



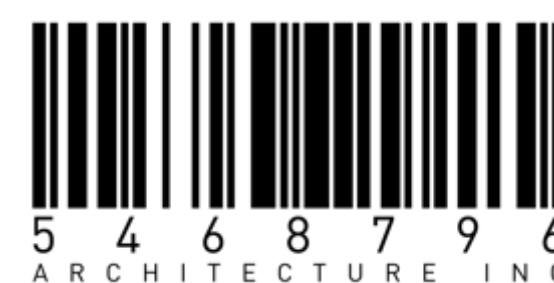
# 1702 QUADRA STREET + 862 FISGARD STREET

VICTORIA, BC

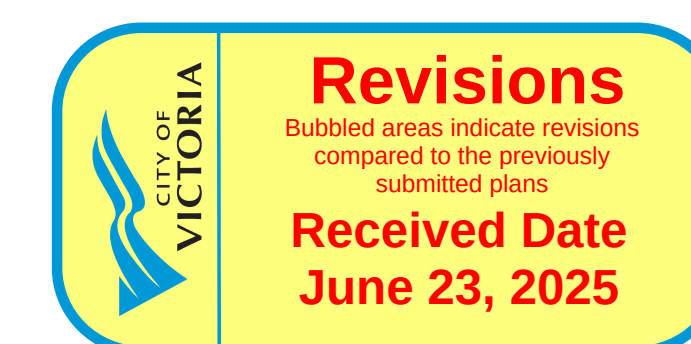
26.05.2025 ISSUED FOR DDP

# ARYZE

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- COVER  
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AG.5 SHADOW STUDIES  
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A3.4 BUILDING SECTION  
A3.5 BUILDING SECTION  
A3.6 BUILDING SECTION

- A4.1 ENLARGED PLAN - BIKE ROOM

DEVELOPER:

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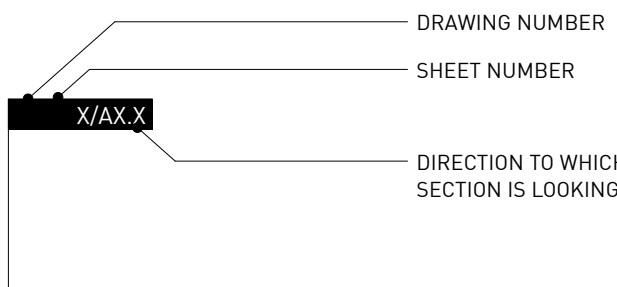
Elizabeth Balderson  
E: elizabeth@biophiliacollective.ca

- L0 TREE REMOVAL AND PROTECTION PLAN  
L1 LANDSCAPE SITE PLAN  
L2 OFF-SITE PLANTING PLAN  
L3 PRODUCTS AND SITE FURNITURE  
L4 ROOFTOP AMENITY AREA

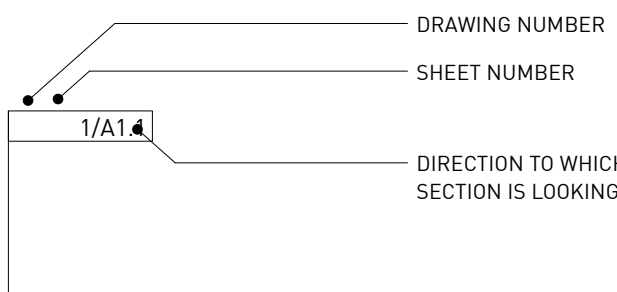
SYMBOL LEGEND:

|                 |       |
|-----------------|-------|
| WALL TYPE       | W1    |
| WINDOW TYPE     | W01   |
| DOOR NUMBERS    | D001  |
| EXISTING DOOR   |       |
| NEW DOOR        |       |
| FINIISH TYPE    | F-1   |
| FLOOR TYPE      | LABEL |
| ROOF TYPE       | LABEL |
| NOTES           | N1    |
| GRIDLINE MARKER | 1     |

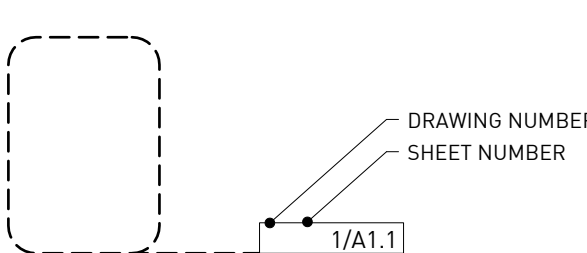
BUILDING SECTIONS:



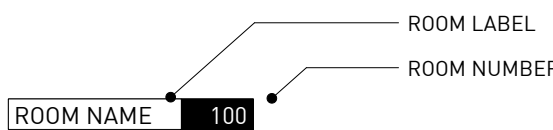
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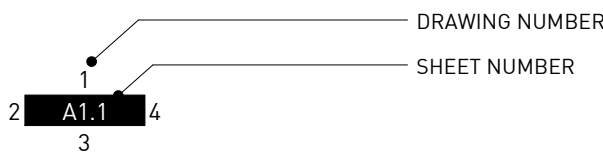
DETAILS:



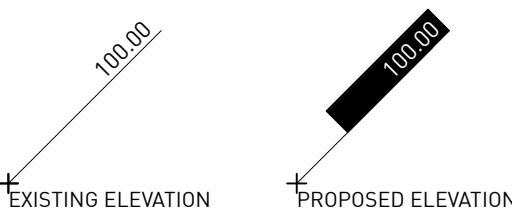
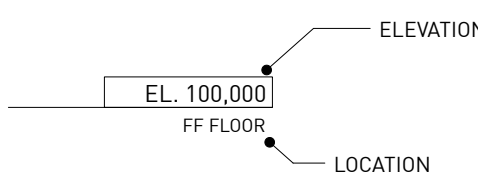
ROOM LABELS:



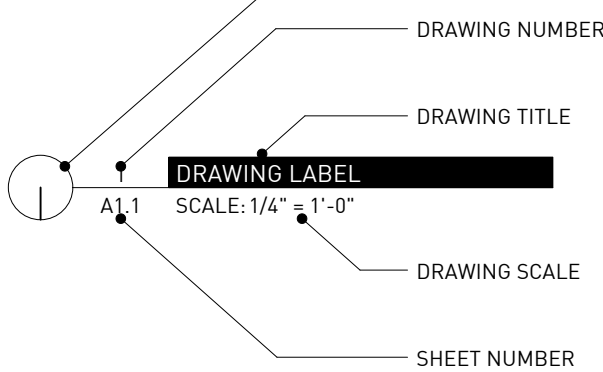
INTERIOR ELEVATIONS:



FLOOR CONSTRUCTION ELEVATIONS:



TITLES:



ABBREVIATIONS:

|        |                                        |
|--------|----------------------------------------|
| &      | AND                                    |
| ABV    | ABOVE                                  |
| AFF    | FINISHED FLOOR                         |
| ALUM   | ALUMINUM                               |
| ANOD   | ANODIZED                               |
| B      | AT                                     |
| ARCH   | ARCHITECTURAL                          |
| AT     | ACOUSTIC TILE                          |
| AVB    | AIR/VAPOUR BARRIER                     |
| BLDG   | BUILDING                               |
| BLKG   | BLOCKING                               |
| BRG    | BEARING                                |
| BS     | BOTH SIDES                             |
| B TO B | BACK TO BACK                           |
| CB     | CATCH BASIN                            |
| CF     | CLEAR FINISH                           |
| CG     | CORNER GUARD                           |
| CJ     | CONTROL JOINT                          |
| CL     | CENTRE LINE                            |
| CLG    | CEILING                                |
| CLR    | CLEAR                                  |
| COL    | COLUMN                                 |
| CONC   | CONCRETE                               |
| CONN   | CONNECTION                             |
| CONT   | CONTINUOUS                             |
| CORR   | CORRIDOR                               |
| CT     | CERAMIC TILE                           |
| C/W    | COMPLETE WITH                          |
| Ø      | DIAMETER                               |
| DIM    | DIMENSION                              |
| DN     | DOWN                                   |
| DRWG   | DRAWING                                |
| DTL    | DETAIL                                 |
| EL     | ELEVATION                              |
| EW     | EACH WAY                               |
| EA     | EACH                                   |
| ELEC   | ELECTRICAL                             |
| EQ     | EQUAL                                  |
| EXIST  | EXISTING                               |
| EJ     | EXPANSION JOINT                        |
| EXT    | EXTERIOR                               |
| FDN    | FOUNDATION                             |
| FE     | FIRE EXTINGUISHER                      |
| FEJ    | FLOOR EXPANSION JOINT                  |
| FIN    | FINISHED                               |
| FD     | FLOOR DRAIN                            |
| FFD    | FUNNEL DRAIN                           |
| FF     | FINISHED FACE                          |
| FLEX   | FLEXIBLE                               |
| FO     | FACE OF                                |
| FR     | FRIDGE                                 |
| FRR    | FIRE RESISTANCE RATING                 |
| G      | GRILL                                  |
| GA     | GAUGE                                  |
| GWB    | GYP SUM WALL BOARD                     |
| GCB    | GYP SUM CEILING BOARD                  |
| GC     | GENERAL CONTRACTOR                     |
| GL     | GLASS                                  |
| HM     | HOLLOW METAL                           |
| HMI    | HOLLOW METAL INSULATED                 |
| HORIZ  | HORIZONTAL                             |
| HR     | HOOR                                   |
| HSDG   | HERMETICALLY SEALED DOUBLE GLAZING     |
| HSS    | HOLLOW STEEL SECTION                   |
| HSTG   | HERMETICALLY SEALED TRIPLE GLAZING     |
| HT     | HEIGHT                                 |
| HVAC   | HEATING, VENTILATING, AIR CONDITIONING |
| ID     | INSIDE DIAMETER                        |
| IF     | INSIDE FACE                            |
| INSUL  | INSULATION                             |
| INT    | INTERIOR                               |
| L      | LENGTH                                 |
| m      | METRE                                  |
| mm     | MILLIMETRE                             |
| MT     | MOUNT                                  |
| MAT'L  | MATERIAL                               |
| MAX    | MAXIMUM                                |
| MDF    | MEDIUM DENSITY FIBREBOARD              |
| MECH   | MECHANICAL                             |
| MET    | METAL                                  |
| MIN    | MINIMUM                                |
| MISC   | MISCELLANEOUS                          |
| MN     | MINUTE                                 |
| MO     | MASONRY OPENING                        |
| NIC    | NOT IN CONTRACT                        |
| NO     | NUMBER                                 |
| NOM    | NOMINAL                                |
| NTS    | NOT TO SCALE                           |
| OC     | ON CENTRE                              |
| OD     | OUTSIDE DIAMETER                       |
| OPN'G  | OPENING                                |
| OH     | OVERHEAD                               |
| OPP    | OPPOSITE                               |
| OTA    | OPEN TO ABOVE                          |
| OTB    | OPEN TO BELOW                          |
| OV     | OVEN                                   |
| PLAM   | PLASTIC LAMINATE                       |
| PLBG   | PLUMBING                               |
| PR     | PAIR                                   |
| PREF   | PREFINISHED                            |
| PS     | PRESSED STEEL                          |
| PT     | PRESSURE TREATED                       |
| PTF    | PAINTED FINISH                         |
| PL     | PROPERTY LINE                          |
| R      | RADIUS                                 |
| RD     | ROOF DRAIN                             |
| REINF  | REINFORCED                             |
| REQ'D  | REQUIRED                               |
| REV    | REVISION, REVISED, REVERSED            |
| RO     | ROUGH OPENING                          |
| SH     | SHEET FLOORING                         |
| SIM    | SIMILAR                                |
| SPC'D  | SPECIFIED                              |
| SQ     | SQUARE                                 |
| ST     | STEEL                                  |
| STD    | STANDARD                               |
| STN    | STAIN FINISH                           |
| STRUCT | STRUCTURAL                             |
| SUSP   | SUSPENDED                              |
| TEMP   | TEMPERED                               |
| TG     | TEMPERED GLASS                         |
| TO     | TOP OF                                 |
| TYP    | TYPICAL                                |
| U/N    | UNLESS OTHERWISE NOTED                 |
| U/S    | UNDERSIDE                              |
| V      | VARNISHED FINISH                       |
| VERT   | VERTICAL                               |
| W      | WIDE, WIDTH                            |
| W/     | WITH                                   |
| W/D    | WASHER/DRYER                           |
| WD     | WOOD                                   |
| WHC    | WOOD HOLLOW CORE                       |
| WSC    | WOOD SOLID CORE                        |

- 4 Issued for DDP 26.05.2025  
3 Issued for TR62 response 14.12.2023  
2 Issued for TR61 response 21.09.2023

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Checked By: PB  
Printing Date: 23.05.2025

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1702 QUADRA STREET  
+ 862 FISGARD STREET

GENERAL NOTES  
Project 0650  
Sheet  
AG.1





RENDER 5: AERIAL VIEW OF BUILDING



RENDER 3: STREETVIEW EXPERIENCE ALONG QUADRA



RENDER 4: STREET LEVEL VIEW OF THE BUILDING FROM FISGARD SIDEWALK

|   |                          |            |
|---|--------------------------|------------|
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| 1 | Issued for DP            | 01.06.2023 |

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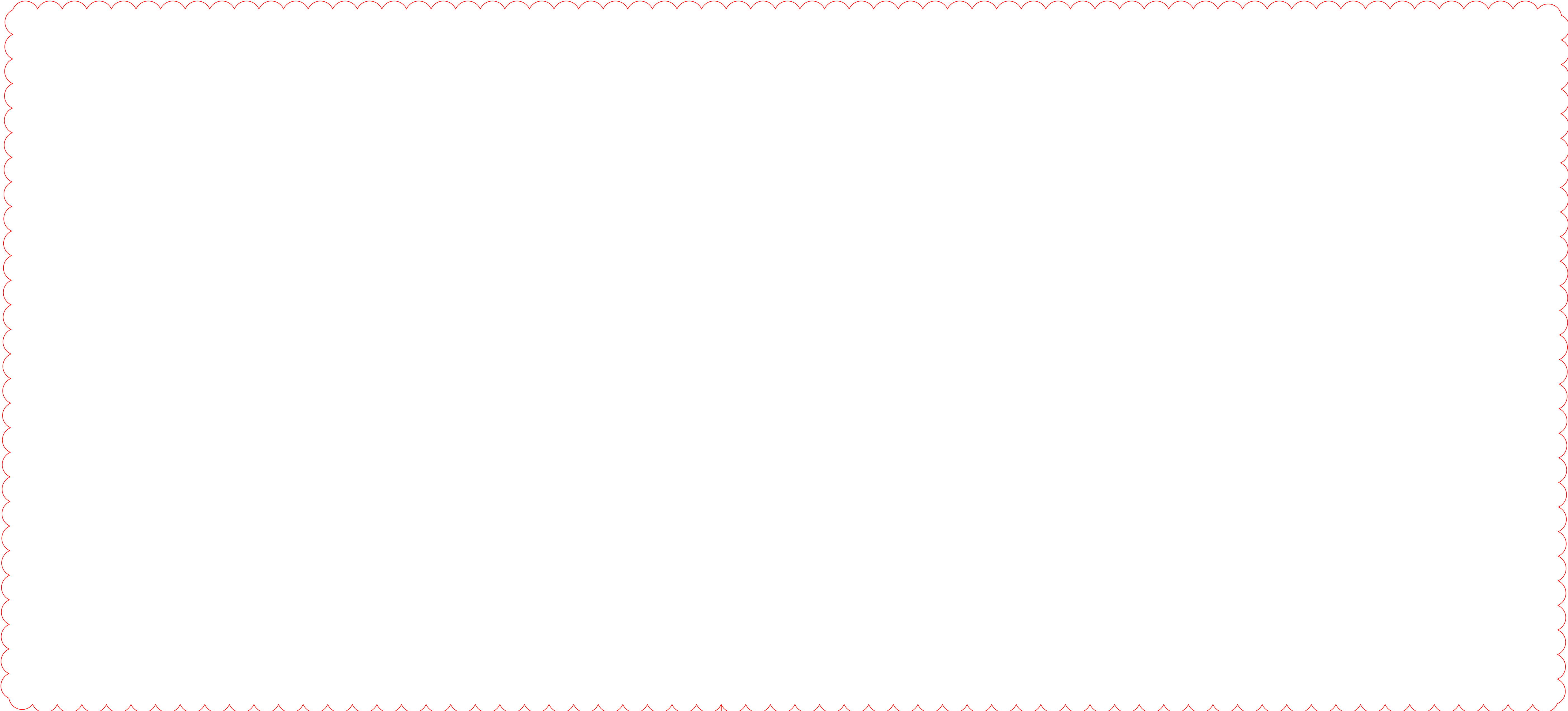
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REGISTERED ARCHITECT  
ALEXANDAR RANUJIC  
23.05.2025

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1702 QUADRA STREET  
+ 862 FISGARD STREET





11

- |   |                          |            |
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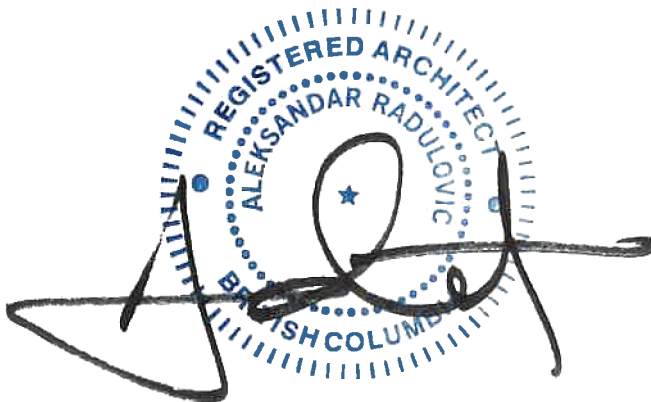
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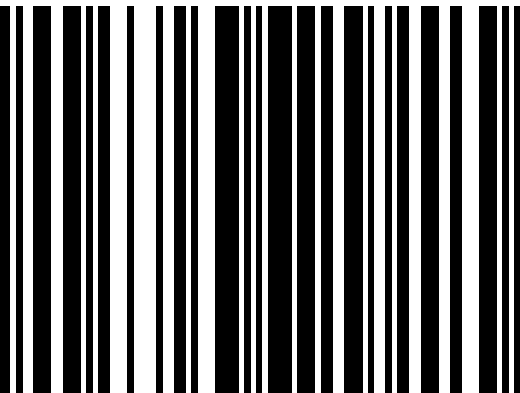
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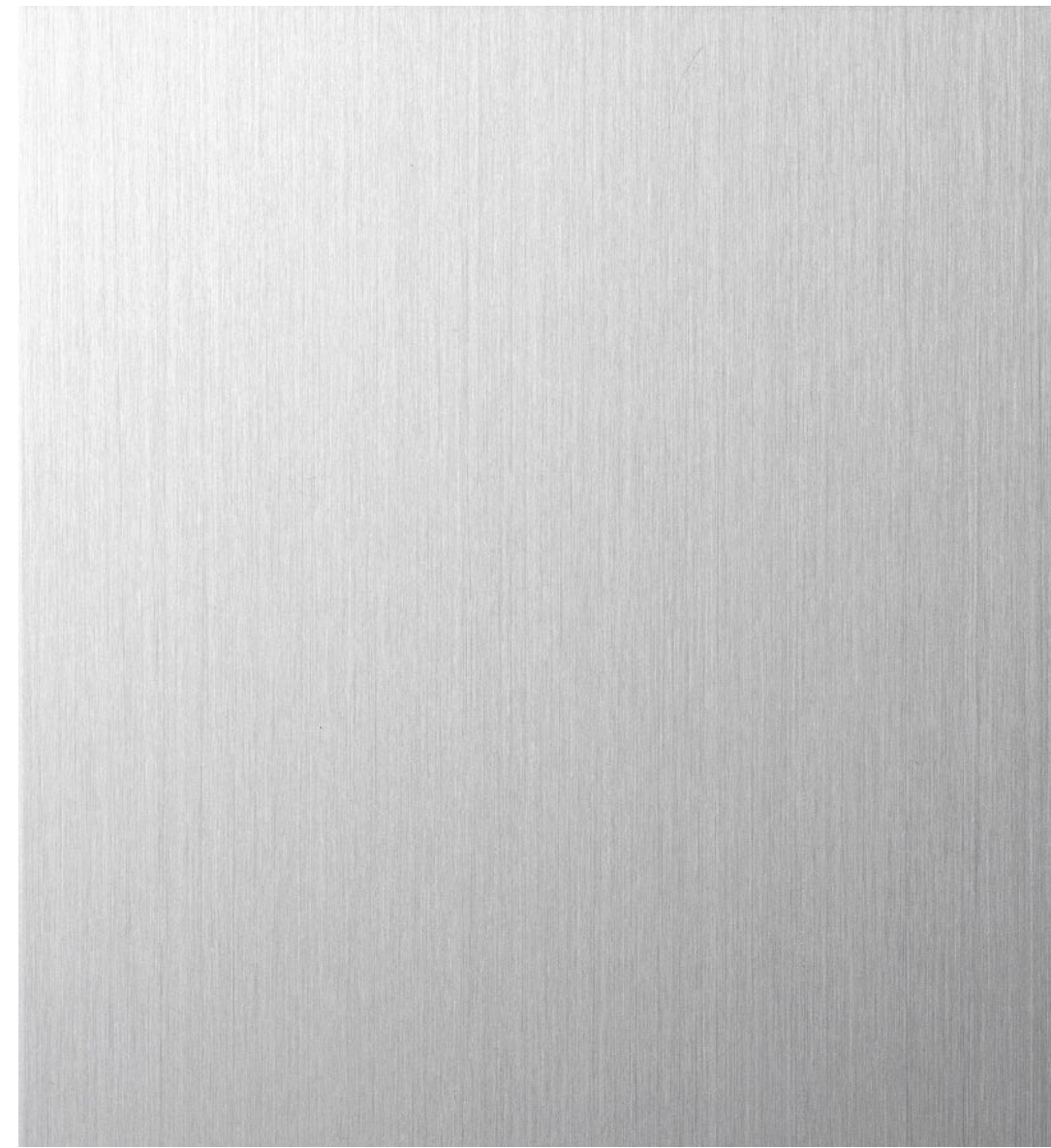
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|            |                          |
|------------|--------------------------|
| RENDERINGS | Project<br>0650<br>Sheet |
|------------|--------------------------|

AG.3





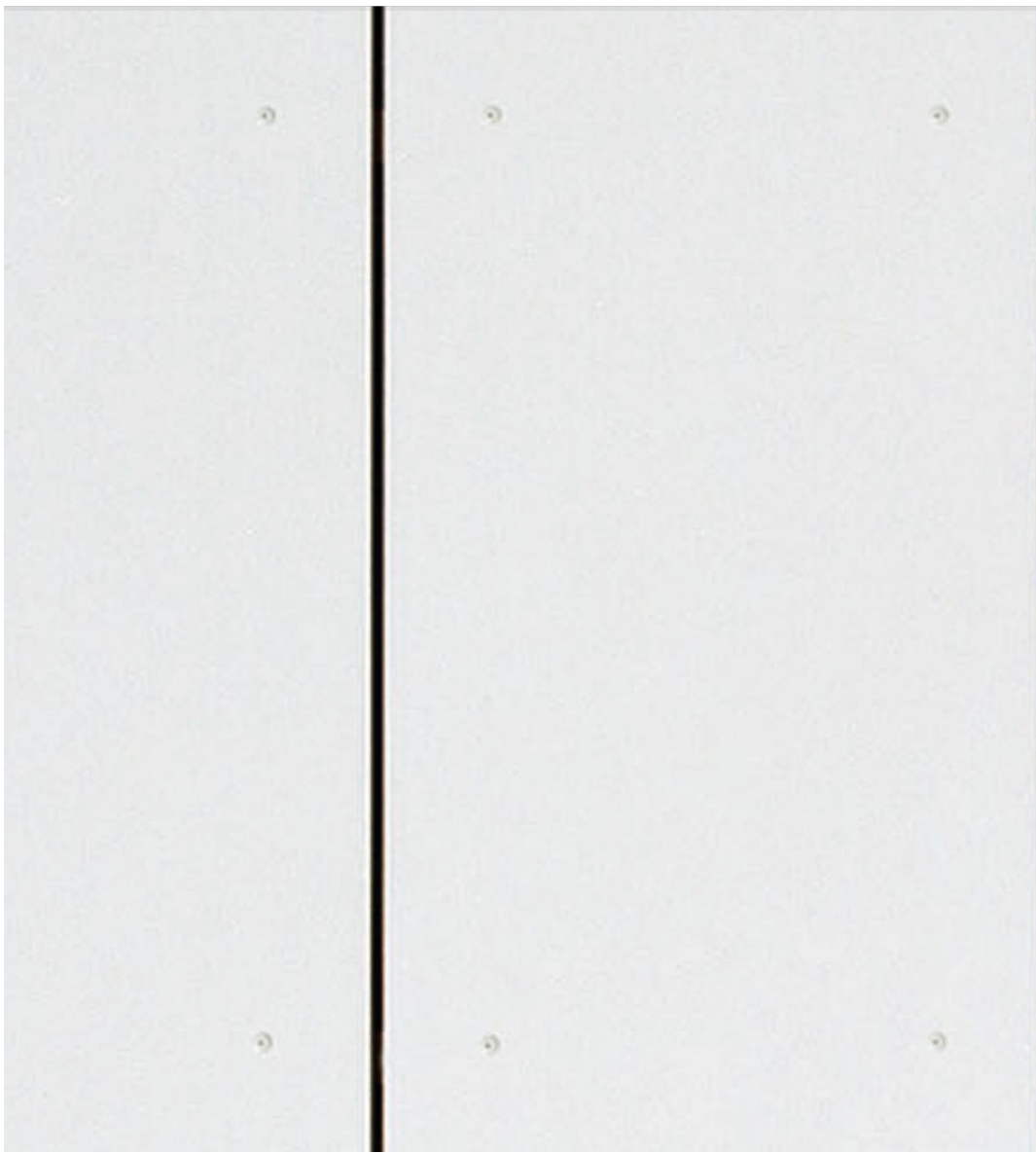
ALUMINUM MILL FINISH



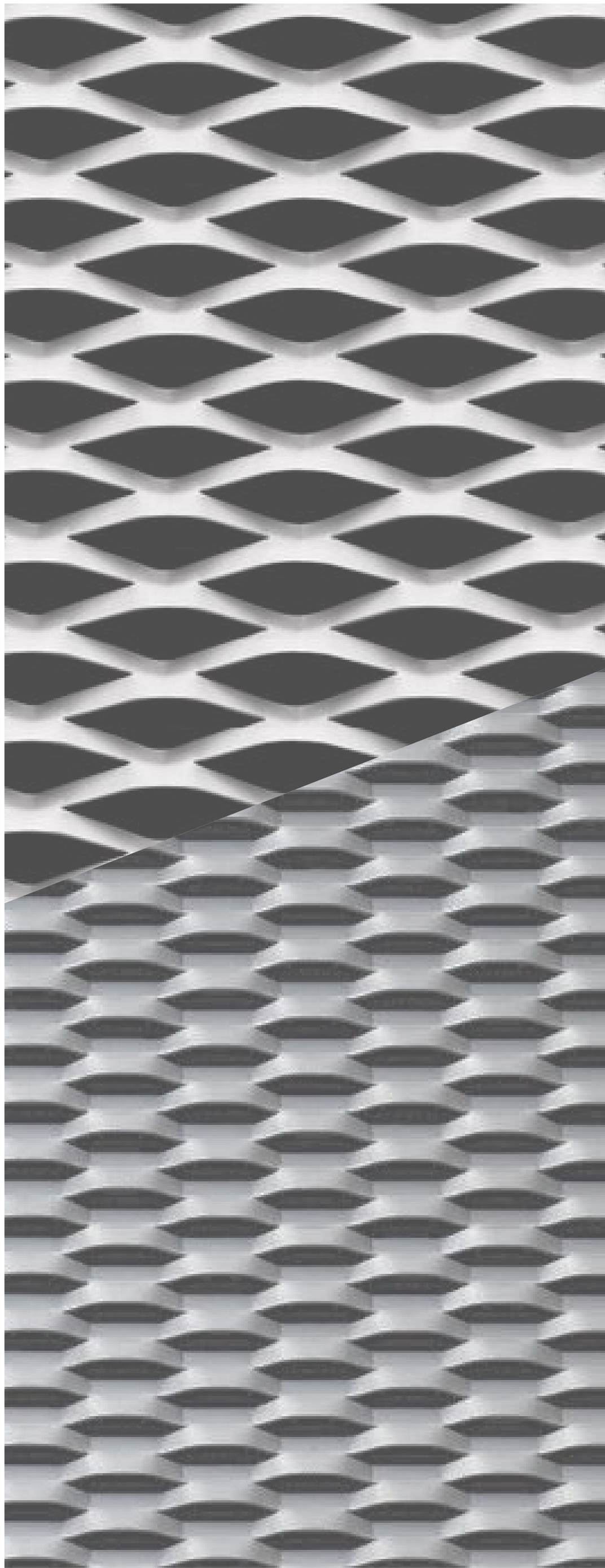
ALUMINUM REFLECTIVE



WHITE METAL FENCE



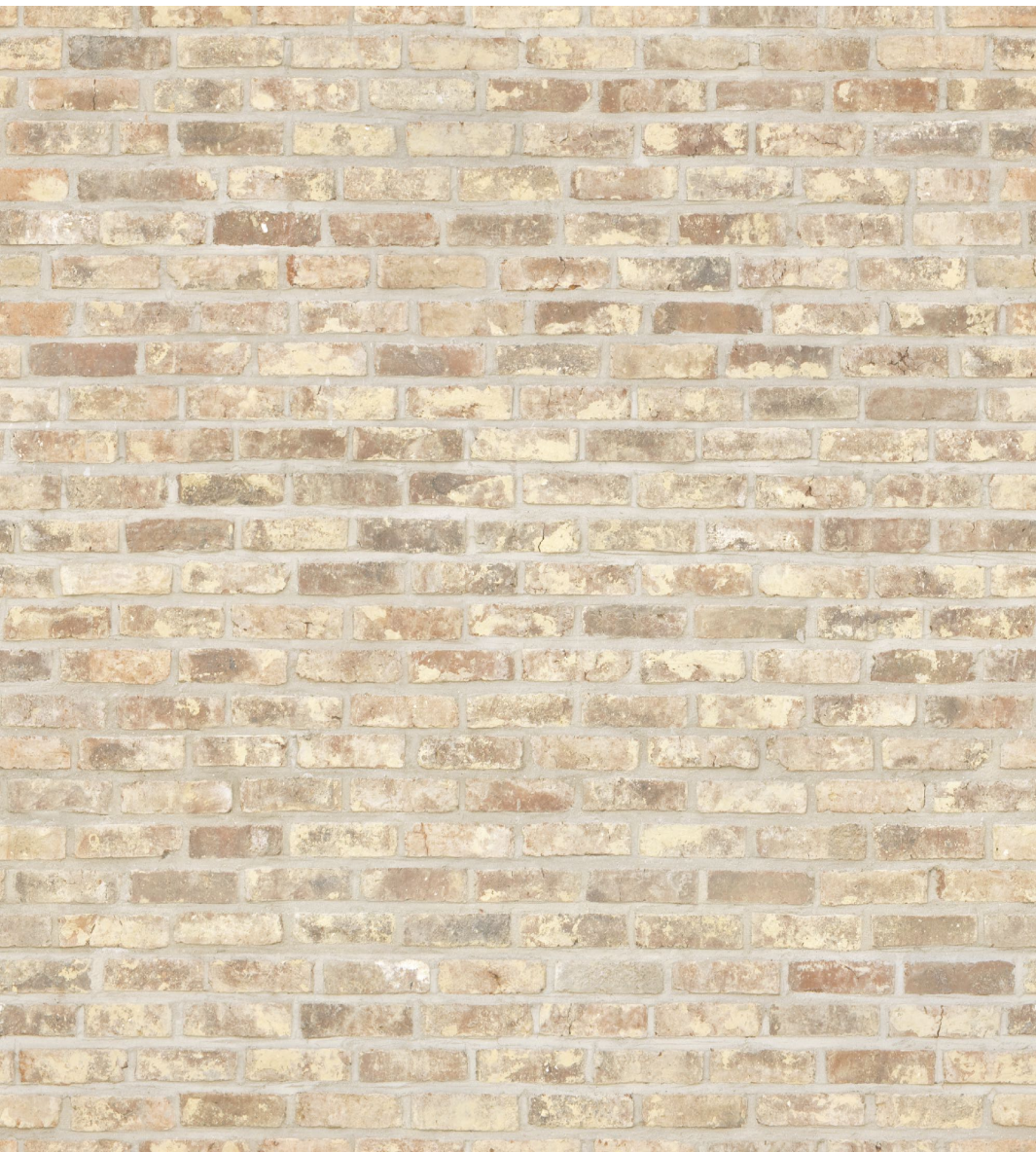
WHITE CEMENTITIOUS PANEL



EXPANDED METAL [ALUMINUM FINISH]



CONCRETE



BRICK



GLASS - REFLECTIVE



GLASS - TRANSLUCEN

1

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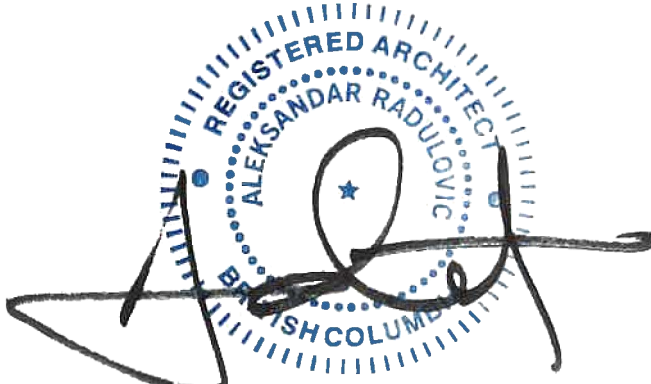
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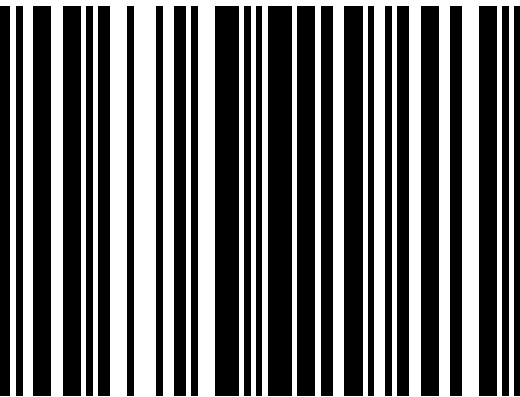
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MATERIALS Project  
0650  
Sheet





MARCH 20 9:00 AM



JUNE 21 9:00 AM



SEPTEMBER 22 9:00 AM



DECEMBER 21 9:00 AM



MARCH 20 12:00 PM



JUNE 21 12:00 PM



SEPTEMBER 22 12:00 PM



DECEMBER 21 12:00 PM



MARCH 20 4:00 PM



JUNE 21 4:00 PM



SEPTEMBER 22 4:00 PM



DECEMBER 21 4:00 PM





CORMORANT ST.

FISGARD ST.

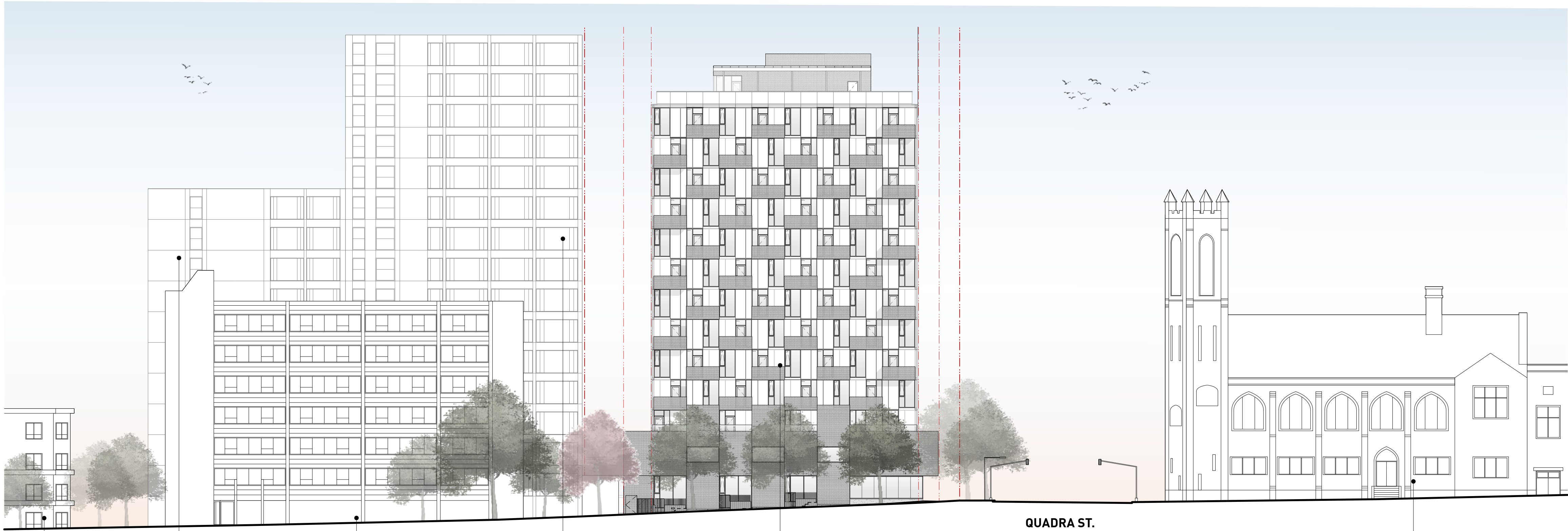
N PARK ST.

QUADRA ST ELEVATION [ EAST FACADE ]

EXISTING MULTIFAMILY RESIDENTIAL BUILDING

NEW BIKE PARKING

11



EXISTING MULTIFAMILY RESIDENTIAL BUILDING

EXISTING MULTIFAMILY RESIDENTIAL BUILDING (BEYOND)

EXISTING MULTIFAMILY RESIDENTIAL BUILDING

11

NEW BUILDING

QUADRA ST.

FIRST METROPOLITAN UNITED CHURCH - EXISTING

FISGARD ST ELEVATION [ SOUTH FACADE ]

|   |                          |            |
|---|--------------------------|------------|
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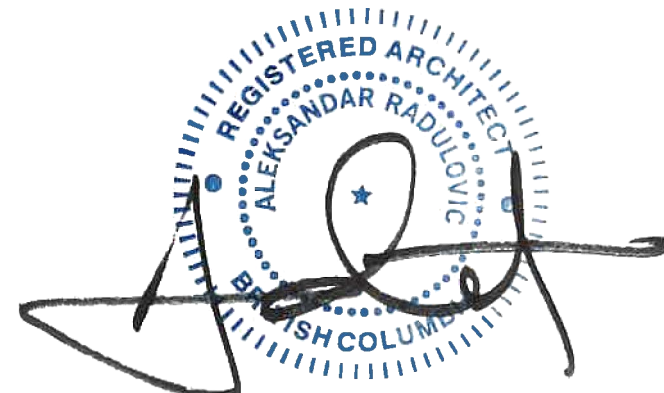
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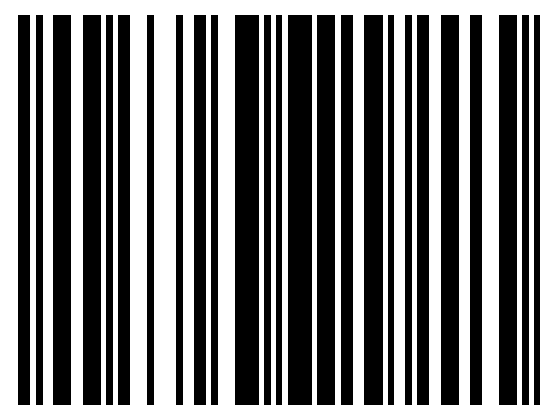
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CONTEXT ELEVATIONS Project  
0650  
Sheet



- ALL GLAZING TO BE HSTG, LOW E ON SURFACE 2, ARGON-FILLED W/ SUPERSPACERS, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
- ALUMINUM WINDOW WALL SYSTEM
- REFER TO WINDOW SUPPLIER CUT SHEETS FOR TEMPERING REQUIREMENTS
- PROVIDE FINISHES AND FINISHES, COLOUR TO BE SELECTED BY ARCHITECT
- GLASS TO BE 3mm CLEAR (UNLESS OTHERWISE NOTED OR REQUIRED BY MANUFACTURING ENGINEER)
- ALL INTERIOR CASINGS TO BE GYPSUM BOARD RETURN
- ALL WINDOWS TO MEET NFPA-17 & CANADIAN TEST STANDARDS. ENVELOPE CONSULTANT TO REVIEW TESTING DATA.
- ALL WINDOW SPECIFICATIONS MUST COMPLY OR SURPASS ENERGY CODE CONSULTANT'S ENERGY MODEL ASSUMPTIONS
- REFER TO ENVIRONMENTAL WINDOW INSTALLATION GUIDELINES FOR SILL AND THREE SIDES MEMBRANE DETAILING FOR ALL RESIDENTIAL WINDOWS
- ENVELOPE CONSULTANT TO REVIEW ALL RESIDENTIAL AND COMMERCIAL GLAZING SHOP DRAWINGS

- ALUMINICOR THERMALLY BROKEN STOREFRONT OR APPROVED EQUAL, SSG, ANTI-ROTATION BLOCKS TO BE ALUMINUM OR PVC
- ALL GLAZING TO BE HSTG, LOW E ON SURFACE 2, ARGON-FILLED W/ SUPERSPACERS, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
- ALL EXTERIOR CURTAIN WALL TO BE TEMPERED, BLACK FRAME
- GLASS TO BE 6mm CLEAR & TEMPERED
- ALL WINDOW SPECIFICATIONS MUST COMPLY OR SURPASS ENERGY CODE CONSULTANT'S ENERGY MODEL ASSUMPTIONS
- SUPPLY SPANDREL PANEL AS REQUIRED FOR MECHANICAL GLIDE PENETRATIONS OF CURTAIN WALL.
- ENVELOPE CONSULTANT TO REVIEW ALL RESIDENTIAL AND COMMERCIAL GLAZING SHOP DRAWINGS

Technical drawings of window units W01 through W06, showing dimensions and configurations.

- W01:** Dimensions: 1592mm (width), 2743mm (height). Internal dimensions: 513mm, 917mm. Height segments: 1127mm, 2743mm.
- W02:** Dimensions: 1765mm (width), 2743mm (height). Internal dimensions: 600mm, 991mm. Height segments: 1127mm, 2743mm.
- W03:** Dimensions: 1765.2mm (width), 2743.2mm (height). Internal dimensions: 1168.3mm, 606.4mm.
- W04:** Dimensions: 3183mm (width), 1524mm (height).
- W05a:** Dimensions: 1592mm (width), 2743mm (height). Internal dimensions: 917mm, 513mm. Height segments: 2134mm, 2743mm.
- W05b:** Dimensions: 1592mm (width), 2743mm (height). Internal dimensions: 513mm, 935mm.
- W06:** Dimensions: 1592mm (width), 2743mm (height). Internal dimensions: 513mm, 917mm.

Technical drawings of the CW01, CW02, CW03, CW04, and CW05 window units. The drawings show the overall dimensions and the arrangement of the window panes and doors.

- CW01:** Overall width 7165mm, height 2321mm. Consists of 6 panes, each 1194mm wide.
- CW02:** Overall width 13470mm, height 2321mm. Consists of 12 panes, each 1118mm wide, and a central door unit 914mm wide.
- CW03:** Overall width 1803mm, height 2321mm. Consists of 2 panes, each 901mm wide.
- CW04:** Overall width 4825mm, height 2321mm. Consists of 12 panes, each 393mm wide, and a central door unit 915mm wide.
- CW05:** Overall width 7795mm, height 2321mm. Consists of 8 panes, each 974mm wide.

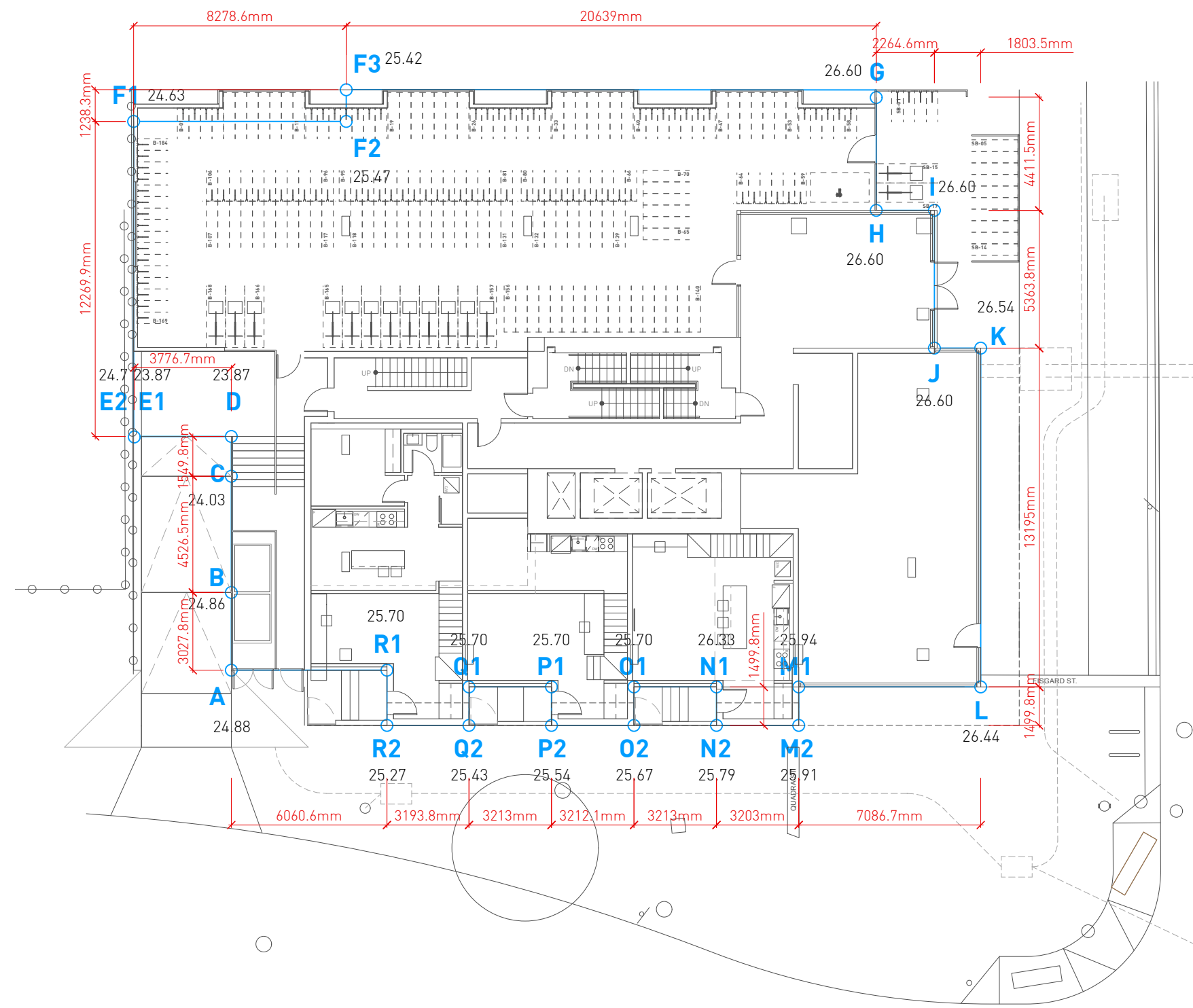
Technical drawings of the LWD1 and LWD2 door models. The LWD1 model has a total width of 3183mm and a height of 3170mm. The LWD2 model has a total width of 3183mm and a height of 2570mm. Both doors feature a small window at the top left and a handle on the right side.

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AG.7



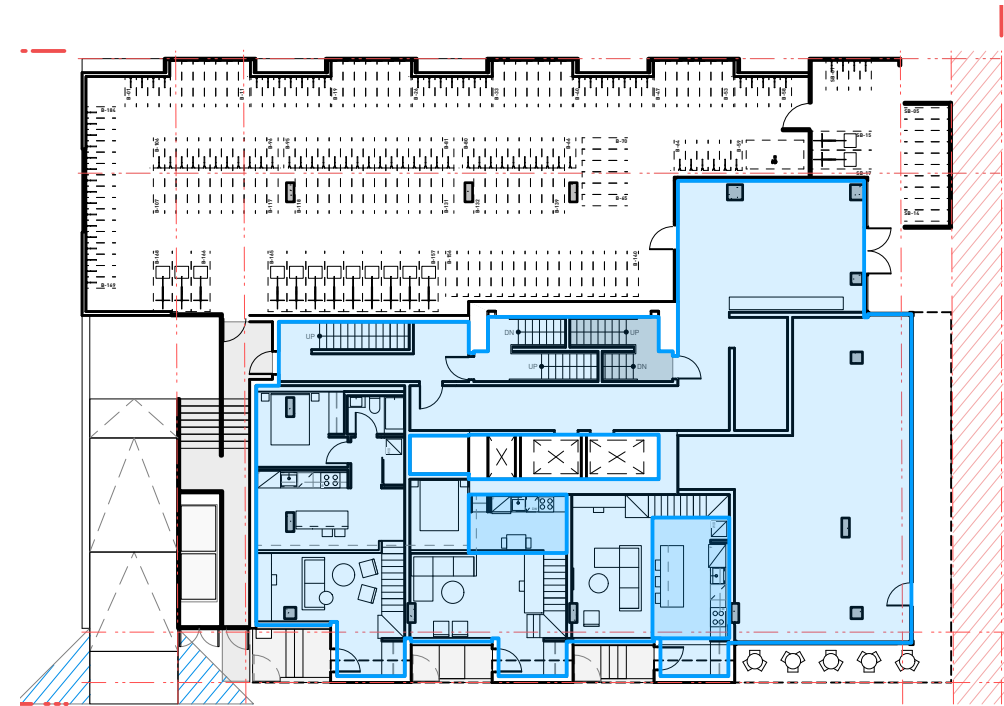


AVERAGE GRADE CALCULATION  
SCALE: 1:200

| GRADE POINTS |       | BUILDING PERIMETER |
|--------------|-------|--------------------|
| A            | 26.39 | 126.95             |
| B            | 26.36 |                    |
| C            | 26.03 |                    |
| D            | 23.87 |                    |
| E1           | 23.87 |                    |
| E2           | 24.70 |                    |
| F1           | 26.63 |                    |
| F2           | 25.47 |                    |
| F3           | 25.42 |                    |
| G            | 26.40 |                    |
| H            | 26.40 |                    |
| I            | 26.40 |                    |
| J            | 26.40 |                    |
| K            | 26.54 |                    |
| L            | 26.44 |                    |
| M1           | 25.94 |                    |
| M2           | 25.91 |                    |
| N1           | 26.33 |                    |
| N2           | 25.79 |                    |
| O1           | 25.70 |                    |
| O2           | 25.67 |                    |
| P1           | 25.70 |                    |
| P2           | 25.54 |                    |
| Q1           | 25.70 |                    |
| Q2           | 25.43 |                    |
| R1           | 25.70 |                    |
| R2           | 25.27 |                    |

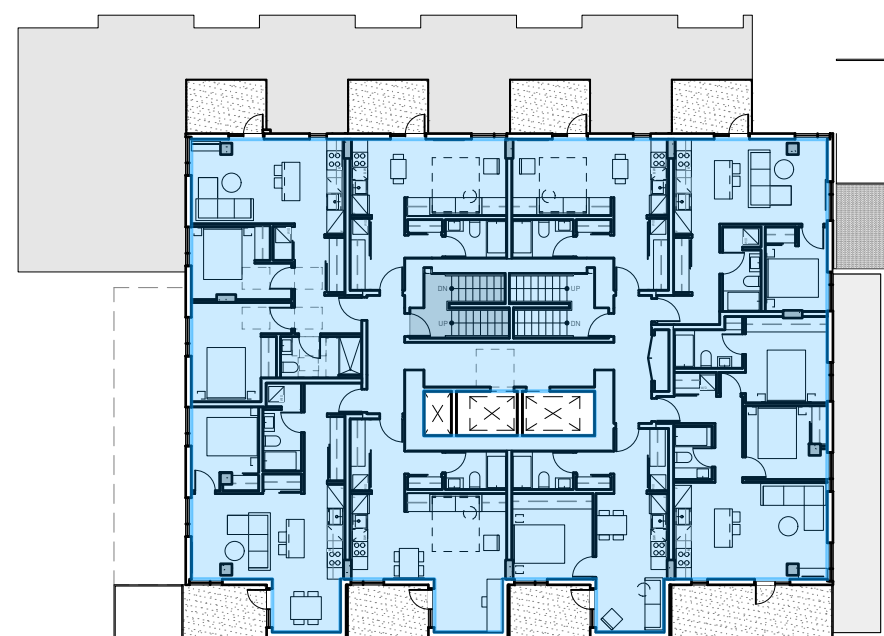
| CALCULATION | AVERAGES | DISTANCE | TOTALS |
|-------------|----------|----------|--------|
| A & B       | 26.87    | 3.10     | 77.10  |
| B & C       | 26.45    | 6.30     | 154.00 |
| C & D       | 23.95    | 5.40     | 129.33 |
| D & E1      | 23.87    | 3.77     | 89.99  |
| E2 & F1     | 24.67    | 13.2     | 325.58 |
| F1 & F2     | 25.05    | 8.3      | 207.92 |
| F2 & F3     | 25.45    | 1.2      | 30.53  |
| F3 & G      | 26.01    | 20.6     | 535.81 |
| G & H       | 26.40    | 4.40     | 117.84 |
| H & I       | 26.40    | 2.26     | 60.12  |
| I & J       | 26.40    | 5.36     | 142.58 |
| J & K       | 26.57    | 1.80     | 47.83  |
| K & L       | 26.49    | 13.19    | 349.40 |
| L & M1      | 26.19    | 7.01     | 183.59 |
| M1 & M2     | 25.93    | 1.5      | 38.89  |
| M2 & N2     | 25.85    | 3.21     | 82.98  |
| N2 & N1     | 26.04    | 1.5      | 39.09  |
| N1 & O1     | 26.02    | 3.21     | 83.51  |
| O1 & O2     | 25.69    | 1.5      | 38.53  |
| O2 & P2     | 25.41    | 3.21     | 82.19  |
| P2 & P1     | 25.42    | 1.5      | 38.43  |
| P1 & Q1     | 25.70    | 3.21     | 82.50  |
| Q1 & Q2     | 25.57    | 1.5      | 38.35  |
| Q2 & R2     | 25.35    | 3.21     | 81.37  |
| R2 & R1     | 25.49    | 1.5      | 38.23  |
| R1 & A      | 25.29    | 6.01     | 151.99 |

| AVERAGE GRADE |
|---------------|
| 25.58         |



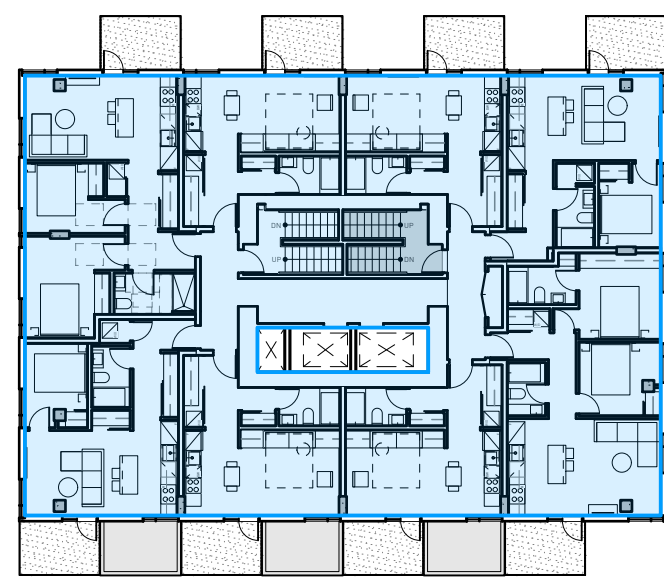
384.00 m<sup>2</sup>

1 LEVEL 01 FAR PLAN  
A0.3 SCALE: 1:300



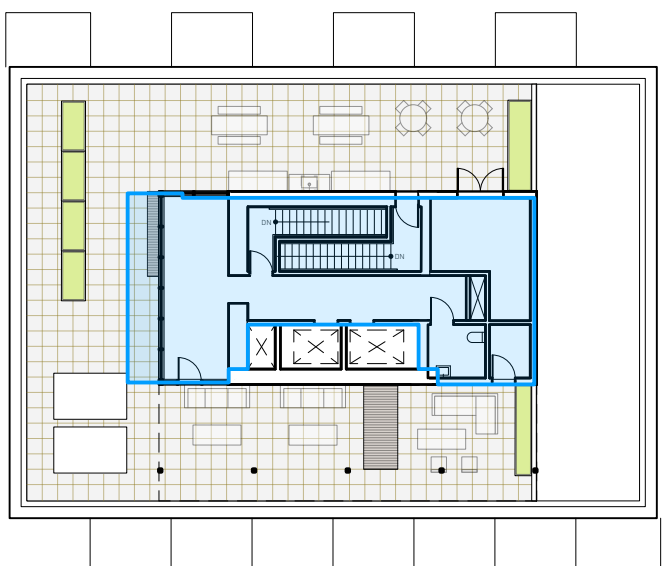
445.46 m<sup>2</sup>

2 LEVEL 02 FAR PLAN  
A0.3 SCALE: 1:300



428.50 m<sup>2</sup>

3 LEVEL 03 - 12 FAR PLAN  
A0.3 SCALE: 1:300



102.5 m<sup>2</sup>

4 LEVEL 13 FAR PLAN  
A0.3 SCALE: 1:300

## PROJECT STATS:

|                   |                                  |                   |                 |
|-------------------|----------------------------------|-------------------|-----------------|
| REVISION NO.3     |                                  | DECEMBER 14, 2023 |                 |
| SITE INFORMATION  |                                  |                   |                 |
| LEGAL DESCRIPTION | ZONING: R3-C                     | LOTS: A, 1, 2     | SUBURBAN LOT: 4 |
| CIVIC ADDRESS     | PLAN: CITY 01516011              |                   |                 |
|                   | 1702 QUADRA STREET, VICTORIA, BC |                   |                 |

| ZONING                             | CURRENT RESIDENTIAL MULTI-FAMILY             | 1702 QUADRA PROJECT STATS                                          |
|------------------------------------|----------------------------------------------|--------------------------------------------------------------------|
| SITE AREA [m <sup>2</sup> ]        |                                              | 947.78                                                             |
| GROSS FLOOR AREA [m <sup>2</sup> ] |                                              | 5217.01                                                            |
| FLOOR SPACE RATIO                  | 3.0                                          | 5.50                                                               |
| SITE COVERAGE (%)                  |                                              | 76.5%                                                              |
| OPEN SITE SPACE (%)                |                                              | 23.5%                                                              |
| AVERAGE GRADE                      |                                              | 24.59 m                                                            |
| BUILDING HEIGHT                    | NO BUILDING SHALL EXCEED 37 METRES IN HEIGHT | 13 STOREYS [ 42.88m ]                                              |
| SETBACKS                           |                                              |                                                                    |
| NORTH [SIDE]                       | 6.0m                                         | 4.85m [ EXCLUDING BIKE PARKING ENCLOSURE ]                         |
| EAST [FRONT]                       | 4.5m                                         | 2.0m [ BASE ]<br>4.0m [ TOWER ]                                    |
| SOUTH [FLANKING]                   | 4.5m                                         | 0.85m [ BASE ]<br>2.85m [ TOWER ]                                  |
| WEST [REAR]                        | 6.0m                                         | 3.8m [ BASE - EXCLUDING BIKE PARKING ENCLOSURE ]<br>6.5m [ TOWER ] |

| BUILDING DATA       |                                |            |                              |
|---------------------|--------------------------------|------------|------------------------------|
| UNIT TYPES          | AVERAGE AREA (M <sup>2</sup> ) | UNIT COUNT | TOTAL AREA (M <sup>2</sup> ) |
| RESIDENTIAL         |                                |            |                              |
| BACHELOR            | 34.72                          | 43         | 1,492.85                     |
| 1 BEDROOM UNIT      | 47.27                          | 24         | 1,134.38                     |
| 2 BEDROOM UNIT      | 65.19                          | 21         | 1,368.95                     |
| OTHER               |                                |            |                              |
| COMMERCIAL UNIT [S] | 86.43                          | 1          | 86.43                        |
| WORK / LIVE         | 57.85                          | 3          | 173.55                       |
| TOTAL               |                                | 92         |                              |
| TOTAL RENTABLE AREA |                                |            | 4,256.16                     |

| RESIDENTIAL UNIT MIX | UNIT COUNT | %   |
|----------------------|------------|-----|
| BACHELOR             | 43         | 47% |
| 1 BEDROOM UNIT       | 24         | 26% |
| 2 BEDROOM UNIT       | 21         | 23% |

| SITE DATA              |                        |
|------------------------|------------------------|
|                        | AREA [m <sup>2</sup> ] |
| LEVEL 01               | 384.00                 |
| LEVEL 02               | 445.46                 |
| LEVEL 03               | 428.50                 |
| LEVEL 04               | 428.50                 |
| LEVEL 05               | 428.50                 |
| LEVEL 06               | 428.50                 |
| LEVEL 07               | 428.50                 |
| LEVEL 08               | 428.50                 |
| LEVEL 09               | 428.50                 |
| LEVEL 10               | 428.50                 |
| LEVEL 11               | 428.50                 |
| LEVEL 12               | 428.50                 |
| LEVEL 13               | 102.55                 |
| TOTAL GROSS FLOOR AREA | 5217.01                |
| BUILDING FOOTPRINT     | 724.88                 |

| REQUIRED VEHICULAR PARKING |            |                               |                 |
|----------------------------|------------|-------------------------------|-----------------|
|                            | UNIT COUNT | RATE                          | REQUIRED STALLS |
| RESIDENTIAL                |            |                               |                 |
| UNIT < 45 M <sup>2</sup>   | 44         | 0.85 STALLS / UNIT            | 37              |
| UNIT 45-70 M <sup>2</sup>  | 46         | 1.0 STALLS / UNIT             | 46              |
| UNIT > 70 M <sup>2</sup>   | 0          | 1.45 STALLS / UNIT            | 0               |
| VISITOR                    | 91         | 0.1 STALLS / UNIT             | 9               |
| COMMERCIAL                 |            |                               |                 |
| RESTAURANT                 | 86.43      | 1.0 STALLS / 20m <sup>2</sup> | 4               |
| TOTAL REQUIRED             |            |                               | 97              |
| TOTAL PROPOSED             |            |                               | 4               |

| REQUIRED BIKE PARKING    |            |                                |                 |
|--------------------------|------------|--------------------------------|-----------------|
|                          | UNIT COUNT | RATE                           | REQUIRED STALLS |
| LONG TERM                |            |                                |                 |
| UNIT < 45 M <sup>2</sup> | 44         | 1.0 STALLS / UNIT              | 44              |
| UNIT > 45 M <sup>2</sup> | 47         | 1.25 STALLS / UNIT             | 59              |
| RESTAURANT               | 86.43      | 1.0 STALLS / 400m <sup>2</sup> | 1               |
| TOTAL REQUIRED           |            |                                | 104             |
| TOTAL PROPOSED           |            |                                | 182             |
| SHORT TERM               |            |                                |                 |
| RESIDENTIAL              | 91         | 0.1 STALLS / UNIT              | 9.1             |
| RESTAURANT               | 86.43      | 1.0 STALLS / 100m <sup>2</sup> | 1               |
| TOTAL REQUIRED           |            |                                | 11              |
| TOTAL PROPOSED           |            |                                | 14              |

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2 Issued for TR61 response 21.09.2023

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23.05.2025

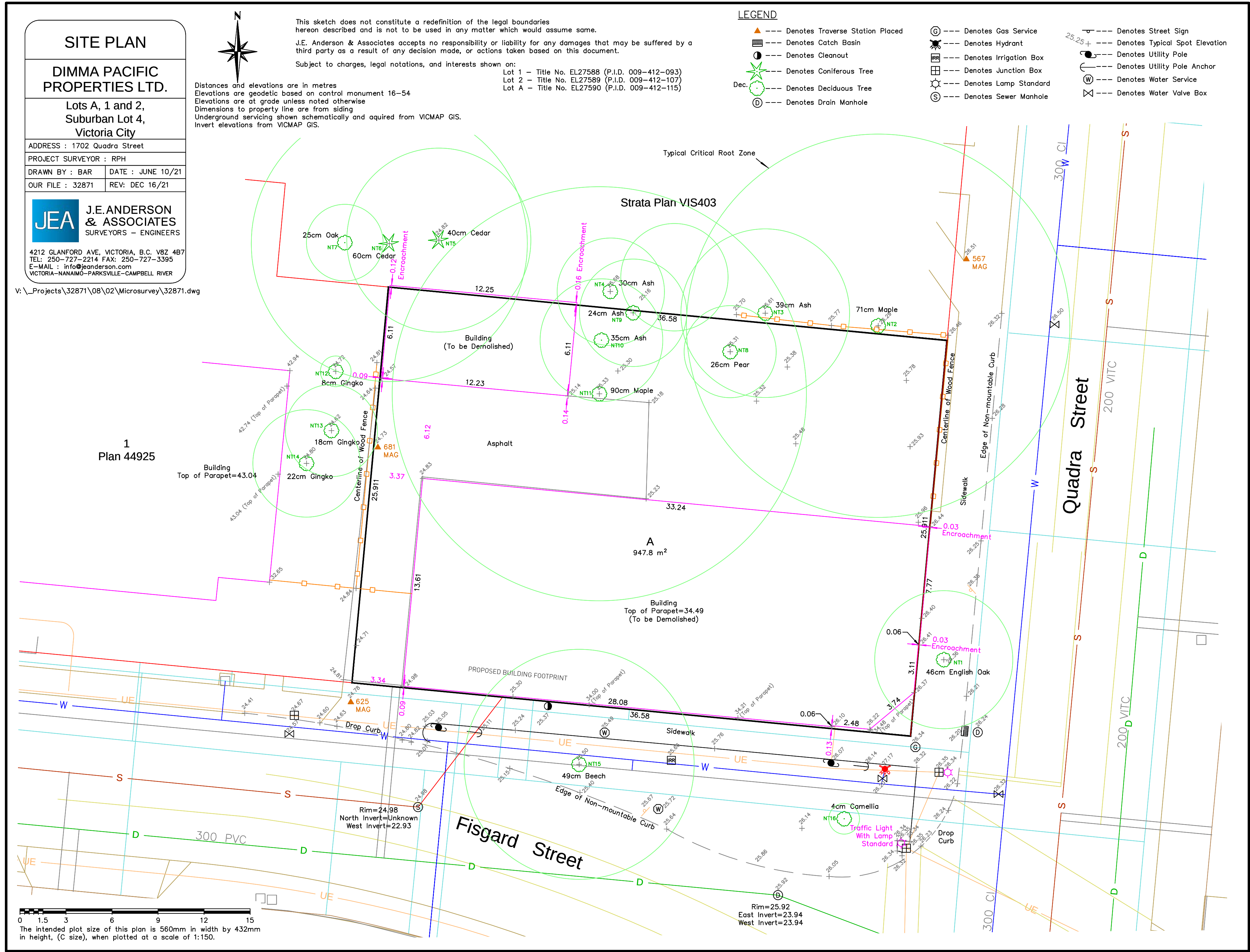
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WINNIPEG MB R3B 0S8  
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1702 QUADRA STREET  
+ 862 FISGARD STREET

ZONING CALCULATIONS Project  
0650  
Sheet

AG.8





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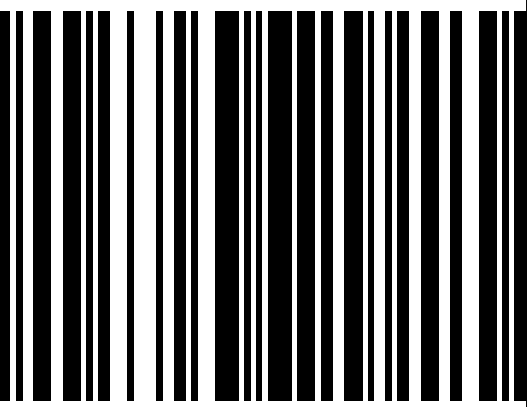
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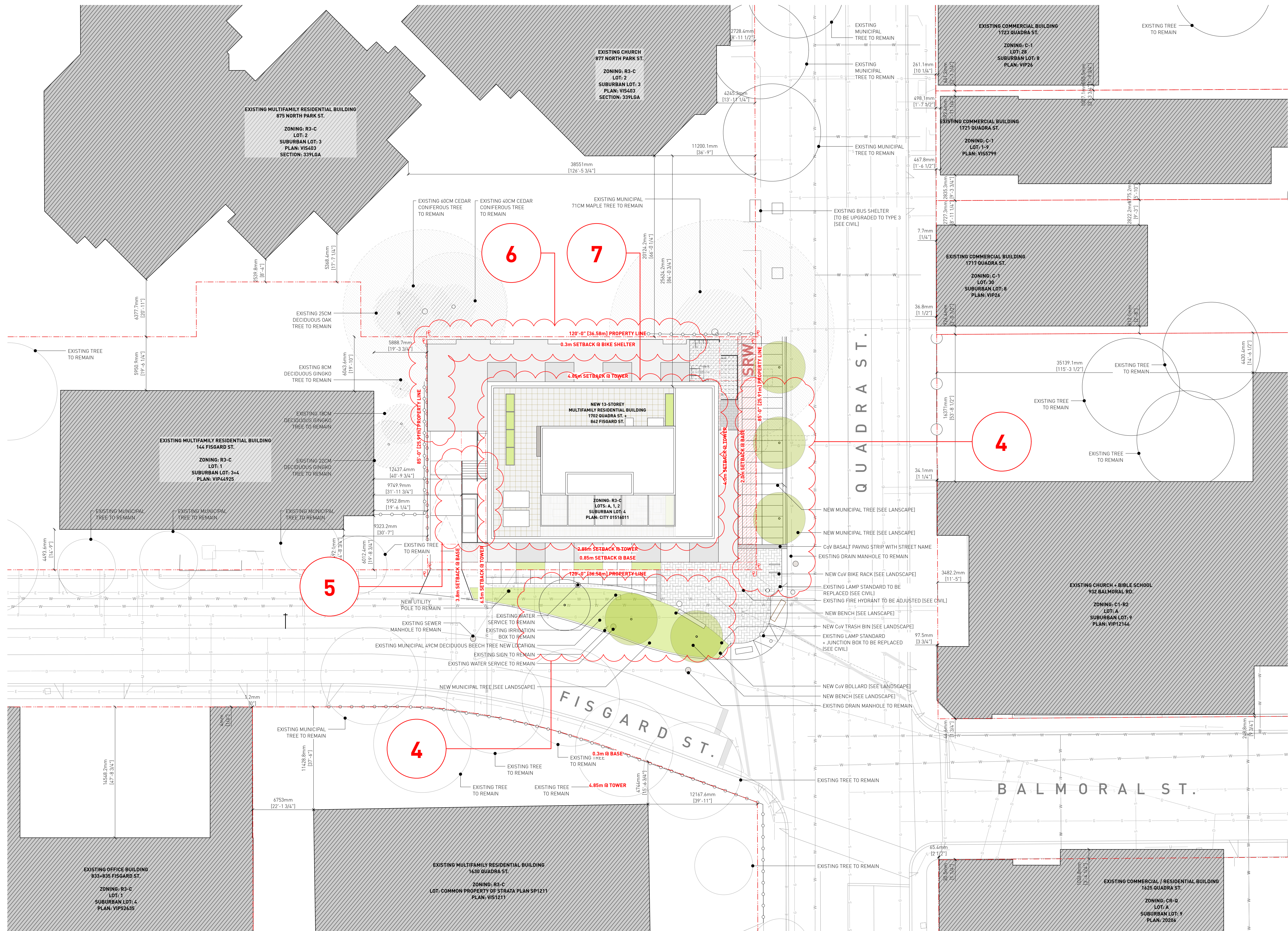
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Winnipeg MB R3B 0S8  
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1702 QUADRA STREET  
+ 862 FISGARD STREET

SITE SURVEY Project  
0650  
Sheet

AG.9





LEGEND:

- EXISTING BUILDING (TO BE DEMOLISHED)
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING SANITARY LINE
- EXISTING DRAIN LINE
- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE
- EXISTING TREE ROOT AREA
- EXISTING TREE ROOT AREA (TO BE REMOVED)
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT

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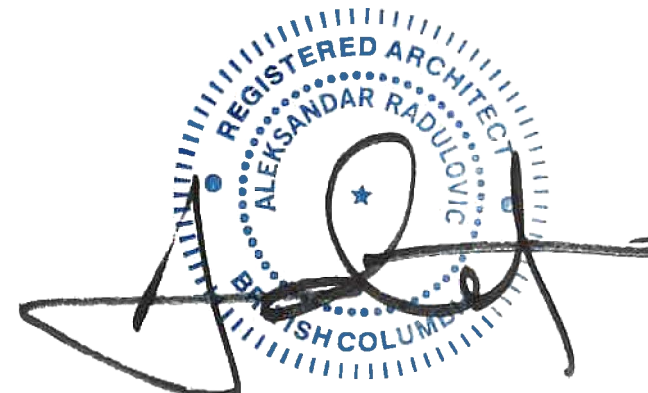
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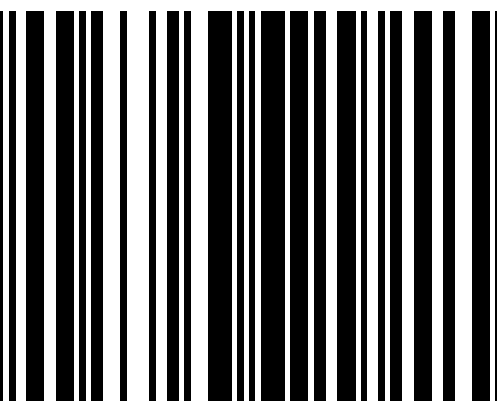
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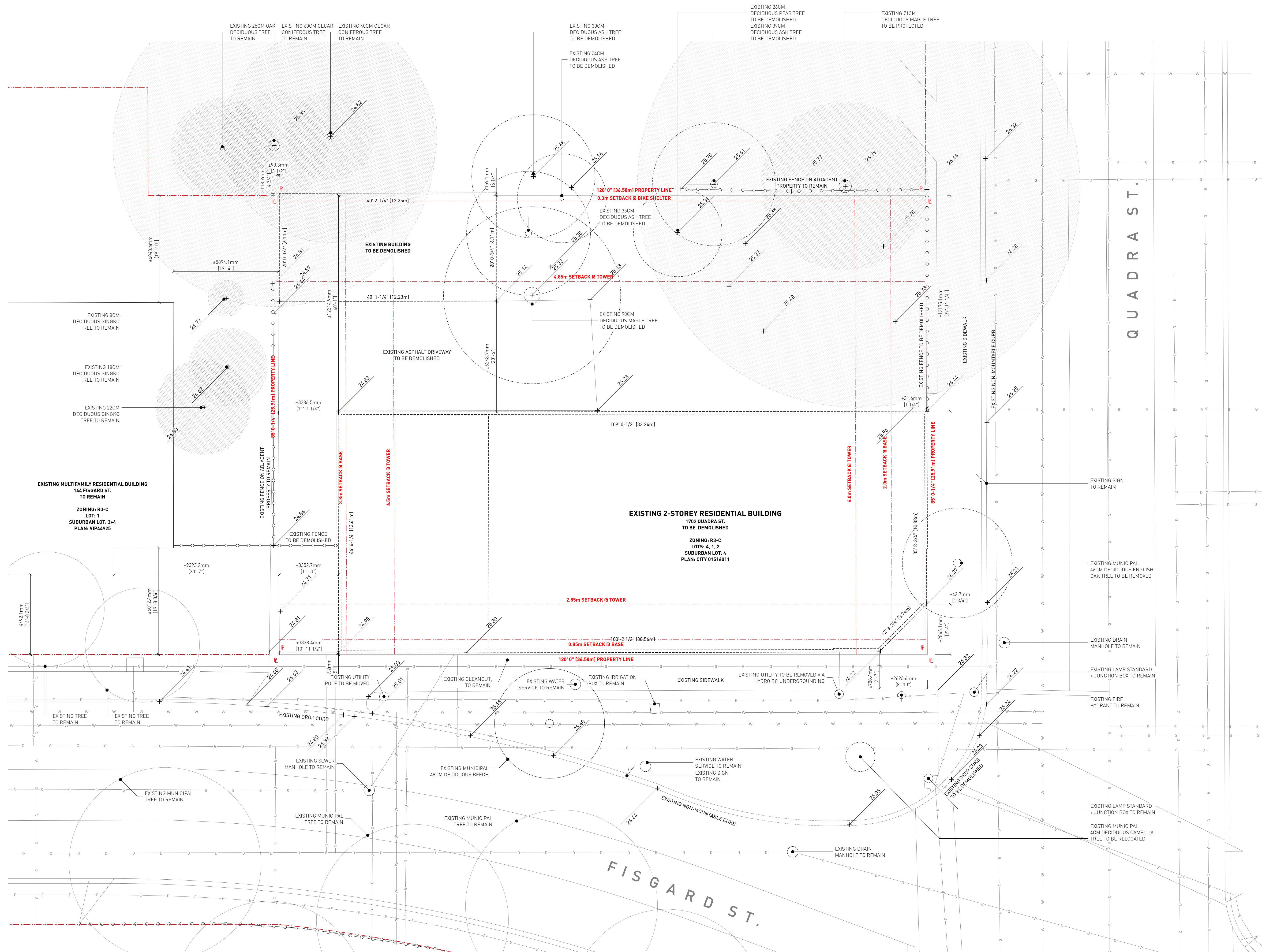
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Winnipeg MB R3B 0S8  
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1702 QUADRA STREET  
+ 862 FISGARD STREET

CONTEXT SITE PLAN Project  
0650  
Sheet

A0.1



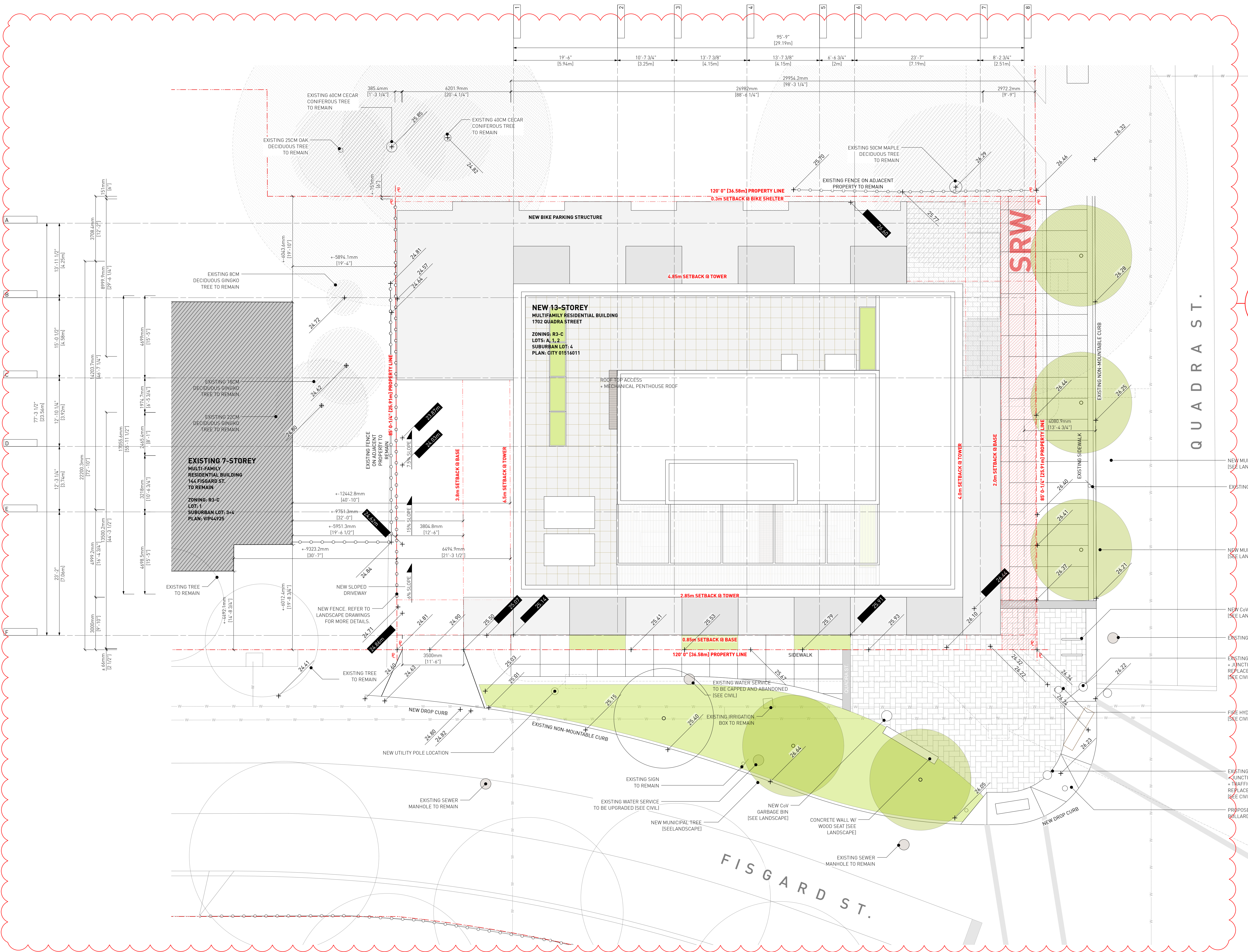


**LEGEND:**

|                                    |                 |
|------------------------------------|-----------------|
| EXISTING SITE PLAN +<br>DEMOLITION | Project<br>0650 |
|------------------------------------|-----------------|

A0.2





- LEGEND:
- BELOW
  - ABOVE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPERTY LINE
  - SETBACK LINE
  - FENCE
  - TREE (REF. TO ANNOTATION)
  - CRITICAL ROOT ZONE
  - EXISTING HYDRO POLE
  - EXISTING FIRE HYDRANT
  - PROPOSED DECK / BENCH
  - PROPOSED BIKE PARKING

4 5 6 7

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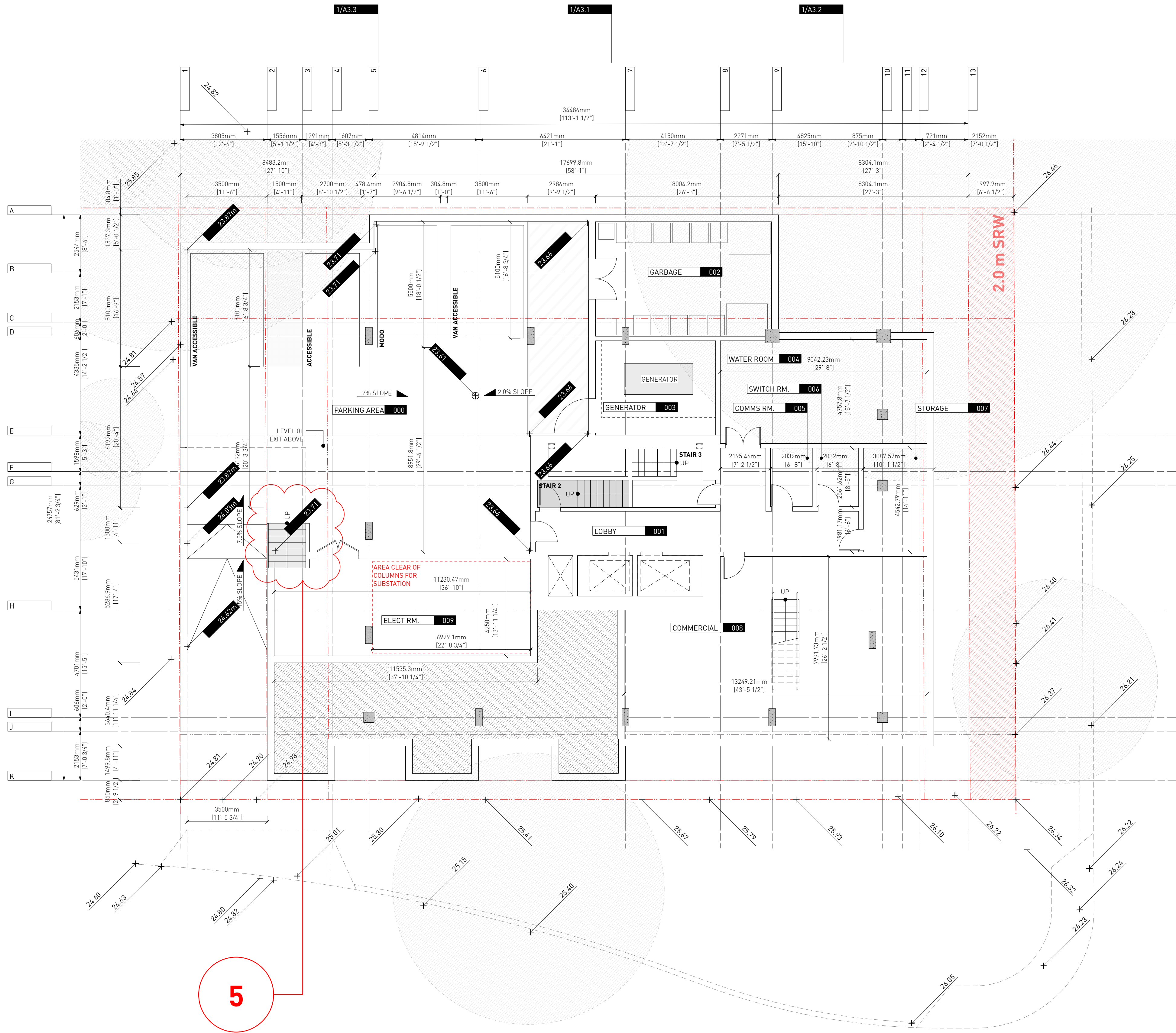
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PROPOSED SITE PLAN Project 0650  
Sheet

A0.3





- LEGEND:**
- BELOW
  - ABOVE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPERTY LINE
  - SETBACK LINE
  - FENCE
  - TREE (REF. TO ANNOTATION)
  - CRITICAL ROOT ZONE
  - EXISTING HYDRO POLE
  - EXISTING FIRE HYDRANT
  - PROPOSED DECK / BENCH
  - PROPOSED BIKE PARKING

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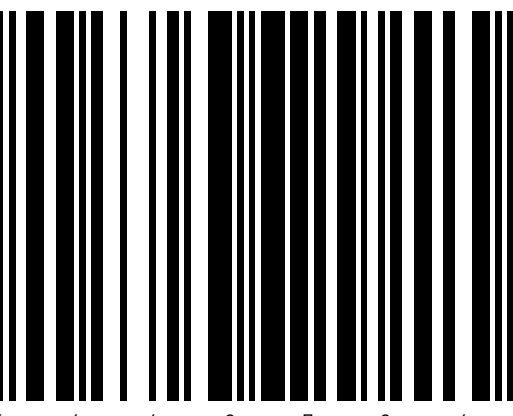
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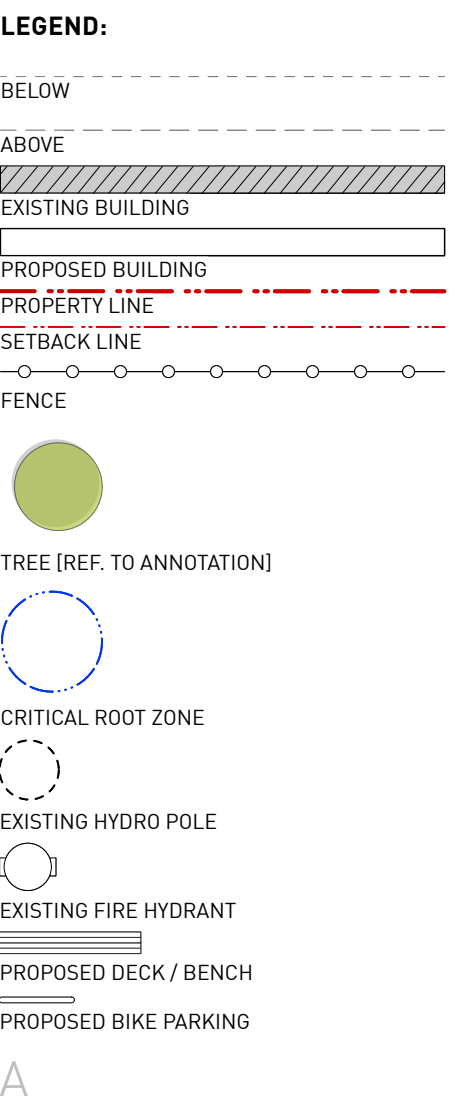


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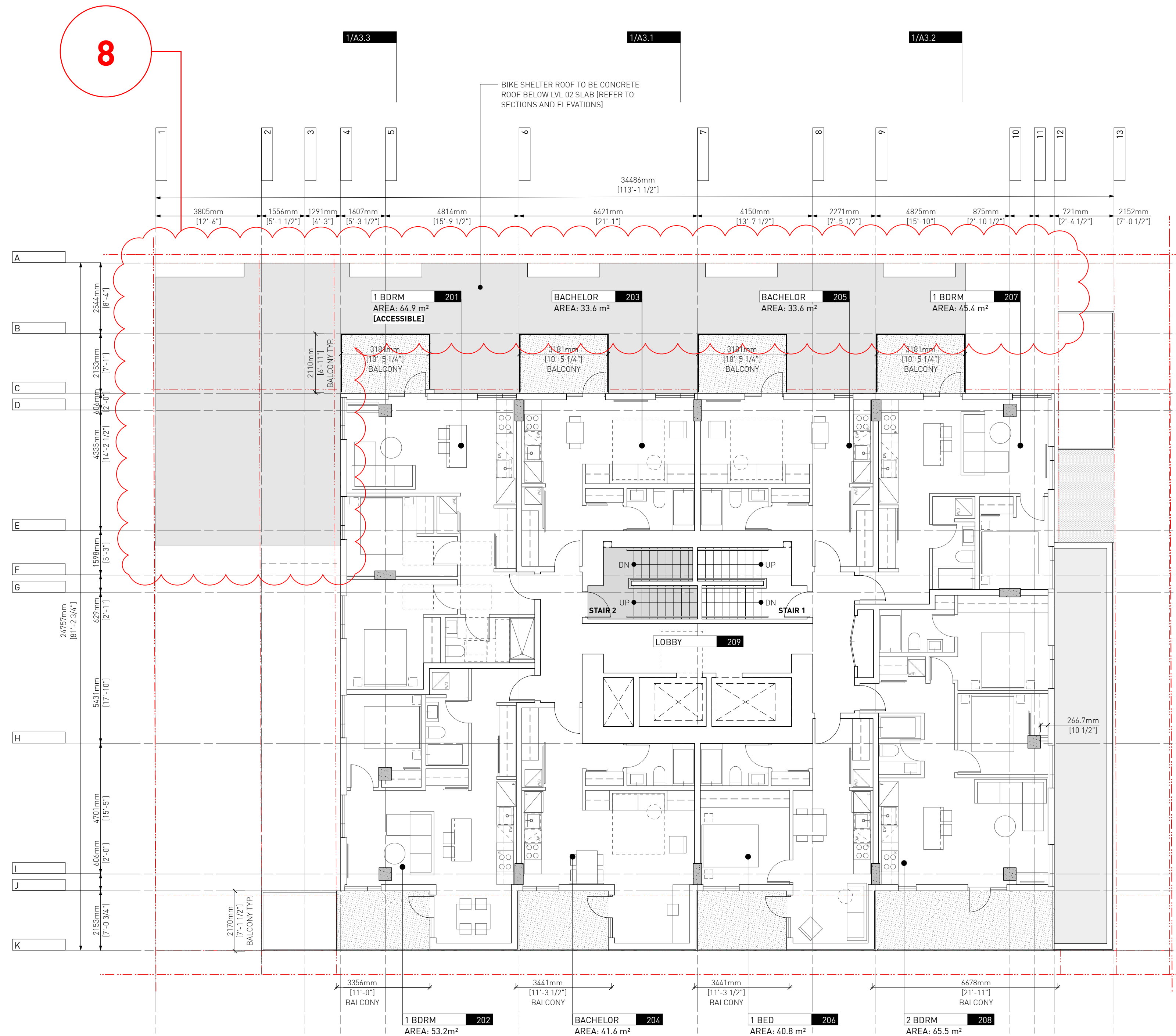
LEVEL 00 PLAN  
Project: 0650  
Sheet:





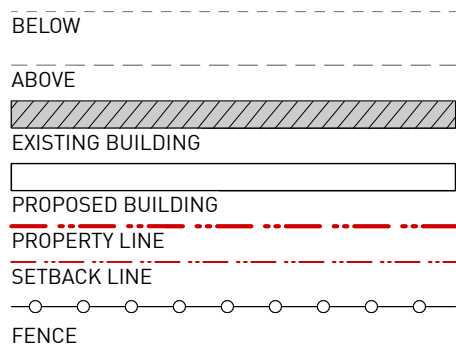
A1.2





2 LEVEL 02 PLAN  
A1.3 SCALE: 1:100

LEGEND:



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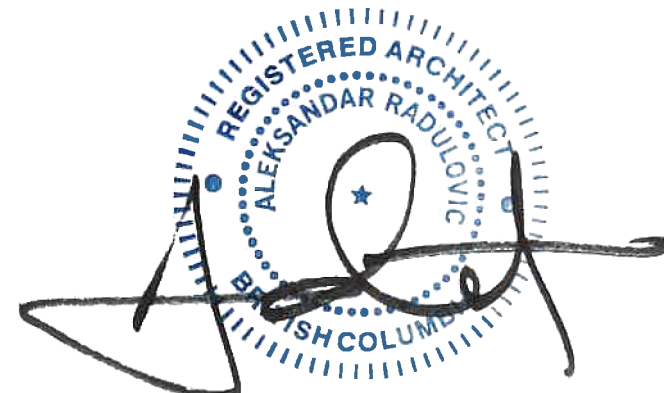
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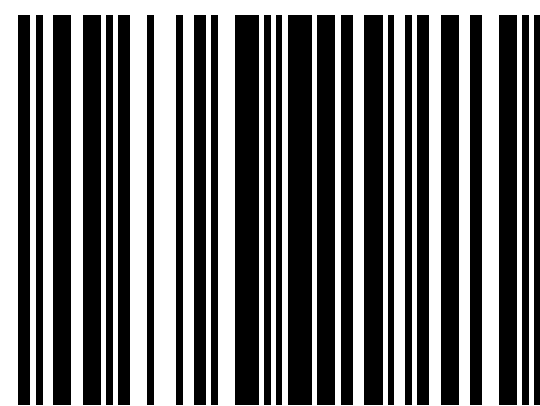
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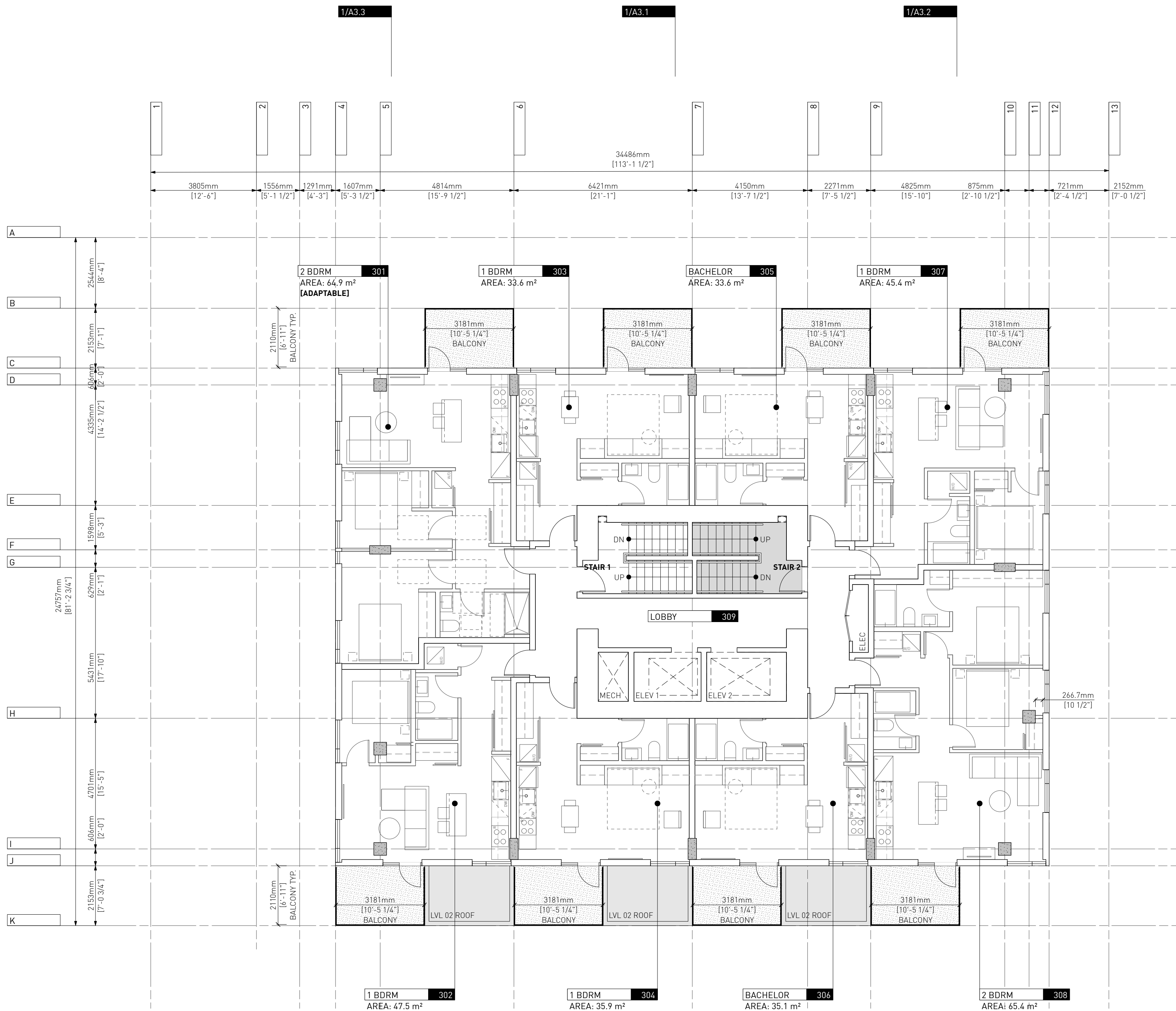
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1702 QUADRA STREET  
+ 862 FISGARD STREET

LEVEL 02 PLAN Project  
0650  
Sheet

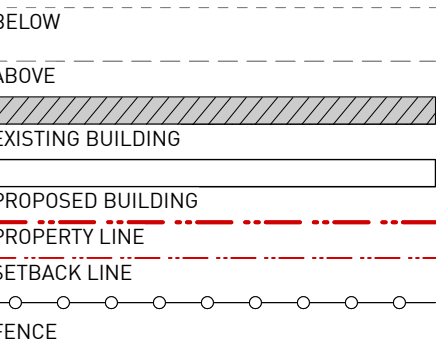
A1.3





2 LEVEL 03 PLAN  
A1.4 SCALE: 1:100

LEGEND:



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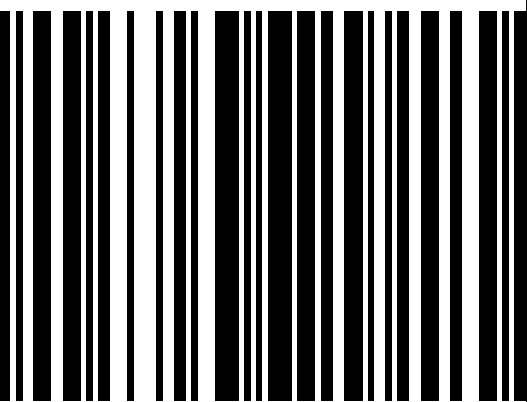
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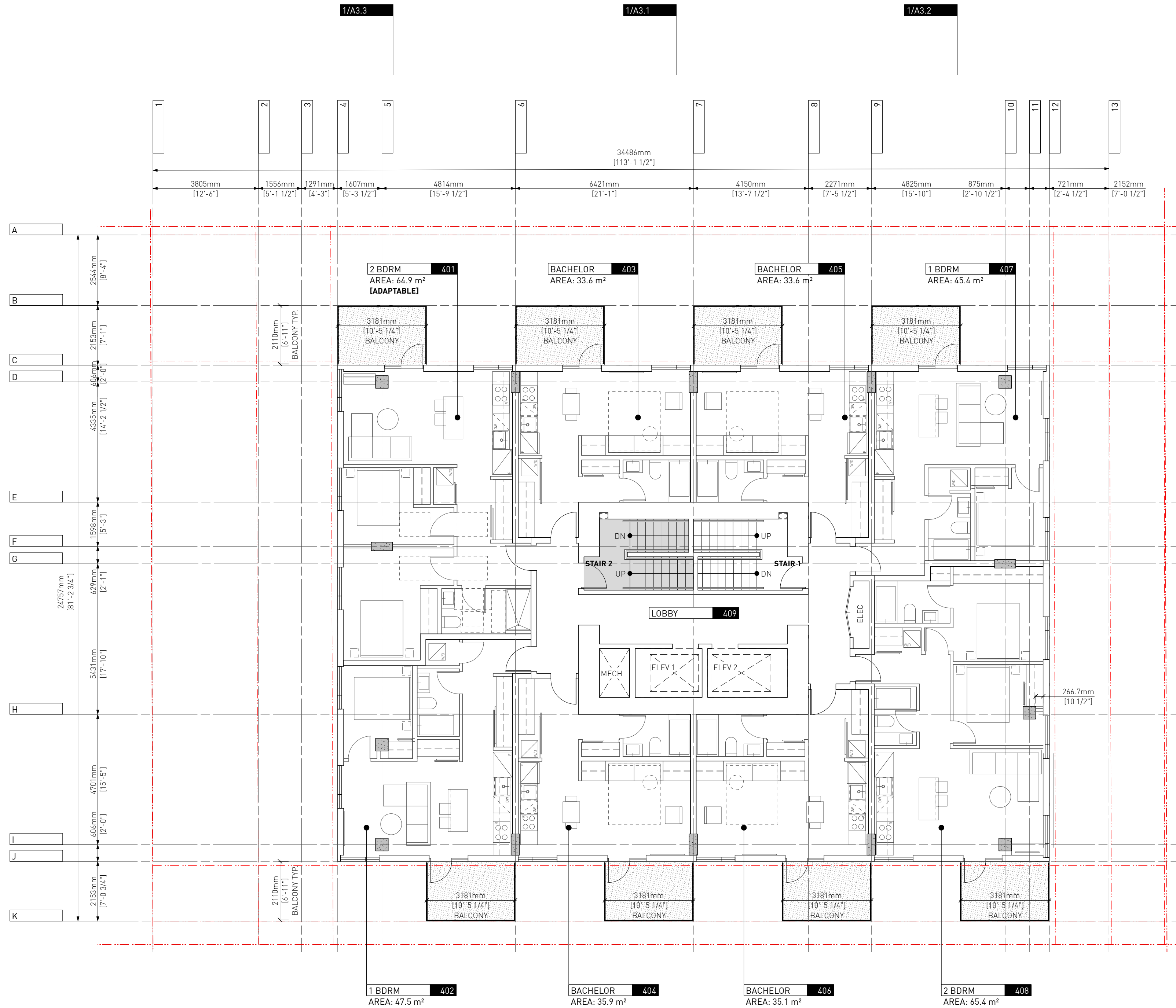
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Winnipeg MB R3B 0S8  
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1702 QUADRA STREET  
+ 862 FISGARD STREET

LEVEL 03 PLAN Project  
0650  
Sheet

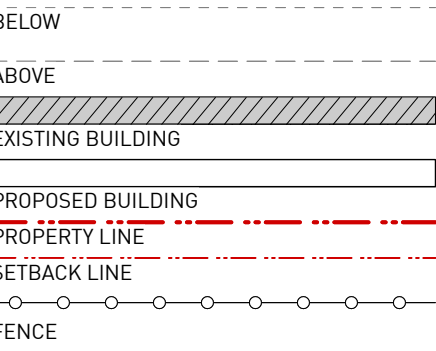
A1.4





2  
A1.5  
LEVEL 04/06/08/10/12  
SCALE: 1:100

LEGEND:



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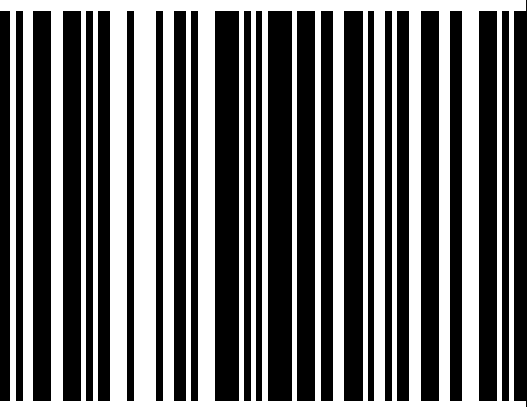
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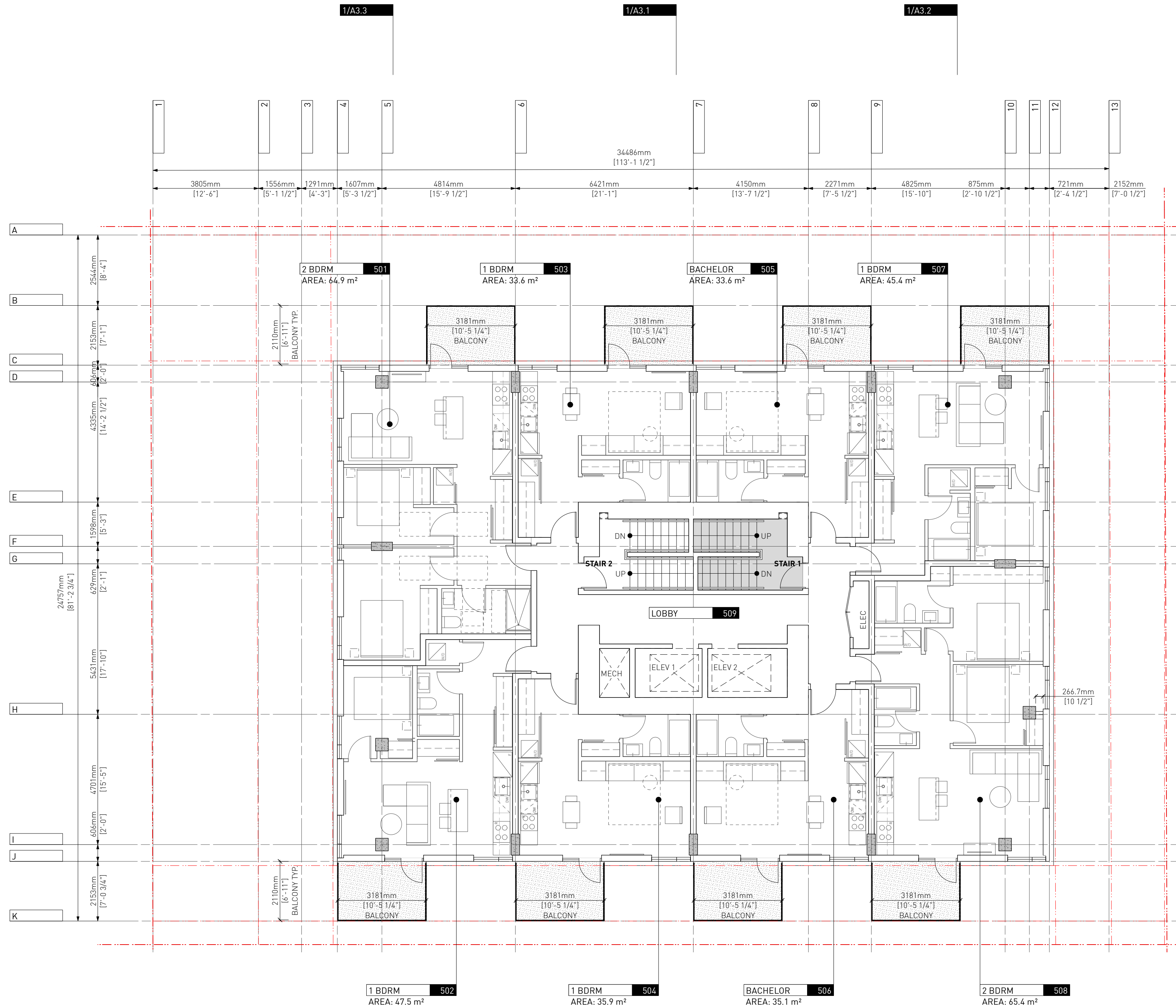
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1702 QUADRA STREET  
+ 862 FISGARD STREET

LEVEL 04/06/08/10/12 Project  
0650  
Sheet

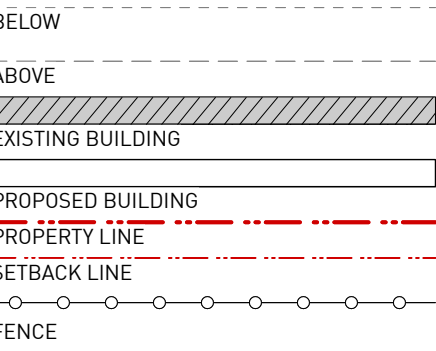
A1.5





3  
A1.6  
LEVEL 05/07/09/11  
SCALE: 1:100

LEGEND:



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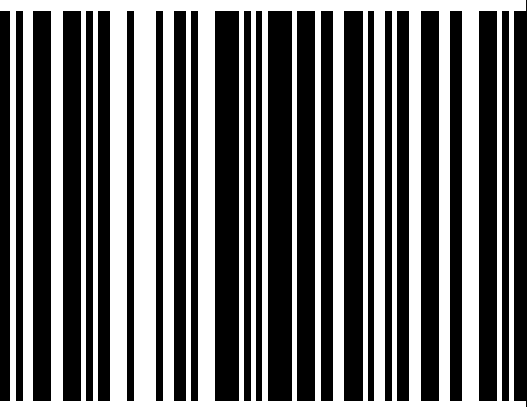
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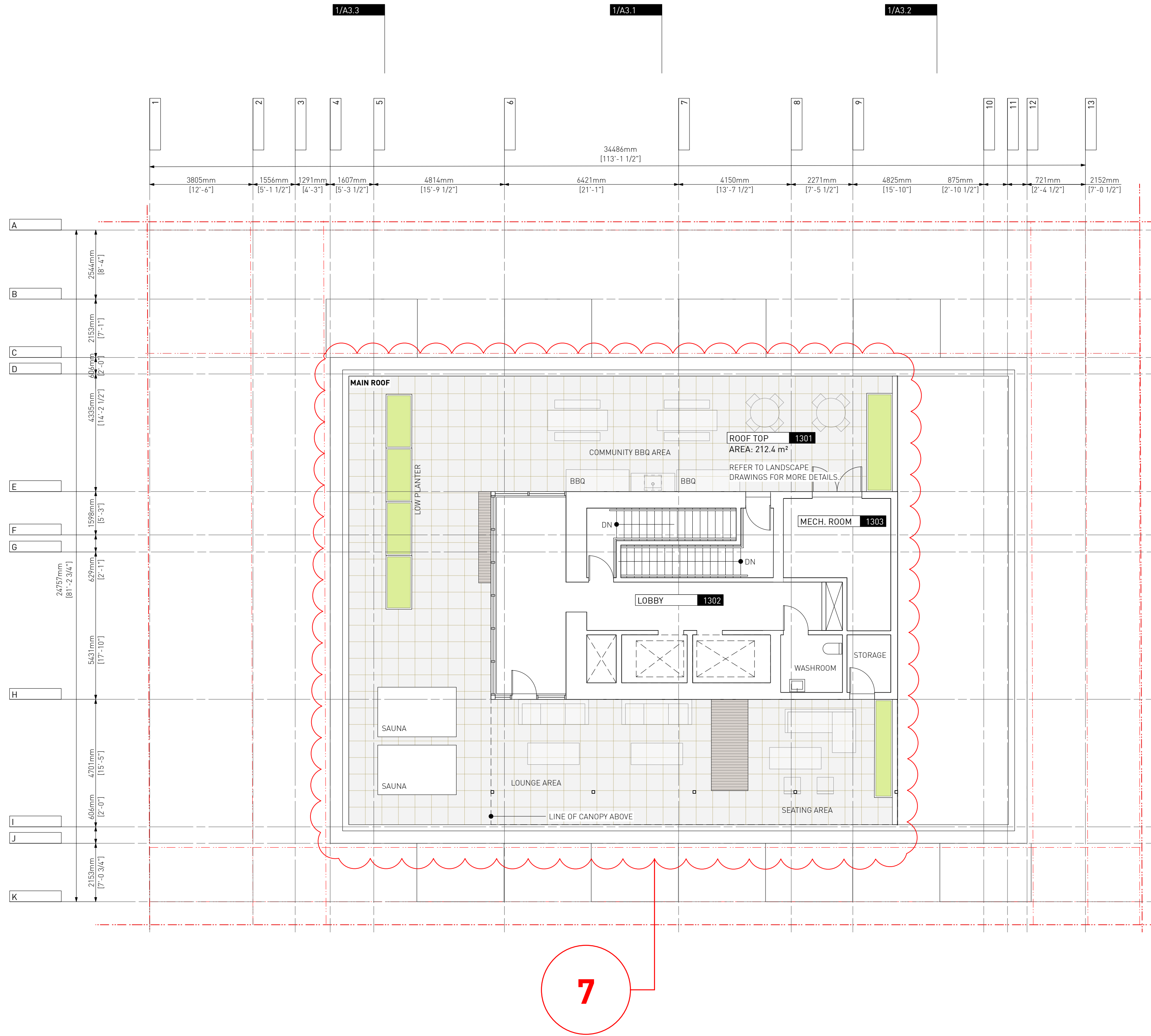
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A1.6





**LEGEND:**

BELOW

ABOVE

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE

FENCE

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2 LEVEL 05 / 07 / 09 / 11  
A1.7 SCALE: 1:100

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A1.7





A1.8



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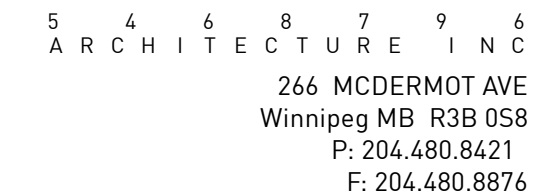
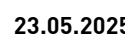
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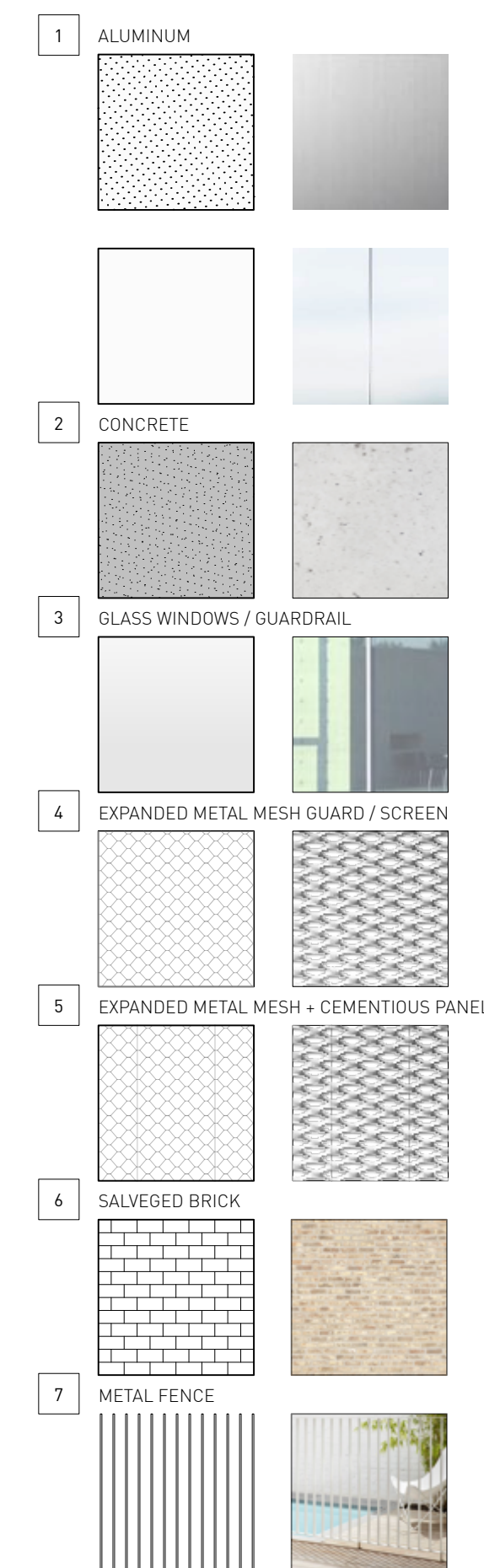
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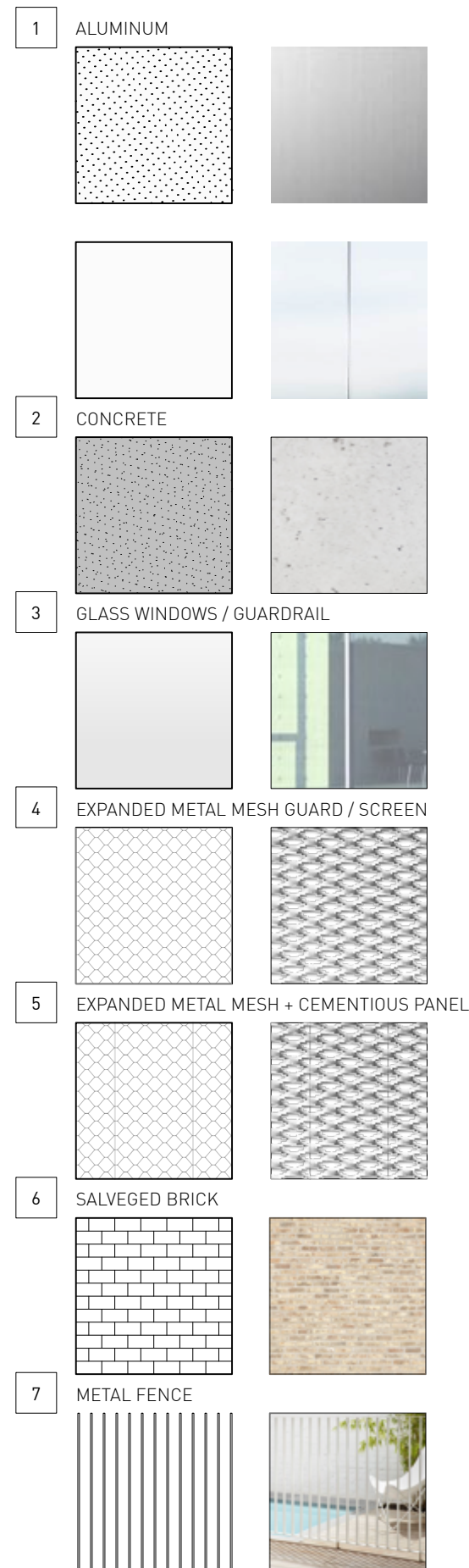


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| BUILDING ELEVATIONS | Project<br>0650 |
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## A2.1







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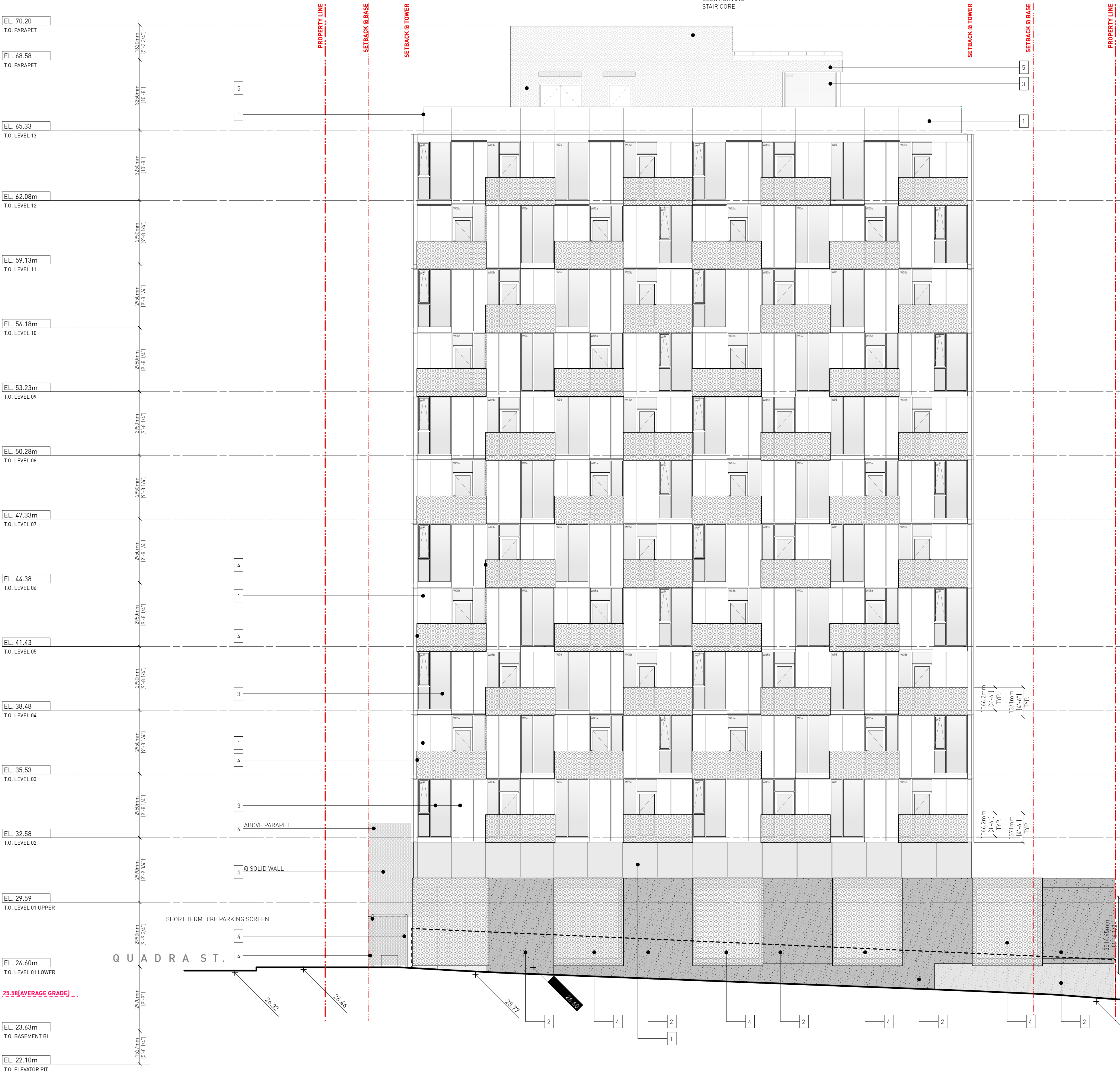
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+ 862 FISGARD STREET





- 1 ALUMINUM
- 2 CONCRETE
- 3 GLASS WINDOWS / GUARDRAIL
- 4 EXPANDED METAL MESH GUARD / SCREEN
- 5 EXPANDED METAL MESH + CEMENTIOUS PANEL
- 6 SALVAGED BRICK
- 7 METAL FENCE

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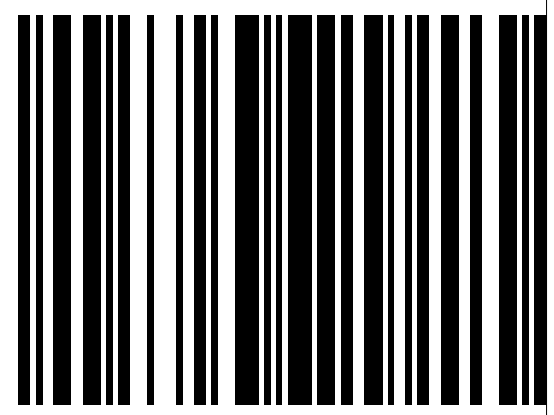
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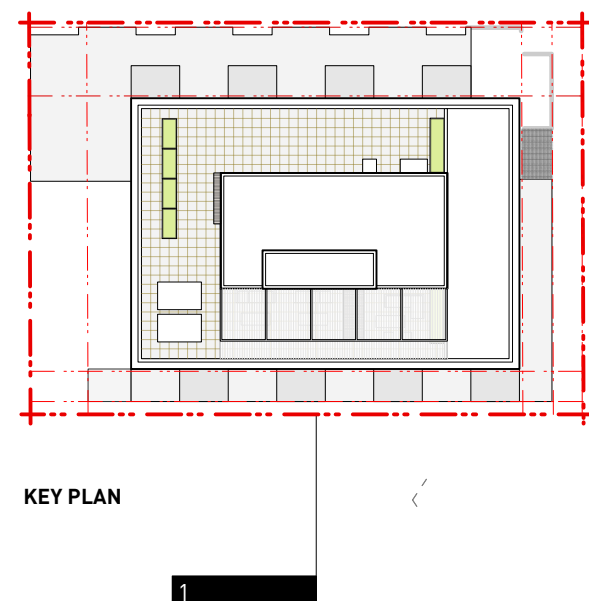
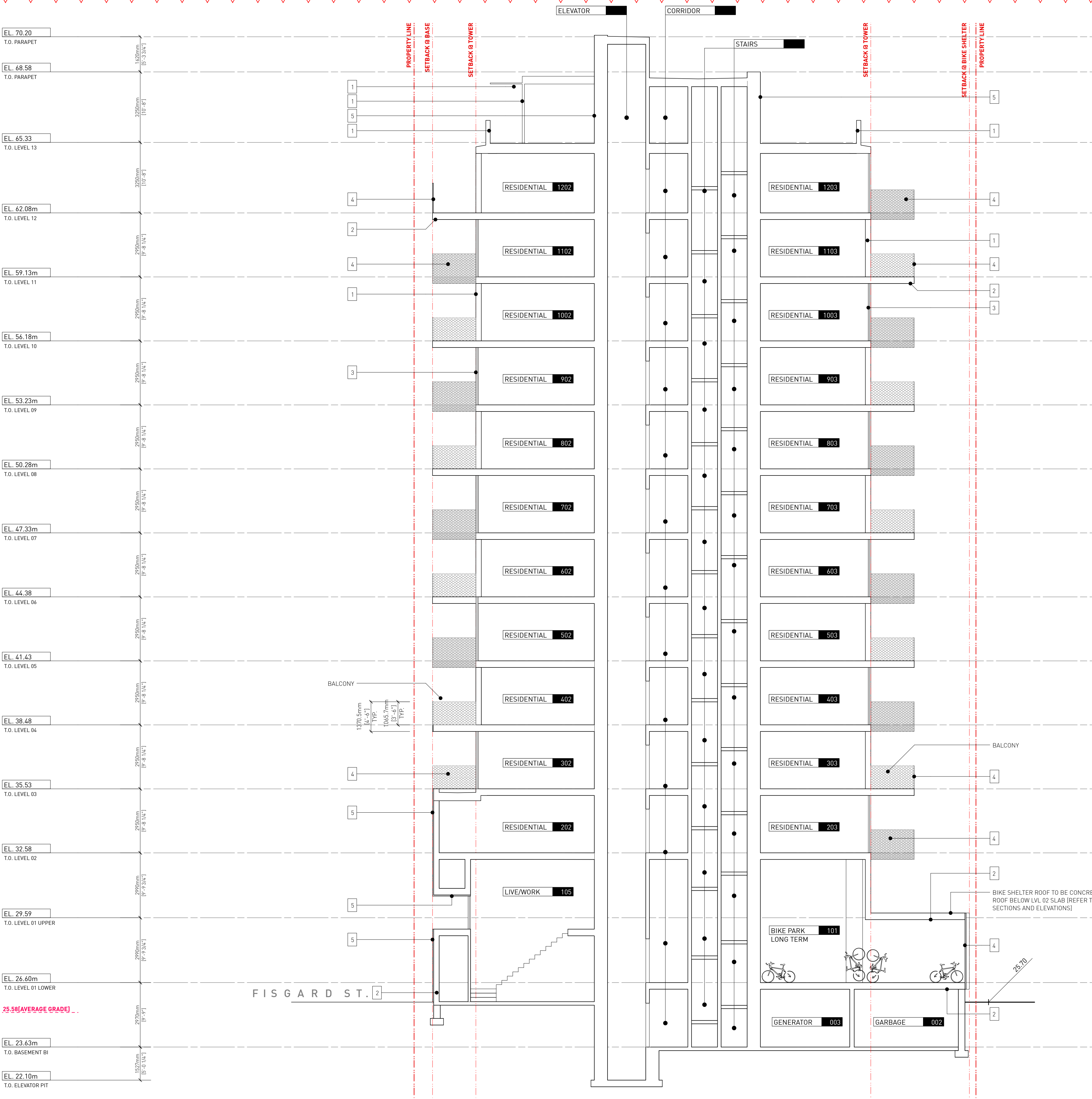
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- 6 SALVEGED BRICK
- 7 METAL FENCE



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BUILDING ELEVATIONS Project 0650  
Sheet A2.4





- |   |                                        |  |
|---|----------------------------------------|--|
| 1 | ALUMINUM                               |  |
| 2 | CONCRETE                               |  |
| 3 | GLASS WINDOWS / GUARDRAIL              |  |
| 4 | EXPANDED METAL MESH GUARD / SCREEN     |  |
| 5 | EXPANDED METAL MESH + CEMENTIOUS PANEL |  |
| 6 | SALVAGED BRICK                         |  |
| 7 | METAL FENCE                            |  |

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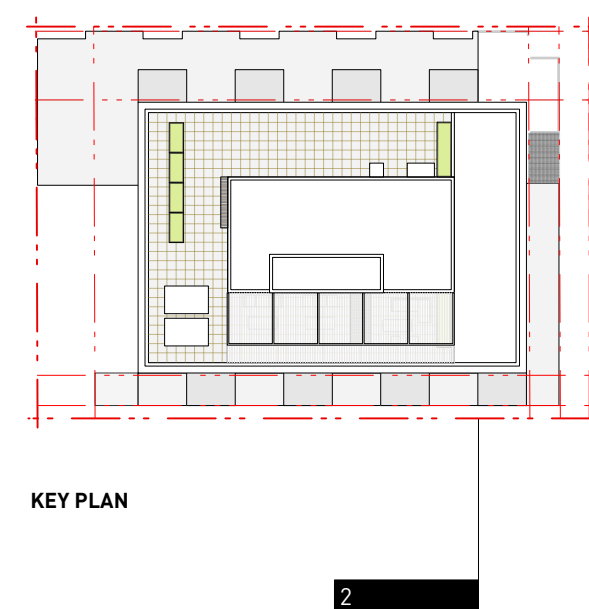
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BUILDING SECTION Project  
0650  
Sheet  
A3.1





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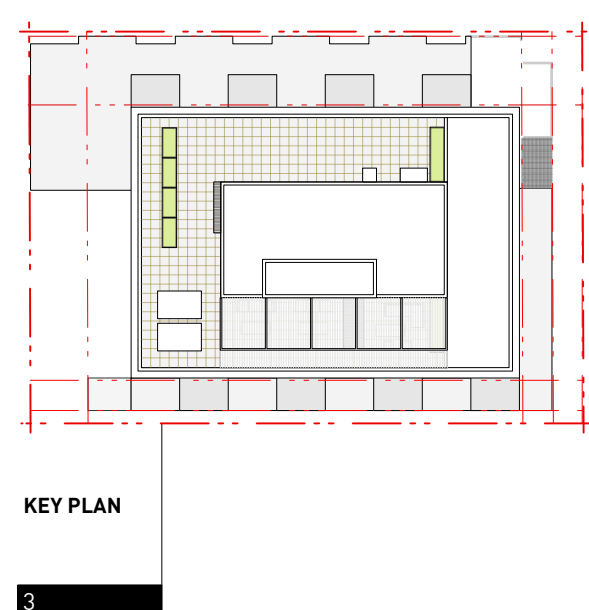
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0650  
Sheet  
A3.2





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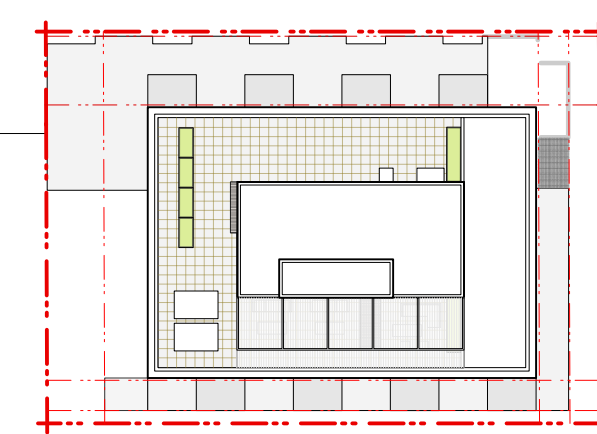
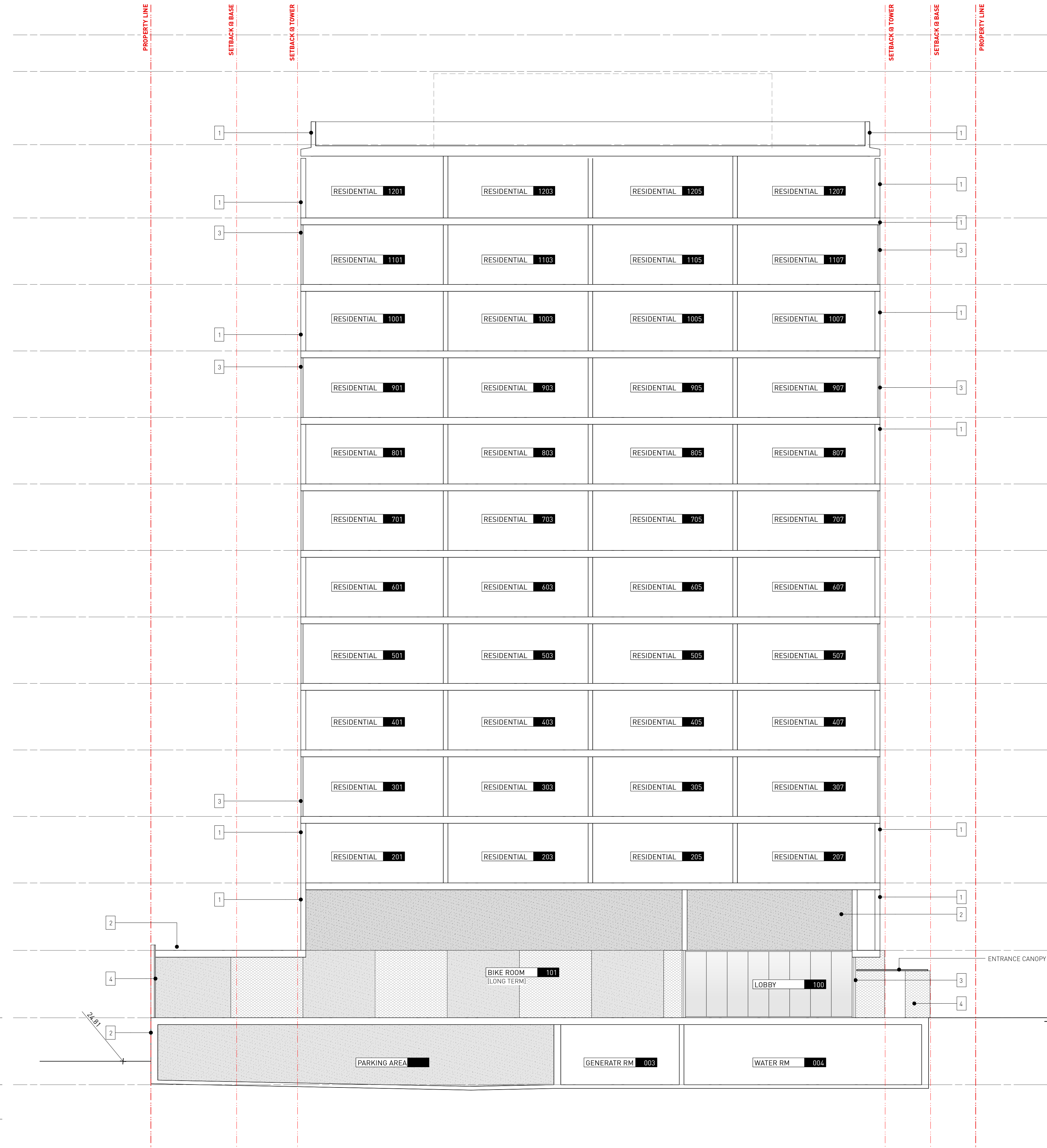


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BUILDING SECTION Project 0650  
Sheet  
A3.3



|                          |                     |                       |
|--------------------------|---------------------|-----------------------|
| EL. 70.20                | T.O. PARAPET        | 2550mm<br>(8' 4 1/8") |
| EL. 68.58                | T.O. PARAPET        | 2550mm<br>(8' 4 1/8") |
| EL. 65.33                | T.O. LEVEL 13       | 2550mm<br>(8' 4 1/8") |
| EL. 62.08m               | T.O. LEVEL 12       | 2550mm<br>(8' 4 1/8") |
| EL. 59.13m               | T.O. LEVEL 11       | 2550mm<br>(8' 4 1/8") |
| EL. 56.18m               | T.O. LEVEL 10       | 2550mm<br>(8' 4 1/8") |
| EL. 53.23m               | T.O. LEVEL 09       | 2550mm<br>(8' 4 1/8") |
| EL. 50.28m               | T.O. LEVEL 08       | 2550mm<br>(8' 4 1/8") |
| EL. 47.33m               | T.O. LEVEL 07       | 2550mm<br>(8' 4 1/8") |
| EL. 44.38                | T.O. LEVEL 06       | 2550mm<br>(8' 4 1/8") |
| EL. 41.43                | T.O. LEVEL 05       | 2550mm<br>(8' 4 1/8") |
| EL. 38.48                | T.O. LEVEL 04       | 2550mm<br>(8' 4 1/8") |
| EL. 35.53                | T.O. LEVEL 03       | 2550mm<br>(8' 4 1/8") |
| EL. 32.58                | T.O. LEVEL 02       | 2550mm<br>(8' 4 1/8") |
| EL. 29.59                | T.O. LEVEL 01 UPPER | 2550mm<br>(8' 4 1/8") |
| EL. 26.60m               | T.O. LEVEL 01 LOWER | 2550mm<br>(8' 4 1/8") |
| 25.58(AVERAGE GRADE) ... |                     | 2550mm<br>(8' 4 1/8") |
| EL. 23.63m               | T.O. BASEMENT BI    | 1525mm<br>(5' 0 1/4") |
| EL. 22.10m               | T.O. ELEVATOR PIT   | 1525mm<br>(5' 0 1/4") |



KEY PLAN

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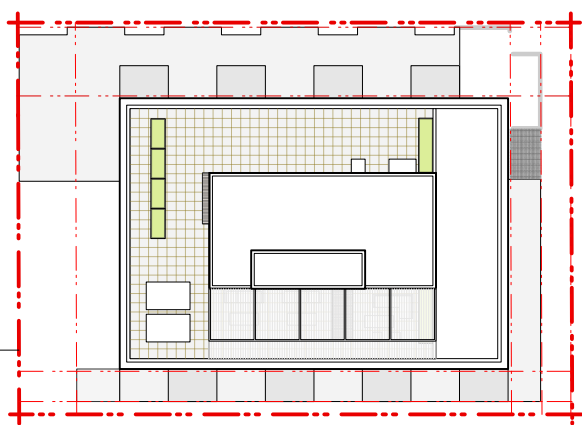
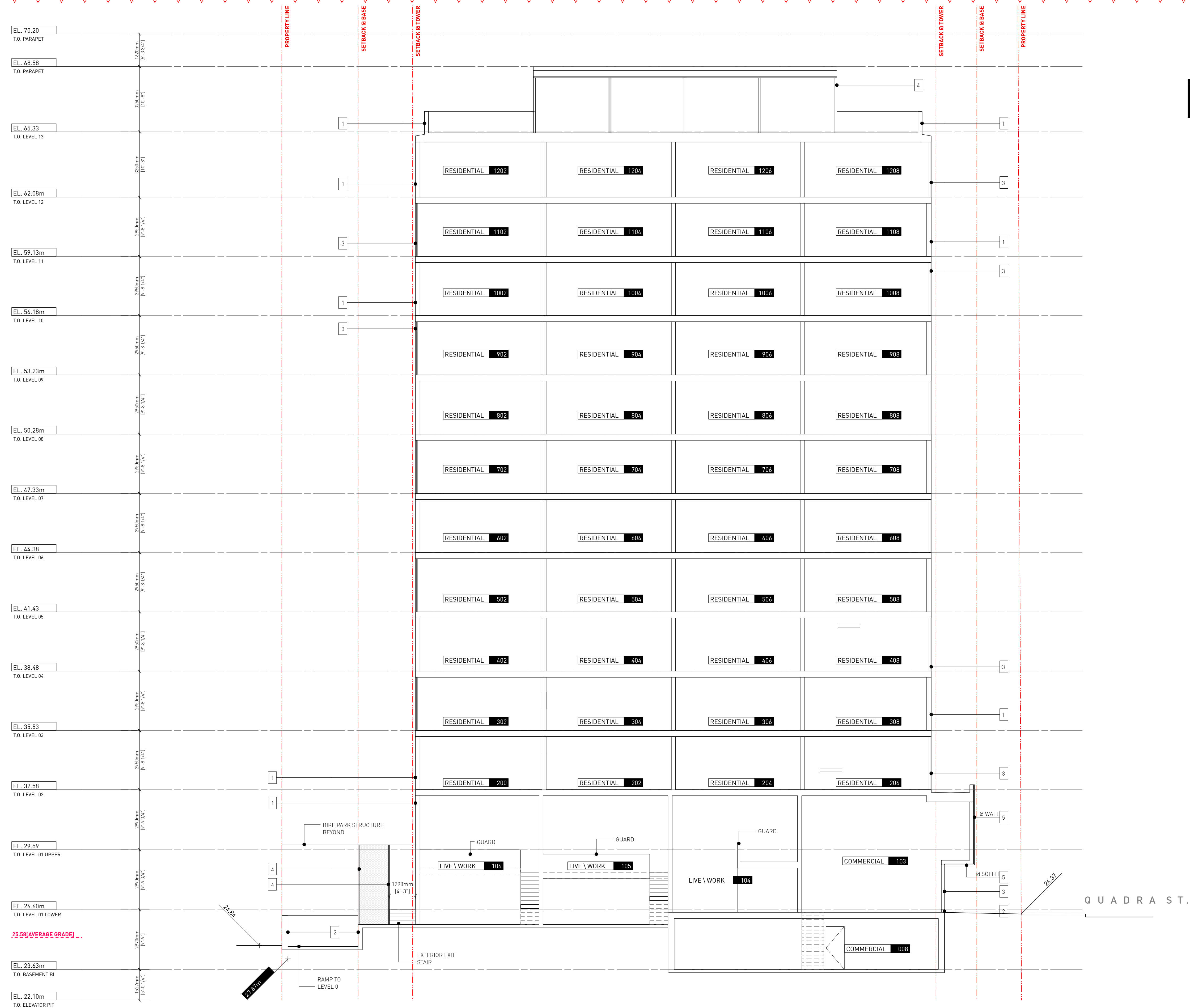
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- 6 SALVAGED BRICK
- 7 METAL FENCE



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+ 862 FISGARD STREET





KEY PLAN

9

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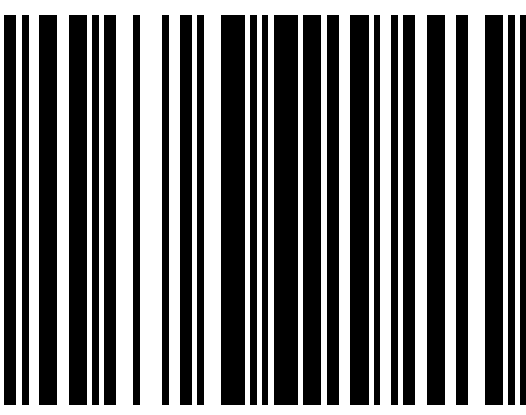
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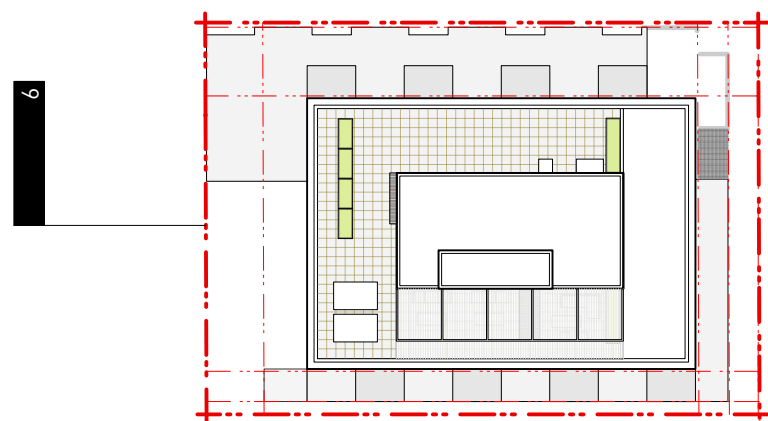
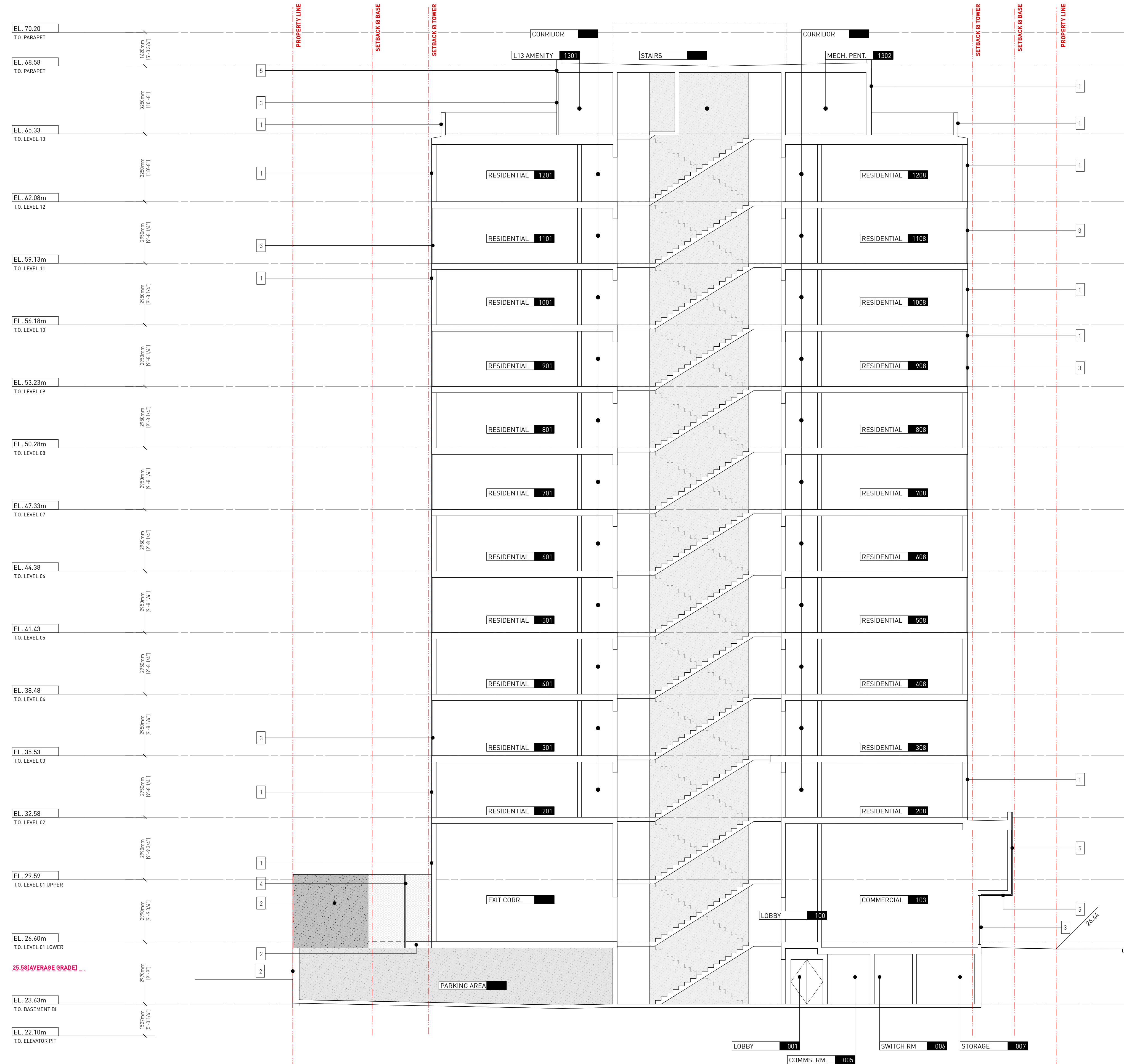


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A3.5





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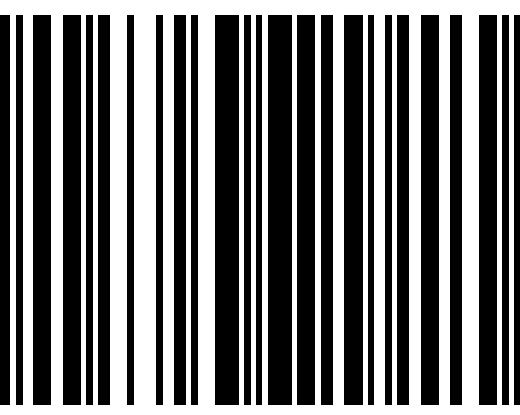
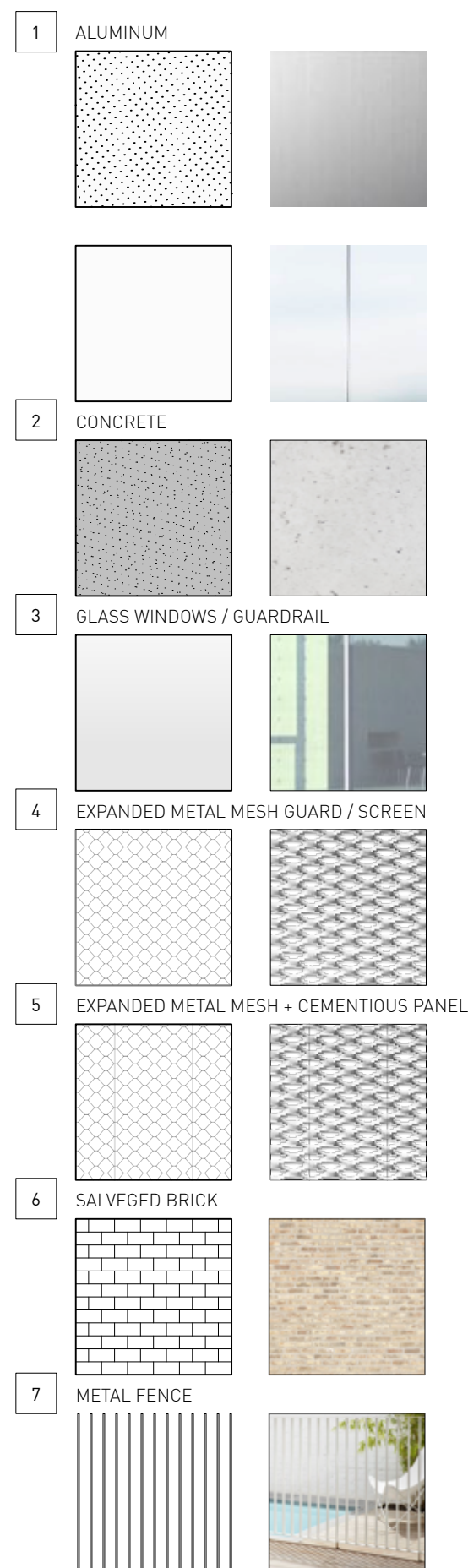
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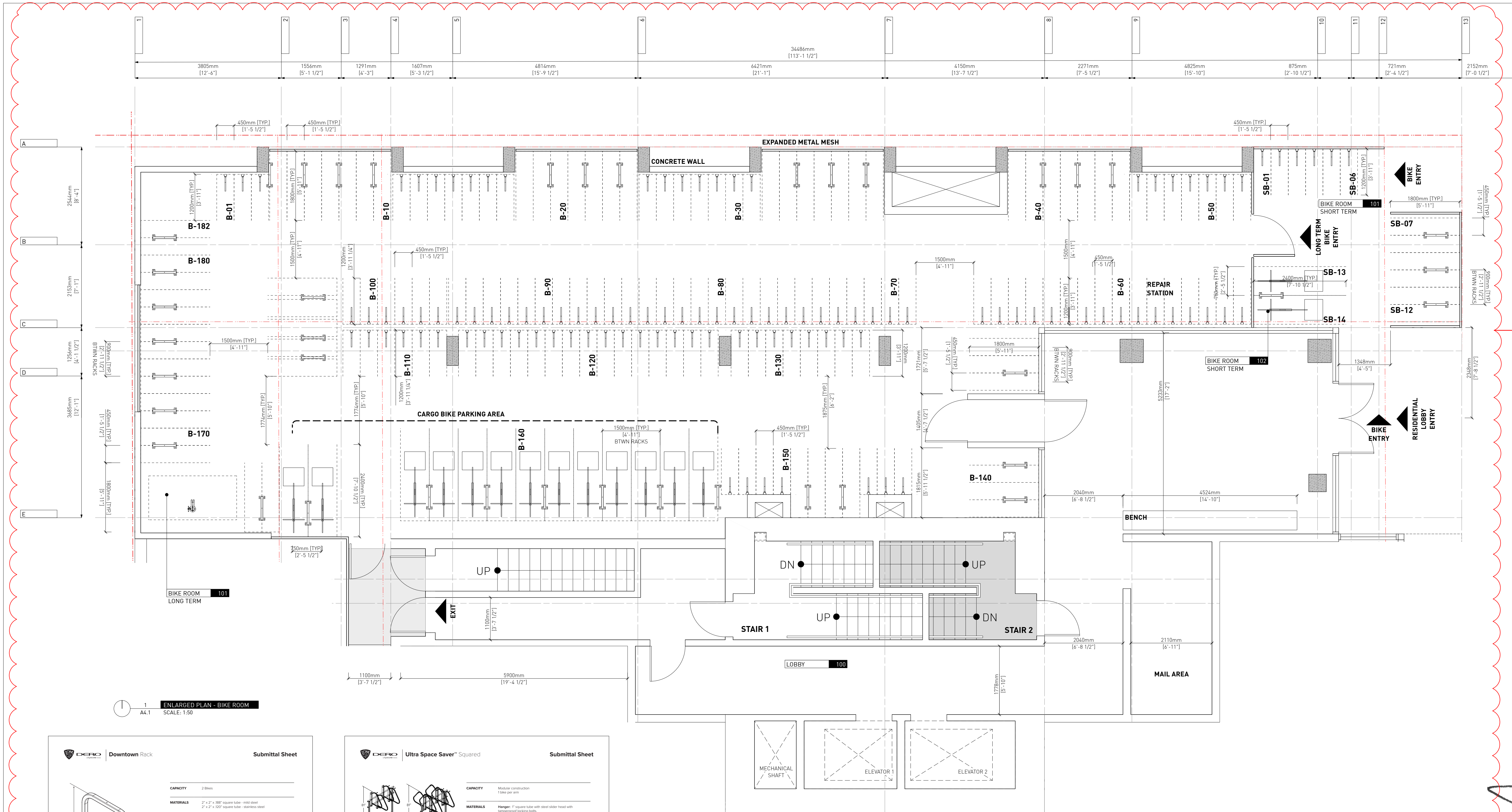
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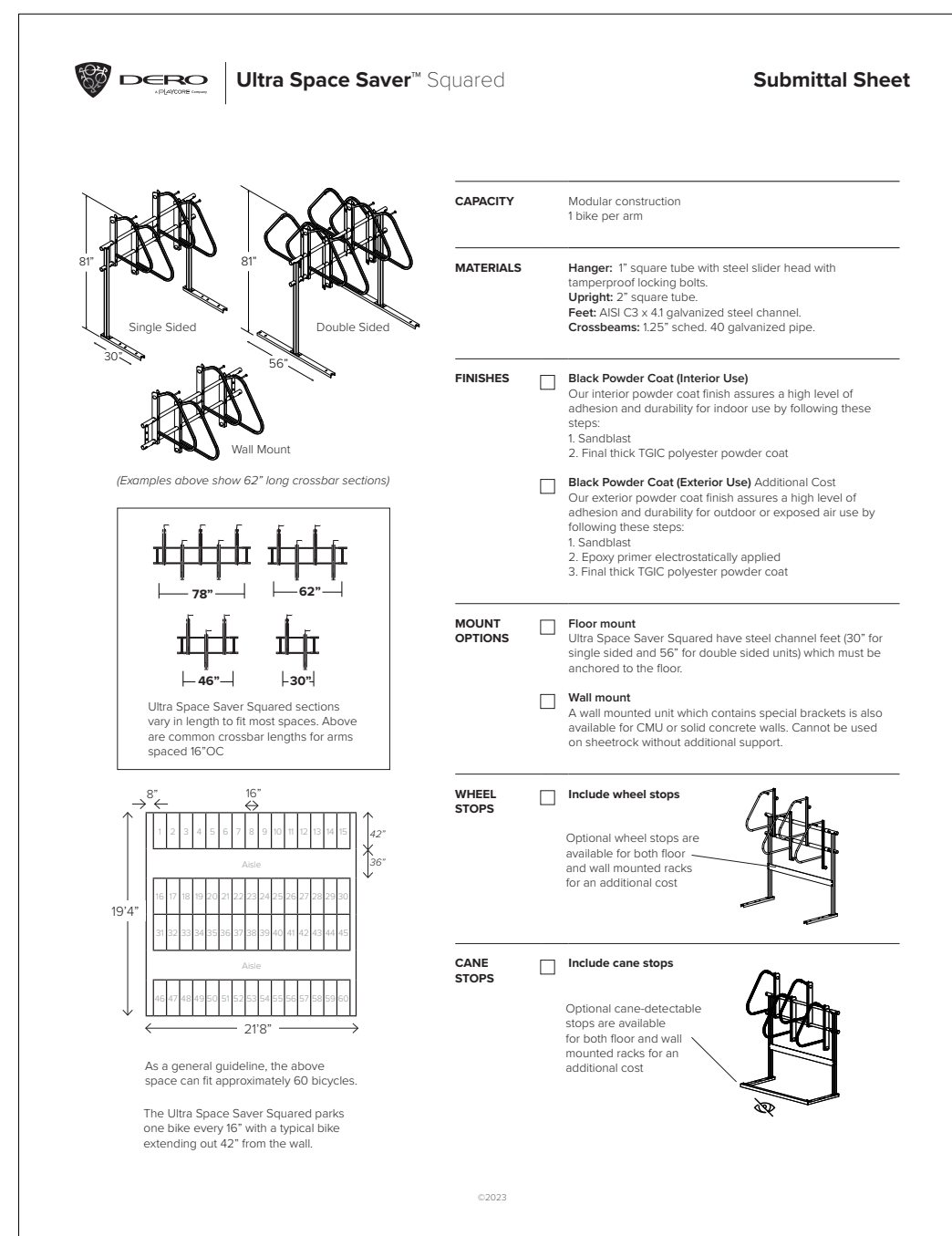
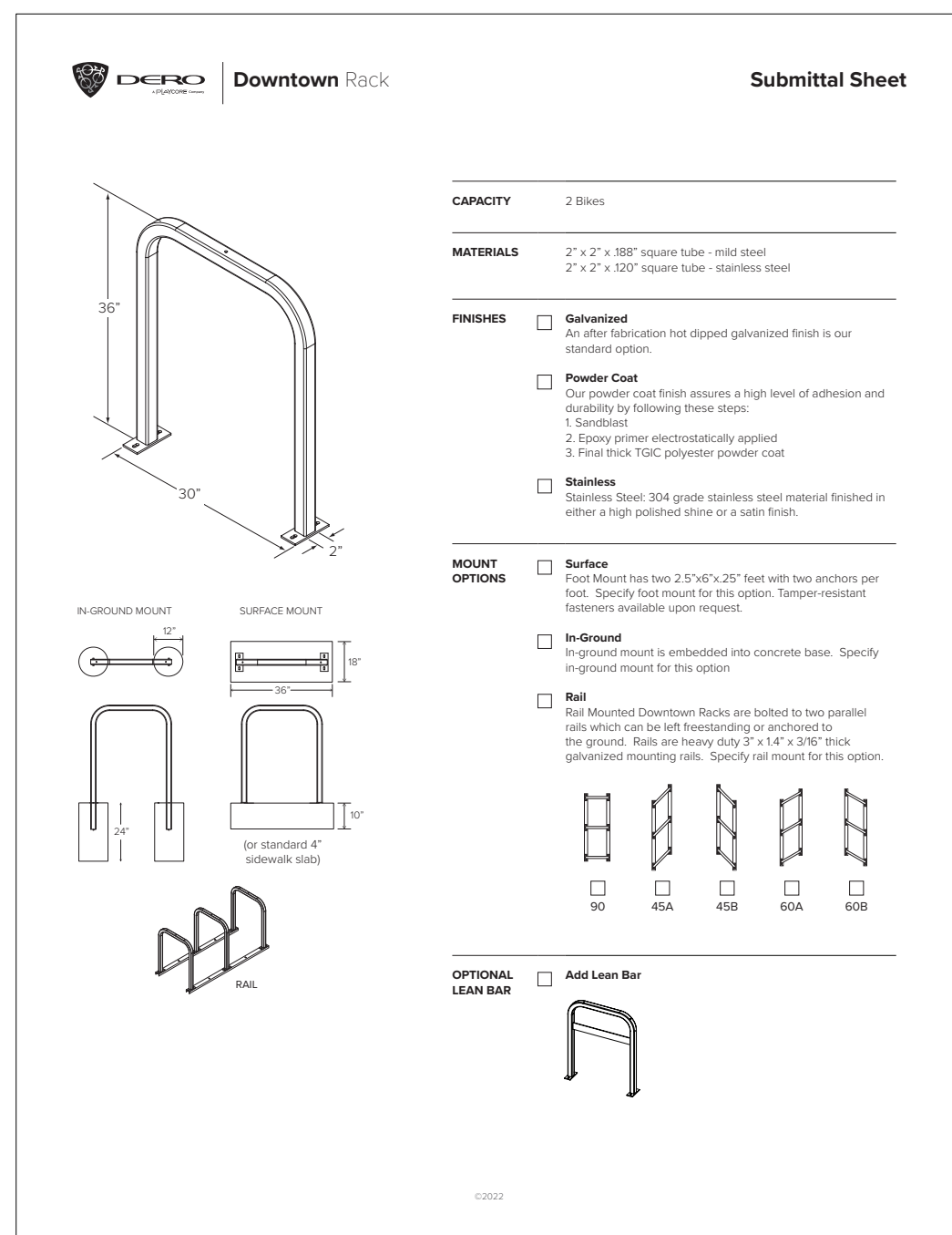
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A3.6





1  
A4.1  
ENLARGED PLAN - BIKE ROOM  
SCALE: 1:50



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REGISTERED ARCHITECT  
ALEXANDAR RANJIC  
WISCONSIN  
23.05.2025

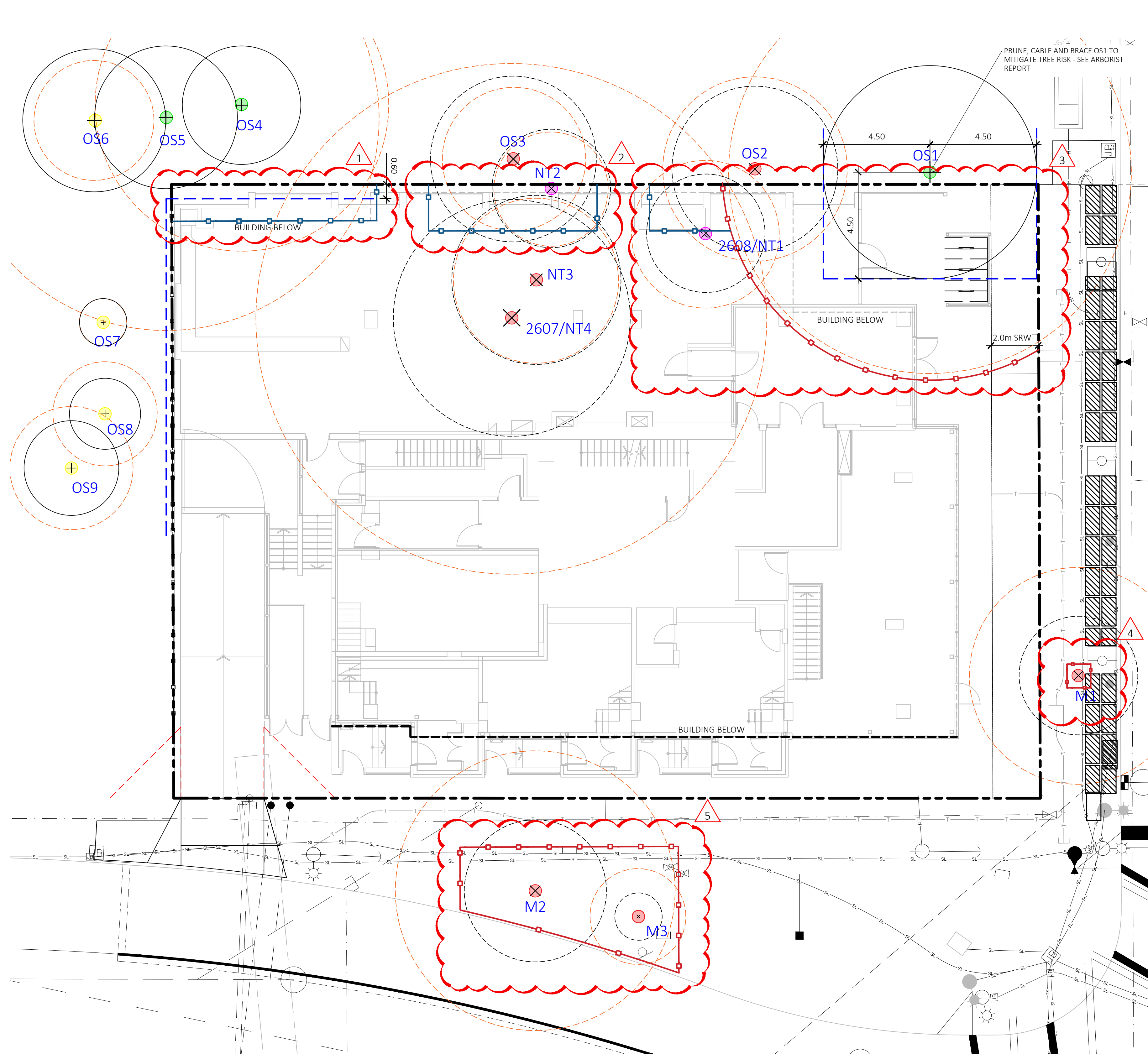
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ENLARGED PLAN - BIKE ROOM  
Project 0650  
Sheet

A4.1





TREE STATUS LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE  
• SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

OS7 EXISTING TREE TAG

- TREE PROTECTION FENCING
  - TO OUTSIDE OF CRZ OR DRIPLINE AS POSSIBLE
  - FENCING LOCATIONS APPROXIMATE - PENDING ARBORIST REPORT
  - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
  - TO MUNICIPAL STANDARD

- SHORT TERM TREE PROTECTION FENCING - TYPE 1
  - TO EXTENT SHOWN ON DRAWING
  - TO BE INSTALLED UNTIL CONSTRUCTION START-UP AND THE REPLACED WITH PERMANENT TREE PROTECTION FENCING IN LOCATIONS SHOWN ON DRAWING.
  - TO MUNICIPAL STANDARD

- SHORT TERM TREE PROTECTION FENCING - TYPE 2
  - TO EXTENT SHOWN ON DRAWING
  - TO BE INSTALLED IMMEDIATELY UPON DEMOLITION OF ADJACENT HARD SURFACES OR BUILDINGS
  - TO BE MAINTAINED UNTIL CONSTRUCTION START-UP
  - TO MUNICIPAL STANDARD

BUILDING BELOW

EXTENT OF EXISTING LANDSCAPED BOULEVARD

- PROTECTED TREE TO BE RETAINED
- PROTECTED TREE FOR REMOVAL
- TREE TO BE RETAINED
- TREE FOR REMOVAL

TABLE 1. TREE INVENTORY

| Tag or ID | Surveyed? (Yes/No) | Location (On, Off, Shared, City) | Bylaw protected? (Yes/No) | Name Common        | Botanical                             | dbh (cm)          | Critical root zone radius (m) | Dripline diameter (m) | Condition Health | Structural | Retention Suitability (onsite trees) | Relative tolerance | General field observations/remarks                                                                                                                                                 | Tree retention / location comments        | Retention status |
|-----------|--------------------|----------------------------------|---------------------------|--------------------|---------------------------------------|-------------------|-------------------------------|-----------------------|------------------|------------|--------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------|
| M1        | Yes                | Municipal                        | Municipal                 | English Oak        | <i>Quercus robur</i>                  | 46                | 4.6                           | 5                     | Fair             | Fair       | N/A                                  | Good               | Columnar form. Clearance pruned away from building.                                                                                                                                | Conflict with proposed underground hydro. | X                |
| M2        | Yes                | Municipal                        | Municipal                 | Cut-leaf Beech     | <i>Fagus sylvatica 'Asplenifolia'</i> | 49 (below union)  | 5.9                           | 6                     | Good             | Fair       | N/A                                  | Poor               | Measured at 1m. Hydro clearance pruned.                                                                                                                                            | Conflict with proposed underground hydro. | X                |
| M3        | Yes                | Municipal                        | Municipal                 | Deciduous Camellia | <i>Stewartia pseudocamellia</i>       | 4                 | 1                             | 1                     | Fair             | Fair       | N/A                                  | Moderate           | Juvenile tree. Weedwacker damage.                                                                                                                                                  | Frontage improvements.                    | X                |
| 2608/NT1  | Yes                | On-site                          | No                        | Pear               | <i>Pyrus spp.</i>                     | 26                | 3.1                           | 5                     | Fair             | Fair       | Unsuitable                           | Moderate           | Topped. Gravel parking adjacent.                                                                                                                                                   | Within building footprint.                | X                |
| NT2       | Yes                | On-site                          | No                        | Ash                | <i>Fraxinus spp.</i>                  | ~18,10            | 2.4                           | 5                     | Fair             | Fair-poor  | Unsuitable                           | Good               | Located between fence and storage shed. Topped, epicormic growth.                                                                                                                  | Within building footprint.                | X                |
| NT3       | Yes                | On-site                          | Yes                       | Ash                | <i>Fraxinus spp.</i>                  | ~35               | 3.5                           | 7                     | Fair-poor        | Poor       | Unsuitable                           | Good               | Located between storage shed and brick garage. Large sear up trunk, likely from past failure, decaying. Lowest limb actively failing has been shortened, will rest on garage roof. | Within building footprint.                | X                |
| 2607/NT4  | Yes                | On-site                          | Yes                       | Big-Leaf Maple     | <i>Acer macrophyllum</i>              | 90 (below unions) | 10.8                          | 10                    | Fair-poor        | Fair-poor  | Unsuitable                           | Moderate           | Large deadwood/dead canopy. Pruning stubs and deadwood in primary stem, response growth lower stem. Large surface roots lifting surrounding asphalt.                               | Within building footprint.                | X                |
| OS1       | Yes                | Off-site                         | Yes                       | Big-Leaf Maple     | <i>Acer macrophyllum</i>              | ~50,35            | 8.5                           | 9                     | Fair             | Fair       | N/A                                  | Moderate           | North neighbouring property. Codominant stems, narrow attachments. Previous thinning. Located against fence.                                                                       | Conflict with building footprint.         | Retain*          |
| OS2       | Yes                | Off-site                         | Yes                       | Ash                | <i>Fraxinus spp.</i>                  | ~30,15            | 3.9                           | 7                     | Fair             | Fair       | N/A                                  | Good               | North neighbouring property. Located against fence. Previous thinning and raising. Epicormic growth.                                                                               | Conflict with building footprint.         | X                |

Construction Impact Assessment and Tree Management Plan  
1702 Quadra Street  
Prepared for Anyza Developments

Page 4

|     |     |          |                              |                   |                      |     |     |   |      |      |     |          |                                                                                                           |                                            |         |
|-----|-----|----------|------------------------------|-------------------|----------------------|-----|-----|---|------|------|-----|----------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------|---------|
| OS3 | Yes | Off-site | Yes (if estimate is correct) | Ash               | <i>Fraxinus spp.</i> | ~30 | 3   | 7 | Fair | Fair | N/A | Good     | North neighbouring property. Located against fence. Previously topped, epicormic growth, heavy seed crop. | Conflict with building footprint.          | X       |
| OS4 | Yes | Off-site | Yes                          | Western Red Cedar | <i>Thuja plicata</i> | 56  | 6   | 5 | Good | Good | N/A | Poor     | North neighbouring property.                                                                              | Potential impacts from building footprint. | Retain* |
| OS5 | Yes | Off-site | Yes                          | Western Red Cedar | <i>Thuja plicata</i> | 60  | 9   | 6 | Good | Good | N/A | Poor     | North neighbouring property, active inclusion in secondary stem attachment.                               | Potential impacts from building footprint. | Retain* |
| OS6 | Yes | Off-site | No                           | English Oak       | <i>Quercus robur</i> | ~25 | 2.5 | 6 | Good | Fair | N/A | Good     | North neighbouring property.                                                                              | Possibly removed.                          | Retain  |
| OS7 | Yes | Off-site | No                           | Maidenhair Tree   | <i>Ginkgo biloba</i> | ~8  | 1   | 2 | Good | Fair | N/A | Moderate | West neighbouring property.                                                                               |                                            | Retain  |
| OS8 | Yes | Off-site | No                           | Maidenhair Tree   | <i>Ginkgo biloba</i> | ~18 | 2.2 | 3 | Good | Fair | N/A | Moderate | West neighbouring property. Codominant top. Canopy beginning to encroach on driveway on subject property. |                                            | Retain  |
| OS9 | Yes | Off-site | No                           | Maidenhair Tree   | <i>Ginkgo biloba</i> | ~22 | 2.6 | 4 | Good | Fair | N/A | Moderate | West neighbouring property. Codominant top. Canopy beginning to encroach on driveway on subject property. |                                            | Retain  |

8.4. TREE IMPACT SUMMARY TABLE

Pursuant to City of Victoria Tree Preservation Bylaw No. 21-035, the tree replacement calculations are as follows:

| Tree Status           | A<br>Total # of Protected Trees | B<br># Of Trees to be REMOVED | C<br># Of NEW or REPLACEMENT Trees to be Planted* | D<br># Of EXISTING non-protected Trees Counted as Replacements | NET CHANGE (A-B+C+D) |
|-----------------------|---------------------------------|-------------------------------|---------------------------------------------------|----------------------------------------------------------------|----------------------|
| Onsite Trees          | 2                               | 2                             | 0                                                 | 0                                                              | -2                   |
| Private Offsite Trees | 5                               | 2                             | 2                                                 | 0                                                              | 0                    |
| Municipal Trees       | 3                               | 3                             | 6                                                 | N/A                                                            | 3                    |
| Total                 | 10                              | 7                             | 4                                                 | 0                                                              | 1                    |

**Figure 2—Tree Impact Summary Table:** Based on bylaw criteria, a lot of this size (947.8m<sup>2</sup>) requires a 5-tree minimum on-site. Replacement tree/tree minimum requirements will be compensated cash-in-lieu, as there do not appear to be sufficient planting opportunities post-construction. The landscape plan shows the two (2) required Schedule E—Part 1 replacement trees for the neighbouring property at 877 North Park Street and six (6) replacement trees on the Quadra & Fisgard Street municipal boulevards.

NOTES:

- SEE THE CONSTRUCTION IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN, APPENDIX B, PREPARED BY TALMAC, FOR TREE PRESERVATION SUMMARY.
- 2607 (NT4), 2608 (NT1), NT2, AND NT3 ARE PROPOSED FOR REMOVAL AT THE DEMOLITION PHASE. ARBORIST SUPERVISION IS REQUIRED AS IDENTIFIED IN THE CONSTRUCTION IMPACT ASSESSMENT



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

PROJECT NAME:  
THE ABBEY

PROJECT ADDRESS:  
1702 QUADRA STREET  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

| NO. | ISSUED FOR                   | YYMM/DD    |
|-----|------------------------------|------------|
| 1   | CIS PRESENTATION             | 12/07/2021 |
| 2   | DEVELOPMENT PERMIT           | 12/22/2021 |
| 3   | ADP MEETING                  | 04/13/2022 |
| 4   | REVISED AND RE-ISSUED FOR DP | 2023/06/01 |
| 5   | REVISED AND RE-ISSUED FOR DP | 2023/09/21 |
| 6   | REVISED AND RE-ISSUED FOR DP | 2023/12/15 |
| 7   | ISSUED FOR BP RESUBMISSION   | 2024/04/30 |
| 8   | ISSUED FOR TENDER            | 2024/06/28 |
| 9   | ISSUED FOR BP RESUBMISSION   | 2024/07/31 |
| 10  | ISSUED FOR BP RESUBMISSION   | 2024/09/27 |

SEAL



NORTH ARROW



DRAWING TITLE:

TREE REMOVAL & PROTECTION PLAN

DWG NO:

SCALE: 1:100

LO



## NEW TOWN PAVING MATERIALS

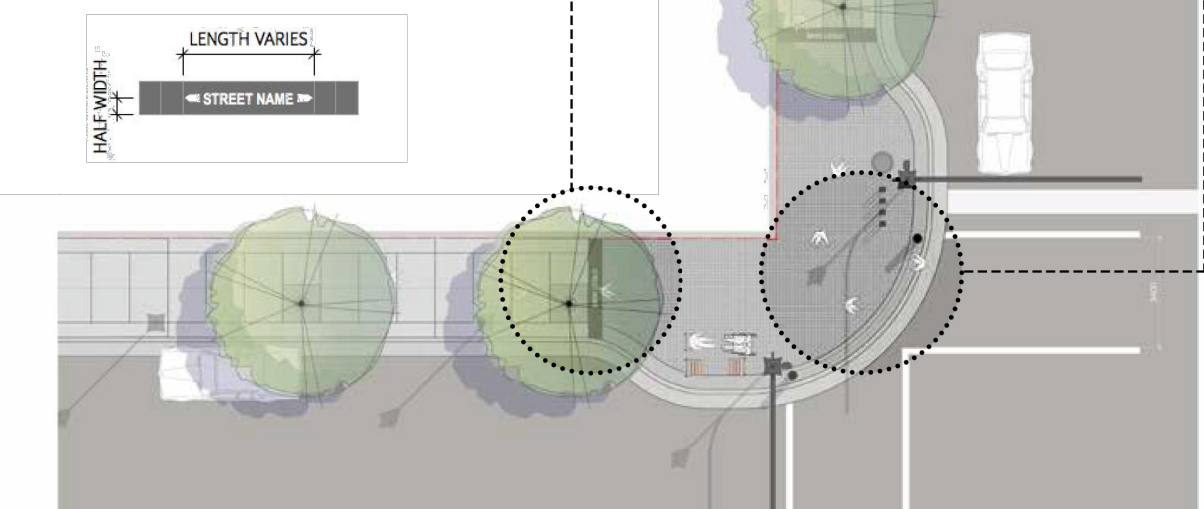
- |                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1 TROWEL JOINT CONCRETE</b></p>  <ul style="list-style-type: none"> <li>• Installation Method: Cast-in-place</li> <li>• Application: Sidewalk fill and frame</li> <li>• Colour: Natural</li> <li>• Finish: Fine broom finish</li> </ul> | <p><b>2 CONCRETE UNIT PAVERS</b></p>  <ul style="list-style-type: none"> <li>• Dimensions: 225mm x 75mm x 60</li> <li>• Installation Method: Mortar set</li> <li>• Application: Paving field</li> <li>• Colour: Natural/grey</li> <li>• Finish: Unsealed</li> </ul> | <p><b>3 BASALT PAVERS</b></p>  <ul style="list-style-type: none"> <li>• Dimensions: 300mm x 450mm x 60mm</li> <li>• Installation Method: Mortar set</li> <li>• Application: Entry banding</li> <li>• Colour: Charcoal/grey</li> <li>• Finish: Flamed</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



74 | CITY OF VICTORIA

## NEW TOWN PAVING APPLICATIONS

- [illegible]



DOWNTOWN PUBLIC REALM PLAN STRATEGY + STREETScape PLAN |

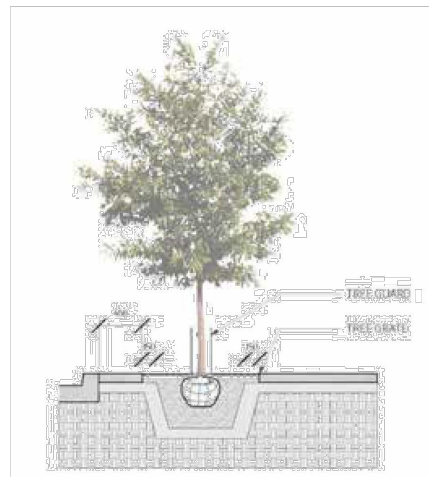
## NEW TOWN PLANTING DETAILS

## APPLICATION

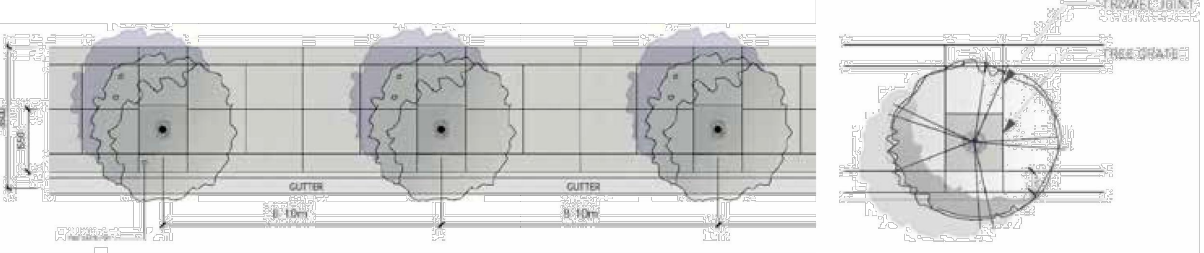
For all sidewalks in New Town area there are be two types of trees-in-sidewalk condition

1. Adaptation of existing tree locations to sidewalk improvements:
  - Small modifications of proposed trowel joint pattern are recommended to best accommodate for existing tree locations. Detailed design and recommendations to be provided on a case-by-case basis for each improvement area.
  - Use of proposed poured-in-place resin bound material instead of tree grates is highly recommended to best accommodate heaving and overgrown tree routes and large tree trunks.

2. New development condition:
  - A street tree spacing of between 8 - 10 metres is desired
  - Tree grates should be set in a concrete band that runs across the sidewalk from curb to building face as illustrated on the diagram below with trowel joint defining the band always aligned with tree grates
  - Street trees should be sited to correspond with architectural features of building frontage when possible



- Tree grates define bands in the sidewalk pattern as illustrated on



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophiliacollective.ca 250 590 1156

PROJECT NAME:

## THE ABBEY

PROJECT ADDRESS:

1702 QUADRA STREET  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

| NO. | ISSUED FOR                   | YYMM/DD    |
|-----|------------------------------|------------|
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| 2   | DEVELOPMENT PERMIT           | 12/22/2021 |
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| 5   | REVISED AND RE-ISSUED FOR DP | 2023/09/21 |
| 6   | REVISED AND RE-ISSUED FOR DP | 2023/12/15 |
| 7   | ISSUED FOR BP RESUBMISSION   | 2024/04/30 |
| 8   | ISSUED FOR TENDER            | 2024/06/26 |
| 9   | ISSUED FOR BP RESUBMISSION   | 2024/07/31 |
| 10  | ISSUED FOR BP RESUBMISSION   | 2024/09/21 |

SEAI



NORTH ARROW



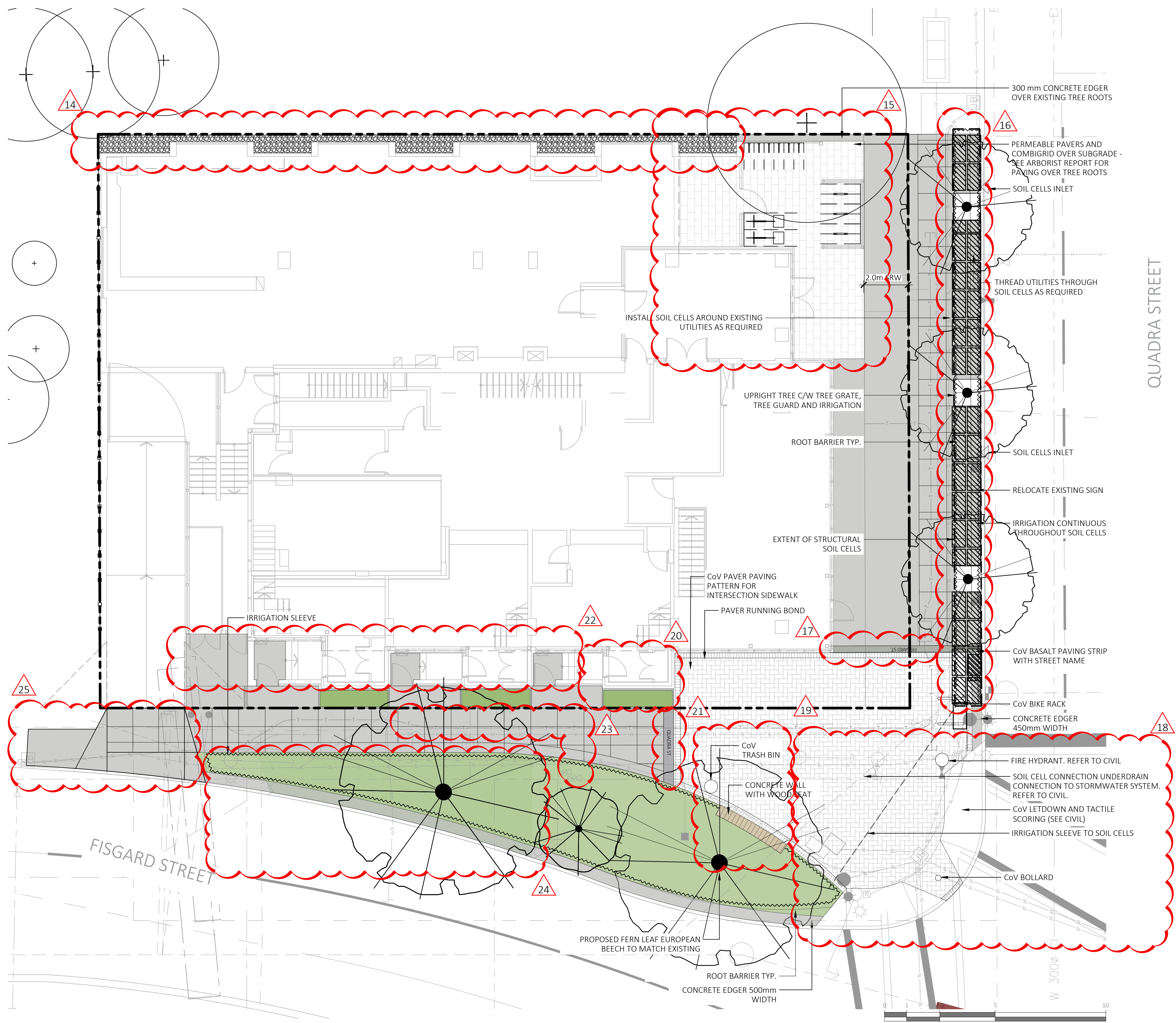
DRAWING TITLE:

LANDSCAPE SITE PLAN

DWG NO:

SCALE: 1:100

# L1



## LEGEND

- PROPERTY LINE**

**SRW**

  - 2.0m WIDTH ON QUADRA STREET

**LINE OF FOUNDATIONS**

**CONCRETE SIDEWALK**

  - TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS
  - SAW CUT JOINTING PATTERN
  - NIGHT BROOM FINISH

**SIDEWALK INTERSECTION PAVING**

  - TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS
  - ABBOTSFORD CONCRETE; NATURAL GREY PLACED ON SAND BED
  - POLYMERIC SAND JOINTS

**SIDEWALK STREET NAME PAVING**

  - TO CITY OF VICTORIA 'NEW TOWN' DESIGN GUIDELINE STANDARDS
  - BASALT PAVING STRIP WITH STREET NAME
  - MORTAR SET

**CONCRETE EDGER**

  - WIDTH AND DEPTH VARIES
  - SEE DRAWINGS AND DETAILS

**BASALT PAVES BANDING**

  - 450 - 500mm WIDTH - AS NOTED
  - MORTAR SET

**ACCENT PAVING**

  - PERMEABLE PAVES ON COMBGRID OVER SUBGRADE
  - BELGARD AQUALINE PERMEABLE PAVES
  - COLOUR: NATURAL

**GRAVEL MAINTENANCE STRIP**

  - 300mm DEPTH RIVER ROCK
  - ALUMINIUM EDGER

**STRUCTURAL SOIL CELLS (34.67m<sup>2</sup>)**

  - 1400mm DEPTH SOIL CELL GROWING MEDIUM
  - IRRIGATION

**PLANTING BED (55m<sup>2</sup>)**

  - 700mm DEPTH 1L GROWING MEDIUM (CLS)
  - 50 mm DEPTH MULCH

**ON-SITE PLANTING BED**

  - 450mm DEPTH 1L GROWING MEDIUM (BCLS)
  - 50 mm DEPTH MULCH

**ROOT BARRIER**

**PROPOSED MUNICIPAL STREET TREE**

**6' HT BLACK METAL FENCING**

  - ALONG WEST PROPERTY LINE

**MUNICIPAL SITE FURNITURE**

  - BOLLARD (2)
  - TRASH BIN (1)
  - BIKE RACK (2)
  - TREE GRATE (3)
  - TREE GUARD (3)

**SEAT WALL**

  - CONCRETE BASE, ARCHITECTURAL FINISH
  - CUSTOM WOOD SEAT TOP

## IRRIGATION

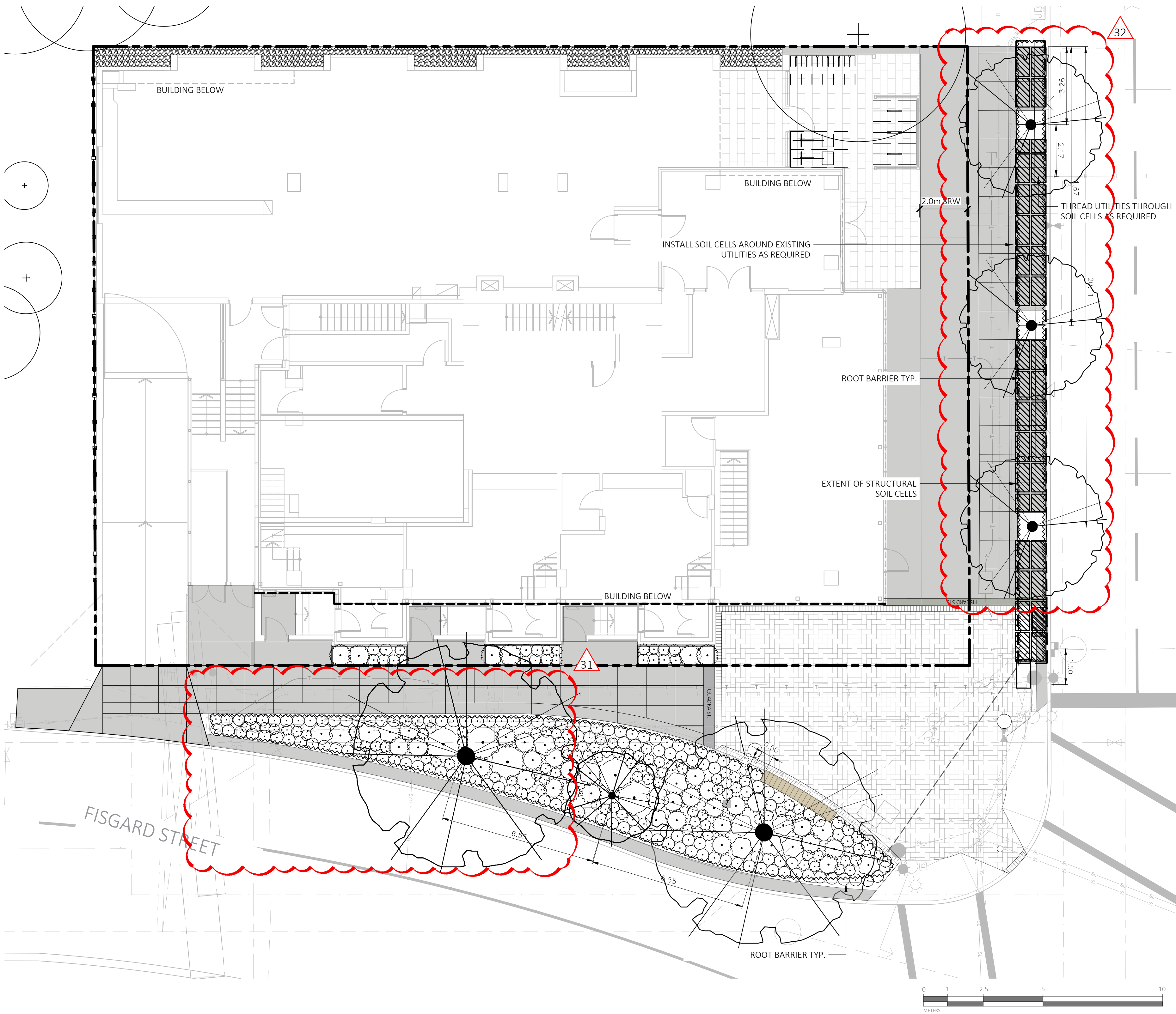
ON-SITE:

- ALL AT-GRADE LANDSCAPE BEDS AND ROOFTOP PLANTERS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- DETAILED IRRIGATION PLAN TO BE SUBMITTED TO PARKS FOR REVIEW A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION.
- ALL IRRIGATION DESIGNS AND INSTALLATIONS SHALL MEET THE MINIMUM STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. (IIABC).

## OFF-SITE (MUNICIPAL)

- MUNICIPAL PLANTING BED AND STREET TREES TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE **CITY OF VICTORIA** SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BYLAW.
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION.
- DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION:
  - 1) SLEEVING,
  - 2) OPEN TRENCH MAINLINE AND PRESSURE TEST,
  - 3) OPEN TRENCH AND LATERAL LINE,
  - 4) OPERATION AND COVERAGE, AND
  - 5) BACKFLOW PREVENTER ASSEMBLY TEST REPORT.





PLANT SCHEDULE MAIN LEVEL

| SYMBOL          | CODE    | BOTANICAL / COMMON NAME                                               | SIZE      | SPACING  | COMMENTS                            | QTY |
|-----------------|---------|-----------------------------------------------------------------------|-----------|----------|-------------------------------------|-----|
| TREES           |         |                                                                       |           |          |                                     |     |
|                 | E1-LG   | Fagus sylvatica heterophylla 'Asplenifolia' / Fernleaf European Beech | 70mm Cal. | As Shown | SPECIES T.B.D. BY PARKS AT BP STAGE | 2   |
|                 | E2-SMAL | Parrotia persica / Persian Parrotia                                   | 70mm Cal. | As Shown | SPECIES T.B.D. BY PARKS AT BP STAGE | 1   |
|                 | E1-MED  | Ulmus x 'Lobel' / Lobel Elm                                           | 70mm Cal. | As Shown | SPECIES T.B.D. BY PARKS AT BP STAGE | 3   |
| OFF-SITE SHRUBS |         |                                                                       |           |          |                                     |     |
|                 | He      | Hebe x 'Emerald Green' / Emerald Green Hebe                           | #2 POT    | 450mm    | Full, Well Established              | 62  |
|                 | Mr2     | Mahonia repens / Creeping Mahonia                                     | #2 POT    | 500mm    | Full, Well Established              | 117 |
|                 | Mm      | Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass     | #3 POT    | 900mm    | Full, Well Established              | 27  |
|                 | Pc      | Pinus mugo 'Compacta' / Dwarf Mugo Pine                               | #3 POT    | 900mm    | Full, Well Established              | 16  |
|                 | Rn      | Rosa nutkana / Nootka Rose                                            | #2 POT    | 1500mm   | Full, Well Established              | 5   |
|                 | Vb2     | Verbena bonariensis / Tall Verbena                                    | #1 POT    | 450mm    | Full, Well Established              | 29  |
| ON-SITE SHRUBS  |         |                                                                       |           |          |                                     |     |
|                 | Cp      | Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge             | #1 POT    | 500mm    | Full, Well Established              | 8   |
|                 | Mr      | Mahonia repens / Creeping Mahonia                                     | #2 POT    | 500mm    | Full, Well Established              | 8   |
|                 | Mm2     | Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass     | #3 POT    | 900mm    | Full, Well Established              | 3   |
|                 | Pc2     | Pinus mugo 'Compacta' / Dwarf Mugo Pine                               | #2 POT    | 900mm    | Full, Well Established              | 3   |
|                 | Vb      | Verbena bonariensis / Tall Verbena                                    | #1 POT    | 450mm    | Full, Well Established              | 7   |

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

| SOIL VOLUME              |           |        |                          | REPLACEMENT TREES PROPOSED |             |            | SOIL VOLUME REQUIRED (m3) |           |          |       |  |
|--------------------------|-----------|--------|--------------------------|----------------------------|-------------|------------|---------------------------|-----------|----------|-------|--|
| PLANTING AREA ID         | AREA (m2) | SC     | A. ESTIMATED SOIL VOLUME | B. # SMALL                 | C. # MEDIUM | D. # LARGE | E. SMALL                  | F. MEDIUM | G. LARGE | TOTAL |  |
| ON-SITE AREA 36          |           |        |                          |                            |             |            |                           |           |          |       |  |
| QUADRA STREET SOIL CELLS | 34        | 1.4000 | 45                       | 3                          |             |            |                           | 15        |          | 45    |  |
| FISGARD PLANTING BED     | 55        | 1      | 67                       | 1                          |             | 1          | 6                         |           | 30       | 36    |  |

| PLANT RATIOS - OFF SITE |
|-------------------------|
| NATIVE PLANTS           |
| • % BY QUANTITY = 2%    |
| • % BY AREA = 1%        |
| POLLINATOR PLANTS       |
| • % BY QUANTITY = 56%   |
| • % BY AREA = 56%       |

| PLANT RATIOS - ON SITE |
|------------------------|
| NATIVE PLANTS          |
| • % BY QUANTITY = 0%   |
| • % BY AREA = 0%       |
| POLLINATOR PLANTS      |
| • % BY QUANTITY = 80%  |
| • % BY AREA = 50%      |

MUNICIPAL BOULEVARD TREES

- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTIG OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING:  
1) INSPECTION OF SOIL AND PLANTING AREA,  
2) INSPECTION OF STOCK UPON DELIVERY, AND  
3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK FLARE MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION
- THE APPLICANT IS RESPONSIBLE FOR PROCURING AND PLANTING THE PROPOSED BOULEVARD TREES.
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.

PRE-CONSTRUCTION MEETING

- PARKS REQUIRES A PRE-CONSTRUCTION MEETING TO BE HELD PRIOR TO COMMENCEMENT OF CONSTRUCTING THE FRONTAGE WORKS



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

PROJECT NAME:  
THE ABBEY

PROJECT ADDRESS:  
1702 QUADRA STREET  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

| NO. | ISSUED FOR                   | YYMMDD     |
|-----|------------------------------|------------|
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| 9   | ISSUED FOR BP RESUBMISSION   | 2024/07/31 |
| 10  | ISSUED FOR BP RESUBMISSION   | 2024/09/27 |

SEAL



NORTH ARROW



DRAWING TITLE:  
PLANTING PLAN -  
GROUND FLOOR

DWG NO:

SCALE: 1:100

L2

SHRUBS + PERENNIALS



DWARF MUGO PINE



EMERALD GREEN HEBE



CREEPING MAHONIA



MISCANTHUS



VERBENA

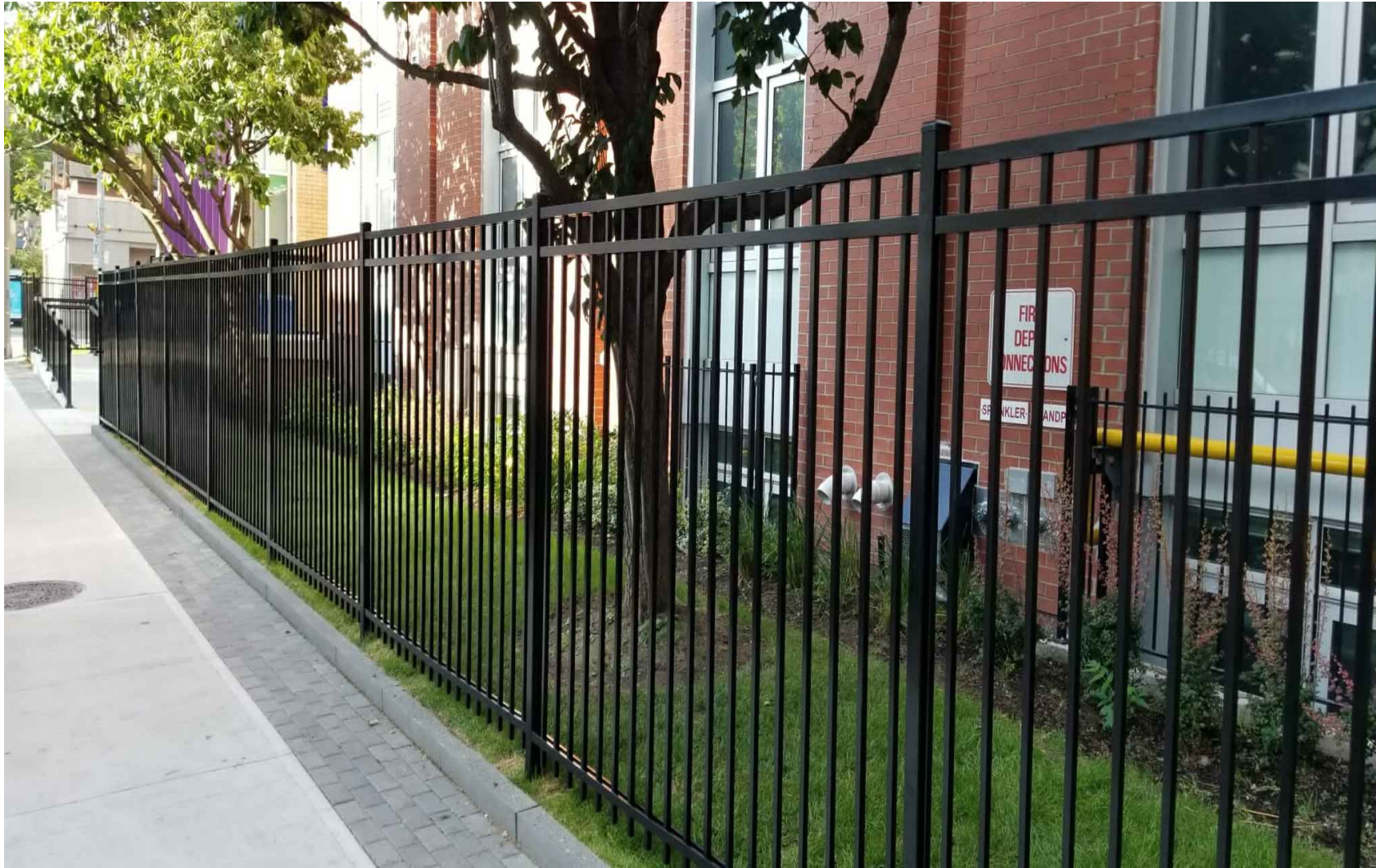


PRAIRIE FIRE SEDGE

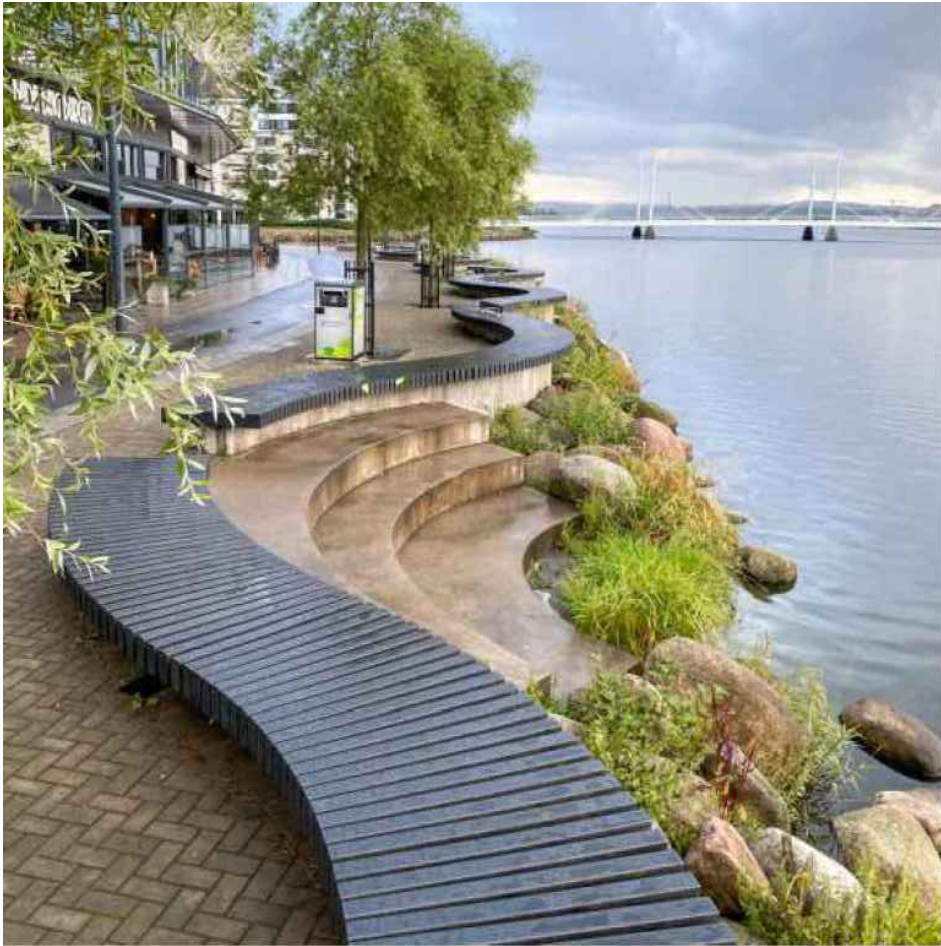


NOOTKA ROSE





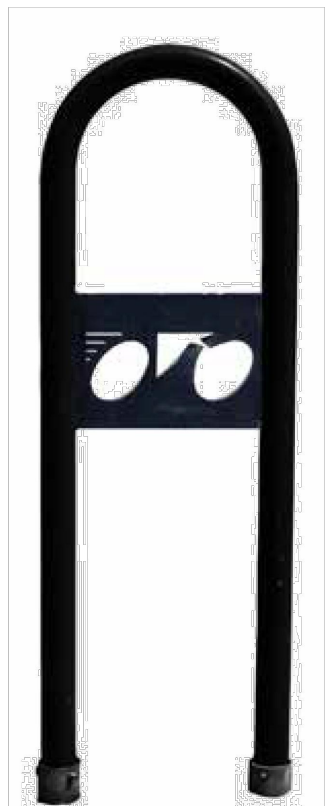
1 6' HT METAL PICKET FENCE  
L3 NTS



3 CUSTOM SEAT WALL BENCH  
L3 NTS

STANDARD BIKE RACK

**PRODUCT TYPE:** 2 Capacity Bike Rack  
**PRODUCT NAME:** Standard Bike Rack  
**DESIGN STYLE:** Standard  
**MATERIALS:** 1.5" Galvanized Steel Pipe  
**COLOUR/ FINISH:** Glossy Black (RAL 9017) Baked-on Powder Coat  
**DIMENSIONS:** 12" Length, 3' Height  
**DISTRIBUTION:** Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street  
**MOUNTING:** Sleeve Mount  
**MANUFACTURER:** City of Victoria  
**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.



6 NEW TOWN BIKE RACK  
L3 NTS



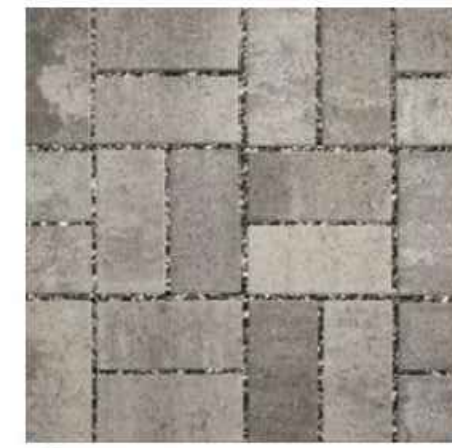
2 BELGARD AQUALINE PERMEABLE PAVER  
L3 NTS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a micro-chamber to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Chamfer Width: 3 mm
- Spacer Bar Width: 10 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 10%
- Can be installed mechanically

AVAILABLE COLOURS



MIDNIGHT



NATURAL



SHADED GREY

SHAPES & SIZES

80MM  
4 1/8" x 8 3/4" x 3 1/8"  
110 x 221.5 x 80mm

DURAFUSION™  
Unmatched Durability

RELiance FOUNDRY BOLLARD

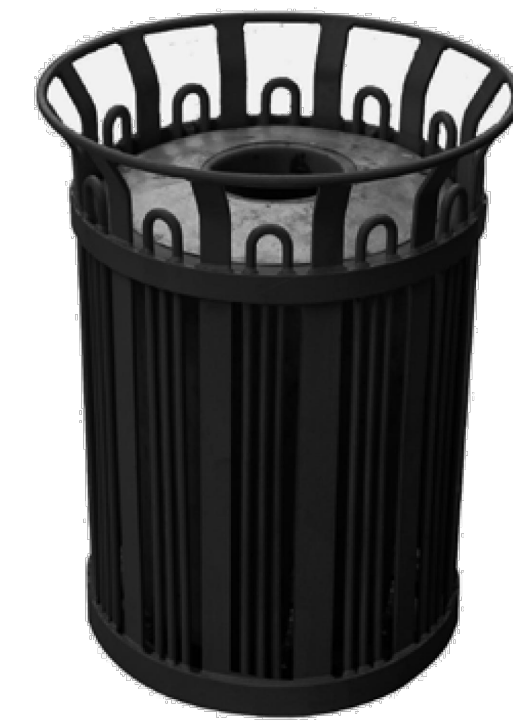
**PRODUCT TYPE:** Type B Bollard  
**PRODUCT NAME:** Reliance Foundry Bollard  
**DESIGN STYLE:** Standard  
**MATERIALS:** Ductile Iron  
**COLOUR/ FINISH:** Glossy Black (RAL 9017) Baked-on Powder Coat  
**DIMENSIONS:** 35" Height  
**DISTRIBUTION:** Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street  
**MOUNTING:** Surface Mount, Bolted to Concrete  
**MANUFACTURER:** Reliance Foundry  
**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.



4 NEW TOWN BOLLARD  
L3 NTS

MODERN METAL BIN

**PRODUCT TYPE:** Type A Litter Bin with Recycling Component  
**PRODUCT NAME:** Modern Metal Bin  
**DESIGN STYLE:** Modern  
**MATERIALS:** Metal Frame  
**COLOUR/ FINISH:** Glossy Black (RAL 9017) Baked-on Powder Coat  
**DIMENSIONS:** 42" Height  
**DISTRIBUTION:** Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street  
**MANUFACTURER:** City of Victoria  
**SPECIAL NOTES:** See Character area section of Streetscape Standards for specific location guidelines.

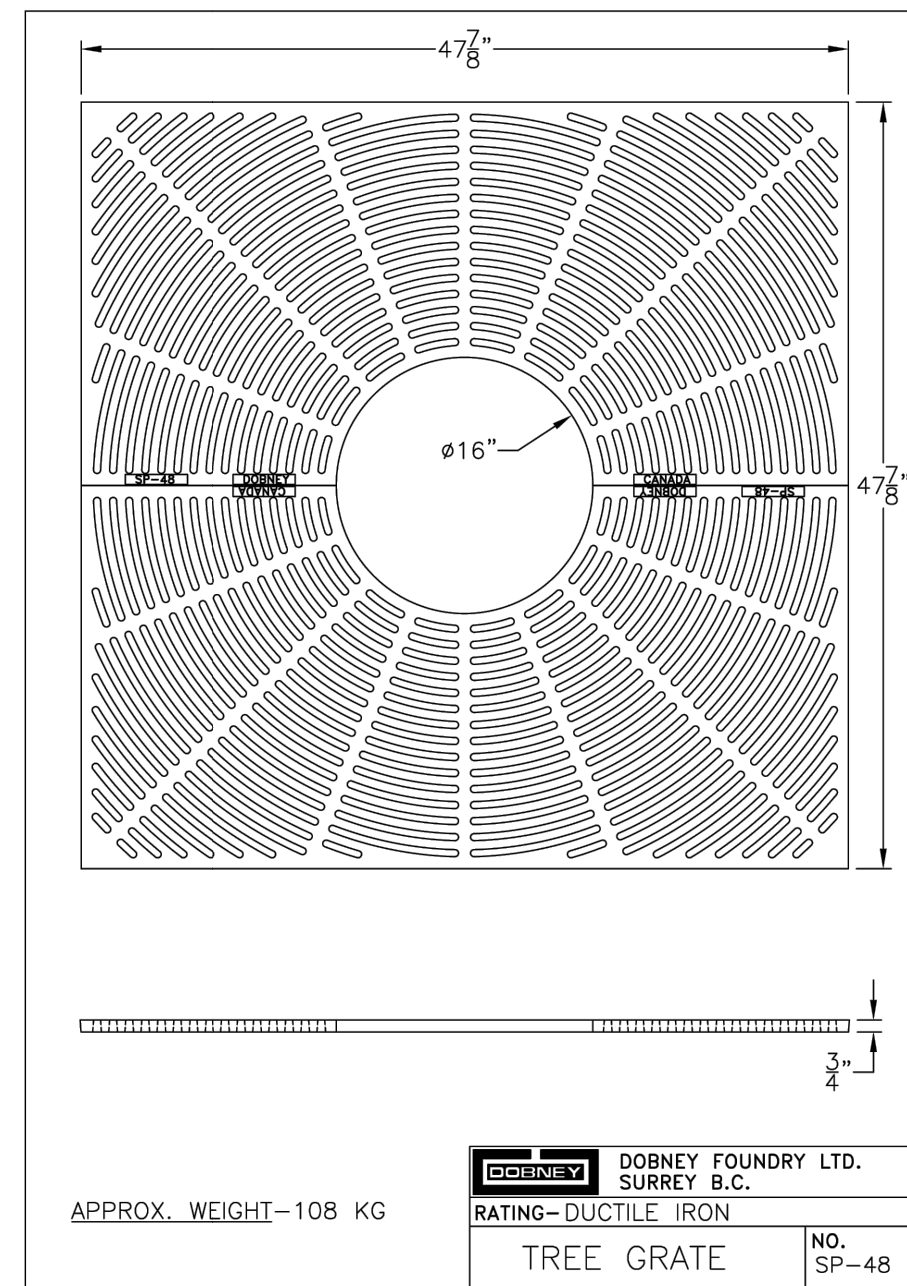


5 NEW TOWN LITTER RECEPTACLE  
L3 NTS

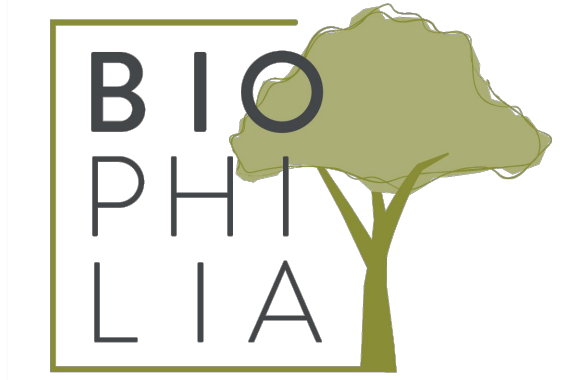


TREE GUARD FABRICATED BY  
COV PUBLIC WORKS  
TO ORDER CONTACT PARKS  
DIVISION: 250-361-0600

7 NEW TOWN TREE GUARD  
L3 NTS



8 NEW TOWN TREE GRATE  
L3 NTS



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophiliacollective.ca 250 590 1156

PROJECT NAME:

THE ABBEY

PROJECT ADDRESS:

1702 QUADRA STREET  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KIM TANG

| NO. | ISSUED FOR                   | YYMMDD     |
|-----|------------------------------|------------|
| 1   | CIS PRESENTATION             | 12/07/2021 |
| 2   | DEVELOPMENT PERMIT           | 12/22/2021 |
| 3   | ADP MEETING                  | 04/13/2022 |
| 4   | REVISED AND RE-ISSUED FOR DP | 2023/06/01 |
| 5   | REVISED AND RE-ISSUED FOR DP | 2023/09/21 |
| 6   |                              |            |

SEAL



NORTH ARROW



DRAWING TITLE:

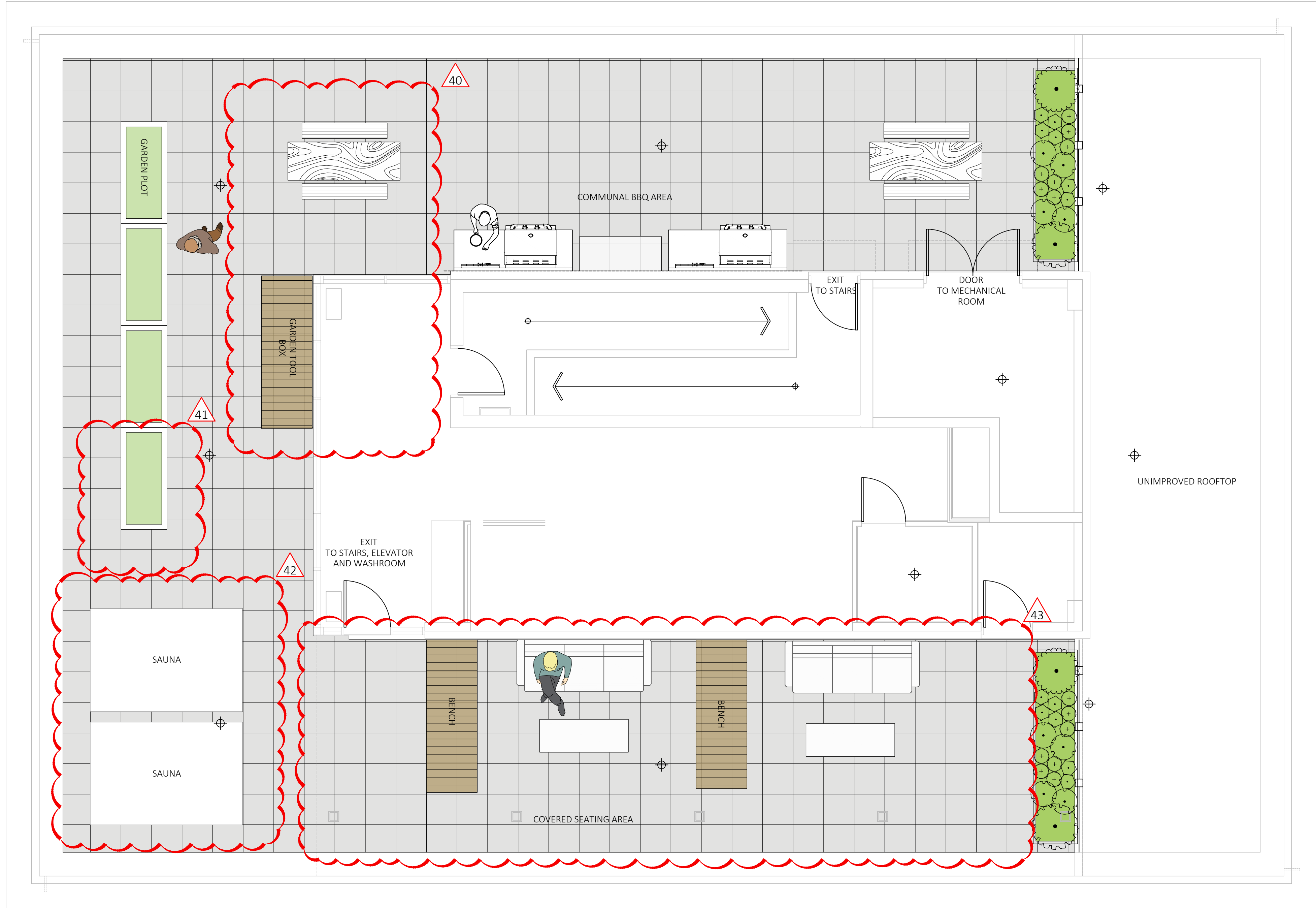
LANDSCAPE SITE PLAN

DWG NO:

SCALE: AS SHOWN

L3





LEGEND

TALL PLANTER

- GUARDRAIL HEIGHT
- POWDERCOATED ALUMINIUM

GARDEN PLANTER BOX

- 450mm HEIGHT
- CEDAR TIMBER

HYDRAPRESSED PAVER

- ON PEDESTALS
- 24" X 24" (600 X 600mm)

WOOD BENCH

GUARDRAIL

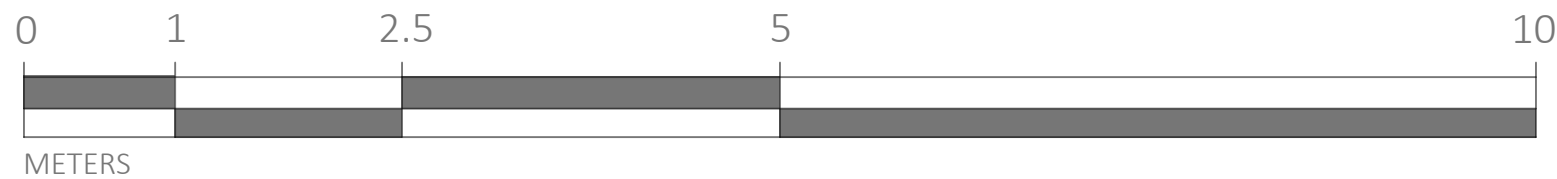
- SEE ARCHITECTURAL

AWNING

- SEE ARCHITECTURAL

NOTE:

- ROOFTOP FURNITURE SHOWN FOR ILLUSTRATIVE LAYOUT PURPOSES ONLY.
- PICNIC TABLES, BBQS AND LOUNGE FURNISHINGS BY OWNER





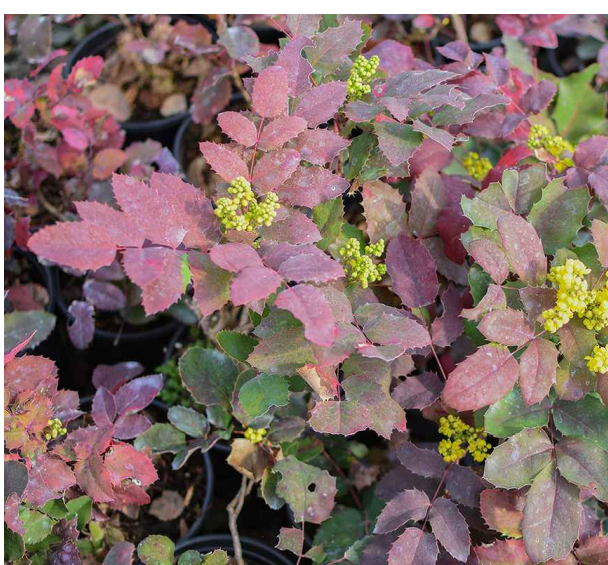
DWARF MUGO PINE



FIREFLY HEATHER



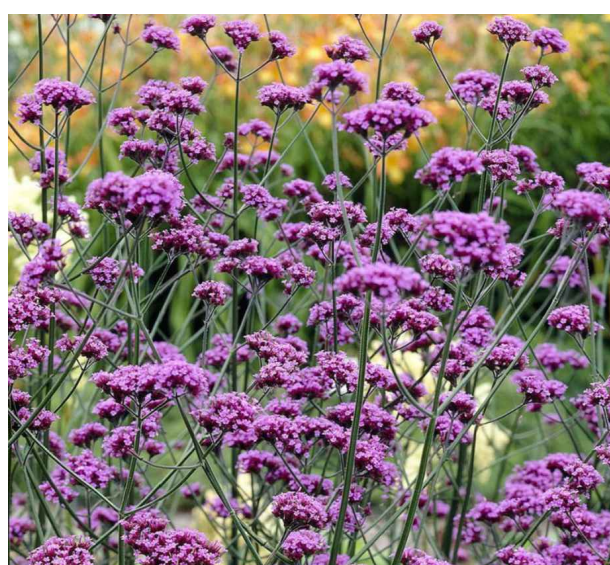
PRAIRIE FIRE SEDGE



CREeping MAHONIA



MISCANTHUS



VERBENA

PLANT SCHEDULE ROOFTOP

| SYMBOL                                                                                | CODE | BOTANICAL / COMMON NAME                                           | SIZE   | SPACING | COMMENTS               | QTY |
|---------------------------------------------------------------------------------------|------|-------------------------------------------------------------------|--------|---------|------------------------|-----|
| ON-SITE SHRUBS                                                                        |      |                                                                   |        |         |                        |     |
|  | Cf   | Calluna vulgaris 'Firefly' / Firefly Heather                      | #1 POT | 300mm   | Full, Well Established | 15  |
|  | Cp   | Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge         | #1 POT | 500mm   | Full, Well Established | 3   |
|  | Ei   | Eriophyllum lanatum / Woolly Sunflower                            | #1 POT | 300mm   | Full, Well Established | 14  |
|  | Mm2  | Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass | #3 POT | 900mm   | Full, Well Established | 1   |
|  | Pc2  | Pinus mugo 'Compacta' / Dwarf Mugo Pine                           | #2 POT | 900mm   | Full, Well Established | 2   |
|  | Vb   | Verbena bonariensis / Tall Verbena                                | #1 POT | 450mm   | Full, Well Established | 6   |



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| 5   | REVISED AND RE-ISSUED FOR DP | 2023/09/21 |
| 6   | REVISED AND RE-ISSUED FOR DP | 2023/12/15 |
| 7   | ISSUED FOR BP RESUBMISSION   | 2024/04/30 |
| 8   | ISSUED FOR TENDER            | 2024/06/28 |
| 9   | ISSUED FOR BP RESUBMISSION   | 2024/07/31 |
| 10  | ISSUED FOR BP RESUBMISSION   | 2024/09/27 |

SEAL



NORTH ARROW



DRAWING TITLE:

SITE PLAN - ROOFTOP  
AMENITY

DWG NO:

L4

SCALE: 1:50