



PROJECT NAME
GLENLYON NORFOLK SCHOOL RENEWAL

CIVIC ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

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

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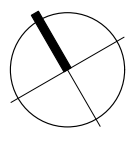
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1	2024-07-29	ISSUED FOR REZONING

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DRAWING TITLE
COVER

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GLENLYON NORFOLK SCHOOL - DESIGN RATIONALE

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

The formal entry to GNS is located on Richmond Avenue, with a widened sidewalk, formal gateway planting, and seating nodes. A dropoff zone for vehicles is bisected by the main pedestrian thoroughway, an east-west spine that leads visitors past a restored Garry Oak meadow and into the interior courtyard.

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

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

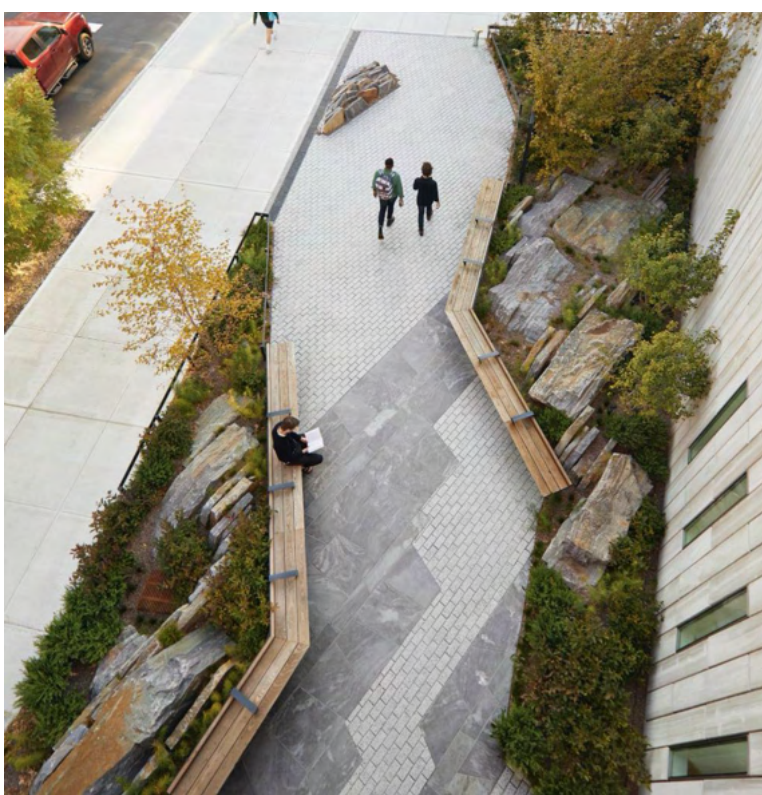
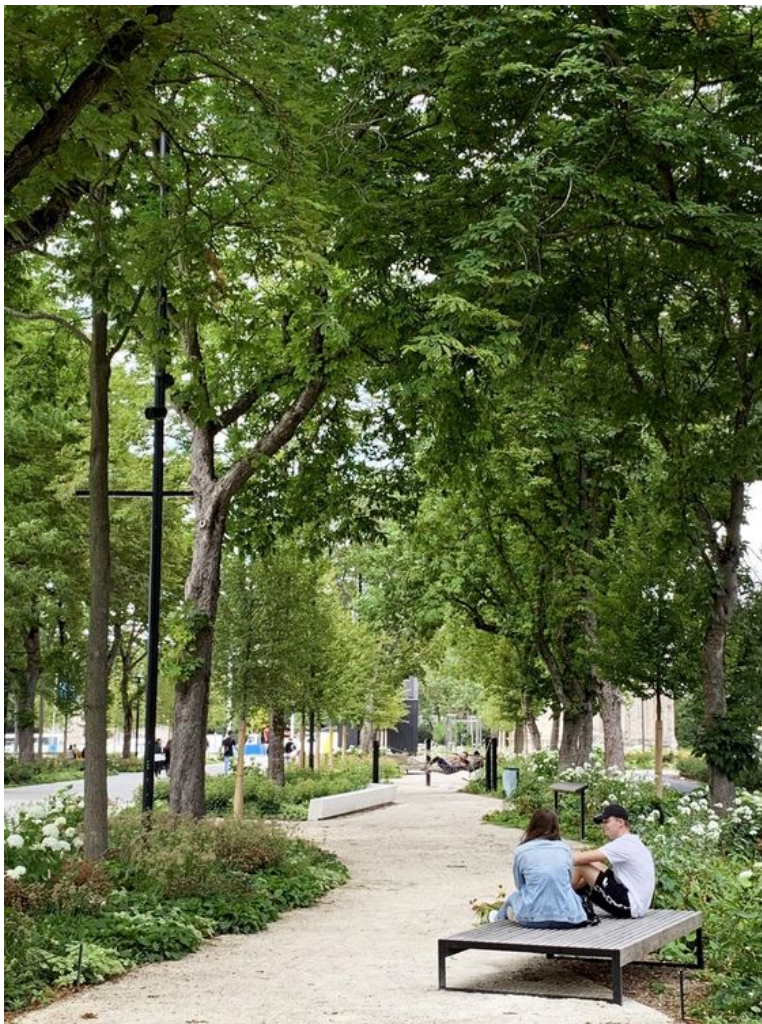
To the west of the field, tucked into the building massing, a playground and half basketball court provide fun and active spaces for students while shielding neighbours from noise.

To the south of the field is an internal street flanked by a generous multi-modal pathway along the southern edge of the site. Feature paving and lush planting characterize this corridor. This southern pathway provides a pedestrian linkage from Richmond and Laurentian to the Maddison Street Greenway, and features a bike repair amenity and bike parking.

Moving north along the Maddison Street Greenway, this edge supports a parklike environment, drawing inspiration from nearby naturalized streetscapes. Seating nodes are nestled within this green linear park and a substantial treed boulevard immerses passersby in this urban habitat.

At the northeastern corner of the site, pedestrians turn left from Maddison and into the second public pathway through the site. This quiet forest walk is hugged on all sides by trees, leading past townhomes with feature planting and to an urban woodland, replete with firs, oaks, and ferns. This substantial buffer provides significant habitat value. Tucked into this green oasis are two flexible outdoor classrooms and more bike parking.

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



- 1** FLEXIBLE PLAZA & FIRE ACCESS
 - Special paving
 - Perimeter planting
 - Perimeter seating
- 2** STUDENT COMMONS
 - Flexible lawn
 - Timber platform seating/ stage
 - Moveable Furnishings
 - Planting
- 3** THEATRE SPILLOUT
 - Planting
 - Seating
- 4** MEWS
 - Moveable furnishings
 - Special Paving
- 5** INTERNAL ROAD
 - Special paving
 - Parking
- 6** SHARED MULTI-MODAL PATHWAY]
 - Coloured concrete
 - Screening planting along property line
- 7** STUDENT DROP-OFF
 - Pedestrian pathways from Richmond
 - Formal gateway planting
 - Perimeter seating
- 8** RICHMOND STREET SCAPE
 - Seating areas
 - Formal gateway planting
 - Sidewalk
- 9** THE FOREST WALK - PRIVATE
 - Woodland planting
 - Meandering pathway
 - Habitat opportunities
- 10** OUTDOOR CLASSROOM SPACE
- 11** FLEXIBLE SEATING AREA
 - Views to field
 - Lush planting
 - Moveable furnishings
- 12** SEAT WALL SPECTATOR ZONE
- 13** RESIDENTIAL YARDS
 - Shared pathway
- 14** PLANTED SLOPE
- 15** SEAT STEP SPECTATOR ZONE

- 16** MADISON GREENWAY
 - Sidewalk
 - Substantial boulevard planting
 - Pocket seating zones
- 17** ACCESSIBLE RAMP TO FIELD
- 18** DINING SPILLOUT
- 19** PLAY ZONE
- 20** BASKETBALL COURT (below)
- 21** OUTDOOR MAKER SPACE
 - Large harvest tables
 - Storage
 - Lush planting
- 22** BIKE PARKING AND AMENITY
- 23** RESTORED GARRY OAK MEADOW
 - Foot paths
- 24** SURFACE PARKING AREA
 - Permeable paving parking stalls
- 25** SOUTHERN PLANT BUFFER
 - Dense screening planting
 - 6' - 8' tall fence
- 26** LOADING ZONE (back-of-house)
- 27** UNDERGROUND PARKING ENTRANCE
- 28** RESIDENTIAL PARKING
- 29** GROUP/SPORTS TEAM SEATING STEPS



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NORTH	SCALE
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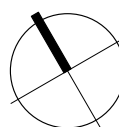
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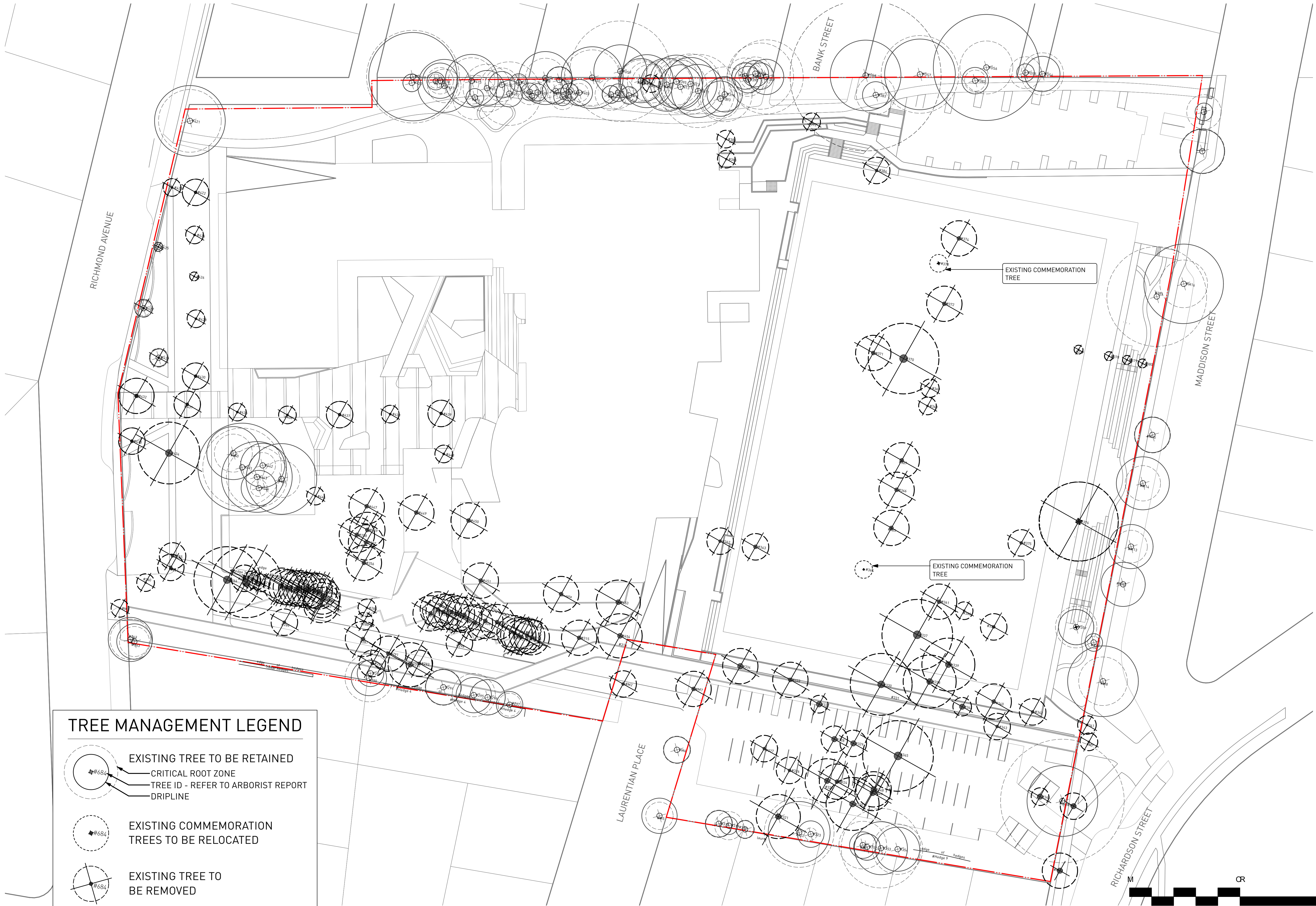
**TREE MANAGEMENT
PLAN**

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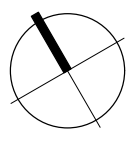
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LANDSCAPE PLAN

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L1.01



TREE PLANTING AND REPLACEMENT

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



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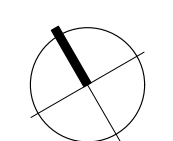
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**LANDSCAPE PLAN WITH
GREEN ROOF**

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TREES



Populus tremula erecta, Swedish aspen



Acer rubrum, red maple



Pseudotsuga menziesii, Douglas Fir



Carpinus betulus 'Fastigiata', pyramidal European hornbeam



Quercus garryana, Garry oak



Malus fusca, pacific crabapple



Amelanchier x grandiflora 'Autumn Brilliance', Autumn Brilliance serviceberry

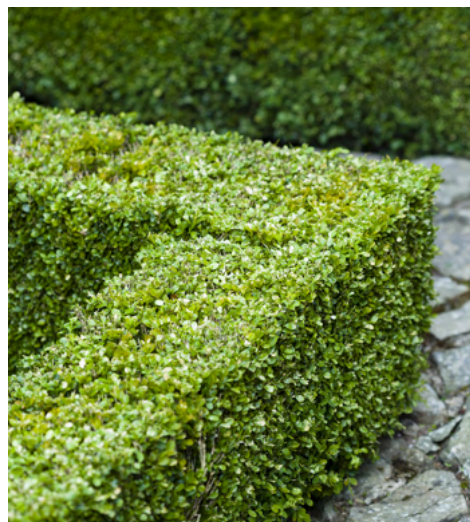


Cornus nuttalli, Pacific dogwood



Arbutus menziesii, Arbutus

SHRUBS



Buxus sempervirens, common boxwood



Lonicera pileata, privet honeysuckle



Cornus sericea, red-osier dogwood



Nandina domestica, heavenly bamboo



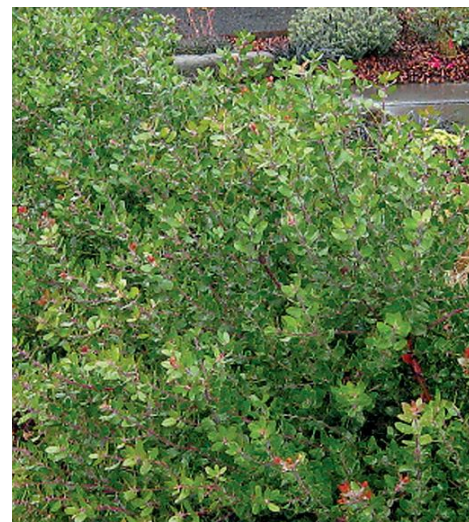
Sambucus canadensis, American black elderberry



Salix purpurea 'Nana', dwarf purple osier



Clethra alnifolia 'Ruby Spice', Ruby Spice summer sweet



Vaccinium ovatum, 'Evergreen Huckleberry'



Camassia quamash Blue Camas

GROUND COVER



Fragaria vesca, woodland strawberry



Arctostaphylos uva-ursi, Kinnikinnick



Pachysandra terminallis, Japanese spurge



Maianthemum dilatutum 'False Lily of the Valley'



Cornus canadensis, bunchberry



Calamagrostis x acutiflora 'Karl Foerster', Karl Foerster feather reedgrass



Pennisetum alopecuroides, Fountain Grass



Calamagrostis canadensis, bluejoint



Deschampsia cespitosa 'Tufted Hair Grass'

PERENNIALS



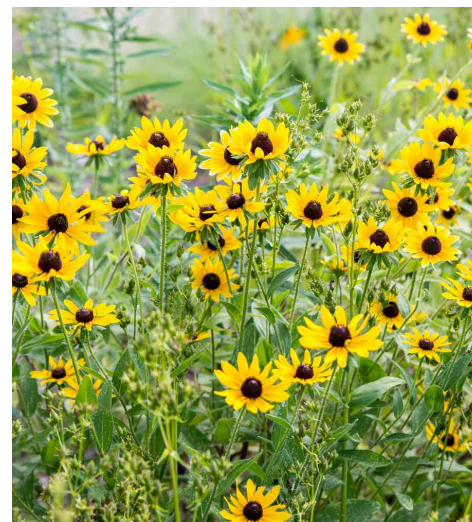
Lavandula angustifolia 'Hidcote', English Lavender



Plectritis congesta, sea bush



Echinacea purpurea, Purple cone flower



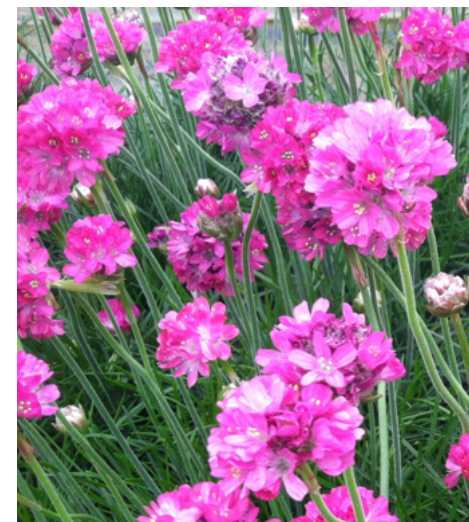
Rudbeckia fulgida 'Goldstrum', black-eyed Susan



Sedum 'Autumn Joy', Autumn Joy stonecrop



Allium cernuum Nodding Onion



Armeria maritima, Common Thrift



Polystichum munitum, Western sword fern



Dryopteris arguta, coastal wood fern

BULBS

PLANTING ZONES LEGEND

- FORMAL GATEWAY
- POCKET PLANTING
- SCREEN PLANTING
- GARRY OAK MEADOW
- WOODLAND CHARACTER
- RAIN GARDEN
- GREENWAY EDGE
- LAWN
- RESIDENTIAL CHARACTER

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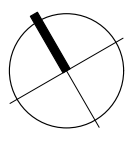
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NORTH



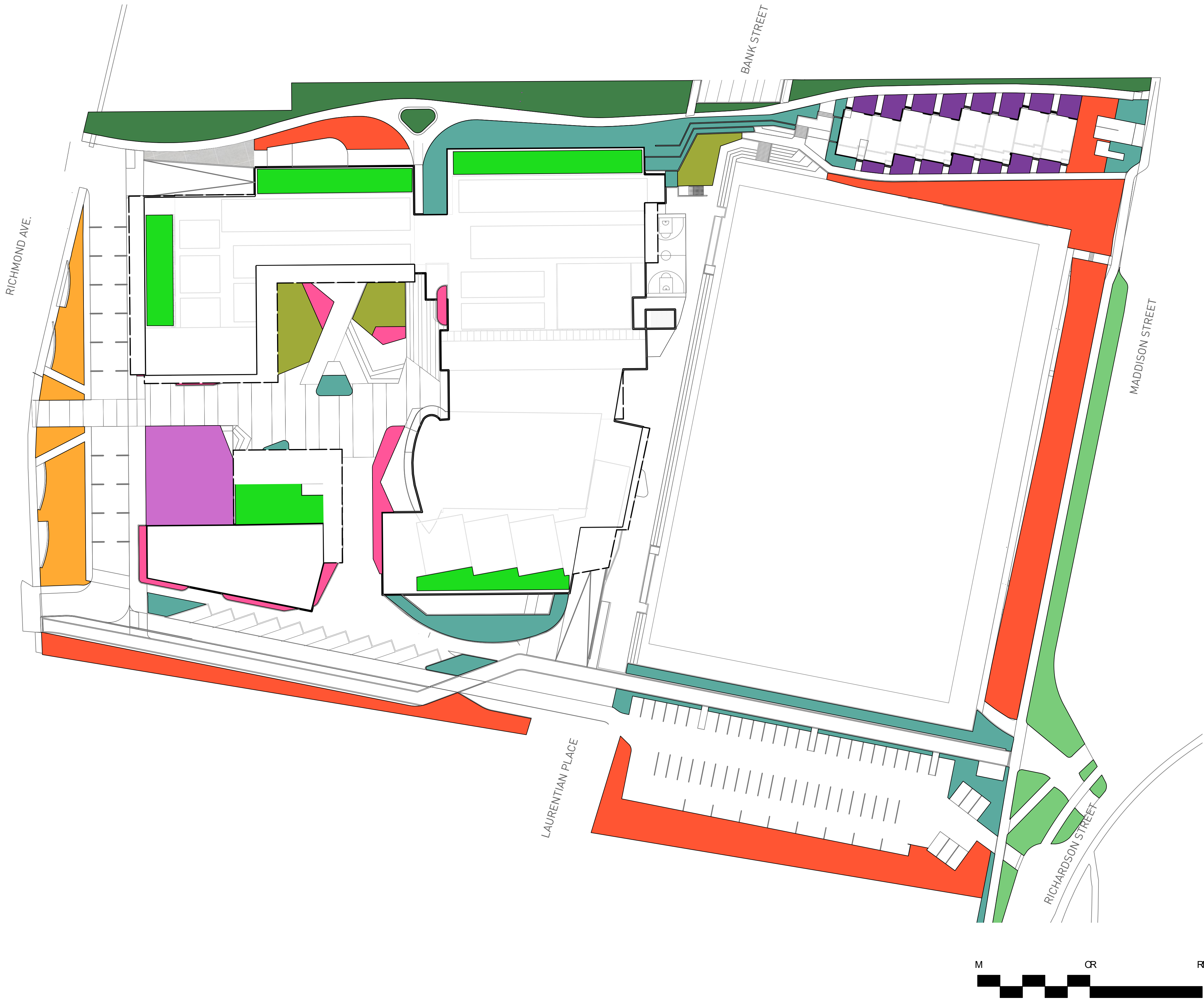
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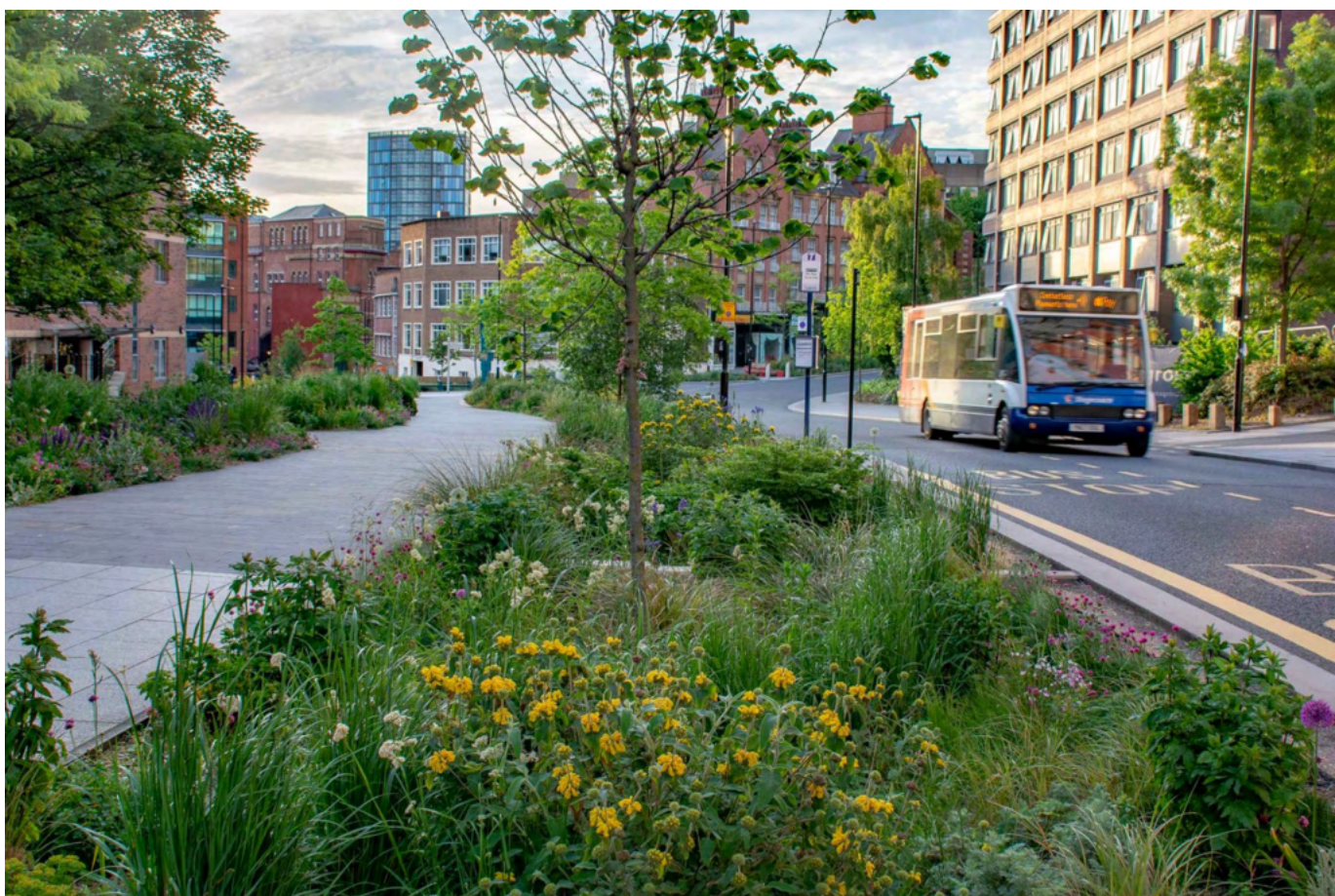
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PLANTING ZONES LEGEND

- FORMAL GATEWAY**
- POCKET PLANTING**
- SCREEN PLANTING**
- GARRY OAK MEADOW**
- WOODLAND CHARACTER**
- RAIN GARDEN**
- GREENWAY EDGE**
- LAWN**
- RESIDENTIAL CHARACTER**
- GREEN ROOF PLANTING**

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**RAINWATER
MANAGEMENT PLAN**

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RAINWATER MANAGEMENT STRATEGY

One of the design goals of the Glenlyon Norfolk School Renewal is to positively contribute to stormwater management. Rain gardens and bioswales will be strategically placed to slow down and treat runoff from streets and parking areas. Extensive and intensive green roofs will contribute to reduced runoff and provide additional insulation for the school. Where feasible, the landscape design will include permeable paving to allow rainwater to infiltrate through the surface. This will reduce surface runoff, improve water quality, contributing to environmental sustainability. Further, a key part to this strategy is the integration with existing stormwater infrastructure to ensure seamless drainage connectivity, preventing overflow during heavy rainfall events. Green roofs on the school provide the possibility of the capturing and local treatment of rainwater that can be used for irrigation, toilet and urinal flushing and other non-potable uses.

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

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

Overall, this intergrated stormwater approach not only will manage stormwater effectively but it also fosters a greener more educational environment for Glenlyon Norfolk School.