



DISCOVERY STREET SUPPORTIVE HOUSING

RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS - 2025.02.20

Design Team

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COVER SHEET

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.

BC HOUSING

22 | 243

NOT FOR
CONSTRUCTION

This drawing supersedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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REVISION	DATE
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20

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DP0.0



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Municipal Address

722 and 726 DISCOVERY STREET
VICTORIA, B.C.
CANADA

Legal Address

LOT 755 & 756, VICTORIA CITY, PID 009-382-119 & 009-382-151

By-Law Zoning

CURRENT ZONING: R-108 MULTIPLE DWELLING
PROPOSED ZONING: SITE-SPECIFIC ZONE (RESIDENTIAL RENTAL TENURE)

Site Summary

SITE AREA: 1,348.6m² (0.33 ac)
PROPOSED BUILDING FOOTPRINT: 573.00 m²
PROPOSED BICYCLE ENCLOSURE: 62.00 m²
TOTAL FOOTPRINT: 635.00m²

Site Coverage

SITE AREA: 1,348.6m² (0.33 ac)
SITE COVERAGE: 613.00m² (45.4%)
OPEN SITE SPACE: 735.6m² (54.6%)

By-Law Setback

PROPOSED BUILDING SETBACKS
FRONT (DISCOVERY STREET): 10.0m
REAR (NORTH): 4.0m
SIDE (EAST): 2.5m
SIDE (WEST): 3.0m

Proposed Development

REST HOME - CLASS C (SUPPORTIVE HOUSING)
BUILDING CLASSIFICATION AS PER B.C. BUILDING CODE:
BUILDING 'C': GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

Building Height

MAXIMUM PRINCIPAL BUILDING HEIGHT: 31.0m
MAXIMUM ALLOWABLE PROJECTIONS ABOVE PRINCIPAL BUILDING HEIGHT:
• PARAPETS: 1.0m
• ROOFTOP STRUCTURES: 5.0m
PROPOSED BUILDING HEIGHT: +/-27.0m
PROPOSED PARAPET HEIGHT: +/-1.0m
PROPOSED ROOFTOP STRUCTURES: +/-2.1m
TOTAL PROPOSED BUILDING HEIGHT: 30.27m

Floor Space Ratio

MAXIMUM PERMITTED F.S.R.	PROPOSED F.S.R.
3.5	3.47

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

GROSS FLOOR AREA	GFA (SQM)
LEVEL 1	613
LEVEL 2	581
LEVEL 3	581
LEVEL 4	581
LEVEL 5	581
LEVEL 6	581
LEVEL 7	581
LEVEL 8	581
TOTAL GFA	4,680

Dwelling Unit Count

UNIT SUMMARY				
UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY	% OF TOTAL
A1/A2	STUDIO	33-36	74	82%
A3	ACCESSIBLE STUDIO	34	8	8%
A3	ADAPTABLE STUDIO	34	8	8%
TOTAL			90	100.0%

Motor Vehicle Parking Requirements

RESIDENTIAL - UNIT PARKING					
DESCRIPTION	UNIT COUNT	AREA (m2)	FACTOR	REQUIRED	PROVIDED
UNITS - RESIDENTIAL	90	N/A	0.2 STALLS PER UNIT	18	0
UNITS - VISITOR	90	N/A	0.1 STALLS PER UNIT	9	0
EMPLOYEE AREAS	N/A	86	1 STALL PER 80 m2	1	0
TOTAL PARKING				28	0

NOTE: PARKING CALCULATIONS PROVIDED BY CITY OF VICTORIA PLANNING ON JUNE 15, 2022.

NOTE: THE PURPOSE OF THIS DEVELOPMENT IS FOR SUPPORTIVE HOUSING IN WHICH THE RESIDENTS TYPICALLY DO NOT OWN VEHICLES OR DRIVE. BASED UPON PREVIOUS PROJECT EXPERIENCE AND SUBSEQUENT TRAFFIC AND PARKING ANALYSIS, NO PARKING IS TO BE REQUIRED OR PROVIDED ON SITE.

Bicycle Parking Requirements

RESIDENTIAL - LONG TERM PARKING					
DESCRIPTION	QUANTITY	FACTOR	REQUIRED	PROVIDED	
UNIT COUNT	90	1 PER UNIT	90	30	

NOTE: LONG TERM PARKING COUNT INCLUDES:
25 WALL MOUNTED BIKE STALLS
5 FLOOR MOUNTED BIKE STALLS

RESIDENTIAL - SHORT TERM PARKING					
DESCRIPTION	QUANTITY	FACTOR	REQUIRED	PROVIDED	
UNIT COUNT	90	0.1	9	9	

Waste & Recycling Requirements

SUFFICIENT SPACE HAS BEEN PROVIDED FOR A MIN. OF ONE COLLECTION CONTAINER FOR GARBAGE, ONE COLLECTION CONTAINER FOR RECYCABLE MATERIALS, AND TWO COLLECTION CONTAINERS FOR FOOD AND YARD WASTE MATERIALS TO ACCOMMODATE THE TOTAL WASTE VOLUME. THE FOLLOWING IS A LIST OF CONTAINERS PROVIDED:

- 4yd³ WASTE BIN
- 4yd³ RECYCLE BIN
- TWO 189L ORGANICS BINS

NOTE: DUE TO THE SIZE OF THE DEVELOPMENT, BI-WEEKLY WASTE PICK-UP IS BEING PROPOSED.



1 Looking North-West
DP0.1



2 Looking North
DP0.1



3 Looking North-East
DP0.1



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PROJECT STATISTICS & SITE PHOTOS

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

22 | 243

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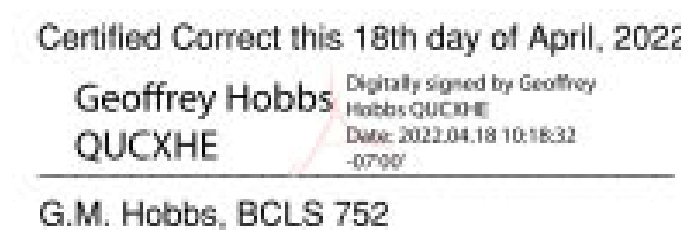
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REVISION	DATE
21 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.01.03

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SITE SURVEY

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.

BC HOUSING

22/12/24

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REVISION	DATE
4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
10 LAND USE & D.P. SUBMISSION	04.29.2022

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CZ

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Site Plan - General Notes

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION.
2. REFER TO LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES

Site Plan - Symbol Legend

INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING

INDICATES EXTENT AND LOCATION OF CONCRETE

INDICATES EXTENT AND LOCATION OF UNIT PAVERS - REFER TO LANDSCAPE

INDICATES EXTENT AND LOCATION OF HEAVY DUTY UNIT PAVERS - REFER TO LANDSCAPE

INDICATES EXTENT AND LOCATION OF CONCRETE DRIVEWAY

INDICATES EXTENT AND LOCATION OF SHALE GRAVEL - REFER TO LANDSCAPE

INDICATES EXTENT AND LOCATION OF LANDSCAPED AREA - REFER TO LANDSCAPING

INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)

INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)

INDICATES LINE OF FENCE

INDICATES LOCATION OF PROPOSED FIRE HYDRANT

INDICATES LOCATION OF BUILDING SIAMESE CONNECTION

INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL

INDICATES LOCATION OF EXISTING LIGHT STANDARD

INDICATES LOCATION OF EXISTING LIGHT STANDARD

INDICATES LOCATION OF PROPOSED POWER POLE

INDICATES LOCATION OF EXISTING POWER POLE

INDICATES LOCATION OF PROPOSED GUARD BOLLARD

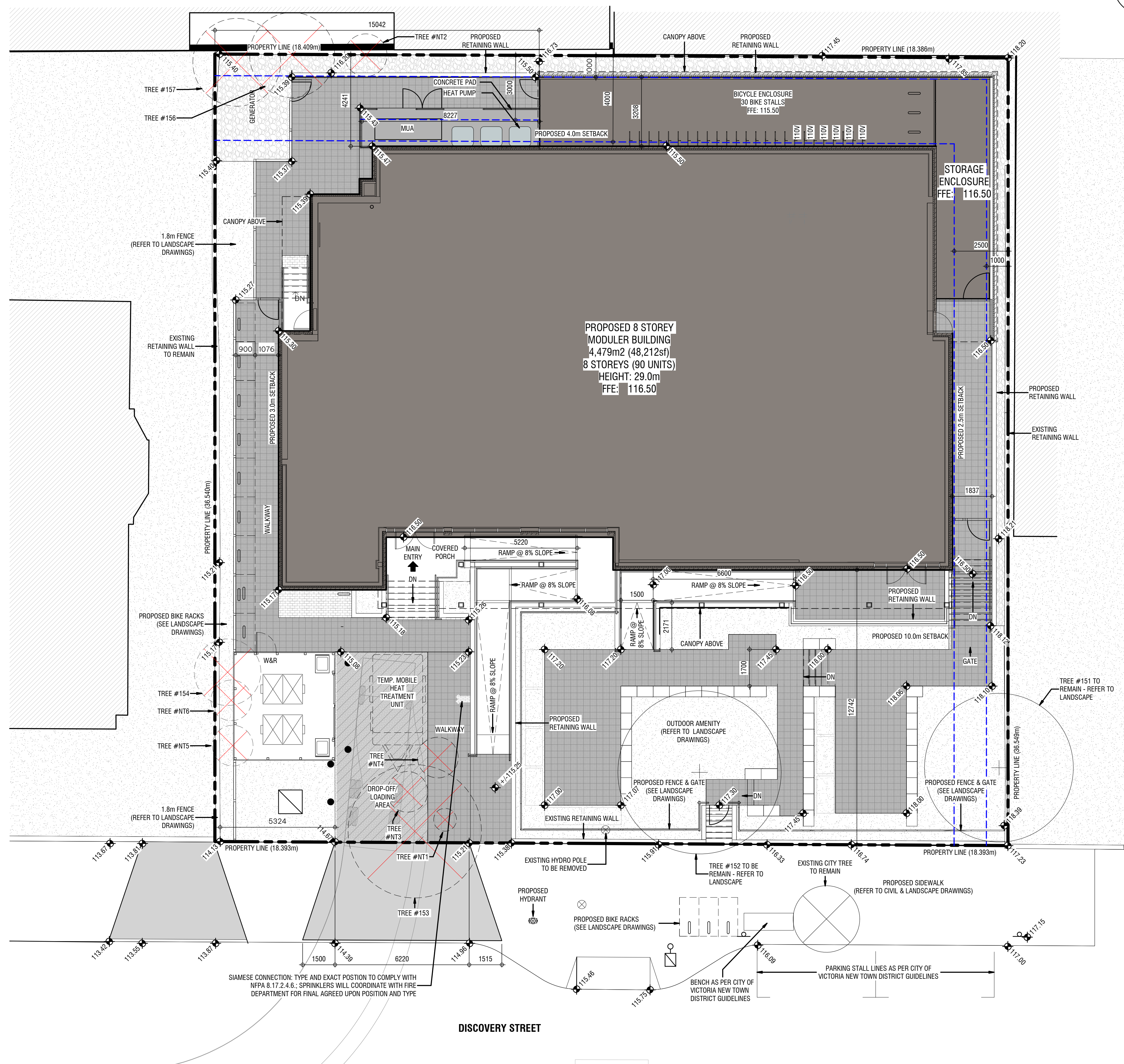
INDICATES LOCATION OF BIKE RACK

INDICATES NO PARKING SIGN

INDICATES EXISTING GEODETIC SPOT ELEVATION

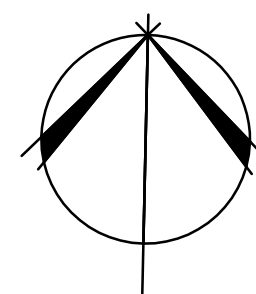
INDICATES PROPOSED GEODETIC SPOT ELEVATION

INDICATES TREE TO BE REMOVED - REFER TO LANDSCAPE FOR DETAILS



1 Site Plan

DPI.O SCALE: 1:100



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SITE PLAN

DISCOVERY STREET SUPPORTIVE HOUSING
722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

22 | 243

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22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20

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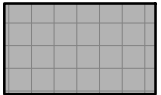
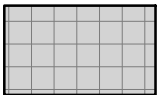
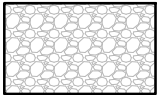
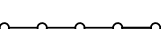
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Site Plan - General Notes

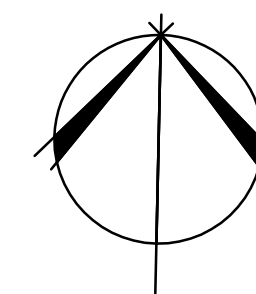
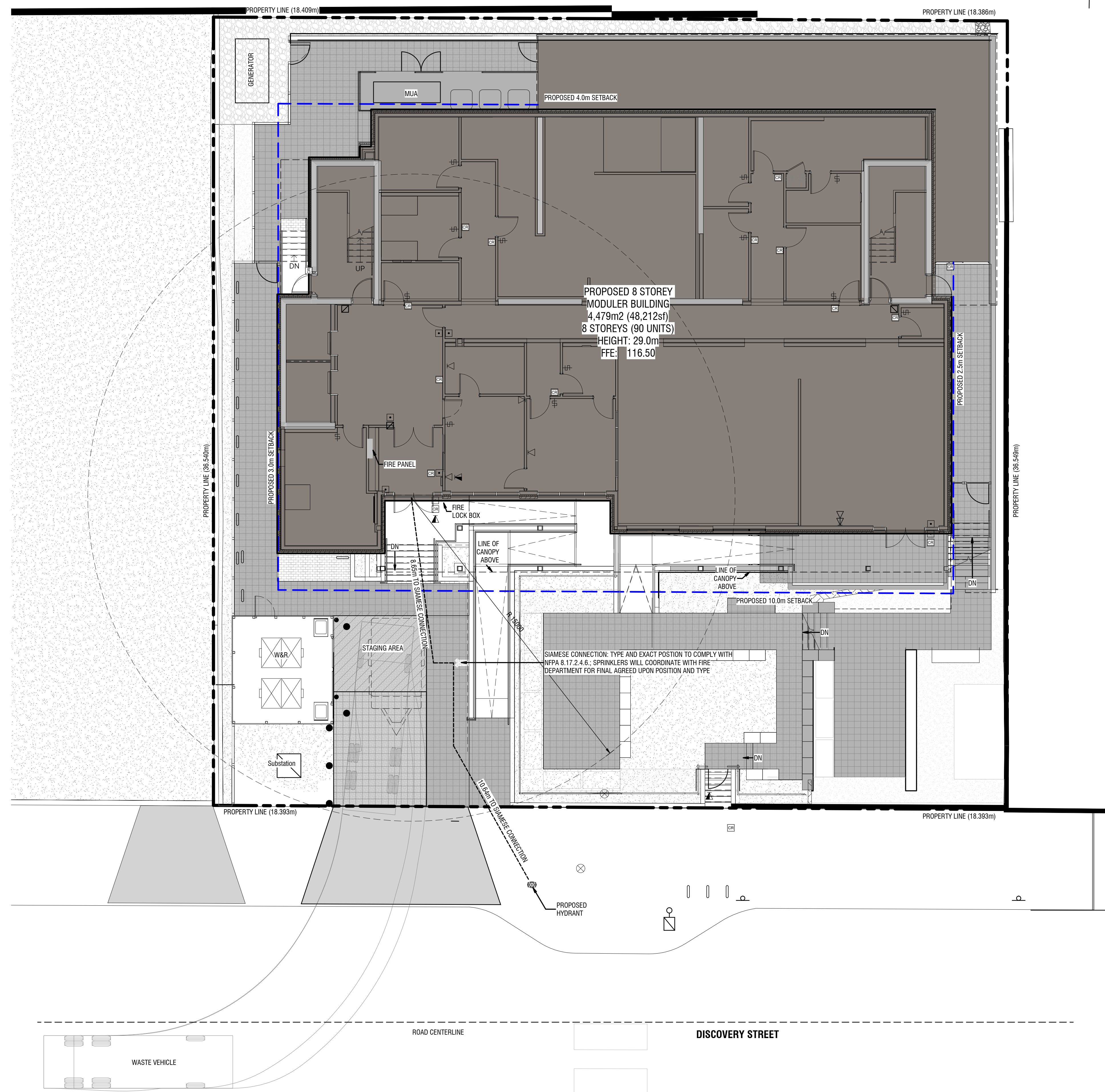
1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION.
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- | | |
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W&R ACCESS AND FIRE CONNECTION PLAN

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

221243

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REVISION	DATE
10 LAND USE & D.P. SUBMISSION	04.29.20
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02

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ENLARGED W&R

DISCOVERY STREET SUPPORTIVE HOUSING
722 and 726 DISCOVERY STREET, VICTORIA, B.C.
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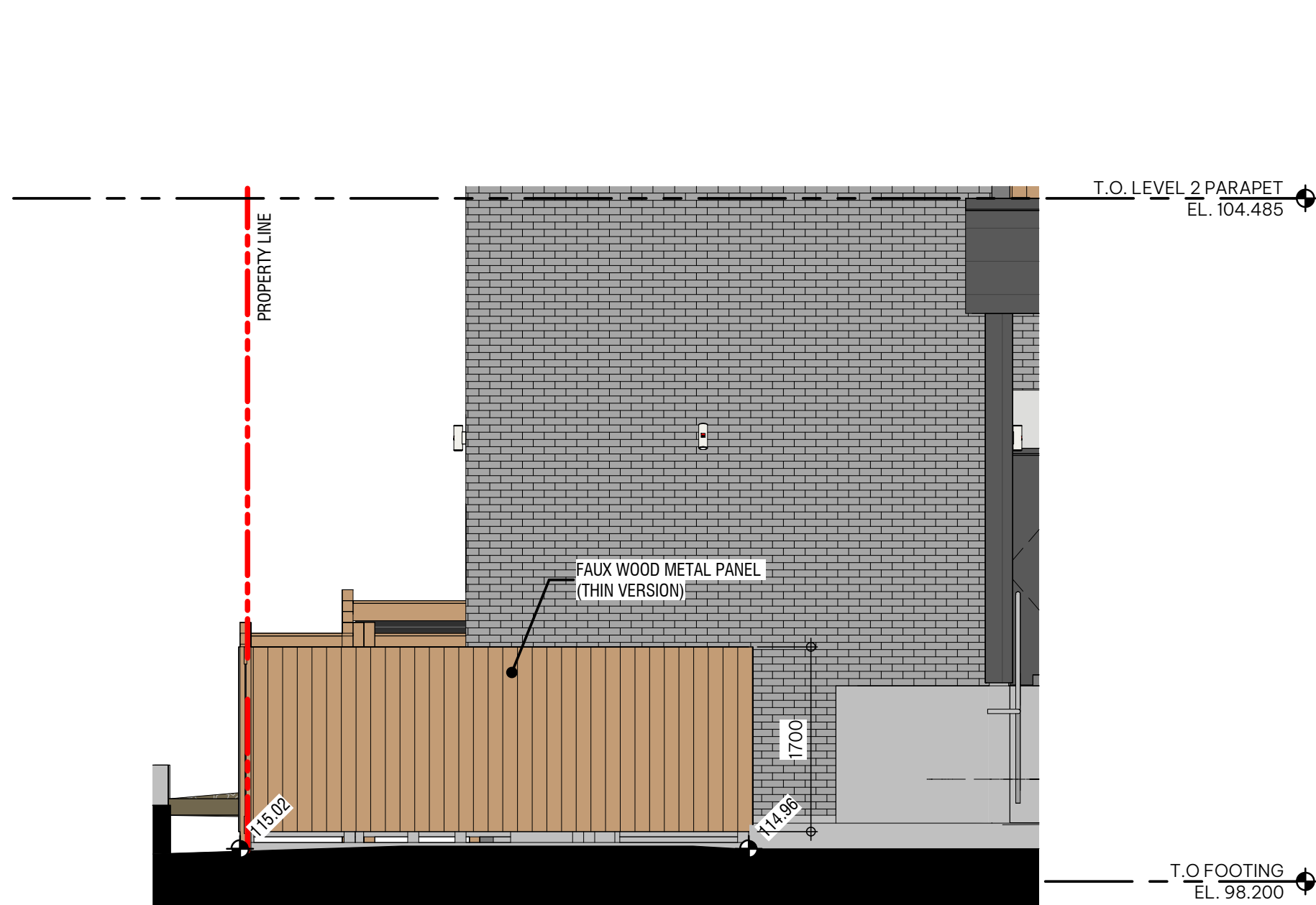
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14 ISSUED FOR DELEGATED DP SUBMISSION	2024.08.15
21 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.01.03

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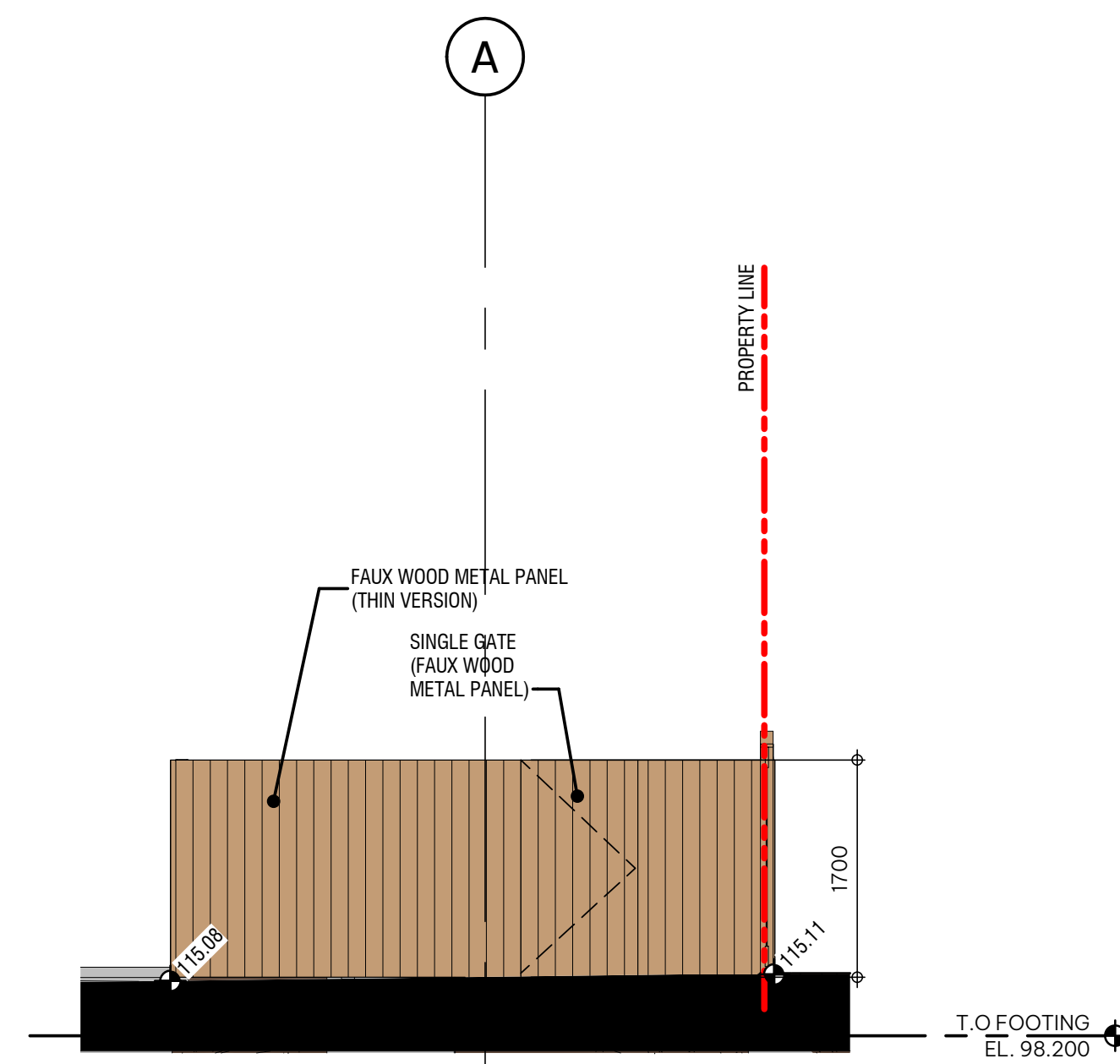
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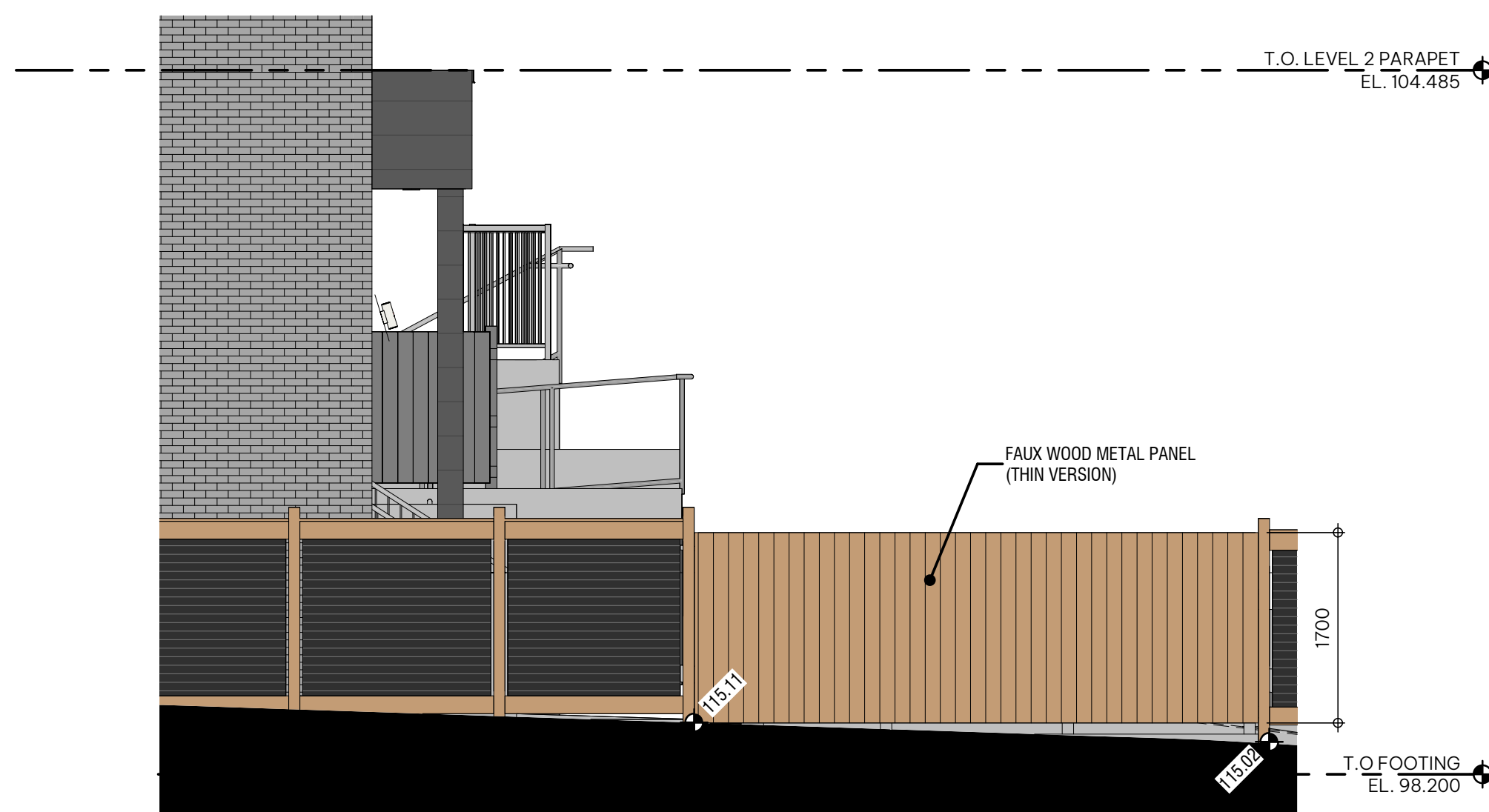
1 Elevation A (South)

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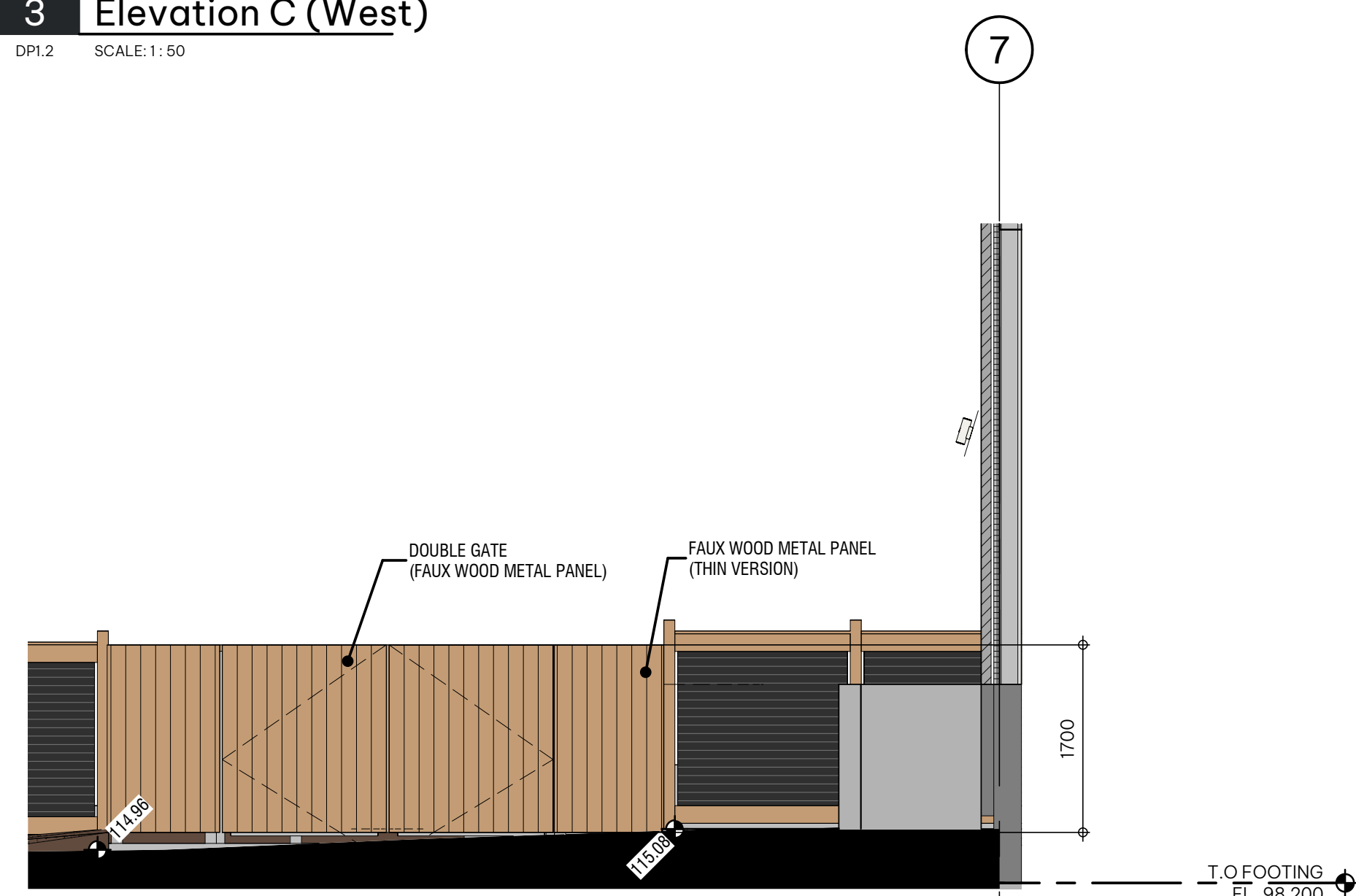
2 Elevation B (North)

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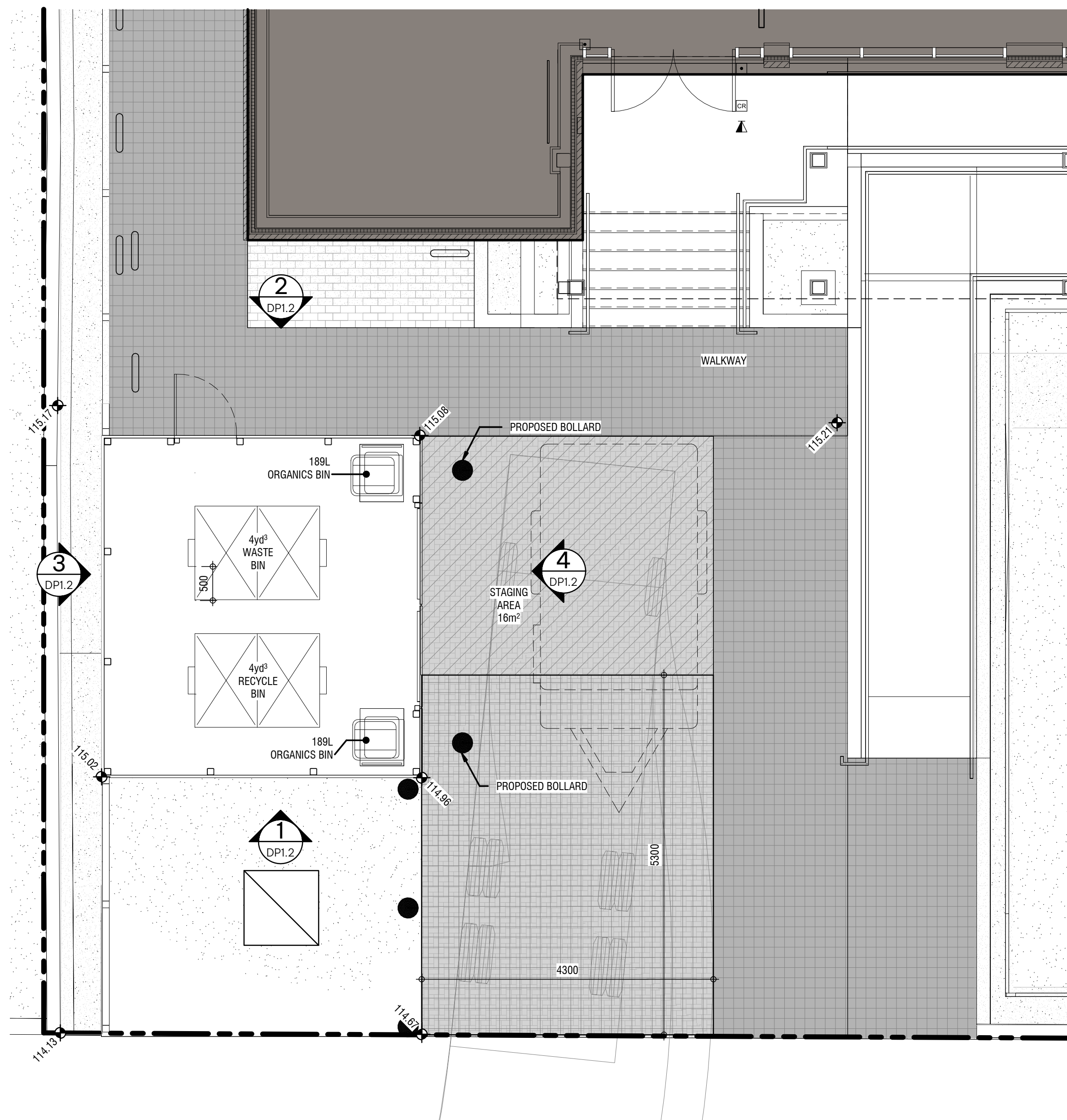
3 Elevation C (West)

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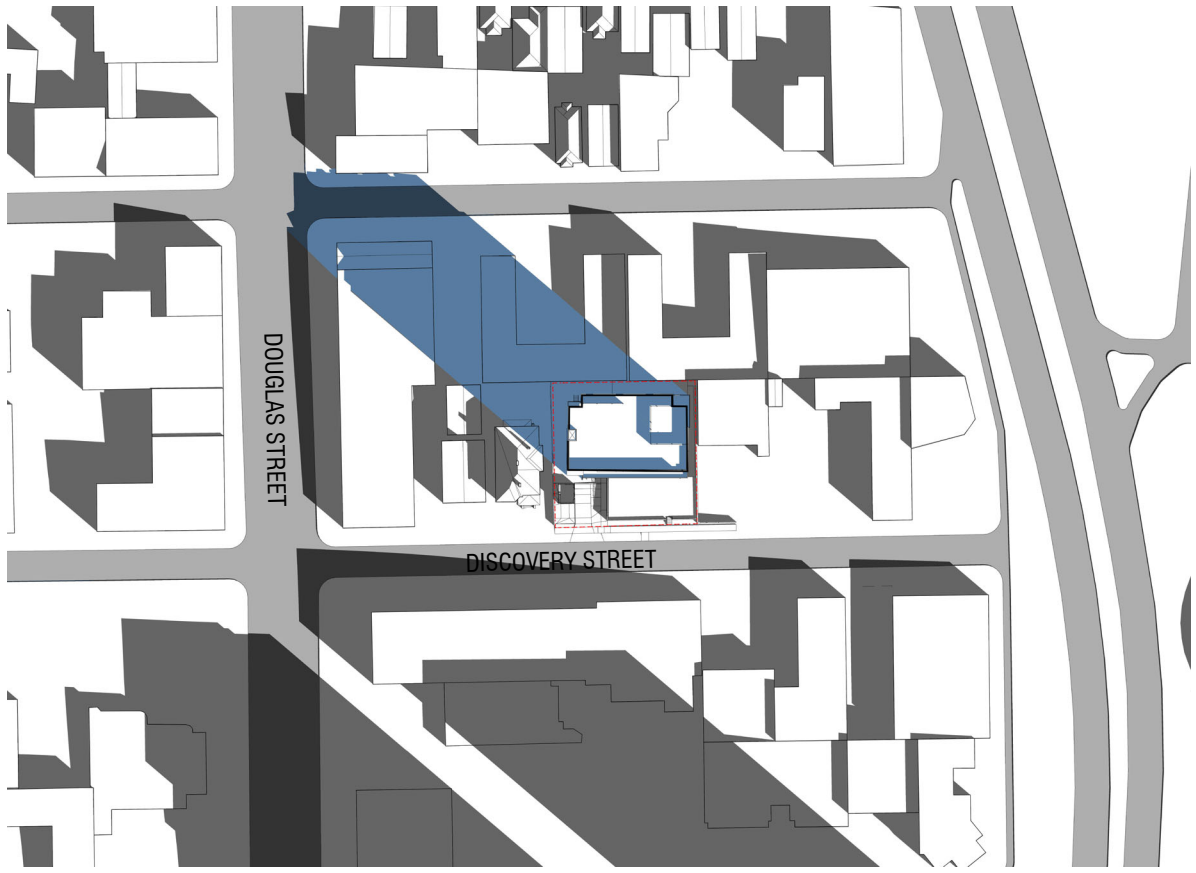
4 Elevation E (East)

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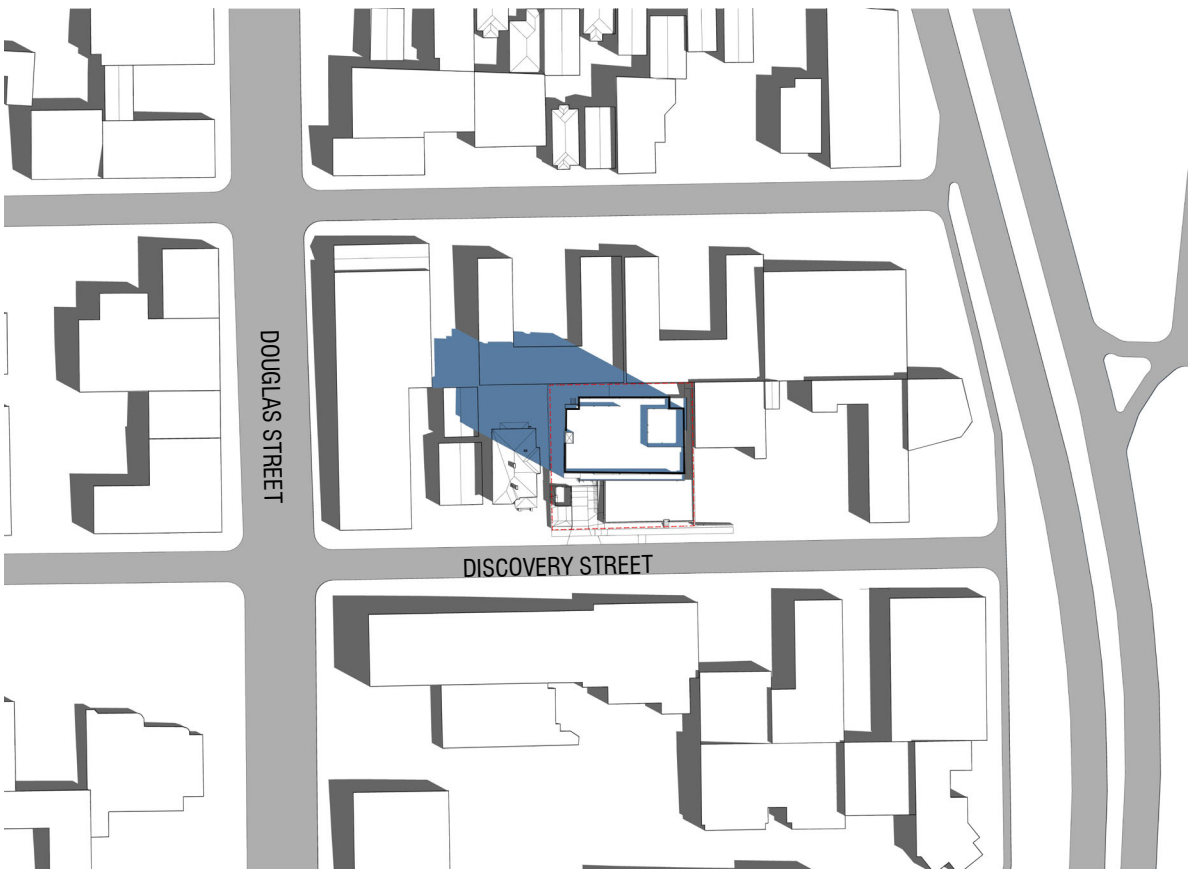


5 Enlarged W&R & Bicycle Enclosure

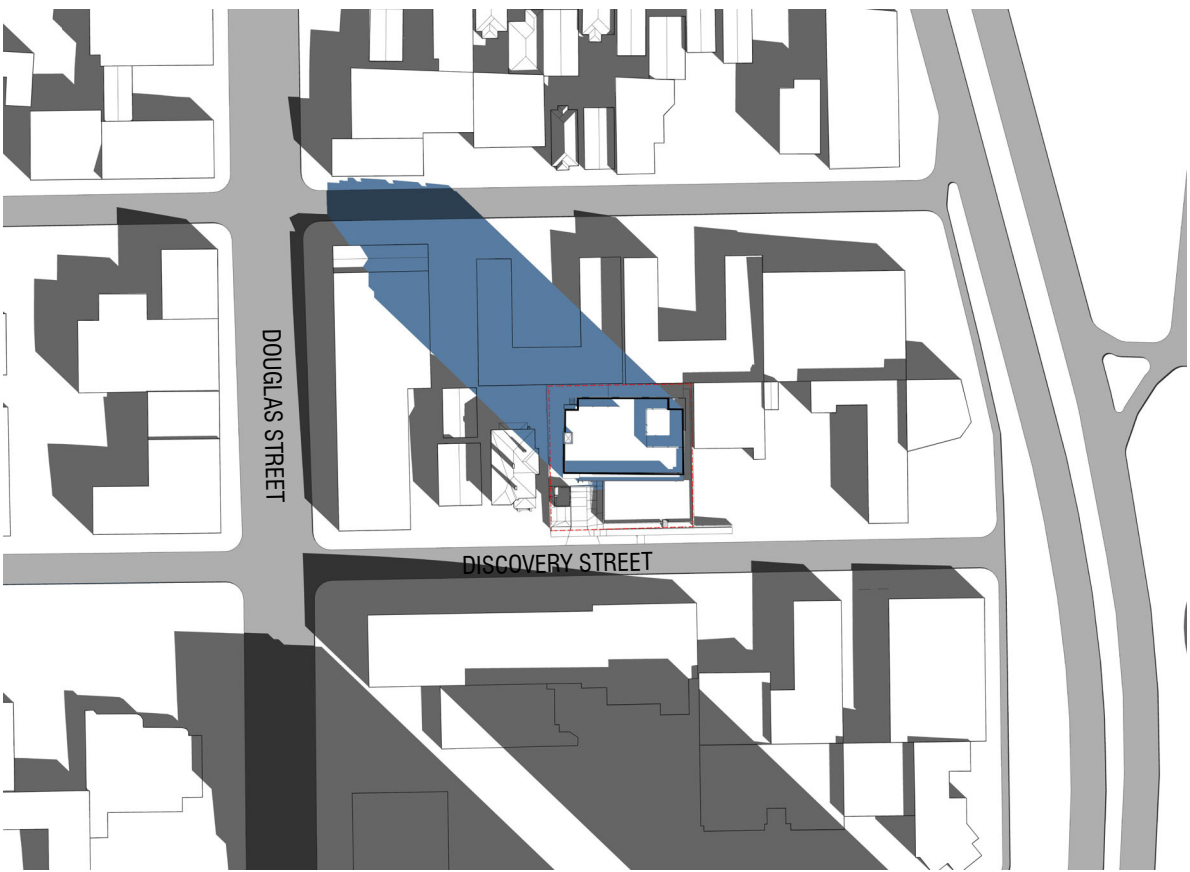
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MARCH 21 - 10:00 AM



JUNE 21 - 10:00 AM



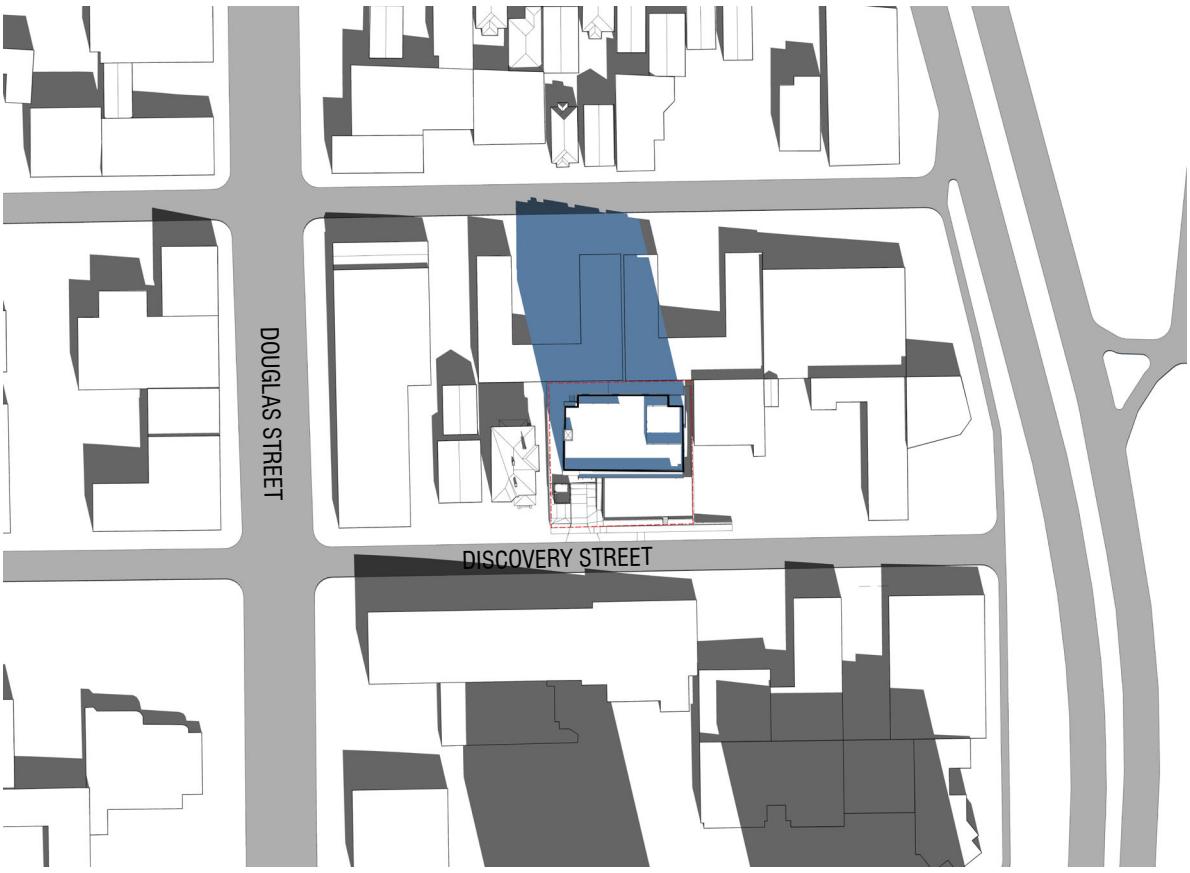
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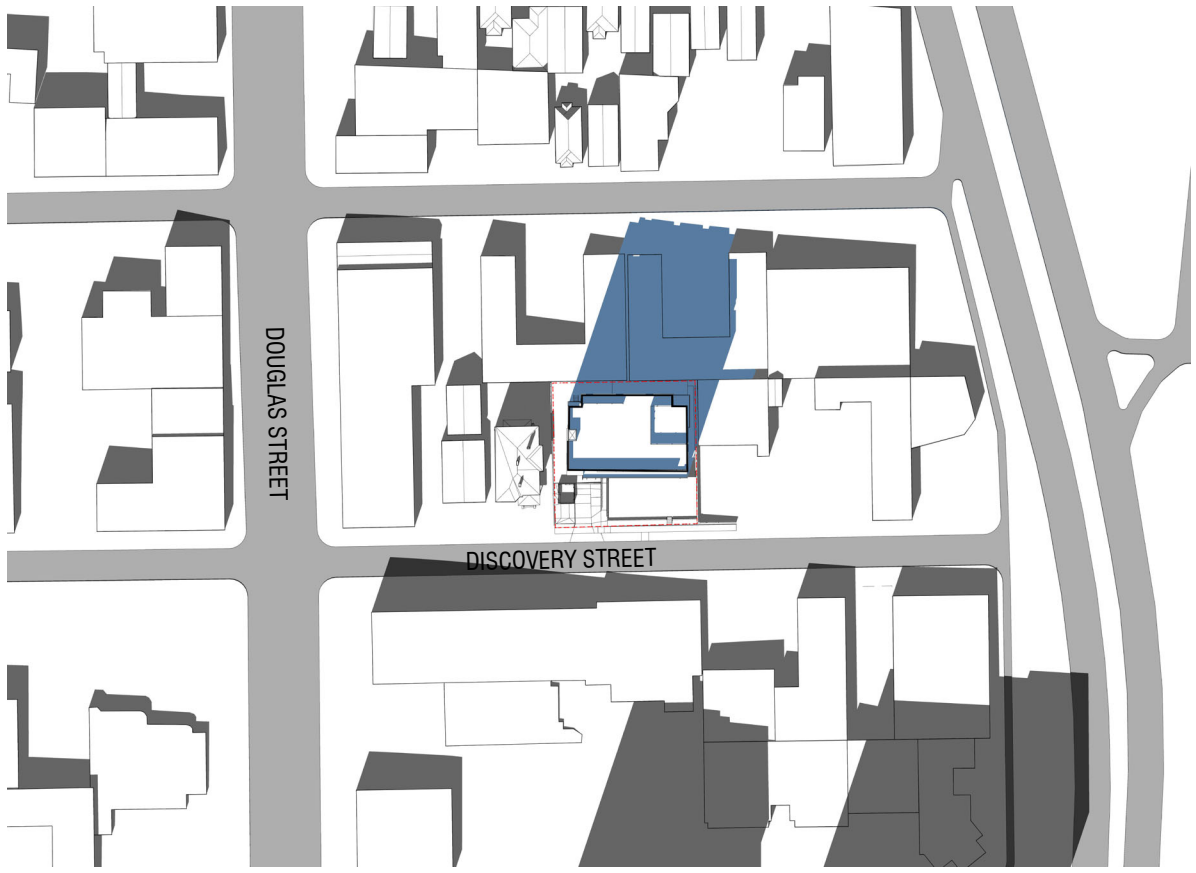
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JUNE 21 - 12:00 PM



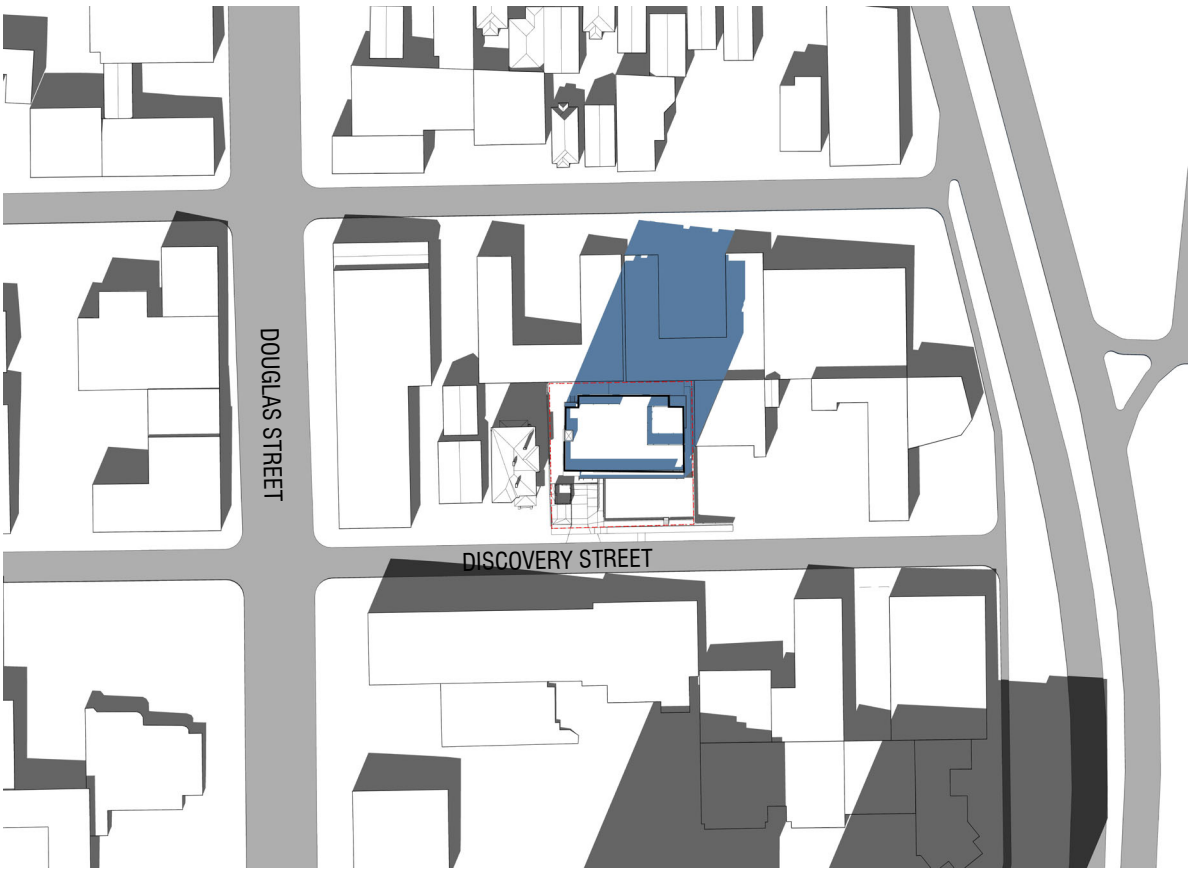
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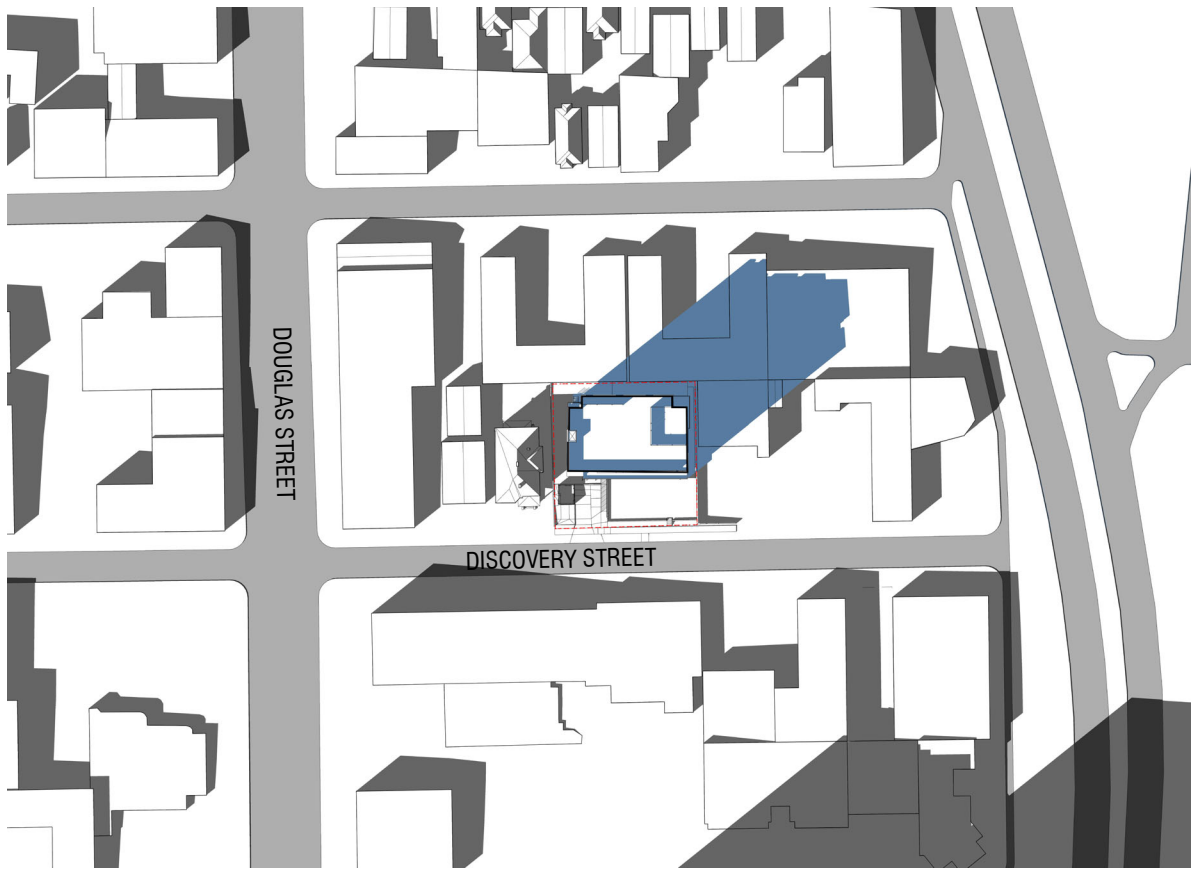
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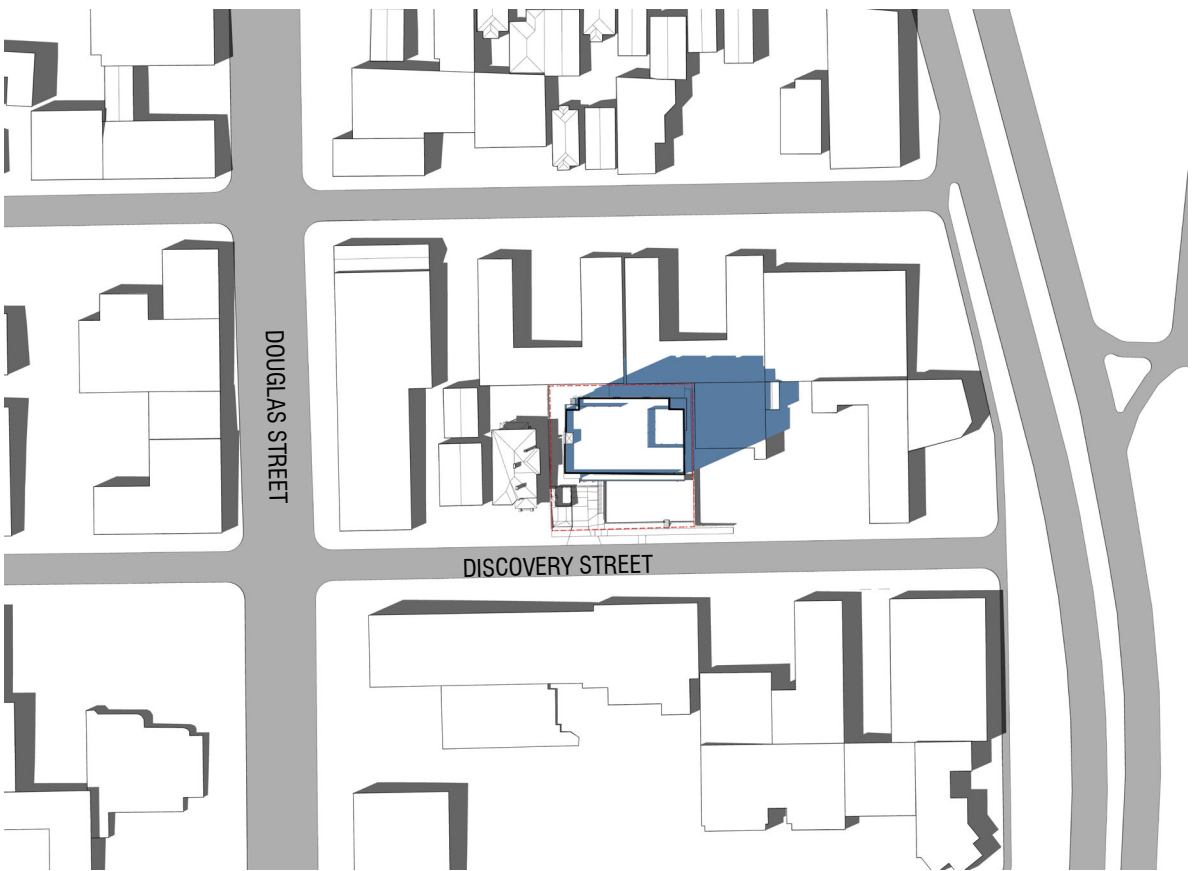
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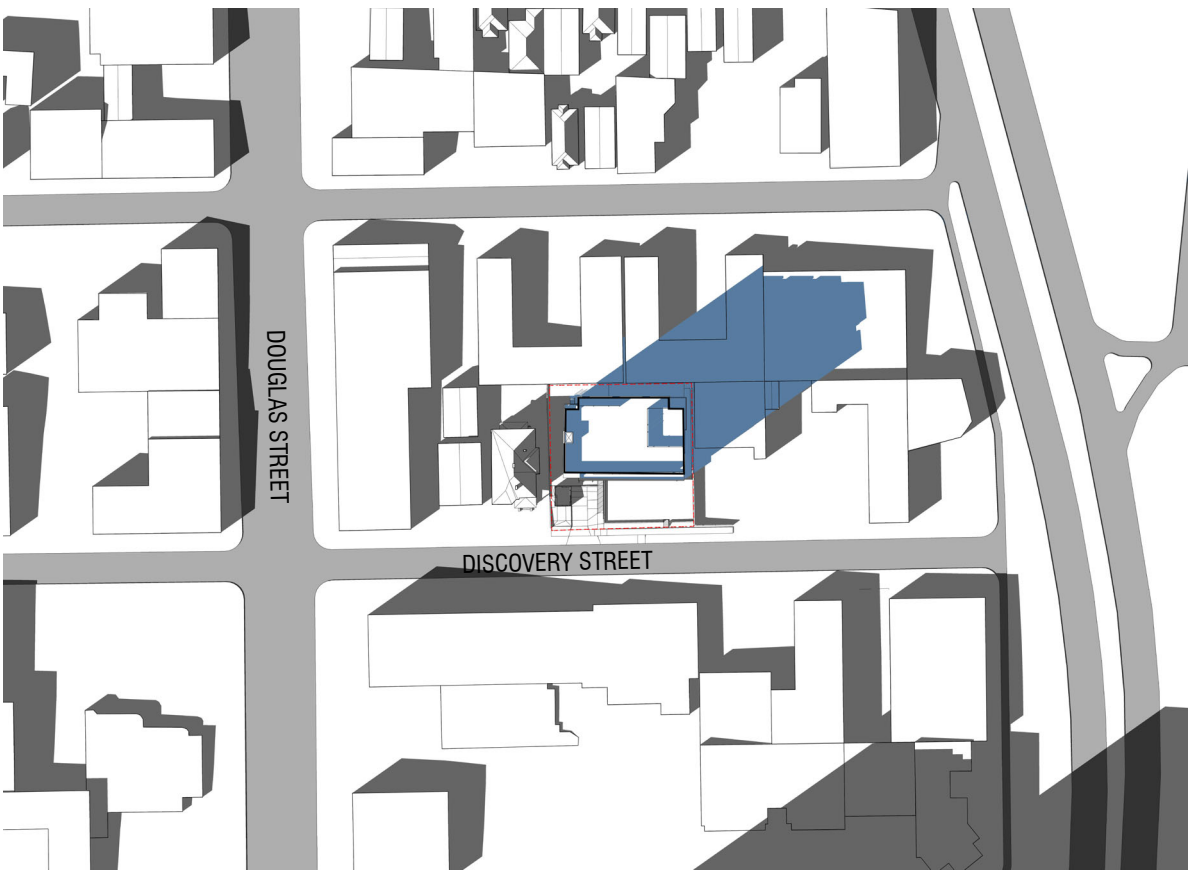
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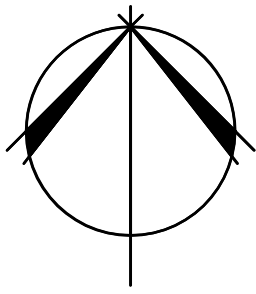
MARCH 21 - 4:00PM



JUNE 21 - 4:00PM



SEPTEMBER 21 - 4:00PM



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SHADOW STUDY

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

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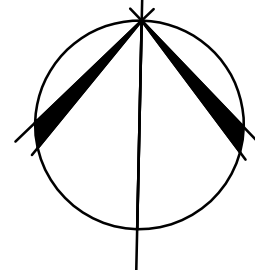
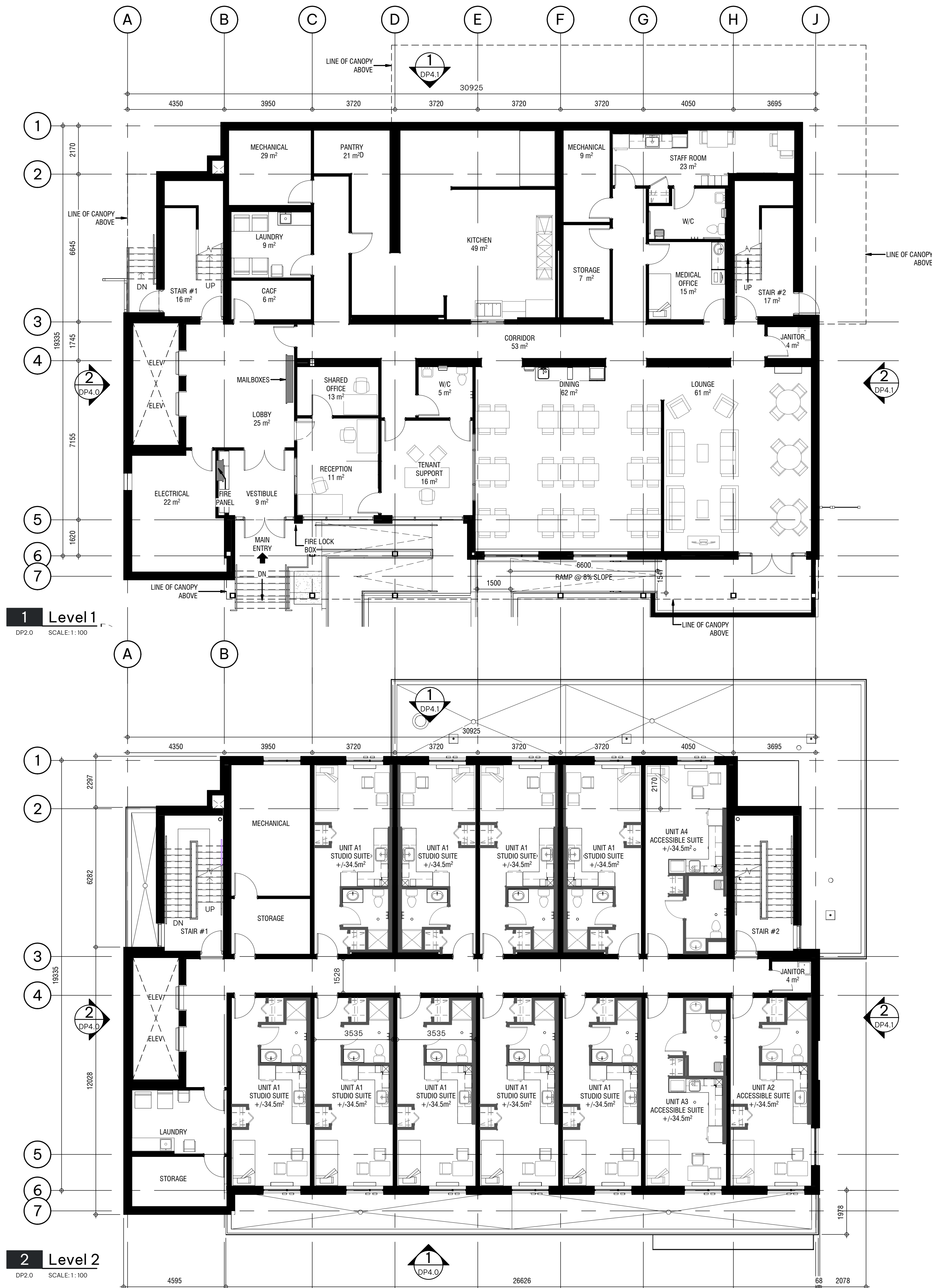
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REVISION	DATE
4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
10 LAND USE & D.P. SUBMISSION	04.29.2022

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DATE 2/18/2025 2:46:38 PM
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DRAWING NO.

DP1.4



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LEVEL 1 & 2 FLOOR PLANS

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

22/243

NOT FOR CONSTRUCTION

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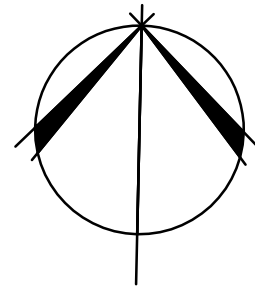
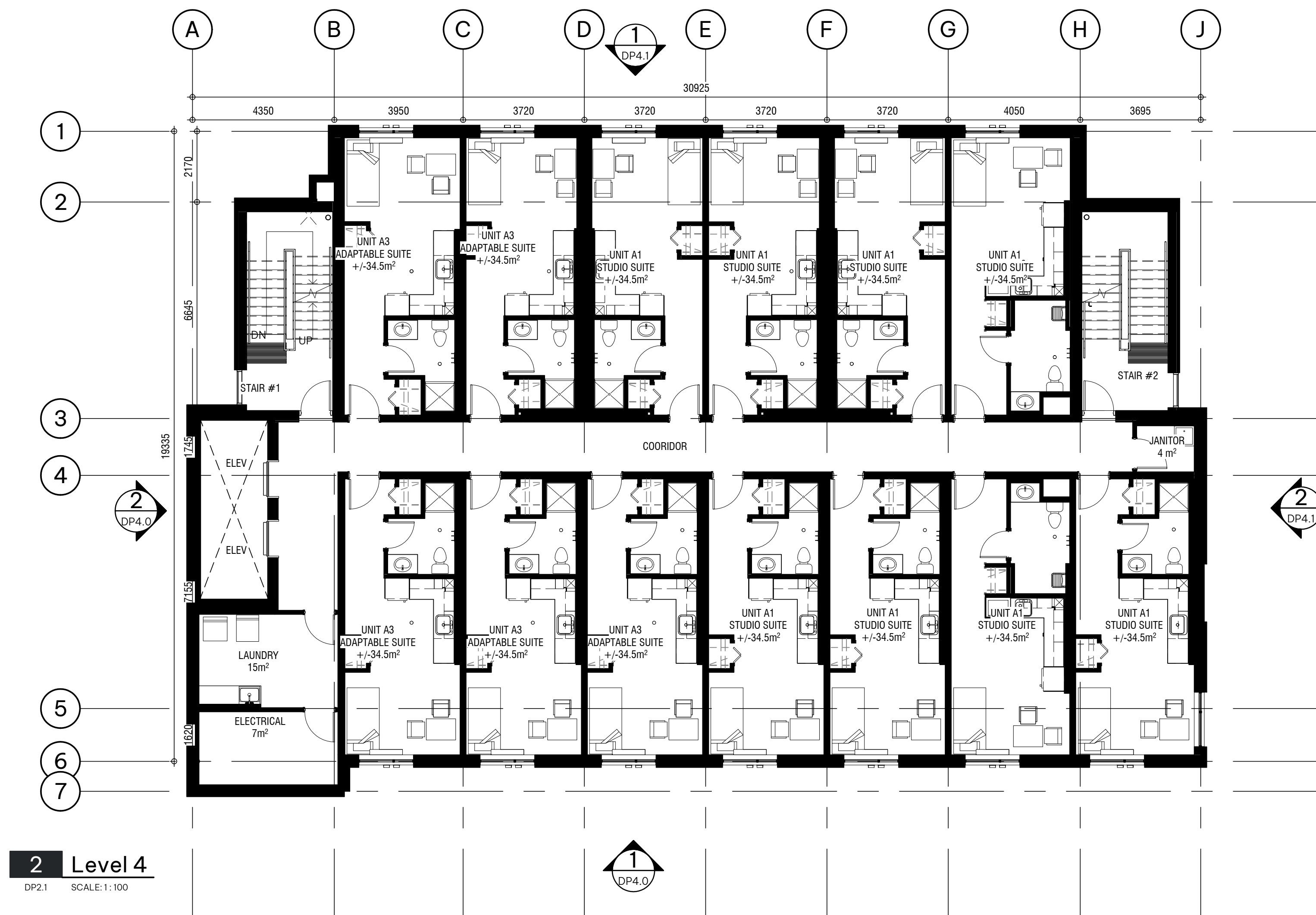
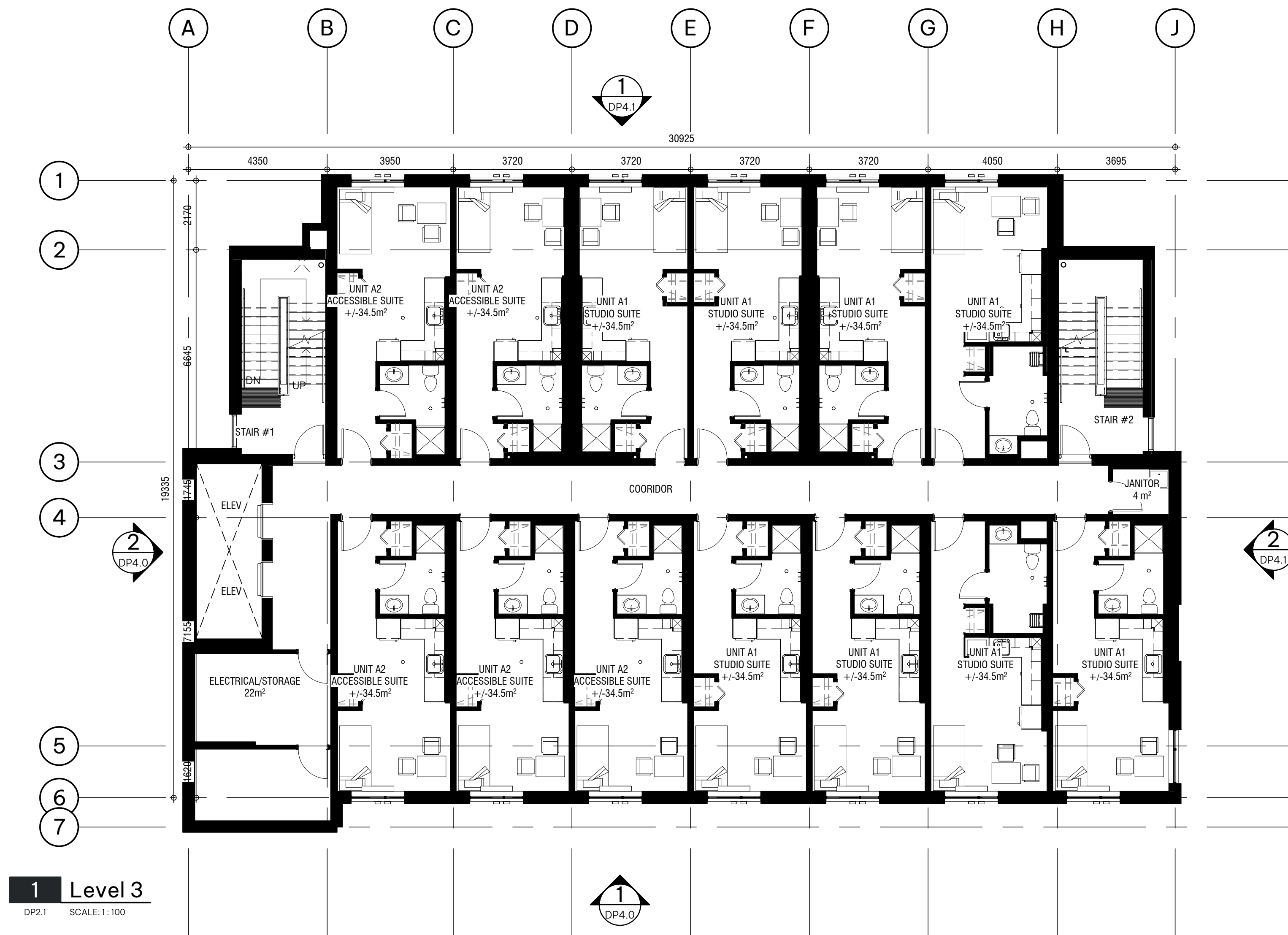
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REVISION	DATE
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20

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DRAWING NO.	DP2.0
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LEVEL 3 & 4 FLOOR PLANS

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

221243

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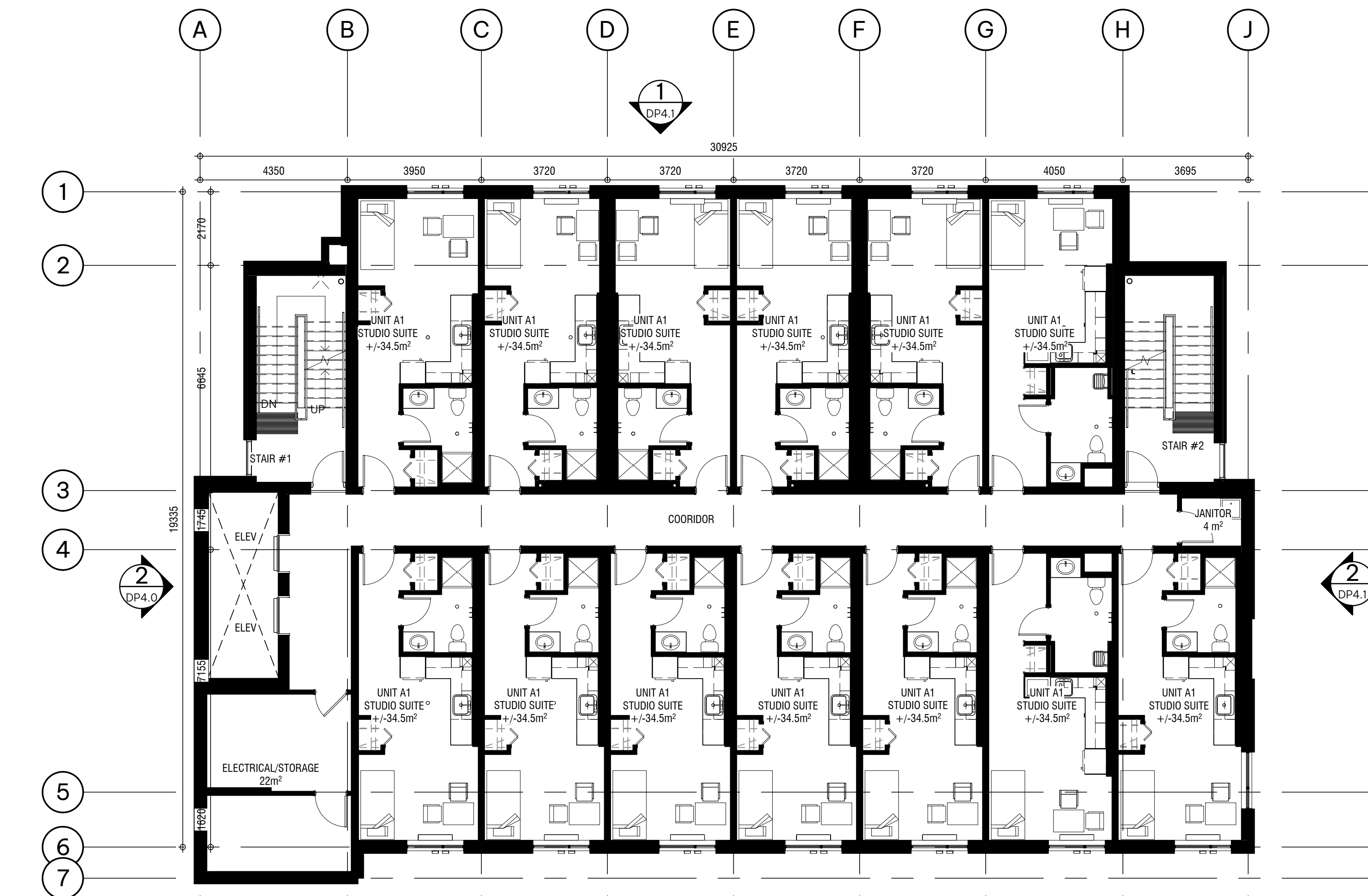
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4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
10 LAND USE & D.P. SUBMISSION	04.29.2022

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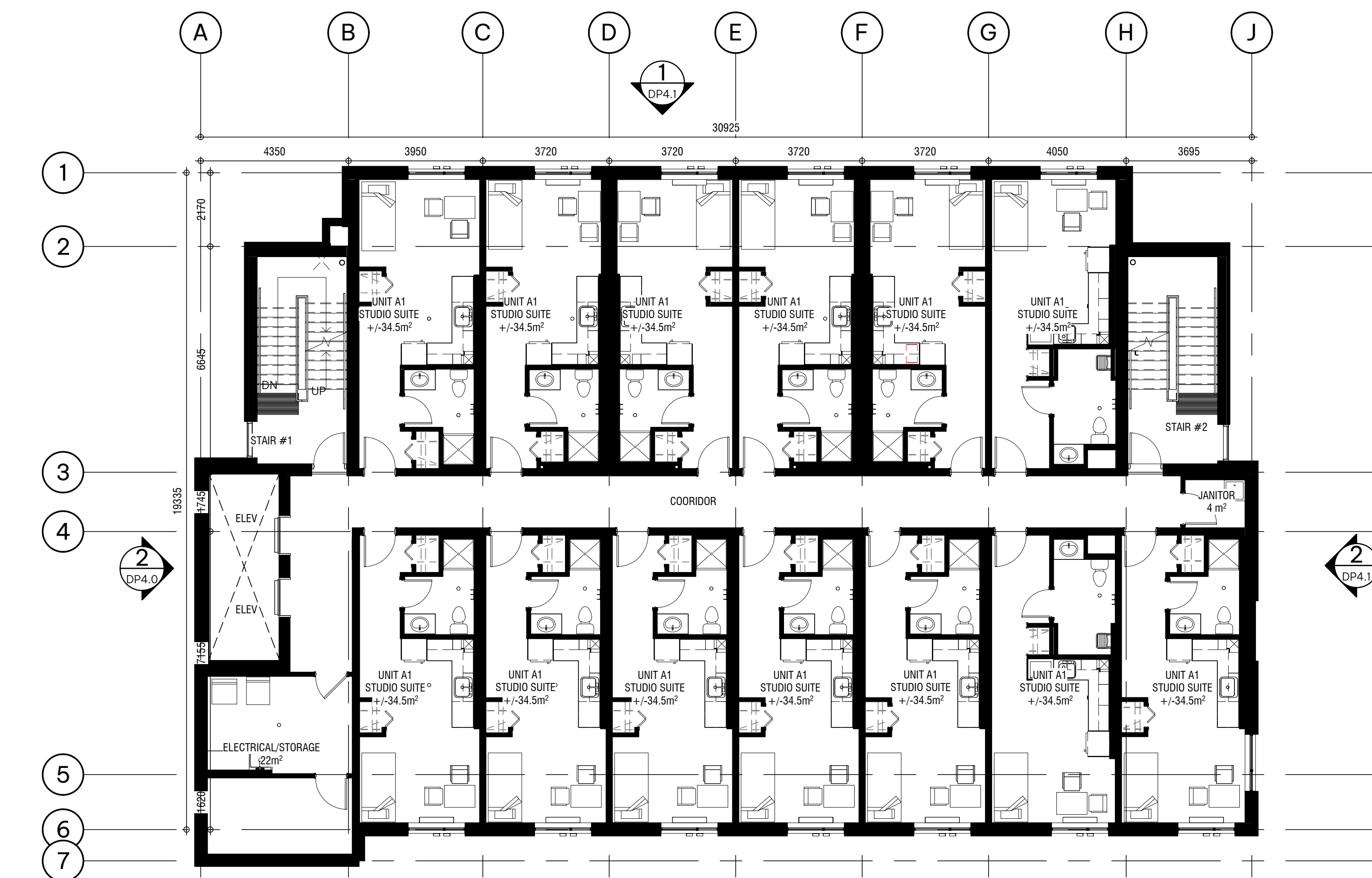
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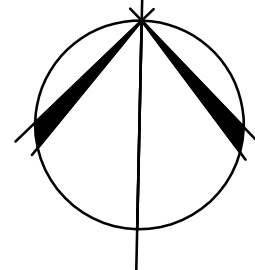
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1 Level 5
DP2.2 SCALE:1:100



2 Level 6
DP2.2 SCALE:1:100



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LEVEL 5 & 6 FLOOR PLANS

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BC HOUSING

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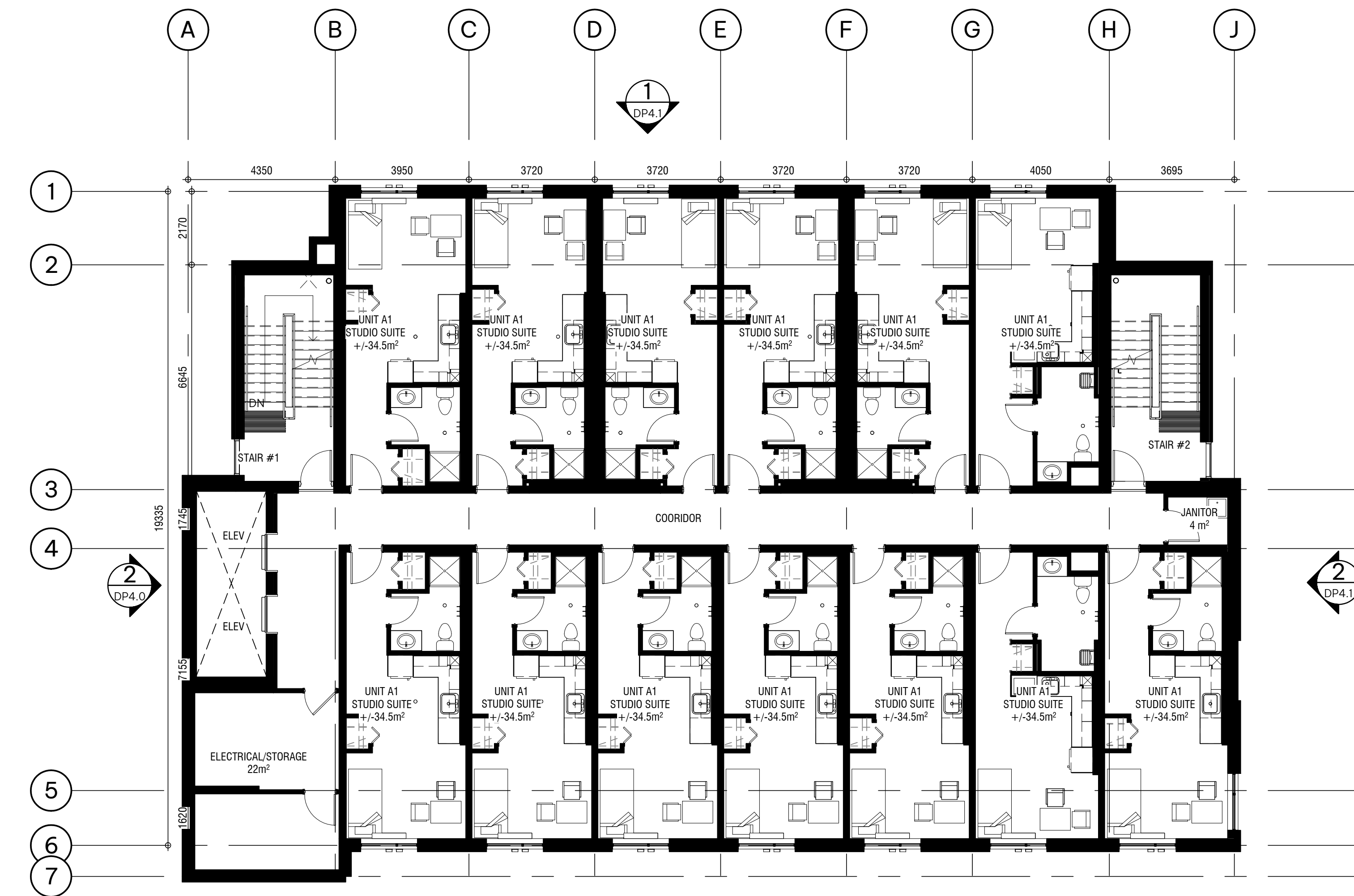
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4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
10 LAND USE & D.P. SUBMISSION	04.29.2022

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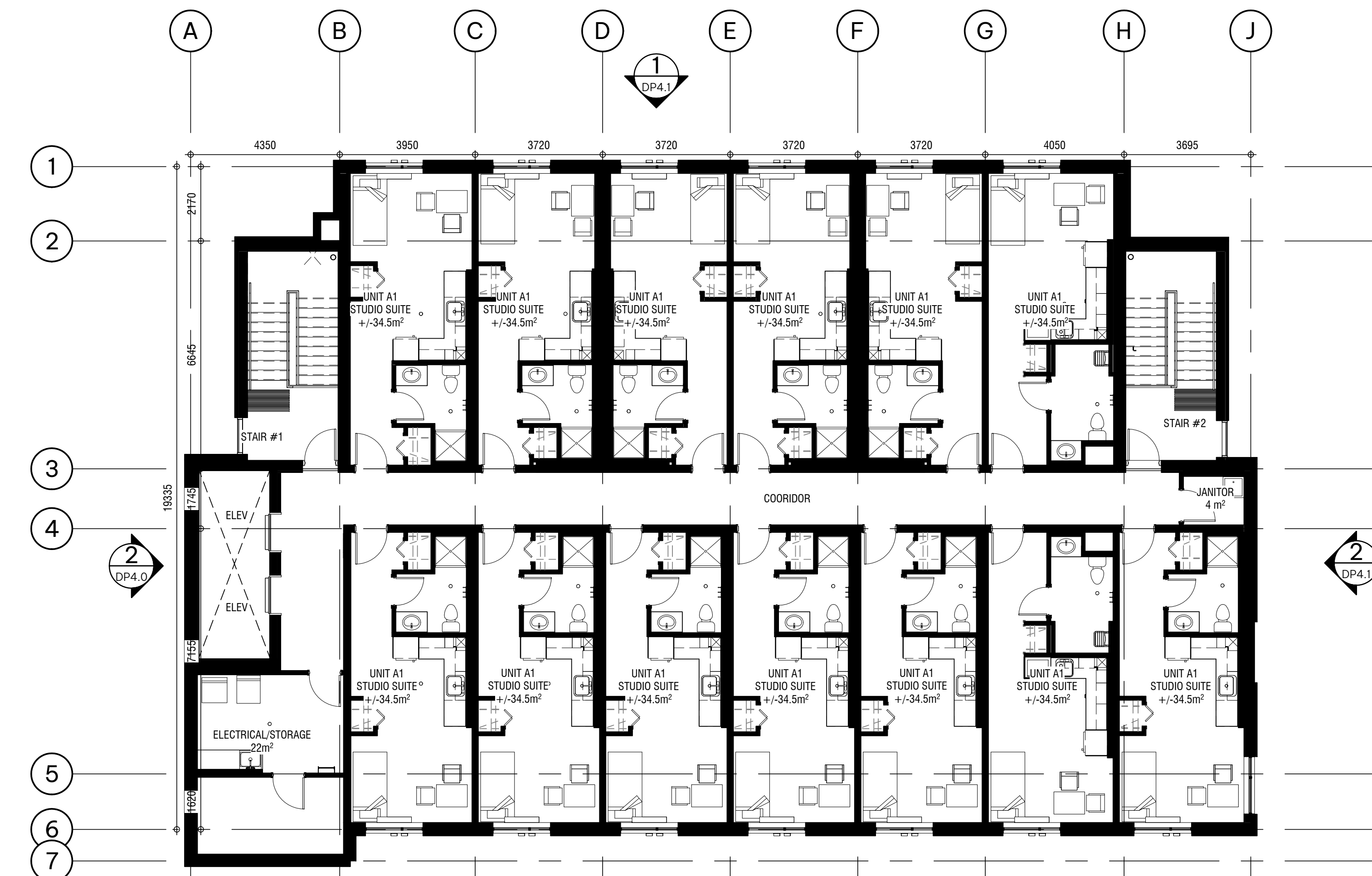
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1 Level 7
DP2.3 SCALE: 1:100



2 Level 8
DP2.3 SCALE: 1:100



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LEVEL 7 & 8 FLOOR PLANS

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BC HOUSING

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5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
10 LAND USE & D.P. SUBMISSION	04.29.2022

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DP2.3



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ROOF PLAN

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

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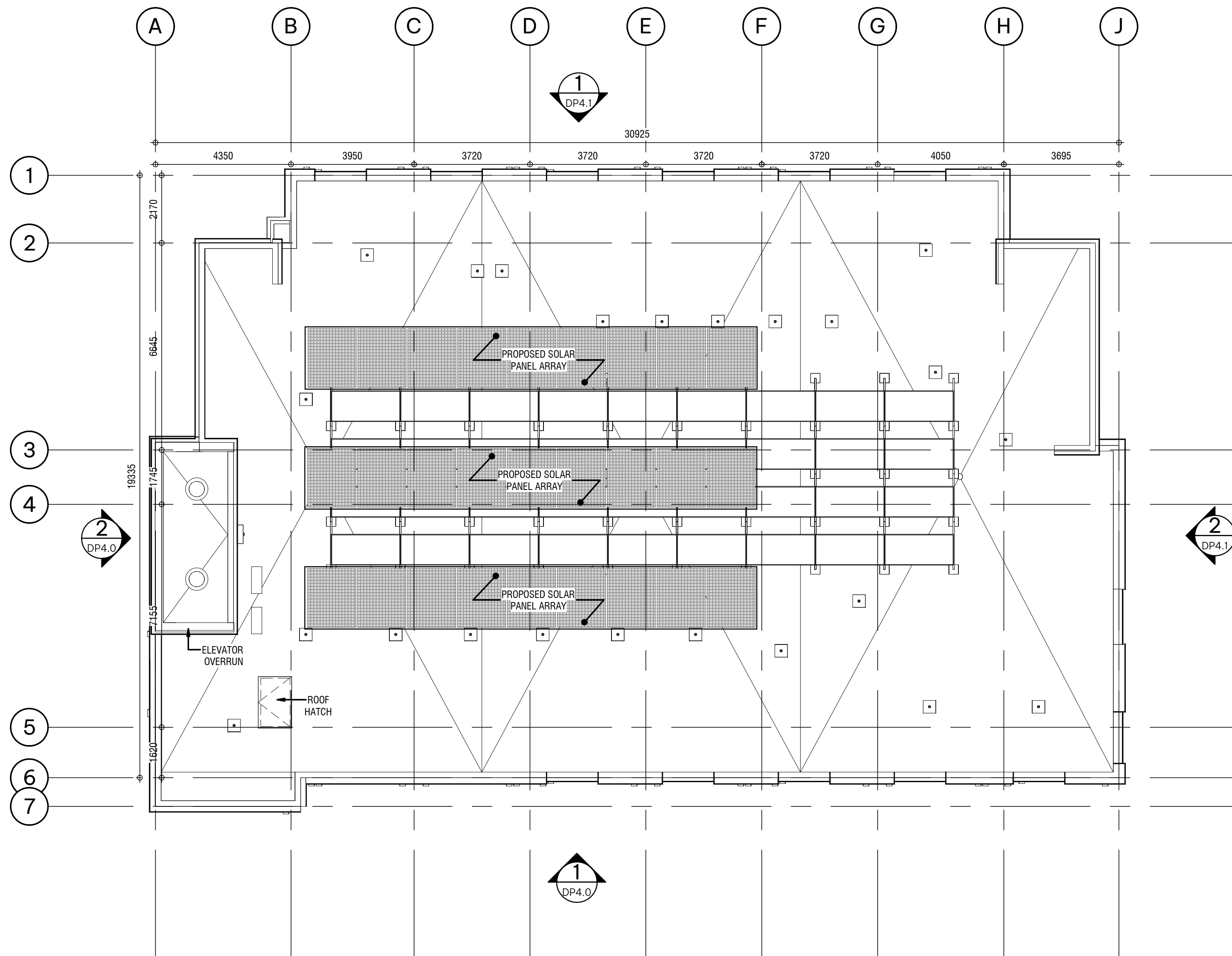
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REVISION	DATE
10 LAND USE & D.P. SUBMISSION	04.29.2022
14 ISSUED FOR DELEGATED DP SUBMISSION	2024.08.15

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DATE 2/18/2025 2:47:19 PM
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DRAWING NO.

DP2.4



1 Roof Plan

DP2.4 SCALE: 1:100

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NOTE: Dimensions are for reference only and are subject to changed based on construction documentation.



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UNIT PLANS

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722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

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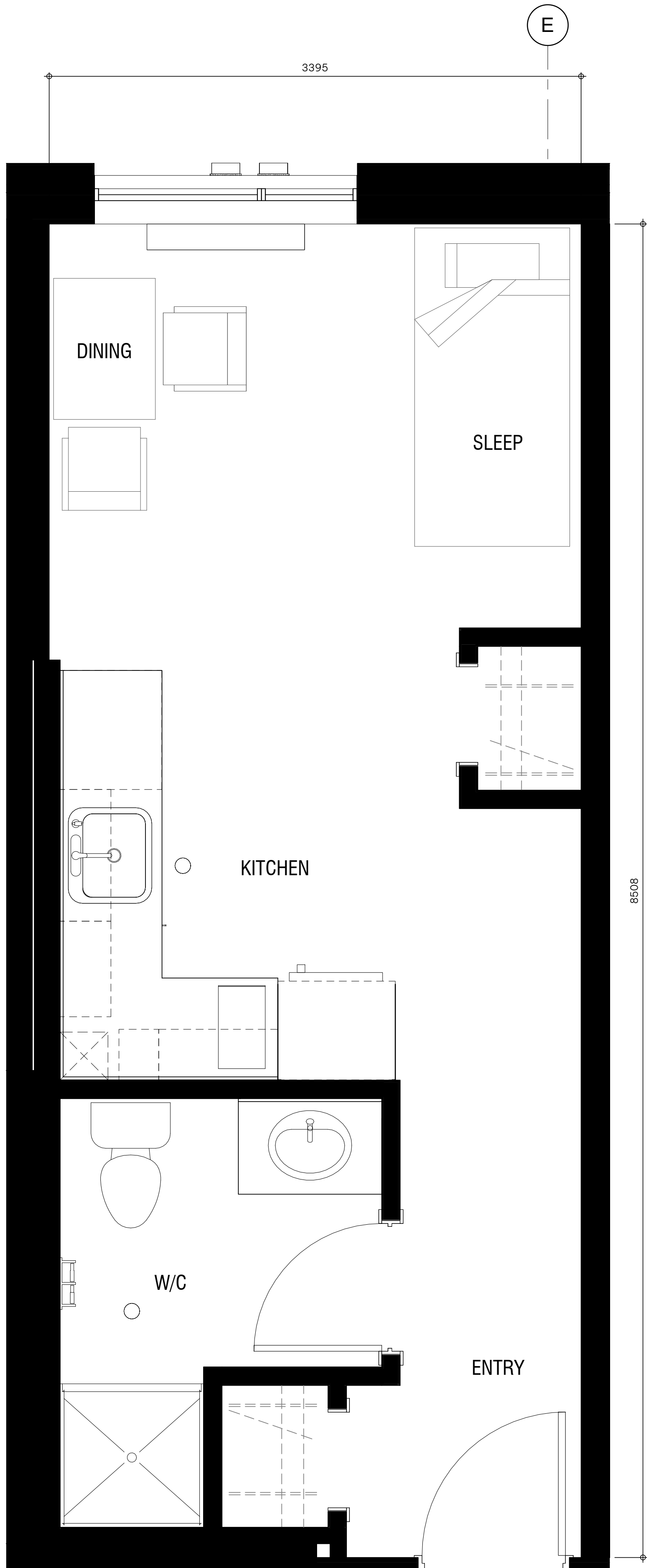
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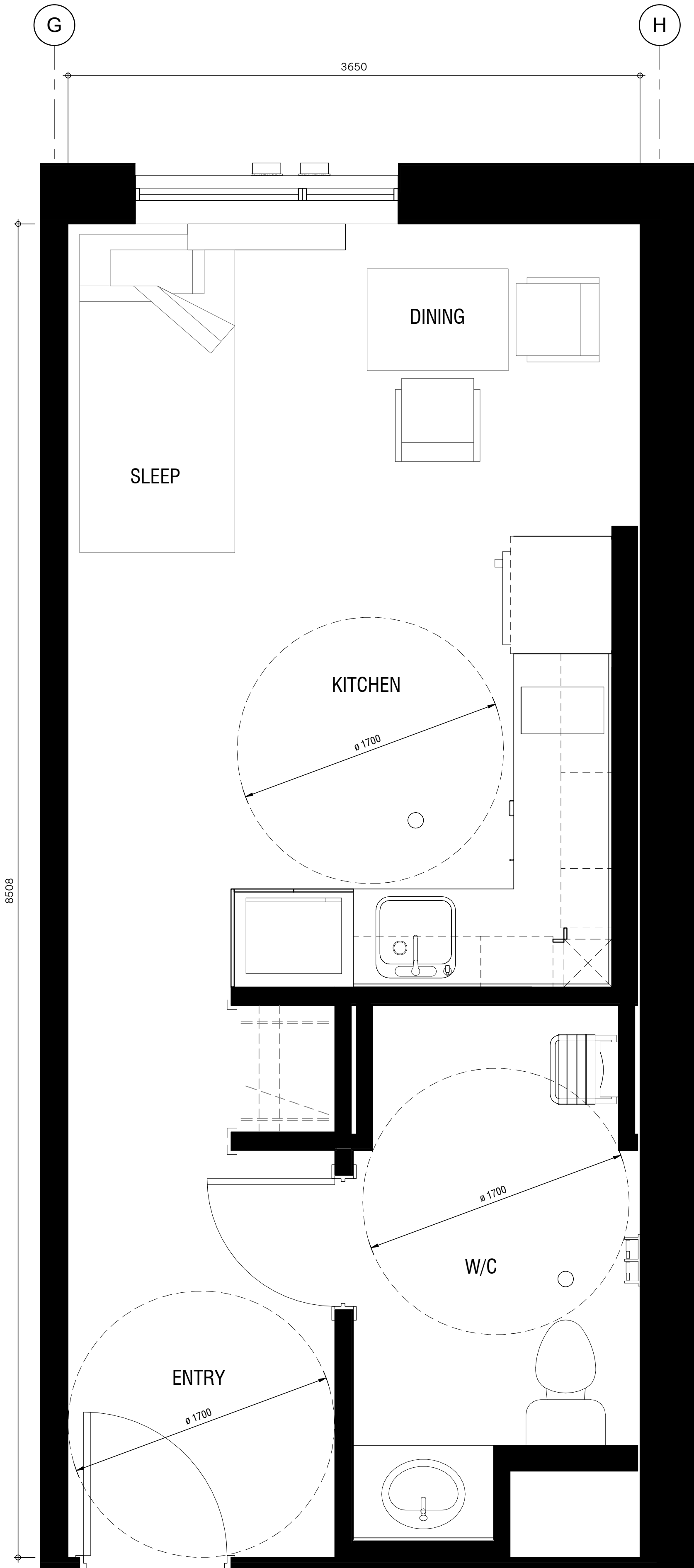
DP2.5

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1 Unit A1 - Typical Studio Unit | ±34.5sqm

DP2.5 SCALE:1:20



2 Unit A2/A3 - Accessible & Adaptable Units | ±34.5sqm

DP2.5 SCALE:1:20



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BUILDING ELEVATIONS

DISCOVERY STREET SUPPORTIVE HOUSING
722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING
22/243

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REVISION	DATE
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20

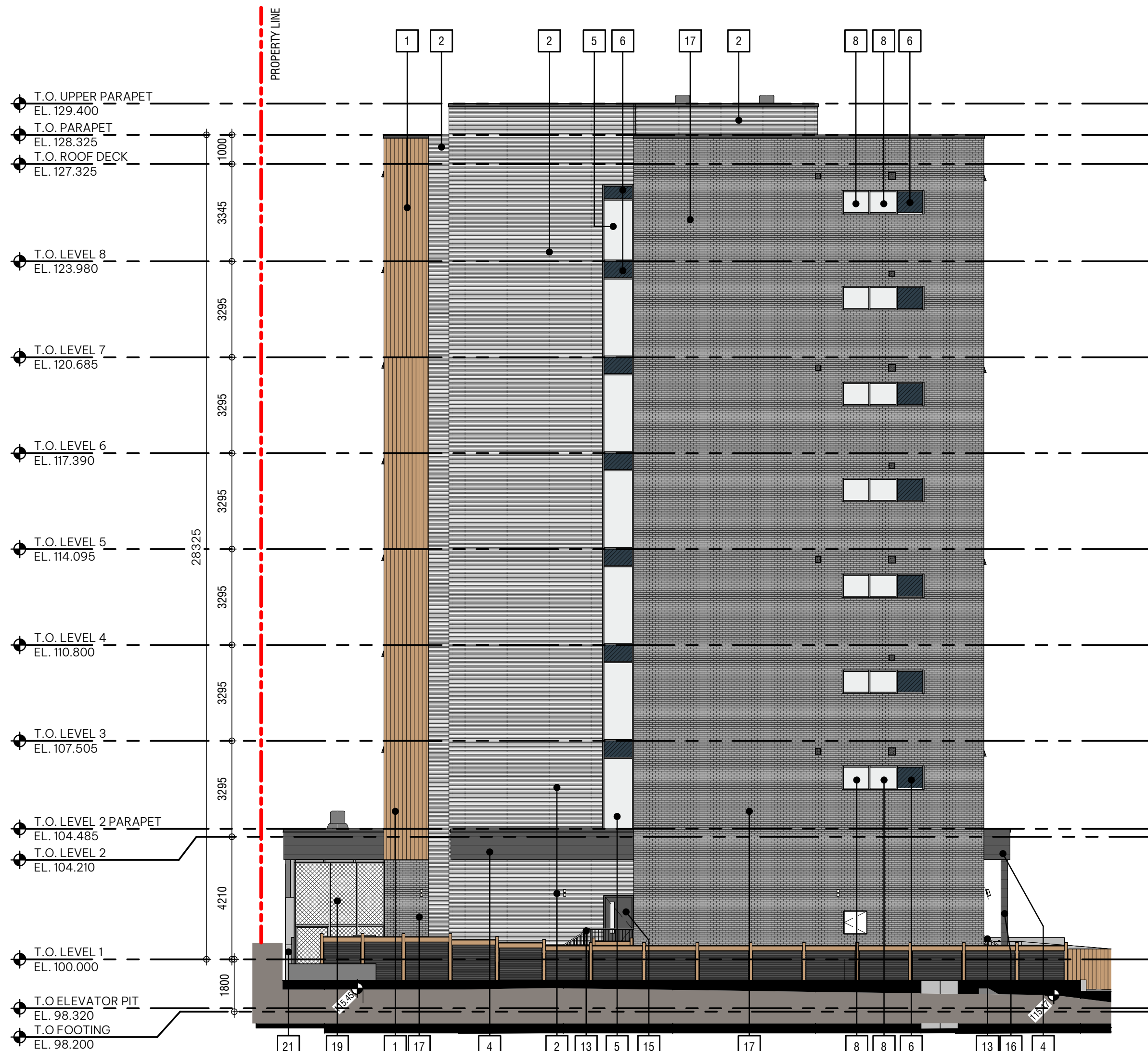
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CHECKED BY CZ

DRAWING NO.

DP4.0

Elevation - Code Legend

- 1 VERTICAL METAL PANEL (WOOD LOOK) - GOLDEN OAK TONE
- 2 COMPOSITE METAL PANEL - CHARCOAL (CORRUGATED)
- 3 PVC WINDOW - FROSTED GLASS - BLACK FRAME
- 4 METAL PANEL - CHARCOAL
- 5 SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
- 6 METAL PLATE SPANDREL PANEL C/W CHARCOAL MULLIONS - CHARCOAL
- 7 SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - DOUBLE DOORS
- 8 PVC WINDOW - VISION GLASS - BLACK FRAME
- 9 CONCRETE UPSTAND C/W COMPOSIT METAL CLADDING - DARK GREY
- 10 P.T. DECK SKIRTING - GOLDEN OAK TONE
- 11 P.T. WOOD DECKING - GOLDEN OAK TONE
- 12 P.T. WOOD STAIRS - GOLDEN OAK TONE
- 13 METAL HANDRAIL/GUARD - BLACK
- 14 DOUBLE DOOR C/W CHARCOAL FRAME, GLASS INSERT AND DOUBLE SIDELIGHTS
- 15 HOLLOW FRAME STEEL DOOR - CHARCOAL
- 16 PAINTED HEAVY TIMBER COLUMNS - BLACK
- 17 MODULAR BRICK - MIXED GREY
- 18 POTENTIAL SOLAR PANEL ARRAY
- 19 CHAIN LINK FENCE
- 20 CONCRETE MASONRY UNIT
- 21 CONCRETE RETAINING WALL





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BUILDING ELEVATIONS

DISCOVERY STREET SUPPORTIVE HOUSING
722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING
221243

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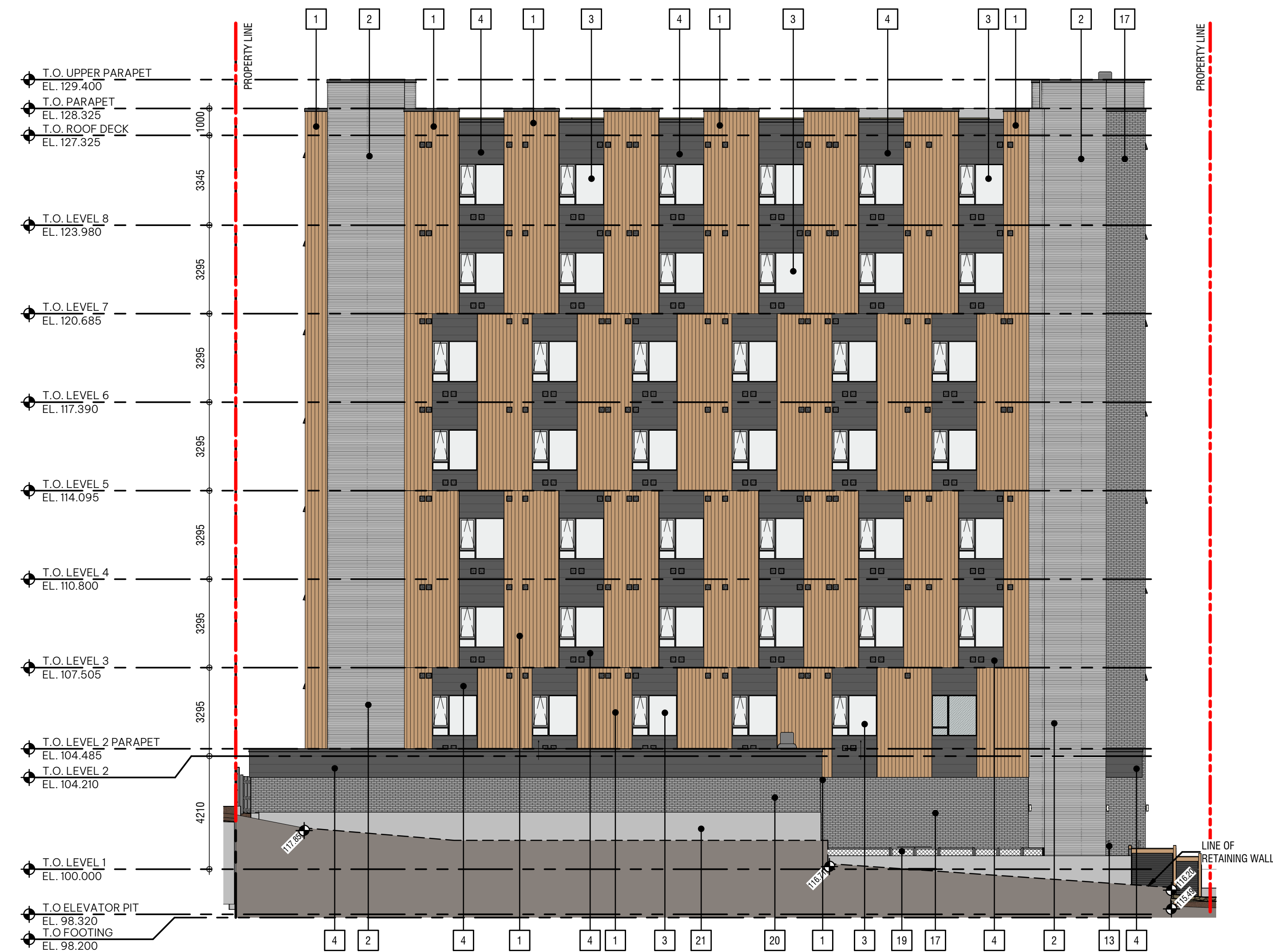
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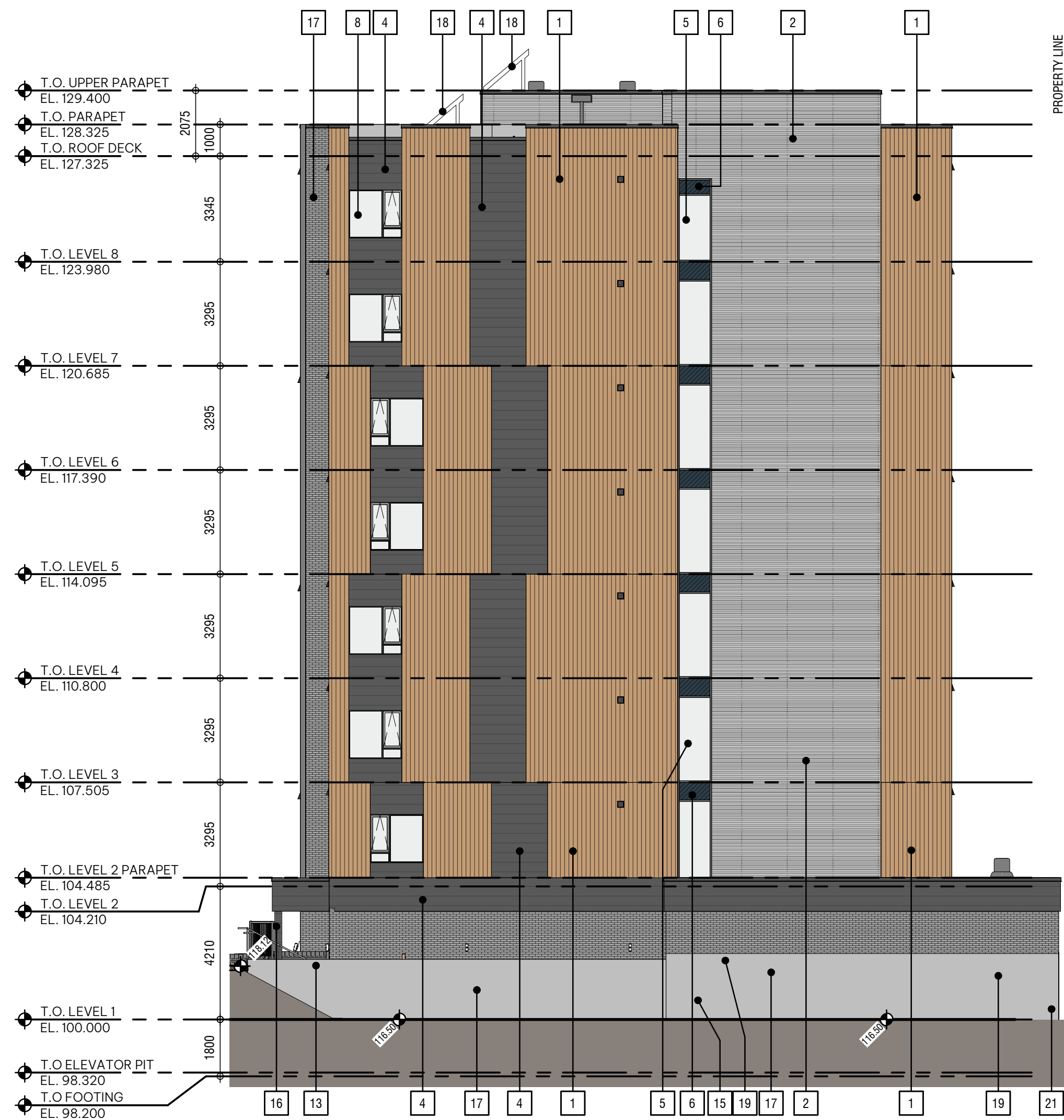
Elevation - Code Legend

- 1 VERTICAL METAL PANEL (WOOD LOOK) - GOLDEN OAK TONE
- 2 COMPOSITE METAL PANEL - CHARCOAL (CORRUGATED)
- 3 PVC WINDOW - FROSTED GLASS - BLACK FRAME
- 4 METAL PANEL - CHARCOAL
- 5 SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
- 6 METAL PLATE SPANDREL PANEL C/W CHARCOAL MULLIONS - CHARCOAL
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- 10 P.T. DECK SKIRTING - GOLDEN OAK TONE
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- 12 P.T. WOOD STAIRS - GOLDEN OAK TONE
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- 16 PAINTED HEAVY TIMBER COLUMNS - BLACK
- 17 MODULAR BRICK - MIXED GREY
- 18 POTENTIAL SOLAR PANEL ARRAY
- 19 CHAIN LINK FENCE
- 20 CONCRETE MASONRY UNIT
- 21 CONCRETE RETAINING WALL



1 North Elevation

DP4.1 SCALE:1:125



2 East Elevation

DP4.1 SCALE:1:125



DISCOVERY STREET SUPPORTIVE HOUSING

VICTORIA, B.C.
BC HOUSING

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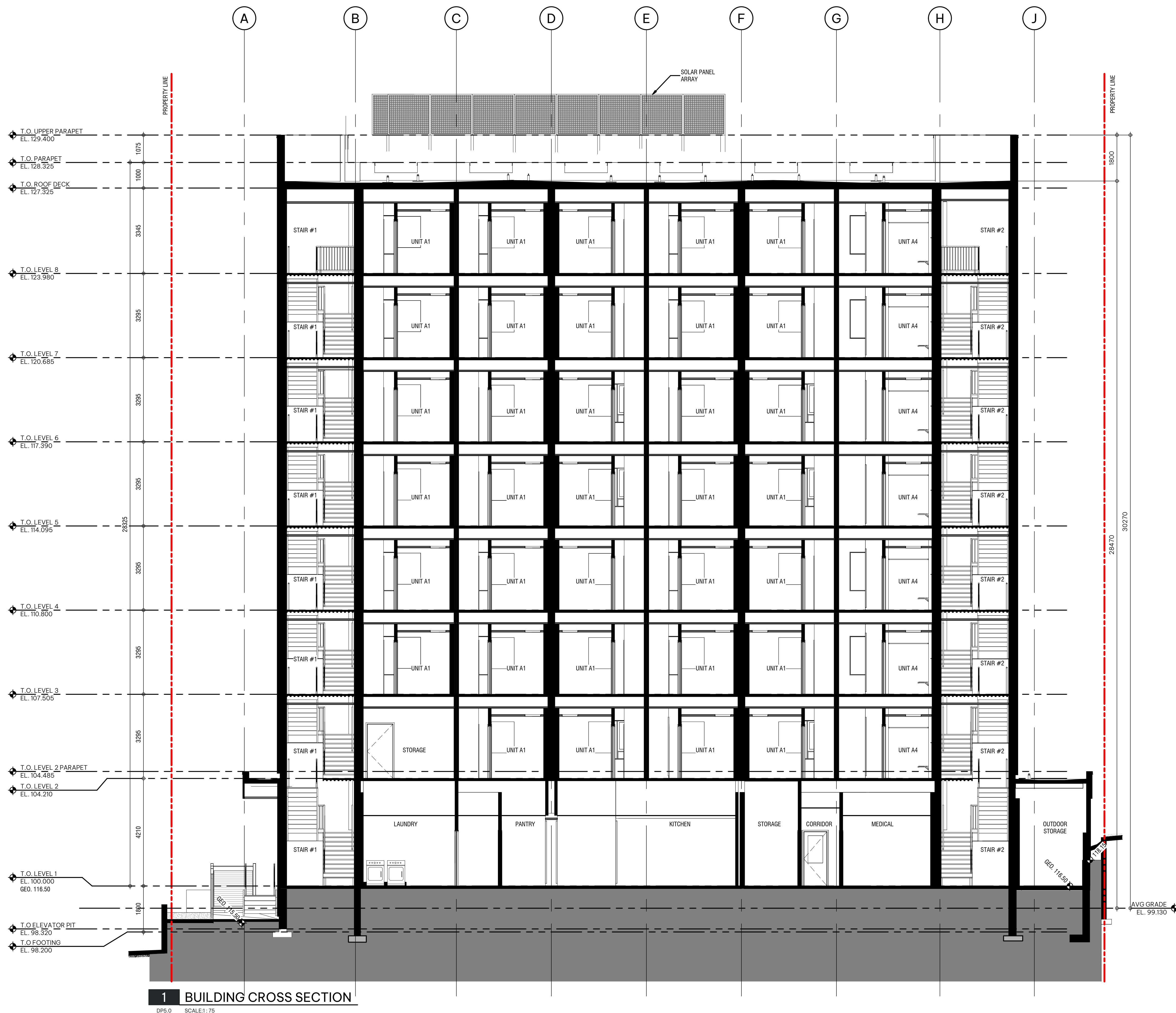
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DP5.0

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BUILDING SECTIONS

DISCOVERY STREET SUPPORTIVE HOUSING

722 and 726 DISCOVERY STREET, VICTORIA, B.C.
BC HOUSING

22/243

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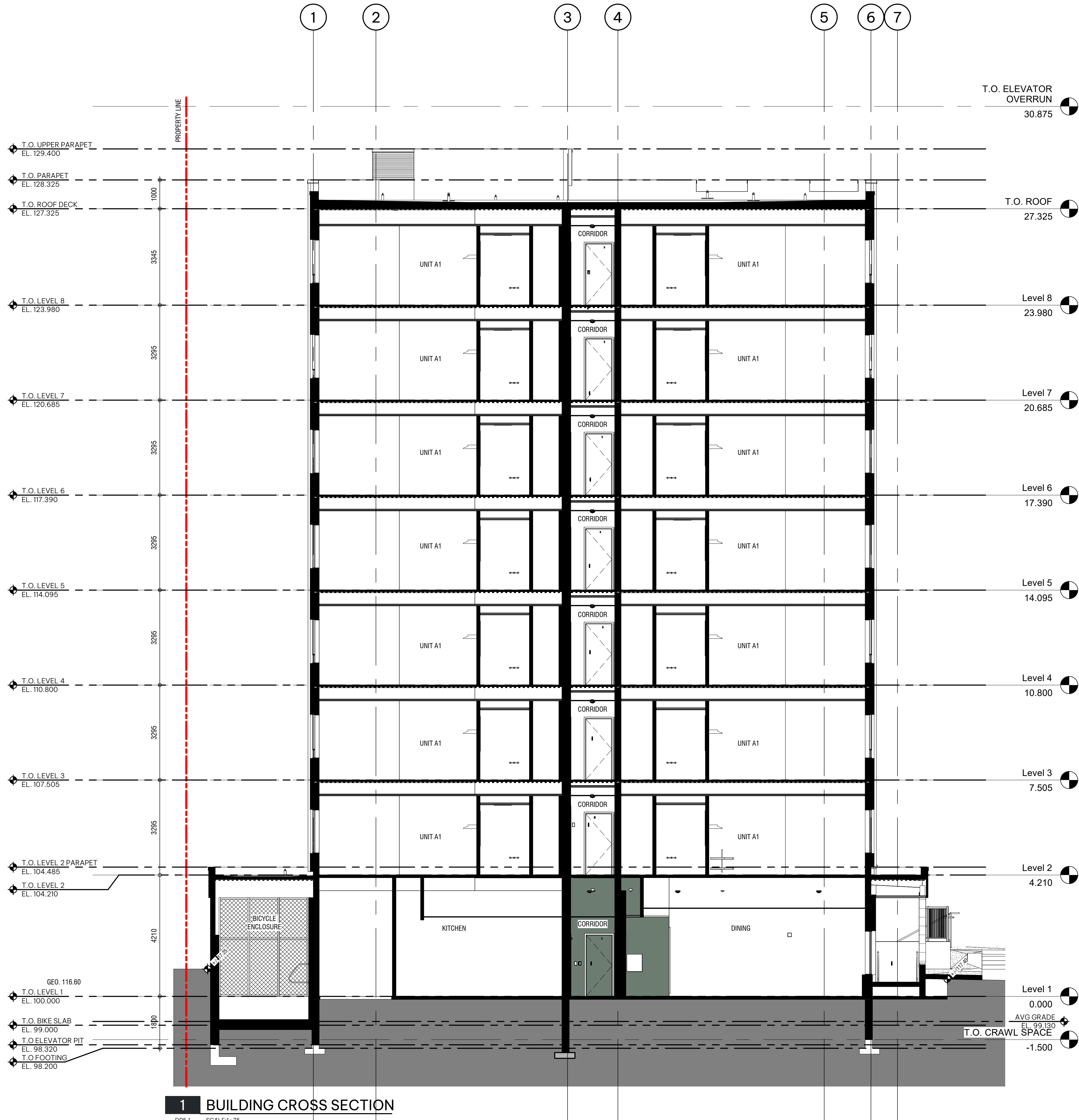
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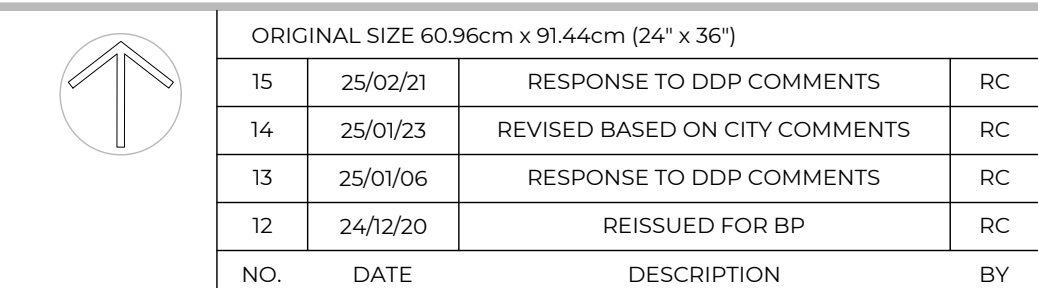
REVISION	DATE
4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
14 ISSUED FOR DELEGATED DP SUBMISSION	2024.08.15

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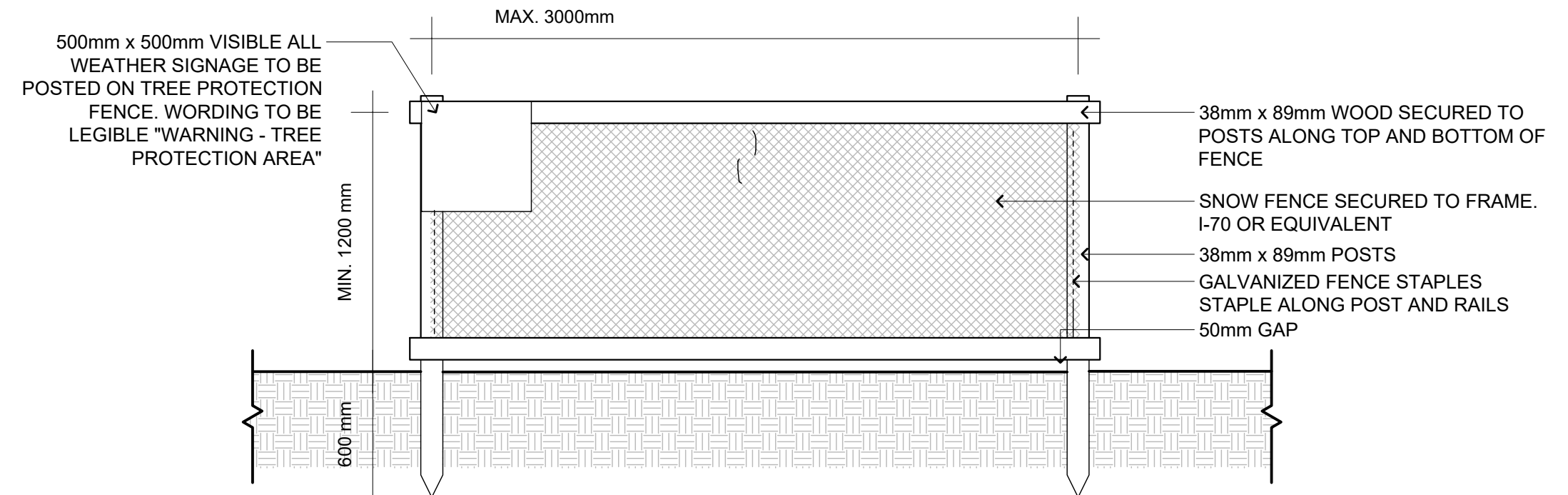
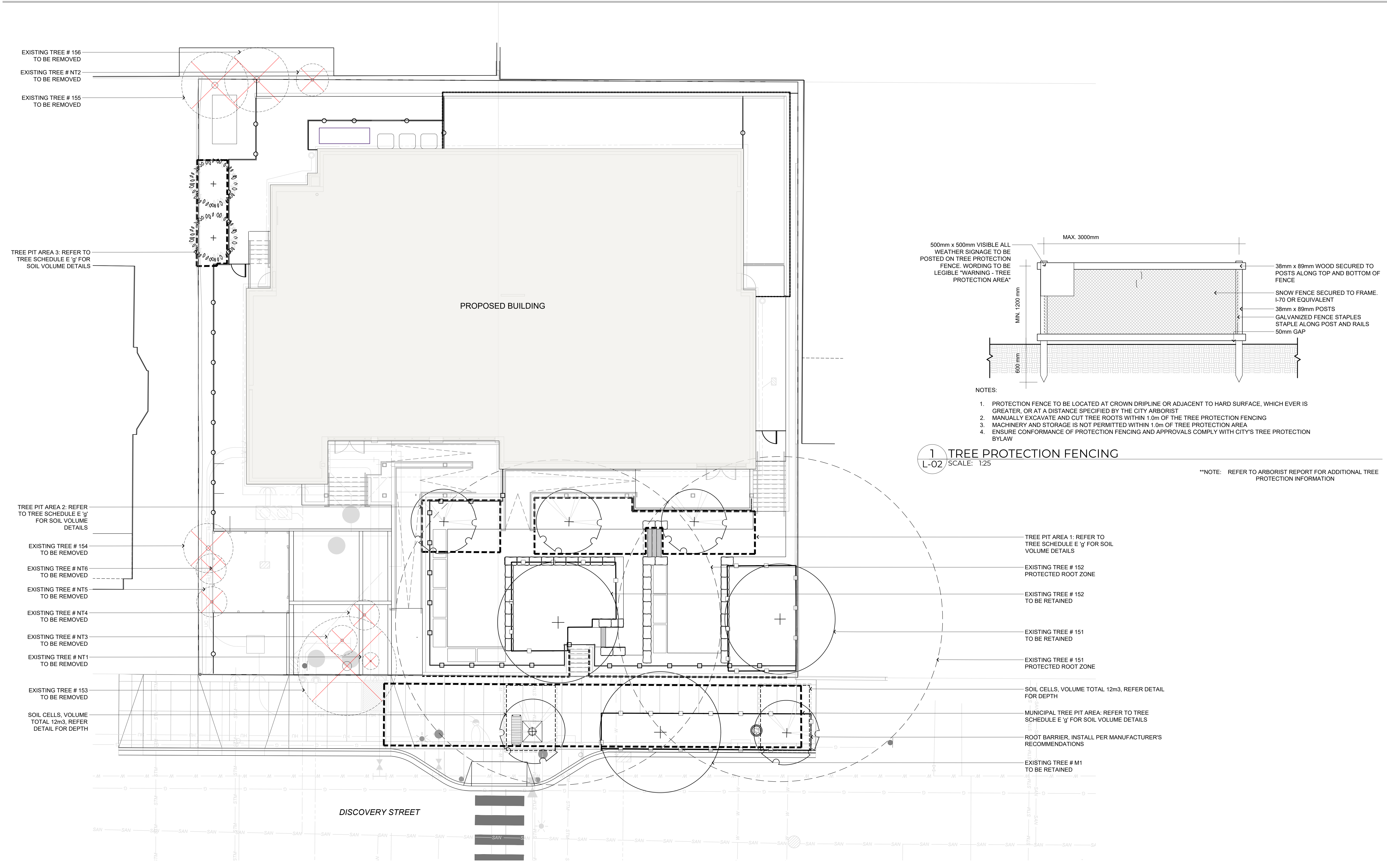


RENZO CORTES
Landscape Designer
Email: glennrenzo.cortes@wsp.com
Phone: (226) 203-8444

LANDSCAPE CRITICAL REVIEWS:
Landscape critical review meetings include (but are not limited to):

- Tree protection fencing setup requires a review by the arborist prior to construction.
- Project kick-off on landscape, and review of stockpile and preservation of existing materials
- Mobilization and preparation/installation of hard surfaces or drainage features (i.e. raingardens), if specified within landscape drawings
- Tree stakes to be provided for review of tree placements to demonstrate compliance and offsets from utilities. Alignment of tree plantings to be reviewed.
- Mobilization of soils and furnishing works (requires furnishings to be reviewed after delivery to site to review for damages).
Note that soils may be tested up to 2 times for verification of compliancy of mix at the Contractor's cost, if material is suspected to be non-compliant. See notes above on submittals.
- Mobilization of custom works (i.e. wooden walkways or custom benches), if applicable to contract, will be required for a critical review meeting of proposed layout and connections.
- Delivery of the plant material to site (mobilization of planting works)
- General progress reviews for installation of soft landscape materials (trees, ground covers, shrubs, lawns, etc).
- Substantial and total performance of the landscape
- Commissioning reviews, if required

\\PROJECTS\2022\221-0184-00 BCH DISCOVERY STREET\02 - PRODUCTION\02 - DRAWINGS\02 - CURRENT\DDP SUBMISSION - BASE AND SHEET LAYOUT\BCH DISCOVERY STREET_LAYOUT.DWG



- NOTES:
1. PROTECTION FENCE TO BE LOCATED AT CROWN DRIPLINE OR ADJACENT TO HARD SURFACE, WHICH EVER IS GREATER, OR AT A DISTANCE SPECIFIED BY THE CITY ARBORIST
 2. MANUALLY EXCAVATE AND CUT TREE ROOTS WITHIN 1.0m OF THE TREE PROTECTION FENCING
 3. MACHINERY AND STORAGE IS NOT PERMITTED WITHIN 1.0m OF TREE PROTECTION AREA
 4. ENSURE CONFORMANCE OF PROTECTION FENCING AND APPROVALS COMPLY WITH CITY'S TREE PROTECTION BYLAW

1 TREE PROTECTION FENCING
L-02 SCALE: 1:25

**NOTE: REFER TO ARBORIST REPORT FOR ADDITIONAL TREE PROTECTION INFORMATION

- TREE PIT AREA 1: REFER TO TREE SCHEDULE E 'g' FOR SOIL VOLUME DETAILS
- EXISTING TREE # 152 PROTECTED ROOT ZONE
- EXISTING TREE # 152 TO BE RETAINED
- EXISTING TREE # 151 TO BE RETAINED
- EXISTING TREE # 151 PROTECTED ROOT ZONE
- SOIL CELLS, VOLUME TOTAL 12m3, REFER DETAIL FOR DEPTH
- MUNICIPAL TREE PIT AREA: REFER TO TREE SCHEDULE E 'g' FOR SOIL VOLUME DETAILS
- ROOT BARRIER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- EXISTING TREE # M1 TO BE RETAINED



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

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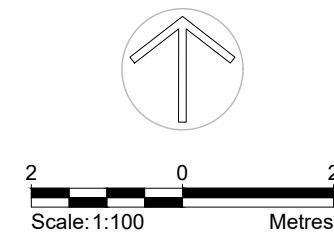
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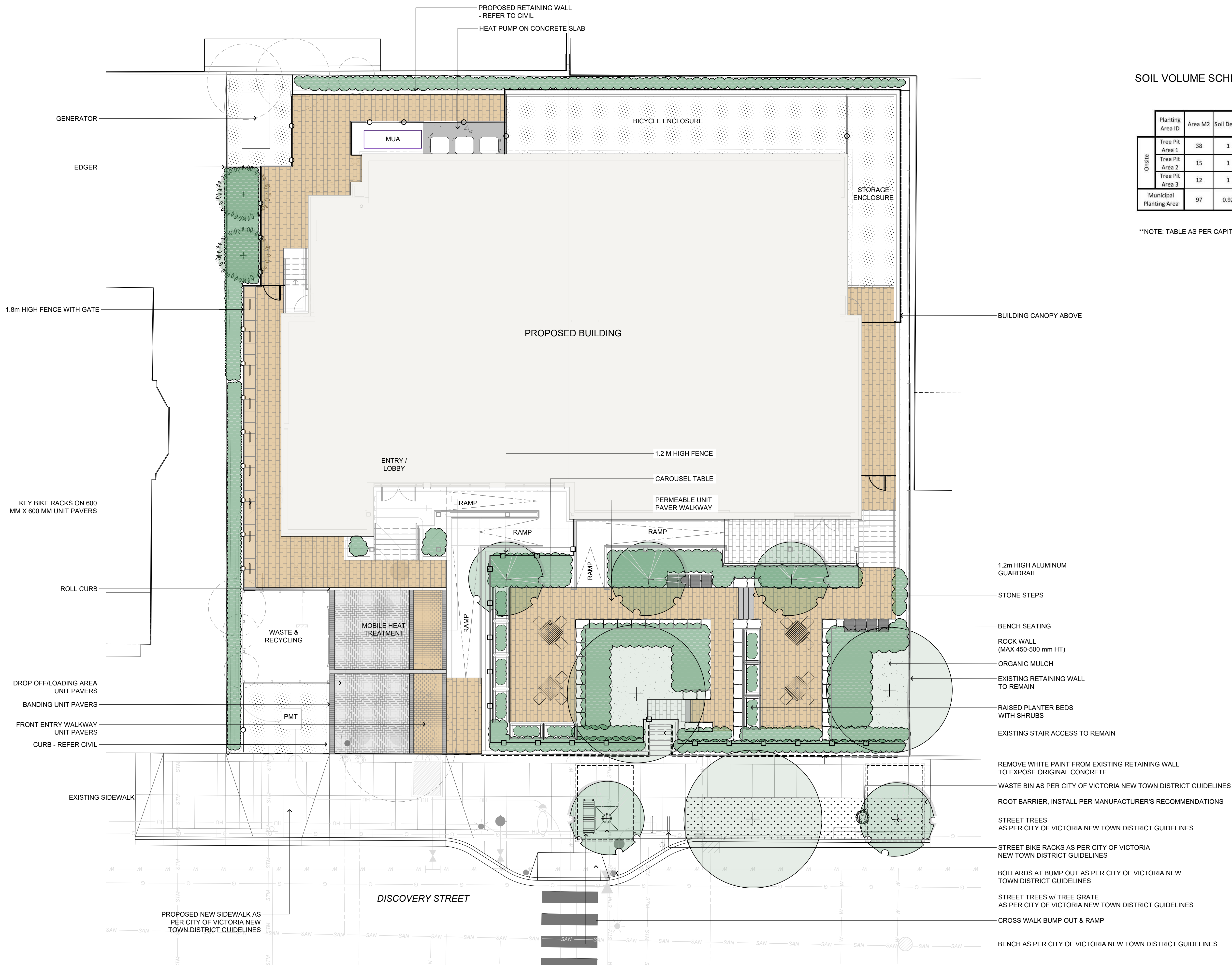
CONSULTANT
WSP



ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")			
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13	25/01/06	RESPONSE TO DDP COMMENTS	RC
12	24/12/20	REISSUED FOR BP	RC
NO.	DATE	DESCRIPTION	BY

SEALED	
DESIGN BY	MJH
DRAWN BY	ER / RC
CHECKED BY	GS / TC
PROJECT #	211-01841-00
SCALE	1:100

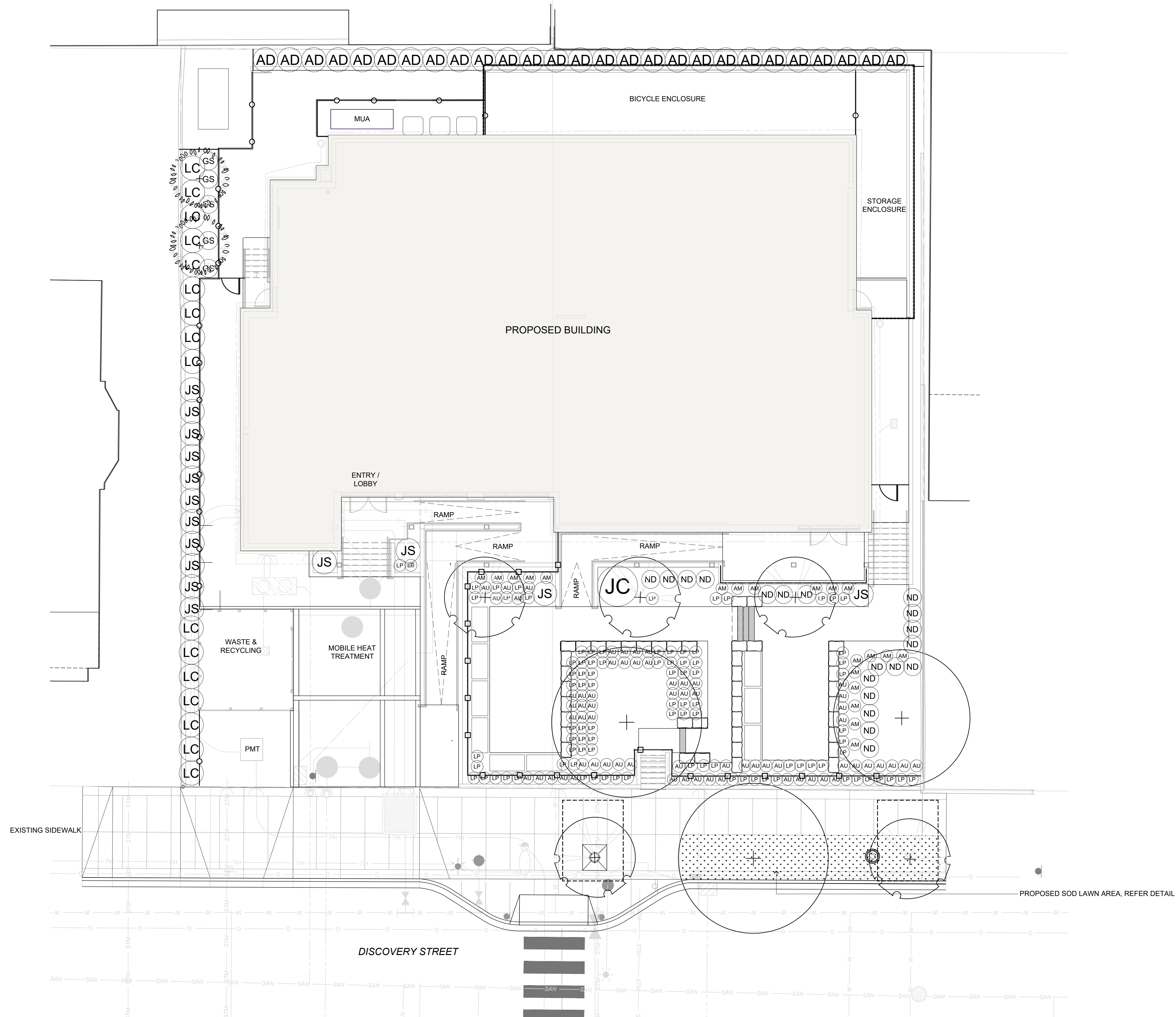
SHEET TITLE	
TREE MANAGEMENT & REPLACEMENT PLAN	
SHEET NO.	



SOIL VOLUME SCHEDULE E 'g'

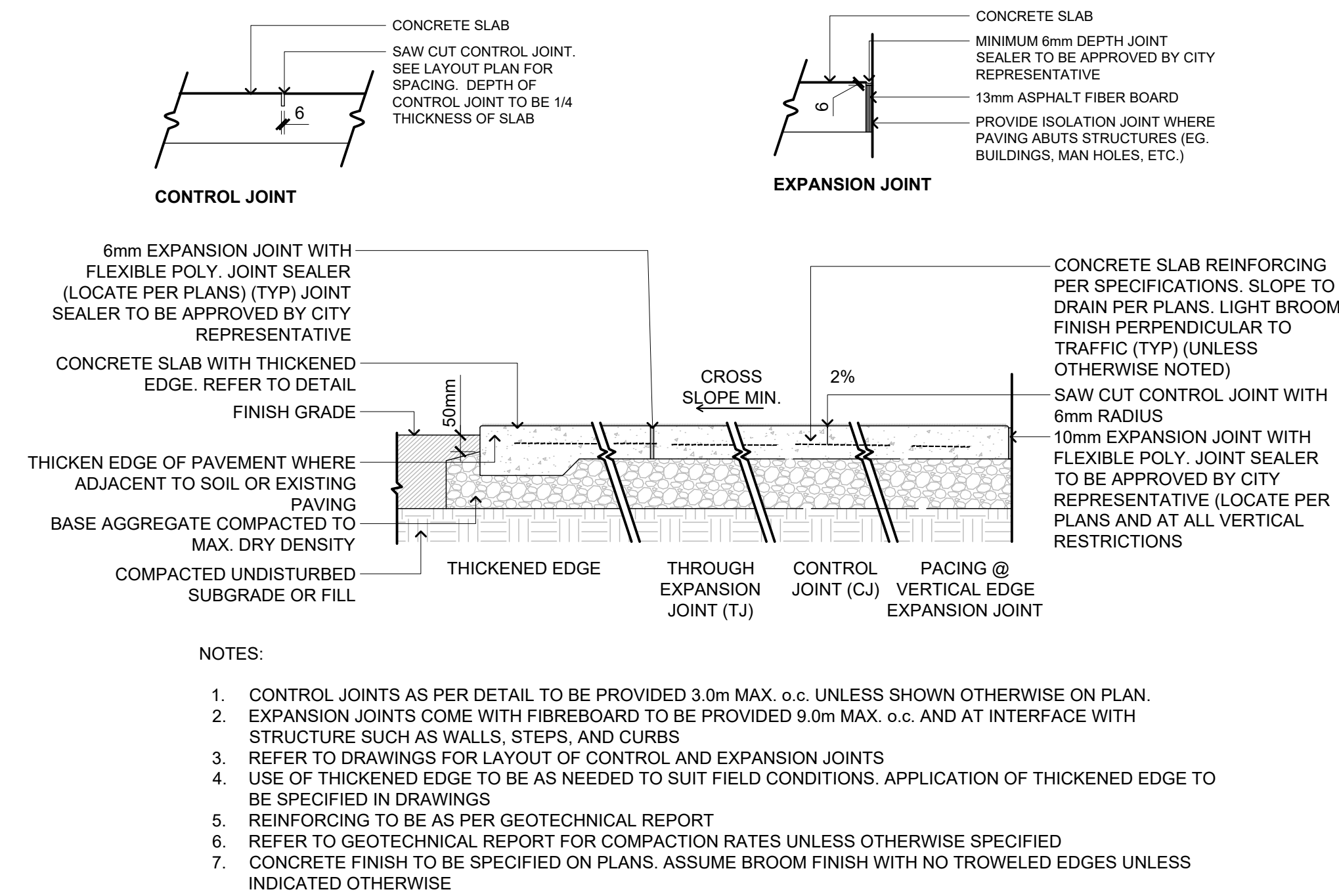
					Proposed Replacement Trees			Soil Volume Required			
	Planting Area ID	Area M2	Soil Depth	Estimated soil volume	Small (ea)	Medium (ea)	Large (ea)	Small (m3)	Medium (m3)	Large (m3)	Total (m3)
Onsite	Tree Pit Area 1	38	1	38 m3		2			30		30
	Tree Pit Area 2	15	1	15 m3		1			15		15
	Tree Pit Area 3	12	1	12 m3	1			12			12
	Municipal Planting Area	97	0.92	89 m3	2	1		12	15		27

**NOTE: TABLE AS PER CAPITAL TREE SERVICES CERTIFIED ARBORIST

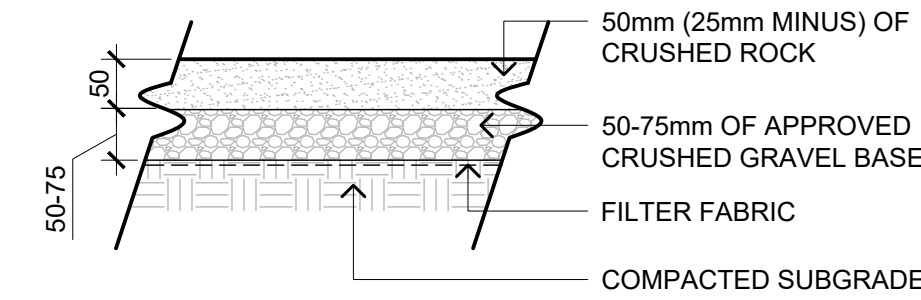




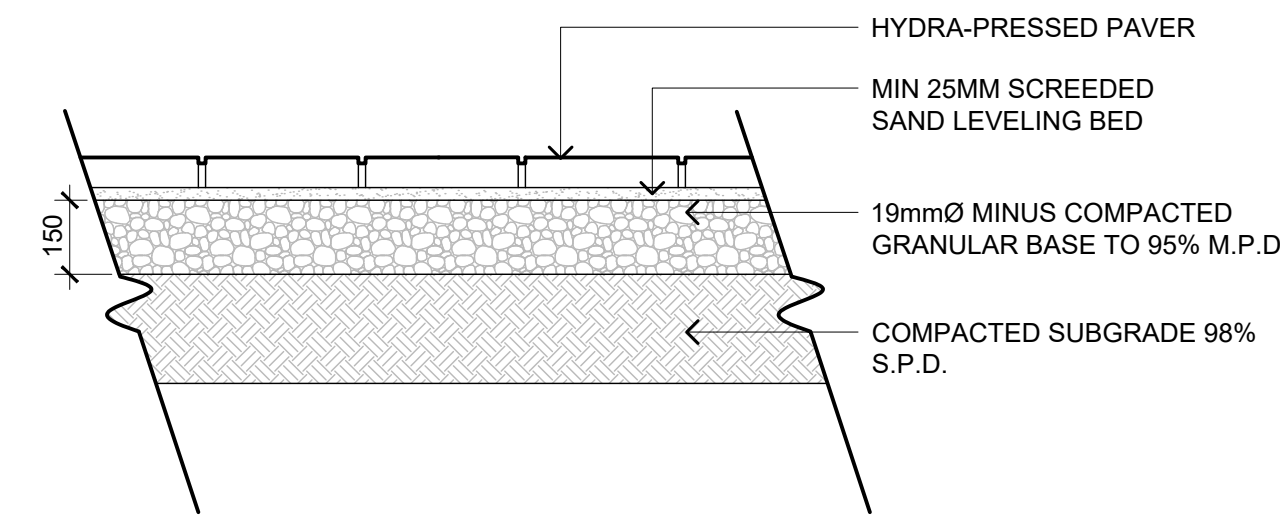
P:\PROJECT\2022\2021-01841-00 BCH DISCOVERY STREET\02 - PRODUCTION\02 - DRAWINGS\02 - CURRENT\DISCOVERY STREET DETAILS ROTATED BASE.DWG



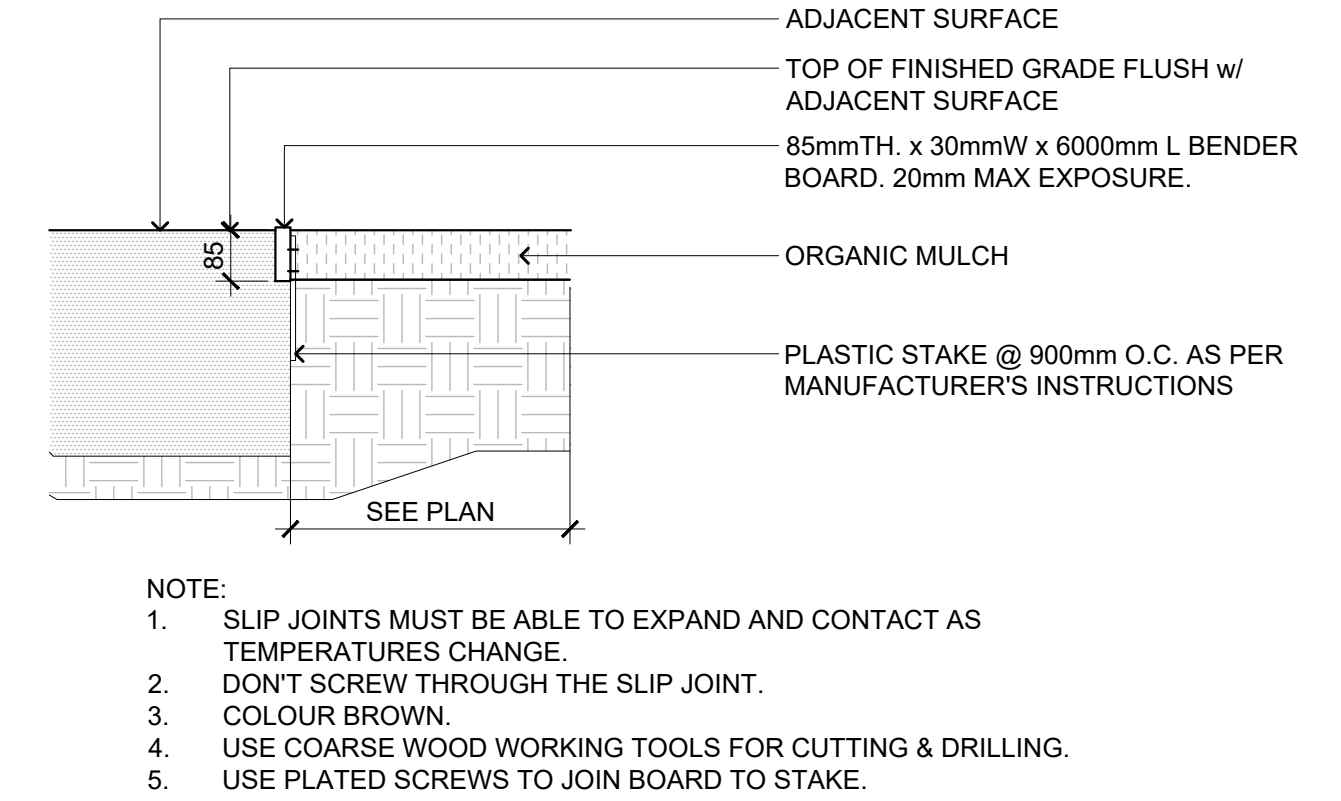
1 CONCRETE
L-06 SCALE: 1:10 / 1:15



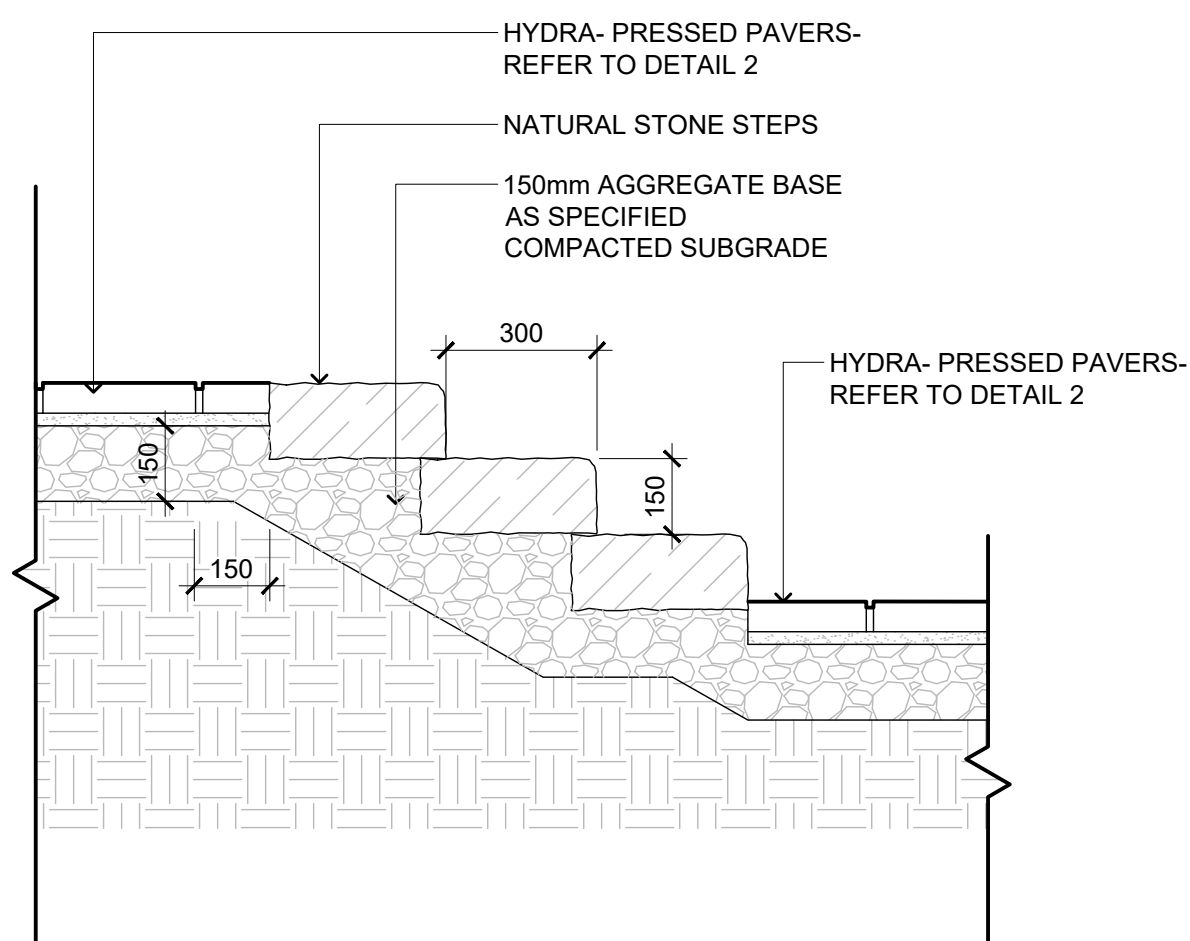
2 GRAVEL
L-06 SCALE: 1:15



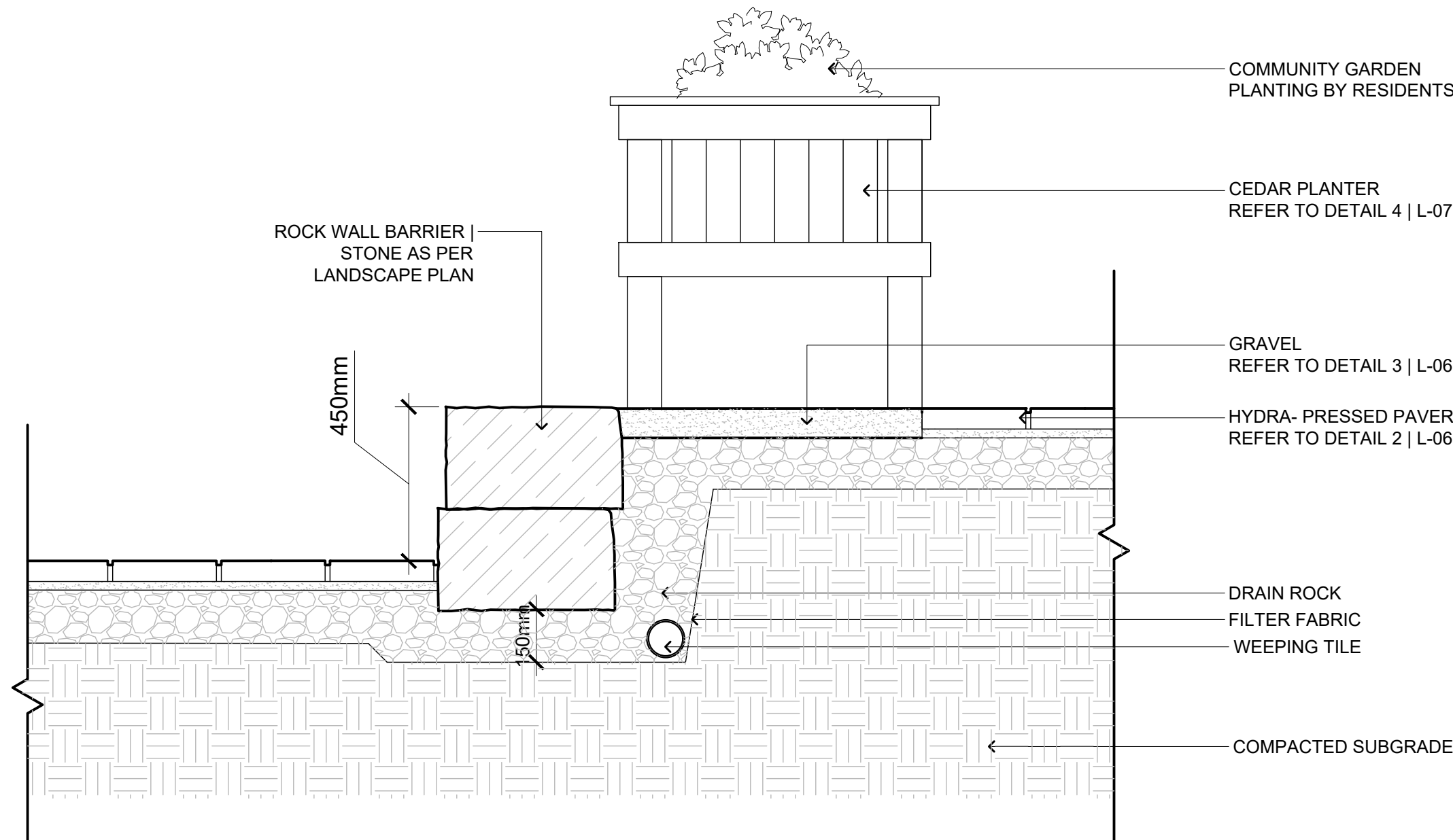
3 HYDRA PRESSED PAVER
L-06 SCALE: 1:15



4 EDGER
L-06 SCALE: 1:15

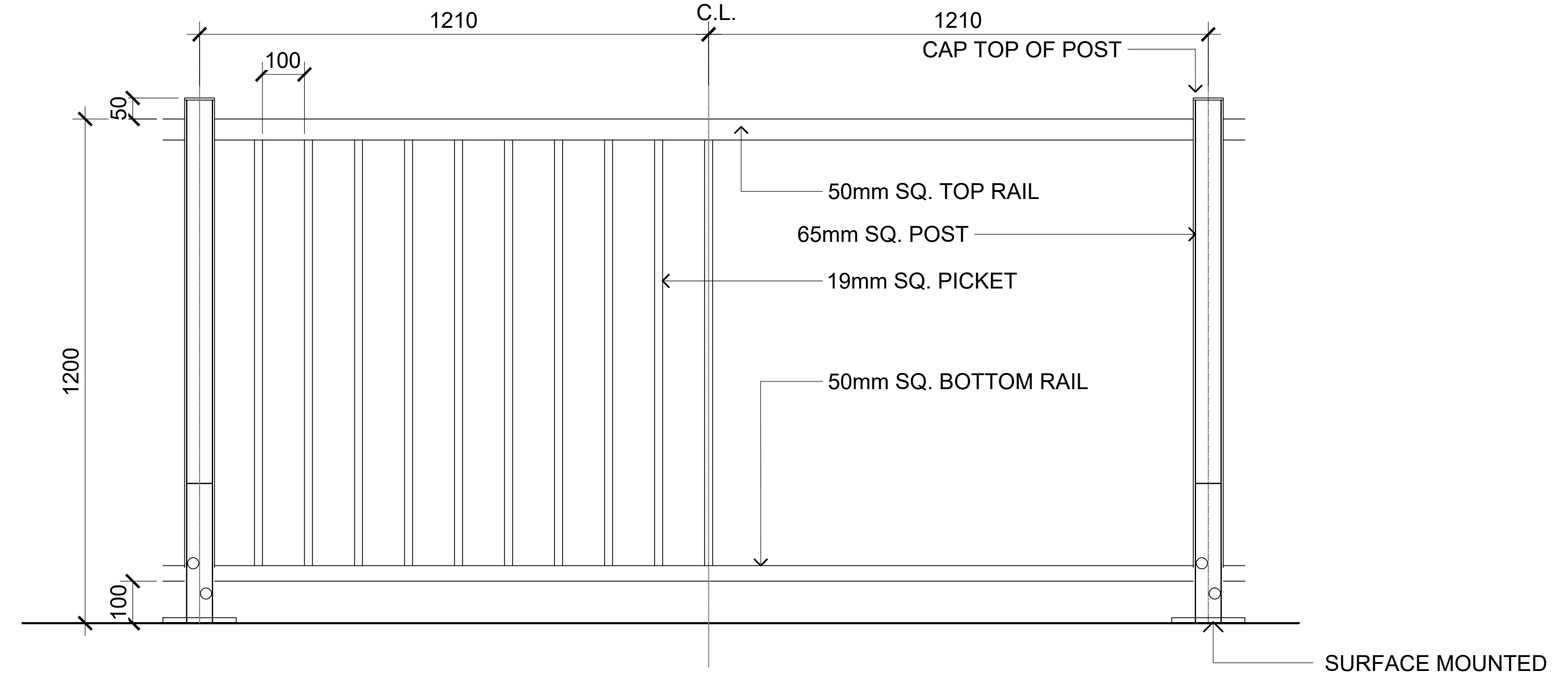


5 STONE STEPS
L-06 SCALE: 1:15



- NOTES:**
- ALL VOID SPACES TO BE FILLED WITH CLEAR CRUSHED AGGREGATE & CONSOLIDATED TO PREVENT MIGRATION OF FILL MATERIALS
 - ALL ROCKS TO BE STRUCTURALLY SOUND & FREE OF ANY SPALLING, CRACKS, CREVICES OF SPLINTERS.
 - PLACE ROCKS TO FACILITATE SLOPE STABILITY
 - ROCK TO BE BURIED 150MM DEPTH INTO GROUND

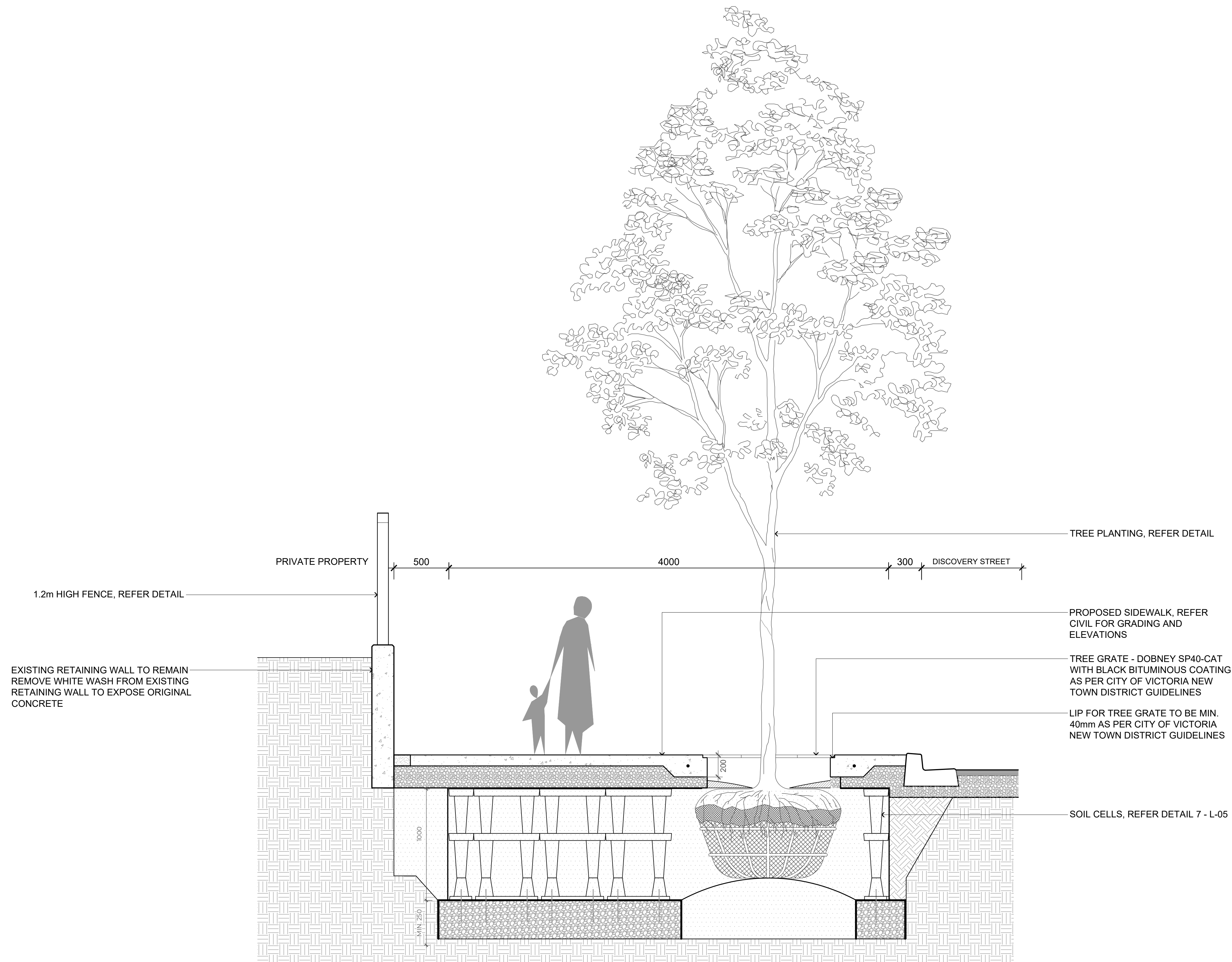
6 ROCK EDGE SEAT WALL
L-06 SCALE: 1:15



- NOTES:**
- METAL GUARDRAIL TO BE ALUMINUM. POWDER COAT FINISH. COLOR: BLACK. SURFACE MOUNTED.
 - SHOP DWGS TO BE PROVIDED FOR CONSULTANT APPROVAL PRIOR TO FABRICATION.

7 1.2m HIGH ALUMINUM GUARDRAIL
L-06 SCALE: 1:15





1 TYPICAL SOIL SECTION - SOIL CELLS
L-09 SCALE: 1:20