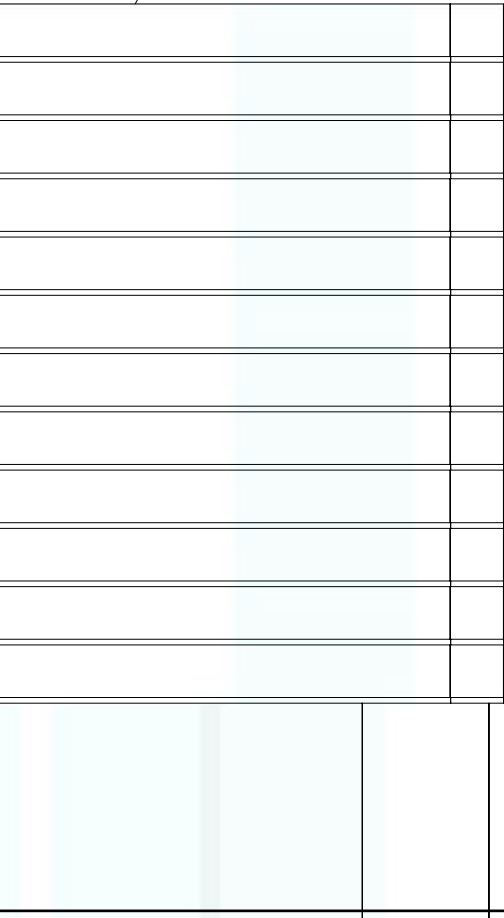


code	material	colour
1a	Aluminum Composite Panel (ACP)	Reynobond Daybreak Mica
1b	Aluminum Composite Panel (ACP)	Reynobond Champagne Silver
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	White
2c	Brick Veneer	Buff
3a	CIP Concrete (natural finish)	
3b	CIP Concrete (paint finish)	
4a	Window Wall	
4b	Curtainwall glazing system	
4c	Window system (glassfibre or aluminum)	
4d	Glazed balcony guard	
5a	Perforated metal mesh screen	

Approximate outline of early proposal for 851 Broughton Street



Building Height = 31.584m

1400	56.380m	Mechanical
1000	54.980m	Top of Parapet
	53.982m	Roof
2850	51.130m	L10 (L9 second floor)
2850	48.280m	L9
2850	45.430m	L8
2850	42.580m	L7
2850	39.730m	L6
2850	36.880m	L5
2850	34.030m	L4
2850	31.180m	L3
2850	28.330m	L2
4690	22.830m	Ground Floor

22.396m Average Grade

Building 3

Property Line

4a

4a

3b

3b

Building 2

Property Line

Elevator/Mechanical	107.350m
Roof	102.350m
L27	99.500m
L26	96.650m
L25	93.800m
L24	90.950m
L23	88.100m
L22	85.250m
L21	82.400m
L19	79.550m
L19	76.700m
L18	73.850m
L17	71.000m
L16	68.150m
L15	65.300m
L14	62.450m
L13	59.600m
L12	56.750m
L11	53.900m
L10	51.050m
L9	48.200m
L8	45.350m
L7	42.500m
L6	39.650m
L5	36.800m
L4	33.950m
L3	31.100m
L2	28.200m
Ground Floor	21.800m
Average Grade	22.396m

Building Height = 79.954m

0 5 10 m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



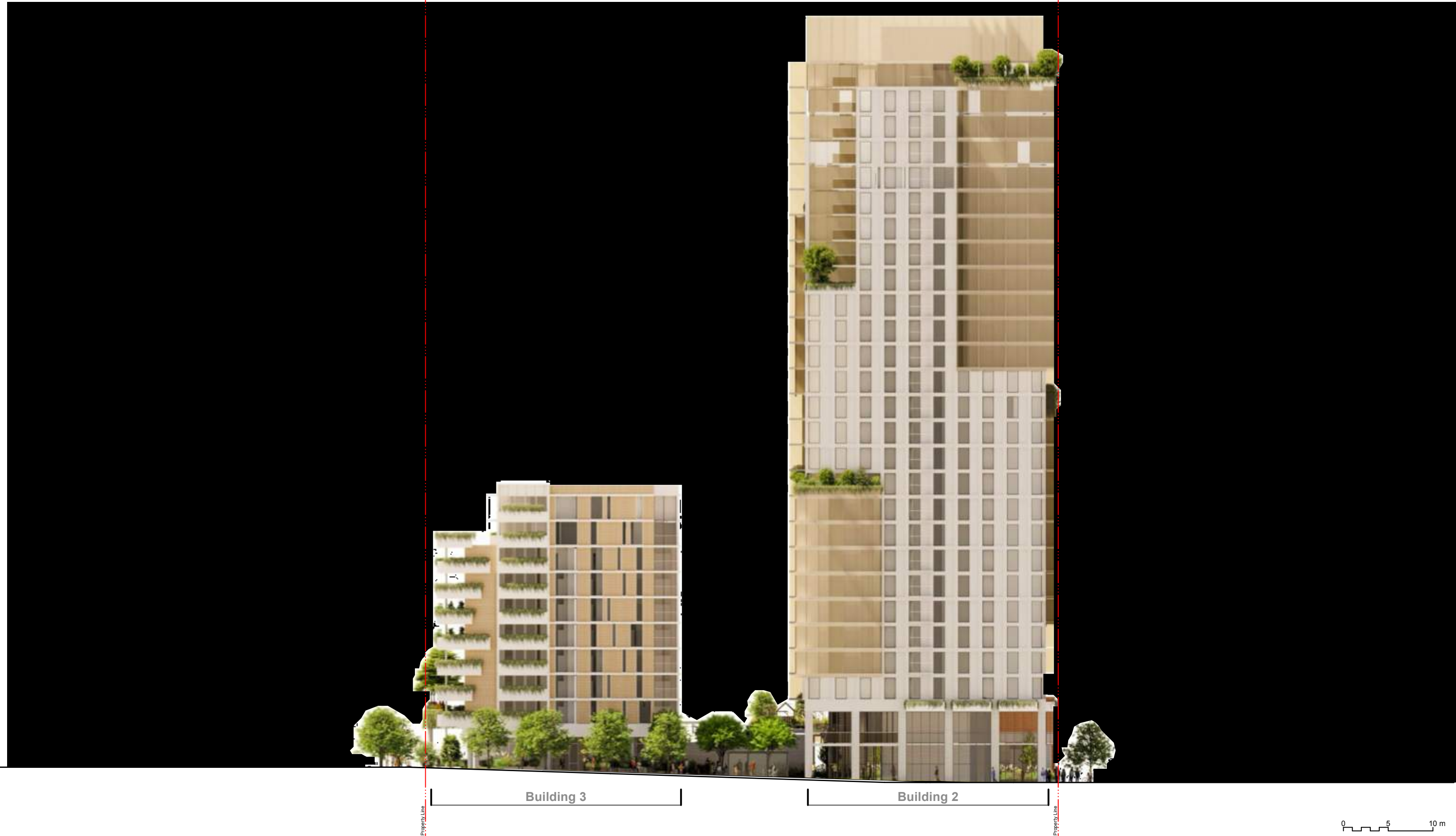
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250512	1	DRA (CALUC) SUBMISSION
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Elevation East (Quadra Street)

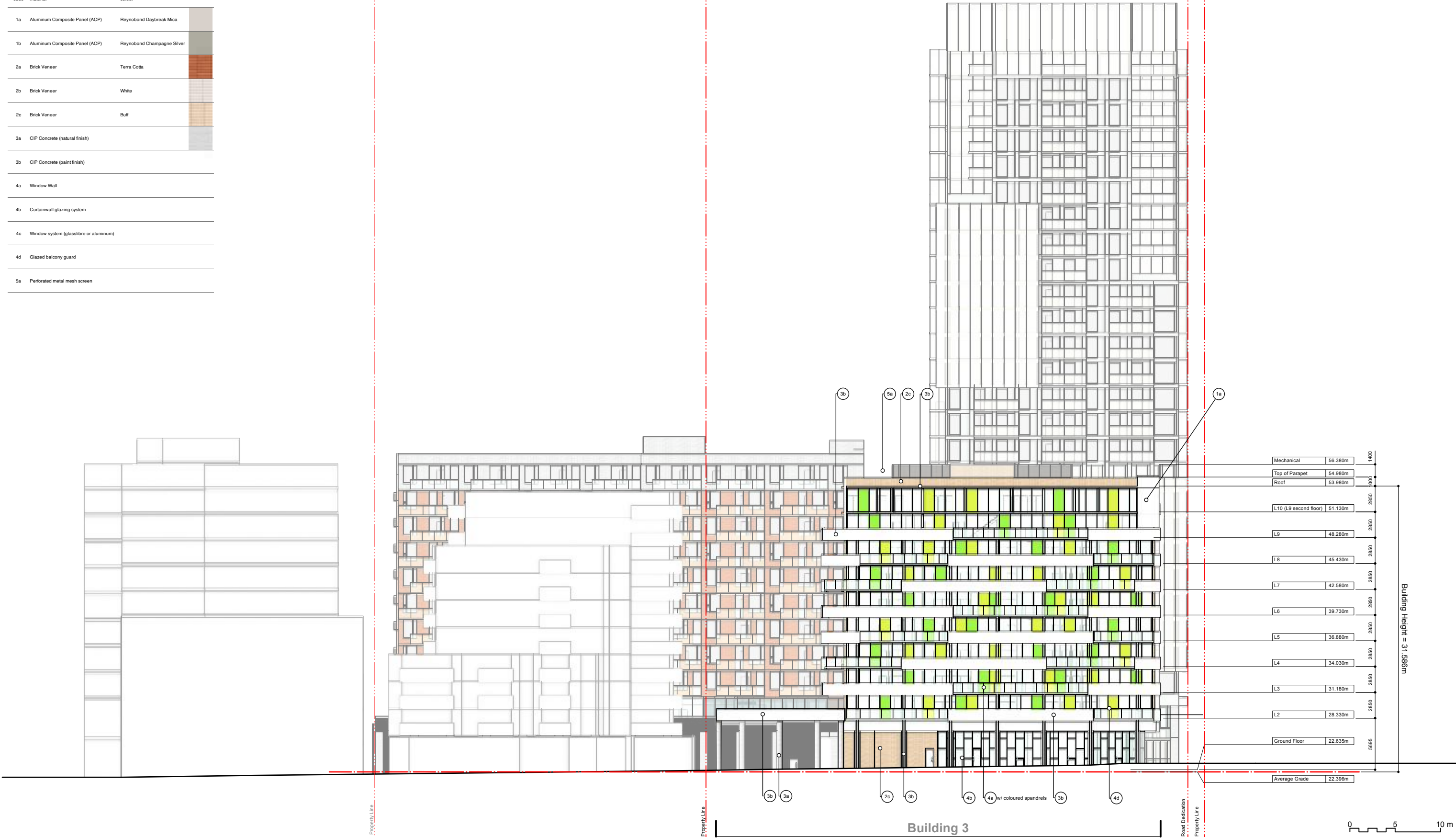
A402a

project num
2426



date	rev	issue
250512	1	DRA (CALUC) SUBMISSION
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

code	material	colour
1a	Aluminum Composite Panel (ACP)	Reynobond Daybreak Mica
1b	Aluminum Composite Panel (ACP)	Reynobond Champagne Silver
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	White
2c	Brick Veneer	Buff
3a	CIP Concrete (natural finish)	
3b	CIP Concrete (paint finish)	
4a	Window Wall	
4b	Curtainwall glazing system	
4c	Window system (glassfibre or aluminum)	
4d	Glazed balcony guard	
5a	Perforated metal mesh screen	





Building 3

0 5 10 m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



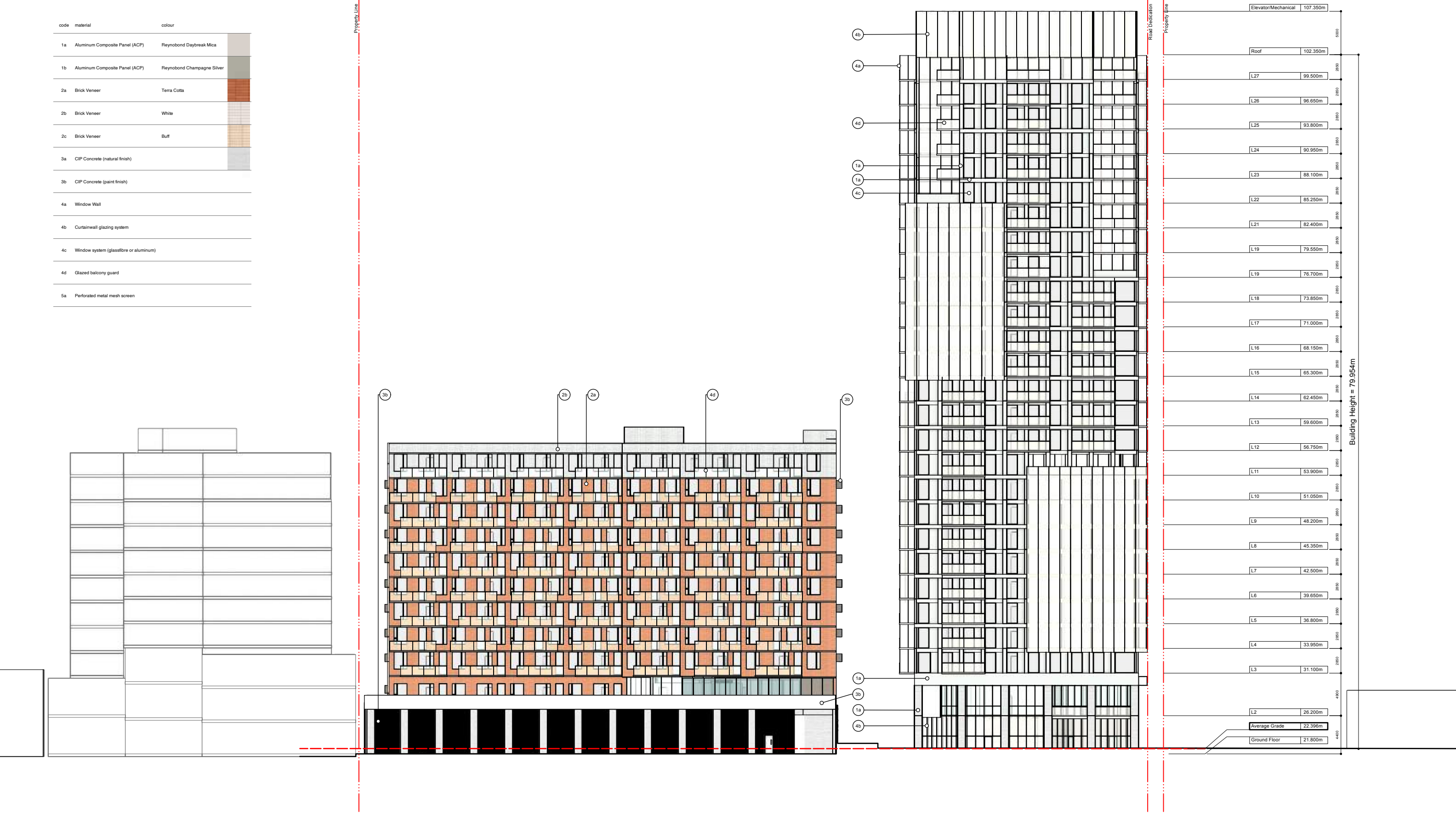
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250512	1	DRA (CALUC) SUBMISSION
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Elevation South (Broughton Street)

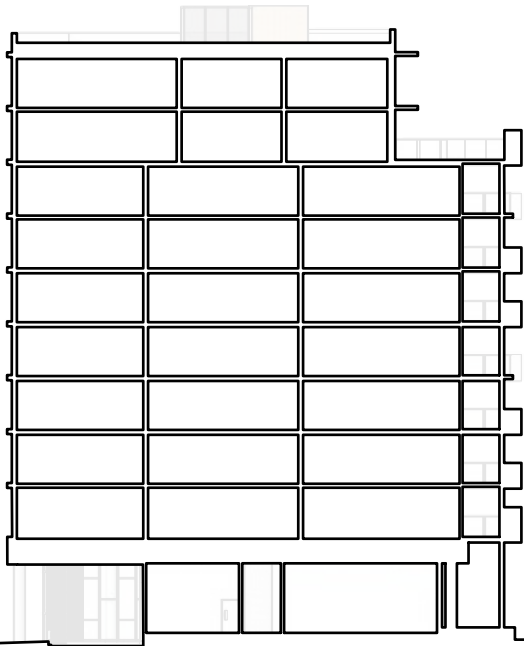
A404b

code	material	colour
1a	Aluminum Composite Panel (ACP)	Reynobond Daybreak Mica
1b	Aluminum Composite Panel (ACP)	Reynobond Champagne Silver
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	White
2c	Brick Veneer	Buff
3a	CIP Concrete (natural finish)	
3b	CIP Concrete (paint finish)	
4a	Window Wall	
4b	Curtainwall glazing system	
4c	Window system (glassfibre or aluminum)	
4d	Glazed balcony guard	
5a	Perforated metal mesh screen	



code	material	colour
1a	Aluminum Composite Panel (ACP)	Reynobond Daybreak Mica
1b	Aluminum Composite Panel (ACP)	Reynobond Champagne Silver
2a	Brick Veneer	Terra Cotta
2b	Brick Veneer	White
2c	Brick Veneer	Buff
3a	CIP Concrete (natural finish)	
3b	CIP Concrete (paint finish)	
4a	Window Wall	
4b	Curtainwall glazing system	
4c	Window system (glassfibre or aluminum)	
4d	Glazed balcony guard	
5a	Perforated metal mesh screen	

Building Height = 79.954m



0 5 10 m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



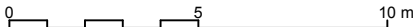
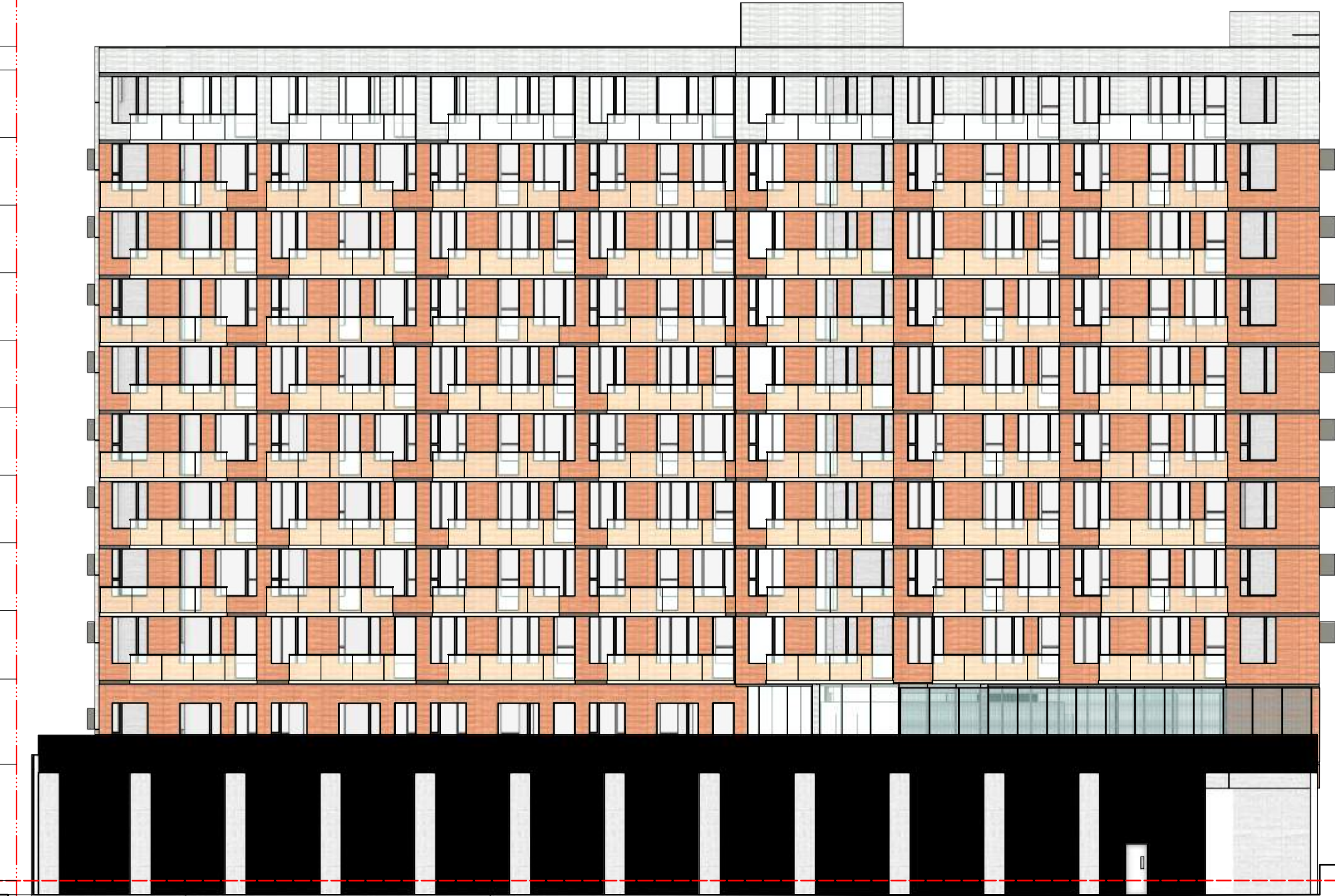
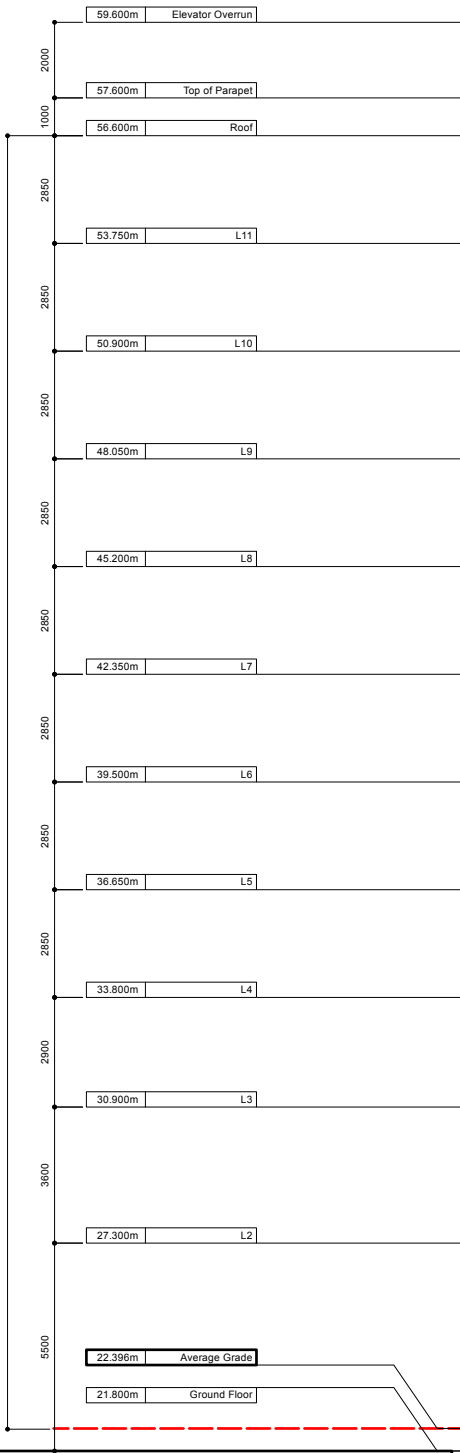
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Elevation West (Internal)

A406

Building Height = 34.204m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



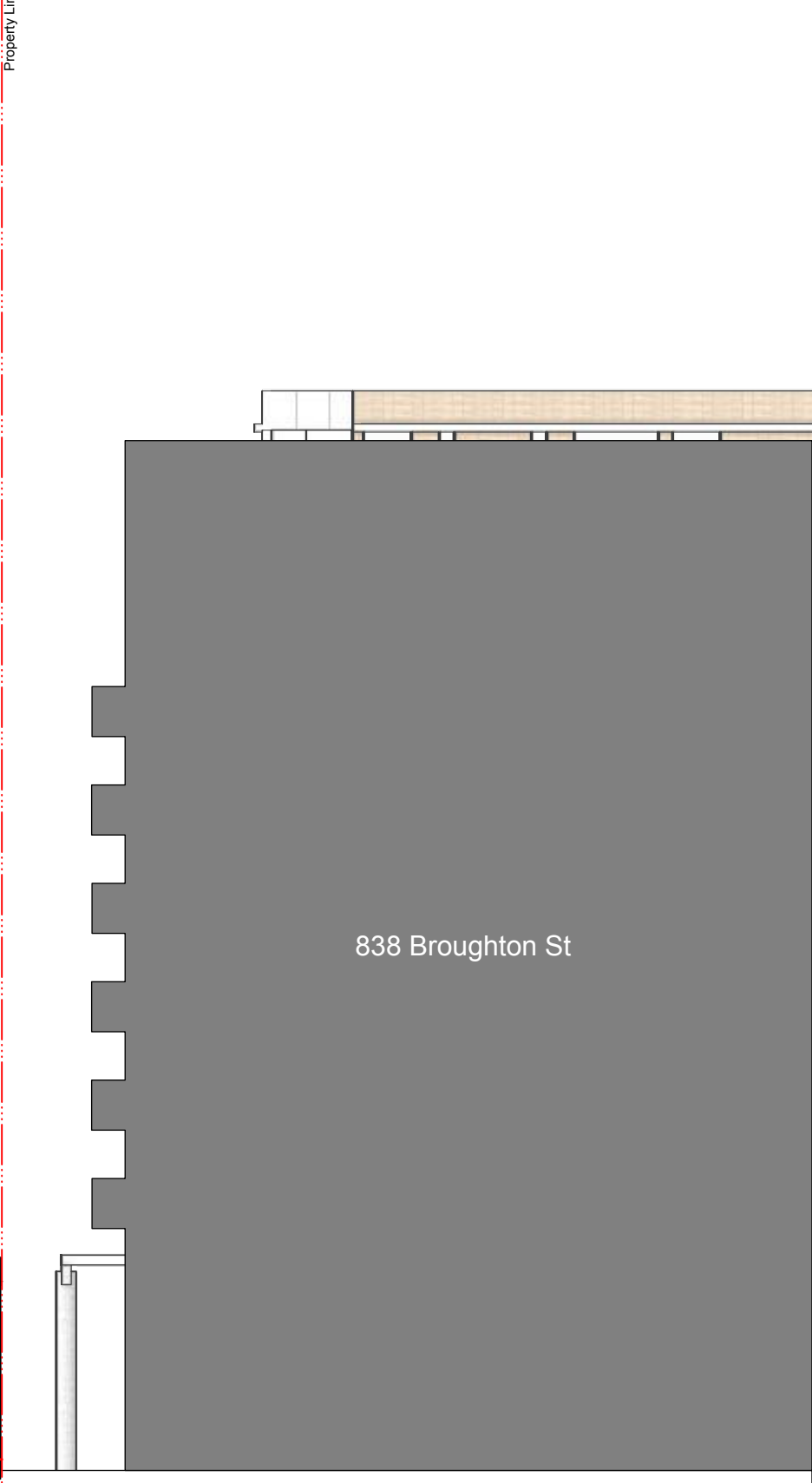
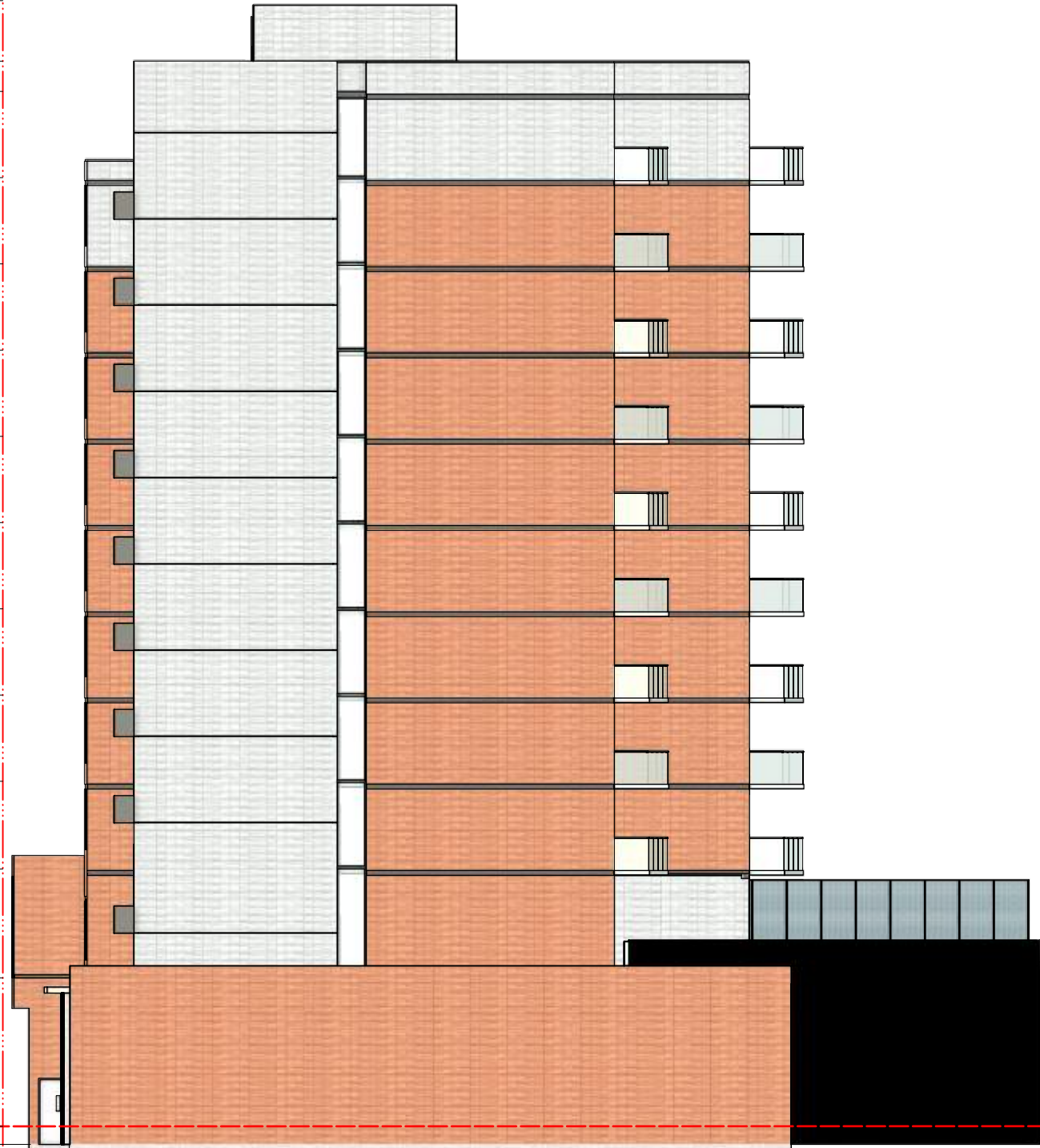
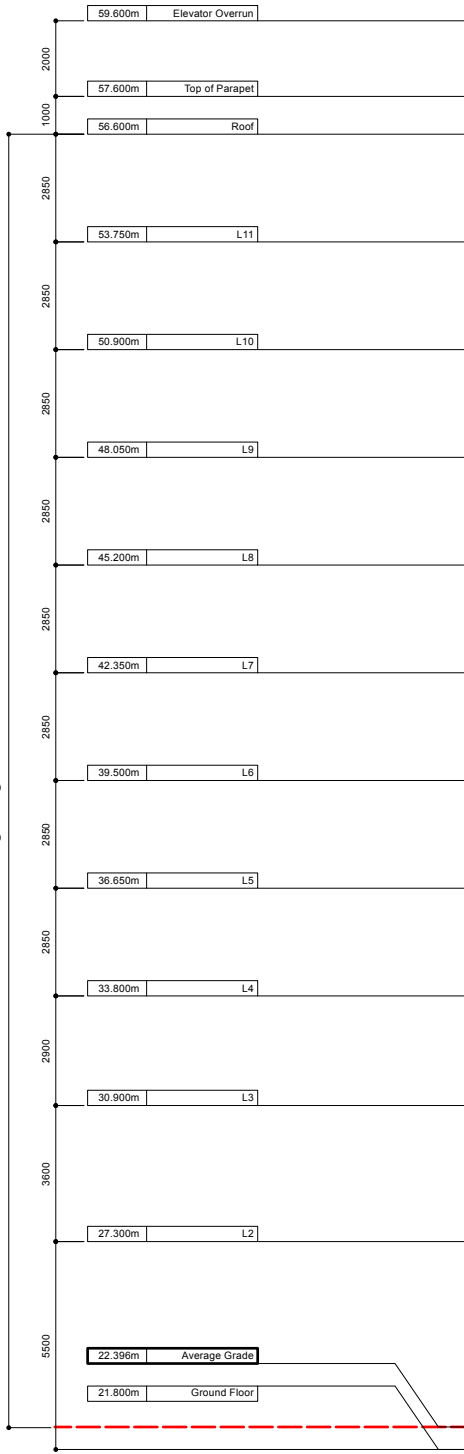
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Building 1 Elevation South

A411

Building Height = 34.204m



838 Broughton St

0 5 10 m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



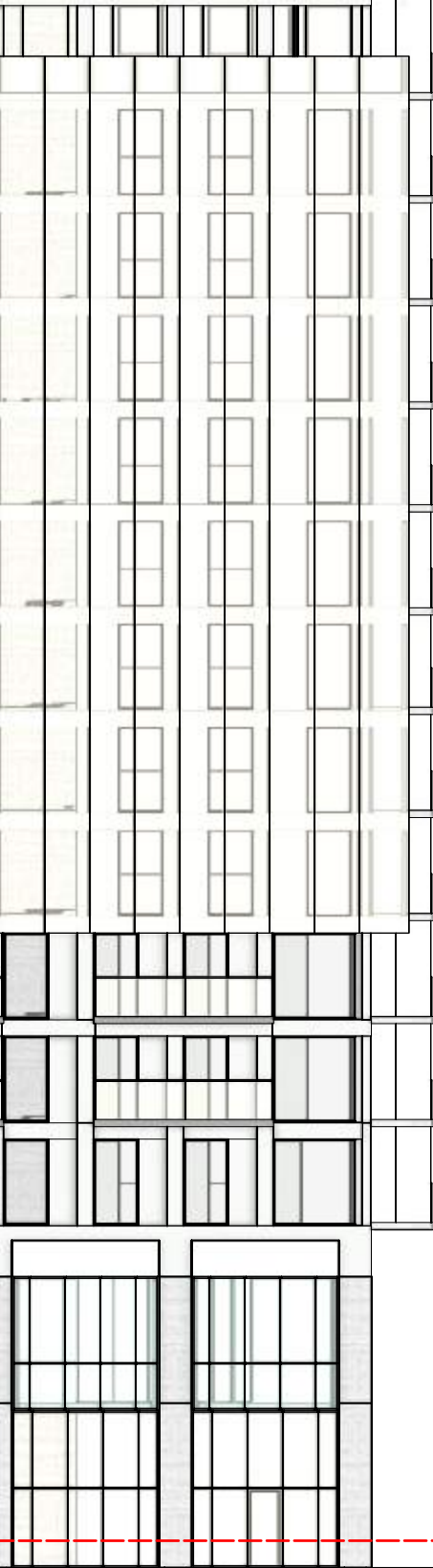
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Building 1 Elevation West (Internal)

A412

project num
2426



Property Line

Elevator Overrun 59.600m

Top of Parapet 57.600m

Roof 56.600m

L11 53.750m

L10 50.900m

L9 48.050m

L8 45.200m

L7 42.350m

L6 39.500m

L5 36.650m

L4 33.800m

L3 30.900m

L2 27.300m

Average Grade 22.396m

Ground Floor 21.800m

Building Height = 34.206m

0 5 10 m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

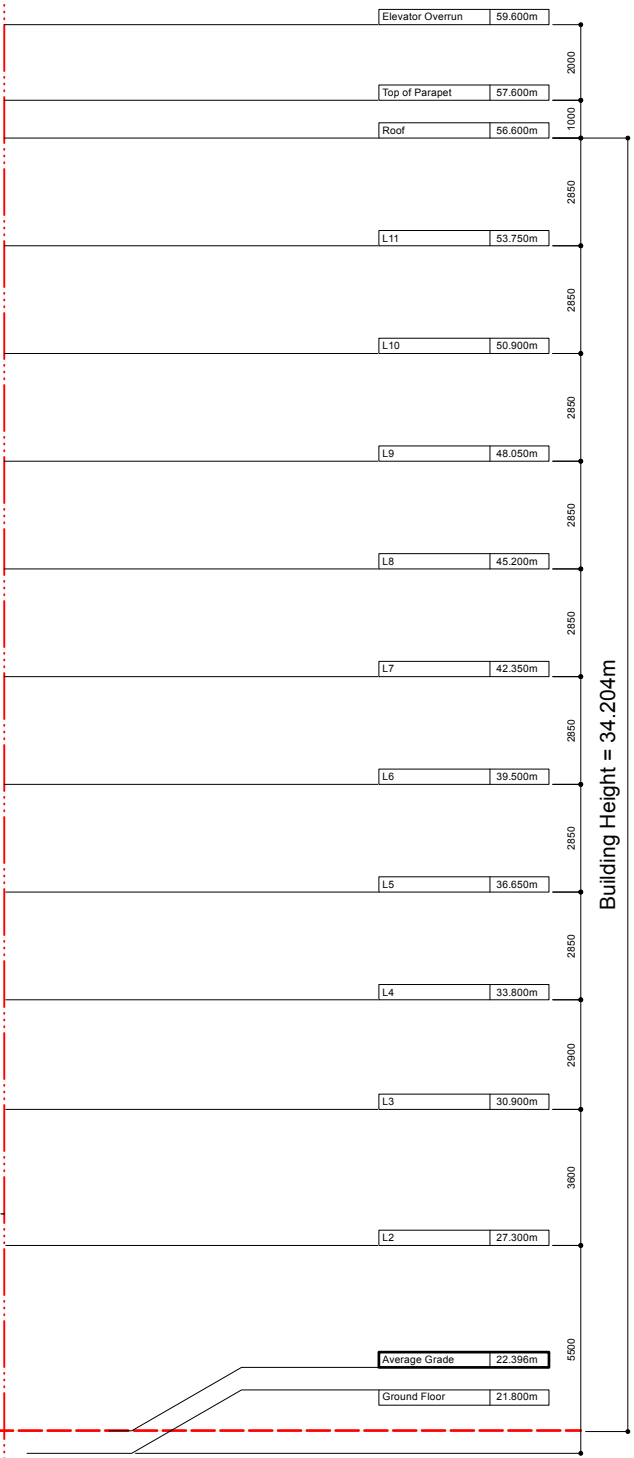
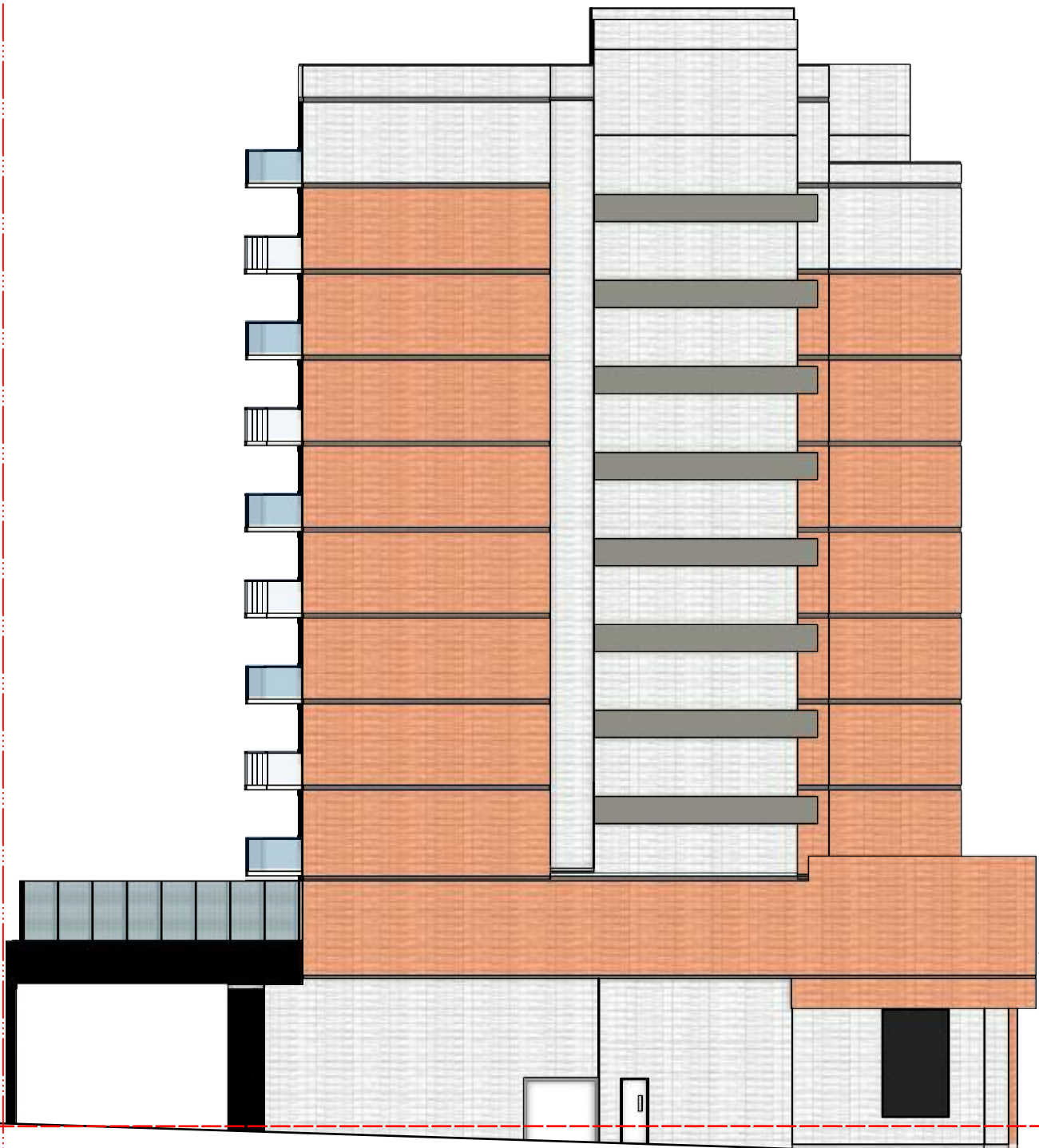
Building 1 Elevation North

A413

project num
2426

Property Line

Property Line



0 5 10 m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

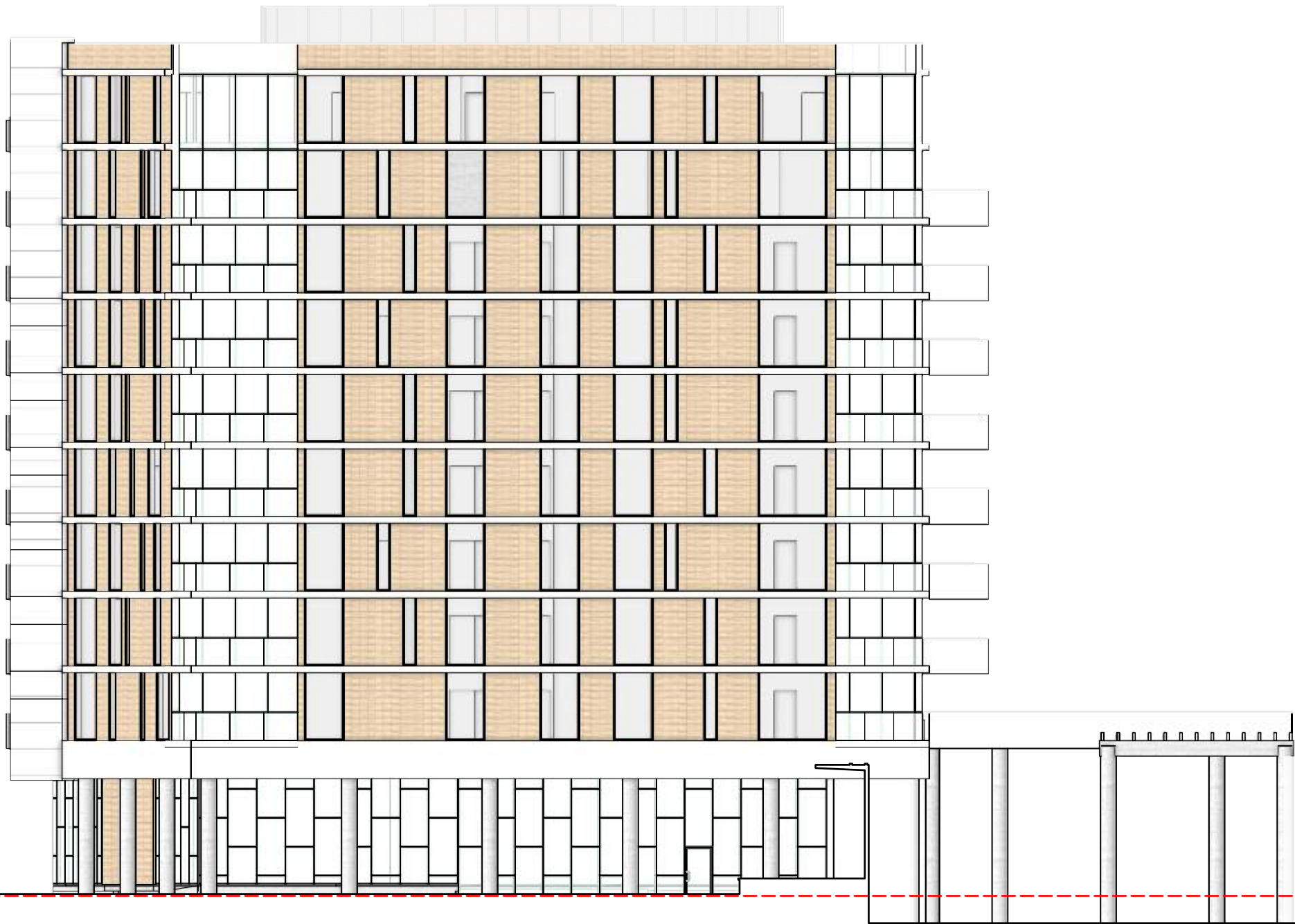
Building 1 Elevation East (Internal)

A414

Property Line

Road Dedication

Property Line



Mechanical 56.380m

Top of Parapet 54.980m

Roof 53.980m

L10 (L9 second floor) 51.130m

L9 48.280m

L8 45.430m

L7 42.580m

L6 39.730m

L5 36.880m

L4 34.030m

L3 31.180m

L2 28.330m

Average Grade 22.396m

Building Height = 32.584m



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

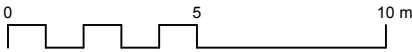
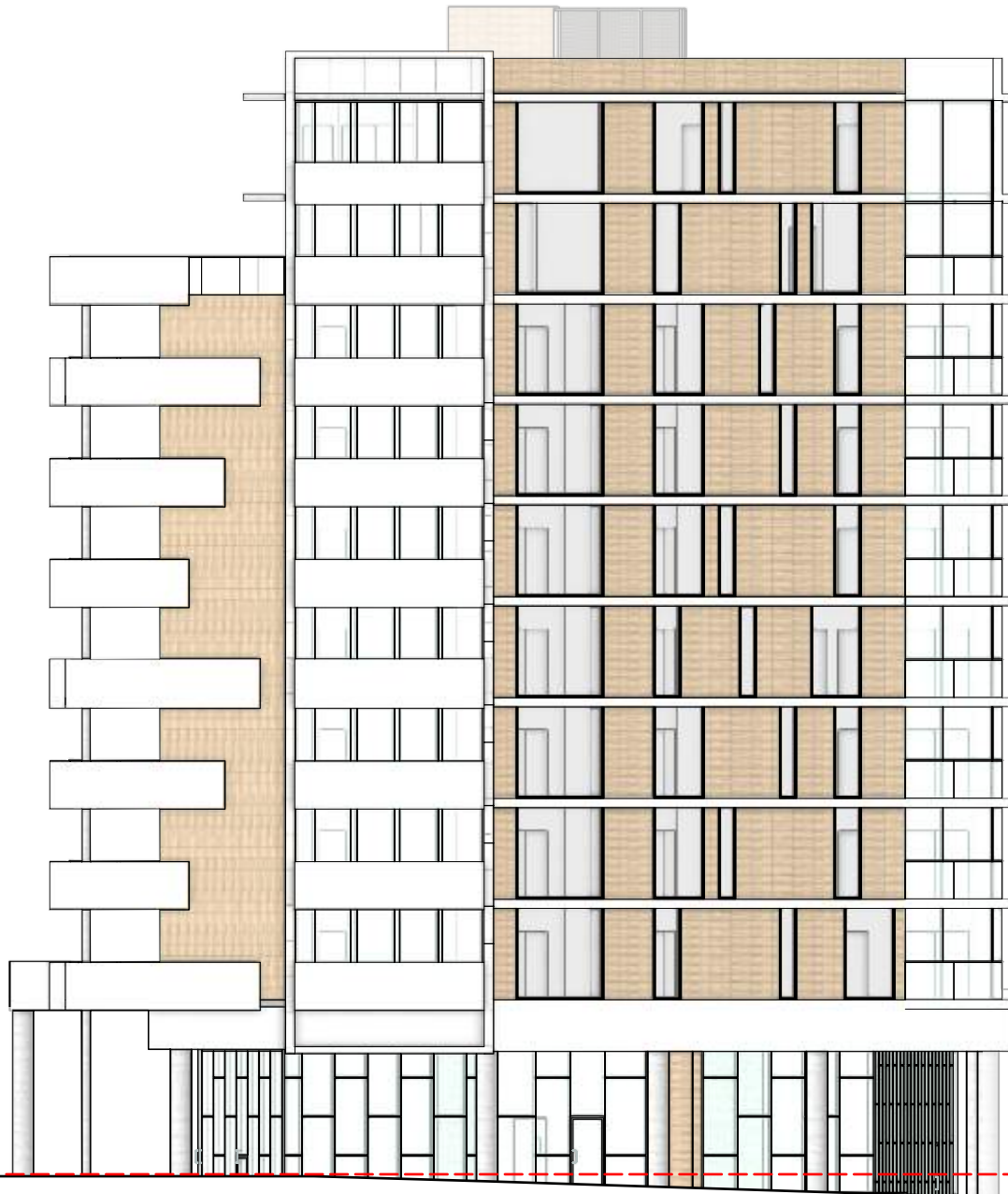
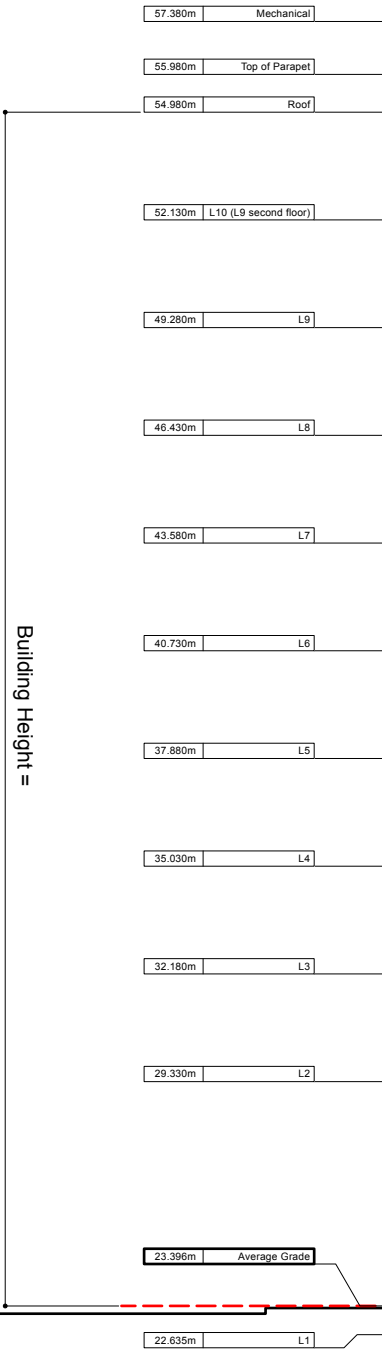
date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Building 3 Elevation North

A415

project num
2426

Property Line



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Building 3 Elevation East

A416

project num
2426



LOW
HAMMOND
ROWE
ARCHITECTS
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5
250 472 8013 LHRA.CA

Pacific Arbour Six
Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect. This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc

date	rev	issue
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Building 3 Elevation South

A417

project num
2426



Mechanical 56.380m

Top of Parapet 54.980m

Roof 53.980m

L10 (L9 second floor) 51.130m

L9 48.280m

L8 45.430m

L7 42.580m

L6 39.730m

L5 36.880m

L4 34.030m

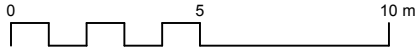
L3 31.180m

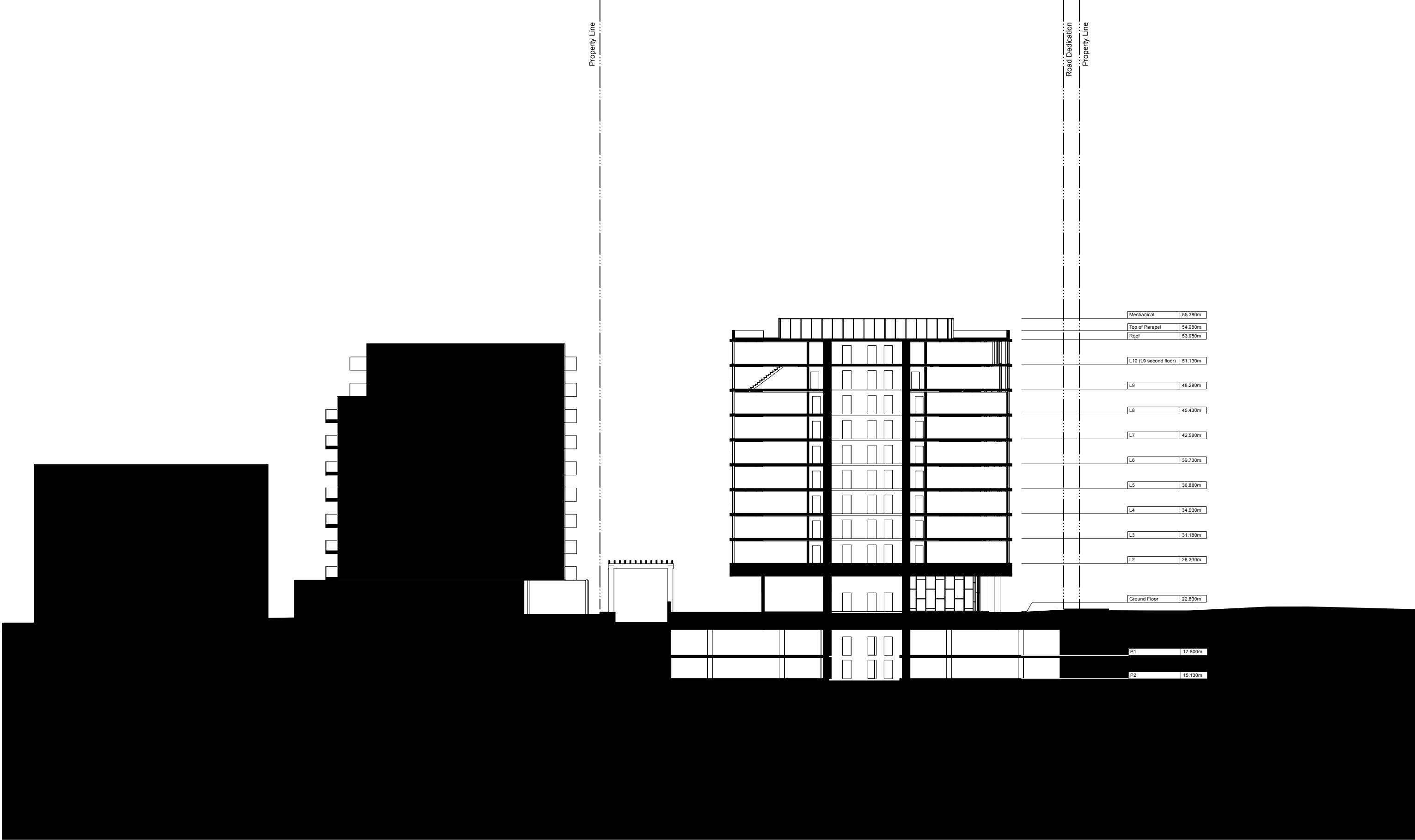
L2 28.330m

Ground Floor 22.635m

Average Grade 22.396m

Building Height = 32.584m





Mechanical	56.380m
Top of Parapet	54.980m
Roof	53.980m

L10 (L9 second floor)	51.130m
-----------------------	---------

L9	48.280m
----	---------

L8	45.430m
----	---------

L7	42.580m
----	---------

L6	39.730m
----	---------

L5	36.880m
----	---------

L4	34.030m
----	---------

L3	31.180m
----	---------

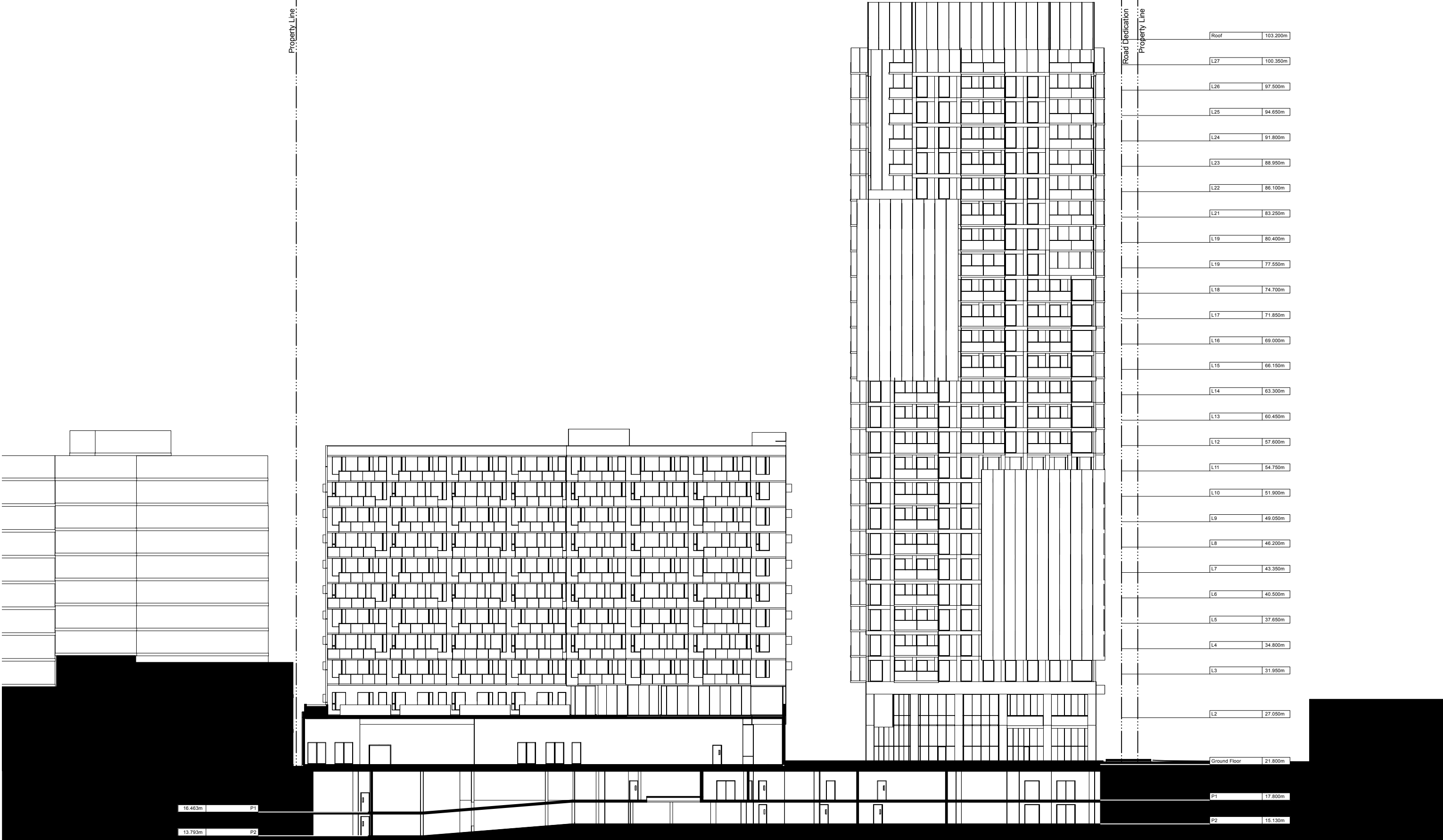
L2	28.330m
----	---------

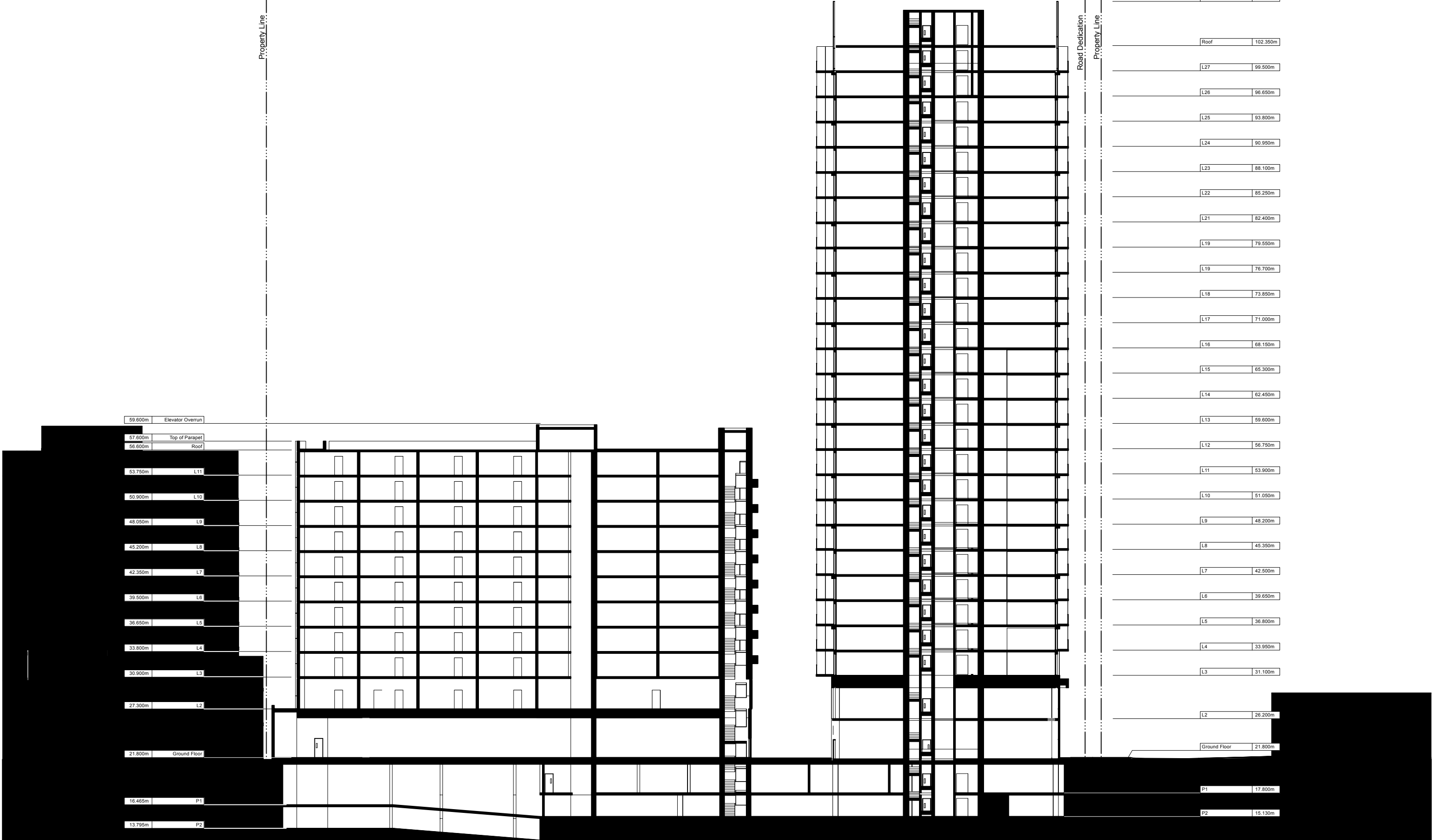
Ground Floor	22.830m
--------------	---------

P1	17.800m
----	---------

P2	15.130m
----	---------







59.600m	Elevator Overrun
57.600m	Top of Parapet
56.600m	Roof
53.750m	L11
50.900m	L10
48.050m	L9
45.200m	L8
42.350m	L7
39.500m	L6
36.650m	L5
33.800m	L4
30.900m	L3
27.300m	L2
21.800m	Ground Floor
16.465m	P1
13.795m	P2

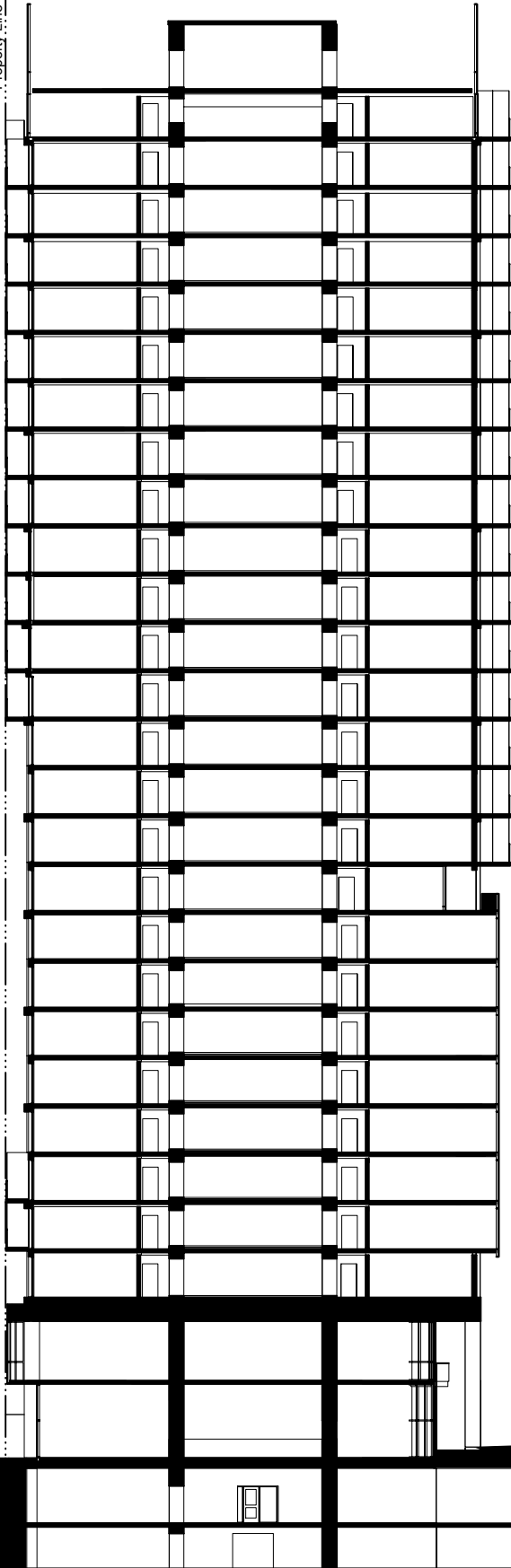
Elevator/Mechanical	107.350m
Roof	102.350m
L27	99.500m
L26	96.650m
L25	93.800m
L24	90.950m
L23	88.100m
L22	85.250m
L21	82.400m
L19	79.550m
L19	76.700m
L18	73.850m
L17	71.000m
L16	68.150m
L15	65.300m
L14	62.450m
L13	59.600m
L12	56.750m
L11	53.900m
L10	51.050m
L9	48.200m
L8	45.350m
L7	42.500m
L6	39.650m
L5	36.800m
L4	33.950m
L3	31.100m

L2	26.200m
Ground Floor	21.800m
P1	17.800m
P2	15.130m



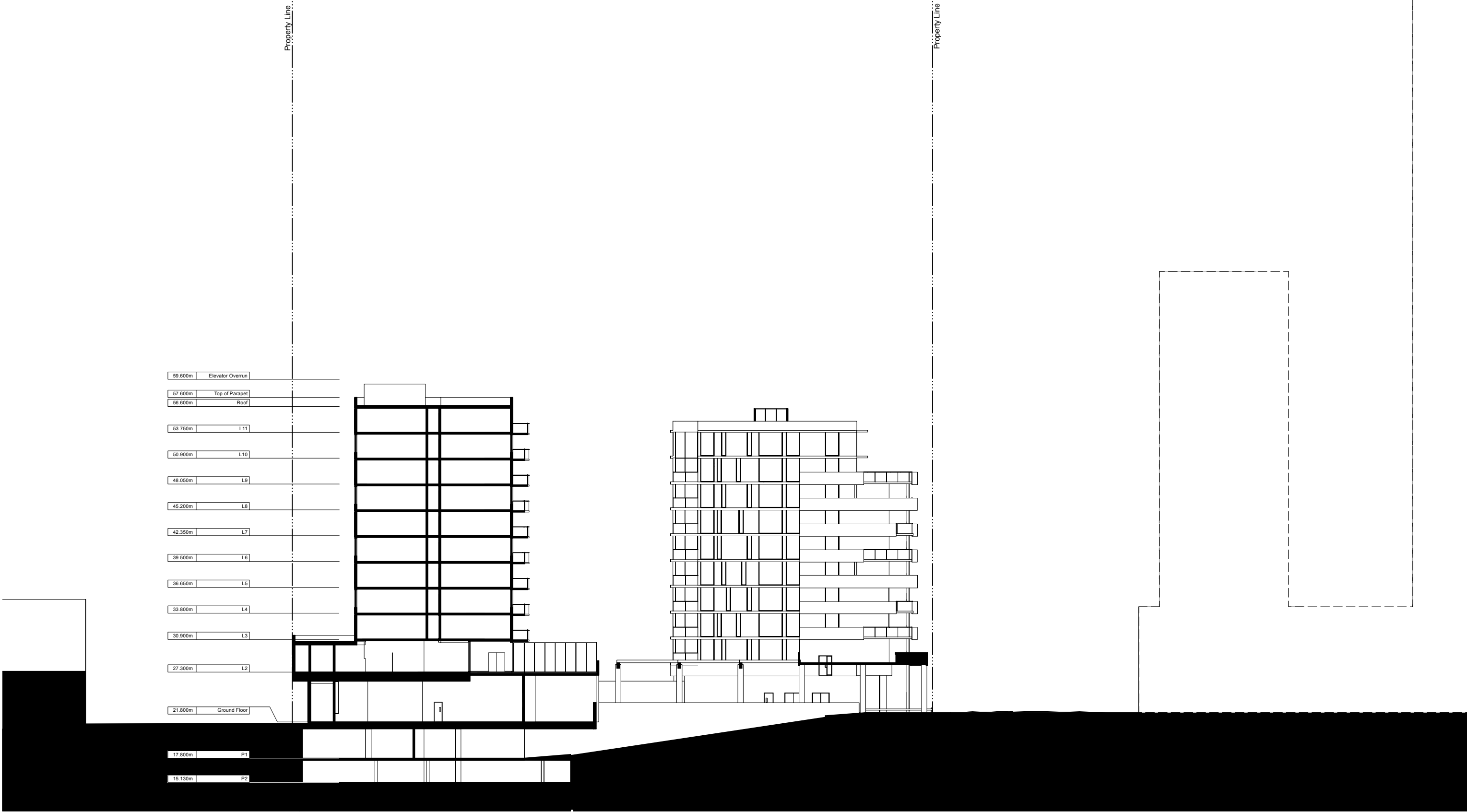
107.350m	Elevator/Mechanical
102.350m	Roof
99.500m	L27
96.650m	L26
93.800m	L25
90.950m	L24
88.100m	L23
85.250m	L22
82.400m	L21
79.550m	L19
76.700m	L19
73.850m	L18
71.000m	L17
68.150m	L16
65.300m	L15
62.450m	L14
59.600m	L13
56.750m	L12
53.900m	L11
51.050m	L10
48.200m	L9
45.350m	L8
42.500m	L7
39.650m	L6
36.800m	L5
33.950m	L4
31.100m	L3
28.200m	L2
21.800m	Ground Floor

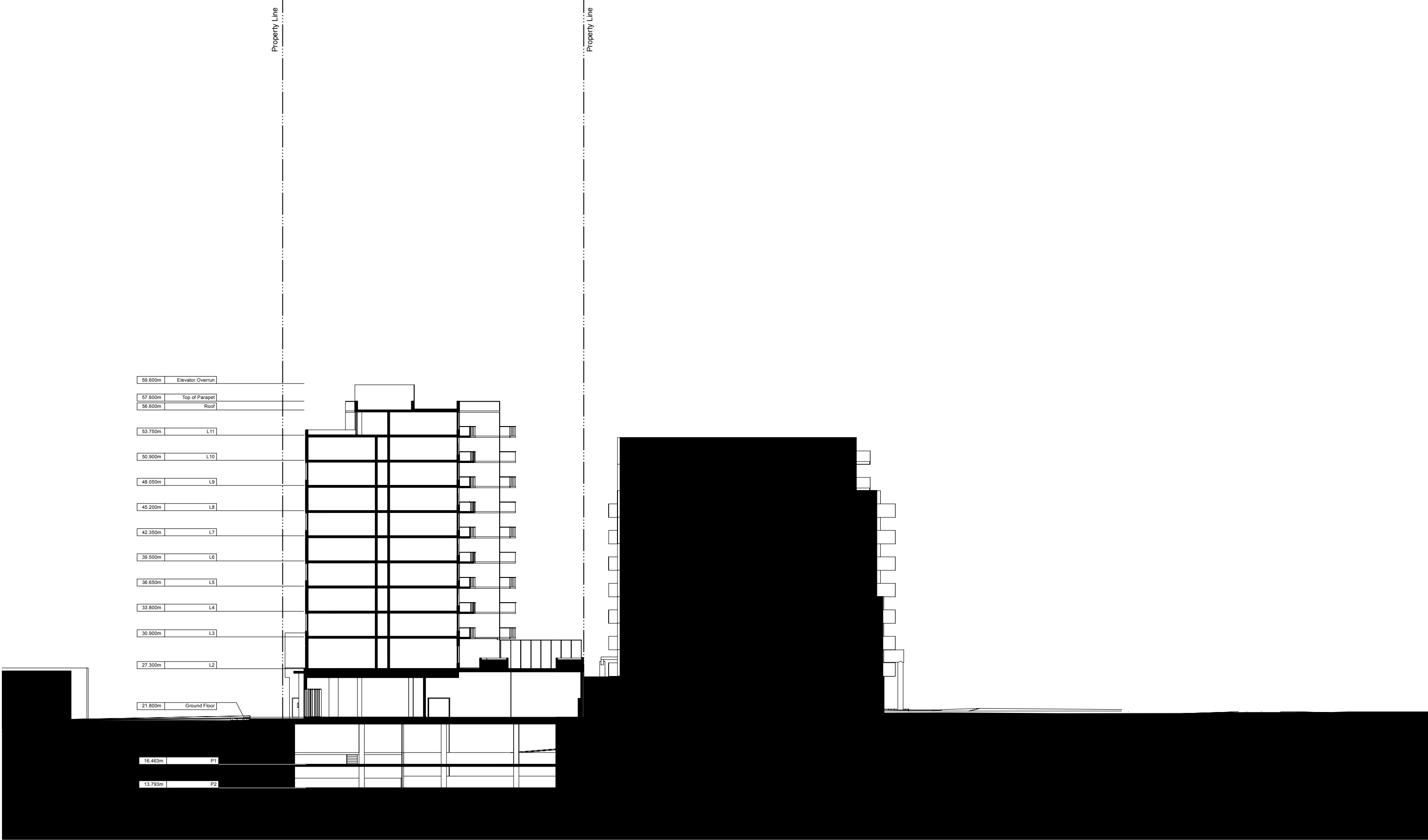
Property Line



Property Line

Mechanical	56.300m
Top of Parapet	54.900m
Roof	53.900m
L10 (L9 second floor)	51.050m
L9	48.200m
L8	45.350m
L7	42.500m
L6	39.650m
L5	36.800m
L4	33.950m
L3	31.100m
L2	28.250m
Ground Floor	22.750m
P1	17.800m
P2	15.130m





59.600m	Elevator Overrun
57.600m	Top of Parapet
56.600m	Roof
53.750m	L11
50.900m	L10
48.050m	L9
45.200m	L8
42.350m	L7
39.500m	L6
36.650m	L5
33.800m	L4
30.900m	L3
27.300m	L2
21.800m	Ground Floor
16.463m	P1
13.793m	P2

PARC VICTORIA

Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials Ground Level
L1.02	Landscape Materials - L2
L1.03	Landscape Materials - L3
L1.04	Landscape Materials - L9, 11 & 12
L1.05	Landscape Materials - Tower
L2.01	Landscape Grading & Drainage
L2.02	Landscape Sections
L3.01	Planting Ground
L3.02	Planting L2 and L3
L3.03	Planting - Upper Roofs
L4.01	Landscape Details: Rain Garden
L4.02	Landscape Details: Boulevard Rain Garden
L4.03	Landscape Details: Planting
L4.04	Landscape Details: Soil Cells

Sheet added.

Sheets added.



NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

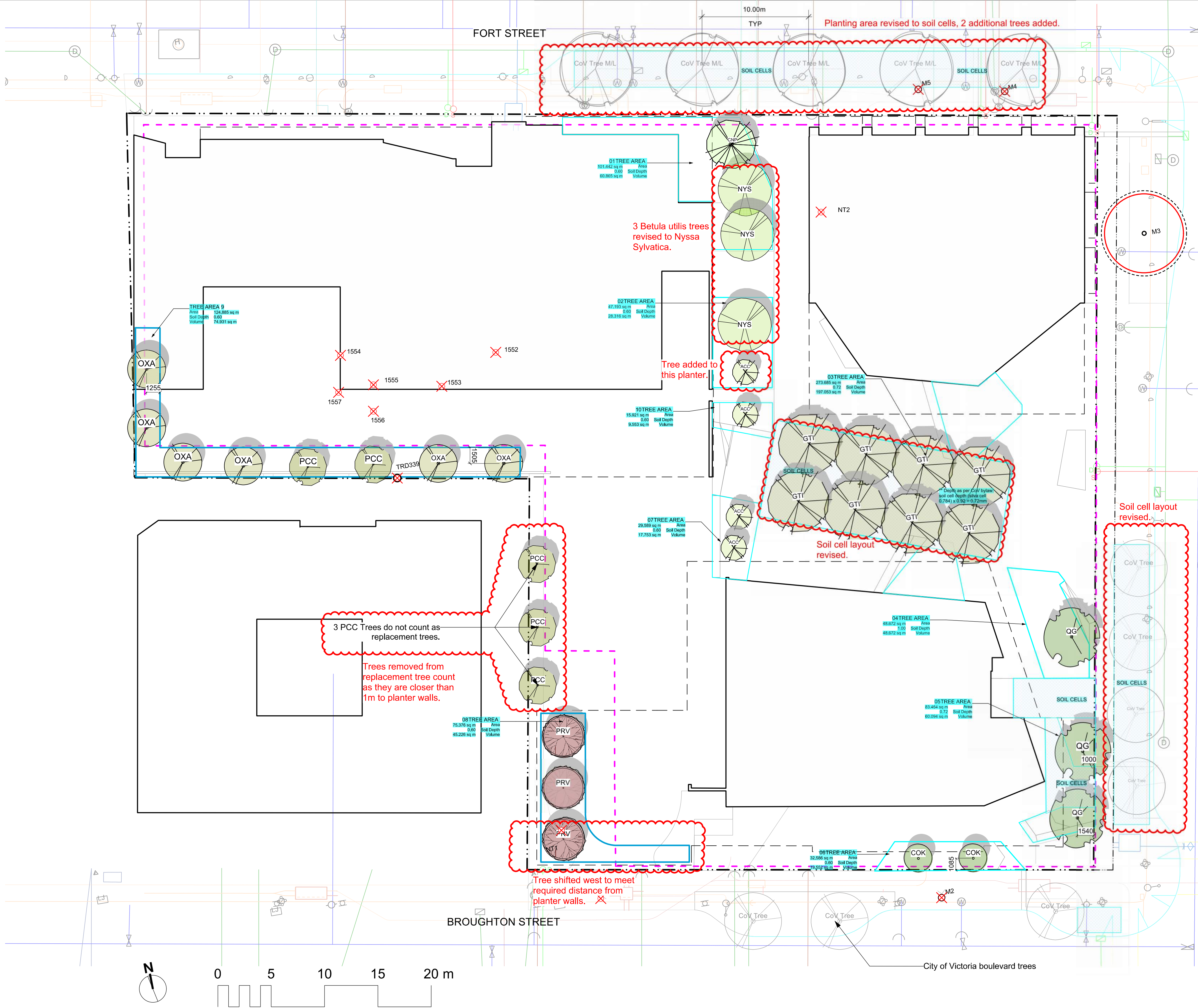
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Cover

project no.	124.27
scale	1: 400 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L0.00



REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 5165 sq m
Minimum # of Trees for Lot Area: 26

ONSITE Minimum replacement tree requirement			
	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	20	1	20
2:1 Replacement Trees - Schedule E Part 2	12	0.5	6
Total Replacement Trees Proposed			26

REPLACEMENT TREE SOIL VOLUME TABLE

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area (m² on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1"	101.4	0.6	60.8		2	1	0	30	30	60
2"	47.2	0.6	28.3	1	1		6	15	0	21
3"	273.7	0.72	197.0		8			120	0	120
4"	48.6	1	48.6			1	0	0	35	35
5"	83.4	0.72	60.0			2	0	0	60	60
6"	32.6	0.6	19.5	2			12			12
7"	29.5	0.6	17.7	2			12	0		12
8"	75.3	0.6	45.2		3		0	45	0	45
9"	124.8	0.6	74.9	6	2		36	30	0	66
10"	15.9	0.6	9.5	1			8	0	0	8
Total				12	16	4				
Calculation Instructions							E	F	G	Total
							If B=1, Bx8, If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1, Bx30	E+F+G

Replacement Tree table updated to reflect plan changes.

PROPOSED TREE LIST - ONSITE GROUND LEVEL

Sym	Qty	Botanical Name	Schd. Size	Common Name
ACC	4	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
CNP	1	Chamaecyparis nootkatensis 'Pendula'	2.5 m ht	Nootka False Cypress
COK	2	Cornus kousa 'Milky Way'	multistem, 1.5 m ht, b&b	Milky Way Kousa Dogwood
GTL	8	Gleditsia triacanthos inermis 'Skyline'	5.0 cm cal, b&b	Skyline Honeylocust
NYS	3	Nyssa sylvatica	5.0cm cal, b&b	Tupelo
OXA	6	Oxydendrum arboreum	5.0cm cal, b&b	Sourwood Tree
PRV	3	Parrotia persica 'Ruby Vase'	5.0cm cal, b&b	Ruby Vase Persian Ironwood
PCC	5	Pinus contorta var. contorta	2.5m b&b, irregular	Shore Pine
TOTAL	35			

PROPOSED TREE LIST - OFFSITE

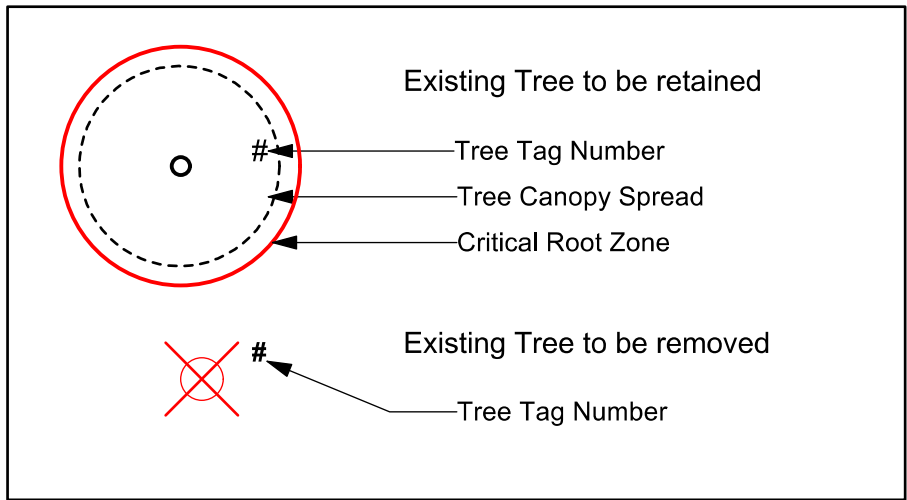
Sym	Qty	Botanical Name	Schd. Size	Common Name
CoV Tree	7	CoV Boulevard Tree	6.0cm cal, b&b	CoV Boulevard Tree
CoV Tree M/L	5	CoV Tree Med/Large	6.0 cm. cal. B&B	CoV Boulevard Tree
TOTAL	12			

TREE REPLACEMENT LEGEND

	Tree Replacement Zone - Ground Level
	Tree Replacement Zone - Upper Levels
	Soil Cells

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15

No.	Issued For	Issue Date
-----	------------	------------

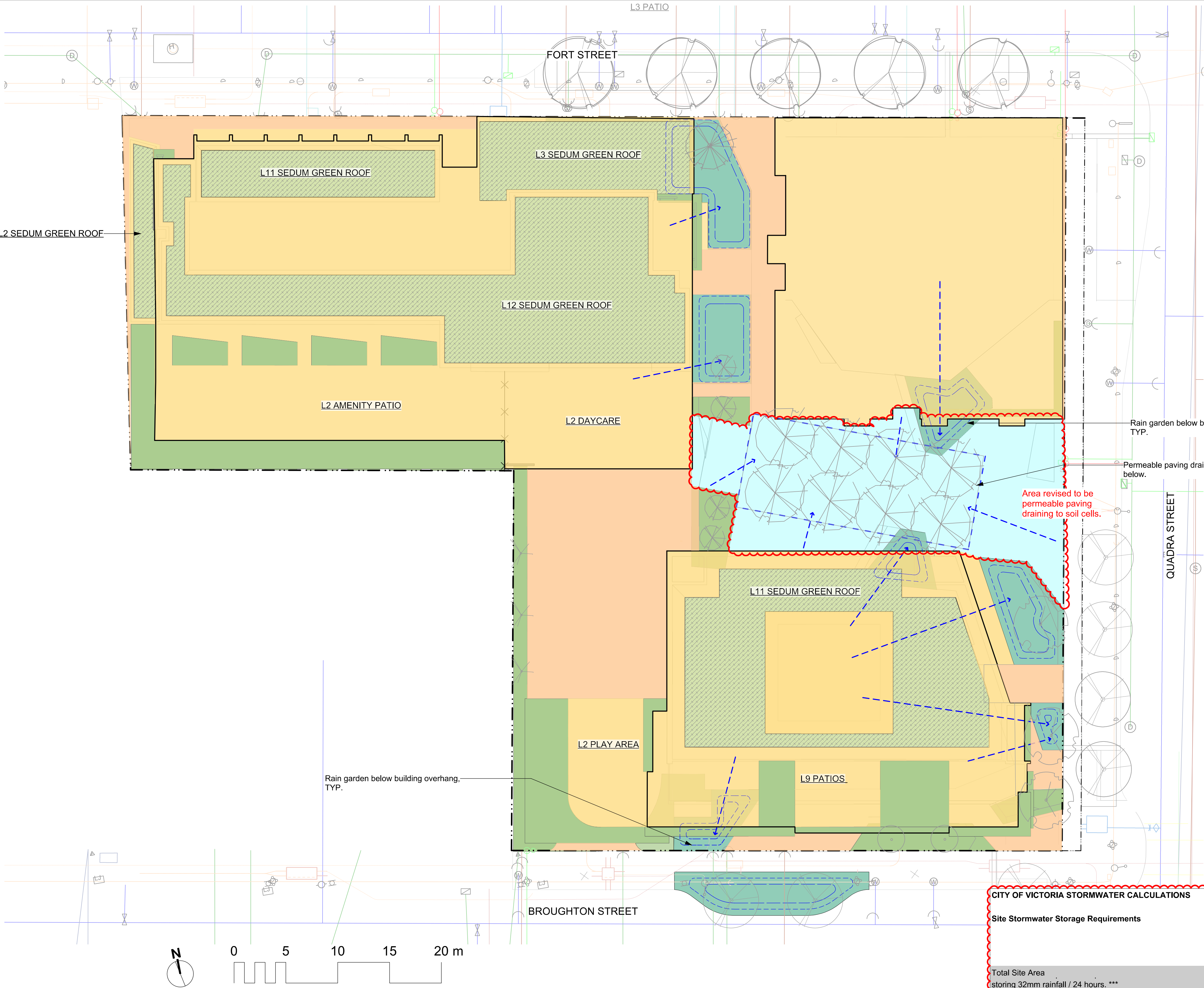
client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Tree Replacement

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	



Legend revised for clarity.

STORMWATER MANAGEMENT LEGEND	
	Direction of Flow
	Rain Garden Area
	Catchment 1 Roof and hardscape draining to rain garden.
	Catchment 2 Roof and hardscape draining directly to storm system.
	Permeable Paving Draining to Soil Cells Capable of managing 32mm of rain per 24 hr. period.
	Landscape Areas Capable of managing 32mm of rain per 24 hr. period.
	Green Roof Areas Capable of managing 32mm of rain per 24 hr. period.

CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements							
			Area	Required Storage Volume for Design Storm*			
			(sq. m.)	(cu. m./day)			
Total Site Area			5165	165			
storing 32mm rainfall / 24 hours. ***			2249	72			
Total Impervious Area to be Managed			2916	93			
Rain Garden Sizing Calculations							
Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden*	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Base Area	Rain Garden Storage Capacity**	Sizing Factor (Water Quality Methodology)
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment 1	2330	75	0.75	0.83	117	97	5%
Catchment 2	586	-	-	-	-	-	-
total						97	

Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure 4

Assumptions

- * Design storm is 32mm of water, in a 24 hr period.
- ** Rain Garden capacity based on 200 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.
- ***Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineered green roof systems that are shown to meet the minimum requirements may also be included.

NOT FOR CONSTRUCTION

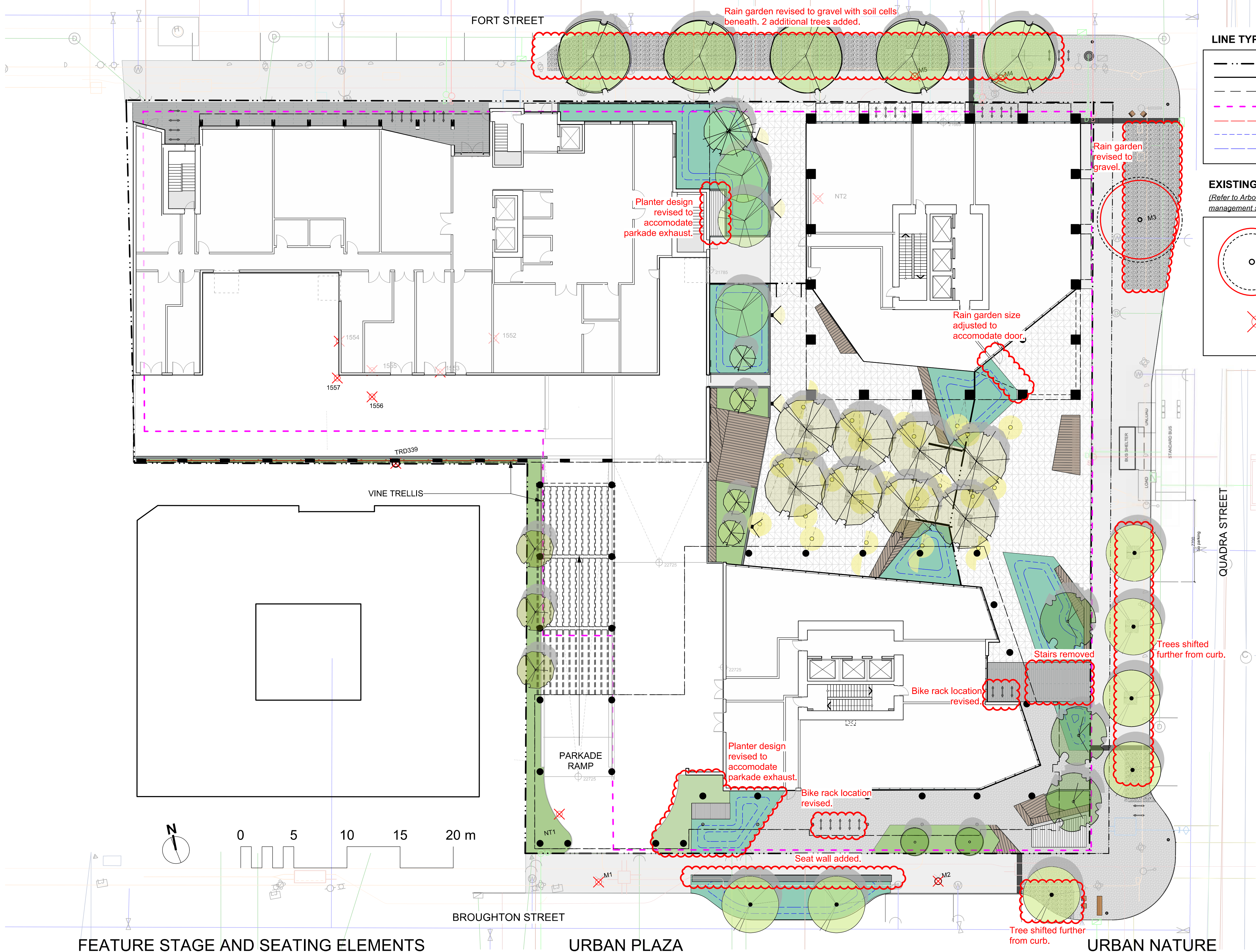
4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Stormwater Management

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	



LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Right of Way
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

- Existing Tree to be retained
 - Tree Tag Number
 - Tree Canopy Spread
 - Critical Root Zone
- Existing Tree to be removed
 - Tree Tag Number

MATERIALS LEGEND

HARDSCAPE SURFACES

- Concrete Paving - Municipal Sidewalk
 - Cast in place, light broom finish, Control joints as per New Town Standard.
- Concrete Paving - Decorative
 - Cast in place, light broom finish with sawcut control joints.
- Unit Paver - New Town Standard
 - 45 degree herringbone field with single row soldier course.
- Permeable Unit Paver
 - Duralock Eco-Hex Permeable Paver 200mm x 200mm x 60mm
- Unit Paver - Basalt Paving
- Basalt Band with Street Name Insert
 - As per Cov New Town Standard
- Resin Bound Porous Surface
 - As per Cov New Town Standard
- Gravel Maintenance Edge

STEPS, RAMPS, CURBS, WALLS

- Flush Curb
- Retaining Wall - Concrete
 - See Structural Drawings
- Seat Wall
 - Smooth Rubbed Finish

SOFTSCAPE

- Planting Area -Tree & Shrub -On Grade
 - 600mm Depth
 - Shrub Growing Medium.
- Planting Area -Tree & Shrub -On Slab
 - 900mm Depth
 - Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
- Planting Area -Rain Garden
 - 750mm Depth
 - Rain Garden Growing Medium.
- Sedum Green Roof

SITE FURNISHINGS

- Bike Rack
 - As per CoV New Town Standard
- Bench - With Back
 - As per CoV New Town Standard
- Bench - Backless
 - As per CoV New Town Standard
- Chair
 - As per CoV New Town Standard
- Tree Grate
 - As per CoV New Town Standard
 - Soil Cells below to meet Schedule 'E' Replacement Tree Requirements.
- Feature Stage and Seating
- Vine Trellis
- Pergola



NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

**Landscape
Materials Ground
Level**

project no.	124.27
scale	1:200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L1.01

FEATURE STAGE AND SEATING ELEMENTS

A functional sculpture provides seating and performance space. The stage allows for a variety of programs to take place in the plaza space, providing year-round activation.



URBAN PLAZA

The commercial units spill onto a small plaza, scaled for intimate public events. Tree canopy and string lights bring a human scale to the space.



URBAN NATURE

Planted boulevards, trees and a diverse planting palette provide a dose of nature in the heart of the city. Rain planters and boulevard rain gardens treat rainwater before it is dscharged to Dallas Point or to the Inner Harbour.



NOT FOR CONSTRUCTION

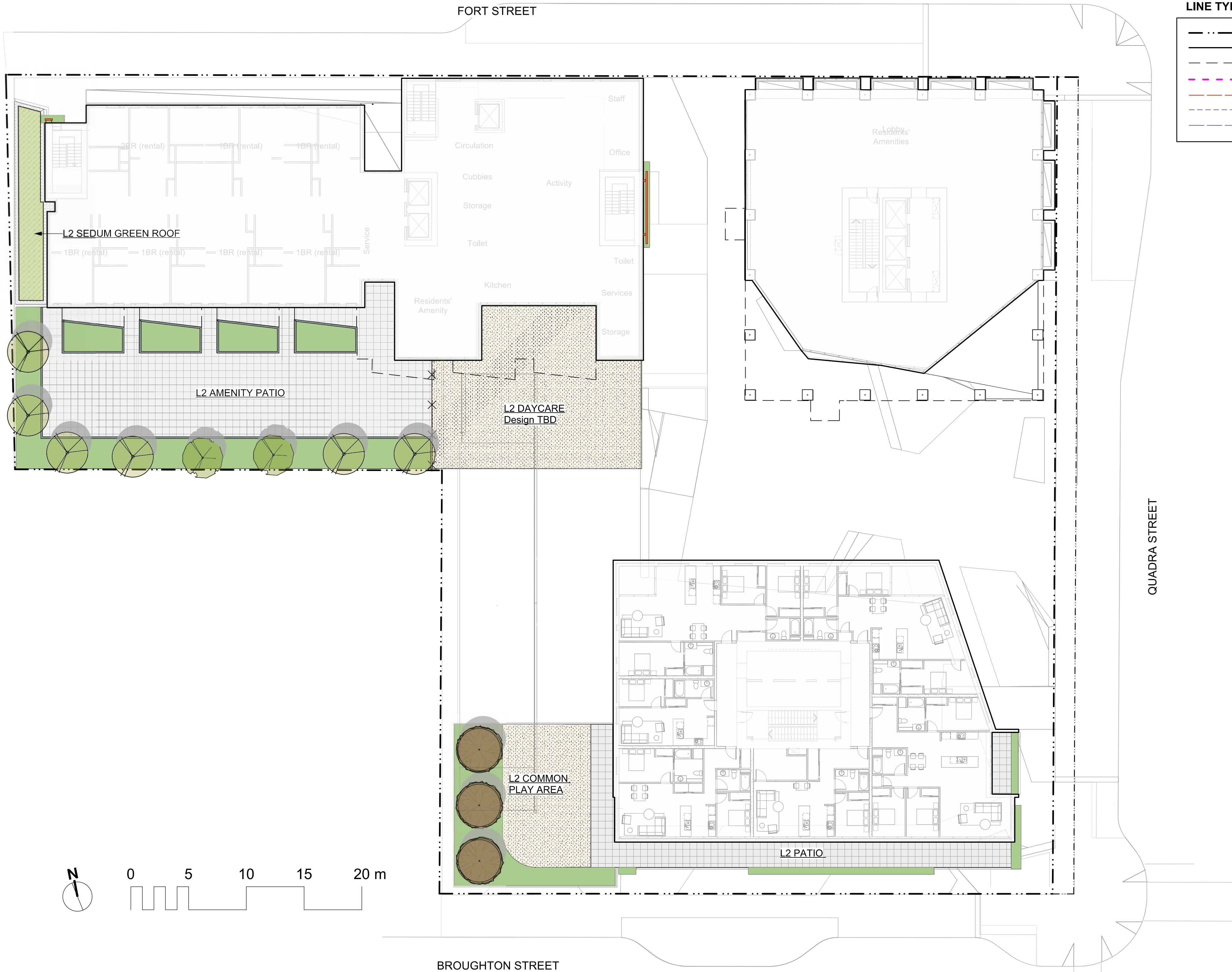
4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

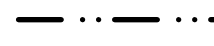
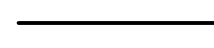
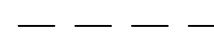
client
PARC Communities Management Ltd.

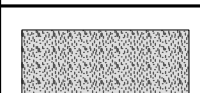
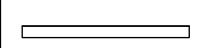
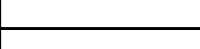
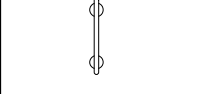
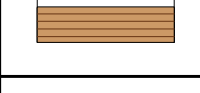
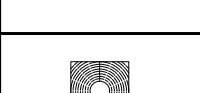
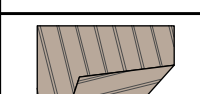
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Landscape
Materials - L2

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	



LINE TYPE LEGEND	
	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

MATERIALS LEGEND	
HARDSCAPE SURFACES	
	Concrete Paving - Municipal Sidewalk Cast in place, light broom finish, Control joints as per New Town Standard.
	Concrete Paving - Decorative Cast in place, light broom finish with sawcut control joints.
	Unit Paver - New Town Standard 45 degree herringbone field with single row soldier course.
	Unit Paver - Basalt Paving
	Basalt Band with Street Name Insert As per Cov New Town Standard
	Resin Bound Porous Surface As per Cov New Town Standard
	Gravel Maintenance Edge
STEPS, RAMPS, CURBS, WALLS	
	Flush Curb
	Retaining Wall - Concrete See Structural Drawings
	Seat Wall Smooth Rubbed Finish
SOFTSCAPE	
	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -900mm Depth -Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area -Rain Garden -750mm Depth -Rain Garden Growing Medium.
	Sedum Green Roof
SITE FURNISHINGS	
	Bike Rack As per CoV New Town Standard
	Bench - With Back As per CoV New Town Standard
	Bench - Backless As per CoV New Town Standard
	Chair As per CoV New Town Standard
	Tree Grate As per CoV New Town Standard Soil Cells below to meet Schedule "E" Replacement Tree Requirements.
	Feature Stage and Seating
	Vine Trellis
	Pergola

RESIDENTIAL AMENITY PATIO AND GARDENS

A generous, south-facing amenity patio provides a mix of programs to foster active aging and community building. Spaces allow for activities including quiet relaxation, dining, gardening, and gathering.



DAYCARE OUTDOOR SPACE

Outdoor play spaces provide air and sunshine for children attending the daycare. A mix of quiet areas and active play areas are provided, all surrounded by planting and child-friendly gardens.



Green Architecture

A sedum roof provides green views from above. Planters on Level two allow for plants to drape down and green the plaza.





NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

project

PARC VICTORIA

829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

**Landscape
Materials - L3**

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

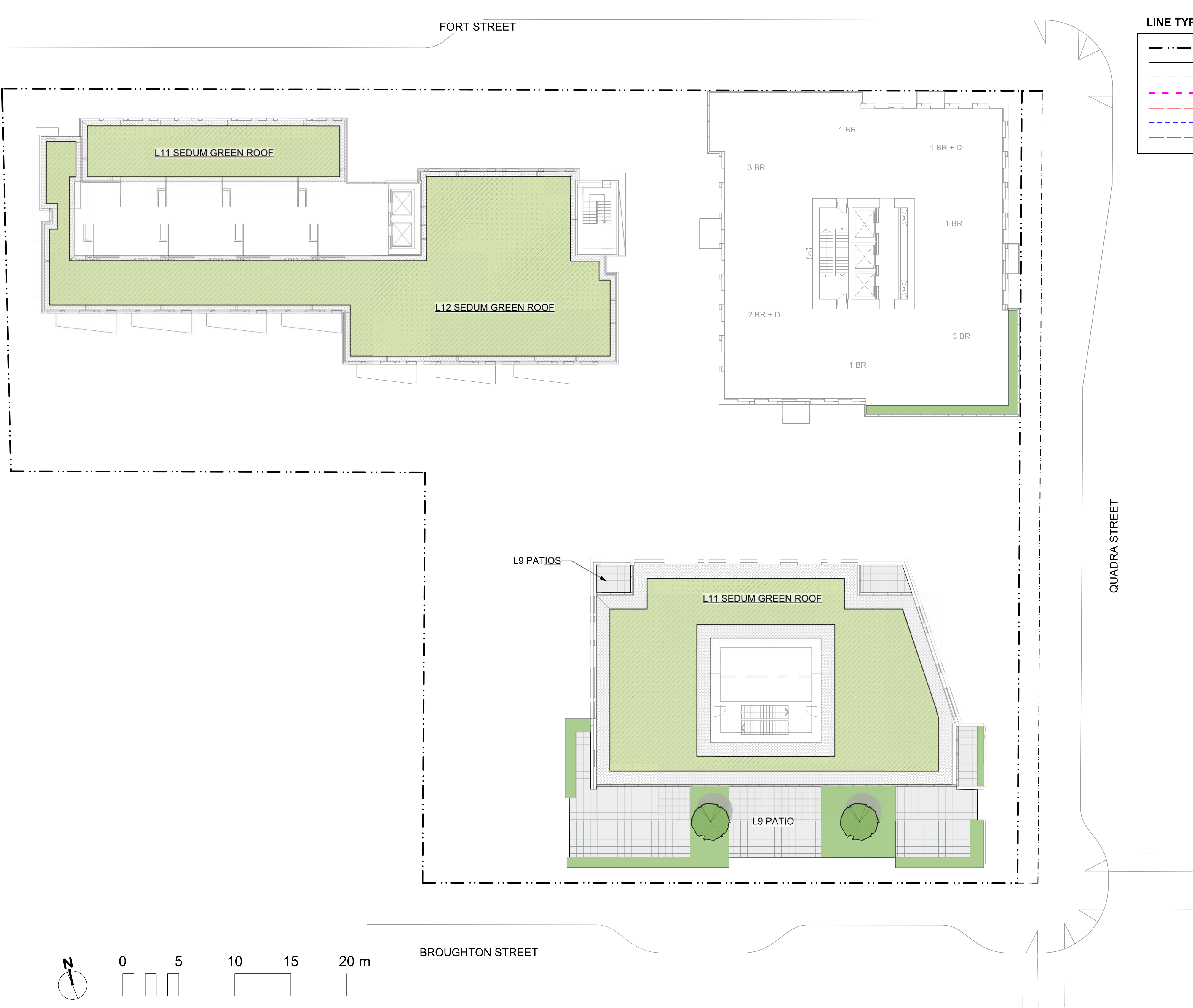
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

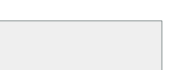
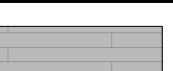
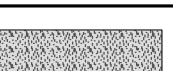
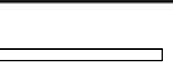
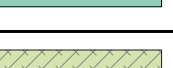
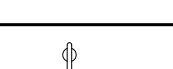
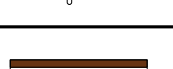
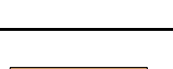
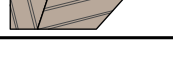
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
**Landscape
Materials - L9, 11 &
12**

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	



LINE TYPE LEGEND	
	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

MATERIALS LEGEND	
HARDSCAPE SURFACES	
	Concrete Paving - Municipal Sidewalk Cast in place, light broom finish, Control joints as per New Town Standard.
	Concrete Paving - Decorative Cast in place, light broom finish with sawcut control joints.
	Unit Paver - New Town Standard 45 degree herringbone field with single row soldier course.
	Permeable Unit Paver Duralock Eco-Hex Permeable Paver 200mm x 200mm x 60mm
	Unit Paver - Basalt Paving
	Basalt Band with Street Name Insert As per Cov New Town Standard
	Resin Bound Porous Surface As per Cov New Town Standard
	Gravel Maintenance Edge
STEPS, RAMPS, CURBS, WALLS	
	Flush Curb
	Retaining Wall - Concrete See Structural Drawings
	Seat Wall Smooth Rubbed Finish
SOFTSCAPE	
	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -900mm Depth -Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area -Rain Garden -750mm Depth -Rain Garden Growing Medium.
	Sedum Green Roof
SITE FURNISHINGS	
	Bike Rack As per CoV New Town Standard
	Bench - With Back As per CoV New Town Standard
	Bench - Backless As per CoV New Town Standard
	Chair As per CoV New Town Standard
	Tree Grate As per CoV New Town Standard Soil Cells below to meet Schedule "E" Replacement Tree Requirements.
	Feature Stage and Seating
	Vine Trellis
	Pergola

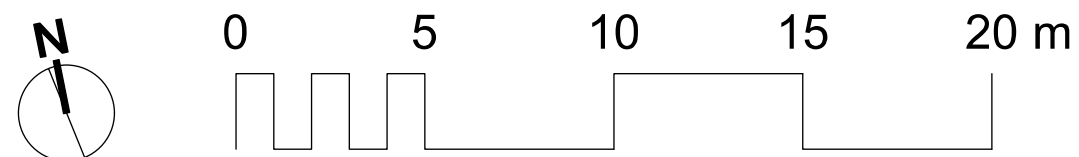
— · · — · · —	Property line
—————	Building Footprint
— — — — —	Extent of Roof / Canopy, above
- - - - -	Extent of Parkade, below
— — — — —	Right of Way
- - - - -	Rain garden - TOP OF POOL
- - - - -	Rain garden - BOTTOM OF POOL

	Concrete Paving - Municipal Sidewalk Cast in place, light broom finish. Control joints as per New Town Standard.
	Concrete Paving - Decorative Cast in place, light broom finish with sawcut control joints.
	Unit Paver - New Town Standard 45 degree herringbone field with single row soldier course.
	Permeable Unit Paver Duralock Eco-Hex Permeable Paver 200mm x 200mm x 60mm
	Unit Paver - Basalt Paving
	Basalt Band with Street Name Insert As per Cov New Town Standard
	Resin Bound Porous Surface As per Cov New Town Standard
	Gravel Maintenance Edge

	Flush Curb
	Retaining Wall - Concrete See Structural Drawings
	Seat Wall Smooth Rubbed Finish

	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -600mm Depth -Type 1P growing medium. <i>Confirm maximum depth allowable as per Structural Drawings.</i>
	Planting Area -Rain Garden -750mm Depth -Rain Garden Growing Medium.
	Sedum Green Roof

	Bike Rack As per CoV New Town Standard
	Bench - With Back As per CoV New Town Standard
	Bench - Backless As per CoV New Town Standard
	Chair As per CoV New Town Standard
	Tree Grate As per CoV New Town Standard Soil Cells below to meet Schedule 'E' Replacement Tree Requirements.
	Feature Stage and Seating
	Vine Trellis
	Pergola



2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

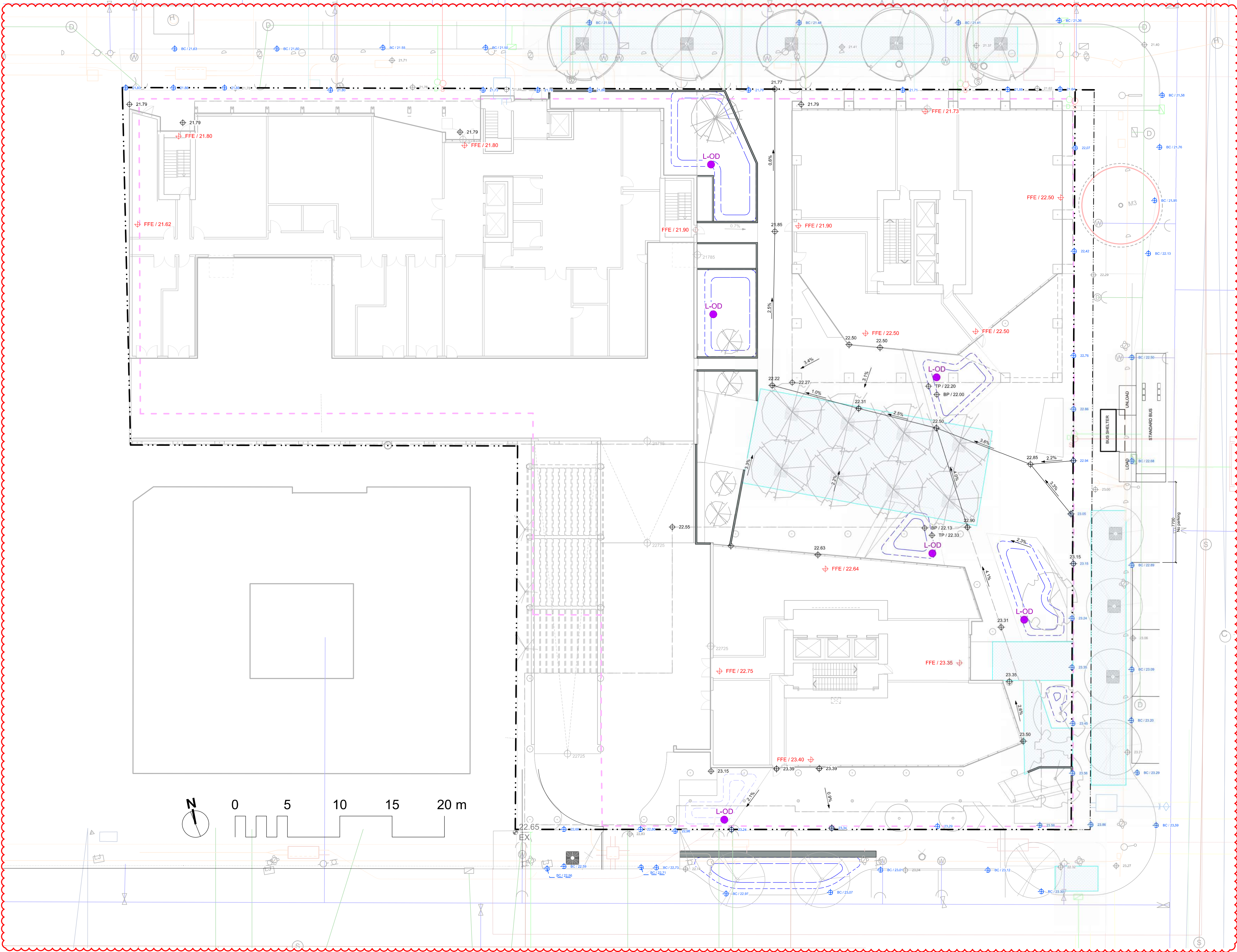
project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Landscape Materials - Tower

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L1.05



Building FFE's and accompanying grades
revised to accomodate Civil sidewalk grades.

GRADING LEGEND

	25.25	Proposed Landscape Grade
	25.25	Existing Grade
	25.25	Architectural grade, for reference only
	25.25	Civil Grade, for reference only

LINE TYPE LEGEND

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

LANDSCAPE INFRASTRUCTURE LEGEND

	Tree Soil Cells with Integrated Rainwater Management	1-L4.04
	Overflow Drain with Beehive Grate	2x-L4.01

Integrated
rainwater
management
included.



DRAFT

NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
**Landscape Grading
& Drainage**

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L2.01

NOT FOR CONSTRUCTION

3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Landscape Sections

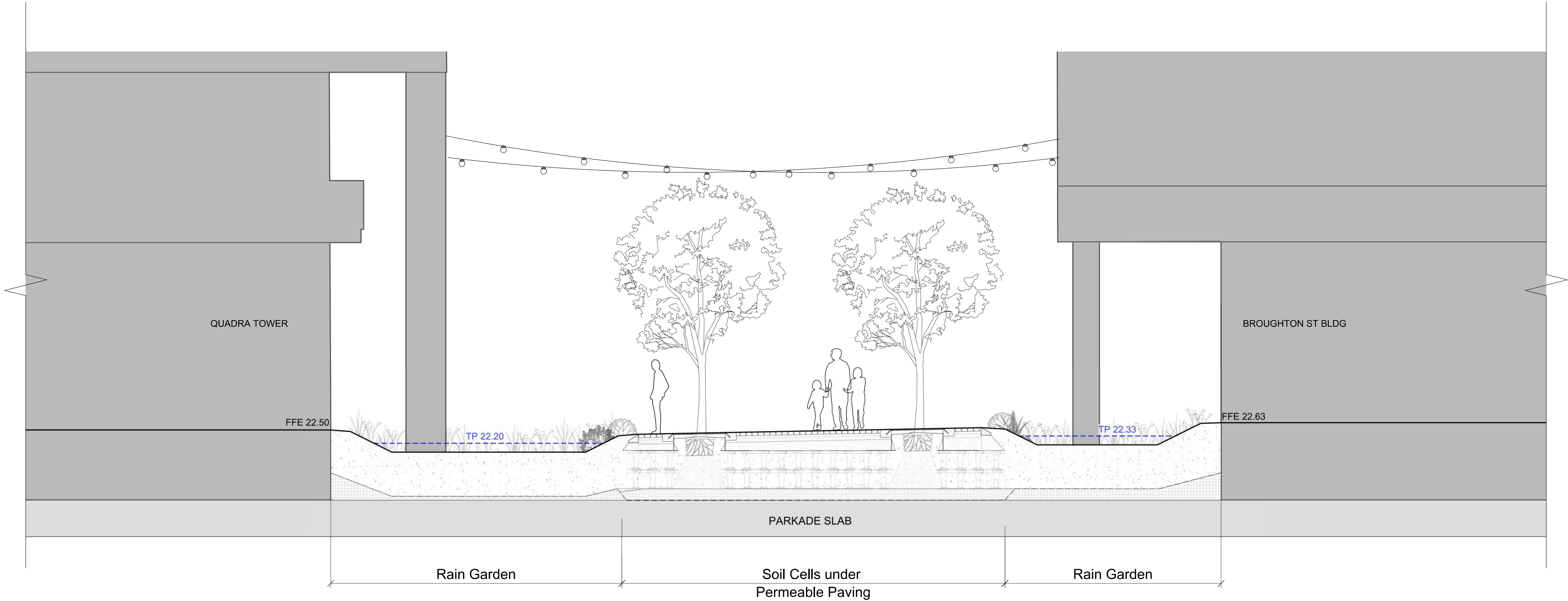
project no.	124.27
scale	AS NOTED @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L2.02

KEY PLAN

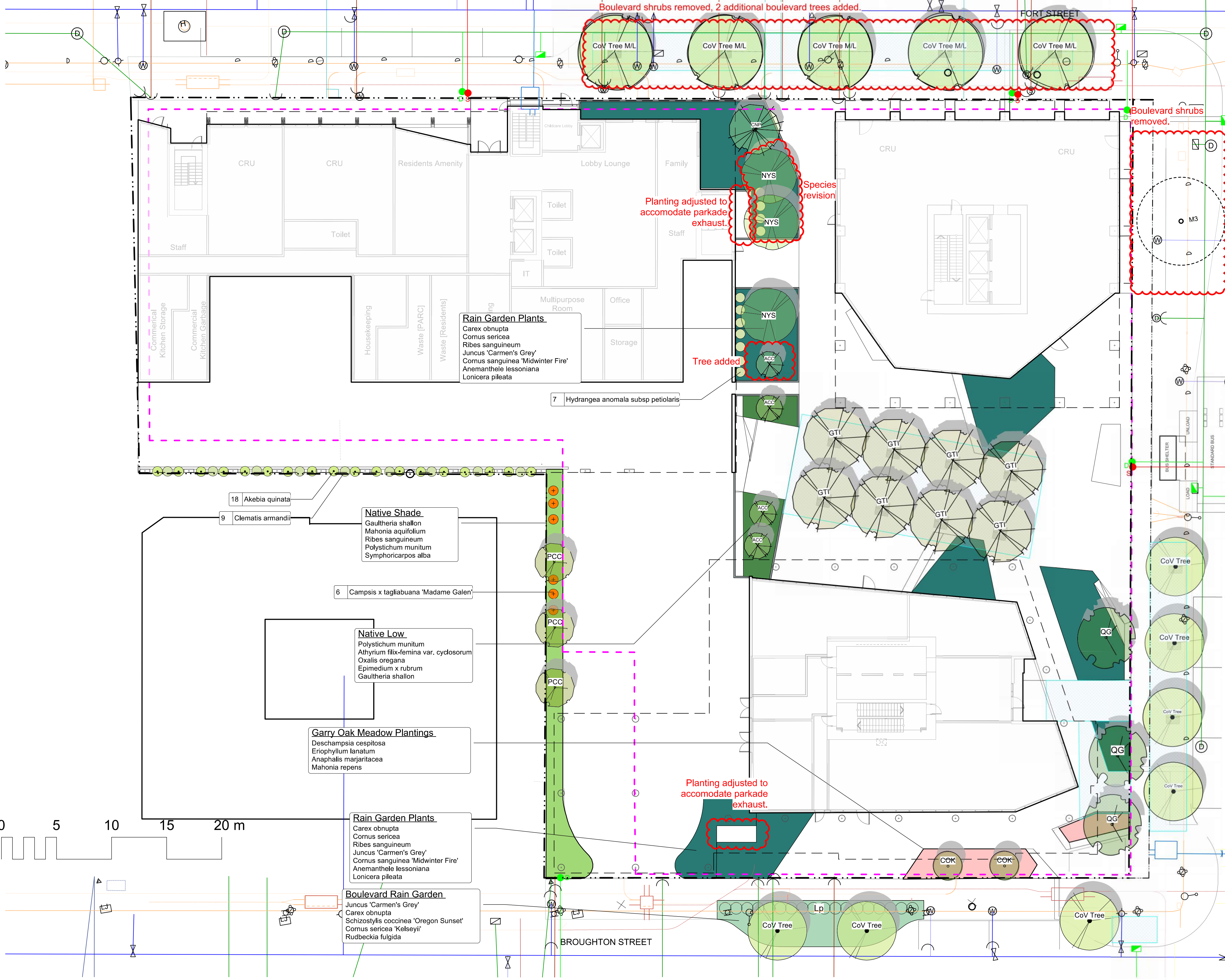


1:500



1 Courtyard Section
Scale: 1:50

Section added.



PLANT LIST GROUND LEVEL					
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	Native (N) or Pollinator (P)
SHRUBS/FERNS/GRASSES/PERENNIALS					
Anm	20	Anaphalis margaritacea	Pearly everlasting	#1 pot	N,P
Dc	49	Deschampsia cespitosa	Tufted Hair Grass	#1 pot	N
Erl	19	Eriophyllum lanatum	Wooly Sunflower	#1 pot	N,P
Gsh-3	145	Gaultheria shallon	Salal	#1 pot, 40cm o.c.	N,P
Lp	18	Lonicera pileata	Privet Honeysuckle	#2 pot	-
Ma-1	18	Mahonia aquifolium	Oregon Grape	#2 pot	N,P
Mar	61	Mahonia repens	Prostrate Oregon Grape	#1 pot	N,P
Pm	18	Polystichum munitum	Sword Fern	#1 pot	N
Rs	9	Ribes sanguineum	Red Flowering Currant	#3 pot	N,P
Sa	13	Symphoricarpos alba	Snowberry	#1 pot	N
VINES					
Ws-1	6	Campsis x tagliabuana 'Madame Galen'	Trumpet Vine	#3 pot	P
Ca	9	Clematis armandii	Evergreen Clematis	#2 pot	P
Ha	11	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	#2 pot	P
Ak	18	Akebia quinata	Chocolate vine	#2 pot	P
RAIN GARDEN PLANTS					
Anl	82	Anemanthele lessoniana	Pheasant's Tail Grass	#1 pot	
Co	256	Carex obnupta	Slough Sedge	#1 pot	N
Csm	47	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot	
Csc	77	Cornus sericea	Red-twig Dogwood	#2 pot	N,P
Csk-1	4	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot	N,P
Jcg	203	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot	
Lp	63	Lonicera pileata	Privet Honeysuckle	#2 pot	
Rs-1	34	Ribes sanguineum	Red Flowering Currant	#3 pot	N,P
Rf	41	Rudbeckia fulgida	Black-Eyed Susan	#1 pot	P
Sco-1	18	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot	P
Plant list updated to reflect plan changes. Native and Pollinator column added.					
				Total # of L1 Plants:	1239
				Total # of L1 Pollinator Plants:	490 = 40%
				Total # of L1 Native Plants:	723 = 58%

PROPOSED TREE LIST - ONSITE GROUND LEVEL				
Sym	Qty	Botanical Name	Schd. Size	Common Name
ACC	4	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
CNP	1	Chamaecyparis nootkatensis 'Pendula'	2.5 m ht	Nootka False Cypress
COK	2	Cornus kousa 'Milky Way'	multistem, 1.5 m ht, b&b	Milky Way Kousa Dogwood
GTI	8	Gleditsia triacanthos inermis 'Skyline'	5.0 cm cal, b+b	Skyline Honeylocust
NYS	3	Nyssa sylvatica	5.0cm cal, b&b	Tupelo
OXA	6	Oxydendrum arboreum	5.0cm cal, b&b	Sourwood Tree
PRV	3	Parrotia persica 'Ruby Vase'	5.0cm cal, b&b	Ruby Vase Persian Ironwood
PCC	5	Pinus contorta var. contorta	2.5m b&b, irregular	Shore Pine
TOTAL	35			
PROPOSED TREE LIST - OFFSITE				
Sym	Qty	Botanical Name	Schd. Size	Common Name
CoV Tree	7	CoV Boulevard Tree	6.0cm cal, b&b	CoV Boulevard Tree
CoV Tree M/L	5	CoV Tree Med/Large	6.0 cm. cal. B&B	CoV Boulevard Tree
TOTAL	12			
Tree list updated to reflect plan changes.				

GARRY OAK MEADOW PLANTINGS
Indigenous wildflowers, vines, grasses and pollinator plants provide insect habitat while creating a dynamic, ever-changing flowering landscape.



WINTER GARDENS AND RAIN GARDENS
Rain gardens are planted with a mix of evergreen and deciduous plants, providing winter interest. Images below show 1515 Douglas Street planting design by MDI.



NATURAL AESTHETIC
A dense mix of small trees, vines and groundcovers provides an 'urban wild' aesthetic for the project. The plaza space is a wild cacophony of green in the urban jungle.



3388A Temnyson Ave
Victoria, BC V8Z 3P6

P: 250.412.2891
E: admin@mdidesign.ca

NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Planting Ground

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L3.01

NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

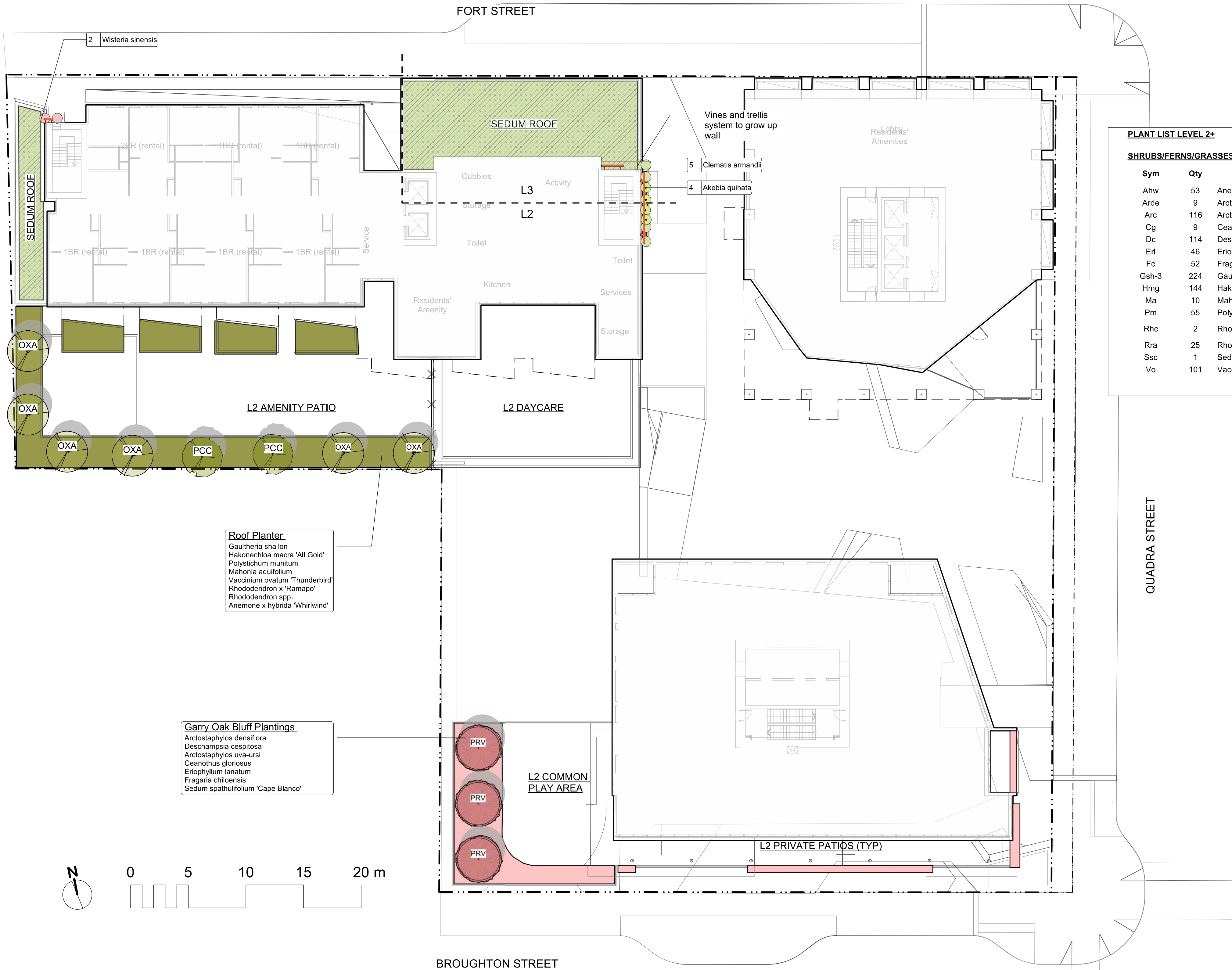
client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Planting L2 and L3

project no. 124.27
scale 1: 200 @ 24"x36"
drawn by SC
checked by TB
sheet no.

L3.02



PLANT LIST LEVEL 2+

SHRUBS/FERNS/GRASSES/PERENNIALS/VINES

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	Native (N) or Pollinator (P)
Ahw	53	Anemone x hybrida 'Whirlwind'	Whirlwind Japanese Anemone	#1 pot	P
Arde	9	Arctostaphylos densiflora	Vinehill Manzanita	#1 pot / 60 cm O.C.	P
Arc	116	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.	N,P
Cg	9	Ceanothus gloriosus	Point Reyes Creeper	#1 pot	P
Dc	114	Deschampsia cespitosa	Tufted Hair Grass	#1 pot	N
Erl	46	Eriophyllum lanatum	Wooly Sunflower	#1 pot	N,P
Fc	52	Fragaria chiloensis	Coast Strawberry	Sp3 30cm o.c.	N,P
Gsh-3	224	Gaultheria shallon	Salal	#1 pot, 40cm o.c.	N,P
Hmg	144	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 Pot	N,P
Ma	10	Mahonia aquifolium	Oregon Grape	#2 pot	N,P
Pm	55	Polystichum munitum	Sword Fern	#1 pot	N
Rhc	2	Rhododendron spp.	Specimen Rhododendron	specimen quality, min 4' ht, b+b	P
Rra	25	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#2 pot	P
Ssc	1	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	Sp3, 30cm o.c.	N,P
Vo	101	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot	N,P

Native and pollinator %'s added.

Total # of L2 Plants: 961
Total # of L2 Pollinator Plants: 648 = 67%
Total # of L2 Native Plants: 719 = 75%

Roof Planter
Gaultheria shallon
Hakonechloa macra 'All Gold'
Polystichum munitum
Mahonia aquifolium
Vaccinium ovatum 'Thunderbird'
Rhododendron x 'Ramapo'
Rhododendron spp.
Anemone x hybrida 'Whirlwind'

Garry Oak Bluff Plantings
Arctostaphylos densiflora
Deschampsia cespitosa
Arctostaphylos uva-ursi
Ceanothus gloriosus
Eriophyllum lanatum
Fragaria chiloensis
Sedum spathulifolium 'Cape Blanco'

GARRY OAK BLUFF PLANTINGS

The Broughton building's facade is imagined as a Garry Oak bluff ecosystem, with trailing plants like Kinnickinnick, coastal strawberry and Malahat mat, native sedums, flowers, and grasses. These form a vibrant green wall and provide plenty of nature for the building residents.



ROOF PLANTER

A mix of small trees, evergreen shrubs and grasses, and native shrubs to provide a plant palette that looks great year-round.



NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

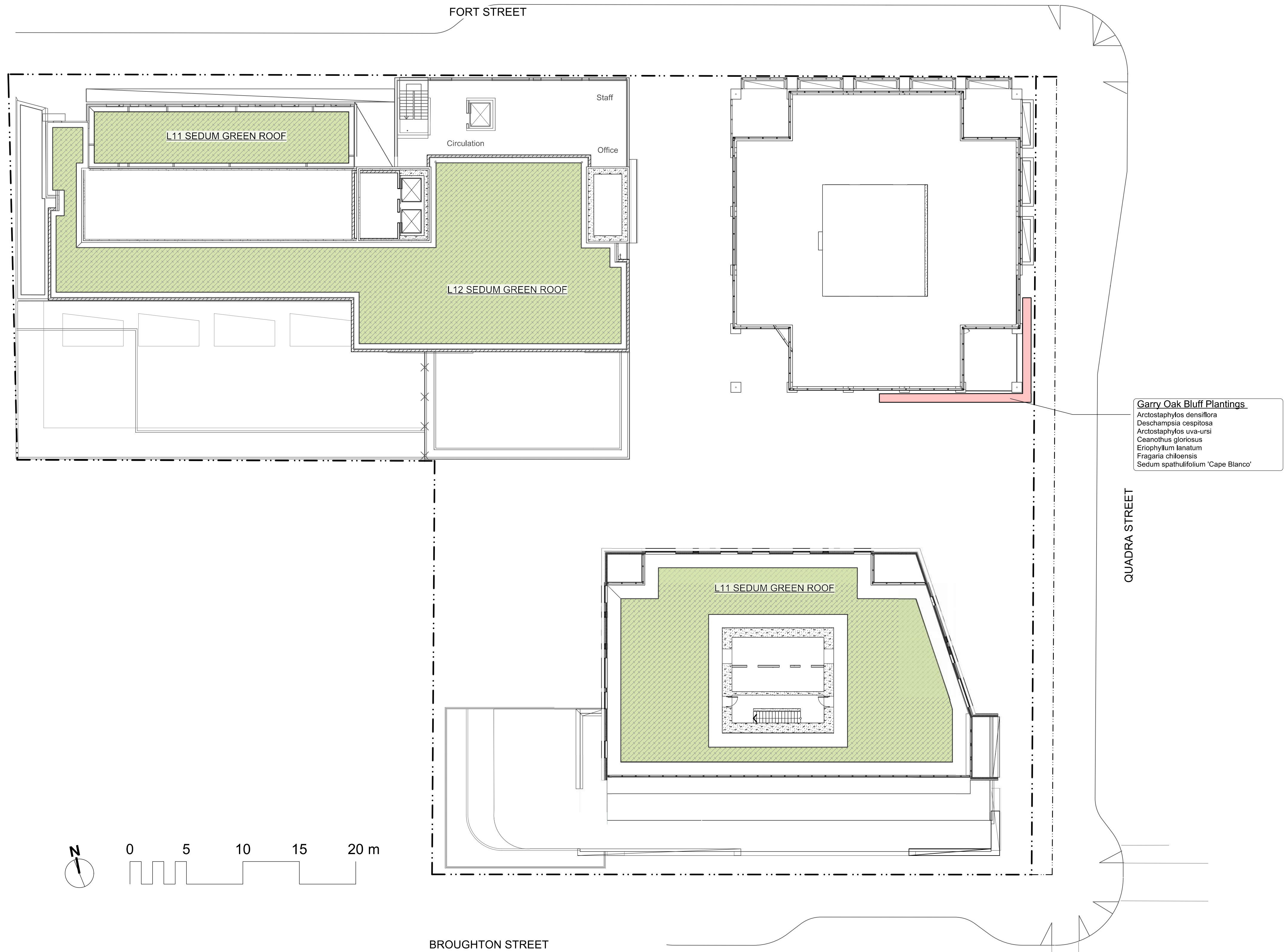
client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title
Planting - Upper
Roofs

project no.	124.27
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L3.03

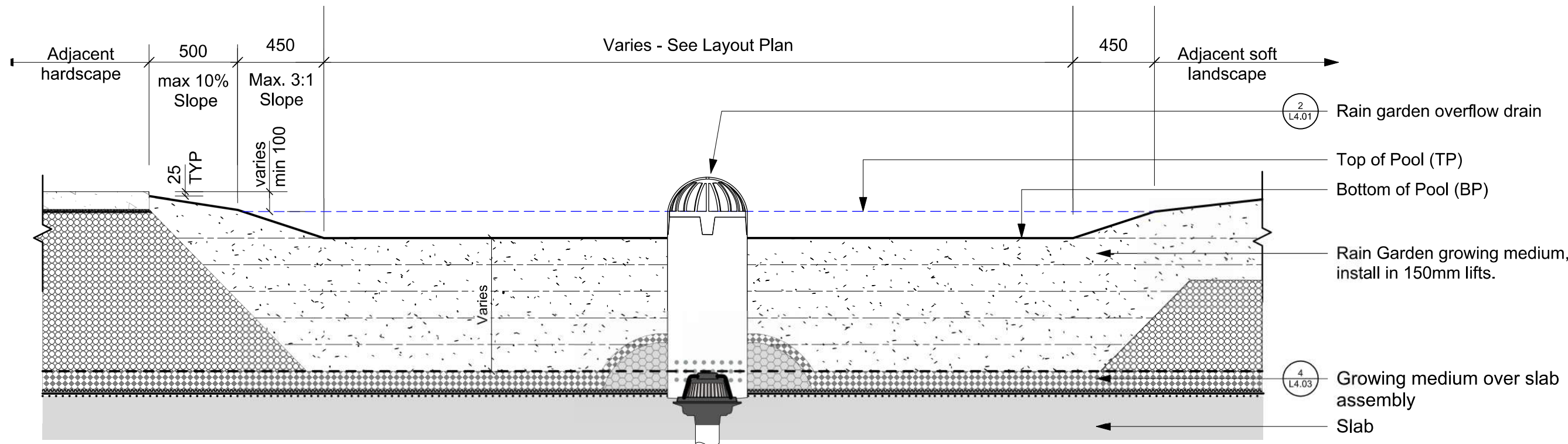


GARRY OAK BLUFF PLANTINGS
The Broughton building's facade is imagined as a Garry Oak bluff ecosystem, with trailing plants like Kinnickinnick, coastal strawberry and Malahat mat, native sedums, flowers, and grasses. These form a vibrant green wall and provide plenty of nature for the building residents.

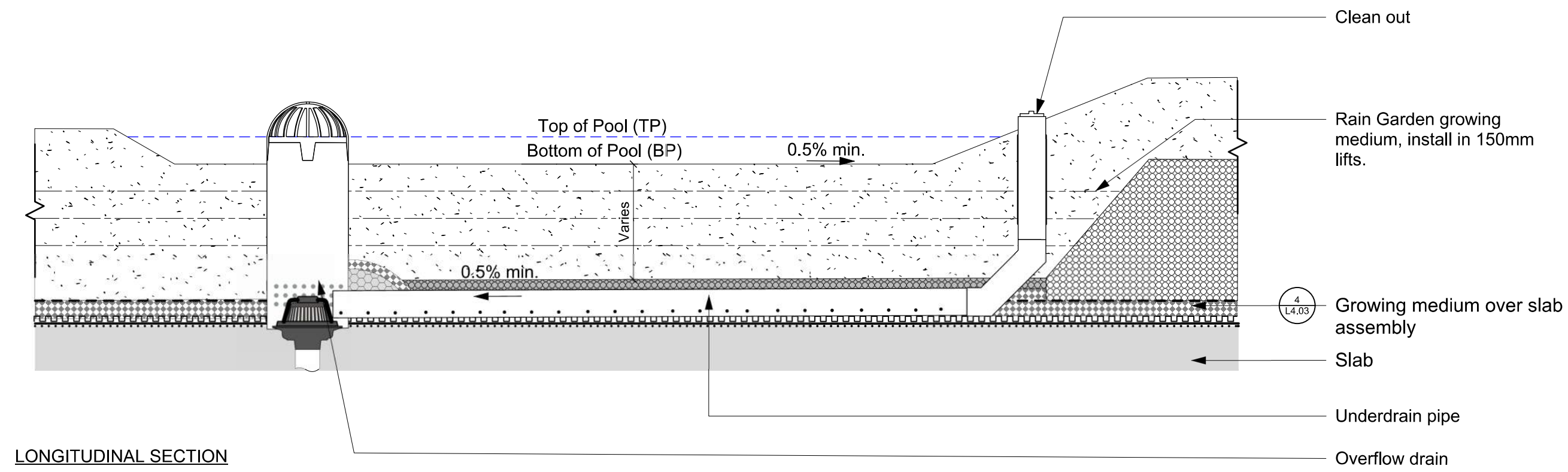


SEDUM ROOF



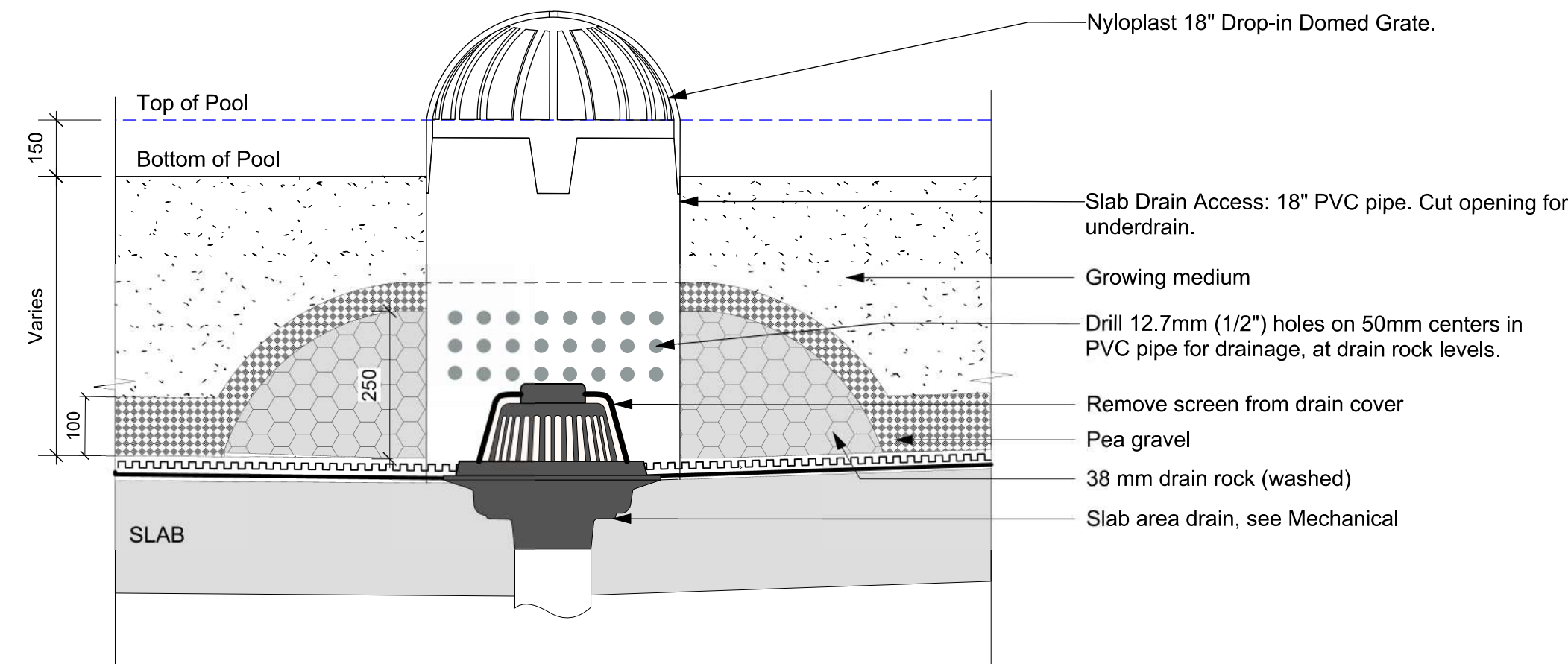


CROSS SECTION



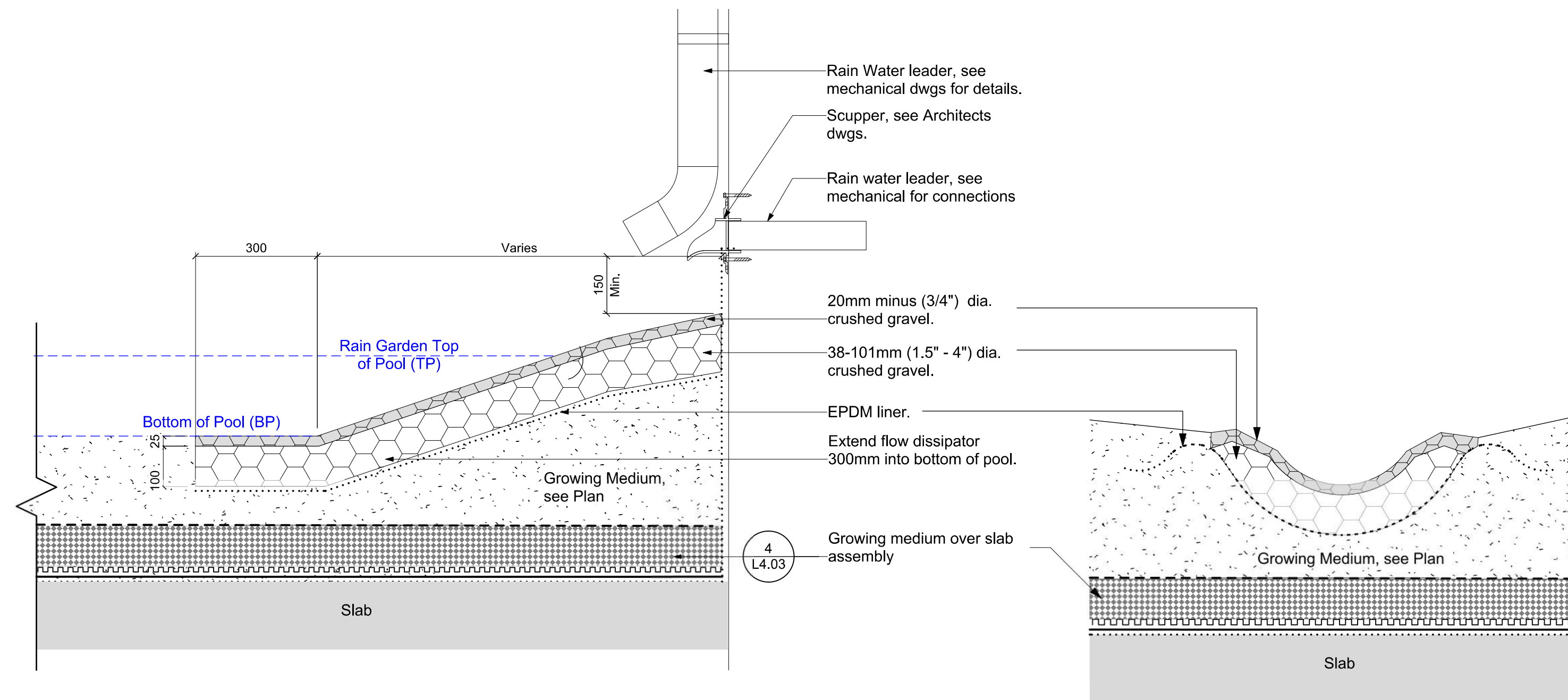
LONGITUDINAL SECTION

1 Typical Rain Garden
Scale: 1:25

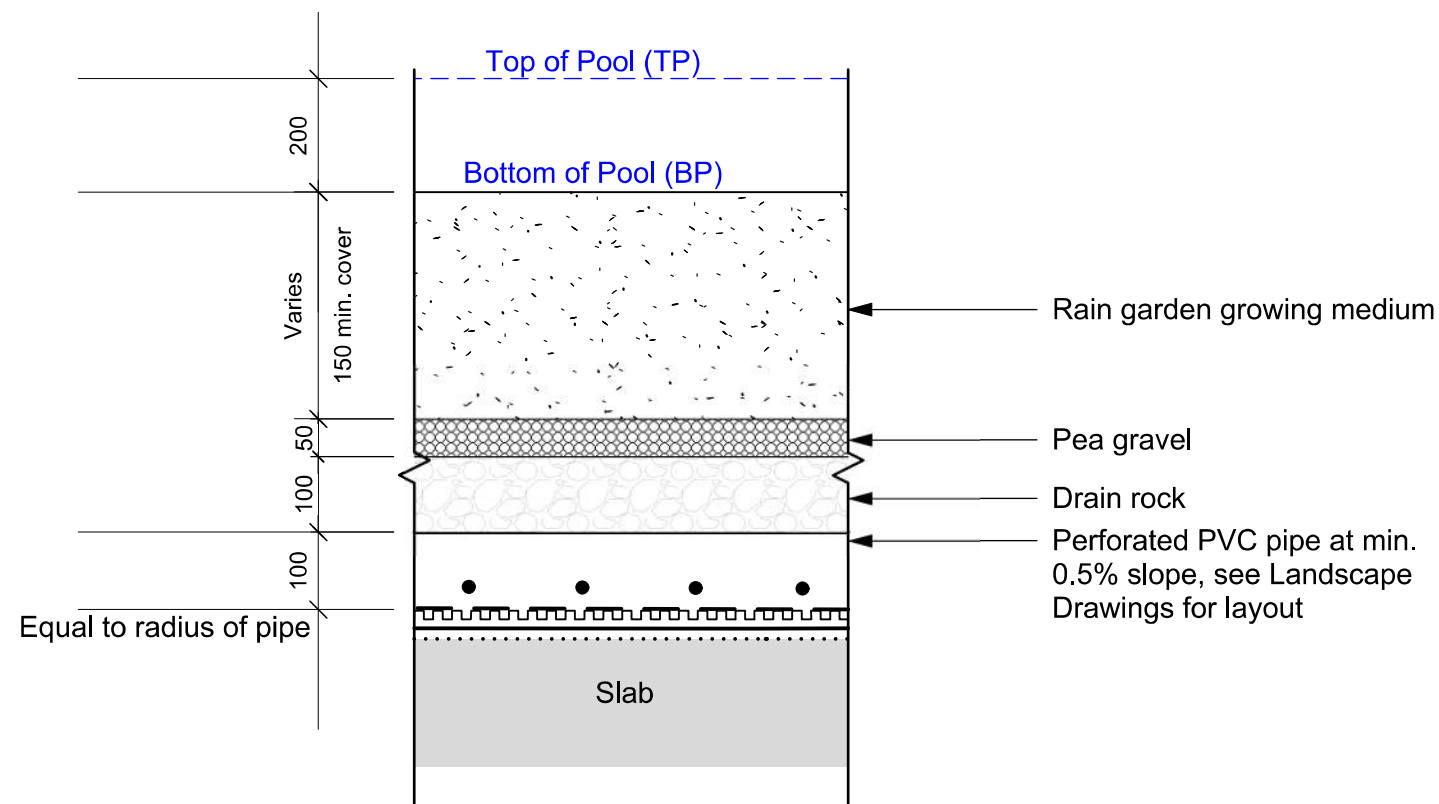


GENERAL NOTES:
1. Poly-Lok products shall be green HDPE.
2. Suggested supplier: ICONIX Waterworks (formerly CORIX Water Products) or approved equivalent.

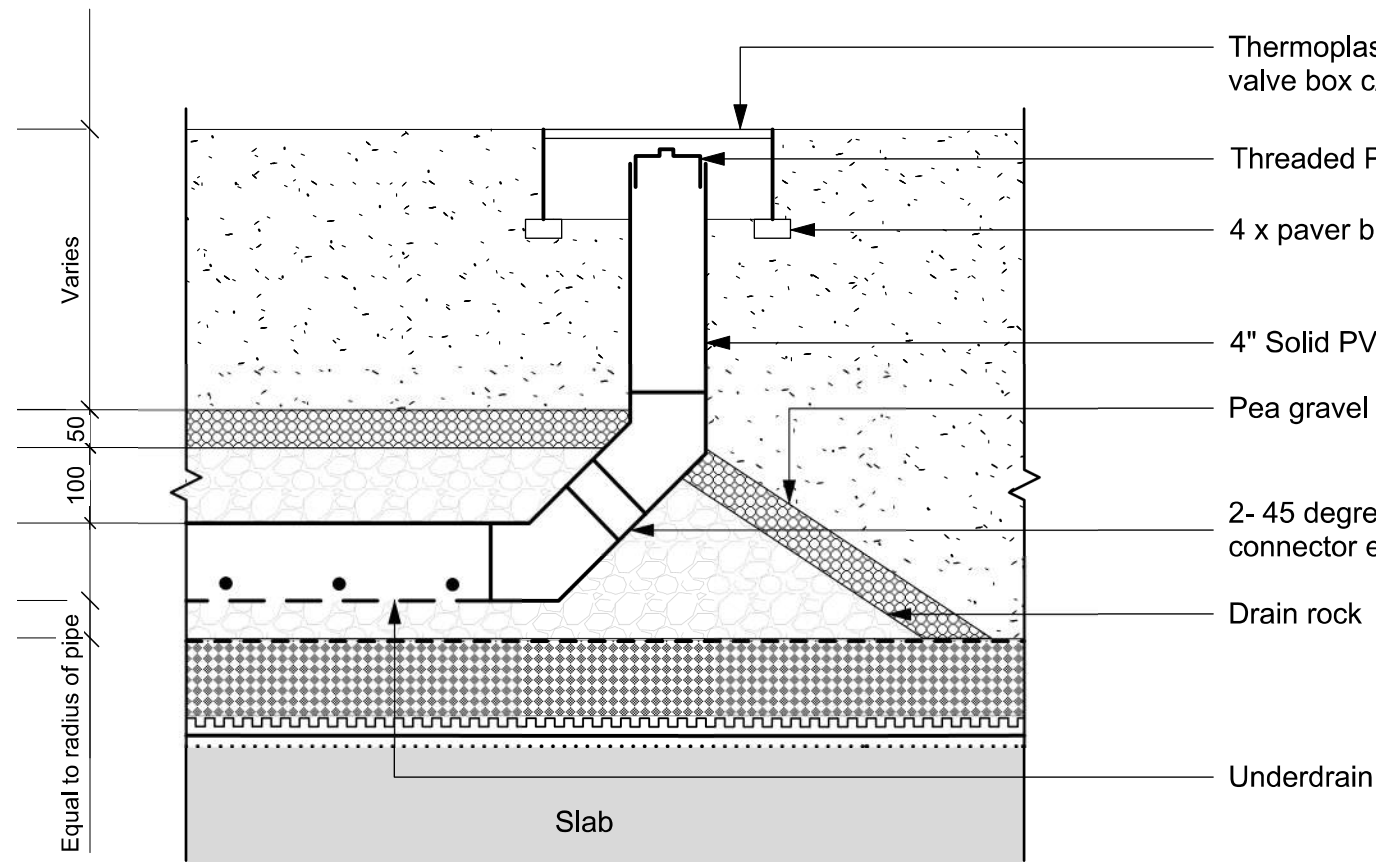
2 Rain Garden Overflow Drain on Slab
Scale: 1:10



3 Gravel Flow Dissipator
Scale: 1:10



4 Rain Garden Underdrain Pipe
Scale: 1:10



6 Rain Garden Underdrain Clean out
Scale: 1:10

NOT FOR CONSTRUCTION

No.	Issued For	Issue Date
4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

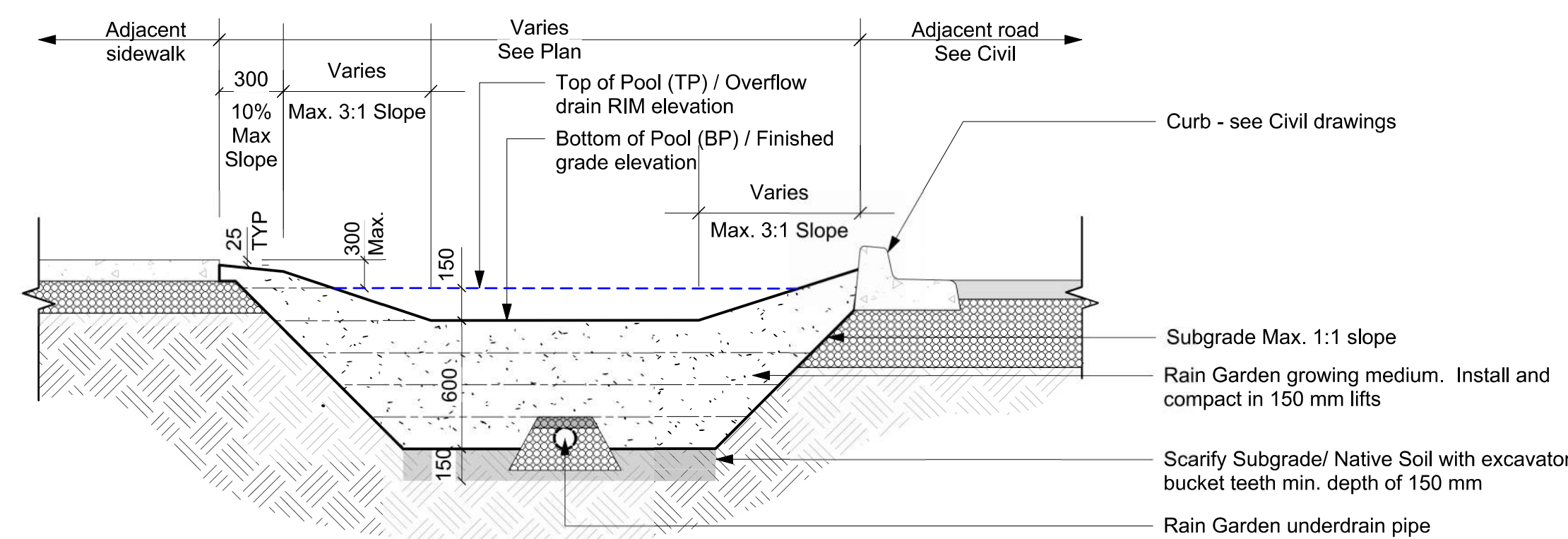
sheet title
**Landscape Details:
Rain Garden**

project no.	124.27
scale	AS SHOWN @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L4.01

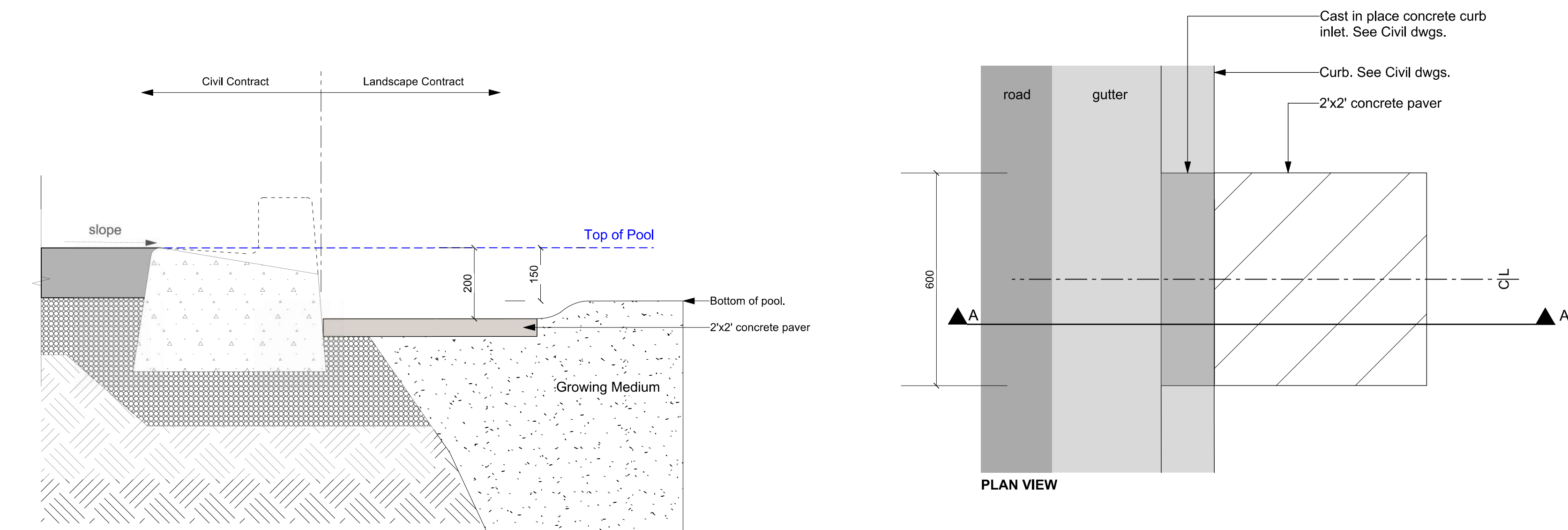
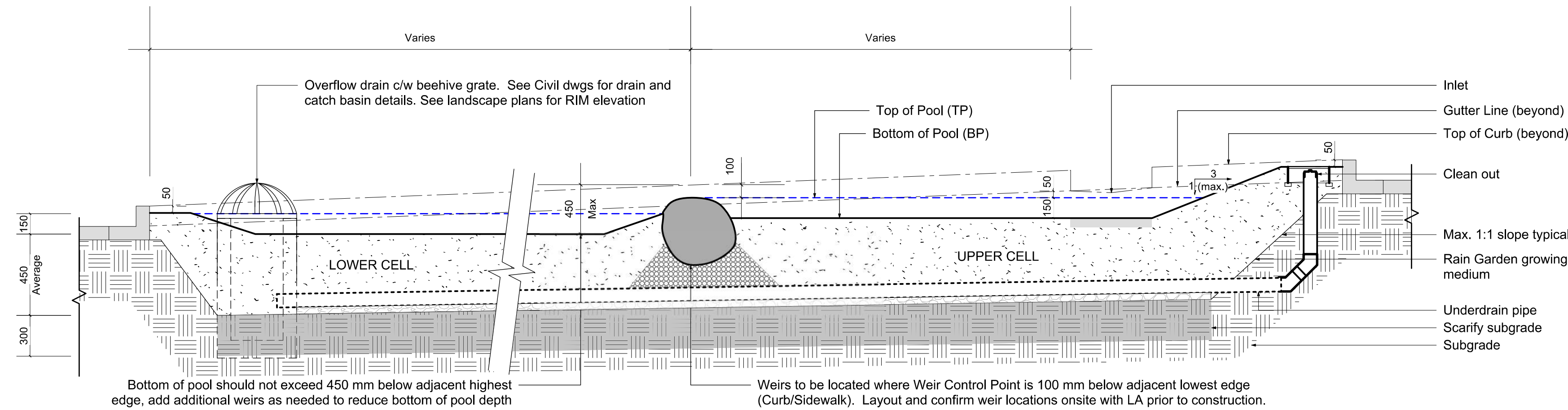
Sheet added.

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



- GENERAL NOTES:**
1. Subgrade shall be sloped min 0.5% to drain with perforated pipe.
 2. Side slopes of rain garden shall be mulched 50 mm depth.
 3. Finish grade of mulch to be 25 mm below sidewalk.

1 Boulevard Rain Garden Cross Section
Scale: 1:25



2 Rain Garden Curb Inlet
Scale: 1:10



NOT FOR CONSTRUCTION

4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

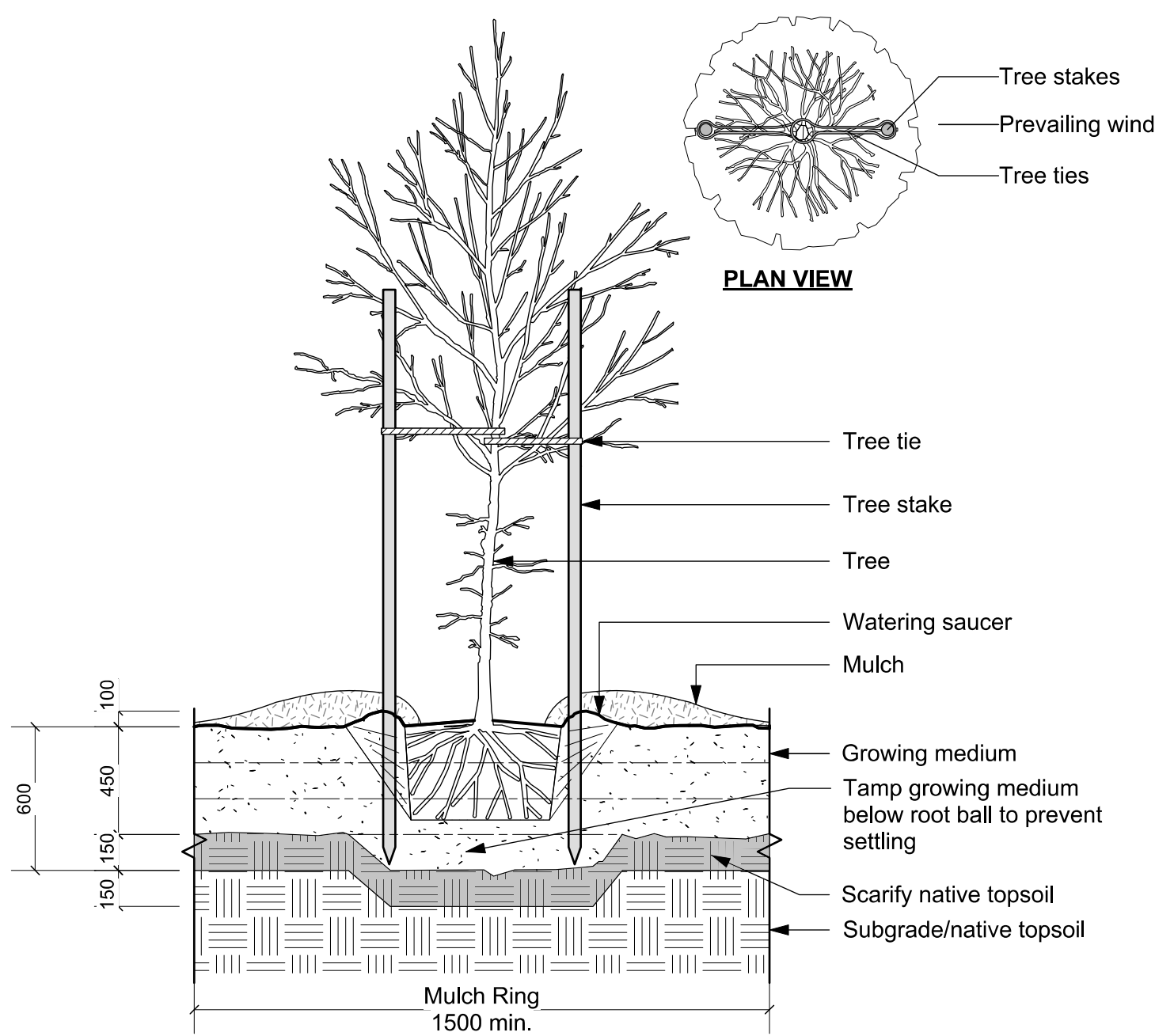
sheet title
**Landscape Details:
Boulevard Rain
Garden**

project no.	124.27
scale	AS SHOWN @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

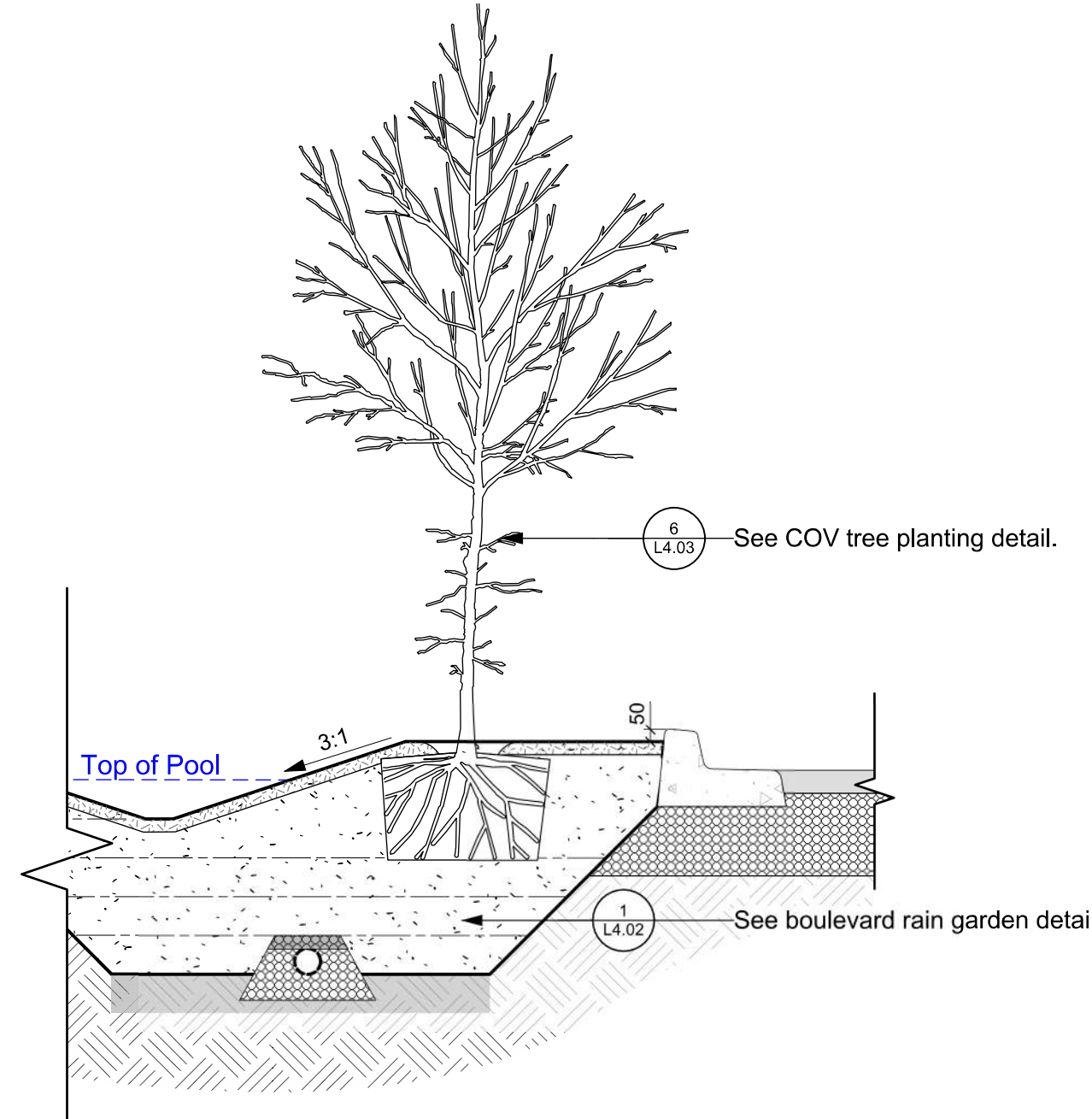
L4.02

Sheet added.

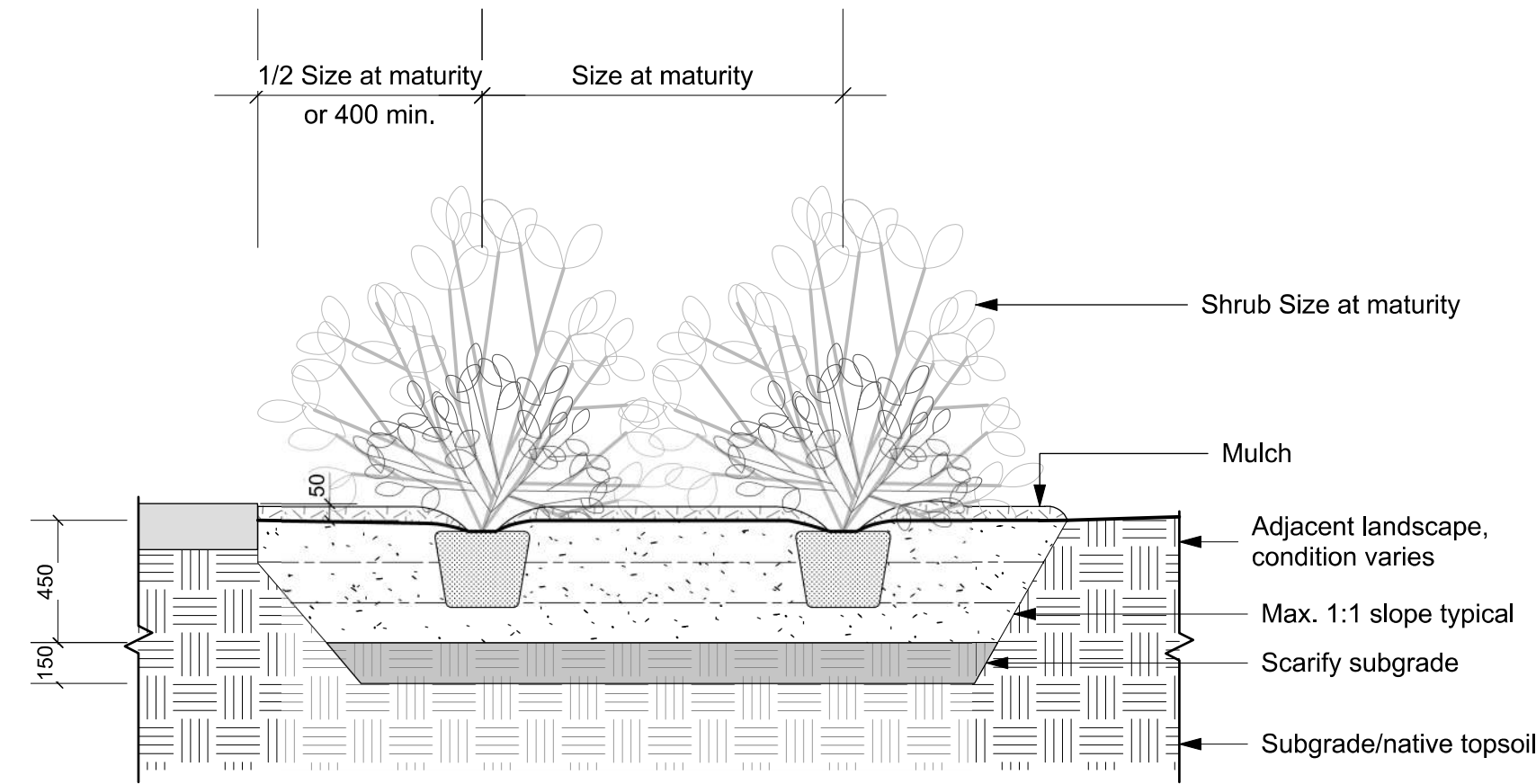
ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



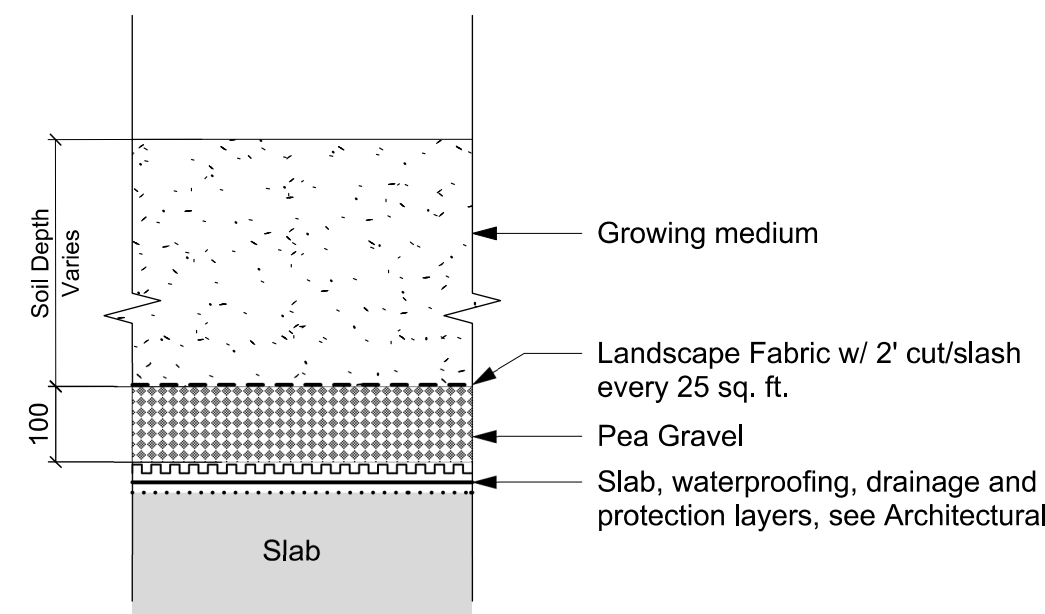
1 Tree Planting on Grade
Scale: 1:25



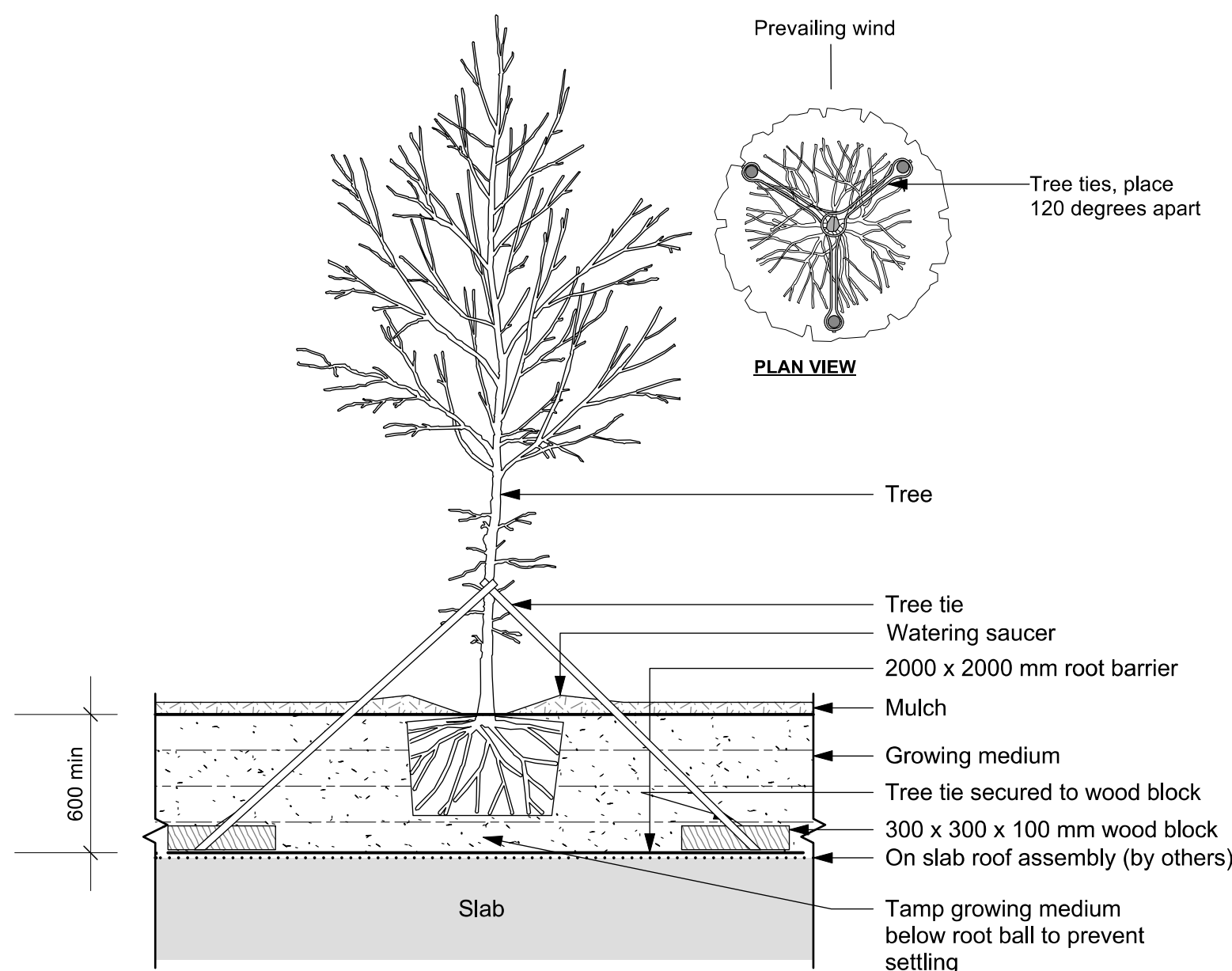
2 Tree Planting in Boulevard Rain Garden
Scale: 1:25



3 Shrub Planting Area on Grade
Scale: 1:25

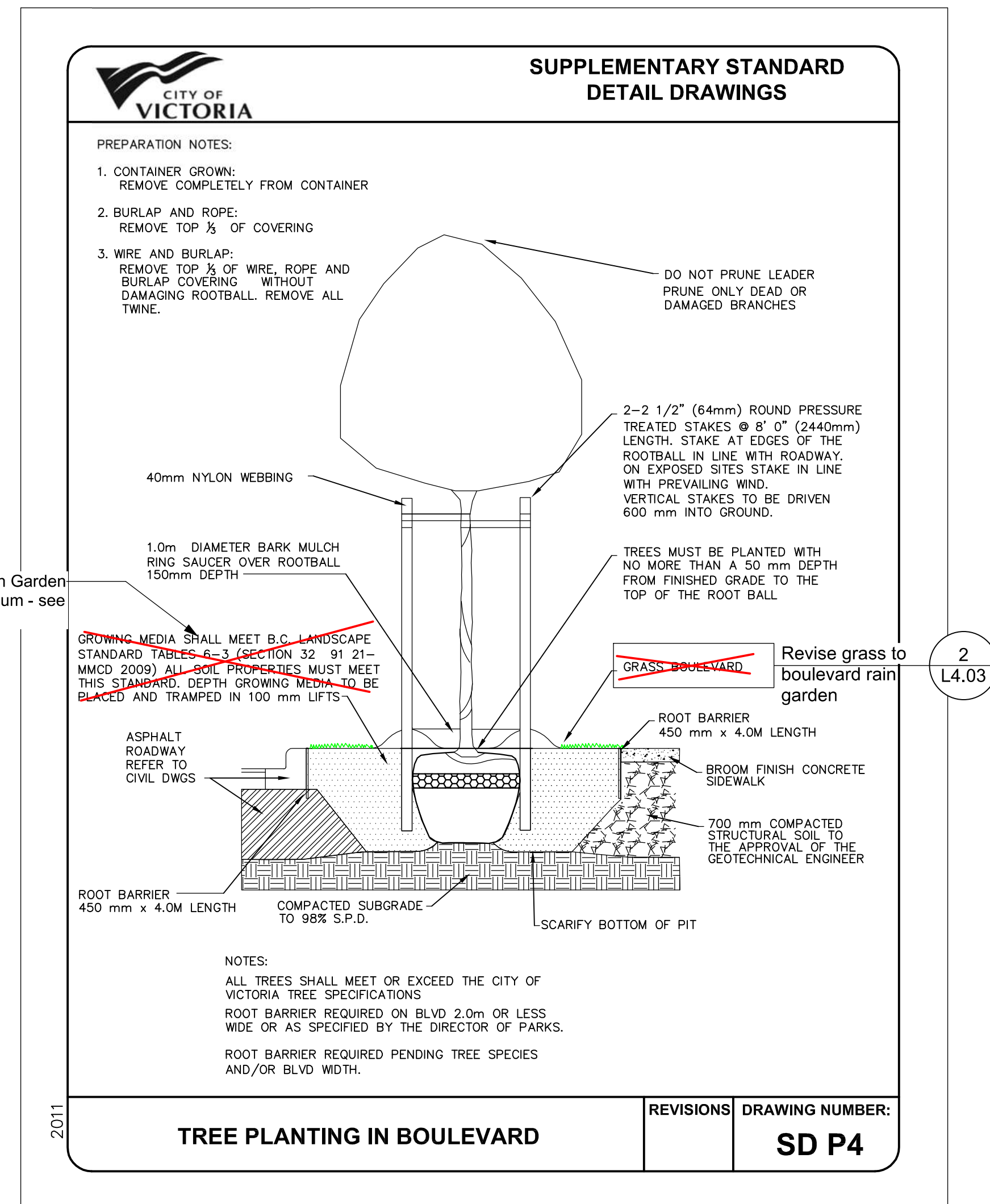


4 Growing Medium over Slab Assembly
Scale: 1:10

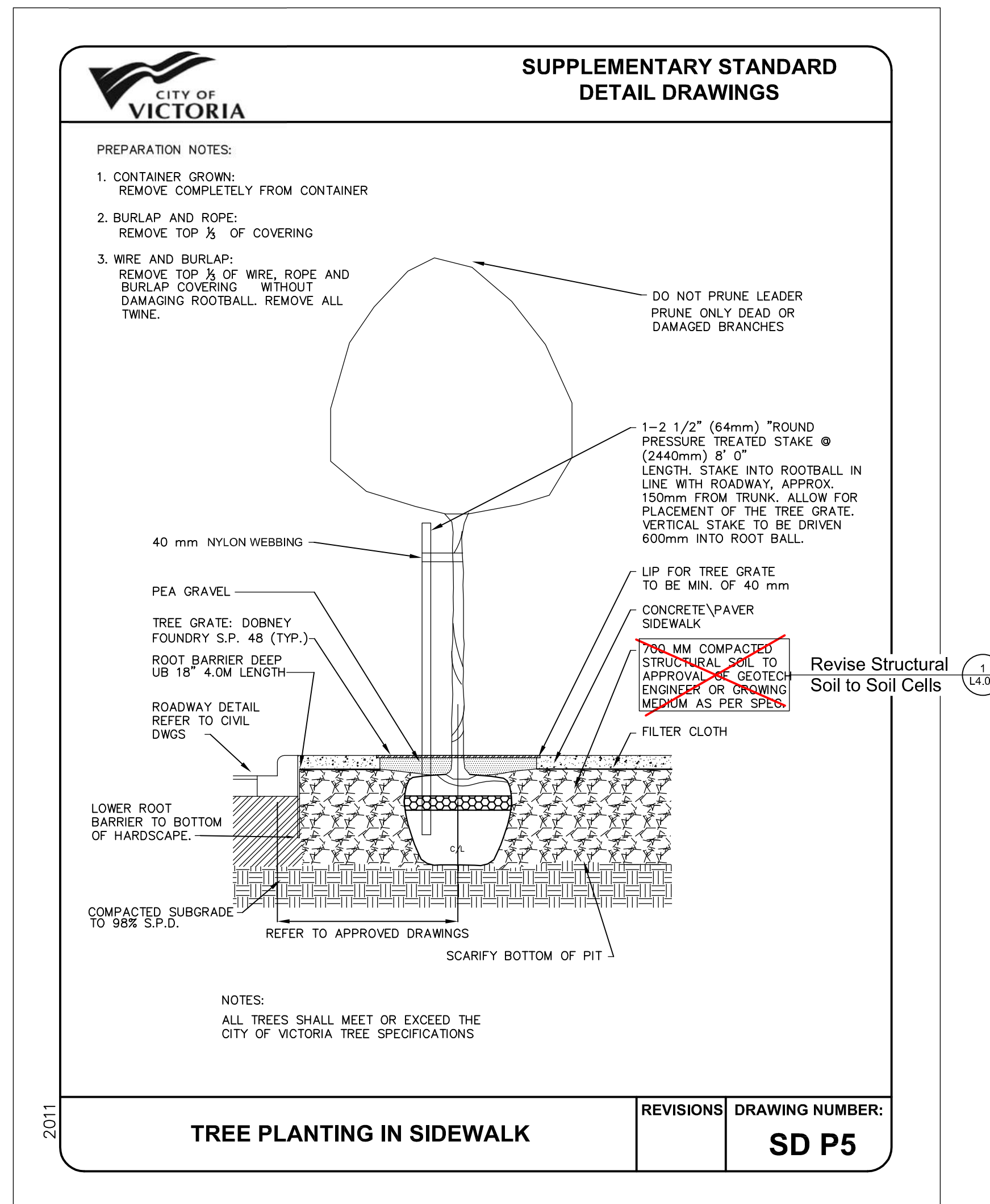


5 Tree Planting on Slab
Scale: 1:25

Revise to Rain Garden
Growing Medium - see
spec.



6 CoV Boulevard Tree Planting
Scale: 1:25



Revise Structural
Soil to Soil Cells

1 L4.04

NOT FOR CONSTRUCTION

client
PARC Communities Management Ltd.

project
PARC VICTORIA
829-891-899 Fort Street and
846-858 Broughton Street,
Victoria BC

sheet title

Landscape Details:
Planting

project no. 124.27
scale AS SHOWN @ 24"x36"
drawn by SC
checked by TB
sheet no.

L4.03

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



KEY PLAN

A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

B OPTIONAL PONDING SPACE

C DISTRIBUTION PIPE

D COLLECTION PIPE

E CLEANOUT

F CONNECTION TO MUNICIPAL STORM SYSTEM

DIRECTION OF WATER FLOW →

NOT TO SCALE - METERS
CATCH BASIN - 1 OF 2

A SILVER PLYWOOD BLOCK, SLAT, AND POSTS)
B OPTIONAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CLEANOUT
F CONNECTION TO MUNICIPAL STORM SYSTEM

DIRECTION OF WATER FLOW →

DRAFT

REQUIRES SHOP DRAWINGS FOR MUNICIPAL AND LANDSCAPE ARCHITECT REVIEW.

NOT TO SCALE - MEASUREMENTS TAKE PRECEDENCE

DEEPROOT GREEN INFRASTRUCTURE (ALL RIGHTS RESERVED)

RESUSE SYMBOL U.S.I. RELEASE DATE: 2018-06-05

 **deeproo**
DeepRoot Green Infrastructure
www.deeproot.com

T 415 781 9700
F 415 781 0191



KEY PLAN

- A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B OPTIONAL PONDING SPACE
- C DISTRIBUTION PIPE
- D COLLECTION PIPE
- E CONNECTION TO MUNICIPAL STORM SYSTEM

DIRECTION OF WATER FLOW 



SILVA CELL SYSTEM

NOT TO SCALE - METERS
CATCH BASIN - 2 OF 2

NOT FOR CONSTRUCTION

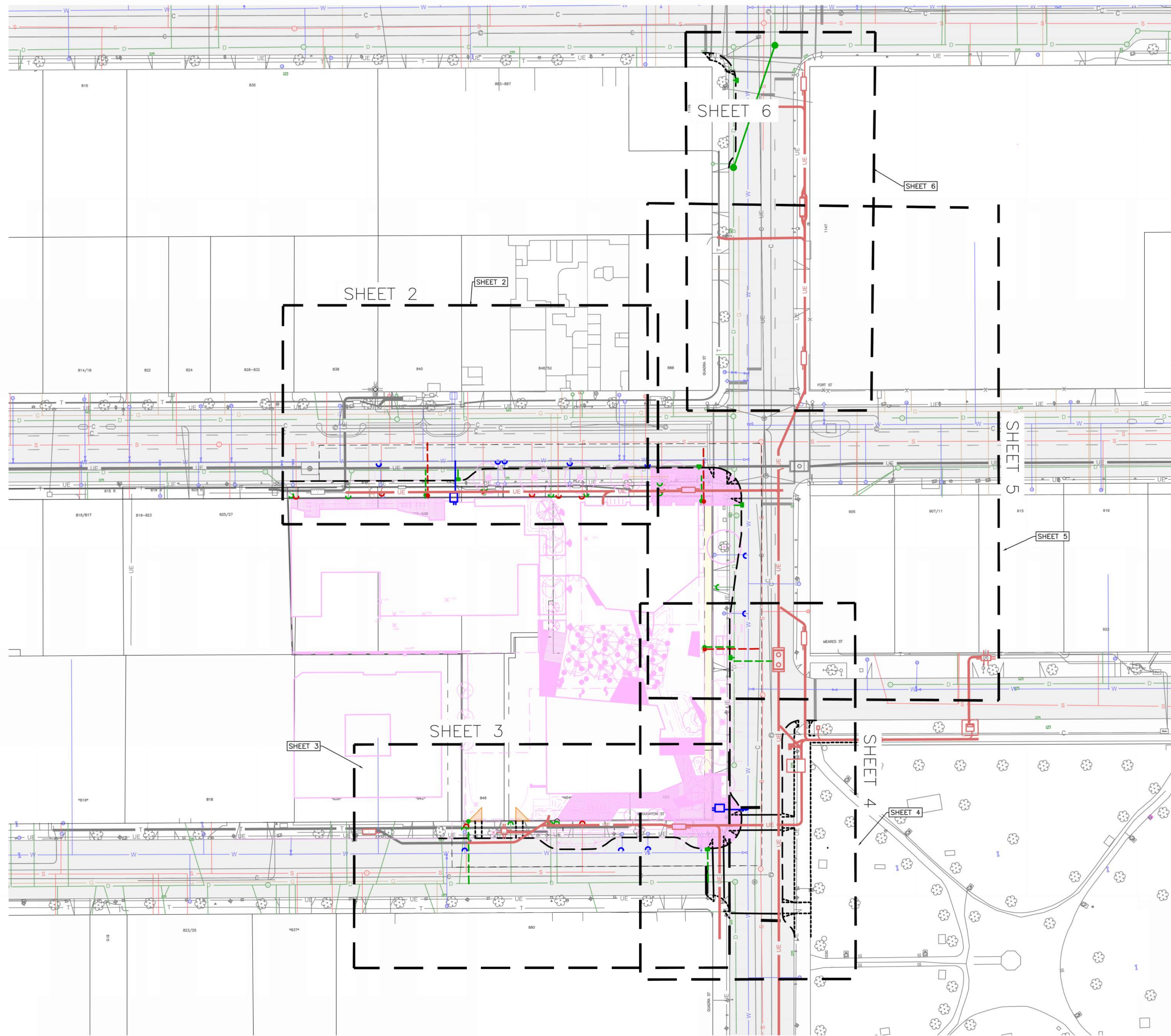
4	DP Submission 2	2025-10-29
3	Development Permit	2025-07-23
2	CALUC	2025-04-30
1	Pre-Application	2024-11-15
No.	Issued For	Issue Date

project no.	124.27
scale	AS SHOWN @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L4.04

Sheet added.

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



PLAN — SITE
1:500



LEGEND					
LAMP STANDARD	LS	CLEANOUT	CO	DITCH	D
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MC	FLUSH VALVE	FV
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV

PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.



TITLE SHEET

Scale
horiz. 1:500
vert. N/A
Sheet 1 of 6

Eng. Project No. 32776-2

JEA J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: October 30, 2025

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

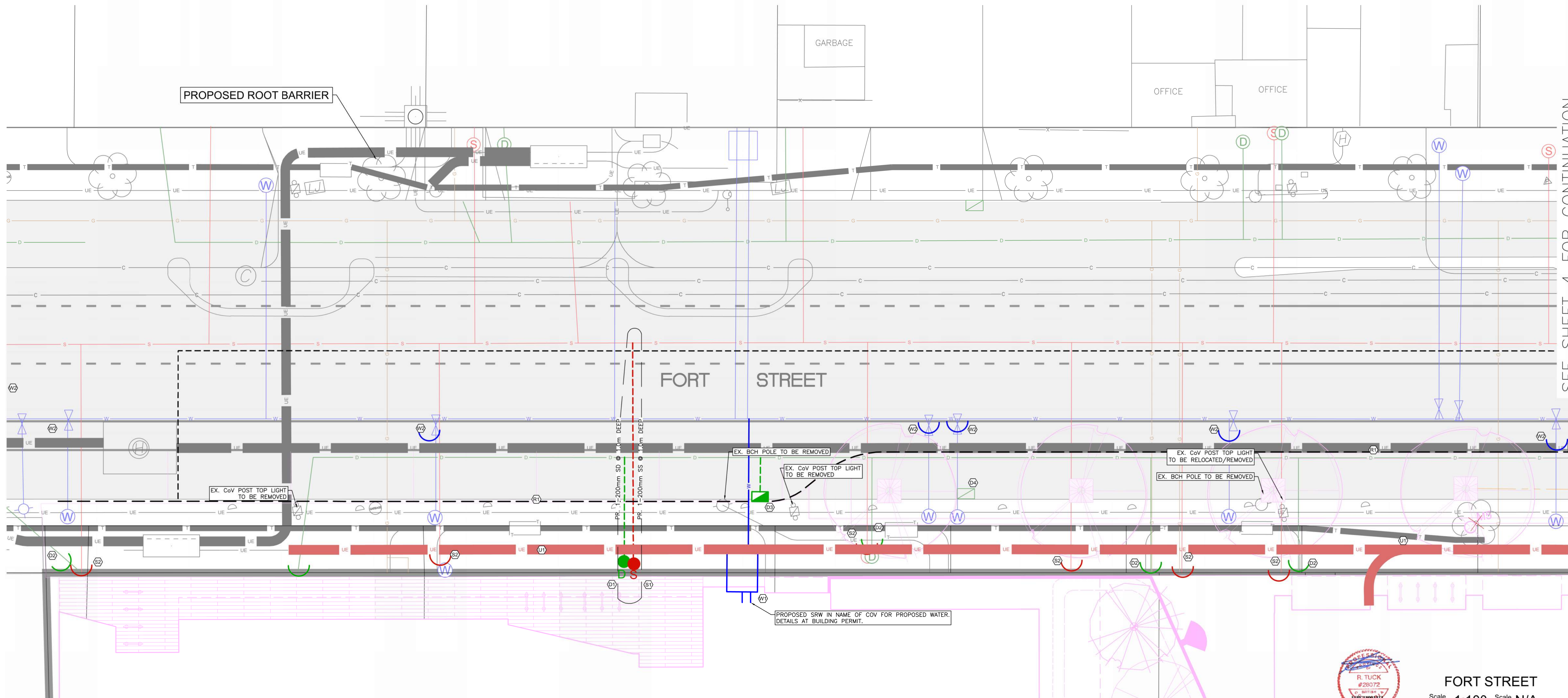
- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.



SEE SHEET 4 FOR CONTINUATION

PLAN - FORT STREET
1:100

ISSUED FOR DEVELOPMENT PERMIT

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: October 30, 2025

0 2 6m
1:100

LEGEND		
LAMP STANDARD	LS	◆
POLE(Hydro, Tel.)	PP	◆
U/G WIRING	---	---
GAS	G	---
WATER	W	---
SEWER	S	---
DRAIN	D	---
CLEANOUT	CO	---
CATCHBASIN	CB	---
MANHOLE	MH	---
SERVICE RISER	SR	---
MOUNTABLE CURB	MC	---
NON-MOUNT. CURB	NMC	---
EDGE ASPHALT	EA	---
DITCH	D	---
METER	M	---
FLUSH VALVE	FV	---
VALVE	V	---
REDUCER	R	---
HYDRANT	H	---
AIR VALVE	AV	---



FORT STREET

Scale
horiz. 1:100
vert. N/A
Sheet 2 of 6

Eng. Project No. 32776-2

JEA J E ANDERSON &
ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

SHEET NOTES:

WATER:

W1 CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

W2 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

S1 CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.

S2 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

D1 CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.

D2 CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.

D3 CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.

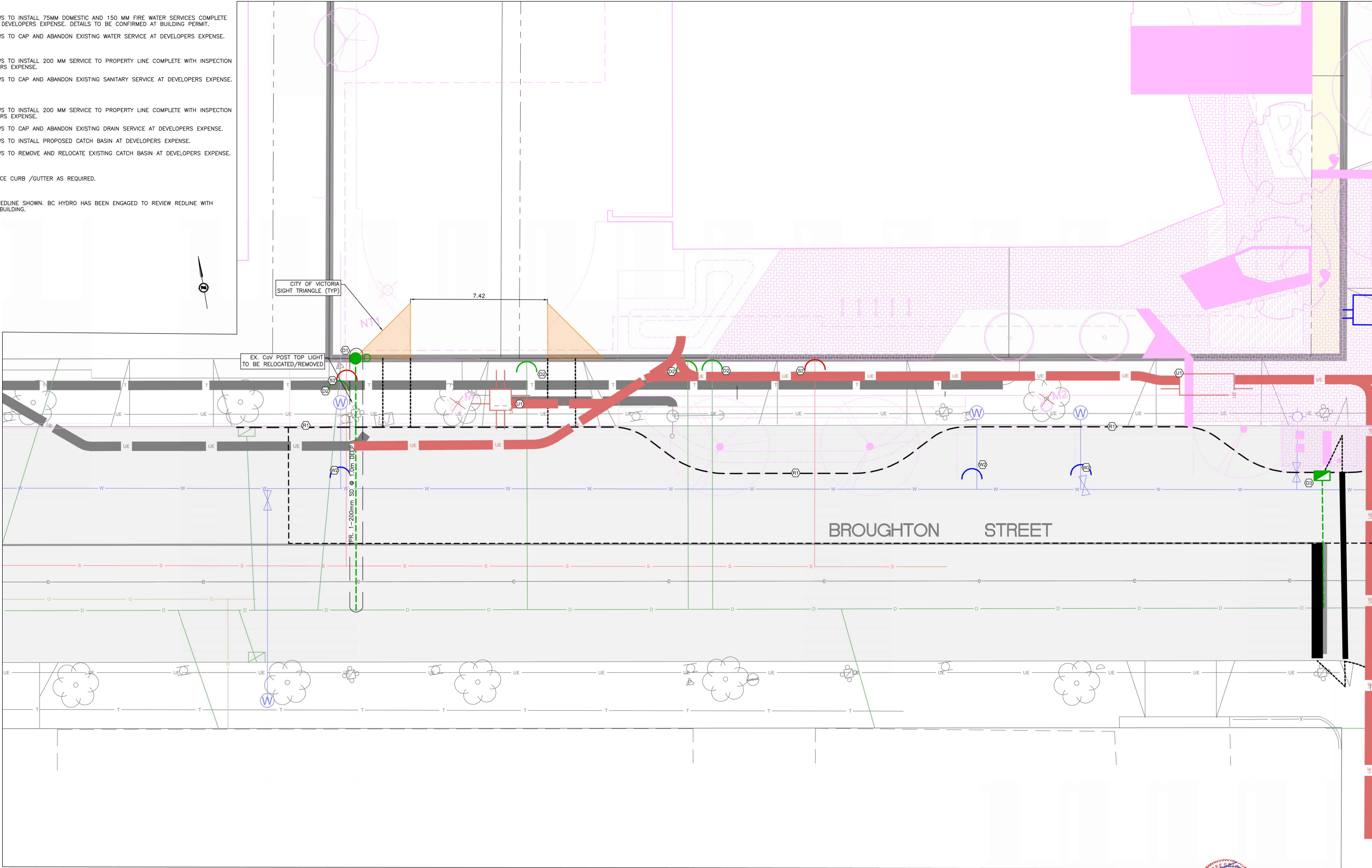
D4 CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

R1 CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

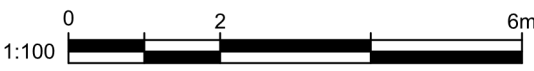
U1 PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.



PLAN — BROUGHTON STREET
1:100

ISSUED FOR DEVELOPMENT PERMIT

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: October 30, 2025



LEGEND		
LAMP STANDARD	LS	
POLE(Hydro, Tel.)	PP	
U/G WIRING	UE	
GAS	G	
WATER	W	
SEWER	S	
DRAIN	D	
CLEANOUT		
CATCHBASIN		
MANHOLE		
SERVICE RISER		
MOUNTABLE CURB	MC	
NON-MOUNT. CURB	NMC	
EDGE ASPHALT		
DITCH		
METER		
FLUSH VALVE		
VALVE		
REDUCER		
HYDRANT		
AIR VALVE		



BROUGHTON

Scale 1:100
horiz. Scale N/A
Sheet 3 of 6

Eng. Project No. 32776-2

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

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

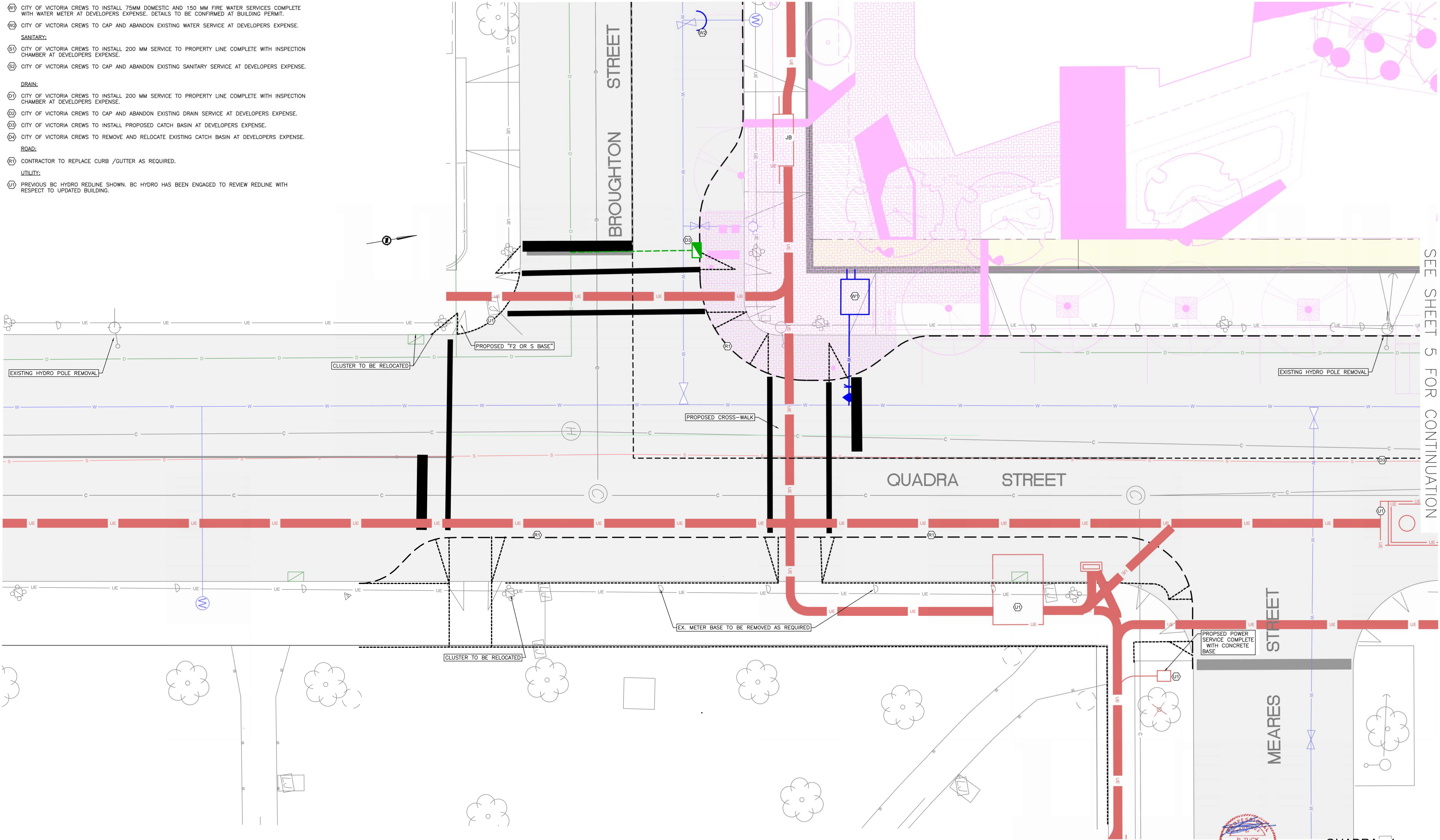
ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 3 FOR CONTINUATION



SEE SHEET 5 FOR CONTINUATION

PLAN - QUADRA STREET - 1
1:100



LEGEND					
LAMP STANDARD	LS	CLEANOUT	CO	DITCH	D
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MH	FLUSH VALVE	FV
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV



QUADRA - 1

Scale
horiz. 1:100
vert. N/A
Sheet 4 of 6

Eng. Project No. 32776-2

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

ISSUED FOR DEVELOPMENT PERMIT

SEE SHEET 2 FOR CONTINUATION

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

ROAD:

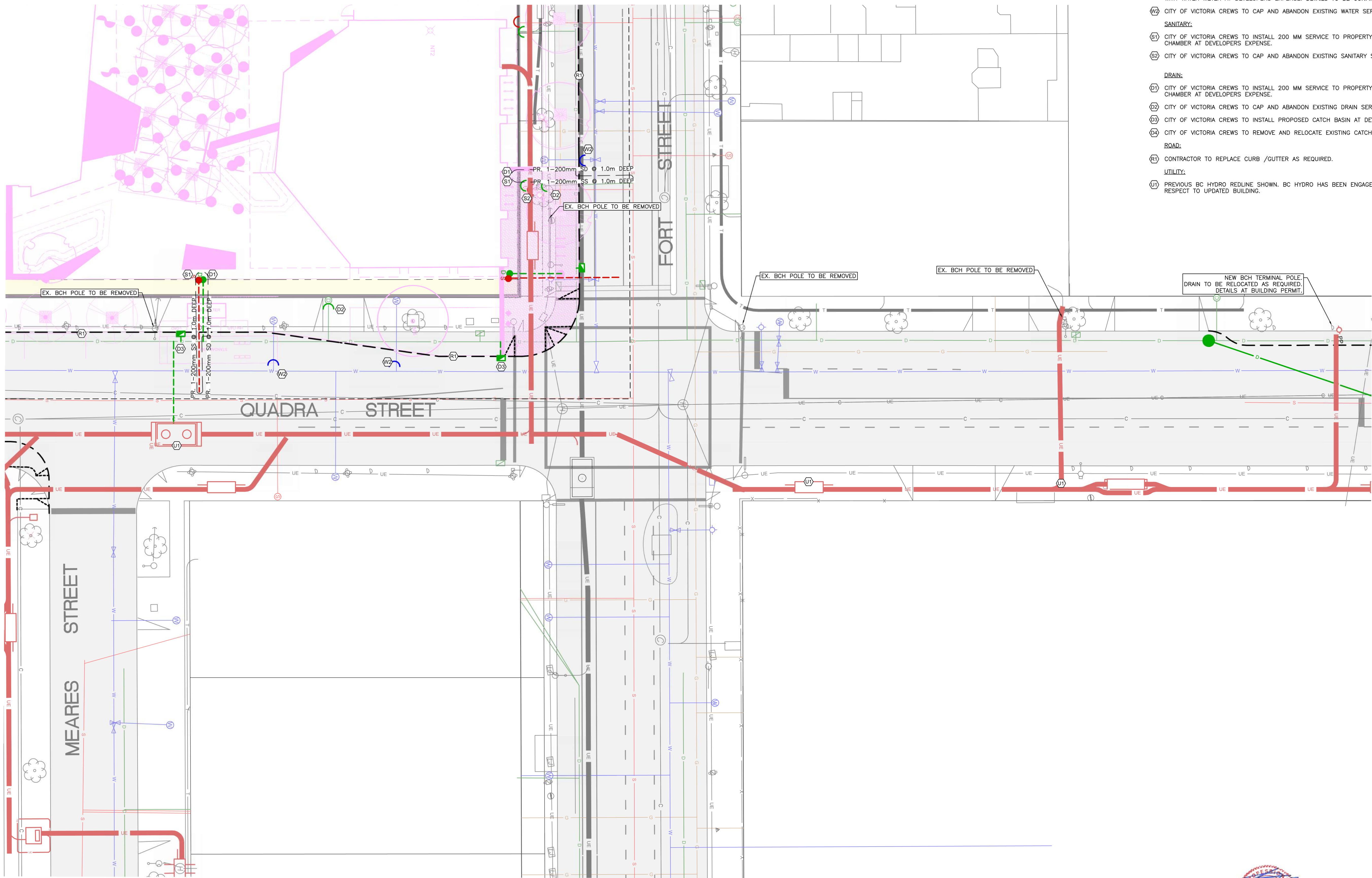
- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



PLAN - QUADRA STREET - 2
1:200

ISSUED FOR DEVELOPMENT PERMIT

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: October 30, 2025



LEGEND					
LAMP STANDARD	LS	CLEANOUT	CO	DITCH	D
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MH	FLUSH VALVE	FV
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV



QUADRA - 2

Scale 1:200 Scale N/A
horiz. vert.
Sheet 5 of 6

Eng. Project No. 32776-2

JEA J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA CREWS TO INSTALL 75MM DOMESTIC AND 150 MM FIRE WATER SERVICES COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.

SANITARY:

- (S1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(S2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING SANITARY SERVICE AT DEVELOPERS EXPENSE.

DRAIN:

- (D1) CITY OF VICTORIA CREWS TO INSTALL 200 MM SERVICE TO PROPERTY LINE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
(D2) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN SERVICE AT DEVELOPERS EXPENSE.
(D3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED CATCH BASIN AT DEVELOPERS EXPENSE.
(D4) CITY OF VICTORIA CREWS TO REMOVE AND RELOCATE EXISTING CATCH BASIN AT DEVELOPERS EXPENSE.

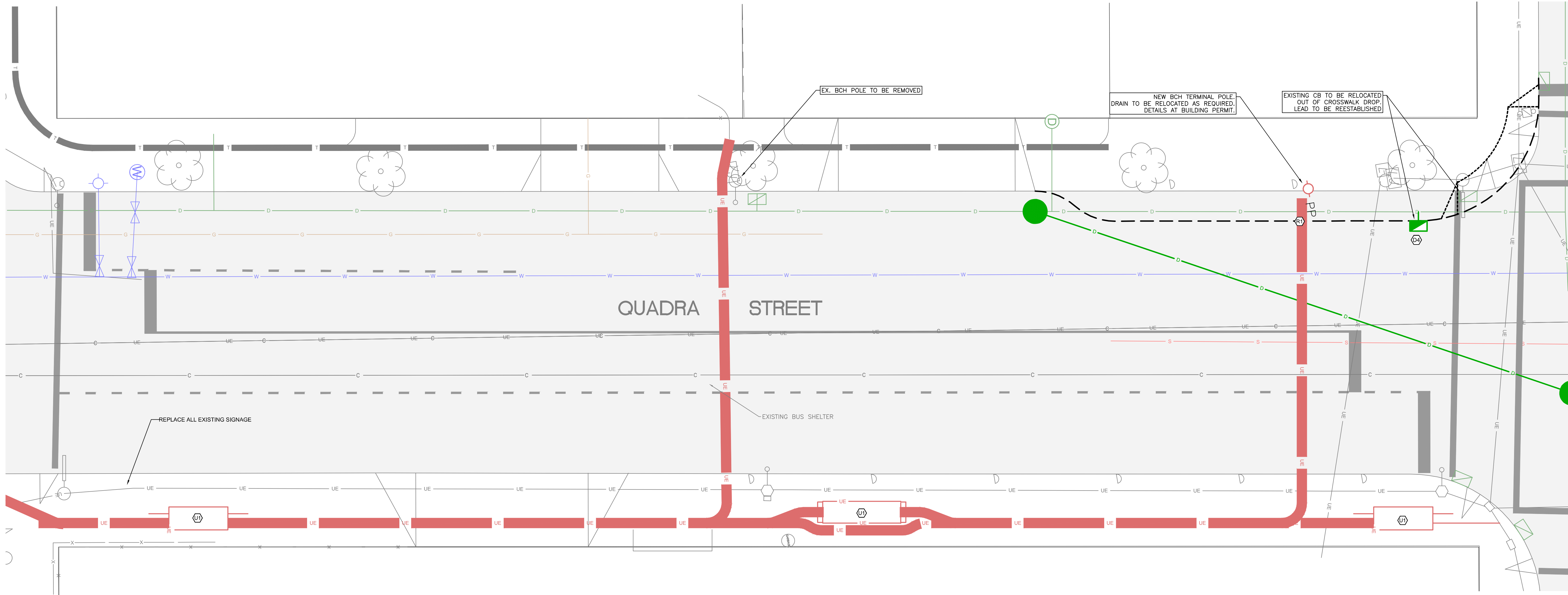
ROAD:

- (R1) CONTRACTOR TO REPLACE CURB /GUTTER AS REQUIRED.

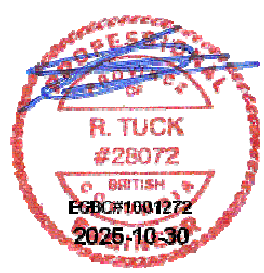
UTILITY:

- (U1) PREVIOUS BC HYDRO REDLINE SHOWN. BC HYDRO HAS BEEN ENGAGED TO REVIEW REDLINE WITH RESPECT TO UPDATED BUILDING.

SEE SHEET 4 FOR CONTINUATION



PLAN - QUADRA STREET - 3
1:100



QUADRA - 3

Scale
horiz. 1:100
vert. N/A
Sheet 6 of 6

Eng. Project No. 32776-2

JEA J E ANDERSON &
ASSOCIATES

SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP.dwg Plot Date: October 30, 2025



LEGEND					
LAMP STANDARD	LS	CLEANOUT	CO	DITCH	D
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MH	FLUSH VALVE	FV
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV



Eng. Project No. 32776-2

V:_Projects\32776-2 - PARC 2024\05 - Engineering\03 - Drawings & Sketches (Eng)\32776-2 - PRODUCTION - DP - Grading.dwg Plot Date: October 30, 2025

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