



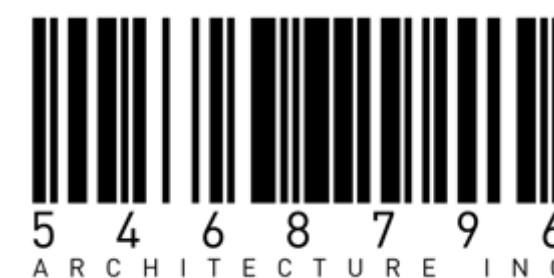
# 1702 QUADRA STREET + 862 FISGARD STREET

VICTORIA, BC

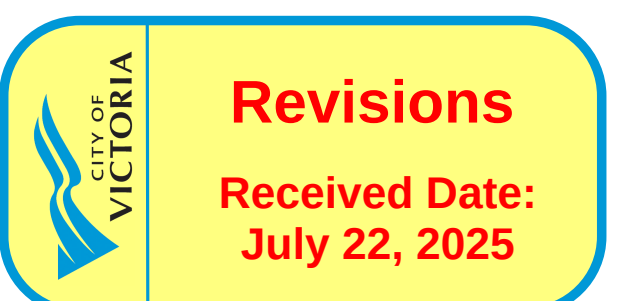
18.07.2025 ISSUED FOR DDP

# ARYZE

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- COVER  
AG.1 GENERAL NOTES  
AG.2 RENDERINGS  
AG.3 RENDERINGS  
AG.4 MATERIAL BOARD  
AG.5 SHADOW STUDIES  
AG.6 SITE CONTEXT ELEVATIONS  
AG.7 WINDOW + DOOR SCHEDULE  
AG.8 ZONING CALCULATIONS  
AG.9 SITE SURVEY

- A0.1 CONTEXT SITE PLAN  
A0.2 EXISTING SITE PLAN + DEMOLITION  
A0.3 PROPOSED SITE PLAN

- A1.1 LEVEL 00 PLAN  
A1.2 LEVEL 01 PLAN  
A1.3 LEVEL 02 PLAN  
A1.4 LEVEL 03 PLAN  
A1.5 LEVEL 04/06/08/10/12 PLAN  
A1.6 LEVEL 05/07/09/11 PLAN  
A1.7 LEVEL 13  
A1.8 ROOF PLAN

- A2.1 BUILDING ELEVATION  
A2.2 BUILDING ELEVATION  
A2.3 BUILDING ELEVATION  
A2.4 BUILDING ELEVATION

- A3.1 BUILDING SECTION  
A3.2 BUILDING SECTION  
A3.3 BUILDING SECTION  
A3.4 BUILDING SECTION  
A3.5 BUILDING SECTION  
A3.6 BUILDING SECTION

- A4.1 ENLARGED PLAN - BIKE ROOM

DEVELOPER:

ARYZE

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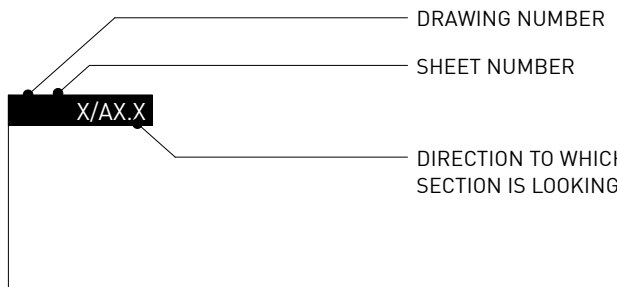
Elizabeth Balderson  
E: elizabeth@biophiliacollective.ca

- L0 TREE REMOVAL AND PROTECTION PLAN  
L1 LANDSCAPE SITE PLAN  
L2 OFF-SITE PLANTING PLAN  
L3 PRODUCTS AND SITE FURNITURE  
L4 ROOFTOP AMENITY AREA

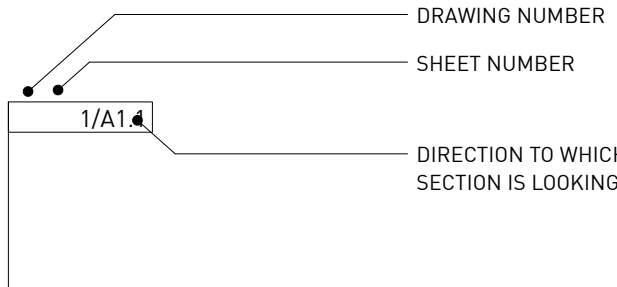
SYMBOL LEGEND:

|                 |       |
|-----------------|-------|
| WALL TYPE       | W1    |
| WINDOW TYPE     | W01   |
| DOOR NUMBERS    | D001  |
| EXISTING DOOR   |       |
| NEW DOOR        |       |
| FINIISH TYPE    | F-1   |
| FLOOR TYPE      | LABEL |
| ROOF TYPE       | LABEL |
| NOTES           | N1    |
| GRIDLINE MARKER | 1     |

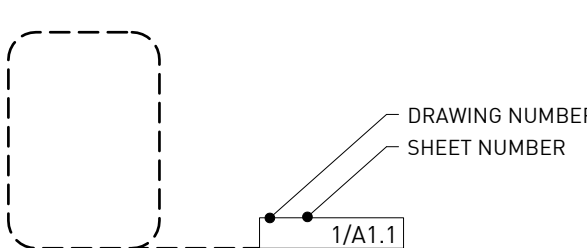
BUILDING SECTIONS:



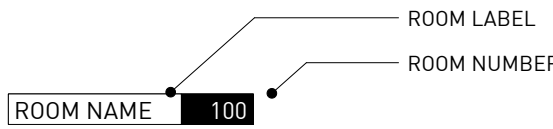
SECTIONS:



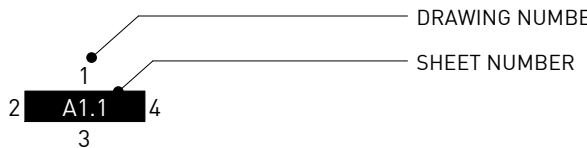
DETAILS:



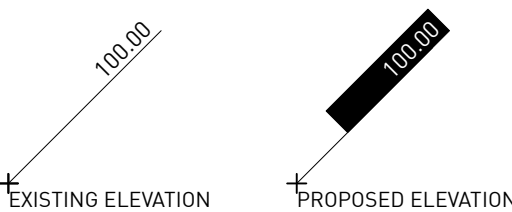
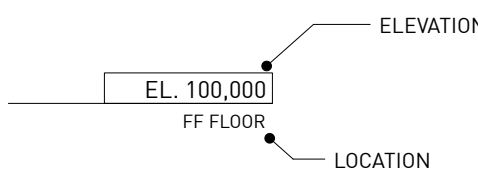
ROOM LABELS:



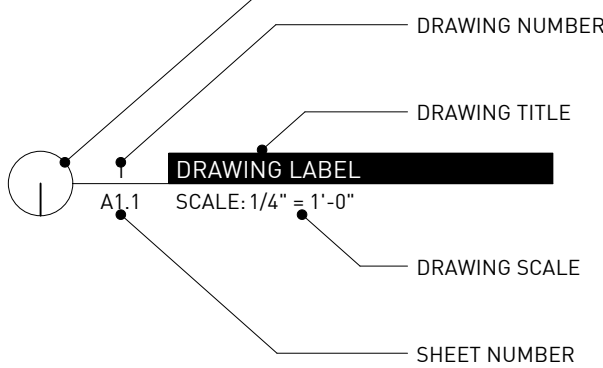
INTERIOR ELEVATIONS:



FLOOR CONSTRUCTION ELEVATIONS:



TITLES:



ABBREVIATIONS:

|        |                                        |
|--------|----------------------------------------|
| &      | AND                                    |
| ABV    | ABOVE                                  |
| AFF    | FINISHED FLOOR                         |
| ALUM   | ALUMINUM                               |
| ANOD   | ANODIZED                               |
| B      | AT                                     |
| ARCH   | ARCHITECTURAL                          |
| AT     | ACOUSTIC TILE                          |
| AVB    | AIR/VAPOUR BARRIER                     |
| BLDG   | BUILDING                               |
| BLKG   | BLOCKING                               |
| BRG    | BEARING                                |
| BS     | BOTH SIDES                             |
| B TO B | BACK TO BACK                           |
| CB     | CATCH BASIN                            |
| CF     | CLEAR FINISH                           |
| CG     | CORNER GUARD                           |
| CJ     | CONTROL JOINT                          |
| CL     | CENTRE LINE                            |
| CLG    | CEILING                                |
| CLR    | CLEAR                                  |
| COL    | COLUMN                                 |
| CONC   | CONCRETE                               |
| CONN   | CONNECTION                             |
| CONT   | CONTINUOUS                             |
| CORR   | CORRIDOR                               |
| CT     | CERAMIC TILE                           |
| C/W    | COMPLETE WITH                          |
| Ø      | DIAMETER                               |
| DIM    | DIMENSION                              |
| DN     | DOWN                                   |
| DRWG   | DRAWING                                |
| DTL    | DETAIL                                 |
| EL     | ELEVATION                              |
| EW     | EACH WAY                               |
| EA     | EACH                                   |
| ELEC   | ELECTRICAL                             |
| EQ     | EQUAL                                  |
| EXIST  | EXISTING                               |
| EJ     | EXPANSION JOINT                        |
| EXT    | EXTERIOR                               |
| FDN    | FOUNDATION                             |
| FE     | FIRE EXTINGUISHER                      |
| FEJ    | FLOOR EXPANSION JOINT                  |
| FIN    | FINISHED                               |
| FD     | FLOOR DRAIN                            |
| FFD    | FUNNEL DRAIN                           |
| FF     | FINISHED FACE                          |
| FLEX   | FLEXIBLE                               |
| FO     | FACE OF                                |
| FR     | FRIDGE                                 |
| FRR    | FIRE RESISTANCE RATING                 |
| G      | GRILL                                  |
| GA     | GAUGE                                  |
| GWB    | GYP SUM WALL BOARD                     |
| GCB    | GYP SUM CEILING BOARD                  |
| GC     | GENERAL CONTRACTOR                     |
| GL     | GLASS                                  |
| HM     | HOLLOW METAL                           |
| HMI    | HOLLOW METAL INSULATED                 |
| HORIZ  | HORIZONTAL                             |
| HR     | HOOR                                   |
| HSDG   | HERMETICALLY SEALED DOUBLE GLAZING     |
| HSS    | HOLLOW STEEL SECTION                   |
| HSTG   | HERMETICALLY SEALED TRIPLE GLAZING     |
| HT     | HEIGHT                                 |
| HVAC   | HEATING, VENTILATING, AIR CONDITIONING |
| ID     | INSIDE DIAMETER                        |
| IF     | INSIDE FACE                            |
| INSUL  | INSULATION                             |
| INT    | INTERIOR                               |
| L      | LENGTH                                 |
| m      | METRE                                  |
| mm     | MILLIMETRE                             |
| MT     | MOUNT                                  |
| MAT'L  | MATERIAL                               |
| MAX    | MAXIMUM                                |
| MDF    | MEDIUM DENSITY FIBREBOARD              |
| MECH   | MECHANICAL                             |
| MET    | METAL                                  |
| MIN    | MINIMUM                                |
| MISC   | MISCELLANEOUS                          |
| MN     | MINUTE                                 |
| MO     | MASONRY OPENING                        |
| NIC    | NOT IN CONTRACT                        |
| NO     | NUMBER                                 |
| NOM    | NOMINAL                                |
| NTS    | NOT TO SCALE                           |
| OC     | ON CENTRE                              |
| OD     | OUTSIDE DIAMETER                       |
| OPN'G  | OPENING                                |
| OH     | OVERHEAD                               |
| OPP    | OPPOSITE                               |
| OTA    | OPEN TO ABOVE                          |
| OTB    | OPEN TO BELOW                          |
| OV     | OVEN                                   |
| PLAM   | PLASTIC LAMINATE                       |
| PLBG   | PLUMBING                               |
| PR     | PAIR                                   |
| PREF   | PREFINISHED                            |
| PS     | PRESSED STEEL                          |
| PT     | PRESSURE TREATED                       |
| PTF    | PAINTED FINISH                         |
| PL     | PROPERTY LINE                          |
| R      | RADIUS                                 |
| RD     | ROOF DRAIN                             |
| REINF  | REINFORCED                             |
| REQ'D  | REQUIRED                               |
| REV    | REVISION, REVISED, REVERSED            |
| RO     | ROUGH OPENING                          |
| SH     | SHEET FLOORING                         |
| SIM    | SIMILAR                                |
| SPC'D  | SPECIFIED                              |
| SQ     | SQUARE                                 |
| ST     | STEEL                                  |
| STD    | STANDARD                               |
| STN    | STAIN FINISH                           |
| STRUCT | STRUCTURAL                             |
| SUSP   | SUSPENDED                              |
| TEMP   | TEMPERED                               |
| TG     | TEMPERED GLASS                         |
| TO     | TOP OF                                 |
| TYP    | TYPICAL                                |
| U/N    | UNLESS OTHERWISE NOTED                 |
| U/S    | UNDERSIDE                              |
| V      | VARNISHED FINISH                       |
| VERT   | VERTICAL                               |
| W      | WIDE, WIDTH                            |
| W/     | WITH                                   |
| W/D    | WASHER/DRYER                           |
| WD     | WOOD                                   |
| WHC    | WOOD HOLLOW CORE                       |
| WSC    | WOOD SOLID CORE                        |

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6 Issued for DDP 11.07.2025

5 Issued for DDP 08.07.2025

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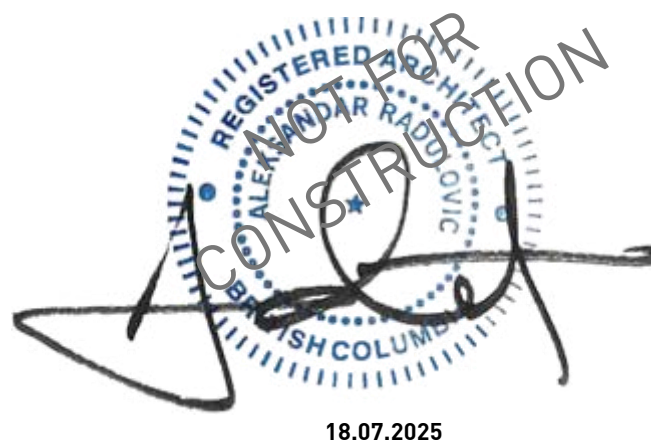
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1702 QUADRA STREET  
+ 862 FISGARD STREET

GENERAL NOTES Project  
0650  
Sheet  
AG.1





RENDER 5: AERIAL VIEW OF BUILDING



RENDER 3: STREETVIEW EXPERIENCE ALONG QUADRA



RENDER 4: STREET LEVEL VIEW OF THE BUILDING FROM FISGARD SIDEWALK

|   |                          |            |
|---|--------------------------|------------|
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| 6 | Issued for DDP           | 11.07.2025 |
| 5 | Issued for DDP           | 08.07.2025 |
| 4 | Issued for DDP           | 26.05.2025 |
| 3 | Issued for TR62 response | 14.12.2023 |
| 2 | Issued for TR61 response | 21.09.2023 |
| 1 | Issued for DP            | 01.06.2023 |

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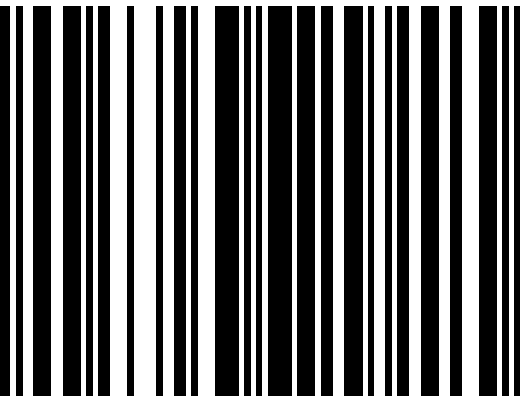
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AG.2



|   |                |            |
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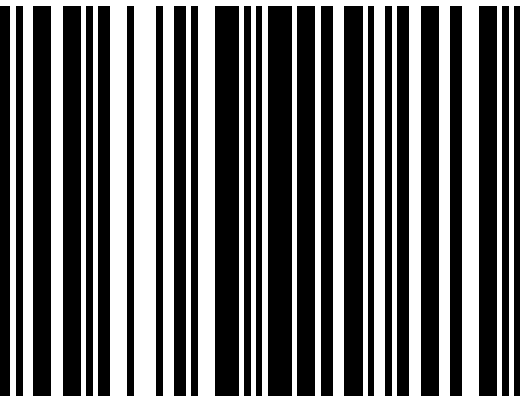
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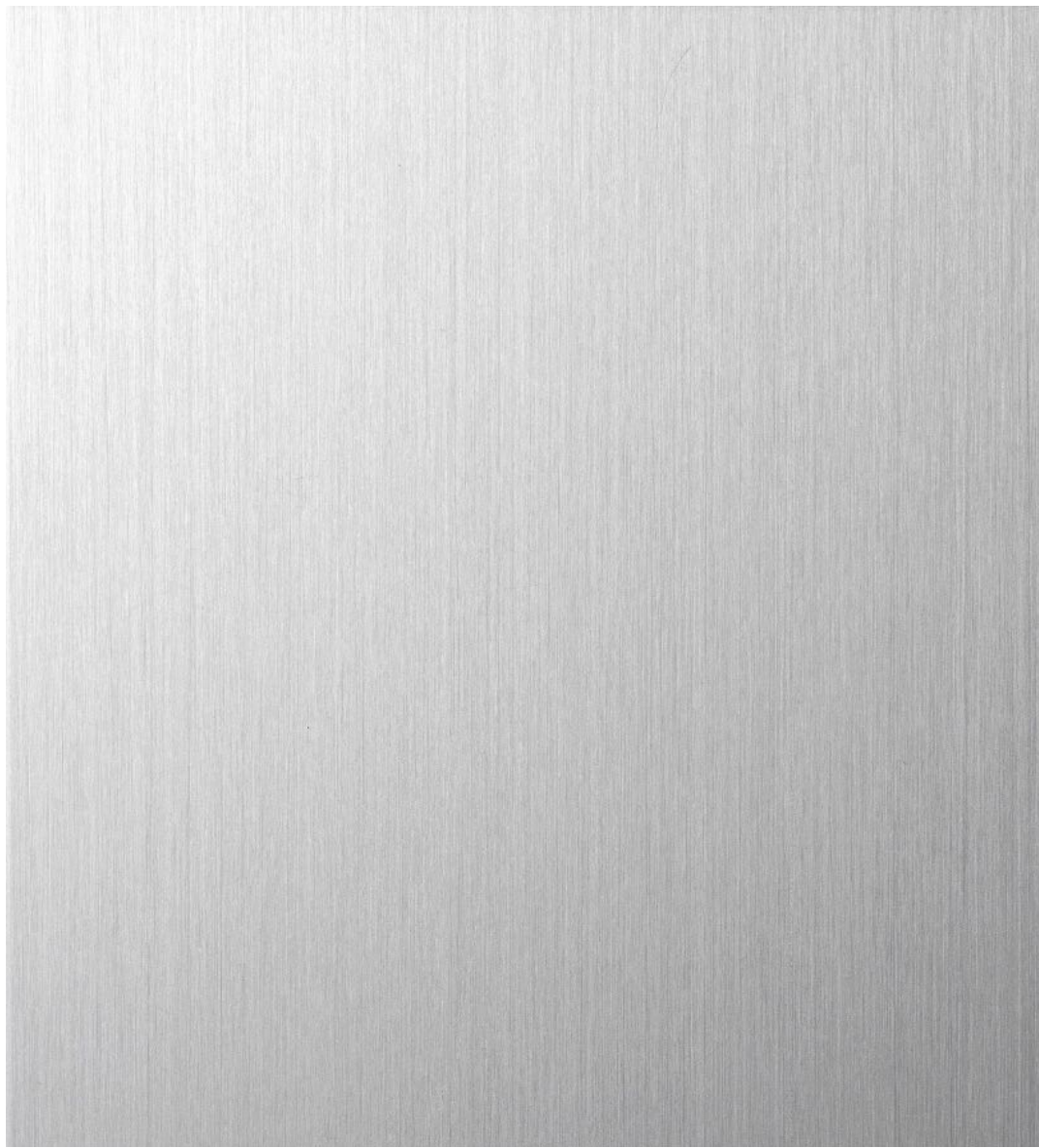


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| RENDERINGS | Project<br>0650<br>Sheet |
|------------|--------------------------|

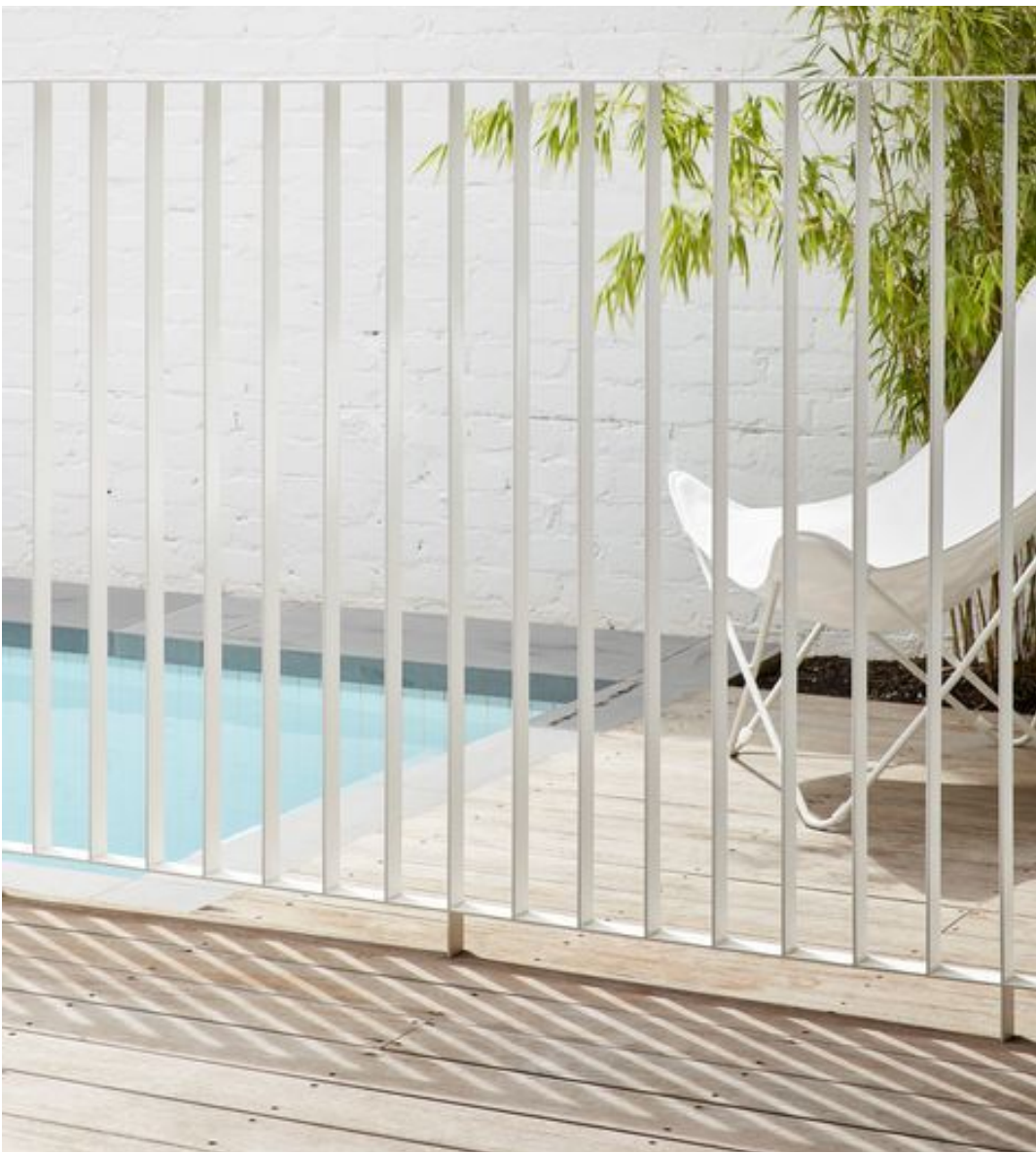




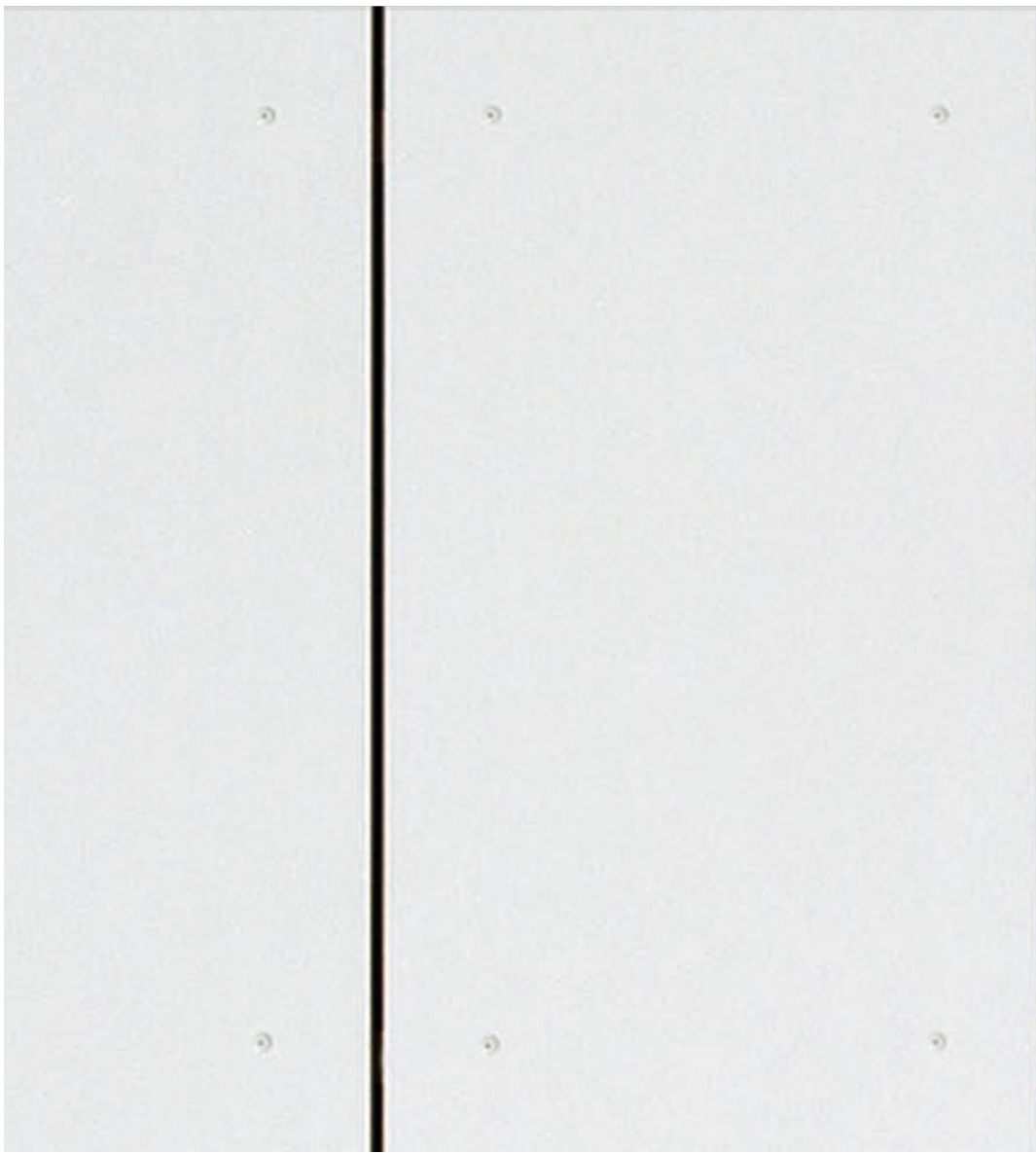
ALUMINUM MILL FINISH



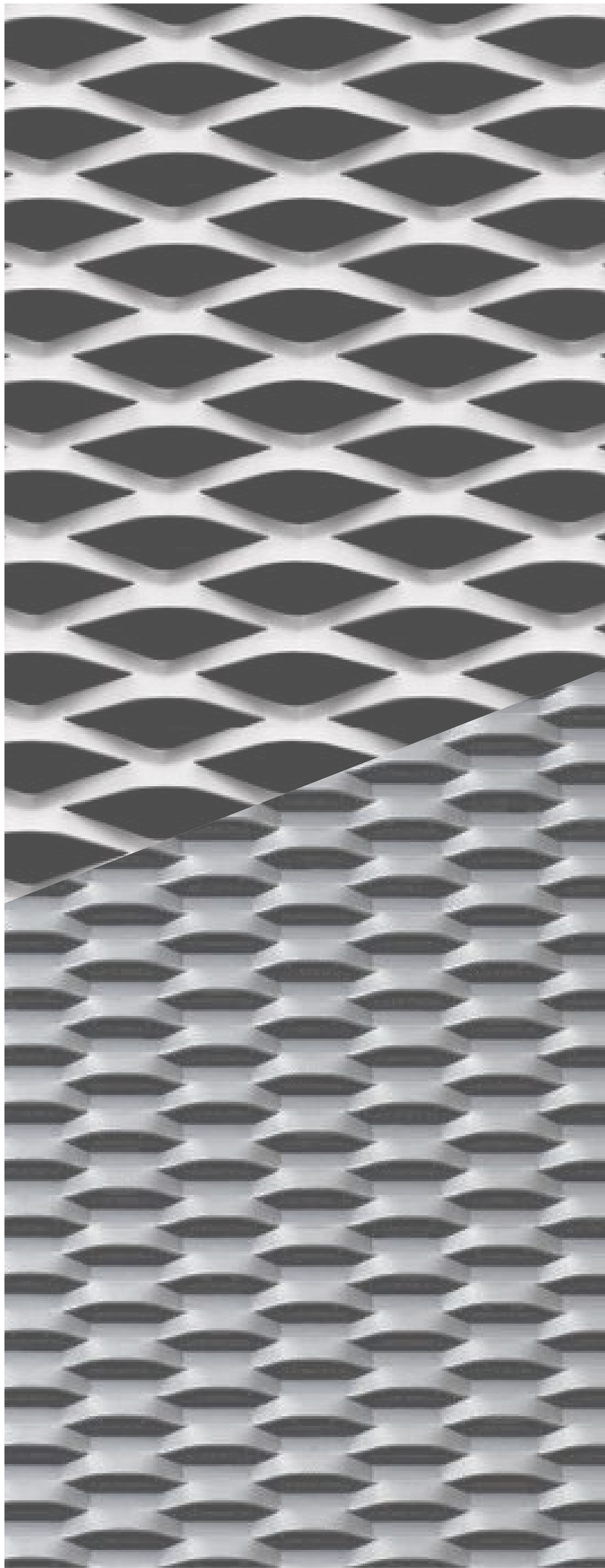
ALUMINUM REFLECTIVE



WHITE METAL FENCE



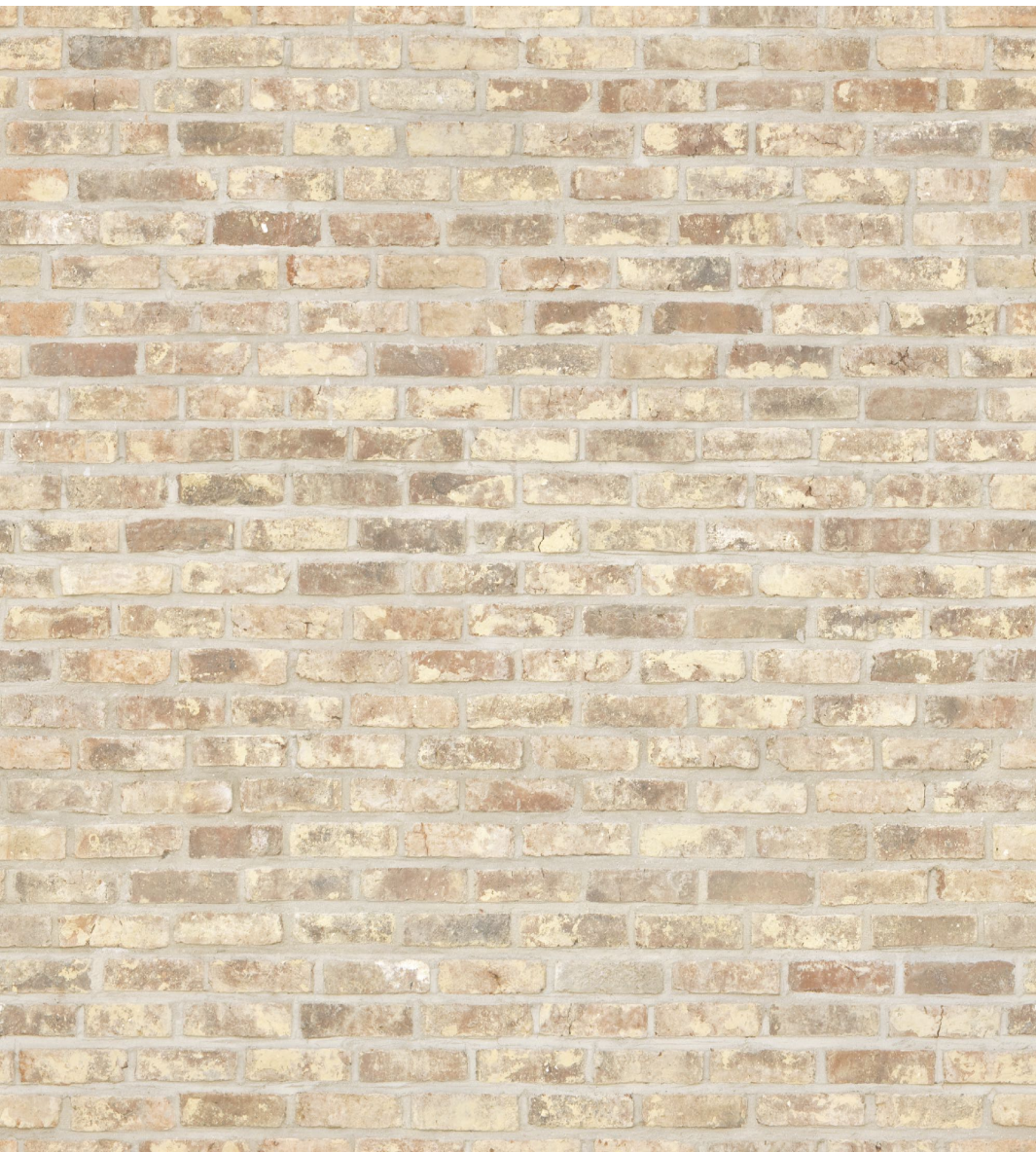
WHITE CEMENTITIOUS PANEL



EXPANDED METAL [ALUMINUM FINISH]



CONCRETE



BRICK



GLASS - REFLECTIVE



GLASS - TRANSLUCEN

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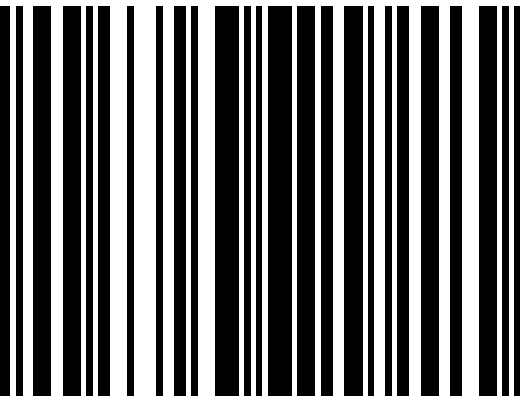
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MARCH 20 9:00 AM



JUNE 21 9:00 AM



SEPTEMBER 22 9:00 AM



DECEMBER 21 9:00 AM



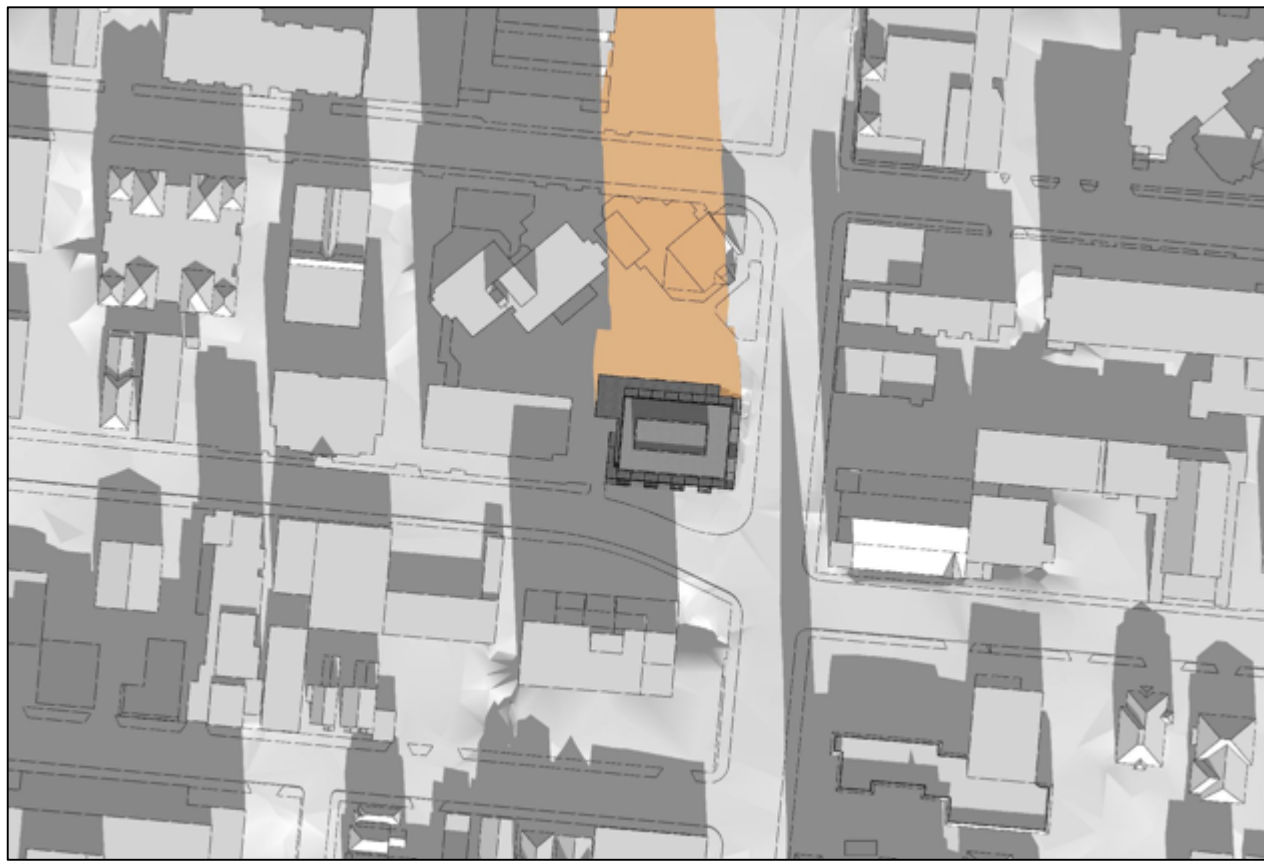
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JUNE 21 12:00 PM



SEPTEMBER 22 12:00 PM



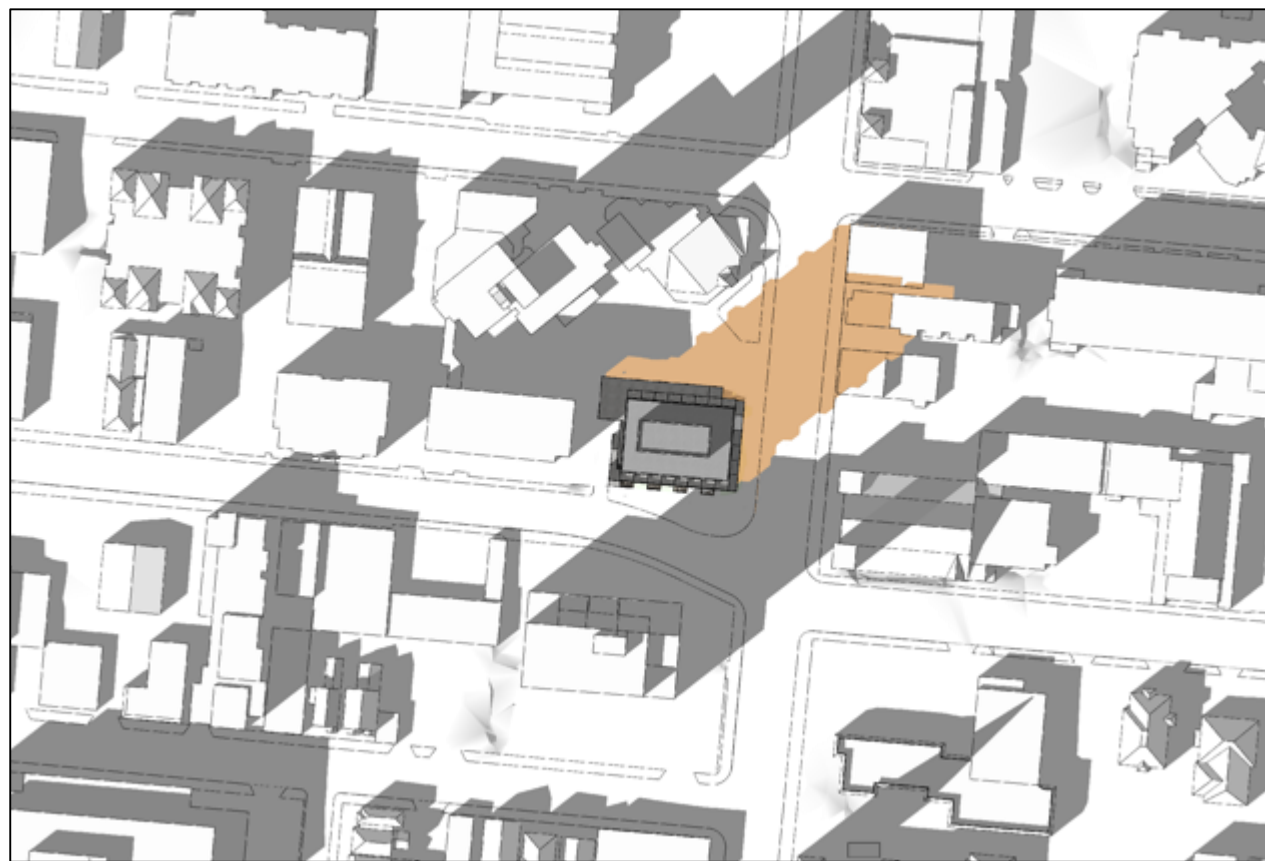
DECEMBER 21 12:00 PM



MARCH 20 4:00 PM



JUNE 21 4:00 PM



SEPTEMBER 22 4:00 PM



DECEMBER 21 4:00 PM





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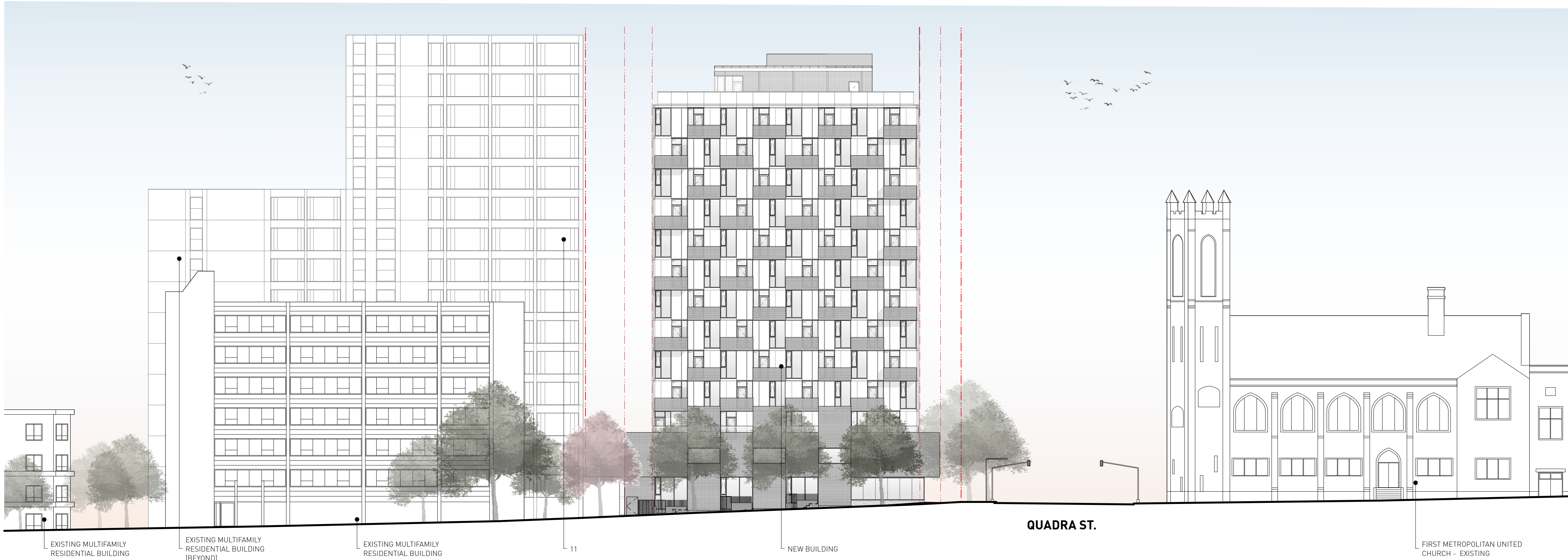
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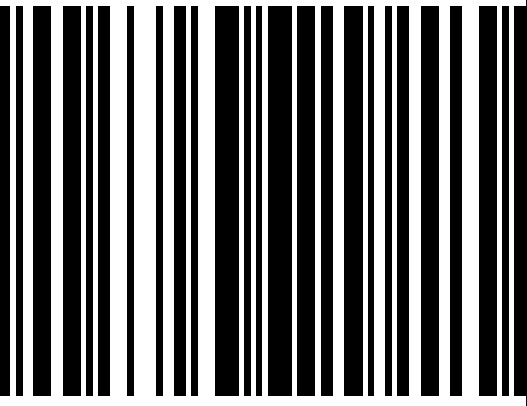
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AG.6



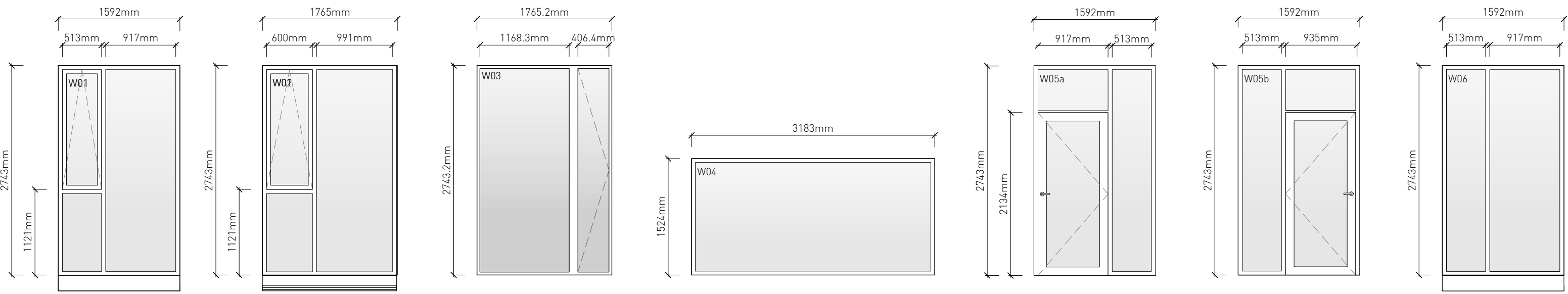
RESIDENTIAL WINDOW SCHEDULE

- ALL GLAZING TO BE HSTG, LOW E ON SURFACE 2, ARGON-FILLED W/ SUPERSPACERS, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
- ALUMINUM WINDOW WALL SYSTEM
- REFER TO WINDOW SUPPLIER CUT SHEETS FOR TEMPERING REQUIREMENTS
- PROVIDE PRE-FINISHED ALUMINUM FLASHING AT HEADS AND SILLS, COLOUR TO BE SELECTED BY ARCHITECT
- GLASS TO BE 3mm CLEAR (UNLESS OTHERWISE NOTED OR REQUIRED BY MANUFACTURING ENGINEER)
- ALL INTERIOR CASINGS TO BE GYPSUM BOARD RETURN
- ALL WINDOWS TO MEET NAFS-17 & CANADIAN TEST STANDARDS, ENVELOPE CONSULTANT TO REVIEW TESTING DATA.
- ALL WINDOW SPECIFICATIONS MUST COMPLY OR SURPASS ENERGY CODE CONSULTANT'S ENERGY MODEL ASSUMPTIONS
- REFER TO ENVELOPE CONSULTANT WINDOW INSTALLATION GUIDELINES FOR SILL AND THREE SIDES MEMBRANE DETAILING FOR ALL RESIDENTIAL WINDOWS
- ENVELOPE CONSULTANT TO REVIEW ALL RESIDENTIAL AND COMMERCIAL GLAZING SHOP DRAWINGS

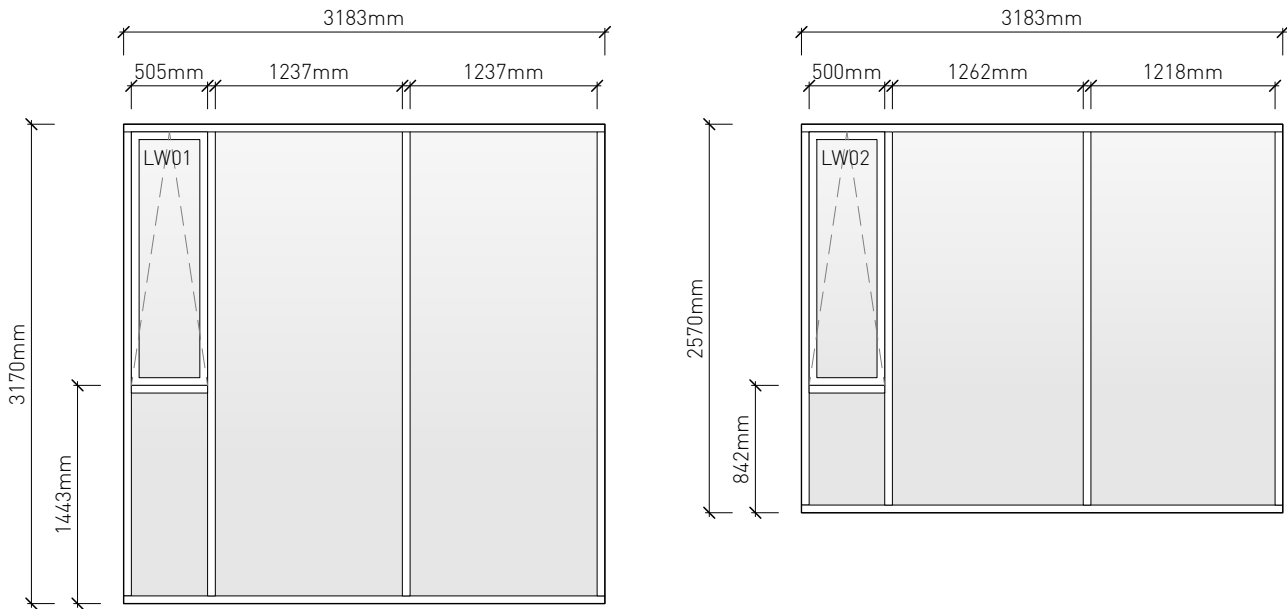
COMMERCIAL WINDOW SCHEDULE

- ALUMICOR THERMALLY BROKEN STOREFRONT OR APPROVED EQUAL, SSG, ANTI-ROTATION BLOCKS TO BE ALUMINUM OR PVC
- ALL GLAZING TO BE HSTG, LOW E ON SURFACE 2, ARGON-FILLED W/ SUPERSPACERS, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
- ALL EXTERIOR CURTAINWALL TO BE TEMPERED, BLACK FRAME
- GLASS TO BE 6mm CLEAR & TEMPERED
- ALL WINDOW SPECIFICATIONS MUST COMPLY OR SURPASS ENERGY CODE CONSULTANT'S ENERGY MODEL ASSUMPTIONS
- SUPPLY SPANDREL PANEL AS REQUIRED FOR MECHANICAL GRILLE PENETRATIONS OF CURTAIN WALL.
- ENVELOPE CONSULTANT TO REVIEW ALL RESIDENTIAL AND COMMERCIAL GLAZING SHOP DRAWINGS

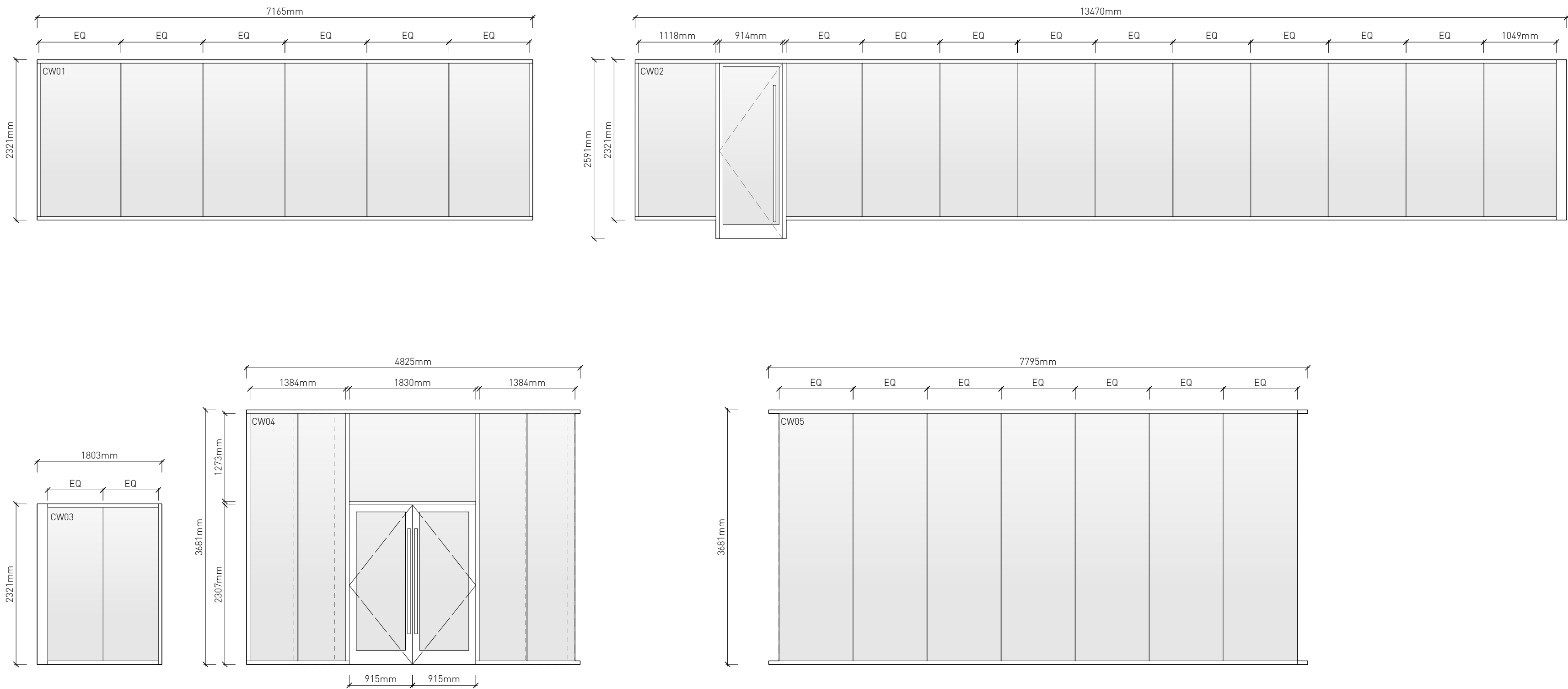
RESIDENTIAL WINDOW WALL



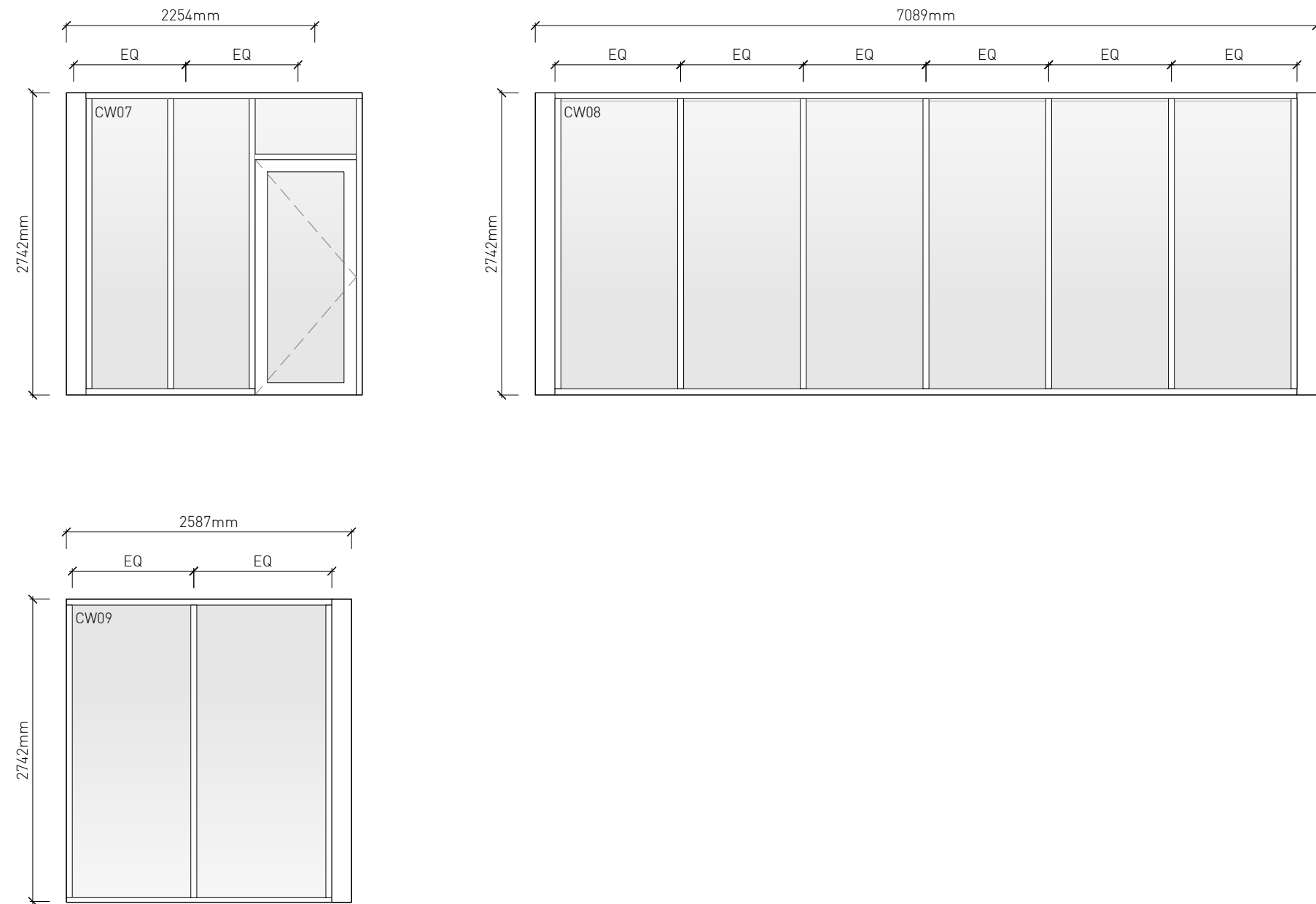
LIVE WORK STOREFRONT



COMMERCIAL STOREFRONT



PENTHOUSE STOREFRONT



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1702 QUADRA STREET  
+ 862 FISGARD STREET

WINDOW & DOOR  
SCHEDULE

Project  
0650  
Sheet

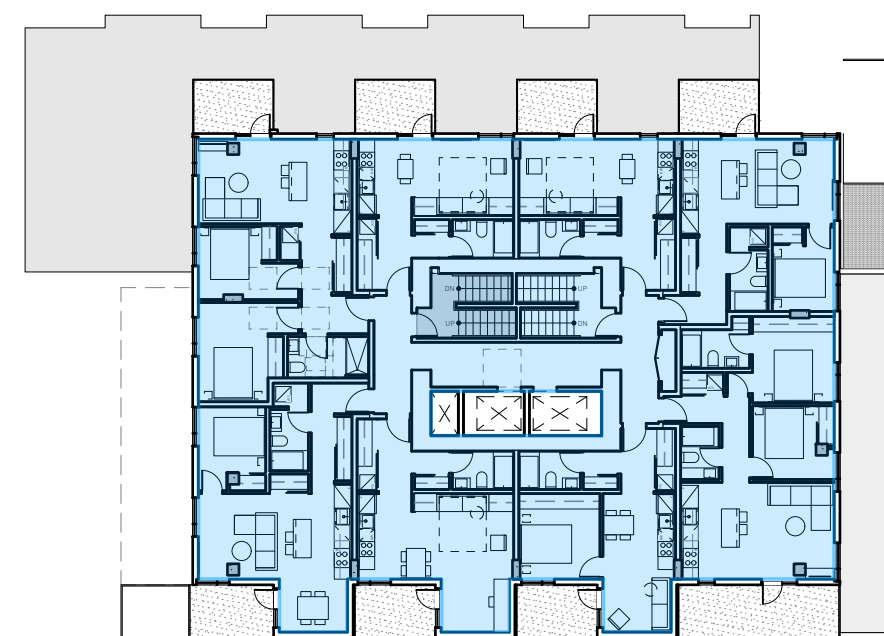
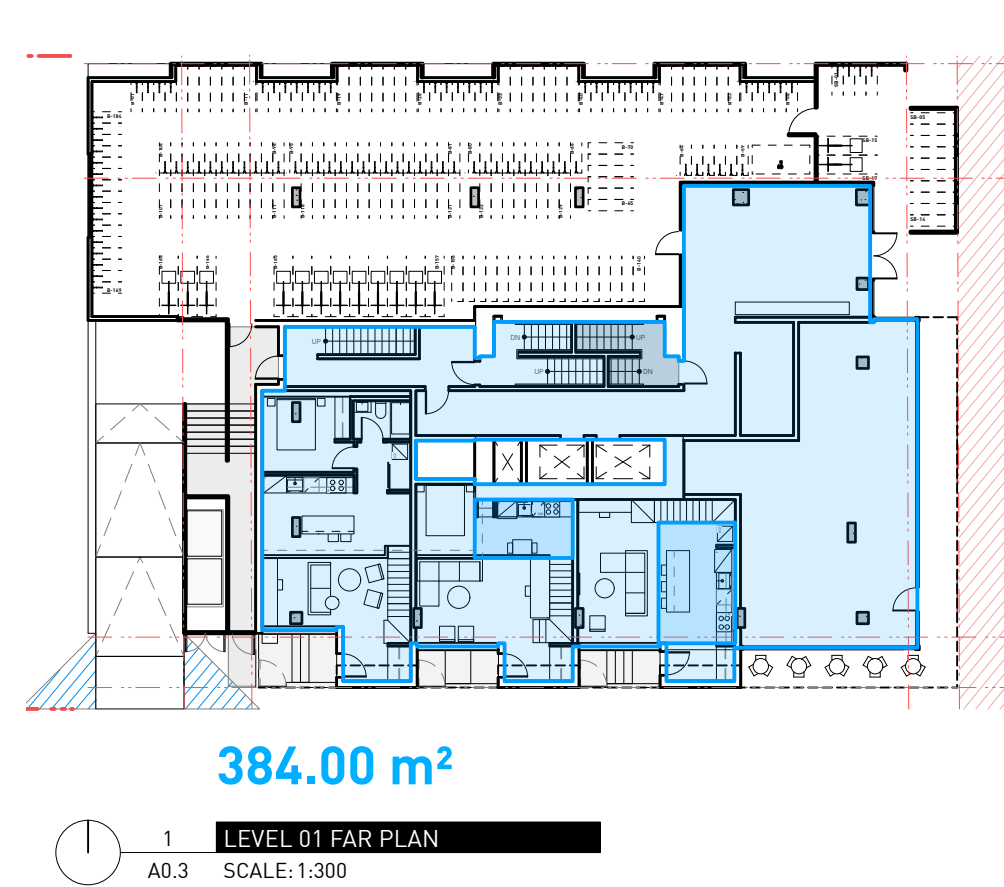




| CALCULATION: | AVERAGES | DISTANCE | TOTALS |
|--------------|----------|----------|--------|
| A & B        | 24.87    | 3.10     | 77.10  |
| B & C        | 24.45    | 6.30     | 154.00 |
| C & D        | 23.95    | 5.40     | 129.33 |
| D & E1       | 23.87    | 3.77     | 89.99  |
| E2 & F1      | 24.67    | 15.2     | 325.58 |
| F1 & F2      | 25.05    | 8.3      | 207.92 |
| F2 & F3      | 25.45    | 1.2      | 30.53  |
| F3 & G       | 26.01    | 20.6     | 535.81 |
| G & H        | 26.60    | 4.40     | 117.04 |
| H & I        | 26.60    | 2.26     | 60.12  |
| I & J        | 26.60    | 5.36     | 142.58 |
| J & K        | 26.57    | 1.80     | 47.83  |
| K & L        | 26.49    | 13.19    | 349.40 |
| L & M1       | 26.19    | 7.01     | 183.59 |
| M1 & M2      | 25.93    | 1.5      | 38.89  |
| M2 & N2      | 25.85    | 3.21     | 82.98  |
| N2 & N1      | 26.06    | 1.5      | 39.09  |
| N1 & O1      | 26.02    | 3.21     | 83.51  |
| O1 & O2      | 25.61    | 1.5      | 38.53  |
| O2 & P2      | 26.49    | 3.21     | 82.19  |
| P2 & P1      | 25.62    | 1.5      | 38.43  |
| P1 & Q1      | 25.70    | 3.21     | 82.50  |
| Q1 & Q2      | 25.57    | 1.5      | 38.35  |
| Q2 & R2      | 25.35    | 3.21     | 81.37  |
| R2 & R1      | 25.49    | 1.5      | 38.23  |
| R1 & A       | 25.29    | 6.01     | 151.99 |

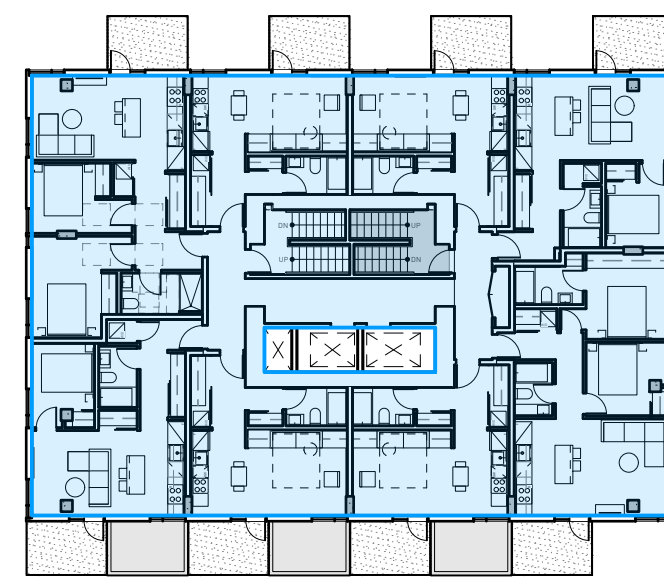
**AVERAGE GRADE**

**25.58**



445.46 m<sup>2</sup>

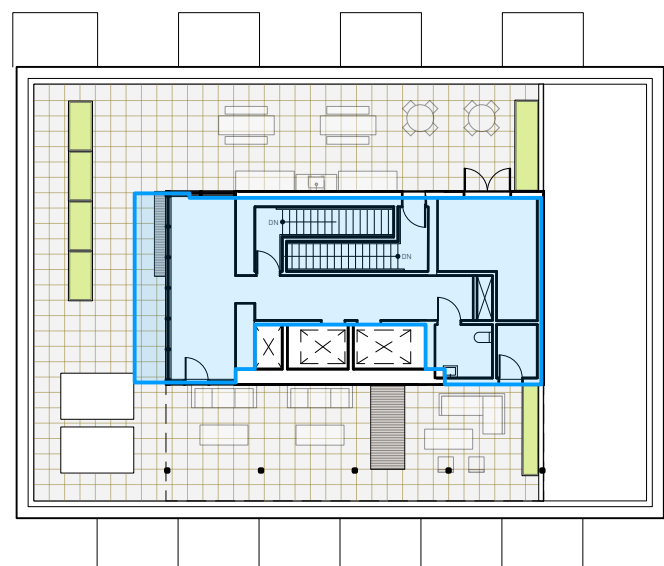
2 LEVEL 02 FAR PLAN  
A0.3 SCALE: 1:300



428.50 m<sup>2</sup>

3  
A0.3

LEVEL 03 - 12 FAR PLAN  
SCALE: 1:300



102.5 m<sup>2</sup>

LEVEL 13 FAR PLAN

A0.3 SCALE: 1:300

## JULY, 11, 2025

|                          |                                  |                      |                        |                            |
|--------------------------|----------------------------------|----------------------|------------------------|----------------------------|
| <b>LEGAL DESCRIPTION</b> | <b>ZONING:</b> R3-C              | <b>LOTS:</b> A, 1, 2 | <b>SUBURBAN LOT:</b> 4 | <b>PLAN:</b> CITY 01516011 |
| <b>CIVIC ADDRESS</b>     | 1702 QUADRA STREET, VICTORIA, BC |                      |                        |                            |

| ZONING                             | CURRENT<br>[R-3C, RESIDENTIAL MULTI-FAMILY]  | 1702 QUADRA PROJECT STATS                                          |
|------------------------------------|----------------------------------------------|--------------------------------------------------------------------|
| SITE AREA [m <sup>2</sup> ]        |                                              | 967.78                                                             |
| GROSS FLOOR AREA [m <sup>2</sup> ] |                                              | 5217.01                                                            |
| FLOOR SPACE RATIO                  | 3.0                                          | 5.50                                                               |
| SITE COVERAGE (%)                  |                                              | 76.5%                                                              |
| OPEN SITE SPACE (%)                |                                              | 23.5%                                                              |
| AVERAGE GRADE                      |                                              | 24.59 m                                                            |
| BUILDING HEIGHT                    | NO BUILDING SHALL EXCEED 37 METRES IN HEIGHT | 13 STOREYS ( 42.88m )                                              |
| SETBACKS                           |                                              |                                                                    |
| NORTH [SIDE]                       | 6.0m                                         | 4.85m [ EXCLUDING BIKE PARKING ENCLOSURE ]                         |
| EAST [FRONT]                       | 4.5m                                         | 2.0m [ BASE ]<br>4.0m [ TOWER ]                                    |
| SOUTH [FLANKING]                   | 4.5m                                         | 0.85m [ BASE ]<br>2.85m [ TOWER ]                                  |
| WEST [REAR]                        | 6.0m                                         | 3.8m [ BASE - EXCLUDING BIKE PARKING ENCLOSURE ]<br>6.5m [ TOWER ] |

| BUILDING DATA       |                   |            |                 |
|---------------------|-------------------|------------|-----------------|
| UNIT TYPES          | AVERAGE AREA (M²) | UNIT COUNT | TOTAL AREA (M²) |
| RESIDENTIAL         |                   |            |                 |
| BACHELOR            | 34.72             | 43         | 1,492.85        |
| 1 BEDROOM UNIT      | 47.27             | 24         | 1,134.38        |
| 2 BEDROOM UNIT      | 65.19             | 21         | 1,368.95        |
| OTHER               |                   |            |                 |
| COMMERCIAL UNIT [5] | 183.40            | 1          | 183.40          |
| WORK / LIVE         | 57.85             | 3          | 173.55          |
| TOTAL               |                   | 92         |                 |
| TOTAL RENTABLE AREA |                   |            | 4,353.13        |

| RESIDENTIAL UNIT MIX | UNIT COUNT | %   |
|----------------------|------------|-----|
| BACHELOR             | 43         | 47% |
| 1 BEDROOM UNIT       | 24         | 26% |
| 2 BEDROOM UNIT       | 21         | 23% |

|                        | AREA [m <sup>2</sup> ] |
|------------------------|------------------------|
| LEVEL 01               | 384.00                 |
| LEVEL 02               | 445.44                 |
| LEVEL 03               | 428.50                 |
| LEVEL 04               | 428.50                 |
| LEVEL 05               | 428.50                 |
| LEVEL 06               | 428.50                 |
| LEVEL 07               | 428.50                 |
| LEVEL 08               | 428.50                 |
| LEVEL 09               | 428.50                 |
| LEVEL 10               | 428.50                 |
| LEVEL 11               | 428.50                 |
| LEVEL 12               | 428.50                 |
| LEVEL 13               | 102.55                 |
| TOTAL GROSS FLOOR AREA | 5217.01                |
| BUILDING FOOTPRINT     | 724.88                 |

| REQUIRED VEHICULAR PARKING |            |                    |                 |
|----------------------------|------------|--------------------|-----------------|
|                            | UNIT COUNT | RATE               | REQUIRED STALLS |
| RESIDENTIAL                |            |                    |                 |
| UNIT < 45 M²               | 44         | 0.5 STALLS / UNIT  | 22              |
| UNIT 45-70 M²              | 47         | 0.6 STALLS / UNIT  | 29              |
| UNIT > 70 M²               | 0          | 1.45 STALLS / UNIT | 0               |
| VISITOR                    | 91         | 0.1 STALLS / UNIT  | 9               |
| COMMERCIAL                 |            |                    |                 |
| RESTAURANT                 | 183.40     | 1.0 STALLS / 40m²  | 5               |
| TOTAL REQUIRED             |            |                    | 65              |
| TOTAL PROPOSED             |            |                    | 4               |

| REQUIRED BIKE PARKING |            |                    |                 |
|-----------------------|------------|--------------------|-----------------|
|                       | UNIT COUNT | RATE               | REQUIRED STALLS |
| <b>LONG TERM</b>      |            |                    |                 |
| UNIT < 45 M²          | 44         | 1.0 STALLS / UNIT  | 44              |
| UNIT => 45 M²         | 47         | 1.25 STALLS / UNIT | 59              |
| RESTAURANT            | 183.40     | 1.0 STALLS / 400m² | 1               |
| <b>TOTAL REQUIRED</b> |            |                    | 104             |
| <b>TOTAL PROPOSED</b> |            |                    | <b>182</b>      |
| <b>SHORT TERM</b>     |            |                    |                 |
| RESIDENTIAL           | 91         | 0.1 STALLS / UNIT  | 9.1             |
| RESTAURANT            | 183.40     | 1.0 STALLS / 100m² | 2               |
| <b>TOTAL REQUIRED</b> |            |                    | 12              |
| <b>TOTAL PROPOSED</b> |            |                    | <b>14</b>       |

|   |                |            |
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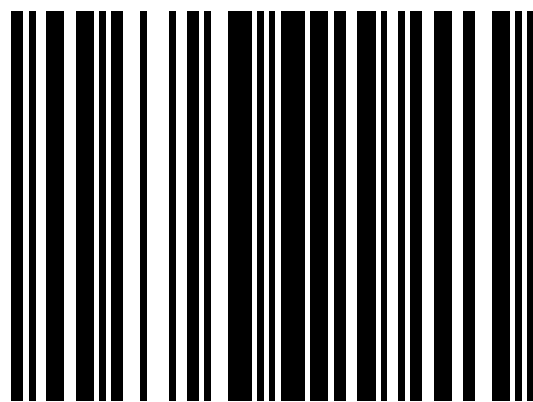
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1702 QUADRA STREET  
+ 862 FISGARD STREET

ZONING CALCULATIONS

AG.8



DIMMA PACIFIC  
PROPERTIES LTD.

ADDRESS : 1702 Quadra Street

PROJECT SURVEYOR : RPH

|                |      |
|----------------|------|
| DRAWN BY : BAR | DATE |
|----------------|------|

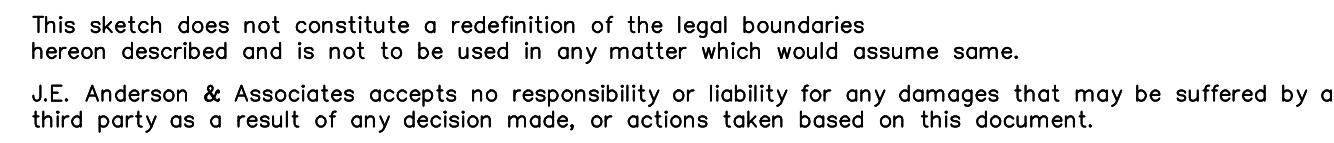
|                  |                |
|------------------|----------------|
| OUR FILE : 32871 | REV: DEC 16/21 |
|------------------|----------------|

[illegible]

**JEA** J.E. ANDERSON  
& ASSOCIATES  
SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7  
TEL: 250-727-2214 FAX: 250-727-3395  
E-MAIL : [info@jeanderson.com](mailto:info@jeanderson.com)  
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V: \\_Projects\32871\08\02\Microsurvey\32871.dwg

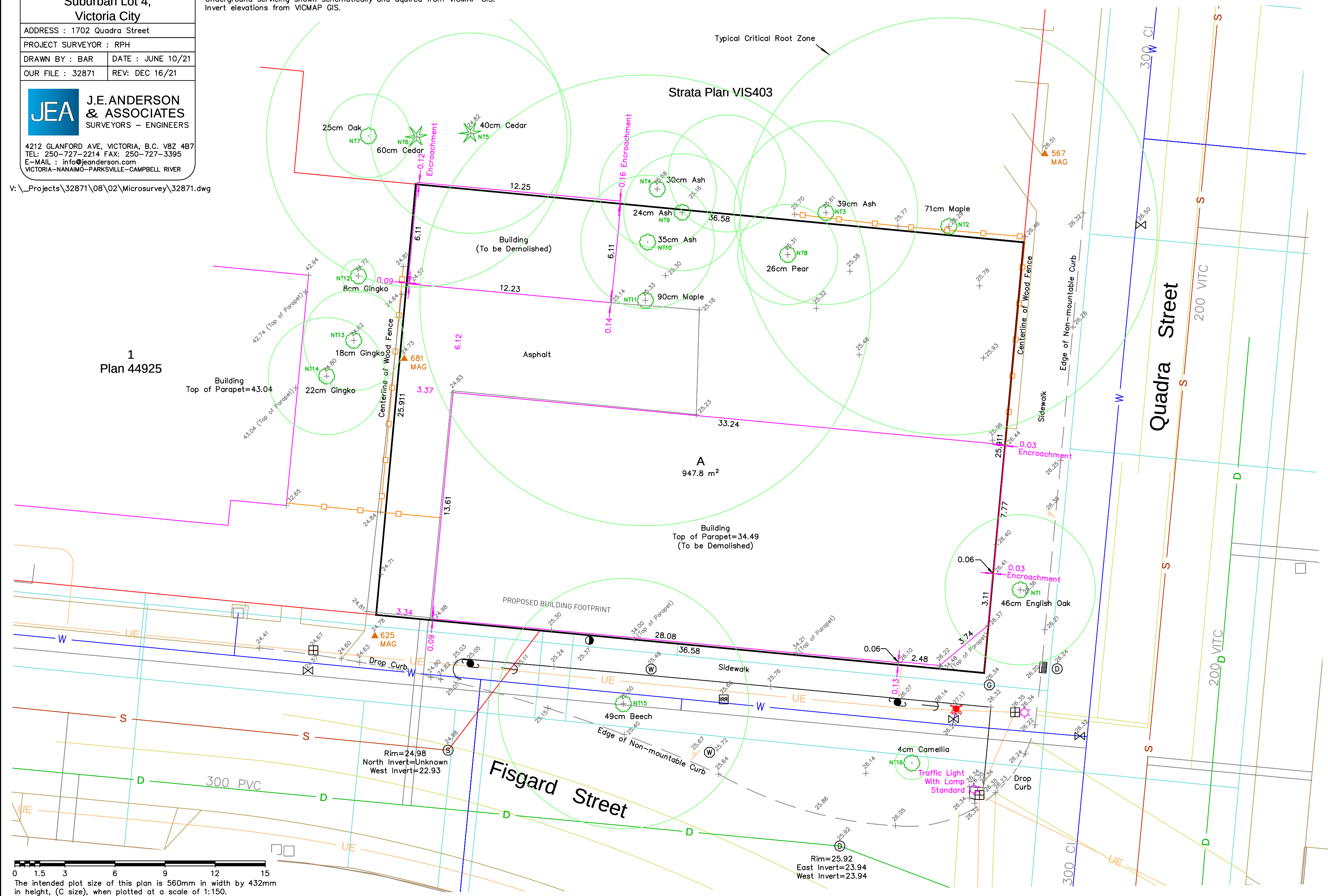


are in metres  
used as control monument 16-54

own schematically and acquired from VICMAP GIS.  
VICMAP GIS.

 --- Denotes Traverse Station Placed  
 --- Denotes Catch Basin  
 --- Denotes Cleanout  
 --- Denotes Coniferous Tree  
 --- Denotes Deciduous Tree  
 --- Denotes Drain Manhole  
 --- Denotes Gas Service  
 --- Denotes Hydrant  
 --- Denotes Irrigation Box  
 --- Denotes Junction Box  
 --- Denotes Lamp Standard  
 --- Denotes Sewer Manhole

-  --- Denotes Street Sign
-  --- Denotes Typical Spot Elevation
-  --- Denotes Utility Pole
-  --- Denotes Utility Pole Anchor
-  --- Denotes Water Service
-  --- Denotes Water Valve Box



The intended plot size of this plan is 560mm in width by 432mm in height, (C size), when plotted at a scale of 1:150.

|   |                |            |
|---|----------------|------------|
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| 5 | Issued for DDP | 08.07.2025 |
| 4 | Issued for DDP | 26.05.2025 |

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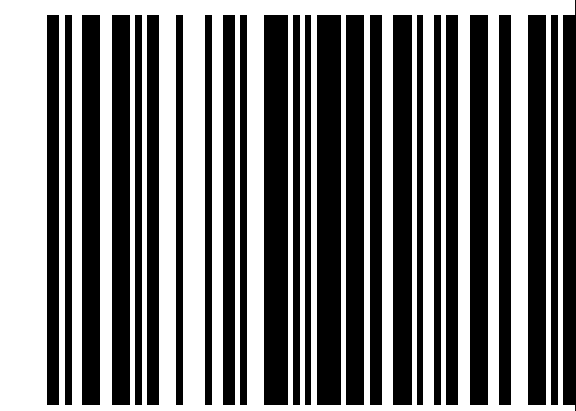
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|             |         |
|-------------|---------|
| SITE SURVEY | Project |
|             | 0650    |
|             | Sheet   |

AG.9

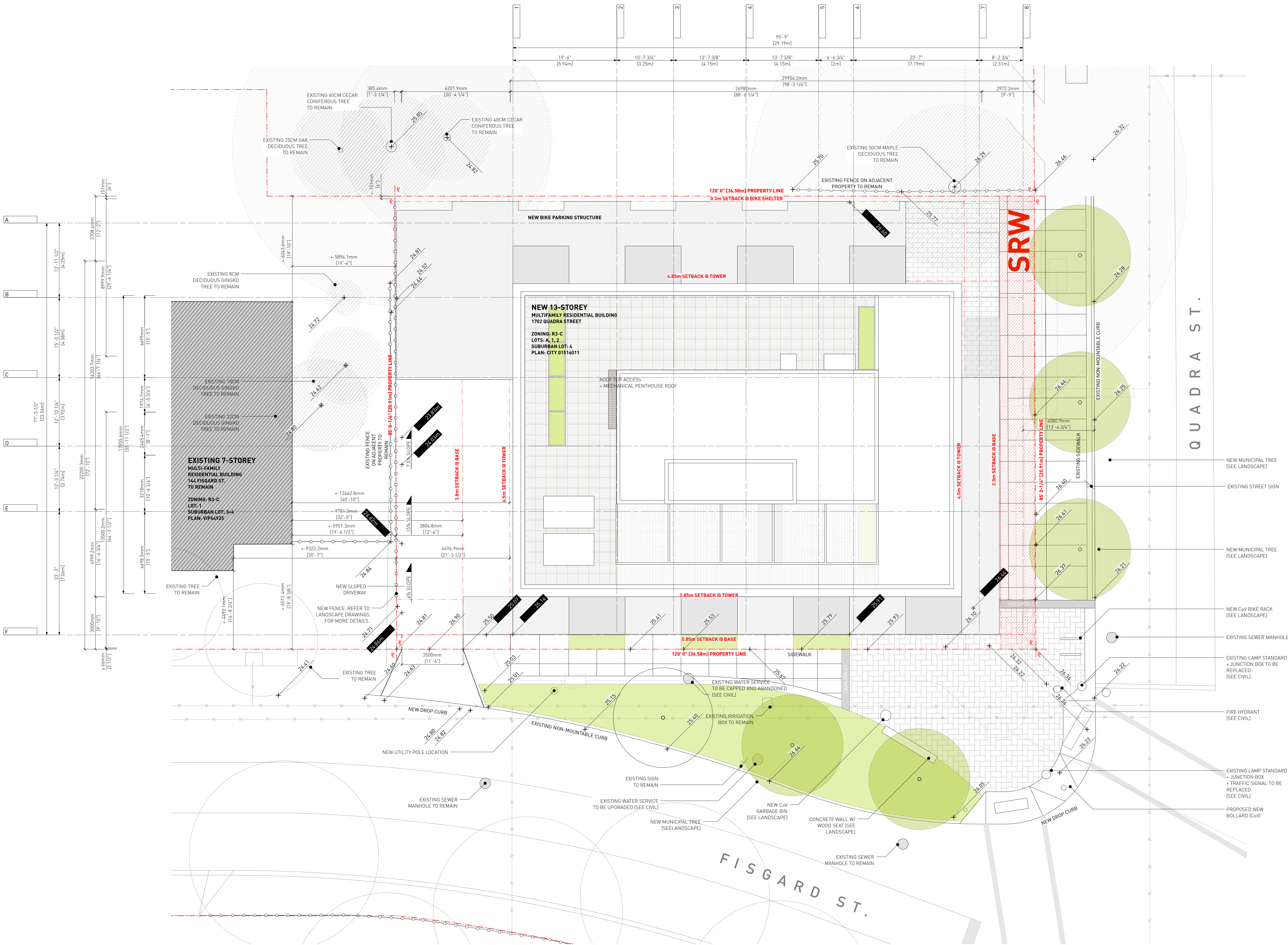












**LEGEND:**

BELOW

ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

FENCE

TREE (REF. TO ANNOTATION)

CRITICAL ROOT ZONE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED DECK / BENCH

PROPOSED BIKE PARKING

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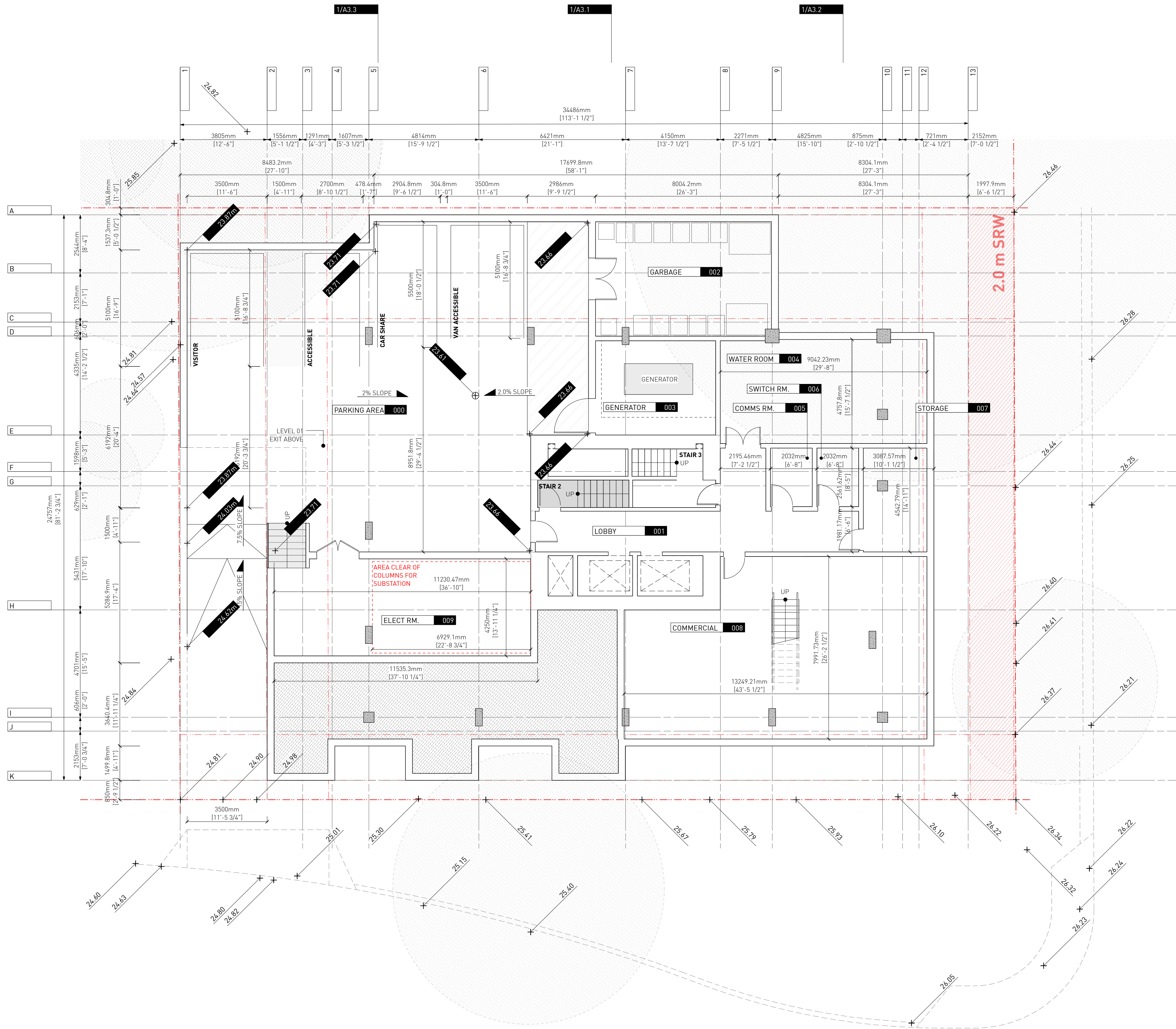
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- LEGEND:**
- BELOW
  - ABOVE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPERTY LINE
  - SETBACK LINE
  - FENCE
  - TREE (REF. TO ANNOTATION)
  - CRITICAL ROOT ZONE
  - EXISTING HYDRO POLE
  - EXISTING FIRE HYDRANT
  - PROPOSED DECK / BENCH
  - PROPOSED BIKE PARKING

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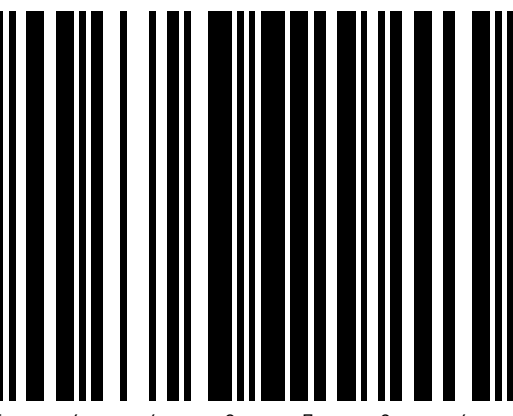
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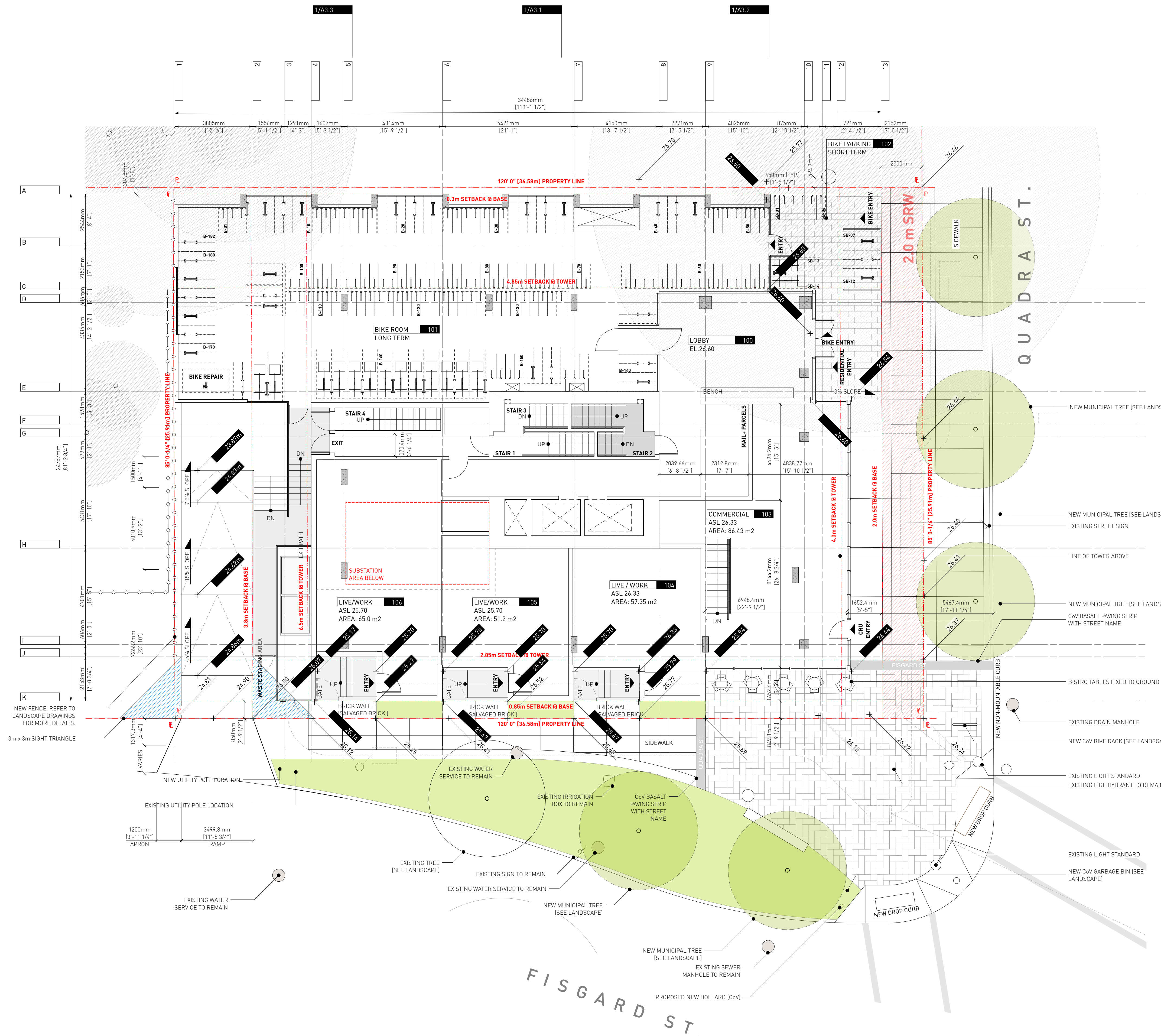
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LEVEL 00 PLAN  
Project 0650  
Sheet

A1.1





**LEGEND:**

BELOW  
ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

FENCE

TREE (REF. TO ANNOTATION)

CRITICAL ROOT ZONE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED DECK / BENCH

PROPOSED BIKE PARKING

A

|                |                |            |
|----------------|----------------|------------|
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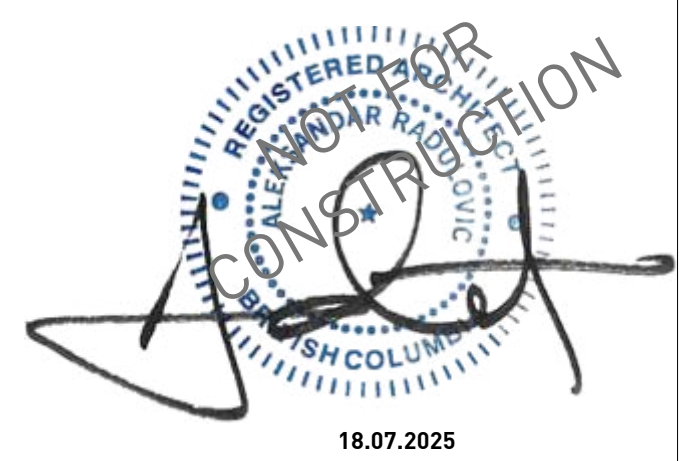
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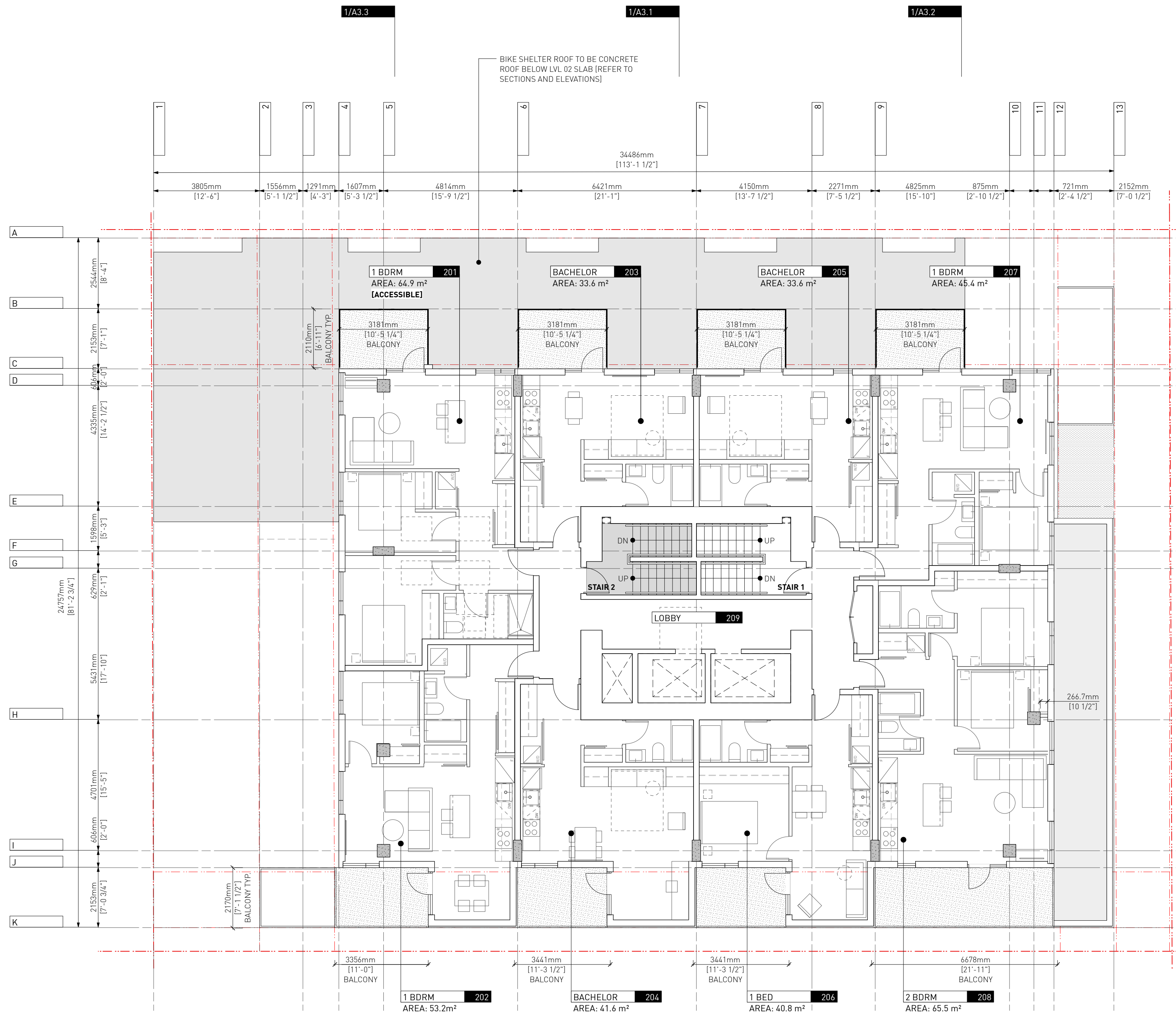
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1702 QUADRA STREET  
+ 862 FISGARD STREET





2 LEVEL 02 PLAN  
A1.3 SCALE: 1:100

LEGEND:

- BELOW  
ABOVE  
EXISTING BUILDING  
PROPOSED BUILDING  
PROPERTY LINE  
SETBACK LINE  
FENCE

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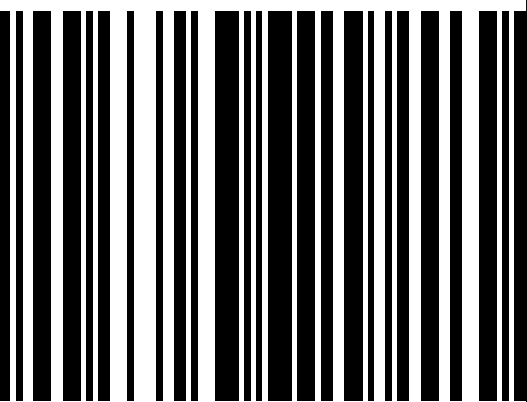
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LEVEL 02 PLAN Project  
0650  
Sheet

A1.3



Diagram illustrating the relationship between the existing building, proposed building, property line, setback line, and fence.

- BELOW
- ABOVE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK LINE
- FENCE

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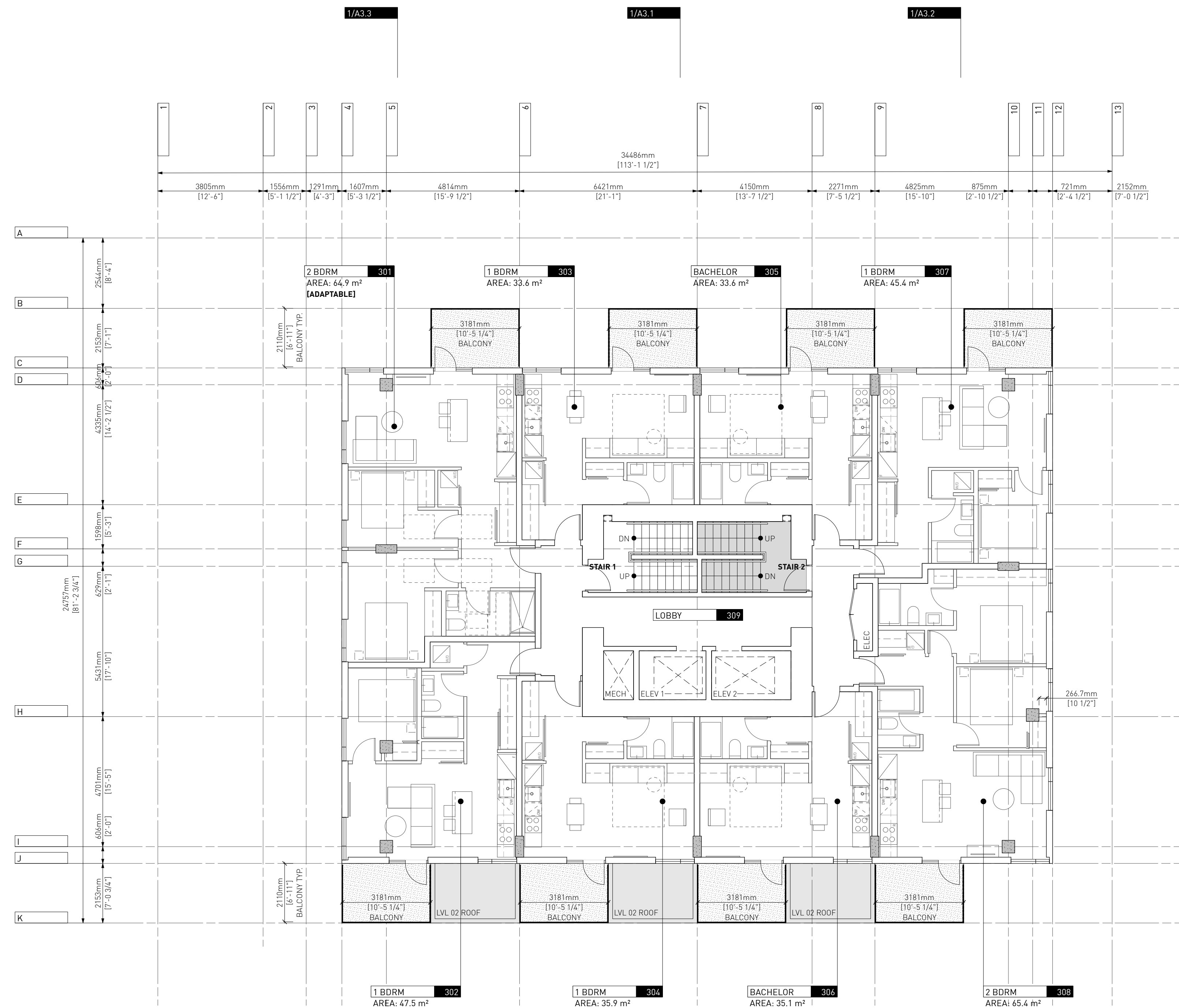
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A1.4



2  
A1.4

**LEVEL 03 PLAN**  
SCALE: 1:100



Diagram illustrating the layout of a lot with setbacks and building footprints:

- BELOW**: Indicated by a dashed line.
- ABOVE**: Indicated by a dashed line.
- EXISTING BUILDING**: A shaded rectangular area.
- PROPOSED BUILDING**: An outlined rectangular area.
- PROPERTY LINE**: A solid red line.
- SETBACK LINE**: A dashed red line.
- FENCE**: A line with circular markers representing fence posts.



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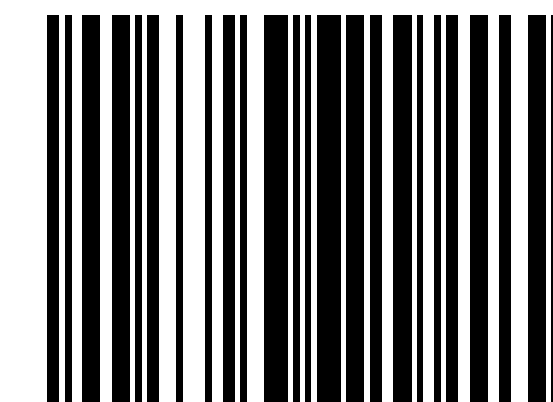
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LEVEL 04/06/08/10/12      Project  
0650  
Sheet

A1.5



Diagram illustrating the layout of a lot with setbacks and building footprints:

- BELOW**: Indicated by a dashed line.
- ABOVE**: Indicated by a dashed line.
- EXISTING BUILDING**: A shaded rectangular area.
- PROPOSED BUILDING**: An outlined rectangular area.
- PROPERTY LINE**: A solid red line.
- SETBACK LINE**: A dashed red line.
- FENCE**: A line with circular markers representing fence posts.

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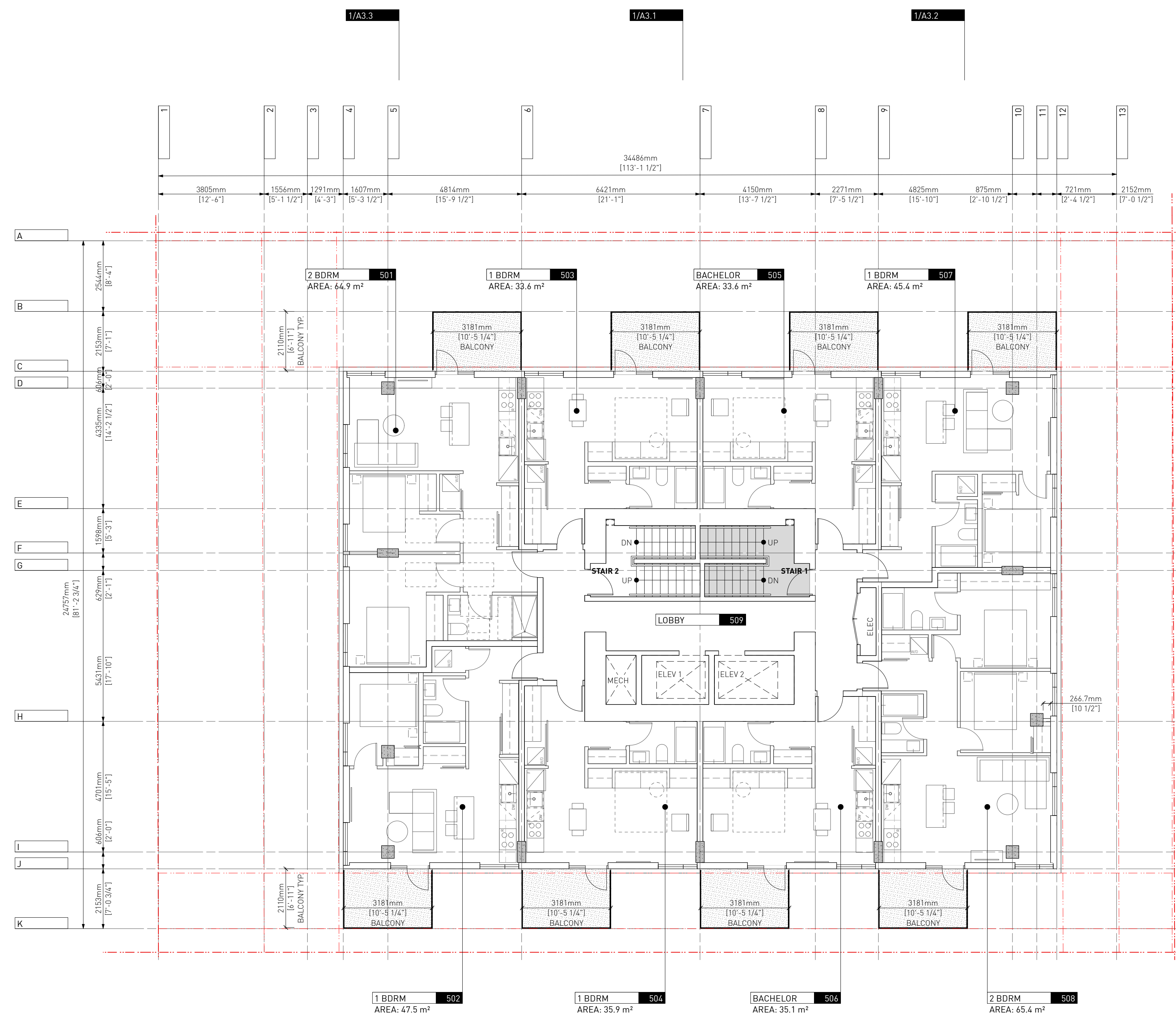
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Winnipeg MB R3B 0S8  
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+ 862 FISGARD STREET

LEVEL 05/07/09/11

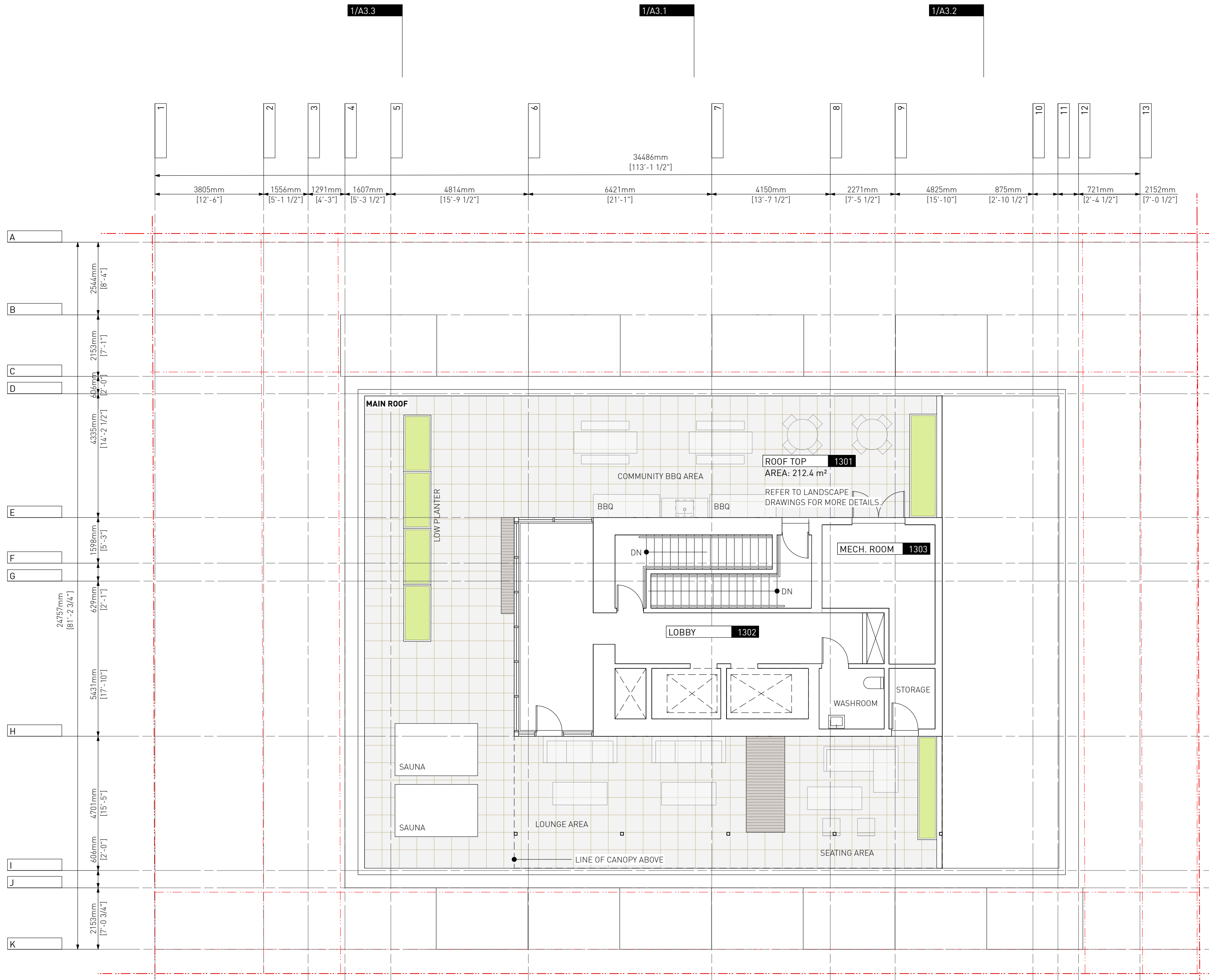
Project  
0650  
Sheet

A1.6



3 LEVEL 05 / 07 / 09 / 11  
A1.6 SCALE: 1:100





**LEGEND:**

BELOW  
ABOVE  
EXISTING BUILDING  
PROPOSED BUILDING  
PROPERTY LINE  
SETBACK LINE  
FENCE

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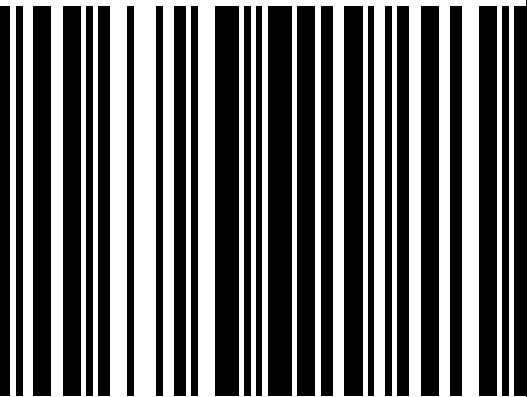
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2 LEVEL 05 / 07 / 09 / 11  
A1.7 SCALE: 1:100



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Winnipeg MB R3B 0S8  
P: 204.480.8421  
F: 204.480.8876

1702 QUADRA STREET  
+ 862 FISGARD STREET

LEVEL 13 Project  
0650  
Sheet

A1.7





A1.8





A2.1





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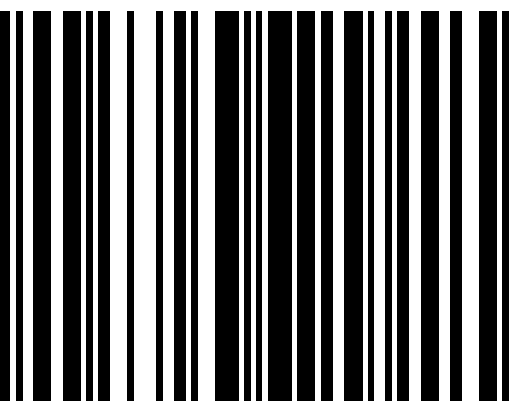
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1702 QUADRA STREET  
+ 862 FISGARD STREET

BUILDING ELEVATIONS Project  
0650  
Sheet

A2.2

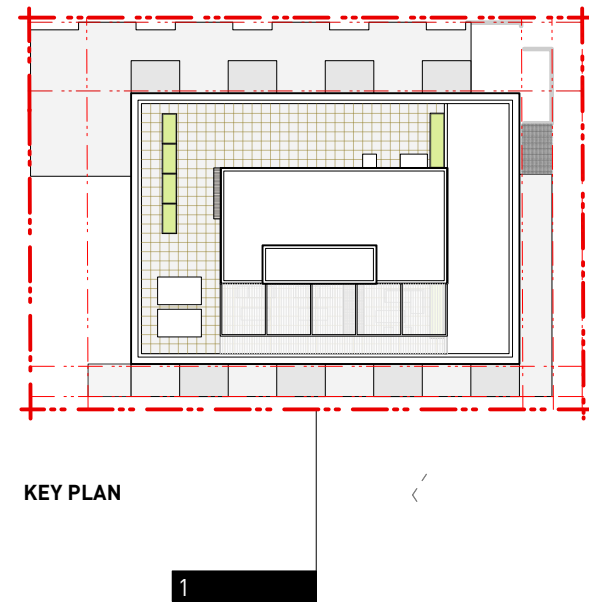
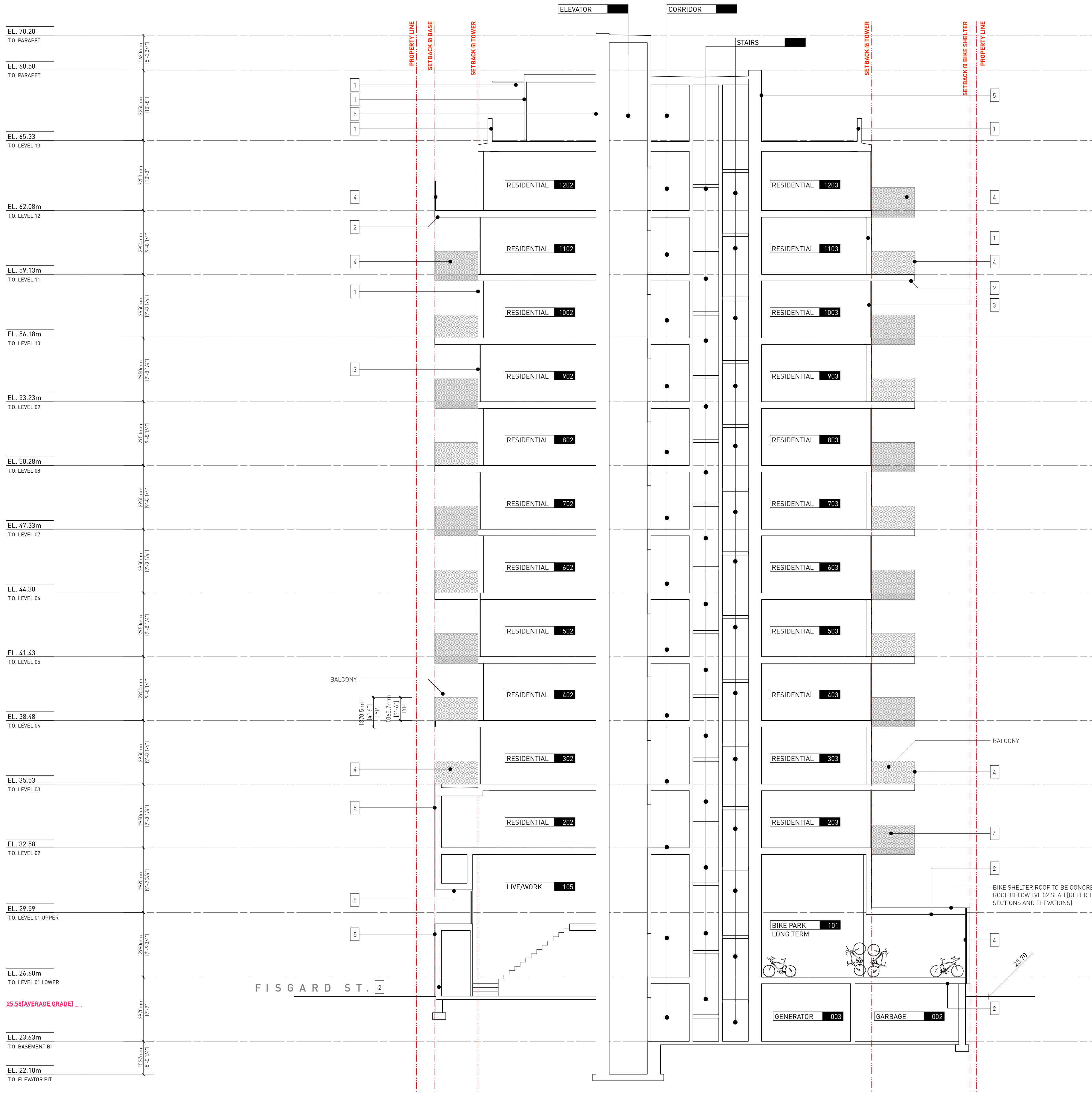












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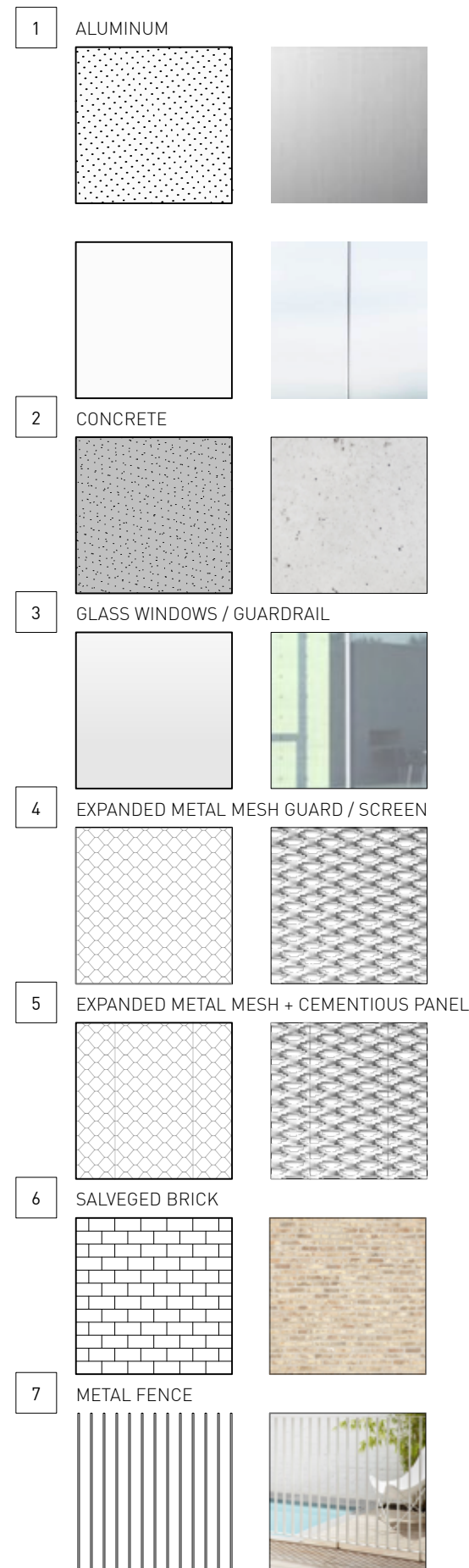
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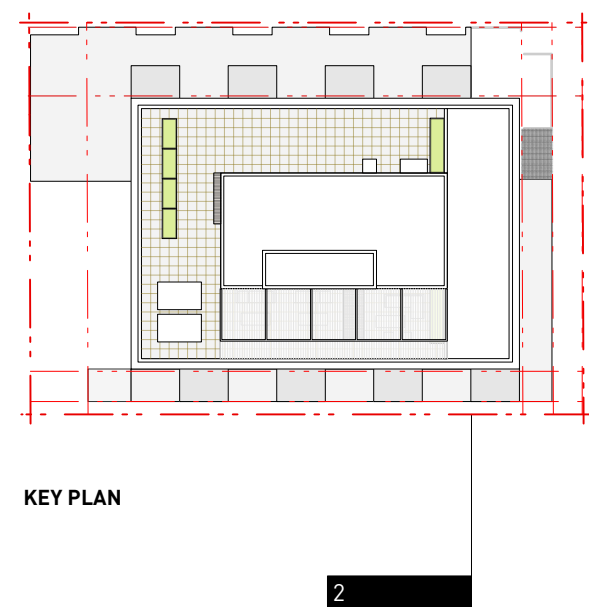


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Sheet

A3.1





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### A3.2

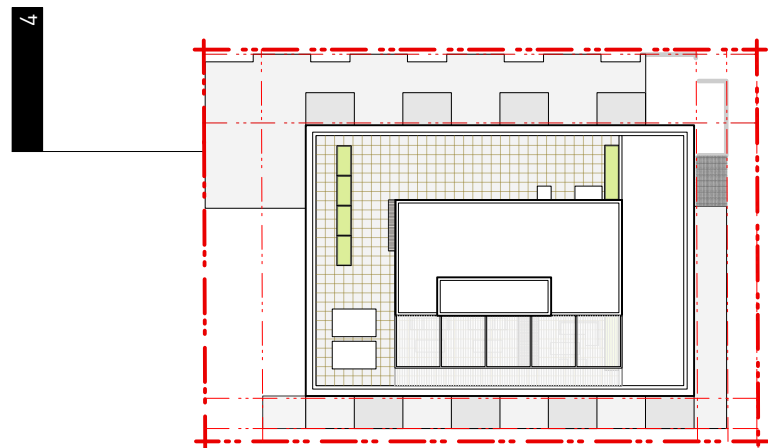
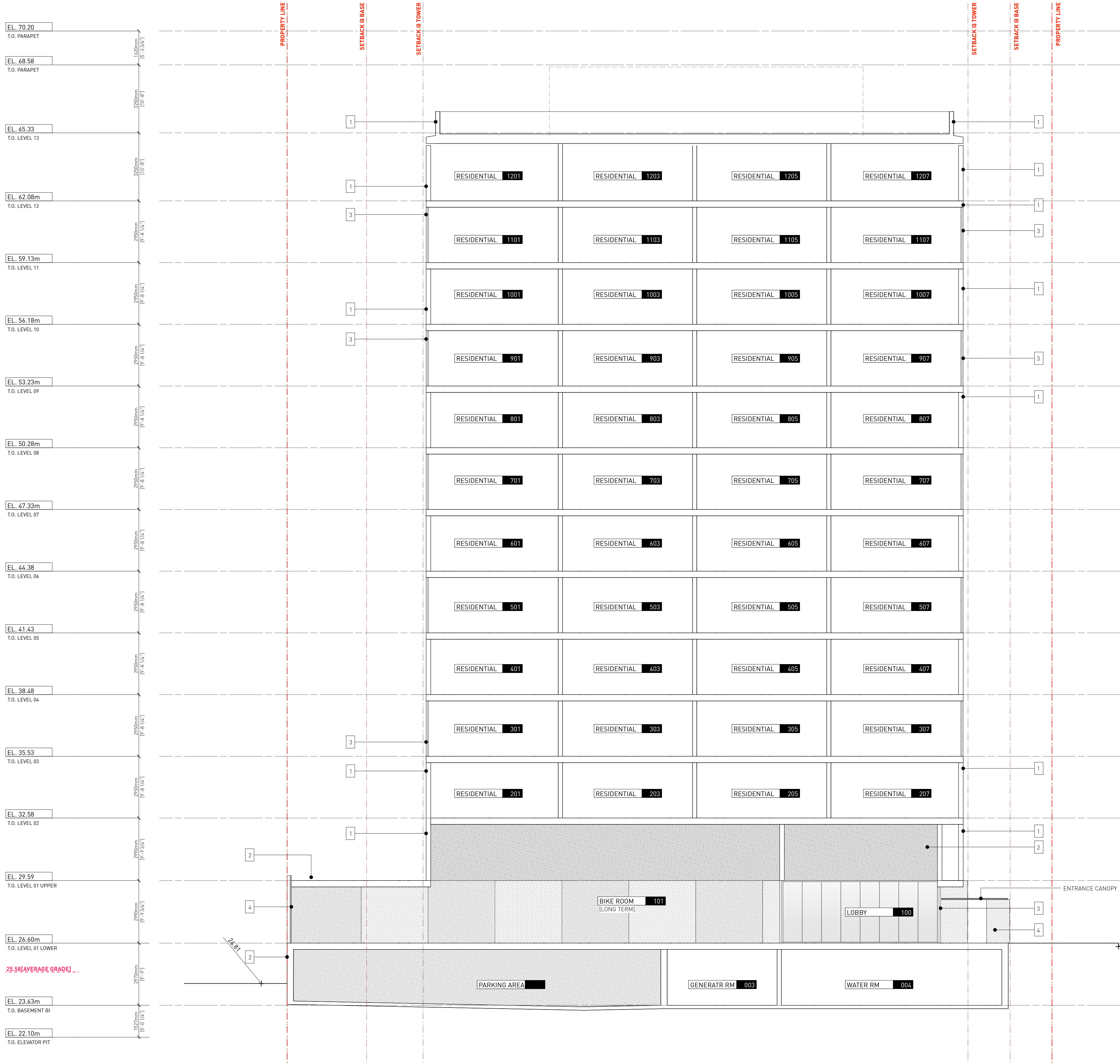




- |   |           |
|---|-----------|
| 7 | METAL FEN |
|---|-----------|

### A3.3





KEY PLAN

- |   |                                        |  |
|---|----------------------------------------|--|
| 1 | ALUMINUM                               |  |
| 2 | CONCRETE                               |  |
| 3 | GLASS WINDOWS / GUARDRAIL              |  |
| 4 | EXPANDED METAL MESH GUARD / SCREEN     |  |
| 5 | EXPANDED METAL MESH + CEMENTIOUS PANEL |  |
| 6 | SALVAGED BRICK                         |  |
| 7 | METAL FENCE                            |  |

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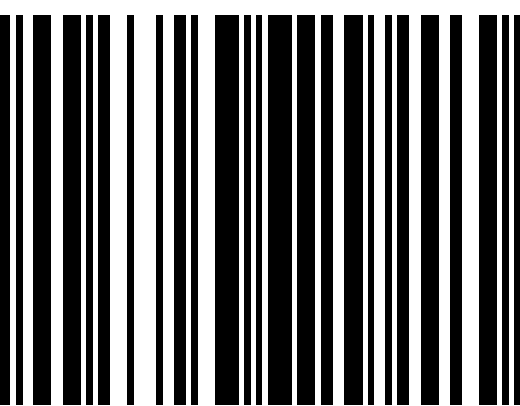
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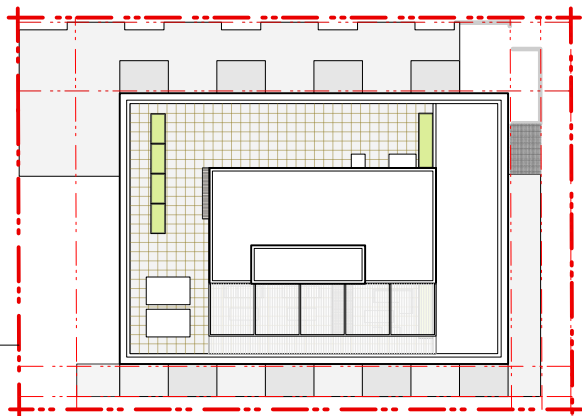
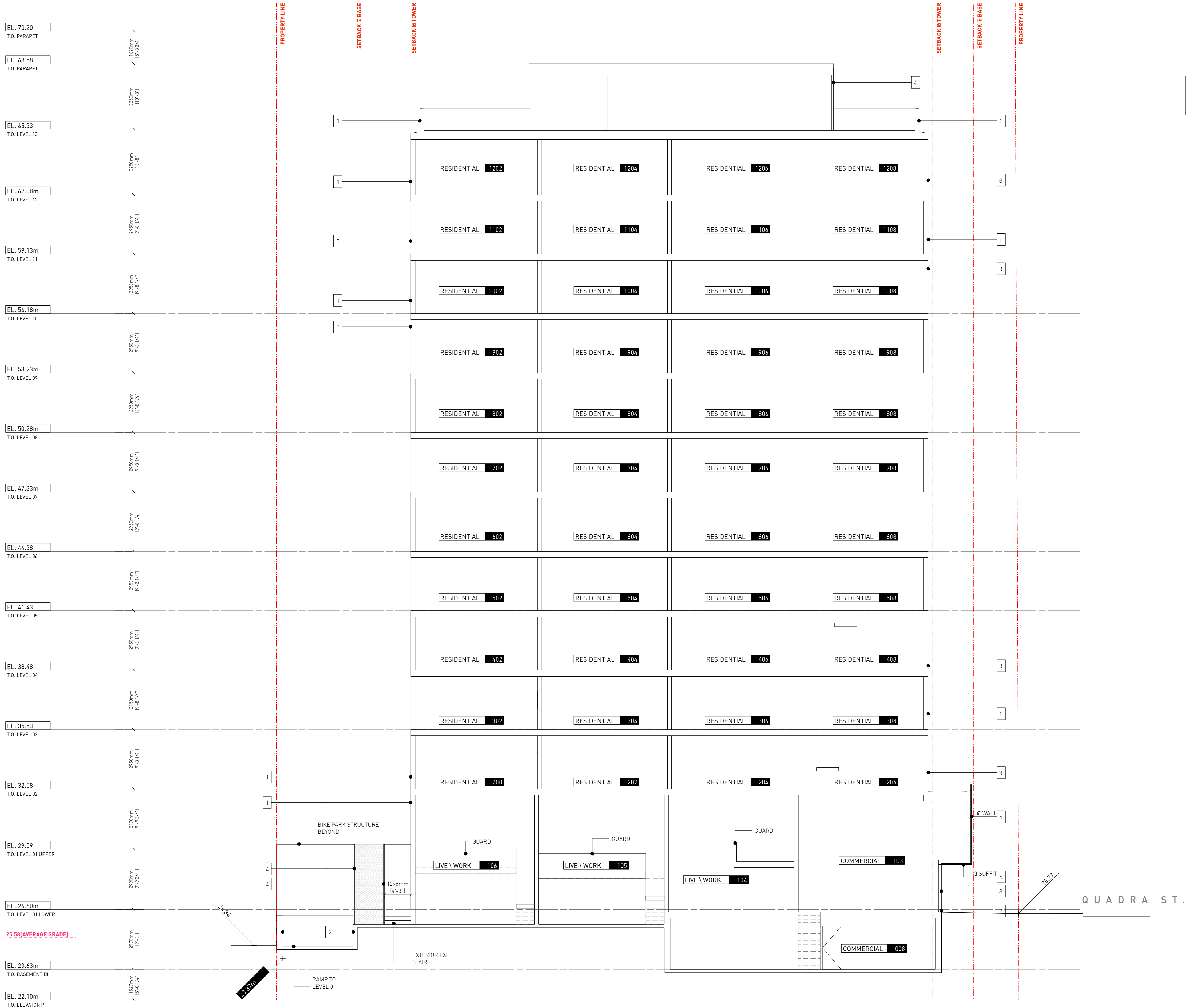


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1702 QUADRA STREET  
+ 862 FISGARD STREET

BUILDING SECTION Project  
0650  
Sheet





KEY PLAN

- |   |                                        |  |
|---|----------------------------------------|--|
| 1 | ALUMINUM                               |  |
| 2 | CONCRETE                               |  |
| 3 | GLASS WINDOWS / GUARDRAIL              |  |
| 4 | EXPANDED METAL MESH GUARD / SCREEN     |  |
| 5 | EXPANDED METAL MESH + CEMENTIOUS PANEL |  |
| 6 | SALVEGED BRICK                         |  |
| 7 | METAL FENCE                            |  |

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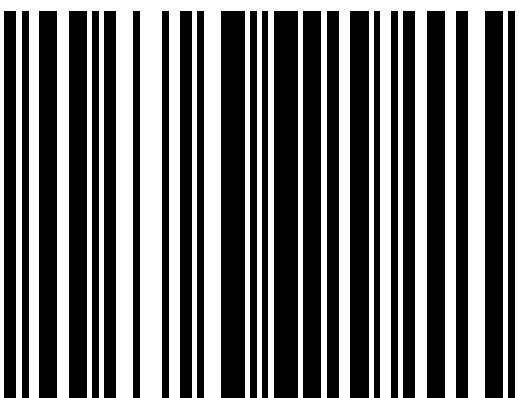
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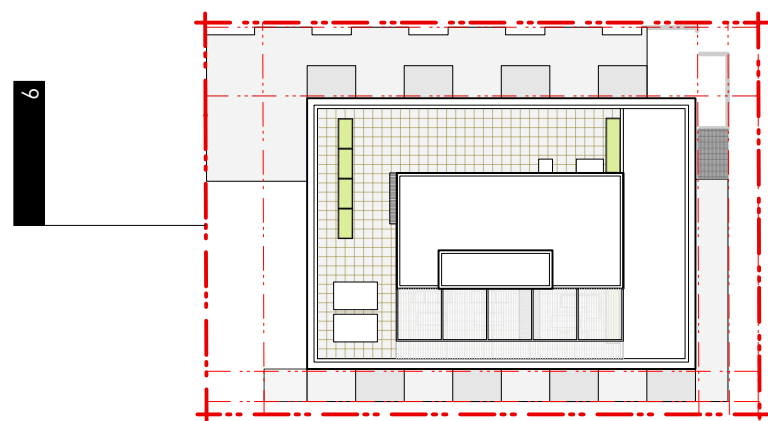
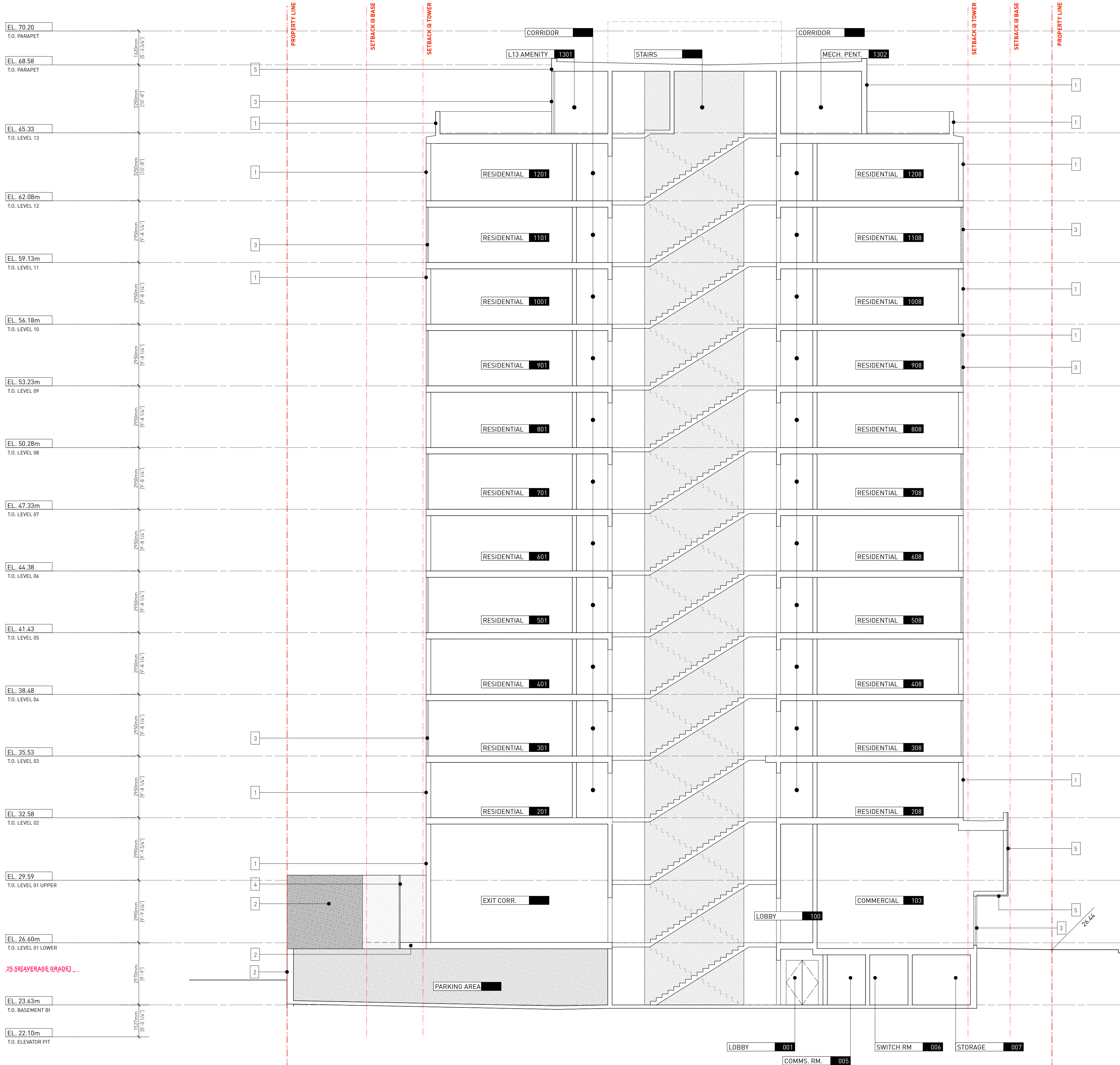


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KEY PLAN

- 1 ALUMINUM
- 2 CONCRETE
- 3 GLASS WINDOWS / GUARDRAIL
- 4 EXPANDED METAL MESH GUARD / SCREEN
- 5 EXPANDED METAL MESH + CEMENTIOUS PANEL
- 6 SALVAGED BRICK
- 7 METAL FENCE

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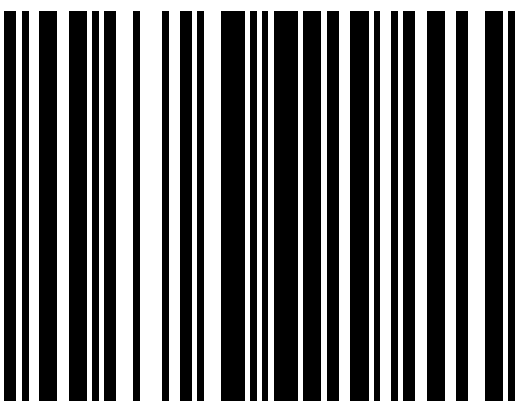
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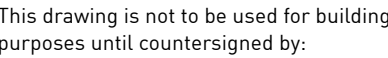
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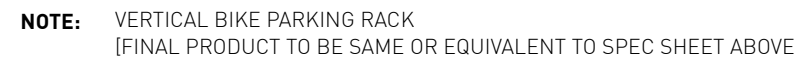
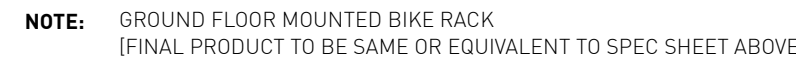
BUILDING SECTION Project  
0650  
Sheet

A3.6

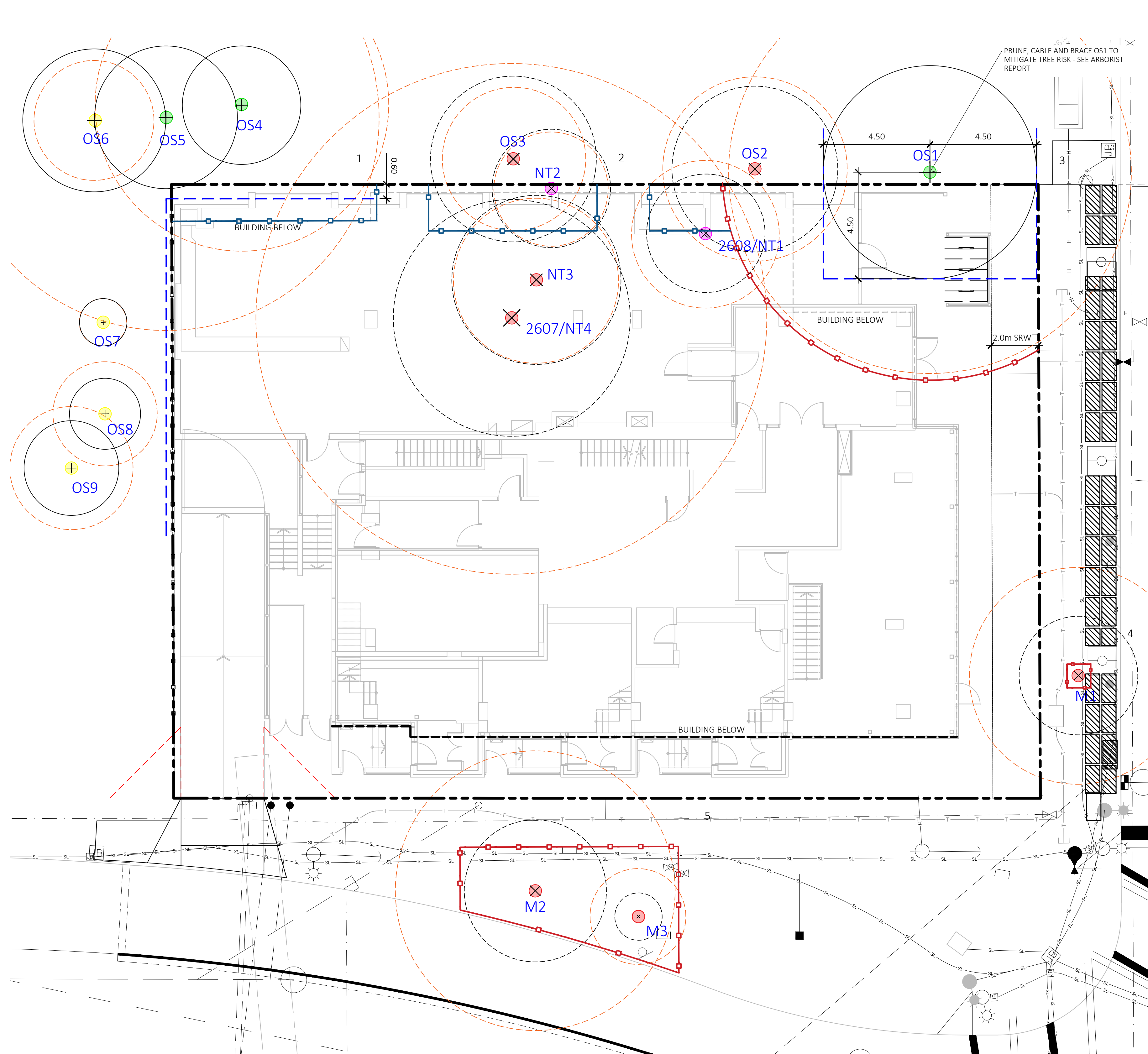




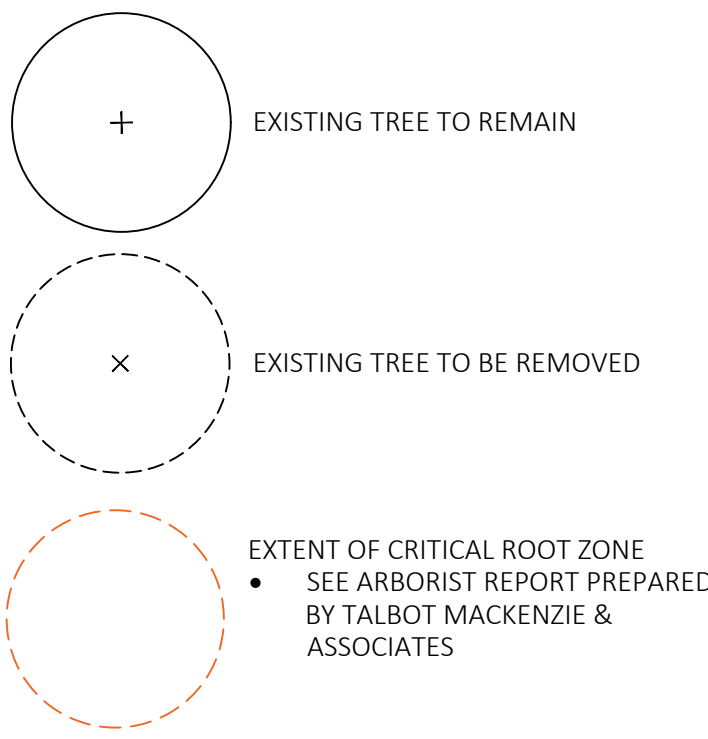
A4.1







TREE STATUS LEGEND



- OS7** EXISTING TREE TAG
- TREE PROTECTION FENCING
- TO OUTSIDE OF CRZ OR DRIPLINE AS POSSIBLE
  - FENCING LOCATIONS APPROXIMATE - PENDING ARBORIST REPORT
  - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
  - TO MUNICIPAL STANDARD
- SHORT TERM TREE PROTECTION FENCING - TYPE 1
- TO EXTENT SHOWN ON DRAWING
  - TO BE INSTALLED UNTIL CONSTRUCTION START-UP AND THE REPLACED WITH PERMANENT TREE PROTECTION FENCING IN LOCATIONS SHOWN ON DRAWING.
  - TO MUNICIPAL STANDARD
- SHORT TERM TREE PROTECTION FENCING - TYPE 2
- TO EXTENT SHOWN ON DRAWING
  - TO BE INSTALLED IMMEDIATELY UPON DEMOLITION OF ADJACENT HARD SURFACES OR BUILDINGS
  - TO BE MAINTAINED UNTIL CONSTRUCTION START-UP
  - TO MUNICIPAL STANDARD

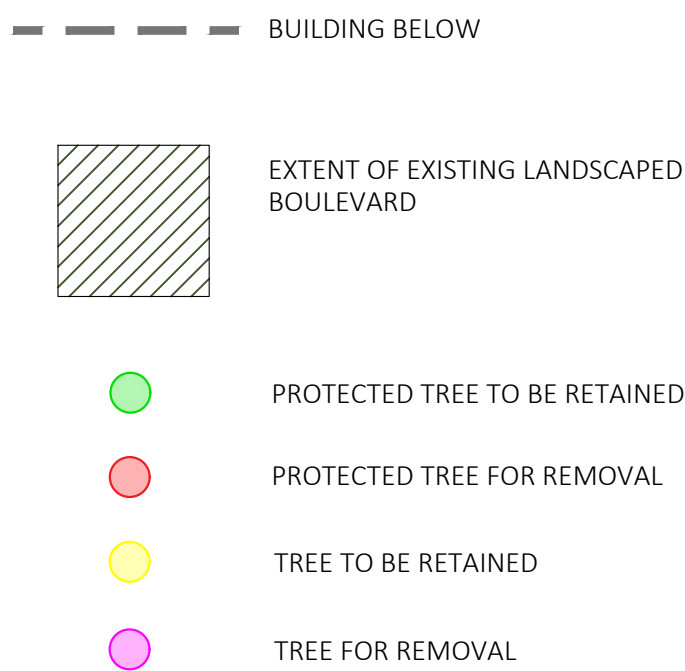


TABLE 1. TREE INVENTORY

| Tag or ID | Surveyed? (Yes/No) | Location (On, Off, Shared, City) | Bylaw protected? (Yes/No) | Name Common        | Botanical                      | dbh (cm)          | Critical root zone radius (m) | Dripline diameter (m) | Condition Health | Structural | Retention Suitability (onsite trees) | Relative tolerance | General field observations/remarks                                                                                                                                                 | Tree retention / location comments        | Retention status |
|-----------|--------------------|----------------------------------|---------------------------|--------------------|--------------------------------|-------------------|-------------------------------|-----------------------|------------------|------------|--------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------|
| M1        | Yes                | Municipal                        | Municipal                 | English Oak        | Quercus robur                  | 46                | 4.6                           | 5                     | Fair             | Fair       | N/A                                  | Good               | Columnar form. Clearance pruned away from building.                                                                                                                                | Conflict with proposed underground hydro. | X                |
| M2        | Yes                | Municipal                        | Municipal                 | Cut-leaf Beech     | Fagus sylvatica 'Asplenifolia' | 49 (below union)  | 5.9                           | 6                     | Good             | Fair       | N/A                                  | Poor               | Measured at 1m. Hydro clearance pruned.                                                                                                                                            | Conflict with proposed underground hydro. | X                |
| M3        | Yes                | Municipal                        | Municipal                 | Deciduous Camellia | Stewartia pseudocamellia       | 4                 | 1                             | 1                     | Fair             | Fair       | N/A                                  | Moderate           | Juvenile tree. Weedwacker damage.                                                                                                                                                  | Frontage improvements.                    | X                |
| 2608/NT1  | Yes                | On-site                          | No                        | Pear               | Pyrus spp.                     | 26                | 3.1                           | 5                     | Fair             | Fair       | Unsuitable                           | Moderate           | Topped. Gravel parking adjacent.                                                                                                                                                   | Within building footprint.                | X                |
| NT2       | Yes                | On-site                          | No                        | Ash                | Fraxinus spp.                  | ~18,10            | 2.4                           | 5                     | Fair             | Fair-poor  | Unsuitable                           | Good               | Located between fence and storage shed. Topped, epicormic growth.                                                                                                                  | Within building footprint.                | X                |
| NT3       | Yes                | On-site                          | Yes                       | Ash                | Fraxinus spp.                  | ~35               | 3.5                           | 7                     | Fair-poor        | Poor       | Unsuitable                           | Good               | Located between storage shed and brick garage. Large sear up trunk, likely from past failure, decaying. Lowest limb actively failing has been shortened, will rest on garage roof. | Within building footprint.                | X                |
| 2607/NT4  | Yes                | On-site                          | Yes                       | Big-Leaf Maple     | Acer macrophyllum              | 90 (below unions) | 10.8                          | 10                    | Fair-poor        | Fair-poor  | Unsuitable                           | Moderate           | Large deadwood/dead canopy. Pruning stubs and deadwood in primary stem, response growth lower stem. Large surface roots lifting surrounding asphalt.                               | Within building footprint.                | X                |
| OS1       | Yes                | Off-site                         | Yes                       | Big-Leaf Maple     | Acer macrophyllum              | ~50,35            | 8.5                           | 9                     | Fair             | Fair       | N/A                                  | Moderate           | North neighbouring property. Codominant stems, narrow attachments. Previous thinning. Located against fence.                                                                       | Conflict with building footprint.         | Retain*          |
| OS2       | Yes                | Off-site                         | Yes                       | Ash                | Fraxinus spp.                  | ~30,15            | 3.9                           | 7                     | Fair             | Fair       | N/A                                  | Good               | North neighbouring property. Located against fence. Previous thinning and raising. Epicormic growth.                                                                               | Conflict with building footprint.         | X                |

Construction Impact Assessment and Tree Management Plan  
1102 Quadra Street  
Prepared for Anya Developments

Page 4

|     |     |          |                              |                   |               |     |     |   |      |      |     |          |                                                                                                           |                                            |         |
|-----|-----|----------|------------------------------|-------------------|---------------|-----|-----|---|------|------|-----|----------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------|---------|
| OS3 | Yes | Off-site | Yes (if estimate is correct) | Ash               | Fraxinus spp. | ~30 | 3   | 7 | Fair | Fair | N/A | Good     | North neighbouring property. Located against fence. Previously topped, epicormic growth, heavy seed crop. | Conflict with building footprint.          | X       |
| OS4 | Yes | Off-site | Yes                          | Western Red Cedar | Thuja plicata | 56  | 6   | 5 | Good | Good | N/A | Poor     | North neighbouring property.                                                                              | Potential impacts from building footprint. | Retain* |
| OS5 | Yes | Off-site | Yes                          | Western Red Cedar | Thuja plicata | 60  | 9   | 6 | Good | Good | N/A | Poor     | North neighbouring property, active inclusion in secondary stem attachment.                               | Potential impacts from building footprint. | Retain* |
| OS6 | Yes | Off-site | No                           | English Oak       | Quercus robur | ~25 | 2.5 | 6 | Good | Fair | N/A | Good     | North neighbouring property.                                                                              | Possibly removed.                          | Retain  |
| OS7 | Yes | Off-site | No                           | Maidenhair Tree   | Ginkgo biloba | ~8  | 1   | 2 | Good | Fair | N/A | Moderate | West neighbouring property.                                                                               |                                            | Retain  |
| OS8 | Yes | Off-site | No                           | Maidenhair Tree   | Ginkgo biloba | ~18 | 2.2 | 3 | Good | Fair | N/A | Moderate | West neighbouring property. Codominant top. Canopy beginning to encroach on driveway on subject property. |                                            | Retain  |
| OS9 | Yes | Off-site | No                           | Maidenhair Tree   | Ginkgo biloba | ~22 | 2.6 | 4 | Good | Fair | N/A | Moderate | West neighbouring property. Codominant top. Canopy beginning to encroach on driveway on subject property. |                                            | Retain  |

8.4. TREE IMPACT SUMMARY TABLE

Pursuant to City of Victoria Tree Preservation Bylaw No. 21-035, the tree replacement calculations are as follows:

| Tree Status           | A<br>Total # of Protected Trees | B<br># Of Trees to be REMOVED | C<br># Of NEW or REPLACEMENT Trees to be Planted* | D<br># Of EXISTING non-protected Trees Counted as Replacements | NET CHANGE (A-B+C+D) |
|-----------------------|---------------------------------|-------------------------------|---------------------------------------------------|----------------------------------------------------------------|----------------------|
| Onsite Trees          | 2                               | 2                             | 0                                                 | 0                                                              | -2                   |
| Private Offsite Trees | 5                               | 2                             | 2                                                 | 0                                                              | 0                    |
| Municipal Trees       | 3                               | 3                             | 6                                                 | N/A                                                            | 3                    |
| Total                 | 10                              | 7                             | 4                                                 | 0                                                              | 1                    |

**Figure 2—Tree Impact Summary Table:** Based on bylaw criteria, a lot of this size (947.8m<sup>2</sup>) requires a 5-tree minimum on-site. Replacement tree/tree minimum requirements will be compensated cash-in-lieu, as there do not appear to be sufficient planting opportunities post-construction. The landscape plan shows the two (2) required Schedule E—Part 1 replacement trees for the neighbouring property at 877 North Park Street and six (6) replacement trees on the Quadra & Fisgard Street municipal boulevards.

- NOTES:**
- SEE THE CONSTRUCTION IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN, APPENDIX B, PREPARED BY TALMAC, FOR TREE PRESERVATION SUMMARY.
  - 2607 (NT4), 2608 (NT1), NT2, AND NT3 ARE PROPOSED FOR REMOVAL AT THE DEMOLITION PHASE. ARBORIST SUPERVISION IS REQUIRED AS IDENTIFIED IN THE CONSTRUCTION IMPACT ASSESSMENT



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

PROJECT NAME:  
THE ABBEY

PROJECT ADDRESS:  
1702 QUADRA STREET  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

| NO. | ISSUED FOR                   | YYMM/DD    |
|-----|------------------------------|------------|
| 1   | CIS PRESENTATION             | 12/07/2021 |
| 2   | DEVELOPMENT PERMIT           | 12/22/2021 |
| 3   | ADP MEETING                  | 04/13/2022 |
| 4   | REVISED AND RE-ISSUED FOR DP | 2023/06/01 |
| 5   | REVISED AND RE-ISSUED FOR DP | 2023/09/21 |
| 6   | REVISED AND RE-ISSUED FOR DP | 2023/12/15 |
| 7   | ISSUED FOR BP RESUBMISSION   | 2024/04/30 |
| 8   | ISSUED FOR TENDER            | 2024/06/28 |
| 9   | ISSUED FOR BP RESUBMISSION   | 2024/07/31 |
| 10  | ISSUED FOR BP RESUBMISSION   | 2024/09/27 |

SEAL



NORTH ARROW



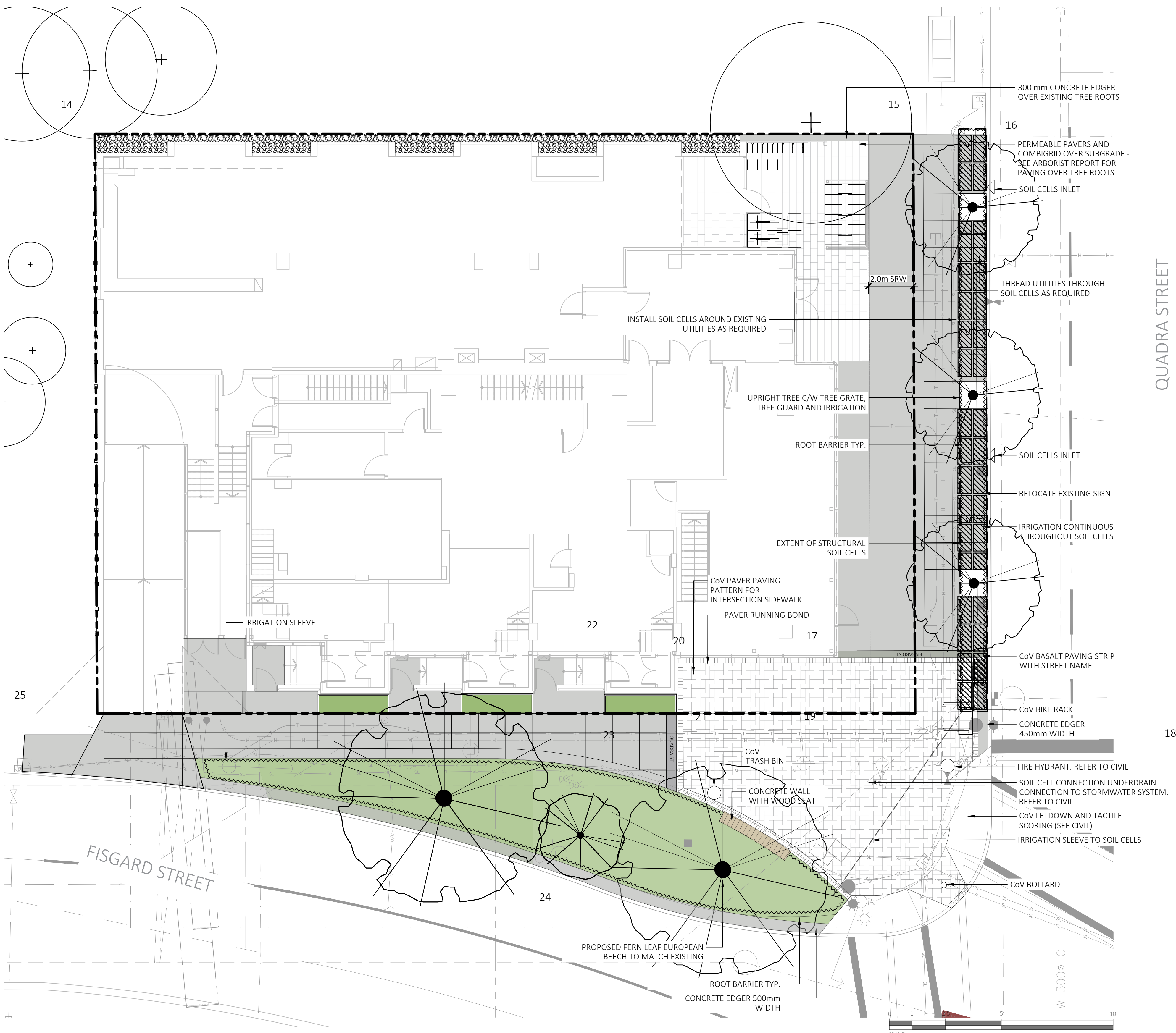
DRAWING TITLE:  
TREE REMOVAL & PROTECTION PLAN

DWG NO:

LO

SCALE: 1:100





## LEGEND

|  |                                                             |  |                                              |  |                                        |  |                                       |
|--|-------------------------------------------------------------|--|----------------------------------------------|--|----------------------------------------|--|---------------------------------------|
|  | PROPERTY LINE                                               |  | CONCRETE EDGER                               |  | PLANTING BED (55m²)                    |  | 6' HT BLACK METAL FENCING             |
|  | SRW                                                         |  | • WIDTH AND DEPTH VARIES                     |  | • 700mm DEPTH 1L GROWING MEDIUM (CLS)  |  | • ALONG WEST PROPERTY LINE            |
|  | • 2.0m WIDTH ON QUADRA STREET                               |  | • SEE DRAWINGS AND DETAILS                   |  | • 50 mm DEPTH MULCH                    |  | MUNICIPAL SITE FURNITURE              |
|  | LINE OF FOUNDATIONS                                         |  | BASALT PAVER BANDING                         |  | ON-SITE PLANTING BED                   |  | • BOLLARD (2)                         |
|  | CONCRETE SIDEWALK                                           |  | • 450 - 500mm WIDTH - AS NOTED               |  | • 450mm DEPTH 1L GROWING MEDIUM (BCLS) |  | • TRASH BIN (1)                       |
|  | • TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS |  | • MORTAR SET                                 |  | • 50 mm DEPTH MULCH                    |  | • BIKE RACK (2)                       |
|  | • SAW CUT JOINTING PATTERN                                  |  | ACCENT PAVING                                |  | ROOT BARRIER                           |  | • TREE GRATE (3)                      |
|  | • LIGHT BROOM FINISH                                        |  | • PERMEABLE PAVER ON COMBIGRID OVER SUBGRADE |  | PROPOSED MUNICIPAL STREET TREE         |  | • TREE GUARD (3)                      |
|  | SIDEWALK INTERSECTION PAVING                                |  | • BELGARD AQUALINE PERMEABLE PAVER           |  |                                        |  |                                       |
|  | • TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS |  | • COLOUR: NATURAL                            |  |                                        |  |                                       |
|  | • ABBOTSFORD CONCRETE; NATURAL GREY                         |  | GRAVEL MAINTENANCE STRIP                     |  |                                        |  |                                       |
|  | • PLACED ON SAND BED                                        |  | • 300mm DEPTH RIVER ROCK                     |  |                                        |  |                                       |
|  | • POLYMERIC SAND JOINTS                                     |  | • ALUMINIUM EDGER                            |  |                                        |  |                                       |
|  | SIDEWALK STREET NAME PAVING                                 |  | STRUCTURAL SOIL CELLS (34.67m²)              |  |                                        |  | SEAT WALL                             |
|  | • TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS |  | • 1400mm DEPTH SOIL CELL GROWING MEDIUM      |  |                                        |  | • CONCRETE BASE, ARCHITECTURAL FINISH |
|  | • BASALT PAVING STRIP WITH STREET NAME                      |  | • IRRIGATION                                 |  |                                        |  | • CUSTOM WOOD SEAT TOP                |
|  | • MORTAR SET                                                |  |                                              |  |                                        |  |                                       |

## IRRIGATION

- ON-SITE:**
- ALL AT-GRADE LANDSCAPE BEDS AND ROOFTOP PLANTERS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
  - DETAILED IRRIGATION PLAN TO BE SUBMITTED TO PARKS FOR REVIEW A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION.
  - ALL IRRIGATION DESIGNS AND INSTALLATIONS SHALL MEET THE MINIMUM STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. (IIABC).
- OFF-SITE (MUNICIPAL)**
- MUNICIPAL PLANTING BED AND STREET TREES TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE **CITY OF VICTORIA** SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
  - IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
  - DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
  - THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION:
- 1) SLEEVING,
  - 2) OPEN TRENCH MAINLINE AND PRESSURE TEST,
  - 3) OPEN TRENCH AND LATERAL LINE,
  - 4) OPERATION AND COVERAGE, AND
  - 5) BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

## CITY OF VICTORIA DOWNTOWN REALM PLAN AND STREETSCAPE STANDARDS - NEW TOWN

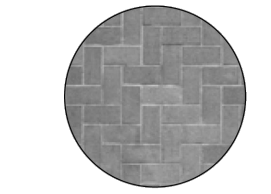
### NEW TOWN PAVING MATERIALS

#### 1 TROWEL JOINT CONCRETE



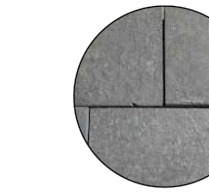
- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish

#### 2 CONCRETE UNIT PAVERS



- Dimensions: 225mm x 75mm x 60
- Installation Method: Mortar set
- Application: Paving field
- Colours: Natural grey
- Finish: Unsealed

#### 3 BASALT PAVERS



- Dimensions: 300mm x 450mm x 60mm
- Installation Method: Mortar set
- Application: Entry banding
- Colour: Charcoal grey
- Finish: Flamed

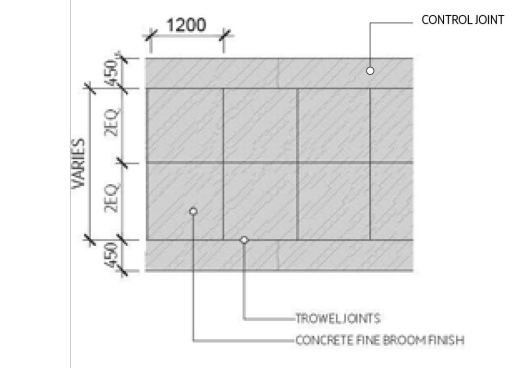


74 | CITY OF VICTORIA

### NEW TOWN PAVING APPLICATIONS

#### 1 SIDEWALK

- 300mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and building face
- Control joints shall be provided across 450mm bands every 3rd panel
- Narrow sidewalks - 2m or less eliminate 450mm banding along building face from the pattern



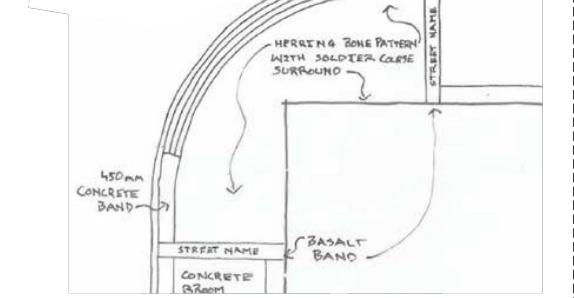
#### 2 CORNERS

##### Paving field

- 45° Herringbone field with single row soldier course
- Installation: Mortar set

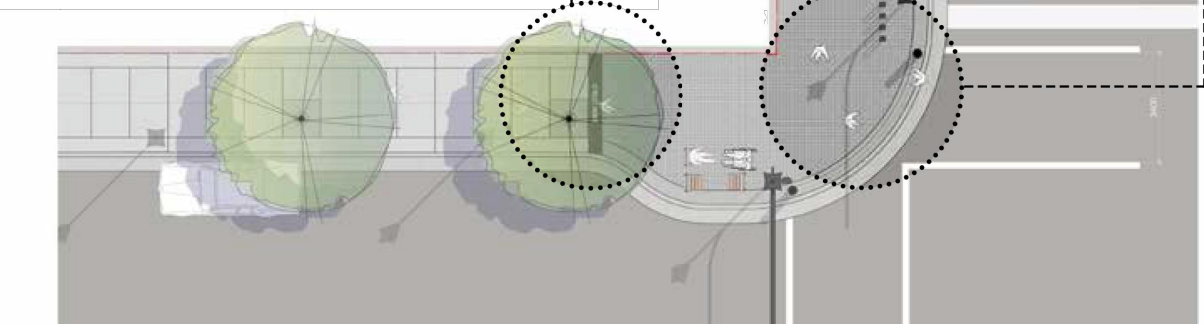
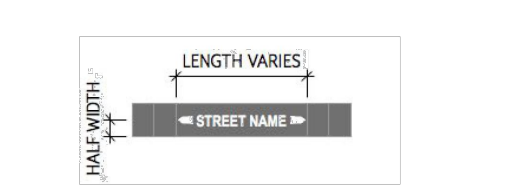
##### Tactile band

- continuous 450mm concrete band adjacent to curb with tactile scoring at 1st down



#### 3 BASALT ENTRY BANDING WITH STREET NAME INSERT

- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streamline Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning



DOWNTOWN PUBLIC REALM PLAN STRATEGY + STREETSCAPE PLAN | 75

### NEW TOWN PLANTING DETAILS

#### APPLICATION

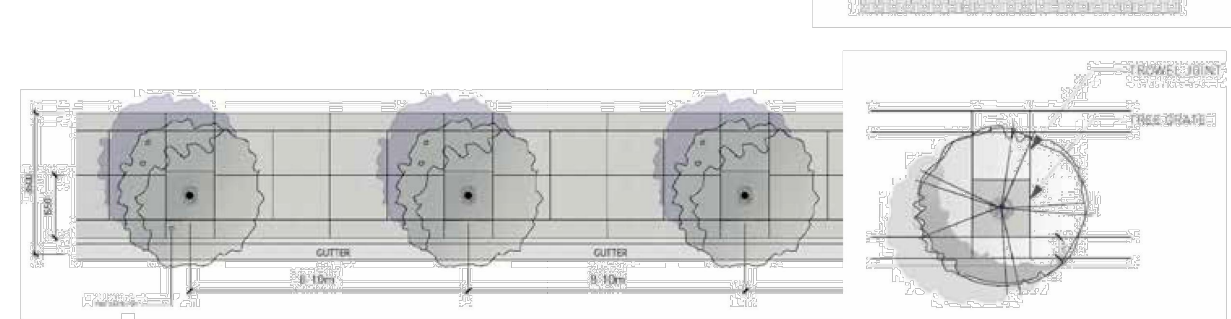
For all sidewalks in New Town area there are two types of trees-in-sidewalk condition:

#### 1. Adaptation of existing tree locations to sidewalk improvements:

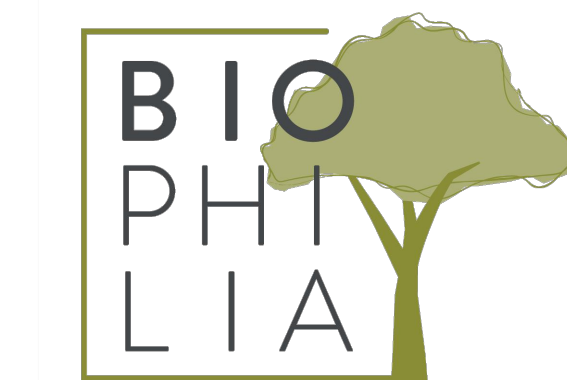
- Small modifications of proposed trowel joint pattern are recommended to best accommodate for existing tree locations. Detailed design and recommendations to be provided on a case-by-case basis for each improvement area.
- Use of proposed poured-in-place resin bound material instead of tree grates is highly recommended to best accommodate heaving and overgrown tree routes and larger tree trunks.

#### 2. New development condition:

- A street tree spacing of between 8 - 10 metres is desired
- Tree grates should be set in a concrete band that runs across the sidewalk from curb to building face as illustrated on the diagram below with trowel joint defining the band always aligned with tree grates
- Street trees should be sized to correspond with architectural features of building frontage when possible



- Tree grates define bands in the sidewalk pattern as illustrated on the diagram above



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilicollective.ca 250 590 1156

PROJECT NAME:

THE ABBEY

PROJECT ADDRESS:

1702 QUADRA STREET  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY

DRAWN BY: KIM TANG

| NO. | ISSUED FOR                   | YY/MM/DD   |
|-----|------------------------------|------------|
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SEAL



NORTH ARROW



DRAWING TITLE:

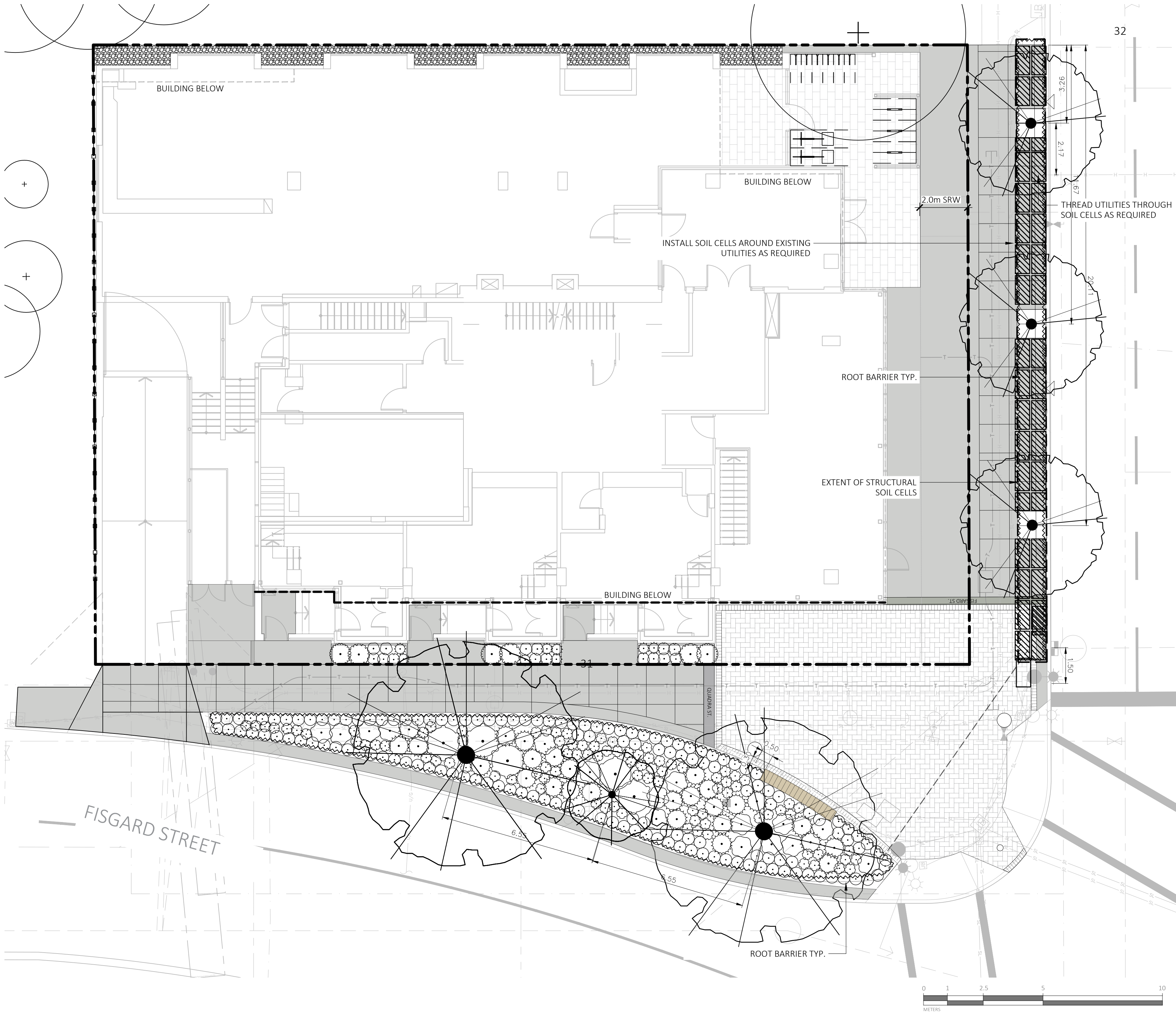
LANDSCAPE SITE PLAN

DWG NO:

L1

SCALE: 1:100





PLANT SCHEDULE MAIN LEVEL

| SYMBOL          | CODE    | BOTANICAL / COMMON NAME                                               | SIZE      | SPACING  | COMMENTS                            | QTY |
|-----------------|---------|-----------------------------------------------------------------------|-----------|----------|-------------------------------------|-----|
| TREES           |         |                                                                       |           |          |                                     |     |
|                 | E1-LG   | Fagus sylvatica heterophylla 'Asplenifolia' / Fernleaf European Beech | 70mm Cal. | As Shown | SPECIES T.B.D. BY PARKS AT BP STAGE | 2   |
|                 | E2-SMAL | Parrotia persica / Persian Parrotia                                   | 70mm Cal. | As Shown | SPECIES T.B.D. BY PARKS AT BP STAGE | 1   |
|                 | E1-MED  | Ulmus x 'Lobel' / Lobel Elm                                           | 70mm Cal. | As Shown | SPECIES T.B.D. BY PARKS AT BP STAGE | 3   |
| OFF-SITE SHRUBS |         |                                                                       |           |          |                                     |     |
|                 | He      | Hebe x 'Emerald Green' / Emerald Green Hebe                           | #2 POT    | 450mm    | Full, Well Established              | 62  |
|                 | Mr2     | Mahonia repens / Creeping Mahonia                                     | #2 POT    | 500mm    | Full, Well Established              | 117 |
|                 | Mm      | Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass     | #3 POT    | 900mm    | Full, Well Established              | 27  |
|                 | Pc      | Pinus mugo 'Compacta' / Dwarf Mugo Pine                               | #3 POT    | 900mm    | Full, Well Established              | 16  |
|                 | Rn      | Rosa nutkana / Nootka Rose                                            | #2 POT    | 1500mm   | Full, Well Established              | 5   |
|                 | Vb2     | Verbena bonariensis / Tall Verbena                                    | #1 POT    | 450mm    | Full, Well Established              | 29  |
| ON-SITE SHRUBS  |         |                                                                       |           |          |                                     |     |
|                 | Cp      | Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge             | #1 POT    | 500mm    | Full, Well Established              | 8   |
|                 | Mr      | Mahonia repens / Creeping Mahonia                                     | #2 POT    | 500mm    | Full, Well Established              | 8   |
|                 | Mm2     | Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass     | #3 POT    | 900mm    | Full, Well Established              | 3   |
|                 | Pc2     | Pinus mugo 'Compacta' / Dwarf Mugo Pine                               | #2 POT    | 900mm    | Full, Well Established              | 3   |
|                 | Vb      | Verbena bonariensis / Tall Verbena                                    | #1 POT    | 450mm    | Full, Well Established              | 7   |

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

| SOIL VOLUME              |           |        |                          | REPLACEMENT TREES PROPOSED |             |            | SOIL VOLUME REQUIRED (m3) |           |          |       |
|--------------------------|-----------|--------|--------------------------|----------------------------|-------------|------------|---------------------------|-----------|----------|-------|
| PLANTING AREA ID         | AREA (m2) | SC     | A. ESTIMATED SOIL VOLUME | B. # SMALL                 | C. # MEDIUM | D. # LARGE | E. SMALL                  | F. MEDIUM | G. LARGE | TOTAL |
| ON-SITE AREA             |           |        |                          |                            |             |            |                           |           |          |       |
| QUADRA STREET SOIL CELLS | 34        | 1.4000 | 45                       |                            | 3           |            |                           | 15        |          | 45    |
| FISGARD PLANTING BED     | 55        | 1      | 67                       | 1                          |             | 1          | 6                         |           | 30       | 36    |

PLANT RATIOS - OFF SITE

- NATIVE PLANTS
- % BY QUANTITY = 2%
  - % BY AREA = 1%
- POLLINATOR PLANTS
- % BY QUANTITY = 56%
  - % BY AREA = 56%

PLANT RATIOS - ON SITE

- NATIVE PLANTS
- % BY QUANTITY = 0%
  - % BY AREA = 0%
- POLLINATOR PLANTS
- % BY QUANTITY = 80%
  - % BY AREA = 50%

MUNICIPAL BOULEVARD TREES

- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING:  
1) INSPECTION OF SOIL AND PLANTING AREA,  
2) INSPECTION OF STOCK UPON DELIVERY, AND  
3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION
- THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.

PRE-CONSTRUCTION MEETING

- PARKS REQUIRES A PRE-CONSTRUCTION MEETING TO BE HELD PRIOR TO COMMENCEMENT OF CONSTRUCTING THE FRONTAGE WORKS

SHRUBS + PERENNIALS



DWARF MUGO PINE



EMERALD GREEN HEBE



CREEPING MAHONIA



MISCANTHUS



VERBENA



PRAIRIE FIRE SEDGE



NOOTKA ROSE



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SEAL



NORTH ARROW



DRAWING TITLE:

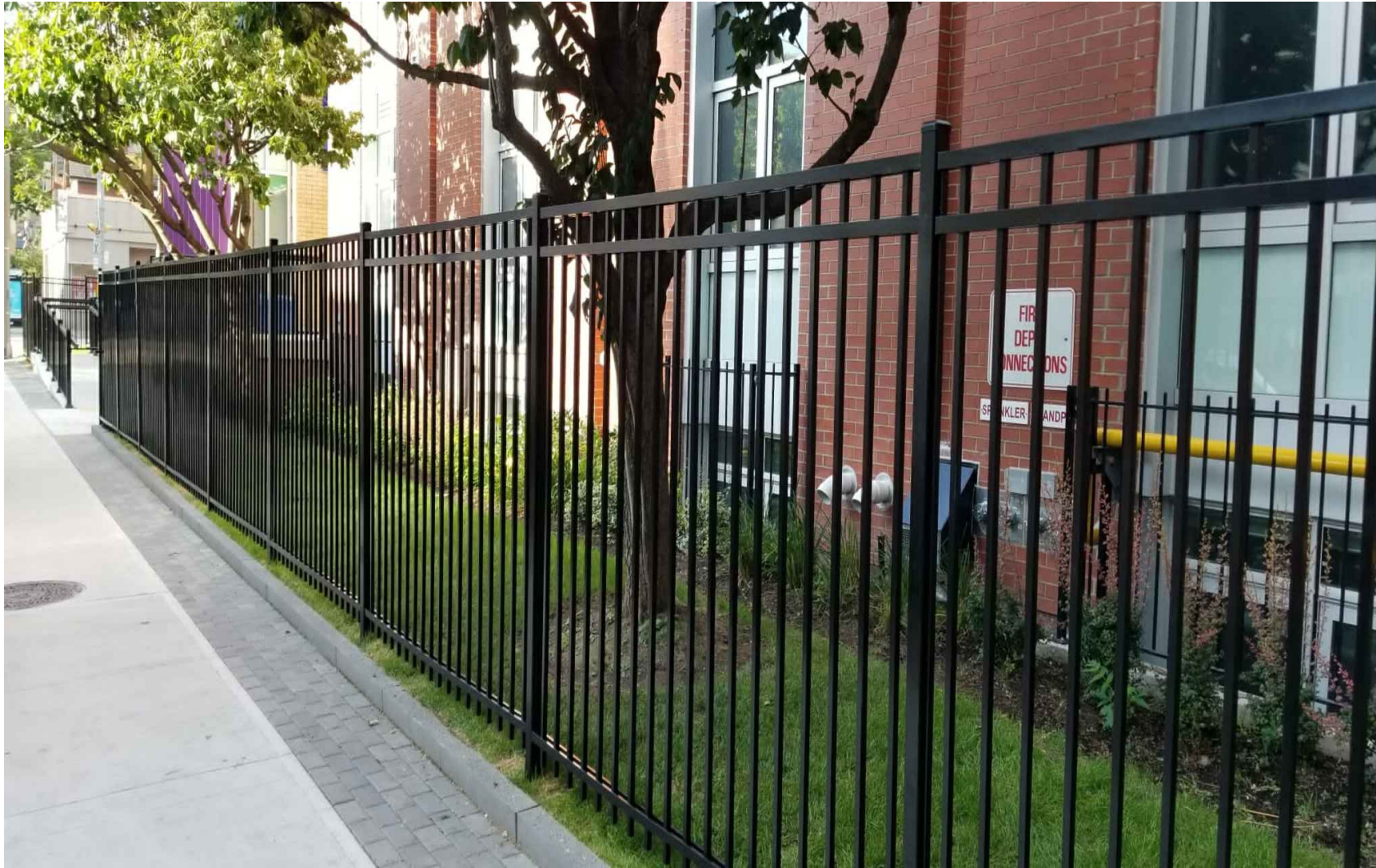
PLANTING PLAN -  
GROUND FLOOR

DWG NO:

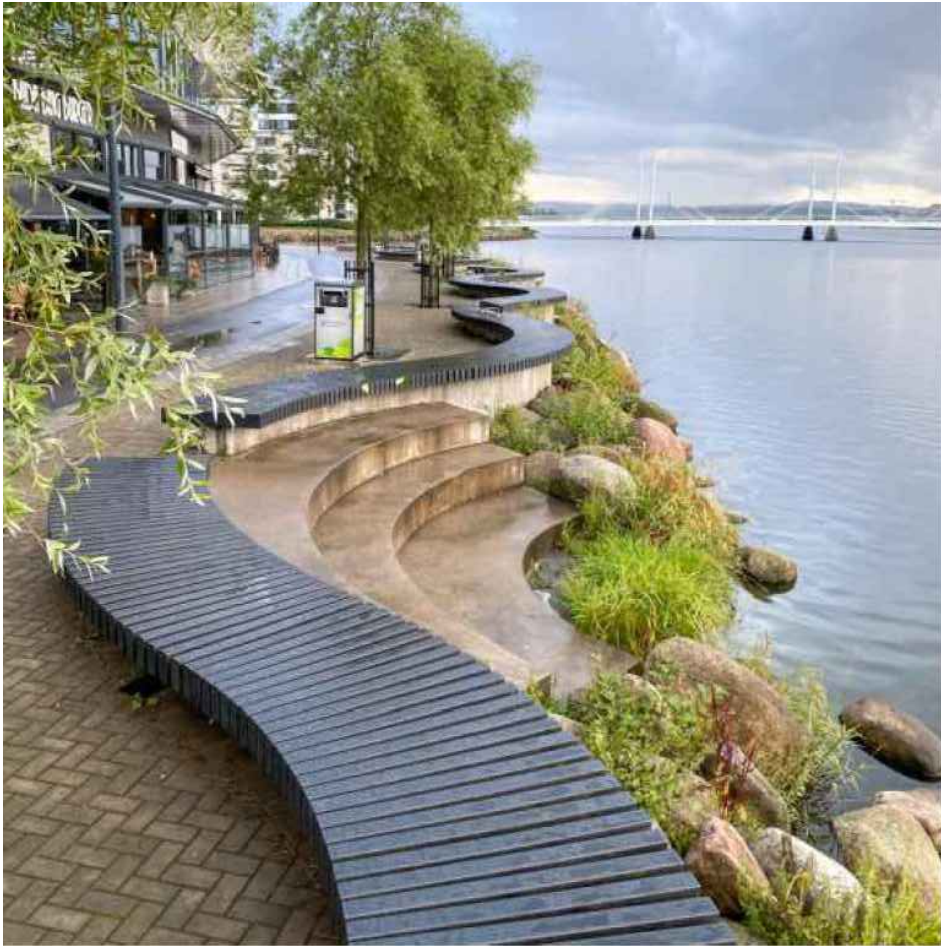
SCALE: 1:100

L2

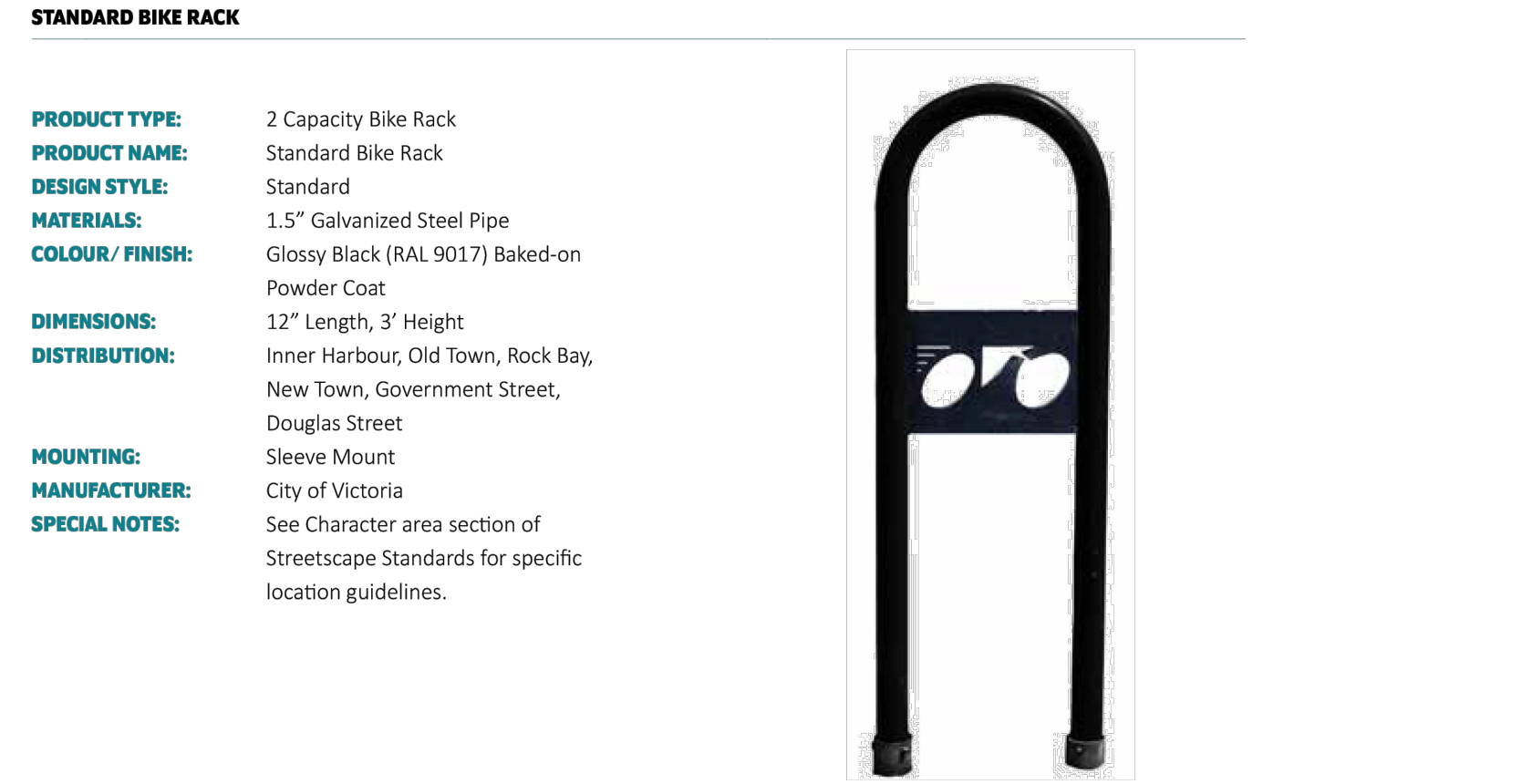




1 6' HT METAL PICKET FENCE  
L3 NTS



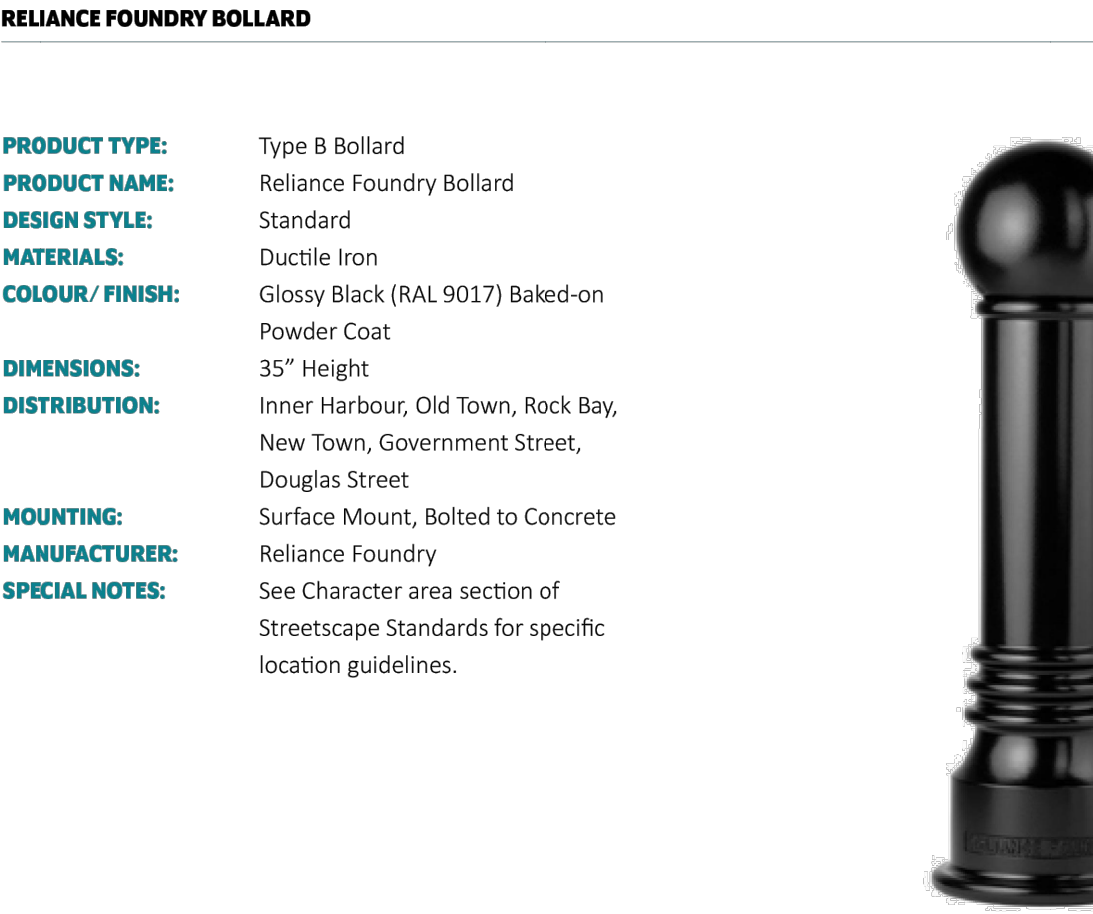
3 CUSTOM SEAT WALL BENCH  
L3 NTS



6 NEW TOWN BIKE RACK  
L3 NTS



2 BELGARD AQUALINE PERMEABLE PAVER  
L3 NTS



4 NEW TOWN BOLLARD  
L3 NTS



7 NEW TOWN TREE GUARD  
L3 NTS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a micro-chamber to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Chamfer Width: 3 mm
- Spacer Bar Width: 10 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 10%
- Can be installed mechanically

#### AVAILABLE COLOURS



MIDNIGHT

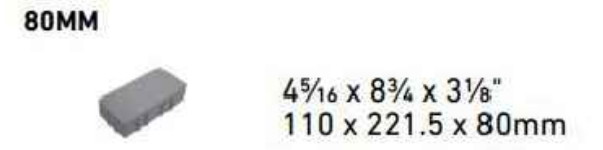


NATURAL



SHADED GREY

#### SHAPES & SIZES



4 1/8" x 8 3/4" x 3 1/8" 110 x 221.5 x 80mm

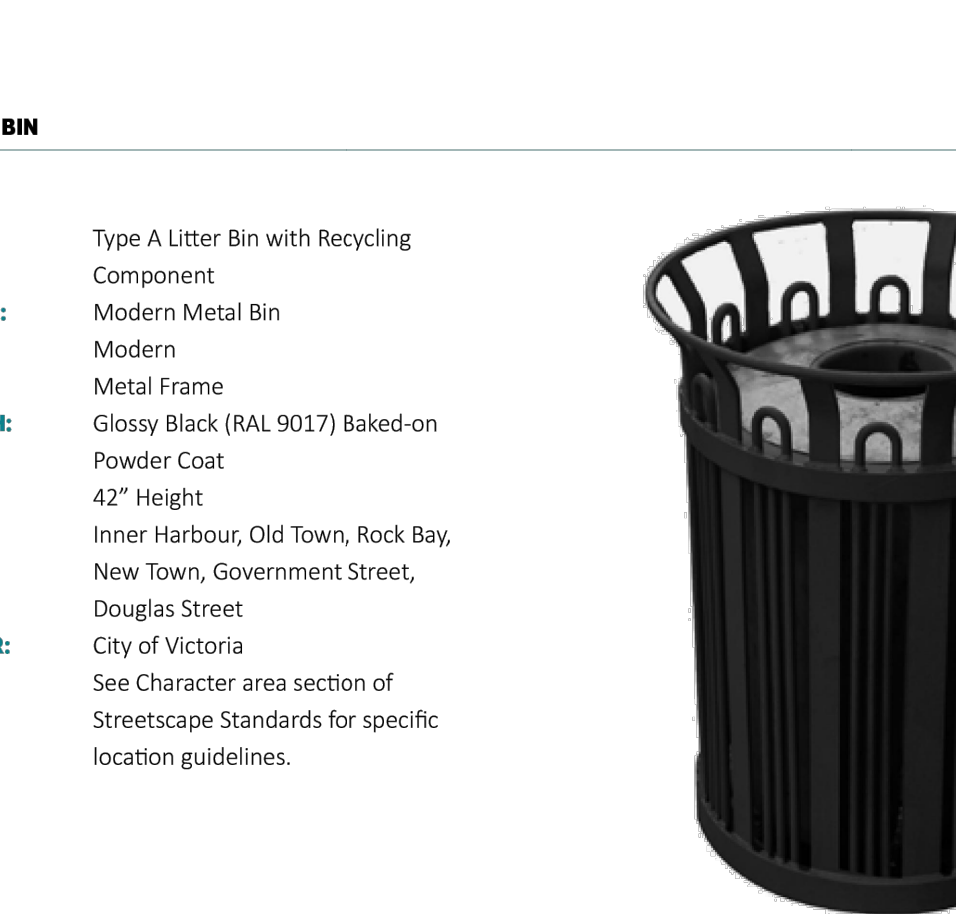


**RELIANCE FOUNDRY BOLLARD**

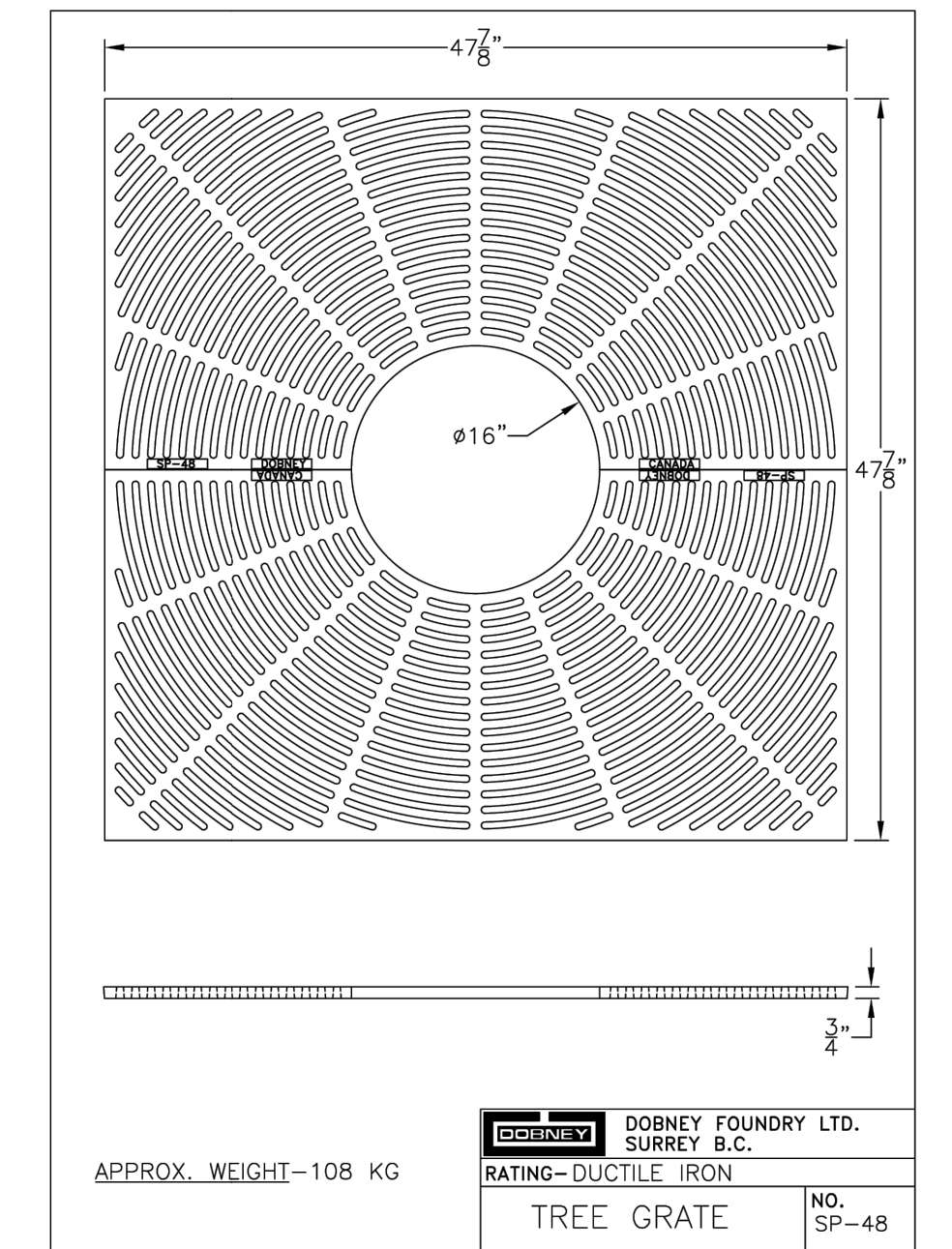
**PRODUCT TYPE:** Type B Bollard  
**PRODUCT NAME:** Reliance Foundry Bollard  
**DESIGN STYLE:** Standard  
**MATERIALS:** Ductile Iron  
**COLOUR/ FINISH:** Glossy Black (RAL 9017) Baked-on Powder Coat  
**DIMENSIONS:** 35" Height  
**DISTRIBUTION:** Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street  
**MOUNTING:** Surface Mount, Bolted to Concrete  
**MANUFACTURER:** Reliance Foundry  
**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.

**MODERN METAL BIN**

**PRODUCT TYPE:** Type A Litter Bin with Recycling Component  
**PRODUCT NAME:** Modern Metal Bin  
**DESIGN STYLE:** Modern  
**MATERIALS:** Metal Frame  
**COLOUR/ FINISH:** Glossy Black (RAL 9017) Baked-on Powder Coat  
**DIMENSIONS:** 42" Height  
**DISTRIBUTION:** Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street  
**MANUFACTURER:** City of Victoria  
**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.



5 NEW TOWN LITTER RECEPTACLE  
L3 NTS



8 NEW TOWN TREE GRATE  
L3 NTS



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SEAL



NORTH ARROW



DRAWING TITLE:

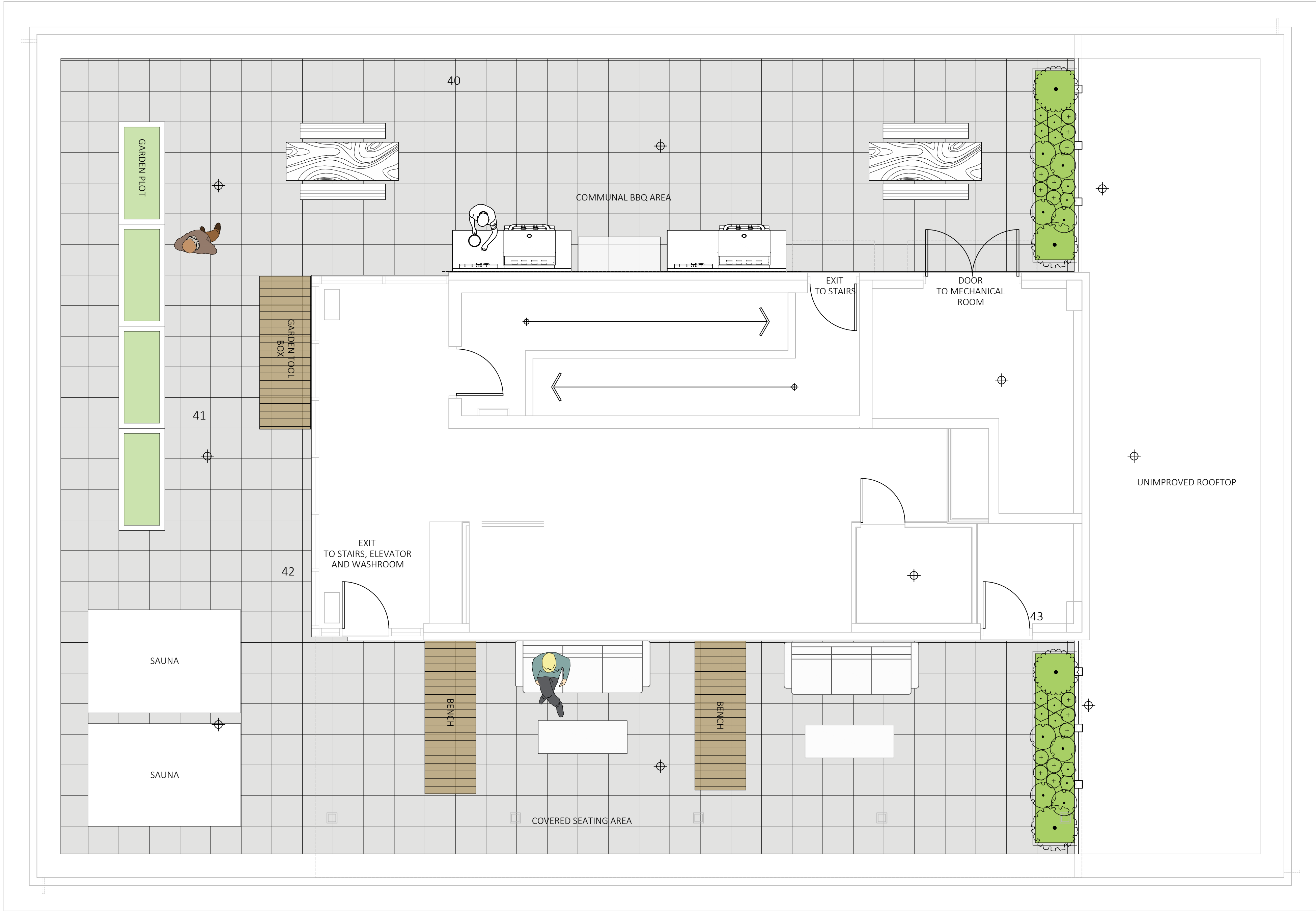
LANDSCAPE SITE PLAN

DWG NO:

SCALE: AS SHOWN

L3





LEGEND

TALL PLANTER

- GUARDRAIL HEIGHT
- POWDERCOATED ALUMINIUM

GARDEN PLANTER BOX

- 450mm HEIGHT
- CEDAR TIMBER

HYDRAPRESSED PAVER

- ON PEDESTALS
- 24" X 24" (600 X 600mm)

WOOD BENCH

GUARDRAIL

- SEE ARCHITECTURAL

AWNING

- SEE ARCHITECTURAL

NOTE:

- ROOFTOP FURNITURE SHOWN FOR ILLUSTRATIVE LAYOUT PURPOSES ONLY.
- PICNIC TABLES, BBQS AND LOUNGE FURNISHINGS BY OWNER

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SEAL

NORTH ARROW

DRAWING TITLE:

SITE PLAN - ROOFTOP  
AMENITY

DWG NO:

L4

SCALE: 1:50

DWARF MUGO PINE

FIREFLY HEATHER

PRAIRIE FIRE SEDGE

CREEPING MAHONIA

MISCANTHUS

VERBENA

PLANT SCHEDULE ROOFTOP

| SYMBOL         | CODE | BOTANICAL / COMMON NAME                                           | SIZE   | SPACING | COMMENTS               | QTY |
|----------------|------|-------------------------------------------------------------------|--------|---------|------------------------|-----|
| ON-SITE SHRUBS |      |                                                                   |        |         |                        |     |
|                | Cf   | Calluna vulgaris 'Firefly' / Firefly Heather                      | #1 POT | 300mm   | Full, Well Established | 15  |
|                | Cp   | Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge         | #1 POT | 500mm   | Full, Well Established | 3   |
|                | Ei   | Eriophyllum lanatum / Woolly Sunflower                            | #1 POT | 300mm   | Full, Well Established | 14  |
|                | Mm2  | Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass | #3 POT | 900mm   | Full, Well Established | 1   |
|                | Pc2  | Pinus mugo 'Compacta' / Dwarf Mugo Pine                           | #2 POT | 900mm   | Full, Well Established | 2   |
|                | Vb   | Verbena bonariensis / Tall Verbena                                | #1 POT | 450mm   | Full, Well Established | 6   |