

TELUS OCEAN

ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISION 5 2021.05.27



DRAWING LIST

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
A.000	COVER SHEET	2021.05.27
A.001	SITE-EXISTING	2021.05.27
A.010	SITE PLAN	2021.05.27
A.011	SITE PLAN - GROUND PLANE	2021.05.27
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A.103	PLAN - LEVEL P1 - REZONING	2021.05.27
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A.106	PLAN - LEVEL 2 - REZONING	2021.05.27
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A.112	PLAN - LEVEL 8 - REZONING	2021.05.27
A.113	PLAN - LEVEL 9 - REZONING	2021.05.27
A.114	PLAN - LEVEL 10 - REZONING	2021.05.27
A.115	PLAN - LEVEL 11 - REZONING	2021.05.27
A.116	PLAN - UPPER ROOF - REZONING	2021.05.27
A.301	ELEVATION - WEST - REZONING	2021.05.27
A.302	ELEVATION - EAST - REZONING	2021.05.27
A.303	ELEVATION - SOUTH - REZONING	2021.05.27
A.304	CONTEXT ELEVATIONS - REZONING	2021.05.27
A.401	SECTION A - REZONING	2021.05.27
A.402	SECTION D - REZONING	2021.05.27
A.403	SECTION F - REZONING	2021.05.27

CONSULTANT LIST

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CIVIC ADDRESS:
749 DOUGLAS STREET, VICTORIA, BC

LEGAL DESCRIPTION:
LOT 1 OF LOTS 207, 209, 210, 228, AND 1270B
VICTORIA, PLAN 31886

PROJECT DETAILS

EXISTING ZONING: CA-4

EXISTING USE: CAR RENTAL & PARKING LOT

PROPOSED USE: OFFICE & COMMERCIAL

Project Information Table	
Zone (Existing)	CA-4
Proposed zone or site specific zone (If unsure, state "new zone")	New zone
Site area (m²)	2581.95
Total floor area (m²)	13415.76
Commercial floor area (m²)	2581.95
Floor space ratio	5.20
Site coverage (%)	35.15%
Open site space (%)	35.15%
Height of building (m)	53.21
Number of storeys	12
Parking stalls (number) on site	116 compliant (total 126)
Bicycle parking number (Class 1 and Class 2)	100+42
Building Setbacks (m)	
Front yard	2.50 (Douglas Street to overhang)
Rear yard	2.25 (Penwell Connection)
Side yard (Indicate which side)	0.038 (Humboldt Street to overhang)
Side yard (Indicate which side)	n/a
Combined side yards	n/a
Residential Use Details	
Total number of units	n/a
Unit type e.g., 1 bedroom	n/a
Ground-oriented units	n/a
Minimum unit floor area (m²)	n/a
Total residential floor area (m²)	n/a

Vehicle parking requirements in Core Area			
Use	Floor Area (sqm)	Ratio (stall / sqm)	Stalls req'd
Office	11640.51	1/70	167
Medical Office	11640.51	1/50	29
Restaurant	273.5	1/40	7
Retail	93.75	1/80	2
			205

Bicycle parking requirements		Long term		Short term	
Use	Floor Area (sqm)	Ratio (stall / sqm)	Stalls req'd	Ratio (stall / sqm)	Stalls req'd
Office	11640.51	1/150	78	1/400	30
Medical Office	11640.51	1/200	7	1/300	5
Restaurant	273.5	1/400	1	1/100	3
Retail	93.75	1/200	1	1/200	1
		long term:	87	short term:	39

OPEN SITE SPACE		SITE COVERAGE	
Structure & Driveways		Main Building Area Footprint (m2) =	1508.12
Main Building Area Footprint (m2) =	1508.12	Parking Entry Above 1.2m (m2)=	122.02
Parking Ramp (m2)=	122.2	Total (m2)	1630.14 A
Driveways (m2)=	44.02	Lot Area (m2)	2581.95 B
Total (m2)	1674.34 A	Site Coverage = A/B *100%=	63.14%
Lot Area (m2)	2581.95 B		
Open Area (m2) = B-A	907.61 C		
Open Site Space = C/B * 100%=	35.15%		

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NOT FOR CONSTRUCTION

ISSUED		
No.	Date	Description
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision
6	2021.04.16	Rezoning-DP Application Revision 2
7	2021.04.23	Rezoning-DP Application Revision 3
8	2021.05.25	Rezoning-DP Application Revision 4
9	2021.05.27	Rezoning-DP Application Revision 5



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
May 31, 2021

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TELUS OCEAN

749 Douglas St, Victoria, BC

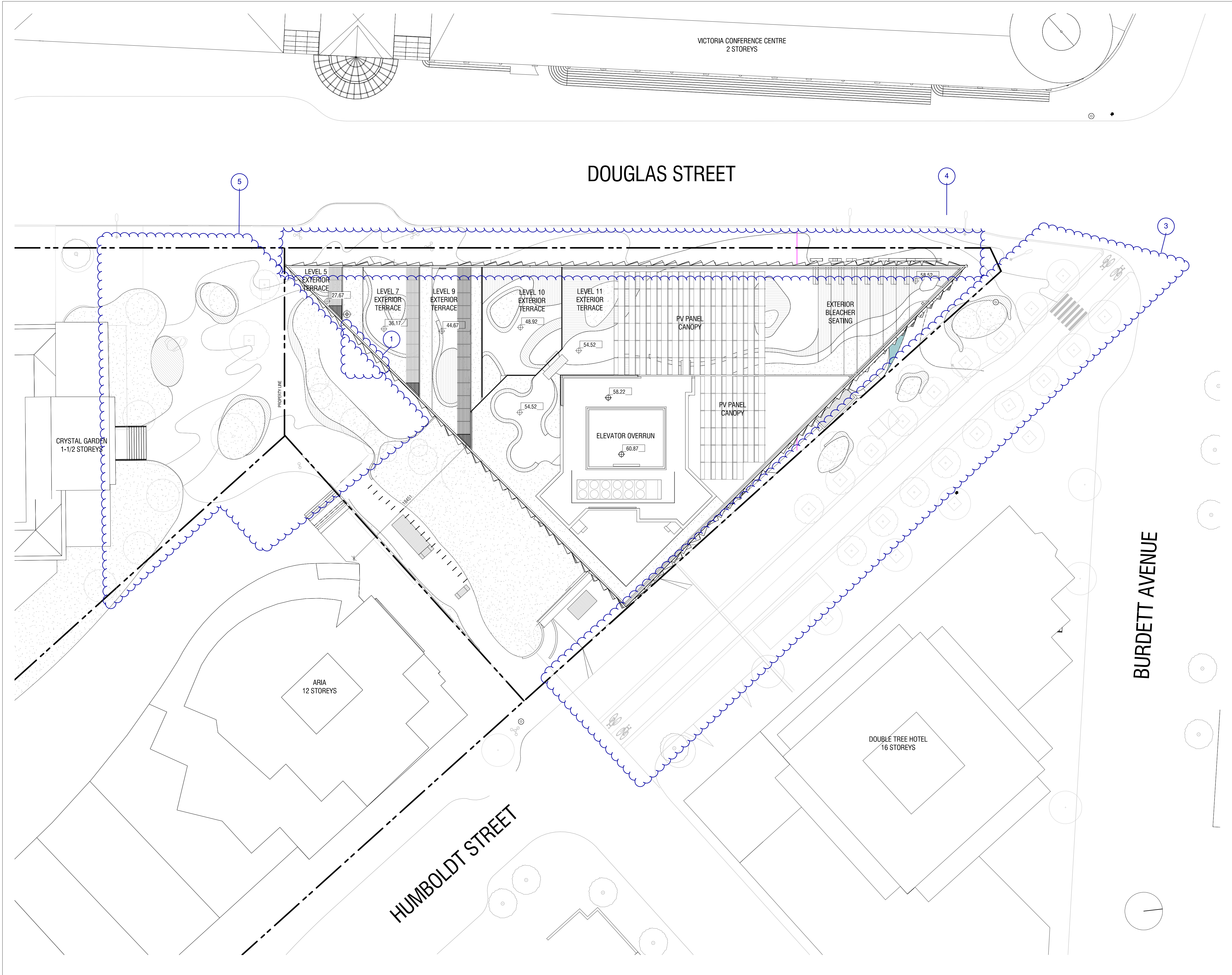
COVER SHEET

Scale:
Project No: 1911
Date: 2021/05/27

A.000

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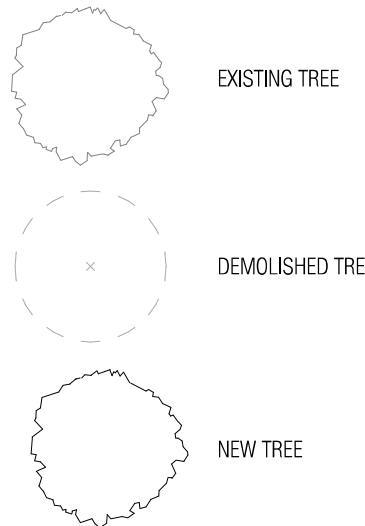
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LEGEND - PLAN SYMBOLS:



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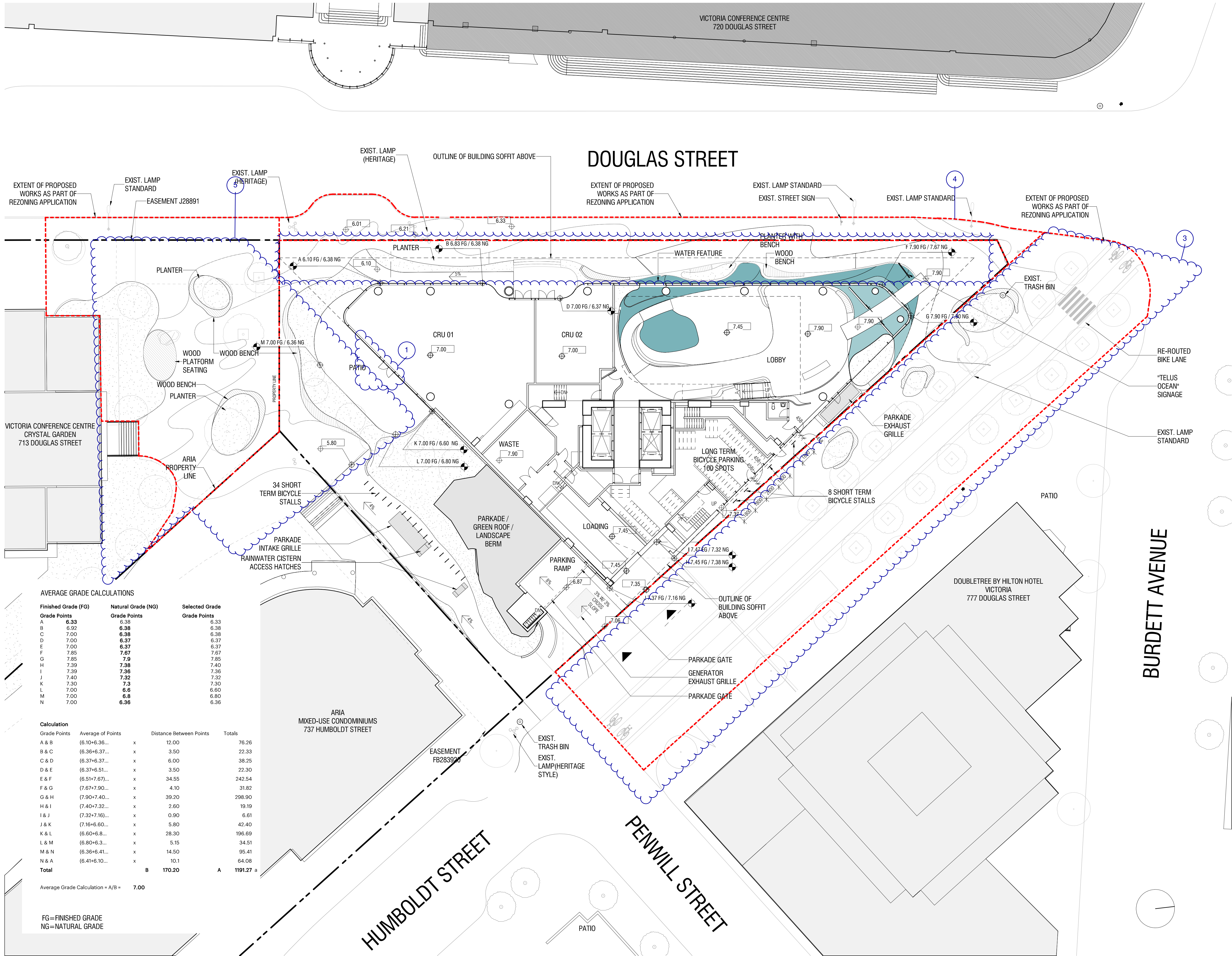
SITE PLAN

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.010

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LEGEND - PLAN SYMBOLS:	
	EXISTING TREE
	DEMOLISHED TREE
	NEW TREE

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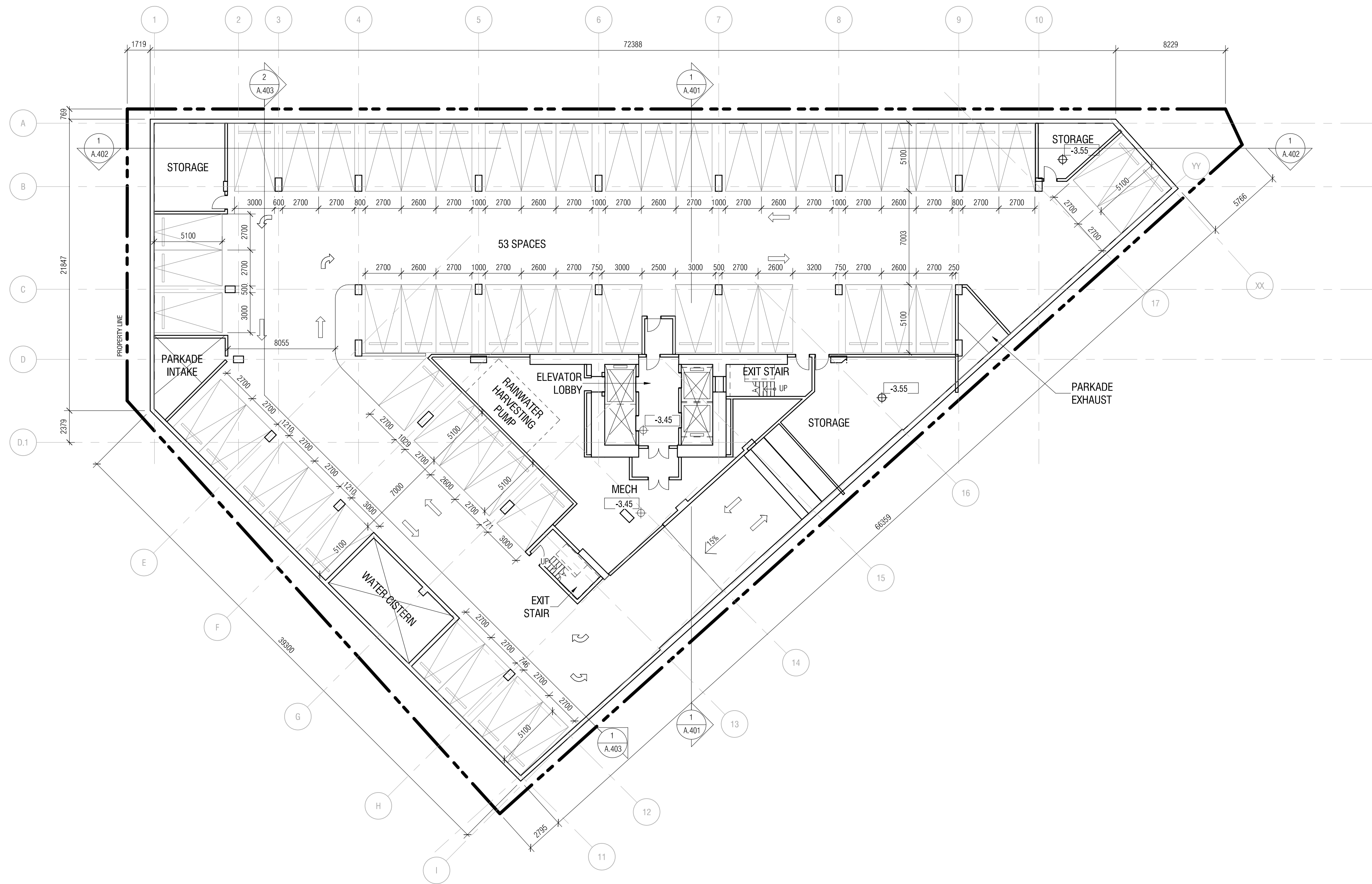
SITE PLAN - GROUND PLANE

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

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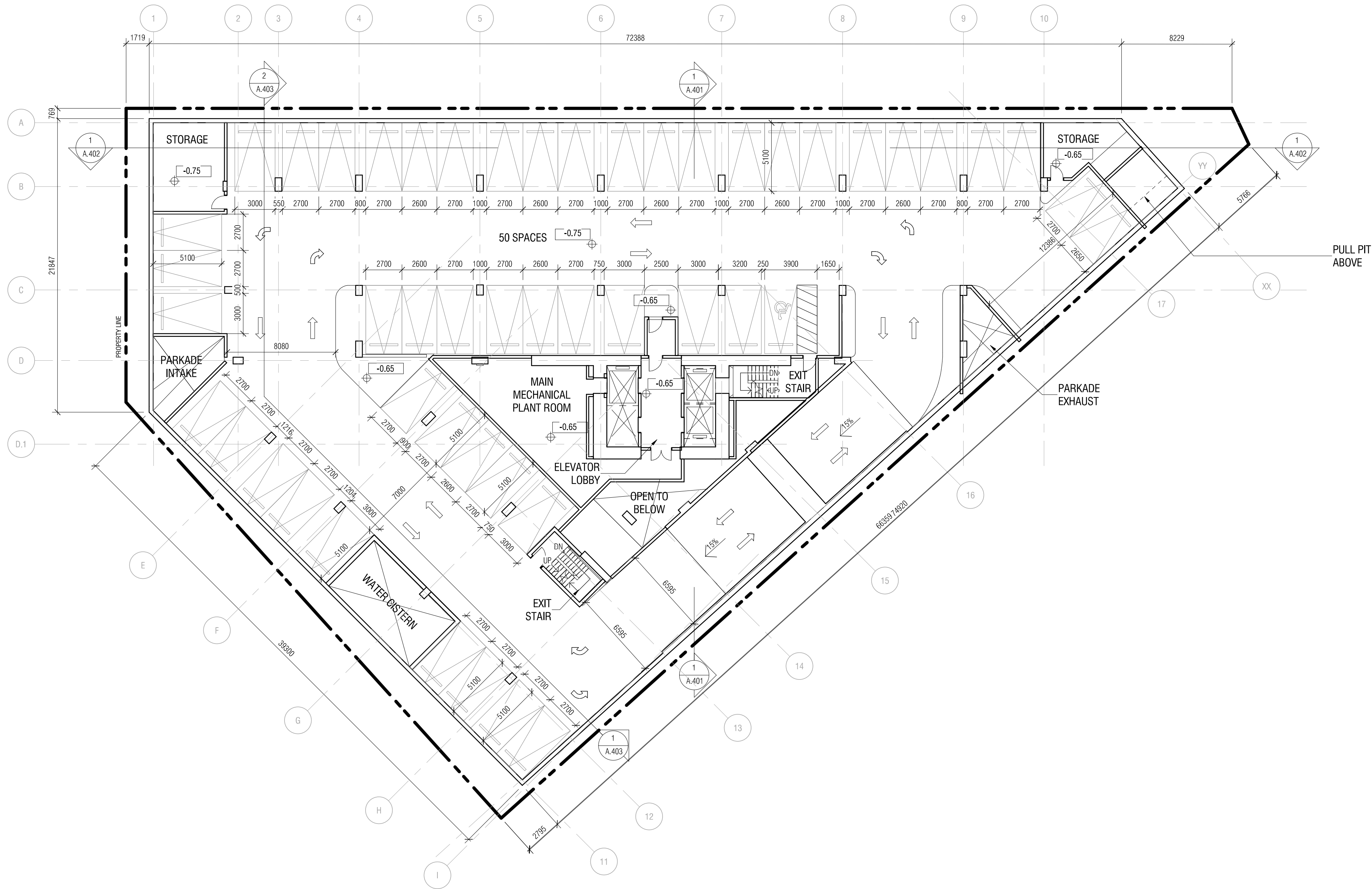
PLAN - LEVEL P3 - REZONING

Scale: 1 : 200
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A.101

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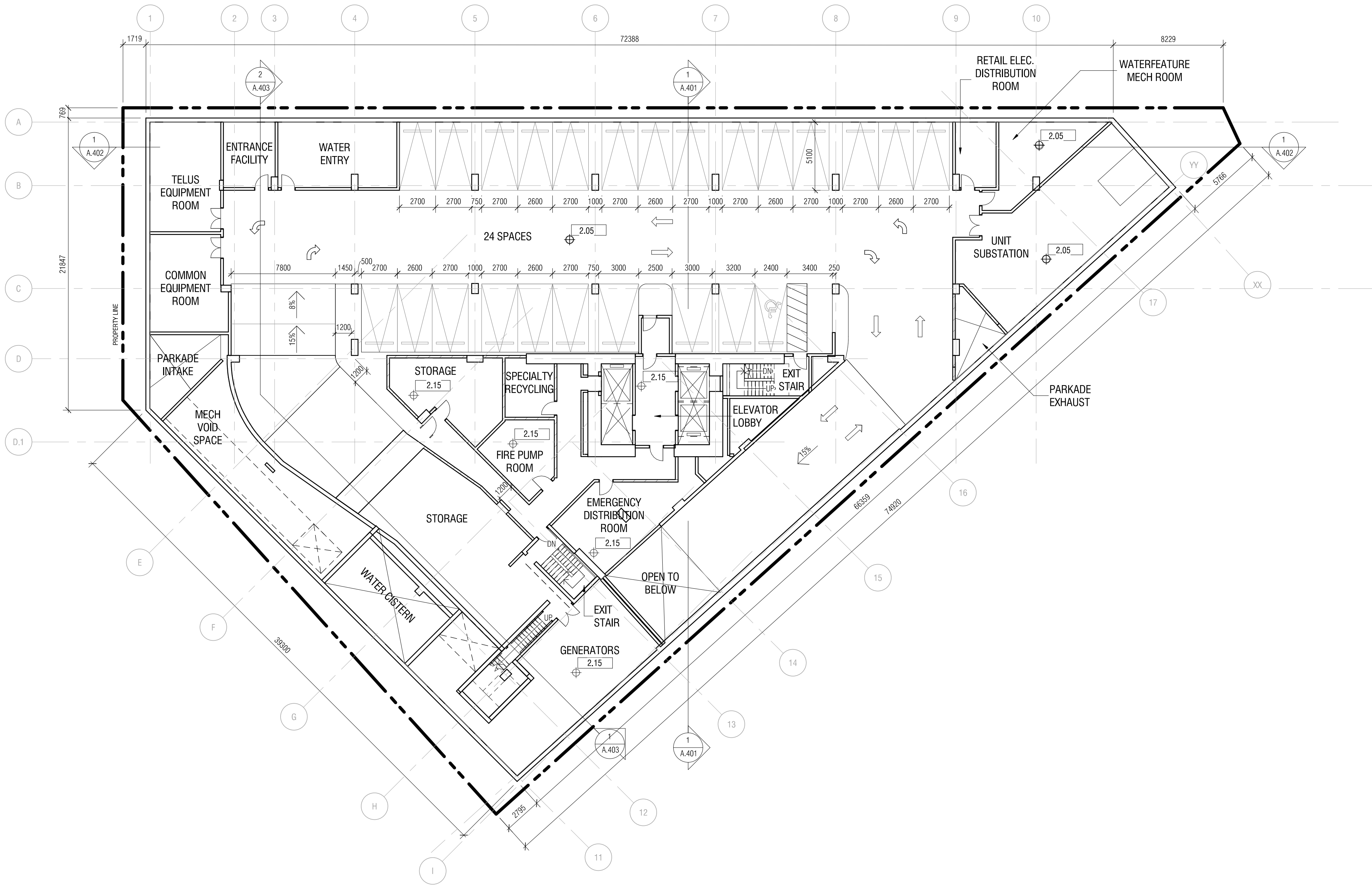
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PLAN - LEVEL P2 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.102



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PLAN - LEVEL P1 - REZONING

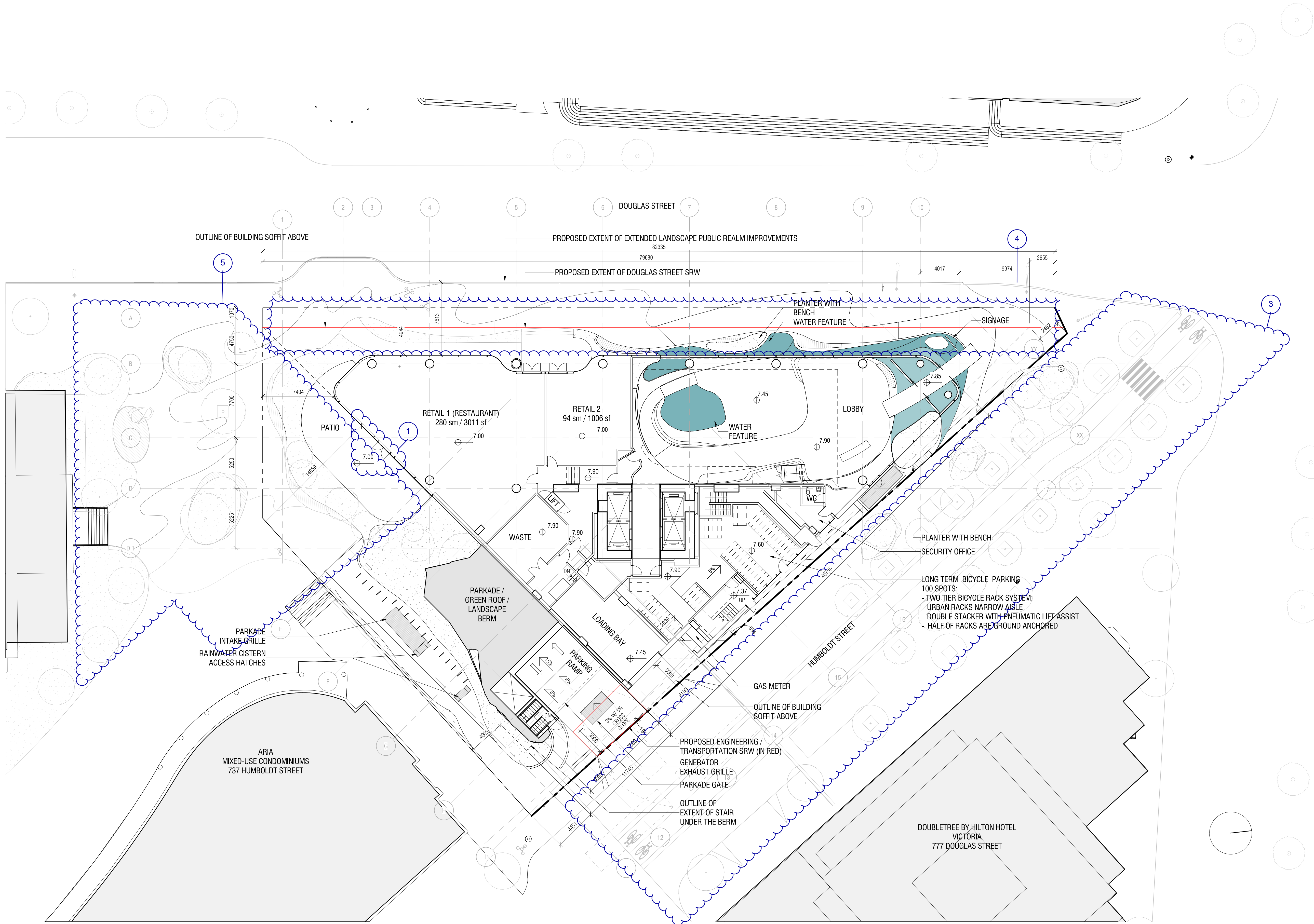
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Project No: 1911
Date: 2021/05/27

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Area Schedule (Gross Building - Rezoning) L1		
Level	Name	Area
LEVEL 1	Floor Area	728.58 m²
LEVEL 1	Floor Area (Retail 1)	279.76 m²
LEVEL 1	Floor Area	20.98 m²
LEVEL 1	Floor Area (Retail 2)	94.23 m²
Grand total: 4		1123.55 m²



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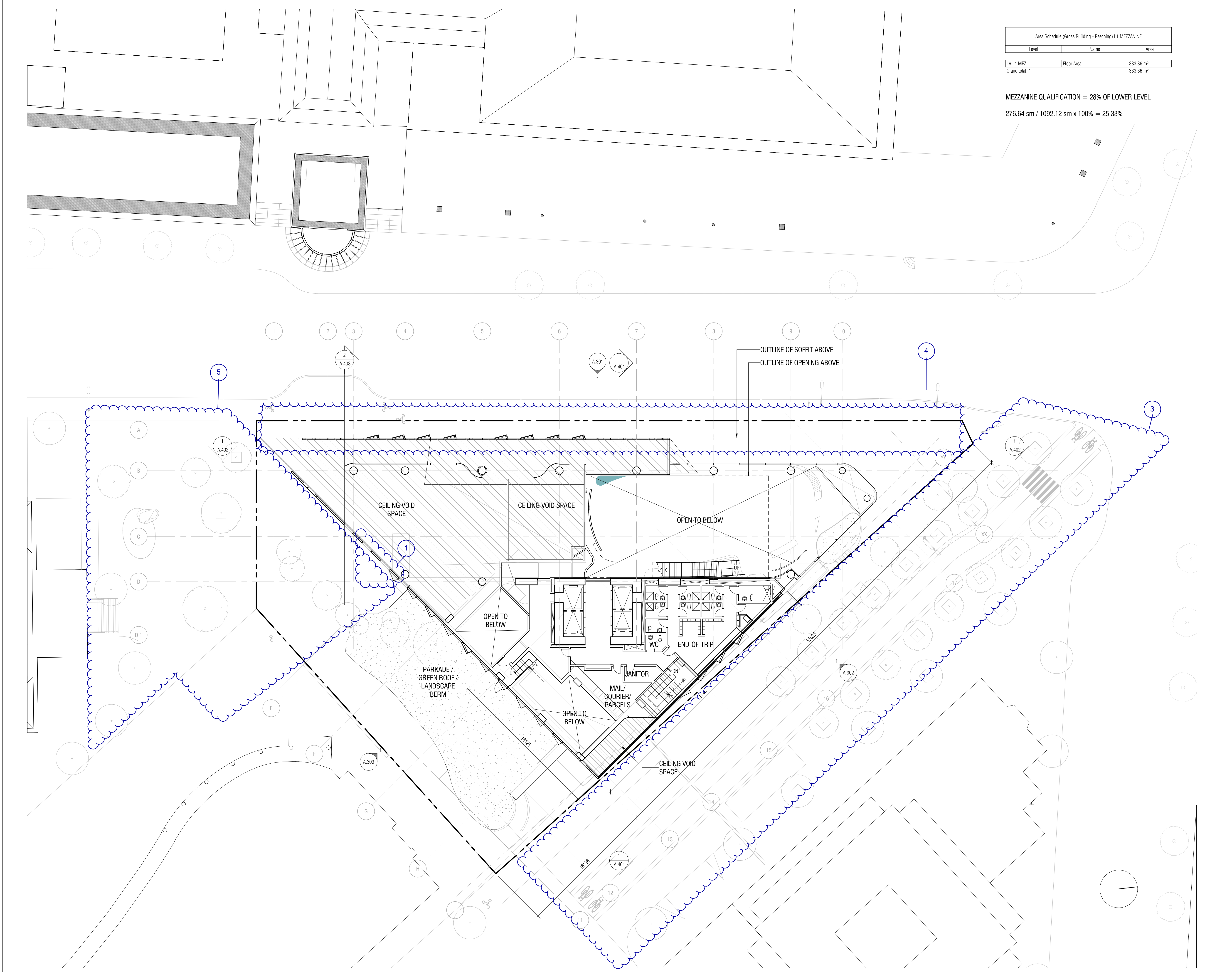
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PLAN - LEVEL 1 - REZONING

Scale: 1 : 200
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Area Schedule (Gross Building - Rezoning) L1 MEZZANINE		
Level	Name	Area
LVL 1 MEZ	Floor Area	333.36 m²
Grand total: 1		333.36 m²

MEZZANINE QUALIFICATION = 28% OF LOWER LEVEL

276.64 sm / 1092.12 sm x 100% = 25.33%

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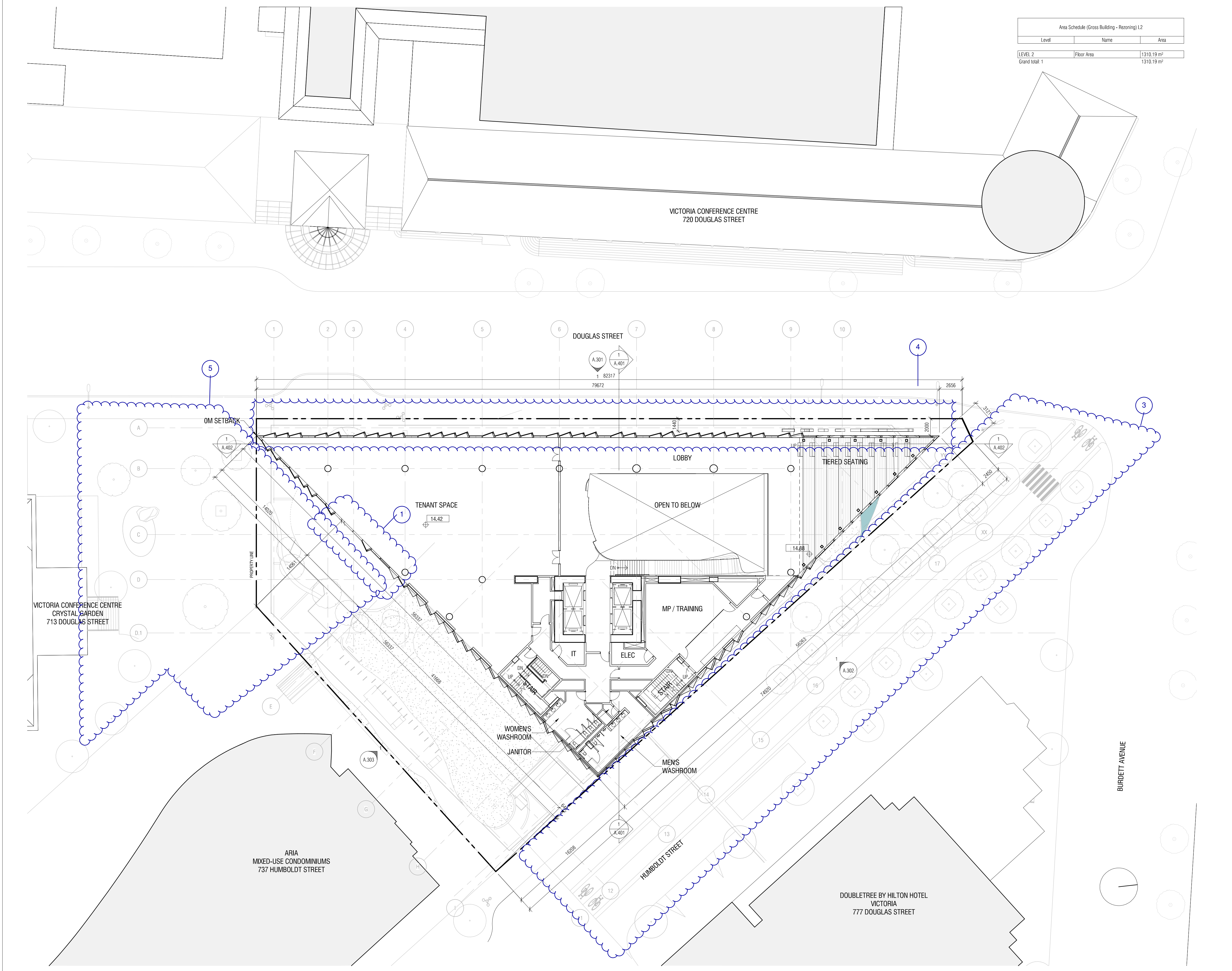
PLAN - LEVEL 1 - MEZZANINE - REZONING

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Project No: 1911
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A.105

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Area Schedule (Gross Building - Rezoning) L2		
Level	Name	Area
LEVEL 2	Floor Area	1310.19 m²
Grand total: 1		1310.19 m²

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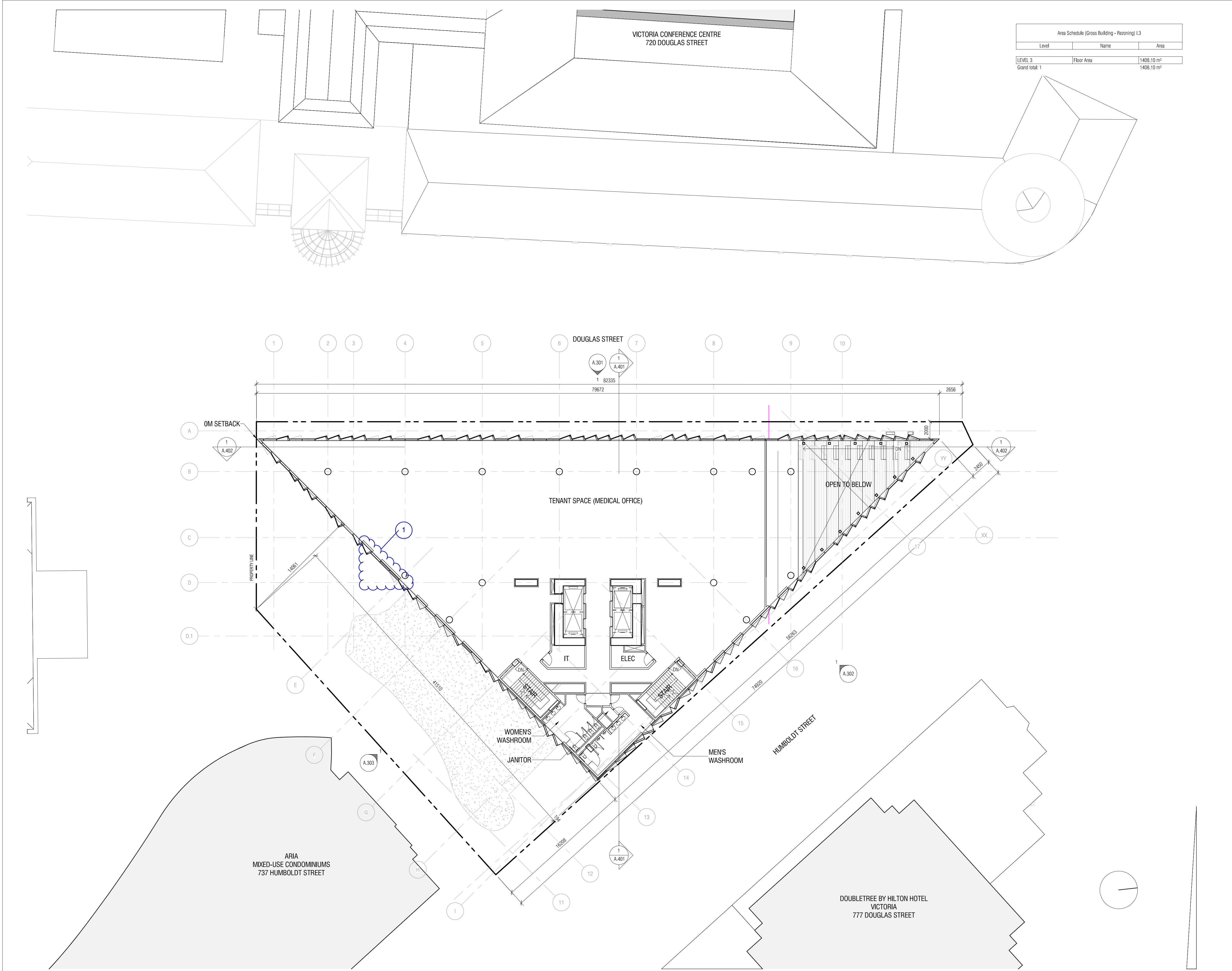
PLAN - LEVEL 2 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.106

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PLAN - LEVEL 3 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.107

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Area Schedule (Gross Building - Rezoning) L4		
Level	Name	Area
LEVEL 4	Floor Area	1550.92 m²
Grand total: 1		1550.92 m²

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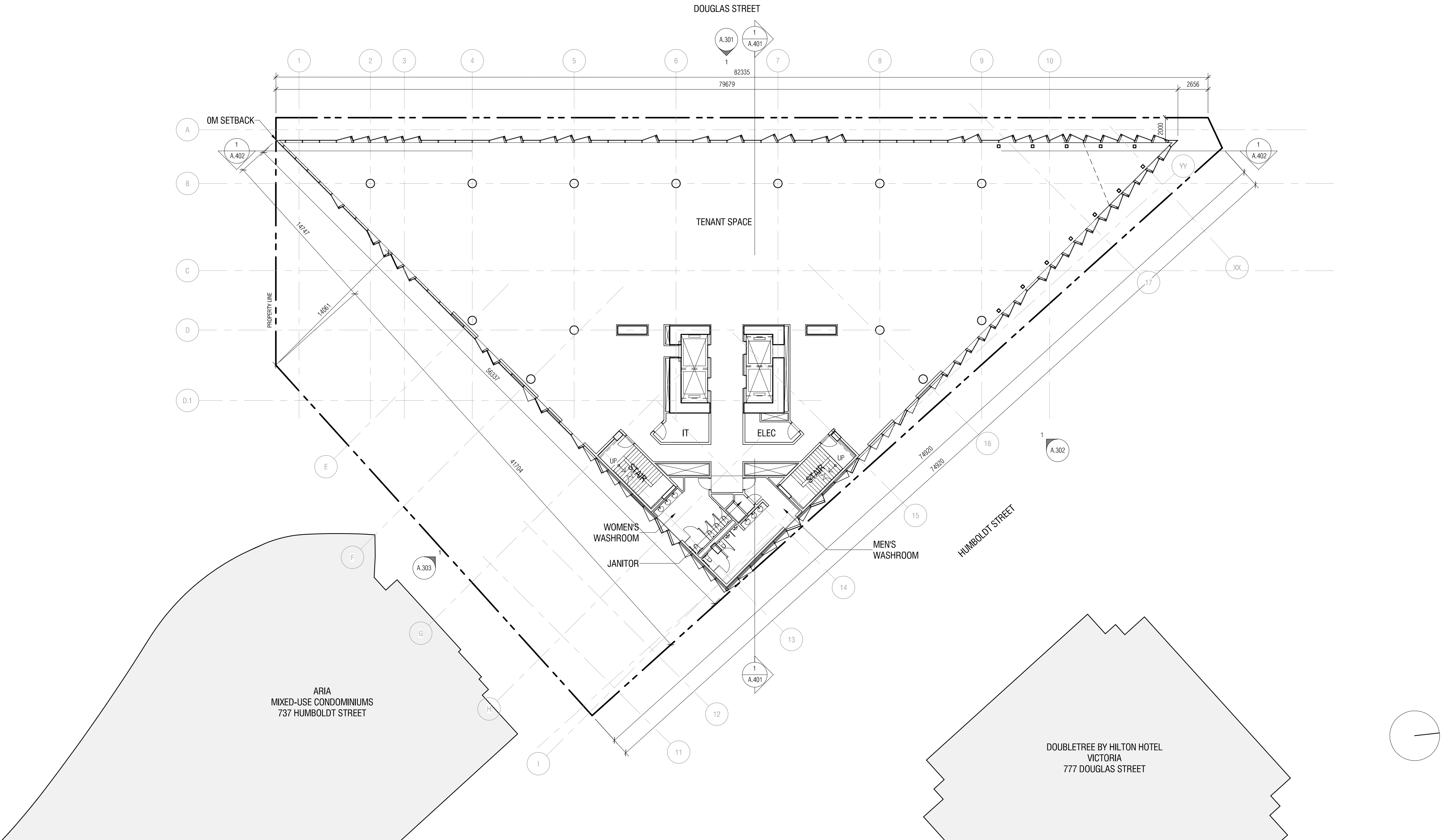
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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 4 - REZONING

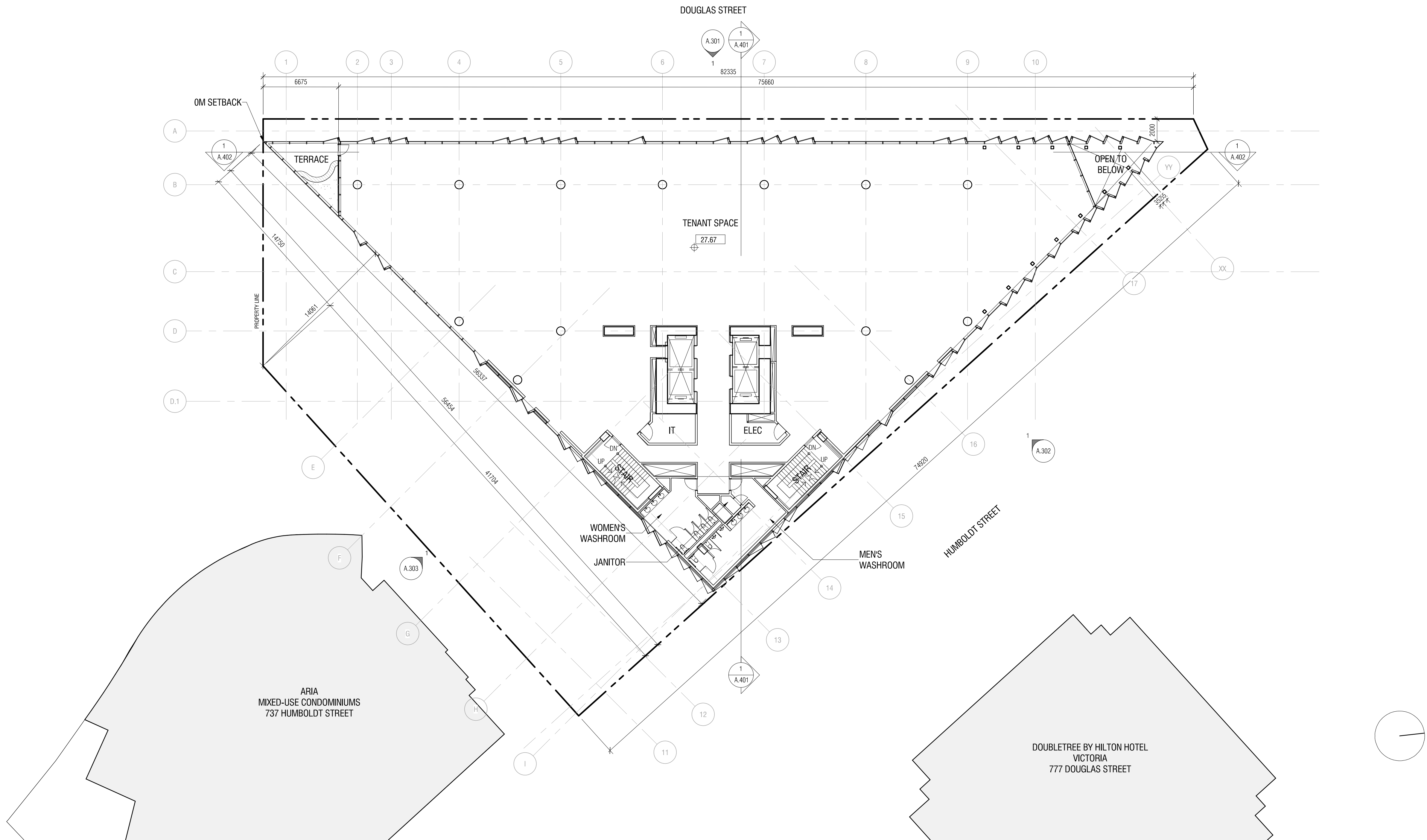
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Project No: 1911
Date: 2021/05/27

A.108

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2021-05-27 4:16:54 PM

Area Schedule (Gross Building - Rezoning) L5		
Level	Name	Area
LEVEL 5	Floor Area	1496.26 m²
Grand total: 1		1496.26 m²



NOT FOR
CONSTRUCTION

ISSUED

No.	Date	Description
1	2020.06.30	Rezoning Pre-application
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision
6	2021.04.16	Rezoning-DP Application Revision 2
7	2021.04.23	Rezoning-DP Application Revision 3
8	2021.05.25	Rezoning-DP Application Revision 4
9	2021.05.27	Rezoning-DP Application Revision 5

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TELUS OCEAN

749 Douglas St, Victoria, BC

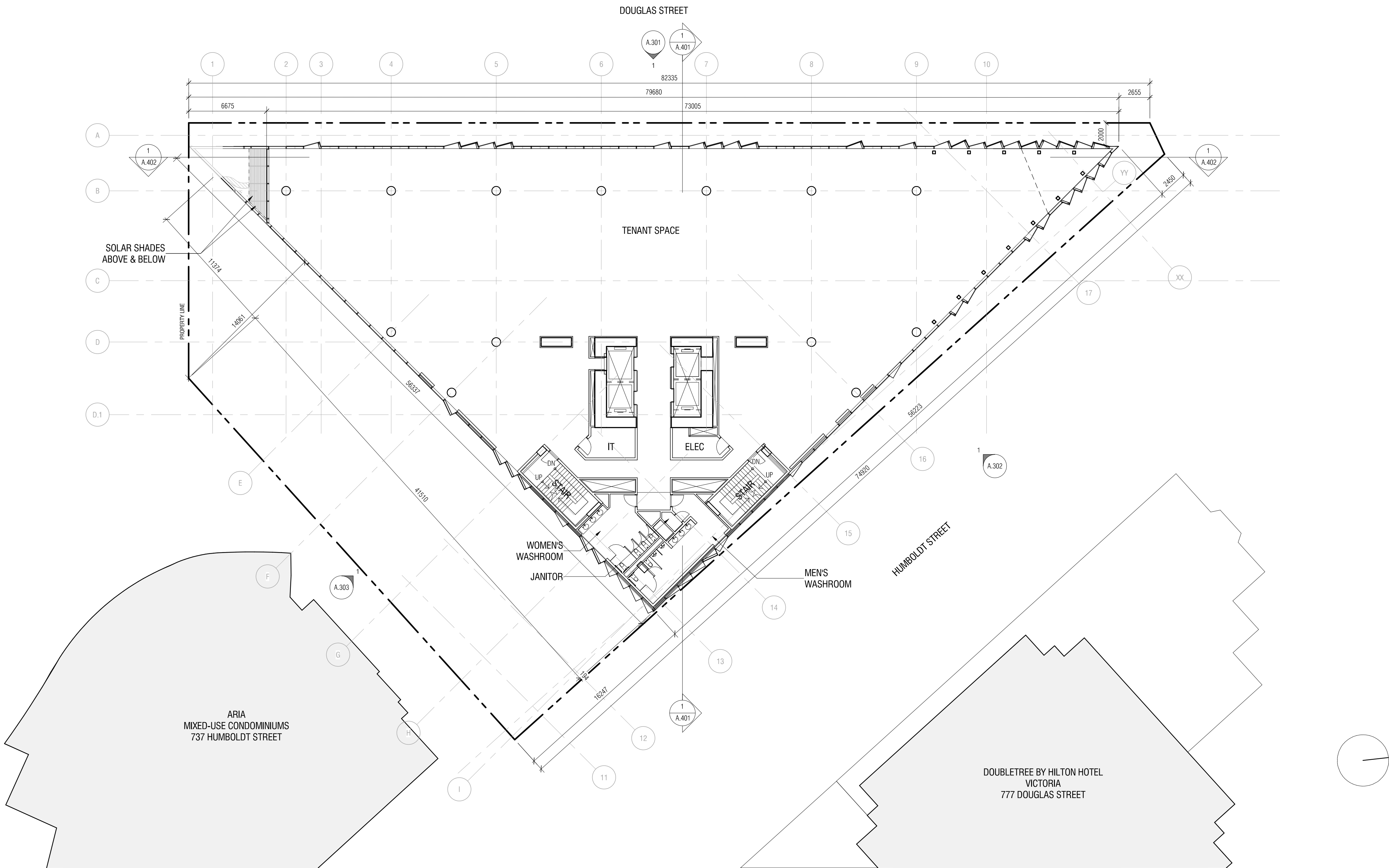
PLAN - LEVEL 5 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.109

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2021-05-27 4:16:58 PM



Area Schedule (Gross Building - Rezoning) L6		
Level	Name	Area
LEVEL 6	Floor Area	1521.17 m ²
Grand total: 1		1521.17 m ²

NOT FOR
CONSTRUCTION

ISSUED

No.	Date	Description
1	2020.06.30	Rezoning Pre-application
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3	2020.11.09	Rezoning-DP Application Revision
6	2021.04.16	Rezoning-DP Application Revision 2
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9	2021.05.27	Rezoning-DP Application Revision 5

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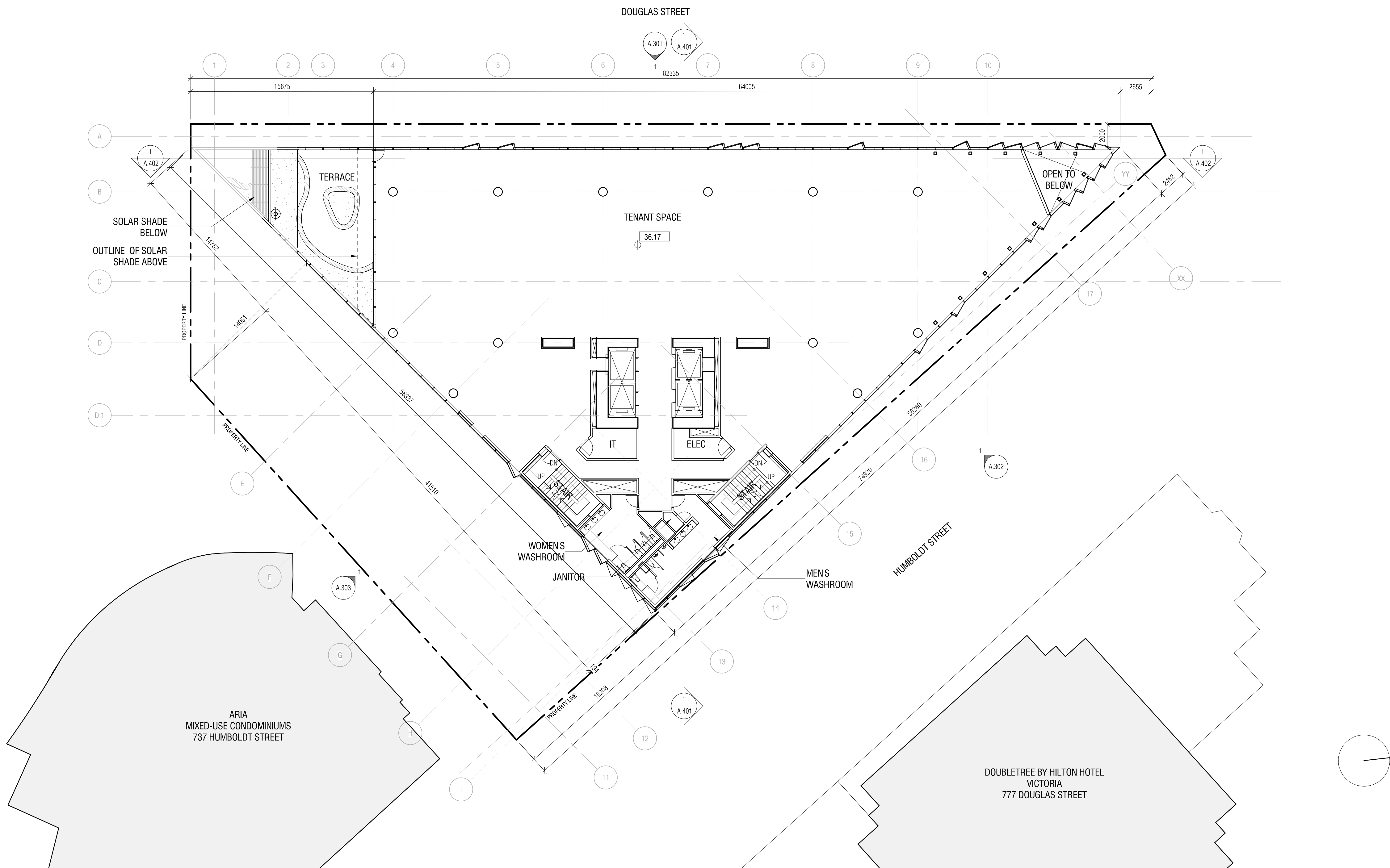
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Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.110

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2021-05-27 4:17:03 PM



Area Schedule (Gross Building - Rezoning) L7		
Level	Name	Area
LEVEL 7	Floor Area	1396.71 m²
Grand total: 1		1396.71 m²

NOT FOR
CONSTRUCTION

ISSUED		
No.	Date	Description
1	2020.06.30	Rezoning Pre-application
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3	2020.11.09	Rezoning-DP Application Revision
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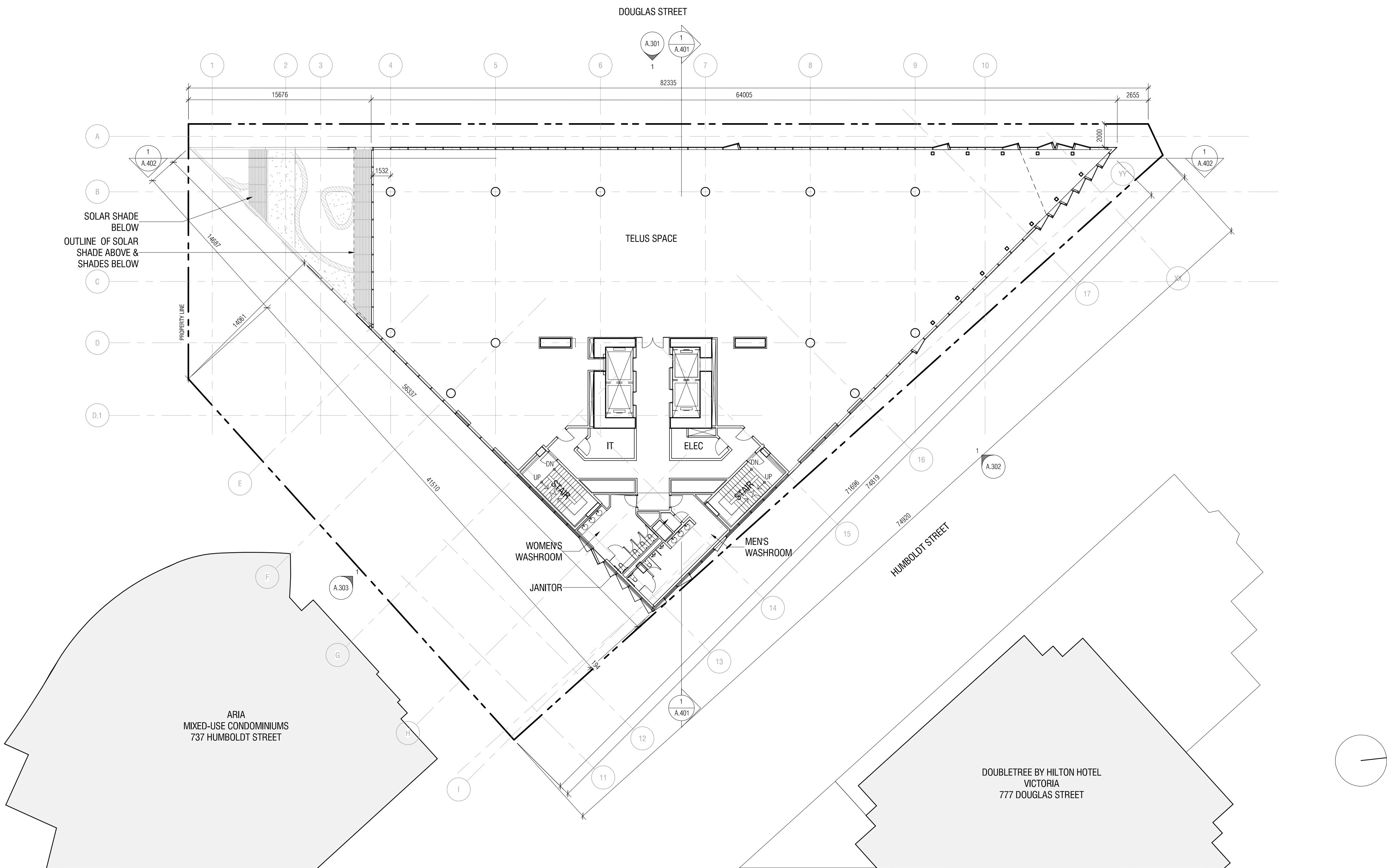
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Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.111

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2021-05-27 4:17:09 PM



Area Schedule (Gross Building - Rezoning) L8		
Level	Name	Area
LEVEL 8	Floor Area	1418.42 m²
Grand total: 1		1418.42 m²

NOT FOR
CONSTRUCTION

ISSUED

No.	Date	Description
1	2020.06.30	Rezoning Pre-application
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PLAN - LEVEL 8 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.112

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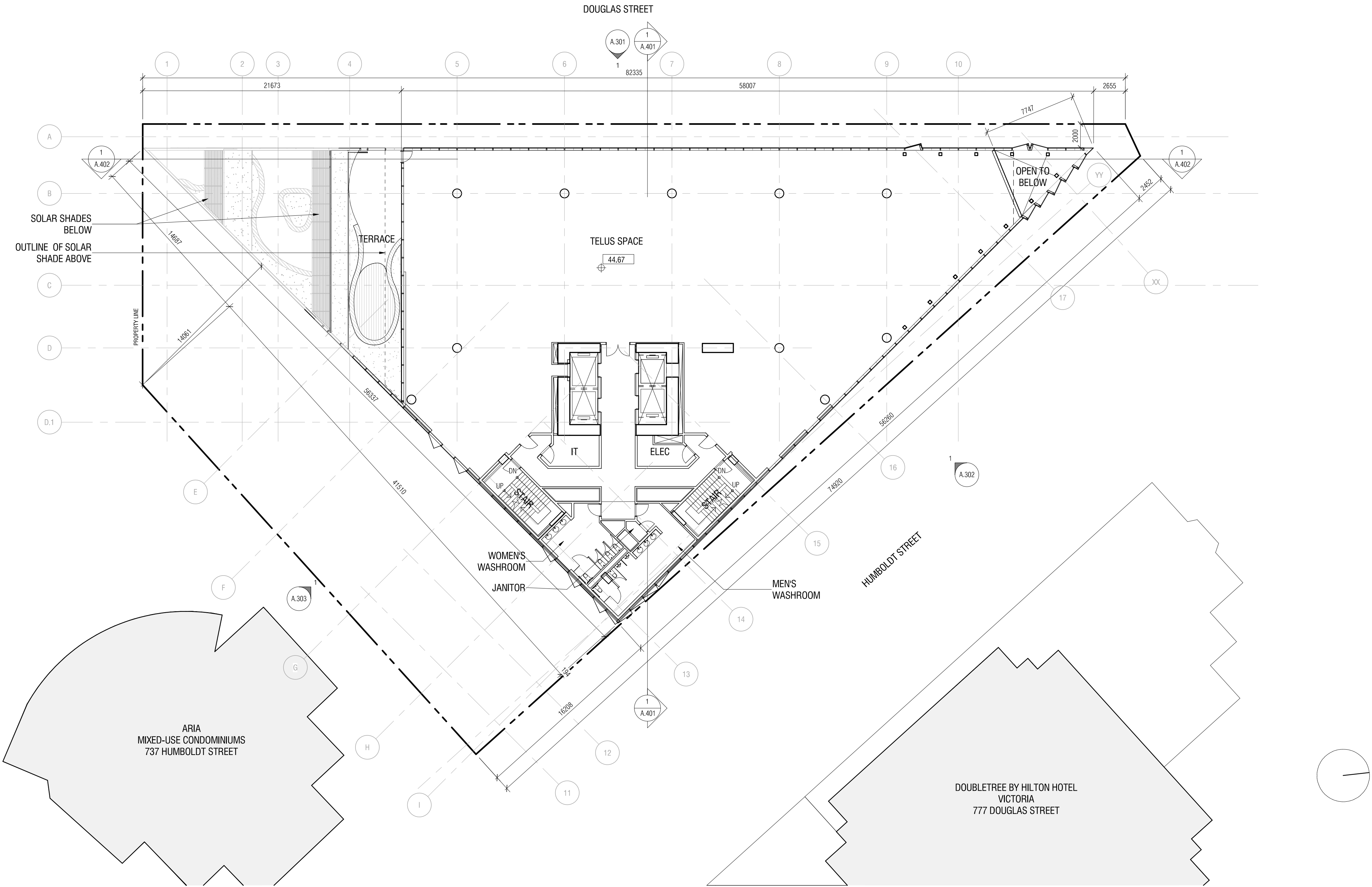
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Area Schedule (Gross Building - Rezoning) L9		
Level	Name	Area
LEVEL 9	Floor Area	1280.56 m ²
Grand total: 1		1280.56 m ²

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TELUS OCEAN

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PLAN - LEVEL 9 - REZONING

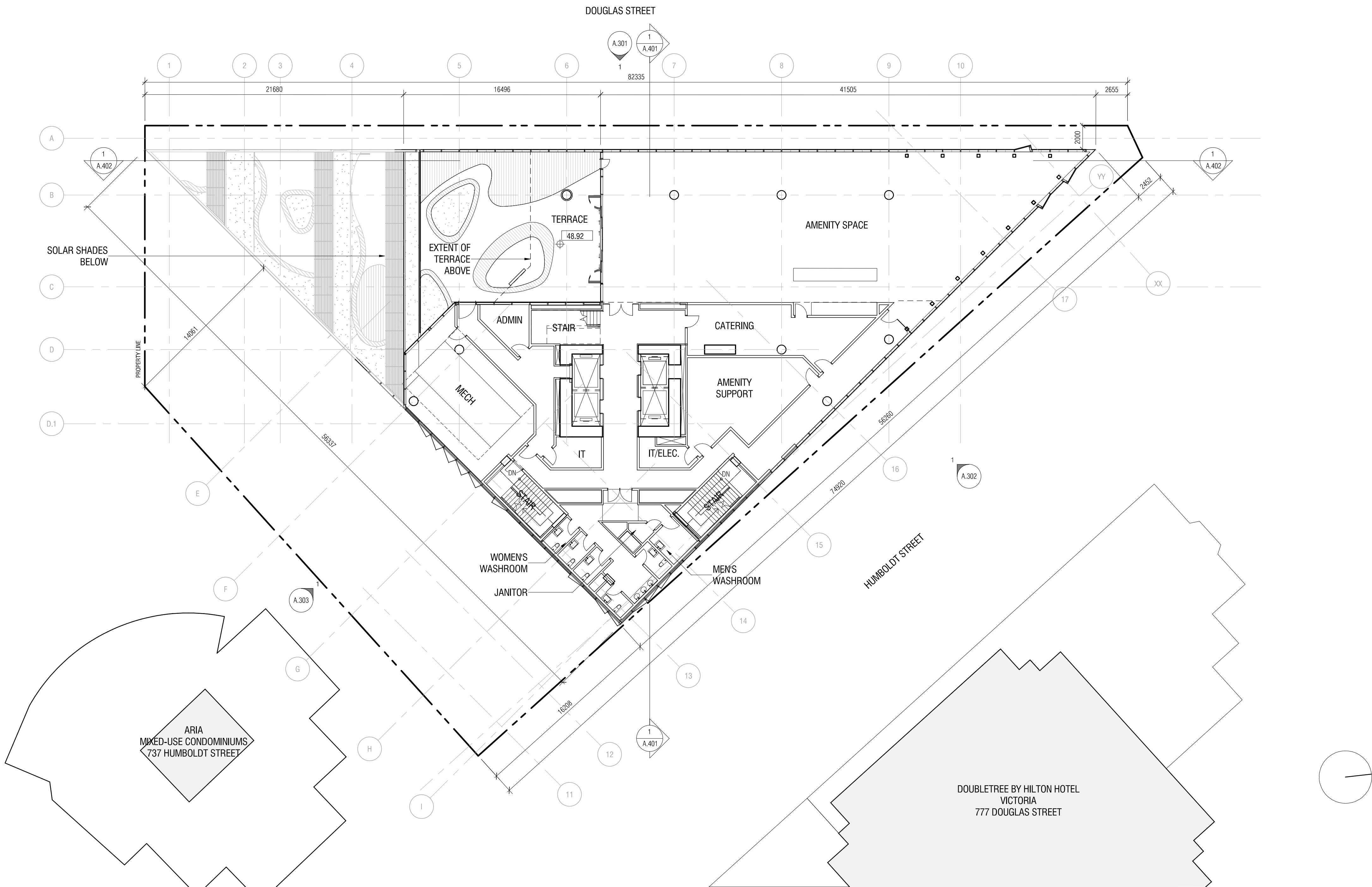
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Project No: 1911
Date: 2021/05/27

A.113

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2021-05-27 4:17:13 PM

Area Schedule (Gross Building - Rezoning) L10		
Level	Name	Area
LEVEL 10	Floor Area	1081.96 m²
Grand total: 1		1081.96 m²



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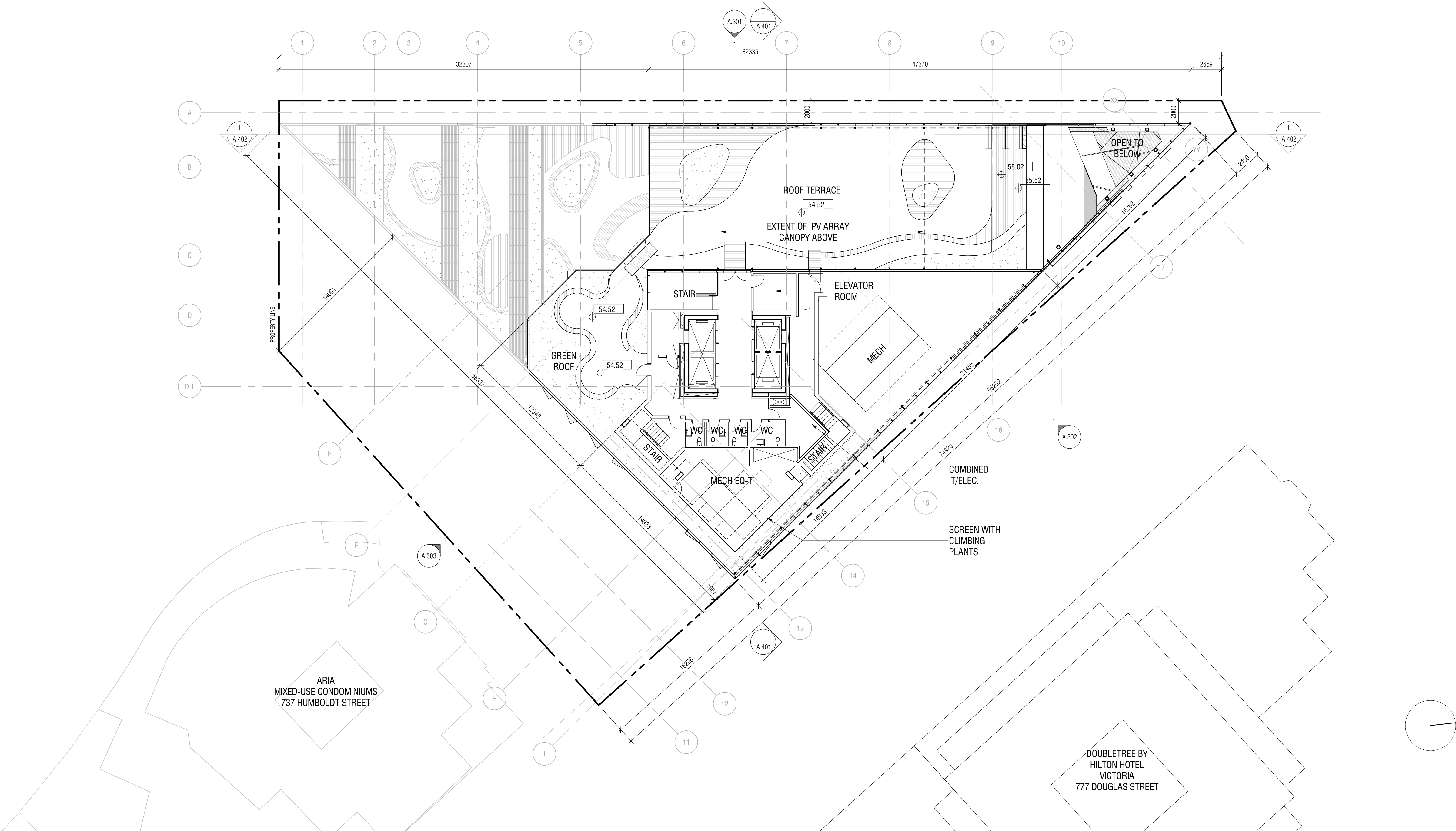
PLAN - LEVEL 10 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.114

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2021-05-27 4:17:15 PM



Area Schedule (Cross Building - Rezoning) L11		
Level	Name	Area
LEVEL 11 / LOWER ROOF	Floor Area	219.66 m ²
Grand total: 1		219.66 m ²

NOT FOR
CONSTRUCTION

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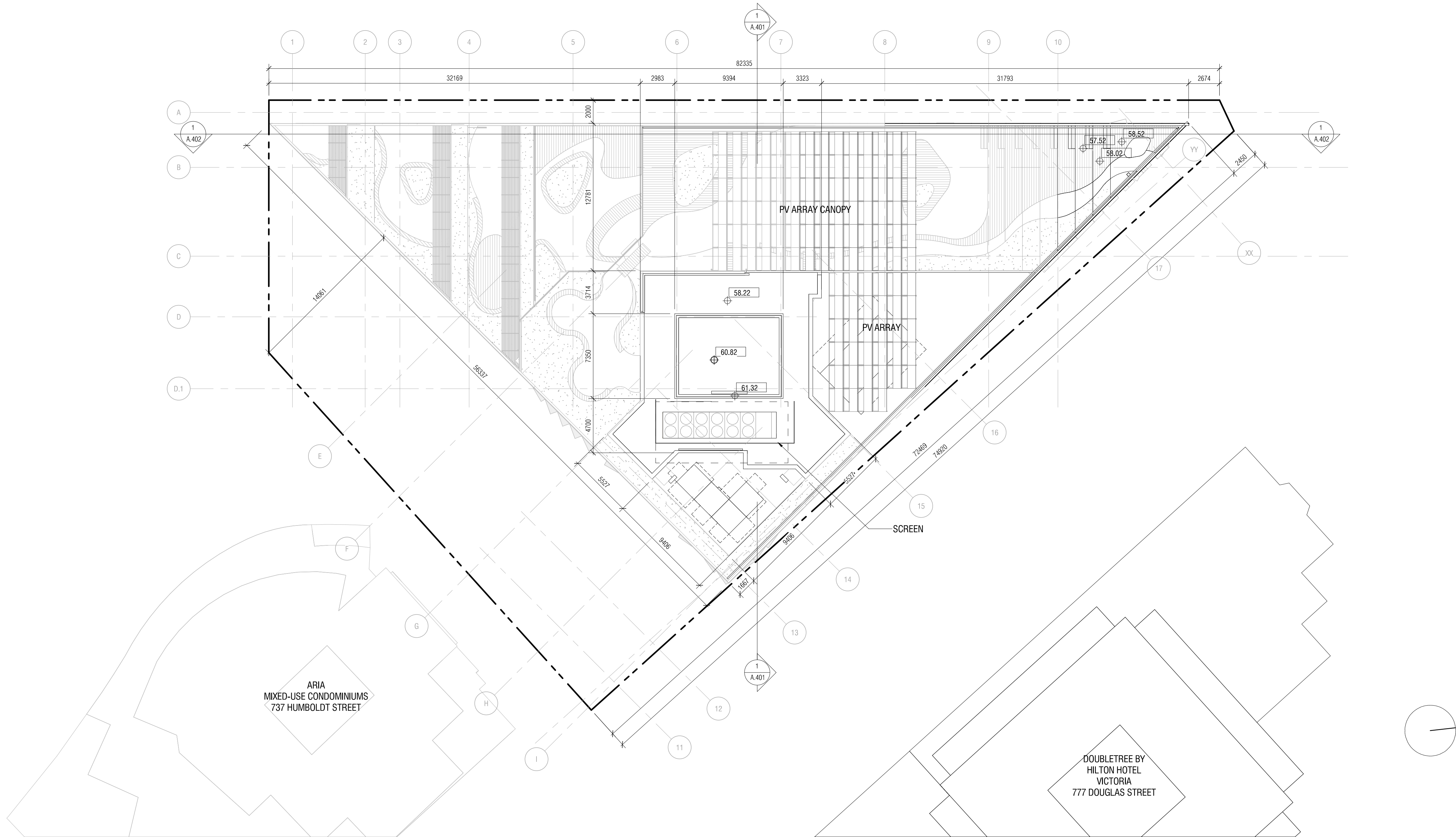
PLAN - LEVEL 11 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.115

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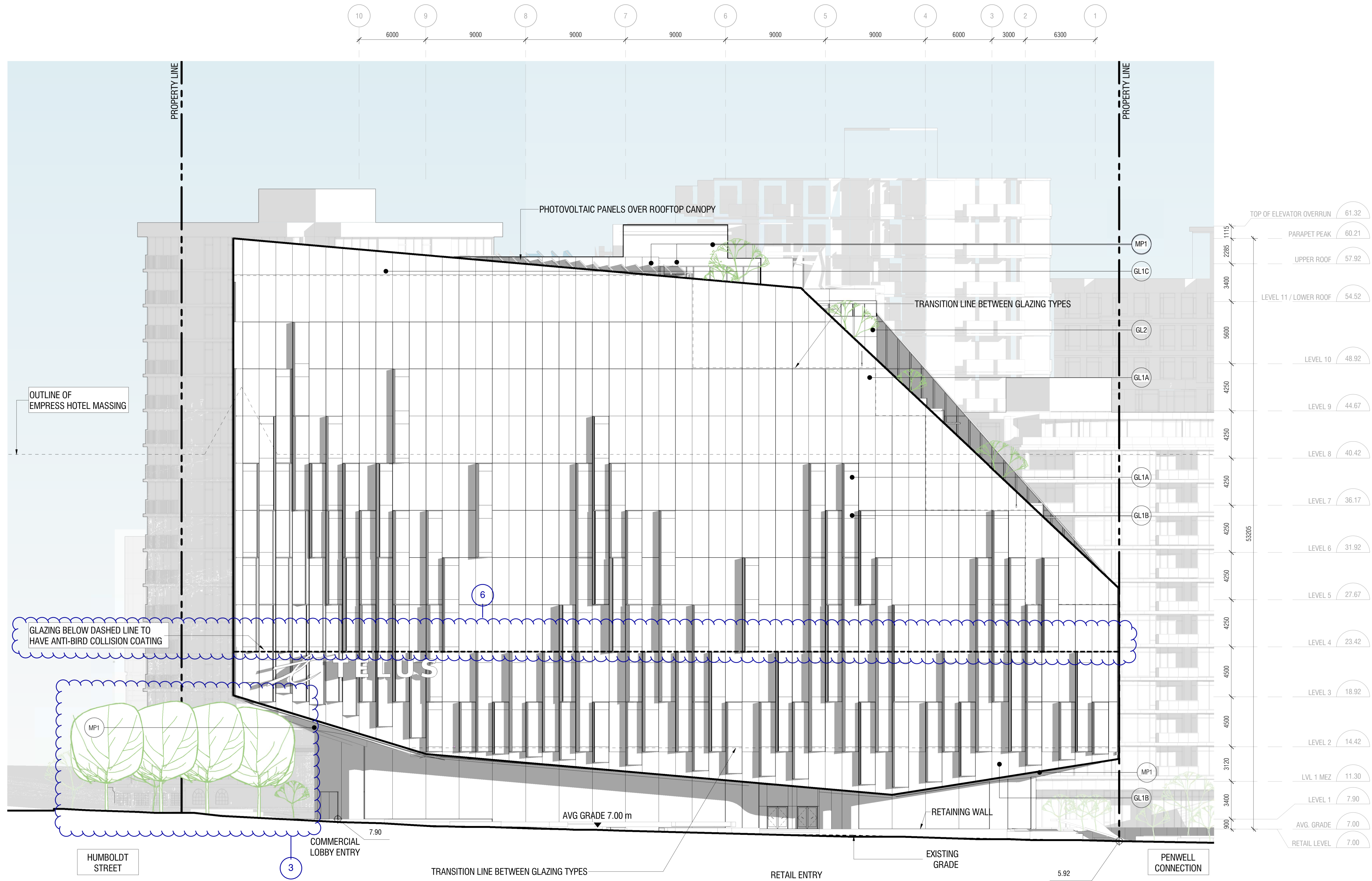
PLAN - UPPER ROOF - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.116

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2021-05-27 4:17:51 PM



LEGEND

- GL1A CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
- GL1B CAPLESS INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 1)
- GL1C CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 1) - WINDBREAK / GUARD
- GL2A CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2)
- GL2B CAPPED INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2)
- GL3 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3)
- GL4 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 4)
- MP1 SATIN SILVER FINISH ALUMINUM METAL PANELS
- MP2 SATIN SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- WP1 WOOD PANEL SOFFIT

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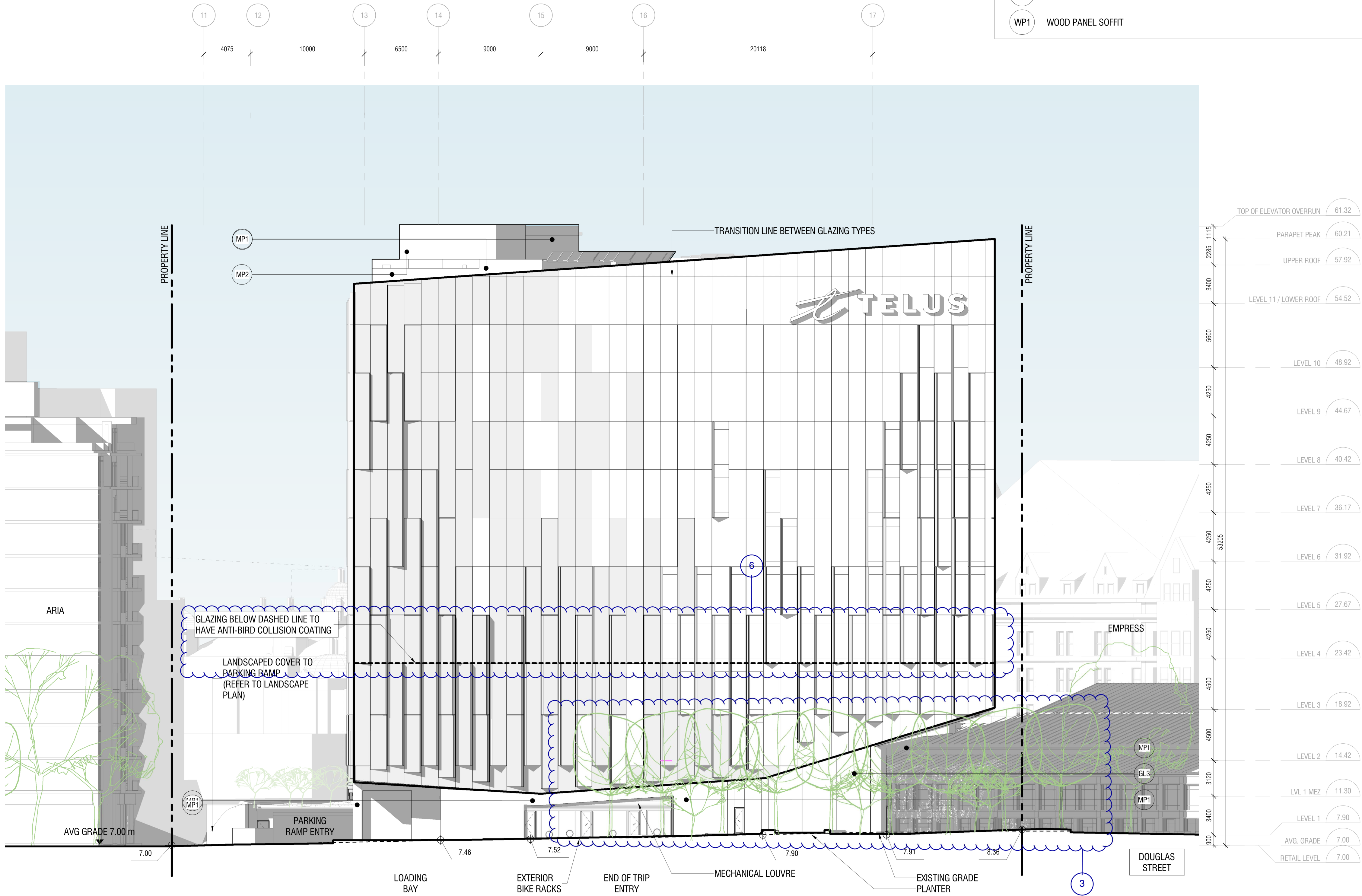
TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - WEST - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.301



LEGEND

- GL1A CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
- GL1B CAPLESS INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 1)
- GL1C CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 1) - WINDBREAK / GUARD
- GL2A CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2)
- GL2B CAPPED INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2)
- GL3 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3)
- GL4 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 4)
- MP1 SATIN SILVER FINISH ALUMINUM METAL PANELS
- MP2 SATIN SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- WP1 WOOD PANEL SOFFIT

NOT FOR
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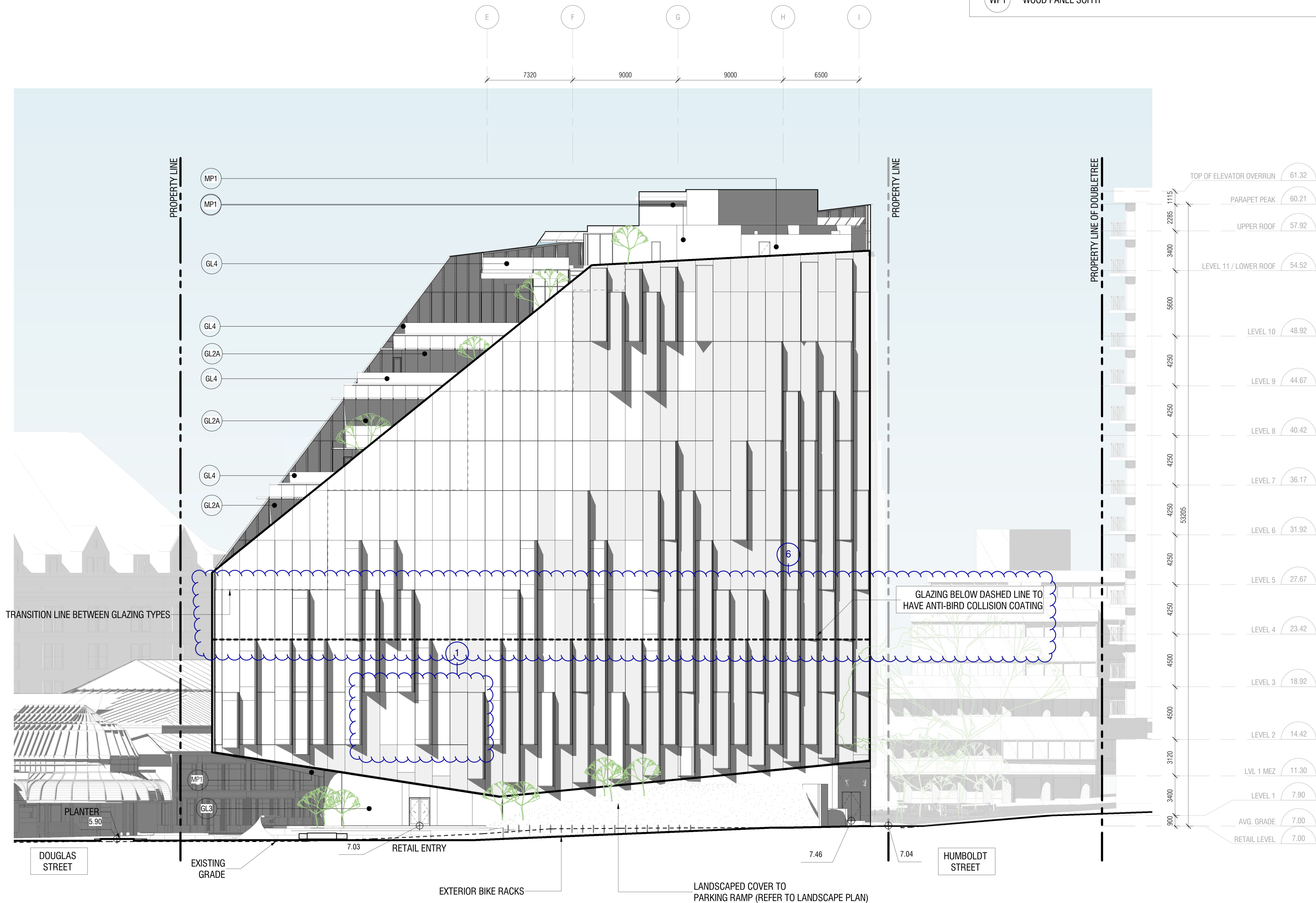


TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - EAST - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27



LEGEND

- GL1A CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
- GL1B CAPLESS INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 1)
- GL1C CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 1) - WINDBREAK / GUARD
- GL2A CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2)
- GL2B CAPPED INSULATED SHADOWBOX SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2)
- GL3 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3)
- GL4 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 4)
- MP1 SATIN SILVER FINISH ALUMINUM METAL PANELS
- MP2 SATIN SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- WP1 WOOD PANEL SOFFIT

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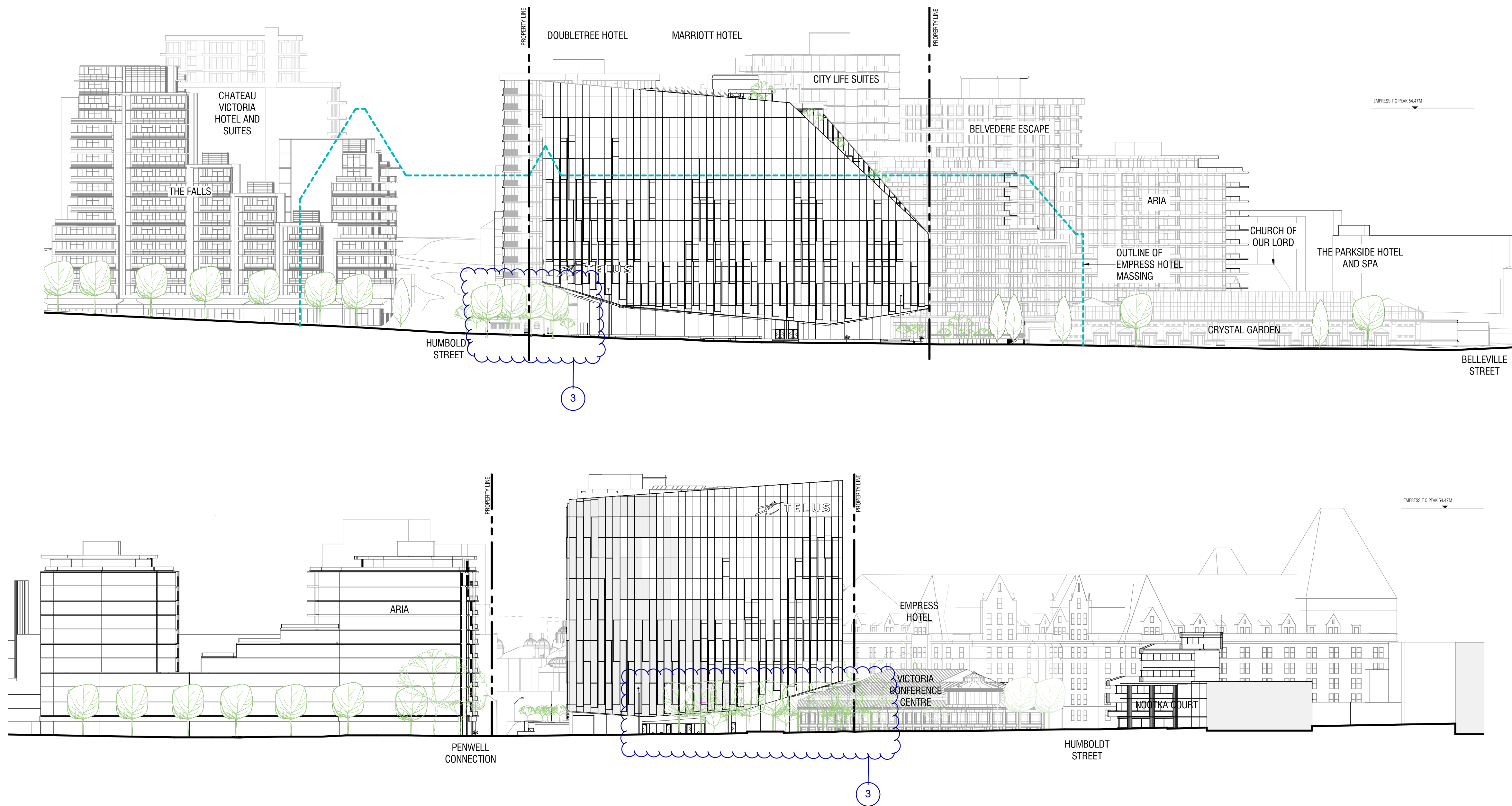
749 Douglas St, Victoria, BC

ELEVATION - SOUTH - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

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CONTEXT ELEVATIONS - REZONING

Scale: 1 : 500
Project No: 1911
Date: 2021/05/27

A.304

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NOT FOR
CONSTRUCTION

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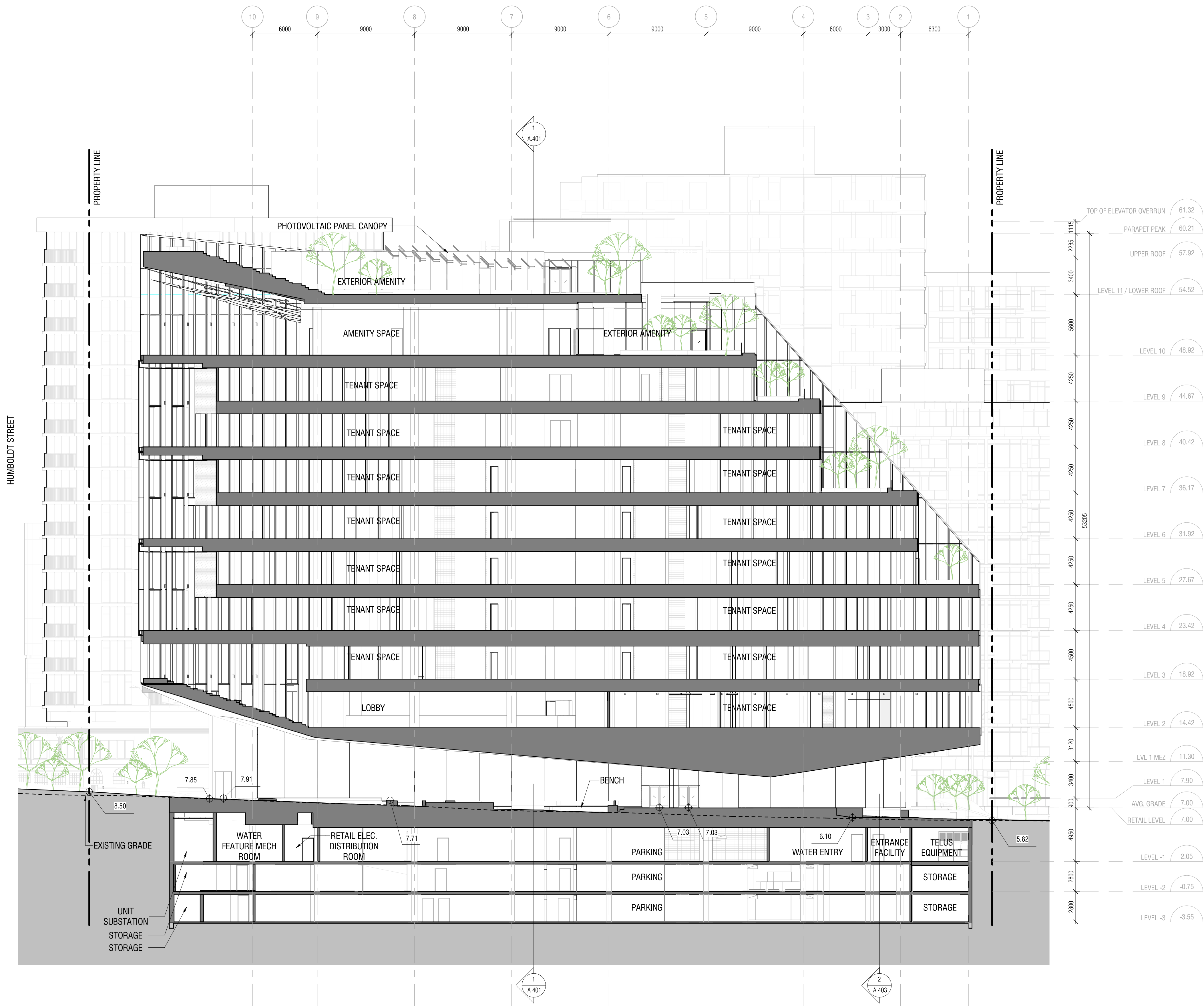
SECTION A - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.401

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NOT FOR
CONSTRUCTION

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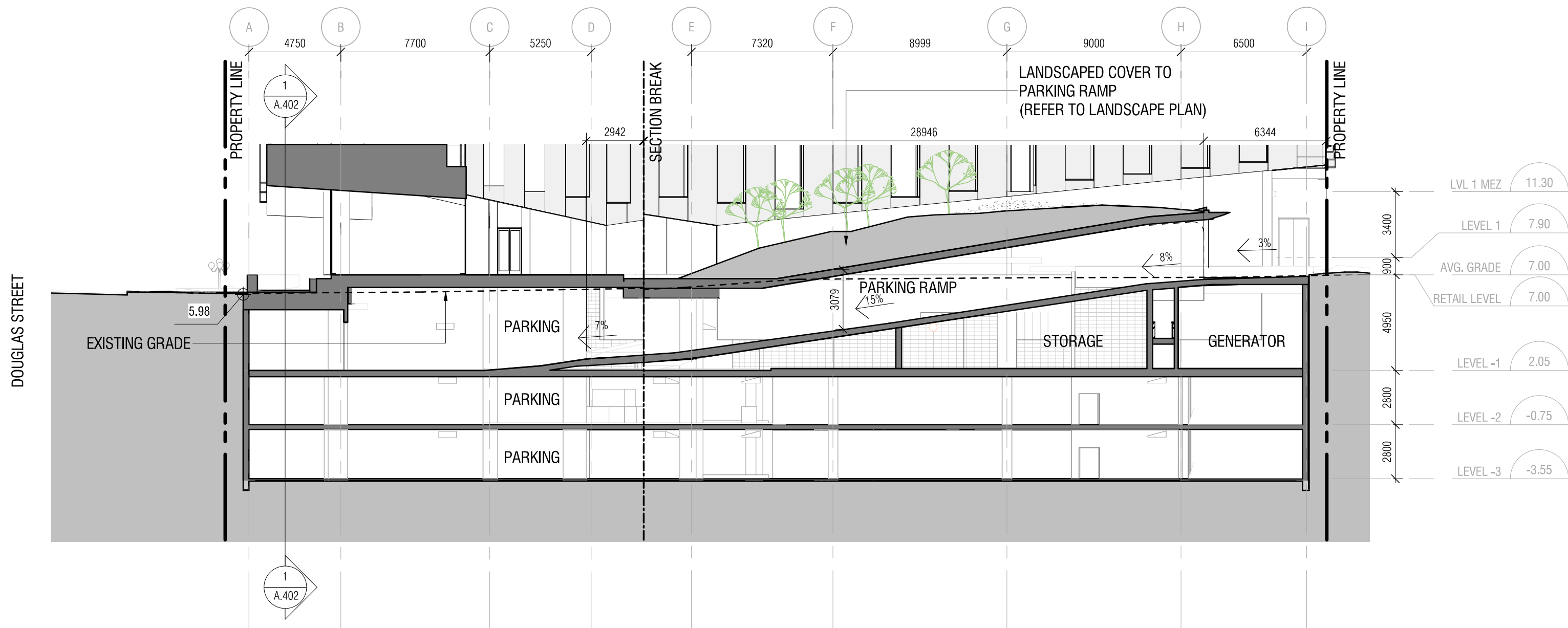
SECTION D - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.402

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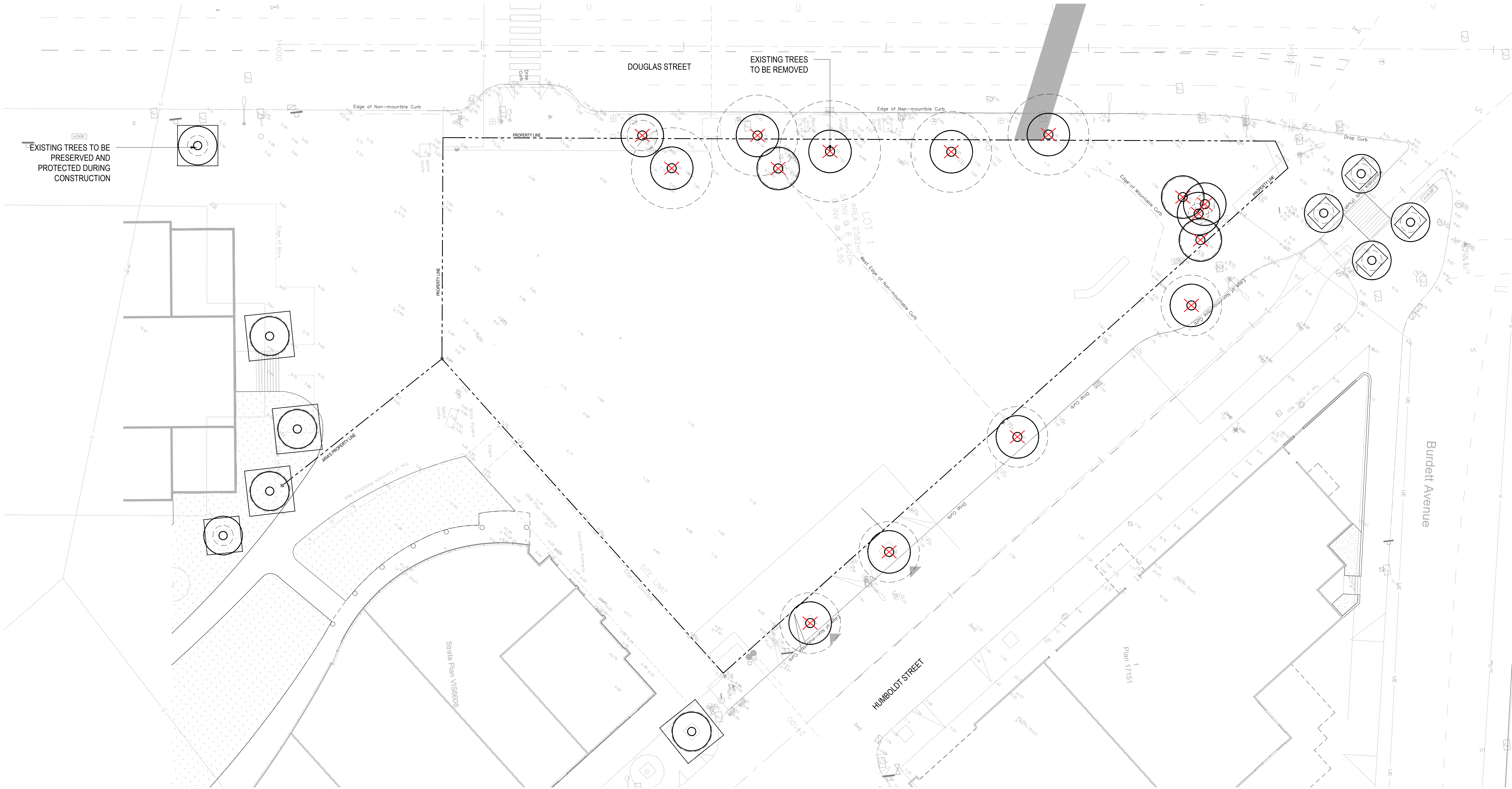
TELUS OCEAN

749 Douglas St, Victoria, BC

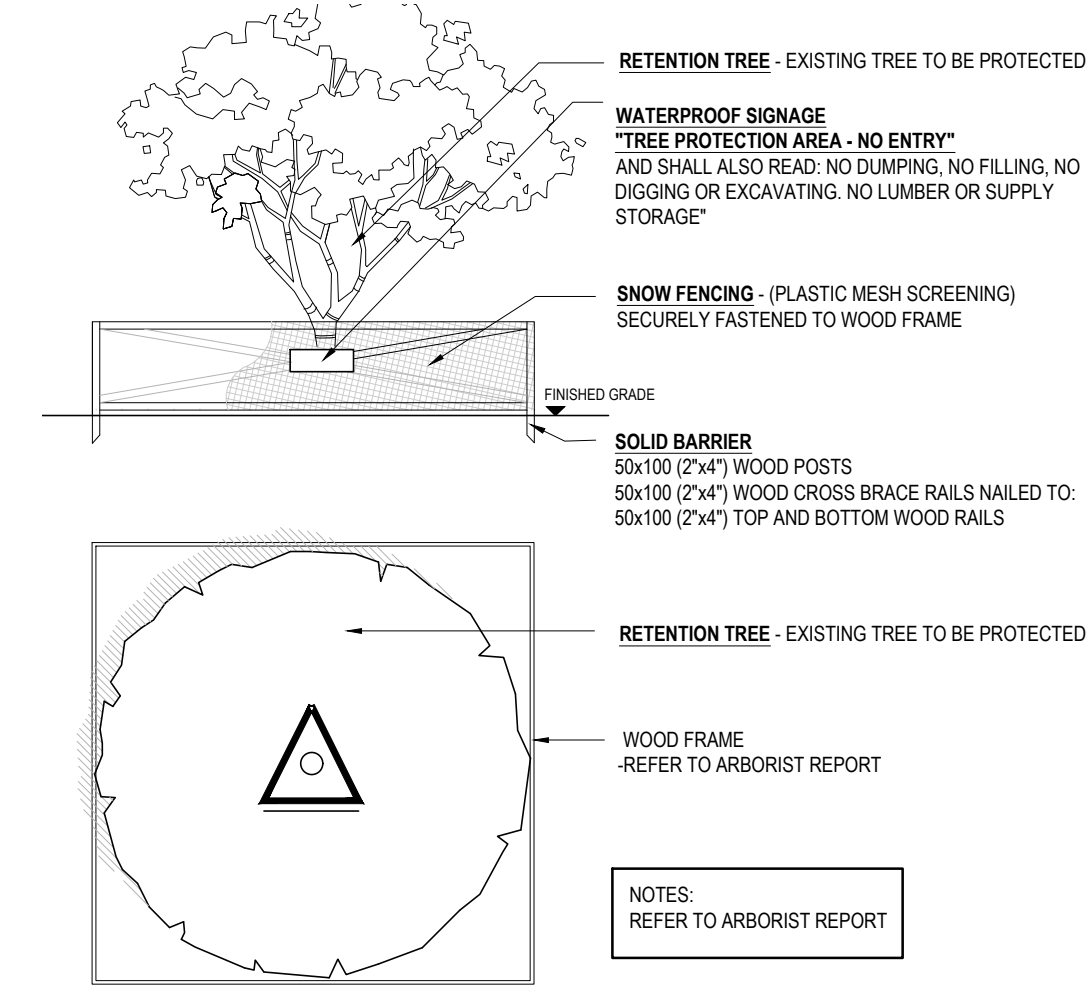
SECTION F - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.403



1 TREE MANAGEMENT PLAN
SCALE: 1:200



2 TREE PROTECTION FENCING
SCALE: NTS

LEGEND	
	TREES TO BE PRESERVED
	TREES TO BE REMOVED
	PROPOSED TREES
	TREE CROWN RADIUS
	TREE PROTECTION FENCING

- NOTES:
- ALL CONSTRUCTION WORK CLOSE TO EXISTING TREES TO BE RETAINED SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE CITY OF VICTORIA ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES, ALL MODIFICATIONS TO SITE GRADING NEAR THE TREE PROTECTION AREAS, ALL ROOT PRUNING, ANY REQUIRED BRANCH PRUNING, AND ANY OTHERWISE NECESSARY ENCROACHMENT INTO THE TREE PROTECTION AREAS.
 - NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
 - PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND / OR RELOCATION.
 - TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VICTORIA.

SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees indicated on Tree Management Plan	23
(Boulevard Trees)	10
(Adjacent Off-site Trees)	5
(On-site Unprotected Trees)	2
(On-site Bylaw-Protected Trees)	6
Requested Protected Tree Removals from site	6
Requested Public Tree Removals	7
Requested Tree Removals from adjacent properties	0
Total Residual Number of On-site Protected Trees	0
Replacement Trees Required by Tree Bylaw	12
See Landscape Plan for proposed street tree plantings	

CLIENT:

PROJECT TEAM:

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ARCHITECT:
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7	04-23-2021	ISSUED FOR TRG	JW
8	05-27-2021	RE-ISSUED FOR REZONING / DP	JW

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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

TREE MANAGEMENT PLAN

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

CHECKED BY:
NM

SCALE:
1:200

DWG. NO.:

L2.01

OF: XX

CLIENT:

PROJECT TEAM:

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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
GROUND LEVEL

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

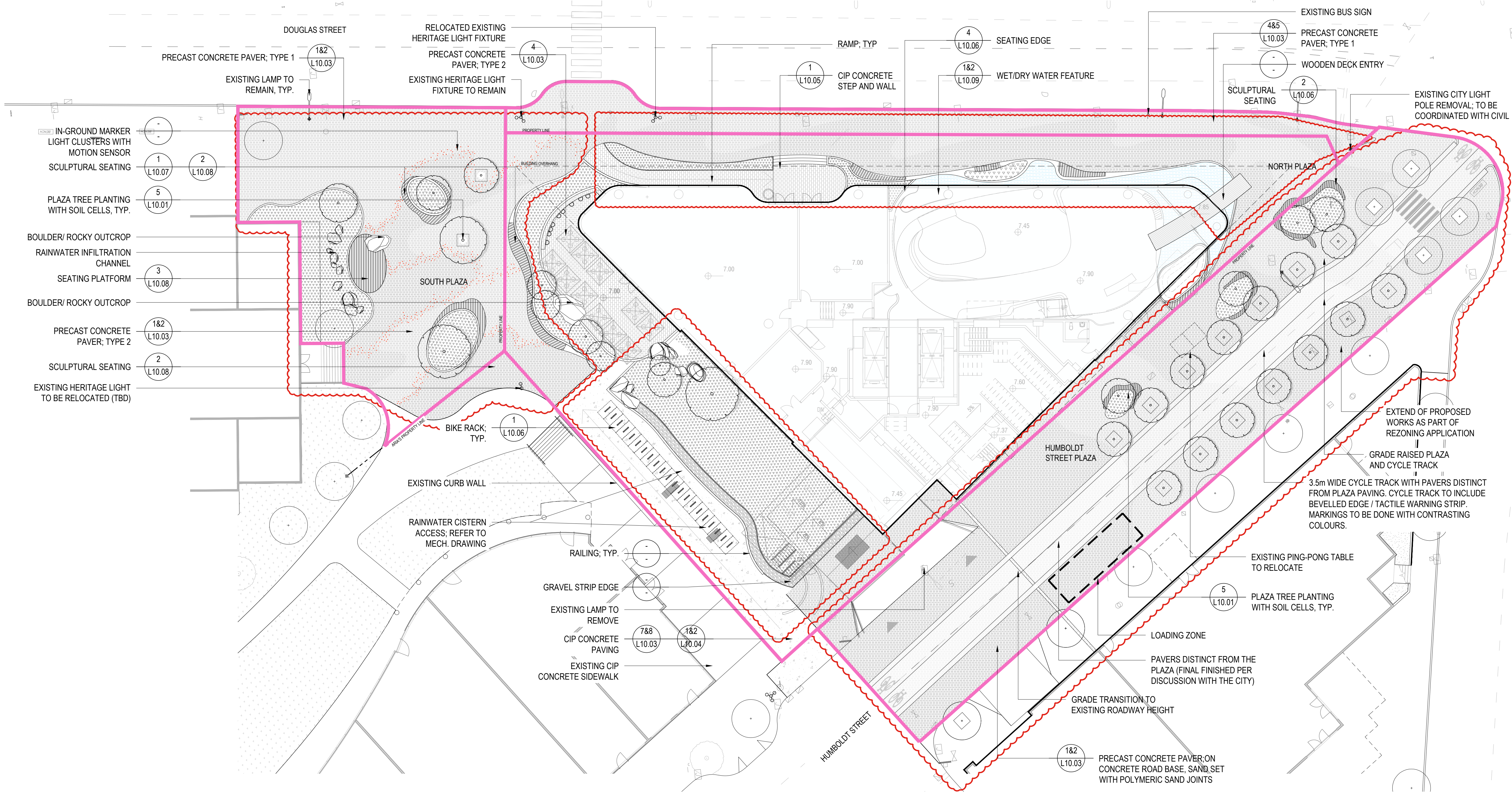
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SCALE:
1:200

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L3.01

OF: XX



1 MATERIAL PLAN - GROUND LEVEL

SCALE: 1:200

LEGEND

P1	PRECAST CONCRETE PAVER - TYPE 1
P2	PRECAST CONCRETE PAVER - TYPE 2
P3	PRECAST CONCRETE PAVER - TYPE 2
P4	CIP CONCRETE
	SCULPTURAL SEATING / SEATING PLATFORM
	WATER FEATURE
	PLANTING AREA

GENERAL NOTES:

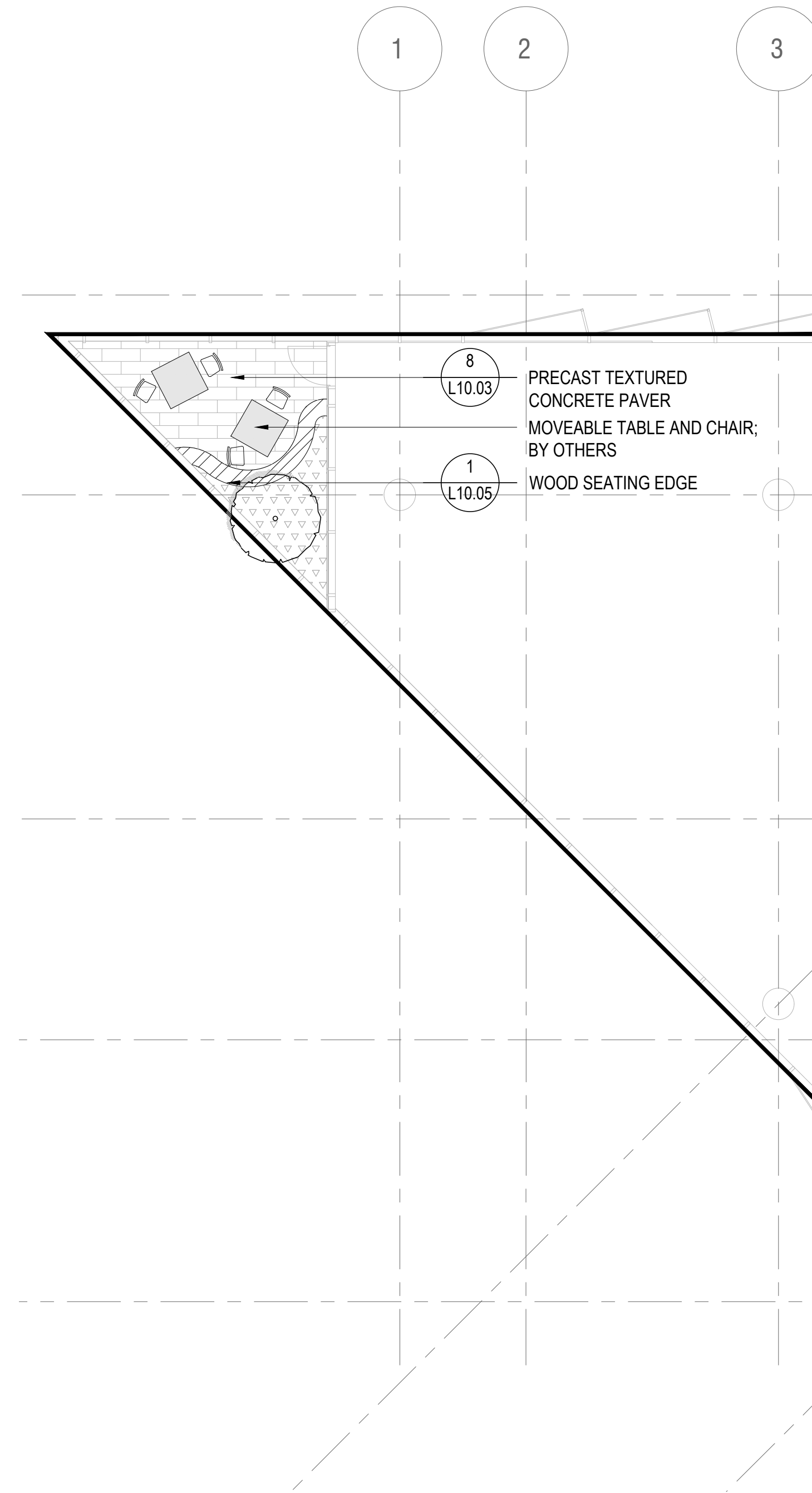
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IN-GROUND LIGHT - REFERENCE IMAGE

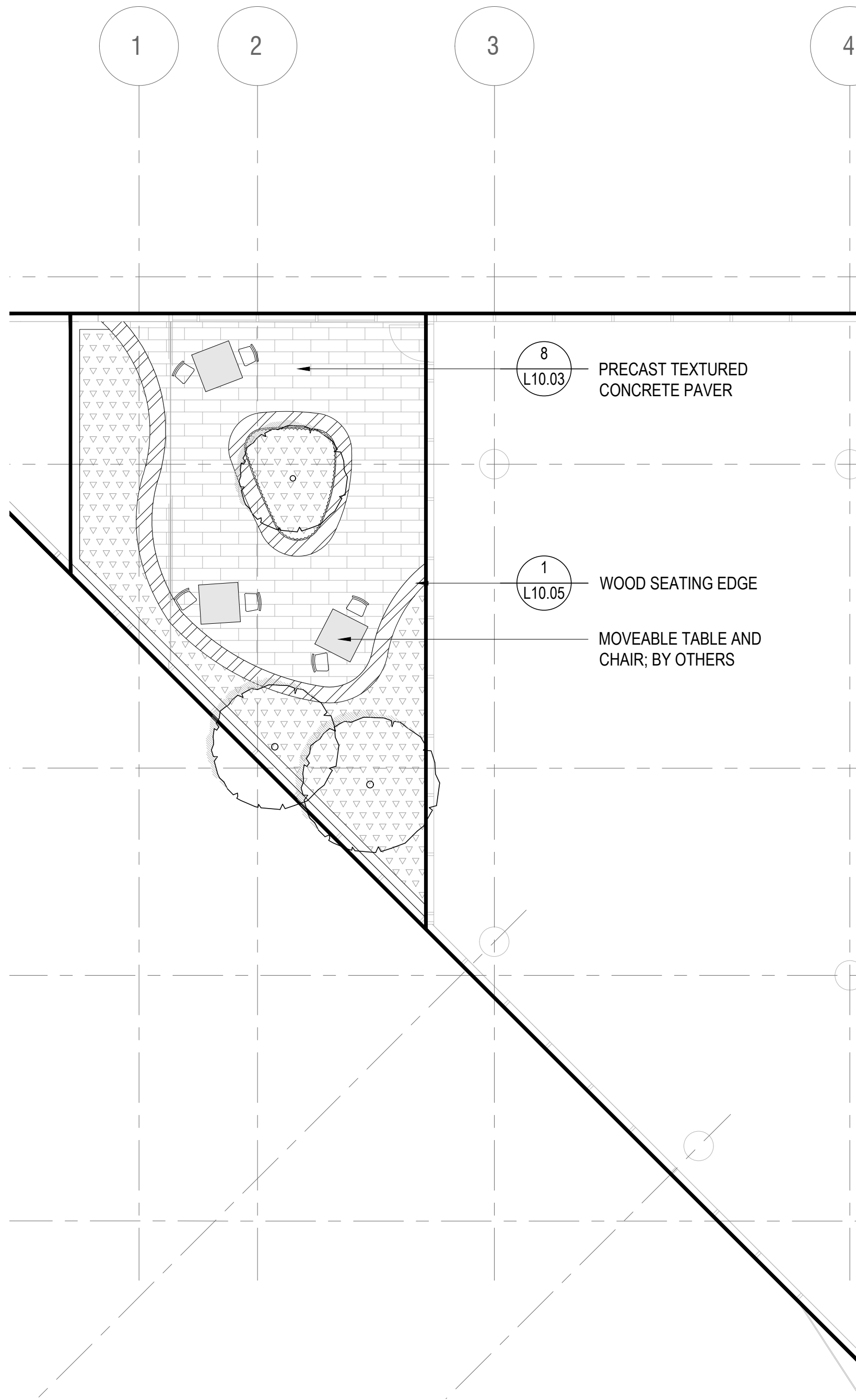


DESIGN NOTES:

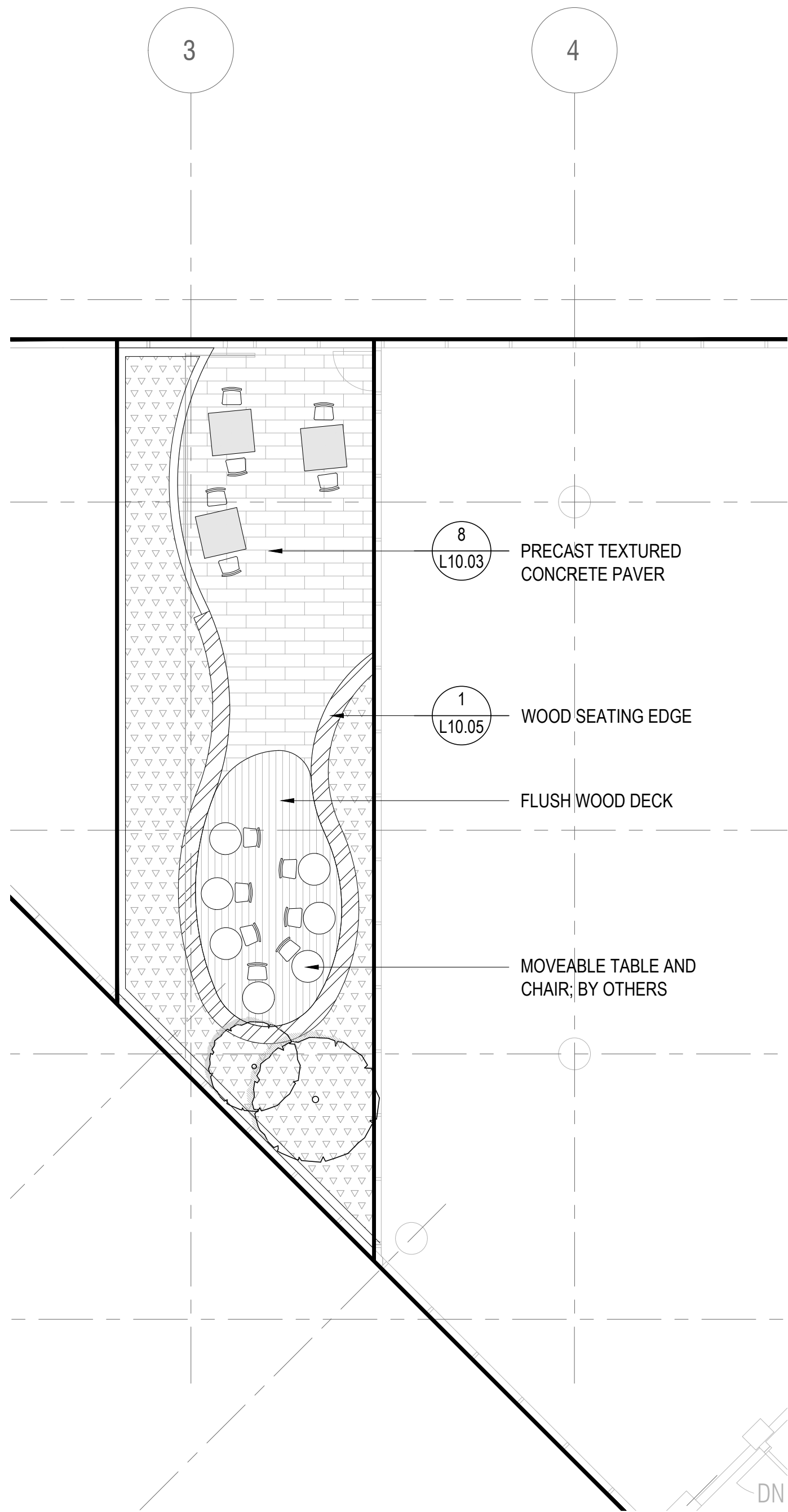
A MINIMUM 18 TREES (INCLUDING 4 EXISTING CITY TREES) LINING THE PATH WILL BE PROVIDED WITH MINIMUM SOIL VOLUMES (SOIL CELLS AS NEEDED) AND IRRIGATION TO THE SATISFACTION OF CITY STAFF, OR A CASH IN LIEU CONTRIBUTION. TREE LOCATIONS ALONG THE BICYCLE PATH TO BE CONFIRMED AT BP STAGE.



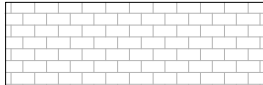
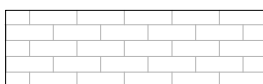
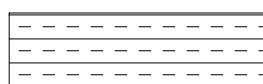
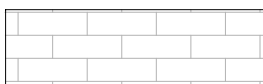
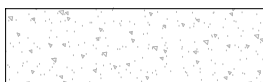
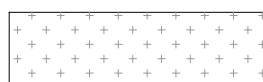
1 MATERIAL PLAN - LEVEL 5
SCALE: 1:100



2 MATERIAL PLAN - LEVEL 7
SCALE: 1:100



3 MATERIAL PLAN - LEVEL 9
SCALE: 1:100

LEGEND				
P1		PRECAST CONCRETE PAVER LIGHT GREY PATTERN		SEATING EDGE
P2		PRECAST CONCRETE PAVER DARK GREY PATTERN		WATER FEATURE
P3		PRECAST CONCRETE PAVER - ON PEDESTAL		PLANTING AREA
P4		CIP CONCRETE		NON ACCESSIBLE GREEN ROOF PLANTING AREA
P5		FLUSH WOOD DECK - ON PEDESTAL		

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 - 5) The Contractor shall be responsible for verifying the property line.

ALL SITE FURNITURE TO BE
SPECIFIED BY OTHERS
(TO BE DETERMINED)

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ARCHITECT:
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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

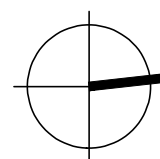
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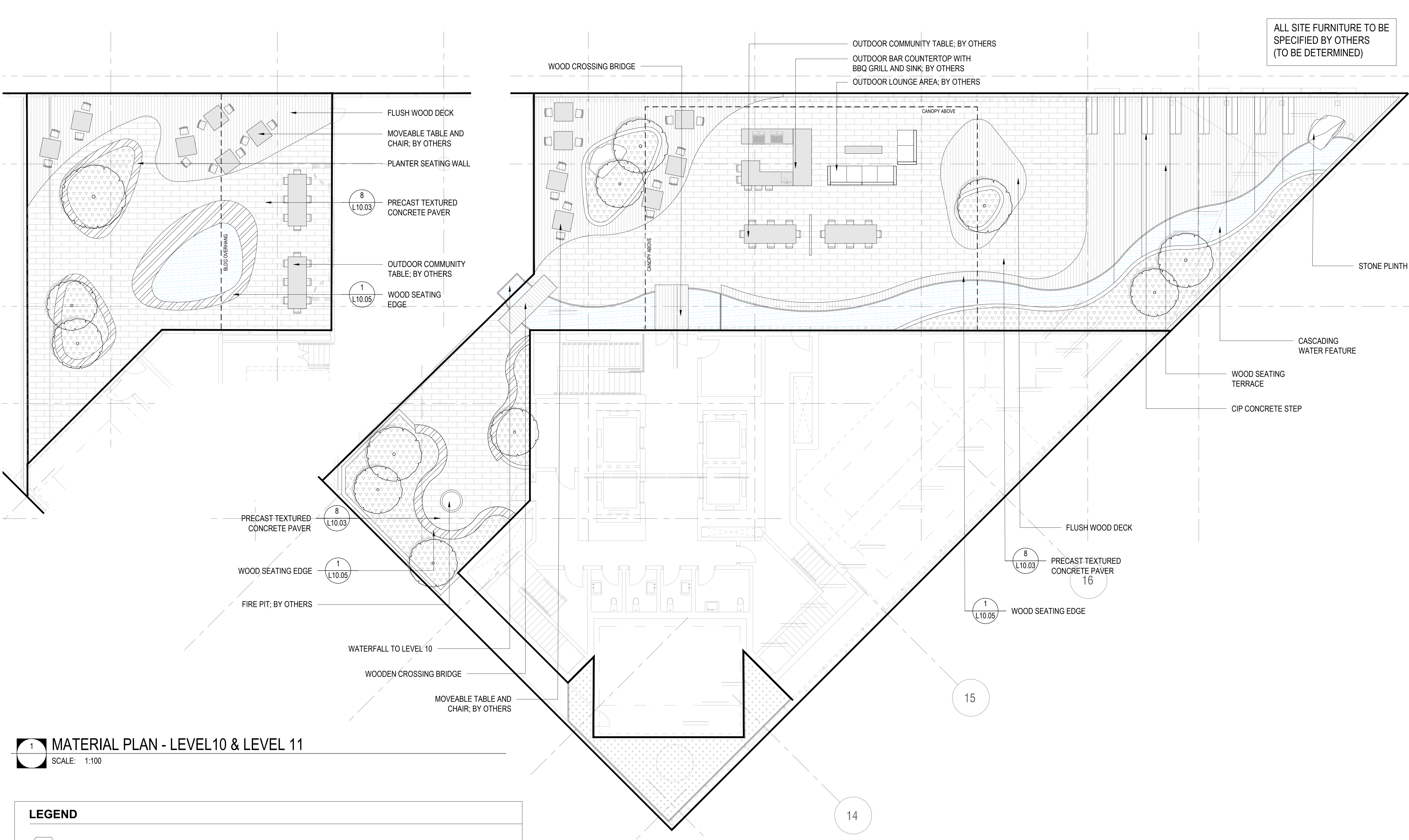
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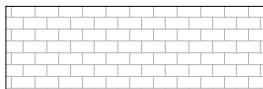
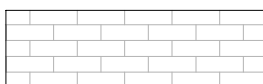
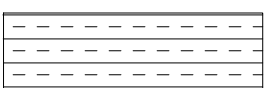
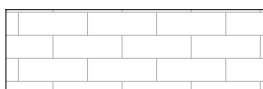
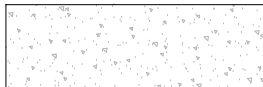
L3.02

OF: XX





1 MATERIAL PLAN - LEVEL 10 & LEVEL 11
SCALE: 1:100

LEGEND				
P1		PRECAST CONCRETE PAVER LIGHT GREY PATTERN		SEATING EDGE
P2		PRECAST CONCRETE PAVER DARK GREY PATTERN		WATER FEATURE
P3		PRECAST CONCRETE PAVER - ON PEDESTAL		PLANTING AREA
P4		CIP CONCRETE		NON ACCESSIBLE GREEN ROOF PLANTING AREA
P5		FLUSH WOOD DECK - ON PEDESTAL		

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- The Contractor shall be responsible for verifying the property line.

CLIENT:

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PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

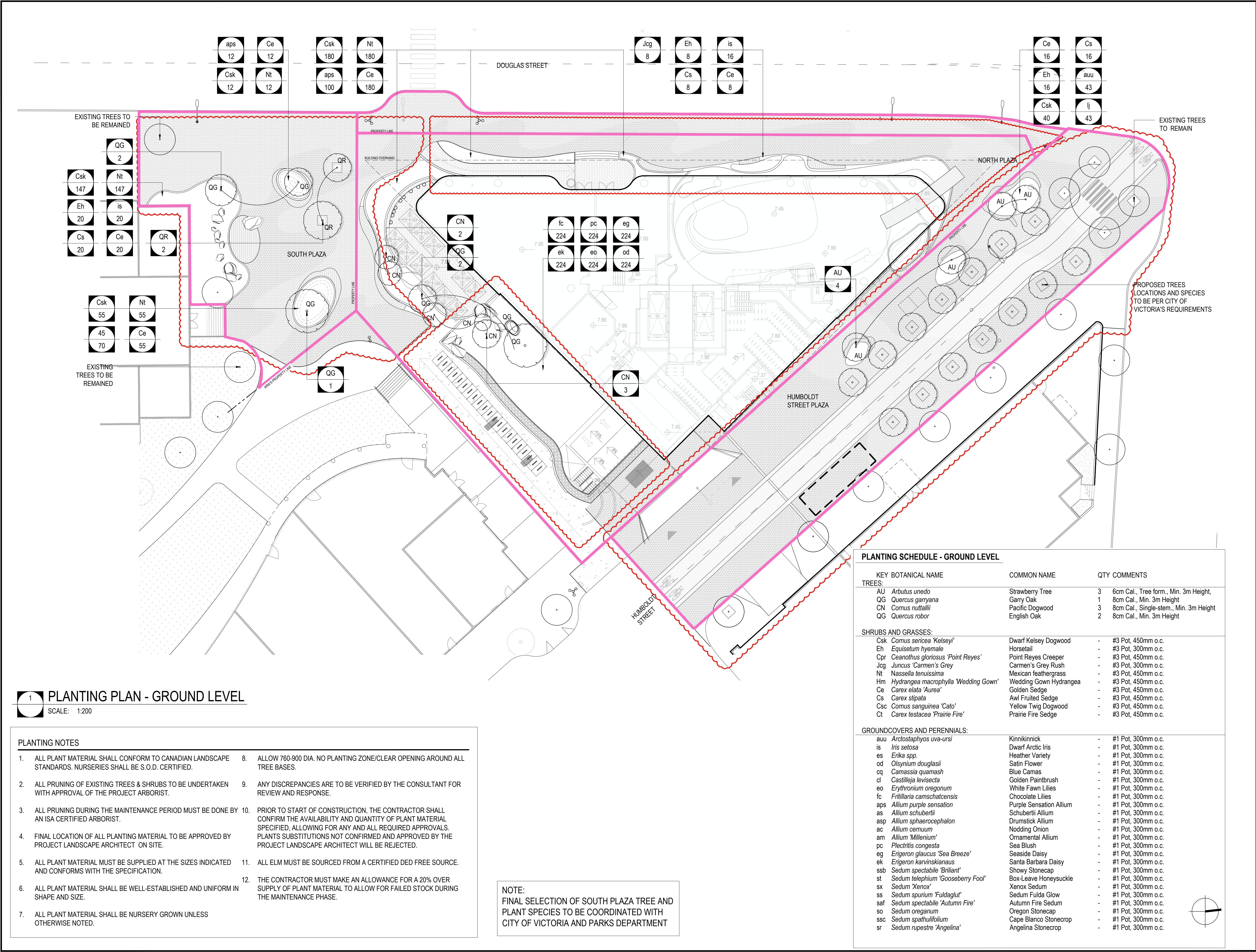
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1:100

DWG. NO.:

L3.03

OF: XX



1 PLANTING PLAN - GROUND LEVEL
SCALE: 1:200

- PLANTING NOTES**
- | | |
|---|---|
| 1. ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED. | 8. ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES. |
| 2. ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST. | 9. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE. |
| 3. ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST. | 10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED. |
| 4. FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE. | 11. ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE. |
| 5. ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION. | 12. THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE. |
| 6. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE. | |
| 7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. | |

NOTE:
FINAL SELECTION OF SOUTH PLAZA TREE AND PLANT SPECIES TO BE COORDINATED WITH CITY OF VICTORIA AND PARKS DEPARTMENT

PLANTING SCHEDULE - GROUND LEVEL			
KEY	BOTANICAL NAME	COMMON NAME	QTY COMMENTS
TREES:			
AU	Arbutus unedo	Strawberry Tree	3 6cm Cal., Tree form., Min. 3m Height,
QG	Quercus garryana	Garry Oak	1 8cm Cal., Min. 3m Height
CN	Comus nuttallii	Pacific Dogwood	3 8cm Cal., Single-stem., Min. 3m Height
QG	Quercus robor	English Oak	2 8cm Cal., Min. 3m Height
SHRUBS AND GRASSES:			
Csk	Comus sericea 'Kelsey'	Dwarf Kelsey Dogwood	- #3 Pot, 450mm o.c.
Eh	Equisetum hyemale	Horsetail	- #3 Pot, 300mm o.c.
Cpr	Ceanothus gloriosus 'Point Reyes'	Point Reyes Creeper	- #3 Pot, 450mm o.c.
Jcg	Juncus 'Carmen's Grey	Carmen's Grey Rush	- #3 Pot, 300mm o.c.
Nt	Nassella tenuissima	Mexican feathergrass	- #3 Pot, 450mm o.c.
Hm	Hydrangea macrophylla 'Wedding Gown'	Wedding Gown Hydrangea	- #3 Pot, 450mm o.c.
Ce	Carex elata 'Aurea'	Golden Sedge	- #3 Pot, 450mm o.c.
Cs	Carex stipata	Awl Fruited Sedge	- #3 Pot, 450mm o.c.
Cso	Comus sanguinea 'Cato'	Yellow Twig Dogwood	- #3 Pot, 450mm o.c.
Ct	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	- #3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:			
auu	Arctostaphylos uva-ursi	Kinnikinnick	- #1 Pot, 300mm o.c.
is	Iris setosa	Dwarf Arctic Iris	- #1 Pot, 300mm o.c.
es	Erika spp.	Heather Variety	- #1 Pot, 300mm o.c.
od	Olsynium douglasii	Satin Flower	- #1 Pot, 300mm o.c.
cq	Camassia quamash	Blue Camas	- #1 Pot, 300mm o.c.
cl	Castilleja levisecta	Golden Paintbrush	- #1 Pot, 300mm o.c.
eo	Erythronium oregonum	White Fawn Lilies	- #1 Pot, 300mm o.c.
fc	Fritillaria camschatcensis	Chocolate Lilies	- #1 Pot, 300mm o.c.
aps	Allium purple sensation	Purple Sensation Allium	- #1 Pot, 300mm o.c.
as	Allium schubertii	Schubertii Allium	- #1 Pot, 300mm o.c.
asp	Allium sphaerocephalon	Drumstick Allium	- #1 Pot, 300mm o.c.
ac	Allium cernuum	Nodding Onion	- #1 Pot, 300mm o.c.
am	Allium 'Millenium'	Ornamental Allium	- #1 Pot, 300mm o.c.
pc	Plectritis congesta	Sea Blush	- #1 Pot, 300mm o.c.
eg	Erigeron glaucus 'Sea Breeze'	Seaside Daisy	- #1 Pot, 300mm o.c.
ek	Erigeron karvinskianus	Santa Barbara Daisy	- #1 Pot, 300mm o.c.
ssb	Sedum spectabile 'Brilliant'	Showy Stonecrop	- #1 Pot, 300mm o.c.
st	Sedum telephium 'Gooseberry Fool'	Box-Leave Honeysuckle	- #1 Pot, 300mm o.c.
sx	Sedum 'Xenox'	Xenox Sedum	- #1 Pot, 300mm o.c.
ss	Sedum spurium 'Fuldaglut'	Sedum Fulda Glow	- #1 Pot, 300mm o.c.
saf	Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	- #1 Pot, 300mm o.c.
so	Sedum oregonum	Oregon Stonecrop	- #1 Pot, 300mm o.c.
ssc	Sedum spathulifolium	Cape Blanco Stonecrop	- #1 Pot, 300mm o.c.
sr	Sedum rupestre 'Angelina'	Angelina Stonecrop	- #1 Pot, 300mm o.c.

CLIENT:

PROJECT TEAM:

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STAMP:

PROJECT NAME:
TELUS OCEAN

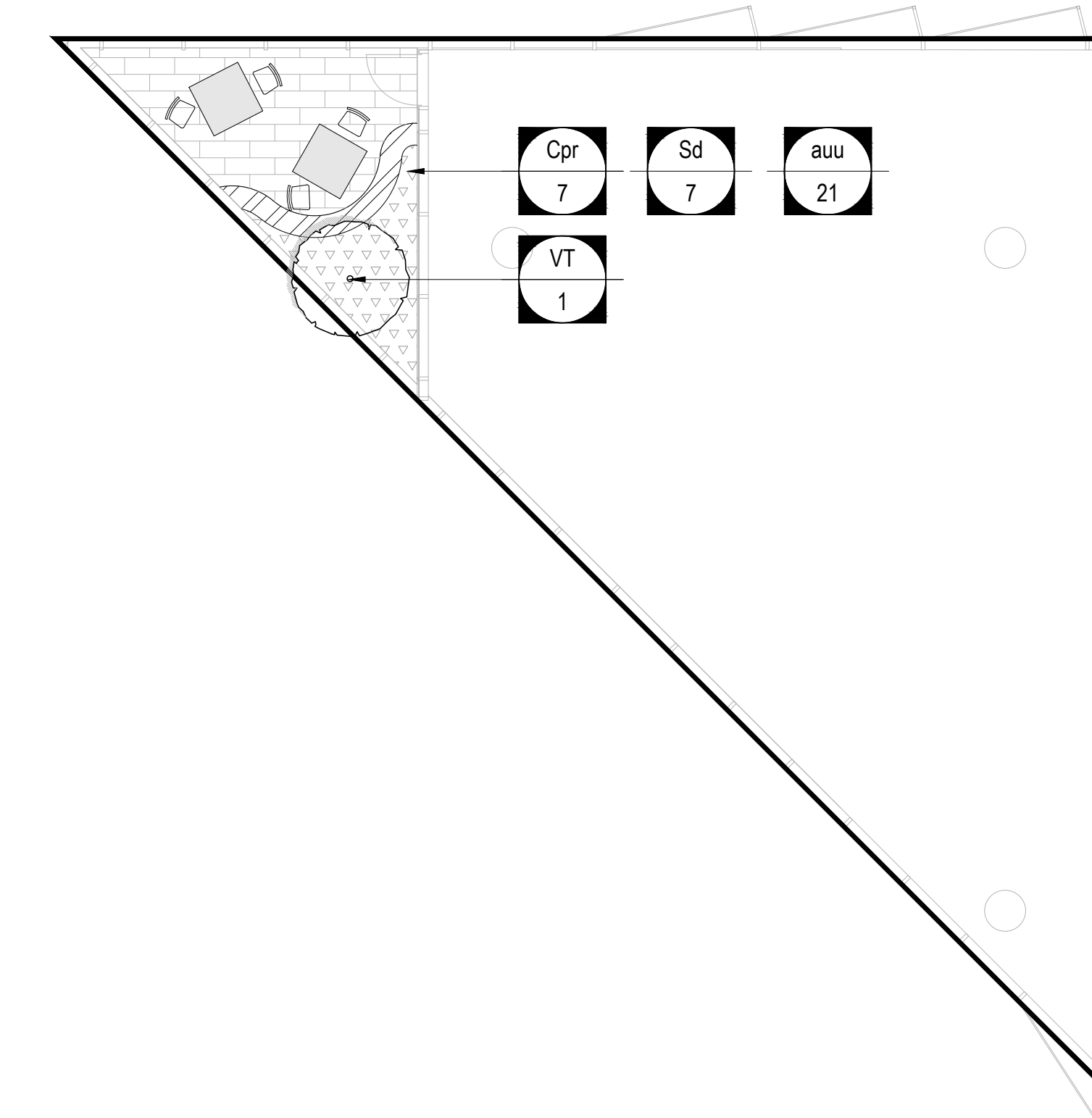
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PLANTING PLAN
GROUND LEVEL

PFS PROJECT NUMBER: 20007 DATE: 07/15/2020

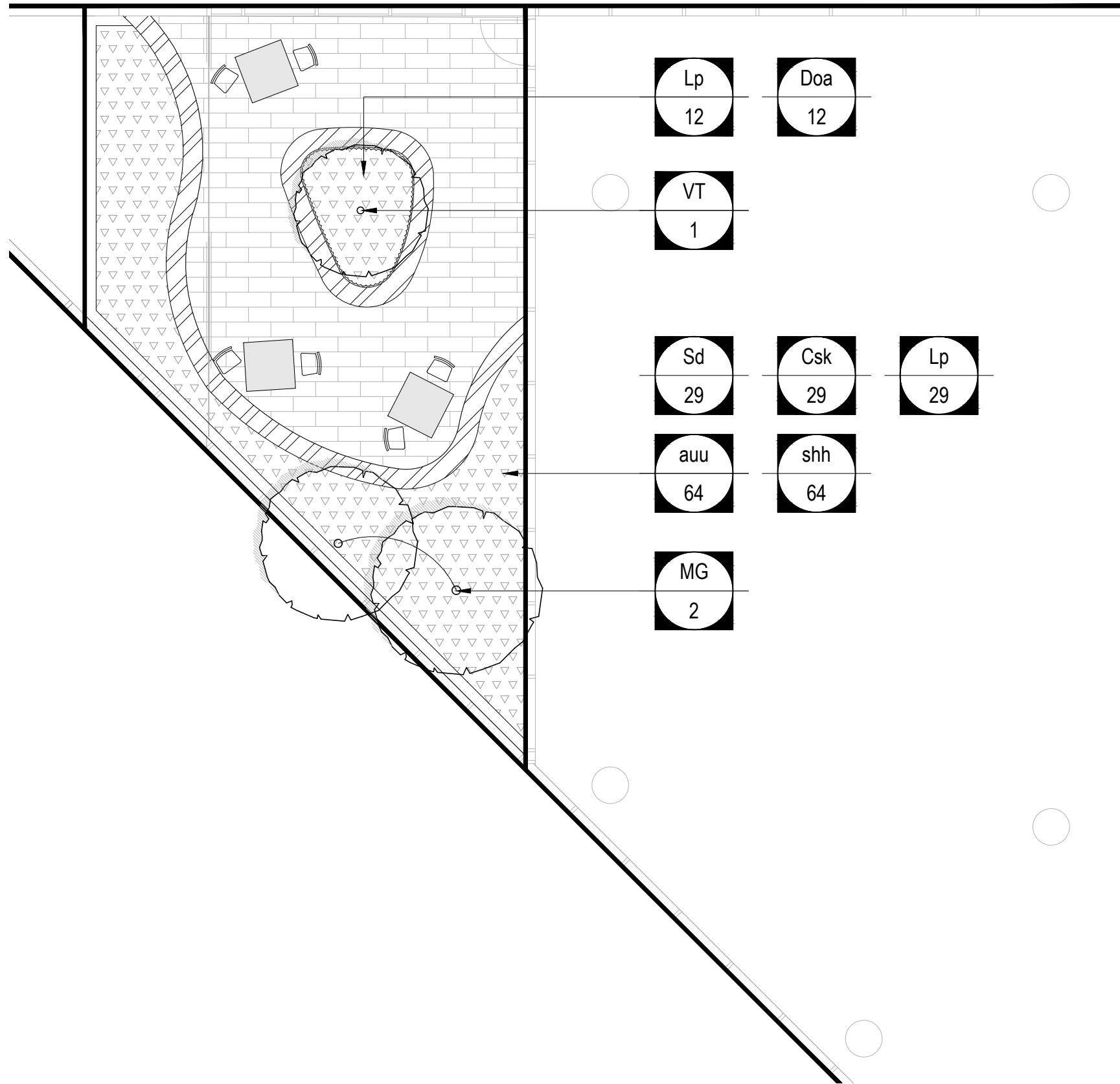
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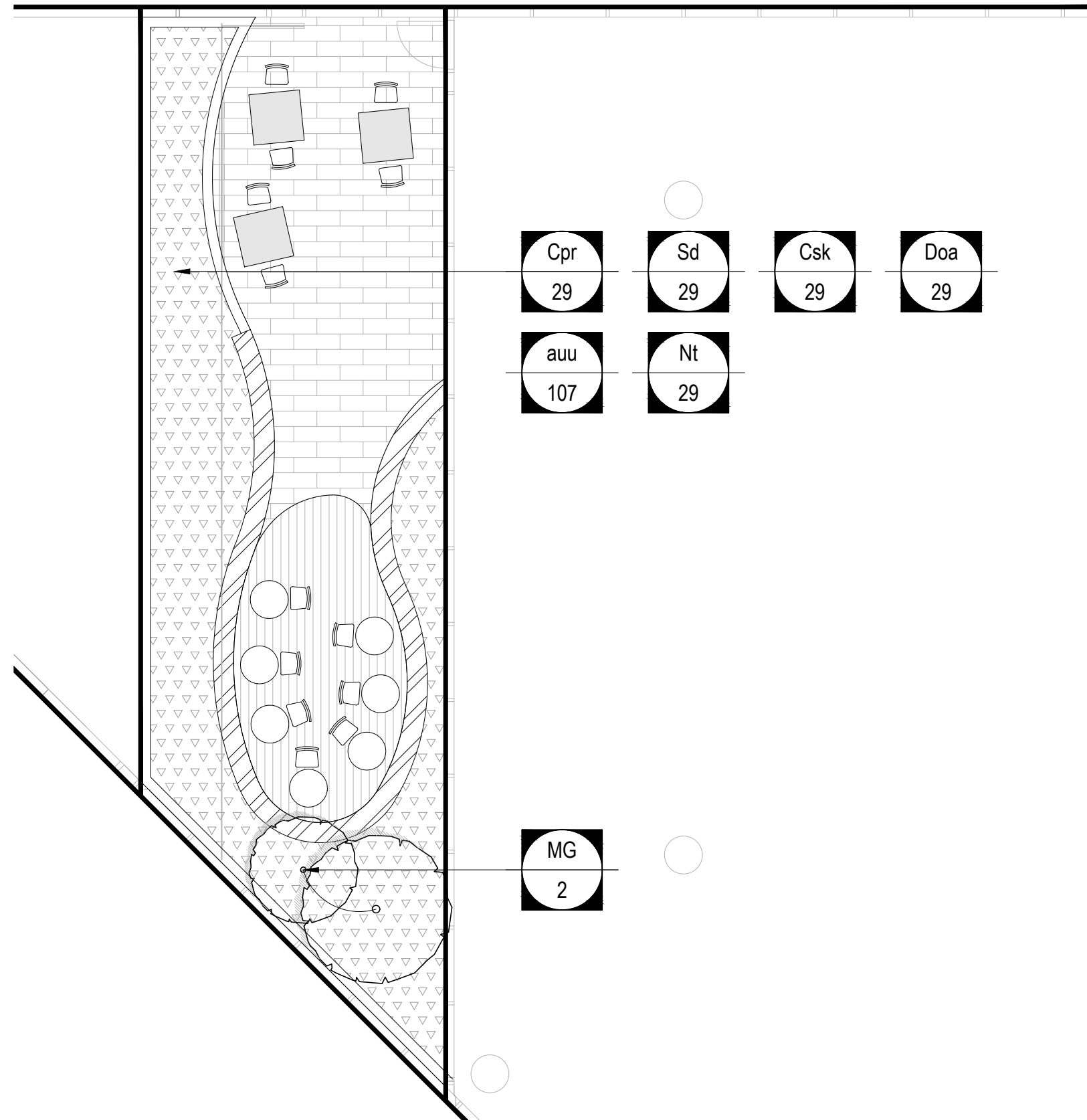
DWG. NO.: L6.01 OF: XX



1 PLANTING PLAN - LEVEL 5
SCALE: 1:100



2 PLANTING PLAN - LEVEL 7
SCALE: 1:100



3 PLANTING PLAN - LEVEL 9
SCALE: 1:100

PLANTING SCHEDULE - LEVEL 5, 7, 9				
KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
MG	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	4	8cm Cal., Multi-Stem., Min. 3m Ht
VT	<i>Viburnum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	2	6cm Cal., Tree Form., Min. 3m Ht
SHRUBS AND GRASSES:				
Sd	<i>Spiraea douglasii</i>	Red Spirea	-	#5 Pot, 750mm o.c.
Doa	<i>Daphne odora</i> 'Aureomarginata'	Variegated Winter Daphne	-	#3 Pot, 450mm o.c.
Cak	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	-	#3 Pot, 450mm o.c.
Csk	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican Feathergrass	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
shh	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	-	#1 Pot, 300mm o.c.

- PLANTING NOTES**
- ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.
 - ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.
 - ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
 - FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.
 - ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION.
 - ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
 - ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
 - ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
 - ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.
 - THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.

CLIENT:

PROJECT TEAM:

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PFS Studio
1777 West 3rd Avenue
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ARCHITECT:
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ISSUANCE:

No.	Date	Details	By
1	07-15-2020	ISSUED FOR REZONING / DP	JW
2	10-23-2020	ISSUED FOR 50% DESIGN DEVELOPMENT	JW
3	11-09-2020	ISSUED FOR DEVELOPMENT PERMIT	JW
4	12-18-2020	ISSUED FOR 75% DD	JW
5	01-29-2021	ISSUED FOR 100% DD	JW
6	04-13-2021	RE-ISSUED FOR REZONING / DP	JW
7	04-23-2021	ISSUED FOR TRG	JW
8	05-27-2021	RE-ISSUED FOR REZONING / DP	JW

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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

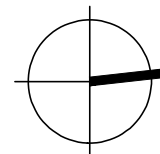
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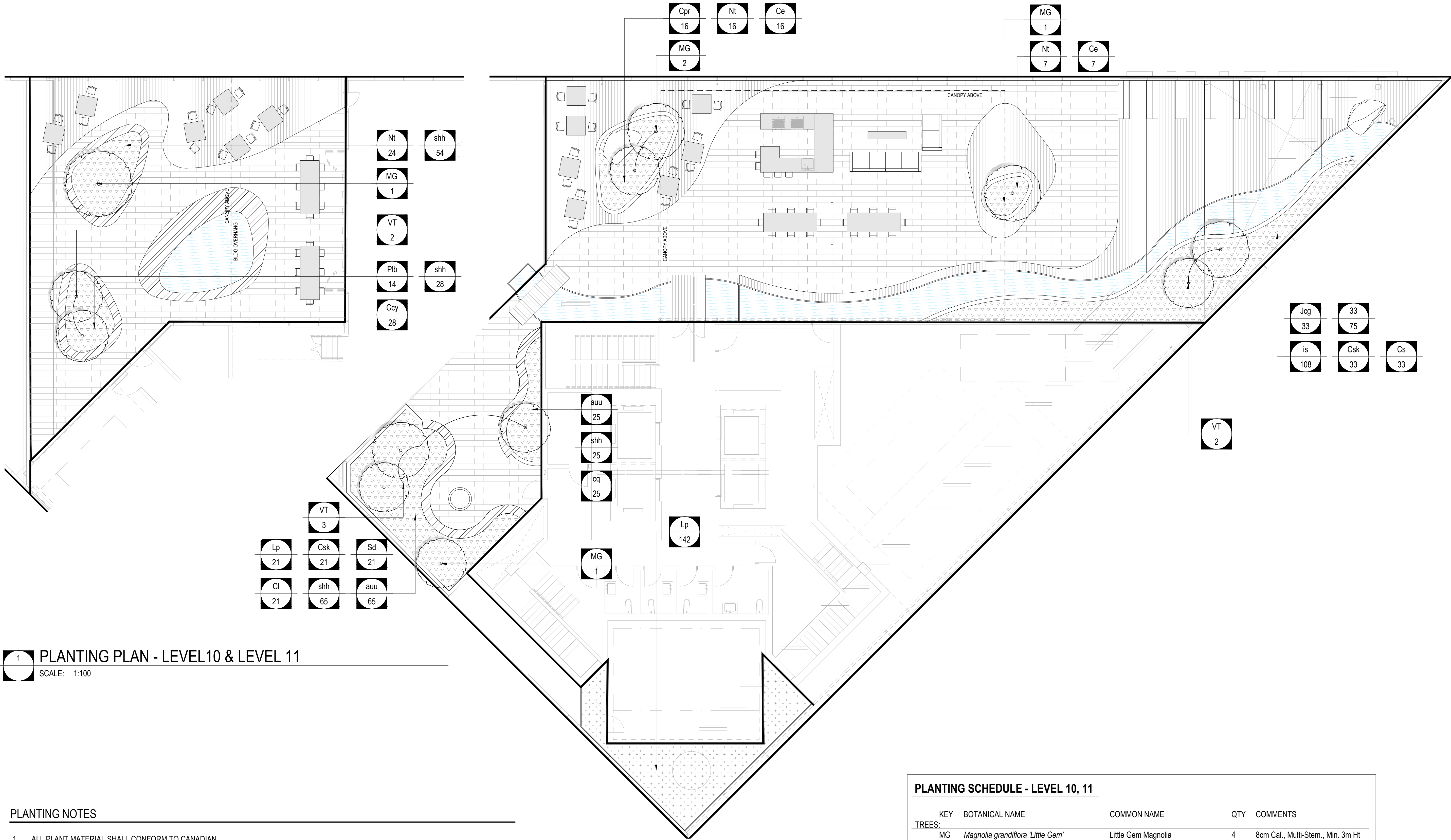
SCALE:
1:100

DWG. NO.:

L6.02

OF: XX





1 PLANTING PLAN - LEVEL 10 & LEVEL 11
SCALE: 1:100

PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.
- ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.
- ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
- FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.
- ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION.
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- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
- ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
- ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.
- THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.

PLANTING SCHEDULE - LEVEL 10, 11

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
MG	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	4	8cm Cal., Multi-Stem., Min. 3m Ht
VT	<i>Viburnum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	2	6cm Cal., Tree Form., Min. 3m Ht
SHRUBS AND GRASSES:				
Sd	<i>Spiraea douglasii</i>	Red Spirea	-	#5 Pot, 750mm o.c.
Pib	<i>Philadelphus Lewisii</i> 'Blizzard'	Blizzard Dwarf Mock Orange	-	#3 Pot, 450mm o.c.
Csk	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican Feathergrass	-	#3 Pot, 450mm o.c.
Cl	<i>Canemantele lessoniana</i>	New Zealand Wind Grass	-	#3 Pot, 450mm o.c.
Cak	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Feather Reed Grass	-	#3 Pot, 450mm o.c.
Ce	<i>Carex elata</i> 'Aurea'	Golden Sedge	-	#3 Pot, 450mm o.c.
Ccy	<i>Cotinus coggygria</i> 'Young Lady'	Young Lady Smoke Bush	-	#3 Pot, 450mm o.c.
Jcg	<i>Juncus</i> 'Carmen's Grey'	Carmen's Grey Rush	-	#3 Pot, 450mm o.c.
Eh	<i>Equisetum hyemale</i>	Horsetail	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
cq	<i>Camassia quamash</i>	Blue Camas	-	#1 Pot, 300mm o.c.
aps	<i>Allium purple sensation</i>	Purple Sensation Allium	-	#1 Pot, 300mm o.c.
shh	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	-	#1 Pot, 300mm o.c.
is	<i>Iris setosa</i>	Dwarf Arctic Iris	-	#1 Pot, 300mm o.c.

CLIENT:

PROJECT TEAM:

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ARCHITECT:
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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER:

22007

DATE:

07/15/2020

DRAWN BY:

JW

CHECKED BY:

NM

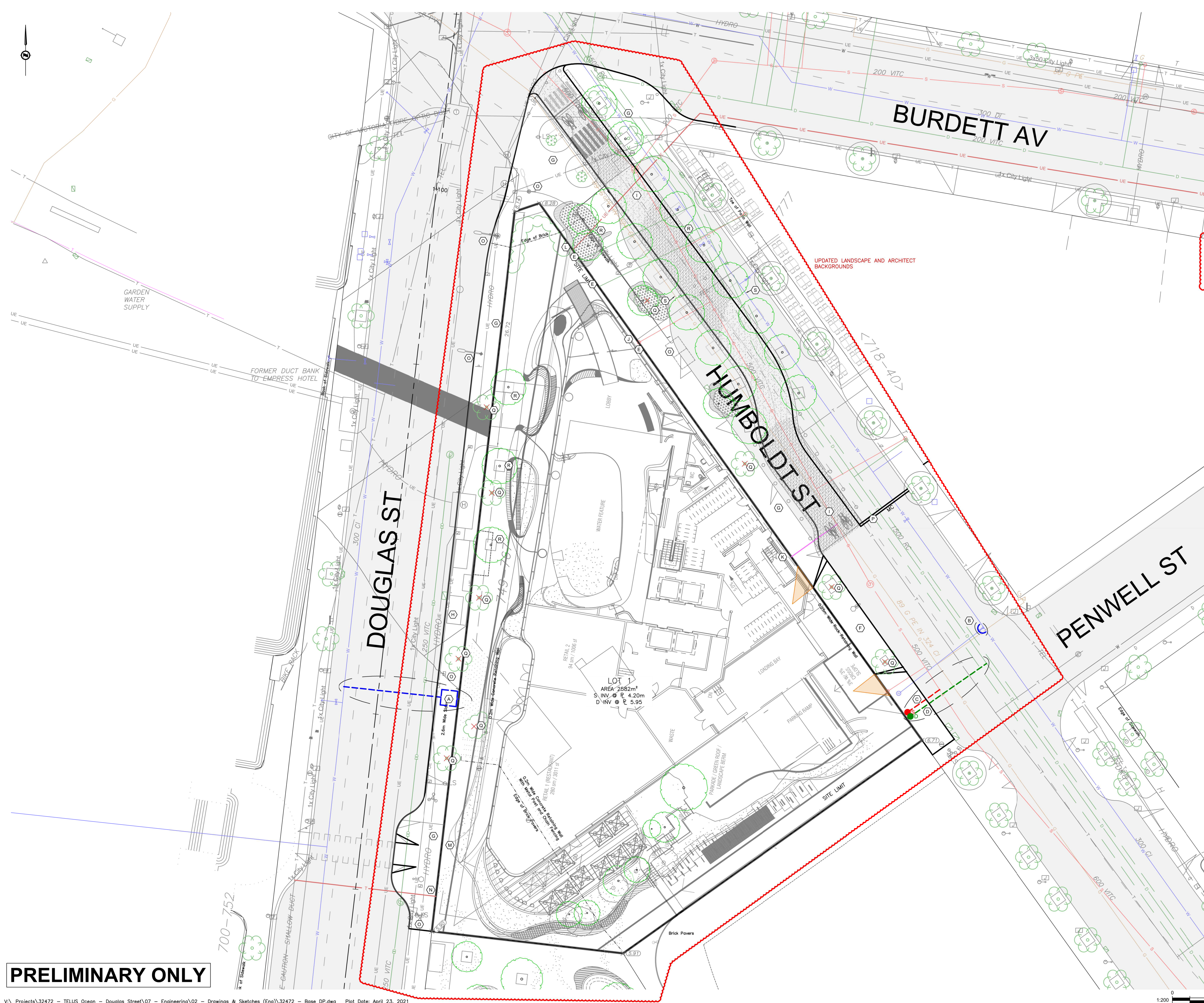
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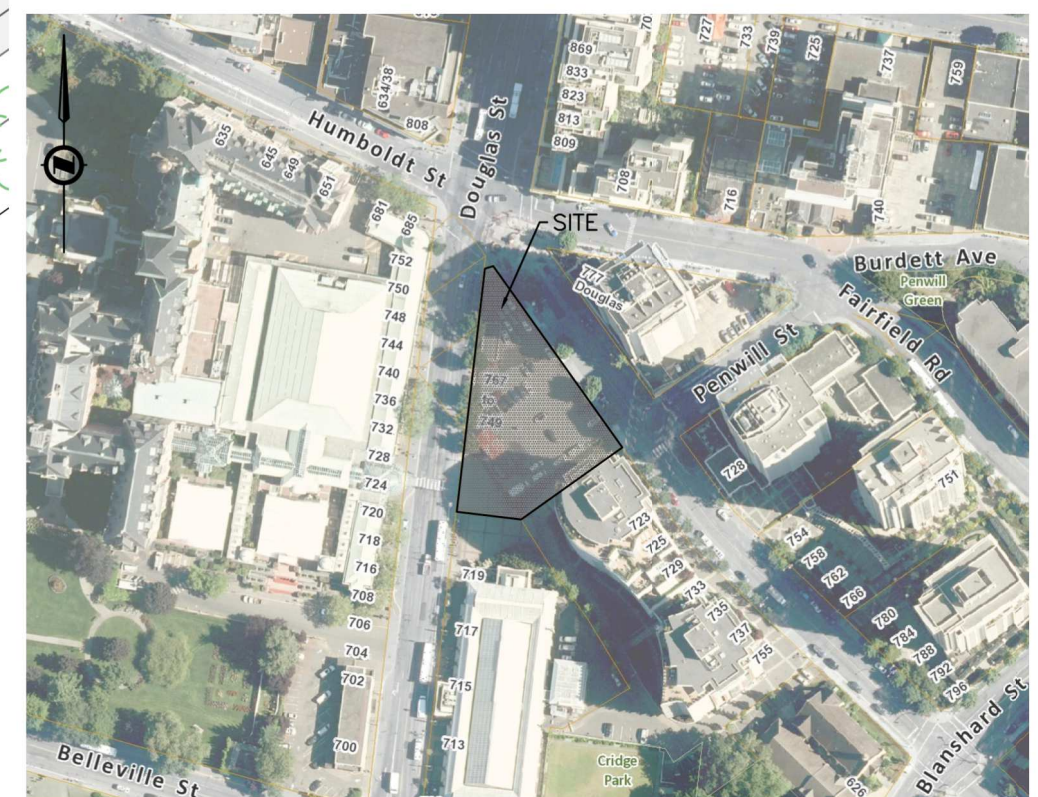
DWG. NO.:

L6.03

OF: XX



- SHEET NOTES:**
- (A) CITY OF VICTORIA TO INSTALL NEW FIRE AND DOMESTIC SERVICE AND VAULT TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO CAP EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
 - (C) CITY OF VICTORIA TO INSTALL NEW SANITARY SERVICE AT DEVELOPERS EXPENSE.
 - (D) CITY OF VICTORIA TO INSTALL NEW STORM SERVICE AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO CAP EXISTING SERVICES AT PROPERTY LINE DURING DEMOLITION STAGE.
 - (F) CONTRACTOR TO INSTALL NEW DRIVEWAY AS PER MUNICIPAL STANDARDS.
 - (G) CONTRACTOR TO INSTALL NEW CURB AND SIDEWALK. REFER TO LANDSCAPE PLANS FOR FINISH DETAILS.
 - (H) CONTRACTOR TO INSTALL NEW BUS STOP AS PER BC TRANSIT STANDARDS.
 - (I) PROPOSED RELOCATED BIKE LANE. SEE LANDSCAPE FOR DETAIL.
 - (J) EXISTING TELUS SERVICING LOCATION.
 - (K) PROPOSED GAS SERVICE LOCATION.
 - (L) PRELIMINARY HYDRO SERVICE ROUTING, DETAILED DESIGN TO BE PROVIDED BY BC HYDRO.
 - (M) UNCONFIRMED EXISTING WATER SERVICE AND COMMUNICATION SERVICE TO BE EXPOSED AND LOCATION CONFIRMED ON-SITE DURING DEMOLITION STAGE.
 - (N) PRELIMINARY TELUS SERVICE LOCATION.
 - (O) CONTRACTOR TO INSTALL NEW PEDESTRIAN STREET LIGHTS AND CONDUITS AS PER CITY OF VICTORIA STANDARDS. ELECTRICAL ENGINEER TO PROVIDE DESIGN FOR BUILDING PERMIT APPROVAL. **(SEE LANDSCAPE FOR PLACEMENT)**
 - (P) CONTRACTOR TO CONSTRUCT MOUNTABLE CURB FOR HOTEL LOADING ZONE. SEE LANDSCAPE FOR DETAIL.
 - (Q) TREES TO BE REMOVED.
 - (R) CONTRACTOR TO PLANT BOULEVARD TREES. SEE LANDSCAPE FOR DETAIL.
 - (S) SERVICING UNDER PROPOSED BOULEVARD TREES TO BE RELOCATED.

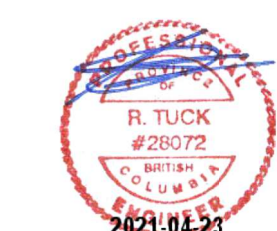


KEY PLAN
NTS
LEGAL DESCRIPTION: LOT 1 OF LOTS 207, 209, 210, 228 AND 1270B,
VICTORIA, PLAN 31886

BENCHMARK: MONUMENT 812
ELEV. 8.637m

**TELUS OCEAN
PRELIMINARY SITE
SERVICING CONCEPT**

Scale
horiz. **1:200**
Sheet **1** of **1**
Eng. Project No. **32472**



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

PRELIMINARY ONLY