP IS BEING PROPOSED.



1 Looking North-West



2 Looking North



3 Looking North-East



SITE PHOTOS

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PROJECT

VICTORIA, B.C. BC HOUSING HOUSING

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This drawing supercedes previous issues. Do not scale these

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RE-SUBMISSION 3 LAND USE RESUBMISSION 03.03.2023 04.03.2023 4 LAND USE RESUBMISSION 5 DP RE-SUBMISSON 04.18.2023 SCALE 1:50 4/18/2023 5:16:20 PM

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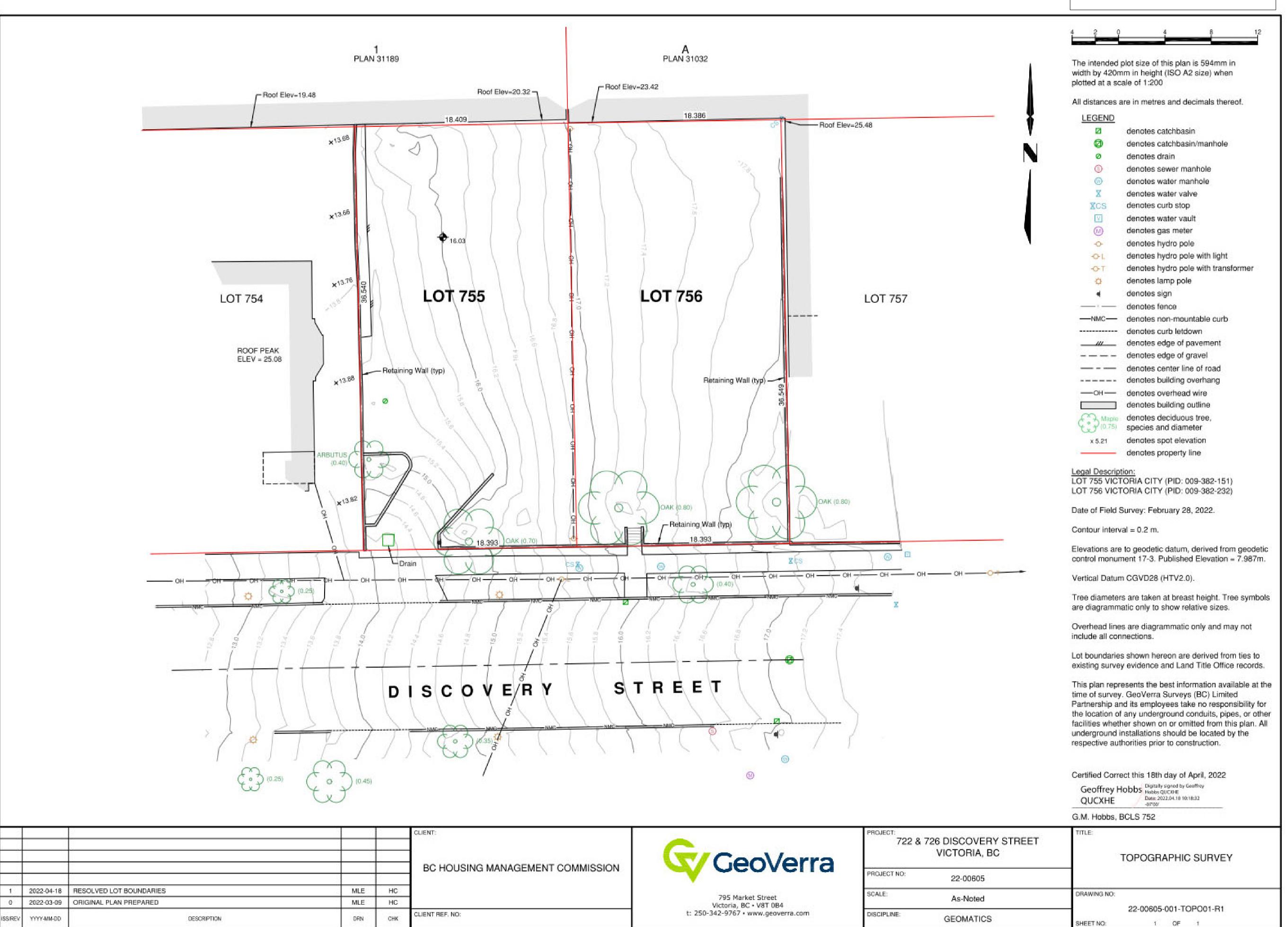
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2 LAND USE & D.P.

DRAWING NO.

**DP0.1** 

12.08.2022



6th Floor, 220 - 12th Avenue SW Calgary, AB, Canada T2R 0E9 T 403.670.7000

SITE SURVEY

UPPORTIVE HOUSING
ISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

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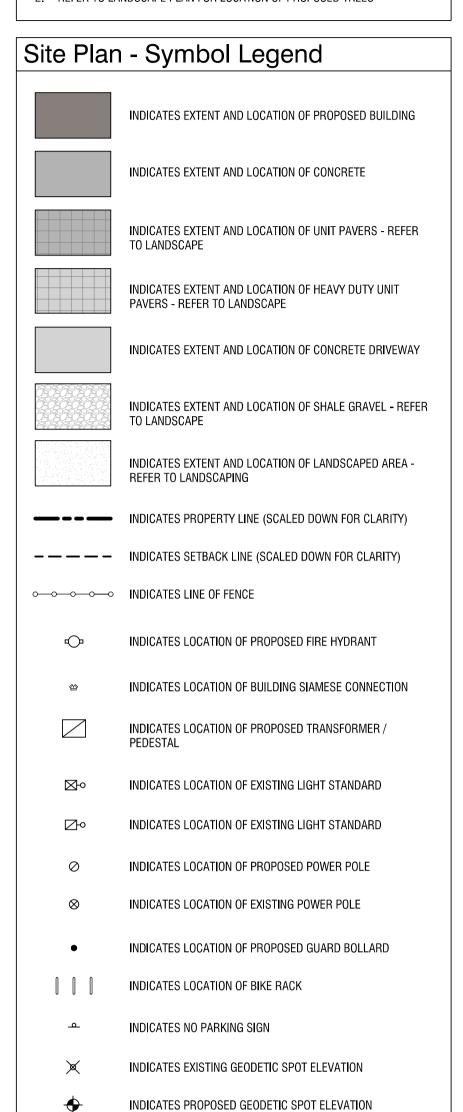
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**DP0.3** 

# Site Plan - General Notes

- 1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE
- RELATED INFORMATION. 2. REFER TO LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES

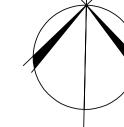


INDICATES TREE TO BE REMOVED - REFER TO LANDSCAPE

Site Plan

DP1.0 SCALE: 1: 100

FOR DETAILS





SITE PLAN

VICTORIA, B.C. BC HOUSING HOUSING

SUPPORTIVE **BCH DISCOVERY** 

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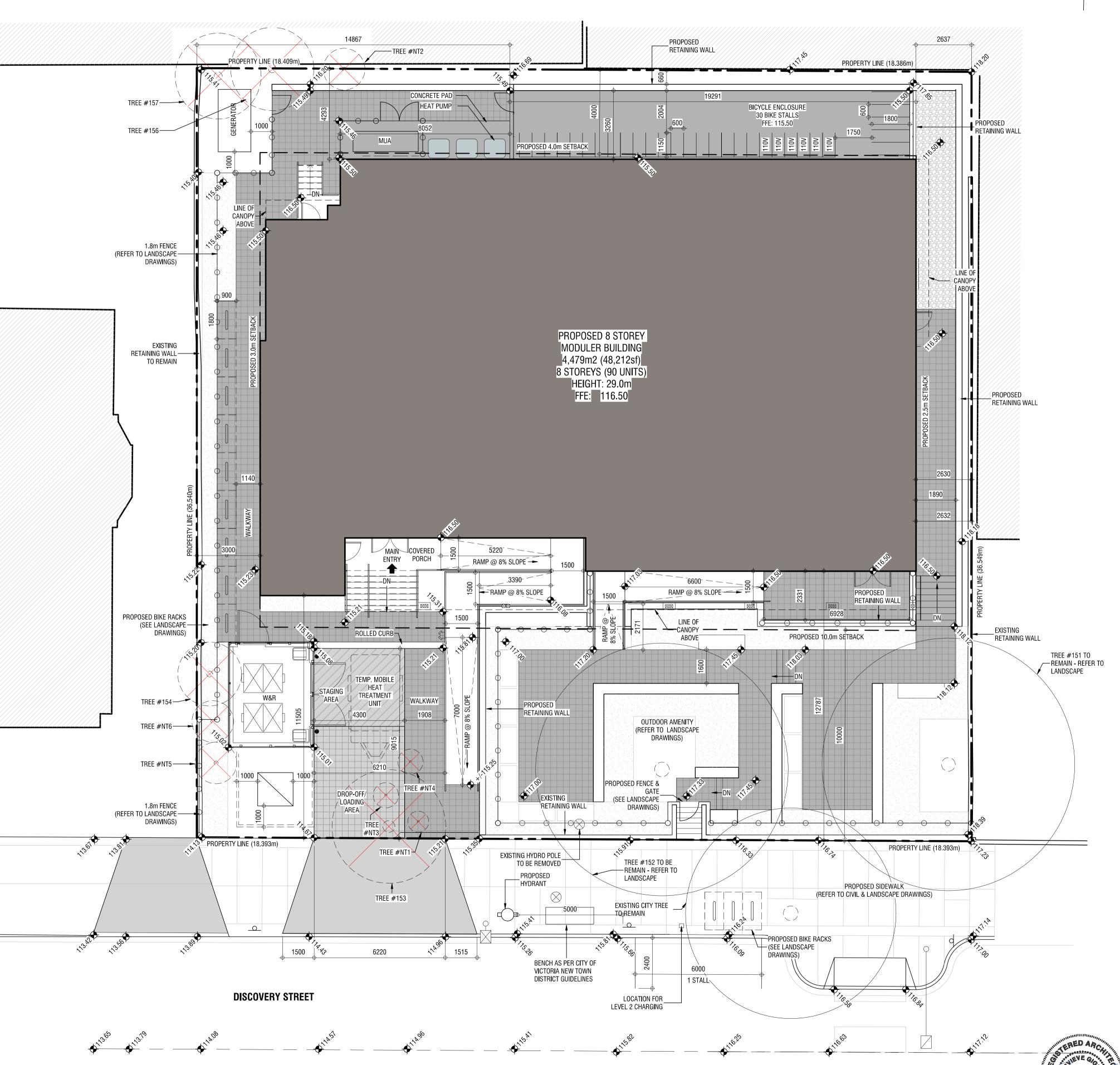
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5	DP RE-SUBMISSON	

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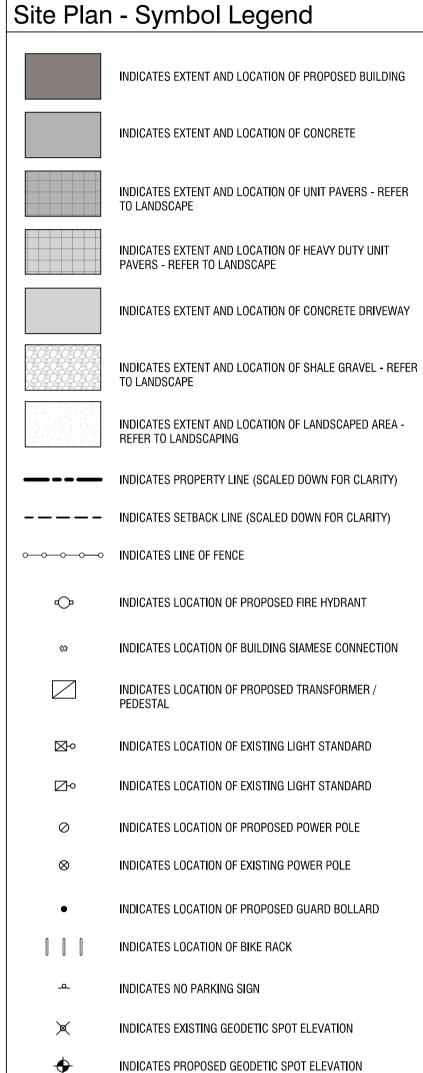
12.08.2022



# Site Plan - General Notes

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE

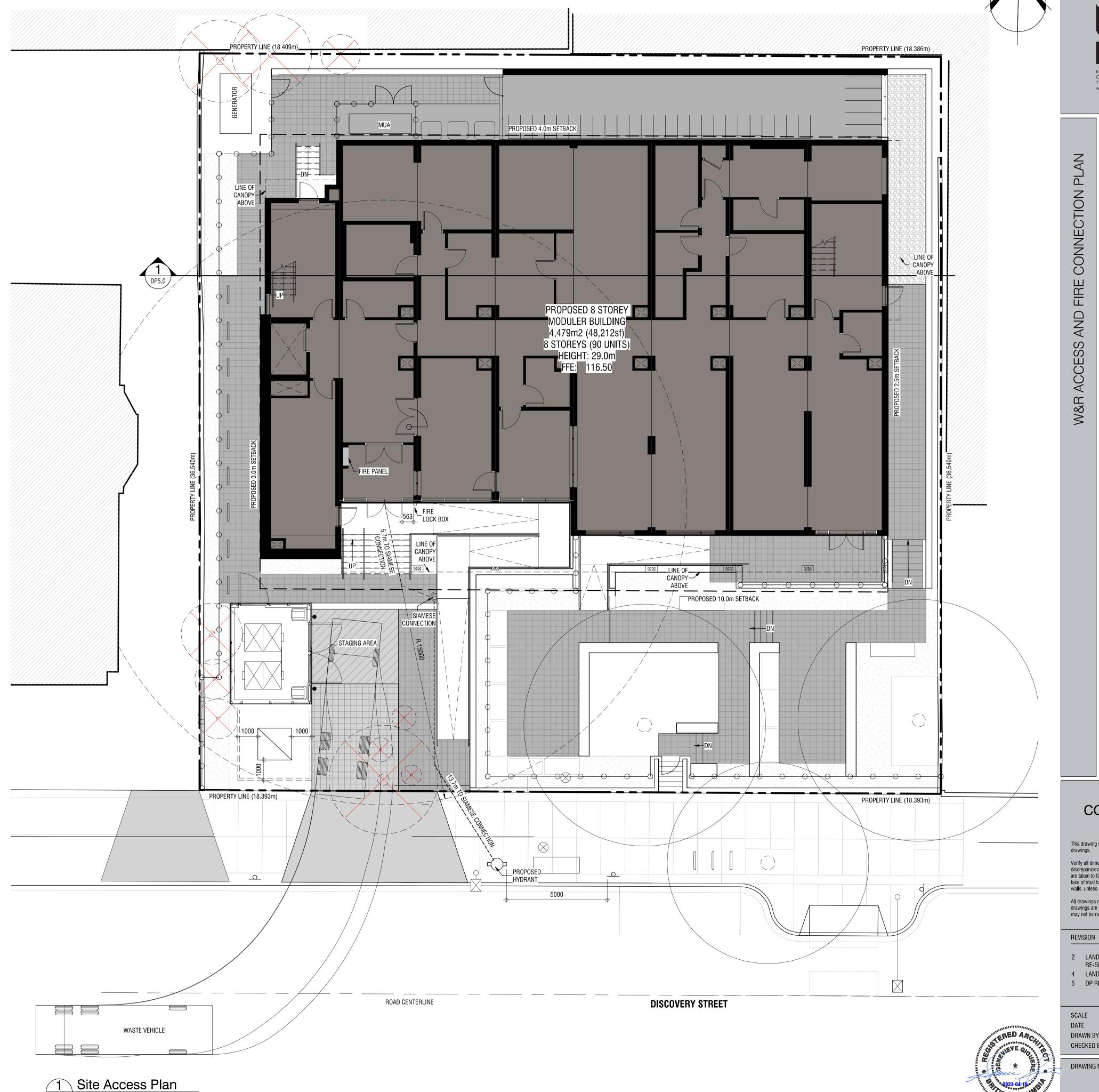
2. REFER TO LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES



INDICATES TREE TO BE REMOVED - REFER TO LANDSCAPE

DP1.1 SCALE: 1:100

FOR DETAILS



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HOUSING

VICTORIA, B.C. BC HOUSING

SUPPORTIVE COVERY

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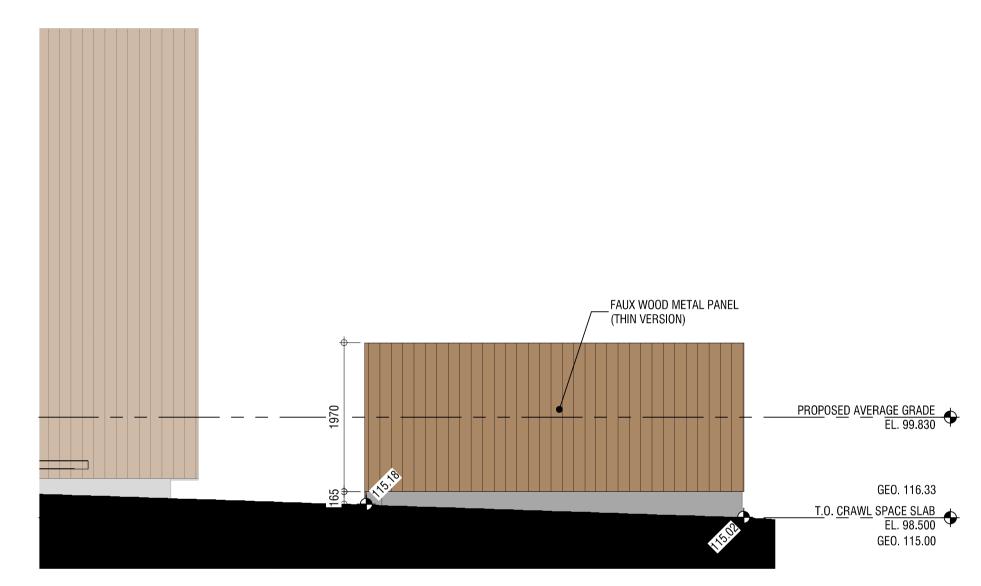
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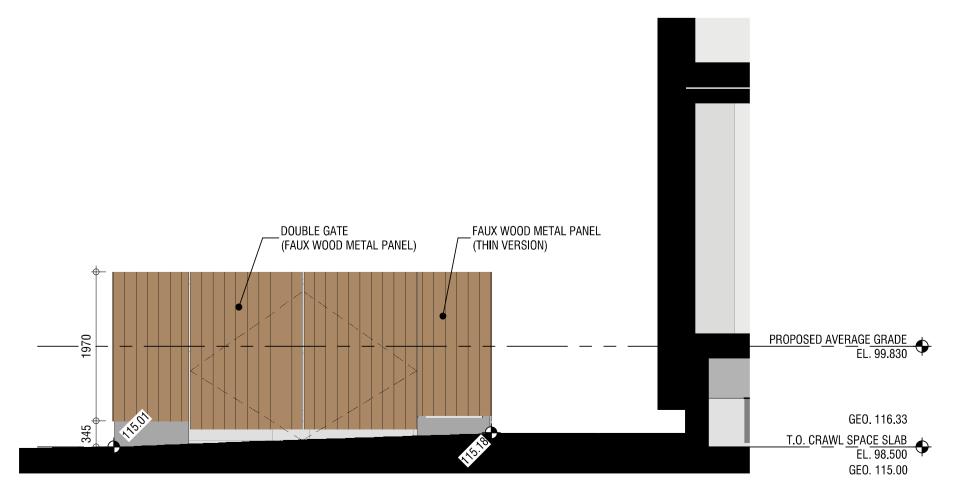
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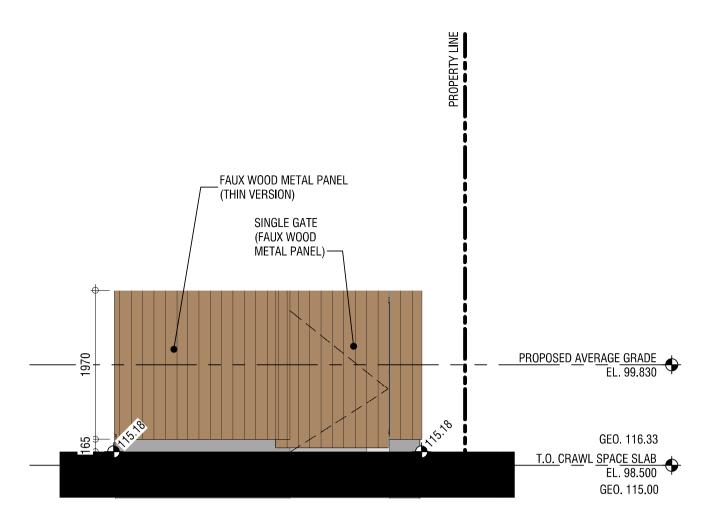
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SCALE: 1:50



3 Elevation C (West) SCALE: 1:50

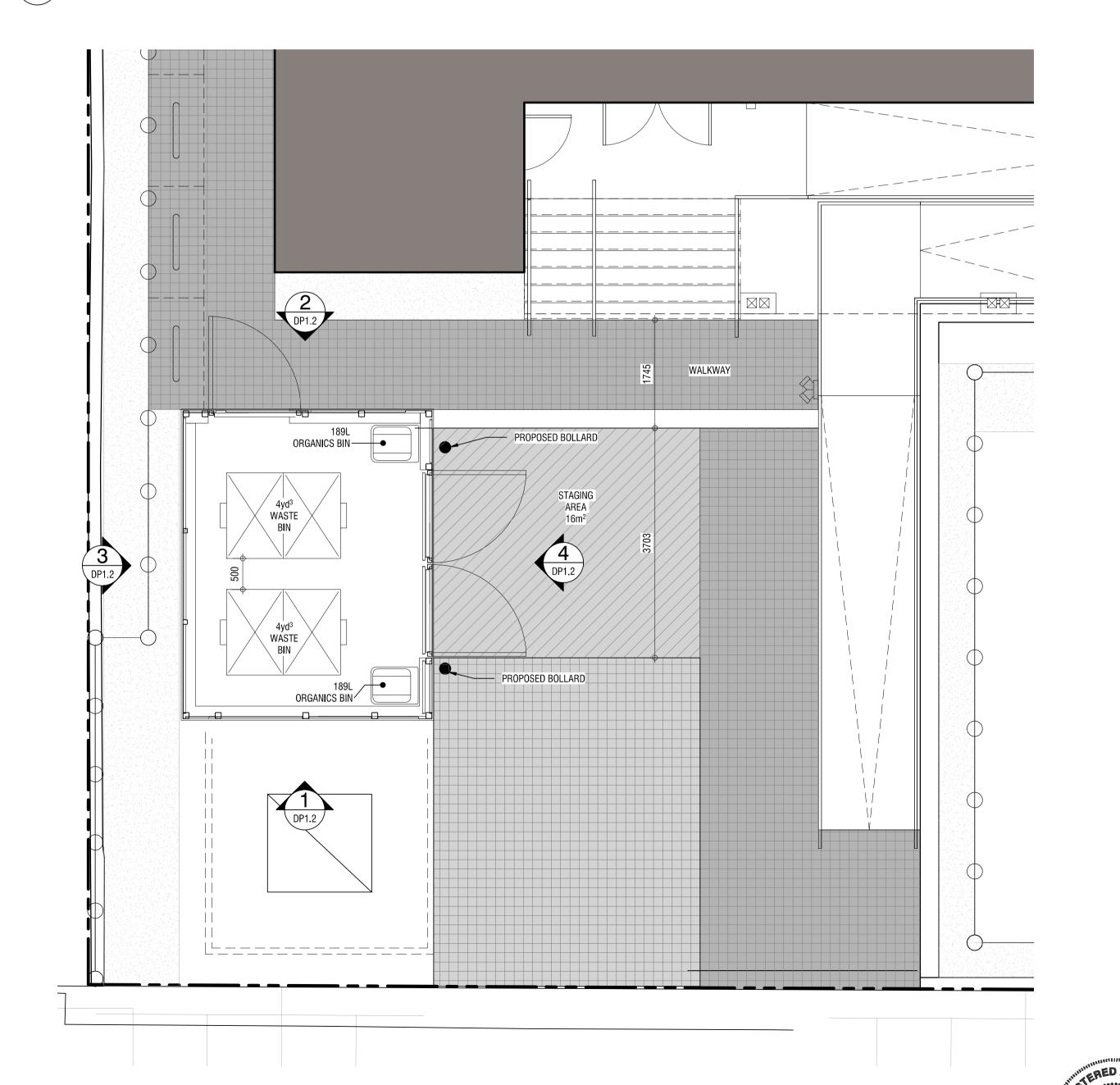


4 Elevation E (East)
DP1.2 SCALE: 1:50



2 Elevation B (North)

SCALE: 1:50







HOUSING VICTORIA, B.C.

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, VICTORIA, B.C. BC HOUSING

BCH DISCOVERY SUPPORTIVE H

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 04.18.2023

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HOUSING

SHADOW STUDY

VICTORIA, B.C. BC HOUSING SUPPORTIVE

726/732 DISCOVERY STREET, **BCH DISCOVERY** 

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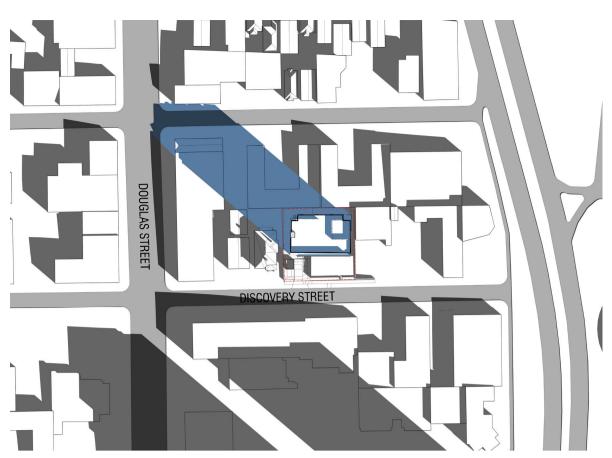
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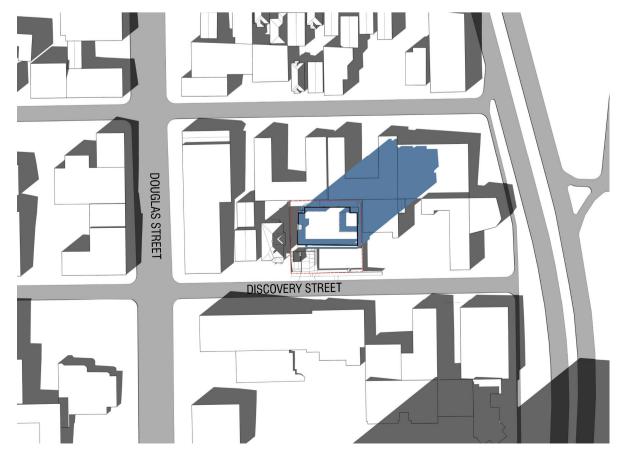
MARCH 21 - 10:00 AM



MARCH 21 - 12:00 PM



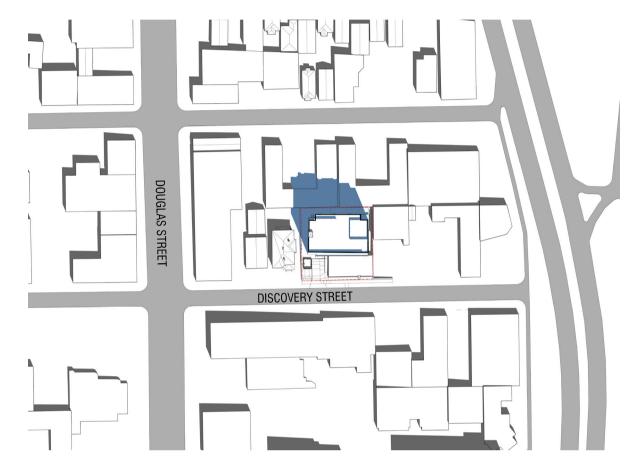
MARCH 21 - 2:00 PM



MARCH 21 - 4:00PM



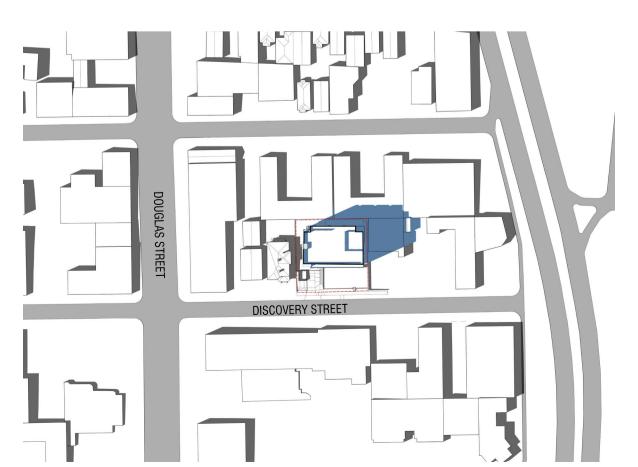
JUNE 21 - 10:00 AM



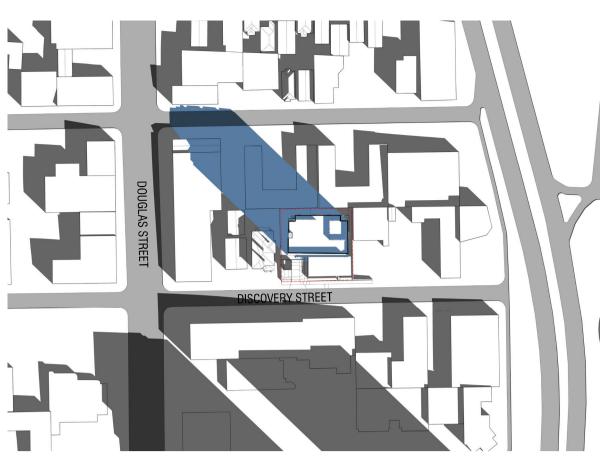
JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM



JUNE 21 - 4:00PM



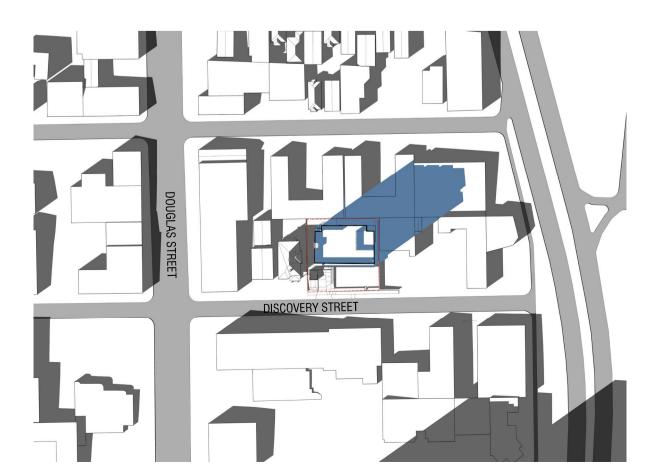
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SEPTEMBER 21 - 12:00 PM

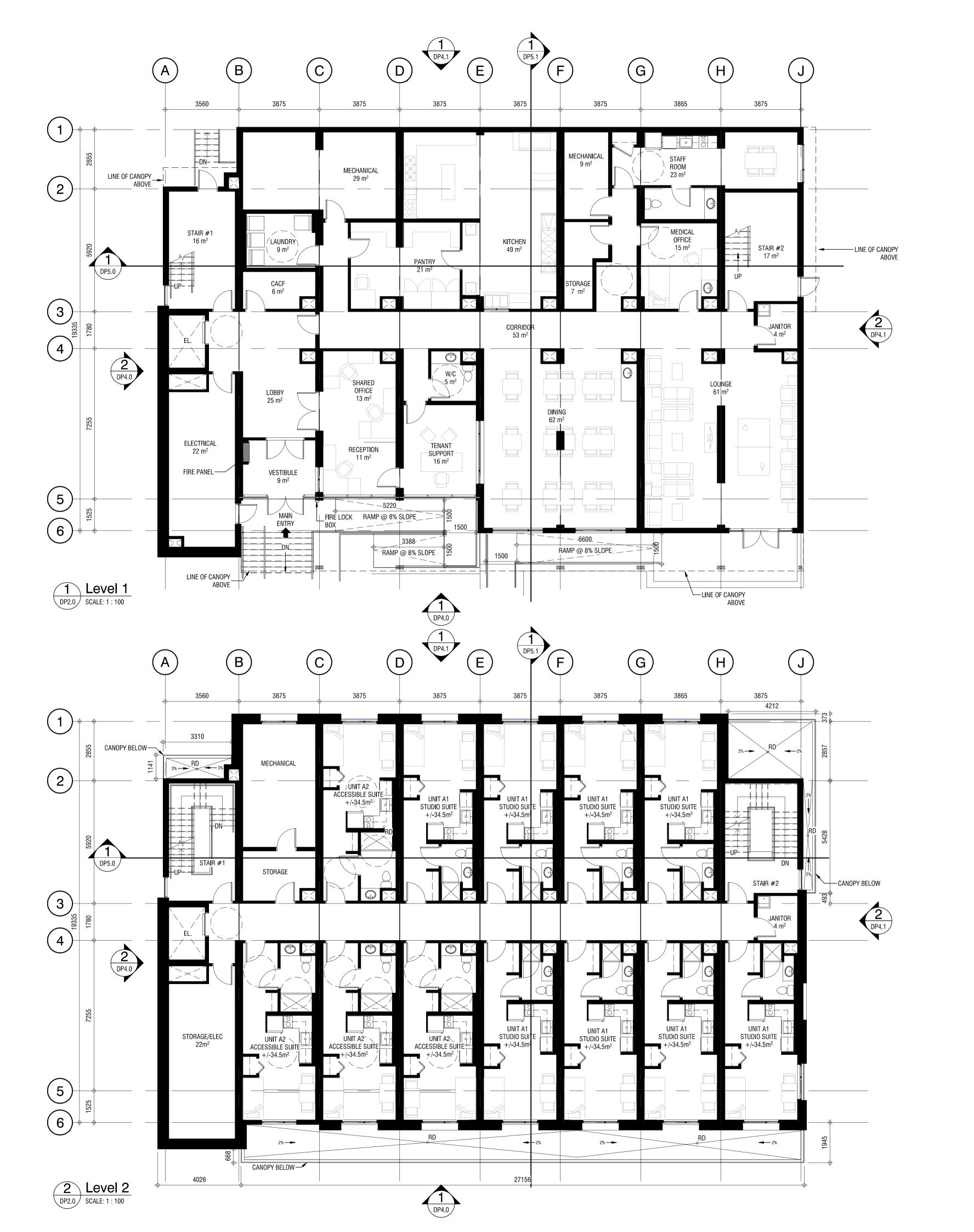


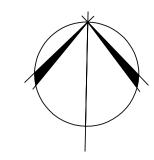
SEPTEMBER 21 - 2:00 PM



SEPTEMBER 21 - 4:00PM









LEVEL 1 & 2 FLOOR PLANS

VICTORIA, B.C. BC HOUSING HOUSING SUPPORTIVE 726/732 DISCOVERY **BCH DISCOVERY** 

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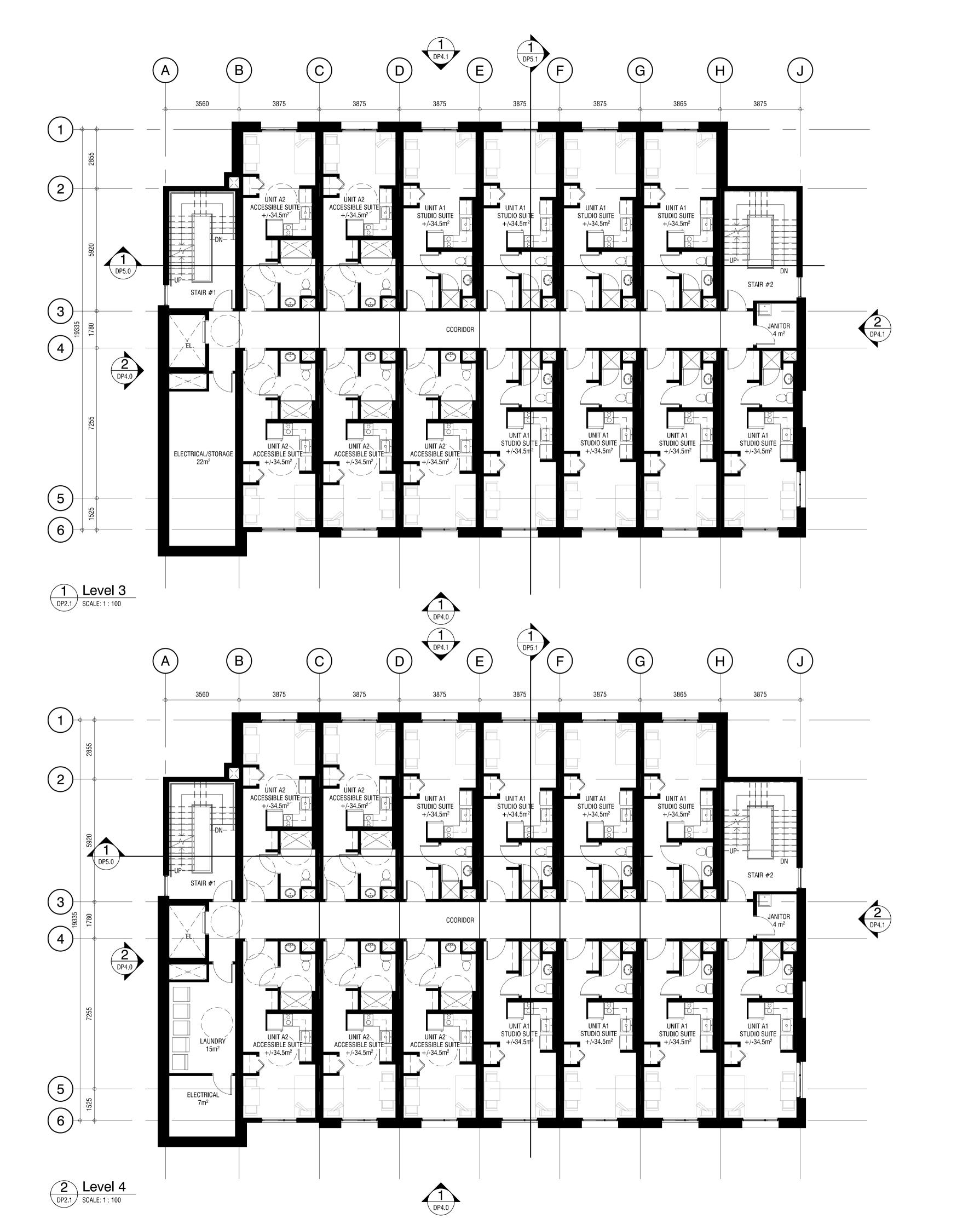
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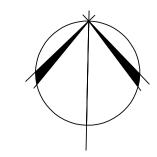
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LEVEL 3 & 4 FLOOR PLANS

VICTORIA, B.C. BC HOUSING HOUSING SUPPORTIVE 726/732 DISCOVERY **BCH DISCOVERY** 

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4	LAND USE RESUBMISSION
5	DP RE-SUBMISSON

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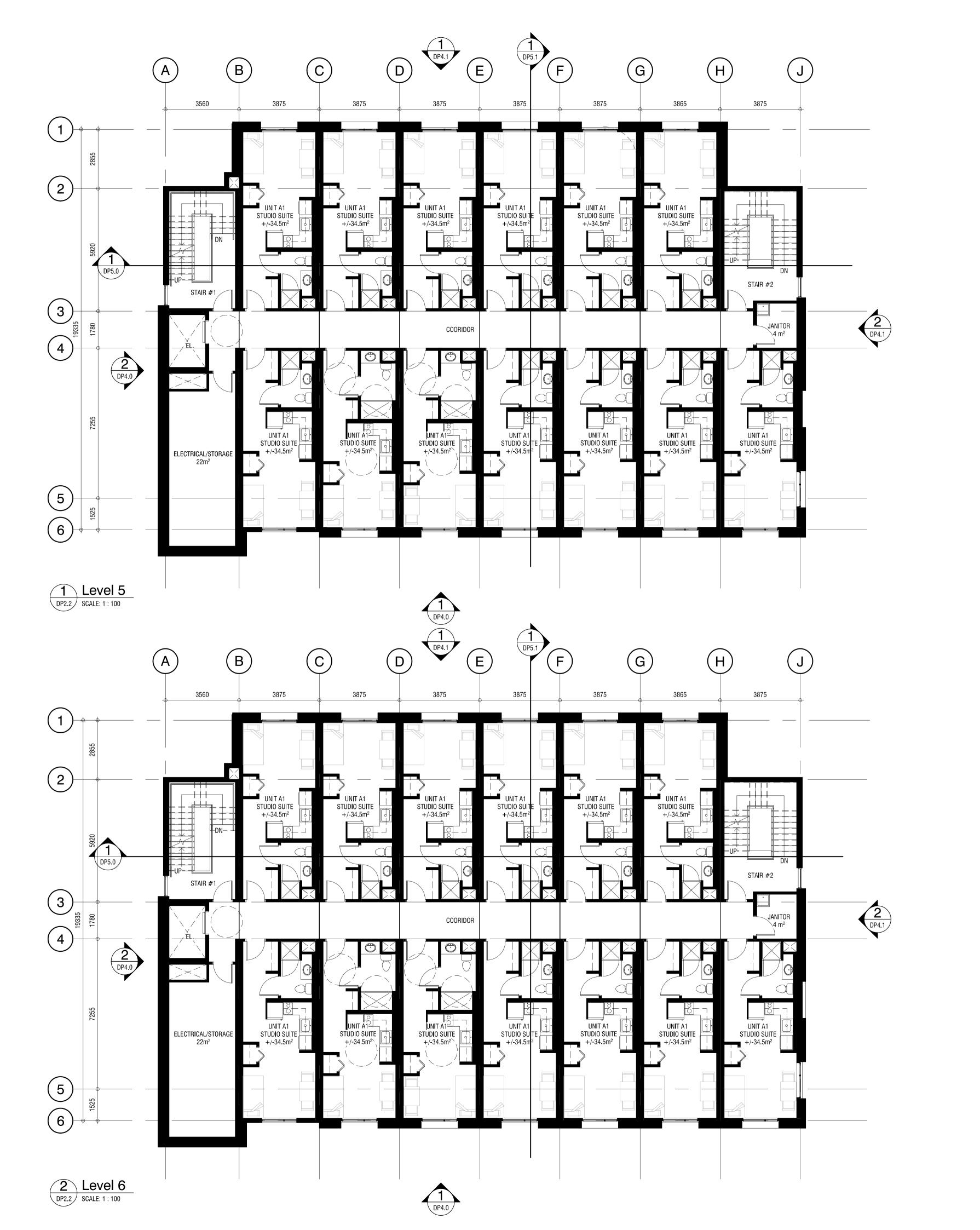
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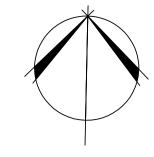
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HOUSING

VICTORIA, B.C. BC HOUSING

LEVEL 5 & 6 FLOOR PLANS

SUPPORTIVE 726/732 DISCOVERY **BCH DISCOVERY** 

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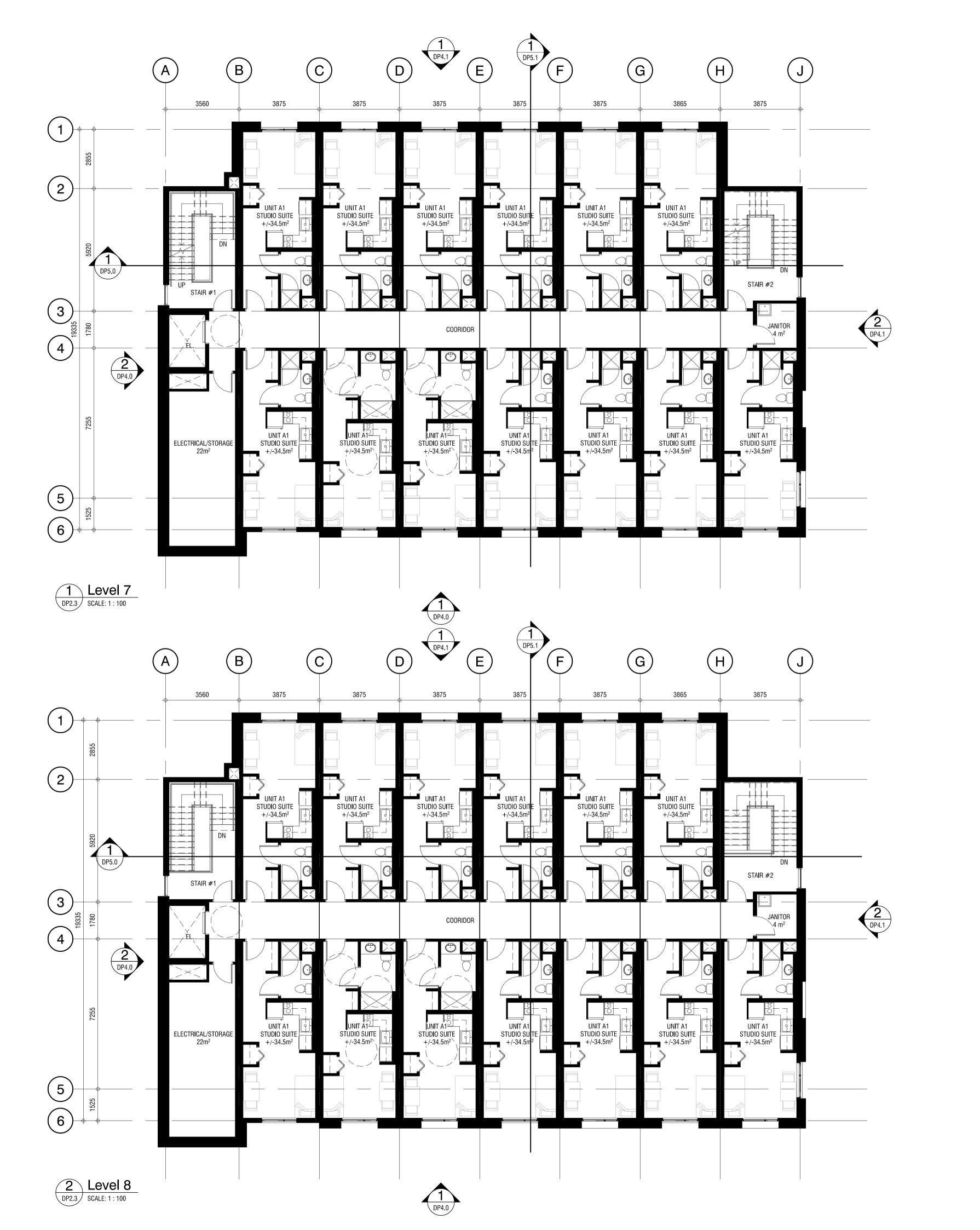
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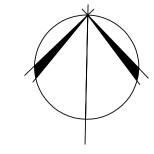
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LEVEL 7 & 8 FLOOR PLANS

VICTORIA, B.C. BC HOUSING HOUSING SUPPORTIVE 726/732 DISCOVERY STREET, **BCH DISCOVERY** 

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# BCH DISCOVERY SUPPORTIVE HOUSING 722, 726/732 DISCOVERY STREET, VICTORIA, B.C. BC HOUSING

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4	LAND USE RESUBMISSION	04.03.20

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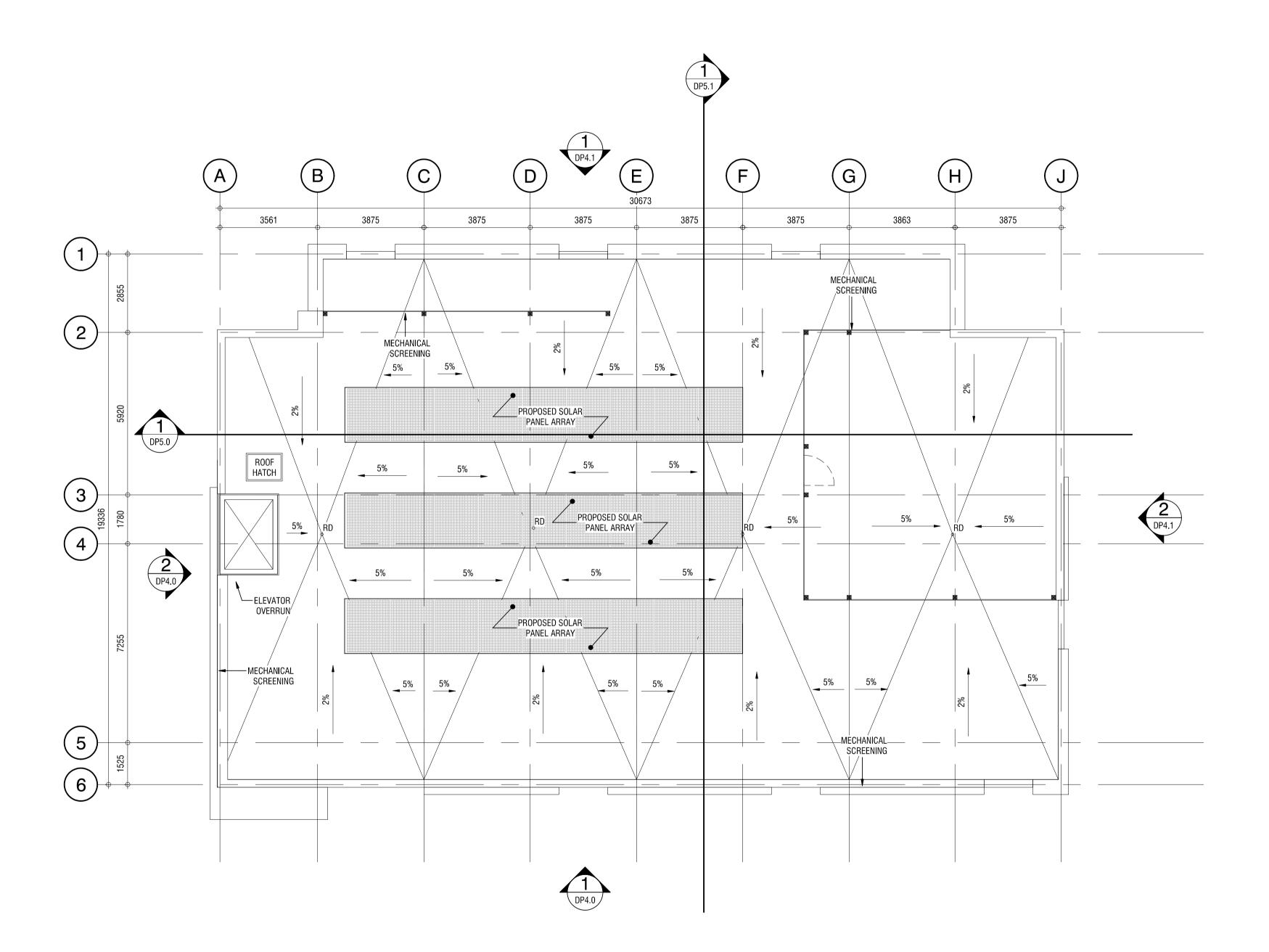
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DP2.4



1 Roof Plan
DP2.4 SCALE: 1:100



architecture 6th Floor, 220 - 12th Avenue SW Calgary, AB, Canada T2R 0E9 T 403.670.7000 www.s2architecture.com BUILDING ELEVATIONS

Elevation - Code Legend

4 METAL PLATE PANEL - CHARCOAL

8 PVC WINDOW - BLACK FRAME

1 VERTICAL METAL PANEL (WOOD LOOK) - GOLDEN OAK TONE

2 COMPOSITE METAL PANEL - CHARCOAL (CORRUGATED)

3 COMPOSITE METAL PANEL - LIGHT GREY (CORRUGATED)

5 SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS

7 SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - DOUBLE DOORS

9 CONCRETE UPSTAND C/W COMPOSIT METAL CLADDING - DARK GREY

6 METAL PLATE SPANDREL PANEL C/W CHARCOAL MULLIONS - CHARCOAL

VICTORIA, B.C. BC HOUSING HOUSING

SUPPORTIVE DISCOVERY **BCH DISCOVERY** 

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2 LAND USE & D.P. RE-SUBMISSION

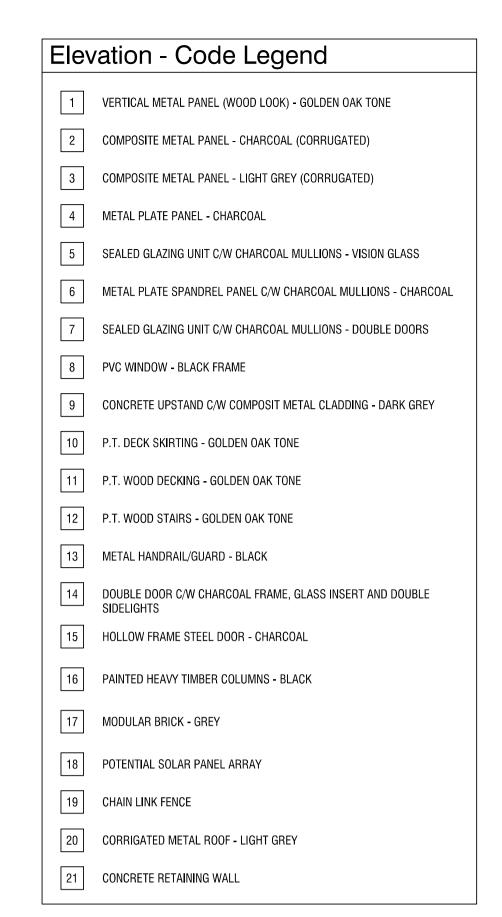
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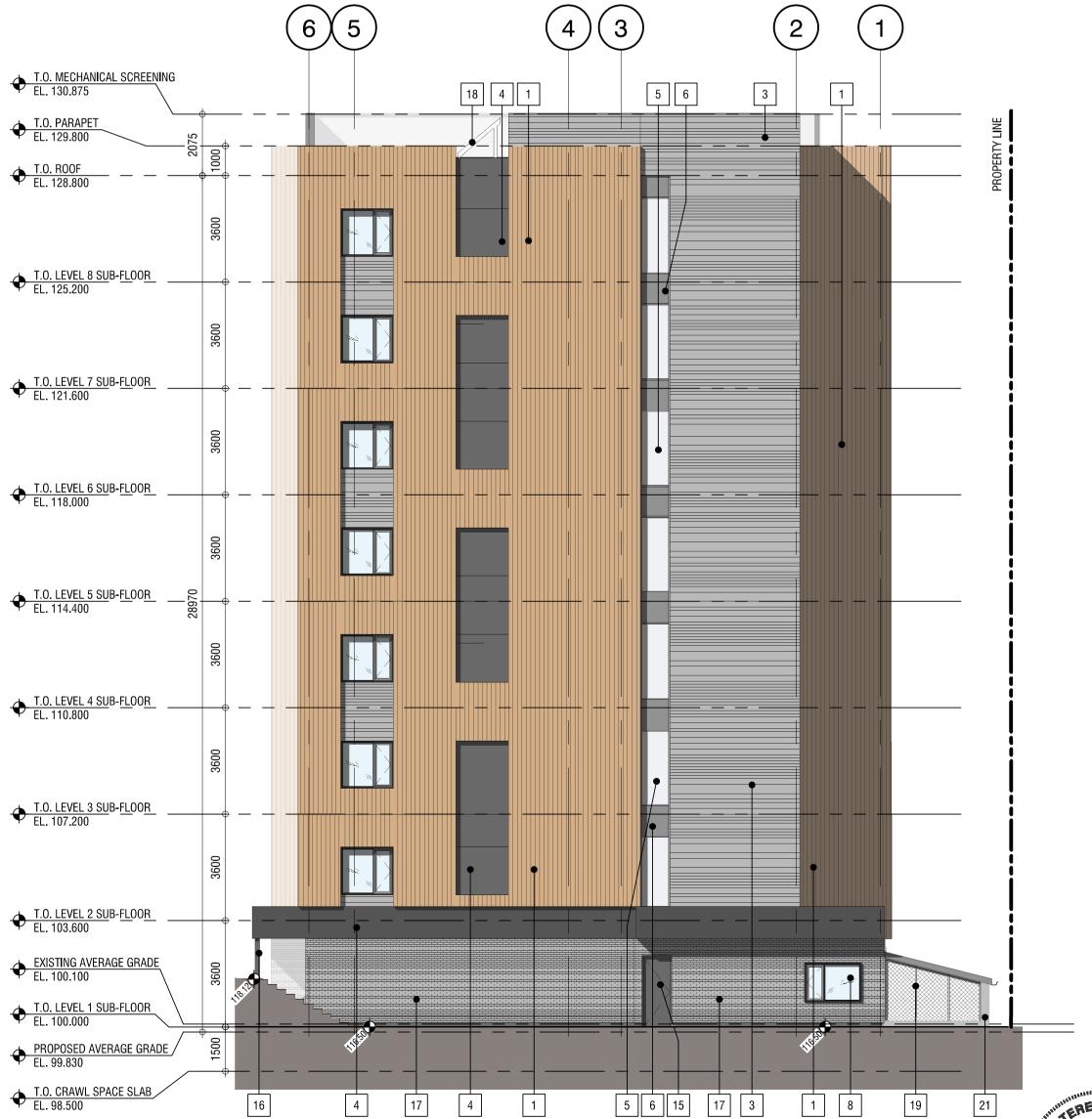
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CHECKED BY CZ DRAWING NO.

DP4.0







2 East Elevation
DP4.1 SCALE:1:125

architecture 6th Floor, 220 - 12th Avenue SW Calgary, AB, Canada T2R 0E9 T 403.670.7000 www.s2architecture.com

> VICTORIA, B.C. BC HOUSING HOUSING

BUILDING ELEVATIONS

SUPPORTIVE DISCOVERY **BCH DISCOVERY** 

**NOT FOR** CONSTRUCTION

This drawing supercedes previous issues. Do not scale these

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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2 LAND USE & D.P. RE-SUBMISSION

4 LAND USE RESUBMISSION 5 DP RE-SUBMISSON

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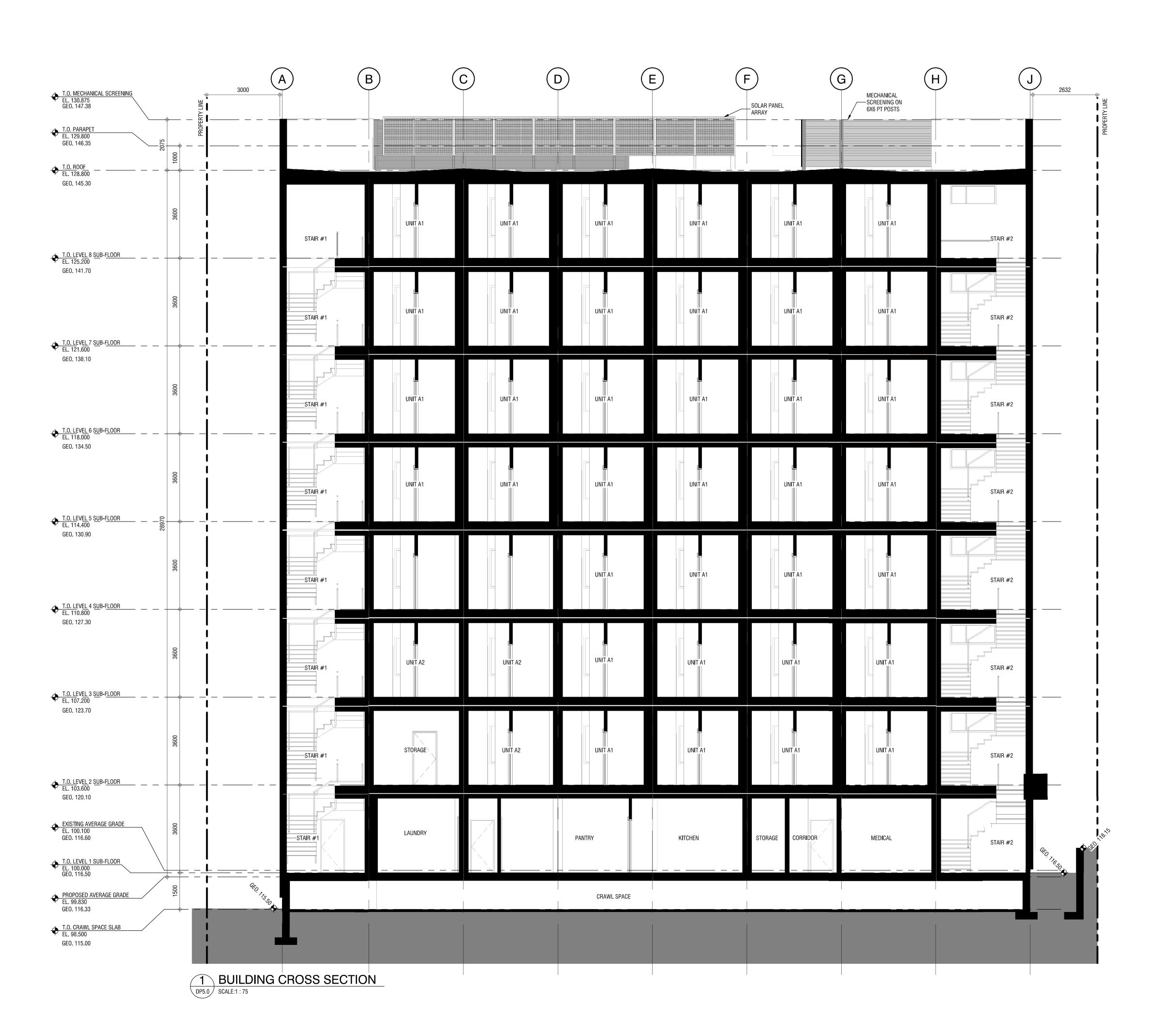
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**DP4.1** 

12.08.2022

04.03.2023

04.18.2023





HOUSING

BUILDING SECTIONS

VICTORIA, B.C. BC HOUSING

SUPPORTIVE DISCOVERY

**BCH DISCOVERY** 

# NOT FOR CONSTRUCTION

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Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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1	LAND USE & D.P. SUBMISSION	04.29.2022
2	LAND USE & D.P. RE-SUBMISSION	12.08.2022
4	LAND USE RESUBMISSION	04.03.2023

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DRAWING NO.

REVISION

DP5.0

1 NS BUILDING CROSS SECTION
DP5.1 SCALE:1:75



BUILDING SECTIONS

IVE HOUSING
REET, VICTORIA, B.C.
BC HOUSING

BCH DISCOVERY SUPPORTIVE H

NOT FOR CONSTRUCTION

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REVISION DATE

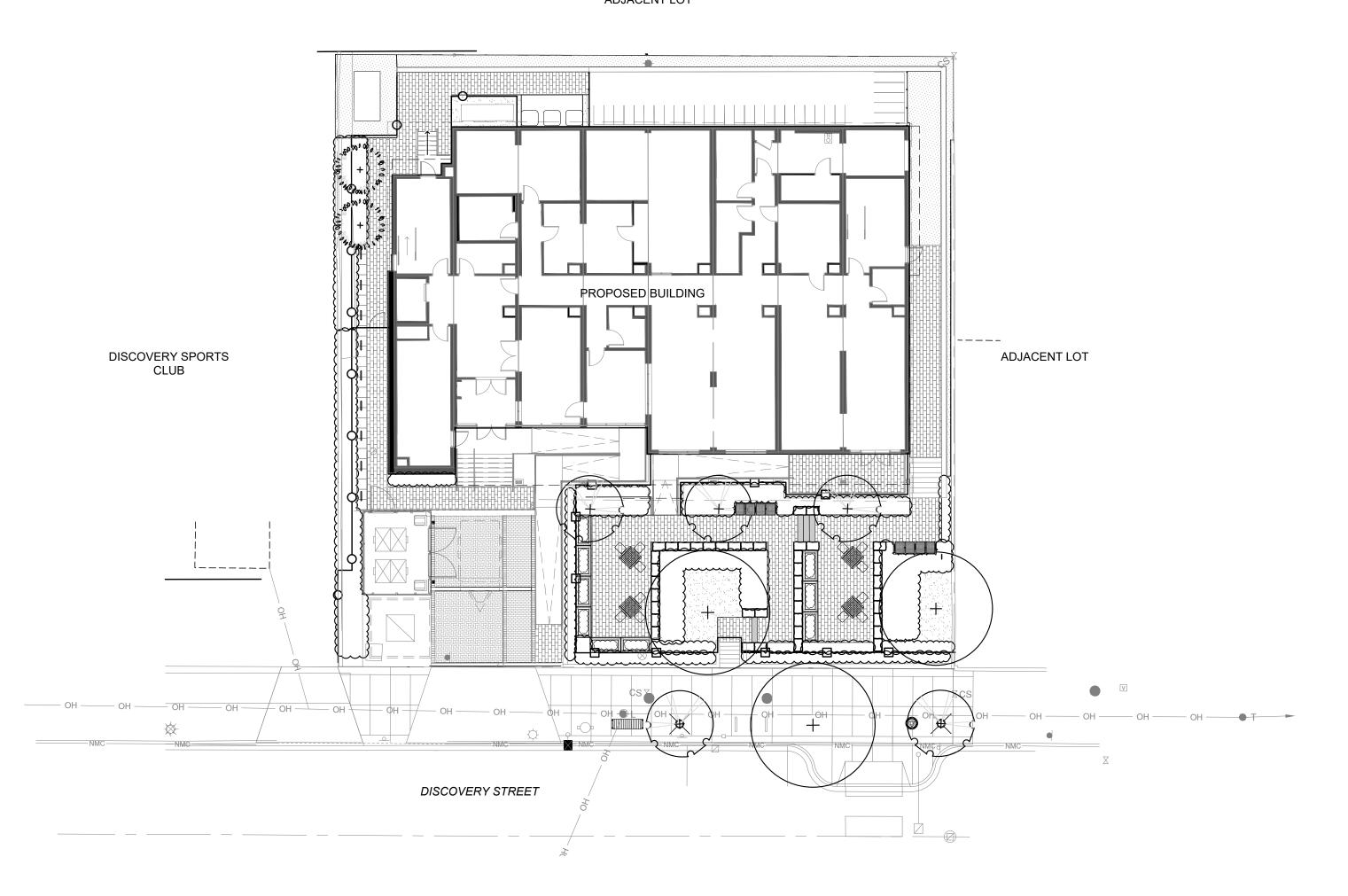
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CHECKED BY Checker

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DP5.1

# ADJACENT LOT



# PROJECT NOTES

CANADIAN LANDSCAPE STANDARD: Landscape installation to be compliant with Canadian Landscape Standards (full document applies). It is expected that Landscape Contractors will have a current copy of the document (digital or hardcopy) present with them on site.

Questions (RFI's) pertaining to landscape to be immediately submitted to Contract Administrator for clarification whom will contact Landscape Architect for response.

Contractor is expected to provide a copy of marked up as-builts noting any construction changes at the time of substantial performance of the project.

# SUBMITTALS:

- Submittals on landscape include but are not limited to: a. Shop drawings on all specified furnishings including notes on colour and dimensions
- b. Shop drawings on all custom site elements (i.e. walls, railings, fences, etc.) including notes on colour, finishes and
- c. A growing medium (or amended soil report, if required) submittal compliant with the Canadian Landscape Standard d. Seed or sod mix designs (Canada No. 1 grade) as defined within with drawings and in compliance with Canadian Landscape
- e. A request for the Landscape Architect to pre-review trees/shrubs for the project at the nursery in advance of delivery to site. Note that the Landscape Architect requires this process for reviews to occur immediately upon award as to prevent issues
- with timeline. If quantities of a shrub or tree are minimal, photo submittals will be reviewed as an alternate. Bark mulch to be organic composted mulch, compliant with Canadian Landscape Standards (dark brown colour). Submit 1L
- sample or website information prior to purchase Unit paving and hard-surface materials to be submitted for verification on colour, size and pattern, and compaction. Mix design and supplier information of hard surface poured or placed materials (i.e. aggregates, concrete, asphalt), including
- base preparation materials and affiliated compaction testing i. Primer and paint submittals, if required for project

# LANDSCAPE SCHEDULE

The contractor is to supply a schedule outlining the intended dates for landscape installation. The contractor is to request (with 72h notice) a review for tree protection fencing, tree stake layout, and substantial completion. Additional key meetings identified for requested by the landscape architect at project kick-off or in construction are to be provided with 72h notice. Examples of critical reviews are outlined below. The contractor is expected to provide weekly emails summarizing progress on landscape and the 'look ahead' of the intended schedule for the following week.

# LANDSCAPE CRITICAL REVIEWS:

- Landscape critical review meetings include (but are not limited to):
- a. Tree protection fencing setup requires a review by the arborist prior to construction. Project kick-off on landscape, and review of stockpile and preservation of existing materials
- Mobilization and preparation/installation of hard surfaces or drainage features (i.e. raingardens), if specified within landscape
- d. Tree stakes to be provided for review of tree placements to demonstrate compliance and offsets from utilities. Alignment of tree plantings to be reviewed.
- Mobilization of soils and furnishing works (requires furnishings to be reviewed after delivery to site to review for damages). Note that soils may be tested up to 2 times for verification of compliancy of mix at the Contractor's cost, if material is suspected to be non-compliant. See notes above on submittals.
- Mobilization of custom works (i.e. wooden walkways or custom benches), if applicable to contract, will be required for a critical review meeting of proposed layout and connections.
- Delivery of the plant material to site (mobilization of planting works)
- General progress reviews for installation of soft landscape materials (trees, ground covers, shrubs, lawns, etc).
- Substantial and total performance of the landscape
- Commissioning reviews, if required

# **BCH DISCOVERY** STREET

722, 726 / 732 Discovery Street, Victoria, B.C.

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# DRAWING LIST

L-00	COVER
L-01	NOTES
L-02	TREE REPLACEMENT & STORMWATER AREA PLAN
L-03	LANDSCAPE PLAN
L-04	PLANTING PLAN
L-05	PLANTING DETAILS
L-06	HARDSCAPE DETAILS
L-07	SITE FURNISHING DETAILS
L-08	FENCING DETAILS

# WSP LANDSCAPE ARCHITECTURE

Michael Holm
Coastal Team Lead
Email: michael.holm@wsp.com
Phone: (604) 631-9637

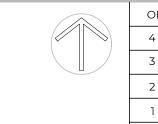
**Elise Ralston** Landscape Designer Email: elise.ralston@wsp.com Phone: (647) 975-0627

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING 1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

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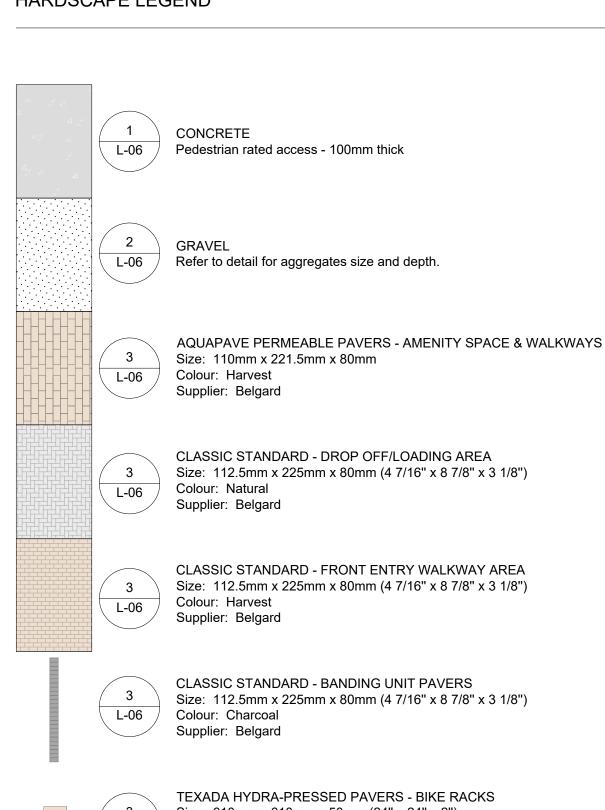
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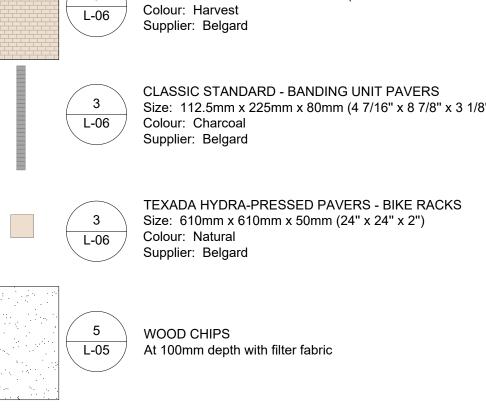
**NRB Modular Solutions** 



ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")						
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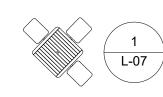
# SITE LEGEND & LANDSCAPE MATERIALS LEGEND SITE LEGEND PROPERTY LINE \_\_\_\_\_ EXISTING FENCE TO BE REMOVED TREE PROTECTION FENCING Refer to detail and arborist report. TREE TO BE RETAINED Provide tree protection fencing. Refer to detail and arborist report. REPLACEMENT / PROPOSED TREE REPLACEMENT TREE SOIL VOLUME (m³) TREE TO BE REMOVED HARDSCAPE LEGEND CONCRETE Pedestrian rated access - 100mm thick



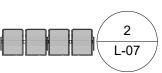


# SITE FURNISHINGS LEGEND

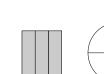
# SITE FURNISHING LEGEND

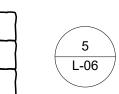


Refer to detail for product specifications and sizes.



Refer to detail for product specifications and sizes.

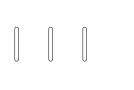




ROCK EDGE SEAT WALL- 0.50m W x 0.75m L x 0.45 m H.



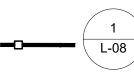
Refer to detail for product specifications and sizes.



STREET BIKE RACK Model: Standard Bike Rack Mount: Sleeve Material: 1.5" Galvanized Steel Pipe Colour: Glossy Black (RAL 917) Baked-on Power Coat Dimensions: 12" Length, 3' Height Manufacurer: City of Victoria



PROPOSED 1.8m HIGH FENCE Provide shop drawing of fence prior to fabrication. Refer to detail.



PROPOSED 1.2m HIGH FENCE Provide shop drawing of fence prior to fabrication. Refer to detail



CEDAR PLANTER Refer to detail for product specifications and sizes.



Refer to detail



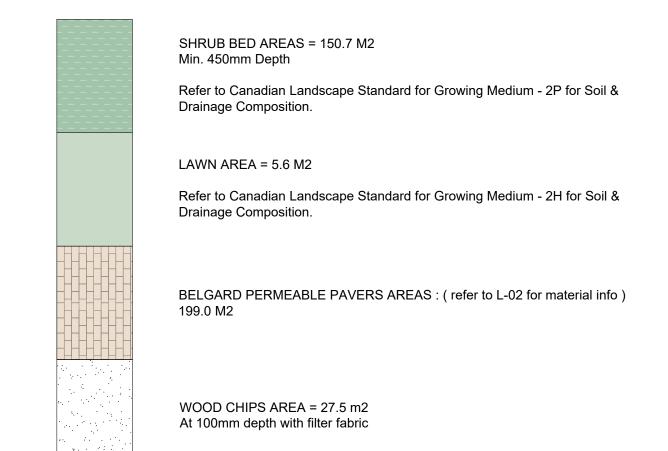
MODERN STREET BENCH Refer to detail for product specifications and sizes.



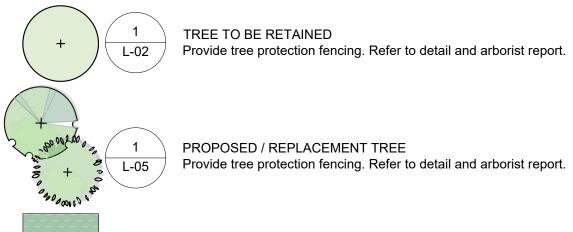
STREET WASTE BIN Type: Type A Litter Bin with Recycling Component Material: Metal Frame Colour: Glossy Black (RAL 917) Baked-on Power Coat Dimensions: 42" Height Manufacurer: City of Victoria

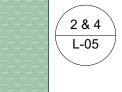
# STORM WATER AREAS & PLANTING PLAN LEGEND

# STORM WATER INFILTRATION AREAS



# SOFTSCAPE LEGEND





SHRUB PLANTING Minimum 450mm import growing medium complete with mulch. Refer to details. Installed as per Canadian Landscape Standards



Minimum 150mm import growing medium. Refer to details.

# TREE SPECIES

SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
	3	Magnolia Grandiflora	Victoria Magnolia	B&B, 6cm cal., 1.8m ht standard	As shown
+ 20000000 P	3	Magnolia Stellata 'Royal Star'	Star Magnolia	B&B, 6cm cal., 1.8m ht standard	As shown

# SHRUB SPECIES

SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
AM	20	Achillea millefolium ***	Common yarrow	#2 Pot, full	600mm o.c.
AU	78	Arctostaphylos uva-ursi * ** ***	Kinnikinnick	#2 Pot, full	600mm o.c.
GS	6	Gaultheria shallon * **  ***	Salal	#2 Pot, full	900mm o.c.
JC	1	Juniperus communis **	Common juniper	#2 Pot, full	2200mm o.c.
JS	11	Juniperus scopulorum 'Blue Arrow' **	'Blue Arrow' juniper	#2 Pot, full	1200mm o.c.
LP	110	Lavandula x intermedia 'Provence' ***	Provence lavender	#2 Pot, full	600mm o.c.
LC	14	Lonicera ciliosa * ***	Orange honeysuckle	#2 Pot, full	1200mm o.c.
ND	21	Nandina domestica 'Gulf Stream' ***	'Gulf Stream' dwarf nandina	#2 Pot, full	900mm o.c.
RS	2	Rubus spectabilis * **	Salmonberry	#2 Pot, full	2000mm o.c.

81% of total proposed species are either native, food-bearing and/or pollinator habitat.

- Native Species \*\* Food-bearing Species
- \*\*\* Pollinator Species

# TREE PROTECTION NOTES & PLANTING NOTES

# TREE PROTECTION NOTES:

- Refer to arborist report prepared by Capital Tree Service Inc.. Refernce made to Arborist report for all Tree Numbers, Diameters and Canopy sizes. - Existing trees to remain protected as indicated on drawings. Contractor to provide tree protection fencing in accordance with the arborist report, and City of Victoria Tree By-law and request review from project arborist prior to mobilization. Arborist will provide any cut-back or health management to trees as deemed required from a public health and safety perspective. Contractor to be present for tree protection fencing review with arborist, and make any adjustments to protection fencing requested under arborist supervision.

### **PLANTING NOTES**

The following are core requirements of plant selection and installation:

- a. Plants are to be regionally sourced, with preference on local nurseries. Key plants or tree species that cannot be locally sourced should be explored for regional availability within the cascade region, complete from BC south through Washington, Oregon and California.
- Preparation and fine grading of soft landscapes (lawns, planting beds, trees) to be in accordance with
- Canadian Landscape Standards Composted bark mulch to be continuously be provided within plantings beds (unless stated otherwise), at a 50mm depth, increasing to 100mm depth in tree watering well locations. Watering wells to be 1m
- diameter around trees, in accordance with Canadian Landscape Standards. Plant materials are to be protected and stored to prevent damage from freezing or weather events prior to installation. Protect and insulate material in accordance with Canadian Landscape Standards as
- e. Depths of growing medium to be as follows: 900mm depth required for trees and 450mm depth required for shrubs within all new planting beds, in accordance with 'Level 2P' mix design as defined in the Canadian Landscape Standard. New lawn spaces are to receive 150mm depth growing medium, in accordance with 'Level 2L' mix design as defined in the Canadian Landscape Standard.
- f. Lawn restoration, if required, to meet flush with existing and demonstrate even blend and complete establishment and integration with existing lawn.
- Lawn material (i.e. sod or seed/over-seed or hydroseed) to be provided in accordance with drawing notes. Ensure mix design submittal is provided of product. Sod (if required) is to be non-netted. Seed (if required) is to be evenly distributed. Hydroseed (if required) is to be applied in even distribution in accordance with manufacturer's specifications. Hydroseed to include tackifier in accordance with manufacturer's blend. Incidentally increase tackifier under the guidance of the supplier in winter months in applications where slope stability is required.

# ESTABLISHMENT MAINTENANCE FOR PLANTING BEDS

Landscape Maintenance to be provided complete through substantial completion and until all deficiencies are amended (whichever is longer). Maintenance to be compliant with 'Level 2' (weeds no larger than 2" diameter) in accordance with Canadian Landscape Standard.

# ESTABLISHMENT MAINTENANCE FOR LAWN SPACES

Lawns that are constructed with sod are to be 100% established and in accordance with Canadian Landscape Standards. Sodded lawns should appear evenly integrated with adjacent rolls and non-visible for edges or lifts in finish. Seeded lawns are to be evenly covered and established with vigorous growth. All lawns to appear with vigorous growth and maintenance with a minimum of 2 cuttings to a 60mm height for substantial review. Incidentally mow to a continued 60mm height until the time of substantial completion. Do not allow lawns to exceed an 80mm height between cuttings.

### **ESTABLISHMENT WATERING**

Landscape watering to be provided complete through substantial completion and until all deficiencies are amended (whichever is longer). Establishment watering to be compliant with Canadian Landscape Standards. Landscapes to be maintained at 75% moisture content availability in soils; as defined in 'Establishment Watering' requirements of the Canadian Landscape Standard. Ensure landscape is watered adequately to prevent detriment to plant health prior to use of irrigation system. If a water ban is in place within the city, notify Contract Administrator.

# TREE REPLACEMENT SCHEDULES "C"

TREE IMPACT SUMMARY

Tree Status	Protected Trees	Trees to be removed	New or replacement trees to be planted	Non-protected trees counted as replacements	Net change
Onsite Trees	8	10	5	0	-5
Offsite Trees	0	0	0	0	0
Municipal Trees	1	0	N/A	N/A	0
Total	9	10	5	0	-5

		Count	Multiplier	Total			
e	Protected trees removed	6	1	6			
Onsite minimum replacement tree	Replacement trees proposed per Schedule "E", Part 1		1	0			
	Replacement trees proposed per Schedule "E", Part 2	5	0.5	2.5			
e minimu	Replacement trees proposed per Schedule "E", Part 3		1	0			
nsit	Total replacement trees proposed						
	Onsite replacement tree deficiency						
Onsite tree minimum	Tree minimum on lot						
	Protected trees retained (other than specimen trees)	2	1	2			
	Specimen trees retained	0	3	0			
Onsit	Tree per lot deficiency			5			
	Protected trees removed	0	1	0			
Offsite Tree Minimum	Replacement trees proposed per Schedule "E", part 1 or 3		1	0			
	Replacement trees proposed per Schedule "E", part 2		0.5	0			
Offs	Total Replacement trees prop	osed		0			
•	Offsite replacement tree deficiency						
en	Onsite trees proposed of cash-in-lieu						
ii-li	Offsite trees proposed for cas	- VC - W		0			
Cash-in-lien	Proposed cash-in-lieu						

\*\*NOTE: TABLES AS PER CAPITAL TREE SERVICES CERTIFIED ARBORIST

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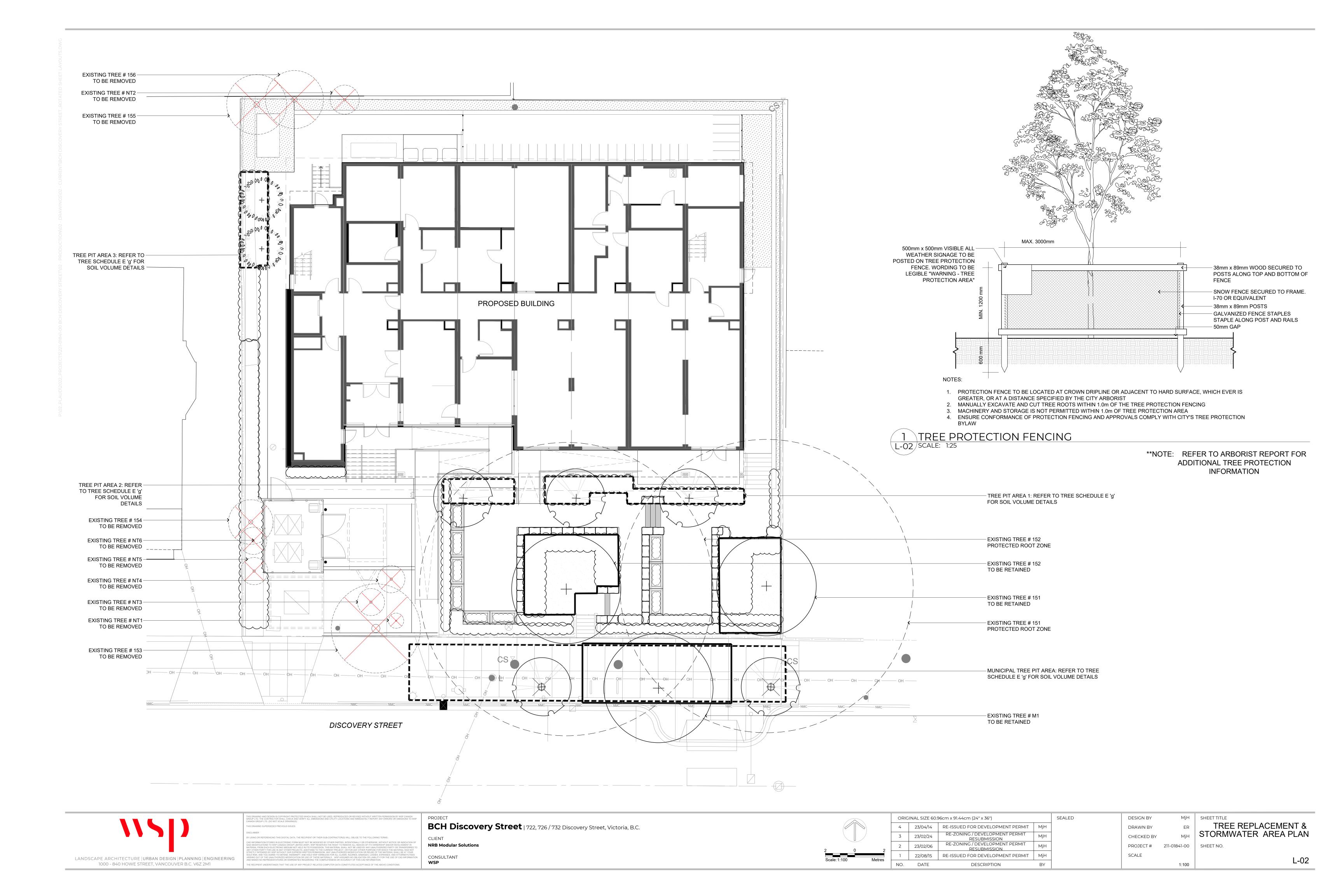
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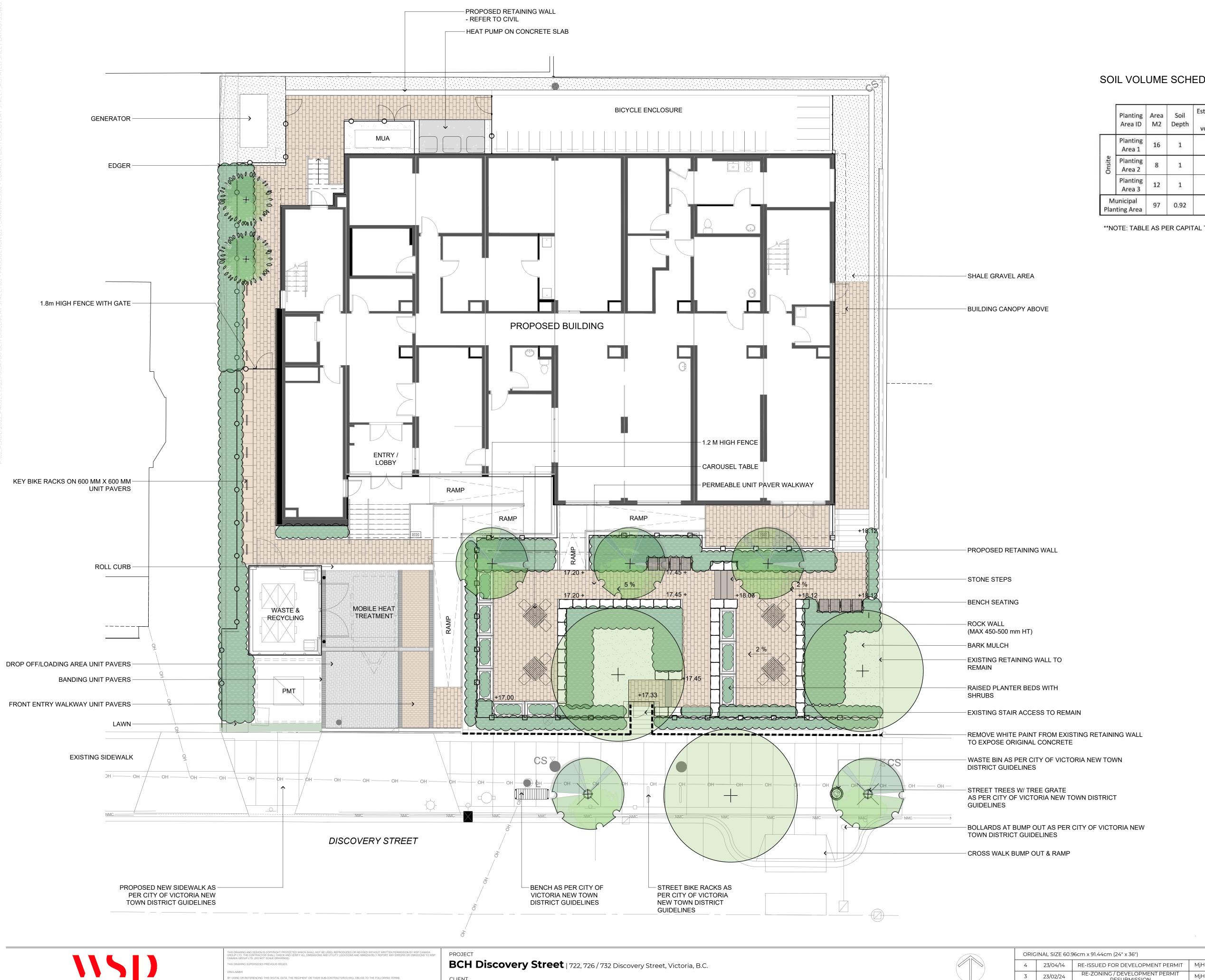
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4	23/04/14	RE-ISSUED FOR DEVELOPMENT PERMIT
3	23/02/24	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION
2	23/02/06	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION
1	22/08/15	RE-ISSUED FOR DEVELOPMENT PERMIT

DESCRIPTION

NO. DATE

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LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING 1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

# SOIL VOLUME SCHEDULE E 'g'

					Propose	d Replaceme	ent Trees	S	oil Volume	Require	d
	Planting Area ID	Area M2	Soil Depth	Estimated soil volume	Small (ea)	Medium (ea)	Large (ea)	Small (ea)	Medium (ea)	Large (ea)	Total
Onsite	Planting Area 1	16	1	16 M3	2			12			12
	Planting Area 2	8	1	8 M3	1			6			6
	Planting Area 3	12	1	12 M3	2			12			12
	unicipal nting Area	97	0.92	89 M3	2	1		12	15		27

**DESIGN BY** 

DRAWN BY

CHECKED BY

PROJECT#

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RE-ZONING / DEVELOPMENT PERMIT

RE-ISSUED FOR DEVELOPMENT PERMIT

DESCRIPTION

23/02/06

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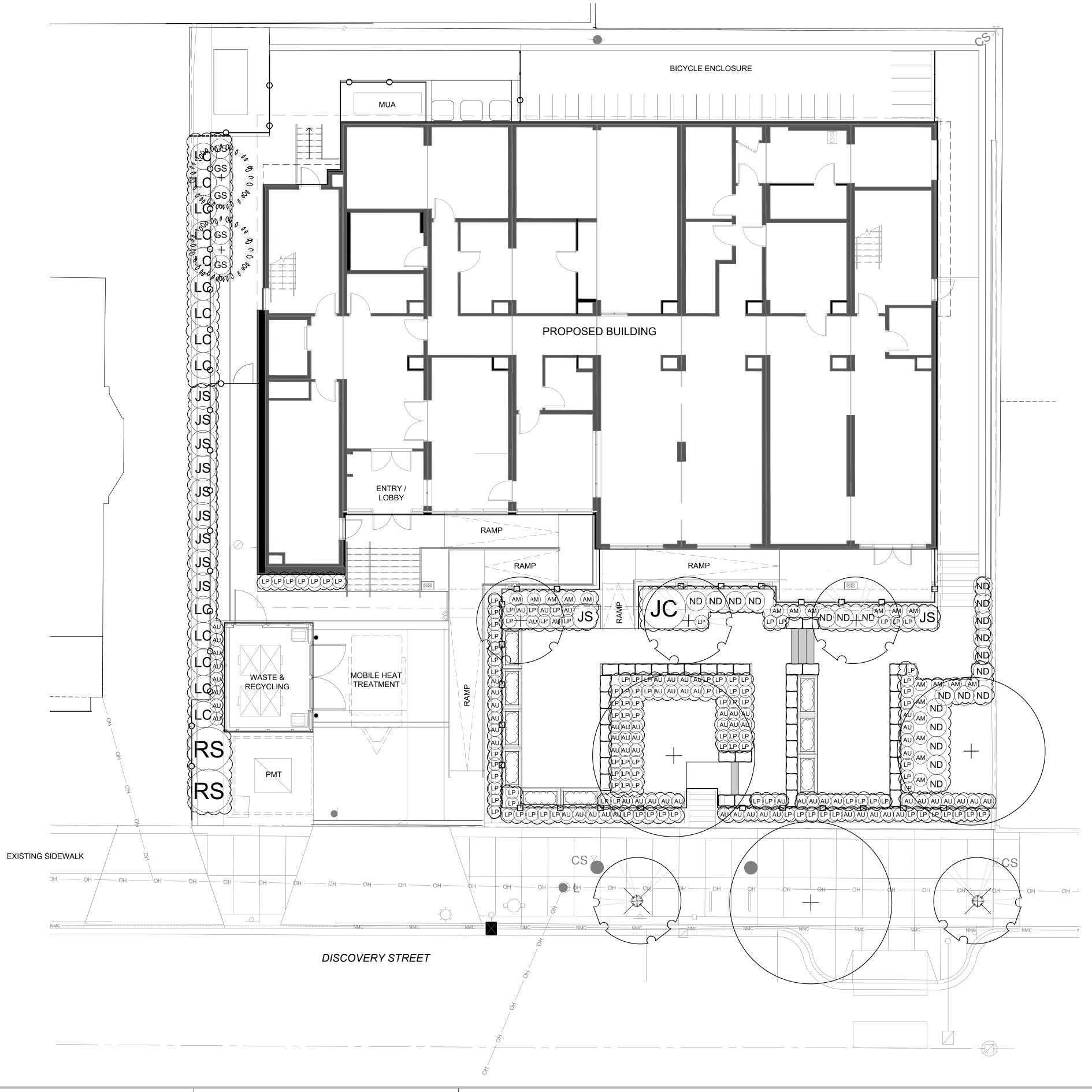
211-01841-00 SHEET NO.

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LANDSCAPE PLAN

L-03

\*\*NOTE: TABLE AS PER CAPITAL TREE SERVICES CERTIFIED ARBORIST



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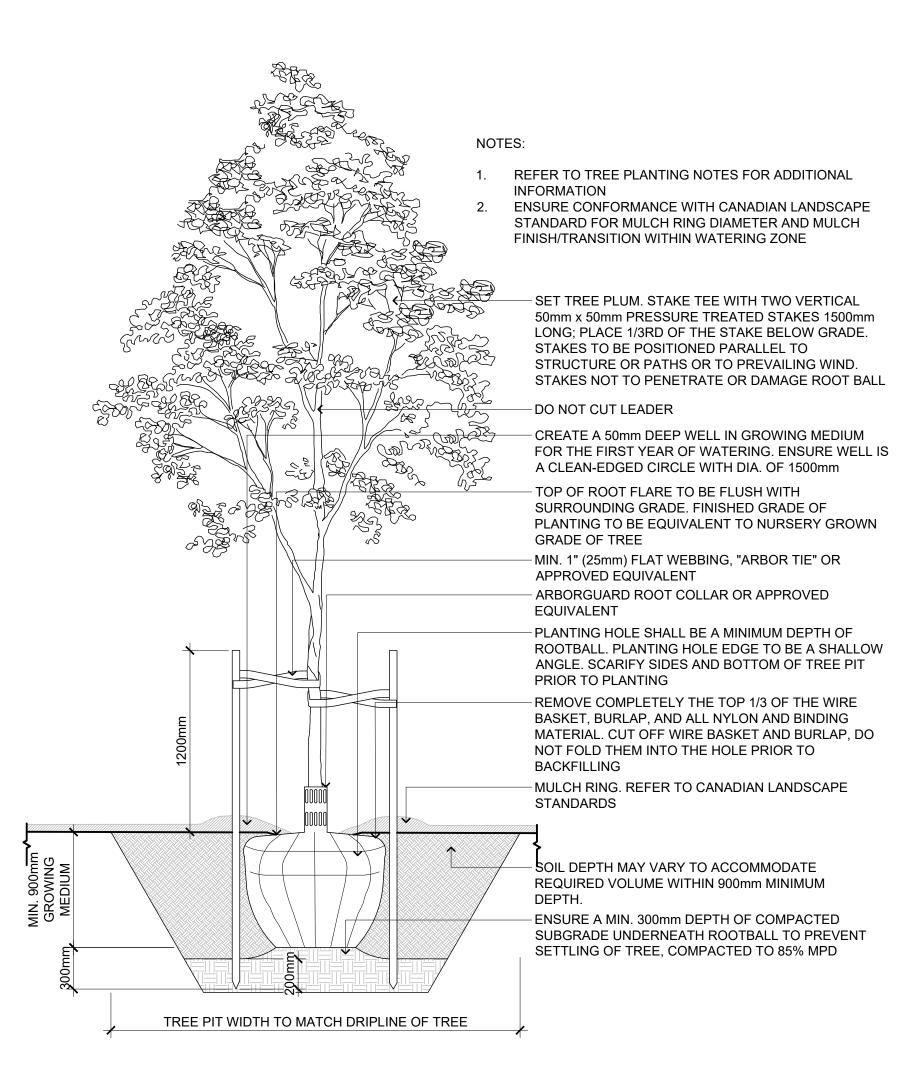
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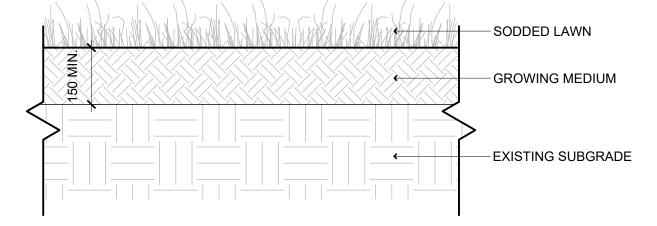
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	3	23/02/24	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
	2	23/02/06	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
	1	22/08/15	RE-ISSUED FOR DEVELOPMENT PERMIT	МјН	
	NO.	DATE	DESCRIPTION	BY	

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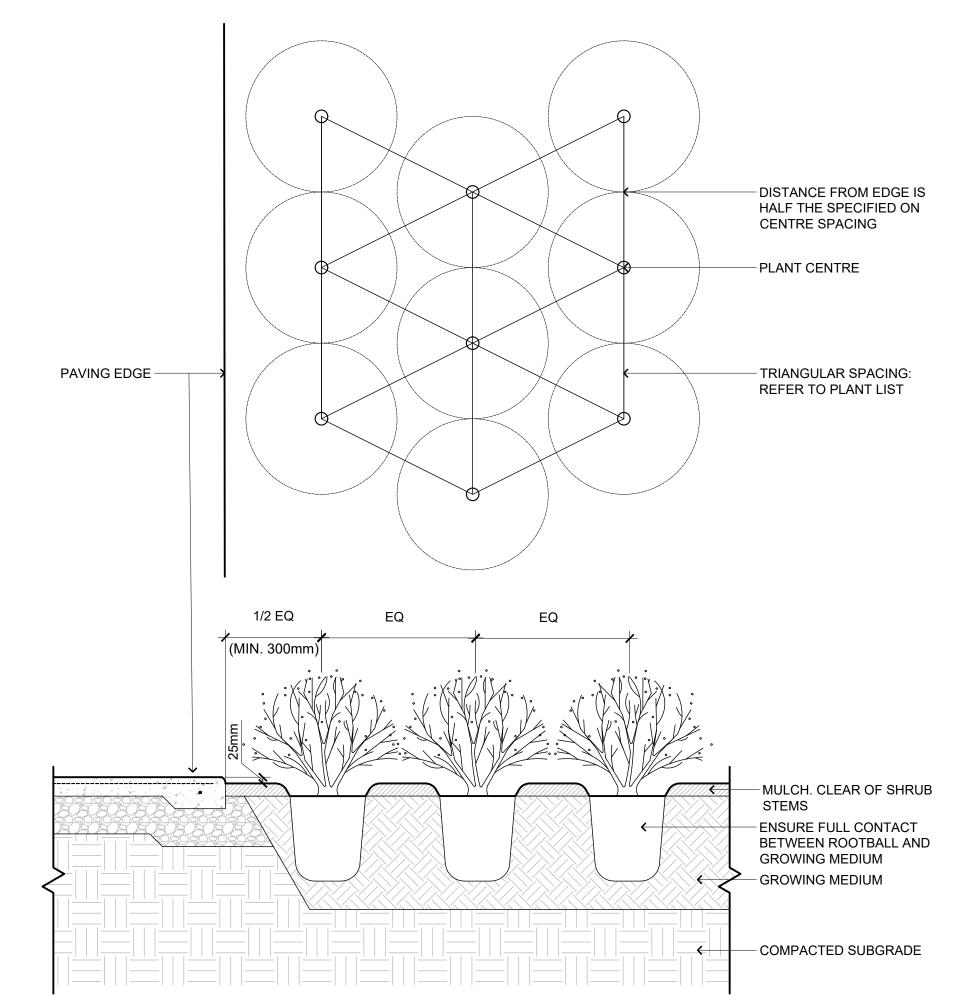




# NOTE:

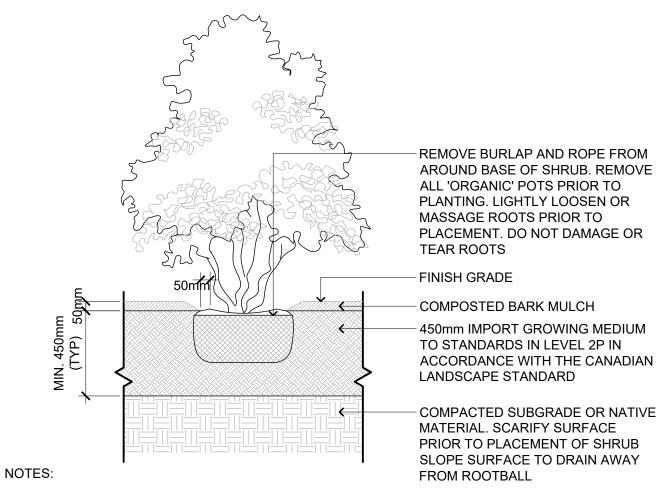
- 1. ALL LAWN TO BE SEEDED IN TWO DIRECTIONS AT 90° FROM EACH
- OTHER 2. GROWING MEDIUM TO BE IN ACCORDANCE WITH LEVEL 1 WELL GROOMED "1H/1L" (BASED ON THE USE) AS PER THE CANADIAN LANDSCAPE STANDARDS





- 1. REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS
- 2. REFER TO TYPICAL SHRUB PLANTING DETAILS FOR INFORMATION ON MULCH AND GROWING MEDIUM
- 3. ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY 4. COMPACTION RATE TO BE 95% MPD UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT

# 2 SHRUB SPACING DETAIL L-05 SCALE: 1:15



- 1. SHRUB TO BE PLANTED LEVEL WITH FINISH GRADE 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF
- 3. PLANTING PIT MUST BE FREE DRAINING
- 4. DISTURBED SUBGRADE, NATIVE MATERIAL, OR IMPORT FILL TO BE SUITABLY COMPACTED IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS TO PREVENT SETTLEMENT OF ROOTBALL 5. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD, DISEASED, DAMAGED,
- OR DEFECTIVE BRANCHES IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD 6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED

4 SHRUB PLANTING DETAIL L-05 SCALE: 1:20



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING 1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

BCH Discovery Street | 722, 726 / 732 Discovery Street, Victoria, B.C.

CLIENT **NRB Modular Solutions** 

ORIG	INAL SIZE 60.9	96cm x 91.44cm (24" x 36")		SEALED
4	23/04/14	RE-ISSUED FOR DEVELOPMENT PERMIT	МјН	
3	23/02/24	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
2	23/02/06	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
1	22/08/15	RE-ISSUED FOR DEVELOPMENT PERMIT	МјН	
NIO	DATE	DECCRIPTION	70	

MjH SHEET TITLE **DESIGN BY** PLANTING DETAILS DRAWN BY CHECKED BY PROJECT# 211-01841-00

- WOOD CHIPS

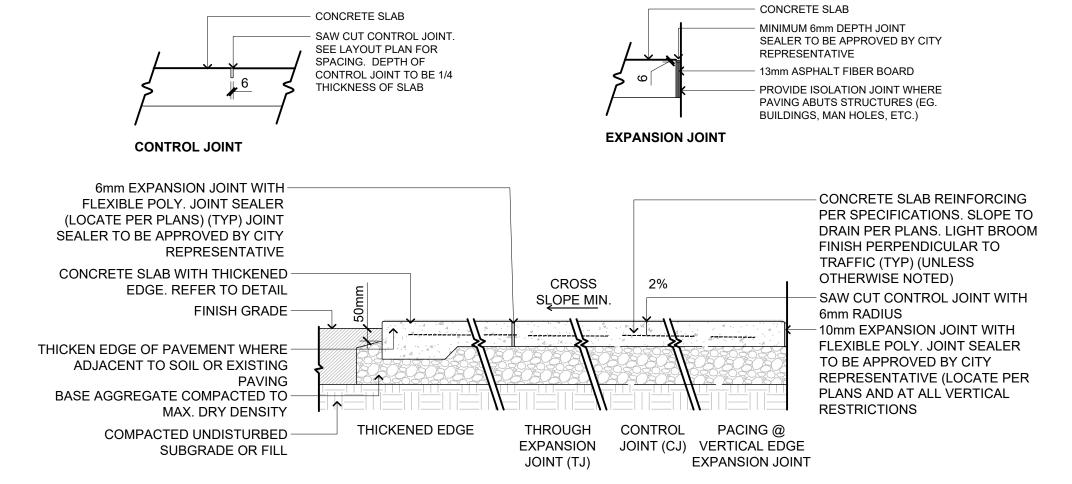
- FILTER CLOTH

COMPACTED SUBGRADE

L-05

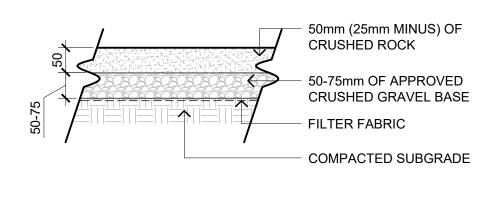
CONSULTANT

SCALE AS SHOWN DESCRIPTION BY

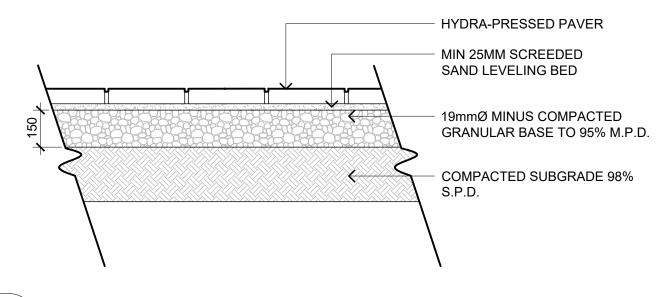


### NOTES:

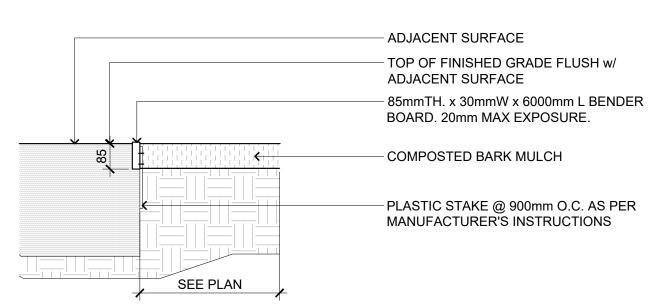
- 1. CONTROL JOINTS AS PER DETAIL TO BE PROVIDED 3.0m MAX. o.c. UNLESS SHOWN OTHERWISE ON PLAN.
- 2. EXPANSION JOINTS COME WITH FIBREBOARD TO BE PROVIDED 9.0m MAX. o.c. AND AT INTERFACE WITH STRUCTURE SUCH AS WALLS, STEPS, AND CURBS
- 3. REFER TO DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS
- 4. USE OF THICKENED EDGE TO BE AS NEEDED TO SUIT FIELD CONDITIONS. APPLICATION OF THICKENED EDGE TO
- BE SPECIFIED IN DRAWINGS
- 5. REINFORCING TO BE AS PER GEOTECHNICAL REPORT
- 6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED
- 7. CONCRETE FINISH TO BE SPECIFIED ON PLANS. ASSUME BROOM FINISH WITH NO TROWELED EDGES UNLESS





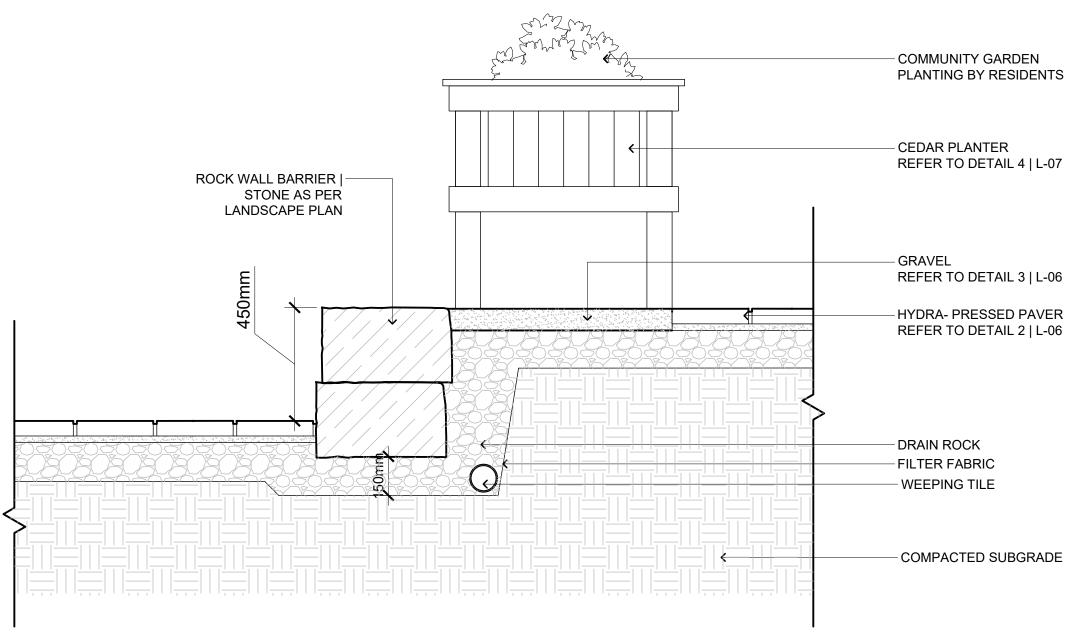


3 HYDRA PRESSED PAVER L-06 SCALE: 1:15



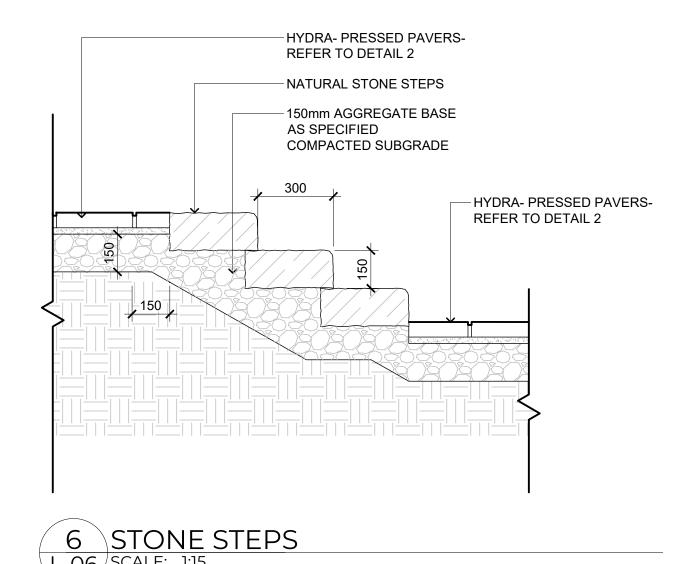
- 1. SLIP JOINTS MUST BE ABLE TO EXPAND AND CONTACT AS
- TEMPERATURES CHANGE.
- 2. DON'T SCREW THROUGH THE SLIP JOINT. COLOUR BROWN.
- 4. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING.
- 5. USE PLATED SCREWS TO JOIN BOARD TO STAKE.





- NOTES:
- ALL VOID SPACES TO BE FILLED WITH CLEAR CRUSHED AGGREGATE & CONSOLIDATED TO PREVENT MIGRATION
- OF FILL MATERIALS - ALL ROCKS TO BE STRUCTURALLY SOUND & FREE OF ANY SPALLING, CRACKS, CREVICES OF SPLINTERS.
- PLACE ROCKS TO FACILITATE SLOPE STABILITY
- ROCK TO BE BURIED 150MM DEPTH INTO GROUND





BCH Discovery Street | 722, 726 / 732 Discovery Street, Victoria, B.C.

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")				SEALED
4	23/04/14	RE-ISSUED FOR DEVELOPMENT PERMIT	МјН	
3	23/02/24	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
2	23/02/06	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
1	22/08/15	RE-ISSUED FOR DEVELOPMENT PERMIT	МјН	
NO.	DATE	DESCRIPTION	BY	

**DESIGN BY** HARDSCAPE DETAILS DRAWN BY CHECKED BY PROJECT# 211-01841-00 SCALE

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING

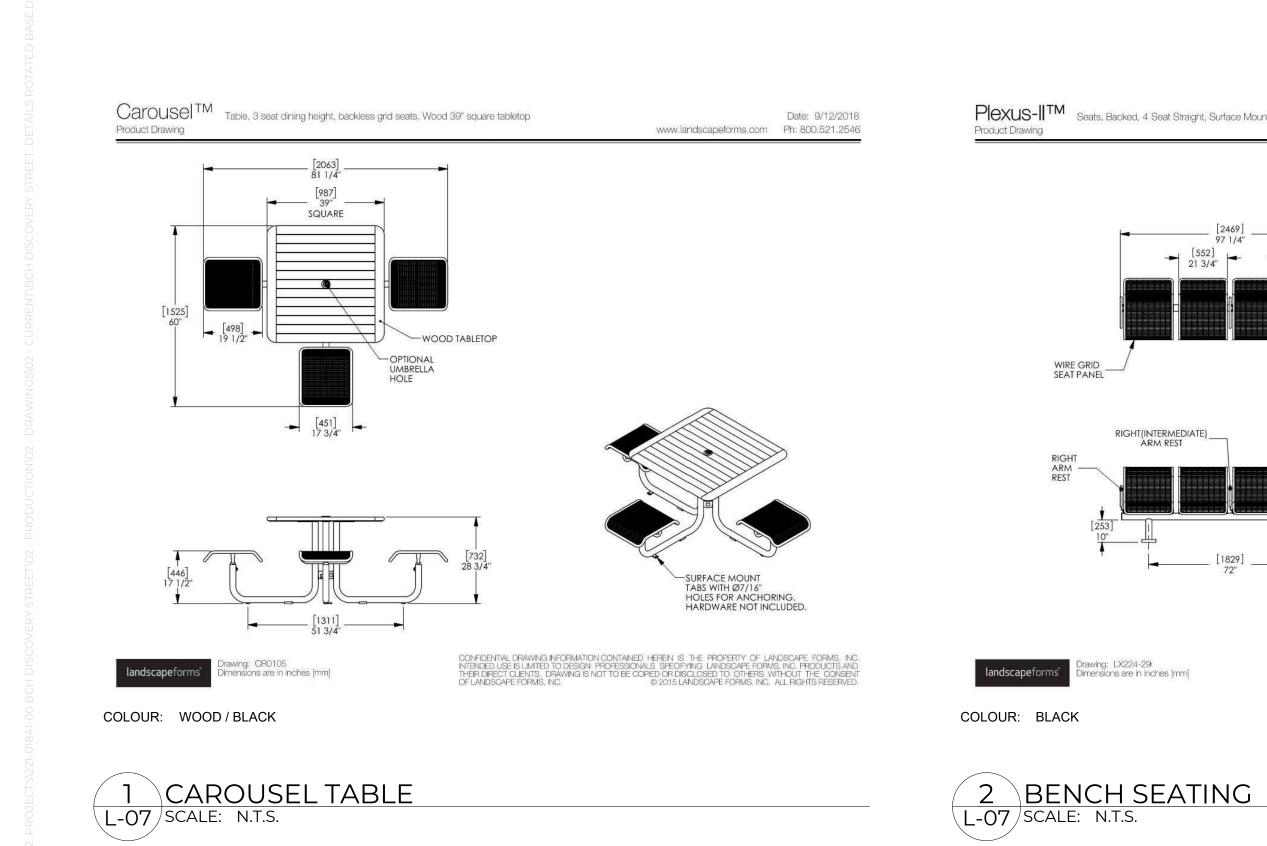
1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

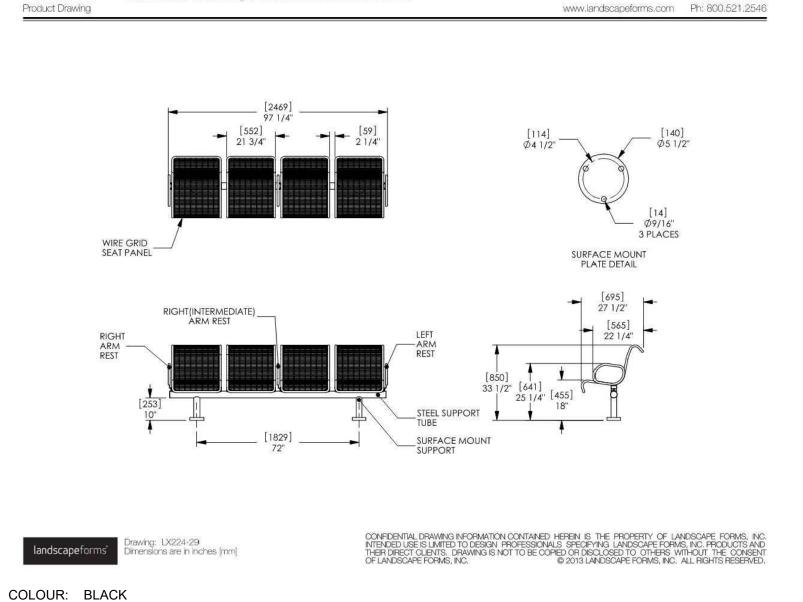
CLIENT **NRB Modular Solutions** 

CONSULTANT

AS SHOWN

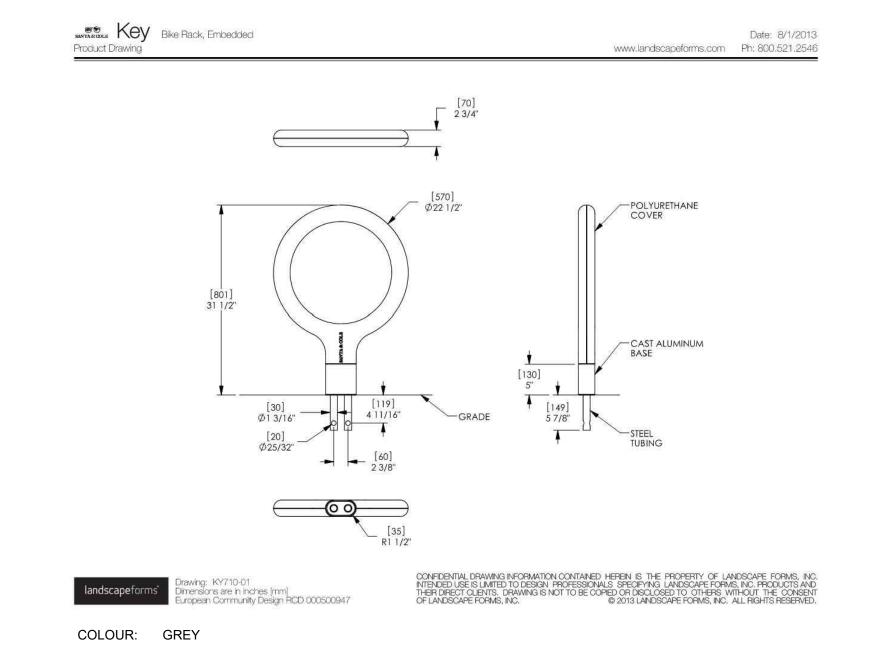
L-06



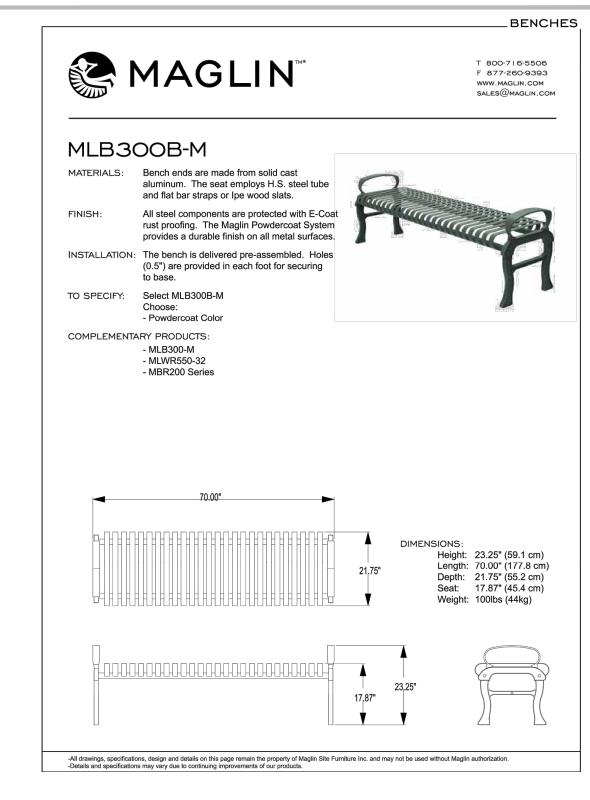


Date: 6/14/2010

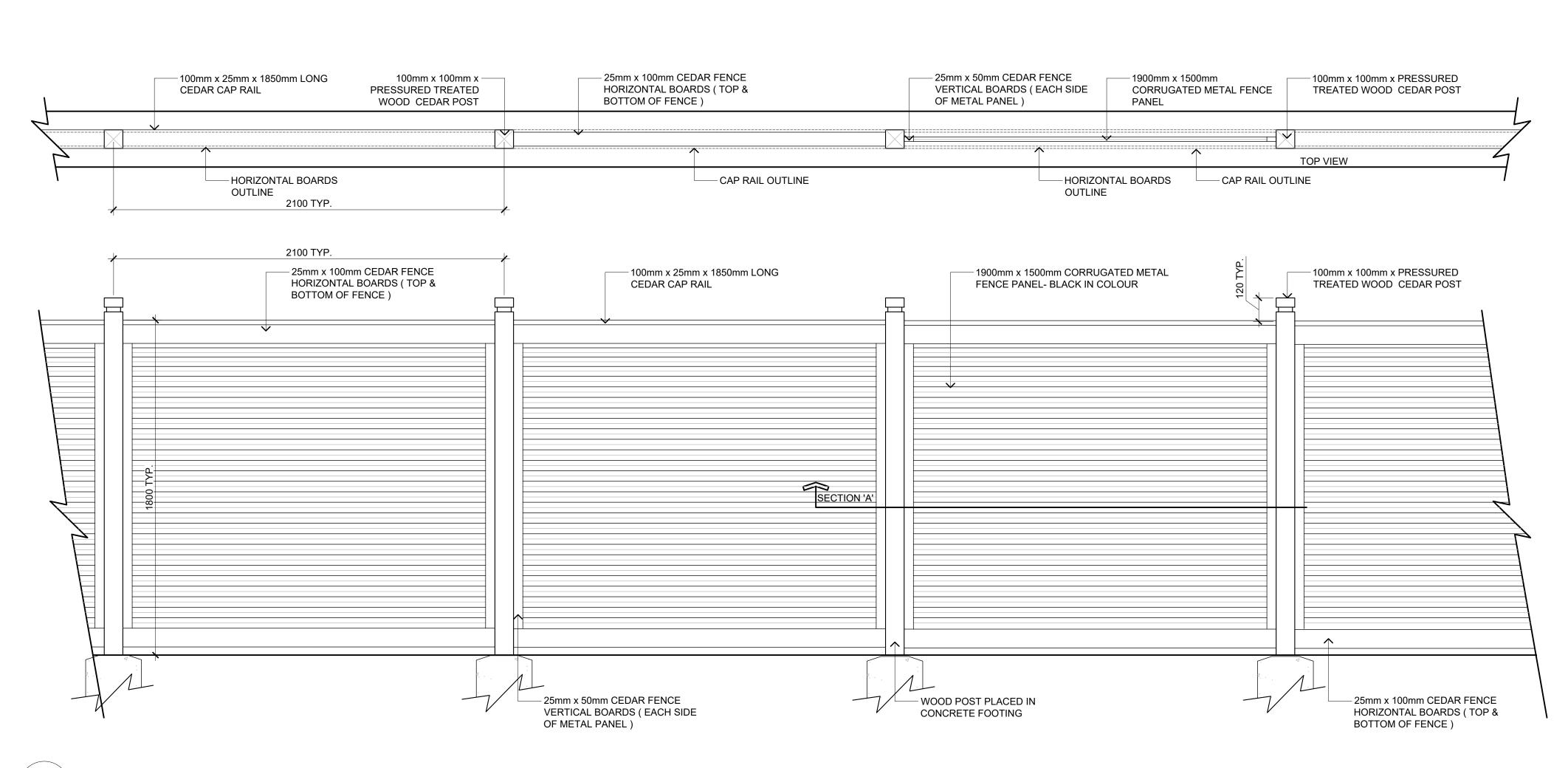
Plexus-IITM Seats, Backed, 4 Seat Straight, Surface Mount, Center and End Arms



3 KEY BIKE RACK L-07 SCALE: N.T.S.









MODEL: RAISED PLANTER SIZE: 6' L X 3' W X 3' H SUPPLIER: ZOFF'S GREENHOUSE PLANTER Install as per manufacturer's standard. Each planter requires the

manufacturer's staining package and poly liner.

5 1.8m HIGH FENCE L-07 SCALE: 1:15

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING 1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

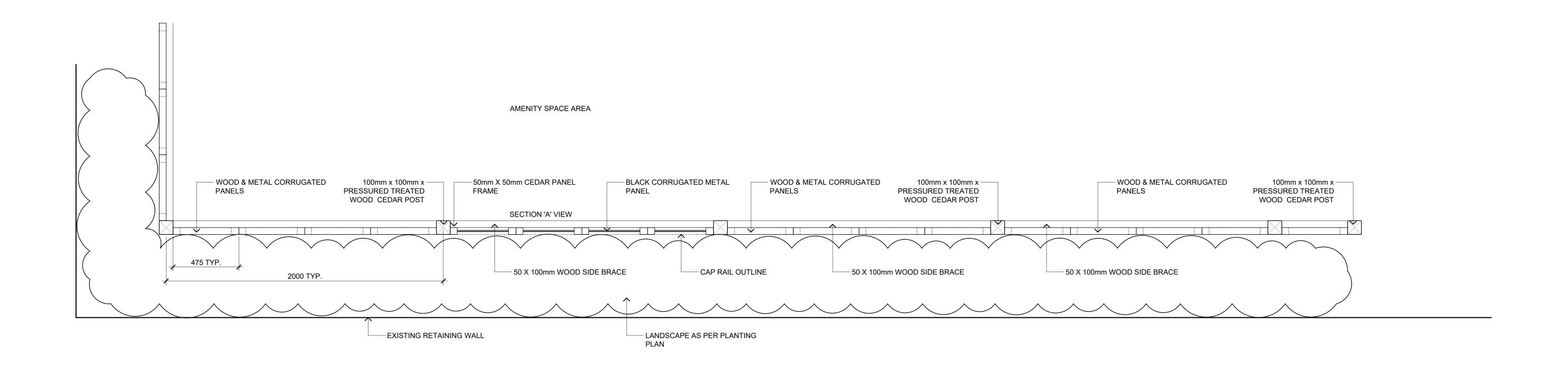
BCH Discovery Street | 722, 726 / 732 Discovery Street, Victoria, B.C. CLIENT **NRB Modular Solutions** CONSULTANT

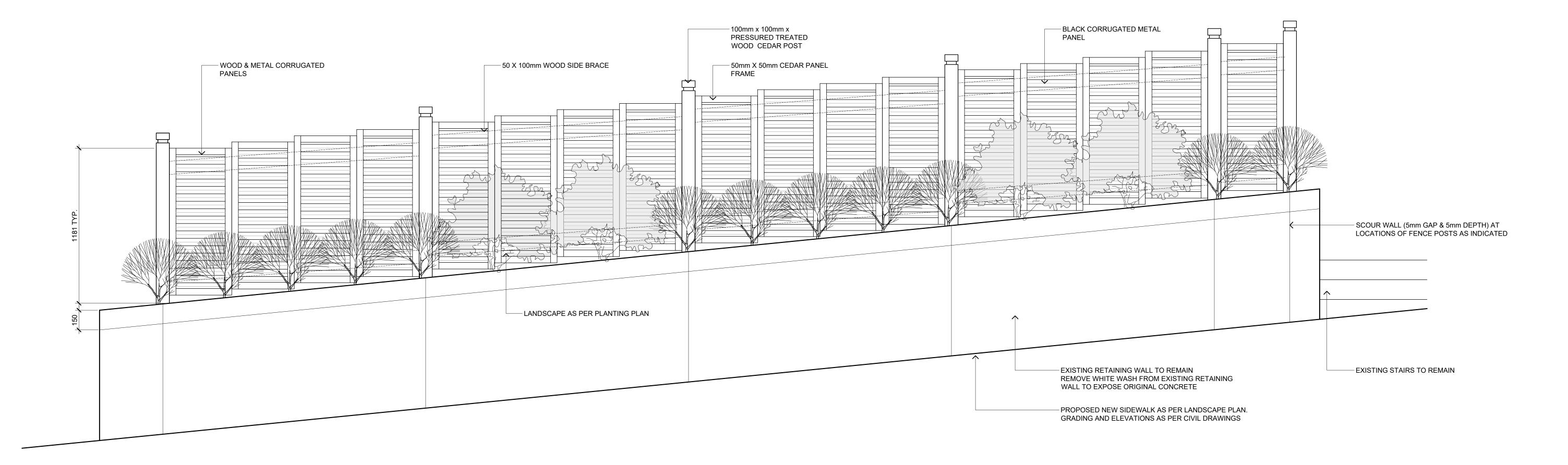
ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36") SEALED RE-ISSUED FOR DEVELOPMENT PERMIT MJH RE-ZONING / DEVELOPMENT PERMIT 23/02/24 RESUBMISSION RE-ZONING / DEVELOPMENT PERMIT 23/02/06 1 22/08/15 RE-ISSUED FOR DEVELOPMENT PERMIT MJH

**DESIGN BY** SITE FURNISHING DETAILS DRAWN BY CHECKED BY PROJECT# 211-01841-00 SHEET NO.

L-07

SCALE NO. DATE AS SHOWN DESCRIPTION





1 1.2m HIGH FENCE L-08 SCALE: 1:15

LANDSCAPE ARCHITECTURE   <b>URBAN DESIG</b> 1000 - 840 HOWE STREET, VANCO	

BCH Discovery Street | 722, 726 / 732 Discovery Street, Victoria, B.C. NRB Modular Solutions CONSULTANT **WSP** 

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")				
4	23/04/14	RE-ISSUED FOR DEVELOPMENT PERMIT	МјН	
3	23/02/24	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
2	23/02/06	RE-ZONING / DEVELOPMENT PERMIT RESUBMISSION	МјН	
1	22/08/15	RE-ISSUED FOR DEVELOPMENT PERMIT	МјН	
10.	DATE	DESCRIPTION	BY	ı

MjH SHEET TITLE DESIGN BY DRAWN BY CHECKED BY PROJECT# SCALE AS SHOWN

FENCING DETAILS L-08