



GNS PEMBERTON WOODS CAMPUS RENEWAL AERIAL PERSPECTIVE



COURTYARD AND PEDESTRIAN ENTRANCE



VIEW FROM RICHMOND AVENUE

CONTACTS

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Victoria, BC

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LANDSCAPE

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CIVIL

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LIST OF DRAWINGS

ARCHITECTURAL

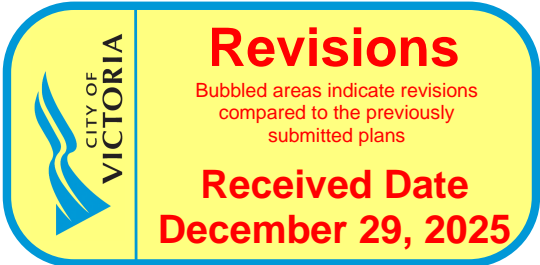
- | | |
|---------|-------------------------------|
| A - 000 | Cover |
| A - 050 | Proposed Site Plan |
| A - 051 | Zoning Calculations |
| A - 052 | Average Grade Building A |
| A - 053 | Average Grade Building B & C |
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LANDSCAPE

- | | |
|-------|--------------------------------|
| L0.00 | Cover |
| L0.01 | Design Rationale |
| L0.02 | Tree Management Plan |
| L1.01 | Landscape Plan |
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| L2.01 | Plant List |
| L2.02 | Planting Plan |
| L3.01 | Rainwater Management Plan |
| L4.01 | Wayfinding Plan |
| L4.02 | Wayfinding Precedents |

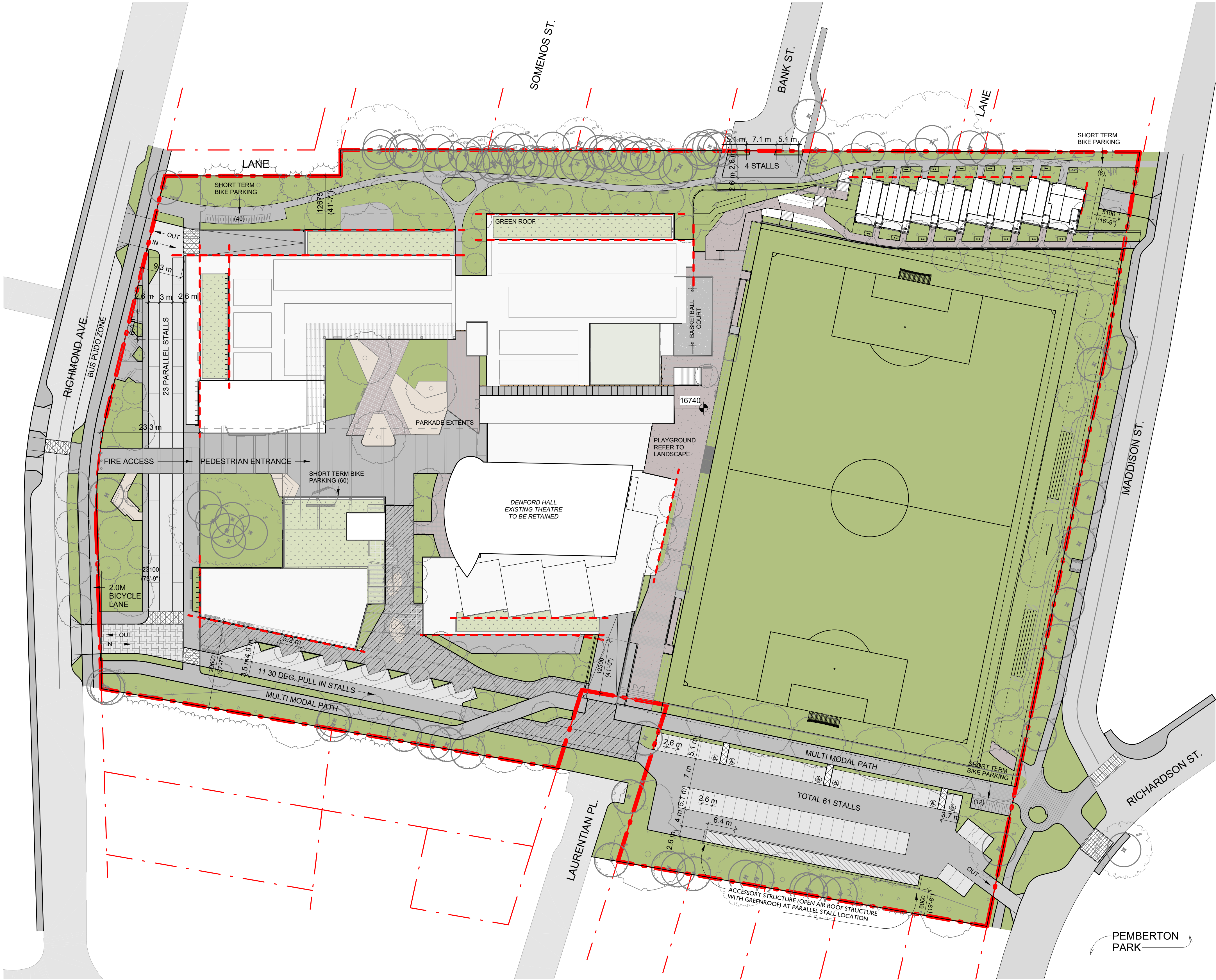
CIVIL

- | | |
|-------|---------------|
| C - 1 | Title Sheet |
| C - 2 | Frontage West |
| C - 3 | Frontage East |
| C - 4 | Onsite South |
| C - 5 | Onsite North |



PRELIMINARY ZONING DATA			
EXISTING ZONE		R-1 B/ R1-G	
PROPOSED USE		INSTITUTIONAL / RESIDENTIAL	
REGULATORY CONDITIONS		ALLOWABLE	PROVIDED
SITE AREA		>460	34,133.5 m ²
SCHOOL GROSS FLOOR AREA		-	+/- 15,650 m ²
HOUSING GROSS FLOOR AREA		-	+/- 1,400 m ²
TOTAL GROSS FLOOR AREA		<300 m ²	+/- 17,050** m ²
BUILDING HEIGHT (BUILDING A)		<11 m	+/- 14.85 m
BUILDING HEIGHT (BUILDING B)		<11 m	+/- 10.65 m
BUILDING HEIGHT (BUILDING C)		<11 m	+/- 9.47 m
BUILDING HEIGHT (MAX. STOREYS)		<11 m	3 STOREYS*
MINIMUM SETBACKS	NORTH (SIDE)	28 m	+/- 6 m
	EAST (REAR)	74 m	+/- 11 m
	SOUTH (SIDE)	28 m	+/- 12.5 m
	WEST (FRONT)	7.5 m	+/- 9.3 m
EXTERIOR OPEN SPACE		>50%	+/- 65%
FLOOR SPACE RATIO (FSR)		0.5 - 1	0.5 - 1**
SITE COVERAGE		<30%	75%
PARKING		REQUIRED	PROVIDED
VEHICLES		182 total	+/-182 (101 srf + 81 u/g) Per Schedule C
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
RESIDENTIAL USE DETAILS			
TOTAL NUMBER OF UNITS		16 UNITS	
UNIT TYPE		8 (+/- 57m ²) - 1 BD UNITS 8 (+/- 106m ²) - 2/3 BD UNITS	
GROUND-ORIENTATED UNITS		16 UNITS	
MINIMUM UNIT FLOOR AREA		+/- 57m ²	

* SUBJECT TO DEFINITION OF FIRST STOREY
** PHASE 3 GOVERNS FLOOR AREA & FSR, REFER TO PHASING DOCUMENT



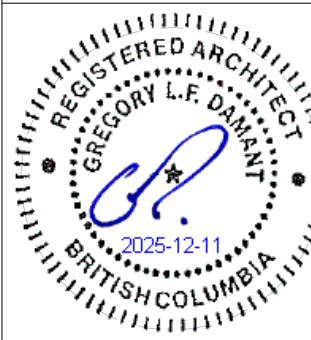
5	Rezoning Rev 3	Dec. 10, 2025
4	Rezoning Rev 2	Sept. 30, 2025
3	Rezoning Rev 1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE

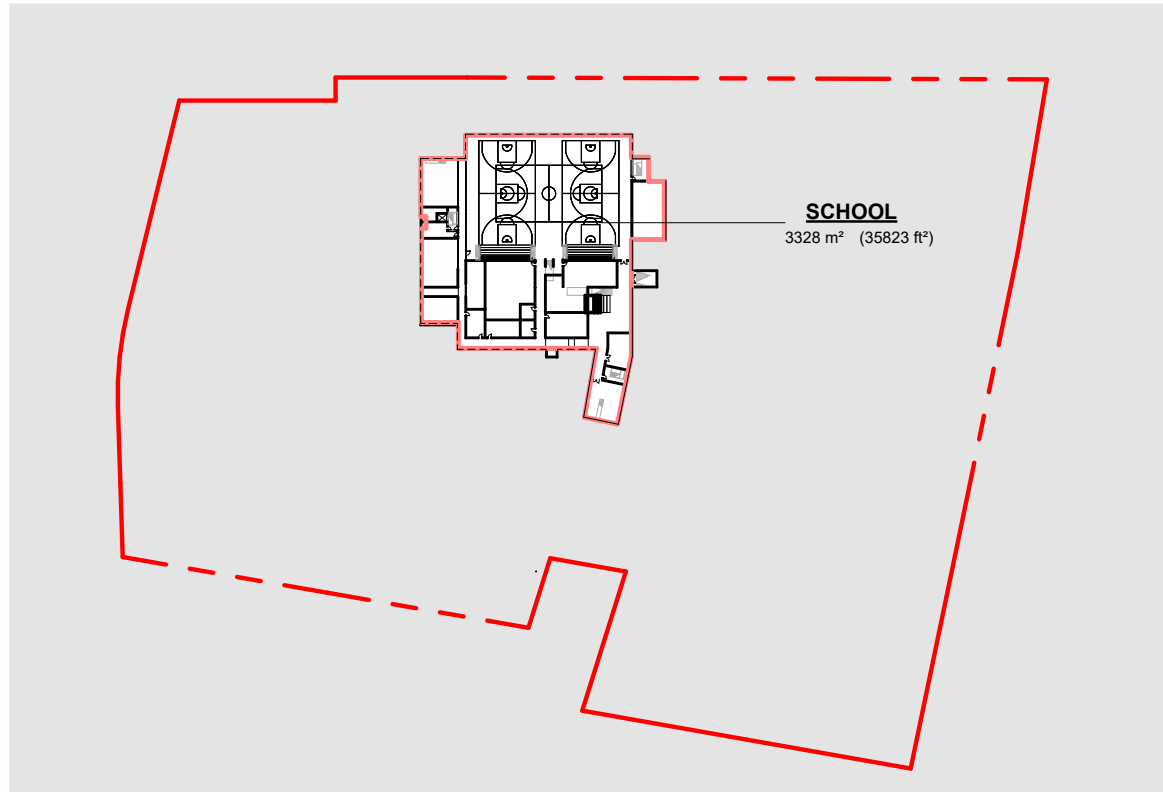


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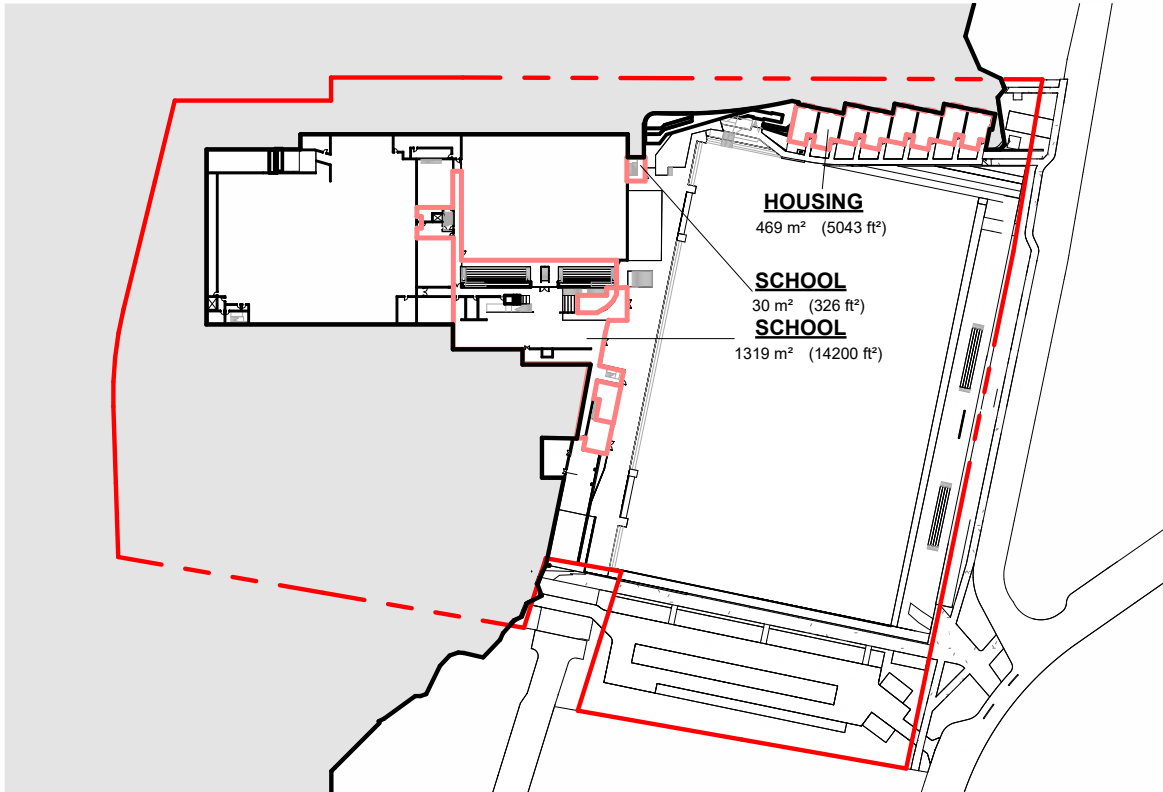
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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name	Proposed Site Plan	
Date	December 10, 2025	
Scale	As indicated	Project # 2208
Revision	Dec. 10, 2025	5
	Sheet #	A - 050

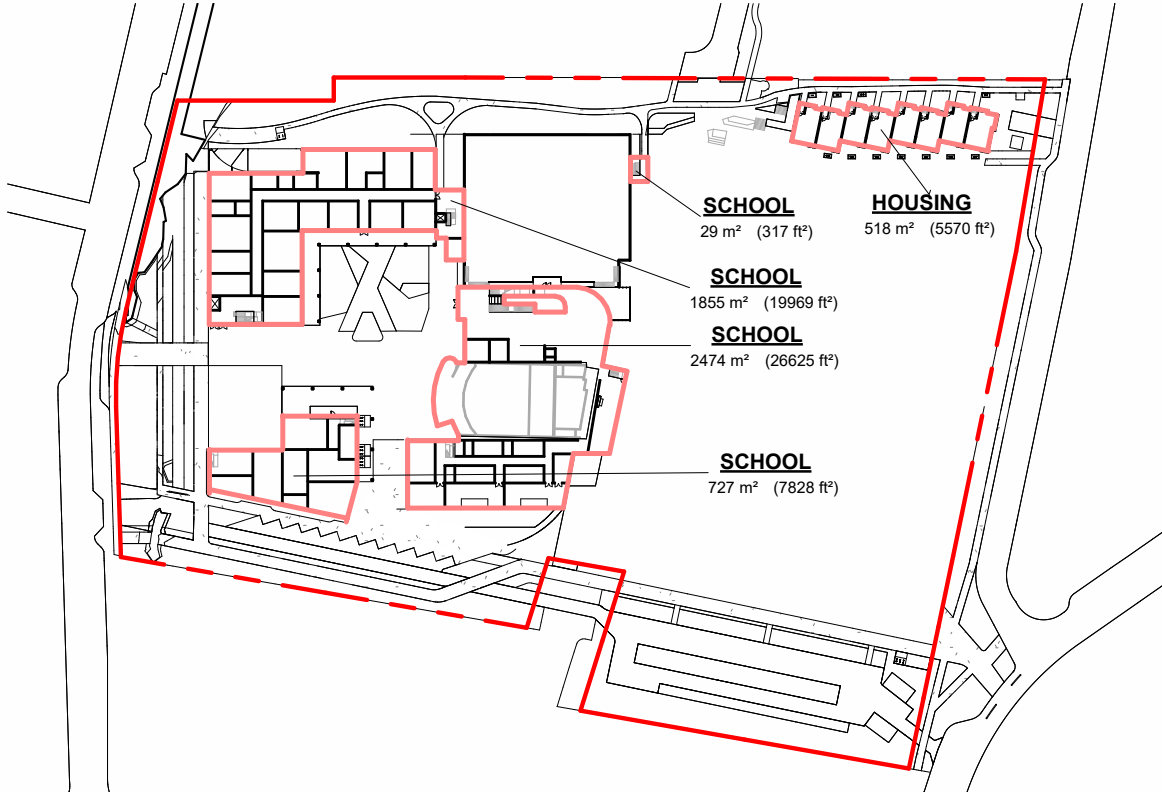




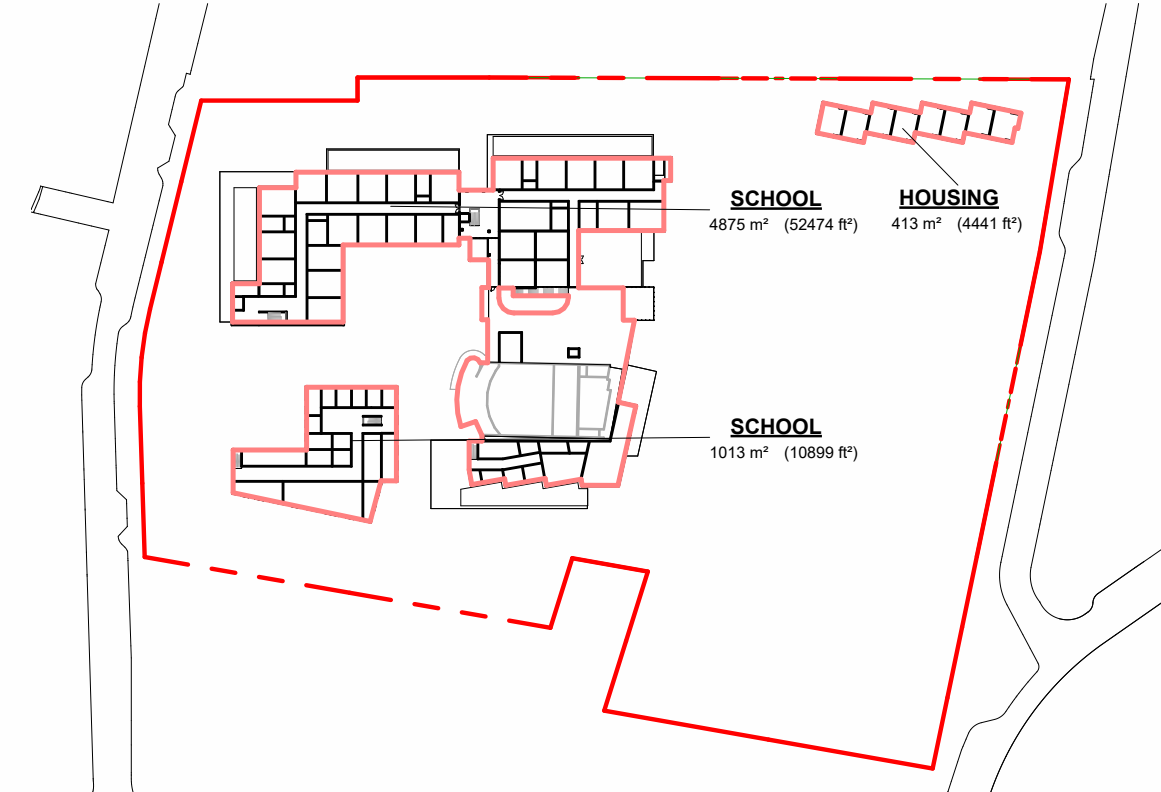
1 GFA GYM LEVEL
SCALE = 1 : 2000



2 GFA PARKADE LEVEL
SCALE = 1 : 2000

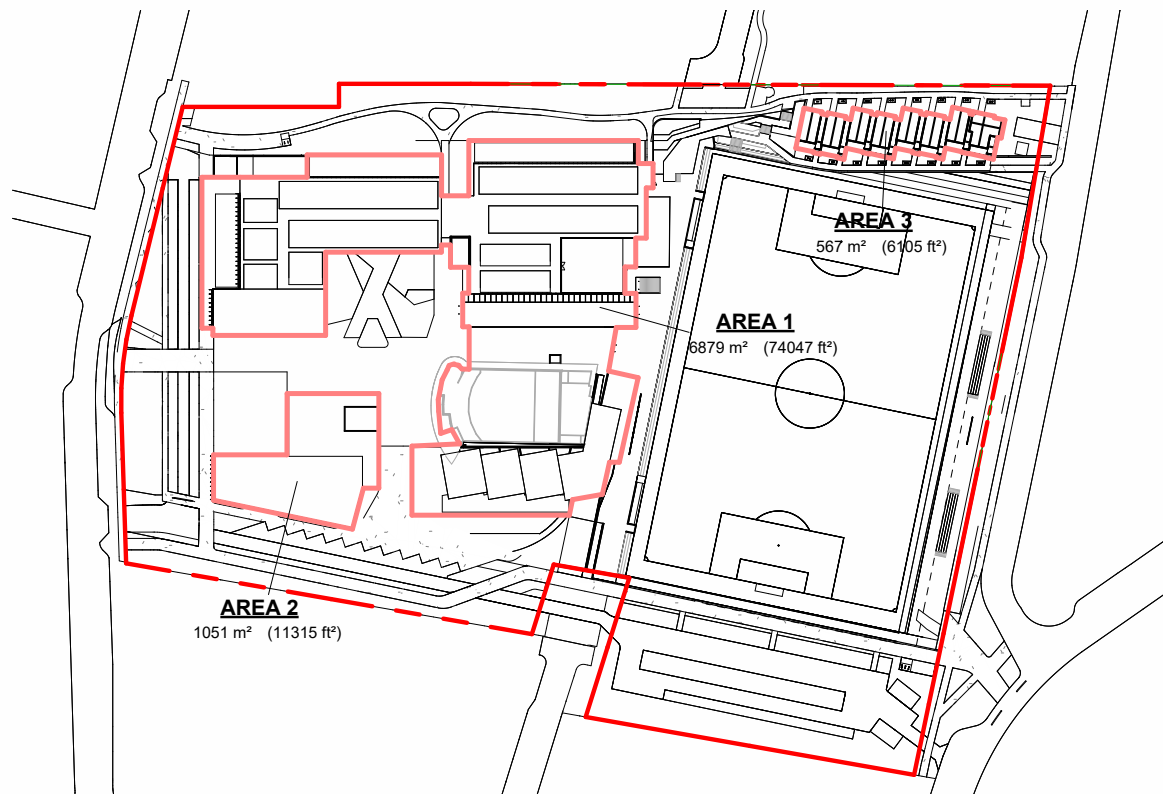


3 GFA THEATRE LEVEL
SCALE = 1 : 2000



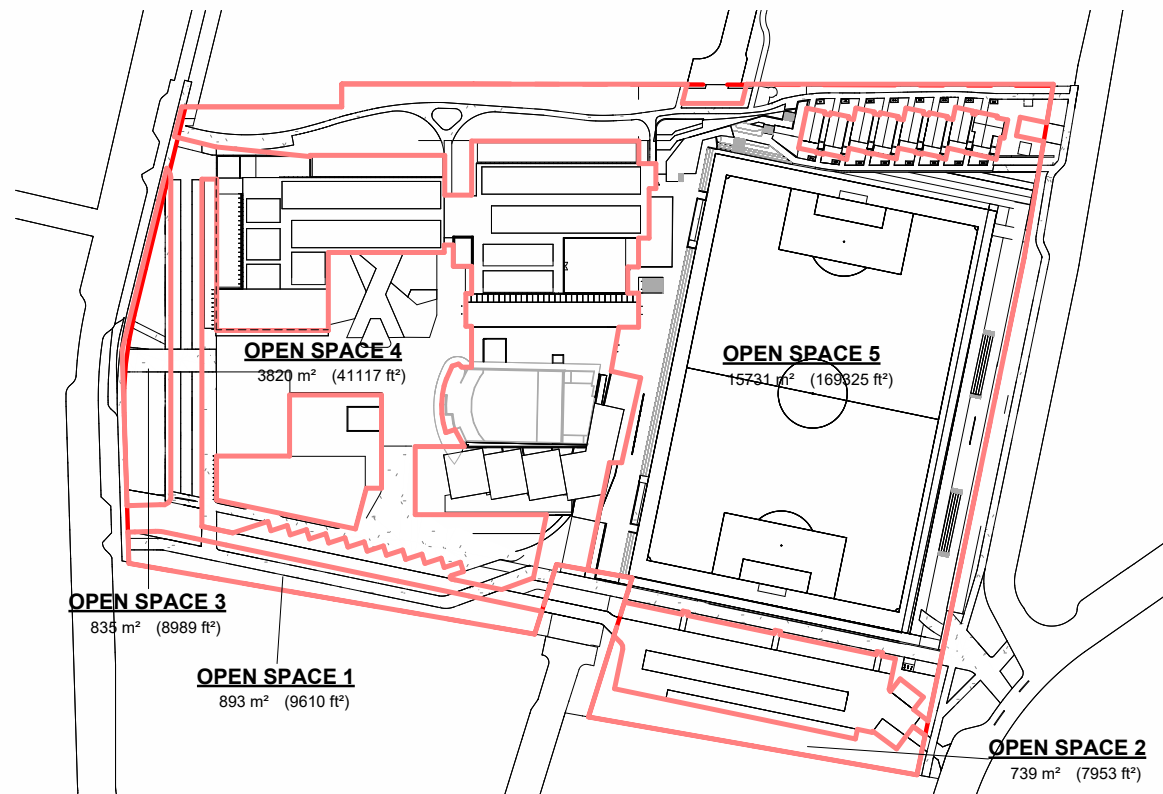
4 GFA LEVEL 2
SCALE = 1 : 2000

Area Schedule (CoV Gross Floor Area (Revised))		
Level	Name	Area
SCHOOL	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	1519.20 m²
Parkade Level	SCHOOL	30.30 m²
Gym Level	SCHOOL	3328.08 m²
SCHOOL: 9		15650.45 m²
HOUSING	HOUSING	412.55 m²
Level 2	HOUSING	517.51 m²
Theatre Level	HOUSING	468.53 m²
Parkade Level	HOUSING	1398.59 m²
HOUSING: 3		17049.04 m²
		/34,133.5 = 0.49



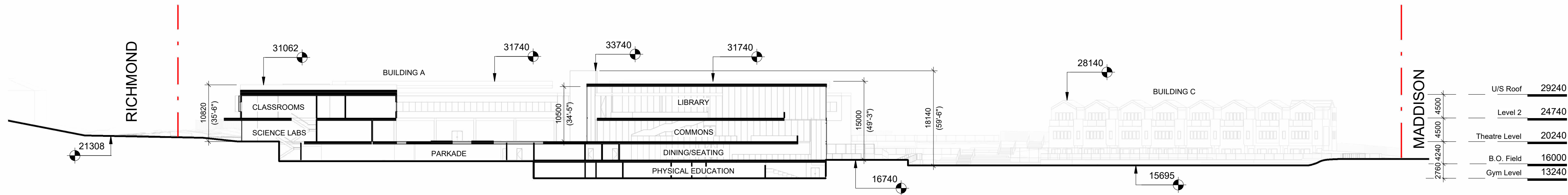
5 SITE COVERAGE
SCALE = 1 : 2000

Area Schedule (CoV Site Coverage)	
Name	Area
AREA 1	6879.23 m ²
AREA 3	567.20 m ²
AREA 2	1051.22 m ²
Grand total: 3	8497.65 m ²
/34,133.5 = 0.249	



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 Geodetic Height Diagram Key Section
SCALE = 1 : 500

3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name

Zoning Calculations

Date

December 10, 2025

Scale

As indicated

Project #

2208

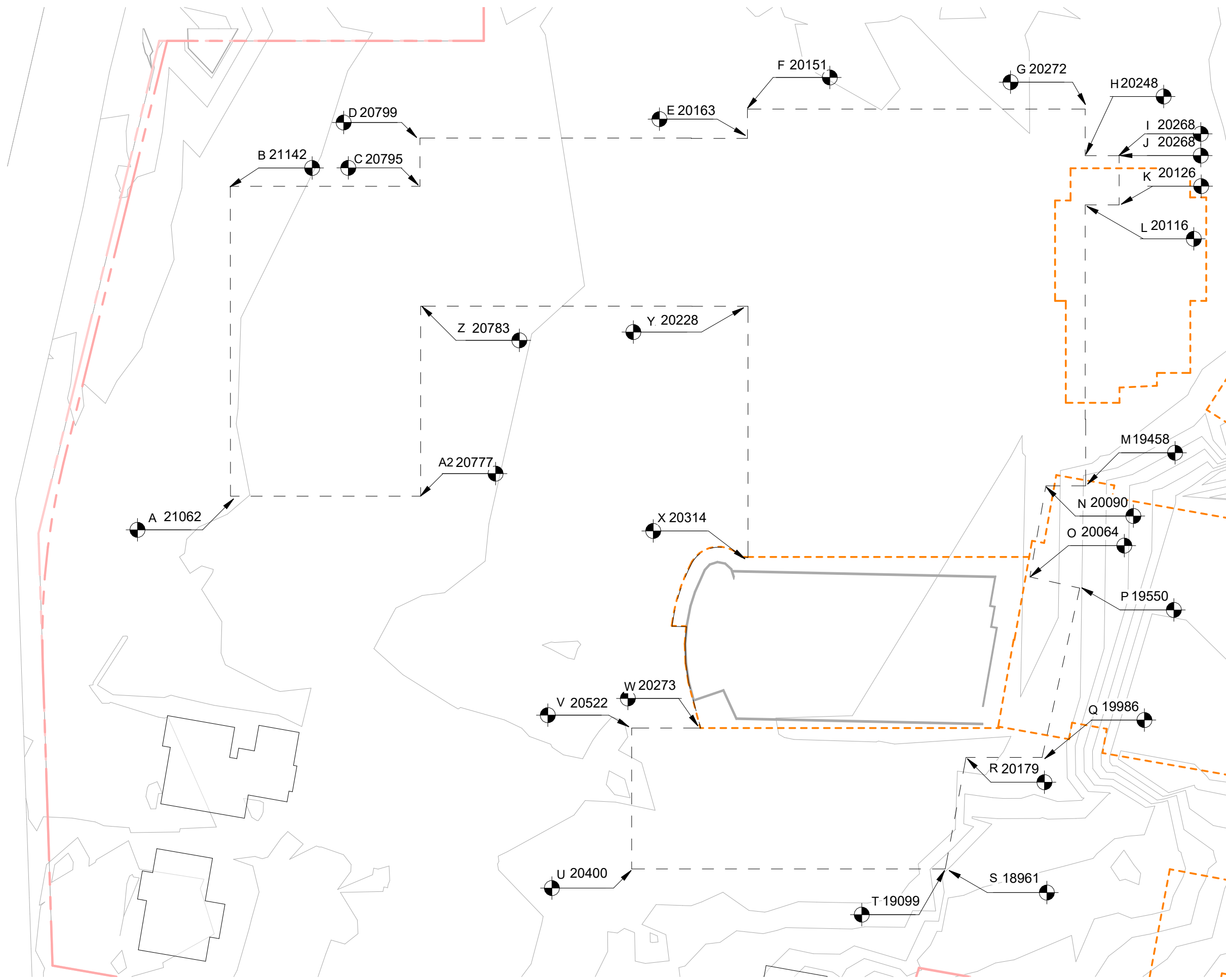
Revision

April 4, 2025

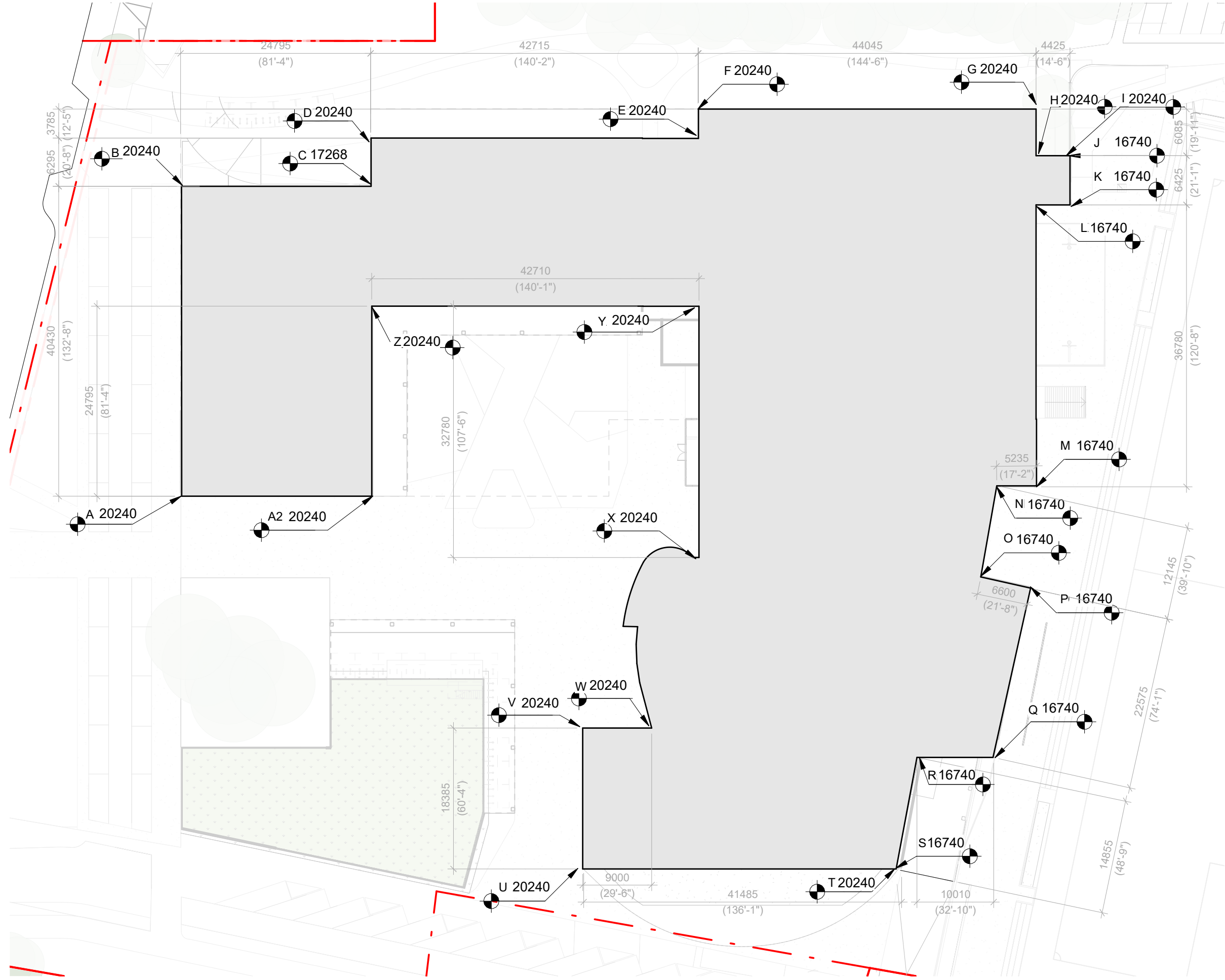
3

Sheet #

A - 051



1 Natural Grade Building A
SCALE = 1 : 500



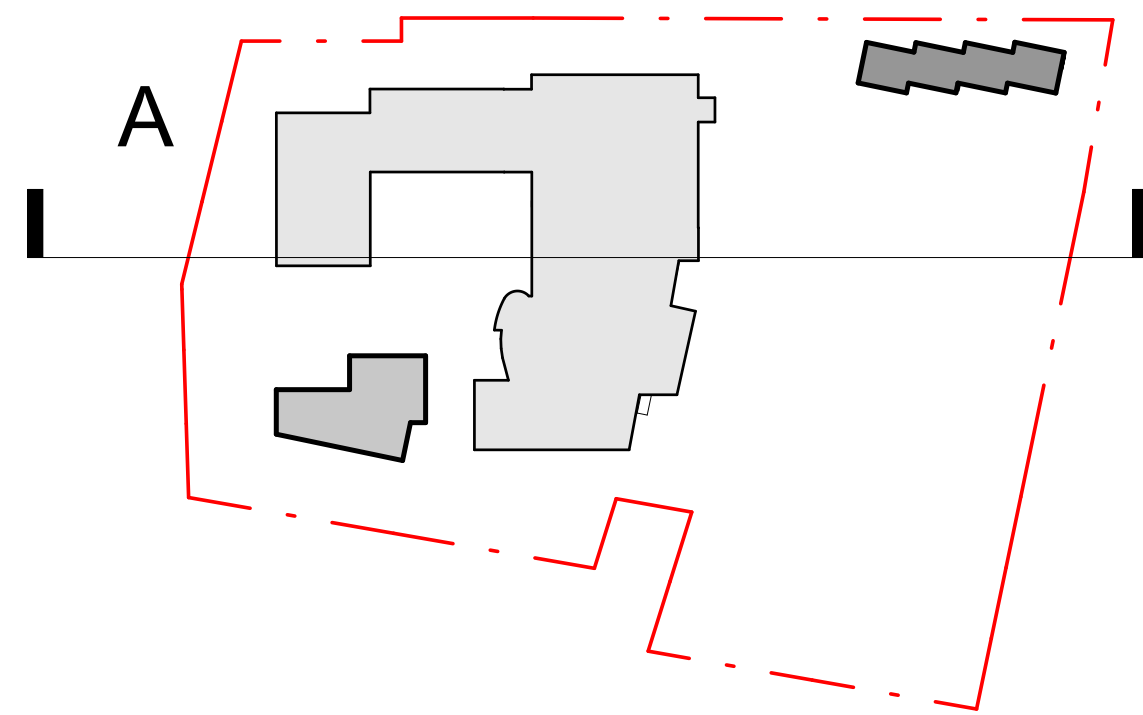
2 Average Grade Proposed Building A
SCALE = 1 : 500

AVERAGE GRADE BUILDING A				
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT (A+B/2)/DISTANCE BETWEEN POINTS
A	20240	A-B	40430	818,303,200
B	20240	B-C	24795	501,850,800
C	20240	C-D	6295	127,410,800
D	20240	D-E	42780	864,220,170
E	20163	E-F	3785	76,294,245
F	20151	F-G	44045	889,510,798
G	20240	G-H	6085	123,160,400
H	20240	H-I	4425	89,562,000
I	20240			
J	16740	J-K	6425	107,554,500
K	16740	K-L	4425	74,074,500
L	16740	L-M	36780	615,087,200
M	16740	M-N	5235	87,633,900
N	16740	N-O	12145	203,307,300
O	16740	O-P	6600	110,484,000
P	16740	P-Q	22575	377,905,500
Q	16740	Q-R	10010	167,567,400
R	16740	R-S	14855	248,672,700
S	16740			
T	19099	T-U	41485	815,989,208
U	19320	U-V	370,796,800	
V	20240	V-W	9000	162,160,000
W	20240	W-X	29630	599,711,200
X	20240	X-Y	32780	663,270,520
Y	20228	Y-Z	42620	862,373,080
Z	20240	Z-A	24795	501,850,800
A2	20240	B-A	24795	250,925,400

515115

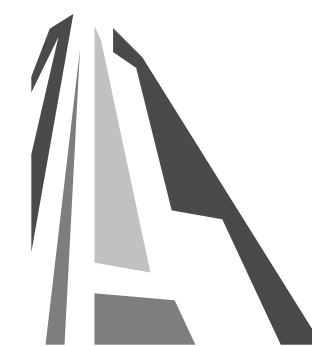
9,730,286,420

18,890



4 Key Plan - Building A
SCALE = 1 : 2000

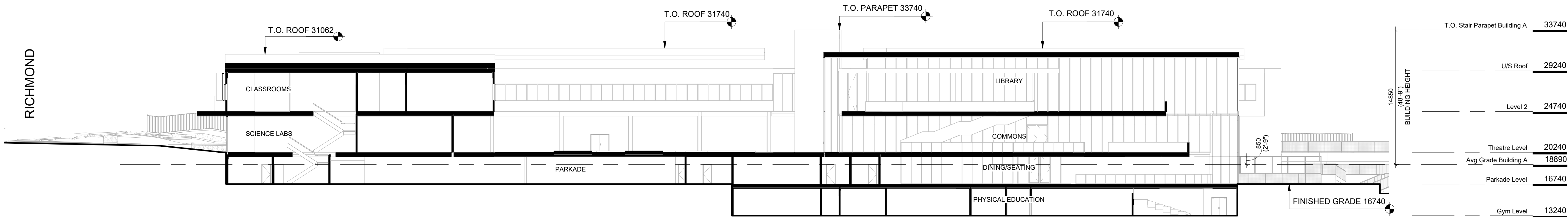
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
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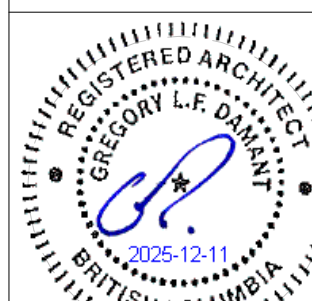
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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name Average Grade Building A	
Date December 10, 2025	Project # 2208
Scale As indicated	Revision April 4, 2025 3
Sheet # A - 052	

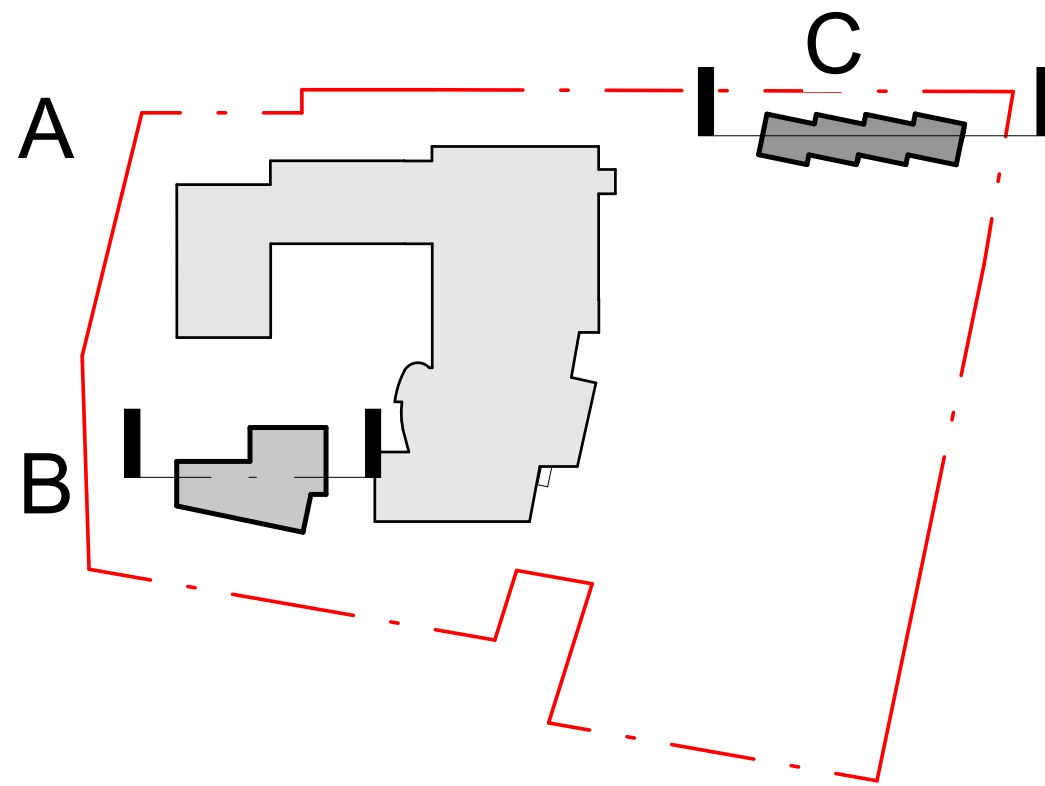


3 Height Diagram Building A
SCALE = 1 : 250

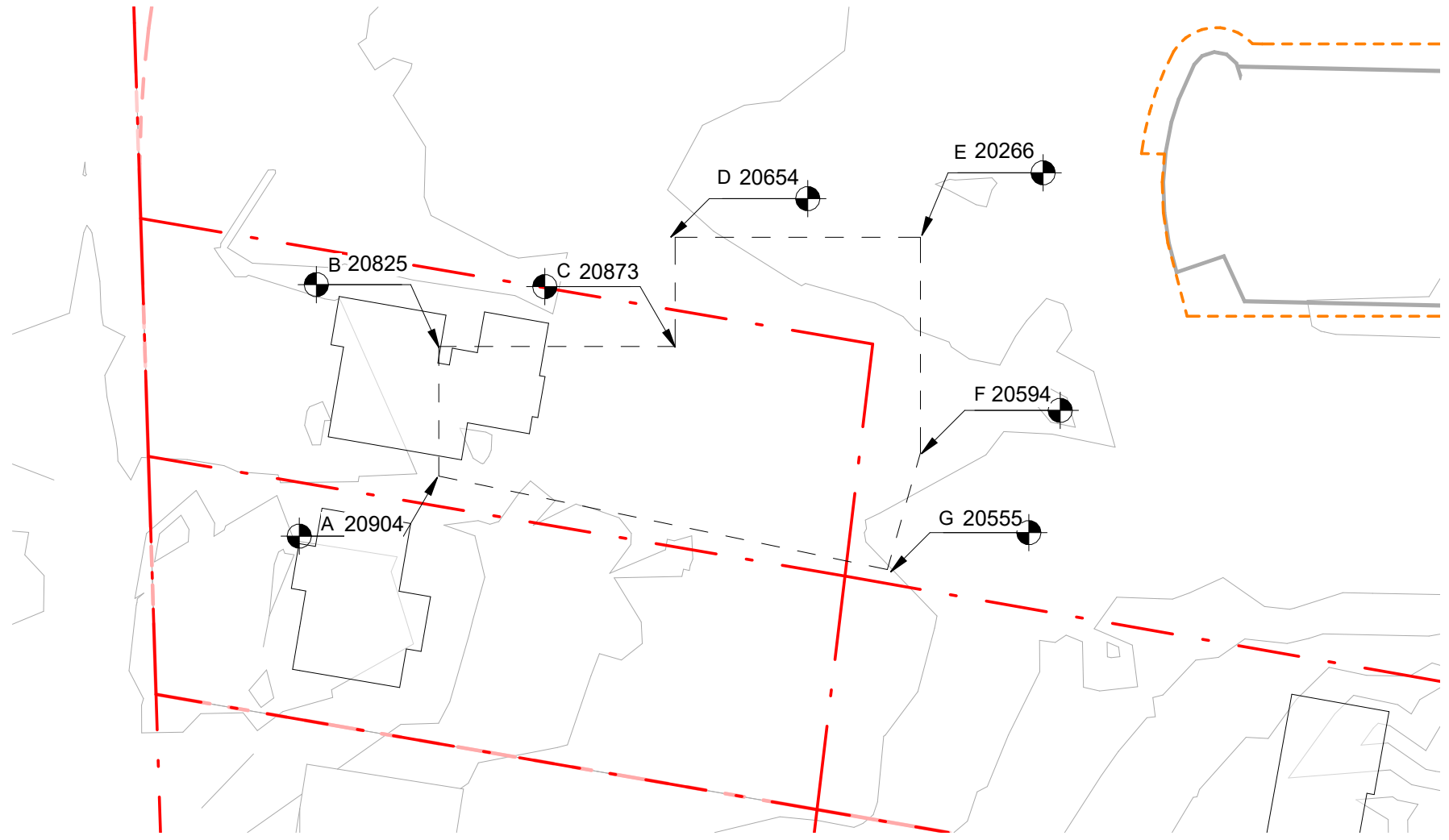


AVERAGE GRADE BUILDING B				
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN	POINT
A	20240	A-B	10540	213329600
B	20240	B-C	19420	389060800
C	20240	C-D	8975	181854000
D	20240	D-E	19900	402776000
E	20240	E-F	17390	351973600
F	20240	F-G	9980	201995200
G	20240	G-A	37490	758797600
			123895	2503586800
			20240	

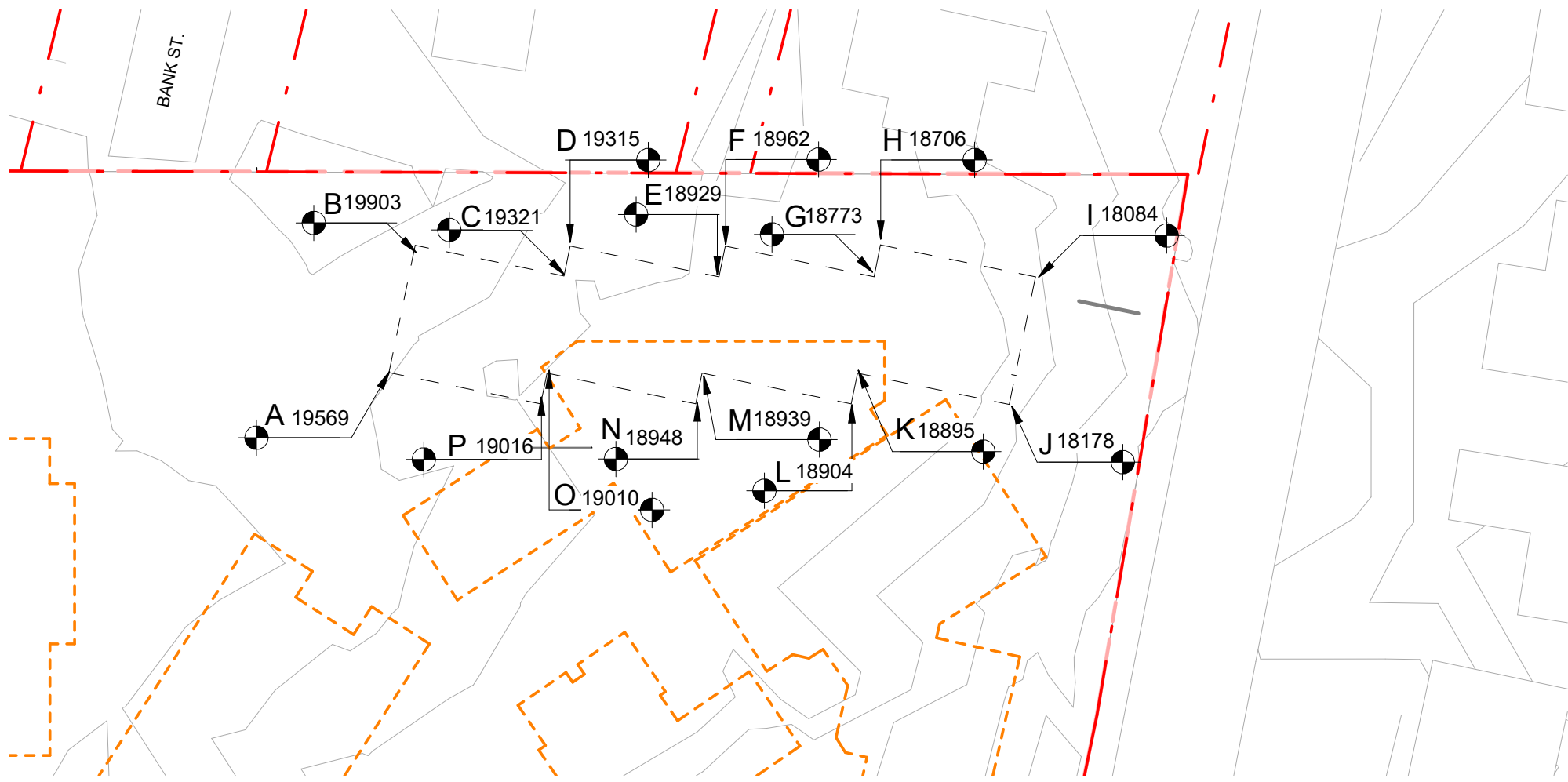
AVERAGE GRADE Townhouses, Building C				
POINTS	GRADE OF EACH POINT	POINTS	DISTANCE BETWEEN POINTS	POINT (A+B)/2DISTANCE BETWEEN POINTS
A	16740	A-B	11040	197676720
B	19071	B-C	12795	243667980
C	19017	C-D	2655	50815372.5
D	19262	D-E	12800	244390800
E	18925	E-F	2625	49701750
F	18943	F-G	12785	241093137.5
G	18772	G-H	2665	49946097.5
H	18711	H-I	13905	255441802.5
I	18930	I-J	11105	183060425
J	16740	J-K	13810	227831400
K	16740	K-L	2655	44444700
L	16740	L-M	12825	214690500
M	16740	M-N	2645	44277300
N	16740	N-O	12790	214194600
O	16740	O-P	2670	44695800
P	16740	P-A	13055	218540700
			142625	2534385085
			17.770	



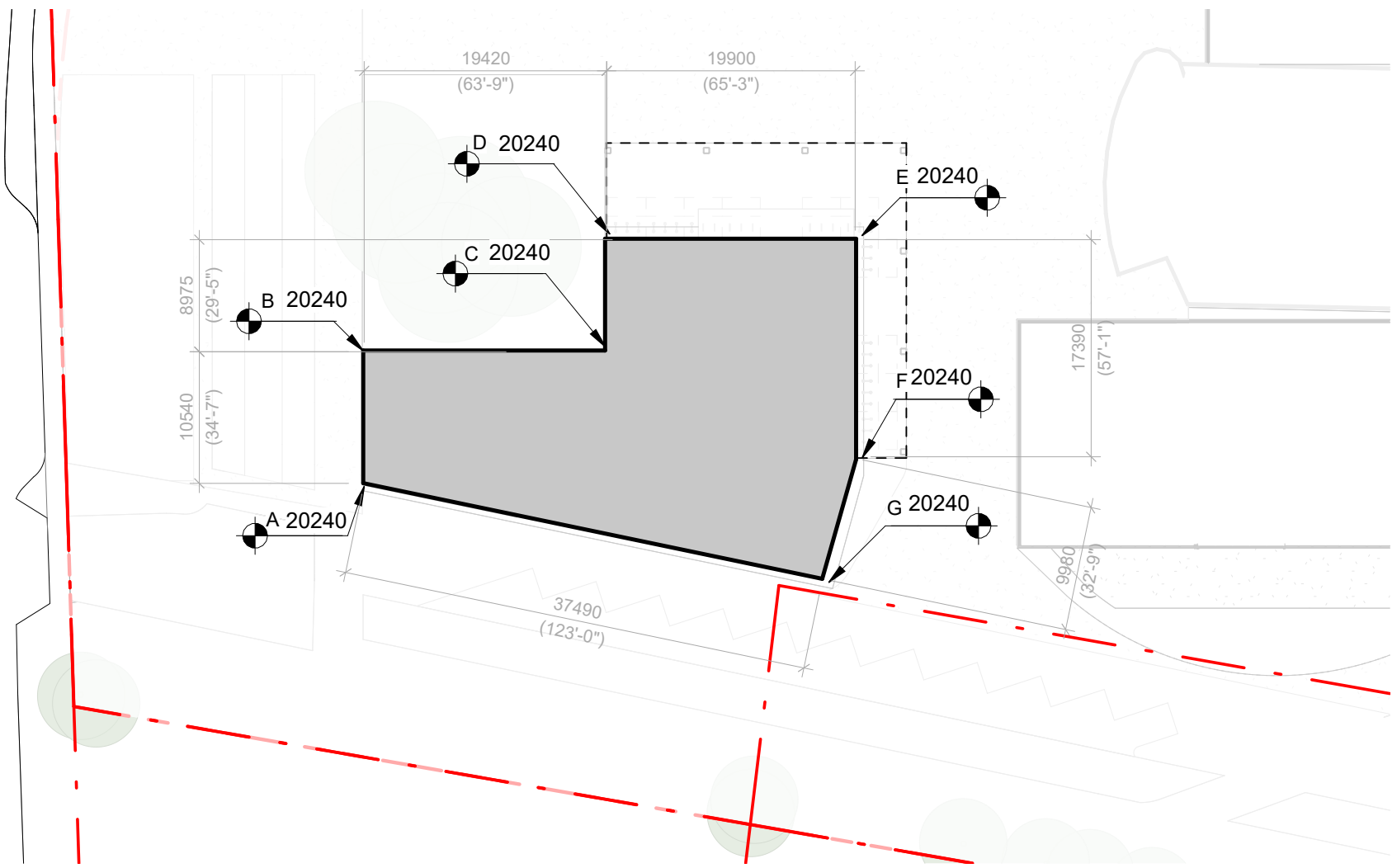
8 Key Plan - Main Building Plan
SCALE = 1 : 2000



1 Natural Average Grade Building B
SCALE = 1 : 500



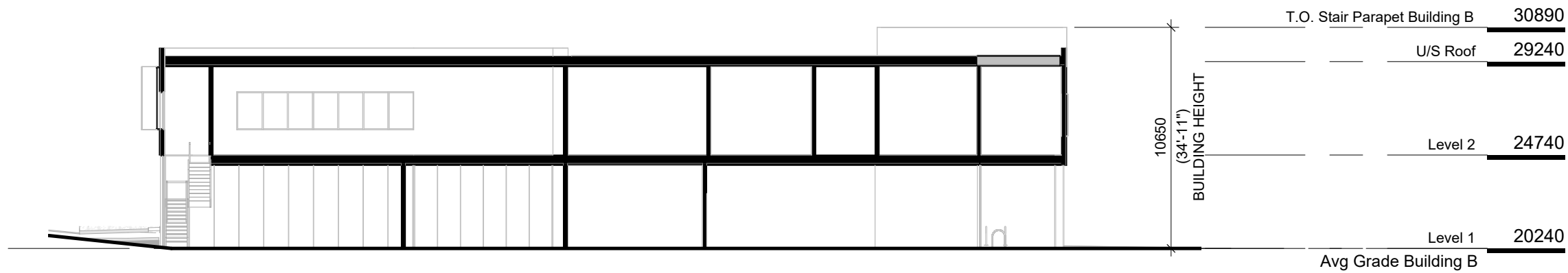
2 Natural Average Grade Building C
SCALE = 1 : 500



3 Average Grade Proposed Building B
SCALE = 1 : 500



4 Proposed Average Grade Building C
SCALE = 1 : 500



5 Height Diagram Building B
SCALE = 1 : 250



6 Height Diagram Building C
SCALE = 1 : 250

3	Rezoning Rev1	April 4, 2025
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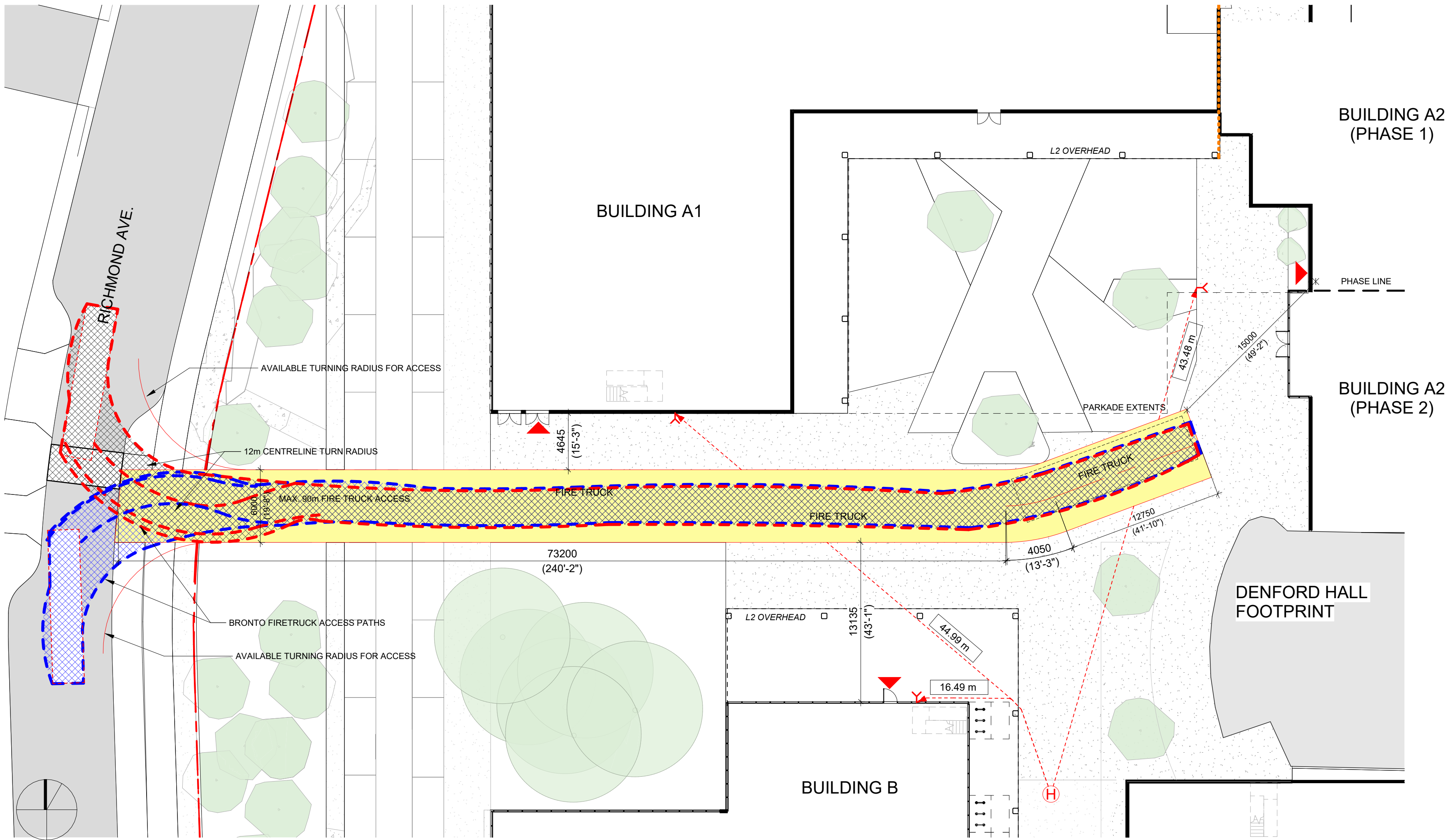
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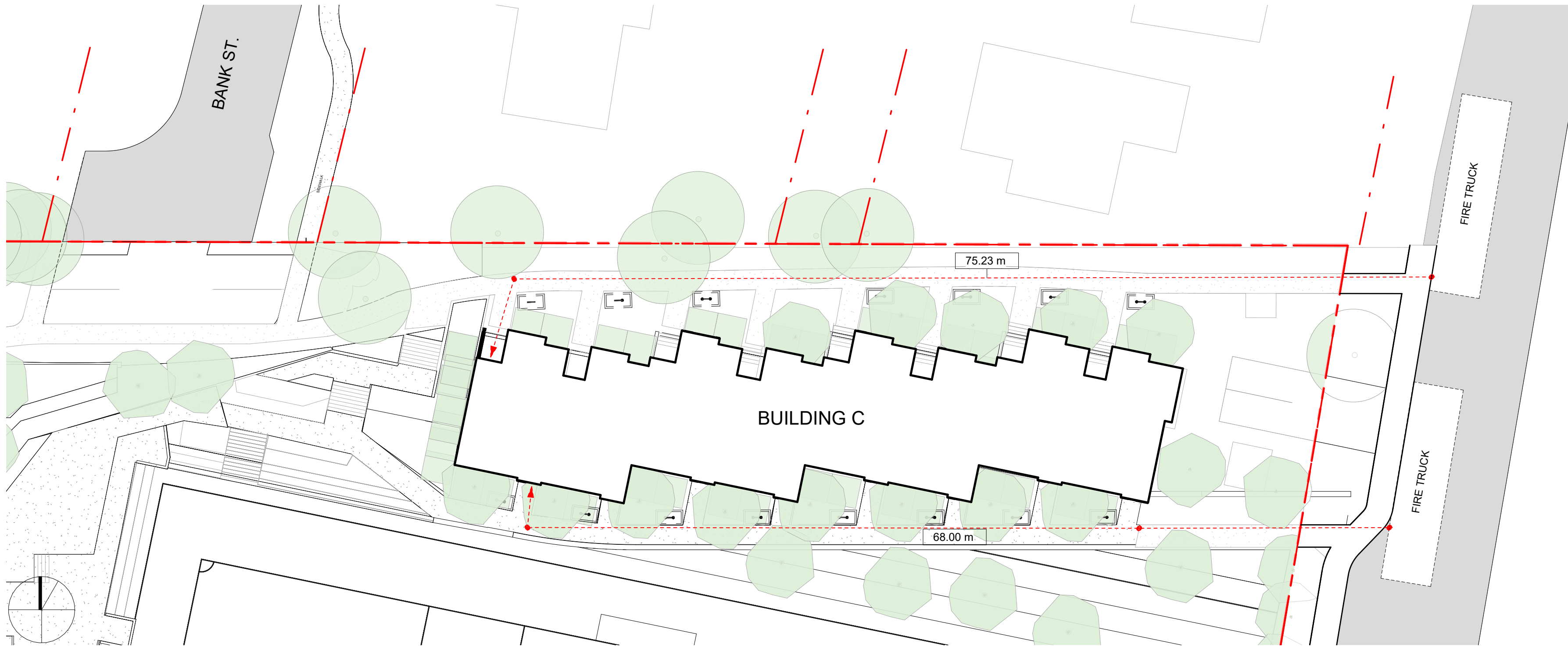
PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

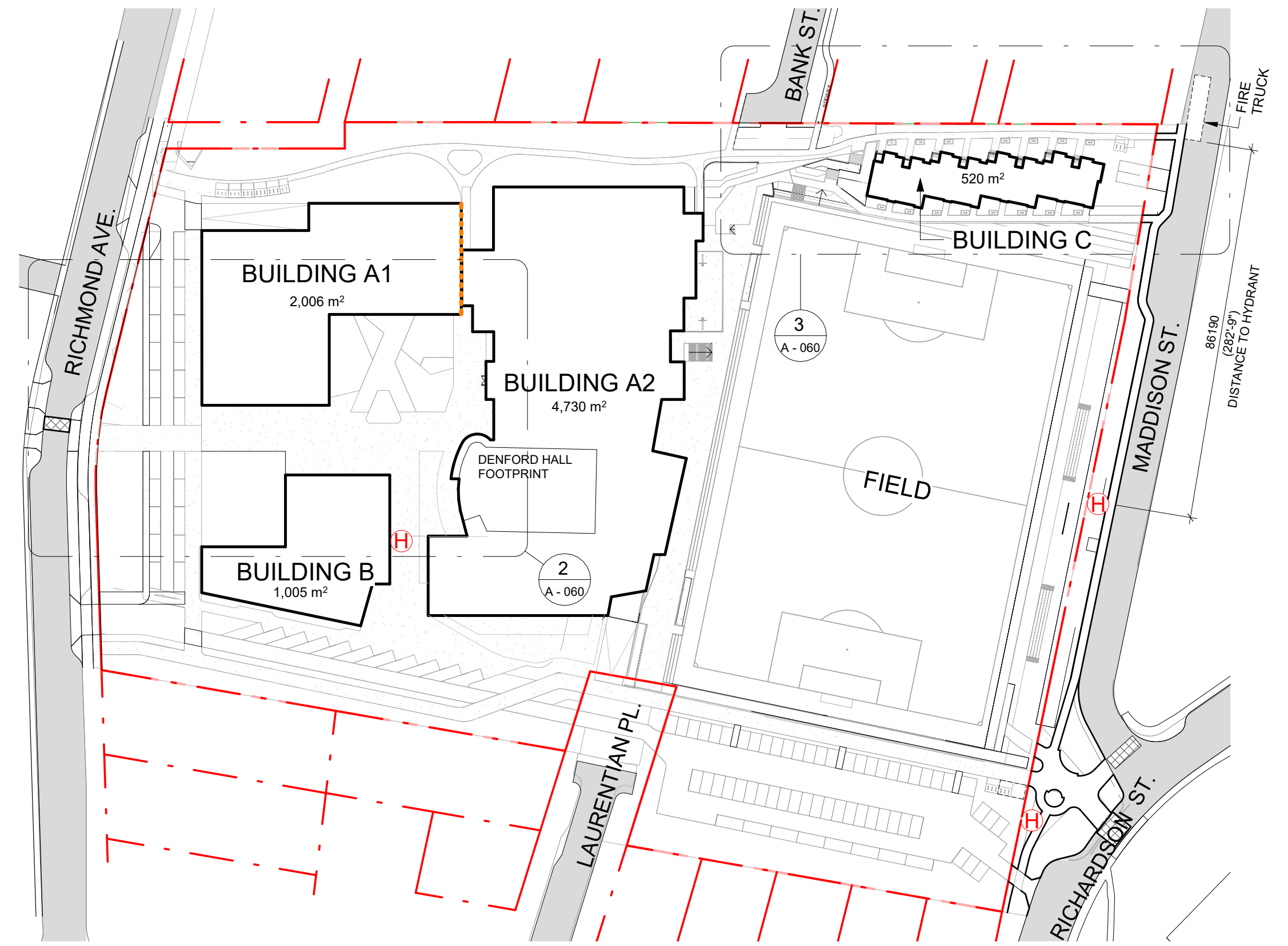
Sheet Name Average Grade Building B & C	
Date	December 10, 2025
Scale	As indicated
Project #	2208
Revision	April 4, 2025
Sheet #	3
A - 053	



2 Fire Access Plan - Building A and B
SCALE = 1 : 250



3 Fire Access Plan - Building C
SCALE = 1 : 250



1 Code Key Plan - Fire Access
SCALE = 1 : 1000

- FIRE ACCESS PLAN LEGEND**
- PRINCIPAL ENTRANCE
 - FIRE DEPARTMENT CONNECTION
 - EXISTING FIRE HYDRANT
 - FIRE ACCESS ROUTE
 - FIRE FIGHTER PATH OF TRAVEL
 - 2 HR FIRE WALL

4	Rezoning Rev 2	Sept. 30, 2025
3	Rezoning Rev 1	April 4, 2025
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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name	Fire Access Plan	
Date	December 10, 2025	
Scale	As indicated	Project # 2208
	Revision	4
	Sheet #	A - 060

BUILDING A1 - BUILDING CODE ANALYSIS													
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.1.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING AREA	<input type="text" value="2006"/> m² (Outside face of Exterior Walls)												
GRADE	<input type="text" value="20.4"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="2"/> STOREYS ABOVE GRADE <input type="text" value="1"/> STOREYS BELOW GRADE												

BUILDING A2 - BUILDING CODE ANALYSIS													
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.1.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING AREA	<input type="text" value="4730"/> m² (Outside face of Exterior Walls)												
GRADE	<input type="text" value="16.7"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="3"/> STOREYS ABOVE GRADE <input type="text" value="1"/> STOREYS BELOW GRADE												

BUILDING B - BUILDING CODE ANALYSIS													
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="3"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.1.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING AREA	<input type="text" value="1005"/> m² (Outside face of Exterior Walls)												
GRADE	<input type="text" value="20.4"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="2"/> STOREYS ABOVE GRADE <input type="text" value="0"/> STOREYS BELOW GRADE												

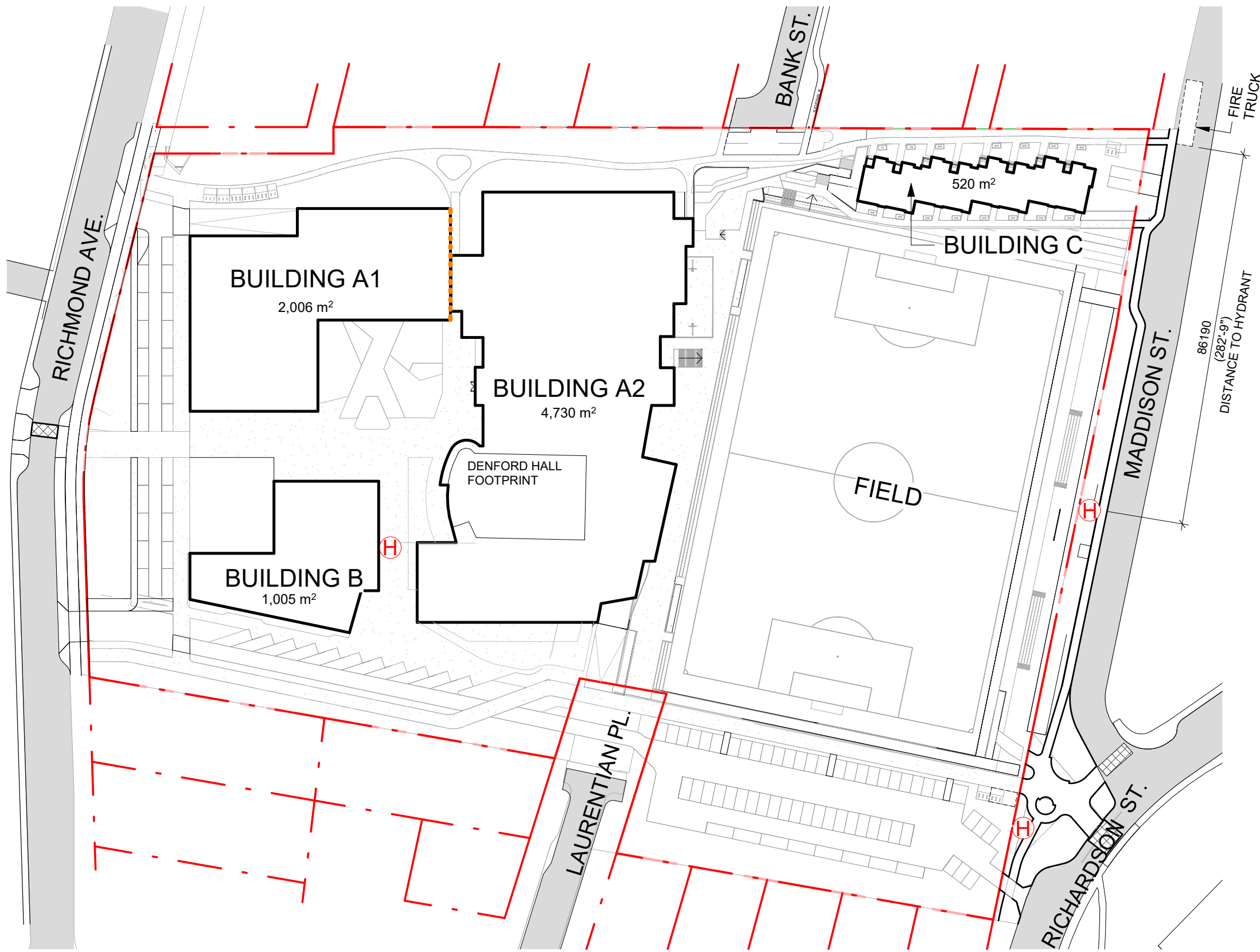
BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - COMBUSTIBLE, UP TO 2 STOREYS, SPRINKLERED	
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m²* or <input type="text" value="2400"/> m²**	
NUMBER OF STREETS FACING	<input type="text" value="1"/>	
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>	
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	
STANDPIPE SYSTEM	YES <input type="checkbox"/> NO <input type="text" value="NO"/>	
HIGH BUILDING	YES <input type="checkbox"/> NO <input type="text" value="NO"/>	
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input type="checkbox"/>	

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.24 - NONCOMBUSTIBLE, UP TO 6 STOREYS, SPRINKLERED	
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m²*	
NUMBER OF STREETS FACING	<input type="text" value="1"/>	
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>	
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	
STANDPIPE SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	
HIGH BUILDING	YES <input type="checkbox"/> NO <input type="text" value="NO"/>	
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input type="checkbox"/>	

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	3.2.2.93 - EMTC, GROUP A2, UP TO 6 STOREYS, SPRINKLERED, or 3.2.2.26 - GROUP A2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED	
MAXIMUM BUILDING AREA	<input type="text" value="7200"/> m²* or <input type="text" value="2400"/> m²**	
NUMBER OF STREETS FACING	<input type="text" value="1"/>	
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTC <input checked="" type="checkbox"/>	
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input type="checkbox"/>	
STANDPIPE SYSTEM	YES <input type="checkbox"/> NO <input type="text" value="NO"/>	
HIGH BUILDING	YES <input type="checkbox"/> NO <input type="text" value="NO"/>	
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input type="text" value="NO"/>	

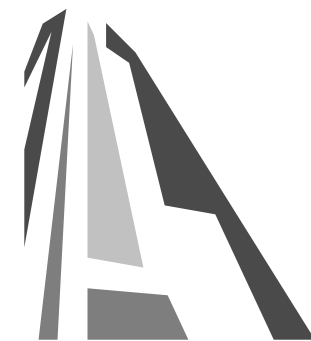
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PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>												
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART <input type="text" value="9"/>												
MAJOR OCCUPANCIES	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	9.10.2.1
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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GRADE	<input type="text" value="16.7"/> m												
BUILDING HEIGHT (STOREYS, m)	<input type="text" value="3"/> STOREYS ABOVE GRADE <input type="text" value="0"/> STOREYS BELOW GRADE												

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
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SPRINKLERED	YES <input type="checkbox"/> NO <input type="text" value="NO"/>	



1 Code Key Plan
SCALE = 1 : 1000

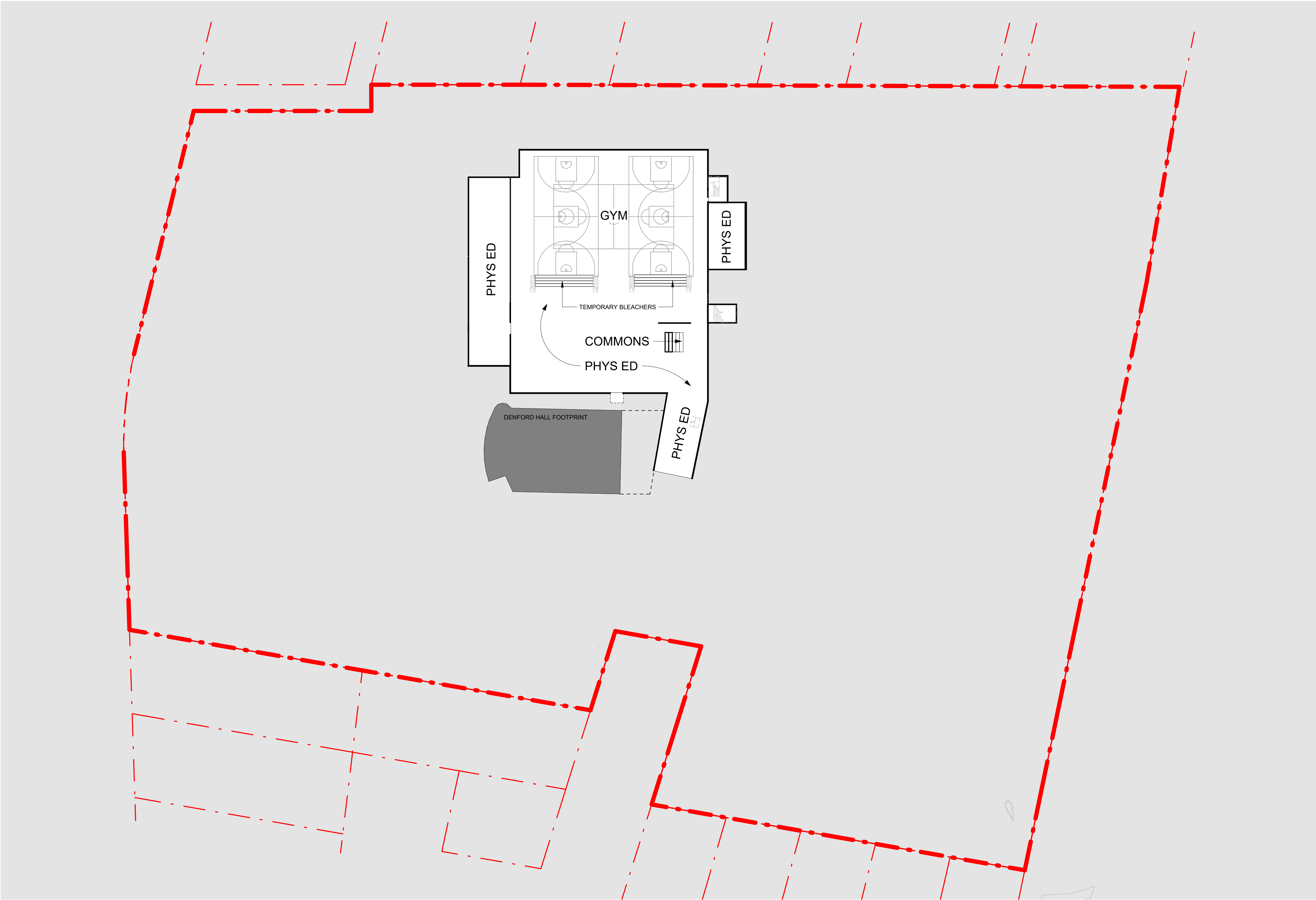
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name Building Code Analysis		
Date December 10, 2025		
Scale As indicated	Project # 2208	Revision April 4, 2025
Registered Architect Gregory L.F. Doherty 2025-12-11 BRITISH COLUMBIA		Sheet # A - 061

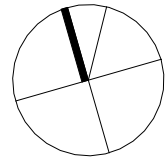


3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name Proposed Gym Level (B2)	
Date December 10, 2025	
Scale 1 : 500	Project # 2208
	Revision April 4, 2025 3
	Sheet # A - 100



5	Rezoning Rev 3	Dec. 10, 2025
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name

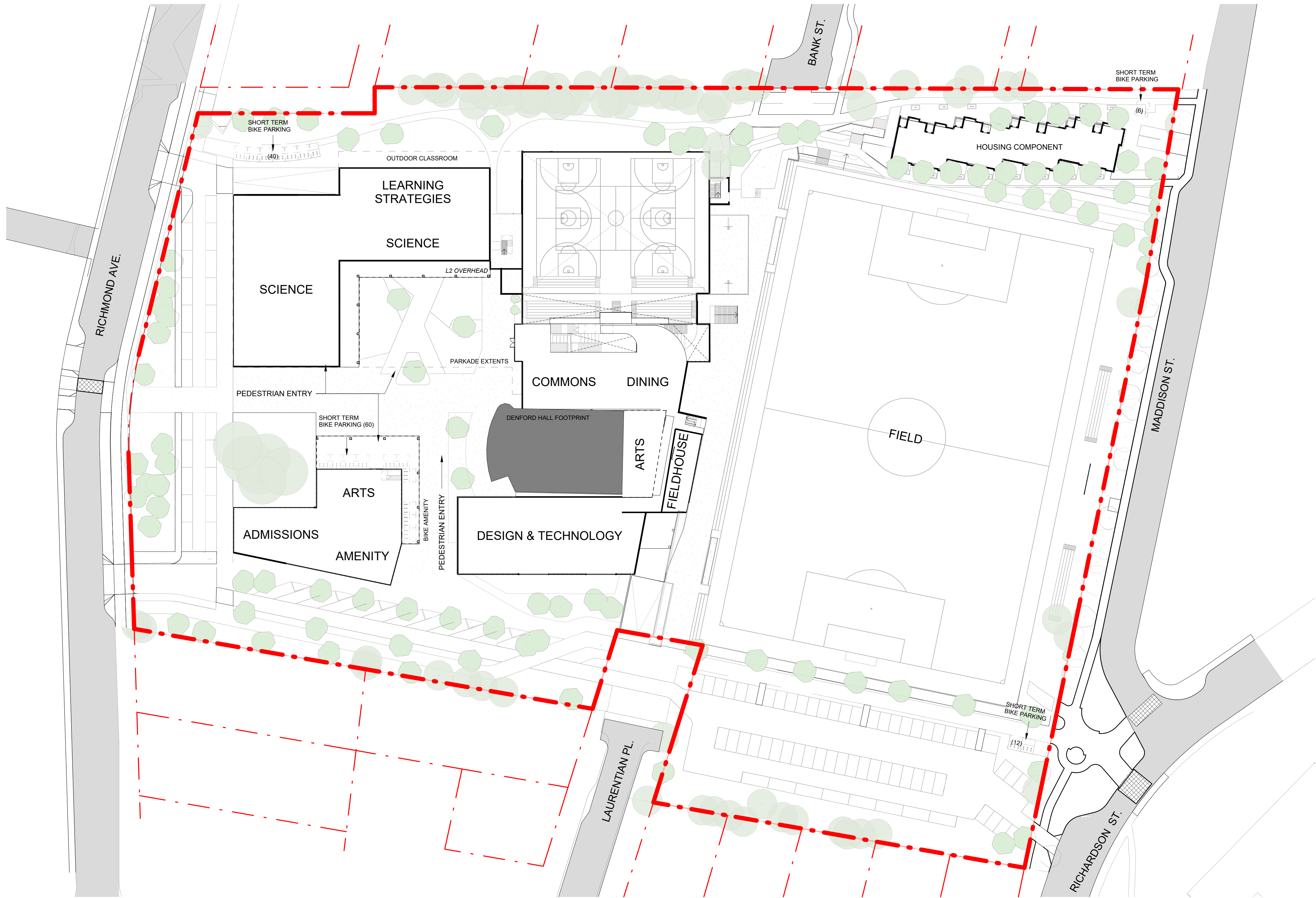
Proposed Field Level (B1)

Date

December 10, 2025

Scale	1 : 500	Project #	2208
		Revision	
		Dec. 10, 2025	5
		Sheet #	A - 101

12/10/2025 5:11:44 PM



3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name Proposed Courtyard Level (L1)		
Date December 10, 2025		
Scale 1 : 500	Project # 2208	Revision April 4, 2025 3
REGISTERED ARCHITECT GREGORY L.F. DOWNS 2025-12-11 BRITISH COLUMBIA		Sheet # A - 102



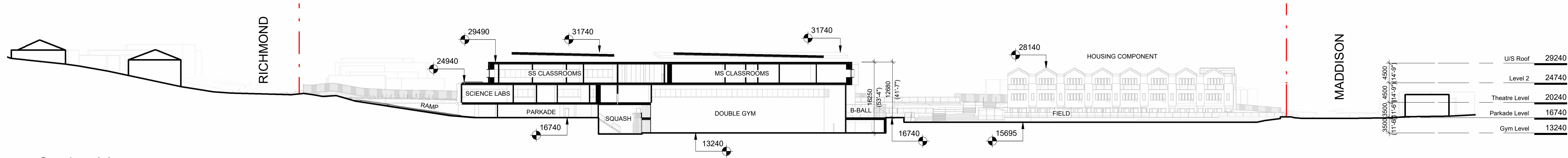
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2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



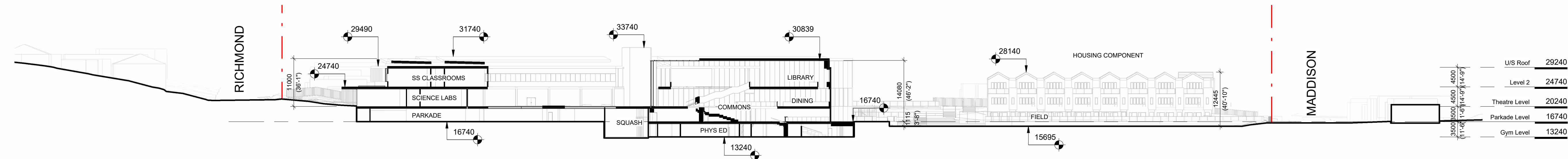
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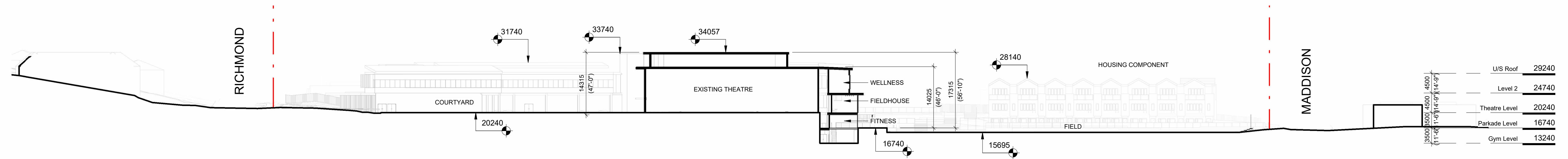
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GLENLYON NORFOLK SCHOOL	
Sheet Name Proposed Classroom Level (L2)	
Date December 10, 2025	
Scale 1 : 500	Project # 2208
	Revision April 4, 2025 3
	Sheet # A - 103



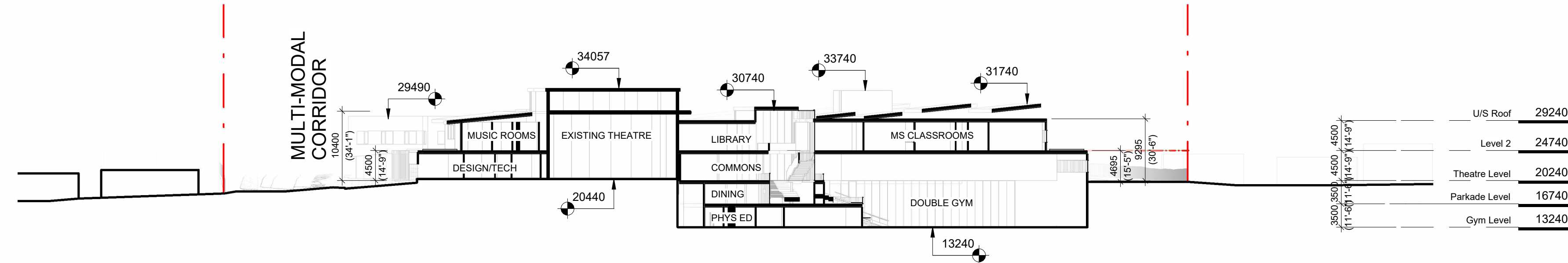
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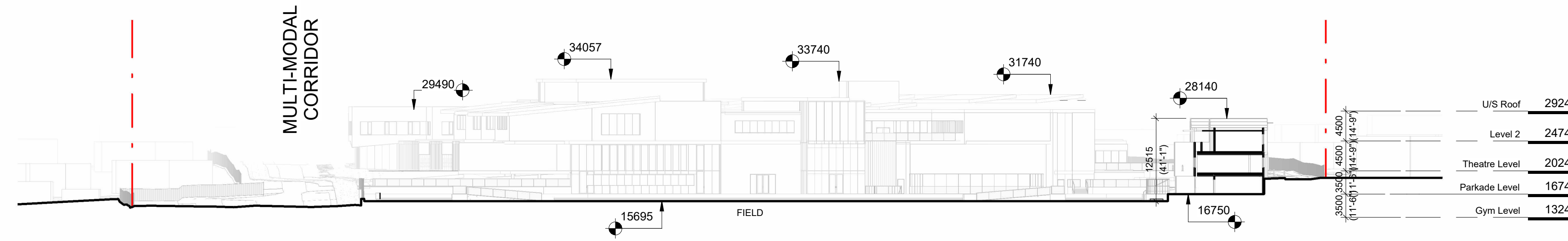
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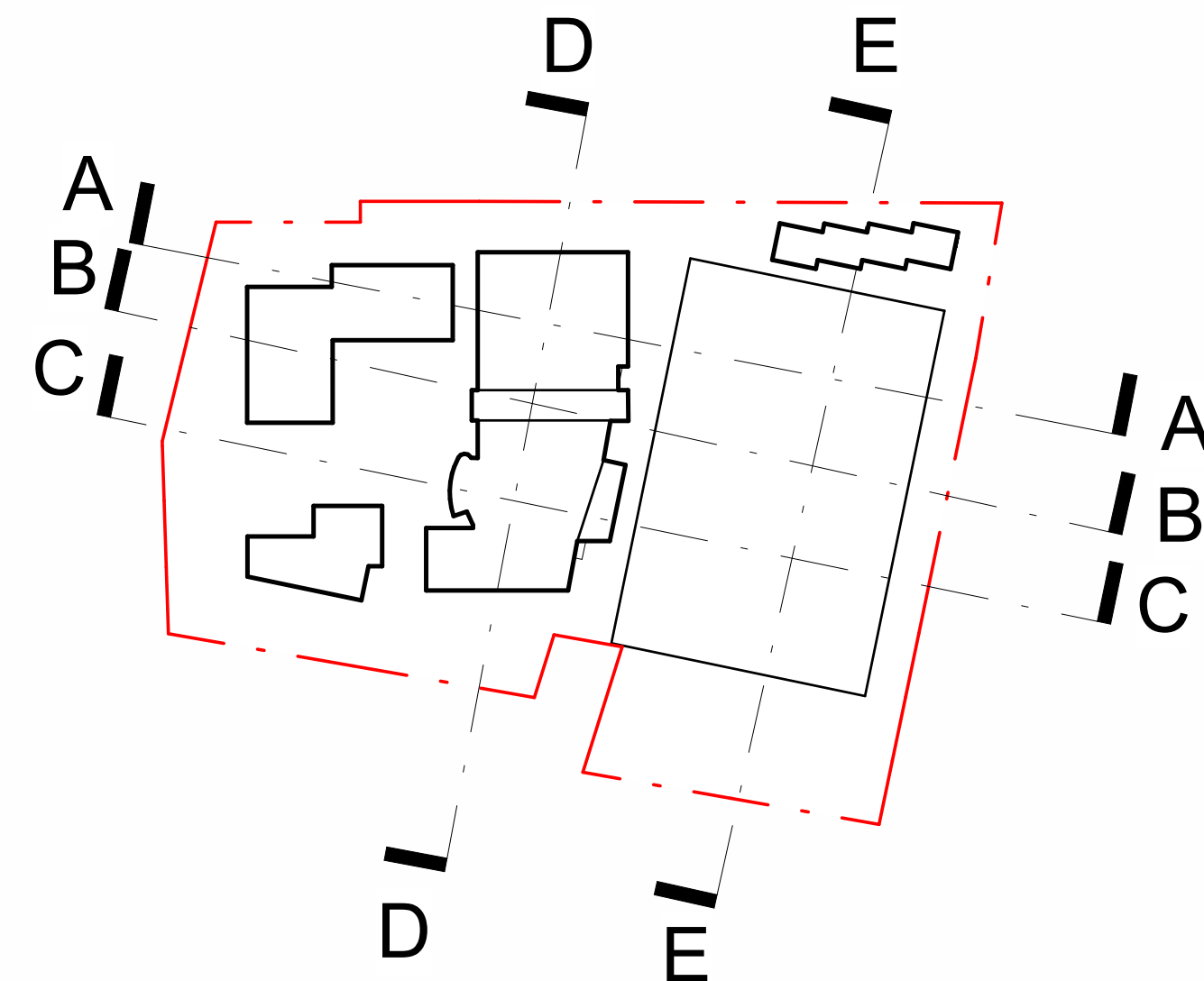
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4 Section DD
SCALE = 1 : 500

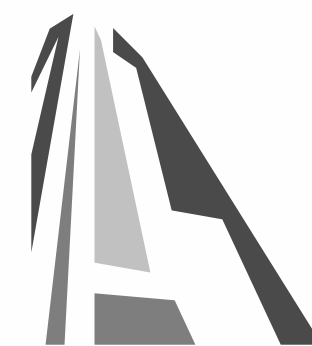


5 Section EE
SCALE = 1 : 500



7 Key Plan - Site Section
SCALE = 1 : 2000

3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024
NO.	DESCRIPTION	DATE



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PW CAMPUS RENEWAL		
GLENLYON NORFOLK SCHOOL		
Sheet Name Proposed Site Sections		
Date	December 10, 2025	
Scale	As indicated	Project # 2208
	Revision	3
	April 4, 2025	Sheet # A - 300



PROJECT NAME
GLENLYON NORFOLK SCHOOL RENEWAL

CIVIC ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

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

DRAWING CONTENTS

- L0.00 COVER
- L0.01 DESIGN RATIONALE
- L0.02 TREE MANAGEMENT PLAN
- L0.03 TREE REPLACEMENT PLAN
- L1.01 LANDSCAPE PLAN
- L1.02 LANDSCAPE PLAN WITH GREEN ROOF LEVEL
- L2.01 PLANTING LIST
- L2.02 PLANTING PLAN
- L2.03 SOIL DEPTH PLAN
- L3.01 RAINWATER MANAGEMENT PLAN
- L4.01 WAYFINDING PLAN
- L4.02 WAYFINDING PRECEDENTS
- L5.01 TREE PROTECTION SECTIONS

5th Floor, East Asiatic House
1201 West Pender St. Vancouver, BC V6E 2V2
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REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK
SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

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

DRAWING TITLE
COVER

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NORTH

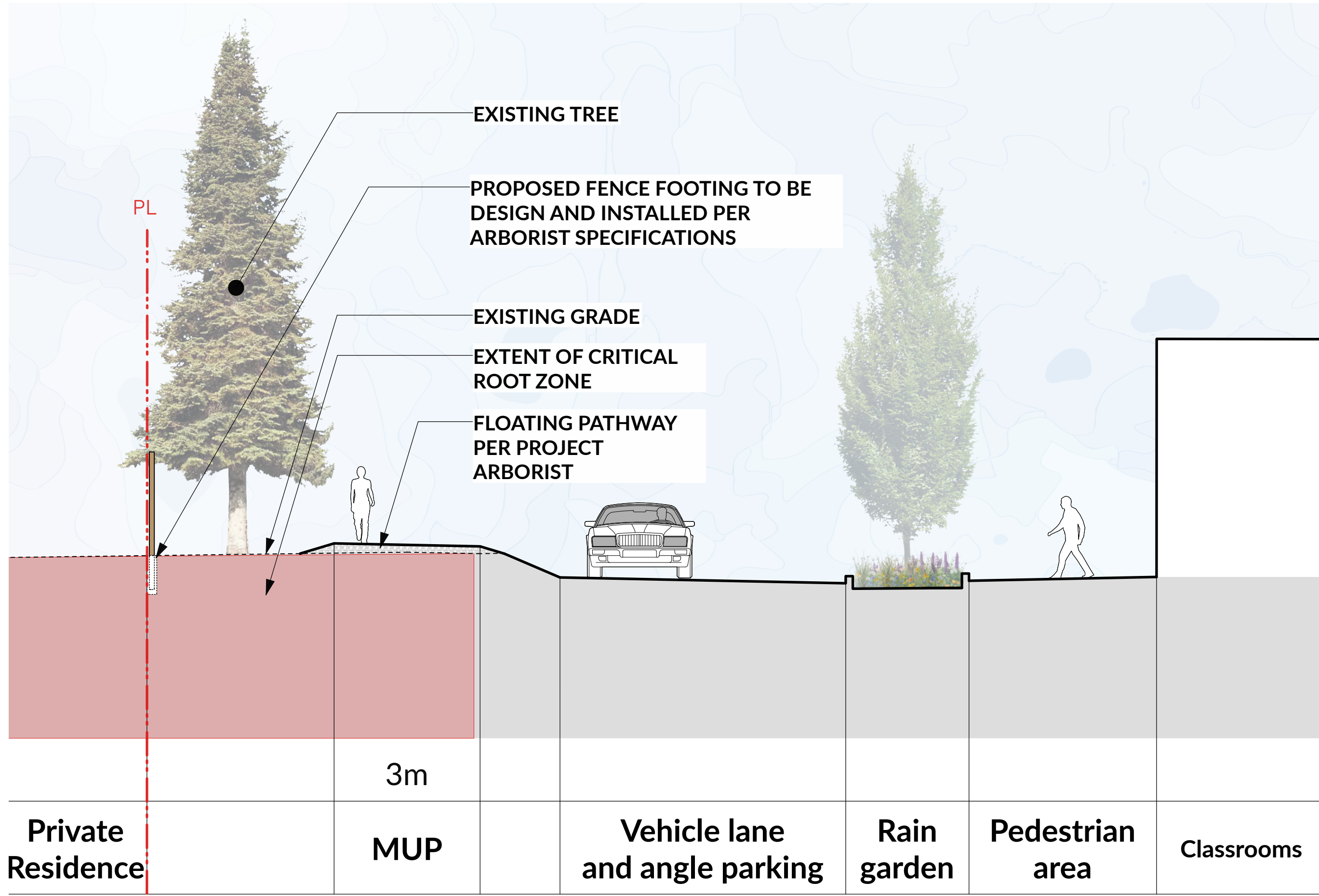
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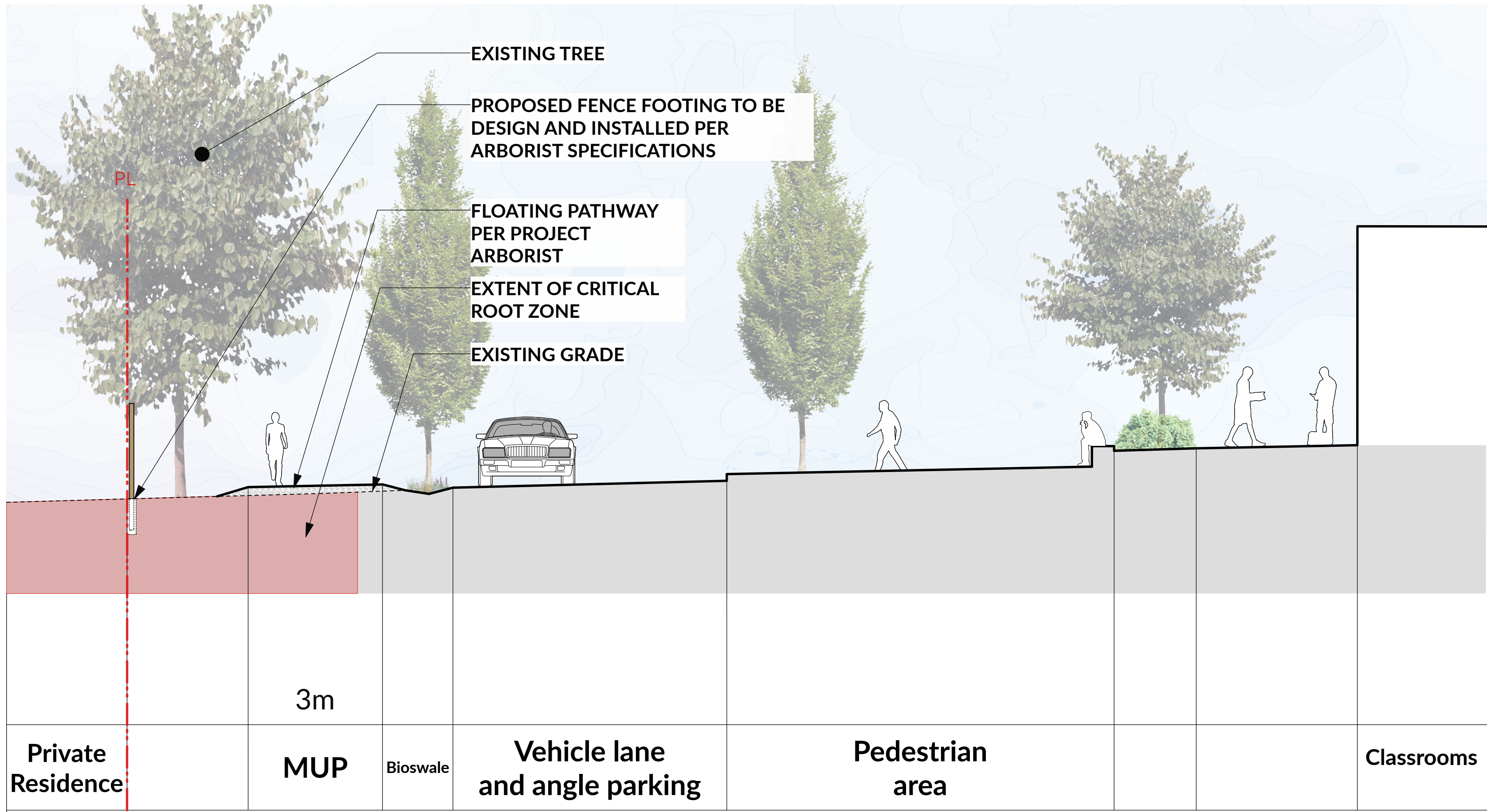
PROJECT NO.	23029
DATE	
FILE NAME	23029 PLAN.vwx
PLOTTED	2025-09-29
DRAWN	DH/AP
REVIEWED	DL

DRAWING

L0.00



1 Tree Retention Section 1
Scale: 1:75



2 Tree Retention Section 2
Scale: 1:75



KEY MAP 1:1500

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	Issued for Rezoning
2	2025-03-27	Reissued for Rezoning
3	2025-09-29	Reissued for Rezoning

PROJECT
**GLENLYON NORFOLK
SCHOOL RENEWAL**

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC
LEGAL LOT A, SECTION 68, VICTORIA
DISTRICT, PLAN VIP57155

DRAWING TITLE
**TREE PROTECTION
SECTIONS**

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NORTH	SCALE
	AS SHOWN

PROJECT NO.	23029
DATE	2019-05-10
FILE NAME	23029 SECTIONS.vwx
PLOTTED	2025-09-29
DRAWN	NG
REVIEWED	MC

DRAWING

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, bike lane, and lush rain gardens providing nature-based stormwater management for the site. 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.

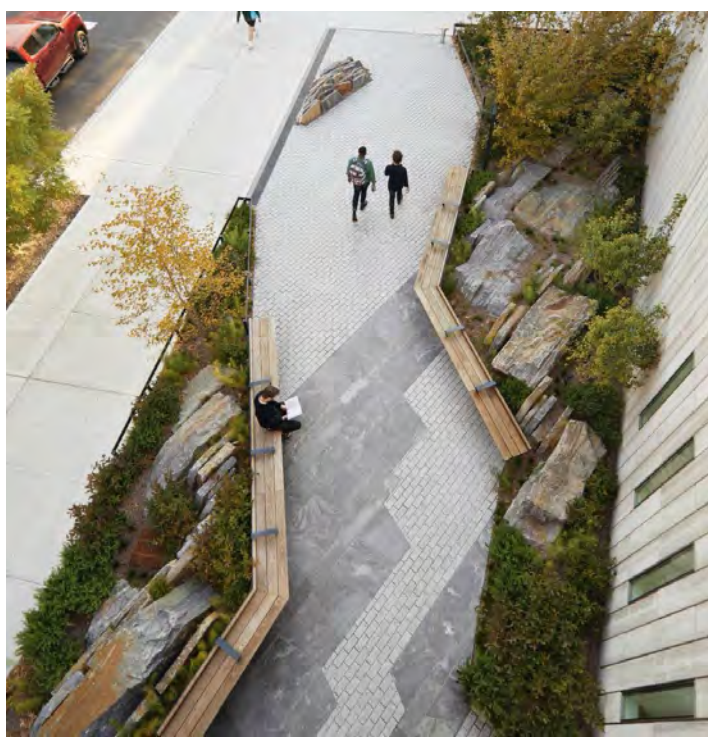
To the west of the field, tucked into the building massing, a playground and half basketball court provide fun and active spaces for students while shielding neighbours from noise.

To the south of the field is an internal street flanked by a generous multi-modal pathway along the southern edge of the site. Permeable 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. At the southeastern corner of the site, the pathway terminates at a crossroads where Richardson and Maddison meet. A community gathering space provides seating and a natural meeting place for school community and neighbours alike.

Moving north along the Maddison Street Greenway, this edge supports a parklike environment. Bench seating is nestled within this green linear park, immersing passersby in this urban habitat.

The northern boundary of the site is characterized by a robust existing tree canopy and restored native plant ecology. This quiet forest walk is hugged on all sides by trees, leading past townhomes with feature planting to an urban woodland, replete with firs, oaks, and ferns. This substantial buffer provides habitat value and provides privacy for neighbours. A public walkway connects Maddison to Bank Street. Further west, a private pathway skirts an outdoor classroom and a bike parking amenity tucked into the forest.

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.



LANDSCAPE PLAN LEGEND

- 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 STREETSCAPE
- Rain gardens
- Sidewalk and bike lane
- Boulevard per COV standards

- 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** MADDISON 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

- 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

- 30** COMMUNITY GATHERING NODE

- 31** STUDENT BUS SPILLOUT AREA

- 32** RAIN GARDEN SEATING AREA

PWL
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REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK
SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

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

DRAWING TITLE
DESIGN RATIONALE

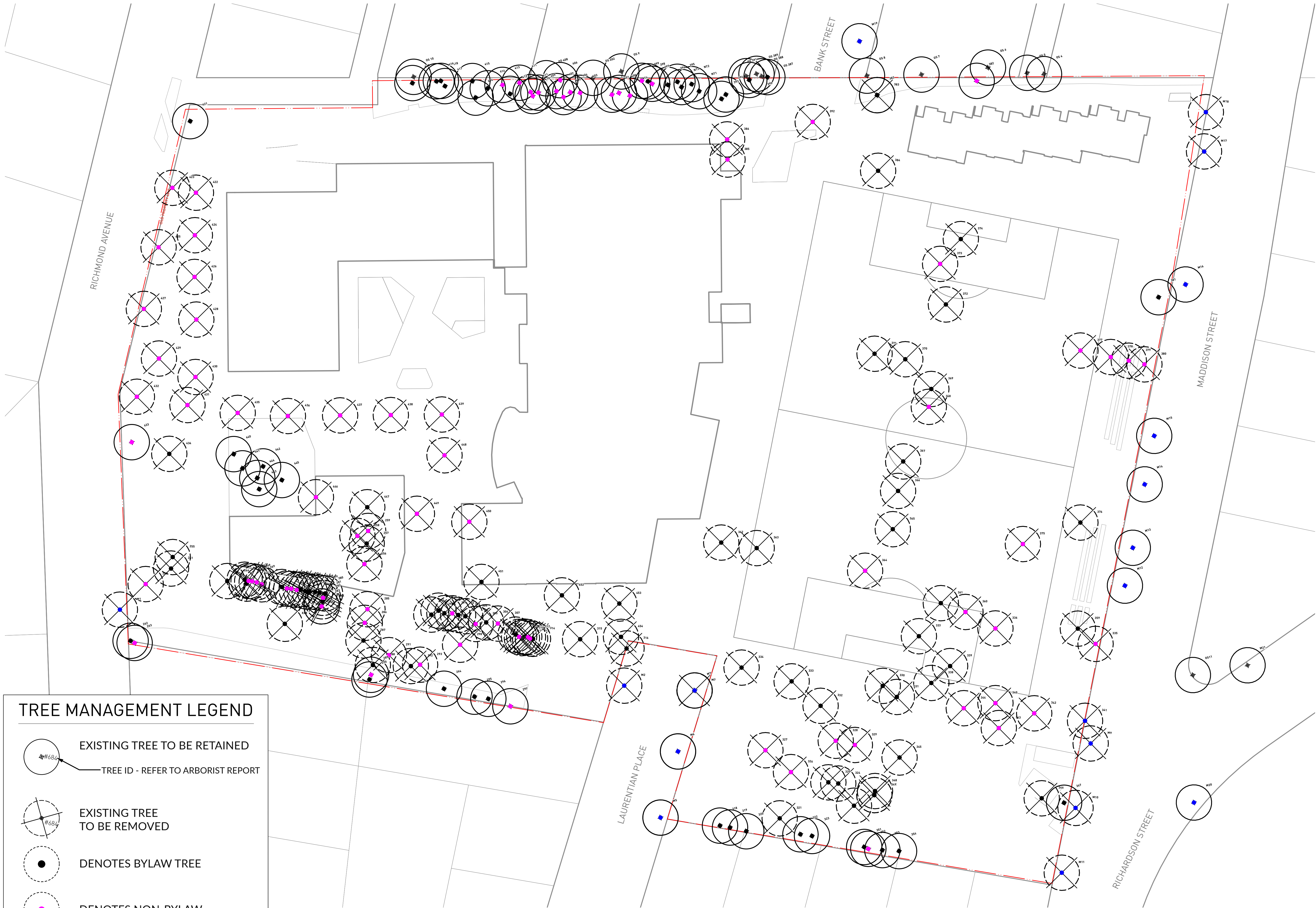
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NORTH	SCALE
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PROJECT NO.	23029
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REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
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PROJECT
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ADDRESS
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LEGAL LOT A, SECTION 68, VICTORIA
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DRAWING TITLE
TREE MANAGEMENT
PLAN

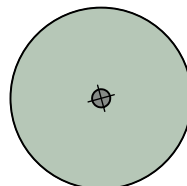
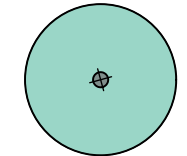
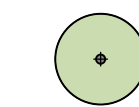
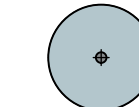
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NORTH	SCALE
	1:400

PROJECT NO.	23029
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DRAWING	



TREE REPLACEMENT LEGEND

LEGEND		TOTAL #
		On Site / Off Site
	1:1 Large Replacement Tree per Schedule E Part 1	16 / 0
	1:1 Medium Replacement Tree per Schedule E Part 1	51 / 11
	2:1 Small Replacement Tree per Schedule E Part 2	60 / 0
	Non-Replacement Proposed Trees	7 / 0

Tree Status	# Existing	# Removed	Replacement Trees Proposed
Onsite Protected Trees	89	54	85
Onsite Protected Hedges	3	3	10
Private Offsite Trees	11	0	0
Municipal Trees	20	8	11
TOTAL ONSITE TREES: 134			
Total Onsite Trees Required: 175			

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3	2025-09-29	REISSUED FOR REZONING

PROJECT

GLENLYON NORFOLK
SCHOOL RENEWAL

ADDRESS

781 RICHMOND AVENUE, VICTORIA, BC

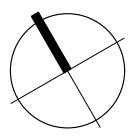
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DISTRICT, PLAN VIP57155

DRAWING TITLE

TREE REPLACEMENT
PLAN

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NORTH



SCALE

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PROJECT NO.	23029
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DRAWING	



TREE MANAGEMENT STRATEGY

The GNS School site has a number of existing trees that will be retained and incorporated into the final phased landscape design. However, there are also a number of existing trees that are going to be removed for this development. The landscape design includes many proposed trees to not only make up for this loss, but to also further enhance the environment of the school grounds and surrounding community.

While the promotion of local biodiversity will be one of the main goals of the landscape plan, consideration for native adaptive tree species will also be included for which can flourish in typically altered conditions including, above ground planters, soils on slab and microclimates affected by climate change. Overall these primary objectives will aim to satisfy the tree replacement requirements and maximum desired canopy cover to the existing site.

At this time, the project is in the early stages and a complete Arborist Report will be done once the project advances. A draft Arborist Report has been provided that includes an inventory of the existing trees on site and some arboricultural observations.

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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PROJECT
**GLENLYON NORFOLK
SCHOOL RENEWAL**

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA
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DRAWING TITLE
LANDSCAPE PLAN

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NORTH

SCALE

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PROJECT
GLENLYON NORFOLK
SCHOOL RENEWAL

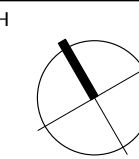
ADDRESS
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DISTRICT, PLAN VIP57155

DRAWING TITLE
LANDSCAPE PLAN
WITH GREEN ROOF

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NORTH



SCALE

1:400

PROJECT NO. 23029

DATE

FILE NAME 23029 PLAN.vwx

PLOTTED 2025-09-29

DRAWN DH/AP REVIEWED DL

DRAWING

L1.02

GARRY OAK MEADOW



Quercus garryana, Garry oak



Camassia quamash Blue Camas



Allium cernuum Nodding Onion



Elymus glaucus, Blue wildrye



Symphoricarpos albus, Snowberry



Arbutus mezesii, Arbutus

WOODLAND CHARACTER



Cornus nuttalli, Pacific dogwood



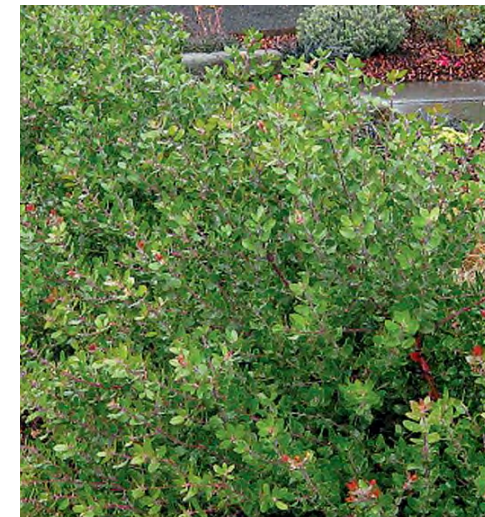
Pseudotsuga menziesii, Douglas Fir



Polystichum munitum, Western sword fern



Maianthemum dilatutum 'False Lily of the Valley'



Vaccinium ovatum, 'Evergeen Huckleberry'



Lupinus bicolor, Two-coloured lupin

GREENWAY PLANTING



Deschampsia cespitosa 'Tufted Hair Grass'



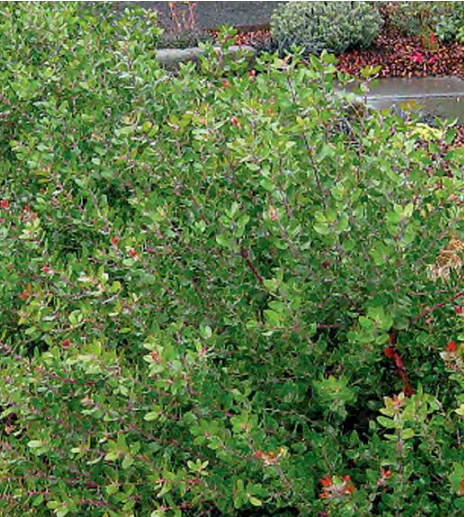
Clethra alnifolia, 'Ruby Spice' summersweet



Dryopteris arguta, Coastal wood fern



Echinacea purpurea, Purple cone flower



Vaccinium ovatum, 'Evergeen Huckleberry'



Pinus contorta var. contorta, Shore pine



Larix decidua 'European larch'



Malus fusca, Pacific crabapple

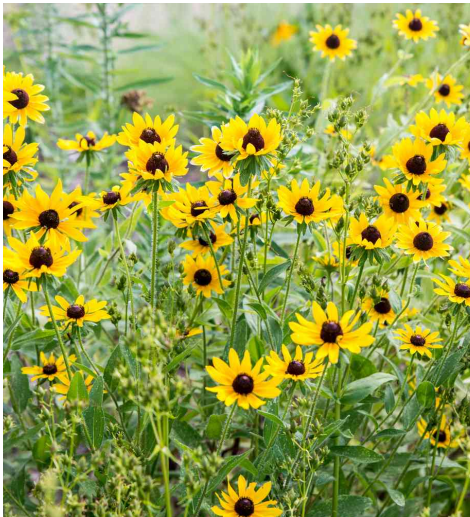


Eriophyllum lamatum , Woolly sunflower

RESIDENTIAL PLANTING



Deschampsia cespitosa 'Tufted Hair Grass'



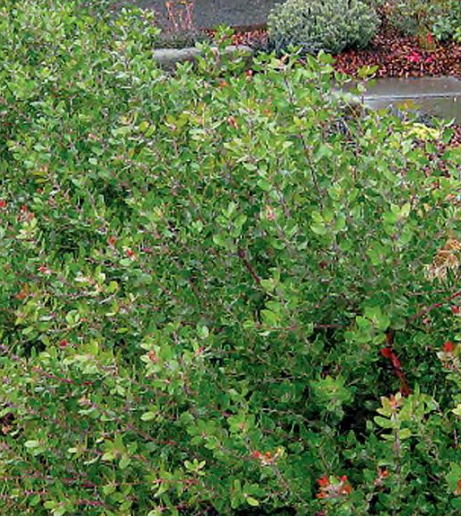
Rudbeckia fulgida 'Goldstrum', black-eyed Susan



Cornus kousa 'Satomi', Satomi dogwood



Cornus canadensis, bunchberry



Vaccinium ovatum, 'Evergeen Huckleberry'

RAIN GARDEN



Acer rubrum, Red maple



Sambucus racemosa, Red elderberry



Rosa nutkana, Nootka Rose



Myrica gale, Bog myrtle



Carex obnupta, Slough sedge



Gaultheria shallon, Salal



Iris setosa, Dwarf Arctic iris



Carex stipata, Awl fruited sedge



Juncus patens 'Carmen's Grey', Carmen's Gray rush

POCKET PLANTING



Sedum 'Autumn Joy', Autumn Joy Stonecrop



Pennisetum alopecuroides, Fountain Grass



Achillea millefolium, Yarrow



Fragaria vesca, Woodland strawberry



Rudbeckia fulgida 'Goldstrum', black-eyed Susan

MUNICIPAL REPLACEMENT TREES



Acer rubrum, Red maple



Quercus garryana, Garry oak



Prunus cerasifera, Flowering plum



Gleditsia Tricanthos, Honey locust



PARTNERSHIP

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NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

PROJECT
GLENLYON NORFOLK
SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

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

DRAWING TITLE
PLANT LIST

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PROJECT NO.	23029
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DRAWN	DH/AP
REVIEWED	DL
DRAWING	

L2.01

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PLANTING PLAN

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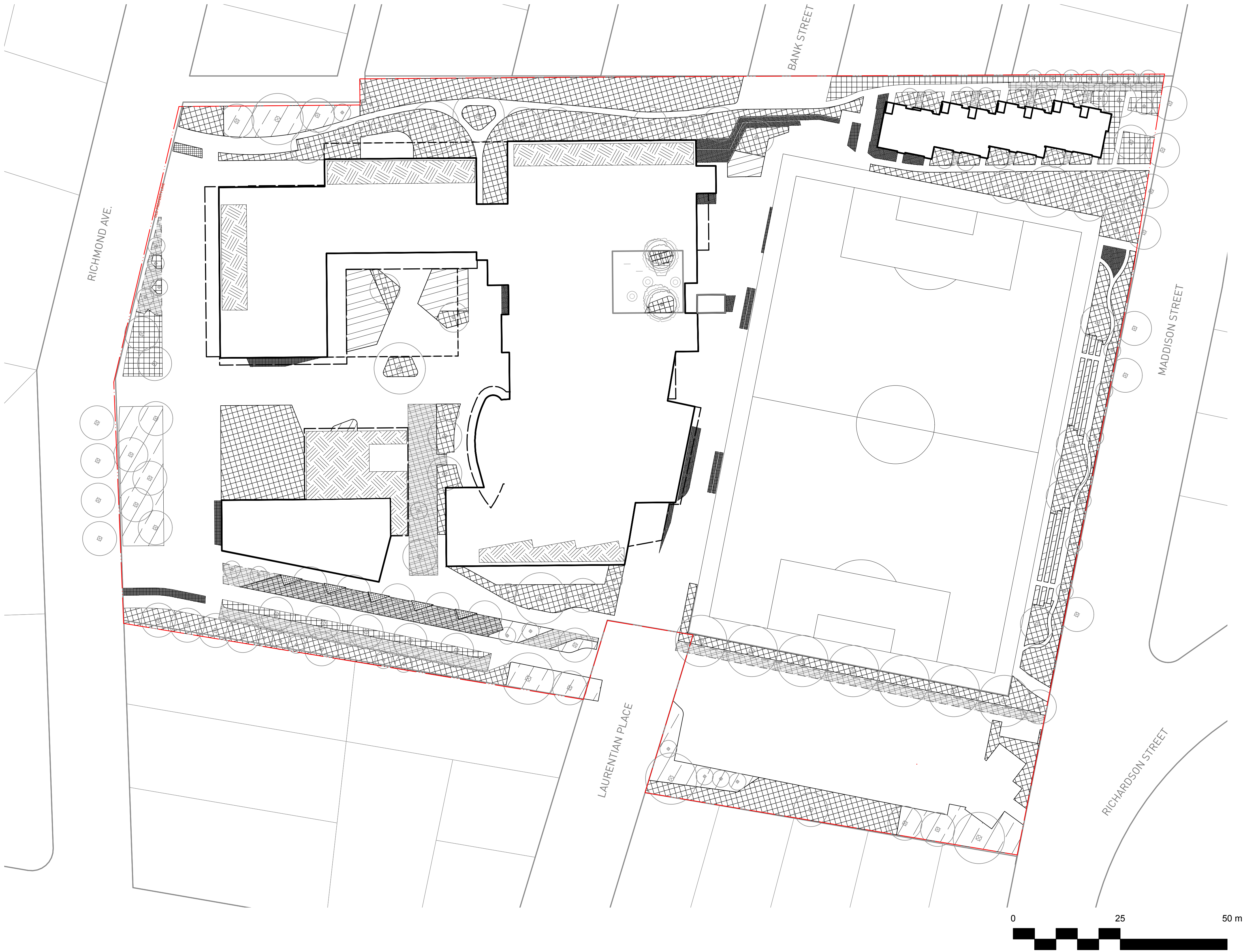
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PLANTING ZONES LEGEND

- POCKET PLANTING
- GARRY OAK MEADOW
- WOODLAND CHARACTER
- RAIN GARDEN
- GREENWAY EDGE
- LAWN
- RESIDENTIAL CHARACTER
- GREEN ROOF PLANTING
- Streetscape Planting to be per City of Victoria Standard Planting



SOIL DEPTH LEGEND

150mm

450mm

900mm

BIOFILTRATION GROWING MEDIUM - 900mm

SOIL CELLS - 1000mm

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SOIL DEPTH PLAN

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RAINWATER STRATEGY PRELIMINARY CALCULATION			
LANDSCAPE TYPE	TOTAL AREA	SIZING FACTOR	CALCULATED DRAINAGE AREA
<div></div> Rain Garden	930sqm Base Area	5%	18,600sqm
<div></div> Bioswale	80sqm Base Area	15%	540sqm
<div></div> Extensive Green Roof	1,025sqm	Green Roof footprint only	
<div></div> Soft Landscape	5,910sqm	Soft Landscape footprint only	
<div></div> Impermeable Surface	18,861sqm		
TOTAL			19,140sqm

NOTE: ALL FIGURES ARE PRELIMINARY CALCULATIONS PER THE CITY OF VICTORIA PROFESSIONAL RAINWATER MANAGEMENT STANDARDS AND WILL BE REFINED THROUGH FUTURE DESIGN PHASES.

RAINWATER MANAGEMENT STRATEGY

One of the design goals of the Glenlyon Norfolk School Renewal is to positively contribute to stormwater management. Strategies like rain gardens, bioswales, permeable paving, and green roofs will be leveraged to increase environmental sustainability. A key part of this strategy is the integration with existing stormwater infrastructure to ensure seamless drainage connectivity, preventing overflow during heavy rainfall events. Green roofs 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.

Compliance with the City if 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.

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.



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RAINWATER MANAGEMENT PLAN

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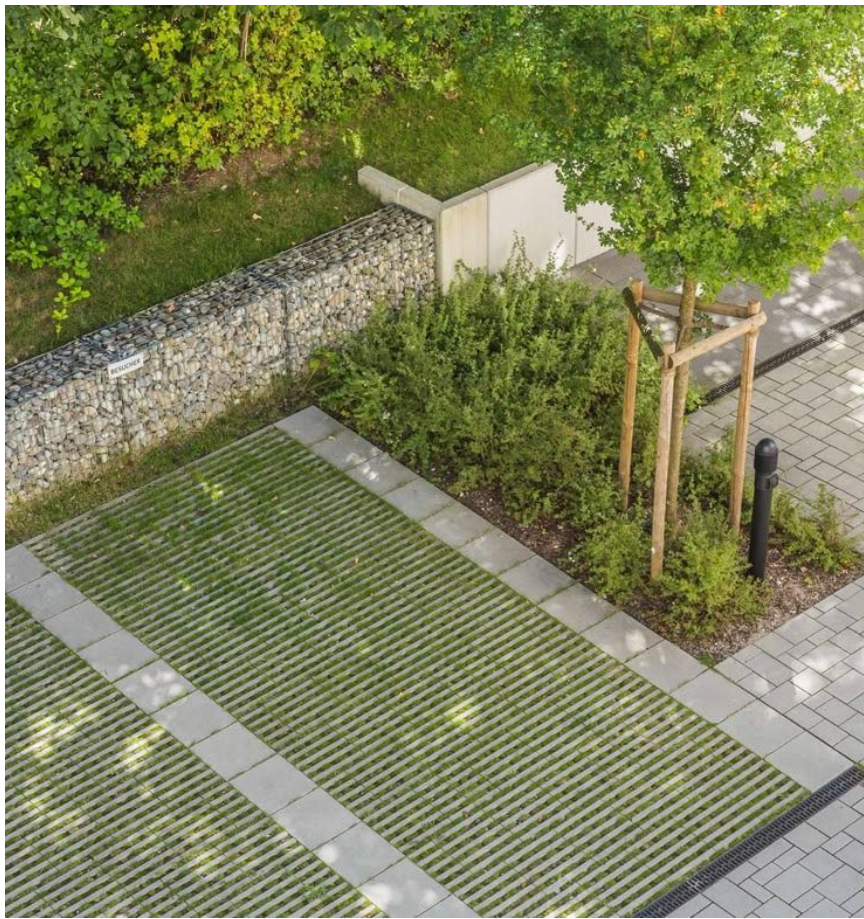
Green Roof



Rain Garden



Bioswale



Permeable Paving



Soft Landscape

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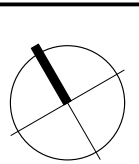
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WAYFINDING PLAN

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PRIVATE GNS CAMPUS GATEWAY

Significant entry points to the GNS campus with no public access.

- Arbour or alternative structural element
- Lockable gate



HERITAGE AND PLACE MAKING

Commemorate and ell the story of the GNS as a school and long standing place in the community.

- Traditional heritage signage
- Pavers
- Public art
- Planting and landscape elements



GNS CAMPUS GATEWAYS

Significant entry points to GNS that may allow community access. These gateway features may borrow form and materials from the private gateways, but should differ overall. These gateway features will serve as a signifier to community members that they have entered GNS campus. In some cases they may be paired with a wayfinding sign that has more direct messaging.

- Structural element (may include bench)
- Special paving
- Planting
- Lighting



WAYFINDING

Located throughout the campus to provide directional information to students, staff, and visitors. Designed for pedestrian and cyclist use.

- Sign posts
- Pavement markings
- Bollards
- Lighting



VEHICULAR WAYFINDING

Located along the Richmond drop-off, internal road, and parking areas to provide directional informations and instructions to drivers (students, staff, and visitors)

- Sign posts
- Pavement markings
- Bollards
- Lighting

H

HERITAGE AND PLACEMAKING



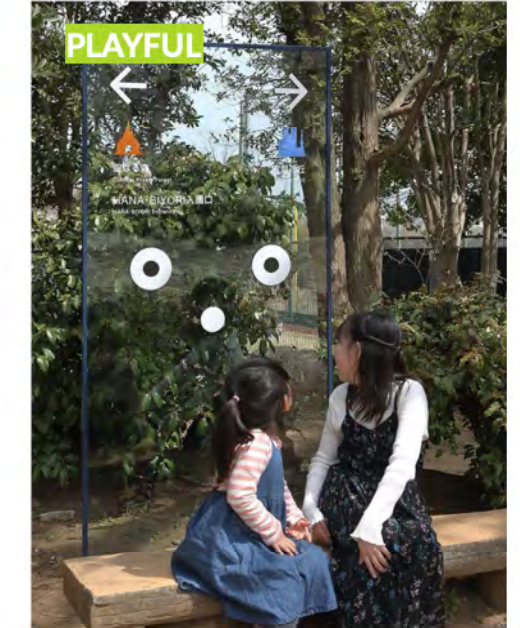
VW

VEHICULAR WAYFINDING



W

PEDESTRIAN WAYFINDING



PG

PRIVATE GNS CAMPUS GATEWAY

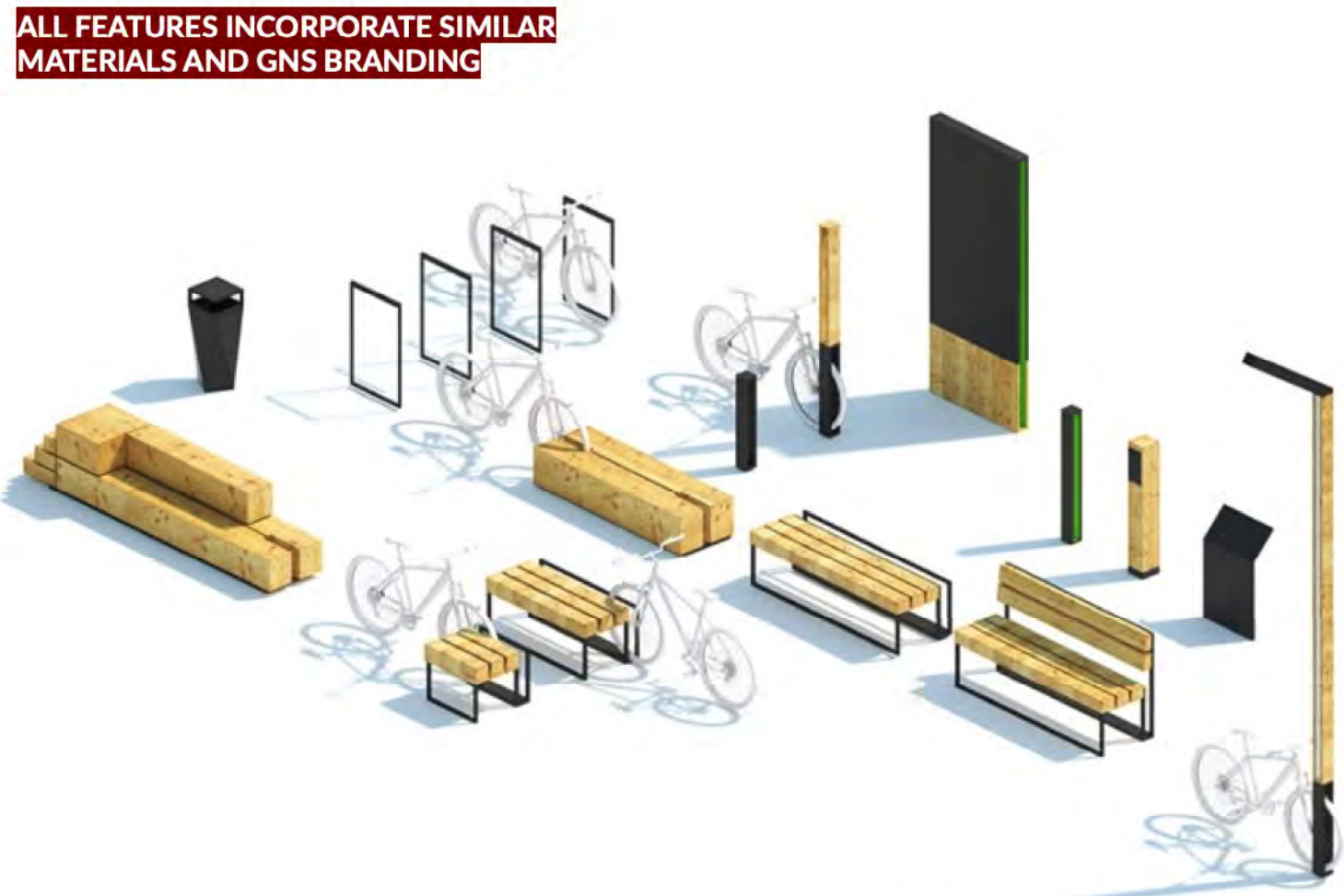


G

GNS CAMPUS GATEWAY - COMMUNITY



INTEGRATED DESIGN FAMILY ACROSS ALL WAYFINDING



PWL

PARTNERSHIP

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1201 West Pender St, Vancouver, BC V6E 2V2
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WAYFINDING PRECEDENTS

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