

TELUS OCEAN

ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISION 5 2021.09.14



DRAWING LIST

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
A.000	COVER SHEET	2021.09.14
A.001	SITE-EXISTING	2021.09.14
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A.011	SITE PLAN - GROUND PLANE	2021.09.14
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A.103	PLAN - LEVEL P1 - REZONING	2021.09.14
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A.116	PLAN - UPPER ROOF - REZONING	2021.09.14
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A.304	CONTEXT ELEVATIONS - REZONING	2021.09.14
A.401	SECTION A - REZONING	2021.09.14
A.402	SECTION D - REZONING	2021.09.14
A.403	SECTION F - REZONING	2021.09.14

CONSULTANT LIST

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STRUCTURAL CLINT PLETT, READ JONES CHRISTOFFERSEN, LTD. (778) 746-1125, CPLETT@RJJC.CA	MECHANICAL ANDY CHONG, INTEGRAL GROUP SUITE 101, 1019 WHARF STREET, VICTORIA, BC, V8W 2Y9 (250) 418-1288 X 5001, ACHONG@INTEGRALGROUP.COM
ELECTRICAL ANCA COJOCARU, INTEGRAL GROUP SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4 (604) 687-1800 X 2097, ACOJOCARU@INTEGRALGROUP.COM	SUSTAINABILITY EMLY COOLIN, INTEGRAL GROUP SUITE 180, 200 GRANVILLE STREET, VANCOUVER, BC, V6C 1S4 (604) 687-1800 X 2040, ECOOLIN@INTEGRALGROUP.COM
CODE FRANK MATTIA, LMDG 4TH FLOOR, 780 BEATTY STREET, VANCOUVER, BC, V6B 2M1 (604) 682-7146 X 419, FMATTIA@LMDG.COM	

CIVIC ADDRESS:
749 DOUGLAS STREET, VICTORIA, BC

LEGAL DESCRIPTION:
LOT 1 OF LOTS 207, 209, 210, 228, AND 1270B
VICTORIA, PLAN 31886

PROJECT DETAILS

EXISTING ZONING: CA-4

EXISTING USE: CAR RENTAL & PARKING LOT

PROPOSED USE: OFFICE & COMMERCIAL

Project Information Table	
Zone (Existing)	CA-4
Proposed zone or site specific zone If unsure, state "new zone"	New zone
Site area (m²)	2581.95
Total floor area (m²)	13415.76
Commercial floor area (m²)	367.26
Floor space ratio	5.20
Site coverage (%)	63.14%
Open site space (%)	35.15%
Height of building (m)	51.03
Number of storeys	12
Parking stalls (number) on site	116
Bicycle parking number (Class 1 and Class 2)	100+42
Building Setbacks (m)	
Front yard	2.50 (Douglas Street to overhang)
Rear yard	2.25 (Penwell Connection)
Side yard (indicate which side)	0.038 (Humboldt Street to overhang)
Side yard (indicate which side)	n/a
Combined side yards	n/a
Residential Use Details	
Total number of units	n/a
Unit type e.g., 1 bedroom	n/a
Ground-oriented units	n/a
Minimum unit floor area (m²)	n/a
Total residential floor area (m²)	n/a

Vehicle parking requirements in Core Area			
Use	Floor Area (sm)	Ratio (stall / sm)	Stalls req'd
Office	11640.51	1/70	167
Medical Office	1408	1/50	29
Restaurant	273.5	1/40	7
Retail	93.75	1/80	2
205			

Bicycle parking requirements		Long term		Short term	
Use	Floor Area (sm)	Ratio (stall / sm)	Stalls req'd	Ratio (stall / sm)	Stalls req'd
Office	11640.51	1/150	78	1/400	30
Medical Office	1276.8	1/200	7	1/300	5
Restaurant	273.5	1/400	1	1/100	3
Retail	93.75	1/200	1	1/200	1
long term:			87	short term:	39

OPEN SITE SPACE		SITE COVERAGE	
Structure & Driveways		Main Building Area Footprint (m2) =	
Main Building Area Footprint (m2) =	1508.12	Parking Entry Above 1.2m (m2)=	122.02
Parking Ramp (m2)=	122.2	Total (m2)	1630.14 A
Driveways (m2)=	44.02	Lot Area (m2)	2581.95 B
Total (m2)	1674.34 A	Site Coverage = A/B *100%=	63.14%
Lot Area (m2)	2581.95 B		
Open Area (m2) = B-A	907.61 C		
Open Site Space = C/B * 100%=	35.15%		

Revisions

Received Date:
November 18, 2021

Final Approved Plans

Adopted Date:
December 16, 2021

NOT FOR
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ISSUED

No.	Date	Description
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision
8	2021.04.16	Rezoning-DP Application Revision 2
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11	2021.05.25	Rezoning-DP Application Revision 4
16	2021.09.14	Rezoning-DP Application Revision 5

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca

TELUS OCEAN

749 Douglas St, Victoria, BC

COVER SHEET

Scale:
Project No: 1911
Date: 2021/09/14

A.000

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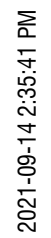
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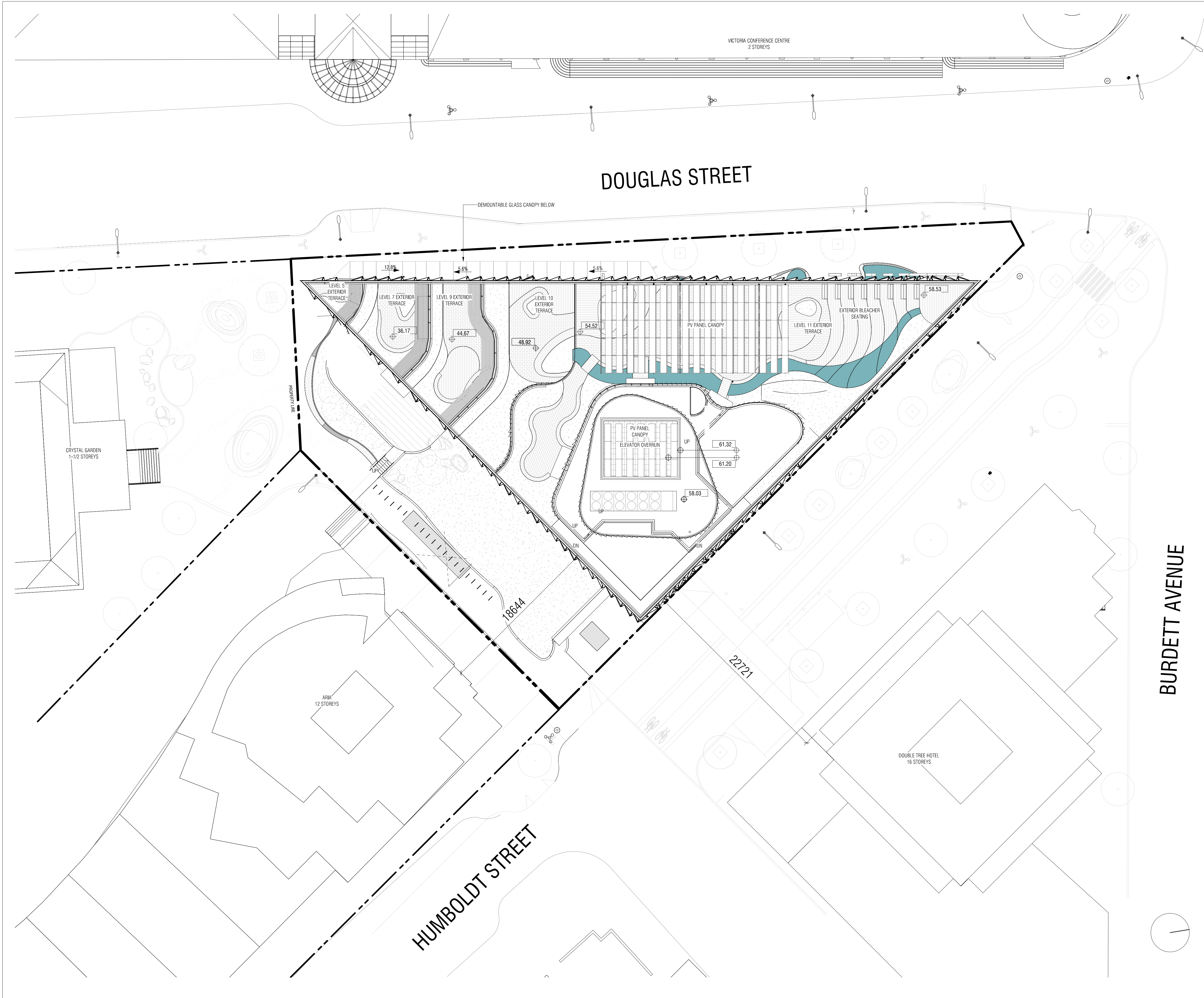
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17	2021.10.26	Rezoning-DP Application Revision 6
18	2021.11.15	Rezoning-DP Application Revision 7

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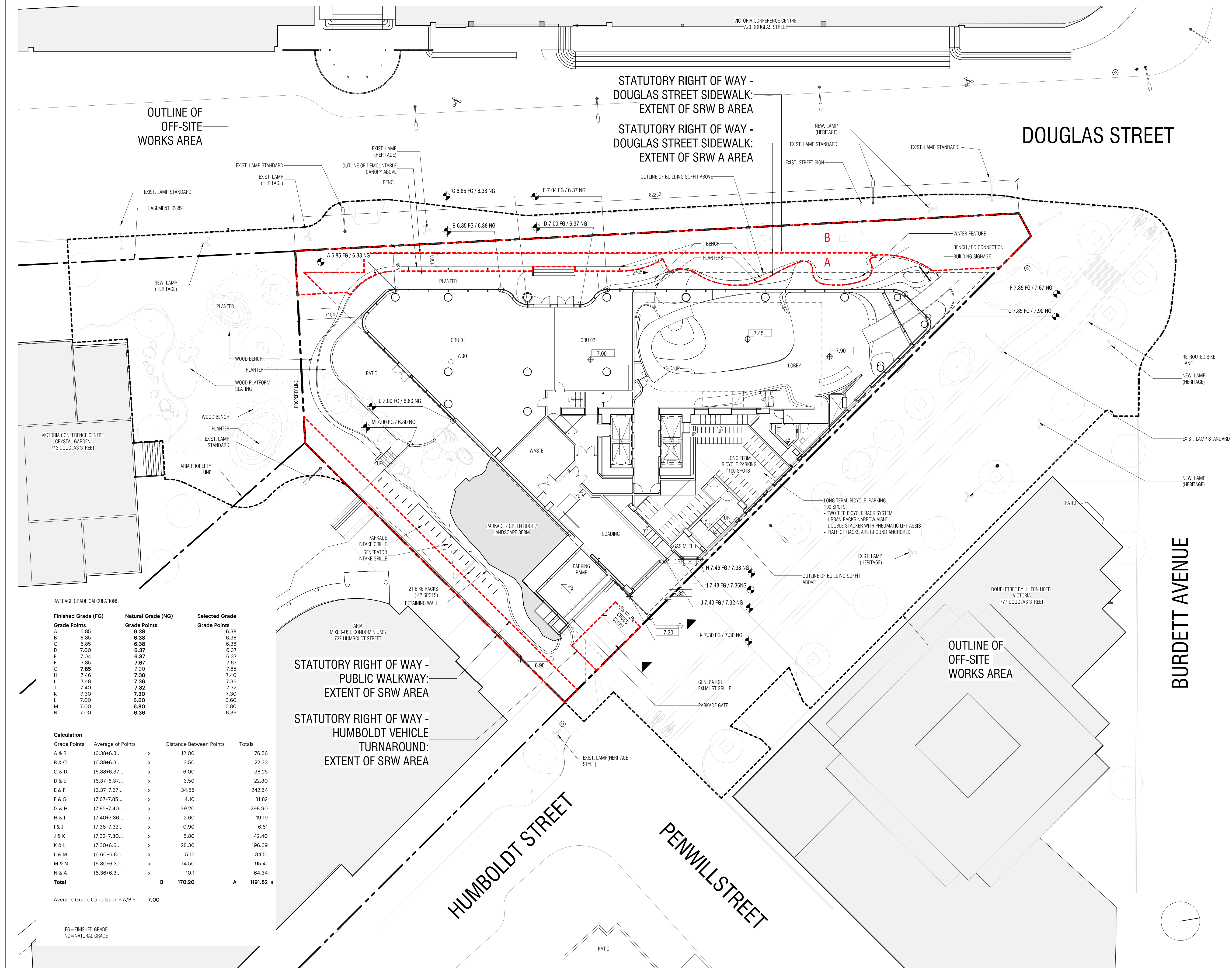
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749 Douglas St, Victoria, BC

SITE PLAN

Scale: 1 : 200
Project No: 1911
Date: 2021/11/12

A.010





Daytime view from Humboldt & Douglas intersection



Evening view from Humboldt & Douglas intersection



View of the Humboldt Plaza



View of the south plaza



View of the Douglas Street bus stop



View from Humboldt and Penwill intersection



View of the Penwill facade

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16	2021.09.14	Rezoning-DP Application Revision 5

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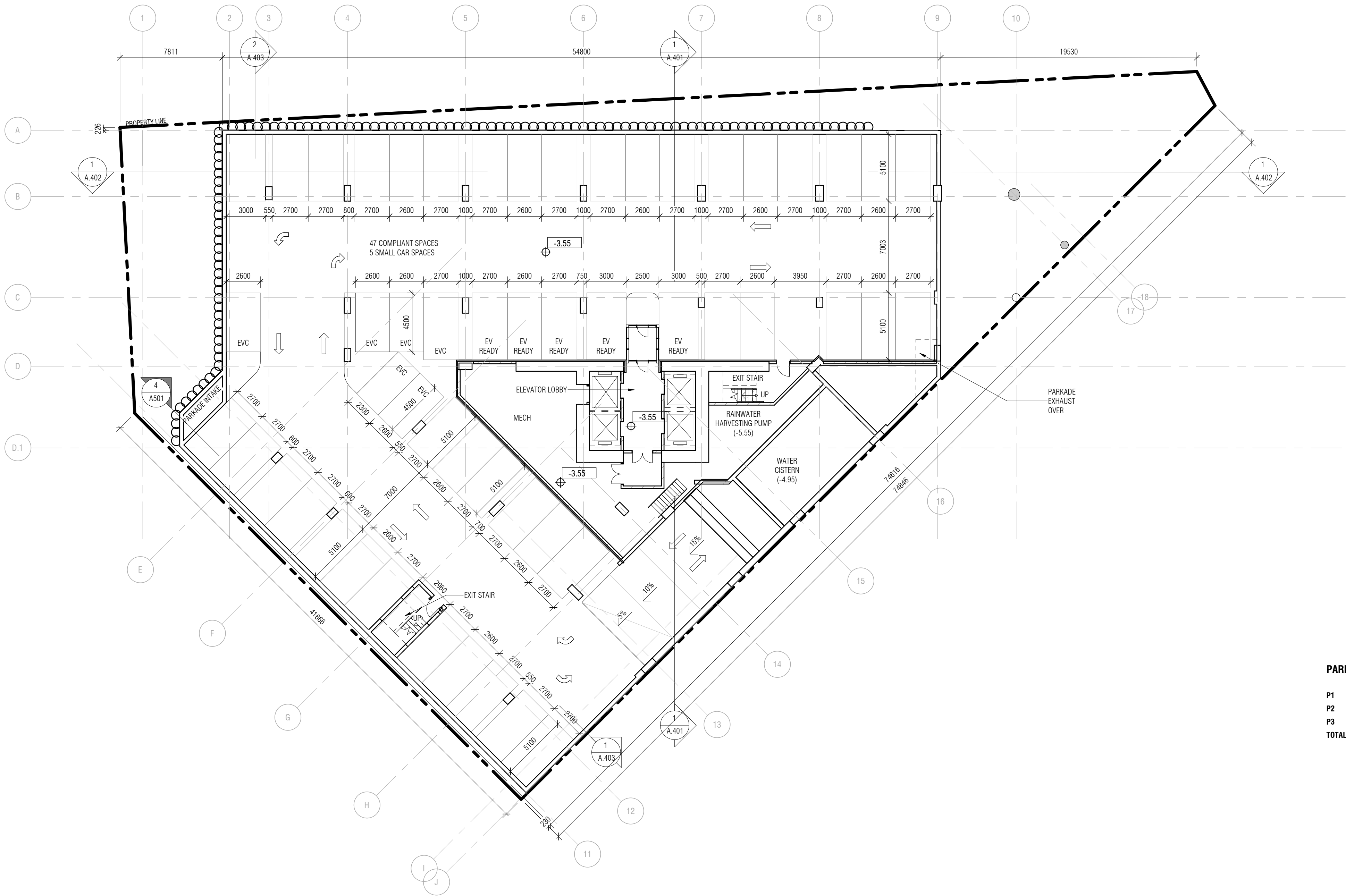
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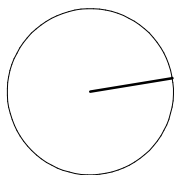
PROJECT VIEWS

Scale:
Project No: 1911
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A.012



PARKING STALL COUNT		
	COMPLIANT	SMALL CAR
P1	25	
P2	44	5
P3	47	5
TOTAL	116	10



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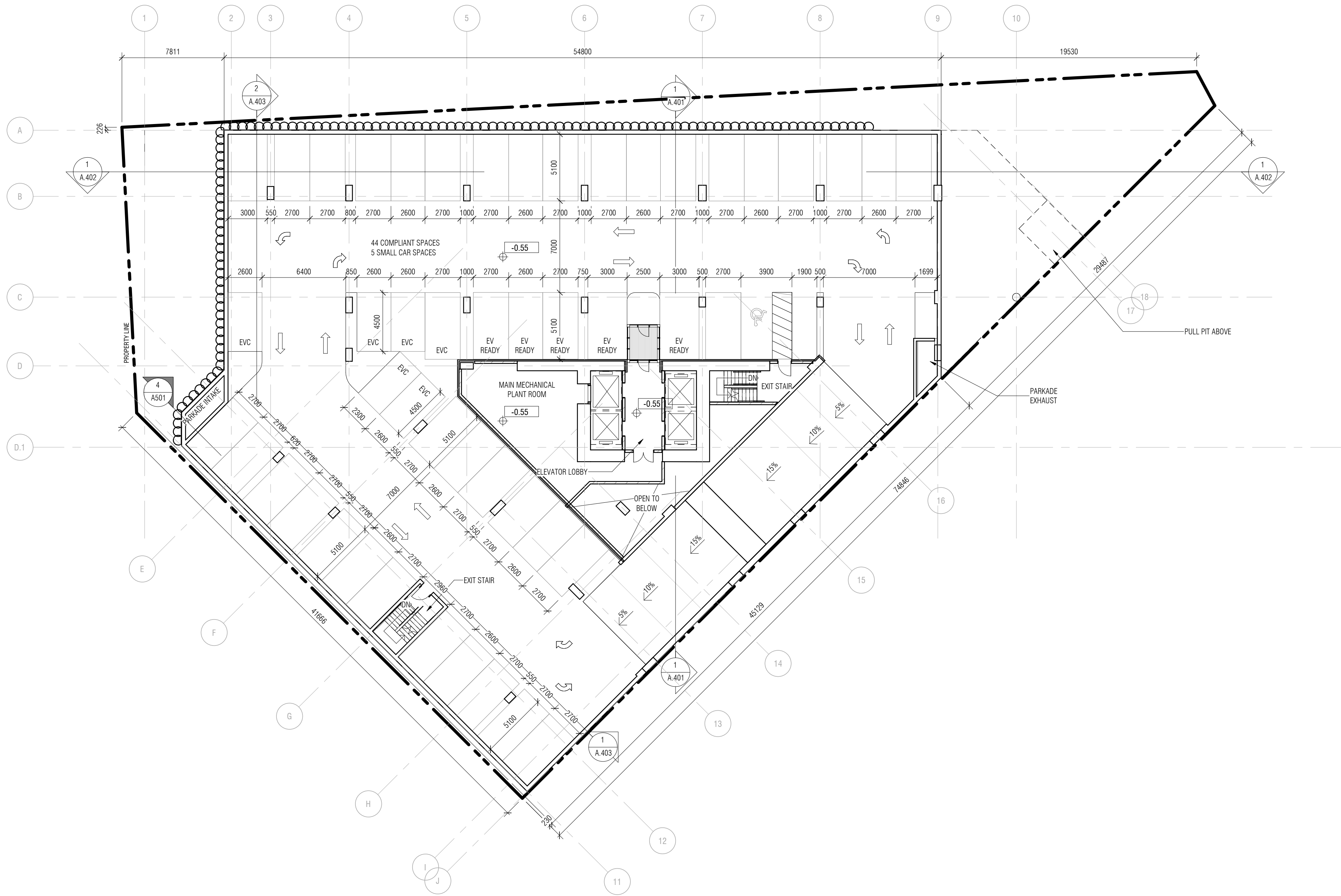
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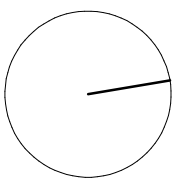
PLAN - LEVEL P3 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.101



PARKING STALL COUNT		
	COMPLIANT	SMALL CAR
P1	25	
P2	44	5
P3	47	5
TOTAL	116	10



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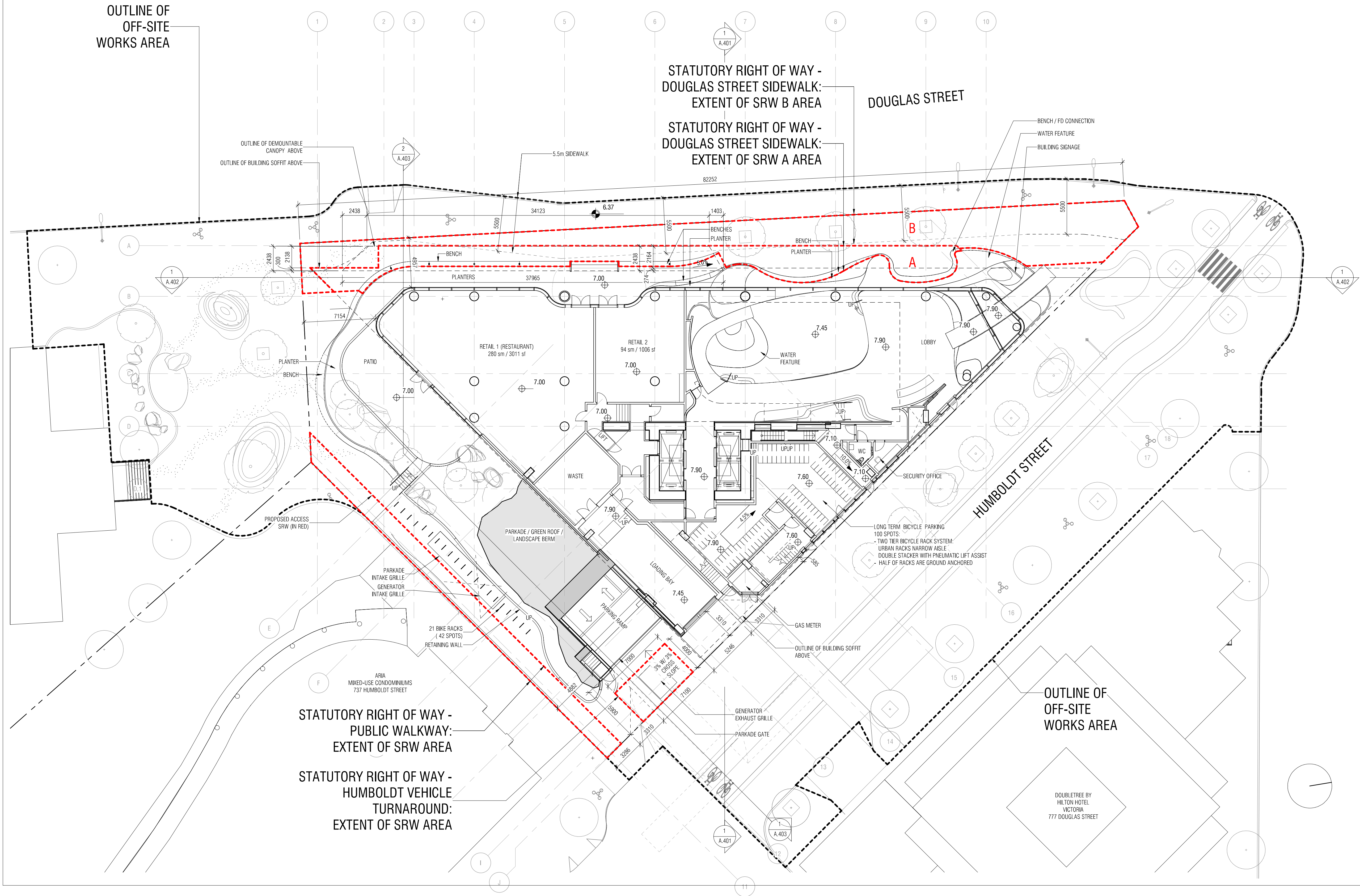
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PLAN - LEVEL P2 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

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Area Schedule (Gross Building - Rezoning) L1		
Level	Name	Area
LEVEL 1	Floor Area	703.80 m²
LEVEL 1	Floor Area (Retail 1)	273.51 m²
LEVEL 1	Floor Area	23.29 m²
LEVEL 1	Floor Area (Retail 2)	93.75 m²
LEVEL 1	Floor Area	3.10 m²
Grand total: 5		1097.46 m²

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19	2021.11.17	Rezoning-DP Application Revision 8

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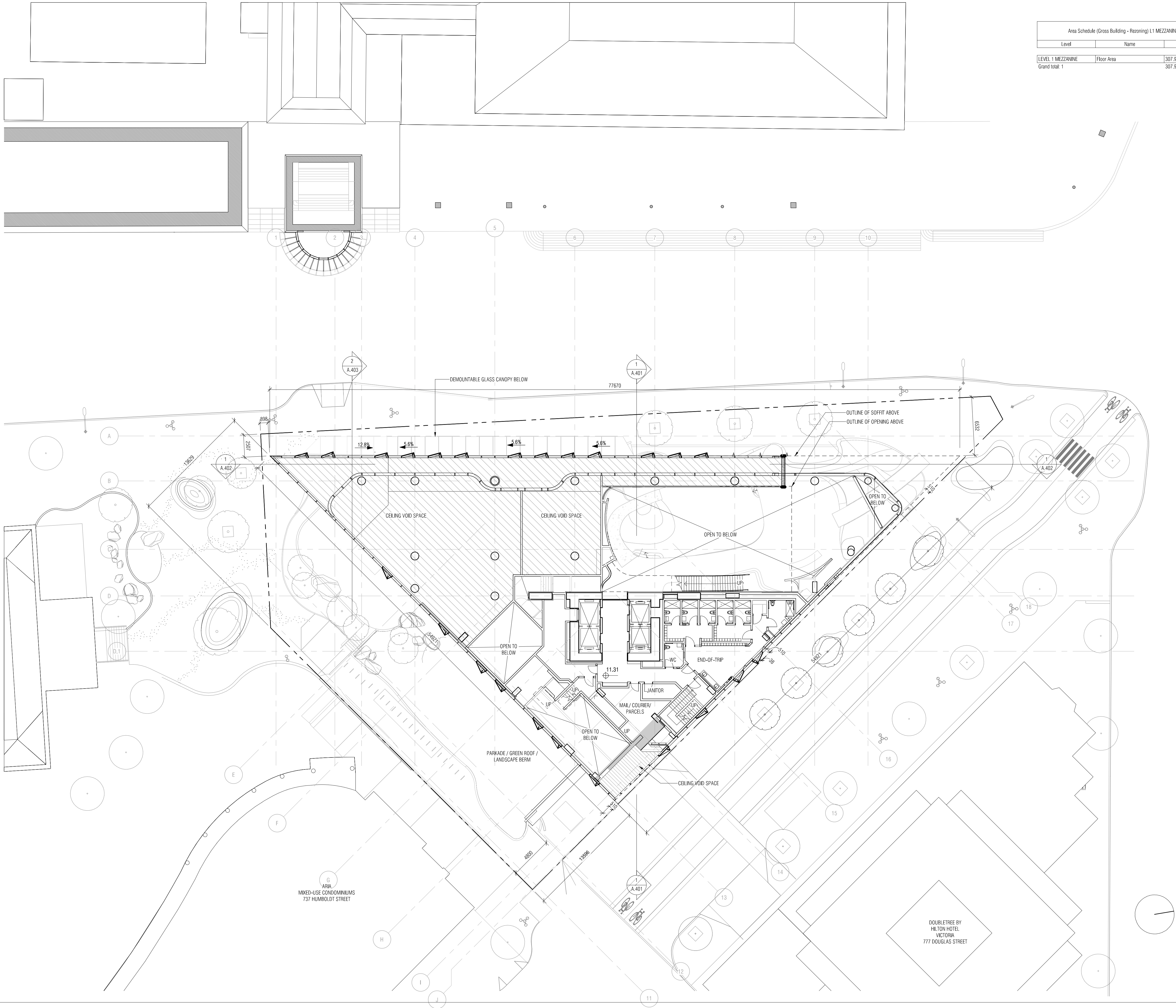
PLAN - LEVEL 1 - REZONING

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Project No: 1911
Date: 2021/11/12

A.104

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Area Schedule (Gross Building - Rezoning) L1 MEZZANINE		
Level	Name	Area
LEVEL 1 MEZZANINE	Floor Area	307.90 m²
Grand total: 1		307.90 m²

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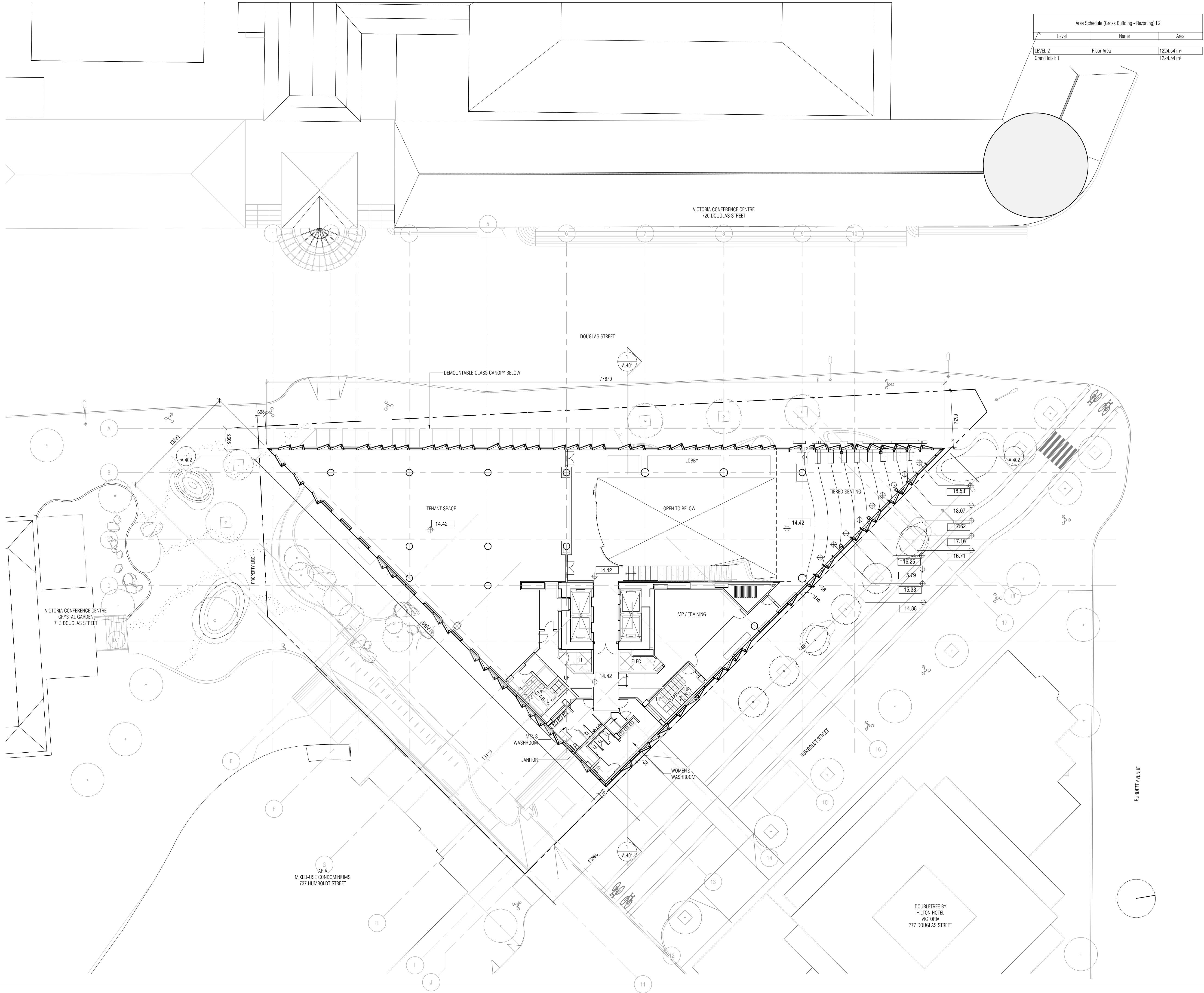
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PLAN - LEVEL 1 - MEZZANINE - REZONING

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Project No: 1911
Date: 2021/11/12

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Area Schedule (Gross Building - Rezoning) L2		
Level	Name	Area
LEVEL 2	Floor Area	1224.54 m²
Grand total: 1		1224.54 m²

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PLAN - LEVEL 2 - REZONING

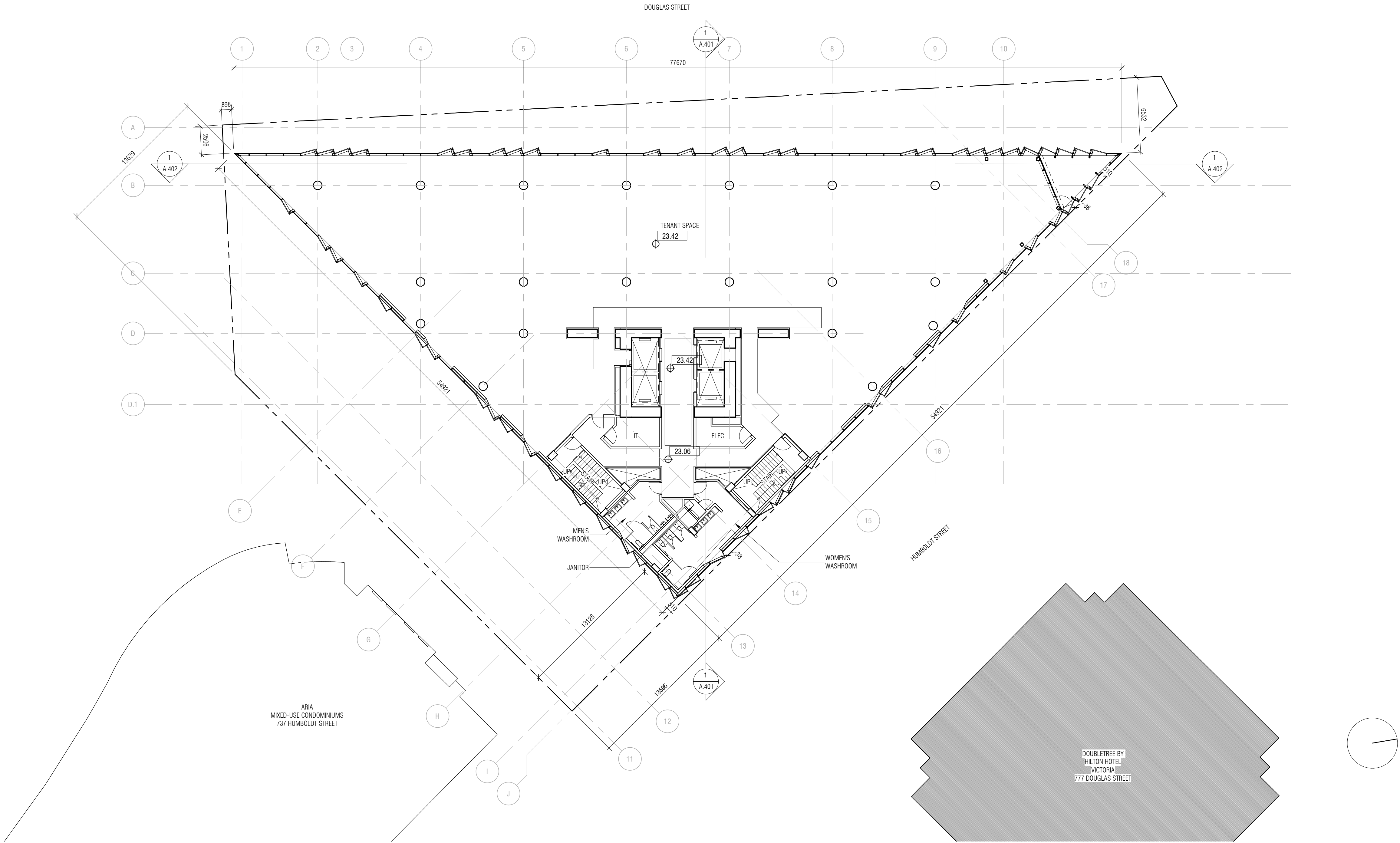
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Area Schedule (Gross Building - Rezoning) L4		
Level	Name	Area
LEVEL 4	Floor Area	1458.48 m ²
Grand total: 1		1458.48 m ²



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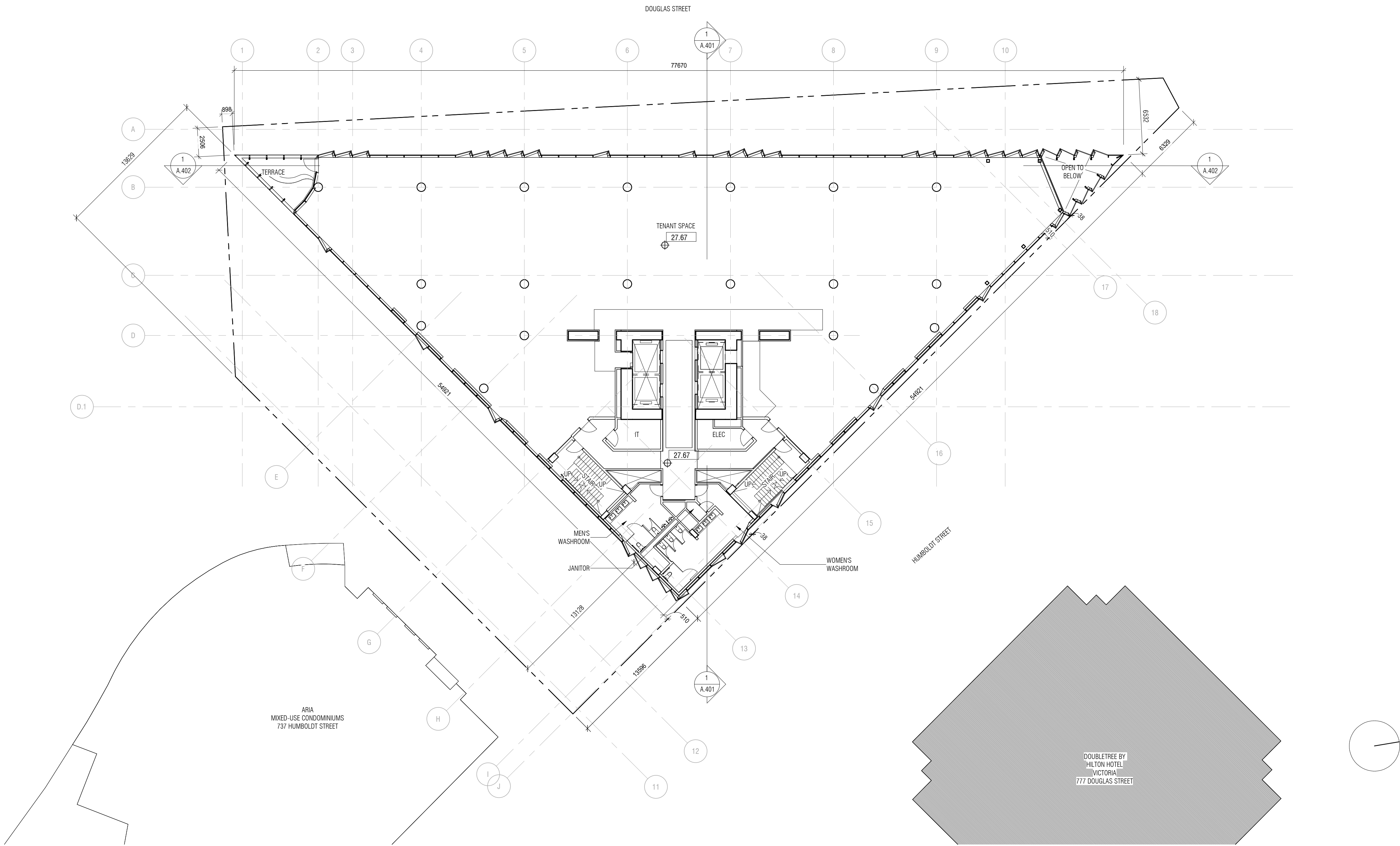
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PLAN - LEVEL 4 - REZONING

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Project No: 1911
Date: 2021/09/14

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Area Schedule (Gross Building - Rezoning) L5		
Level	Name	Area
LEVEL 5	Floor Area	1417.53 m ²
Grand total: 1		1417.53 m ²

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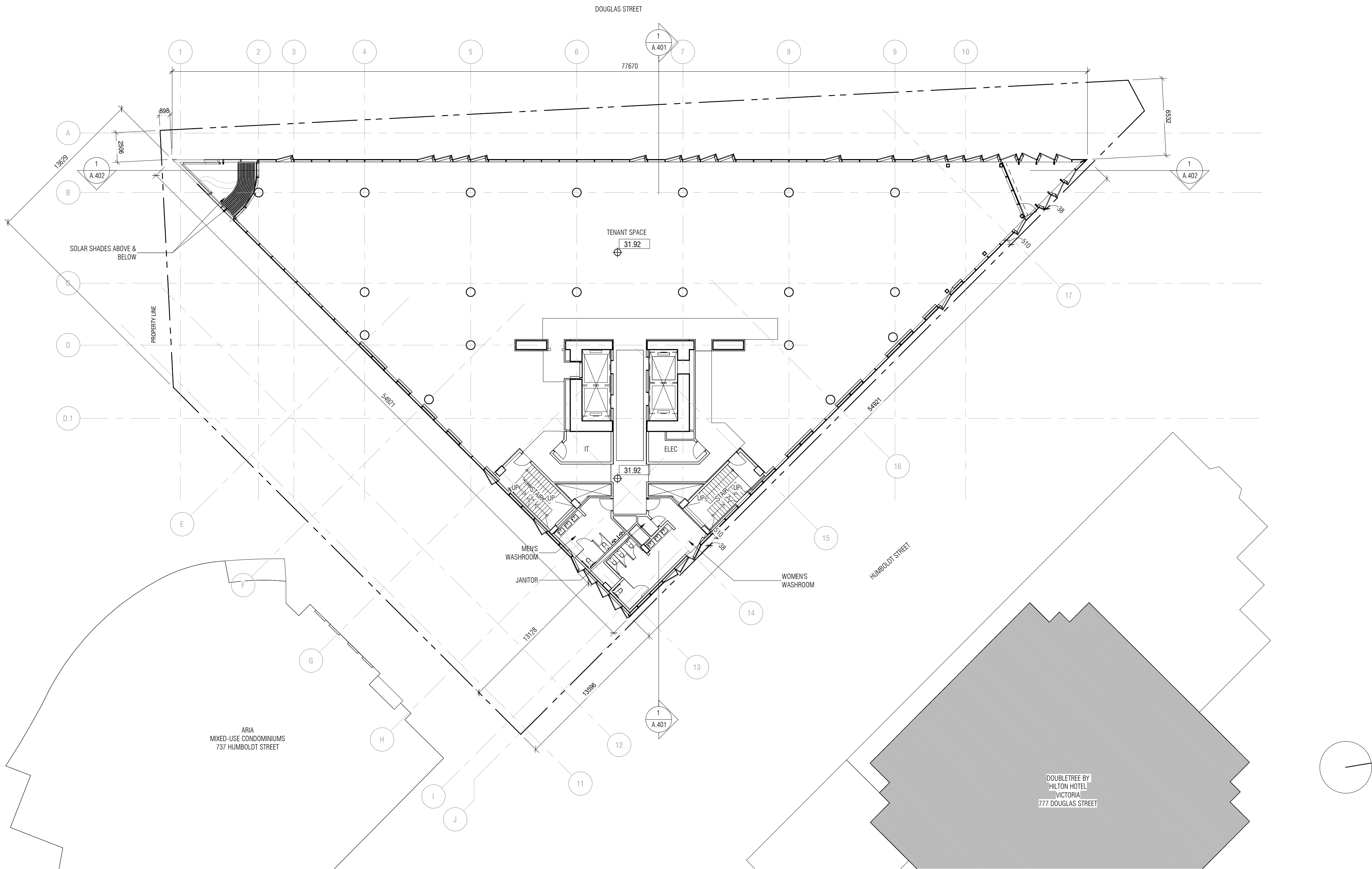
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PLAN - LEVEL 5 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

Area Schedule (Gross Building - Rezoning) L6		
Level	Name	Area
LEVEL 6	Floor Area	1434.83 m ²
Grand total: 1		1434.83 m ²



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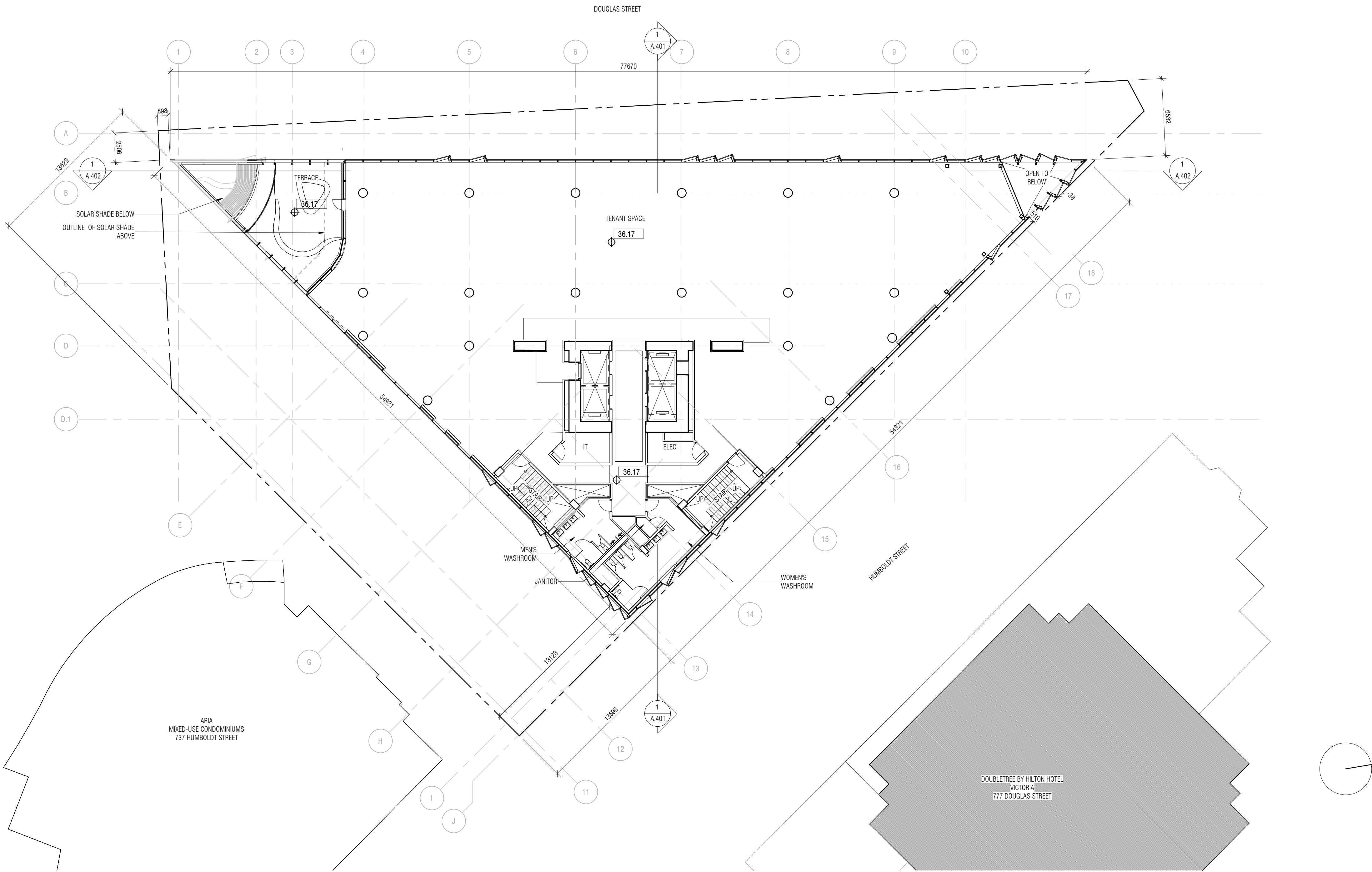
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PLAN - LEVEL 6 - REZONING

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Area Schedule (Gross Building - Rezoning) L7		
Level	Name	Area
LEVEL 7	Floor Area	1336.53 m²
Grand total: 1		1336.53 m²

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9	2021.04.23	Rezoning-DP Application Revision 3
11	2021.05.25	Rezoning-DP Application Revision 4
16	2021.09.14	Rezoning-DP Application Revision 5

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TELUS OCEAN

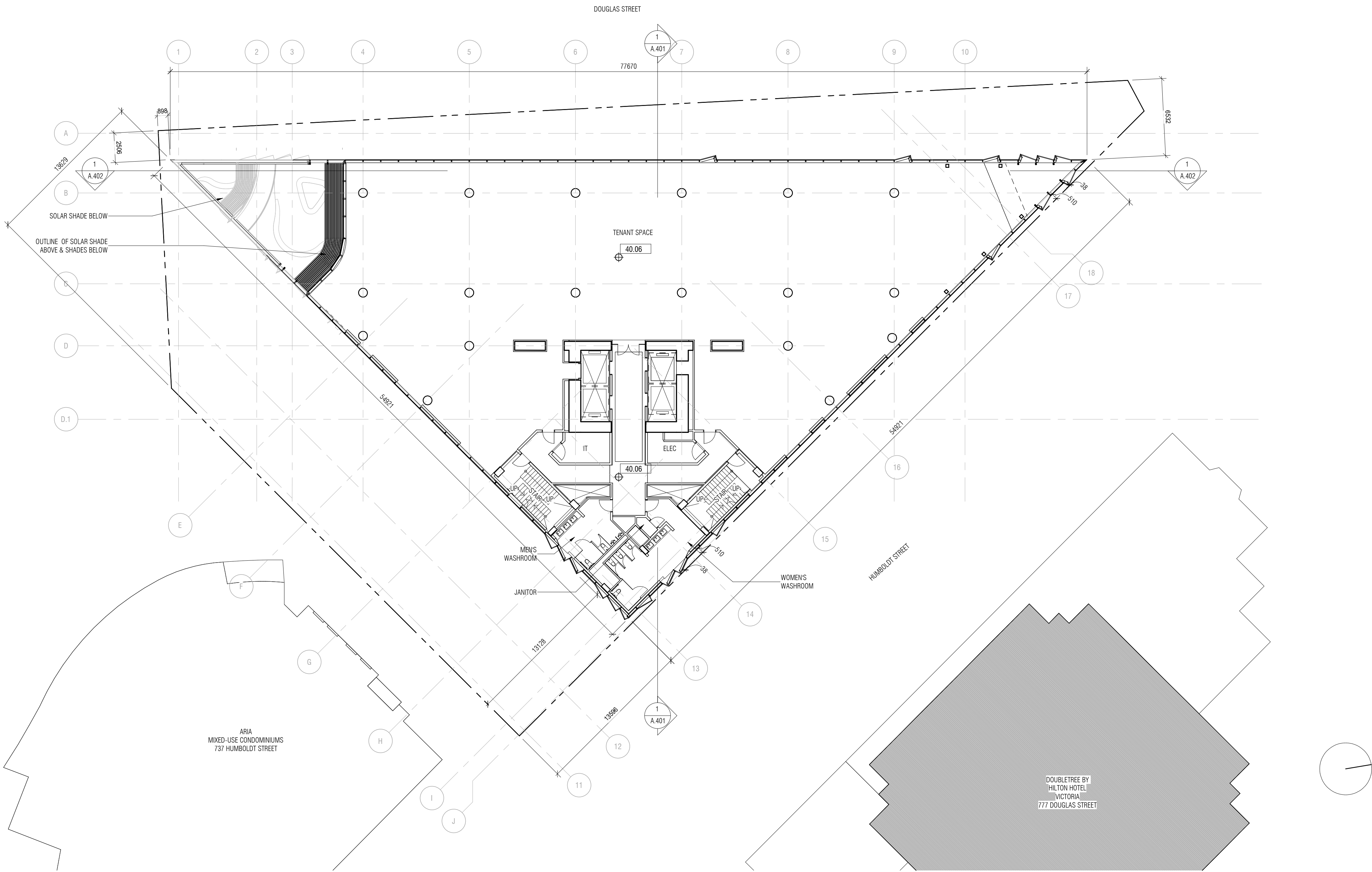
749 Douglas St, Victoria, BC

PLAN - LEVEL 7 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

BM 3807/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

2021-09-14 2:37:19 PM



Area Schedule (Gross Building - Rezoning) L8		
Level	Name	Area
LEVEL 8	Floor Area	1358.54 m²
Grand total: 1		1358.54 m²

NOT FOR
CONSTRUCTION

ISSUED

No.	Date	Description
1	2020.06.30	Rezoning Pre-application
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16	2021.09.14	Rezoning-DP Application Revision 5

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PLAN - LEVEL 8 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

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CONSTRUCTION**

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11	2021.05.25	Rezoning-DP Application Revision 4
16	2021.09.14	Rezoning-DP Application Revision 5



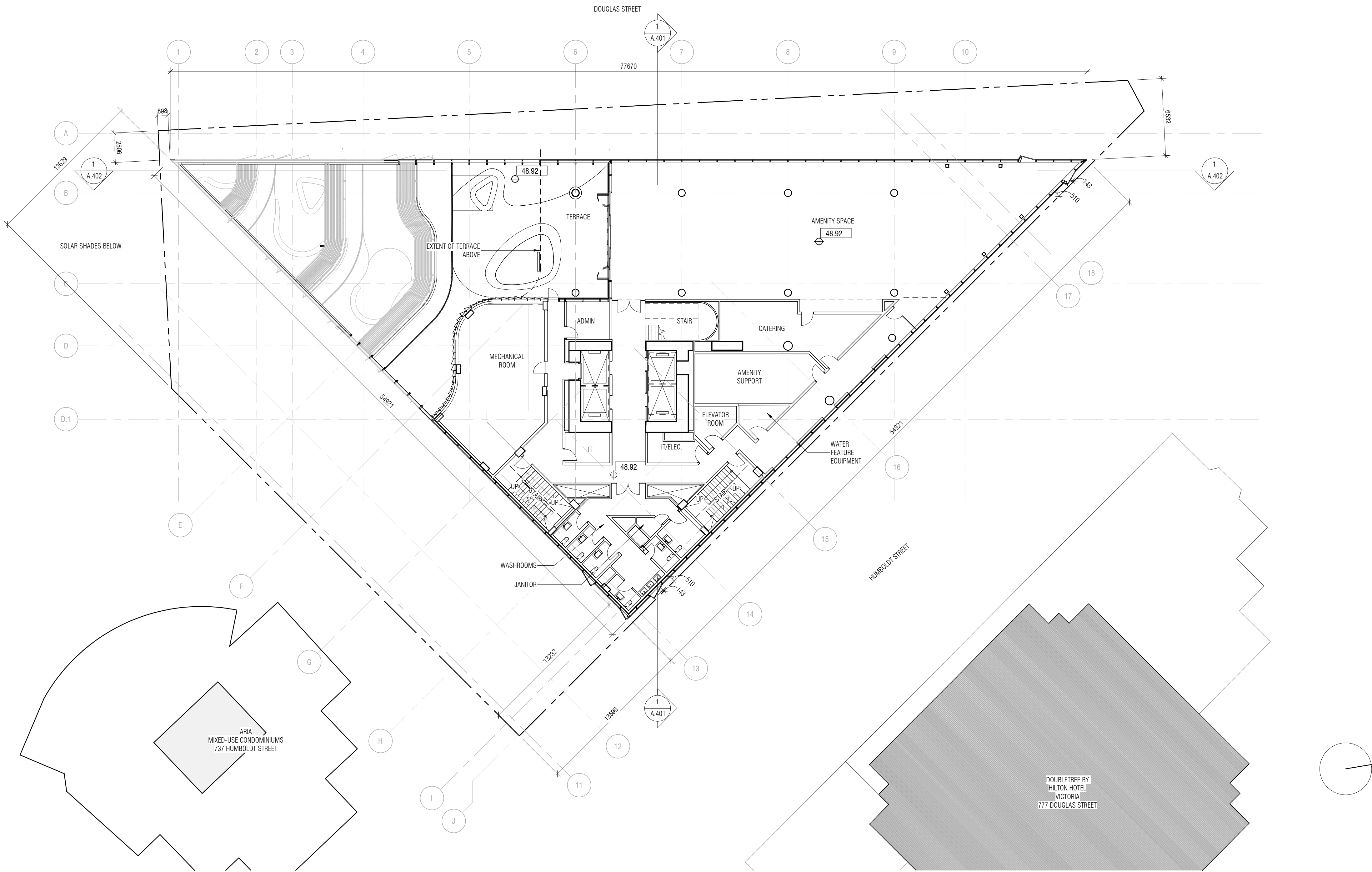
749 Douglas St, Victoria, BC

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

BM 3807/1911-Telus Ocean-R20/1911_ARCH_DSA_Building_F102.rvt

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Area Schedule (Gross Building - Rezoning) L10		
Level	Name	Area
LEVEL 10	Floor Area	1007.64 m²
Grand total: 1		1007.64 m²



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16	2021.09.14	Rezoning-DP Application Revision 5

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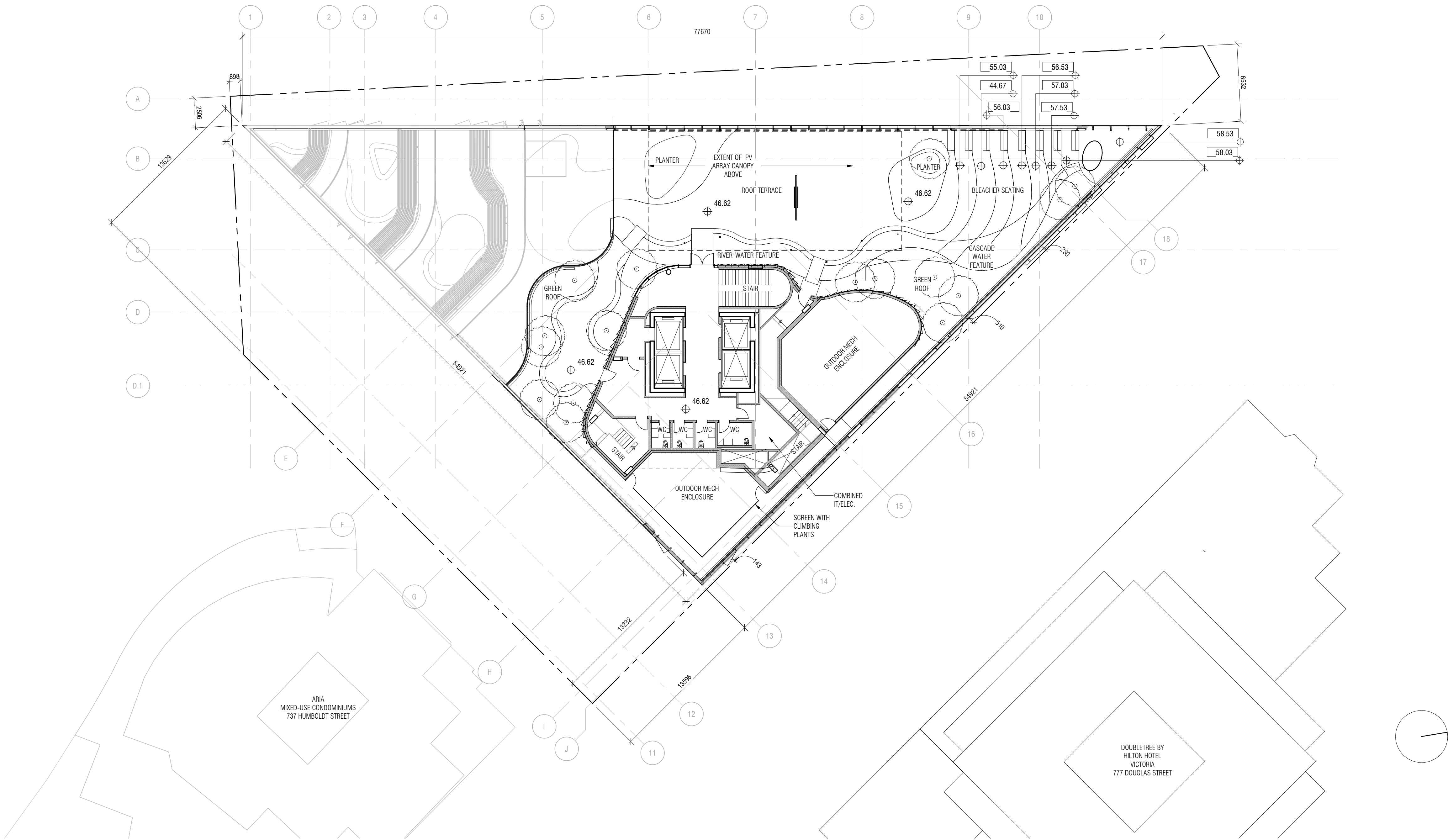
749 Douglas St, Victoria, BC

PLAN - LEVEL 10 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

BM 3802/1911-Telus Ocean-R201911_ARCH_DSA_Building_F120.rvt

2021-09-14 2:37:43 PM



Area Schedule (Gross Building - Rezoning) L11		
Level	Name	Area
LEVEL 11 LOWER ROOF	Floor Area	212.50 m²
Grand total: 1		212.50 m²

NOT FOR
CONSTRUCTION

ISSUED

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TELUS OCEAN

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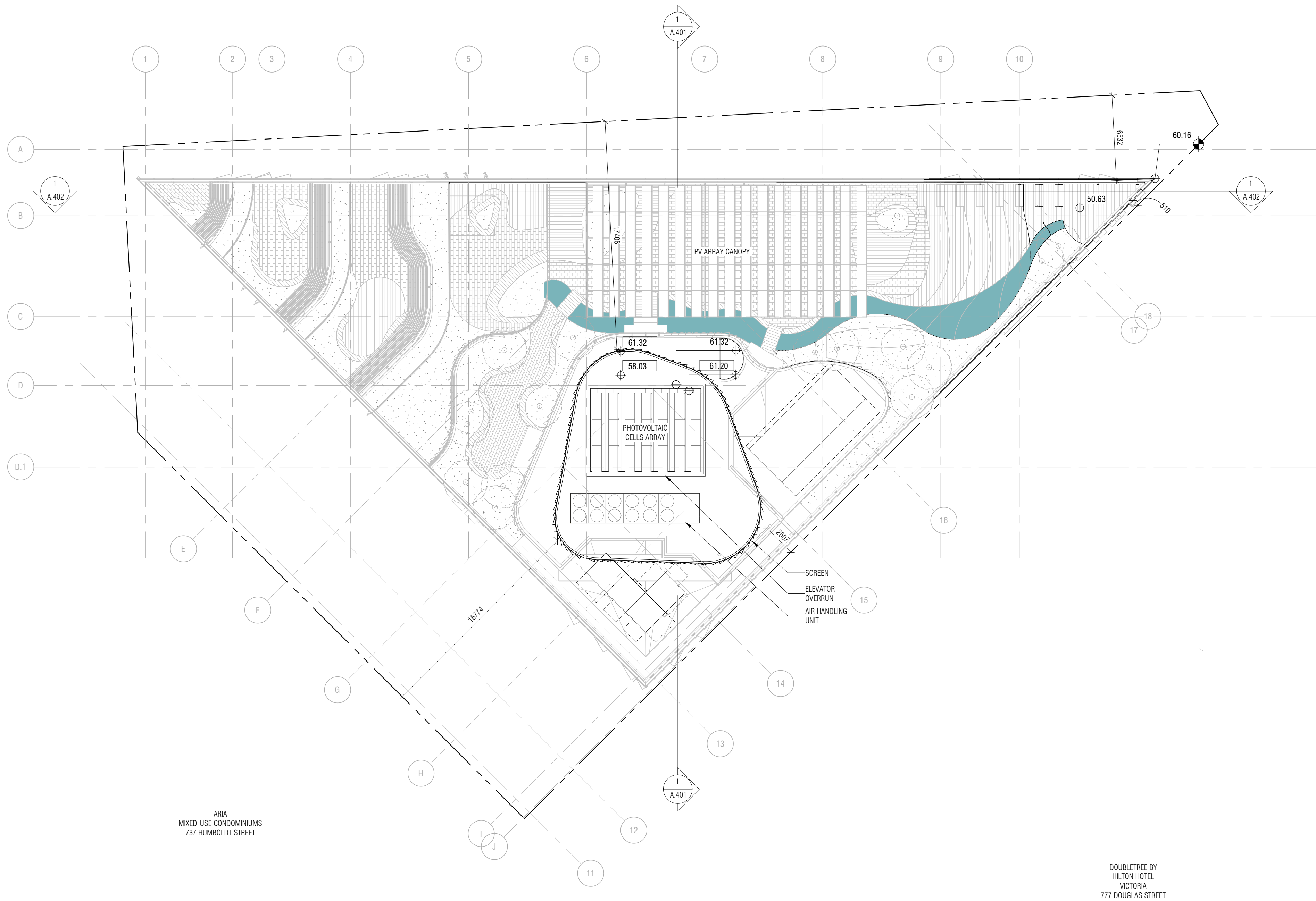
PLAN - LEVEL 11 - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.115

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TELUS OCEAN

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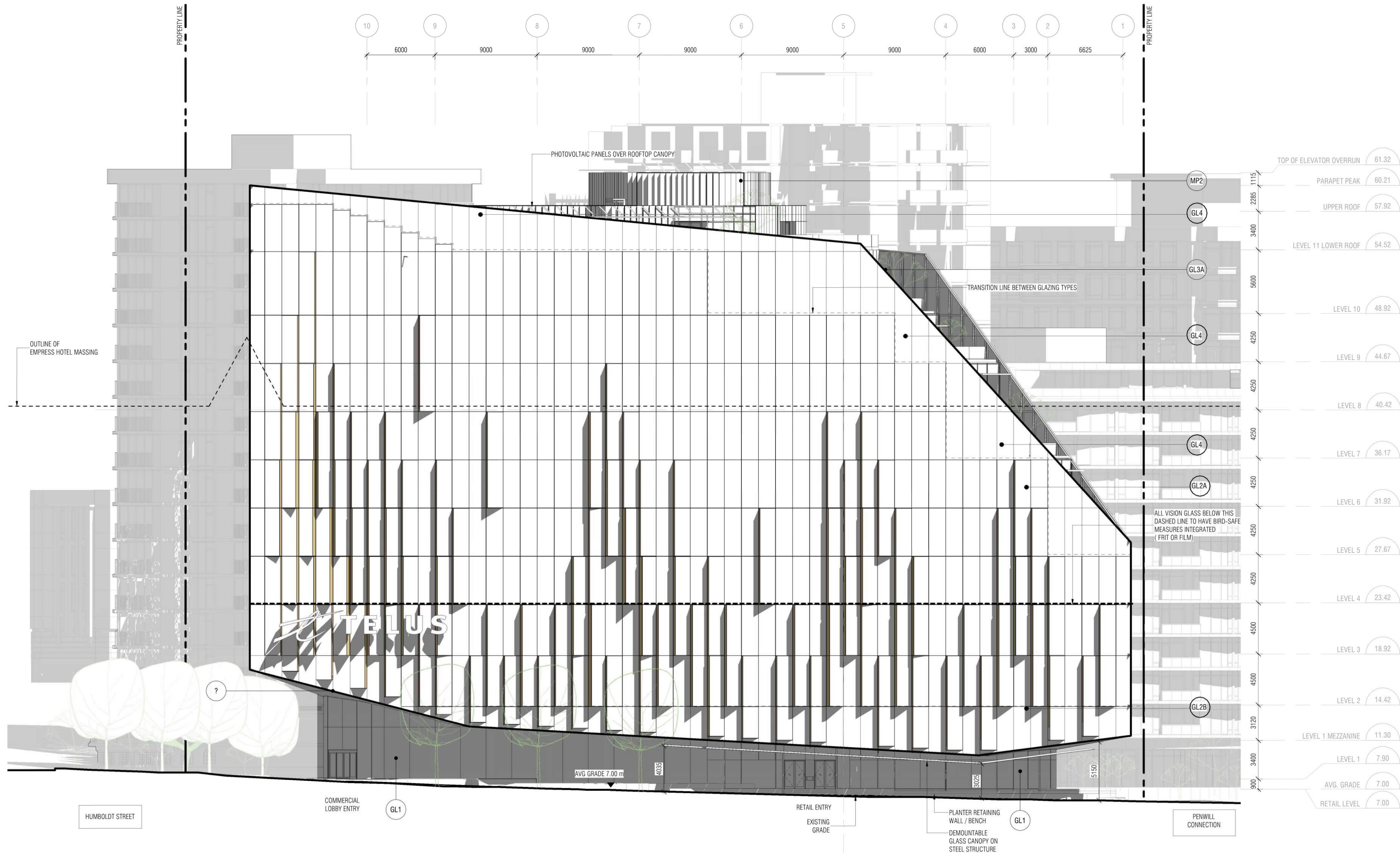
PLAN - UPPER ROOF - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.116

BM 3802/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

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LEGEND

- GL1

CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
W/ BIRD-SAFE INTERLAYER FILM
- GL2A

CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2A);
GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF
GRADE OR WITHIN 5 METRES OF VEGETATION
- GL2B

CAPLESS INSULATED BACK-PAINTED GLASS SPANDREL PANEL
CURTAIN WALL (GLASS TYPE 2B)
- GL3A

CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3A);
GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF
GRADE OR WITHIN 5 METRES OF VEGETATION
- GL3B

CAPPED INSULATED BACK-PAINTED GLASS SPANDREL PANEL
CURTAIN WALL (GLASS TYPE 3B)
- GL4

CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 4) - WINDBREAK / GUARD
- GL5

GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 5)
- MP1

WOOD FINISH ALUMINUM METAL PANELS (ANGLED PANEL RETURNS & SOFFITS)
- MP2

SATIN TINTED SILVER FINISH ALUMINUM METAL PANELS
- MP3

SATIN TINTED SILVER FINISH ACOUSTIC METAL SCREEN
- ST1

STONE CLADDING
- C1

ARCHITECTURAL CONCRETE (RETAINING WALLS)

NOT FOR
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ISSUED

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11	2021.05.25	Rezoning-DP Application Revision 4
16	2021.09.14	Rezoning-DP Application Revision 5
17	2021.10.26	Rezoning-DP Application Revision 6

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TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - WEST - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/11/12

A.301

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2021-09-14 2:38:42 PM

LEGEND

- GL1

CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
W/ BIRD-SAFE INTERLAYER FILM
- GL2A

CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2A):
GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF
GRADE OR WITHIN 5 METRES OF VEGETATION
- GL2B

CAPLESS INSULATED BACK-PAINTED GLASS SPANDREL PANEL
CURTAIN WALL (GLASS TYPE 2B)
- GL3A

CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3A):
GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF
GRADE OR WITHIN 5 METRES OF VEGETATION
- GL3B

CAPPED INSULATED BACK-PAINTED GLASS SPANDREL PANEL
CURTAIN WALL (GLASS TYPE 3B)
- GL4

CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 4) - WINDBREAK / GUARD
- GL5

GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 5)
- MP1

WOOD FINISH ALUMINUM METAL PANELS (ANGLED PANEL RETURNS & SOFFITS)
- MP2

SATIN TINTED SILVER FINISH ALUMINUM METAL PANELS
- MP3

SATIN TINTED SILVER FINISH ACOUSTIC METAL SCREEN
- ST1

STONE CLADDING
- C1

ARCHITECTURAL CONCRETE (RETAINING WALLS)

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TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - EAST - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.302

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2021-09-14 2:39:04 PM

LEGEND

- GL1

CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 1)
W/ BIRD-SAFE INTERLAYER FILM
- GL2A

CAPLESS INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 2A);
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- GL2B

CAPLESS INSULATED BACK-PAINTED GLASS SPANDREL PANEL
CURTAIN WALL (GLASS TYPE 2B)
- GL3A

CAPPED INSULATED VISION GLASS CURTAIN WALL (GLASS TYPE 3A);
GLASS TO HAVE BIRD-SAFE FRIT PATTERN WHEN WITHIN 16 METRES OF
GRADE OR WITHIN 5 METRES OF VEGETATION
- GL3B

CAPPED INSULATED BACK-PAINTED GLASS SPANDREL PANEL
CURTAIN WALL (GLASS TYPE 3B)
- GL4

CAPLESS VISION GLASS CURTAIN WALL (GLASS TYPE 4) - WINDBREAK / GUARD
- GL5

GLASS AND ALUMINUM GUARDRAIL (GLASS TYPE 5)
- MP1

WOOD FINISH ALUMINUM METAL PANELS (ANGLED PANEL RETURNS & SOFFITS)
- MP2

SATIN TINTED SILVER FINISH ALUMINUM METAL PANELS
- MP3

SATIN TINTED SILVER FINISH ACOUSTIC METAL SCREEN
- ST1

STONE CLADDING
- C1

ARCHITECTURAL CONCRETE (RETAINING WALLS)

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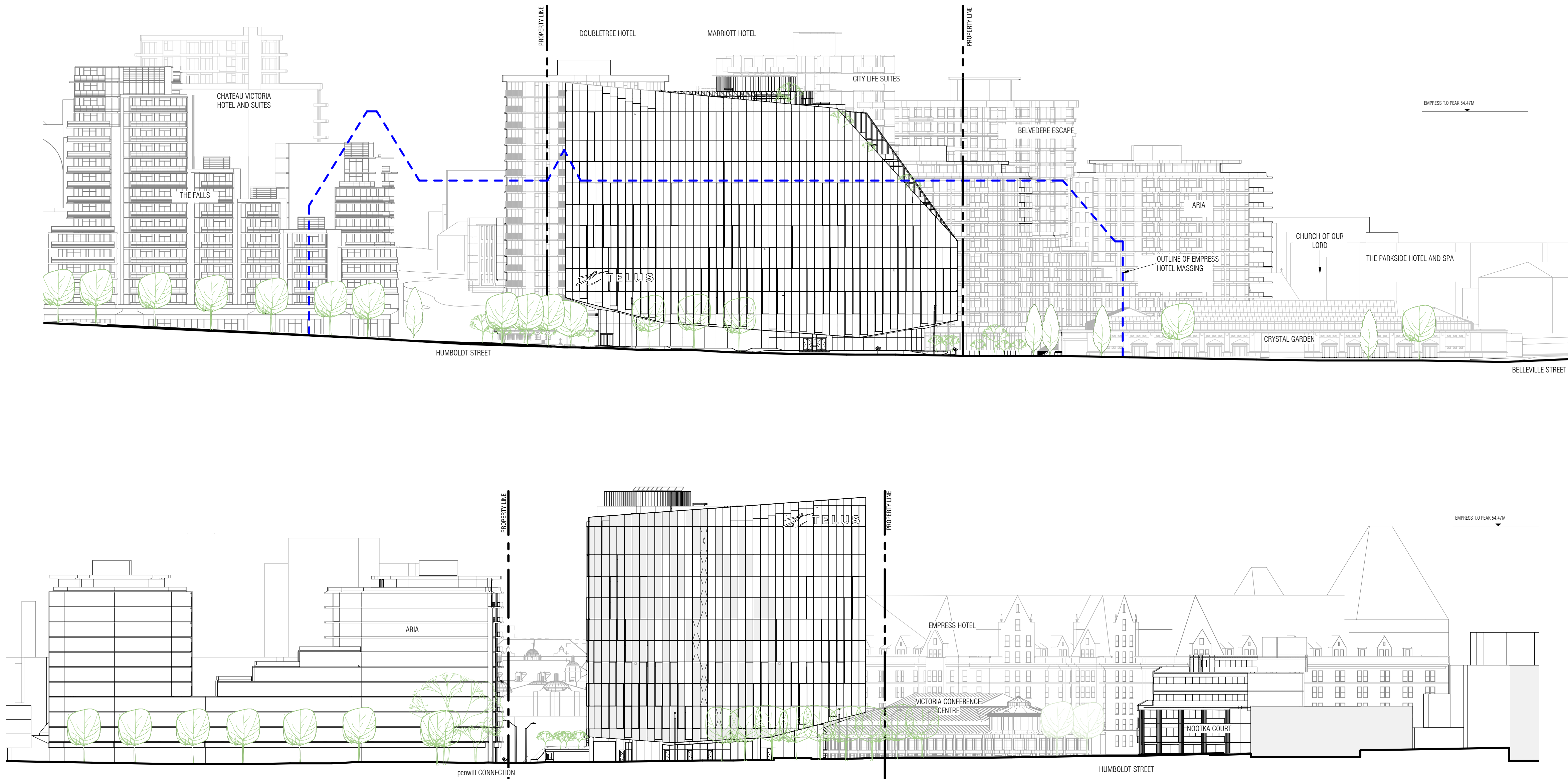
TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - SOUTH - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.303



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No.	Date	Description
1	2020.06.30	Rezoning Pre-application
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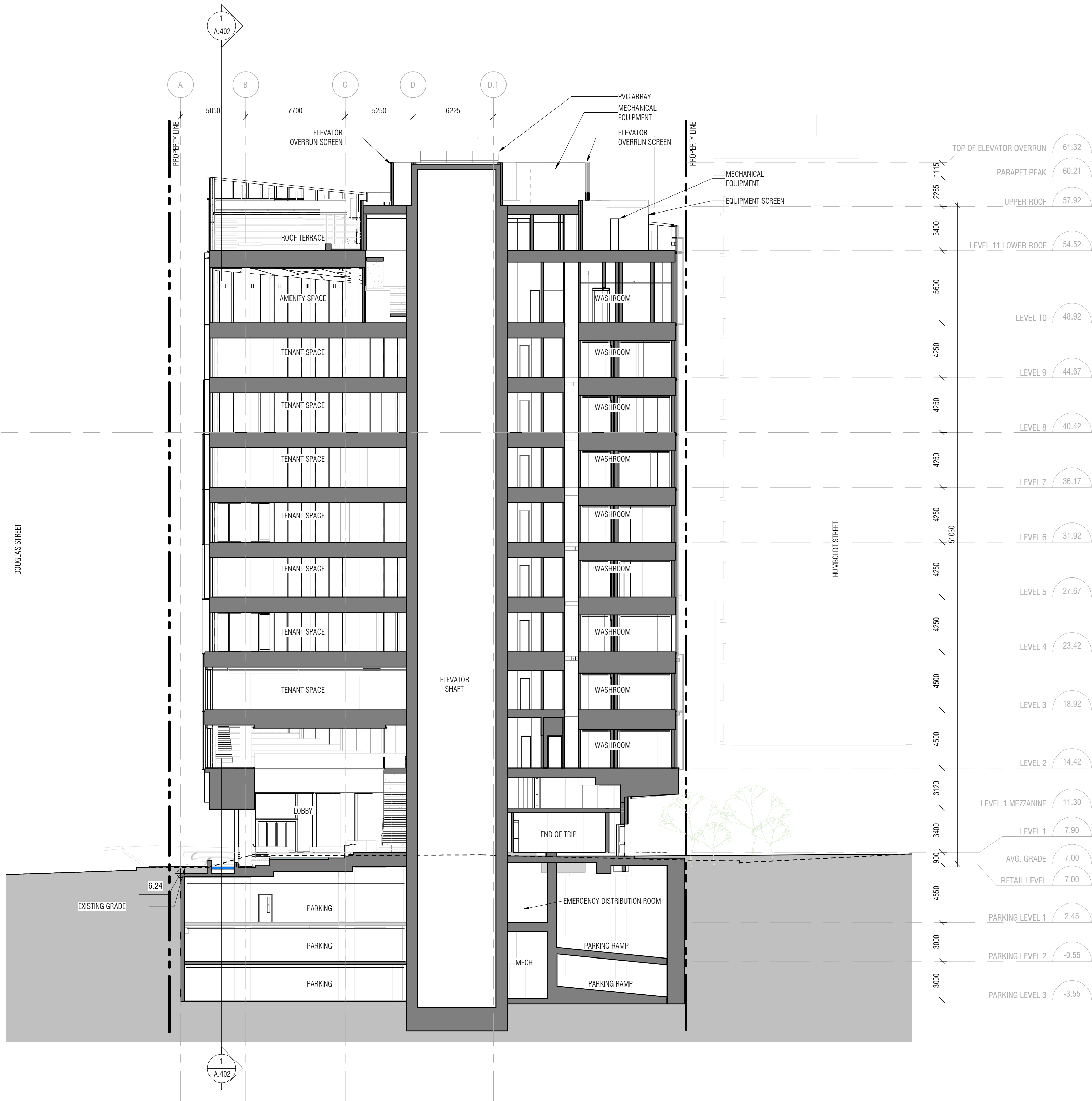
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CONTEXT ELEVATIONS - REZONING

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Project No: 1911
Date: 2021/09/14



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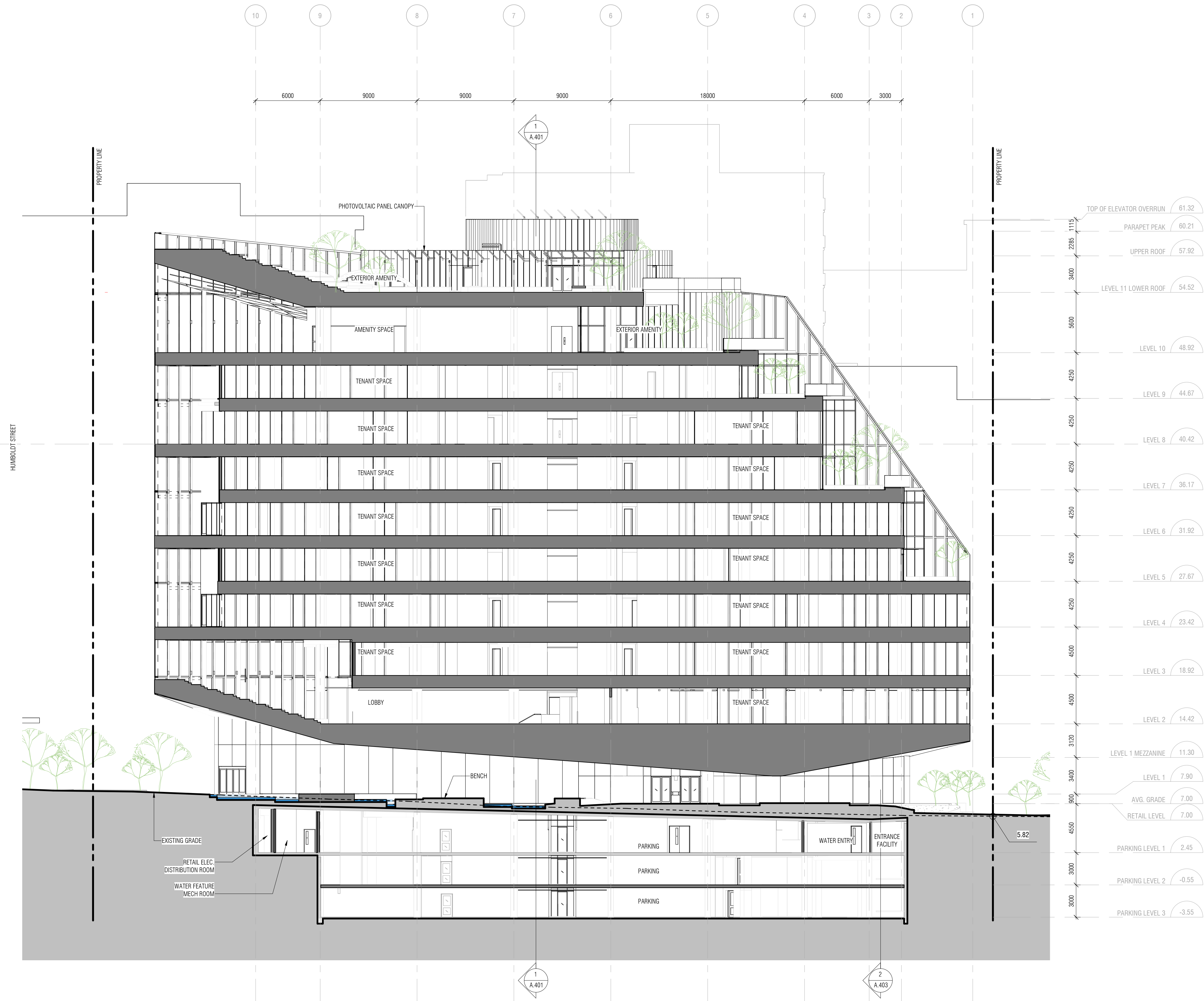
SECTION A - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.401

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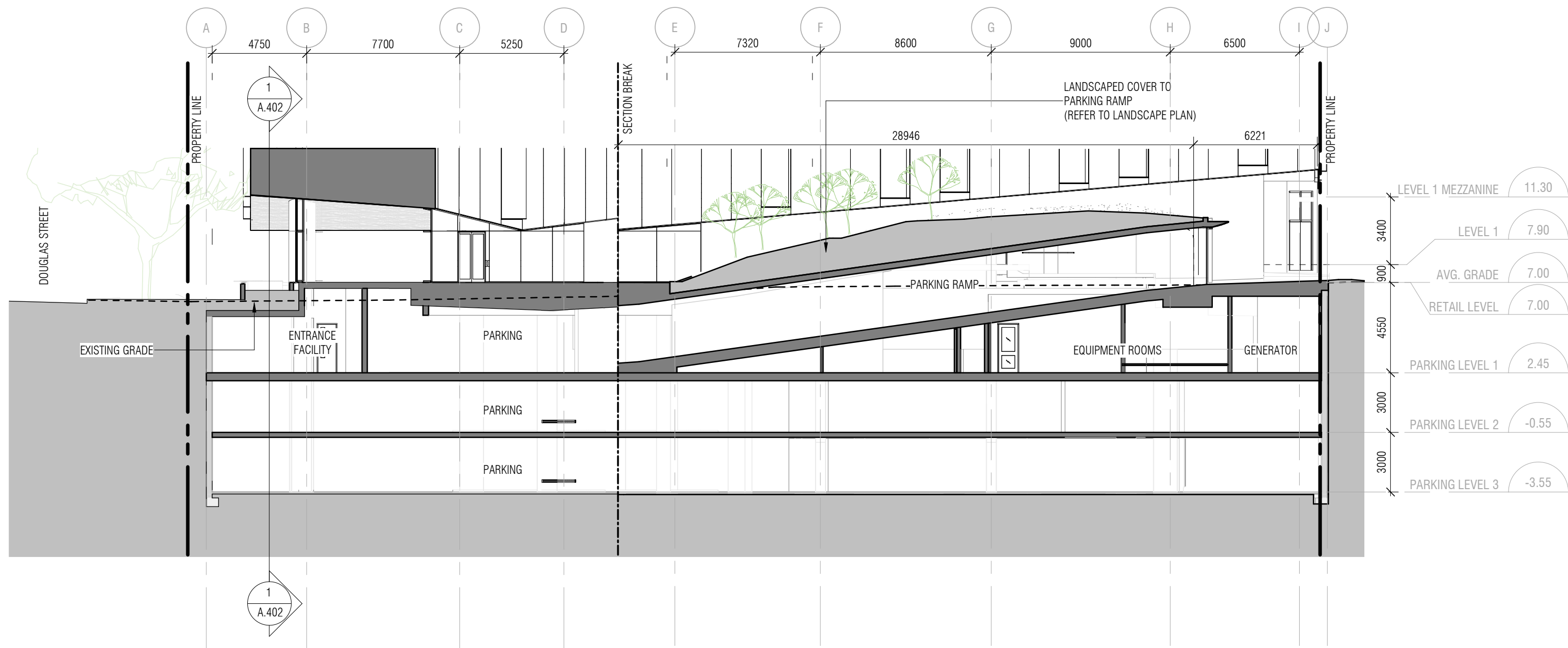
TELUS OCEAN

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SECTION D - REZONING

Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.402



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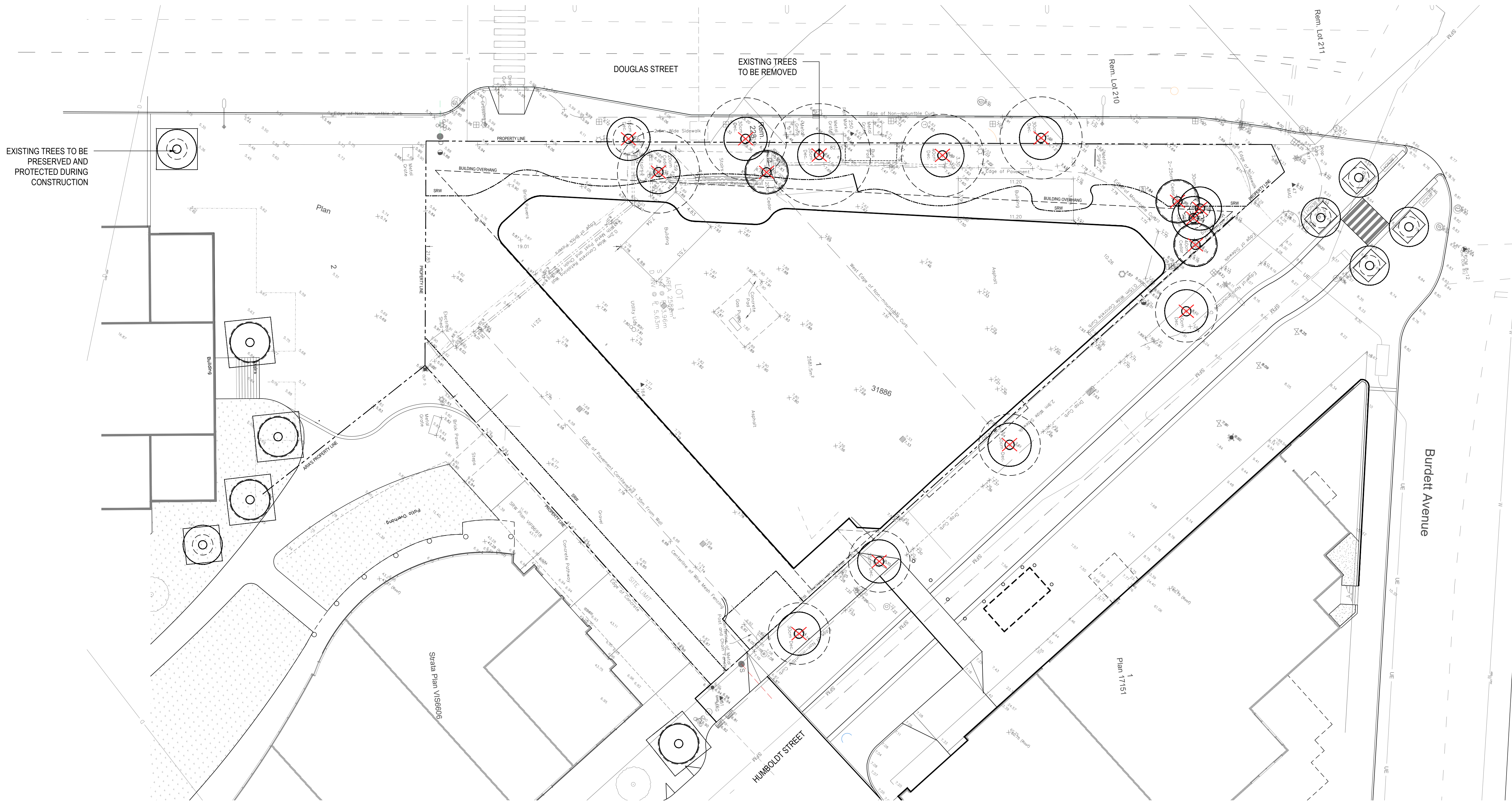
TELUS OCEAN

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SECTION F - REZONING

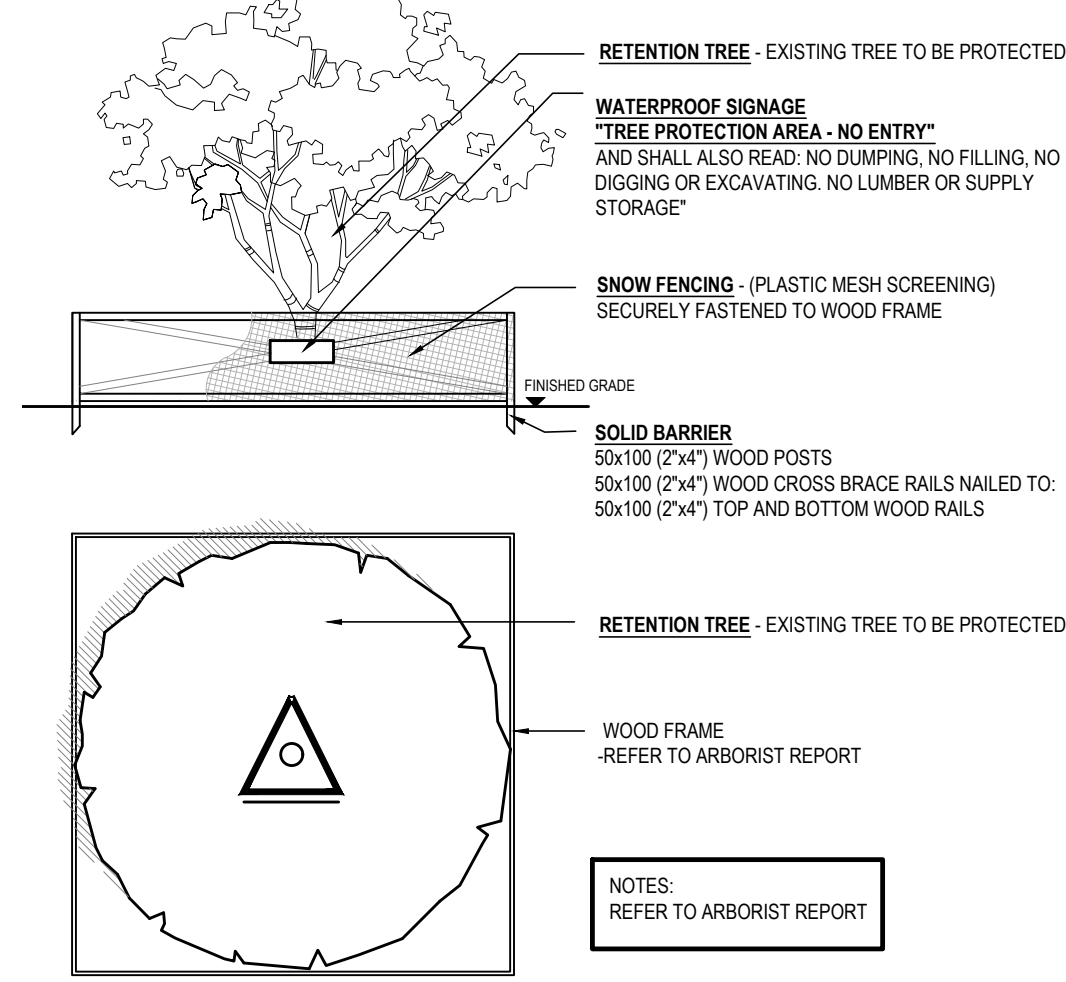
Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.403



1 TREE MANAGEMENT PLAN

SCALE: 1:200



2 TREE PROTECTION FENCING

SCALE: NTS

LEGEND	
	TREES TO BE PRESERVED
	TREES TO BE REMOVED
	PROPOSED TREES
	TREE CROWN RADIUS
	TREE PROTECTION FENCING

- NOTES:
- ALL CONSTRUCTION WORK CLOSE TO EXISTING TREES TO BE RETAINED SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE CITY OF VICTORIA. ARBORIST: SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES, ALL MODIFICATIONS TO SITE GRADING NEAR THE TREE PROTECTION AREAS, ALL ROOT PRUNING, ANY REQUIRED BRANCH PRUNING, AND ANY OTHERWISE NECESSARY ENCROACHMENT INTO THE TREE PROTECTION AREAS.
 - NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
 - PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND / OR RELOCATION.
 - TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VICTORIA.

SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees indicated on Tree Management Plan	23
(Boulevard Trees)	10
(Adjacent Off-site Trees)	5
(On-site Unprotected Trees)	2
(On-site Bylaw-Protected Trees)	6
Requested Protected Tree Removals from site	6
Requested Public Tree Removals	7
Requested Tree Removals from adjacent properties	0
Total Residual Number of On-site Protected Trees	0
Replacement Trees Required by Tree Bylaw	12
See Landscape Plan for proposed street tree plantings	

CLIENT:

PROJECT TEAM:
LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7

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ISSUANCE:			
No.	Date	Details	By
1	07-15-2020	ISSUED FOR REZONING / DP	JW
2	10-23-2020	ISSUED FOR 50% DESIGN DEVELOPMENT	JW
3	11-09-2020	ISSUED FOR DEVELOPMENT PERMIT	JW
4	12-18-2020	ISSUED FOR 75% DD	JW
5	01-29-2021	ISSUED FOR 100% DD	JW
6	04-13-2021	RE-ISSUED FOR REZONING / DP	JW
7	04-23-2021	ISSUED FOR TRG	JW
8	05-27-2021	RE-ISSUED FOR REZONING / DP	JW
9	09-13-2021	RE-ISSUED FOR TRG	JW

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Vancouver BC V6J 1K7
604.786.3566
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

PROJECT NAME:
TELUS OCEAN

DRAWING TITLE:
TREE MANAGEMENT PLAN

PFS PROJECT NUMBER: 20007
DATE: 07/15/2020
DRAWN BY: JW
CHECKED BY: NM

SCALE:
1:200

DWG. NO.:
L2.01
OF: XX

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
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ISSUANCE:

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7	04-23-2021	ISSUED FOR TRG	JW
8	05-27-2021	RE-ISSUED FOR REZONING / DP	JW
9	09-13-2021	RE-ISSUED FOR TRG	JW
9	10-27-2021	RE-ISSUED FOR TRG REVIEW	NM

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Vancouver BC V6J 1K7
604.736.5348
pfs@pfs.bc.ca
www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
GROUND LEVEL

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

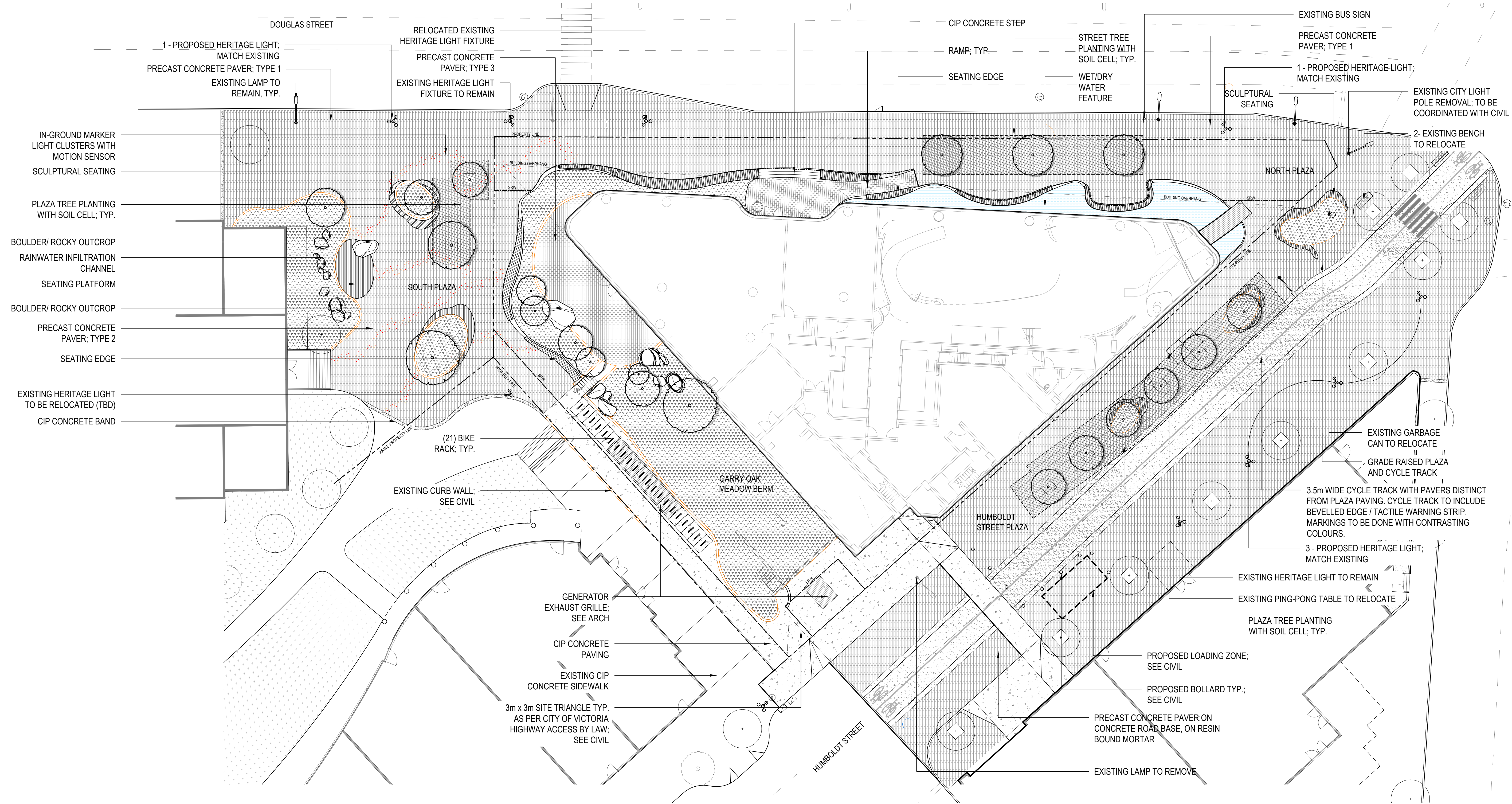
CHECKED BY:
NM

SCALE:
1:200

DWG. NO.:

L3.01

OF: XX



1 MATERIAL PLAN - GROUND LEVEL

SCALE: 1:200

LEGEND

P1 PRECAST CONCRETE PAVER - TYPE 1

P2 PRECAST CONCRETE PAVER - TYPE 2

P3 PRECAST CONCRETE PAVER - TYPE 2

P4 CIP CONCRETE

SCULPTURAL SEATING / SEATING PLATFORM

WATER FEATURE

PLANTING AREA

SOIL CELLS AREA

LEGEND

PROPERTY LINE

STATUTORY RIGHT OF WAY (SRW)

BUILDING OVERHANG

GENERAL NOTES:

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- Contractor to provide a staked-out location on site for review and approval by Landscape Architect prior to any excavation or installation.
- The Contractor shall be responsible for verifying the property line.

IN-GROUND LIGHT - REFERENCE IMAGE



ALL SITE FURNITURE TO BE SPECIFIED BY OTHERS (TO BE DETERMINED)

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT:
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www.pfs.bc.ca

STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

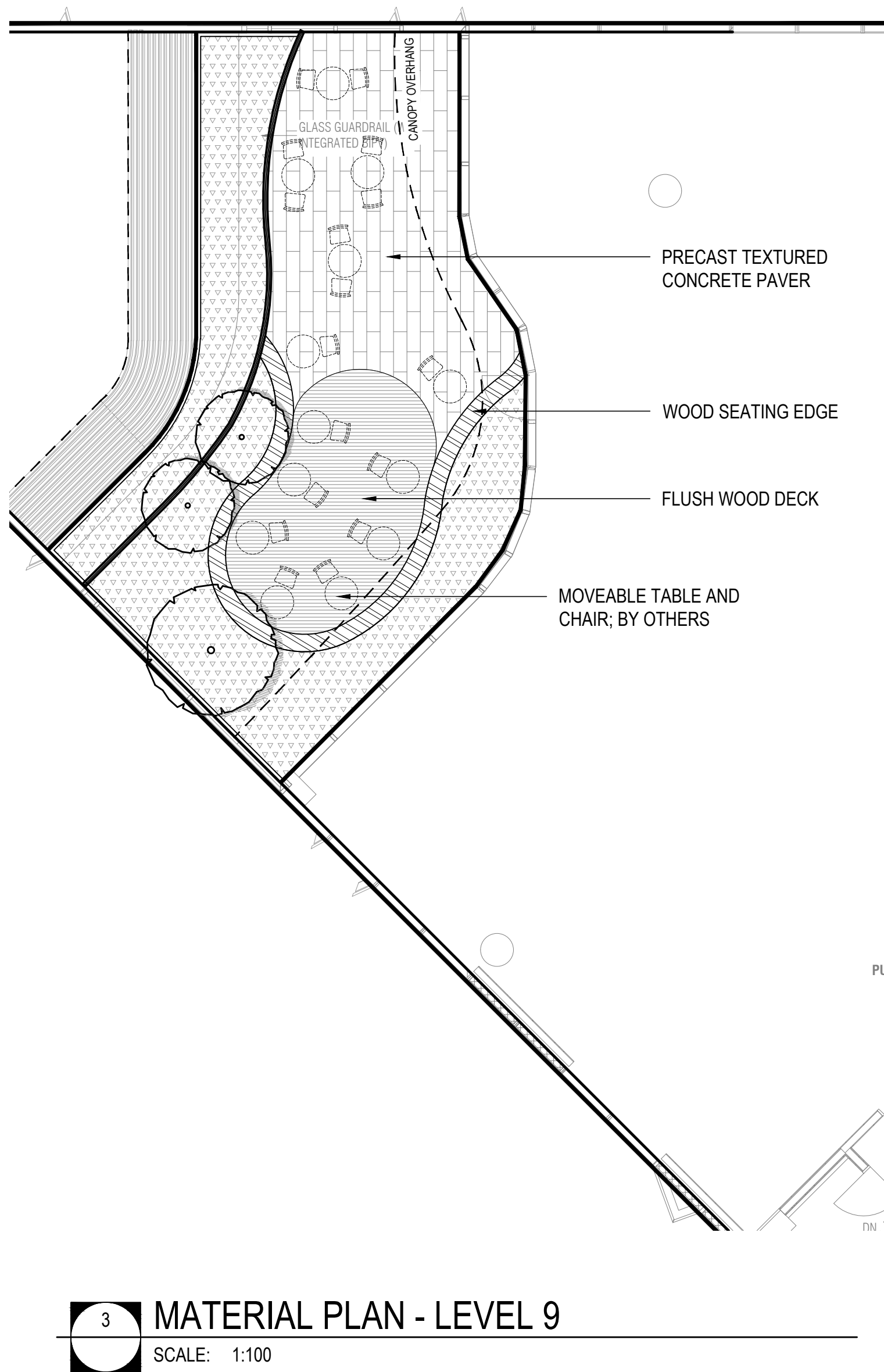
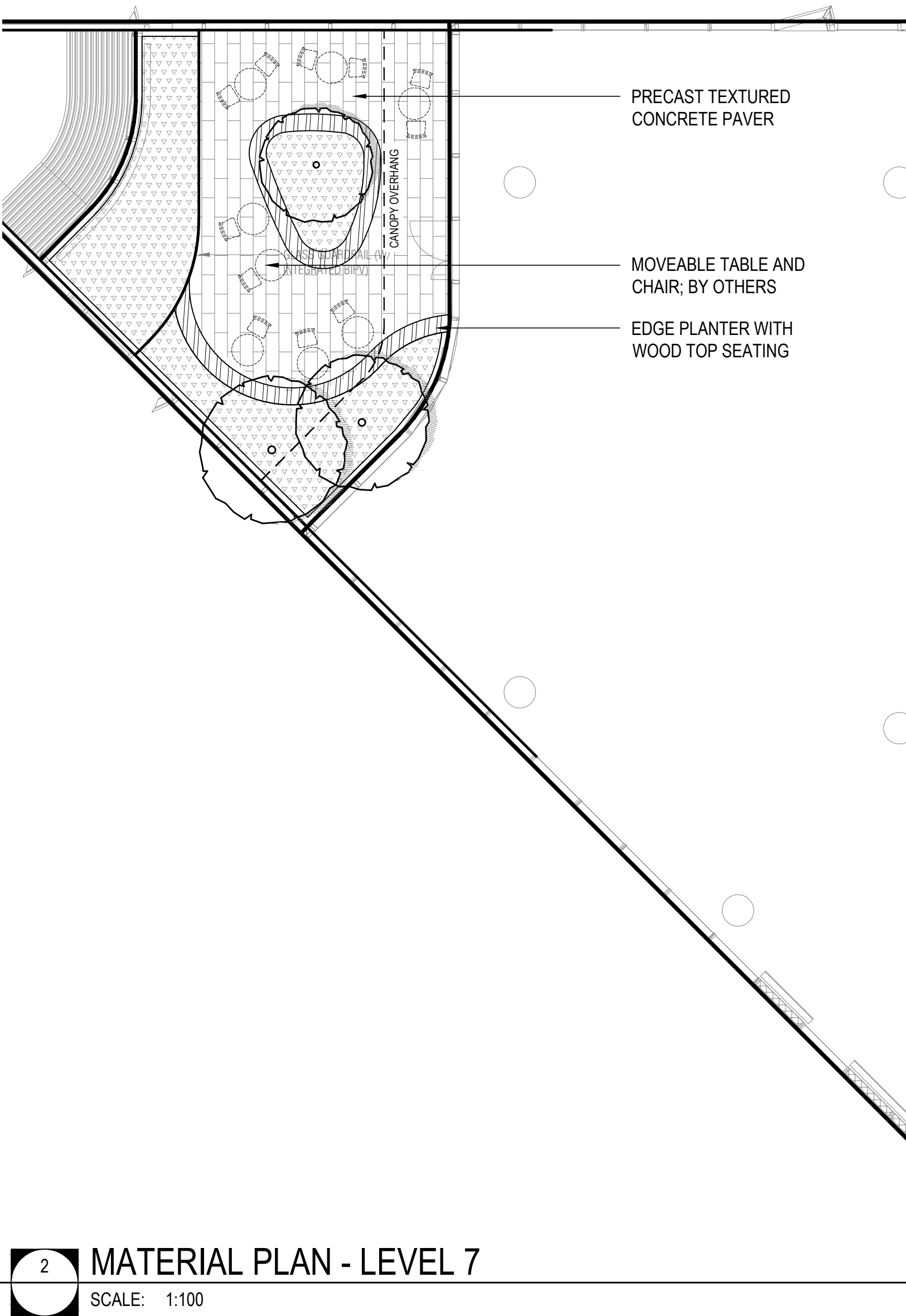
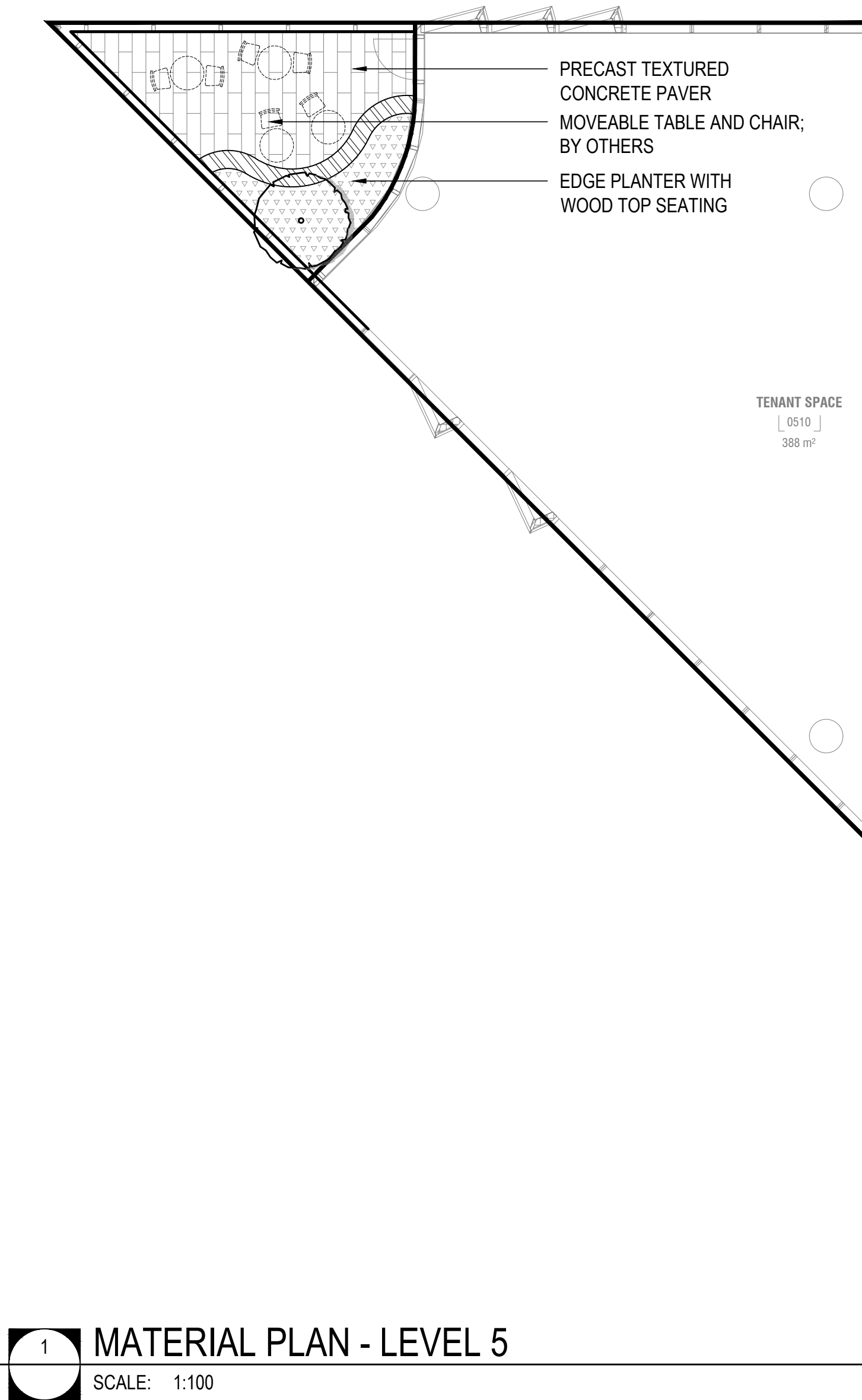
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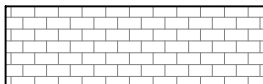
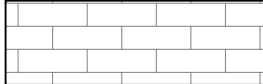
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DWG. NO.:

L3.02

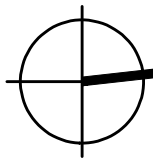
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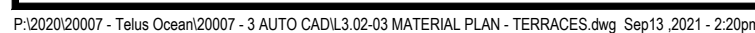
LEGEND				
P1		PRECAST CONCRETE PAVER LIGHT GREY PATTERN		SEATING EDGE
P2		PRECAST CONCRETE PAVER DARK GREY PATTERN		PLANTING AREA
P3		PRECAST CONCRETE PAVER - ON PEDESTAL		
P4		CIP CONCRETE		
P5		FLUSH WOOD DECK - ON PEDESTAL		

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- The Contractor shall be responsible for verifying the property line.



OF: XX



CLIENT:

PROJECT TEAM:

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Vancouver, BC V6J 1K7

ARCHITECT:
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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
GROUND LEVEL

PFS PROJECT NUMBER:

20007

DATE:

07/15/2020

DRAWN BY:

JW

CHECKED BY:

NM

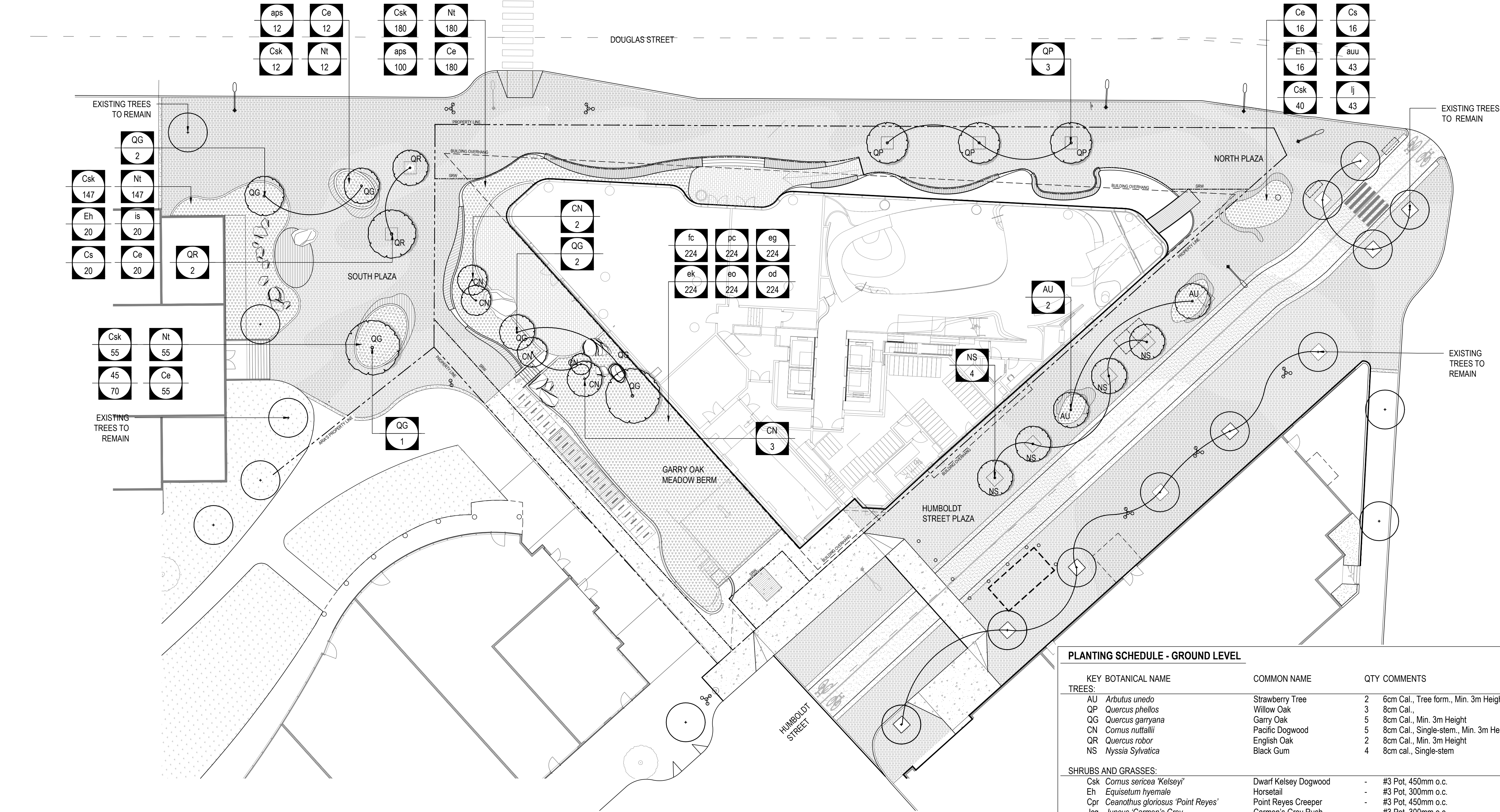
SCALE:

1:200

DWG. NO.:

L6.01

OF: XX



NOTE:
FINAL SELECTION OF SOUTH PLAZA TREE AND
PLANT SPECIES TO BE COORDINATED WITH
CITY OF VICTORIA AND PARKS DEPARTMENT

1 PLANTING PLAN - GROUND LEVEL

SCALE: 1:200

PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.
- ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.
- ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
- FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.
- ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
- ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
- ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.
- THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.



PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.
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3. ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
4. FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.
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7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
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9. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.
11. ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.
12. THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.

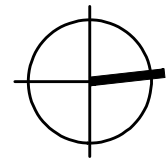
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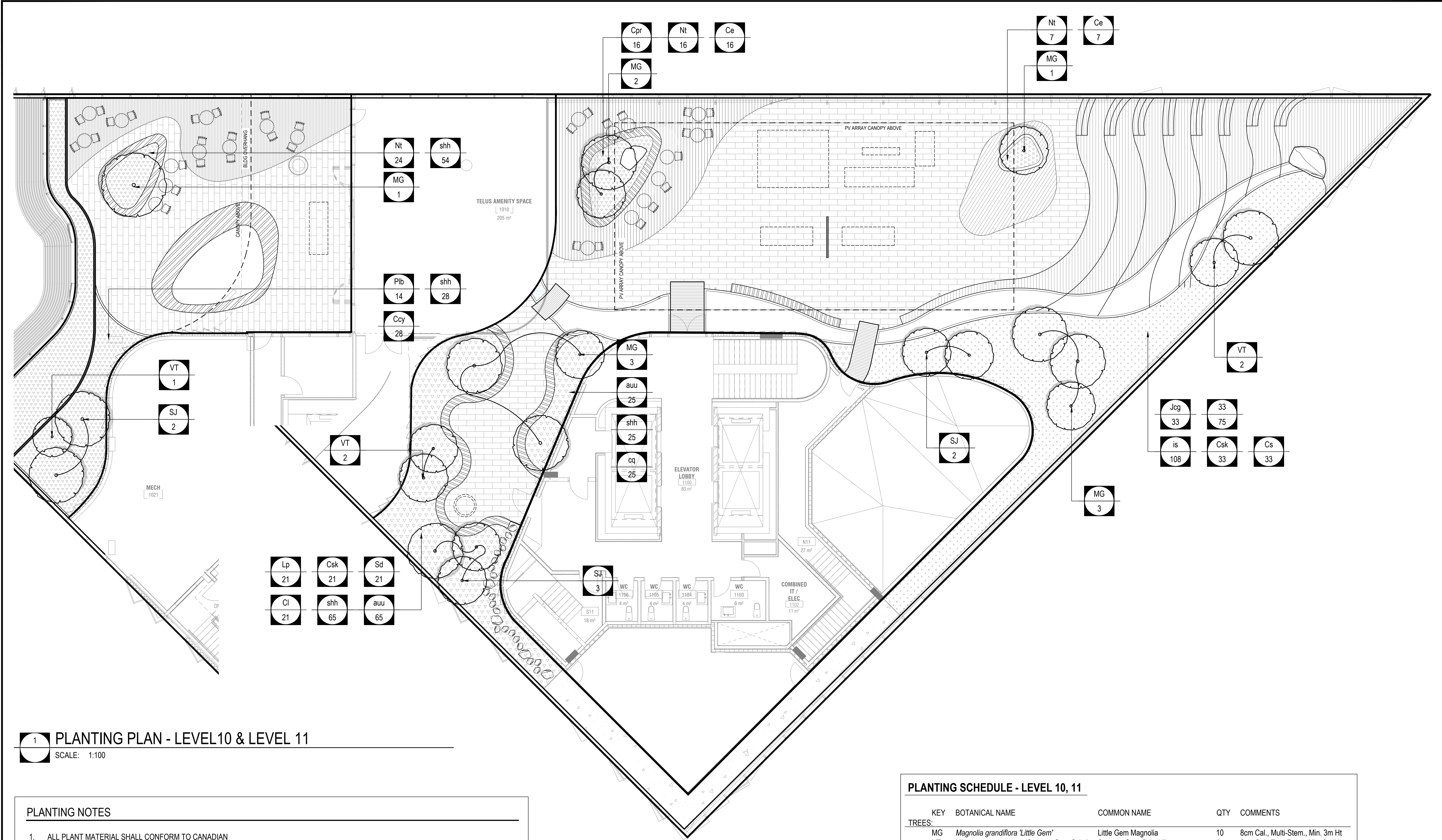
STAMP:

DRAWING TITLE:
PLANTING PLAN
LEVEL 5, LEVEL 7, LEVEL 9

DRAWN BY: JW
CHECKED BY: NM

DWG. NO.:
L6.02 OF: XX





1 PLANTING PLAN - LEVEL 10 & LEVEL 11
SCALE: 1:100

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO CANADIAN LANDSCAPE STANDARDS. NURSERIES SHALL BE S.O.D. CERTIFIED.

2. ALL PRUNING OF EXISTING TREES & SHRUBS TO BE UNDERTAKEN WITH APPROVAL OF THE PROJECT ARBORIST.

3. ALL PRUNING DURING THE MAINTENANCE PERIOD MUST BE DONE BY AN ISA CERTIFIED ARBORIST.

4. FINAL LOCATION OF ALL PLANTING MATERIAL TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT ON SITE.

5. ALL PLANT MATERIAL MUST BE SUPPLIED AT THE SIZES INDICATED AND CONFORMS WITH THE SPECIFICATION.

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7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.

8. ALLOW 760-900 DIA. NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
9. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.

10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND QUANTITY OF PLANT MATERIAL SPECIFIED, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANTS SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT WILL BE REJECTED.

11. ALL ELM MUST BE SOURCED FROM A CERTIFIED DED FREE SOURCE.

12. THE CONTRACTOR MUST MAKE AN ALLOWANCE FOR A 20% OVER SUPPLY OF PLANT MATERIAL TO ALLOW FOR FAILED STOCK DURING THE MAINTENANCE PHASE.

PLANTING SCHEDULE - LEVEL 10, 11

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
MG	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	10	8cm Cal., Multi-Stem., Min. 3m Ht
VT	<i>Viburnum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	5	6cm Cal., Tree Form., Min. 3m Ht
SJ	<i>Styrax japonicus</i>	Japanese Snowbell	7	6cm Cal., Tree Form., Min. 3m Ht
SHRUBS AND GRASSES:				
Sd	<i>Spiraea douglasii</i>	Red Spirea	-	#5 Pot, 750mm o.c.
Plb	<i>Philadelphus Lewisii</i> 'Blizzard'	Blizzard Dwarf Mock Orange	-	#3 Pot, 450mm o.c.
Csk	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Lp	<i>Lonicera pileata</i>	Box-leaved Honeysuckle	-	#3 Pot, 450mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican Feathergrass	-	#3 Pot, 450mm o.c.
Cl	<i>Canemantele lessoniana</i>	New Zealand Wind Grass	-	#3 Pot, 450mm o.c.
Cak	<i>Calamagrostis</i> x acutiflora 'Karl Foerster'	Feather Reed Grass	-	#3 Pot, 450mm o.c.
Ce	<i>Carex elata</i> 'Aurea'	Golden Sedge	-	#3 Pot, 450mm o.c.
Ccy	<i>Colinus coggygria</i> 'Young Lady'	Young Lady Smoke Bush	-	#3 Pot, 450mm o.c.
Jcg	<i>Juncus</i> 'Carmen's Grey'	Carmen's Grey Rush	-	#3 Pot, 450mm o.c.
Eh	<i>Equisetum hyemale</i>	Horsetail	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
cq	<i>Camassia quamash</i>	Blue Camas	-	#1 Pot, 300mm o.c.
aps	<i>Allium purple sensation</i>	Purple Sensation Allium	-	#1 Pot, 300mm o.c.
shh	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	-	#1 Pot, 300mm o.c.
is	<i>Isis artemesia</i>	Dwarf Artemisia	-	#1 Pot, 200mm o.c.

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
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Vancouver, BC V6J 1K7

ARCHITECT:
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9	09-13-2021	RE-ISSUED FOR TRG

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STAMP:

PROJECT NAME:
TELUS OCEAN

DRAWING TITLE:
PLANTING PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

CHECKED BY:
NM

SCALE:
1:100

DWG. NO.:

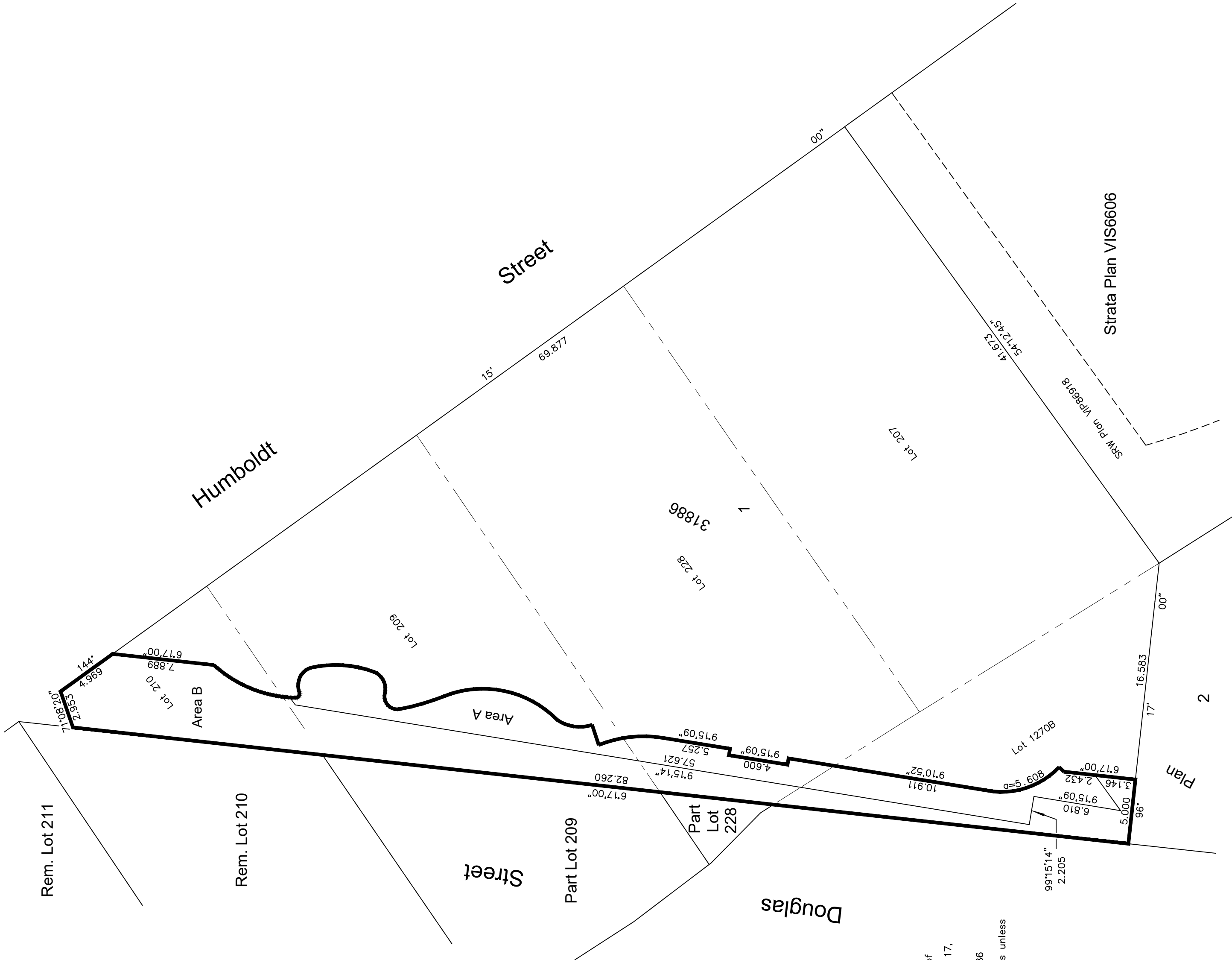
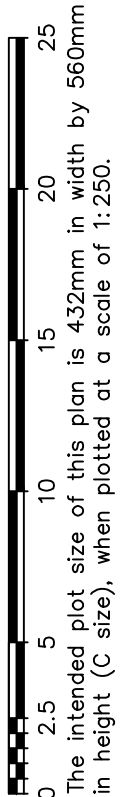
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EXPLANATORY PLAN OF PART OF LOT 1 OF LOTS 207, 209, 210, 228 AND 1270B,
VICTORIA CITY, PLAN 31886

PLAN EPP114784

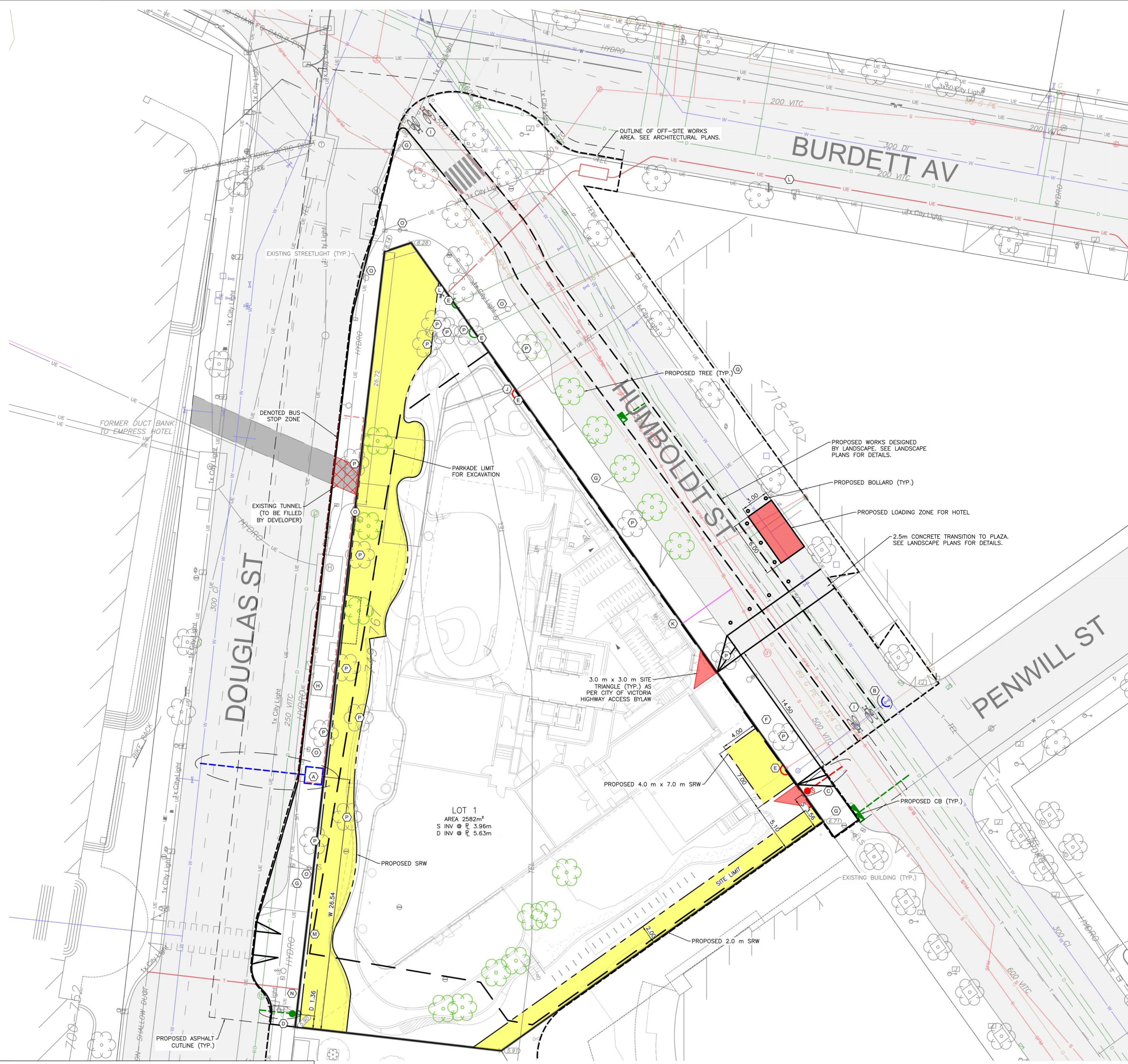
FOR STATUTORY RIGHT OF WAY PURPOSES PURSUANT TO SECTION 99(1)(E), LAND TITLE ACT

BCGS 92B.044



All distances are in meters and decimals thereof
This plan lies within Integrated Survey Area No. 17,
City of Victoria, NAD83 (CSRS) 3.0.0.BC.1.CRD
Astronomic bearings are derived from Plan 31886
This plan shows horizontal ground level distances unless
otherwise specified.

BOOK OF REFERENCE		
AREA No.	LOT No.	SIZE
Area A	Lot 1	144.2 m ²
Area B	Lot 1	240.0 m ²



- SHEET NOTES:**
- (A) CITY OF VICTORIA TO INSTALL NEW FIRE AND DOMESTIC SERVICE AND VAULT TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO CAP EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
 - (C) CITY OF VICTORIA TO INSTALL NEW SANITARY SERVICE AT DEVELOPERS EXPENSE.
 - (D) CITY OF VICTORIA TO INSTALL NEW STORM SERVICE AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO CAP EXISTING SERVICES AT PROPERTY LINE DURING DEMOLITION STAGE.
 - (F) CONTRACTOR TO INSTALL NEW 14.50 m DRIVEWAY AS PER MUNICIPAL STANDARDS.
 - (G) CONTRACTOR TO INSTALL NEW CURB AND SIDEWALK. REFER TO LANDSCAPE PLANS FOR FINISH DETAILS.
 - (H) CONTRACTOR TO INSTALL NEW BUS STOP AS PER BC TRANSIT STANDARDS.
 - (I) PROPOSED RELOCATED BIKE LANE.
 - (J) EXISTING TELUS SERVICING LOCATION.
 - (K) PROPOSED GAS SERVICE LOCATION.
 - (L) PRELIMINARY HYDRO SERVICE ROUTING, DETAILED DESIGN TO BE PROVIDED BY BC HYDRO.
 - (M) UNCONFIRMED EXISTING WATER SERVICE AND COMMUNICATION SERVICE TO BE EXPOSED AND LOCATION CONFIRMED ON-SITE DURING DEMOLITION STAGE.
 - (N) PRELIMINARY TELUS SERVICE LOCATION.
 - (O) EXISTING PEDESTRIAN LIGHTS AND STREET LIGHTING. CONTRACTOR TO REMOVE AND REPLACE LIGHT BASES AND CONDUITS AS PER CITY OF VICTORIA STANDARDS. EXISTING POLES AND LIGHTS TO BE REUSED. DETAILED LIGHTING CALCULATIONS TO BE CONFIRMED DURING BUILDING PERMIT STAGE. DESIGN BY OTHERS.
 - (P) EXISTING TREE TO BE REMOVED. SEE LANDSCAPE PLANS
 - (Q) PROPOSED STREET TREE. SEE LANDSCAPE PLANS.



KEY PLAN
NTS
LEGAL DESCRIPTION: LOT 1 OF LOTS 207, 209, 210, 228 AND 1270B,
VICTORIA, PLAN 31886
BENCHMARK: MONUMENT 812
ELEV. 8.637m

**TELUS OCEAN
PRELIMINARY SITE
SERVICING CONCEPT**
Scale
horiz. **1:200**
Sheet **1** of **1**
Eng. Project No. **32472**



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

ISSUED FOR DEVELOPMENT PERMIT

