

TELUS OCEAN

ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISION 4 2021.05.25



DRAWING LIST

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
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

CONSULTANT LIST

ARCHITECTURAL DAVID DOW, DIAMOND SCHMITT ARCHITECTS 384 ADELAIDE STREET WEST, SUITE 100, TORONTO, ON, M5V 1R7 (604) 862-8800 X 209, DDOW@DSAI.CA	LANDSCAPE KELLY MCKINNON, PFS STUDIO 1777 WEST 3RD AVENUE, VANCOUVER, BC, V6J 1K7 (604) 736-9168 X 139, KMCKINNON@PFS.BC.CA
CIVIL ROSS TLUCK, J.E. ANDERSON & ASSOCIATES 4212 GLENFORD AVENUE, VICTORIA, BC, V8Z 4B7 (250) 727-2214, RTLUCK@JEANDERSON.COM	TRANSPORTATION JASON POTTER, BLUNT & ASSOCIATES ENGINEERING LTD. SUITE 530, 645 FORT STREET, VICTORIA, BC, V8W 1G2 (250) 592-6122, JPOTTER@BLUNTENG.COM
STRUCTURAL QUINT PLETT, READ JONES CHRISTOFFERSEN, LTD. (778) 746-1125, QPLETT@RJC.CA	MECHANICAL ANDY CHONG, INTEGRAL GROUP SUITE 101, 1019 WHARF STREET, VICTORIA, BC, V8W 2Y9 (250) 418-1288 X 5001, ACHONG@INTEGRALGROUP.COM
ELECTRICAL ANCA COJOCARU, INTEGRAL GROUP SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4 (604) 687-1800 X 2097, ACOJOCARU@INTEGRALGROUP.COM	SUSTAINABILITY EMILY COOIJN, INTEGRAL GROUP SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4 (604) 687-1800 X 2040, ECOOIJN@INTEGRALGROUP.COM
CODE FRANK MATTIA, LMDG 4TH FLOOR, 780 BEATTY STREET, VANCOUVER, BC, V6B 2M1 (604) 682-7146 X 419, FMATTIA@LMDG.COM	

CIVIC ADDRESS:
749 DOUGLAS STREET, VICTORIA, BC

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

PROJECT DETAILS

EXISTING ZONING: CA-4

EXISTING USE: CAR RENTAL & PARKING LOT

PROPOSED USE: OFFICE & COMMERCIAL

Project Information Table	
Zone (Existing)	CA-4
Proposed zone or site specific zone If unsure, state "new zone"	New zone
Site area (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	Long term		Short term	
	Floor Area (sm)	Ratio (stall / sm)	Ratio (stall / sm)	Stalls req'd
Office	11640.51	1/150	1/400	30
Medical Office	1276.8	1/200	1/300	5
Restaurant	273.5	1/400	1/100	3
Retail	93.75	1/200	1/200	1
long term:		87	short term:	39

OPEN SITE SPACE		SITE COVERAGE	
Structure & Driveways		Main Building Area Footprint (m ²) =	1508.12
Main Building Area Footprint (m ²) =	1508.12	Parking Entry Above 1.2m (m ²) =	122.02
Parking Ramp (m ²) =	122.2	Total (m²)	1630.14 A
Driveways (m ²) =	44.02	Lot Area (m ²)	2581.95 B
Total (m²)	1674.34 A	Site Coverage = A/B *100%=	63.14%
Lot Area (m ²)	2581.95 B		
Open Area (m ²) = B-A	907.61 C		
Open Site Space = C/B * 100%=	35.15%		

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NOT FOR CONSTRUCTION

ISSUED

No.	Date	Description
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

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
June 17, 2021

Diamond Schmitt Architects

384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
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TELUS OCEAN

749 Douglas St, Victoria, BC

COVER SHEET

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

A.000

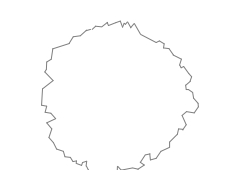
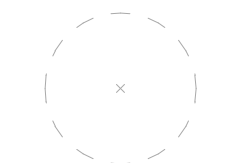
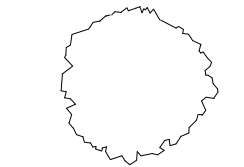
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LEGEND - PLAN SYMBOLS:

-  EXISTING TREE
-  DEMOLISHED TREE
-  NEW TREE

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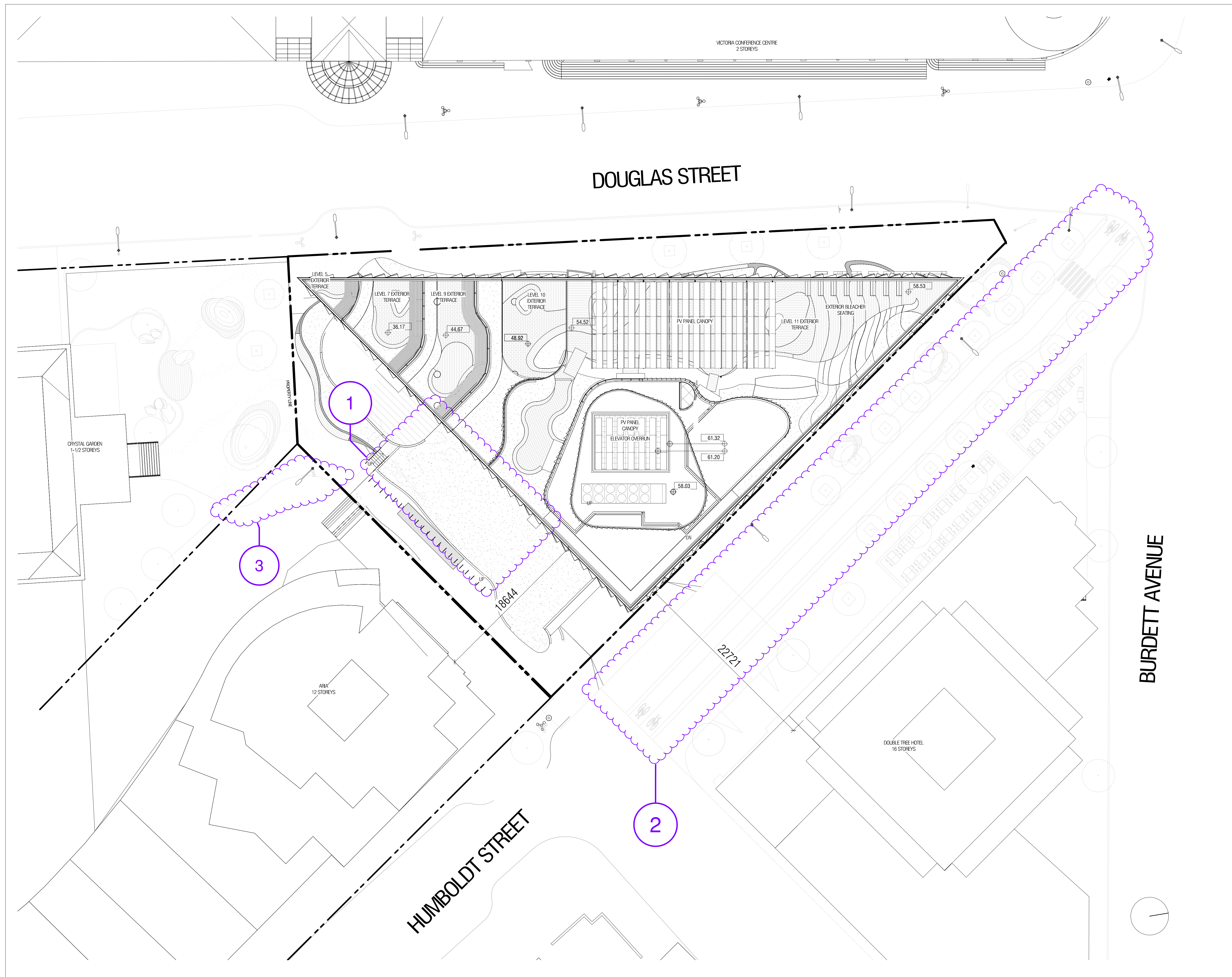
TELUS OCEAN

749 Douglas St, Victoria, BC

SITE PLAN

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

A.010

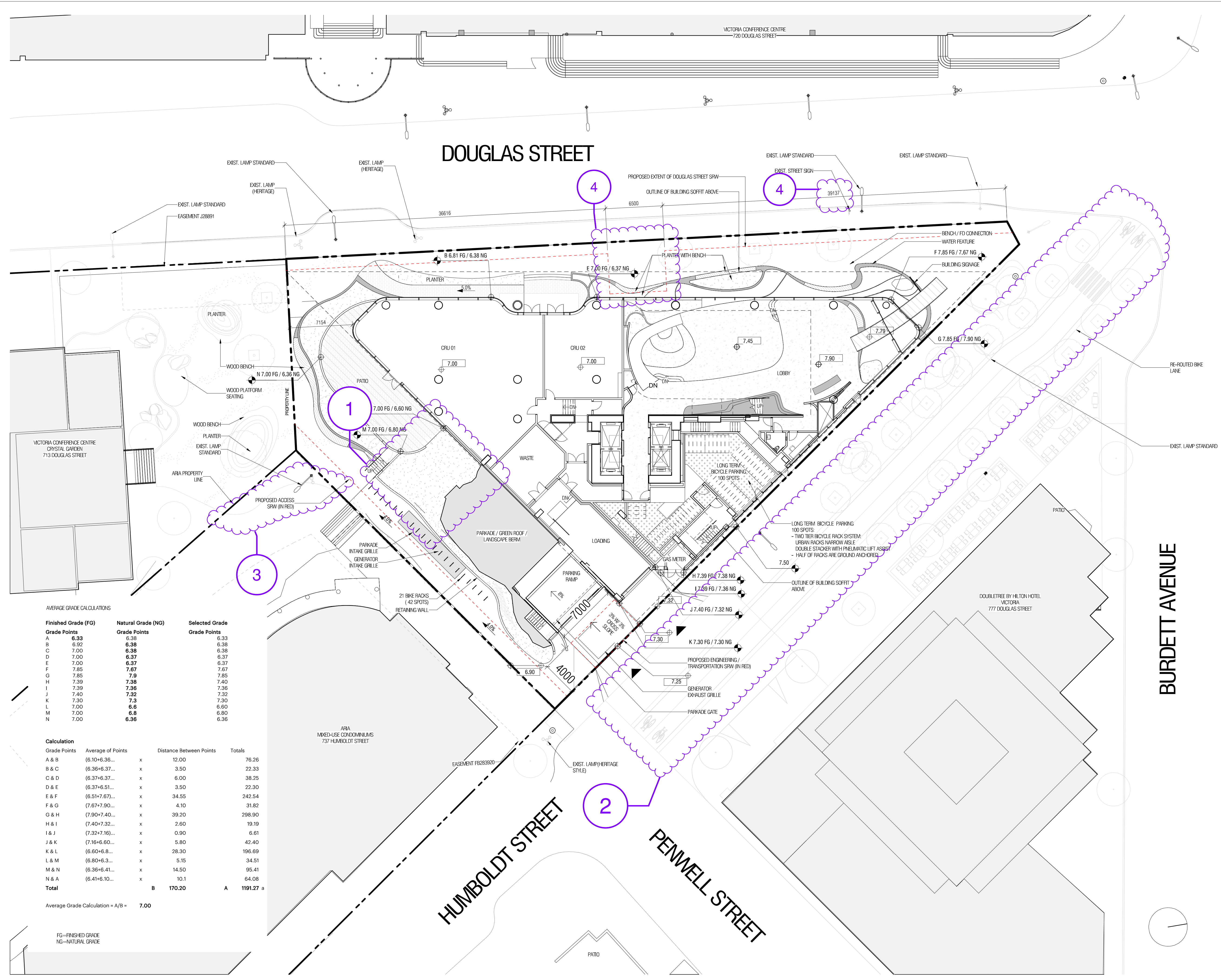


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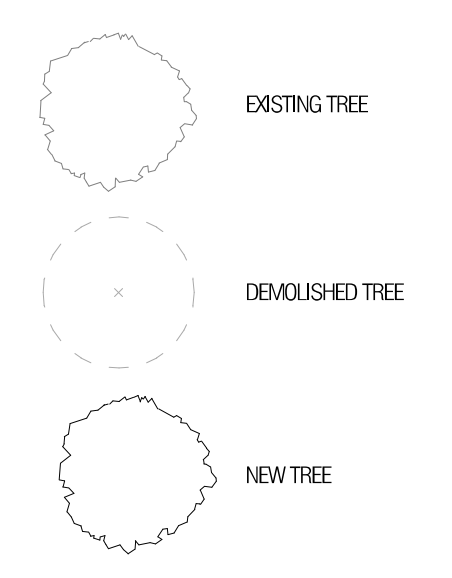
AVERAGE GRADE CALCULATIONS

Finished Grade (FG) Grade Points	Natural Grade (NG) Grade Points	Selected Grade Grade Points
A 6.33	6.38	6.33
B 6.92	6.38	6.38
C 7.00	6.37	6.37
D 7.00	6.37	6.37
E 7.00	6.37	6.37
F 7.85	7.67	7.67
G 7.85	7.9	7.85
H 7.39	7.38	7.40
I 7.39	7.36	7.36
J 7.40	7.32	7.32
K 7.30	7.3	7.30
L 7.00	6.6	6.60
M 7.00	6.8	6.80
N 7.00	6.36	6.36

Calculation	Grade Points	Average of Points	Distance Between Points	Totals
A & B	(6.10+6.36...)	x	12.00	76.26
B & C	(6.36+6.37...)	x	3.50	22.33
C & D	(6.37+6.37...)	x	6.00	38.25
D & E	(6.37+6.51...)	x	3.50	22.30
E & F	(6.51+7.67...)	x	34.55	242.54
F & G	(7.67+7.90...)	x	4.10	31.82
G & H	(7.90+7.40...)	x	39.20	298.90
H & I	(7.40+7.32...)	x	2.60	19.19
I & J	(7.32+7.16...)	x	0.90	6.61
J & K	(7.16+6.60...)	x	5.80	42.40
K & L	(6.60+6.8...)	x	28.30	196.69
L & M	(6.80+6.3...)	x	5.15	34.51
M & N	(6.36+6.41...)	x	14.50	95.41
N & A	(6.41+6.10...)	x	10.1	64.08
Total			B 170.20	A 1191.27 a

Average Grade Calculation = A/B = 7.00

LEGEND - PLAN SYMBOLS:



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SITE PLAN - GROUND PLANE

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

A.011

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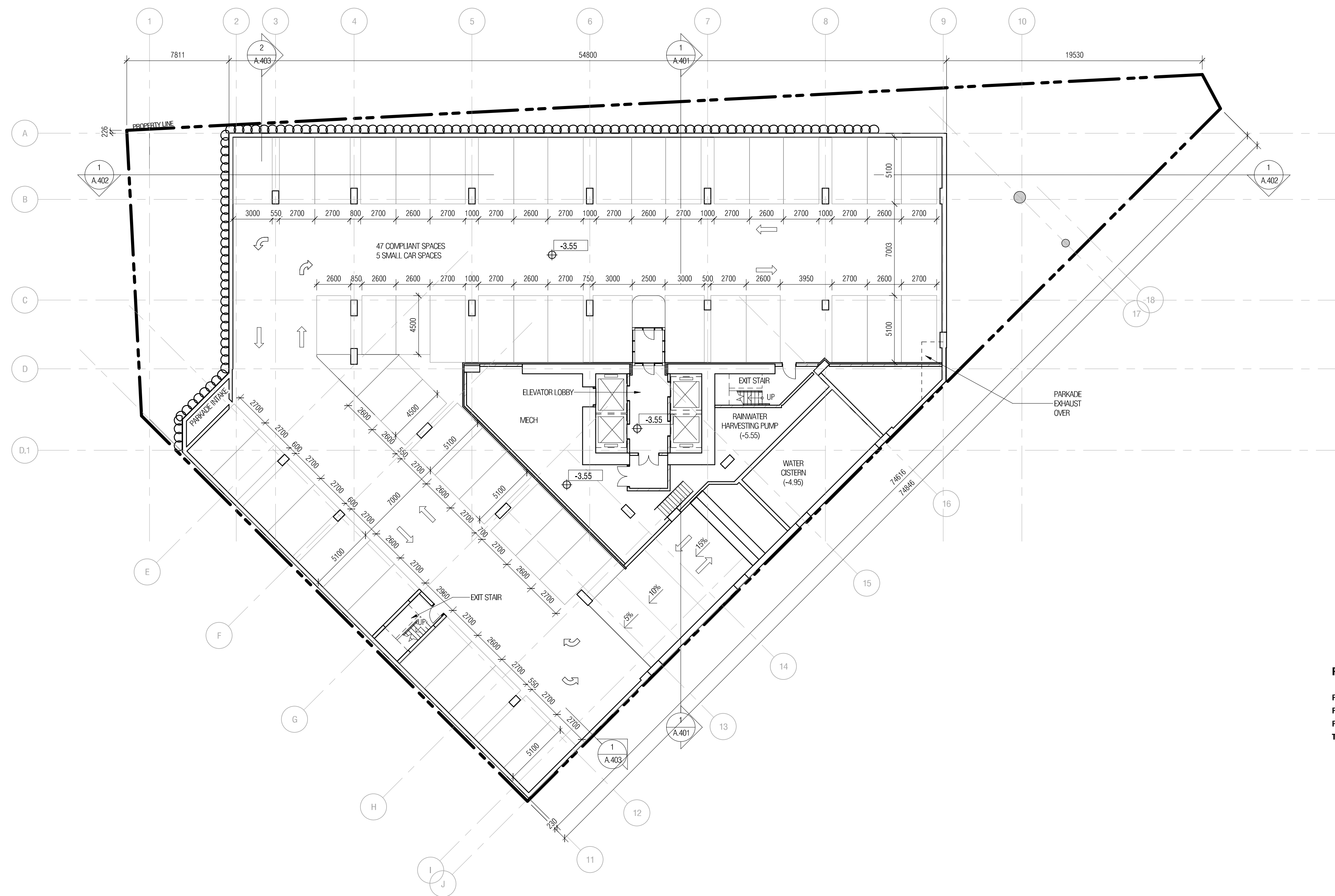
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PARKING STALL COUNT

	COMPLIANT	SMALL CAR
P1	25	
P2	44	5
P3	47	5
TOTAL	116	10

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749 Douglas St, Victoria, BC

PLAN - LEVEL P3 - REZONING

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

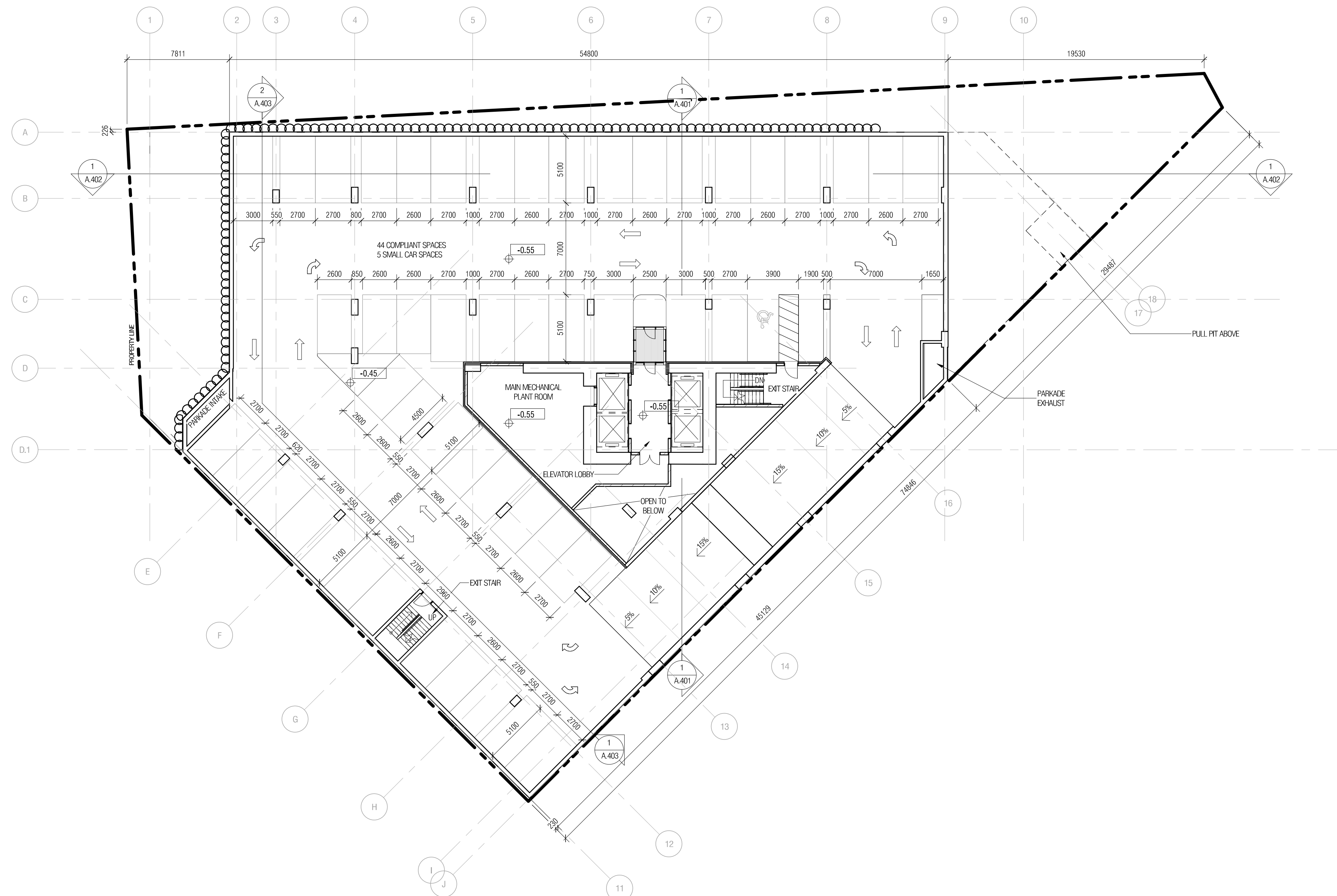
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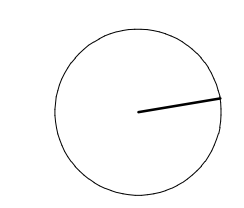
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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL P2 - REZONING

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

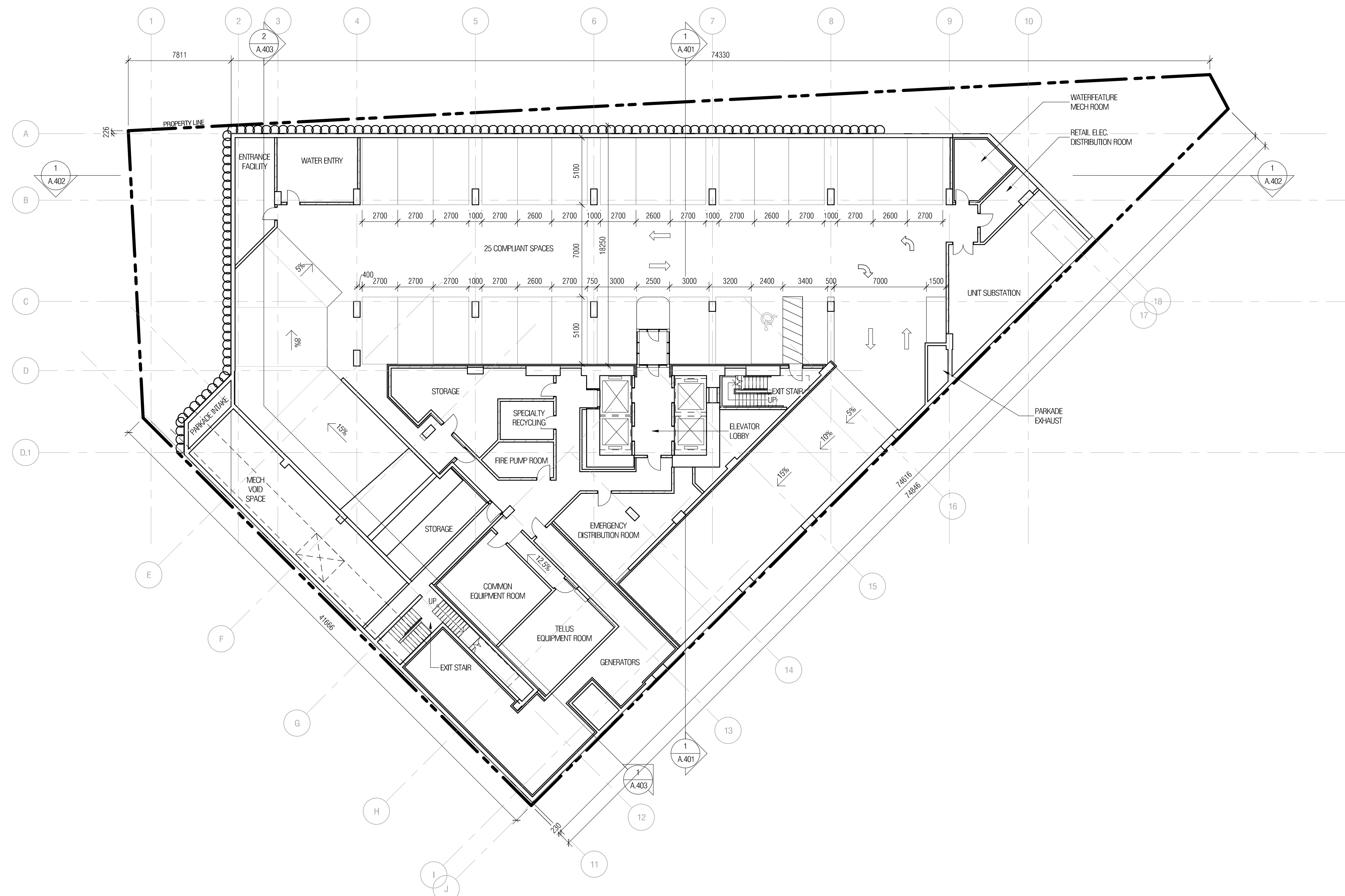
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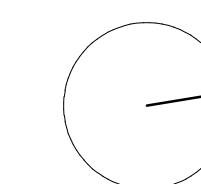
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TELUS OCEAN

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PLAN - LEVEL P1 - REZONING

Scale: 1 : 200
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A.103

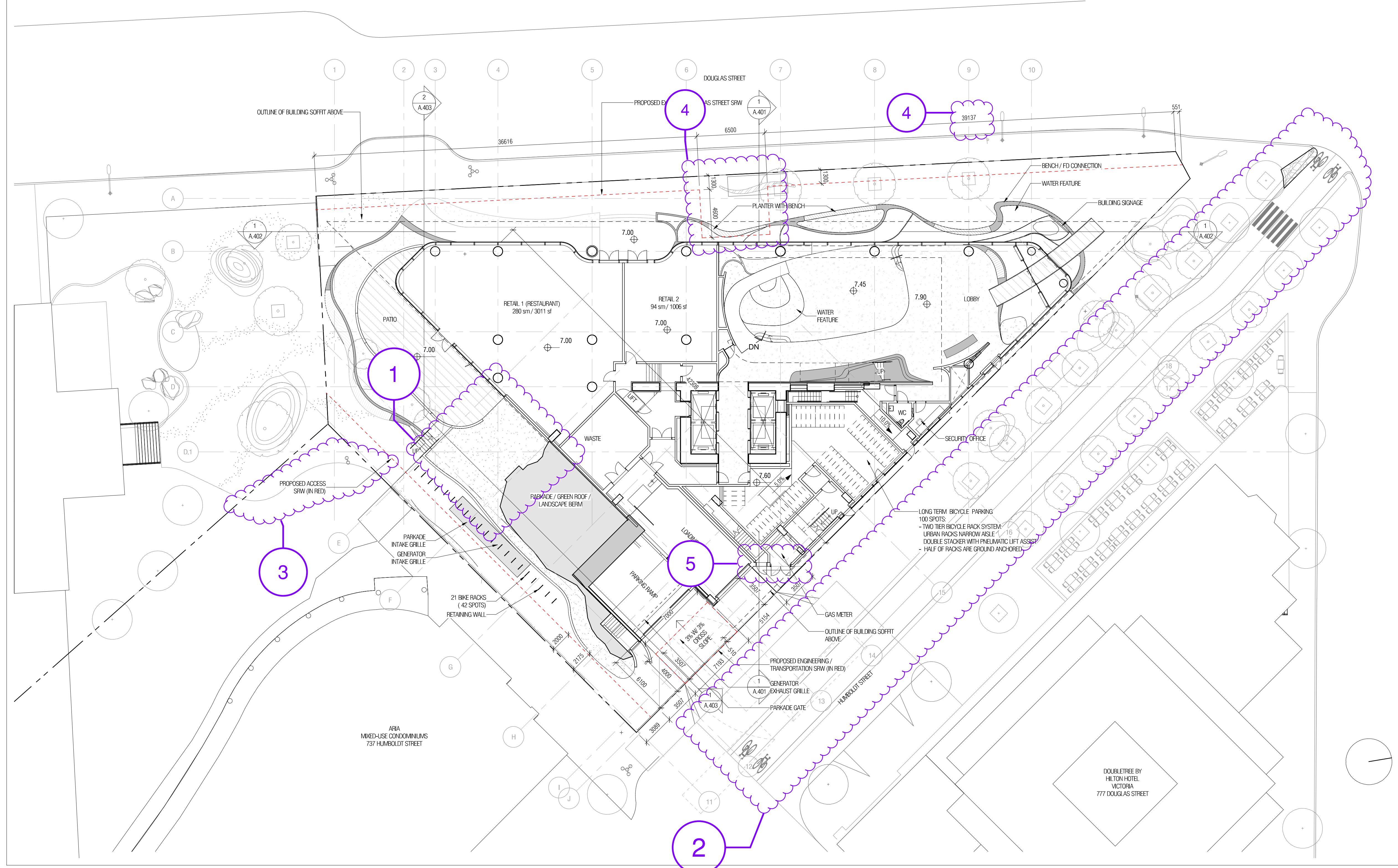
Area Schedule (Gross Building - Rezoning) L1		
Level	Name	Area
LEVEL 1	Floor Area	703.80 m ²
LEVEL 1	Floor Area (Retail 1)	273.51 m ²
LEVEL 1	Floor Area (Retail 2)	23.29 m ²
LEVEL 1	Floor Area (Retail 2)	93.75 m ²
LEVEL 1	Floor Area	3.10 m ²
Grand total:		1097.46 m ²

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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 1 - REZONING

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

A.104

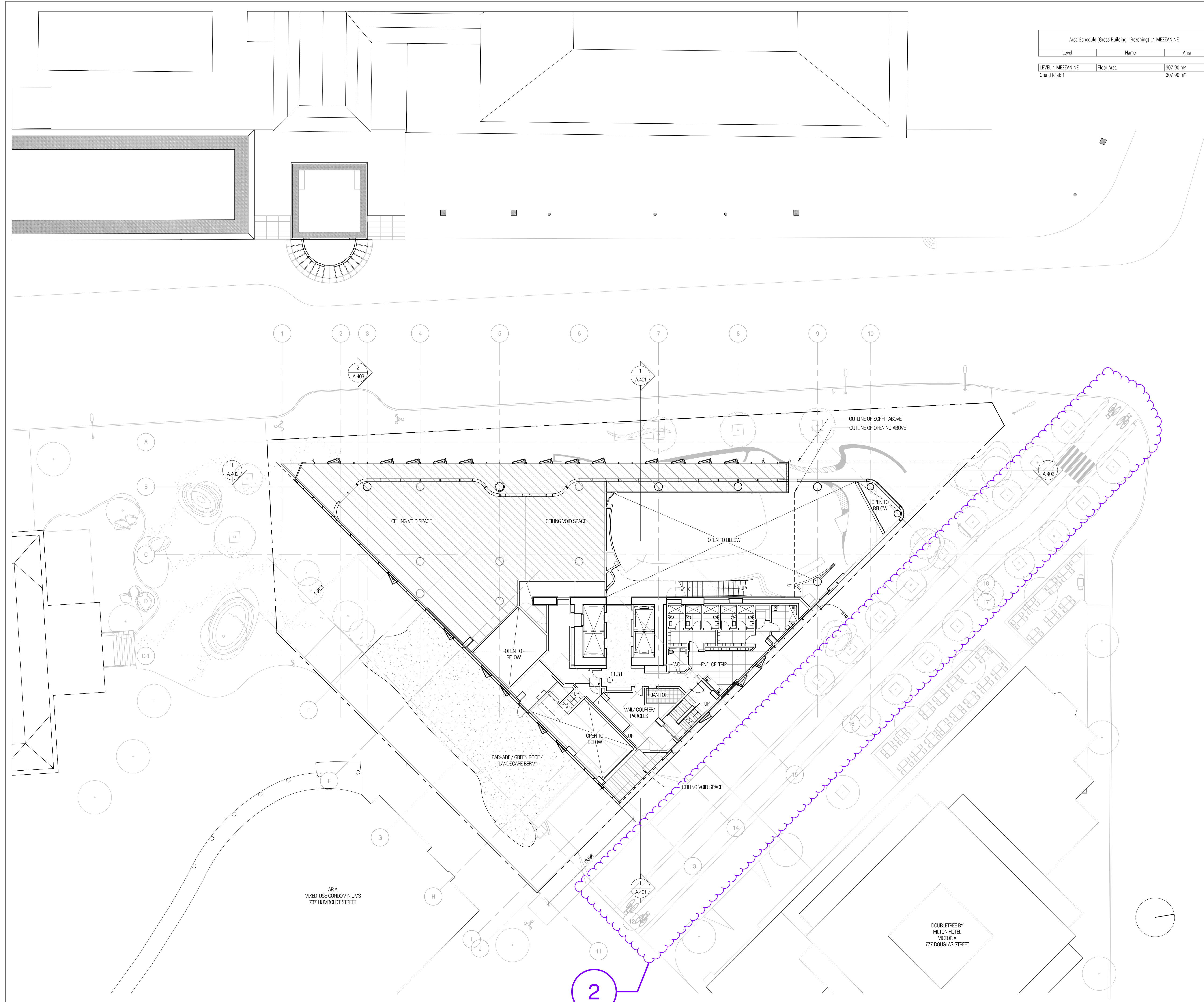
Area Schedule (Gross Building - Rezoning) L1 MEZZANINE		
Level	Name	Area
LEVEL 1 MEZZANINE	Floor Area	307.90 m ²
Grand total: 1		307.90 m ²

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PLAN - LEVEL 1 - MEZZANINE - REZONING

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

A.105

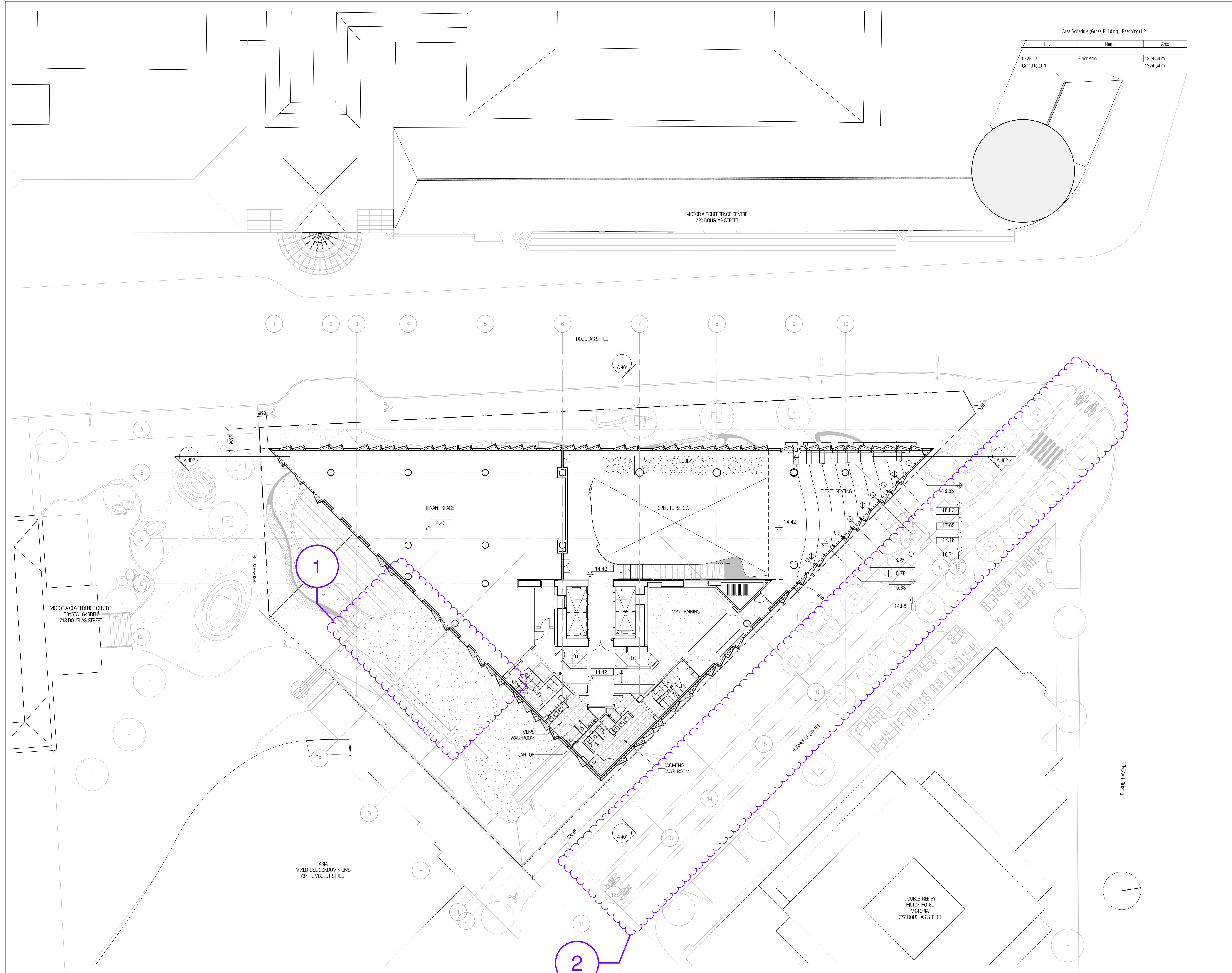
Area Schedule (Gross Building - Rezoning) L2		
Level	Name	Area
LEVEL 2	Floor Area	1224.54 m ²
Grand total: 1		1224.54 m ²

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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 2 - REZONING

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

A.106

VICTORIA CONFERENCE CENTRE
720 DOUGLAS STREET

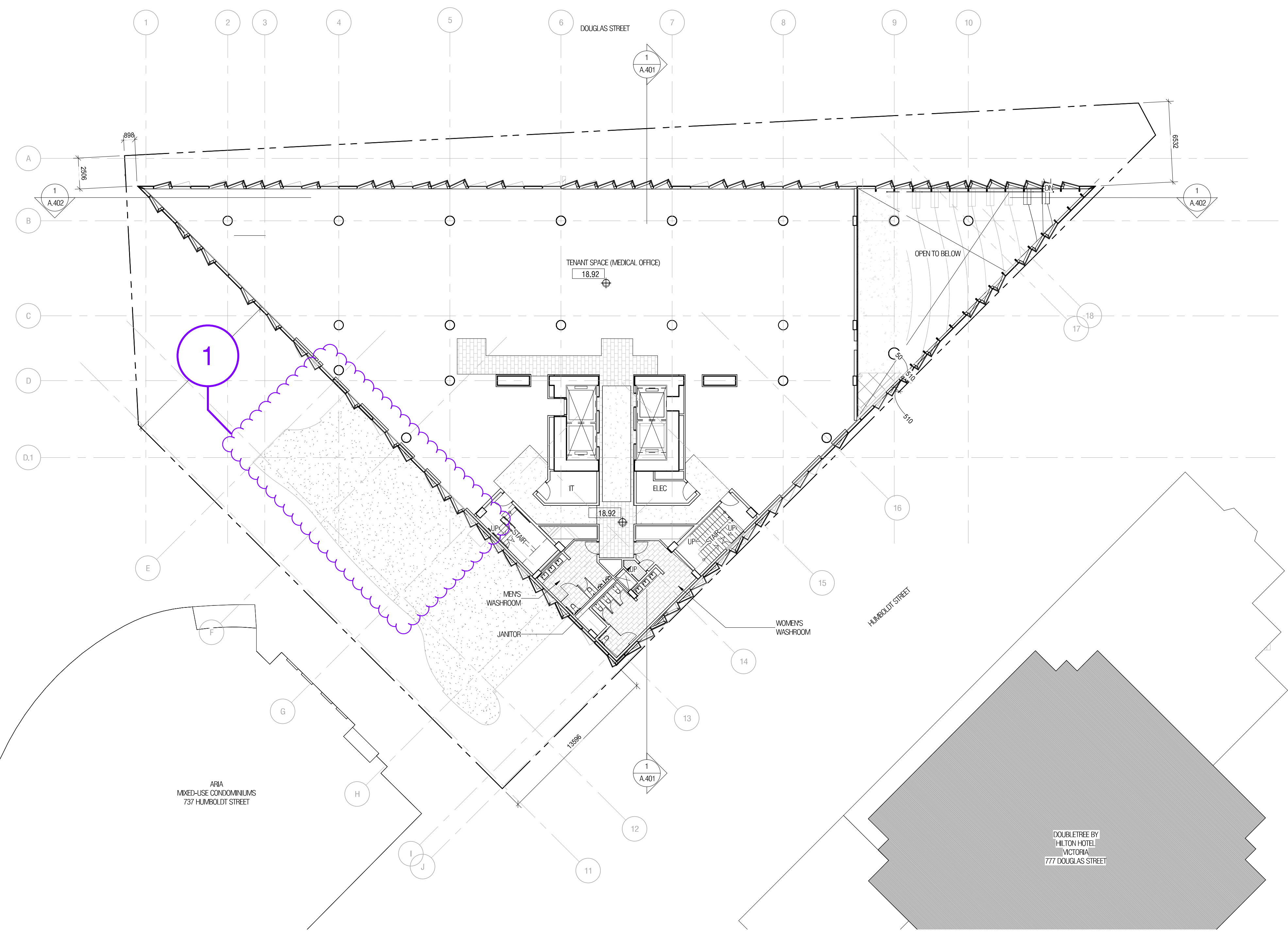
Area Schedule (Gross Building - Rezoning) L3		
Level	Name	Area
LEVEL 3	Floor Area	1276.60 m ²
Grand total: 1		1276.60 m ²

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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



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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 3 - REZONING

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

A.107

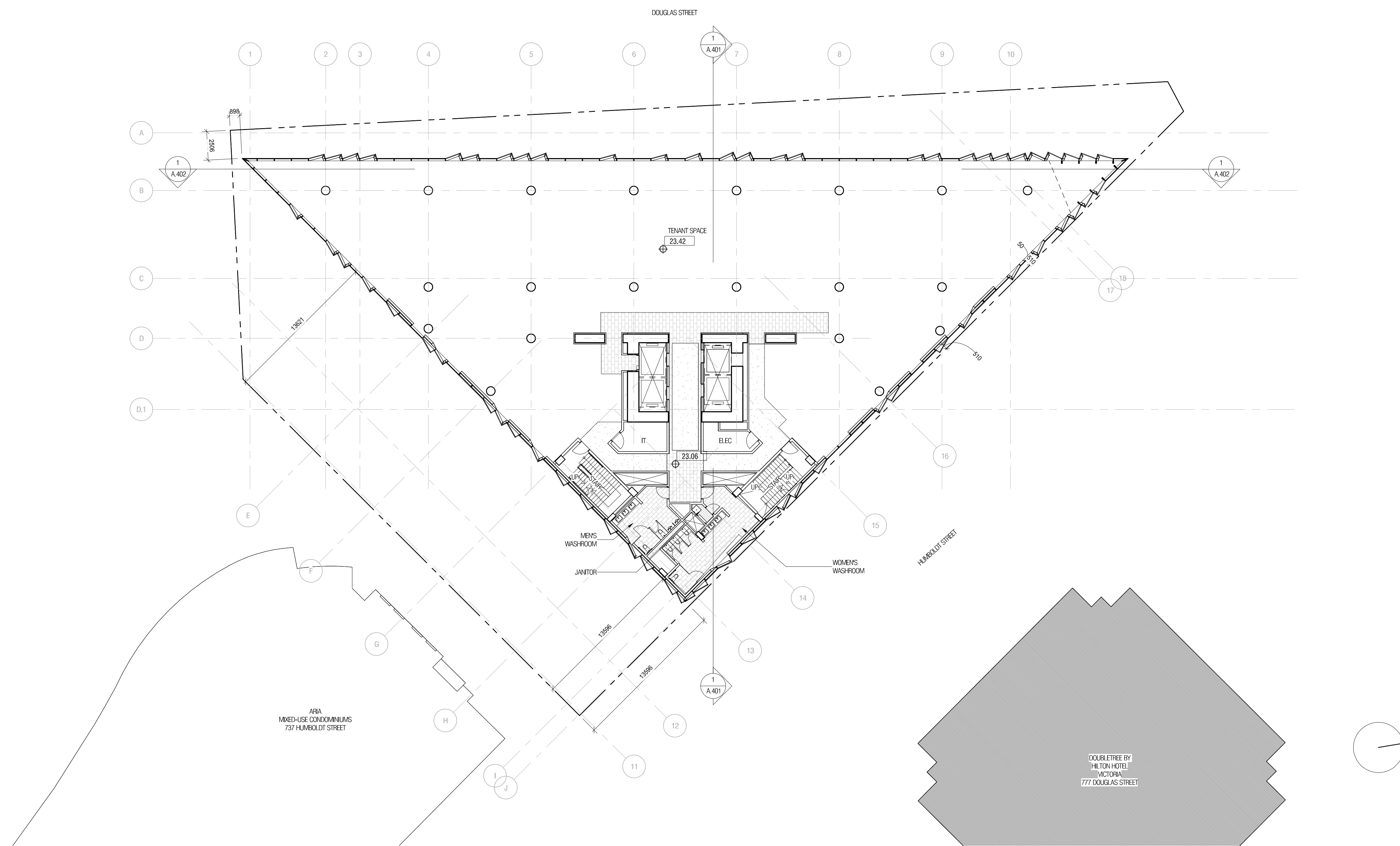
Area Schedule (Cross Building - Rezoning) L4		
Level	Name	Area
LEVEL 4	Floor Area	1458.48 m ²
Grand total: 1		1458.48 m ²

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11	2021.05.25	Rezoning-DP Application Revision 4



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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 4 - REZONING

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

A.108

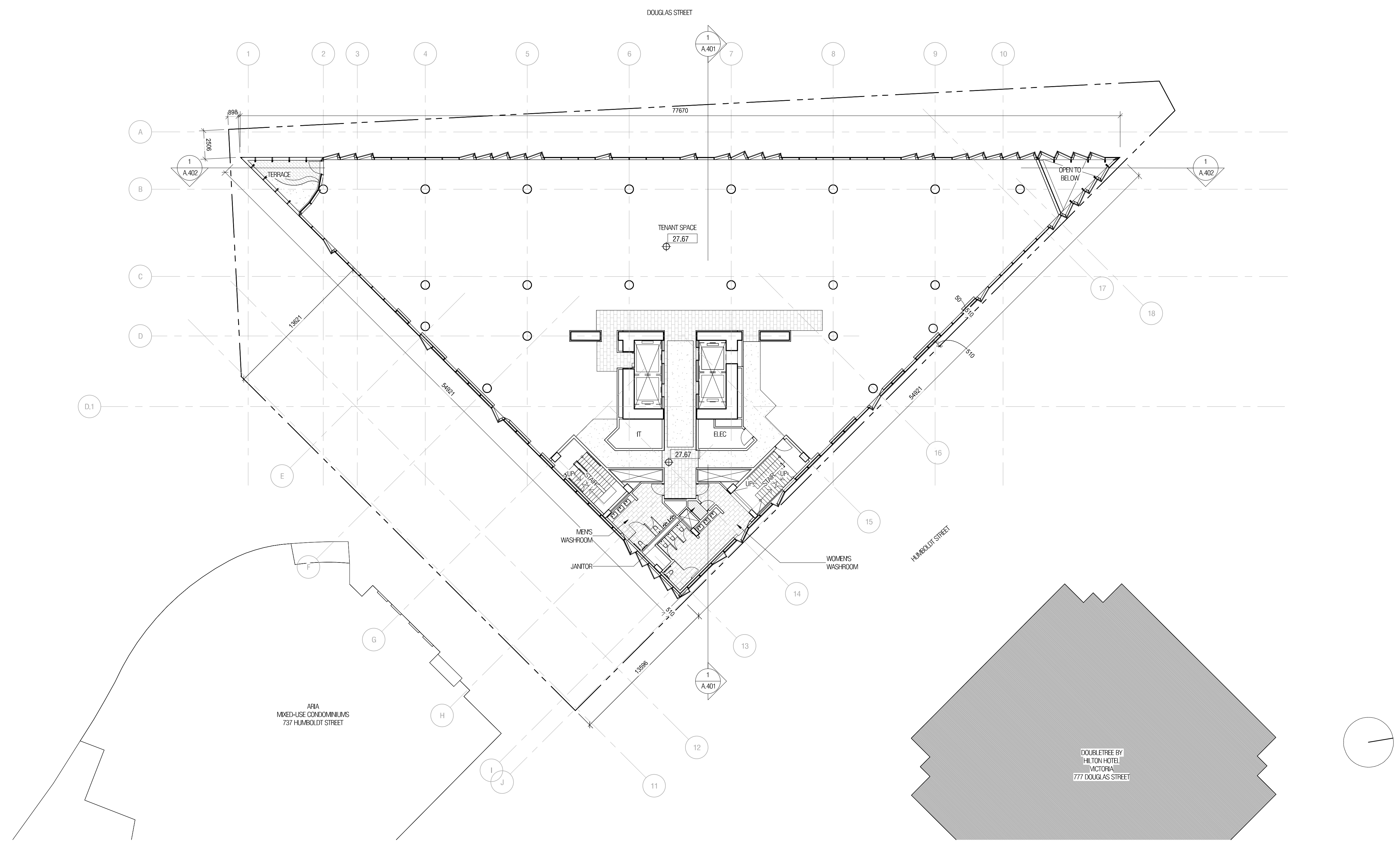
Area Schedule (Gross Building - Rezoning) L5		
Level	Name	Area
LEVEL 5	Floor Area	1417.53 m ²
Grand total:		1417.53 m ²

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11	2021.05.25	Rezoning-DP Application Revision 4



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TELUUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 5 - REZONING

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

A.109

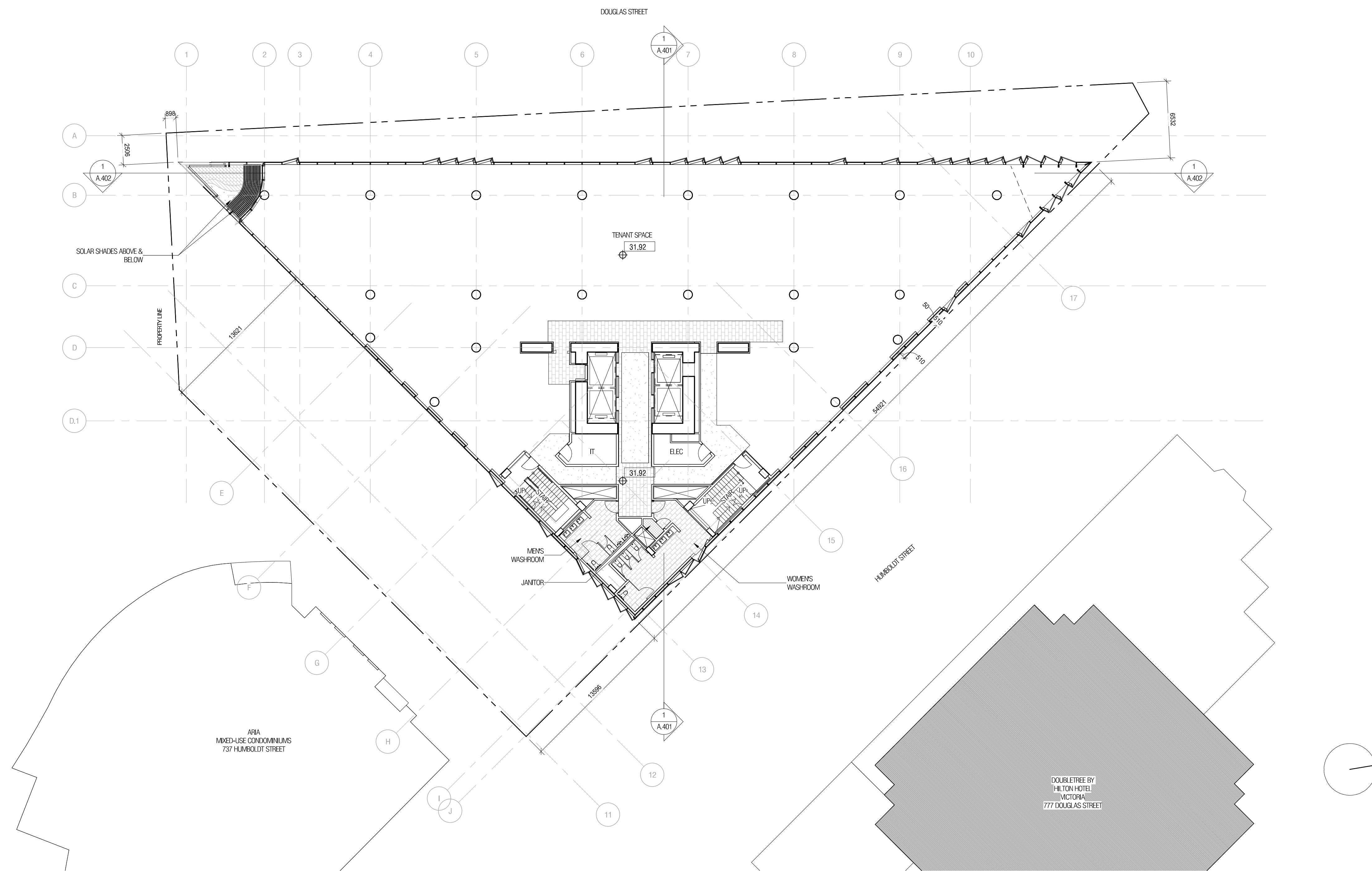
Area Schedule (Gross Building - Rezoning) L6		
Level	Name	Area
LEVEL 6	Floor Area	1434.83 m ²
Grand total: 1		1434.83 m ²

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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 6 - REZONING

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

A.110

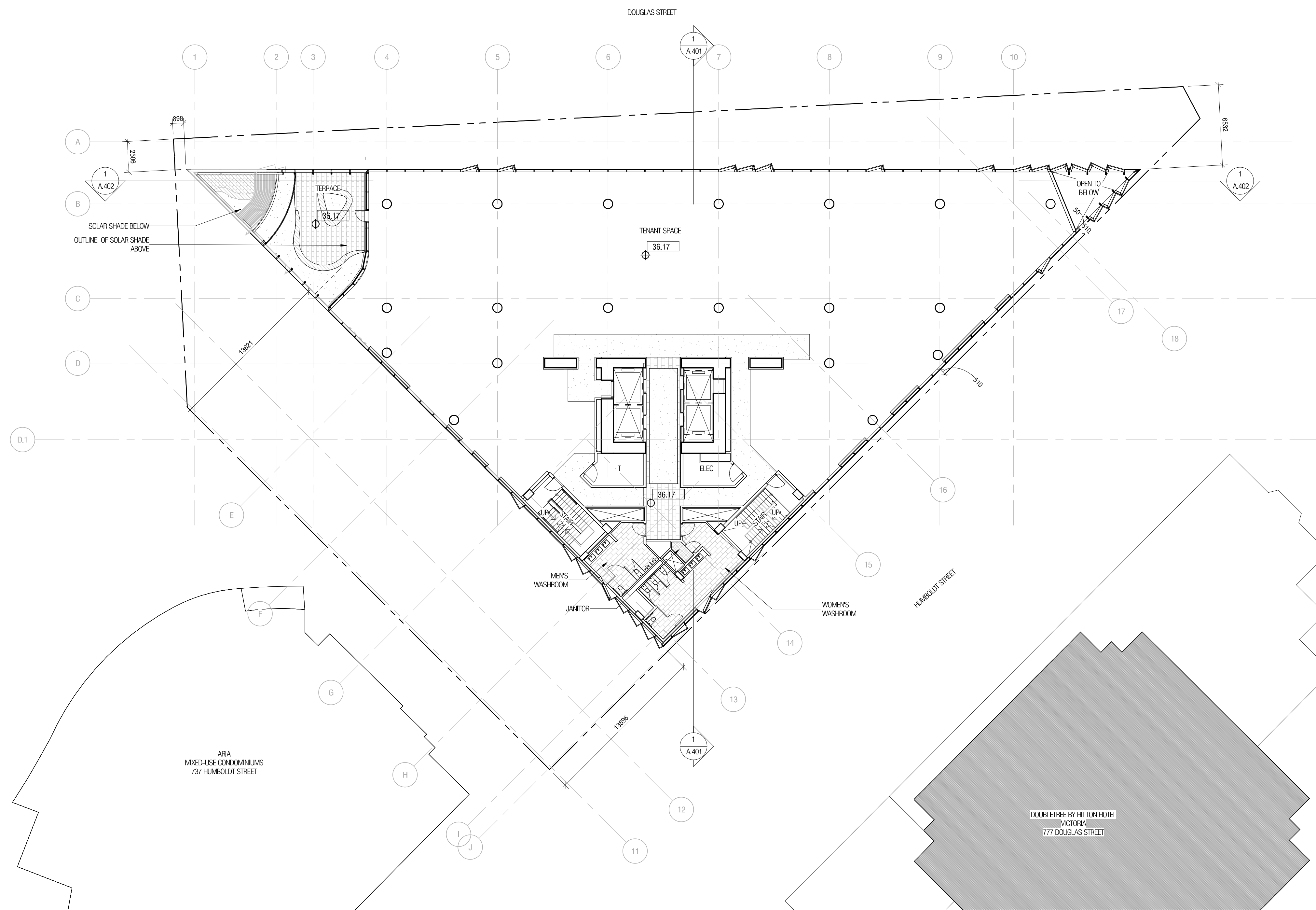
Area Schedule (Gross Building - Rezoning) L7		
Level	Name	Area
LEVEL 7	Floor Area	1336.53 m ²
Grand total: 1		1336.53 m ²

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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 7 - REZONING

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

A.111

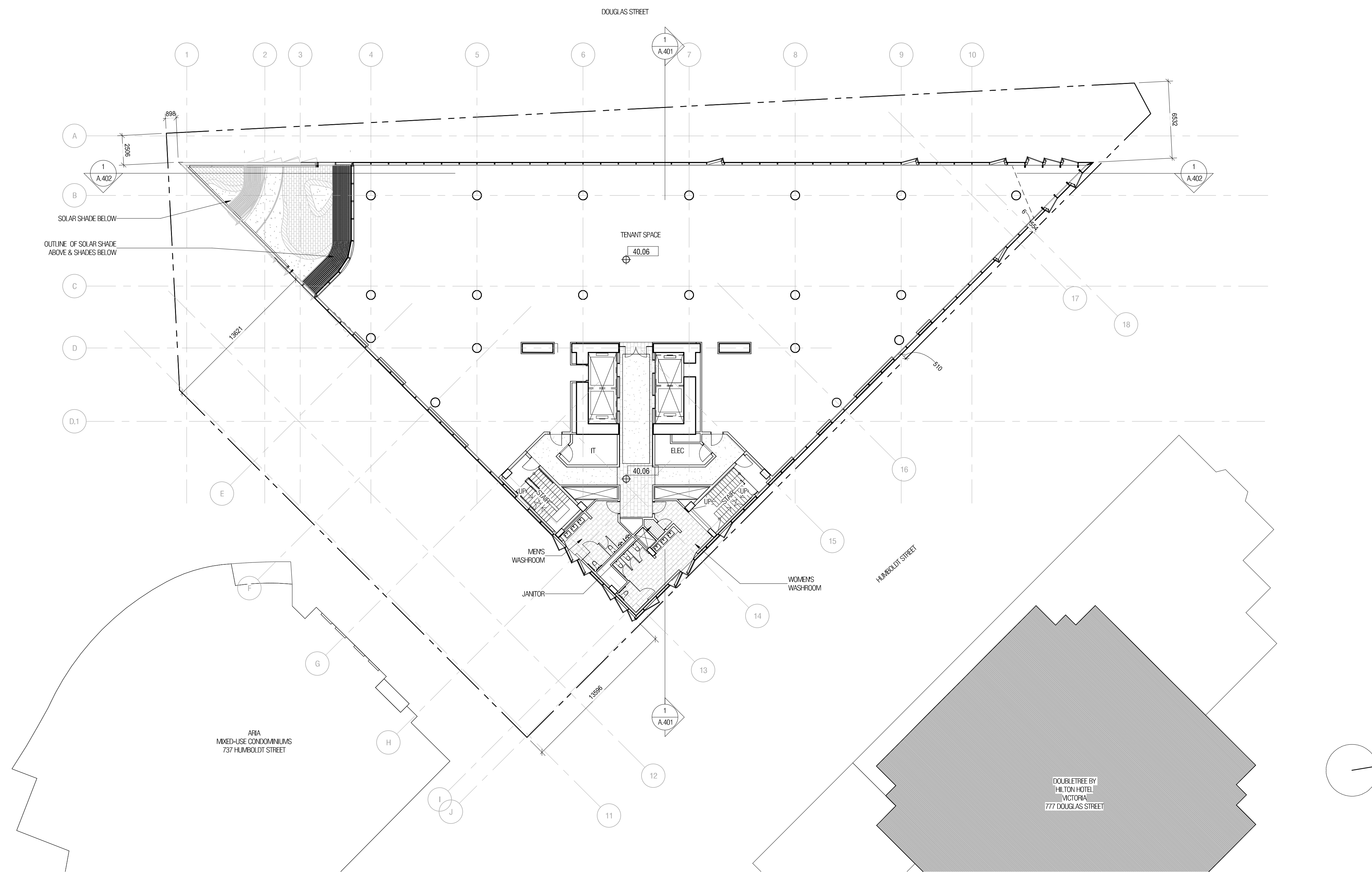
Area Schedule (Gross Building - Rezoning) L8		
Level	Name	Area
LEVEL 8	Floor Area	1358.54 m ²
Grand total:		1358.54 m ²

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TELUS OCEAN

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PLAN - LEVEL 8 - REZONING

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

A.112

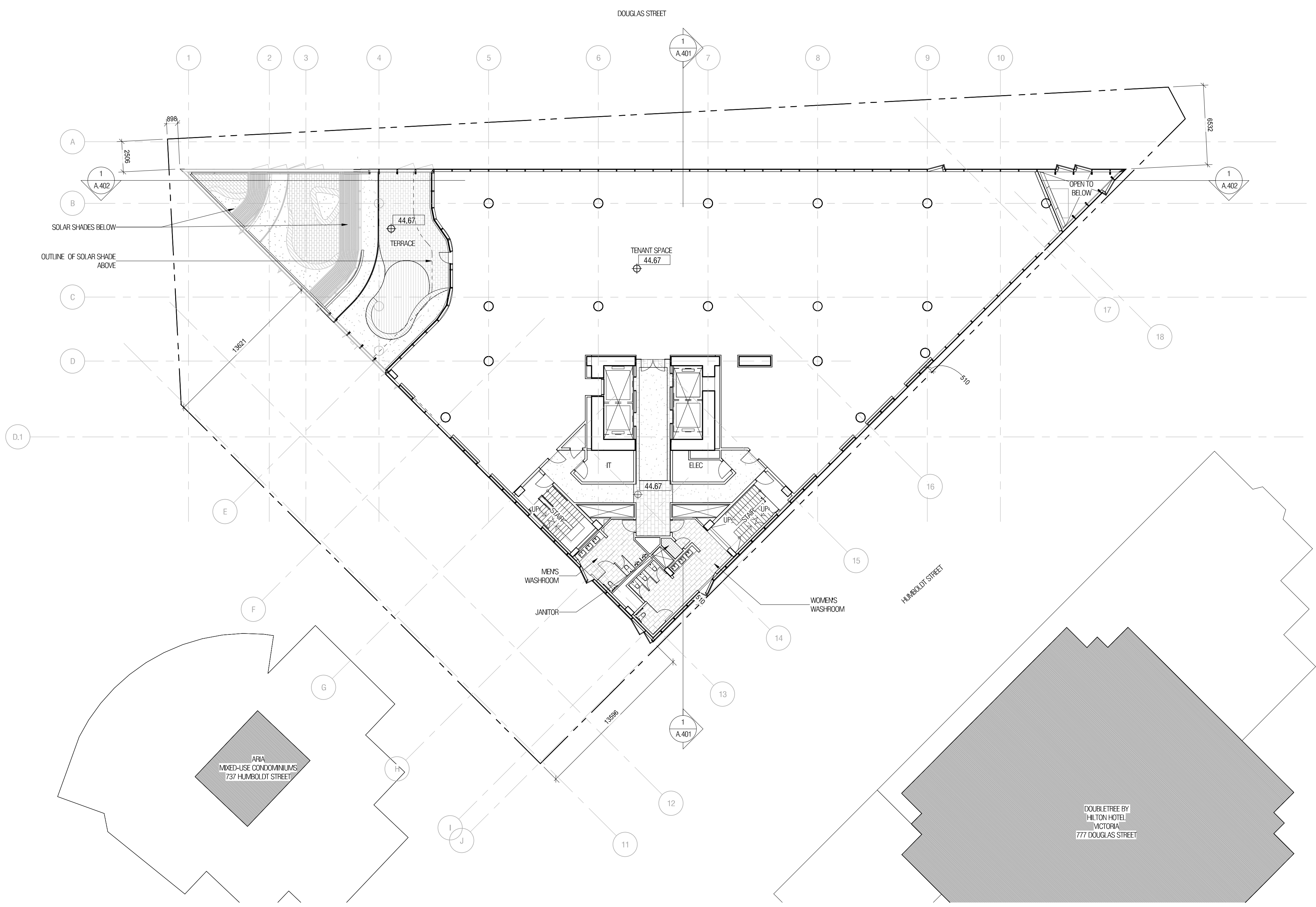
Area Schedule (Gross Building - Rezoning) L9		
Level	Name	Area
LEVEL 9	Floor Area	1228.28 m ²
Grand total: 1		1228.28 m ²

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PLAN - LEVEL 9 - REZONING

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

A.113

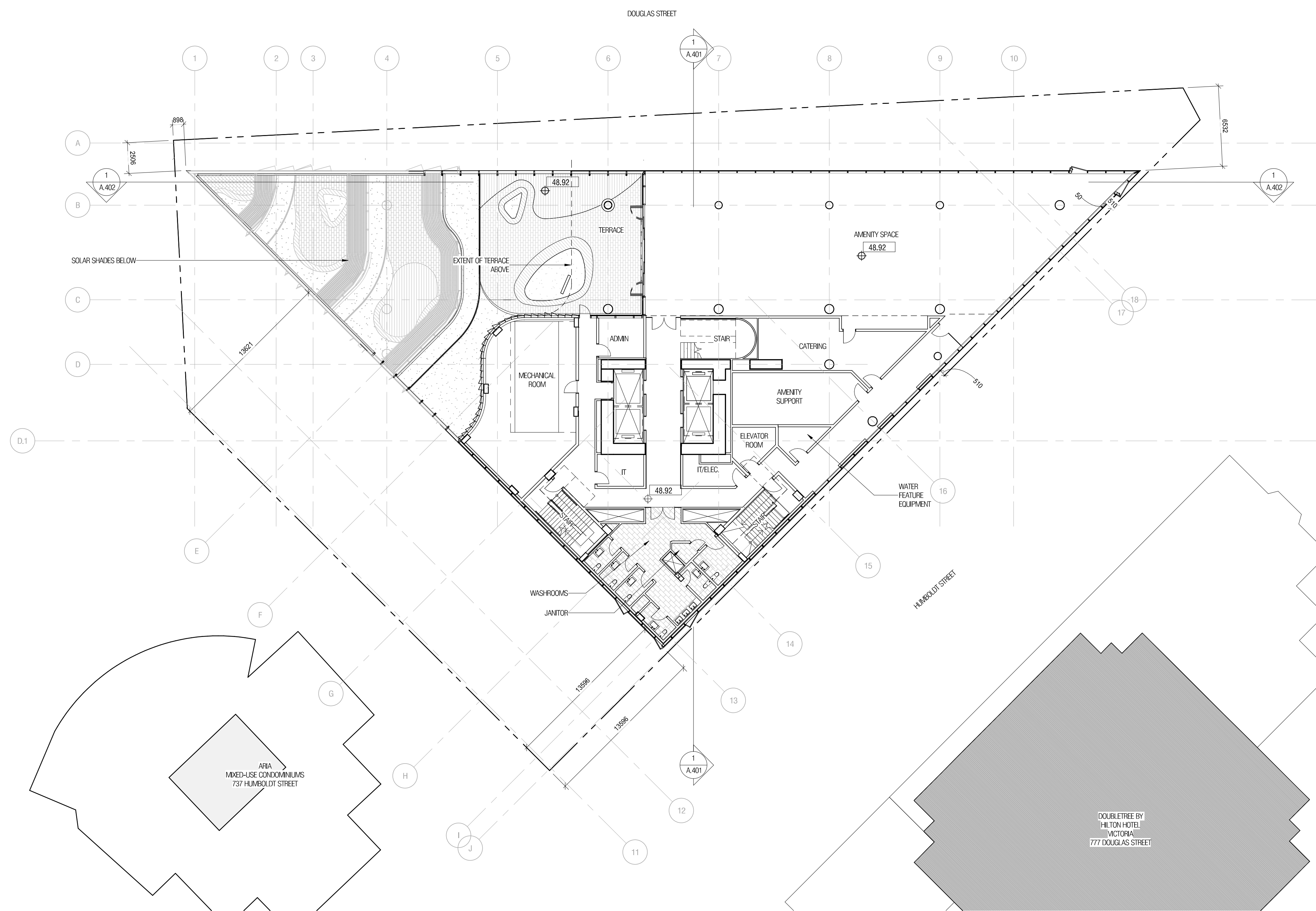
Area Schedule (Cross Building - Rezoning) L10		
Level	Name	Area
LEVEL 10	Floor Area	1007.64 m ²
Grand total 1		1007.64 m ²

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TELUS OCEAN

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PLAN - LEVEL 10 - REZONING

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

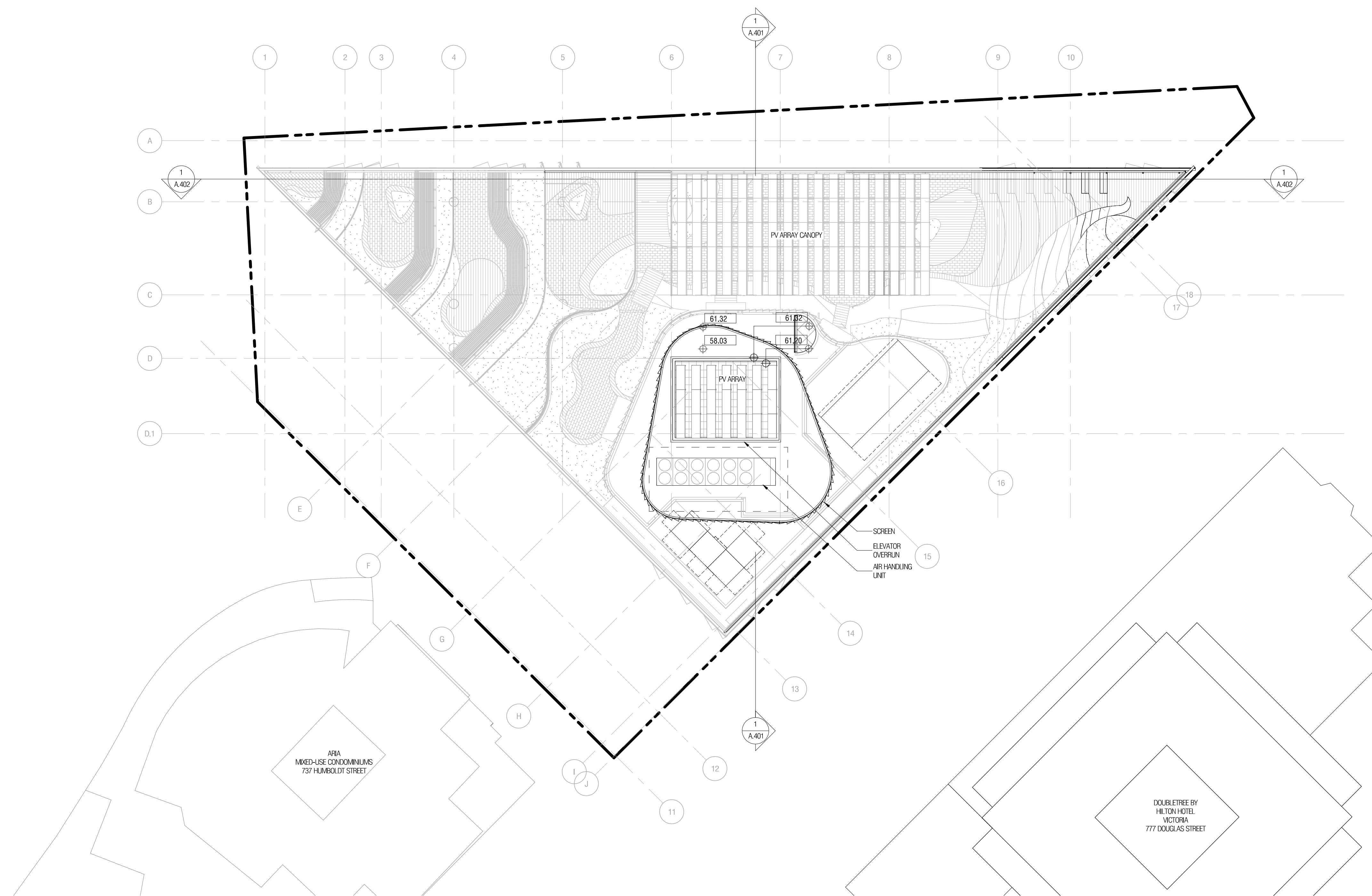
A.114

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TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - UPPER ROOF - REZONING

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

A.116

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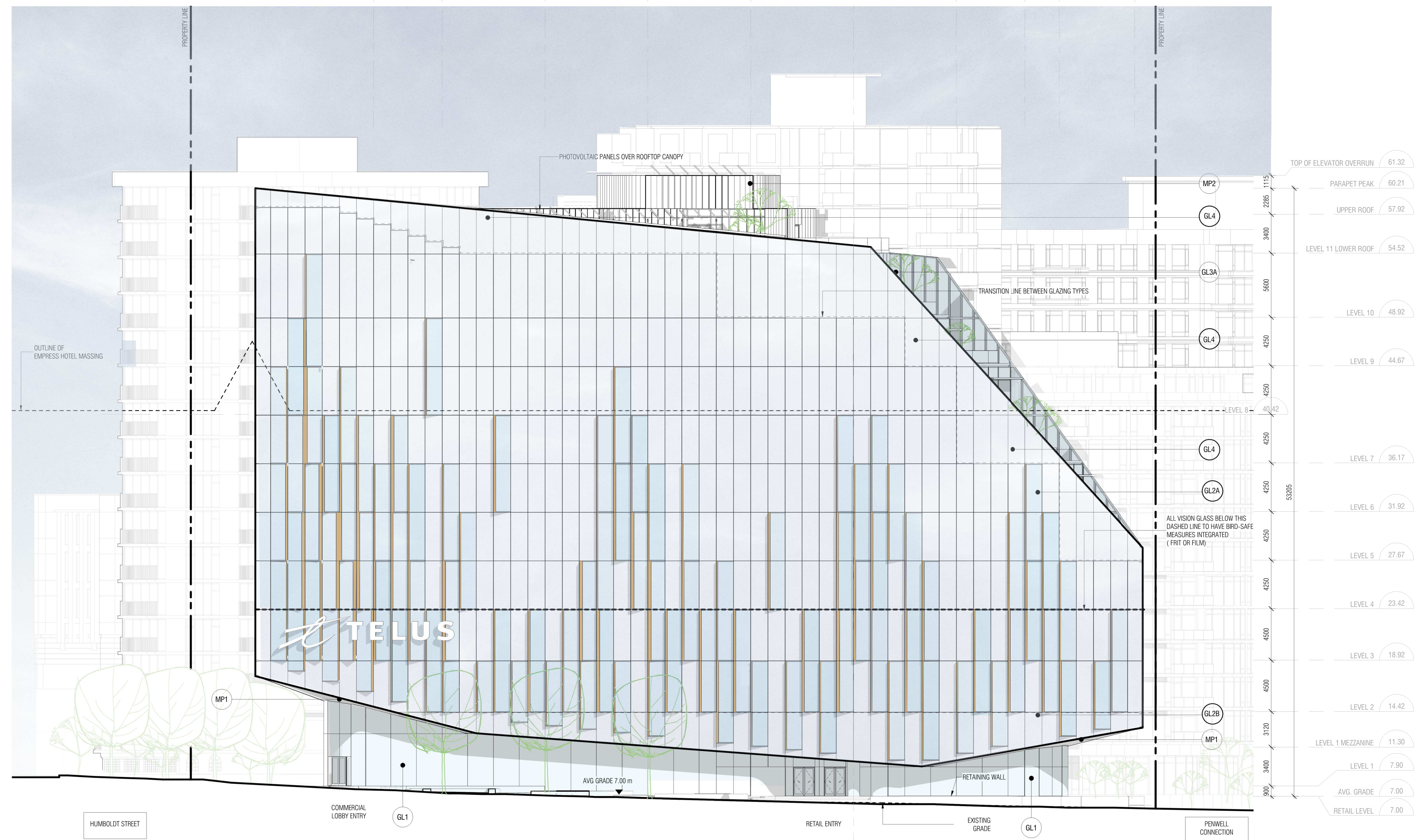
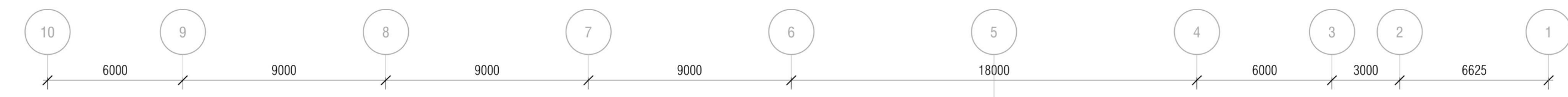
NOT FOR CONSTRUCTION

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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

LEGEND

- GL1 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1) W/ BIRD-SAFE INTERLAYER FILM
- 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
- GL2B CAPLESS INSULATED BACK-PAINTED GLASS SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2B)
- 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
- GL3B CAPPED INSULATED BACK-PAINTED GLASS SPANDREL PANEL CURTAIN WALL (GLASS TYPE 3B)
- GL4 CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 4) - WINDBREAK / GUARD
- GL5 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 5)
- MP1 WOOD FINISH ALUMINUM METAL PANELS (ANGLED PANEL RETURNS & SOFFITS)
- MP2 SATIN TINTED SILVER FINISH ALUMINUM METAL PANELS
- MP3 SATIN TINTED SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- C1 ARCHITECTURAL CONCRETE (RETAINING WALLS)



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TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - WEST - REZONING

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

A.301

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LEGEND

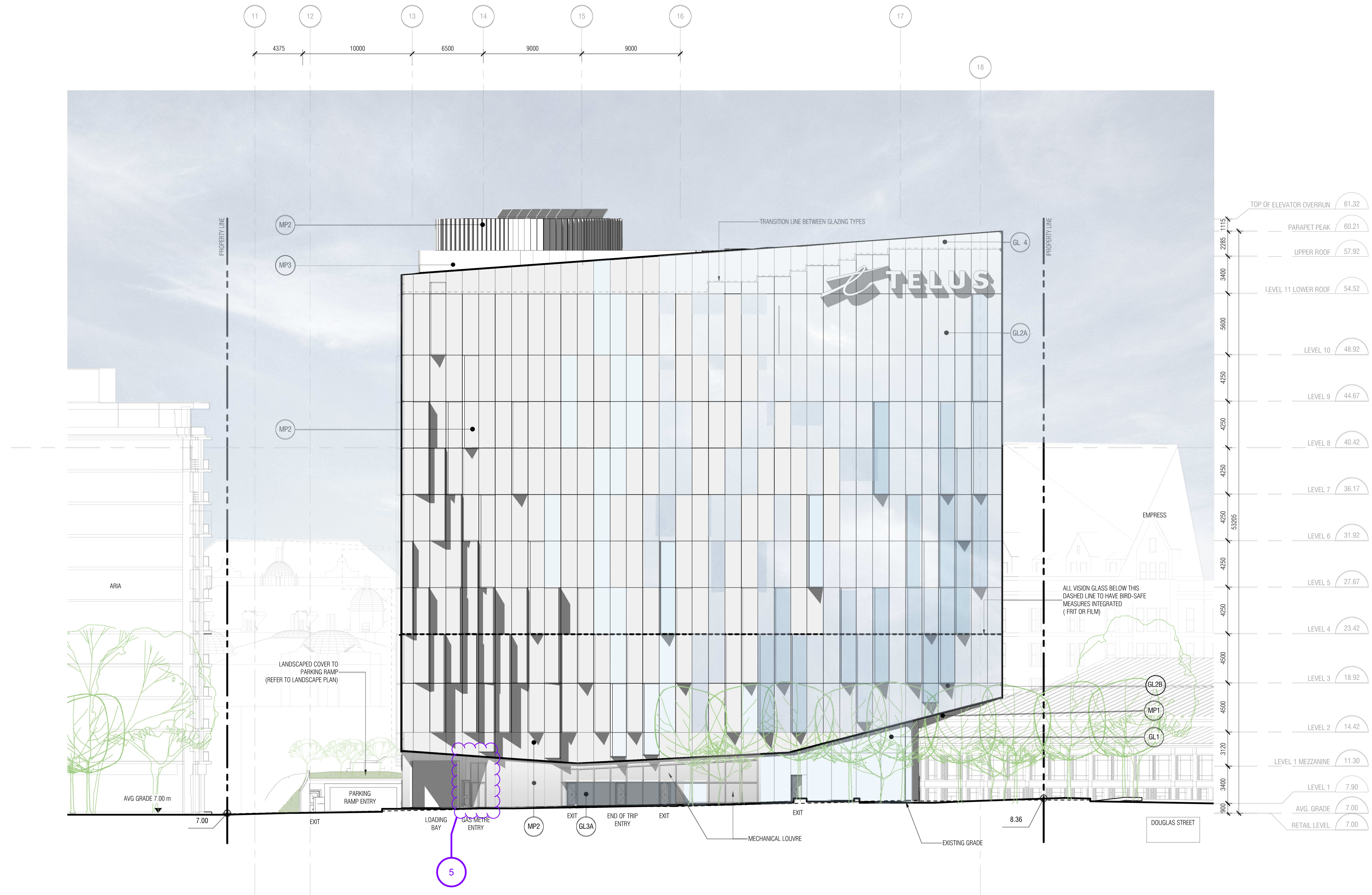
- GL1 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1) W/ BIRD-SAFE INTERLAYER FILM
- GL2A CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2A); GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF GRADE OR WITHIN 5 METRES OF VEGETATION
- GL2B CAPLESS INSULATED BACK-PAINTED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

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TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - EAST - REZONING

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

A.302

LEGEND

- GL1 CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1) W/ BIRD-SAFE INTERLAYER FILM
- 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
- GL2B CAPLESS INSULATED BACK-PAINTED GLASS SPANDREL PANEL CURTAIN WALL (GLASS TYPE 2B)
- 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
- GL3B CAPPED INSULATED BACK-PAINTED GLASS SPANDREL PANEL CURTAIN WALL (GLASS TYPE 3B)
- GL4 CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 4) - WINDBREAK / GUARD
- GL5 GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 5)
- MP1 WOOD FINISH ALUMINUM METAL PANELS (ANGLED PANEL RETURNS & SOFFITS)
- MP2 SATIN TINTED SILVER FINISH ALUMINUM METAL PANELS
- MP3 SATIN TINTED SILVER FINISH ACOUSTIC METAL SCREEN
- ST1 STONE CLADDING
- C1 ARCHITECTURAL CONCRETE (RETAINING WALLS)

NOT FOR CONSTRUCTION

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TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - SOUTH - REZONING

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

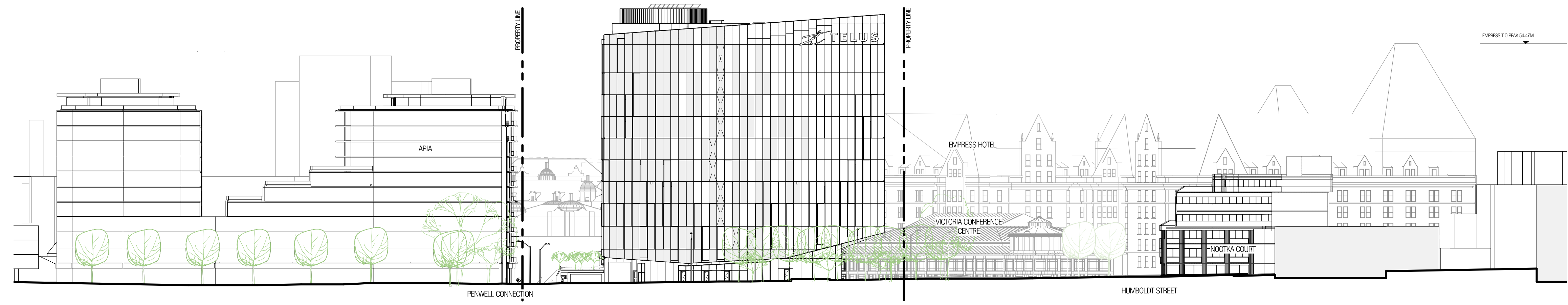
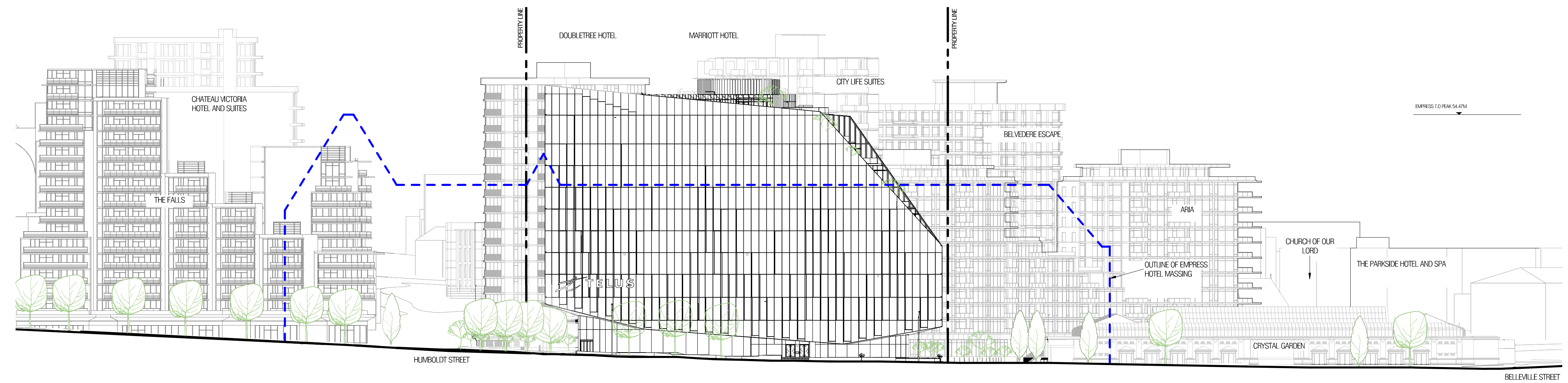
A.303

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TELUS OCEAN

749 Douglas St, Victoria, BC

CONTEXT ELEVATIONS - REZONING

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

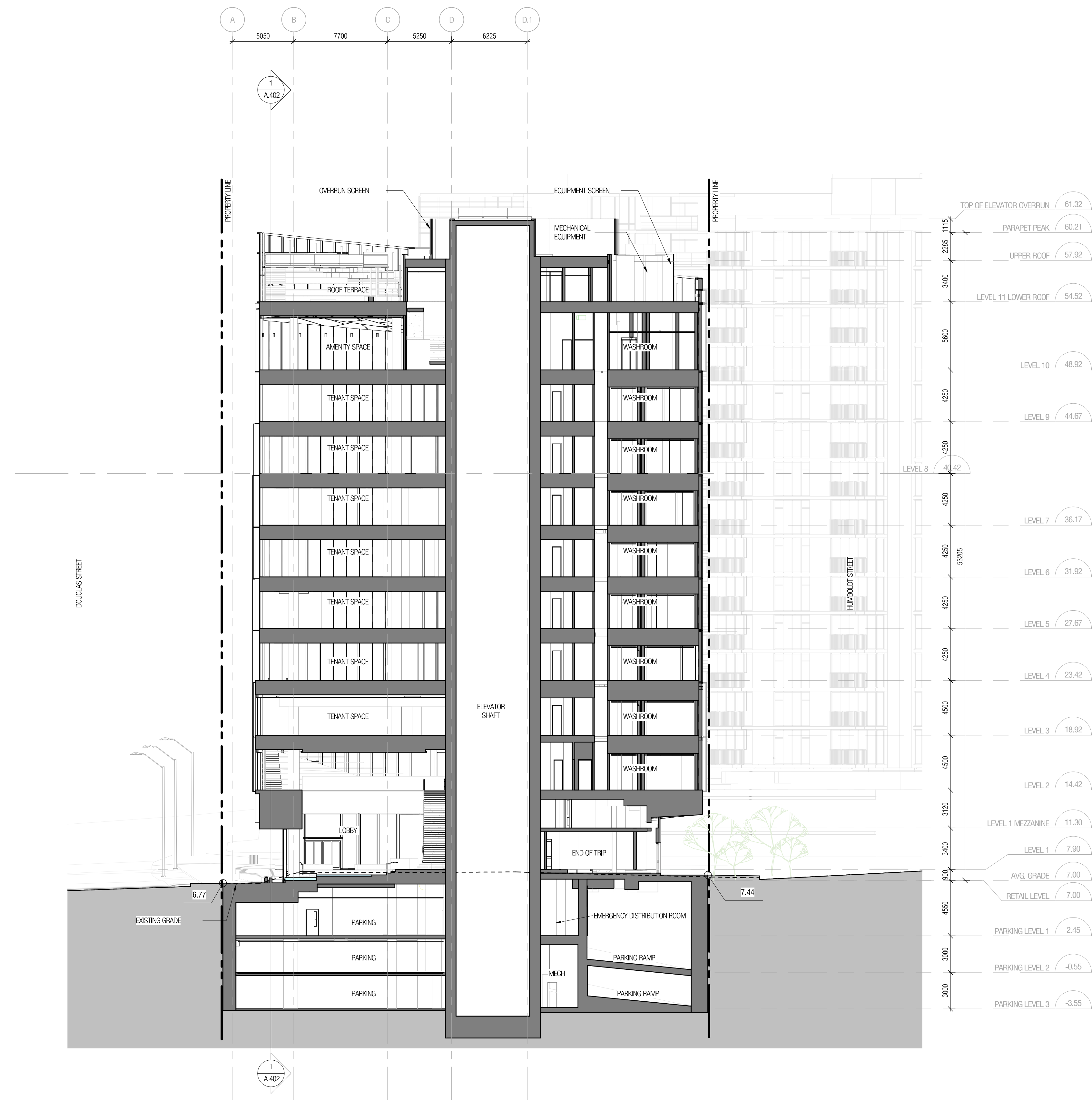
A.304

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BMI 3602/1911-Telus Ocean-F001911_ARCH_DSA_Building_F020.rvt

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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

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



TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION A - REZONING

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

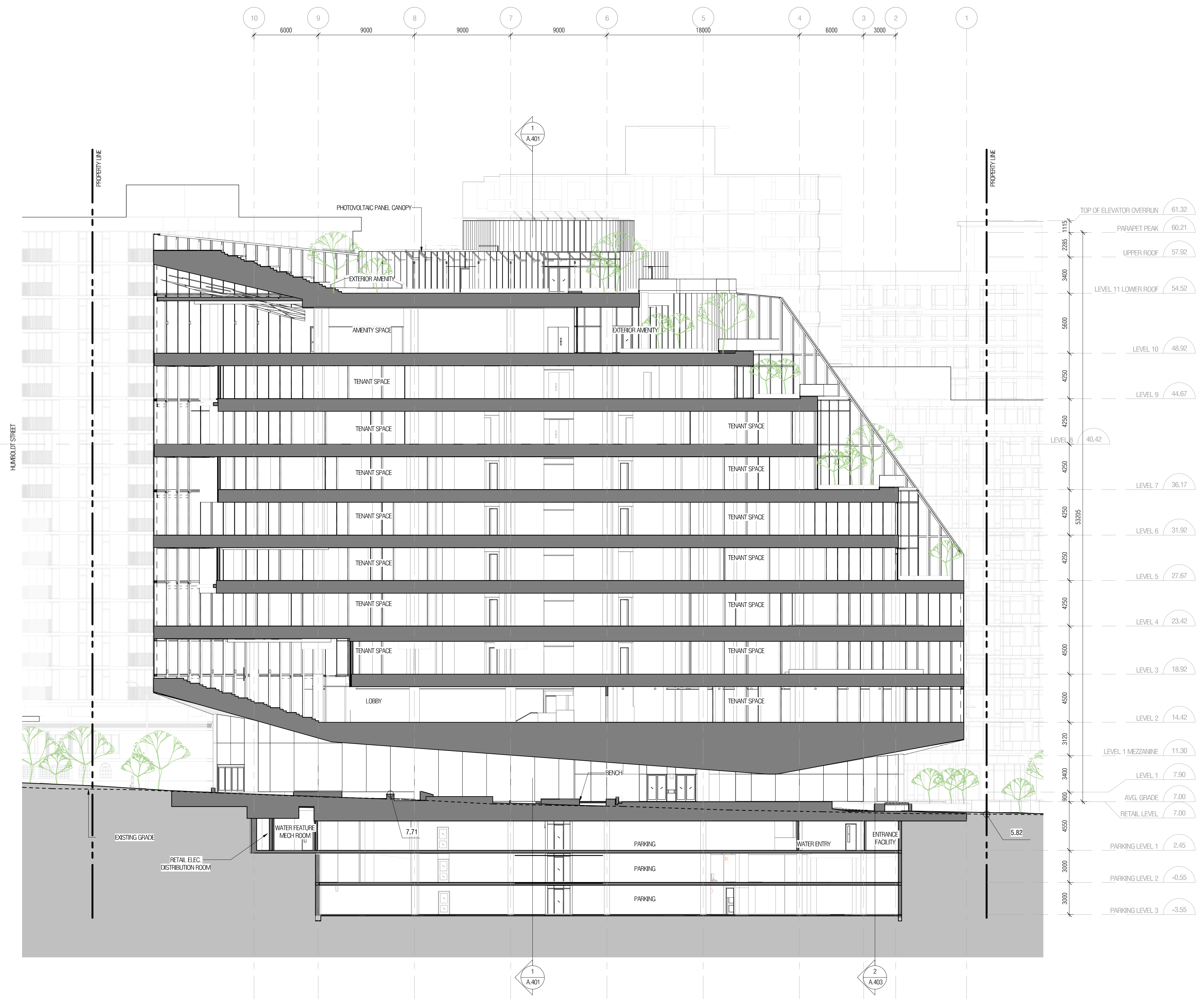
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NOT FOR CONSTRUCTION

ISSUED

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11	2021.05.25	Rezoning-DP Application Revision 4



BMI 3602/1911-Telus Ocean-F0201911_ARCH_ARCH_DSA_Building_F020.rvt

2021-05-25 11:27:53 AM

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TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION D - REZONING

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

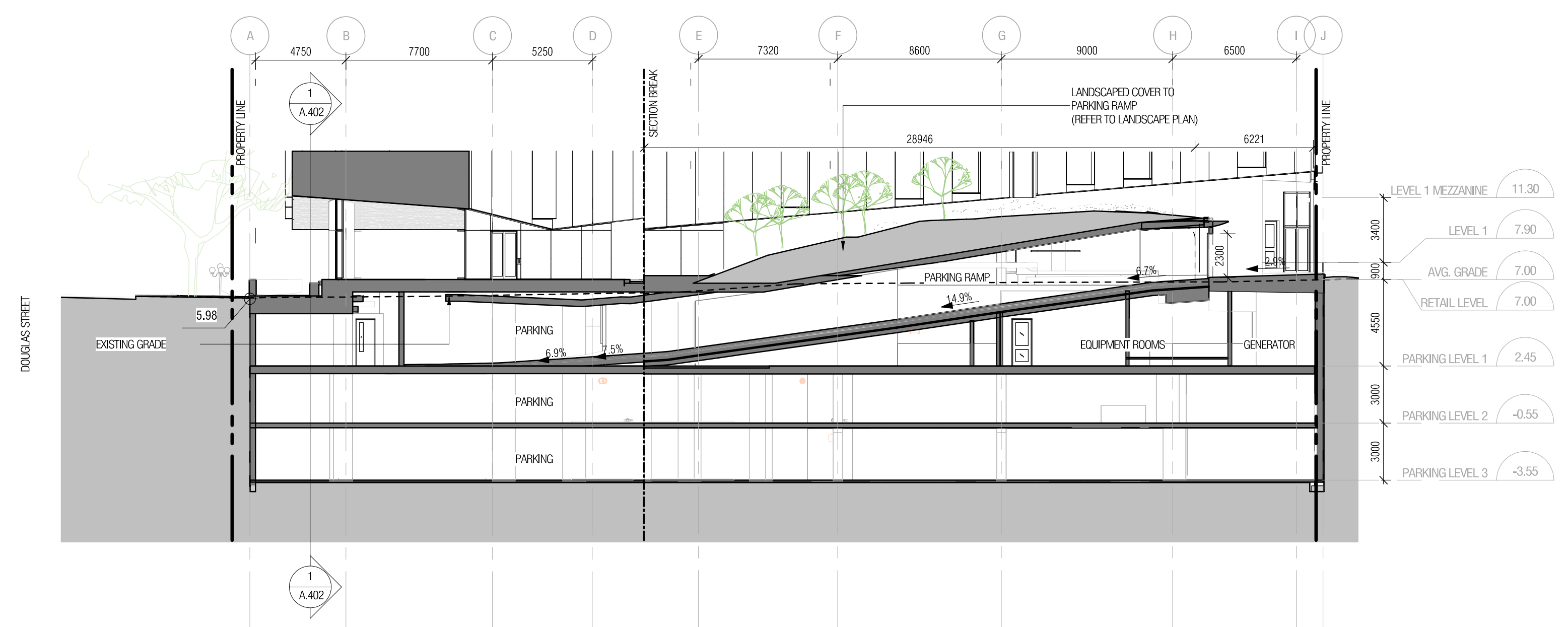
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CONSTRUCTION**

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TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION F - REZONING

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

A.403

CLIENT:

PROJECT TEAM:

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1777 West 3rd Avenue
Vancouver, BC V6J 1K7

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8	05-21-2021	RE-ISSUED FOR REZONING / DP	JW

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www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

TREE MANAGEMENT PLAN

PFS PROJECT NUMBER:

20007

DATE:

07/15/2020

DRAWN BY:

JW

CHECKED BY:

NM

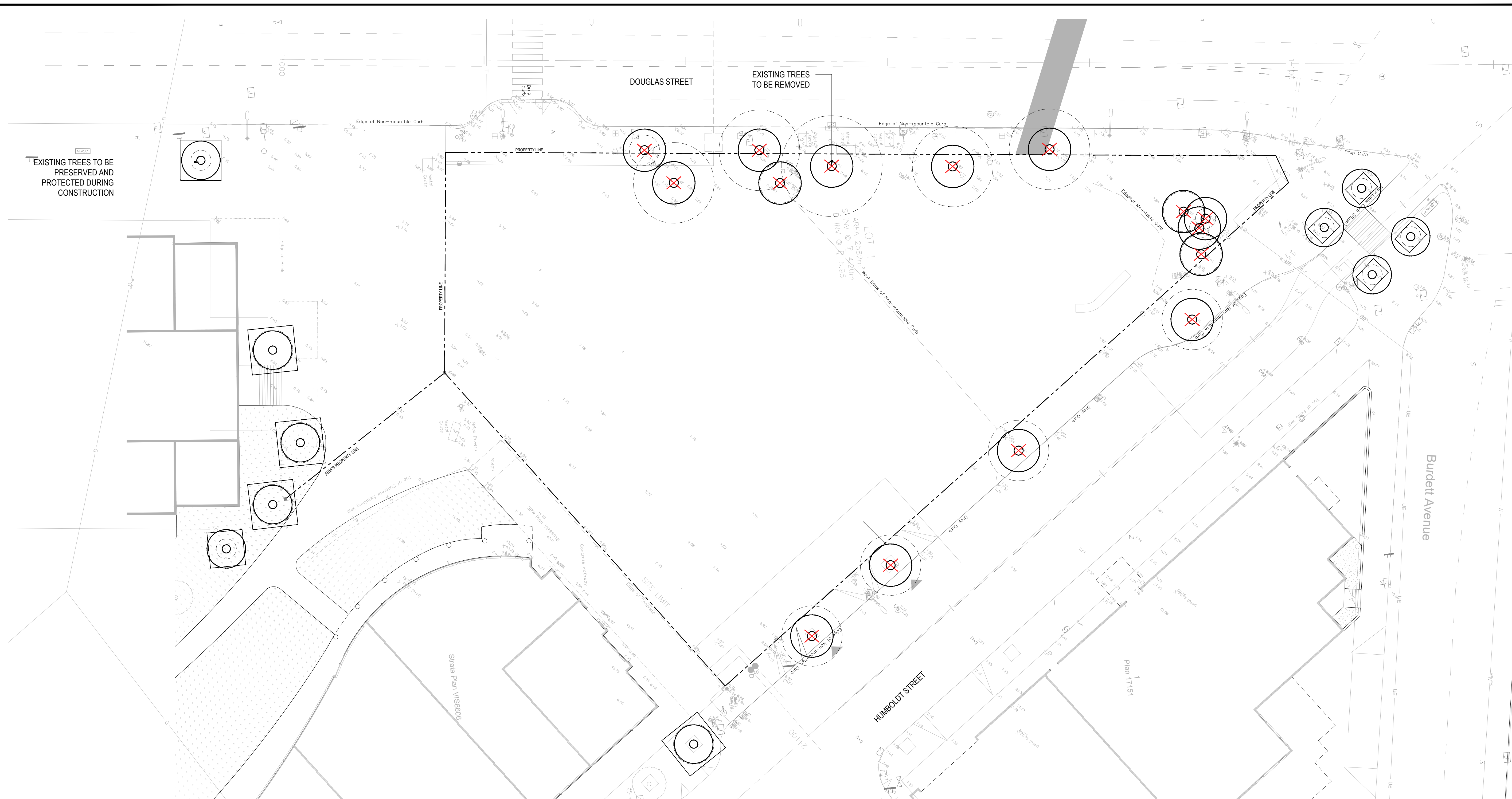
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DWG. NO.:

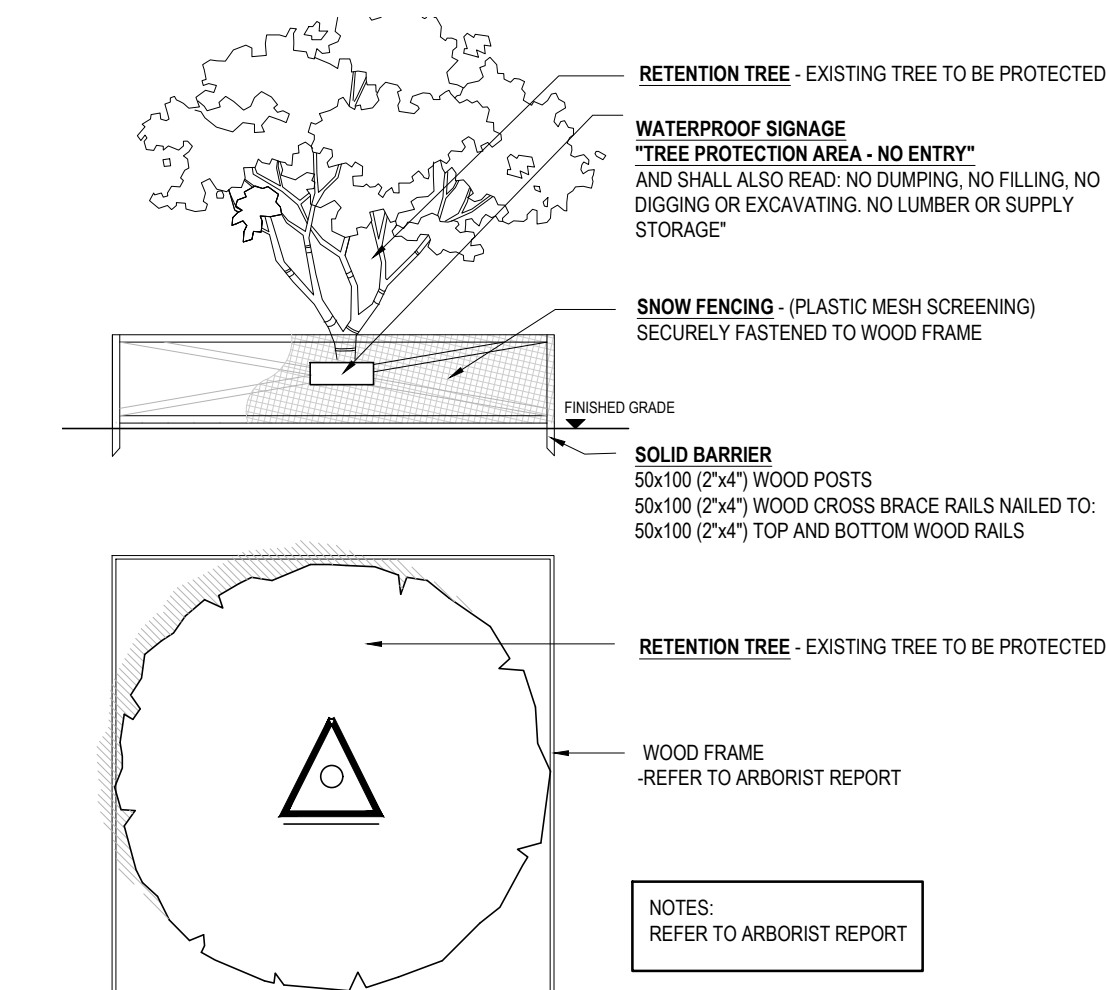
L2.01

OF: XX



1 TREE MANAGEMENT PLAN

SCALE: 1:200



LEGEND

	TREES TO BE PRESERVED		TREE CROWN RADIUS
	TREES TO BE REMOVED		TREE PROTECTION FENCING
	PROPOSED TREES		

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

SUMMARY TREE STATISTICS

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

2 TREE PROTECTION FENCING

SCALE: NTS

CLIENT:

PROJECT TEAM:

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PFS Studio
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Vancouver, BC V6J 1K7

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www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

**MATERIAL PLAN
GROUND LEVEL**

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

CHECKED BY:
NM

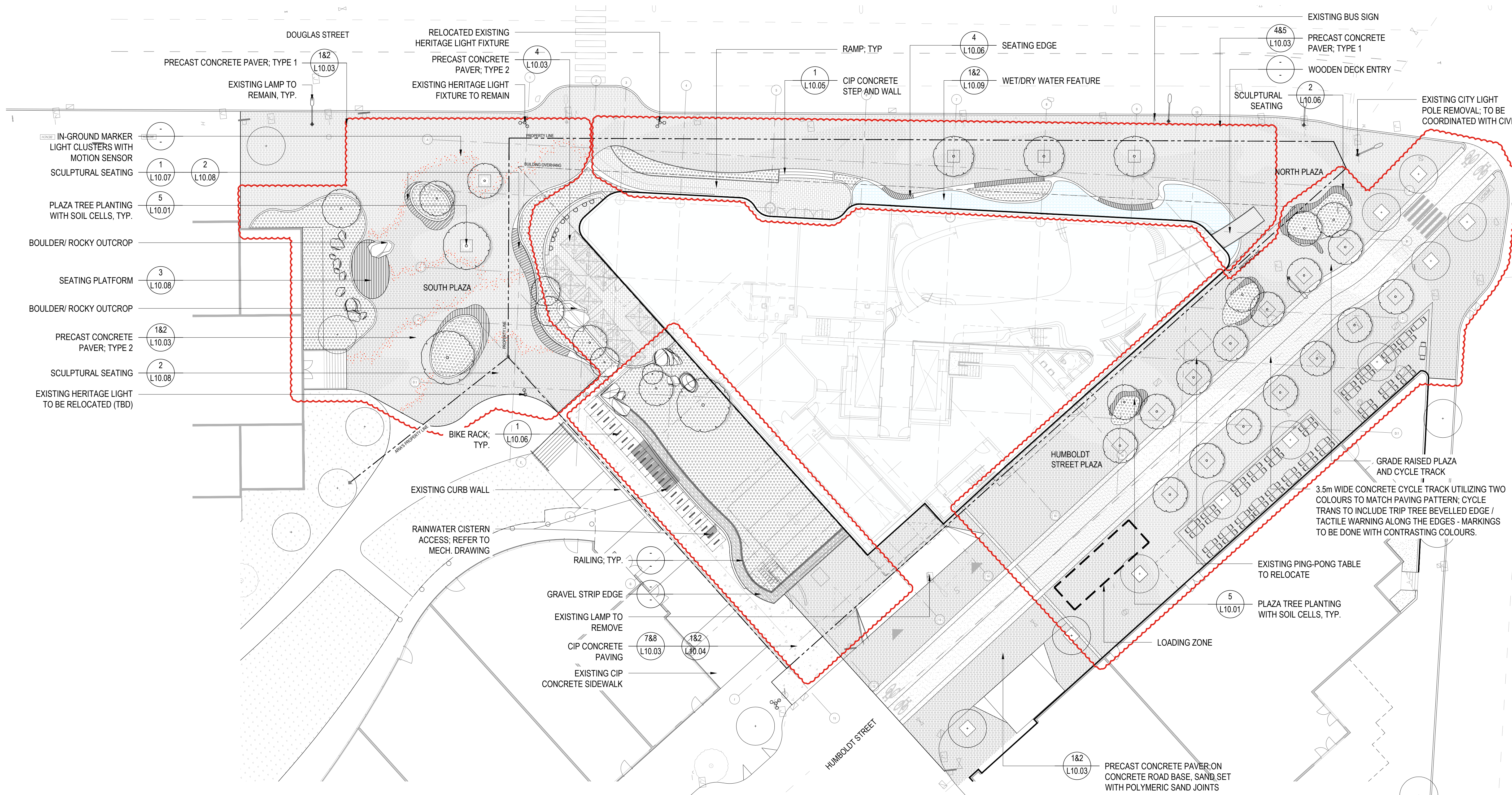
SCALE:

1:200

DWG. NO.:

L3.01

OF: XX



1 MATERIAL PLAN - GROUND LEVEL

SCALE: 1:200

LEGEND

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

GENERAL NOTES:

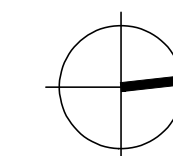
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- The Contractor shall be responsible for verifying the property line.

IN-GROUND LIGHT - REFERENCE IMAGE

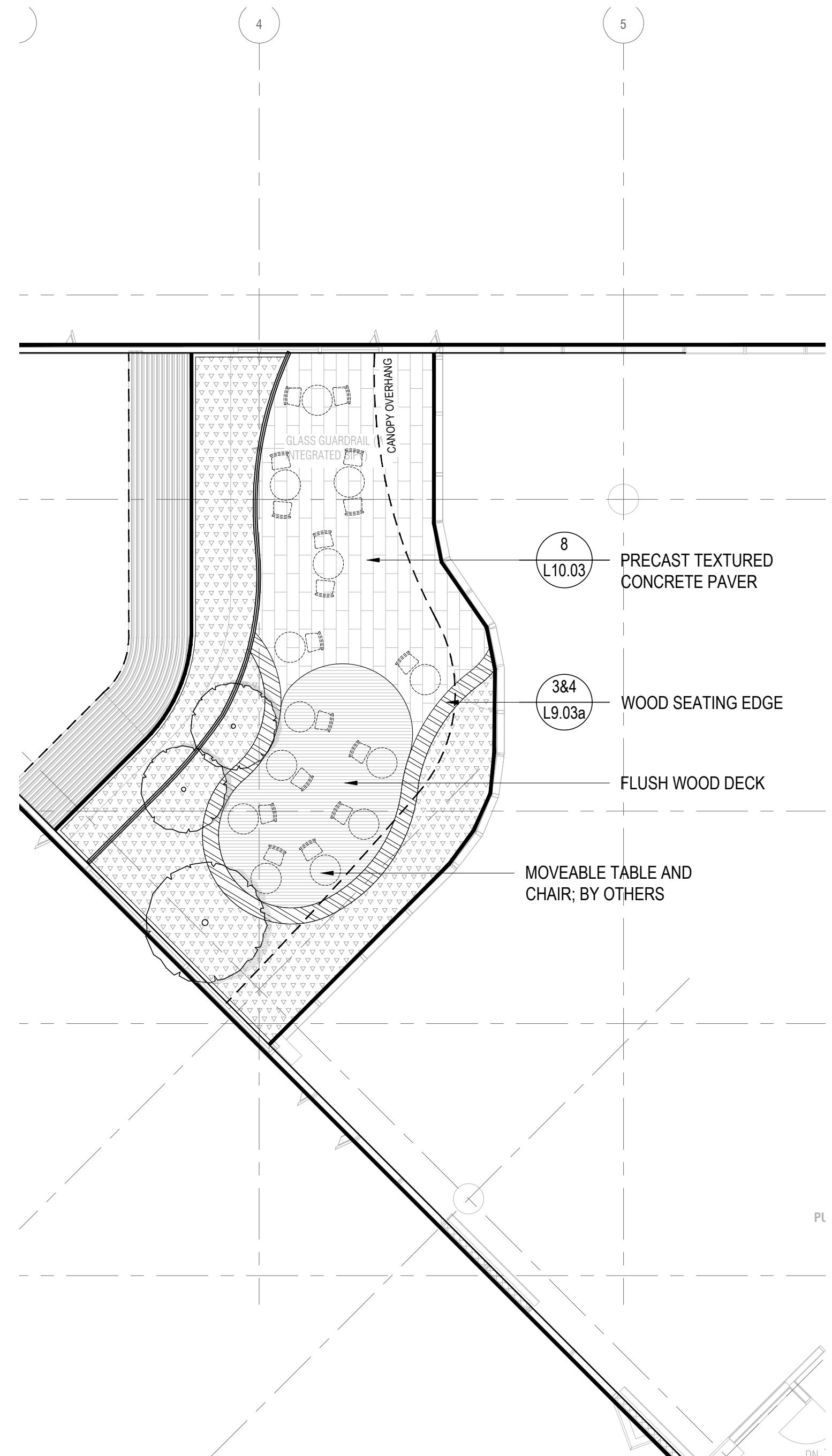
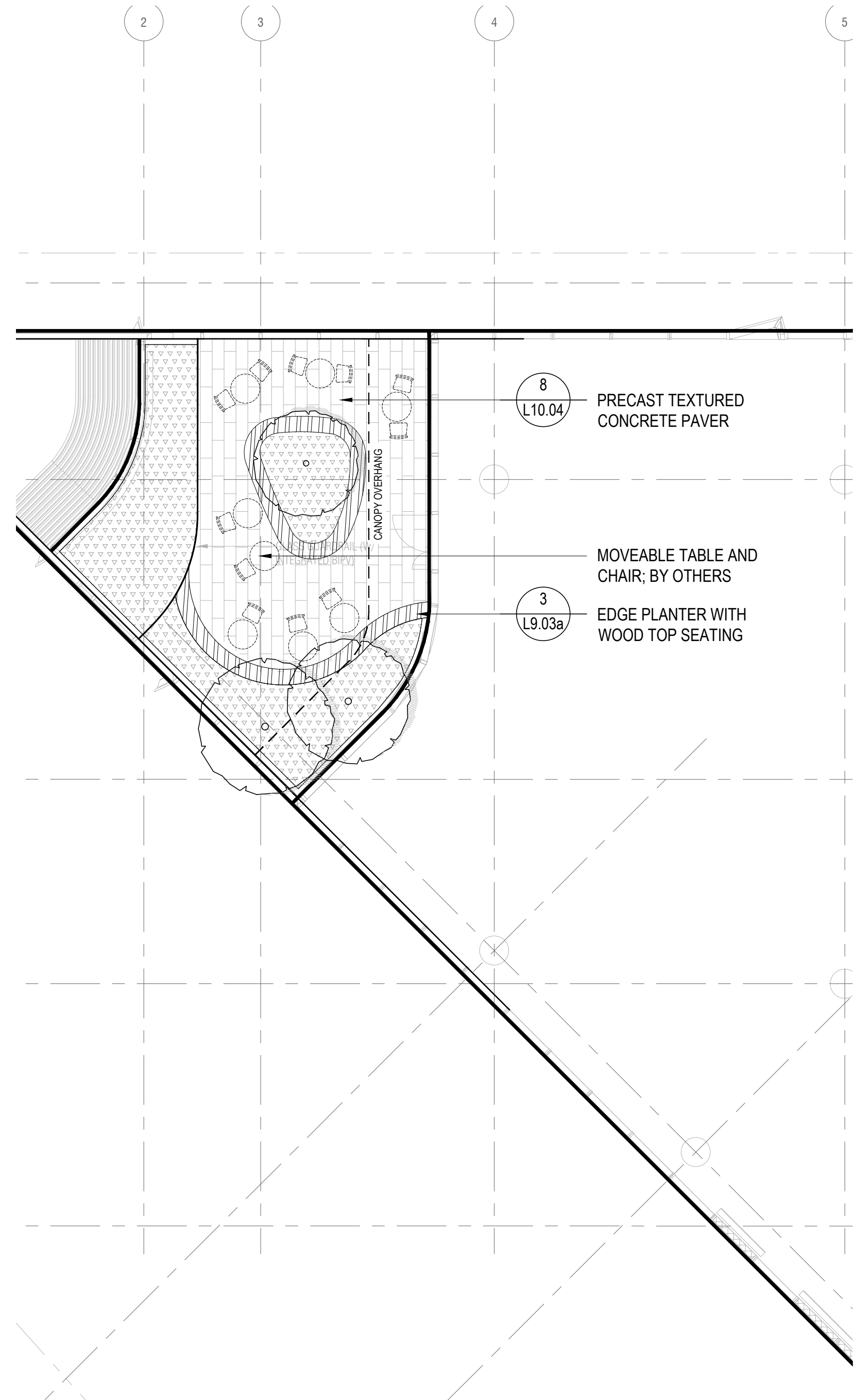
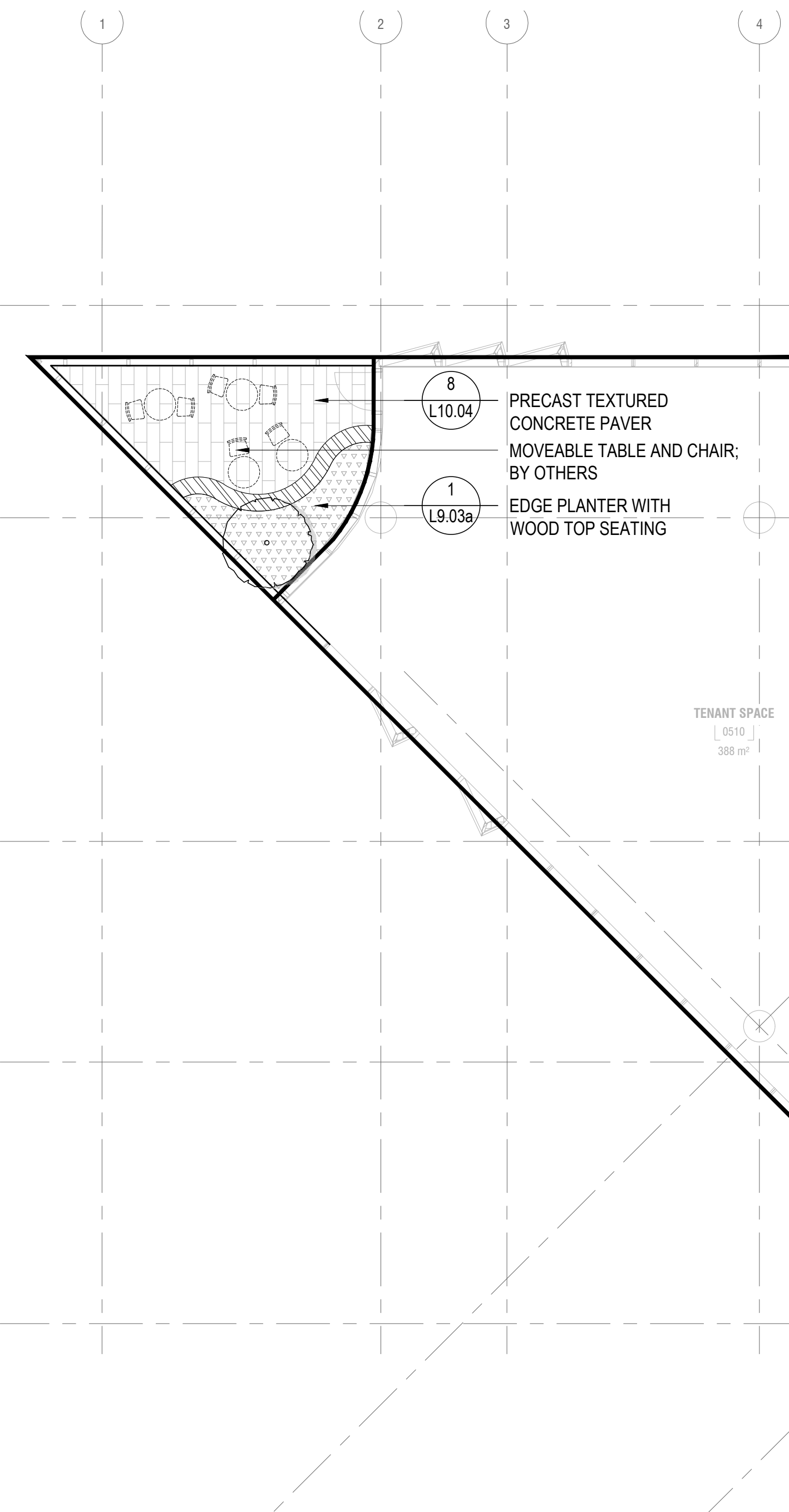


DESIGN NOTES:

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.



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



1 MATERIAL PLAN - LEVEL 5
SCALE: 1:100

2 MATERIAL PLAN - LEVEL 7
SCALE: 1:100

3 MATERIAL PLAN - LEVEL 9
SCALE: 1:100

LEGEND

	PRECAST CONCRETE PAVER LIGHT GREY PATTERN		SEATING EDGE
	PRECAST CONCRETE PAVER DARK GREY PATTERN		PLANTING AREA
	PRECAST CONCRETE PAVER - ON PEDESTAL		
	CIP CONCRETE		
	FLUSH WOOD DECK - ON PEDESTAL		

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CLIENT:

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STAMP:

PROJECT NAME:
TELUS OCEAN

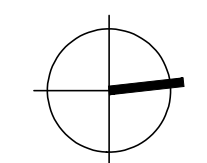
DRAWING TITLE:
**MATERIAL PLAN
LEVEL 5, LEVEL 7, LEVEL 9**

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

DRAWN BY: JW
CHECKED BY: NM

SCALE:
1:100

DWG. NO.: **L3.02** OF: XX



CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
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Vancouver, BC V6J 1K7

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Vancouver, BC V6J 1K7
604.796.5168
pfs@pfs.ca www.pfs.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

**MATERIAL PLAN
LEVEL 10 - LEVEL 11**

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

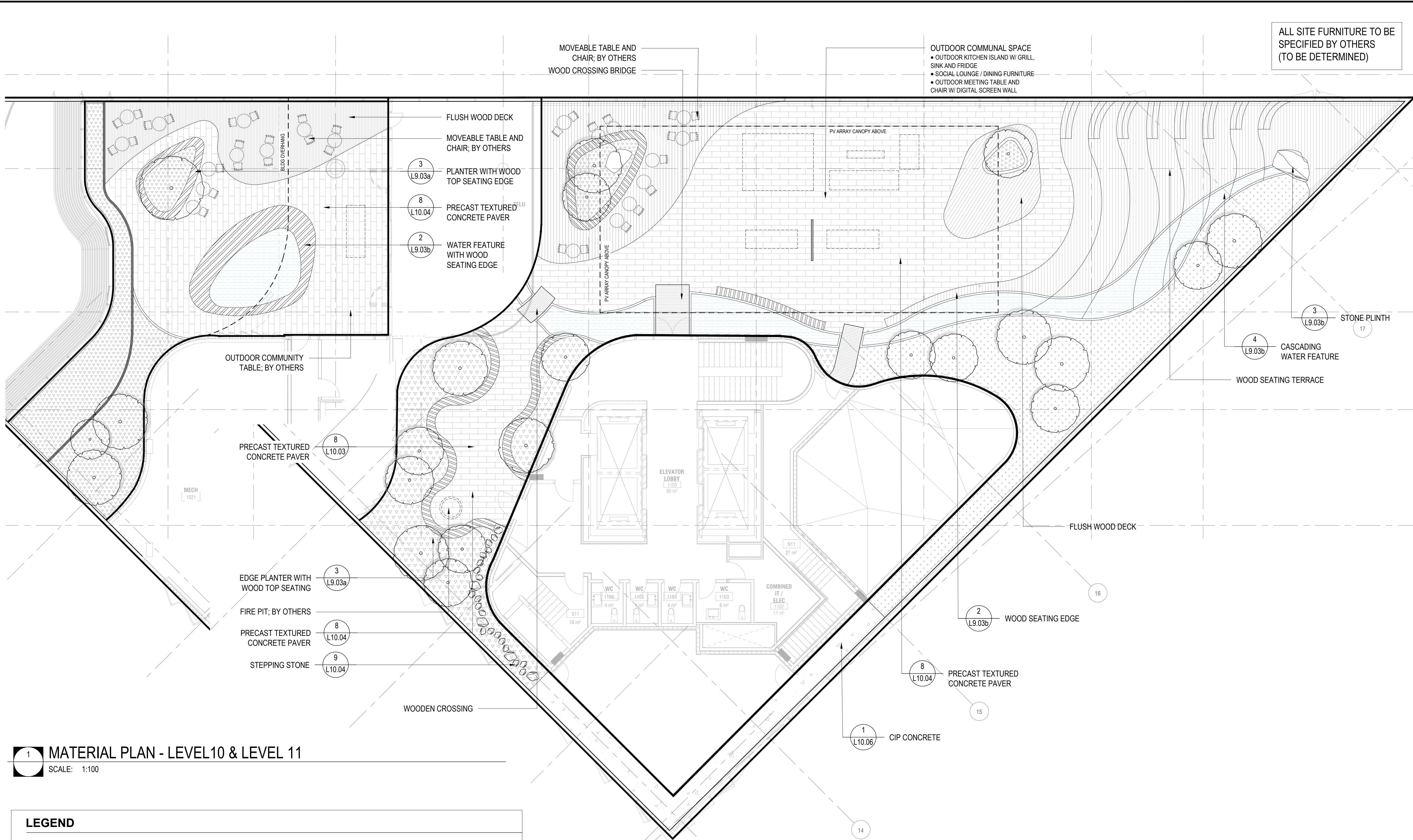
DRAWN BY: JW CHECKED BY: NM

SCALE: 1:100

DWG. NO.:

L3.03

OF: XX



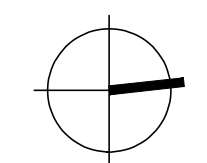
1 MATERIAL PLAN - LEVEL 10 & LEVEL 11
SCALE: 1:100

LEGEND

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

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CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
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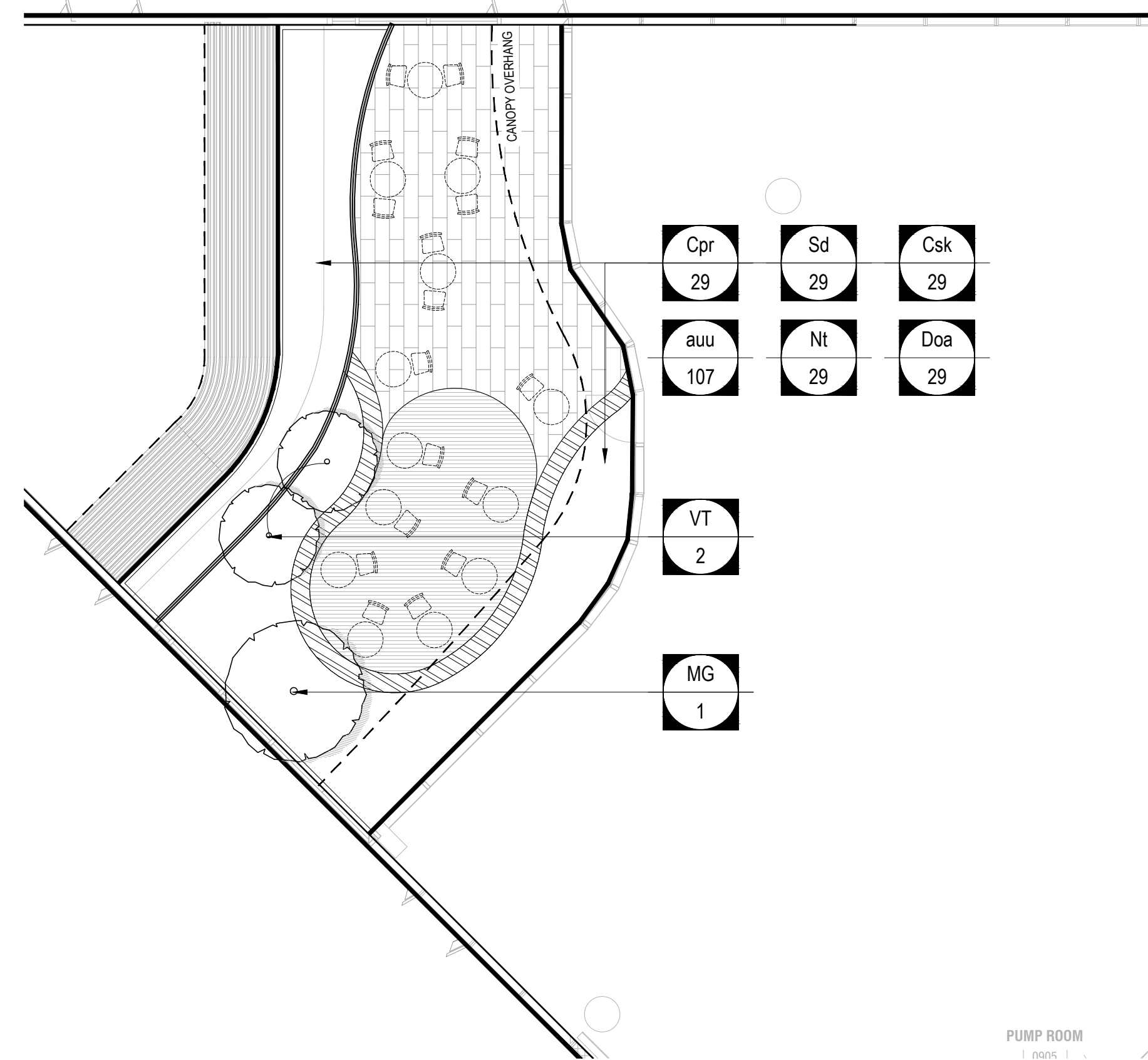
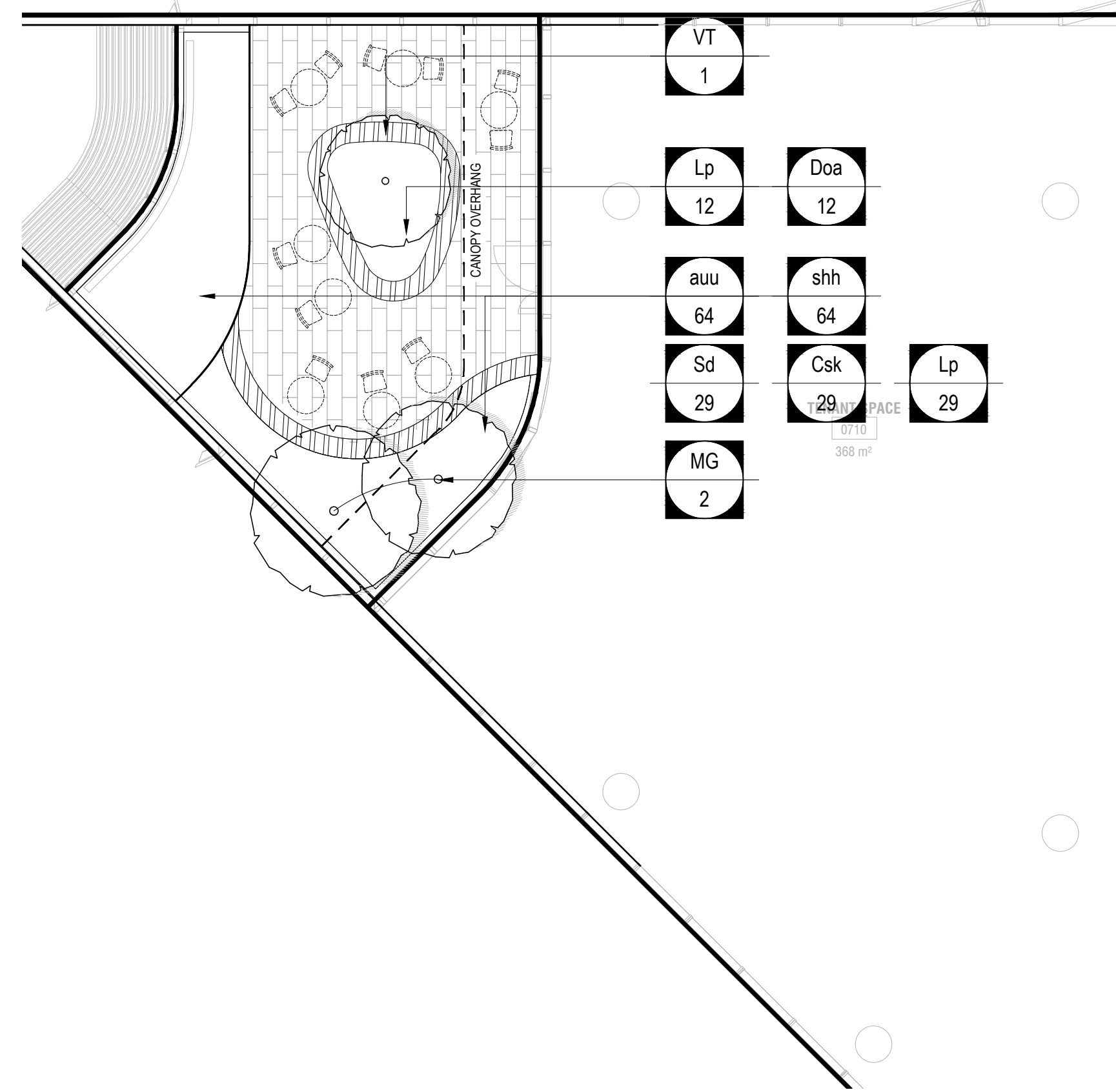
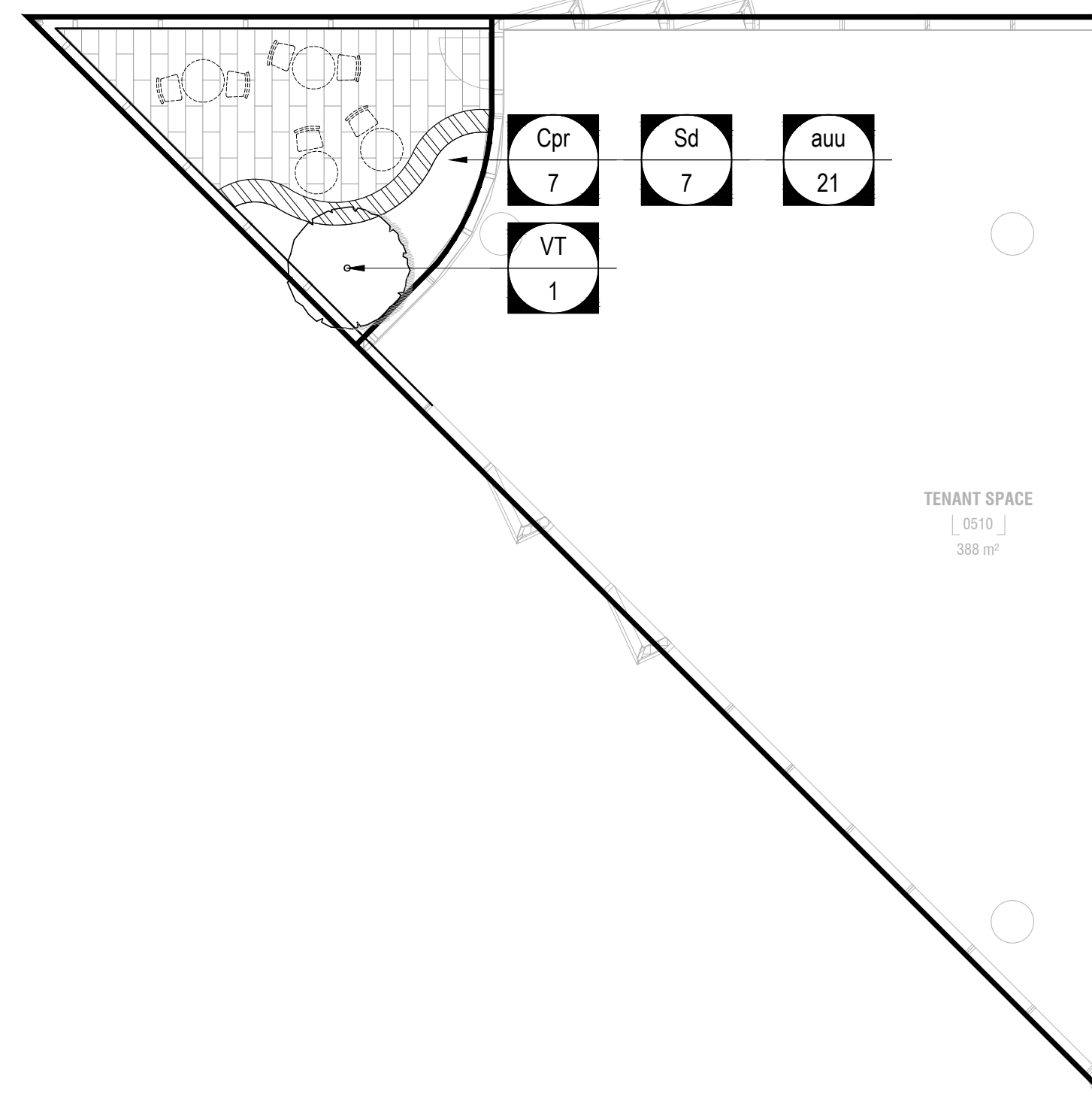
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8	05-21-2021	RE-ISSUED FOR REZONING / DP	JW



1 PLANTING PLAN - LEVEL 5

SCALE: 1:100

2 PLANTING PLAN - LEVEL 7

SCALE: 1:100

3 PLANTING PLAN - LEVEL 9

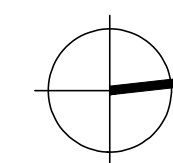
SCALE: 1:100

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'	Variiegated Winter Daphne	-	#3 Pot, 450mm o.c.
Cak	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	-	#3 Pot, 450mm o.c.
Csk	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican Feathergrass	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
shh	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	-	#1 Pot, 300mm o.c.

PLANTING NOTES

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



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

CLIENT:

PROJECT TEAM:

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

ARCHITECT:
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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

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www.pfs.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

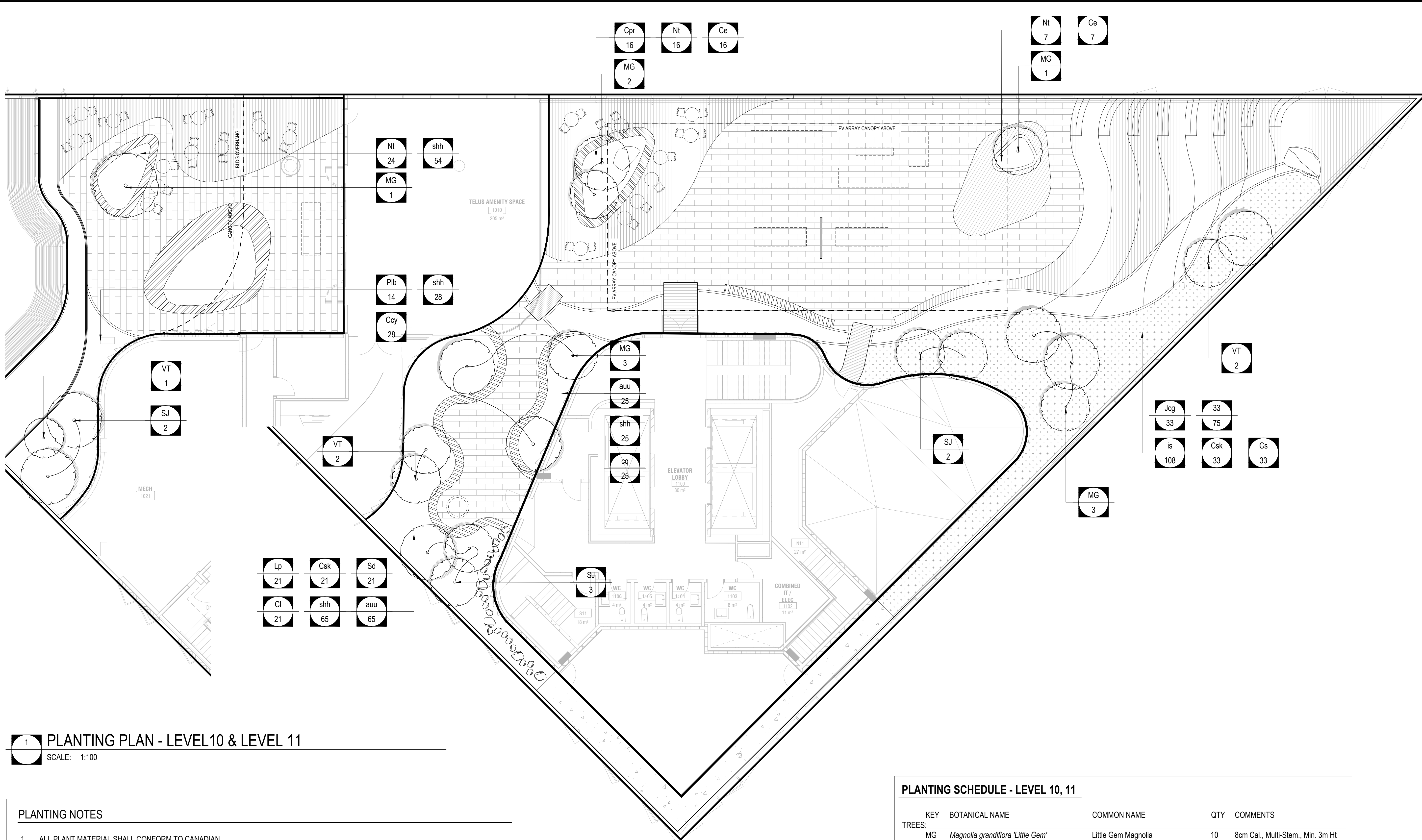
CHECKED BY:
NM

SCALE:
1:100

DWG. NO.:

L6.03

OF: XX



1 PLANTING PLAN - LEVEL 10 & LEVEL 11

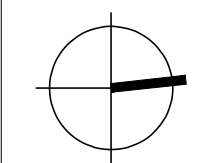
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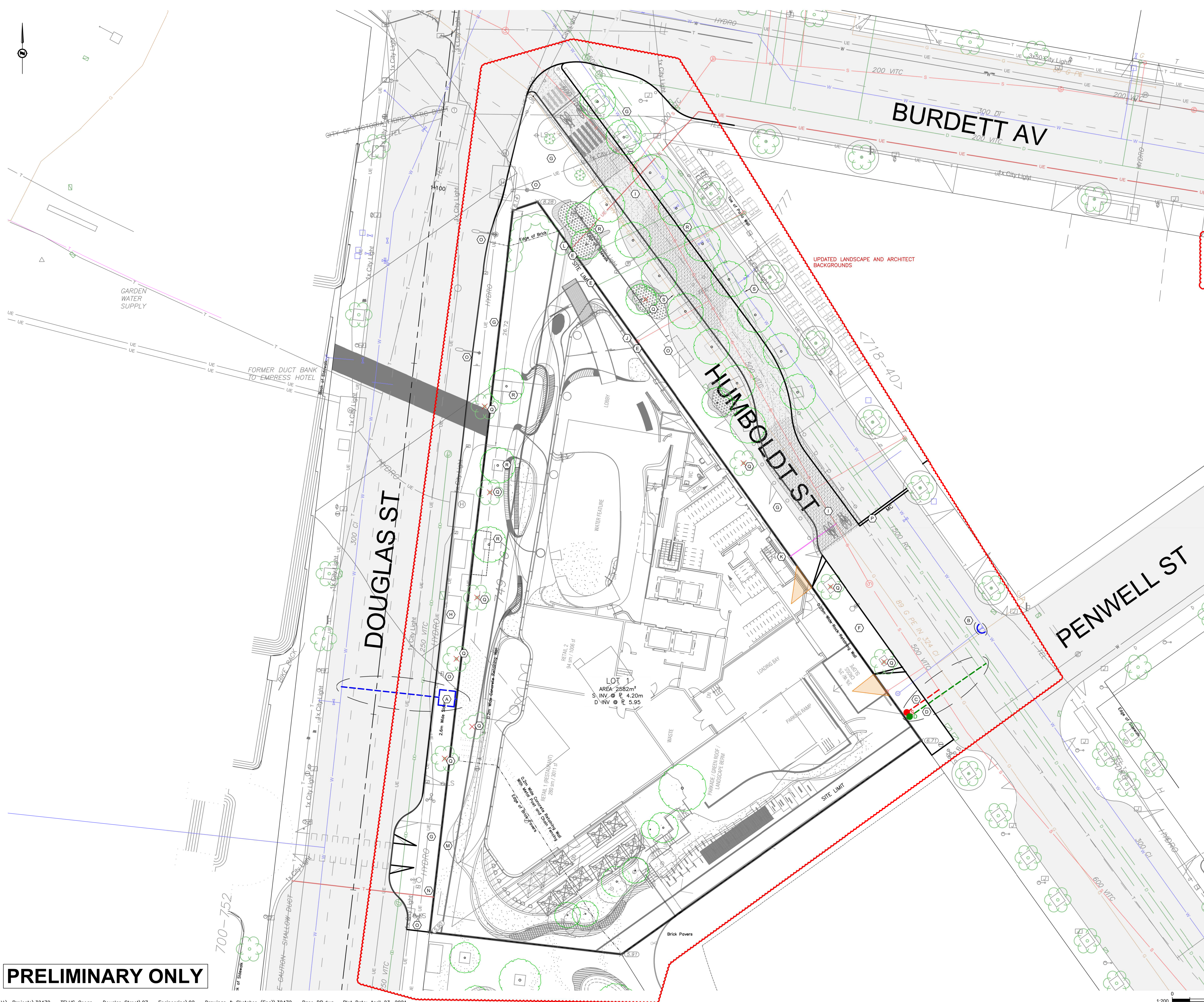
PLANTING NOTES

- 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.

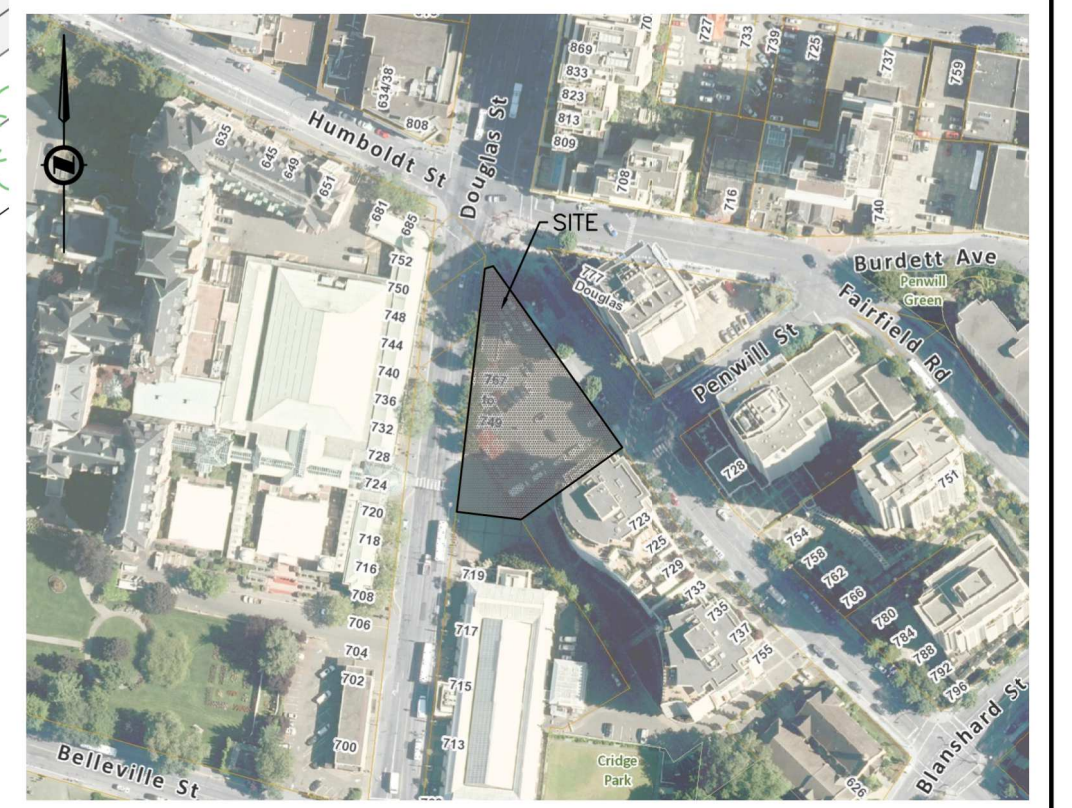
PLANTING SCHEDULE - LEVEL 10, 11

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>Spiraea 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> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus glaucus</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>Canemantbele 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>Colinus coggygria</i> 'Young Lady'	Young Lady Smoke Bush	-	#3 Pot, 450mm o.c.
Jcg	<i>Juncus</i> 'Carmen's Grey'	Carmen's Grey Rush	-	#3 Pot, 450mm o.c.
Eh	<i>Equisetum hyemale</i>	Horsetail	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
cq	<i>Camassia quamash</i>	Blue Camas	-	#1 Pot, 300mm o.c.
aps	<i>Allium purple sensation</i>	Purple Sensation Allium	-	#1 Pot, 300mm o.c.
shh	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	-	#1 Pot, 300mm o.c.





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



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

BENCHMARK: MONUMENT 812
ELEV. 8.637m

**TELUS OCEAN
PRELIMINARY SITE
SERVICING CONCEPT**

Scale
horiz. 1:200

Sheet 1 of 1

Eng. Project No. 32472



JEA J E ANDERSON & ASSOCIATES
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PRELIMINARY ONLY