

Rezoning Resubmission Review - Phase I + II




TMRW.INC

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BURNSIDE
133-135 Gorge Rd E, Victoria BC



Revisions

Received Date:
November 10, 2023

ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
RZ0.0	SHEET LIST
RZ0.00	STATISTICS
RZ1.00	SITE SURVEY PLAN
RZ1.01	CONTEXT PLAN
RZ1.02	SITE PLAN
RZ1.03	PHASING PLAN W. EXISTING BUILDINGS
RZ1.04	SITE SETBACK PLANS W. EXISTING SITE GRADES
RZ1.05	AVERAGE GRADE CALCULATIONS
RZ1.06	SITE CIRCULATION AND ACCESS ROUTE
RZ1.08	MULTI-DISCIPLINARY COORDINATION SITE PLAN
RZ1.09a	PHASE I FIRE ACCESS PLAN
RZ1.09b	PHASE I + II - FIRE ACCESS PLANS
RZ1.10	PHASE I - OVERALL LEVEL P1 PLAN
RZ1.11	PHASE I - OVERALL LEVEL 00 PLAN
RZ1.12	PHASE I - OVERALL LEVEL 01 PLAN
RZ1.13	PHASE I - OVERALL LEVEL 02 PLAN
RZ1.14	PHASE I - OVERALL LEVEL 03-04 PLAN
RZ1.15	PHASE I - OVERALL LEVEL 05 PLAN
RZ1.16	PHASE I - OVERALL LEVEL 06 PLAN
RZ1.17	PHASE I - OVERALL ROOF PLAN
RZ1.20	PHASE II - OVERALL MASSING PLANS
RZ2.11	MASSING AND HEIGHT
RZ2.12	PHASE I - OVERALL NORTH + SOUTH ELEVATIONS
RZ2.13	PHASE I - OVERALL EAST + WEST ELEVATIONS
RZ3.11	PHASE I - BUILDING SECTION 1 + 2
RZ3.12	PHASE I - SECTION - BUILDING SECTION 3 + 4
RZ4.01	PHASE I - ENLARGED PLANS - BIKE ROOMS

CIVIL	
SHEET NUMBER	SHEET NAME
C001	EXISTING SITE AND GENERAL NOTES
C101	PROPOSED PHASE 1 SURFACE WORKS
C102	PROPOSED PHASE 2 SURFACE WORKS
C201	SITE SERVICING

LANDSCAPE	
SHEET NUMBER	SHEET NAME
L0.03	TREE MANAGEMENT PLAN
L1.01	ENLARGEMENT PLAN (COMMERCIAL HUB)
L1.02	ENLARGEMENT PLAN (CENTRAL PLAZA)
L3.00	SOFTSCAPE MATERIALS
L3.01	PLANTING PLAN

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ISSUES		
No.	DESCRIPTION	DATE
1	REZONING APPLICATION	2023-03-01
2	REZONING RESUBMISSION	2023-08-31
3	REZONING CITY REVIEW	2023-10-23
4	REZONING CITY REVIEW ZONING BYLAW UPD	2023-11-03

FOR REVIEW

CONSULTANTS

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PRIME CONSULTANT

**ARCADIS**

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tel 250 980 3432
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PROJECT

BURNSIDE
133-135 GORGE ROAD E
VICTORIA, BC

PROJECT NO:
138914

DRAWN BY: Arcadis	CHECKED BY: Arcadis
PROJECT MGR: Arcadis	APPROVED BY: Arcadis

SHEET TITLE

SHEET LIST

SHEET NUMBER	ISSUE
RZ0.0	4

BURNSIDE STATISTICS

PROJECT DESCRIPTION

Table with 2 columns: Field Name, Value. Includes PROJECT NAME: BURNSIDE, PROJECT ADDRESS: 133 - 135 GORGE ROAD E, PID: PH I: 000-584-967 | PH II: 002-608-421, CURRENT ZONING: T1, PROPOSED ZONING: CD, PROPOSED FSR: 2.00

SITE AREA

Table with 4 columns: SITE (HA), SITE m², FSR m². Includes SITE AREA - PHASE 1 (0.64, 6,370, 12,740), SITE AREA - PHASE 2 (1.25, 12,487, 24,974), ALLOWABLE FSR MULTIPLIER (2.00, 2.00, -), TOTAL ALLOWABLE FSR (37,714)

Table with 3 columns: SITE BREAKDOWN, HA, SITE m². Includes LOT 1 - PHASE 1 (0.637, 6,370), LOT 2 - PHASE 2 (1.249, 12,487), TOTAL PARCEL AREA (1.886, 18,857)

SITE COVERAGE

Table with 4 columns: TOTAL, PHASE I, PHASE II. Includes TOTAL SITE COVERAGE % (56%, 64%, 53%), TOTAL SITE COVERAGE (m²) (10650, 4056, 6593), TOTAL OPEN SPACE % (39%, 41%, 37%), TOTAL OPEN SPACE (m²) (7,294, 2,618, 4,676)

HEIGHT

Table with 3 columns: PHASE, HEIGHT IN m, No. OF STOREYS. Includes PHASE 1 - B01 (21.93m, 6), PHASE 2 - B01 (22.00m, 6), PHASE 2 - B02 (22.00m, 6), PHASE 2 - B03 (22.00m, 6), PHASE 2 - B04 (22.00m, 6)

SETBACKS

Table with 2 columns: PHASE, DISTANCE IN m. Includes PHASE 1 - NORTH PL (5m), PHASE 1 - EAST PL (6m), PHASE 1 - SOUTH PL (5m), PHASE 1 - WEST PL (8m), PHASE 2 - NORTH PL (5m), PHASE 2 - EAST PL (10m), PHASE 2 - SOUTH PL (15m), PHASE 2 - WEST PL (6m)

PARKING

Table with 3 columns: PROVIDED VEHICLE STALLS BY PHASE, PHASE, STALLS. Includes PHASE 1 COMMERCIAL (12), COMMERCIAL ACCESSIBLE (0), VISITOR (17), VISITOR ACCESSIBLE (0), VISITOR ACCESSIBLE VAN (1), RESIDENTIAL (88), RESIDENTIAL ACCESSIBLE (5), RESIDENTIAL ACCESSIBLE VAN (2), LOADING STALLS (1), PHASE 1 TOTAL (126)

Table with 3 columns: PROVIDED BIKE STALLS BY PHASE, PHASE, STALLS. Includes PHASE 1 SHORT TERM RESIDENTIAL (18), LONG TERM RES. GROUND ANCHORED (138, 61%), LONG TERM RESIDENTIAL CARGO (22, 21%), LONG TERM RESIDENTIAL WALL ANCHORED (66, 30%), SHORT TERM COMMERCIAL (8), LONG TERM COMM. GROUND ANCHORED (6, 75%), LONG TERM COMM. CARGO (2, 25%), PHASE 1 TOTAL (260)

PROPOSED AREAS PH I - BUILDING 01 - RESIDENTIAL

Table with 4 columns: OVERALL m², FSR m², UNIT COUNT. Includes LEVEL 06 (1,135.9, 1,108.3, 15), LEVEL 05 (2,182.8, 2,155.2, 33), LEVEL 04 (2,208.0, 2,180.4, 33), LEVEL 03 (2,208.0, 2,180.4, 33), LEVEL 02 (1,834.0, 1,806.4, 27), LEVEL 01 (2,297.6, 1,795.3, 26), LEVEL 00 (1,139.9, 1,092.0, 11), LEVEL P1 (4,547.3, -, -), TOTAL (13,006.2, 12,318.0, 178)

PROPOSED AREA PH I - BUILDING 01 - COMMERCIAL

Table with 4 columns: OVERALL m², FSR m², CRUs. Includes LEVEL 01 (420.0, 420.0, 1-3), LEVEL P1 (461.8, N/A, N/A), TOTAL (881.8, 420.0, 1-3)

PROPOSED AREA PH II - BUILDINGS 01, 02, 03 + 04 - RESIDENTIAL

Table with 4 columns: OVERALL m², FSR m², UNIT COUNT. Includes LEVEL 06 (4,787.1, 4,743.3, 60), LEVEL 05 (4,810.9, 4,767.0, 60), LEVEL 04 (4,811.5, 4,767.5, 60), LEVEL 03 (4,814.1, 4,770.2, 60), LEVEL 02 (4,489.4, 4,439.2, 54), LEVEL 01 (3,401.5, 1,476.0, 16), LEVEL P1 (6,518.5, -, -), TOTAL (33,633.0, 24,963.3, 310)

PROPOSED AREA TOTALS

Table with 4 columns: OVERALL m², FSR m², RES. UNIT COUNT. Includes PHASE I (13,888.0, 12,738.0, 178), PHASE II (33,633.0, 24,963.3, 310), TOTAL (47,521.0, 37,701.4, 488)

ADDITIONAL UNIT DATA

Table with 3 columns: LOCATION, NO. GROUND ORIENTED UNITS, MIN. UNIT SIZE m². Includes PHASE 1 - B01 (21, 30.72), PHASE 2 - B01 (22, 44.67), PHASE 2 - B02 (6, 40.22), PHASE 2 - B03 (9, 38.70), PHASE 2 - B04 (11, 46.95), TOTAL (69)

Table with 3 columns: PROVIDED VEHICLE STALLS BY PHASE, PHASE, STALLS. Includes PHASE 2 COMMERCIAL (0), COMMERCIAL ACCESSIBLE (0), VISITOR (29), VISITOR ACCESSIBLE (1), VISITOR ACCESSIBLE VAN (1), RESIDENTIAL (142), RESIDENTIAL ACCESSIBLE (10), RESIDENTIAL ACCESSIBLE VAN (3), LOADING STALLS (0), PHASE 2 TOTAL (186)

Table with 3 columns: PROVIDED BIKE STALLS BY PHASE, PHASE, STALLS. Includes PHASE 2 SHORT TERM RESIDENTIAL (32), LONG TERM RES. GROUND ANCHORED (195, 50%), LONG TERM RESIDENTIAL CARGO (39, 10%), LONG TERM RESIDENTIAL WALL ANCHORED (154, 40%), PHASE 2 TOTAL (420)

PHASE 1 SPECIFIC AREAS AND UNITS

Main table for Phase 1 specific areas and units. Columns: Level, Elevation (ft), Fir to Fir (ft), Number of Units, Gross Floor Area (ft²), Exclusions (ft²), FSR AREA. Includes levels 6, 5, 4, 3, 2, 1, Ground Floor, and P1.

Summary table for Phase 1. Includes Saleable Typical Floor Efficiency (84%), Total Saleable Area (105,692 ft²), Total Common and Circulation (34,866), Total Residential Sqft (105,692), Total Commercial Sqft (4,521), Proposed Total Gross Floor Area (189,007), Total Commercial % of Project (3%), Residential Efficiency (excl. P1 and Commercial) (73%), FSR Permitted (137,132), FSR Achieved Building (137,111), Difference (21), FSR Achieved (2.00)

Table with 8 columns: Level, SUITE TYPE (STUDIO, JR 1 BR, 1 BR, JR 2 BR, 2 BR, 3 BR), Number of Units. Includes levels 6, 5, 4, 3, 2, 1, and Ground. Total: 0, 27, 26, 83, 26, 16, 178

UNIT DISTRIBUTION: 0%, 15%, 15%, 47%, 15%, 9%. Total Building 178 SUITES

PHASE 2 SPECIFIC AREAS AND UNITS

Main table for Phase 2 specific areas and units. Columns: Level, Elevation (ft), Fir to Fir (ft), Number of Units, Gross (ft²) Building, Exclusions (ft²), FSR AREA. Includes levels 6, 5, 4, 3, 2, 1, P1.

Summary table for Phase 2. Includes Saleable Typical Floor Efficiency (84%), Total Saleable Area (215,270 ft²), Total Common and Circulation (73,942), Total Residential Sqft (215,270), Total Commercial Sqft (215,270), Proposed Total Gross Floor Area (362,022), Total Commercial % of Project (N/A), Residential Efficiency (excl. Parking and Commercial) (73%), FSR Permitted (268,818), FSR Achieved Building (268,703), Difference (115), FSR Achieved (2.00)

Table with 14 columns: Level, SUITE TYPE (STUDIO, JR 1 BR, 1 BR, JR 2 BR, 2 BR, 3 BR), Number of Units. Includes levels 6, 5, 4, 3, 2, 1, P1, and Sum. Total: 0, 14, 6, 70, 119, 49, 35, 46, 11, 36, 74, 38, 20, 57, 37, 310, 141

UNIT DISTRIBUTION: 0%, 5%, 38%, 15%, 24%, 18%, 100%. Total Buildings 310 SUITES

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FOR REVIEW

CONSULTANTS

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PRIME CONSULTANT

ARCADIS logo and address: 1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 980 3432 www.arcadis.com

PROJECT BURNSIDE 133-135 GORGE ROAD E VICTORIA, BC

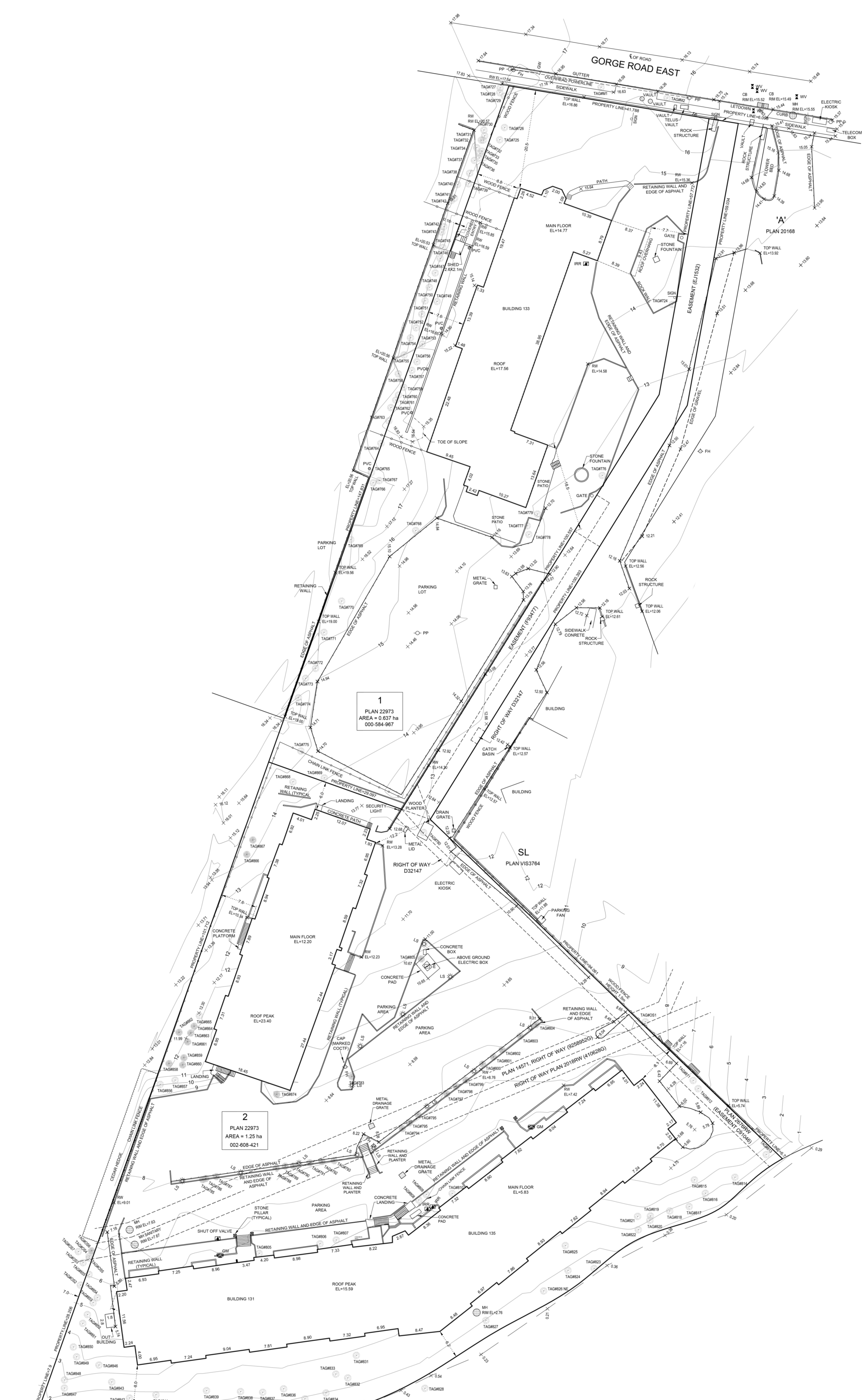
PROJECT NO: 138914

DRAWN BY: Arcadis CHECKED BY: Arcadis PROJECT MGR: Arcadis APPROVED BY: Arcadis

SHEET TITLE STATISTICS

Table with 2 columns: SHEET NUMBER, ISSUE. Includes SHEET NUMBER RZ0.00, ISSUE 4

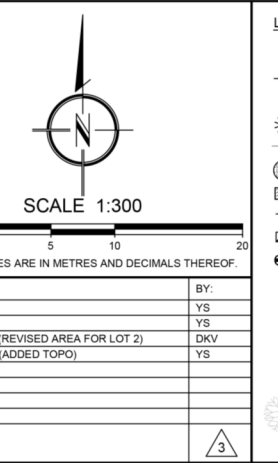
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**TOPOGRAPHIC SURVEY OF
LOTS 1 AND 2, SECTION 10,
VICTORIA DISTRICT, PLAN 22973.**

CITY OF VICTORIA
CIVIC ADDRESS: 133 AND 135 EAST GORGE ROAD

bennett
LAND SURVEYING
1000 BROADVIEW ST.
VICTORIA BC V8W 2G4
TEL: 250-383-5518
FAX: 250-383-5519



LEGEND

SP	- DENOTES SPOT ELEVATION
PP	- DENOTES POWER POLE
CP	- DENOTES POWER POLE ANCHOR
LS	- DENOTES LINE STAKING
SGN	- DENOTES STREET SIGN
MAN	- DENOTES MANHOLE
SB	- DENOTES SATCH BAG
FH	- DENOTES FIRE HYDRANT
SE	- DENOTES ELECTRICAL SERVICE BOX
GM	- DENOTES GAS METER
WV	- DENOTES WATER VALVE
FW	- DENOTES FIRE HYDRANT
IR	- DENOTES IRRIGATION
BL	- DENOTES ELEVATION
MB	- DENOTES METEOROLOGICAL BELL
TR	- DENOTES TREE WITH TAGS (TYPICAL)

DATA

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CONTROL SURVEYING BY ORIGINAL PUBLISHED ELEVATION 1984 METRES (NA NO. 1) AND EL. (OBSERVED).

CONTOUR INTERVAL = 1.0 METRES

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN 22973 REFER TO PROPERTY LINES AND NOT TO BE USED TO DEFINE BOUNDARIES

REFER TO CURRENT CERTIFICATES OF TITLE FOR ADDITIONAL DETAILS OF PROPERTY CHANGES

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR UNDER THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

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BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACE UNLESS OTHERWISE NOTED

NOTE:

SEE TREE INVENTORY REPORT PREPARED BY TILMACK URBAN FORESTRY CONSULTANTS LTD. DATED MARCH 20, 2023

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FIELD SURVEY COMPLETED ON THE 17TH OF MAY, 2023

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3	REZONING CITY REVIEW	2023-10-23
4	REZONING CITY REVIEW ZONING BYLAW UPDATES	2023-11-03

FOR REVIEW

CONSULTANTS

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PROJECT

BURNSIDE
133-135 GORGE ROAD E
VICTORIA, BC

PROJECT NO:
138914

DRAWN BY: Arcadis	CHECKED BY: Arcadis
PROJECT MGR: Arcadis	APPROVED BY: Arcadis

SHEET TITLE

SITE SURVEY PLAN

SHEET NUMBER RZ1.00	ISSUE 4
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VICTORIA, BC

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138914

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Arcadis

CHECKED BY:
Arcadis

PROJECT MGR:
Arcadis

APPROVED BY:
Arcadis

SHEET TITLE

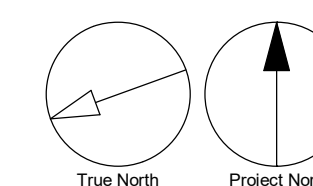
CONTEXT PLAN

SHEET NUMBER

RZ1.01

ISSUE

4



1 CONTEXT PLAN
RZ1.01 SCALE: 1 : 1000

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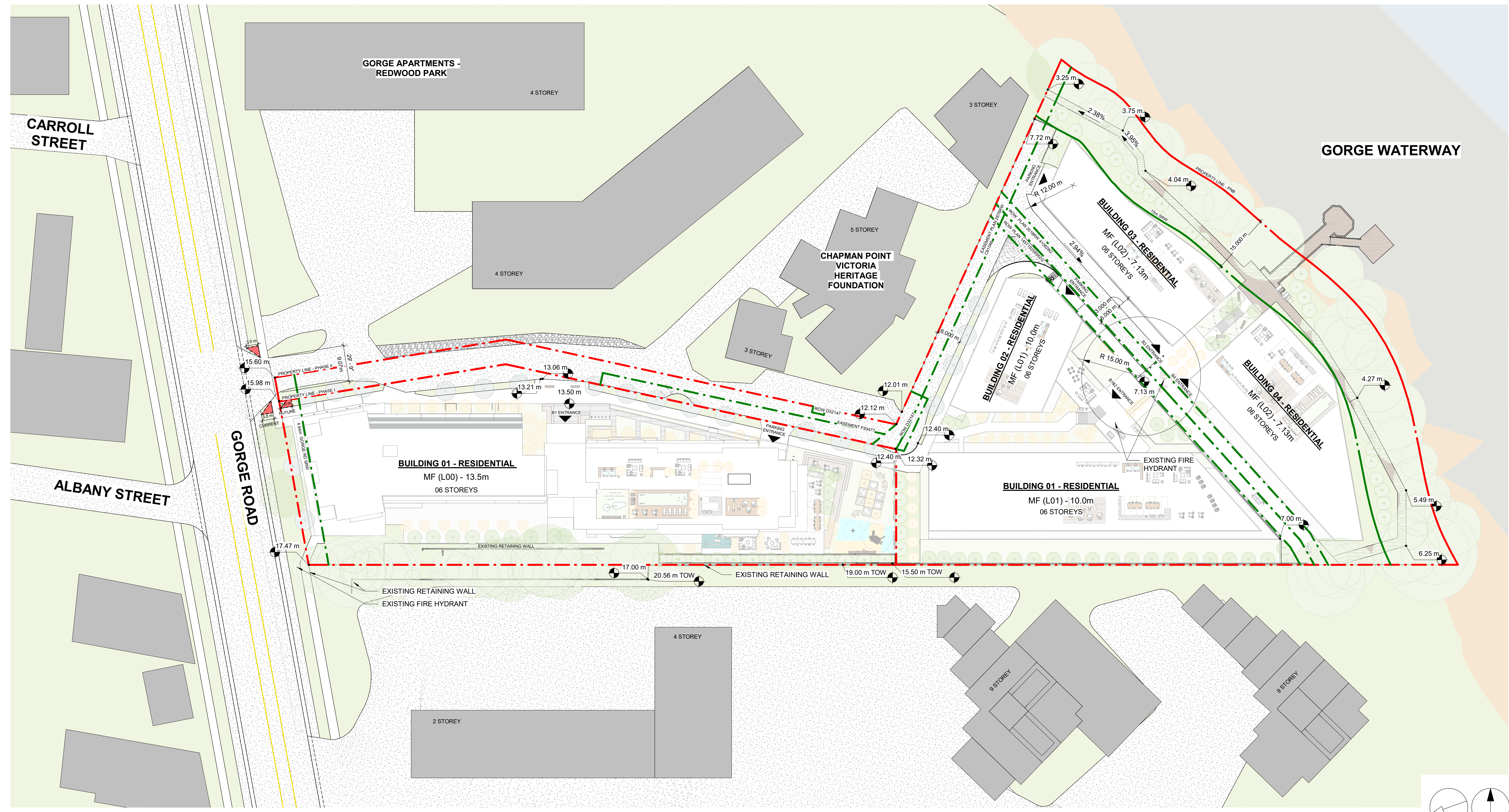
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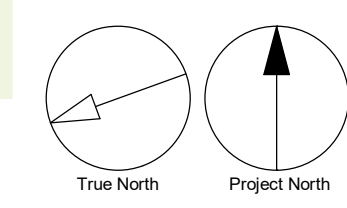
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138914
 DRAWN BY:
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 PROJECT MGR:
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SHEET TITLE
SITE PLAN

SHEET NUMBER
RZ1.02
 ISSUE
4

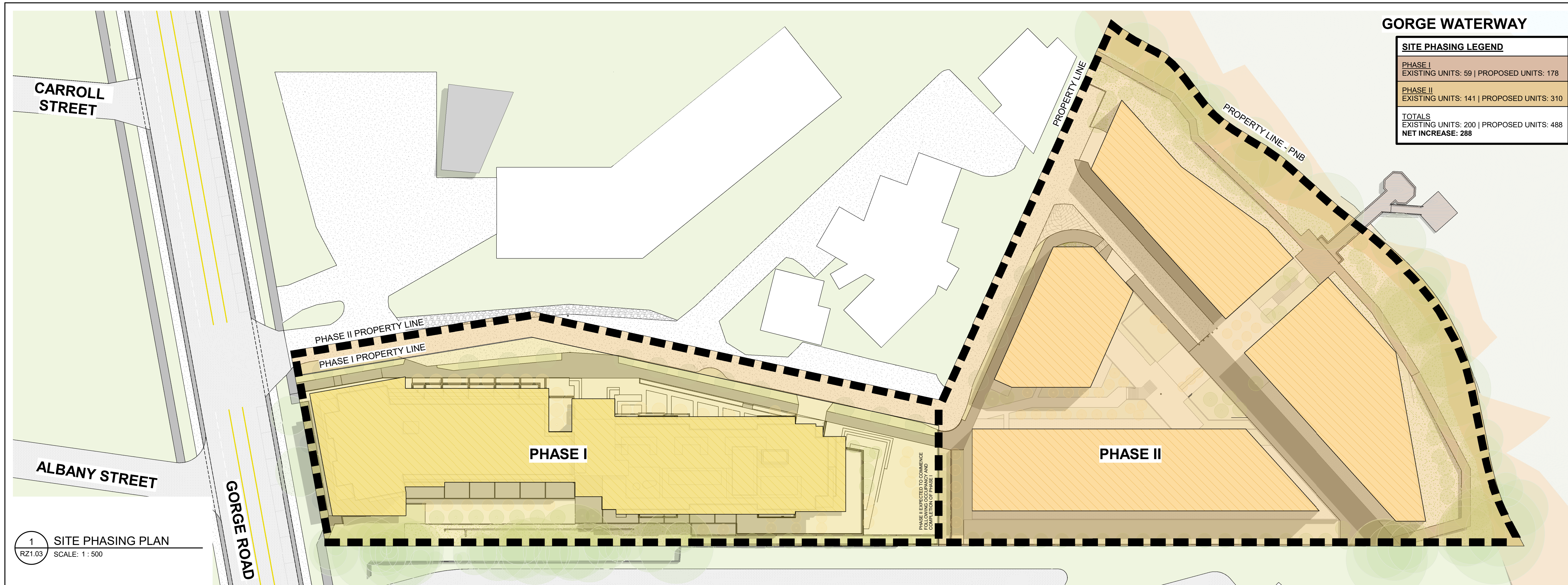


1 OVERALL SITE PLAN
 SCALE: 1 : 500

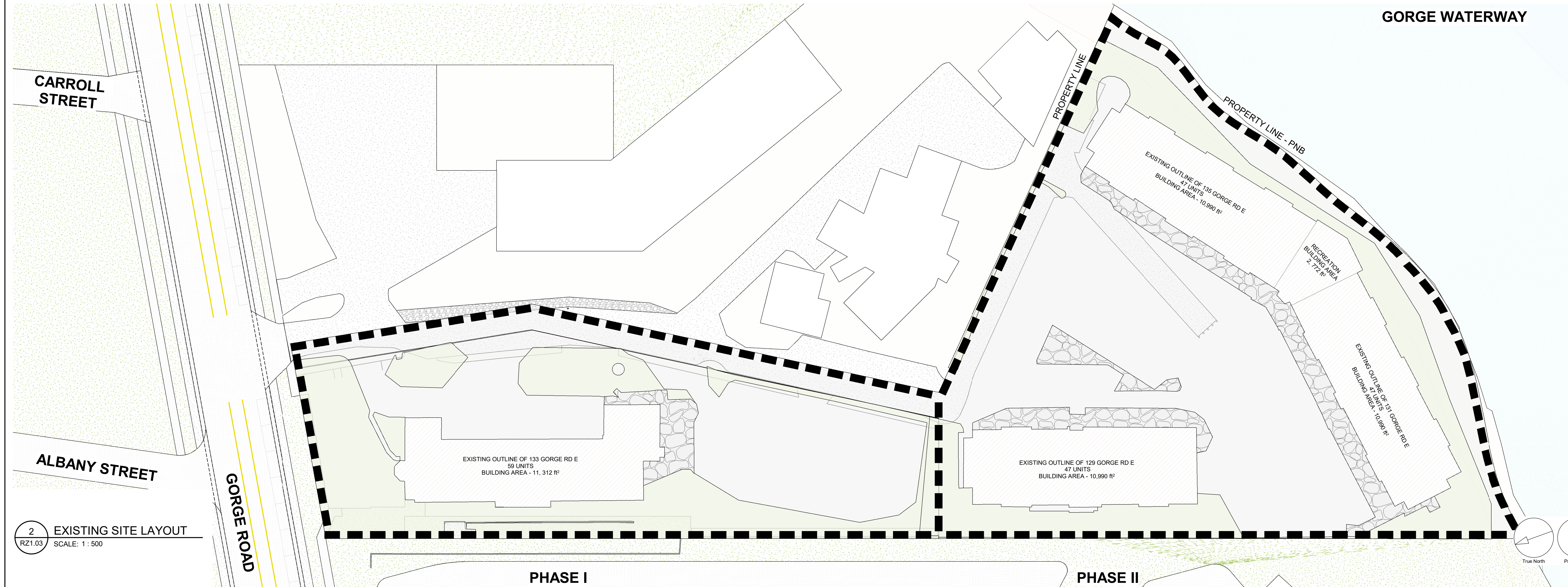


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1 SITE PHASING PLAN
RZ1.03 SCALE: 1 : 500



2 EXISTING SITE LAYOUT
RZ1.03 SCALE: 1 : 500

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133-135 GORGE ROAD E
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PROJECT NO:
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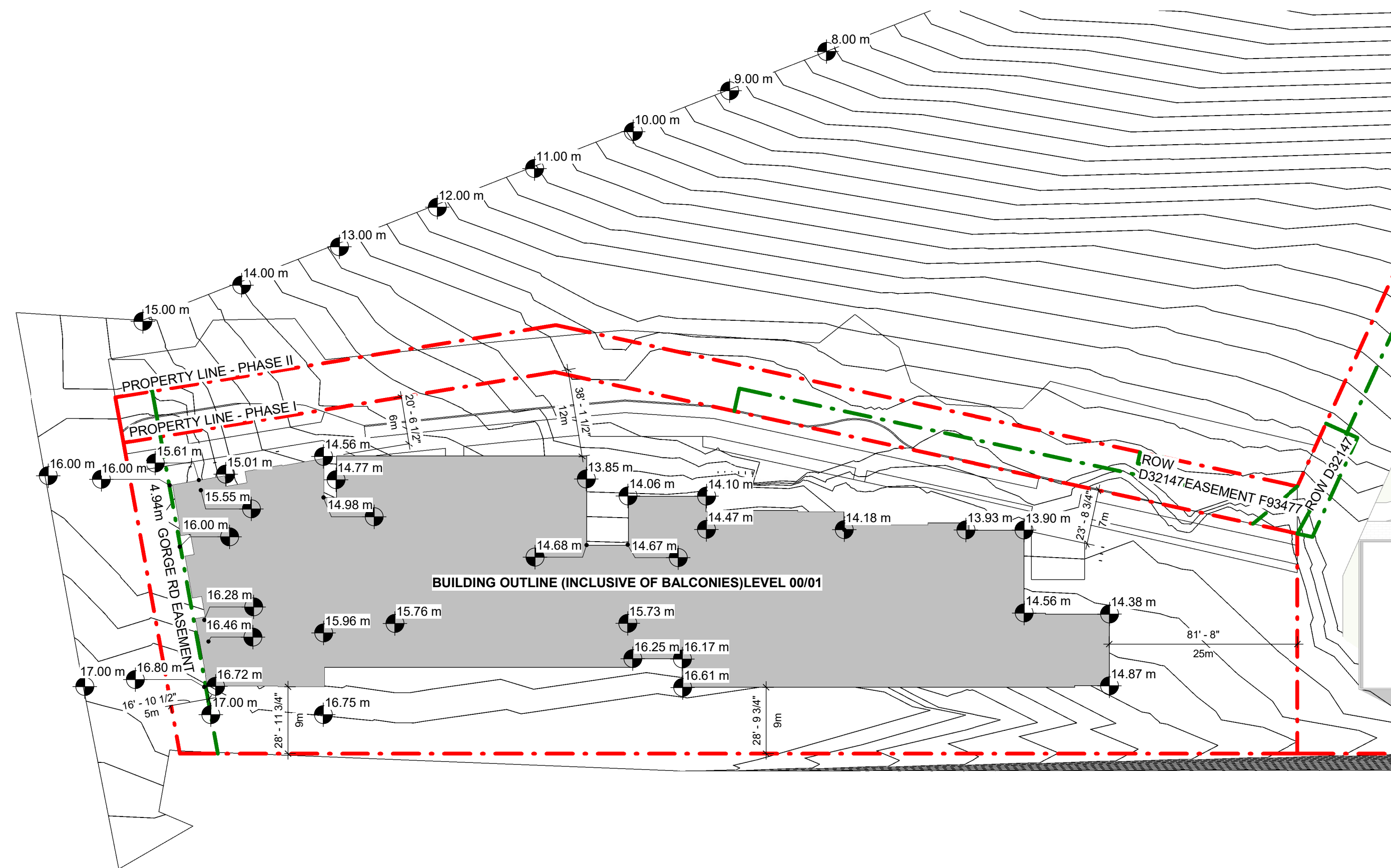
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PROJECT MGR: Arcadis	APPROVED BY: Arcadis

SHEET TITLE
PHASING PLAN W. EXISTING BUILDINGS

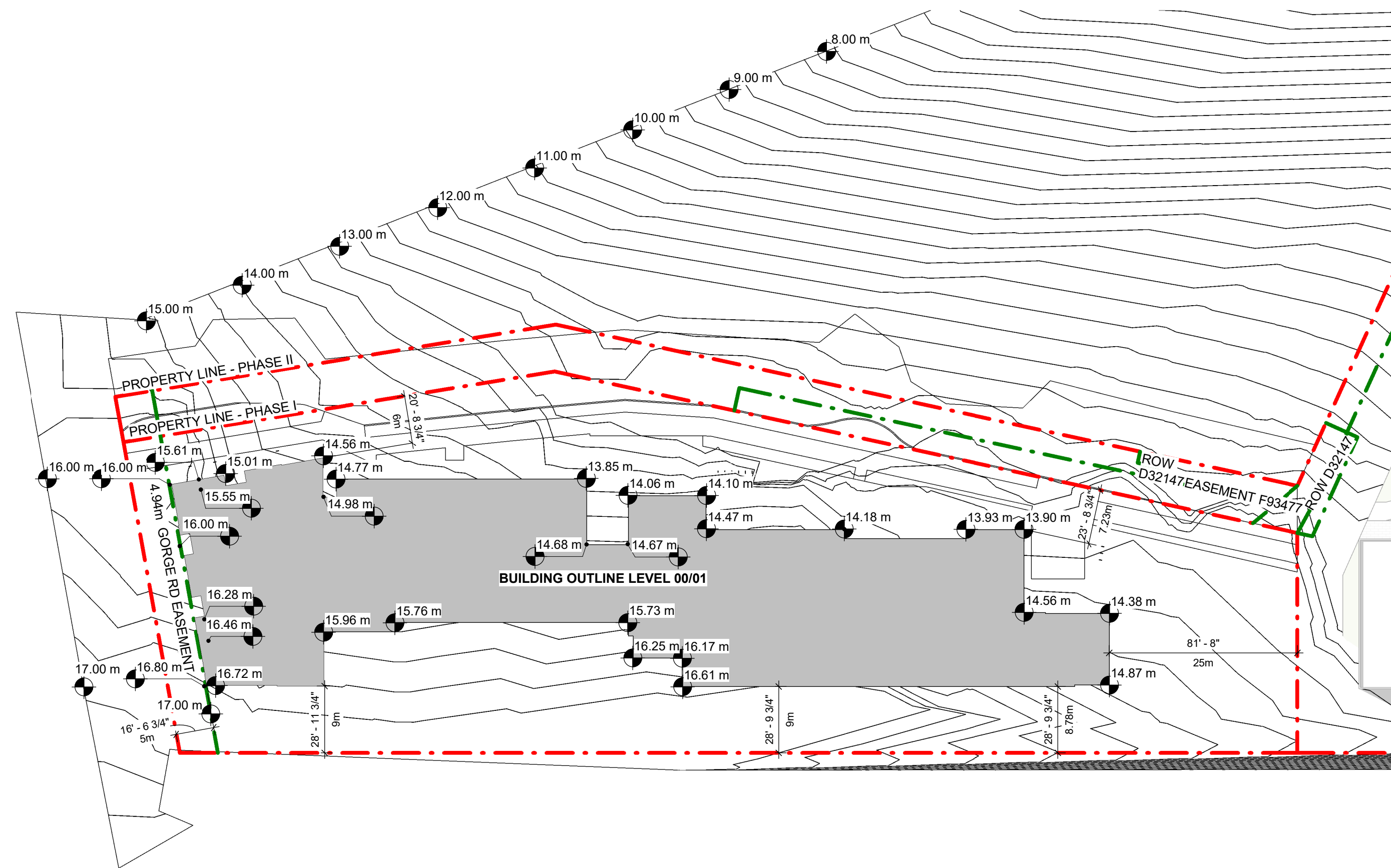
SHEET NUMBER RZ1.03	ISSUE 4
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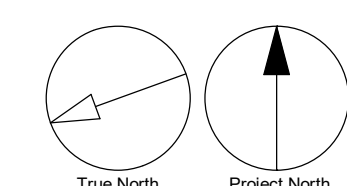
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2 SETBACK PLAN (BALCONIES INCLUSIVE) @ LEVEL 00/01
 RZ1.04 SCALE: 1 : 500



1 SETBACK PLAN @ LEVEL 00/01
 RZ1.04 SCALE: 1 : 500



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PROJECT
BURNSIDE
 133-135 GORGE ROAD E
 VICTORIA, BC

PROJECT NO:
 138914

DRAWN BY:
 Arcadis

CHECKED BY:
 Arcadis

PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
**SITE SETBACK PLANS W.
 EXISTING SITE GRADES**

SHEET NUMBER
RZ1.04

ISSUE
4

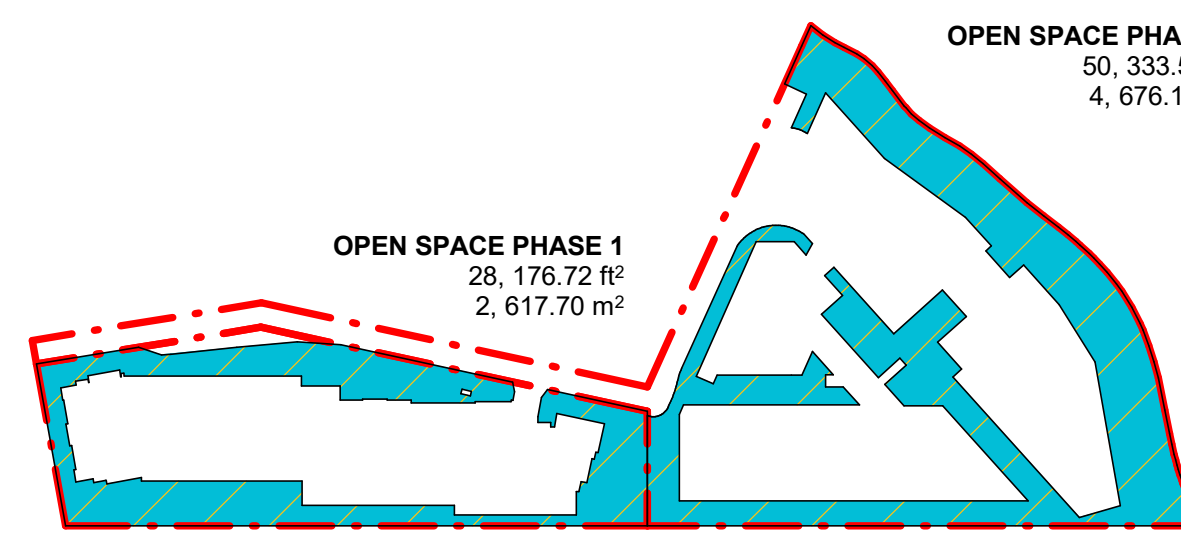
AVERAGE GRADE CHARTS

Avg. Ceiling Elevation @ PT			
Mark	Elevation (m)	Length (m)	Avg. Length
A	9.79	1.32	1.32
B	9.33	1.32	215.5
C	9.03	1.32	447.7
D	9.03	1.32	59.69
E	9.03	1.32	90.39
F	9.03	1.32	43.64
G	9.03	1.32	94.06
H	9.03	1.32	109.19
I	9.03	1.32	150.09
J	9.03	1.32	42.58
K	9.03	1.32	21.05
L	9.03	1.32	41.03
M	9.03	1.32	20.72
N	9.03	1.32	96.65
O	9.03	1.32	79.65
P	9.03	1.32	79.65
Q	9.03	1.32	24.43
R	9.03	1.32	38.03
S	9.03	1.32	473.37
T	9.03	1.32	92.79
U	9.03	1.32	77.75
V	9.03	1.32	90.83
W	9.03	1.32	141.83
X	9.03	1.32	60.66
Y	9.03	1.32	248.82
Z	9.03	1.32	98.47
AA	9.03	1.32	518.56
AB	9.03	1.32	9.49
AC	9.03	1.32	81.37
AD	9.03	1.32	141.88
AE	9.03	1.32	58.03
AF	9.03	1.32	276.28
AG	9.03	1.32	77.5
AH	9.03	1.32	258.13
AI	9.03	1.32	20.66
AJ	9.03	1.32	21.69
AK	9.03	1.32	58.9
AL	9.03	1.32	688.07
AM	9.03	1.32	27.9
AN	9.03	1.32	173.62
AO	9.03	1.32	2728.28
AP	9.03	1.32	2929.28
AQ	9.03	1.32	19.1
AR	9.03	1.32	0.20
AS	9.03	1.32	0.32

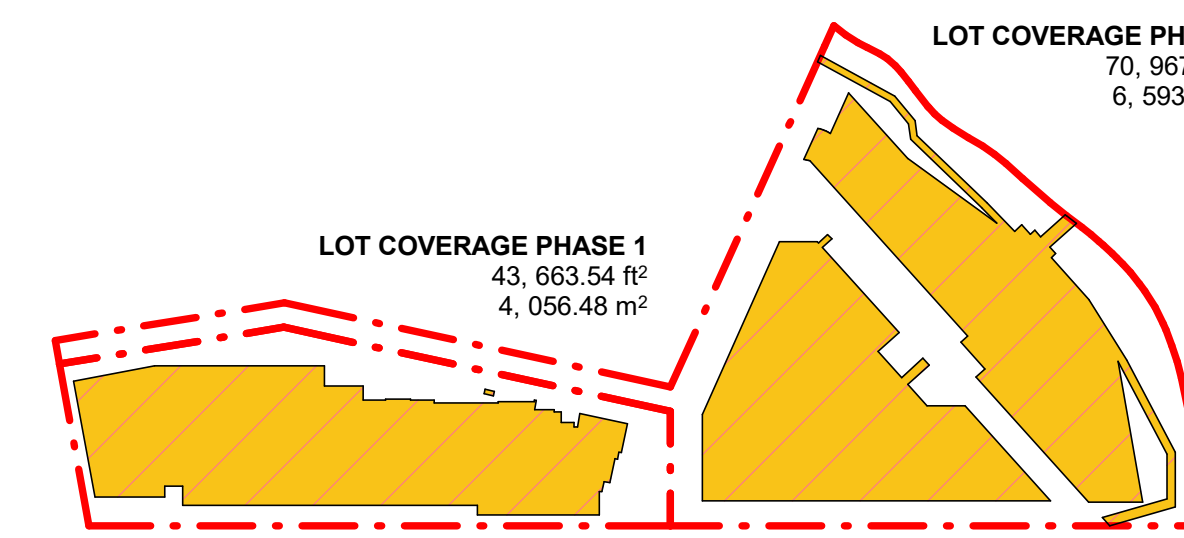
Ceiling Elevation @ PT			
Mark	Elevation (m)	Length (m)	Avg. Length
A	9.29	1.32	1.32
B	9.29	1.32	188.93
C	9.29	1.32	518.56
D	9.29	1.32	9.49
E	9.29	1.32	81.37
F	9.29	1.32	141.88
G	9.29	1.32	58.03
H	9.29	1.32	276.28
I	9.29	1.32	77.5
J	9.29	1.32	258.13
K	9.29	1.32	20.66
L	9.29	1.32	21.69
M	9.29	1.32	58.9
N	9.29	1.32	688.07
O	9.29	1.32	27.9
P	9.29	1.32	173.62
Q	9.29	1.32	2728.28
R	9.29	1.32	2929.28
S	9.29	1.32	19.1
T	9.29	1.32	0.20
U	9.29	1.32	0.32

Ceiling Elevation @ PT			
Mark	Elevation (m)	Length (m)	Avg. Length
A	9.29	1.32	1.32
B	9.29	1.32	188.93
C	9.29	1.32	518.56
D	9.29	1.32	9.49
E	9.29	1.32	81.37
F	9.29	1.32	141.88
G	9.29	1.32	58.03
H	9.29	1.32	276.28
I	9.29	1.32	77.5
J	9.29	1.32	258.13
K	9.29	1.32	20.66
L	9.29	1.32	21.69
M	9.29	1.32	58.9
N	9.29	1.32	688.07
O	9.29	1.32	27.9
P	9.29	1.32	173.62
Q	9.29	1.32	2728.28
R	9.29	1.32	2929.28
S	9.29	1.32	19.1
T	9.29	1.32	0.20
U	9.29	1.32	0.32

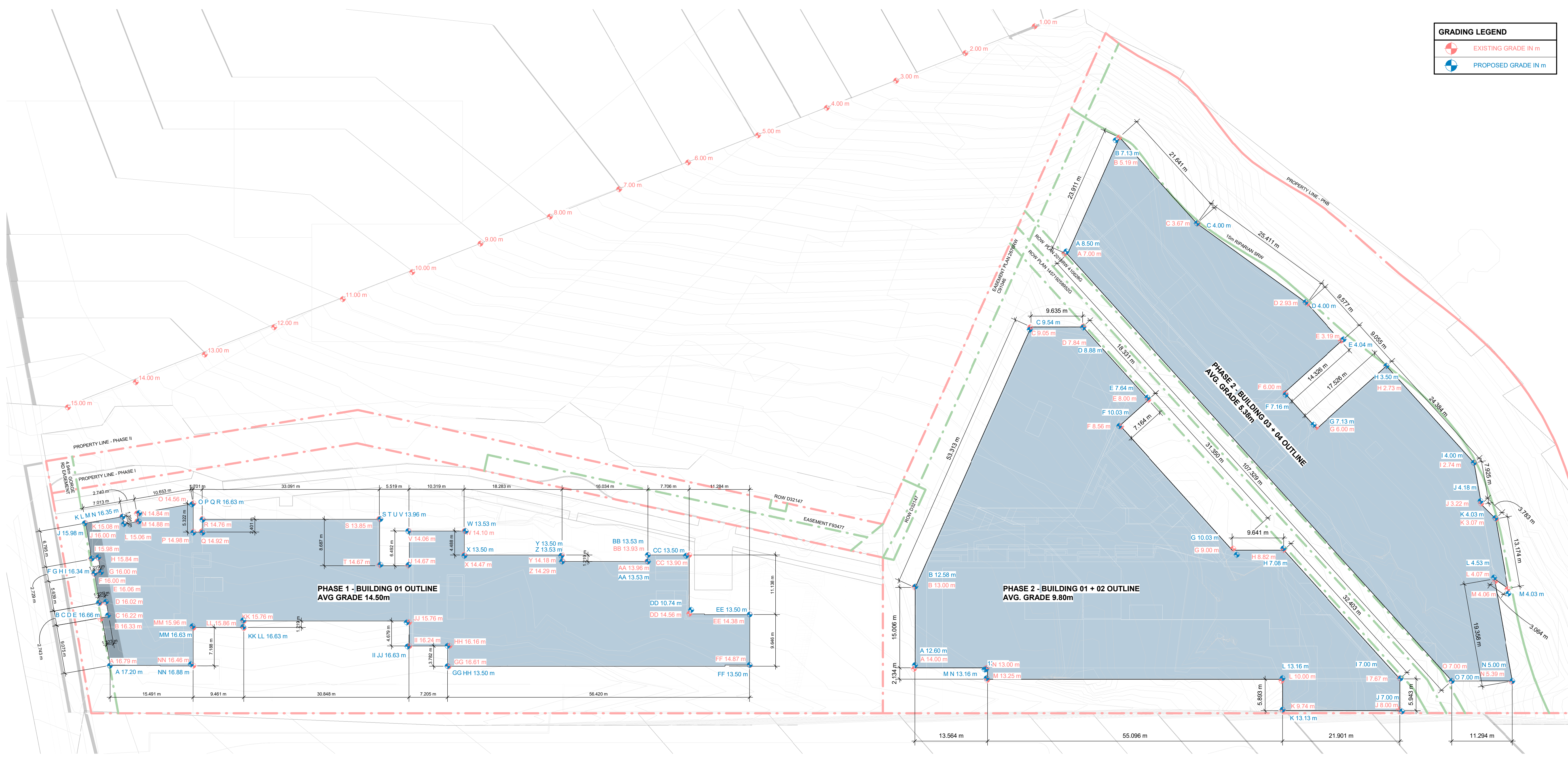
Ceiling Elevation @ PT			
Mark	Elevation (m)	Length (m)	Avg. Length
A	9.29	1.32	1.32
B	9.29	1.32	188.93
C	9.29	1.32	518.56
D	9.29	1.32	9.49
E	9.29	1.32	81.37
F	9.29	1.32	141.88
G	9.29	1.32	58.03
H	9.29	1.32	276.28
I	9.29	1.32	77.5
J	9.29	1.32	258.13
K	9.29	1.32	20.66
L	9.29	1.32	21.69
M	9.29	1.32	58.9
N	9.29	1.32	688.07
O	9.29	1.32	27.9
P	9.29	1.32	173.62
Q	9.29	1.32	2728.28
R	9.29	1.32	2929.28
S	9.29	1.32	19.1
T	9.29	1.32	0.20
U	9.29	1.32	0.32



3 OPEN SPACE DIAGRAM
SCALE: 1" = 160'-0"



2 LOT COVERAGE DIAGRAM
SCALE: 1" = 160'-0"



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No.	DESCRIPTION	DATE
1	REZONING APPLICATION	2023-03-01
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3	REZONING CITY REVIEW	2023-10-23
4	REZONING CITY REVIEW	2023-11-03

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PROJECT
BURNSIDE
133-135 GORGE ROAD E
VICTORIA, BC

PROJECT NO:
138914

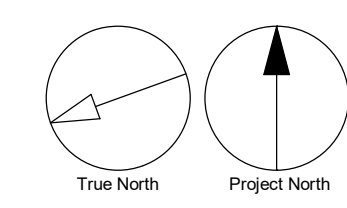
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PROJECT MGR: Arcadis	APPROVED BY: Arcadis

SHEET TITLE
AVERAGE GRADE CALCULATIONS

SHEET NUMBER RZ1.05	ISSUE 4
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2023-11-10 6:38:58 PM

1 AVERAGE GRADE CALCULATIONS
SCALE: 1 : 400



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4	REZONING CITY REVIEW ZONING BYLAW UPDATES	2023-11-03

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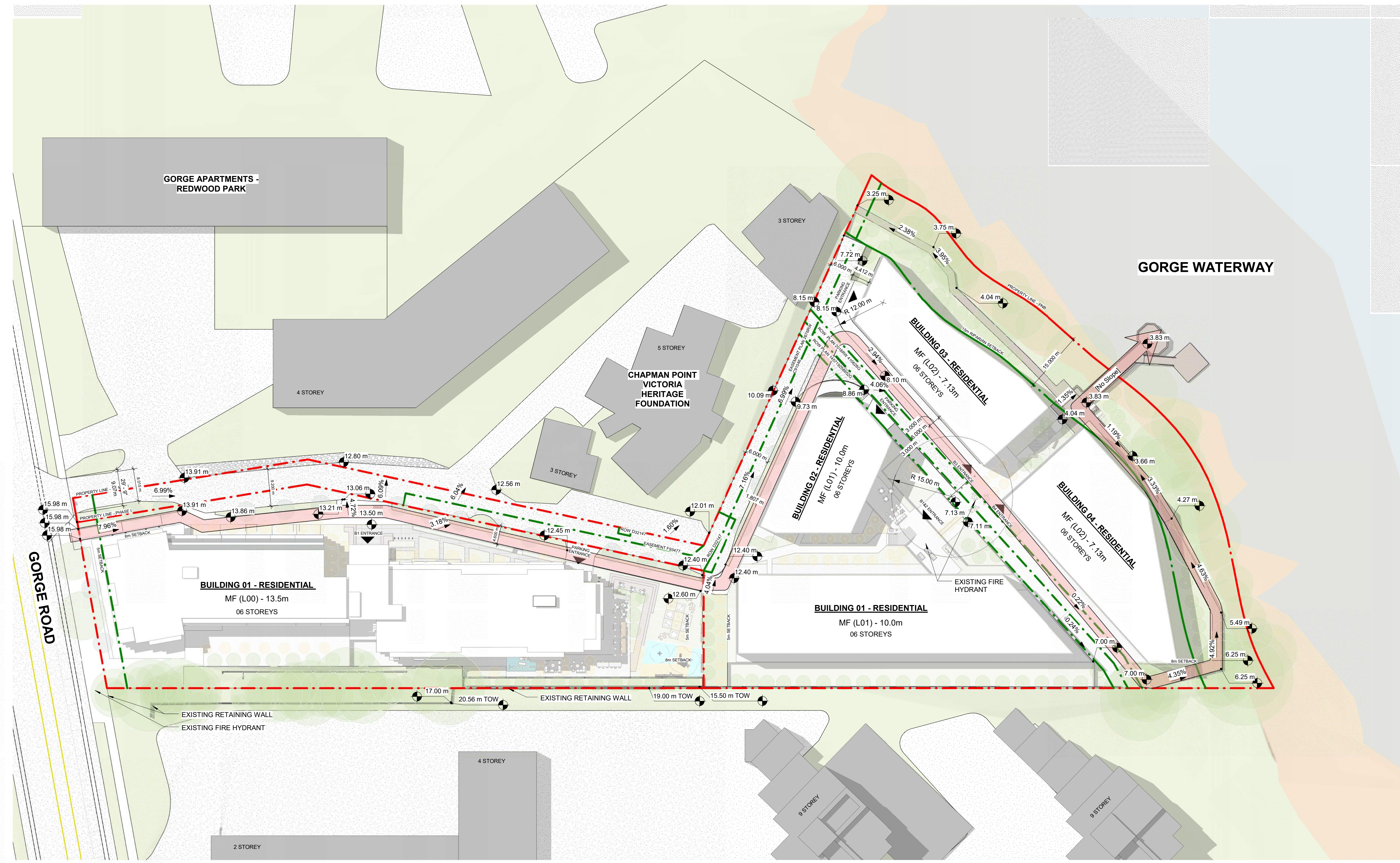
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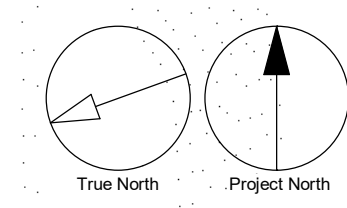
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 PROJECT MGR:
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SHEET TITLE
SITE CIRCULATION AND ACCESS ROUTE

SHEET NUMBER
RZ1.06
 ISSUE
4

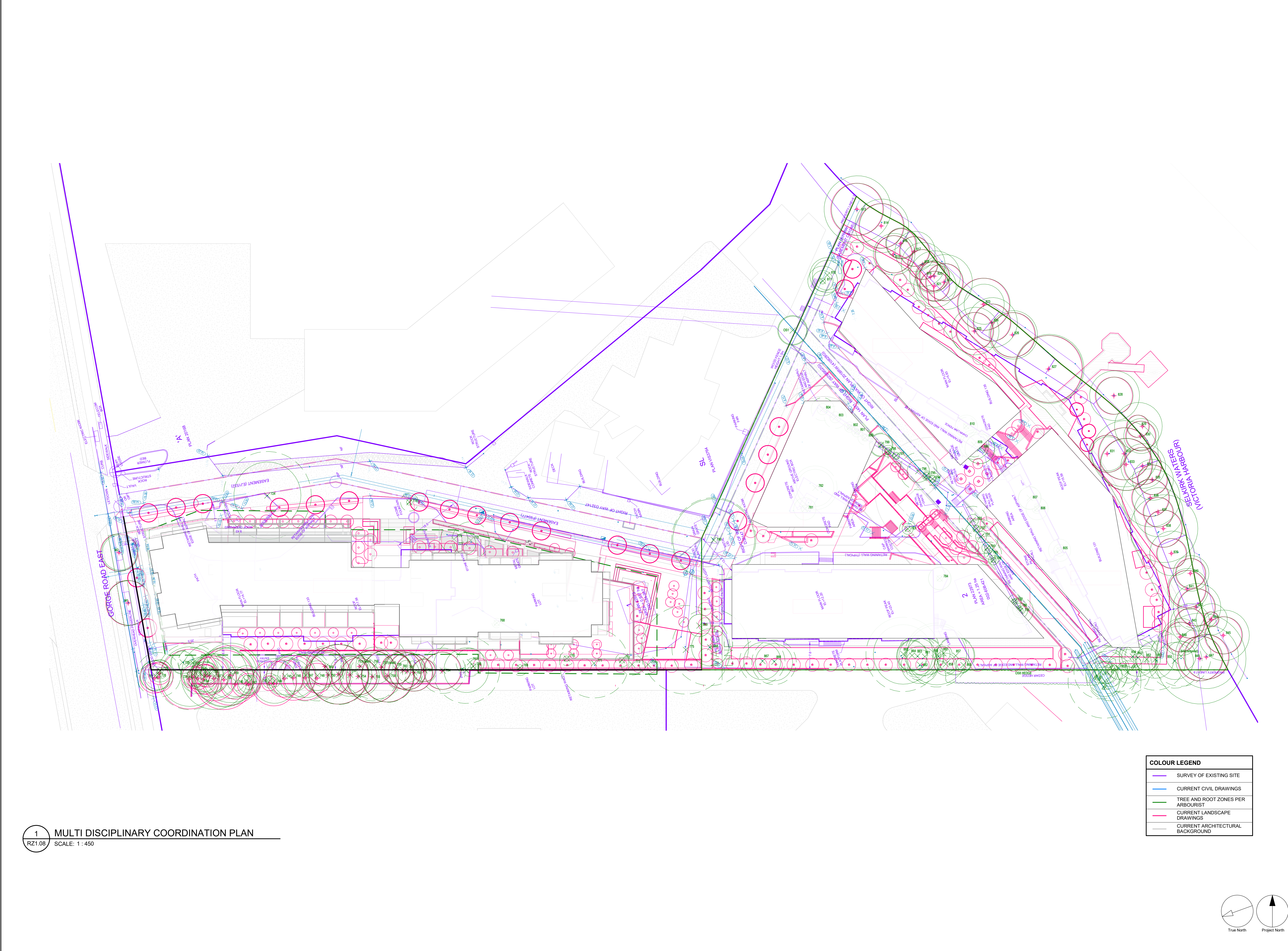


1 OVERALL SITE PLAN
 RZ1.06 SCALE: 1" = 40'-0"



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4	REZONING CITY REVIEW ZONING BYLAW UPDATES	2023-11-03

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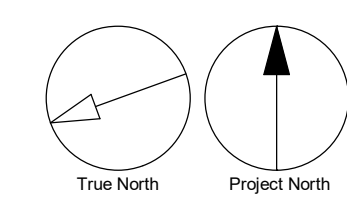
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PROJECT MGR: Arcadis	APPROVED BY: Arcadis

SHEET TITLE
MULTI-DISCIPLINARY COORDINATION SITE PLAN

SHEET NUMBER RZ1.08	ISSUE 4
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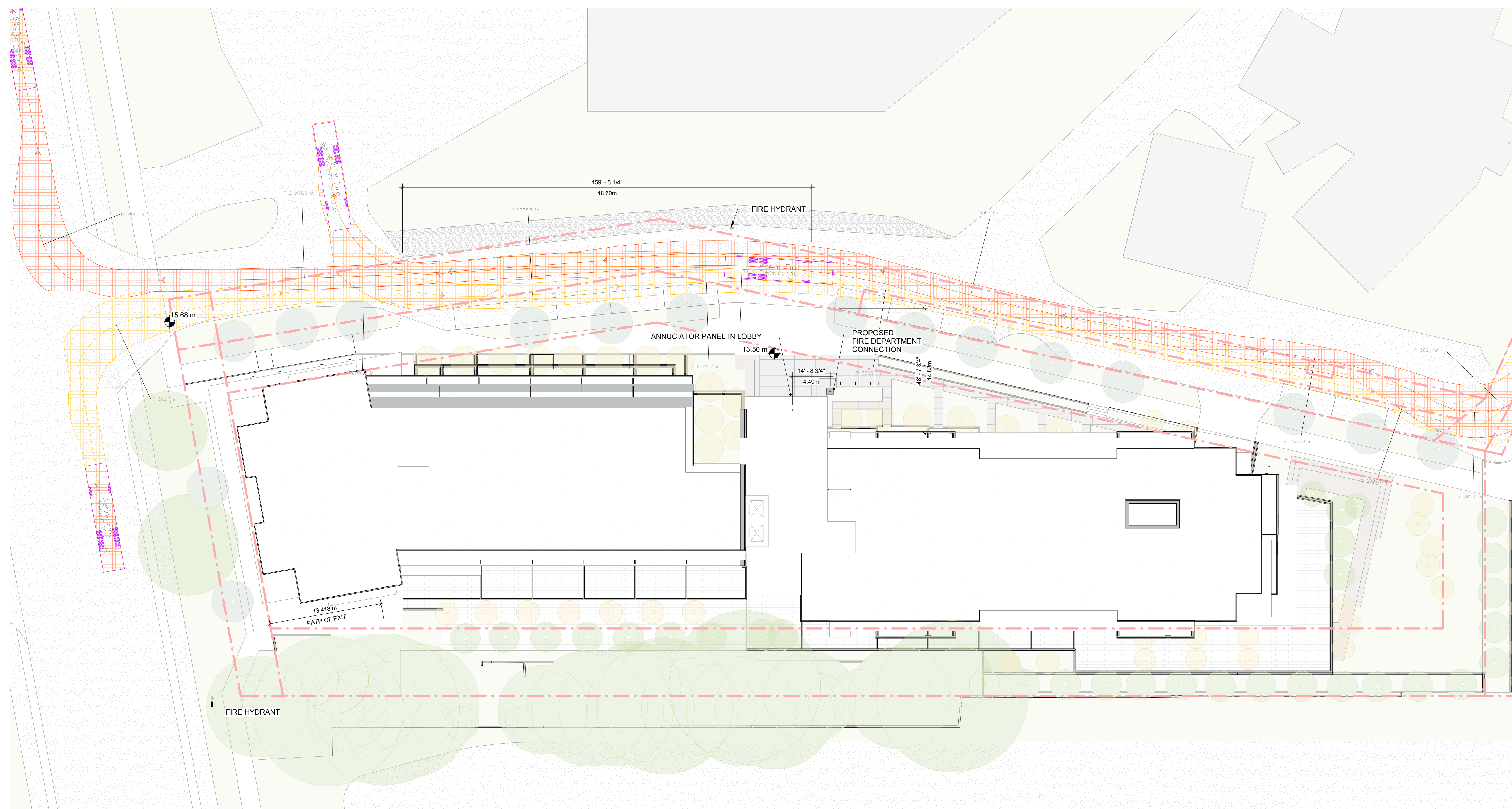
1 MULTI DISCIPLINARY COORDINATION PLAN
 SCALE: 1 : 450

COLOUR LEGEND	
	SURVEY OF EXISTING SITE
	CURRENT CIVIL DRAWINGS
	TREE AND ROOT ZONES PER ARBOURIST
	CURRENT LANDSCAPE DRAWINGS
	CURRENT ARCHITECTURAL BACKGROUND



2023-11-10 6:40:00 PM

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4	REZONING CITY REVIEW ZONING BYLAW UPDATES	2023-11-03

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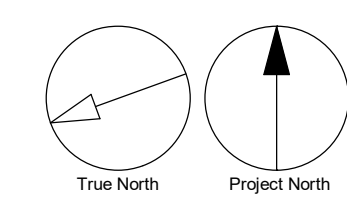
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PROJECT MGR: Arcadis	APPROVED BY: Arcadis

SHEET TITLE
PHASE I FIRE ACCESS PLAN

SHEET NUMBER RZ1.09a	ISSUE 4
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1 OVERALL SITE PLAN - FIRE ROUTE
 RZ1.09a SCALE: 1 : 250



2023-11-10 7:05:12 PM

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4	REZONING CITY REVIEW ZONING BYLAW UPD.	2023-11-03

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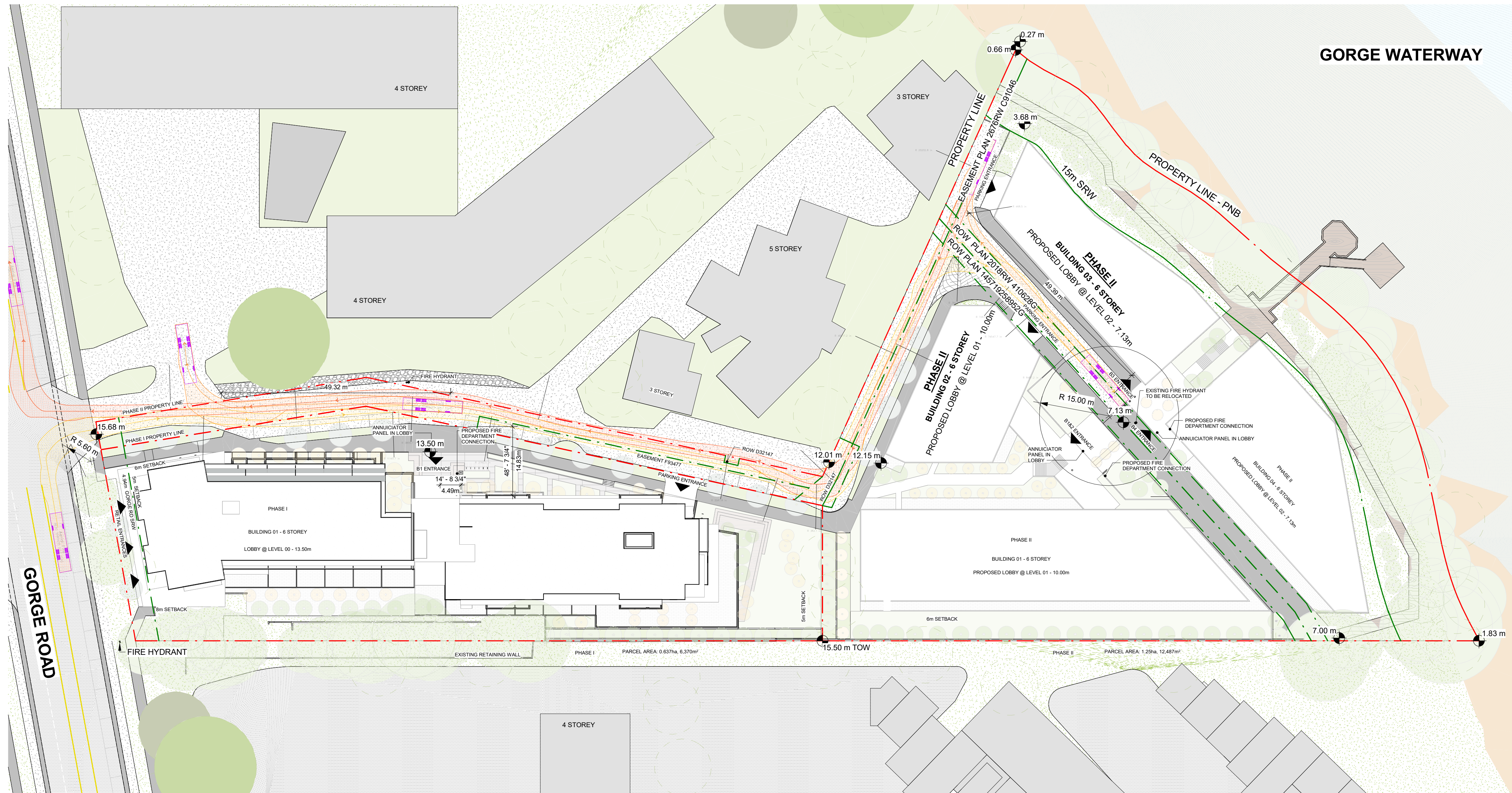
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PHASE I + II - FIRE ACCESS PLANS

SHEET NUMBER

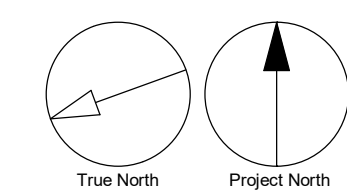
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ISSUE

4

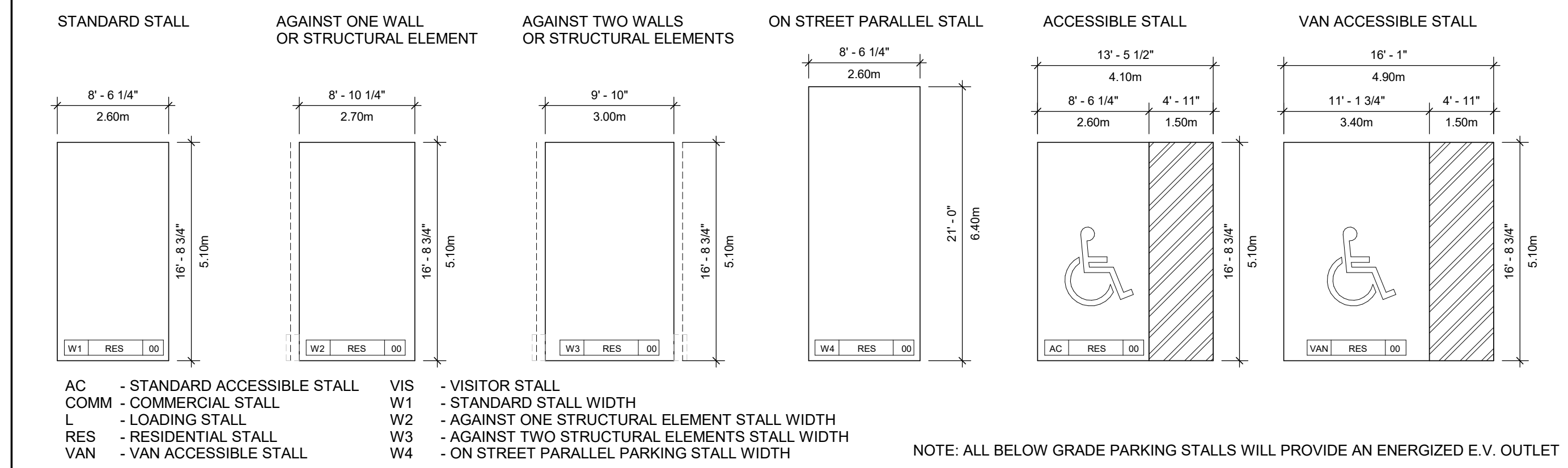


1 OVERALL SITE PLAN - FIRE ROUTE PH 1 + 2
 RZ1.09b SCALE: 1 : 500



PARKING COUNTS		
LOCATION	STALL DESCRIPTION	COUNT
COMM.		
LEVEL P1	COMMERCIAL	6
LEVEL 00	COMMERCIAL	6
		12
LOADING		
LEVEL 00	CLASS B LOADING	1
		1
RES		
LEVEL P1	RESIDENTIAL	88
LEVEL P1	RESIDENTIAL - ACCESSIBLE	5
LEVEL P1	RESIDENTIAL - ACCESSIBLE VAN	2
		95
VIS		
LEVEL P1	VISITOR	14
LEVEL P1	VISITOR - ACCESSIBLE VAN	1
LEVEL 00	VISITOR	3
		18
TOTAL PARKING		126

PARKING LEGEND:



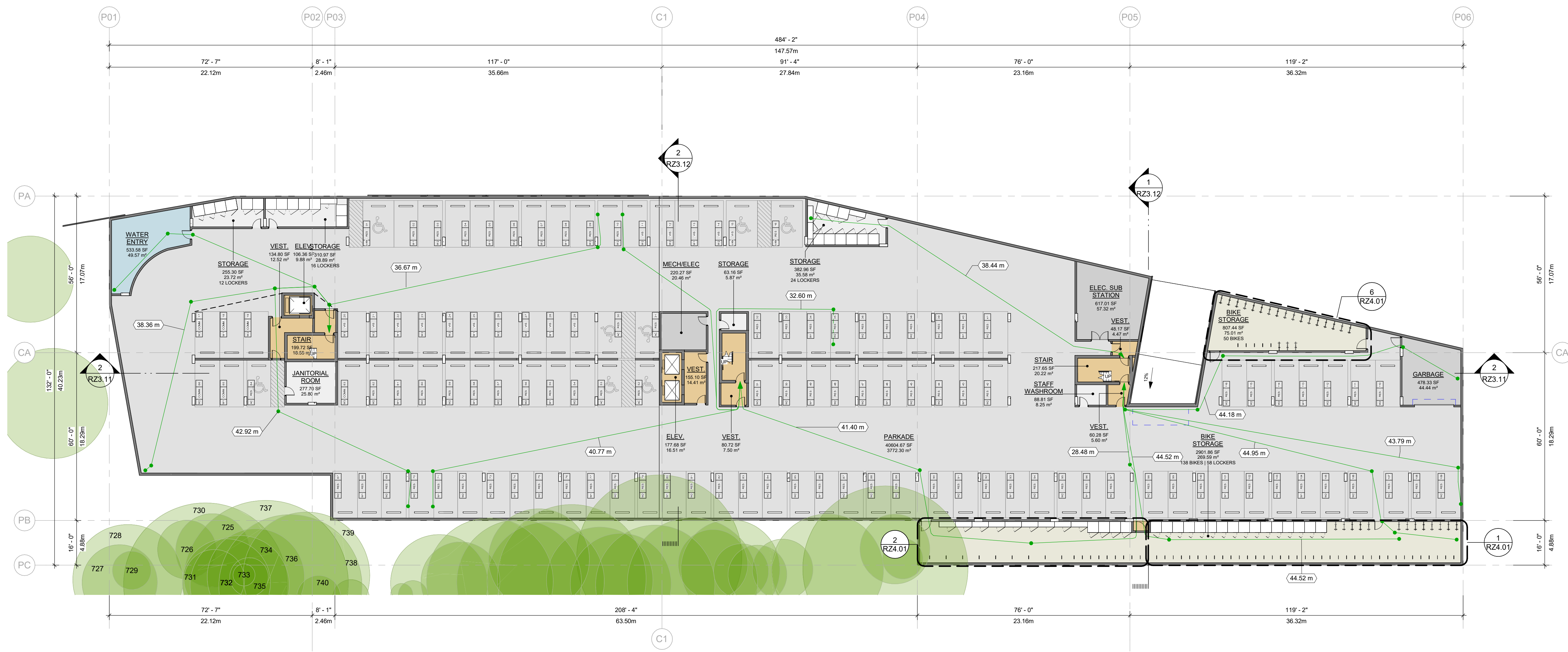
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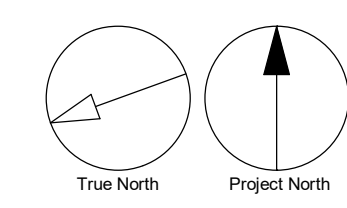
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ISSUES		
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3	REZONING CITY REVIEW	2023-10-23
4	REZONING CITY REVIEW ZONING BYLAW UPD.	2023-11-03



1 PHASE 1 - OVERALL PLAN LEVEL P1
RZ1.10 SCALE: 1" = 20'-0"



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SHEET TITLE
PHASE I - OVERALL LEVEL P1 PLAN

SHEET NUMBER
RZ1.10

ISSUE
4

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4	REZONING CITY REVIEW ZONING BYLAW UPDATES	2023-11-03

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SHEET TITLE
**PHASE I - OVERALL LEVEL 00
PLAN**

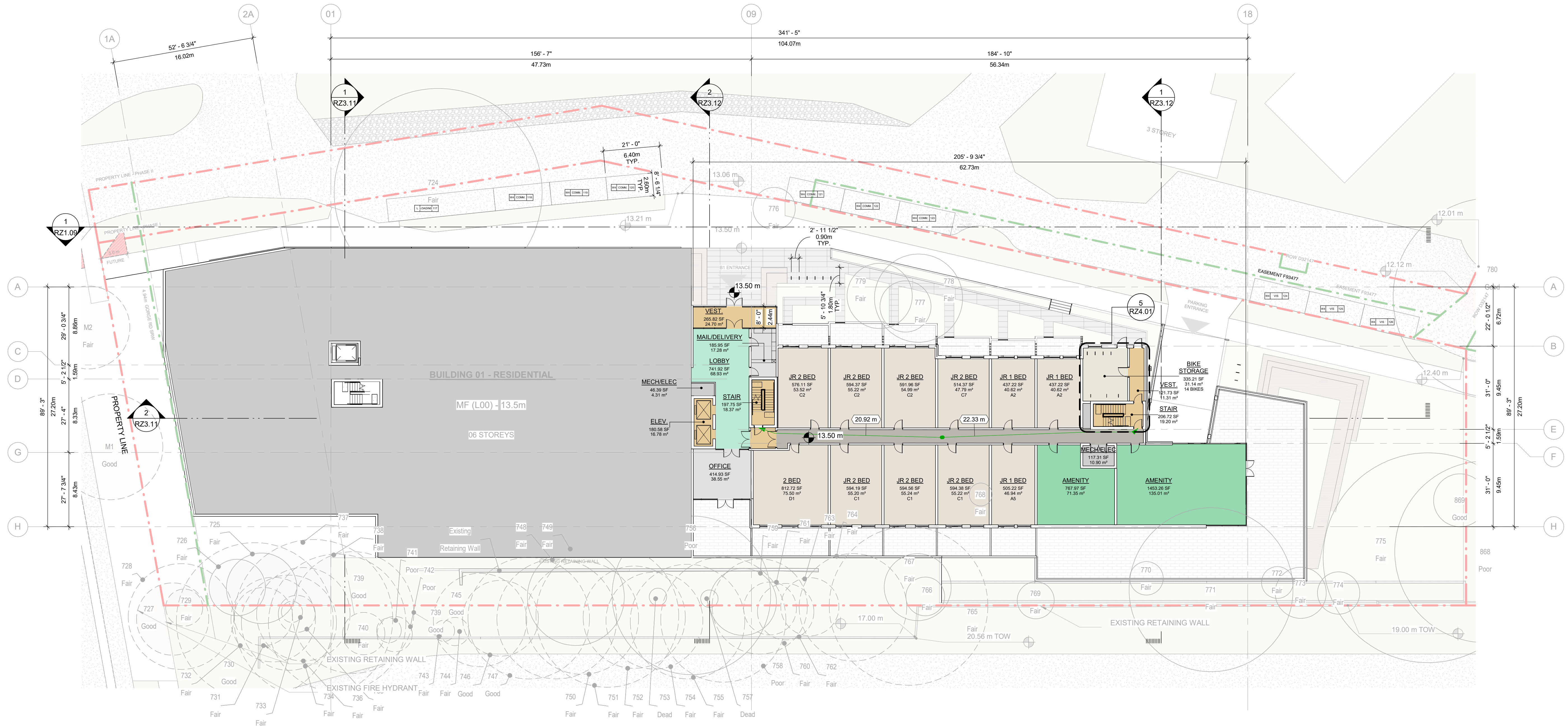
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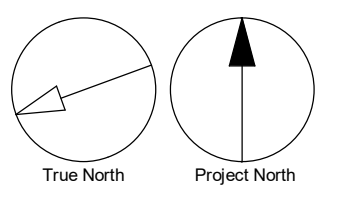
PROJECT MGR:
Arcadis

SHEET NUMBER
RZ1.11

ISSUE
4



1 PHASE I - OVERALL PLAN - L00
RZ1.11 SCALE: 1" = 20'-0"



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4	REZONING CITY REVIEW ZONING BYLAW UPOA	2023-11-03

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VICTORIA, BC

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CHECKED BY:
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PROJECT MGR:
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APPROVED BY:
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SHEET TITLE

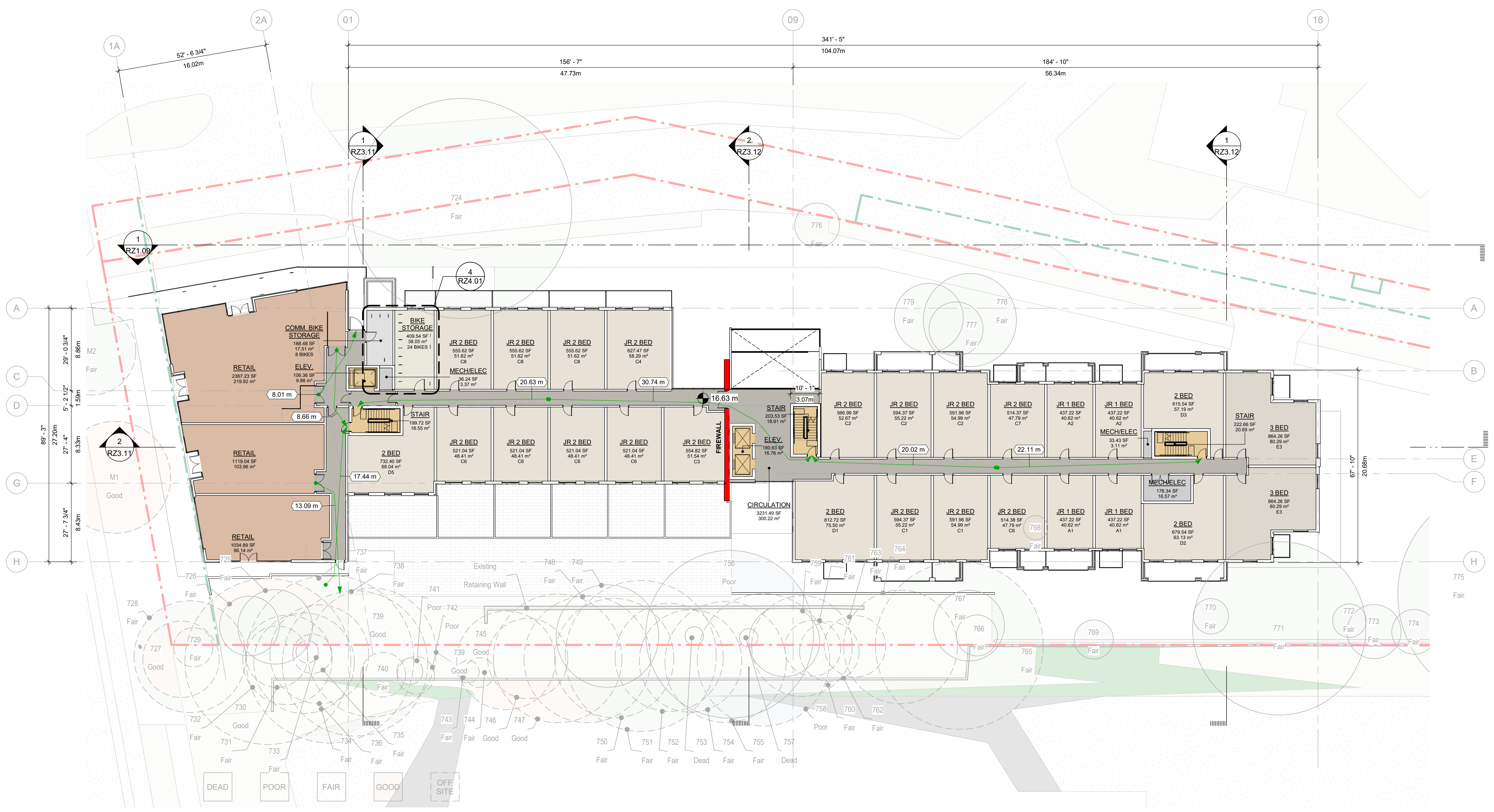
PHASE I - OVERALL LEVEL 01 PLAN

SHEET NUMBER

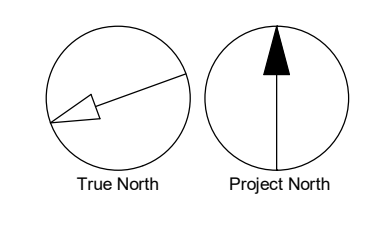
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ISSUE

4



1 PHASE I - FLOOR PLAN LEVEL 01
RZ1.12 SCALE: 1" = 20'-0"



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4	REZONING CITY REVIEW ZONING BYLAW UPGRADE	2023-11-03

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VICTORIA, BC

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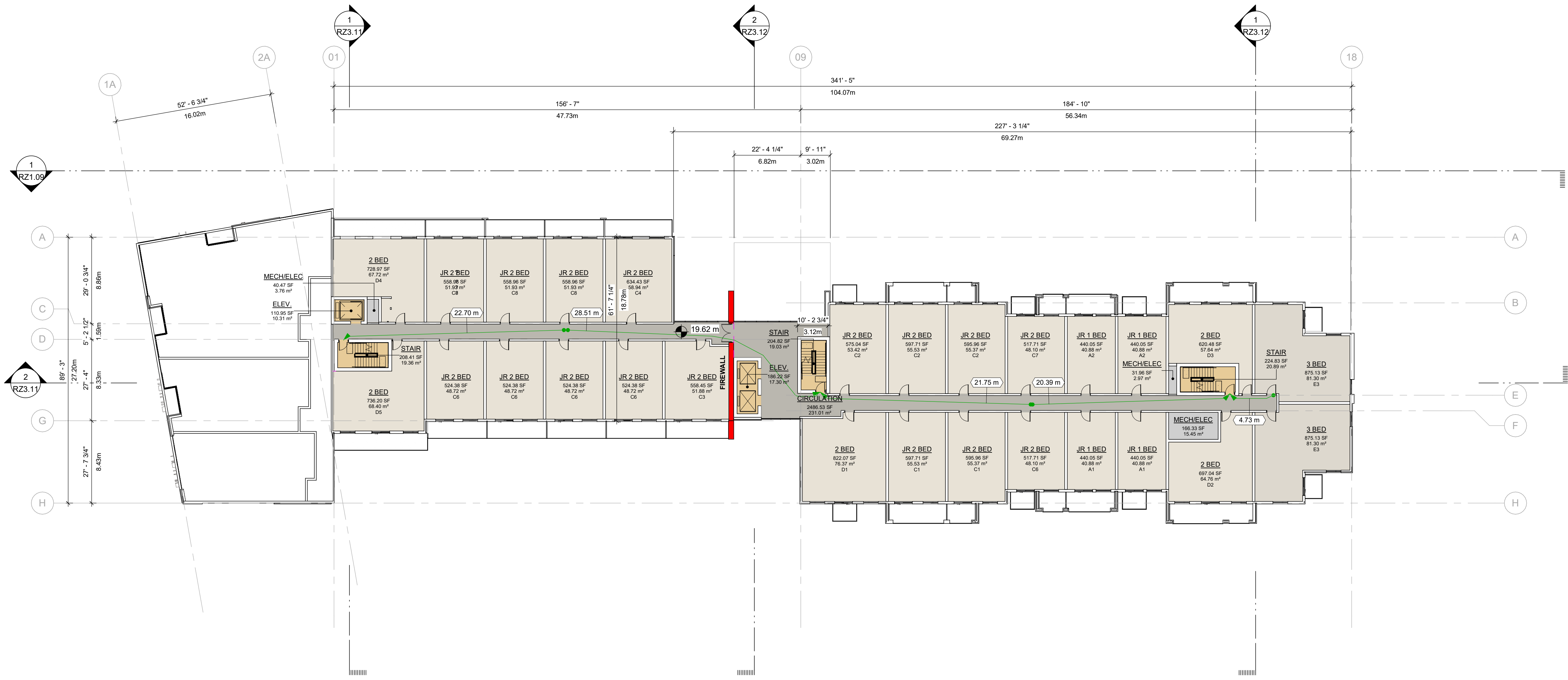
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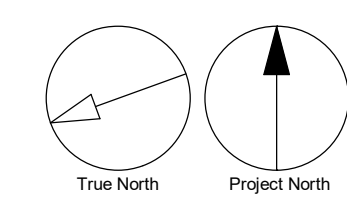
RZ1.13

ISSUE

4



1 PHASE I - TYP. FLOOR PLAN LEVEL 02
RZ1.13 SCALE: 1" = 20'-0"



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4	REZONING CITY REVIEW ZONING BYLAW UPOD	2023-11-03

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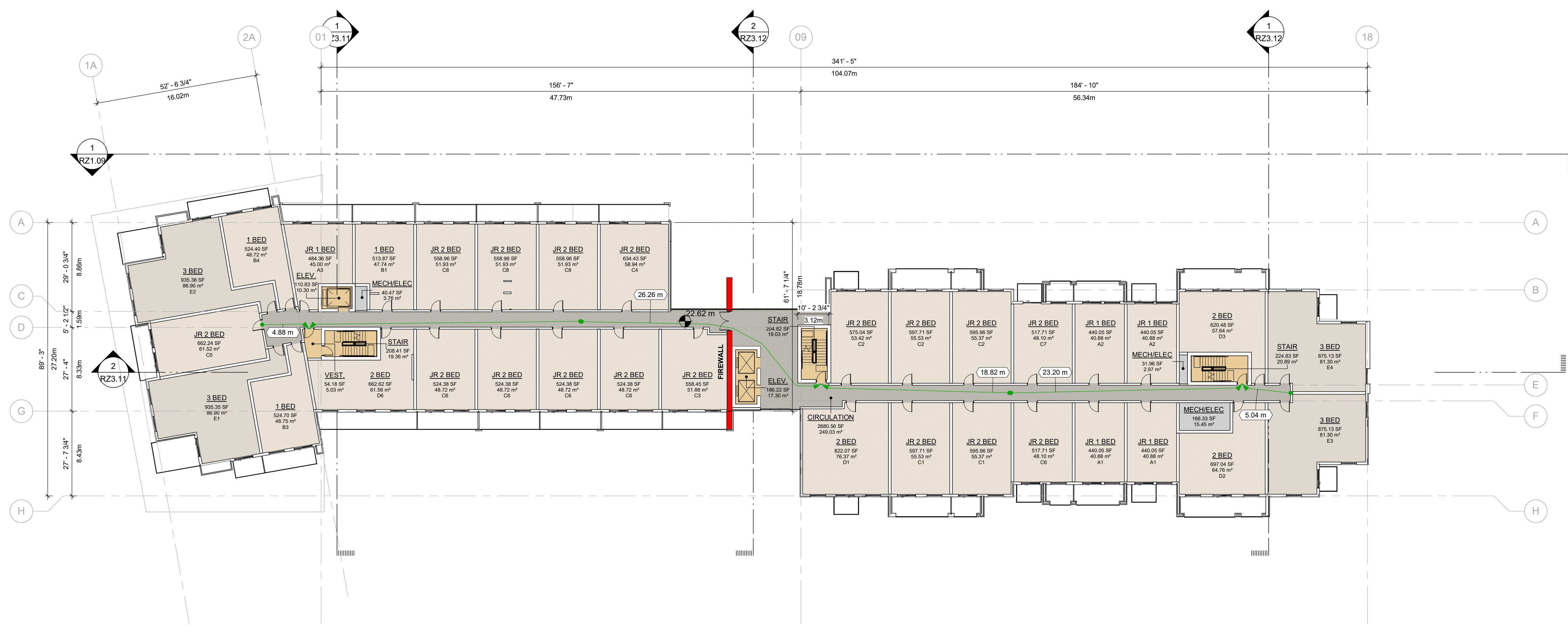
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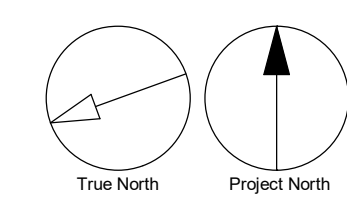
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SHEET TITLE
**PHASE I - OVERALL LEVEL
 03-04 PLAN**

SHEET NUMBER
RZ1.14
 ISSUE
4



1
 RZ1.14
 PHASE I - FLOOR PLAN LEVEL 03 + 04
 SCALE: 1" = 20'-0"



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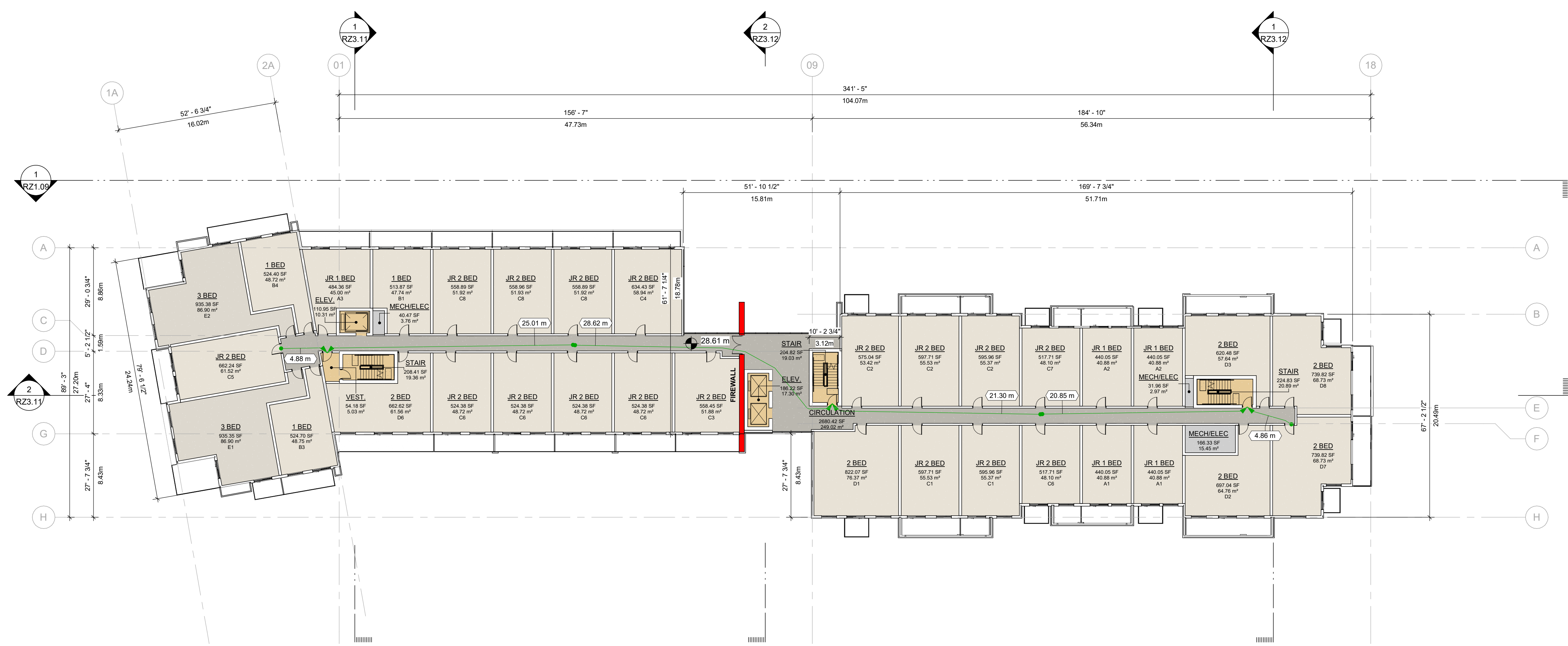
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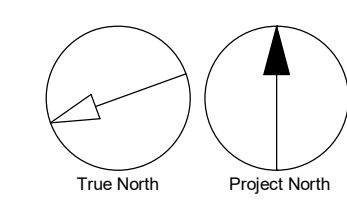
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PHASE I - OVERALL LEVEL 05 PLAN

SHEET NUMBER RZ1.15	ISSUE 4
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1 PHASE I - FLOOR PLAN LEVEL 05
SCALE: 1" = 20'-0"



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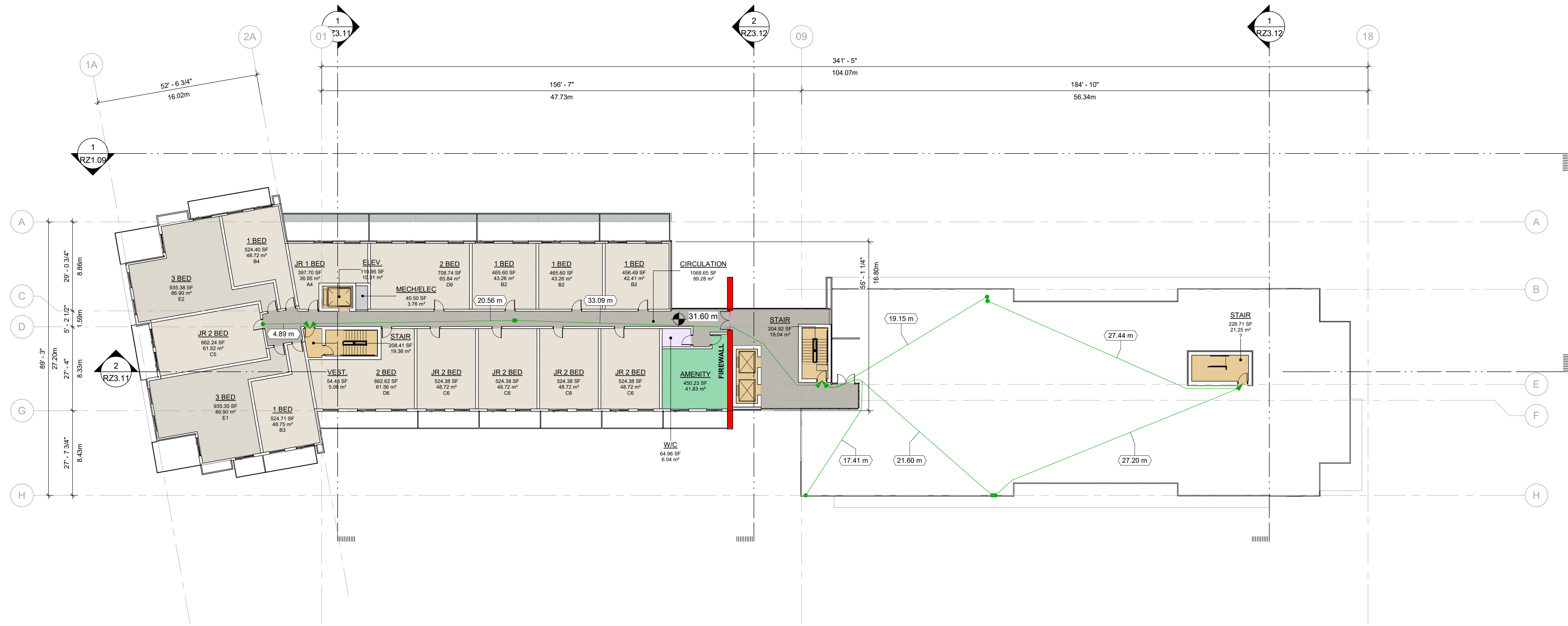
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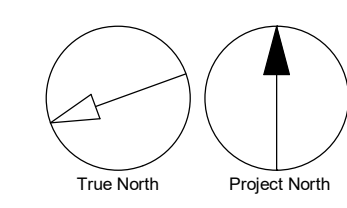
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SHEET TITLE
PHASE I - OVERALL LEVEL 06 PLAN

SHEET NUMBER
RZ1.16
 ISSUE
4



1 PHASE I - FLOOR PLAN LEVEL 06
 RZ1.16 SCALE: 1" = 20'-0"



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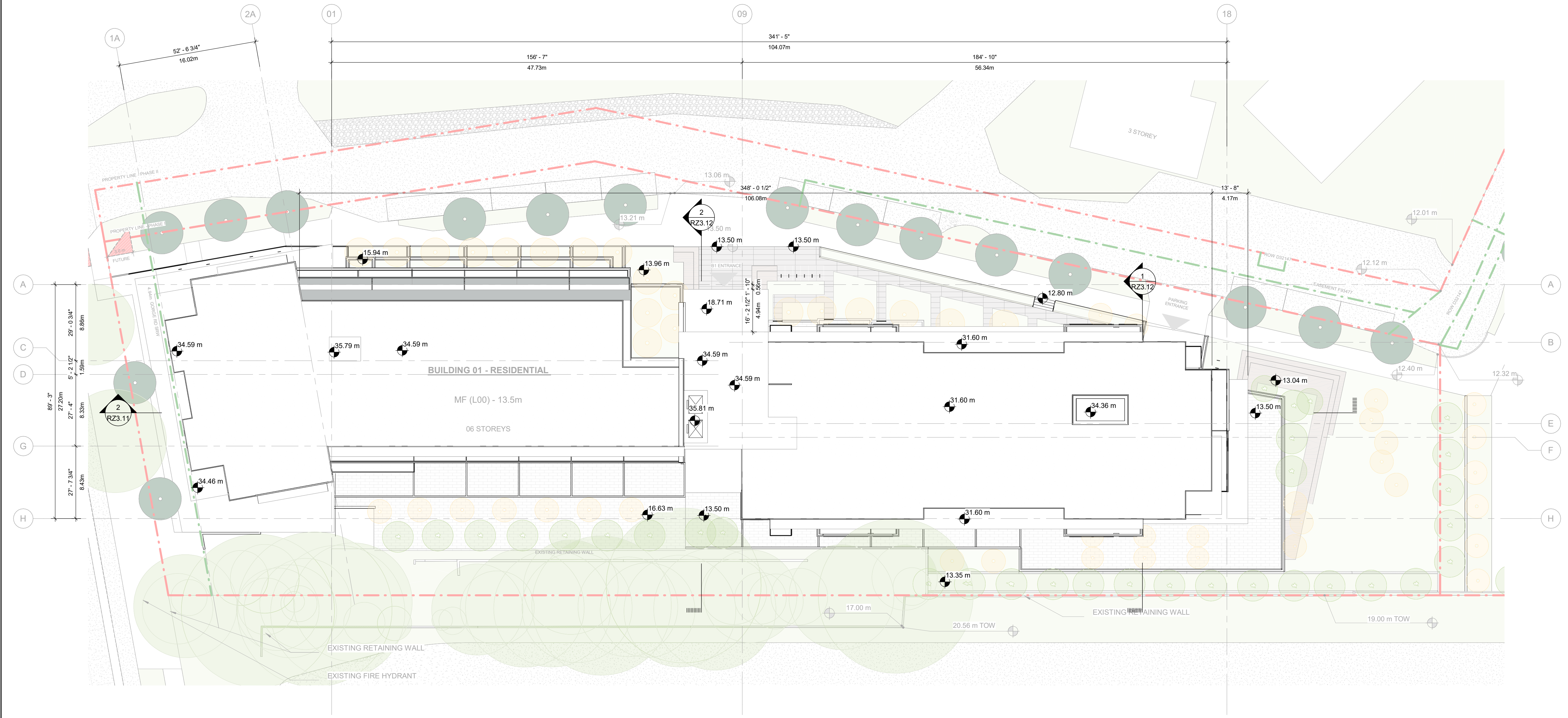
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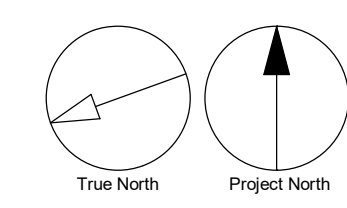
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SHEET TITLE
PHASE I - OVERALL ROOF PLAN

SHEET NUMBER
RZ1.17
 ISSUE
4

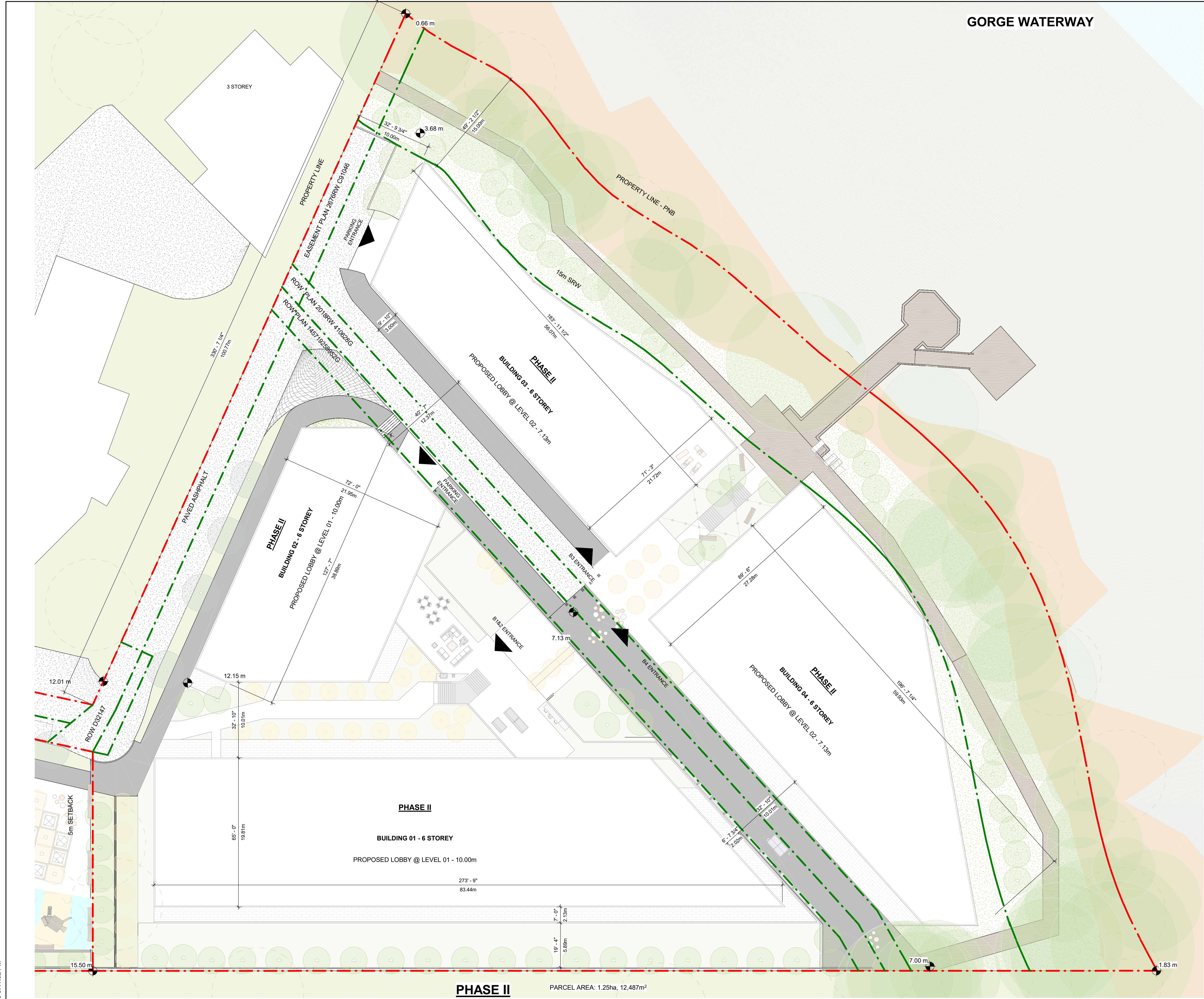


1 PHASE 1 - OVERALL ROOF PLAN
 RZ1.17 SCALE: 1" = 20'-0"



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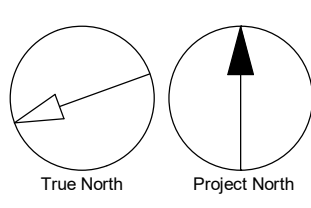
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SHEET TITLE
PHASE II - OVERALL MASSING AND LAYOUT PLANS

SHEET NUMBER RZ1.20	ISSUE 4
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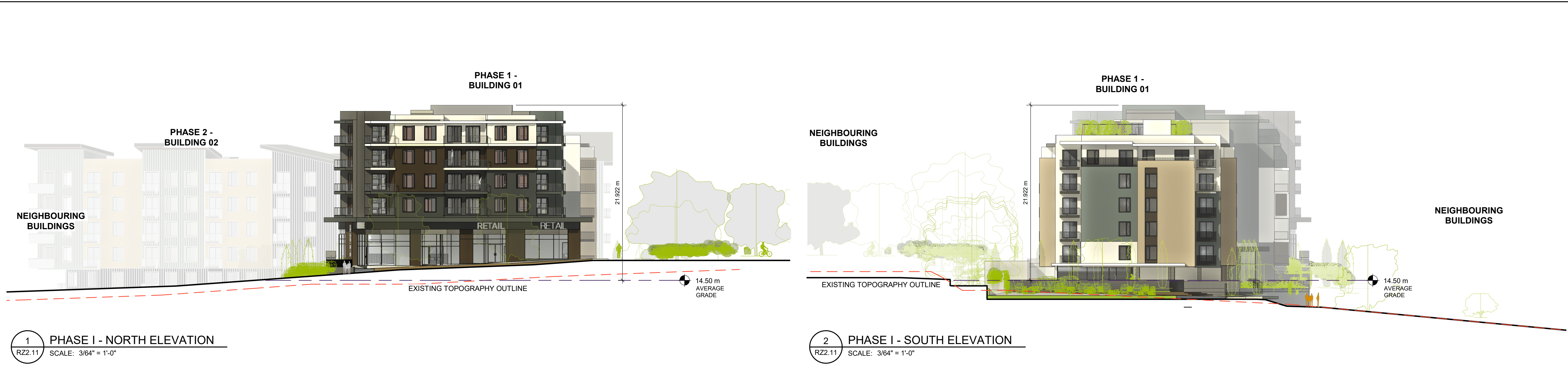


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1 PHASE II - OVERALL MASSING AND LAYOUT
RZ1.20 SCALE: 1" = 20'-0"

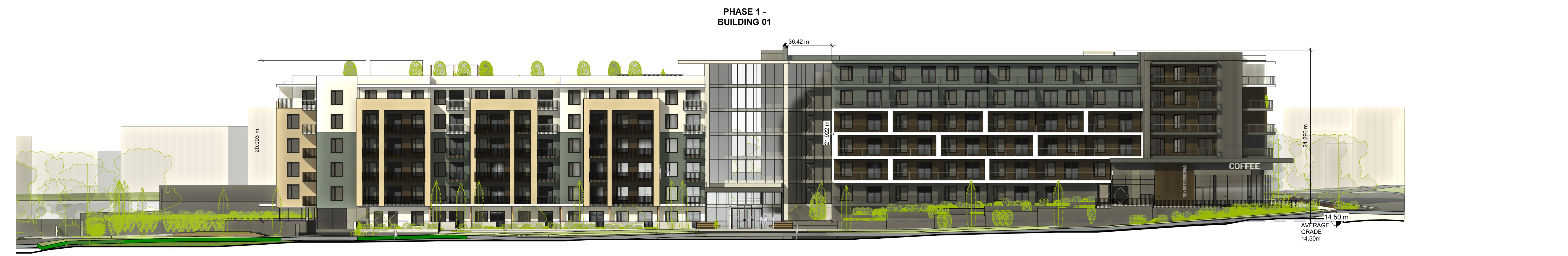
PHASE II PARCEL AREA: 1.25ha, 12,487m²

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1 PHASE I - NORTH ELEVATION
RZZ.11 SCALE: 3/64" = 1'-0"

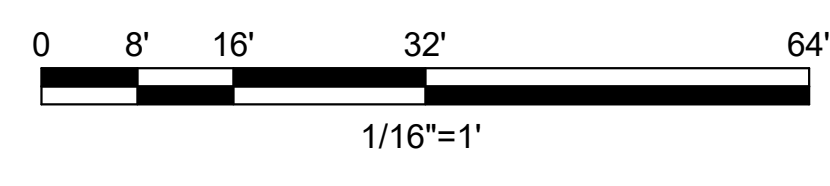
2 PHASE I - SOUTH ELEVATION
RZZ.11 SCALE: 3/64" = 1'-0"



3 PHASE I - EAST ELEVATION
RZZ.11 SCALE: 3/64" = 1'-0"



4 PHASE I - WEST ELEVATION
RZZ.11 SCALE: 3/64" = 1'-0"



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SHEET TITLE
MASSING AND HEIGHT

SHEET NUMBER
RZZ.11

ISSUE
4

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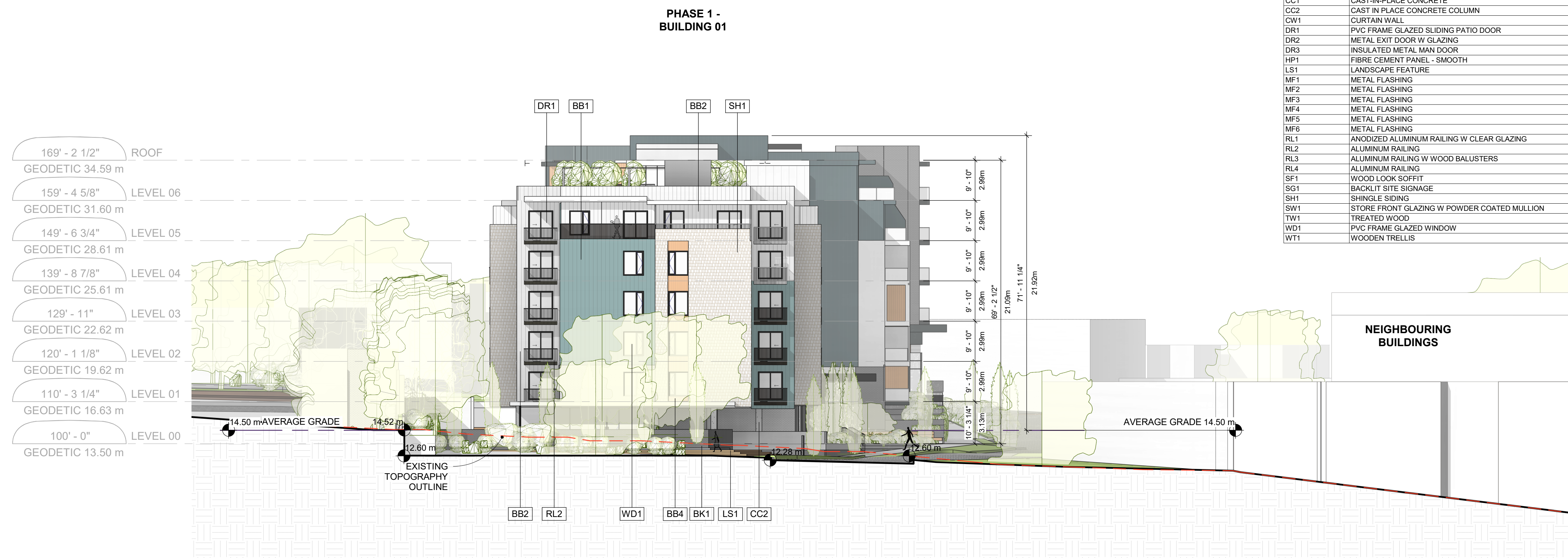
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PHASE I - OVERALL NORTH + SOUTH ELEVATIONS

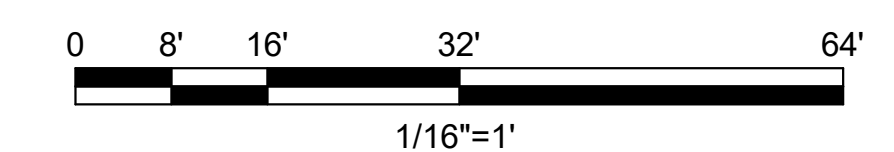
SHEET NUMBER RZ2.12	ISSUE 4
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1 PHASE I - NORTH ELEVATION
RZ2.12 SCALE: 1/16" = 1'-0"



2 PHASE I - SOUTH ELEVATION
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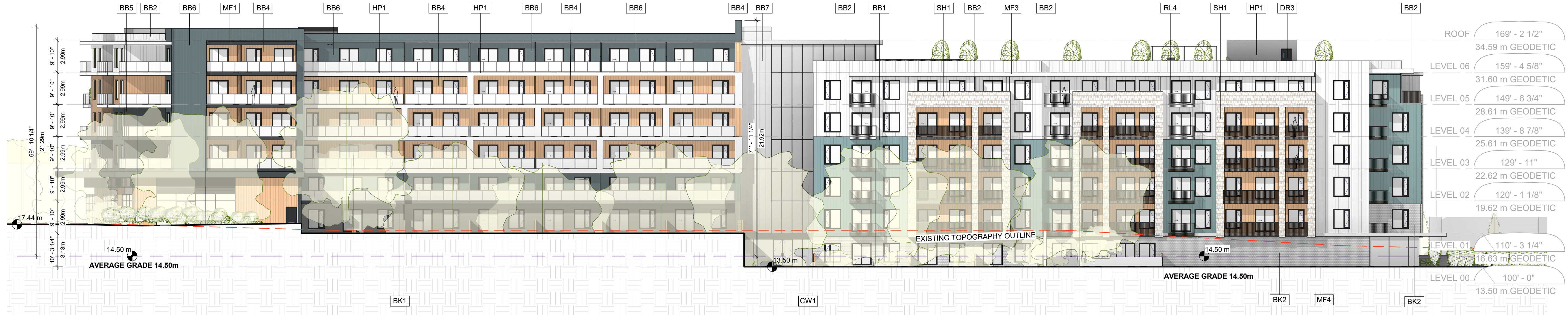
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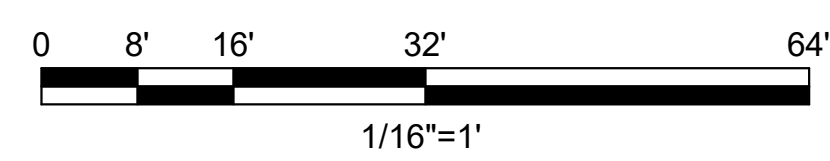
1 PHASE I - EAST ELEVATION
RZ2.13 SCALE: 1/16" = 1'-0"

MATERIALS LEGEND		
MARK	DESCRIPTION	COLOUR
BB1	FIBRE CEMENT BOARD AND BATTEN	KNOXVILLE GRAY
BB2	FIBRE CEMENT BOARD AND BATTEN	ARCTIC WHITE
BB3	FIBRE CEMENT BOARD AND BATTEN	IRON GREY
BB4	FIBRE CEMENT VERTICAL SIDING - WOOD LOOK	GOLDEN HARVEST
BB5	FIBRE CEMENT BOARD AND BATTEN	REGENT GREEN
BB6	FIBRE CEMENT BOARD AND BATTEN	MIRAMICHI
BB7	FIBRE CEMENT BOARD AND BATTEN	PORTLAND GREY
BK1	BRICK	DARK GREY
BK2	BRICK	LIGHT GREY
CC1	CAST-IN-PLACE CONCRETE	NATURAL
CC2	CAST-IN-PLACE CONCRETE COLUMN	NATURAL
CW1	CURTAIN WALL	CLEAR GLAZING W BLACK MULLION
DR1	PVC FRAME GLAZED SLIDING PATIO DOOR	BLACK W CLEAR GLAZING
DR2	METAL EXIT DOOR W GLAZING	DARK GREY W CLEAR GLAZING
DR3	INSULATED METAL MAN DOOR	BLACK
HP1	FIBRE CEMENT PANEL - SMOOTH	ARCTIC WHITE
LS1	LANDSCAPE FEATURE	VARIES
MF1	METAL FLASHING	REGENT GREEN
MF2	METAL FLASHING	DARK GREY
MF3	METAL FLASHING	WHITE
MF4	METAL FLASHING	LIGHT GREY
MF5	METAL FLASHING	DARK GREY
MF6	METAL FLASHING	PORTLAND GREY
RL1	ANODIZED ALUMINUM RAILING W CLEAR GLAZING	CLEAR ANODIZED W CLEAR GLAZING
RL2	ALUMINUM RAILING	BLACK
RL3	ALUMINUM RAILING W WOOD BALUSTERS	BLACK W NATURAL WOOD
RL4	ALUMINUM RAILING	WHITE
SF1	WOOD LOOK SOFFIT	GOLDEN HARVEST
SG1	BACKLIT SITE SIGNAGE	WHITE
SH1	SHINGLE SIDING	GOLDEN HARVEST
SH4	STORE FRONT GLAZING W POWDER COATED MULLION	CLEAR GLAZING W BLACK MULLION
TW1	TREATED WOOD	CEDAR
WD1	PVC FRAME GLAZED WINDOW	BLACK W CLEAR GLAZING
WT1	WOODEN TRELLIS	CEDAR

PHASE 1 - BUILDING 01



2 PHASE I - WEST ELEVATION
RZ2.13 SCALE: 1/16" = 1'-0"



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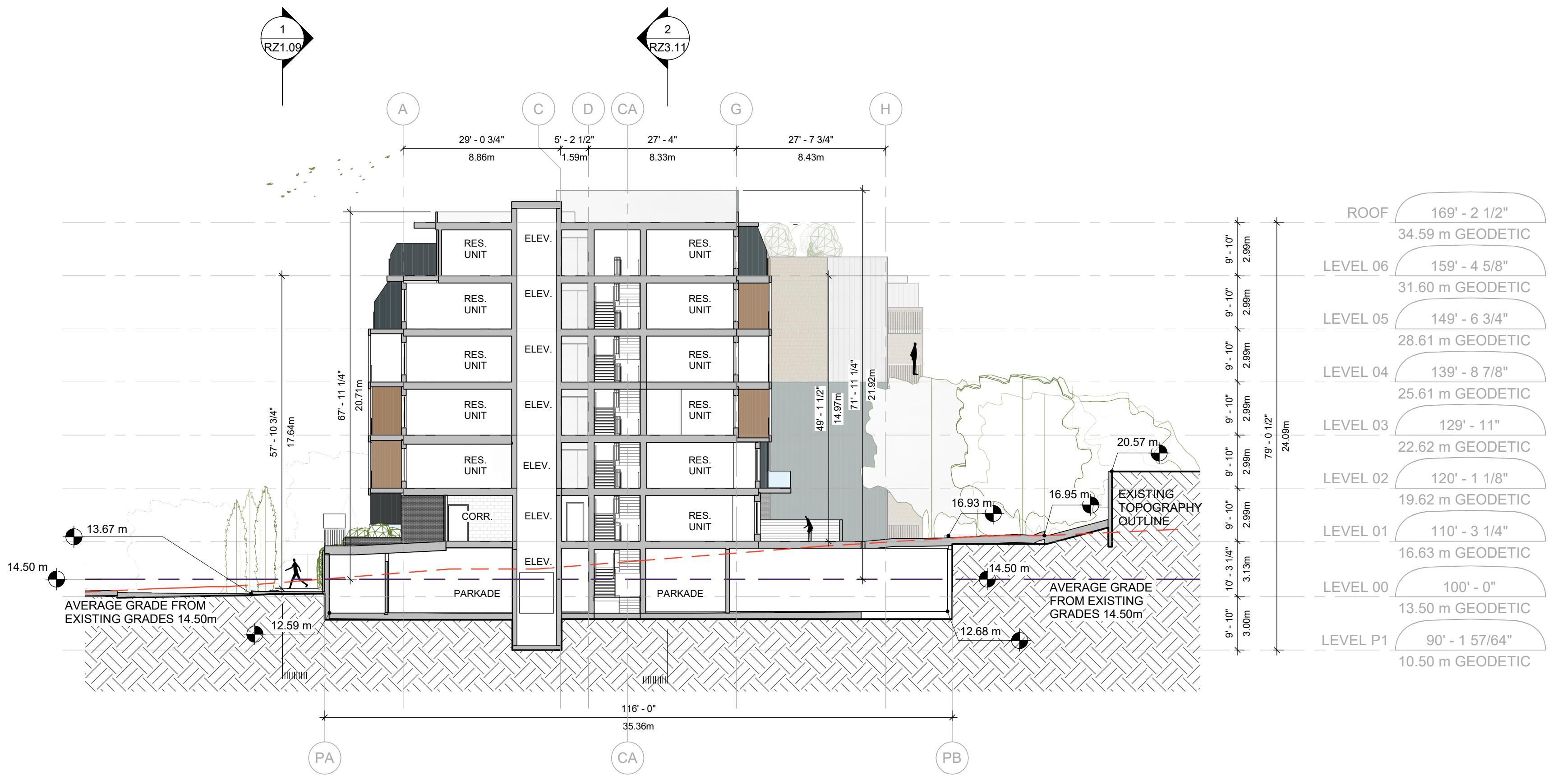
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PHASE I - OVERALL EAST + WEST ELEVATIONS

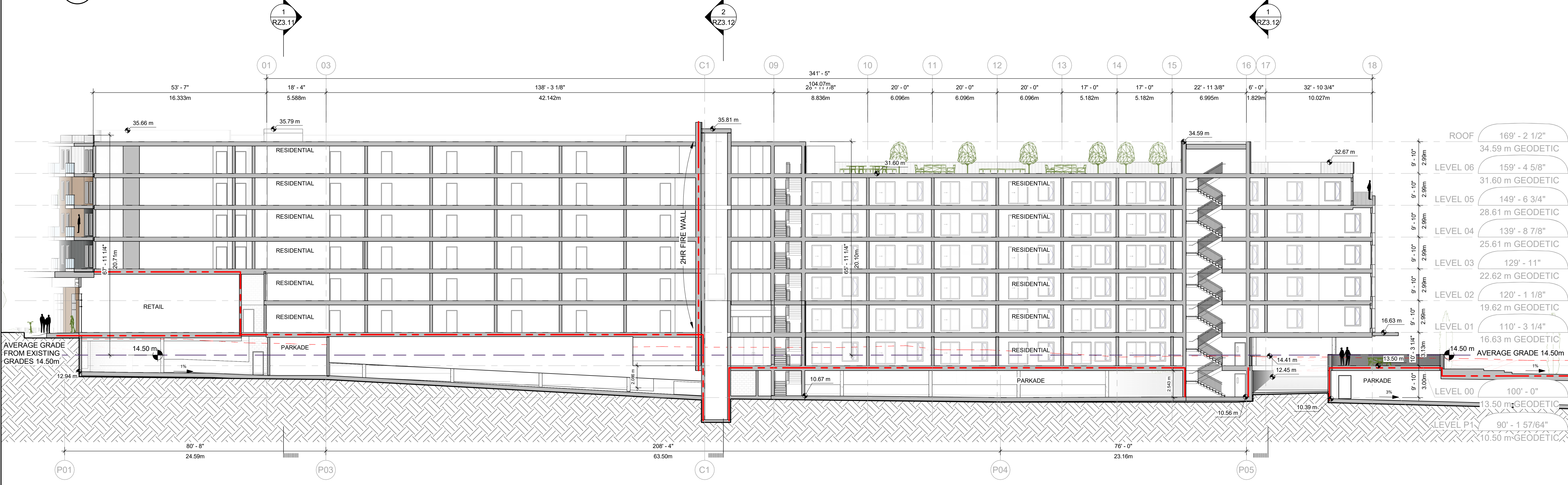
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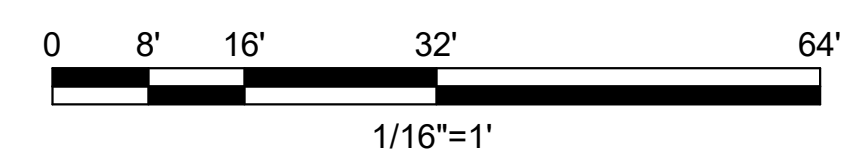
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1 BUILDING SECTION
 RZ3.11 SCALE: 1/16" = 1'-0"



2 BUILDING SECTION
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SHEET TITLE
PHASE I - BUILDING SECTION
 1 + 2

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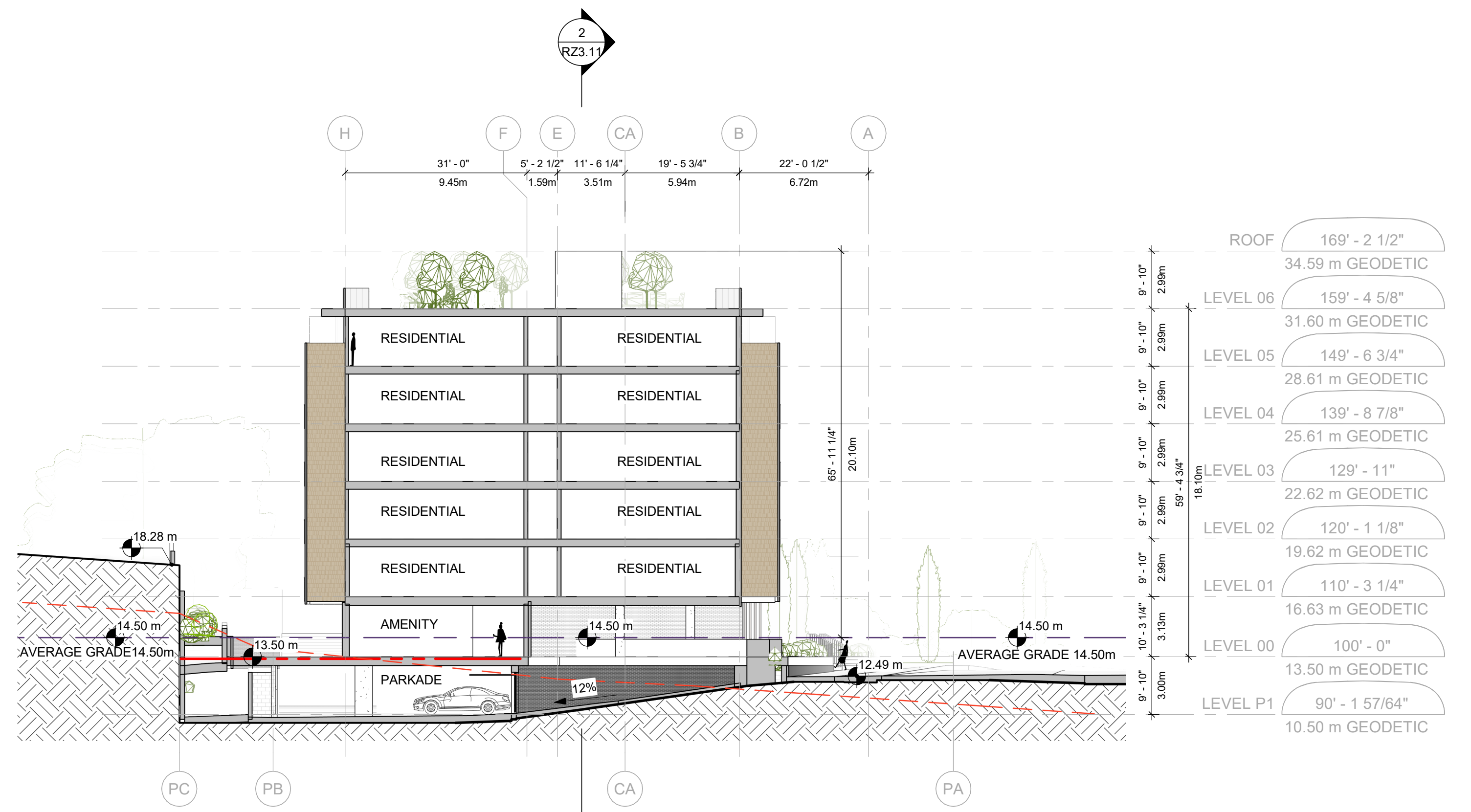
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 133-135 GORGE ROAD E
 VICTORIA, BC

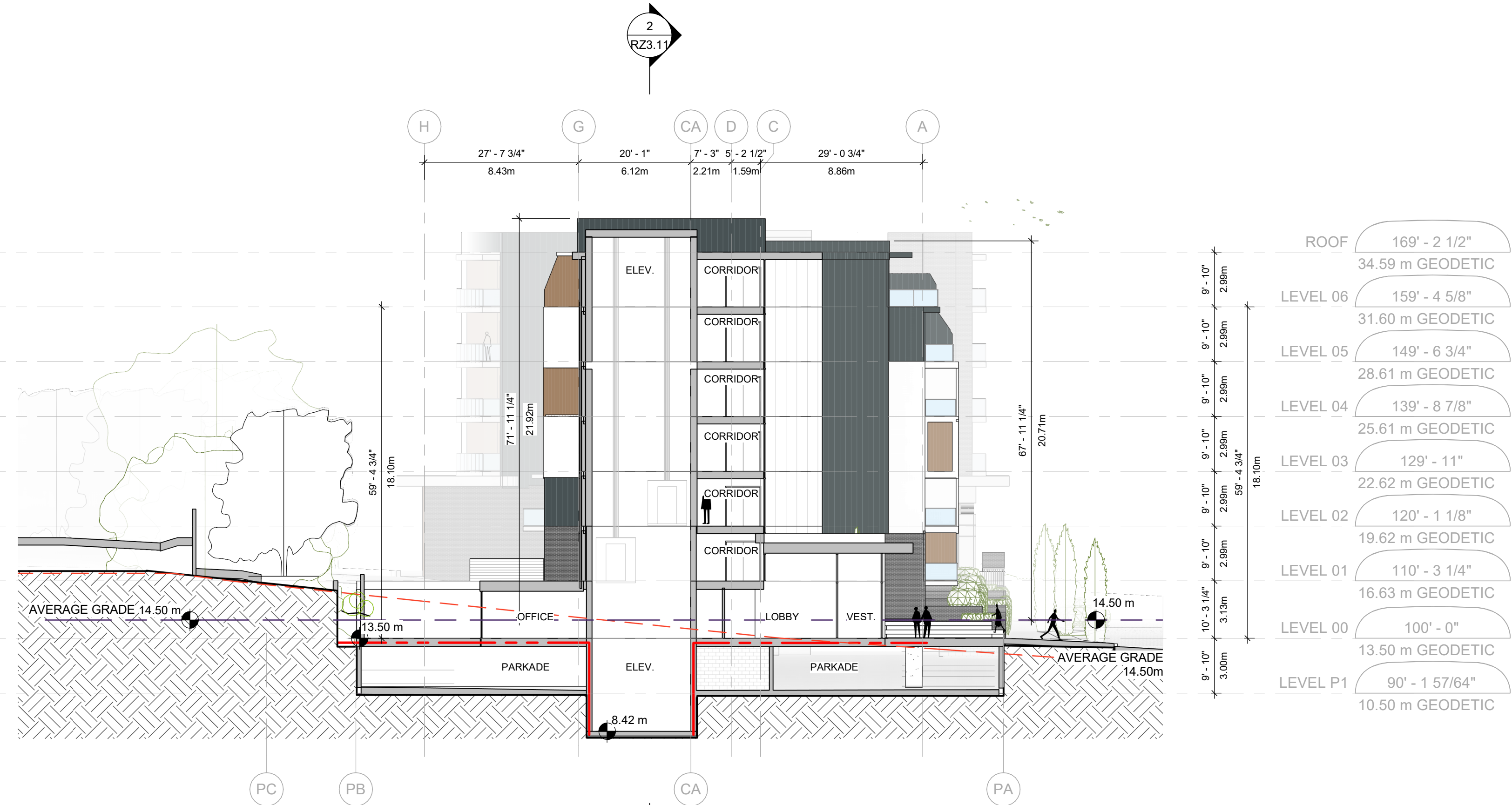
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 138914
 DRAWN BY:
 Arcadis
 PROJECT MGR:
 Arcadis
 CHECKED BY:
 Arcadis
 APPROVED BY:
 Arcadis

SHEET TITLE
PHASE I - SECTION - BUILDING SECTION 3 + 4

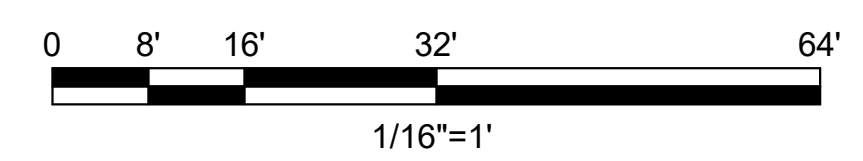
SHEET NUMBER
RZ3.12
 ISSUE
4



1 BUILDING SECTION
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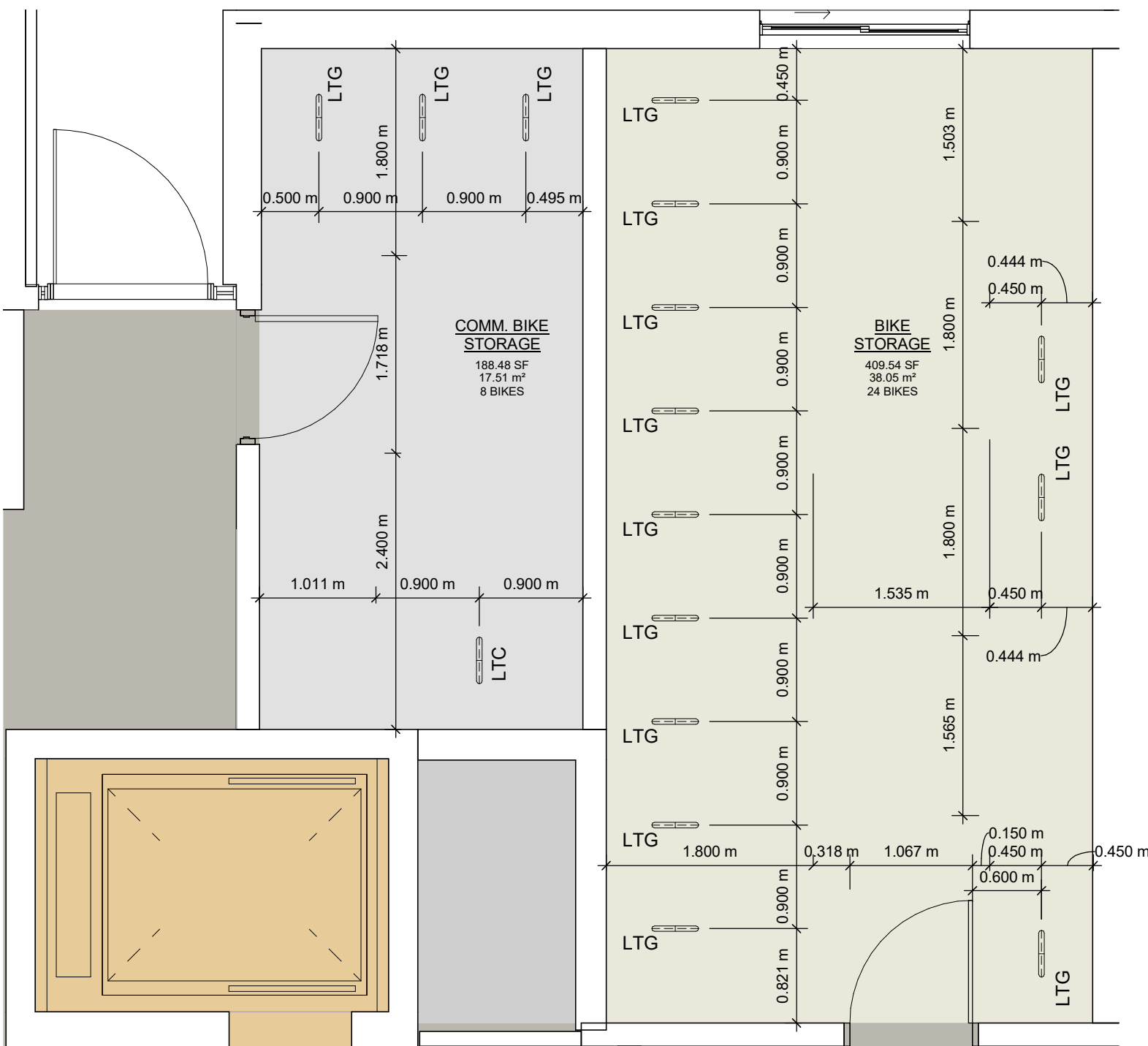
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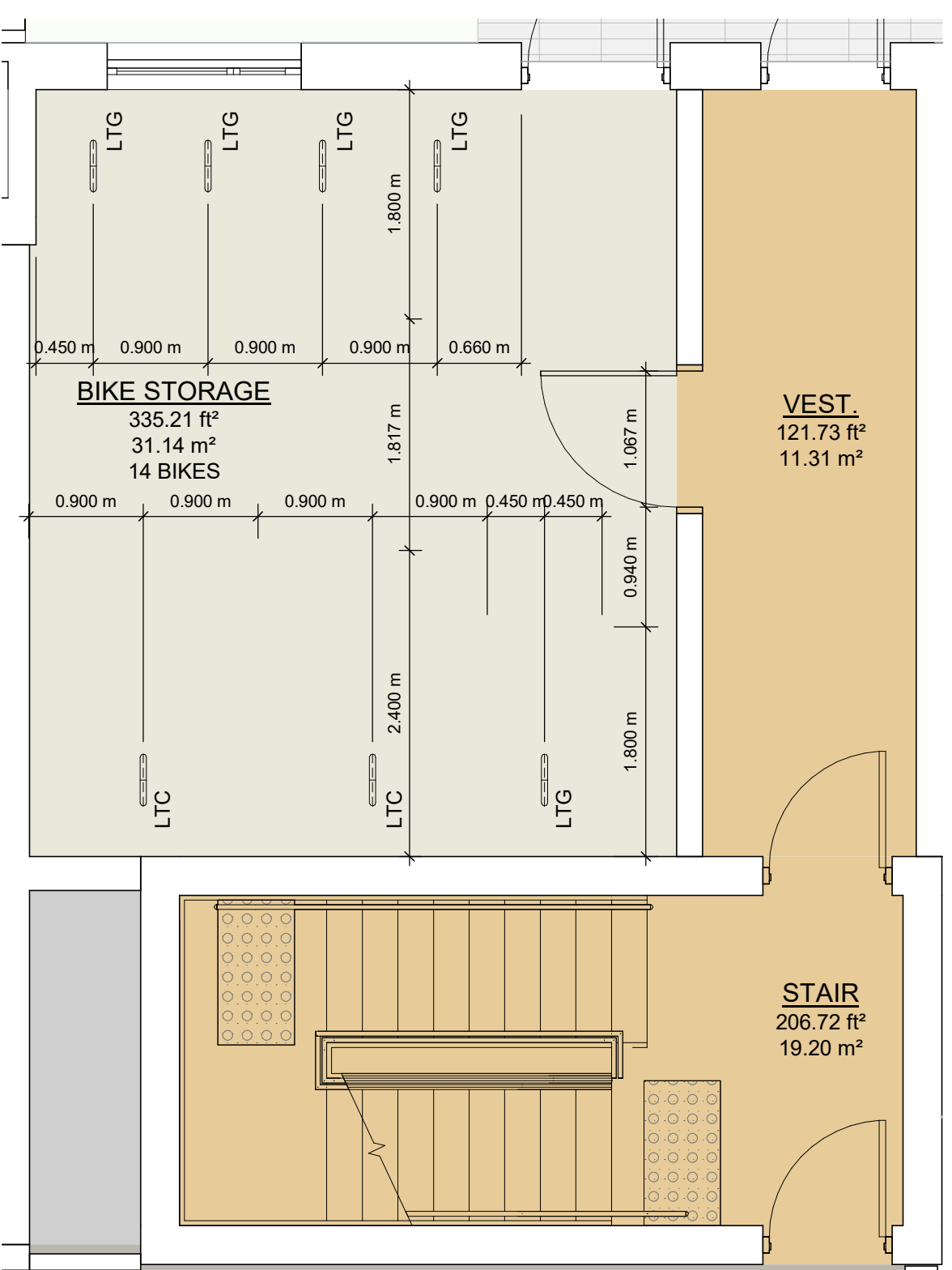
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BIKE ABBREVIATION LEGEND	
LTG	LONG TERM GROUND ANCHORED
LTW	LONG TERM WALL ANCHORED
LTC	LONG TERM GROUND ANCHORED CARGO STALL



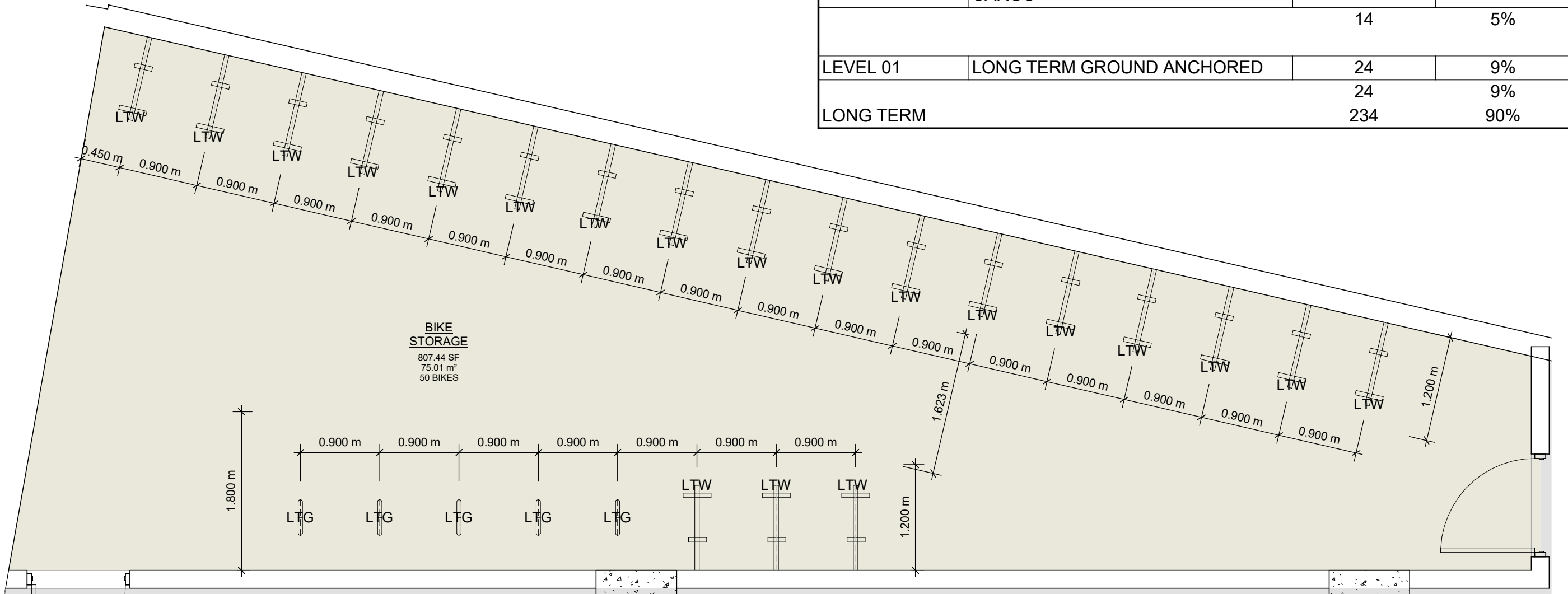
4 ENLARGED BIKE ROOM PLAN - LEVEL 01
RZ4.01 SCALE: 1/4" = 1'-0"



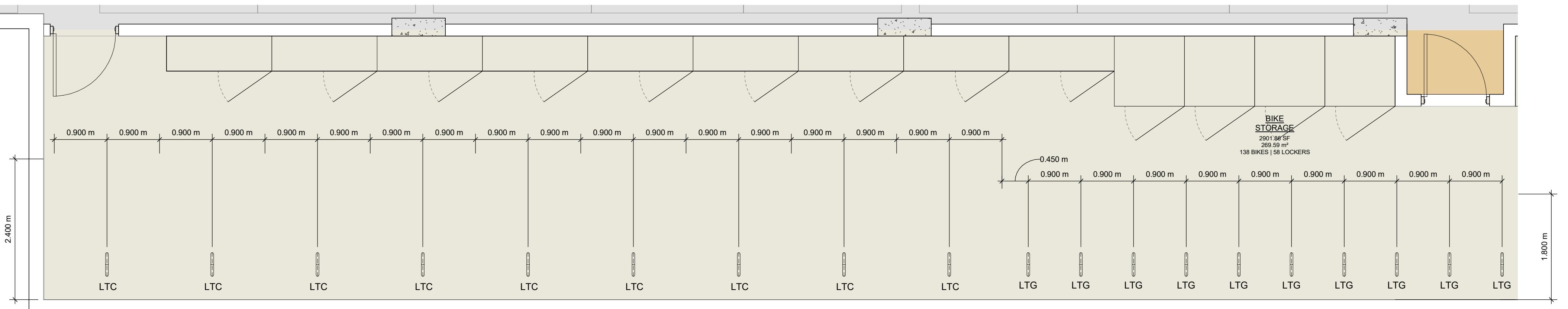
5 ENLARGED BIKE ROOM PLAN - LEVEL 00
RZ4.01 SCALE: 1/4" = 1'-0"

BIKE STORAGE PROVIDED			
LOCATION	BIKE RACK TYPE	NO. OF BIKES	PERCENTAGE
COMM.			
LEVEL 01	SHORT TERM GROUND ANCHORED COMM. BIKE	8	3%
		8	3%
RES.			
LEVEL 00	SHORT TERM GROUND ANCHORED RES. BIKE	18	7%
		18	7%
SHORT TERM		26	10%
TOTAL COMBINED		260	100%

BIKE STORAGE PROVIDED			
LOCATION	BIKE RACK TYPE	NO. OF BIKES	PERCENTAGE
COMM.			
LEVEL 01	LONG TERM GROUND ANCHORED CARGO COMM. BIKE	2	1%
LEVEL 01	LONG TERM GROUND ANCHORED COMM. BIKE	6	2%
		8	3%
RES.			
LEVEL P1	LONG TERM GROUND ANCHORED	104	40%
LEVEL P1	LONG TERM GROUND ANCHORED CARGO	18	7%
LEVEL P1	LONG TERM WALL ANCHORED	66	25%
		188	72%
LEVEL 00	LONG TERM GROUND ANCHORED	10	4%
LEVEL 00	LONG TERM GROUND ANCHORED CARGO	4	2%
		14	5%
LEVEL 01	LONG TERM GROUND ANCHORED	24	9%
		24	9%
LONG TERM		234	90%

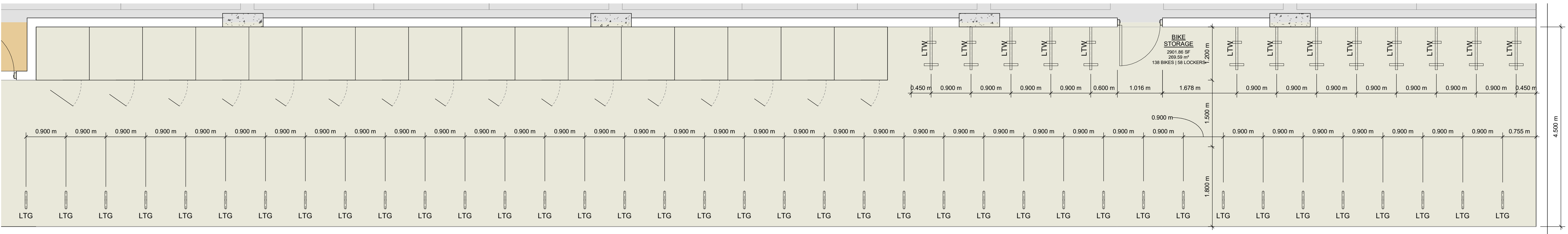
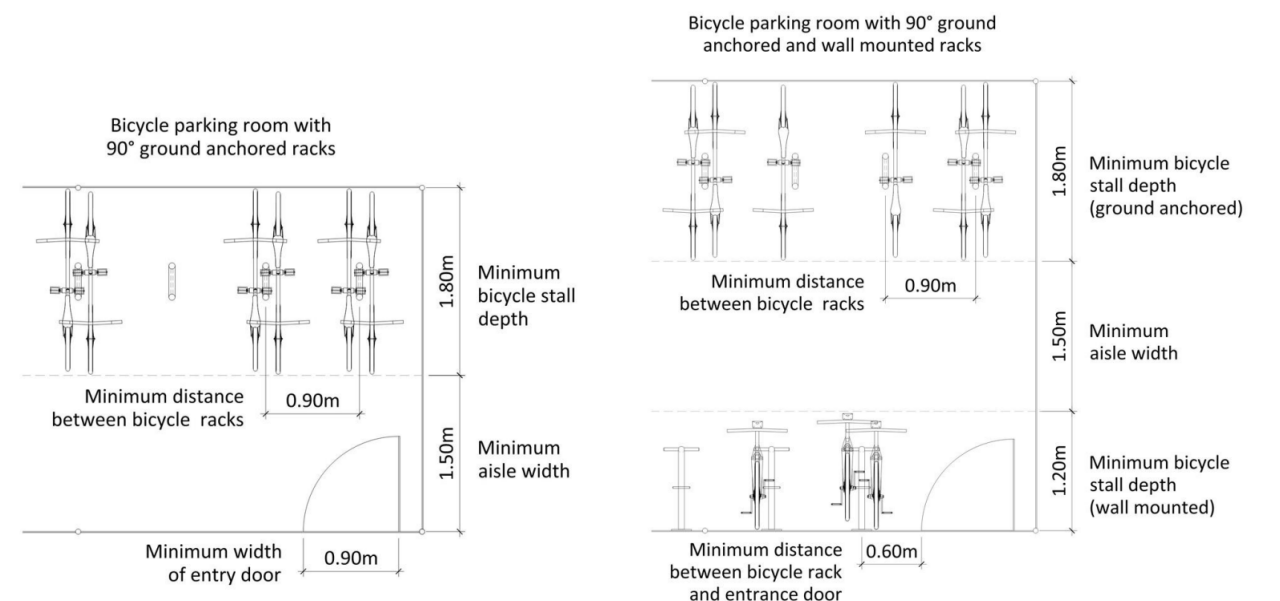


6 ENLARGED BIKE ROOM PLAN - LEVEL P1
RZ4.01 SCALE: 1/4" = 1'-0"



2 ENLARGED BIKE ROOM PLAN - LEVEL P1
RZ4.01 SCALE: 1/4" = 1'-0"

3 VICTORIA ZONING BYLAW DRAWINGS
RZ4.01 SCALE: NTS



1 ENLARGED BIKE ROOM PLAN - LEVEL P1
RZ4.01 SCALE: 1/4" = 1'-0"



CLIENT
INTRACORP

Suite 600 Burrard Street
Vancouver, Canada, V6C 2B5

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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	REZONING APPLICATION	2023-03-01
2	REZONING RESUBMISSION	2023-08-31
3	REZONING CITY REVIEW	2023-10-23
4	REZONING CITY REVIEW ZONING BYLAW UPDATES	2023-11-03

FOR REVIEW

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

BURNSIDE
133-135 GORGE ROAD E
VICTORIA, BC

PROJECT NO:
138914

DRAWN BY:
Arcadis

CHECKED BY:
Arcadis

PROJECT MGR:
Arcadis

APPROVED BY:
Arcadis

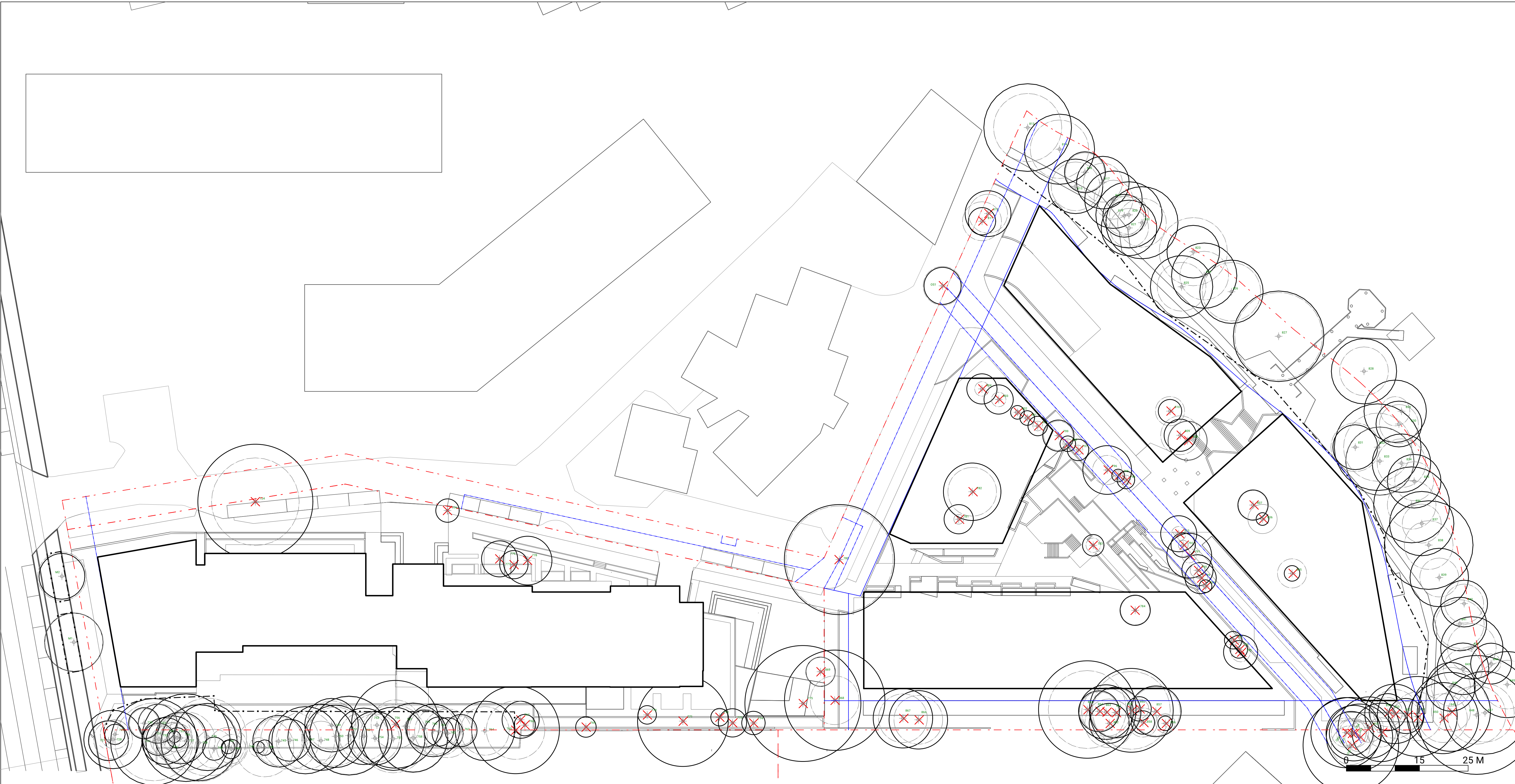
SHEET TITLE
PHASE I - ENLARGED PLANS - BIKE ROOMS

SHEET NUMBER
RZ4.01

ISSUE
4

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KEYPLAN

SEAL

8	ISSUED FOR REVIEW	23-10-20
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2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

REVISIONS

INTRACORP GORGE

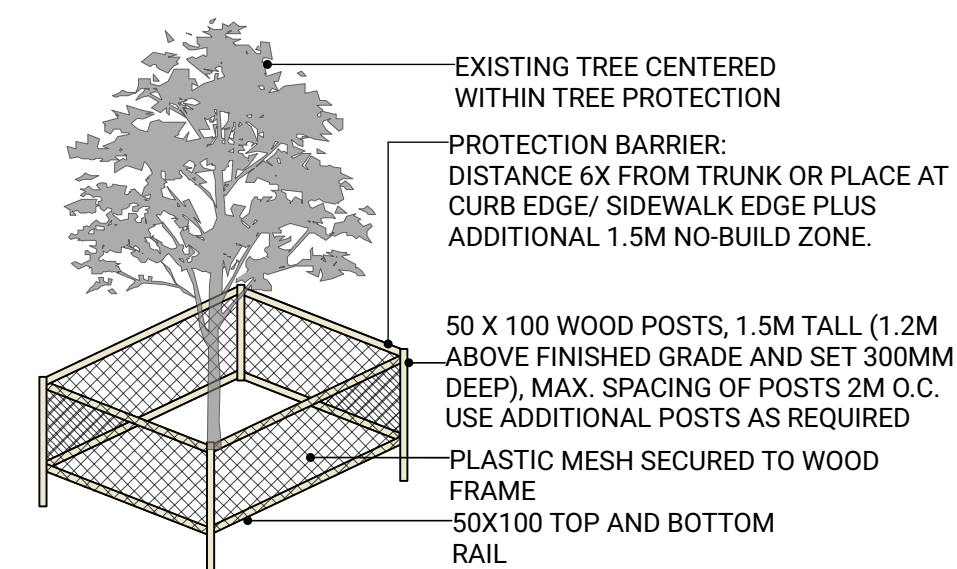
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Drawn: YL
Reviewed: OM
Project No. 06-793

TREE MANAGEMENT PLAN

PLANT PROTECTION AND REMOVAL NOTES

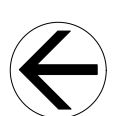
- PLANT SYMBOLS AS INDICATED ON DRAWINGS DO NOT REPRESENT ACTUAL DRIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIPLINE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER FROM LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN THE PLANT PROTECTION ZONES.
- INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
- BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
- TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.
- ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE TO BE CONDUCTED UNDER ARBORIST SUPERVISION.
- THE FOLLOWING ACTIONS ARE PROHIBITED:
 - STORAGE OR DUMPING OF BUILDING MATERIALS, OIL, PAINT, CONSTRUCTION DEBRIS, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS.
 - PASSAGE OF MACHINERY OF ANY KIND THROUGH OR WITHIN TREE PROTECTION AREAS AT ANY TIME.
 - SOIL DISTURBANCE OR STRIPPING FROM THE TREE PROTECTION AREAS. NATURAL GRADE MUST BE MAINTAINED.
 - STOCKPILING OF SOILS, FILL, SAND, GRAVEL OR OTHER EXCAVATED MATERIALS WITHIN THE TREE PROTECTION AREAS AT ANY TIME, INCLUDING THE DEMOLITION AND SITE PREPARATION PHASES.
 - DIRECT DISCHARGE OF STORM OR SITE DRAINAGE WATERS THROUGH OR INTO THE TREE PROTECTION AREAS.

TREE PROTECTION DETAIL

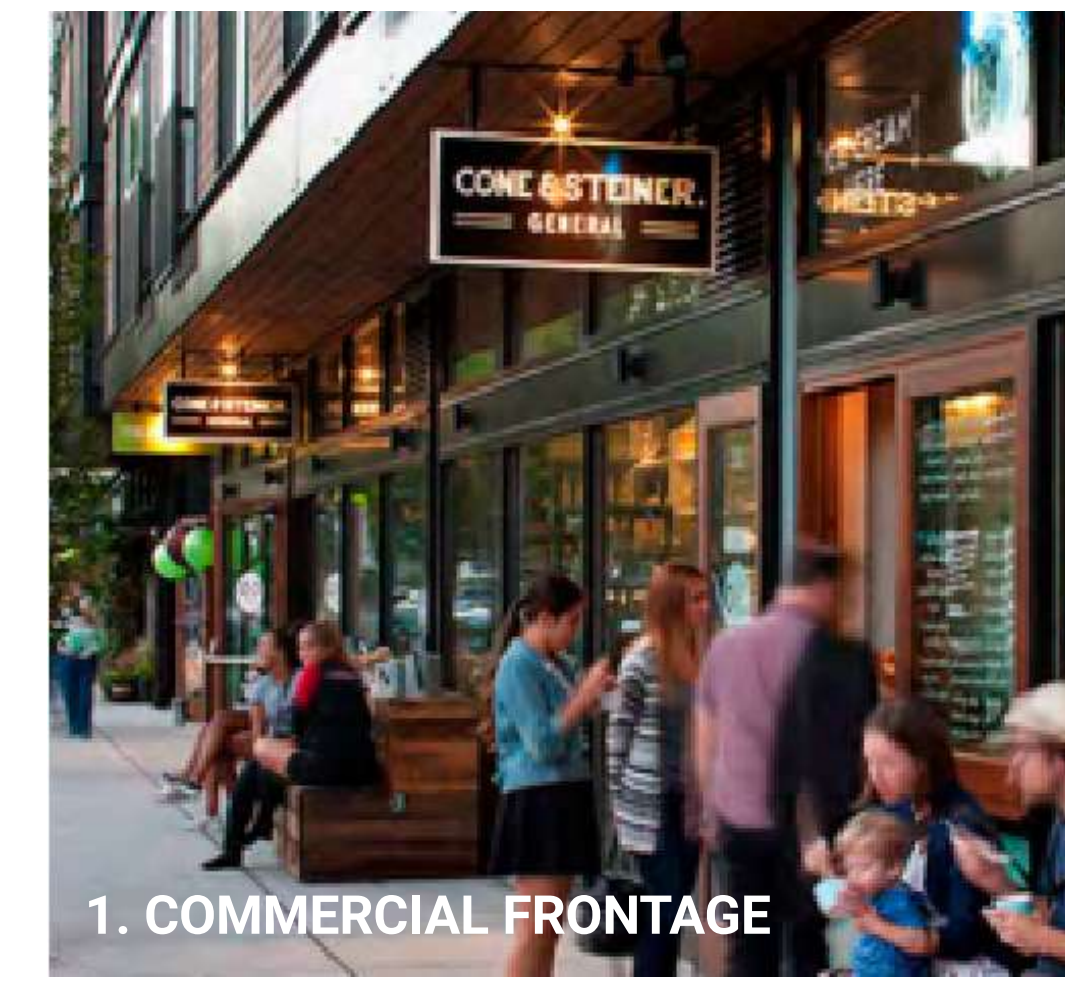


NOTE:
ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATE TO TIMBER-MESH FENCE TREE PROTECTION DETAIL

TREE PROTECTION LEGEND	
KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	CRITICAL ROOT ZONE



The commercial hub provides a gateway to the development for the larger community. It creates an inviting retail environment and provide opportunities for people to shop, work and stay a while. Access is provided from Gorge Street and an internal sidewalk leading to a grand stair and ramp. The Gorge Street pedestrian public realm been improved to include widened sidewalks with furnishings to encourage streetscape activity.



1. COMMERCIAL FRONTAGE



2. STREETScape FURNISHINGS



4. INFILTRATION BIOSWALE

- PROGRAM LEGEND**
- 1 COMMERCIAL FRONTAGE
 - 2 STREETScape FURNISHINGS
 - 3 RESIDENTIAL PATIOS
 - 4 INFILTRATION BIOSWALE
 - 5 SEATING PLATFORM
 - 6 BUFFER PLANTING
 - 7 EXISTING TREE RETENTION

KEYPLAN

SEAL

8	ISSUED FOR REVIEW	23-10-20
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1	ISSUED FOR REVIEW	22-07-11

REVISIONS

INTRACORP GORGE

Scale:	1:150
Drawn:	YL
Reviewed:	OM
Project No.	06-793

**ENLARGEMENT PLAN
(COMMERCIAL HUB)**

The central plaza serves as a place for gathering and celebration. Raised platform seating provides opportunity to people watch and stay a while. Places to lounge are provided in sheltered structures and seating platforms are shaded by trees. A playground is integrated into the overall space encouraging families and kids to explore. The concept for the plaza supports the landscape design principles of connectivity, community building and placemaking - forming the heart of the overall development.

The residential amenity deck builds off of the building's interior program, a lounge area with outdoor work stations and a full dining area with kitchen.



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REVISIONS

INTRACORP GORGE

Scale:	1:150
Drawn:	YL
Reviewed:	OM
Project No.	06-793

ENLARGEMENT PLAN
(CENTRAL PLAZA)

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	SPACING
DECIDUOUS TREES					
ACi	9	Acer circinatum	Vine Maple	#15 pot	as shown
APs	6	Acer palmatum 'Sango Kaku'	Coral Bark Maple	3m Ht., multistem	as shown
ARa	5	Acer rubrum 'Armstrong'	Armstrong red maple	6cm, cal.	as shown
BNj	8	Betula nigra 'Jaquemontii'	River Birch	6cm, cal.	as shown
CK	14	Cornus kousa	Kousa Dogwood	5cm, cal.	as shown
GB	9	Ginkgo biloba 'Saratoga'	Maidenhair Tree	5cm, cal.	as shown
QP	14	Quercus palustris	Swamp oak	7cm cal.	as shown
SJ	14	Styrax japonicus	Snowbell Tree	6cm, cal.	as shown
CONIFEROUS TREES					
TH	13	Tsuga heterophylla	Western Hemlock	3m Ht.	as shown
TH	8	Tsuga heterophylla	Western Hemlock	3m Ht.	as shown
SHRUBS					
Cos	37	Cornus stolonifera	Red-Osier Dogwood	#3 pot	900 o.c.
Ma	14	Mahonia aquifolium	Tall Oregon Grape	#3 pot	900 o.c.
Rhm	31	Rhododendron macrophyllum	Pacific rhododendron	#3 pot	1200 o.c.
Rpw	36	Rhododendron yakushimanum 'Percy Wiseman'	Percy Wiseman Rhododendron	#5 pot	900 o.c.
Ris	36	Ribes sanguineum	Red Flowering Currant	#3 pot	900 o.c.
Ron	21	Rosa nutkana	Nootka Rose	#3 pot	900 o.c.
Sah	276	Salix hookeriana	Hooker's willow	#2 pot	600 o.c.
Sya	37	Symphoricarpos albus	Common Snowberry	#5 pot	1200 o.c.
Tmc	189	Taxus x media 'Hicksii'	Hick's Yew	1.5m Ht.	600 o.c.
Vao	214	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	900 o.c.
PERENNIALS					
anm	85	Anaphalis margaritacea	Pearly Everlasting	#1 pot	450 o.c.
asl	95	Aster laevis	Smooth Aster	#1 pot	450 o.c.
epI	56	Echinacea pallida	Pale Purple Coneflower	#1 pot	450 o.c.
hoj	58	Hosta 'June'	Plantain Lily	#1 pot	750 o.c.
irs	237	Iris setosa	Blue flag iris	#1 pot	300 o.c.
lhb	127	Lavandula angustifolia 'Hidcote Blue'	Lavender	#1 pot	450 o.c.
rfg	16	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 pot	600 o.c.
GROUNDCOVERS					
cc	327	Cornus canadensis	Bunchberry	#1 pot	300 o.c.
Mar	587	Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.c.
pat	884	Pachysandra terminalis	Japanese Spruce	#1 pot	450 o.c.
FERNS					
bls	82	Blechnum spicant	Deer Fern	#1 pot	450 o.c.
pom	92	Polystichum munitum	Sword Fern	#2 pot	800 o.c.
GRASSES					
cad	416	Carex densa	Dense Sedge	plug	300 o.c.
cas	388	Carex stipata	Owlfruit Sedge	plug	300 o.c.
cpf	132	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	#1 pot	300 o.c.
feb	151	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#2 pot	600 o.c.
jue	435	Juncus effusus	Soft Rush	plug	300 o.c.
kog	203	Koeleria glauca	Blue Hairgrass	10cm pot	300 o.c.
ste	126	Stipa tenuissima	Mexican Feather Grass	#2 pot	450 o.c.

PLANTS SUPPORT POLLINATORS

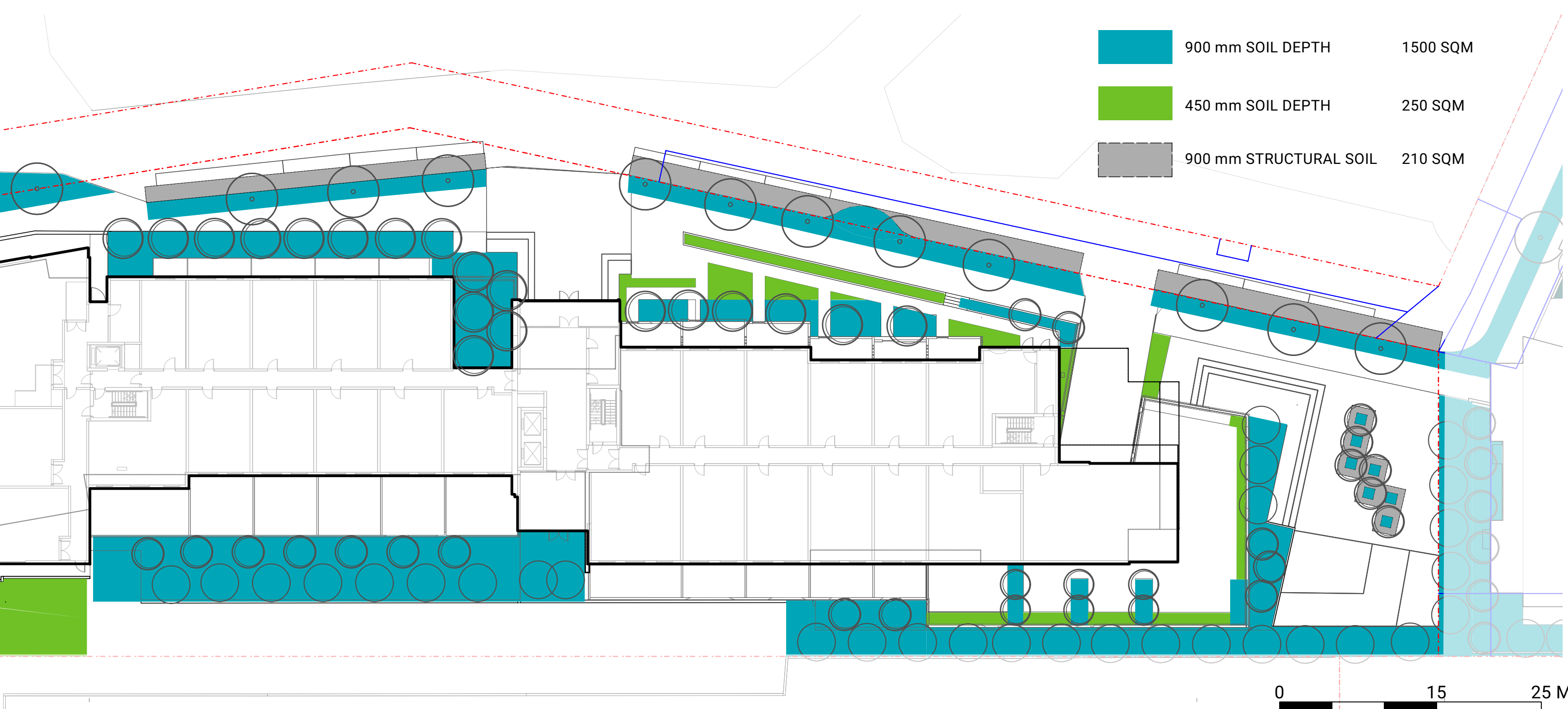
NATIVE PLANTS

REPLACEMENT TREE CALCULATION

28	Replacement Trees Proposed per Schedule "E", Part 1
28	Replacement Trees Proposed per Schedule "E", Part 2
0	Replacement Trees Proposed per Schedule "E", Part 3
42	Total Replacement Trees Proposed

PLANTING NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. BRING DESREPARNCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICAITON.
- PRIOR TO INSTALLATION OF PLANT MATERIAL: PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE LAYOUT. CONSULTANT MAY PROVIDE DIRECTIONS FOR LAYOUT MODIFICATIONS UPON REVIEW.
- CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED THAT MEETS OF EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- TREE PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIRMENTS OF THE AUTHORITY HAVING JURISDICTION.
- STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P4 (TREE PLANTING IN BOULEVARD) THE CANADIAN LANDSCAPE STANDARD.
- REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
 - INSPECTION OF SOIL AND PLANTING AREA PRIOR TO PLANTING.
 - INSPECTION OF TREE STOCK PRIOR TO PLANTING.
 - INSPECTION OF INSTALLED TREE. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.
- REQUIRED PARKS INSPECTIONS FOR SEED AND SOD BOULEVARD:
 - INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL.
 - INSPECTION OF INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING.
 - INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREEPERMITS@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS FOR EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 AND THE ASSOCIATED SCHEDULES CAN BE FOUND ON THE CITY OF VICTORIA BYLAWS WEBPAGE.



SOIL DEPTHS

KEYPLAN

SEAL

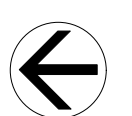
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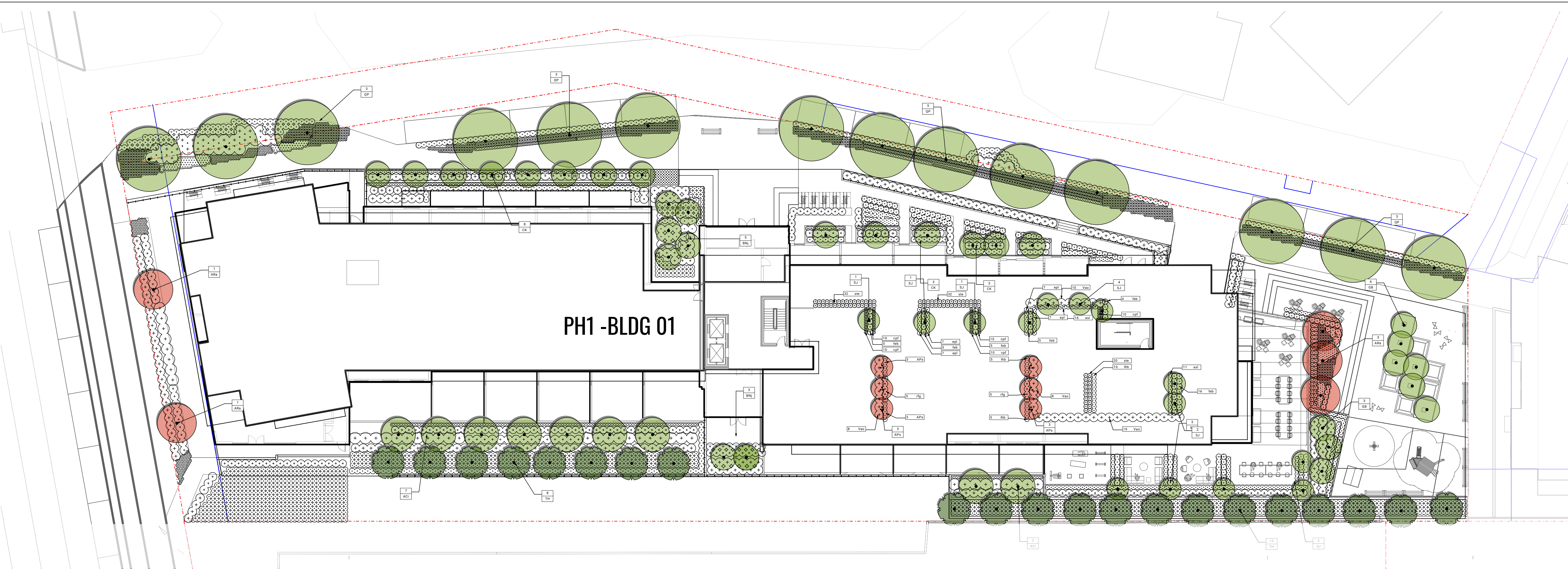
REVISIONS

INTRACORP GORGE

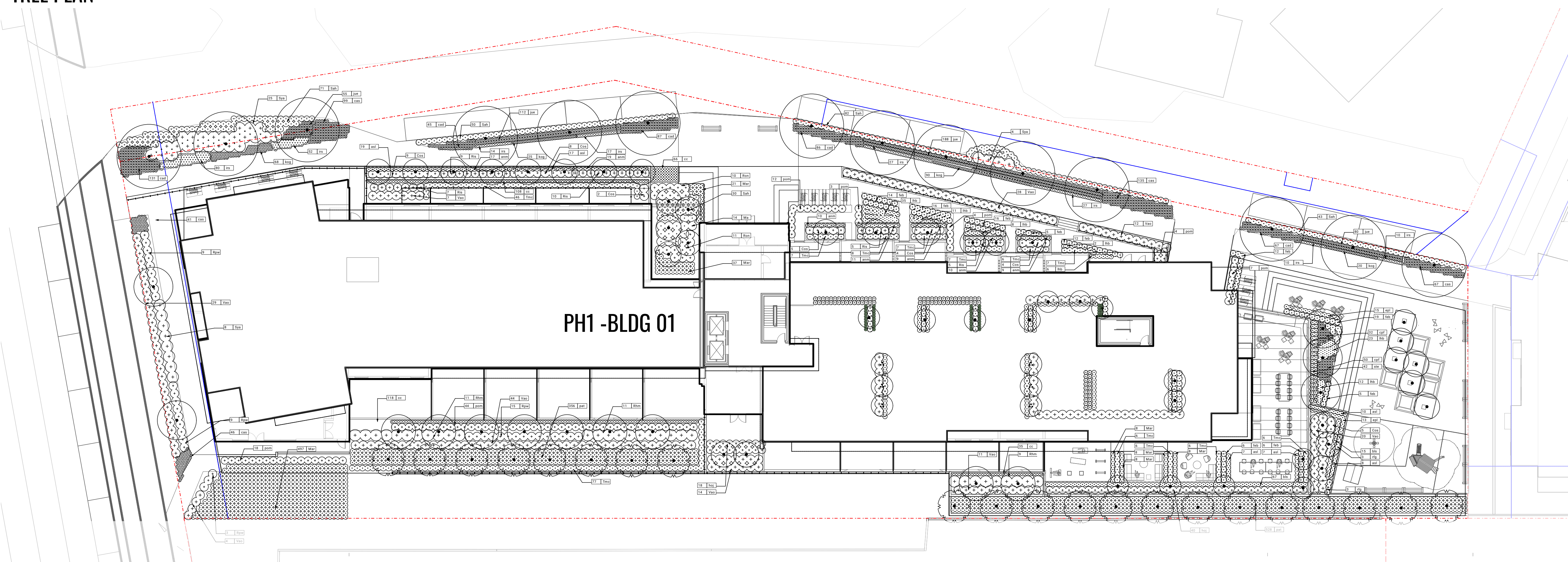
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Drawn:	YL
Reviewed:	OM
Project No.	06-793

SOFTSCAPE MATERIALS





TREE PLAN



PLANTING PLAN

KEYPLAN

SEAL

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REVISIONS

INTRACORP GORGE

Scale:	1:400
Drawn:	YL
Reviewed:	OM
Project No.	06-793

PLANTING PLAN

