Connie Watts

Connie Watts is an interdisciplinary artist, writer, curator, educator and designer of Nuu-chah-nulth, Gitxsan and Kwakwaka'wakw ancestry. She has a Bachelor of Interior Design from the University of Manitoba, and her MFA from Emily Carr University.

Her award-winning artwork is rooted in forms and knowledge drawn from First Nations cultures, while incorporating modern fabrication and design techniques. Watts fuses the very essence of being a Northwest Coast Native to the ever-changing complex world. She has shown nationally and internationally, and her work is included in numerous corporate & civic collections.

Connie's Interior Design and Management projects are highlighted by the interior of the Songhees Wellness Centre which fused art, architecture and design with the Songhees culture as well as managing the Vancouver 2010 winter Olympics' Aboriginal Art Program.

Connie has been affiliated with First Peoples Cultural Council Board, YVR Arts Foundation Board, Emily Carr Board of Governors, the British Columbia Arts Council Board, the Vancouver Foundation and the Contemporary Art Gallery, among other institutions.

Artist Statement

Respect is the guiding force for the 3075 Douglas Street building project's art and design. As a Nuu-chah-nulth, Gitxsan and Kwakwaka'wakw artist and designer, Connie wanted to honour our old ways of our artists traveling great distances to come together to share knowledge, ways and our creative gifts. This project centres on leading with respect and working together; this is what is at the centre of our First Nations' potlatching communities.

The circle design with crescents moving out from the centre is like a drop of water that ripples out. Water connected us. It was our strength used for healing, providing a wealth of food and ease of traveling. The extension of circle to the three crescents on the top and bottom honours this vast connectivity of our water and waterways.

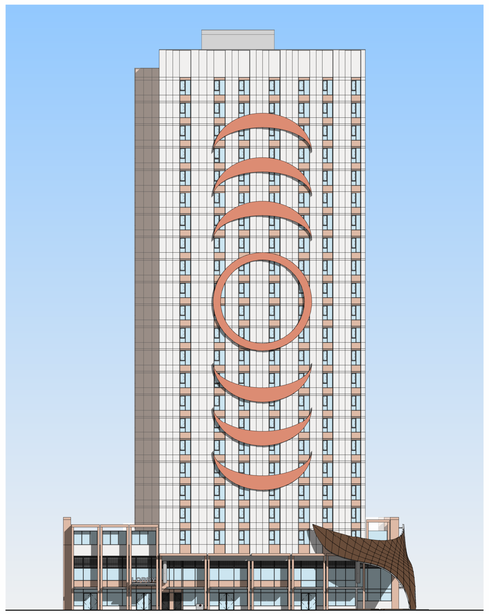
Welcoming you into the building is the trigon. It's four points, the three surface points and a fourth inner point represent the four parts of human nature: the physical; the mental; the emotional; and the spiritual. Four is an important ritual number and is central to our teachings. In our cultural ways, everything is alive, including ways we create. With this in mind, all the artistic designs are like beings that are honouring the local Nations, our First Nations' histories and bring respect and good energy to the building residents.



LIFE ENERGY - 2020 (M'AKOLA HOUSING SOCIETY MAIN OFFICE)



KINSHIP OF PLAY - 2010 (PARKSVILLE DOWNTOWN BA)



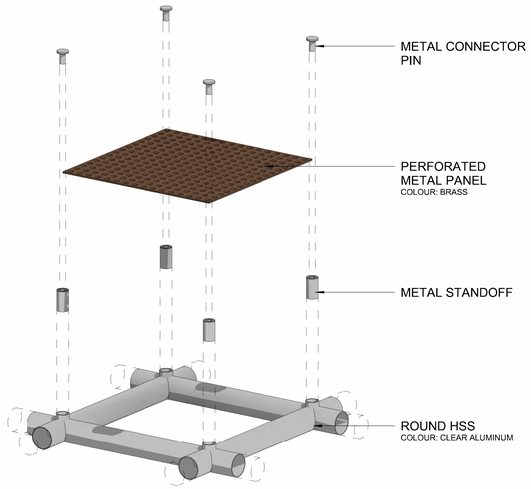
FACADE ARTWORK (NORTH ELEVATION)



CORNER TRIGON ARTWORK (NORTHWEST)



CORNER TRIGON ARTWORK (NORTH)



MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMParchitects.com

6	DP RESUBMISSION #3	2026-11-06
5	DP RESUBMISSION #2	2026-09-02
4	DP RESUBMISSION	2026-06-11
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10

Revisions YYYY-MM-DD

M'AKOLA HOUSING SOCIETY

TL HOUSING SOLUTIONS

REGISTERED ARCHITECT XINER LIU BRITISH COLUMBIA

2025-11-06

Seal

3075 DOUGLAS

Victoria, BC

Project

BUILDING ARTWORK - CONNIE WATTS

Drawing

Scale 1 : 350

Project 224033

Sheet **A.1002**

All rights reserved, property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

M'akola Development Services

3075 Douglas

Victoria, BC

KEY PLAN

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials
L1.02	Landscape Materials - L2
L2.01	Landscape Grading & Drainage
L3.01	Planting - L1 & L2
L4.01	Landscape Sections

1 CORNER PLAZA




2 RAIN GARDENS




3 PLANTED VINES




4 MODULAR PLATFORMS



5 COMMUNITY GARDEN

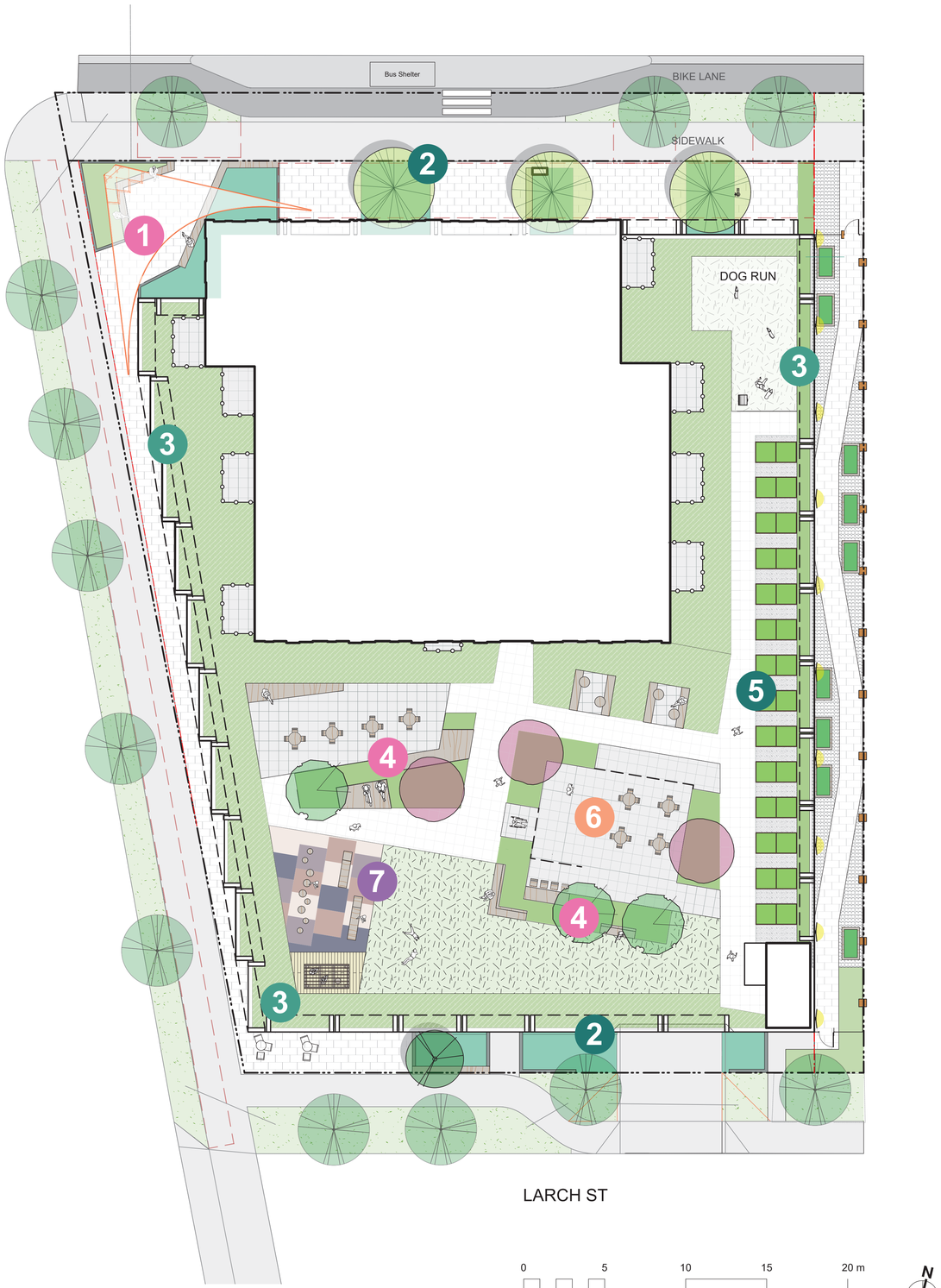


6 BARBEQUE AND DINING




7 AMENITY LAWN & FLEXIBLE PLAY



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

NOTFORCONSTRUCTION

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-11-05

client

M'akola Development Services
107-731 Station Ave
Victoria, BC

project

3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title

Cover

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	**L0.00**

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be minimum 15 cubic meters.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

BOULEVARD TREE INSPECTION NOTES

1. The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to therequired inspection time.

2. INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES:
- Excavated tree pits, soil cells, root barriers
- Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
- Completed planting - tree planting, grate/guard, stakes etc.

LIST OF ABBREVIATIONS

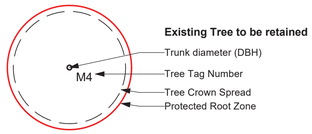
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- SRW

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



Existing Tree to be retained
- Trunk diameter (DBH)
- Tree Tag Number
- Tree Crown Spread
- Protected Root Zone

Existing Tree to be removed
- Trunk diameter (DBH)
- Tree Tag Number

M4

RT — DESIGNATED REPLACEMENT TREE (bylaw protected)

Existing Tree to be retained

STORMWATER, GRADING, AND LANDSCAPE INFRASTRUCTURE LEGEND

- Property Line
- Building Footprint
- Extent of Roof / Canopy, ABOVE
- Extent of Parkade, BELOW
- Rain Garden Top of Pool (TP)
- Rain Garden Bottom of Pool (BP)
- 25.25 — Proposed Landscape Grade

TOW	Top of Wall	BP	Bottom of Pool
BW	Bottom of Wall	TS	Top of Stairs
TOC	Top of Curb	BS	Bottom of Stairs
BC	Bottom of Curb	HP	High Point
TP	Top of Pool	LP	Low Point

25.25 — 36.7% → 24.25

- 25.25 — Existing Grade
- 25.25 — Architectural grade, for reference only
- 25.25 — Civil Grade, for reference only
- (8.00) — Proposed Landscape Contour
- Direction of Flow
- Rain Garden Area
- Perforated Underdrain
- C/O — Clean Out
- L-OD — Landscape Overflow Drain
  200mm locking dome grate, ductile iron, Nyloplast (Part # 0899CGDL) or approve alternate

- Catchment A
  Roof + L2 Paving Area Draining to North Rain Gardens.
- Catchment B
  L2 Paving Area Draining to North Rain Gardens.
- Catchment C
  L2 Paving Area Draining to South Rain Gardens.
- Catchment D
  Paving Areas Draining Directly to Storm System.

MATERIALS LEGEND

- Municipal Sidewalk *(for reference only)*
- Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*

HARDSCAPE SURFACES

- Concrete Paving
  Cast in place, light broom finish. Sawcut control joints.
- Unit Paver - On Grade
  Colour TBD, to match architectural finishes
- Unit Paver - Slab on Pedestal
  Light Colour - TBD
- Unit Paver - Slab On Pedestal
  Darker Colour - TBD
- Aggregate Pathway
- Unit Paver Path
  Architectural Slab, min 3" gap

STEPS, RAMPS, CURBS, WALLS

- Retaining Wall - Concrete
  450 mm height
- Planter Wall - Metal
  300 mm height, prefabricated

SOFTSCAPE

- Planting Area -Tree & Shrub -On Grade
  -600mm Depth
  -Shrub Growing Medium.
- Planting Area - Shrub -On Slab
  -min 600mm depth
  -Lightweight growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
- Planting Area - Shrub -On Slab
  -min 300mm depth
  -Lightweight growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
- Planting Area -Rain Garden
  -On Slab 600mm depth, On Grade 1000mm depth
  -Rain Garden Growing Medium. *Confirm maximum depth allowable as per Structural Drawings.*
- Turf - Seed
  -150mm Depth (*unless otherwise noted*)
  -Type 2L
- Gravel Maintenance Edge
  - 150 mm Width
  -Max gravel size 25mm (1").
- Soil Cell
  -Structural Soil Cell
  -Provide 15 cu m soil per tree
- Turf - Artificial
  Rymar 'Tropical 40' or approved equivalent.
- Play Surfacing
  -Pour-in-place rubber with decorative pattern
- Wood decking
  Yellow cedar play platform

FENCING & RAILS

- Guardrail - Metal Picket
  1200 mm height
- Fence - Wood
  1800 mm height, pre-fab cedar fence panels
- Gate

SITE FURNISHINGS

- Bike Rack
  Maglin '500 Series' bike rack on housekeeping slab, Colour TBD.
- Bike Repair Station
- Seating Platform / Bench
- Ground-mounted Tables and Chairs
  Green Theory 'Carousel' Seating, 4- Seater, Aluminum Backed Seating, Colour TBD.
- Community Garden Boxes
- Pavillion with Outdoor Kitchen
  See Arch.
- Deck Elements
  Raised lounge deck c/w raised planting zones, tables and chairs
- Moveable Planters, 3'x6'
  Green Theory 'Stock' Planters. 3'x6' shown schematically.
- Nature Play Logs
  Freestanding play. Not ground-mounted. Yellow cedar, no sharp edges
- Childrens Pergola
  Yellow cedar, no sharp edges
- Waste Receptacle
  Green Theory 'Flight' Bin enclosure, Colour TBD.

SITE LIGHTING

- Wall Light

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-11-05

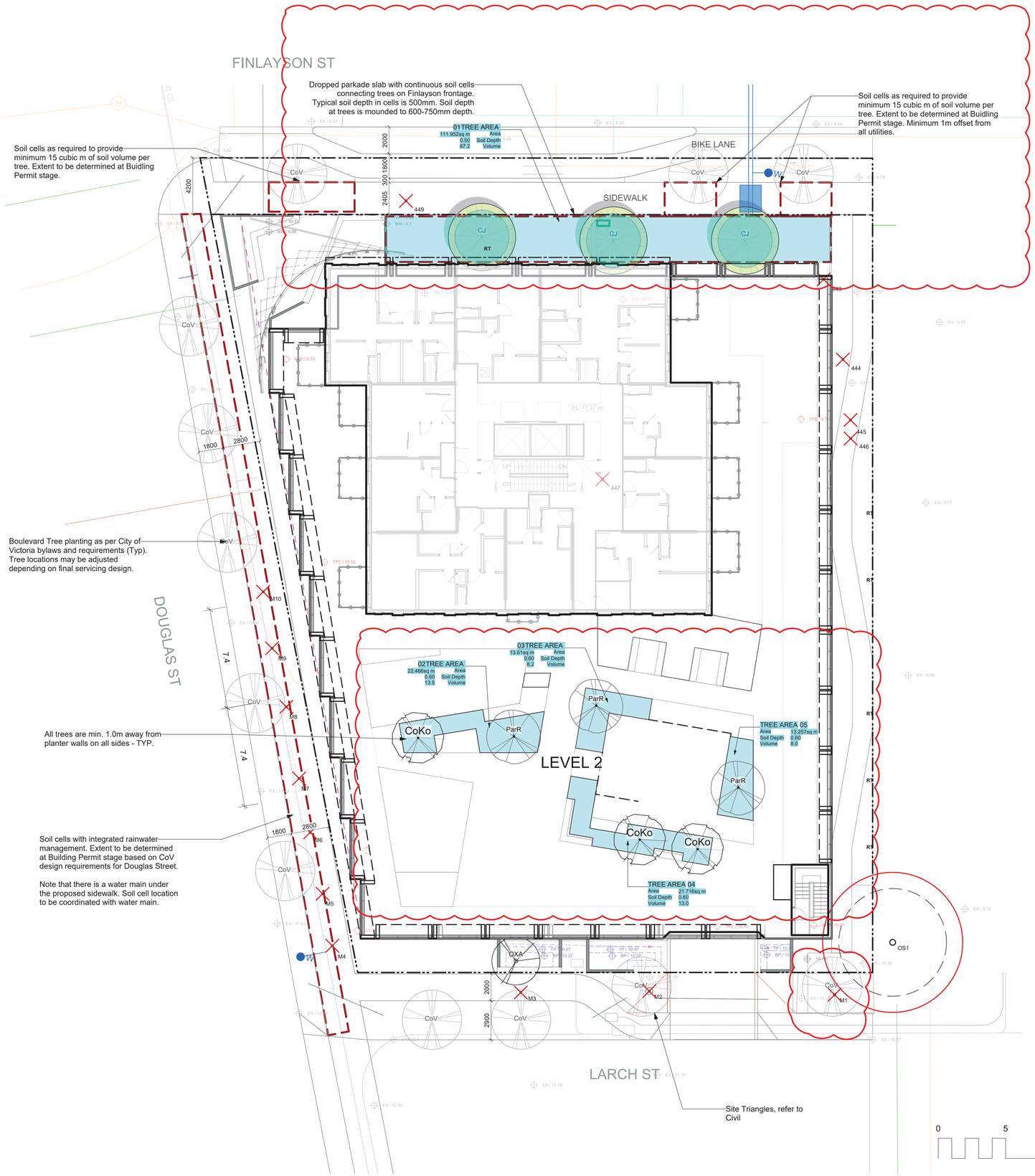
client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
General Information Sheet

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	**L0.01**

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area (*= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED B. Small	C. Medium	D. Large	SOIL VOLUME REQUIRED (m3) E. Small	F. Medium	G. Large	Total
ONSITE										
1*	112.0	0.5	**56.0**	0	3		0	45	0	**45**
2*	22.5	0.6	**13.5**	2			12	0	0	**12**
3*	13.6	0.6	**8.2**	1			8	0	0	**8**
4*	21.7	0.6	**13.0**	2			12	0	0	**12**
5*	13.3	0.6	**8.0**	1			8	0	0	**8**
Total				**6**	**3**	**0**				
Calculation Instructions							E	F	G	**Total**
							If B=1, Bx8, If B>1, Bx6	*If C=1, Cx20, If C>1, Cx15*	*If D=1, Dx35, If D>1, Bx30*	**E+F+G**

REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 2666 sq m
Minimum # of Trees for Lot Area: 12

ONSITE Minimum replacement tree requirement	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	3	1	3
2:1 Replacement Trees - Schedule E Part 2	6	0.5	3
Total Replacement Trees Proposed			**6**

PROPOSED TREE LIST

GROUND LEVEL

Sym	Qty	Botanical Name	Schd. Size	Common Name
CJ	3	*Cercidiphyllum japonicum*	5.0cm cal, b&b	Katsura Tree
CoV	12	*CoV Tree*	6.0cm cal, b&b	City of Victoria Tree
OXA	1	*Oxydendrum arboreum*	5.0cm cal, b&b	Sourwood Tree

LEVEL 2

Sym	Qty	Botanical Name	Schd. Size	Common Name
CoKo	3	Cornus kousa	5.0cm cal. b&b	Korean dogwood
ParR	3	Parrotia persica 'Ruby Vase'	6.0cm cal. b&b	Ruby Vase Persian ironwood

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

Existing Tree to be retained
- Trunk diameter (DBH)
- Tree Tag Number
- Tree Crown Spread
- Protected Root Zone

Existing Tree to be removed
- Trunk diameter (DBH)
- Tree Tag Number

RT — DESIGNATED REPLACEMENT TREE (bylaw protected)

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — TAMARA BONNEMAISON — 659

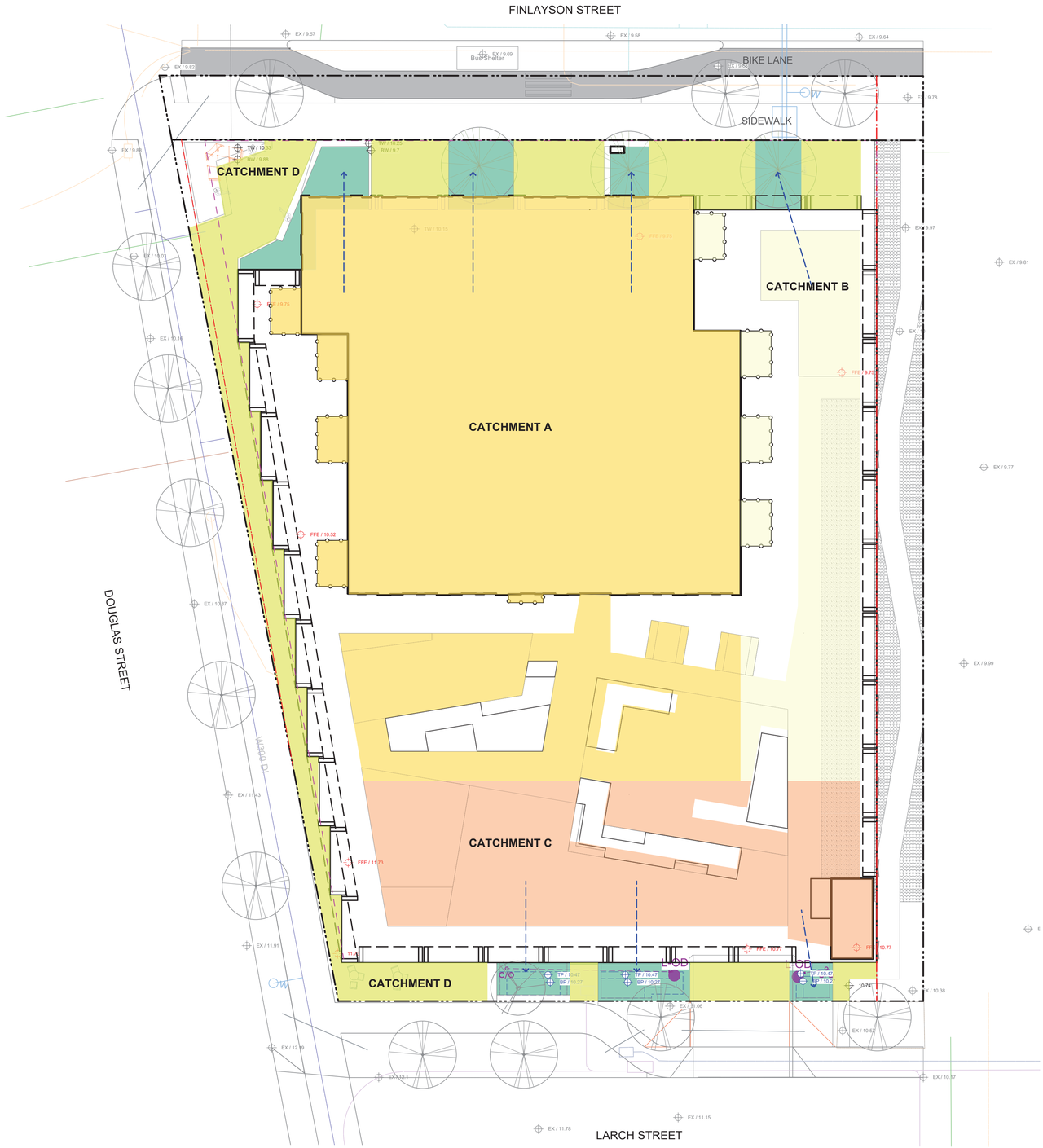
2026-11-05

client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Tree Replacement

project no. 125.07
scale 1:150 @ 24"x36"
drawn by SC/JR/TB
checked by TB
sheet no. **L0.02**



CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

	Area (sq. m.)		Required Storage Volume for Design Storm* (cu. m./day)
Total Site Area	2666.0		85.3
Pervious Area capable of storing 32mm rainfall / 24	939.1	-	30.1
Storage Volume to be managed by Green Stormwater Infrstructure		=	**55.3**

Rain Garden Sizing Calculations

Catchment Area	Contributing Impervious Area (sq. m.)	Design Storm Runoff Volume Contributing to Rain Garden* (cu. m./day)	Planter Growing Medium Depth (m.)	Stormwater Treatment Capacity per sq. m. of Rain Garden *** (cu. m./day)	Rain Garden Area (Bottom of Pool) (sq. m.)	Rain Garden Capacity*** (cu. m./day)	Ratio of base area of the rain garden to upstream impervious area
Catchment A	843.4	27.0	0.60	0.75	54.0	40.5	6.4
Catchment B	192.0	6.1	0.60	0.75	11.7	8.8	6.1
Catchment C	278.8	8.9	1.00	0.83	15.1	12.5	5.4
total		42			80.7	61.7	

Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure **6.5**

Assumptions

* Design storm is 32mm of water, in a 24 hr period.

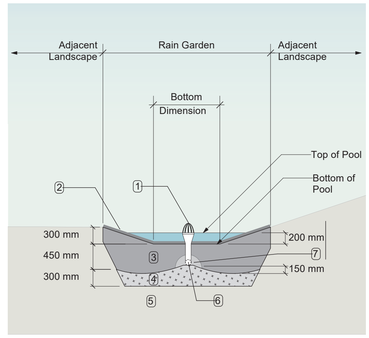
** Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineeered green roof systems that are shown to meet the minimum requirements may also be included.

*** Rain Garden capacity based on 150 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

STORMWATER, GRADING, AND LANDSCAPE INFRASTRUCTURE LEGEND

	Property Line Building Footprint Extent of Roof / Canopy, ABOVE Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP) Rain Garden Bottom of Pool (BP)
25.25 25.25 36.7% 24.25	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
25.25	Existing Grade
25.25	Architectural grade, for reference only
25.25	Civil Grade, for reference only
(8.00)	Proposed Landscape Contour
	Direction of Flow Rain Garden Area
	Perforated Underdrain
C/O	Clean Out
L-OD	Landscape Overflow Drain 200mm locking dome grate, ductile iron, Nyloplast (Part # 0899CGDL) or approve alternate

	Catchment A Roof + L2 Paving Area Draining to North Rain Gardens.
	Catchment B L2 Paving Area Draining to North Rain Gardens.
	Catchment C L2 Paving Area Draining to South Rain Gardens.
	Catchment D Paving Areas Draining Directly to Storm System.



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

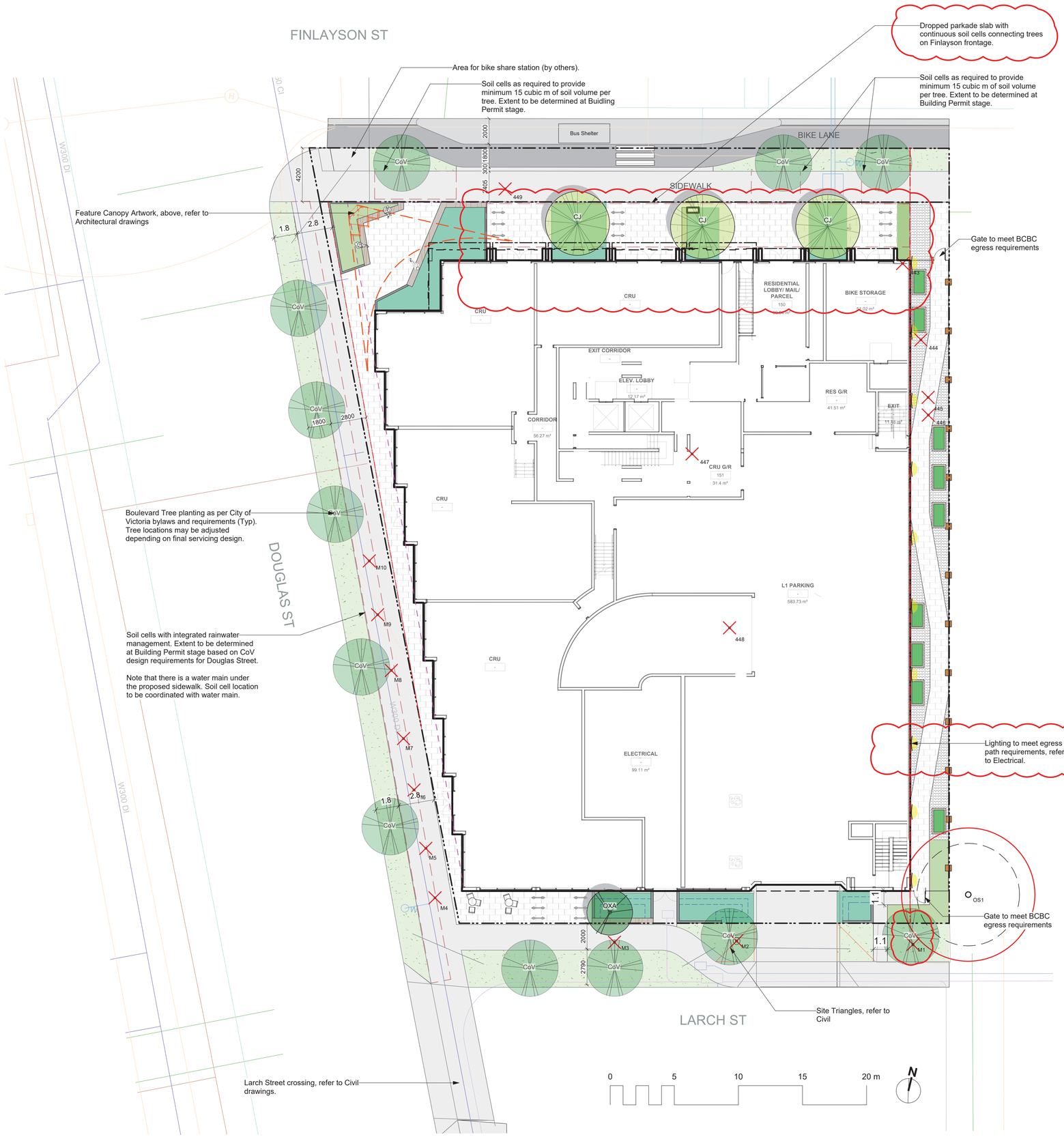
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659
2026-11-05

client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Stormwater Management

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	**L0.03**



MATERIALS LEGEND

Municipal Sidewalk *(for reference only)*	
Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*	

HARDSCAPE SURFACES

Concrete Paving	Cast in place, light broom finish. Sawcut control joints.
Unit Paver - On Grade	Colour TBD, to match architectural finishes
Unit Paver - Slab on Pedestal	Light Colour - TBD
Unit Paver - Slab On Pedestal	Darker Colour - TBD
Aggregate Pathway	
Unit Paver Path	Architectural Slab, min 3" gap

STEPS, RAMPS, CURBS, WALLS

Retaining Wall - Concrete	450 mm height
Planter Wall - Metal	300 mm height, prefabricated

SOFTSCAPE

Planting Area -Tree & Shrub -On Grade	-600mm Depth -Shrub Growing Medium.
Planting Area - Shrub -On Slab	-min 600mm depth -Lightweight growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
Planting Area - Shrub -On Slab	-min 300mm depth -Lightweight growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
Planting Area -Rain Garden	-On Slab 600mm depth, On Grade 1000mm depth -Rain Garden Growing Medium. *Confirm maximum depth allowable as per Structural Drawings.*
Turf - Seed	-150mm Depth (*unless otherwise noted*) -Type 2L
Gravel Maintenance Edge	- 150 mm Width -Max gravel size 25mm (1").
Soil Cell	-Structural Soil Cell -Provide 15 cu m soil per tree
Turf - Artificial	Rymar 'Tropical 40' or approved equivalent.
Play Surfacing	-Pour-in-place rubber with decorative pattern
Wood decking	Yellow cedar play platform

FENCING & RAILS

Guardrail - Metal Picket	1200 mm height
Fence - Wood	1800 mm height, pre-fab cedar fence panels
Gate	

SITE FURNISHINGS

Bike Rack	Maglin '500 Series' bike rack on housekeeping slab, Colour TBD.
Bike Repair Station	
Seating Platform / Bench	
Ground-mounted Tables and Chairs	Green Theory 'Carousel' Seating, 4- Seater, Aluminum Backed Seating, Colour TBD.
Community Garden Boxes	
Pavillion with Outdoor Kitchen	See Arch.
Deck Elements	Raised lounge deck c/w raised planting zones, tables and chairs
Moveable Planters, 3'x6'	Green Theory 'Stock' Planters. 3'x6' shown schematically.
Nature Play Logs	Freestanding play. Not ground-mounted. Yellow cedar, no sharp edges
Childrens Pergola	Yellow cedar, no sharp edges
Waste Receptacle	Green Theory 'Flight' Bin enclosure, Colour TBD.

SITE LIGHTING

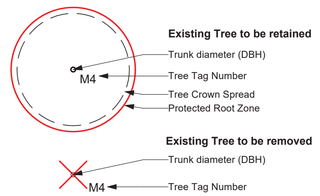
Wall Light	

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- SRW

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-11-05

client

M'akola Development Services
107-731 Station Ave
Victoria, BC

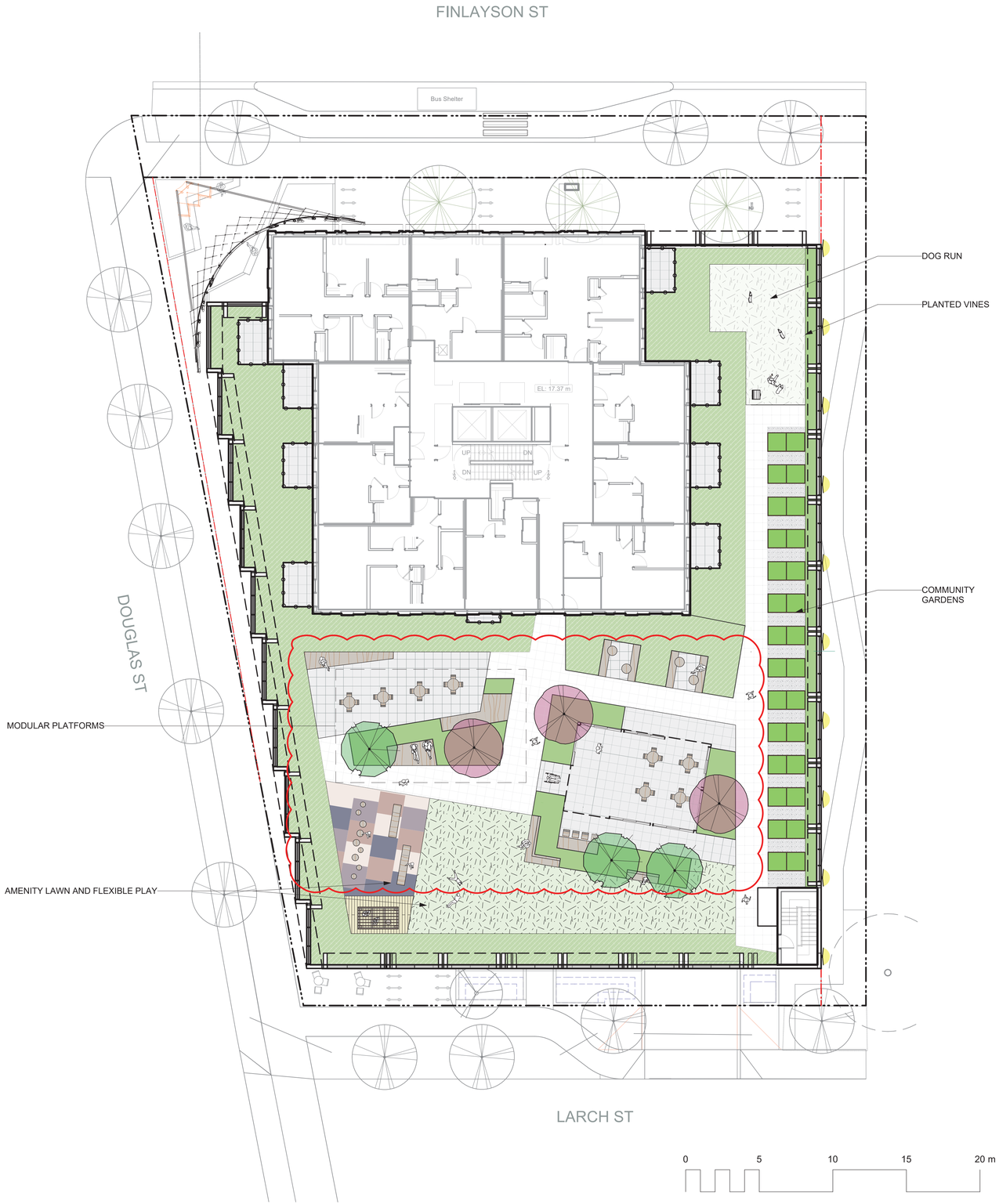
project

3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title

Landscape Materials

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	**L1.01**



MATERIALS LEGEND

	Municipal Sidewalk *(for reference only)*
	Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver - On Grade Colour TBD, to match architectural finishes
	Unit Paver - Slab on Pedestal Light Colour - TBD
	Unit Paver - Slab On Pedestal Darker Colour - TBD
	Aggregate Pathway
	Unit Paver Path Architectural Slab, min 3" gap
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete 450 mm height
	Planter Wall - Metal 300 mm height, prefabricated
SOFTSCAPE	
	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area - Shrub -On Slab -min 600mm depth -Lightweight growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area - Shrub -On Slab -min 300mm depth -Lightweight growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area -Rain Garden -On Slab 600mm depth, On Grade 1000mm depth -Rain Garden Growing Medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Turf - Seed -150mm Depth (*unless otherwise noted*) -Type 2L
	Gravel Maintenance Edge - 150 mm Width -Max gravel size 25mm (1").
	Soil Cell -Structural Soil Cell -Provide 15 cu m soil per tree
	Turf - Artificial Rymar 'Tropical 40' or approved equivalent.
	Play Surfacing -Pour-in-place rubber with decorative pattern
	Wood decking Yellow cedar play platform

FENCING & RAILS

	Guardrail - Metal Picket 1200 mm height
	Fence - Wood 1800 mm height, pre-fab cedar fence panels
	Gate
SITE FURNISHINGS	
	Bike Rack Maglin '500 Series' bike rack on housekeeping slab, Colour TBD.
	Bike Repair Station
	Seating Platform / Bench
	Ground-mounted Tables and Chairs Green Theory 'Carousel' Seating, 4- Seater, Aluminum Backed Seating, Colour TBD.
	Community Garden Boxes
	Pavillion with Outdoor Kitchen See Arch.
	Deck Elements Raised lounge deck c/w raised planting zones, tables and chairs
	Moveable Planters, 3'x6' Green Theory 'Stock' Planters. 3'x6' shown schematically.
	Nature Play Logs Freestanding play. Not ground-mounted. Yellow cedar, no sharp edges
	Childrens Pergola Yellow cedar, no sharp edges
	Waste Receptacle Green Theory 'Flight' Bin enclosure, Colour TBD.
SITE LIGHTING	
	Wall Light

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

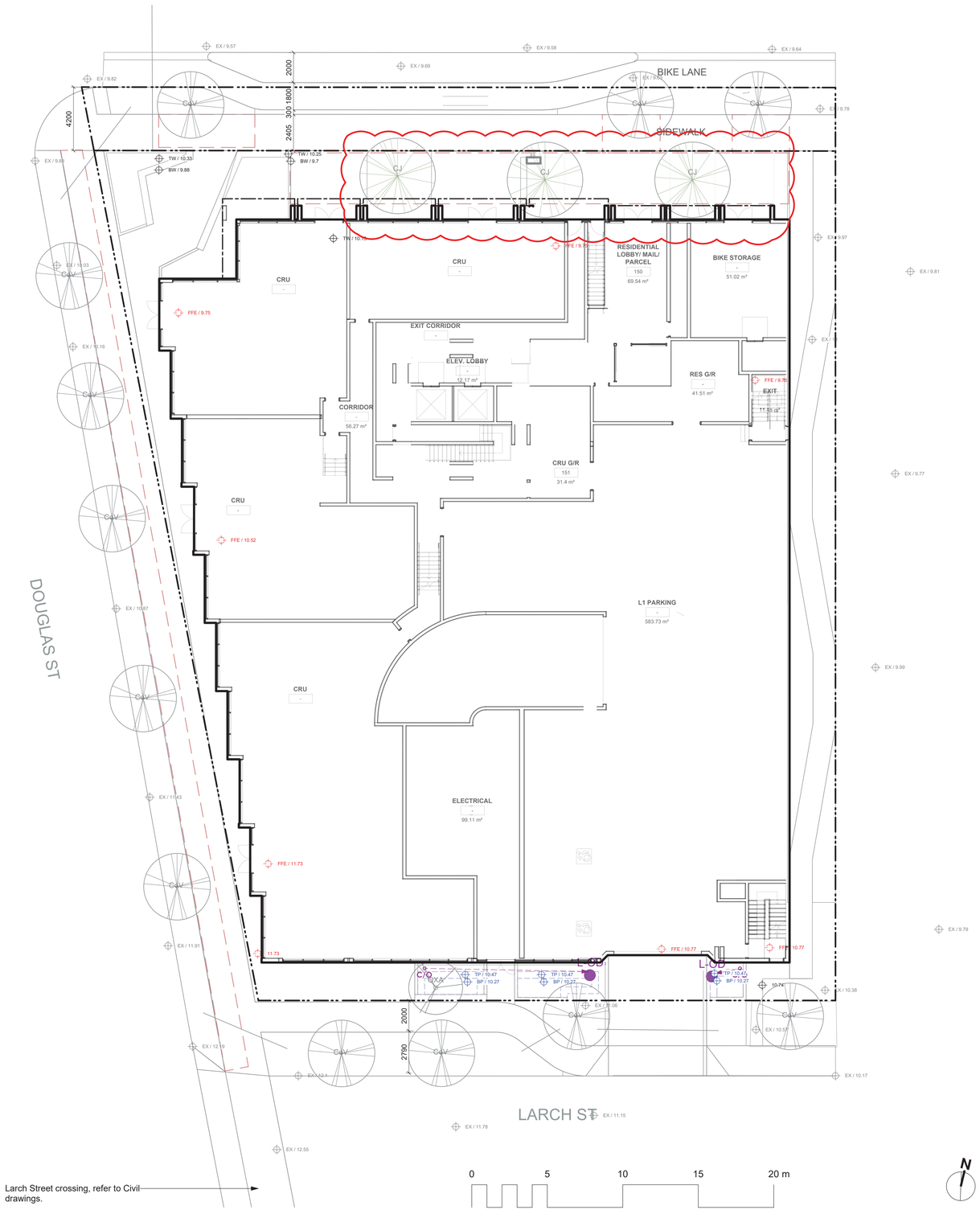
2026-11-05

client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Landscape Materials - L2

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	**L1.02**



STORMWATER, GRADING, AND LANDSCAPE INFRASTRUCTURE LEGEND

	Property Line Building Footprint Extent of Roof / Canopy, ABOVE Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP) Rain Garden Bottom of Pool (BP)
25.25 25.25 36.7% 24.25	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
25.25	Existing Grade
25.25	Architectural grade, for reference only
25.25	Civil Grade, for reference only
(8.00)	Proposed Landscape Contour
	Direction of Flow Rain Garden Area
	Perforated Underdrain
C/O	Clean Out
L-OD	Landscape Overflow Drain 200mm locking dome grate, ductile iron, Nyloplast (Part # 0899CGDL) or approve alternate

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-11-05

client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Landscape Grading & Drainage

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	**L2.01**



Existing Tree to be retained

0 5 10 15 20 m

N

PLANT LIST

Sym	Qty	*Botanical Name*	Common Name	chd. Size / Plant Spacing
TREES:				
CJ	3	*Cercidiphyllum japonicum*	Katsura Tree	5.0cm cal, b&b
CoV	12	*CoV Tree*	City of Victoria Tree	6.0cm cal, b&b
OXA	1	*Oxydendrum arboreum*	Sourwood Tree	5.0cm cal, b&b
SUN PLANTINGS - L1				
Amw	8	*Achillea millefolium*	White yarrow	#1 pot
Cg	8	*Ceanothus gloriosus*	Point Reyes Creeper	#1 pot
PeLS	8	*Perovskia 'Little Spire'*	Dwarf Russian Sage	Sp3
Pm	12	*Polystichum munitum*	Sword Fern	#1 pot
Rs-1	2	*Ribes sanguineum*	Red Flowering Currant	#3 pot
Vbd	3	*Viburnum davidii*	David Viburnum	#2 pot
RAIN GARDEN PLANTINGS - L1				
Co	97	*Carex obnupta*	Slough Sedge	#1 pot
Csm	11	*Cornus sanguinea 'Midwinter Fire'*	Midwinter Fire Dogwood	#1 pot
Csk-1	11	*Cornus sericea 'Kelseyii'*	Dwarf Red-twigged Dogwood	#1 pot
Jcg	97	*Juncus 'Carmen's Grey'*	Soft Common Rush	#1 pot
Rf	11	*Rudbeckia fulgida*	Black-Eyed Susan	#1 pot
SilM	61	*Sisyrinchium idahoense 'Moody Blues'*	Moody Blues blue-eyed grass	#1 pot
	0			
ROOFTOP TREES:				
CoKo	3	*Cornus kousa*	Korean dogwood	5.0cm cal, b&b
ParR	3	*Parrotia persica 'Ruby Vase'*	Ruby Vase Persian ironwood	6.0cm cal, b&b
ROOFTOP PLANTINGS - L2				
Amw	73	*Achillea millefolium*	White yarrow	#1 pot
Ca	2	*Clematis armandii*	Evergreen Clematis	#2 pot
Csk	54	*Cornus sericea 'Kelseyii'*	Dwarf Red-twigged Dogwood	#1 pot
Dc	148	*Deschampsia cespitosa*	Tufted Hair Grass	#1 pot
Lh	9	*Lonicera hispidula*	Pink Honeysuckle	#2 pot
Msl	124	*Miscanthus sinensis 'Little Kittens'*	Dwarf Maiden Grass	#1 pot
Pbs	63	*Perovskia 'Blue Spire'*	Russian Sage	#1 pot
Pd	90	*Phlox diffusa*	Spreading Phlox	#1 pot
Pmu	79	*Pinus mugo mugo*	Dwarf Mugo Pine	#2 pot
Sto	124	*Salvia officinalis 'purpurascens'*	Purple Sage	#1 pot
Tbr	99	*Taxus baccata 'Repandens'*	English Weeping Yew	#1 pot
Vva	99	*Veronicastrum virginicum 'Album'*	Culver's Root	#1 pot
Ws	12	*Wisteria sinensis*	Wisteria Vine	#2 pot
EDIBLE BENCH PLANTINGS - L2				
La	27	*Lavandula angustifolia 'Hidcote'*	Hidcote English Lavender	#1 pot
Mdm	34	*Monarda didyma 'Marshall's Delight'*	Bee Balm	#1 pot, mildew resistant
Nep	34	*Nepeta x faassenii*	Catmint	Sp3
Ol-1	29	*Origanum laevigatum 'Herrenhausen'*	Garden Oregano	#1 pot
Rof	27	*Rosmarinus officinalis*	Rosemary	#2 pot
Slo	27	*Salvia officinalis*	Culinary Sage	#1 pot
Tpc-1	76	*Thymus praecox 'Coccineus'*	Red Creeping Thyme	Sp3, 30cm o.c.

TREES







L1 - SUN PLANTINGS



L1 - RAIN GARDEN PLANTINGS



L2 - EDIBLE BENCH PLANTINGS



L2 - ROOFTOP PLANTINGS



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-11-05

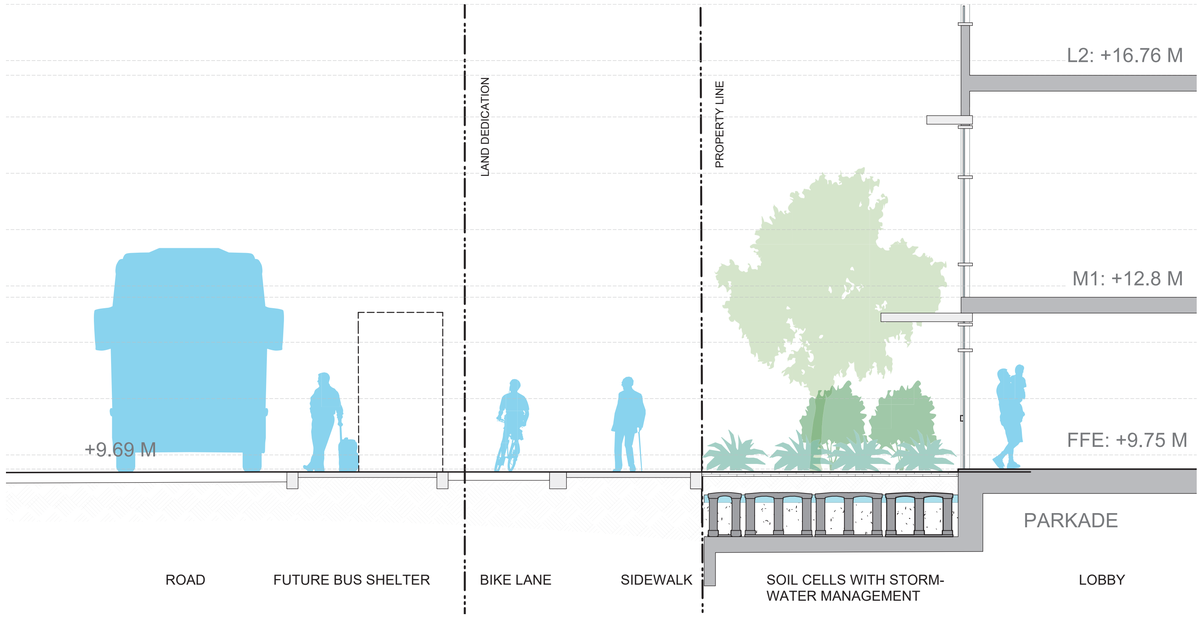
client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

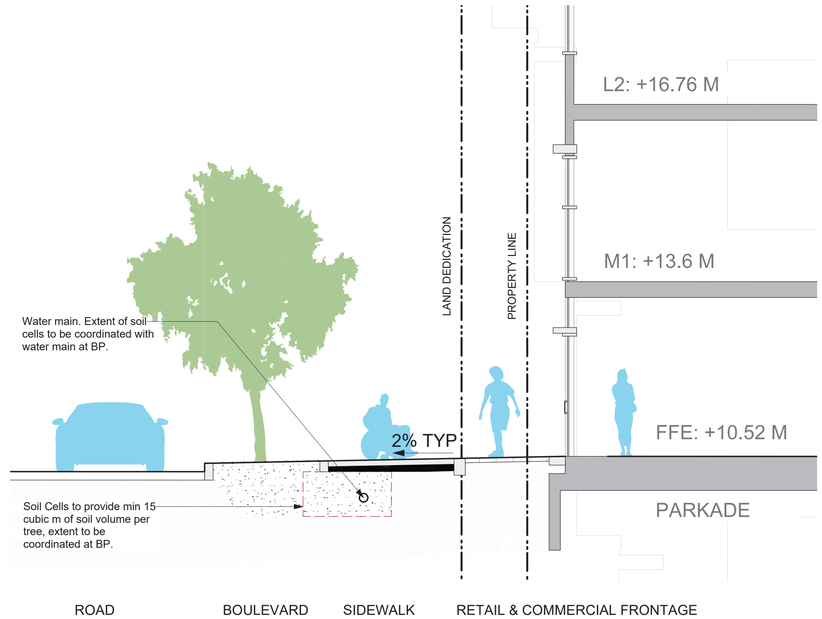
sheet title
Planting - L1 & L2

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB

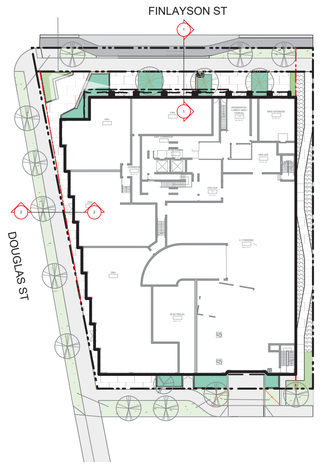
sheet no.
L3.01



1 Entry Lobby and Streetscape Section - Finlayson Street
Scale: 1:50



2 Retail and Streetscape Section - Douglas Street
Scale: 1:50



KEY PLAN - L1

N

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
7	DP Resubmission #3	2026-11-05
6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05.23

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

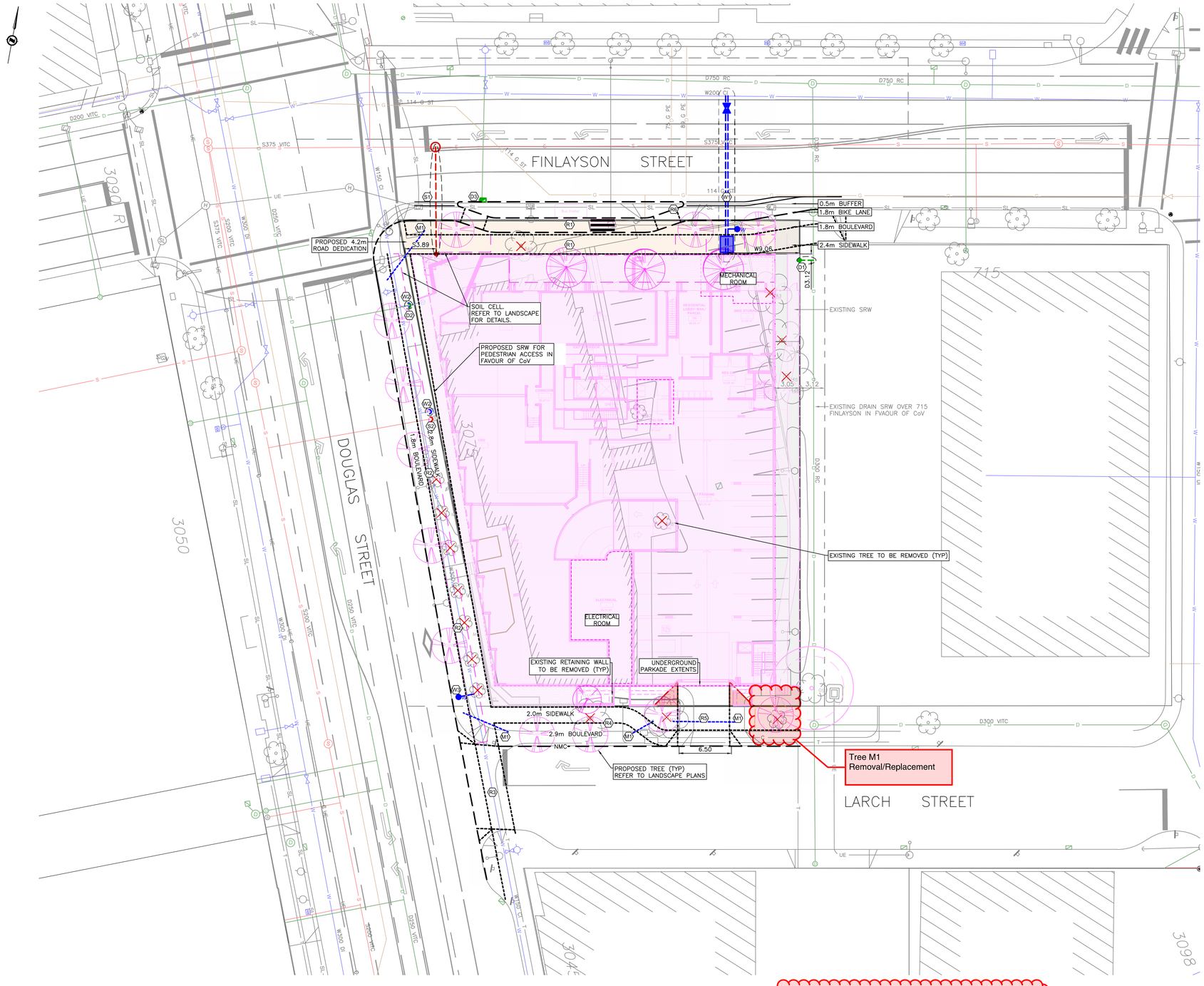
2026-11-05

client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Landscape Sections

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	**L4.01**



SHEET NOTES:

DRAIN

(D1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 200mm DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(D2) CONTRACTOR TO CAP AND ABANDON EXISTING DRAIN SERVICE.

(D3) CONTRACTOR TO REMOVE AND REPLACE EXISTING CATCHBASIN AS REQUIRED.

SANITARY

(S1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 200mm SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(S2) CONTRACTOR TO CAP AND ABANDON EXISTING SANITARY SERVICE.

WATER

(W1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED WATER 150MM FIRE AND 100 MM DOMESTIC SERVICE TO PROPERTY LINE COMPLETE WITH WATER METER AND 50 MM IRRIGATION SERVICE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(W2) CONTRACTOR TO CAP AND ABANDON EXISTING WATER SERVICE.

(W3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 50 MM IRRIGATION SERVICE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

ROAD

(R1) CONTRACTOR TO REMOVE EXISTING FINLAYSON STREET FRONTAGE AND INSTALL NEW 1.8m BIKE LANE COMPLETE WITH 0.5m BUFFER, NON-MOUNTABLE CURB, 1.8m BOULEVARD, AND 2.4m SIDEWALK AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(R2) CONTRACTOR TO REMOVE EXISTING DOUGLAS STREET FRONTAGE AND INSTALL NEW NON-MOUNTABLE CURB, 1.8m BOULEVARD, AND 3.7m SIDEWALK AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(R3) CONTRACTOR TO EXTEND NEW SIDEWALK ACROSS LARCH STREET AND INSTALL CONCRETE DRIVEWAY COMPLETE DROP AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(R4) CONTRACTOR TO REMOVE EXISTING LARCH STREET FRONTAGE AND INSTALL NEW NON-MOUNTABLE CURB, 2.9m BOULEVARD, AND 2.0m SIDEWALK AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(R5) CONTRACTOR TO INSTALL PROPOSED CONCRETE DRIVEWAY AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(R6) CONTRACTOR TO INSTALL FLOATING BUS STOP. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

MISCELLANOUS

(M1) CONTRACTOR TO INSTALL IRRIGATION SLEEVE. DETAILS AT BUILDING PERMIT STAGE.

UPDATED LANDSCAPE BACKGROUND. NO CHANGES TO FRONTAGE OR OFFSITE SERVICING OTHER THAN TREE M1 REMOVAL/REPLACEMENT.

LEGEND

LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE		FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

PRELIMINARY ONLY
2026-11-05

3075 DOUGLAS STREET PRELIMINARY SERVICING PLAN

Scale horiz. 1:250 Scale vert. N/A
Sheet 1 of 1
Eng. Project No. 34923
Drafted by. JA

R. TUCK #28072 — 2026-11-06

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com