

sheet	rev	title
A000	6	Cover
A001	6	Perspective Views
A002	6	Perspective Views
A003	6	Design Rationale
A004	6	Design Rationale
A005	6	Design Rationale
A006	6	Building Height and Separation
A007	6	Inner Harbour Skyline
A008	6	Streetscape Perspective Views
A009	6	Fort Street Context
A010	6	Shadow Study
A011	6	Materials
A012	6	Topographic Survey
A013	6	Project Data
A014	6	Average Grade Calculation
A015	6	Floor Area - Building 1
A016	6	Floor Area - Building 2
A017	6	Floor Area - Building 3
A018	6	Unprotected Openings Calculations
A101	6	Plan - Level P2
A102	6	Plan - Level P1
A201	6	Plan - Level 01
A202	6	Plan - Level 02
A203	6	Plan - Level 03
A204	6	Plan - Level 04
A205	6	Plan - Level 05
A206	6	Plan - Level 06
A207	6	Plan - Level 07
A208	6	Plan - Level 08
A209	6	Plan - Level 09
A210	6	Plan - Level 10
A211	6	Plan - Level 11
A212	6	Plan - Level 12
A213	6	Plan - Level 13
A214	6	Plan - Level 14
A215	6	Plan - Level 15
A216	6	Plan - Level 16
A217	6	Plan - Level 17
A218	6	Plan - Level 18
A219	6	Plan - Level 19
A220	6	Plan - Level 20
A221	6	Plan - Level 21
A222	6	Plan - Level 22
A223	6	Plan - Level 23
A224	6	Plan - Level 24 (Building 2 Roof)
A301	6	Elevation Context - Quadra Street
A302	6	Elevation Context - Broughton Street
A303	6	Elevation Context - Fort Street
A401	6	Elevation North (Fort Street)
A402	6	Elevation East (Quadra Street)
A403	6	Elevation South (Broughton Street)
A405	6	Elevation South (Internal)
A406	6	Elevation West (Internal)
A601	6	Section East-West
A602	6	Section East-West
A603	6	Section East-West
A604	6	Section North-South
A605	6	Section North-South
A606	6	Section North-South



View to southwest at Fort and Quadra



View to northwest from Pioneer Square

Oasis PARC Victoria

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



LOW
HAMMOND
ROWE
ARCHITECTS
INC.
100 - 1570 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2T5
250 472 8013 LHR.A.CA

Oasis PARC Victoria Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Cover

A000

project num
2426



View looking west from above Meares Street



View looking south across Fort Street



View into courtyard plaza from Quadra Street



Building 3 entrance at Broughton and Quadra



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 848-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2026.08.06	6	RZ/DP SUBMISSION 3

Perspective Views

A001



Broughton Street loggia



Building 3 balconies



View from Pioneer Square



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 L.H.R.A.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 848-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2026.08.06	6	RZ/DP SUBMISSION 3

Perspective Views

A002

project num
2426



Design Rationale and Program

The program for this new application includes 289 homes – divided into 1/3 rental (55-plus), 2/3 strata – in addition to a second-floor daycare and ground floor commercial space. The target floor space ratio for the proposal is 6.0:1, representing a 20% increase over the OCP’s recommendation.

In response to the proposed change of program from seniors independent living to a combination of rental and strata homes, over 20 massing scenarios were developed, assessed, refined, and finally winnowed to the current proposal.

The introduction of a tall tower (23 storeys plus mechanical penthouse) at the corner of Fort and Quadra Streets allows for a rebalancing of floor area and the division of the program into three separate buildings. This breaks down what would otherwise be a continuous street wall with superficial scale-giving treatments. The multi-building strategy provides enhanced daylight and views for a large proportion of homes and allows for a significant active publicly accessible privately-owned courtyard plaza in the centre of the site.

Fort Street Building (Building 1)

Along the Fort Street frontage to the west, the repetitive program of the rental building allows for the building to be broken down into a composition of masses appropriate in length and scale to the context. 9 storeys of residential floors set back between 4m and 5m from the street sit above another articulated façade in scale with Fort Street shopfronts following the DCAP design guidelines. A portion of the 12th floor is set back even further to lower the apparent height of part of this building.

Quadra Tower (Building 2)

The corner tower refers back to the earliest ‘skyscrapers’ in Victoria such as the Campbell Building at the corner of Fort and Douglas Streets. These buildings typified the Chicago School or ‘Commercial Style’ turn of the 20th century office building with its tripartite stack of base, piano nobile, and attic levels, along with a frontal address to the street and uncompromising total use of the lot.

The rectangular core of the tower, clad in a grid of deep pilasters and belt courses with tall, punched windows is articulated on all sides with a set of projecting multistorey ‘bay windows’ clad in contrasting bronze-

tinted window wall, a number of landscaped inset terraces, and projecting glass balconies, giving the tower a more complex stepped profile. The topmost storeys are more transparent and step back from the west and south. Finally, the mechanical penthouse level is enclosed on all sides with a tall translucent screen, with the intent of fading the silhouette of the tower into the sky light.

Following the DCAP design guidelines, a three-storey podium protrudes 3m from the face of the tower in order to match up a cornice line and street wall with the small commercial buildings common along Fort Street. The ground floor is pulled back to create a covered arcade on the Fort and Quadra sides, expanding and easing the pedestrian space around the corner.

Broughton Building (Building 3)

The third building on the site is an 11-storey mixed-use building at the corner of Quadra and Broughton Streets. This building contains predominantly family-oriented apartments, larger in area than recommended in the General Design Guidelines. South-facing homes are provided with very generous balconies or terraces with integrated planters: from 2.8m deep x 12m long (±350 SF) to 6.2m x 13m (865 SF) or larger. These deep balconies and their planters give the building its

defining character on the Broughton Street frontage. The east elevation facing Pioneer Square is broken into three slim vertical elements and stepped and chamfered back to open up the central courtyard plaza to the park and cathedral across the street. On the west side, a second floor common outdoor amenity area hides the ground floor service areas from upper floor views, maintains a continuation of the street wall, and marks the entrance to parking and loading areas.

Service and parking

All three buildings will sit on a two-storey underground parkade that covers the entire site. Access to the parkade will be via a ramp at the west end of the Broughton frontage, as proposed in the previous application. A surface driveway runs parallel to the ramp, providing front-in front-out access for deliveries and waste removal to a service yard behind the Fort St rental building.

Both parking ramp and service driveway will be covered by suspended slab decks providing elevated open space for the rental building and a daycare proposed for the second floor of the Broughton building.



LOW
HAMMOND
ROWE
ARCHITECTS
INC.
100 - 1570 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2T5
250 472 8013 LHR.A.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

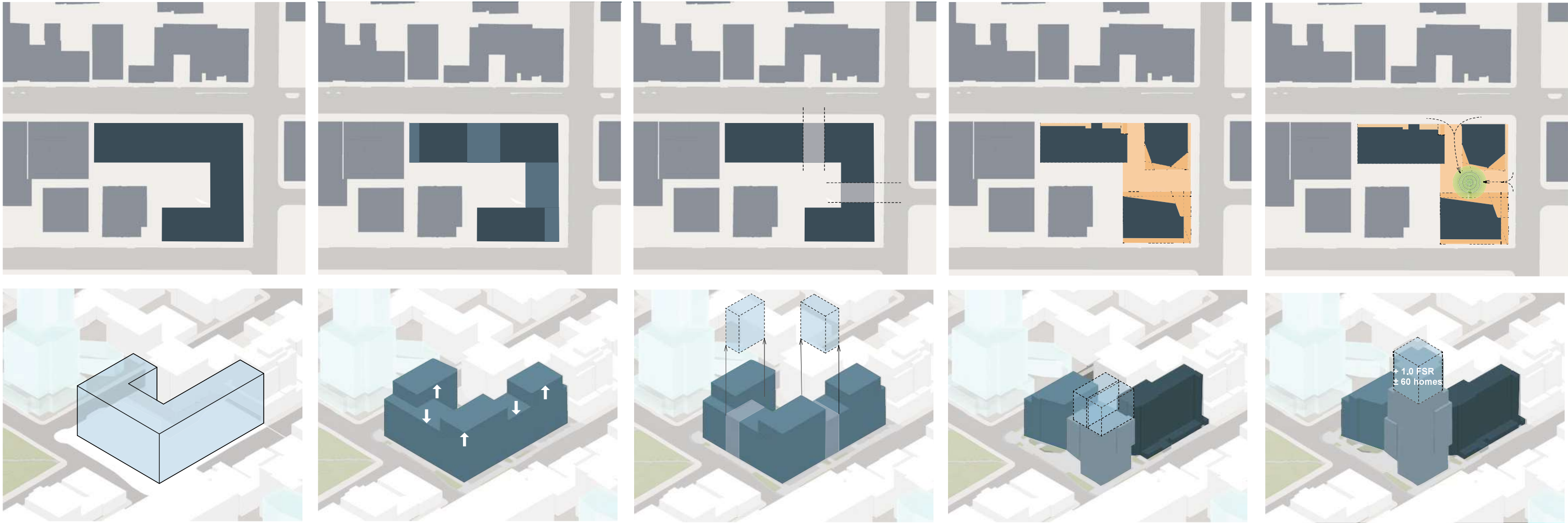
829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2026,06,23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026,08,06	6	RZ/DP SUBMISSION 3

Design Rationale **A003**



DCAP and 2025 OCP suggest a 12 storey block with a deep footprint and continuous street wall to reach the supportable density. Buildings are separated by firewalls without useful gaps and have long double-loaded corridors. Only minimal enhancement of the public realm is possible along the street edge.

A previous application for the site raised and lowered parts of the building in an attempt to break down the mass and provide a more varied skyline. The street edge was pushed back in places to allow for some enlargement of the public realm for patios and landscaping.

Removing some of the floor area from the plan increases the variety of possible unit types and increases the number of larger corner units. Publicly accessible open space and the permeability of the site from the street is increased, along with more opportunities for activating businesses.

Moving the density to upper storeys preserves the open space at street level and the number of homes being built within the OCP density of 5:1. The vibrancy and year-round usefulness of the open space is further enhanced with increased covered area created by carving away at the ground floor area.

Adding additional storeys to reach a density of 6.0 FSR adds approximately 50-60 homes to the project, while preserving the important publicly-accessible open space at street level.



LOW
HAMMOND
ROWE
ARCHITECTS
INC.
100 - 1570 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2T5
250 472 8013 LHR.A.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

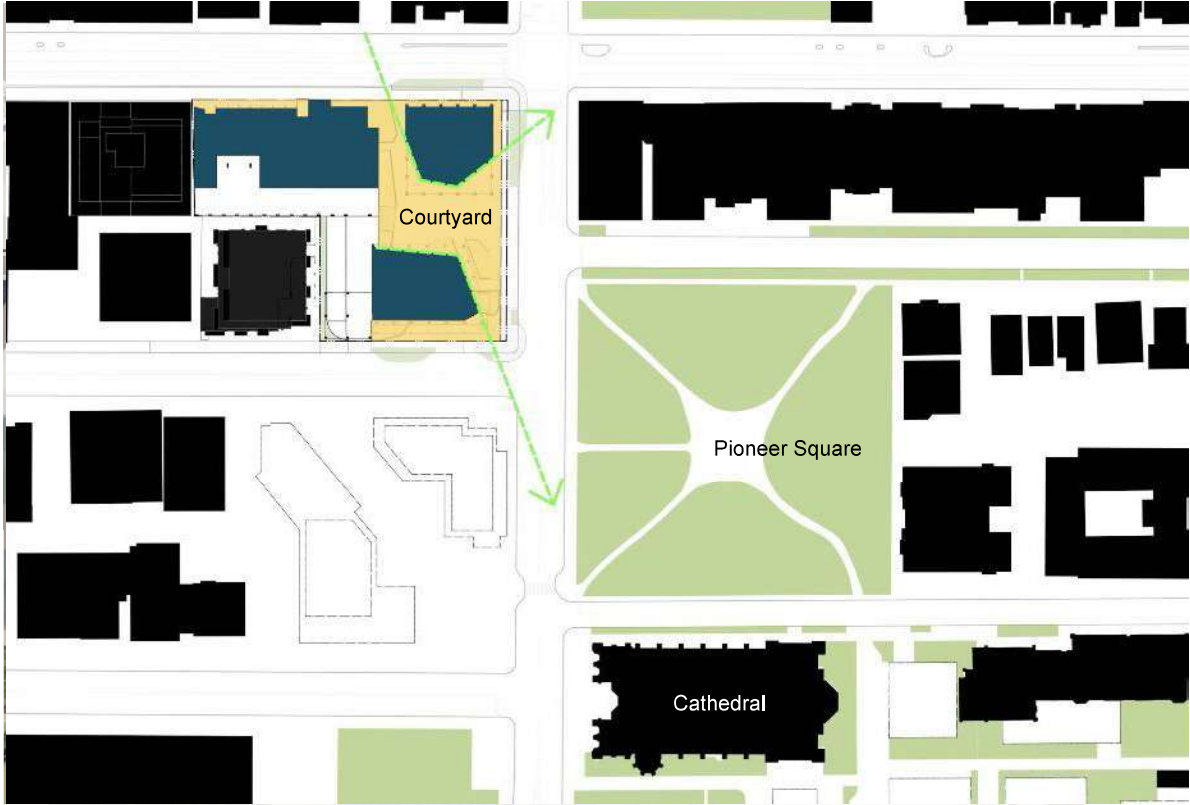
829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.08.06	6	RZ/DP SUBMISSION 3

Design Rationale A004



Permeability and public space

The most important reason for placing much of the allowable density into the corner tower is to create significant publicly accessible open space and increase the permeability of the site. The space between the tower and the Broughton building – accessible from both Fort St and Quadra St – is slightly larger and similarly proportioned to Paley Park, the famous and extremely popular public urban space in the midst of Manhattan office towers.

The space is bookended on the south by a commercial space intended for a café and on the north by residents' amenity space and a multipurpose room (intended to be bookable by community organizations.)

Additional terraces along the Quadra and Broughton frontages can support similar uses, as well as providing generous landscape opportunities to bring the Cathedral precinct park-like character across the street.



These diagrams show a hypothetical plan based on the 2017 proposal for the site following the DCAP guidelines, and the proposed design withg the DCAP guidelines overlaid. Building 2, the Quadra tower, is located according to the guideline, with only minor deviations from the DCAP's streetwall/courtyard suggestion. As proposed in our overall urban design strategy, this modification provides significantly more semi-public open space and active street activity, along with a more open massing with enhanced penetration of light and views through the site to the street.

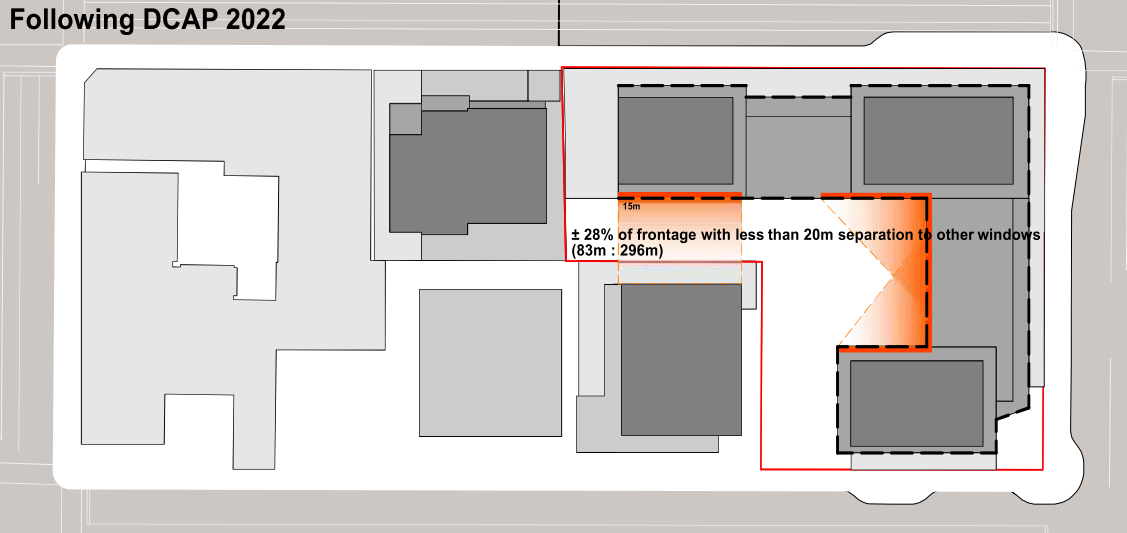
The Salient building on Fort Street and the Escher building on Broughton Street do not follow the DCAP separation guidelines and they do not provide similar setbacks or separations from later development.

As the building separation comparison illustrates, even compliance with the DCAP separation recommendations is impossible given the narrow setbacks provided by the neighbouring buildings. Even a courtyard building with a 20m separation still allows for closer overlooks between neighbouring suites, and when these conditions are taken into consideration the revised design shows a similar ratio of smaller separations.

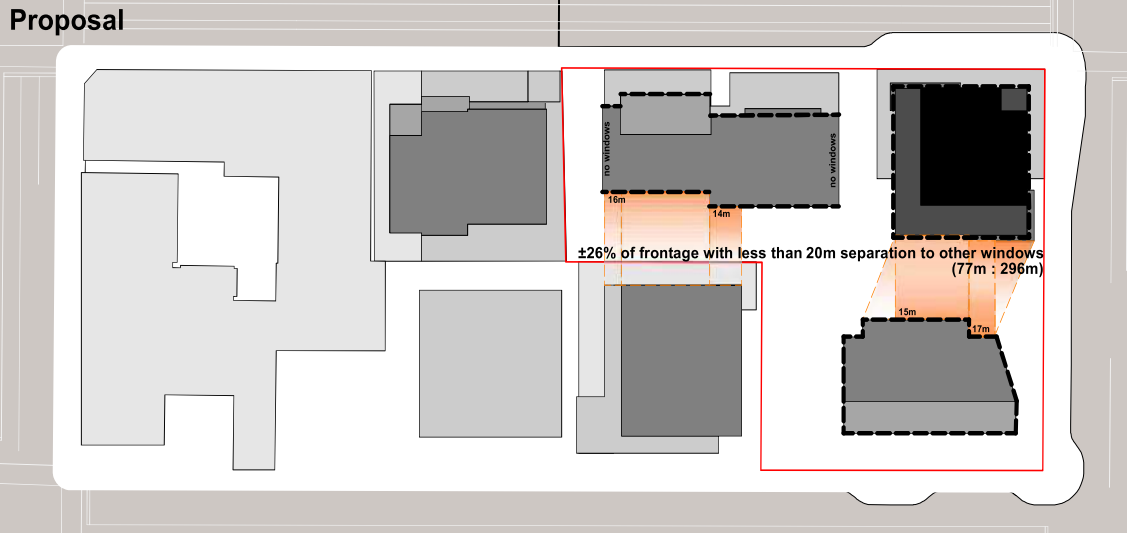
Only small areas of secondary and tertiary elevations are subject to smaller separations. Suites in the Broughton building (Building 3) facing the Quadra building (Building 2) are designed so that bedrooms (where privacy is typically provided by window coverings) are in the tighter separation zone. Significant separations are provided to neighbouring buildings on Fort St and Broughton St, well in excess of the separations provided by those recent buildings.

The separation of the buildings into three provides enhanced light, air, and views, and significantly increased opportunity for corner suites with multiple outlooks, improved main living spaces, and more bedrooms.

Following DCAP 2022

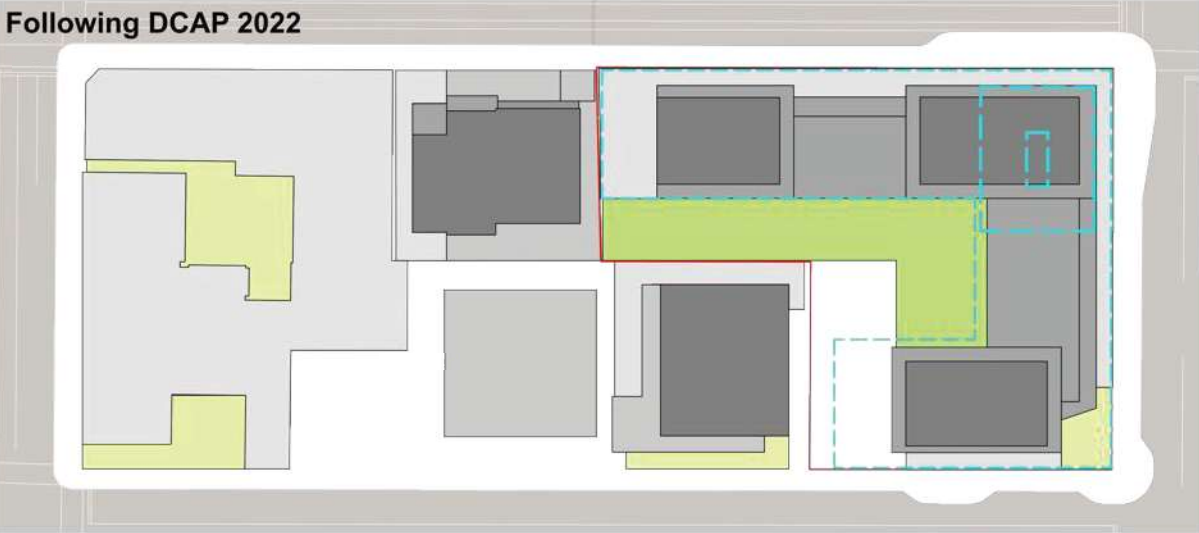


Proposal



Building Separation

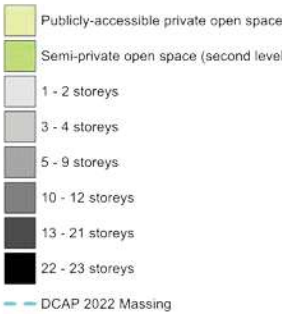
Following DCAP 2022

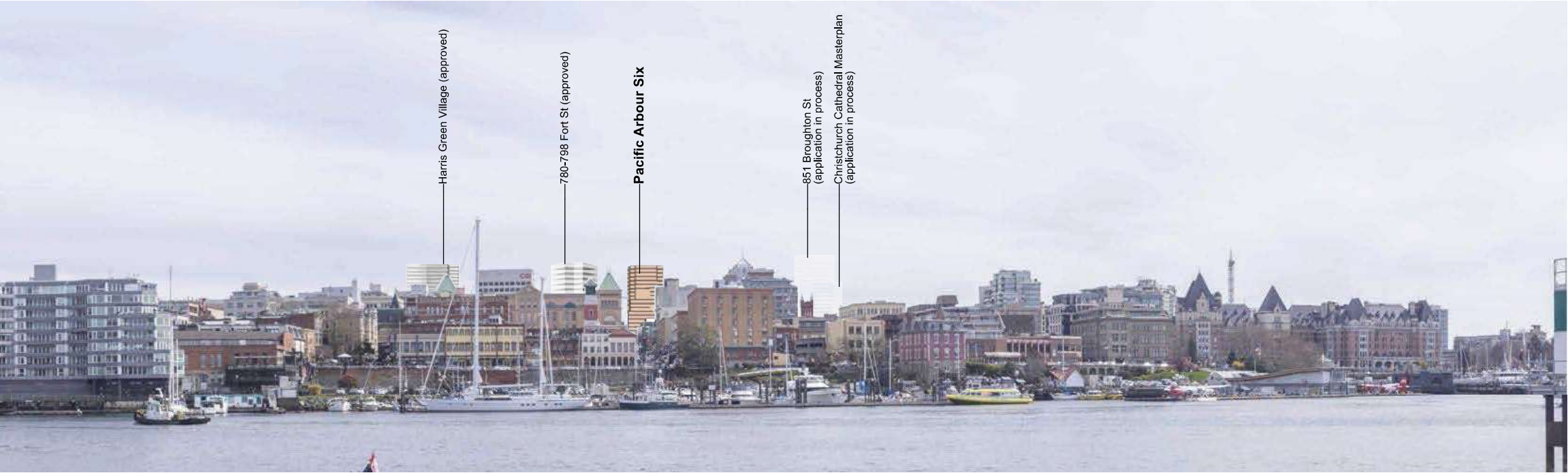


Proposal



Building Height





Previous Submission (27 storeys)



Revised Design (23 storeys)



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.08.06	6	RZ/DP SUBMISSION 3

Inner Harbour Skyline

A007



Previous design: view west along Fort Street



NEW design: view west along Fort Street



Previous design: view north along Quadra Street



NEW design: view north along Quadra Street



Previous design: view east along Fort Street



NEW design: view east along Fort Street



Previous design: view east along Broughton Street



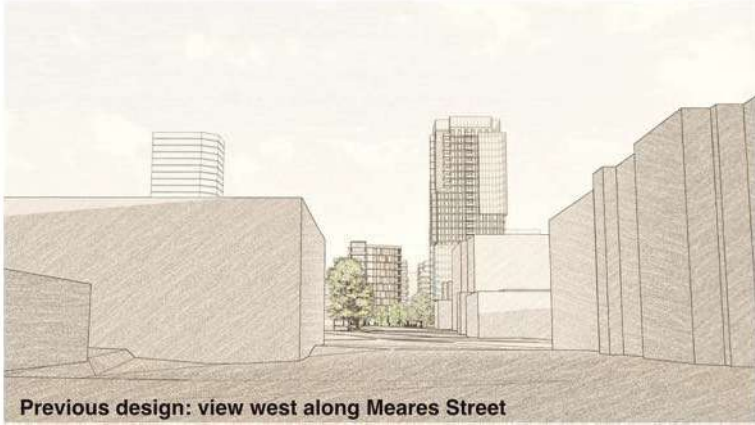
NEW design: view east along Broughton Street



Previous design: view south along Quadra Street



NEW design: view south along Quadra Street



Previous design: view west along Meares Street



NEW design: view west along Meares Street



LOW
HAMMOND
ROWE
ARCHITECTS
INC.
100 - 1570 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2T5
250 472 8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.08.06	6	RZ/DP SUBMISSION 3

Streetscape Perspective Views

A008

project num
2426



The Fort Street ground floor is broken up into a series of distinct conditions and small bays meeting the intent of the DCAP Fort Street guidelines while responding to the overall massing and character of the upper floors. With the towers set back between 3m and 4.5m, the lower storeys are divided into three masses with distinct characters, reflecting the typical scale of the street.

Retail spaces are kept small to provide feasible tenancies for smaller businesses. Shopfront bays will be able to be individualized with customized glazing, doors, and signage.

The base of the Quadra building provides a tall covered loggia with a chamfered face easing the corner at Fort and Quadra, a deep recessed residential entry, and in accordance with other DCAP and general guidelines, enhanced semi-public space around its north, east, and south edges for café seating or other activities. The second floor houses a variety of social and amenity spaces for residents - it's given a more monumental treatment as a solid base to the tower.

The frontage under the childcare facility is devoted to an architecturally-marked entrance to the childcare facility, covered short-term bicycle parking, and a planted area adjacent to the ground-floor residents' amenities.

The remainder of the Fort Street frontage includes a deep entry recess to the rental apartments marked with a protruding canopy (also expressed in the façade all the way to the topmost storey following another DCAP guideline), and a series of small shopfronts with an overhanging glazed canopy.



LOW
HAMMOND
ROWE
ARCHITECTS
INC.
100 - 1570 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2T5
250 472 8013 LHRA.CA

**Oasis PARC Victoria
Pacific Arbour Six Ltd**

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2026.08.06	6	RZ/DP SUBMISSION 3

Fort Street Context **A009**



21 December 09h00



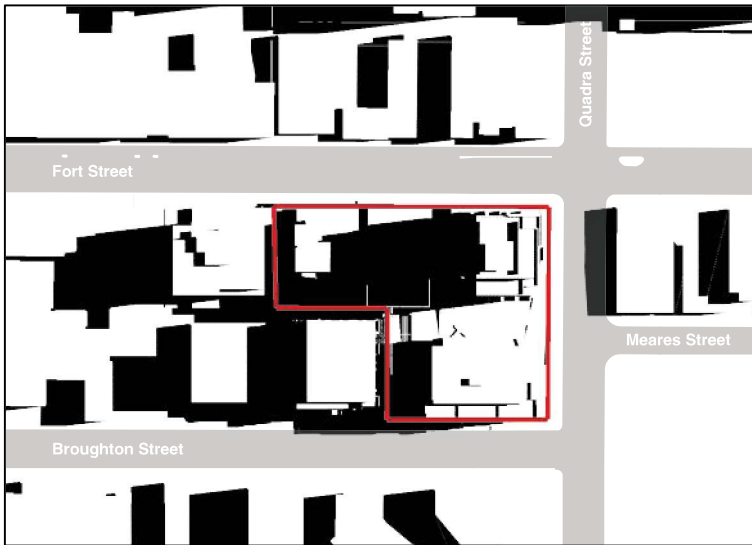
21 December 10h00



21 December 12h00



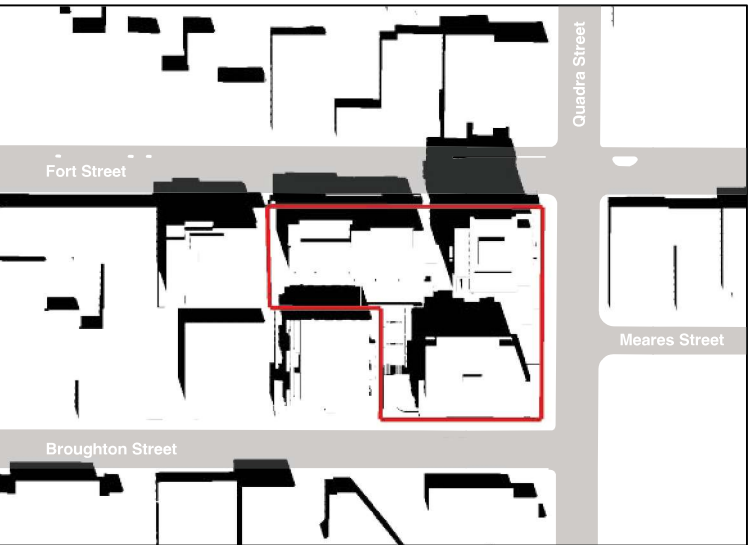
21 December 14h00



20 June 08h00



20 June 10h00



20 June 12h00



20 June 14h00



19 March 08h00



19 March 10h00

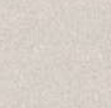


19 March 12h00

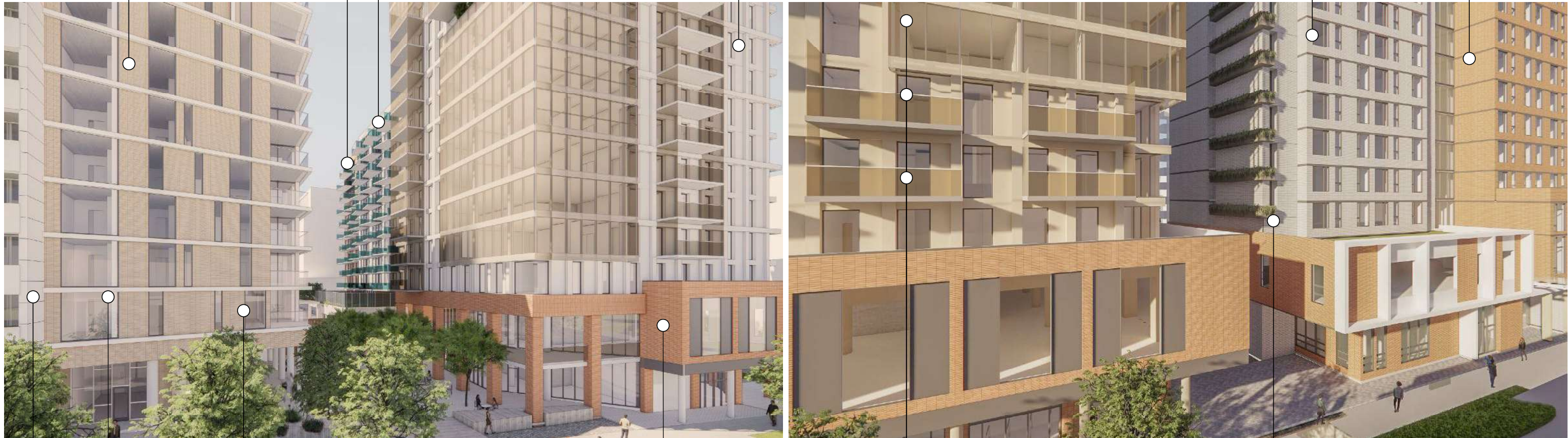
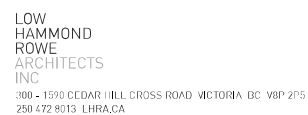


19 March 14h00

A blank sheet of graph paper with a light beige background and a grid of thin gray lines. The grid consists of approximately 10 columns and 10 rows of squares.

[illegible]

A close-up photograph of a window with a dark frame. The window is set into a light-colored wall. The view through the window shows a blurred exterior scene, possibly a building or a street, with some architectural details visible.

[illegible]

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



date	rev	issue
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

project num
2426

Legal and planning Information

	Address	PID	Legal Description
Site Description	829 Fort St	009-366-555	Victoria Parcel B of Lots 275/6
	835 Fort St	008-426-031	Lot 274, Victoria City, Except the Northerly 8 Feet, Now Forming Pa
	841 Fort St	007-890-664	Lot A, Victoria Lots 272 & 273, Plan 45314
	849 Fort St	019-023-740	Lot A Plan 6909 Victoria of Lot 272 (DD EH145952)
	891 Fort St	004-005-902	Lot A of Lots 270, & 272, Victoria, Plan 16155
	846 Broughton St	000-044-059	W 1/2 of Lot 268, Victoria
	854 Broughton St	007-890-711	Lot "B", Victoria City Lots 268, 269, and 272, Plan 45314
	856 Broughton St	000-436-925	The Southerly 50 Ft of Lot 270, Victoria
			Right-of-way Width
Street Classificati	Fort Street (North)	Secondary Arterial	23.16 m
	Quadra Street (East)	Secondary Arterial	21.34 m
	Broughton Street (South)	Local	20.12 m
Site Dimansions	Site Area	5035.70	m2
	Site Frontage	215.03	m
	Fort Street (North)	91.13	m
	Quadra Street (East)	70.71	m
	Broughton Street (South)	53.20	m
Planning Summar	Neighbourhood	Downtown	
	Development Permit Area	DPA 7B (HC) / DPA 14 - Corridors Heritage / Cathedral Hill Precinct	
	Urban Place Designation	Urban Core Residential	
	DCAP District	Residential Mixed-Use	
	DCAP Density Bonus Area	Special Density Area ("More housing in Northwest" per Fairfield plan 2019, bonus density up to 5	
	Public Realm Character Area	New Town District	
	Current Zoning	CA-2 / CHP-OB/ CHP-CR	
	Proposed Zoning	New Zone	
Building Data	Building 1 (Fort Building)	Height	34.19 m
		Storeys	12 storeys
		Gross Buildable Area	9575.54 m2
		Floor Area	8899.96 m2
	Building 2 (Quadra Tower)	Height	68.89 m
		Storeys	23 storeys
		Gross Buildable Area	15269.46 m2
		Floor Area	14148.65 m2
	Building 3 (Broughton Building)	Height	34.77 m
		Storeys	11 storeys
		Gross Buildable Area	7686.22 m2
		Floor Area	7166.41 m2
	Total Development	Gross Buildable Area	32531.22 m2
		Floor Area	30215.02 m2
		Density	6.00 : 1

Areas and Unit Count

Building 1 (Fort Building)	Storey	GBA m2	FA m2	Net Areas:				Unit Count					
				CRU	Childcare	Amenity	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
	1	1,043.0	943.1	288			300			4	1		5
	2	897.9	854.7		306		307			8	2		10
	3	821.2	769.4				609			8	2		10
	4	821.2	717.1				609			8	2		10
	5	765.3	717.1				609			8	2		10
	6	765.3	717.1				609			8	2		10
	7	765.3	717.1				609			8	2		10
	8	765.3	717.1				609			8	2		10
	9	765.3	717.7				609			5	4		9
	10	765.3	720.5				609			4	3		7
	11	765.3	720.5				471			4	3		7
	12	634.9	588.3				471						
subtotal		9,575.5	8,900.0 m2	288	306	356	6,117 m2	73	0	25	0	0	98
Building 2 (Quadra Tower)	Storey	GBA m2	FA m2	Net Areas:				Unit Count					
				CRU		Amenity	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
	1	530.5	428.8	278									
	2	750.0	724.7			572							
	3	696.2	629.6				520	3	1		1	2	7
	4	711.5	653.0				541	3	1		1	2	7
	5	711.4	653.0				541	3	1		1	2	7
	6	721.7	672.9				559	3	1		1	2	7
	7	722.8	672.7				559	3	1		1	2	7
	8	721.7	672.8				559	3	1		1	2	7
	9	722.9	672.8				559	3	1		1	2	7
	10	721.8	672.8				559	3	1		1	2	7
	11	666.0	616.8				504	3	2		1	1	7
	12	704.3	647.3				536	3	1	1	1	1	7
	13	663.6	606.2				598	2		2	1	2	7
	14	707.4	651.3				551	3	1	2		1	7
	15	723.8	675.3				580	2	1	3		1	7
	16	671.7	631.5				533	2	3	1		1	7
	17	671.2	631.5				533	2	3	1		1	7
	18	671.7	631.5				533	2	3	1		1	7
	19	628.0	584.7				476	1	1	2	2		6
	20	628.7	584.8				476	1	1	2	2		6
	21	628.0	584.7				476	1	1	2	2		6
	22	491.1	464.0				353				1	2	3
	23	403.3	386.1				282					2	2
subtotal		15,269.5	14,148.7 m2	278		572	10,826 m2	46	25	17	18	29	135
Building 3 Broughton Building	Storey	GBA m2	FA m2	Net Areas:				Unit Count					
				CRU		Amenity	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
	1	531.1	466.6	158		96.4							
	2	741.7	695.5				563	2	1			3	6
	3	741.7	695.5				580	1	1	1			6
	4	741.7	695.5				580	1	1	1		3	6
	5	741.7	695.5				580	1	1	1		3	6
	6	741.7	695.5				580	1	1	1		3	6
	7	741.7	695.5				580	1	1	1		3	6
	8	741.7	695.5				580	1	1	1		3	6
	9	741.7	695.5				580	1	1	1		3	6
	10	610.7	567.9				450	1	1	4	2		8
	11	610.5	567.6				450						
subtotal		7,686.2	7,166.4 m2	158		96	5,521 m2	10	9	11	2	24	56
Project Total		32,531.2	30,215.0 m2	724	306	1024	22,464 m2	129	34	53	20	53	289
								44%	12%	18%	7%	18%	
								43% ≥ 2 BR					



LOW
HAMMOND
ROWE
ARCHITECTS
INC.
100 - 1570 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2T5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

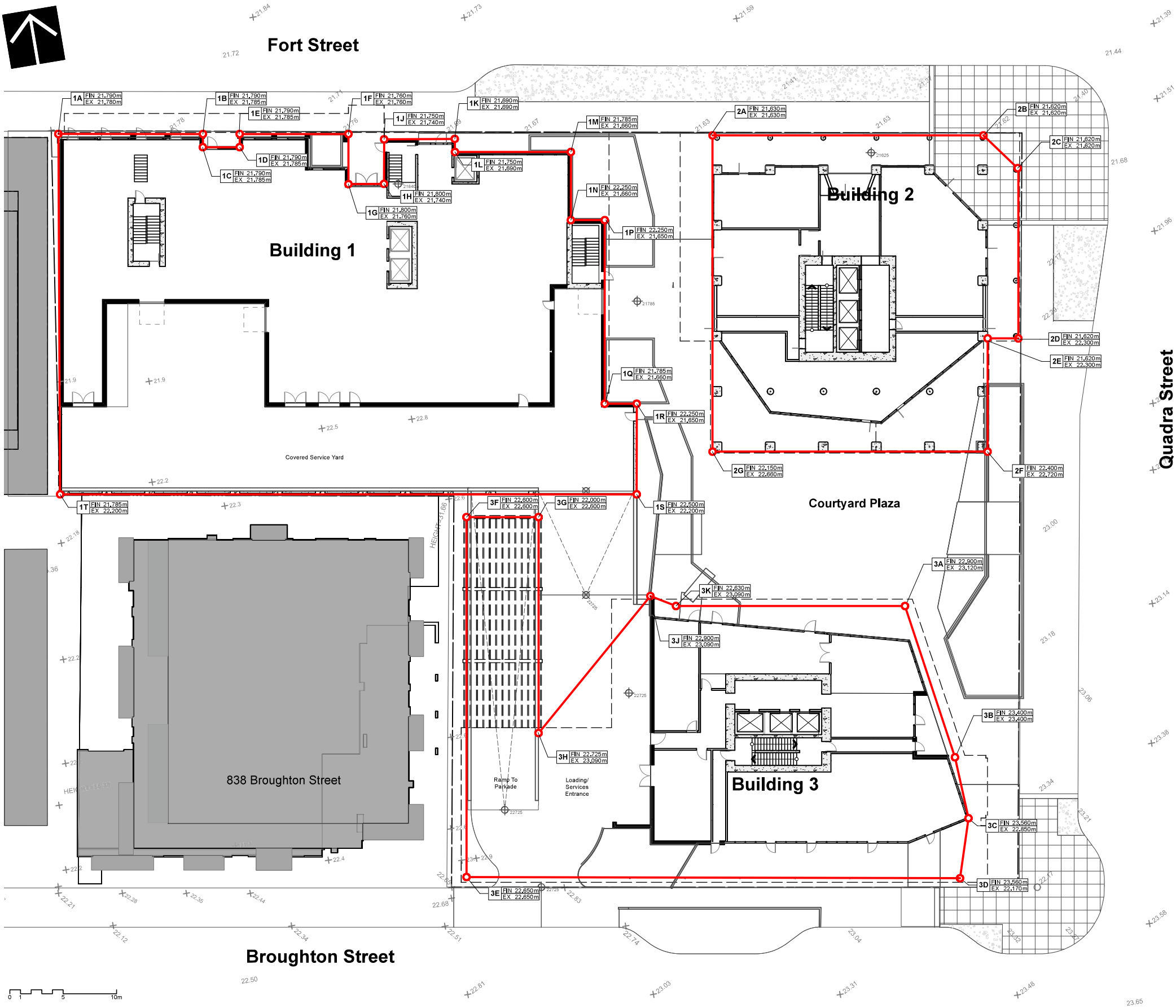
date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.08.06	6	RZ/DP SUBMISSION 3

Project Data

A013

project num

2426



Building 1 (Fort Building)

Grade Point	Existing (m)	Proposed (m)	Grade used	Grade Point	Points average	Distance (m)	Totals
1A	21.780	21.790	21.785	1A-1B	21.785	13.560	295.405
1B	21.785	21.790	21.785	1B-1C	21.785	1.235	26.904
1C	21.785	21.790	21.785	1C-1D	21.785	3.455	75.267
1D	21.785	21.790	21.785	1D-1E	21.785	1.235	26.904
1E	21.785	21.790	21.785	1E-1F	21.773	10.200	222.080
1F	21.760	21.760	21.760	1F-1G	21.760	4.700	102.272
1G	21.760	21.800	21.760	1G-1H	21.750	3.330	72.428
1H	21.740	21.800	21.740	1H-1J	21.740	4.175	90.765
1J	21.740	21.750	21.740	1J-1K	21.715	54.070	1174.130
1K	21.690	21.690	21.690	1K-1L	21.690	54.070	1172.778
1L	21.690	21.750	21.690	1L-1M	21.675	10.870	235.607
1M	21.660	21.785	21.660	1M-1N	21.660	6.390	138.407
1N	21.660	22.250	21.660	1N-1P	21.655	3.175	68.755
1P	21.650	22.250	21.650	1P-1Q	21.655	17.215	372.791
1Q	21.660	21.785	21.660	1Q-1R	21.655	3.000	64.965
1R	21.650	22.250	21.650	1R-1S	21.925	8.495	186.253
1S	22.200	22.500	22.200	1S-1T	21.993	54.070	1189.134
1T	22.200	21.785	21.785	1T-1A	21.785	33.790	736.115
Perimeter						287.035	
Total							6250.960
Average Grade							21.778

Building 2 (Quadra Building)

Grade Point	Existing (m)	Proposed (m)	Grade used	Grade Point	Points average	Distance (m)	Totals
2A	21.630	21.630	21.630	2A-2B	21.625	4.445	96.123
2B	21.620	21.620	21.620	2B-2C	21.620	16.180	349.812
2C	21.620	21.620	21.620	2C-2D	21.620	2.880	62.266
2D	22.300	21.620	21.620	2D-2E	21.620	10.615	229.496
2E	22.300	21.620	21.620	2E-2F	22.010	25.795	567.748
2F	22.720	22.400	22.400	2F-2G	22.275	21.480	478.467
2G	22.660	22.150	22.150	2G-2A	21.890	29.650	649.039
Perimeter						111.045	
Total							2432.950
Average Grade							21.910

Building 3 (Broughton Building)

Grade Point	Existing (m)	Proposed (m)	Grade used	Grade Point	Points average	Distance (m)	Totals
3A	23.120	22.900	22.900	3A-3B	23.150	14.935	345.745
3B	23.400	23.400	23.400	3B-3C	23.125	5.855	135.397
3C	22.850	23.560	22.850	3C-3D	22.510	5.685	127.969
3D	22.170	23.560	22.170	3D-3E	22.410	46.280	1037.135
3E	22.650	22.650	22.650	3E-3F	22.625	33.750	763.594
3F	22.600	22.600	22.600	3F-3G	22.300	6.750	150.525
3G	22.600	22.000	22.000	3G-3H	22.363	20.250	452.841
3H	23.090	22.725	22.725	3H-3J	22.813	16.585	378.345
3J	23.090	22.900	22.900	3J-3K	22.765	2.575	58.620
3K	23.090	22.630	22.630	3K-3A	22.765	21.480	488.992
Perimeter						174.145	
Total							3939.163
Average Grade							22.620

	Perimeter (m)	factor	avg grade	factored avg
Building 1 (Fort Building)	287.035	50.2%	21.778	10.924
Building 2 (Quadra Building)	111.045	19.4%	21.910	4.252
Building 3 (Broughton Building)	174.145	30.4%	22.620	6.884
Total perimeter	572.225	100.0%		
Combined Average Grade (m geodetic)				22.060



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



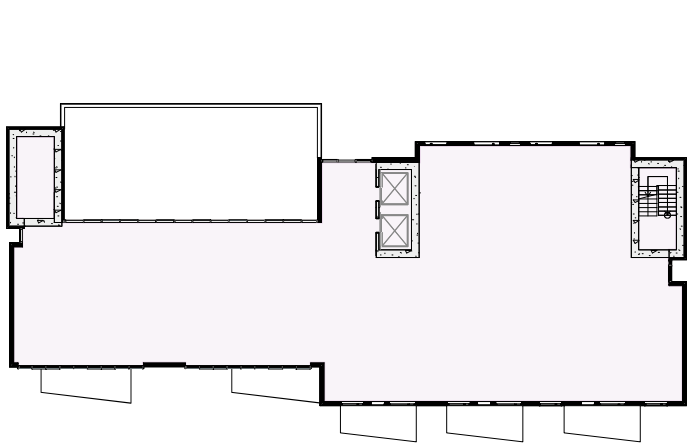
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.06	6	RZ/DP SUBMISSION 3

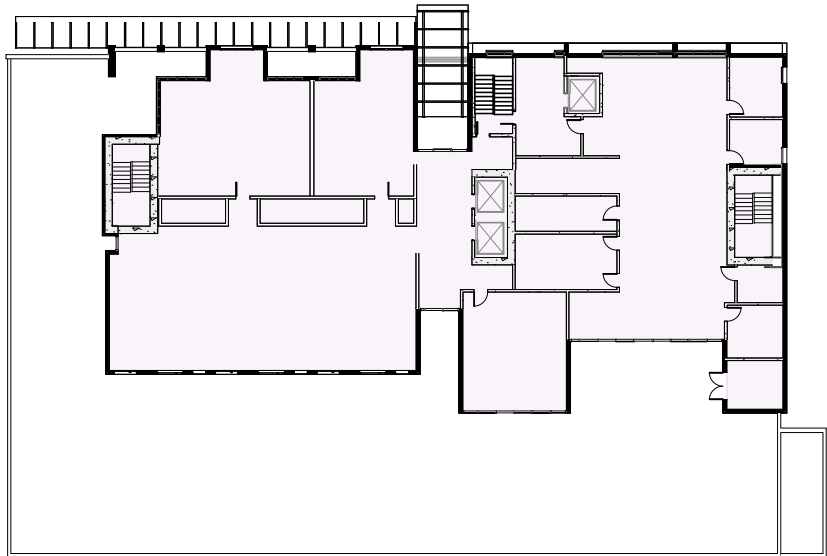
Average Grade Calculation

A014

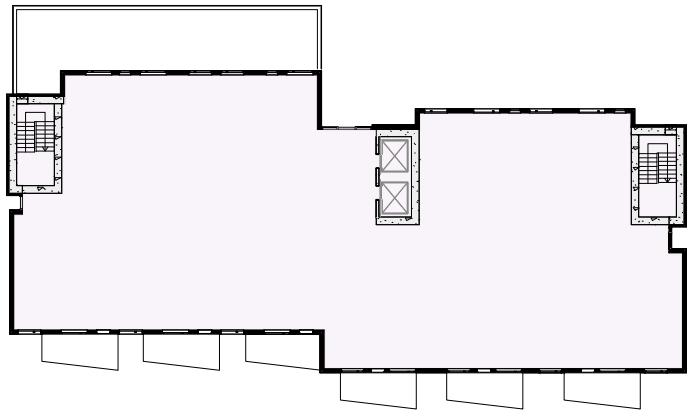
project num
2426



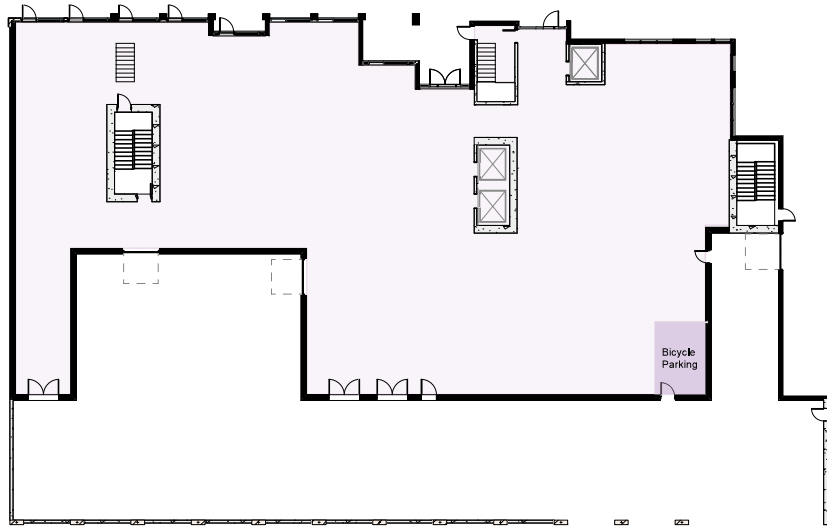
Level 12
Scale: 1:500



Level 2
Scale: 1:500



Levels 3 to 11
Scale: 1:500



Level 1
Scale: 1:500

	Level	Area (m2)
Floor Area	01	1,027.7
	02	921.4
	03	836.3
	04	836.3
	05	836.3
	06	836.3
	07	836.3
	08	836.3
	09	836.3
	10	836.3
	11	702.3
		9,341.5 m2
Gross Building Area	01	1,069.2
	02	969.2
	03	883.2
	04	883.2
	05	883.2
	06	883.2
	07	883.2
	08	883.2
	09	883.2
	10	883.2
	11	747.3
		9,851.5 m2



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



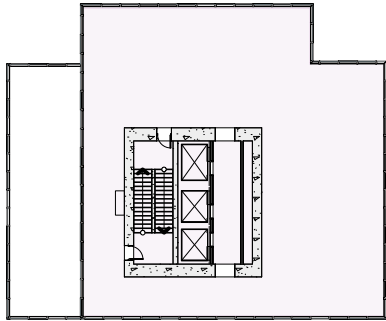
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.06	6	RZ/DP SUBMISSION 3

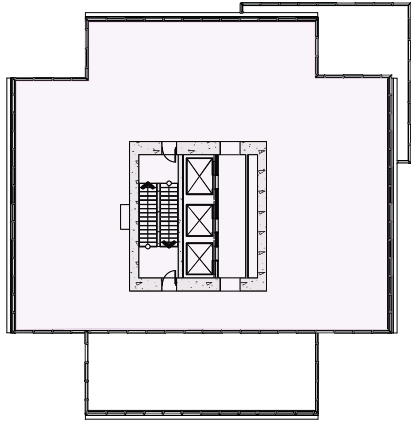
Floor Area - Building 1

A015

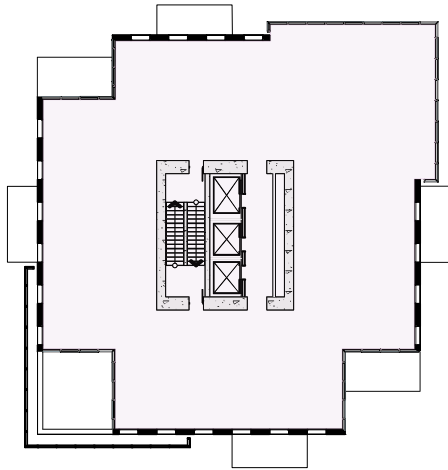
project num
2426



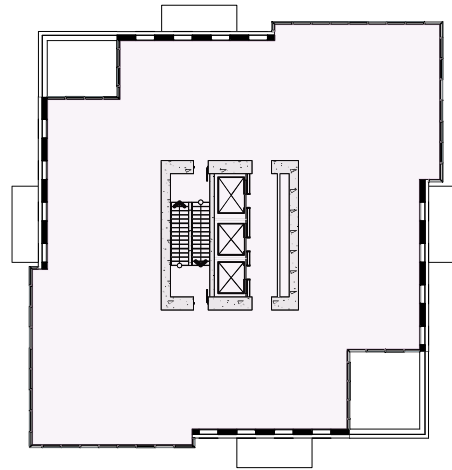
Level L23
Scale: 1:500



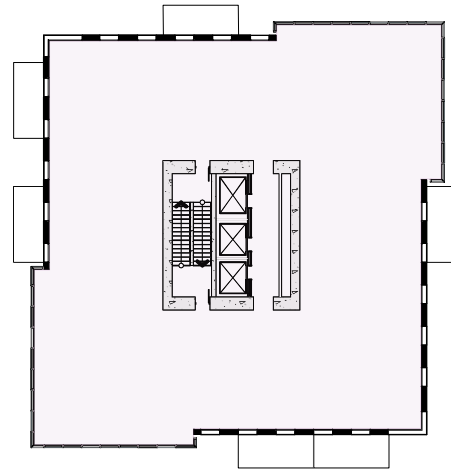
Level L22
Scale: 1:500



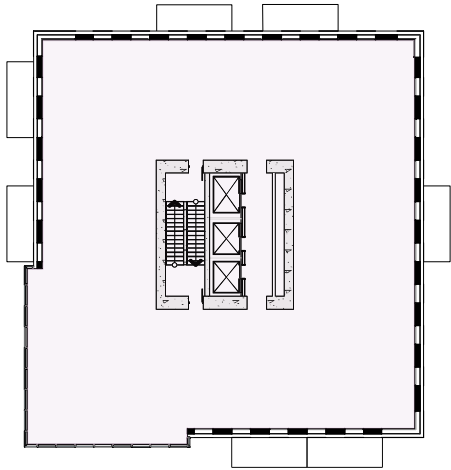
Level L19-L21
Scale: 1:500



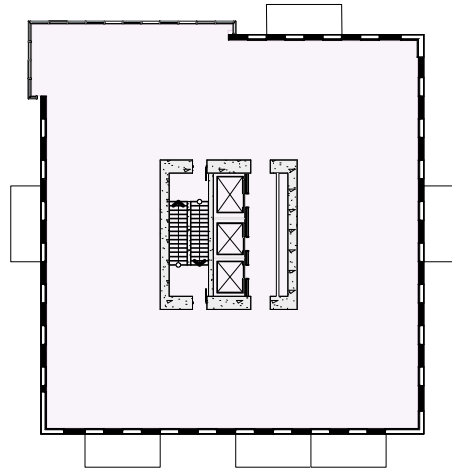
Level L16-L18
Scale: 1:500



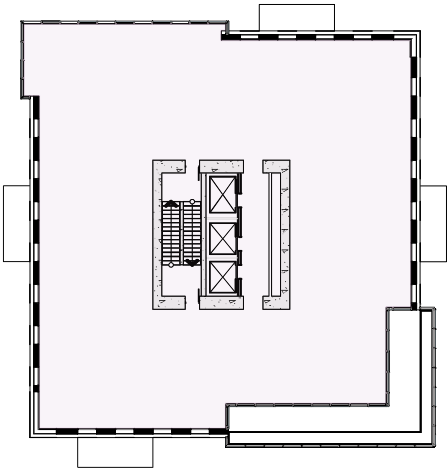
Level L15
Scale: 1:500



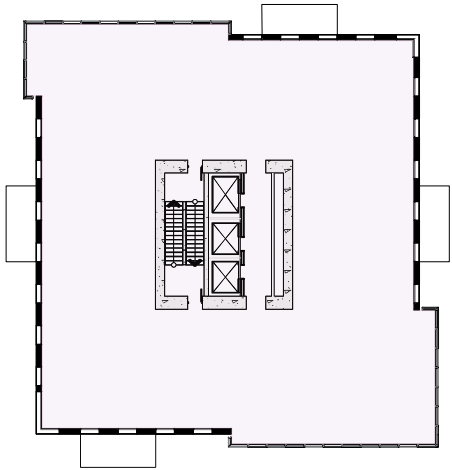
Level L14
Scale: 1:500



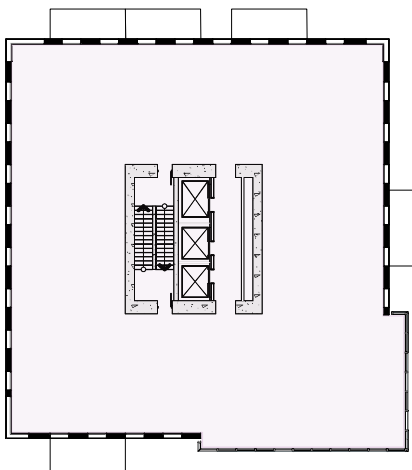
Level L12-L13
Scale: 1:500



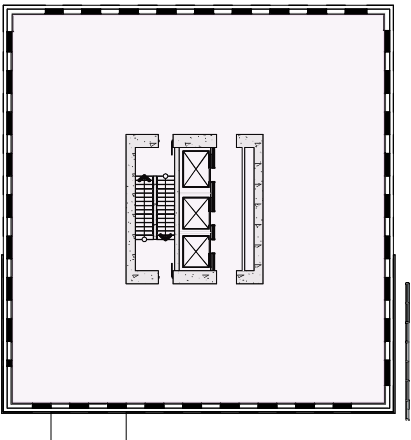
Level L11
Scale: 1:500



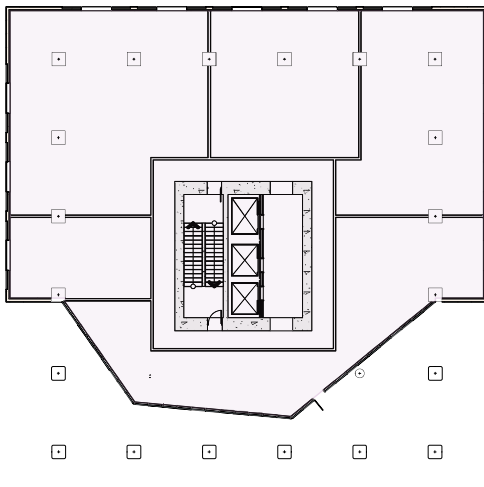
Level L06-L10
Scale: 1:500



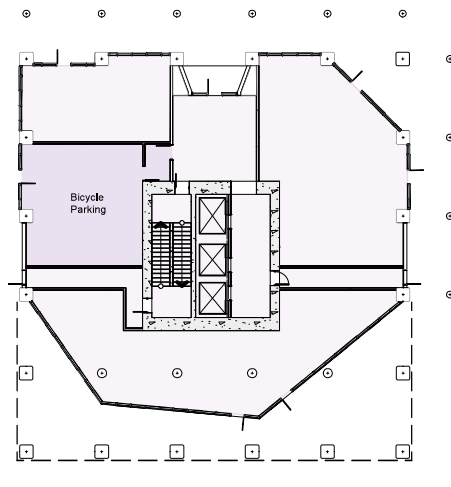
Level L04-L05
Scale: 1:500



Level L03
Scale: 1:500



Level L02
Scale: 1:500



Level L01
Scale: 1:500

Floor Area	Level Net Area (m2)	
	Level	Net Area (m2)
	01	515.4
	02	550.3
	03	640.9
	04	671.1
	05	671.1
	06	696.0
	07	696.0
	08	696.0
	09	696.0
	10	696.0
	11	633.8
	12	665.9
	13	665.9
	14	616.3
	15	671.5
	16	701.2
	17	701.2
	18	701.2
	19	654.1
	20	654.1
	21	654.1
	22	597.7
	23	597.7
	24	597.7
	25	597.7
	26	597.7
	27	550.4
Total		17,386.7 m2
Gross Building Area	Level Net Area (m2)	
	Level	Net Area (m2)
	01	538.5
	02	574.4
	03	694.2
	04	697.7
	05	717.7
	06	721.5
	07	737.4
	08	721.5
	09	737.4
	10	721.5
	11	674.4
	12	693.0
	13	715.6
	14	642.5
	15	718.0
	16	726.4
	17	726.4
	18	726.4
	19	687.3
	20	687.3
	21	687.3
	22	620.9
	23	620.9
	24	620.9
	25	620.9
	26	620.9
	27	589.4
Total		18,240.4 m2



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



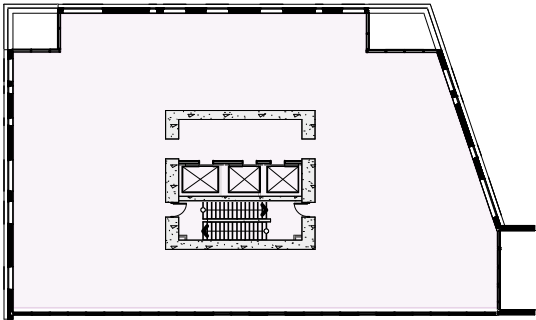
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.06	6	RZ/DP SUBMISSION 3

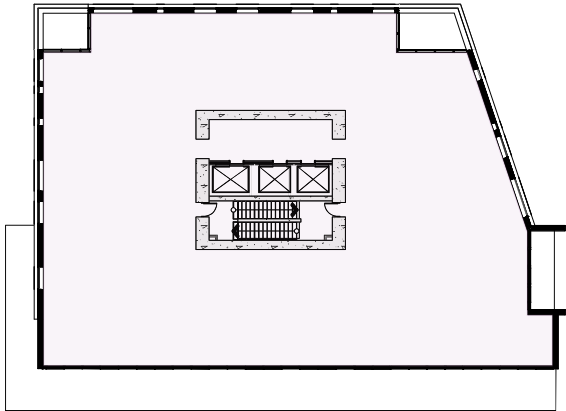
Floor Area - Building 2

A016

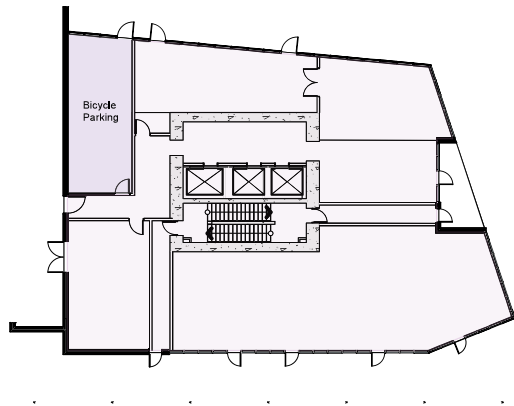
project num
2426



Levels 10 to 11
Scale: 1:500



Levels 02 to 09
Scale: 1:500



Level 1
Scale: 1:500

	Level	Net Area (m2)
Floor Area	01	553.6
	02	704.0
	03	704.0
	04	704.0
	05	704.0
	06	704.0
	07	704.0
	08	704.0
	09	575.5
	10	575.1
		6,632.3 m2
Gross Building Area	01	572.0
	02	741.7
	03	741.7
	04	741.7
	05	741.7
	06	741.7
	07	741.7
	08	741.7
	09	610.7
	10	610.5
		6,985.3 m2



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



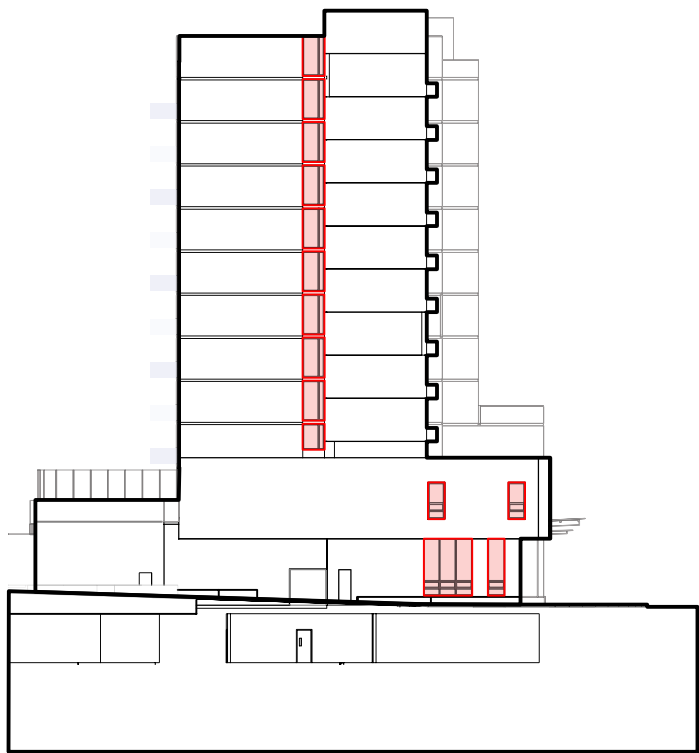
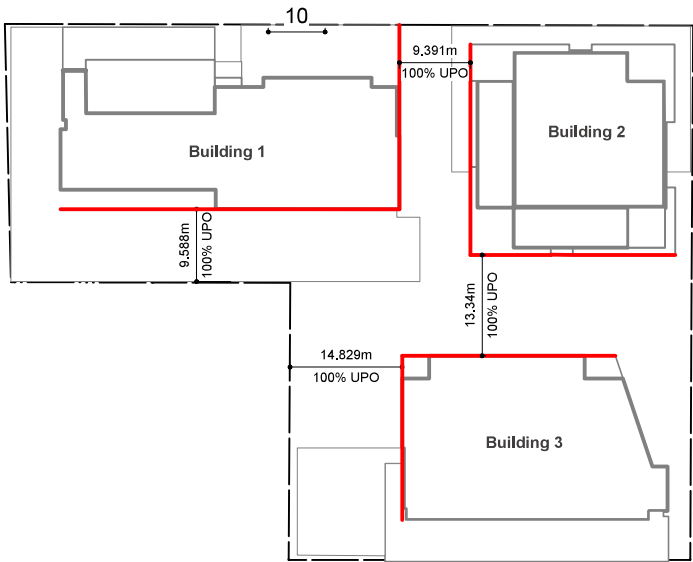
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.06	6	RZ/DP SUBMISSION 3

Floor Area - Building 3

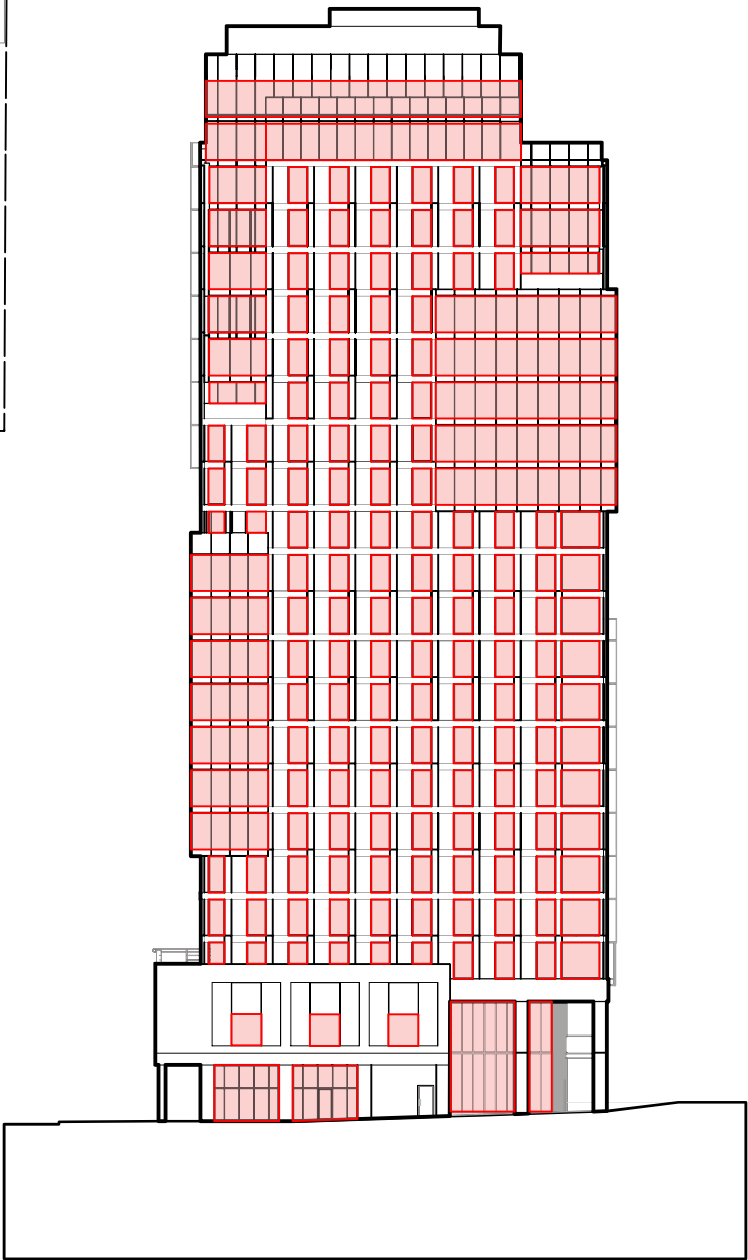
A017

project num
2426



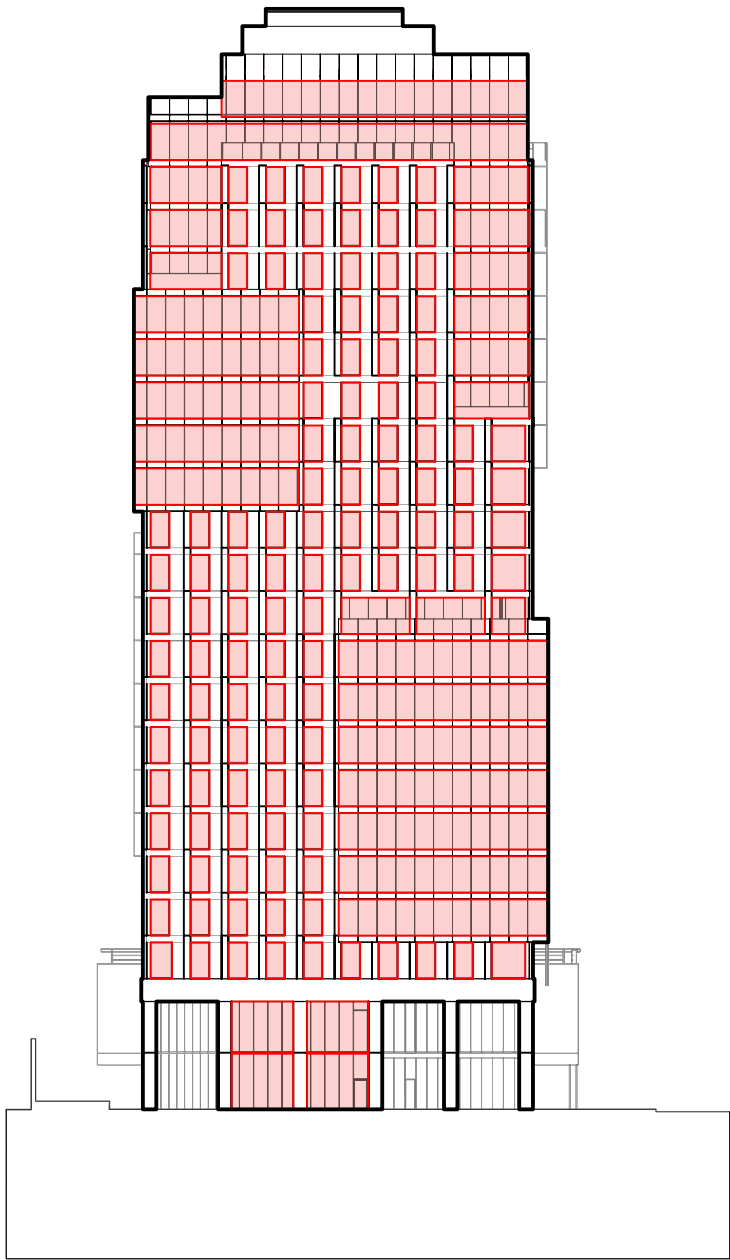
Building 1 (Fort Building) East Elevation

Limiting Distance (m)	9.41
Allowable Openings (%)	100
Building Face Area (m ²)	758.7
Proposed openings (m ²)	58.4
Proposed openings (%)	7.7



Building 2 (Quadra Tower) West Elevation

Limiting Distance (m)	9.41
Allowable Openings (%)	100
Building Face Area (m ²)	1881
Proposed openings (m ²)	934.9
Proposed openings (%)	49.7



Building 2 (Quadra Tower) South Elevation

Limiting Distance (m)	13.34
Allowable Openings (%)	100
Building Face Area (m ²)	1757.8
Proposed openings (m ²)	1009.2
Proposed openings (%)	57.41



Building 3 (Broughton Building) North Elevation

Limiting Distance (m)	13.34
Allowable Openings (%)	100
Building Face Area (m ²)	1040.8
Proposed openings (m ²)	541.1
Proposed openings (%)	52



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

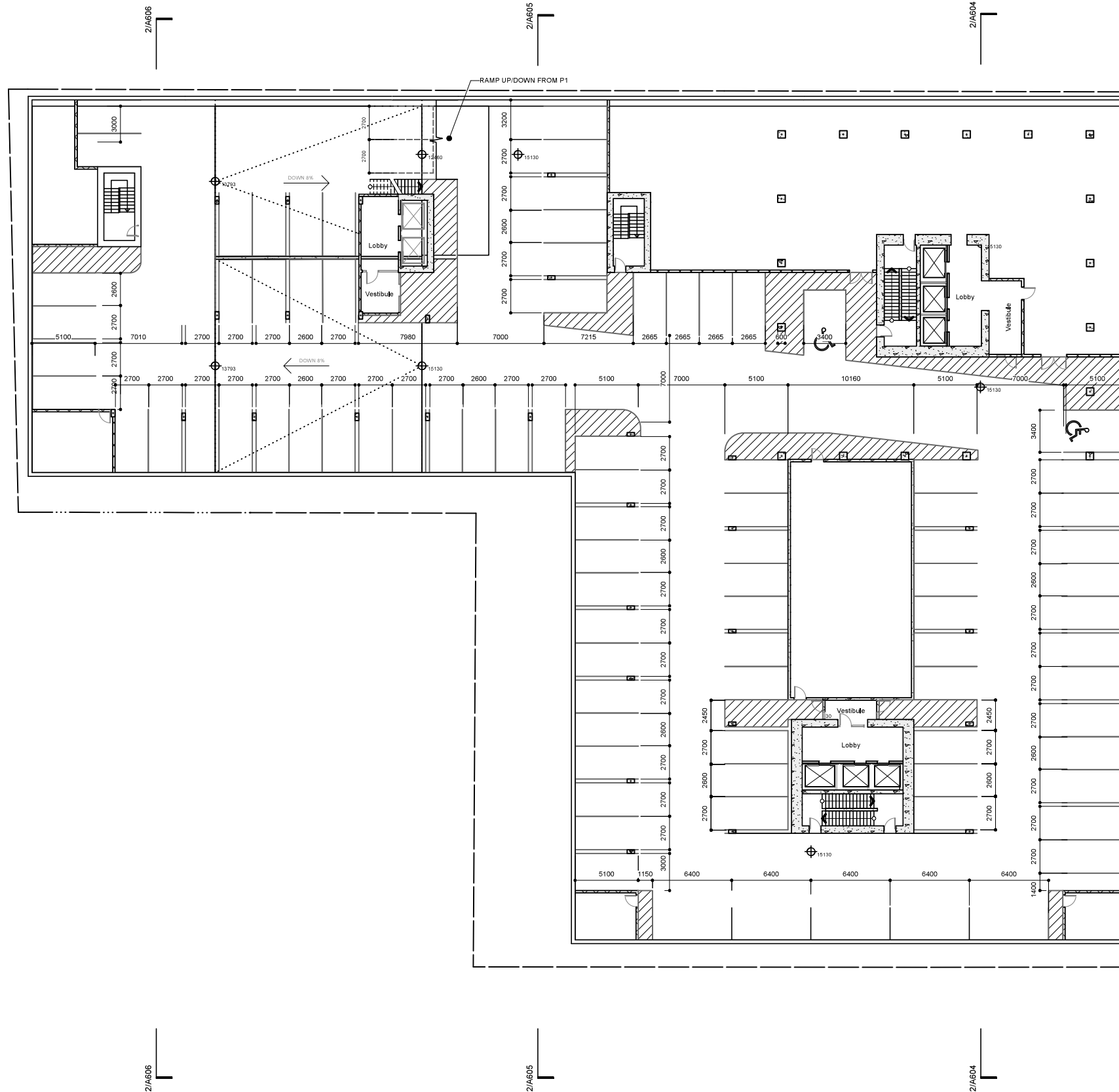


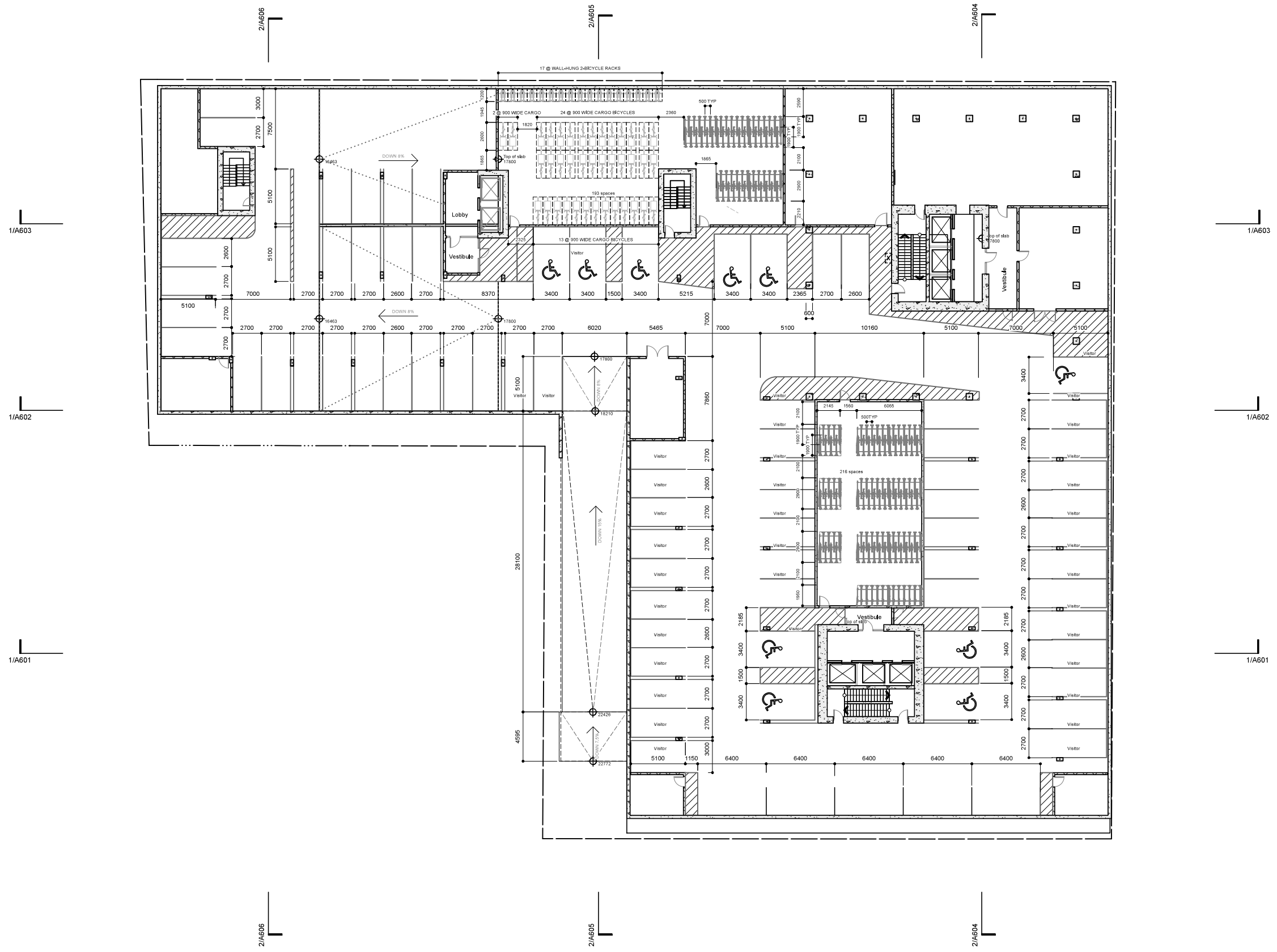
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.06	6	RZ/DP SUBMISSION 3

Unprotected Openings Calculations

A018





LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

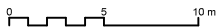


This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

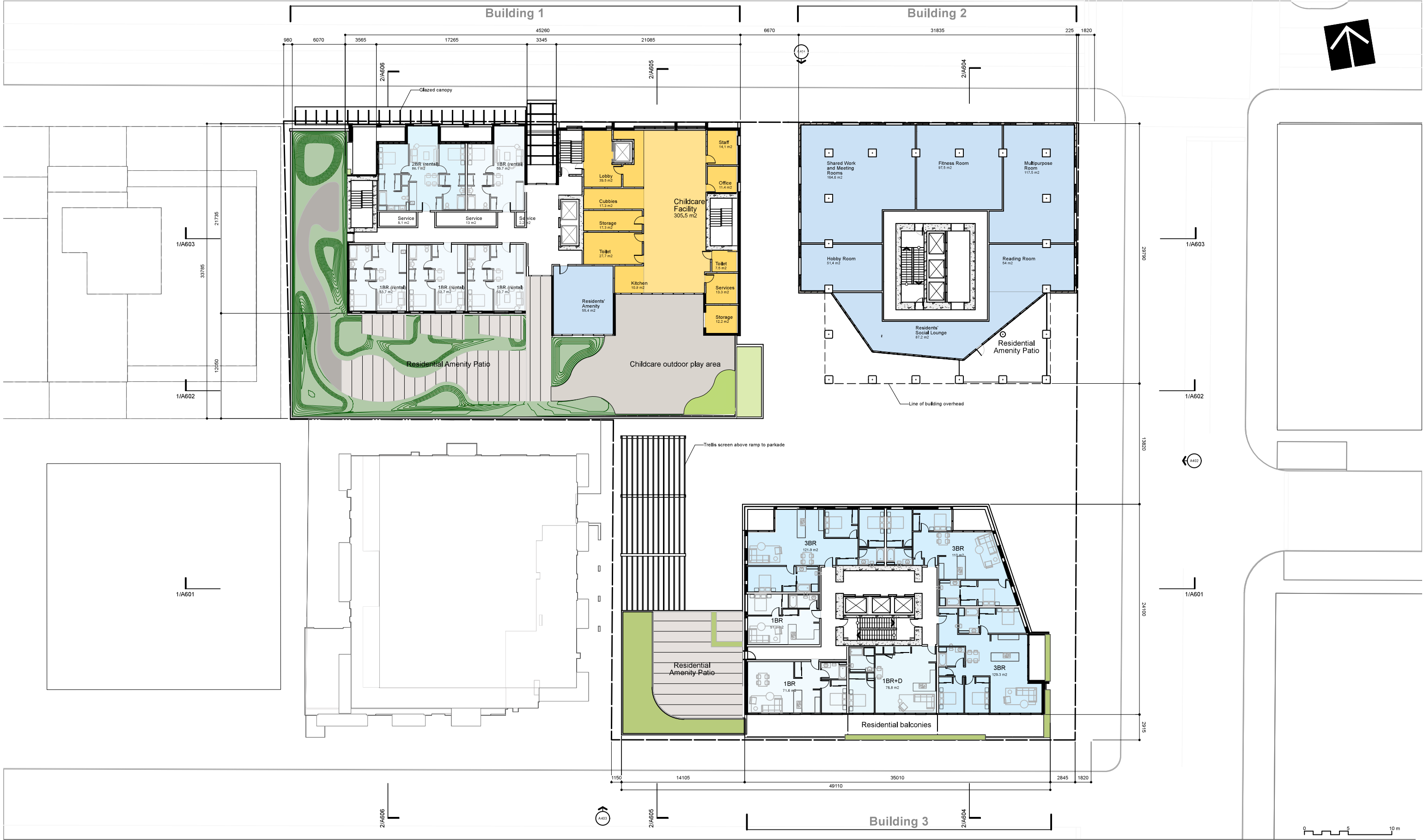
Plan - Level P1

A102



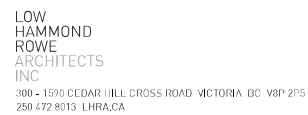
project num
2426





This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3



829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

A203

Project num
426



date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

















Building 1 Roof Coverage

Enclosed Structure (Elevtor and Stair)	21.68%
Screened Service Area	9.47%
Green roof	68.85%
Membrane Roof	0%
Total	100



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 L.HRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

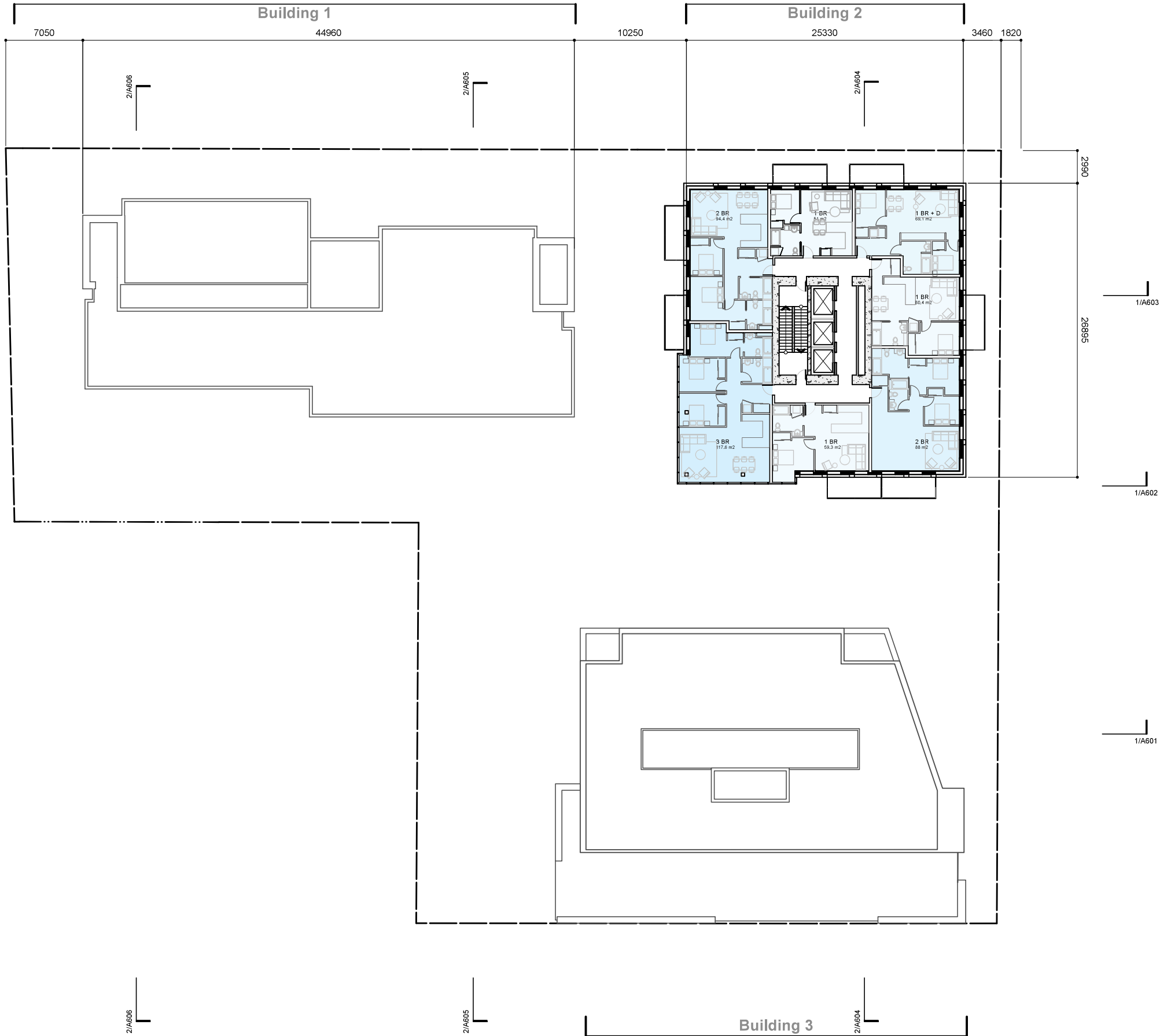
date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 13

A213

project num
2426





LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 14

A214

project num
2426



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 15

A215

project num
2426



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 16

A216

0 5 10 m

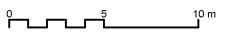
project num

2426



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3





LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 18

A218

project num
2426



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 19

A219

project num
2426





LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

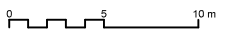
date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 20

A220

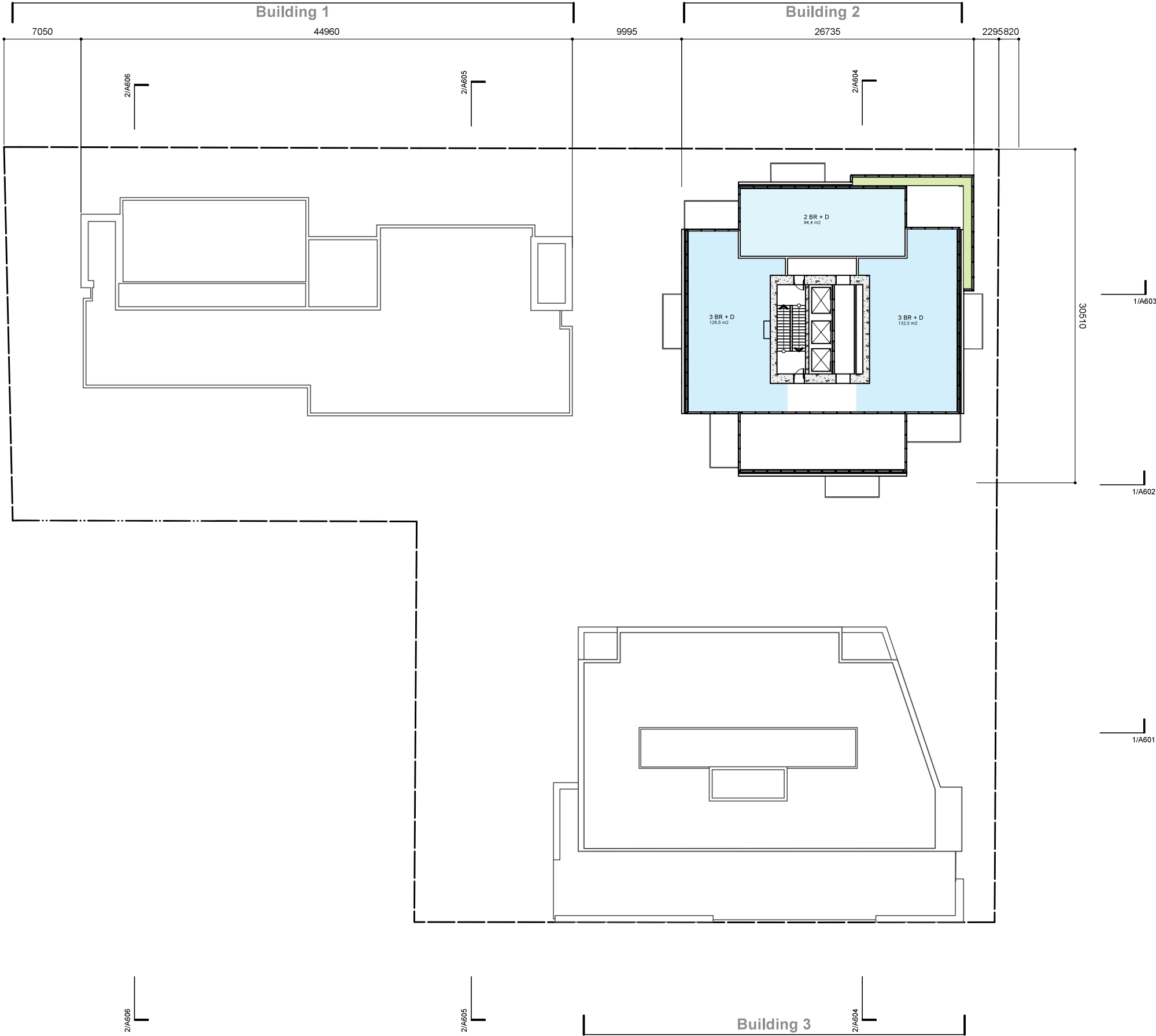
project num
2426





This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



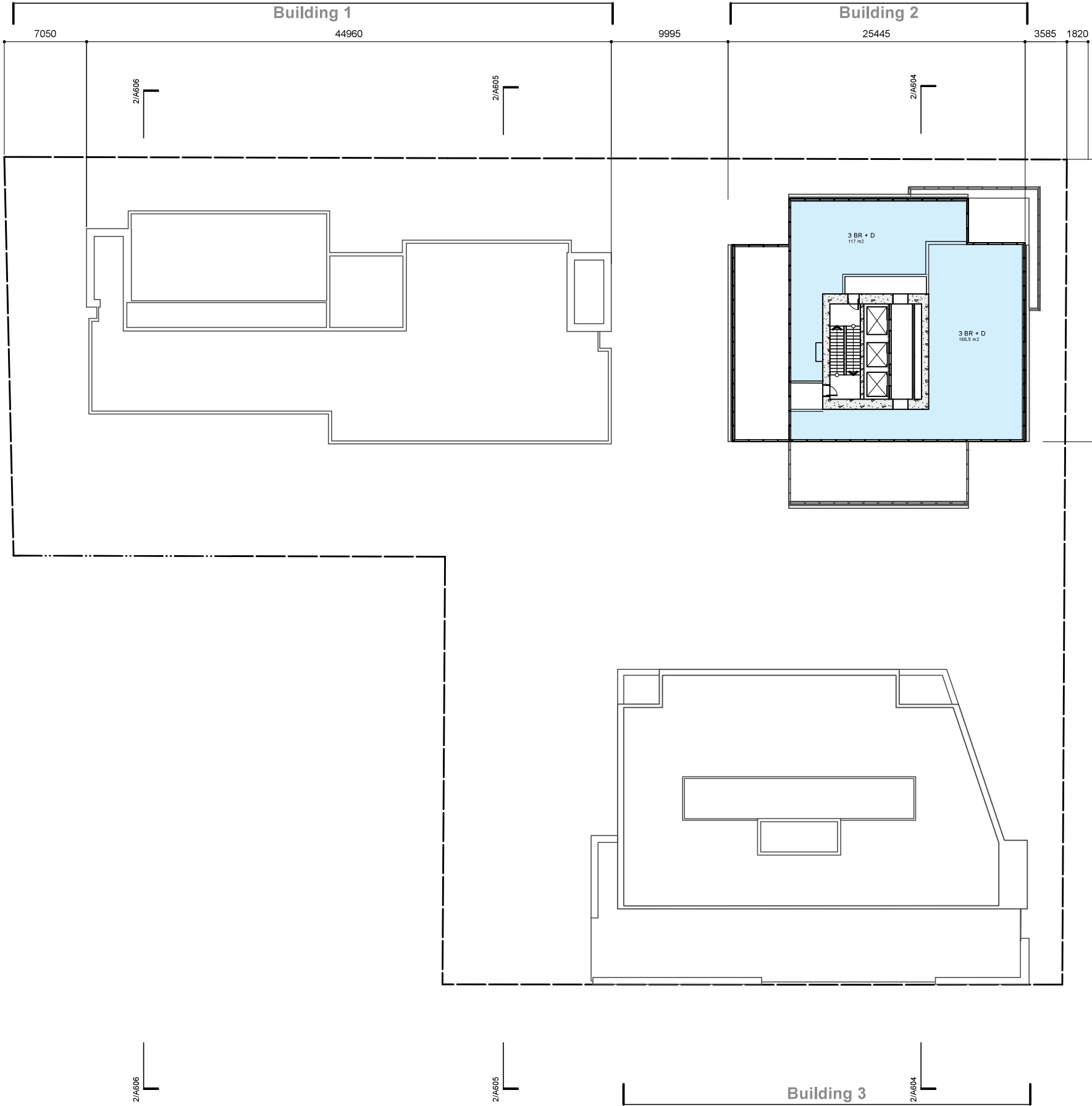
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 22

A222

project num
2426



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



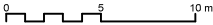
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

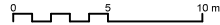
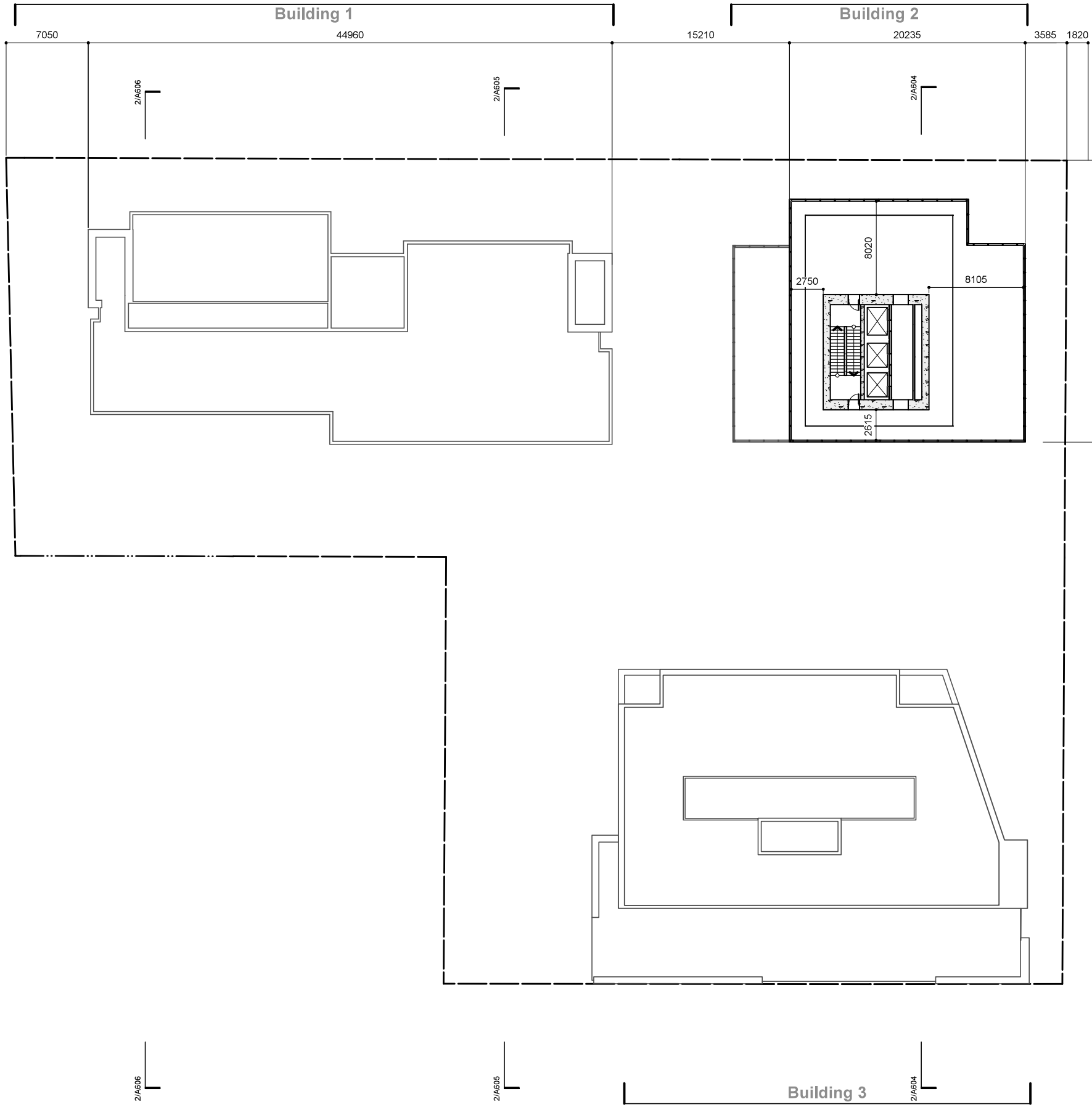
date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 23

A223

project num
2426





LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Plan - Level 24 (Building 2 Roof)

A224

project num
2426



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

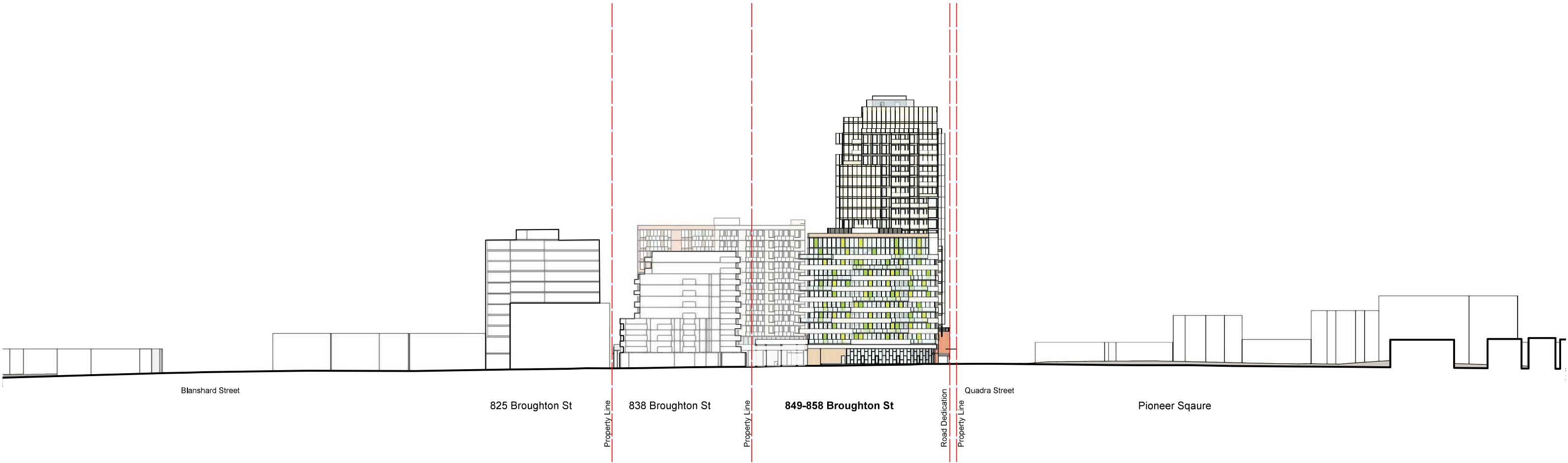


This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Elevation Context - Quadra Street

A301



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHR.A.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



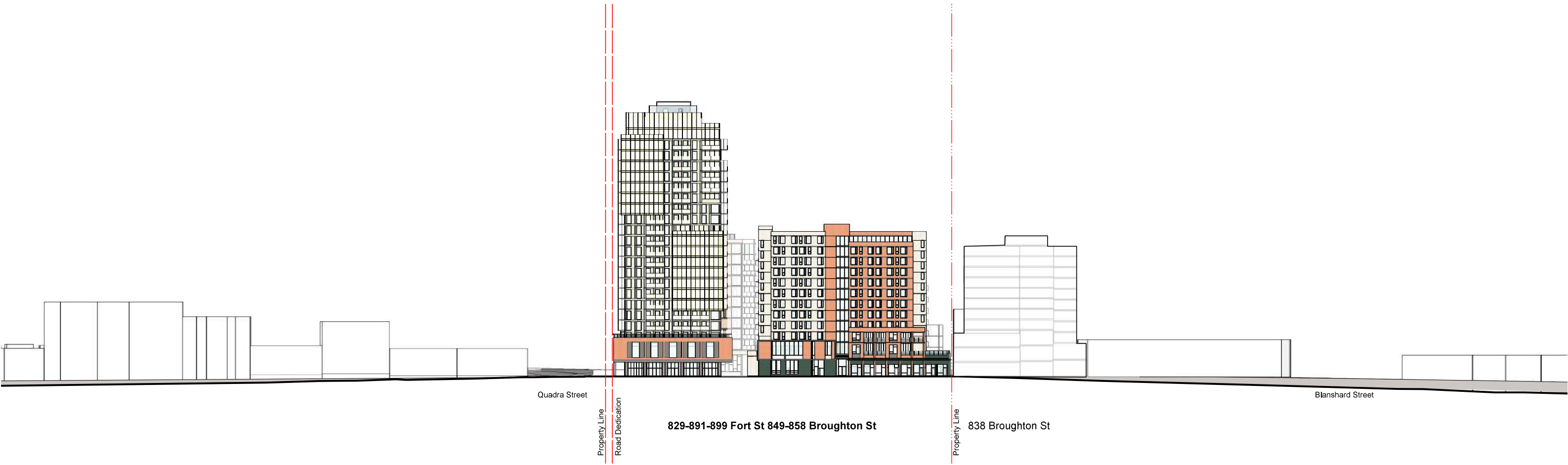
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Elevation Context - Broughton Street

A302

project num
2426



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

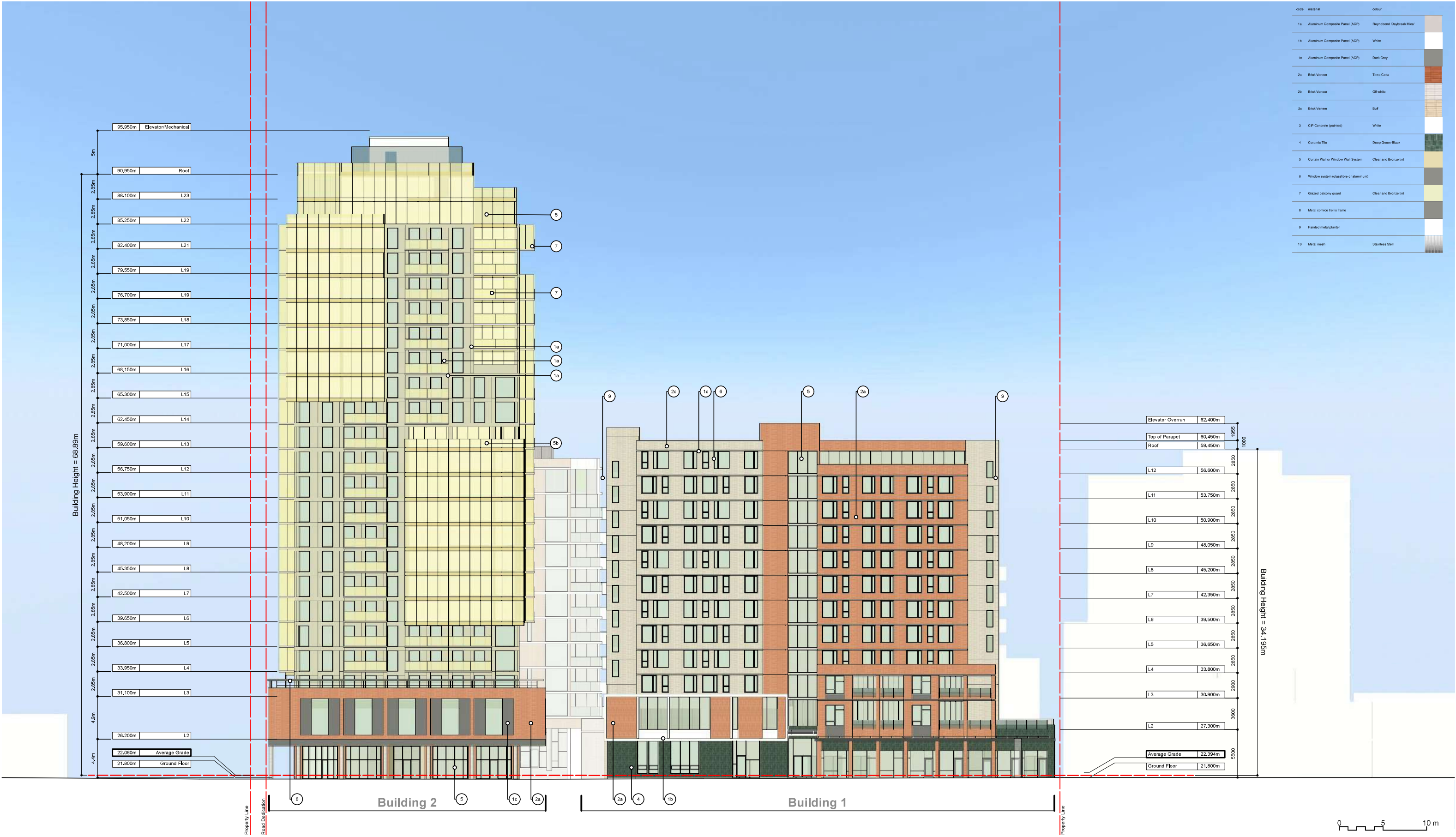


This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Elevation Context - Fort Street

A303



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

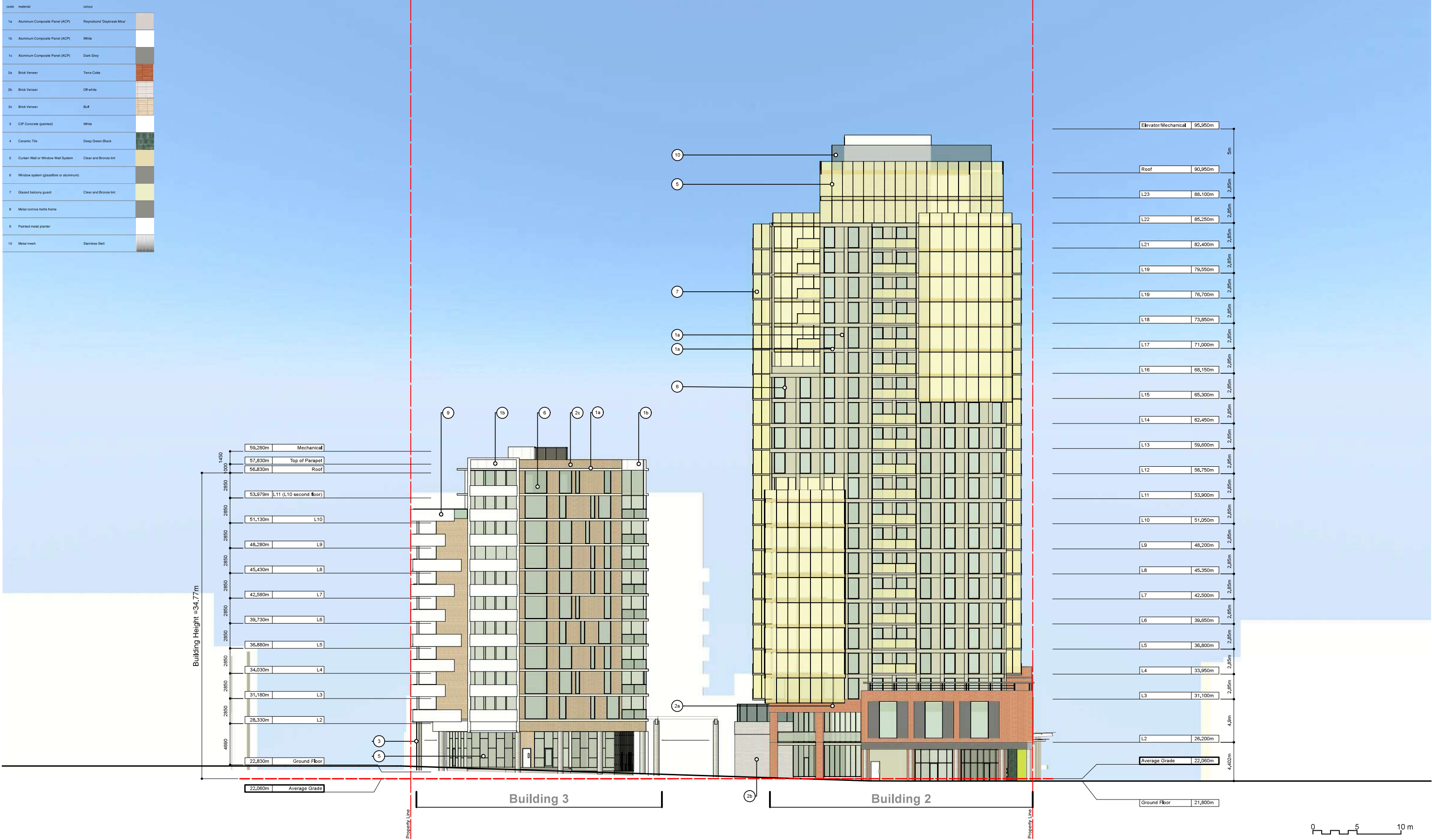
date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Elevation North (Fort Street)

A401

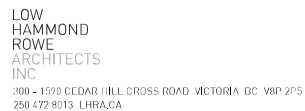
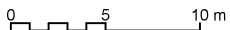
project num
2426

code	material	colour
1a	Aluminum Composite Panel (ACP)	Reynobond 'Daybreak Mica'
1b	Aluminum Composite Panel (ACP)	White
1c	Aluminum Composite Panel (ACP)	Dark Grey
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	Off-white
2c	Brick Veneer	Buff
3	C/P Concrete (painted)	White
4	Ceramic Tile	Deep Green-Black
5	Curtain Wall or Window Wall System	Clear and Bronze tint
6	Window system (glassfibre or aluminum)	
7	Glazed balcony guard	Clear and Bronze tint
8	Metal cornice fascia frame	
9	Painted metal planter	
10	Metal mesh	Stainless Steel

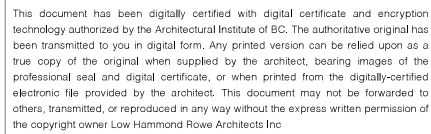


code	material	colour
1a	Aluminum Composite Panel (ACP)	Reynobond 'Daybreak Mica'
1b	Aluminum Composite Panel (ACP)	White
1c	Aluminum Composite Panel (ACP)	Dark Grey
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	Off-white
2c	Brick Veneer	Buff
3	CIP Concrete (painted)	White
4	Ceramic Tile	Deep Green-Black
5	Curtain Wall or Window Wall System	Clear and Bronze tint
6	Window system (glassfibre or aluminum)	
7	Glazed balcony guard	Clear and Bronze tint
8	Metal cornice trellis frame	
9	Painted metal planter	
10	Metal mesh	Stainless Steel



Property Line

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

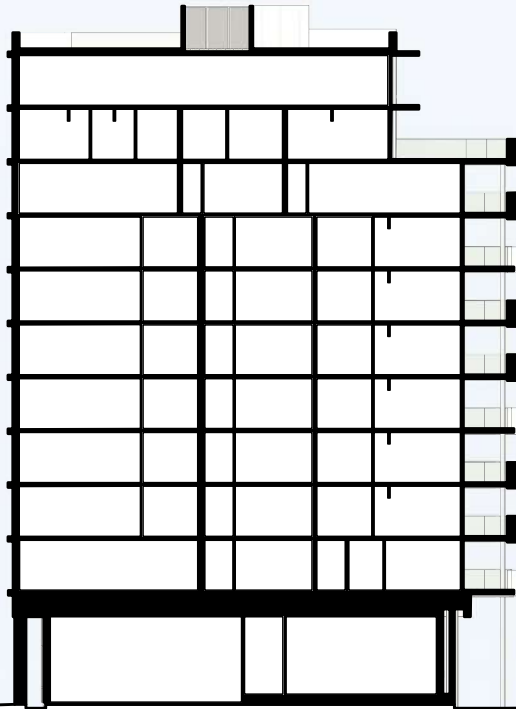
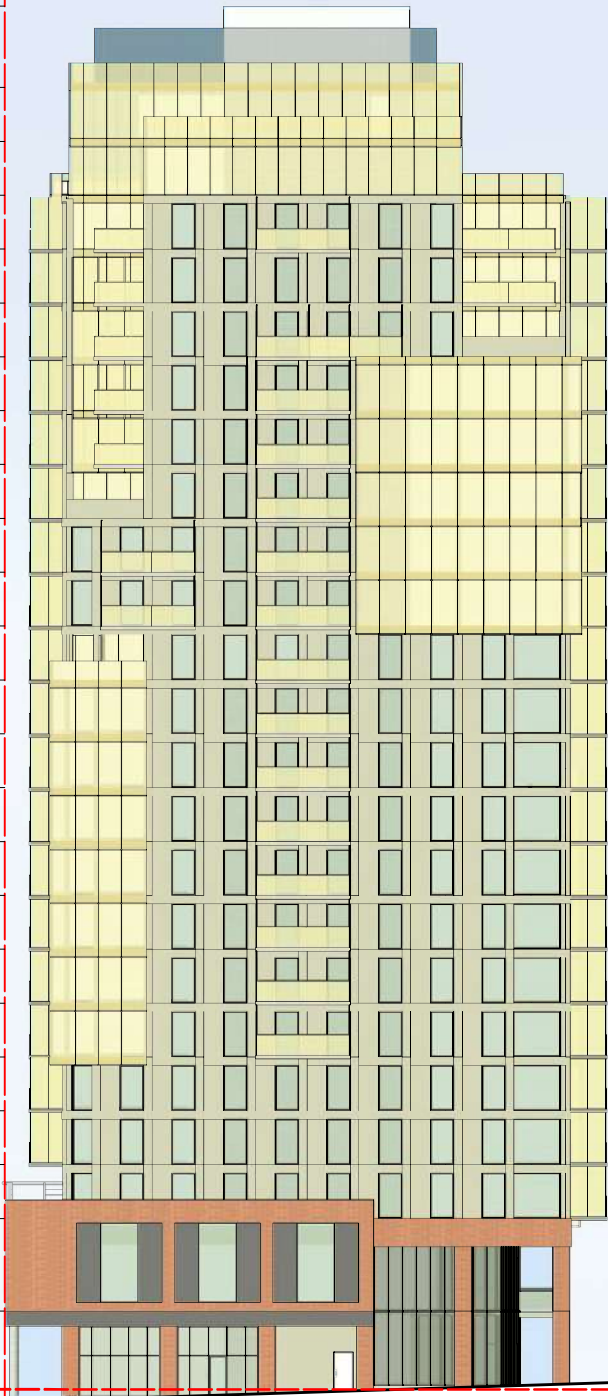
Elevation South (Internal)

project num
2426

code	material	colour
1a	Aluminum Composite Panel (ACP)	Raynbond "Daybreak Mica"
1b	Aluminum Composite Panel (ACP)	White
1c	Aluminum Composite Panel (ACP)	Dark Grey
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	Off-white
2c	Brick Veneer	Buff
3	C/P Concrete (painted)	White
4	Ceramic Tile	Deep Green-Black
5	Curtain Wall or Window Wall System	Clear and Bronze tint
6	Window system (glassfibre or aluminum)	
7	Glazed balcony guard	Clear and Bronze tint
8	Metal cornice trellis frame	
9	Painted metal planter	
10	Metal mesh	Stainless Steel

Building Height = 79.956

4300	95,250m	Elevator/Mechanical
3850	90,950m	Roof
3650	88,100m	L23
3550	85,250m	L22
3450	82,400m	L21
3350	79,550m	L19
3250	76,700m	L19
3150	73,850m	L18
3050	71,000m	L17
2950	68,150m	L16
2850	65,300m	L15
2750	62,450m	L14
2650	59,600m	L13
2550	56,750m	L12
2450	53,900m	L11
2350	51,050m	L10
2250	48,200m	L9
2150	45,350m	L8
2050	42,500m	L7
1950	39,650m	L6
1850	36,800m	L5
1750	33,950m	L4
1650	31,100m	L3
1400	26,200m	L2
	22,060m	Average Grade
	21,800m	Ground Floor



0 5 10 m



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



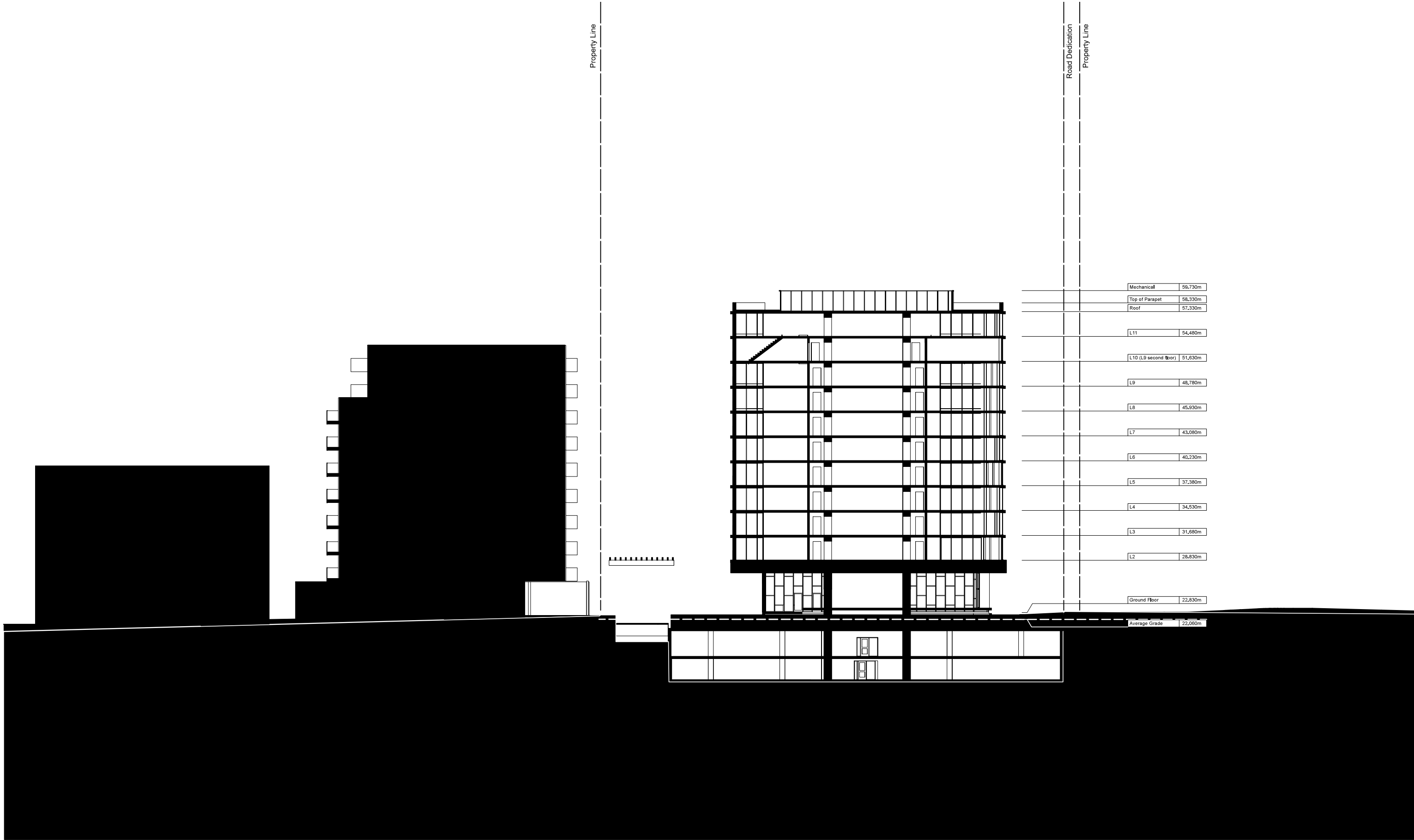
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Elevation West (Internal)

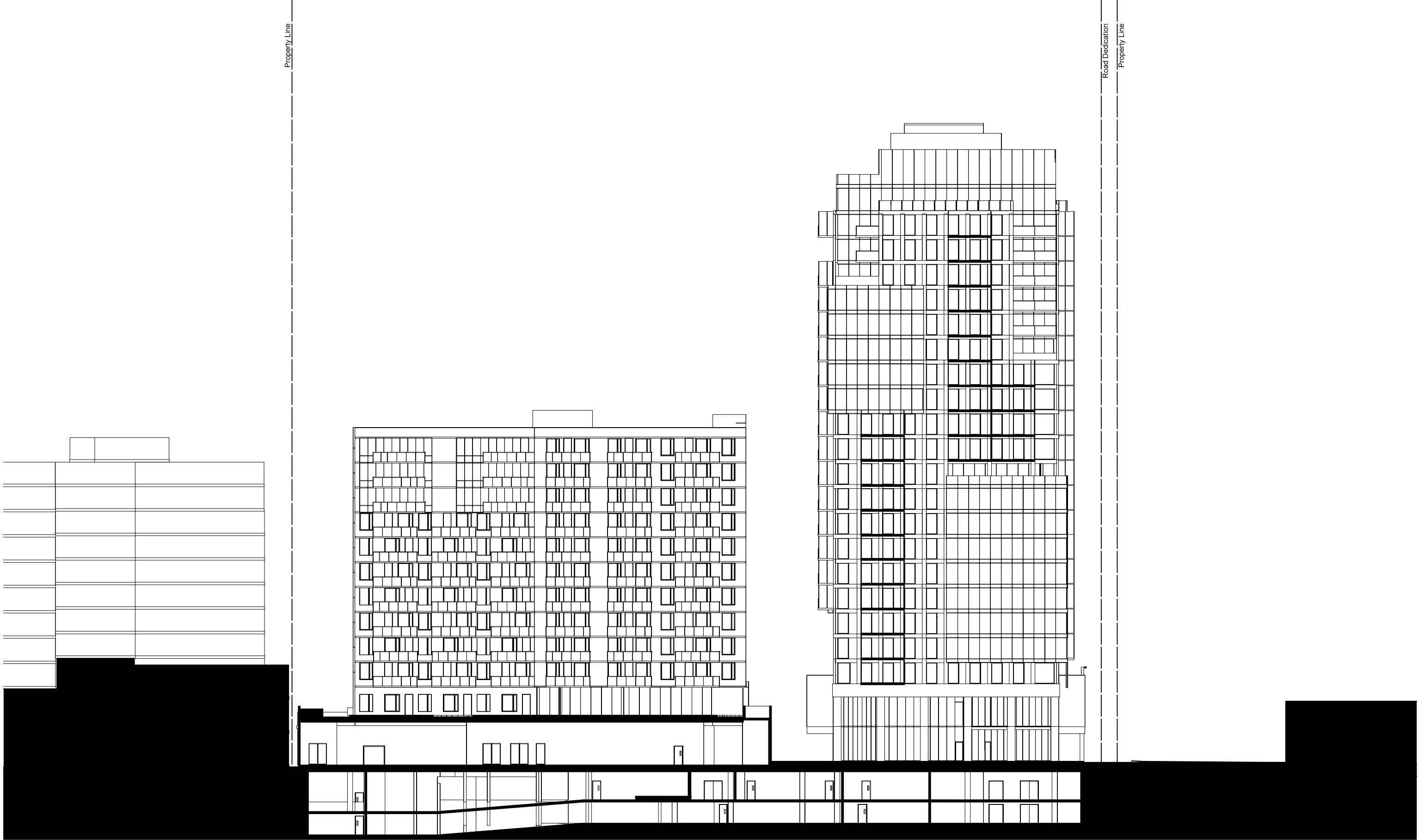
A406

project num
2426



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Section East-West

A602



LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

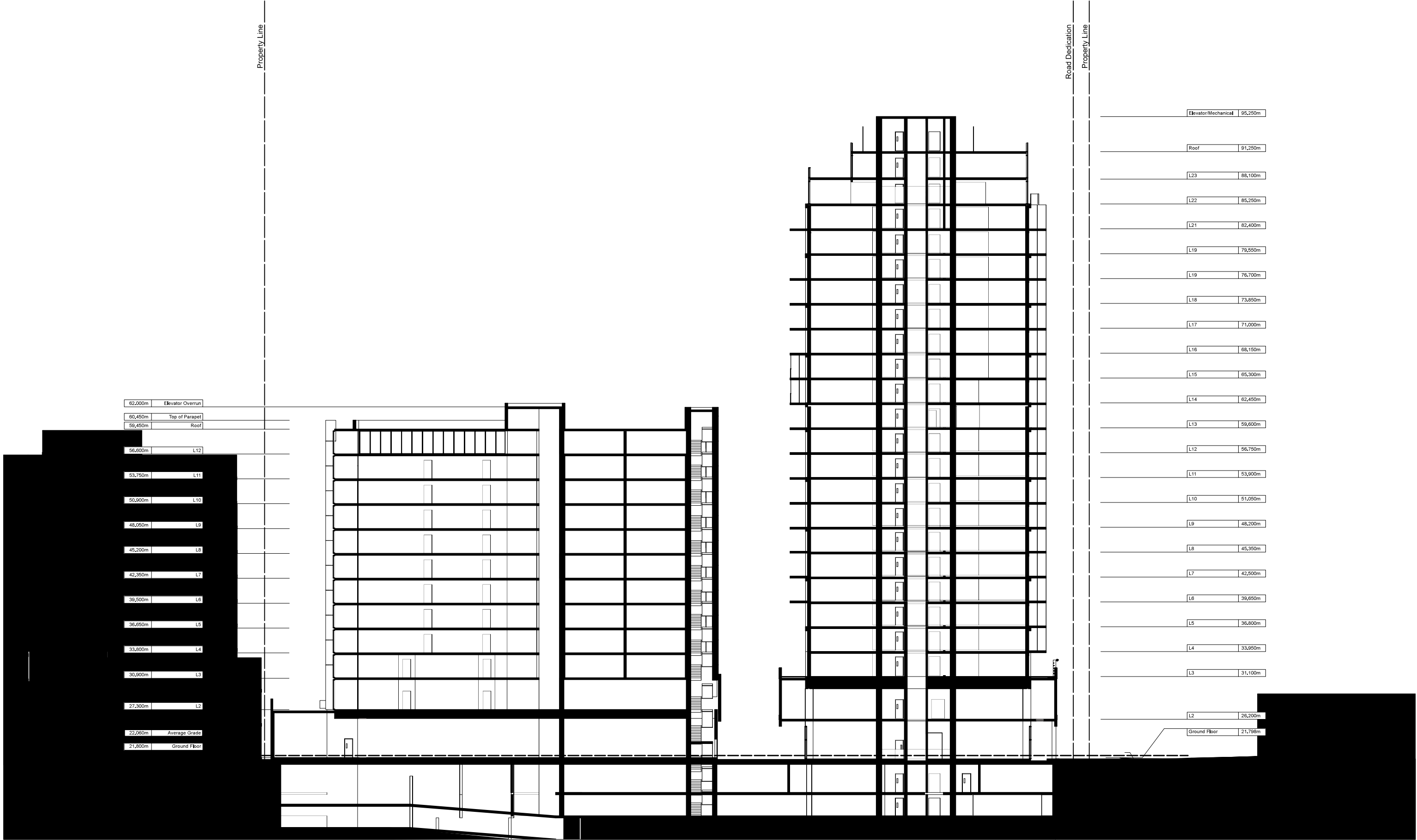


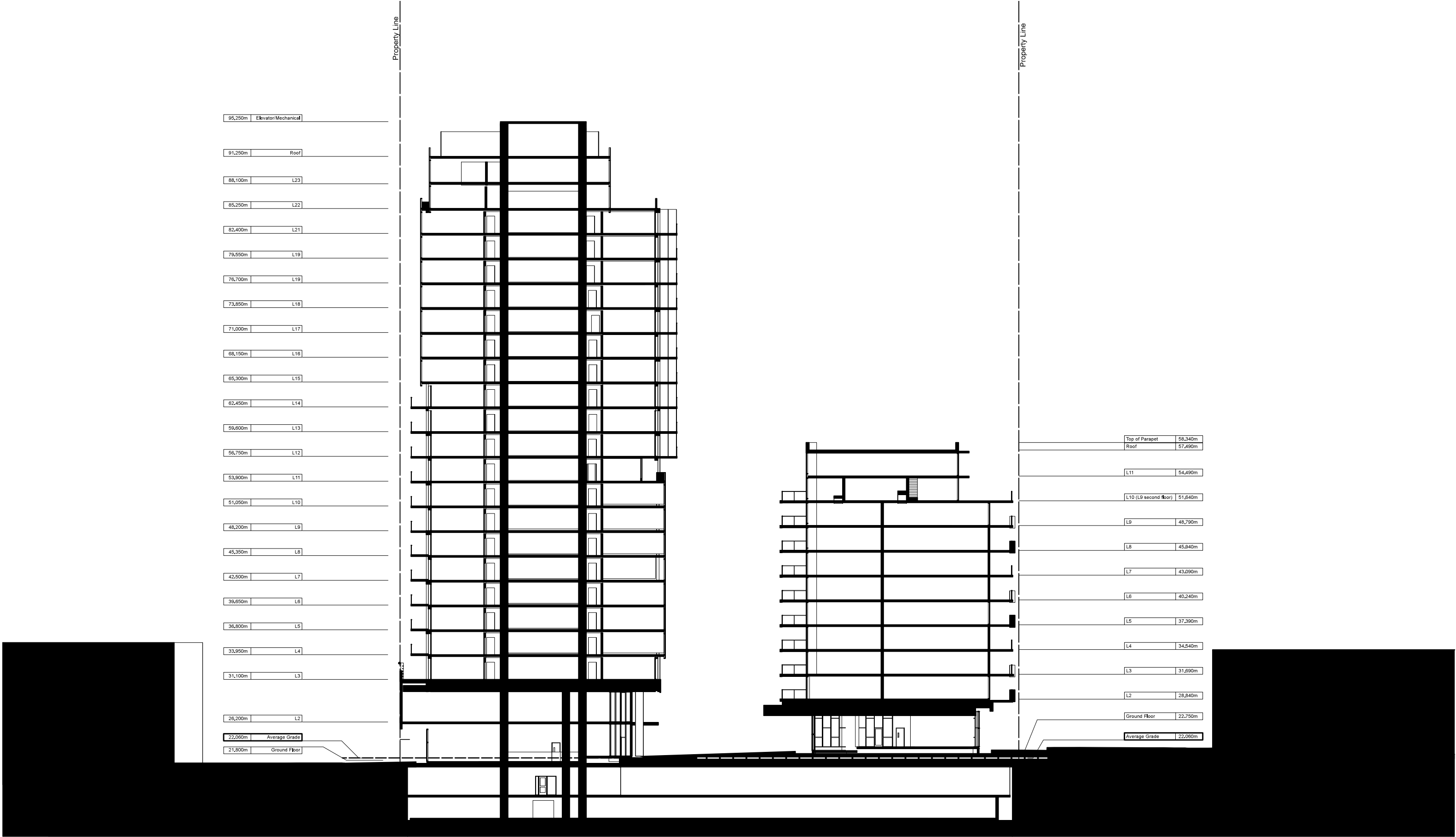
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Section East-West

A603





LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

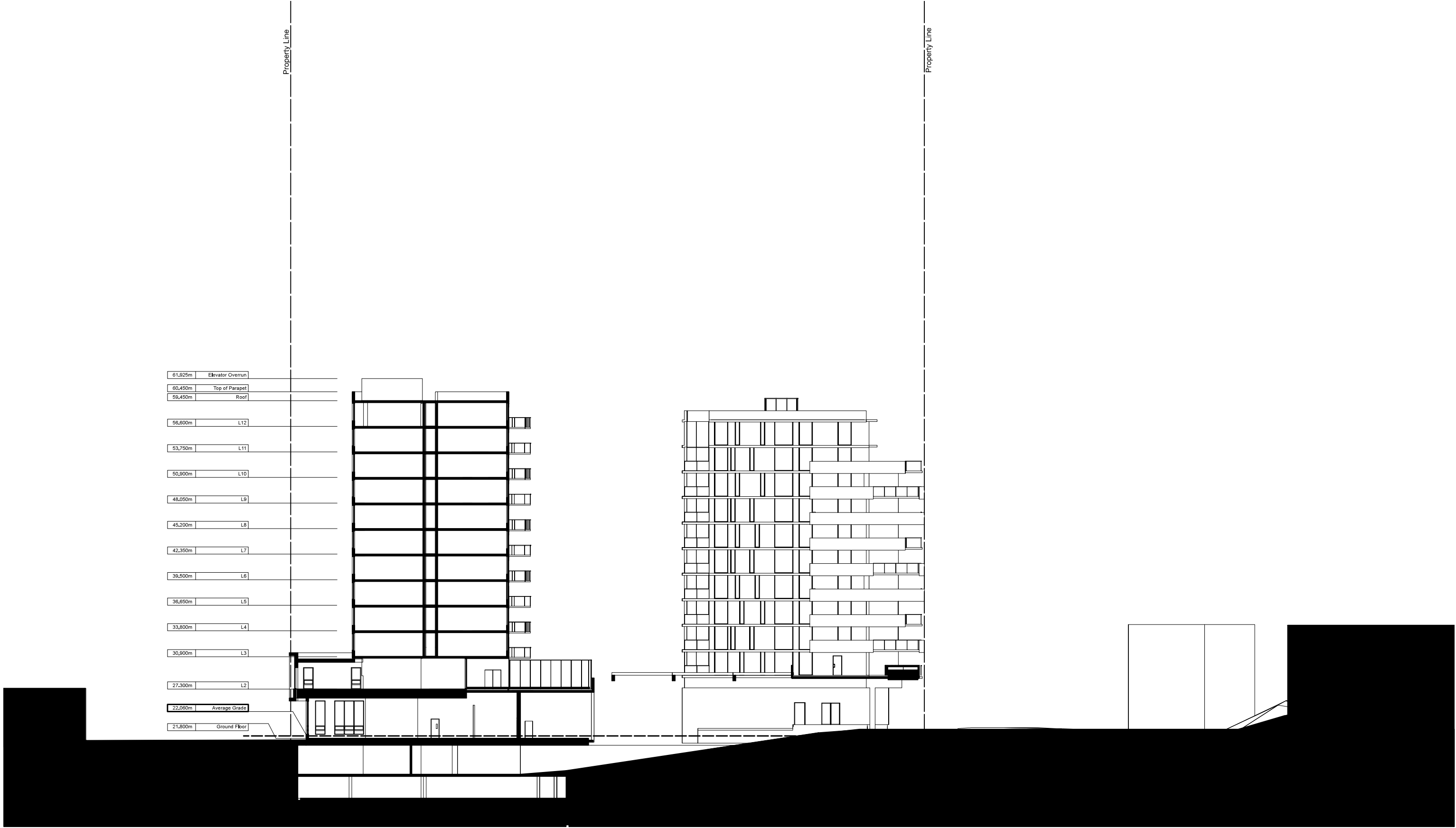


This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Section North-South

A604





LOW
HAMMOND
ROWE
ARCHITECTS
INC
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250.472.8013 LHRA.CA

Oasis PARC Victoria
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
2025.05.12	1	DRA (CALUC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.07.17	5	CLASS C COSTING
2026.08.06	6	RZ/DP SUBMISSION 3

Section North-South

A606

PARC VICTORIA

Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials L1
L1.02	Landscape Materials - L2
L1.03	Landscape Materials - L3 & L4
L1.04	Landscape Materials - L10, L12 and Roof
L1.05	Landscape Materials - Tower
L2.01	Landscape Grading & Drainage
L2.02	Landscape Sections
L3.01	Planting L1
L3.02	Planting L2 and L3
L3.03	Planting - Upper Roofs
L4.01	Landscape Details: Rain Garden
L4.02	Landscape Details: Boulevard Rain Garden
L4.03	Landscape Details: Planting
L4.04	Landscape Details: Soil Cells



MDI LANDSCAPE ARCHITECTS
3388A Temnyson Ave
Victoria, BC V8Z 3P6
P: 250.412.2891
E: admin@mdi.ca

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



2026-07-17

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Cover

project no.	124.27
scale	1: 400 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L0.00

GENERAL NOTES

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

IRRIGATION NOTES

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

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

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

BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
- Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.
- Municipal Parks staff to inspect soil and planting area of boulevard rain gardens prior to planting.
- Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m ~2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.
- Please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
- Required Parks inspections for street tree planting:

- Inspection of excavated tree pits, soil cells, root barriers. Inspection of soil and planting area prior to planting.

- Inspection of tree stock prior to planting.

- Inspection of installed tree - tree planting, grate/guard, stakes, etc. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

13. Plant material and installation must meet or exceed the current edition of the Canadian Landscape Standard and specifications for planted landscapes as required in the MMCD. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

Required Parks inspections for landscaped/planted areas:

- Inspection of excavated and scarified subgrade prior placement of the growing media.

- Inspection of installed and prepared growing medium prior to planting.

- Inspection of plant material on-site prior to planting.

- Inspection of planted landscape prior to the installation of mulch.

- Inspection when the planted and mulched landscaping meets the conditions for total performance as required in the MMCD.

14. A soil test for the growing media, for each landscape application on City Property must 1 be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

PAVING NOTES

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

WARRANTY AND MAINTENANCE NOTES

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

LIST OF ABBREVIATIONS

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

LINE TYPE LEGEND

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

GRADING LEGEND

	25.25	Proposed Landscape Grade
	36.7%	TOW Top of Wall BW Bottom of Wall TOC Top of Curb BC Bottom of Curb TP Top of Pool
	25.25	BP Bottom of Pool TS Top of Stairs BS Bottom of Stairs HP High Point LP Low Point
	25.25	Existing Grade
	25.25	Architectural grade, for reference only
	25.25	Civil Grade, for reference only

EXISTING TREE LEGEND

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

	Existing Tree to be retained
	Tree Tag Number
	Tree Canopy Spread
	Critical Root Zone
	Existing Tree to be removed
	Tree Tag Number

TREE REPLACEMENT LEGEND

	Tree Replacement Zone - Ground Level
	Tree Replacement Zone - Upper Levels
	Soil Cells

MATERIALS LEGEND

HARDSCAPE SURFACES

	Concrete Paving - Municipal Sidewalk Cast in place, light broom finish, Control joints as per New Town Standard.
	Concrete Paving - Decorative Cast in place, light broom finish with sawcut control joints.
	Unit Paver - New Town Standard 45 degree herringbone field with single row soldier course.
	Permeable Unit Paver Duralock Eco-Hex Permeable Paver 200mm x 200mm x 60mm
	Unit Paver - Basalt Paving
	Basalt Band with Street Name Insert As per Cov New Town Standard
	Resin Bound Porous Surface As per Cov New Town Standard
	Gravel Maintenance Edge

STEPS, RAMPS, CURBS, WALLS

	Flush Curb
	Retaining Wall - Concrete See Structural Drawings
	Seat Wall Smooth Rubbed Finish

SOFTSCAPE

	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -900mm Depth -Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area -Rain Garden -750mm Depth -Rain Garden Growing Medium.
	Sedum Green Roof

SITE FURNISHINGS

	Bike Rack As per CoV New Town Standard
	Bench - With Back As per CoV New Town Standard
	Bench - Backless As per CoV New Town Standard
	Chair As per CoV New Town Standard
	Tree Grate As per CoV New Town Standard Soil Cells below to meet Schedule 'E' Replacement Tree Requirements.
	Feature Stage and Seating
	Vine Trellis
	Pergola



NOT FOR CONSTRUCTION

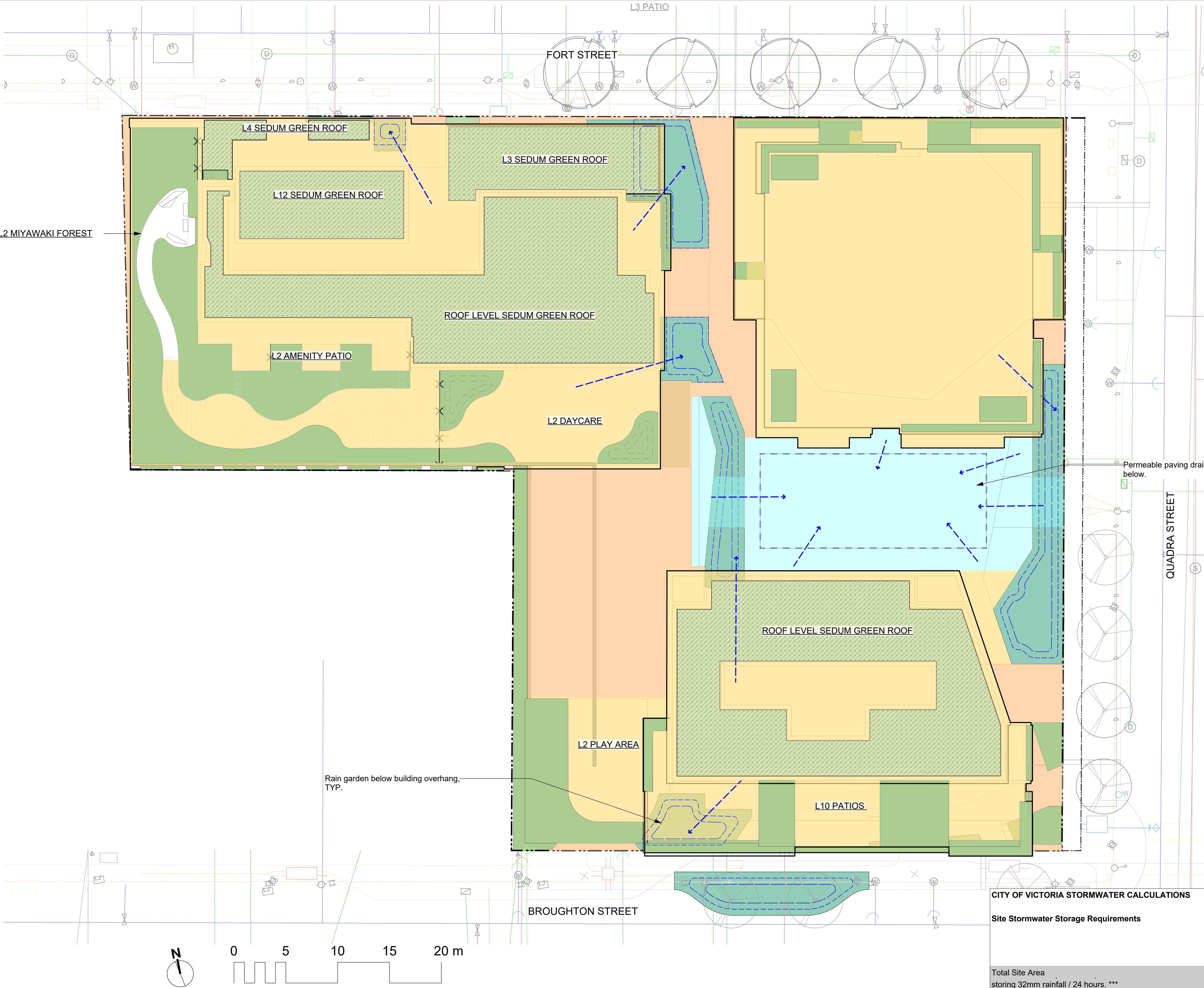
5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client	PARC Communities Management Ltd.
project	PARC VICTORIA 829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC
sheet title	
General Information Sheet	
project no.	124.27
scale	N/A @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

L0.02



LINE TYPE LEGEND	
	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

STORMWATER MANAGEMENT LEGEND	
	Direction of Flow
	Rain Garden Area
	Catchment 1 Roof and hardscape draining to rain garden.
	Catchment 2 Roof and hardscape draining directly to storm system.
	Permeable Paving Draining to Soil Cells Capable of managing 32mm of rain per 24 hr. period.
	Landscape Areas Capable of managing 32mm of rain per 24 hr. period.
	Green Roof Areas Capable of managing 32mm of rain per 24 hr. period.

CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

	Area	Required Storage Volume for Design Storm*
	(sq. m.)	(cu. m./day)
Total Site Area	5165	165
storing 32mm rainfall / 24 hours. ***	2560	82
Total Impervious Area to be Managed	2605	83

Rain Garden Sizing Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden*	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Base Area	Rain Garden Storage Capacity**	Sizing Factor (Water Quality Methodology)
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment 1	2038	65	0.75	0.83	143	119	7%
Catchment 2	567	-	-	-	-	-	-
total						119	

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

35

Assumptions

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

** Rain Garden capacity based on 200 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

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

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Stormwater Management

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

 MDI LANDSCAPE ARCHITECTS 3388A Tennyson Ave P: 250.412-2891 Victoria, BC V8Z 3P6 E: admin@mdi-design.ca																																
NOT FOR CONSTRUCTION																																
<table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td>5</td><td>DP Rev 2</td><td>2026-07-15</td></tr><tr><td>4</td><td>DP Rev</td><td>2026-10-29</td></tr><tr><td>3</td><td>Development Permit</td><td>2025-07-23</td></tr><tr><td>2</td><td>CALUC</td><td>2025-04-30</td></tr><tr><td>1</td><td>Pre-Application</td><td>2024-11-15</td></tr><tr><td>No.</td><td>Issued For</td><td>Issue Date</td></tr></table>															5	DP Rev 2	2026-07-15	4	DP Rev	2026-10-29	3	Development Permit	2025-07-23	2	CALUC	2025-04-30	1	Pre-Application	2024-11-15	No.	Issued For	Issue Date
5	DP Rev 2	2026-07-15																														
4	DP Rev	2026-10-29																														
3	Development Permit	2025-07-23																														
2	CALUC	2025-04-30																														
1	Pre-Application	2024-11-15																														
No.	Issued For	Issue Date																														
																																
client PARC Communities Management Ltd.																																
project PARC VICTORIA 829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC																																
sheet title Landscape Materials L1																																
project no. 124.27																																
scale 1:200 @ 24"x36"																																
drawn by SC																																
checked by TB																																
sheet no. L1.01																																



NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client

PARC Communities Management Ltd.

project

PARC VICTORIA

829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Landscape Materials - L2

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L1.02



MIYAWAKI FOREST

Level two is bathed in a rooftop 'Miyawaki Forest', which will provide shade and bird song for the senior's amenity, daycare and play area.

The Miyawaki forestation technique entails planting primarily native trees and understory plants at a close density, which encourages rapid vertical growth and a multi-layered, diverse eco system. This project will use bermed soils and careful plant selection to ensure the method aligns with rooftop constraints.



RESIDENTIAL AMENITY PATIO AND GARDENS

A generous, south-facing amenity patio provides a mix of programs to foster active aging and community building. Spaces allow for activities including quiet relaxation, dining, gardening, and gathering.



DAYCARE OUTDOOR SPACE

Outdoor play spaces provide air and sunshine for children attending the daycare. A mix of quiet areas and active play areas are provided, all surrounded by planting and child-friendly gardens.





MDI LANDSCAPE ARCHITECTS
 3388A Tennyson Ave
 Victoria, BC V8Z 3P6
 P: 250-412-2891
 E: admin@mdi设计.ca

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



Tamara Bonnemaison
2026-07-17

client

PARC Communities Management Ltd.

project

PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

**Landscape
Materials - L3 & L4**

project no.	124.27
scale	1:200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L1.03

MDI LANDSCAPE ARCHITECTS

3388A Tennyson Ave
Victoria, BC V8Z 3P6

P: 250.412.2891

E: admin@mdi.design.ca

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER

TAMARA BONNEMAISON

LANDSCAPE ARCHITECTS

659

Tamara

2026-07-17

client

PARC Communities Management Ltd.

project

PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Landscape
Materials - L10, L12
and Roof

project no.

124.27

scale

1: 200 @ 24"x36"

drawn by

SC

checked by

TB

sheet no.

L1.04

FORT STREET

QUADRA STREET

BROUGHTON STREET

L12 SEDUM GREEN ROOF

1 BR
67.9 m²

1 BR + D
69.1 m²

1 BR
60.8 m²

2 BR + D
101.1 m²

1 BR
43 m²

2 BR
112.7 m²

L10

3 BR
110.6 m²

2 BR + D
101.1 m²

L10 PATIOS

ROOF LEVEL SEDUM GREEN ROOF

L10 PATIO

Planters shown schematically, refer to Arch. for exact planter layouts on other levels.

N

0

5

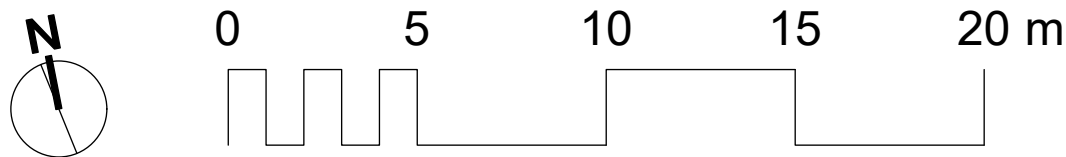
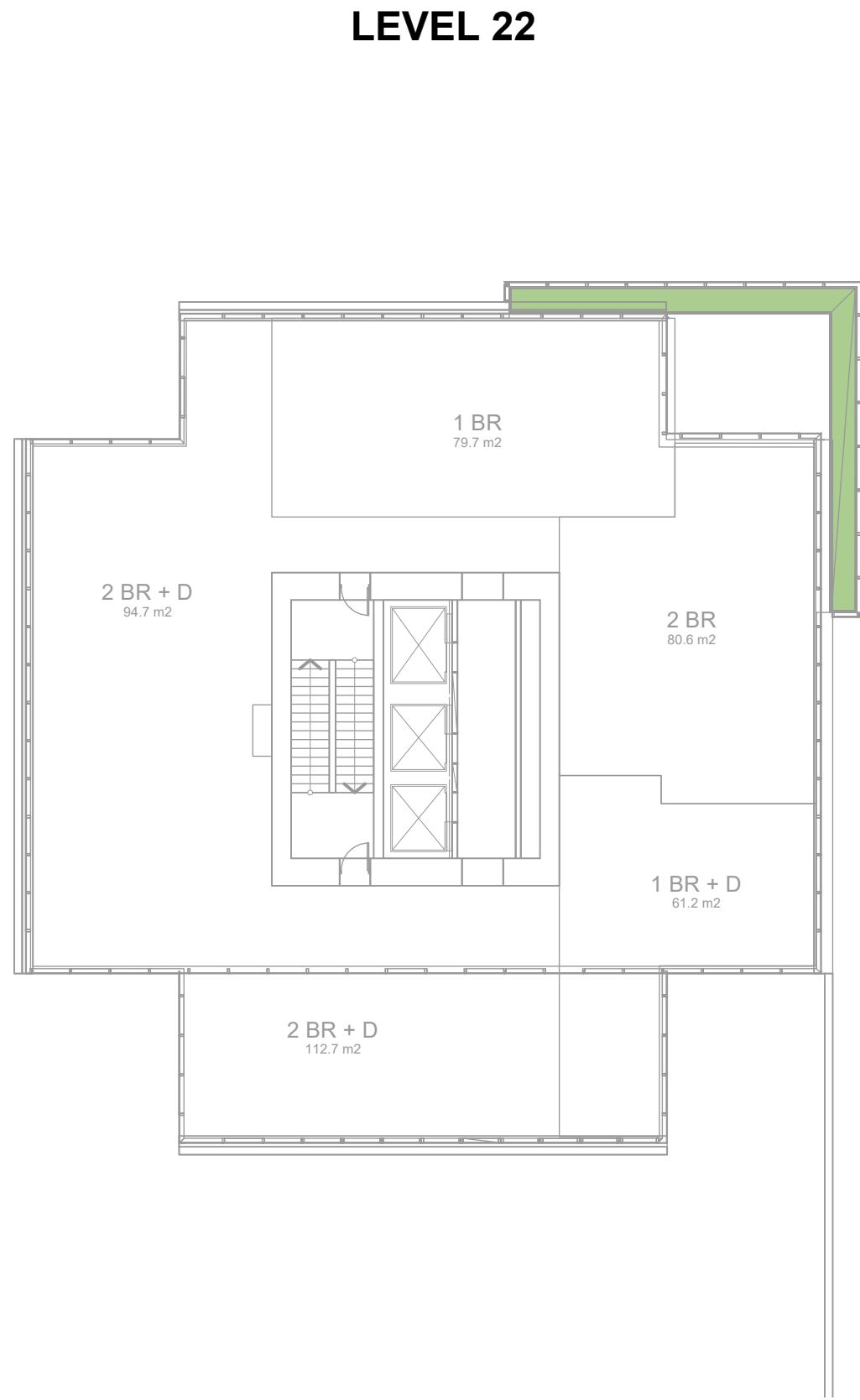
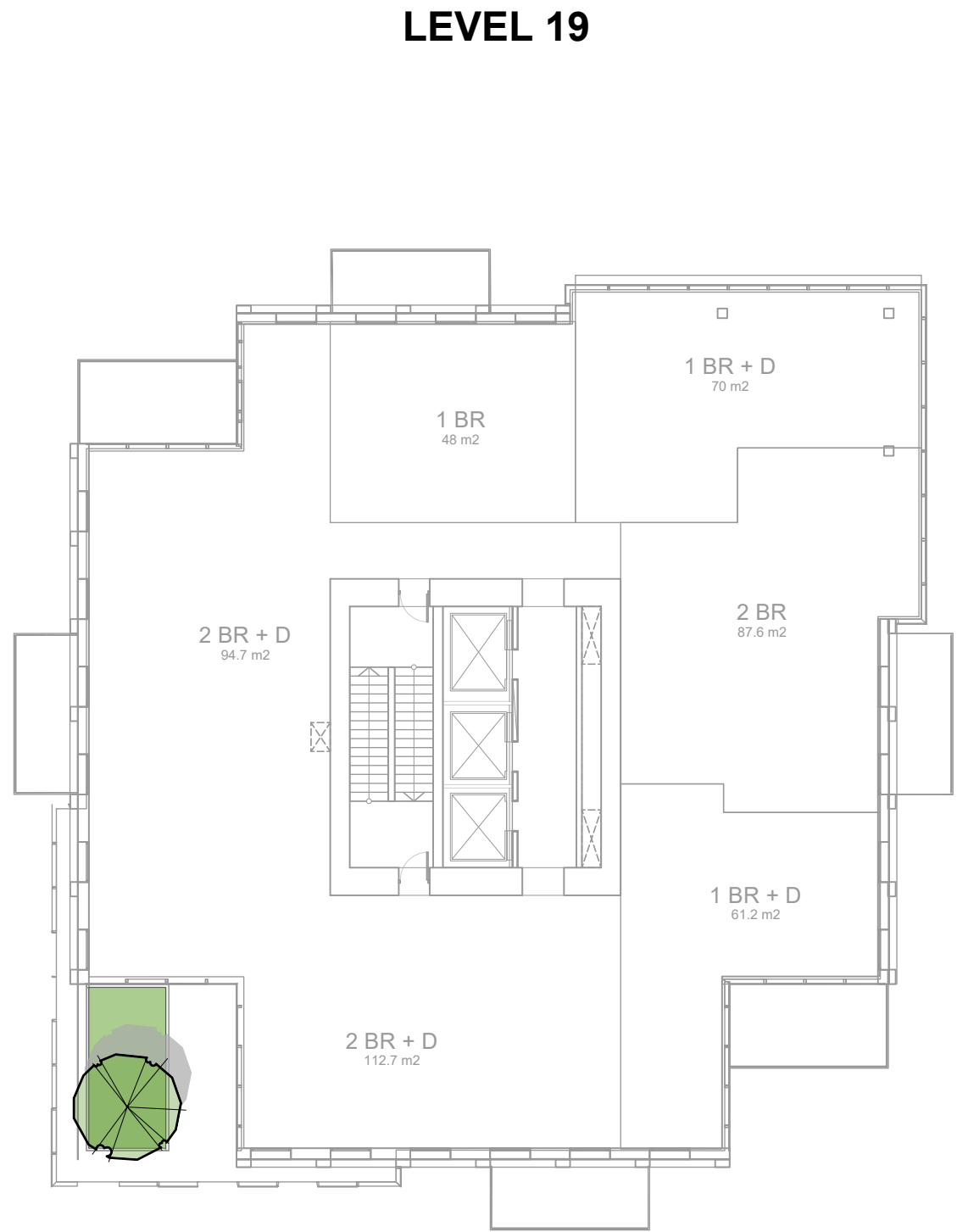
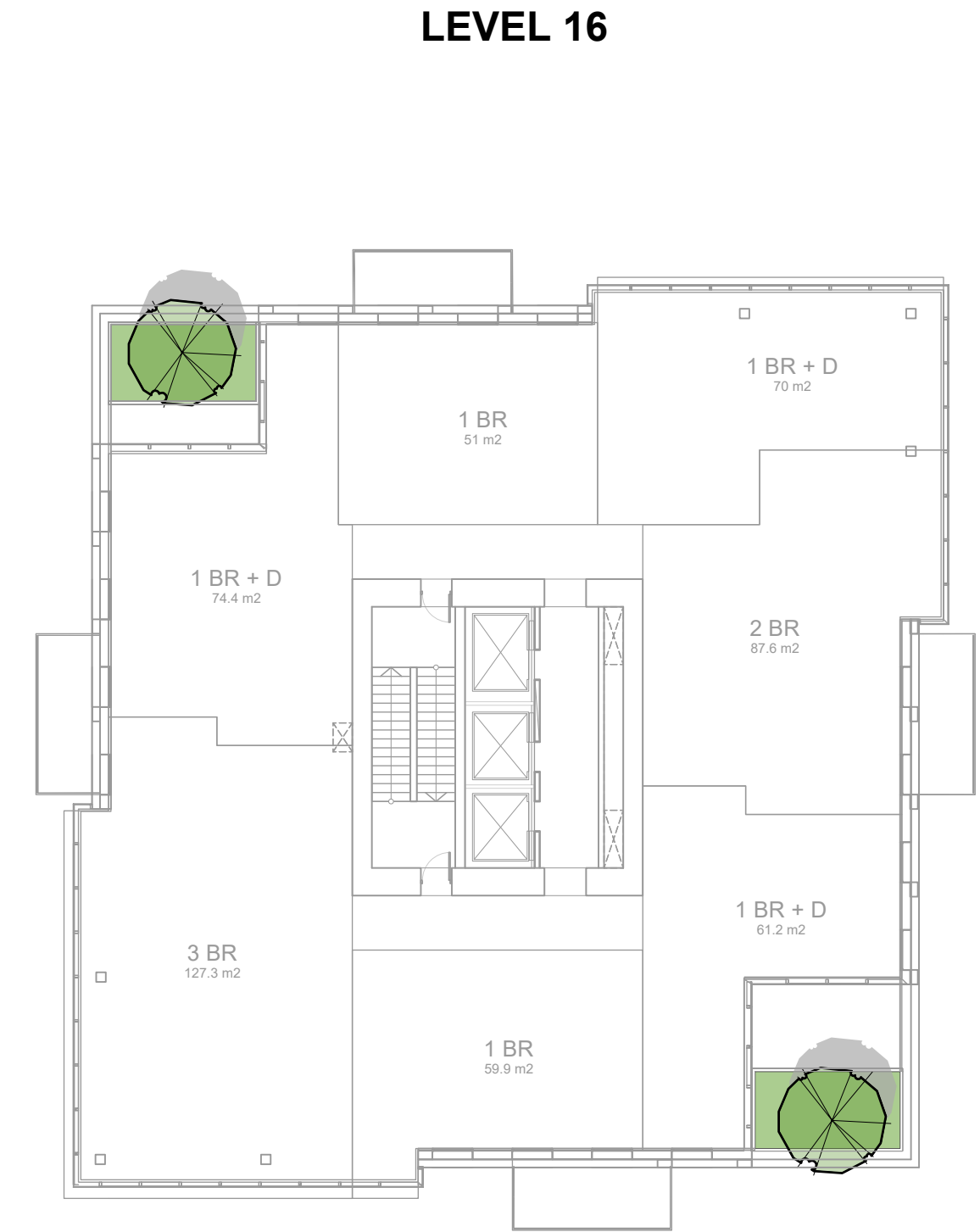
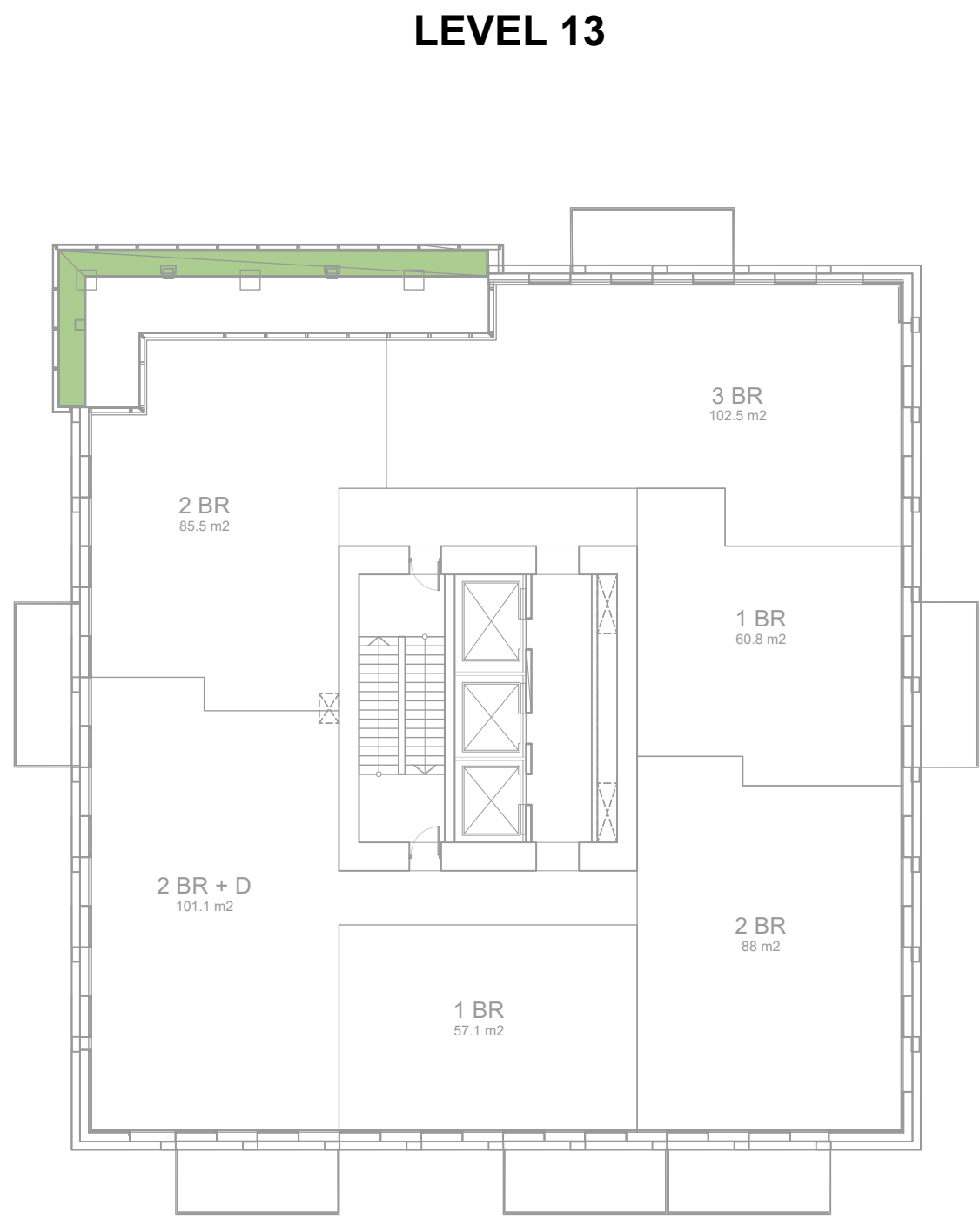
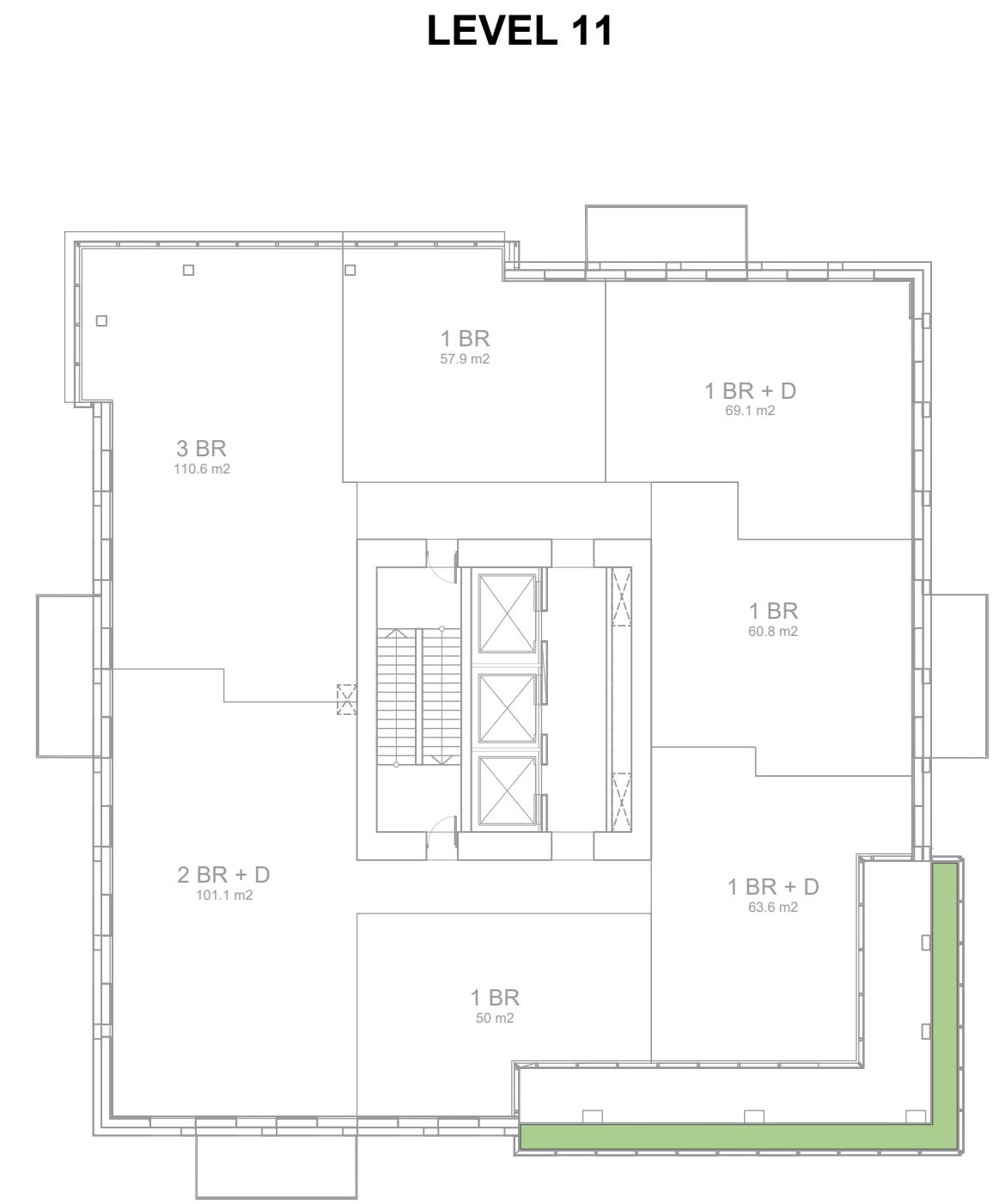
10

15

20 m

LINE TYPE LEGEND	
	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

MATERIALS LEGEND	
HARDSCAPE SURFACES	
	Concrete Paving - Municipal Sidewalk Cast in place, light broom finish, Control joints as per New Town Standard.
	Concrete Paving - Decorative Cast in place, light broom finish with sawcut control joints.
	Unit Paver - New Town Standard 45 degree herringbone field with single row soldier course.
	Permeable Unit Paver Duralock Eco-Hex Permeable Paver 200mm x 200mm x 60mm
	Unit Paver - Basalt Paving
	Basalt Band with Street Name Insert As per Cov New Town Standard
	Resin Bound Porous Surface As per Cov New Town Standard
	Gravel Maintenance Edge
STEPS, RAMPS, CURBS, WALLS	
	Flush Curb
	Retaining Wall - Concrete See Structural Drawings
	Seat Wall Smooth Rubbed Finish
SOFTSCAPE	
	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -900mm Depth -Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area -Rain Garden -750mm Depth -Rain Garden Growing Medium.
	Sedum Green Roof
SITE FURNISHINGS	
	Bike Rack As per CoV New Town Standard
	Bench - With Back As per CoV New Town Standard
	Bench - Backless As per CoV New Town Standard
	Chair As per CoV New Town Standard
	Tree Grate As per CoV New Town Standard Soil Cells below to meet Schedule "E" Replacement Tree Requirements.
	Feature Stage and Seating
	Vine Trellis
	Pergola



LINE TYPE LEGEND

---	Property line
—	Building Footprint
- - - -	Extent of Roof / Canopy, above
- - - -	Extent of Parkade, below
---	Right of Way
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL

MATERIALS LEGEND

HARDSCAPE SURFACES	
	Concrete Paving - Municipal Sidewalk Cast in place, light broom finish, Control joints as per New Town Standard.
	Concrete Paving - Decorative Cast in place, light broom finish with sawcut control joints.
	Unit Paver - New Town Standard 45 degree herringbone field with single row soldier course.
	Permeable Unit Paver Duralock Eco-Hex Permeable Paver 200mm x 200mm x 60mm
	Unit Paver - Basalt Paving
	Basalt Band with Street Name Insert As per Cov New Town Standard
	Resin Bound Porous Surface As per Cov New Town Standard
	Gravel Maintenance Edge

STEPS, RAMPS, CURBS, WALLS

	Flush Curb
	Retaining Wall - Concrete See Structural Drawings
	Seat Wall Smooth Rubbed Finish

SOFTSCAPE

	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -900mm Depth -Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area -Rain Garden -750mm Depth -Rain Garden Growing Medium.
	Sedum Green Roof

SITE FURNISHINGS

	Bike Rack As per CoV New Town Standard
	Bench - With Back As per CoV New Town Standard
	Bench - Backless As per CoV New Town Standard
	Chair As per CoV New Town Standard
	Tree Grate As per CoV New Town Standard Soil Cells below to meet Schedule "E" Replacement Tree Requirements.
	Feature Stage and Seating
	Vine Trellis
	Pergola



5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

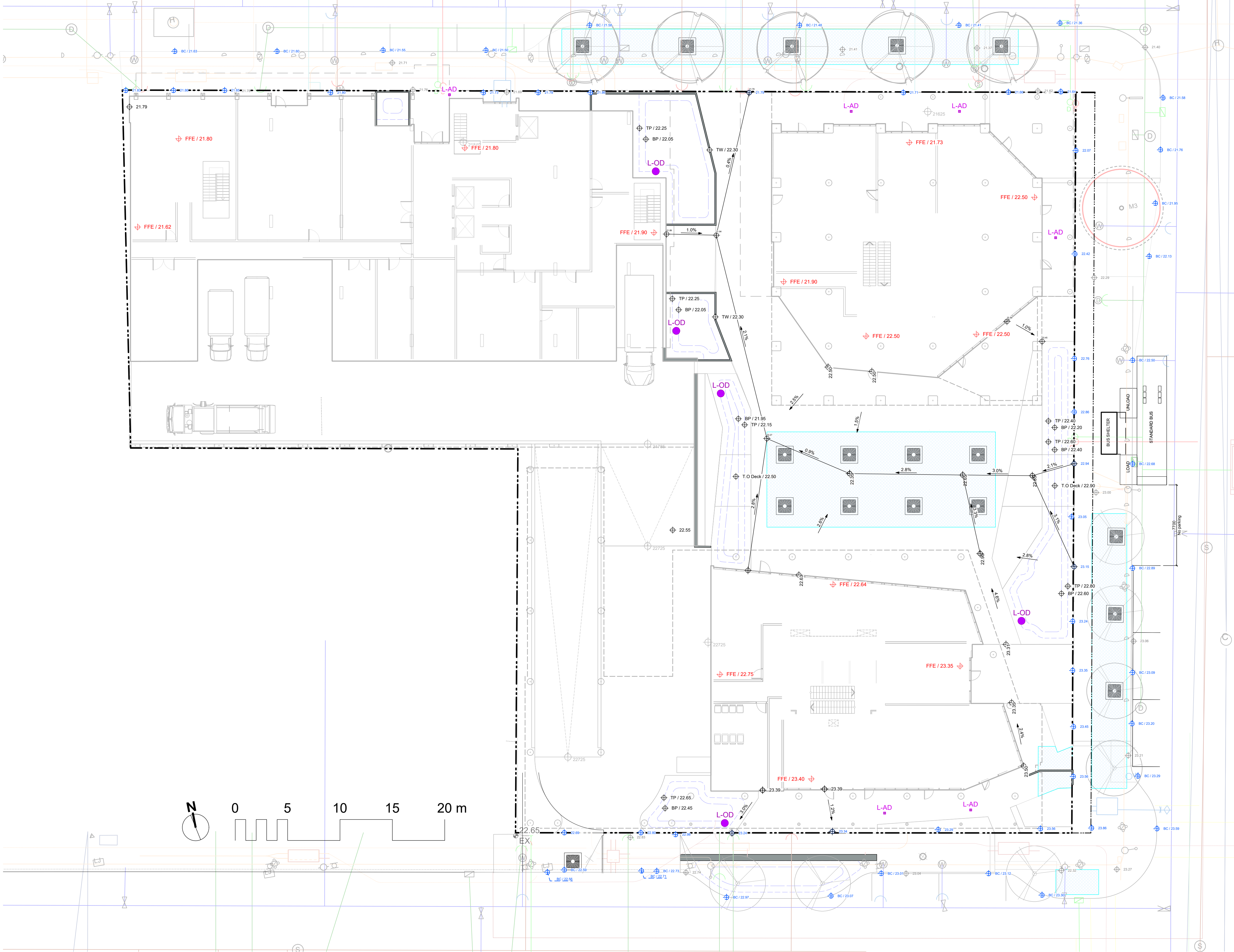


client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
**Landscape
Materials - Tower**

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	



GRADING LEGEND

	25.25	Proposed Landscape Grade
	25.25	Existing Grade
	25.25	Architectural grade, for reference only
	25.25	Civil Grade, for reference only

LINE TYPE LEGEND

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

LANDSCAPE INFRASTRUCTURE LEGEND

	Tree Soil Cells with Integrated Rainwater Management	1-L4.04
	Overflow Drain with Beehive Grate	2x-L4.01



DRAFT

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
**Landscape Grading
& Drainage**

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L2.01



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave P: 250.412.2891
Victoria, BC V8Z 3P6 E: admin@mdi.design.ca

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client
PARC Communities Management Ltd.

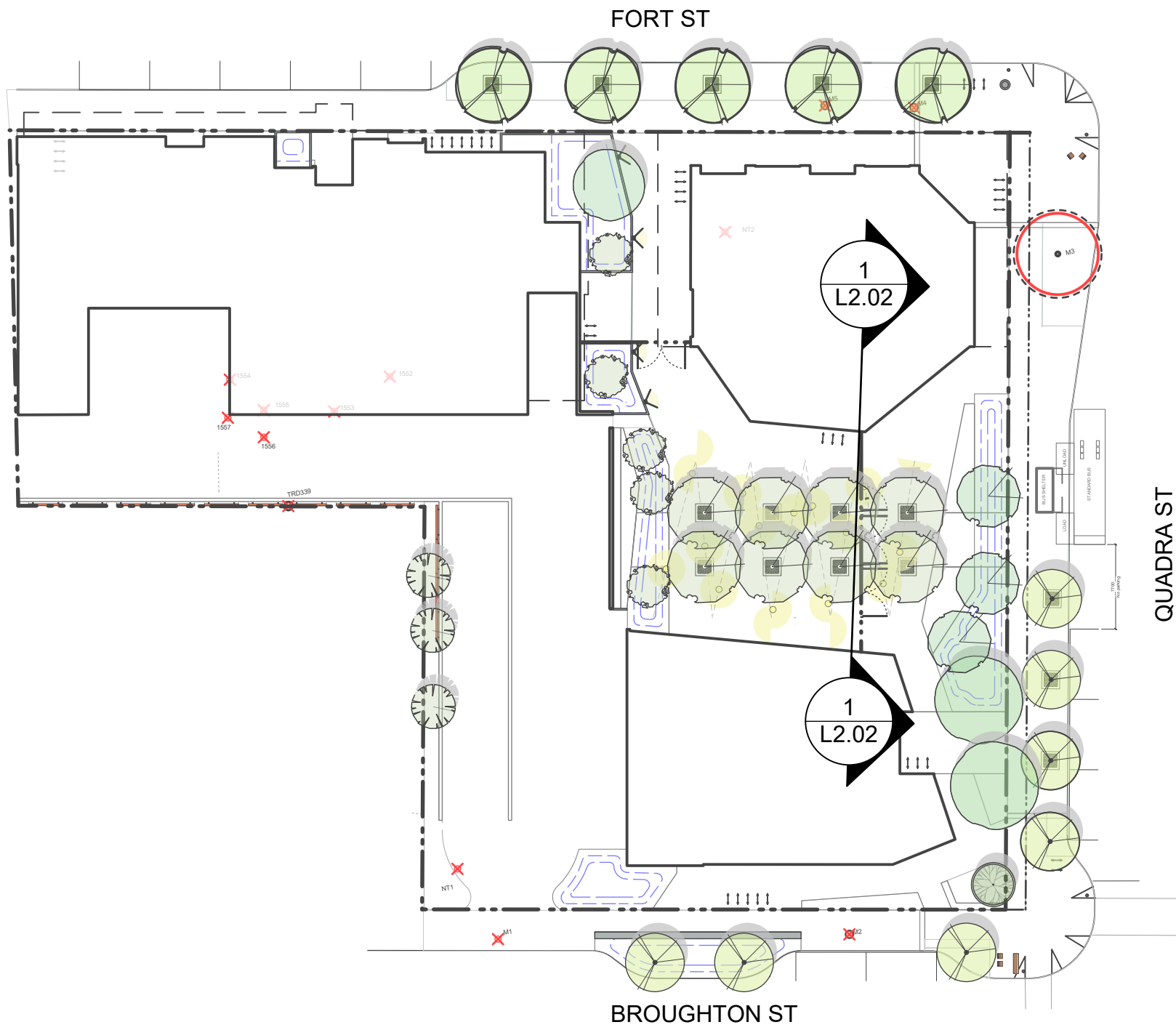
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Landscape Sections

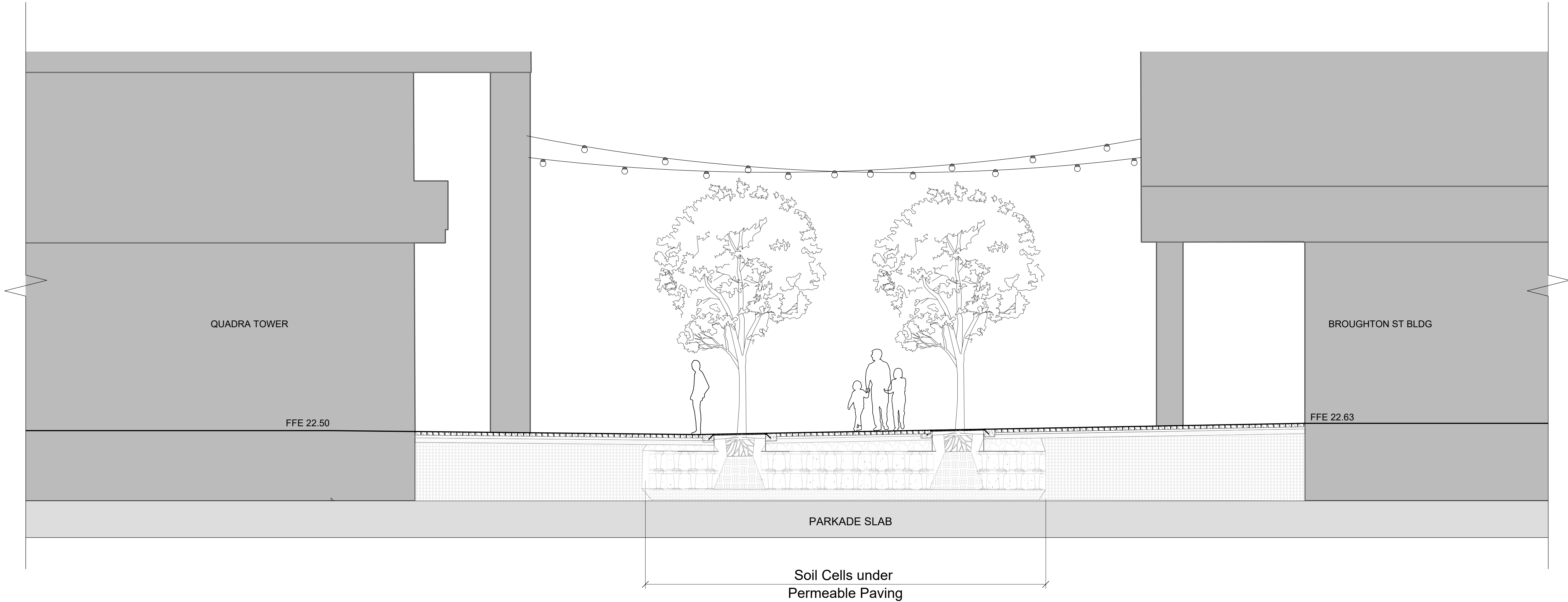
project no.	124.27
scale	AS NOTED @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L2.02

KEY PLAN



1:500



1 Courtyard Section
Scale: 1:50



- Native Shrubs**
- 30% Polystichum munitum
 - 30% Gaultheria shallon
 - 15% Symphoricarpos albus
 - 15% Berberis aquifolium
 - 10% Ribes sanguineum 'King Edward VII'

- Rain Garden Plants**
- 20% Juncus patens 'Carman's Grey'
 - 20% Carex obnupta
 - 10% Anemone x hybrida 'Whirlwind'
 - 15% Athyrium filix-femina var. cyclosorum
 - 10% Lonicera pileata
 - 10% Cornus sericea 'Kelsey'
 - 10% Ribes sanguineum 'King Edward VII'
 - 5% Cornus sanguinea 'Midwinter Fire'

- Garry Oak Meadow**
- 15% Festuca roemerii
 - 15% Eriophyllum lanatum
 - 10% Allium cernuum
 - 20% Achillea millefolium
 - 10% Camassia leichtlinii
 - 10% Grindelia stricta
 - 15% Berberis repens
 - 5% Ribes sanguineum 'King Edward VII'

- Boulevard Rain Garden**
- 30% Juncus patens 'Carman's Grey'
 - 30% Carex obnupta
 - 15% Hesperantha coccinea 'Oregon Sunset'
 - 15% Rudbeckia fulgida 'Goldblitz'
 - 10% Cornus sericea 'Kelsey'

GARRY OAK MEADOW PLANTINGS
Indigenous wildflowers, vines, grasses and pollinator plants provide insect habitat while creating a dynamic, ever-changing flowering landscape.

WINTER GARDENS AND RAIN GARDENS
Rain gardens are planted with a mix of evergreen and deciduous plants, providing winter interest. Images below show 1515 Douglas Street planting design by MDI.



NATURAL AESTHETIC
A dense mix of small trees, vines and groundcovers provides an 'urban wild' aesthetic for the project. The plaza space is a wild cacophony of green in the urban jungle.



PLANT LIST GROUND LEVEL					
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	Native (N) or Pollinator (P)
NATIVE SHRUBS					
BrbA	16	Berberis aquifolium	Tall Oregon grape	#3 pot. 1m ht	N, P
GauS	42	Gaultheria shallon	Salal	#1 pot	N
PolM	20	Polystichum munitum	Giant sword fern	#1 pot	N
RibK	3	Ribes sanguineum 'King Edward VII'	King Edward VII red-flowering currant	#3 pot	N, P
SymA	11	Symphoricarpos albus	Common snowberry	#1 pot	N, P
GARRY OAK MEADOW					
AchM	15	Achillea millefolium	Yarrow	#1 pot	N, P
AllC	11	Allium cernuum	Nodding onion	#1 pot	N, P
BrbR	12	Berberis repens	Creeping Oregon grape	#1 pot	N, P
CmsL	11	Camassia leichtlinii	Great camas	#1 pot	N, P
EriL	16	Eriophyllum lanatum	Wooly sunflower	#1 pot	N, P
FesR	16	Festuca roemerii	Roemer's fescue	#1 pot	N
GriS	7	Grindelia stricta	Entire-leaved gumweed	#1 pot	N, P
RibK	3	Ribes sanguineum 'King Edward VII'	King Edward VII red-flowering currant	#3 pot	N, P
VINES					
CmpG	6	Campsis x tagliabuana 'Madame Galen'	Trumpet Vine	#3 pot	P
CimA	9	Clematis armandii	Evergreen Clematis	#1 pot	P
HydAP	10	Hydrangea anomala ssp. petiolaris	Climbing Hydrangea	#3 pot	P
JsmA	18	Jasminum officinale 'Affine'	Affine jasmine	#1 pot	P
RAIN GARDEN					
AnEL	44	Anemone x hybrida 'Whirlwind'	Pheasant's tail grass	#1 pot	N
Ahw	48	Anemone x hybrida 'Whirlwind'	Whirlwind Japanese Anemone	#1 pot	P
AthF	24	Athyrium filix-femina var. cyclosorum	Northwestern lady fern	#1 pot	N
CxOb	140	Carex obnupta	Slough sedge	#1 pot	N
CoSM	4	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	#3 pot	N
CoSK	25	Cornus sericea 'Kelsey'	Kelsey redosier dogwood	#1 pot	N
FtgM	5	Fothergilla x intermedia 'Mount Airy'	Mount Airy Fothergilla	#3 pot	P
HakA	78	Hakonechloa macra 'All Gold'	All Gold Japanese forest grass	#1 pot	N
JunC	118	Juncus patens 'Carman's Grey'	Carman's Grey rush	#1 pot	N
LonP	37	Lonicera pileata	Privet honeysuckle	#1 pot	N
MatS	11	Matteuccia struthiopteris var. pensylvanica	Ostrich fern	#1 pot	N
RibK	14	Ribes sanguineum 'King Edward VII'	King Edward VII red-flowering currant	#3 pot	N, P
BOULEVARD RAIN GARDEN					
CxOb	40	Carex obnupta	Slough sedge	#1 pot	N
CoSK	6	Cornus sericea 'Kelsey'	Kelsey redosier dogwood	#1 pot	N
HspO	20	Hesperantha coccinea 'Oregon Sunset'	Oregon Sunset crimson flag	#1 pot	P
JunC	40	Juncus patens 'Carman's Grey'	Carman's Grey rush	#1 pot	N
Lp	18	Lonicera pileata	Privet Honeysuckle	#2 pot	-
RdbG	15	Rudbeckia fulgida 'Goldblitz'	Goldblitz coneflower	#1 pot	P
				Total # of L1 Plants:	948
				Total # of L1 Pollinator Plants:	256 = 27%
				Total # of L1 Native Plants:	451 = 47.5%

PROPOSED TREE LIST - ONSITE GROUND LEVEL				
Sym	Qty	Botanical Name	Schd. Size	Common Name
AcCi	5	Acer circinatum	4.0cm cal. b&b	Vine maple
AcMR	2	Acer miyabei 'Rugged Ridge'	5.0cm cal. b&b	Rugged Ridge
BetB	3	Betula nigra 'BNMTF'	5.0cm cal. b&b	Dura Heat river birch
GinB	1	Ginkgo biloba	6.0cm cal. b&b	Ginkgo
GlSk	8	Gleditsia tricanthos var. inermis 'Skyline	5.0cm cal. b&b	Skyline honeylocust
PRV	1	Parrotia persica 'Ruby Vase'	5.0cm cal. b&b	Ruby Vase Persian Ironwood
PnCC	3	Pinus contorta var. contorta	2m ht. b&b	Shore pine
TOTAL	23			
PROPOSED TREE LIST - ONSITE L2				
AcCi	1	Acer circinatum	4.0cm cal. b&b	Vine maple
CoEW	2	Cornus 'Eddie's White Wonder'	5.0cm cal. b&b	Eddie's White Wonder dogwood
OxyA	4	Oxydendrum arboreum	5.0cm cal. b&b	Sourwood
PnCC	7	Pinus contorta var. contorta	2m ht. b&b	Shore pine
TOTAL	14			
PROPOSED TREE LIST - OFFSITE				
Sym	Qty	Botanical Name	Schd. Size	Common Name
CoV Tree	7	CoV Boulevard Tree	6.0cm cal. b&b	CoV Boulevard Tree
CoV Tree M/L	5	CoV Tree Med/Large	6.0 cm. cal. B&B	CoV Boulevard Tree
TOTAL	12			

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412.2891
E: admin@mdidesign.ca

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

TAMARA BONNEMAISON
659
2026-07-17

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Planting L1

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L3.01

NOT FOR CONSTRUCTION



client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Planting L2 and L3

project no. 124.27
scale 1: 200 @ 24"x36"
drawn by SC
checked by TB
sheet no.

L3.02

PLANT LIST LEVEL 2+

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	Native (N) or Pollinator (P)
MIYAWAKI FOREST UNDERSTORY:					
AchM	65	Achillea millefolium	Yarrow	#1 pot	N, P
AqiF	45	Aquilegia formosa	Western columbine	#1 pot	N, P
BrbA	50	Berberis aquifolium	Tall Oregon grape	#3 pot. 1m ht	N, P
ChmA	29	Chamaenerion angustifolium	Fireweed	#1 pot	N, P
CriC	4	Corylus cornuta	Beaked hazelnut	#3 pot	N
GauS	136	Gaultheria shallon	Salal	#1 pot	N
HolD	9	Holodiscus discolor	Oceanspray	#3 pot	N, P
OemC	15	Oemleria cerasiformis	Osoberry	#3 pot	N, P
PhiL	15	Philadelphus lewisii	Mock-orange	#3 pot	N, P
PoiM	60	Polystichum munitum	Giant sword fern	#1 pot	N
RibK	15	Ribes sanguineum 'King Edward VII'	King Edward VII red-flowering c	#3 pot	N, P

GARRY OAK BLUFF					
AchM	33	Achillea millefolium	Yarrow	#1 pot	N, P
AmlA	1	Amelanchier alnifolia var. semiintegrifolia	Pacific serviceberry	4.0cm cal. b&b	N, P
ArcD	1	Arctostaphylos densiflora 'Harmony'	Harmony manzanita	#3 pot	P
ArcU	43	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N, P
CeaG	16	Ceanothus gloriosus	Point Reyes Ceanothus	#1 pot	P
EriL	50	Eriophyllum lanatum	Wooly sunflower	#1 pot	N, P
FesR	32	Festuca roemerii	Roemer's fescue	#1 pot	N
FrgC	32	Fragaria chiloensis	Coast strawberry	#1 pot	N, P
GriS	9	Grindelia stricta	Entire-leaved gumweed	#1 pot	N, P
HolD	1	Holodiscus discolor	Oceanspray	#3 pot	N, P
PnmF	30	Penstemon fruticosus	Shrubby Penstemon	#1 pot	N, P
SdmC	19	Sedum spathulifolium 'Cape Blanco'	Cape Blanco stonecrop	#1 pot	N, P
SymM	17	Symphoricarpos mollis	Creeping snowberry	#1 pot	N, P

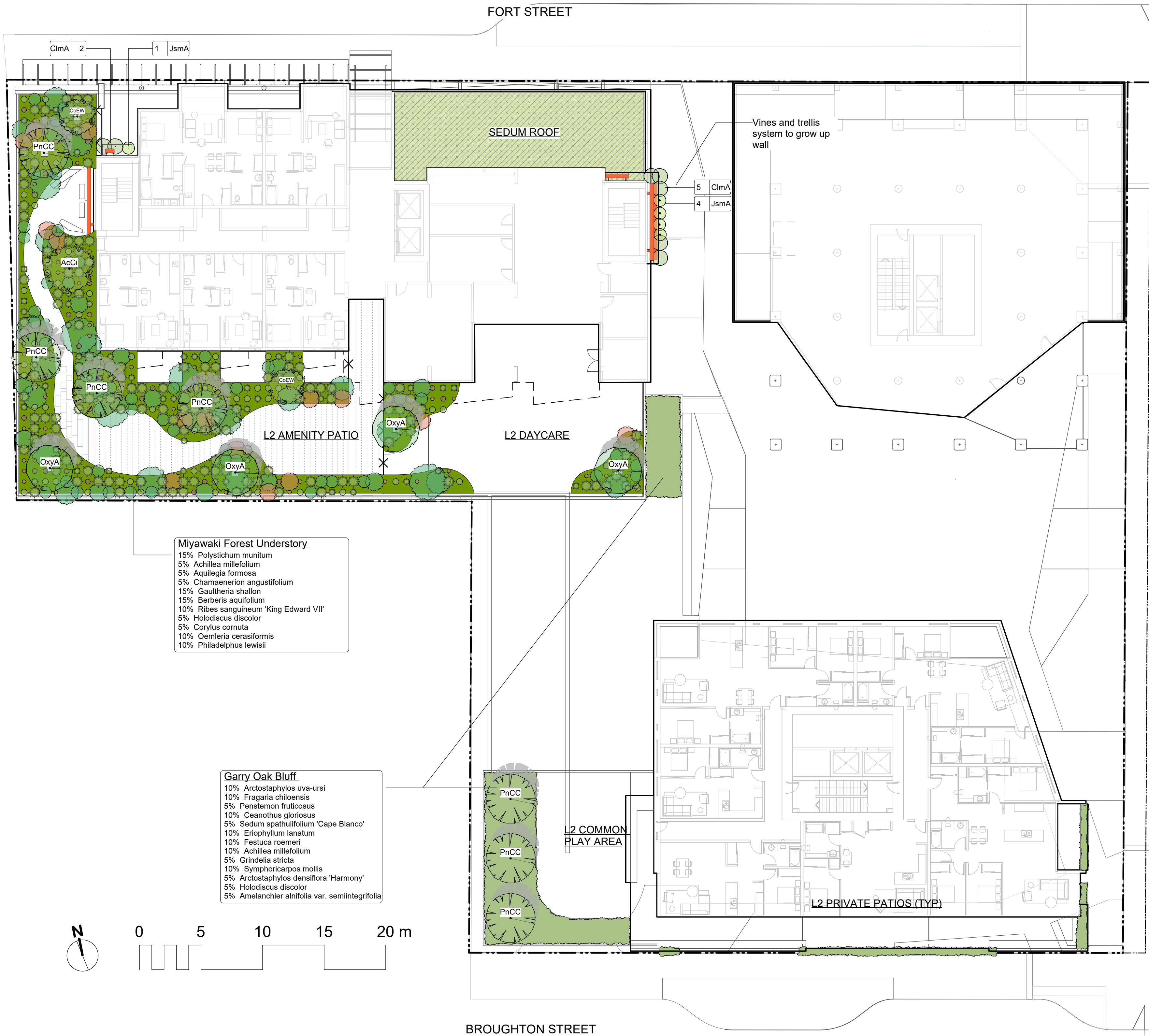
L2 VINES					
CimA	7	Clematis armandii	Evergreen Clematis	#1 pot	P
JsmA	5	Jasminum officinale 'Affine'	Affine jasmine	#1 pot	P

Total # of L2 Plants: 684
Total # of L2 Pollinator Plants: 447 = **65%**
Total # of L2 Native Plants: 647 = **94.5%**

PROPOSED TREE LIST - ONSITE L2

L2 TREES				
Sym	Qty	Botanical Name	Schd. Size	Common Name
AcCi	1	Acer circinatum	4.0cm cal. b&b	Vine maple
CoEW	2	Cornus 'Eddie's White Wonder'	5.0cm cal. b&b	Eddie's White Wonder dogwood
OxyA	4	Oxydendrum arboreum	5.0cm cal. b&b	Sourwood
PnCC	7	Pinus contorta var. contorta	2m ht. b&b	Shore pine
	0			
TOTAL	14			

QUADRA STREET



Miyawaki Forest Understory.
15% Polystichum munitum
5% Achillea millefolium
5% Aquilegia formosa
5% Chamaenerion angustifolium
15% Gaultheria shallon
15% Berberis aquifolium
10% Ribes sanguineum 'King Edward VII'
5% Holodiscus discolor
5% Corylus cornuta
10% Oemleria cerasiformis
10% Philadelphus lewisii

Garry Oak Bluff
10% Arctostaphylos uva-ursi
10% Fragaria chiloensis
5% Penstemon fruticosus
10% Ceanothus gloriosus
5% Sedum spathulifolium 'Cape Blanco'
10% Eriophyllum lanatum
10% Festuca roemerii
10% Achillea millefolium
5% Grindelia stricta
10% Symphoricarpos mollis
5% Arctostaphylos densiflora 'Harmony'
5% Holodiscus discolor
5% Amelanchier alnifolia var. semiintegrifolia

GARRY OAK BLUFF PLANTINGS

The Broughton building's facade is imagined as a Garry Oak bluff ecosystem, with trailing plants like Kinnikinnick, coastal strawberry and Malahat mat, native sedums, flowers, and grasses. These form a vibrant green wall and provide plenty of nature for the building residents.



ROOF PLANTER

A mix of small trees, evergreen shrubs and grasses, and native shrubs to provide a plant palette that looks great year-round.



NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

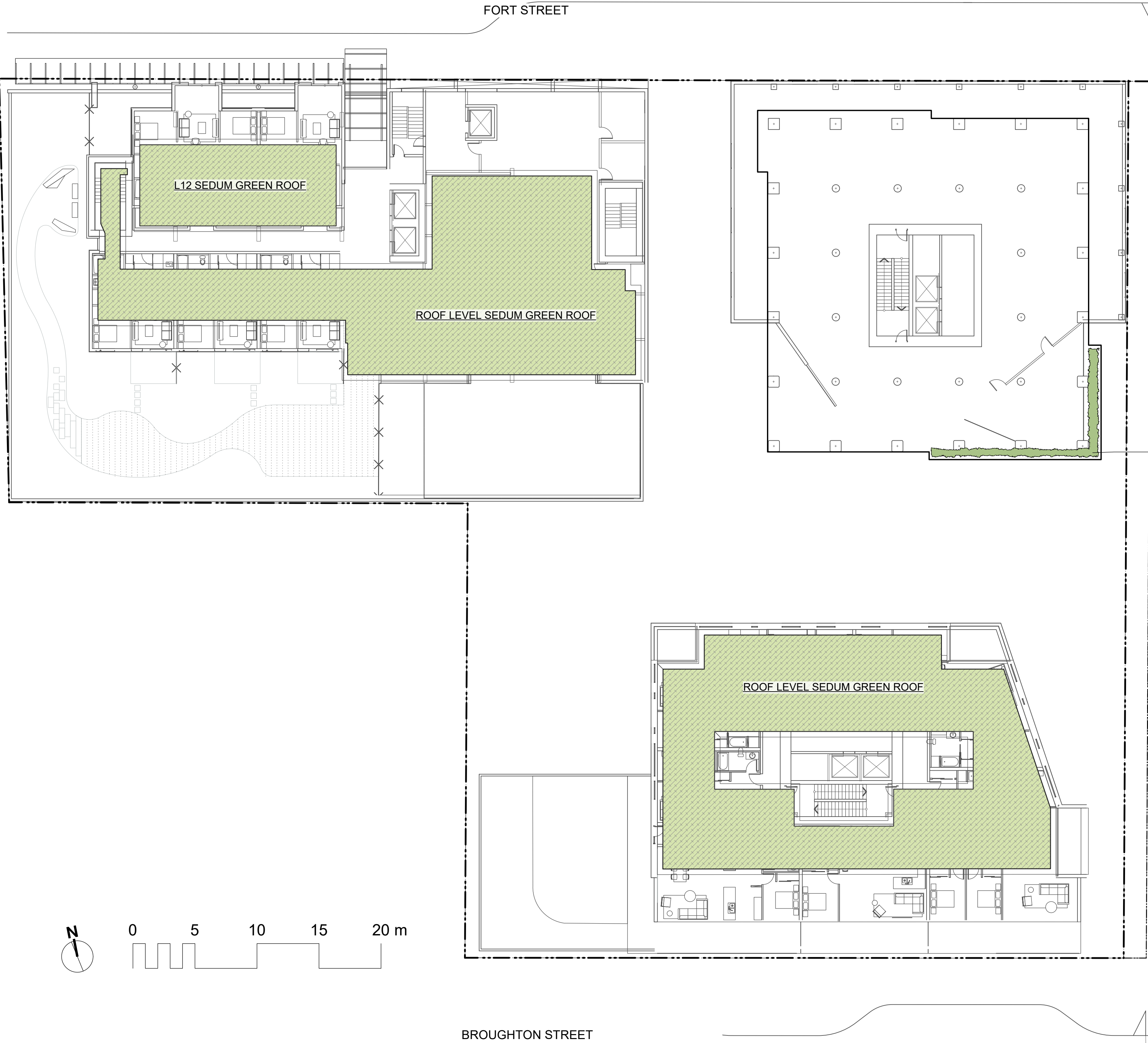
sheet title
**Planting - Upper
Roofs**

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

PLANT LIST LEVEL 2+					
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	Native (N) or Pollinator (P)
GARRY OAK BLUFF					
AchM	4	Achillea millefolium	Yarrow	#1 pot	N, P
ArcU	12	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N, P
EriL	8	Eriophyllum lanatum	Woolly sunflower	#1 pot	N, P
FesR	4	Festuca roemerii	Roemer's fescue	#1 pot	N
FrgC	4	Fragaria chiloensis	Coast strawberry	#1 pot	N, P
PnmF	8	Penstemon fruticosus	Shrubby Penstemon	#1 pot	N, P
SdmC	4	Sedum spathulifolium 'Cape Blanco'	Cape Blanco stonecrop	#1 pot	N, P

Garry Oak Bluff
30% Arctostaphylos uva-ursi
10% Fragaria chiloensis
15% Penstemon fruticosus
10% Sedum spathulifolium 'Cape Blanco'
15% Eriophyllum lanatum
10% Festuca roemerii
10% Achillea millefolium

QUADRA STREET

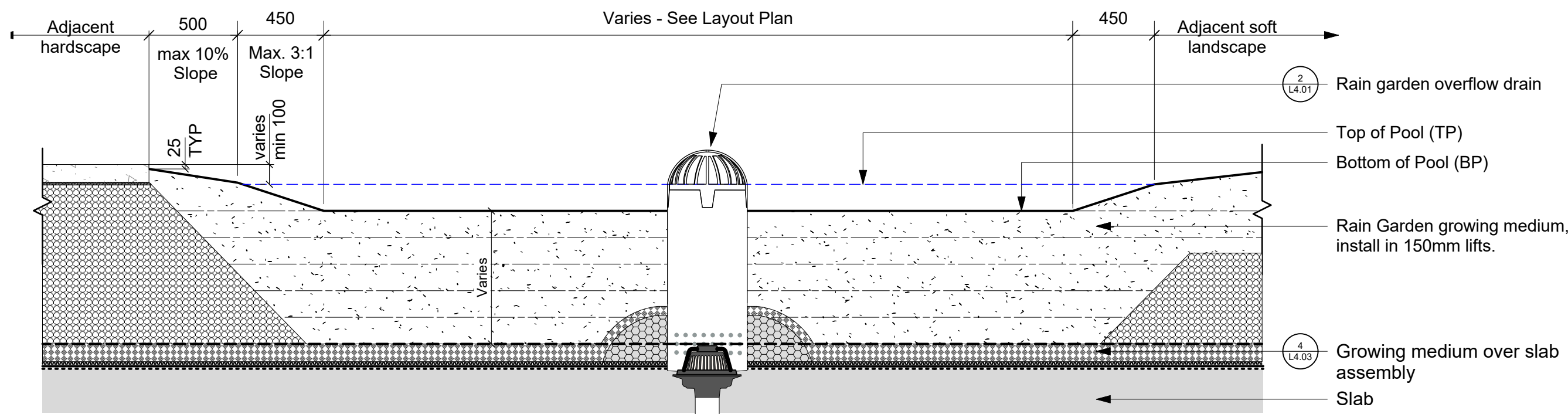


GARRY OAK BLUFF PLANTINGS
The Broughton building's facade is imagined as a Garry Oak bluff ecosystem, with trailing plants like Kinnikinnick, coastal strawberry and Malahat mat, native sedums, flowers, and grasses. These form a vibrant green wall and provide plenty of nature for the building residents.

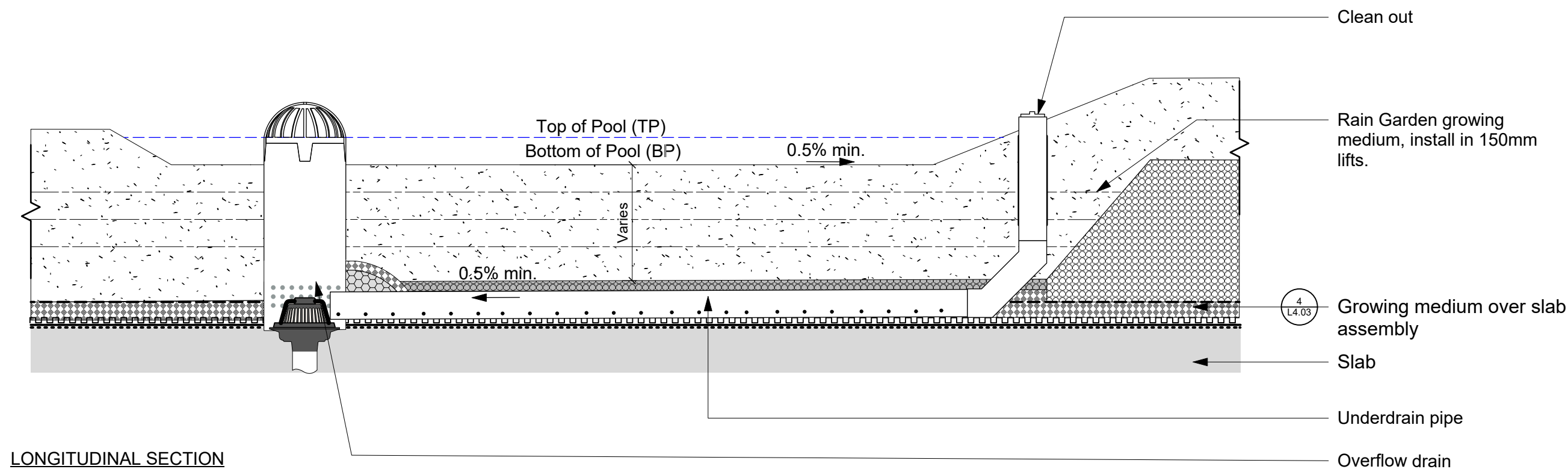


SEDUM ROOF



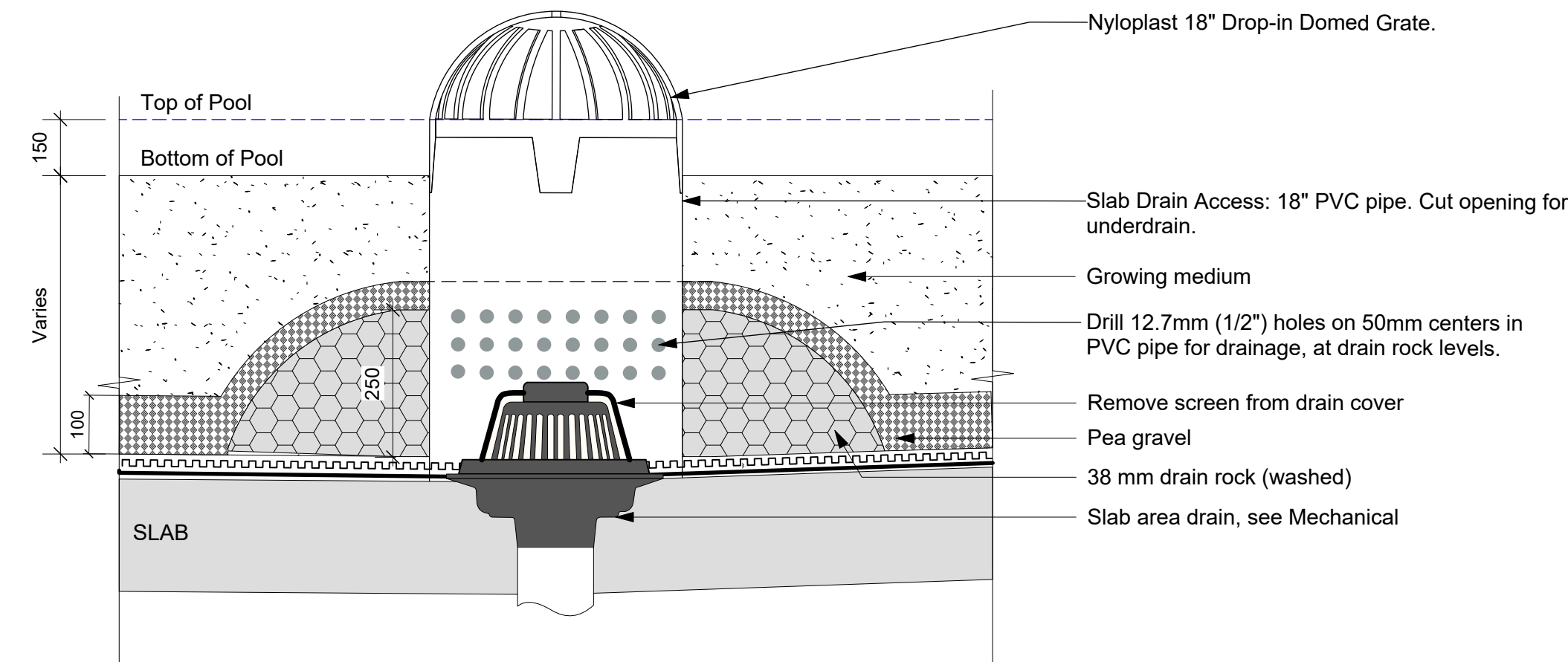


CROSS SECTION



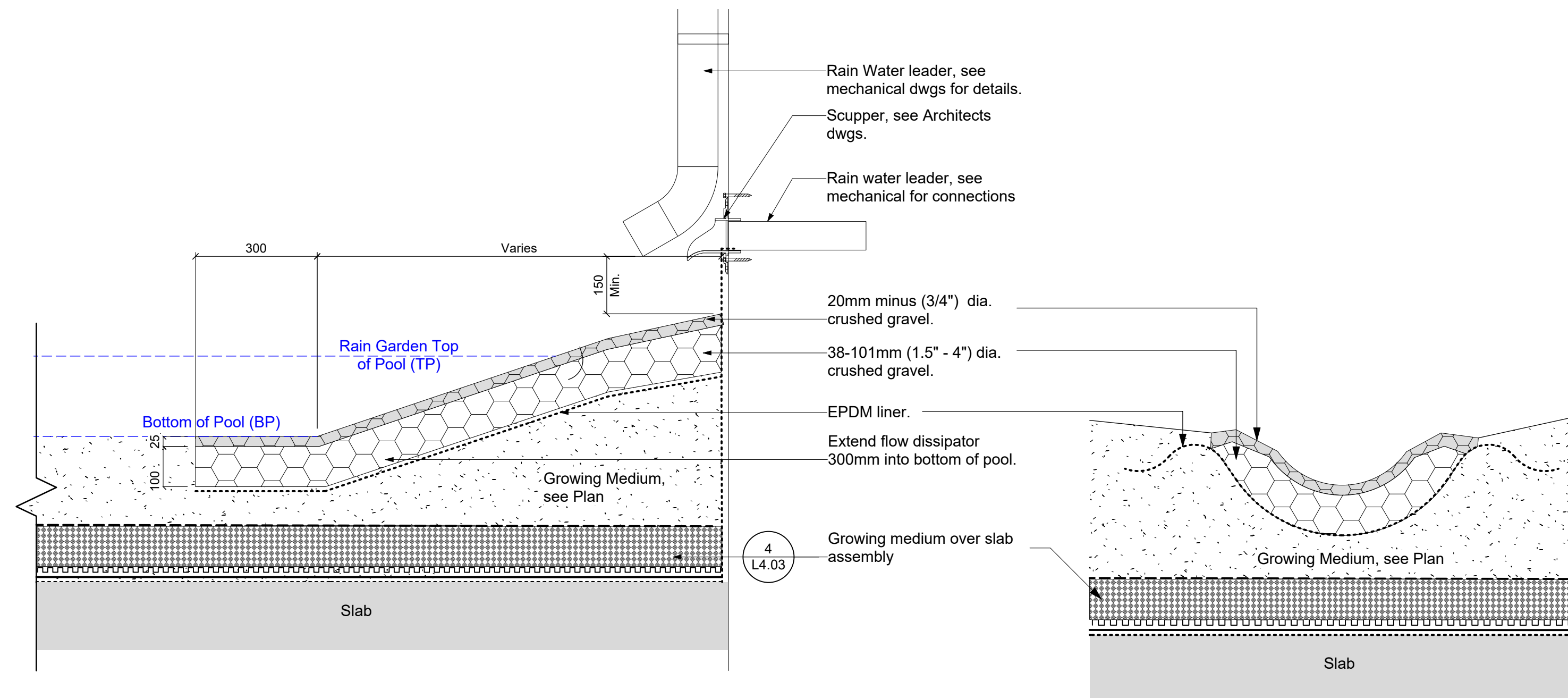
LONGITUDINAL SECTION

1 Typical Rain Garden
Scale: 1:25

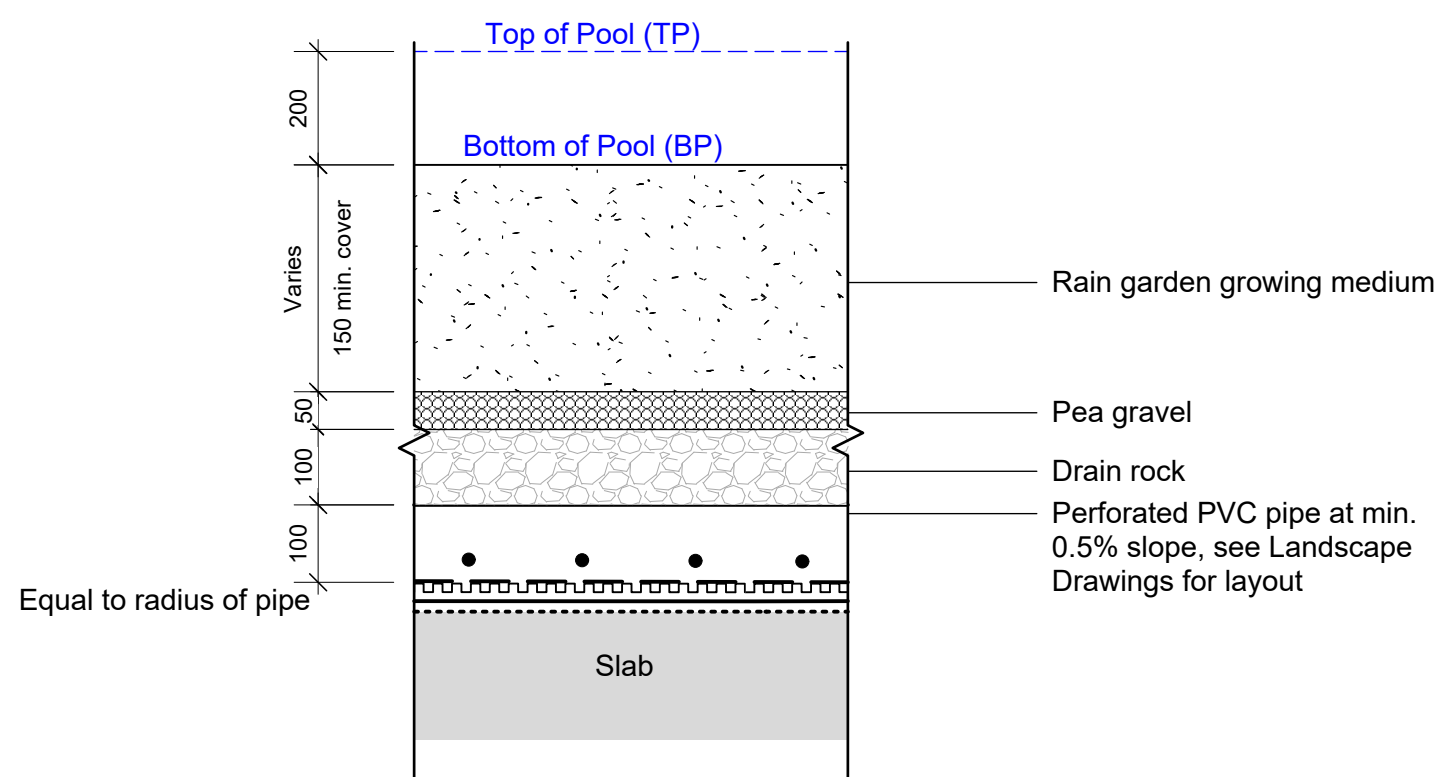


- GENERAL NOTES:**
1. Poly-Lok products shall be green HDPE.
 2. Suggested supplier: ICONIX Waterworks (formerly CORIX Water Products) or approved equivalent.

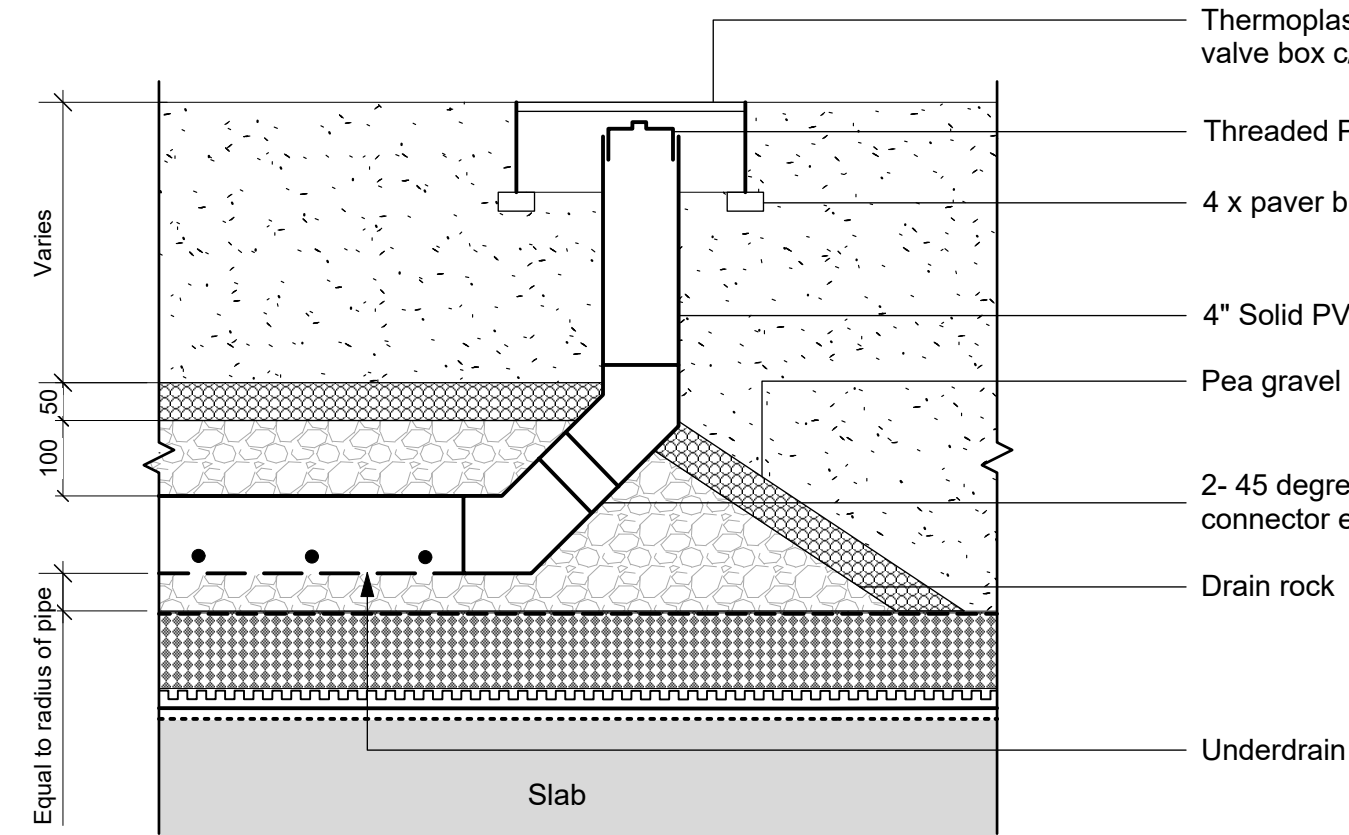
2 Rain Garden Overflow Drain on Slab
Scale: 1:10



3 Gravel Flow Dissipator
Scale: 1:10



4 Rain Garden Underdrain Pipe
Scale: 1:10



6 Rain Garden Underdrain Clean out
Scale: 1:10

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client
PARC Communities Management Ltd.

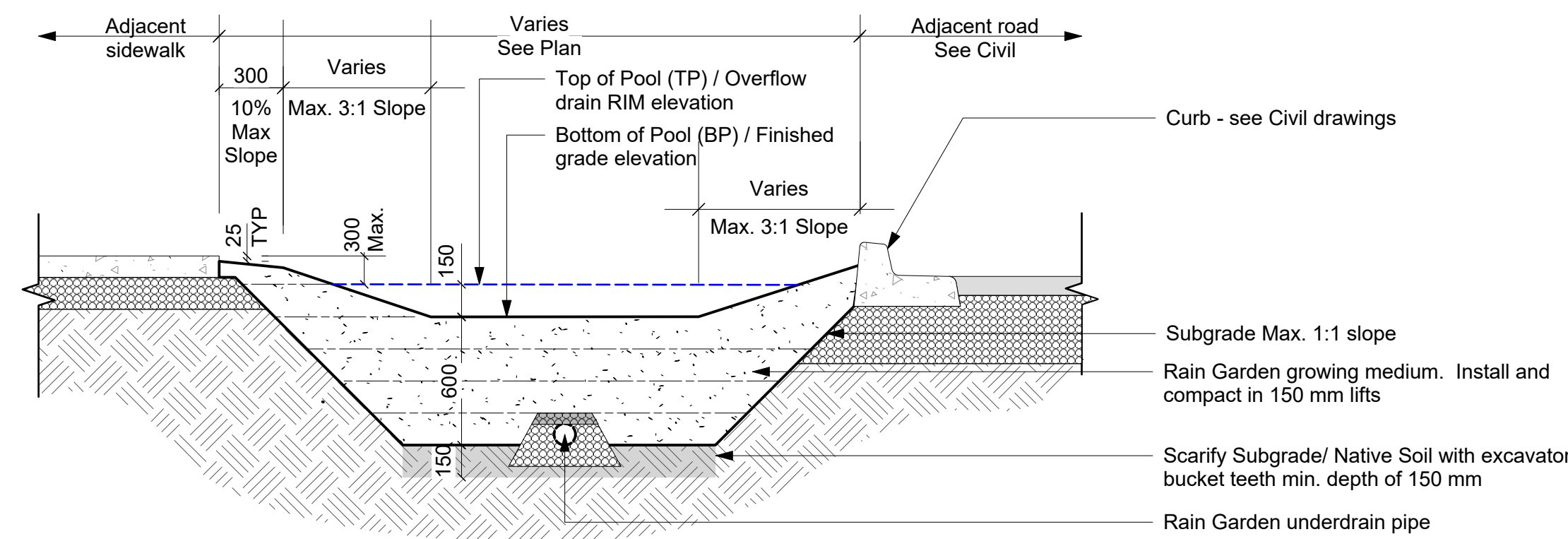
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
**Landscape Details:
Rain Garden**

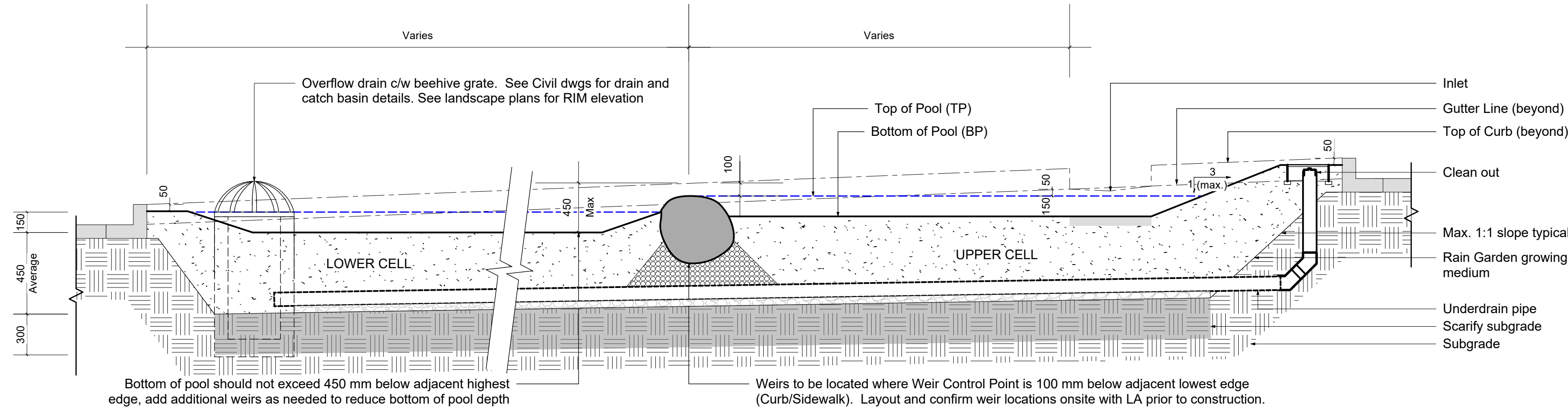
project no.	124.27
scale	AS SHOWN @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L4.01

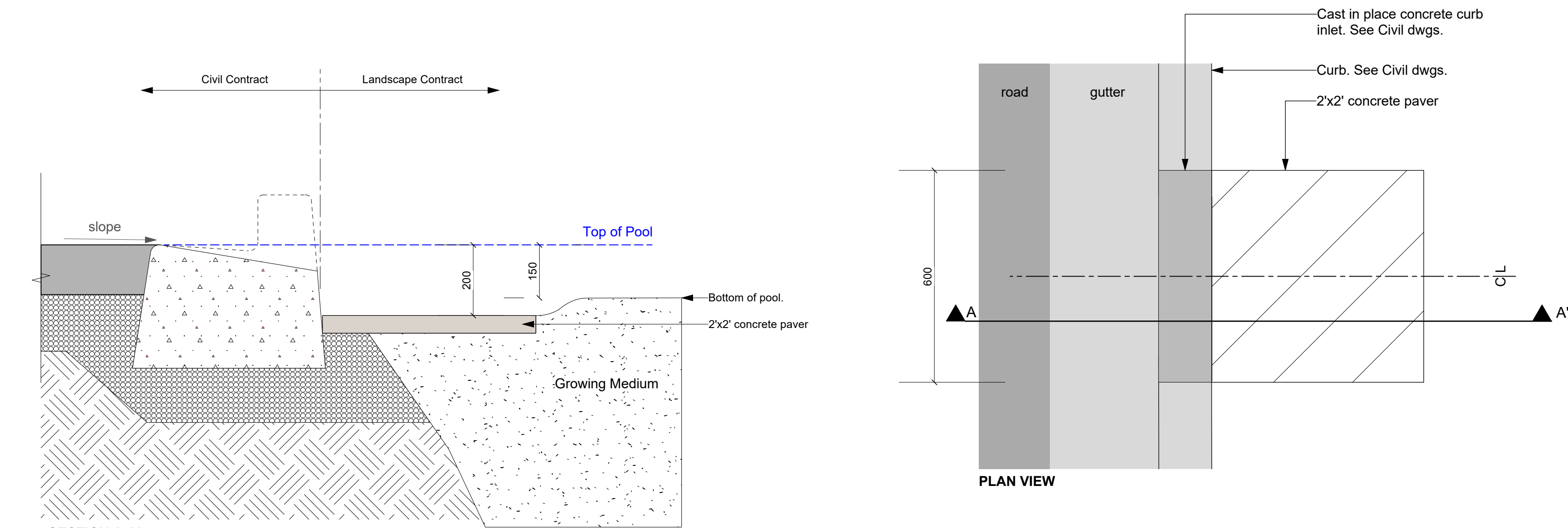
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



GENERAL NOTES:
1. Subgrade shall be sloped min 0.5% to drain with perforated pipe.
2. Side slopes of rain garden shall be mulched 50 mm depth.
3. Finish grade of mulch to be 25 mm below sidewalk.



1 Boulevard Rain Garden Cross Section
Scale: 1:25



2 Rain Garden Curb Inlet
Scale: 1:10



NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client
PARC Communities Management Ltd.

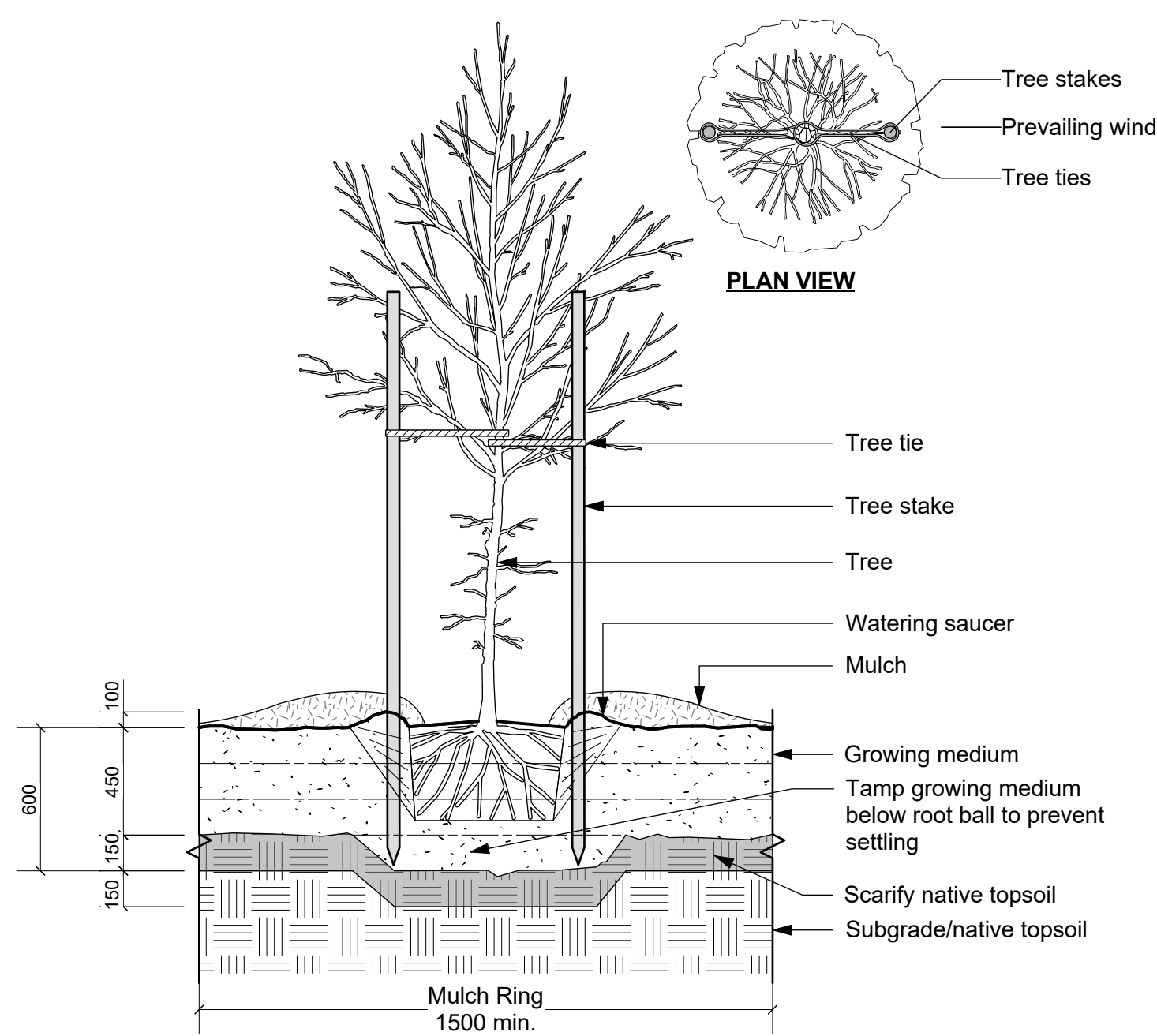
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
**Landscape Details:
Boulevard Rain
Garden**

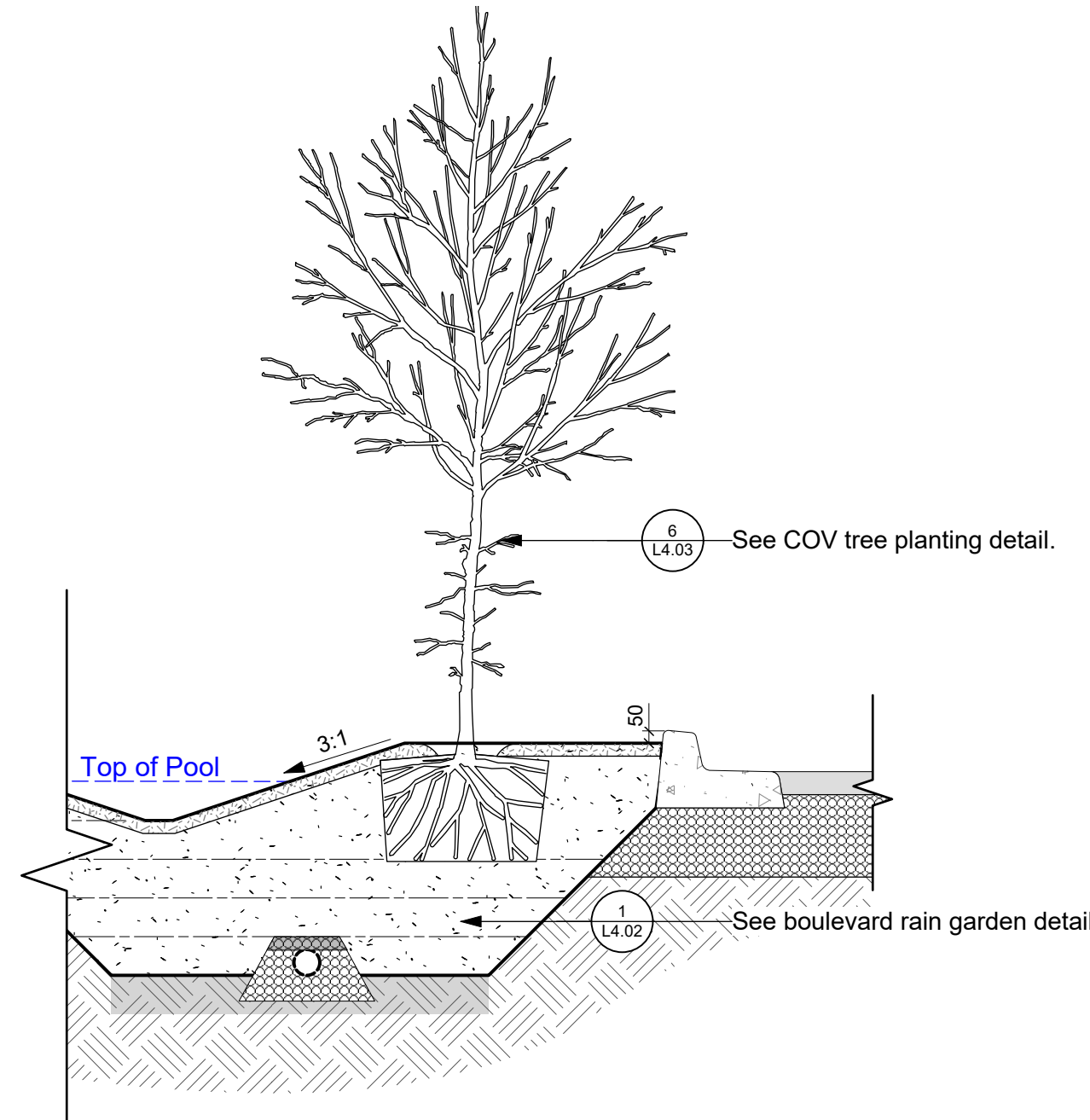
project no.	124.27
scale	AS SHOWN @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L4.02

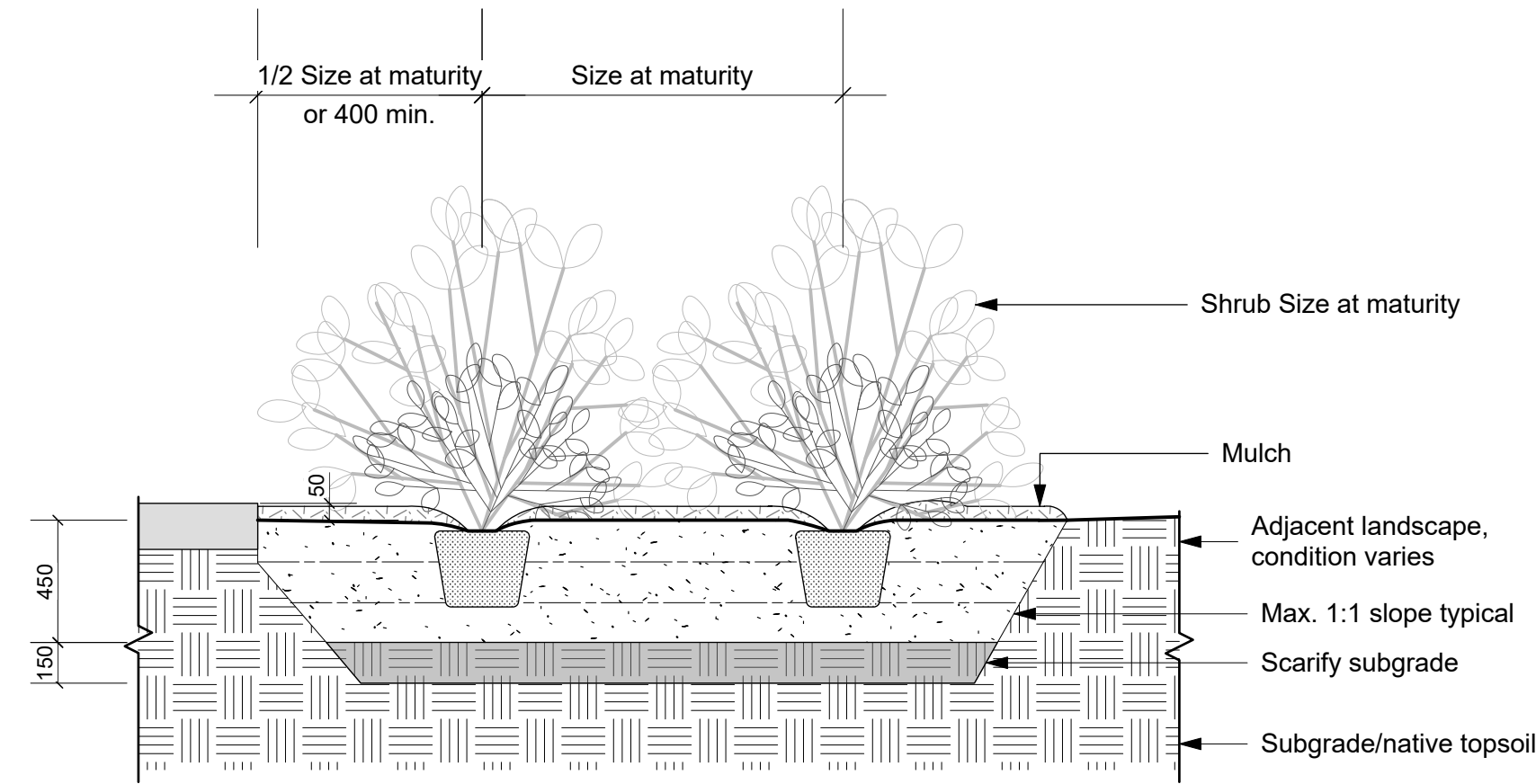
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



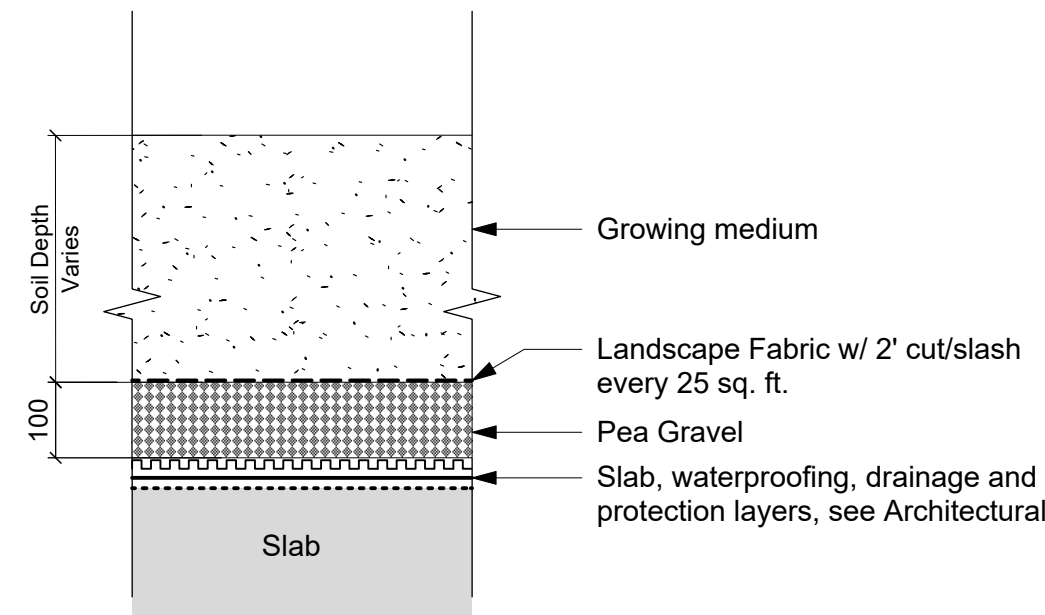
1 Tree Planting on Grade
Scale: 1:25



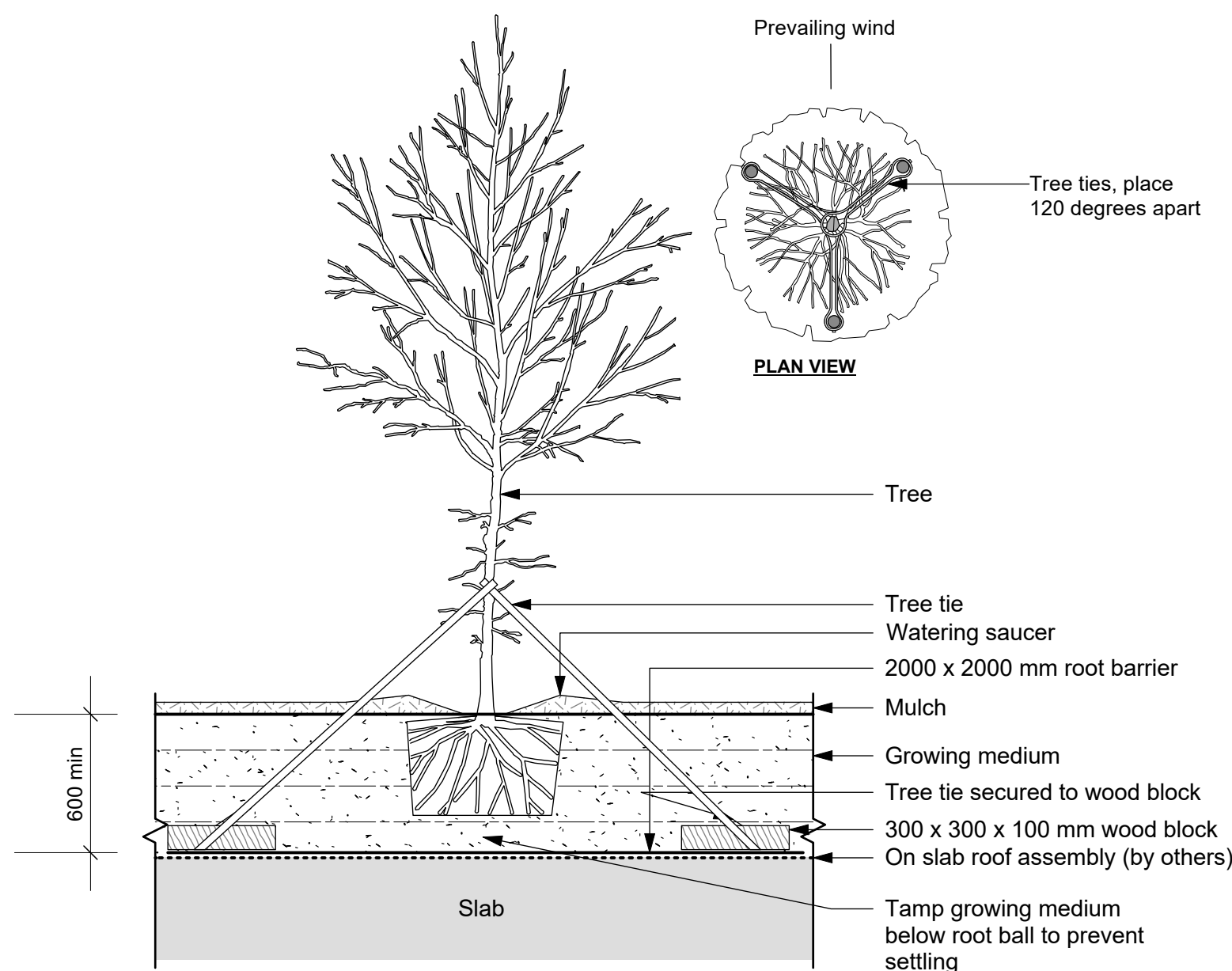
2 Tree Planting in Boulevard Rain Garden
Scale: 1:25



3 Shrub Planting Area on Grade
Scale: 1:25

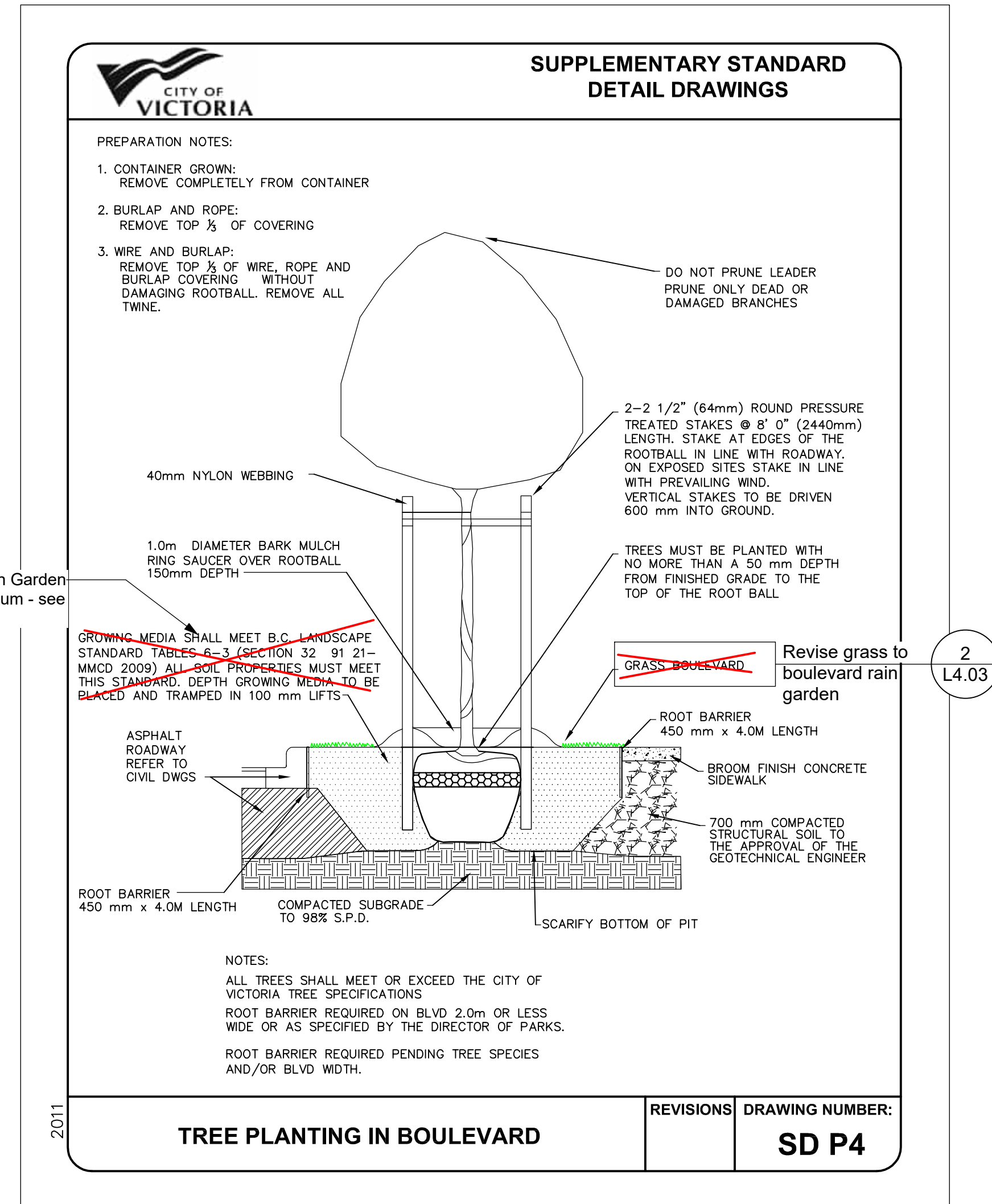


4 Growing Medium over Slab Assembly
Scale: 1:10

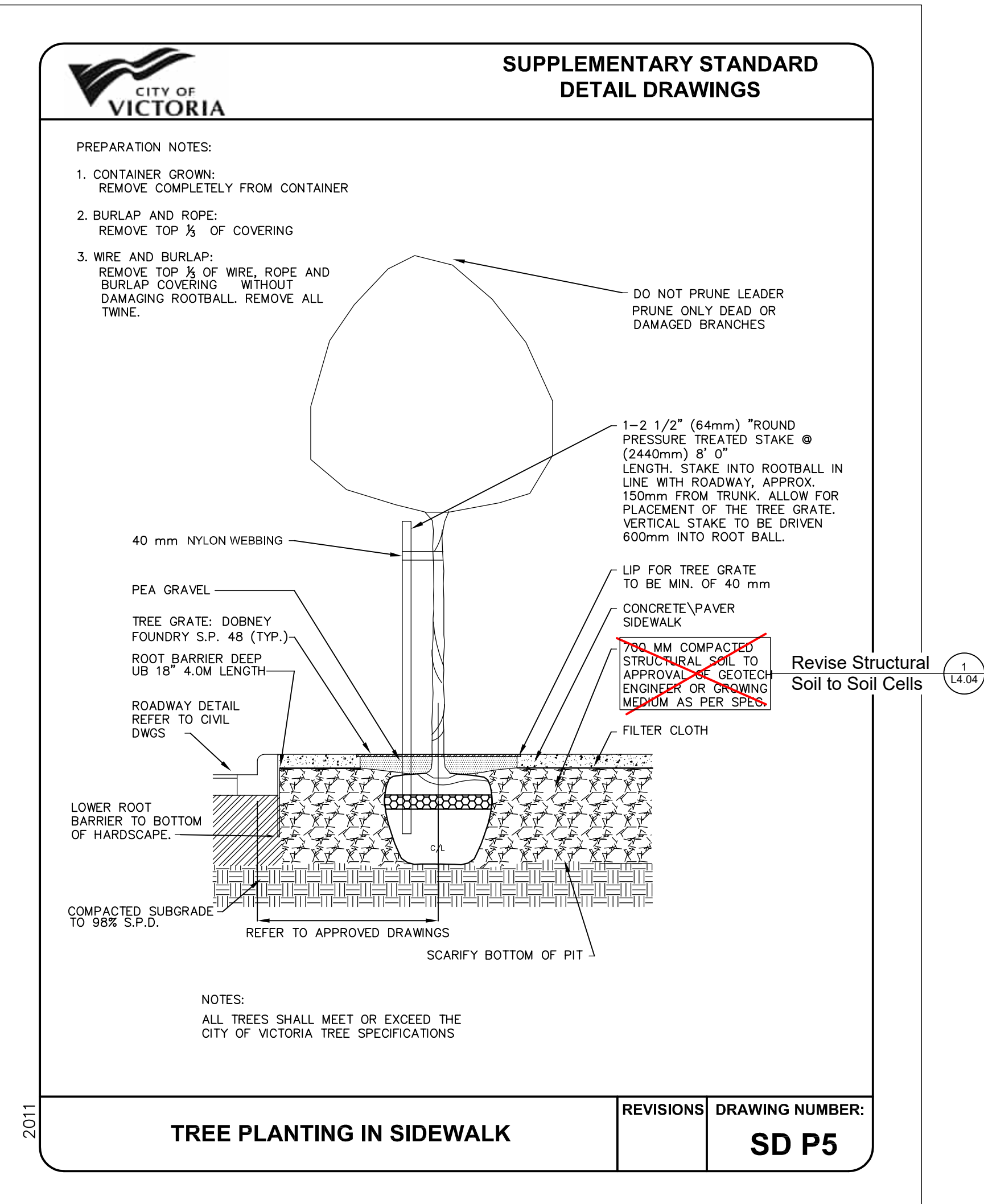


5 Tree Planting on Slab
Scale: 1:25

Revise to Rain Garden
Growing Medium - see spec.



6 CoV Boulevard Tree Planting
Scale: 1:25



7 Tree Planting in Sidewalk
Scale: 1:25

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Landscape Details:
Planting

project no.	124.27
scale	AS SHOWN @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

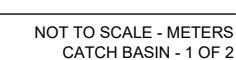
L4.03

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



KEY PLAN

- 1 PRETREATMENT, AS REQUIRED, BY OTHERS. OUTLET OF PRETREATMENT BECOMES THE INLET TO THE SILVA CELL SYSTEM
- 2 STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A CATCH BASIN
- 3 WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES
- 4 WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
- 5 EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE AND IS DIRECTED TOWARD A DOWNSTREAM CATCH BASIN
- 6 CLEANOUT
- 6 WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM



KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CLEANOUT
F CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW 

DRAFT

A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CLEANOUT
F CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW →

DRAFT

REQUIRES SHOP DRAWINGS FOR MUNICIPAL AND LANDSCAPE ARCHITECT REVIEW.

NOT TO SCALE - M
CATCH BASIN -

DEEPROOT GREEN INFRASTRUCTURE (ALL RIGHTS RESERVED)

DEEPROOT GREEN INFRASTRUCTURE
www.deeproot.com

T 415 781 9700
F 415 781 0191



—See CoV tree planting details



NOT TO SCALE - METERS
CATCH BASIN - 2 OF 2



NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
4	DP Rev	2026-10-25
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date



client

PARC Communities Management Ltd.

project

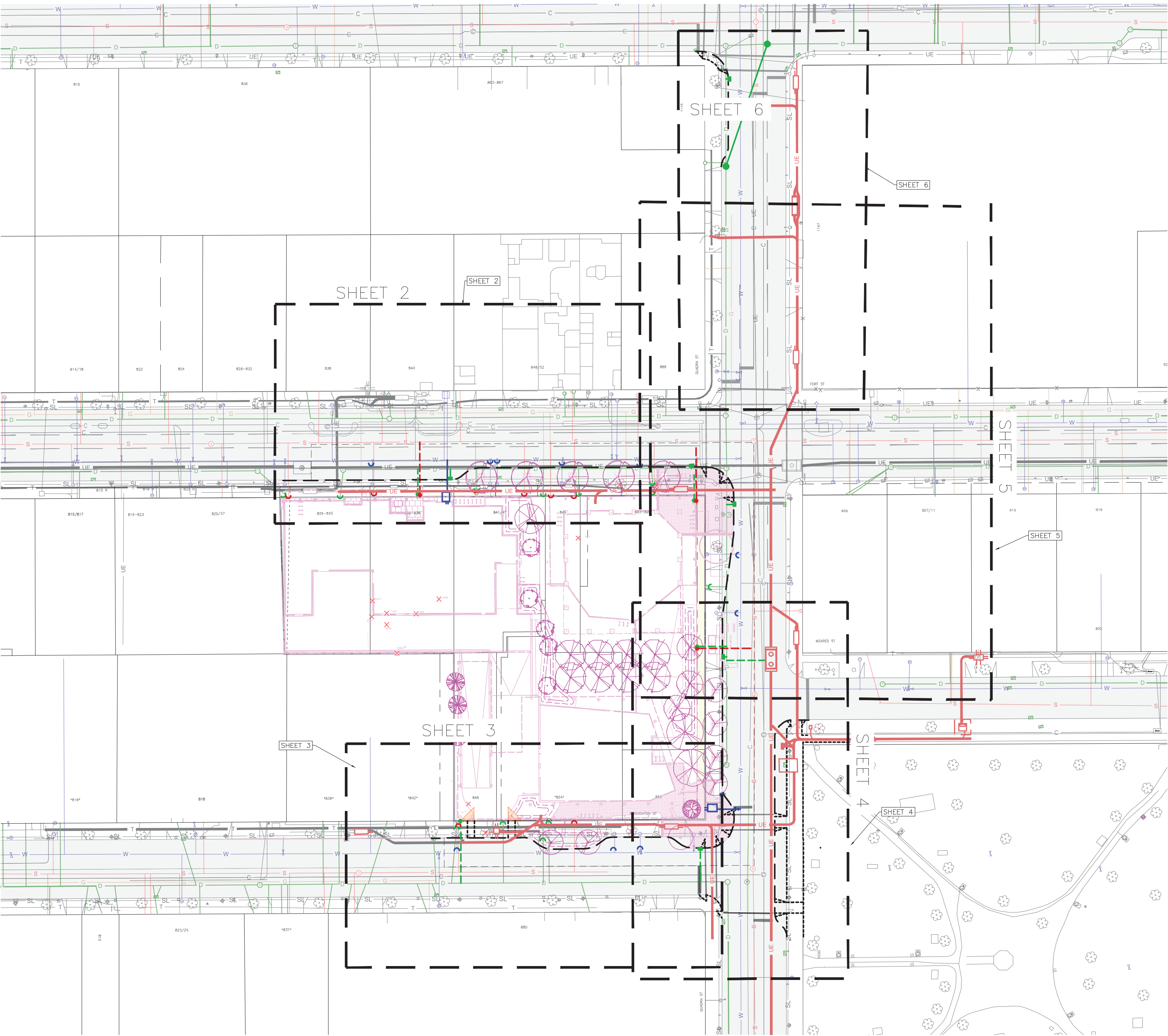
PARC VICTORIA

829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Landscape Details: Soil Cells

project no.	124.27
scale	AS SHOWN @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	



PLAN - SITE
1:500

PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

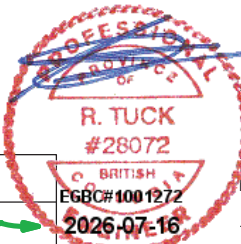
ISSUED FOR DEVELOPMENT PERMIT

2026-07-16

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 16, 2026



LEGEND			
LAMP STANDARD	LS	CLEANOUT	CO
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB
U/G WIRING	UE	MANHOLE	MH
GAS	G	SERVICE RISER	SR
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	EA
		DITCH	DI
		METER	M
		FLUSH VALVE	FV
		VALVE	V
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV



TITLE SHEET

Scale 1:500 Scale N/A
horiz. vert.

Sheet 1 of 6

Eng. Project No. 32776-2



**J E ANDERSON &
ASSOCIATES**

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

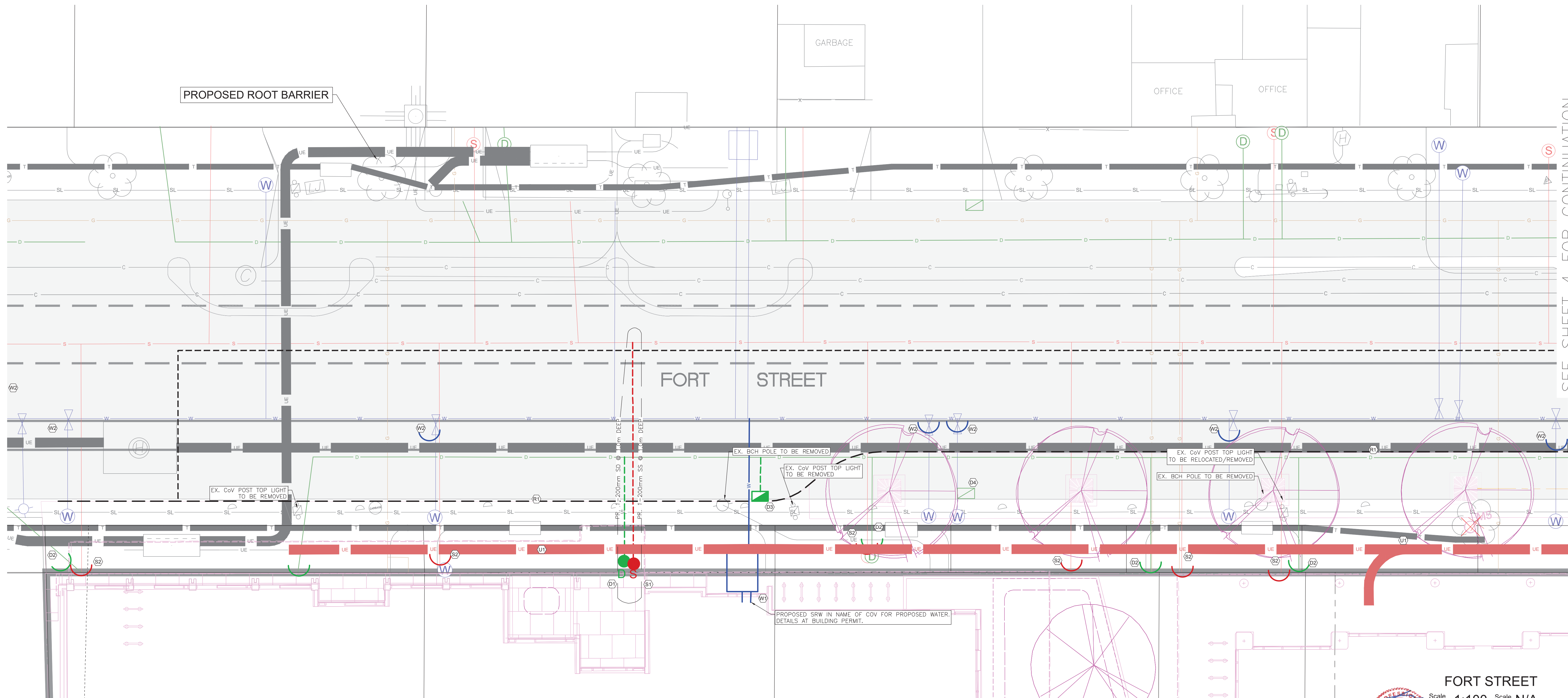
- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.



PLAN - FORT STREET
1:100

ISSUED FOR DEVELOPMENT PERMIT

2026-07-16

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 16, 2026

0 2 6m
1:100

LEGEND			
LAMP STANDARD	LS	CLEANOUT	CO
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB
U/G WIRING	UE	MANHOLE	MH
GAS	G	SERVICE RISER	SR
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	EA
		DITCH	DI
		METER	M
		FLUSH VALVE	FV
		VALVE	V
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV



Scale 1:100
horiz. Scale N/A
Sheet 2 of 6
Eng. Project No. 32776-2

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

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
(W3) PROPOSED IRRIGATION SERVICE. IRRIGATION SLEEVES TO BE DETERMINED AT BUILDING PERMIT STAGE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

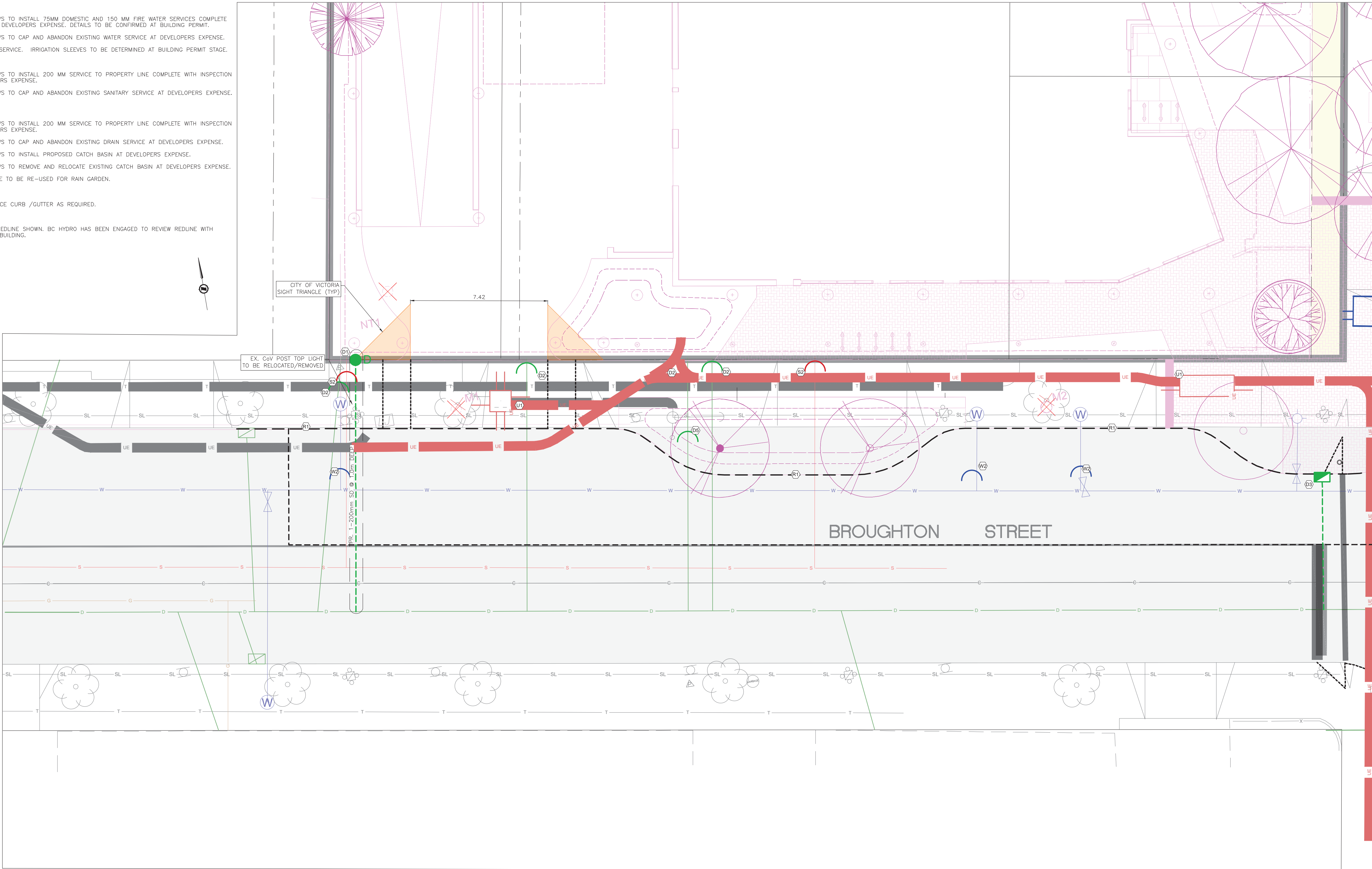
- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.
(D5) EXISTING DRAIN SERVICE TO BE RE-USED FOR RAIN GARDEN.

ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.



PLAN - BROUGHTON STREET
1:100

ISSUED FOR DEVELOPMENT PERMIT

2026-07-16

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 16, 2026

0 2 6m
1:100

LEGEND			
LAMP STANDARD	LS	CLEANOUT	CO
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB
U/G WIRING	UE	MANHOLE	MH
GAS	G	SERVICE RISER	SR
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	EA
		METER	M
		FLUSH VALVE	FV
		VALVE	V
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV



BROUGHTON

Scale 1:100 Scale N/A

Sheet 3 of 6

Eng. Project No. 32776-2

J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

SHEET NOTES:

WATER:

- W1 CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
W2 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
W3 PROPOSED IRRIGATION SERVICE. IRRIGATION SLEEVES TO BE DETERMINED AT BUILDING PERMIT STAGE.

SANITARY:

- S1 CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
S2 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- D1 CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
D2 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
D3 CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
D4 CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.
D5 EXISTING DRAIN SERVICE TO BE RE-USED FOR RAIN GARDEN.

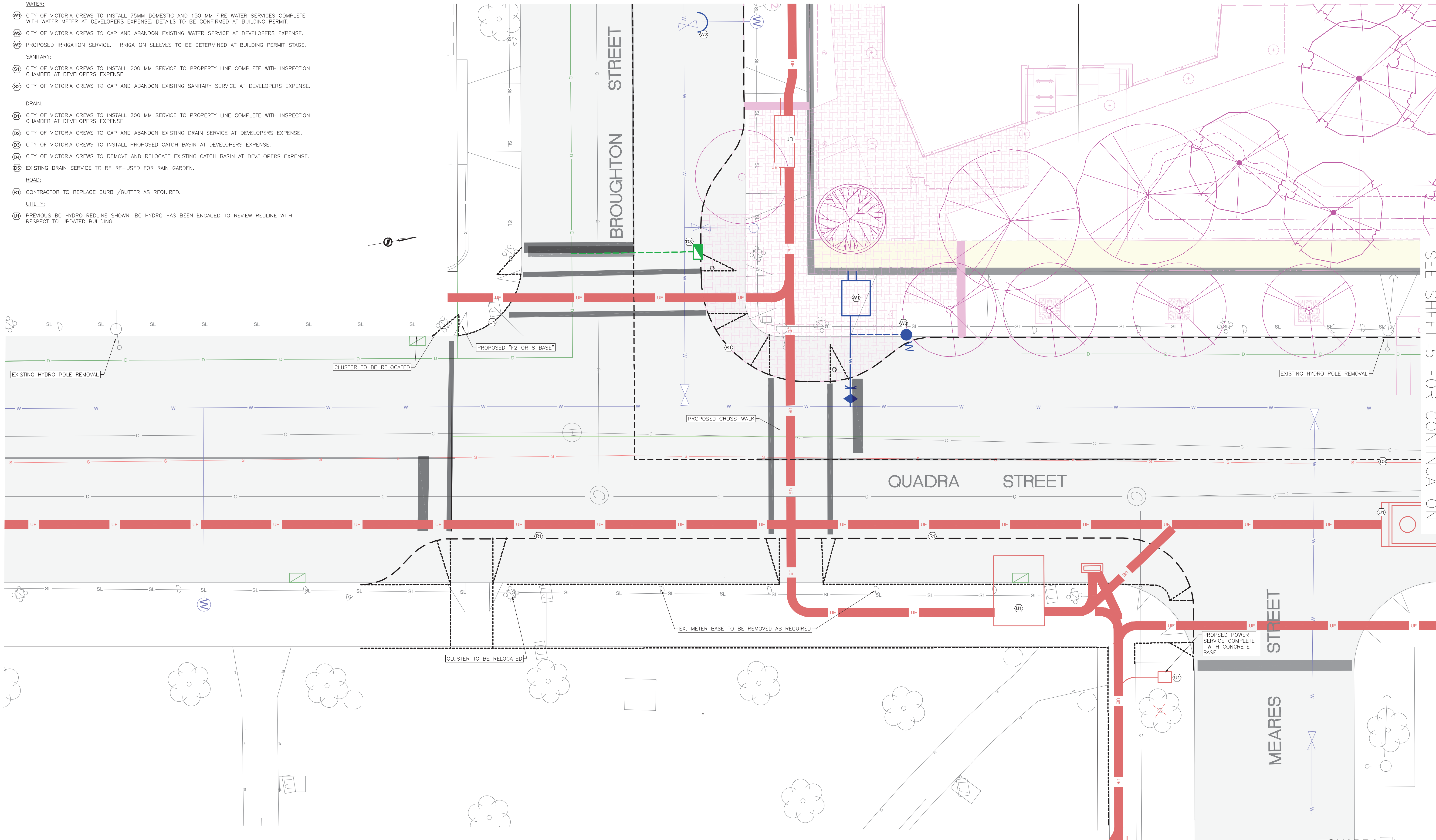
ROAD:

- R1 CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- U1 PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 3 FOR CONTINUATION



SEE SHEET 5 FOR CONTINUATION

PLAN - QUADRA STREET - 1
1:100

ISSUED FOR DEVELOPMENT PERMIT

2026-07-16

V:\Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 16, 2026

0 2 6m
1:100

LEGEND			
LAMP STANDARD	LS	CLEANOUT	CO
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB
U/G WIRING	UE	MANHOLE	MH
GAS	G	SERVICE RISER	SR
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	EA
DITCH	DI	METER	M
		FLUSH VALVE	FV
		VALVE	V
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV



QUADRA - 1

Scale 1:100

horiz. N/A

Sheet 4 of 6

Eng. Project No. 32776-2

JEA J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

SEE SHEET 2 FOR CONTINUATION

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

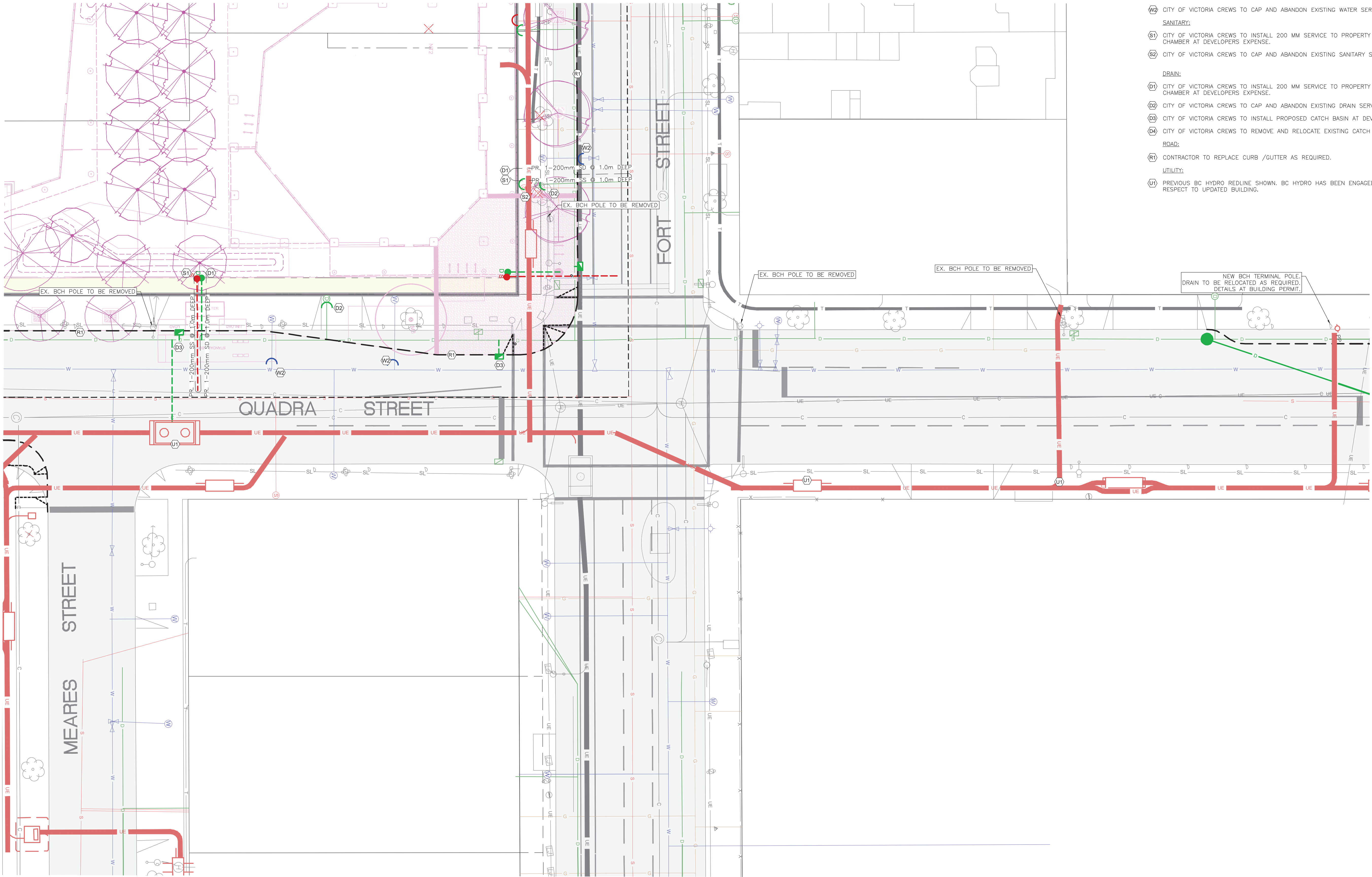
- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



PLAN - QUADRA STREET - 2
1:200

ISSUED FOR DEVELOPMENT PERMIT

2026-07-16

V:\Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 16, 2026

QUADRA - 2

Scale 1:200 Scale N/A
horiz. vert.

Sheet 5 of 6

Eng. Project No. 32776-2

LEGEND			
LAMP STANDARD	LS	CLEANOUT	CO
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB
U/G WIRING	UE	MANHOLE	MH
GAS	G	SERVICE RISER	SR
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	EA
		DITCH	D
		METER	M
		FLUSH VALVE	FV
		VALVE	V
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV



J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- (W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
- SANITARY:
- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- (S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- (D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
- (D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
- (D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

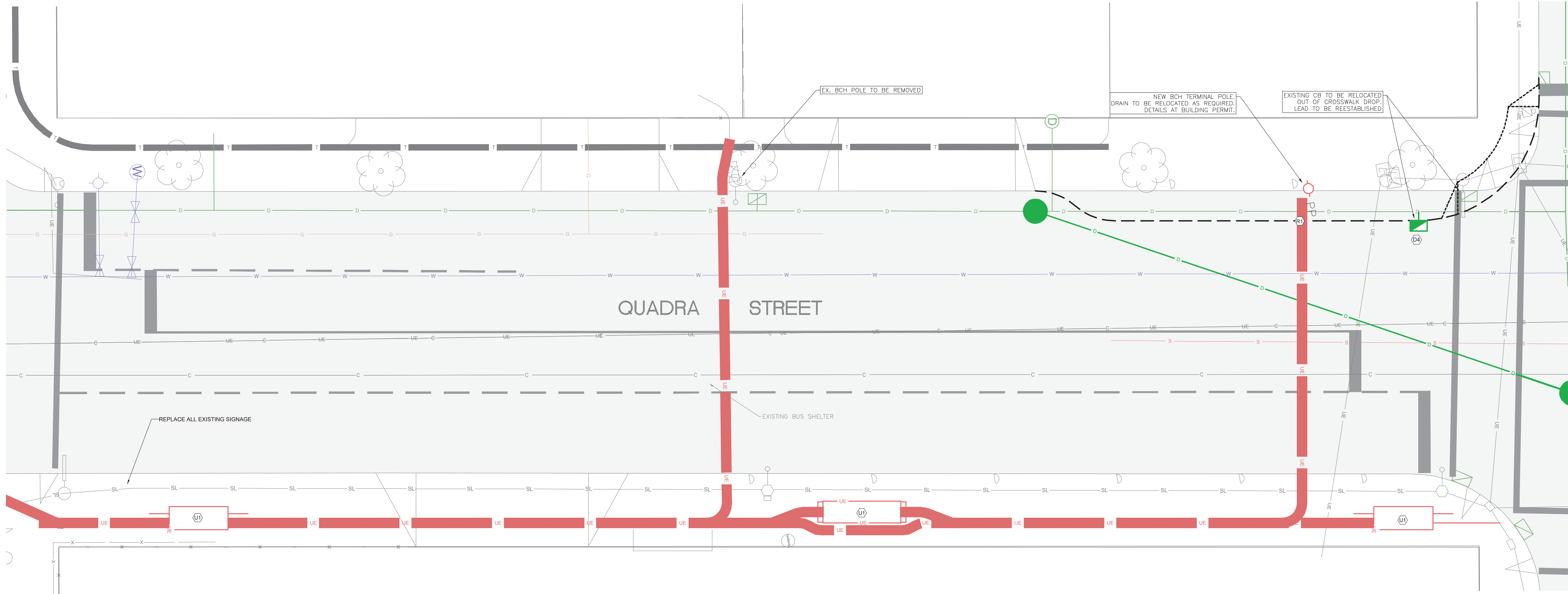
ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 4 FOR CONTINUATION



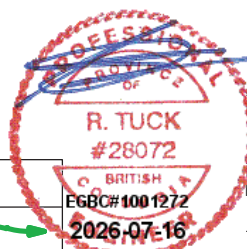
ISSUED FOR DEVELOPMENT PERMIT

2026-07-16

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 16, 2026

0 2 6m
1:100

LEGEND			
LAMP STANDARD	LS	CLEANOUT	CO
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB
U/G WIRING	UE	MANHOLE	MH
GAS	G	SERVICE RISER	SR
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	EA
		DITCH	DI
		METER	M
		FLUSH VALVE	FV
		VALVE	V
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV



QUADRA - 3

Scale 1:100

Sheet 6 of 6

Eng. Project No. 32776-2

J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER

PHONE: 250-727-2214 info@jeanderson.com