

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
A.010	SITE PLAN	2021.09.14
A.011	SITE PLAN - GROUND PLATE	2021.09.14
A.012	PROJECT VIEWS	2021.09.14
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A.102	PLAN - LEVEL P2 - REZONING	2021.09.14
A.103	PLAN - LEVEL P1 - REZONING	2021.09.14
A.104	PLAN - LEVEL 1 - REZONING	2021.09.14
A.105	PLAN - LEVEL 1 - MEZZANINE - REZONING	2021.09.14
A.106	PLAN - LEVEL 2 - REZONING	2021.09.14
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A.108	PLAN - LEVEL 4 - REZONING	2021.09.14
A.109	PLAN - LEVEL 5 - REZONING	2021.09.14
A.110	PLAN - LEVEL 6 - REZONING	2021.09.14
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A.113	PLAN - LEVEL 9 - REZONING	2021.09.14
A.114	PLAN - LEVEL 10 - REZONING	2021.09.14
A.115	PLAN - LEVEL 11 - REZONING	2021.09.14
A.116	PLAN - UPPER ROOF - REZONING	2021.09.14
A.301	ELEVATION - WEST - REZONING	2021.09.14
A.302	ELEVATION - EAST - REZONING	2021.09.14
A.303	ELEVATION - SOUTH - REZONING	2021.09.14
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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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 12708
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)	108
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%		

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No.	Date	Description
2	2020.07.15	Rezoning-DP Application
3	2020.11.09	Rezoning-DP Application Revision
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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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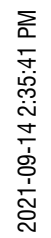
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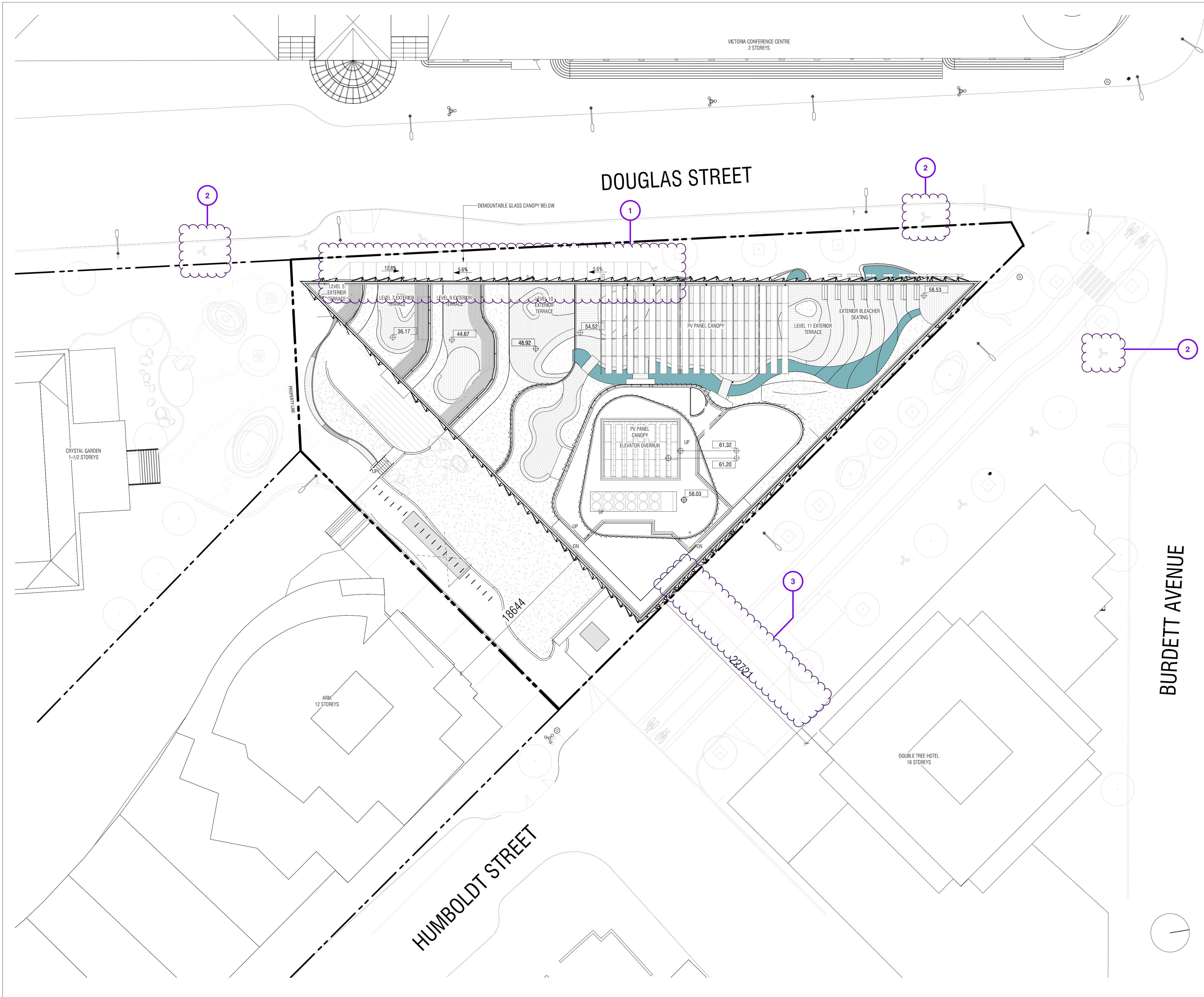
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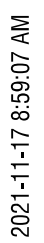
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749 Douglas St, Victoria, BC

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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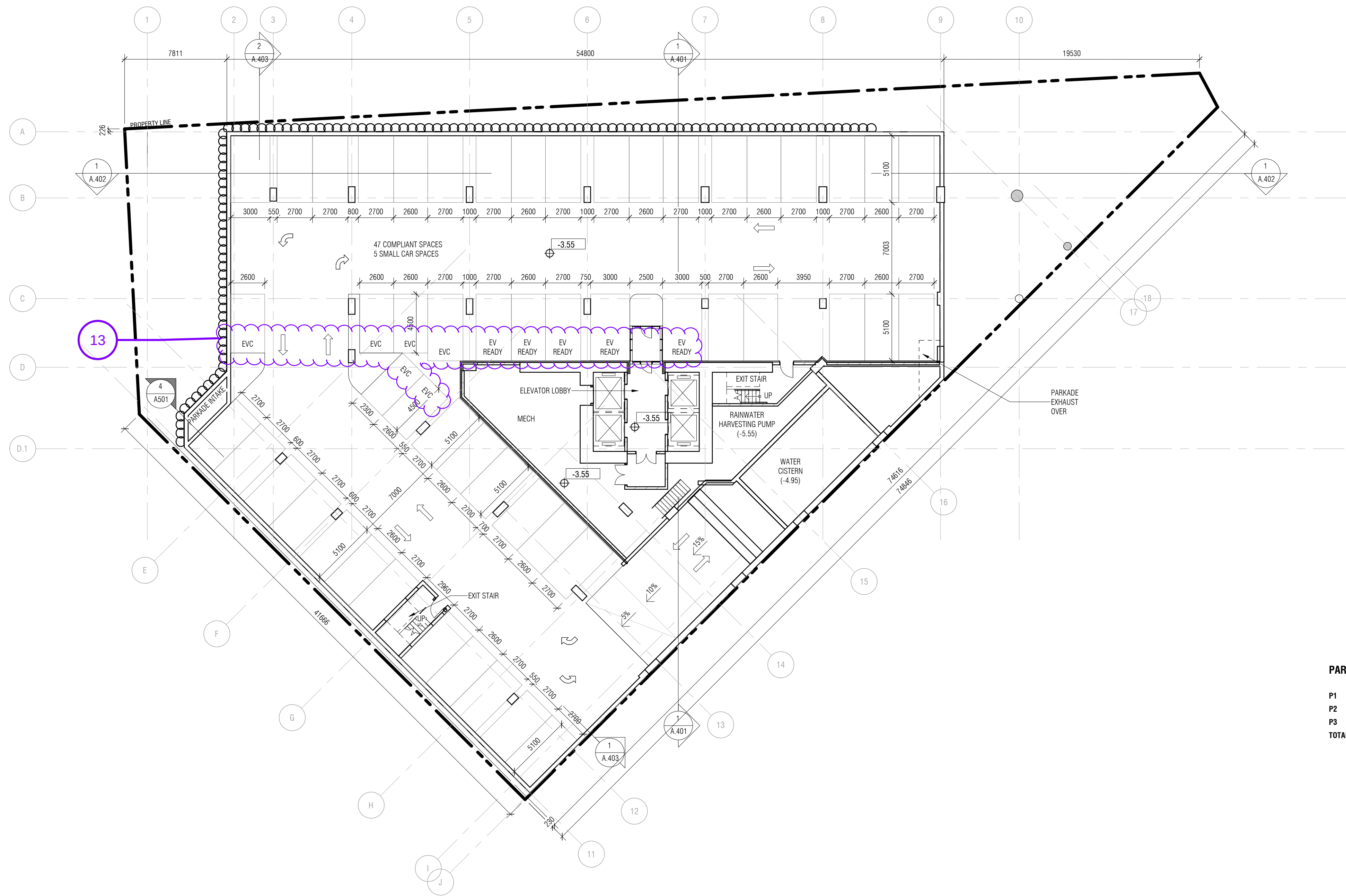
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749 Douglas St, Victoria, BC

PROJECT VIEWS

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

A.012



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

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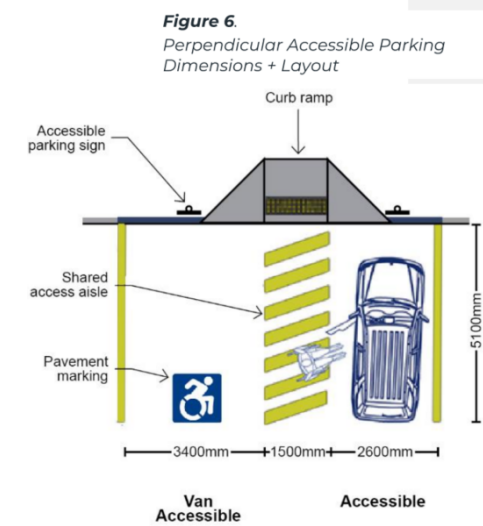
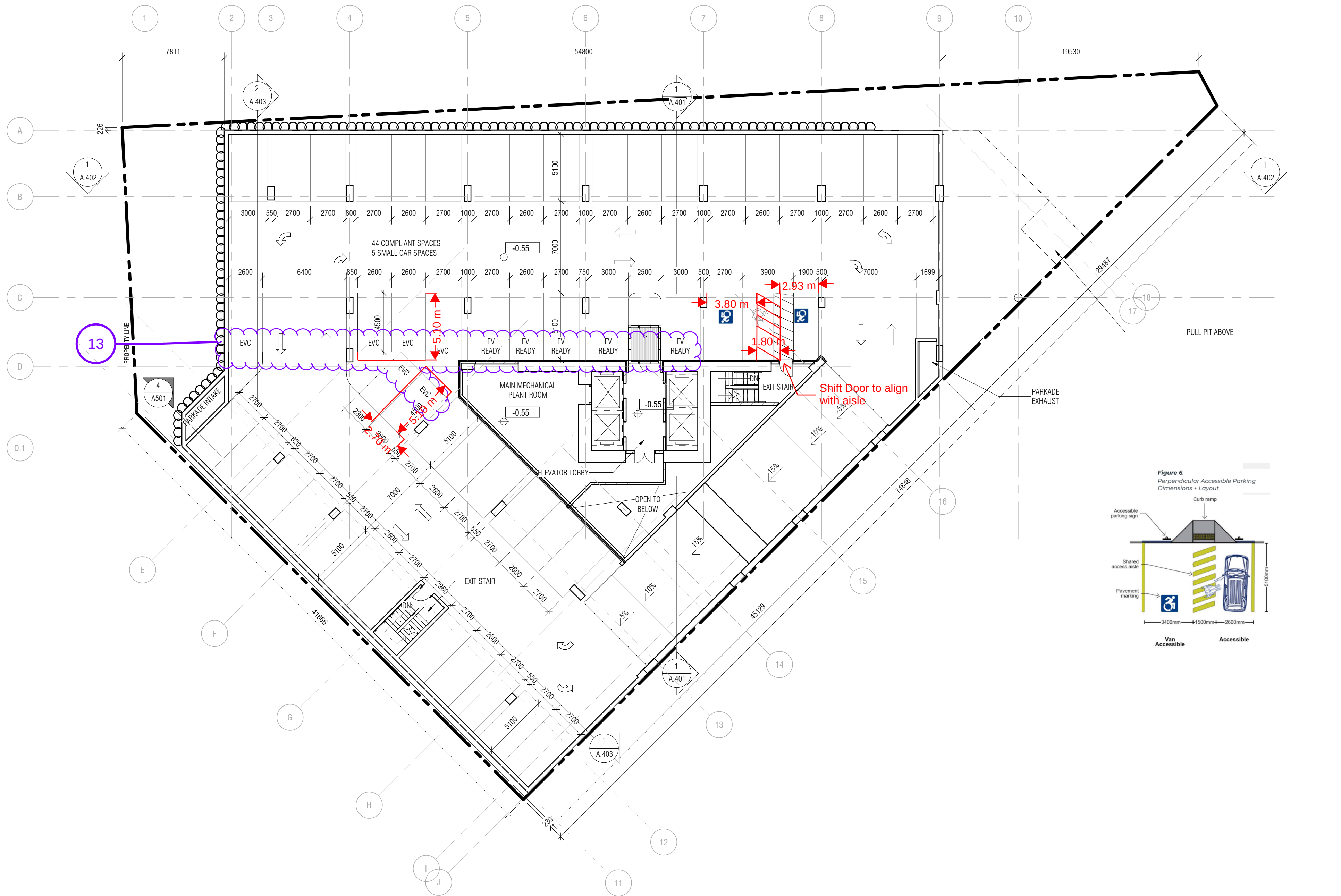
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PLAN - LEVEL P3 - REZONING

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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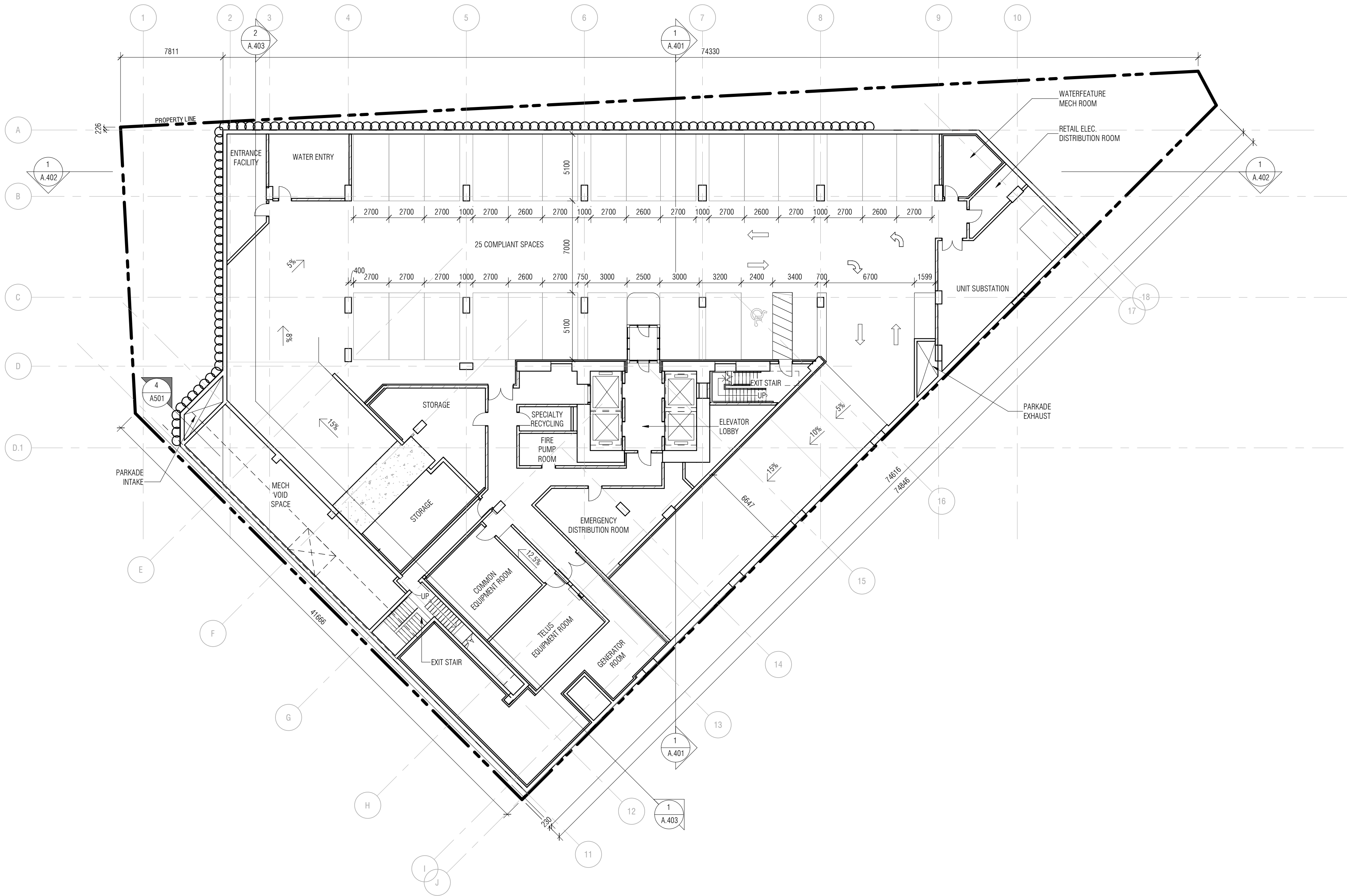
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PLAN - LEVEL P2 - REZONING

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

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

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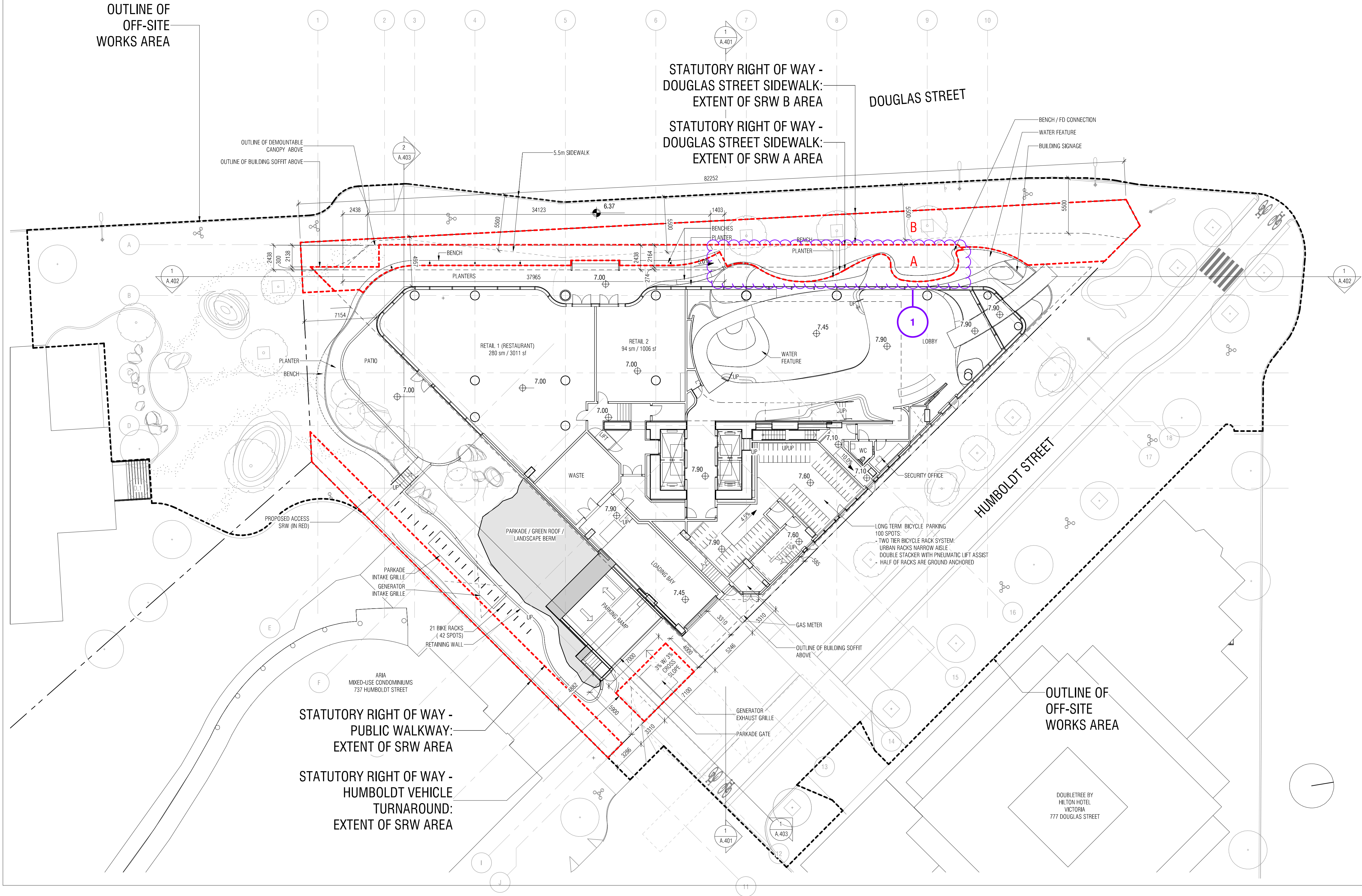
PLAN - LEVEL P1 - REZONING

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Project No: 1911
Date: 2021/09/14

A.103

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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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A.106

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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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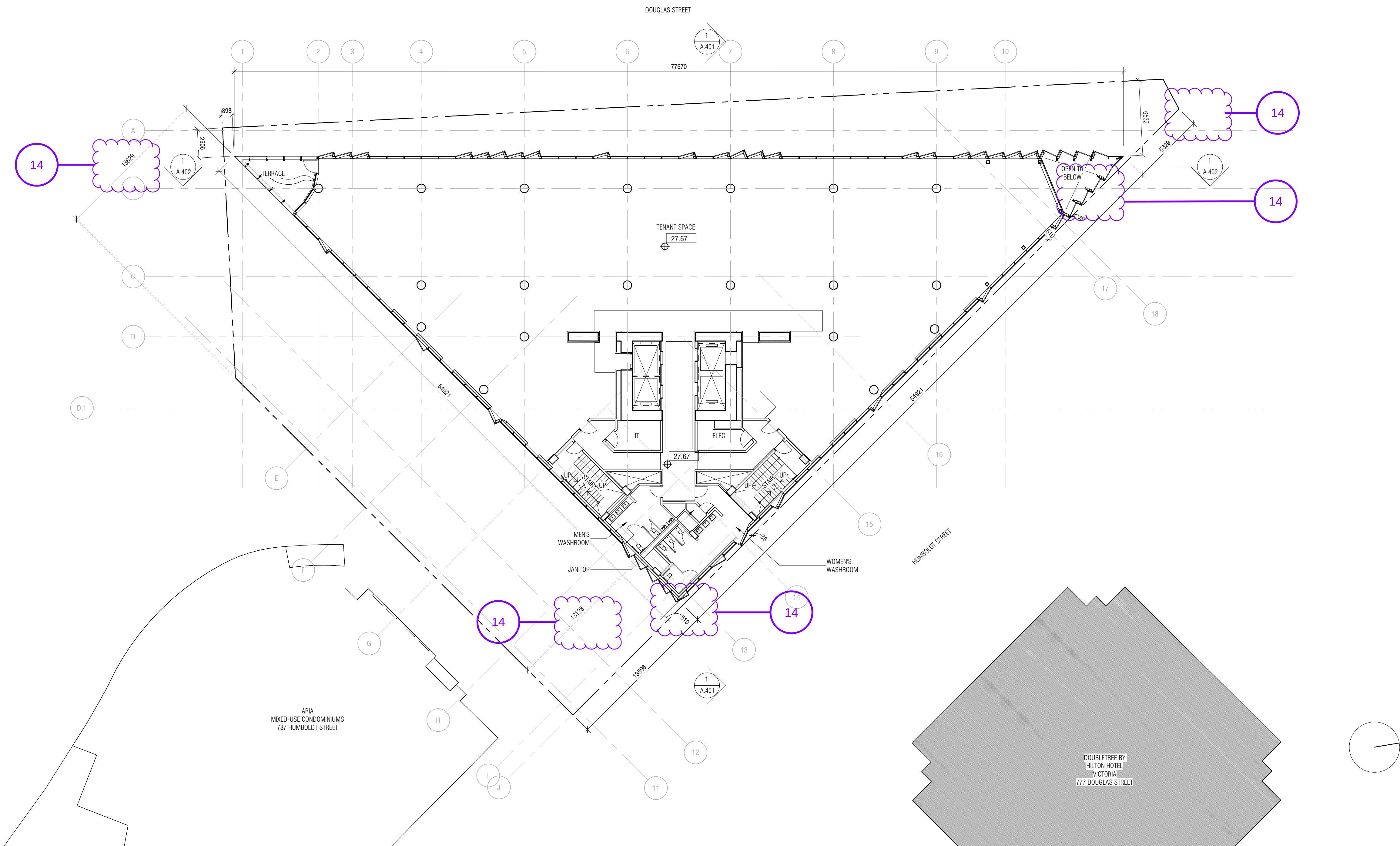
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PLAN - LEVEL 4 - REZONING

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Area Schedule (Gross Building - Rezoning) L5		
Level	Name	Area
LEVEL 5	Floor Area	1417.53 m²
Grand total: 1		1417.53 m²

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PLAN - LEVEL 5 - REZONING

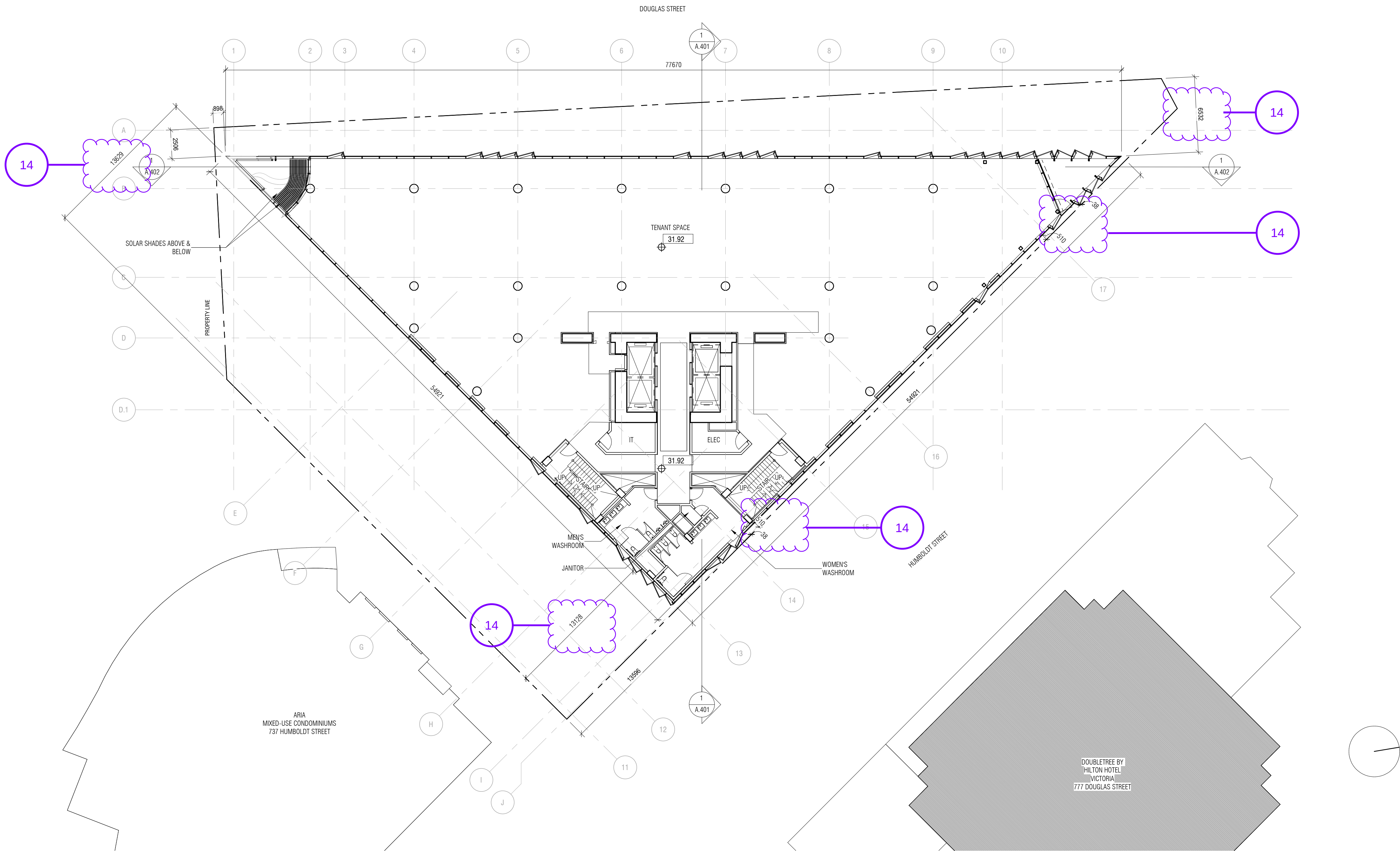
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A.109

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Area Schedule (Gross Building - Rezoning) L6		
Level	Name	Area
LEVEL 6	Floor Area	1434.83 m²
Grand total: 1		1434.83 m²



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16	2021.09.14	Rezoning-DP Application Revision 5

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TELUS OCEAN

749 Douglas St, Victoria, BC

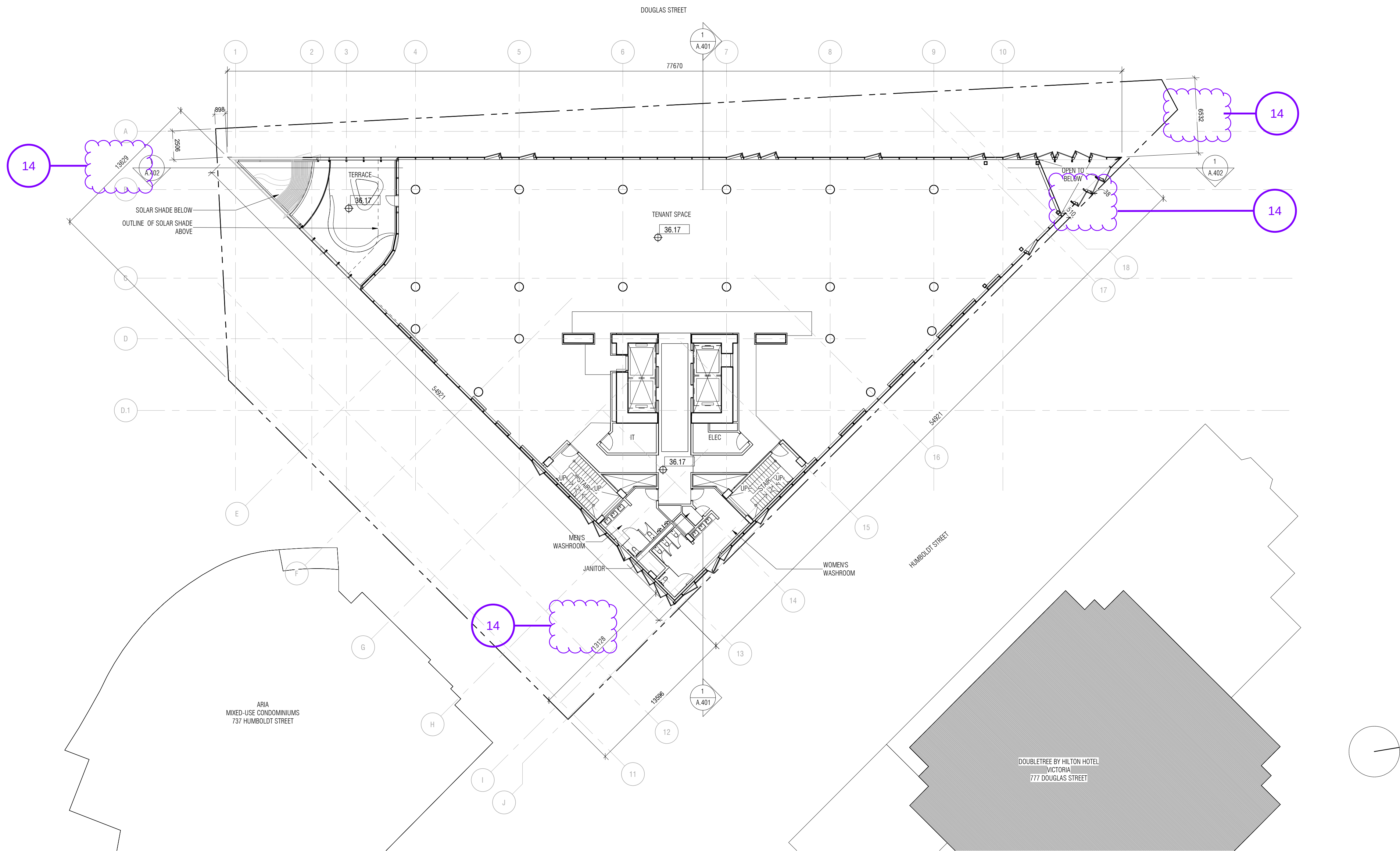
PLAN - LEVEL 6 - REZONING

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

A.110

BM 3607/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

2021-09-14 2:37:13 PM



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

NOT FOR
CONSTRUCTION

ISSUED

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

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749 Douglas St, Victoria, BC

PLAN - LEVEL 7 - REZONING

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

A.111

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

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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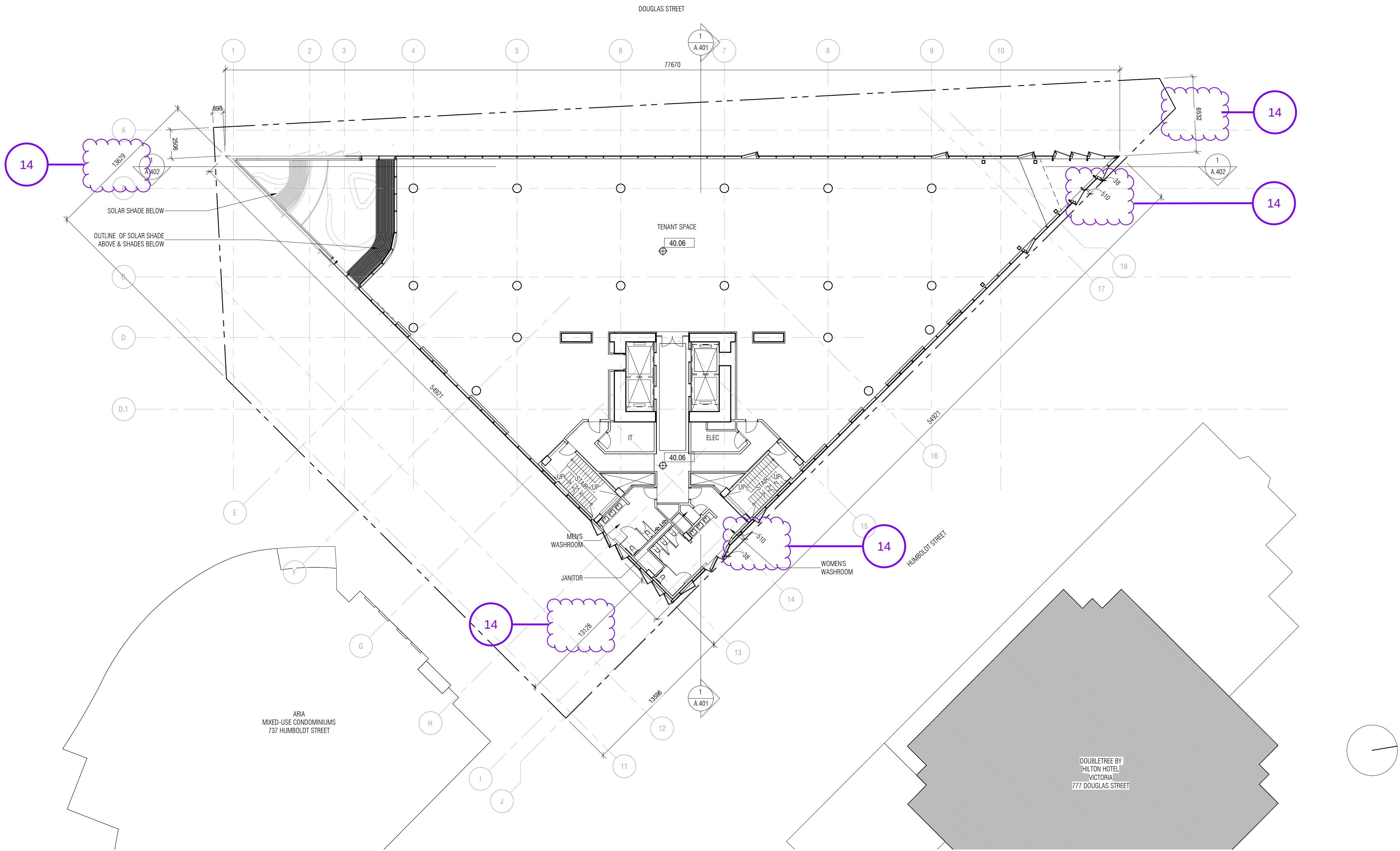
TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 8 - REZONING

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

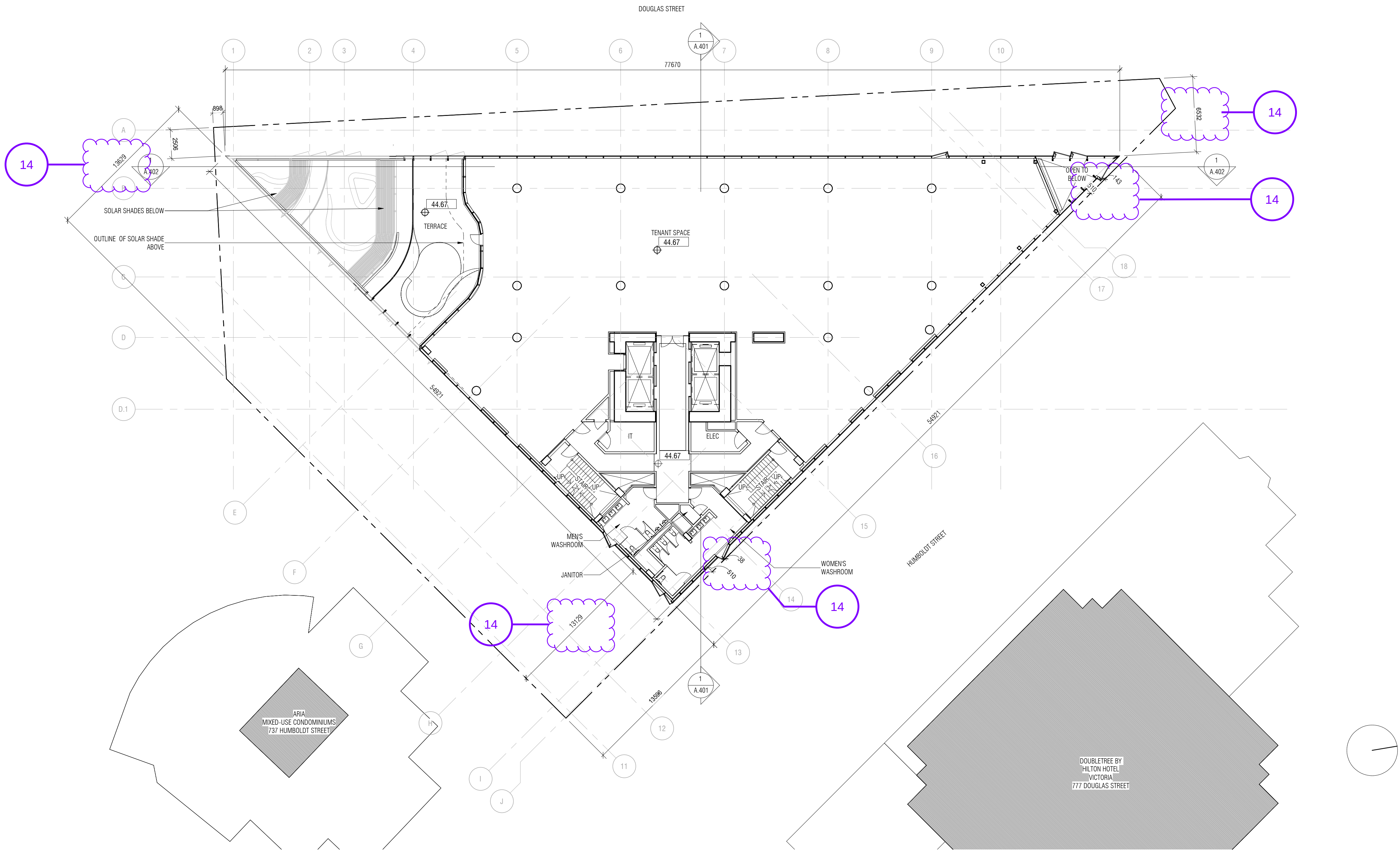
A.112



BM 3807/1911-Telus Ocean-R201911_ARCH_DSA_Building_F20.rvt

2021-09-14 2:37:26 PM

Area Schedule (Gross Building - Rezoning) L9		
Level	Name	Area
LEVEL 9	Floor Area	1228.28 m ²
Grand total: 1		1228.28 m ²



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CONSTRUCTION

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PLAN - LEVEL 9 - REZONING

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

A.113

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

2021-09-14 2:37:33 PM

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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TELUS OCEAN

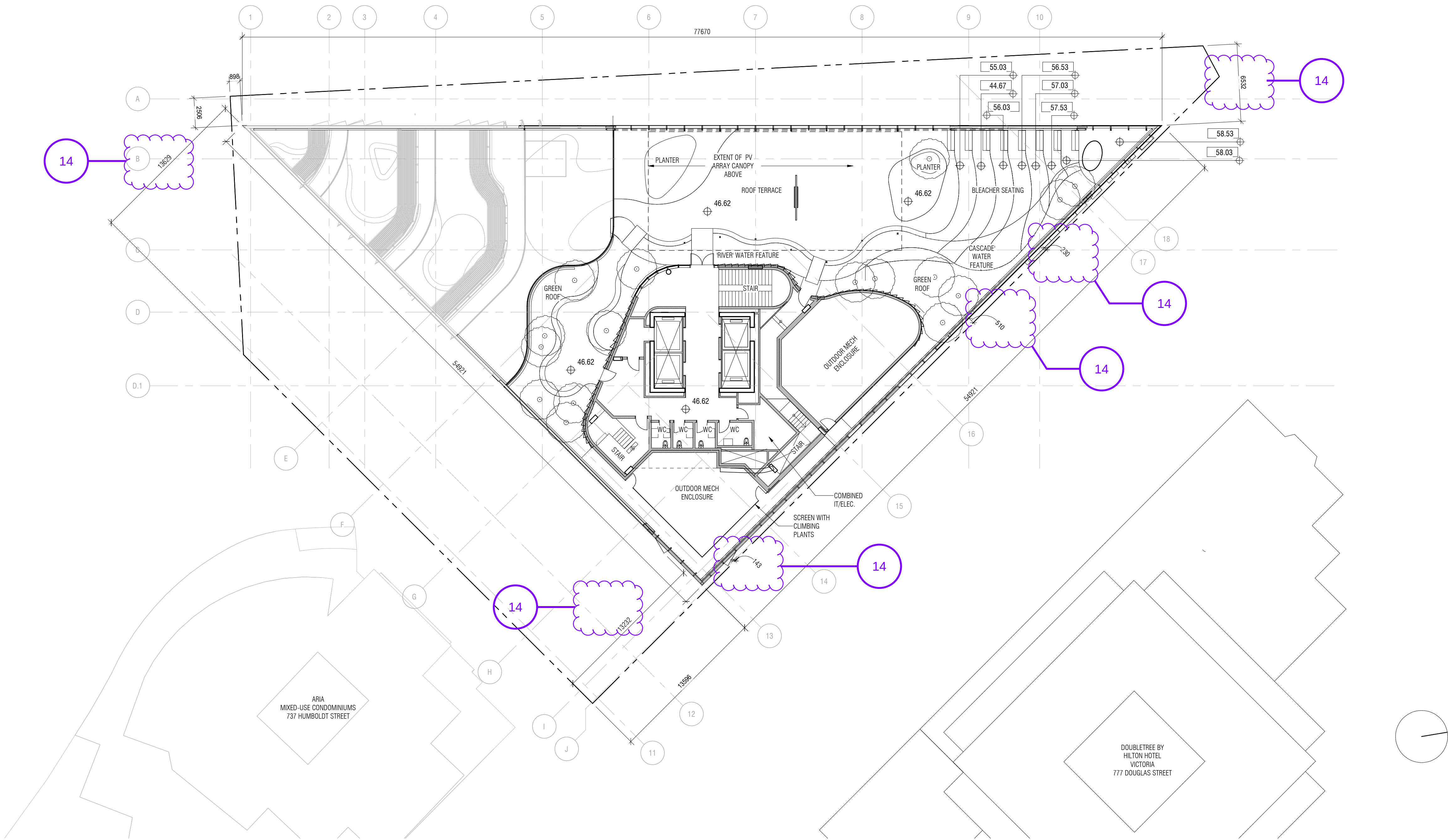
749 Douglas St, Victoria, BC

PLAN - LEVEL 10 - REZONING

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

BM 3802/1911-Telus Ocean-R201911_ARCH_DSA_Building_F201.vnt

2021-09-14 2:37:43 PM



Area Schedule (Gross Building - Rezoning) L11		
Level	Name	Area
LEVEL 11 LOWER ROOF	Floor Area	212.50 m ²
Grand total: 1		212.50 m ²

NOT FOR
CONSTRUCTION

ISSUED

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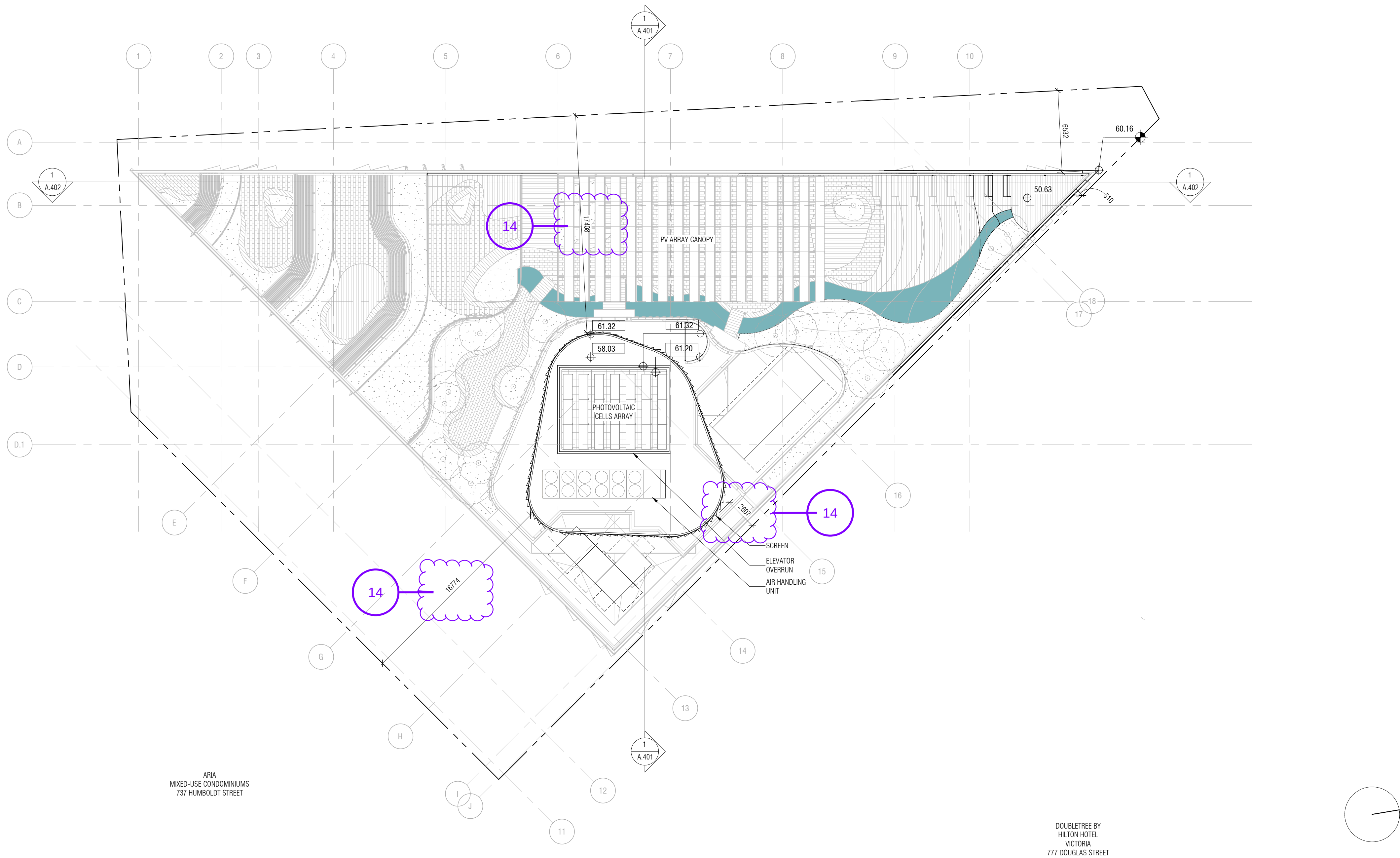
TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - LEVEL 11 - REZONING

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

A.115



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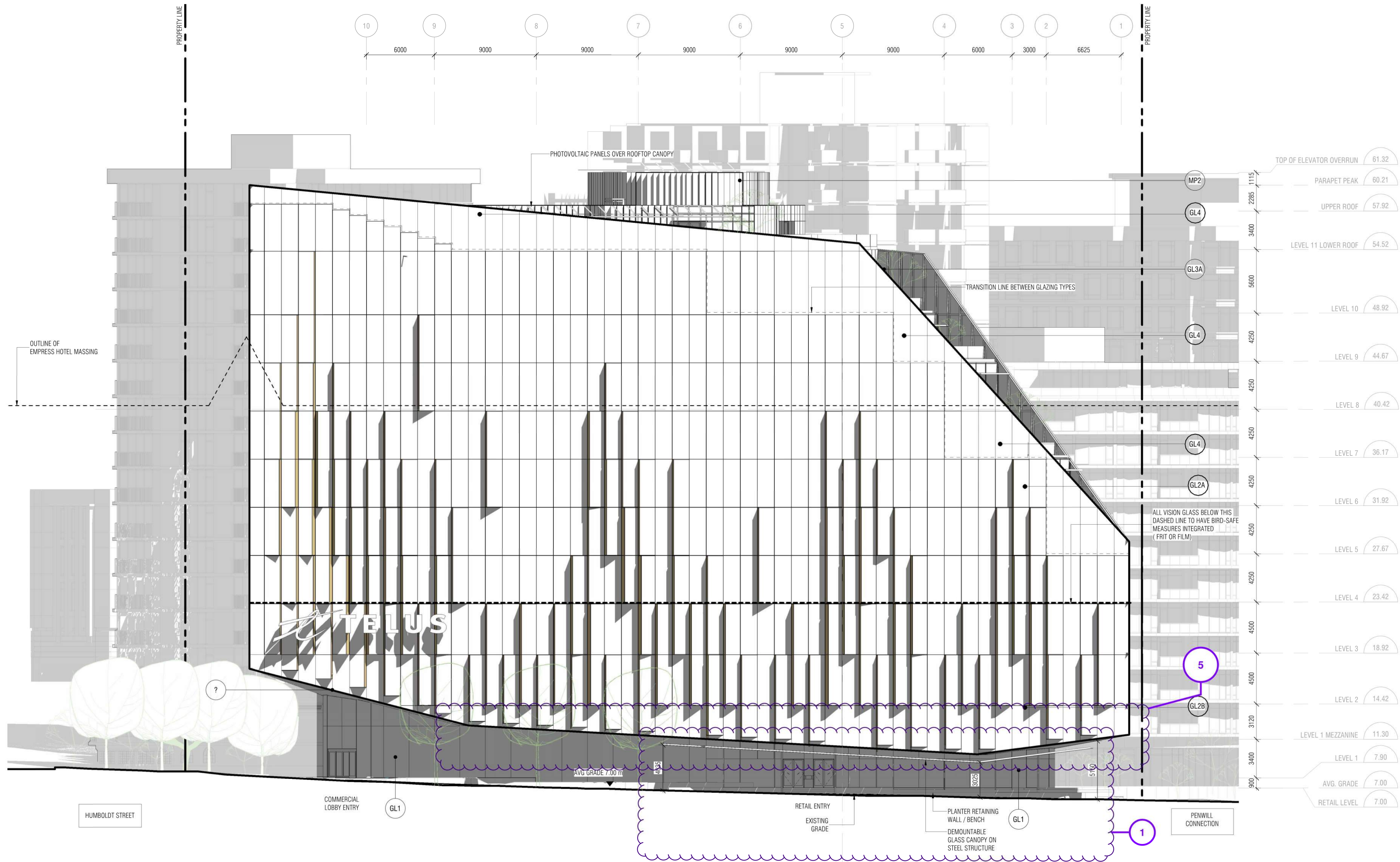
TELUS OCEAN

749 Douglas St, Victoria, BC

PLAN - UPPER ROOF - REZONING

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

A.116



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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16	2021.09.14	Rezoning-DP Application Revision 5
17	2021.10.26	Rezoning-DP Application Revision 6

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TELUS OCEAN

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ELEVATION - WEST - REZONING

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

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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

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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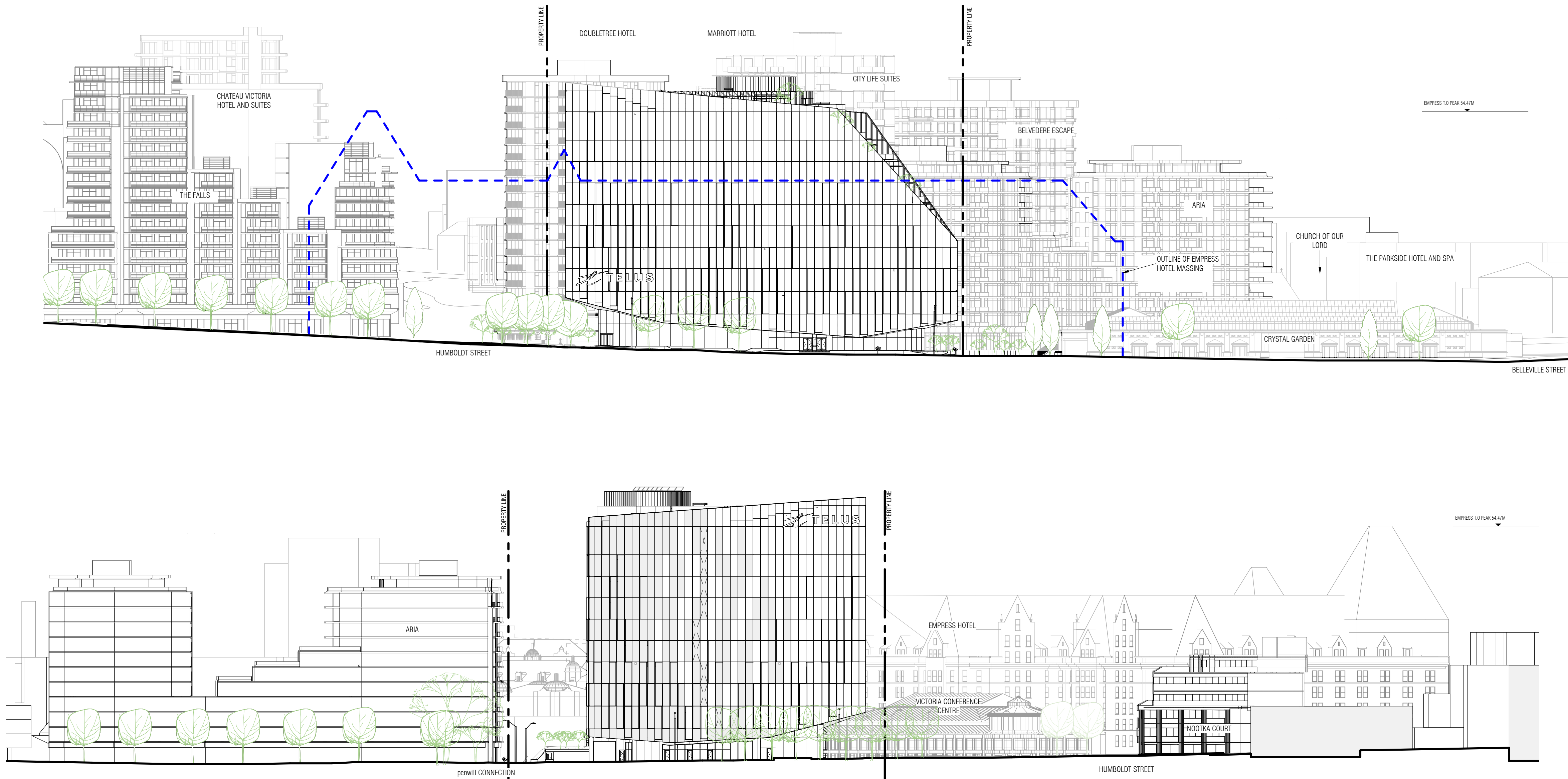
TELUS OCEAN

749 Douglas St, Victoria, BC

ELEVATION - SOUTH - REZONING

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

A.303



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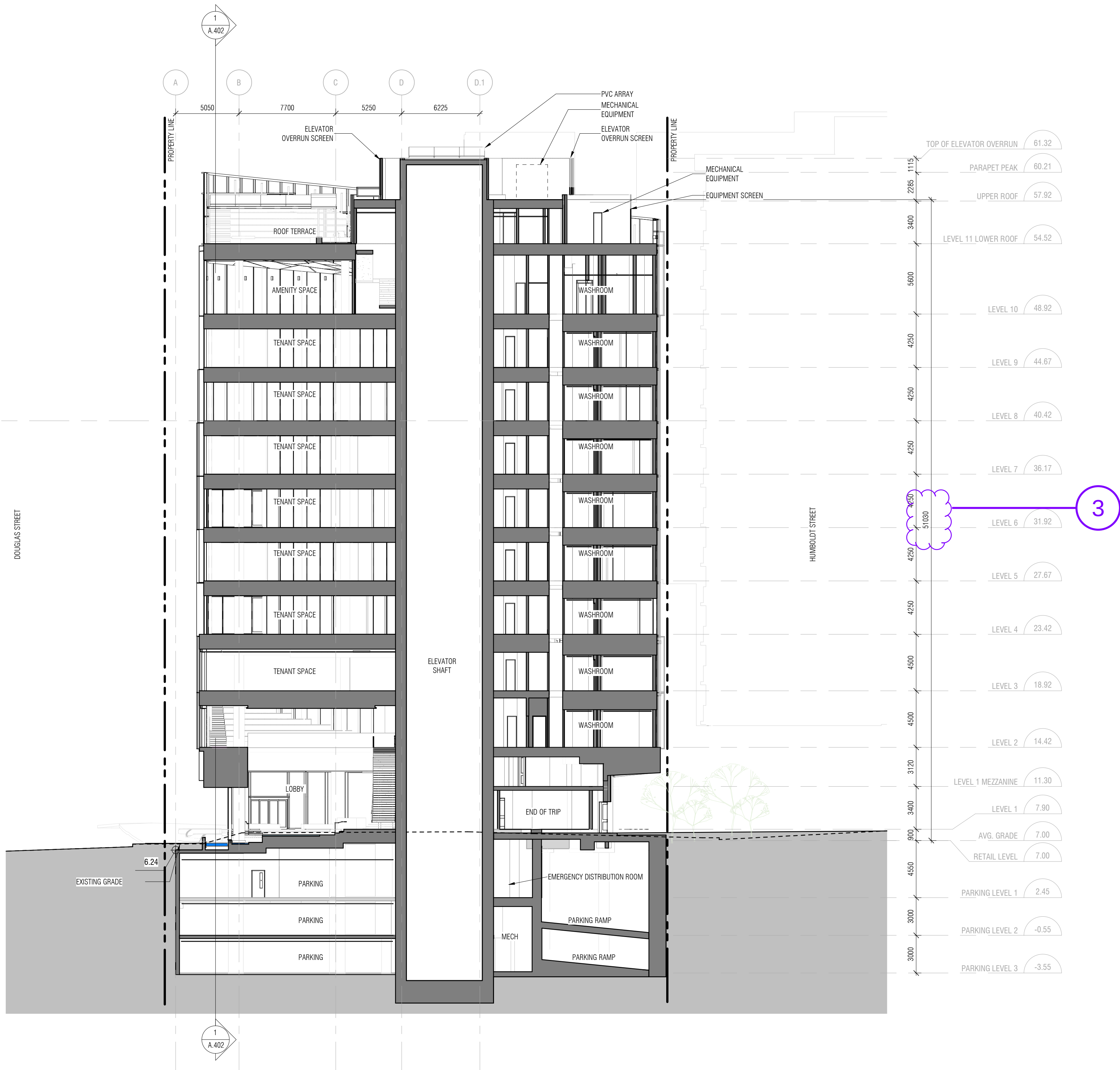
TELUS OCEAN

749 Douglas St, Victoria, BC

CONTEXT ELEVATIONS - REZONING

Scale: 1 : 500
Project No: 1911
Date: 2021/09/14

A.304



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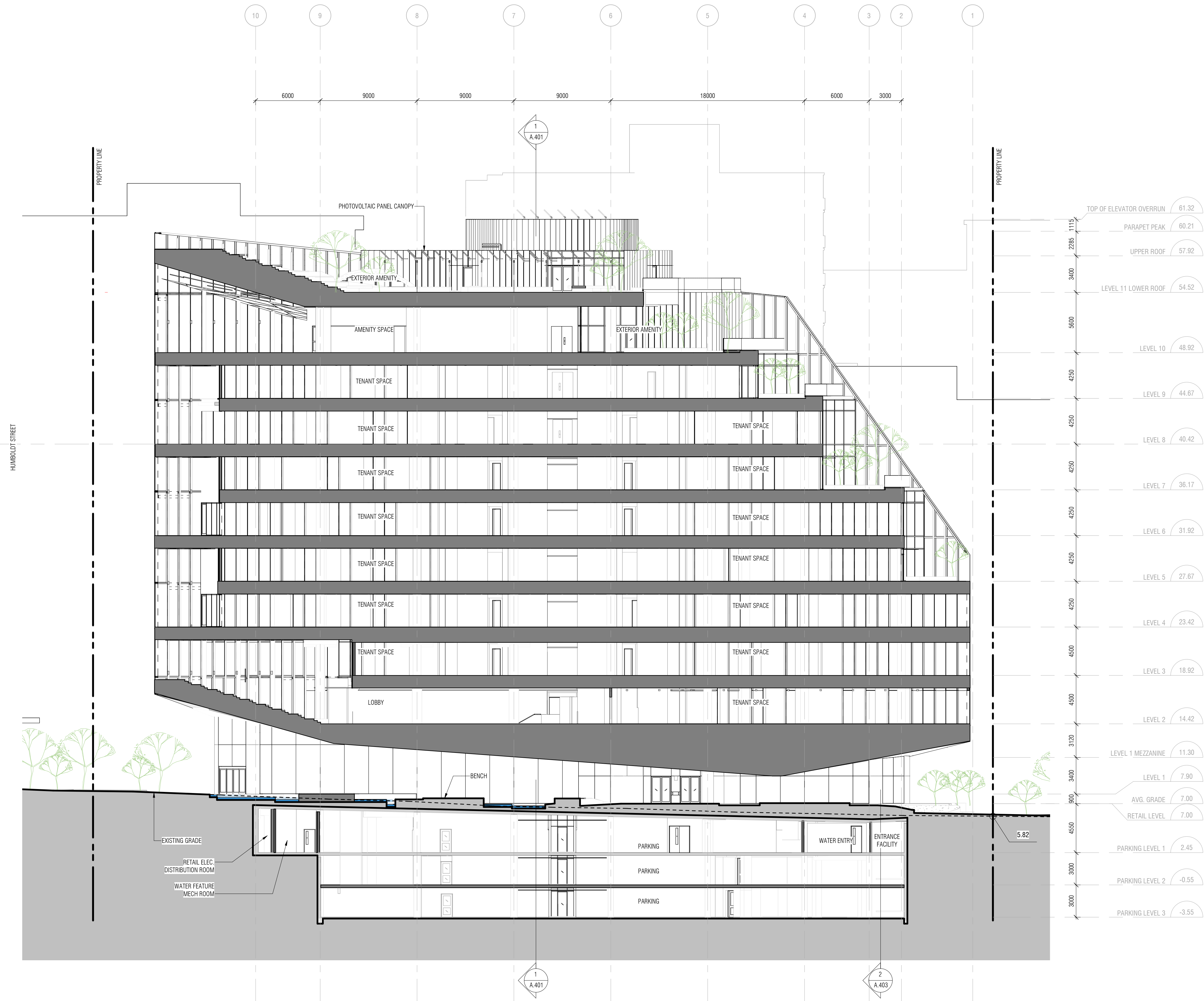
SECTION A - REZONING

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

A.401

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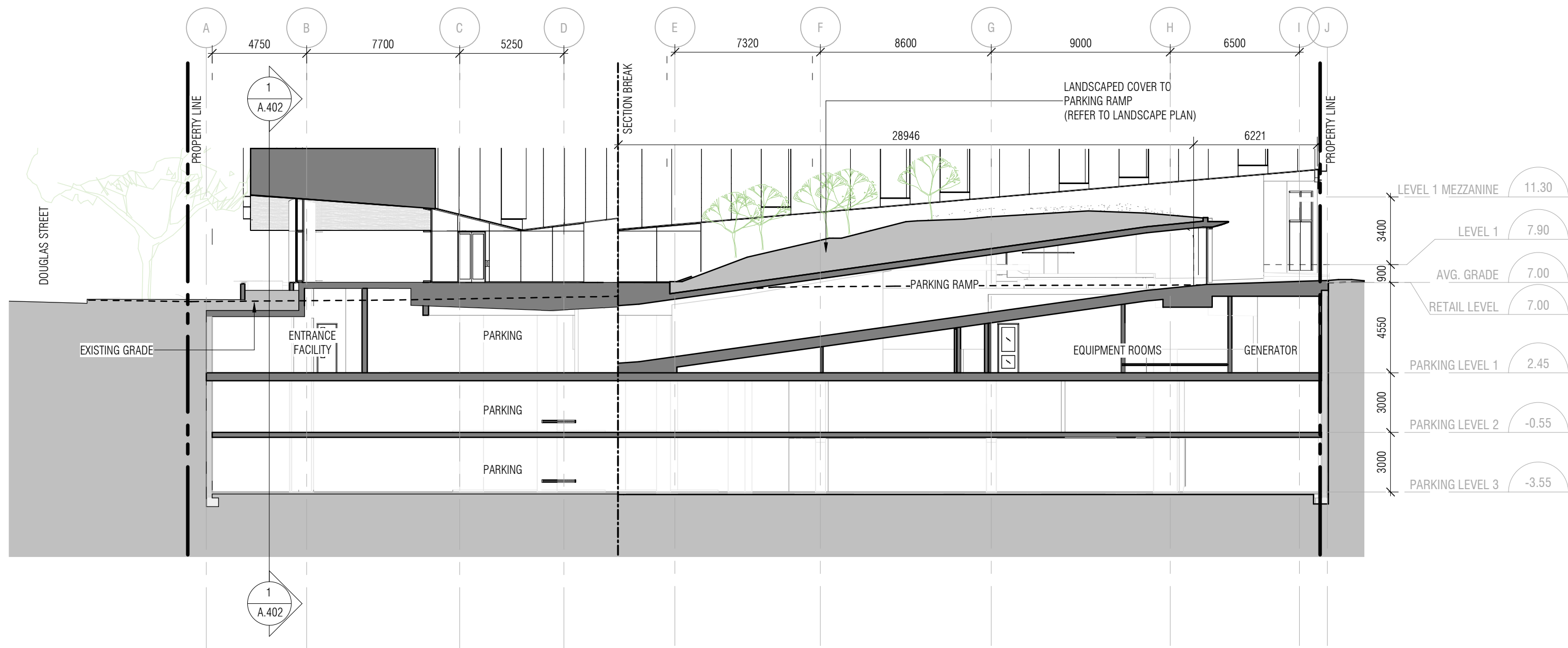
TELUS OCEAN

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SECTION D - REZONING

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

A.402



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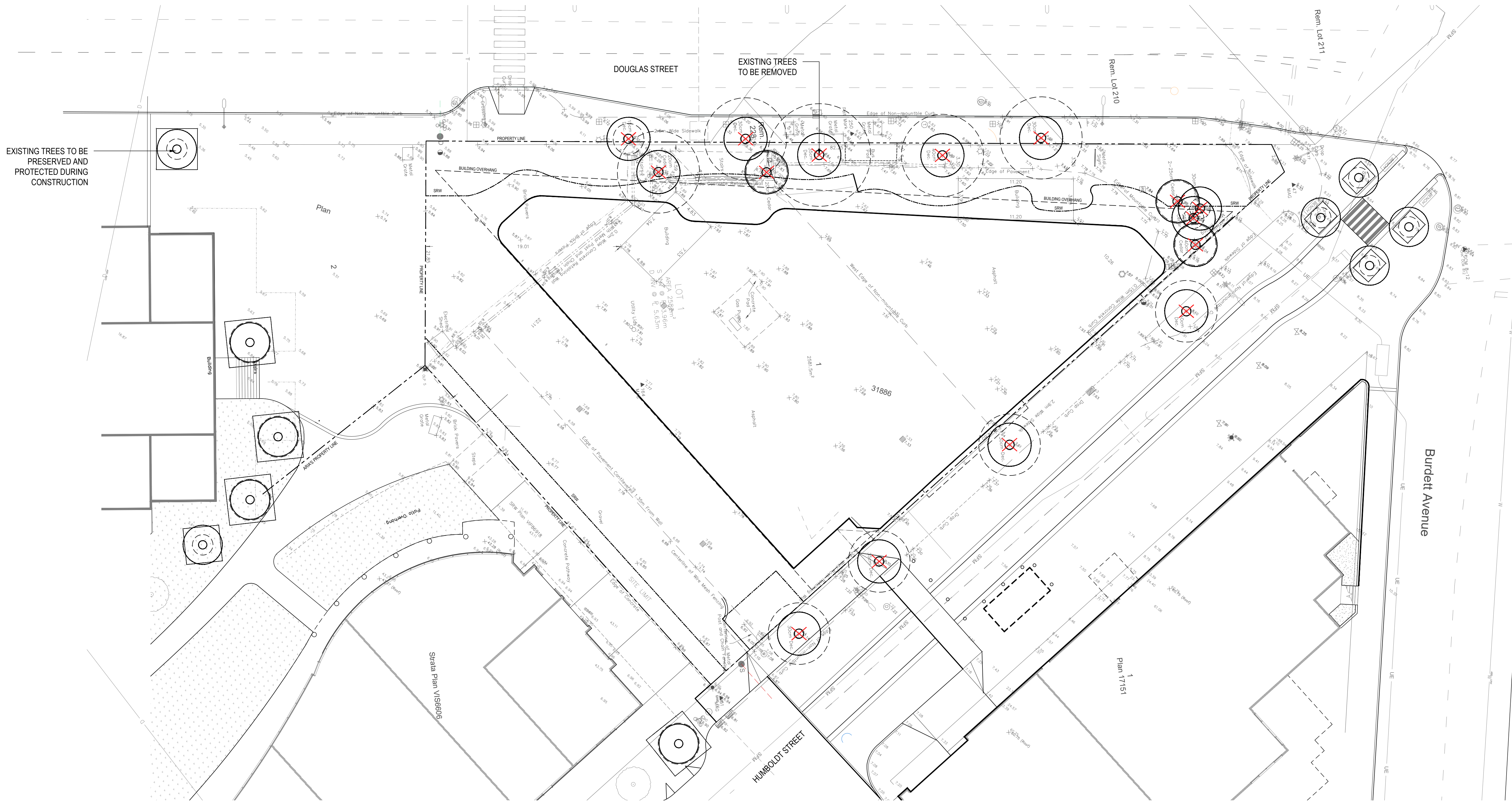
TELUS OCEAN

749 Douglas St, Victoria, BC

SECTION F - REZONING

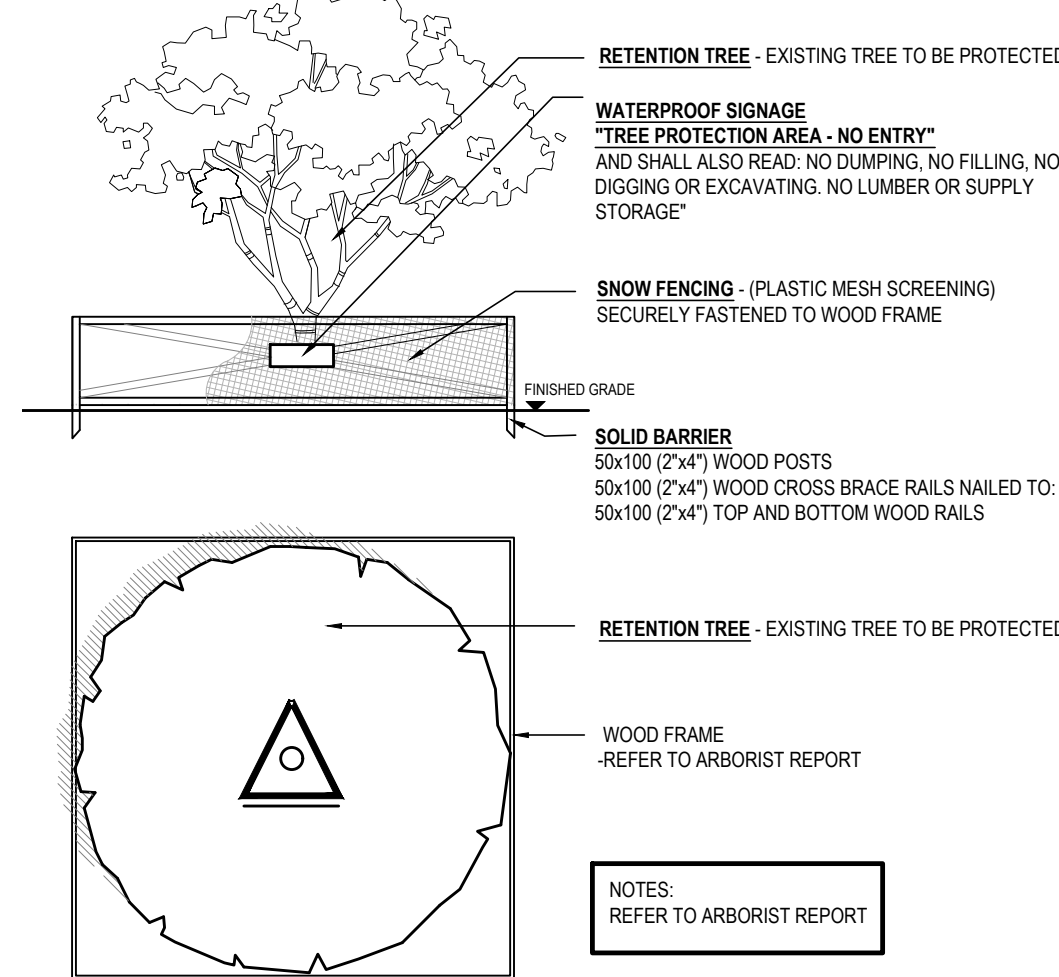
Scale: 1 : 200
Project No: 1911
Date: 2021/09/14

A.403



1 TREE MANAGEMENT PLAN

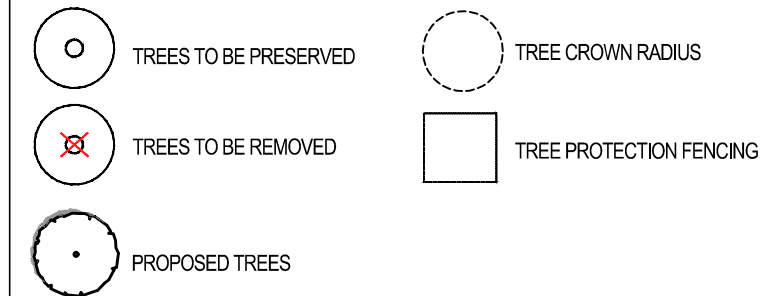
SCALE: 1:200



2 TREE PROTECTION FENCING

SCALE: NTS

LEGEND



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
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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
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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

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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:

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STAMP:

PROJECT NAME:
TELUS OCEAN

DRAWING TITLE:
**MATERIAL PLAN
GROUND LEVEL**

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

DRAWN BY:
JW

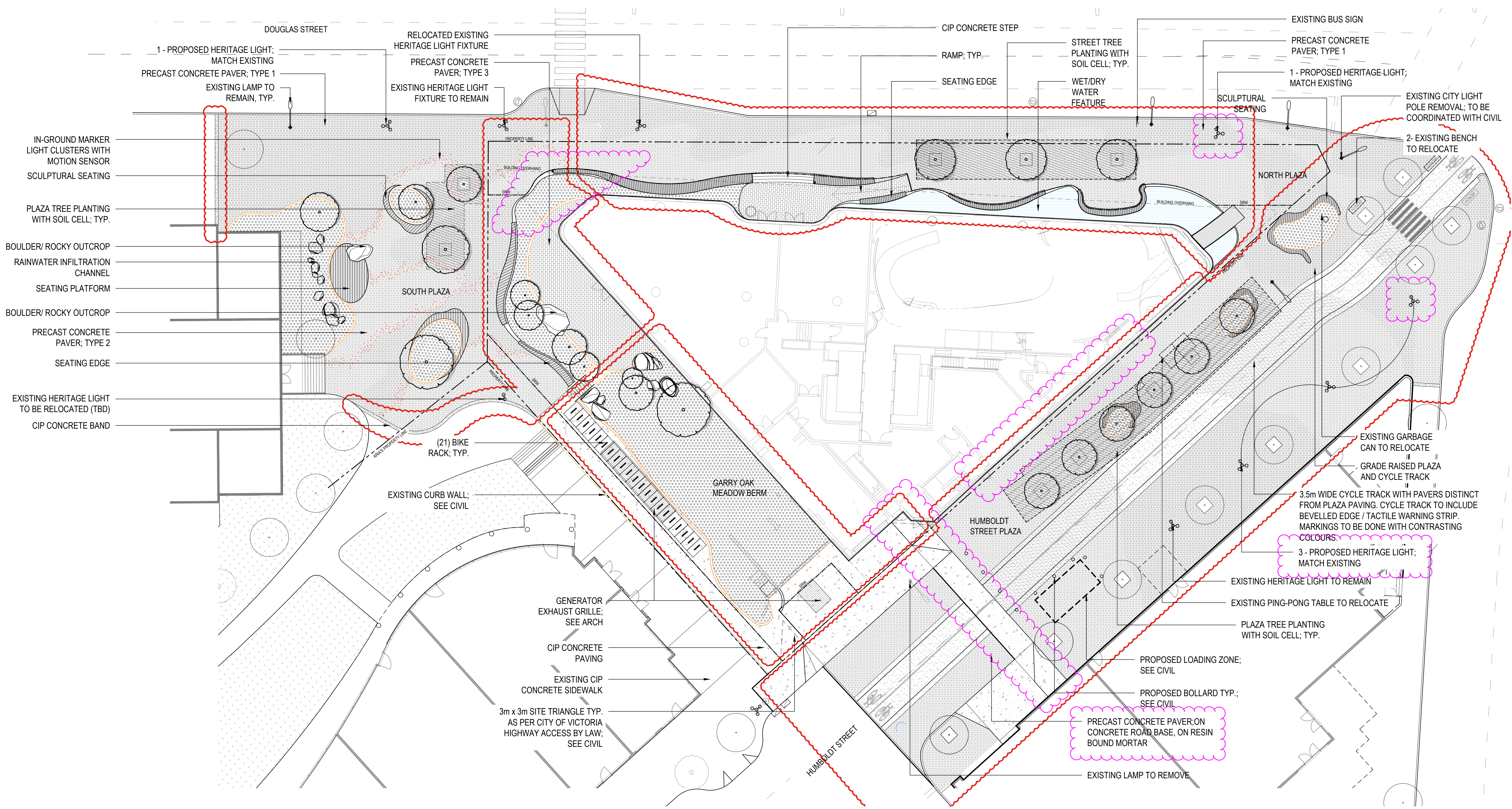
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1 MATERIAL PLAN - GROUND LEVEL

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

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IN-GROUND LIGHT - REFERENCE IMAGE



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

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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

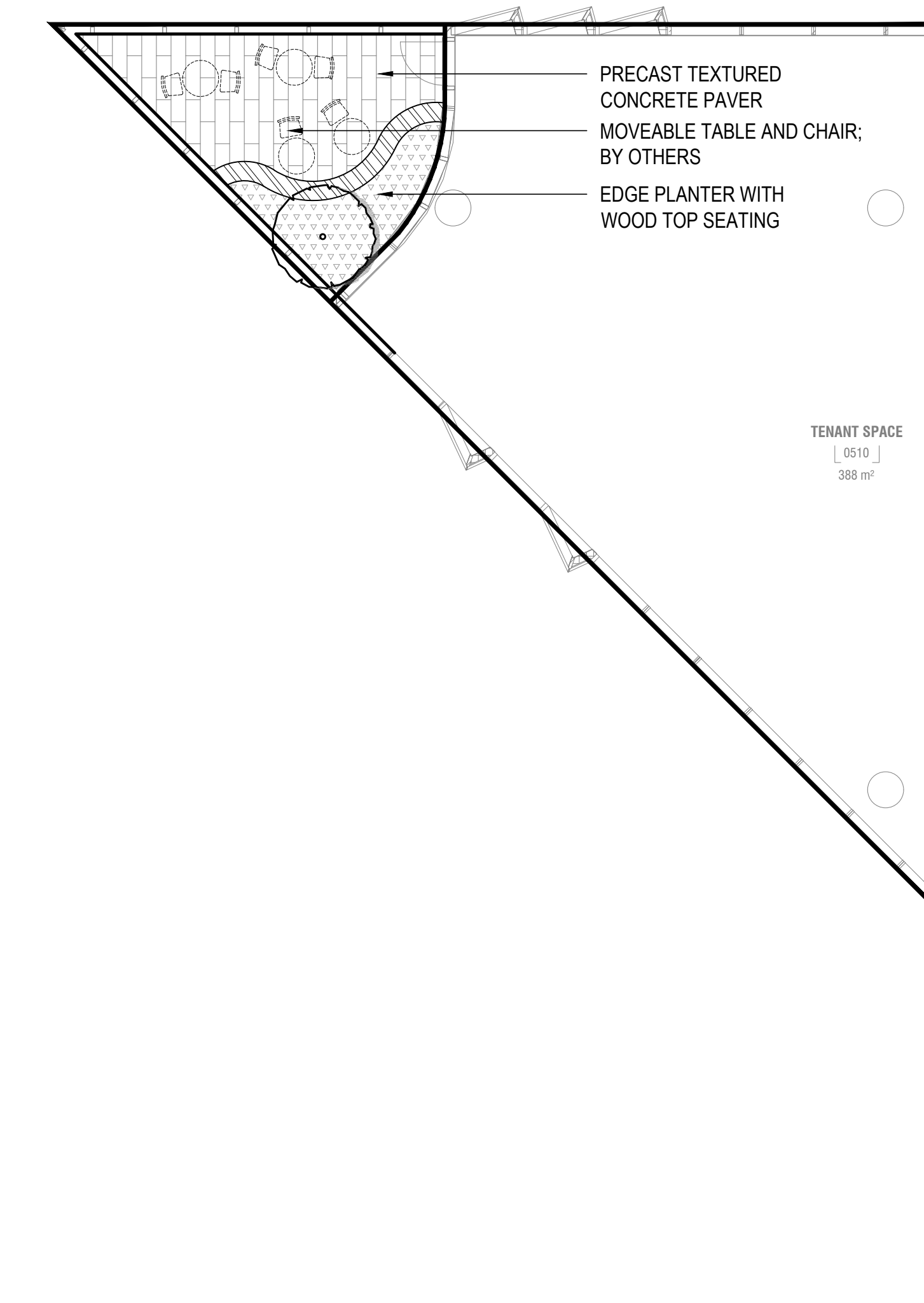
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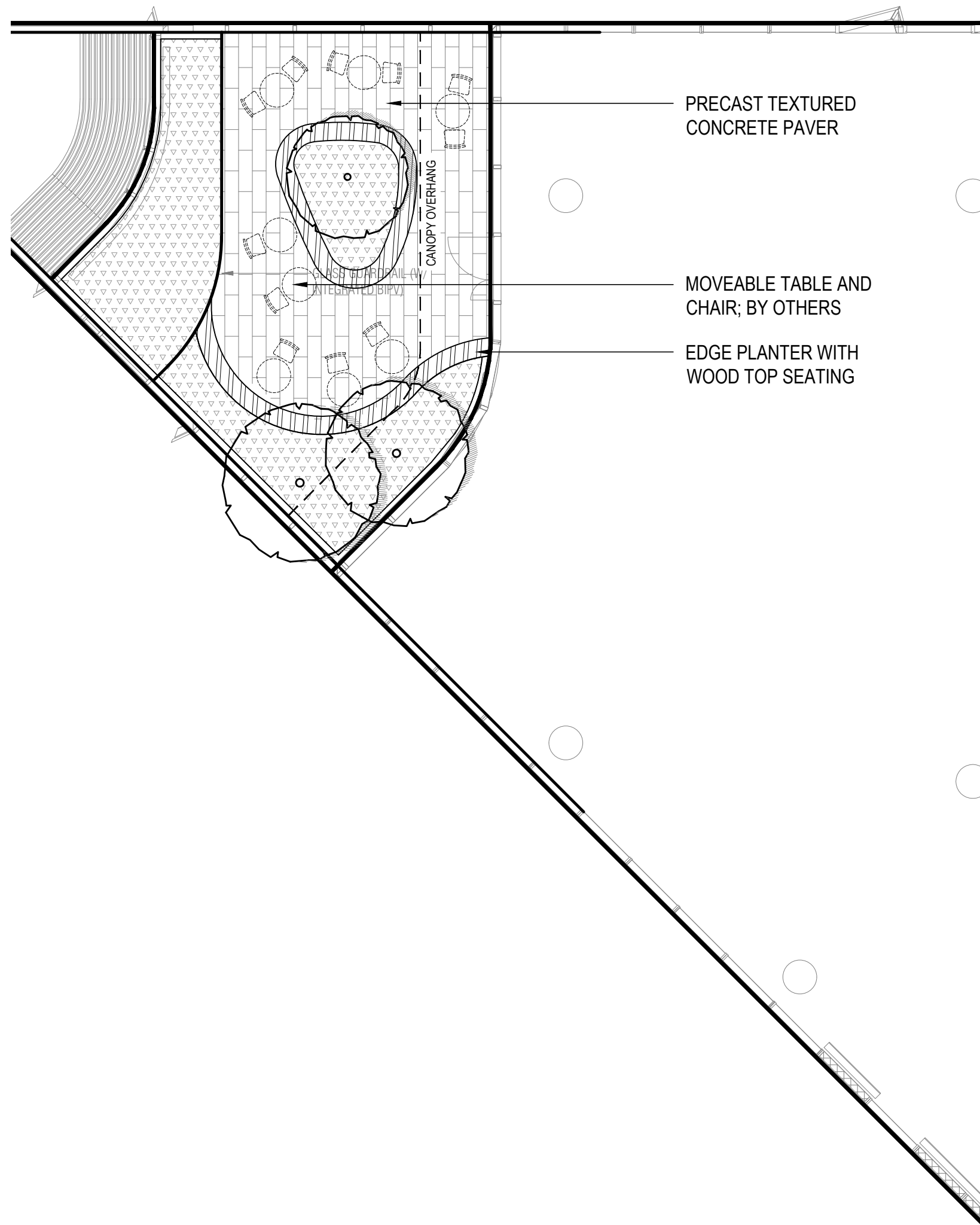
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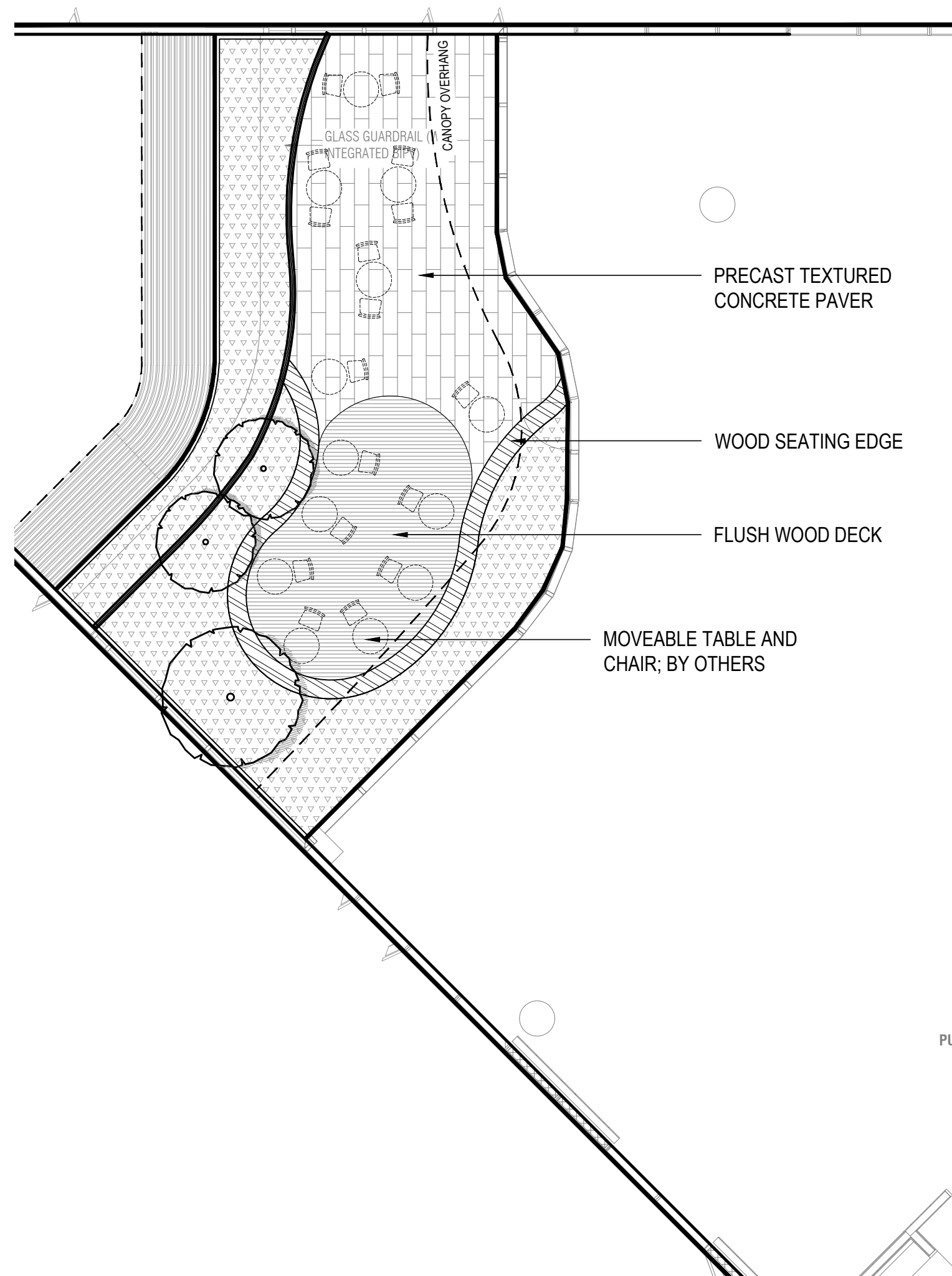
1 MATERIAL PLAN - LEVEL 5

SCALE: 1:100



2 MATERIAL PLAN - LEVEL 7

SCALE: 1:100



3 MATERIAL PLAN - LEVEL 9

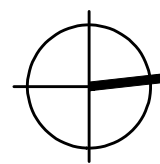
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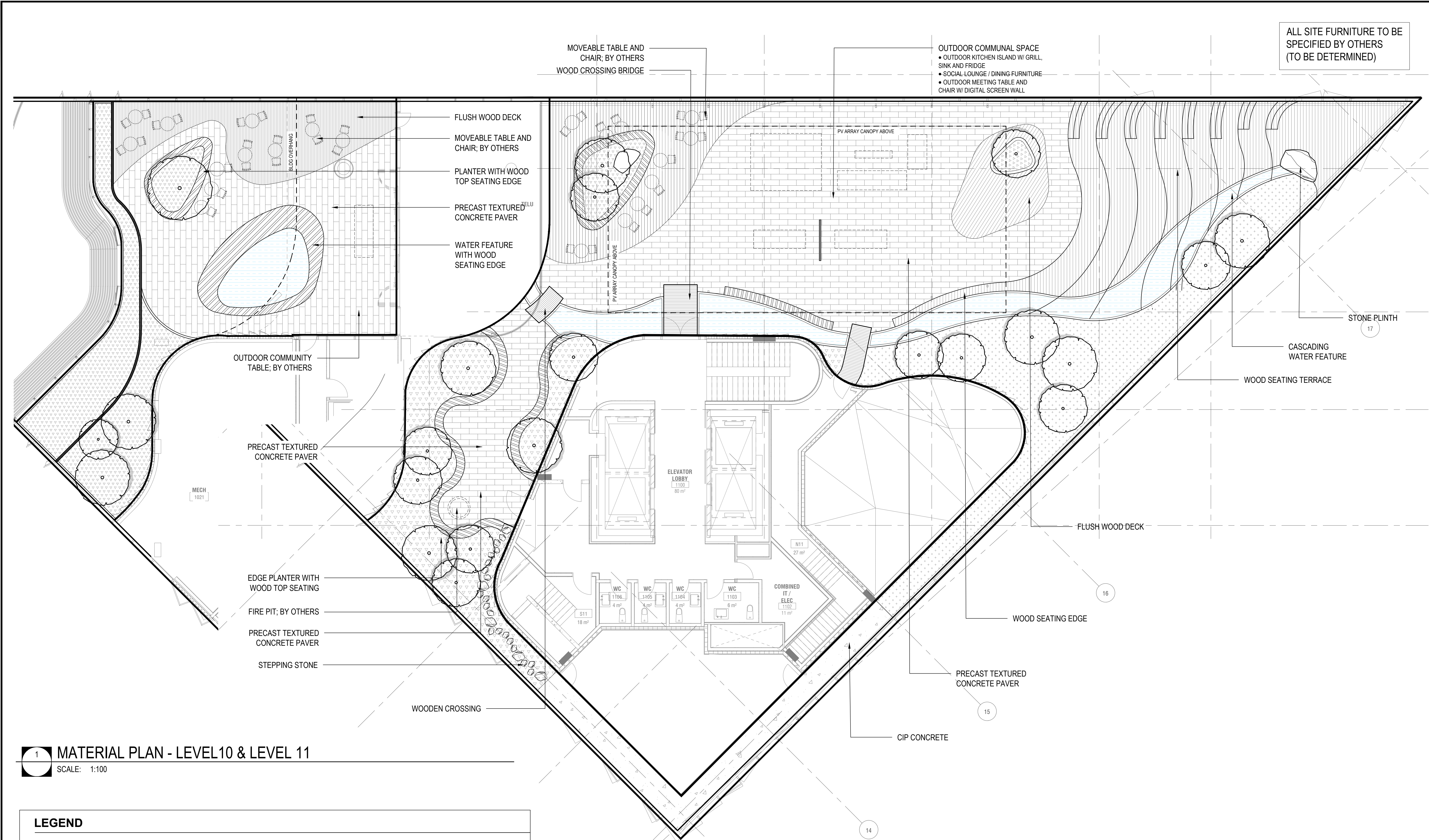
LEGEND

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		

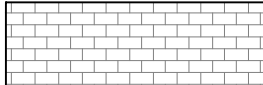
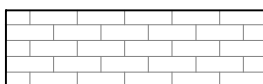
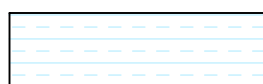
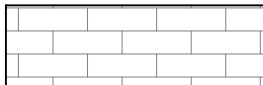
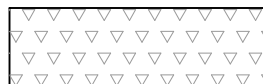
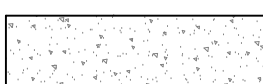
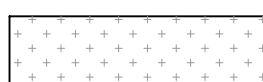
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- The Contractor shall be responsible for verifying the property line.





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

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

- GENERAL NOTES:
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ALL SITE FURNITURE TO BE SPECIFIED BY OTHERS (TO BE DETERMINED)

CLIENT:

PROJECT TEAM:

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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

MATERIAL PLAN
LEVEL 10 - LEVEL 11

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

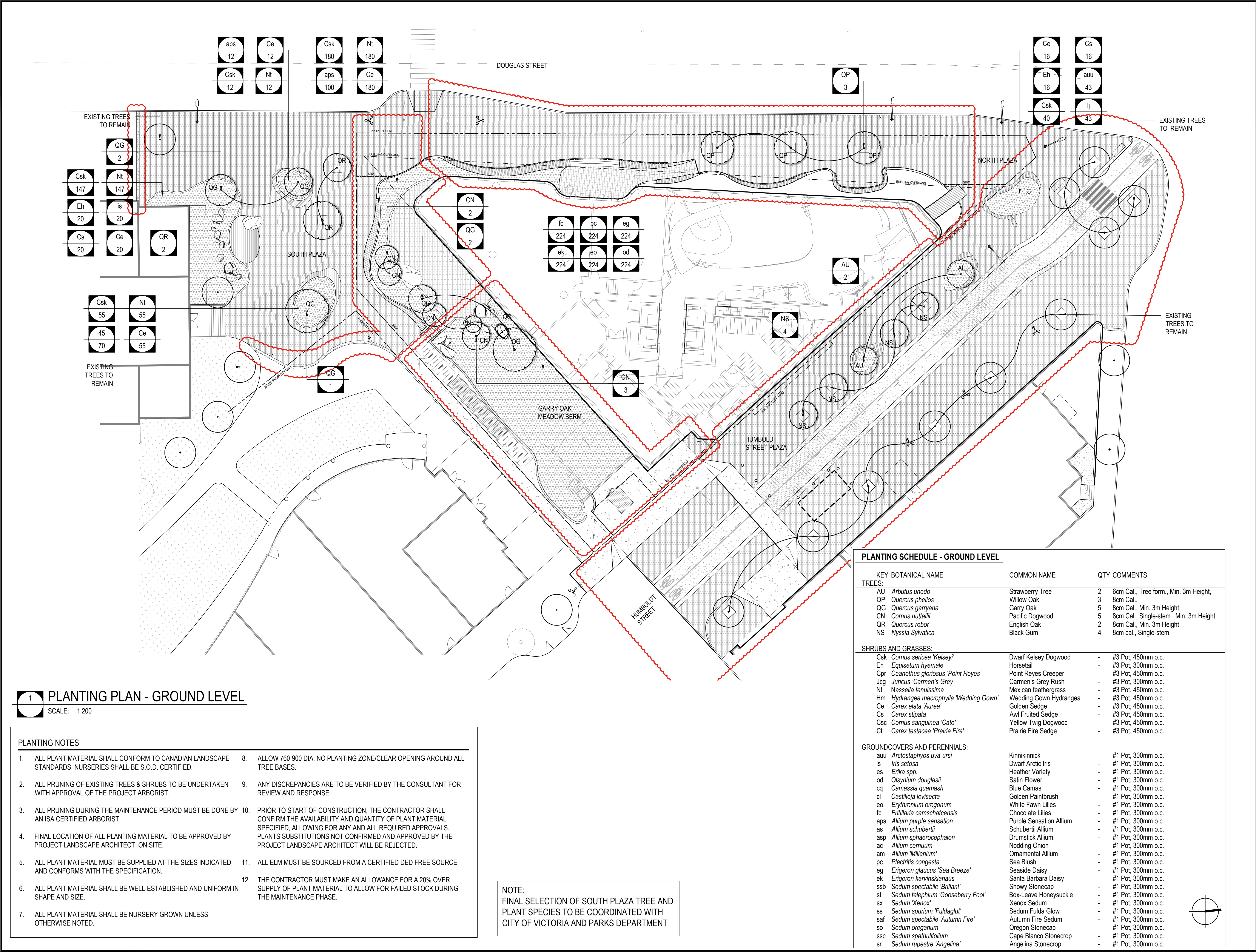
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DWG. NO.:

L3.03

OF: XX



1 PLANTING PLAN - GROUND LEVEL
SCALE: 1:200

- 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.

6. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.

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.

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

PLANTING SCHEDULE - GROUND LEVEL				
KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
AU	<i>Arbutus unedo</i>	Strawberry Tree	2	6cm Cal., Tree form., Min. 3m Height,
QP	<i>Quercus phellos</i>	Willow Oak	3	8cm Cal.,
QG	<i>Quercus garryana</i>	Garry Oak	5	8cm Cal., Min. 3m Height
CN	<i>Cornus nuttallii</i>	Pacific Dogwood	5	8cm Cal., Single-stem., Min. 3m Height
QR	<i>Quercus robor</i>	English Oak	2	8cm Cal., Min. 3m Height
NS	<i>Nyssia Sylvatica</i>	Black Gum	4	8cm cal, Single-stem
SHRUBS AND GRASSES:				
Csk	<i>Cornus sericea</i> 'Kelsey'	Dwarf Kelsey Dogwood	-	#3 Pot, 450mm o.c.
Eh	<i>Equisetum hyemale</i>	Horsetail	-	#3 Pot, 300mm o.c.
Cpr	<i>Ceanothus gloriosus</i> 'Point Reyes'	Point Reyes Creeper	-	#3 Pot, 450mm o.c.
Jcg	<i>Juncus</i> 'Carmen's Grey	Carmen's Grey Rush	-	#3 Pot, 300mm o.c.
Nt	<i>Nassella tenuissima</i>	Mexican feathergrass	-	#3 Pot, 450mm o.c.
Hm	<i>Hydrangea macrophylla</i> 'Wedding Gown'	Wedding Gown Hydrangea	-	#3 Pot, 450mm o.c.
Ce	<i>Carex elata</i> 'Aurea'	Golden Sedge	-	#3 Pot, 450mm o.c.
Cs	<i>Carex stipata</i>	Awl Fruited Sedge	-	#3 Pot, 450mm o.c.
Csc	<i>Cornus sanguinea</i> 'Cato'	Yellow Twig Dogwood	-	#3 Pot, 450mm o.c.
Ct	<i>Carex testacea</i> 'Prairie Fire'	Prairie Fire Sedge	-	#3 Pot, 450mm o.c.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphyos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
is	<i>Iris setosa</i>	Dwarf Arctic Iris	-	#1 Pot, 300mm o.c.
es	<i>Erika</i> spp.	Heather Variety	-	#1 Pot, 300mm o.c.
od	<i>Olisynium douglasii</i>	Satin Flower	-	#1 Pot, 300mm o.c.
cq	<i>Camassia quamash</i>	Blue Camas	-	#1 Pot, 300mm o.c.
cl	<i>Castilleja levisecta</i>	Golden Paintbrush	-	#1 Pot, 300mm o.c.
eo	<i>Erythronium oregonum</i>	White Fawn Lilies	-	#1 Pot, 300mm o.c.
fc	<i>Fritillaria camschatcensis</i>	Chocolate Lilies	-	#1 Pot, 300mm o.c.
aps	<i>Allium purple sensation</i>	Purple Sensation Allium	-	#1 Pot, 300mm o.c.
as	<i>Allium schubertii</i>	Schubertii Allium	-	#1 Pot, 300mm o.c.
asp	<i>Allium sphaerocephalon</i>	Drumstick Allium	-	#1 Pot, 300mm o.c.
ac	<i>Allium cernuum</i>	Nodding Onion	-	#1 Pot, 300mm o.c.
am	<i>Allium 'Millenium'</i>	Ornamental Allium	-	#1 Pot, 300mm o.c.
pc	<i>Plectritis congesta</i>	Sea Blush	-	#1 Pot, 300mm o.c.
eg	<i>Erigeron glaucus</i> 'Sea Breeze'	Seaside Daisy	-	#1 Pot, 300mm o.c.
ek	<i>Erigeron karvinskianaus</i>	Santa Barbara Daisy	-	#1 Pot, 300mm o.c.
ssb	<i>Sedum spectabile</i> 'Brilliant'	Showy Stonecrop	-	#1 Pot, 300mm o.c.
st	<i>Sedum telephium</i> 'Gooseberry Fool'	Box-Leave Honeysuckle	-	#1 Pot, 300mm o.c.
sx	<i>Sedum 'Xenox'</i>	Xenox Sedum	-	#1 Pot, 300mm o.c.
ss	<i>Sedum spuriun</i> 'Fuldaglut'	Sedum Fulda Glow	-	#1 Pot, 300mm o.c.
saf	<i>Sedum spectabile</i> 'Autumn Fire'	Autumn Fire Sedum	-	#1 Pot, 300mm o.c.
so	<i>Sedum oregonum</i>	Oregon Stonecrop	-	#1 Pot, 300mm o.c.
ssc	<i>Sedum spathulifolium</i>	Cape Blanco Stonecrop	-	#1 Pot, 300mm o.c.
sr	<i>Sedum rupestre</i> 'Angelina'	Angelina Stonecrop	-	#1 Pot, 300mm o.c.

CLIENT:

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PROJECT NAME:
TELUS OCEAN

DRAWING TITLE:
PLANTING PLAN
GROUND LEVEL

PFS PROJECT NUMBER:
20007

DATE:
07/15/2020

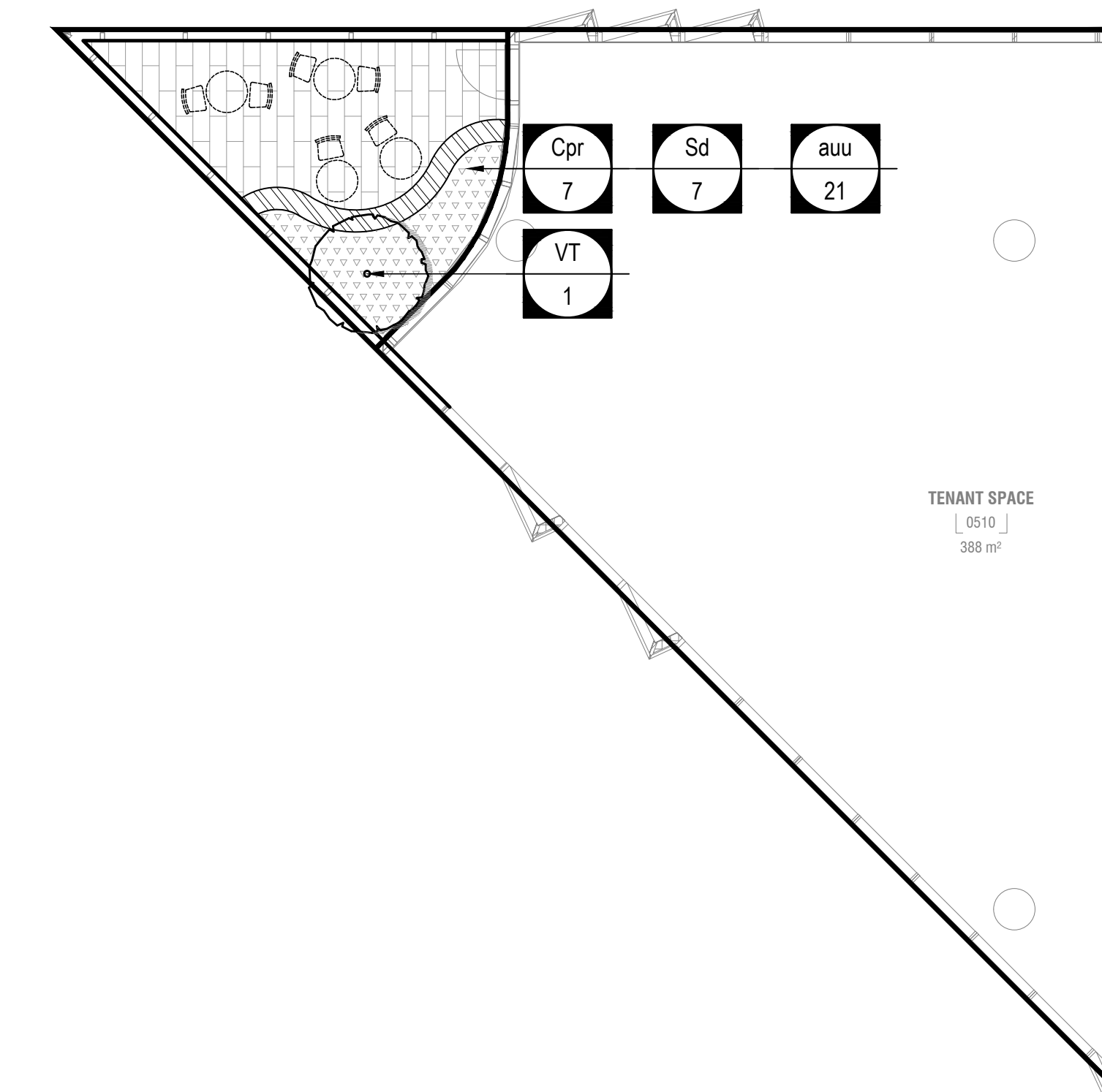
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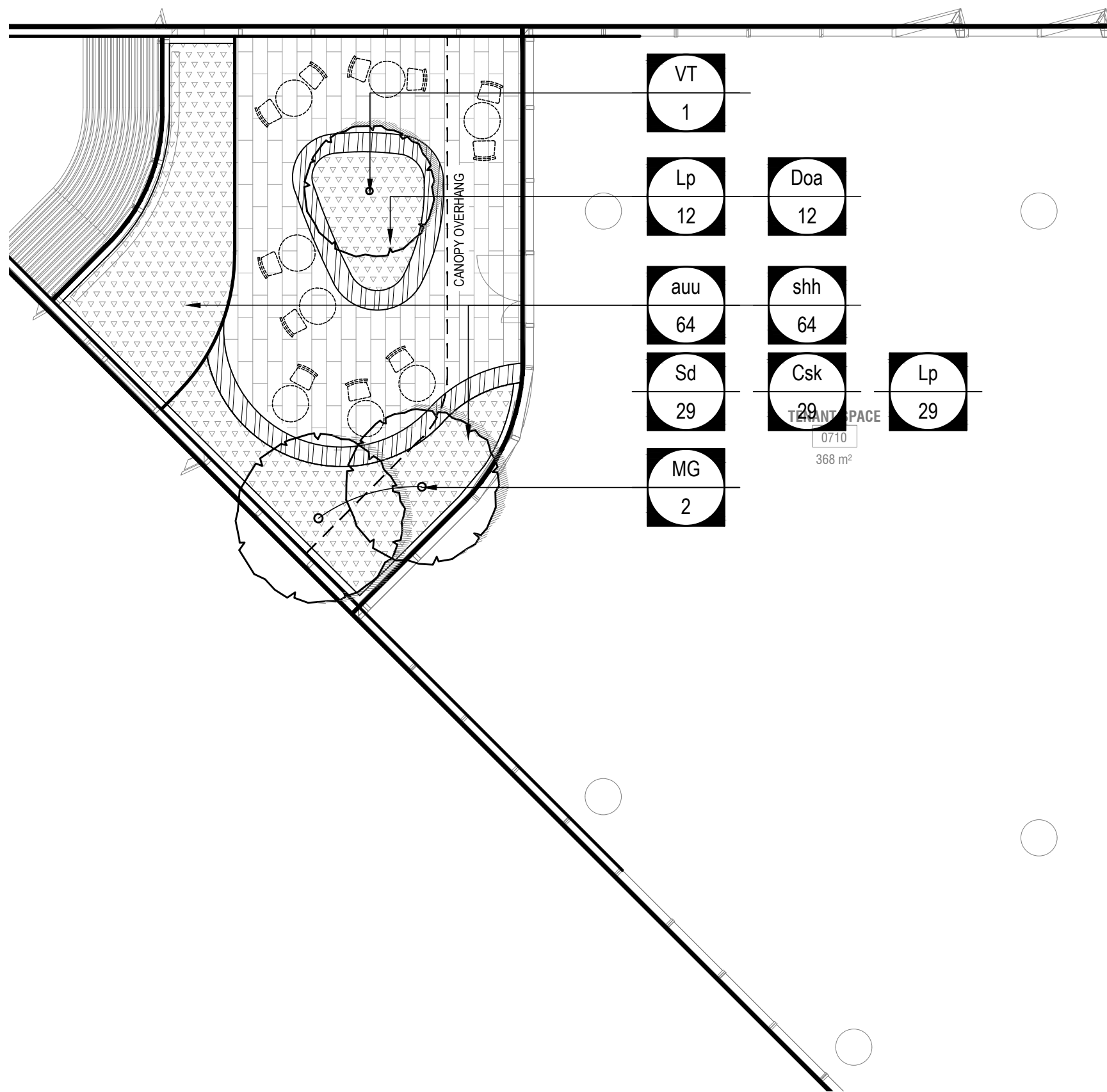
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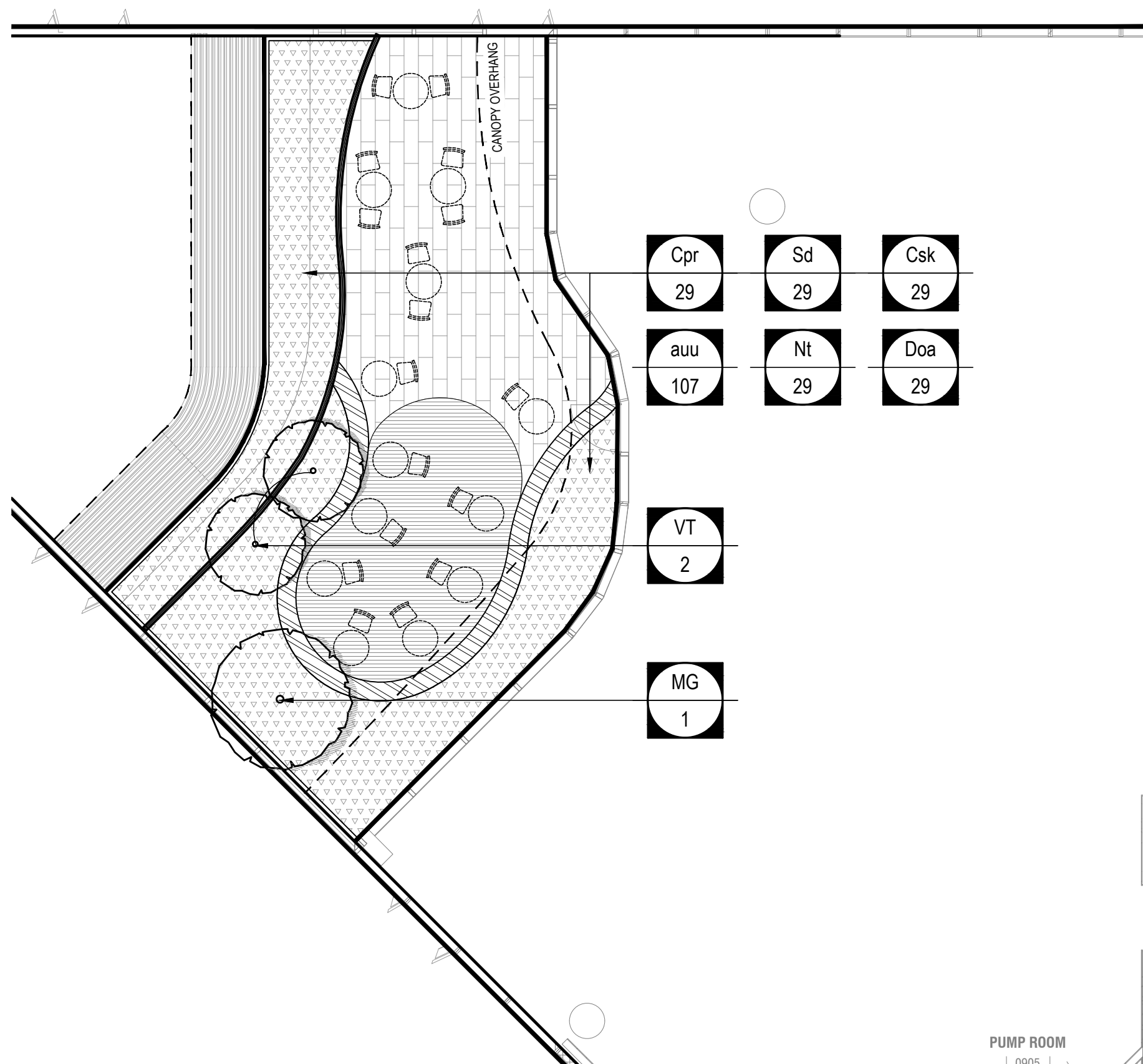
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1 PLANTING PLAN - LEVEL 5
SCALE: 1:100



2 PLANTING PLAN - LEVEL 7
SCALE: 1:100



3 PLANTING PLAN - LEVEL 9
SCALE: 1:100

PLANTING SCHEDULE - LEVEL 5, 7, 9

KEY	BOTANICAL NAME	COMMON NAME	QTY	COMMENTS
TREES:				
MG	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	3	8cm Cal., Multi-Stem., Min. 3m Ht
VT	<i>Viburnum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	4	6cm Cal., Tree Form., Min. 3m Ht
SHRUBS AND GRASSES:				
Sd	<i>Spiraea douglasii</i>	Red Spirea	-	#5 Pot, 750mm o.c.
Doa	<i>Daphne odora</i> 'Aureomarginata'	Variegated Winter Daphne	-	#3 Pot, 450mm o.c.
Cak	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	-	#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.
GROUNDCOVERS AND PERENNIALS:				
auu	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	#1 Pot, 300mm o.c.
shh	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	-	#1 Pot, 300mm o.c.

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.

CLIENT:

PROJECT TEAM:

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PFS Studio
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ARCHITECT:
DIAMOND SCHMITT ARCHITECTS
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ISSUANCE:

No.	Date	Details	By
1	07-15-2020	ISSUED FOR REZONING / DP	JW
2	10-23-2020	ISSUED FOR 90% 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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STAMP:

PROJECT NAME:

TELUS OCEAN

DRAWING TITLE:

PLANTING PLAN
LEVEL 5, LEVEL 7, LEVEL 9

PFS PROJECT NUMBER:
22007

DATE:
07/15/2020

DRAWN BY:
JW

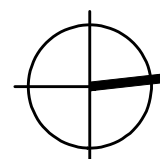
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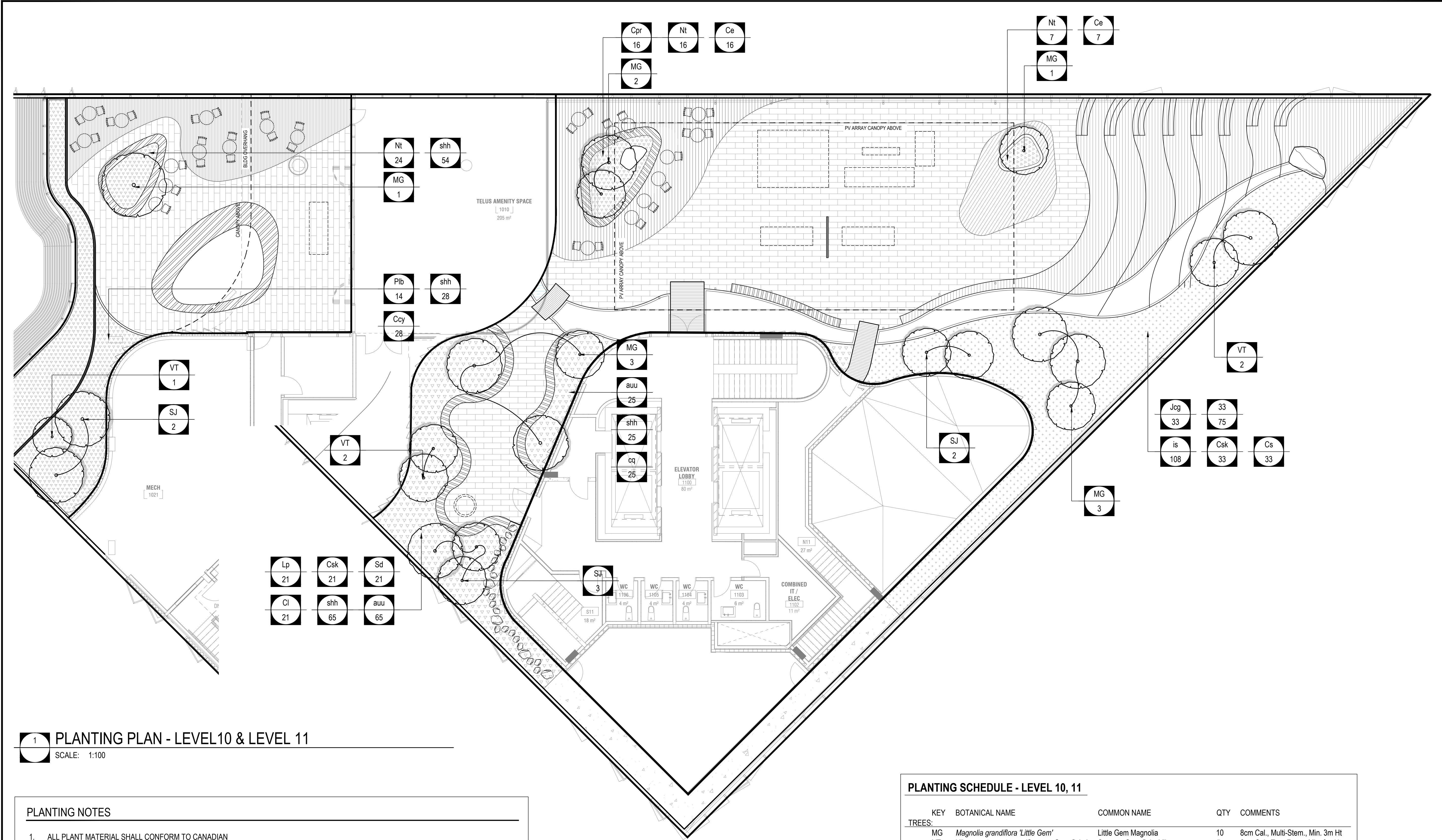
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DWG. NO.:

L6.02

OF: XX





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

PLANTING NOTES

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- 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 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.
Pib	<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 x acutiflora</i> '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>Cotinus 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 arctica</i>	Dwarf Arctic Ice	-	#1 Pot, 300mm o.c.

CLIENT:

PROJECT TEAM:

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1	07-15-2020	ISSUED FOR REZONING / DP
2	10-23-2020	ISSUED FOR 50% DESIGN DEVELOPMENT
3	11-09-2020	ISSUED FOR DEVELOPMENT PERMIT
4	12-18-2020	ISSUED FOR 75% DD
5	01-29-2021	ISSUED FOR 100% DD
6	04-13-2021	RE-ISSUED FOR REZONING / DP
7	04-23-2021	ISSUED FOR TRG
8	05-27-2021	RE-ISSUED FOR REZONING / DP
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

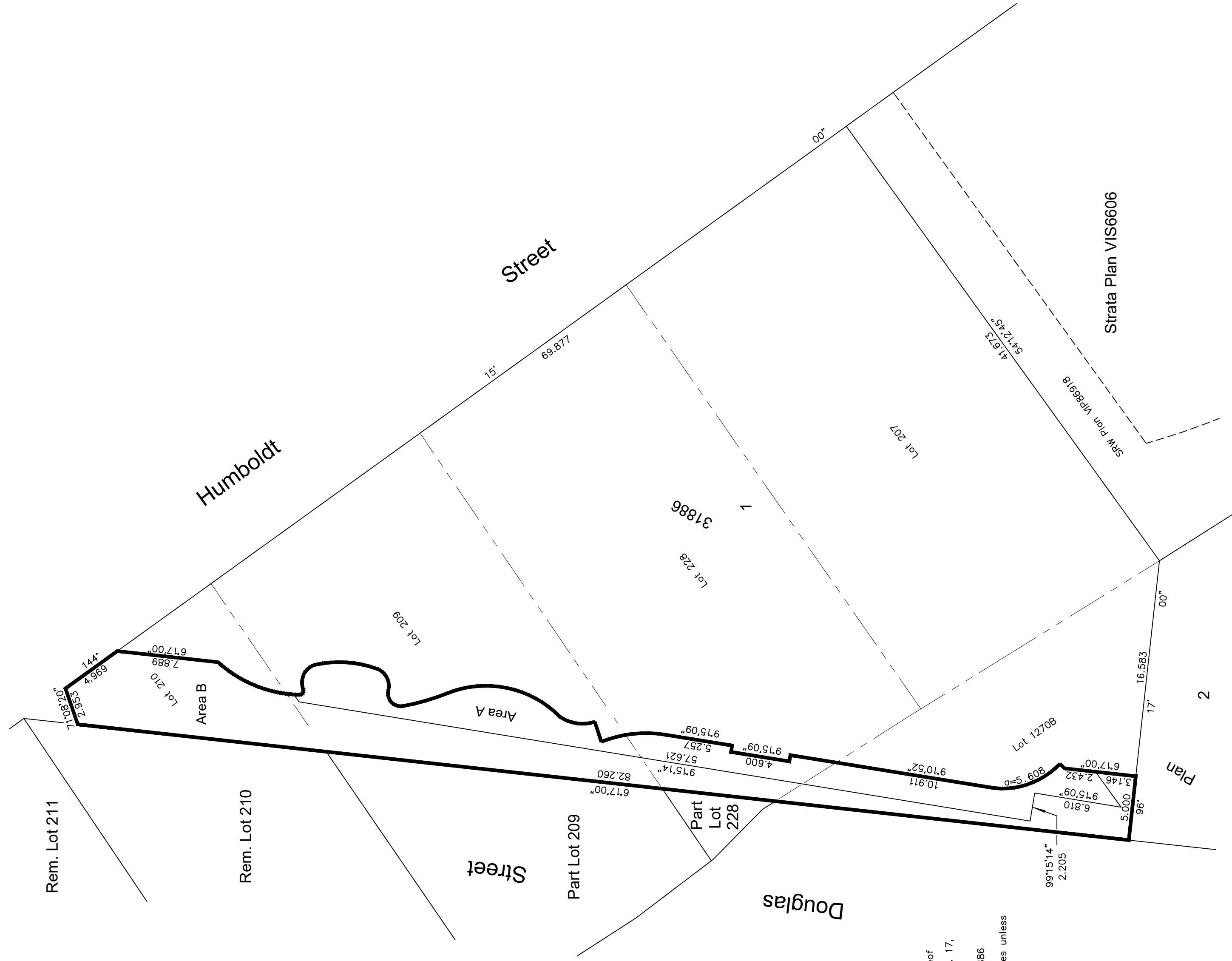
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1:100

DWG. NO.:

L6.03 OF: XX

PLAN EPP114784



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

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria-Nanaimo-Parksville-Campbell River, B.C.
File: 32472

V: _Projects\32472\01\Microsurvey\32472 Exp Plan.dwg

This plan lies within the Capital Regional District

This plan is based on the following Land Title and Survey Authority of BC records:

Plan 31886

Ryan P. Hourston, BCLS 887
17th day of November, 2021.

