



GNS PEMBERTON WOODS CAMPUS RENEWAL AERIAL PERSPECTIVE



COURTYARD AND PEDESTRIAN ENTRANCE



VIEW FROM RICHMOND AVENUE

CONTACTS

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LANDSCAPE

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P.Eng  
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LIST OF DRAWINGS

ARCHITECTURAL


- |         |                               |
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LANDSCAPE

- |       |                                |
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CIVIL

- |       |               |
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| C - 4 | Onsite South  |
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Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date  
October 7, 2025

Project #	2208	Date	Sept. 30, 2025
Sheet #	A - 000	Revision	4



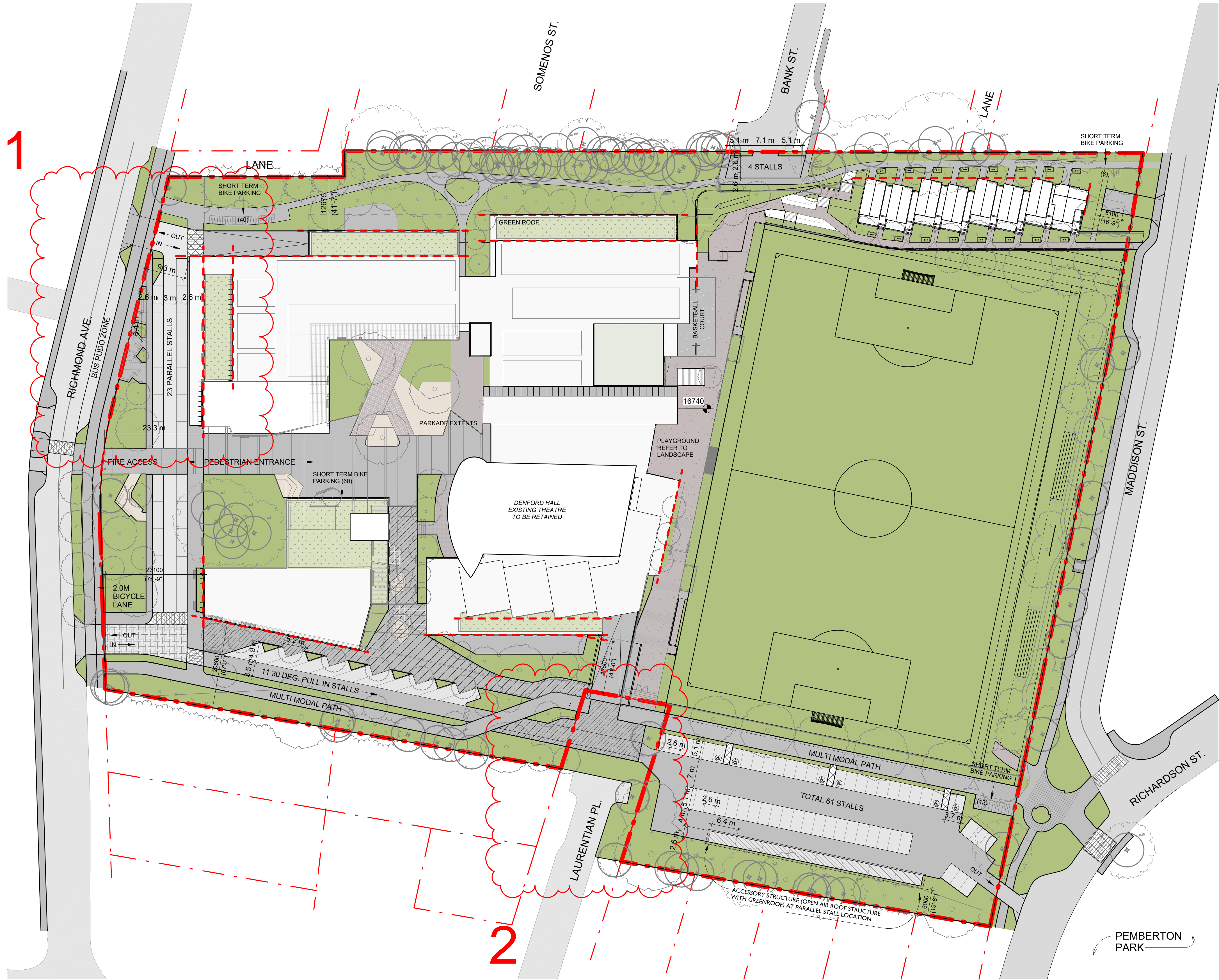
CASCADIA ARCHITECTS INC  
1060 Meares Street  
Victoria, BC V8V 3J6 Canada  
250.590.3223  
cascadiaarchitects.ca





PRELIMINARY ZONING DATA		
EXISTING ZONE	R-1 B/ R1-G	
PROPOSED USE	INSTITUTIONAL / RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	>460	34,133.5 m²
SCHOOL GROSS FLOOR AREA	-	+/- 15,650 m²
HOUSING GROSS FLOOR AREA	-	+/- 1,400 m²
TOTAL GROSS FLOOR AREA	<300 m²	+/- 17,050** m²
BUILDING HEIGHT (BUILDING A)	<11 m	+/- 14.85 m
BUILDING HEIGHT (BUILDING B)	<11 m	+/- 10.65 m
BUILDING HEIGHT (BUILDING C)	<11 m	+/- 9.47 m
BUILDING HEIGHT (MAX. STOREYS)	<11 m	3 STOREYS*
MINIMUM SETBACKS <small>(BASED ON GOVERNING SETBACKS &amp; REGULATIONS IN R1-G ZONE)</small>	NORTH (SIDE)	28 m +/- 6 m
	EAST (REAR)	74 m +/- 11 m
	SOUTH (SIDE)	28 m +/- 12.5 m
	WEST (FRONT)	7.5 m +/- 9.3 m
EXTERIOR OPEN SPACE	>50%	+/- 65%
FLOOR SPACE RATIO (FSR)	0.5 - 1	0.5 - 1**
SITE COVERAGE	<30%	25%
PARKING	REQUIRED	PROVIDED
VEHICLES	19 Housing 162 School 181 total	+/-181 (101 srf + 80 u/g) Per Schedule C
BICYCLES		
LONG TERM	9 School 20 Housing 29 Total	38 School 32 Housing 70 Total
SHORT TERM	112 School 6 Housing 118 Total	112 School 6 Housing 118 Total
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	16 UNITS	
UNIT TYPE	8 (+/- 57m²) - 1 BD UNITS 8 (+/- 106m²) - 2/3 BD UNITS	
GROUND-ORIENTATED UNITS	16 UNITS	
MINIMUM UNIT FLOOR AREA	+/- 57m²	

\* SUBJECT TO DEFINITION OF FIRST STOREY  
\*\* PHASE 3 GOVERNS FLOOR AREA & FSR, REFER TO PHASING DOCUMENT



4	Rezoning Rev 2	Sept. 30, 2025
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name  
Proposed Site Plan

Date  
Sept. 30, 2025

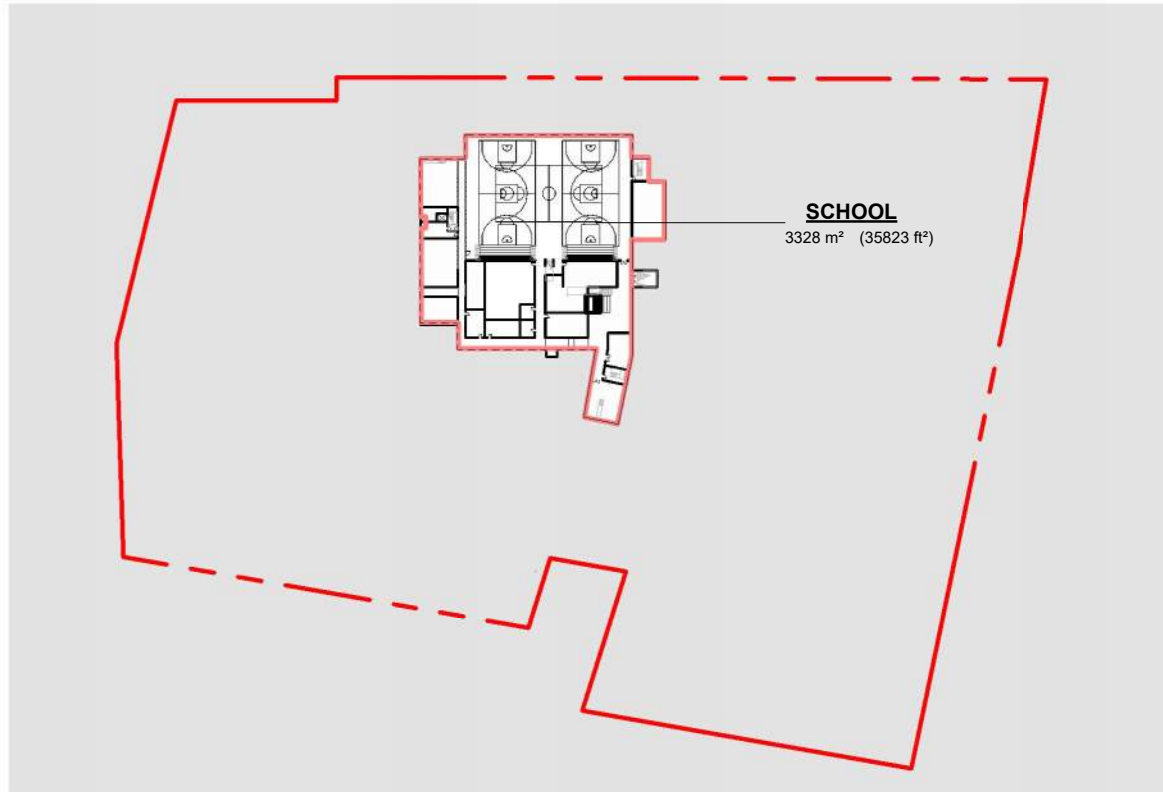
Scale  
As indicated

Project #  
2208

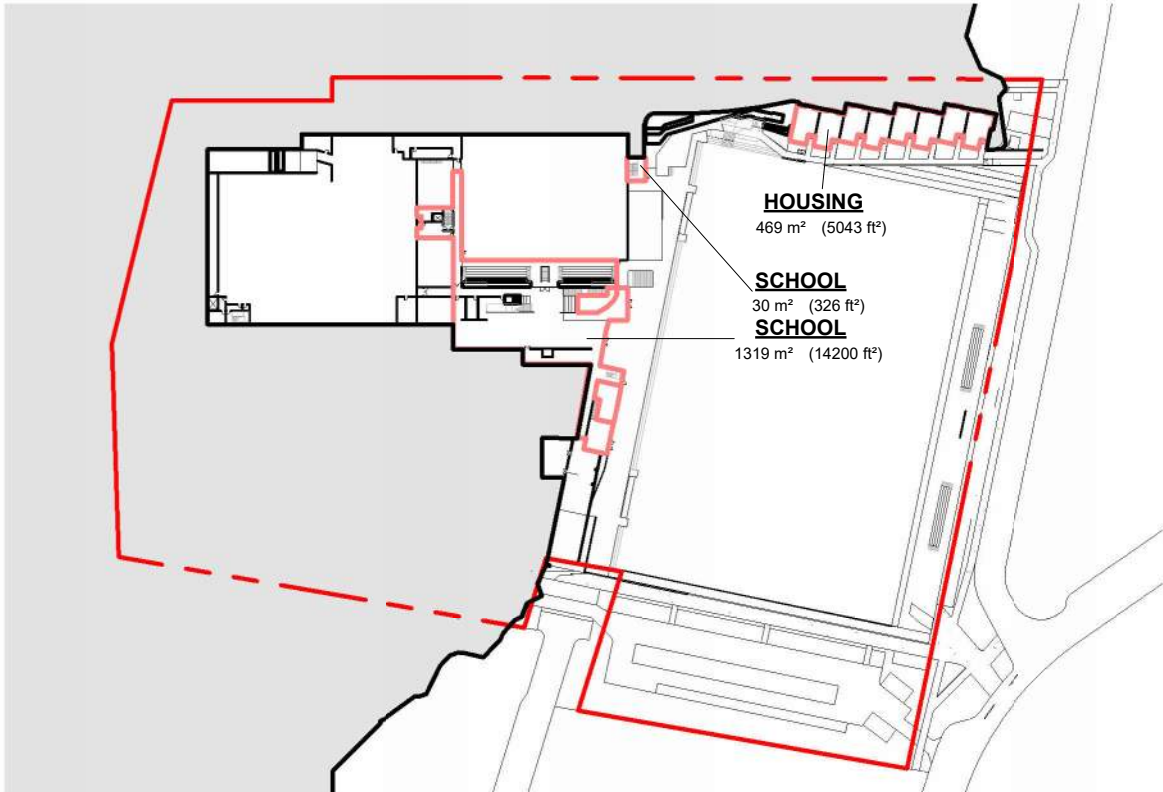
Revision  
Sept. 30, 2025  
4

Sheet #  
A - 050

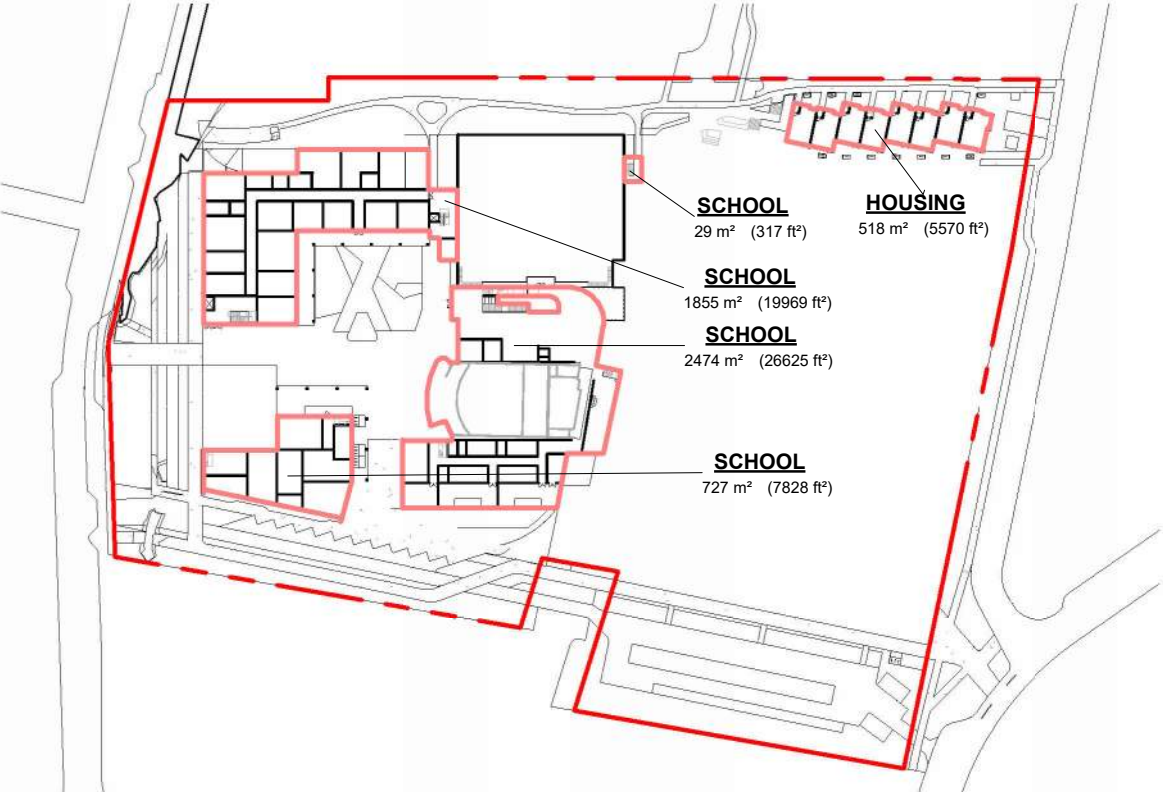




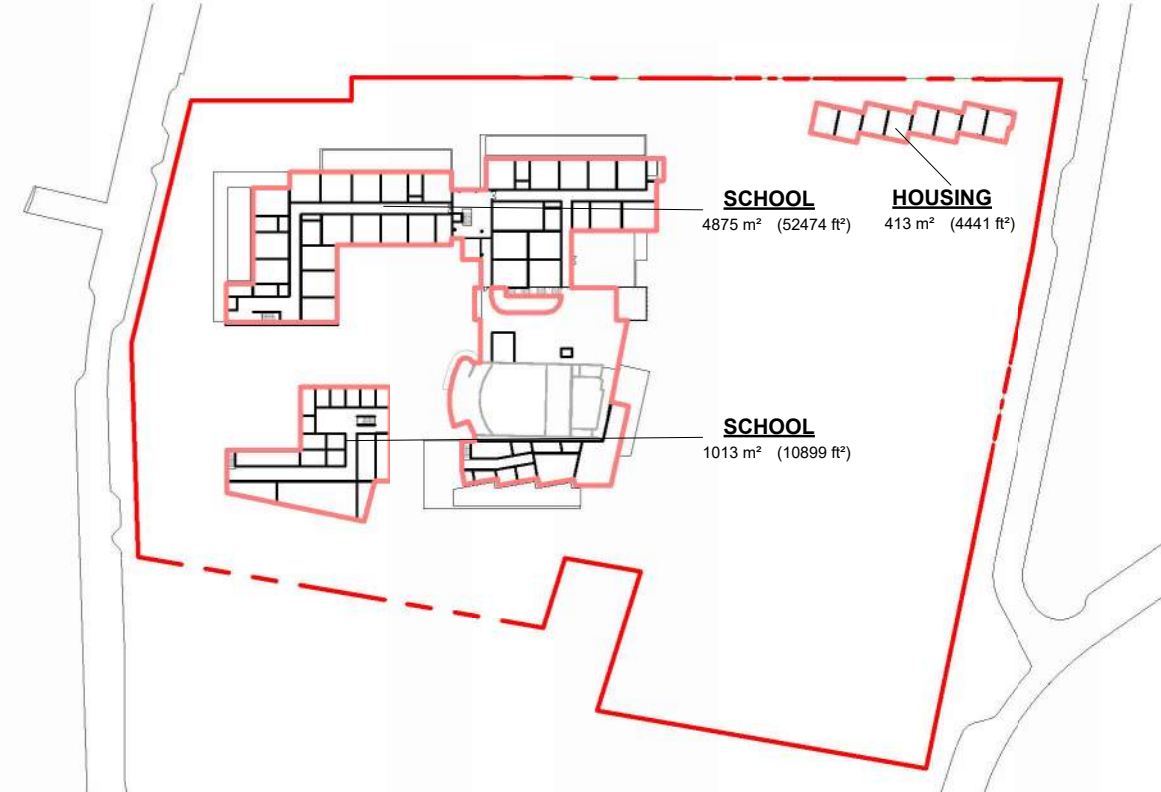
1 GFA GYM LEVEL  
SCALE = 1 : 2000



2 GFA PARKADE LEVEL  
SCALE = 1 : 2000

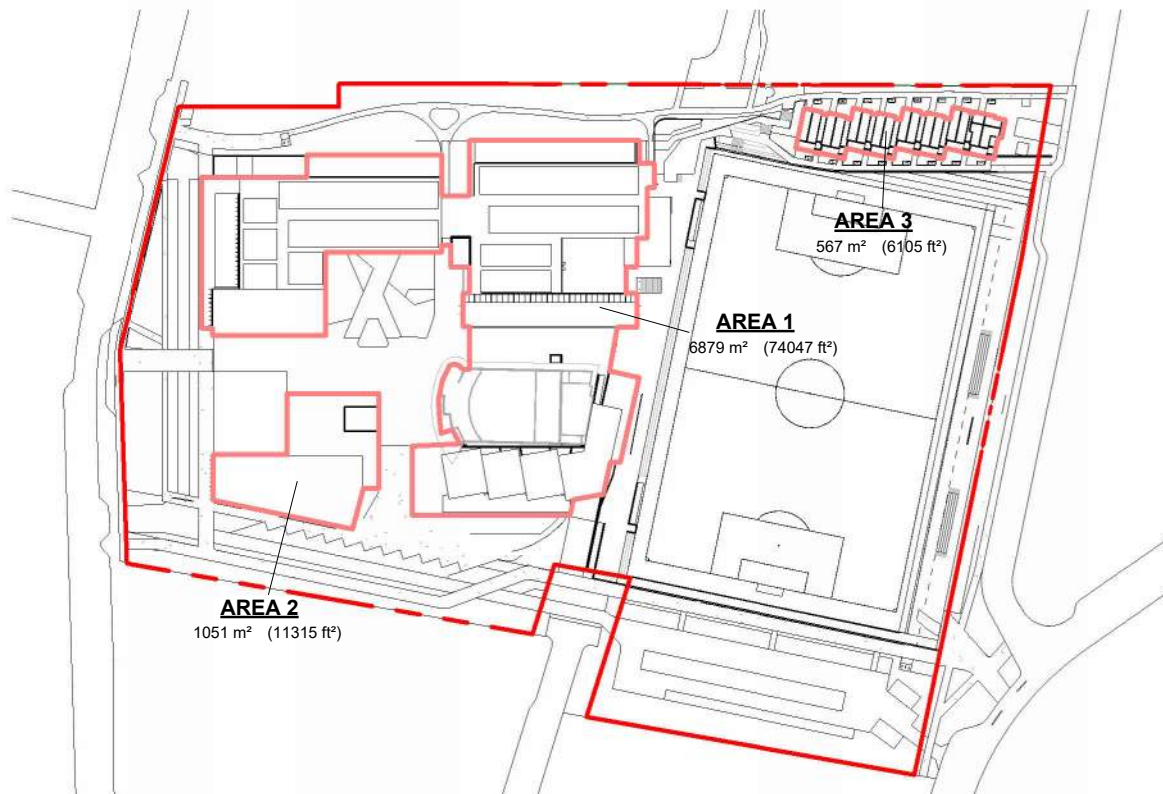


3 GFA THEATRE LEVEL  
SCALE = 1 : 2000



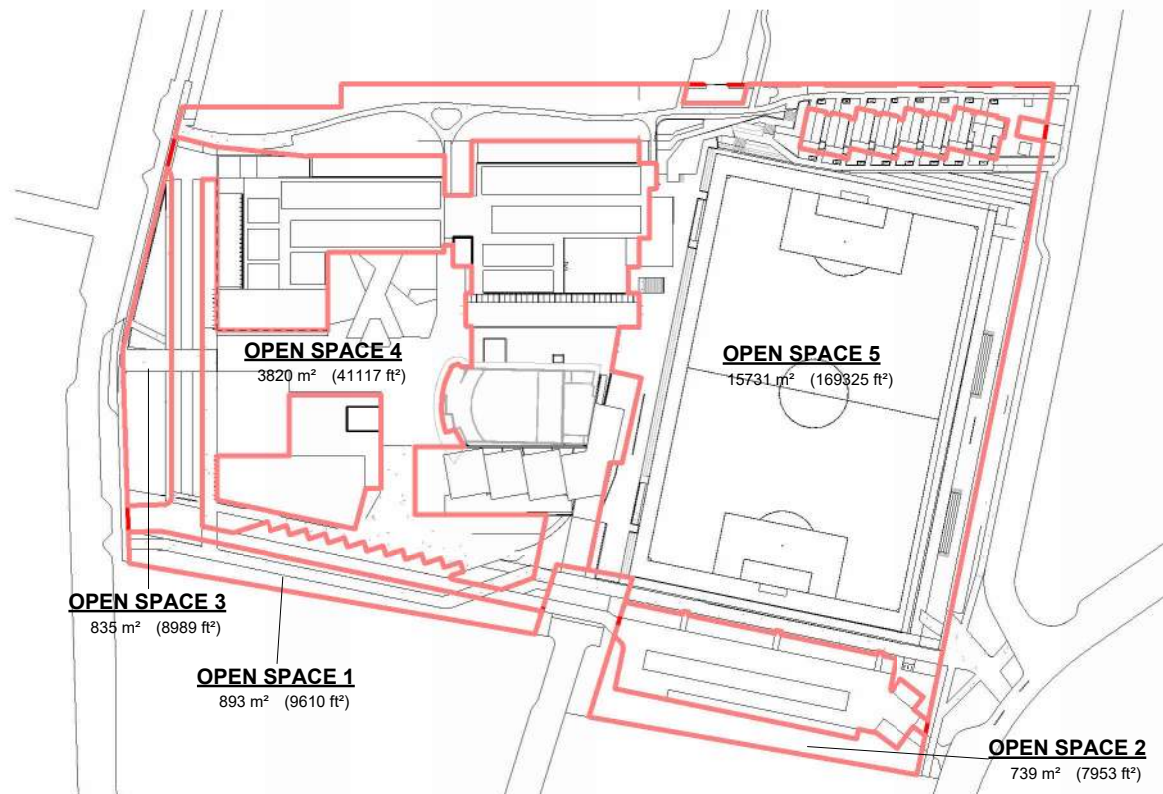
4 GFA LEVEL 2  
SCALE = 1 : 2000

Area Schedule (CoV Gross Floor Area (Revised))		
Level	Name	Area
SCHOOL		
Level 2	SCHOOL	4875.00 m²
Level 2	SCHOOL	1012.51 m²
Theatre Level	SCHOOL	1855.15 m²
Theatre Level	SCHOOL	2473.56 m²
Theatre Level	SCHOOL	29.41 m²
Theatre Level	SCHOOL	727.25 m²
Parkade Level	SCHOOL	1519.20 m²
Parkade Level	SCHOOL	30.30 m²
Gym Level	SCHOOL	3328.08 m²
SCHOOL: 9		15650.45 m²
HOUSING		
Level 2	HOUSING	412.55 m²
Theatre Level	HOUSING	517.51 m²
Parkade Level	HOUSING	468.53 m²
HOUSING: 3		1398.59 m²
		17049.04 m²
		/34,133.5 = <b>0.49</b>



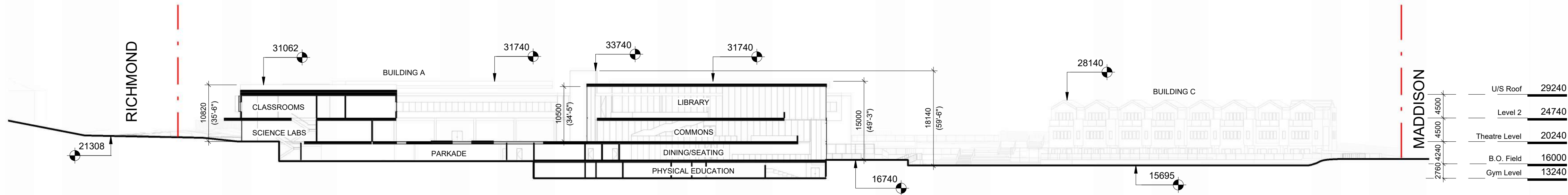
5 SITE COVERAGE  
SCALE = 1 : 2000

Area Schedule (CoV Site Coverage)	
Name	Area
AREA 1	8879.23 m²
AREA 2	1051.22 m²
Grand total: 3	8497.65 m²
	/34,133.5 = <b>0.249</b>



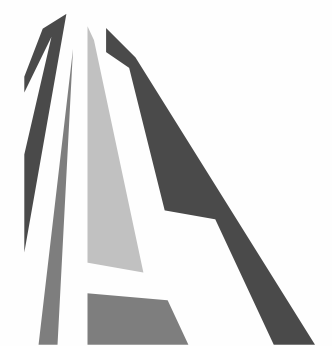
7 OPEN SPACE  
SCALE = 1 : 2000

Area Schedule (CoV Open Space)	
Name	Area
OPEN SPACE 1	892.80 m²
OPEN SPACE 2	738.84 m²
OPEN SPACE 3	835.14 m²
OPEN SPACE 4	3819.89 m²
OPEN SPACE 5	15730.78 m²
Grand total: 5	22017.45 m²
	/34,133.5 = <b>0.645</b>



6 Geodetic Height Diagram Key Section  
SCALE = 1 : 500

3	Rezoning Rev1	April 4, 2025
2	Reasoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE

  
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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name  
Zoning Calculations

Date  
April 04, 2025

Scale  
As indicated

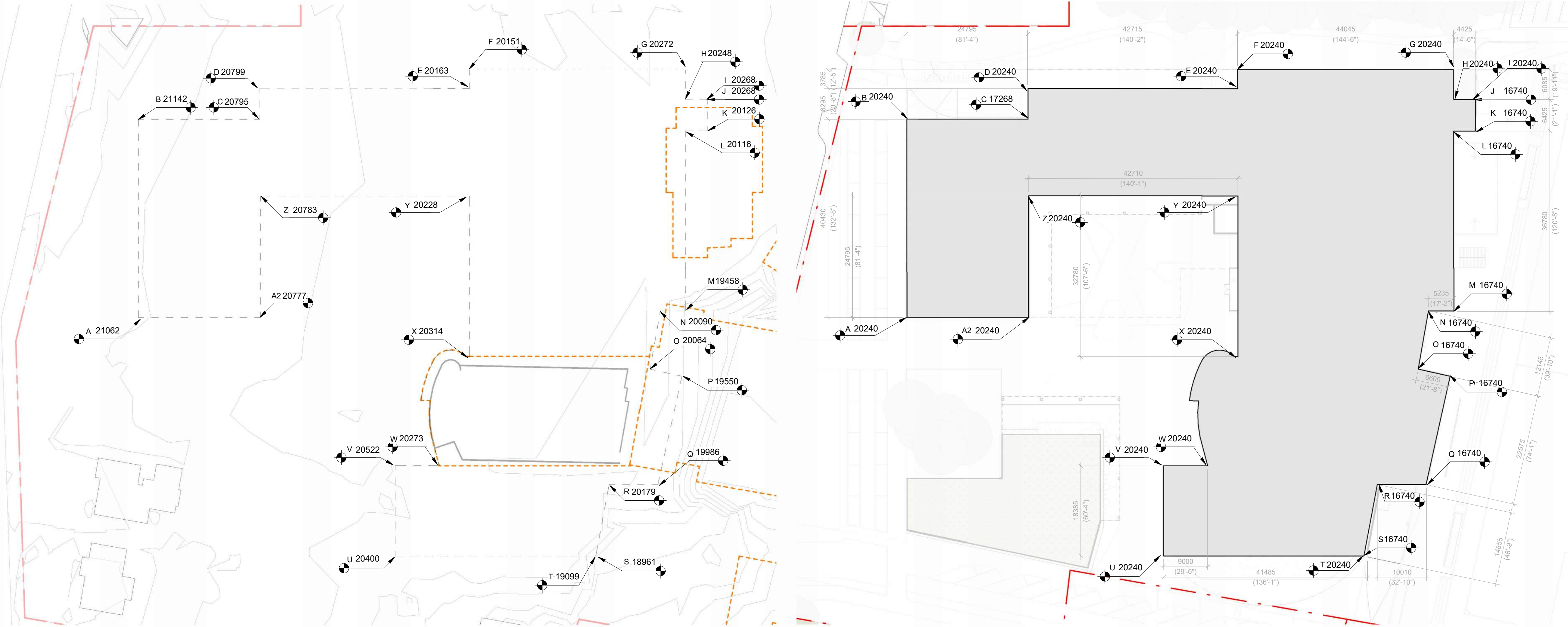
Project #  
2208

Revision  
April 4, 2025  
3

Sheet #  
A - 051

2025-04-04





1 Natural Grade Building A  
SCALE = 1 : 500

2 Average Grade Proposed Building A  
SCALE = 1 : 500

AVERAGE GRADE BUILDING A				
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT (A+B/2)/DISTANCE BETWEEN POINTS
A	20240	A-B	40430	818,303,200
B	20240	B-C	24795	501,950,900
C	20240	C-D	6295	127,410,800
D	20240	D-E	42780	864,220,170
E	20163	E-F	3785	76,294,245
F	20151	F-G	44045	889,510,798
G	20240	G-H	6085	123,160,400
H	20240	H-I	4425	89,562,000
I	20240	I-J		
J	16740	J-K	6425	107,554,500
K	16740	K-L	4425	74,074,500
L	16740	L-M	36780	615,037,200
M	16740	M-N	5235	87,633,900
N	16740	N-O	12145	203,307,300
O	16740	O-P	6600	110,484,000
P	16740	P-Q	22575	377,965,500
Q	16740	Q-R	10010	167,567,400
R	16740	R-S	14855	248,672,700
S	16740			
T	18099	T-U	41485	815,989,208
U	20240	U-V	18320	370,796,900
V	20240	V-W	9000	152,160,000
W	20240	W-X	29630	599,711,200
X	20240	X-Y	32780	663,270,520
Y	20228	Y-Z	42620	862,373,060
Z	20240	Z-A	24795	501,950,900
A2	20240	B-A	24795	250,925,400

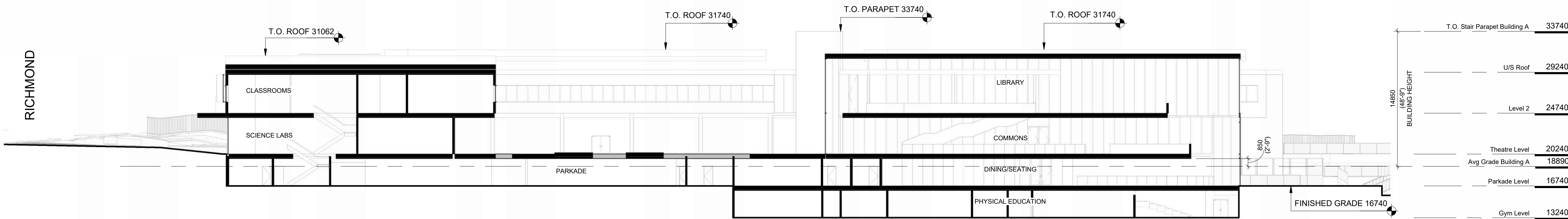
515115

9,730,266,420

18,890

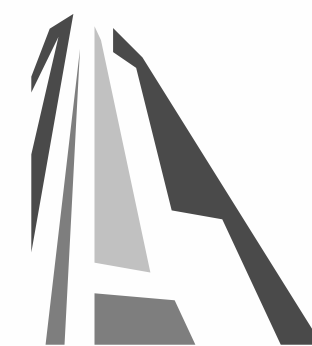


4 Key Plan - Building A  
SCALE = 1 : 2000



3 Height Diagram Building A  
SCALE = 1 : 250

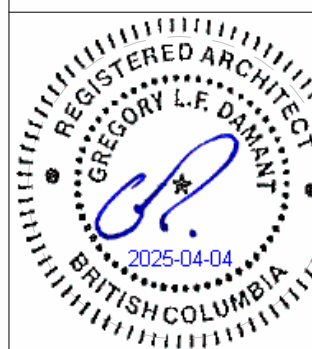
3	Rezoning Rev1	April 4, 2025
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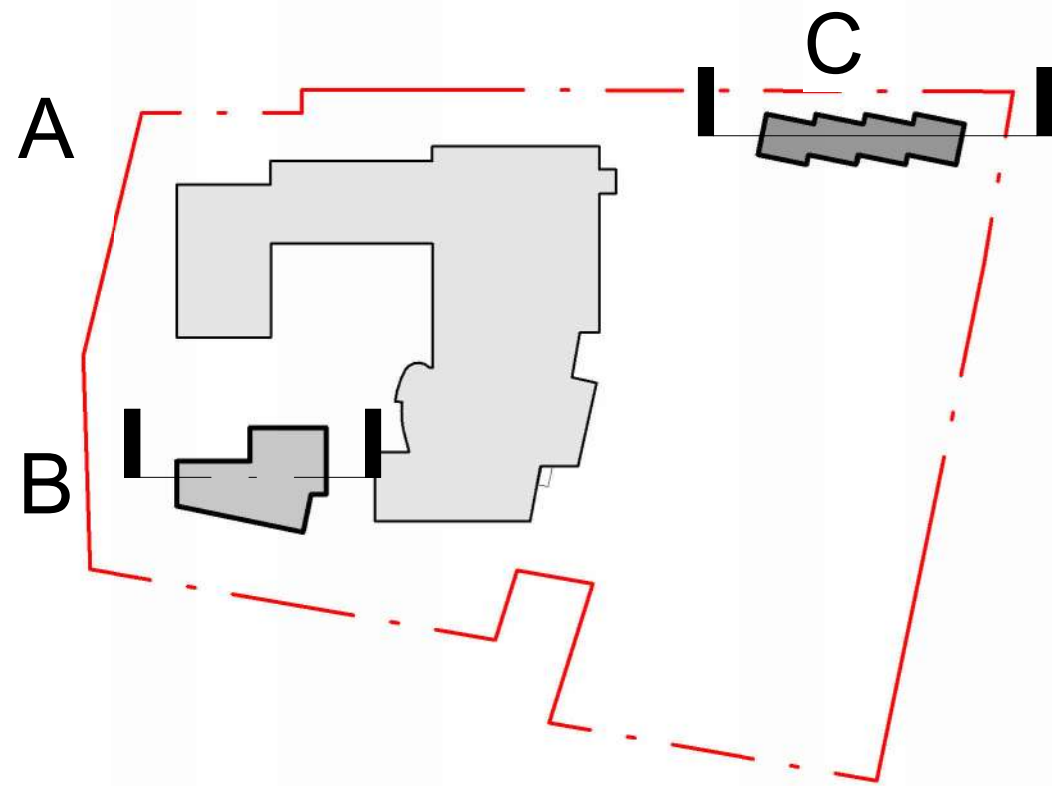
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GLENLYON NORFOLK SCHOOL		
Sheet Name Average Grade Building A		
Date	April 04, 2025	
Scale	As indicated	Project # 2208
Revision April 4, 2025		3
Sheet # A - 052		





AVERAGE GRADE BUILDING B				
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN	POINT
A	20240	A-B	10540	213329600
B	20240	B-C	19420	389306080
C	20240	C-D	8975	181854000
D	20240	D-E	19600	402776000
E	20240	E-F	17380	351973600
F	20240	F-G	9980	201965200
G	20240	G-A	37490	758797600
			123695	2503586800
				20240

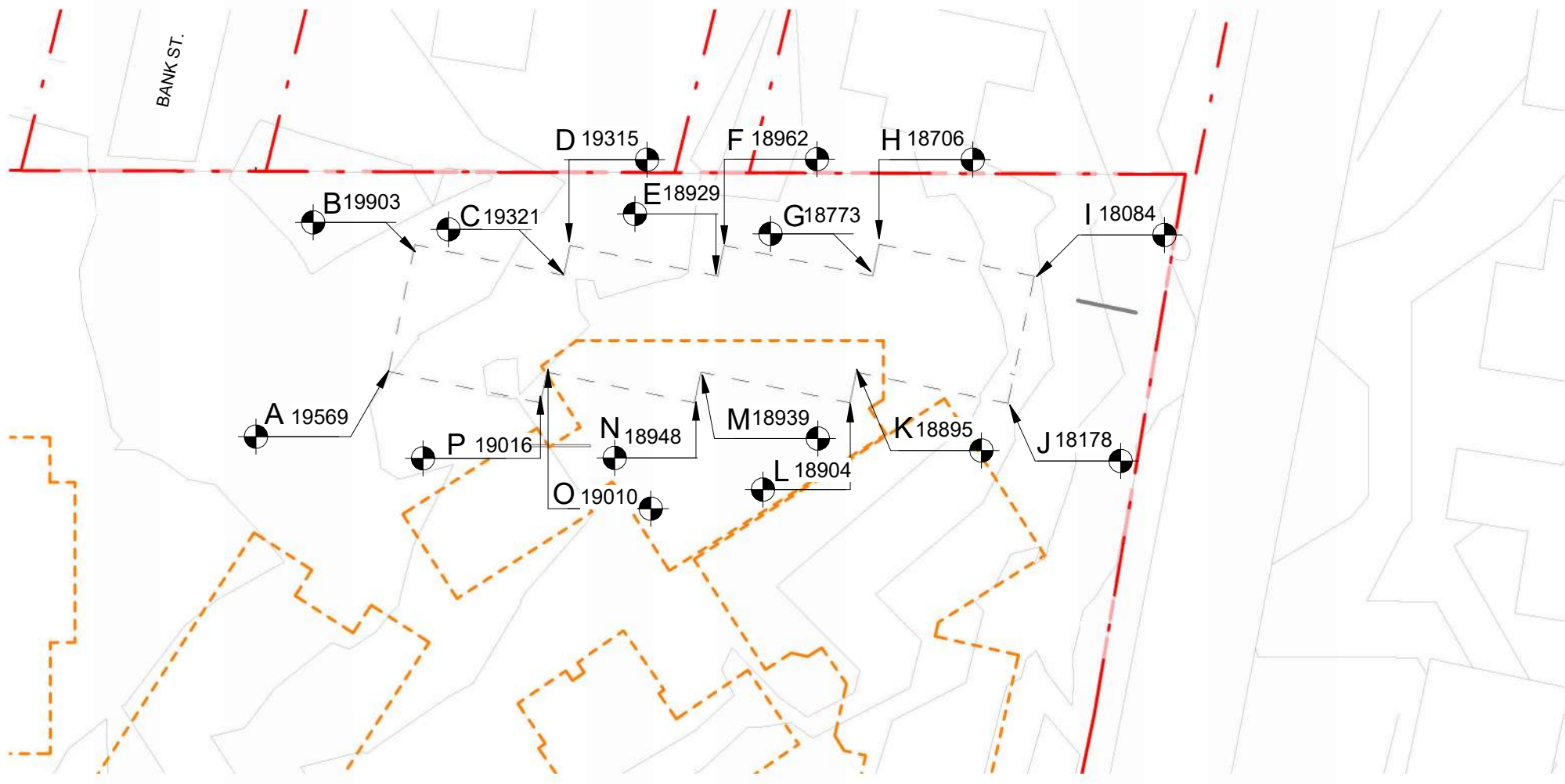
AVERAGE GRADE Townhouses, Building C				
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT (A+B)/2DISTANCE BETWEEN POINTS
A	15740	A-B	11040	197576720
B	19071	B-C	12795	243667980
C	19017	C-D	2655	50815372.5
D	19262	D-E	12800	244396800
E	18925	E-F	2625	49701750
F	18843	F-G	12785	241093137.5
G	18772	G-H	2665	49946097.5
H	18711	H-I	13905	255441802.5
I	18830	I-J	11105	193060425
J	16740	J-K	13810	227931400
K	16740	K-L	2655	44444700
L	16740	L-M	12825	214690630
M	16740	M-N	2645	44277350
N	16740	N-O	12790	214154650
O	16740	O-P	2670	44695800
P	16740	P-A	13055	218540700
			142625	2534385685
				17.770



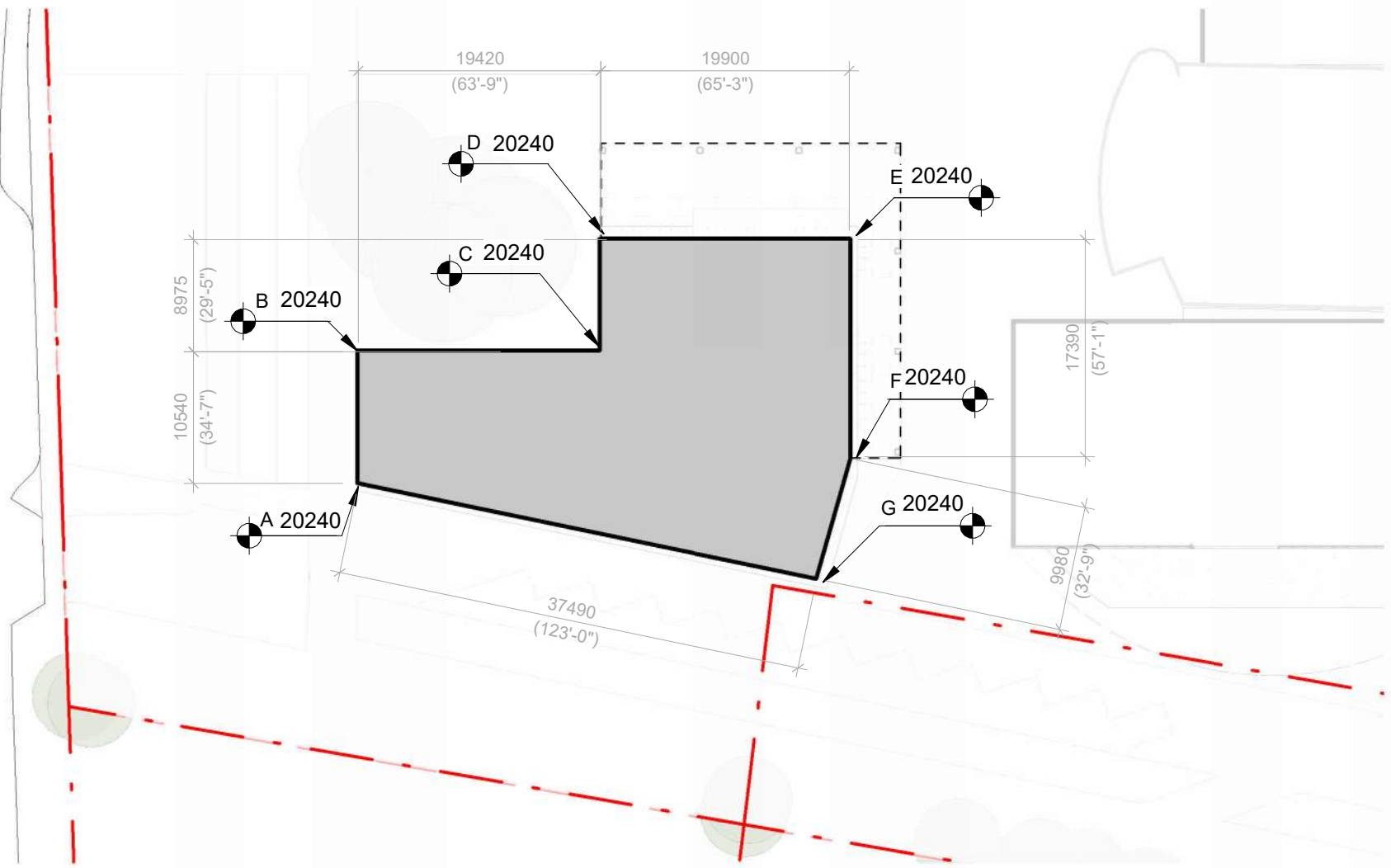
8 Key Plan - Main Building Plan  
SCALE = 1 : 2000



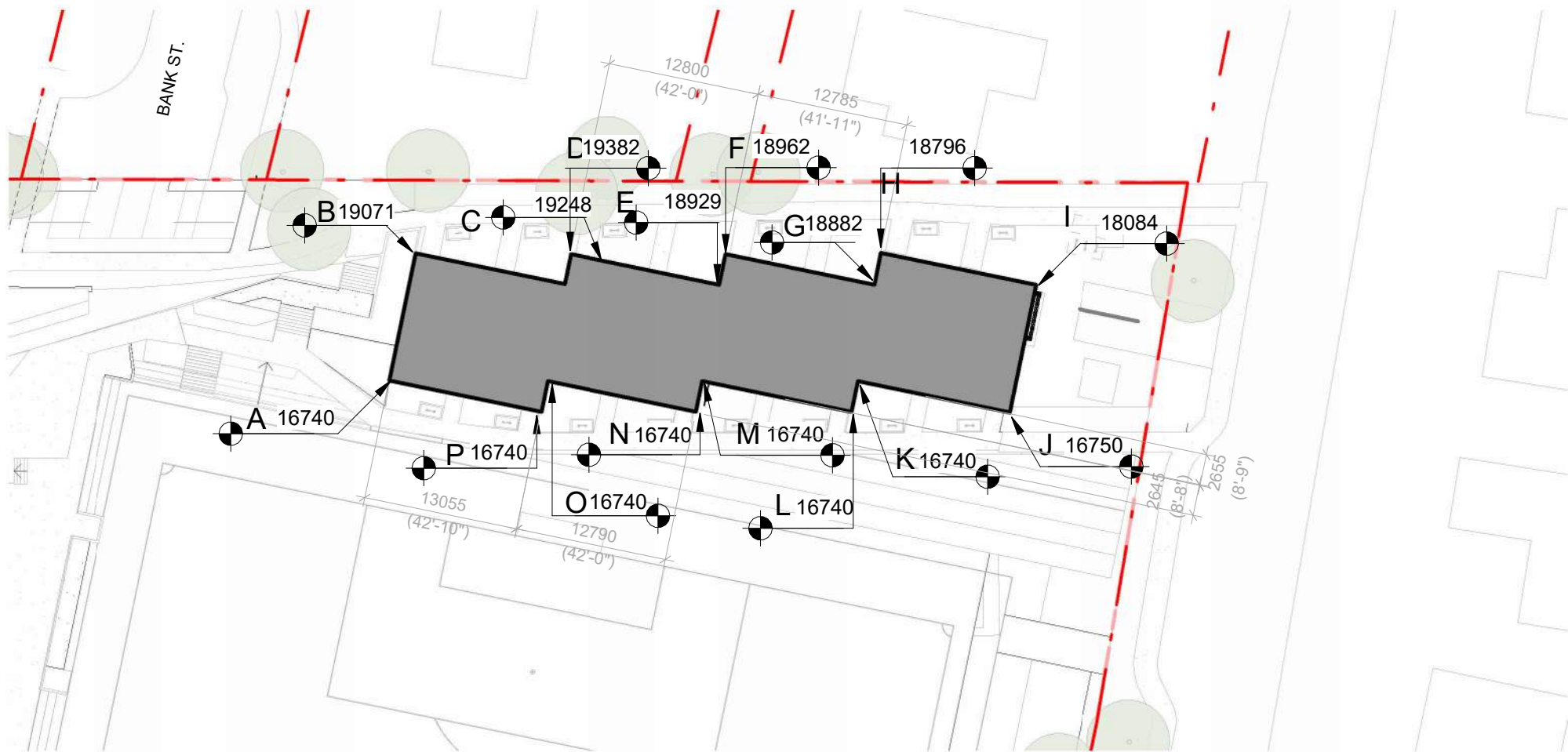
1 Natural Average Grade Building B  
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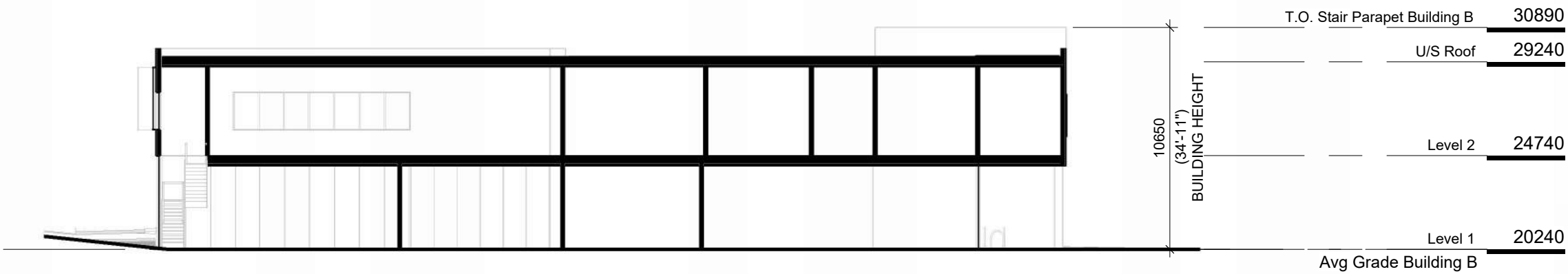
2 Natural Average Grade Building C  
SCALE = 1 : 500



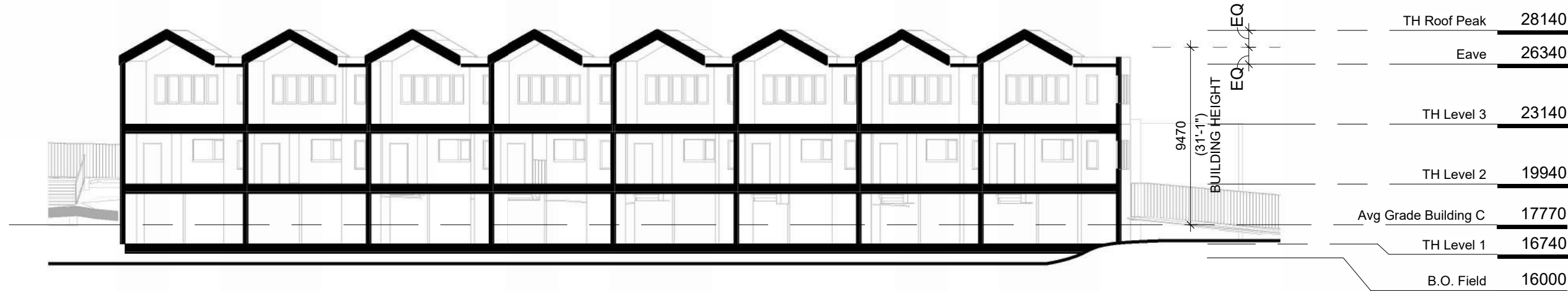
3 Average Grade Proposed Building B  
SCALE = 1 : 500



4 Proposed Average Grade Building C  
SCALE = 1 : 500

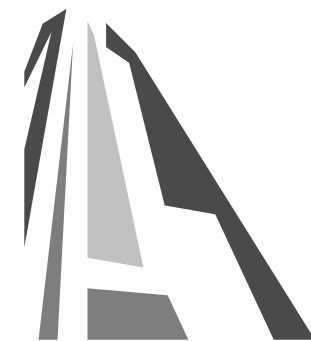


5 Height Diagram Building B  
SCALE = 1 : 250



6 Height Diagram Building C  
SCALE = 1 : 250

3	Rezoning Rev1	April 4, 2025
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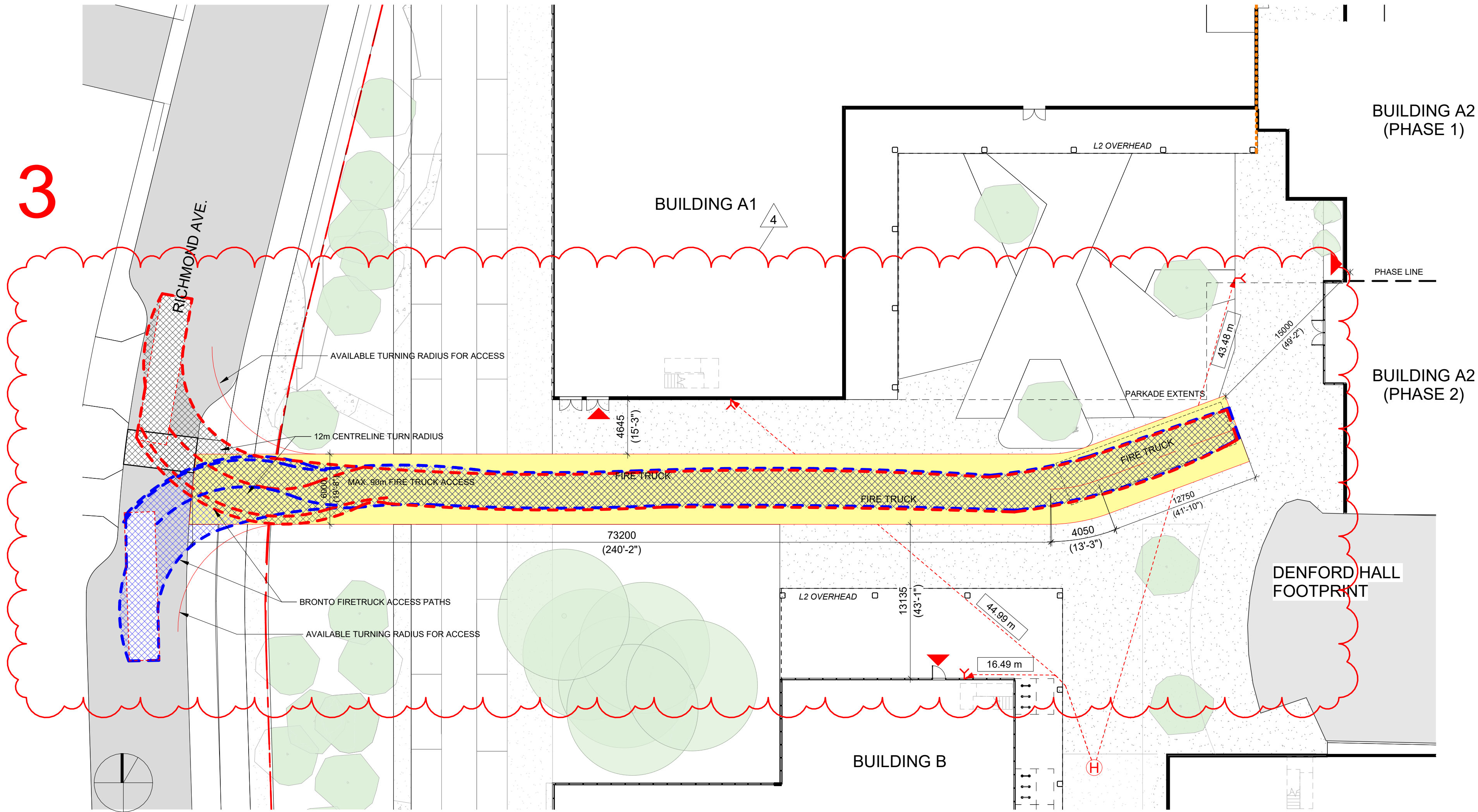
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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name Average Grade Building B & C		
Date	April 04, 2025	
Scale	As indicated	Project # 2208
REGISTERED ARCHITECT GREGORY L.F. DANN 2025-04-04 BRITISH COLUMBIA	Revision	3
	Sheet #	A - 053

2025-04-04 9:46:09 AM

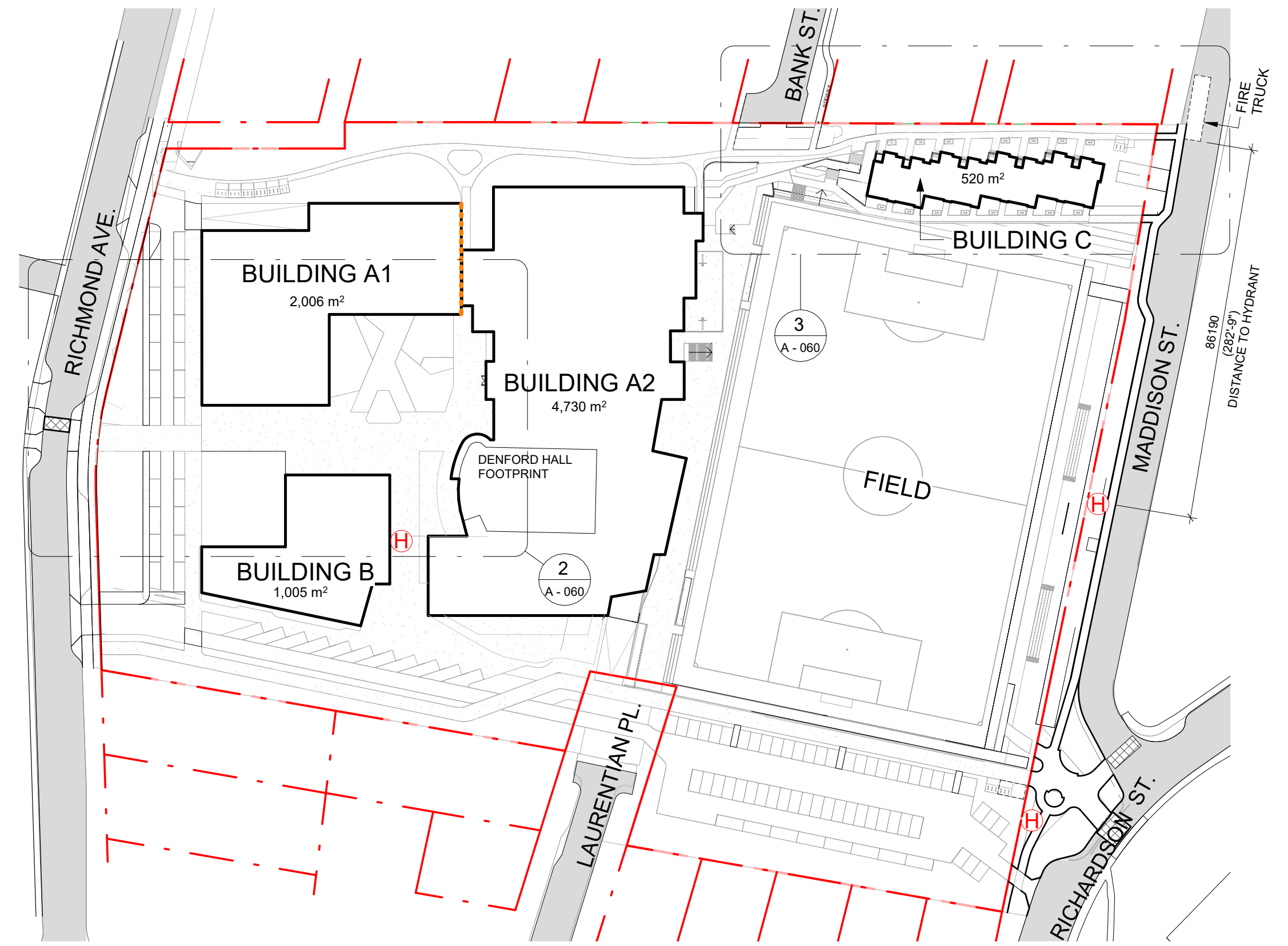




2 Fire Access Plan - Building A and B  
SCALE = 1 : 250



3 Fire Access Plan - Building C  
SCALE = 1 : 250



1 Code Key Plan - Fire Access  
SCALE = 1 : 1000

- FIRE ACCESS PLAN LEGEND**
- PRINCIPAL ENTRANCE
  - FIRE DEPARTMENT CONNECTION
  - EXISTING FIRE HYDRANT
  - FIRE ACCESS ROUTE
  - FIRE FIGHTER PATH OF TRAVEL
  - 2 HR FIRE WALL

4	Rezoning Rev 2	Sept. 30, 2025
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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name	Fire Access Plan	
Date	Sept. 30, 2025	
Scale	As indicated	Project # 2208
	Revision	4
	Sheet #	A - 060



C:\Users\laurand\Desktop\2025\LOCAL\52208 - CNS - Pemberton Woods Phase 1 EIR\_v1 Field 202504-v1.dwg

BUILDING A1 - BUILDING CODE ANALYSIS													
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.1.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING AREA	<input type="text" value="2006"/> m² (Outside face of Exterior Walls)												
GRADE	<input type="text" value="20.4"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="2"/> STOREYS ABOVE GRADE <input type="text" value="1"/> STOREYS BELOW GRADE												

BUILDING A2 - BUILDING CODE ANALYSIS													
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.1.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING AREA	<input type="text" value="4730"/> m² (Outside face of Exterior Walls)												
GRADE	<input type="text" value="16.7"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="3"/> STOREYS ABOVE GRADE <input type="text" value="1"/> STOREYS BELOW GRADE												

BUILDING B - BUILDING CODE ANALYSIS													
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.1.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING AREA	<input type="text" value="1005"/> m² (Outside face of Exterior Walls)												
GRADE	<input type="text" value="20.4"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="2"/> STOREYS ABOVE GRADE <input type="text" value="0"/> STOREYS BELOW GRADE												

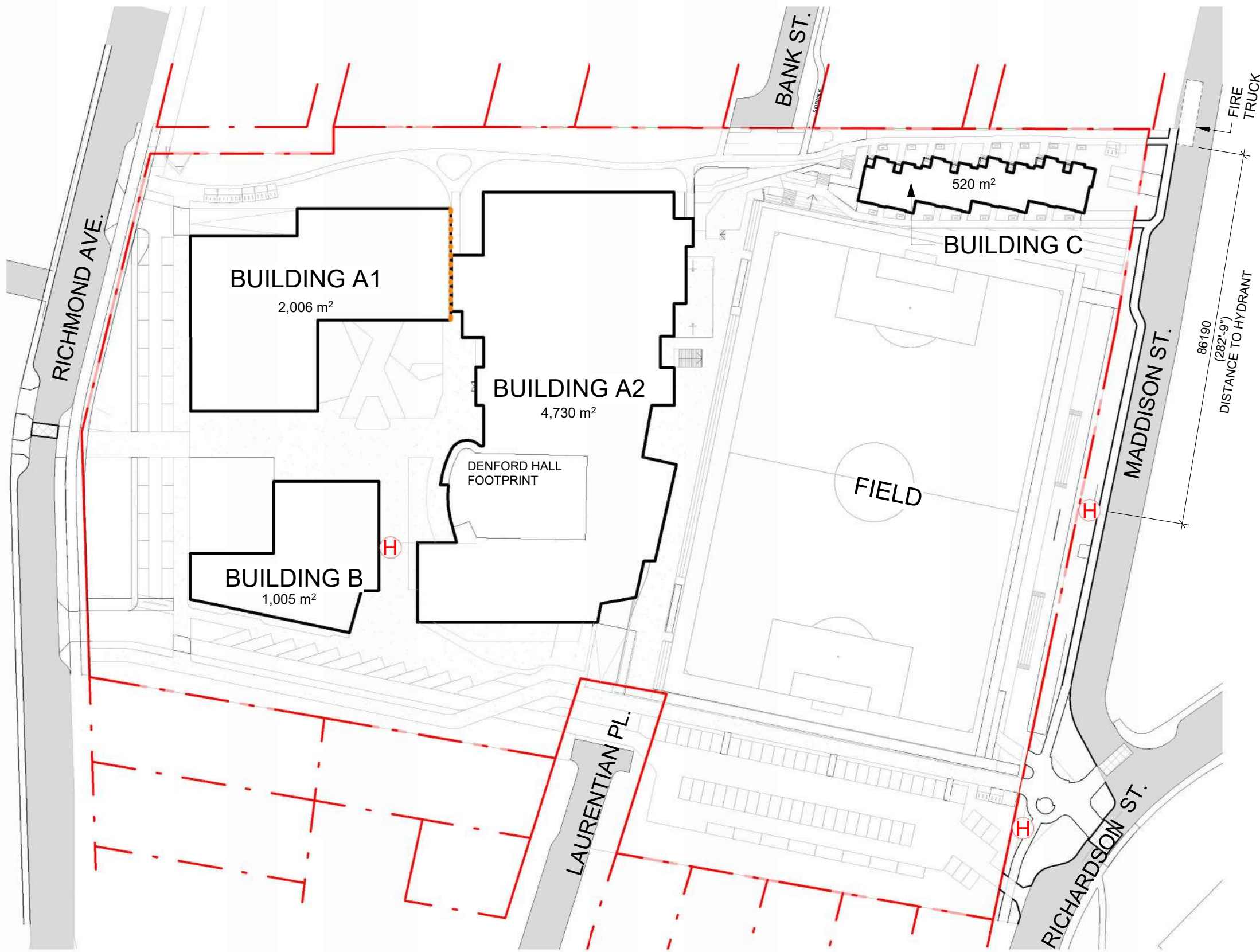
BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION			
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - COMBUSTIBLE, UP TO 2 STOREYS, SPRINKLERED		*3.2.2.93 for Group A2  **3.2.2.26 for combustible construction
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m²* or <input type="text" value="2400"/> m²**		
NUMBER OF STREETS FACING	<input type="text" value="1"/>		3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>		Dependent on classification selected
FIRE ALARM SYSTEM	<input type="text" value="YES"/> NO		3.2.4.1
STANDPIPE SYSTEM	YES <input type="text" value="NO"/>		3.2.5.8
HIGH BUILDING	YES <input type="text" value="NO"/>		3.2.6.1
INTERCONNECTED FLOOR SPACE	<input type="text" value="YES"/> NO		3.2.8.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION			
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED		
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m²*		*3.2.2.93 for Group A2
NUMBER OF STREETS FACING	<input type="text" value="1"/>		3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>		Dependent on classification selected
FIRE ALARM SYSTEM	<input type="text" value="YES"/> NO		3.2.4.1
STANDPIPE SYSTEM	<input type="text" value="YES"/> NO		3.2.5.8
HIGH BUILDING	YES <input type="text" value="NO"/>		3.2.6.1
INTERCONNECTED FLOOR SPACE	<input type="text" value="YES"/> NO		3.2.8.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION			
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - GROUP A2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED		*3.2.2.93 for Group A2  **3.2.2.26 for combustible construction
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m²* or <input type="text" value="2400"/> m²**		
NUMBER OF STREETS FACING	<input type="text" value="1"/>		3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>		Dependent on classification selected
FIRE ALARM SYSTEM	<input type="text" value="YES"/> NO		3.2.4.1
STANDPIPE SYSTEM	YES <input type="text" value="NO"/>		3.2.5.8
HIGH BUILDING	YES <input type="text" value="NO"/>		3.2.6.1
INTERCONNECTED FLOOR SPACE	YES <input type="text" value="NO"/>		3.2.8.

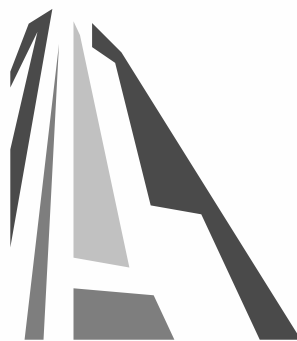
BUILDING C - BUILDING CODE ANALYSIS													
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="9"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	9.10.2.1
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING AREA	<input type="text" value="520"/> m² (Outside face of Exterior Walls)												
GRADE	<input type="text" value="16.7"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="3"/> STOREYS ABOVE GRADE <input type="text" value="0"/> STOREYS BELOW GRADE												

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION			
FIRE ALARM SYSTEM	YES <input type="text" value="NO"/>		9.10.18.2 (5)
SPRINKLERED	YES <input type="text" value="NO"/>		



1 Code Key Plan  
SCALE = 1 : 1000

3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE

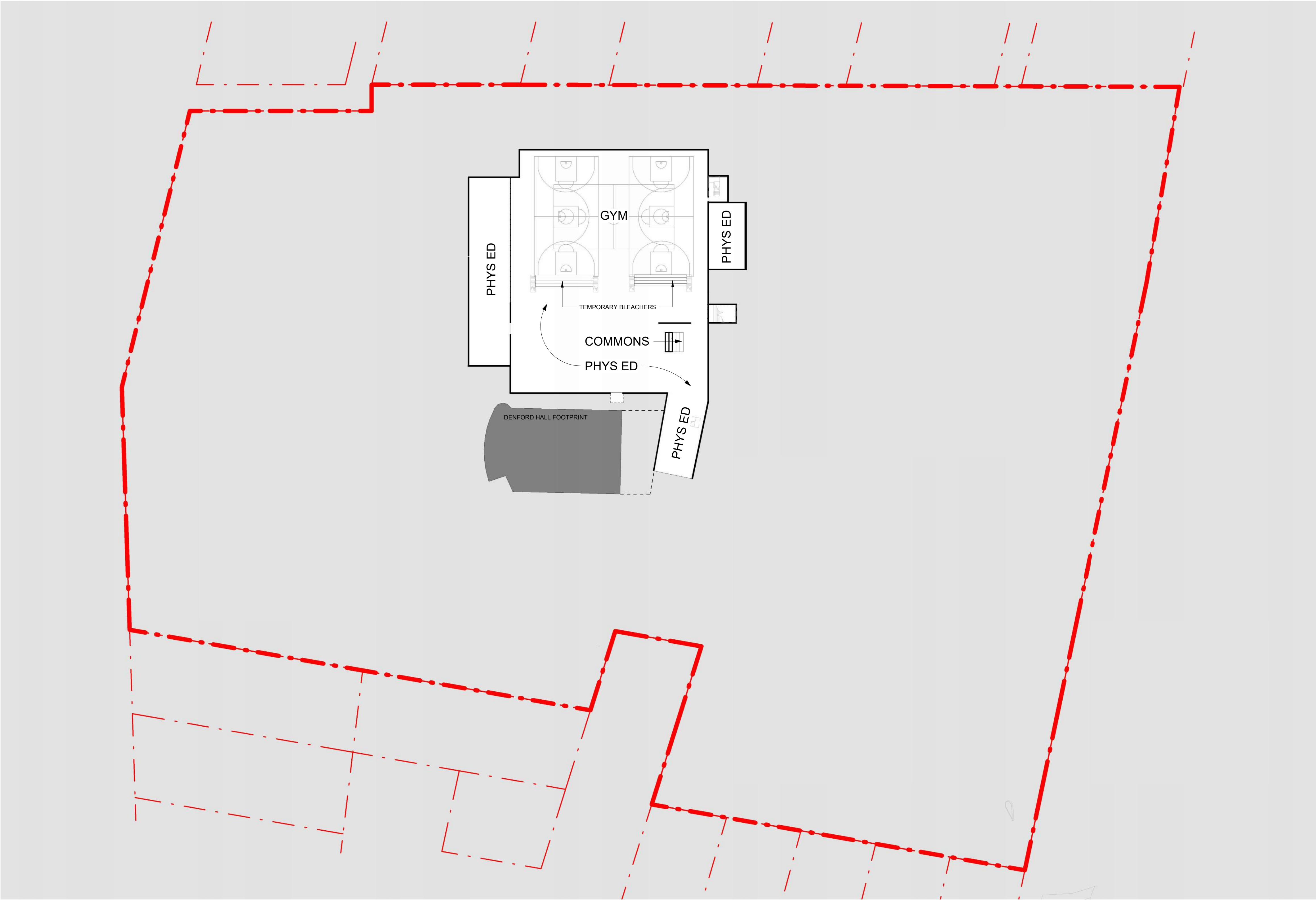


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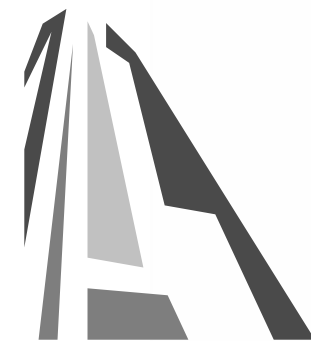
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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name Building Code Analysis		
Date	April 04, 2025	
Scale	As indicated	Project # 2208
	Revision	<div>3</div>
	April 4, 2025	
Sheet #	A - 061	





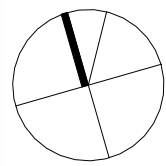
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name Proposed Gym Level (B2)	
Date April 04, 2025	
Scale 1 : 500	Project # 2208
	Revision April 4, 2025 3
	Sheet # A - 100





3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name

Proposed Field Level (B1)

Date

April 04, 2025

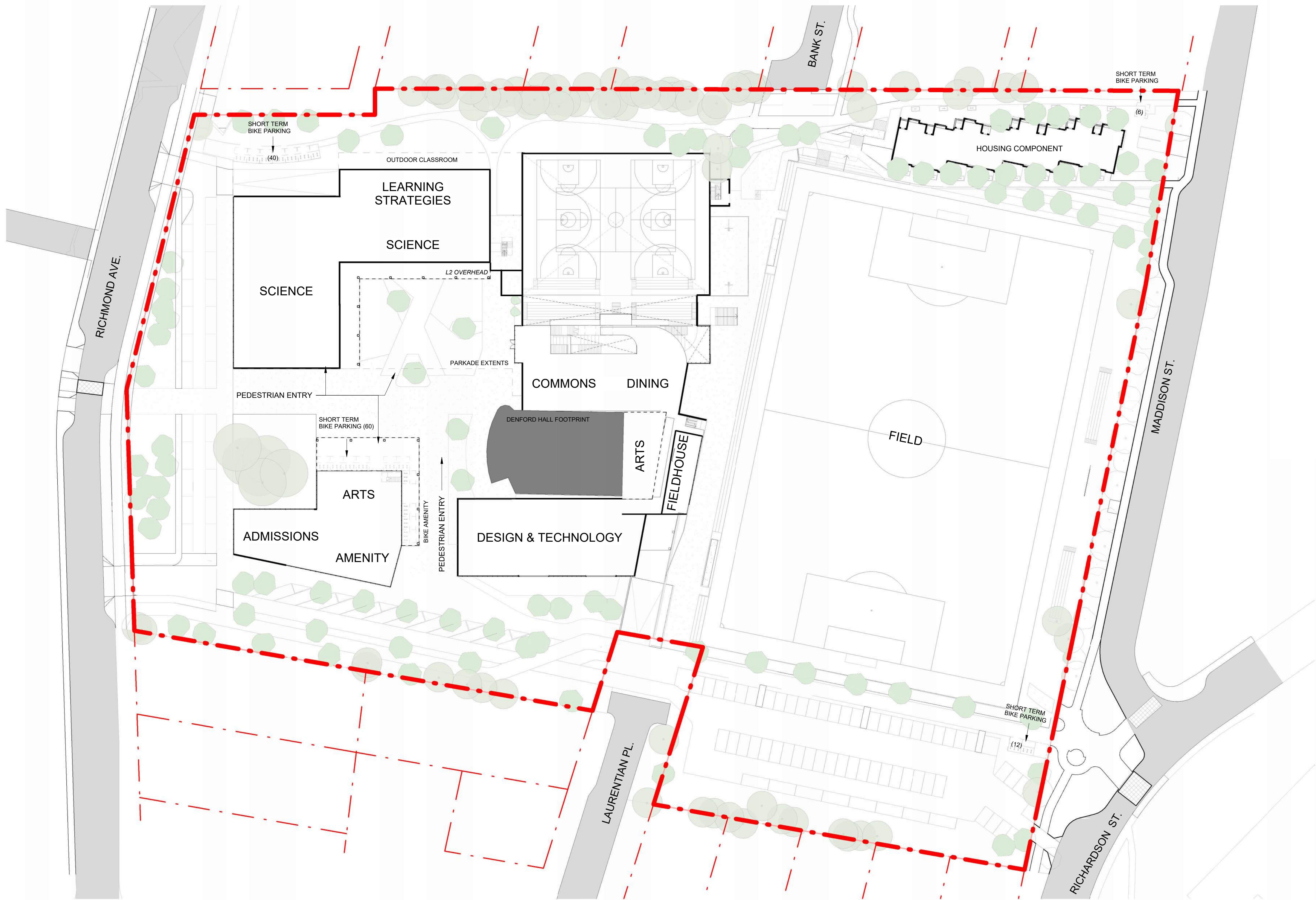
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	Revision
	April 4, 2025
	3

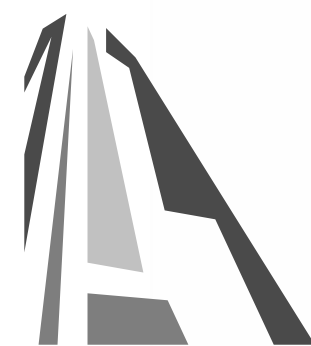
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A - 101





3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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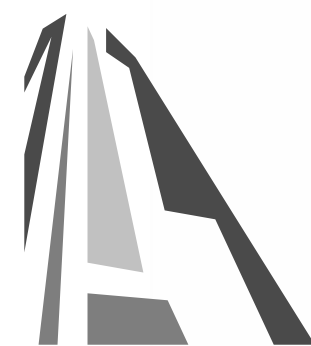
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GLENLYON NORFOLK SCHOOL		
Sheet Name Proposed Courtyard Level (L1)		
Date April 04, 2025		
Scale 1 : 500	Project # 2208	Revision April 4, 2025 3
Sheet # A - 102		







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2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE

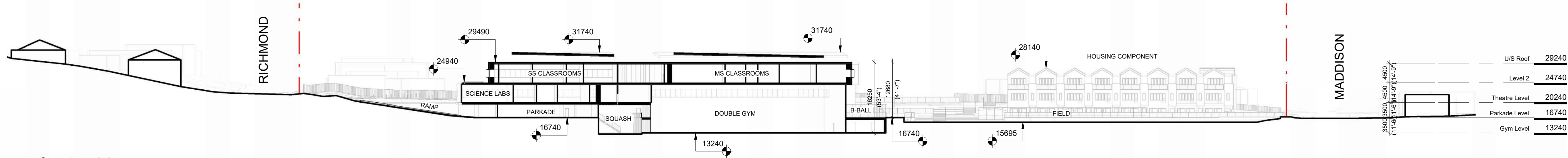


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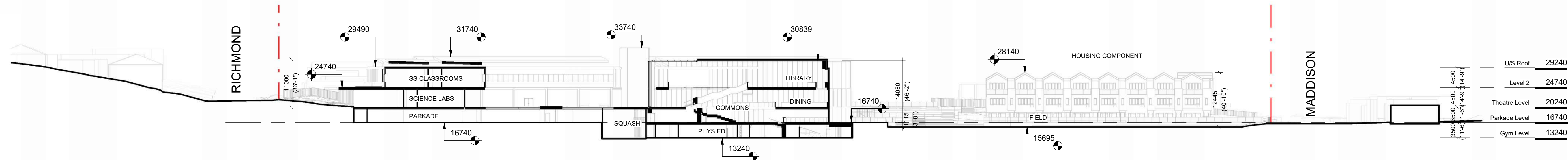
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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name Proposed Classroom Level (L2)	
Date April 04, 2025	
Scale 1 : 500	Project # 2208
	Revision April 4, 2025 3
	Sheet # A - 103

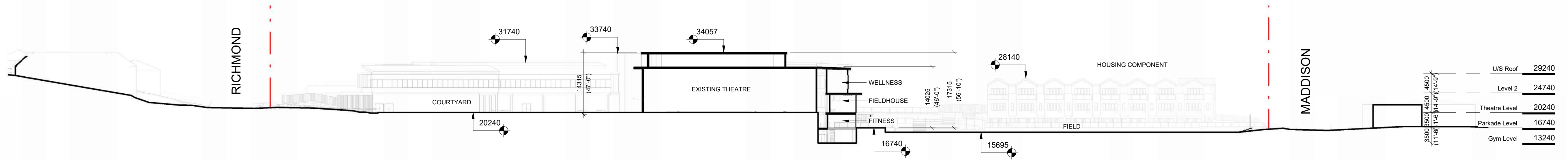




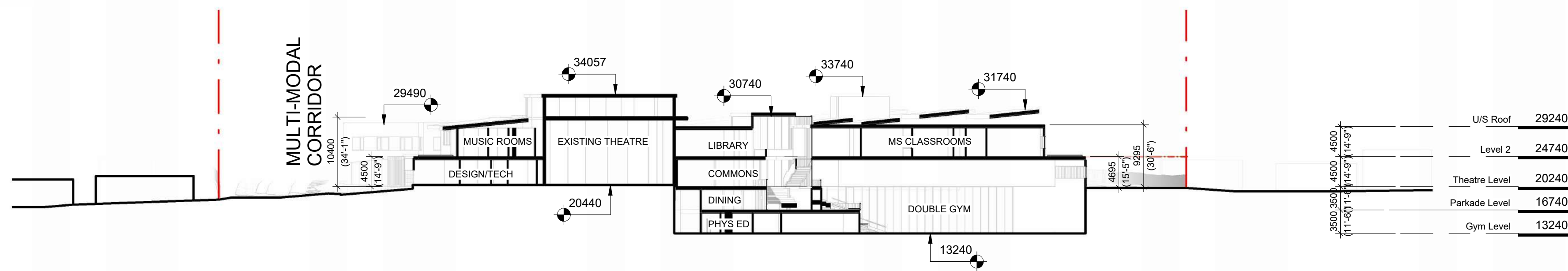
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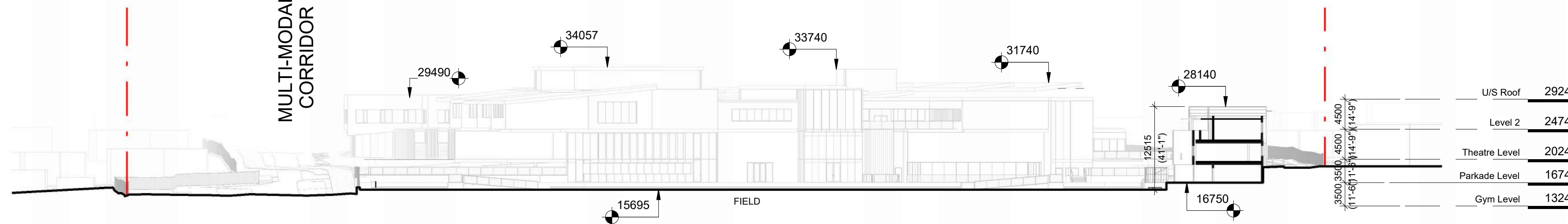
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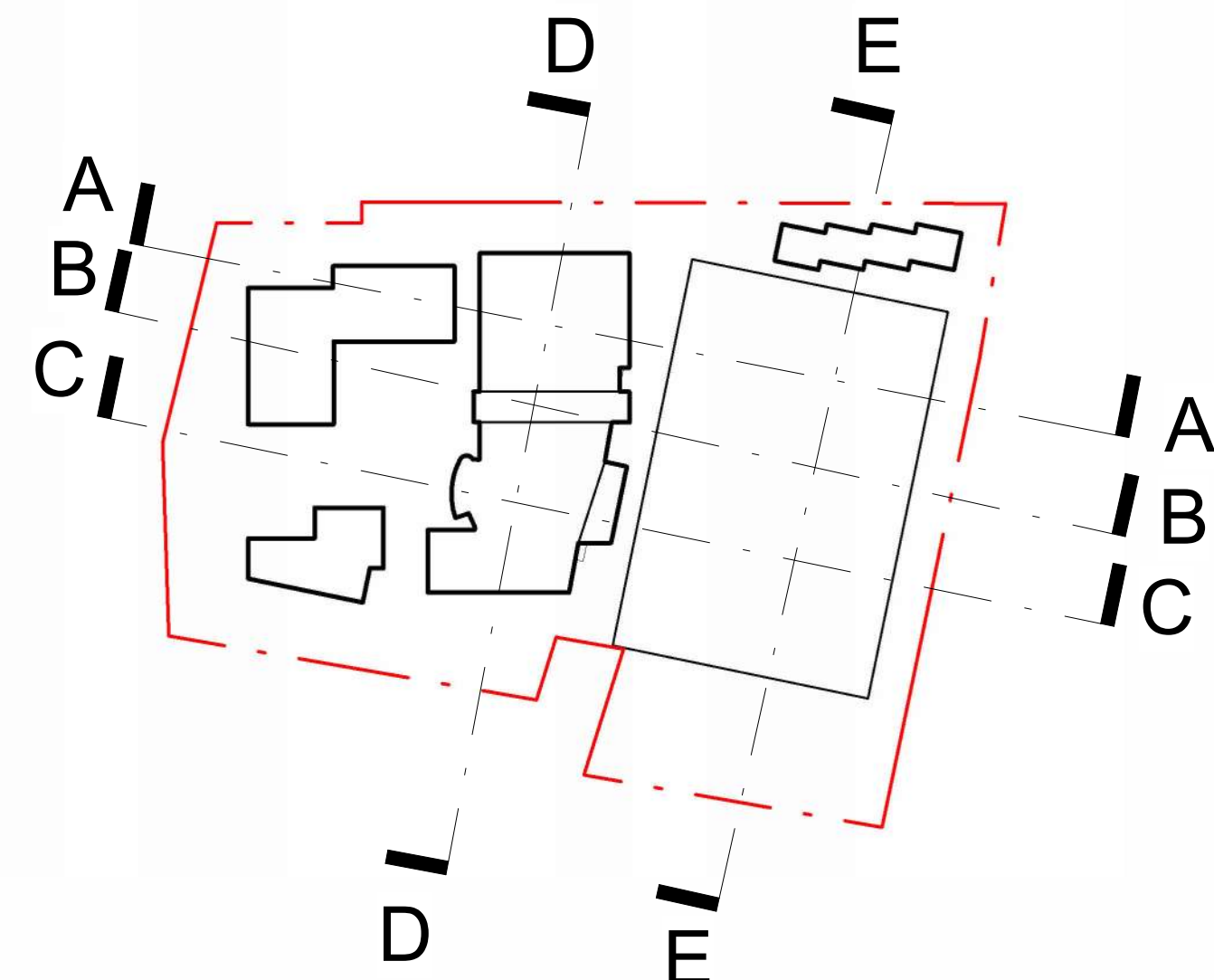
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4 Section DD  
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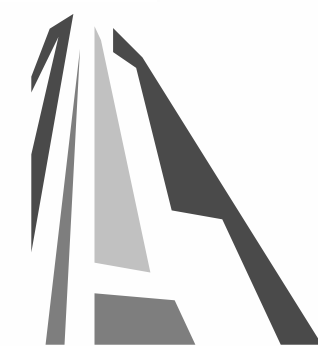


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7 Key Plan - Site Section  
SCALE = 1 : 2000

3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name Proposed Site Sections		
Date	April 04, 2025	
Scale	As indicated	Project # 2208
	Revision	3
	April 4, 2025	Sheet # A - 300





**PROJECT NAME**  
GLENLYON NORFOLK SCHOOL RENEWAL

**CIVIC ADDRESS**  
781 RICHMOND AVENUE, VICTORIA, BC

**LEGAL ADDRESS**  
LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

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- ~~L0.01 DESIGN RATIONALE~~
- ~~L0.02 TREE MANAGEMENT PLAN~~
- ~~L0.03 TREE REPLACEMENT PLAN~~
- ~~L1.01 LANDSCAPE PLAN~~
- L1.02 LANDSCAPE PLAN WITH GREEN ROOF LEVEL
- L2.01 PLANTING LIST
- ~~L2.02 PLANTING PLAN~~
- ~~L2.03 SOIL DEPTH PLAN~~
- ~~L3.01 RAINWATER MANAGEMENT PLAN~~
- ~~L4.01 WAYFINDING PLAN~~
- ~~L4.02 WAYFINDING PRECEDENTS~~
- L5.01 TREE PROTECTION SECTIONS

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

**PROJECT**  
GLENLYON NORFOLK  
SCHOOL RENEWAL

**ADDRESS**  
781 RICHMOND AVENUE, VICTORIA, BC

**LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155**

**DRAWING TITLE**  
COVER

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NORTH

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1:500

PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
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DRAWN	DH/AP
REVIEWED	DL

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GLENLYON NORFOLK SCHOOL - DESIGN RATIONALE

Glenlyon Norfolk School welcomes students, families and alumni into the bustling, active heart of campus while engaging with its residential context with public through-paths, cycling infrastructure, rich habitat value, and a continuation of the Gonzales Neighbourhood's signature urban forest. Through thoughtful material choices, careful locating of program and adjacencies, native and adaptive planting, retention of key existing trees, and amenities that welcome the community into the edges of the site, GNS provides an inviting and enriching experience to its community.

The formal entry to GNS is located on Richmond Avenue, with a widened sidewalk, bike lane, and lush rain gardens providing nature-based stormwater management for the site. A dropoff zone for vehicles is bisected by the main pedestrian thoroughway, an east-west spine that leads visitors past a restored Garry Oak meadow and into the interior courtyard.

The courtyard is the centre of student social life in the campus landscape. Using retained soil volumes to provide tactile plantings and flexible lawn space, this space is malleable and oriented to the social life of the campus community. Movable furnishings, spaces for dining, bike parking, timber decking, and feature paving that supports wayfinding completes this bustling hub. Tree plantings at the heart of the courtyard anchors the space.

Moving along the pedestrian thoroughway, visitors emerge onto the playing field, overlooked to the east and north by terraced seat walls, innovative and compelling social spaces for students to perch and eat, talk, bask in the sunshine, and take in the view.

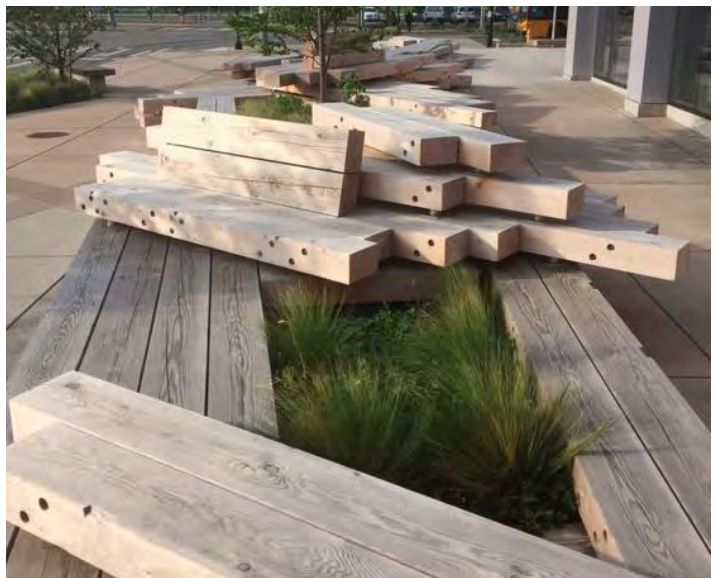
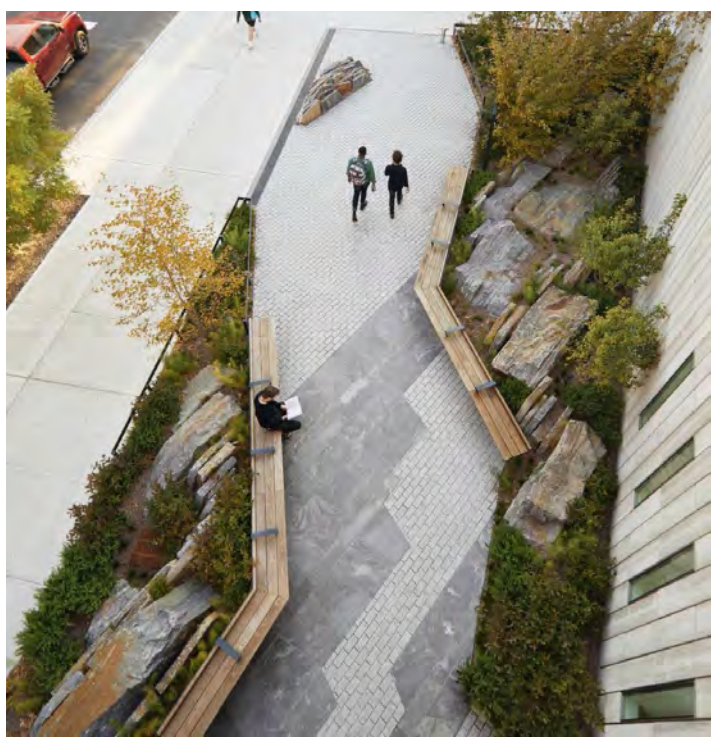
To the west of the field, tucked into the building massing, a playground and half basketball court provide fun and active spaces for students while shielding neighbours from noise.

To the south of the field is an internal street flanked by a generous multi-modal pathway along the southern edge of the site. Permeable paving and lush planting characterize this corridor. This southern pathway provides a pedestrian linkage from Richmond and Laurentian to the Maddison Street Greenway, and features a bike repair amenity and bike parking. At the southeastern corner of the site, the pathway terminates at a crossroads where Richardson and Maddison meet. A community gathering space provides seating and a natural meeting place for school community and neighbours alike.

Moving north along the Maddison Street Greenway, this edge supports a parklike environment. Bench seating is nestled within this green linear park, immersing passersby in this urban habitat.

The northern boundary of the site is characterized by a robust existing tree canopy and restored native plant ecology. This quiet forest walk is hugged on all sides by trees, leading past townhomes with feature planting to an urban woodland, replete with firs, oaks, and ferns. This substantial buffer provides habitat value and provides privacy for neighbours. A public walkway connects Maddison to Bank Street. Further west, a private pathway skirts an outdoor classroom and a bike parking amenity tucked into the forest.

Conceived of with both the school community and the larger Gonzales community in mind, the GNS Renewal Plan provides a cohesive and unified vision that both looks inwards to students, staff, families and alumni, and outwards to the larger community of the neighbourhood and its ecology.



LANDSCAPE PLAN LEGEND

- 1** FLEXIBLE PLAZA & FIRE ACCESS  
- Special paving  
- Perimeter planting  
- Perimeter seating

- 2** STUDENT COMMONS  
- Flexible lawn  
- Timber platform seating/ stage  
- Moveable Furnishings  
- Planting

- 3** THEATRE SPILLOUT  
- Planting  
- Seating

- 4** MEWS  
- Moveable furnishings  
- Special Paving

- 5** INTERNAL ROAD  
- Special paving  
- Parking

- 6** SHARED MULTI-MODAL PATHWAY  
- Coloured concrete  
- Screening planting along property line

- 7** STUDENT DROP-OFF  
- Pedestrian pathways from Richmond  
- Formal gateway planting  
- Perimeter seating

- 8** RICHMOND STREETSCAPE  
- Rain gardens  
- Sidewalk and bike lane  
- Boulevard per COV standards

- 9** THE FOREST WALK - PRIVATE  
- Woodland planting  
- Meandering pathway  
- Habitat opportunities

- 10** OUTDOOR CLASSROOM SPACE

- 11** FLEXIBLE SEATING AREA  
- Views to field  
- Lush planting  
- Moveable furnishings

- 12** SEAT WALL SPECTATOR ZONE

- 13** RESIDENTIAL YARDS  
- Shared pathway

- 14** PLANTED SLOPE

- 15** SEAT STEP SPECTATOR ZONE

- 16** MADDISON GREENWAY  
- Sidewalk  
- Substantial boulevard planting  
- Pocket seating zones

- 17** ACCESSIBLE RAMP TO FIELD

- 18** DINING SPILLOUT

- 19** PLAY ZONE

- 20** BASKETBALL COURT (below)  
**21** OUTDOOR MAKER SPACE  
- Large harvest tables  
- Storage  
- Lush planting

- 22** BIKE PARKING AND AMENITY

- 23** RESTORED GARRY OAK MEADOW  
- Foot paths

- 24** SURFACE PARKING AREA

- 25** SOUTHERN PLANT BUFFER  
- Dense screening planting  
- 6' - 8' tall fence

- 26** LOADING ZONE (back-of-house)

- 27** UNDERGROUND PARKING ENTRANCE

- 28** RESIDENTIAL PARKING

- 29** GROUP/SPORTS TEAM SEATING STEPS

- 30** COMMUNITY GATHERING NODE

- 31** STUDENT BUS SPILLOUT AREA

- 32** RAIN GARDEN SEATING AREA



5th Floor, East Asiatic House  
1201 West Pender St. Vancouver, BC V6E 2V2  
T 604.688.6111  
www.pwlpartnership.com

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT  
GLENLYON NORFOLK  
SCHOOL RENEWAL

ADDRESS  
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE  
DESIGN RATIONALE

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NORTH	SCALE
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PROJECT NO.	23029
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FILE NAME	23029 PLAN.vwx
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REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
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**PROJECT**  
**GLENLYON NORFOLK  
SCHOOL RENEWAL**

**ADDRESS**  
781 RICHMOND AVENUE, VICTORIA, BC

**LEGAL LOT A, SECTION 68, VICTORIA  
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**DRAWING TITLE**  
**TREE MANAGEMENT  
PLAN**

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NORTH	SCALE
	1:400

PROJECT NO.	23029
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REVIEWED	DL
DRAWING	





TREE REPLACEMENT LEGEND

LEGEND		TOTAL #
		On Site / Off Site
	1:1 Large Replacement Tree per Schedule E Part 1	16 / 0
	1:1 Medium Replacement Tree per Schedule E Part 1	51 / 11
	2:1 Small Replacement Tree per Schedule E Part 2	60 / 0
	Non-Replacement Proposed Trees	7 / 0

Tree Status	# Existing	# Removed	Replacement Trees Proposed
Onsite Protected Trees	89	54	85
Onsite Protected Hedges	3	3	10
Private Offsite Trees	11	0	0
Municipal Trees	20	8	11
TOTAL ONSITE TREES: 134			
Total Onsite Trees Required: 175			

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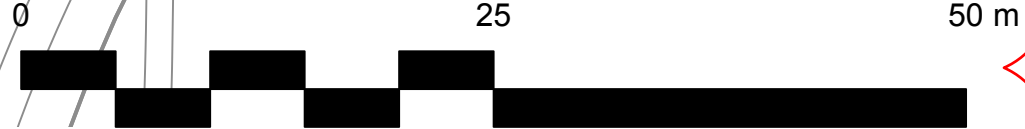
DRAWING TITLE  
TREE REPLACEMENT  
PLAN

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**TREE MANAGEMENT STRATEGY**

The GNS School site has a number of existing trees that will be retained and incorporated into the final phased landscape design. However, there are also a number of existing trees that are going to be removed for this development. The landscape design includes many proposed trees to not only make up for this loss, but to also further enhance the environment of the school grounds and surrounding community.

While the promotion of local biodiversity will be one of the main goals of the landscape plan, consideration for native adaptive tree species will also be included for which can flourish in typically altered conditions including, above ground planters, soils on slab and microclimates affected by climate change. Overall these primary objectives will aim to satisfy the tree replacement requirements and maximum desired canopy cover to the existing site.

At this time, the project is in the early stages and a complete Arborist Report will be done once the project advances. A draft Arborist Report has been provided that includes an inventory of the existing trees on site and some arboricultural observations.

**TREE PLANTING AND REPLACEMENT**

- Selection of native or native adaptive tree species to consider form and character, habitat value and climate resiliency appropriate for the existing site.
- Restore pre-development landscapes and determine opportunities for replanting of Garry Oak ecosystem plantings/tree communities.
- Provide minimum 900mm soil depth for all proposed trees to ensure healthy root growth and adequate soil volume for all tree types and species.
- Site all trees a minimum 2m away from all proposed building elements as per the City of Victoria Tree Protection Bylaws.
- Support tree growth and health with the inclusion of soil cells in all areas where trees

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LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE  
**LANDSCAPE PLAN**

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PROJECT  
**GLENLYON NORFOLK  
SCHOOL RENEWAL**

ADDRESS  
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE  
**LANDSCAPE PLAN  
WITH GREEN ROOF**

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GARRY OAK MEADOW



Quercus garryana, Garry oak



Camassia quamash Blue Camas



Allium cernuum Nodding Onion



Elymus glaucus, Blue wildrye



Symphoricarpos albus, Snowberry



Arbutus meziesii, Arbutus

WOODLAND CHARACTER



Cornus nuttalli, Pacific dogwood



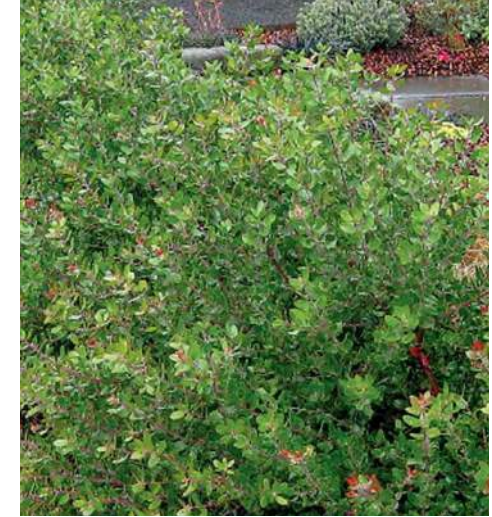
Pseudotsuga menziesii, Douglas Fir



Polystichum munitum, Western sword fern



Maianthemum dilatutum 'False Lily of the Valley'



Vaccinium ovatum, 'Evergeen Huckleberry'



Lupinus bicolor, Two-coloured lupin

GREENWAY PLANTING



Deschampsia cespitosa 'Tufted Hair Grass'



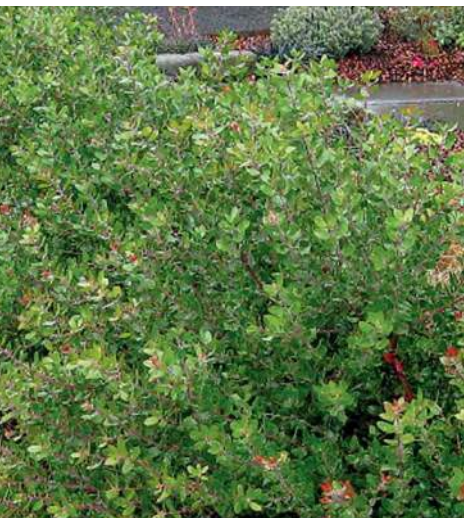
Clethra alnifolia, 'Ruby Spice' summersweet



Dryopteris arguta, Coastal wood fern



Echinacea purpurea, Purple cone flower



Vaccinium ovatum, 'Evergeen Huckleberry'



Pinus contorta var. contorta, Shore pine



Larix decidua 'European larch'



Malus fusca, Pacific crabapple



Eriophyllum lamatum , Woolly sunflower

RESIDENTIAL PLANTING



Deschampsia cespitosa 'Tufted Hair Grass'



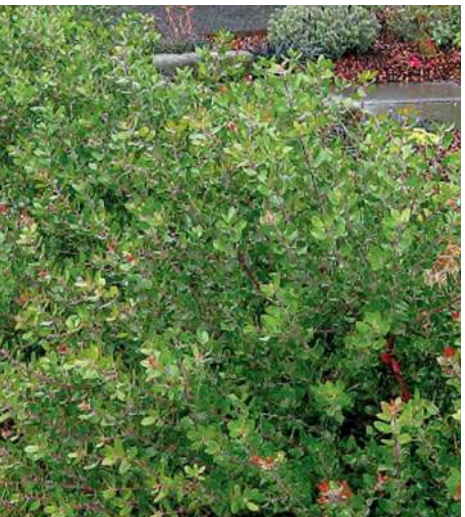
Rudbeckia fulgida 'Goldstrum', black-eyed Susan



Cornus kousa 'Satomi', Satomi dogwood



Cornus canadensis, bunchberry



Vaccinium ovatum, 'Evergeen Huckleberry'

RAIN GARDEN



Acer rubrum, Red maple



Sambucus racemosa, Red elderberry



Rosa nutkana, Nootka Rose



Myrica gale, Bog myrtle



Carex obnupta, Slough sedge



Gaultheria shallon, Salal



Iris setosa, Dwarf Arctic iris



Carex stipata, Awl fruited sedge



Juncus patens 'Carmen's Grey', Carmen's Gray rush

POCKET PLANTING



Sedum 'Autumn Joy', Autumn Joy Stonecrop



Pennisetum alopecuroides, Fountain Grass



Achillea millefolium, Yarrow



Fragaria vesca, Woodland strawberry



Rudbeckia fulgida 'Goldstrum', black-eyed Susan

MUNICIPAL REPLACEMENT TREES



Acer rubrum, Red maple



Quercus garryana, Garry oak



Prunus cerasifera, Flowering plum



Gleditsia Tricanthos, Honey locust



PARTNERSHIP

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1201 West Pender St. Vancouver, BC V6E 2V2  
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT  
GLENLYON NORFOLK  
SCHOOL RENEWAL

ADDRESS  
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE  
PLANT LIST

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NORTH	SCALE
	NTS

PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL
DRAWING	

L2.01



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
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3	2025-09-29	REISSUED FOR REZONING

PROJECT

GLENLYON NORFOLK  
SCHOOL RENEWAL

ADDRESS

781 RICHMOND AVENUE, VICTORIA, BC

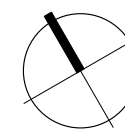
LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE

PLANTING PLAN

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NORTH



SCALE

1:500

PROJECT NO. 23029

DATE

FILE NAME 23029 PLAN.vwx

PLOTTED 2025-09-29

DRAWN DH/AP REVIEWED DL

DRAWING

L2.02



PLANTING ZONES LEGEND

	POCKET PLANTING
	GARRY OAK MEADOW
	WOODLAND CHARACTER
	RAIN GARDEN
	GREENWAY EDGE
	LAWN
	RESIDENTIAL CHARACTER
	GREEN ROOF PLANTING
	Streetscape Planting to be per City of Victoria Standard Planting



REVISIONS AND ISSUES

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3	2025-09-29	REISSUED FOR REZONING

PROJECT

GLENLYON NORFOLK  
SCHOOL RENEWAL

ADDRESS

781 RICHMOND AVENUE, VICTORIA, BC

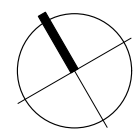
LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE

SOIL DEPTH PLAN

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NORTH



SCALE

1:500

PROJECT NO. 23029

DATE

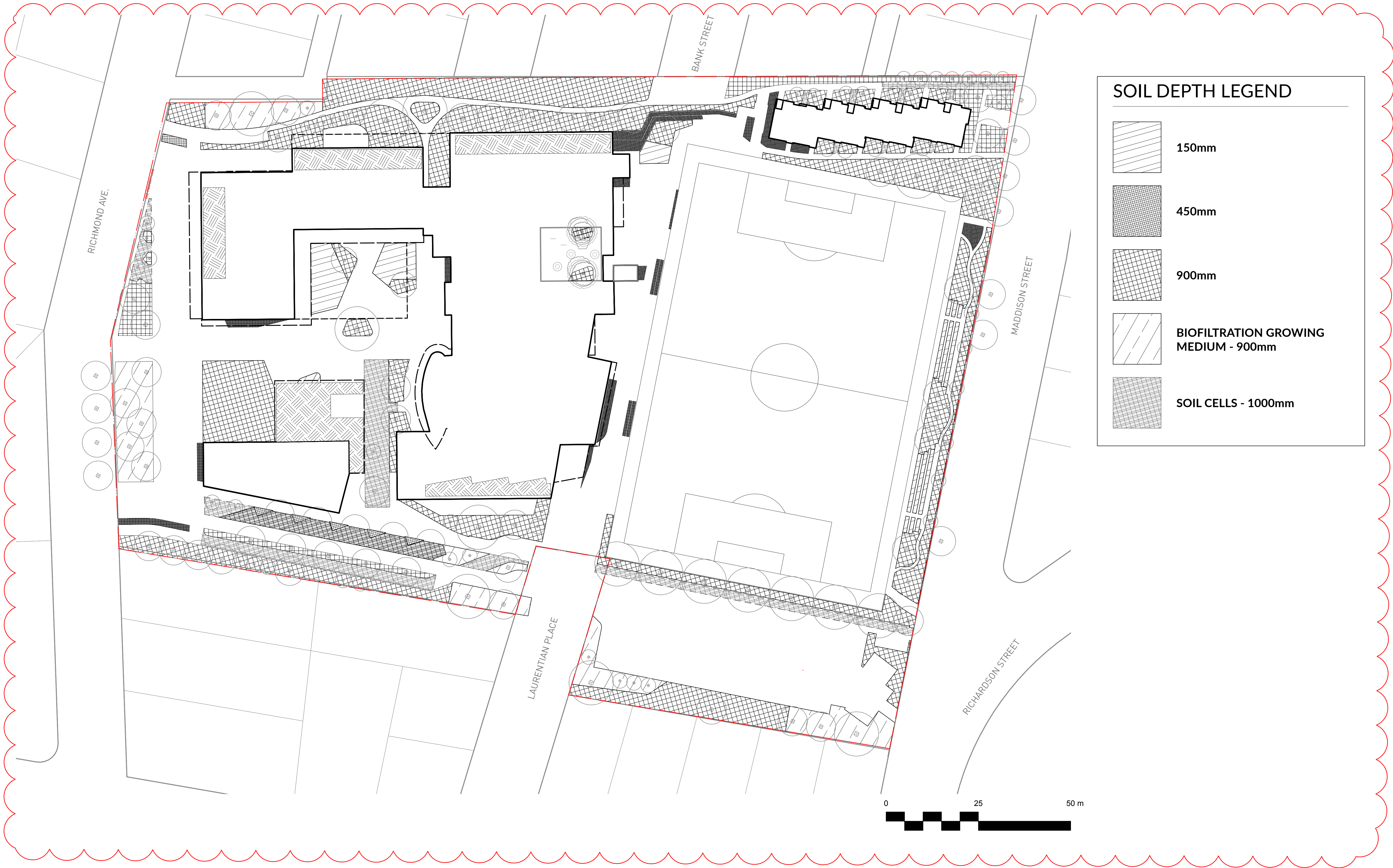
FILE NAME 23029 PLAN.vwx

PLOTTED 2025-09-29

DRAWN DH/AP REVIEWED DL

DRAWING

L2.03





RAINWATER STRATEGY PRELIMINARY CALCULATION			
LANDSCAPE TYPE	TOTAL AREA	SIZING FACTOR	CALCULATED DRAINAGE AREA
<div></div> Rain Garden	930sqm Base Area	5%	18,600sqm
<div></div> Bioswale	80sqm Base Area	15%	540sqm
<div></div> Extensive Green Roof	1,025sqm	Green Roof footprint only	
<div></div> Soft Landscape	5,910sqm	Soft Landscape footprint only	
<div></div> Impermeable Surface	18,861sqm		
TOTAL			19,140sqm

NOTE: ALL FIGURES ARE PRELIMINARY CALCULATIONS PER THE CITY OF VICTORIA PROFESSIONAL RAINWATER MANAGEMENT STANDARDS AND WILL BE REFINED THROUGH FUTURE DESIGN PHASES.

### RAINWATER MANAGEMENT STRATEGY

One of the design goals of the Glenlyon Norfolk School Renewal is to positively contribute to stormwater management. Strategies like rain gardens, bioswales, permeable paving, and green roofs will be leveraged to increase environmental sustainability. A key part of this strategy is the integration with existing stormwater infrastructure to ensure seamless drainage connectivity, preventing overflow during heavy rainfall events. Green roofs provide the possibility of the capturing and local treatment of rainwater that can be used for irrigation, toilet and urinal flushing and other non-potable uses.

Compliance with the City of Victoria regulations and environmental considerations will ensure that the chosen plants and materials minimize ecological impact while also enhancing the schools resilience against climate change.

These green infrastructure features will serve as practical tools for teaching environmental stewardship and sustainability to staff and students at the school as well as the surrounding community.



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LEGAL LOT A, SECTION 68, VICTORIA  
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DRAWING TITLE  
**RAINWATER  
MANAGEMENT  
PLAN**

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NORTH

SCALE

1:600

PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
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REVIEWED	DL

DRAWING



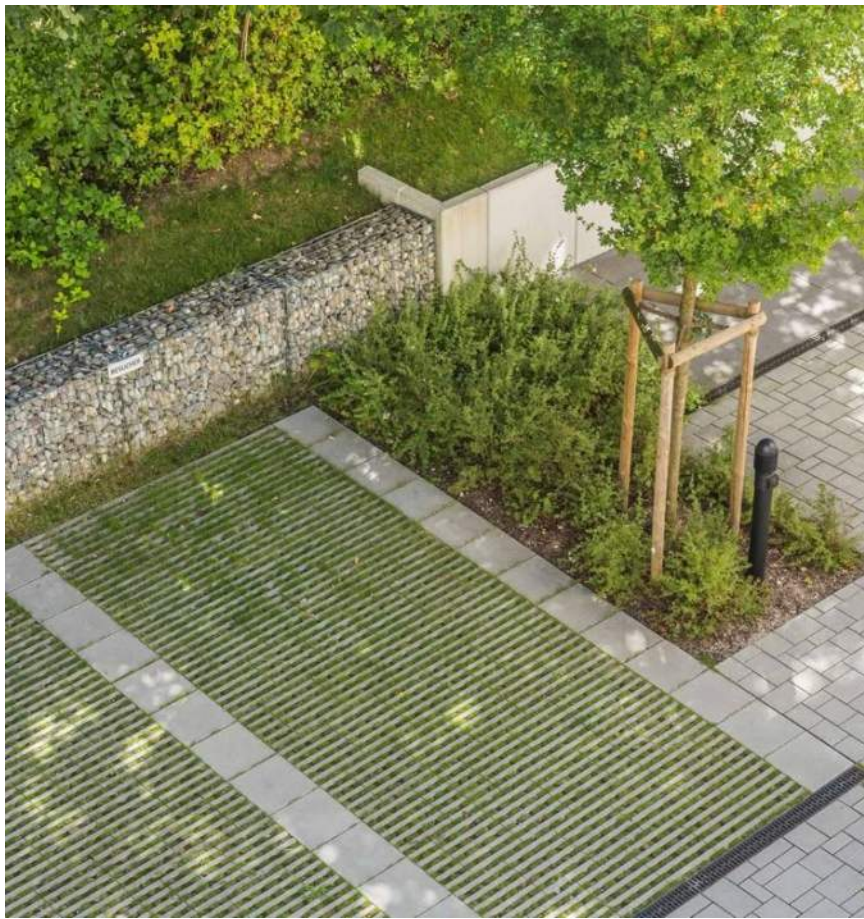
Green Roof



Rain Garden



Bioswale



Permeable Paving



Soft Landscape



REVISIONS AND ISSUES		
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3	2025-09-29	REISSUED FOR REZONING

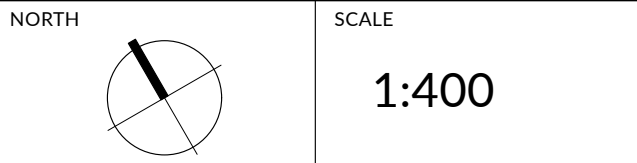
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SCHOOL RENEWAL

ADDRESS  
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LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE  
WAYFINDING PLAN

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FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
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DRAWING	

L4.01





H

HERITAGE AND PLACEMAKING



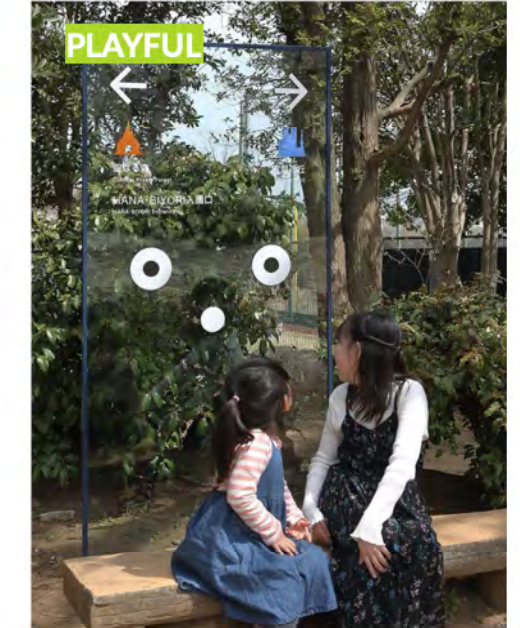
VW

VEHICULAR WAYFINDING



W

PEDESTRIAN WAYFINDING



PG

PRIVATE GNS CAMPUS GATEWAY

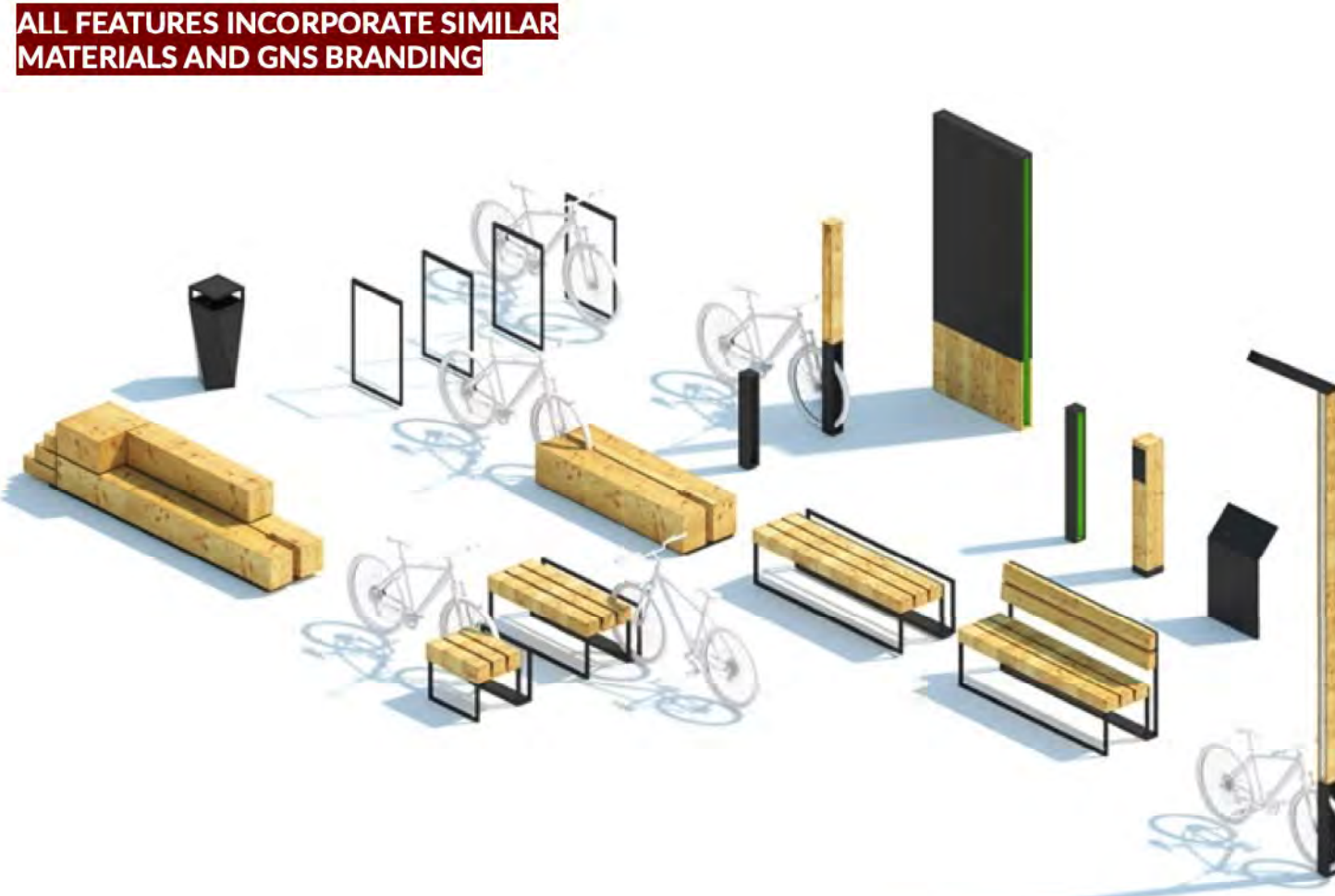


G

GNS CAMPUS GATEWAY - COMMUNITY



INTEGRATED DESIGN FAMILY ACROSS ALL WAYFINDING



PWL  
PARTNERSHIP

5th Floor, East Asiatic House  
1201 West Pender St, Vancouver, BC V6E 2V2  
T 604.688.6111  
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REVISIONS AND ISSUES	
NO.	DATE
1	2024-07-29
2	2025-03-27
3	2025-09-29

DESCRIPTION
ISSUED FOR REZONING
REISSUED FOR REZONING
REISSUED FOR REZONING

PROJECT  
GLENLYON NORFOLK  
SCHOOL RENEWAL

ADDRESS  
781 RICHMOND AVENUE, VICTORIA, BC  
LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE  
WAYFINDING  
PRECEDENTS

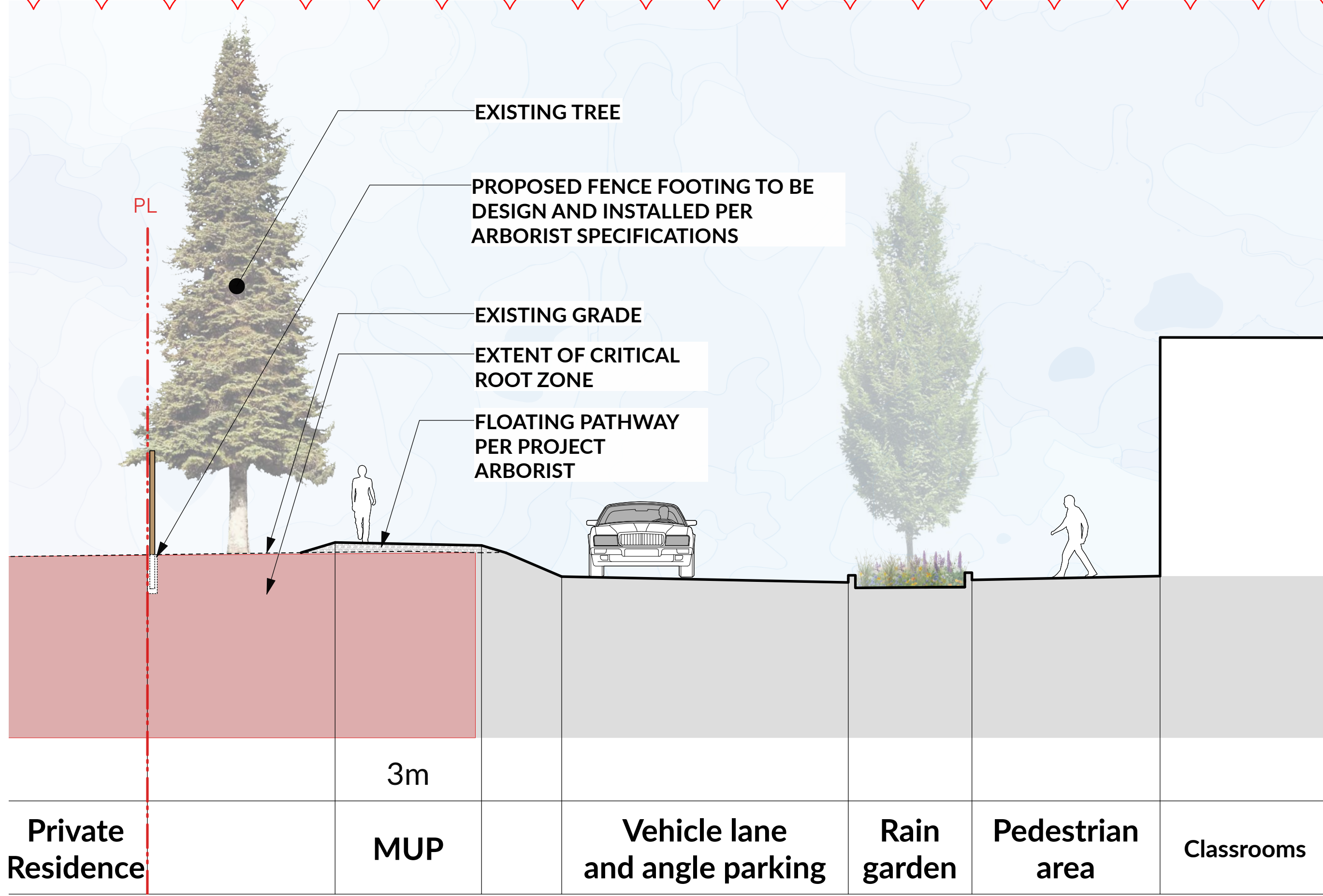
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NORTH  
SCALE  
NTS

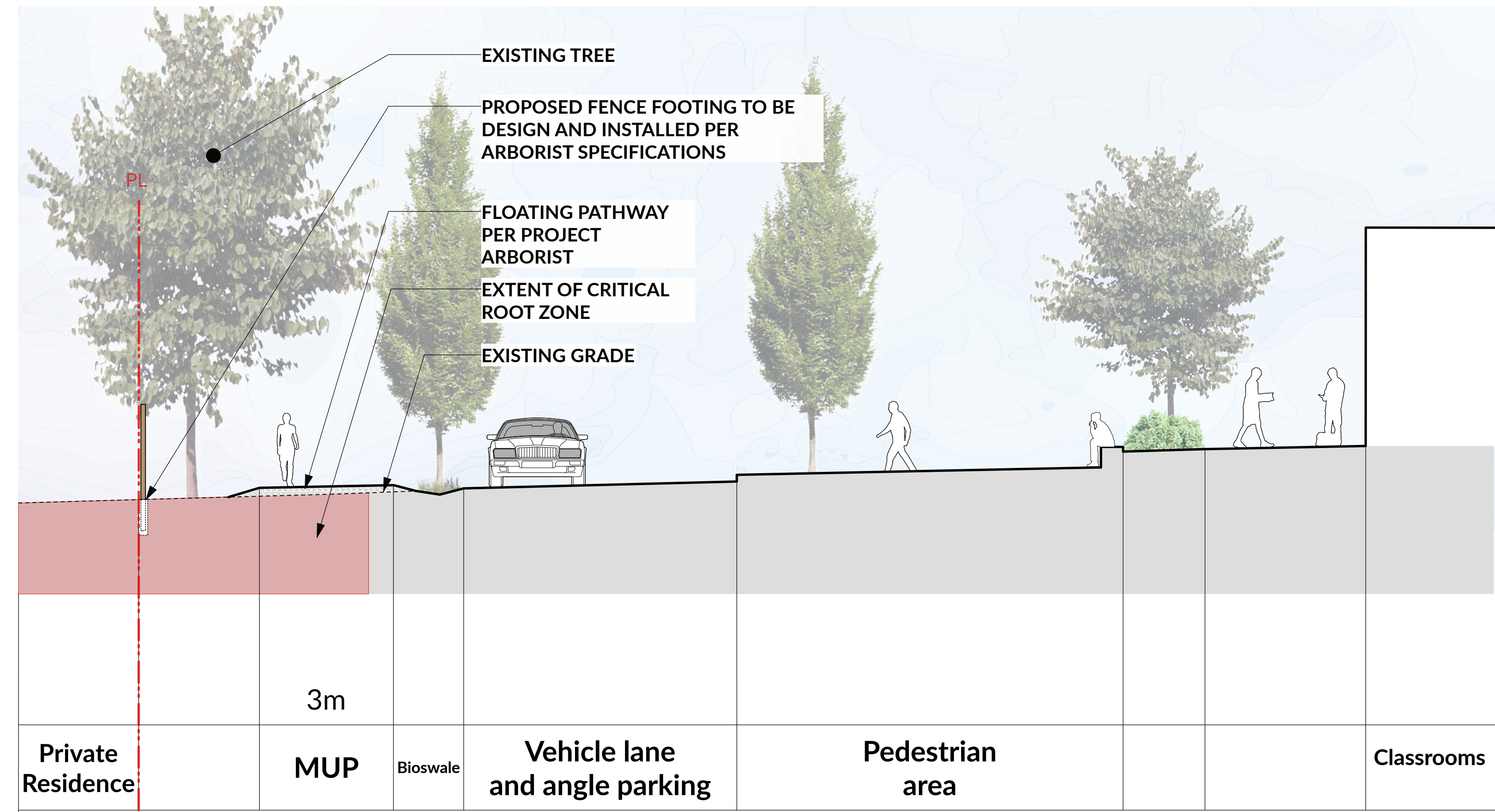
PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

DRAWING  
L4.02





1 Tree Retention Section 1  
Scale: 1:75



2 Tree Retention Section 2  
Scale: 1:75



KEY MAP 1:1500

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	Issued for Rezoning
2	2025-03-27	Reissued for Rezoning
3	2025-09-29	Reissued for Rezoning

PROJECT  
**GLENLYON NORFOLK  
SCHOOL RENEWAL**

ADDRESS  
781 RICHMOND AVENUE, VICTORIA, BC  
LEGAL LOT A, SECTION 68, VICTORIA  
DISTRICT, PLAN VIP57155

DRAWING TITLE  
**TREE PROTECTION  
SECTIONS**

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NORTH	SCALE
	AS SHOWN

PROJECT NO.	23029
DATE	2019-05-10
FILE NAME	23029 SECTIONS.vwx
PLOTTED	2025-09-29
DRAWN	NG
REVIEWED	MC

DRAWING



# GLENLYON NORFOLK SCHOOL PEMBERTON WOODS CAMPUS RENEWAL PROJECT

Sheet List Table	
Sheet Number	Sheet Title
C1	TITLE SHEET
C2	FRONTAGE - WEST
C3	FRONTAGE - EAST
C4	ONSITE - SOUTH
C5	ONSITE - NORTH



KEY PLAN  
NTS

## GLENLYON NORFOLK SCHOOL PEMBERTON WOODS CAMPUS RENEWAL PROJECT

Scale  
horiz. 1:1000 Scale  
vert. N/A  
Sheet C1 of 5  
Eng. Project No. 34624

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

ISSUED FOR REZONING

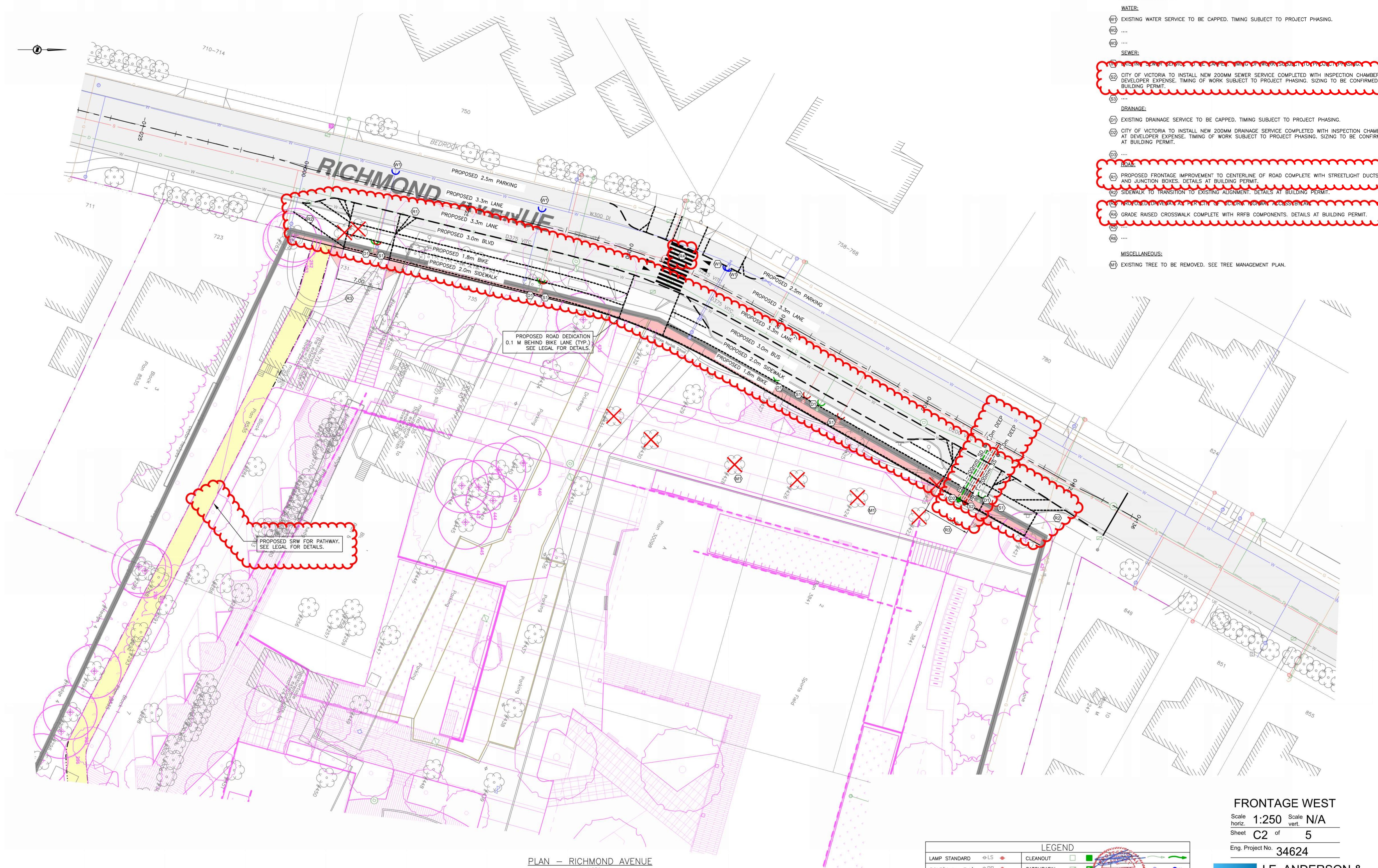
V:\\_Projects\34624 - GNS - 781 Richmond (GNS PW Renewal)\06 - Engineering\04 - Drawings & Sketches (Eng)\34624 - PRODUCTION - DP.dwg Plot Date: October 3, 2025

PLAN - SITE  
H 1:1000

1:1000 0 20 60m

LEGEND	
LAMP STANDARD	LS
POLE (Hydro, Tel.)	PP
U/G WIRING	UE
GAS	G
WATER	W
SEWER	S
DRAIN	D
CLEANOUT	CL
CATCHBASIN	CB
MANHOLE	MH
SERVICE RISER	SR
MOUNTABLE CURB	MC
NON-MOUNT. CURB	NMC
EDGE ASPHALT	EA
METER	M
BRUSH VALVE	BV
REDUCER	R
HYDRANT	H
AIR VALVE	AV





- SHEET NOTES:**
- WATER:**
- (W1) EXISTING WATER SERVICE TO BE CAPPED. TIMING SUBJECT TO PROJECT PHASING.
  - (W2) ....
  - (W3) ....
- SEWER:**
- (S1) EXISTING SEWER SERVICE TO BE CAPPED. TIMING SUBJECT TO PROJECT PHASING.
  - (S2) CITY OF VICTORIA TO INSTALL NEW 200MM SEWER SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPER EXPENSE. TIMING OF WORK SUBJECT TO PROJECT PHASING. SIZING TO BE CONFIRMED AT BUILDING PERMIT.
  - (S3) ....
- DRAINAGE:**
- (D1) EXISTING DRAINAGE SERVICE TO BE CAPPED. TIMING SUBJECT TO PROJECT PHASING.
  - (D2) CITY OF VICTORIA TO INSTALL NEW 200MM DRAINAGE SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPER EXPENSE. TIMING OF WORK SUBJECT TO PROJECT PHASING. SIZING TO BE CONFIRMED AT BUILDING PERMIT.
  - (D3) ....
- ROAD:**
- (R1) PROPOSED FRONTAGE IMPROVEMENT TO CENTERLINE OF ROAD COMPLETE WITH STREETLIGHT DUCTS AND JUNCTION BOXES. DETAILS AT BUILDING PERMIT.
  - (R2) SIDEWALK TO TRANSITION TO EXISTING ALIGNMENT. DETAILS AT BUILDING PERMIT.
  - (R3) PROPOSED DRIVEWAY AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
  - (R4) GRADE RAISED CROSSWALK COMPLETE WITH RRB COMPONENTS. DETAILS AT BUILDING PERMIT.
  - (R5) ....
  - (R6) ....
- MISCELLANEOUS:**
- (MT) EXISTING TREE TO BE REMOVED. SEE TREE MANAGEMENT PLAN.

PLAN - RICHMOND AVENUE  
H 1:250

**ISSUED FOR REZONING**

V:\\_Projects\34624 - GNS - 781 Richmond (GNS PW Renewal)\06 - Engineering\04 - Drawings & Sketches (Eng)\34624 - PRODUCTION - DP.dwg Plot Date: October 3, 2025

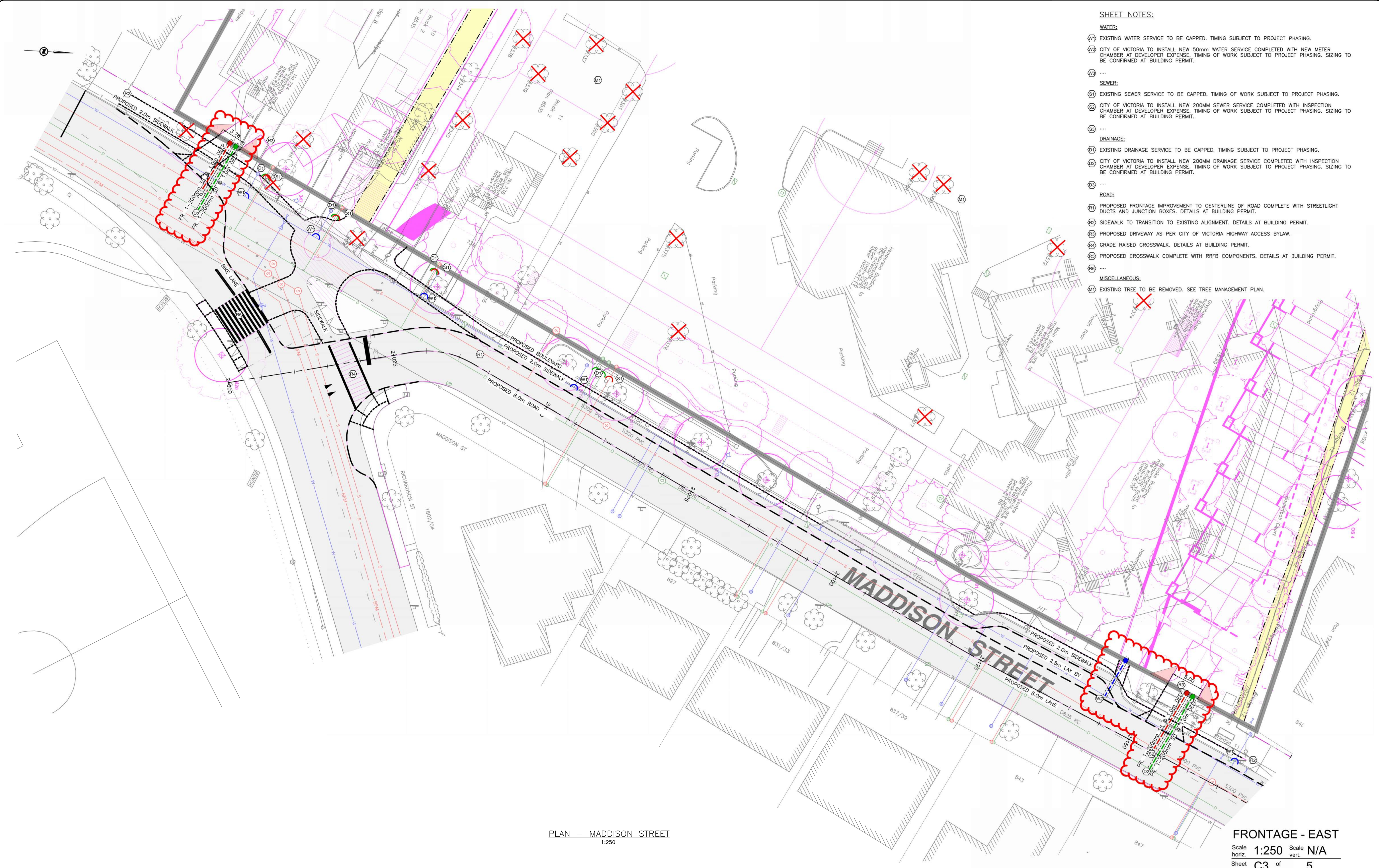


LEGEND	
LAMP STANDARD	LS
POLE (Hydro, Tel.)	PP
U/G WIRING	UE
GAS	G
WATER	W
SEWER	S
DRAIN	D
CLEANOUT	CO
CATCHBASIN	CB
MANHOLE	MH
SERVICE RISER	SR
MOUNTABLE CURB	MC
NON-MOUNT. CURB	NMC
EDGE ASPHALT	EA
METER	M
BRUSH VALVE	BV
HYDRANT	H
AIR VALVE	AV

**FRONTAGE WEST**  
Scale  
horiz. 1:250  
Sheet C2 of 5  
Eng. Project No. 34624

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





- SHEET NOTES:**
- WATER:**
- (W1) EXISTING WATER SERVICE TO BE CAPPED. TIMING SUBJECT TO PROJECT PHASING.
  - (W2) CITY OF VICTORIA TO INSTALL NEW 50mm WATER SERVICE COMPLETED WITH NEW METER CHAMBER AT DEVELOPER EXPENSE. TIMING OF WORK SUBJECT TO PROJECT PHASING. SIZING TO BE CONFIRMED AT BUILDING PERMIT.
  - (W3) ....
- SEWER:**
- (S1) EXISTING SEWER SERVICE TO BE CAPPED. TIMING OF WORK SUBJECT TO PROJECT PHASING.
  - (S2) CITY OF VICTORIA TO INSTALL NEW 200MM SEWER SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPER EXPENSE. TIMING OF WORK SUBJECT TO PROJECT PHASING. SIZING TO BE CONFIRMED AT BUILDING PERMIT.
  - (S3) ....
- DRAINAGE:**
- (D1) EXISTING DRAINAGE SERVICE TO BE CAPPED. TIMING SUBJECT TO PROJECT PHASING.
  - (D2) CITY OF VICTORIA TO INSTALL NEW 200MM DRAINAGE SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPER EXPENSE. TIMING OF WORK SUBJECT TO PROJECT PHASING. SIZING TO BE CONFIRMED AT BUILDING PERMIT.
  - (D3) ....
- ROAD:**
- (R1) PROPOSED FRONTAGE IMPROVEMENT TO CENTERLINE OF ROAD COMPLETE WITH STREETLIGHT DUCTS AND JUNCTION BOXES. DETAILS AT BUILDING PERMIT.
  - (R2) SIDEWALK TO TRANSITION TO EXISTING ALIGNMENT. DETAILS AT BUILDING PERMIT.
  - (R3) PROPOSED DRIVEWAY AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
  - (R4) GRADE RAISED CROSSWALK. DETAILS AT BUILDING PERMIT.
  - (R5) PROPOSED CROSSWALK COMPLETE WITH RRB COMPONENTS. DETAILS AT BUILDING PERMIT.
  - (R6) ....
- MISCELLANEOUS:**
- (M1) EXISTING TREE TO BE REMOVED. SEE TREE MANAGEMENT PLAN.

PLAN — MADISON STREET  
1:250

**FRONTAGE - EAST**  
Scale  
horiz. 1:250 Scale  
vert. N/A  
Sheet C3 of 5  
Eng. Project No. 34624

**ISSUED FOR REZONING**

V:\\_Projects\34624 - GNS - 781 Richmond (GNS PW Renewal)\06 - Engineering\04 - Drawings & Sketches (Eng)\34624 - PRODUCTION - DP.dwg Plot Date: October 3, 2025



LEGEND			
LAMP STANDARD	LS	CLEANOUT	CO
POLE(Hydro, Tel)	PP	CATCHBASIN	CB
U/G WIRING	UE	MANHOLE	MC
GAS	G	SERVICE RISER	SR
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	EA
		METER	M
		WASH VALVE	WV
		REDUCER	R
		HYDRANT	H
		AIR VALVE	AV

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



# SHEET NOTES:

## WATER:

- (W1) EXISTING WATER SERVICE TO BE CAPPED. TIMING SUBJECT TO PROJECT PHASING.
- (W2) CITY OF VICTORIA TO INSTALL NEW WATER METER CHAMBER COMPLETED WITH NEW DEDICATED FIRE LINE AT DEVELOPER EXPENSE. TIMING OF WORK SUBJECT TO PROJECT PHASING. SIZING TO BE CONFIRMED AT BUILDING PERMIT.

## SEWER:

- (S1) EXISTING SEWER SERVICE TO BE CAPPED. TIMING OF WORK SUBJECT TO PROJECT PHASING.
- (S2) CITY OF VICTORIA TO INSTALL NEW TERMINAL SEWER MANHOLE AND EXISTING SERVICE TO BE ABANDONED. TIMING OF WORK SUBJECT TO PROJECT PHASING.
- (S3) EXISTING DRAINAGE SERVICE TO BE CAPPED. TIMING SUBJECT TO PROJECT PHASING.

- (S4) CITY OF VICTORIA TO INSTALL NEW TERMINAL DRAINAGE MANHOLE AND ABANDON EXISTING SERVICES. TIMING OF WORK SUBJECT TO PROJECT PHASING.

## MISCELLANEOUS:

- (M1) PROPOSED HAMMERHEAD TURNAROUND. DETAILS AT BUILDING PERMIT STAGE.
- (M2) EXISTING TREE TO BE REMOVED. SEE TREE MANAGEMENT PLAN.

- (M3) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M4) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M5) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M6) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M7) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M8) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M9) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M10) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M11) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M12) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M13) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M14) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M15) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M16) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M17) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M18) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M19) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M20) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M21) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M22) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M23) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M24) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M25) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M26) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M27) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M28) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M29) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M30) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M31) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M32) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M33) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M34) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M35) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M36) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M37) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M38) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M39) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M40) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M41) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M42) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M43) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M44) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M45) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M46) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M47) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M48) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M49) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M50) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M51) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M52) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M53) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

- (M54) PROPOSED SRW FOR PATHWAY. SEE LEGAL FOR DETAILS.

- (M55) EXISTING ROAD TO BE CLOSED BY CITY OF VICTORIA.

- (M56) EXISTING SRW TO BE RELEASED BY CITY OF VICTORIA.

## ONSITE - SOUTH

Scale 1:250  
horiz. Scale N/A  
vert.

Sheet C4 of 5

Eng. Project No. 34624

**J E ANDERSON & ASSOCIATES**

SURVEYORS - ENGINEERS

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

LEGEND	
LAMP STANDARD	LS
POLE (Hydro, Tel.)	PP
U/G WIRING	UE
GAS	G
WATER	W
SEWER	S
DRAIN	D
CLEANOUT	CO
CATCHBASIN	CB
MANHOLE	MH
SERVICE RISER	SR
MOUNTABLE CURB	MC
NON-MOUNT. CURB	NMC
EDGE ASPHALT	EA
METER	M
VALVE	V
REDUCER	R
HYDRANT	H
AIR VALVE	AV

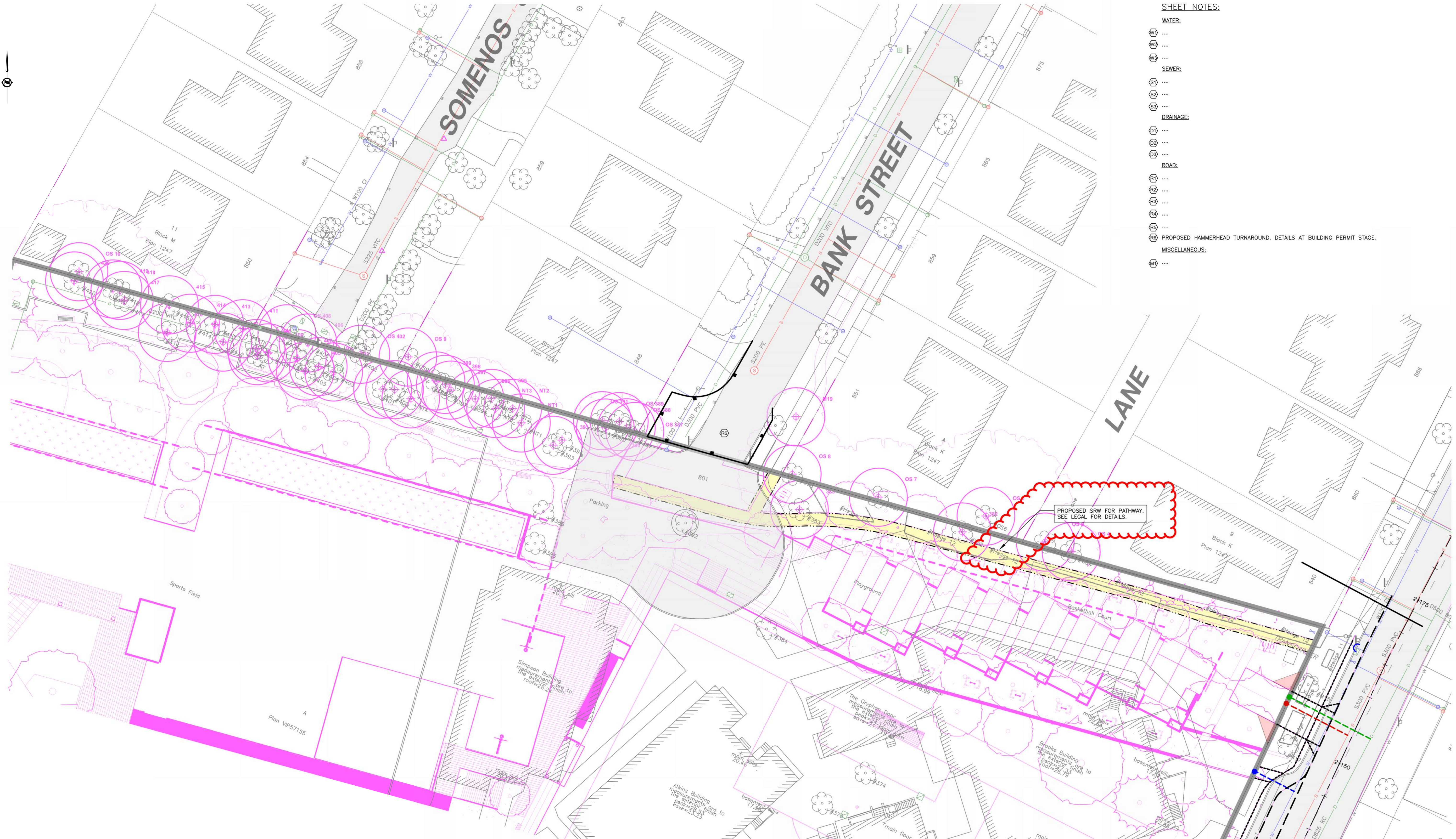
1:1000 0 20 60m

PLAN - LAURENTIAN PLACE  
H 1:250

ISSUED FOR REZONING

V:\\_Projects\34624 - GNS - 781 Richmond (GNS PW Renewal)\06 - Engineering\04 - Drawings & Sketches (Eng)\34624 - PRODUCTION - DP.dwg Plot Date: October 3, 2025





- SHEET NOTES:**
- WATER:**
- W1 ....
  - W2 ....
  - W3 ....
- SEWER:**
- S1 ....
  - S2 ....
  - S3 ....
- DRAINAGE:**
- D1 ....
  - D2 ....
  - D3 ....
- ROAD:**
- R1 ....
  - R2 ....
  - R3 ....
  - R4 ....
  - R5 ....
  - R6 PROPOSED HAMMERHEAD TURNAROUND. DETAILS AT BUILDING PERMIT STAGE.
- MISCELLANEOUS:**
- M1 ....

PLAN — BANK STREET  
H 1:250

ONSITE - NORTH

Scale  
horiz. 1:250  
Sheet C5 of 5  
Eng. Project No. 34624

ISSUED FOR REZONING

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LEGEND	
LAMP STANDARD	LS
POLE (Hydro, Tel.)	PP
U/G WIRING	UE
GAS	G
WATER	W
SEWER	S
DRAIN	D
CLEANOUT	CP
CATCHBASIN	CB
MANHOLE	MH
SERVICE RISER	SR
MOUNTABLE CURB	MC
NON-MOUNT. CURB	NMC
EDGE ASPHALT	EA
METER	M
WATER VALVE	WV
SEWER VALVE	SV
HYDRANT	H
AIR VALVE	AV

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