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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
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Cover **A000**

project num
2426



View looking west from above Meares Street



View looking south across Fort Street



View of courtyard plaza from Quadra Street



Building 3 entrance at Broughton and Quadra



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date	rev	issue
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Perspective Views

A001

project num
2426



Broughton Street loggia



Building 3 balconies



View from Pioneer Square



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date	rev	issue
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

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.



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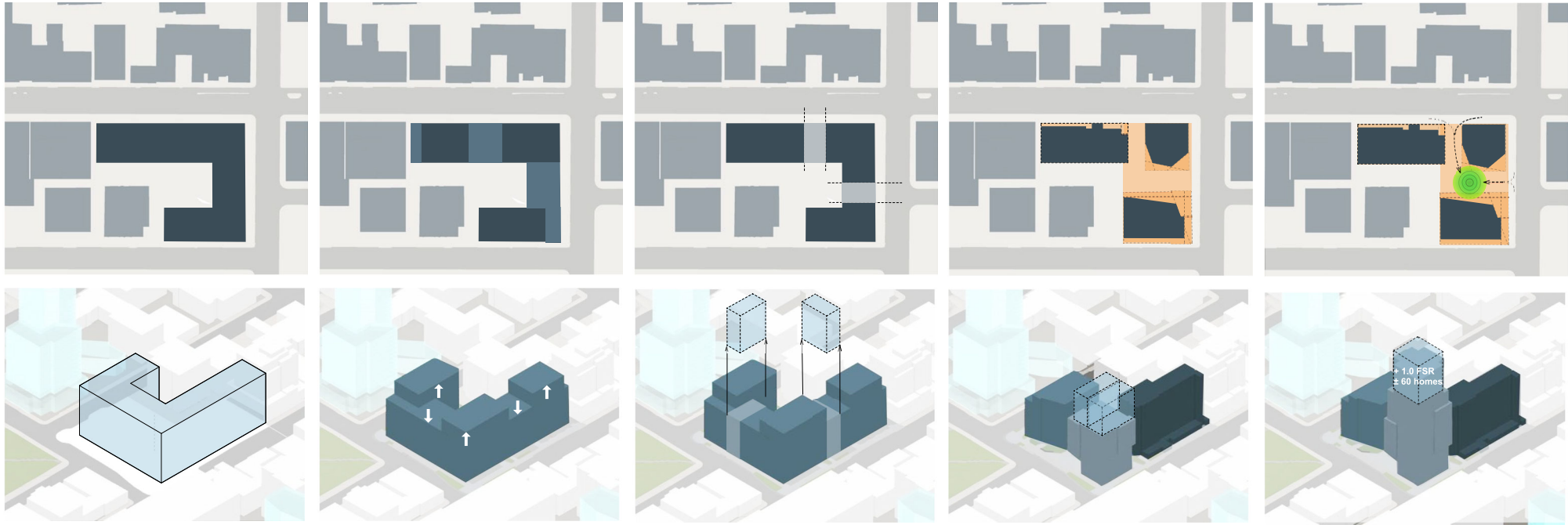
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date	rev	issue
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.06.20	6	RZ/DP SUBMISSION 3 (REV 1)

Design Rationale

A003

project num
2426



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.



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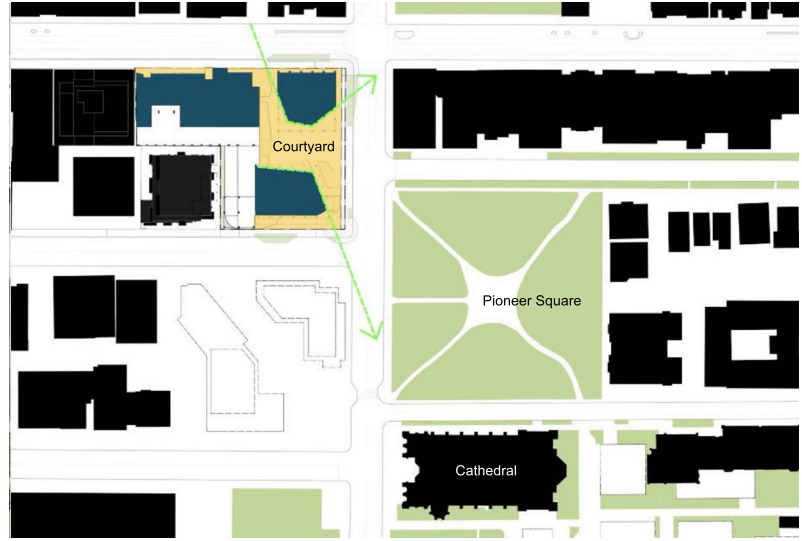
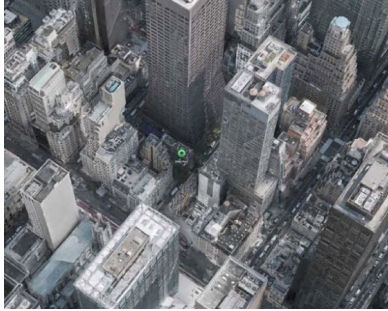
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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Design Rationale

A004

project num
2426



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.



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date	rev	issue
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.06.20	6	RZ/OP SUBMISSION 3 (REV 1)

Design Rationale **A005**

project num
2426

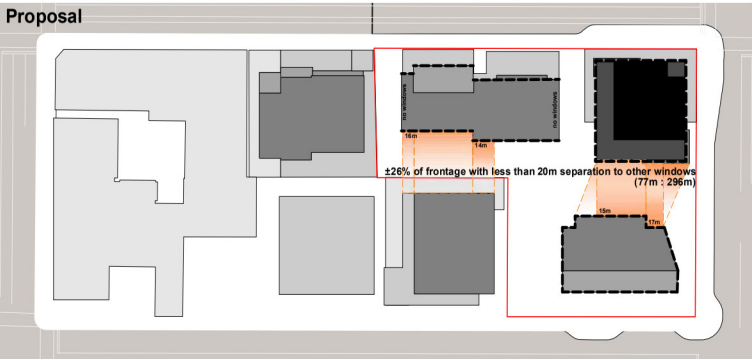
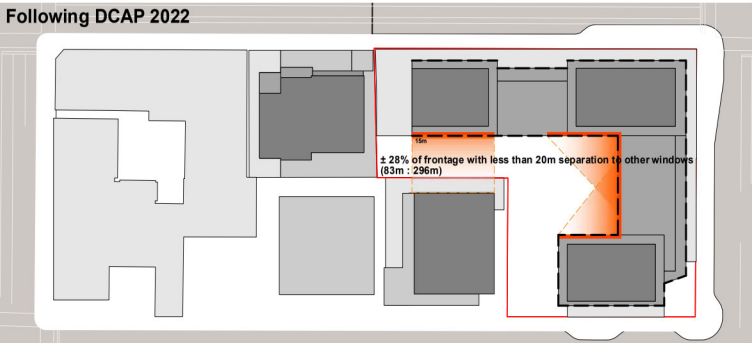
These diagrams show a hypothetical plan based on the 2017 proposal for the site following the DCAP guidelines, and the proposed design with the DCAP guidelines overlaid. Building 2, the Quadra tower, is located according to the guideline, with only minor deviations from the DCAP's streetwall/courtyard 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.

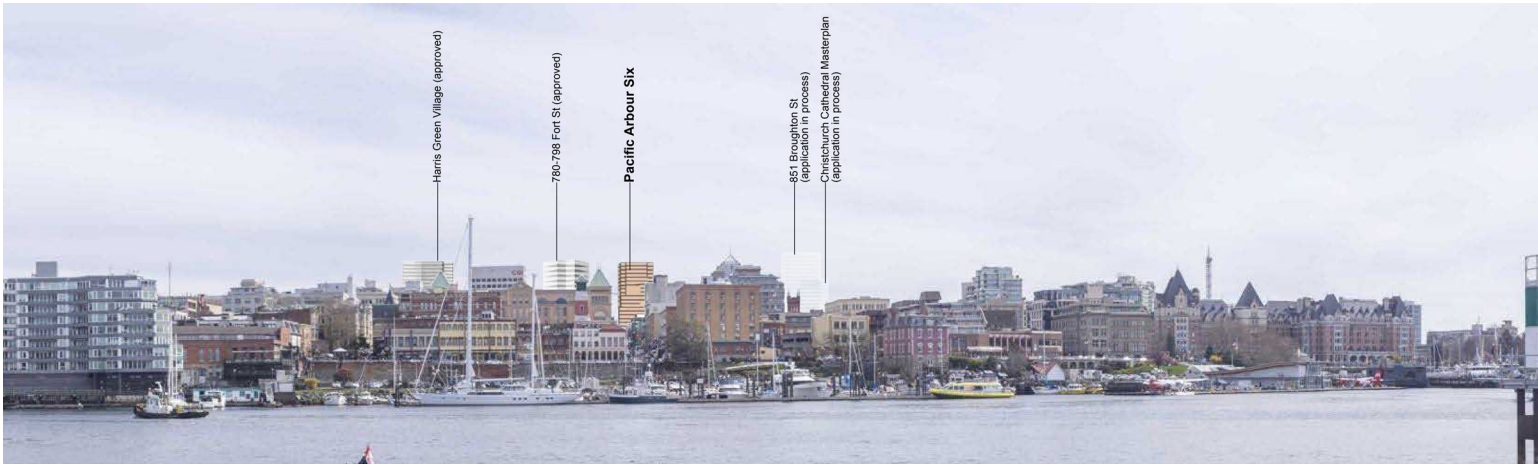


Building Separation

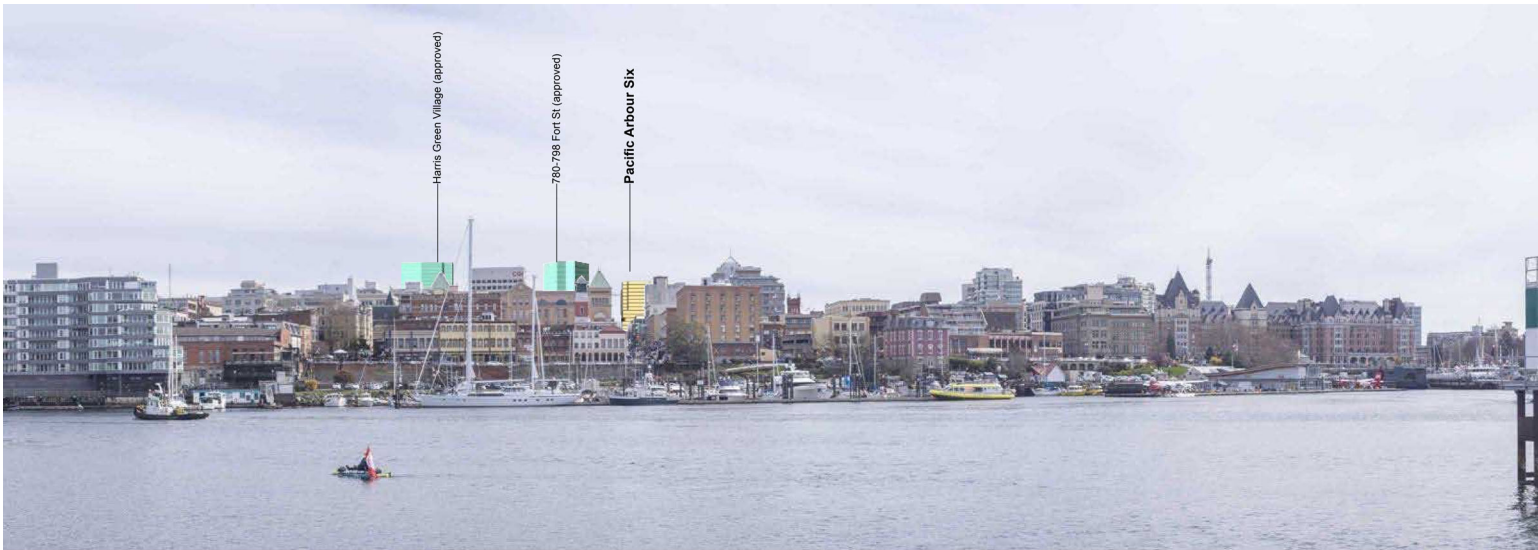


Building Height





Previous Submission (27 storeys)



Revised Design (23 storeys)





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.



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date	rev	issue
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Fort Street Context

A009

project num
2426



21 December 09h00



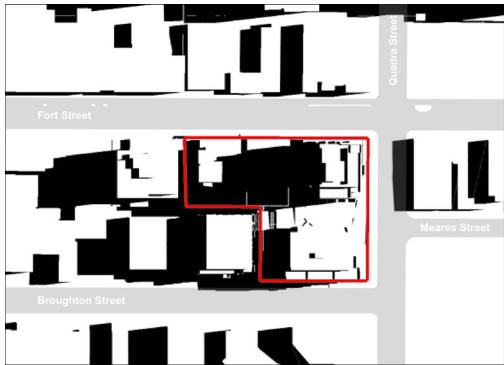
21 December 10h00



21 December 12h00



21 December 14h00



20 June 08h00



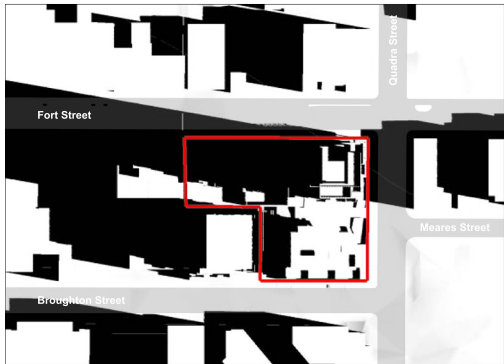
20 June 10h00



20 June 12h00



20 June 14h00



19 March 08h00



19 March 10h00



19 March 12h00



19 March 14h00



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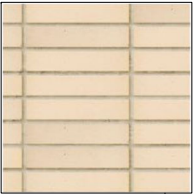
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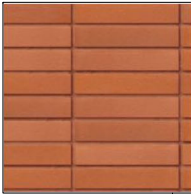
Shadow Study **A010**

project num
2426

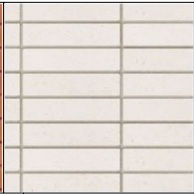
Brick veneer (stack bond)
Colour: Buff



Brick veneer (stack bond)
Colour: Terra Cotta



Brick veneer (stack bond)
Colour: White



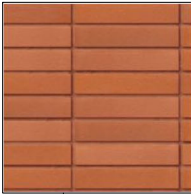
Wall, pilaster, and spandrel panels
Aluminum Composite Material
Colour: Reynobond 'Daybreak Mica'



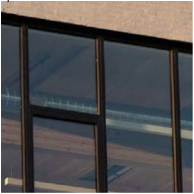
Windows
Fibreglass frames and clear Low-E glass
Colour: Black



Brick veneer (stack bond)
Colour: Terra Cotta



Wall and Spandrel panels
Aluminum Composite Material
Colour: 'Daybreak Mica'



Windows
Fibreglass frames and clear Low-E glass
Colour: Black



Brick veneer (stack bond)
Colour: Terra Cotta



Window wall, curtain wall, and balcony glazing
Tinted and opaque glass
Colour: Bronze



Brick veneer (stack bond)
Colour: White

B. C. LAND SURVEYOR'S SITE PLAN OF:

LOT 266 and 267, VICTORIA CITY

LOT 266 and 267, VICTORIA CITY

LEGEND

Elevations are generic based on City of Victoria
Integrated Survey Network (ICSN) datum: +21.000m
Contours are descriptive, and only accurate to +/- 1/2 interval.
Grade sheet are taken at the point marked, a
grade sheet of a curb line are to gutter.

Tree boxes and canopy approximately to scale.
Where tree location is critical, tree species
and canopy should be confirmed by qualified arborist.

- denotes Utility Pole
- denotes Utility Pole with light and transformer
- denotes Water Meter
- denotes Victoria City Heritage Lampost
- denotes Water Valve
- denotes Light Box
- denotes Traffic Sign
- denotes City Light Manhole
- denotes Fire Hydrant
- denotes Catch Basin
- denotes Manhole (Sanitary)
- denotes Manhole (Storm)
- denotes Manhole (specific)
- denotes parking kiosk
- denotes overhead wires

MUNICIPALITY

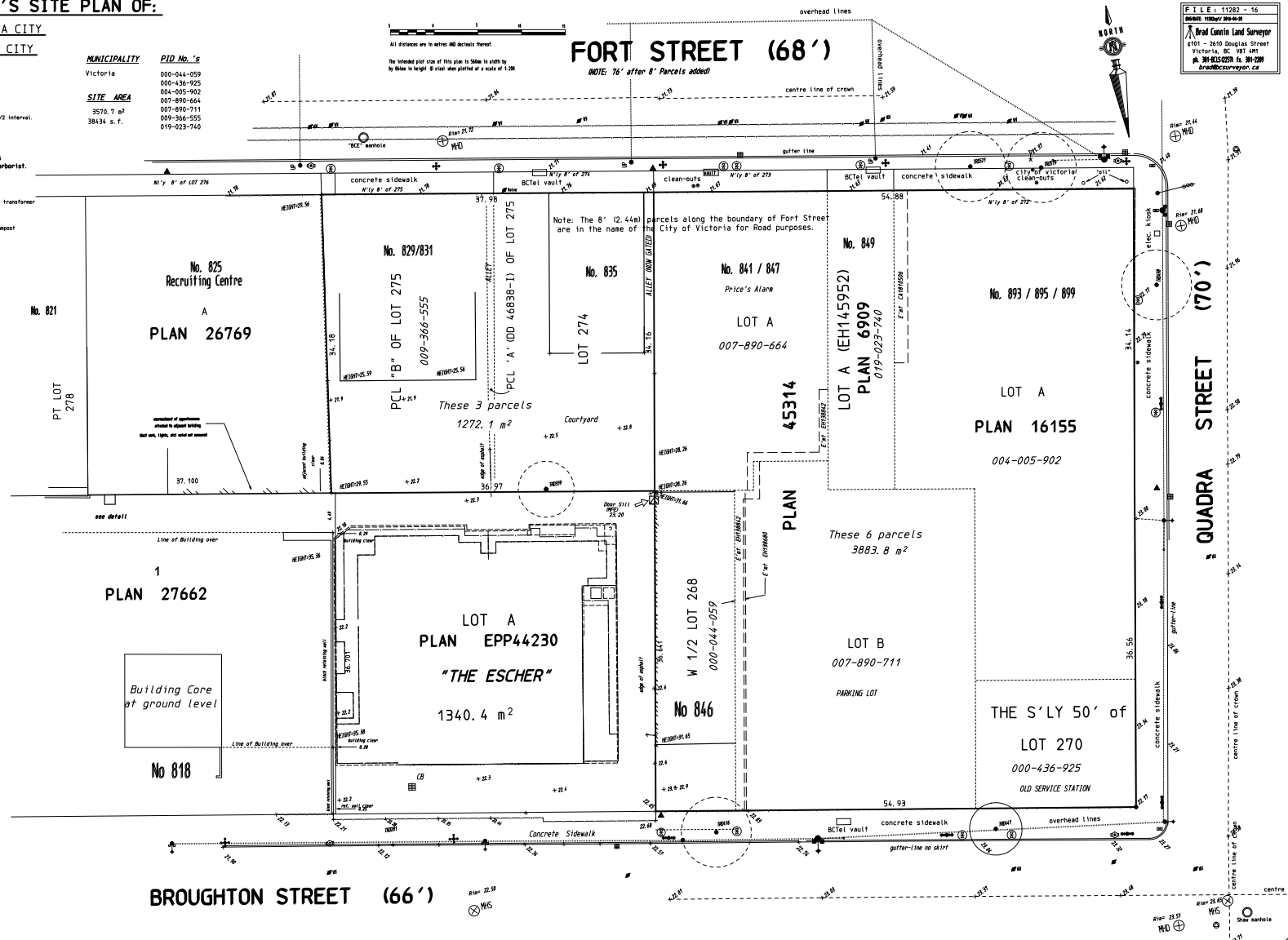
Victoria

PID No.'s

000-044-059
000-436-925
004-005-902
007-890-664
007-890-711
009-366-555
019-023-740

SITE AREA

3570.7 m²
38434 s. f.



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This document was prepared for the exclusive use of our client, PC Urban Properties Group.

*This document is intended for use as a topographic plan. It is based on land title office records, and

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 Classification	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	1,023.6	943.1	288			300							
	2	897.9	854.7		306	56	307	4	1				5	
	3	821.2	769.4				609	8	2				10	
	4	765.3	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	717.1				609	8	2				10	
	10	765.3	720.5				609	5	4				9	
	11	765.3	720.5				471	5	4				9	
	12	634.9	588.3				471	4	3				7	
subtotal		9,500.3	8,899.4 m2	288	306	356	6,117 m2	74	0	26	0	0	100	
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			3	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		32,456.0	30,214.5 m2	724	306	1024	22,464 m2	130	34	54	20	53	291	
								45%	12%	18%	7%	18%		
								43% ≥ 2 BR						



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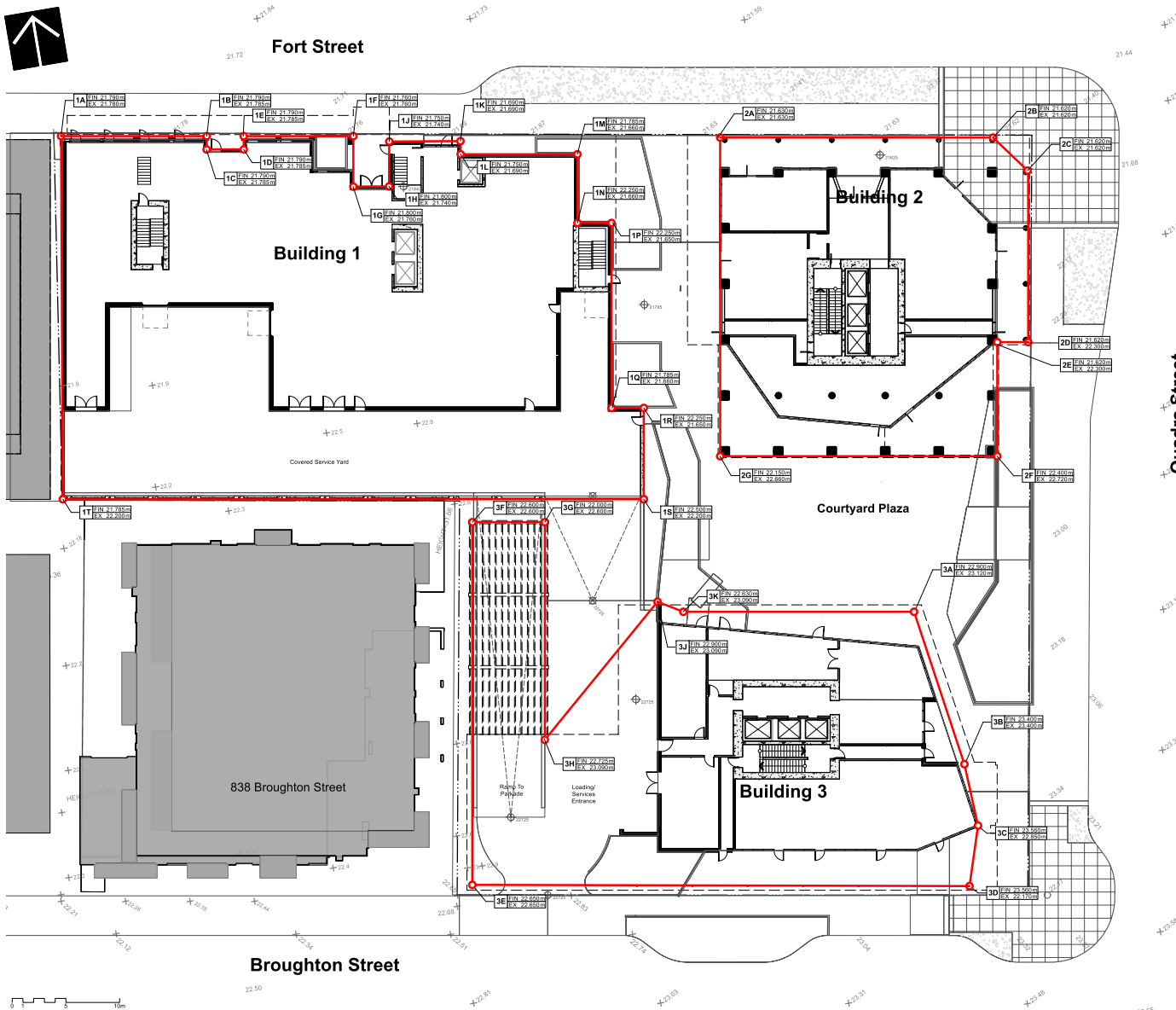
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date	rev	issue
2025.05.12	1	DRA (CALIC) SUBMISSION
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.06.23	4	INTERIM SUBMISSION FOR STAFF COMMENT
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Project Data

A013

project num
2426



Building 1 (Fort Building)

Grade Point	Existing (m)	Proposed (m)	Grade used
1A	21.780	21.790	21.785
1B	21.785	21.790	21.785
1C	21.785	21.790	21.785
1D	21.785	21.790	21.785
1E	21.785	21.790	21.785
1F	21.760	21.760	21.760
1G	21.760	21.800	21.760
1H	21.740	21.800	21.740
1J	21.740	21.750	21.740
1K	21.690	21.690	21.690
1L	21.690	21.750	21.690
1M	21.660	21.785	21.660
1N	21.660	22.250	21.660
1P	21.650	22.250	21.650
1Q	21.660	21.785	21.660
1R	21.650	22.250	21.650
1S	22.200	22.500	22.200
1T	22.200	21.785	21.785

Grade Point	Points average	Distance (m)	Totals
1A-1B	21.785	13.560	295.405
1B-1C	21.785	1.235	26.904
1C-1D	21.785	3.455	75.267
1D-1E	21.785	1.235	26.904
1E-1F	21.773	10.200	222.080
1F-1G	21.760	4.700	102.272
1G-1H	21.750	3.330	72.428
1H-1J	21.740	4.175	90.765
1J-1K	21.715	54.070	1174.130
1K-1L	21.690	54.070	1172.778
1L-1M	21.675	10.870	235.607
1M-1N	21.660	6.390	138.407
1N-1P	21.655	3.175	68.755
1P-1Q	21.655	17.215	372.791
1Q-1R	21.655	3.000	64.965
1R-1S	21.925	8.495	186.253
1S-1T	21.993	54.070	1189.134
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
2A	21.630	21.630	21.630
2B	21.620	21.620	21.620
2C	21.620	21.620	21.620
2D	22.300	21.620	21.620
2E	22.300	21.620	21.620
2F	22.720	22.400	22.400
2G	22.660	22.150	22.150

Grade Point	Points average	Distance (m)	Totals
2A-2B	21.625	4.445	96.123
2B-2C	21.620	16.180	349.812
2C-2D	21.620	2.880	62.266
2D-2E	21.620	10.615	229.496
2E-2F	22.010	25.795	567.748
2F-2G	22.275	21.480	478.467
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
3A	23.120	22.900	22.900
3B	23.400	23.400	23.400
3C	22.850	23.560	22.850
3D	22.170	23.560	22.170
3E	22.650	22.650	22.650
3F	22.600	22.600	22.600
3G	22.600	22.000	22.000
3H	23.090	22.725	22.725
3J	23.090	22.900	22.900
3K	23.090	22.630	22.630

Grade Point	Points average	Distance (m)	Totals
3A-3B	23.150	14.935	345.745
3B-3C	23.125	5.855	135.397
3C-3D	22.510	5.685	127.965
3D-3E	22.410	46.280	1037.135
3E-3F	22.625	33.750	763.594
3F-3G	22.300	6.750	150.525
3G-3H	22.363	20.250	452.841
3H-3J	22.813	16.585	378.345
3J-3K	22.765	2.575	58.620
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



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date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Average Grade Calculation A014



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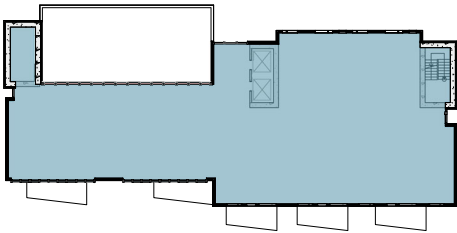
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date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

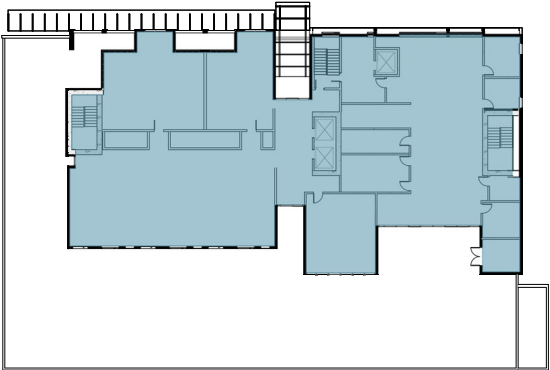
Floor Area - Building 1

A015

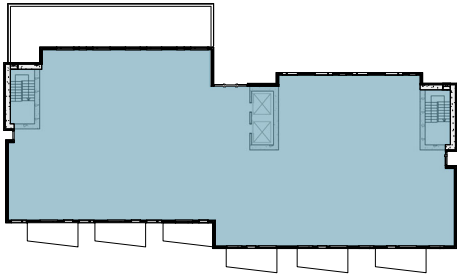
project num
2426



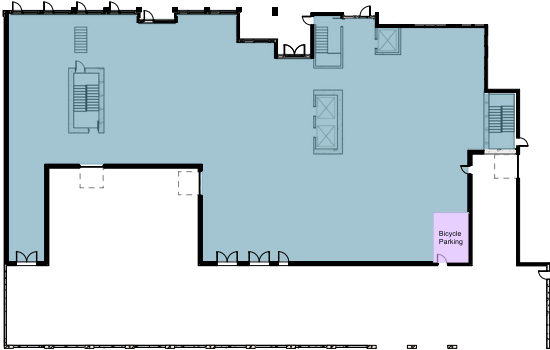
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Level 2
Scale: 1:500

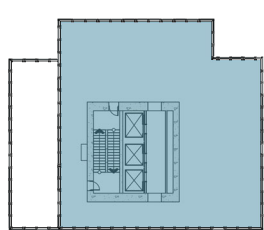


Levels 3 to 11
Scale: 1:500

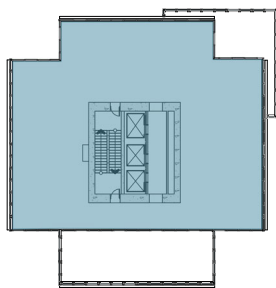


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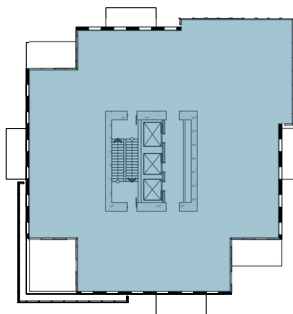
	Level	Area (m2)
Floor Area	01	1,027.7
	02	921.4
	03	836.3
	04	836.3
	05	836.3
	06	836.3
	07	836.3
	08	836.3
	09	836.3
	10	836.3
	11	702.3
		9,341.5 m2
Gross Building Area	01	1,069.2
	02	969.2
	03	883.2
	04	883.2
	05	883.2
	06	883.2
	07	883.2
	08	883.2
	09	883.2
	10	883.2
	11	747.3
		9,851.5 m2



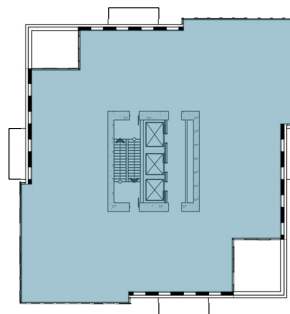
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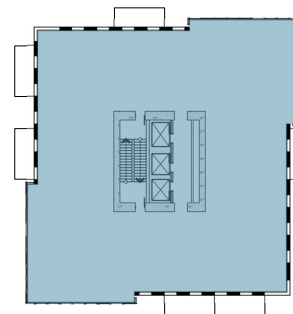
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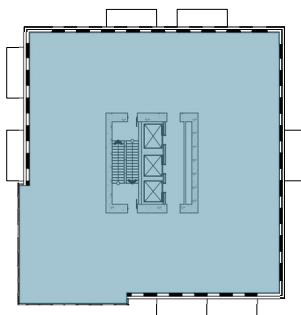
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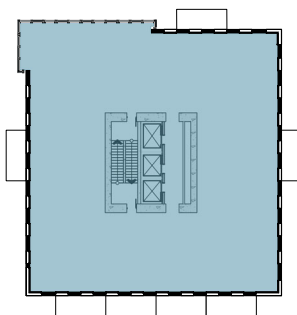
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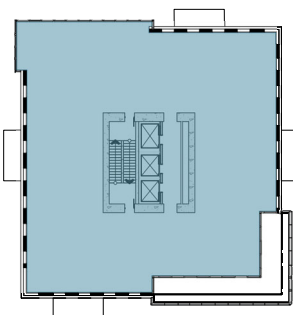
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Scale: 1:500



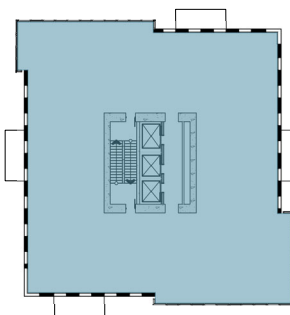
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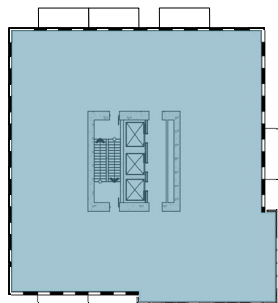
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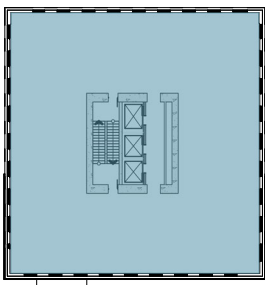
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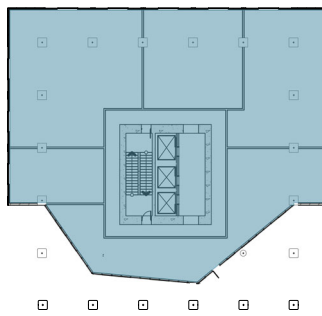
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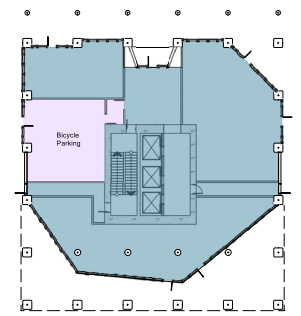
Level L04-L05
Scale: 1:500



Level L03
Scale: 1:500



Level L02
Scale: 1:500



Level 01
Scale: 1:500

Floor Area	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)
	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



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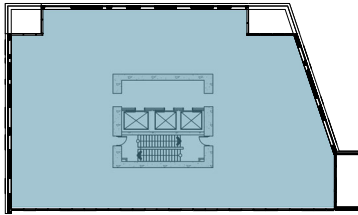
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date	rev	issue
2025.07.21	2	RZ/DP SUBMISSION
2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

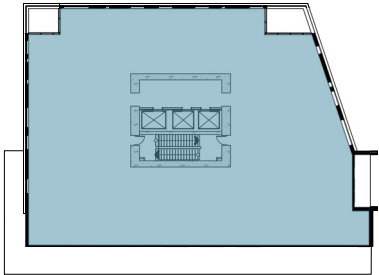
Floor Area - Building 2

A016

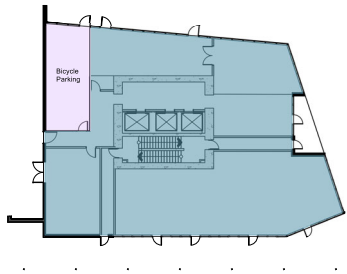
project num
2426



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



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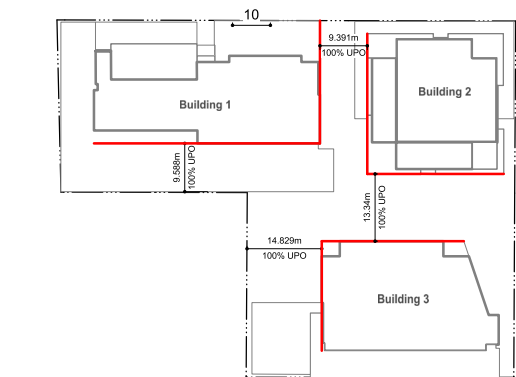
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2025.10.29	3	RZ/DP SUBMISSION 2
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Floor Area - Building 3

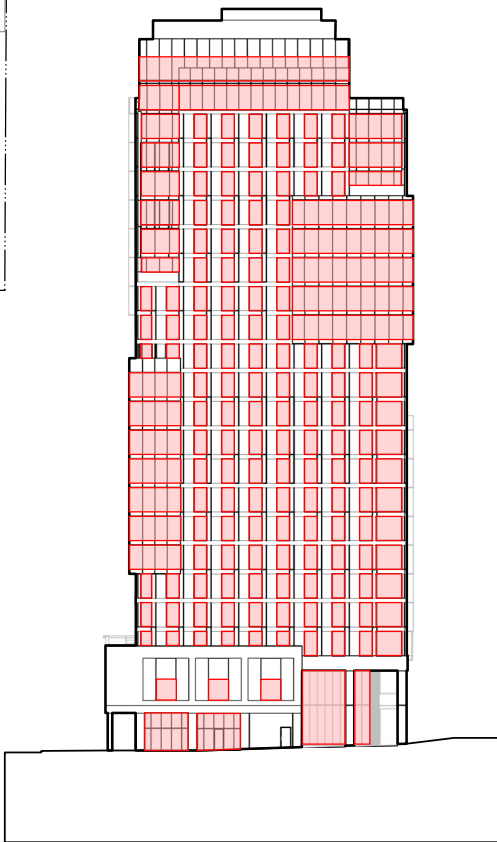
A017

project num
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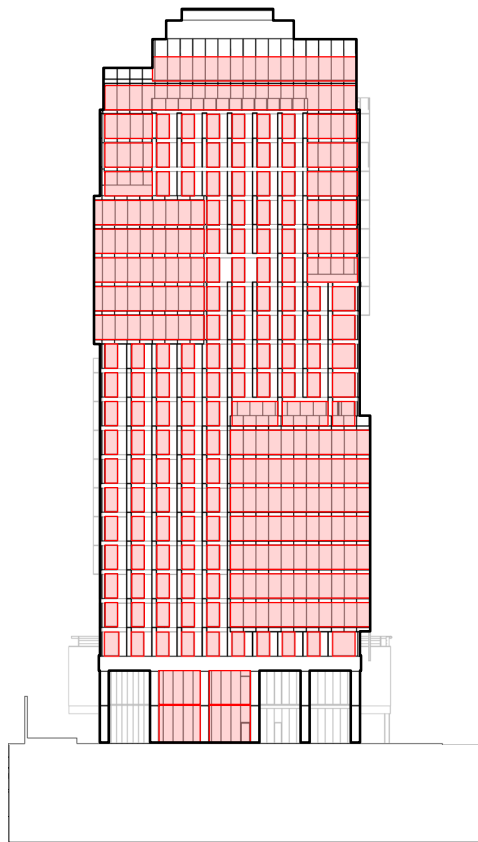
Building 1 (Fort Building) East Elevation

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



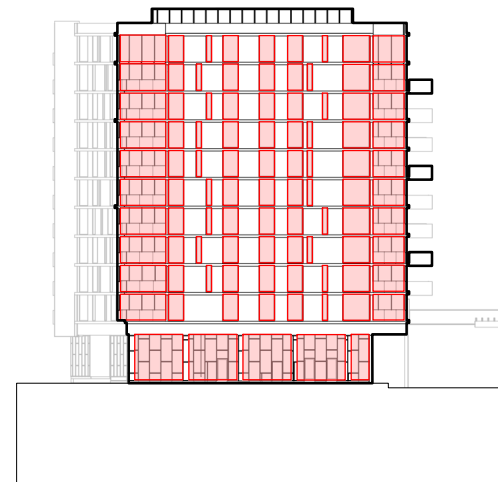
Building 2 (Quadra Tower) West Elevation

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



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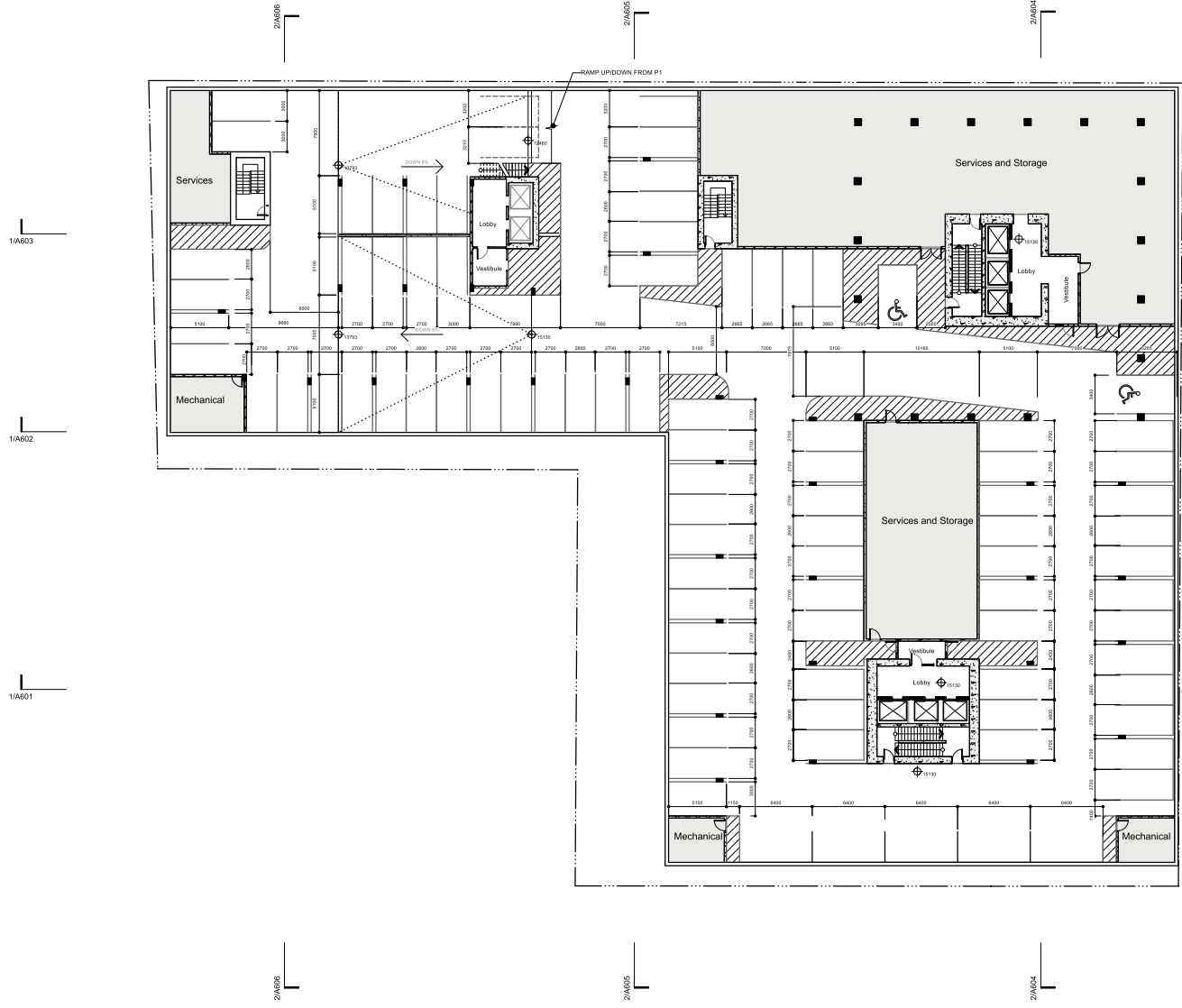
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Unprotected Openings Calculations

A018

project num
2426



Parking Data

Vehicle Parking			
	rate	count	spaces required
Age 55+ (Building 1)	<45m2	0.50	0
	45-70m2	0.60	74
	>70m2	1.00	26
Strata (Buildings 2 and 3)	<45m2	0.50	0
	45-70m2	0.80	95
	>70m2	1.20	95
Visitor	0.1	291	29
Retail	80	755	9
Café	40	80	2
Childcare	100	400	4
Bylaw Requirement			306
Spaces provided			170
Variance requested			136 44%

Accessible Parking Spaces			
	rate	count	spaces required
Bylaw Requirement	25	306	12
Van-accessible spaces provided	P1		10
	P2		2
Total			12

Bicycle Parking			
	rate	count	spaces required
Age 55+ (Building 1)	Long Term	1.25	100
	Short Term	0.10	100
Strata (Buildings 2 and 3)	Long Term	1.25	191
	Short Term	0.10	191
Retail	Long Term	200	755
	Short Term	200	755
Café	Long Term	400	80
	Short Term	100	80
Childcare	Long Term	700	700
	Short Term	200	200
Bylaw Requirement	Long Term		369
	Short Term		35

Long-term Bicycle Spaces			
P1 double-deck			336
P1 Cargo			39
P1 wall hung			34
P1 Total			409
L1 double-deck			74
L1 Cargo			7
L1 Total			81

Total Long-term Bicycle Spaces	490	133%
Total floor-level spaces	251	51%
Total cargo spaces	46	12%

Short-term Bicycle Spaces			
Bylaw Requirement			35
Fort Building			12
Quadra Building			16
Broughton Building			16
Others			10
Total short-term spaces	54	156%	



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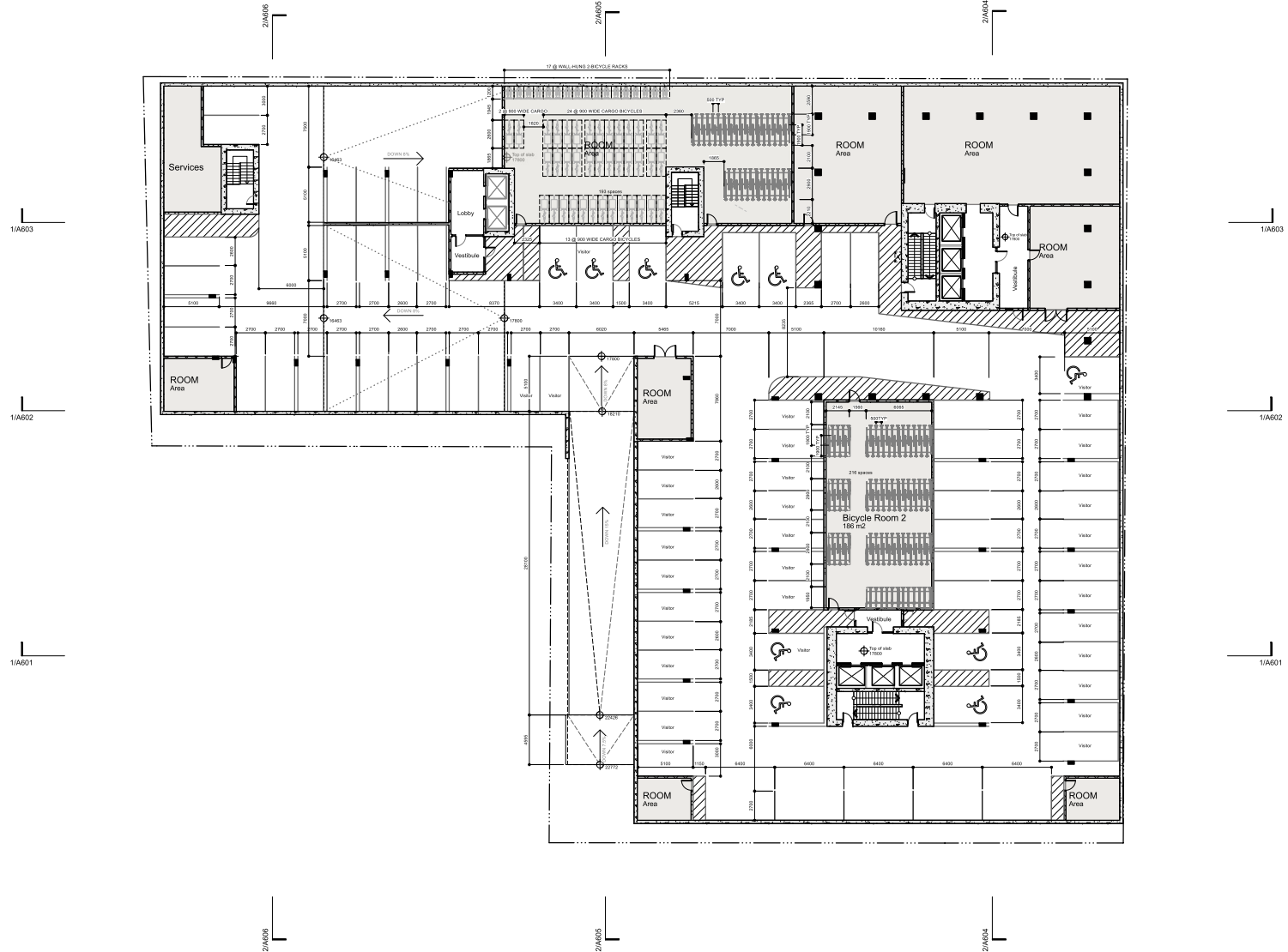


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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level P2, Parking Data

A101



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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level P1

A102

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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 01

A201

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2426



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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 03 **A203**

project num
2426



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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 04

A204

project num
2426



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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 05

A205

project num
2426



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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 06

A206

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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 07

A207

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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)



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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 09

A209

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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 10

A210

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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 11

A211

project num
2426



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



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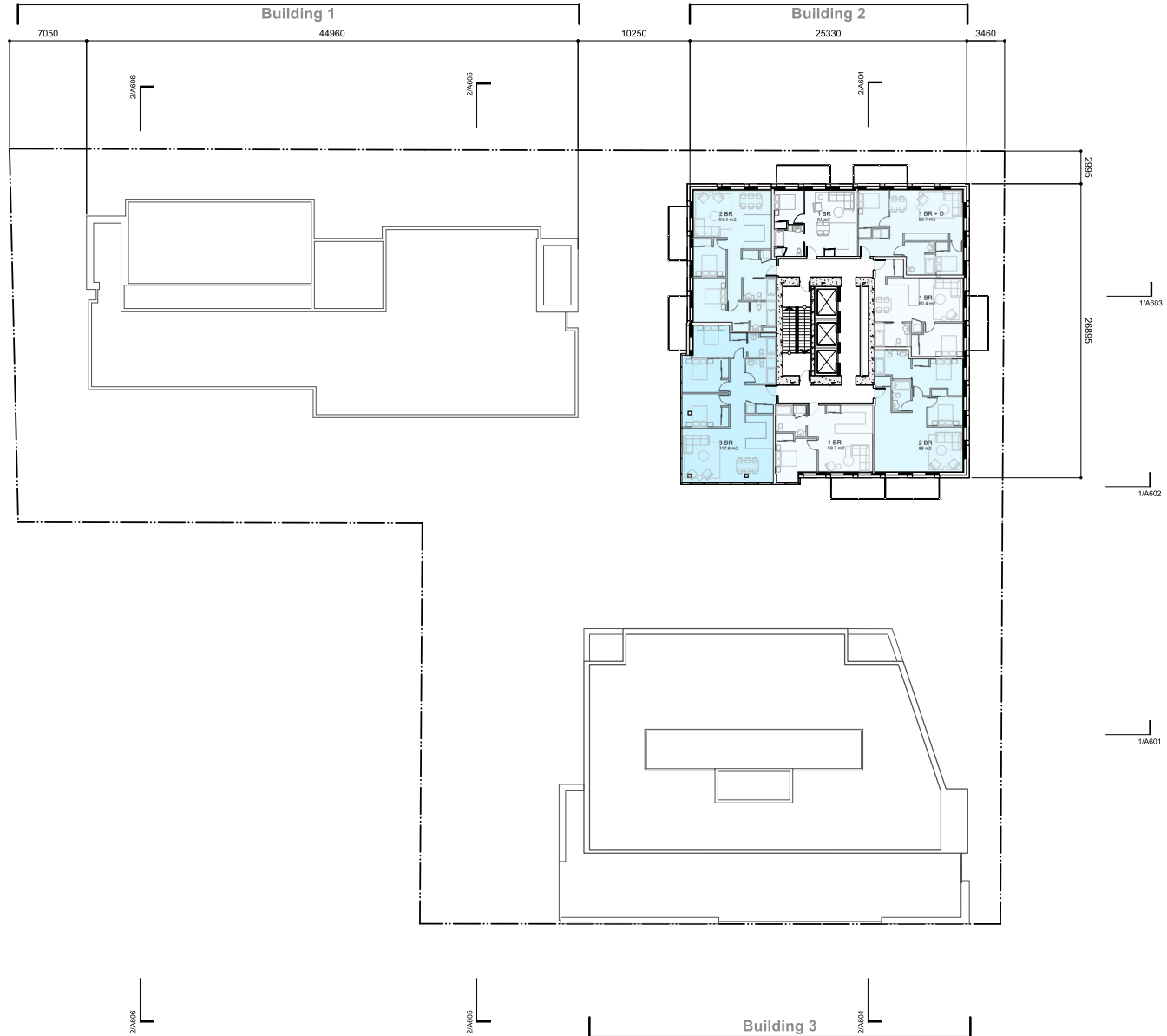


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Plan - Level 13 **A213**

project num
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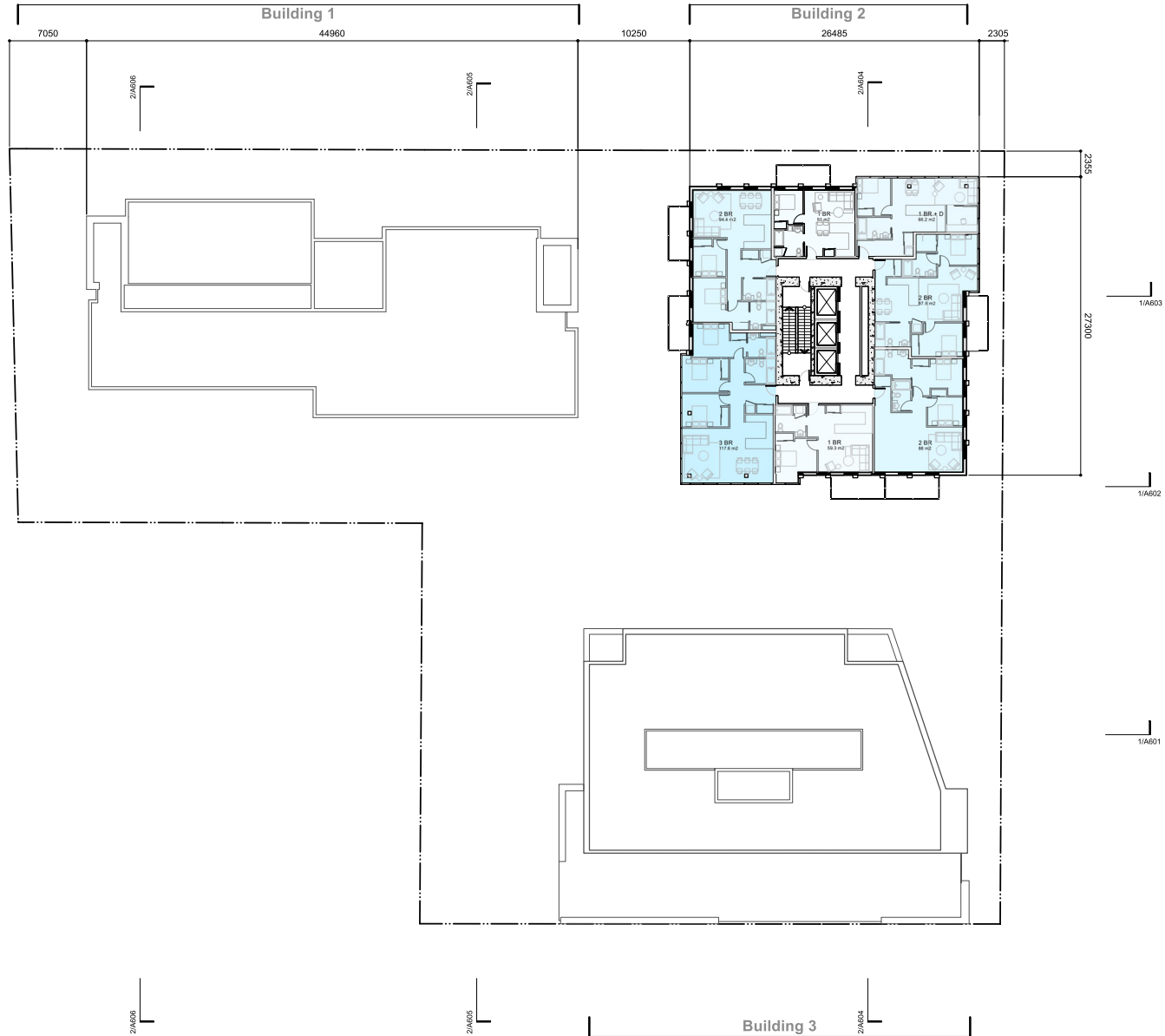


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Plan - Level 14 **A214**

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Plan - Level 15 **A215**

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Plan - Level 16 **A216**

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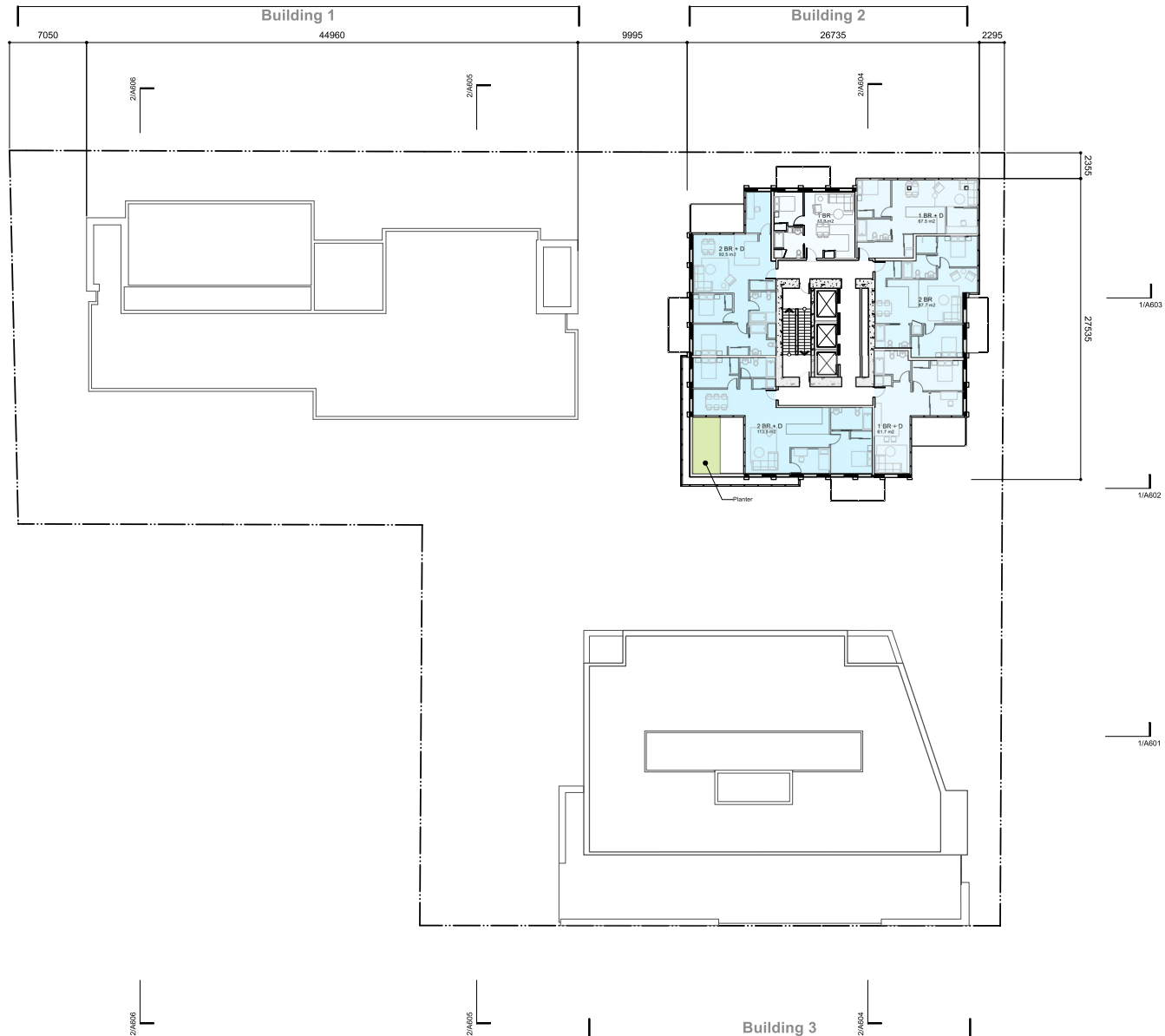


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Plan - Level 18 **A218**

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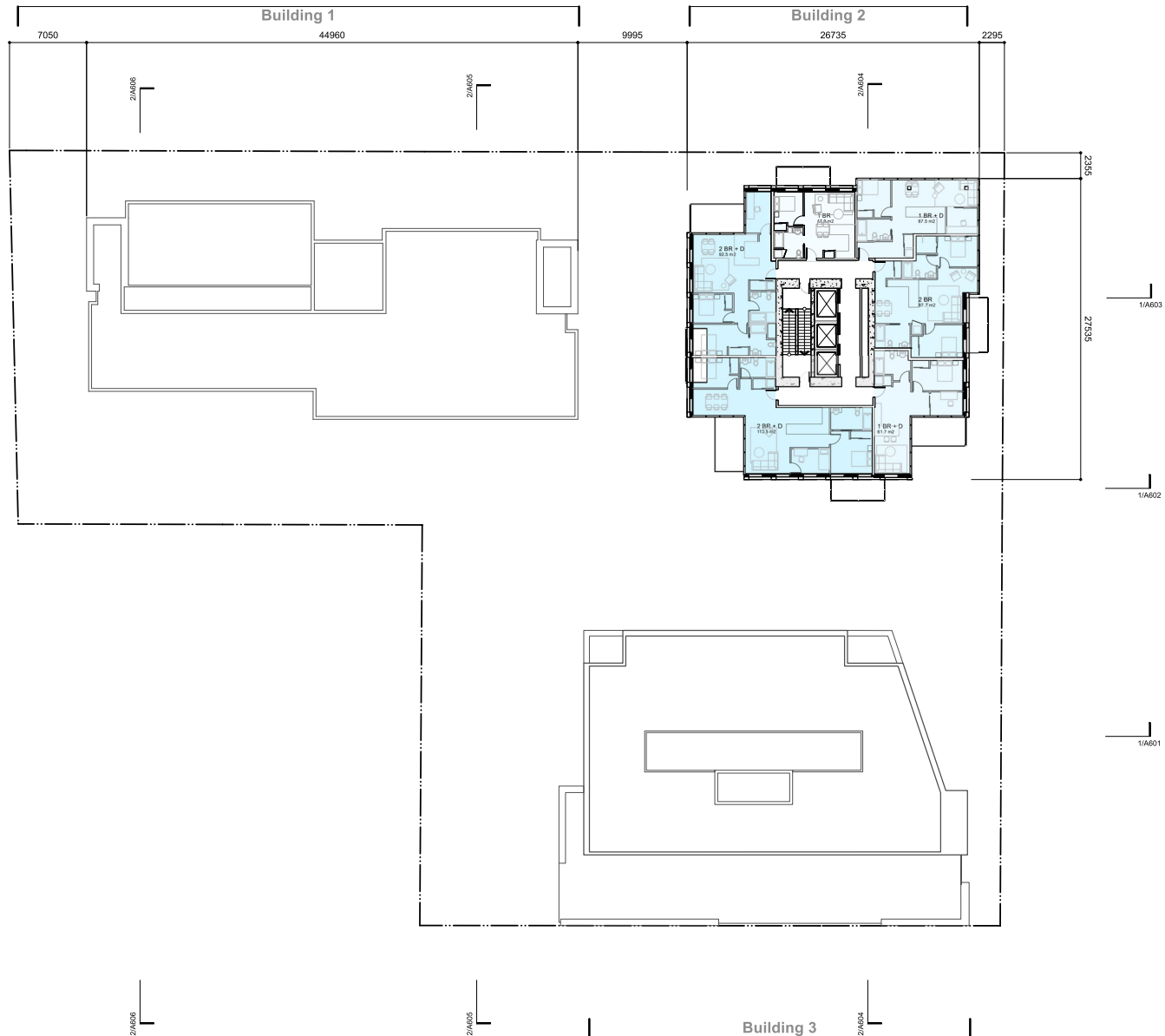


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Plan - Level 19 **A219**

project num
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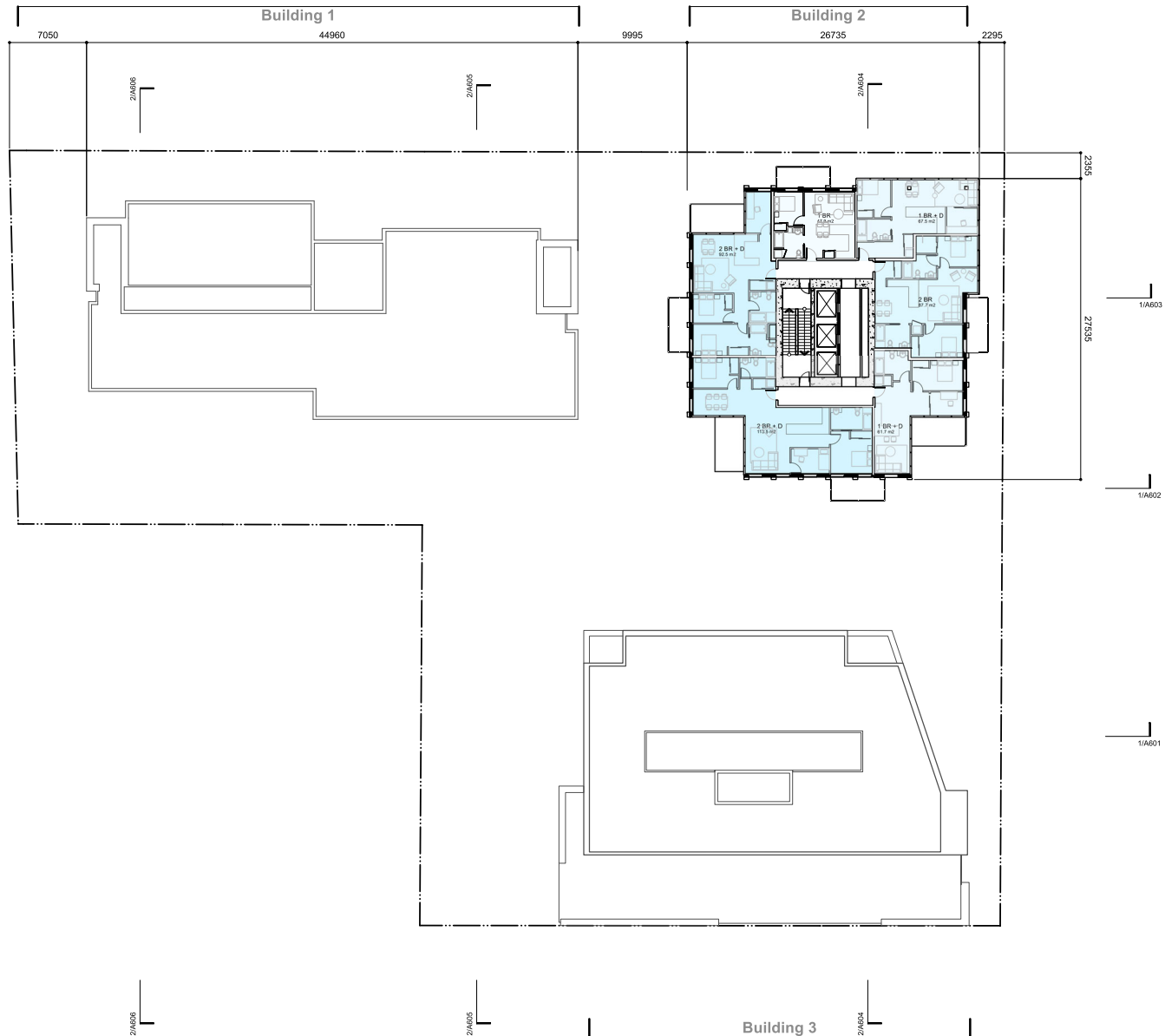
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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 20

A220

project num
2426



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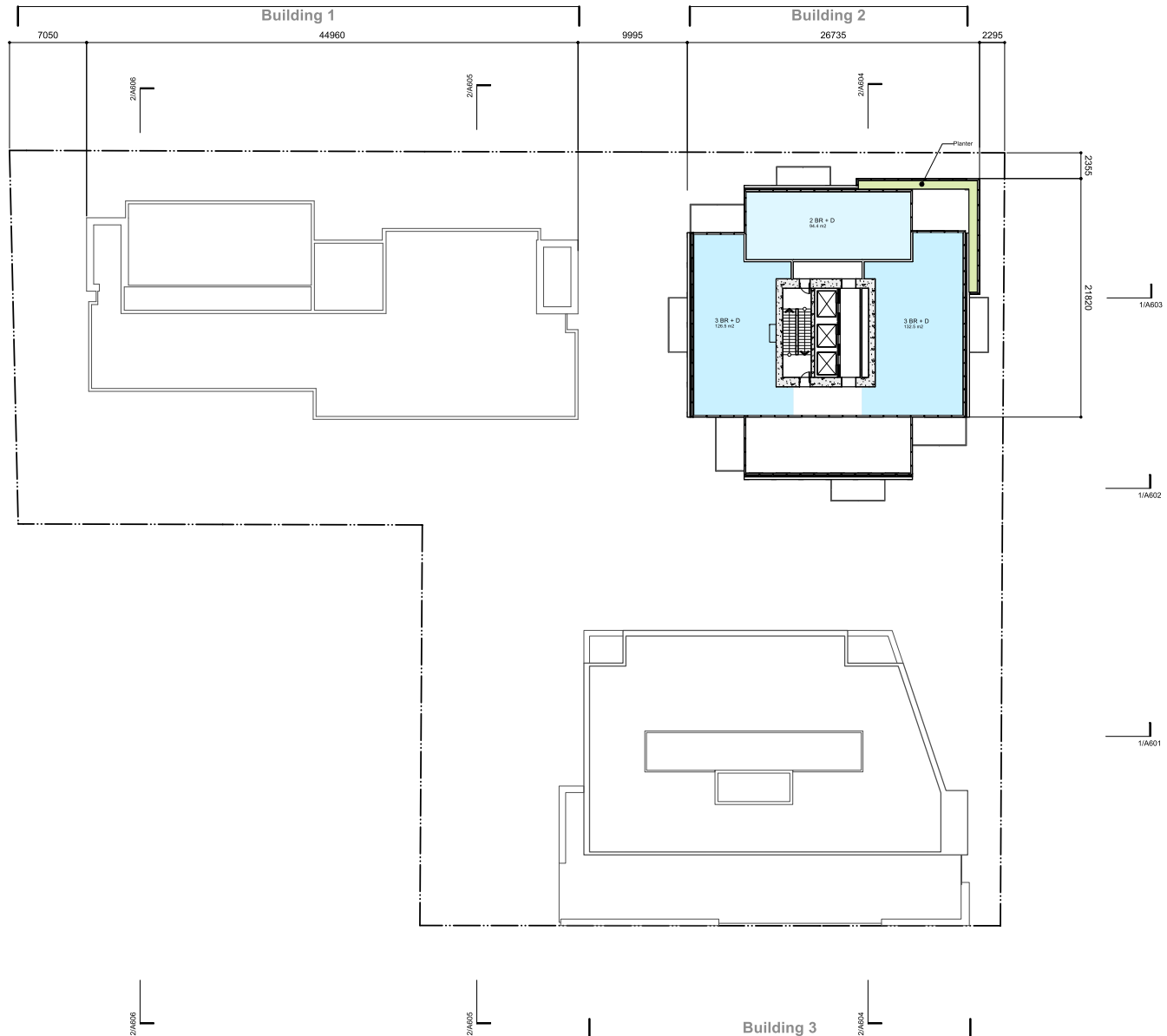


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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 21 **A221**

project num
2426



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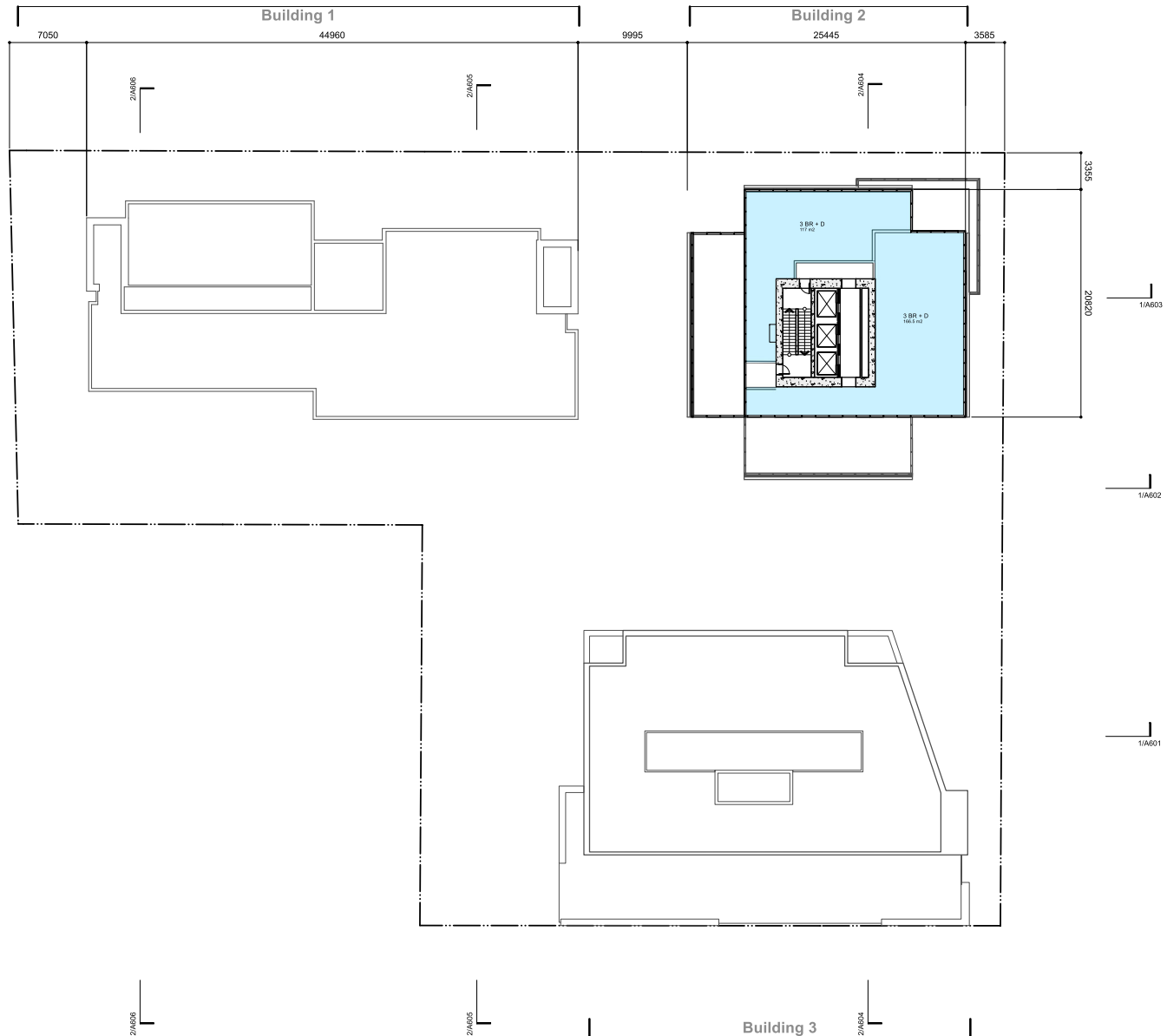


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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 22 **A222**

project num
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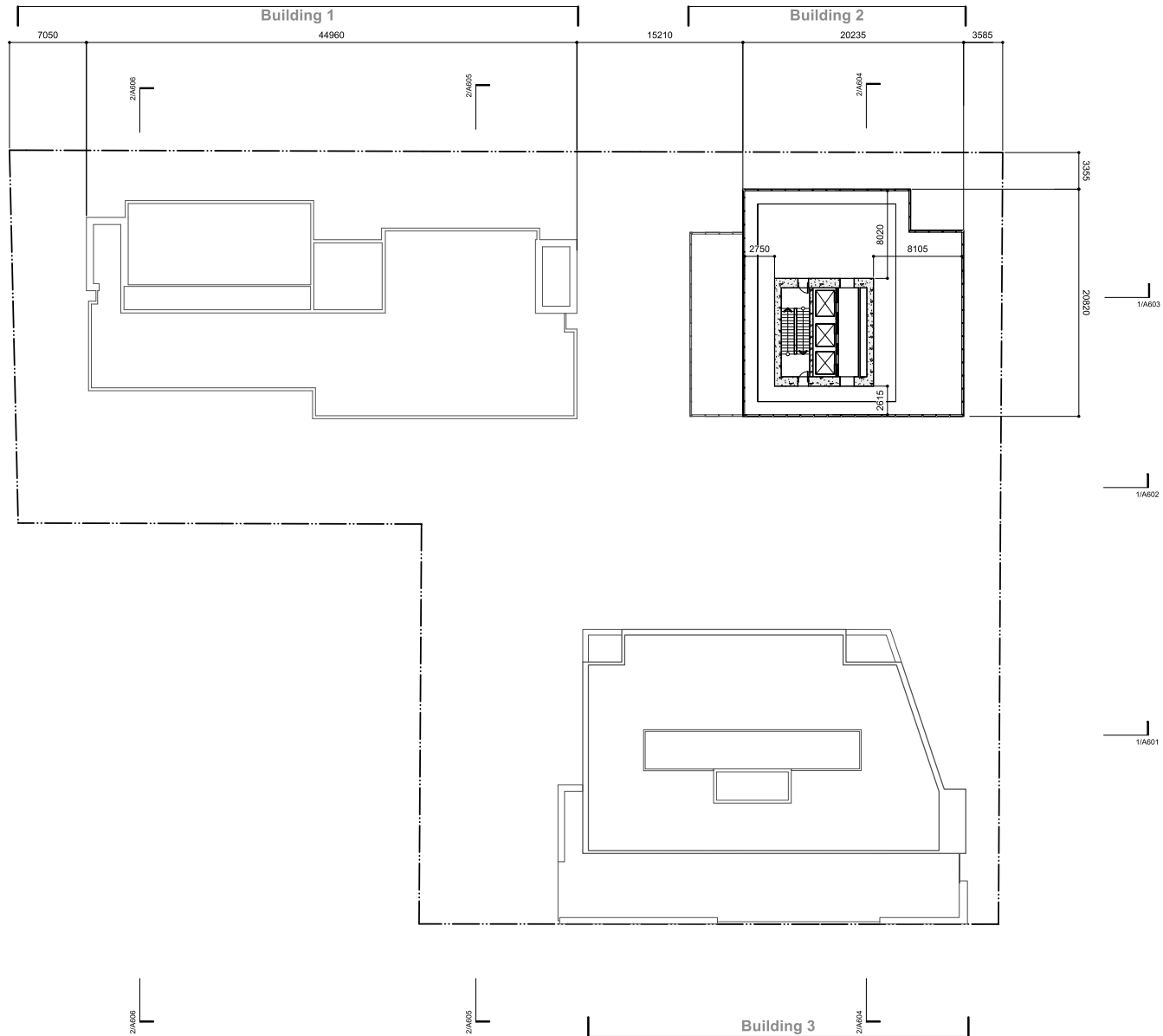


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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 23 **A223**

project num
2426



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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Plan - Level 24 (Building 2 Roof)

A224

project num
2426



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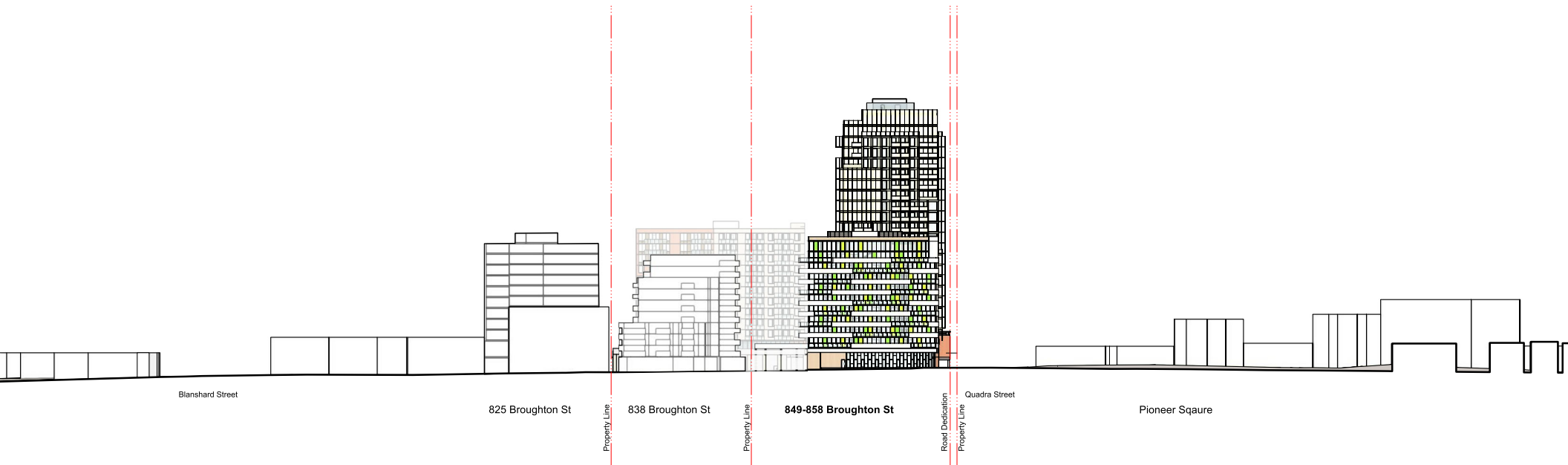
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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Elevation Context - Quadra Street

A301

project num
2426



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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Elevation Context - Broughton Street

A302

project num
2426



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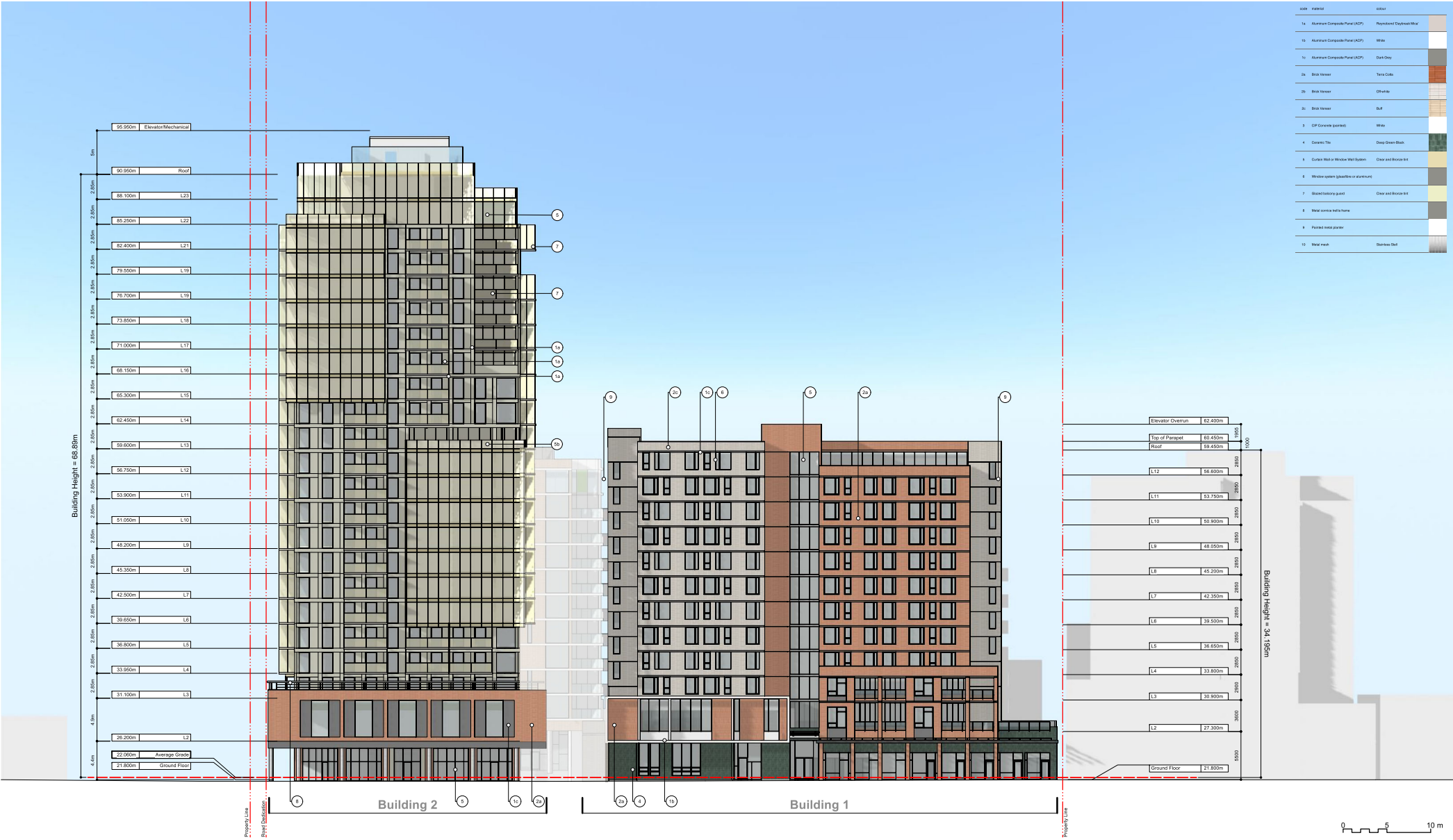
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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Elevation Context - Fort Street

A303

project num
2426



code	material	colour
14	Aluminium Composite Panel (ACP)	Rembrandt/Tealgreen/White
15	Aluminium Composite Panel (ACP)	White
16	Aluminium Composite Panel (ACP)	Dark Grey
20	Brick Veneer	Terra Cotta
21	Brick Veneer	Off-white
22	Brick Veneer	Blue
3	GP Concrete (painted)	White
4	Ceramic Tile	Deep Ocean Blue
5	Clutter Wall or Window Wall System	Dark and Bronze tint
6	Window system (aluminum or aluminum)	Dark and Bronze tint
7	Glass (tinted or glass)	Dark and Bronze tint
8	Metal cornice (tinted)	Dark and Bronze tint
9	Painted metal panel	White
10	Metal mesh	Dark and Bronze tint

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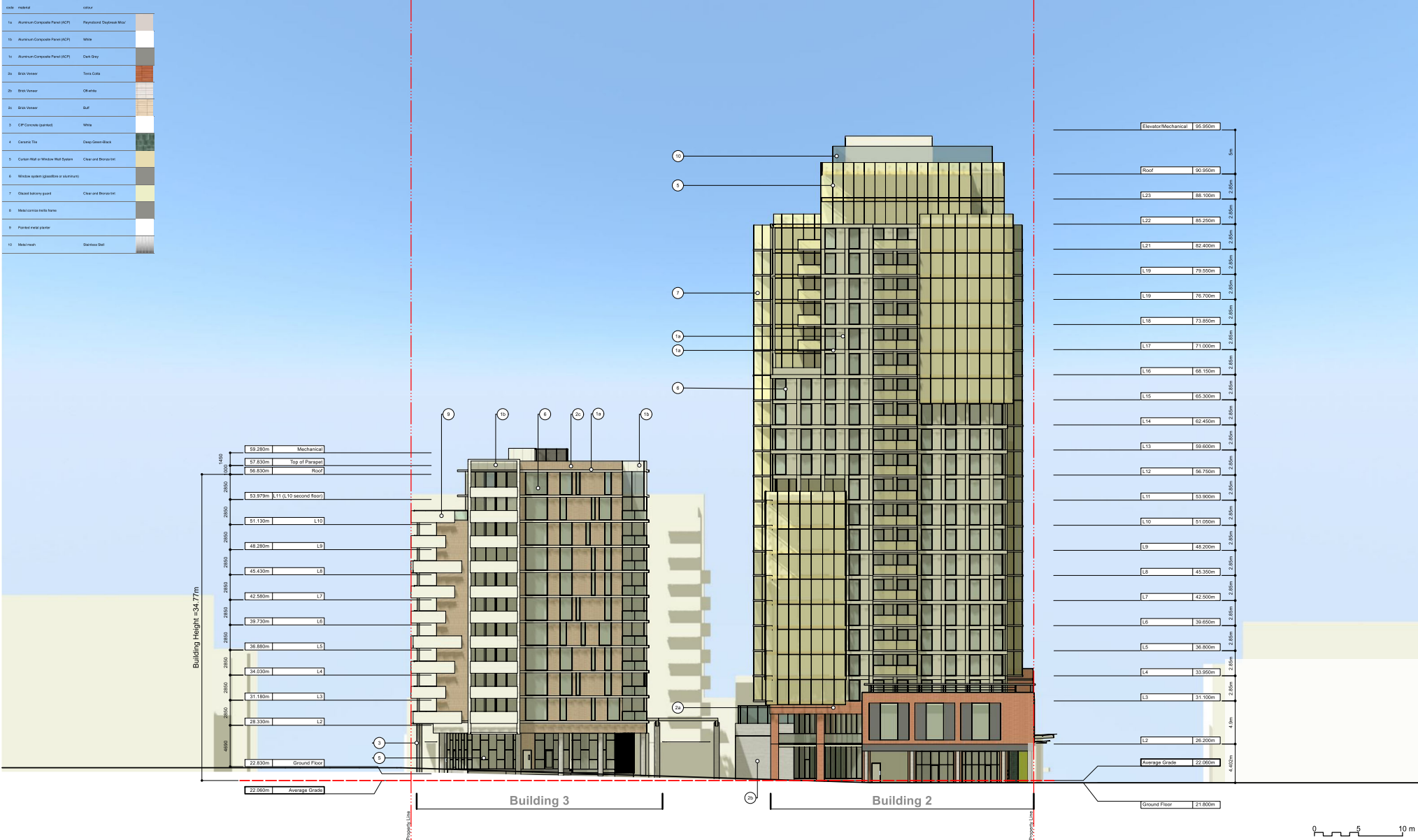
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2026.07.17	5	CLASS C COSTING
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Elevation North (Fort Street)

A401

code	material	color
1a	Aluminum Composite Panel (ACP)	Reynobond Dopamine Blue
1b	Aluminum Composite Panel (ACP)	White
1c	Aluminum Composite Panel (ACP)	Dark Grey
2a	Black Veneer	Terra Cotta
2b	Black Veneer	Off white
2c	Black Veneer	Buff
3	CFP Concrete (painted)	White
4	Ceramic Tile	Deep Green Black
5	Custom Wall or Window Wall System	Clear and Bronze Inc.
6	Window system (glass/brick or aluminum)	
7	Glassed balcony panel	Clear and Bronze Inc.
8	Metal cornice/infill frame	
9	Painted metal panel	
10	Hand-painted	Stainless Steel



code	material	colour
10	Aluminium Composite Panel (ACP)	Reynobond Deepblack Matt
10	Aluminium Composite Panel (ACP)	White
10	Aluminium Composite Panel (ACP)	Dark Grey
20	Brick Veneer	Terra Cotta
20	Brick Veneer	Off white
20	Brick Veneer	Blue
3	G/P Concrete (painted)	White
4	Ceramic Tile	Deep Ocean Black
5	Custom Metal or Window Wall System	Clear and Stainless Steel
6	Window system (glass/iron or aluminium)	
7	Glassed balcony panel	Clear and Stainless Steel
8	Water resistant brick veneer	
9	Painted metal panel	
10	Water finish	Black Glass Wall



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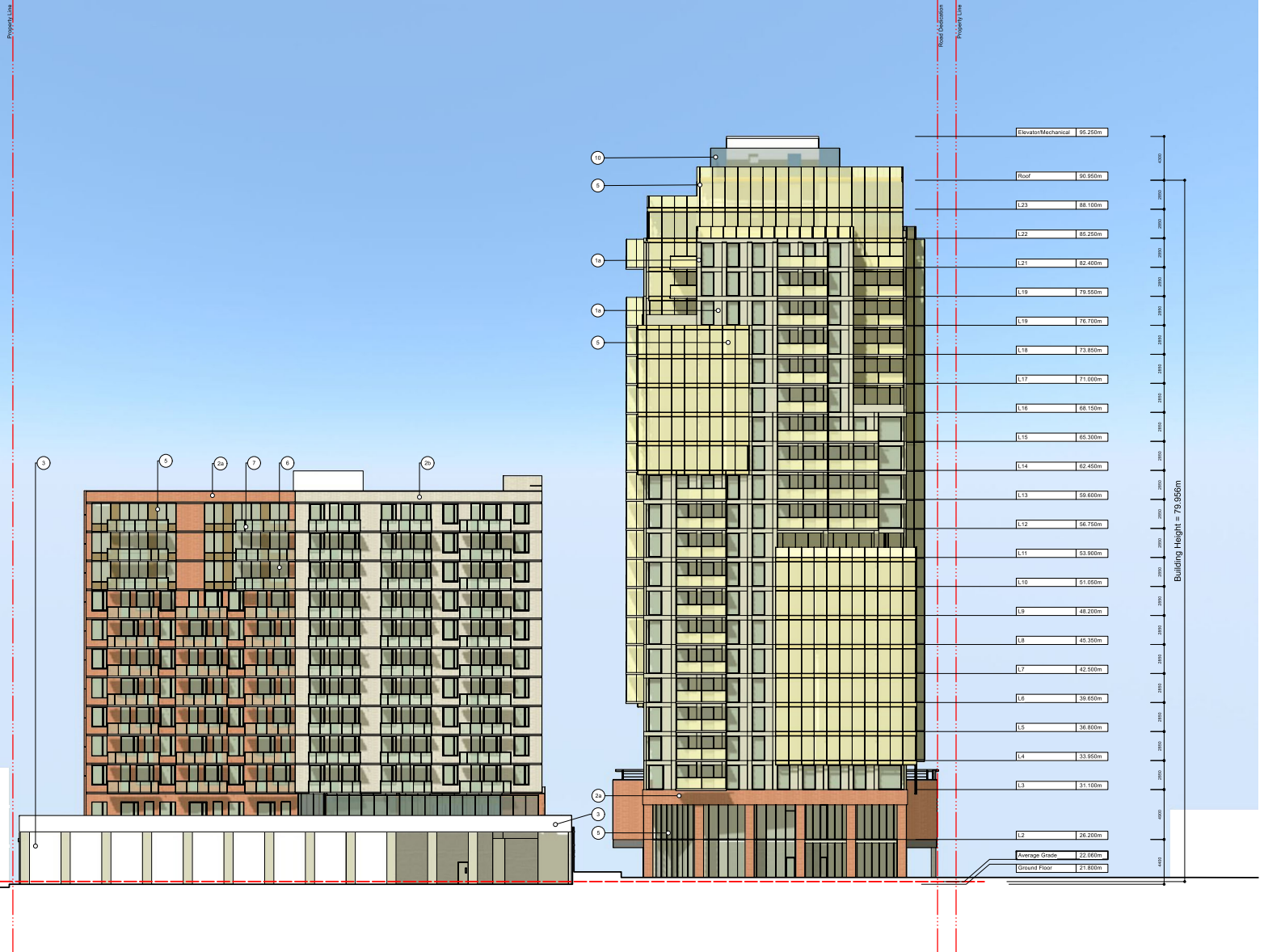
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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Elevation South (Broughton Street)

A403

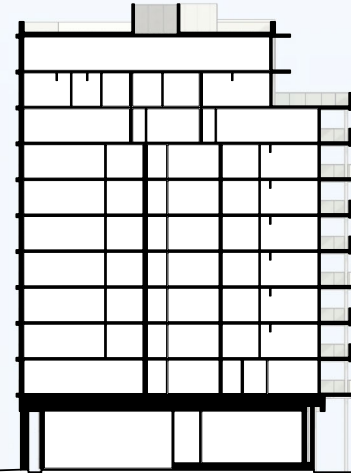
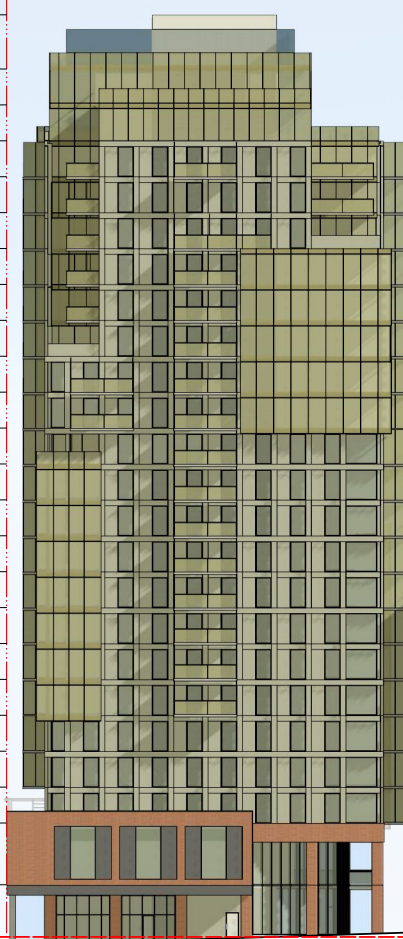
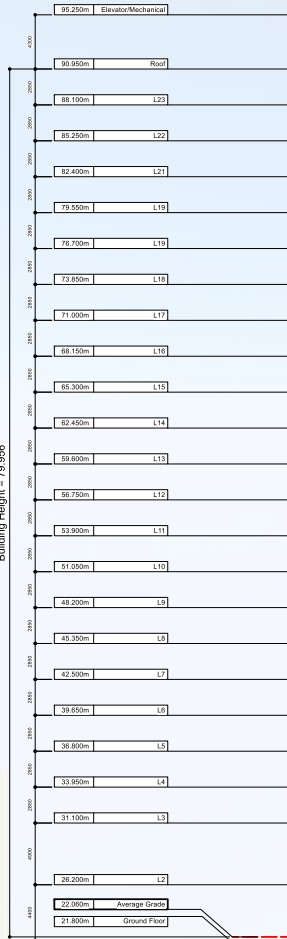
project num
2426

code	material	color
10	Aluminum Composite Panel (ACP)	Reynobond Deepseal Matte
10	Aluminum Composite Panel (ACP)	White
10	Aluminum Composite Panel (ACP)	Dark Gray
20	Brick Veneer	Terra Cotta
20	Brick Veneer	Off white
20	Brick Veneer	Blue
3	SP Concrete (painted)	White
4	Ceramic Tile	Deep Ocean Black
5	Custom Metal or Window Wall System	Clear and Stainless Steel
6	Window system (glass/curtain or aluminum)	
7	Glassed balcony panel	Clear and Stainless Steel
8	Metal curtain walls frame	
9	Painted metal panel	
10	Metal mesh	Stainless Steel



code	material	colour
1a	Aluminium Composite Panel (ACP)	Reproduced 'Olympic Wall'
1b	Aluminium Composite Panel (ACP)	White
1c	Aluminium Composite Panel (ACP)	Dark Grey
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	Off white
2c	Brick Veneer	Blue
3	GIP Concrete (painted)	White
4	Ceramic Tile	Deep Ocean Black
5	Custom Wall or Window Wall System	Clear and Bronze tint
6	Window system (glass/tint or aluminium)	
7	Glassed balcony panel	Clear and Bronze tint
8	Metal curtain walls frame	
9	Painted metal panel	
10	Metal mesh	Stainless Steel

Building Height = 79.956



0 5 10 m



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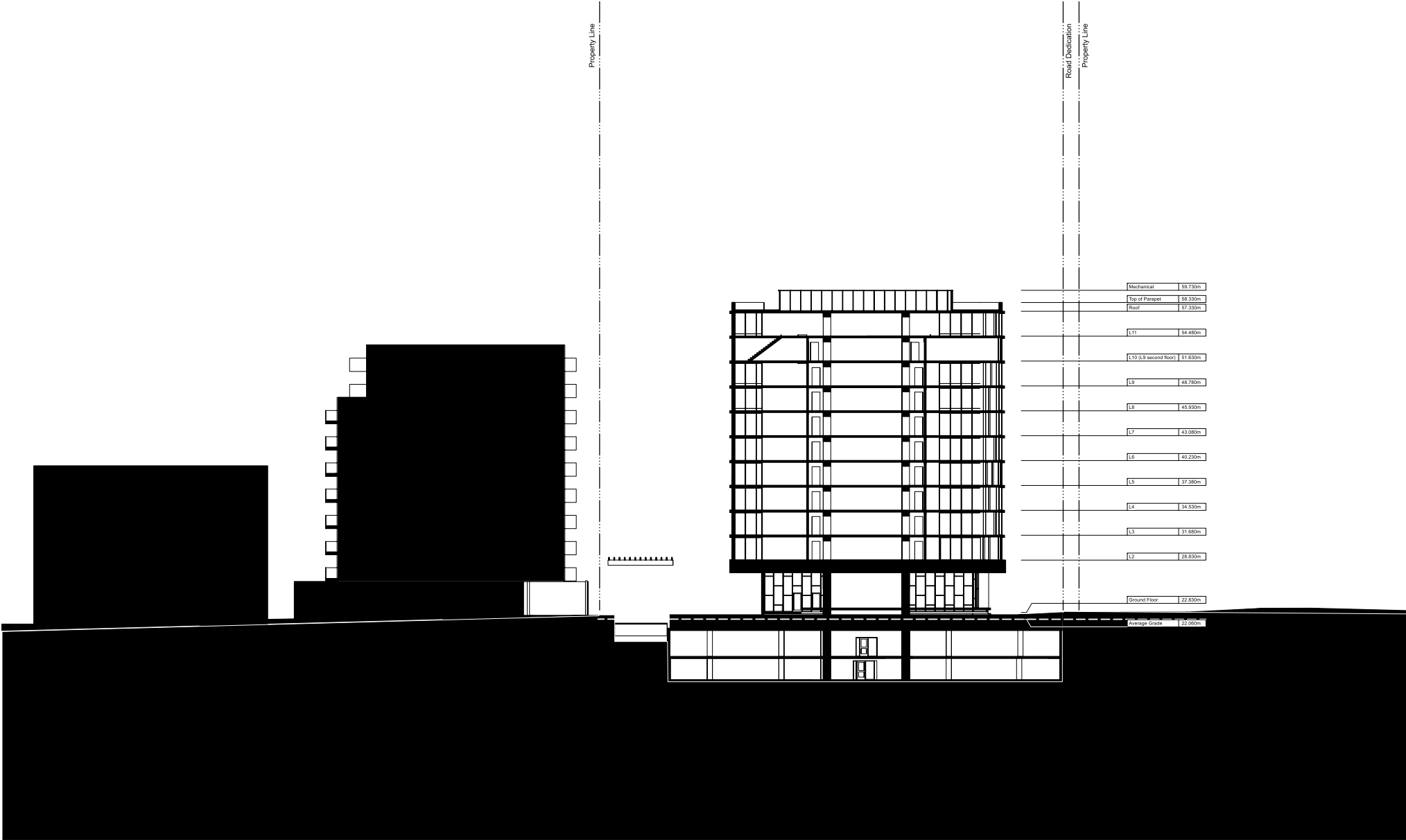


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Elevation West (Internal) A406

project num
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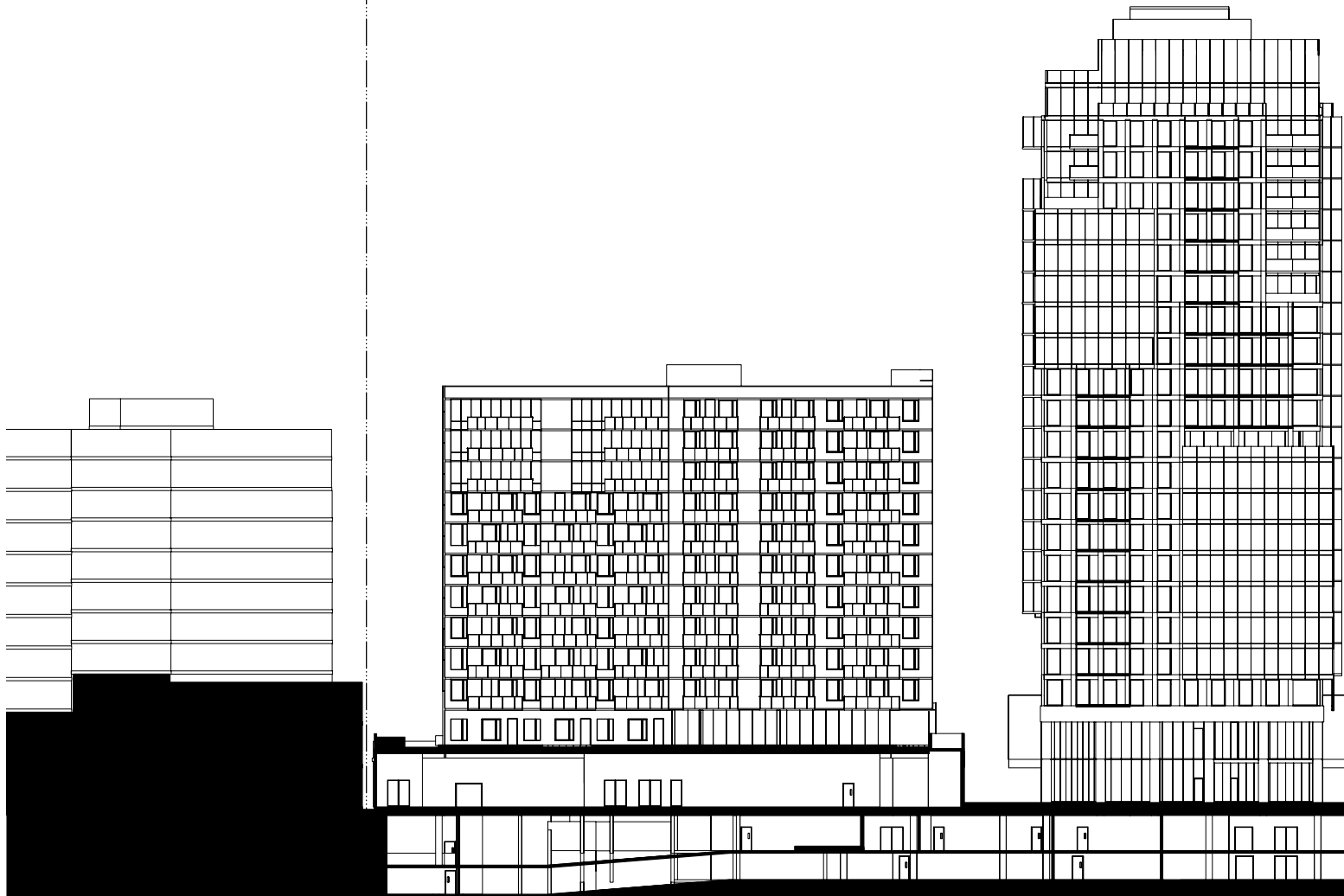


Mechanical	59.730m
Top of Parapet	58.330m
Roof	57.330m
L11	54.480m
L10 (L9 second floor)	51.630m
L9	48.780m
L8	45.030m
L7	43.080m
L6	40.230m
L5	37.380m
L4	34.530m
L3	31.680m
L2	28.830m
Ground Floor	22.830m
Average Grade	22.000m



Property Line

Road Dedication
Property Line



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2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Section East-West **A602**

project num
2426

Property Line

Road Dedication
Property Line

62.000m	Elevator Overrun
60.450m	Top of Parapet
58.450m	Roof
56.800m	L12
53.750m	L11
50.900m	L10
48.050m	L9
45.200m	L8
42.300m	L7
39.500m	L6
36.650m	L5
33.800m	L4
30.900m	L3
27.300m	L2
22.550m	Average Grade
21.800m	Ground Floor

Elevator/Mechanical	95.250m
Roof	91.250m
L23	88.100m
L22	85.250m
L21	82.400m
L19	79.550m
L18	76.700m
L17	73.850m
L16	68.150m
L15	65.300m
L14	62.450m
L13	59.600m
L12	56.750m
L11	53.900m
L10	51.050m
L9	48.200m
L8	45.350m
L7	42.500m
L6	39.650m
L5	36.800m
L4	33.950m
L3	31.100m
L2	28.200m
Ground Floor	21.750m



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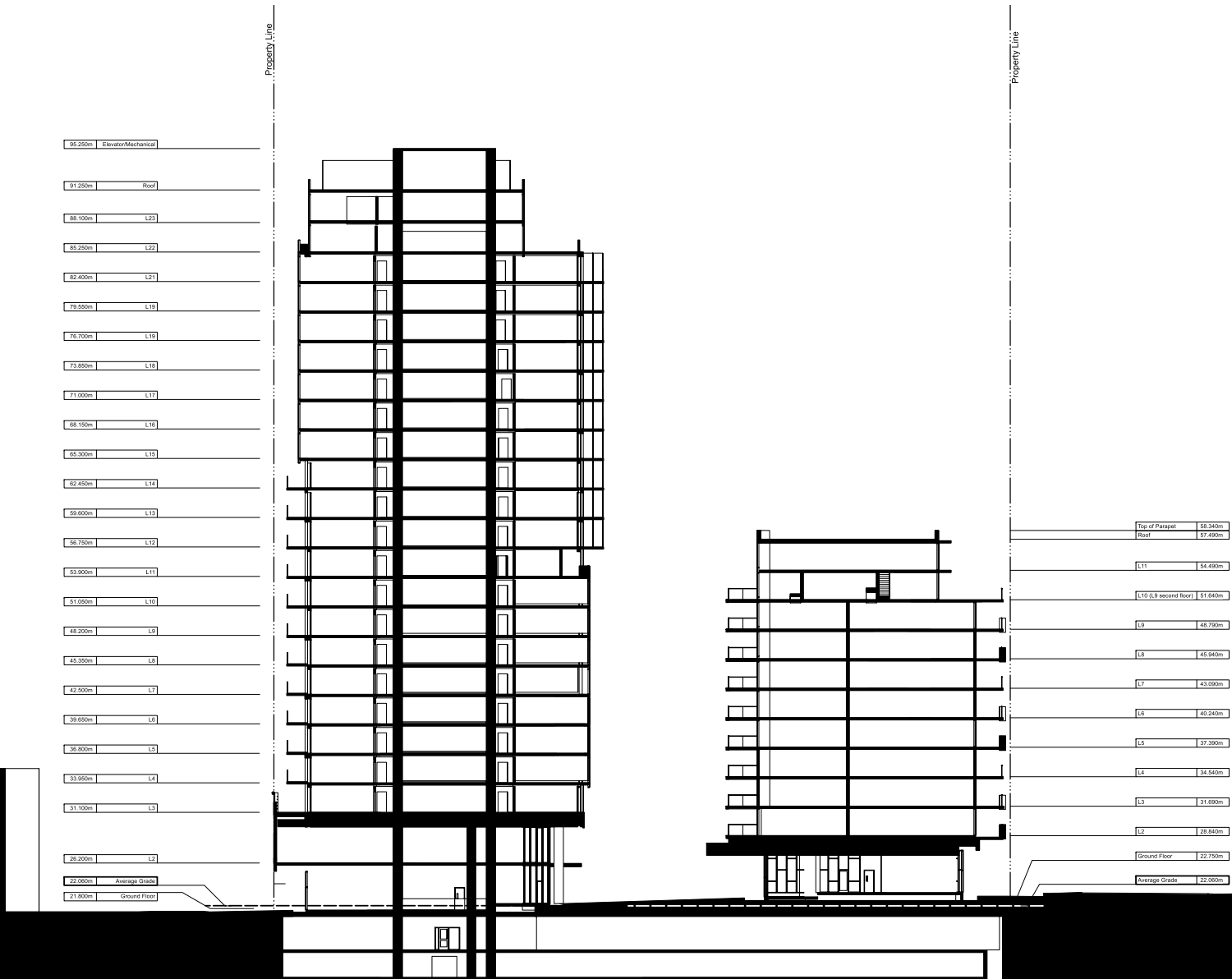


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Section East-West A603

project num
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Section North-South

A604

project num
2426

Property Line

Property Line

61.925m Elevator Overrun
60.450m Top of Plenum
59.450m Roof

56.600m L12

53.750m L11

50.900m L10

48.050m L9

45.200m L8

42.350m L7

39.500m L6

36.650m L5

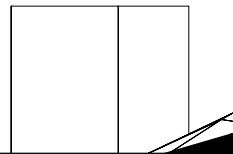
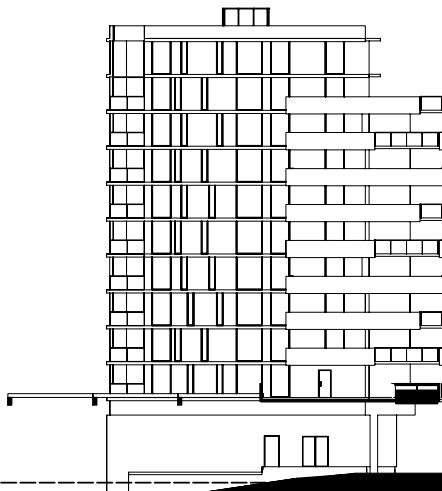
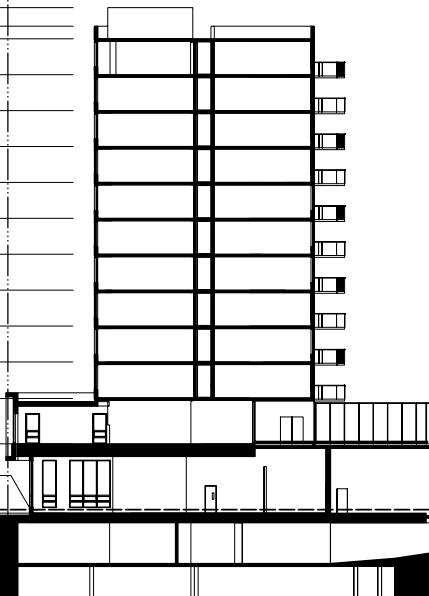
33.800m L4

30.900m L3

27.900m L2

22.000m Average Grade

21.800m Ground Floor



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



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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
2026.08.20	6	RZ/DP SUBMISSION 3 (REV 1)

Section North-South

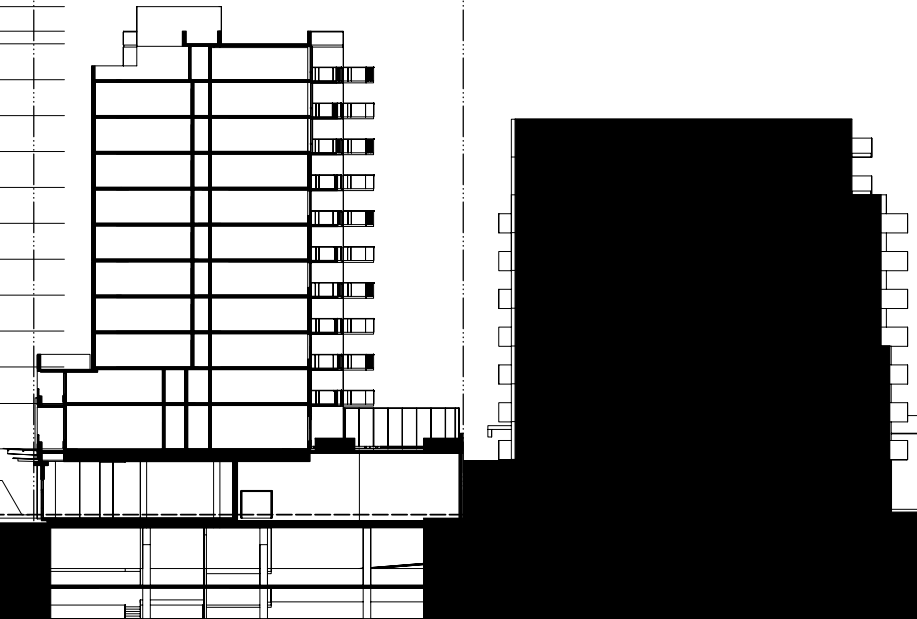
A605

project num
2426

Property Line

Property Line

62.400m	Elevator Overrun
60.450m	Top of Parapet
59.450m	Roof
56.800m	L12
53.750m	L11
50.900m	L10
48.050m	L9
45.200m	L8
42.350m	L7
39.500m	L6
36.650m	L5
33.800m	L4
30.900m	L3
27.500m	L2
22.960m	Average Grade
21.800m	Ground Floor



LOW
HAMMOND
ROWE
ARCHITECTS
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389 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
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Section North-South A606

project num
2426

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

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for 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.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any 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.
7. 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.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

IRRIGATION NOTES

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

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

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

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.
9. Municipal Parks staff to inspect soil and planting area of boulevard rain gardens prior to planting.
10. 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.
11. 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.
12. 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

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

WARRANTY AND MAINTENANCE NOTES

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

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT

M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
NM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

LINE TYPE LEGEND

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

GRADING LEGEND

	25.25	Proposed Landscape Grade
	36.7%	
	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



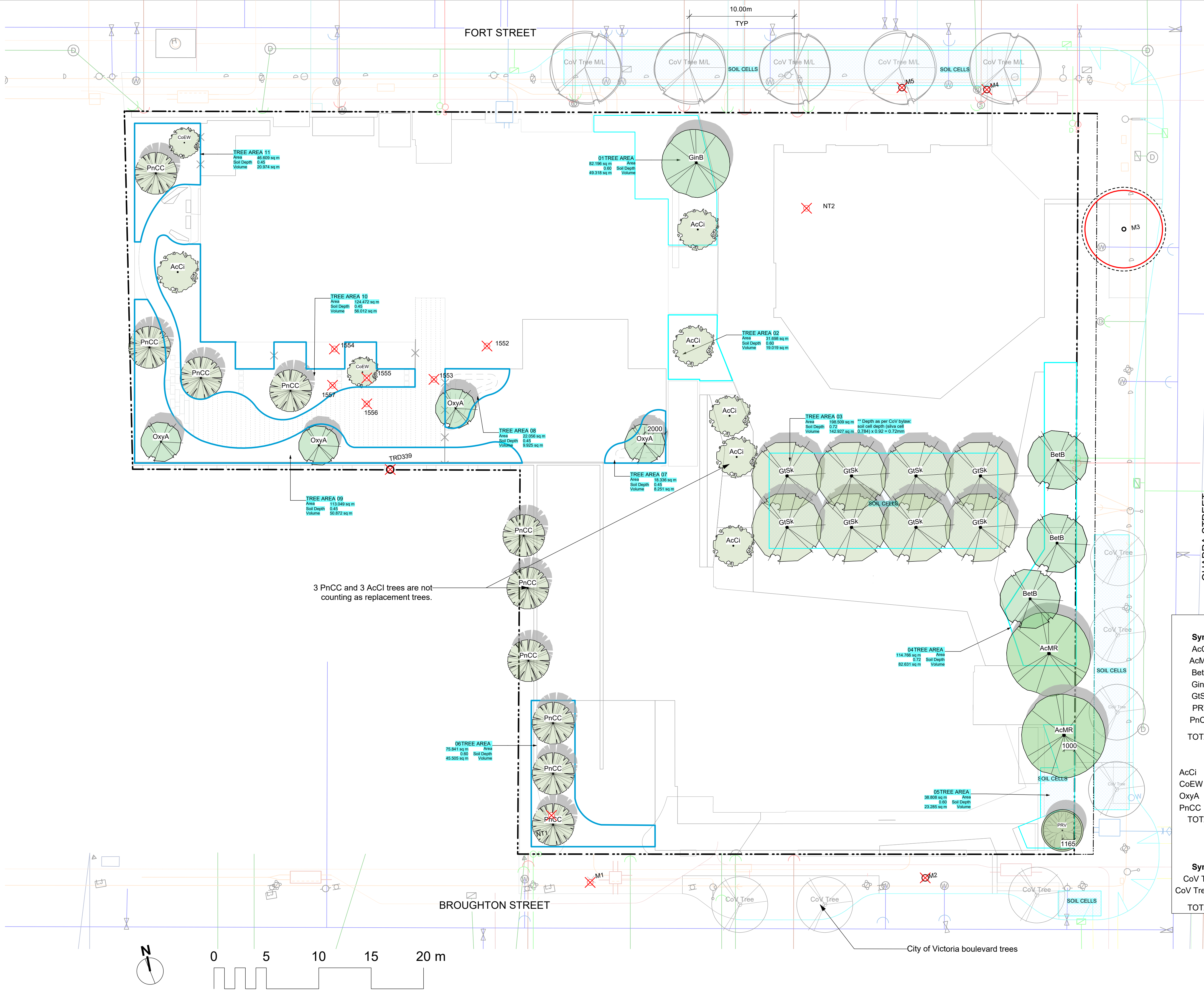
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client	PARC Communities Management Ltd.
project	PARC VICTORIA 829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC
sheet title	
General Information Sheet	
project no.	124.27
scale	N/A @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 5165 sq m

Minimum # of Trees for Lot Area: 26

ONSITE Minimum replacement tree requirement			
	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	21	1	21
2:1 Replacement Trees - Schedule E Part 2	11	0.5	5.5
Total Replacement Trees Proposed			26.5

REPLACEMENT TREE SOIL VOLUME TABLE

				REPLACEMENT TREES PROPOSED			SOIL VOLUME-REQUIRED (m3)			
Planting Area (*= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1"	82.2	0.6	49.3	1		1	6	0	30	36
2"	31.7	0.6	19.0	1			8	0	0	8
3"	198.5	0.72	142.9		8		0	120	0	120
4"	114.8	0.6	68.9		4		0	60	0	60
5"	38.8	0.6	23.3	1	1		6	15	0	21
6"	75.8	0.6	45.5		3		0	45	0	45
7"	18.4	0.45	8.3	1			8	0	0	8
8"	22.1	0.45	9.9	1			8	0	0	8
9"	113.0	0.45	50.9	2	1		12	15	0	27
10"	124.5	0.45	56.0	2	2		12	30	0	42
11"	46.6	0.45	21.0	1	1		6	15	0	21
Total				10	20	1				
Calculation	Instructions						E	F	G	Total
							If B=1, Bx8, If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1, Dx30	E+F+G

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
GtSK	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

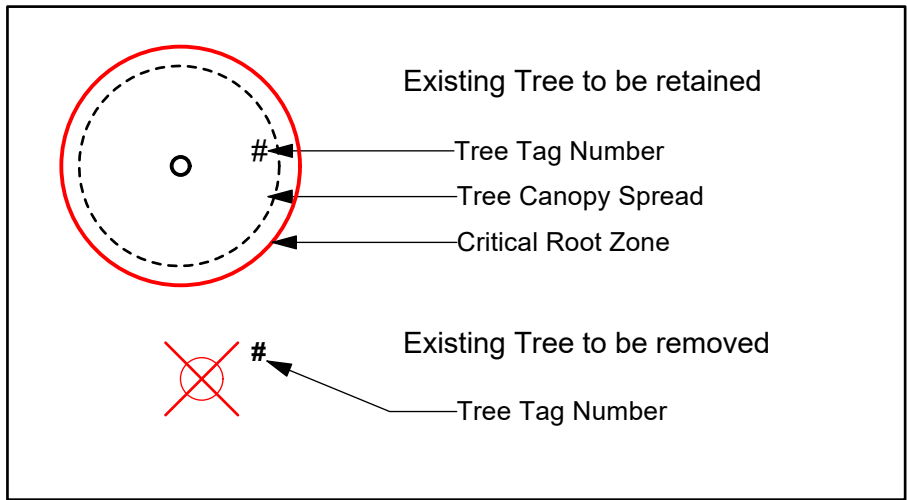
Sym	Qty	Botanical Name	Schd. Size	Common Name
CoV Tree	7	CoV Boulevard Tree	6.0cm cal. b&b	CoV Boulevard Tree
CoV Tree M/L	5	CoV Tree Med/Large	6.0 cm. cal. B&B	CoV Boulevard Tree
TOTAL	12			

TREE REPLACEMENT LEGEND

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

EXISTING TREE LEGEND

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



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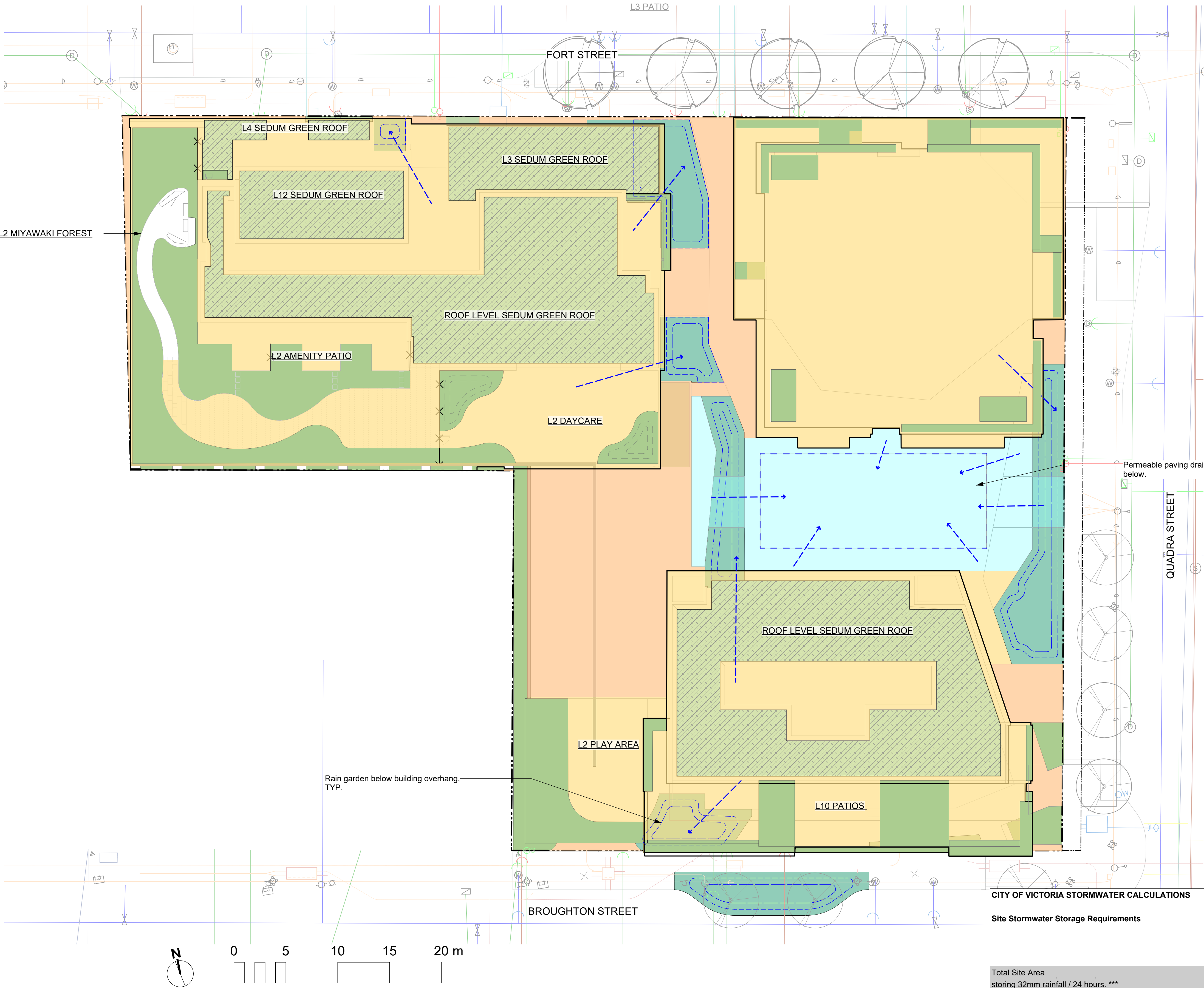
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PARC Communities Management Ltd.

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

sheet title

Tree Replacement

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



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.							

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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 Tenougon Ave. P. 250-612-2891 Victoria, BC V8Z 3P6 E: admin@mdidesign.ca																																
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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"																																
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checked by TB																																
sheet no.																																
L1.01																																



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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.





GREEN ARCHITECTURE

A sedum roof provides green views from above. Planters on upper levels allow for plants to drape down and green the plaza.



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

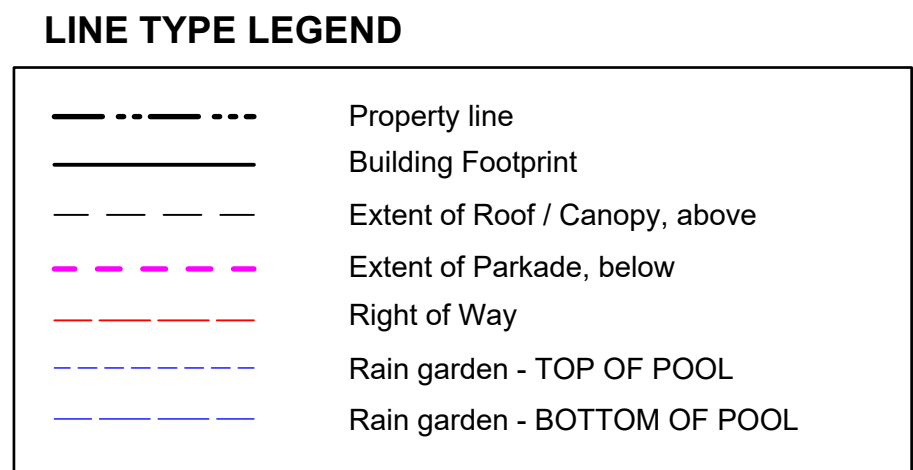
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3388A Tennyson Ave
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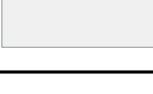
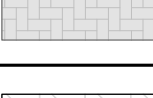
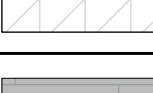
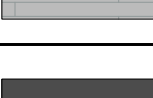
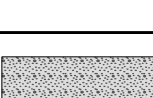
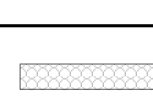
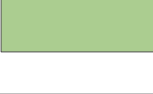
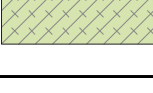
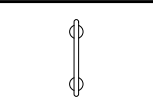
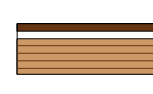
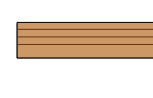
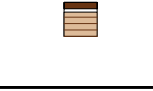
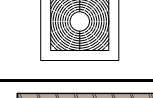
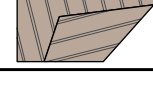
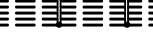
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TAMARA BONNEMAISON
659
LANDSCAPE ARCHITECTS
2026-07-17

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



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.
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	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. <i>Confirm maximum depth allowable as per Structural Drawings.</i>
	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 Solid Cells below to meet Schedule 'E' Replacement Tree Requirements.
	Feature Stage and Seating
	Vine Trellis
	Pergola



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No.	Issued For	Issue Date



client

PARC Communities Management Ltd.

project

PARC VICTORIA

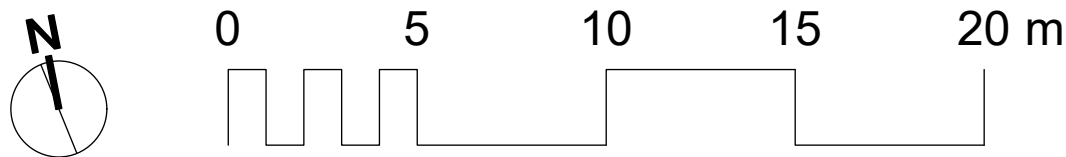
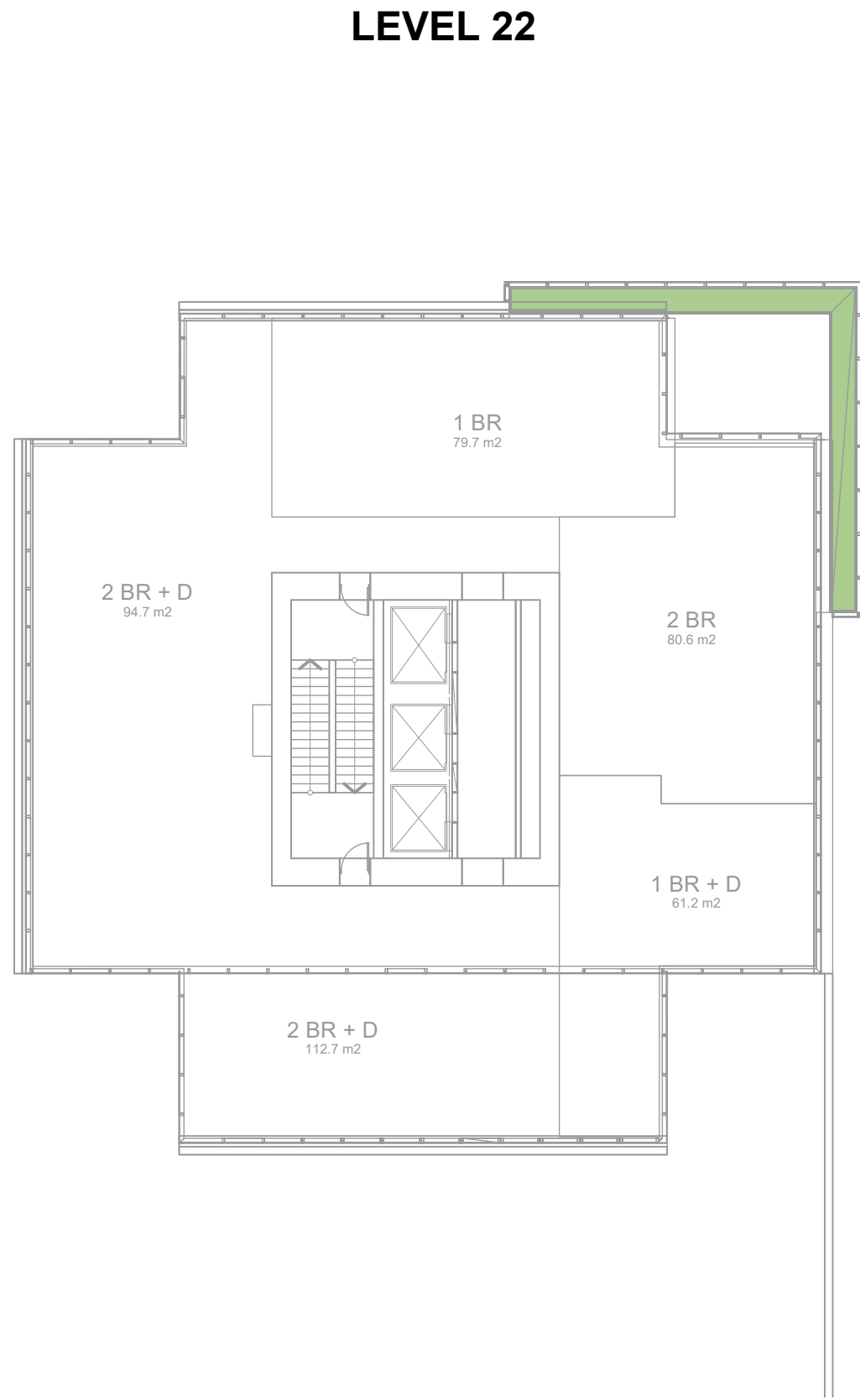
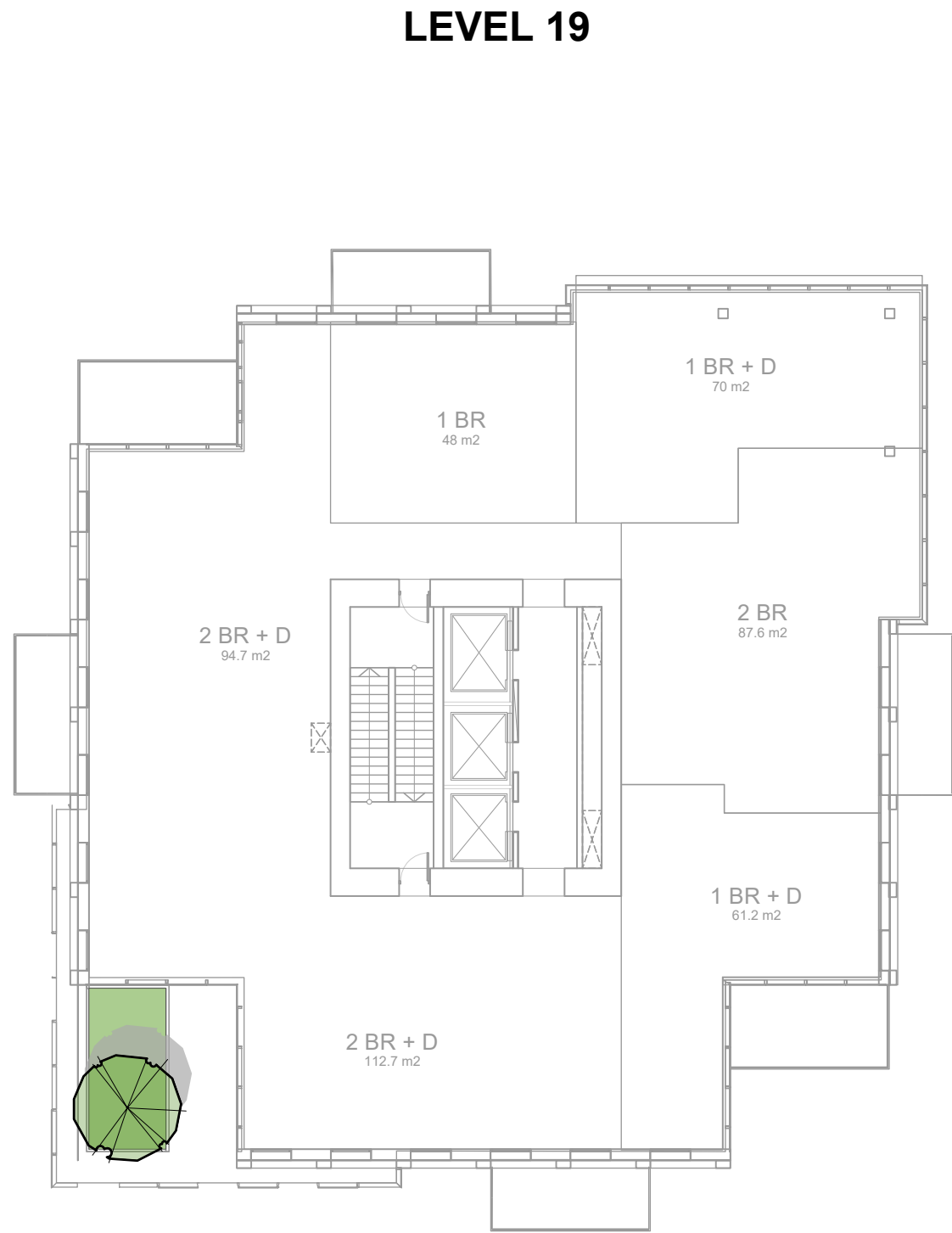
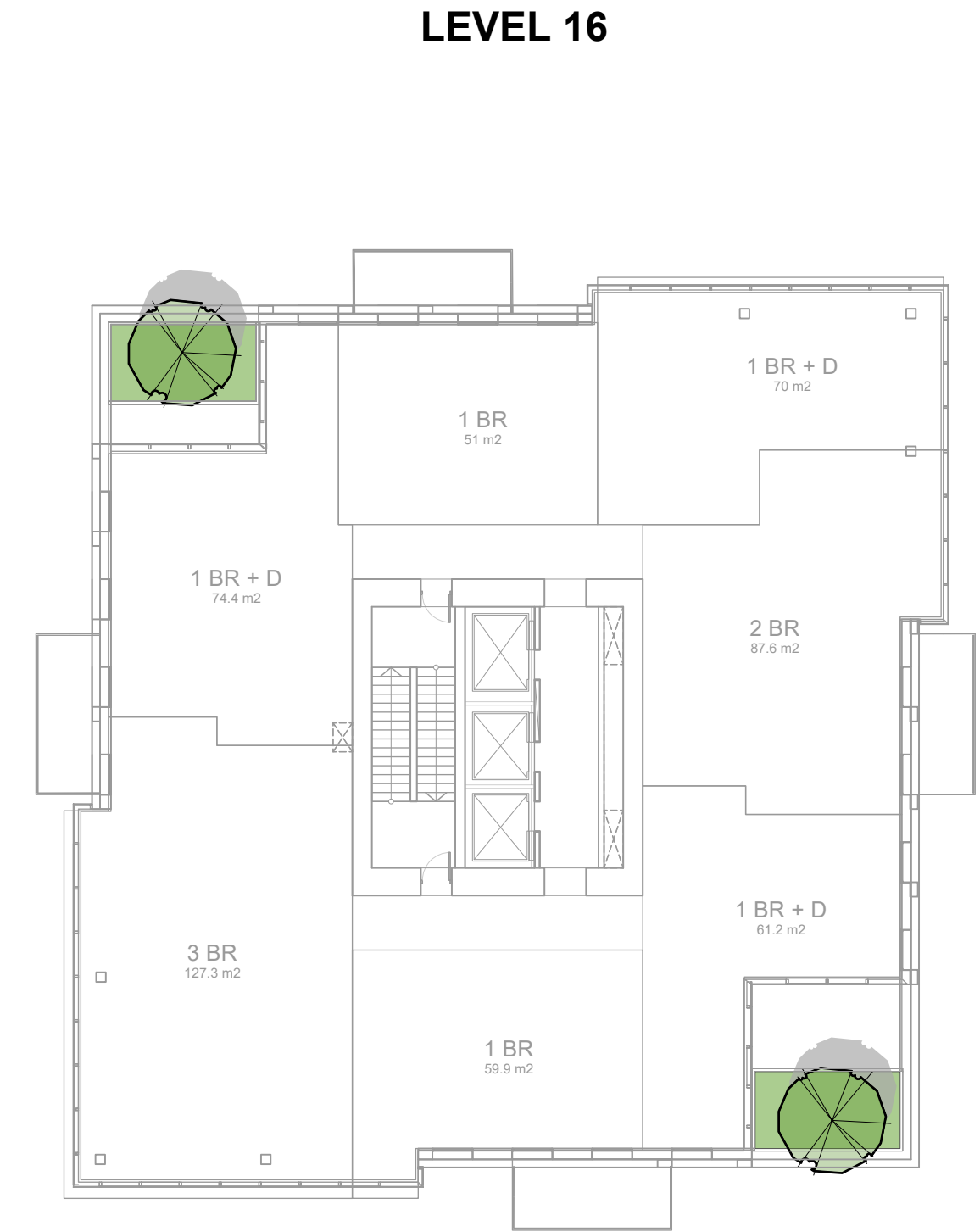
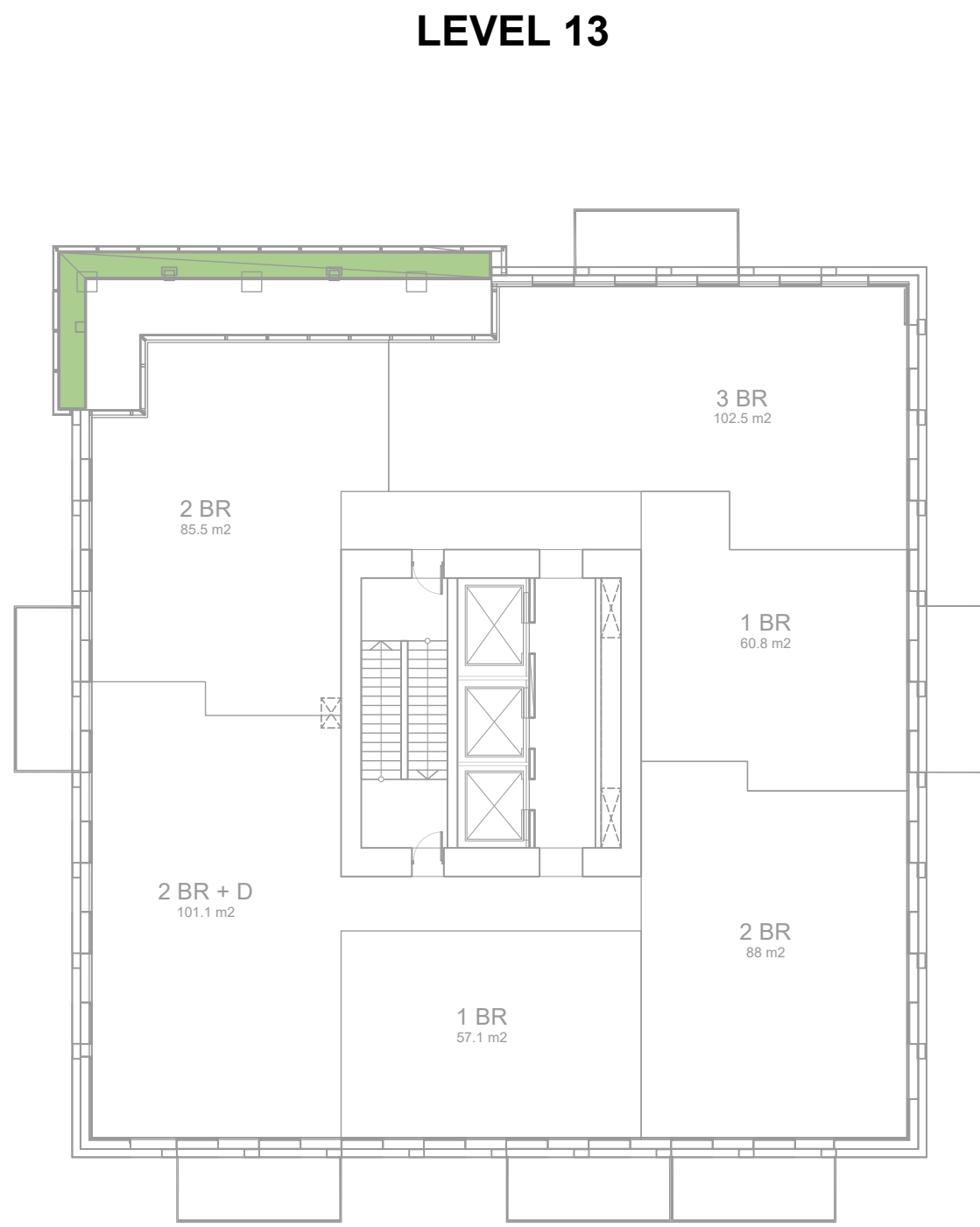
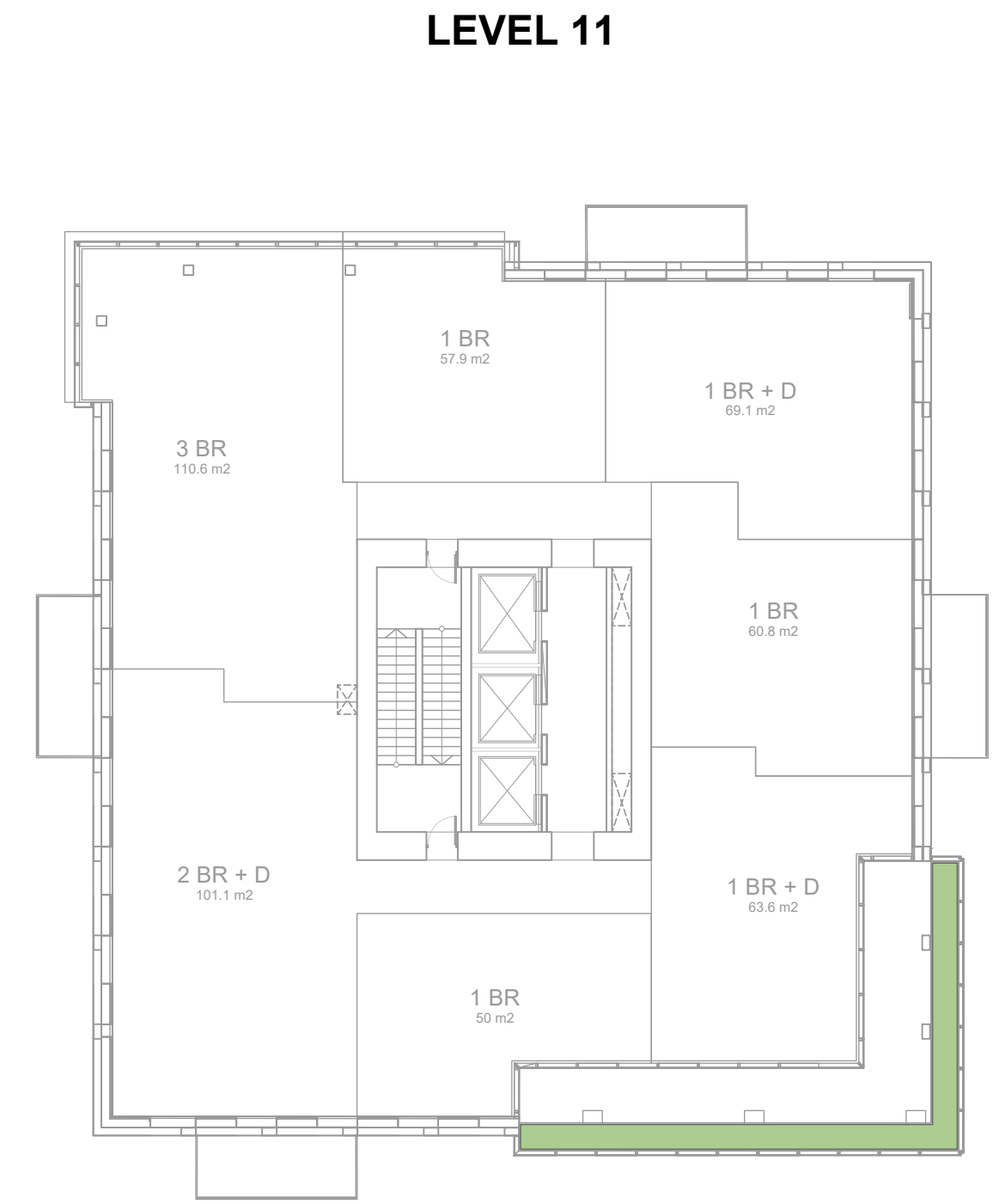
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

**Landscape
Materials - L10, L12
and Roof**

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

L1.04



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	
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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.
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	Planting Area -Rain Garden -750mm Depth -Rain Garden Growing Medium.
	Sedum Green Roof

SITE FURNISHINGS

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	Feature Stage and Seating
	Vine Trellis
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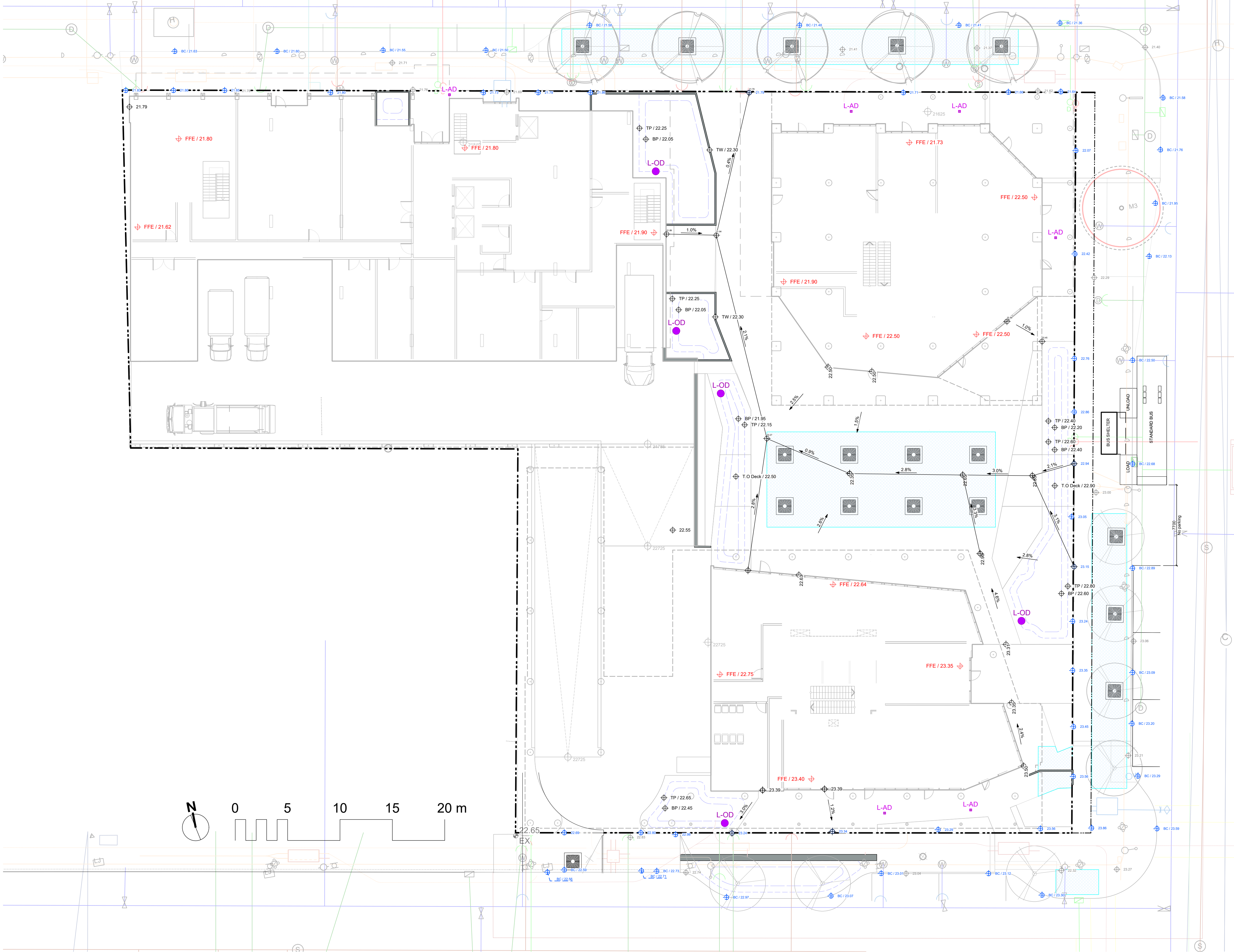


client
PARC Communities Management Ltd.

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 TOW Top of Wall BP Bottom of Pool BWV Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
	25.25	
	25.25	
	25.25	

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

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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.	



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3388A Tennyson Ave
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client
PARC Communities Management Ltd.

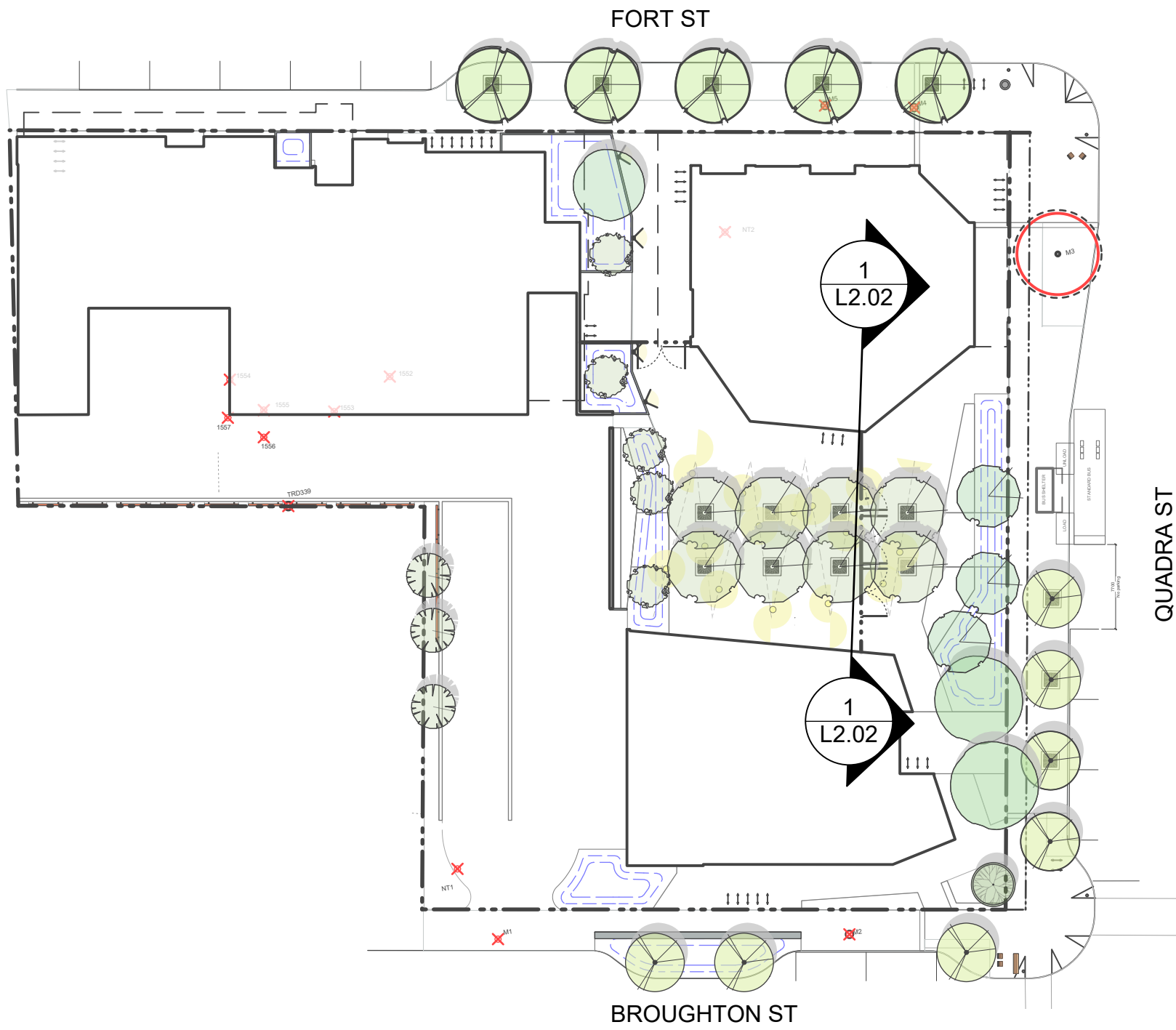
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Landscape Sections

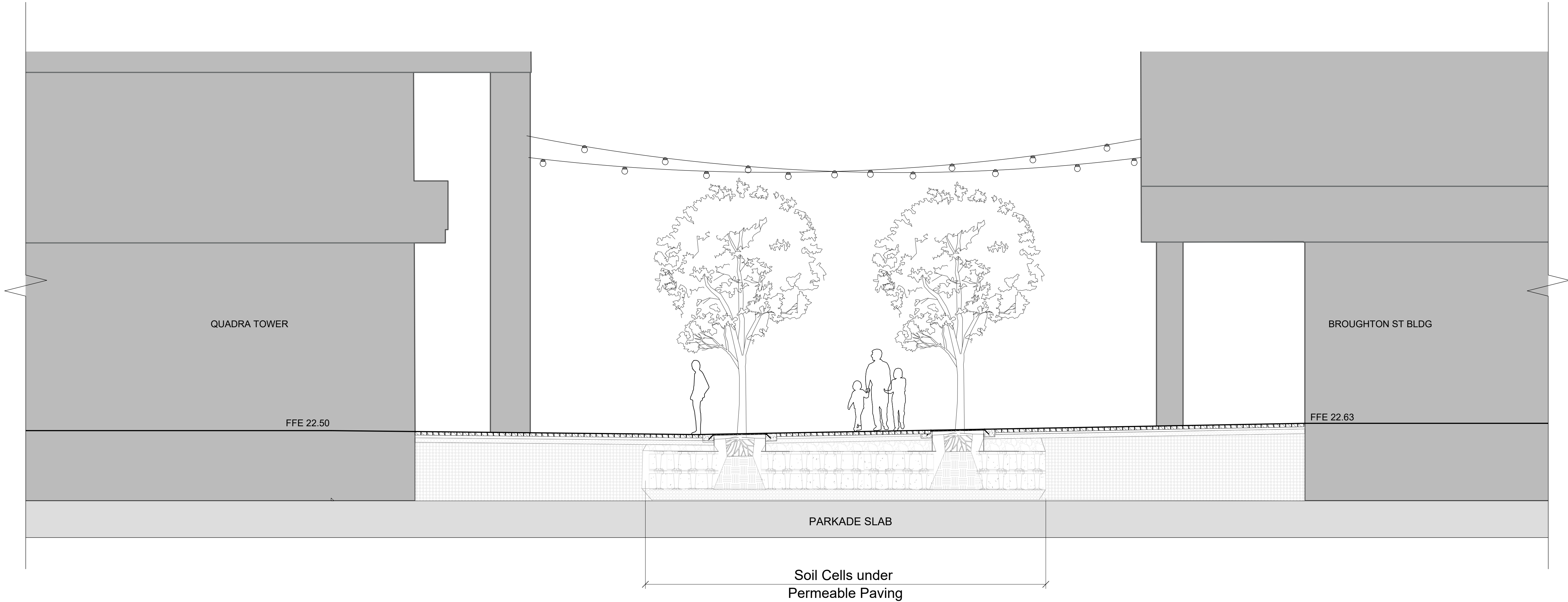
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scale	AS NOTED @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L2.02

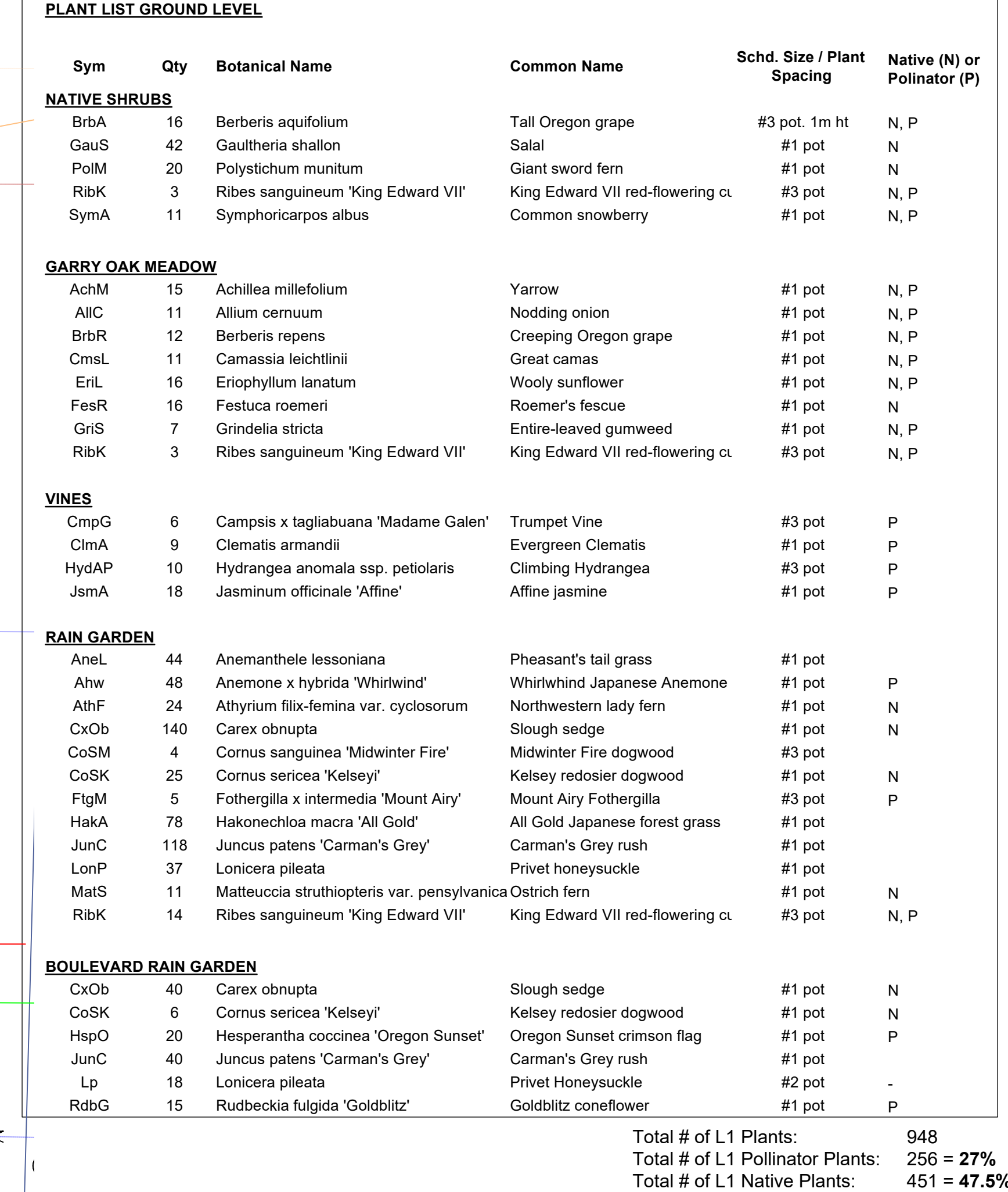
KEY PLAN



1:500



1 Courtyard Section
Scale: 1:50





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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

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.



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client
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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

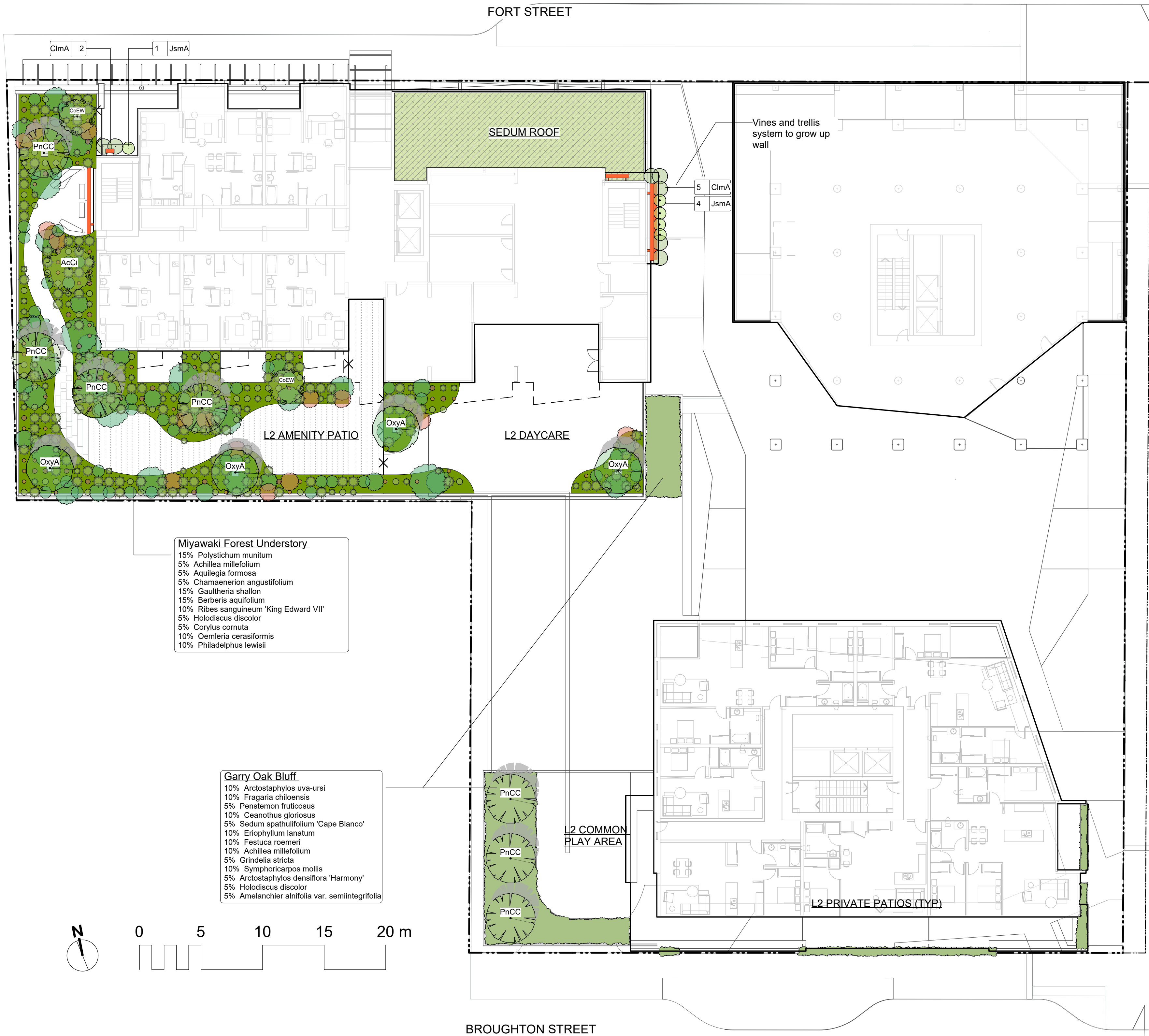
L2 VINES					
CimA	7	Clematis armandii	Evergreen Clematis	#1 pot	P
JsmA	5	Jasminum officinale 'Affine'	Affine jasmine	#1 pot	P

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



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

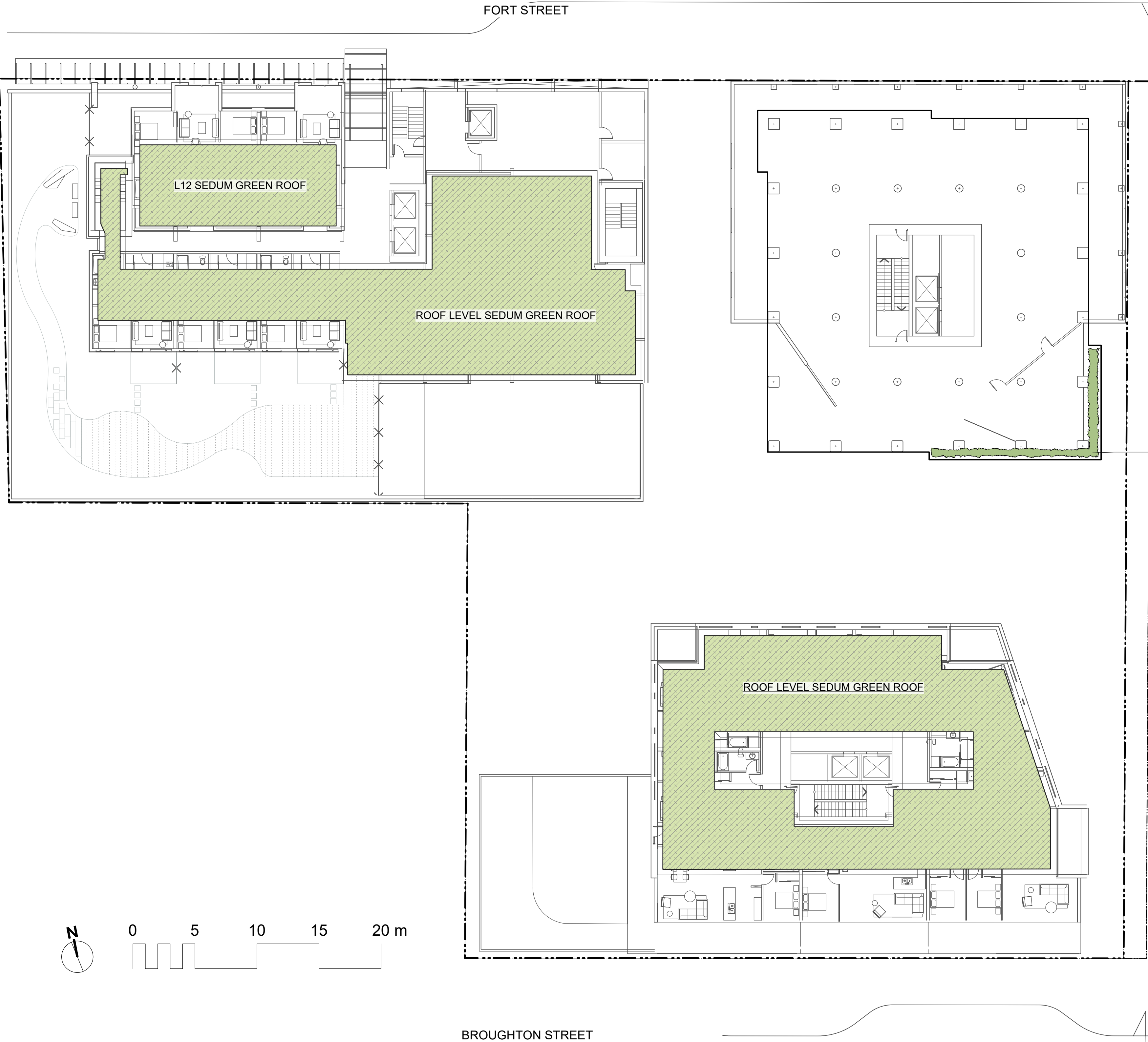
project no. 124.27
scale 1: 200 @ 24"x36"
drawn by SC
checked by TB
sheet no.

L3.03

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	Wooly 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

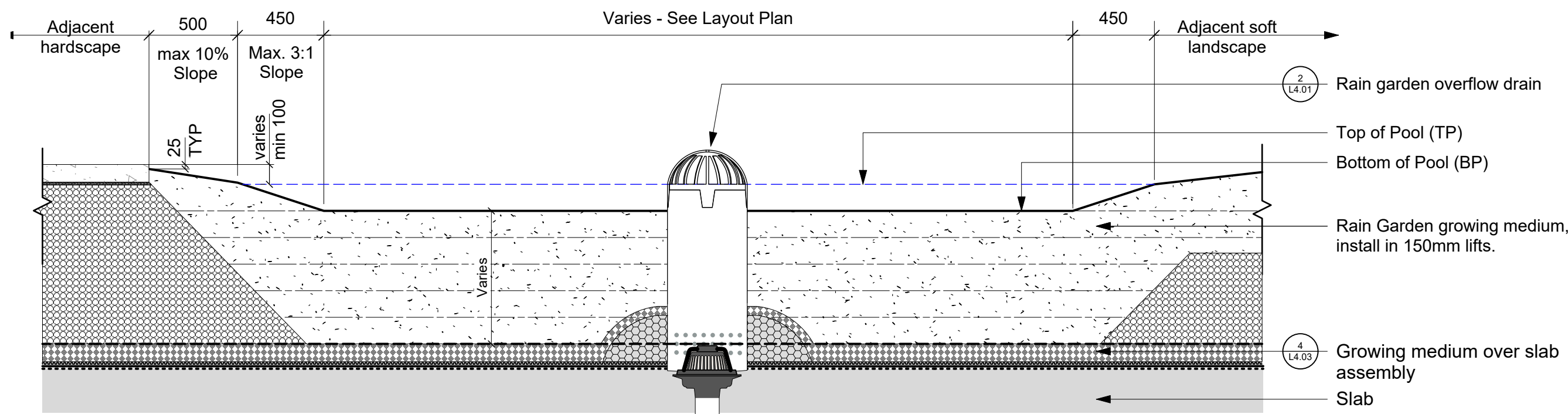


GARRY OAK BLUFF PLANTINGS
The Broughton building's facade is imagined as a Garry Oak bluff ecosystem, with trailing plants like Kinnikinnick, coastal strawberry and Malahat mat, native sedums, flowers, and grasses. These form a vibrant green wall and provide plenty of nature for the building residents.

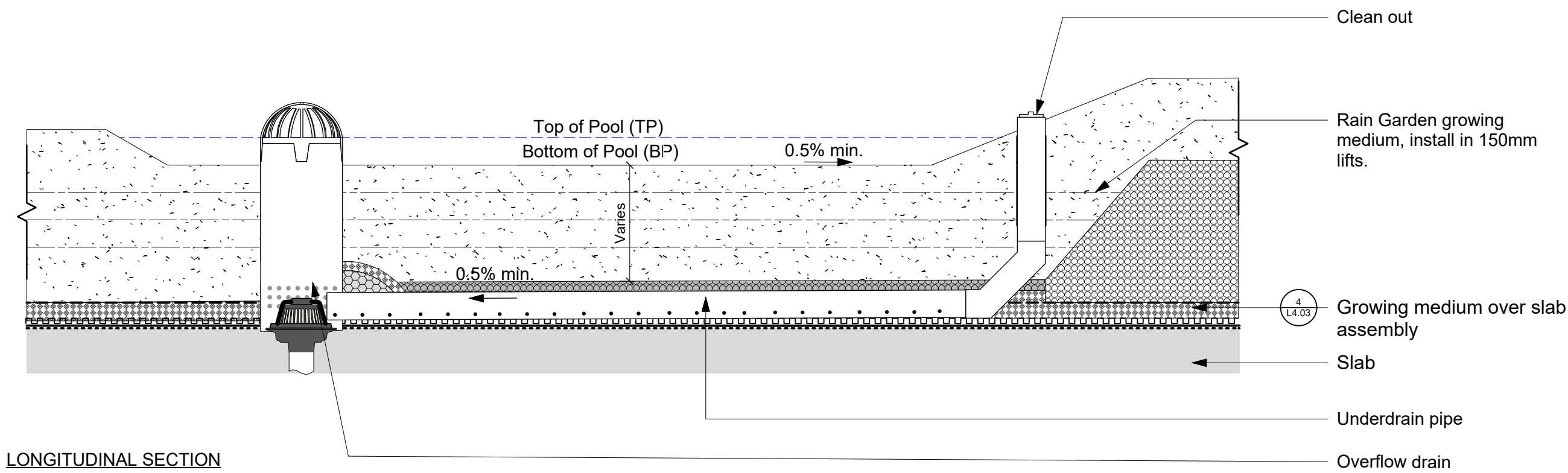


SEDUM ROOF



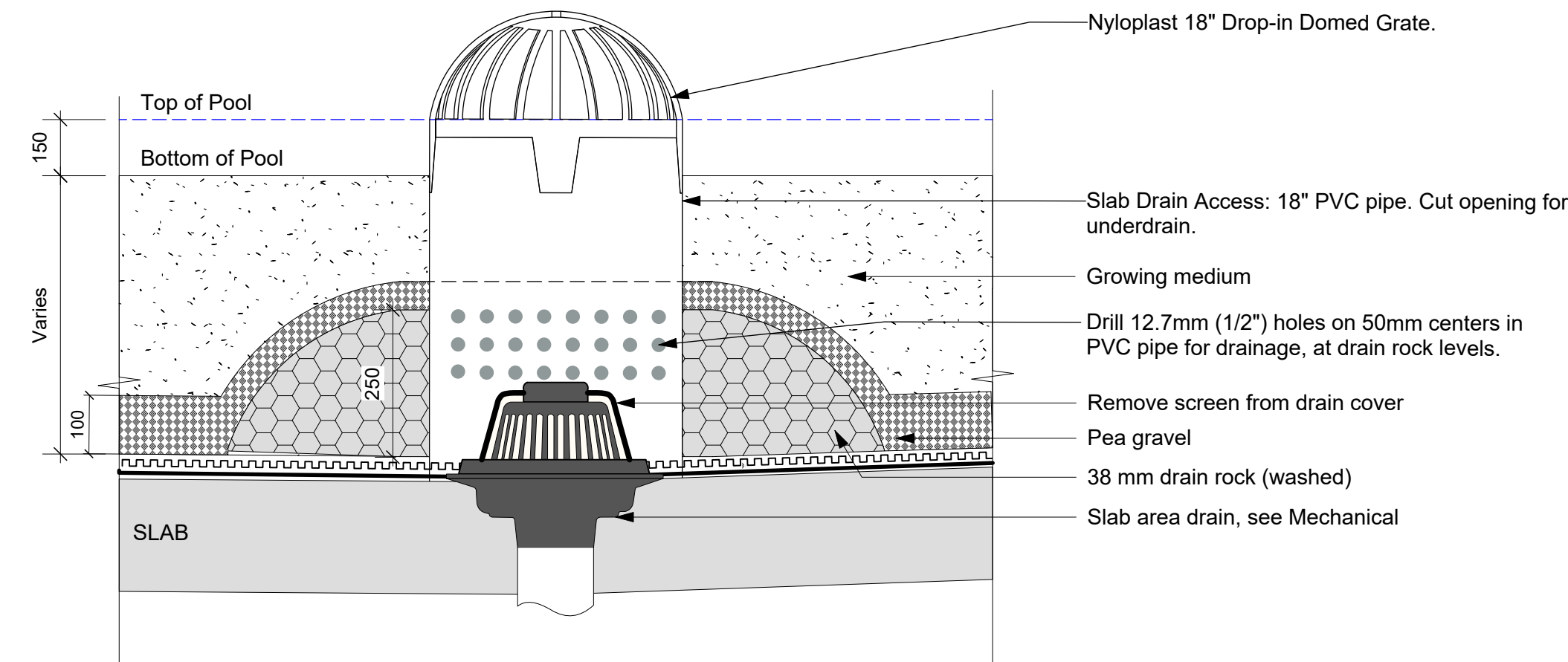


CROSS SECTION



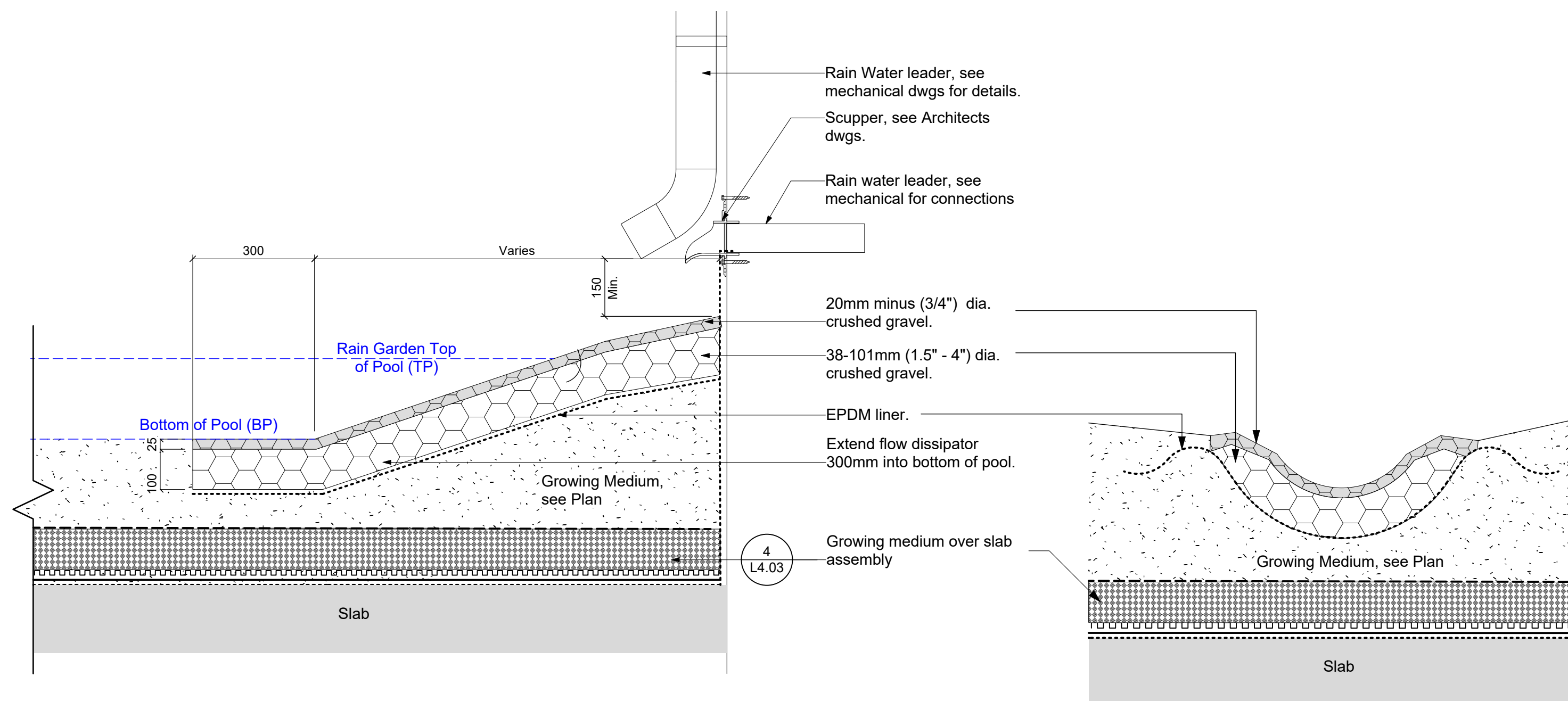
LONGITUDINAL SECTION

1 Typical Rain Garden
Scale: 1:25

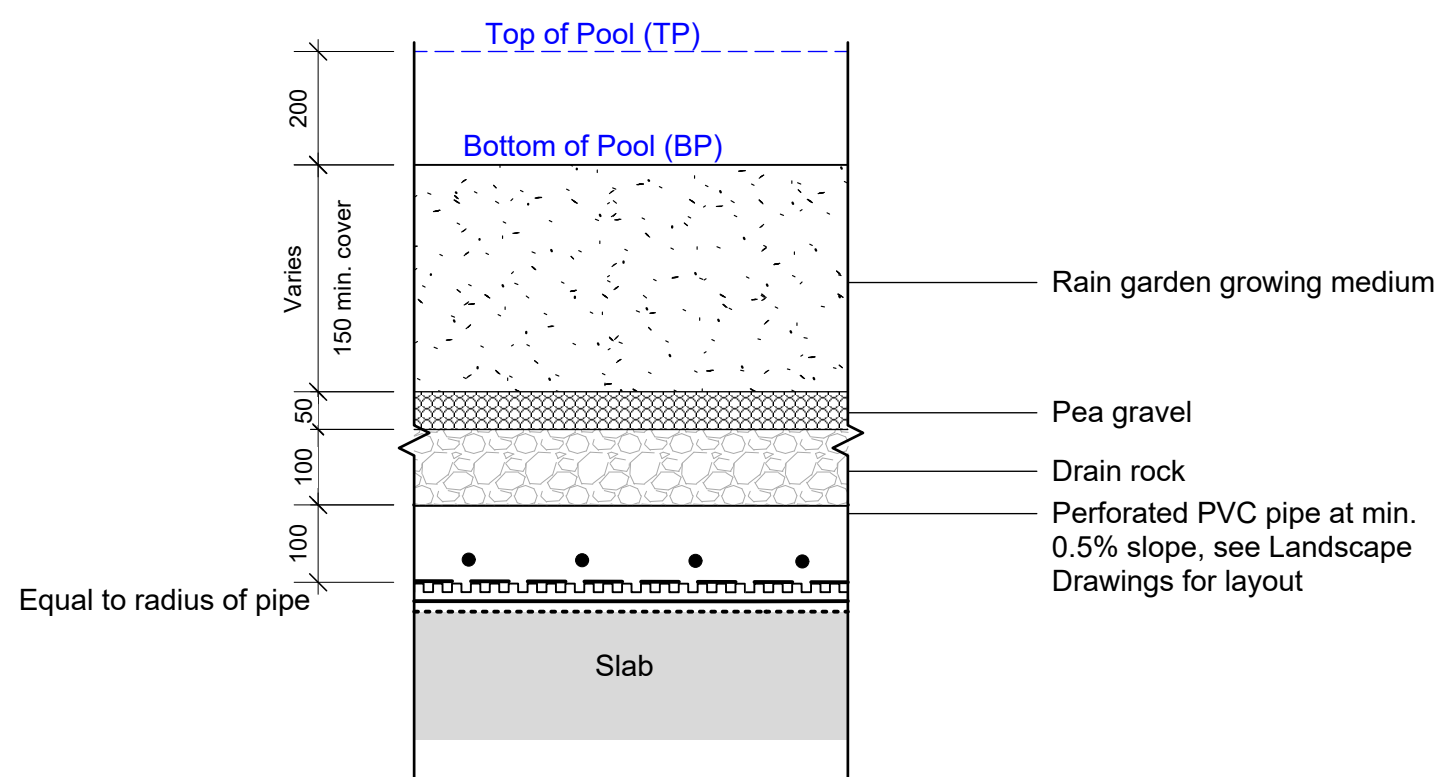


GENERAL NOTES:
1. Poly-Lok products shall be green HDPE.
2. Suggested supplier: ICONIX Waterworks (formerly CORIX Water Products) or approved equivalent.

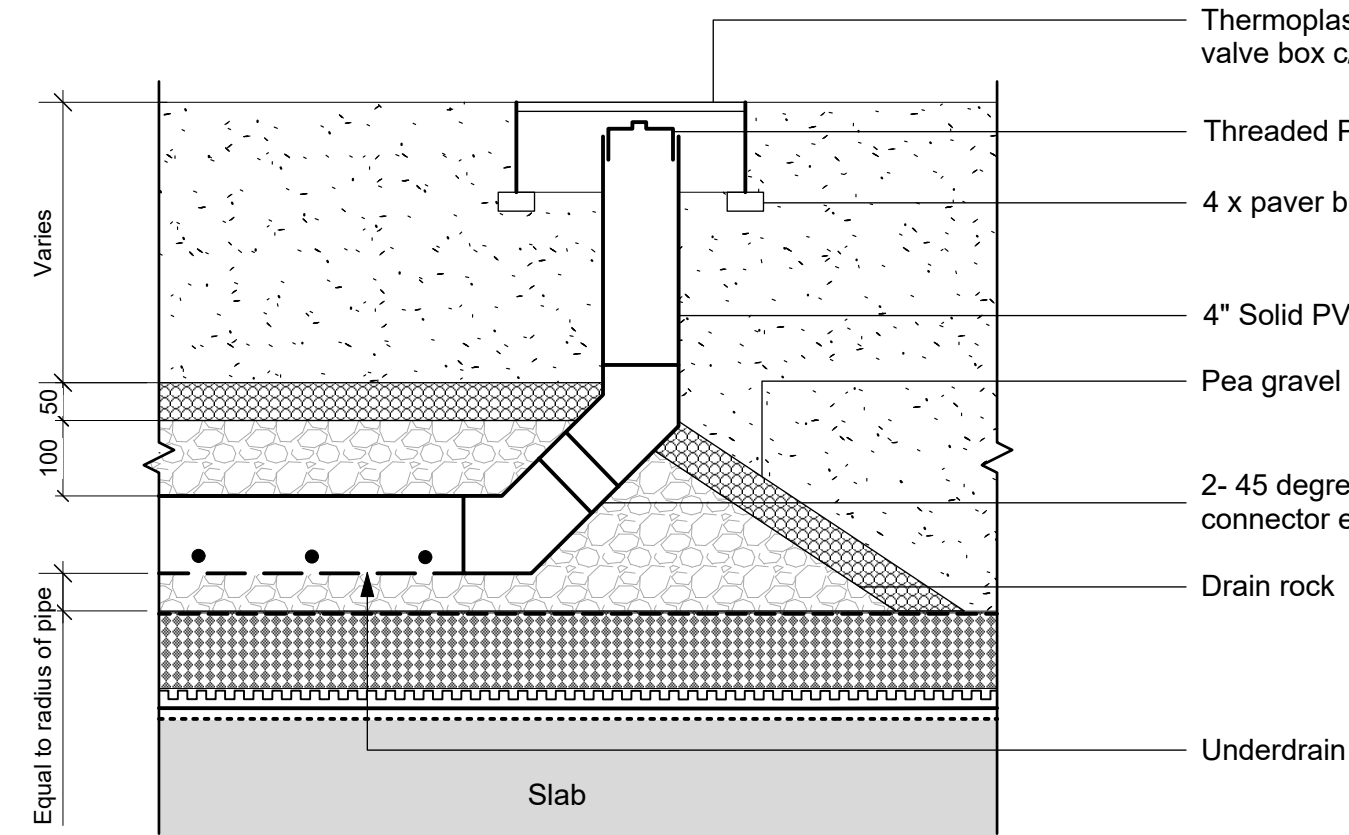
2 Rain Garden Overflow Drain on Slab
Scale: 1:10



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

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PARC Communities Management Ltd.

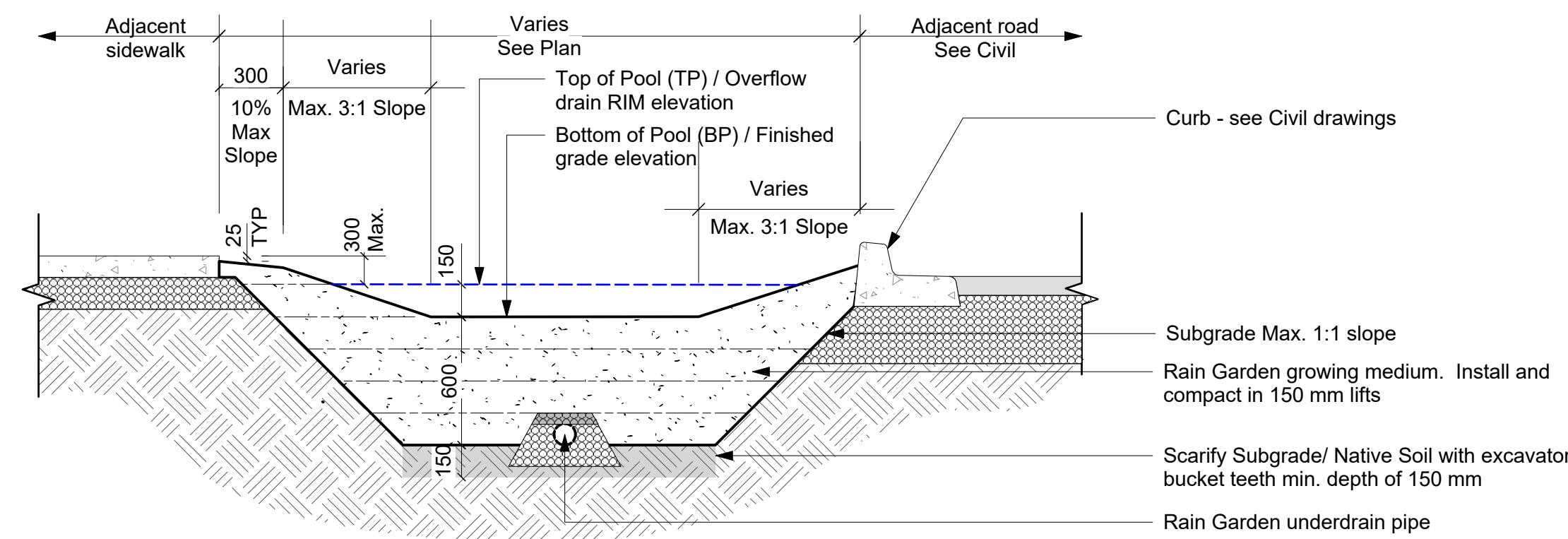
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
**Landscape Details:
Rain Garden**

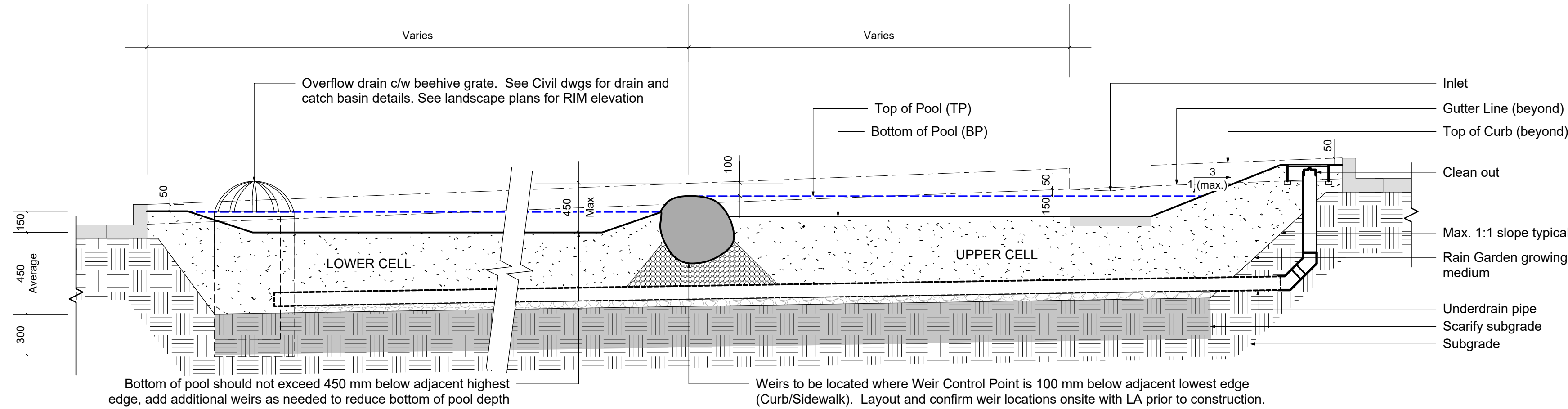
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drawn by	SC
checked by	TB
sheet no.	

L4.01

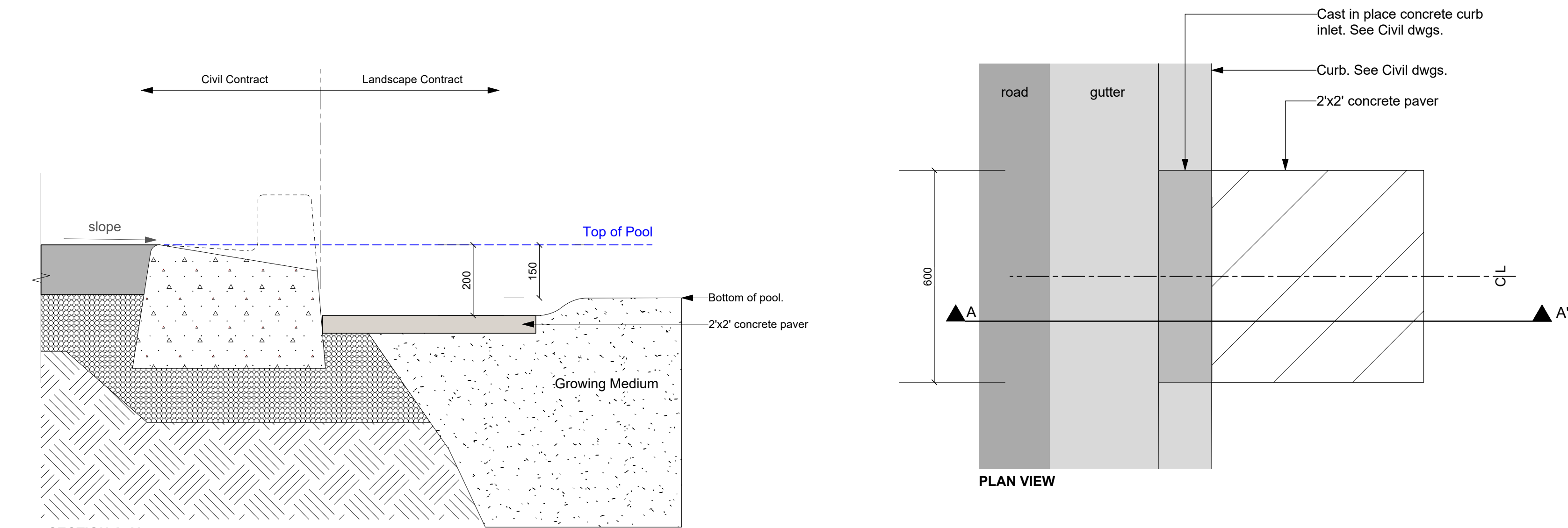
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



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

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client
PARC Communities Management Ltd.

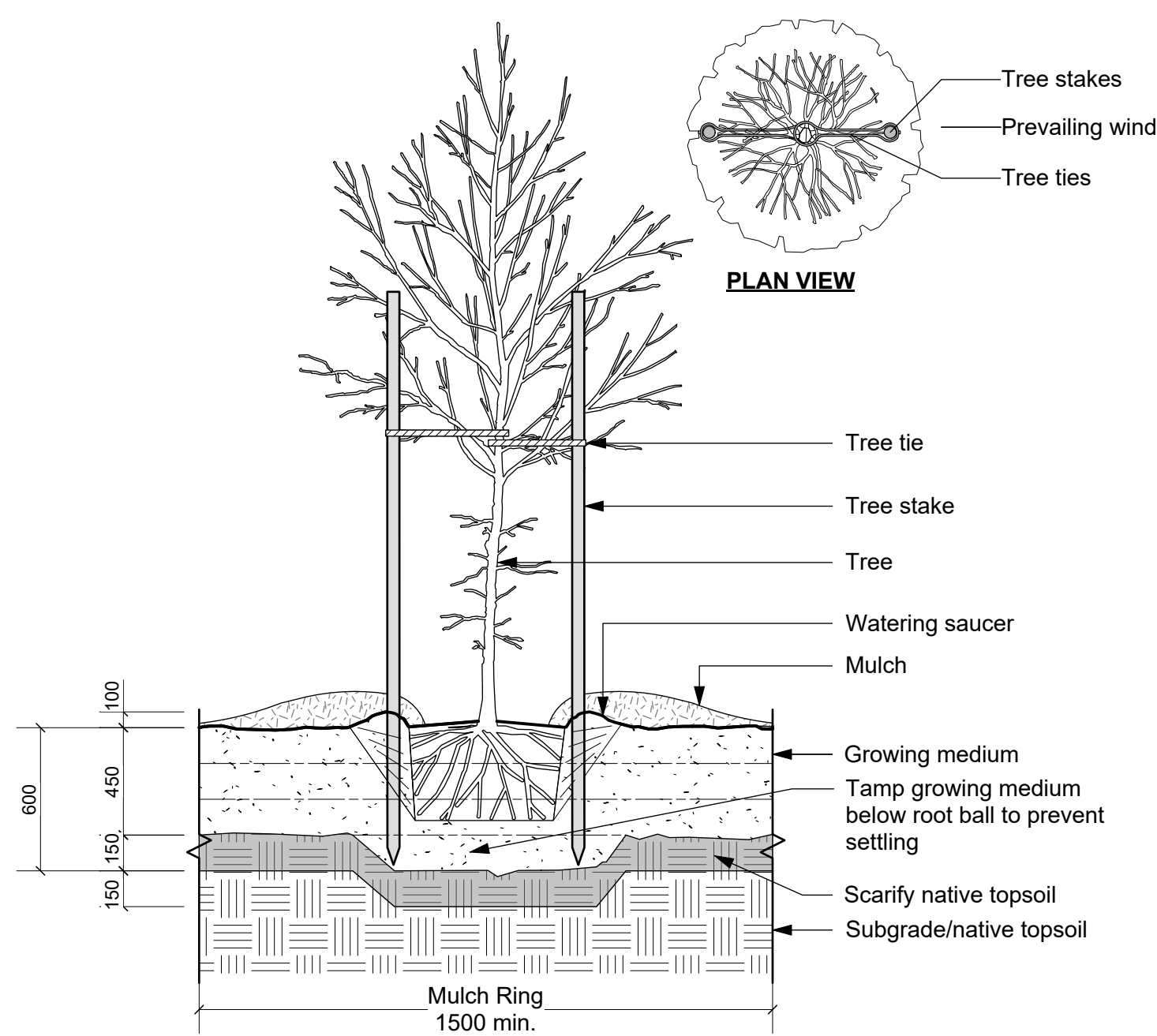
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

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

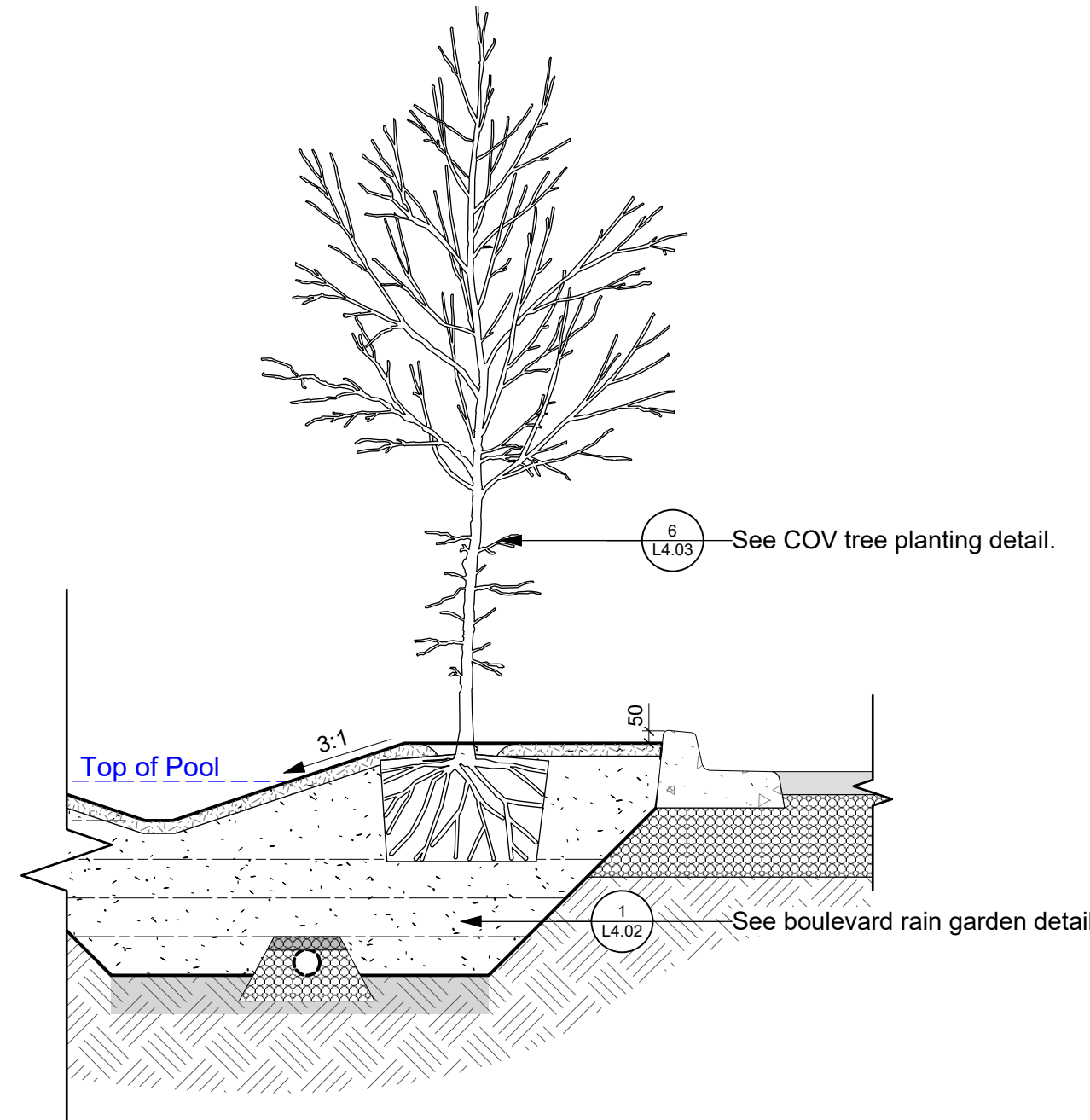
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checked by	TB
sheet no.	

L4.02

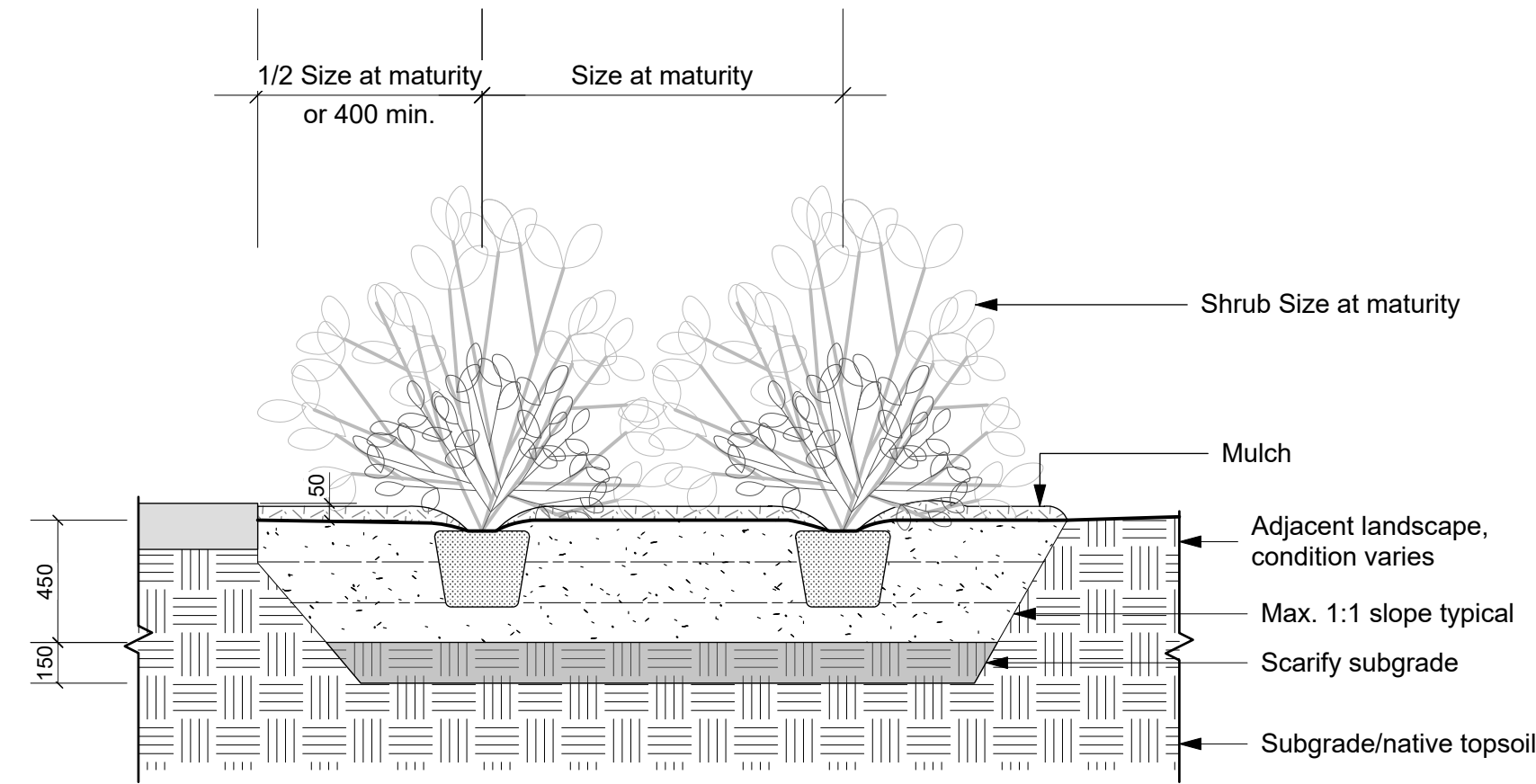
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



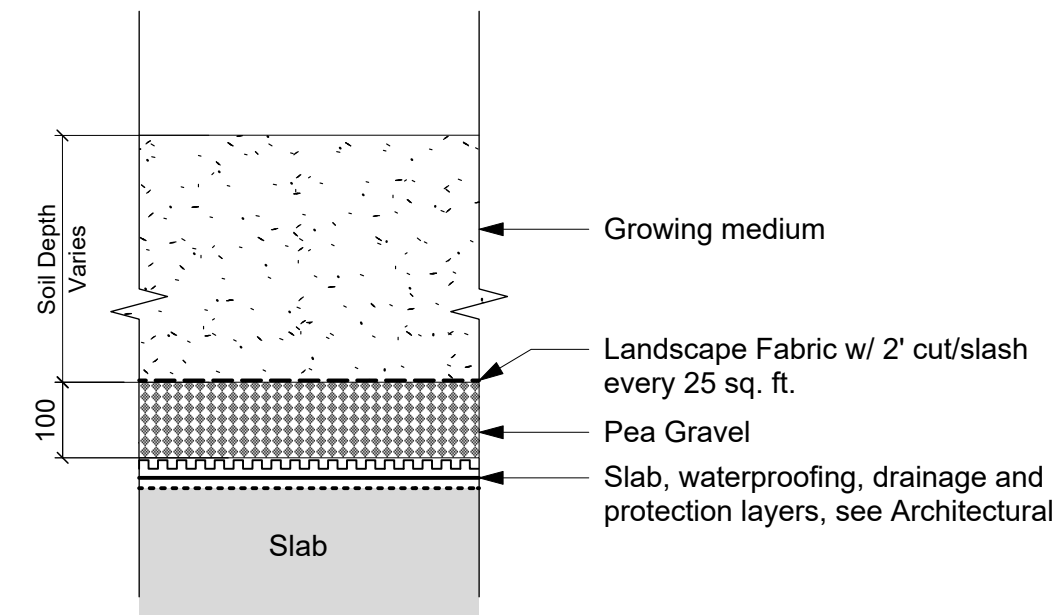
1 Tree Planting on Grade
Scale: 1:25



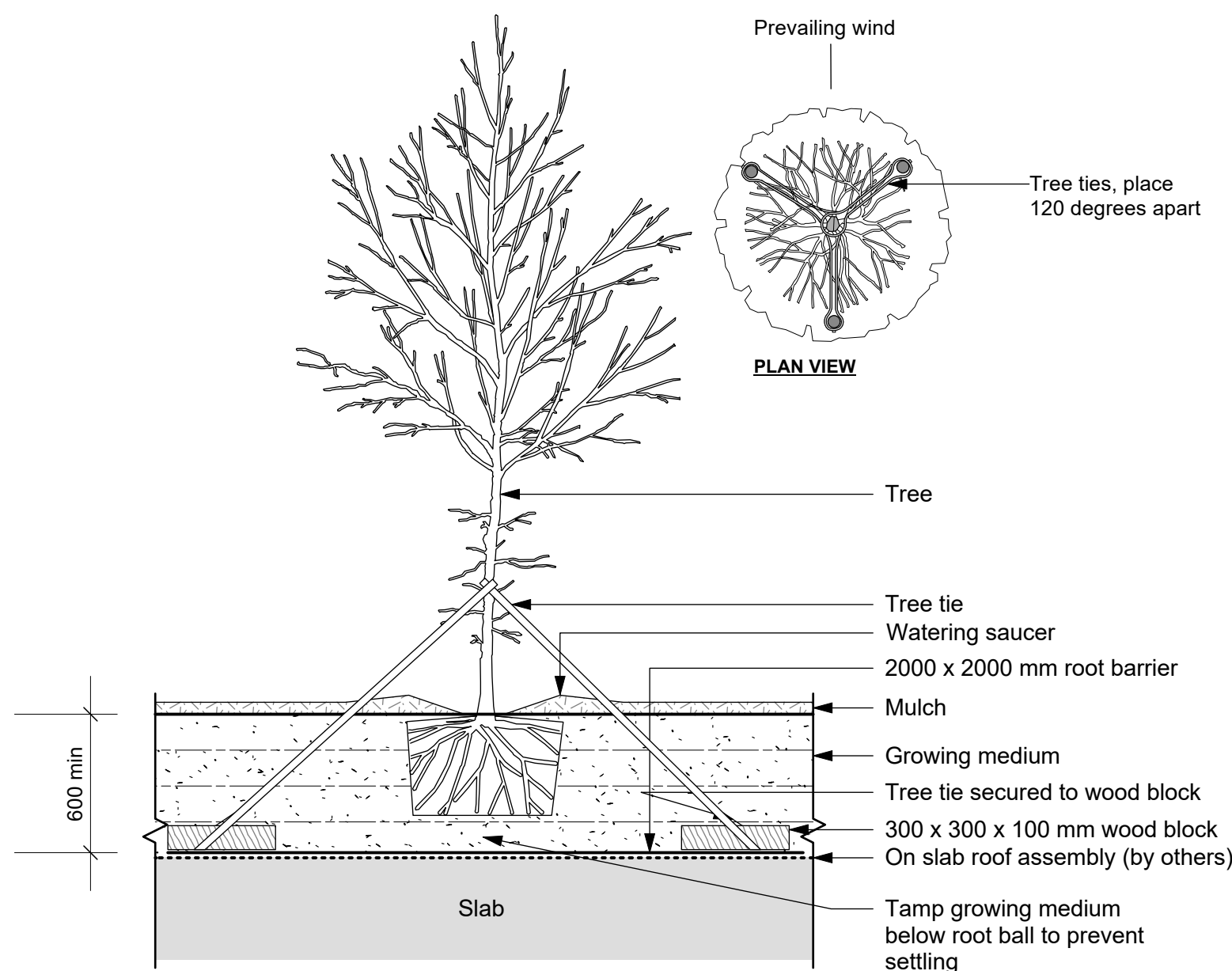
2 Tree Planting in Boulevard Rain Garden
Scale: 1:25



3 Shrub Planting Area on Grade
Scale: 1:25

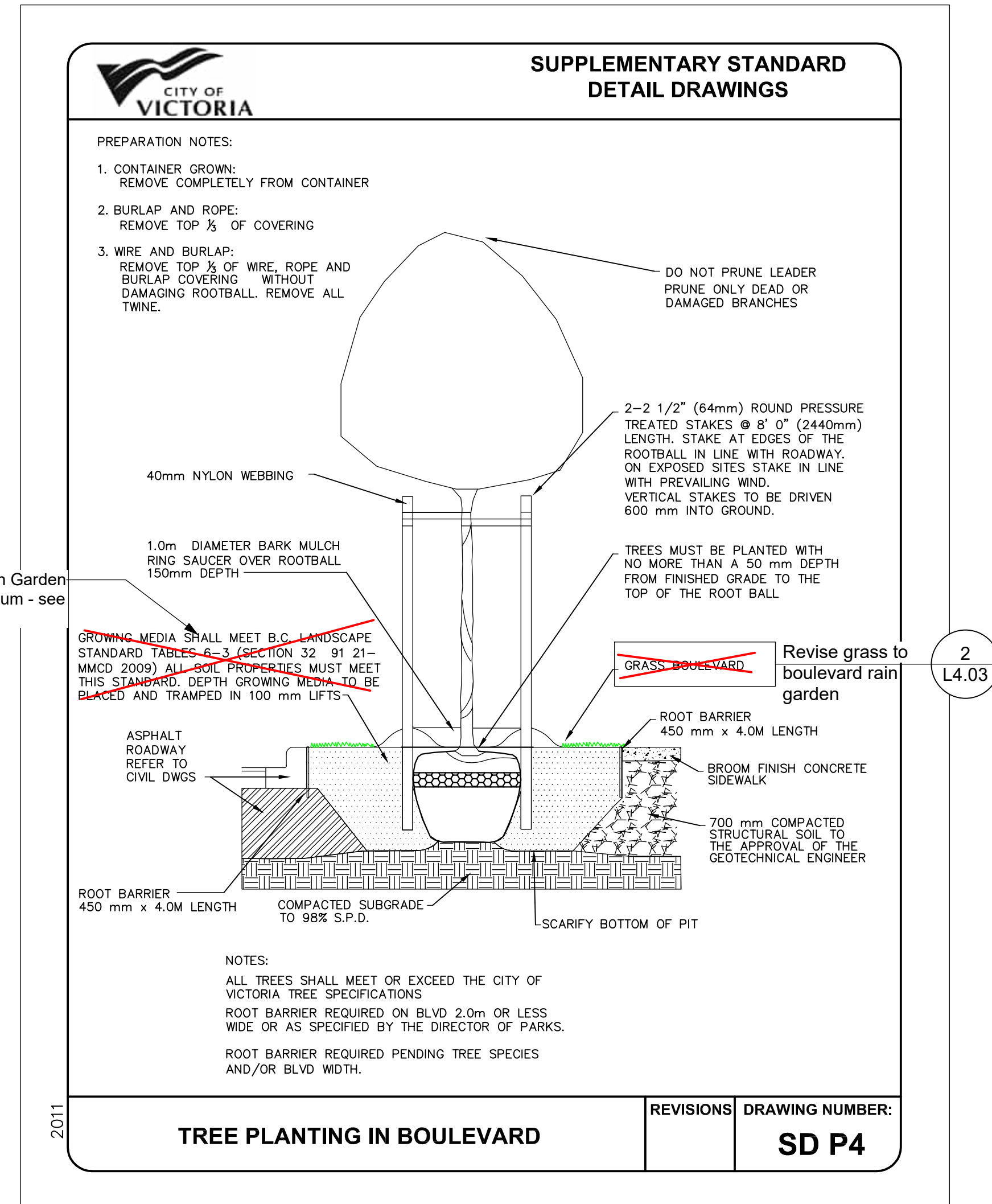


4 Growing Medium over Slab Assembly
Scale: 1:10

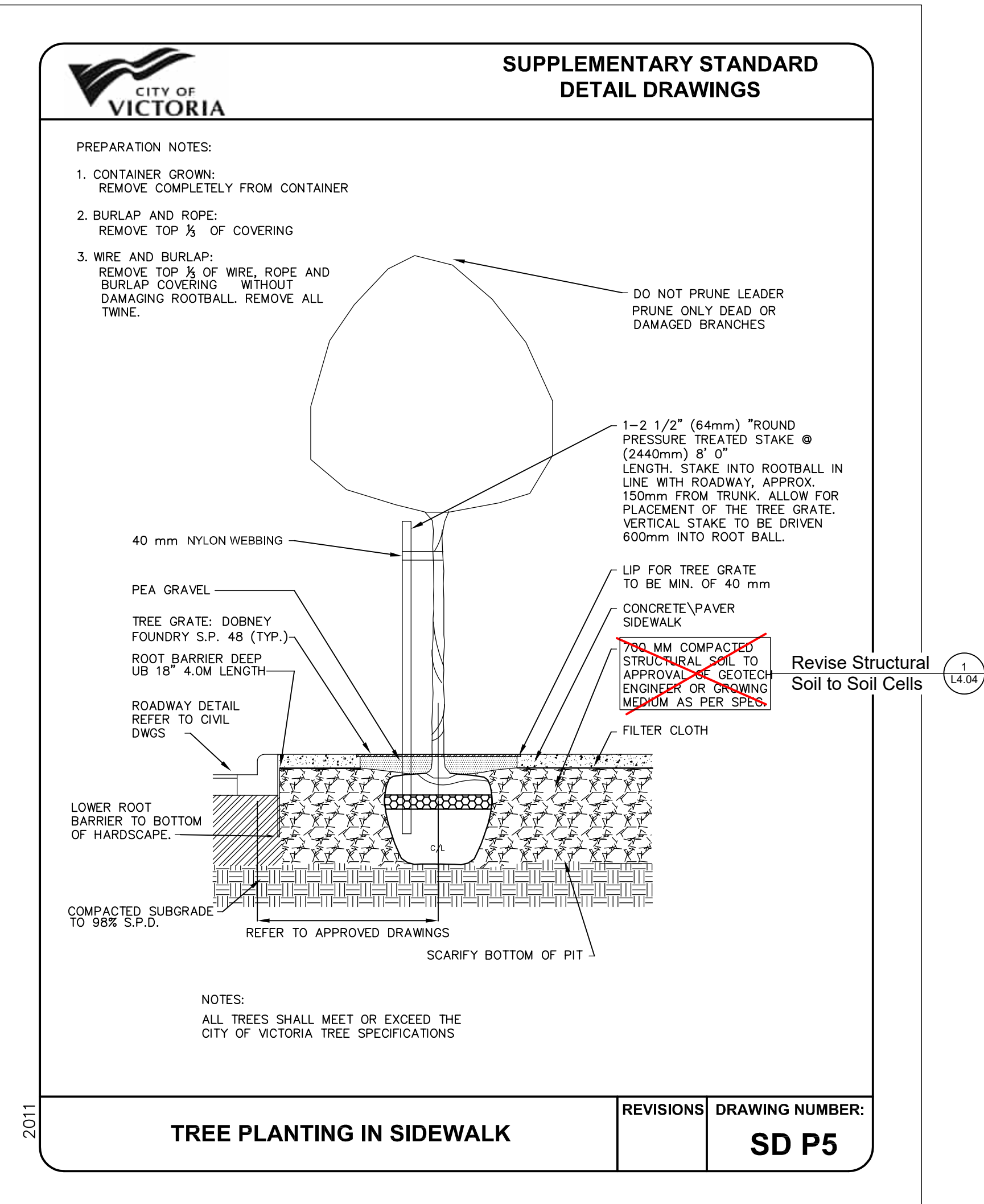


5 Tree Planting on Slab
Scale: 1:25

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

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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

- 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

NOT TO SCALE - METERS
CATCH BASIN - 1 OF 2

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.

DEEPROOT GREEN INFRASTRUCTURE (ALL RIGHTS RESERVED)

NOT TO SCALE - 1" = 10'

DEEPROOT GREEN INFRASTRUCTURE
 www.deeproot.com
 T 415 781 9700
 F 415 781 0199



KEY PLAN

- A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B CATCH BASIN
- C OPTIONAL PONDING SPACE
- D DISTRIBUTION PIPE
- E COLLECTION PIPE
- F CONNECTION TO MUNICIPAL STORM SYSTEM

DIRECTION OF WATER FLOW 

KEY PLAN

- A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B OPTIONAL PONDING SPACE
- C DISTRIBUTION PIPE
- D COLLECTION PIPE
- E CONNECTION TO MUNICIPAL STORM SYSTEM

DIRECTION OF WATER FLOW 

SILVA CELL SYSTEM

NOT TO SCALE - METERS
CATCH BASIN - 2 OF 2

1) Tree Soil Cells with Integrated Rainwater Management

1) Free NTS

NOT FOR CONSTRUCTION

5	DP Rev 2	2026-07-15
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3	Development Permit	2025-07-23
2	CALUC	2025-04-30
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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

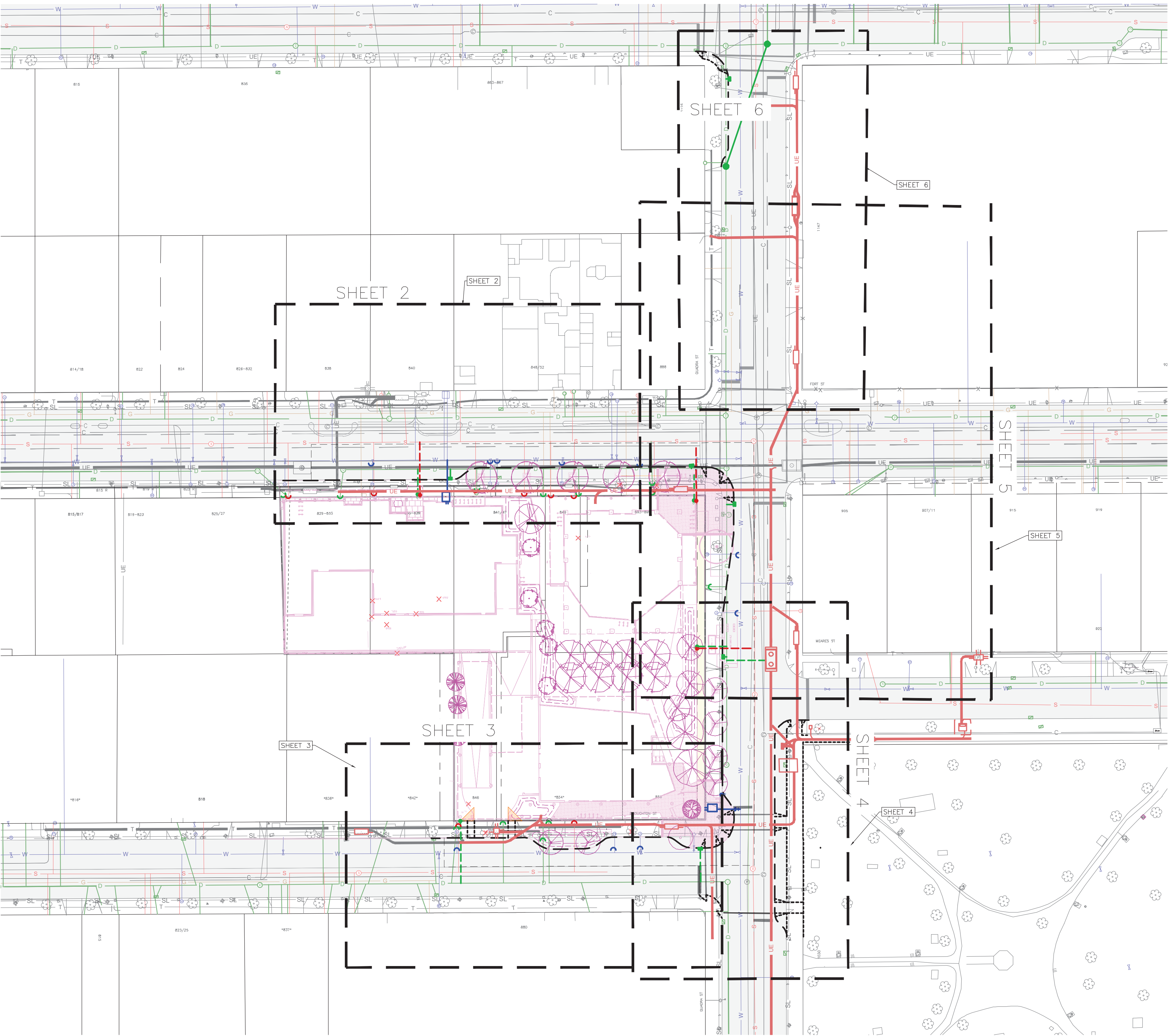
sheet title

Landscape Details: Soil Cells

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

L4.04

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



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

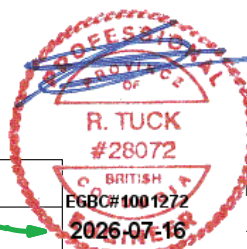
V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: July 16, 2026

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

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

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:

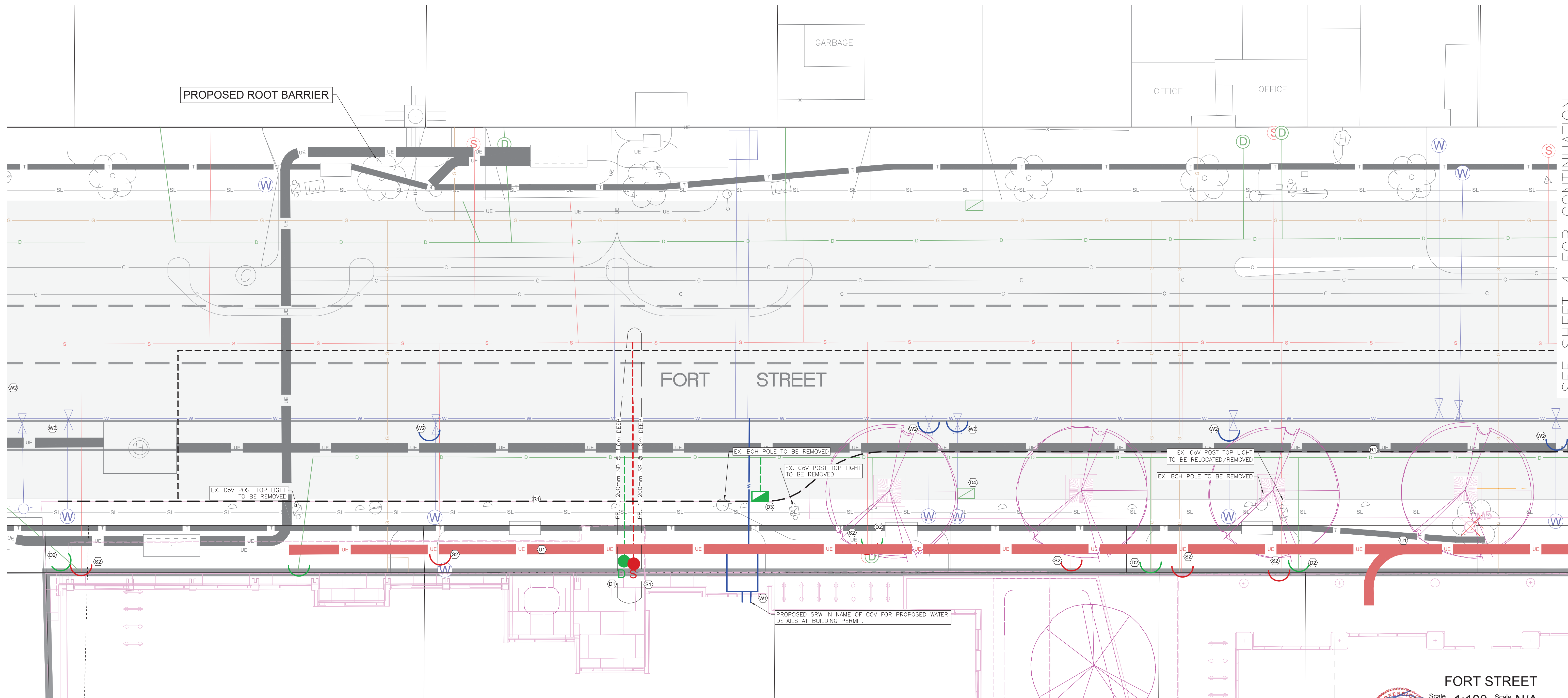
- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(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
		METER	M
		FLUSH VALVE	FV
		VALVE	V
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV



Scale 1:100
horiz. Scale N/A
vert.
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:

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(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

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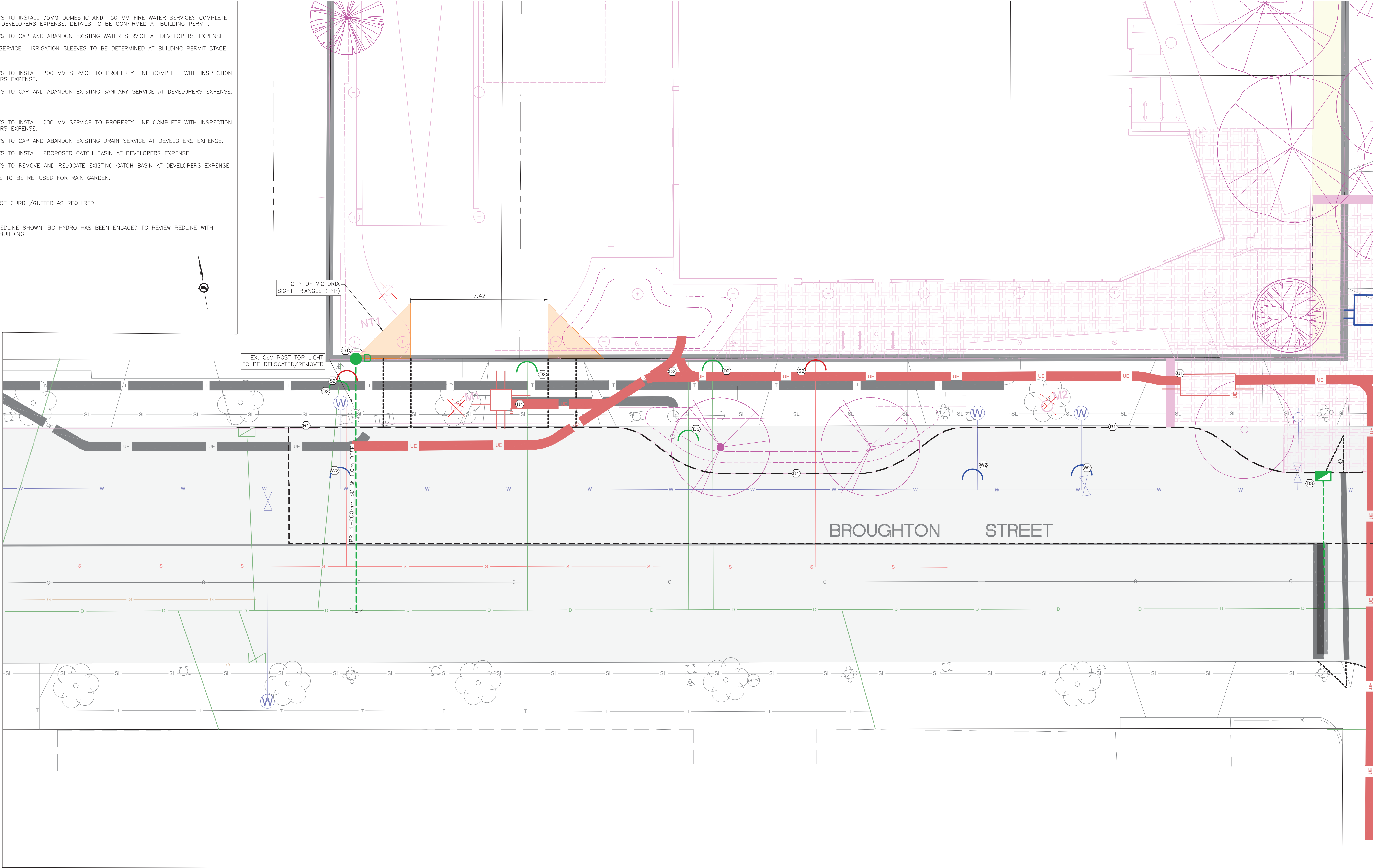
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(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.
(D5) EXISTING DRAIN SERVICE TO BE RE-USED FOR RAIN GARDEN.

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

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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:

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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.

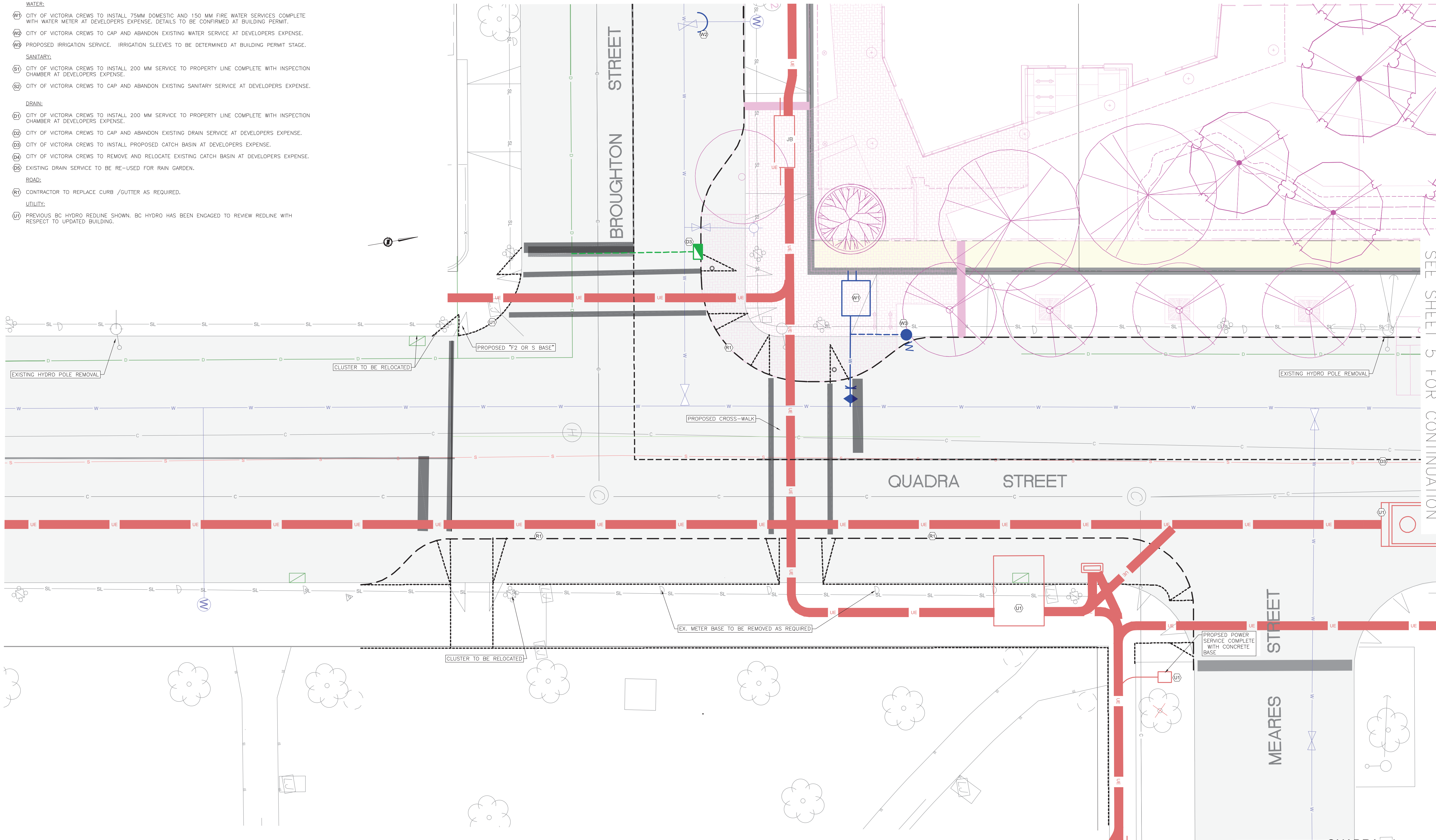
ROAD:

- R1 CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

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SEE SHEET 3 FOR CONTINUATION



SEE SHEET 5 FOR CONTINUATION

PLAN - QUADRA STREET - 1
1:100

ISSUED FOR DEVELOPMENT PERMIT
2026-07-16



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:

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(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

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(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

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ROAD:

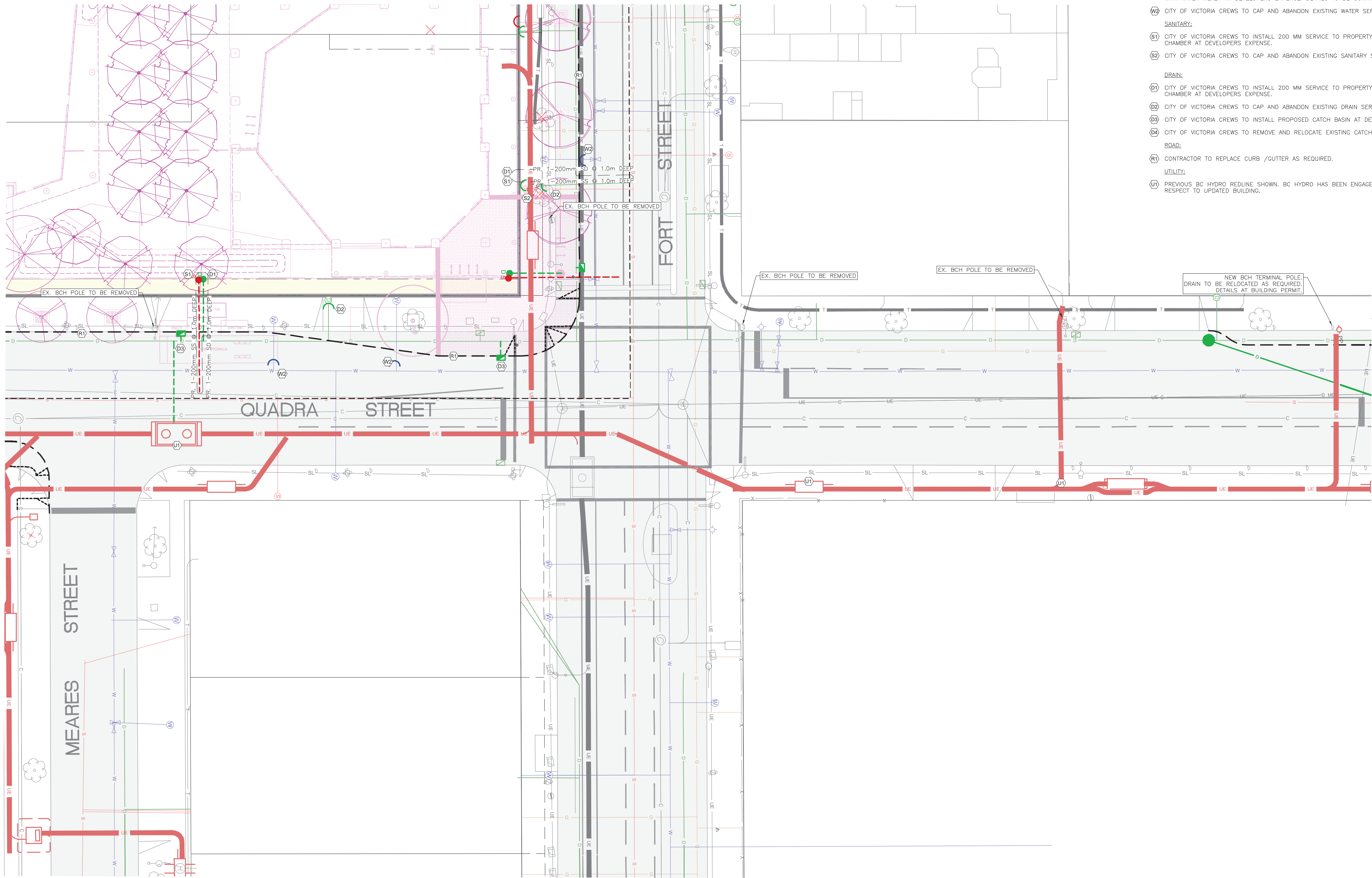
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UTILITY:

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SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



PLAN - QUADRA STREET - 2
1:200

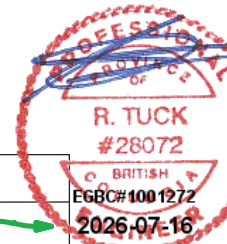
ISSUED FOR DEVELOPMENT PERMIT

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

0 4 12m
1:200

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



Scale
horiz. 1:200
vert. N/A

Sheet 5 of 6

Eng. Project No. 32776-2



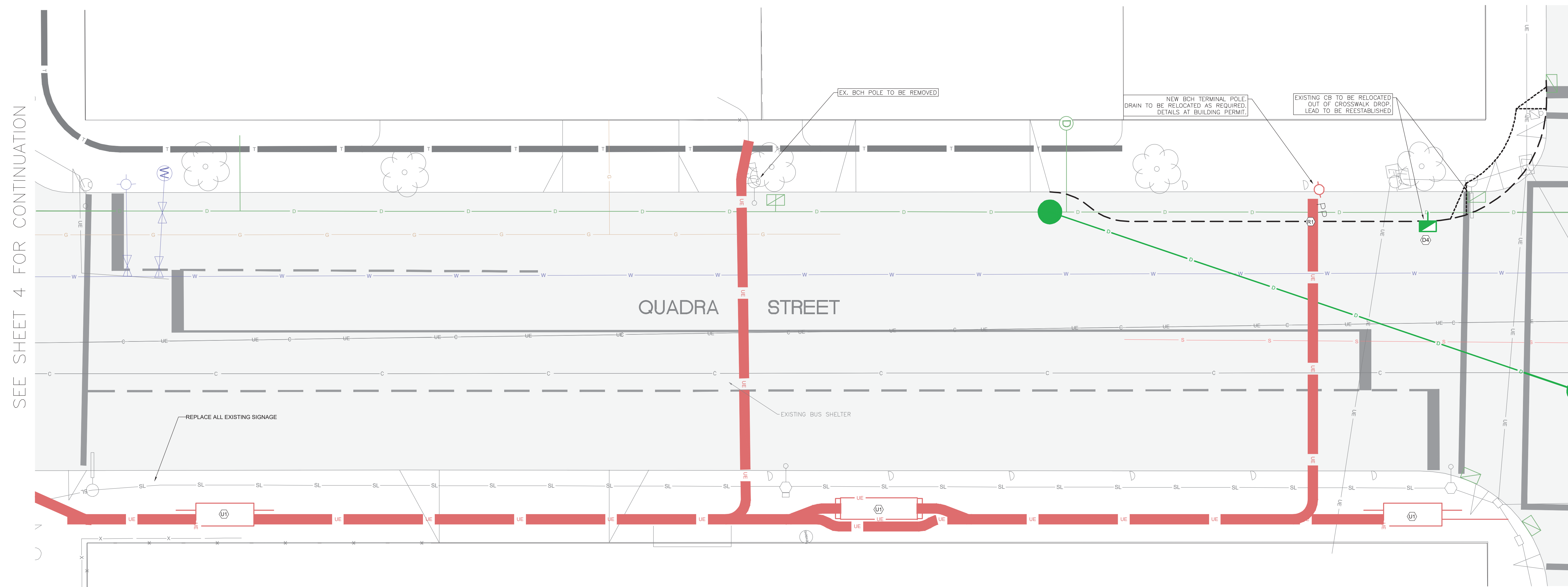
J E ANDERSON &
ASSOCIATES

SURVEYORS - ENGINEERS

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

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.

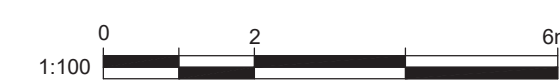


PLAN - QUADRA STREET - 3
1:100

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



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

QUADRA - 3

Scale 1:100 Scale N/A

Sheet 6 of 6

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