



GNS PEMBERTON WOODS CAMPUS RENEWAL AERIAL PERSPECTIVE



COURTYARD AND PEDESTRIAN ENTRANCE



VIEW FROM RICHMOND AVENUE

CONTACTS

OWNER

Glenlyon Norfolk School
781 Richmond Avenue
Victoria, BC

Shannon Drew
Associate Director of Community Engagment
sdrew@mygns.ca

APPLICANT

Randwick Consulting
457 Nelson Street
Victoria, BC

Ally Dewji
Senior Development Manager
randwickconsulting@gmail.com

ARCHITECT

Cascadia Architects
101-804 Broughton Street
Victoria, BC

Greg Damant
Architect AIBC
greg@cascadiaarchitects.ca
Peter Johannknecht
Architect AIBC
peter@cascadiaarchitects.ca

LANDSCAPE

PWL Partnership Landscape Architects
3-864 Queens Avenue
Victoria, BC

Michele Cloghesy
Landscape Architect
mcloghesy@pwlpartnership.com

CIVIL

J.E. Anderson & Associates
4212 Glanford Avenue
Victoria, BC

Ross Tuck
P.Eng
rtuck@jeanderson.com

LIST OF DRAWINGS

ARCHITECTURAL

- | | |
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LANDSCAPE

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CIVIL

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PRELIMINARY ZONING DATA

EXISTING ZONE	R-1 B/ R1-G	
PROPOSED USE	INSTITUTIONAL / RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	>460	34,133.5 m²
SCHOOL GROSS FLOOR AREA		+/- 15,650 m²
HOUSING GROSS FLOOR AREA		+/- 1,400 m²
TOTAL GROSS FLOOR AREA	<300 m²	+/- 17,050 m²
BUILDING HEIGHT	<11 m	3 STOREYS
MINIMUM SETBACKS BASED ON GOVERNING SETBACKS IN R1-G ZONE	NORTH (SIDE)	28 m +/- 6 m
	EAST (REAR)	74 m +/- 11 m
	SOUTH (SIDE)	28 m +/- 19 m
	WEST (FRONT)	7.5 m +/- 10 m
EXTERIOR OPEN SPACE	>50%	+/- 65%
FLOOR SPACE RATIO (FSR)	0.5 - 1	0.5 - 1
SITE COVERAGE	<40%	25%
PARKING	REQUIRED	PROVIDED
VEHICLES	19 Housing 162 School 181 total	+/-181 (101 srf + 80 u/g)
BICYCLES		
LONG TERM	9 School 20 Housing 29 Total	38 School 32 Housing 70 Total
SHORT TERM	112 School 6 Housing 118 Total	112 School 6 Housing 118 Total



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



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PW CAMPUS RENEWAL

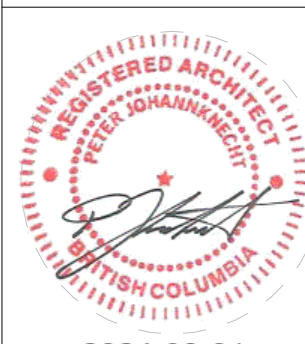
GLEN LYON NORFOLK SCHOOL

Sheet Name
Proposed Site Plan

Date
August 1, 2024

Scale
As indicated

Project #
2208

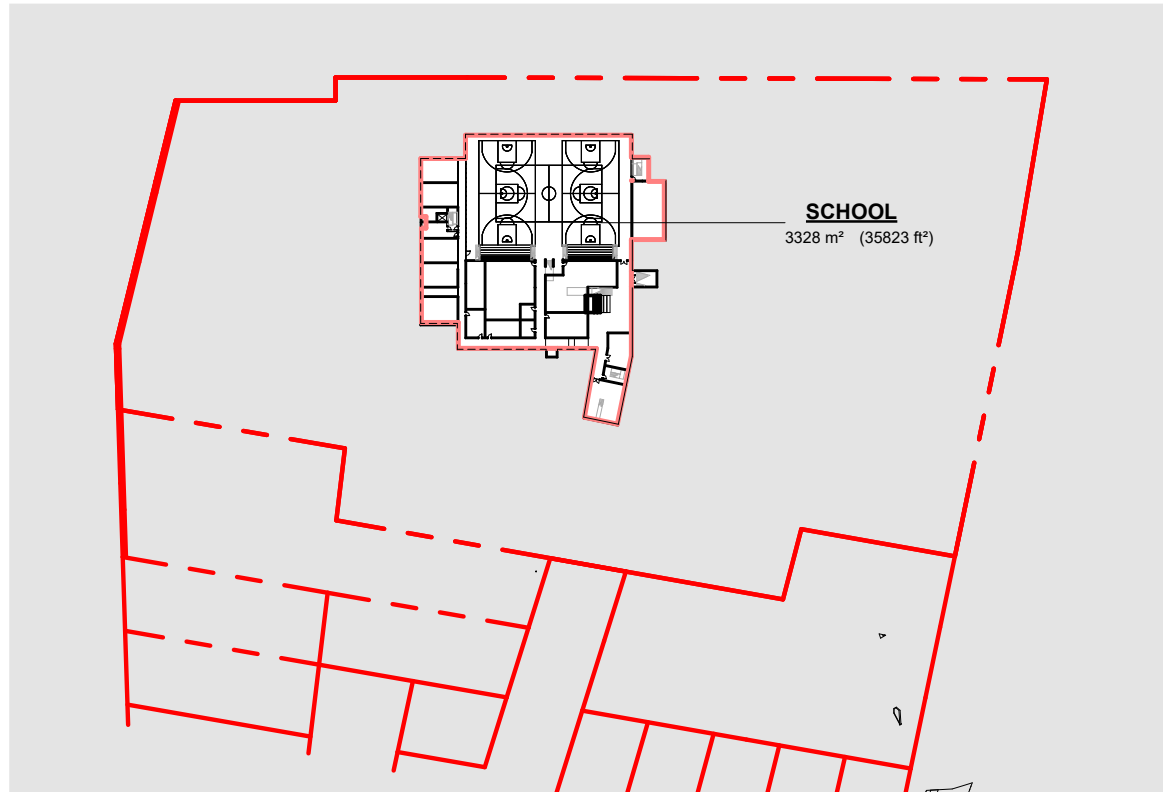


Revision
August 1, 2024
2

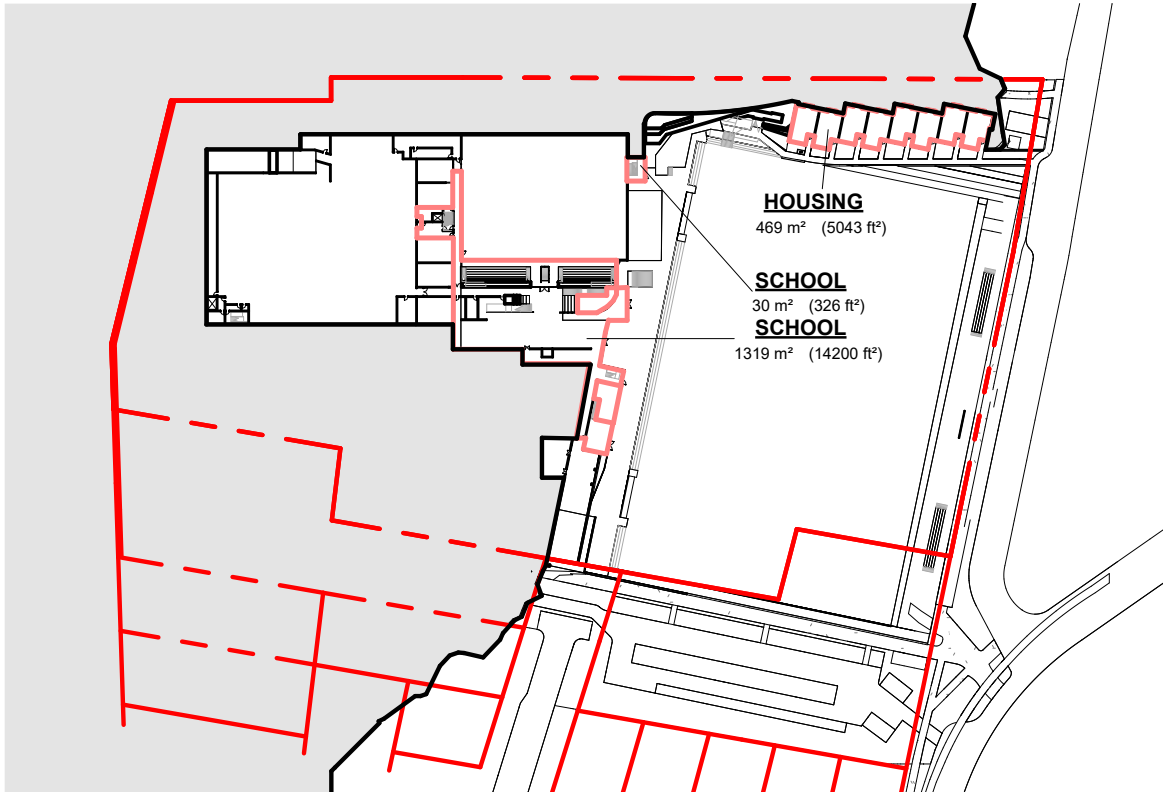
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2024-08-01

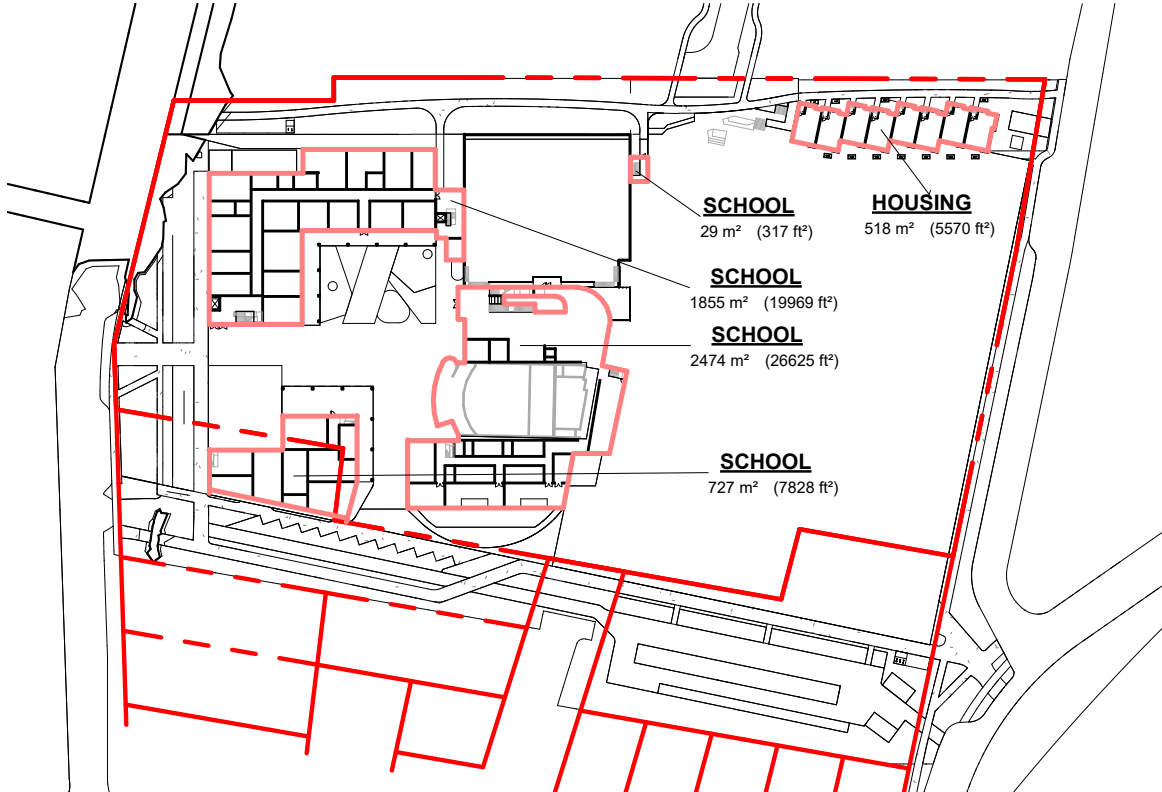
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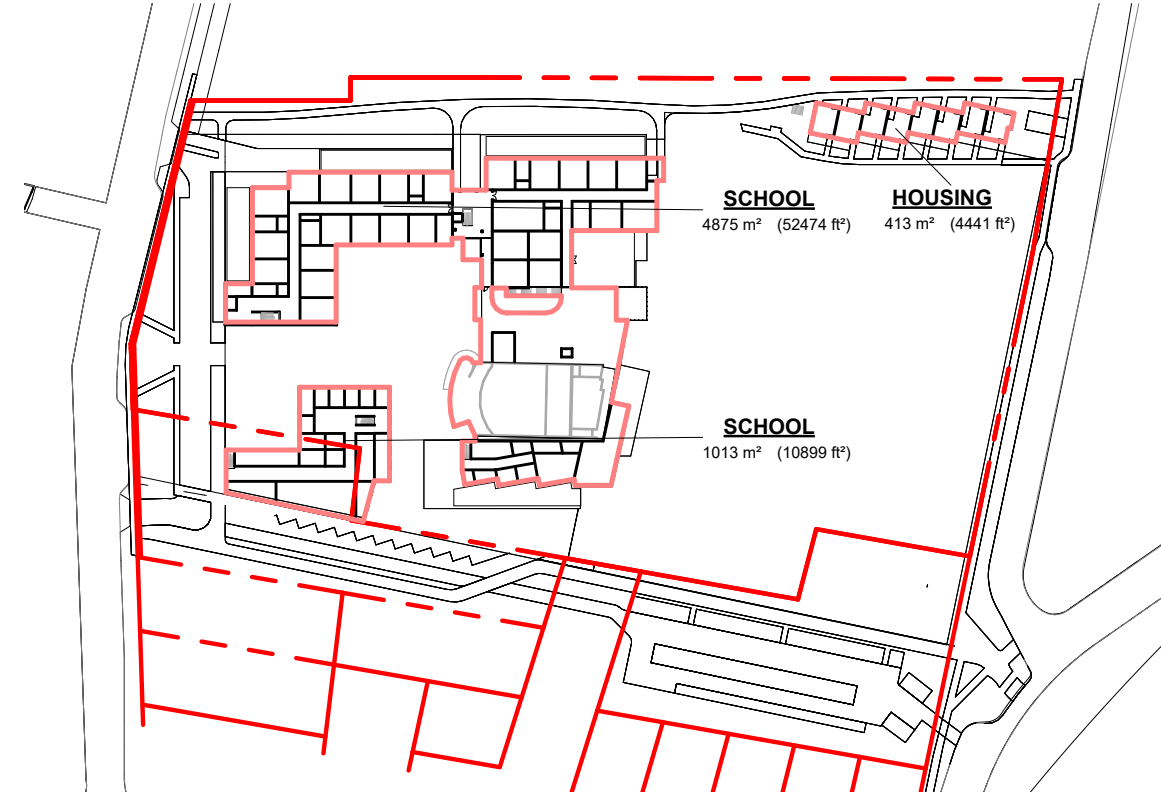
1 GFA GYM LEVEL
SCALE = 1 : 2000



2 GFA PARKADE LEVEL
SCALE = 1 : 2000



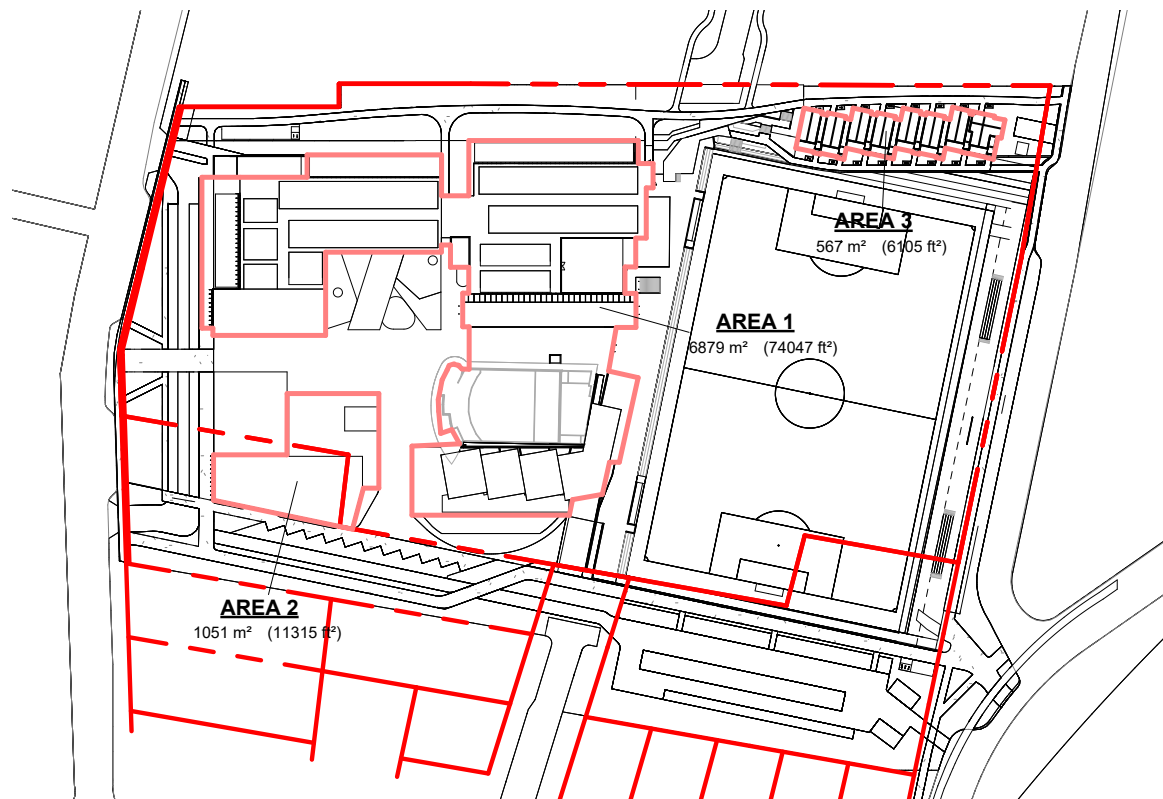
3 GFA THEATRE LEVEL
SCALE = 1 : 2000



4 GFA LEVEL 2
SCALE = 1 : 2000

Area Schedule (CoV Gross Floor Area (Revised))		
Level	Name	Area
SCHOOL		
Level 2	SCHOOL	4875.00 m²
Level 2	SCHOOL	1012.51 m²
Theatre Level	SCHOOL	1855.15 m²
Theatre Level	SCHOOL	2473.56 m²
Theatre Level	SCHOOL	29.41 m²
Theatre Level	SCHOOL	727.25 m²
Parkade Level	SCHOOL	1319.20 m²
Parkade Level	SCHOOL	30.30 m²
Gym Level Ph2	SCHOOL	3328.08 m²
SCHOOL: 9		15650.45 m²
HOUSING		
Level 2	HOUSING	412.55 m²
Theatre Level	HOUSING	517.51 m²
Parkade Level	HOUSING	468.53 m²
HOUSING: 3		1398.59 m²
		17049.04 m²

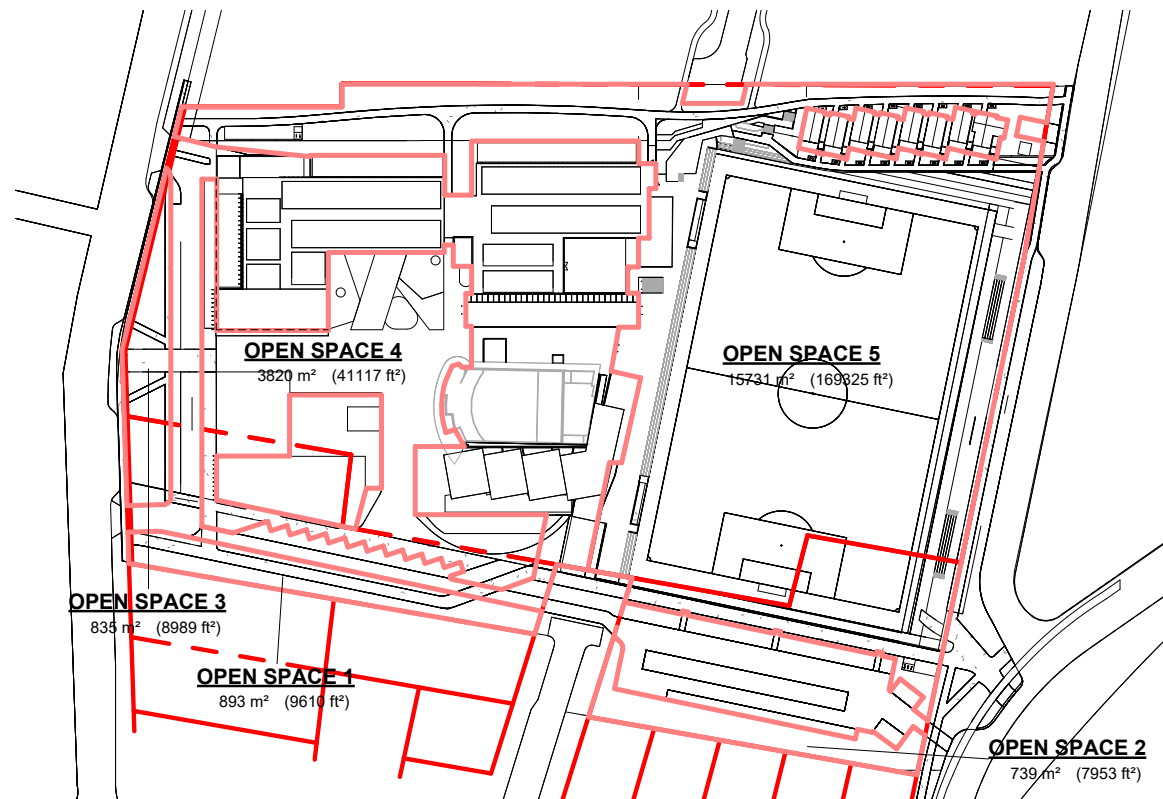
/34,133.5 = **0.49**



5 SITE COVERAGE
SCALE = 1 : 2000

Area Schedule (CoV Site Coverage)	
Name	Area
AREA 1	6879.23 m²
AREA 3	567.20 m²
AREA 2	1051.22 m²
Grand total: 3	8497.65 m²

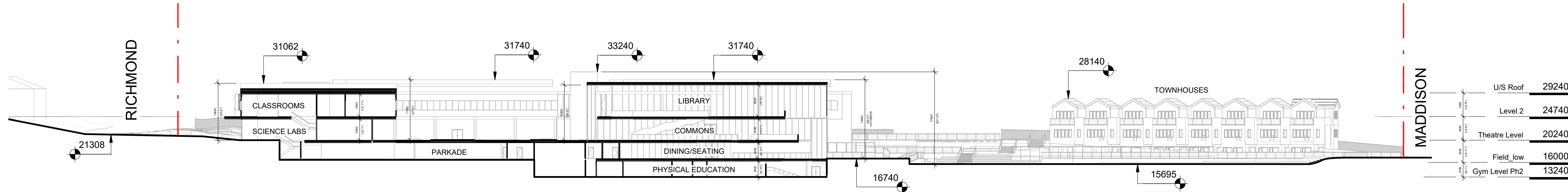
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7 OPEN SPACE
SCALE = 1 : 2000

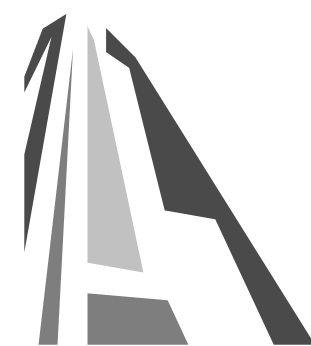
Area Schedule (CoV Open Space)	
Name	Area
OPEN SPACE 1	892.80 m²
OPEN SPACE 2	738.84 m²
OPEN SPACE 3	835.14 m²
OPEN SPACE 4	3819.89 m²
OPEN SPACE 5	15730.78 m²
Grand total: 5	22017.45 m²

/34,133.5 = **0.645**



6 Height Diagram Key Section
SCALE = 1 : 500

2	Reasoning Application	August 1, 2024
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PW CAMPUS RENEWAL

GLEN LYON NORFOLK SCHOOL

Sheet Name
Zoning Calculations

Date
August 1, 2024

Scale
As indicated

Project #
2208

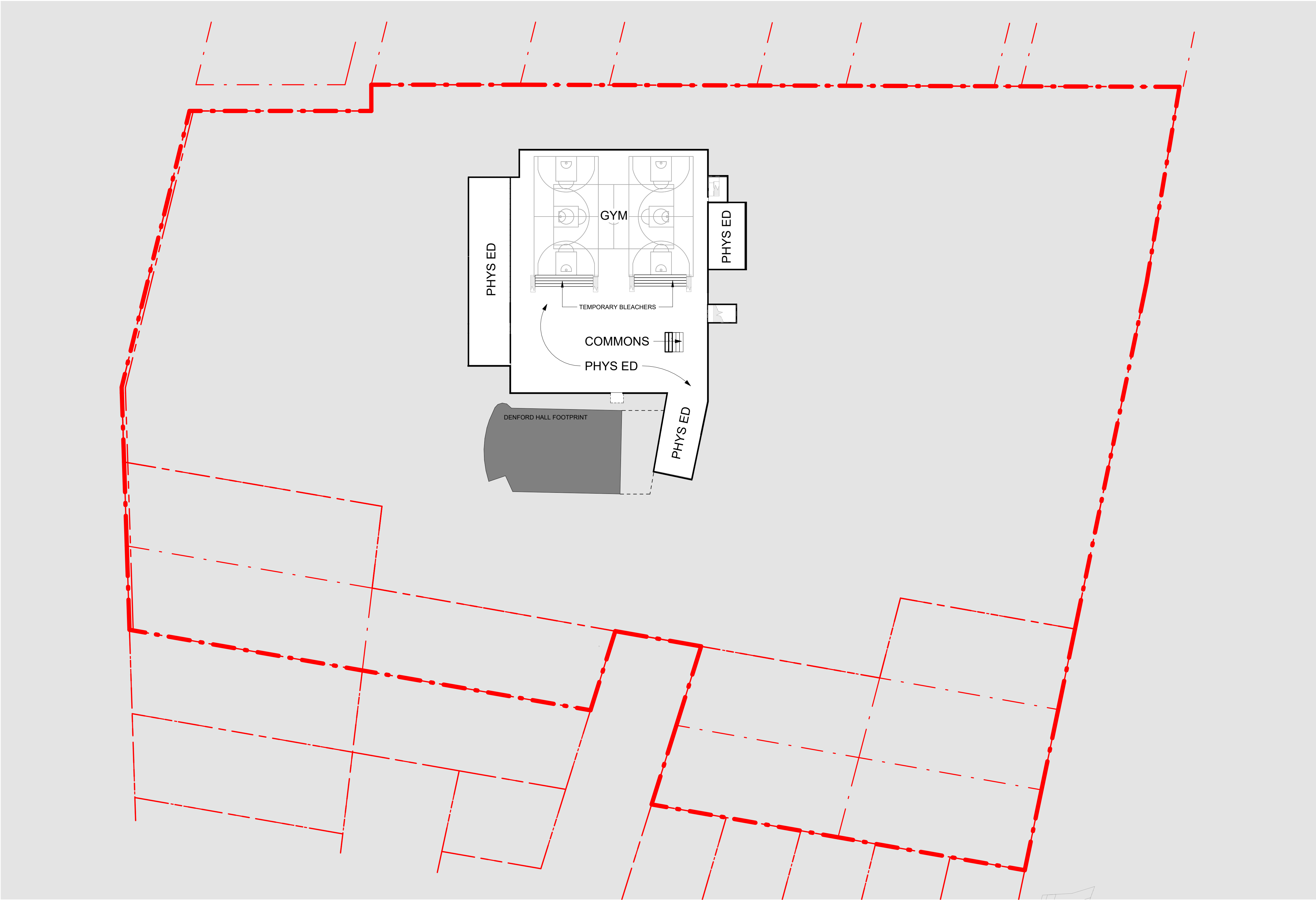
Revision
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A - 051

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PW CAMPUS RENEWAL		
GLEN LYON NORFOLK SCHOOL		
Sheet Name Proposed Gym Level (B2)		
Date August 1, 2024		
Scale 1 : 500	Project # 2208	Revision August 1, 2024 2
2024-08-01		Sheet # A - 100



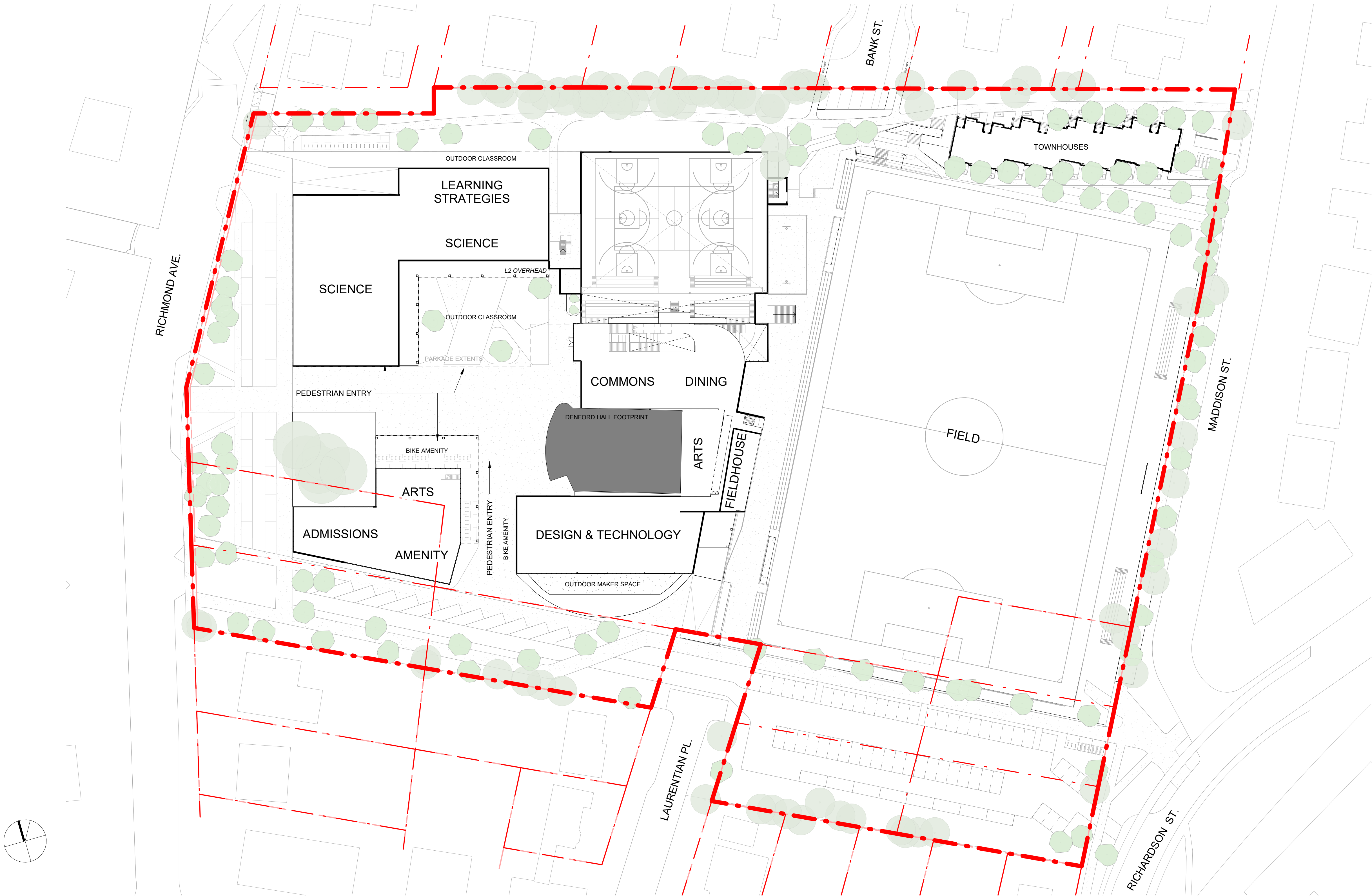
2	Reasoning Application	August 1, 2024
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PW CAMPUS RENEWAL		
GLEN LYON NORFOLK SCHOOL		
Sheet Name Proposed Field Level (B1)		
Date August 1, 2024		
Scale 1 : 500	Project # 2208	Revision August 1, 2024 2
2024-08-01		Sheet # A - 101



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



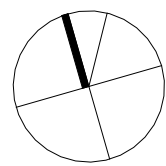
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PW CAMPUS RENEWAL		
GLEN LYON NORFOLK SCHOOL		
Sheet Name Proposed Courtyard Level (L1)		
Date August 1, 2024		
Scale 1 : 500	Project # 2208	
	Revision August 1, 2024	2
	Sheet # A - 102	

2024-08-01

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2	Reasoning Application	August 1, 2024
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PW CAMPUS RENEWAL

GLEN LYON NORFOLK SCHOOL

Sheet Name

Proposed Classroom Level (L2)

Date

August 1, 2024

Scale

1 : 500

Project #

2208

Revision

August 1, 2024

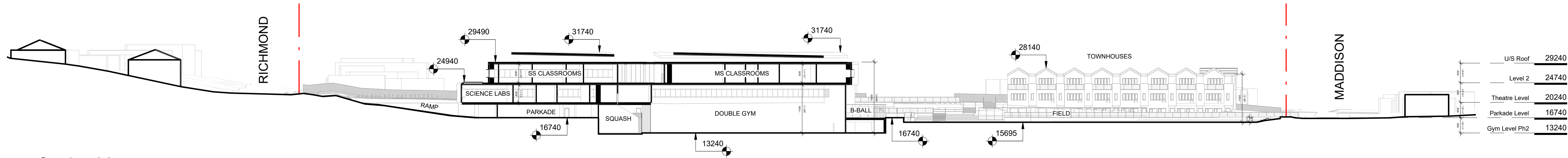
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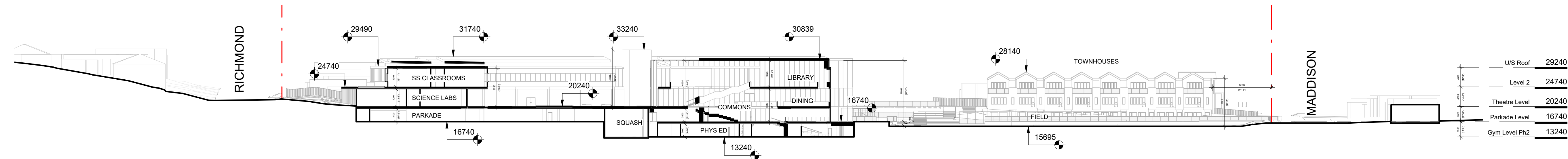
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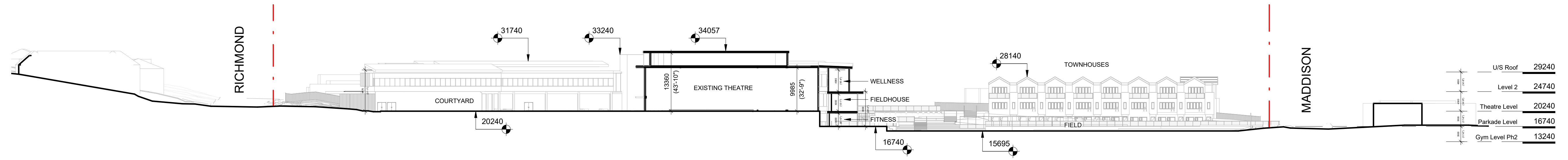
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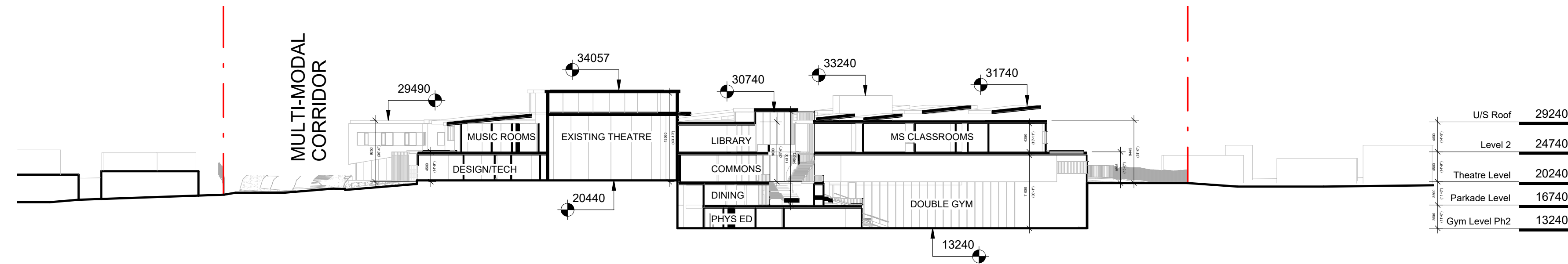
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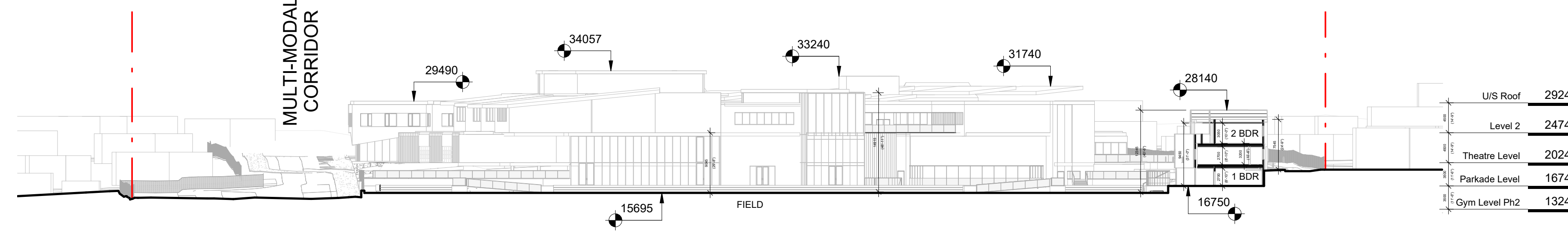
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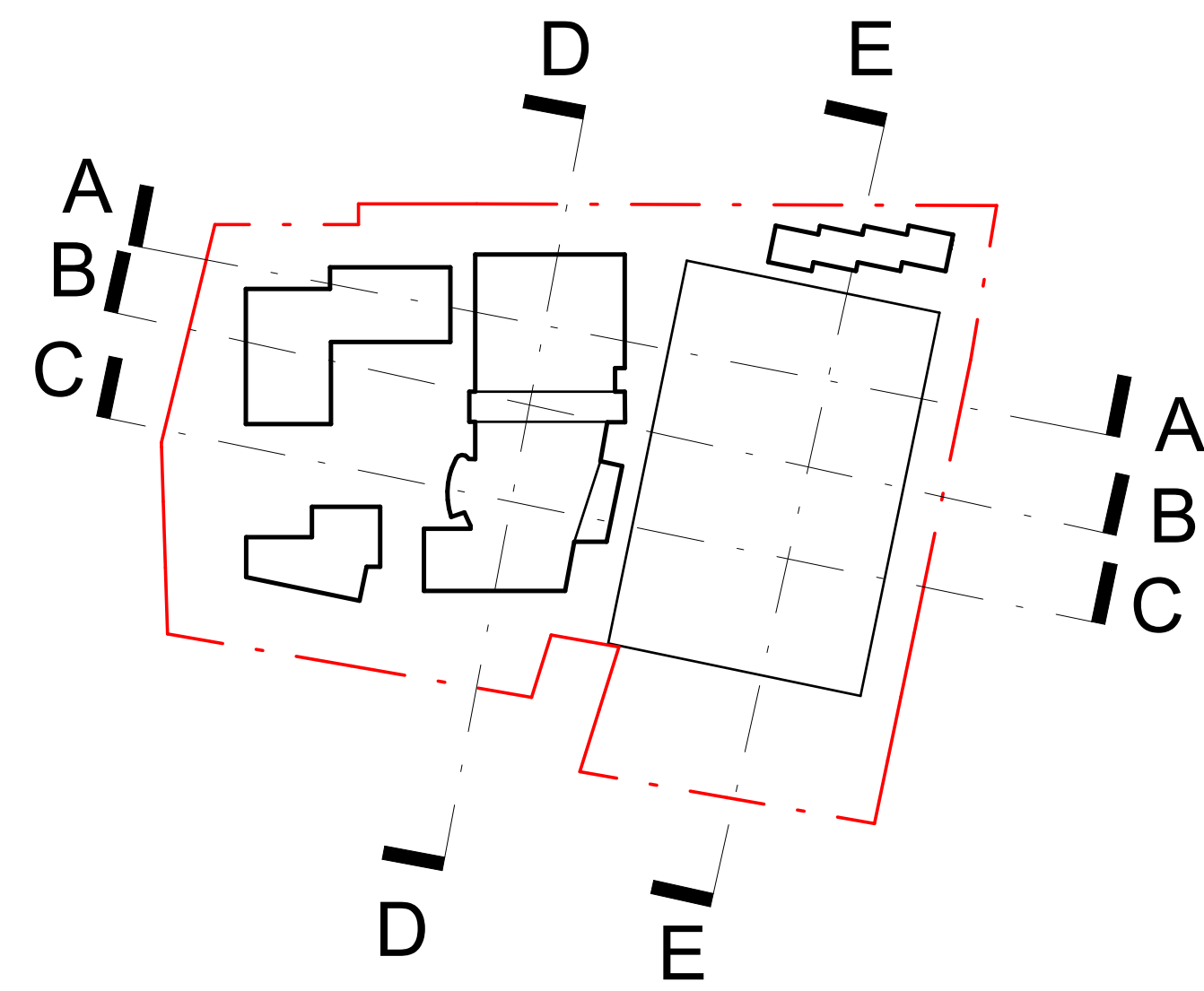
3 Section CC
SCALE = 1 : 500



4 Section DD
SCALE = 1 : 500



5 Section EE
SCALE = 1 : 500



7 Key Plan - Site Section
SCALE = 1 : 2000

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PW CAMPUS RENEWAL		
GLEN LYON NORFOLK SCHOOL		
Sheet Name Proposed Site Sections		
Date	August 1, 2024	
Scale	As indicated	Project # 2208
Revision August 1, 2024		2
Sheet # A - 300		

