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Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

July 17, 2024

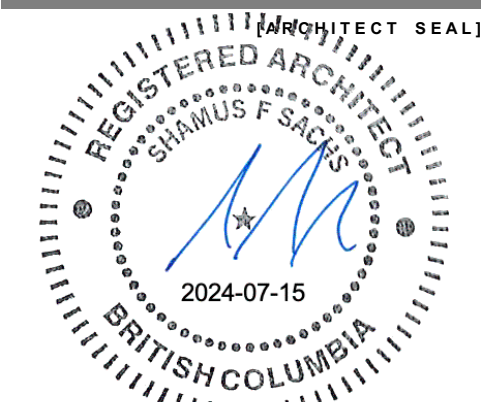


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[PROJECT TEAM]



Three Shores Management

FORT & DAVIE
RESIDENCES
Fort St. & Davie St.
Victoria, BC

COVER PAGE

22600

Friday, July 12, 2024

04- REZONING/ DP

A-0.000

6-STOREY RESIDENTIAL & COMMERCIAL BUILDING
FORT & DAVIE STREETS | VICTORIA | BC | REZONING/ DP



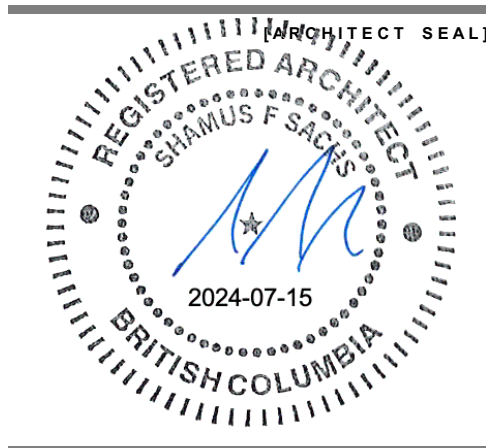
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[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

[TITLE]

PROJECT DATA

22600 [PROJECT]

[SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-0.001

Project Name: Fort & Davie Apartments
Client: Three Shores Management

Project: 22600
Date: 12-Jul-24
Issue: REZONING

PROJECT DATA - DP/REZONING 6-STOREY MIXED-USE RESIDENTIAL & COMMERCIAL BUILDING

EXISTING ADDRESS 1905, 1907 FORT STREET & 1929, 1923 DAVIE STREET, VICTORIA BC
PROPOSED ADDRESS
LEGAL DESCRIPTION SITE PLAN OF LOTS 45, 46, 47 and 48, ALL IN SECTION 76, VICTORIA DISTRICT, PLAN 270

PROJECT ARCHITECT INTEGRA ARCHITECTURE
PROJECT OWNER THREE SHORES MANAGEMENT
OCP LAND USE DESIGNATION PARTIAL DPA 5: LARGE URBAN VILLAGES - JUBILEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL
EXISTING ZONING R3-2 & R1-B
PROPOSED ZONING CD

SITE AREA :			
Gross Site Area	20,858	sq.ft.	1,937.75 m2
Road Dedication Area	2,484	sq.ft.	230.79 m2
Net Site Area	18,374	sq.ft.	1,706.96 m2

Max FSR			
Total Proposed Gross Floor Area	59,529	sq.ft.	5,530.3 m2
Total Proposed Exclusions	2,714	sq.ft.	252.2 m2
Proposed FSR (Gross site area)	2.72	56,814	sq.ft. 5,278.2 m2
Proposed FSR (Net site area)	3.09	56,814	sq.ft. 5,278.2 m2

Max. Site Coverage			
Lot Coverage (Gross site area)	56%	11,666	sq.ft. 1,083.78 m2
Lot Coverage (Net site area)	63%	11,666	sq.ft. 1,083.78 m2
Open Site Space (Gross site area)	44%	9,192	sq.ft. 853.96 m2
Open Site Space (Net site area)	37%	6,708	sq.ft. 623.19 m2

Unit Type		1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	Total Unit Area (m2)	%	Unit Mix
S1 - Studio			1	1	1			3	343.8	1,031.4	95.8	4.0%	4% Studio
B1 - 1 Bed		3	4	4	4	4	4	23	501.1	11,524.4	1,070.6	30.7%	57.3%
B2 - 1 Bed			1	1	1	1	1	5	534.5	2,672.7	248.3	6.7%	
B3 - 1 Bed (Accessible)		1	1	1	1			4	497.1	1,988.4	184.7	5.3%	
B4 - 1 Bed + Den		1	1	1	1	1	1	6	545.0	3,270.0	303.8	8.0%	
B5 - 1 Bed + Den			1	1	1	1	1	5	645.2	3,226.2	299.7	6.7%	
C1 - 2 Bed						1	1	2	683.8	1,367.5	127.0	2.7%	32.0%
C2 - 2 Bed		1	1	1	1	1	1	6	754.5	4,527.0	420.6	8.0%	
C3 - 2 Bed		1						1	763.2	763.2	70.9	1.3%	
C4 - 2 Bed		1	1	1	1			4	770.5	3,081.9	286.3	5.3%	
C5 - 2 Bed		1						1	770.8	770.8	71.6	1.3%	
C6 - 2 Bed + Den			1	1	1	1	1	5	917.6	4,587.9	426.2	6.7%	
C7 - 2 Bed + Den			1	1	1	1	1	5	967.3	4,836.7	449.3	6.7%	
D1 - 3 Bed			1	1	1			3	867.5	2,602.5	241.8	4.0%	7%
D2 - 3 Bed						1	1	2	892.5	1,785.0	165.8	2.7%	3 Bed
Total		9	14	14	14	12	12	75		48,035	4,462.6	100.0%	100%

GFA Exclusion (sq.ft)		Parkade	1st	2nd	3rd	4th	5th	6th		Total Exclusions
Bike Room at Level L1			1,099.68							1,099.68 sq.ft
Exterior Wall (from interior surface)			261.97	271.52	271.52	271.52	269.13	269.13		1,614.79 sq.ft
Parkade										
Total Exclusions From FSR		0.00	1,361.65	271.52	271.52	271.52	269.13	269.13		2,714.47 sq.ft

Gross Floor Area	Commercial	Unit Area	Common Area	Total GFA	Efficiency L1 - L6
Parkade			sq. ft.	0.0 sq. ft.	- m2
Gross Area - 1st Floor	1,483.63 sq.ft.	4,602.15 sq.ft.	4,161.47 sq.ft.	10,247.25 sq.ft.	952 m2 59.4%
Gross Area - 2nd Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 3rd Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 4th Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 5th Floor		6,441.46 sq.ft.	2,836.71 sq.ft.	9,278.17 sq.ft.	862 m2 69.4%
Gross Area - 6th Floor		6,441.46 sq.ft.	2,836.71 sq.ft.	9,278.17 sq.ft.	862 m2 69.4%
Gross Area - Roof Level					
Total Gross Area	1,484 sq.ft.	39,517 sq.ft.	18,527.66 sq.ft.	59,528.66 sq.ft.	5,530 m2 Overall: 68.9%

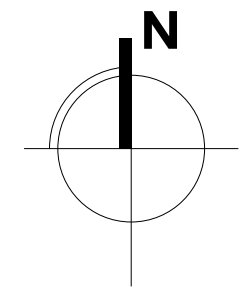
Minimum Parking Required @ village/core	3 units @	0.85 space/unit	485 sqft > X	2.6 spaces
	29 units @	1.00 space/unit	485 sqft < X > 754 sqft	29.0 spaces
	11 units @	1.30 space/unit	X < 754 sqft	14.3 spaces
Minimum Parking Required @ other area	0 units @	0.70 space/unit	485 sqft > X	0.0 spaces
	16 units @	0.85 space/unit	485 sqft < X > 754 sqft	13.6 spaces
	16 units @	1.30 space/unit	X < 754 sqft	20.8 spaces
Visitor Parking Required	75 units @	0.10 space/unit		7.5 spaces inclusive to total parking stalls provided
Commercial Parking Required (Retail)		1 space/50 m2		3.1 spaces village/centre
Total Parking Required				91 spaces
Total Parking Provided				33 spaces
Disabled Parking Required:				
Disabled Parking Provided:				2 spaces inclusive of required parking

Required Secure Bicycle Parking	3 units @	1.0 space/unit	485 sqft > X	3 spaces long term
	45 units @	1.25 space/unit	485 sqft < X > 754 sqft	56 spaces long term
	27 units @	1.25 space/unit	X < 754 sqft	34 spaces long term
	75 units @	0.1 space/unit		8 spaces short term
Commercial - Food & Beverage	1 units @	1.0 Space/400m2		1 spaces long term
	1 units @	1.0 Space/100m2		2 spaces short term
Total Long term Bicycle Parking				94 spaces long term
Total Short term Bicycle Parking				8 spaces short term
Provided Secure Bicycle Parking	3 units	30.3 spaces/unit		91 spaces long term
Max vertical parking Spaces		NO max		
Required Short Term Bicycle Parking				8 spaces short term
Provided Short Term Bicycle Parking				8 spaces short term
				99 spaces total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of Victoria approval
Note 5: 1 Car sharing stall to be on-street.

ZONING EXISTING	PROPOSED		
OCP LAND USE DESIGNATION - Medium Density Apartment R5			
SITE AREA	20,858 sq.ft.	1,938	m2
BUILDING HEIGHT - Existing Grade to T/O Roof	126.41 ft	38.53	m
Average Finished Grade	62.70 ft	19.11	m
Building Height to T/O Roof from Average Grade -	63.73 ft	19.42 m geodetic	
Building Height to T/O Roof from Average Grade -	67.72 ft	20.64 m geodetic	
FRONT YARD	Fort St.	5.00 ft	1.52 m
SIDE YARD	Davie St.	9.85 ft	3.00 m
REAR YARD - EAST	South Prop Line	24.87 ft	7.58 m
INTERIOR SIDE YARD	East Prop Line	10.84 ft	3.30 m

AVERAGE EXISTING GRADES	
POINTS	
A	18.75 m
B	18.75 m
C	18.75 m
D	19.20 m
E	19.20 m
F	19.20 m
G	19.20 m
H	19.20 m
I	19.20 m
J	19.20 m
K	19.20 m
L	19.20 m
M	19.20 m
N	19.20 m
O	19.20 m
TOTAL	286.65 m
AVERAGE GRADE	286.65/15= 19.11 m

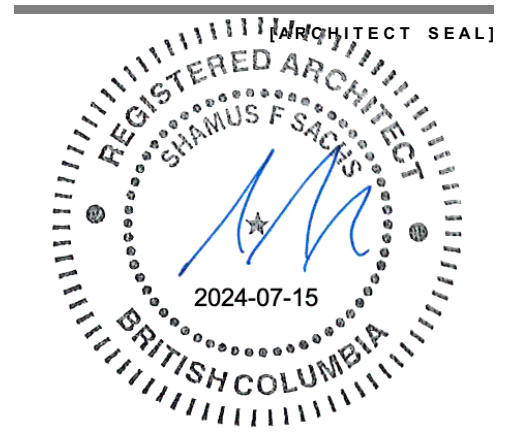


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[PROJECT TEAM]

SITE CONTEXT MAP



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

[TITLE]

**SITE CONTEXT
MAP & AERIAL
VIEW**

22600 [PROJECT]

As Noted [SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

AERIAL VIEW

A-0.002



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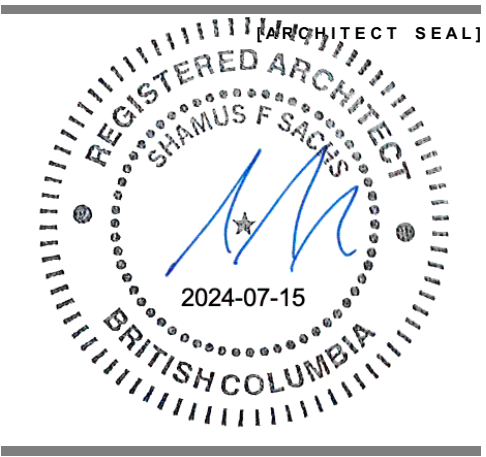
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FORT STREETSCAPE



DAVIE STREETSCAPE



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

STREETSCAPE

22600 [PROJECT]

[SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-0.003

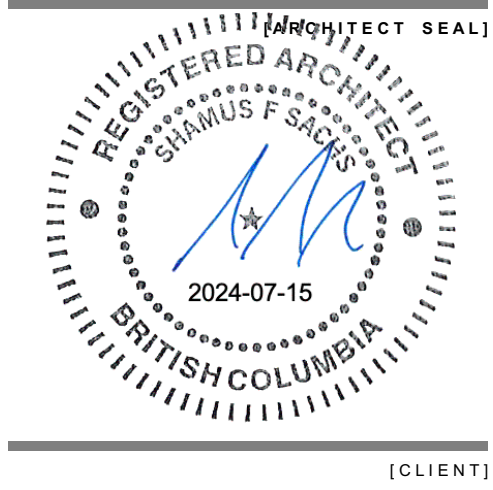


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[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

[DATE]

Friday, July 12, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-0.004



North West Corner - Fort St x Davie St

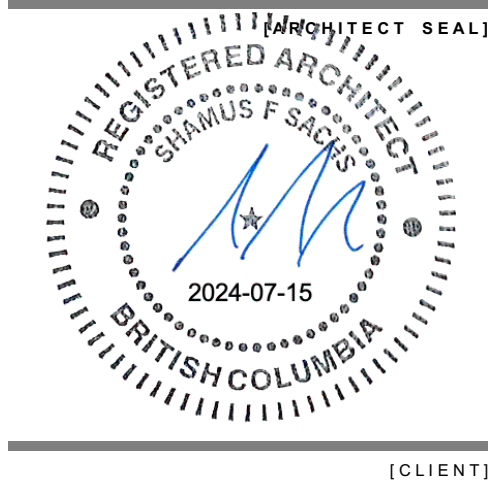


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[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

[DATE]

Friday, July 12, 2024

04- REZONING/ DP

[DRAWING]

A-0.005



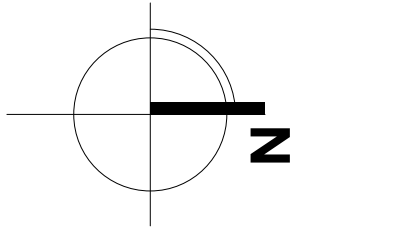
West Elevation - Davie St



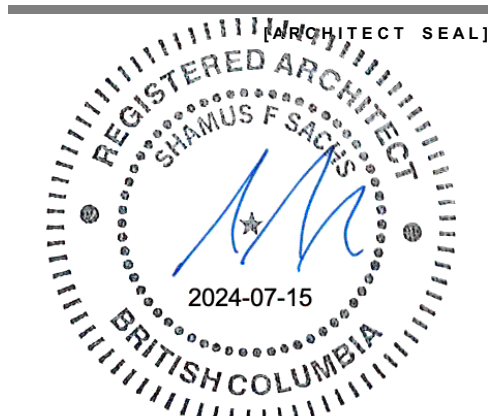
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**FORT & DAVIE
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Fort St. & Davie St.
Victoria, BC

[TITLE]

**SURVEY
(EXISTING SITE
PLAN)**

[PROJECT]

22600

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Friday, July 12, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-0.006

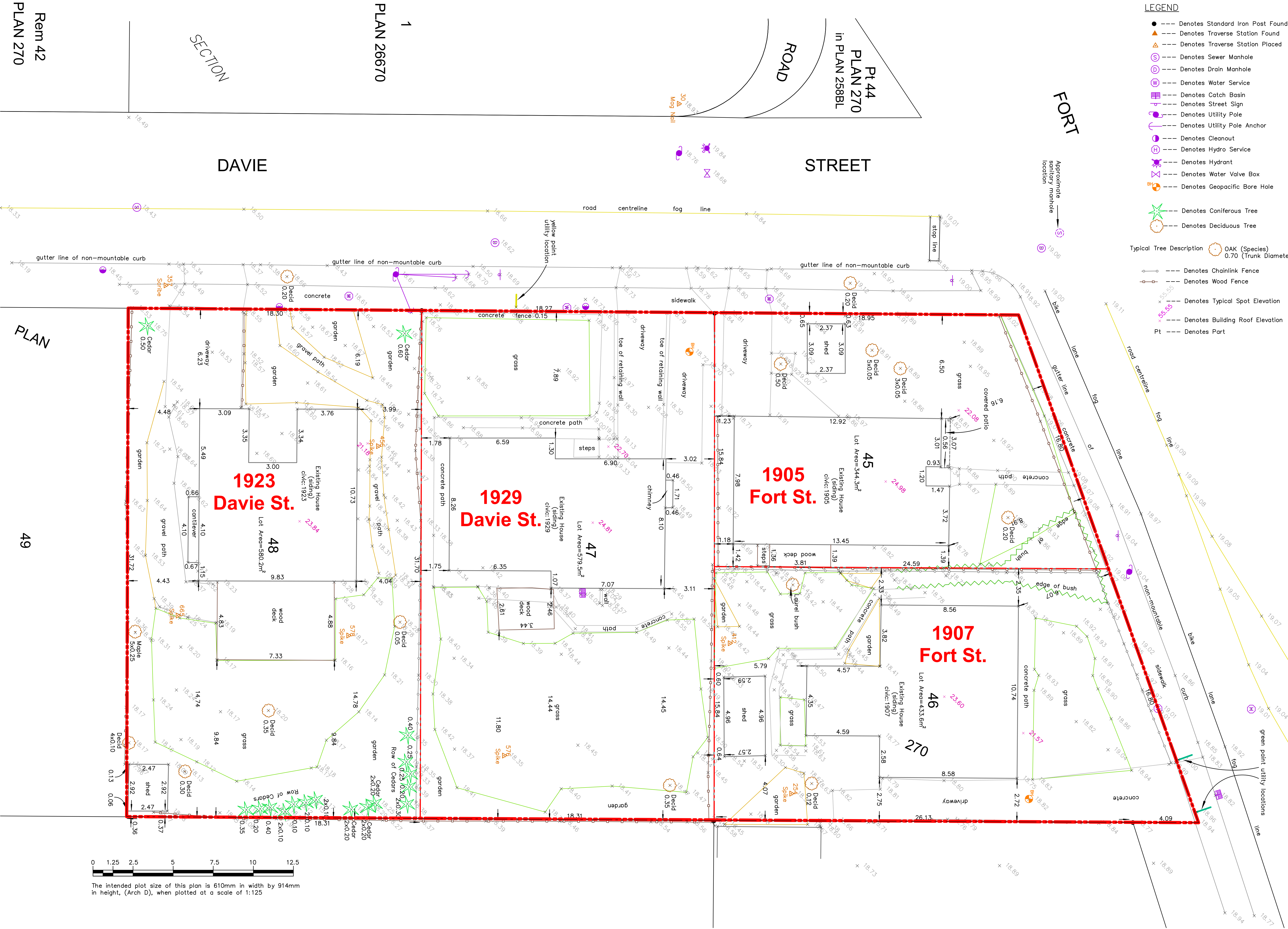
LEGEND

- Denotes Standard Iron Post Found
- Denotes Traverse Station Found
- Denotes Traverse Station Placed
- Denotes Sewer Manhole
- Denotes Drain Manhole
- Denotes Water Service
- Denotes Catch Basin
- Denotes Street Sign
- Denotes Utility Pole
- Denotes Utility Pole Anchor
- Denotes Cleanout
- Denotes Hydro Service
- Denotes Hydrant
- Denotes Water Valve Box
- Denotes Geopacific Bore Hole

- Denotes Coniferous Tree
- Denotes Deciduous Tree

Typical Tree Description OAK (Species)
0.70 (Trunk Diameter)

- Denotes Chainlink Fence
- Denotes Wood Fence
- Denotes Typical Spot Elevation
- Denotes Building Roof Elevation
- Pt Denotes Part



Rem 42
PLAN 270

PLAN 26670

SECTION

PLAN

49

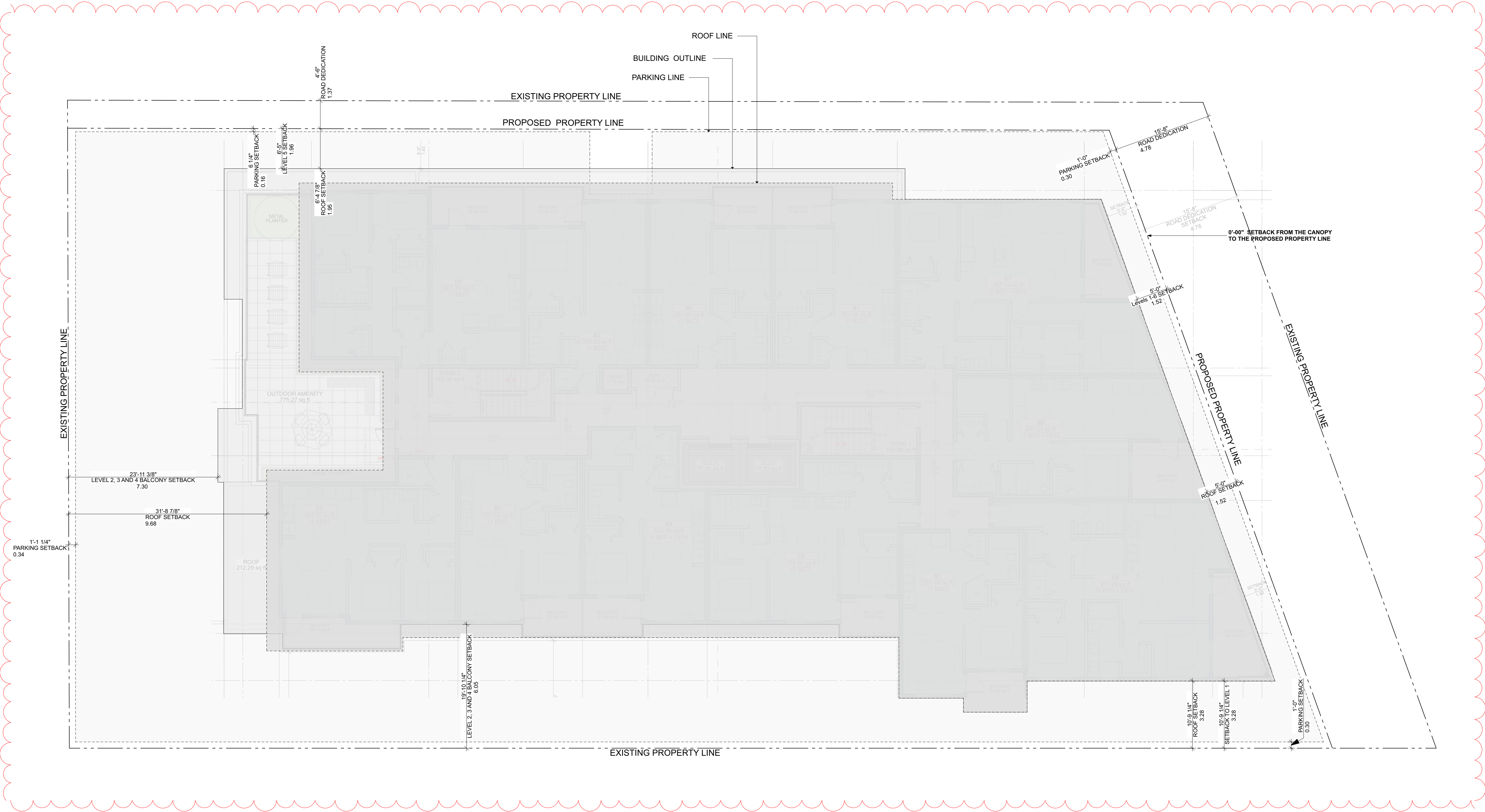
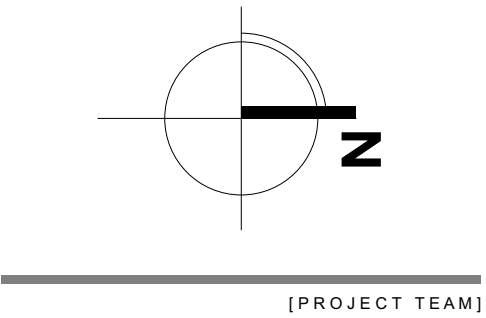


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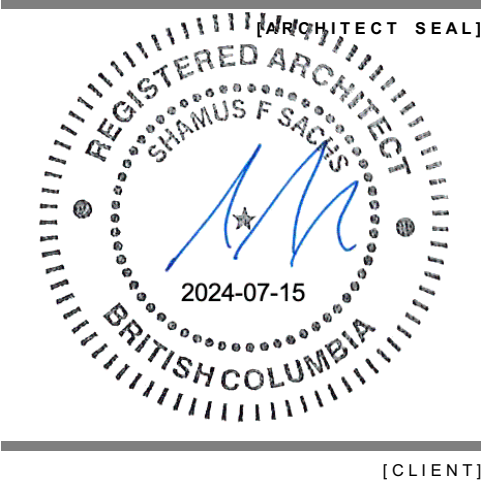
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1 SETBACK DIAGRAM
SCALE: 1:100
0 2m 5m



Three Shores Management

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

SETBACK DIAGRAM

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]
	[DRAWING]

A-0.007

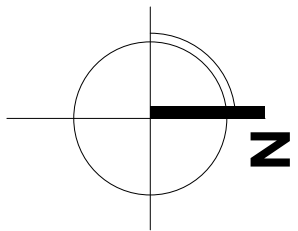


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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL P1

22600 [PROJECT]

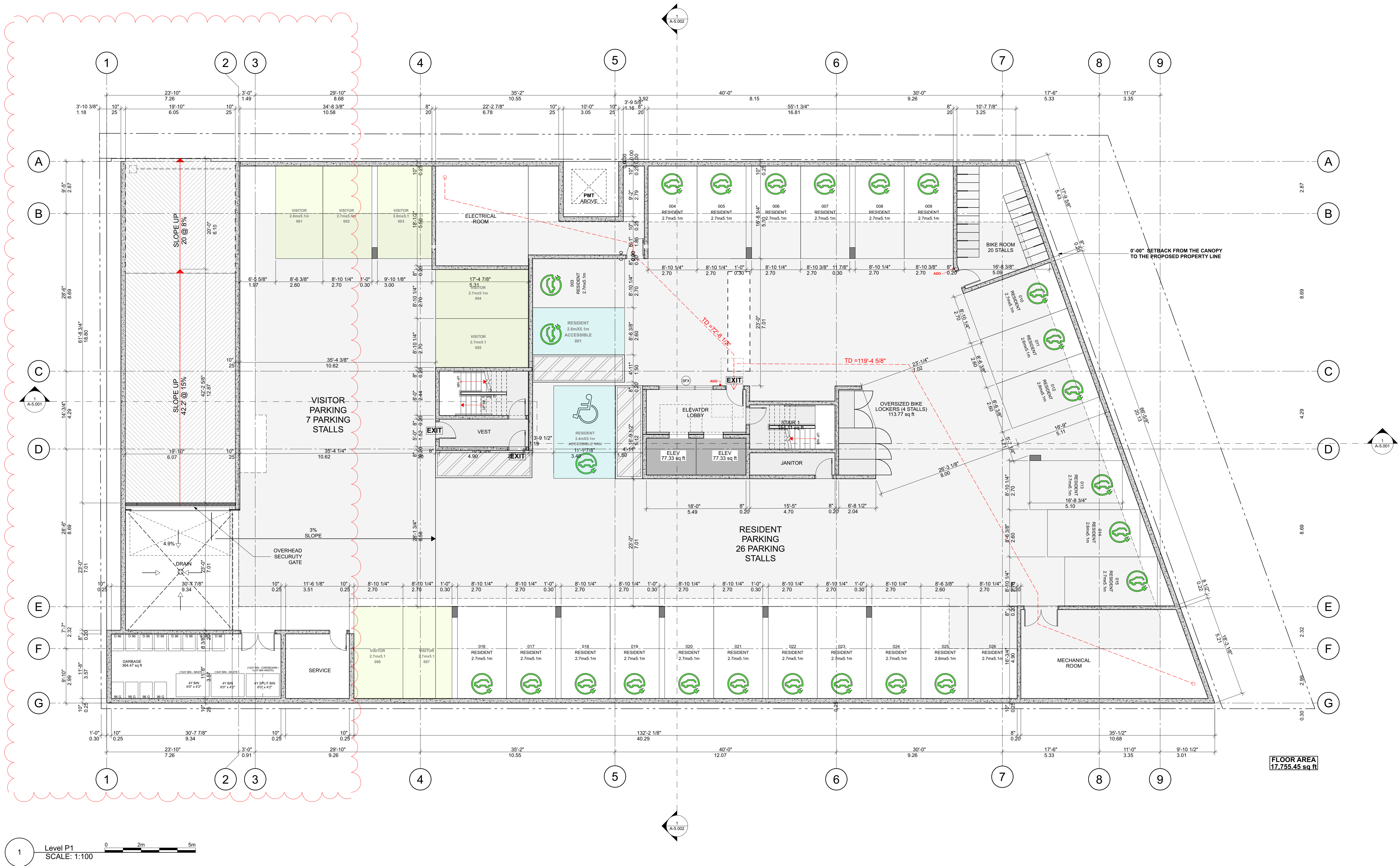
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Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.000



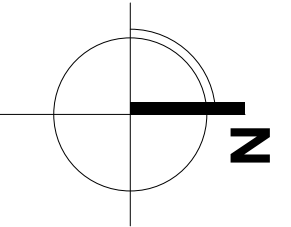
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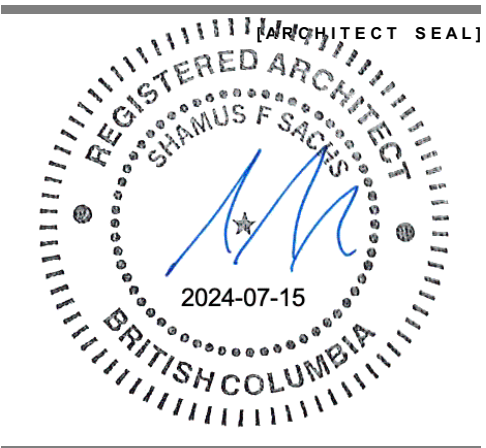
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Three Shores Management

[PROJECT]

**FORT & DAVIE
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Fort St. & Davie St.
Victoria, BC

[TITLE]

**LEVEL 1 PLAN /
SITE PLAN**

22600 [PROJECT]

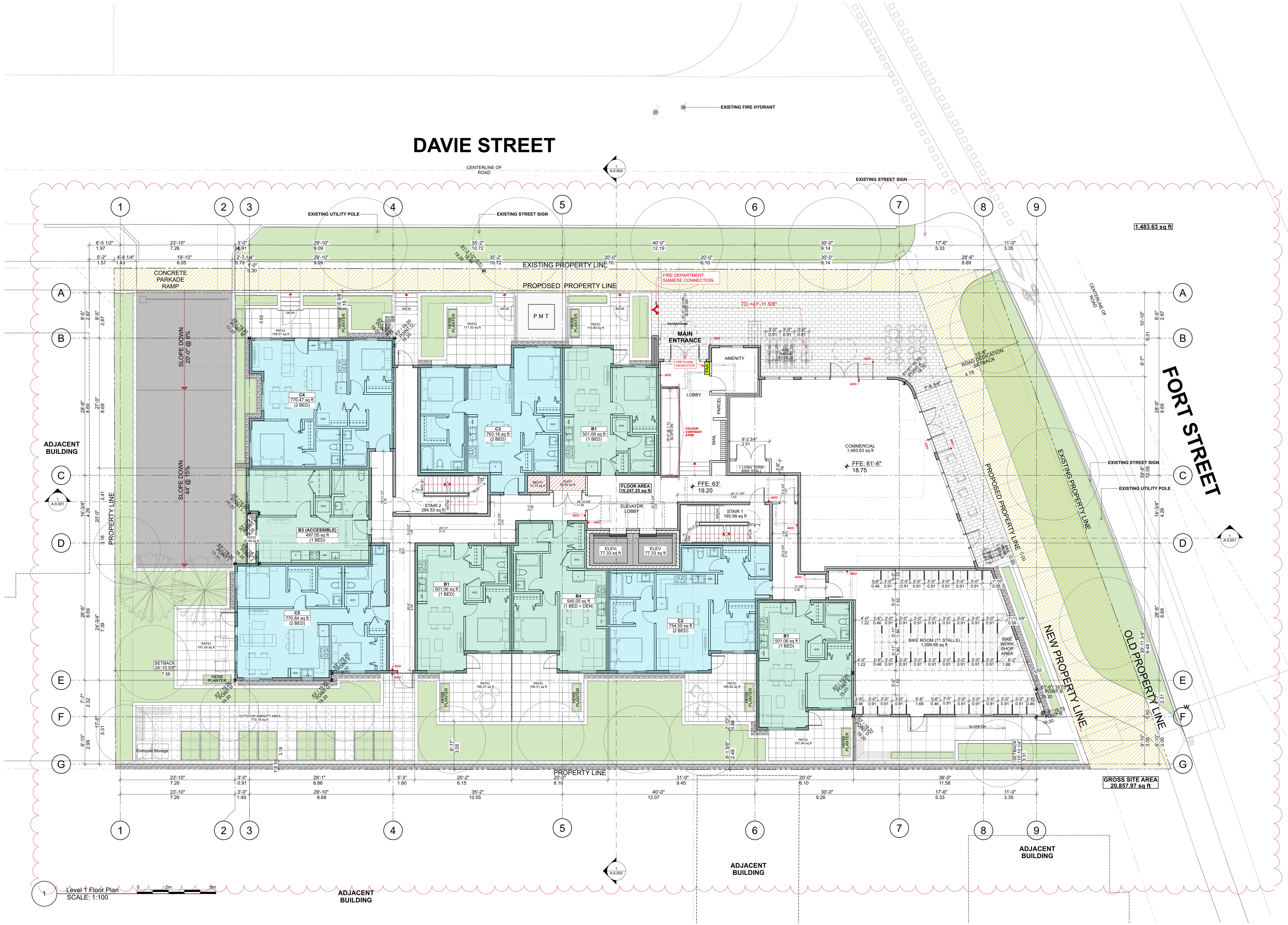
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Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.001



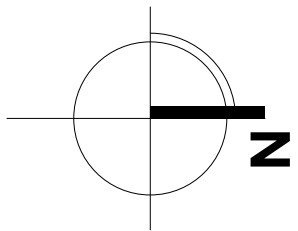


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 2 PLAN

22600 [PROJECT]

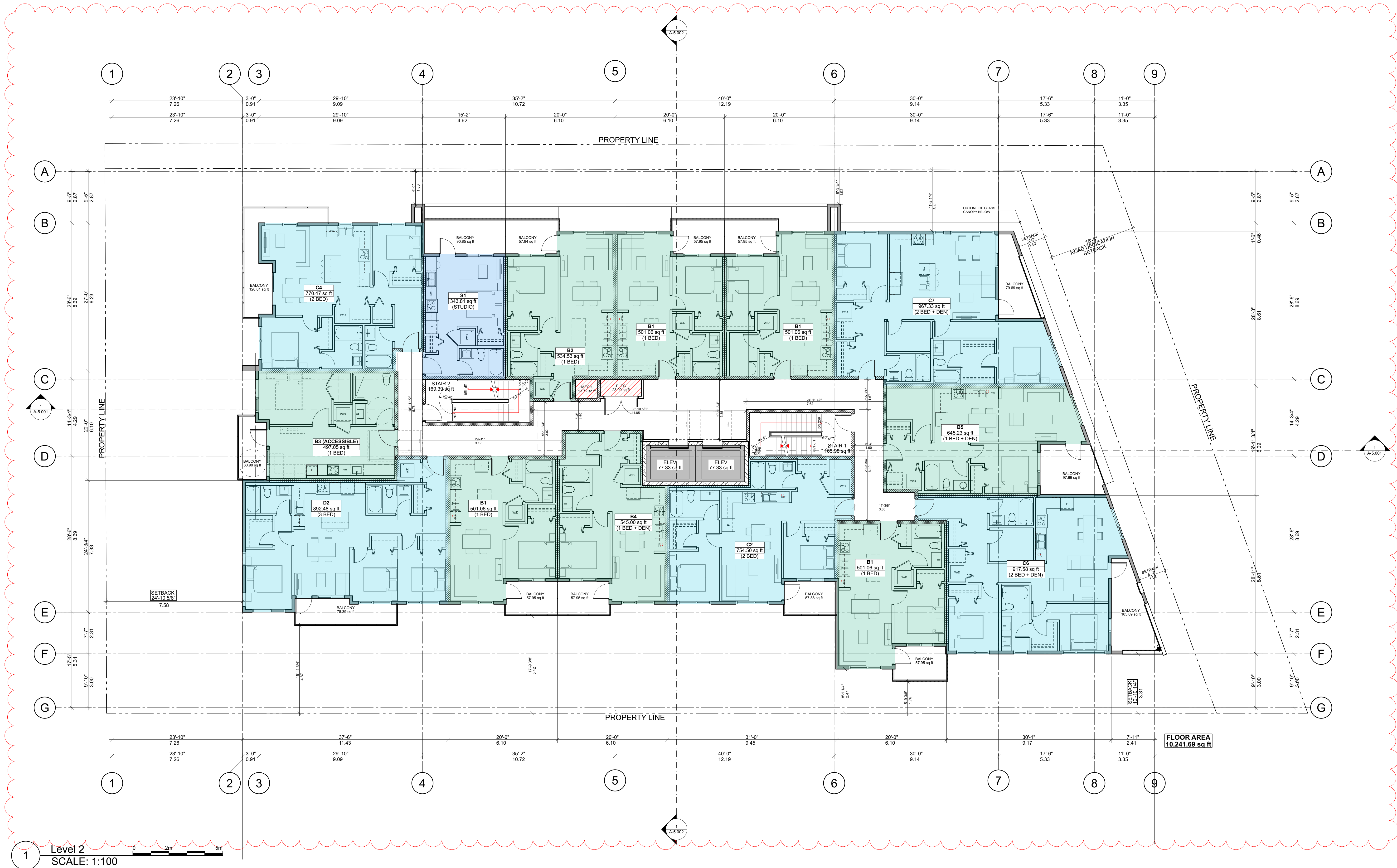
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Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.002



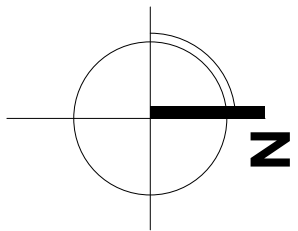


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 3 PLAN

22600 [PROJECT]

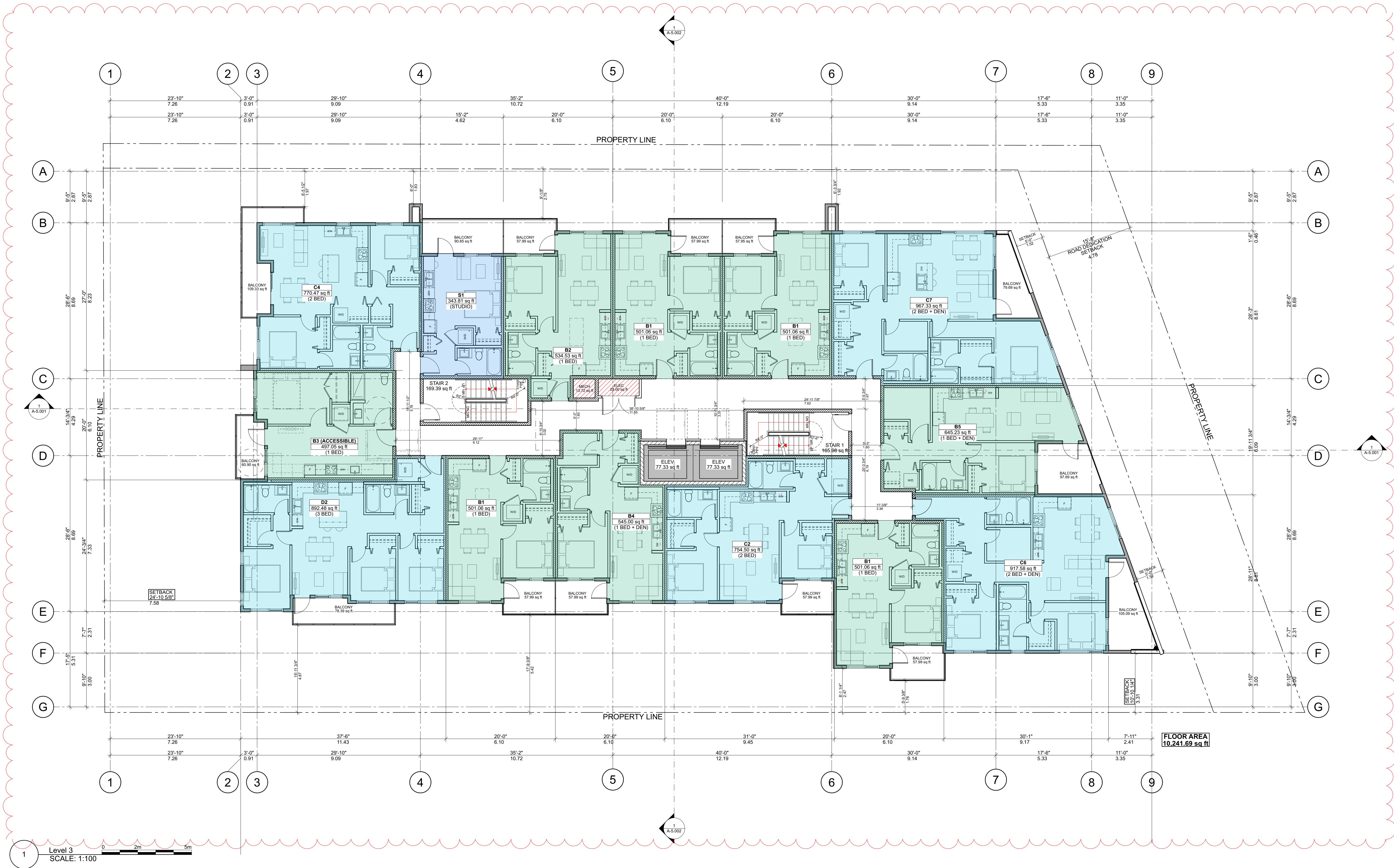
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Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.003



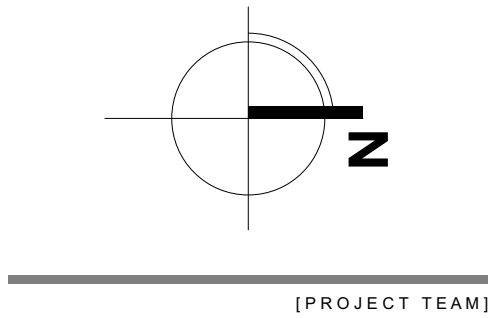


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Three Shores Management

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

LEVEL 4 PLAN

22600 [PROJECT]

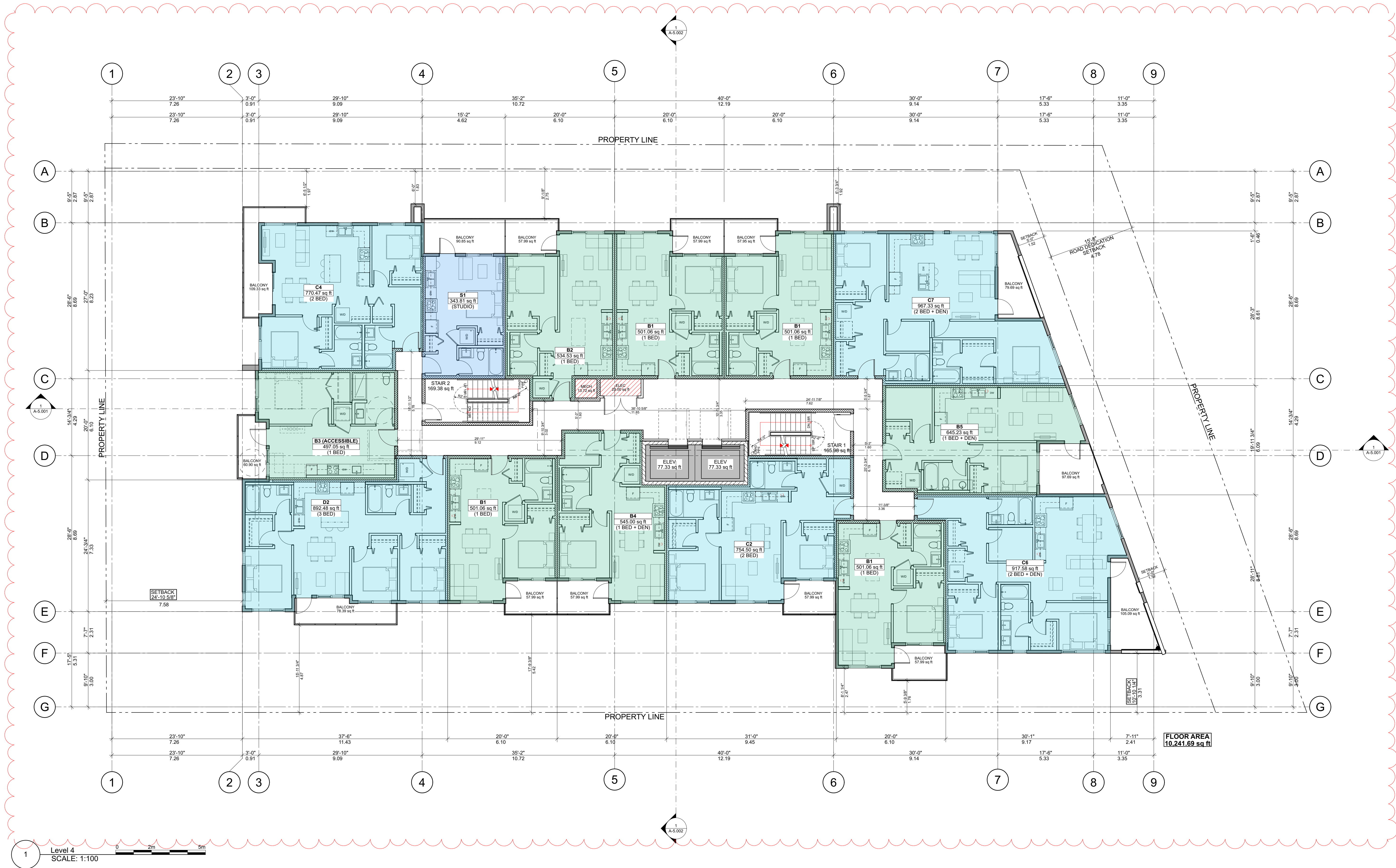
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04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.004



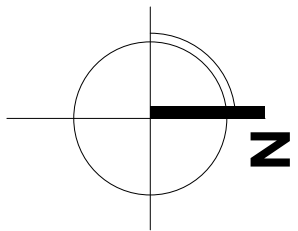


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

1:100 [SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.005



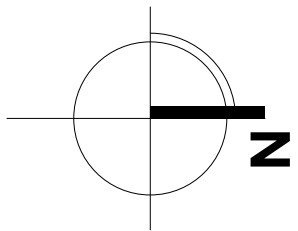


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 6 PLAN

22600 [PROJECT]

1:100 [SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.006



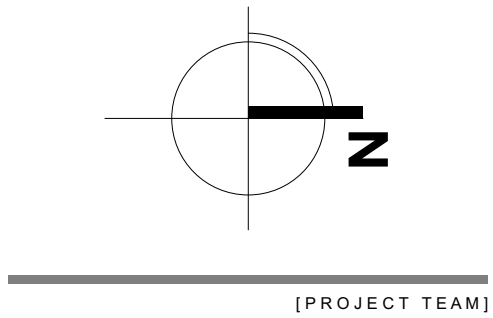


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Three Shores Management

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

ROOF PLAN

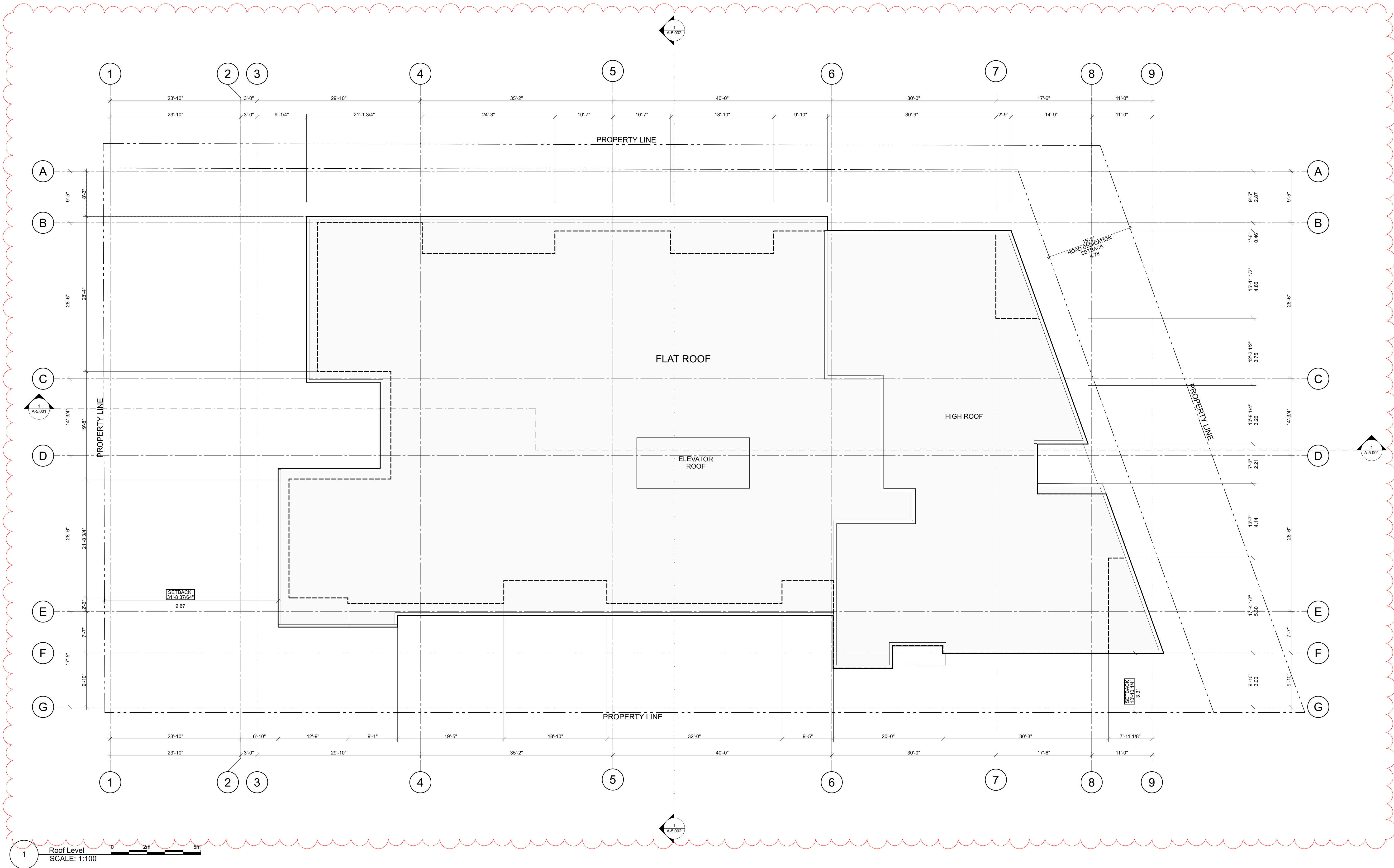
22600

1:100

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A-2.007





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BCBC 2024 Illustrated Guide on Accessibility

Bedroom:

- A floor area that permits a turning area of not less than 1 700 mm in diameter, or not less than 1 700 mm by 1 500 mm, that could be adjacent a bed
- A pathway clearance of not less than 850 mm wide, that could be unobstructed by a bed, to allow functional use of the bedroom
- At least one closet that provides a clear opening width of not less than 900 mm, and a clear floor space, that need not be separate from the turning areas of not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm on at least one side of the closet.

Bathrooms:

- At least one bathroom in an adaptable dwelling unit shall be designed to be adaptable by providing:
- A distance between the centre line of the water closet and the wall on one side of 460 mm to 480 mm
- Clear floor space of at least 900 by 1500mm to accommodate the bathtub/shower
- Clear floor space of at least 900 by 1350mm beside water closet.
- Clear floor space of at least 800 by 1500mm to accommodate at sink
- Clear floor space of at least 900mm deep by width of shower.
- walls adjacent the water closet and shower or bathtub location reinforced to accommodate the future installation of grab bars

Kitchen:

- The kitchen in an adaptable dwelling unit shall be designed so that the cooktop and sink are adjacent or can have a continuous counter between them.
- A clear floor space shall be provided in the kitchen area that is not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm.
- Clear turning area at least 1700mm diameter or 1700mm by 1500mm

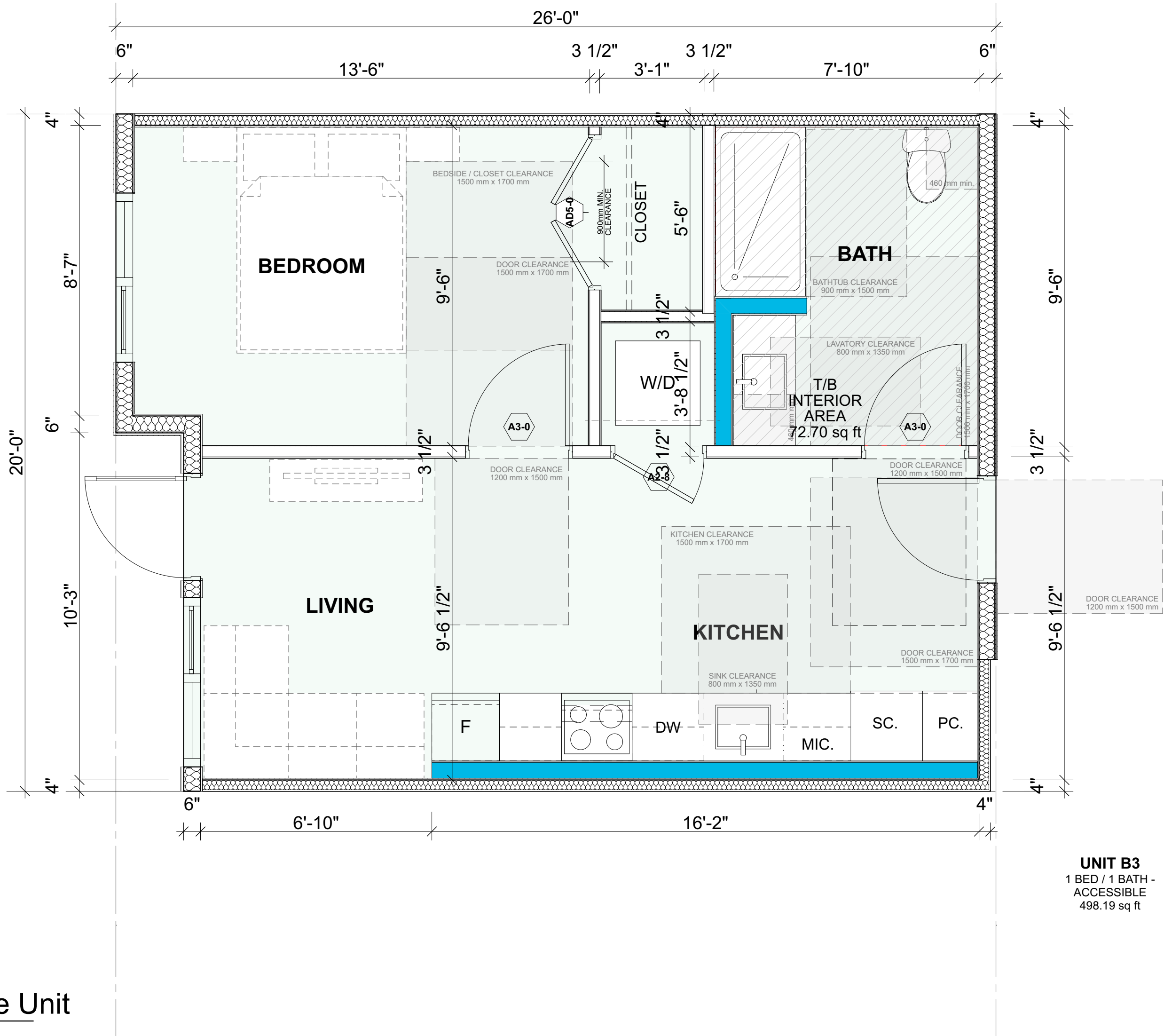
Doors:

- The principal entrance door to adaptable dwelling units shall have a clear width of not less than 850 mm when the door is in the open position.
- Within an adaptable dwelling unit, every doorway along a path of travel connecting the entrance door with a living space, adaptable bedroom, adaptable bathroom, and adaptable kitchen shall have a clear width of not less than 850 mm when the door is in the open position.

1

Unit B3 A BCBC 2024 Accessible Unit

SCALE: 3/8" = 1'-0"



[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

[TITLE]

UNIT B3A ACCESSIBLE UNIT

[PROJECT]

22600

[SCALE]

Friday, July 12, 2024

04- REZONING/ DP

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A-3.100



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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

WEST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Friday, July 12, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-4.001



Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
CLADDING			
1.1	Light Grey/ Brown Blend	Thin brick	TBC
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC
1.3	White	James Hardie - Artisan V Groove siding	TBC
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC
1.5	Woodtone	LUX - 6" Profile	Coastal Sand
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey
1.7	Charcoal	Board & Batten metal siding	Westform Metals
SOFFIT/FASCIA			
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black
2.2	Woodtone	LUX - 6" Profile	Coastal Sand
FLASHINGS			
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue
3.2	To match adjacent	26 ga. Prefinished Steel Flashing	Cascadia - White
3.3	cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper

GUARDS/RAILINGS/PRIVACY SCREENS			
4.1	Black	Prefinished Aluminum	Cascadia - Black
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
ROOFS/DECKS			
5.1	Light Grey	Fully Reinforced Polyurethane Membrane	Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane	Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane	Roof Decks
WINDOWS			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
7.3	Black	Steel Doors	Cascadia - Black
MISCELLANEOUS			
8.1	Black	Paint	TBC
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
8.3	Black	Double Glazed Canopy	Cascadia - Black
8.4	Black	Prefinished Aluminum	Cascadia - Black



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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Friday, July 12, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-4.002



Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
CLADDING			
1.1	Light Grey/ Brown Blend	Thin brick	TBC
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC
1.3	White	James Hardie - Artisan V Groove siding	TBC
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC
1.5	Woodtone	LUX - 6" Profile	Coastal Sand
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey
1.7	Charcoal	Board & Batten metal siding	Westform Metals
SOFFIT/FASCIA			
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black
2.2	Woodtone	LUX - 6" Profile	Coastal Sand
FLASHINGS			
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue
3.2	To match adjacent	26 ga. Prefinished Steel Flashing	Cascadia - White
3.3	cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper

GUARDS / RAILINGS / PRIVACY SCREENS			
4.1	Black	Prefinished Aluminum	Cascadia - Black
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
ROOFS / DECKS			
5.1	Light Grey	Fully Reinforced Polyurethane Membrane	Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane	Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane	Roof Decks
WINDOWS			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
7.3	Black	Steel Doors	Cascadia - Black
MISCELLANEOUS			
8.1	Black	Paint	TBC
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
8.3	Black	Double Glazed Canopy	Cascadia - Black
8.4	Black	Prefinished Aluminum	Cascadia - Black

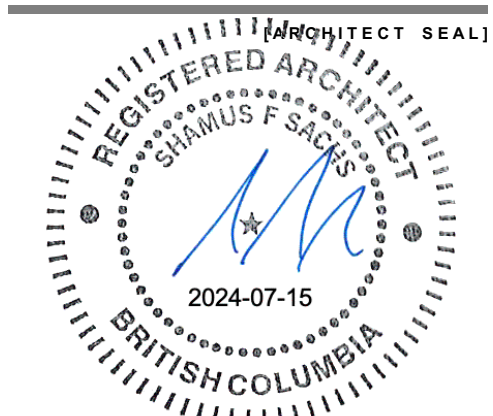


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH
ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Friday, July 12, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-4.003



Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
CLADDING			
1.1	Light Grey/ Brown Blend	Thin brick	TBC
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC
1.3	White	James Hardie - Artisan V Groove siding	TBC
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC
1.5	Woodtone	LUX - 6" Profile	Coastal Sand
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey
1.7	Charcoal	Board & Batten metal siding	Westform Metals
SOFFIT/FASCIA			
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black
2.2	Woodtone	LUX - 6" Profile	Coastal Sand
FLASHINGS			
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue
3.2	To match adjacent	26 ga. Prefinished Steel Flashing	Cascadia - White
3.3	cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper

GUARDS/RAILINGS/PRIVACY SCREENS			
4.1	Black	Prefinished Aluminum	Cascadia - Black
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
ROOFS/DECKS			
5.1	Light Grey	Fully Reinforced Polyurethane Membrane	Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane	Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane	Roof Decks
WINDOWS			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
7.3	Black	Steel Doors	Cascadia - Black
MISCELLANEOUS			
8.1	Black	Paint	TBC
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
8.3	Black	Double Glazed Canopy	Cascadia - Black
8.4	Black	Prefinished Aluminum	Cascadia - Black

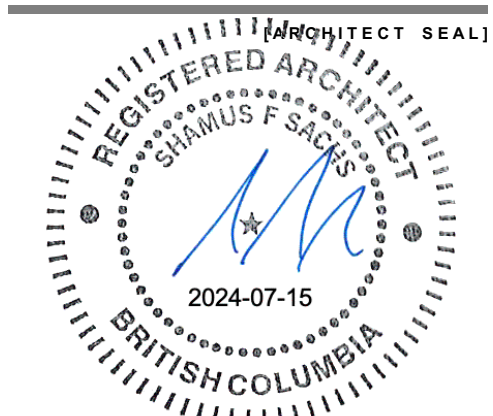


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

SOUTH
ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Friday, July 12, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

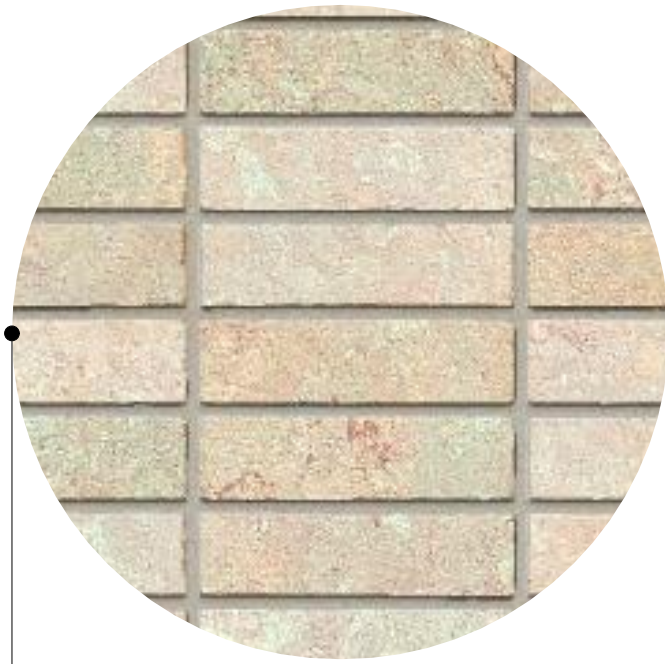
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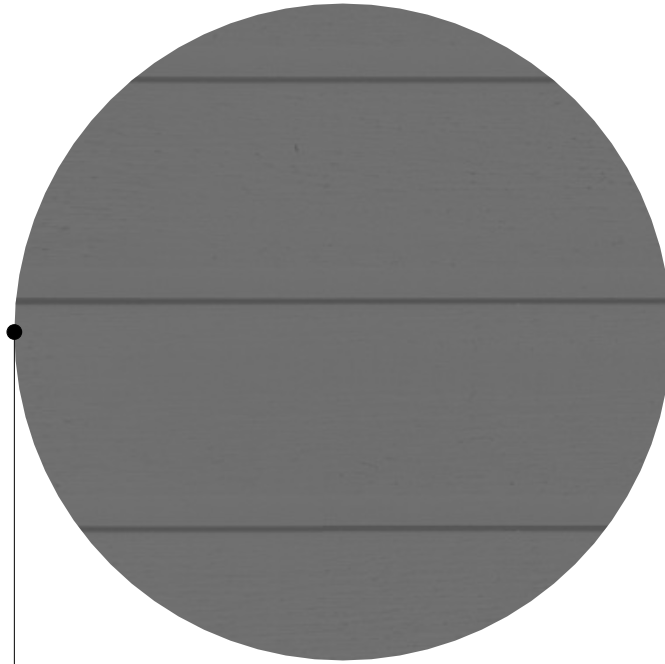
Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
CLADDING			
1.1	Light Grey/ Brown Blend	Thin brick	TBC
			Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC
			Exterior Walls
1.3	White	James Hardie - Artisan V Groove siding	TBC
			Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC
			Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand
			Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey
			Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals
			Exterior Walls
SOFFIT/FASCIA			
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black
			Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand
			Soffits
FLASHINGS			
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue
3.2	To match adjacent	26 ga. Prefinished Steel Flashing	Cascadia - White
3.3	cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper

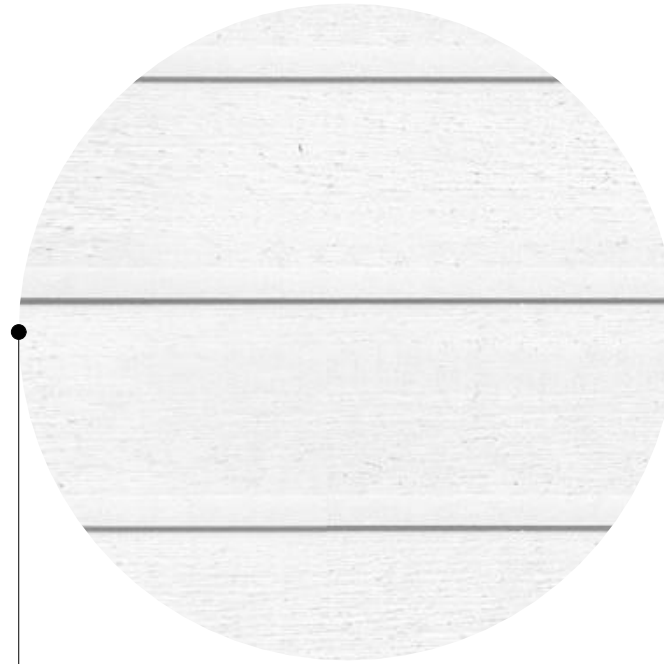
GUARDS/RAILINGS/PRIVACY SCREENS			
4.1	Black	Prefinished Aluminum	Cascadia - Black
			Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
			Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
			Obscure Glass Railings
ROOFS/DECKS			
5.1	Light Grey	Fully Reinforced Polyurethane Membrane	Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane	Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane	Roof Decks
WINDOWS			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black
			Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
			Commercial
DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
			Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
			Commercial
7.3	Black	Steel Doors	Cascadia - Black
			Level 1- Service/Exit
MISCELLANEOUS			
8.1	Black	Paint	TBC
			Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
			Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black
			Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black
			Aluminum canopy



1.1 THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



1.2 JAMES HARDIE - ARTISIAN V
GROOVE SIDING - HORIZONTAL
colour: DARK GREY



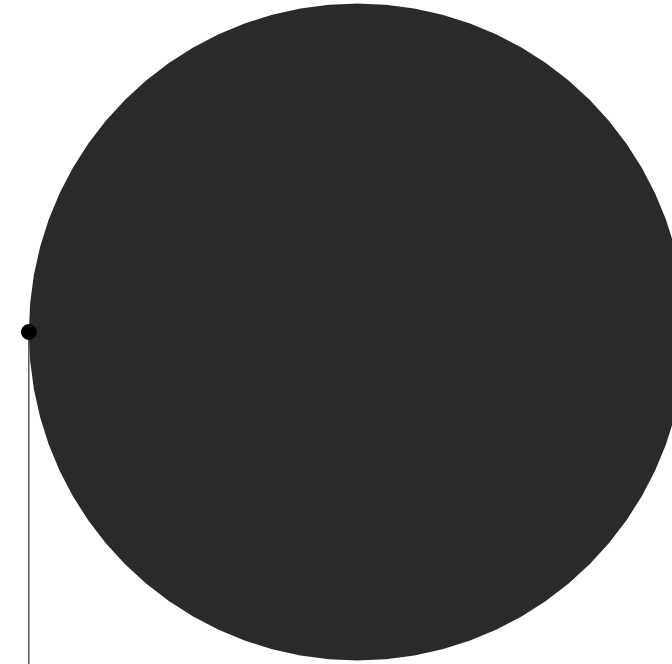
1.3 JAMES HARDIE - ARTISIAN V
GROOVE SIDING - HORIZONTAL
colour: WHITE



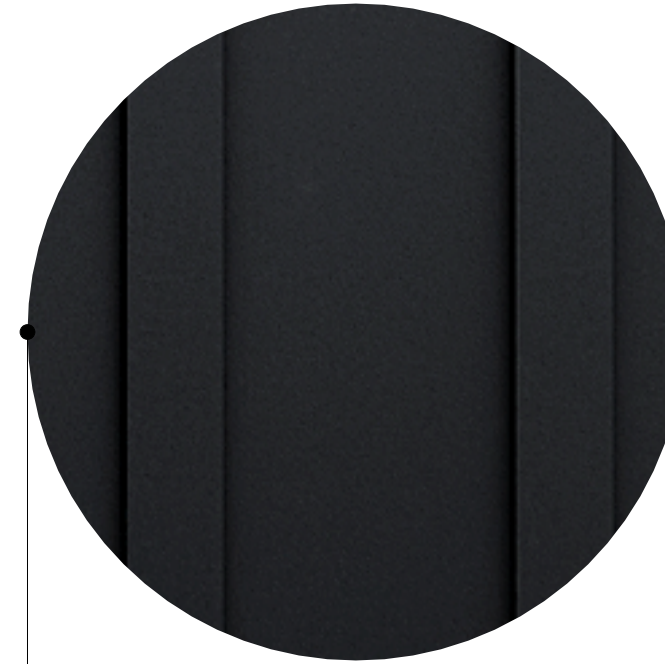
1.4 CEMENTITIOUS PANEL W/
REVEALS TO MATCH
colour: DARK GREY



1.5 COASTAL SAND
LUX 6" PROFILE
colour: LIGHT BROWN



1.6 PREFINISHED METAL PANELS
colour: CHARCOAL GREY



1.7 BOARD & BATTEN
colour: CHARCOAL

Material and Colour Legend

Colour		Product / Material	Reference Number to Match	Location
1.0 C L A D D I N G				
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisan V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0 S O F F I T / F A S C I A				
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0 F L A S H I N G S				
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3		26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey	
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	
4.0 G U A R D S / R A I L I N G S / P R I V A C Y S C R E E N S				
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0 R O O F S / D E C K S				
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0 W I N D O W S				
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0 D O O R S				
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0 M I S C E L L A N E O U S				
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

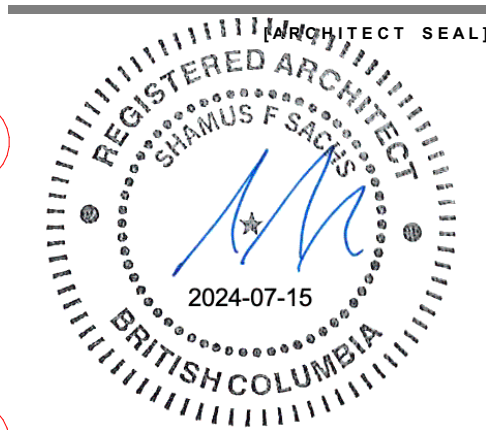


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

**MATERIAL
BOARD**

[PROJECT]

22600

[SCALE]

[DATE]

Friday, July 12, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-4.005

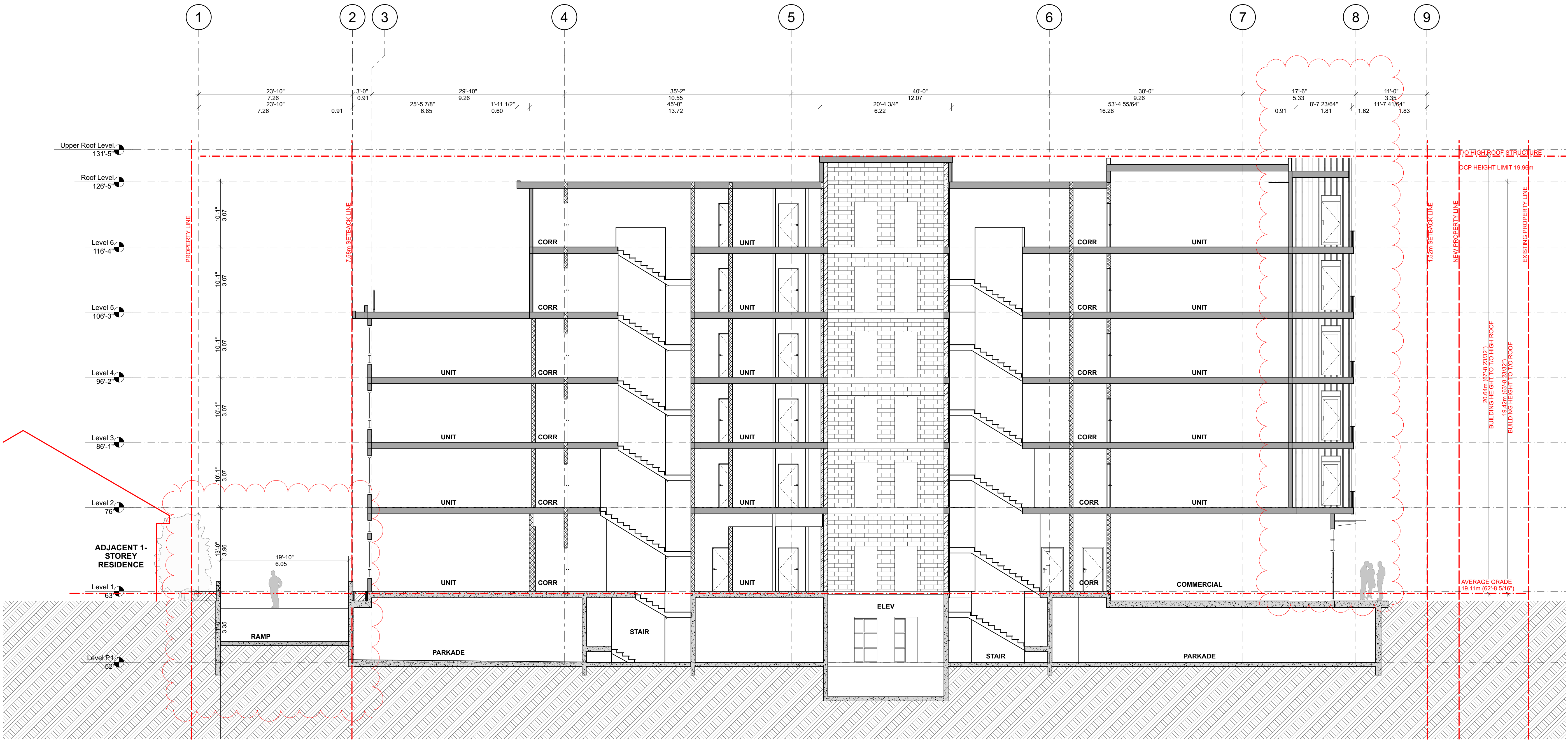


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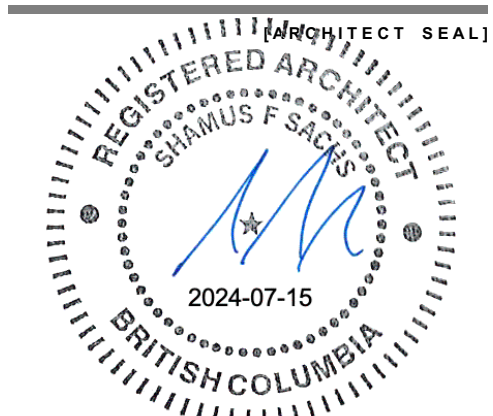
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH-SOUTH
BUILDING
SECTION

22600 [PROJECT]

1:100 [SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-5.001

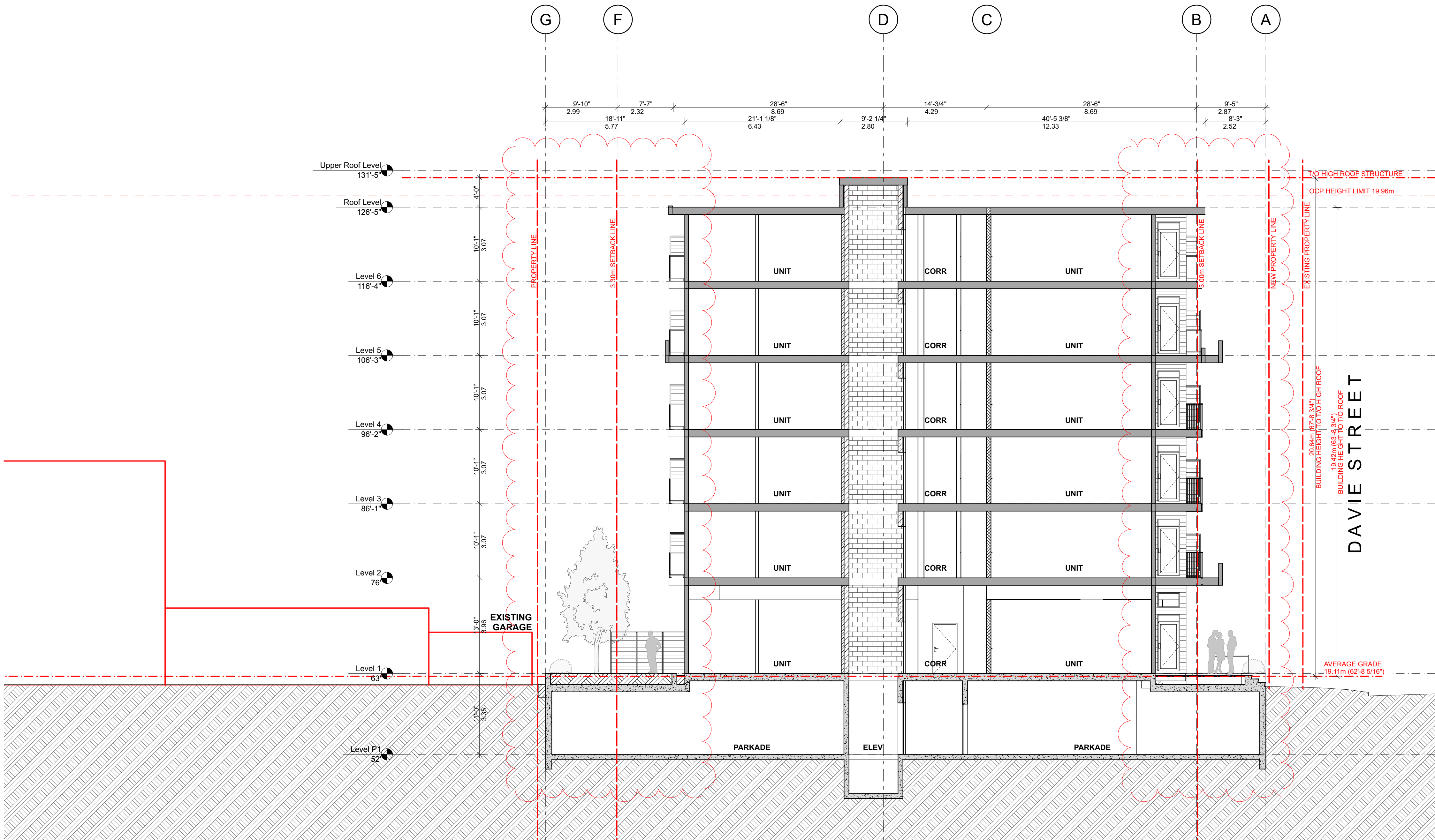


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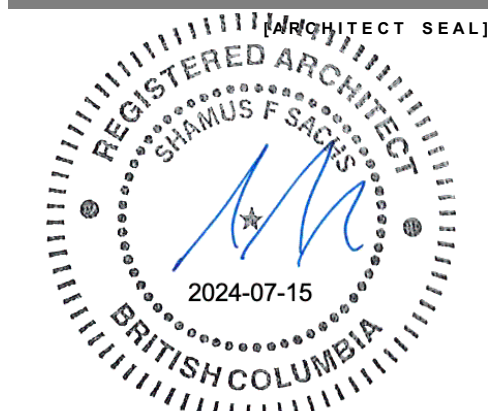
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST-WEST
BUILDING
SECTION

22600 [PROJECT]

1:100 [SCALE]

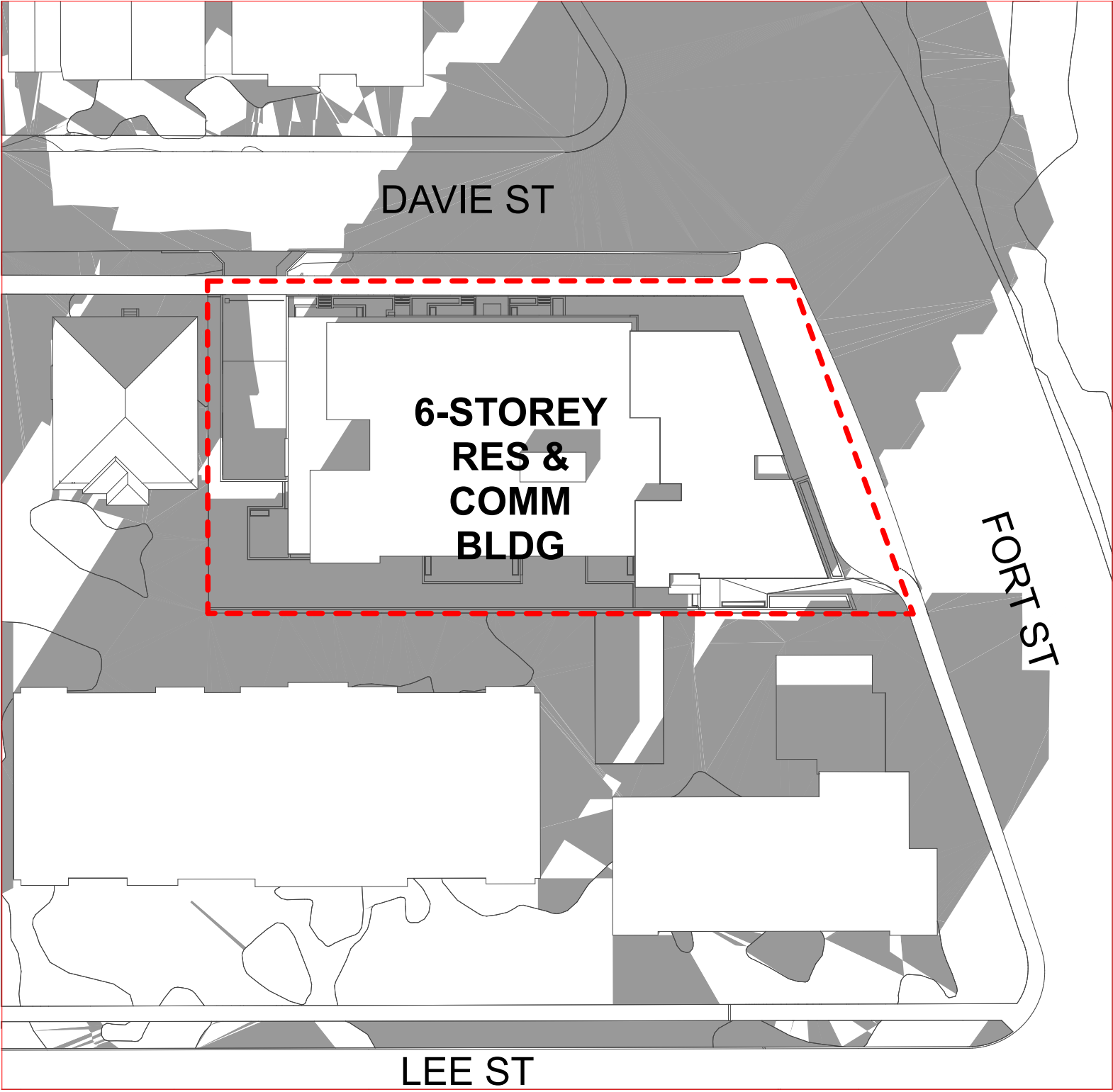
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04- REZONING/ DP [ISSUE]

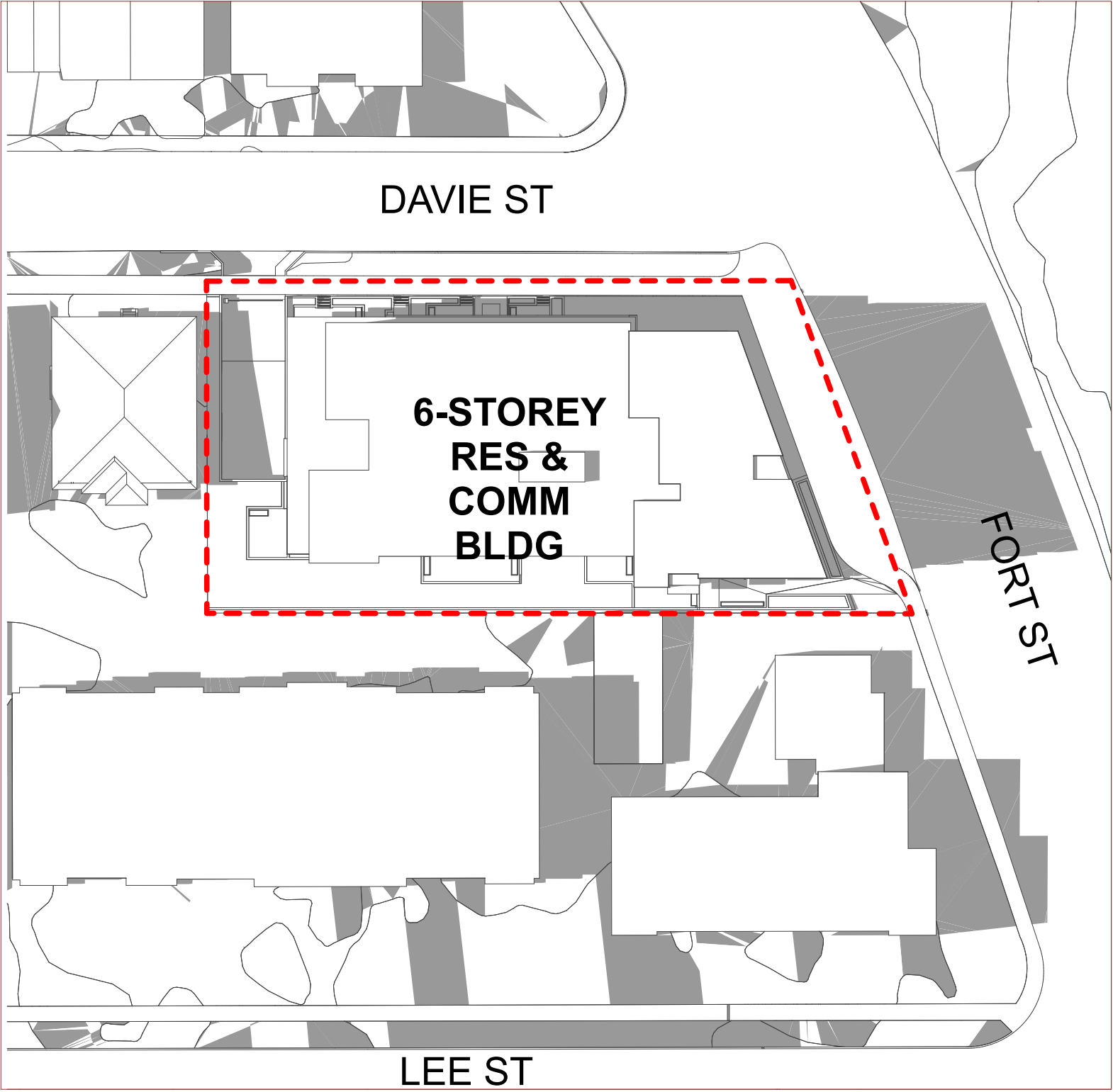
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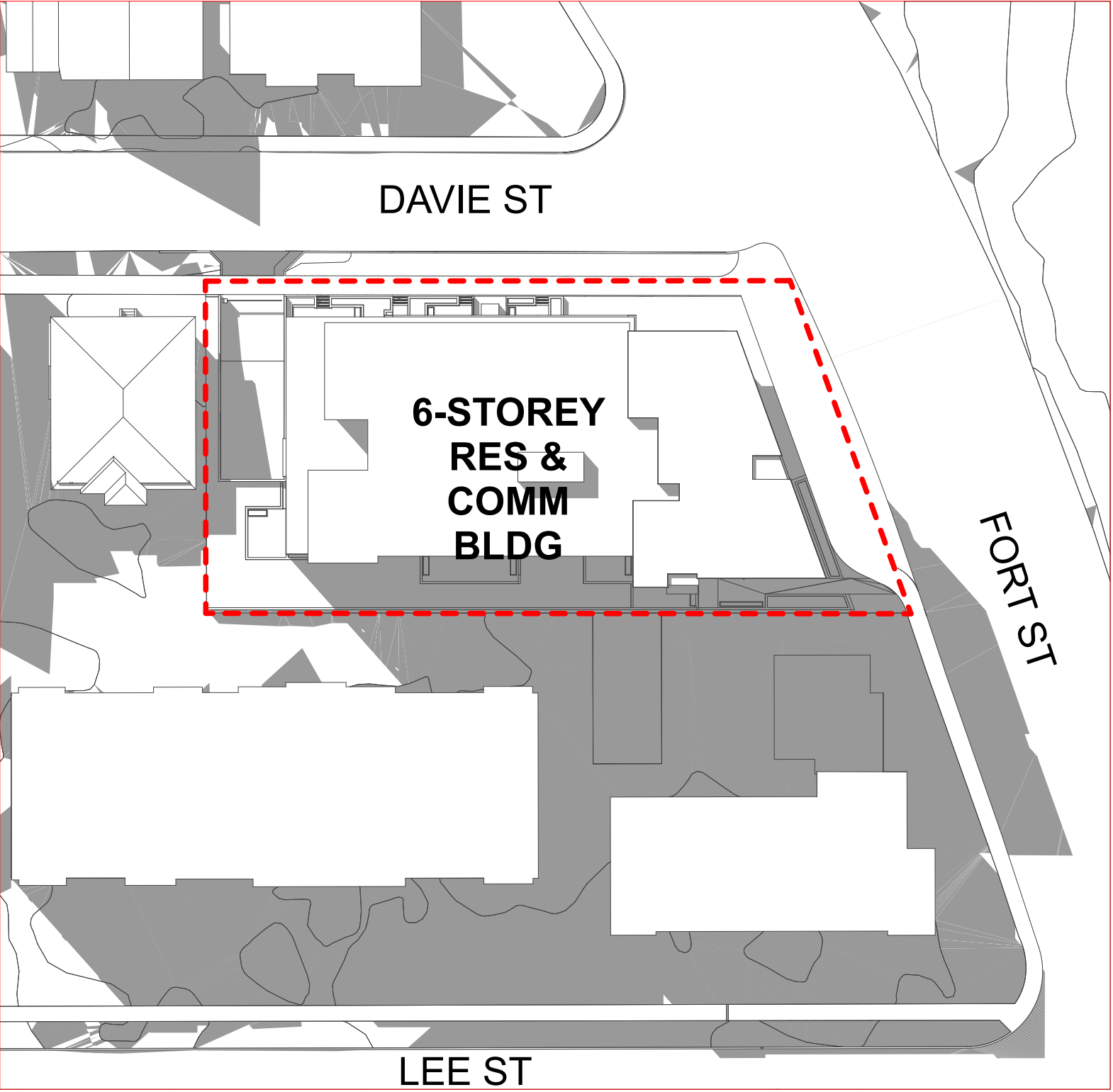
SPRING EQUINOX
MARCH 21



9 AM

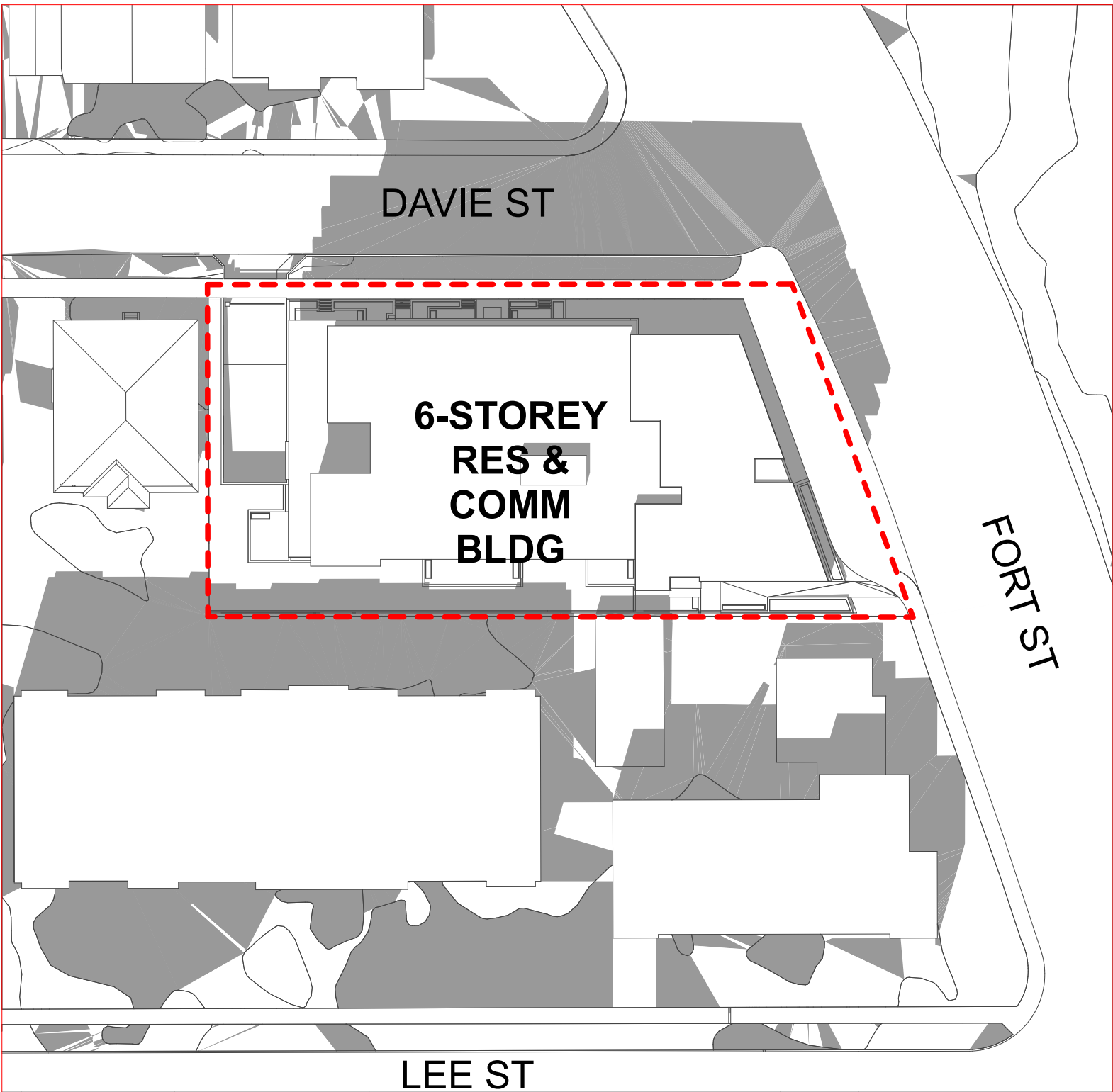


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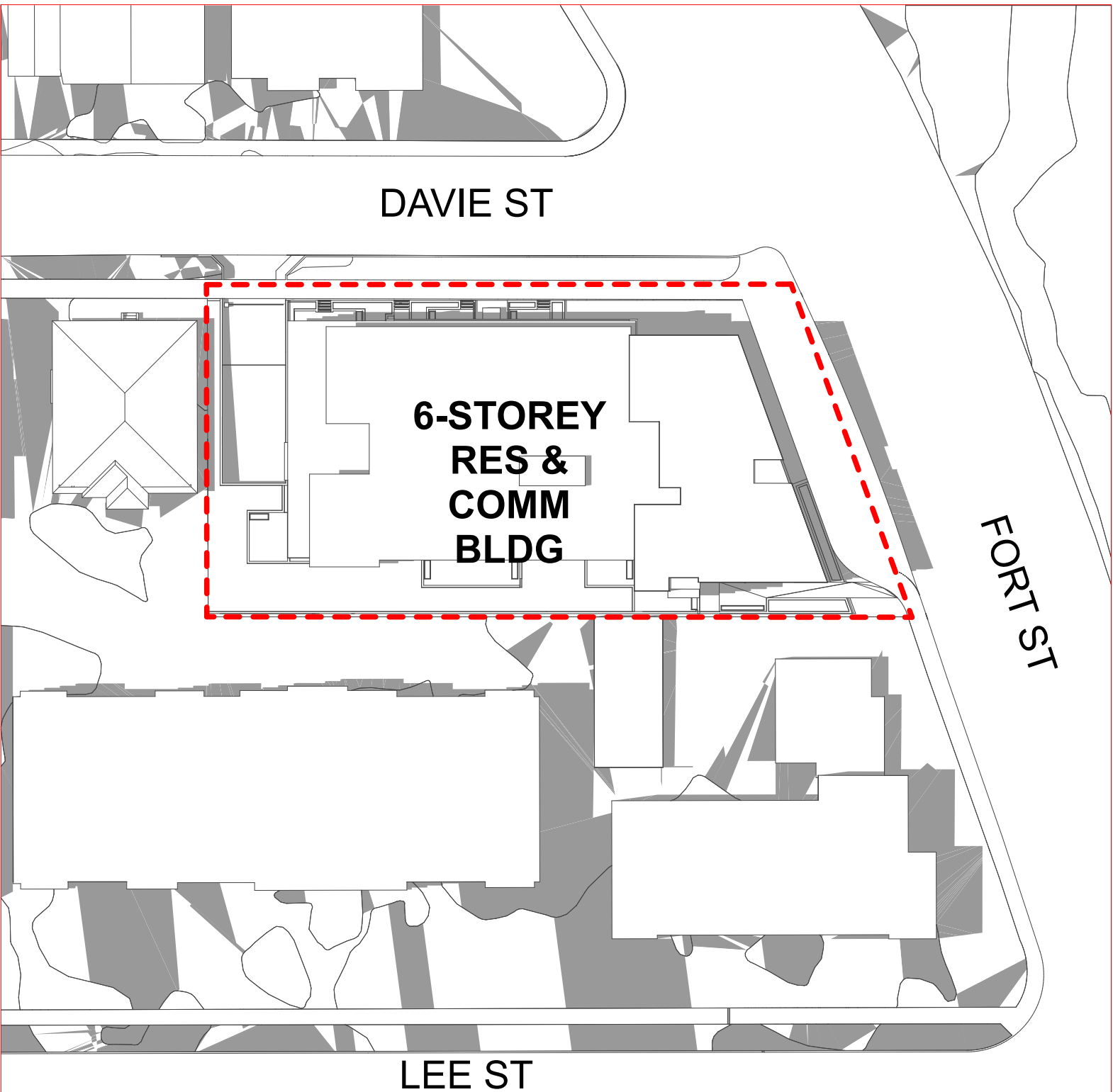


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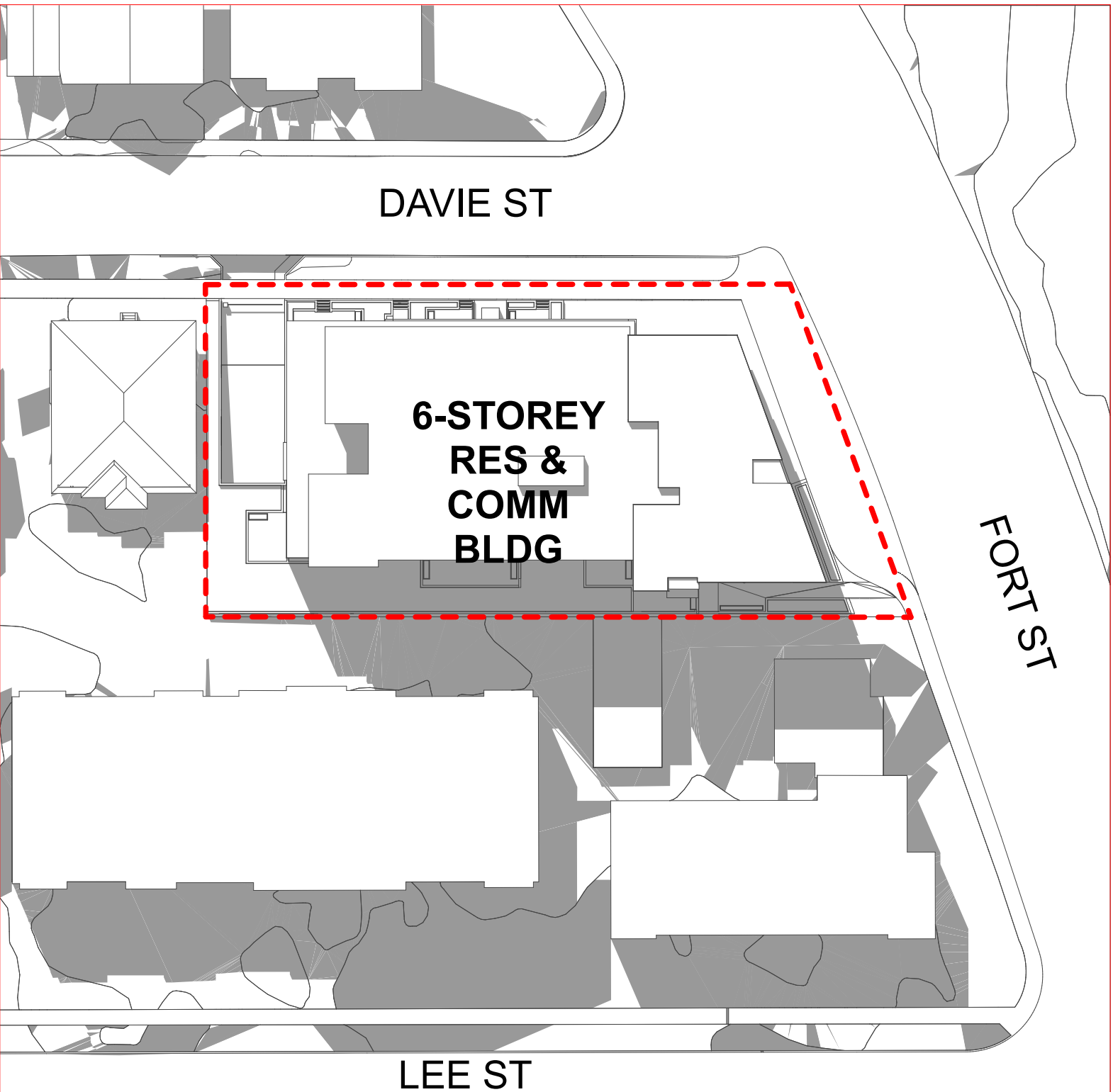
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JUNE 21



9 AM



12 PM



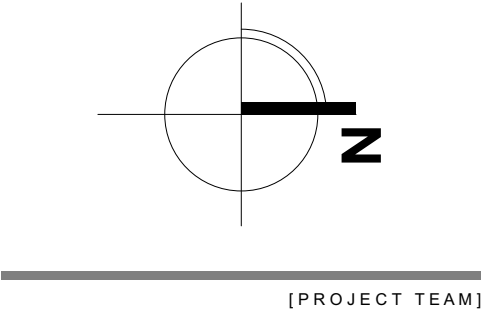
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Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

[DATE]

Friday, July 12, 2024

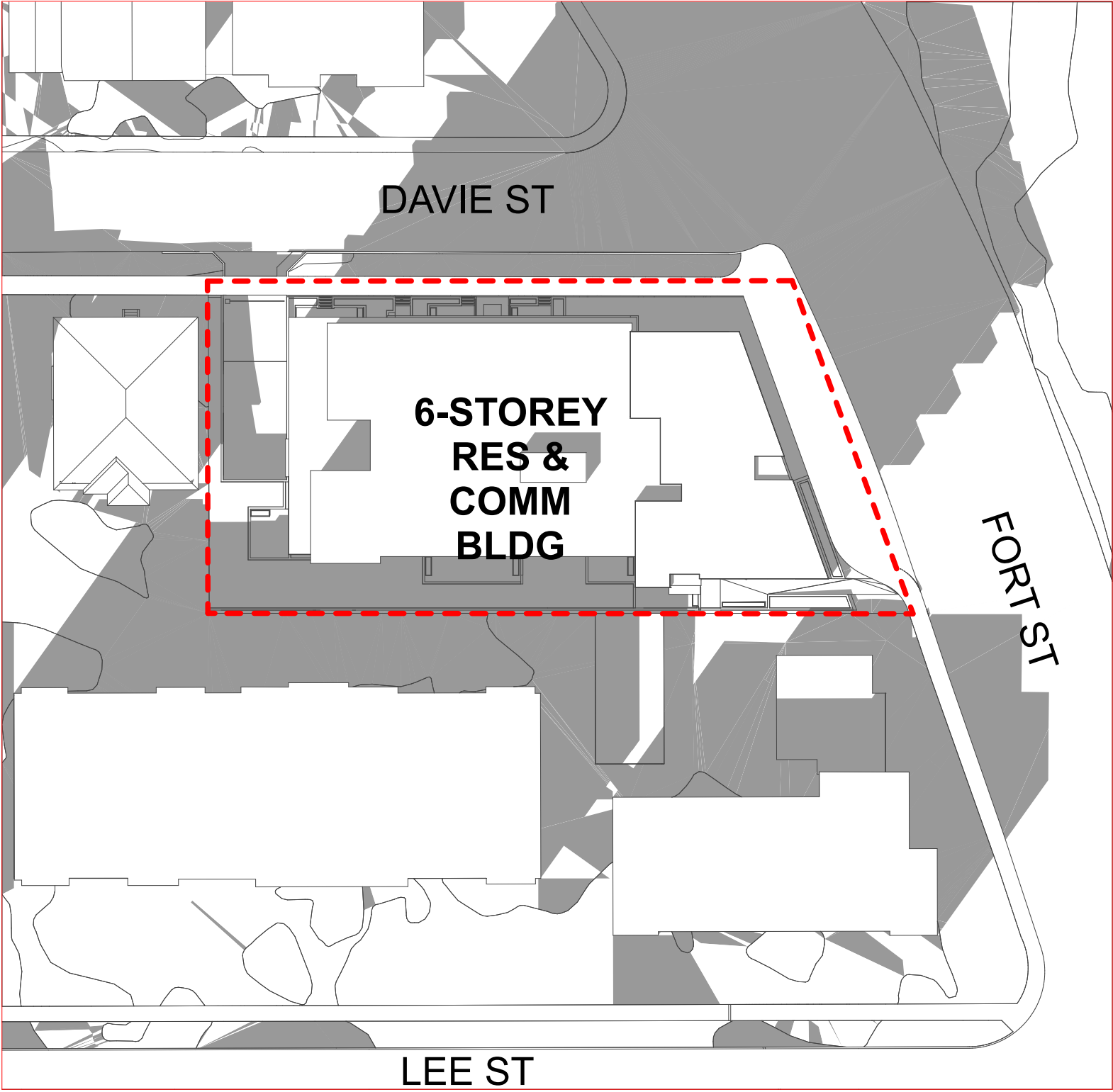
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04- REZONING/ DP

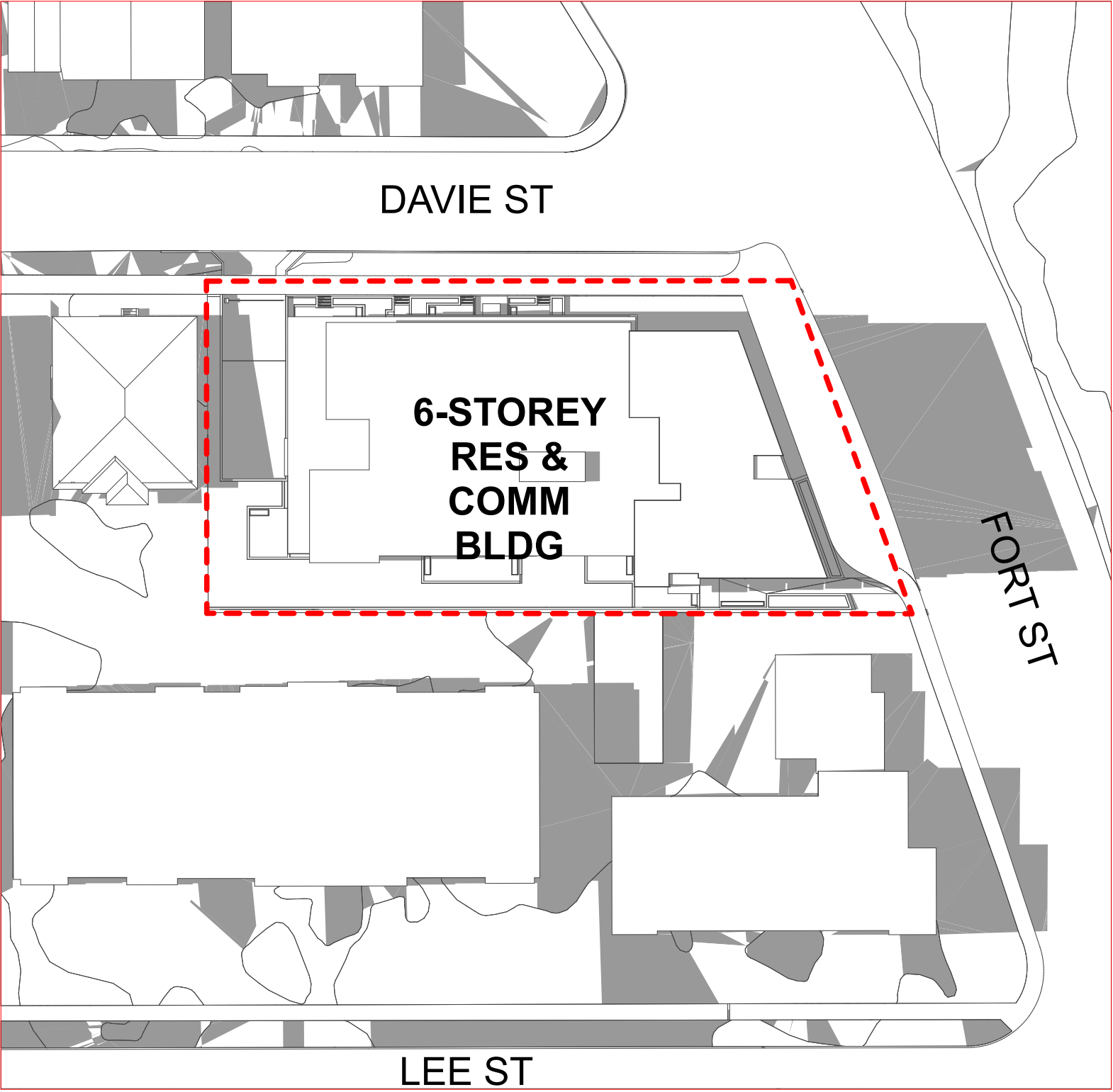
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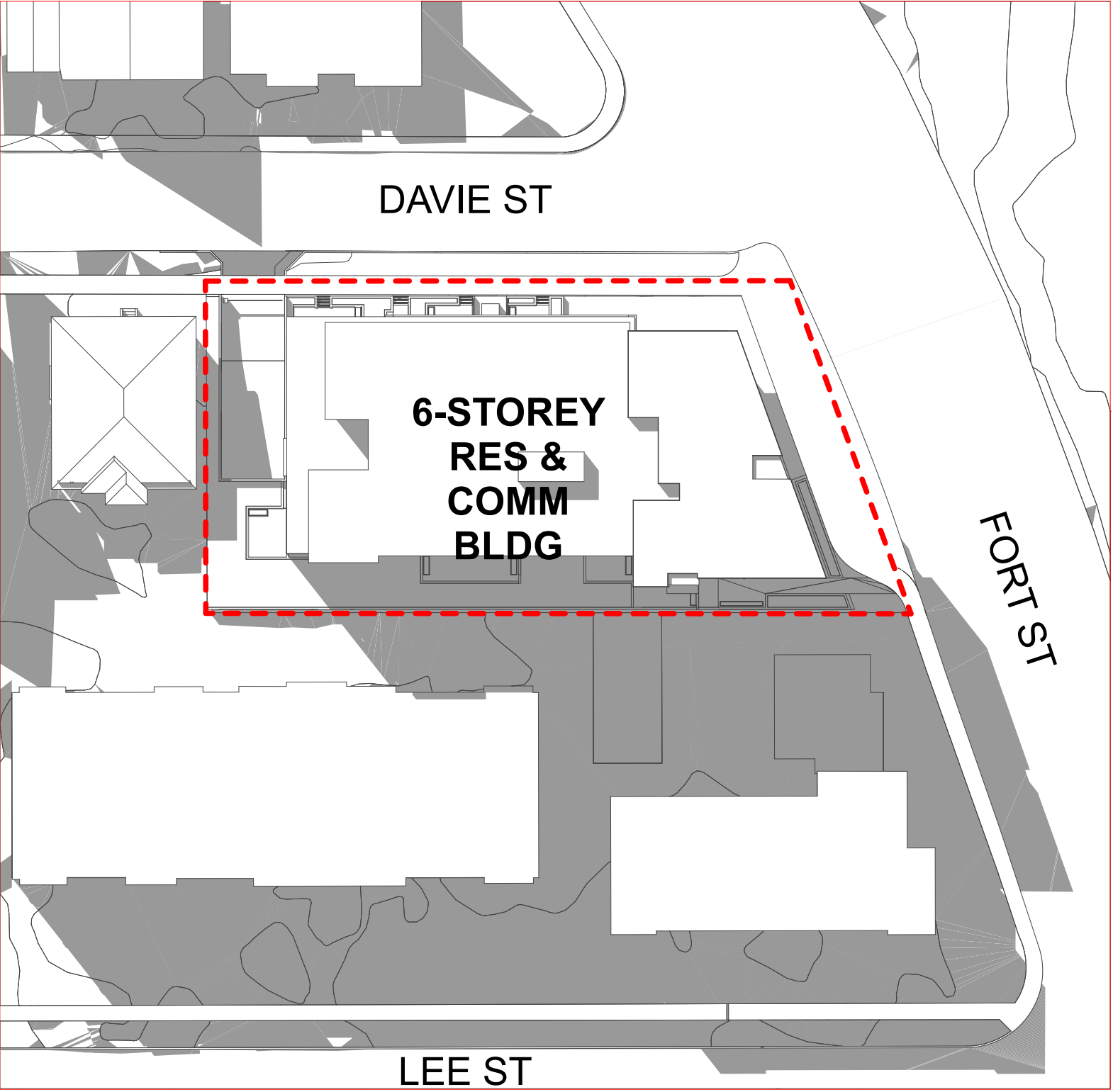
FALL EQUINOX
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9 AM



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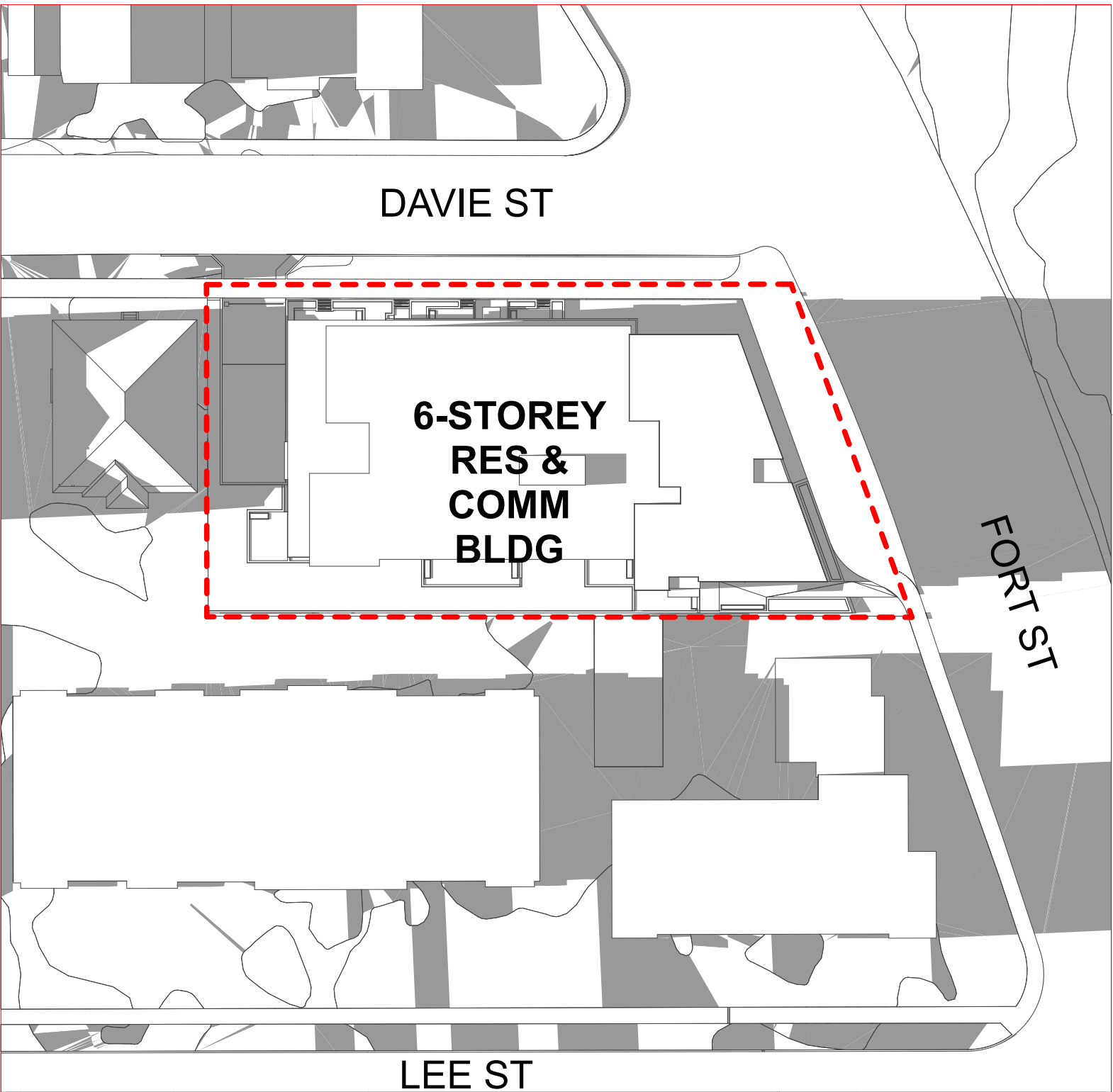


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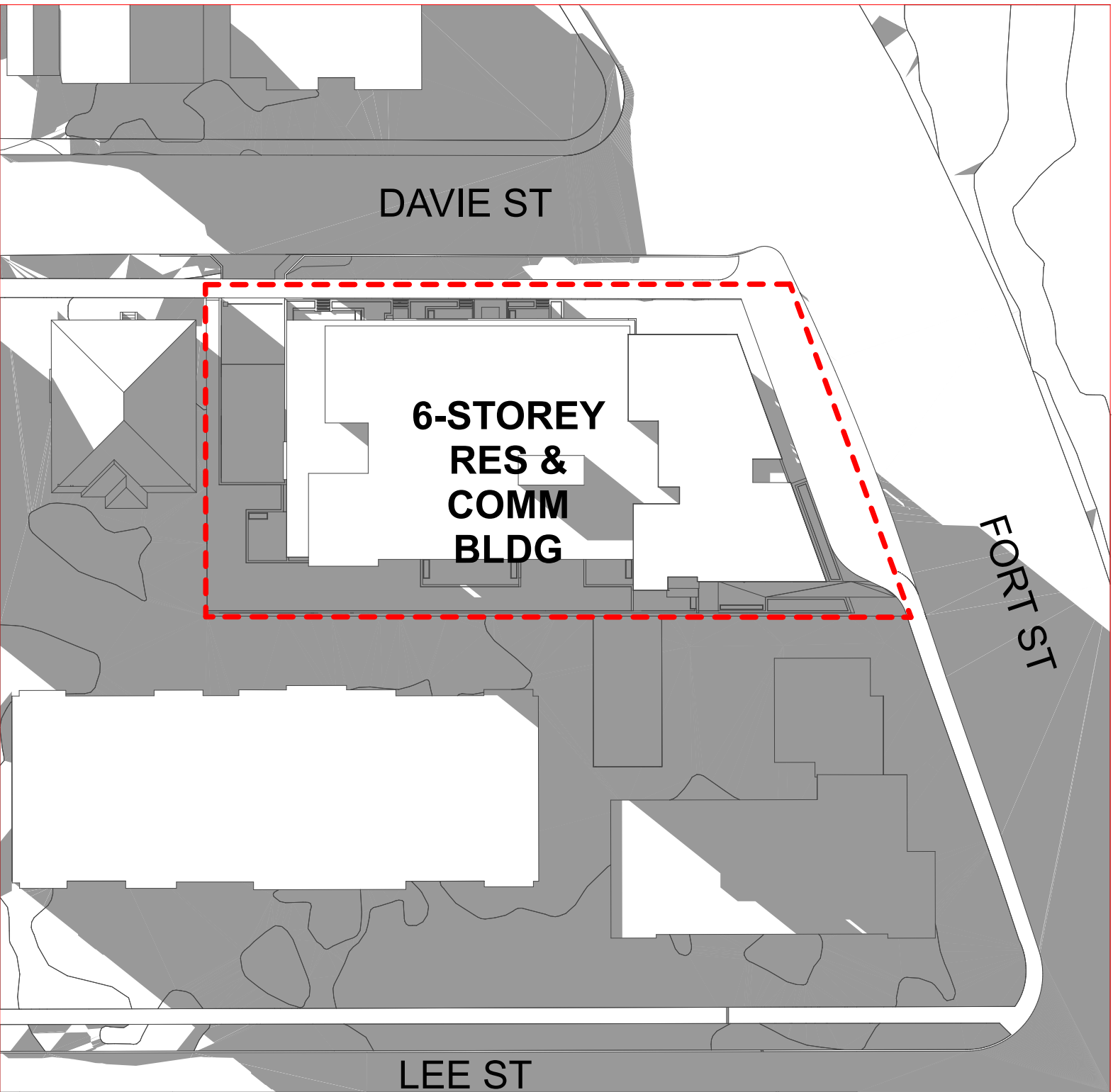
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DECEMBER 21



9 AM



12 PM



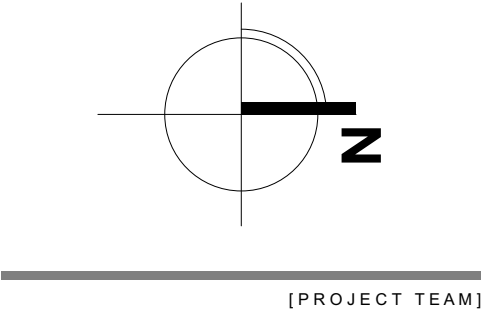
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[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**
Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Friday, July 12, 2024

04- REZONING/ DP

[DRAWING]

A-8.002

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/17
2	Issued for Development Permit	2023/07/17
3	Re-issued for Development Permit	2023/12/22
4	Re-Issued for Development Permit	2024/02/17
5	Re-issued for Development Permit	2024/04/04
6	Re-issued for Development Permit	2024/07/17

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Client: _____



Project Title: _____

FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street
Victoria, BC

Drawing Title:

Landscape Key Plan
Level 1

Project North:

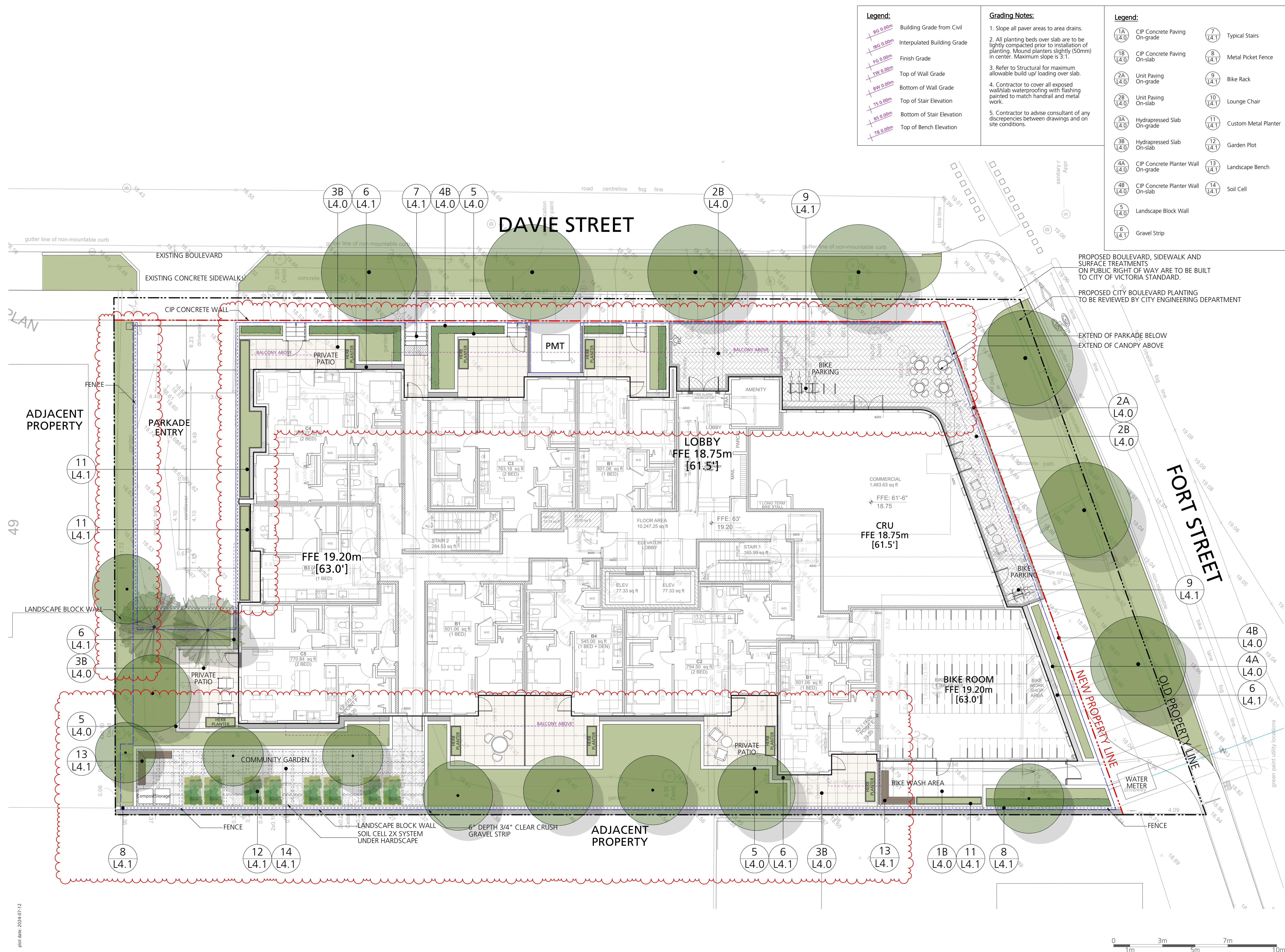
Drawn By:

Checked By: MH

Scale: _____ Job No: _____

Sheet No. : _____

L1.0



Offsite Legend:

15

L4.2

Tree Planting at Boulevard
(as per COV standards)

Street Trees Soil Volume Table

	Qty. of Street Trees	1m Deep Soil Trench @ Boulevard (x 1)	0.75m Deep Struc. Soil under Sidewalk (x 0.2)	Total Provided Soil Volume	Soil Volume per Street Tree
Davie St.	4	91.8 m³	12.3 m³	104.1 m³	26 m³
Fort St.	3	111.3 m³	N/A	111.3 m³	37.1 m³

Minimum Clearances of Street Trees:
City of Victoria Supplementary Specifications for Street Trees and Irrigation - Schedule C to Bylaw 12-042, Subdivision Bylaw

- Underground BC Hydro, natural gas and communication utilities	1.5 m
- Street lights and BC Hydro poles	5.0 m
- Telus poles without street light	3.0 m
- Intersection	7.0 m
- driveway crossing	3.0 m
- fire hydrant, water service lateral, catch basin, Kiosk, vault	2.0 m
- sanitary sewer or storm drain laterals	3.0 m

OFFSITE IRRIGATION LEGEND

- All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, within the Victoria Subdivision and Development Servicing Bylaw 12-042, Schedule C, and comply with the Irrigation Industry Association of BC standards.
- Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
- Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspections.
Required Parks inspections for irrigation:
A). Irrigation sleeving prior to backfilling.
B). Open trench mainline and lateral lines.
C). Pressure test.
- Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).

GENERAL NOTES FOR OFF SITE:

- Proposed street tree locations, species selection and number of trees is subject to approval by the city of Victoria Parks Division. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure.
- 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 the Canadian Landscape Standard.
Required Parks inspections for street tree planting:
a). Inspection of soil and planting area prior to planting.
b). Inspection of tree stock prior to planting.
c). Inspection of installed tree. 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.
- Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:
Required Parks inspections for seed and sod boulevard:
a). Inspection of excavated and scarified subgrade prior to backfill.
b). Inspection of installed, rolled, and prepared growing media prior to sodding.
c). Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

Issues	No.	Description	Date
	1	Issued for CALUC	2022/10/14
	2	Issued for Development Permit	2023/07/10
	3	Re-issued for Development Permit	2023/12/22
	4	Re-issued for Development Permit	2024/02/16
	5	Re-issued for Development Permit	2024/04/30
	6	Re-issued for Development Permit	2024/07/12



PROVIDE CONTINUOUS SOIL TRENCH @1000M DEPTH
EXTEND OF STRUCTURAL SOIL BELOW @750MM DEPTH
PROPOSED BOULEVARD, SIDEWALK AND SURFACE TREATMENTS ON PUBLIC RIGHT OF WAY ARE TO BE BUILT TO CITY OF VICTORIA STANDARD.
PROPOSED CITY BOULEVARD PLANTING TO BE REVIEWED BY CITY ENGINEERING DEPARTMENT
EXTEND OF PARKADE BELOW
EXTEND OF CANOPY ABOVE

Client:



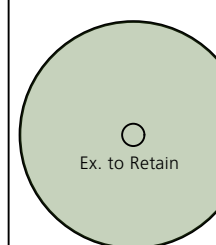
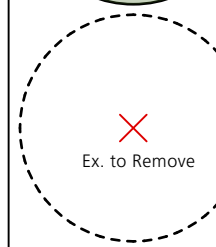
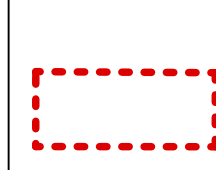
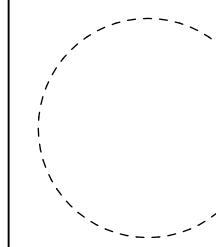
Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
Offsite Landscape Plan

Project North:
Drawn By: **MH**
Checked By: **MP**
Scale: **1:100**
Job No.: **22-082**
Sheet No.:

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

Legend:

-  Existing tree to be retained
-  Existing tree to be removed
-  Tree protection fencing
-  Critical root zone

General Notes:

- This plan to be read in conjunction with Arborist Report.
- Contractor to meet on site with arborist prior to tree removals to review scope and retention.
- Protection measures of trees to be retained as per City of Victoria, or modified according to Arborist Report, see Root Protection Zone this page, and Tree Protection Fencing.

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Client:



Project Title:

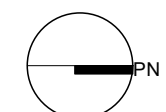
FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Tree Management Plan

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

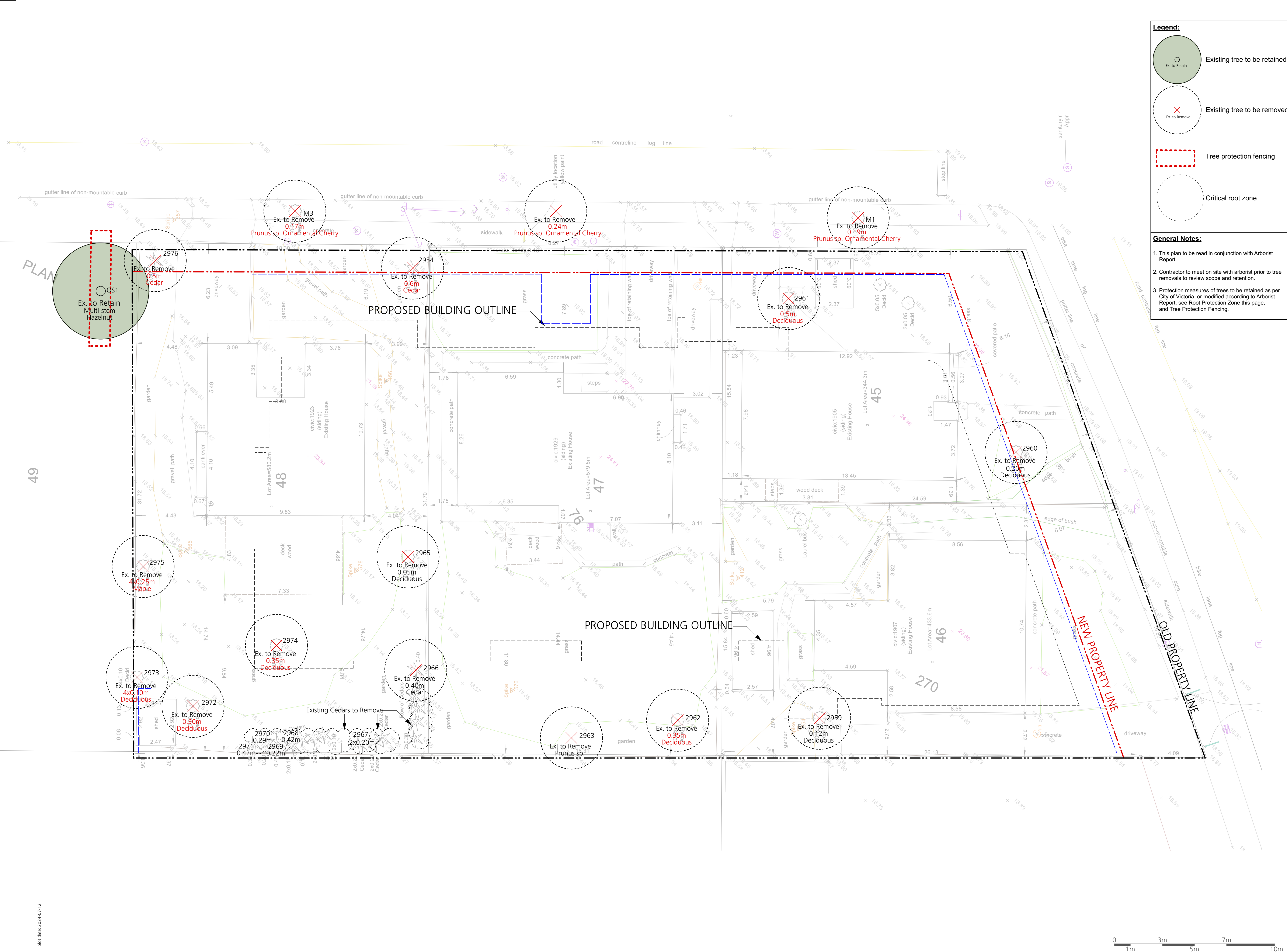
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22-082

Sheet No.:

L1.4



LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

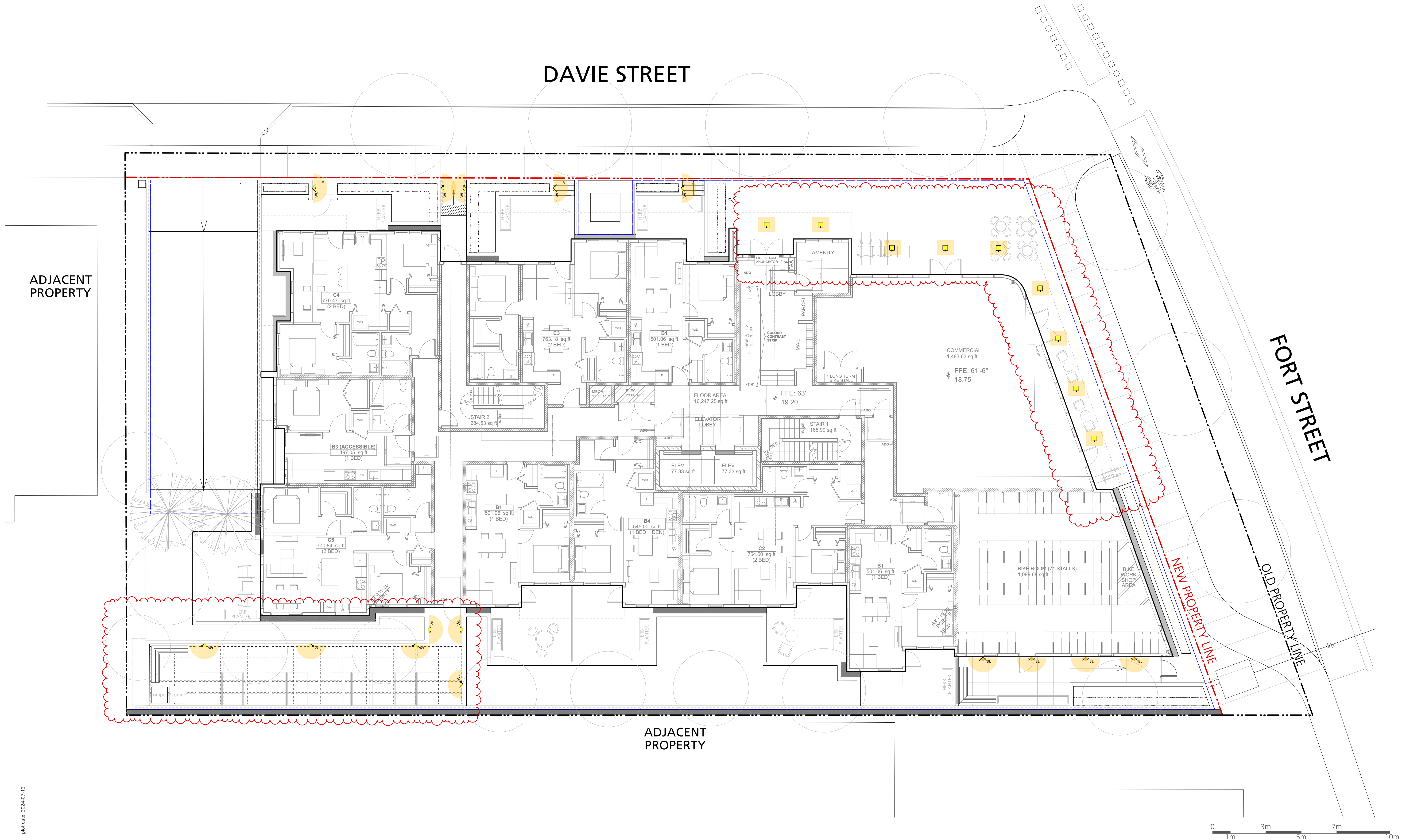
 Proposed Soffit Lighting
(by Architecture)

 Receptacles

Notes:

- Read this plan in conjunction with
Electrical and Architectural drawings

Issues		
No.	Description	Date
1	Issued for CALUC	2023/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12



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Client:



Project Title:

FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Landscape Lighting Plan
Level 1

Project North:

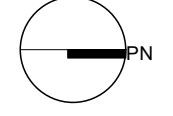
Drawn By:

Checked By:

Scale:

Job No.:

Sheet No.:



MH

MP

1:100

22-082

LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

 Proposed Soffit Lighting
(by Architecture)

 Receptacles

Notes:

- Read this plan in conjunction with
Electrical and Architectural drawings

Issues No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

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Client:



Project Title:

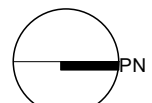
FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

**Landscape Lighting Plan
Level 5**

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

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Job No.:

22-082

Sheet No.:

DAVIE STREET

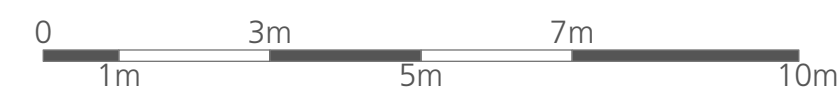
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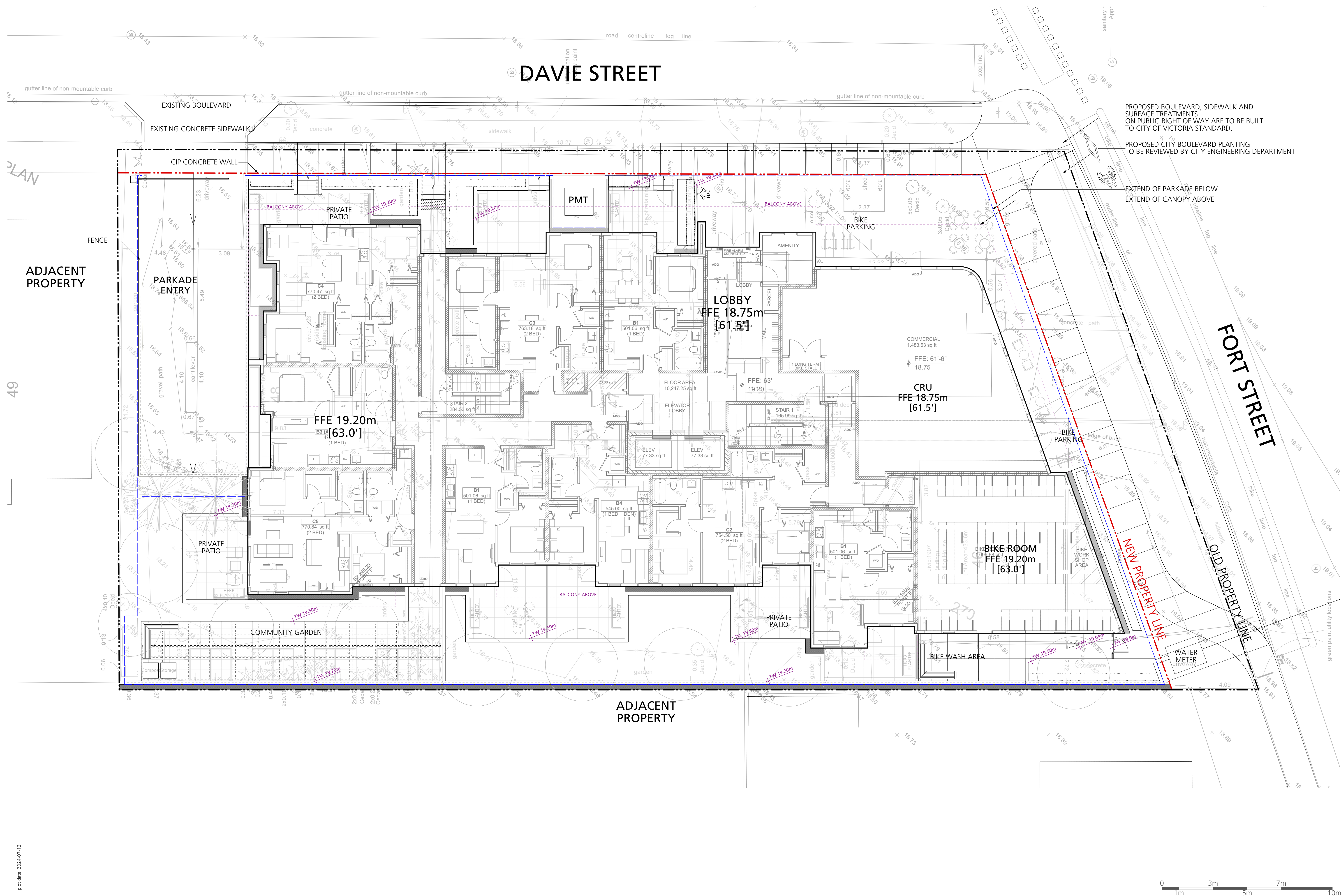
OLD PROPERTY LINE

ADJACENT
PROPERTY

ADJACENT
PROPERTY



Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12



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Client:



Project Title:

FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Grading Plan

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100

22-082

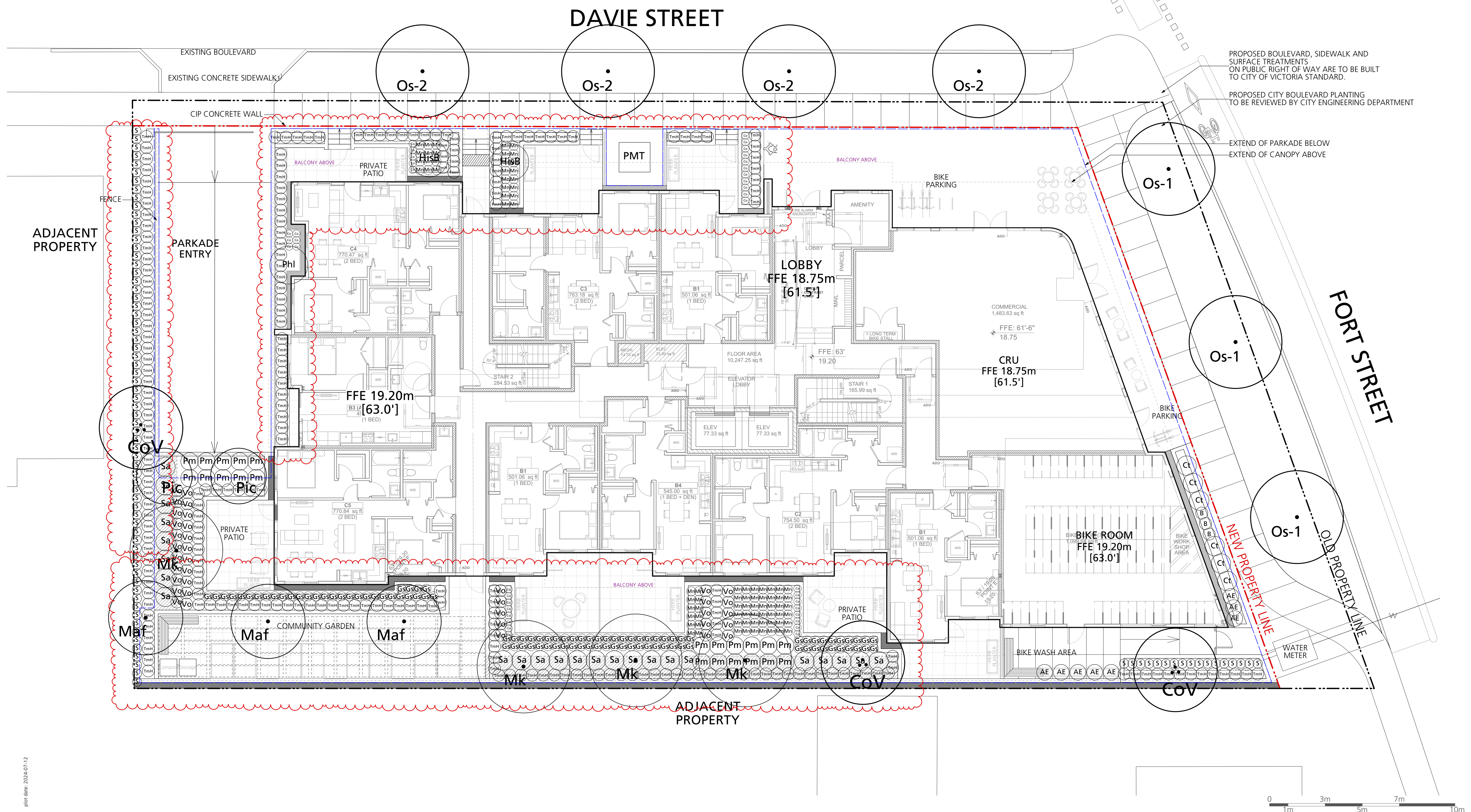
Sheet No.:

L2.0

1. All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
2. Replacement trees must be planted:
 - a. At least 2.0m away from a building foundation line.
 - b. At least 0.5m away from the property line of a lot, above and below ground utility, driveway or other paved surface, and
 - c. In a location approved by the Director
3. Every replacement tree must be spaced in accordance with the City of Victoria Tree Protection Bylaw No. 21-035.
4. Replacement trees must meet the applicable plant condition and structural requirements as set out in the latest edition of the CNLC/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
5. Replacement trees must be planted during the suitable local planting seasons that are from fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time periods, then a strategy for ensuring the trees are watered (in the summer) and appropriately mulched must be included as part of the tree permit application.
6. Replacement trees must be:
 - a. For sites of development realted tree permits, a minimum of 10cm diameter at breast height (DBH) for deciduous trees and a minimum of 2.0m height for coniferous trees,
 - b. Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
7. A soil analysis must be included as part of each landscape application on City Property must be submitted to the City Parks treeprepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each species of landscape plant as required in the current edition of the Canadian Landscape Standard.
8. The Victoria Subdivision and Development Servicing Bylaw No. V-24(1) and the City of Victoria Schedules can be found on the City of Victoria Bylaws webpage.

Plant List All Levels					
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
CoV	3	Cornus 'Venus'	'Venus' Dogwood	6cm cal., WB	Part 2, 2:1, small
MLC	4	Magnolia kobus	Kobus Magnolia	6cm cal., 1:1, medium	Part 1, 1:1, medium
Maf	3	Malus fusca	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium
Os-1	3	Offsite Tree TBD #1	Species TBD	6cm cal., WB min.	as per City of Victoria standard
OS-2	4	Offsite Tree TBD #2	Species TBD	6cm cal., WB min.	as per City of Victoria standard
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B	Part 1, 1:1, medium
Shrubs					
AE	14	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot	pollinator friendly, food-bearing
B	3	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	#2 pot	pollinator friendly, food-bearing
Ct	6	Choisya ternata	Mexican Orange	#3 pot	pollinator friendly
G	108	Gaultheria shallon	Salal	#2 pot	native, pollinator friendly, food-bearing
H1A	1	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	#7 pot	pollinator friendly, food-bearing
H1B	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	#5 pot	pollinator friendly, food bearing
Mn	82	Mahonia nervosa	Longleaf Mahonia	#2 pot	native, pollinator friendly, food-bearing
Phi	1	Philadelphus lewisii	Wild Mock Orange	#5 pot	native, pollinator friendly
S	84	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	pollinator friendly
S	2	Symphoricarpos albus	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	246	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Vo	37	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	native, pollinator friendly, food-bearing
Groundcovers, Vines, Ferns, Perennials and Grasses					
Ca	4	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot	
Co	38	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Pa	1	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Pm	22	Polystichum munipum	Western Sword Fern	#1 pot	native

No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12



Client: _____



Project Title: _____

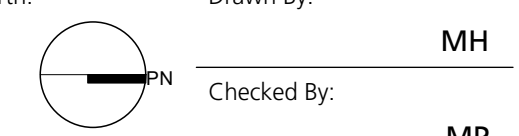
FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Planting Plan Level 1

Project North:
Drawn By:



Scale: _____ Job No: _____

Sheet No.: _____

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

Plant List All Levels				
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size
Trees				
CoV	3	Cornus 'Venus'	'Venus' Dogwood	6cm cal., WB
Mk	4	Magnolia kobus	Kobus Magnolia	6cm cal., WB
Maf	3	Malus fusca	Pacific Crabapple	6cm cal., WB
Os-1	3	Offsite Tree TBD #1	Species TBD	6cm cal., WB min.
Os-2	4	Offsite Tree TBD #2	Species TBD	6cm cal., WB min.
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B
Shrubs				
AE	14	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot
B	3	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	#2 pot
CL	6	Choisyia ternata	Mexican Orange	#3 pot
Gs	108	Gaultheria shallon	Salal	#2 pot
HIA	1	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	#7 pot
HisB	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	#5 pot
Mn	82	Mahonia nervosa	Longleaf Mahonia	#2 pot
Phi	1	Philadelphus lewisii	Wild Mock Orange	#5 pot
S	84	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot
Sa	24	Symphoricarpos albus	Snowberry	#2 pot
TmH	246	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht
Vo	37	Vaccinium ovatum	Evergreen Huckleberry	#2 pot
Groundcovers, Vines, Ferns, Perennials and Grasses				
Ca	4	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot
Co	38	Carex oshimensis 'Evergold'	Sedge	#1 pot
Pa	16	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1 pot
Pm	22	Polystichum munitum	Western Sword Fern	#1 pot

GENERAL NOTES:

- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
- Replacement trees must be planted:
 - At least 2.0m away from a building foundation wall,
 - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface, and
 - In a location approved by the Director
- Every replacement tree must be spaced from existing trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035.
- Replacement trees must meet the applicable plant condition and structure requirements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
- Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time periods, then a strategy for ensuring the trees are watered (in the summer) and appropriately cared for must be included as part of the tree permit application.
- Replacement trees must be:
 - For sites of development related tree permits, a minimum of 6.0 cm caliper at time of planting for deciduous trees and a minimum of 2.0m height for coniferous trees,
 - Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
- A soil test for the growing media, for each landscape application on City Property must 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.
- The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

DAVIE STREET

PLAN

ADJACENT PROPERTY

49

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

ADJACENT PROPERTY

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Client:



Project Title:

FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Planting Plan
Level 5

Project North:

Drawn By: MH
Checked By: MP

Scale:

Job No.: 22-082

Sheet No.:

L3.1

Replacement Tree List						
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Replacement Ratio (Schedule E)	Min. Required Soil Volume
Trees						
CoV	3	Cornus 'Venus'	'Venus' Dogwood	6cm cal., WB	Part 2, 2:1, small	6.0 m³
Mk	4	Magnolia kobus	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium	15.0 m³
Maf	3	Malus fusca	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium	15.0 m³
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B	Part 1, 1:1, medium	15.0 m³

REPLACEMENT TREE SOIL VOLUME TABLE

Onsite minimum replacement tree required: 10
Onsite proposed replacement tree : 10.5

				Proposed Replacement Tree			Required Soil Volume (m³)			
Planting Area ID	Area (m²)	Soil Volume Multiplier	Estimated Soil Volume	#Small	#Medium	#Large	Small	Medium	Large	Total
A	76.2 m²	0.76, 0.91 & 1 *	71.1 m³	1	4	0	6.0 m³	60.0 m³	0	66.0 m³
B	61.7 m²	0.6	37m³	0	2	0	0	30.0 m³	0	30.0 m³
C	69.0 m²	0.76 & 0.91 *	58.6 m³	1	3	0	6.0 m³	45.0 m³	0	51.0 m³
D	8.2 m²	1.0	8.2 m³	1	0	0	8.0 m³	0	0	8.0 m³

* Refer to plans for areas of varied depth.

REPLACEMENT TREE PLANTING NOTES:

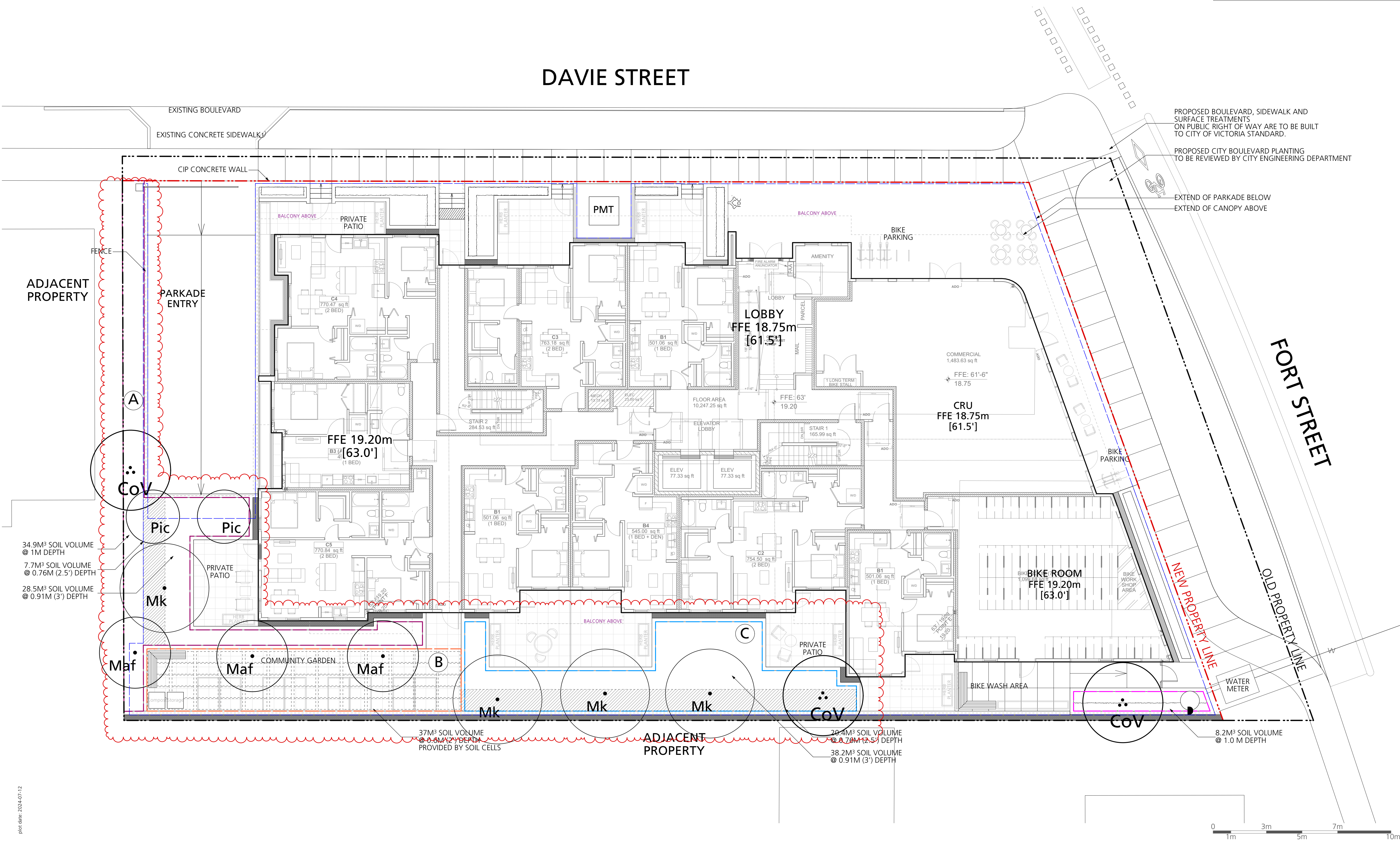
- Replacement trees must be planted:
 - At least 2.0m away from a building foundation wall,
 - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface, and
 - In a location approved by the Director.
- Every replacement tree must be spaced from existing trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035, Schedule E, Part 4 Stip.
- Replacement trees must meet the applicable plant condition and structure requirements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
- Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time periods, then a strategy for ensuring the trees are watered (in the summer) and appropriately cared for must be included as part of the tree permit application.
- Replacement trees must be:
 - For sites of development related tree permits, a minimum of 6.0 cm caliper at time of planting for deciduous trees and a minimum of 2.0m height for coniferous trees,
 - Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
- The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

Issues	No.	Description	Date
	1	Issued for CALUC	2022/10/14
	2	Issued for Development Permit	2023/07/10
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	4	Re-issued for Development Permit	2024/02/16
	5	Re-issued for Development Permit	2024/04/30
	6	Re-issued for Development Permit	2024/07/12

P+A

Perry + Associates
Landscape Architecture
Site Planning
112 East Broadway
Vancouver, BC V5T 1V9
T: 604.738.4118
perryandassociates.ca

DAVIE STREET



PROPOSED BOULEVARD, SIDEWALK AND SURFACE TREATMENTS ON PUBLIC RIGHT OF WAY ARE TO BE BUILT TO CITY OF VICTORIA STANDARD.

PROPOSED CITY BOULEVARD PLANTING TO BE REVIEWED BY CITY ENGINEERING DEPARTMENT

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Tree Replacement Plan

Project North: Drawn By: **MH**
Checked By: **MP**

Scale: 1:100 Job No.: 22-082

Sheet No.:

L3.2

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

IRRIGATION NOTES:

- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
- 2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
- 3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
- 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
- 5) Provide rain sensor on system. Location to be determined.
- 6) Flow thru all piping not to exceed 5ft/sec.
- 7) Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
- 8) The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
- 9) The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
- 10) The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
- 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
- 12) The irrigation contractor to submit shop drawings for approval prior to installation.
- 13) The irrigation contractor to provide as-built drawings following construction.

IRRIGATION LEGEND

- Offsite Shrub Zone
To be Coordinated at BP
- Shrub Zone
Use Rambird Sprayheads, Valves and Dripline,
See Notes
To be Coordinated at BP
- Sleeve Location
2" Diameter Sleeve
To be Coordinated at BP
- Stubout Location
To be Coordinated at BP
- Proposed Hose Bib
To be Coordinated at BP

DAVIE STREET

ADJACENT
PROPERTY

FORT STREET

ADJACENT
PROPERTY

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Client:



Project Title:

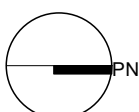
FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Irrigation Plan
Level 1

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100

22-082

Sheet No.:

L3.3

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
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- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
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- 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
- 5) Provide rain sensor on system. Location to be determined.
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- 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
- 12) The irrigation contractor to submit shop drawings for approval prior to installation.
- 13) The irrigation contractor to provide as-built drawings following construction.

IRRIGATION LEGEND

- Offsite Shrub Zone
To be Coordinated at 8P
- Shrub Zone
Use Rambird Sprayheads, Valves and Dripline,
See Notes
To be Coordinated at 8P
- Sleeve Location
2" Diameter Sleeve
To be Coordinated at 8P
- Stubout Location
To be Coordinated at 8P
- Proposed Hose Bib
To be Coordinated at 8P

DAVIE STREET

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

ADJACENT
PROPERTY

ADJACENT
PROPERTY

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Client:



Project Title:

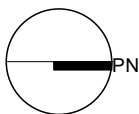
FORT & DAVIE APARTMENTS

1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Irrigation Plan
Upper Levels

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

1:100

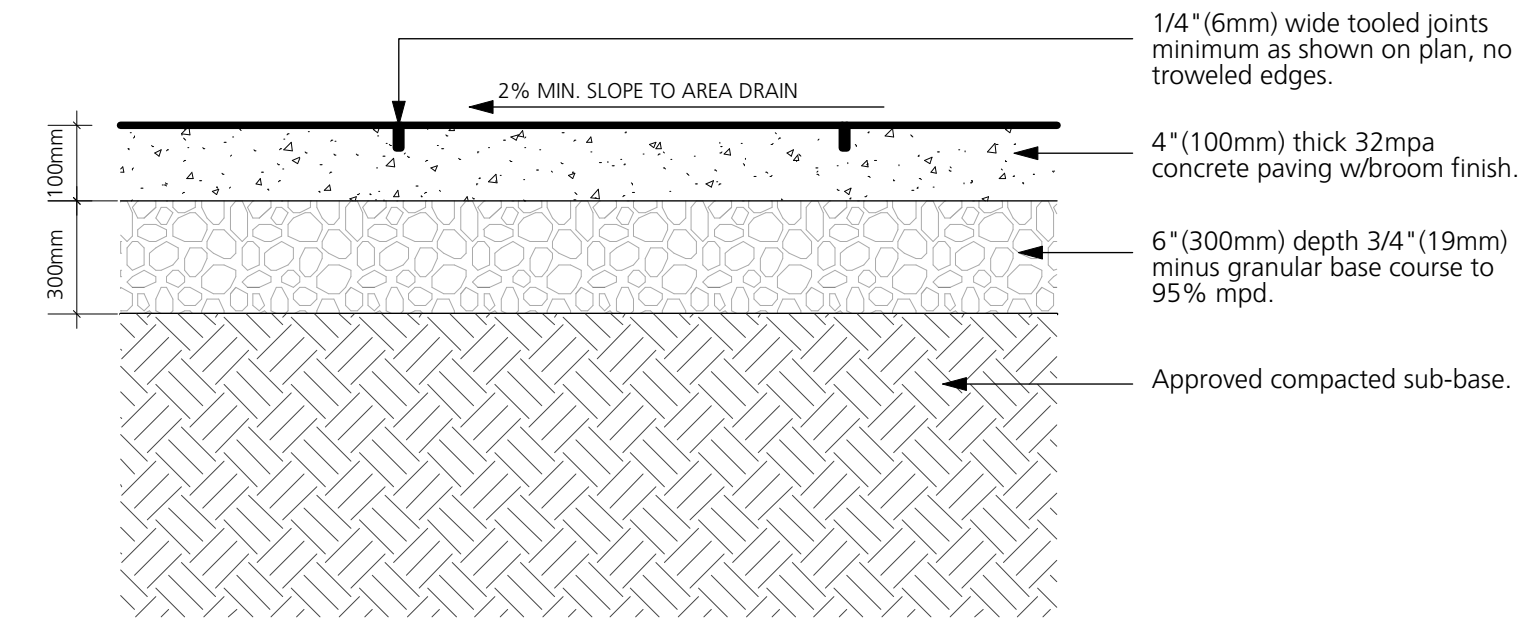
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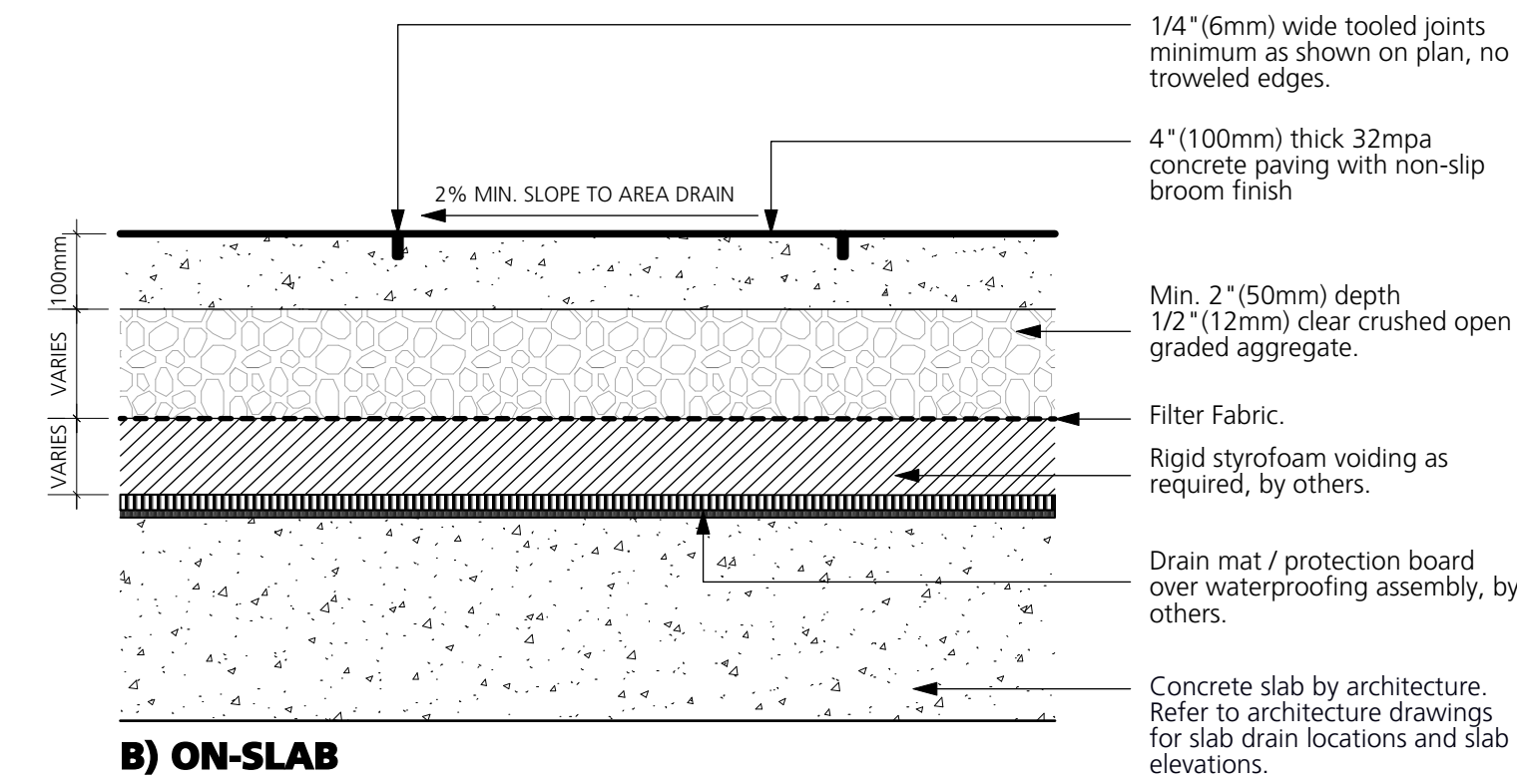
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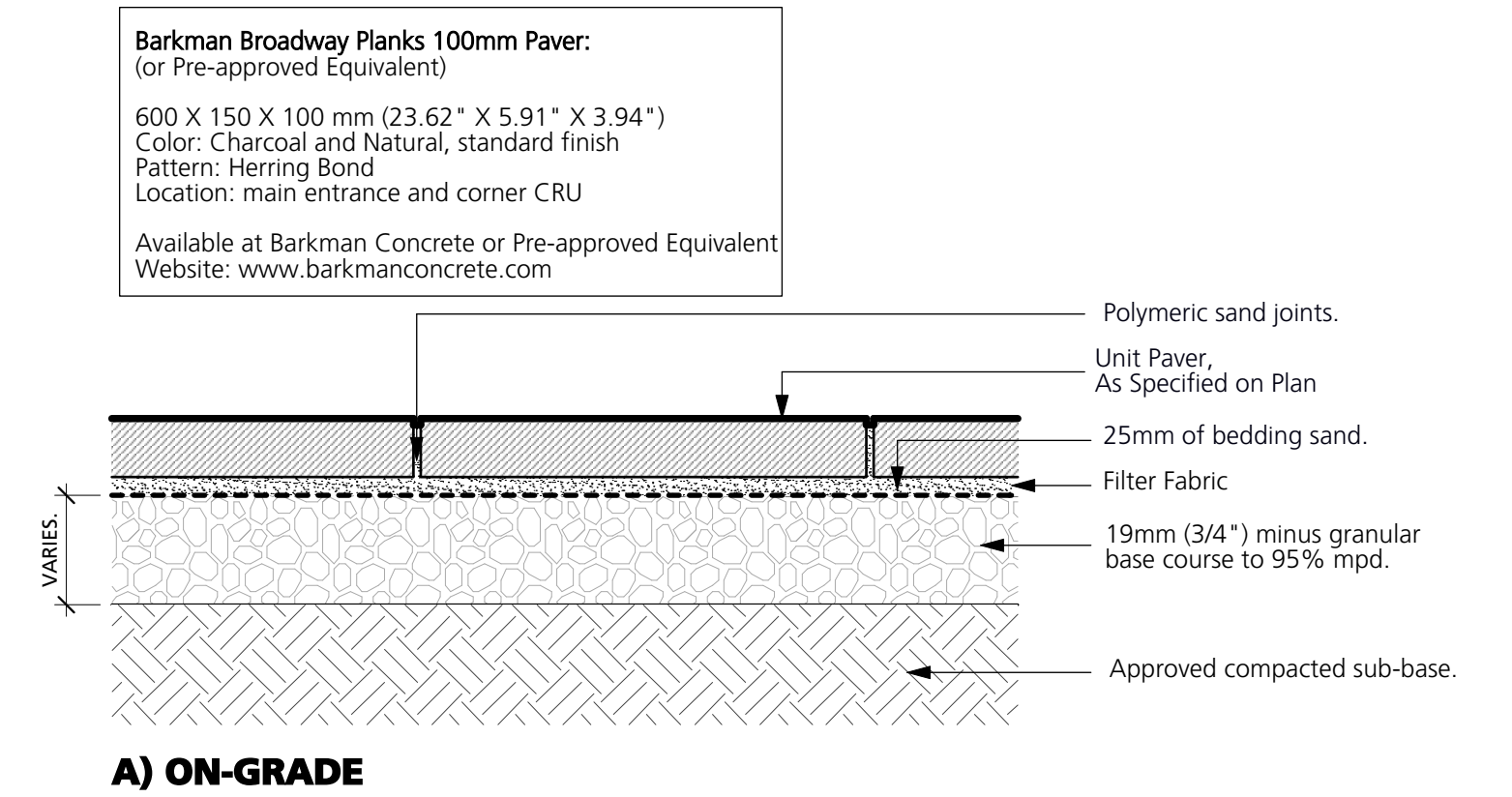
Issues No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12



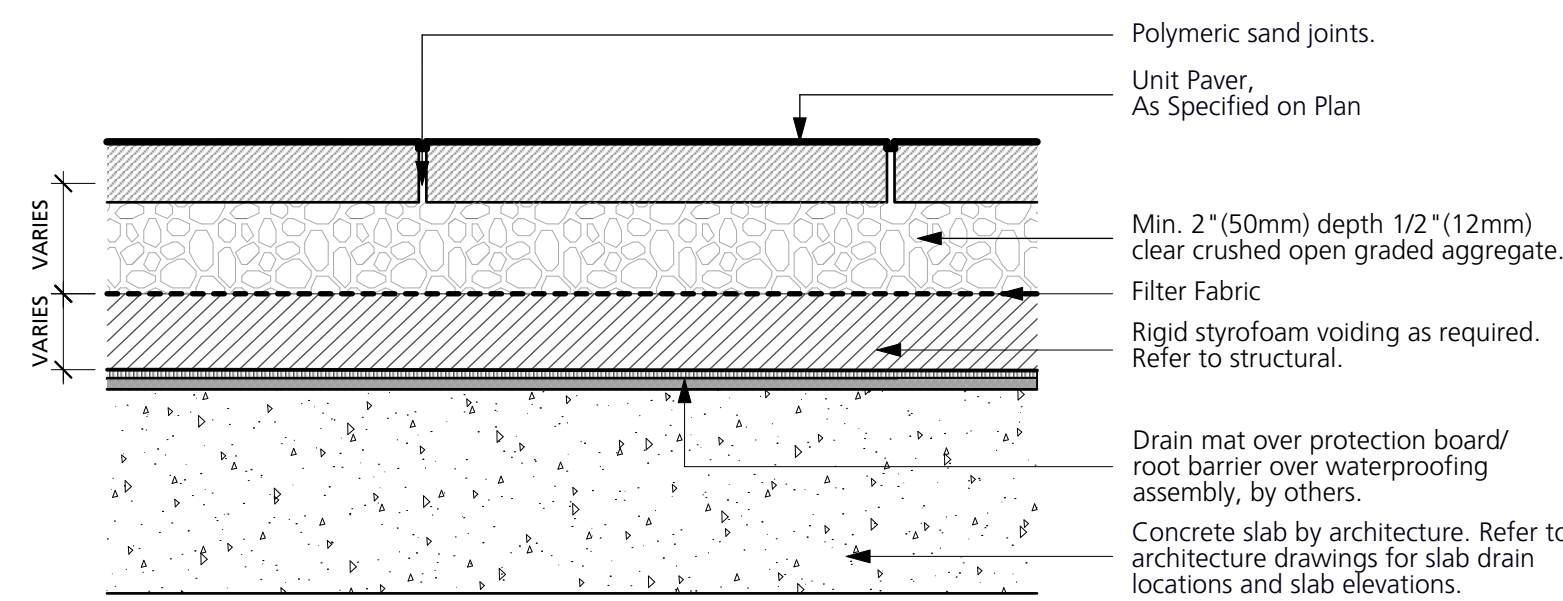
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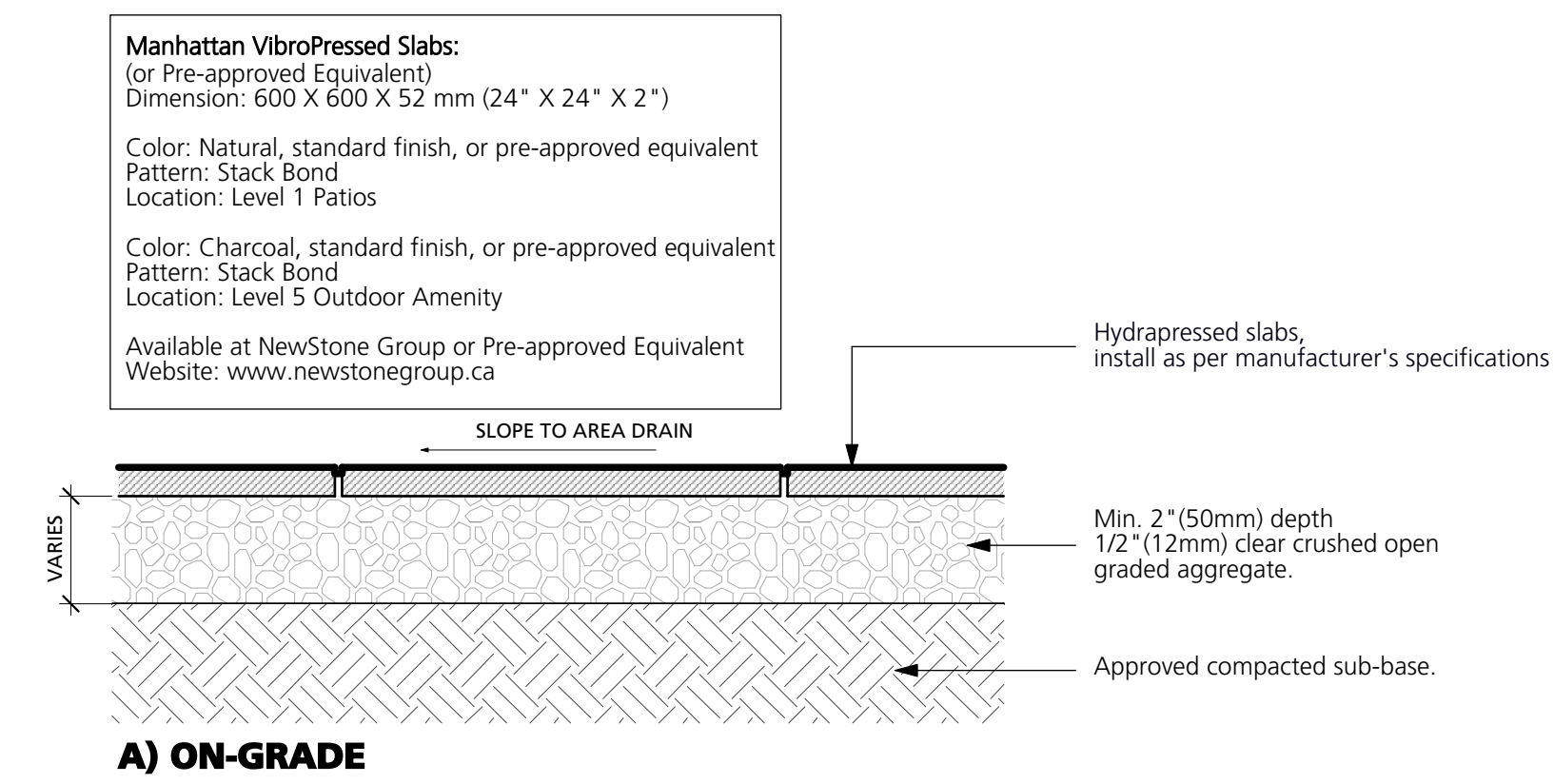
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1 CIP Concrete Paving
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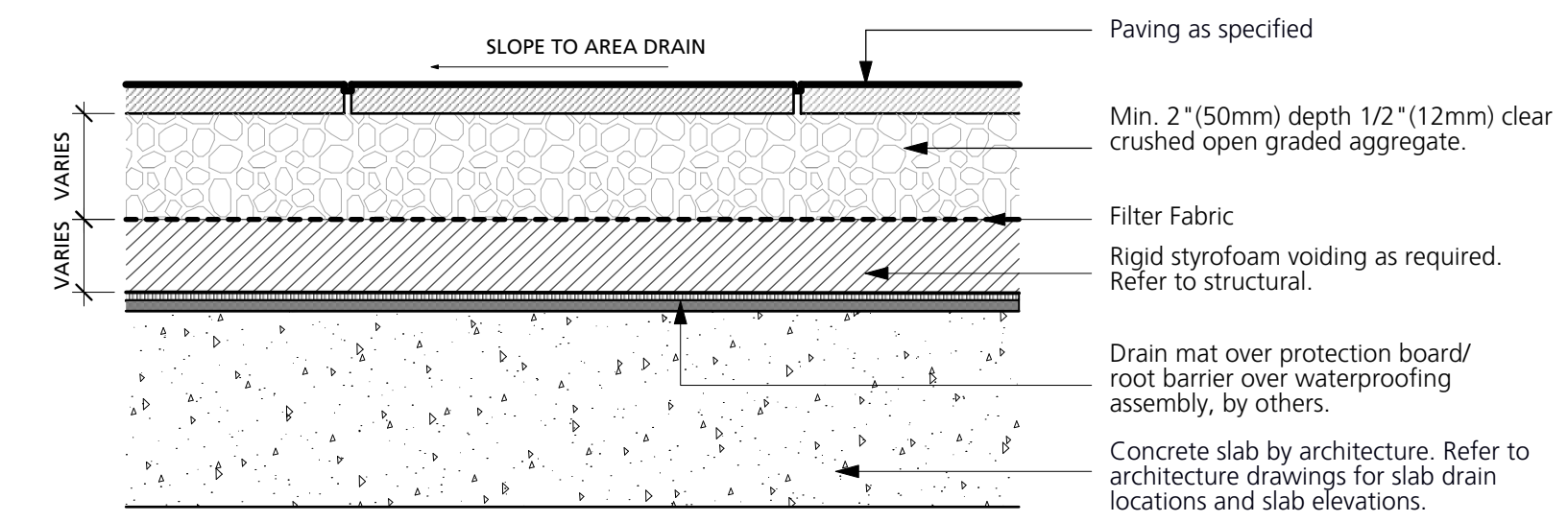
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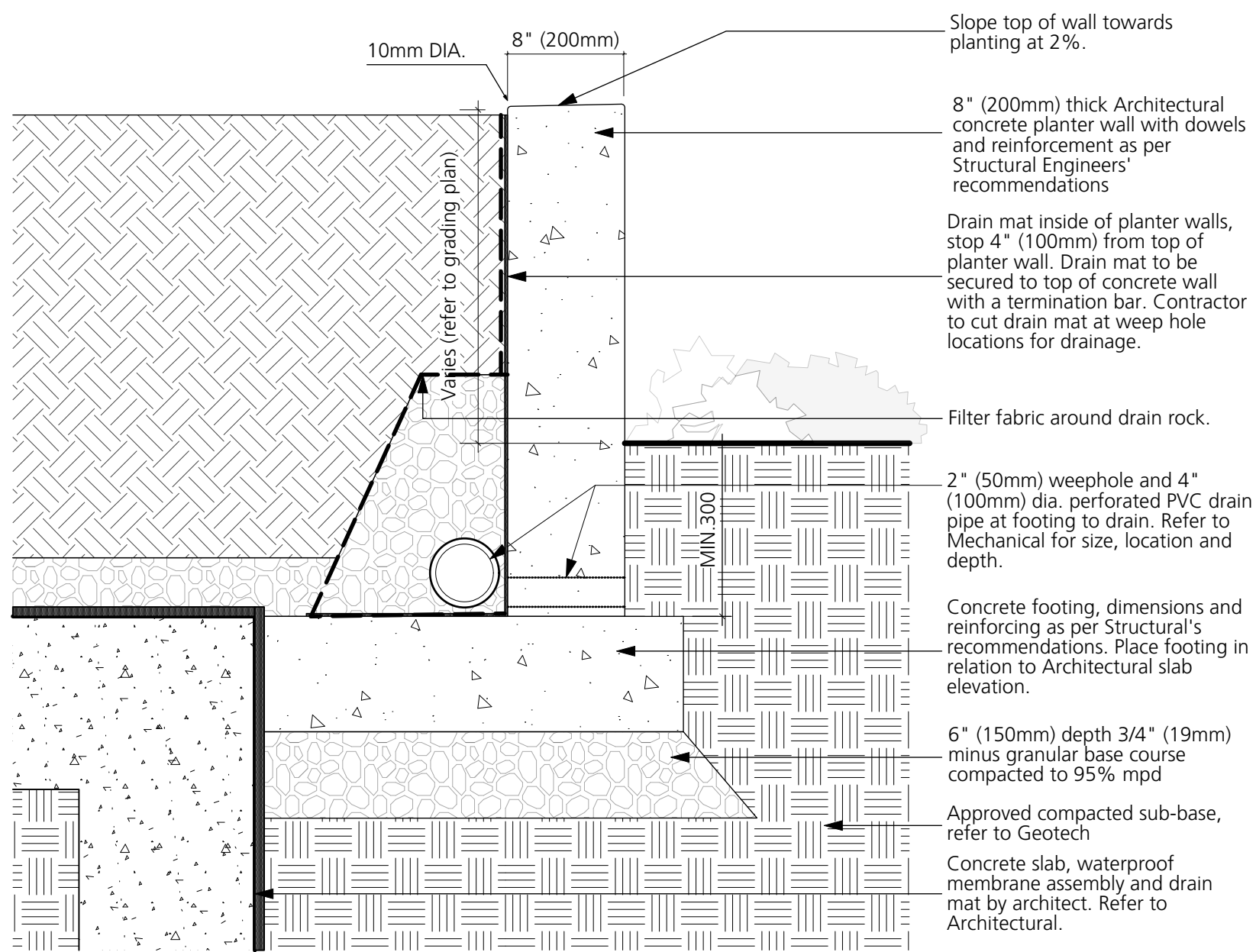
B) ON-SLAB

2 Unit Paving
1:10

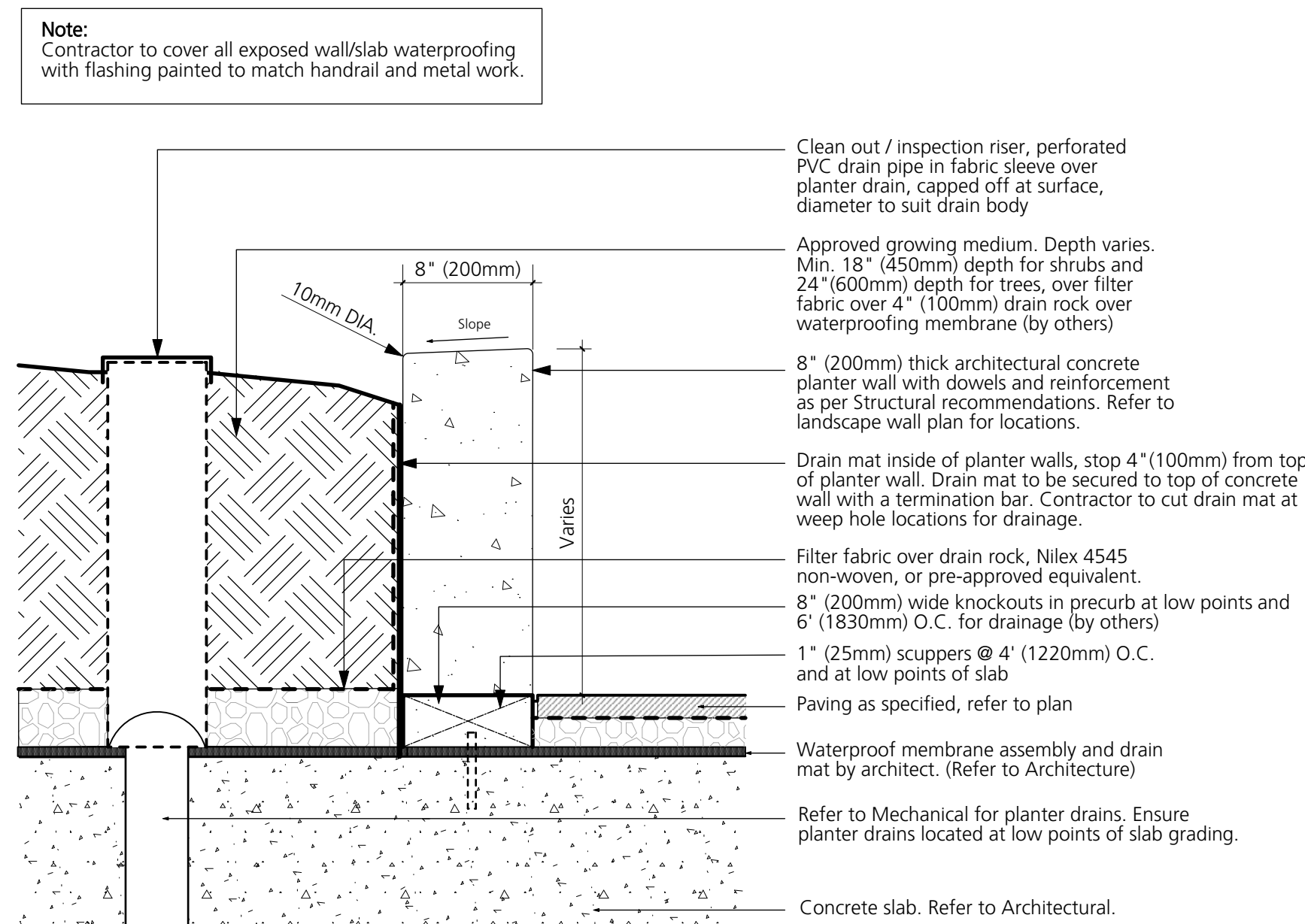
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B) ON-SLAB

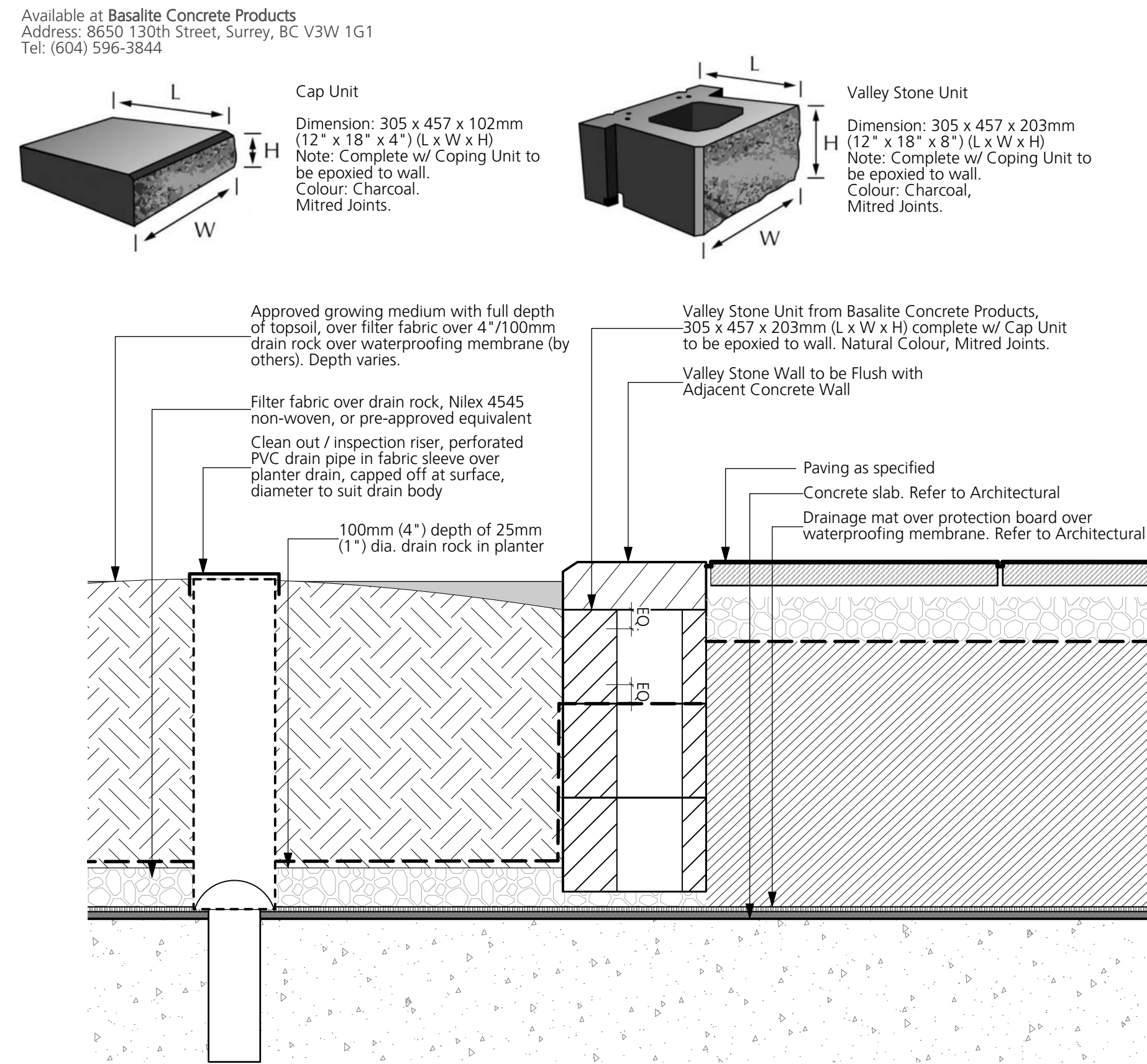
3 Hydrapressed Slab
1:10

A) ON-GRADE



B) ON-SLAB

B) ON-SLAB

5 Landscape Block Wall
1:104 CIP Concrete Planter Wall
1:10

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Client:



Project Title:

FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Landscape Details

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

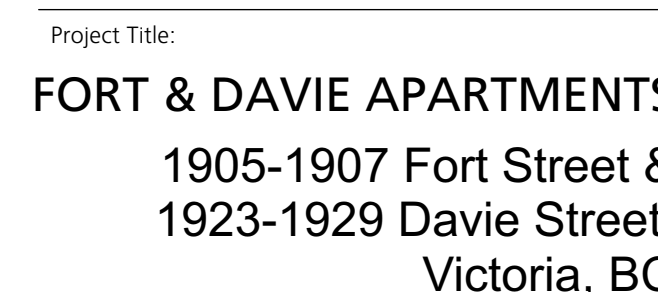
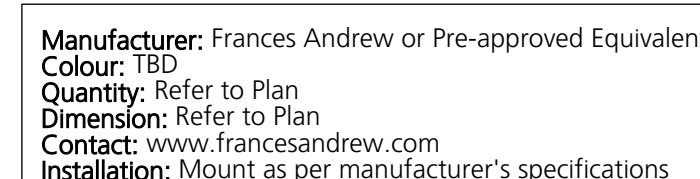
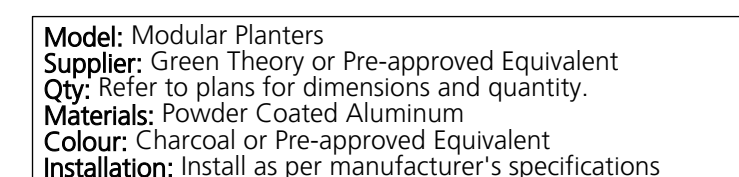
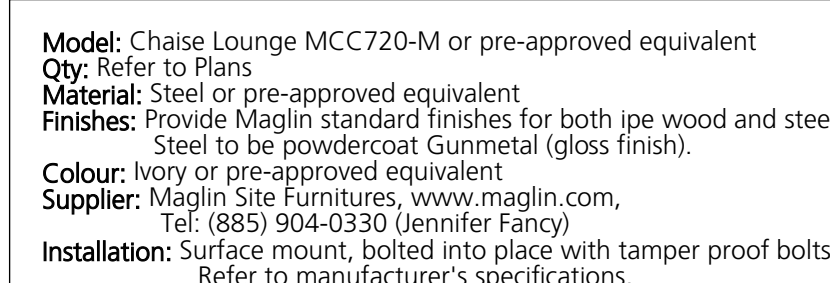
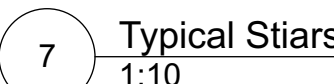
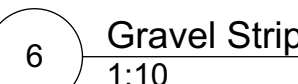
Job No.:

As Shown

22-082

Sheet No.:

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/17
2	Issued for Development Permit	2023/07/17
3	Re-issued for Development Permit	2023/12/20
4	Re-issued for Development Permit	2024/02/17
5	Re-issued for Development Permit	2024/04/04
6	Re-issued for Development Permit	2024/07/17



Drawing Title:

Landscape Details

Project North: _____ Drawn By: _____

MH

Checked By: _____

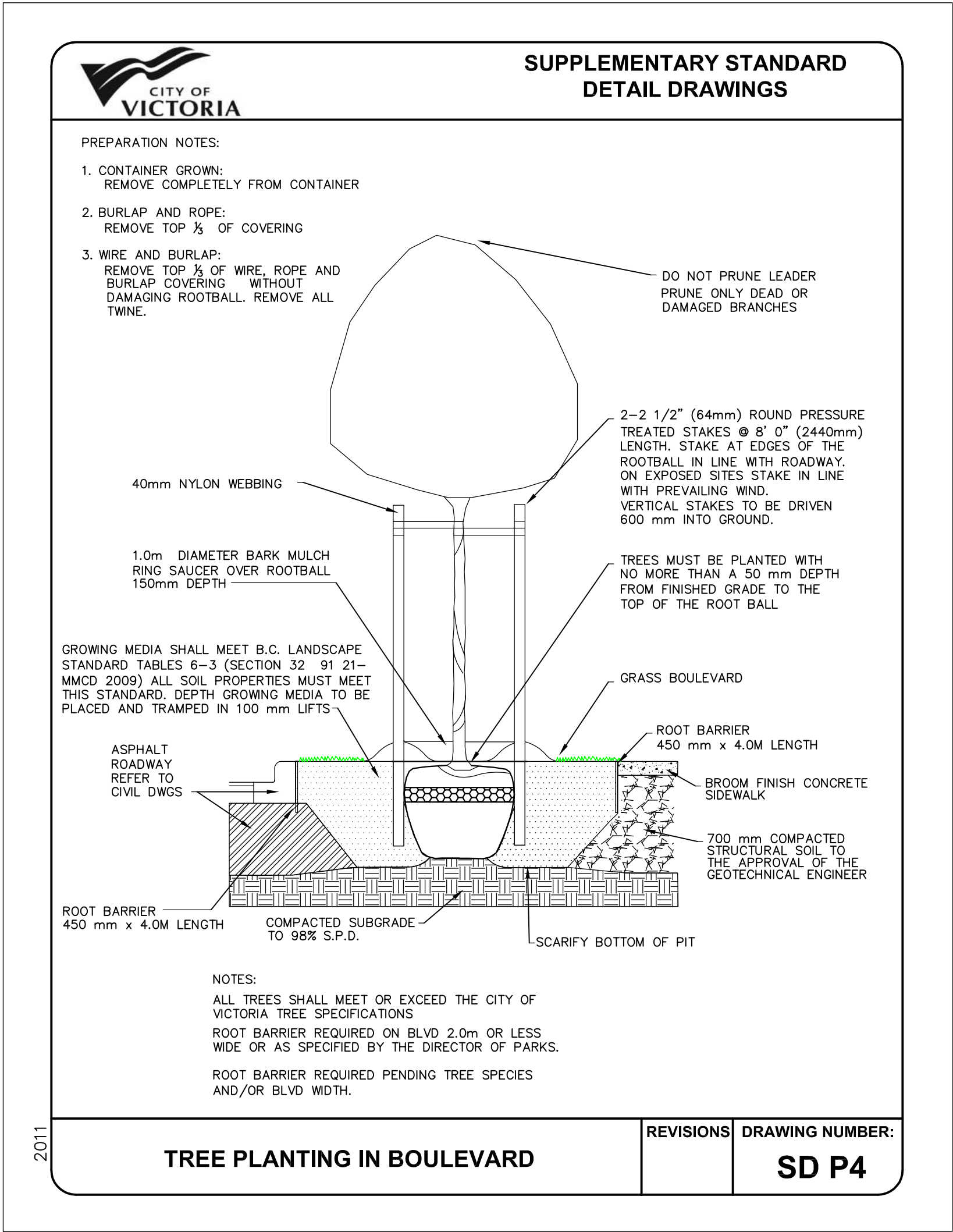
MP

Scale: _____ Job No.: _____

As Shown 22-082

Sheet No.:

L4.1



15

Tree Planting at Boulevard (as per City of Victoria Standards)
NTS

plot date: 2024-07-12

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/02
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

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Client:



Project Title:

FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Landscape Details

Project North:	Drawn By:
	MH
	Checked By:
	MP
Scale:	Job No.:
As Shown	22-082
Sheet No.:	