

TELUS OCEAN

ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISION 5 2021.05.27



DRAWING LIST

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
A.000	COVER SHEET	2021.05.27
A.001	SITE-EXISTING	2021.05.27
A.010	SITE PLAN	2021.05.27
A.011	SITE PLAN – GROUND PLANE	2021.05.27
A.101	PLAN – LEVEL P3 – REZONING	2021.05.27
A.102	PLAN – LEVEL P2 – REZONING	2021.05.27
A.103	PLAN – LEVEL P1 – REZONING	2021.05.27
A.104	PLAN – LEVEL 1 – REZONING	2021.05.27
A.105	PLAN – LEVEL 1 – MEZZANINE - REZONING	2021.05.27
A.106	PLAN – LEVEL 2 – REZONING	2021.05.27
A.107	PLAN – LEVEL 3 – REZONING	2021.05.27
A.108	PLAN – LEVEL 4 – REZONING	2021.05.27
A.109	PLAN – LEVEL 5 – REZONING	2021.05.27
A.110	PLAN – LEVEL 6 – REZONING	2021.05.27
A.111	PLAN – LEVEL 7 – REZONING	2021.05.27
A.112	PLAN – LEVEL 8 – REZONING	2021.05.27
A.113	PLAN – LEVEL 9 – REZONING	2021.05.27
A.114	PLAN – LEVEL 10 – REZONING	2021.05.27
A.115	PLAN – LEVEL 11 – REZONING	2021.05.27
A.116	PLAN – UPPER ROOF – REZONING	2021.05.27
A.301	ELEVATION – WEST – REZONING	2021.05.27
A.302	ELEVATION – EAST – REZONING	2021.05.27
A.303	ELEVATION – SOUTH – REZONING	2021.05.27
A.304	CONTEXT ELEVATIONS – REZONING	2021.05.27
A.401	SECTION A – REZONING	2021.05.27
A.402	SECTION D – REZONING	2021.05.27
A.403	SECTION F – REZONING	2021.05.27

CONSULTANT LIST

ARCHITECTURAL
DAVID DOW, DIAMOND SCHMITT ARCHITECTS
384 ADELAIDE STREET WEST, SUITE 100, TORONTO, ON, M5V 1R7
(604) 862-8800 X 269, DDOW@DSAI.CA

LANDSCAPE
KELTY MCKINNON, PFS STUDIO
1777 WEST 3RD AVENUE, VANCOUVER, BC, V6J 1K7
(604) 736-5168 X 138, KMCKINNON@PFS.BC.CA

CIVIL
ROSS TUCK, J.E. ANDERSON & ASSOCIATES
4212 GLANFORD AVENUE, VICTORIA, BC, V8Z 4B7
(250) 727-2214, RTUCK@JEANDERSON.COM

TRANSPORTATION
JASON POTTER, BUNT & ASSOCIATES ENGINEERING LTD.
SUITE 530, 645 FORT STREET, VICTORIA, BC, V8W 1G2
(250) 592-6122, JPOTTER@BUNTENG.COM

STRUCTURAL
CLINT PLETT, READ JONES CHRISTOFFERSEN, LTD.
(778) 746-1125, CPLETT@RJC.CA

MECHANICAL
ANDY CHONG, INTEGRAL GROUP
SUITE 101, 1019 WHARF STREET, VICTORIA, BC, V8W 2Y9
(250) 418-1288 X 5001, ACHONG@INTEGRALGROUP.COM

ELECTRICAL
ANCA COJOCARU, INTEGRAL GROUP
SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4
(604) 687-1800 X 2097, ACOJOCARU@INTEGRALGROUP.COM

SUSTAINABILITY
EMILY CODLIN, INTEGRAL GROUP
SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4
(604) 687-1800 X 2040, ECODLIN@INTEGRALGROUP.COM

CODE
FRANK MATTIA, LMDG
4TH FLOOR, 780 BEATTY STREET, VANCOUVER, BC, V6B 2M1
(604) 682-7146 X 419, FMATTIA@LMDG.COM

CIVIC ADDRESS:
749 DOUGLAS STREET, VICTORIA, BC

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

PROJECT DETAILS

EXISTING ZONING: CA-4

EXISTING USE: CAR RENTAL & PARKING LOT

PROPOSED USE: OFFICE & COMMERCIAL

Project Information Table	
Zone (Existing)	CA-4
Proposed zone or site specific zone (if unsure, state "new zone")	New zone
Site area (m²)	2581.95
Total floor area (m²)	13415.76
Commercial floor area (m²)	367.26
Floor space ratio	5.20
Site coverage (%)	63.14%
Open site space (%)	35.15%
Height of building (m)	53.21
Number of storeys	12
Parking stalls (number) on site	116 compliant (total 126)
Bicycle parking number (Class 1 and Class 2)	100+42
Building Setbacks (m)	
Front yard	2.50 (Douglas Street to overhang)
Rear yard	2.25 (Penwell Connection)
Side yard (indicate which side)	0.038 (Humboldt Street to overhang)
Side yard (indicate which side)	n/a
Combined side yards	n/a
Residential Use Details	
Total number of units	n/a
Unit type e.g., 1 bedroom	n/a
Ground-oriented units	n/a
Minimum unit floor area (m²)	n/a
Total residential floor area (m²)	n/a

Vehicle parking requirements in Core Area			
Use	Floor Area (sqm)	Ratio (stall / sqm)	Stalls req'd
Office	11640.51	1/70	167
Medical Office	1408	1/50	29
Restaurant	273.5	1/40	7
Retail	93.75	1/80	2
205			

Bicycle parking requirements		Long term		Short term	
Use	Floor Area (sqm)	Ratio (stall / sqm)	Stalls req'd	Ratio (stall / sqm)	Stalls req'd
Office	11640.51	1/150	78	1/400	30
Medical Office	1276.8	1/200	7	1/300	5
Restaurant	273.5	1/400	1	1/100	3
Retail	93.75	1/200	1	1/200	1
long term:			87	short term:	39

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

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR CONSTRUCTION

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



Revisions
Received Date:
May 31, 2021

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsa.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

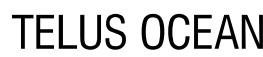
COVER SHEET

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

A.000

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

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



SITE-EXISTING

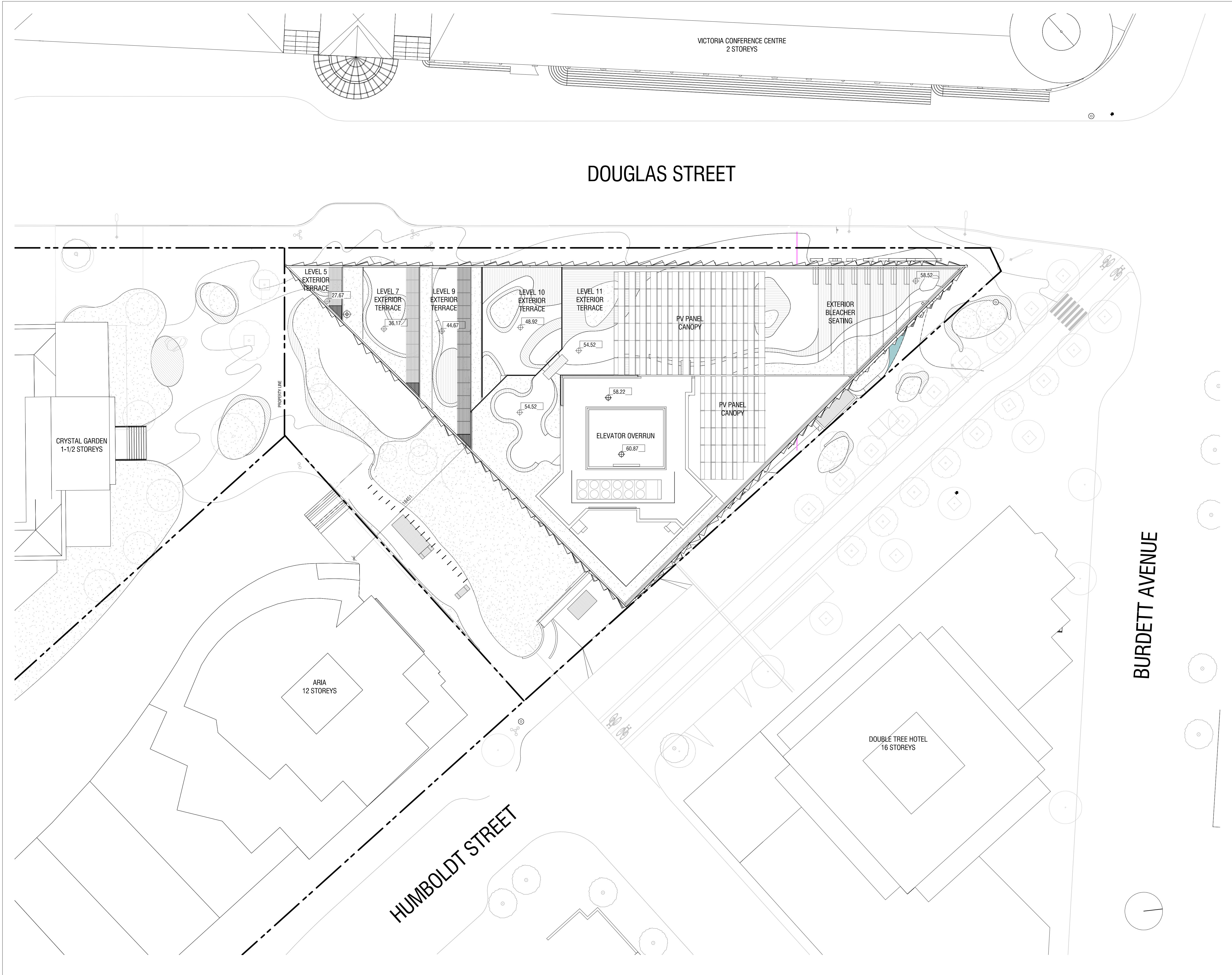
Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.001



Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\2020 TRG resubmission\1911_ARCH_DSA_Building_R20 TRG RS.rvt

2021-05-27 4:16:01 PM



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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

LEGEND - PLAN SYMBOLS:

- EXISTING TREE
- DEMOLISHED TREE
- NEW TREE

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca

REGISTERED ARCHITECT
ANA MARIA LLANO
BRITISH COLUMBIA

TELUS OCEAN

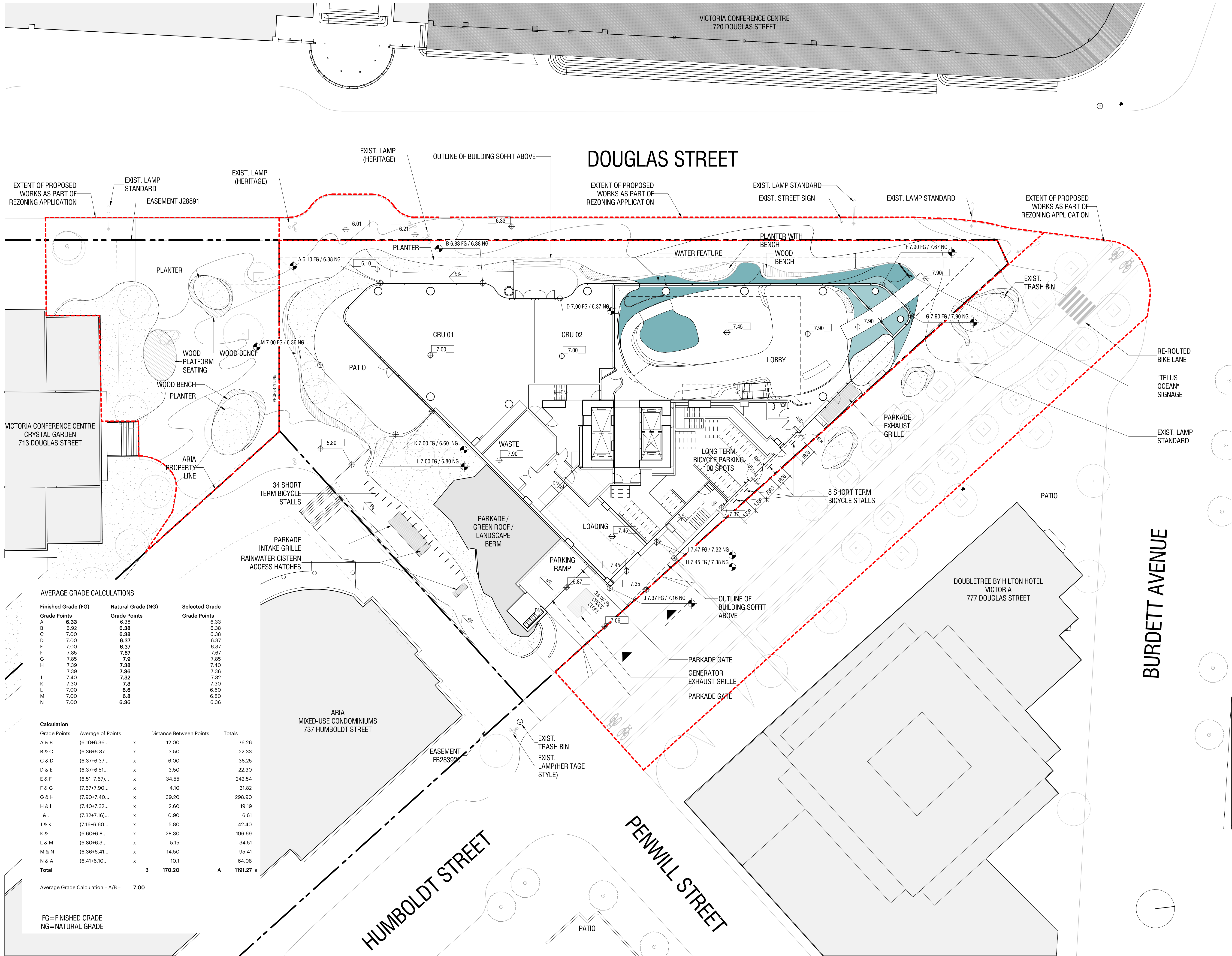
749 Douglas St, Victoria, BC

SITE PLAN

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

Y:\2019\1911 Telus Ocean Comp\DWGSET_Revit\Model Archive\201201 TRG resubmission\1911_ARCH_DSA_Building_R20 TRG RS.vrt

2021-05-27 4:59:59 PM



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR CONSTRUCTION

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

LEGEND - PLAN SYMBOLS:	
	EXISTING TREE
	DEMOLISHED TREE
	NEW TREE

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

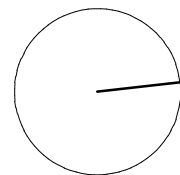
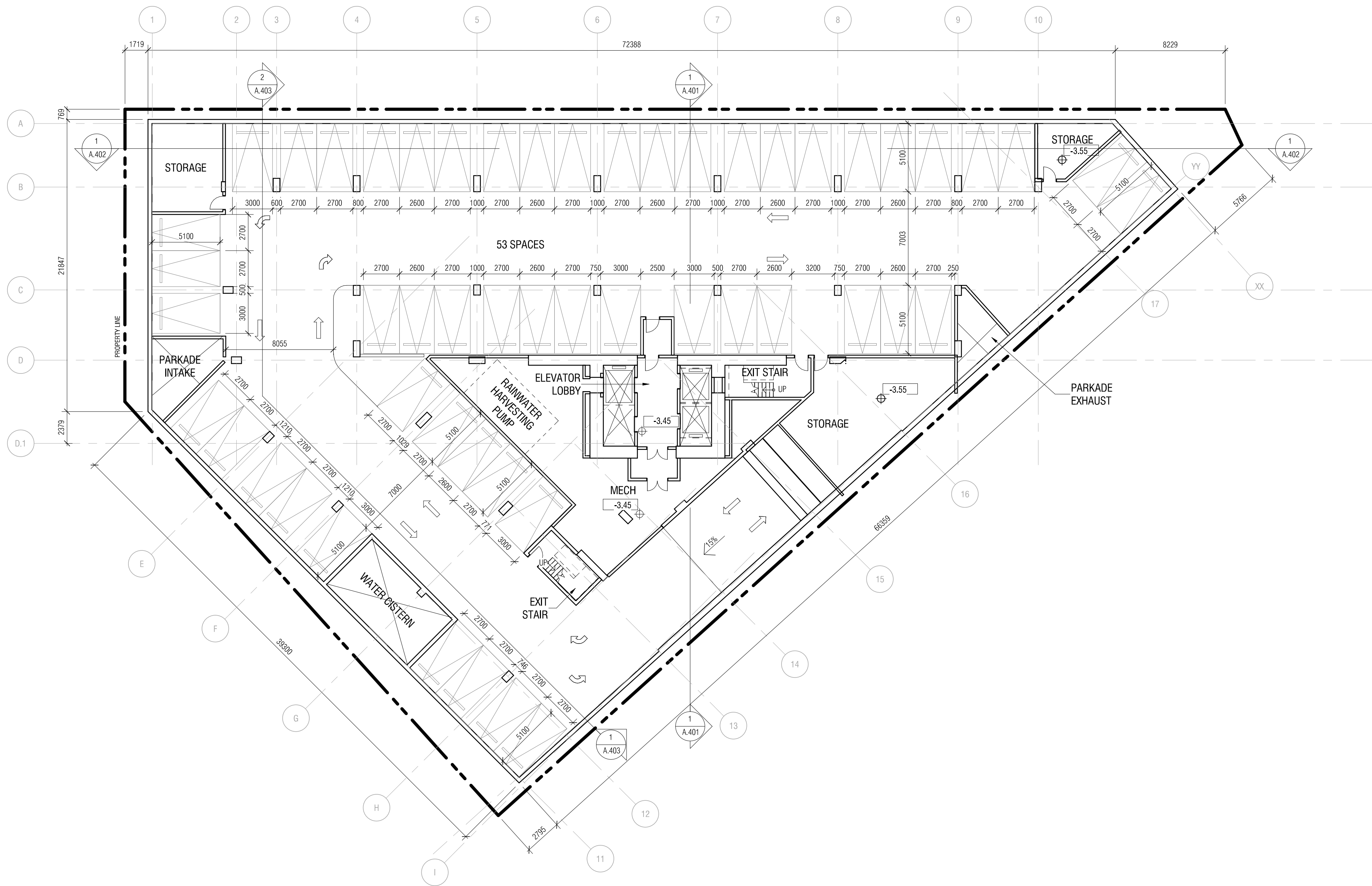
SITE PLAN - GROUND PLANE

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

A.011

Y:\2019\1911 Telus Ocean Comp\DWGS_Serv\Model Archive\2020 TRG resubmission\1911_ARCH_DSX_Building_R20 TRG RS.vnt

2021-05-27 4:16:13 PM



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

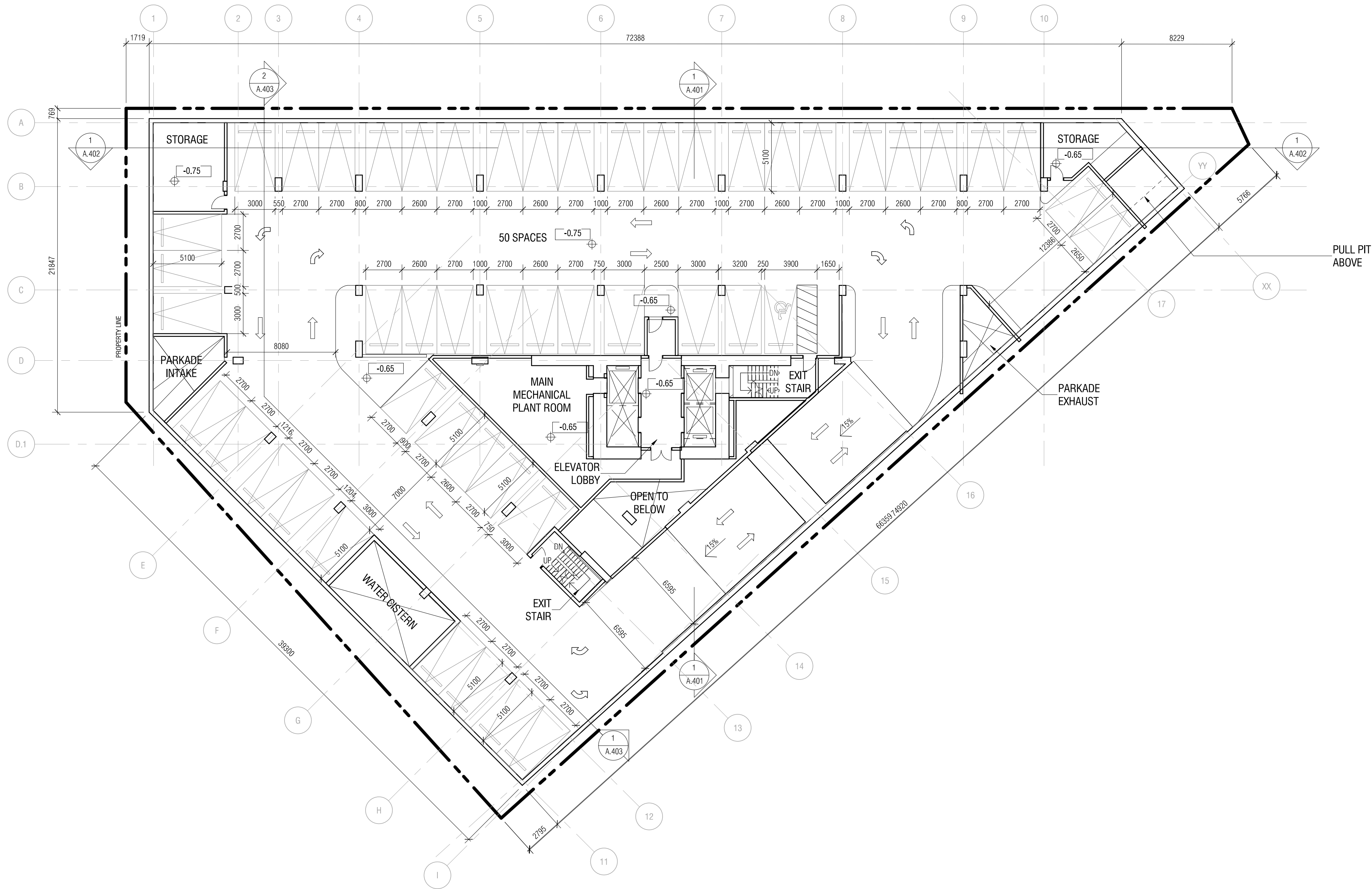
PLAN - LEVEL P3 - REZONING

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

A.101

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\2020\TRG resubmission\1911_ARCH_DSX_Building_R20 TRG RS.rvt

2021-05-27 4:16:15 PM



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



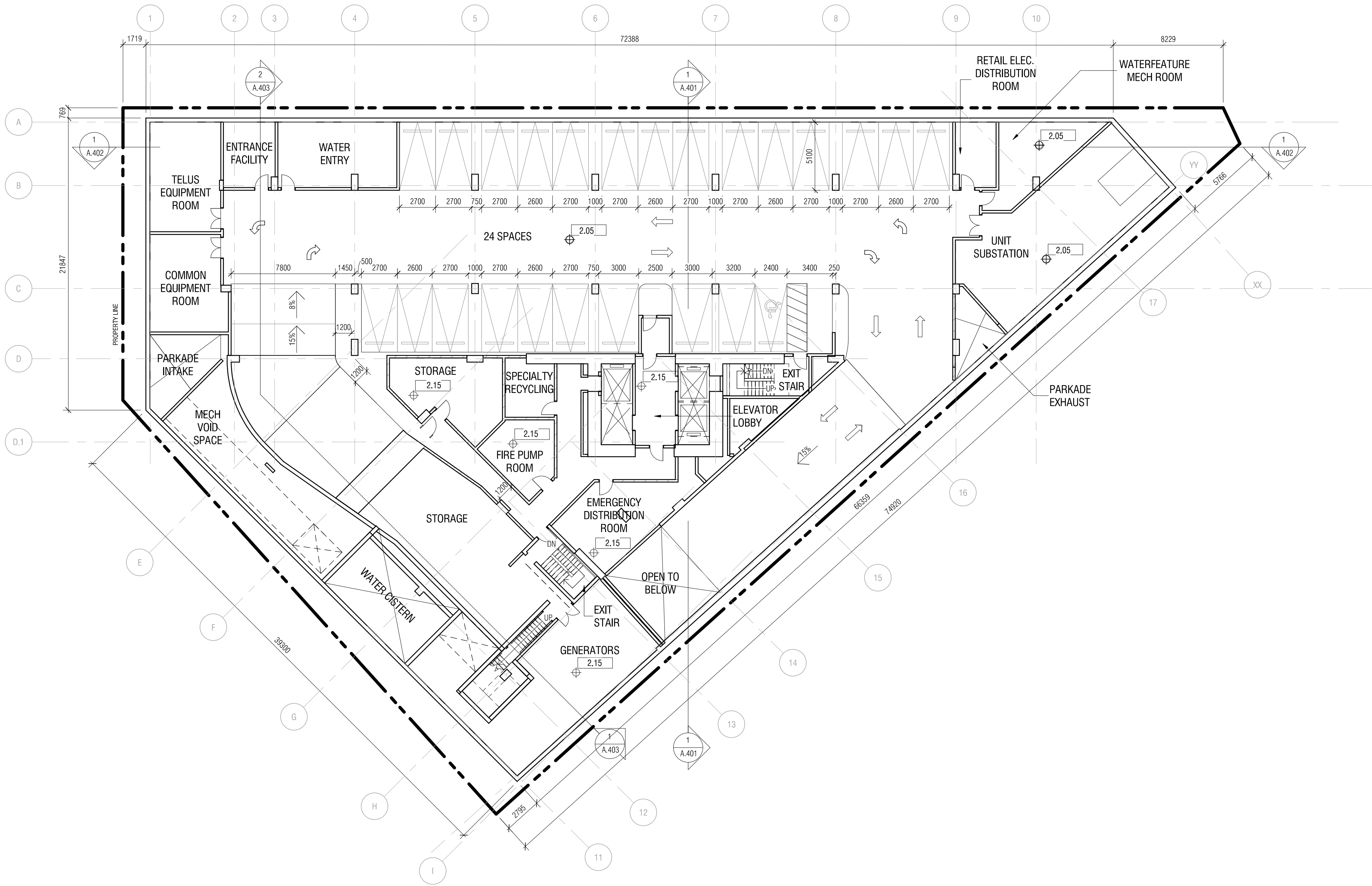
TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL P2 - REZONING

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

A.102



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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL P1 - REZONING

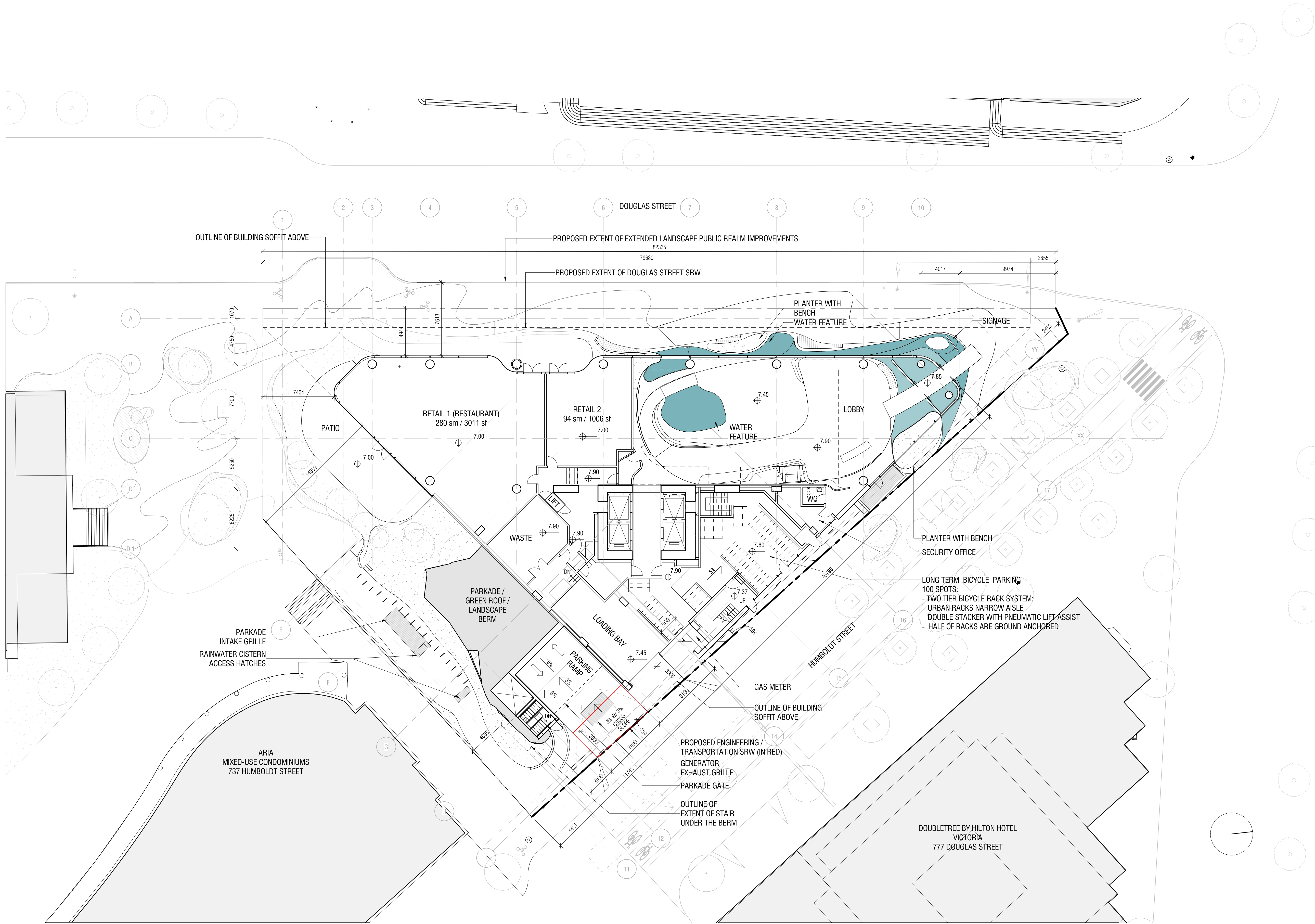
Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.103

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_R20 TRG R5.rvt

2021-05-27 4:16:28 PM

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



NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

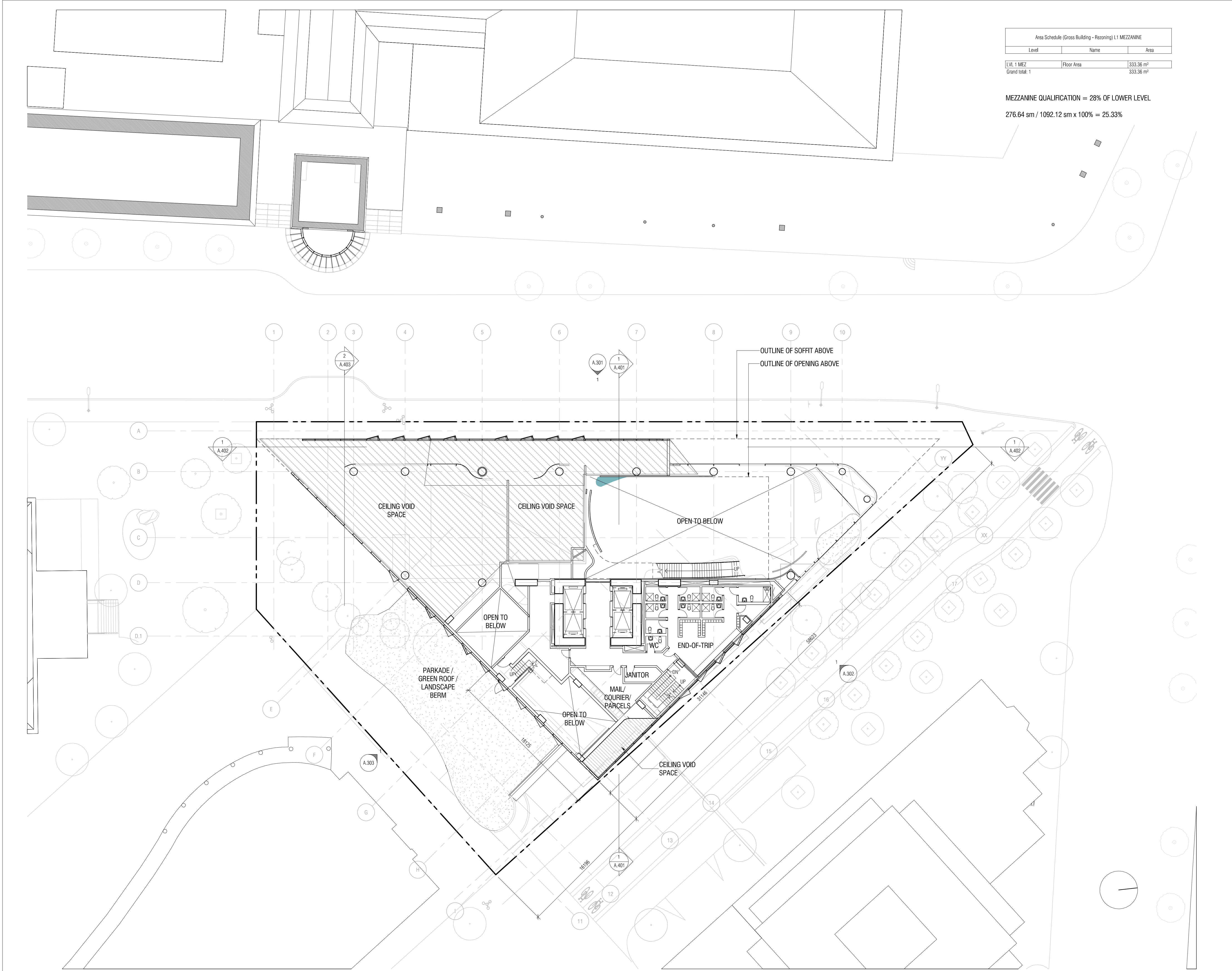
PLAN - LEVEL 1 - REZONING

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

A.104

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_2020 TRG RS-vr

2021-05-27 4:16:32 PM



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

MEZZANINE QUALIFICATION = 28% OF LOWER LEVEL
276.64 sm / 1092.12 sm x 100% = 25.33%

NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 1 - MEZZANINE - REZONING

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

A.105

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.

DO NOT SCALE DRAWINGS.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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

749 Douglas St, Victoria, BC

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

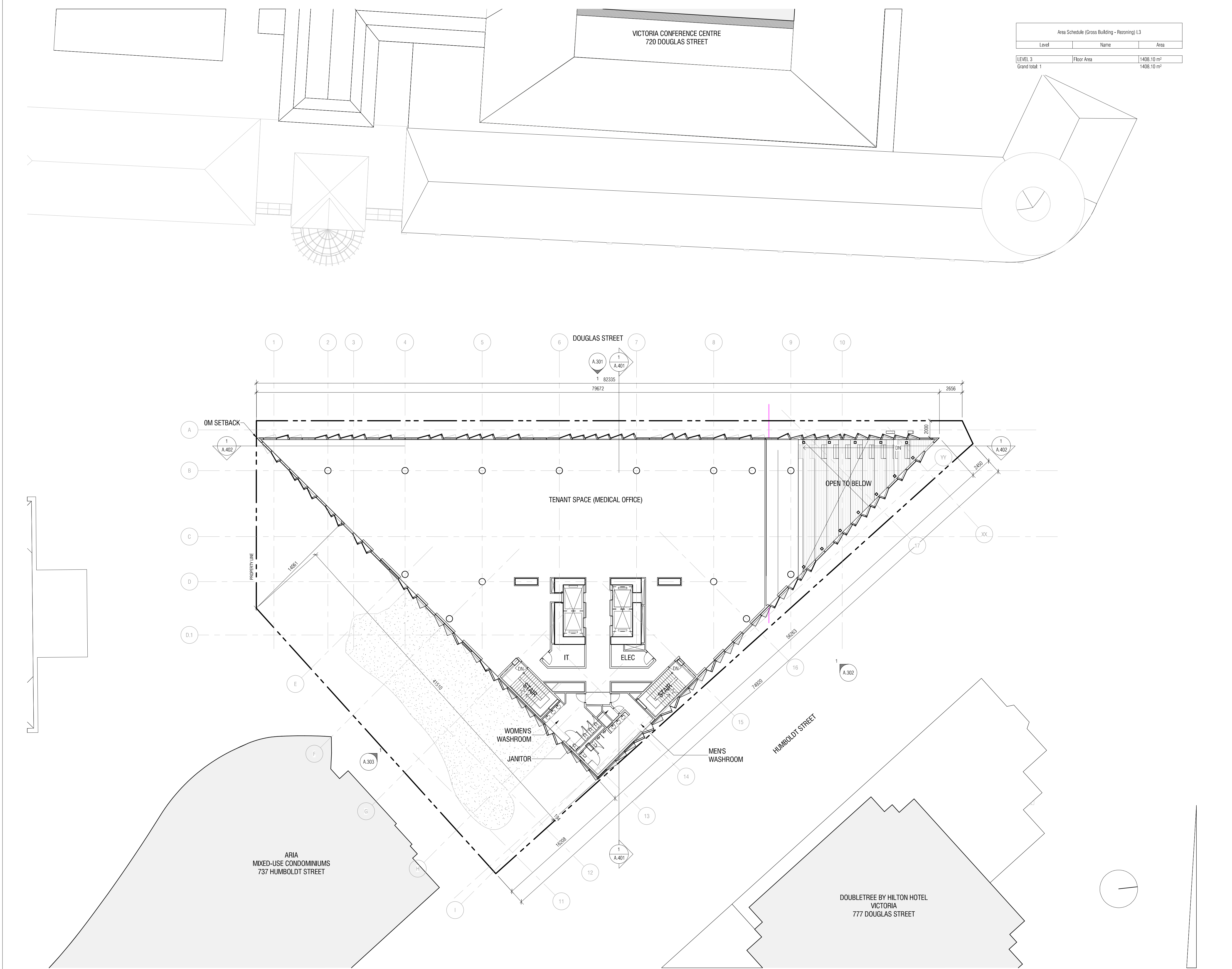
A.106



2021-05-27 4:16:40 PM

Y:\2019\1911 Telus Ocean Comp\DWGS_Bent\Model Archive\201201 TRG resubmission\1911_ARCH_DSA_Building_R20 TRG RS.vrt

2021-05-27 4:16:44 PM



Area Schedule (Gross Building - Rezoning) L3		
Level	Name	Area
LEVEL 3	Floor Area	1408.10 m ²
Grand total: 1		1408.10 m ²

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 3 - REZONING

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

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\2020 TRG resubmission\1911_Arch_DSA_Building_R20 TRG RS.rvt

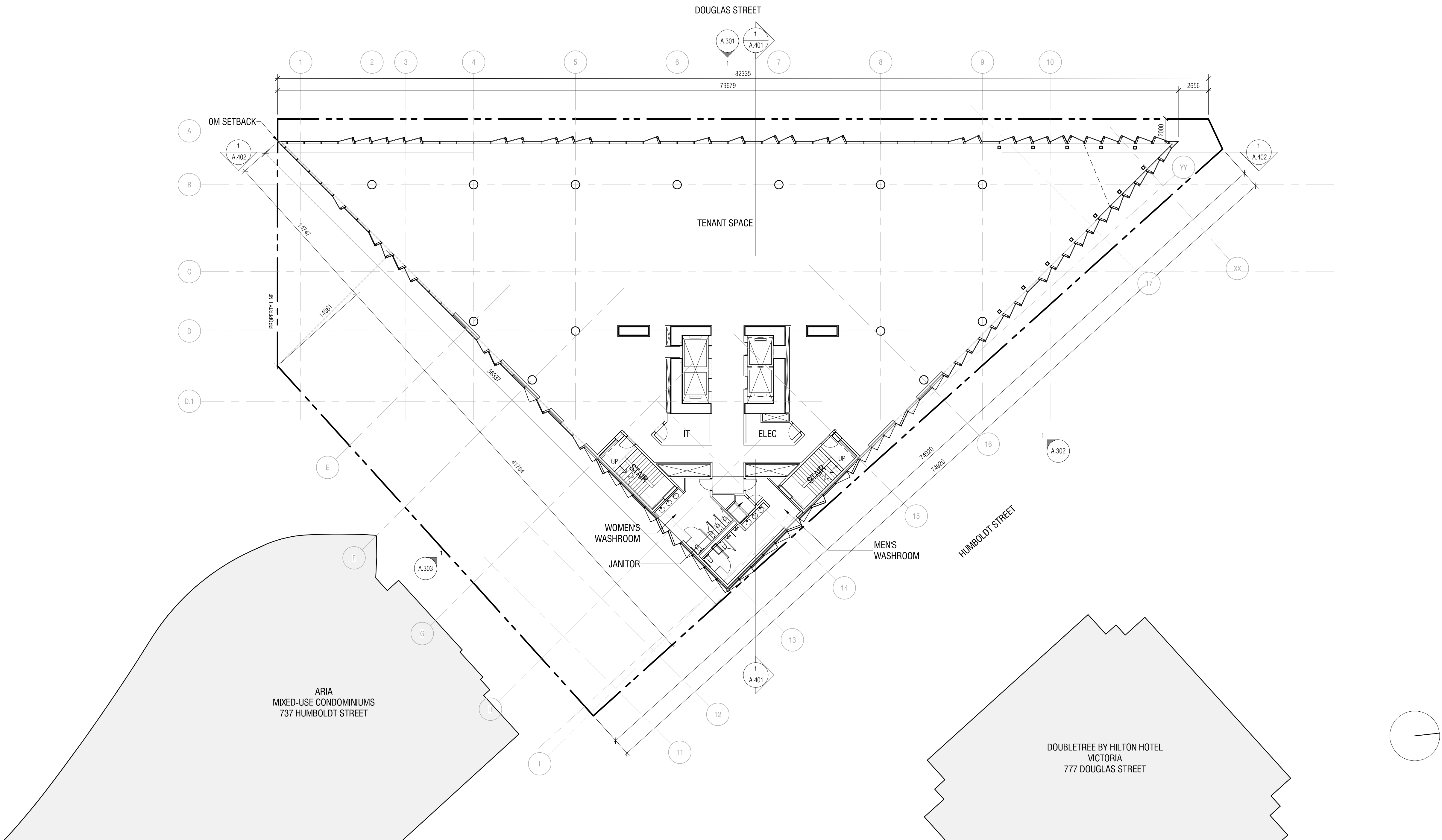
2021-05-27 4:16:49 PM

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

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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



Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

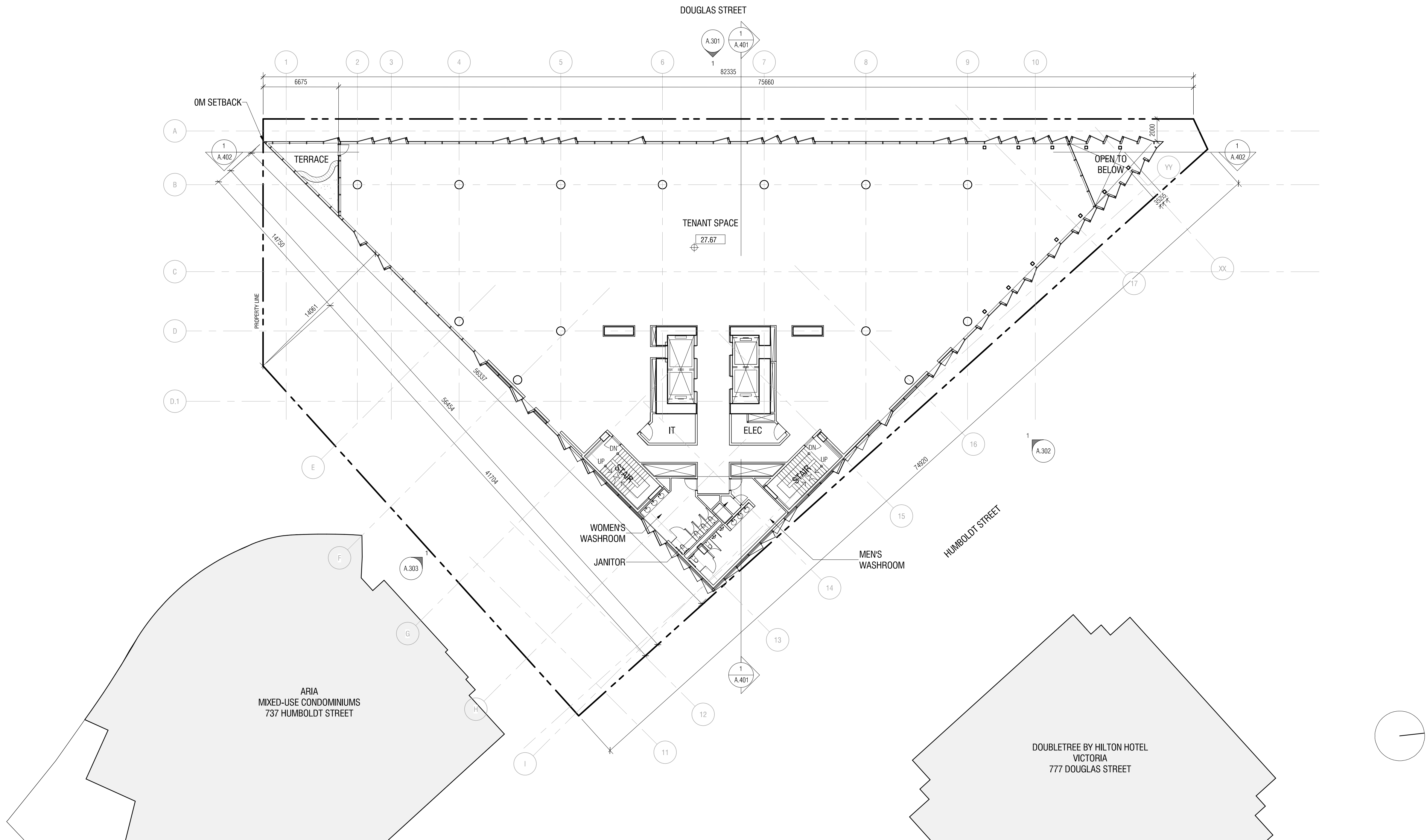
PLAN - LEVEL 4 - REZONING

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

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\201201 TRG resubmission\1911_Arch_LDS_Building_R201 TRG RS.rvt

2021-05-27 4:16:54 PM

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



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

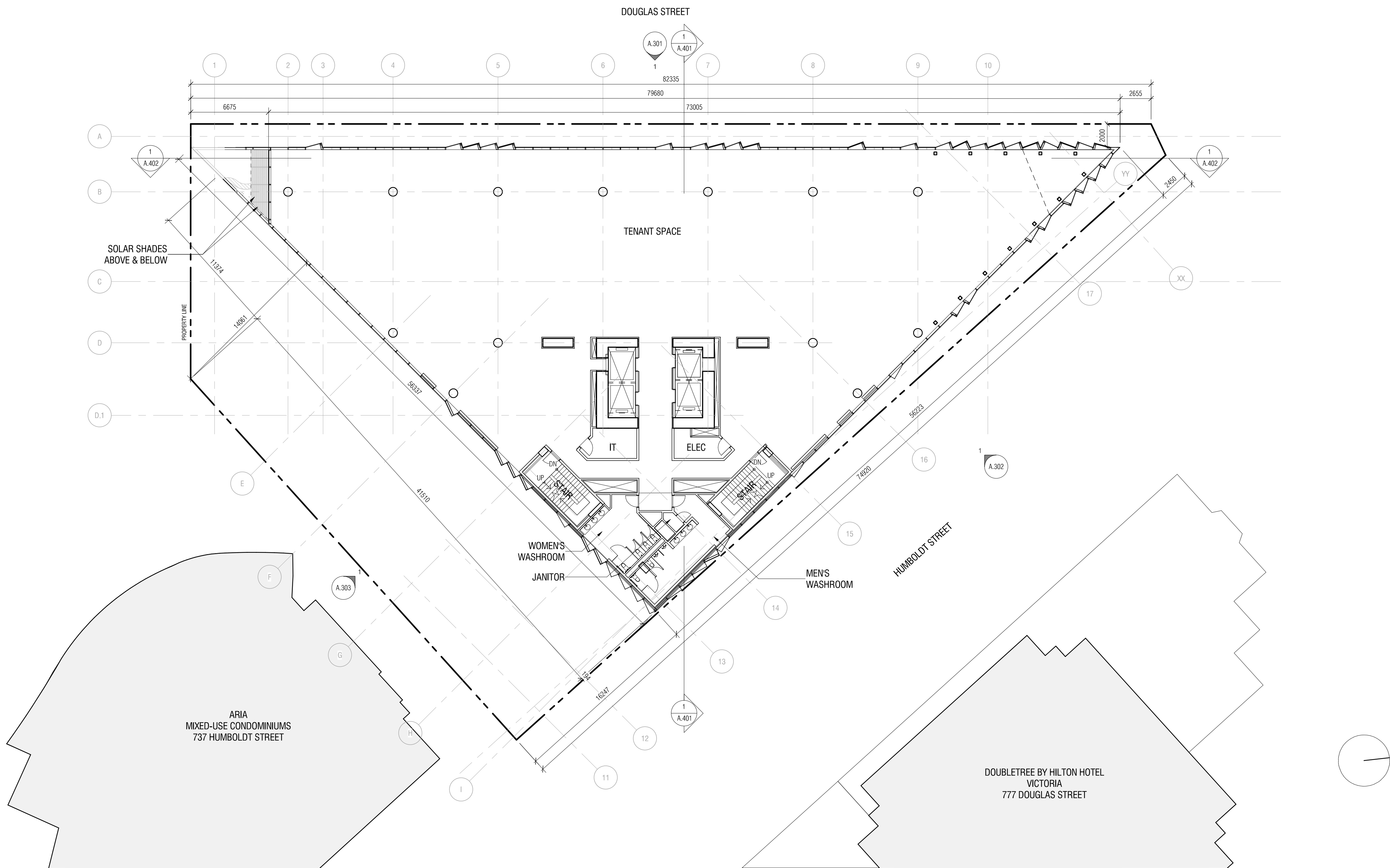
749 Douglas St, Victoria, BC

PLAN - LEVEL 5 - REZONING

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

Y:\2019\1911 Telus Ocean Comp\DWGS_Bent\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_R20 TRG RS.rvt

2021-05-27 4:16:58 PM



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

NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

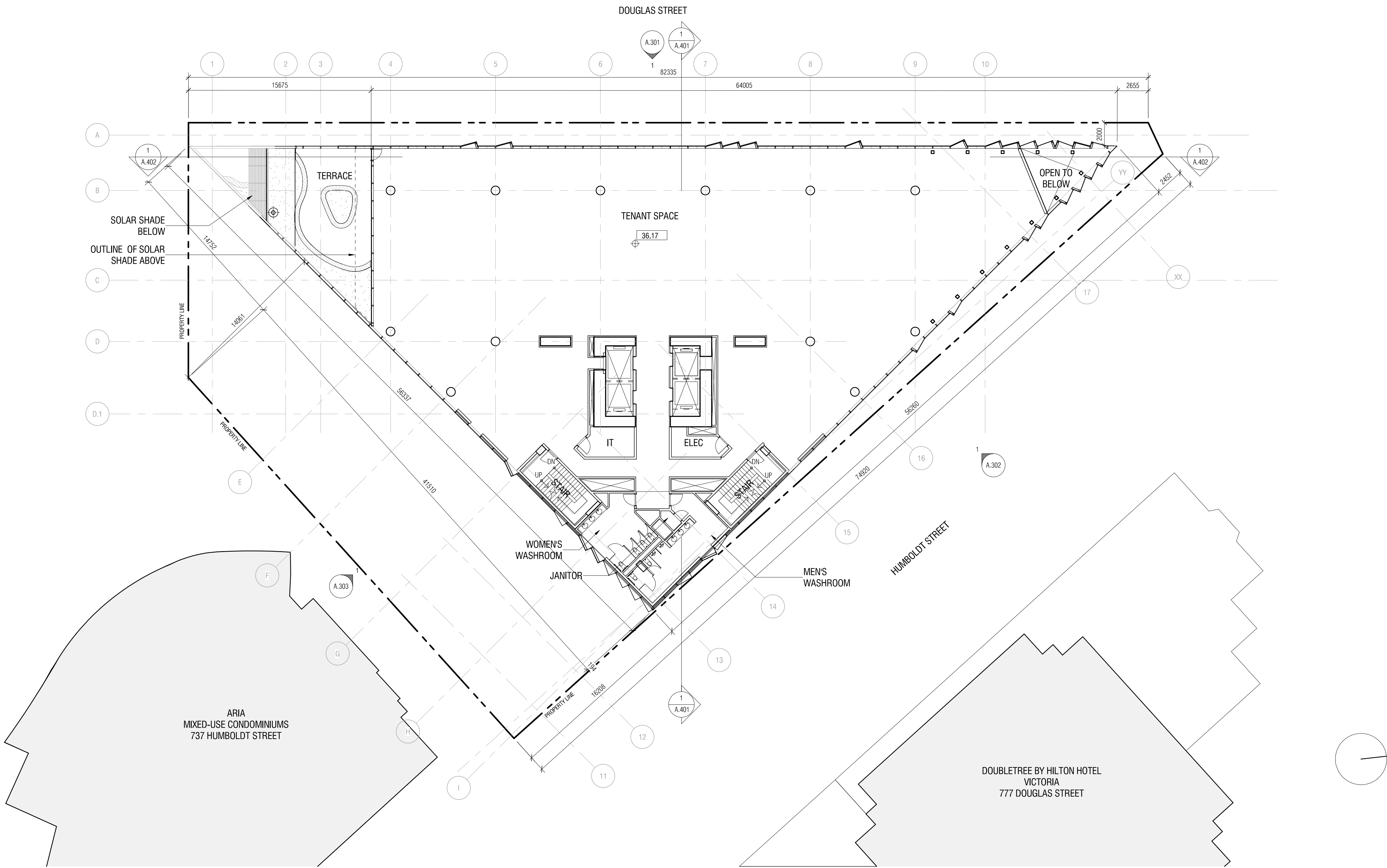
PLAN - LEVEL 6 - REZONING

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

A.110

Y:\2019\1911 Telus Ocean Comp\DWGS_Bent\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_R20 TRG RS.vnt

2021-05-27 4:17:03 PM



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

NOT FOR
CONSTRUCTION

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

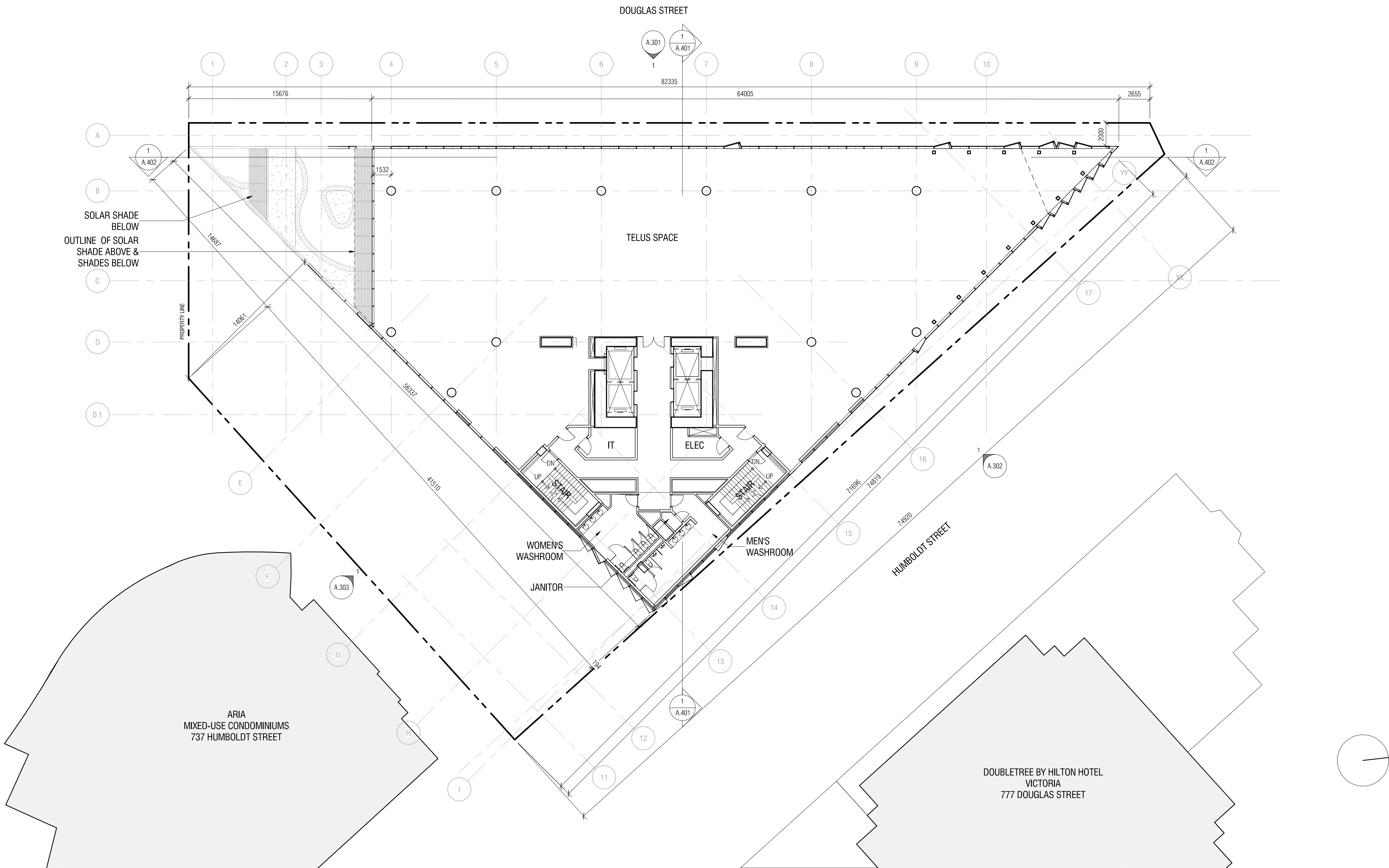
PLAN - LEVEL 7 - REZONING

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

A.111

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_R20 TRG RS.rvt

2021-05-27 4:17:09 PM



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

NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 8 - REZONING

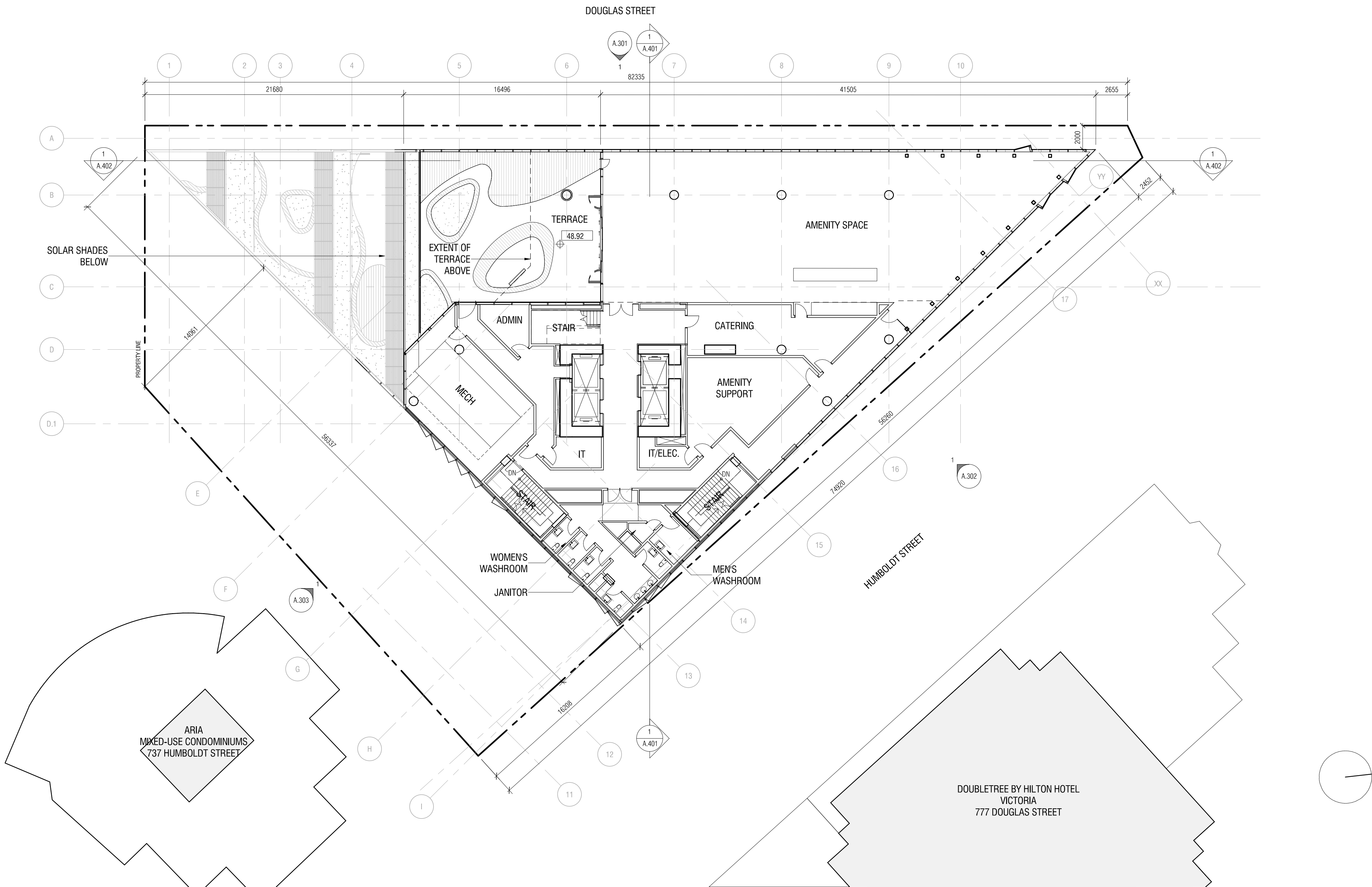
Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.112

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_R20 TRG RS.rvt

2021-05-27 4:17:13 PM

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



ISSUED

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

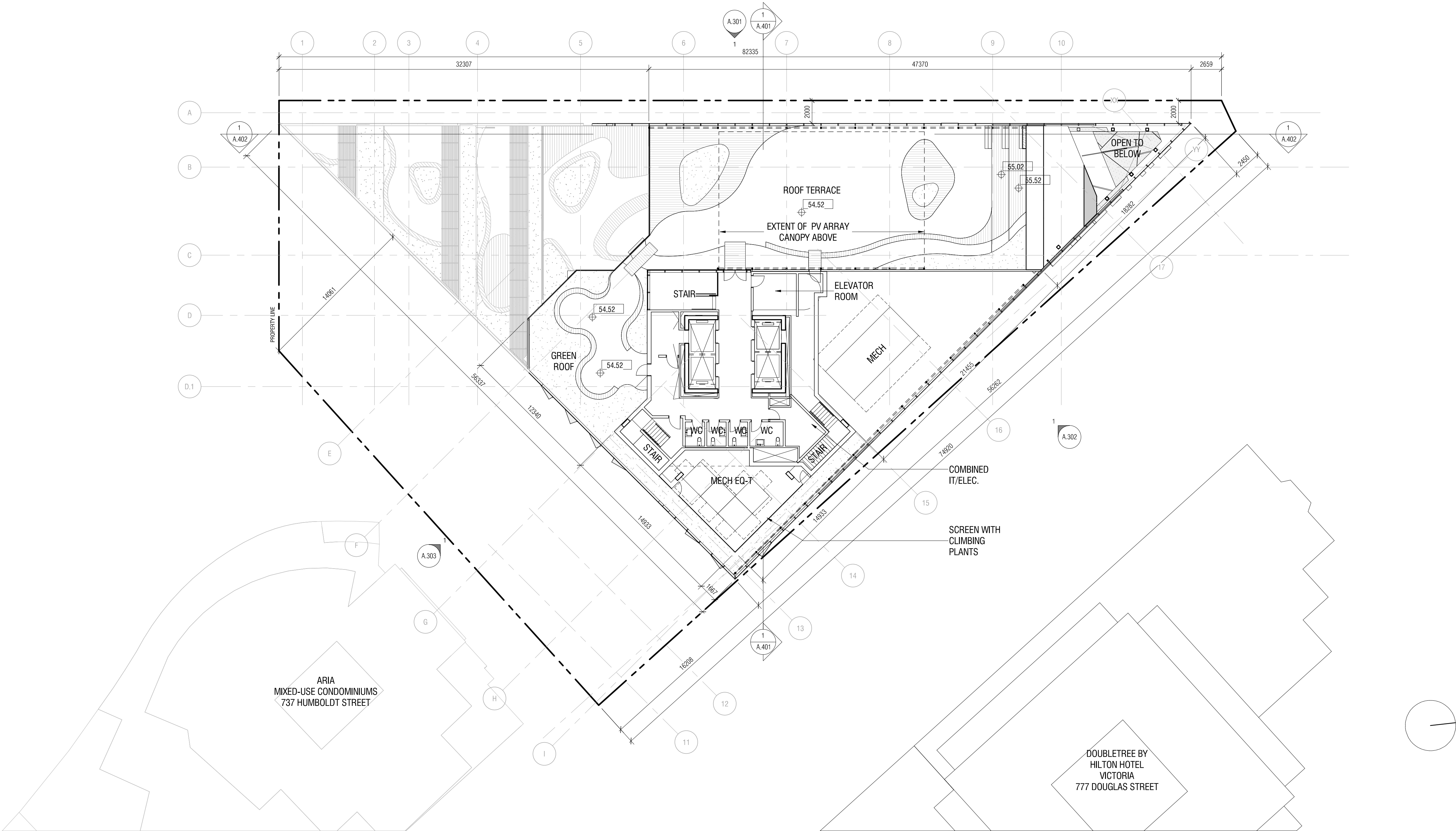
749 Douglas St, Victoria, BC

PLAN - LEVEL 10 - REZONING

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

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_R20 TRG RS-vr

2021-05-27 4:17:15 PM



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

NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 11 - REZONING

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

A.115

DO NOT SCALE DRAWINGS.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

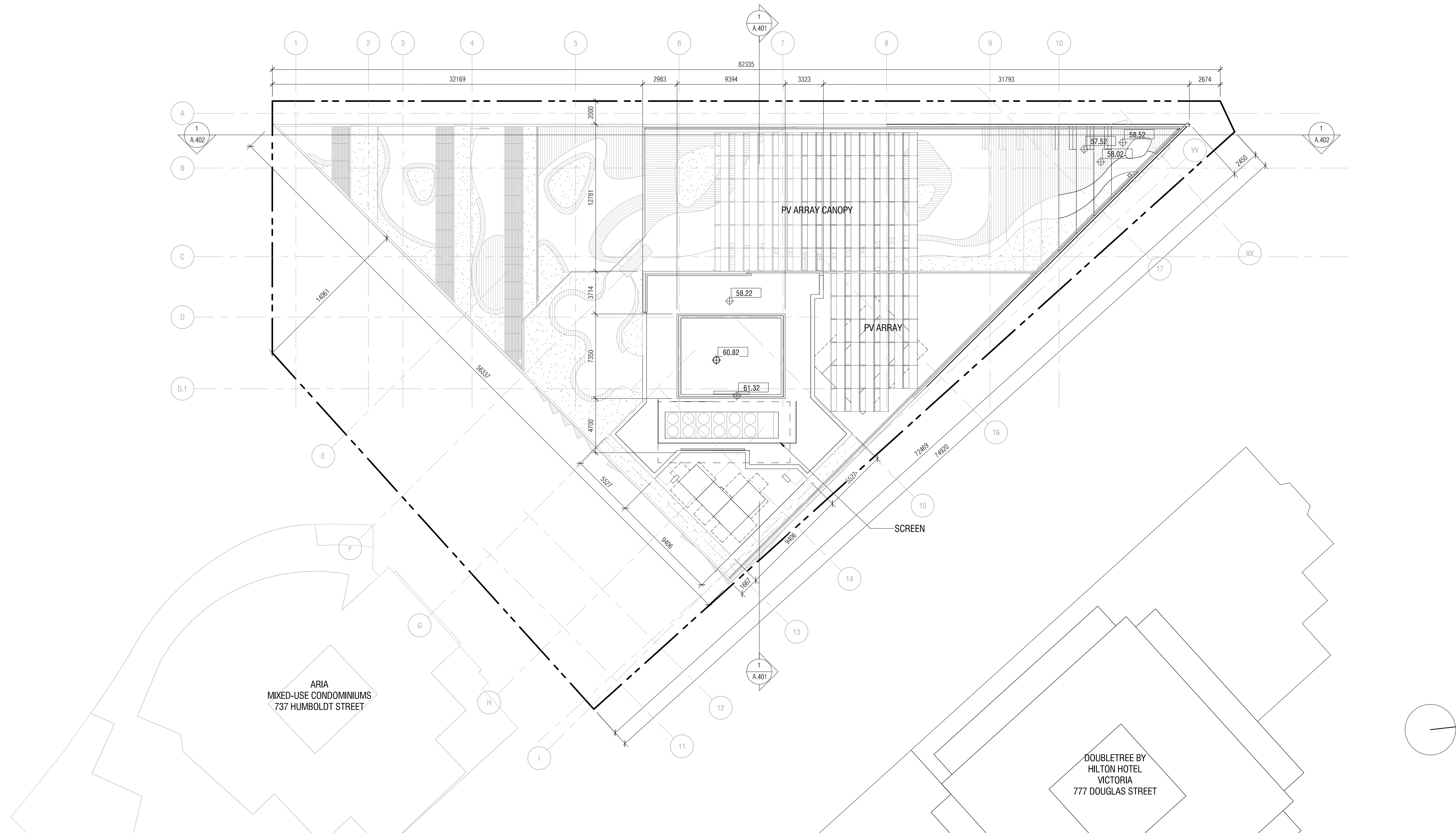
No.	Date	Description
1	2020.06.30	Rezoning-Pre-application
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision
6	2021.04.16	Rezoning-DP Application Revision 2
7	2021.04.23	Rezoning-DP Application Revision 3
8	2021.05.25	Rezoning-DP Application Revision 4
9	2021.05.27	Rezoning-DP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

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsa.ca



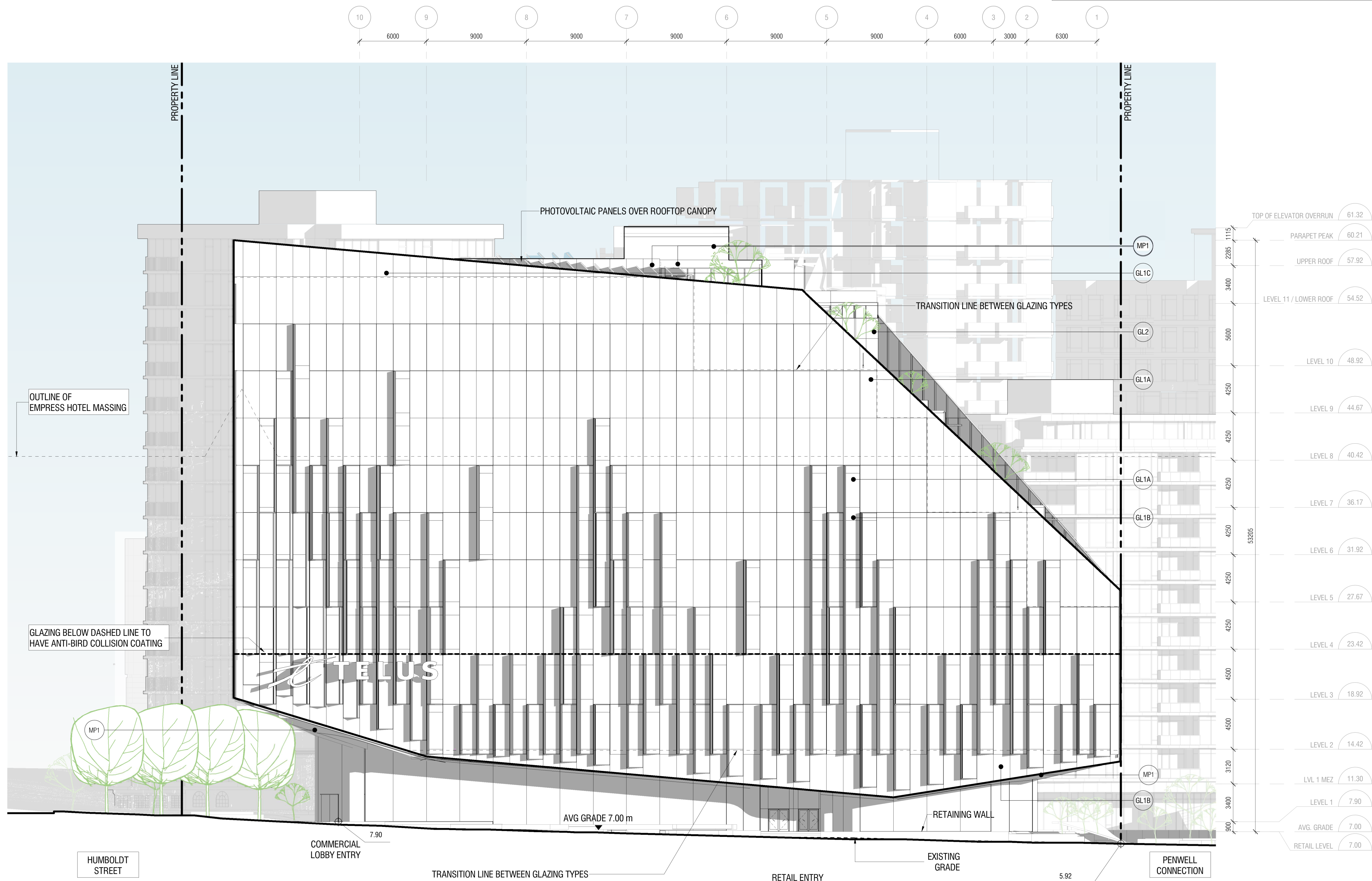
PLAN - UPPER ROOF - REZONING

A.116



Y:\2019\1911 Telus Ocean Comp\DWGS_Serv\Model Archive\201201 TRG resubmission\1911_ARCH_DSA_Building_R20 TRG R5.rvt

2021-05-27 4:17:51 PM



LEGEND

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

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

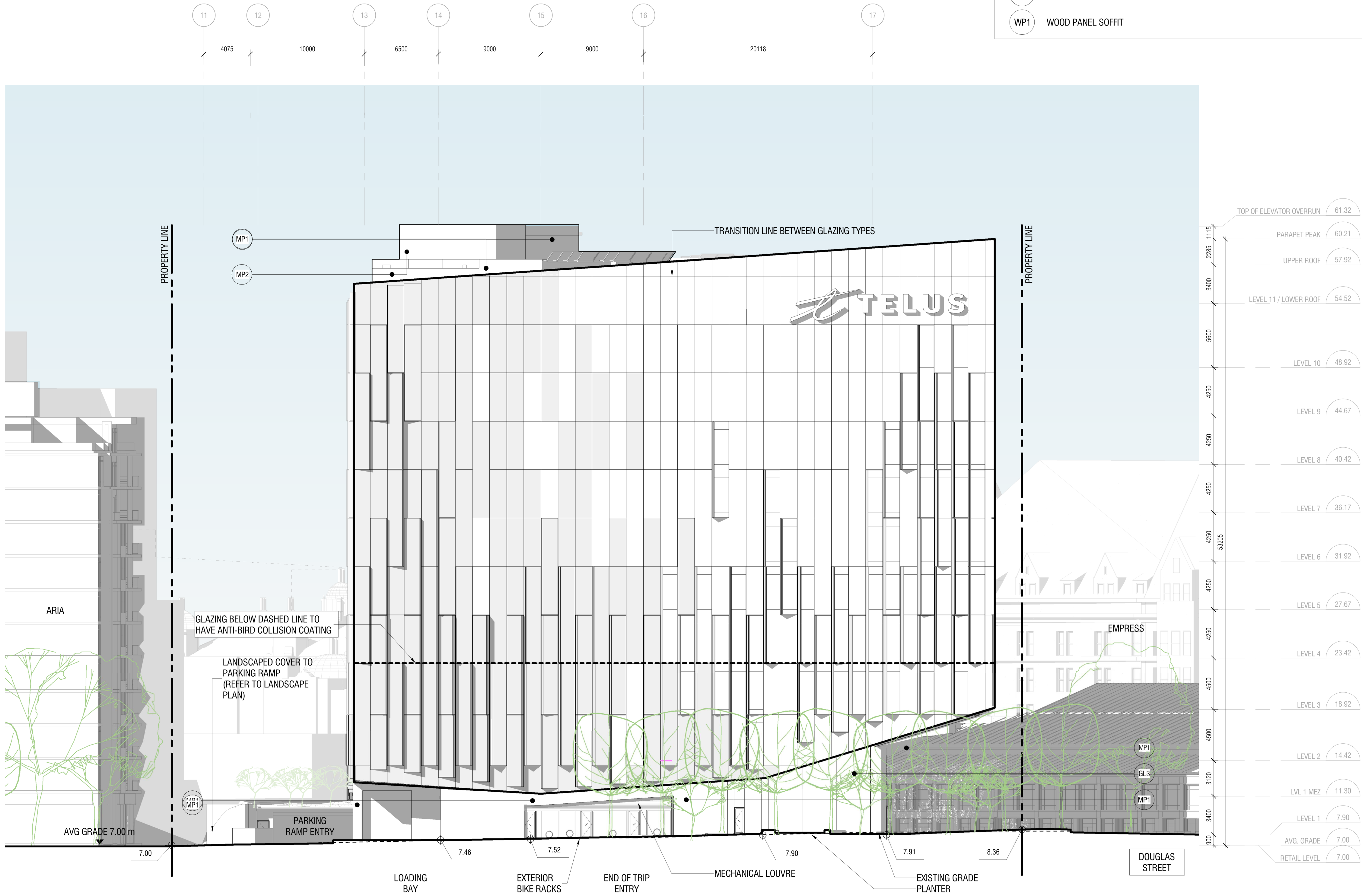
749 Douglas St, Victoria, BC

ELEVATION - WEST - REZONING

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

A.301

NOT FOR
CONSTRUCTION



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



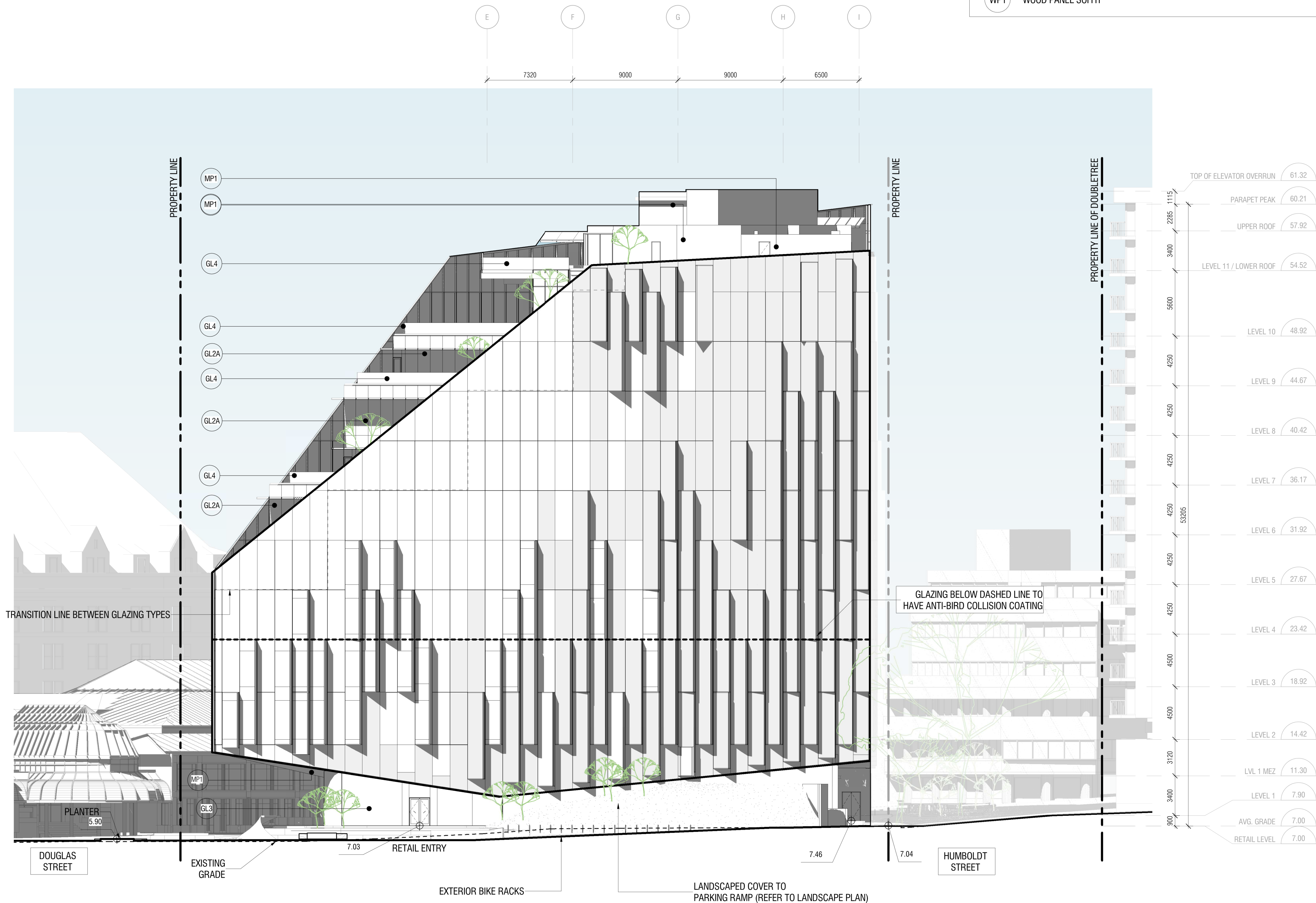
TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - EAST - REZONING

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

A.302



LEGEND

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

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

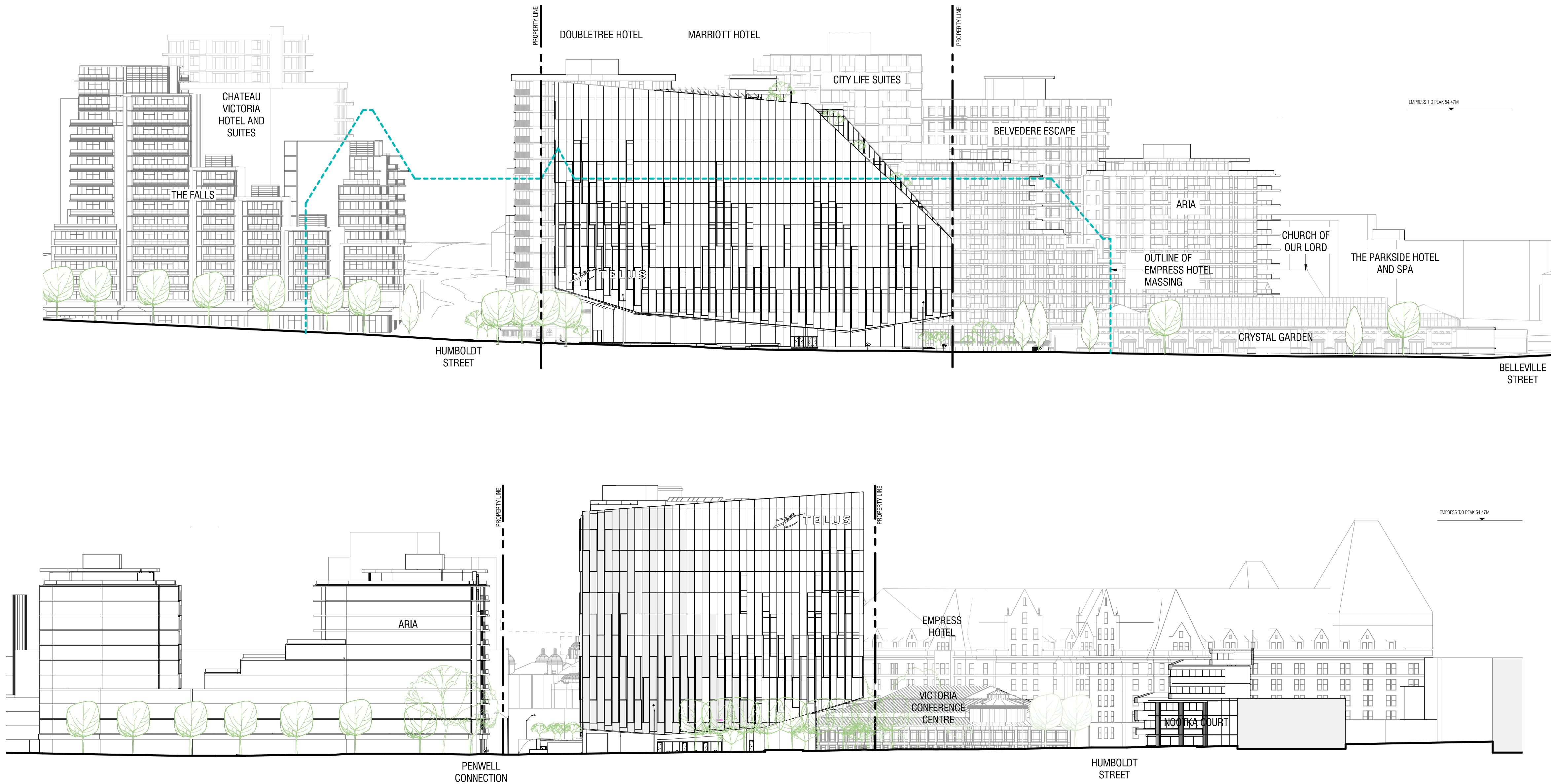
ELEVATION - SOUTH - REZONING

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

A.303

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\2020\ TRG resubmission\1911_ARCH_DSA_Building_R20 TRG RS.rvt

2021-05-27 4:18:47 PM



NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

CONTEXT ELEVATIONS - REZONING

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

A.304

Y:\2019\1911 Telus Ocean Comp\DWGS_Serv\Model Archive\2020\ TRG resubmission\1911_ARCH_DSA_Building_R20 TRG RS.vrt

2021-05-27 4:18:52 PM



NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

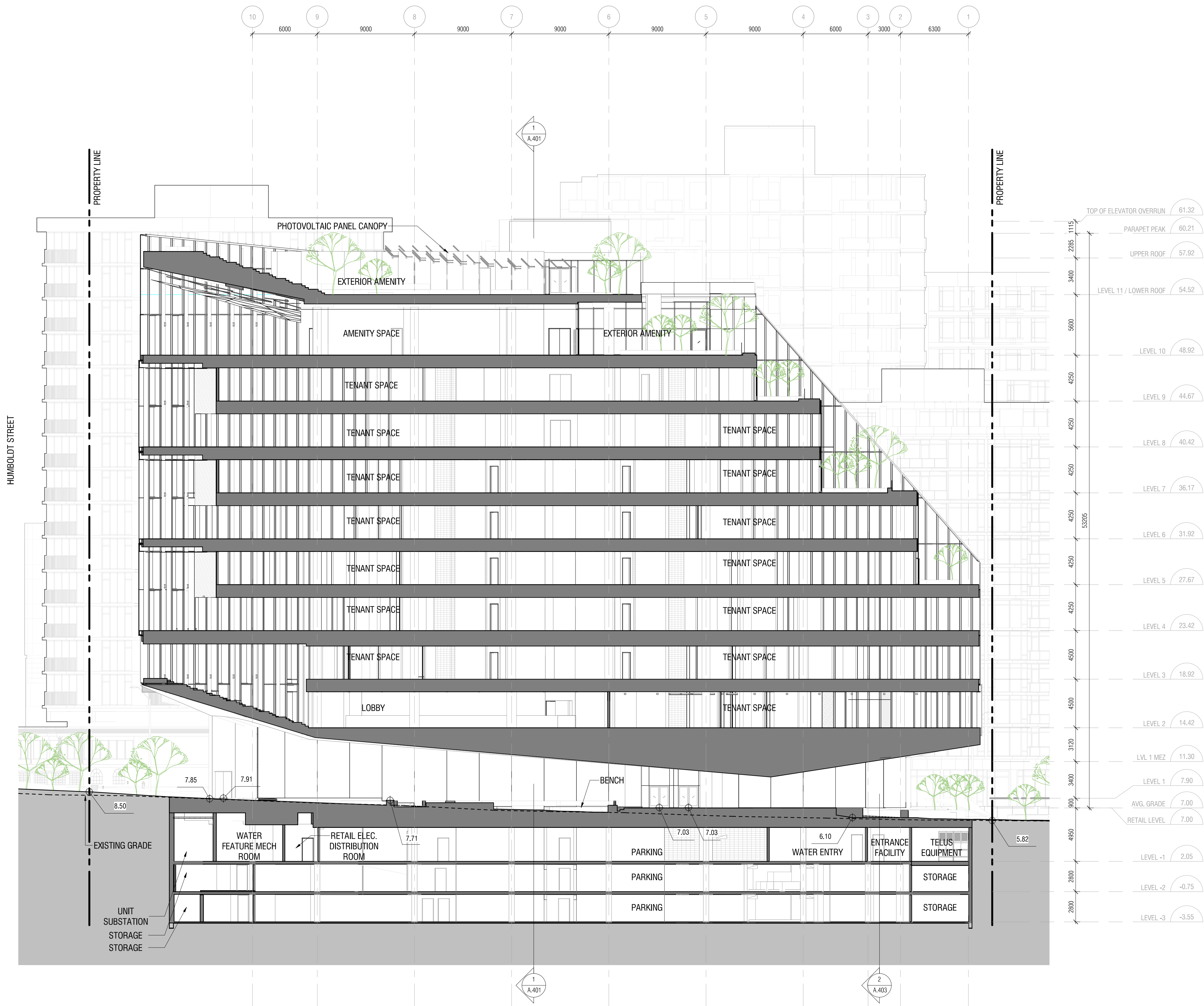
SECTION A - REZONING

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

A.401

Y:\2019\1911 Telus Ocean Comp\DWGS_Bent\Model Archive\201201 TRG resubmission\1911_Arch_DSA_Building_R20 TRG R5.rvt

2021-05-27 4:19:00 PM



NOT FOR
CONSTRUCTION

ISSUED

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

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



TELUS OCEAN

749 Douglas St, Victoria, BC

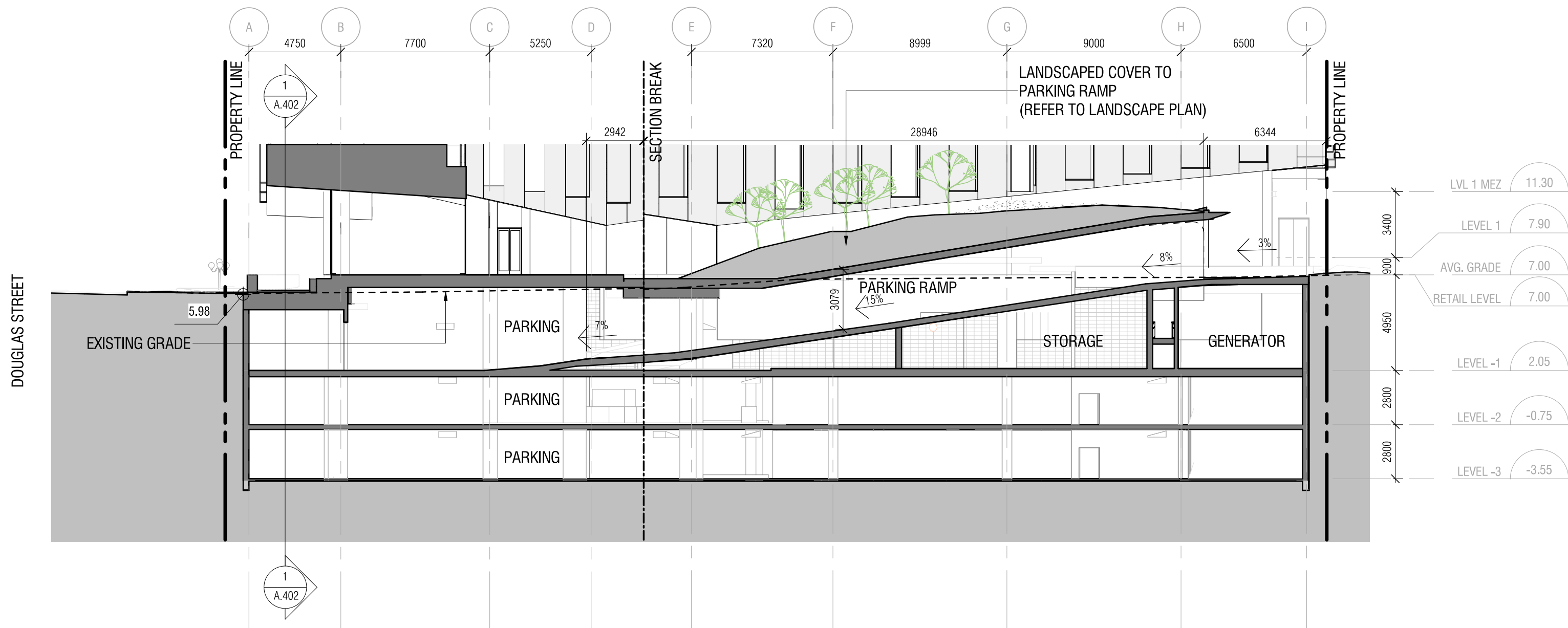
SECTION D - REZONING

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

A.402

Y:\2019\1911 Telus Ocean Comp\DWGS_Revit\Model Archive\2020\ TRG resubmission\1911_Arch_DSA_Building_R20 TRG RS.rvt

2021-05-27 4:19:04 PM



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.

DO NOT SCALE DRAWINGS.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THE DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

NOT FOR
CONSTRUCTION

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

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



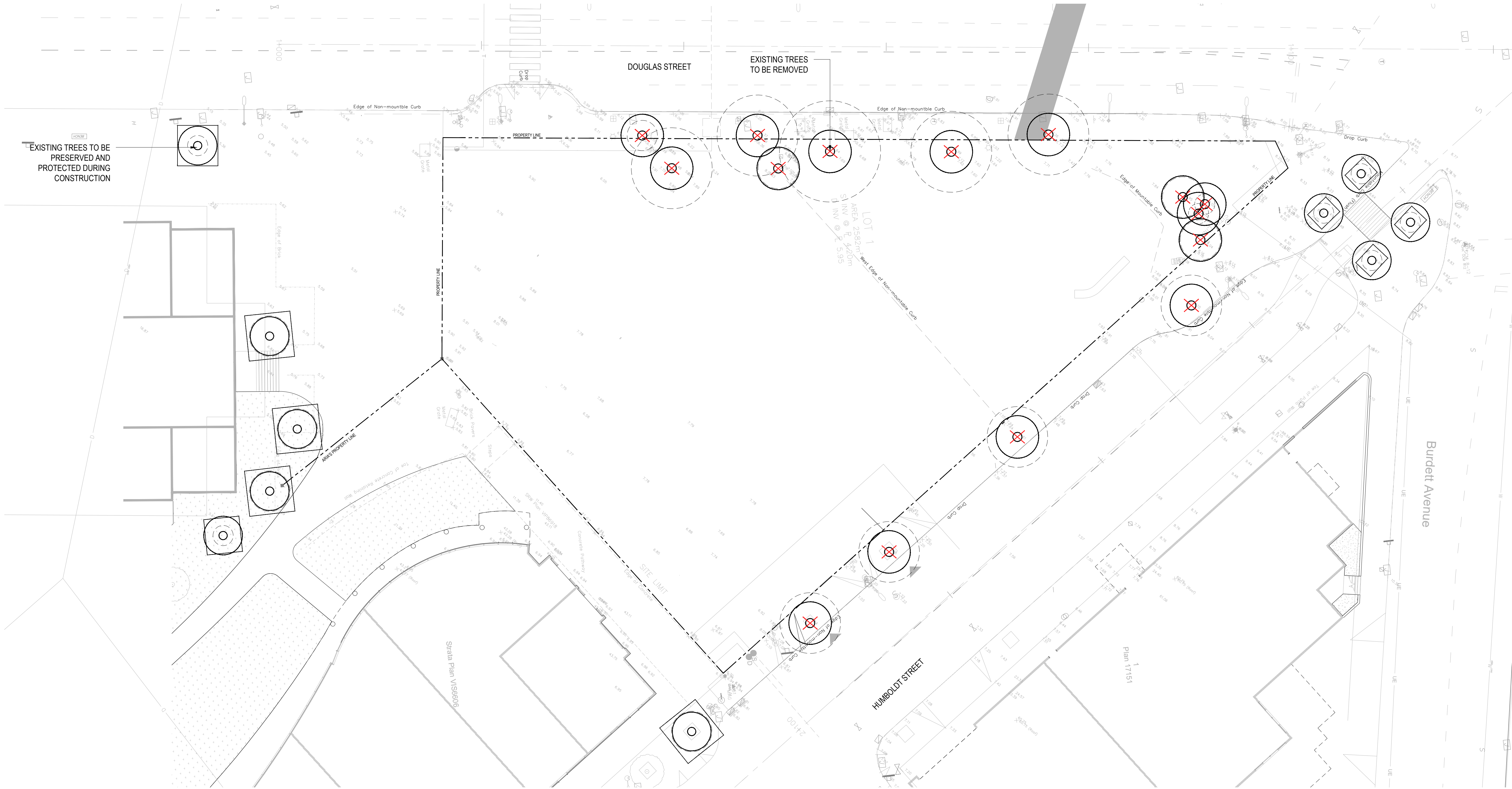
TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION F - REZONING

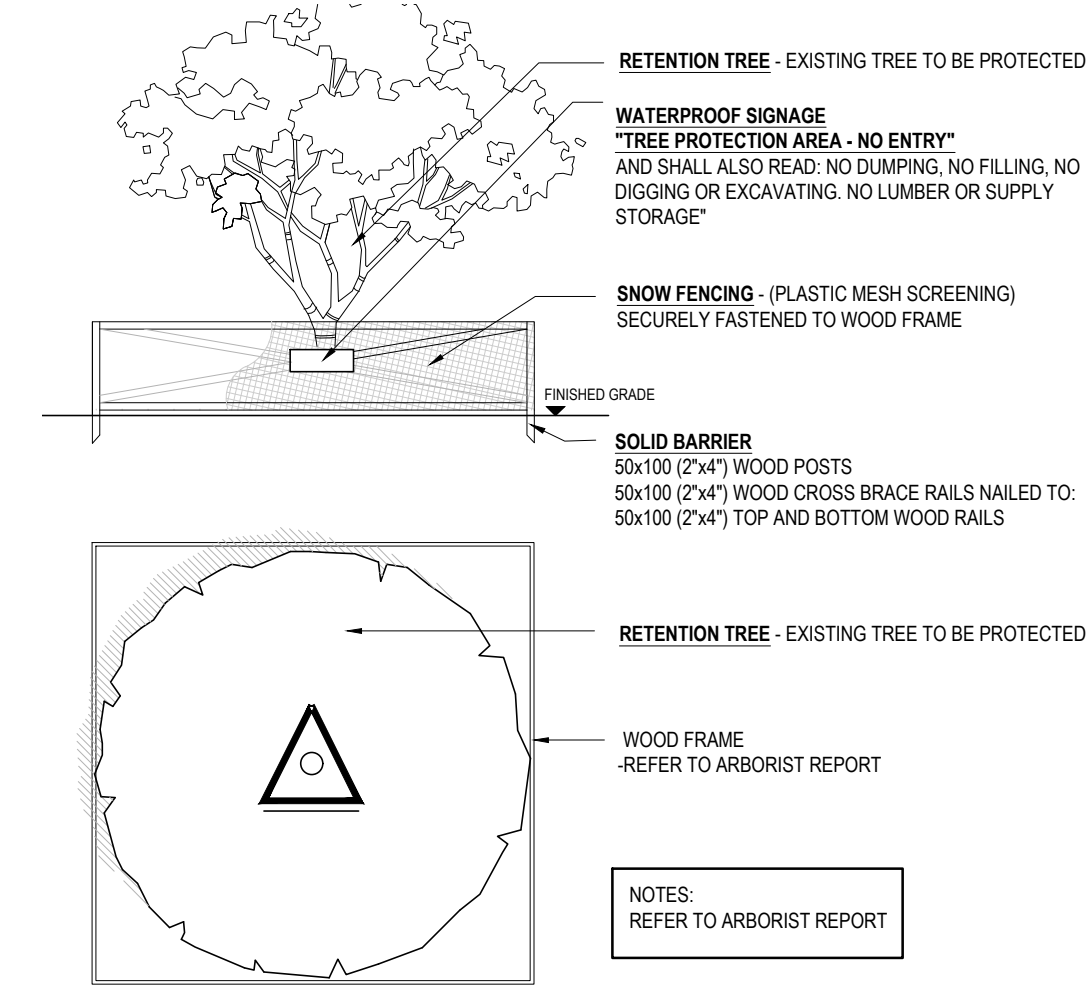
Scale: 1 : 200
Project No: 1911
Date: 2021/05/27

A.403

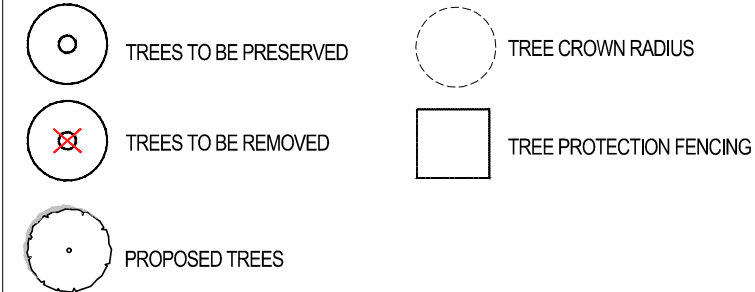


1 TREE MANAGEMENT PLAN

SCALE: 1:200



LEGEND



NOTES:

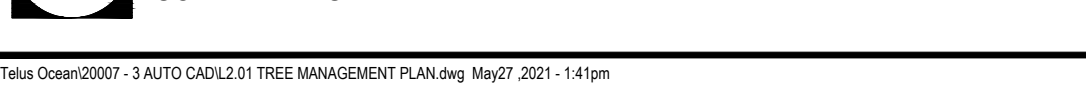
- ALL CONSTRUCTION WORK CLOSE TO EXISTING TREES TO BE RETAINED SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE CITY OF VICTORIA ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES, ALL MODIFICATIONS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

SUMMARY TREE STATISTICS

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

2 TREE PROTECTION FENCING

SCALE: NTS



CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

COPYRIGHT RESERVED:

This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

ISSUANCE:

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

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.736.3568
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

TREE MANAGEMENT PLAN

PFS PROJECT NUMBER:

20007

DATE:

07/15/2020

DRAWN BY:

JW

CHECKED BY:

NM

SCALE:

1:200

DWG. NO.:

L2.01

OF: XX

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

COPYRIGHT RESERVED:

This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

ISSUANCE:

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

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.736.5544
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
GROUND LEVEL

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

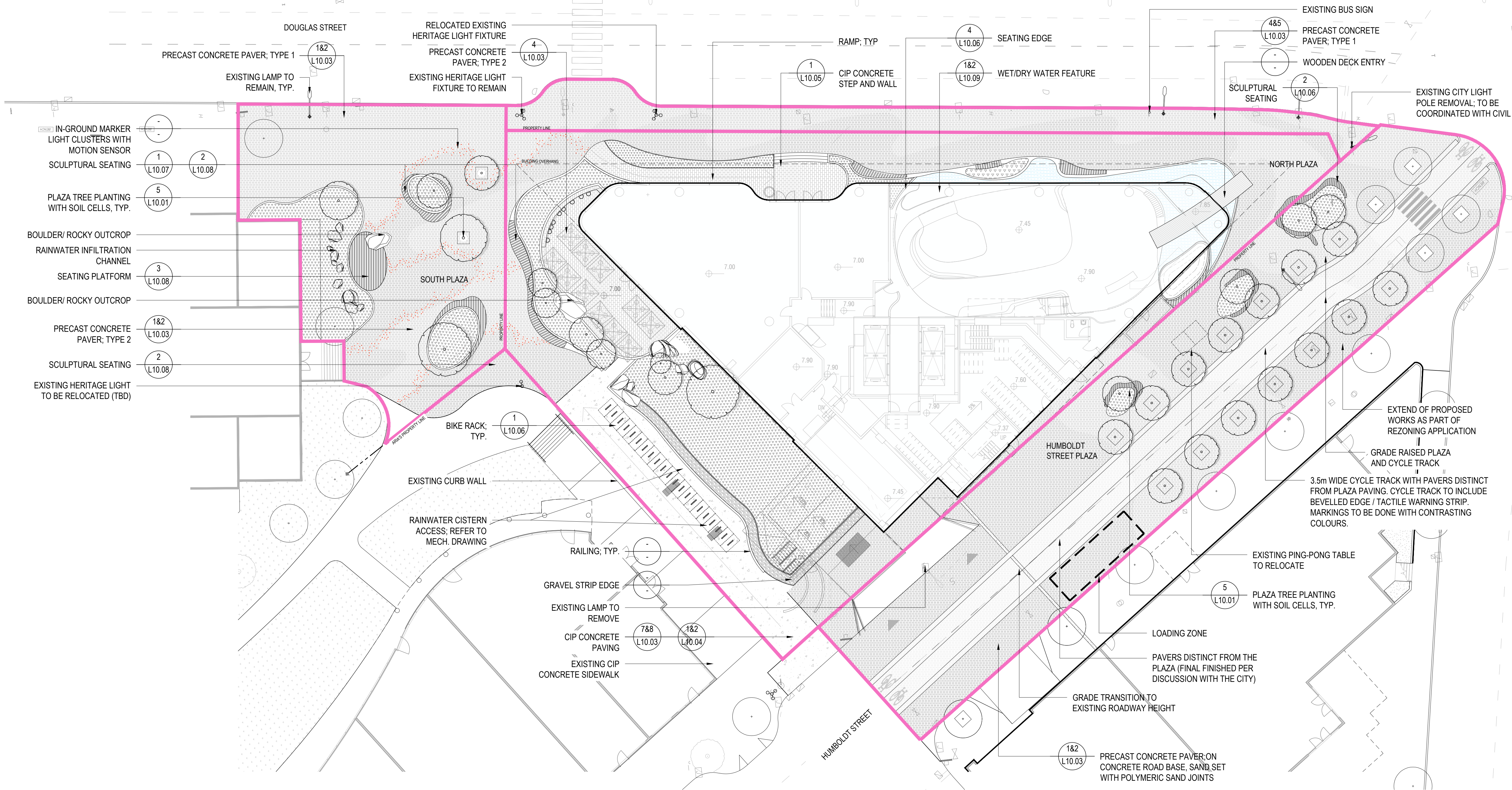
CHECKED BY:
NM

SCALE:
1:200

DWG. NO.:

L3.01

OF: XX



1 MATERIAL PLAN - GROUND LEVEL

SCALE: 1:200

LEGEND

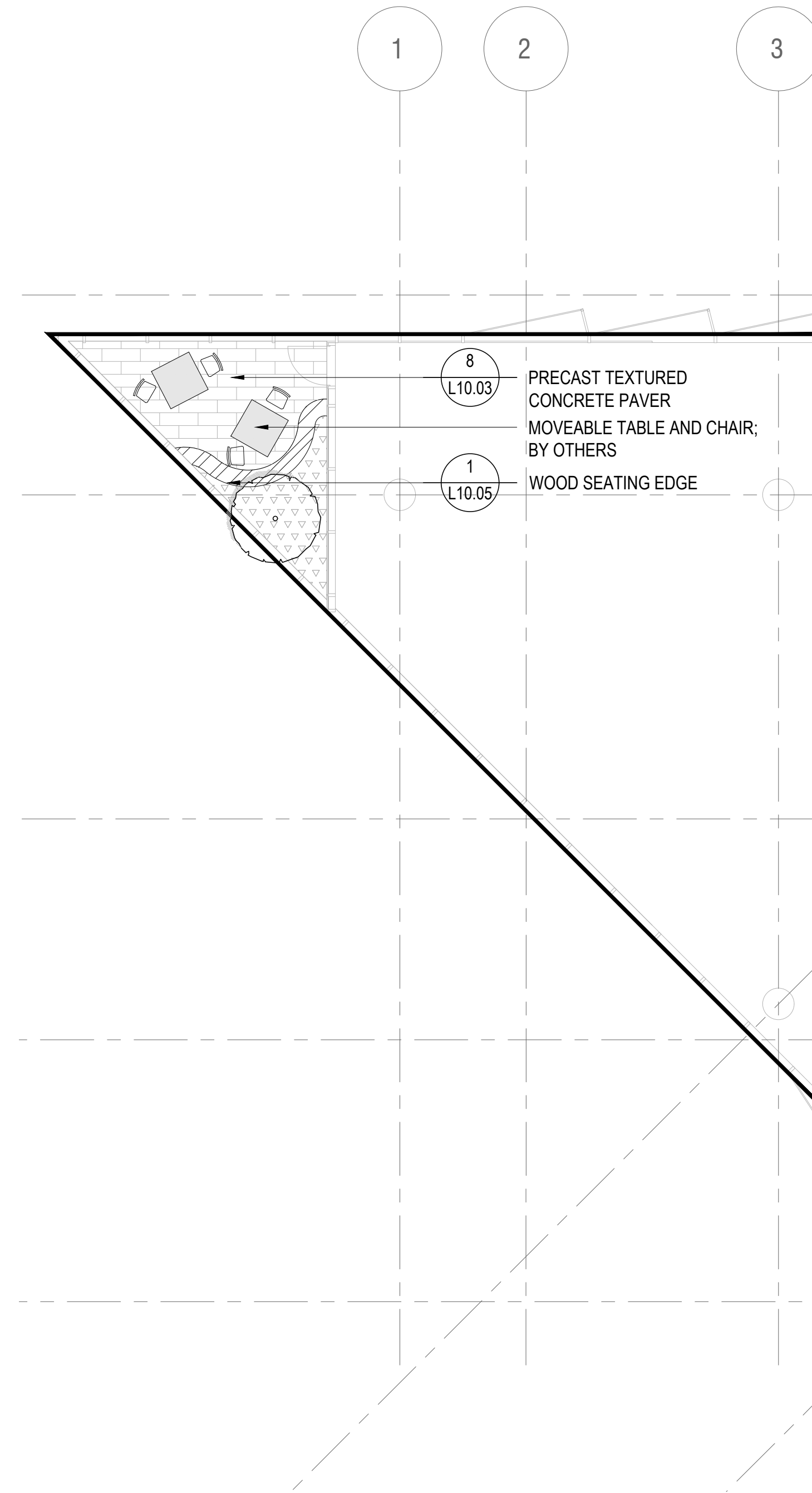
P1	PRECAST CONCRETE PAVER - TYPE 1
P2	PRECAST CONCRETE PAVER - TYPE 2
P3	PRECAST CONCRETE PAVER - TYPE 2
P4	CIP CONCRETE
	SCULPTURAL SEATING / SEATING PLATFORM
	WATER FEATURE
	PLANTING AREA

GENERAL NOTES:

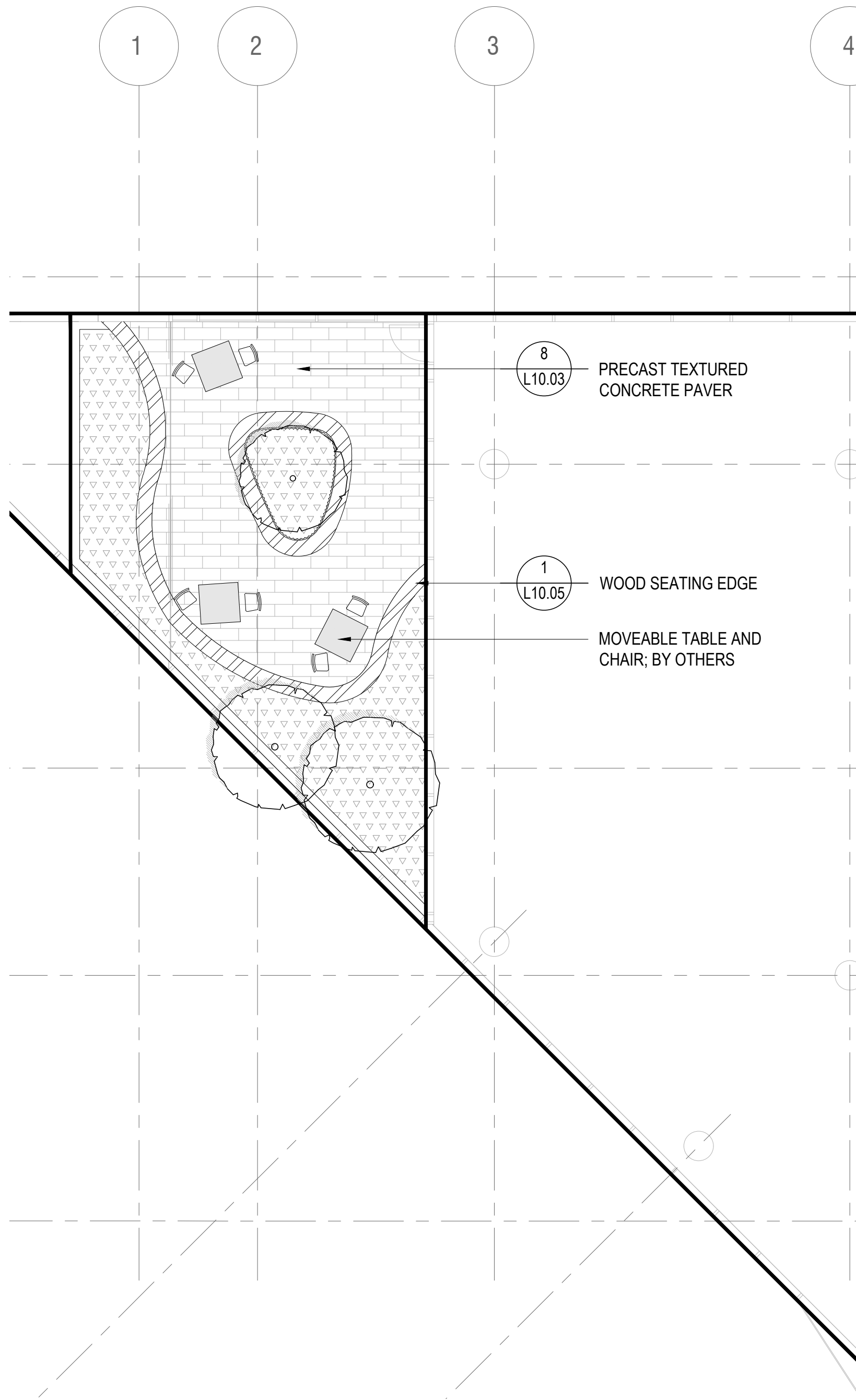
- Do not scale drawings. Use dimensional information as noted in drawings. Contact the Landscape Architect immediately if there is any ambiguity, lack of information or inconsistency. Disregard for this note and extra costs incurred will not be accepted.
- All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
- The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- The Contractor shall be responsible for verifying the property line.

IN-GROUND LIGHT - REFERENCE IMAGE

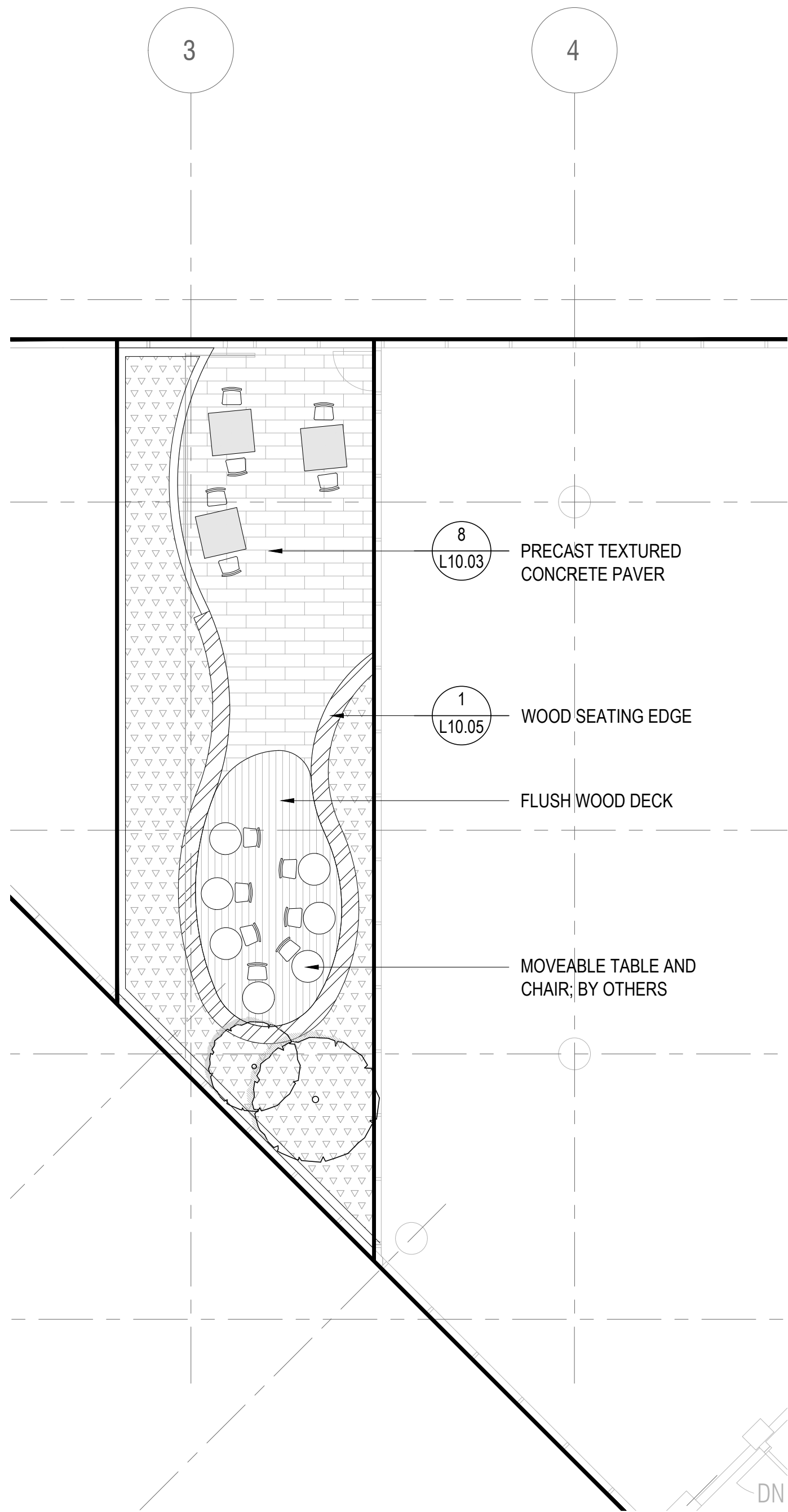




1 MATERIAL PLAN - LEVEL 5
SCALE: 1:100

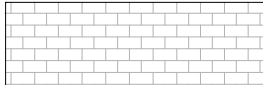
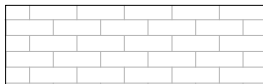
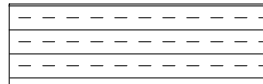
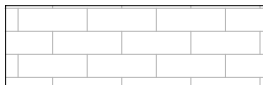


2 MATERIAL PLAN - LEVEL 7
SCALE: 1:100



3 MATERIAL PLAN - LEVEL 9
SCALE: 1:100

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

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

- GENERAL NOTES:
- Do not scale drawings. Use dimensional information as noted in drawings. Contact the Landscape Architect immediately if there is any ambiguity, lack of information or inconsistency. Disregard for this note and extra costs incurred will not be accepted.
 - All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
 - The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
 - Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
 - The Contractor shall be responsible for verifying the property line.

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

COPYRIGHT RESERVED:

This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

ISSUANCE:

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

PFS STUDIO 1777 West 3rd Avenue
Vancouver BC V6J 1K7
404.796.5168
pfs@pfs.bc.ca
www.pfs.bc.ca
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

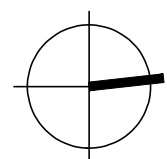
CHECKED BY:
NM

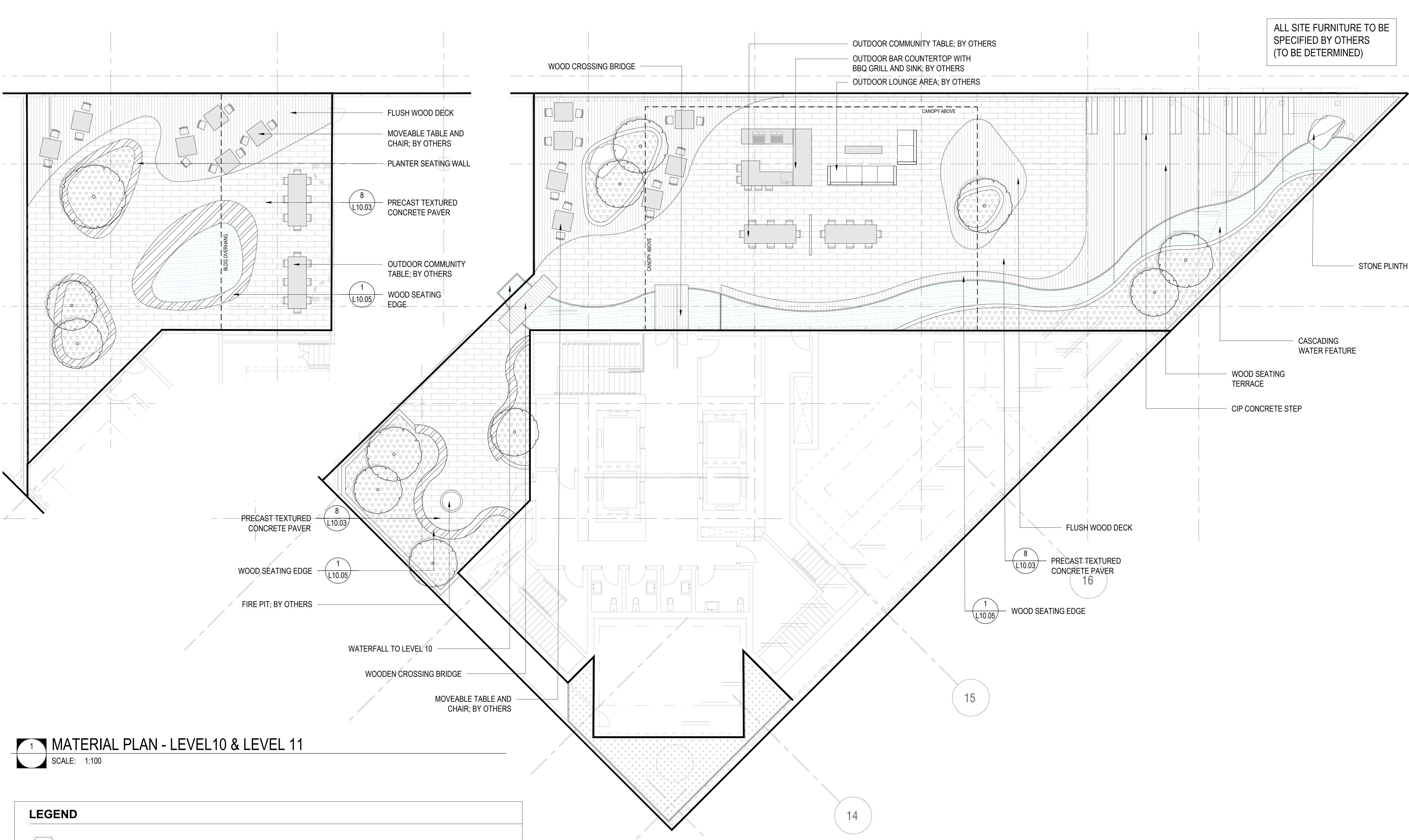
SCALE:
1:100

DWG. NO.:

L3.02

OF: XX





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

WOOD CROSSING BRIDGE

OUTDOOR COMMUNITY TABLE; BY OTHERS
OUTDOOR BAR COUNTERTOP WITH BBQ GRILL AND SINK; BY OTHERS
OUTDOOR LOUNGE AREA; BY OTHERS

FLUSH WOOD DECK
MOVEABLE TABLE AND CHAIR; BY OTHERS
PLANTER SEATING WALL

8
L10.03
PRECAST TEXTURED CONCRETE PAVER

1
L10.05
OUTDOOR COMMUNITY TABLE; BY OTHERS
WOOD SEATING EDGE

STONE PLINTH

CASCADING WATER FEATURE

WOOD SEATING TERRACE

CIP CONCRETE STEP

PRECAST TEXTURED CONCRETE PAVER

WOOD SEATING EDGE

FIRE PIT; BY OTHERS

WATERFALL TO LEVEL 10

WOODEN CROSSING BRIDGE

MOVEABLE TABLE AND CHAIR; BY OTHERS

FLUSH WOOD DECK

8
L10.03
PRECAST TEXTURED CONCRETE PAVER
16

1
L10.05
WOOD SEATING EDGE

15

14

1 MATERIAL PLAN - LEVEL 10 & LEVEL 11

SCALE: 1:100

LEGEND

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

GENERAL NOTES:

- Do not scale drawings. Use dimensional information as noted in drawings. Contact the Landscape Architect immediately if there is any ambiguity, lack of information or inconsistency. Disregard for this note and extra costs incurred will not be accepted.
- All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
- The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- The Contractor shall be responsible for verifying the property line.

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

COPYRIGHT RESERVED:

This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

ISSUANCE:

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

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver, BC V6J 1K7
604.796.5168
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

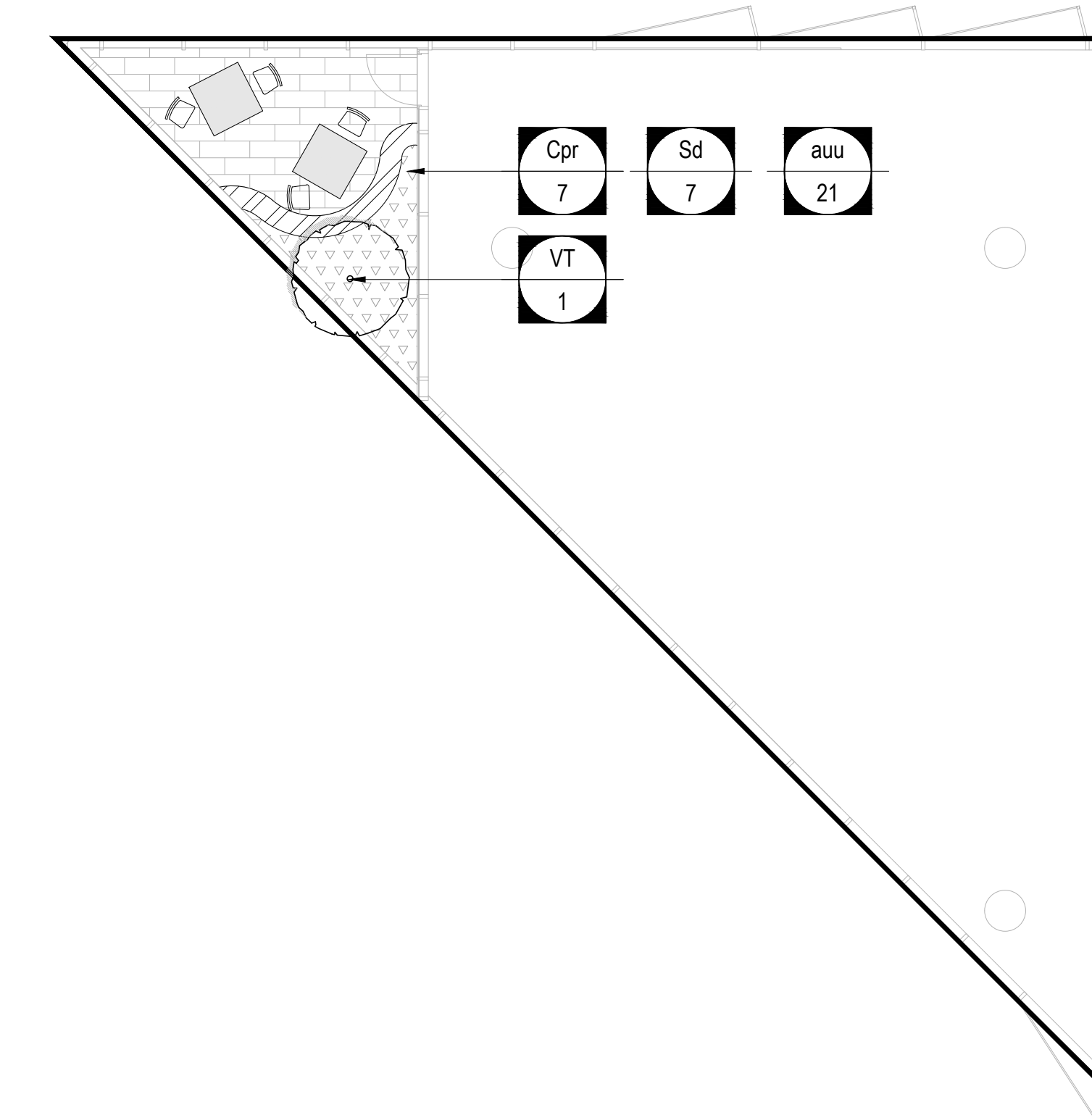
CHECKED BY:
NM

SCALE:
1:100

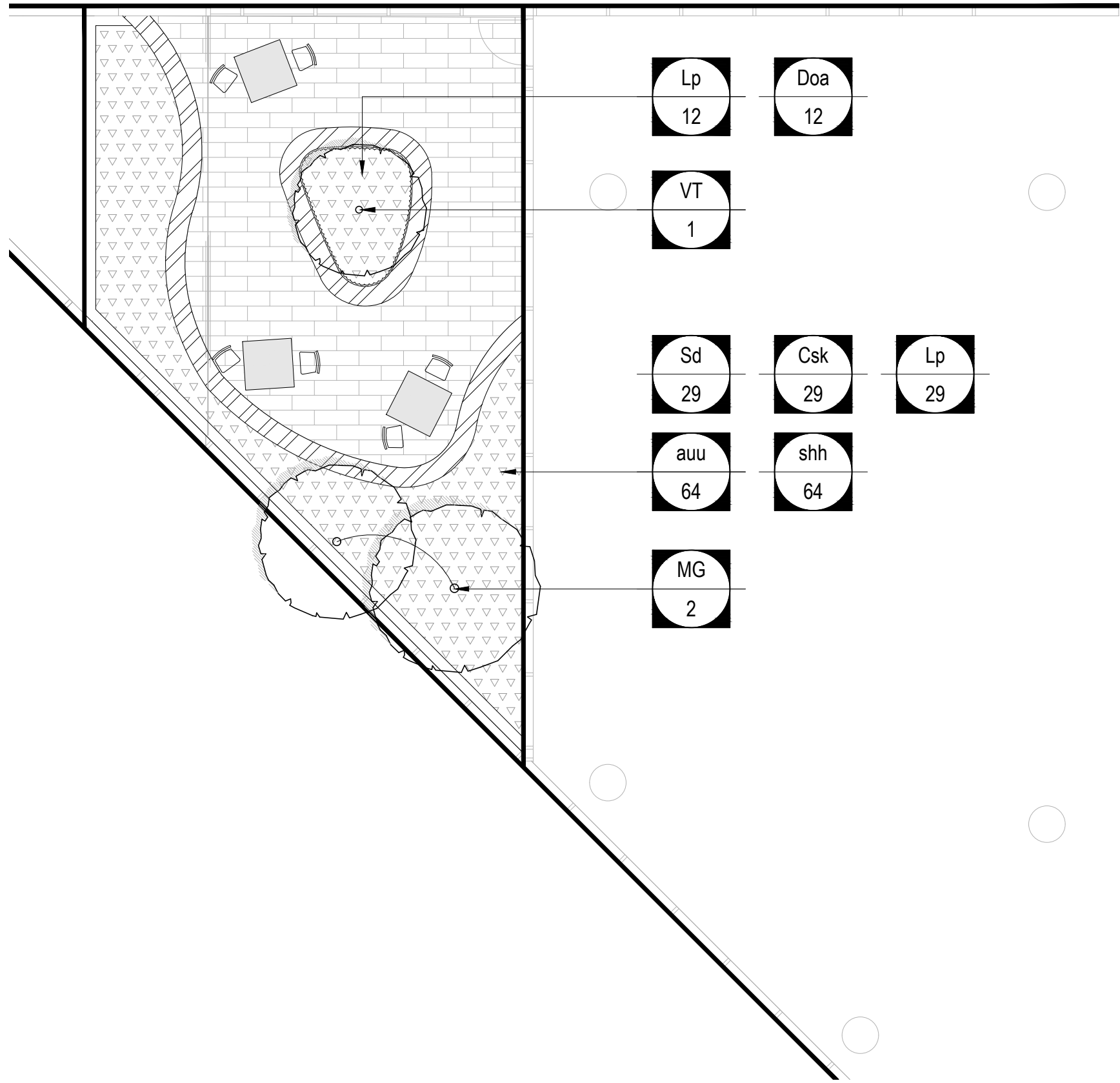
DWG. NO.:

L3.03

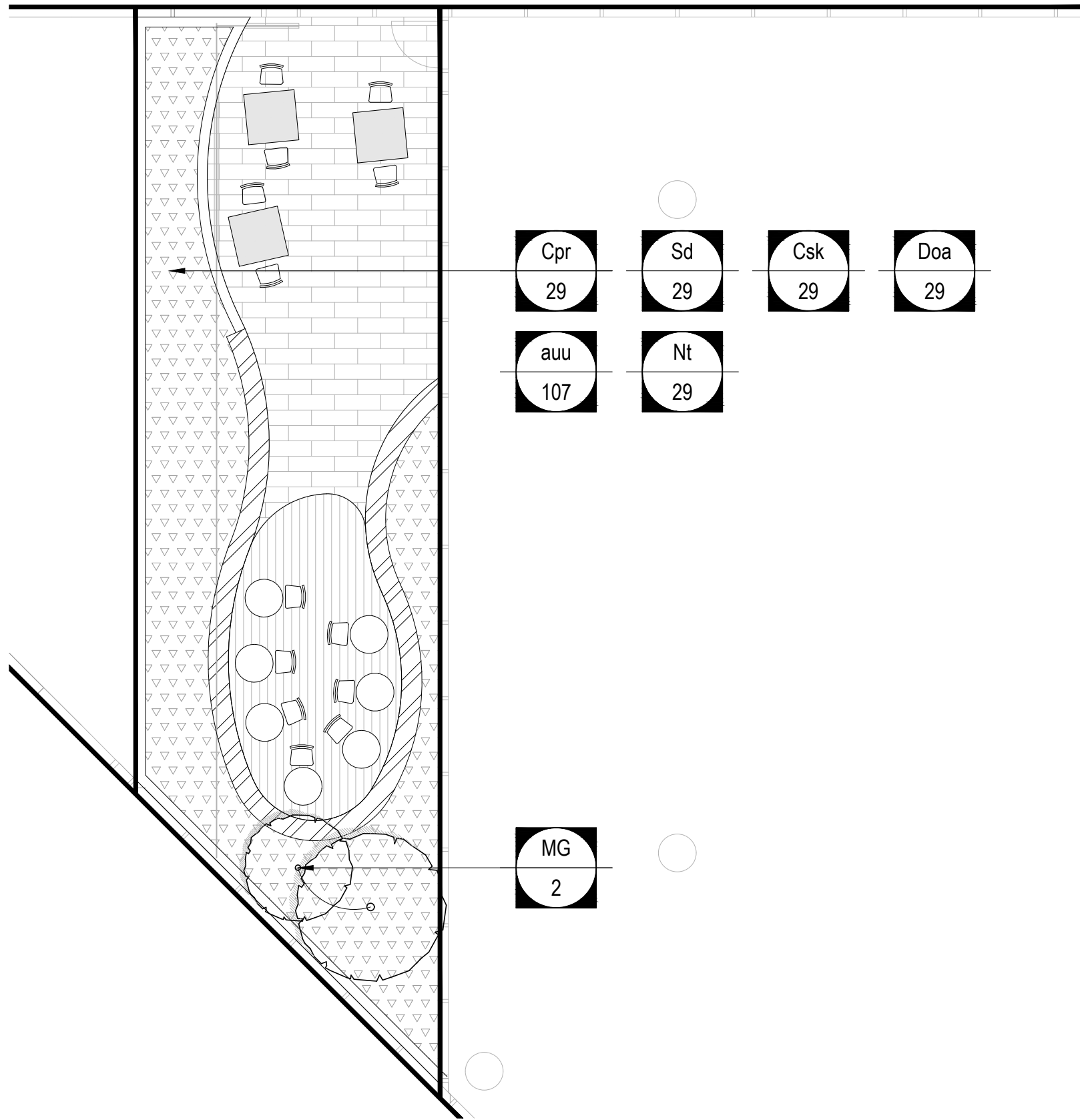
OF: XX



1 PLANTING PLAN - LEVEL 5
SCALE: 1:100



2 PLANTING PLAN - LEVEL 7
SCALE: 1:100



3 PLANTING PLAN - LEVEL 9
SCALE: 1:100

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

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

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

COPYRIGHT RESERVED:

This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

ISSUANCE:

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

PFS STUDIO 1777 West 3rd Avenue
Vancouver, BC V6J 1K7
604.796.3368
pfs@pfs.bc.ca
www.pfs.bc.ca
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

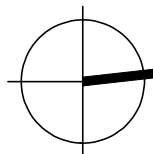
CHECKED BY:
NM

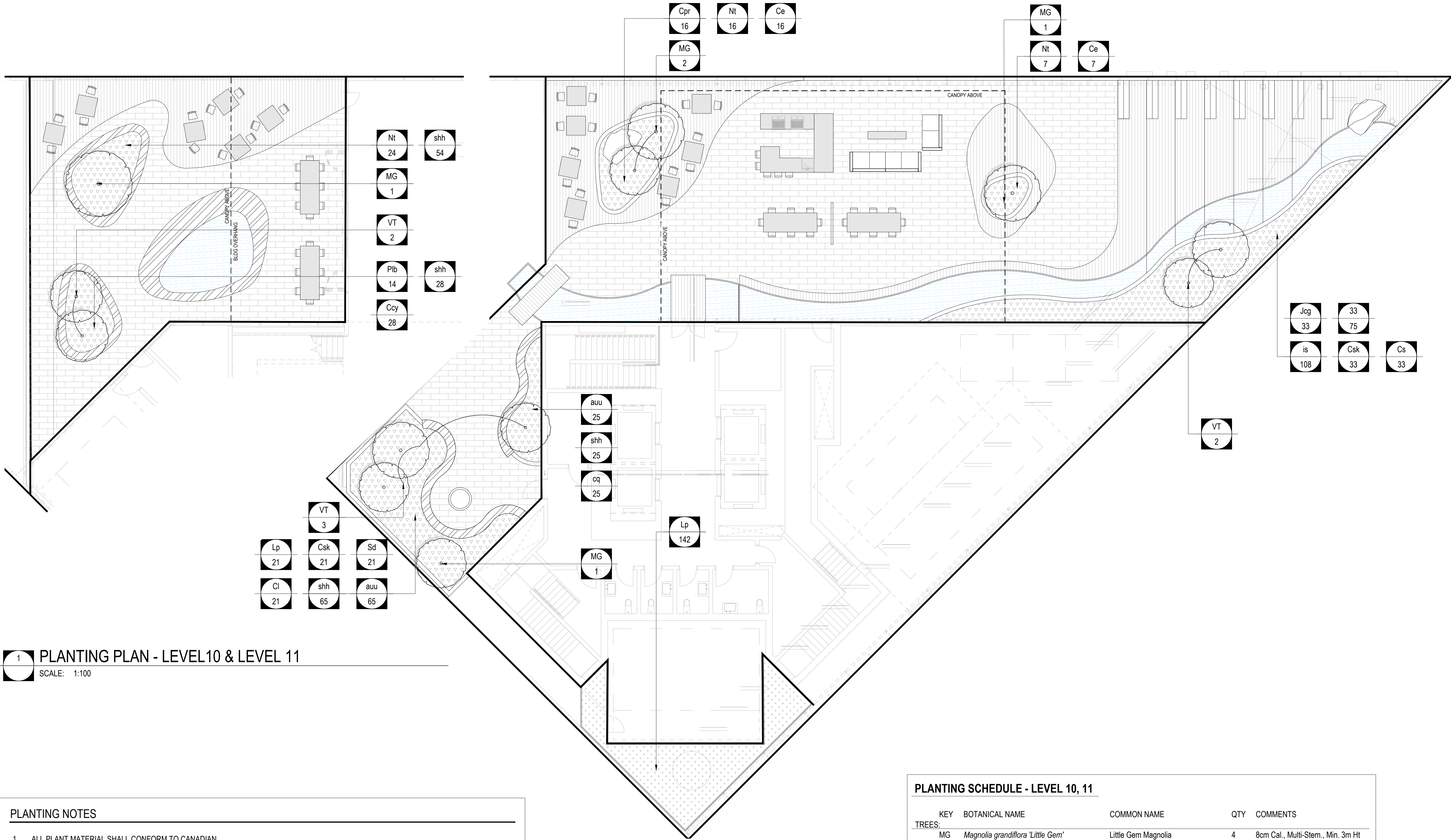
SCALE:
1:100

DWG. NO.:

L6.02

OF: XX





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

PLANTING NOTES

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

PLANTING SCHEDULE - LEVEL 10, 11

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

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

COPYRIGHT RESERVED:

This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

ISSUANCE:

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

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.796.5168
pfs@pfsbc.ca
www.pfsbc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER:

22007

DATE:

07/15/2020

DRAWN BY:

JW

CHECKED BY:

NM

SCALE:

1:100

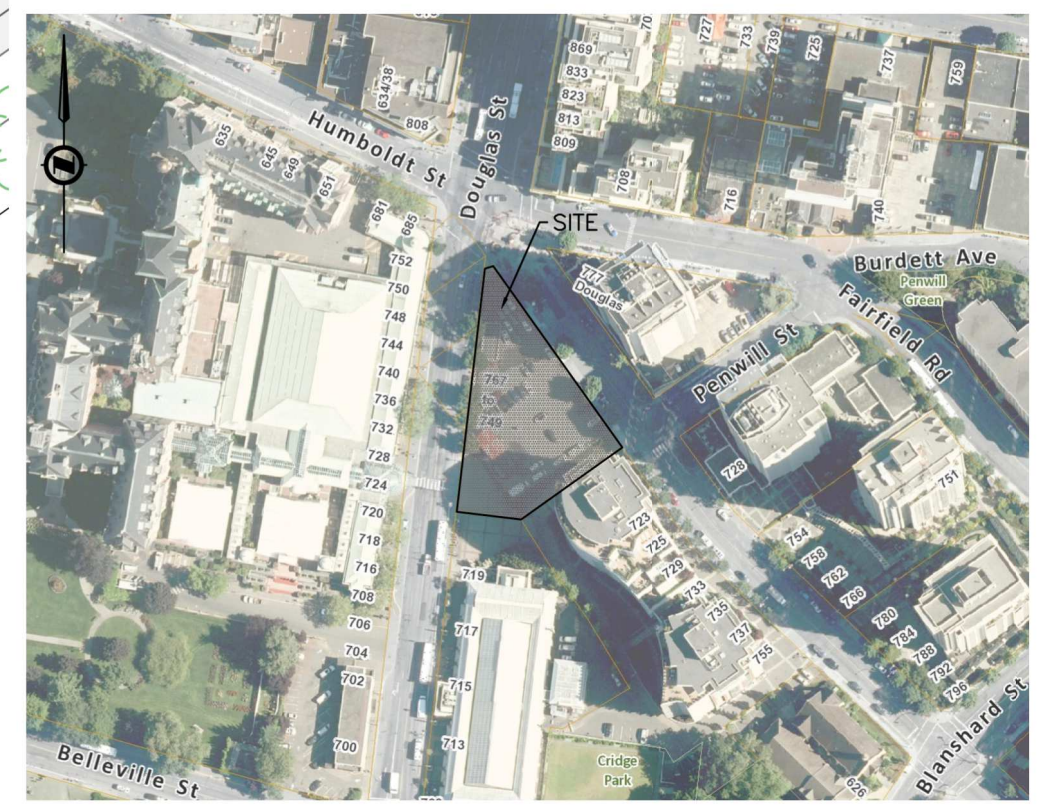
DWG. NO.:

L6.03

OF: XX



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



KEY PLAN
NTS
LEGAL DESCRIPTION: LOT 1 OF LOTS 207, 209, 210, 228 AND 1270B,
VICTORIA, PLAN 31886
BENCHMARK: MONUMENT 812
ELEV. 8.637m

**TELUS OCEAN
PRELIMINARY SITE
SERVICING CONCEPT**
Scale
horiz. **1:200**
Sheet **1** of **1**
Eng. Project No. **32472**

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

PRELIMINARY ONLY