


PROJECT IMAGE



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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
December 1, 2020

LOCATION PLAN



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



PRIMEX INVESTMENTS

No.	Description	Date
2	REISSUED (UPREZONING)	2020-11-19
1	ISSUED FOR (UPREZONING)	2020-06-23

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VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

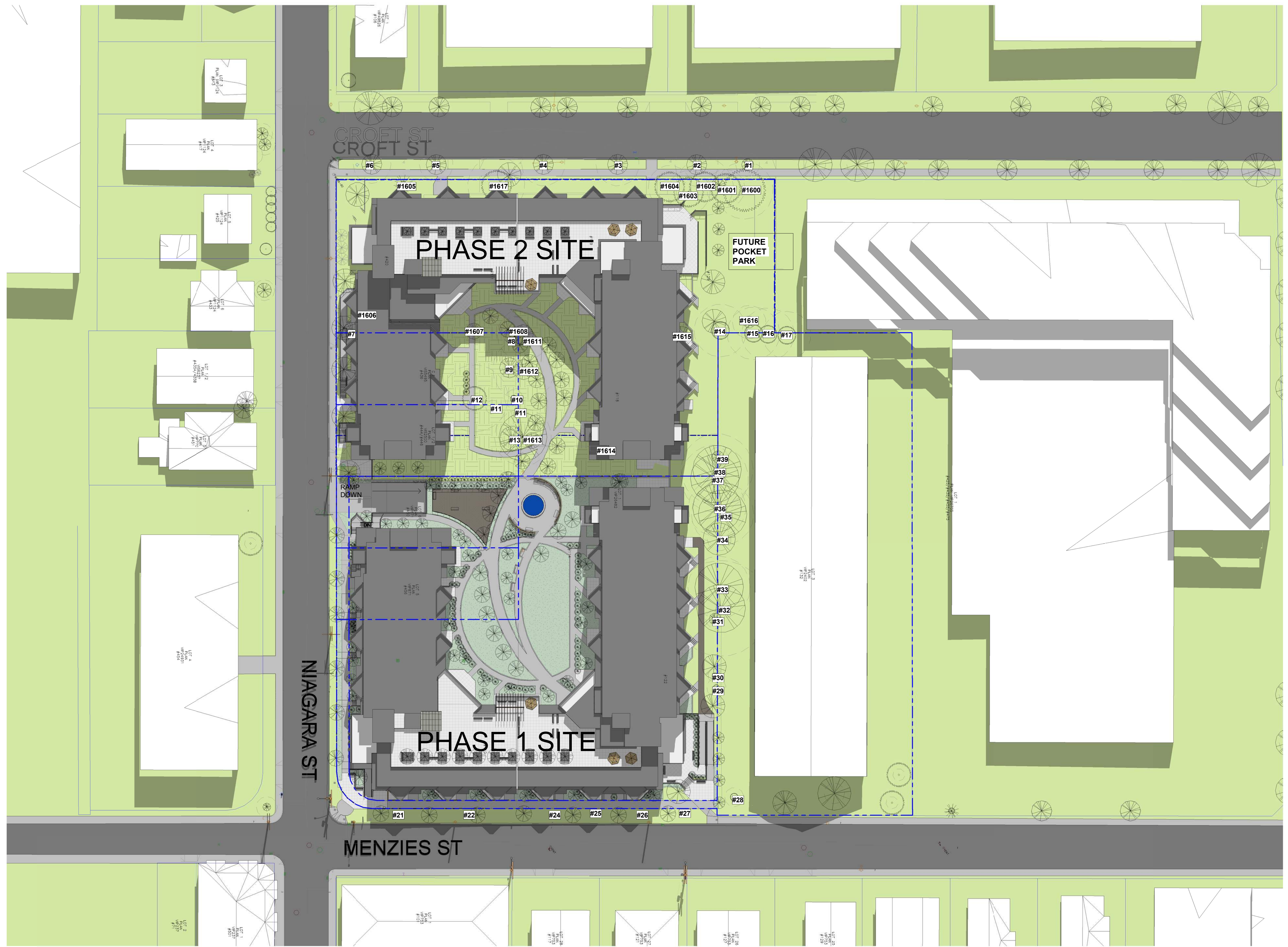
COVER SHEET

A-0.1

JOB No.: 1933

SCALE: 1:1

DATE: 2020/11/19



1 | PHASING SITE PLAN

1: 400



0m 8m 16m 24m 32m 40m

VISUAL SCALE 1:400 @ Arch D



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PRIMEX INVESTMENTS

2	REISSUED FOR PHASING	2020-11-19
1	ISSUED FOR PHASING	2020-06-23
No.	Description	Date

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VILLAGE GREEN RESIDENTIAL COMPLEX

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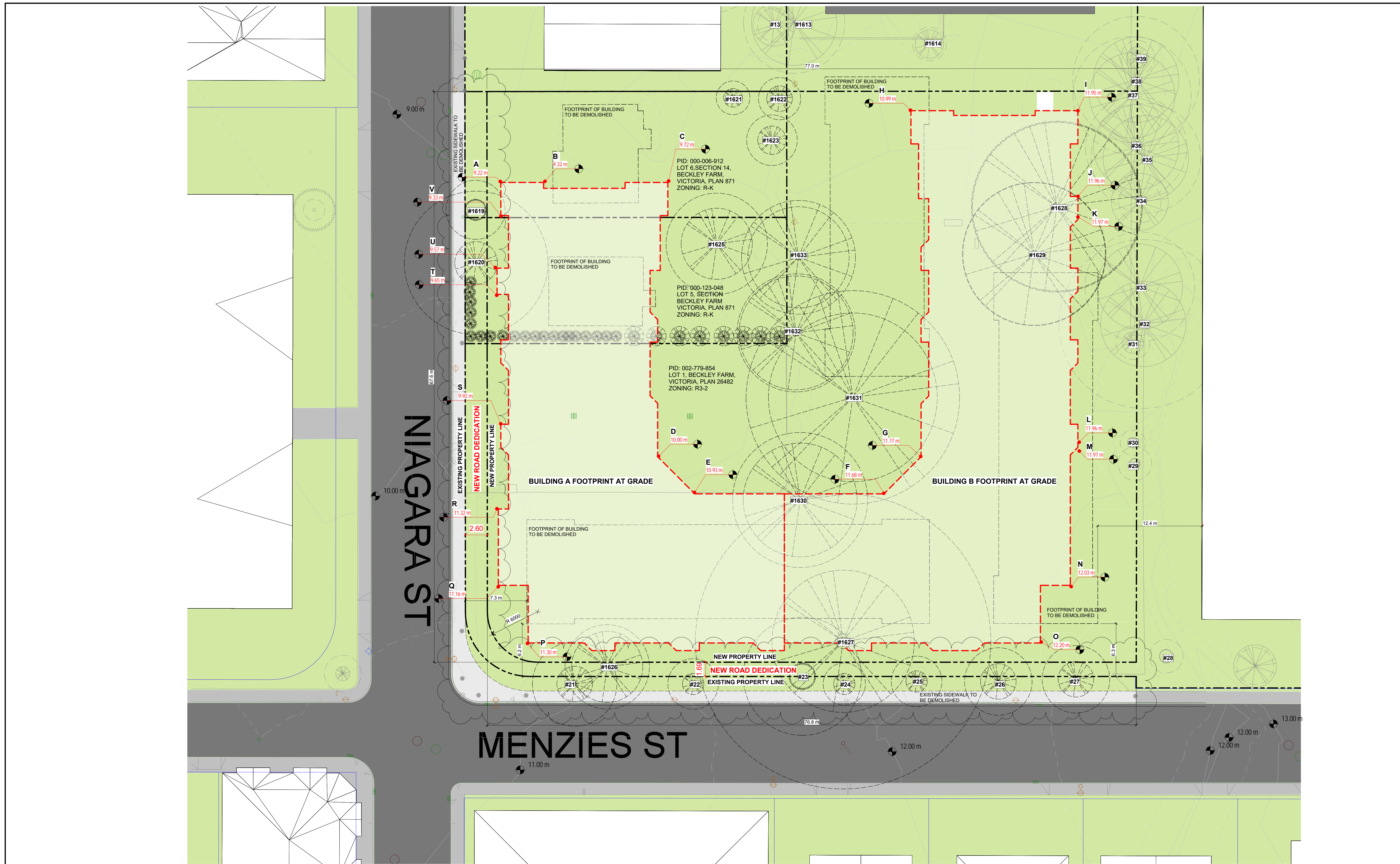
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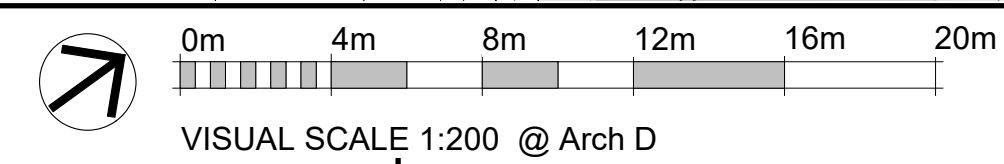
SCALE: 1 : 400

A-1.0

DATE: 2020/11/19



1 | SITE PLAN - EXISTING/DEMO
1 : 200



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No.	Description	Date
2	REISSUED (UPREZONING)	2020-11-19
1	ISSUED FOR (UPREZONING)	2020-06-23

VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

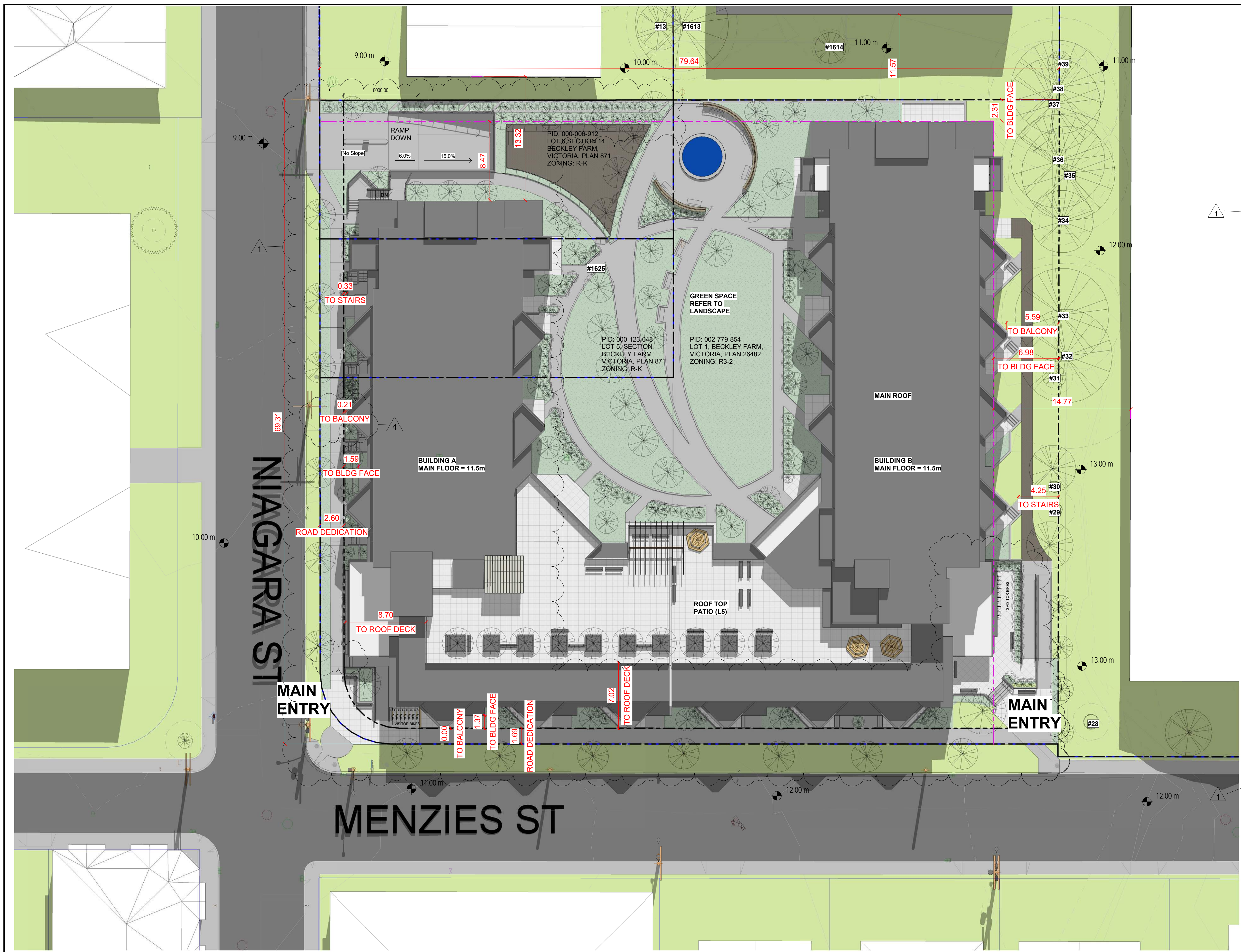
SITE PLAN - EXISTING/DEMO

Job No.: 1933

SCALE: 1 : 200

A-1.1

DATE: 2020/11/19



ZONING DATA

SITE DATA			
MUNICIPAL ADDRESS:	110 MENZIES ST. VICTORIA, BC. V8V 1H1		
LEGAL DESCRIPTION:	LOT 1, BECKLEY FARM, VICTORIA, PLAN 26482		
SITE AREA:	5197 m ²		
ZONING DATA			
CLASSIFICATION:	R3-2		
FSR AREA SCHEDULE			
BLDG A - L1	1187 m ²	BLDG A - L4	991 m ²
BLDG B - L1	1330 m ²	BLDG B - L4	1231 m ²
L1 (11.50m)	2517 m ²	BLDG B - L5	836 m ²
BLDG A - L2	1142 m ²	BLDG B - L6	663 m ²
BLDG B - L2	1284 m ²	BLDG B - L6	663 m ²
L2	2426 m ²	GRAND TOTAL	11091 m ²
BLDG A - L3	1142 m ²		
BLDG B - L3	1284 m ²		
	2426 m ²		
ALLOWABLE		PROPOSED	
SITE COVERAGE:	1851 m ² (30%)	2892.93m ² (57%)	
OPEN SPACE:	MIN 3301.4 m ² (60%)	2304.07m ² (43%)	
FLOOR SPACE RATIO:	1.6:1	2.13:1	
BUILDING HEIGHT:	18.5m	20.30m	
AVERAGE GRADE:		10.97m	
SETBACKS		REQUIRED	
NORTH (REAR YARD)		0	2.31m (TO BLDG)
EAST (SIDE YARD)		0	6.98m (TO BLDG)
SOUTH (STREET FACING)		13.5m (6 STOREY)	1.37m (TO BLDG)
WEST (STREET FACING)		13.5m (6 STOREY)	1.59m (TO BLDG)
REFER TO DRAWING A-2.0 FOR PARKING DATA			

BUILDING CODE DATA

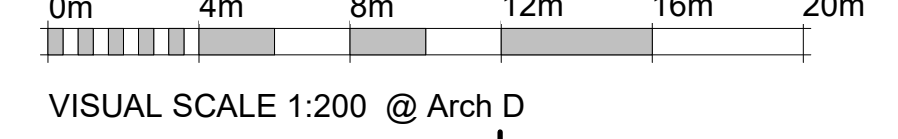
Description	
Building Code:	BCBC 2018 - PART 3
Building Type:	RESIDENTIAL APARTMENT WITH UNDERGROUND PARKADE
Residential Building Group:	C - RESIDENTIAL
Underground Parkade Group:	F3 - LOW HAZARD INDUSTRIAL
Occupancy Classification:	3.2.2.50 - 6 storey Sprinklered
Max Area per Floor:	1500 m ²
Construction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

GROSS FLOOR AREA - BLDG A			GROSS FLOOR AREA - BLDG B			COMBINED TOTAL
LEVEL	AREA	AREA m ²	LEVEL	AREA	AREA m ²	
L1 (11.50m)	13403 SF	1245.2 m ²	L1 (11.50m)	15003 SF	1393.9 m ²	2639.1 m ²
L2	12936 SF	1201.8 m ²	L2	14522 SF	1349.1 m ²	2550.9 m ²
L3	12937 SF	1201.9 m ²	L3	14521 SF	1349.0 m ²	2550.9 m ²
L4	11226 SF	1043.0 m ²	L4	13919 SF	1293.1 m ²	2336.1 m ²
L5			L5	9509 SF	883.4 m ²	883.4 m ²
L6			L6	7591 SF	705.2 m ²	705.2 m ²
BUILDING A TOTAL	50503 SF	4691.8 m²	BUILDING B TOTAL	75065 SF	6973.8 m²	11665.6 m²
NET FLOOR AREA SCHEDULE - BLDG A			NET FLOOR AREA SCHEDULE - BLDG B			COMBINED TOTAL
LEVEL	AREA	AREA m ²	LEVEL	AREA	AREA m ²	
BLDG A - L1	1156.7 m ²		BLDG B - L1	1301.6 m ²		2458.3 m ²
BLDG A - L2	1113.1 m ²		BLDG B - L2	1255.9 m ²		2369.0 m ²
BLDG A - L3	1112.9 m ²		BLDG B - L3	1257.2 m ²		2370.1 m ²
BLDG A - L4	967.2 m ²		BLDG B - L4	1203.3 m ²		2170.5 m ²
BLDG A - L5	802 m ²		BLDG B - L5	802 m ²		802.0 m ²
BLDG A - L6	632.5 m ²		BLDG B - L6	632.5 m ²		632.5 m ²
BUILDING A TOTAL	4349.9 m²		BUILDING B TOTAL	6452.5 m²		10802.4 m²

UNIT DATA

LEVEL:	STUDIO:	1 BED	1+DEN	2 BED	3 BED	TOTAL
L1	3	4	4	12	4	27
L2	3	1	8	13	3	28
L3	3	1	8	12	4	28
L4	5	9	8	4	2	28
L5	1	2	4	3	0	10
L6	1	9	0	0	0	10
TOTAL	16 (12%)	26 (20%)	32 (24%)	44 (33%)	13 (11%)	131

1 | SITE PLAN - PHASE 1
1:200



VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

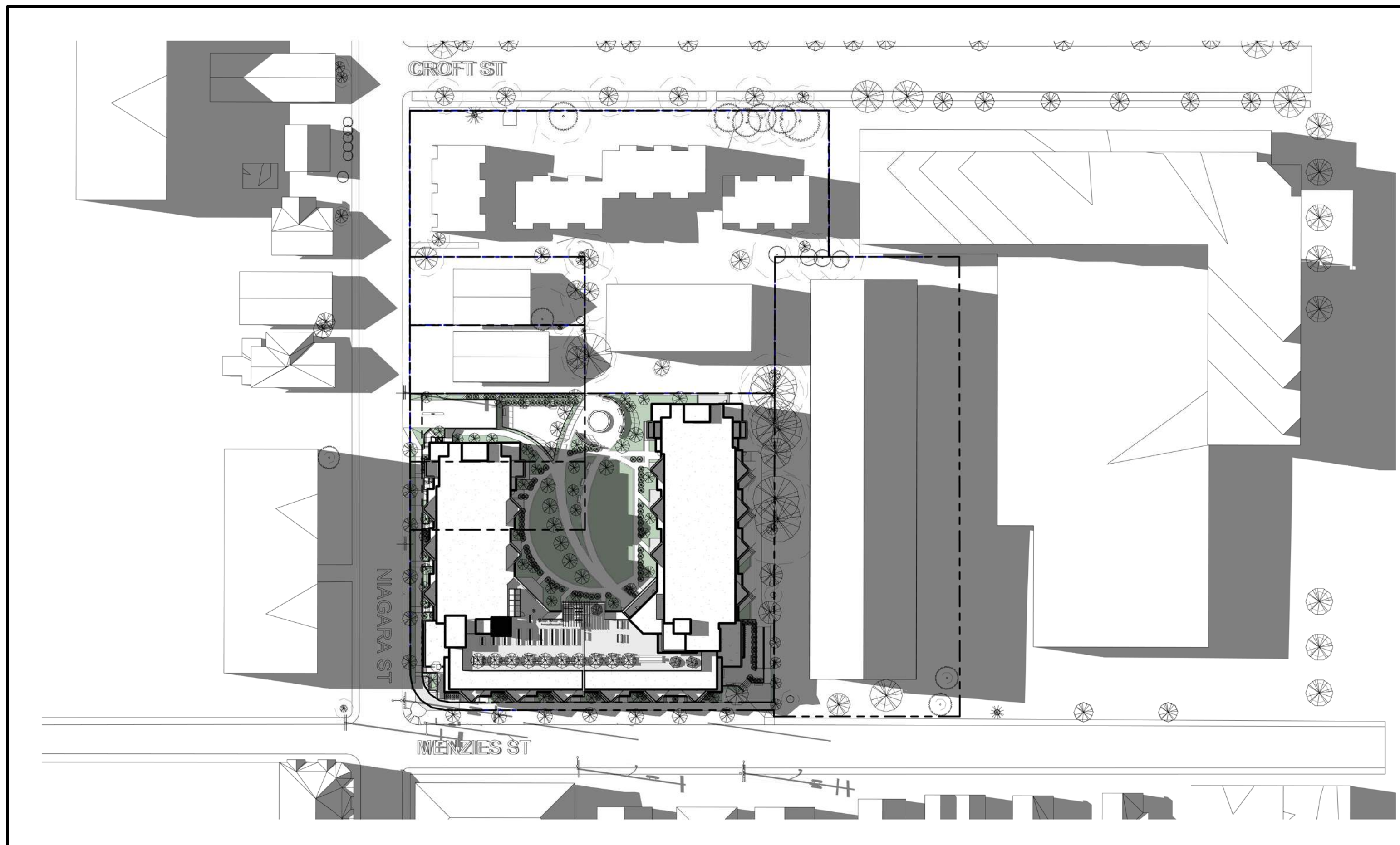
PHASE 1 - SITE PLAN

A-1.2

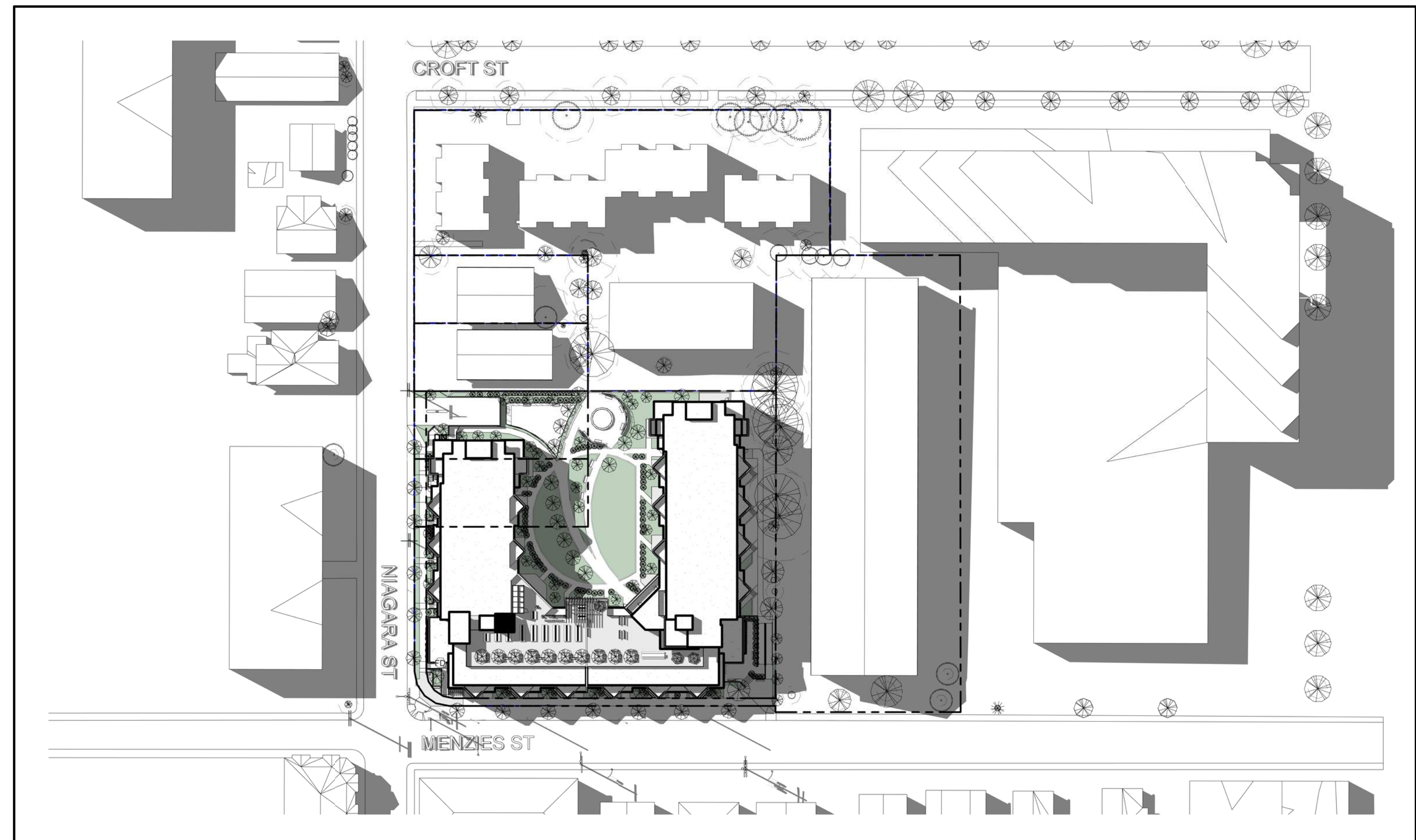
JOB No.: 1933

SCALE: As indicated

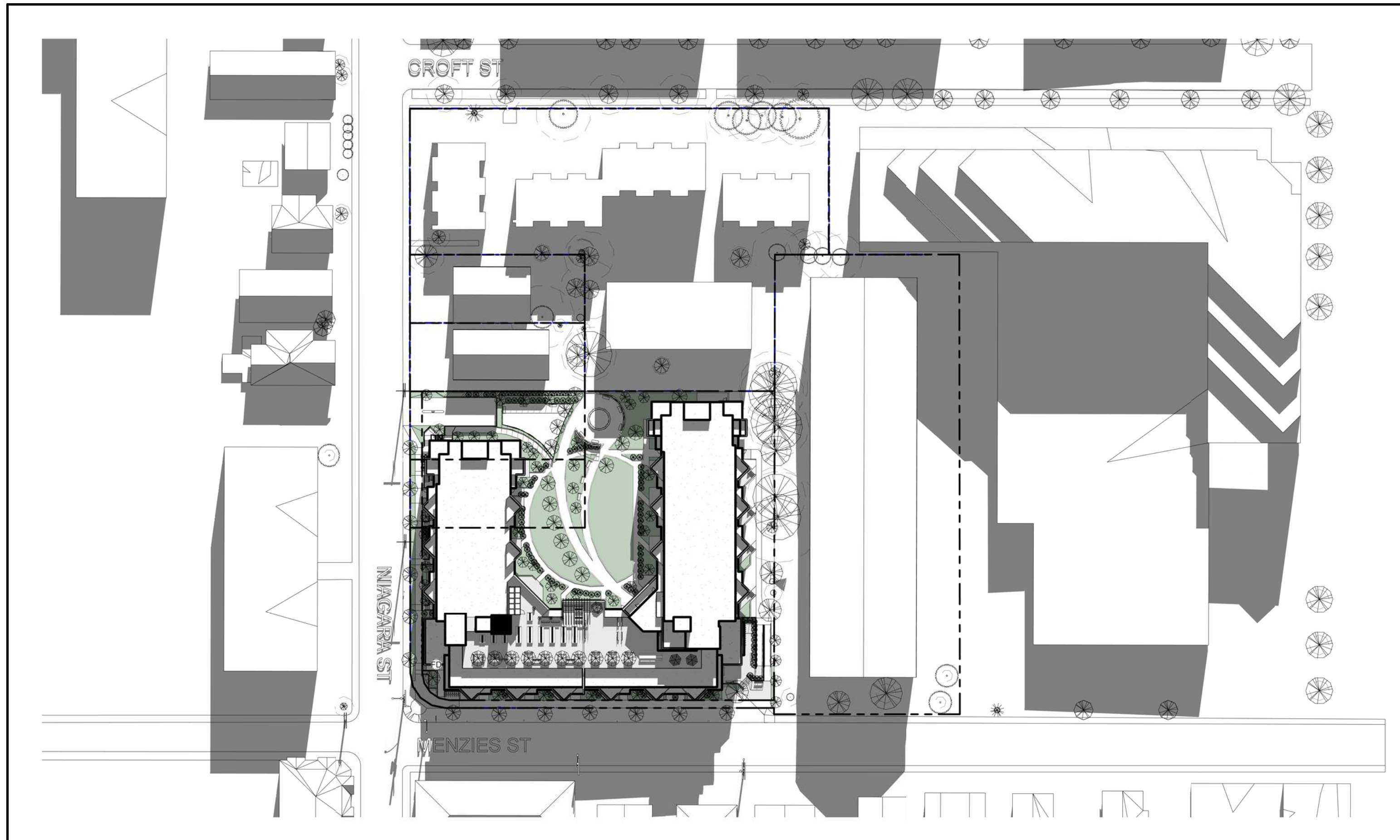
DATE: 2020/11/19



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



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



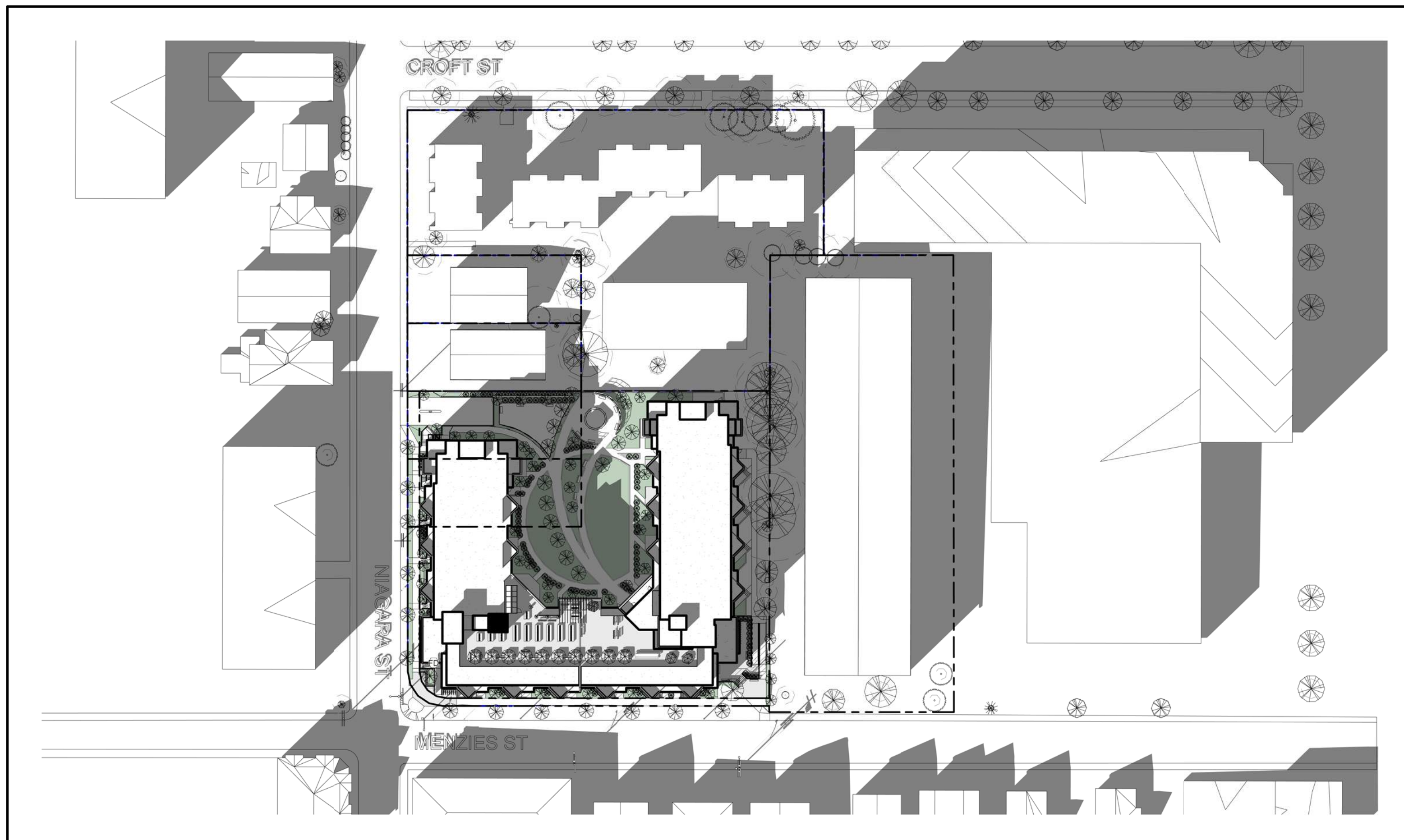
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 4pm
1: 750



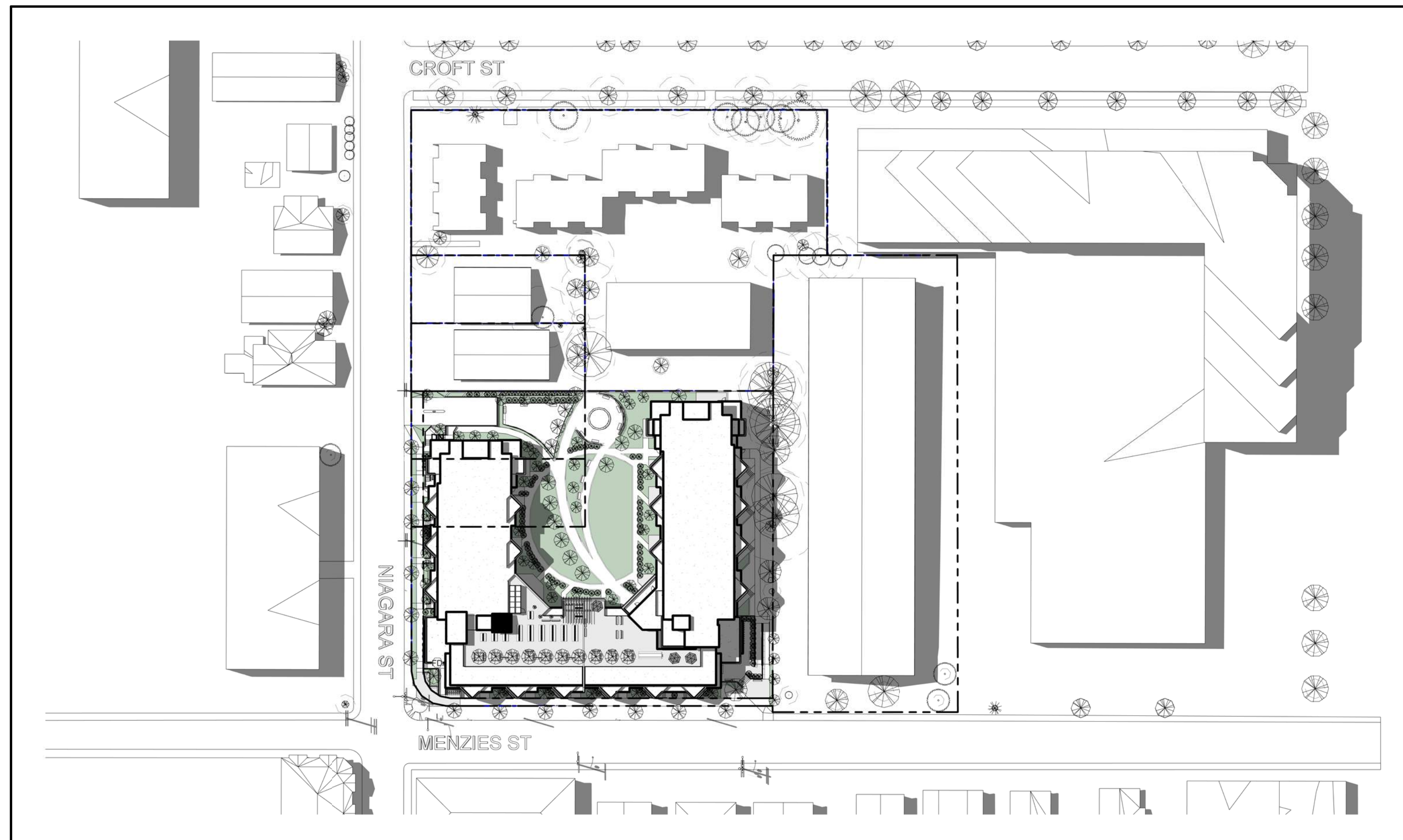
4 | 3D SHADOW STUDY - SPRING/AUTUMN

2	REISSUED FOR PERZONING	2020-11-19
1	ISSUED FOR PERZONING	2020-06-23
No.	Description	Date

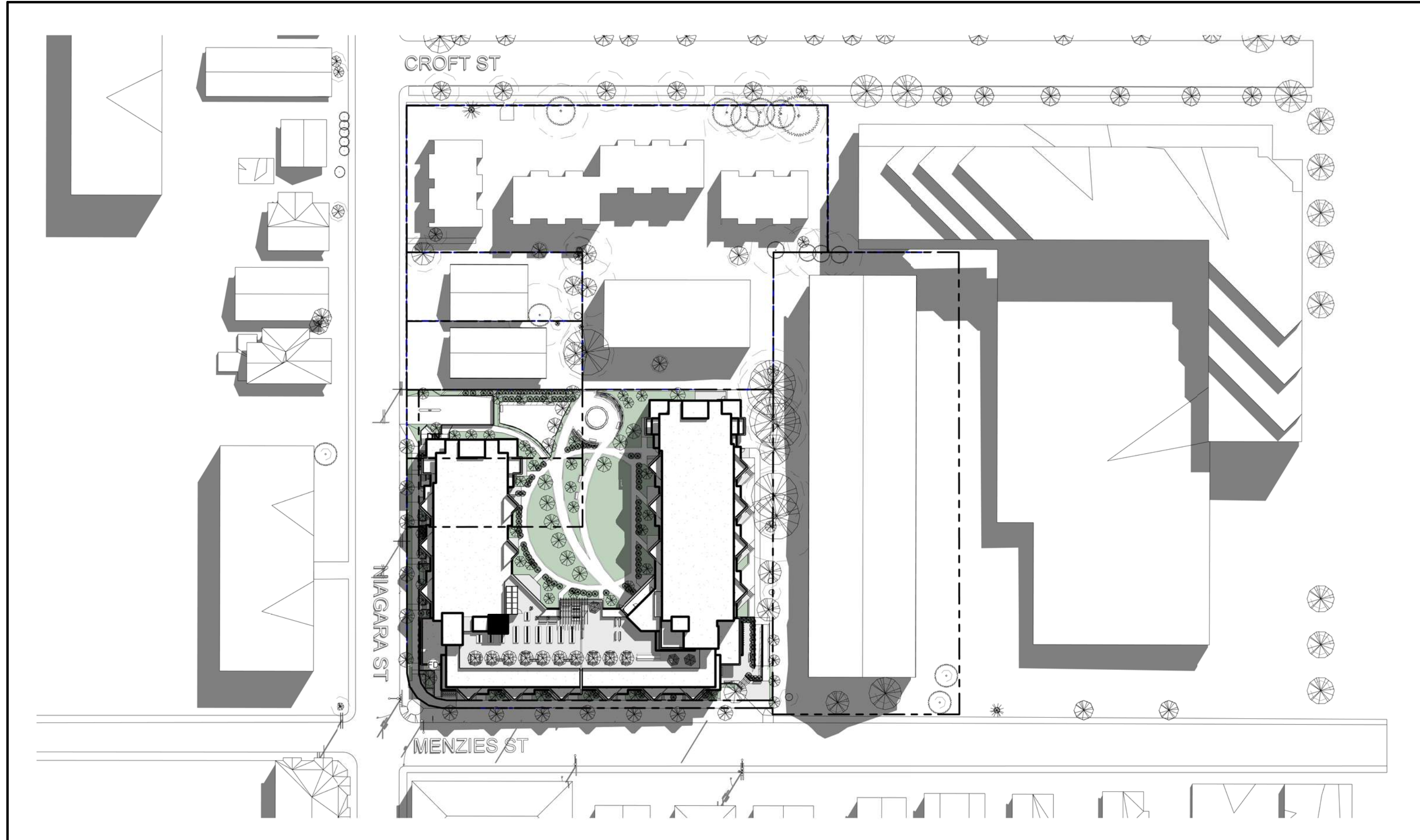
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1 | SHADOW STUDY - SUMMER SOLSTICE - 8am
1:750



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



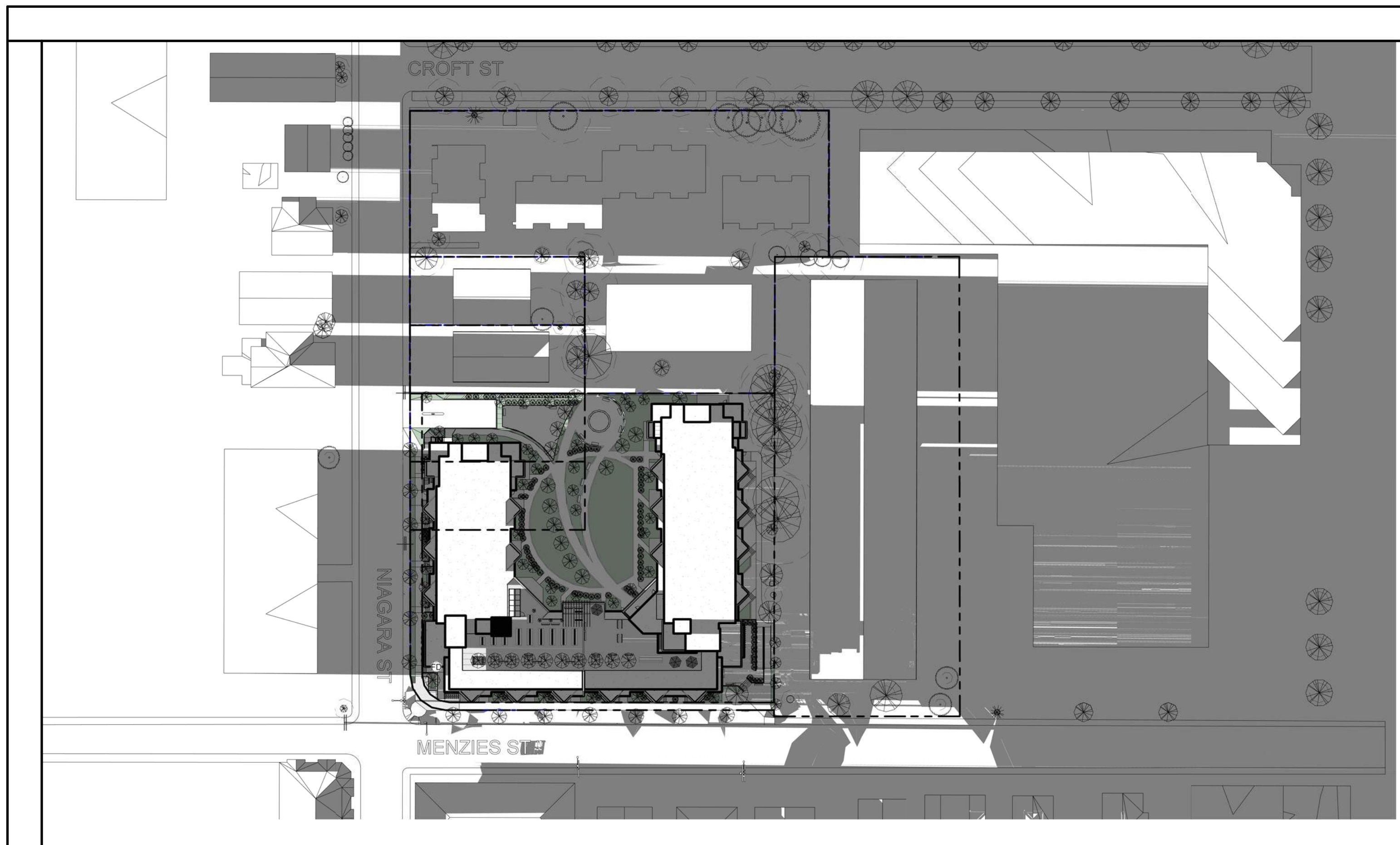
3 | SHADOW STUDY - SUMMER SOLSTICE - 4pm
1:750



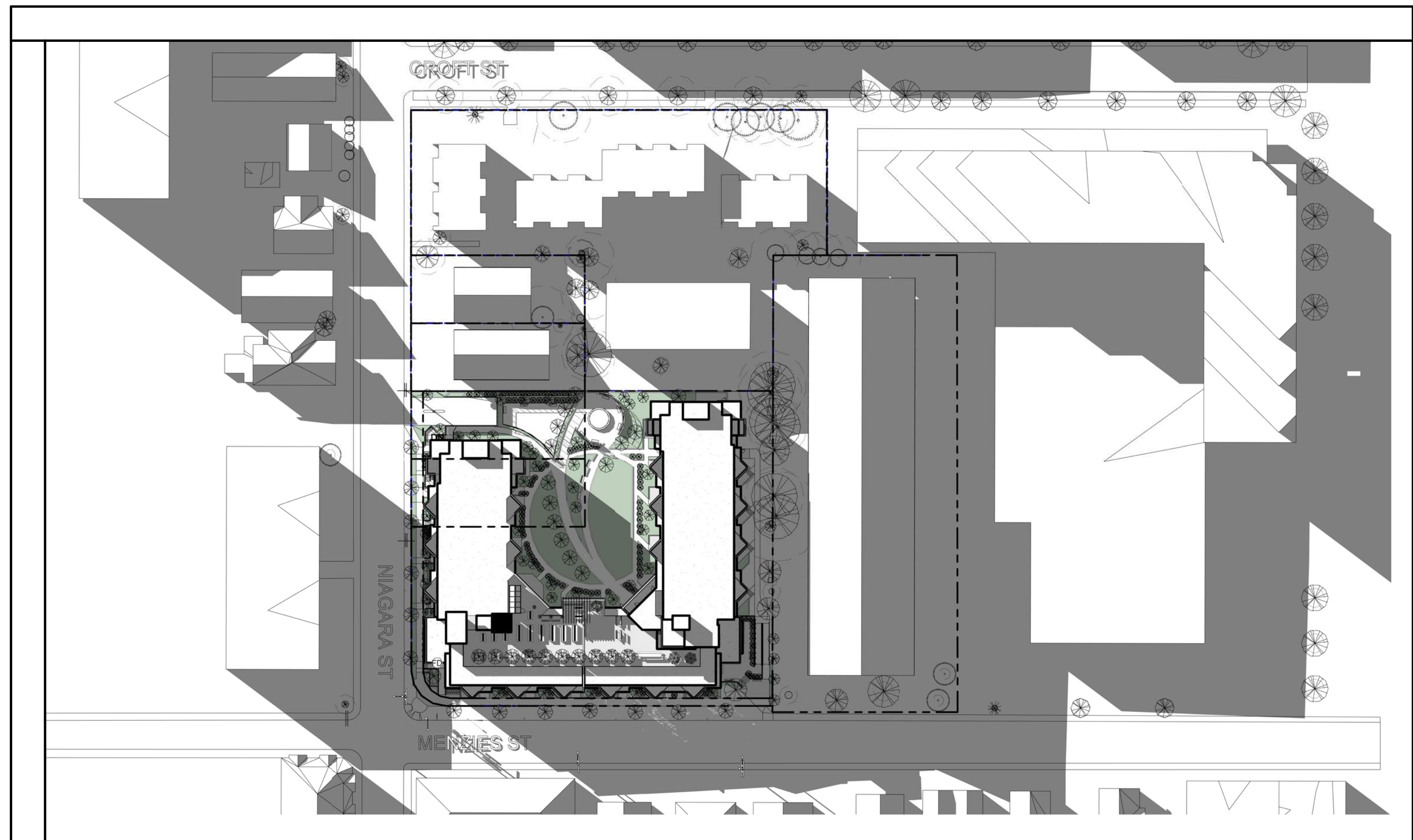
4 | 3D SHADOW STUDY - SUMMER

2	REISSUED UPREZONING	2020-11-19
1	ISSUED FOR UPREZONING	2020-06-23
No.	Description	Date

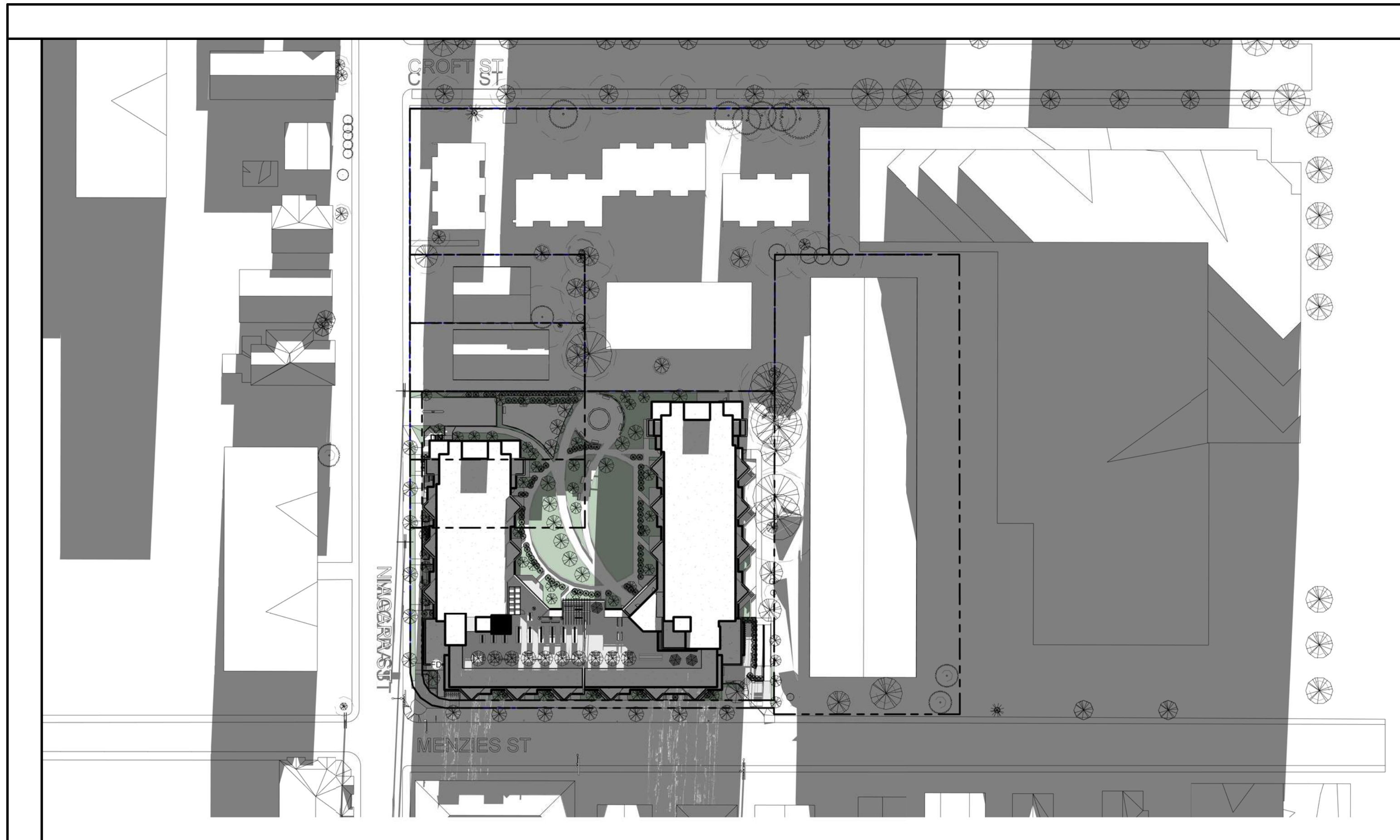
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1 SHADOW STUDY - WINTER SOLSTICE - 8am
1: 750



2 SHADOW STUDY - WINTER SOLSTICE - NOON
1: 750

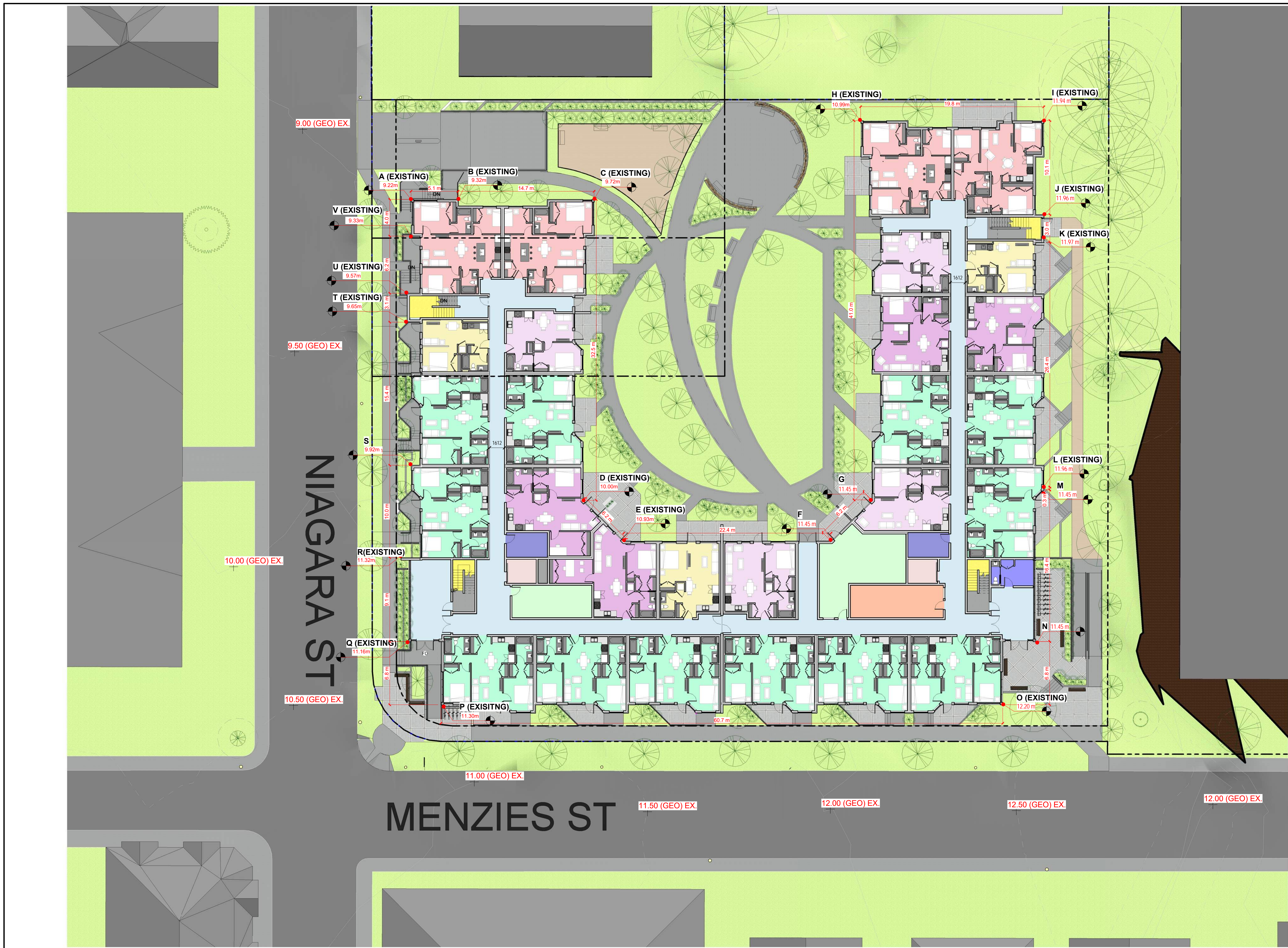


3 SHADOW STUDY - WINTER SOLSTICE - 4pm
1: 750



4 3D SHADOW STUDY - WINTER

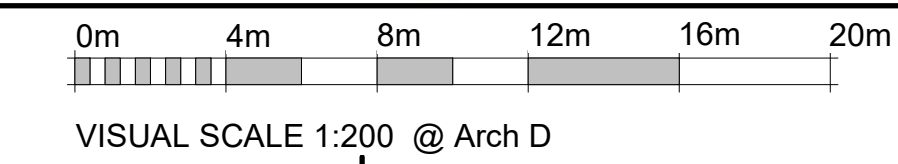
2	REISSUED SPRINTZONING	2020-11-19
1	ISSUED FOR SPRINTZONING	2020-06-23
No.	Description	Date



POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A-B	$(9.22+9.32)/2=9.27$	x5.1	47.28
B-C	$(9.32+9.72)/2=9.52$	x14.7	139.94
C-D	$(9.72+10.00)/2=9.86$	x32.5	320.45
D-E	$(10.00+10.93)/2=10.47$	x6.2	64.91
E-F	$(10.93+11.45)/2=11.19$	x22.4	250.66
F-G	$(11.45+11.45)/2=11.45$	x6.2	70.99
G-H	$(11.45+10.99)/2=11.22$	x41	460.02
H-I	$(10.99+11.94)/2=11.47$	x19.8	227.11
I-J	$(11.94+11.96)/2=11.95$	x10.1	120.7
J-K	$(11.96+11.96)/2=11.96$	x3.1	15.06
K-L	$(11.96+11.96)/2=11.96$	x26.3	314.55
L-M	$(11.96+11.45)/2=11.7$	x3	3.51
M-N	$(11.45+11.45)/2=11.45$	x16.4	187.78
N-O	$(11.45+12.20)/2=11.825$	x6.8	80.41
O-P	$(12.20+11.33)/2=11.77$	x60.7	714.44
P-Q	$(11.33+11.16)/2=11.25$	x6.8	76.5
Q-R	$(11.16+11.32)/2=11.24$	x9.1	102.28
R-S	$(11.32+9.92)/2=10.62$	x10.0	106.20
S-T	$(9.92+9.65)/2=9.79$	x15.4	150.77
T-U	$(9.65+9.57)/2=9.61$	x3.1	29.80
U-V	$(9.57+9.33)/2=9.45$	x6.2	58.59
V-A	$(9.33+9.22)/2=9.28$	x4	37.12
Totals		326.2m	3579.07

3579.07/326.2m=10.97m
 NOTE: ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.

1 | AVERAGE GRADE PLAN
 1:200

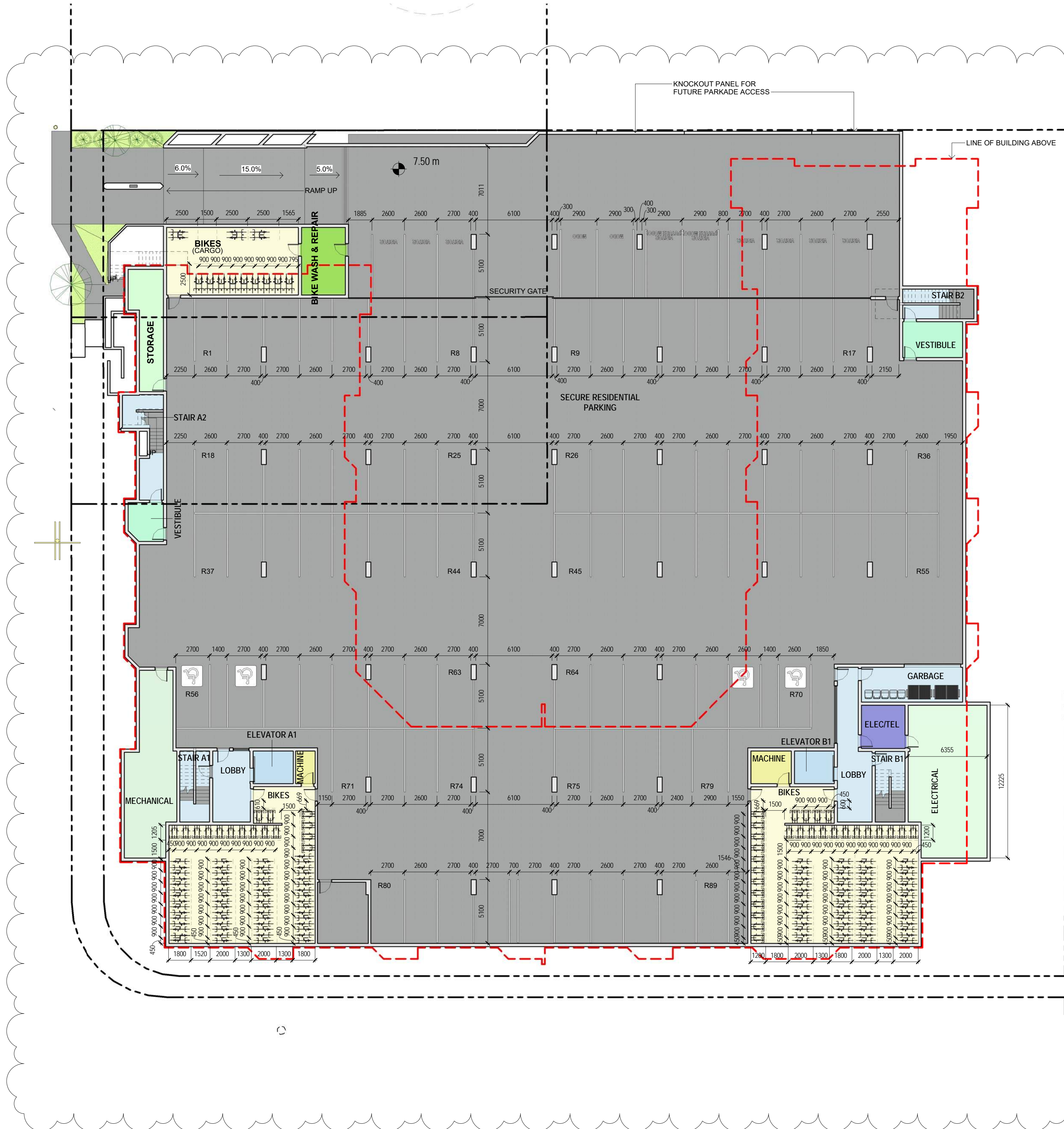


No.	REISSUED OR REVISION Description	Date
2		2020-11-19

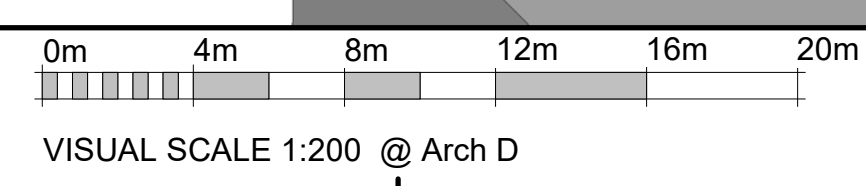
PARKING DATA

	REQUIRED	PROVIDED
RESIDENTIAL PARKING STALLS:		
< 45 m ² 0.75 / UNIT x 10 =	8	
45 - 70 m ² 0.9 / UNIT x 49 =	45	
> 70 m ² 1.3 / UNIT x 72 =	94	
SUB TOTAL =	147	89
VISITOR PARKING STALLS: (0.1/UNIT)	15	9
CAR SHARE STALLS:		2
TOTAL PARKING STALLS:	146	101
LONG TERM BICYCLE PARKING:		
< 45 m ² 1 / UNIT x 10 =	10	
> 45 m ² 1.25 / UNIT x 121 =	152	
SUB TOTAL =	162	233
SHORT TERM BICYCLE PARKING:		
.1 / UNIT x 131	14	17
TOTAL BICYCLE PARKING:		250

AREA SCHEDULE - UNDER 45m2			AREA SCHEDULE - OVER 70m2		
NAME	OCCUPANCY	AREA m2	NAME	OCCUPANCY	AREA m2
A111	STUDIO	42 m ²	A101	2 BEDROOM	76 m ²
B111	STUDIO	42 m ²	A102	2 BEDROOM	76 m ²
A211	STUDIO	42 m ²	A103	2 BEDROOM	78 m ²
B212	STUDIO	42 m ²	A106	1 + DEN	77 m ²
A311	STUDIO	44 m ²	A107	2 BEDROOM	76 m ²
B312	STUDIO	42 m ²	A109	3 BEDROOM	86 m ²
A411	STUDIO	36 m ²	A110	3 BEDROOM	86 m ²
B412	STUDIO	43 m ²	A112	2 BEDROOM	76 m ²
B507	STUDIO	44 m ²	A113	2 BEDROOM	76 m ²
B607	STUDIO	36 m ²	B101	2 BEDROOM	76 m ²
SUBTOTAL: 10		412 m²	B102	2 BEDROOM	76 m ²
			B103	2 BEDROOM	78 m ²
			B106	2 BEDROOM	76 m ²
			B109	3 BEDROOM	86 m ²
			B110	3 BEDROOM	88 m ²
			B113	2 BEDROOM	76 m ²
			B114	2 BEDROOM	76 m ²
			A201	2 BEDROOM	77 m ²
			A202	2 BEDROOM	76 m ²
			A203	2 BEDROOM	78 m ²
			A205	1 + DEN	77 m ²
			A206	1 + DEN	76 m ²
A104	STUDIO	56 m ²	A207	2 BEDROOM	76 m ²
A108	1 BEDROOM	53 m ²	A209	3 BEDROOM	86 m ²
B104	1 BEDROOM	65 m ²	A210	3 BEDROOM	86 m ²
B105	1 BEDROOM	63 m ²	A212	2 BEDROOM	76 m ²
B107	1 + DEN	65 m ²	A213	2 BEDROOM	76 m ²
B108	1 BEDROOM	52 m ²	B201	2 BEDROOM	77 m ²
B112	1 + DEN	65 m ²	B202	2 BEDROOM	76 m ²
A204	STUDIO	56 m ²	B203	2 BEDROOM	78 m ²
A208	1 + DEN	65 m ²	B205	1 + DEN	76 m ²
B204	1 BEDROOM	65 m ²	B206	1 + DEN	77 m ²
B208	1 + DEN	65 m ²	B207	2 BEDROOM	76 m ²
B209	1 + DEN	65 m ²	B210	3 BEDROOM	86 m ²
B213	1 + DEN	65 m ²	B211	2 BEDROOM	86 m ²
A304	STUDIO	56 m ²	B214	2 BEDROOM	76 m ²
A308	1 + DEN	65 m ²	B215	2 BEDROOM	77 m ²
B304	1 BEDROOM	65 m ²	A05	1 + DEN	77 m ²
B308	1 + DEN	65 m ²	A301	2 BEDROOM	77 m ²
B309	1 + DEN	65 m ²	A302	2 BEDROOM	76 m ²
B313	1 + DEN	65 m ²	A303	2 BEDROOM	78 m ²
A401	STUDIO	52 m ²	A306	1 + DEN	76 m ²
A402	1 BEDROOM	62 m ²	A307	2 BEDROOM	76 m ²
A403	1 BEDROOM	63 m ²	A309	3 BEDROOM	86 m ²
A404	STUDIO	55 m ²	A310	3 BEDROOM	86 m ²
A408	1 + DEN	65 m ²	A312	2 BEDROOM	76 m ²
A409	1 BEDROOM	57 m ²	A313	2 BEDROOM	76 m ²
A410	1 BEDROOM	57 m ²	B301	2 BEDROOM	77 m ²
A412	1 BEDROOM	62 m ²	B302	2 BEDROOM	76 m ²
A413	1 BEDROOM	62 m ²	B303	2 BEDROOM	78 m ²
B401	STUDIO	51 m ²	B305	1 + DEN	76 m ²
B402	1 BEDROOM	62 m ²	B306	1 + DEN	77 m ²
B403	1 BEDROOM	63 m ²	B307	2 BEDROOM	76 m ²
B404	1 BEDROOM	65 m ²	B310	3 BEDROOM	86 m ²
B408	1 + DEN	65 m ²	B311	3 BEDROOM	86 m ²
B409	1 + DEN	65 m ²	B314	2 BEDROOM	76 m ²
B413	1 + DEN	65 m ²	B315	2 BEDROOM	76 m ²
B503	1 + DEN	65 m ²	A405	1 + DEN	77 m ²
B504	1 + DEN	65 m ²	A406	1 + DEN	76 m ²
B505	1 BEDROOM	57 m ²	A407	2 BEDROOM	76 m ²
B506	1 BEDROOM	57 m ²	B405	1 + DEN	77 m ²
B508	1 + DEN	65 m ²	B406	1 + DEN	76 m ²
B601	1 BEDROOM	62 m ²	B407	2 BEDROOM	76 m ²
B602	1 BEDROOM	62 m ²	B410	3 BEDROOM	86 m ²
B603	1 BEDROOM	52 m ²	B411	3 BEDROOM	86 m ²
B604	1 BEDROOM	52 m ²	B414	2 BEDROOM	76 m ²
B605	1 BEDROOM	57 m ²	B415	2 BEDROOM	77 m ²
B606	1 BEDROOM	57 m ²	B501	1 + DEN	76 m ²
B608	1 BEDROOM	52 m ²	B502	2 BEDROOM	76 m ²
B609	1 BEDROOM	62 m ²	B509	2 BEDROOM	76 m ²
B610	1 BEDROOM	62 m ²	B510	2 BEDROOM	76 m ²
SUBTOTAL: 49		2979 m²	SUBTOTAL: 72		5645 m²



1 | FLOOR PLAN - PARKADE
1 : 200



No.	Description	Date
2	REISSUED (UPDATING)	2020-11-19
1	ISSUED FOR (UPDATING)	2020-06-23



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

2	REISSUED (UPREZONING)	2020-11-19
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No.	Description	Date

**VILLAGE GREEN RESIDENTIAL
 COMPLEX**

110 MENZIES ST, VICTORIA BC V8V 1H1

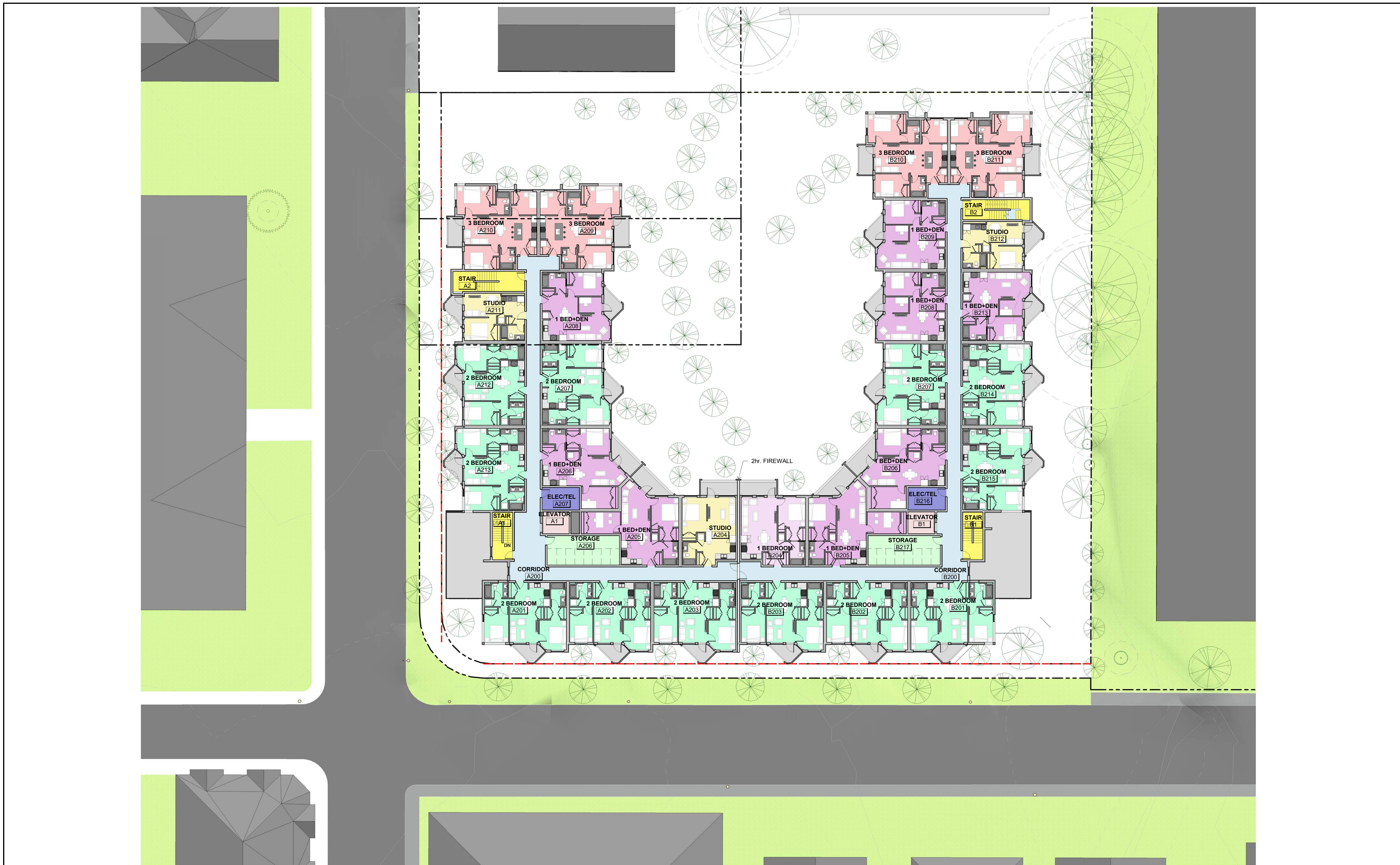
FLOOR PLAN - L1

Job No.: 1933

SCALE: 1:200

A-2.1

DATE: 2020/11/19



1 | FLOOR PLAN - L2
 1 : 200
 VISUAL SCALE 1:200 @ Arch D

No.	Description	Date
2	REISSUED (SPINZONING)	2020-11-19
1	ISSUED FOR (SPINZONING)	2020-06-23

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**VILLAGE GREEN RESIDENTIAL
 COMPLEX**

110 MENZIES ST, VICTORIA BC V8V 1H1

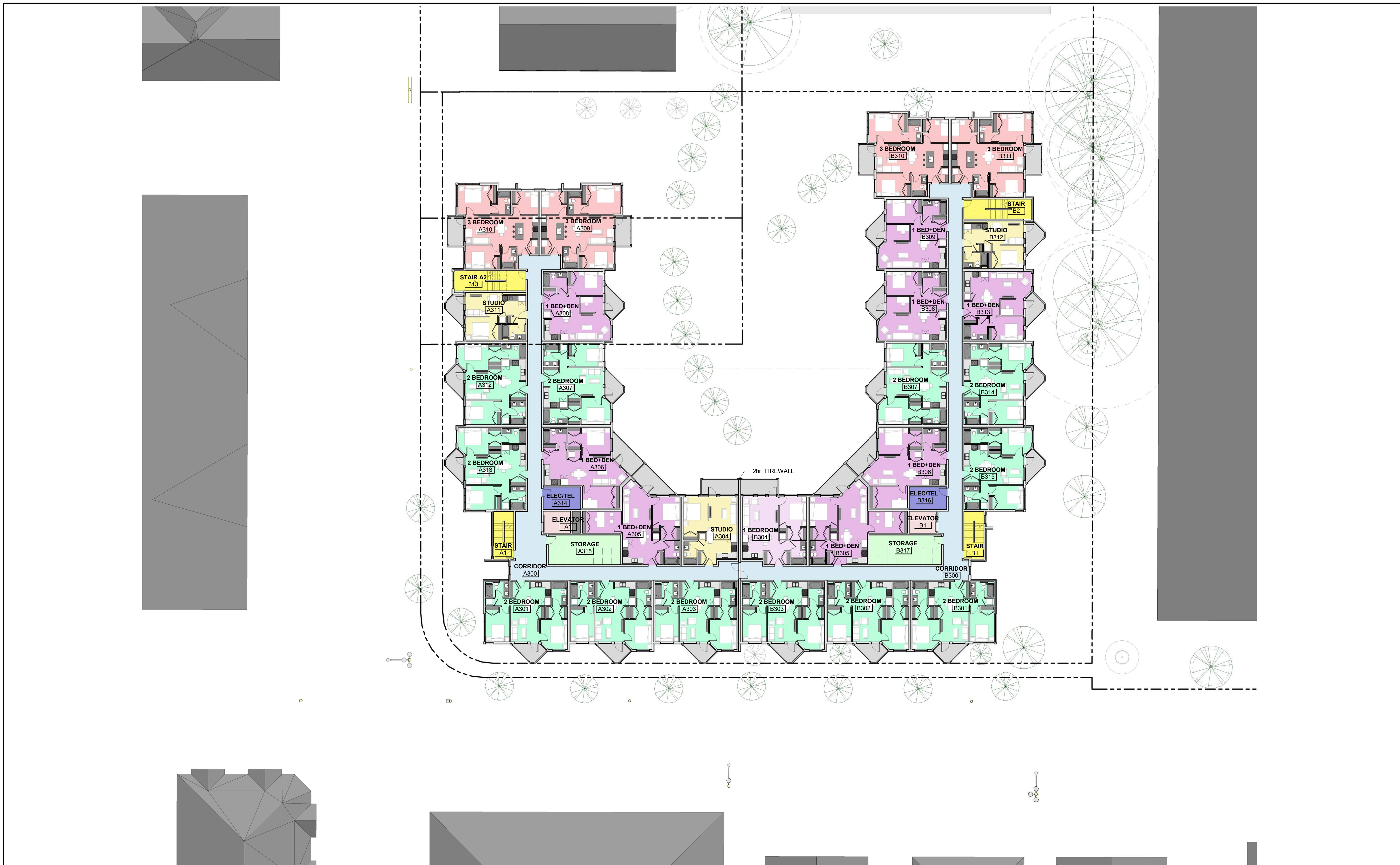
FLOOR PLAN - L2


Job No.: 1933

SCALE: 1 : 200

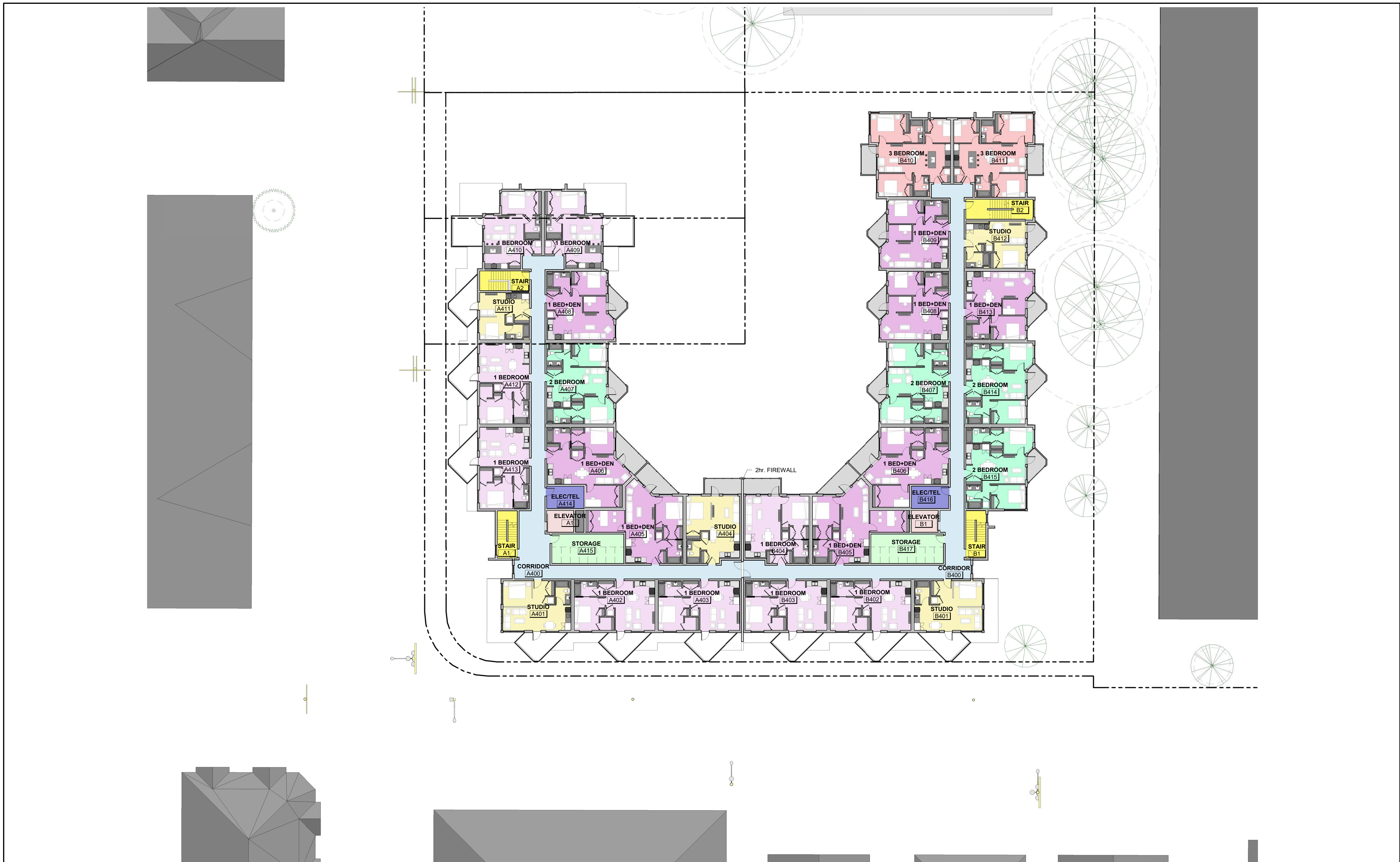
A-2.2


DATE: 2020/11/19



1 | FLOOR PLAN - L3 
 1 : 200
 VISUAL SCALE 1:200 @ Arch D

2	REISSUED FOR PERMITTING	2020-11-19
1	ISSUED FOR PERMITTING	2020-06-23
No.	Description	Date



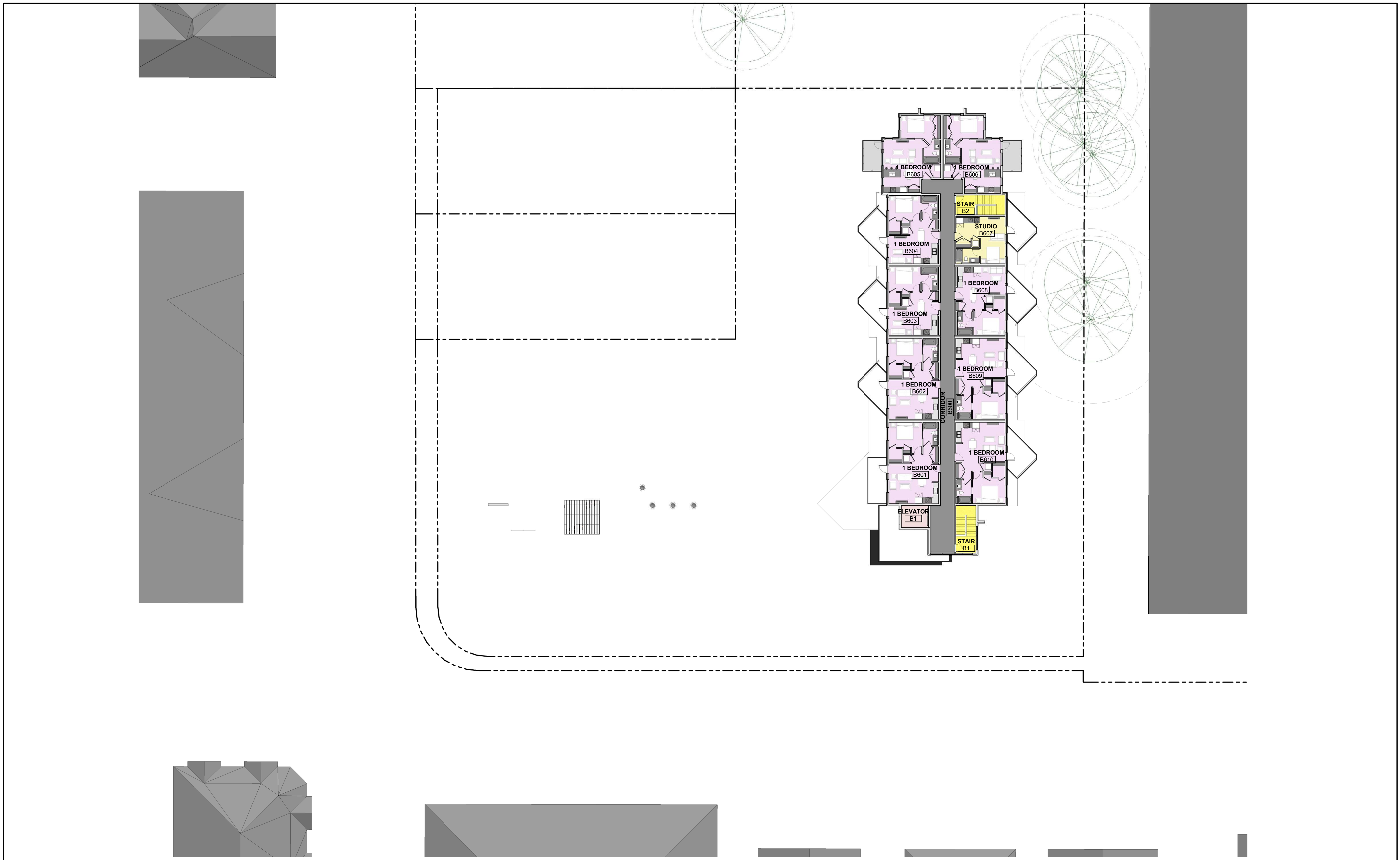
1 | FLOOR PLAN - L4  0m 4m 8m 12m 16m 20m
1:200 VISUAL SCALE 1:200 @ Arch D

2	REISSUED FOR PERMITTING	2020-11-19
1	ISSUED FOR PERMITTING	2020-06-23
No.	Description	Date



1 | FLOOR PLAN - L5 | 1:200 | VISUAL SCALE 1:200 @ Arch D

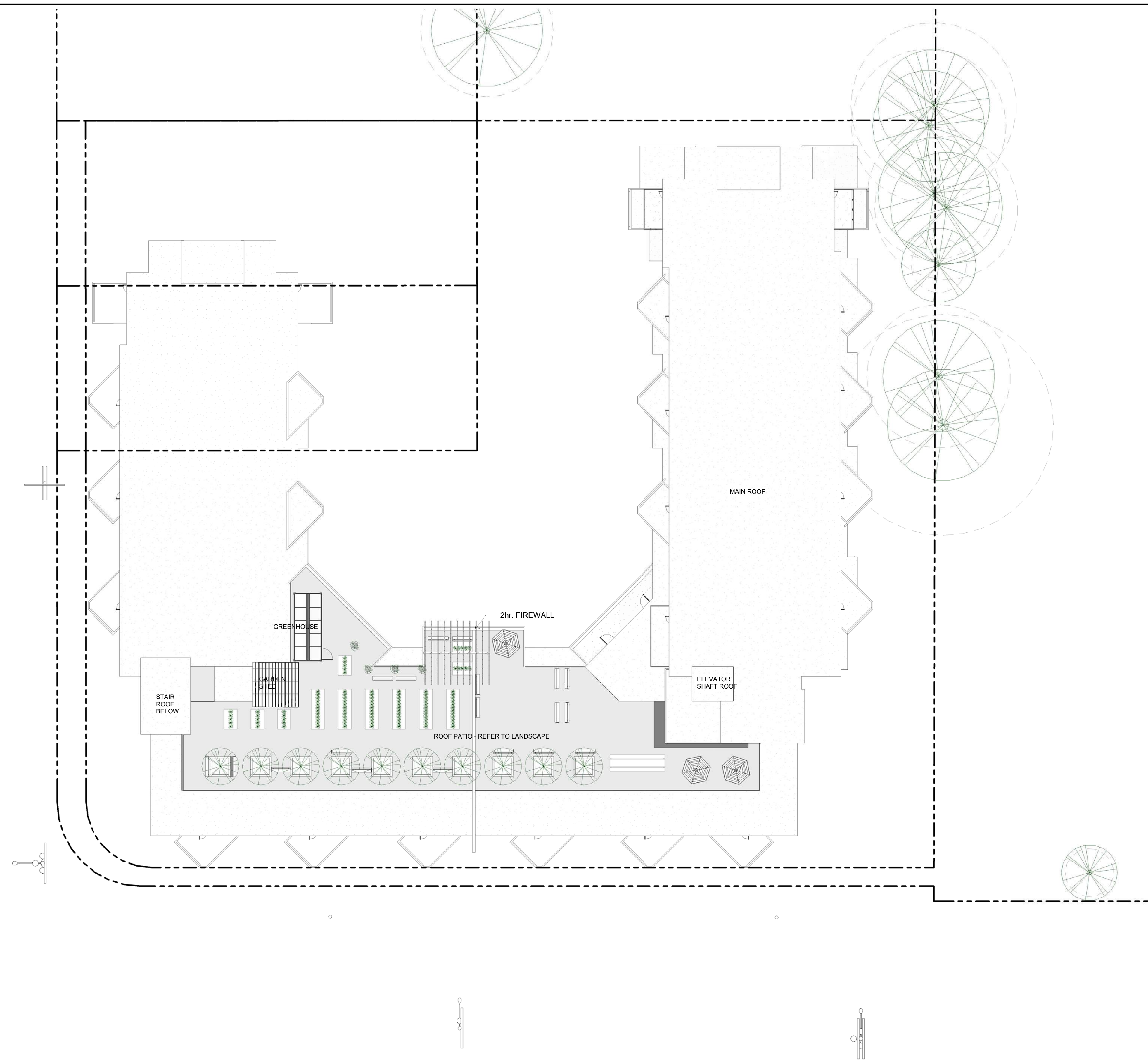
2	REISSUED FOR PERZONING	2020-11-19
1	ISSUED FOR PERZONING	2020-06-23
No.	Description	Date



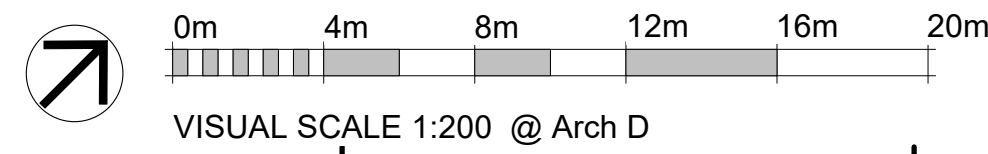
1 | FLOOR PLAN - L6
 1 : 200
 VISUAL SCALE 1:200 @ Arch D

2	REISSUED FOR PERMITTING	2020-11-19
1	ISSUED FOR PERMITTING	2020-06-23
No.	Description	Date

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1 | ROOF PLAN



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



PRIMEX INVESTMENTS

2	REISSUED FOR PERZONING	2020-11-19
1	ISSUED FOR PERZONING	2020-06-23
No.	Description	Date

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VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 1H1

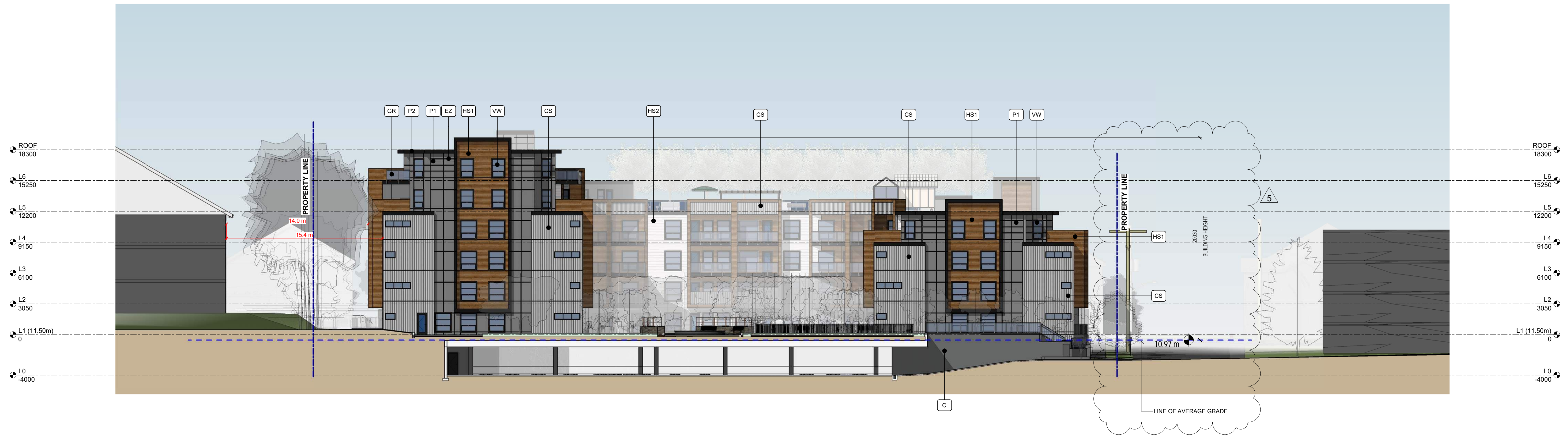
ROOF PLAN

JOB No.: 1933

SCALE: 1 : 200

A-2.7

DATE: 2020/11/19



2 | NORTH ELEVATION

1 : 200

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



1 | EAST ELEVATION

1 : 200

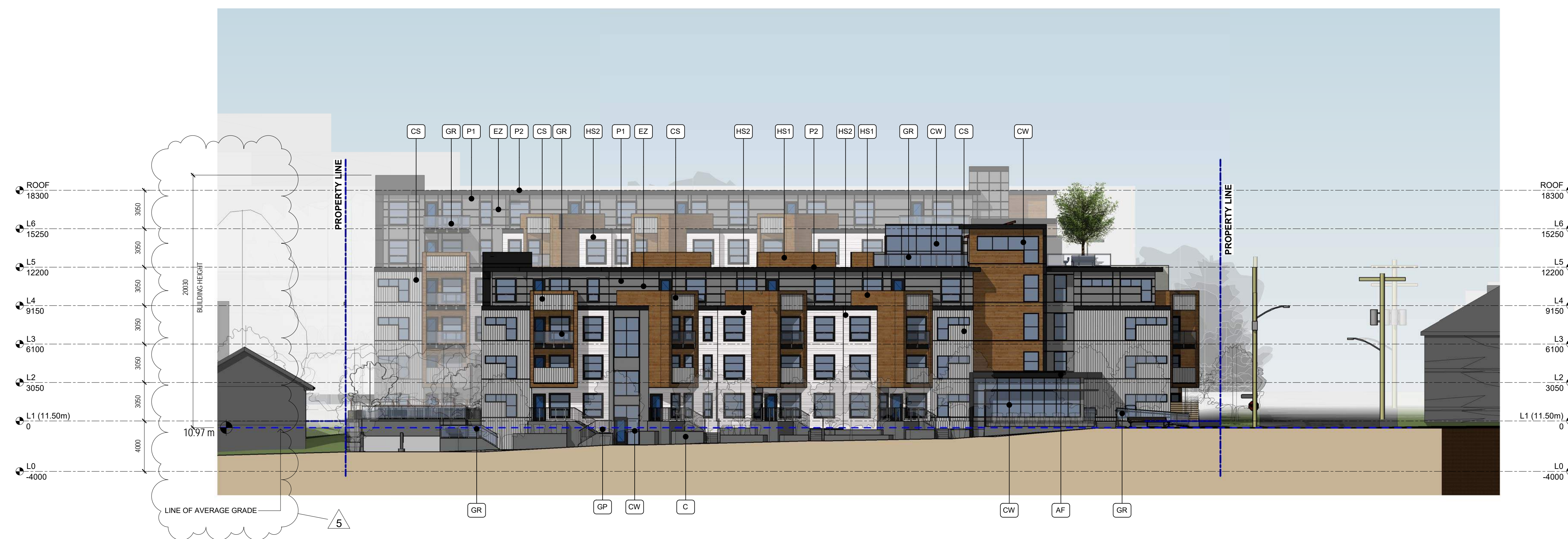
0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
AF	PREFINISHED ALUMINUM FLASHING - S-LOCKED - BLACK
C	CONCRETE - SANDBLAST FINISH
CS	CORRUGATED METAL SIDING - GALVANIZED
CW	CURTAINWALL - BLACK ANODIZED
EZ	E-Z TRIM REVEAL - BLACK ANODIZED
GP	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED
GR	ALUMINUM GUARDRAIL - GLAZED - BLACK ANODIZED
HS1	HORIZONTAL SIDING - WOODGRAIN
HS2	HORIZONTAL SIDING - WHITE
P1	SMOOTH HARDIE PANEL - GREY
P2	ALUMINUM PANEL SIDING - BLACK
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED



1 | SOUTH ELEVATION
1 : 200
VISUAL SCALE 1:200 @ Arch D



2 | WEST ELEVATION
1 : 200
VISUAL SCALE 1:200 @ Arch D

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
AF	PREFINISHED ALUMINUM FLASHING - S-LOCKED - BLACK
C	CONCRETE - SANDBLAST FINISH
CS	CORRUGATED METAL SIDING - GALVANIZED
CW	CURTAINWALL - BLACK ANODIZED
EZ	E-Z TRIM REVEAL - BLACK ANODIZED
GP	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED
GR	ALUMINUM GUARDRAIL - GLAZED - BLACK ANODIZED
HS1	HORIZONTAL SIDING - WOODGRAIN
HS2	HORIZONTAL SIDING - WHITE
P1	SMOOTH HARDIE PANEL - GREY
P2	ALUMINUM PANEL SIDING - BLACK
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED

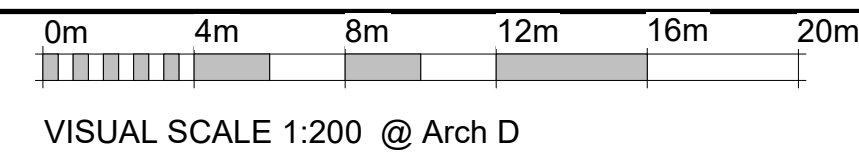
ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
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C	CONCRETE - SANDBLAST FINISH
CS	CORRUGATED METAL SIDING - GALVANIZED
CW	CURTAINWALL - BLACK ANODIZED
EZ	E-Z TRIM REVEAL - BLACK ANODIZED
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P2	ALUMINUM PANEL SIDING - BLACK
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED



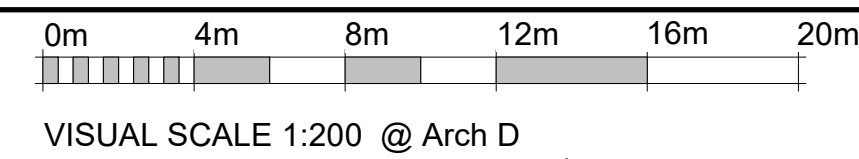
1 BUILDING SECTION 1

1:200



2 BUILDING SECTION 2

1:200



2	REISSUED FOR PERMITTING	2020-11-19
1	ISSUED FOR PERMITTING	2020-05-23
No.	Description	Date

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1 | BUILDING SECTION 3
1 : 200
VISUAL SCALE 1:200 @ Arch D



2 | BUILDING SECTION 4
1 : 200
VISUAL SCALE 1:200 @ Arch D

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
AF	PREFINISHED ALUMINUM FLASHING - S-LOCKED - BLACK
C	CONCRETE - SANDBLAST FINISH
CS	CORRUGATED METAL SIDING - GALVANIZED
CW	CURTAINWALL - BLACK ANODIZED
EZ	E-Z TRIM REVEAL - BLACK ANODIZED
GP	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED
GR	ALUMINUM GUARDRAIL - GLAZED - BLACK ANODIZED
HS1	HORIZONTAL SIDING - WOODGRAIN
HS2	HORIZONTAL SIDING - WHITE
P1	SMOOTH HARDIE PANEL - GREY
P2	ALUMINUM PANEL SIDING - BLACK
VW	ALUMINUM CLAD VINYL WINDOW - BLACK ANODIZED

2	REISSUED FOR PERMITTING	2020-11-19
1	ISSUED FOR PERMITTING	2020-05-23
No.	Description	Date



1 | CROSS SECTION AT 446 NIAGARA
1:100
VISUAL SCALE 1:100 @ Arch D



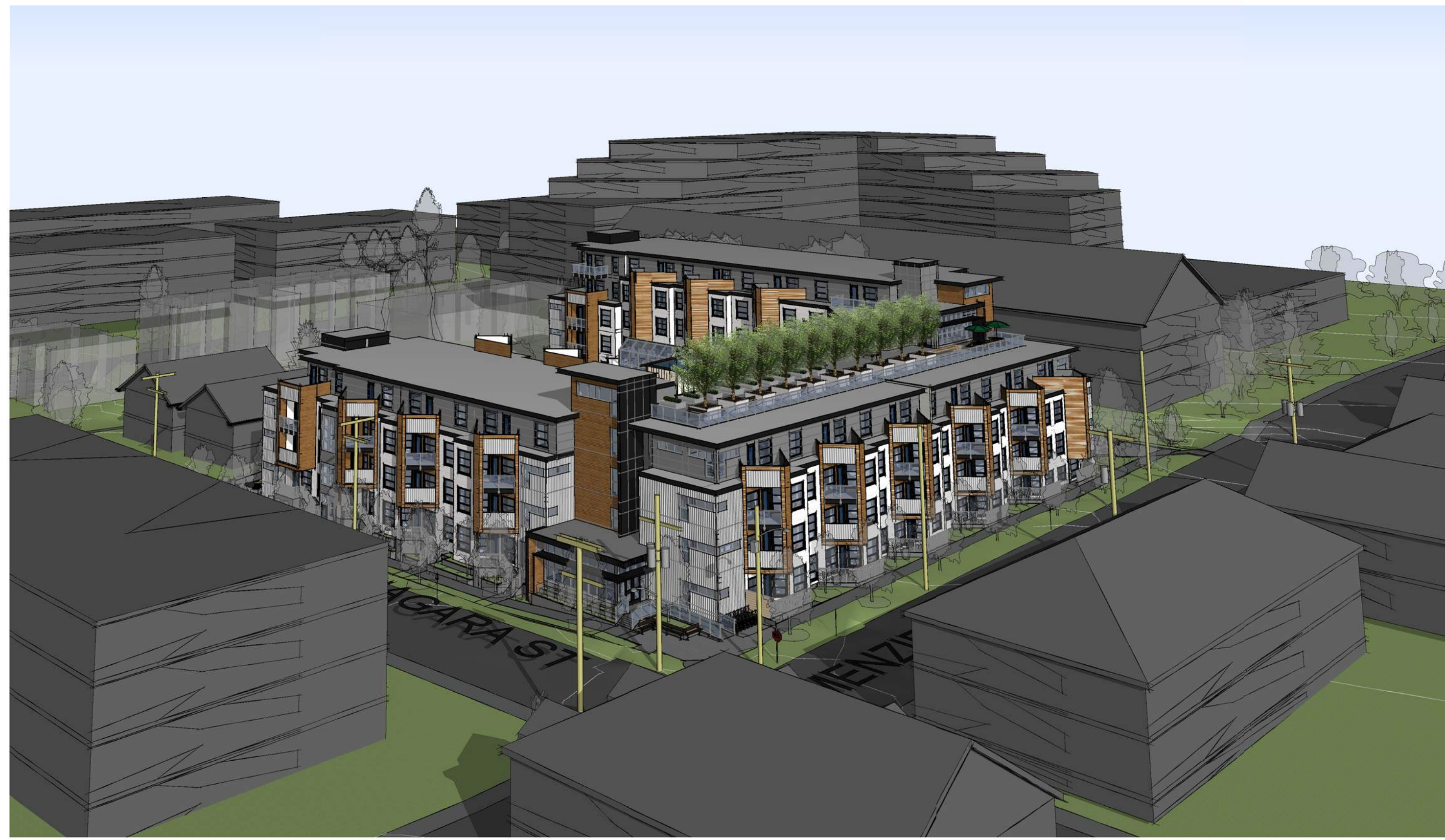
2 | SECTION AT 446 NIAGARA
1:100
VISUAL SCALE 1:100 @ Arch D



3 | 3D VIEW FROM 446 NIAGARA 1



4 | 3D VIEW FROM 446 NIAGARA 2



1 | 3D BIRD'S EYE - SOUTH



2 | 3D BIRD'S EYE - WEST



3 | 3D BIRD'S EYE - NORTH



4 | 3D BIRD'S EYE - EAST



1 | 3D STREET - SOUTH



2 | 3D STREET - WEST

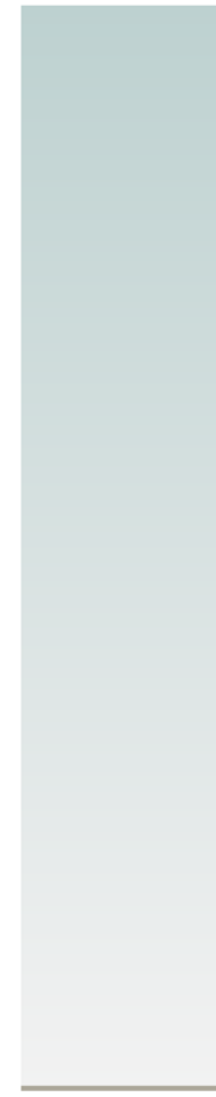


3 | 3D STREET - COURTYARD



4 | 3D STREET - EAST

2	REISSUED UPREZONING	2020-11-19
1	ISSUED FOR UPREZONING	2020-06-23
No.	Description	Date



ROOF GARDEN CONCEPT

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LANDSCAPE ARCHITECTS

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Revision No.	Description	Date
1	Roof garden plan adjusted following building footprint revisions	18 Nov 2020

Issue	Issue Date
Development Permit	22 June 2020
Development Permit R1	18 Nov 2020

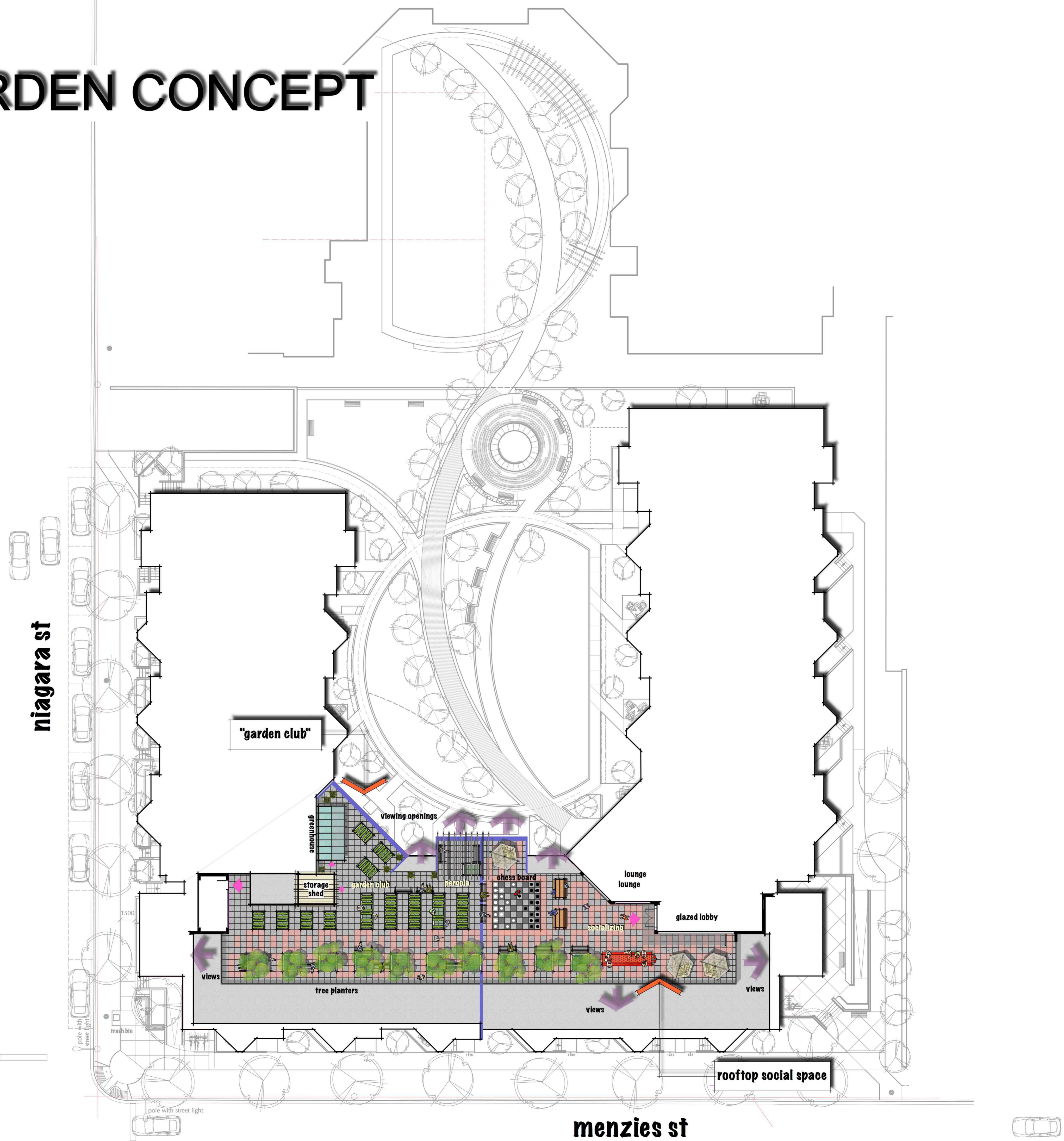
Project
PRIMEX INVESTMENTS
VILLAGE GARDENS
RESIDENTIAL COMPLEX




Sheet Title
ROOF GARDEN
CONCEPT

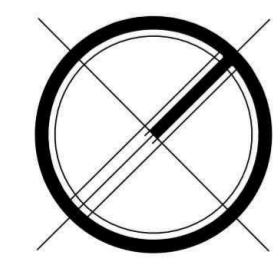
Drawn By AJS	Checked CAR
Project Number	Scale 1:200
Revision	Sheet Number

1

L2

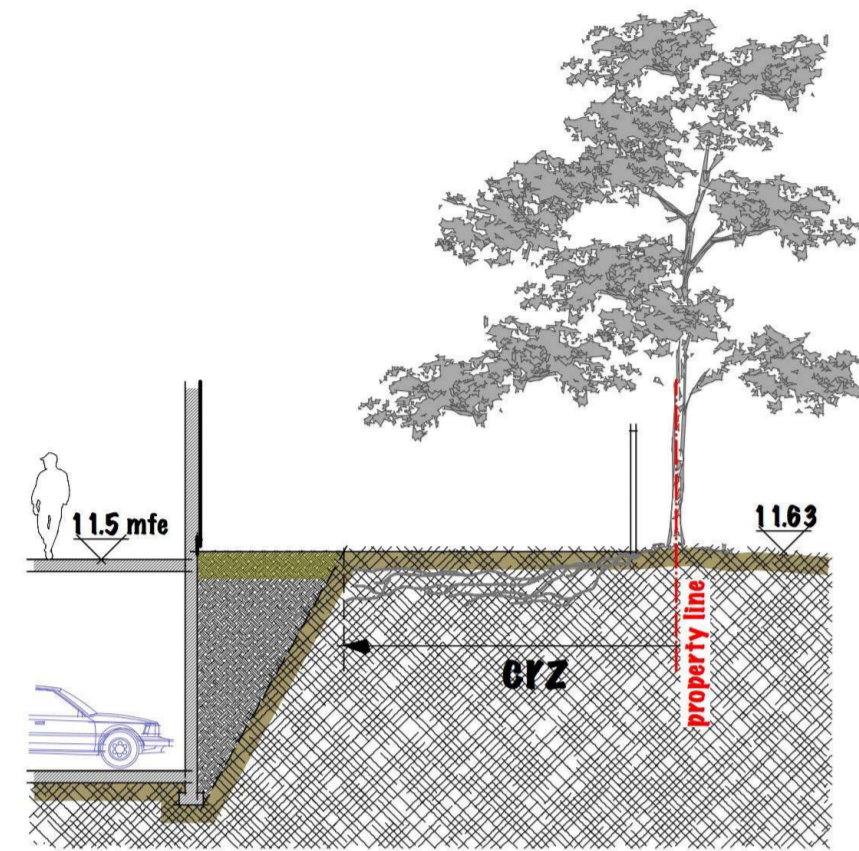
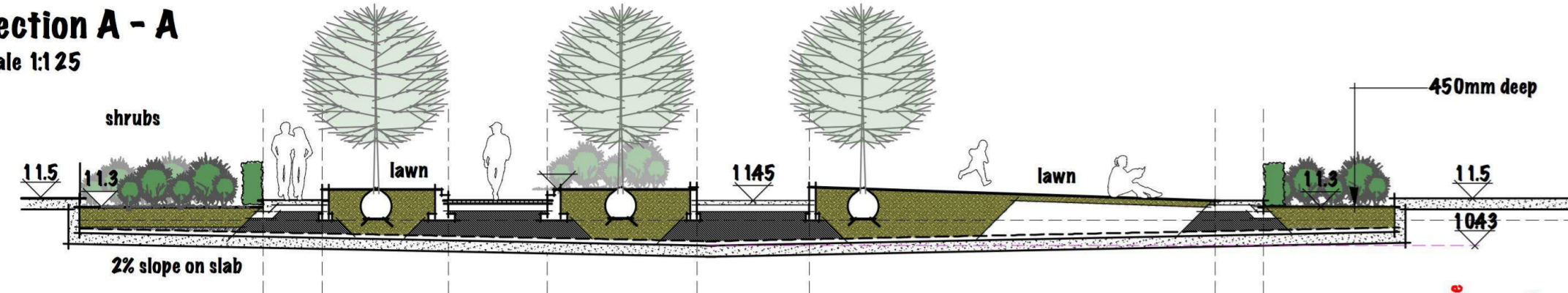


-  Japanese red pine
-  raised wood planters
-  bench

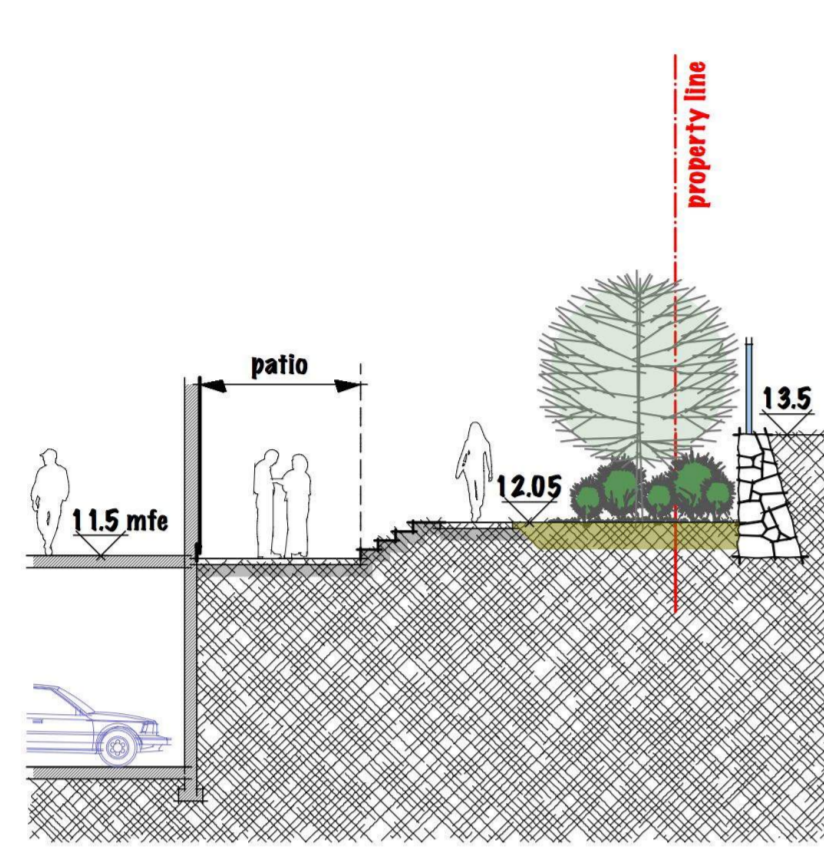


DETAILS & RENDERINGS

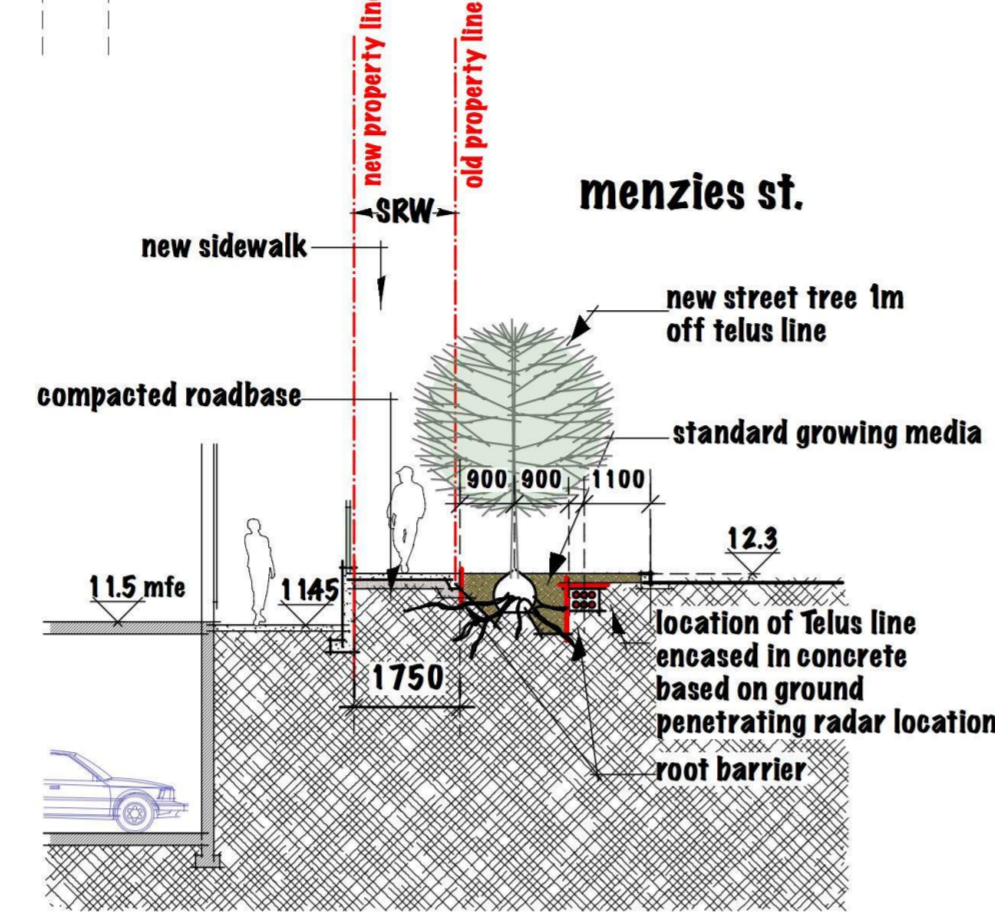
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scale 1:125



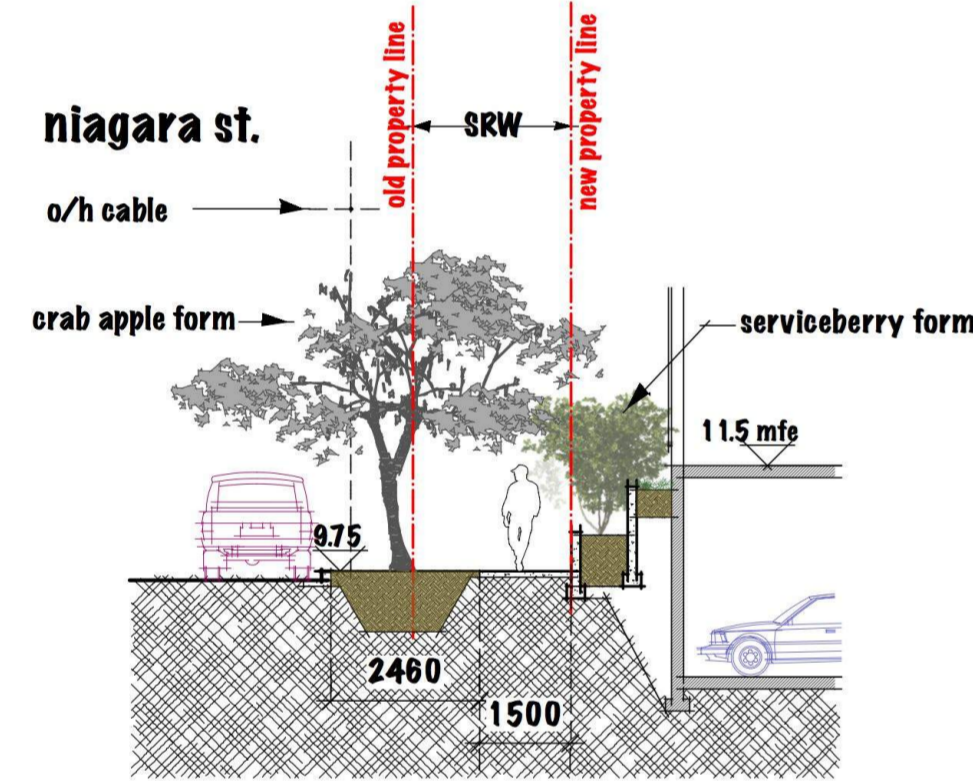
Section B - B



Section C - C



Section D - D
Menzies frontage



Section E - E
Niagara frontage

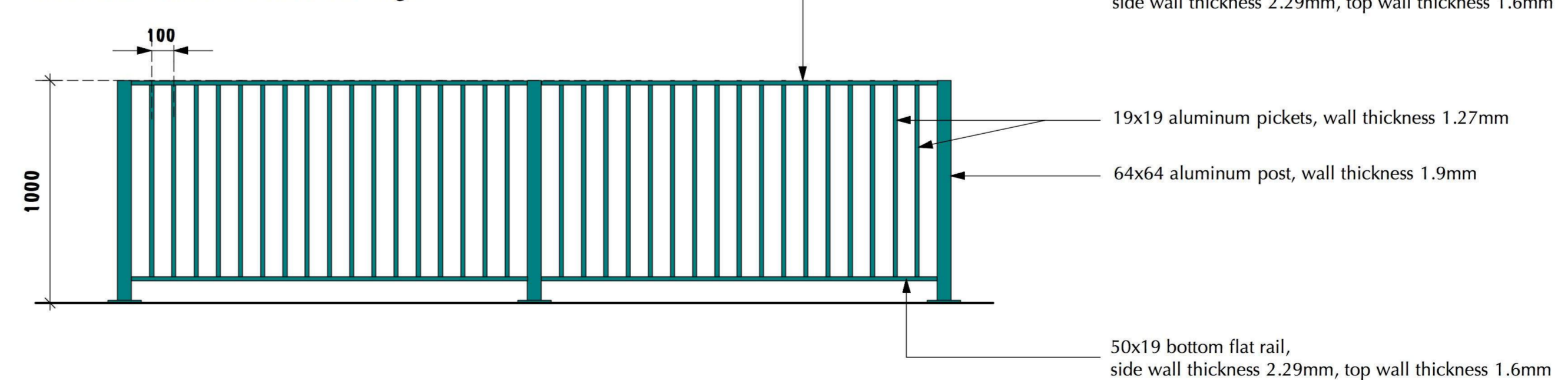
Plant list

ID	BOTANICAL NAME	COMMON NAME	CAL/PERMIT/ POT SIZE	QUANTITY	NATIVE/FOOD BEARING POLLINATOR HABITAT	LOCATION
REPLACEMENT TREES 2 FOR 1 = 24 REQUIRED OFF SLAB UNLESS OTHERWISE DESCRIBED.						
m	PRUNUS CERASIFERA	PUNICIFOLIATE PLUM	3 CM	7		MENZIES FRONTAGE
a	MALUS HINDSONII	ROBINSON CRABAPPLE	3 CM	6	POLLINATOR	NIAGARA FRONTAGE / PLANTING ZONE 1
h	QUERCUS GARRYANA	GARRY OAK	3 CM	1	NATIVE	SOUTH WEST BUILDING ENTRY COURTYARD
e	CORNUS KOUSA X FLORIDA 'STUDAY'	STARBUCK PINK DOGWOOD	4 CM	8		ABOVE SLAB COURTYARD / PLANTING ZONE 3
c	ACER PALMATUM 'DZAKAZAKI'	DZAKAZAKI JAPANESE MAPLE	8-10 2M 45CM CAL	4		PLANTING ZONE 4
f	GERCIDIOPHYLLUM JAPONICUM	KATSURBA	5 CM	2		PLANTING ZONE 4
i	PARICITIA PERSECA	PEARSAN IRONWOOD	3 CM	2		PLANTING ZONES 1 & 2
TOTAL						
CENTRAL COURTYARD (SMALL) TREES:						
d	ACER CIRCINATUM	VINE MAPLE	8-10 2M 45CM CAL	4	NATIVE	ABOVE SLAB COURTYARD / PLANTING ZONE 3
c	ACER PALMATUM 'DZAKAZAKI'	DZAKAZAKI JAPANESE MAPLE	8-10 2M 45CM CAL	6		ABOVE SLAB COURTYARD
g	QUERCUS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD REDBUD	4 CM	3		ABOVE SLAB COURTYARD / PLANTING ZONE 3
e	CORNUS KOUSA X FLORIDA 'STUDAY'	STARBUCK PINK DOGWOOD	4 CM	3		ABOVE SLAB COURTYARD / PLANTING ZONE 3
q	HAMAMELIS MOULS 'PALLIDA'	CHINESE WITCH HAZEL	8-10 2M 45CM CAL	6		ABOVE SLAB COURTYARD / PLANTING ZONE 3
TOTAL						
ON SITE FRONTAGE SPECIMEN LARGE SHRUBS:						
k	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	45 POT	14		
i	VIBURNUM PLICATUM 'MARBLES'	DOUBLED E. VIBURNUM	45 POT	7		
ROOF GARDEN TREES:						
	JAPANESE RED PINE		8-10 2M 45CM CAL	10		ROOF GARDEN PLANTERS
ROOF GARDEN ORNAMENTAL GRASSES:						
	PANNICETUM ALPICOLOIDES 'CALDATUM'	WHITE FLOWERING FOUNTAIN GRASS	#1 POT	80		ROOF GARDEN PLANTERS
ROOF GARDEN VINE:						
	WESTERNA WINDSOR	CHINESE WISTARIA	45 POT	2		ROOF GARDEN PLANTERS
HEDGES:						
	BUXUS SEMPERVIRENS	BOX	#1 POT	170		PLANTING ZONE 3, GARDEN DEMARCATION
NATIVE SHRUBS - TYP:						
	SALAL		#2 POT	10	NATIVE	PLANTING ZONE 4
	VAHONA AQUIFOLIUM	OREGON GRAPE	#2 POT	10	NATIVE	PLANTING ZONE 4
	PHILADELPHUS LEWISII	LEWIS'S MOCK ORANGE	#2 POT	5	NATIVE	PLANTING ZONE 4
	FRAXINUS SANDBLUM	FLOWERING REDGUMMANT	#2 POT	5	NATIVE/POLLINATOR	PLANTING ZONE 4
	VACCINIUM CHALICOPULUM	BLUEBERRY (EDIBLE FRUIT)	#2 POT	10	NATIVE	PLANTING ZONES 3 & 4
	VACCINIUM PARVIFOLIUM	BED HUCKLEBERRY	#2 POT	10	NATIVE/POLLINATOR	PLANTING ZONE 4
TOTAL						
NON-NATIVE SHRUBS - TYP:						
	CORNUS STOLONIFERA 'NELLBYII'	DWARF RED STEM DOGWOOD	#1 POT	15		PLANTING ZONE 4
	FRAXINUS PROCESSION	WAXY FURBERIA	#2 POT	15	POLLINATOR	PLANTING ZONES 1, 2 & 3
	HYDRANGEA BLUEBERRY	BLUEBERRY LACECAP HYDRANGEA	#2 POT	5		PLANTING ZONE 3
	VACCINIUM CORMOROSUM 'DUKE'	DUKE BLUEBERRY (EDIBLE FRUIT)	#2 POT	20	FOOD BEARING	PLANTING ZONES 2 & 3
	VACCINIUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY (EDIBLE FRUIT)	#2 POT	20	FOOD BEARING	PLANTING ZONES 2 & 3
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#2 POT	5		PLANTING ZONE 3
	VIBURNUM BOICATENSE 'DANNY'	ROBINSON VIBURNUM	#2 POT	10		PLANTING ZONE 3
	VIBURNUM CARLESI	KOREAN SPICE BUSH	#2 POT	10		PLANTING ZONES 1 & 3
TOTAL						
NATIVE GROUND COVER PLANTS & FERNS:						
	ARCTOSTAPHYLOS LAVA URSA	KRANKRANK	#1 POT	200	NATIVE	PLANTING ZONES 1 & 2
	DIENENTRA TORRIDA	LEWIS'S HEART	#1 POT	100	NATIVE	PLANTING ZONES 3 & 4
	VAHONA NERVOSA	LOW OREGON GRAPE	#1 POT	200	NATIVE	PLANTING ZONES 3 & 4
	POLYSTECHUM MINUTUM	SWORD FERN	#1 POT	100	NATIVE	PLANTING ZONE 4
TOTAL						
NON-NATIVE GROUND COVER PLANTS:						
	GERANIUM MACROPHYLLUM	BEWICK GERANIUM	#1 POT	198	POLLINATOR	PLANTING ZONES 1 & 2
	HEMEROCALLIS STELLA DORIS	STELLA DORIS DAY LILY	#1 POT	198		PLANTING ZONES 1 & 2
TOTAL						
SUMMARY						
PLANTING ZONE 1:						
TREES				7	100% POLLINATOR	
SPECIMEN SHRUBS				9	100% POLLINATOR	
GROUND COVER @ 2 per m2 over 36.5m2				106	50% NATIVE/POLLINATOR	
PLANTING ZONE 2:						
TREES				1	100% POLLINATOR	
SPECIMEN SHRUBS				5	100% POLLINATOR	
GROUND COVER @ 0.8 o.c. over 48m2				128	50% NATIVE/POLLINATOR	
PLANTING ZONE 3:						
TREES				41	0% POLLINATOR/FOOD/NATIVE	
SPECIMEN SHRUBS				7	0% POLLINATOR/FOOD/NATIVE	
SHRUBS @ 1.5m o.c. over 40% HEDGES				198	30% FOOD BEARING 0% POLLINATOR/FOOD/NATIVE	
GROUND COVER @ 0.8m o.c. over 40% + LAWN				480	50% NATIVE/POLLINATOR	
PLANTING ZONE 4:						
TREES				6	0% POLLINATOR/FOOD/NATIVE	
SHRUBS @ 1.5m o.c. over 111m2 GROUND COVER @ 0.8 o.c. over 120m2				341	100% NATIVE/POLLINATOR	



Aerial View of Coutyard looking north

Menzies Street Garden Railings



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Revision No.	Description	Date
1	CoV Application Review:- Building footprint revisions Central courtyard area reduced RoW/sidewalk revisions Removal of existing street trees New street trees & tree soil volumes U/g Telus identified accurately Public seating plaza redesigned Building Entrance Plaza redesigned Garage entry ramp repositioned On-site Menzies landscape revised Street lights added on Niagara St.	18 Nov 2020

Issue	Issue Date
Development Permit	22 June 2020
Development Permit R1	18 Nov 2020

Project
PRIMEX INVESTMENTS

**VILLAGE GARDENS
RESIDENTIAL COMPLEX**

Sheet Title
**LANDSCAPE DETAILS
& RENDERINGS**

Drawn By: AJS
Checked: CAR
Project Number: Scale

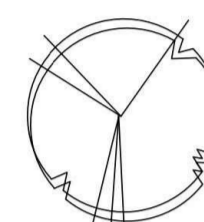
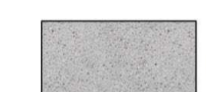





Revision: Sheet Number

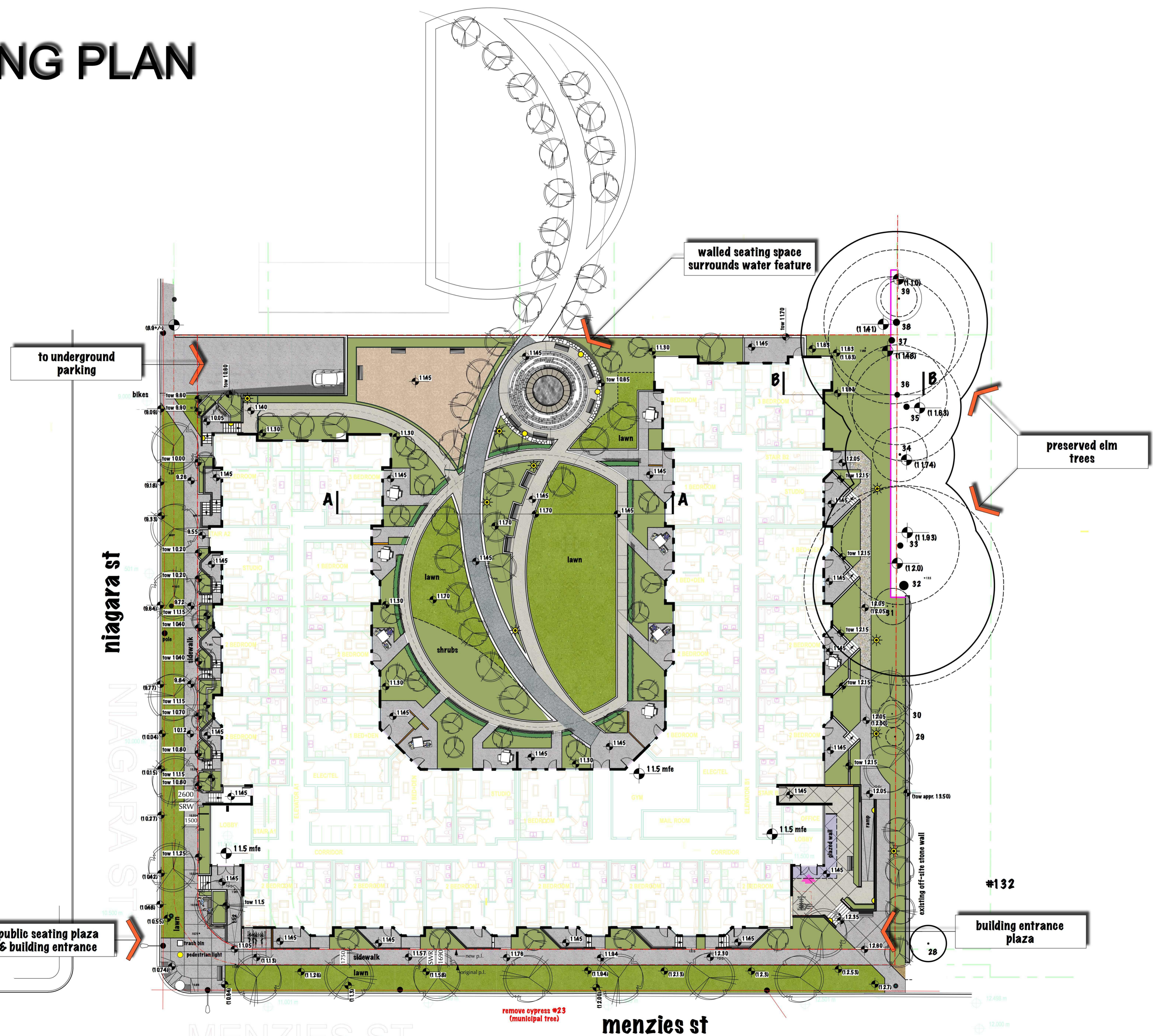
1

L3

GRADING PLAN

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-  proposed tree planting
-  broom finish concrete surfaces
-  decomposed granite surface
-  gravel (permeable) pathway surface
-  precast unit pavers
-  12.35 proposed grade
-  (12.5) existing spot elevation



Revision No.	Description	Date
1	CoV Application Review:- Grading Plan L4 added to Landscape Plan set	18 Nov 2020

Issue	Issue Date
Development Permit R1	18 Nov 2020

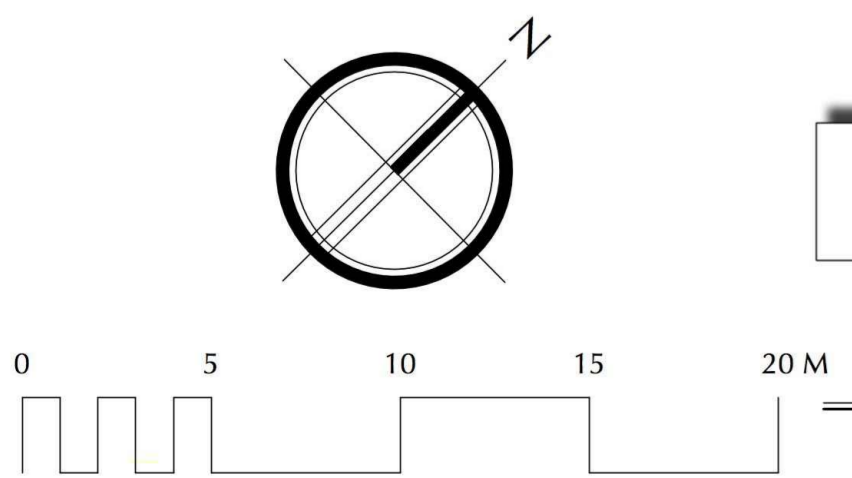
Project
PRIMEX INVESTMENTS
VILLAGE GARDENS
RESIDENTIAL COMPLEX

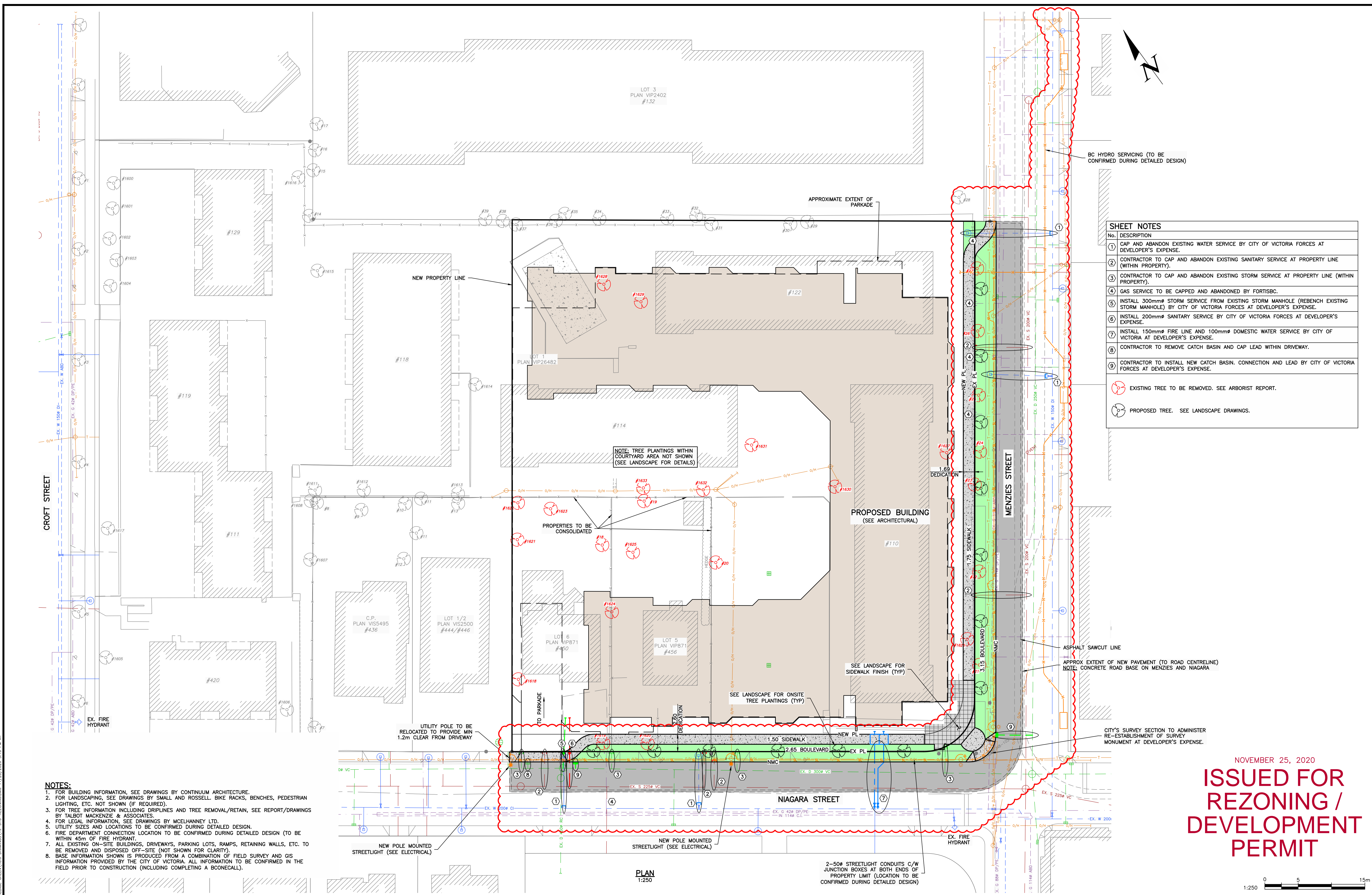
Sheet Title
GRADING PLAN

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

1

L4





SHEET NOTES	
No.	DESCRIPTION
1	CAP AND ABANDON EXISTING WATER SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
2	CONTRACTOR TO CAP AND ABANDON EXISTING SANITARY SERVICE AT PROPERTY LINE (WITHIN PROPERTY).
3	CONTRACTOR TO CAP AND ABANDON EXISTING STORM SERVICE AT PROPERTY LINE (WITHIN PROPERTY).
4	GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC.
5	INSTALL 300mm ϕ STORM SERVICE FROM EXISTING STORM MANHOLE (REBENCH EXISTING STORM MANHOLE) BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
6	INSTALL 200mm ϕ SANITARY SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
7	INSTALL 150mm ϕ FIRE LINE AND 100mm ϕ DOMESTIC WATER SERVICE BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
8	CONTRACTOR TO REMOVE CATCH BASIN AND CAP LEAD WITHIN DRIVEWAY.
9	CONTRACTOR TO INSTALL NEW CATCH BASIN, CONNECTION AND LEAD BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
	EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.
	PROPOSED TREE. SEE LANDSCAPE DRAWINGS.

- NOTES:**
- FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE
 - FOR LANDSCAPING, SEE DRAWINGS BY SMALL AND ROSSELL, BIKE RACKS, BENCHES, PEDESTRIAN LIGHTING, ETC. NOT SHOWN (IF REQUIRED).
 - FOR TREE INFORMATION INCLUDING DRILINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
 - FOR LEGAL INFORMATION, SEE DRAWINGS BY MCELHANNY LTD.
 - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
 - ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMPS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 - BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BONECALL).

NOVEMBER 25, 2020
**ISSUED FOR
 REZONING /
 DEVELOPMENT
 PERMIT**

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

McElhanney
 500 - 3960 QUADRA STREET
 VICTORIA, BC V8X 4A3
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SEAL	PROJECT: VILLAGE GREEN 111 CROFT STREET, 450 NIAGARA STREET AND 456 NIAGARA STREET, VICTORIA, BC	SCALE HORIZ: 1:250	VERT: ISSUED/REVISION 19-076
TITLE: CONCEPTUAL SERVICING		APPROVING AUTHORITY FILE NO.	
DRAWING NO. 19-076-REZONING			

