

TELUS OCEAN

ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISION 4 2021.05.25



DRAWING LIST

CONSULTANT LIST

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE	ARCHITECTURAL DAVID DOW, DIAMOND SCHMITT ARCHITECTS 384 ADELAIDE STREET WEST, SUITE 100, TORONTO, ON, M5V 1R7 (604) 862-8800 X269, DOW@DSALCA
A.000	COVER SHEET	2021.05.25	
A.001	SITE-EXISTING	2021.05.25	
A.010	SITE PLAN	2021.05.25	
A.011	SITE PLAN - GROUND PLANE	2021.05.25	
A.101	PLAN - LEVEL P3 - REZONING	2021.05.25	
A.102	PLAN - LEVEL P2 - REZONING	2021.05.25	
A.103	PLAN - LEVEL P1 - REZONING	2021.05.25	
A.104	PLAN - LEVEL 1 - REZONING	2021.05.25	
A.105	PLAN - LEVEL 1 - MEZZANINE - REZONING	2021.05.25	
A.106	PLAN - LEVEL 2 - REZONING	2021.05.25	
A.107	PLAN - LEVEL 3 - REZONING	2021.05.25	
A.108	PLAN - LEVEL 4 - REZONING	2021.05.25	
A.109	PLAN - LEVEL 5 - REZONING	2021.05.25	
A.110	PLAN - LEVEL 6 - REZONING	2021.05.25	
A.111	PLAN - LEVEL 7 - REZONING	2021.05.25	
A.112	PLAN - LEVEL 8 - REZONING	2021.05.25	
A.113	PLAN - LEVEL 9 - REZONING	2021.05.25	
A.114	PLAN - LEVEL 10 - REZONING	2021.05.25	
A.115	PLAN - LEVEL 11 - REZONING	2021.05.25	
A.116	PLAN - UPPER ROOF - REZONING	2021.05.25	
A.301	ELEVATION - WEST - REZONING	2021.05.25	
A.302	ELEVATION - EAST - REZONING	2021.05.25	
A.303	ELEVATION - SOUTH - REZONING	2021.05.25	
A.304	CONTEXT ELEVATIONS - REZONING	2021.05.25	
A.305	WEST ELEVATION SETBACK	2021.05.25	
A.306	SOUTH ELEVATION SETBACK	2021.05.25	
A.307	EAST ELEVATION SETBACK	2021.05.25	
A.401	SECTION A - REZONING	2021.05.25	
A.402	SECTION D - REZONING	2021.05.25	
A.403	SECTION F - REZONING	2021.05.25	
	SUSTAINABILITY EMILY COOLIN, INTEGRAL GROUP SUITE 100, 1010 WARF STREET, VICTORIA, BC, V8W 2V9 (250) 418-1288 X5001, ECOOLIN@INTEGRALGROUP.COM		
	MECHANICAL AND CHONG, INTEGRAL GROUP SUITE 101, 1010 WARF STREET, VICTORIA, BC, V8W 2V9 (250) 418-1288 X5001, ACHONG@INTEGRALGROUP.COM		
	ELECTRICAL ANCA COJOCARI, INTEGRAL GROUP SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4 (604) 687-1800 X2097, ACOCOJAR@INTEGRALGROUP.COM		
	CODE FRANK MATTIA, LMDG 4TH FLOOR, 780 BEATTY STREET, VANCOUVER, BC, V6B 2M1 (604) 682-7146 X419, FMATTIA@LMDG.COM		

BIN 360/7911-TELUS Ocean-R20/911_Arch1.Dwg, Building_R20.mtd

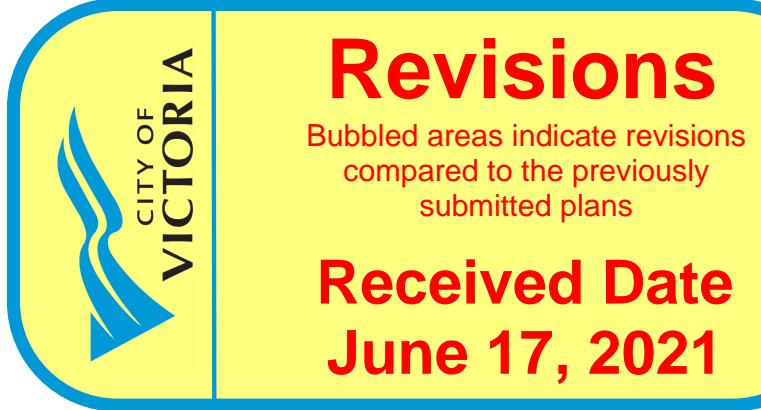
2021-05-25 11:58:41 AM

CIVIC ADDRESS:
749 DOUGLAS STREET, VICTORIA, BC
LEGAL DESCRIPTION:
LOT 1 OF LOTS 207, 209, 210, 228, AND 12708
VICTORIA, PLAN 31886

PROJECT DETAILS
EXISTING ZONING: CA-4
EXISTING USE: CAR RENTAL & PARKING LOT
PROPOSED USE: OFFICE & COMMERCIAL

NOT FOR
CONSTRUCTION

ISSUED
No. Date Description
2 2020.07.15 Rezoning-DP Application
3 2020.11.09 Rezoning-DP Application Revision 1
8 2021.04.16 Rezoning-DP Application Revision 2
9 2021.04.23 Rezoning-DP Application Revision 3
11 2021.05.25 Rezoning-DP Application Revision 4



Project Information Table	
Zone (Existing)	CA-4
Proposed zone or site specific zone If unsure, state "new zone"	New zone
Site area (m ²)	2581.95
Total floor area (m ²)	13415.76
Commercial floor area (m ²)	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 (m ²)	n/a
Total residential floor area (m ²)	n/a

Vehicle parking requirements in Core Area			
Use	Floor Area (sm)	Ratio (stall / sm)	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			
Use	Floor Area (sm)	Ratio (stall / sm)	Stalls req'd
Office	11640.51	1/150	78
Medical Office	1276.8	1/200	7
Restaurant	273.5	1/400	1
Retail	93.75	1/200	1
long term:		87	short term: 39

OPEN SITE SPACE		SITE COVERAGE	
Structure & Driveways	Main Building Area Footprint (m ²)	Total (m ²)	
Main Building Area Footprint (m ²) =	1508.12		
Parking Ramp (m ²) =	122.2		
Driveways (m ²) =	44.02		
Total (m ²)	1674.34	A	
Lot Area (m ²)	2581.95	B	
Open Area (m ²) = B-A	907.61	C	
Open Site Space = C/B * 100% =	35.15%		
Site Coverage = A/B * 100% =		63.14%	



TELUS OCEAN

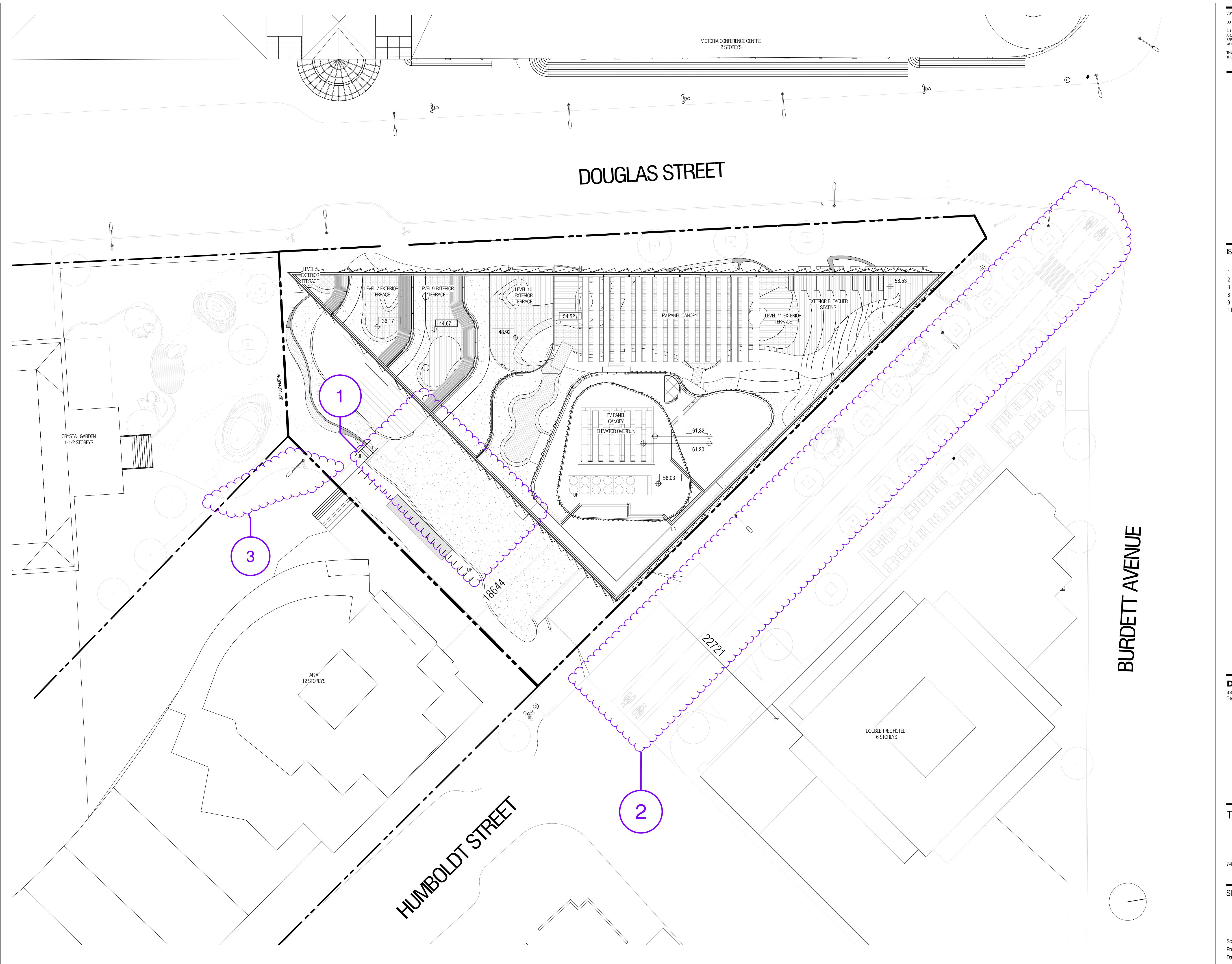
749 Douglas St, Victoria, BC

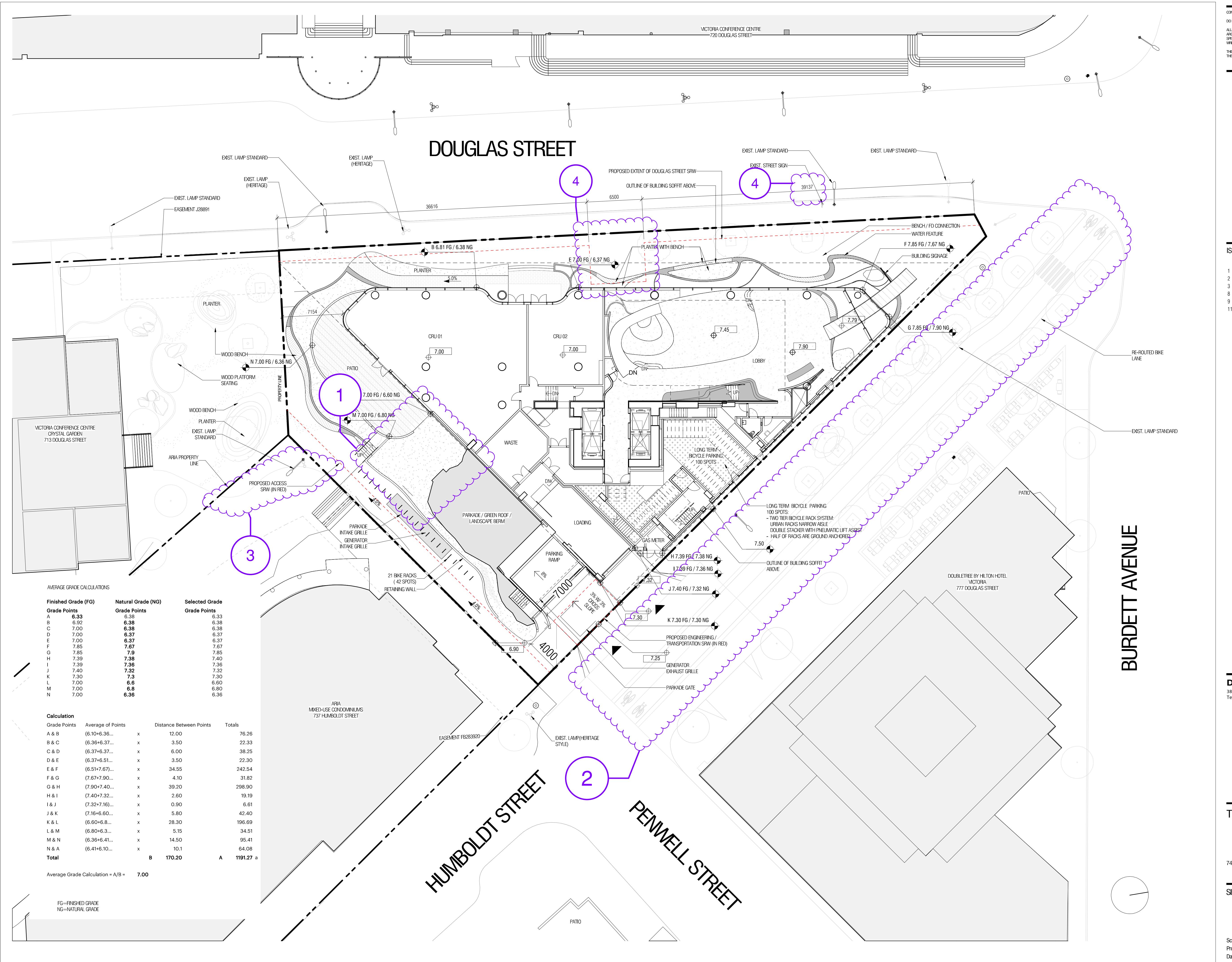
COVER SHEET

Scale:
Project No.: 1911
Date: 2021/05/25

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE 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.

A.000





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 WHOLE IS FORBIDDEN WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY
THE ARCHITECT.

BIM 360://1911-Telus Ocean-R20/1911_ARCH_DSA_Building_R20.rvt

NG STALL COUNT	
COMPLIANT	SMALL CAR
25	
44	5
47	5
116	10

9 Douglas St, Victoria, BC

AN - LEVEL P2 - REZONING

ale: 1 : 200
ject No: 1911
te: 2021/05/25

A.102

**NOT FOR
CONSTRUCTION**

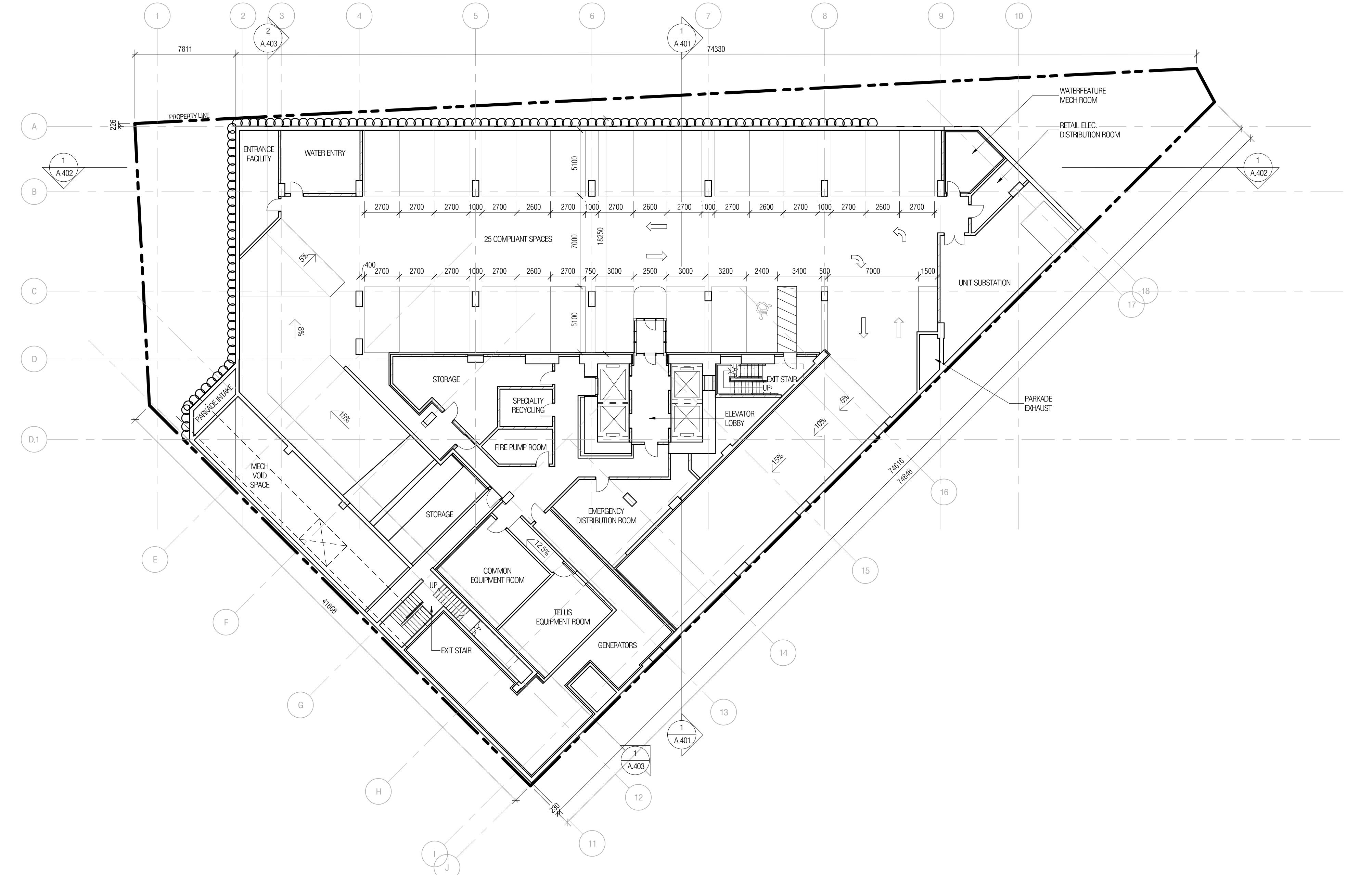
SUED		
No.	Date	Description
	2020.06.30	Rezoning Pre-application
	2020.07.15	Rezoning-DP Application
	2020.11.09	Rezoning-DP Application Revision
	2021.04.16	Rezoning-DP Application Revision 2
	2021.04.23	Rezoning-DP Application Revision 3
	2021.05.25	Rezoning-DP Application Revision 4

Diamond Schmitt Architects
4 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7



**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 1
8	2021.04.16	Rezoning-DP Application Revision 2
9	2021.04.23	Rezoning-DP Application Revision 3
11	2021.05.25	Rezoning-DP Application Revision 4



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

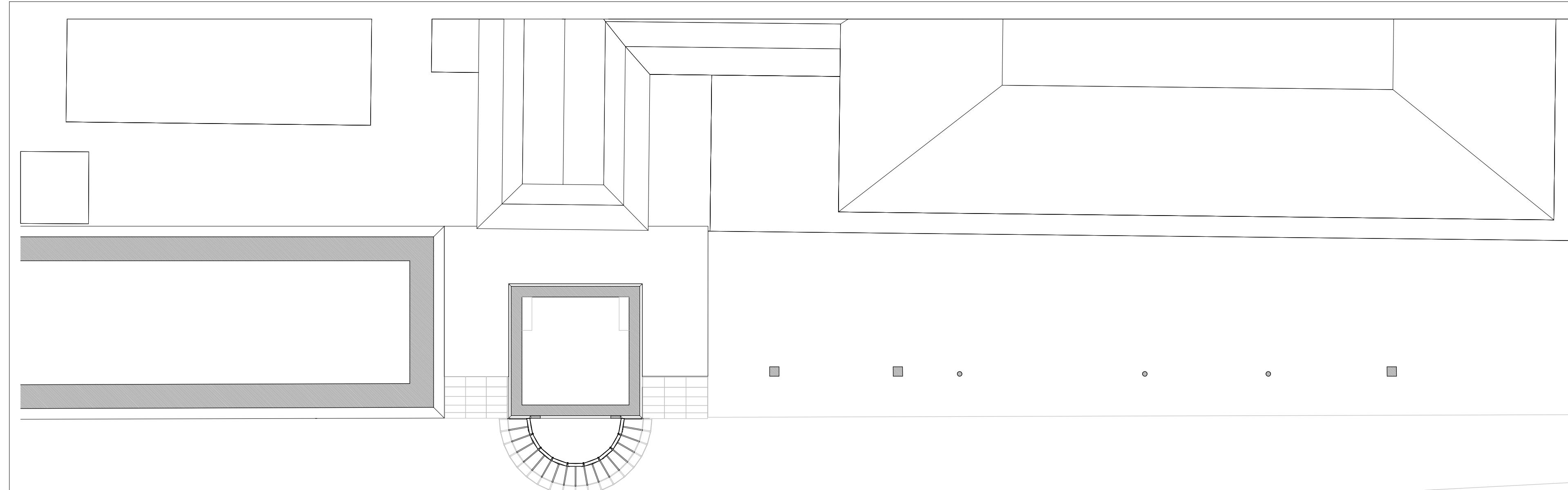


TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL P1 - REZONING

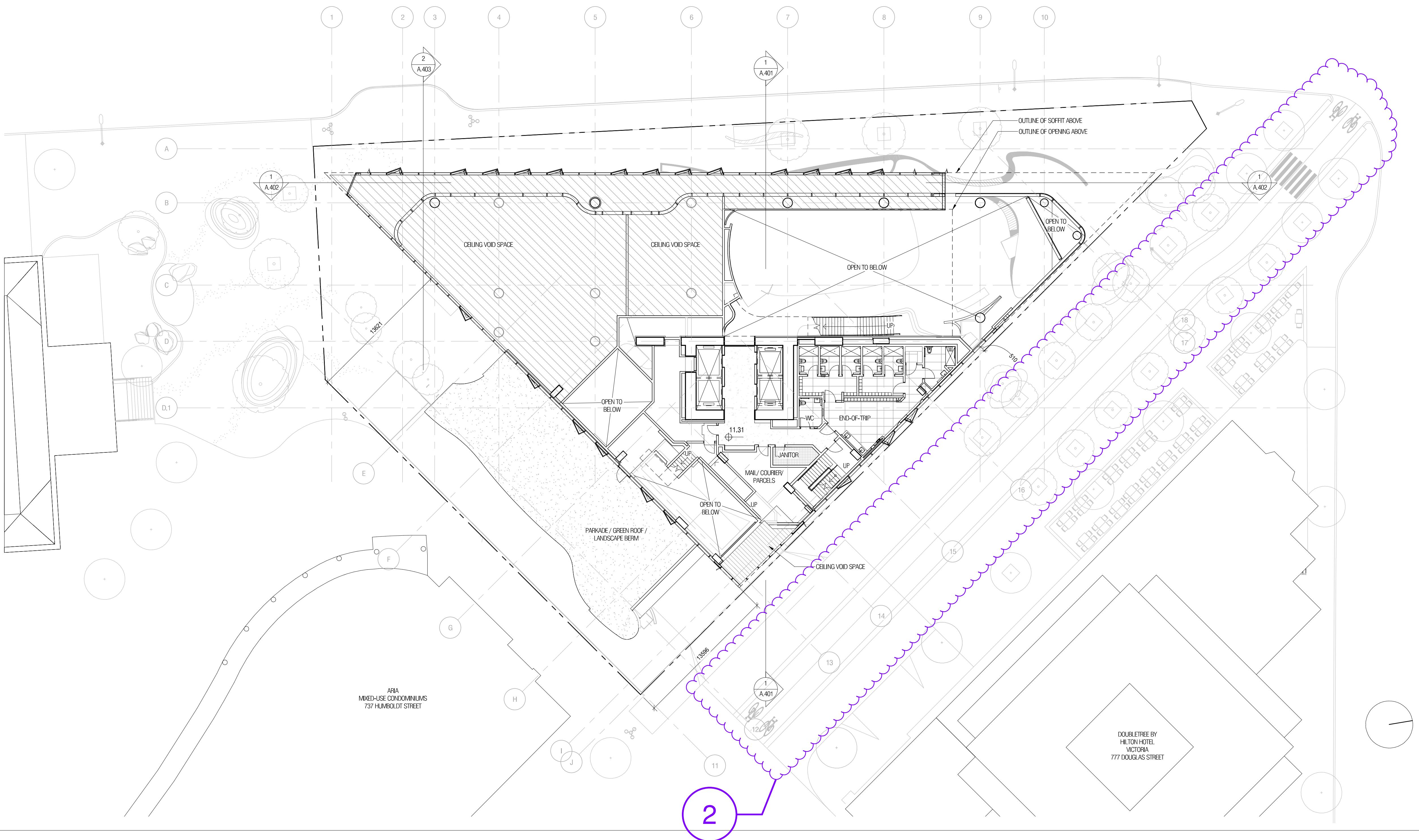
Scale: 1:200
Project No: 1911
Date: 2021/05/25



Area Schedule (Gross Building - Rezoning) L1 MEZZANINE		
Level	Name	Area
LEVEL 1 MEZZANINE	Floor Area	307.90 m ²
	Grand total: 1	307.90 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
8	2021.04.16	Rezoning-DP Application Revision 2
9	2021.04.23	Rezoning-DP Application Revision 3
11	2021.05.25	Rezoning-DP Application Revision 4

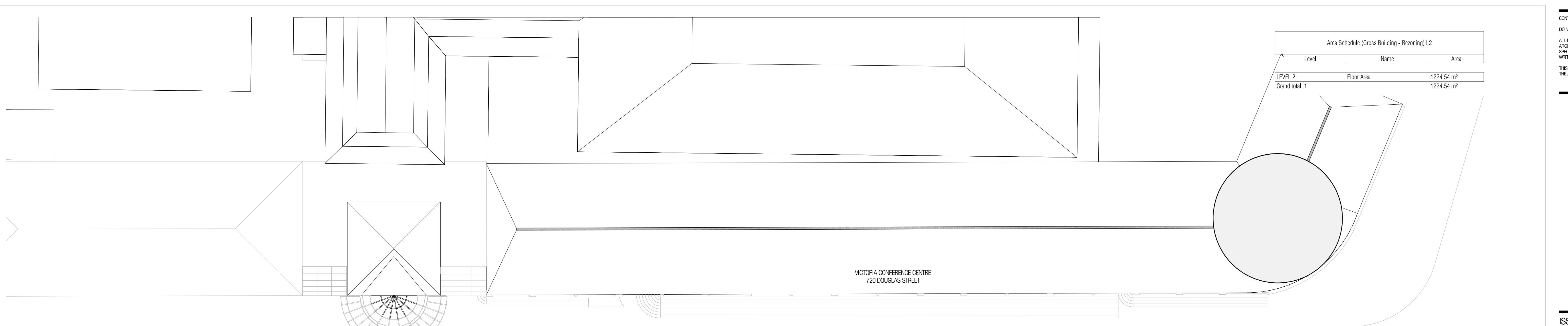


TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 1 - MEZZANINE - REZONING

Scale: 1:200
Project No: 1911
Date: 2021/05/25



**NOT FOR
CONSTRUCTION**

Entered Date	Description
2020.06.30	Rezoning Pre-application
2020.07.15	Rezoning-DP Application
2020.11.09	Rezoning-DP Application Revision
2021.04.16	Rezoning-DP Application Revision 2
2021.04.23	Rezoning-DP Application Revision 3
2021.05.25	Rezoning-DP Application Revision 4

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

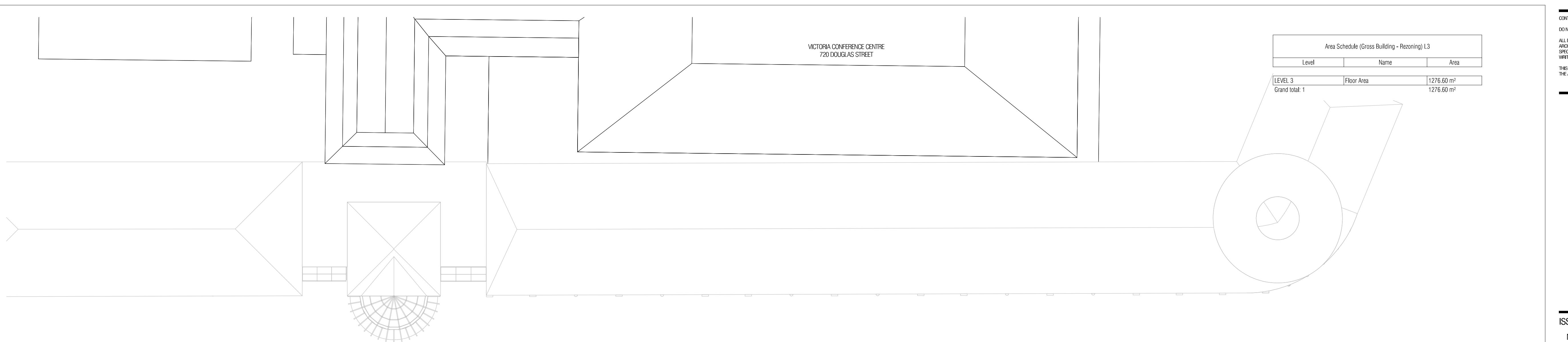


ELUS OCEAN

Douglas St, Victoria, BC

AN - LEVEL 2 - REZONING

e: 1 : 200
ect No: 1911
: 2021/05/25



**NOT FOR
CONSTRUCTION**

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

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



ELUS OCEAN

Douglas St, Victoria, BC

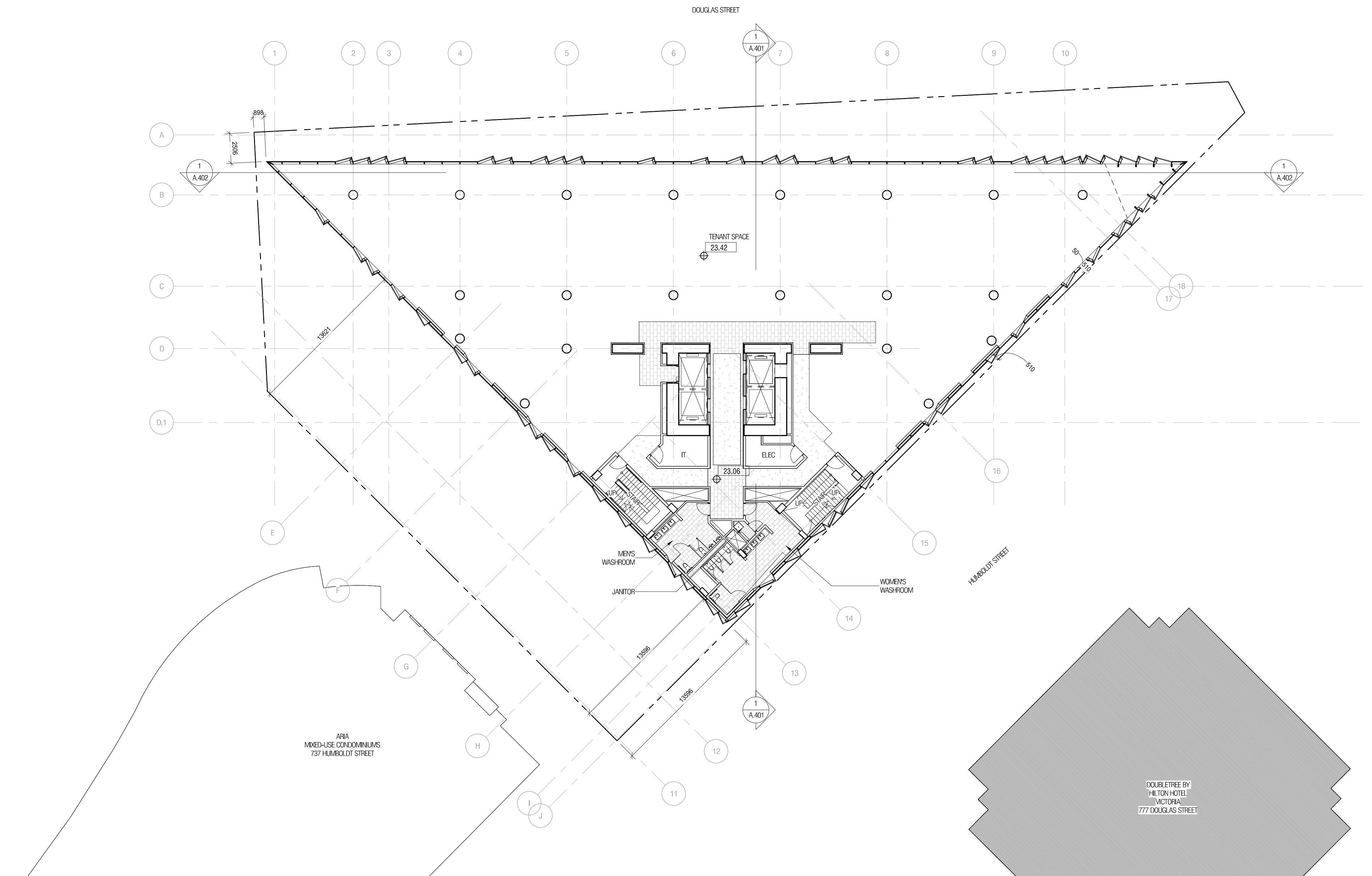
AN - LEVEL 3 - REZONING

e: 1 : 200
ect No: 1911
e: 2021/05/25

Area Schedule (Gross Building - Rezoning) L4		
Level	Name	Area
LEVEL 4	Floor Area	1458.48 m ²
Grand total: 1		1458.48 m ²

OR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
ALE DRAWINGS.
NGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE
AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS,
IONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE
ERMISSION OF THE ARCHITECT.
ING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY
ECT.

D	Date	Description
2020.06.30	Rezoning Pre-application	
2020.07.15	Rezoning-DP Application	
2020.11.09	Rezoning-DP Application Revision	
2021.04.16	Rezoning-DP Application Revision 2	
2021.04.23	Rezoning-DP Application Revision 3	
2021.05.25	Rezoning-DP Application Revision 4	



Diamond Schmitt Architects
100 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
647 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



JS OCEAN

Douglas St, Victoria, BC

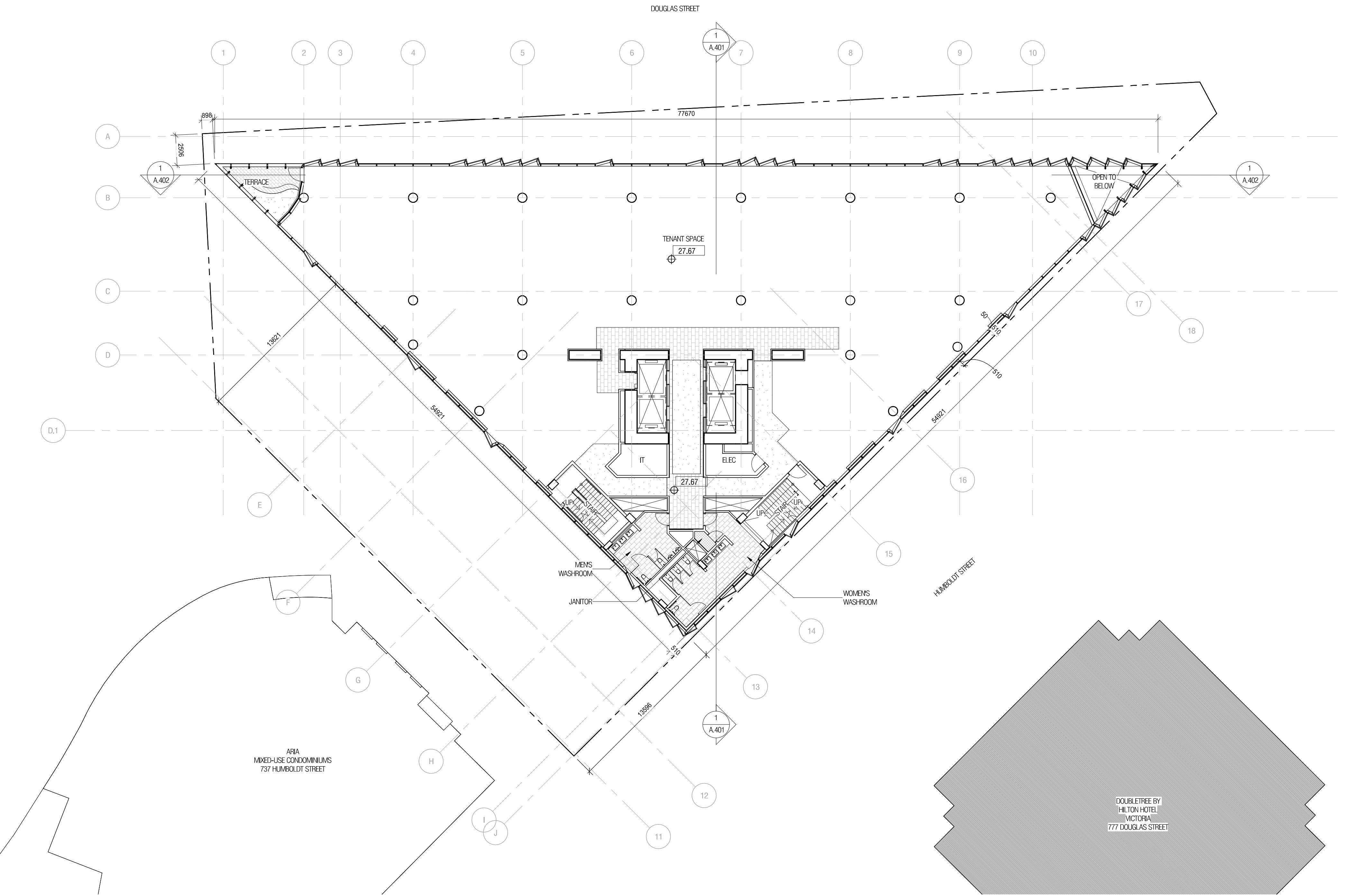
- LEVEL 4 - REZONING

1 : 200
No: 1911
2021/05/25

Area Schedule (Gross Building - Rezoning) L5		
Level	Name	Area
LEVEL 5	Floor Area	1417.53 m ²
Grand total: 1		1417.53 m ²

OR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
ALE DRAWINGS.
NGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE
AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS,
IONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE
ERMISSION OF THE ARCHITECT.
ING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY
EFFECT.

Date	Description
2020.06.30	Rezoning Pre-application
2020.07.15	Rezoning-DP Application
2020.11.09	Rezoning-DP Application Revision
2021.04.16	Rezoning-DP Application Revision 2
2021.04.23	Rezoning-DP Application Revision 3
2021.05.25	Rezoning-DP Application Revision 4



Diamond Schmitt Architects
100 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
647 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



JS OCEAN

Douglas St, Victoria, BC

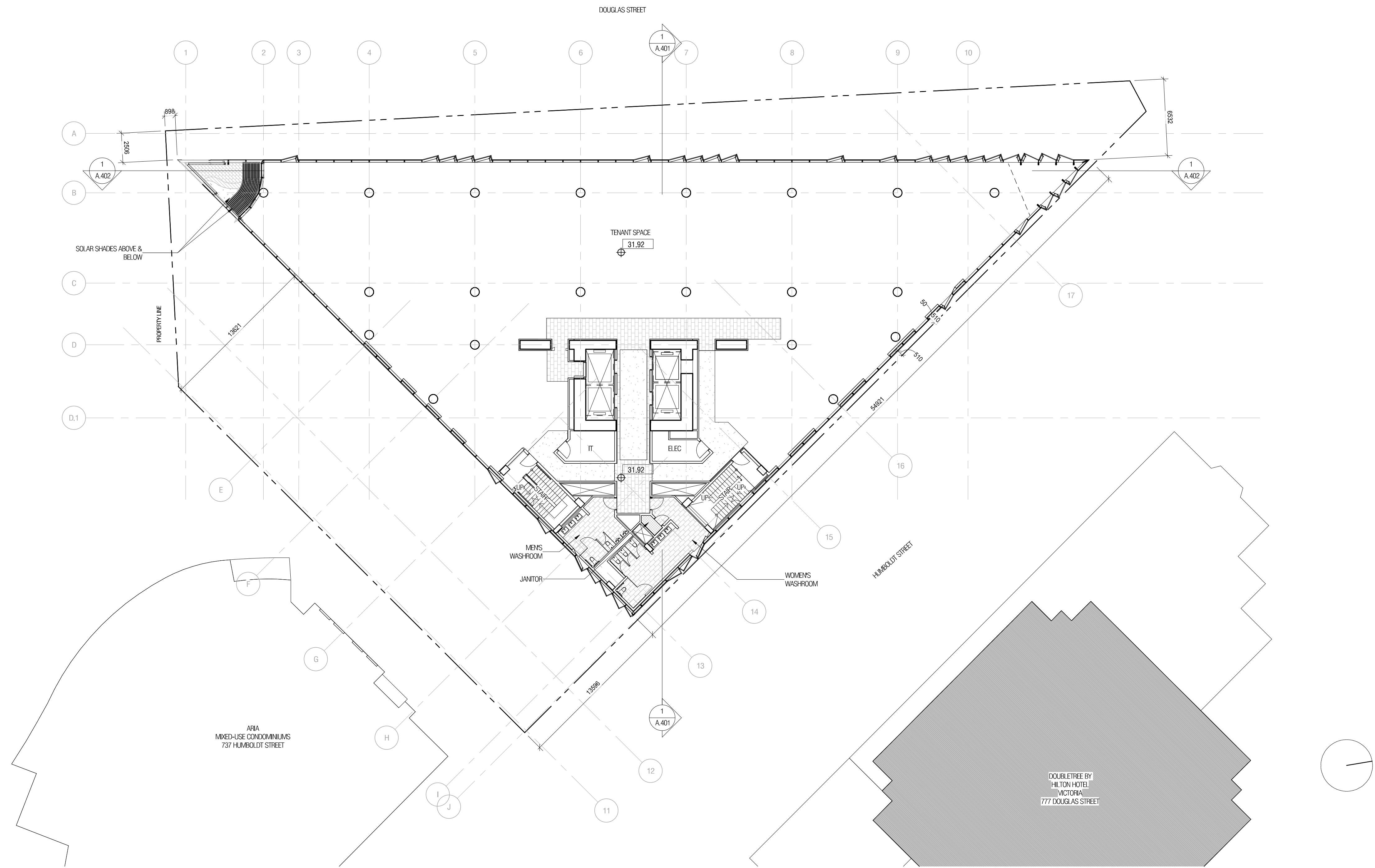
- LEVEL 5 - REZONING

1 : 200
No: 1911
2021/05/25

Area Schedule (Gross Building - Rezoning) L6		
Level	Name	Area
LEVEL 6	Floor Area	1434.83 m ²
Grand total: 1		1434.83 m ²

OR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
ALE DRAWINGS.
NGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE
AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS,
IONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE
ERMISSION OF THE ARCHITECT.
ING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY
ECT.

Date	Description
2020.06.30	Rezoning Pre-application
2020.07.15	Rezoning-DP Application
2020.11.09	Rezoning-DP Application Revision
2021.04.16	Rezoning-DP Application Revision 2
2021.04.23	Rezoning-DP Application Revision 3
2021.05.25	Rezoning-DP Application Revision 4



mond Schmitt Architects



JS OCEAN

Douglas St, Victoria, BC

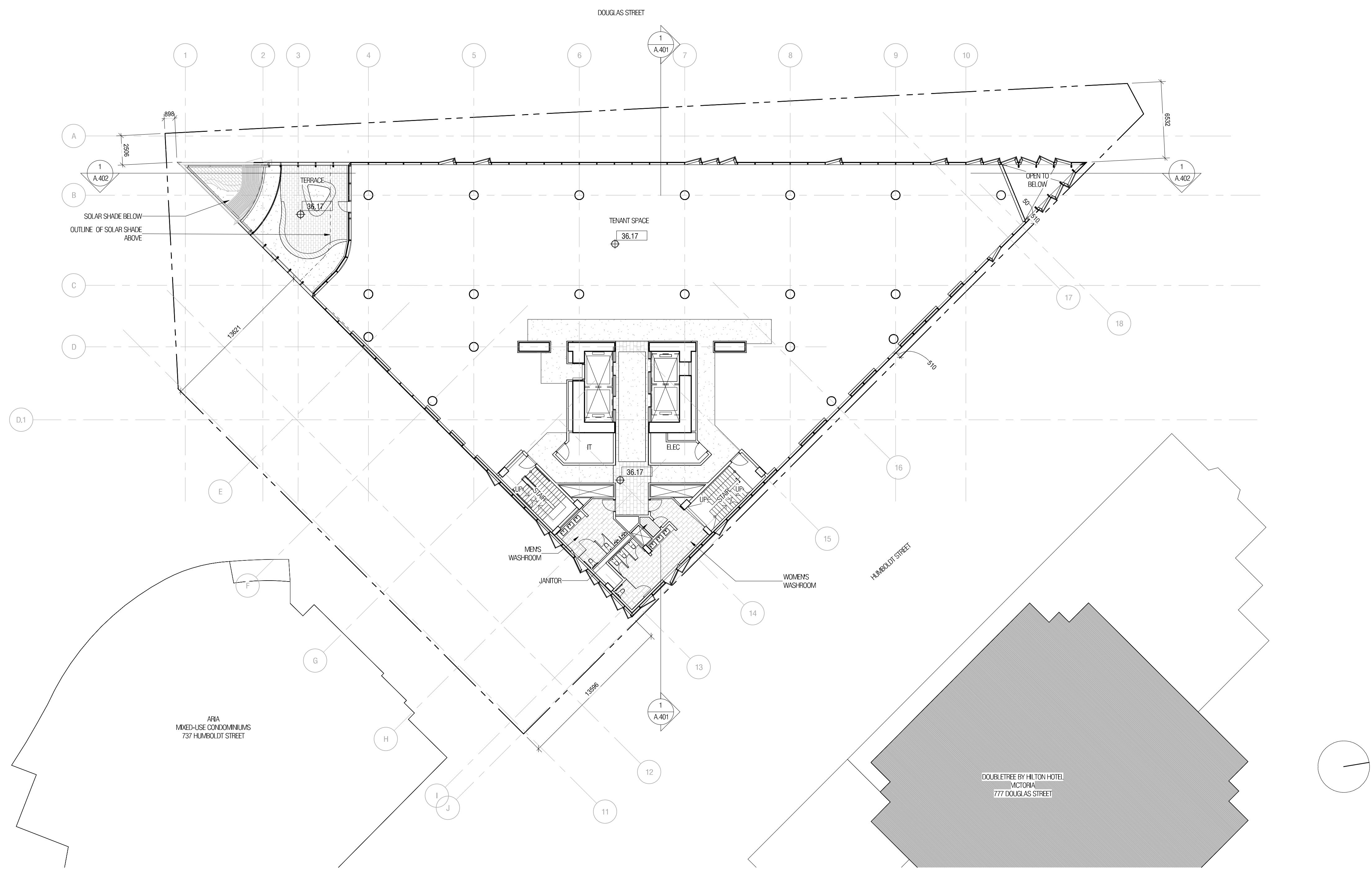
- LEVEL 6 - REZONING

1 : 200
No: 1911
2021/05/25

Area Schedule (Gross Building - Rezoning) L7		
Level	Name	Area
LEVEL 7	Floor Area	1336.53 m ²
Grand total: 1		1336.53 m ²

OR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
ALE DRAWINGS.
NGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE
AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS,
IONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE
ERMISSION OF THE ARCHITECT.
ING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY
ECT.

D	Date	Description
2020.06.30	Rezoning Pre-application	
2020.07.15	Rezoning-DP Application	
2020.11.09	Rezoning-DP Application Revision	
2021.04.16	Rezoning-DP Application Revision 2	
2021.04.23	Rezoning-DP Application Revision 3	
2021.05.25	Rezoning-DP Application Revision 4	



JS OCEAN

Douglas St, Victoria, BC

- LEVEL 7 - REZONING

1 : 200
No: 1911
2021/05/25

BIM 360://19111-Telus Ocean-R20/1911_ARCH_DSA_Building_R20.mt

6:09 AM

2021-05-25 11:2

This architectural cross-section diagram illustrates the building's structure and exterior design. The building is situated on Douglas Street and Humboldt Street. Key features include:

- Exterior:** The building's height is indicated as 65.32 meters. The left facade features a large, multi-tiered solar shade system, with dimensions 13.621 meters and 25.06 meters. Labels include "SOLAR SHADE BELOW" and "OUTLINE OF SOLAR SHADE ABOVE & SHADES BELOW".
- Interior:** The cross-section shows various floors and rooms, including "TENANT SPACE" (40.06), "IT" (Information Technology), "ELEC" (Electrical), "MENS WASHROOM", "WOMENS WASHROOM", and "JANITOR". Staircases are labeled "UP", "DOWN", and "UP".
- Neighboring Properties:** To the left is the "ARIA MIXED-USE CONDOMINIUMS 737 HUMBOLDT STREET", and to the right is the "DOUBLETREE BY HILTON HOTEL VICTORIA 777 DOUGLAS STREET".
- Labels:** Numerous labels are present, such as "A", "B", "C", "D", "D.1", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55", "56", "57", "58", "59", "60", "61", "62", "63", "64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "74", "75", "76", "77", "78", "79", "80", "81", "82", "83", "84", "85", "86", "87", "88", "89", "90", "91", "92", "93", "94", "95", "96", "97", "98", "99", "100", "101", "102", "103", "104", "105", "106", "107", "108", "109", "110", "111", "112", "113", "114", "115", "116", "117", "118", "119", "120", "121", "122", "123", "124", "125", "126", "127", "128", "129", "130", "131", "132", "133", "134", "135", "136", "137", "138", "139", "140", "141", "142", "143", "144", "145", "146", "147", "148", "149", "150", "151", "152", "153", "154", "155", "156", "157", "158", "159", "160", "161", "162", "163", "164", "165", "166", "167", "168", "169", "170", "171", "172", "173", "174", "175", "176", "177", "178", "179", "180", "181", "182", "183", "184", "185", "186", "187", "188", "189", "190", "191", "192", "193", "194", "195", "196", "197", "198", "199", "200", "201", "202", "203", "204", "205", "206", "207", "208", "209", "210", "211", "212", "213", "214", "215", "216", "217", "218", "219", "220", "221", "222", "223", "224", "225", "226", "227", "228", "229", "230", "231", "232", "233", "234", "235", "236", "237", "238", "239", "240", "241", "242", "243", "244", "245", "246", "247", "248", "249", "250", "251", "252", "253", "254", "255", "256", "257", "258", "259", "260", "261", "262", "263", "264", "265", "266", "267", "268", "269", "270", "271", "272", "273", "274", "275", "276", "277", "278", "279", "280", "281", "282", "283", "284", "285", "286", "287", "288", "289", "290", "291", "292", "293", "294", "295", "296", "297", "298", "299", "300", "301", "302", "303", "304", "305", "306", "307", "308", "309", "310", "311", "312", "313", "314", "315", "316", "317", "318", "319", "320", "321", "322", "323", "324", "325", "326", "327", "328", "329", "330", "331", "332", "333", "334", "335", "336", "337", "338", "339", "340", "341", "342", "343", "344", "345", "346", "347", "348", "349", "350", "351", "352", "353", "354", "355", "356", "357", "358", "359", "360", "361", "362", "363", "364", "365", "366", "367", "368", "369", "370", "371", "372", "373", "374", "375", "376", "377", "378", "379", "380", "381", "382", "383", "384", "385", "386", "387", "388", "389", "390", "391", "392", "393", "394", "395", "396", "397", "398", "399", "400", "401", "402", "403", "404", "405", "406", "407", "408", "409", "410", "411", "412", "413", "414", "415", "416", "417", "418", "419", "420", "421", "422", "423", "424", "425", "426", "427", "428", "429", "430", "431", "432", "433", "434", "435", "436", "437", "438", "439", "440", "441", "442", "443", "444", "445", "446", "447", "448", "449", "450", "451", "452", "453", "454", "455", "456", "457", "458", "459", "460", "461", "462", "463", "464", "465", "466", "467", "468", "469", "470", "471", "472", "473", "474", "475", "476", "477", "478", "479", "480", "481", "482", "483", "484", "485", "486", "487", "488", "489", "490", "491", "492", "493", "494", "495", "496", "497", "498", "499", "500", "501", "502", "503", "504", "505", "506", "507", "508", "509", "510", "511", "512", "513", "514", "515", "516", "517", "518", "519", "520", "521", "522", "523", "524", "525", "526", "527", "528", "529", "530", "531", "532", "533", "534", "535", "536", "537", "538", "539", "5310", "5311", "5312", "5313", "5314", "5315", "5316", "5317", "5318", "5319", "5320", "5321", "5322", "5323", "5324", "5325", "5326", "5327", "5328", "5329", "5330", "5331", "5332", "5333", "5334", "5335", "5336", "5337", "5338", "5339", "53310", "53311", "53312", "53313", "53314", "53315", "53316", "53317", "53318", "53319", "53320", "53321", "53322", "53323", "53324", "53325", "53326", "53327", "53328", "53329", "53330", "53331", "53332", "53333", "53334", "53335", "53336", "53337", "53338", "53339", "533310", "533311", "533312", "533313", "533314", "533315", "533316", "533317", "533318", "533319", "533320", "533321", "533322", "533323", "533324", "533325", "533326", "533327", "533328", "533329", "533330", "533331", "533332", "533333", "533334", "533335", "533336", "533337", "533338", "533339", "5333310", "5333311", "5333312", "5333313", "5333314", "5333315", "5333316", "5333317", "5333318", "5333319", "5333320", "5333321", "5333322", "5333323", "5333324", "5333325", "5333326", "5333327", "5333328", "5333329", "5333330", "5333331", "5333332", "5333333", "5333334", "5333335", "5333336", "5333337", "5333338", "5333339", "53333310", "53333311", "53333312", "53333313", "53333314", "53333315", "53333316", "53333317", "53333318", "53333319", "53333320", "53333321", "53333322", "53333323", "53333324", "53333325", "53333326", "53333327", "53333328", "53333329", "53333330", "53333331", "53333332", "53333333", "53333334", "53333335", "53333336", "53333337", "53333338", "53333339", "533333310", "533333311", "533333312", "533333313", "533333314", "533333315", "533333316", "533333317", "533333318", "533333319", "533333320", "533333321", "533333322", "533333323", "533333324", "533333325", "533333326", "533333327", "533333328", "533333329", "533333330", "533333331", "533333332", "533333333", "533333334", "533333335", "533333336", "533333337", "533333338", "533333339", "5333333310", "5333333311", "5333333312", "5333333313", "5333333314", "5333333315", "5333333316", "5333333317", "5333333318", "5333333319", "5333333320", "5333333321", "5333333322", "5333333323", "5333333324", "5333333325", "5333333326", "5333333327", "5333333328", "5333333329", "5333333330", "5333333331", "5333333332", "5333333333", "5333333334", "5333333335", "5333333336", "5333333337", "5333333338", "5333333339", "53333333310", "53333333311", "53333333312", "53333333313", "53333333314", "53333333315", "53333333316", "53333333317", "53333333318", "53333333319", "53333333320", "53333333321", "53333333322", "53333333323", "53333333324", "53333333325", "53333333326", "53333333327", "53333333328", "53333333329", "53333333330", "53333333331", "53333333332", "53333333333", "53333333334", "53333333335", "53333333336", "53333333337", "53333333338", "53333333339", "533333333310", "533333333311", "533333333312", "533333333313", "533333333314", "533333333315", "533333333316", "533333333317", "533333333318", "533333333319", "533333333320", "533333333321", "533333333322", "533333333323", "533333333324", "533333333325", "533333333326", "533333333327", "533333333328", "533333333329", "533333333330", "533333333331", "533333333332", "533333333333", "533333333334", "533333333335", "533333333336", "533333333337", "533333333338", "533333333339", "5333333333310", "5333333333311", "5333333333312", "5333333333313", "5333333333314", "5333333333315", "5333333333316", "5333333333317", "5333333333318", "5333333333319", "5333333333320", "5333333333321", "5333333333322", "5333333333323", "5333333333324", "5333333333325", "5333333333326", "5333333333327", "5333333333328", "5333333333329", "5333333333330", "5333333333331", "5333333333332", "5333333333333", "5333333333334", "5333333333335", "5333333333336", "5333333333337", "5333333333338", "5333333333339", "53333333333310", "53333333333311", "53333333333312", "53333333333313", "53333333333314", "53333333333315", "53333333333316", "53333333333317", "53333333333318", "53333333333319", "53333333333320", "53333333333321", "53333333333322", "53333333333323", "53333333333324", "53333333333325", "53333333333326", "53333333333327", "53333333333328", "53333333333329", "53333333333330", "53333333333331", "53333333333332", "53333333333333", "53333333333334", "53333333333335", "53333333333336", "53333333333337", "53333333333338", "53333333333339", "533333333333310", "533333333333311", "533333333333312", "533333333333313", "533333333333314", "533333333333315", "533333333333316", "533333333333317", "533333333333318", "533333333333319", "533333333333320", "533333333333321", "533333333333322", "533333333333323", "533333333333324", "533333333333325", "533333333333326", "533333333333327", "533333333333328", "533333333333329", "533333333333330", "533333333333331", "533333333333332", "533333333333333", "533333333333334", "533333333333335", "533333333333336", "533333333333337", "533333333333338", "533333333333339", "5333333333333310", "5333333333333311", "5333333333333312", "5333333333333313", "5333333333333314", "5333333333333315", "5333333333333316", "5333333333333317", "5333333333333318", "5333333333333319", "5333333333333320", "5333333333333321", "5333333333333322", "5333333333333323", "5333333333333324", "5333333333333325", "5333333333333326", "5333333333333327", "5333333333333328", "5333333333333329", "5333333333333330", "5333333333333331", "5333333333333332", "5333333333333333", "5333333333333334", "5333333333333335", "5333333333333336", "5333333333333337", "5333333333333338", "5333333333333339", "53333333333333310", "53333333333333311", "53333333333333312", "53333333333333313", "53333333333333314", "53333333333333315", "53333333333333316", "53333333333333317", "53333333333333318

Area Schedule (Gross Building - Rezoning) L8		
Level	Name	Area
EVEL 8	Floor Area	1358.54 m ²
Grand total: 1		1358.54 m ²

OR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
ALE DRAWINGS.
NGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE
AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS,
IONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE
ERMISSION OF THE ARCHITECT.
ING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY
ECT.

D	Date	Description
2020.06.30	Rezoning Pre-application	
2020.07.15	Rezoning-DP Application	
2020.11.09	Rezoning-DP Application Revision	
2021.04.16	Rezoning-DP Application Revision 2	
2021.04.23	Rezoning-DP Application Revision 3	
2021.05.25	Rezoning-DP Application Revision 4	

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

JS OCEAN

Douglas St, Victoria, BC

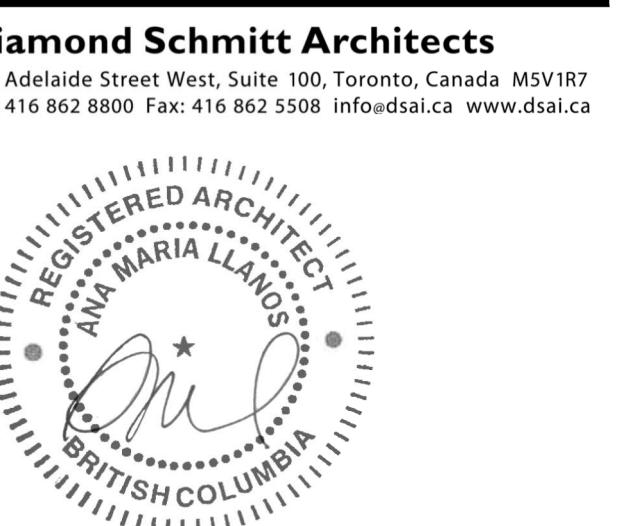
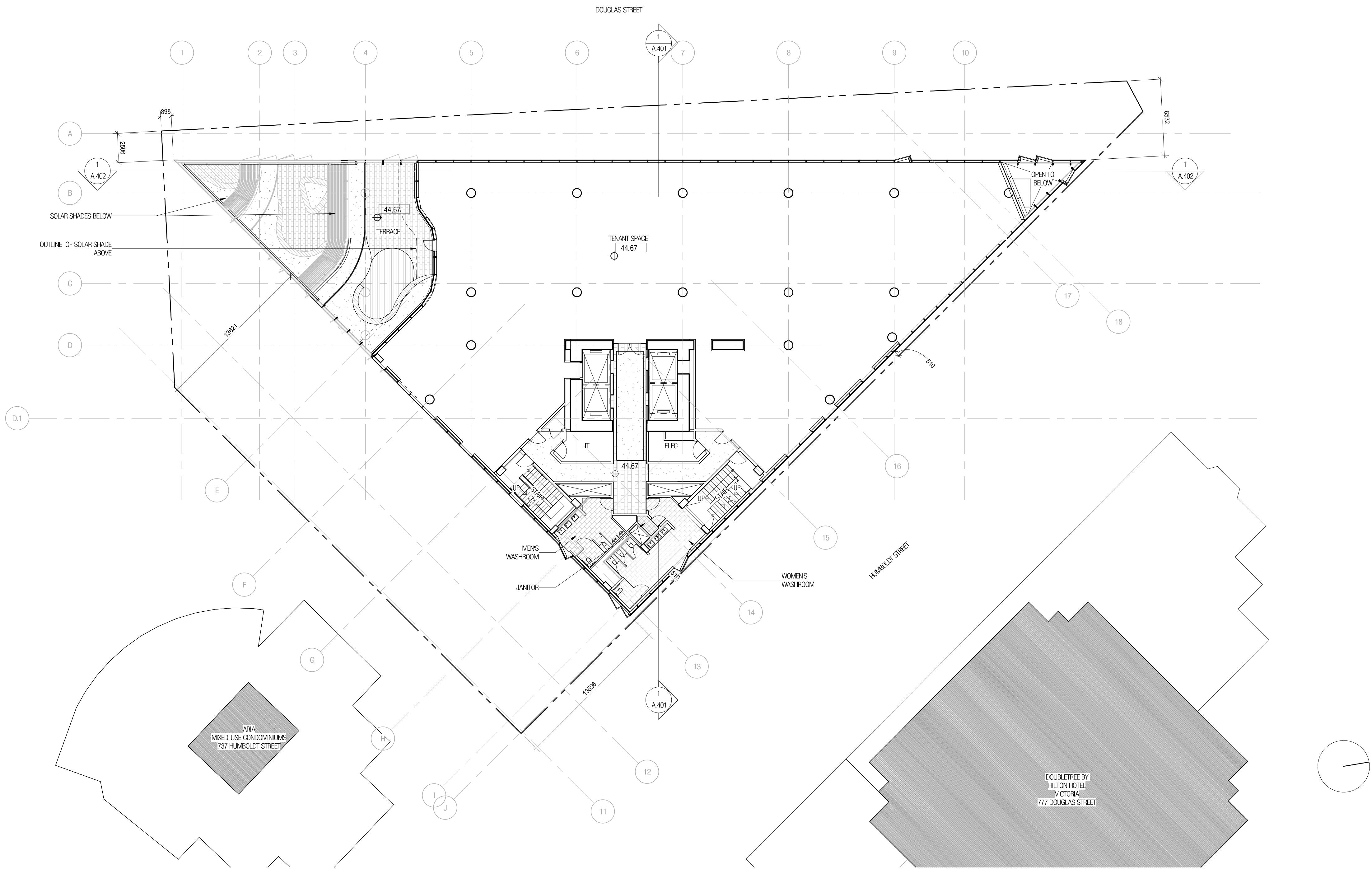
- LEVEL 8 - REZONING

1 : 200
No: 1911
2021/05/25

Area Schedule (Gross Building - Rezoning) L9		
Level	Name	Area
LEVEL 9	Floor Area	1228.28 m ²
Grand total: 1		1228.28 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
8	2021.04.16	Rezoning-DP Application Revision 2
9	2021.04.23	Rezoning-DP Application Revision 3
11	2021.05.25	Rezoning-DP Application Revision 4

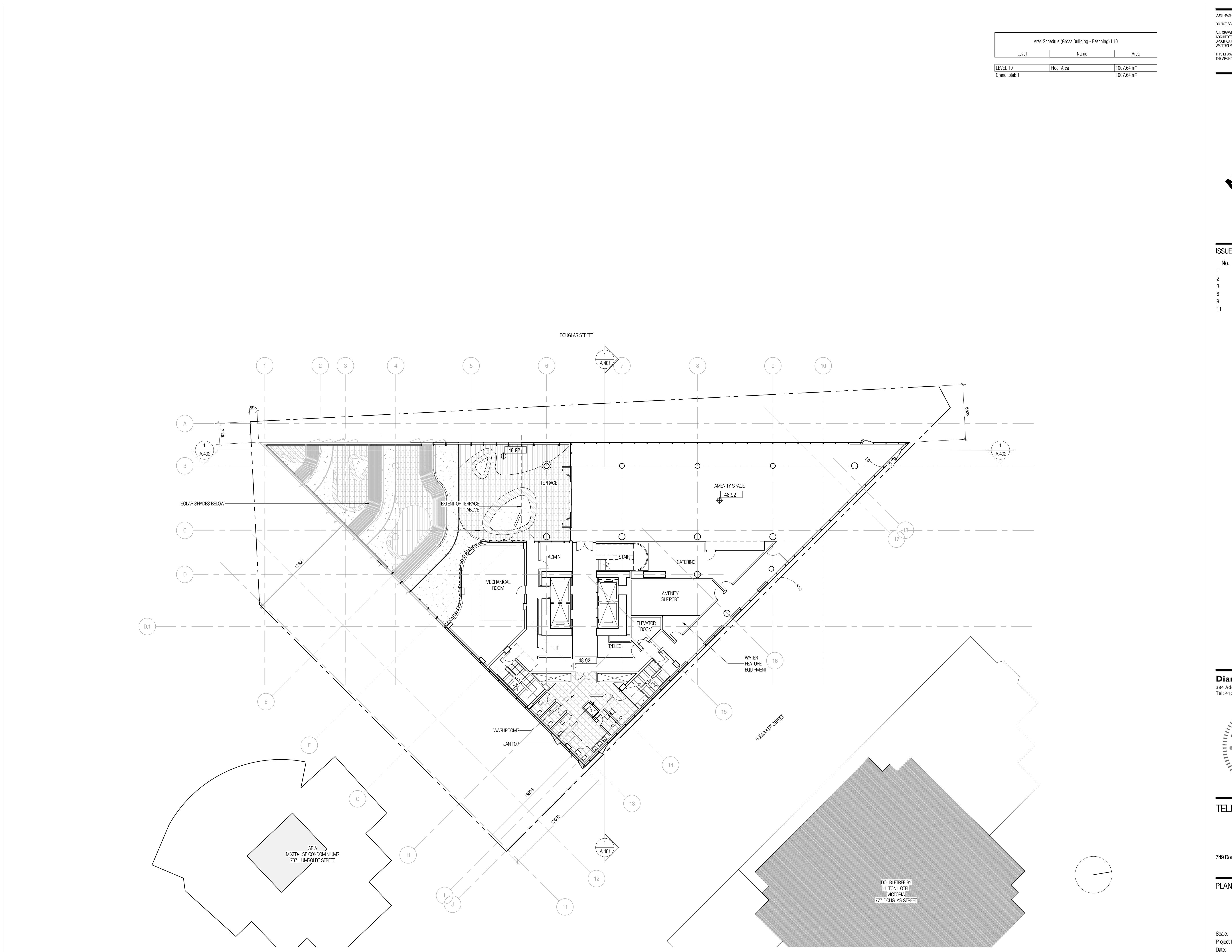


TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 9 - REZONING

Scale: 1:200
Project No: 1911
Date: 2021/05/25



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.



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

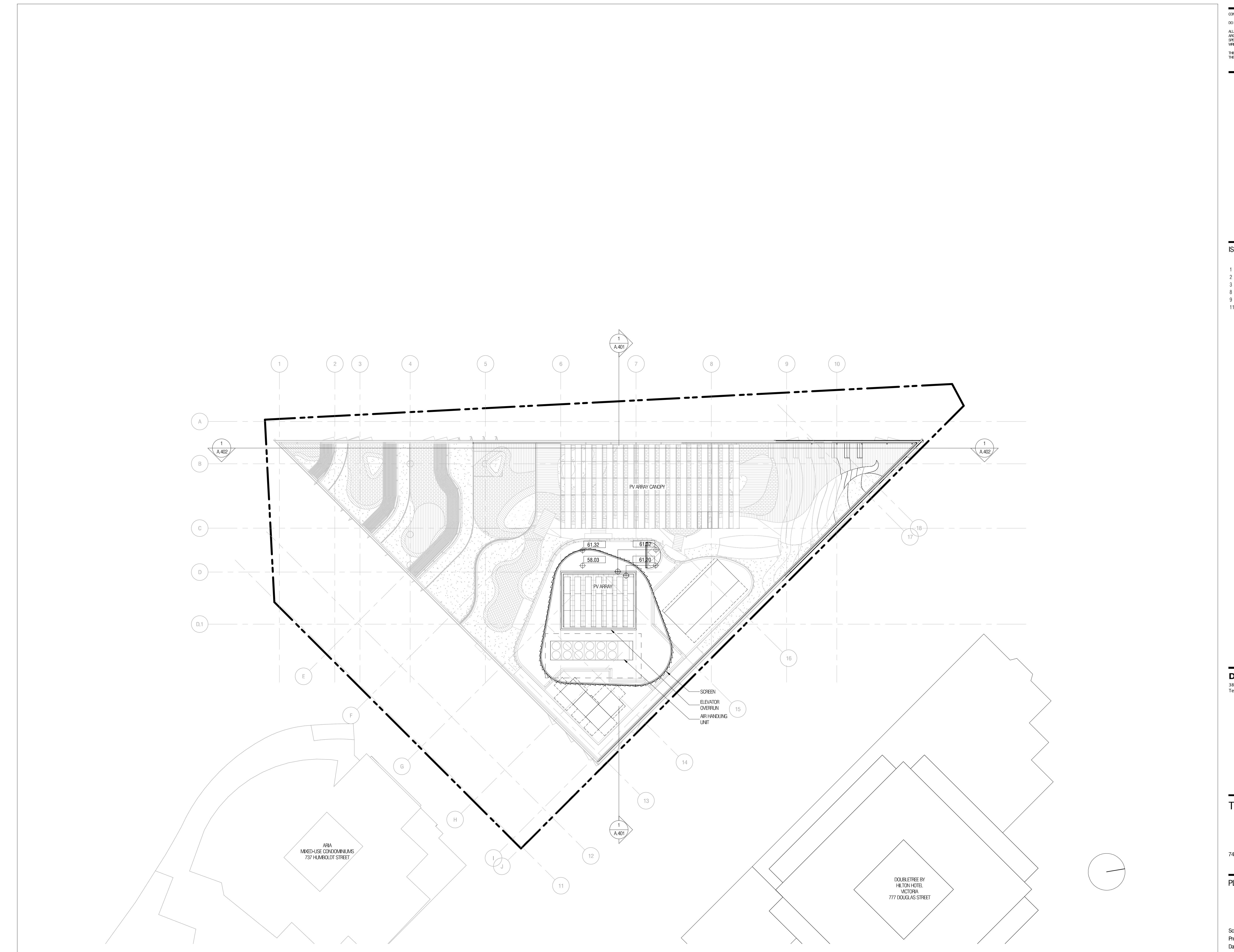


TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 11 - REZONING

Scale: 1:200
Project No: 1911
Date: 2021/05/25



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

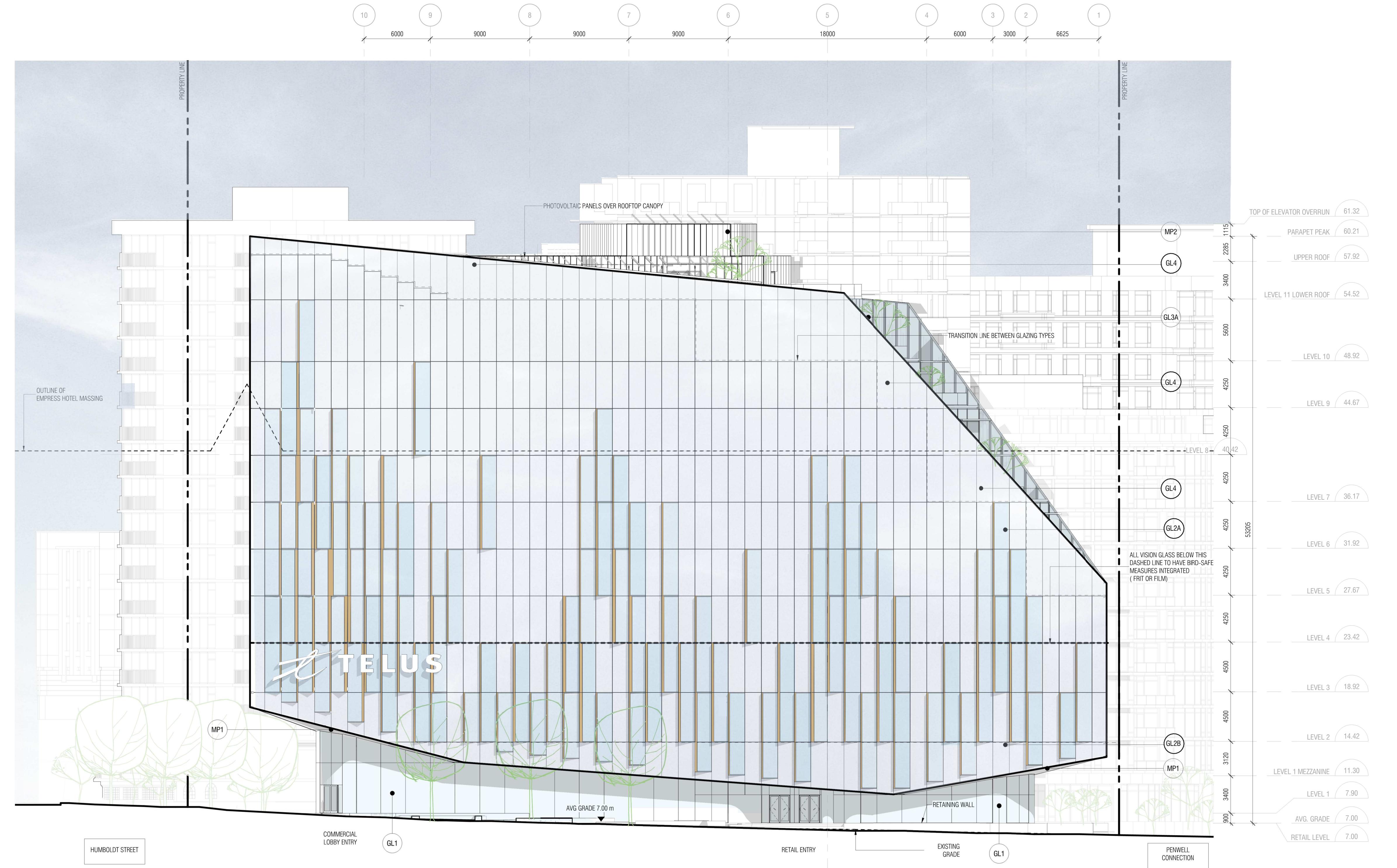


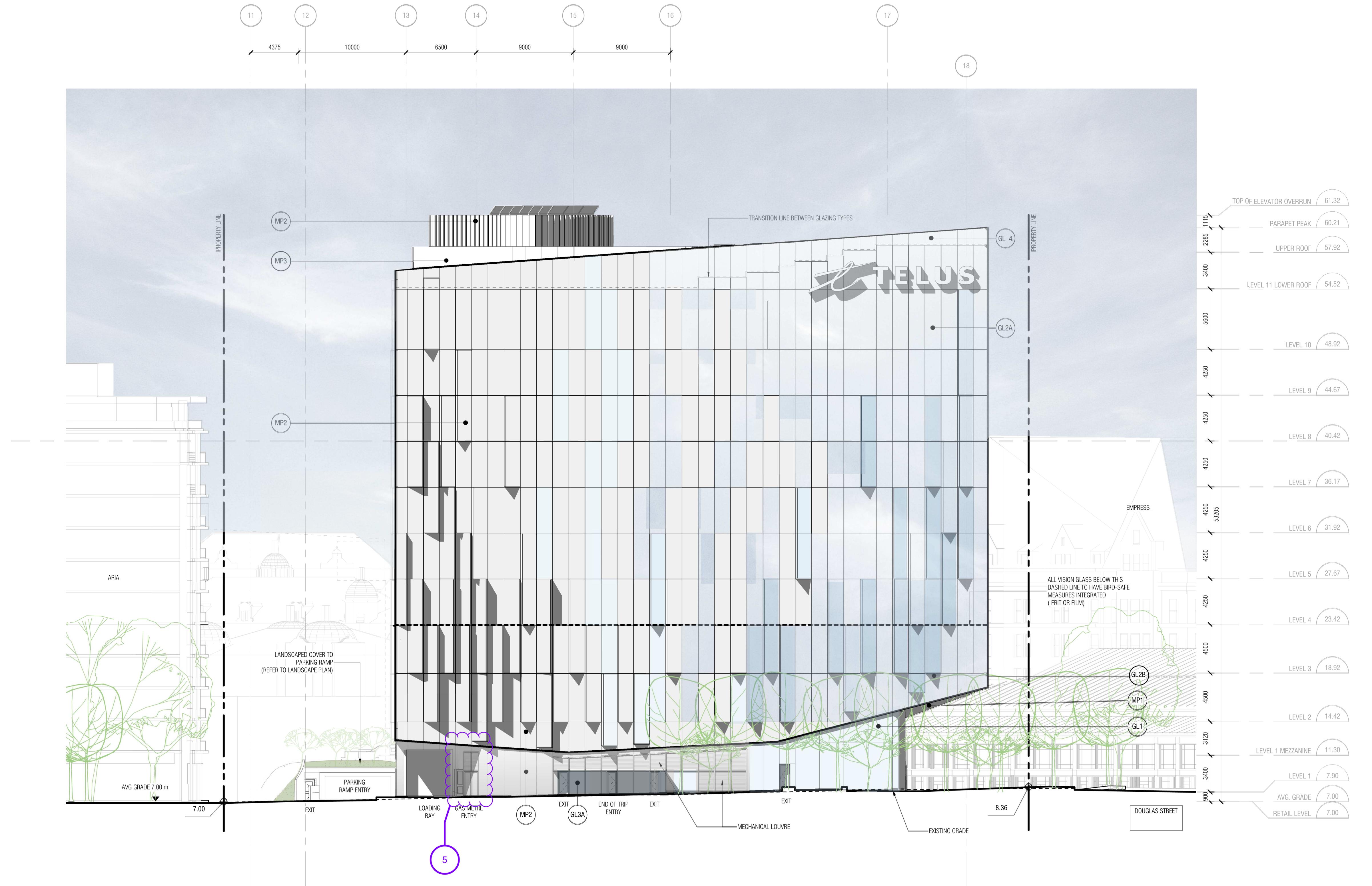
TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - UPPER ROOF - REZONING

Scale: 1:200
Project No: 1911
Date: 2021/05/25





LEGEND

GL1	CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1) W/ BIRD-SAFE INTERLAYER FILM	MP1	WOOD FINISH ALUMINUM METAL PANELS (ANGLED PANEL RETURNS & SOFFITS)
GL2A	CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2A); GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF GRADE OR WITHIN 5 METRES OF VEGETATION	MP2	SATIN TINTED SILVER FINISH ALUMINUM METAL PANELS
GL2B	CAPLESS INSULATED BACK-PAINTED GLASS SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2B)	MP3	SATIN TINTED SILVER FINISH ACOUSTIC METAL SCREEN
GL3A	CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3A); GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF GRADE OR WITHIN 5 METRES OF VEGETATION	ST1	STONE CLADDING
GL3B	CAPPED INSULATED BACK-PAINTED GLASS SPANDREL PANEL CURTAIN WALL (GLASS TYPE 3B)	C1	ARCHITECTURAL CONCRETE (RETAINING WALLS)
GL4	CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 4) - WINDBREAK / GUARD		
GL5	GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 5)		

OR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
ALE DRAWINGS.
NGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE
AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS,
IONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE
ERMISSION OF THE ARCHITECT.
ING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY
ECT.

**NOT FOR
CONSTRUCTION**

D

Date	Description
2020.06.30	Rezoning Pre-application
2020.07.15	Rezoning-DP Application
2020.11.09	Rezoning-DP Application Revision
2021.04.16	Rezoning-DP Application Revision 2
2021.04.23	Rezoning-DP Application Revision 3
2021.05.25	Rezoning-DP Application Revision 4



mond Schmitt Architects
elaide Street West, Suite 100, Toronto, Canada M5V1R7
6 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca



IS OCEAN

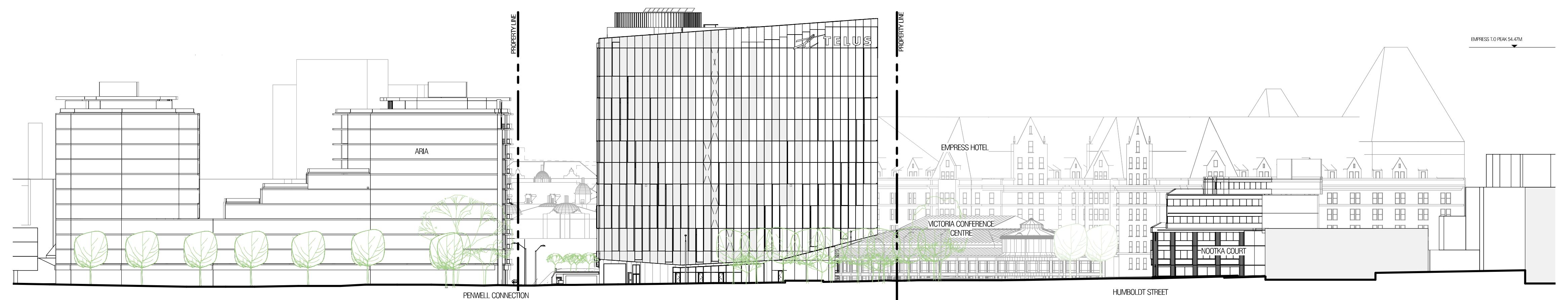
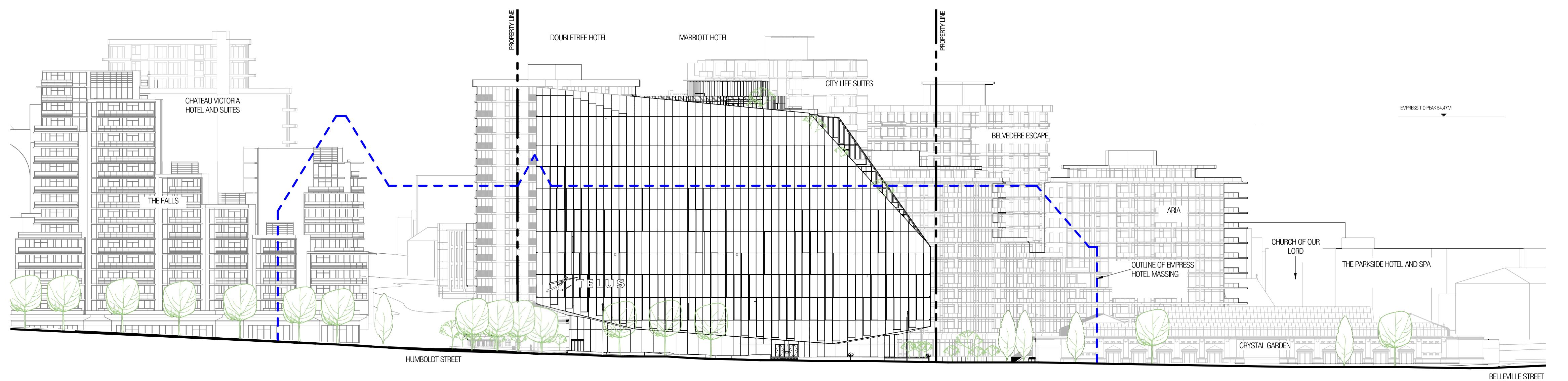
Douglas St. Victoria, BC

ATION - SOUTH - REZONING

1 : 200
No: 1911
2021/05/25

**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 2
8	2021.04.16	Rezoning-DP Application Revision 2
9	2021.04.23	Rezoning-DP Application Revision 3
11	2021.05.25	Rezoning-DP Application Revision 4



TELUS OCEAN

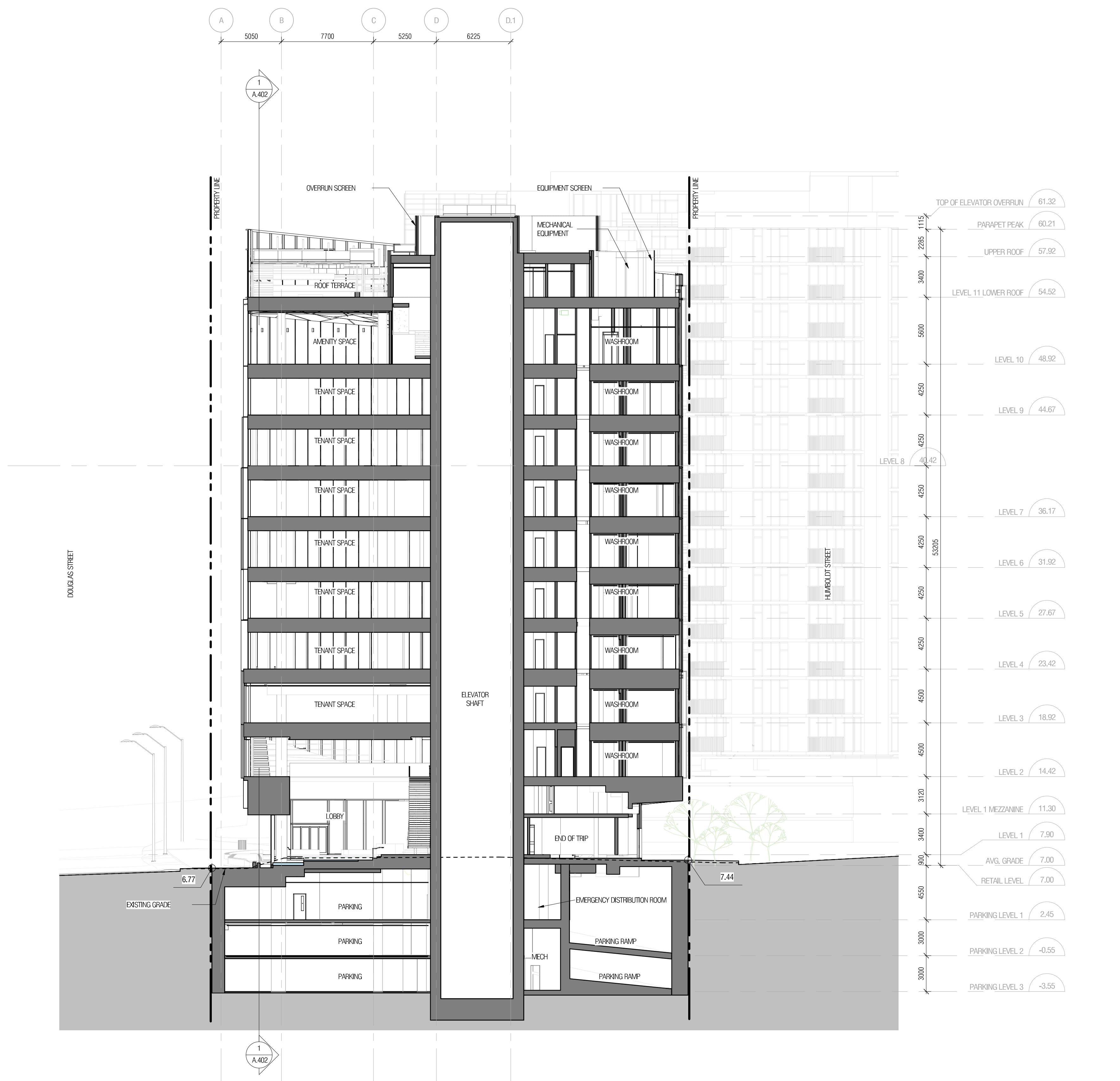
749 Douglas St, Victoria, BC

CONTEXT ELEVATIONS - REZONING

Scale: 1:500
Project No: 1911
Date: 2021/05/25

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 1
8	2021.04.16	Rezoning-DP Application Revision 2
9	2021.04.23	Rezoning-DP Application Revision 3
11	2021.05.25	Rezoning-DP Application Revision 4



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

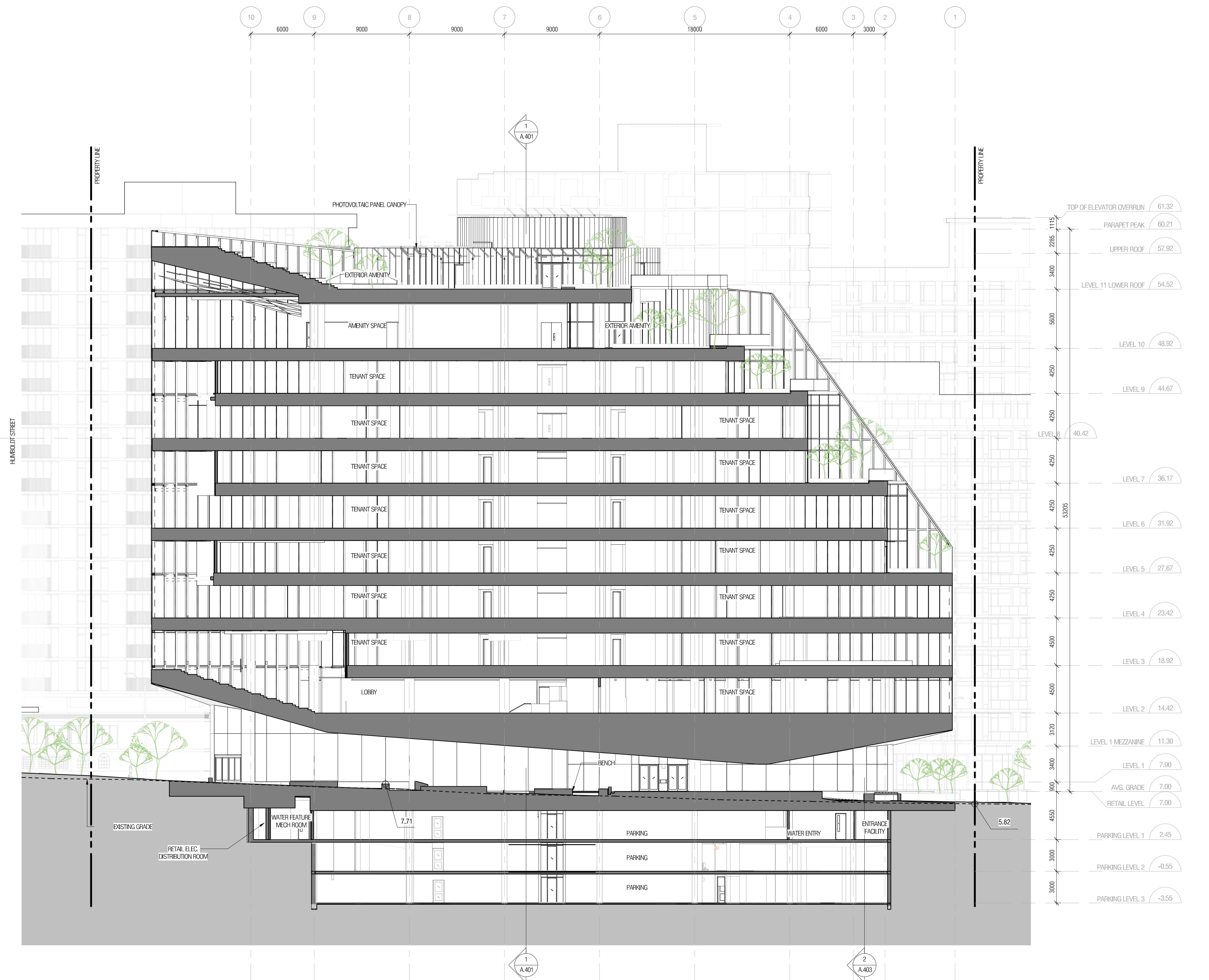


TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION A - REZONING

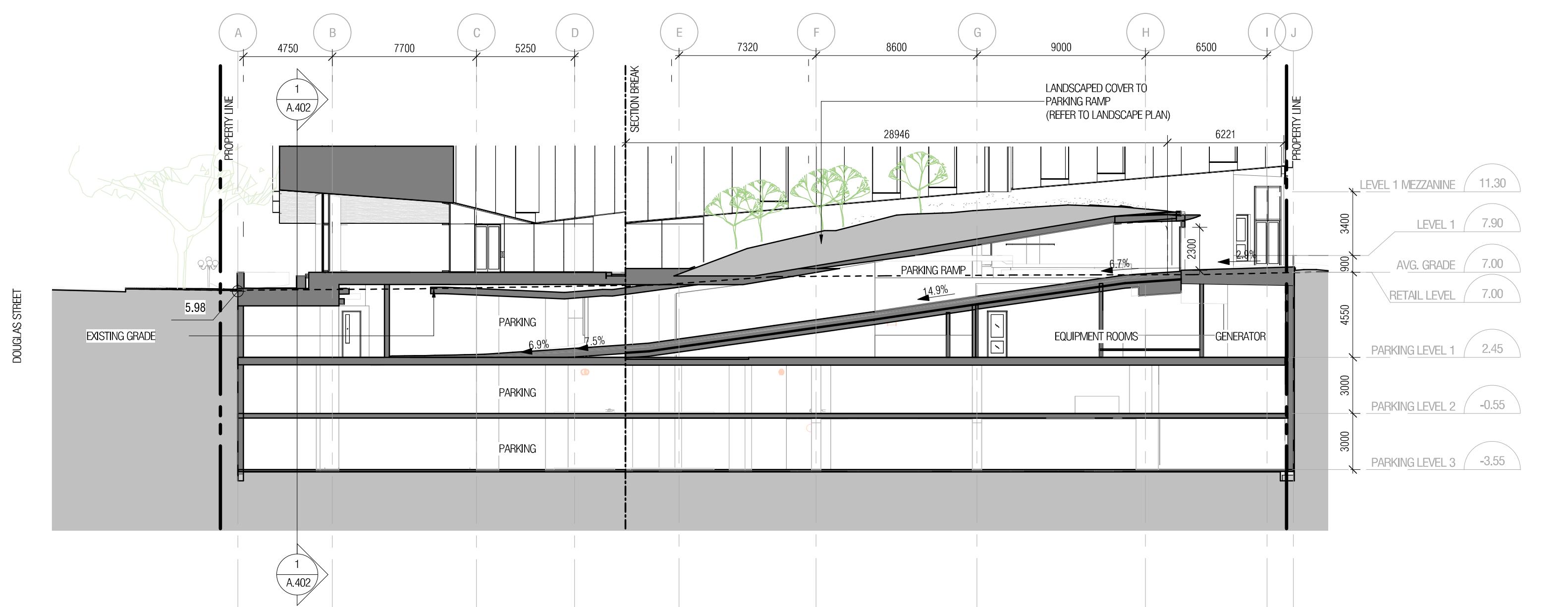
Scale: 1:200
Project No: 1911
Date: 2021/05/25



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 2
8	2021.04.16	Rezoning-DP Application Revision 2
9	2021.04.23	Rezoning-DP Application Revision 3
11	2021.05.25	Rezoning-DP Application Revision 4



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



TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION F - REZONING

Scale: 1:200
Project No: 1911
Date: 2021/05/25

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	05-21-2021	RE-ISSUED FOR REZONING / DP	JW

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

STAMP:

PROJECT NAME:
TELUS OCEAN

DRAWING TITLE:
TREE MANAGEMENT PLAN

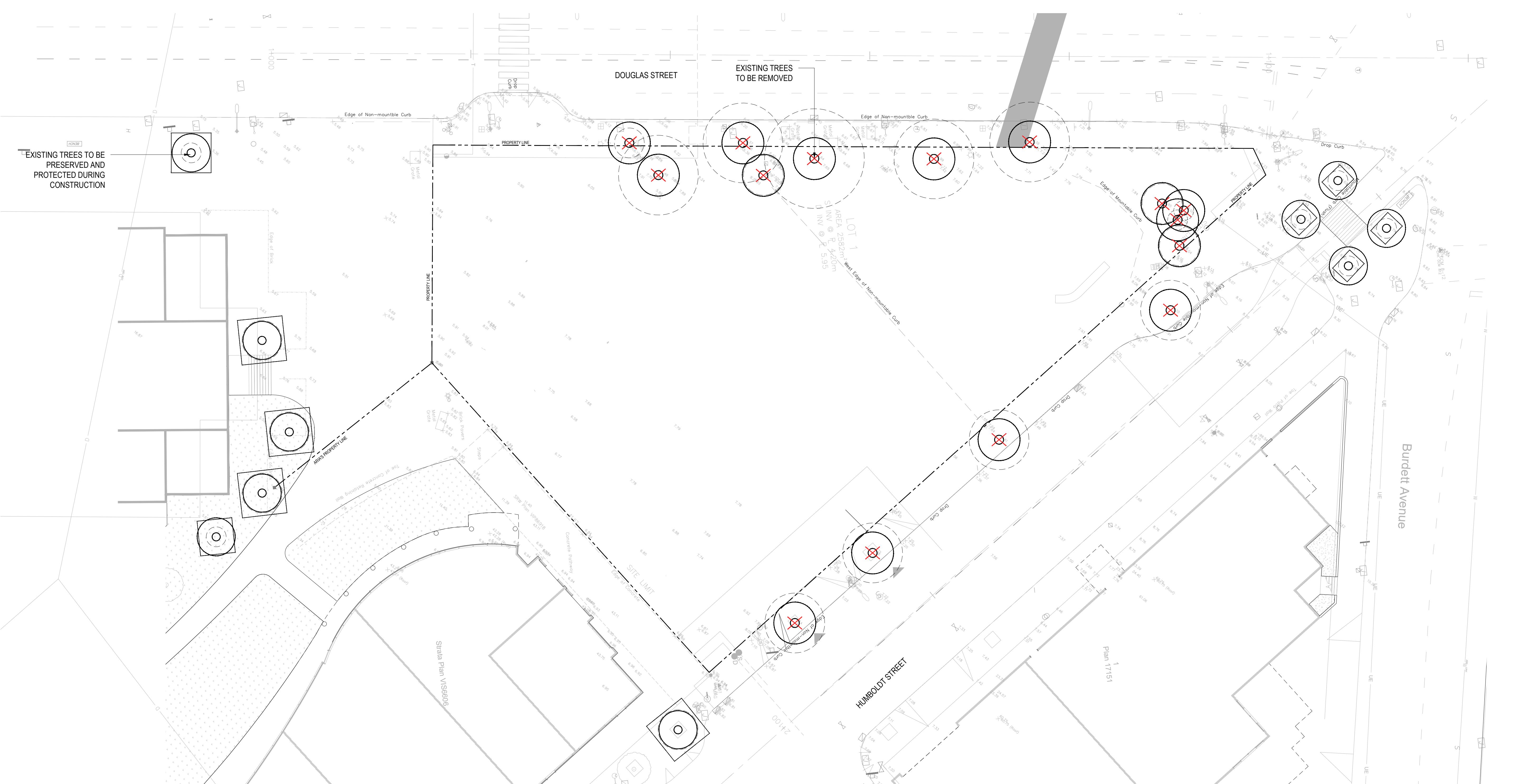
PFS PROJECT NUMBER: 20007 DATE: 07/15/2020

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

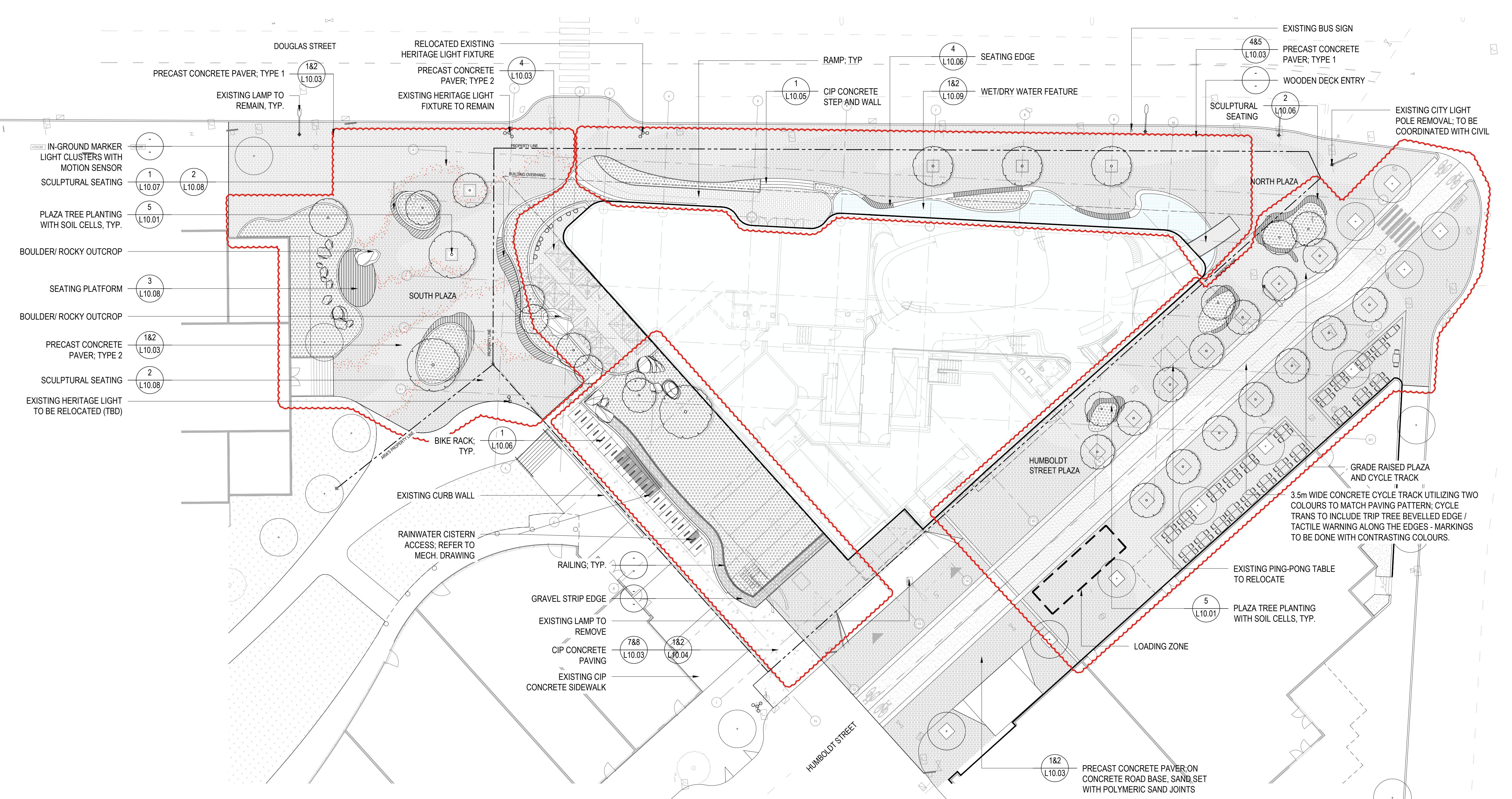
COPYRIGHT RESERVED:
This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies 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	05-21-2021	RE-ISSUED FOR REZONING / DP	JW

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver, BC V6J 1K7
604.736.5168
pfs@pfsbc.ca
www.pfsbc.ca

STAMP:

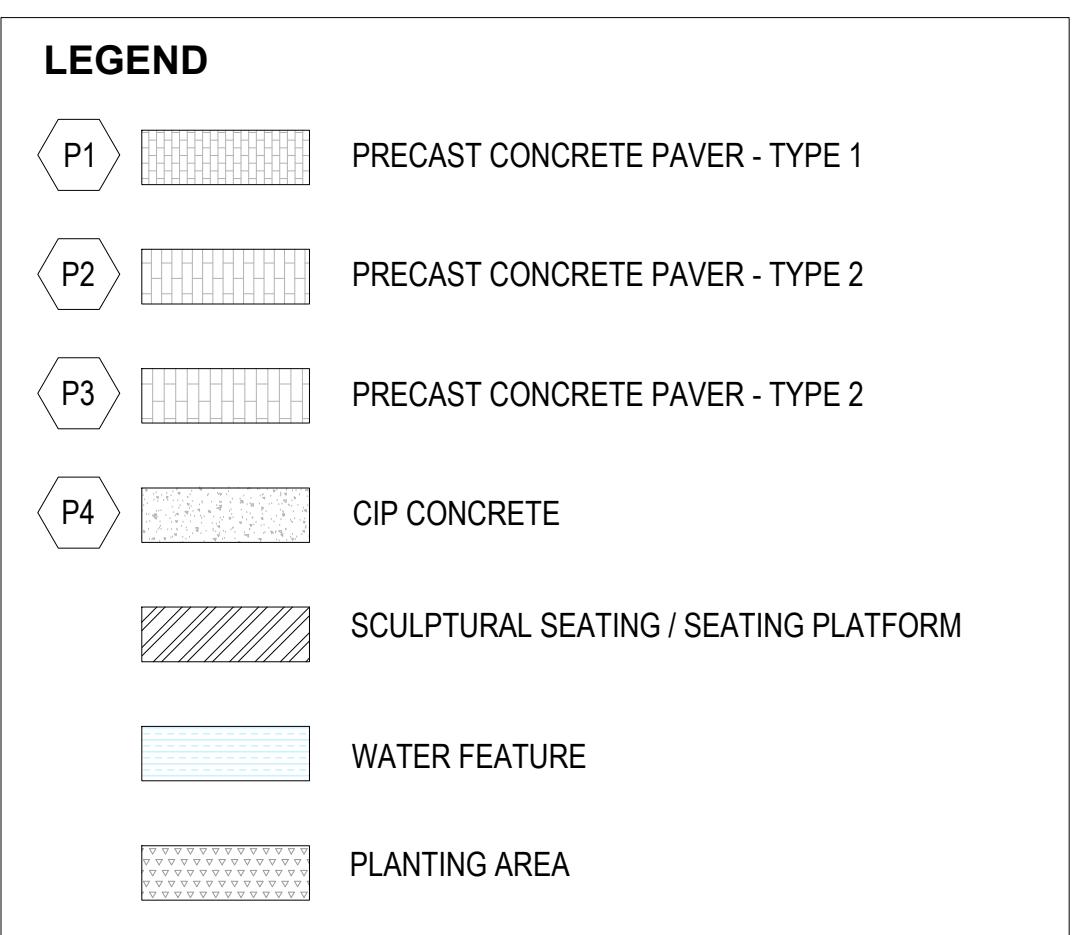


1 MATERIAL PLAN - GROUND LEVEL

SCALE: 1:200

DESIGN NOTES:

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



GENERAL NOTES:

- 1) 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.
- 2) All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
- 3) The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- 4) Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- 5) The Contractor shall be responsible for verifying the property line.

IN-GROUND LIGHT - REFERENCE IMAGE



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

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

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

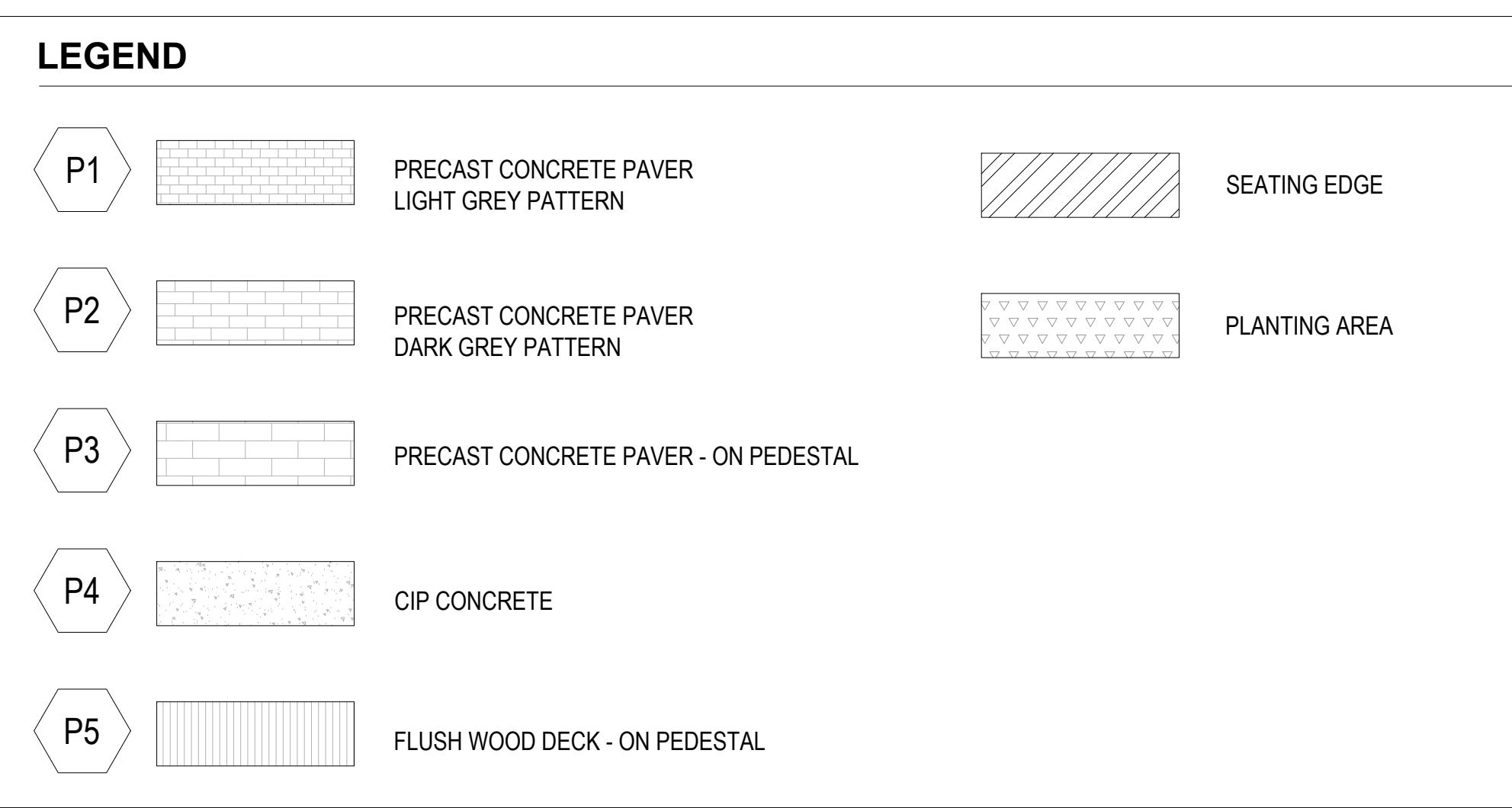
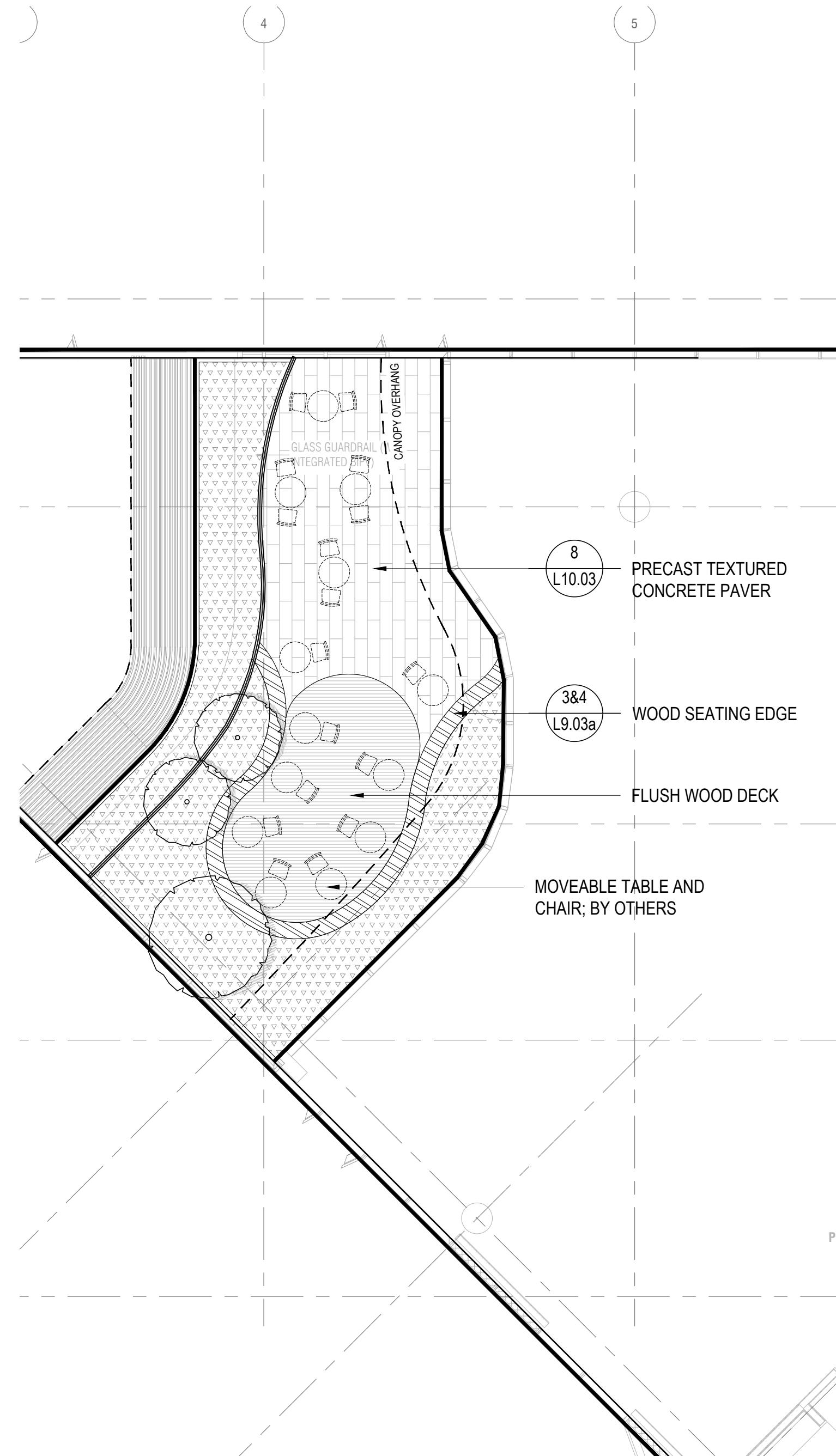
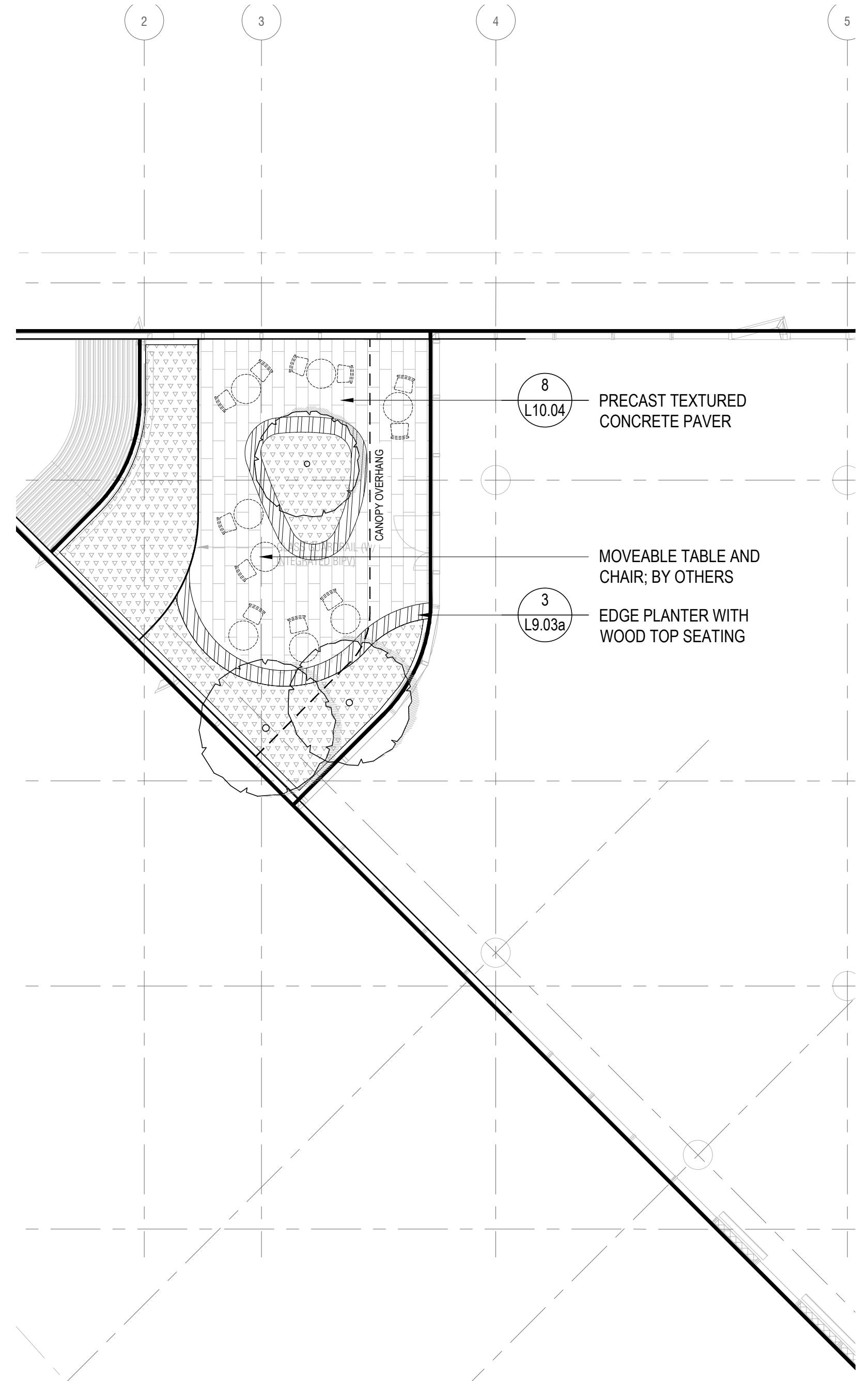
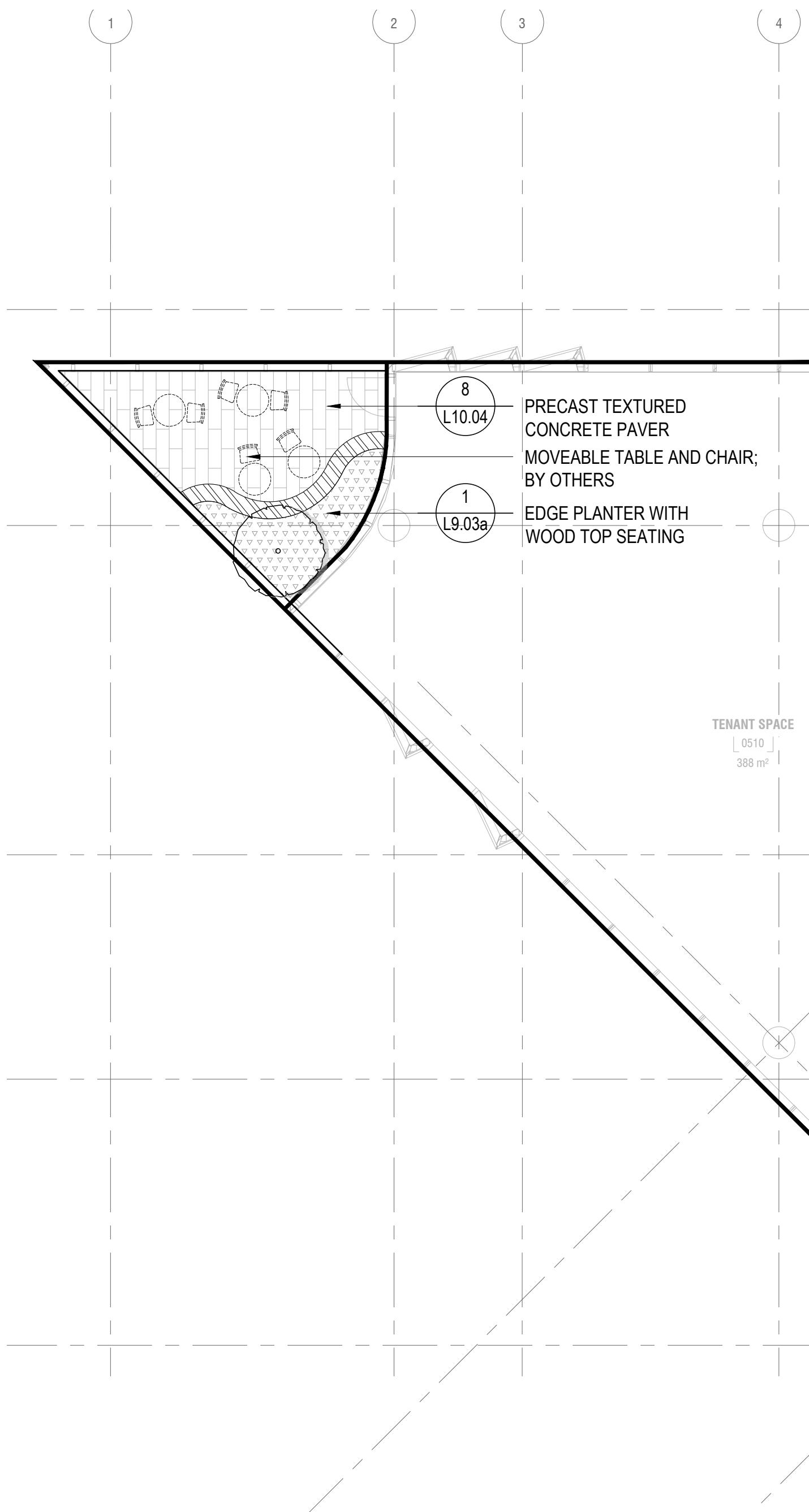
COPYRIGHT RESERVED:
This plan and design are, and at all times remain the exclusive property of PFS Studio and cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This sheet shall be informed of any discrepancies 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	05-21-2021	RE-ISSUED FOR REZONING / DP	JW

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver, BC V6J 1K7
604.736.5900
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

**GENERAL NOTES:**

- 1) 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.
- 2) All lines and dimensions are parallel or perpendicular to the lines from which they are measured/ referenced unless noted otherwise.
- 3) The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- 4) Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- 5) The Contractor shall be responsible for verifying the property line.

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)

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	05-21-2021	RE-ISSUED FOR REZONING / DP	JW

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue
Vancouver, BC V6J 1K7
604.786.1516
pfs@pfs.bc.ca

STAMP:

PROJECT NAME:
TELUS OCEAN

DRAWING TITLE:
**MATERIAL PLAN
LEVEL 10 - LEVEL 11**

PFS PROJECT NUMBER: 22007 DATE: 07/15/2020

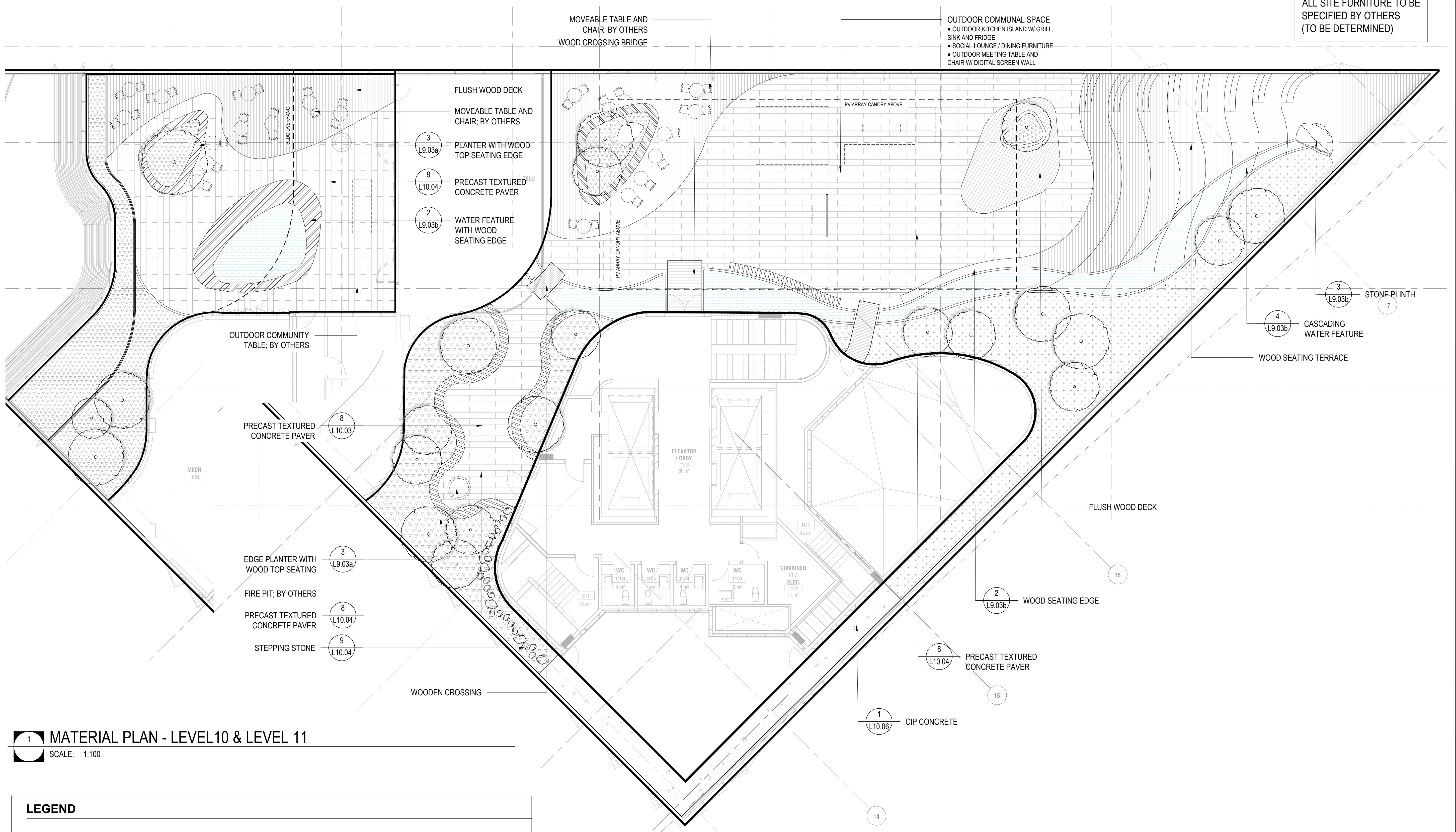
DRAWN BY: JW CHECKED BY: NM

SCALE:
1:100

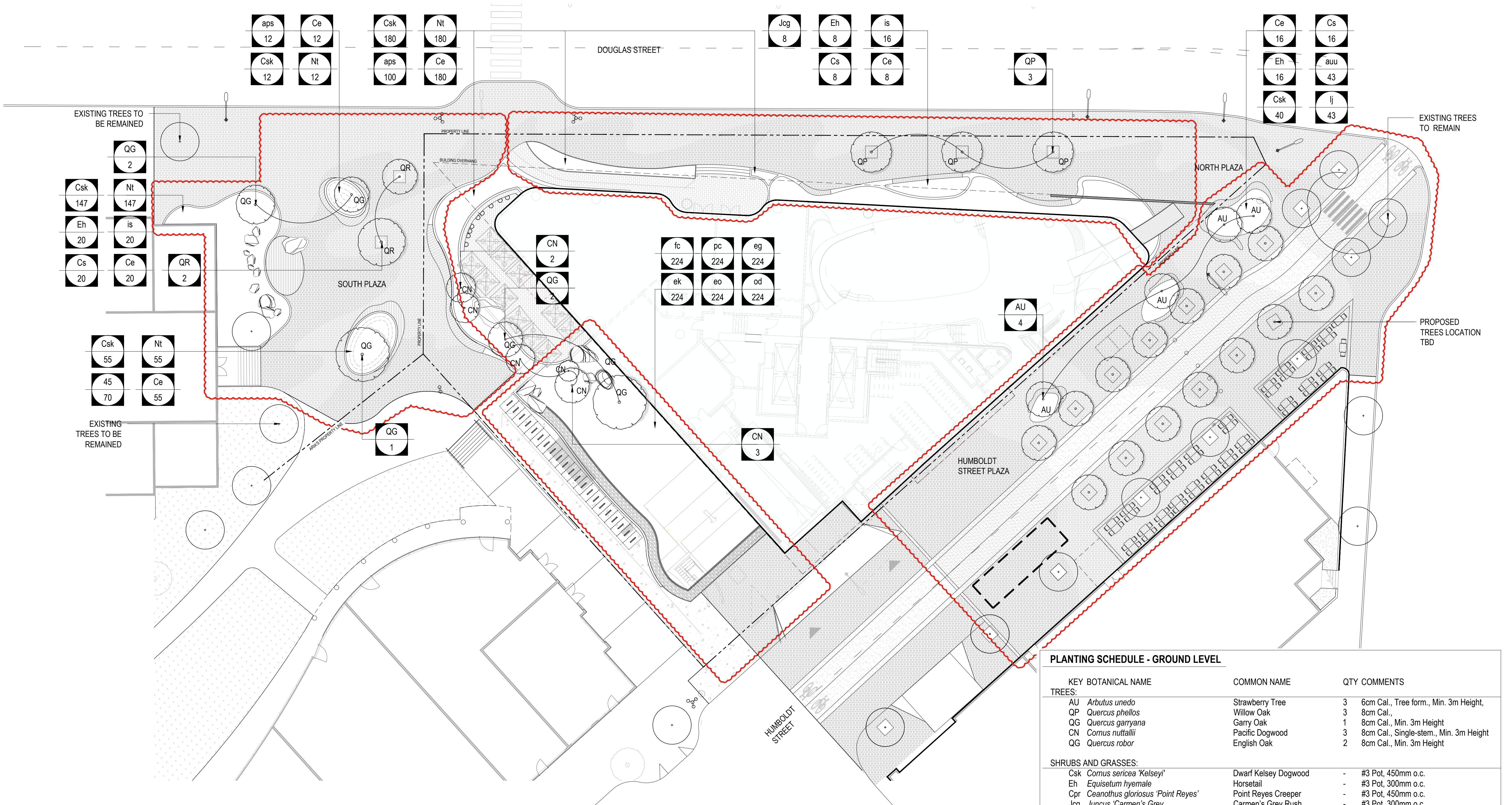
DWG. NO.:

L3.03

OF: XX



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	05-21-2021	RE-ISSUED FOR REZONING / DP	JW



1 PLANTING PLAN - GROUND LEVEL

SCALE: 1:200

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.

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

PLANTING SCHEDULE - GROUND LEVEL

KEY BOTANICAL NAME TREES:	COMMON NAME	QTY	COMMENTS
AU <i>Arbutus unedo</i>	Strawberry Tree	3	6cm Cal., Tree form., Min. 3m Height,
QP <i>Quercus phellos</i>	Willow Oak	3	8cm Cal.,
QG <i>Quercus garryana</i>	Garry Oak	1	8cm Cal., Min. 3m Height
CN <i>Cornus nuttallii</i>	Pacific Dogwood	3	8cm Cal., Single-stem., Min. 3m Height
QG <i>Quercus robur</i>	English Oak	2	8cm Cal., Min. 3m Height

SHRUBS AND GRASSES:			
Csk <i>Cornus sericea 'Kelseyi'</i>	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Eh <i>Equisetum hyemale</i>	Horsetail	-	#3 Pot, 300mm o.c.
Cpr <i>Ceanothus gloriosus 'Point Reyes'</i>	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Jcg <i>Juncus 'Carmen's Grey'</i>	Carmen's Grey Rush	-	#3 Pot, 300mm o.c.
Nt <i>Nassella tenuissima</i>	Mexican feathergrass	-	#3 Pot, 450mm o.c.
Hm <i>Hydrangea macrophylla 'Wedding Gown'</i>	Wedding Gown Hydrangea	-	#3 Pot, 450mm o.c.
Ce <i>Carex glata 'Aurea'</i>	Golden Sedge	-	#3 Pot, 450mm o.c.
Cs <i>Carex stipata</i>	Awl Fruited Sedge	-	#3 Pot, 450mm o.c.
Csc <i>Cornus sanguinea 'Cato'</i>	Yellow Twig Dogwood	-	#3 Pot, 450mm o.c.
Ct <i>Carex testacea 'Prairie Fire'</i>	Prairie Fire Sedge	-	#3 Pot, 450mm o.c.

GROUNDCOVERS AND PERENNIALS:			
auu <i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
is <i>Iris setosa</i>	Dwarf Arctic Iris	-	#1 Pot, 300mm o.c.
es <i>Erika spp.</i>	Heather Variety	-	#1 Pot, 300mm o.c.
od <i>Olsynium douglasii</i>	Satin Flower	-	#1 Pot, 300mm o.c.
cq <i>Camassia esculenta</i>	Blue Camas	-	#1 Pot, 300mm o.c.
cl <i>Castilleja levisecta</i>	Golden Paintbrush	-	#1 Pot, 300mm o.c.
eo <i>Erythronium revolutum</i>	White Fawn Lilies	-	#1 Pot, 300mm o.c.
fc <i>Fritillaria camschatcensis</i>	Chocolate Lilies	-	#1 Pot, 300mm o.c.
aps <i>Allium 'Purple Sensation'</i>	Purple Sensation Allium	-	#1 Pot, 300mm o.c.
as <i>Allium schubertii</i>	Schubertii Allium	-	#1 Pot, 300mm o.c.
asp <i>Allium sphaerocephalon</i>	Drumstick Allium	-	#1 Pot, 300mm o.c.
ac <i>Allium cernuum</i>	Nodding Onion	-	#1 Pot, 300mm o.c.
am <i>Allium 'Millenium'</i>	Ornamental Allium	-	#1 Pot, 300mm o.c.
pc <i>Plectritis congesta</i>	Sea Blush	-	#1 Pot, 300mm o.c.
eg <i>Erigeron glaucus 'Sea Breeze'</i>	Seaside Daisy	-	#1 Pot, 300mm o.c.
ek <i>Erigeron karvinskianus</i>	Santa Barbara Daisy	-	#1 Pot, 300mm o.c.
ssb <i>Sedum spectabile 'Brilliant'</i>	Showy Stonecap	-	#1 Pot, 300mm o.c.
st <i>Sedum telephium 'Gooseberry Fool'</i>	Box-Leave Honeysuckle	-	#1 Pot, 300mm o.c.
sx <i>Sedum 'Xenox'</i>	Xenos Sedum	-	#1 Pot, 300mm o.c.
ss <i>Sedum spurium 'Fuldaglut'</i>	Summer Sedum	-	#1 Pot, 300mm o.c.
saf <i>Sedum spectabile 'Autumn Fire'</i>	Autumn Fire Sedum	-	#1 Pot, 300mm o.c.
so <i>Sedum oreganum</i>	Oregon Stonecap	-	#1 Pot, 300mm o.c.
ssc <i>Sedum spathulifolium</i>	Cape Blanco Stonecrop	-	#1 Pot, 300mm o.c.
sr <i>Sedum rupestre 'Angelina'</i>	Angelina Stonecrop	-	#1 Pot, 300mm o.c.

PROJECT NAME:
TELUS OCEAN

DRAWING TITLE:
**PLANTING PLAN
GROUND LEVEL**

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

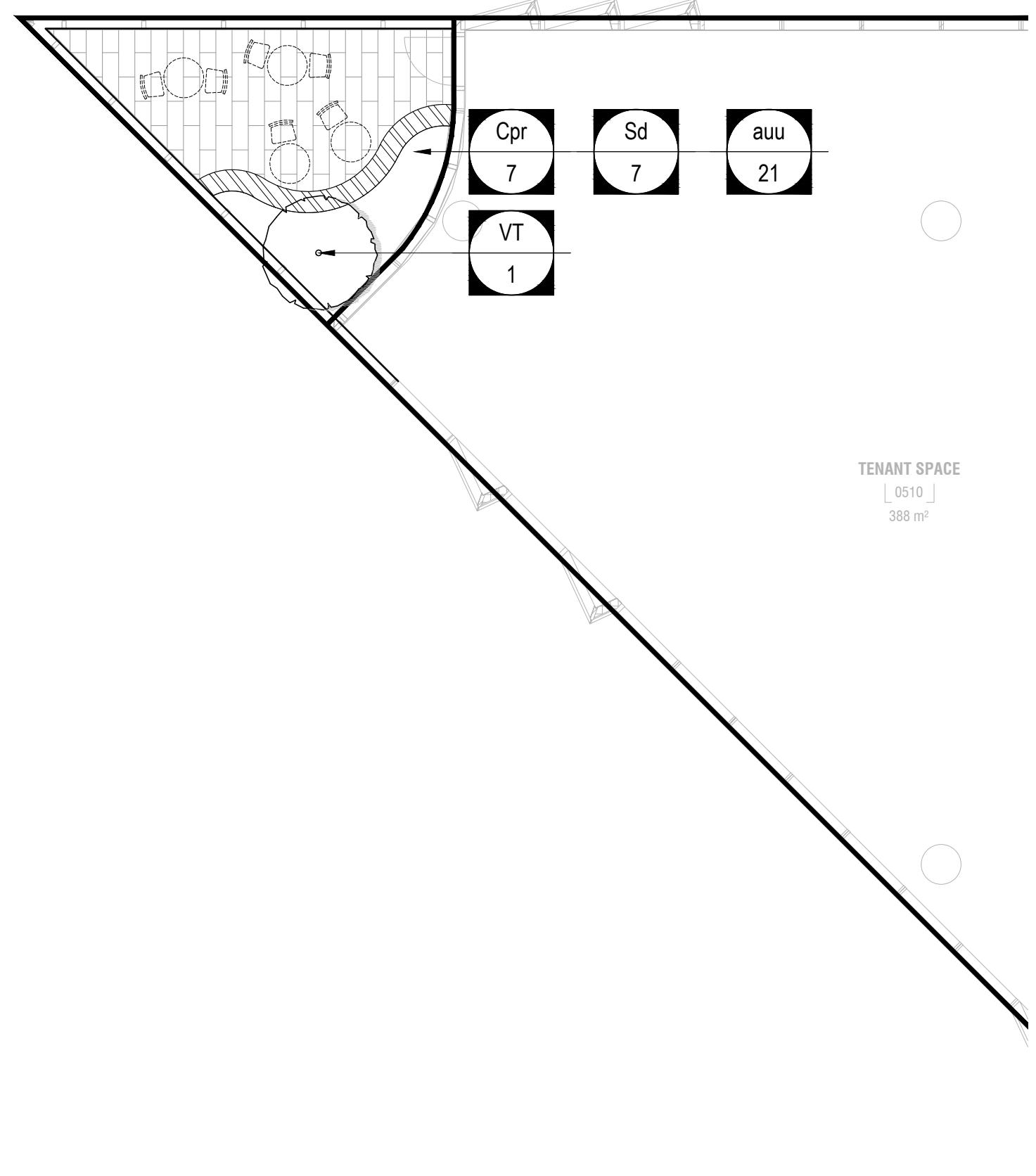
DRAWN BY: JW CHECKED BY: NM

SCALE: 1:200

DWG. NO.: L6.01

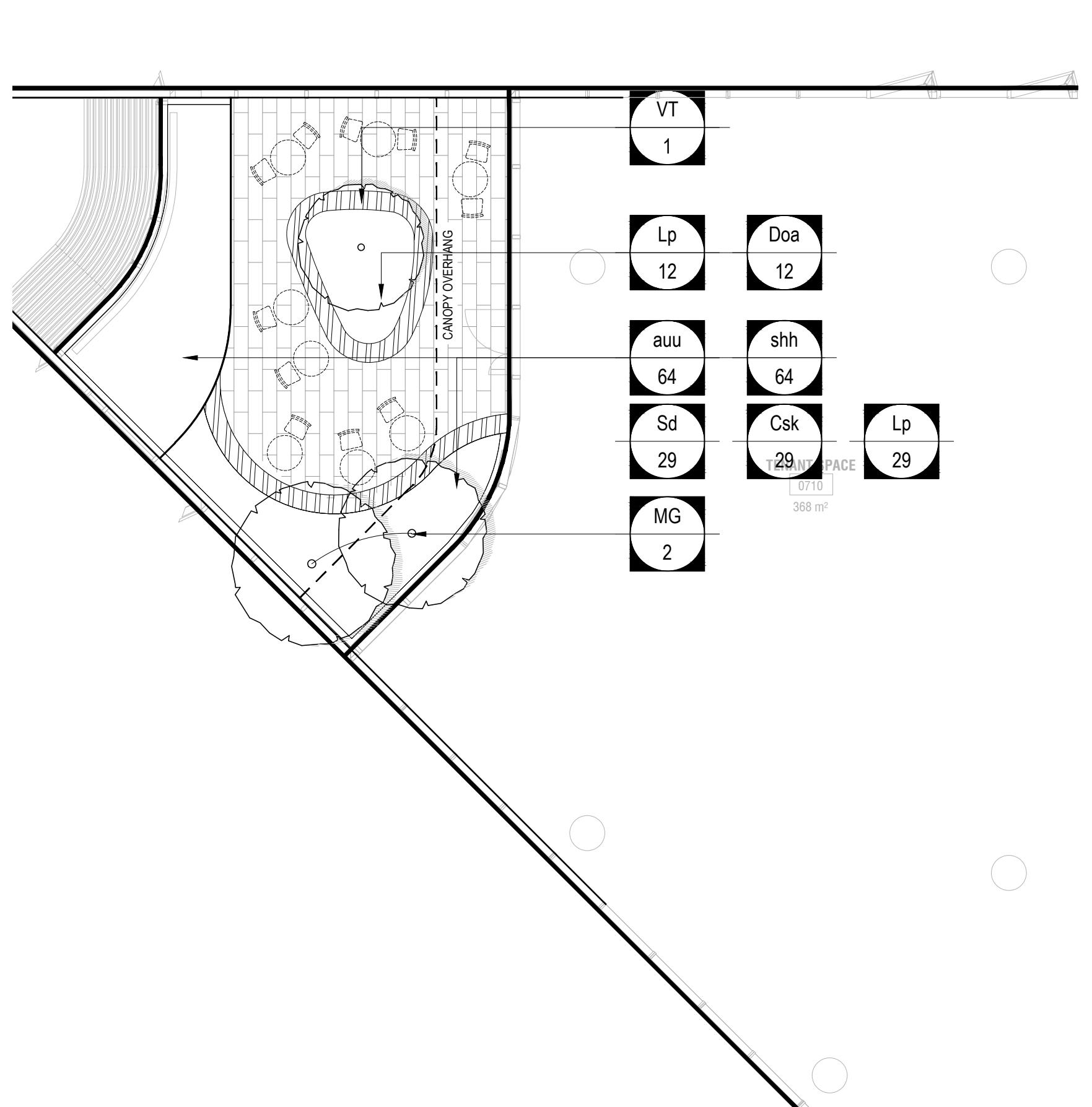
OF: XX

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	05-21-2021	RE-ISSUED FOR REZONING / DP	JW



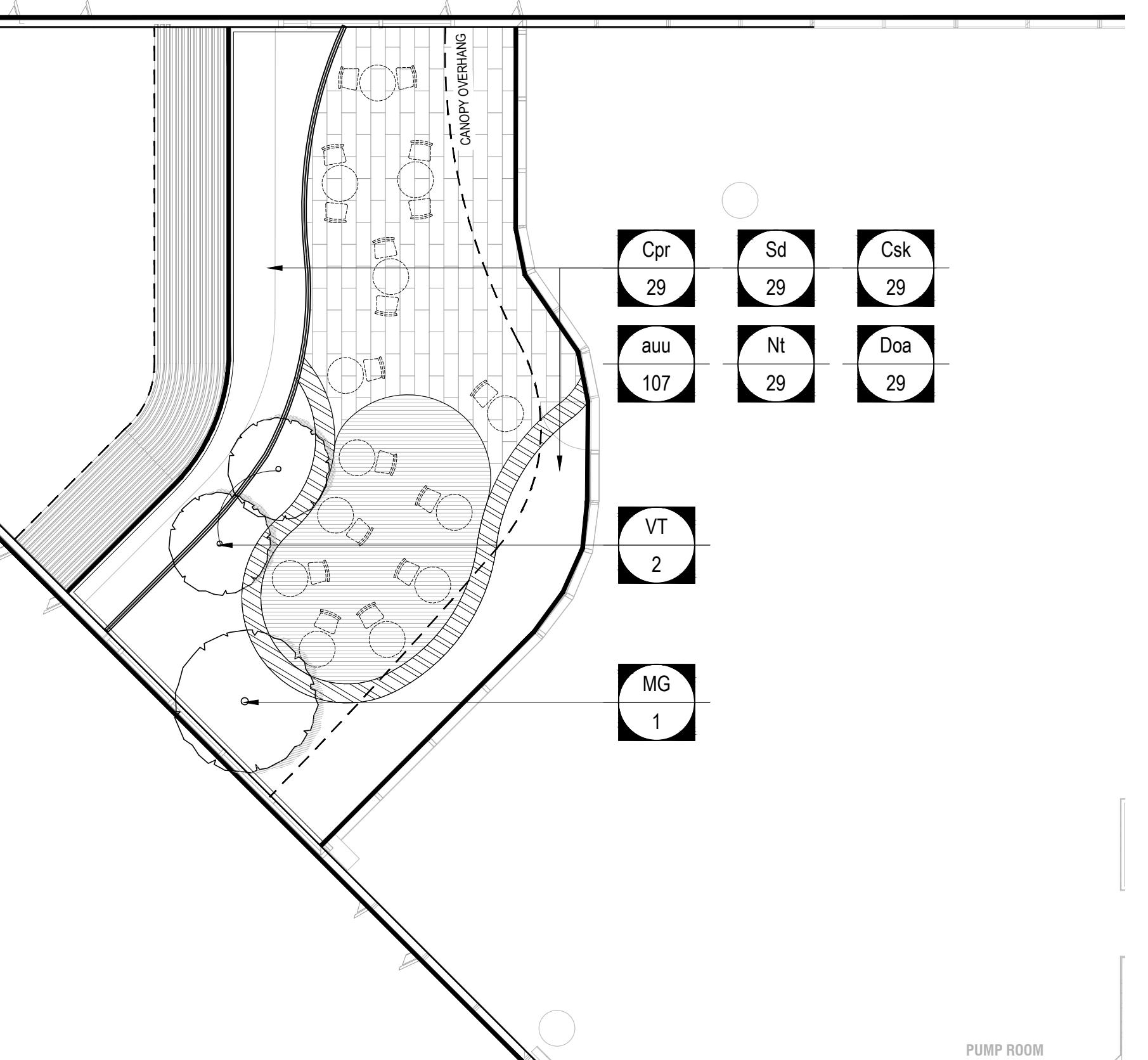
1 PLANTING PLAN - LEVEL 5

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	3	8cm Cal., Multi-Stem, Min. 3m Ht
VT	<i>Viburnum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	4	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> 'Kelseyi'	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.

PROJECT NAME:
TELUS OCEAN

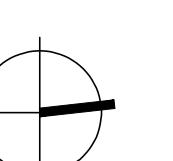
DRAWING TITLE:
**PLANTING PLAN
LEVEL 5, LEVEL 7, LEVEL 9**

PFS PROJECT NUMBER: 22007 DATE: 07/15/2020

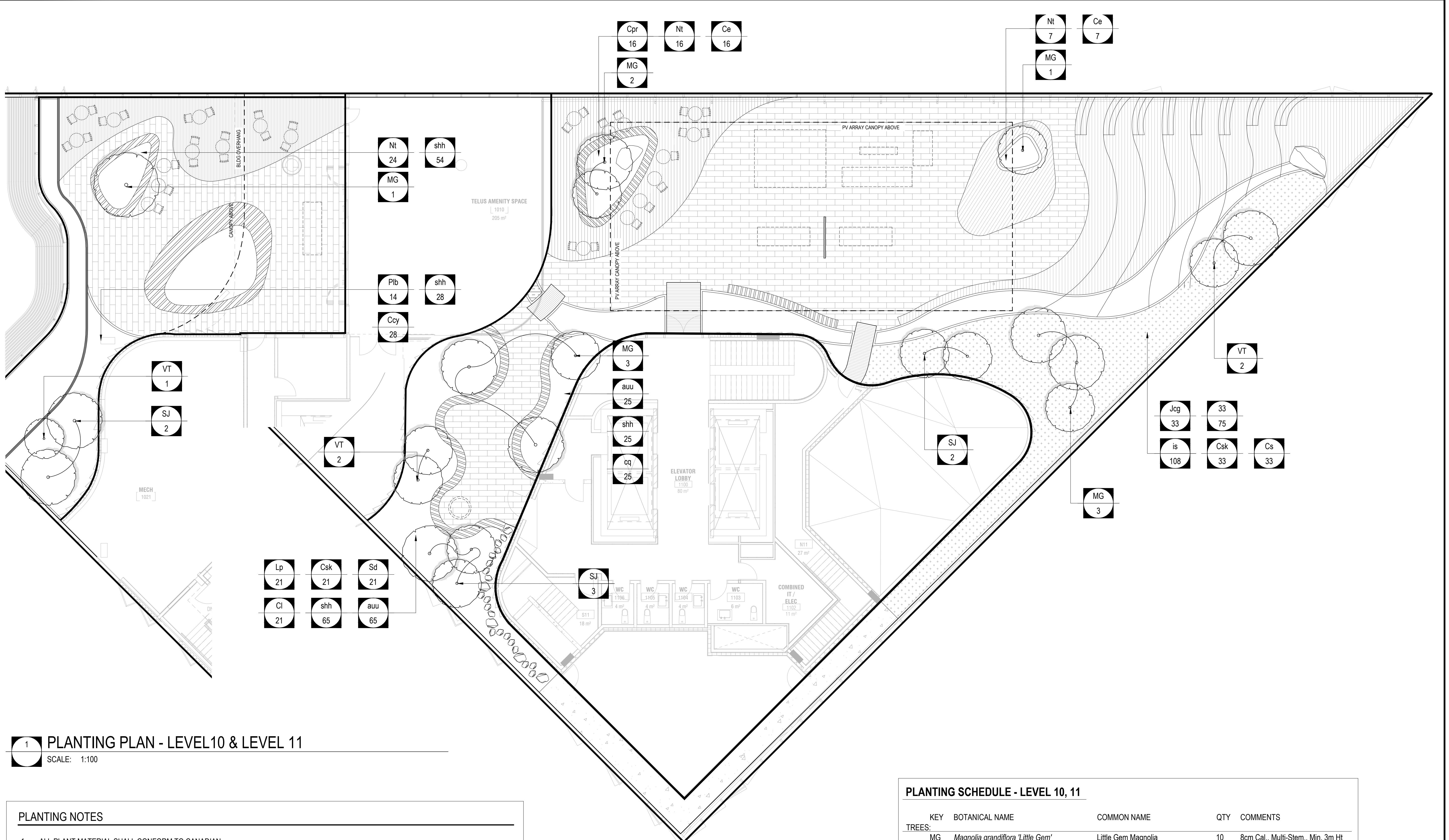
DRAWN BY: JW CHECKED BY: NM

SCALE:
1:100

DWG. NO.: L6.02 OF: XX



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	05-21-2021	RE-ISSUED FOR REZONING / DP	JW



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	10	8cm Cal., Multi-Stem., Min. 3m Ht
VT	<i>Viburnum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	5	6cm Cal., Tree Form., Min. 3m Ht
SJ	<i>Styrax japonicus</i>	Japanese Snowbell	7	6cm Cal., Tree Form., Min. 3m Ht
SHRUBS AND GRASSES:				
Sd	<i>Spirea douglasii</i>	Red Spirea	-	#5 Pot, 750mm o.c.
Plb	<i>Philadelphus lewisii</i> 'Blizzard'	Blizzard Dwarf Mock Orange	-	#3 Pot, 450mm o.c.
Csk	<i>Cornus sericea</i> 'Kelseyi'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus glorus</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>Canemanthe lessoniana</i>	New Zealand Wind Grass	-	#3 Pot, 450mm o.c.
Cak	<i>Calamagrostis x 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 'Carmen's Grey'</i>	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 esculenta</i>	Blue Camas	-	#1 Pot, 300mm o.c.
aps	<i>Allium</i> purple sensation	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 sibirica</i>	Dwarf Siberian Iris	-	#1 Pot, 300mm o.c.

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

