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Richmond Rd Perspective View

Issued for DP Resubmission #2

2026-04-09

PROJECT ADDRESS

2612, 2616, 2620, 2628 Richmond Rd
Victoria, BC

DRAWING LIST

ARCHITECTURAL

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- A-000001 Project Data & Site Plan
- A-000002 Perspective Views
- A-000004 Perspective Views
- A-000005 Legal Survey
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- A-011061 Roof
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- A-013004 Elevation (W)
- A-013006 Context Elevations
- A-014010 Shadow Study
- A-014011 Spatial Setback

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Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
April 21, 2026

Rev.	Date	Description	Issued by	Checked by
P04	04/09/2026	Issued for DP Resubmission #2		
P03	06/26/2025	Revised for Rezoning & Development Permit		
P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No:	Rev:
A-000000	P04
Project Name:	
2612 - 2628 Richmond Road, Victoria	
Drawing Name:	
Cover Page	
Drawing Status:	
PLANNING	
Project No:	Scale:
4153-C	1:100
Date:	Drawn:
	HN
Checked:	by:
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Richmond Rd Perspective View



Textured Finish
Cementitious Panel



Smooth Finish
Cementitious Panel



Accent Colour
Railings, windows and doors

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Drawing No: **A-000002** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Title: **Perspective Views**

PLANNING

Project No: **4153-C** Date: Scale: Drawn: **HN** Checked: **KB**

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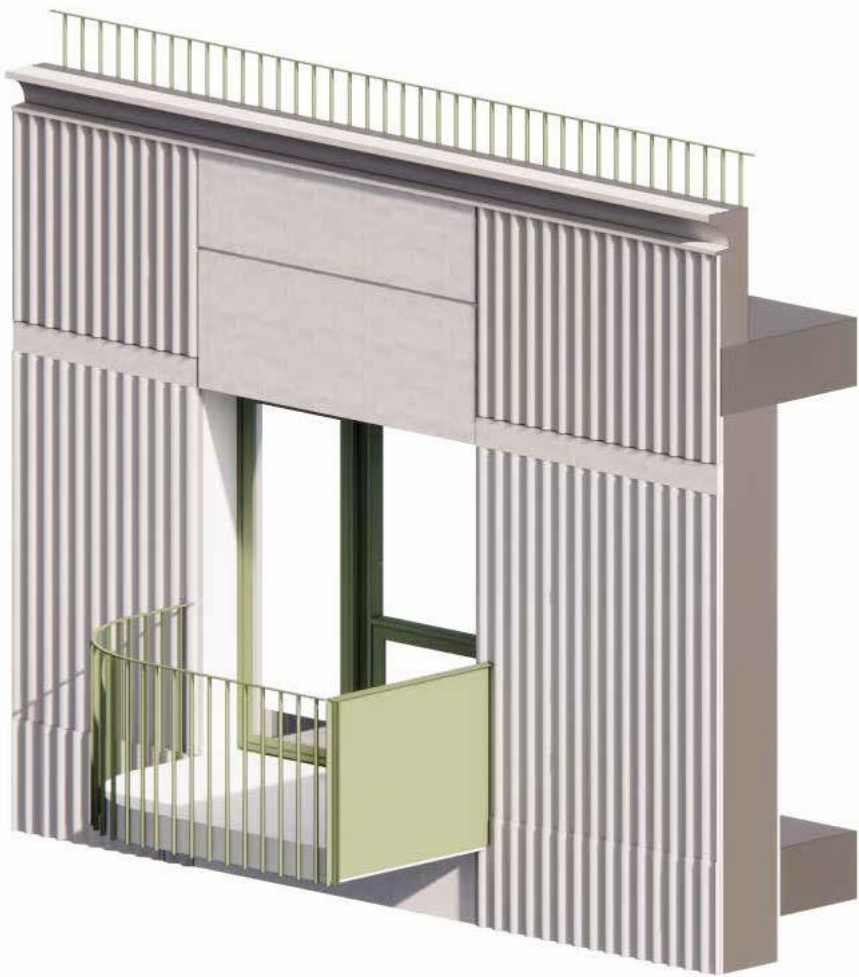
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Cornice Detail



Carrick St Elevation

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Drawing No: **A-000004** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Perspective Views**

Drawing Status: **PLANNING**

Project No: **4153-C** Date: Scale: Drawn: **HN** Checked: **KB**

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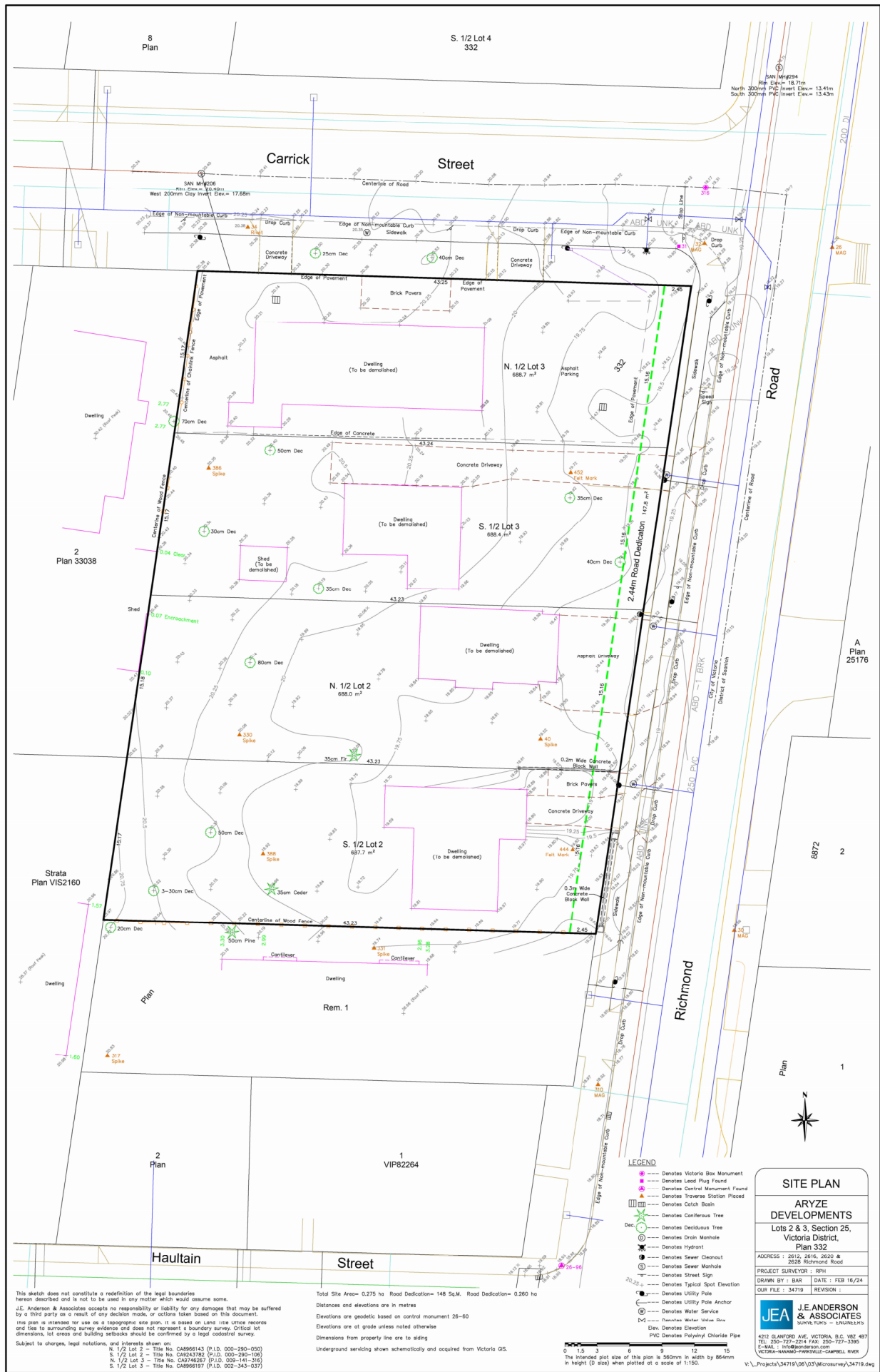
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P01	05/07/2025	Issued for Development Tracker		

Drawing No.	Sec.
A-000005	P04

2612 - 2628 Richmond Road, Victoria

Legal Survey

PLANNING

Project No.	Date	Scale	Drawn	Checked
4153-C			HN	KB



PROJECT INFORMATION TABLE

Current Use	SFD/DUPEX/OFFICES	
Proposed Use	Rental Housing	
Proposed Scope of Work	105 Units - Purpose Built Mixed-Use Rental Housing	
Location and Siting of Uses and Structures		
First storey non-residential use	Proposed	
Minimum one criteria must apply if first storey non-residential use proposed	Yes - Corner Lot	
Floor Area Occupied by Dwelling Units (%)	>50.00	
Number of buildings	1	
Dwelling unit size (m²)(min.)	33	
3-bedroom units %(min.)	11 units (10.5%)	10%
2-bedroom units %(min.)	21 units (20%)	20%
Operable bedroom window	1 per bedroom	
Operable bedroom window (min. size)	475 mm²	

Site Planning

Zone (existing)	GRD-1	
Lot area (post road dedication)	2603 m²	
Lot area + road dedication	2750 m²	
Gross floor area (m²)	5276	
Floor space ratio	2.56	
Open lot space (%) pre road dedication	50.5% (1,391 m²)	
Soft Landscaping	751 m²	min 50%
Hard Landscaping	040 m²	max 04%
Lot Coverage (%) post road dedication	52%	max 55%
Landscape Area (%)	10% (260 m²)	
Above and below ground structures	yes	

Building Data

Building Height Average grade (m)	19.0 m	
Height (m)	18.8 m	20.5 m
Number of storeys	6	
Balcony Projection	1.8 m	2.0 m
Underground Parkade Projection	n/a	
Setback to residential use (stia)	220 mm	4.0 m

Building Setbacks

Side on Flanking Street (Garrick)	4.6 m	4.0 m
Front Yard (Richmond) (post road dedication)	3.3 m	4.0 m
Rear Yard	9.5 m	8.0m or 25% of Lot Depth
Side Yard (not a primary façade)	3.2 m	ii. 9.0m to a Primary Façade above 4 Storeys iv. 3.0m to all other façades above 4 Storeys

Residential Use details

Total number of units	105
Unit Types	Studio, 1B, 1B+Den, 2B, 3B
Ground-oriented units	16
Minimum unit floor area (m2)	33 m²
Total residential floor area	5713 m²

Rooftop Structure

Projection (into height)	
Parapets	0.8m
Rooftop Structure	3.5m
Roof area coverage %(max)	5.46%
Setback from edge (m)(min)	refer to A-00001

Vehicle Parking (min.)

Commercial		5
Residential	37	95
Accessible - standard	1	
Accessible - van	1	
Visitor	6	13
Accessible - standard visitor	1	
Accessible - van visitor	0	
Accessible Signage	refer to A-01000	
Car-share (EV charging station to be provided)	1	
Height clearance	Min. 2.1m	
Drive aisle grade (%) max	2%	
Driveway grade (%) max	15%	
Driveway/ parking materials	Hard Surface	
Electric charging outlets - Residential	100%	
energized electric vehicle outlets have been provided in accordance with zoning Bylaw 2015, Amendment Bylaw (No. 5).		

One outlet to be provided per required vehicle parking space not inclusive of visitor parking spaces.

Electric charging - Commercial

5 of req'd parking stalls

Bicycle Parking (min.)

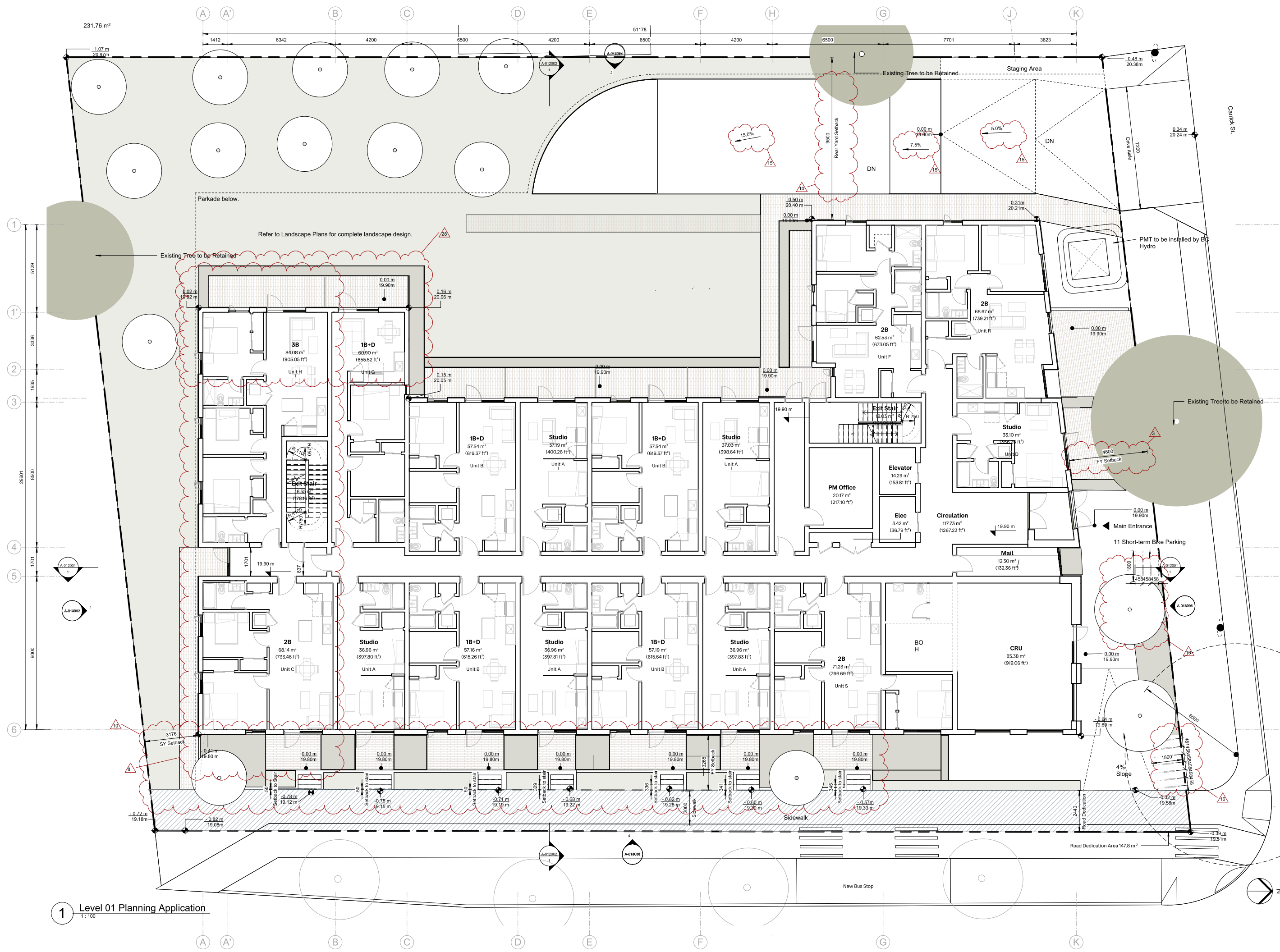
Long Term Total (Secure)	146	
Location - Long Term	P1 - Bicycle Storage	
Long term ceiling clearance	3100 mm	
Door entry width	900 mm	
Aisle Width	1.5 m	min 1.5 m
Ground anchored (50%) min	52%	
Short Term (Visitor)	11	
Commercial Short Term	1	
Commercial Long Term	1	
Location - Short Term	Surface <15m from entrance	
Horizontal Ground Mounted	76	
Stacked	48	
Cage	32	

UNIT MIX

	L01	L02	L03	L04	L05	L06	Total	%	
Studio	6	8	8	8	4	4	38	36.19%	
1B	0	0	0	0	3	3	6	5.71%	42%
1B+Den	5	6	6	6	3	3	29	27.62%	
2B	4	3	3	3	4	4	21	20.00%	58%
3B	1	2	2	2	2	2	11	10.48%	
Total	16	19	19	19	16	16	105	100%	

Legend

- 0.00 m 19.90m Proposed Grade
- 0.00 m 0.00 m Existing Grade



Legend

- 0.00 m 19.90m Proposed Grade
- 0.00 m 0.00 m Existing Grade

1 Level 01 Planning Application
1:100

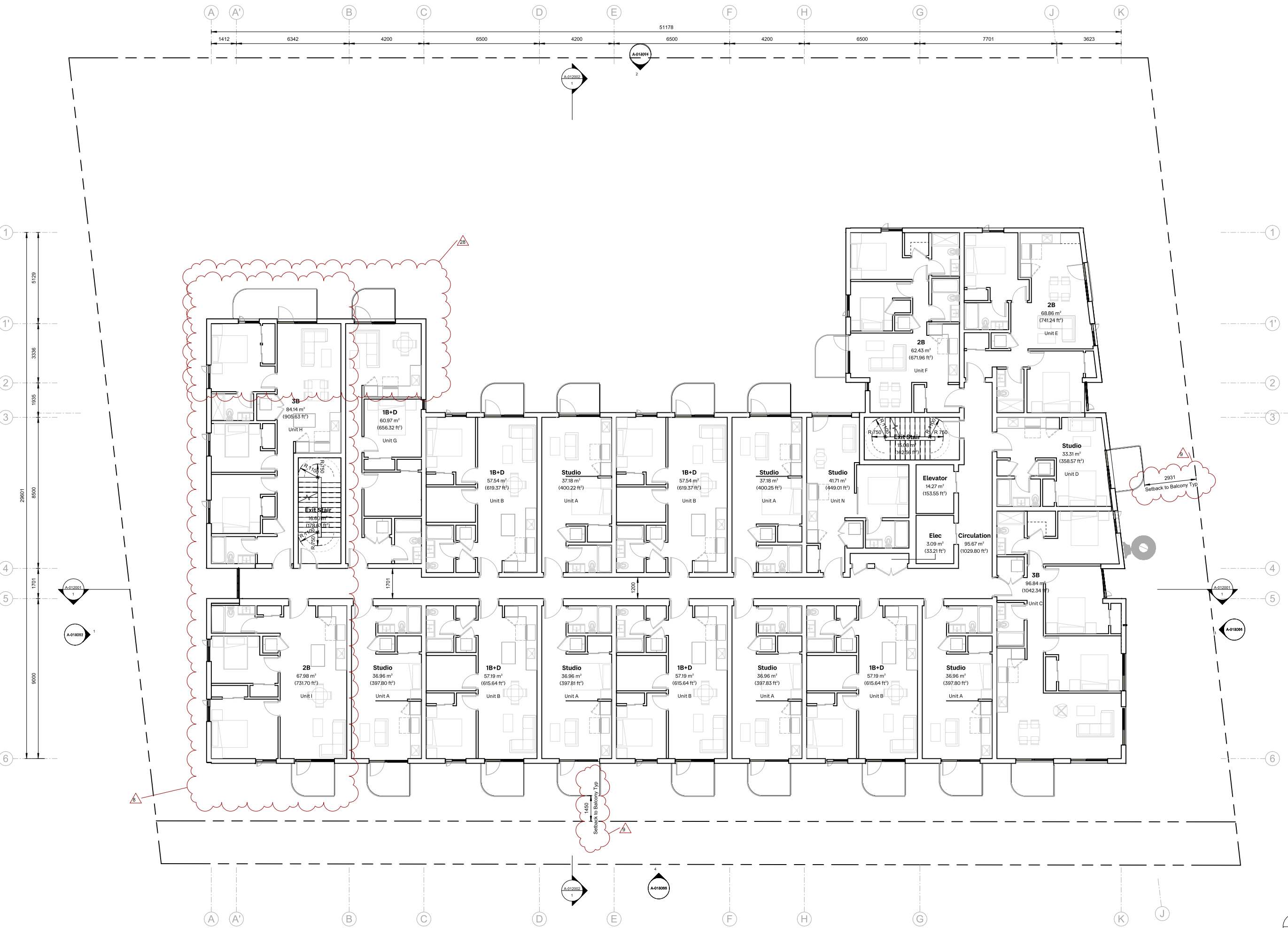
Rev.	Date	Description	Issued by	Checked by
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Drawing No.	Sec.
A-01010	P04

Drawing Name: **2612 - 2628 Richmond Road, Victoria**
 Drawing Title: **Level 01 Plan**
 Drawing Type: **PLANNING**

Project No.	Date	Scale	Drawn	Checked
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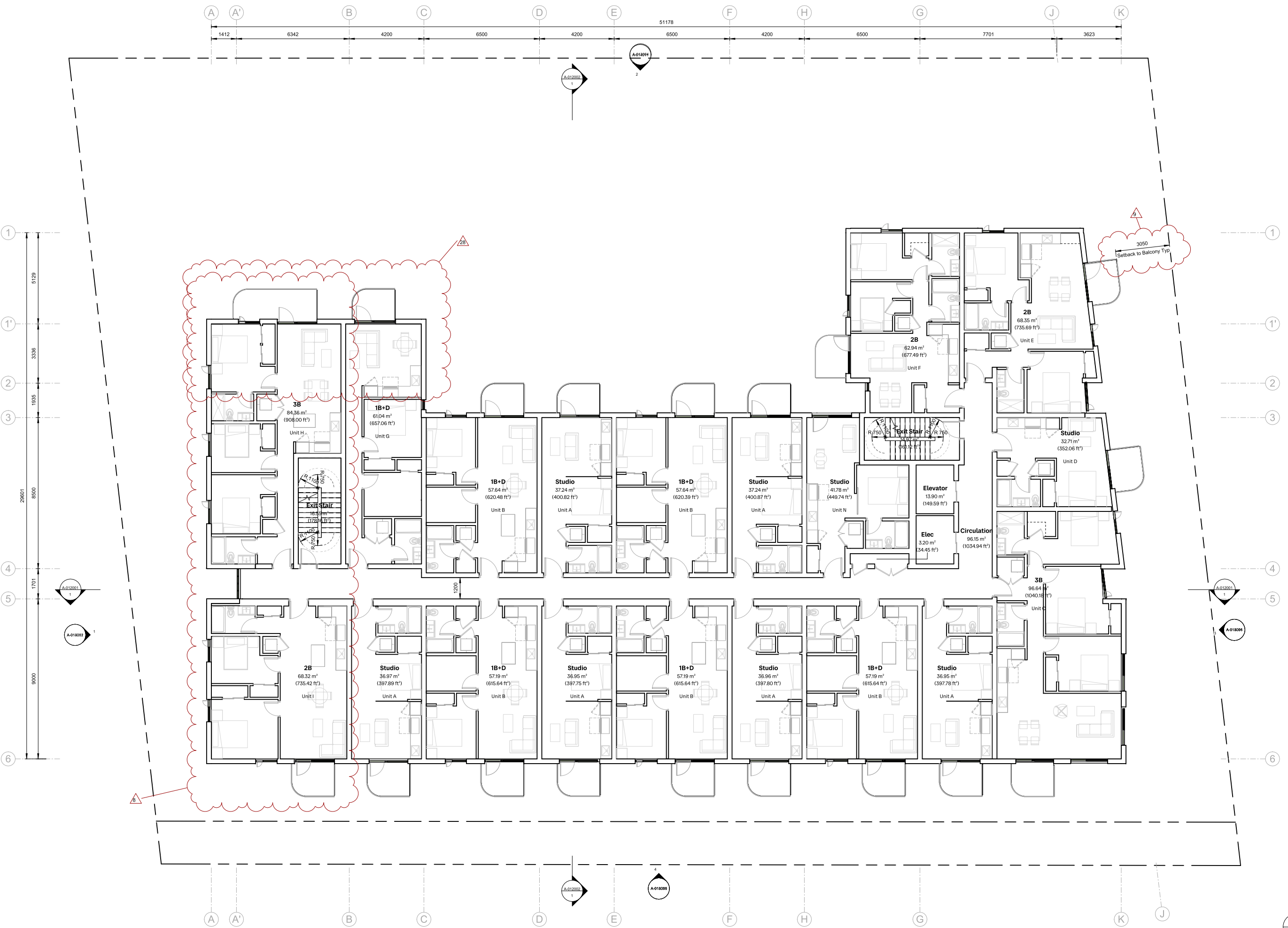


1 Level 02 Plan
1:100

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Drawing No:	Sec:			
A-011020	P04			
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2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Level 02 Plan				
Drawing Status:				
PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
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1 Level 03 Plan
1:100



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Drawing No:	Sec:			
A-011030	P04			
Project Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Level 03 Plan				
Drawing Status:				
PLANNING				
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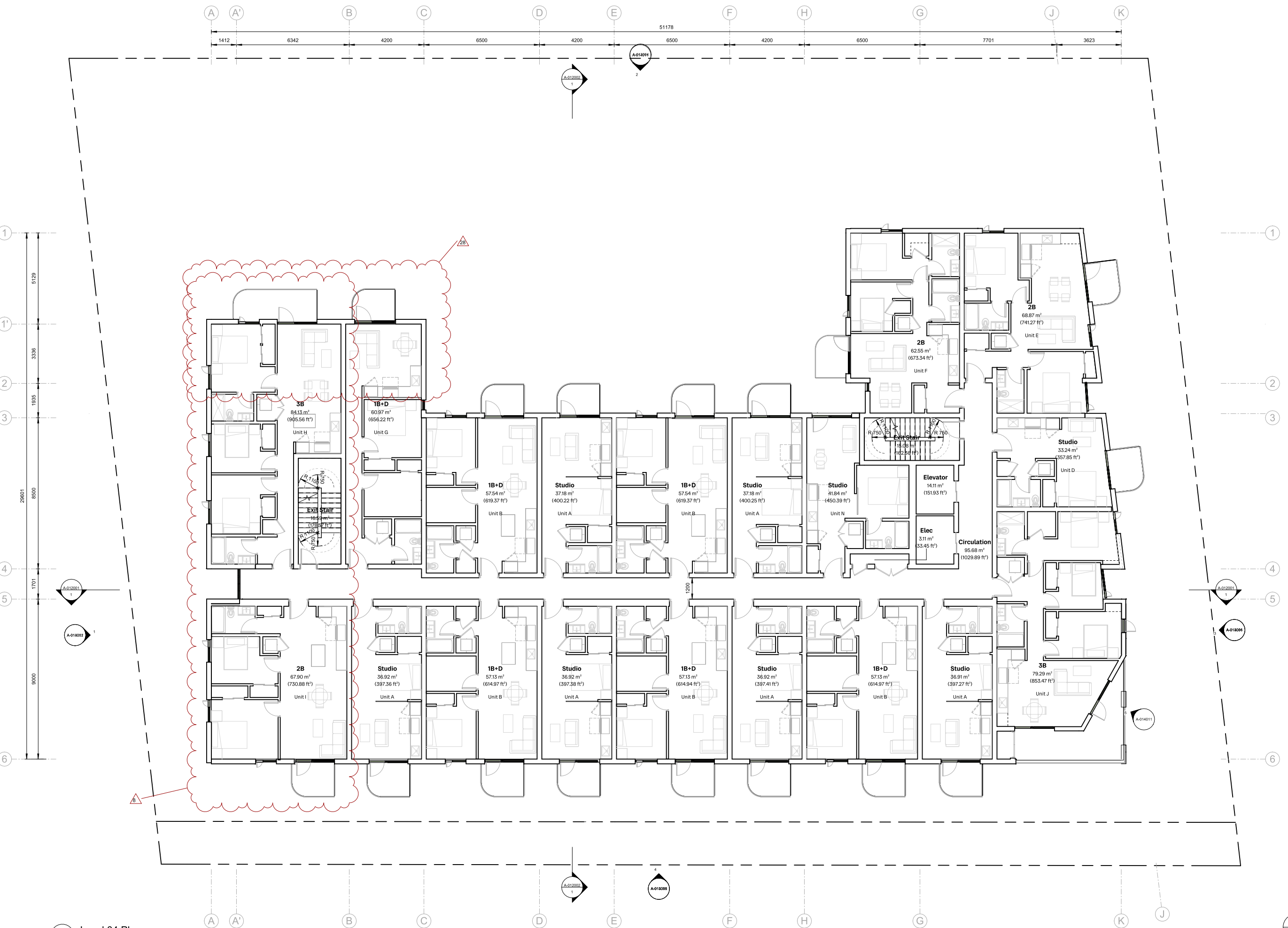
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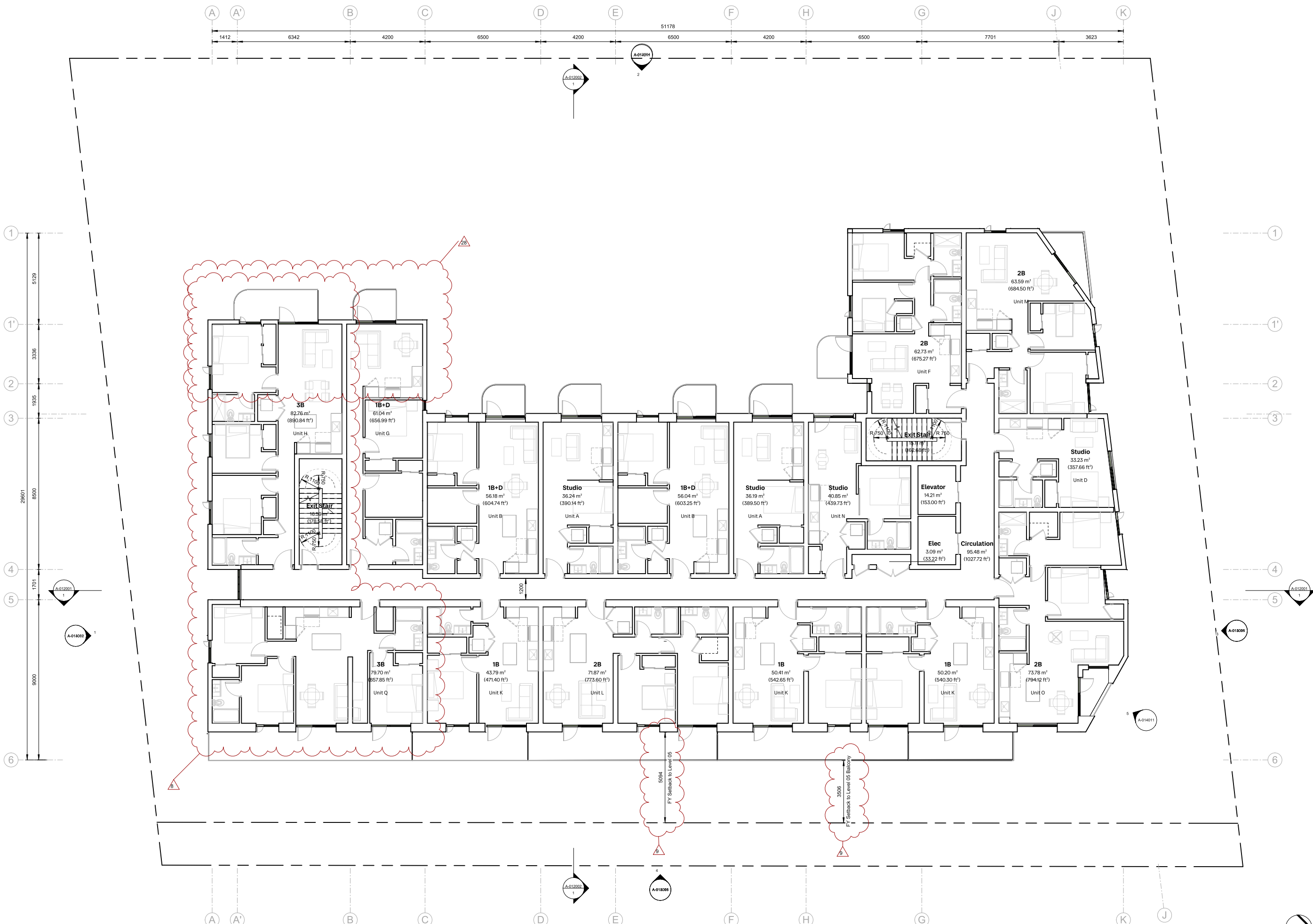
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1 Level 04 Plan
1:100

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Drawing No:	Sec:			
A-011040	P04			
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2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Level 04 Plan				
Drawing Status:				
PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
4153-C		1:100	HN	KB



1 Level 05 Plan
1:100

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Drawing No:	Sec:			
A-011050	P04			
Project Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Level 05 Plan				
Drawing Status:				
PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
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Drawing No:	A-011060	Sec:	P04
Project Name:	2612 - 2628 Richmond Road, Victoria		
Drawing Name:	Level 06 Plan		
Drawing Status:	PLANNING		
Project No:	Date:	Scale:	Drawn:
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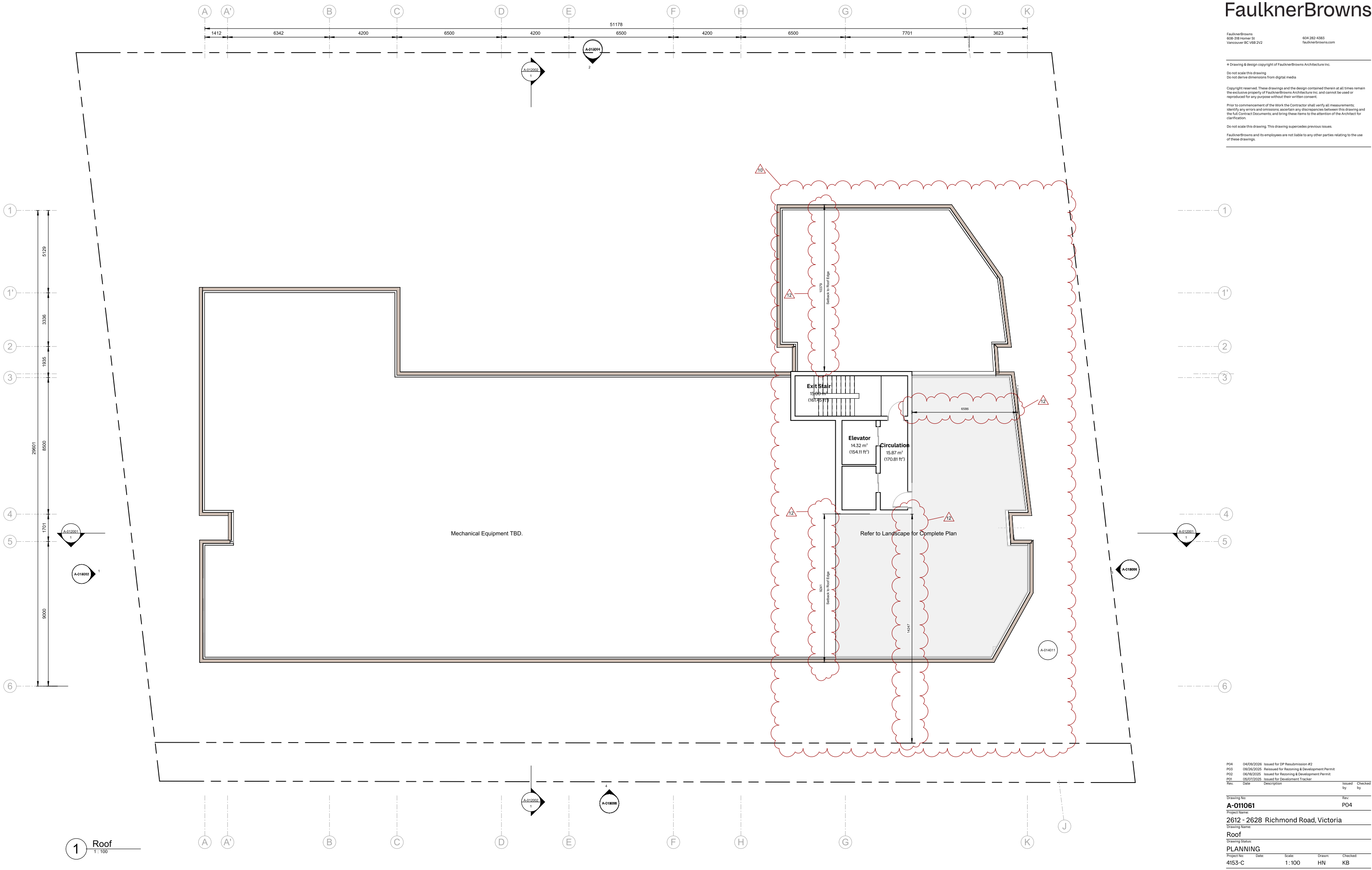
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1 Roof
1:100

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Drawing No:	Sec:			
A-011061	P04			
Project Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Name:				
Roof				
Drawing Status:				
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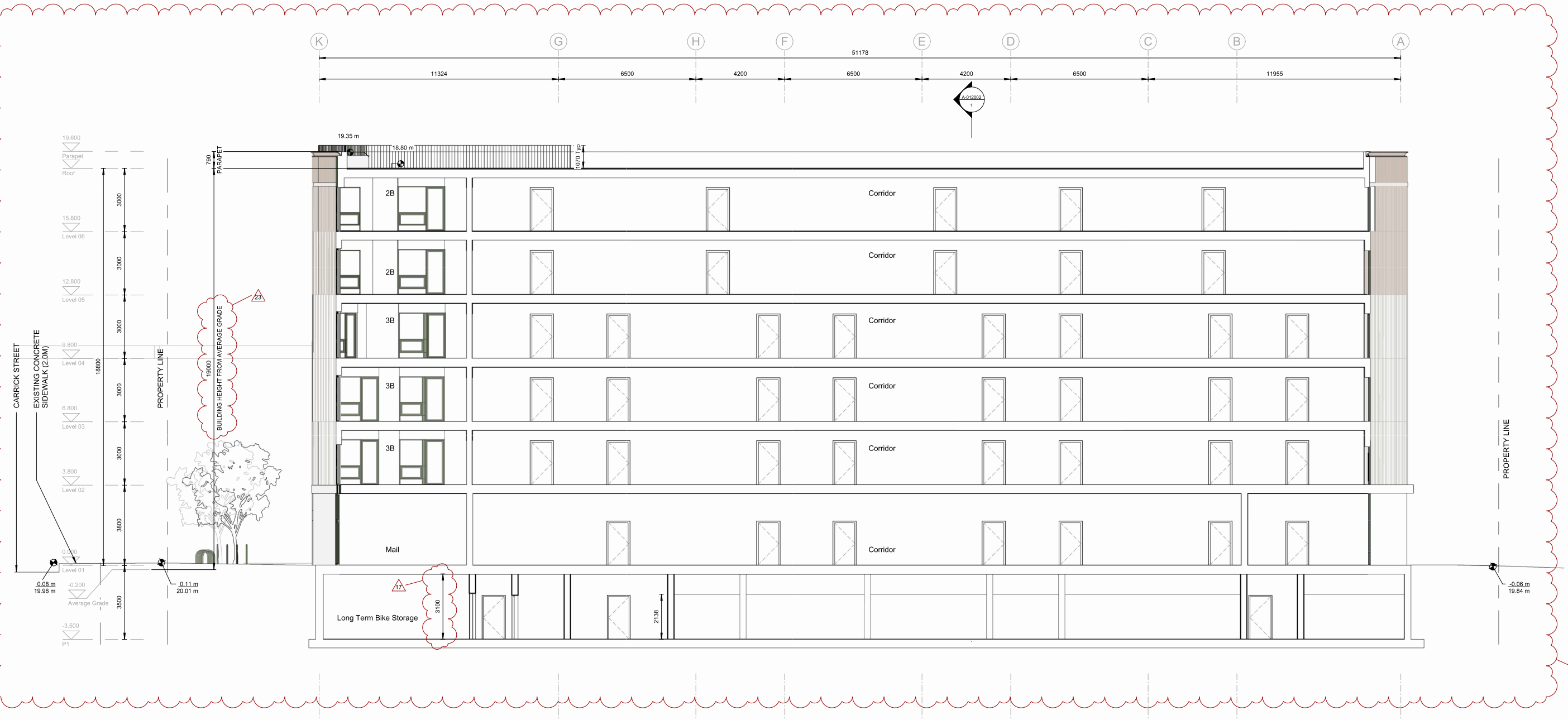
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1 NS Section
1:100

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Drawing No:	Sec:			
A-012001	P04			
Drawing Name:				
2612 - 2628 Richmond Road, Victoria				
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Section 01				
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PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
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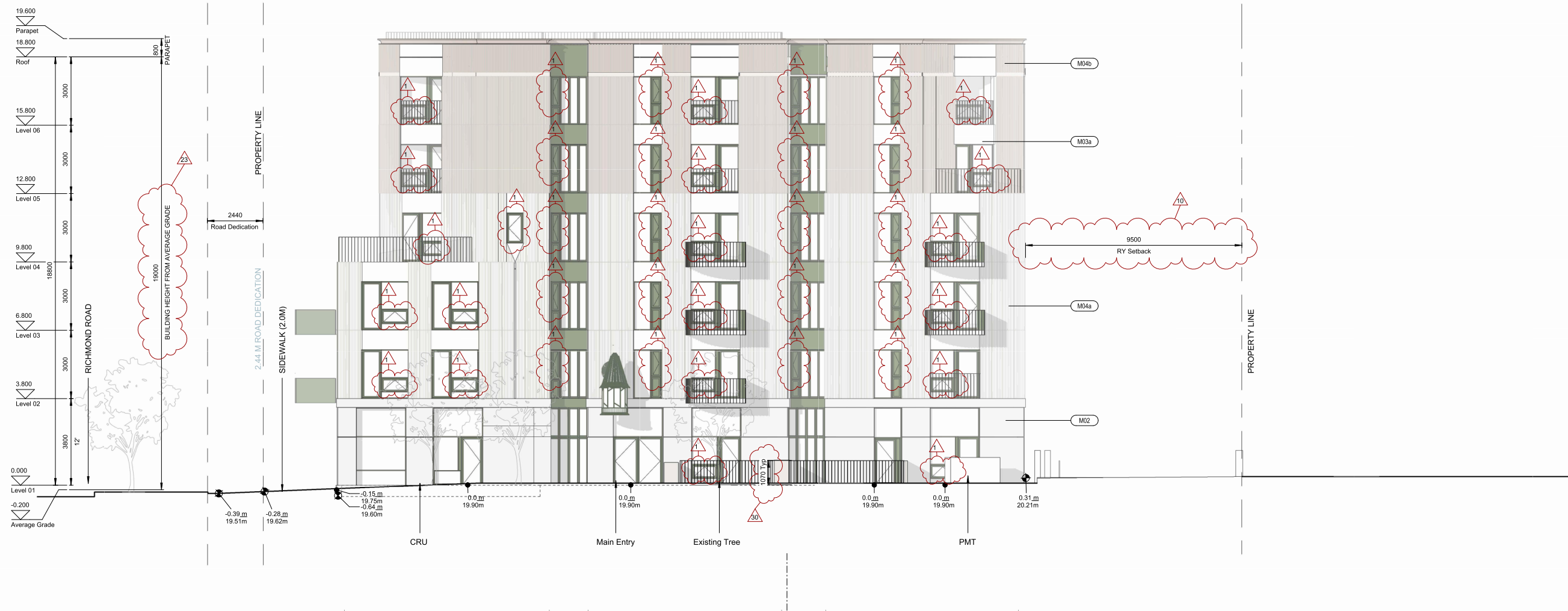
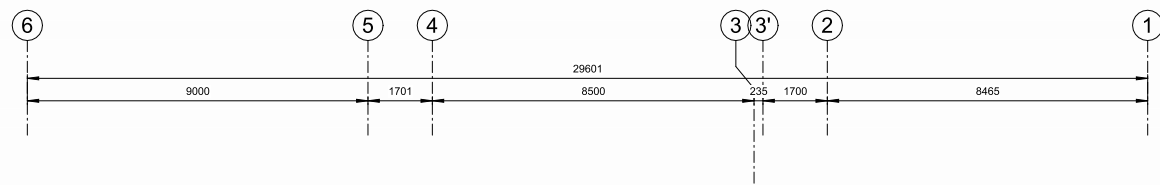
Drawing No: **A-012002** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Section 02**

Drawing Status: **PLANNING**

Project No: **4153-C** Date: **1:100** Scale: **HN** Drawn: **KB** Checked: **KB**



North Elevation
1 : 100

Exterior Elevation Legend

- M01 Cast-in place Concrete
- M02 Cementitious Cladding Panel
- M03a Cementitious Overhead Panel
- M03b Metal Overhead Panel, Paint Finish
- M03c Metal Panel, Paint Finish
- M04a Cementitious Corrugated Cladding Panel
- M04b Cementitious Corrugated Cladding Panel
- M05 Prefinished Vinyl Windows, Paint Finish
- M06 Prefinished Metal Railings
Colour Match Windows and Doors

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Drawing No: **A-013001** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Elevation (N)**

Drawing Status: **PLANNING**

Project No: **4153-C** Date: **--/--** Scale: **As Indicated** Drawn: **HN** Checked: **KB**



Exterior Elevation Legend

- M01 Cast-in place Concrete
- M02 Cementitious Cladding Panel
- M03a Cementitious Overhead Panel
- M03b Metal Overhead Panel, Paint Finish
- M03c Metal Panel, Paint Finish
- M04a Cementitious Corrugated Cladding Panel
- M04b Cementitious Corrugated Cladding Panel
- M05 Prefinished Vinyl Windows, Paint Finish
- M06 Prefinished Metal Railings
Colour Match Windows and Doors

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Drawing No: **A-013002** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Elevation (S)**

Drawing Status: **PLANNING**

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1 East Elevation
1:100

- Exterior Elevation Legend**
- M01 Cast-in place Concrete
 - M02 Cementitious Cladding Panel
 - M03a Cementitious Overhead Panel
 - M03b Metal Overhead Panel, Paint Finish
 - M03c Metal Panel, Paint Finish
 - M04a Cementitious Corrugated Cladding Panel
 - M04b Cementitious Corrugated Cladding Panel
 - M05 Prefinished Vinyl Windows, Paint Finish
 - M06 Prefinished Metal Railings
Colour Match Windows and Doors

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Drawing No:	Sec:			
A-013003	P04			
Drawing Name:				
2612 - 2628 Richmond Road, Victoria				
Drawing Title:				
Elevation (E)				
Project Name:				
PLANNING				
Project No:	Date:	Scale:	Drawn:	Checked:
4153-C	--/--	As Indicated	HN	KB



1 West Elevation
1 : 100

Exterior Elevation Legend

- M01 Cast-in place Concrete
- M02 Cementitious Cladding Panel
- M03a Cementitious Overhead Panel
- M03b Metal Overhead Panel, Paint Finish
- M03c Metal Panel, Paint Finish
- M04a Cementitious Corrugated Cladding Panel
- M04b Cementitious Corrugated Cladding Panel
- M05 Prefinished Vinyl Windows, Paint Finish
- M06 Prefinished Metal Railings
Colour Match Windows and Doors

Rev.	Date	Description	Issued by	Checked by
P04	04/09/2026	Issued for DP Resubmission #2		
P03	06/26/2025	Resubmitted for Rezoning & Development Permit		
P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No: **A-013004** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Elevation (W)**

Project No: **PLANNING**

Project No: **4153-C** Date: Scale: **As Indicated** Drawn: **Author** Checked: **Checker**

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North Context Elevation
1:200



East Context Elevation
1:200

Rev.	Date	Description	Issued by	Checked by
P04	04/09/2026	Issued for DP Resubmission #2		
P03	06/26/2025	Revised for Rezoning & Development Permit		
P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

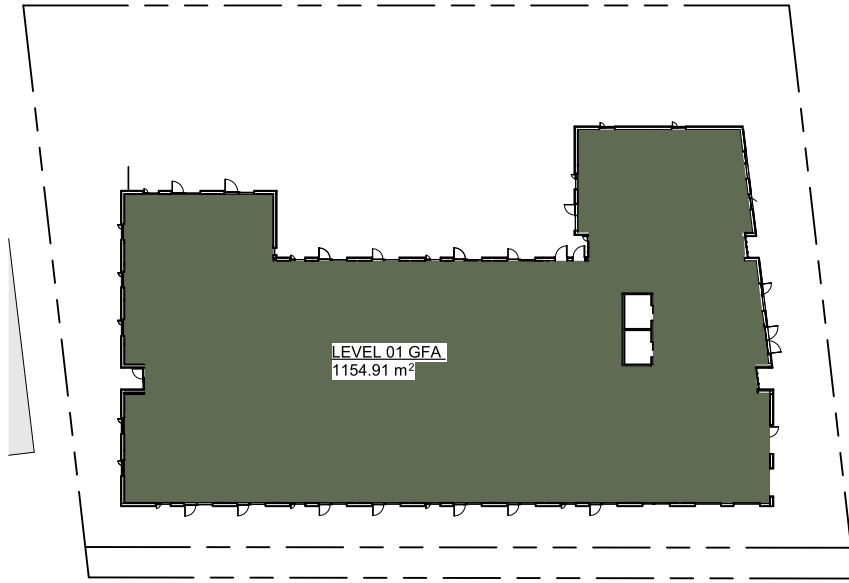
Drawing No: **A-013006** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

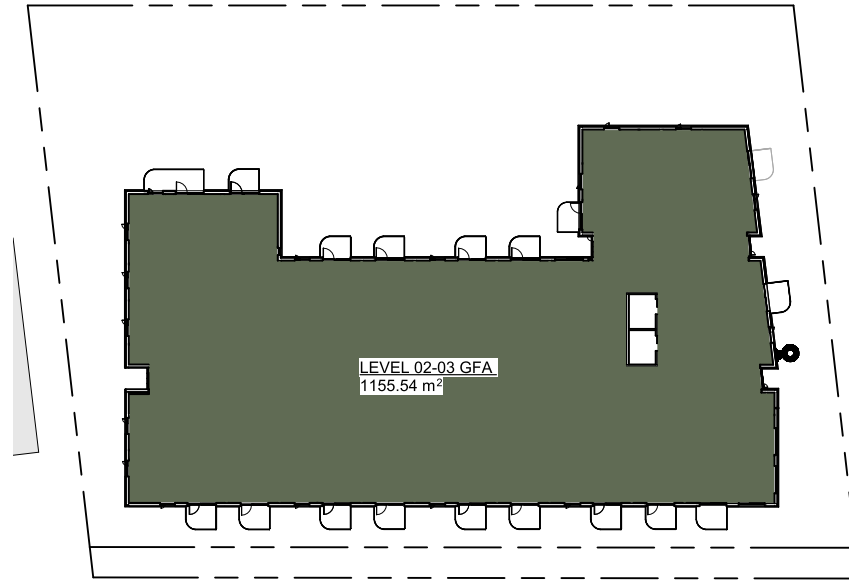
Drawing Name: **Context Elevations**

Project No: **PLANNING** Date: **---/--** Scale: **1:200** Drawn: **HN** Checked: **KB**

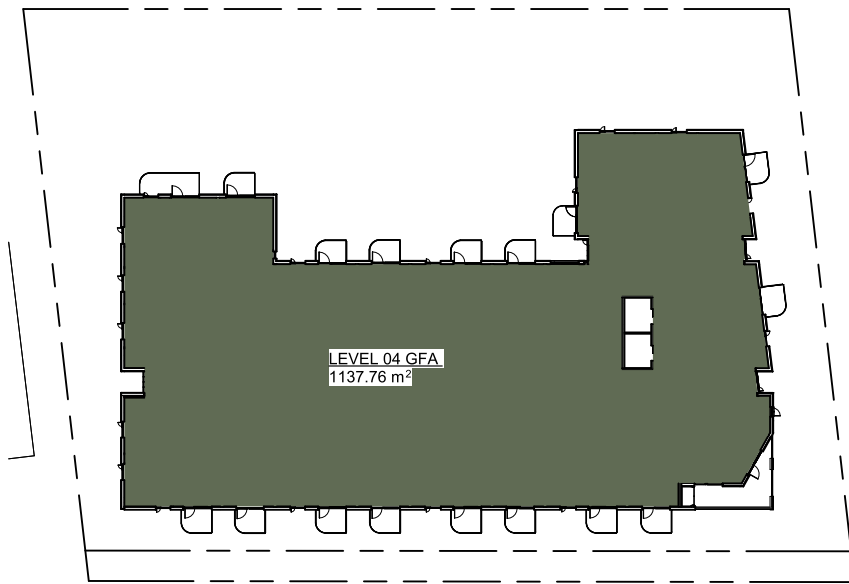
Project No: **4153-C** Date: **---/--** Scale: **1:200** Drawn: **HN** Checked: **KB**



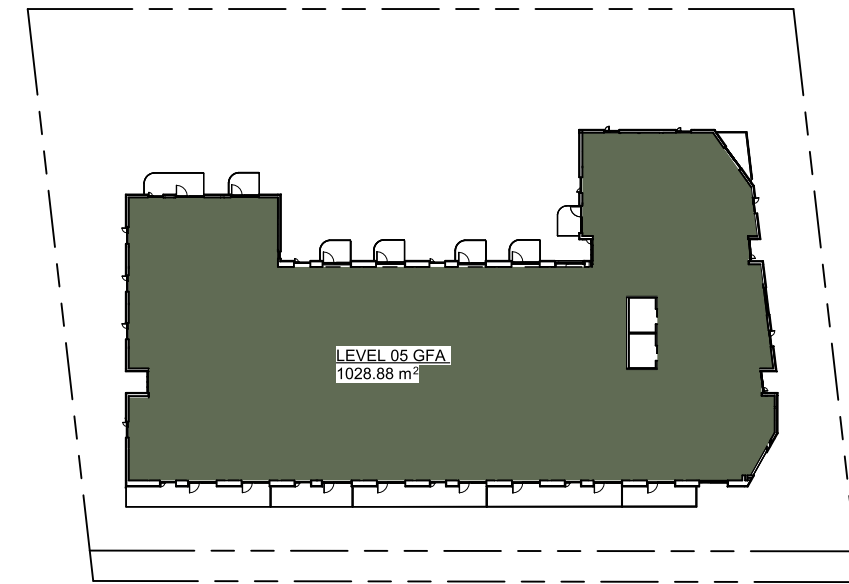
Level 01 Area Plan
1:300



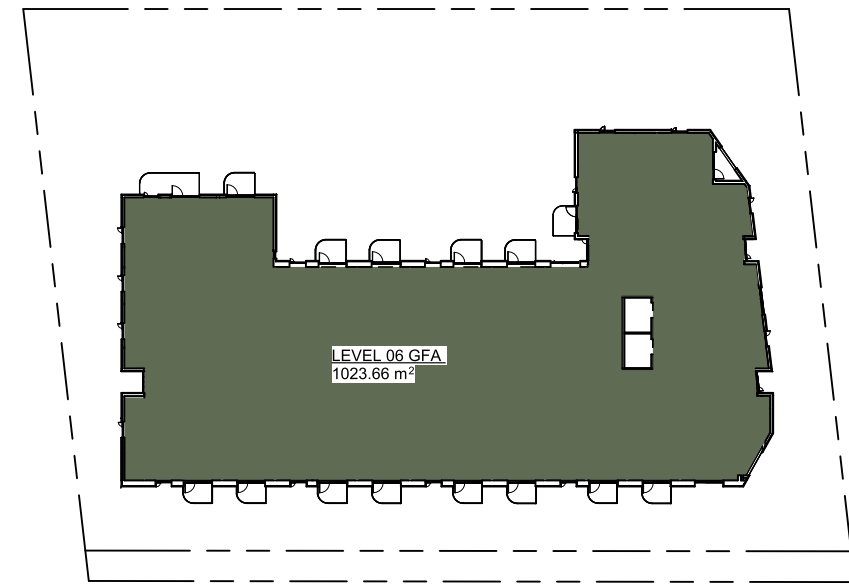
Level 02-03 Area Plan
1:300



Level 04 Area Plan
1:300



Level 05 Area Plan
1:300



Level 06 Area Plan
1:300

SCHEDULE OF AREAS EXCL. IN FSR

Floor Level	Area
P1	
Circulation	26.17 m ²
Elevator	14.34 m ²
Exit Stair	29.93 m ²
M&E	82.31 m ²
Parking	1640.22 m ²
Services	55.70 m ²
Storage	255.04 m ²
Total	2103.72 m²

Elevator (LUT-06) 55.05 m²

Roof	Area
Exit Stair	15.00 m ²
Elevator	14.32 m ²
Circulation	15.87 m ²
Total	2,233.96 m²

SCHEDULE OF AREAS INCL. IN FSR

Level 01	Area
Circulation	135.88 m ²
Exit Stair	34.58 m ²
M&E	3.42 m ²
Services	32.47 m ²
Units	948.56 m ²
	1154.91 m ²

Level 02	Area
Circulation	95.67 m ²
Exit Stair	31.68 m ²
M&E	3.09 m ²
Units	1025.10 m ²
	1155.54 m ²

Level 03	Area
Circulation	96.15 m ²
Exit Stair	31.52 m ²
M&E	3.20 m ²
Units	1025.31 m ²
	1156.18 m ²

Level 04	Area
Circulation	95.68 m ²
Exit Stair	31.67 m ²
M&E	3.11 m ²
Units	1007.30 m ²
	1137.76 m ²

Level 05	Area
Circulation	95.48 m ²
Exit Stair	31.70 m ²
M&E	3.09 m ²
Units	898.61 m ²
	1028.88 m ²

Level 06	Area
Circulation	95.42 m ²
Exit Stair	31.63 m ²
M&E	3.09 m ²
Units	893.52 m ²
	1023.66 m ²
Total	6656.93 m²

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P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

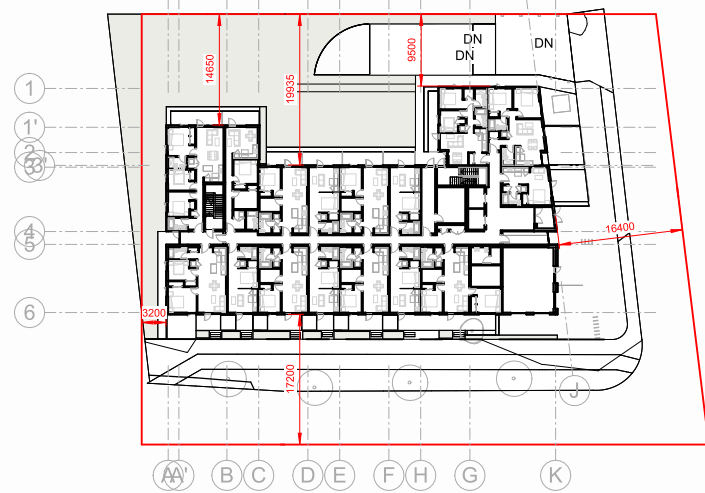
Drawing No: **A-01111** Rev: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Title: **Zoning Calculations**

PLANNING

Project No: **4153-C** Date: Scale: **1:300** Drawn: **HN** Checked: **KB**



Spatial Separation

	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North	578.45m ²	16.4m	100%	32.50%	-	COMBUSTIBLE	NON-COMBUSTIBLE
South	460.8m ²	3.2m	26%	25.7%	45 min	COMBUSTIBLE	NON-COMBUSTIBLE
East	995.8m ²	17.2m	100%	35.7%	-	COMBUSTIBLE	NON-COMBUSTIBLE
West 1	246m ²	9.5m	100%	12.6%	-	COMBUSTIBLE	NON-COMBUSTIBLE
West 2	461.9m ²	14.6m	100%	38.0%	-	COMBUSTIBLE	NON-COMBUSTIBLE
West 3	243.25m ²	19.9m	100%	33.0%	-	COMBUSTIBLE	NON-COMBUSTIBLE

Notes

- *CRU occupancy E has 2hr FRR
- *BCBC 2024 Reference table 3.2.3.1 D

Rev.	Date	Description	Issued by	Checked by
P04	04/09/2026	Issued for DP Resubmission #2		
P03	06/26/2025	Revised for Rezoning & Development Permit		
P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No: **A-014011** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Name: **Spatial Setback**

PLANNING

Project No: **4153-C** Date: **--/--** Scale: **As Indicated** Drawn: **HN** Checked: **KB**

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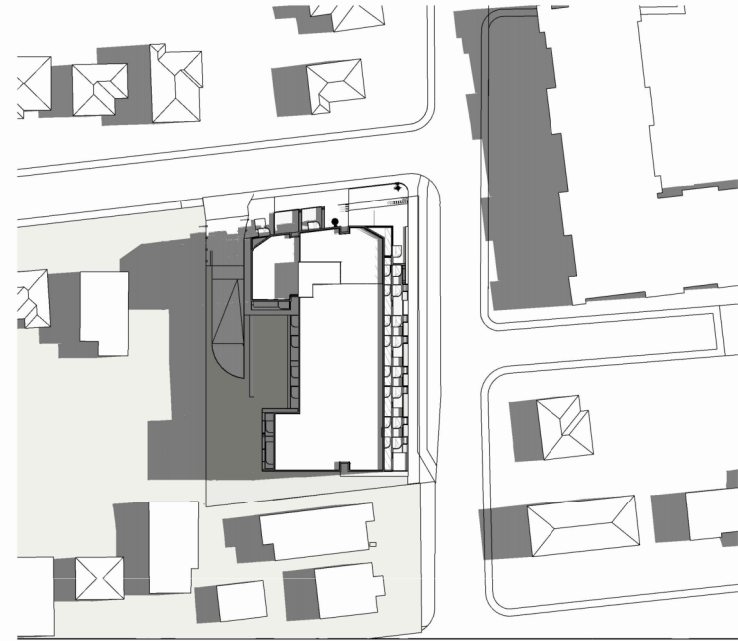
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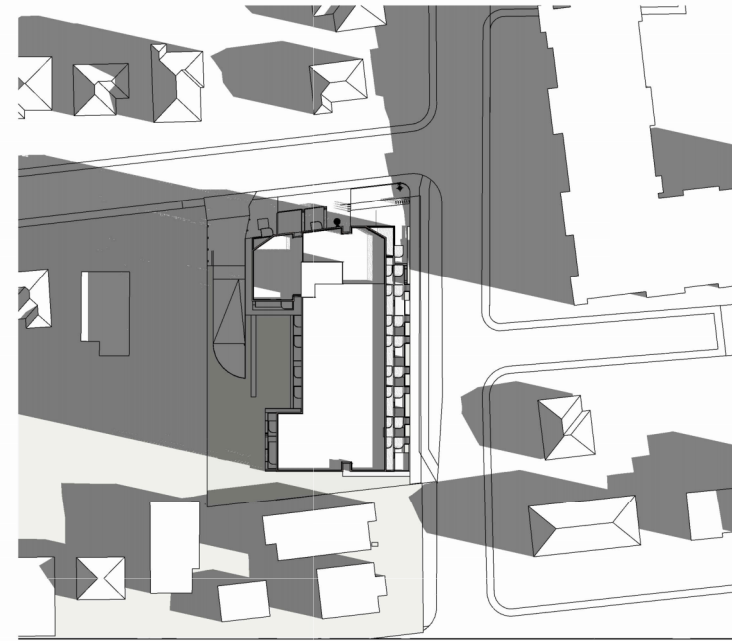
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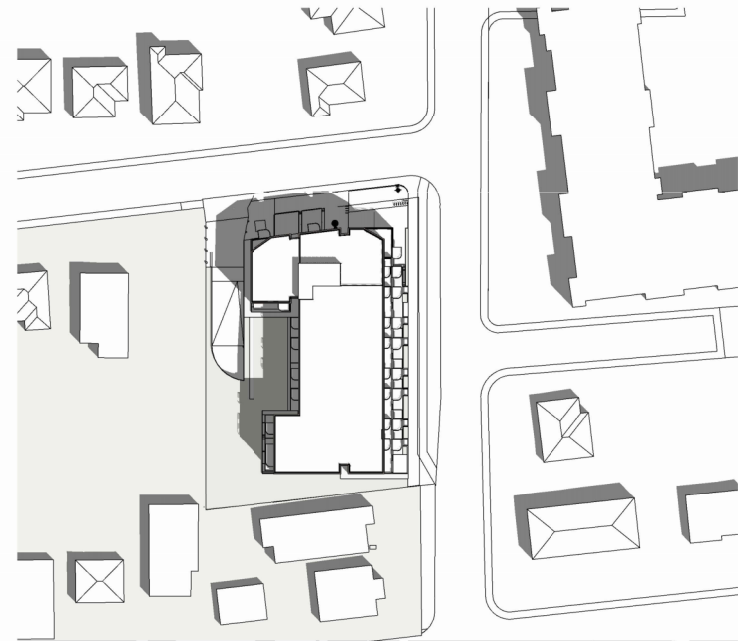
Summer Solstice 9AM



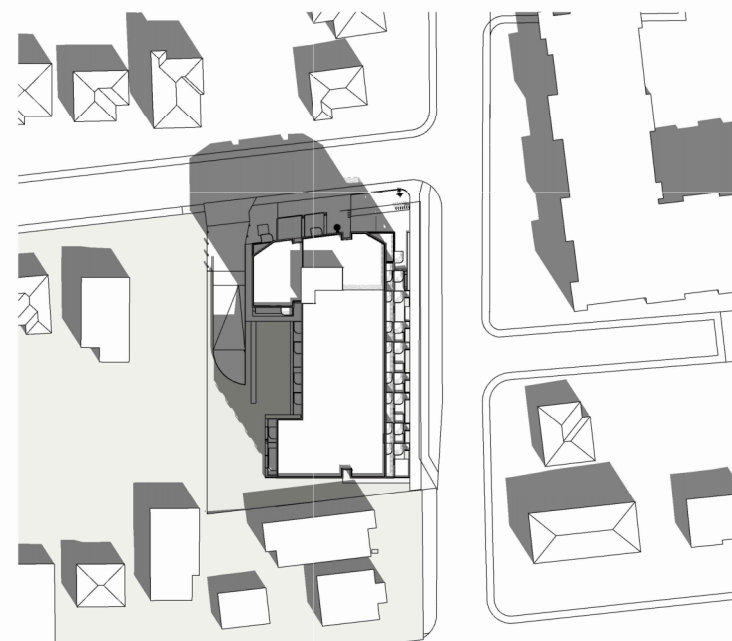
Equinox 9AM



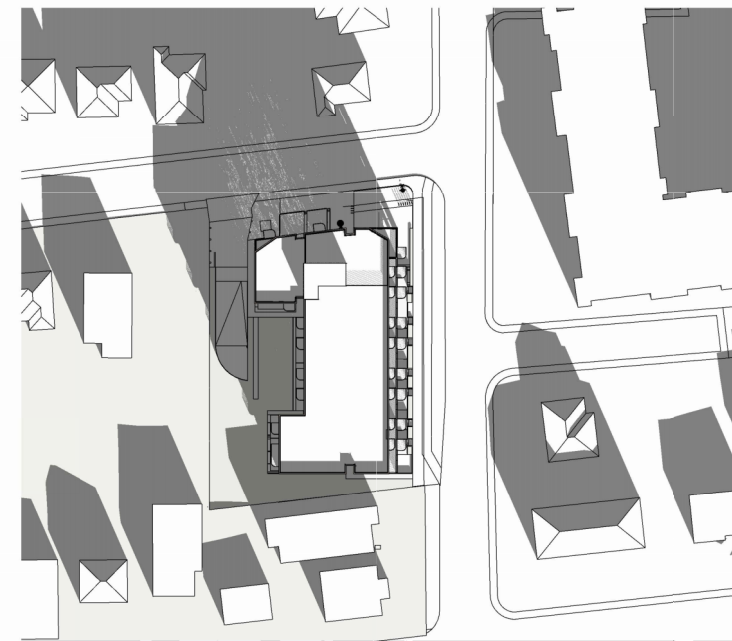
Winter Solstice 9AM



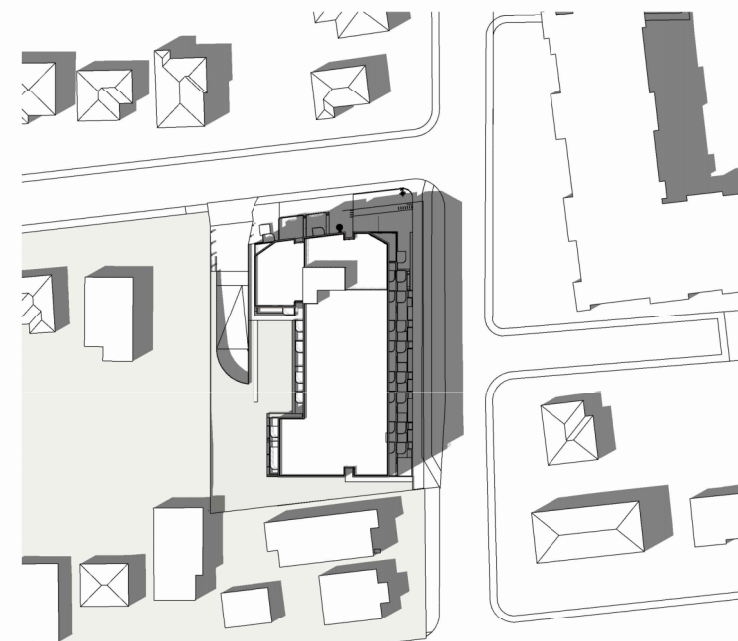
Summer Solstice 12 PM



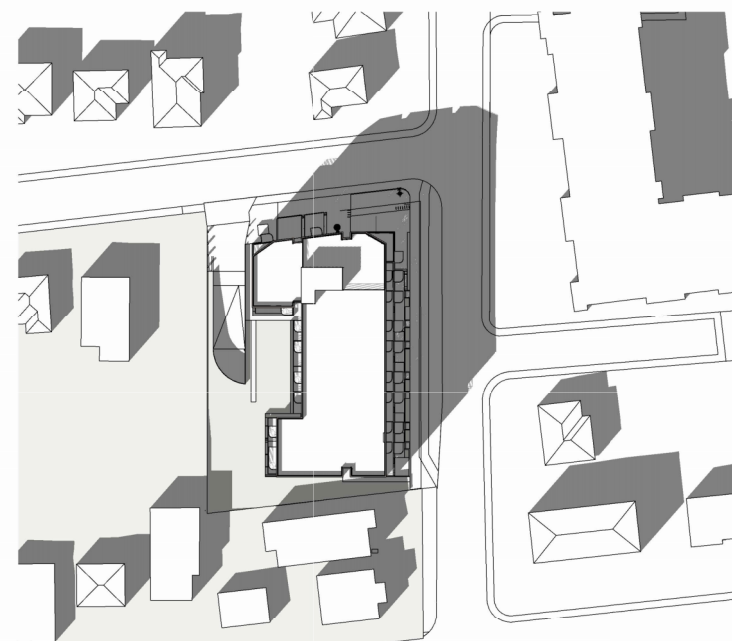
Equinox 12PM



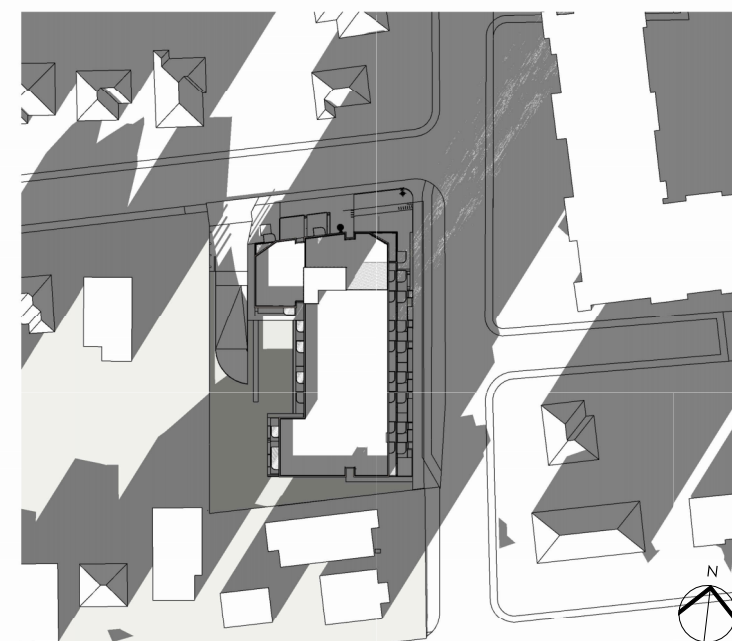
Winter Solstice 12PM



Summer Solstice 4PM



Equinox 4PM



Winter Solstice 4PM

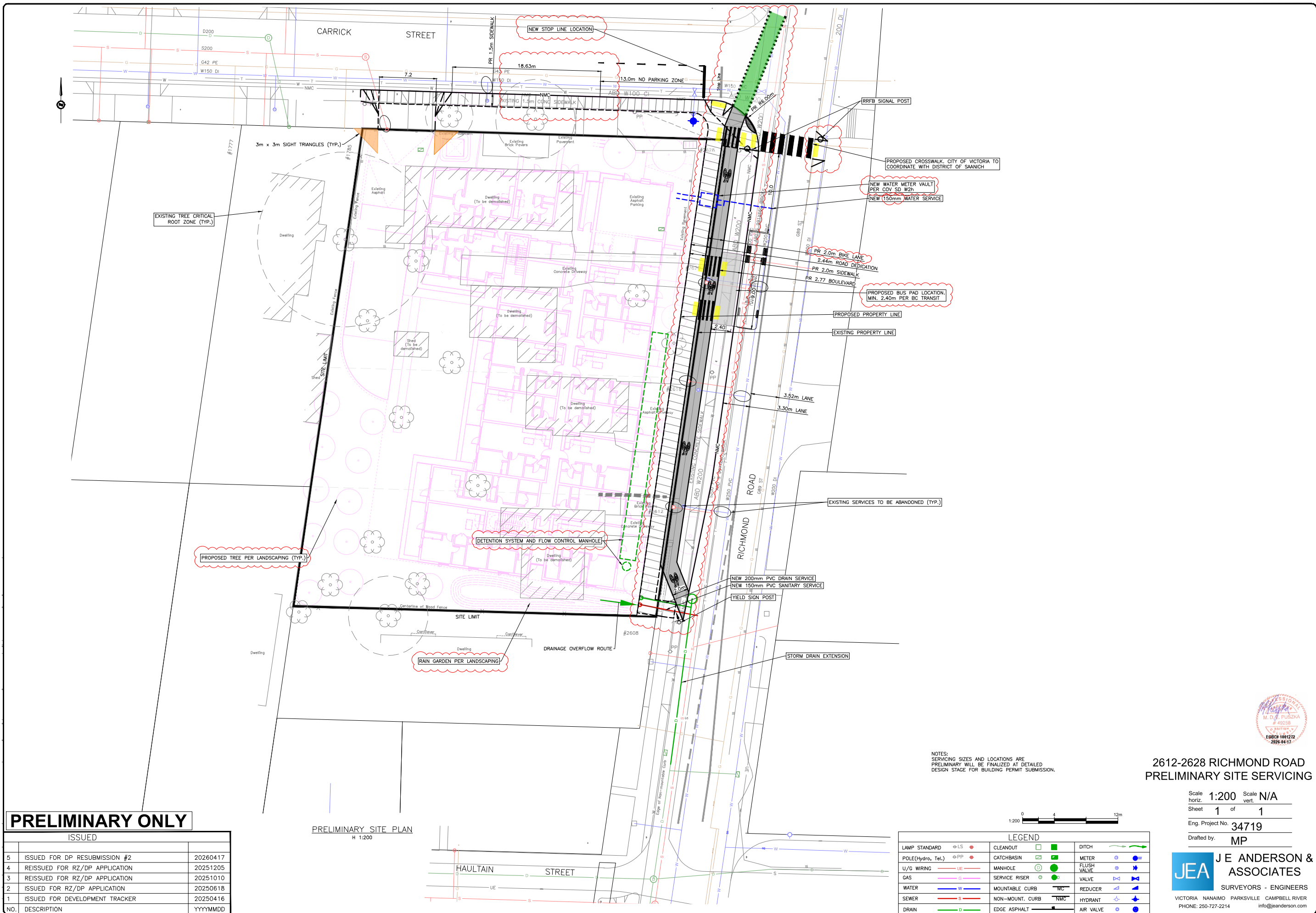
Rev.	Date	Description	Issued by	Checked by
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P02	06/18/2025	Issued for Rezoning & Development Permit		
P01	05/07/2025	Issued for Development Tracker		

Drawing No: **A-014010** Sec: **P04**

Project Name: **2612 - 2628 Richmond Road, Victoria**

Drawing Title: **Shadow Study**

Project No: **4153-C** Date: **--/--** Scale: Drawn: **HN** Checked: **KB**



PRELIMINARY ONLY

ISSUED		
NO.	DESCRIPTION	YYYYMMDD
5	ISSUED FOR DP RESUBMISSION #2	20260417
4	REISSUED FOR RZ/DP APPLICATION	20251205
3	REISSUED FOR RZ/DP APPLICATION	20251010
2	ISSUED FOR RZ/DP APPLICATION	20250618
1	ISSUED FOR DEVELOPMENT TRACKER	20250416
NO.	DESCRIPTION	YYYYMMDD

PRELIMINARY SITE PLAN
H 1:200

NOTES:
SERVICING SIZES AND LOCATIONS ARE
PRELIMINARY WILL BE FINALIZED AT DETAILED
DESIGN STAGE FOR BUILDING PERMIT SUBMISSION.



LEGEND					
LAMP STANDARD	⊕ LS	CLEANOUT	□	DITCH	—
POLE (Hydro, Tel.)	⊕ PP	CATCHBASIN	□	METER	⊕
U/G WIRING	— UE	MANHOLE	⊕	FLUSH VALVE	⊕
GAS	— G	SERVICE RISER	⊕	VALVE	⊕
WATER	— W	MOUNTABLE CURB	— MC	REDUCER	⊕
SEWER	— S	NON-MOUNT. CURB	— NMC	HYDRANT	⊕
DRAIN	— D	EDGE ASPHALT	—	AIR VALVE	⊕



**2612-2628 RICHMOND ROAD
PRELIMINARY SITE SERVICING**

Scale
horiz. 1:200 vert. N/A
Sheet 1 of 1
Eng. Project No. 34719
Drafted by: MP

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

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	COVER SHEET	NTS
L-0.01	NOTE	NTS
L-1.01	LANDSCAPE PLAN - GROUND LEVEL	1:100
L-1.02	PLANTING & GRADING PLAN - GROUND LEVEL	1:100
L-1.03	LANDSCAPE PLAN - ROOF	1:100
L-1.04	PLANTING PLAN - ROOF	1:100
L-1.05	RAINWATER MANAGEMENT PLAN	1:100
L-1.06	SOIL DEPTH DIAGRAM	1:100
L-2.01	SECTION 1	1:50
L-2.02	SECTION 2	1:50
L-3.01	DETAILS	1:10
L-3.02	DETAILS	1:10

DRAWING KEY

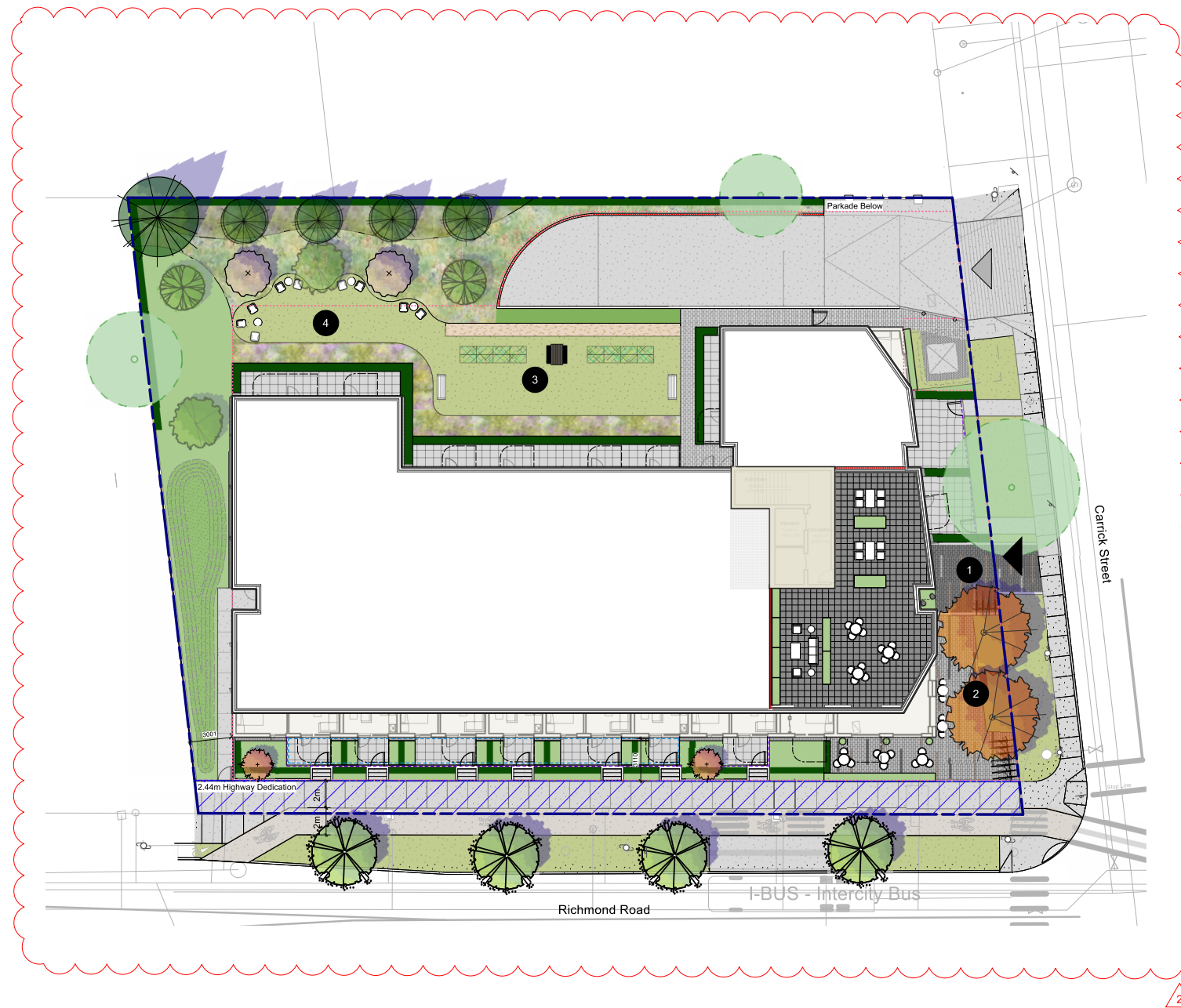
	PROPERTY LINE
	HIGHWAY DEDICATION
	CANOPY ABOVE
	PARKADE BELOW
	DECORATIVE FENCE
	GUARDRAIL
	PERMEABLE UNIT PAVER
	CIP CONCRETE
	SLAB PAVERS
	GRANULAR MATERIAL
	ENGINEERED WOOD FIBER
	NEW PLANTING
	LAWN
	HEDGES
	RAINGARDEN & BIOSWALE
	EXISTING TREE (TO BE RETAINED)
	PROPOSED NEW TREE
	STORMWATER DETENTION TANK

LEGEND

	PEDESTRIAN ENTRANCE
	VEHICULAR ENTRANCE
	RESIDENTIAL MAIN ENTRANCE
	CRU COMMUNITY TERRACE
	URBAN GARDEN
	MEANDERING ALCOVE GARDEN

LIGHTING LEGEND

	BOLLARD LIGHT
	STEPS LIGHT



PRECEDENT IMAGE



no.	date	item
7	2026-04-17	Issued for DP Resubmission #2
4	2025-10-31	Issued for Review
3	2025-09-26	Issued for RZ/DP Resubmission

Revisions:

Stamp:



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102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dk.bc.ca

Project:

Residential Development

2612, 2616, 2620, 2628
Richmond Road, Victoria

Drawn by: KY

Checked by: SV

Date: 06 MAR 2025

Scale: NTS

Drawing Title:

COVER SHEET

Project No.:

25016

Sheet No.:

L-0.00

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
- All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
- Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
- All trees to be staked in accordance with CNLA Standards.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.

OFF-SITE PLANTING NOTES

- Street tree final spacing and quantity to the approval of City of Victoria Engineering.
- Street tree final species to the approval of City of Victoria Park Board.
- Approved root barrier to be installed per City of Victoria standard, 8' (2.4m) long and 18" (450mm) deep.
- Call Park Board for inspection after tree planting.

ADDITIONAL NOTES

- All sidewalks between curb and property line are to be reconstructed fully at the applicant's expense.
- This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/ or your Engineering Building Site Inspector for details.
- Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board (604-257-8587) for inspection after tree planting completion.

IRRIGATION NOTES

- All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IABC Standards.
- Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
- Irrigation system is a design-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
- No visible irrigation lines will be accepted.
- All irrigation boxes to be equipped with quick couplers.
- Irrigation controller to be located in mechanical room.

BIRD FRIENDLY STRATEGY

Elements of the landscape design and planting selection have been thoughtfully considered to support the City of Victoria's Bird Friendly Strategy Design Guidelines. The use of native tiered planting materials will provide a variety of textures and heights that will support bird habitat. The plantings should provide opportunities for nesting, food sources, pollination support, shelters as well as protection.

A landscape consideration that will make this proposed development more bird friendly will be the expansion of the urban tree canopy. The development proposes to add street trees along Richmond Road to City of Victoria Standard. These additional trees can to provide shade, perching and nesting opportunities.

The proposed landscape planting incorporates canopy and habit stratification with tree(s), shrub(s) and groundcover planting, utilizing plants that attract birds, insects and includes native and non-native/non-invasive plants.

PLANT LIST

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	2	Acer circinatum	sicətp - Vine Maple	5 cm cal., B&B
	2	Acer miyabei 'Rugged Ridge'	Rugged Ridge maple	5 cm cal., B&B
	4	Carpinus betulus 'Fastigiata'	European hornbeam	5 cm cal., B&B
	2	Cercis canadensis	Eastern redbud	5 cm cal., B&B
	2	Magnolia kobus	Kobus magnolia	5cm cal. B&B
	2	Malus fusca	Pacific crabapple	5 cm cal., B&B
	1	Picea orientalis	Oriental Spruce	5 cm cal., B&B

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
Ag	27	Azalea 'Gumpo White'	Gumpo White Azalea	#1 pot / 18" O.C.
Bw	7	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot / 24" O.C.
Ct	59	Choisya ternata	Mexican orange blossom	#5 pot / 36" O.C.
Cs	11	Cornus sericea	Red Twig Dogwood	#2 pot / 40" O.C.
e	92	Erica carnea	Spring Heath	#2 Pot / 24" O.C.
jw	14	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot / 30" O.C.
Lg	22	Ledum groenlandicum	Labrador Tea	#2 pot / 36" O.C.
Lp	18	Lonicera Pileata	Privet honeysuckle	#2 pot / 36" O.C.
Ma	45	Mahonia aquifolium	Oregon Grape	#2 pot / 36" O.C.
Mr	59	Mahonia repens	Creeping mahonia	#1 pot / 16" O.C.
Mg	20	Myrica gale	Sweet Gale	#2 pot / 36" O.C.
OC	36	Oemleria cerasiformis	osoberry or Indian plum	#3 pot. 48" O.C.
Pe	7	Philadelphus lewisii	Mock Orange	#3 pot / 48" O.C.
Rk	6	Rhododendron 'Ken Jaweck'	Ken Jaweck Rhodo	#2 pot / 36" O.C.
Rc	20	Ribes sanguineum	Red flowering currant	#2 pot / 36" O.C.
Rn	28	Rosa nutkana	Nootka Rose	#2 pot / 36" O.C.
Ru	27	Rubus idaeus	raspberry	#3 pot. 24" o.c.
Sg	13	Senecio greyi	Daisy bush	#2 pot/ 30" O.C.
Sr	99	Skimmia reevesiana	Reeves Skimmia	#2 pot / 18" O.C.
Sy	19	Symphoricarpos albus	Snowberry	#3 pot / 48" O.C.
T	177	Taxus x media 'Hillii' (Male Plants Only)	Hill's yew	4' ht B&B / 18" O.C.
Ts	111	Thuja occidentalis 'Smaragd'	Emerald Cedar	4'ht B&B / 24" O.C.
Vp	1	Vaccinium parvifolium	skʷəqʷcəsətp - Red Huckleberry	#2 pot / 36" O.C.

GROUNDCOVERS, GRASSES, FERNS & VINES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
F	49	Frageria chiloensis	sc'ly'e'ulhp - Coastal Strawberry	#1 pot / 6" O.C.
Js	10	Juniperus squamata 'Blue Star'	Blue Star Juniper	#2 pot / 24" O.C.
Ll	40	Lupinus latifolius	Broadleaf Lupine	#1 pot / 12" O.C.
Pa	18	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot / 18 O.C.
M	26	Pinus mugo pumilio	Dwarf Mugo Pine	#2 pot / 24" O.C.
Pm	71	Polystichum munitum	sθxələm - Sword fern	#1 pot / 18" O.C.
Ss	84	Sedum spathulifolium	Stonecrop	#1 pot / 12" O.C.
sd	58	Symphyotrichum dumosum 'Wood's Pink'	Aster 'Wood's Pink'	#1 Pot / 12" O.C.

PLANT LIST - OFFSITE

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	4	***Street Tree to City of Victoria Standards***		6cm cal., B&B

Tree Impact Summary			
Tree Status	No. of Trees	No. of Trees to be Removed	No. of Replacement Trees
On-site Trees	10	10	2 (Small Trees) + 13 (Medium/Large)
Off-site Trees	2	0	0
Municipal Trees	2	1	N/A*
Total	14	11	2 (Small Trees) + 13 (Medium/Large) Total : 14

* 4 municipal trees along Richmond Road are being proposed.



7	2026-04-17	Issued for DP Resubmission #2
4	2025-10-31	Issued for Review
3	2025-09-26	Issued for RZ/DP Resubmission

no.: | date: | item:

Revisions:

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Residential Development

**2612, 2616, 2620, 2628
Richmond Road, Victoria**

Drawn by: KY

Checked by: SV

Date: 06 MAR 2025

Scale: NTS

Drawing Title:

NOTE

Project No.:

25016

Sheet No.:

L-0.01

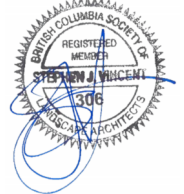


7	2026-04-17	Issued for DP Resubmission #2
5	2026-02-13	Issued for Review
4	2025-10-31	Issued for Review

no.: date: item:

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Residential Development

**2612, 2616, 2620, 2628
 Richmond Road, Victoria**

Drawn by: KY

Checked by: SV

Date: 06 MAR 2025

Scale: 1:100

Drawing Title:

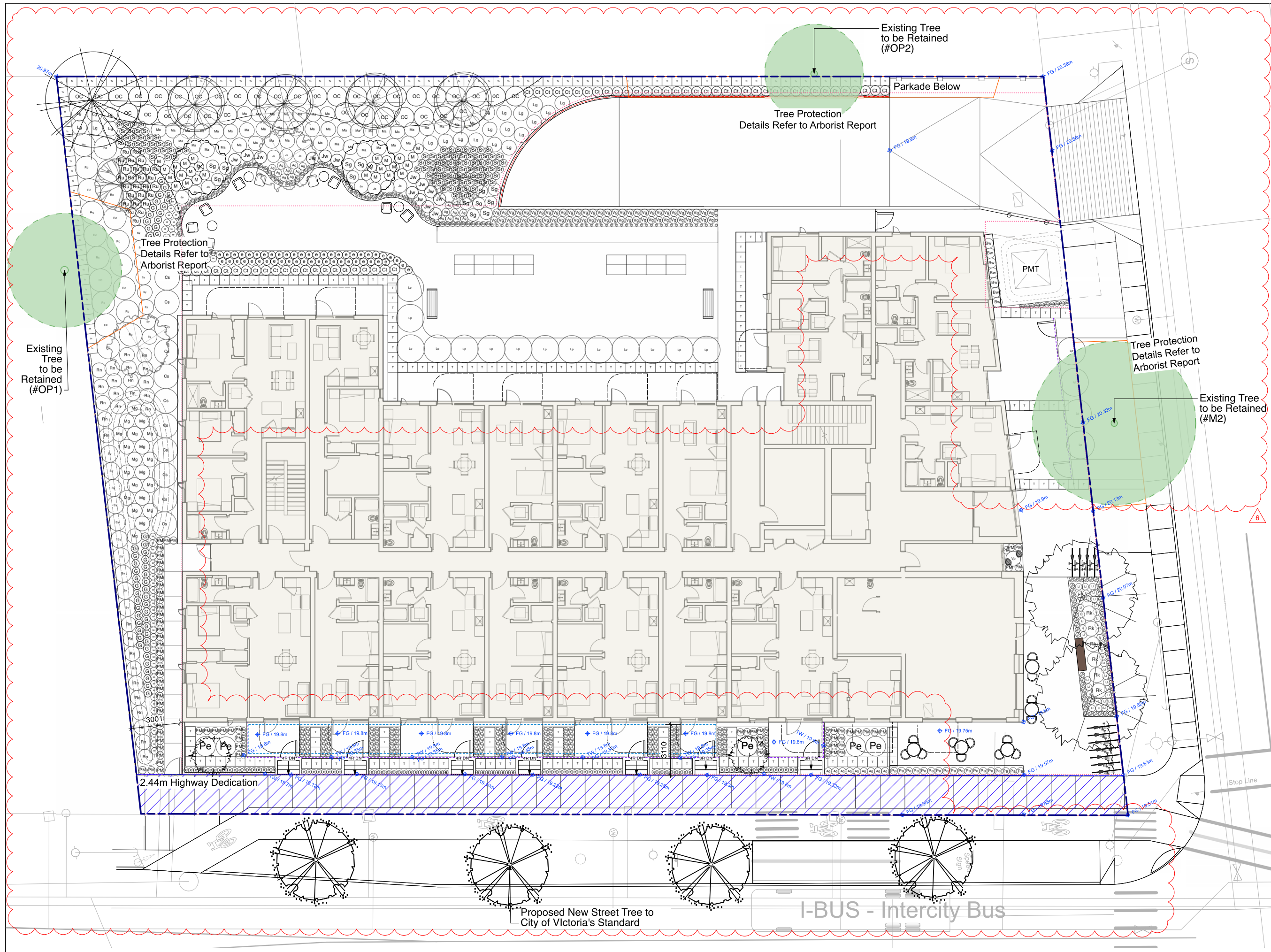
**LANDSCAPE PLAN -
 GROUND LEVEL**

Project No.:

25016

Sheet No.:

L-1.01



7	2026-04-17	Issued for DP Resubmission #2
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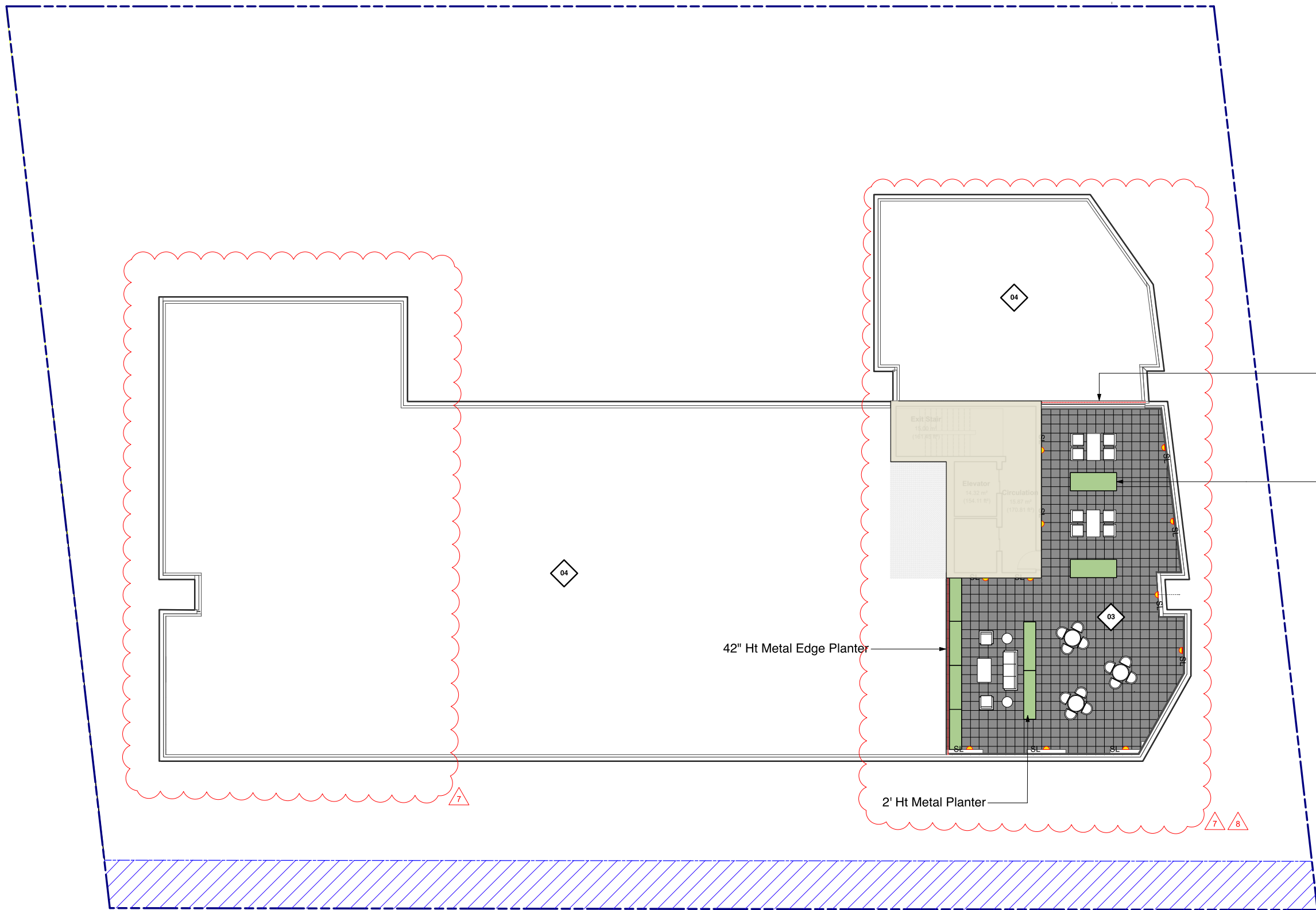
**2612, 2616, 2620, 2628
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Checked by:	SV
Date:	06 MAR 2025
Scale:	1:100
Drawing Title:	

**PLANTING &
 GRADING PLAN -
 GROUND LEVEL**

Project No.:	25016
Sheet No.:	

L-1.02



7	2026-04-17	Issued for DP Resubmission #2
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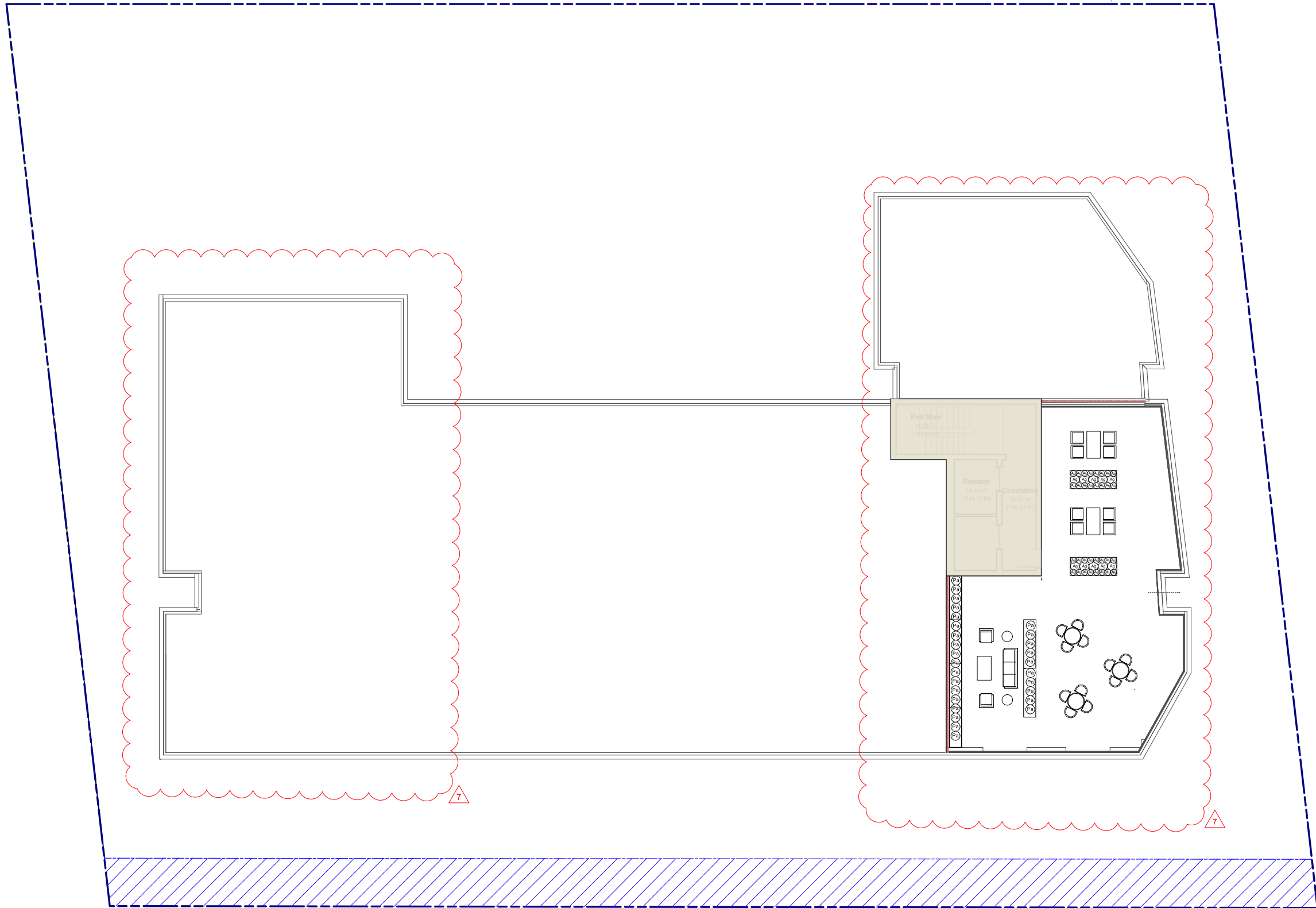
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**LANDSCAPE PLAN -
 ROOF**

Project No.:
25016
 Sheet No.:

L-1.03



7	2026-04-17	Issued for DP Resubmission #2
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PLANTING PLAN - ROOF

Project No.:
25016
 Sheet No.:

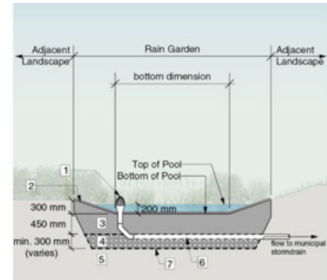
L-1.04

LEGEND

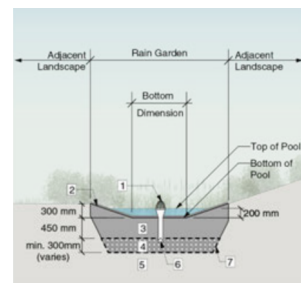
- PLANTING AREA**
789 sqm
- PERMEABLE SURFACE**
62 sqm
- BUILDING FOOTPRINT**
1202 sqm
- IMPERMEABLE SURFACE**
550 sqm

9

Rain Garden Details



Profile

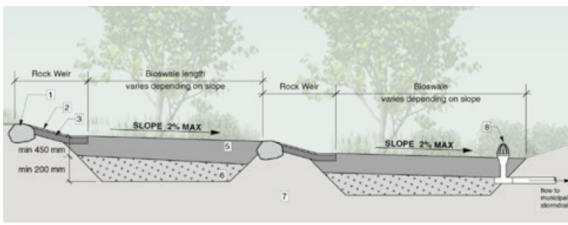


Cross Section

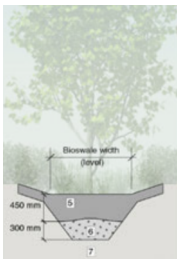
- Rain Garden Materials**
1. Overflow drain, 200 mm domed grate and adapter
 2. Composted mulch, 50 – 70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Reservoir base
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. Non-woven geotextile on bottom, sides, and top drain rock

Note: Flow dissipator inlet options and pop-up emitter details are located at the end of this section.

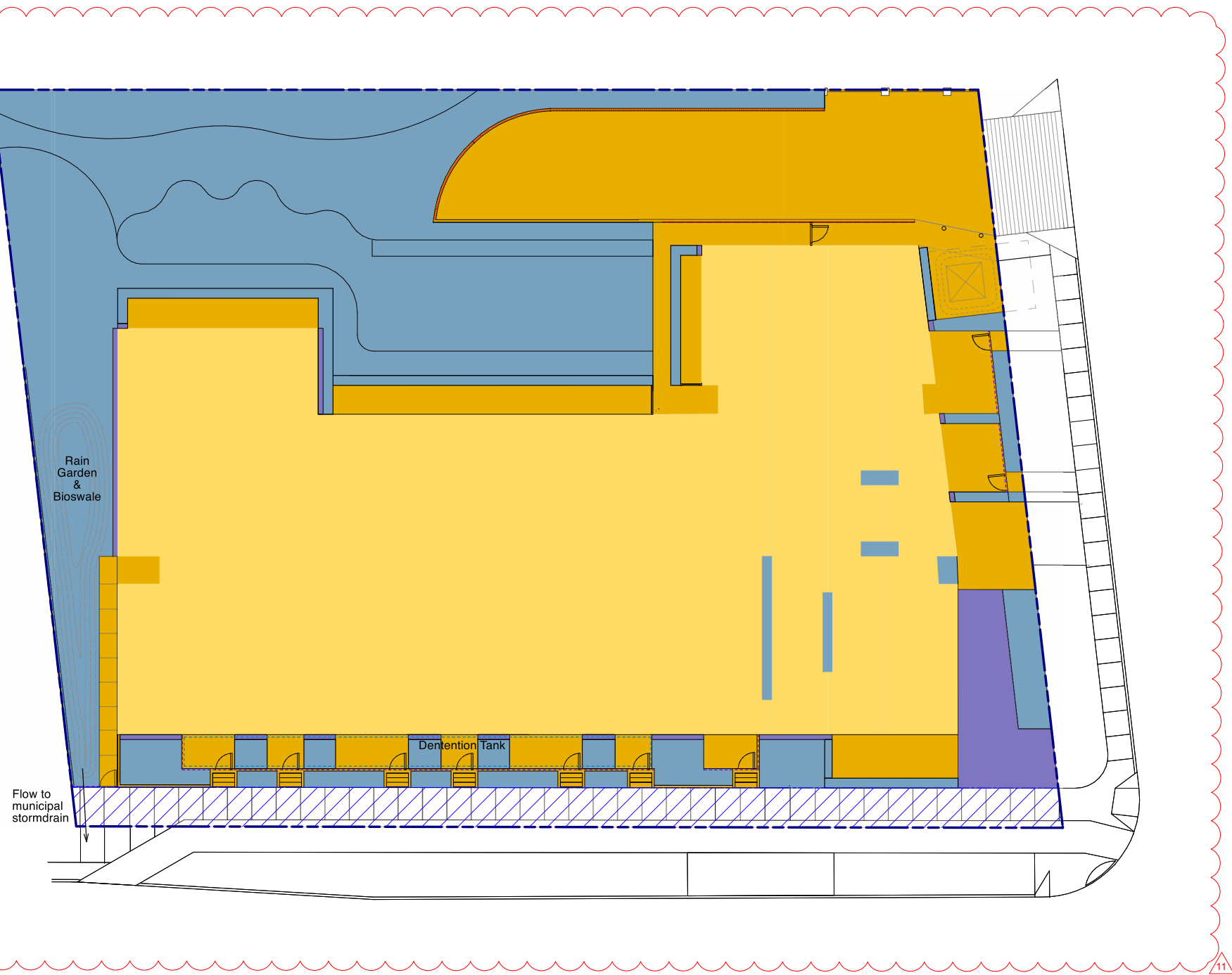
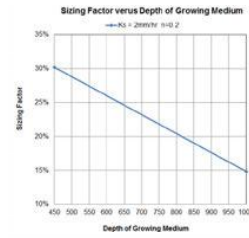
Bioswale



- Bioswale Materials**
1. Rock weir (300 – 400 mm dia)
 2. 25 mm dia drain rock, 25 mm depth
 3. 50 – 75 mm dia drain rock, 100 mm depth min
 4. Composted mulch, 50 – 70 mm depth
 5. Bio-retention growing medium, 450 mm depth min
 6. Scarified/tilled subgrade, 200 mm depth minimum
 7. Existing subgrade/native material
 8. Overflow drain, 200 mm domed grate and adapter



Bioswale cross section



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RAINWATER MANAGEMENT PLAN

Project No.: 25016

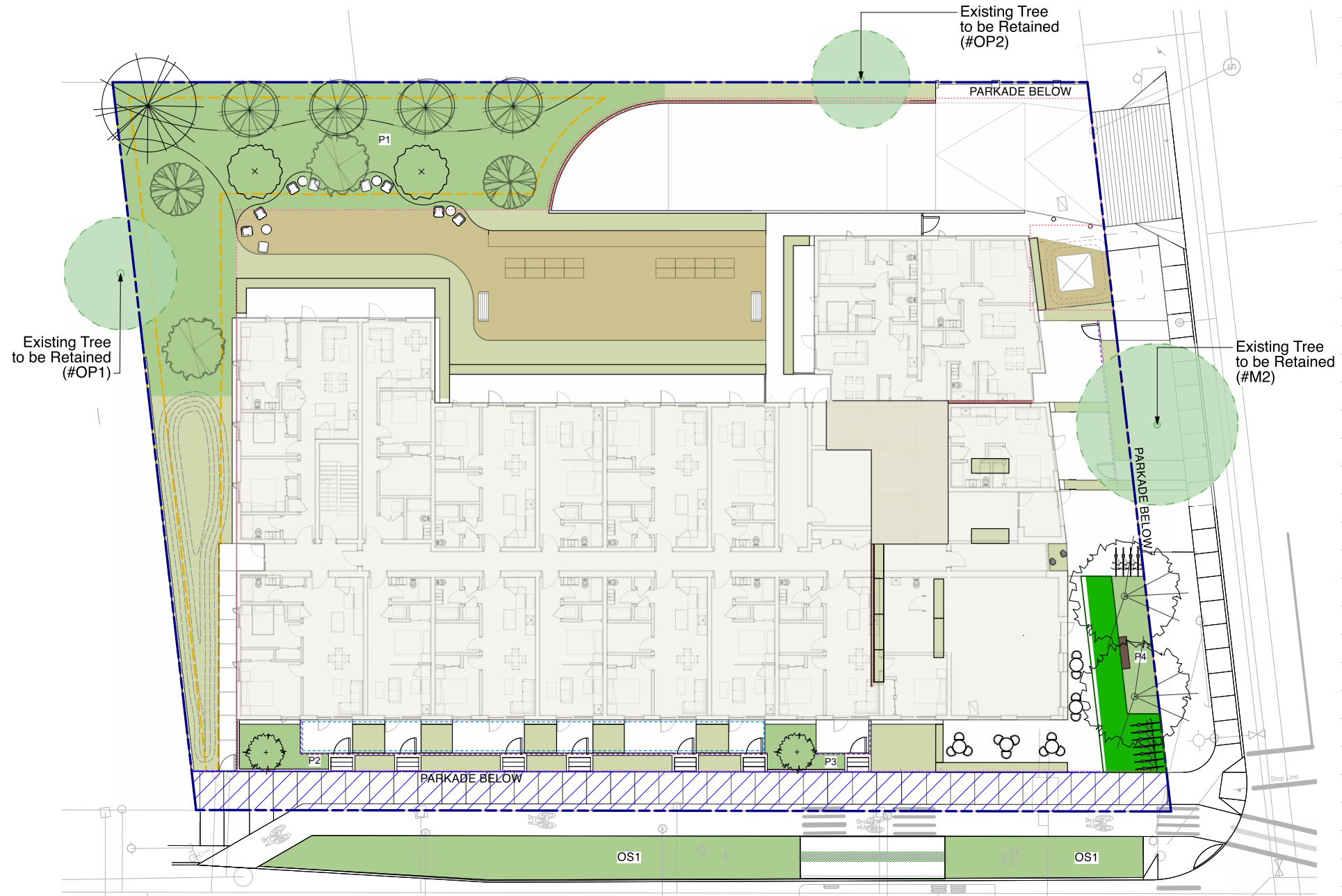
Sheet No.:

L-1.05

10

LEGEND

- TREE PLANTING AREA**
Min. 800mm
- SHRUB PLANTING AREA**
Min. 450mm
- LAWN AREA**
Min. 300mm
- SOIL CELL**
- STRUCTURAL SOIL**
- PARKADE OUTLINE**
- CONTIGUOUS LANDSCAPE AREA**
260 sqm (10% of site area)



Planter Code	Planting Area (m2)	Structural Soil (m2)	Soil Cell (m2)	Soil Depth (m)	No. of Trees	Tree Size	Soil Volume per Tree (m3)	Note
P1	302	-	-	1	11	1L + 10M	27.45	
P2	12.3	-	-	0.8	1	S	9.84	On Slab
P3	10.9	-	-	0.8	1	S	8.72	On Slab
P4	18	-	30	0.8	2	M	19.2	On Slab

Planter Code	Planting Area (m2)	Structural Soil (m2)	Soil Depth (m)	No. of Trees	Tree Size	Soil Volume per Tree (m3)
OS1	115.7	23.8	1	4	M	30.1



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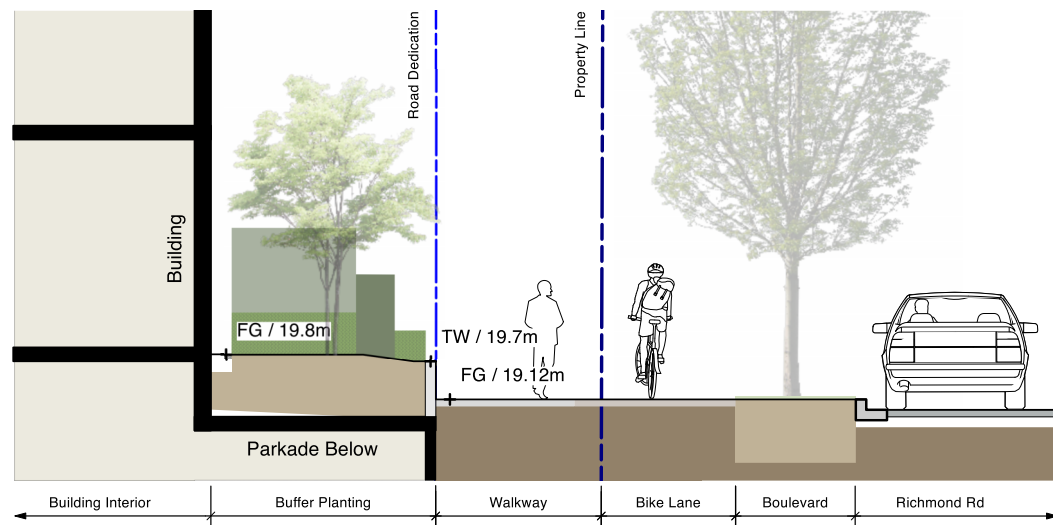
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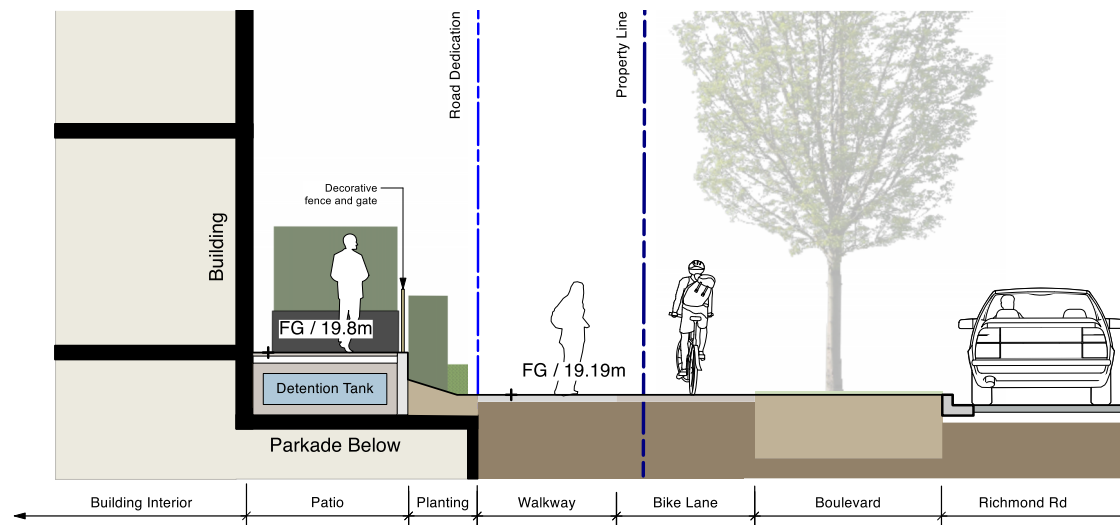
SOIL DEPTH DIAGRAM

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Sheet No.:	

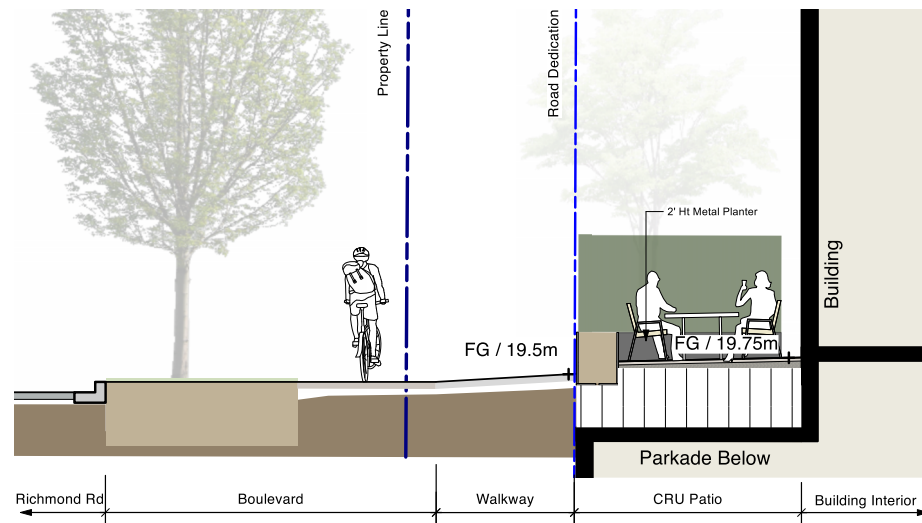
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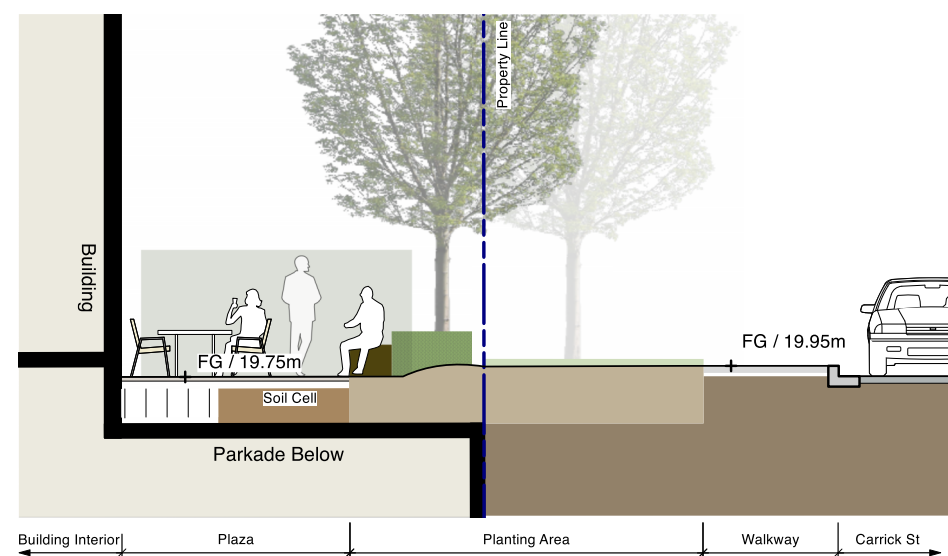
1 LEVEL 1 SECTION 1 : BUILDING TO RICHMOND ROAD
L-2.01 Scale = 1:50



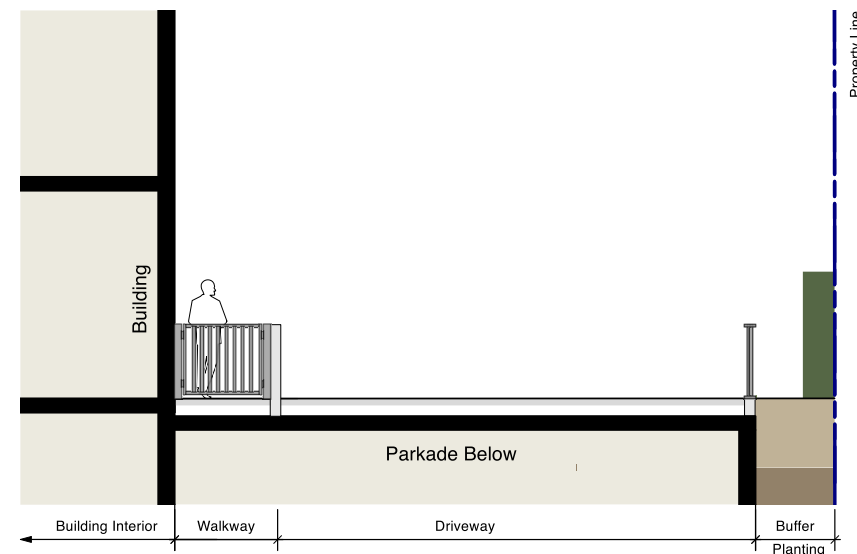
2 LEVEL 1 SECTION 2 : BUILDING TO RICHMOND ROAD
L-2.01 Scale = 1:50



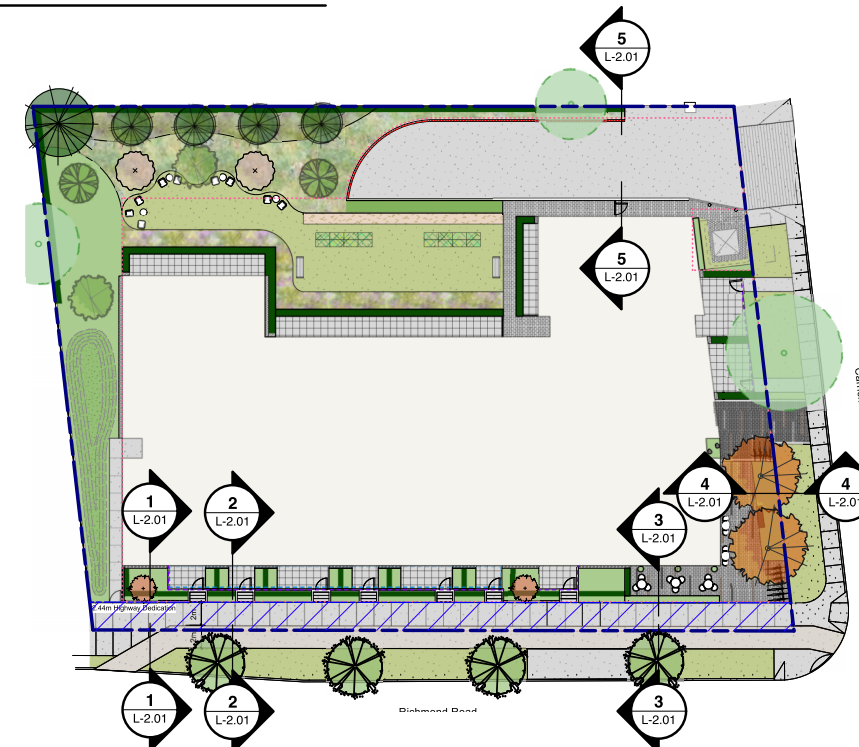
3 LEVEL 1 SECTION 3 : CRU TO RICHMOND ROAD
L-2.01 Scale = 1:50



4 LEVEL 1 SECTION 4 : CRU TO CARRICK STREET
L-2.01 Scale = 1:50



5 LEVEL 1 SECTION 5 : DRIVEWAY
L-2.01 Scale = 1:50



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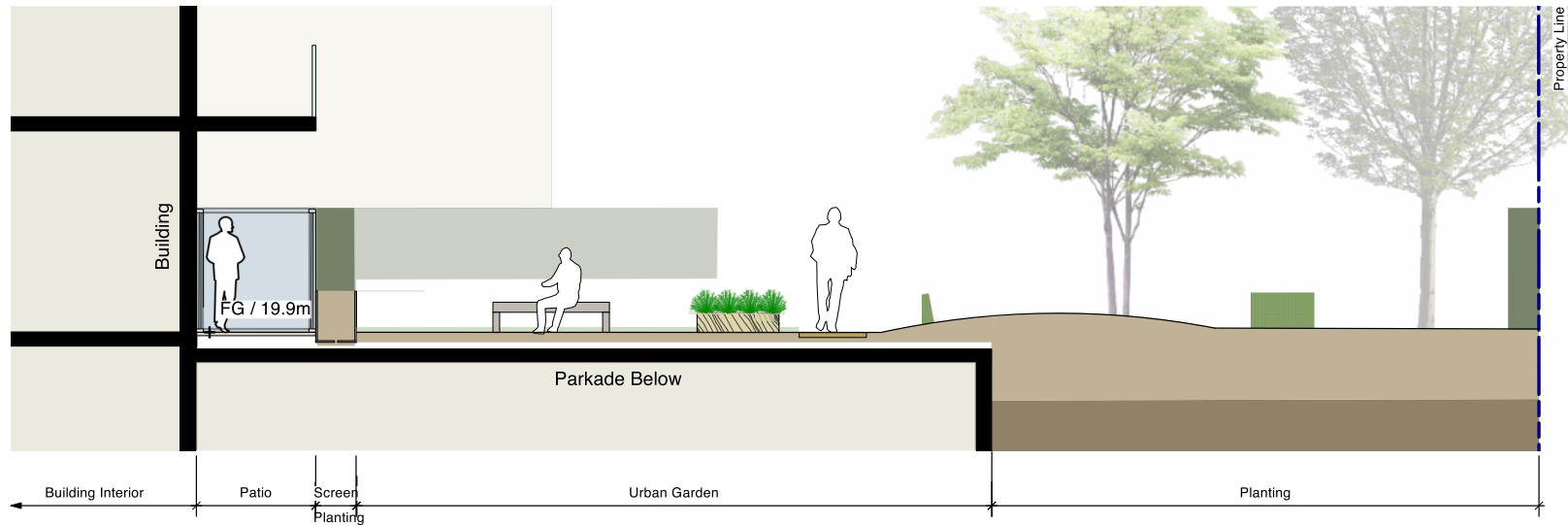
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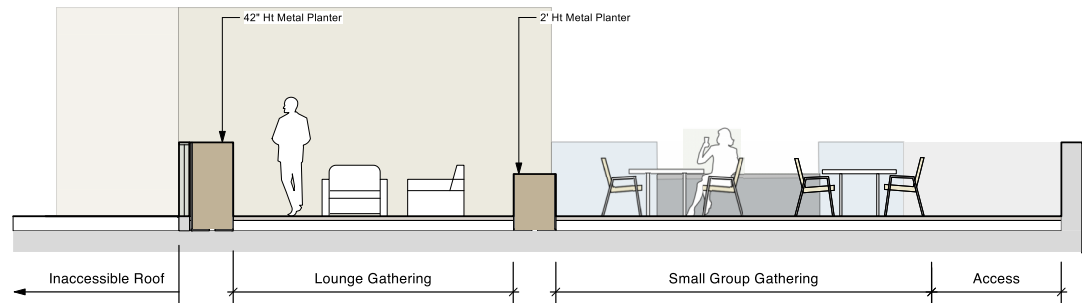
SECTION 1

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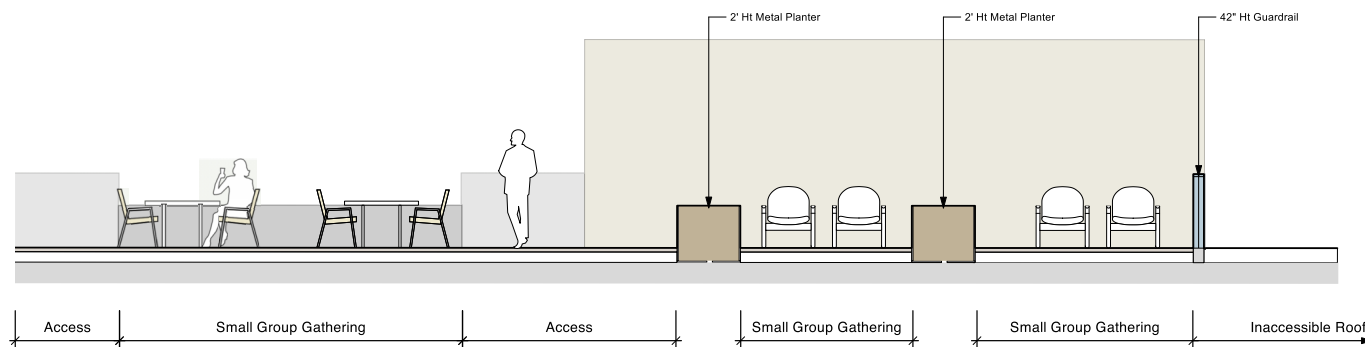
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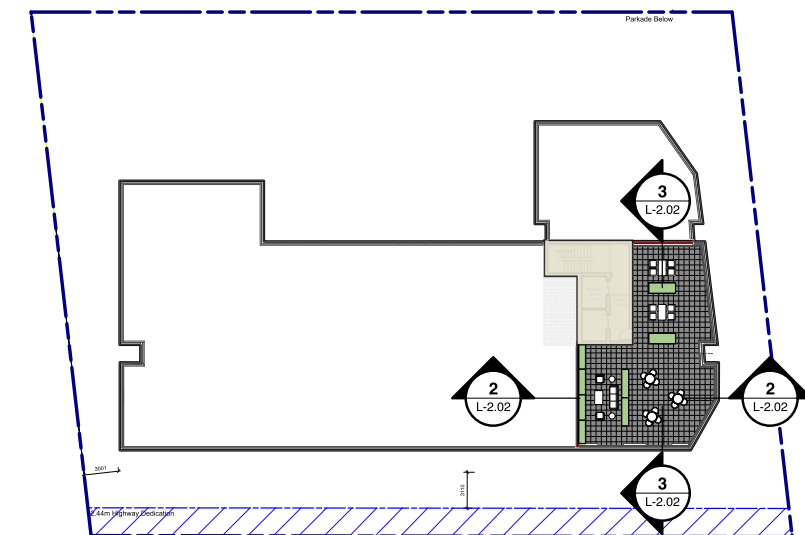
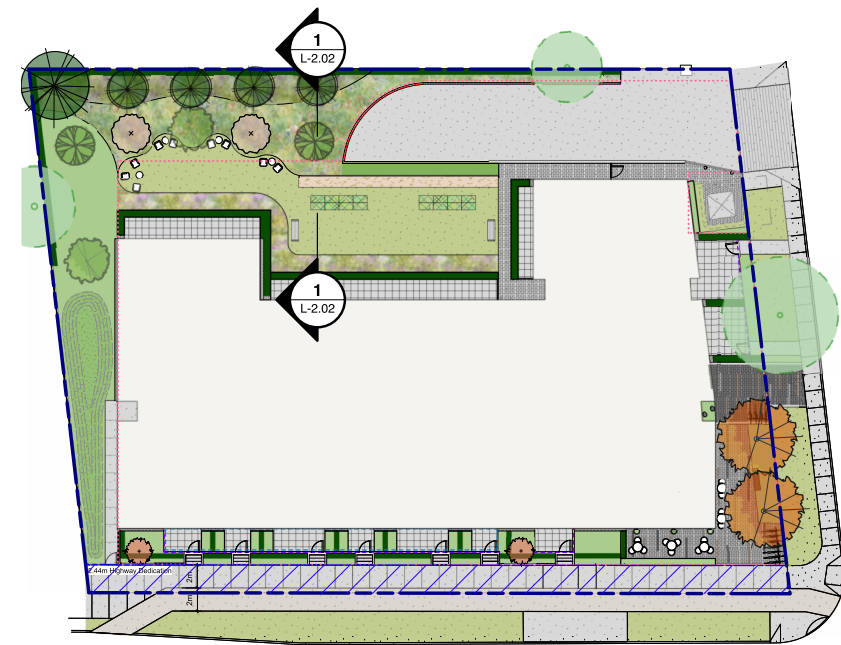
1 LEVEL 1 SECTION 6 : LAWN AREA
L-2.02 Scale = 1:50



2 ROOF SECTION 1: ROOF AMENITY
L-2.02 Scale = 1:50



3 ROOF SECTION 2: ROOF AMENITY
L-2.02 Scale = 1:50



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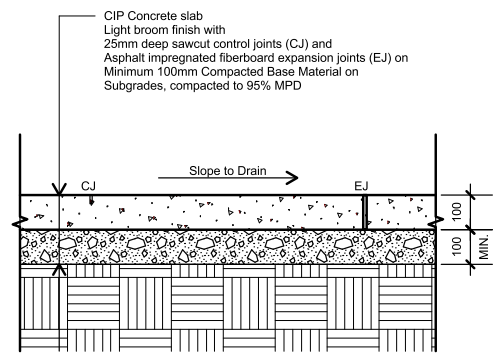
SECTION 2

Project No.:

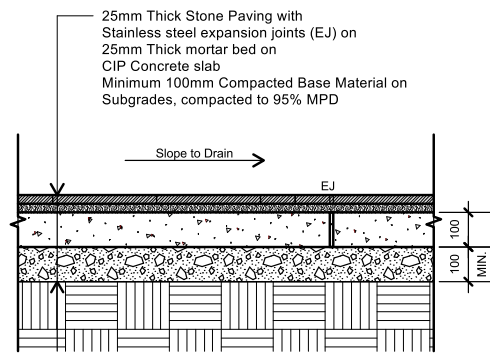
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Sheet No.:

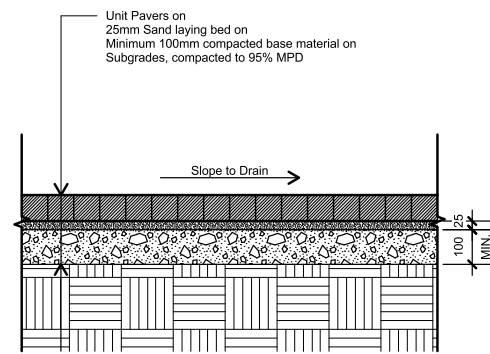
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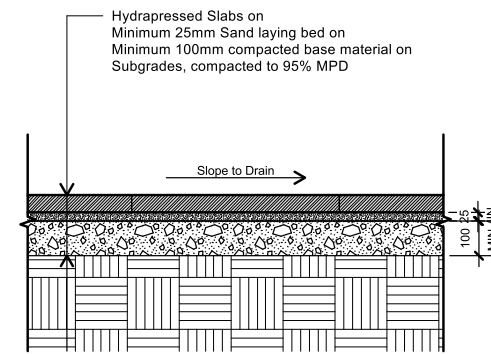
1 CIP CONCRETE - ON GRADE
L3.01 Scale = 1:10



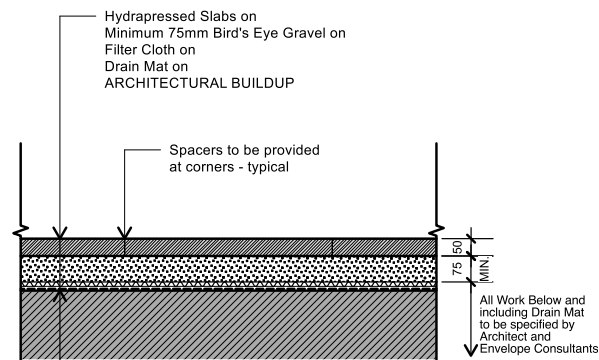
2 STONE PAVING - ON GRADE
3.01 Scale = 1:10



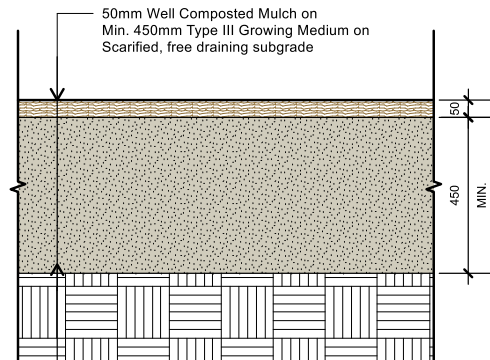
3 UNIT PAVERS - ON GRADE
3.01 Scale = 1:10



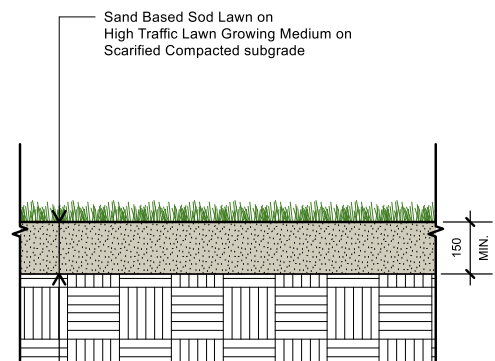
4 HYDROPPRESSED SLABS - ON GRADE
3.01 Scale = 1:10



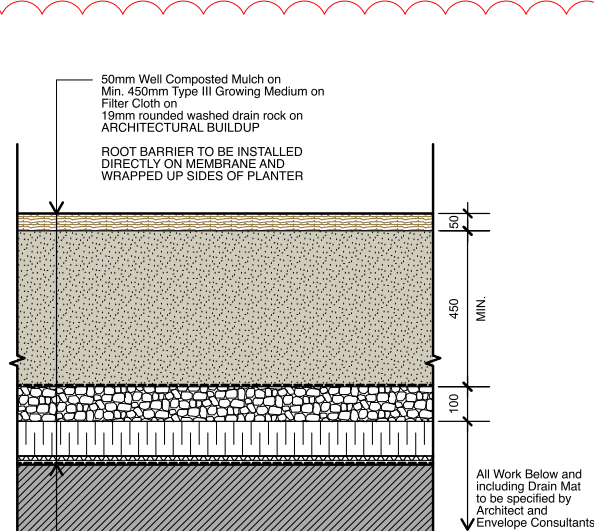
5 HYDROPPRESSED SLABS - ON SLAB
3.01 Scale = 1:10



6 PLANTING - ON GRADE
3.01 Scale = 1:10



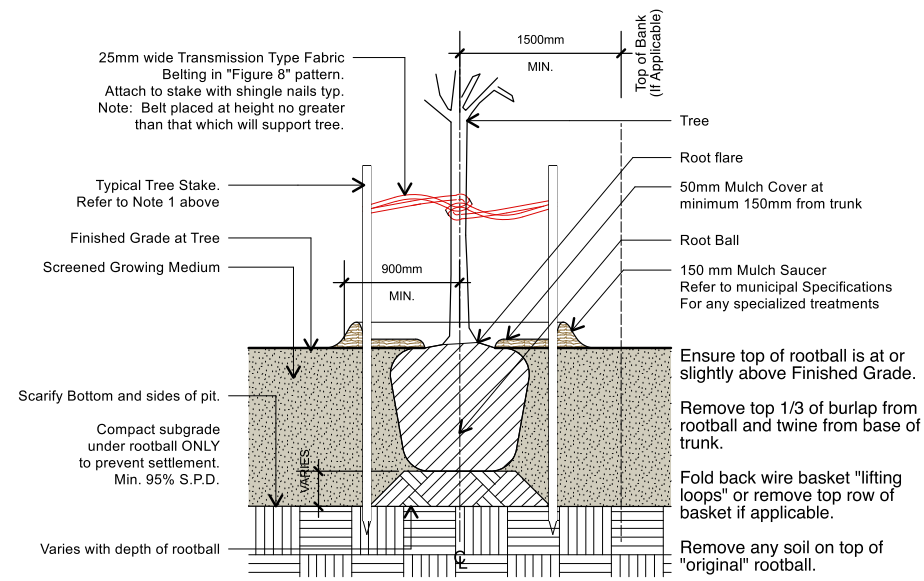
7 SOD LAWN - ON GRADE
L3.01 Scale = 1:10



8 PLANTING - ON SLAB
3.01 Scale = 1:10

TREE PLANTING NOTES

- All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
- Do not cut Tree Leader.
- Ensure tree location does not conflict with Underground Services. "Call before digging".
- Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
- Provide min. 5 cubic meters of growing medium per tree, unless otherwise stated.
- Refer to Growing Medium Chart below for surface area depth of Growing Medium.



9 TYPICAL TREE PLANTING
3.01 Scale = 1:10

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DETAILS

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25016

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“Stratavault apertures are large enough to incorporate common conduits, service pipes and aeration systems within the structure.”

APERTURES DESIGNED FOR TREES

Stratavault has been engineered to provide the largest apertures/voids for root growth on the market, with the greatest structural load bearing capability.

The apertures are large enough to incorporate common conduits, service pipes and aeration systems and can be customized on site to accommodate out-of-the-ordinary requirements.

The large openings cater for large volumes of productive soil/growing media. To achieve similar volumes of productive growing media using traditional structural soil, you would need five times as much rock:soil mix compared to the Stratavault:soil ratio.

The open, skeletal structure of the Stratavault matrix provides an optimal growth zone for tree roots.



“The Stratavault system is designed and tested to support up to 450kPa/65.3psi loads

STRATAVAULT STRUCTURAL MODULES

The ultimate engineered solution

Stratavault consists of modular units that assemble to form a skeletal matrix that supports road and pavement loads while providing the largest possible volumes of soil within the structure for root growth.

Compressive/vertical load

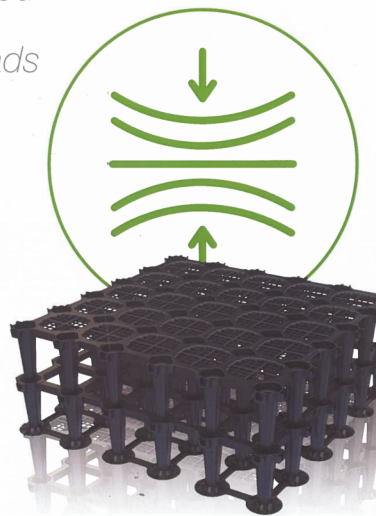
Stratavault modules have been designed to support enormous vertical loads, so that tree root systems can be brought closer to the pavement surface. For peace of mind, every manufacturing batch is Ultimate Load Strength tested for adherence to standards, with copies of reports available upon request.

Lateral load

Stratavault units lock together to form a monolithic structure with excellent modular strength, both vertically and laterally. As mentioned earlier, lateral forces must also be provided for in engineering design of tree pits.

Interlocks

Positive and secure connectors are a feature of the Stratavault patented design both vertically and laterally. Modules are simple and fast to click together, producing an integrated matrix, built to last.



STRATAVAULT SPECIFICATIONS		
<p>Stratavault 28 High strength structural modules Height per Layer: 400mm/16"nom Material: 5% Recycled ocean legacy PP, 95% Recycled PP Ultimate Load Capacity: 280kpa/40psi</p>	<p>Stratavault 30 High strength structural modules Height per Layer: 400mm/16"nom Material: 100% Recycled PP Ultimate Load Capacity: 300kpa/43.5psi</p>	<p>Stratavault 45 Ultra high strength structural modules Height per Layer: 400mm/16"nom Material: 100% Recycled ABS Ultimate Load Capacity: 450kpa/65.2psi</p>

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