




DISCOVERY STREET SUPPORTIVE HOUSING

RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS - 2025.02.20



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
February 26, 2025

Design Team

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6th Floor, 220 - 12th Avenue SW
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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

SCALE	2/18/2025 2:32:07 PM
DATE	MD/AN/KM
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DRAWING NO.	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

NOT FOR
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REVISION	DATE
21 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.01.03

SCALE 1 : 50
DATE 2/18/2025 2:32:23 PM
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DRAWING NO.

DP0.1

Project: 4/15/2022 5:24 PM User: Hugo Chisholm

ISS/REV	YYYY-MM-DD	DESCRIPTION	DRN	CHK
1	2022-04-18	RESOLVED LOT BOUNDARIES	MLE	HC
0	2022-03-09	ORIGINAL PLAN PREPARED	MLE	HC

CLIENT:	BC HOUSING MANAGEMENT COMMISSION
CLIENT REF. NO:	



795 Market Street
Victoria, BC • V8T 0B4
t: 250-342-9767 • www.geoverra.com

PROJECT:	722 & 726 DISCOVERY STREET VICTORIA, BC
PROJECT NO:	22-00605
SCALE:	As-Noted
DISCIPLINE:	GEOMATICS

TITLE:	TOPOGRAPHIC SURVEY
DRAWING NO:	22-00605-001-TOPO01-R1
SHEET NO:	1 OF 1

Site Survey - General Notes

1 THIS DRAWING IS FOR REFERENCE ONLY. S2 ARCHITECTURE TAKES NO RESPONSIBILITY FOR ANY DISCREPANCIES FOUND

4 2 0 4 8 12

The intended plot size of this plan is 594mm in width by 420mm in height (ISO A2 size) when plotted at a scale of 1:200

All distances are in metres and decimals thereof.

LEGEND

denotes catchbasin

denotes catchbasin/manhole

denotes drain

denotes sewer manhole

denotes water manhole

denotes water valve

denotes curb stop

denotes water vault

denotes gas meter

denotes hydro pole

denotes hydro pole with light

denotes hydro pole with transformer

denotes lamp pole

denotes sign

denotes fence

denotes non-mountable curb

denotes curb letdown

denotes edge of pavement

denotes edge of gravel

denotes center line of road

denotes building overhang

denotes overhead wire

denotes building outline

denotes deciduous tree, species and diameter

denotes spot elevation

denotes property line

Legal Description:

LOT 755 VICTORIA CITY (PID: 009-382-151)

LOT 756 VICTORIA CITY (PID: 009-382-232)

Date of Field Survey: February 28, 2022.

Contour interval = 0.2 m.

Elevations are to geodetic datum, derived from geodetic control monument 17-3. Published Elevation = 7.987m.

Vertical Datum CGVD28 (HTV2.0).

Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.

Overhead lines are diagrammatic only and may not include all connections.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records.

This plan represents the best information available at the time of survey. GeoVerra Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Certified Correct this 18th day of April, 2022

Geoffrey Hobbs

QUCXHE

Digitally signed by Geoffrey Hobbs QUCXHE

Date: 2022.04.18 10:18:32 -0700

G.M. Hobbs, BCLS 752

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SITE SURVEY

DISCOVERY STREET SUPPORTIVE HOUSING

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

BC HOUSING

221243

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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

SCALE 1:1

DATE 2/18/2025 2:32:30 PM

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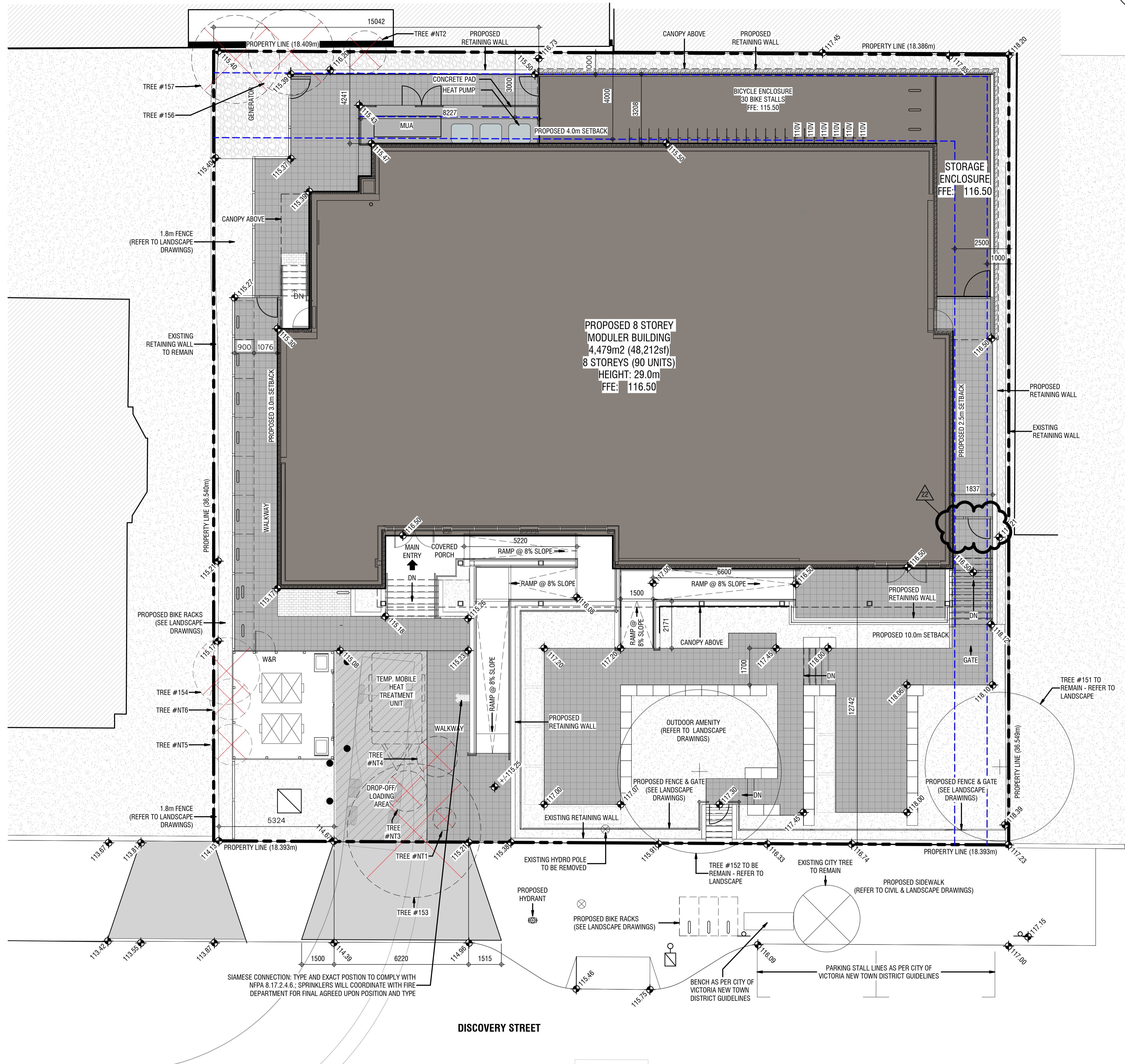
DP0.3

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
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- 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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REVISION	DATE
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20

SCALE	As Indicated
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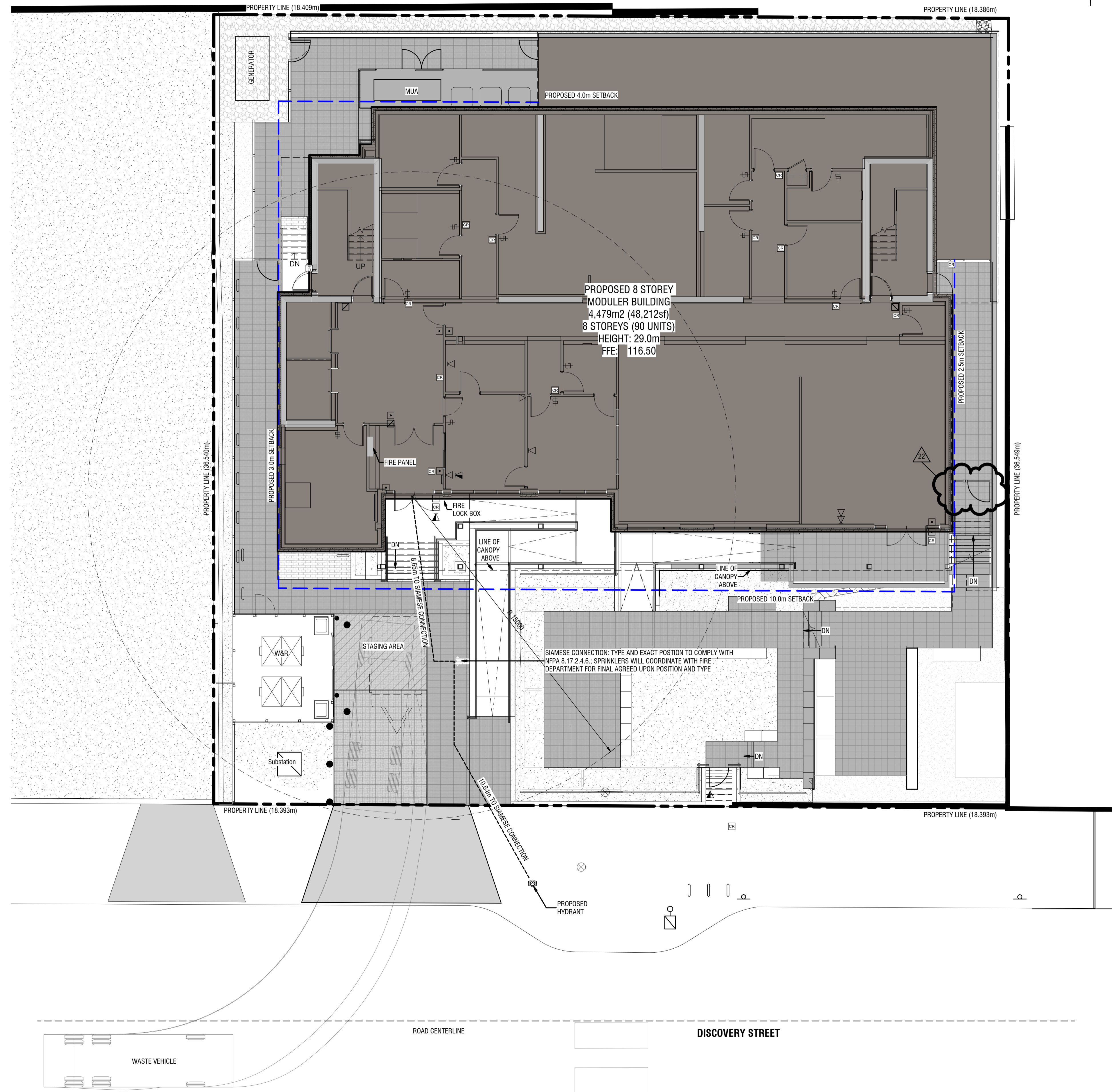
DP1.0

Site Plan - General Notes

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2. REFER TO LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES

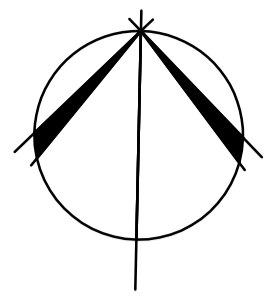
Site Plan - Symbol Legend

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1 Site Access Plan

DP1.1 SCALE: 1:100



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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

22 | 243

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REVISION	DATE
10 LAND USE & D.P. SUBMISSION	04.29.2022
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20

SCALE As Indicated
DATE 2/18/2025 2:33:06 PM
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DRAWING NO.

DP1.1

ENLARGED W&R

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

221243

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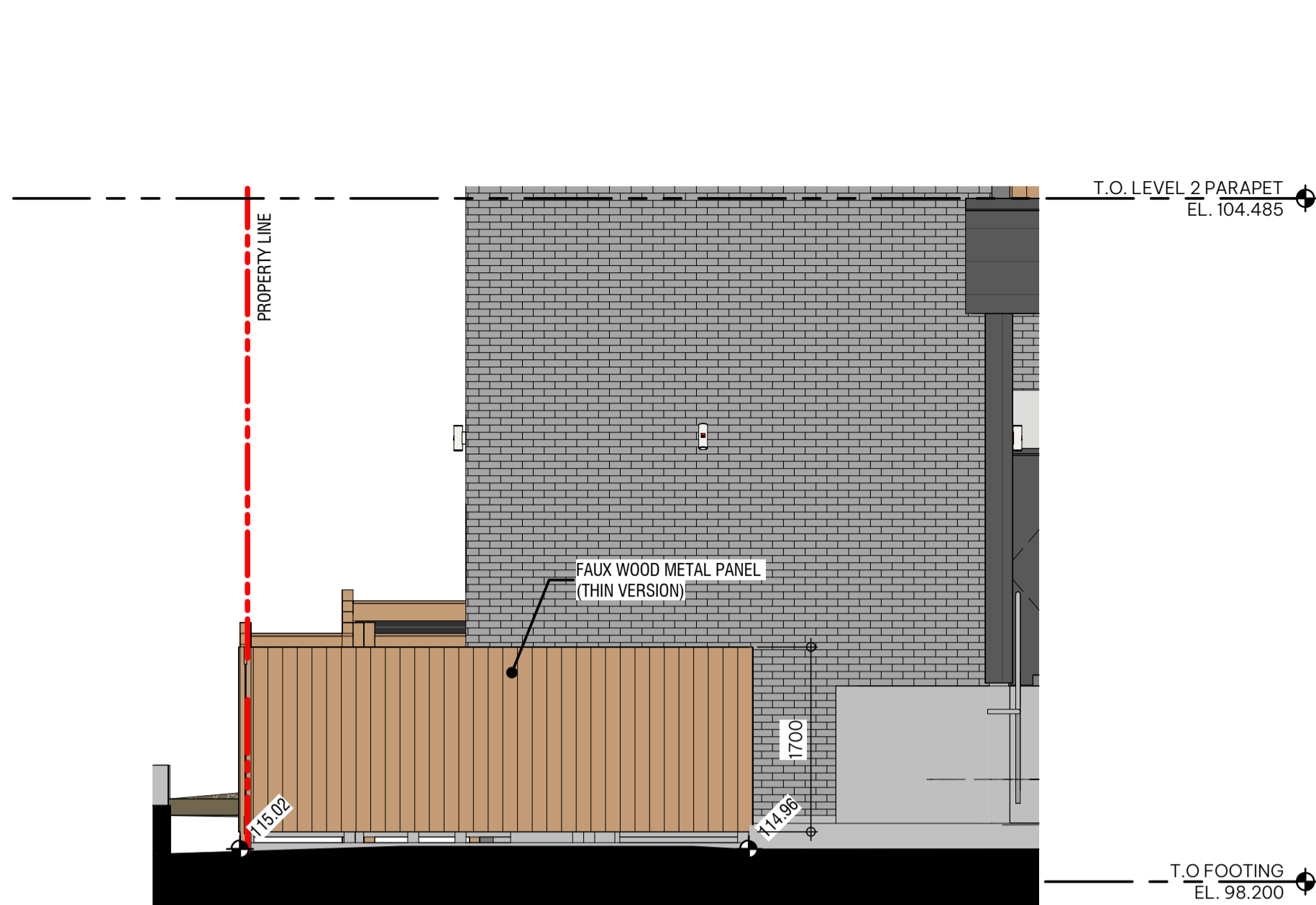
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14 ISSUED FOR DELEGATED DP SUBMISSION	2024.08.15
21 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.01.03

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CHECKED BY CZ

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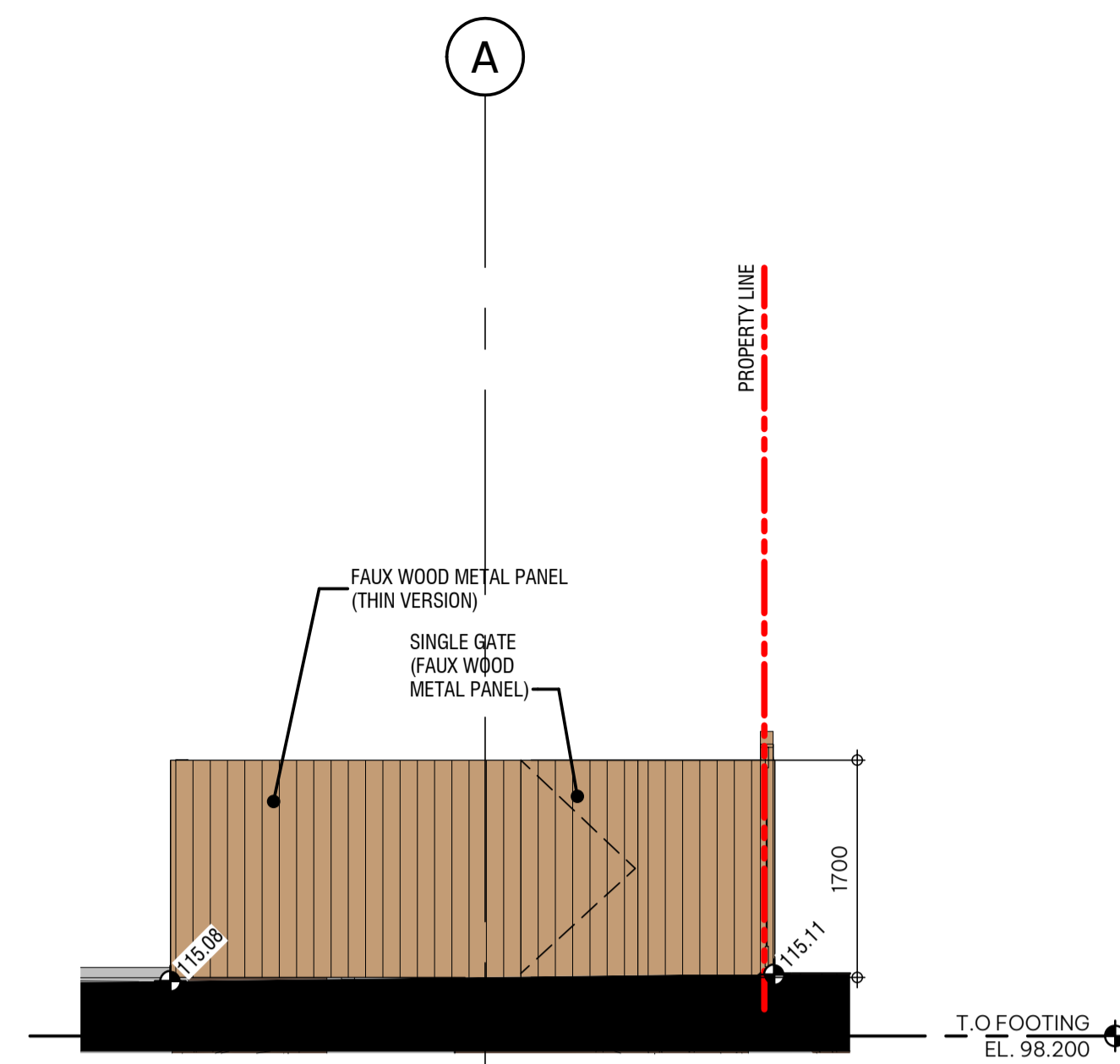
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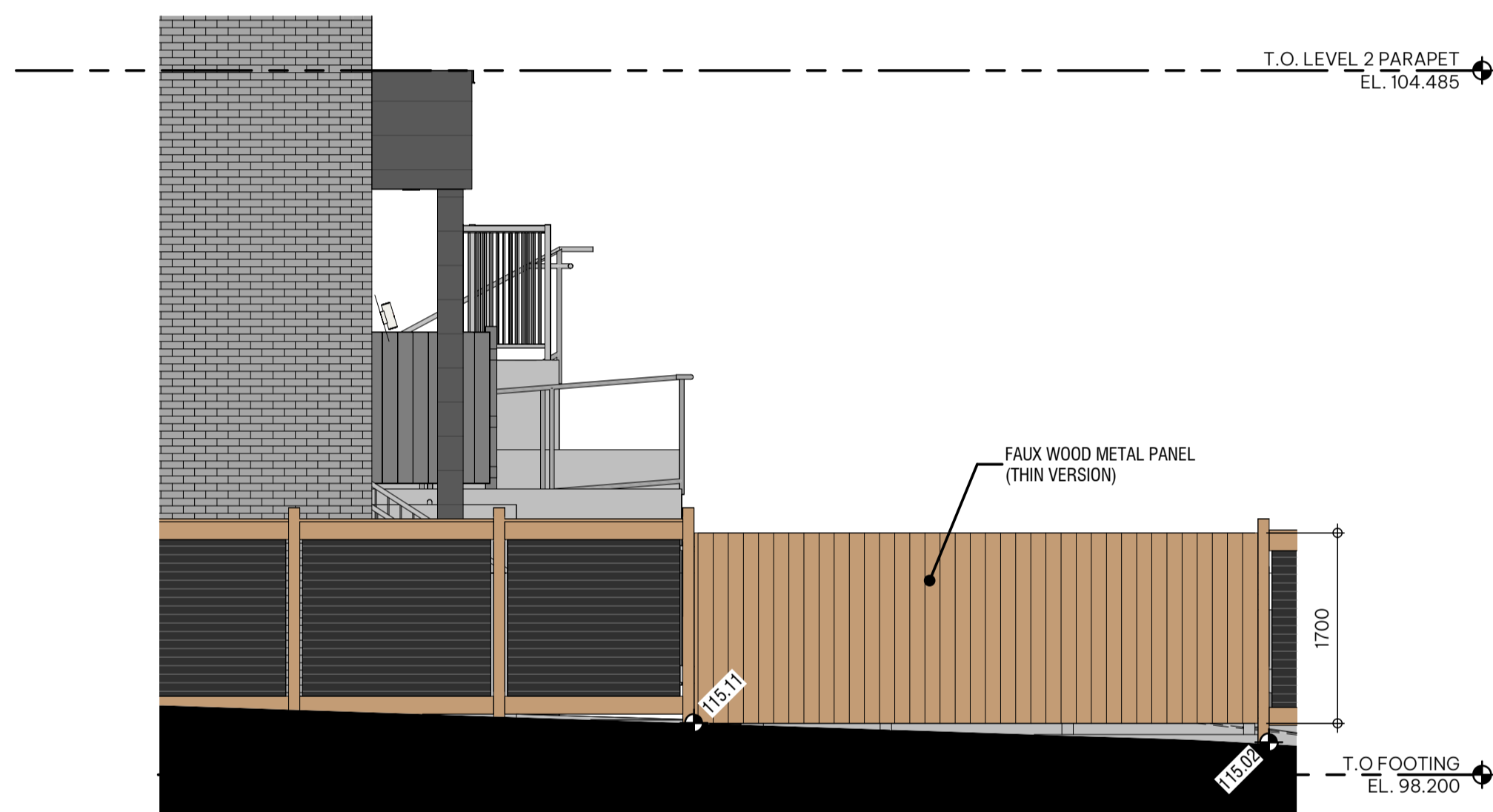
1 Elevation A (South)

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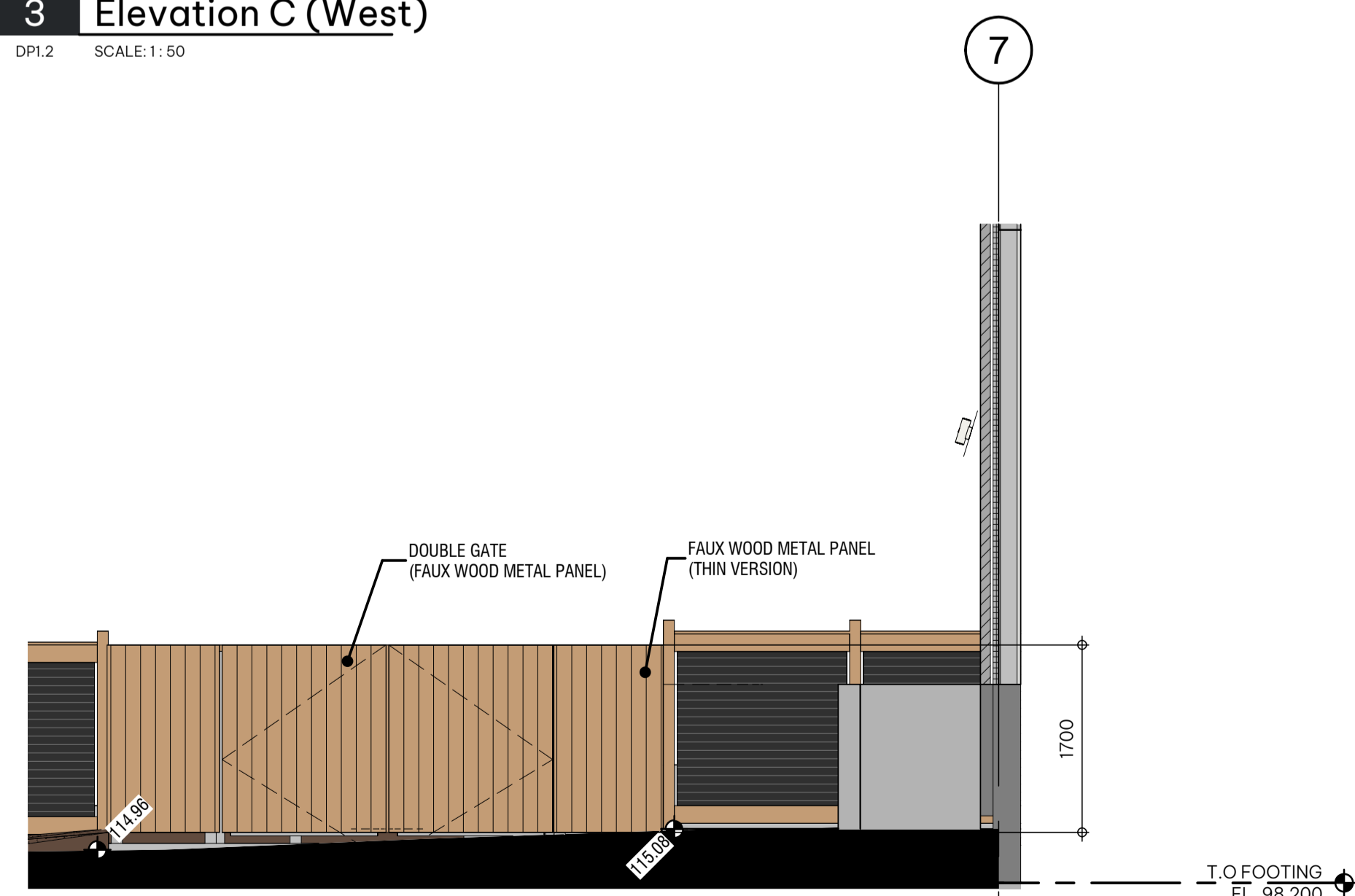
2 Elevation B (North)

DP1.2 SCALE: 1:50



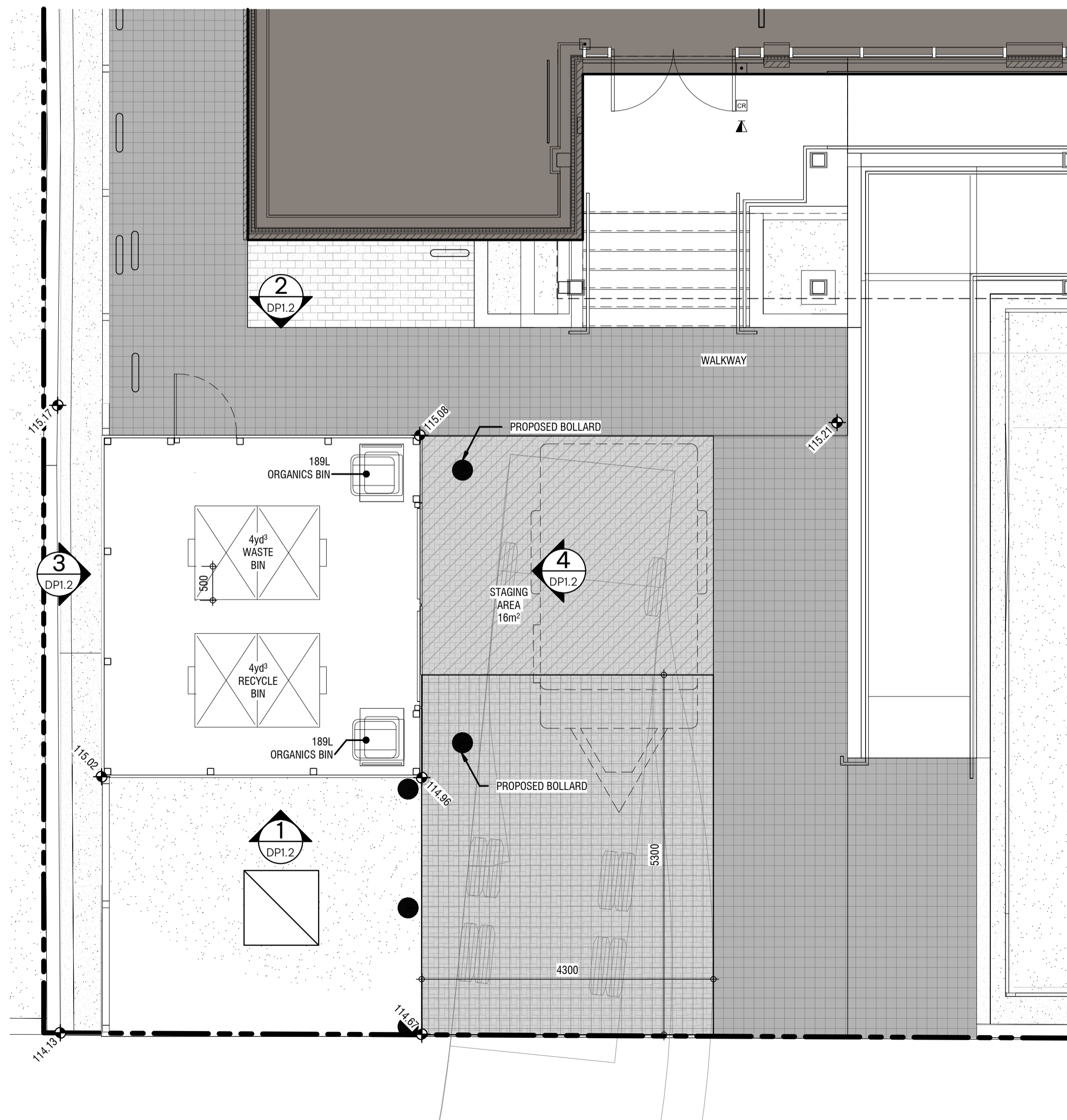
3 Elevation C (West)

DP1.2 SCALE: 1:50



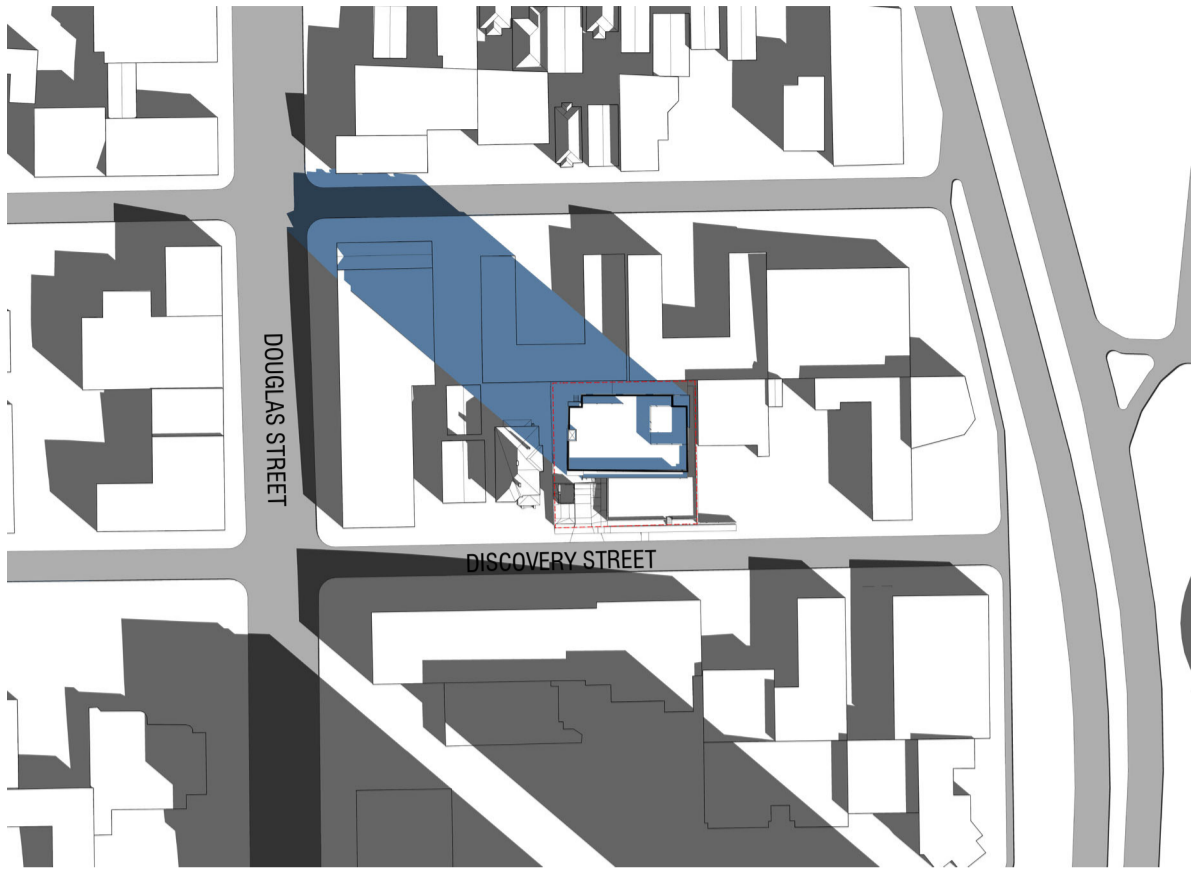
4 Elevation E (East)

DP1.2 SCALE: 1:50

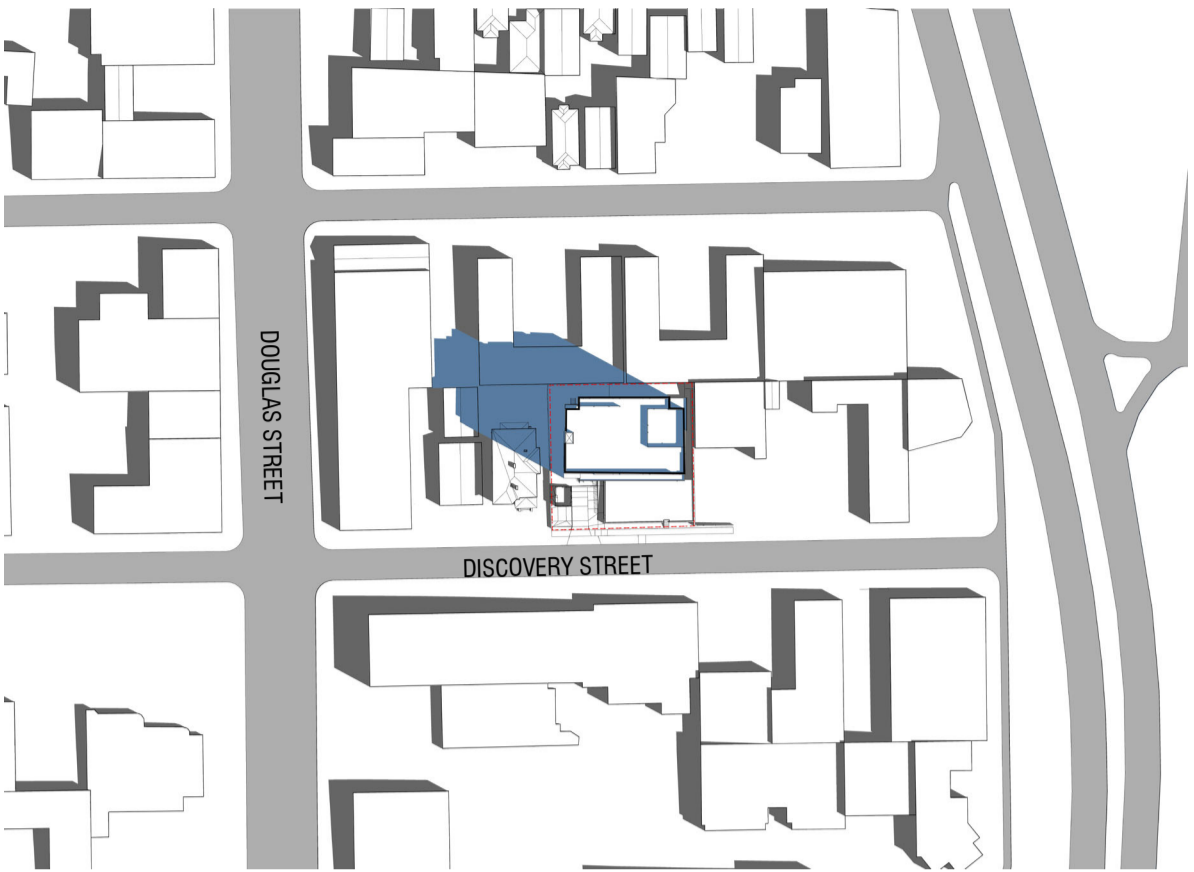


5 Enlarged W&R & Bicycle Enclosure

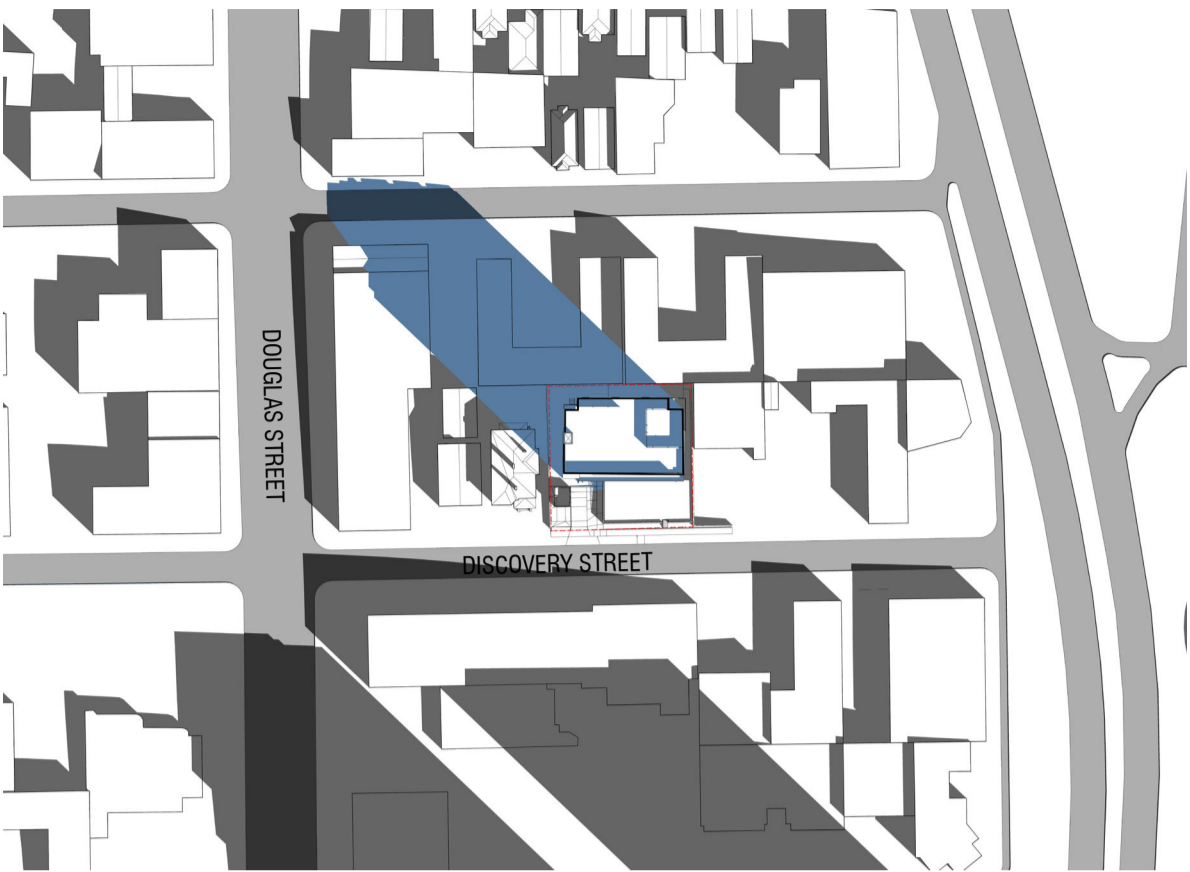
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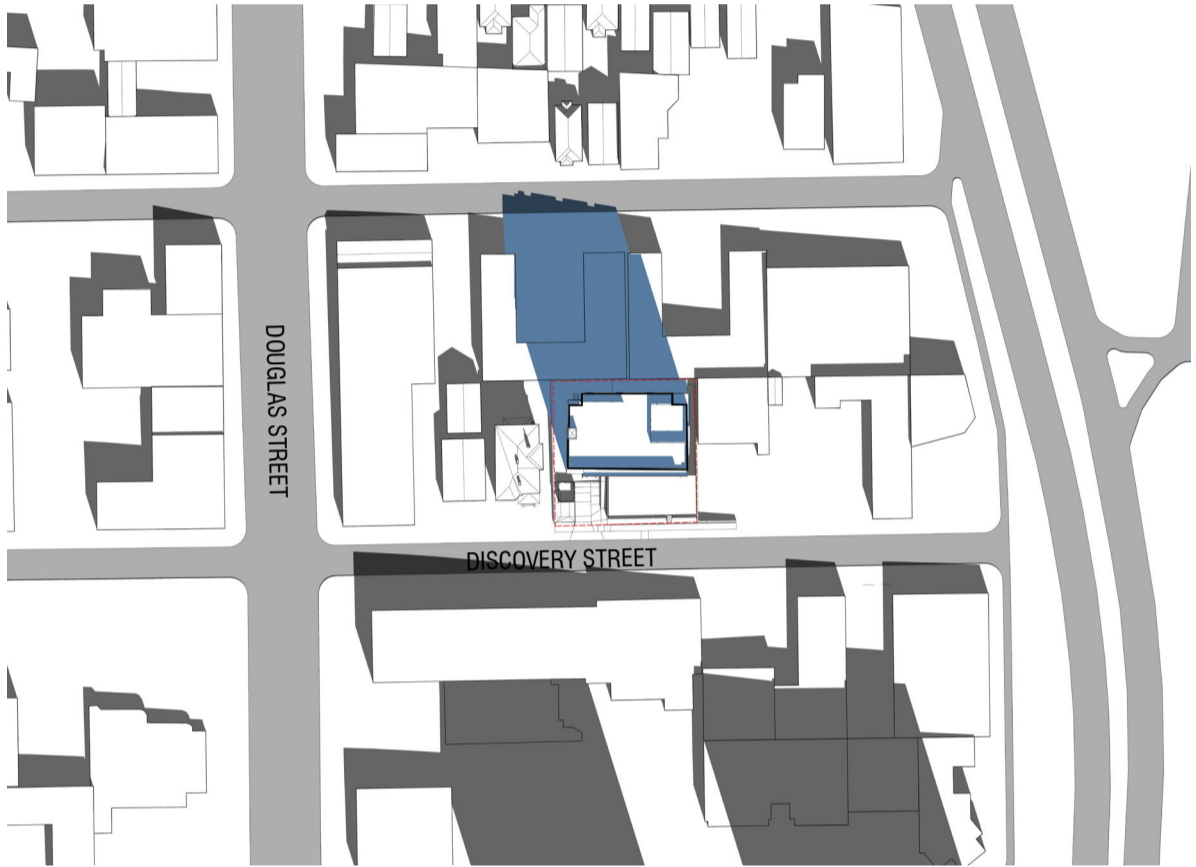
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JUNE 21 - 10:00 AM



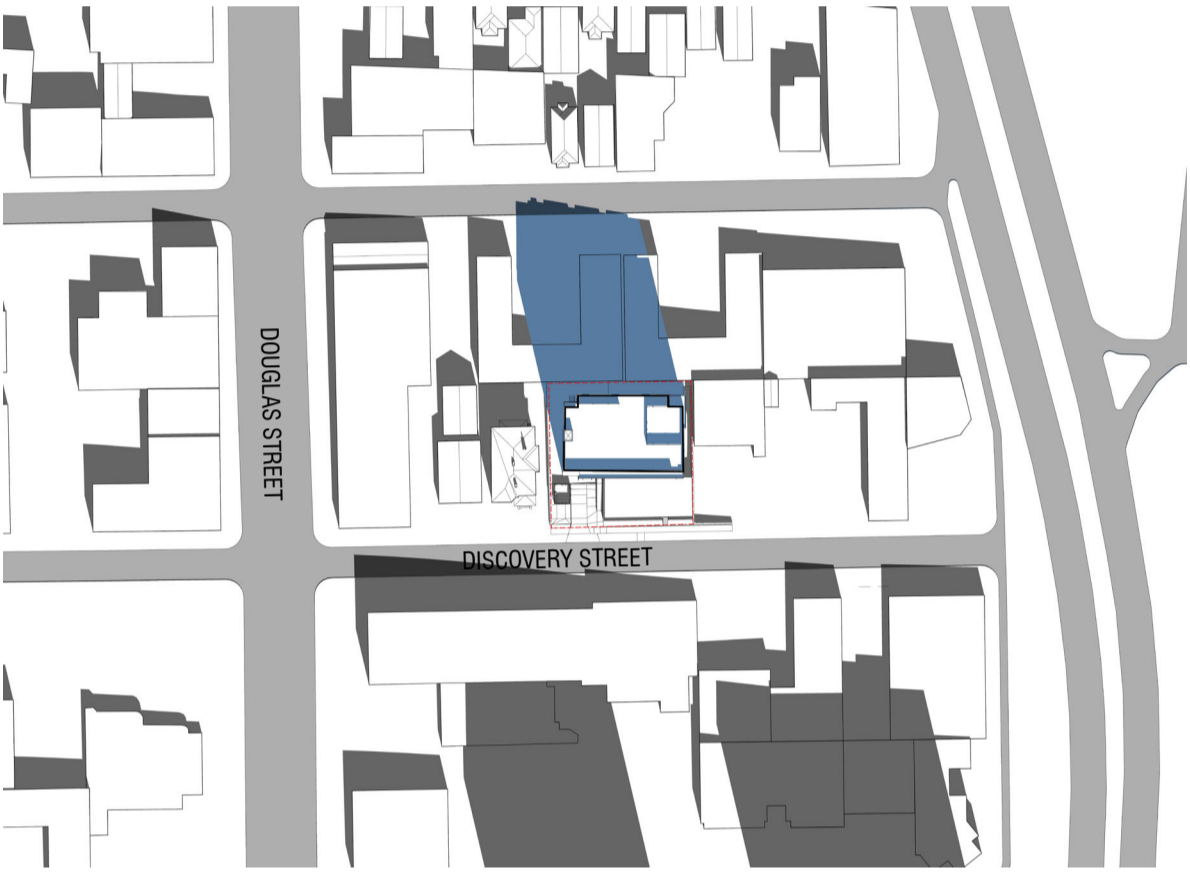
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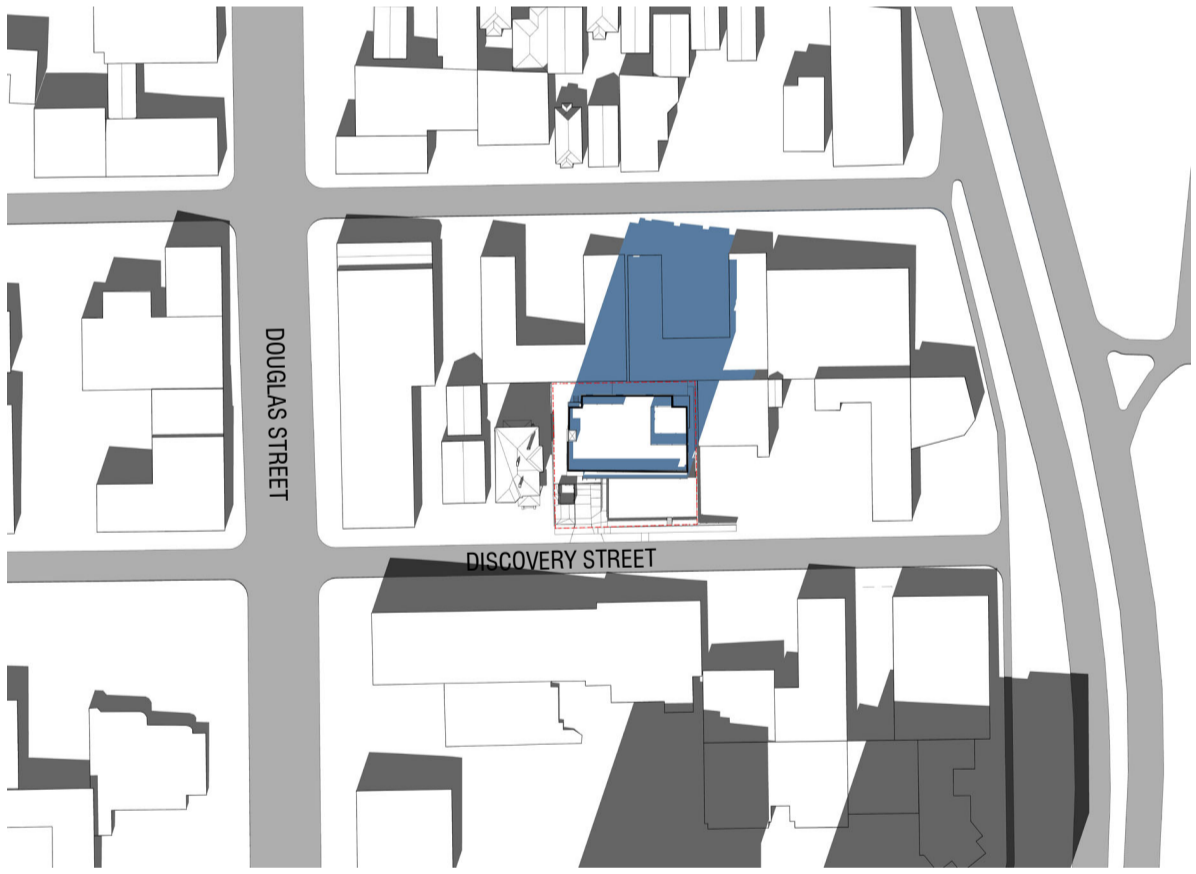
MARCH 21 - 12:00 PM



JUNE 21 - 12:00 PM



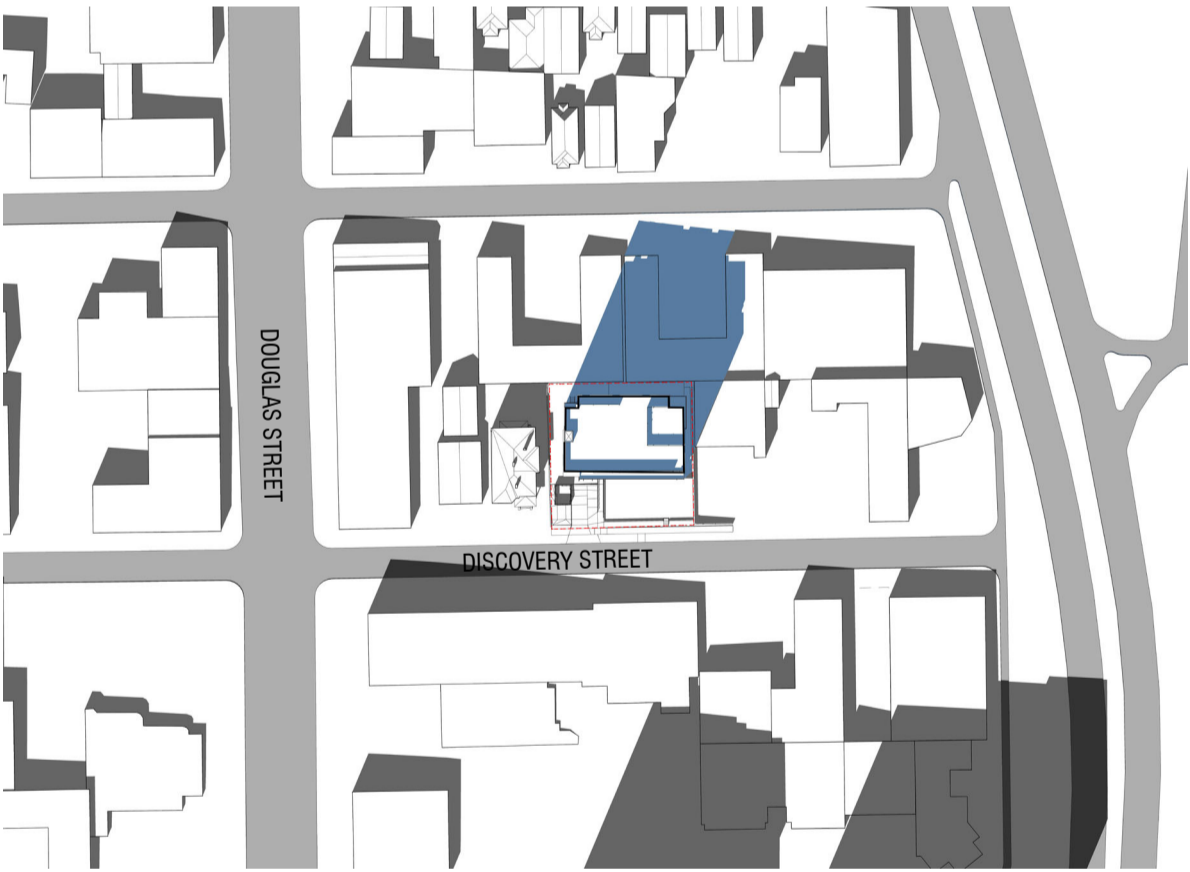
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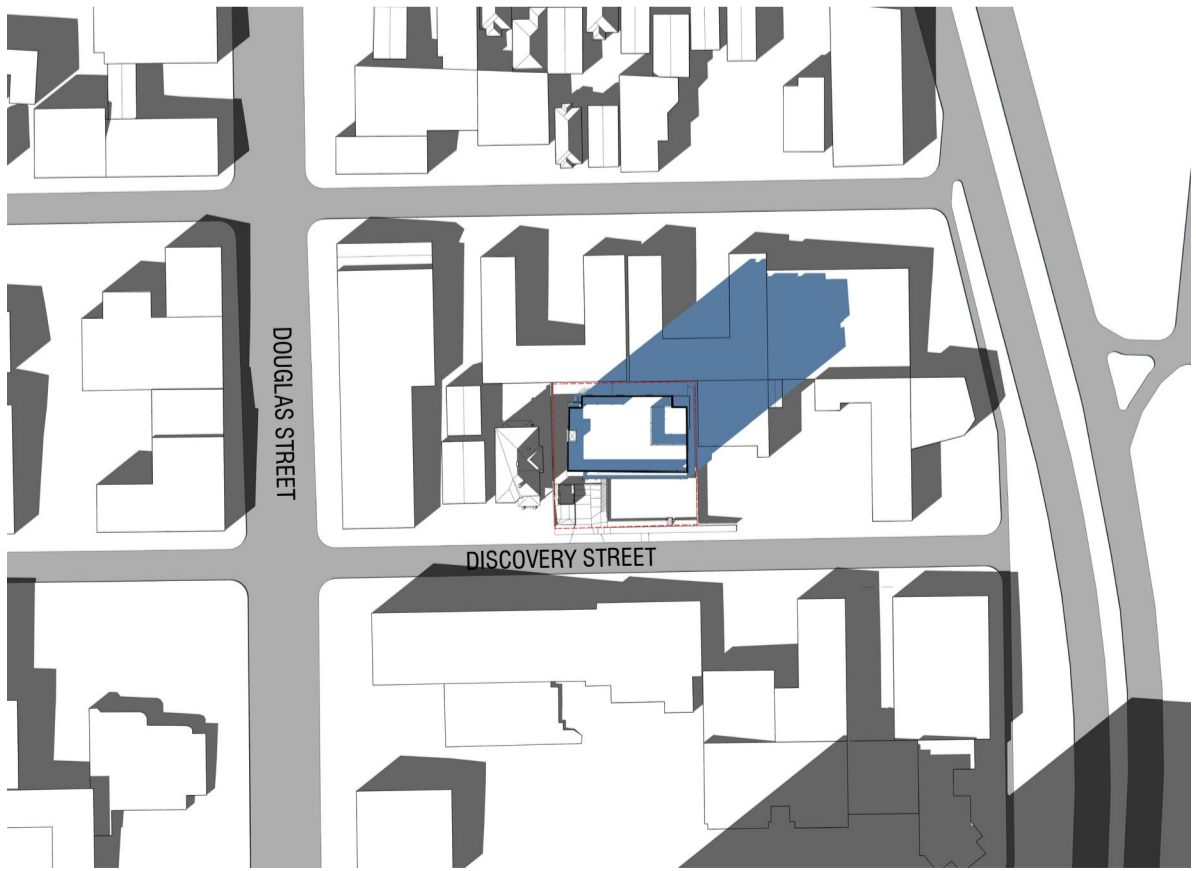
MARCH 21 - 2:00 PM



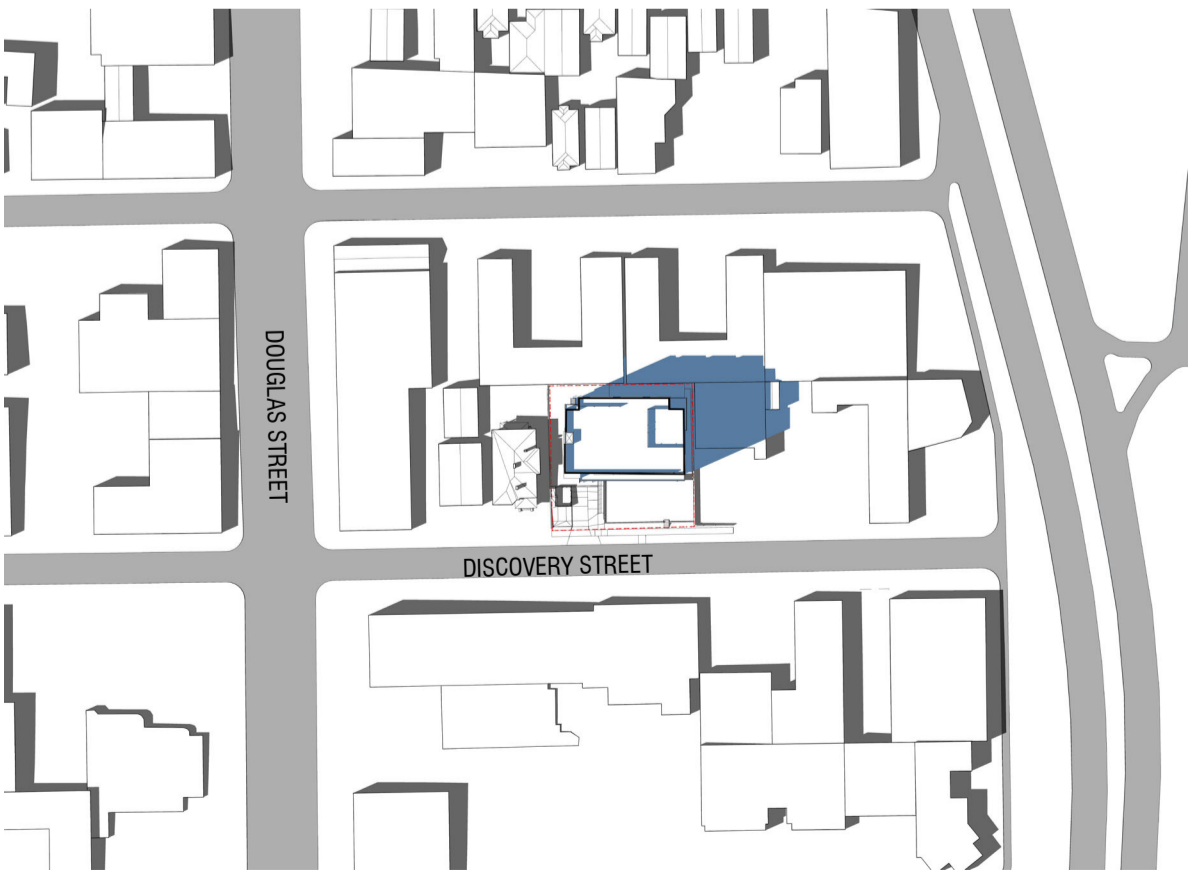
JUNE 21 - 2:00 PM



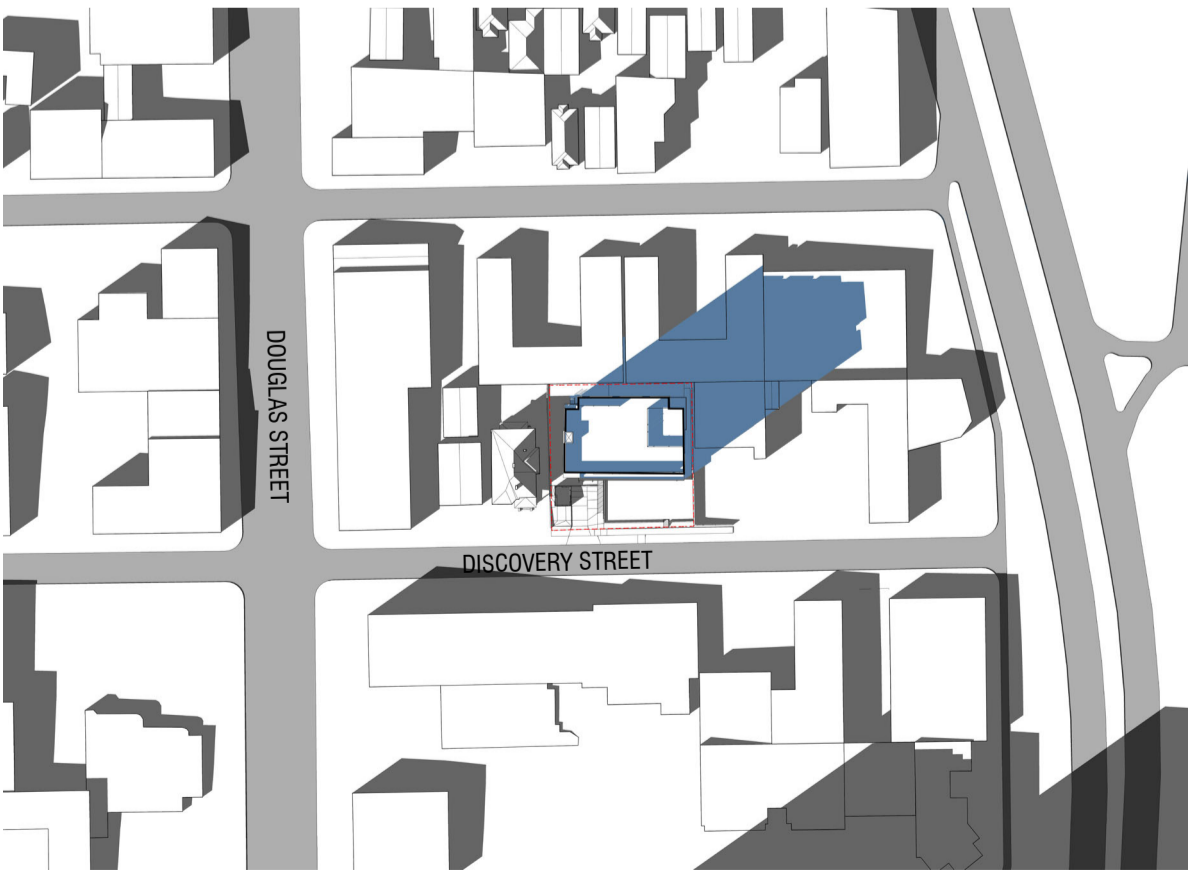
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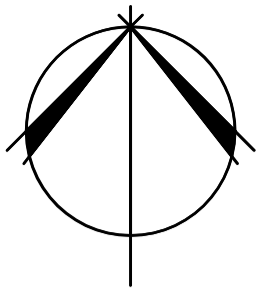
MARCH 21 - 4:00PM



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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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

SCALE
DATE 2/18/2025 2:46:38 PM
DRAWN BY KM
CHECKED BY CZ

DRAWING NO.

DP1.4



LEVEL 1 & 2 FLOOR PLANS

DISCOVERY STREET SUPPORTIVE HOUSING

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

21243

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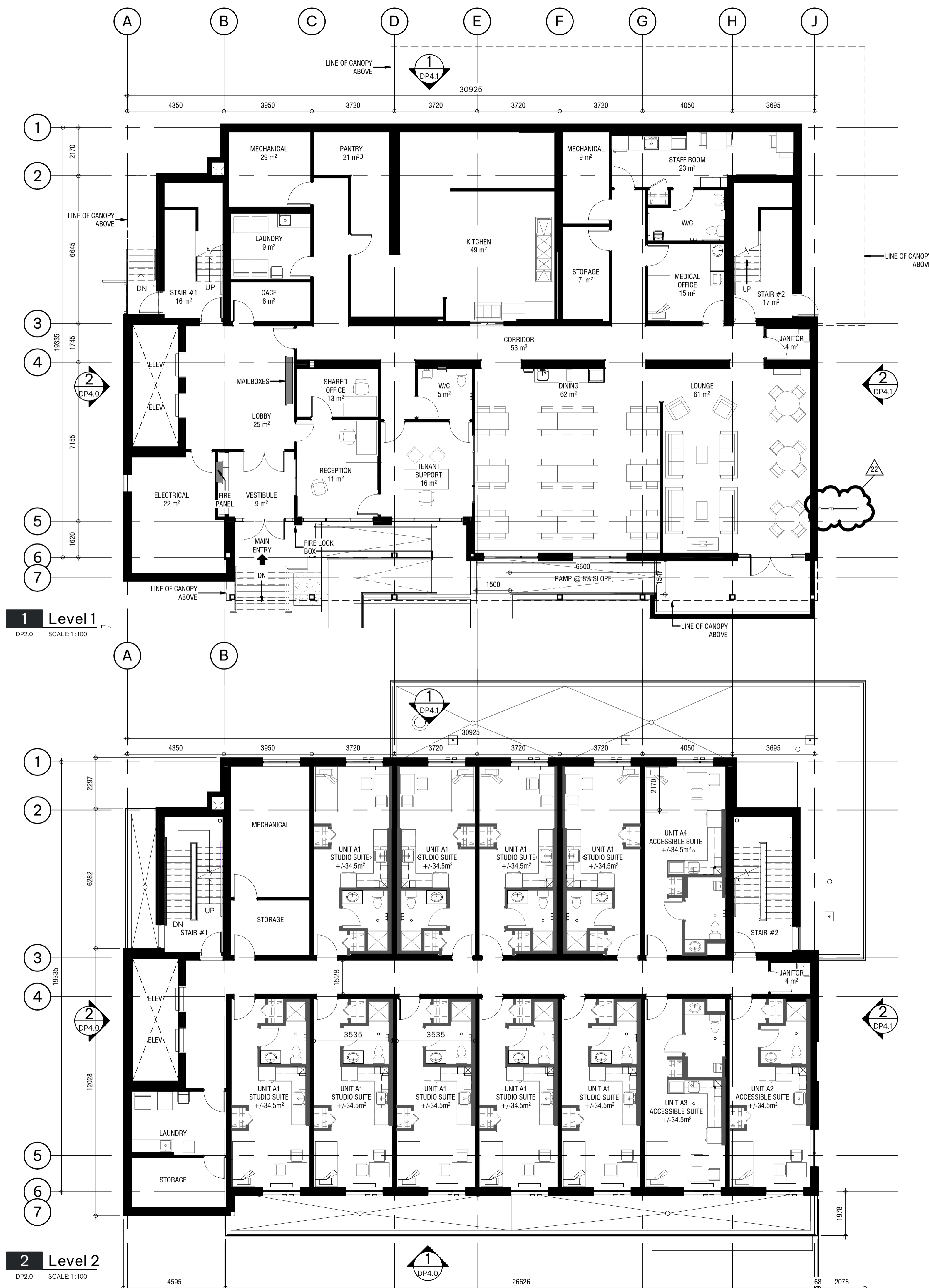
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REVISION	DATE
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02

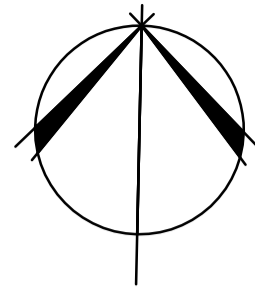
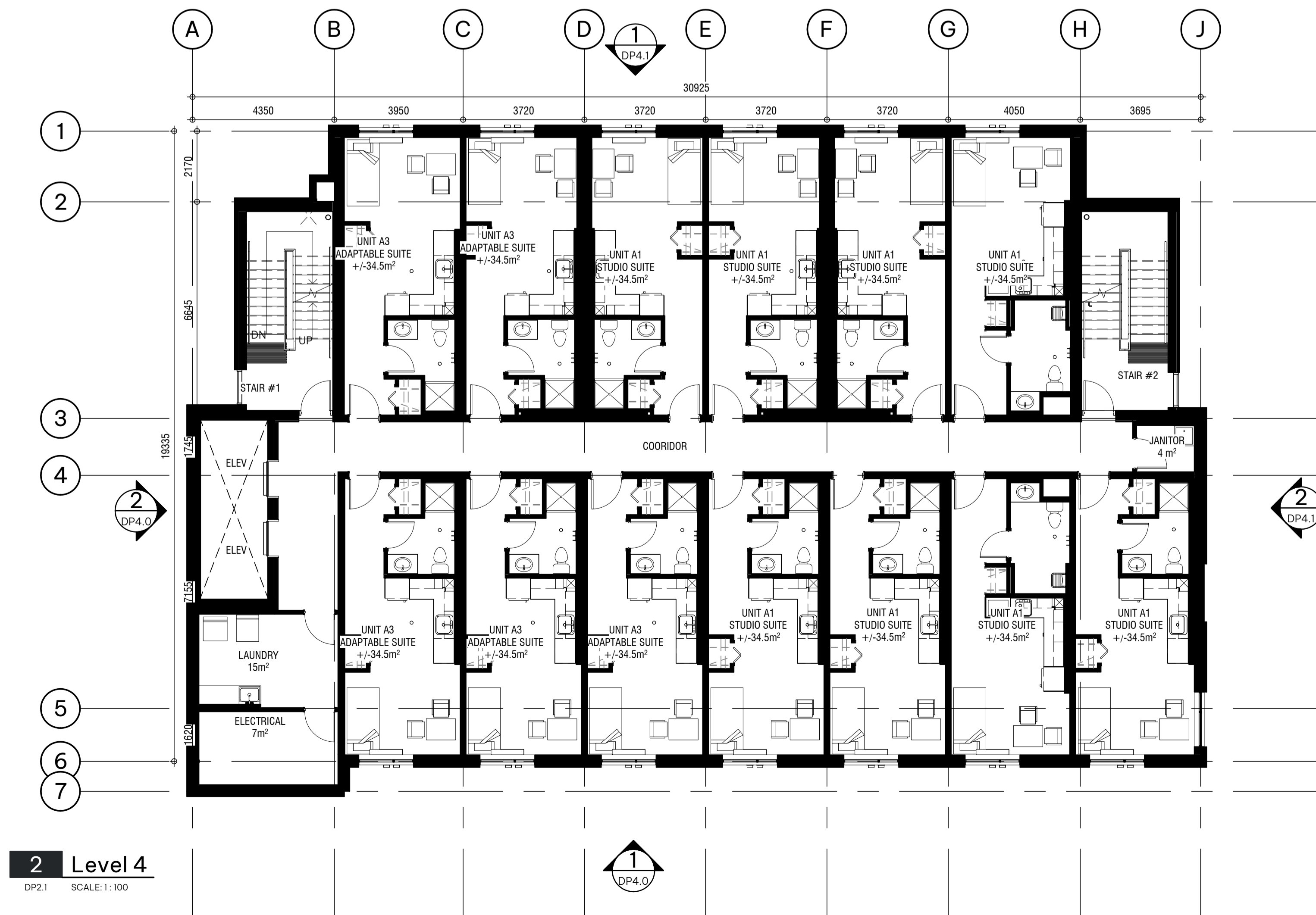
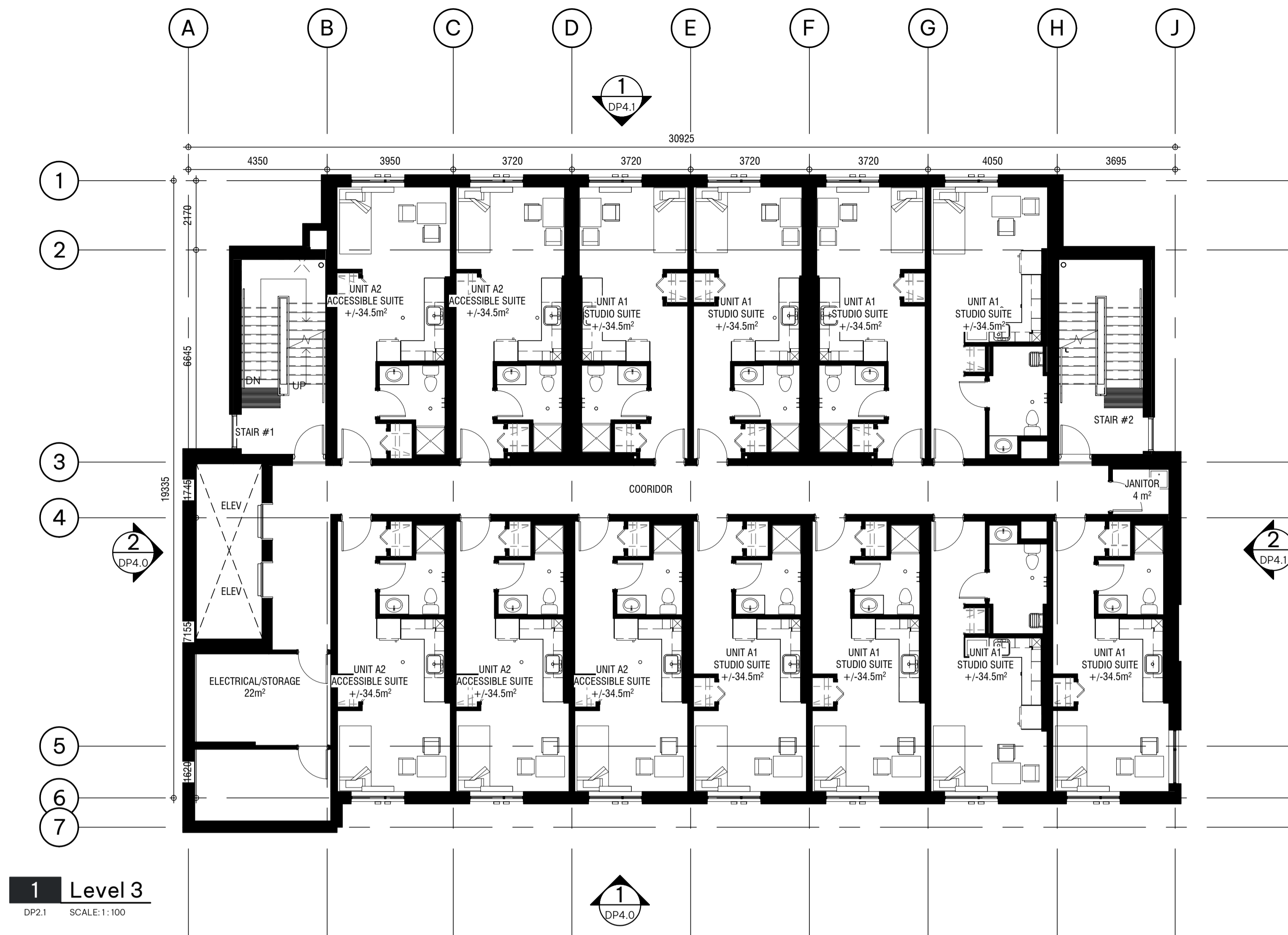
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LEVEL 3 & 4 FLOOR PLANS

DISCOVERY STREET SUPPORTIVE HOUSING

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

221243

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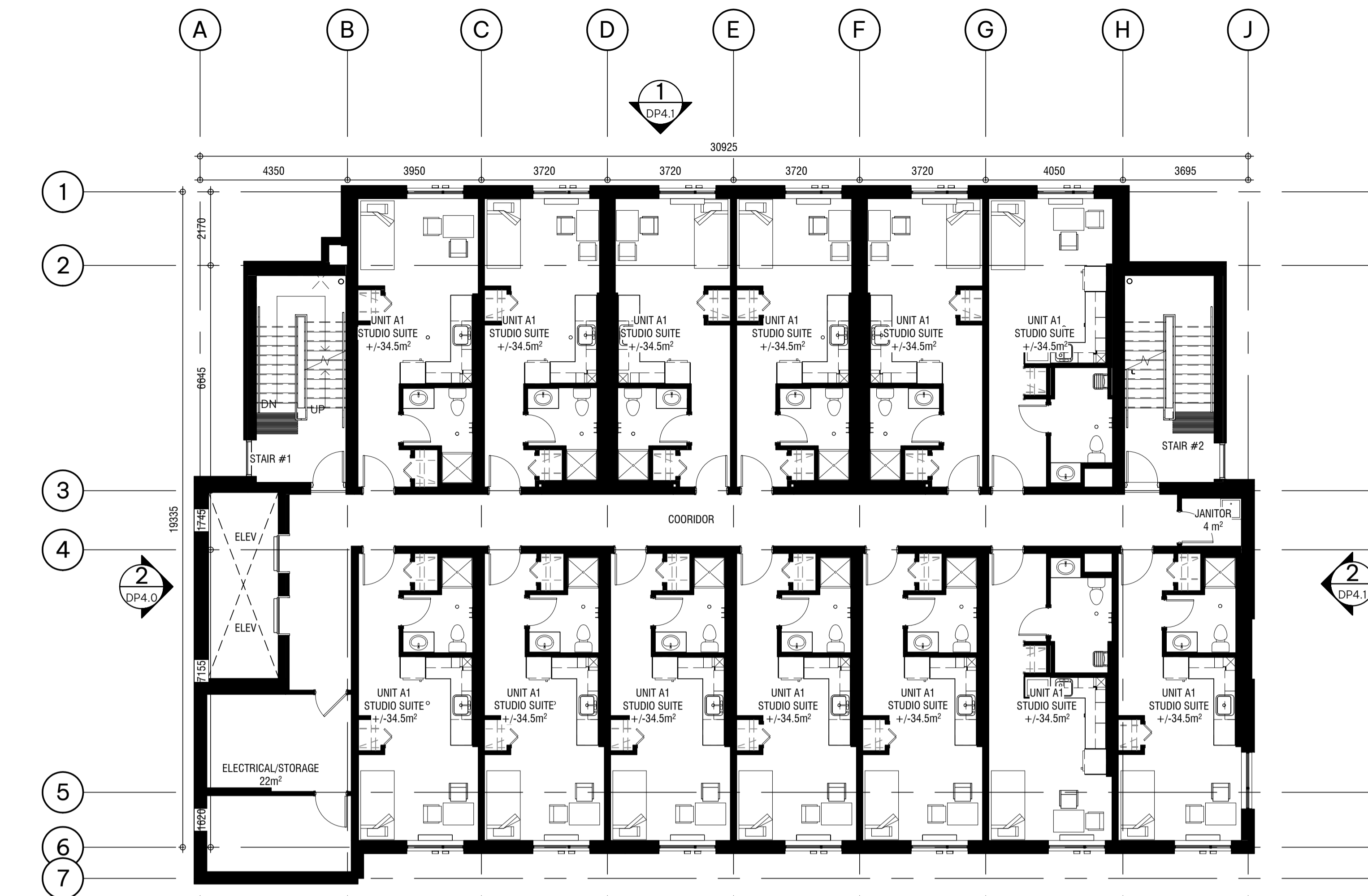
REVISION	DATE
4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
10 LAND USE & D.P. SUBMISSION	04.29.2022

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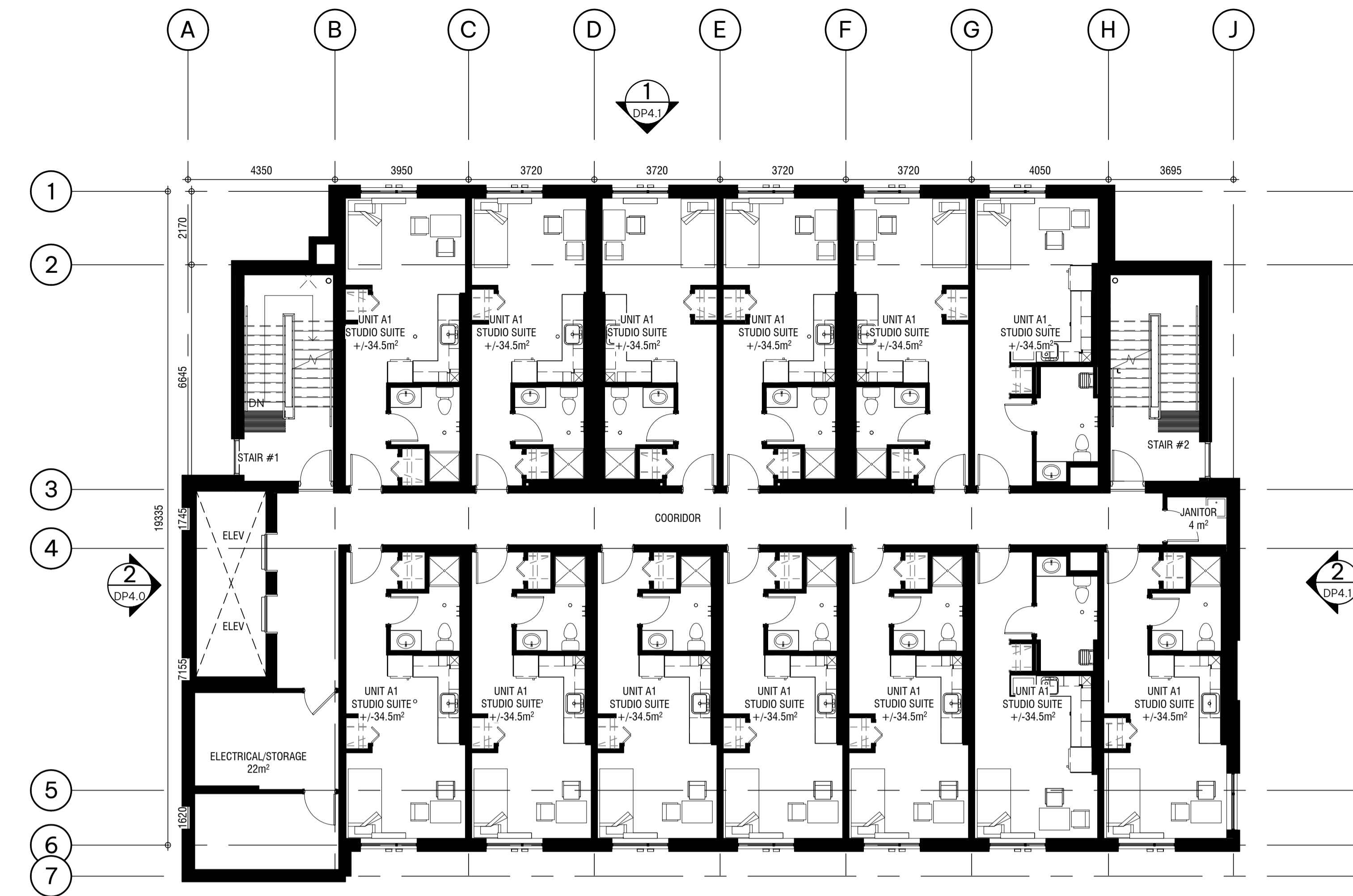
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REVISION	DATE
4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
10 LAND USE & D.P. SUBMISSION	04.29.2022

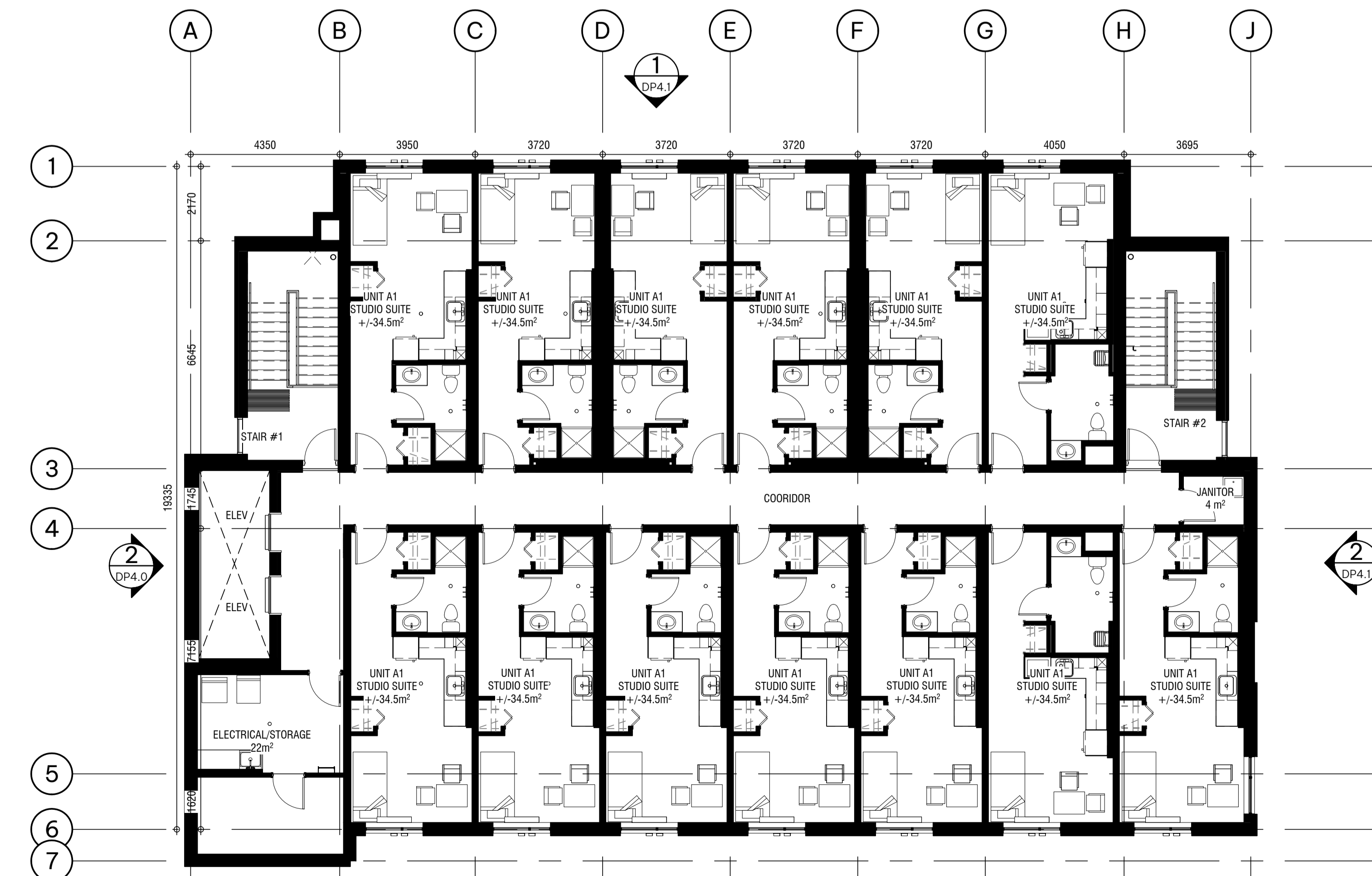
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1 Level 7
DP2.3 SCALE: 1:100



2 Level 8
DP2.3 SCALE: 1:100



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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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DP2.3

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ROOF PLAN

DISCOVERY STREET SUPPORTIVE HOUSING

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BC HOUSING

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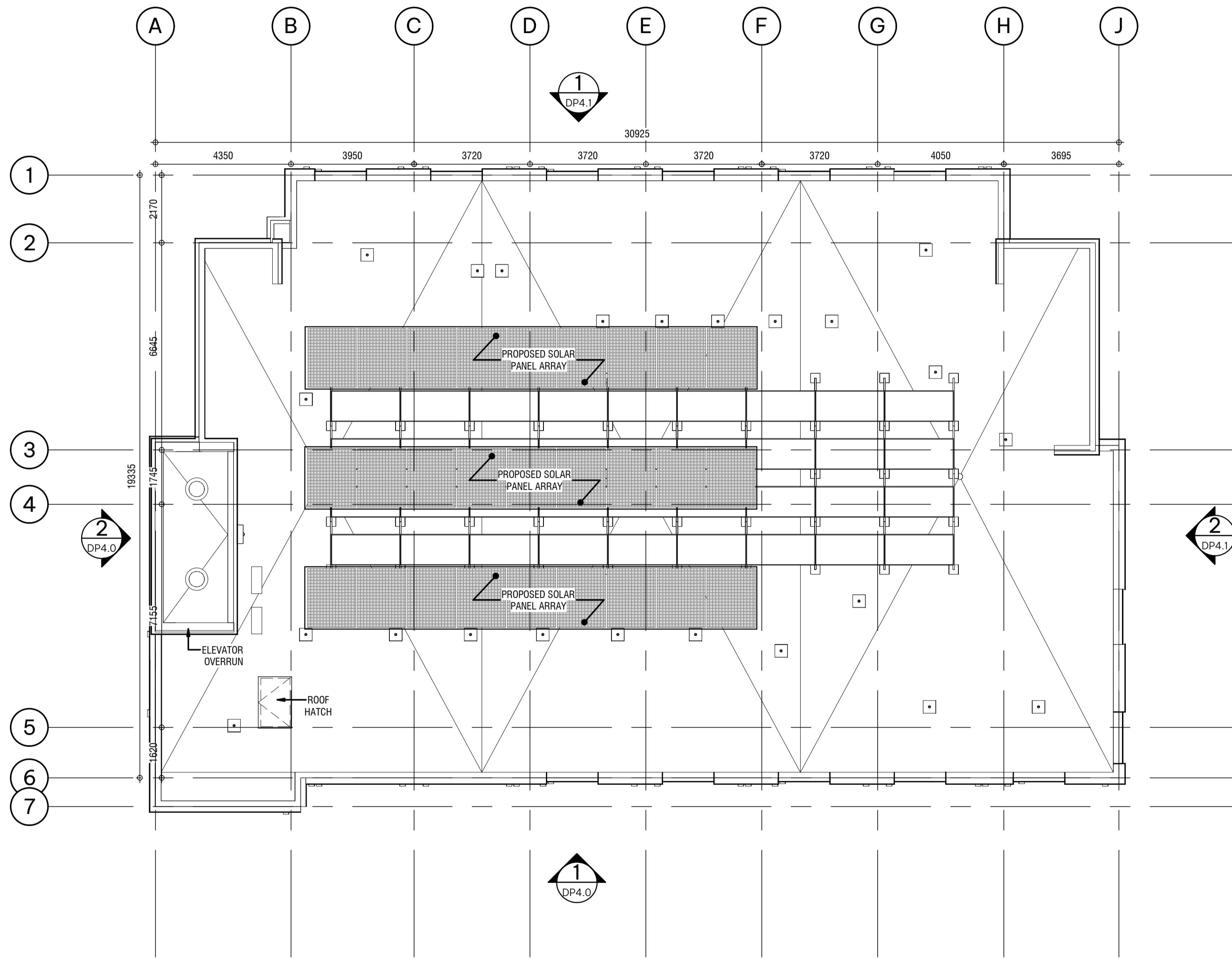
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REVISION	DATE
10 LAND USE & D.P. SUBMISSION	04.29.2022
14 ISSUED FOR DELEGATED DP SUBMISSION	2024.08.15

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DP2.4



1 Roof Plan

DP2.4 SCALE: 1:100

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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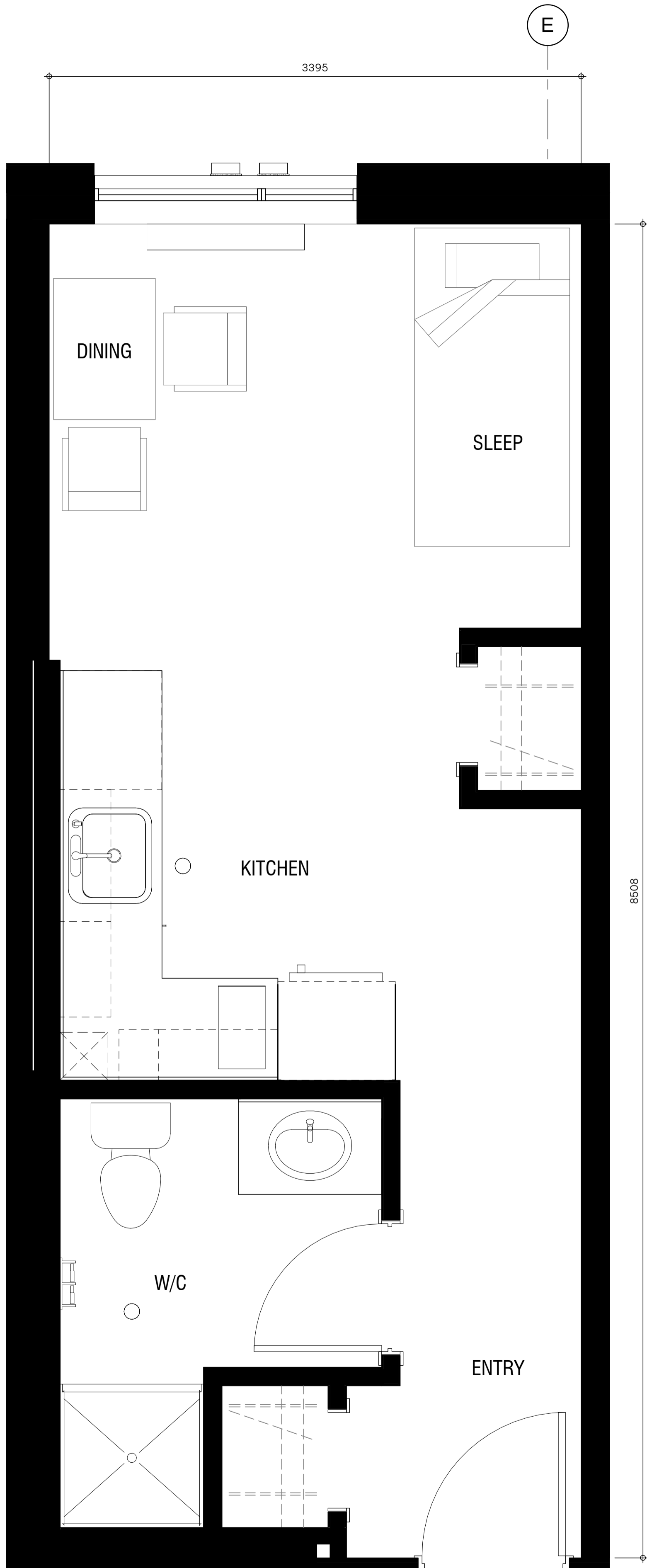
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5 ISSUED FOR SCHEMATIC TENDER	07.10.2023

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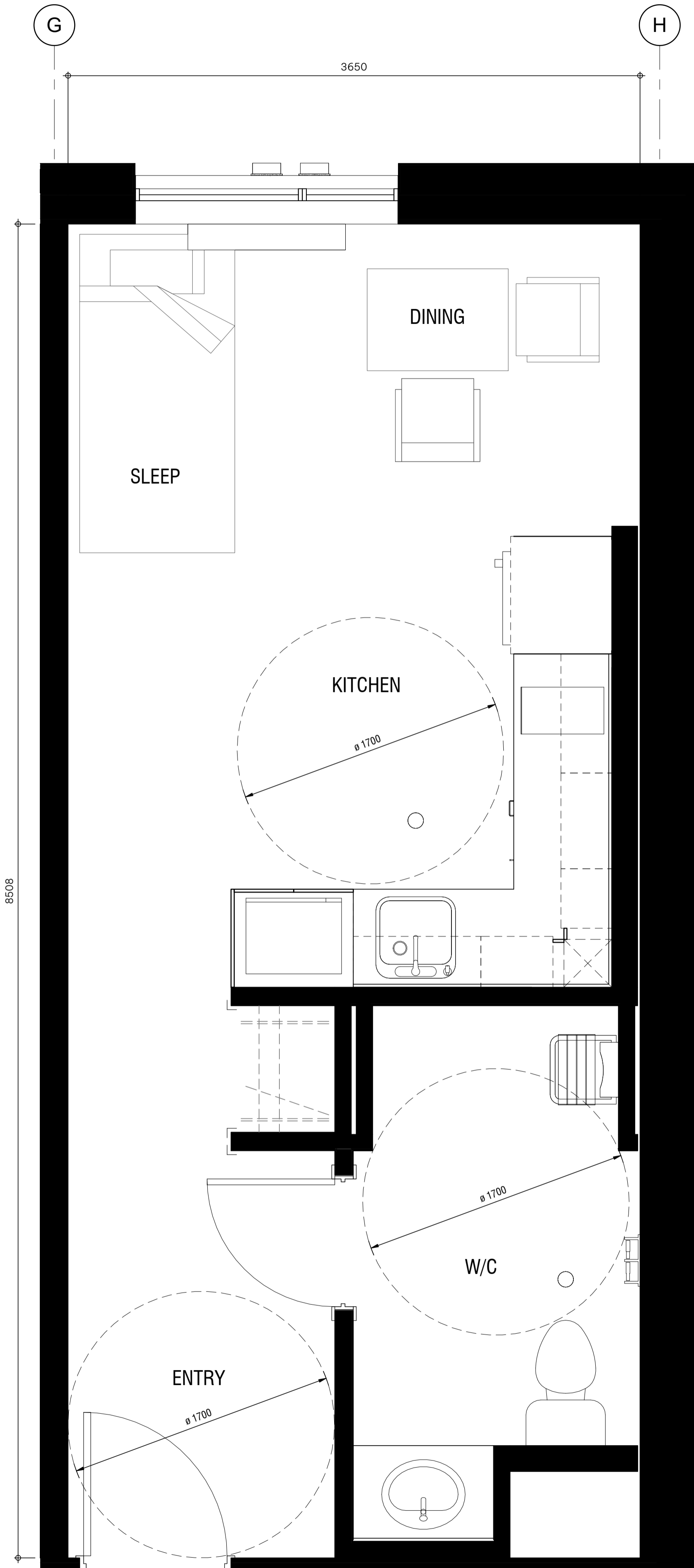
DP2.5

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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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DP4.0

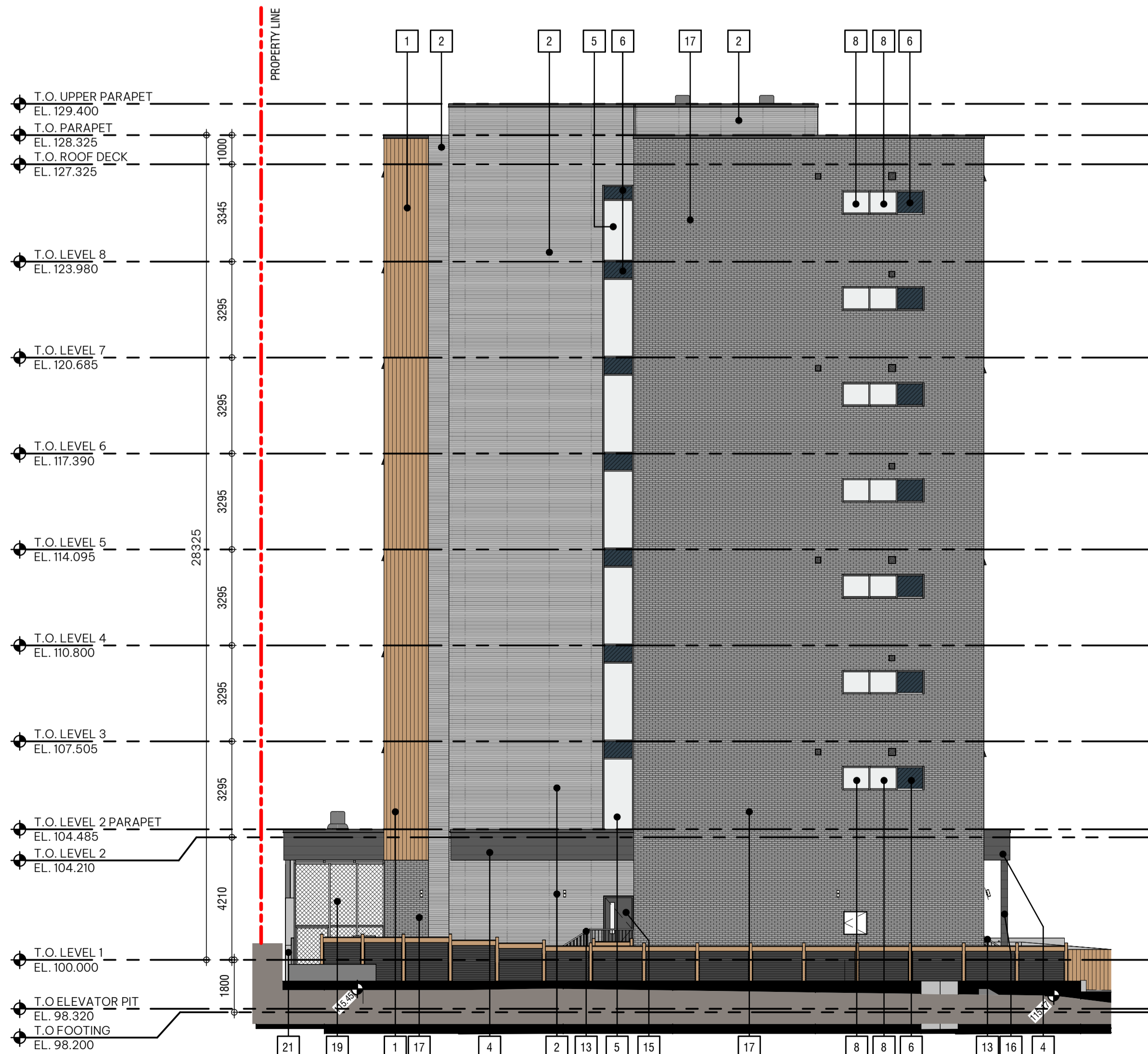
Elevation - Code Legend

- 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



1 South Elevation

DP4.0 SCALE:1:125



2 West Elevation

DP4.0 SCALE:1:125



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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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REVISION	DATE
22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20

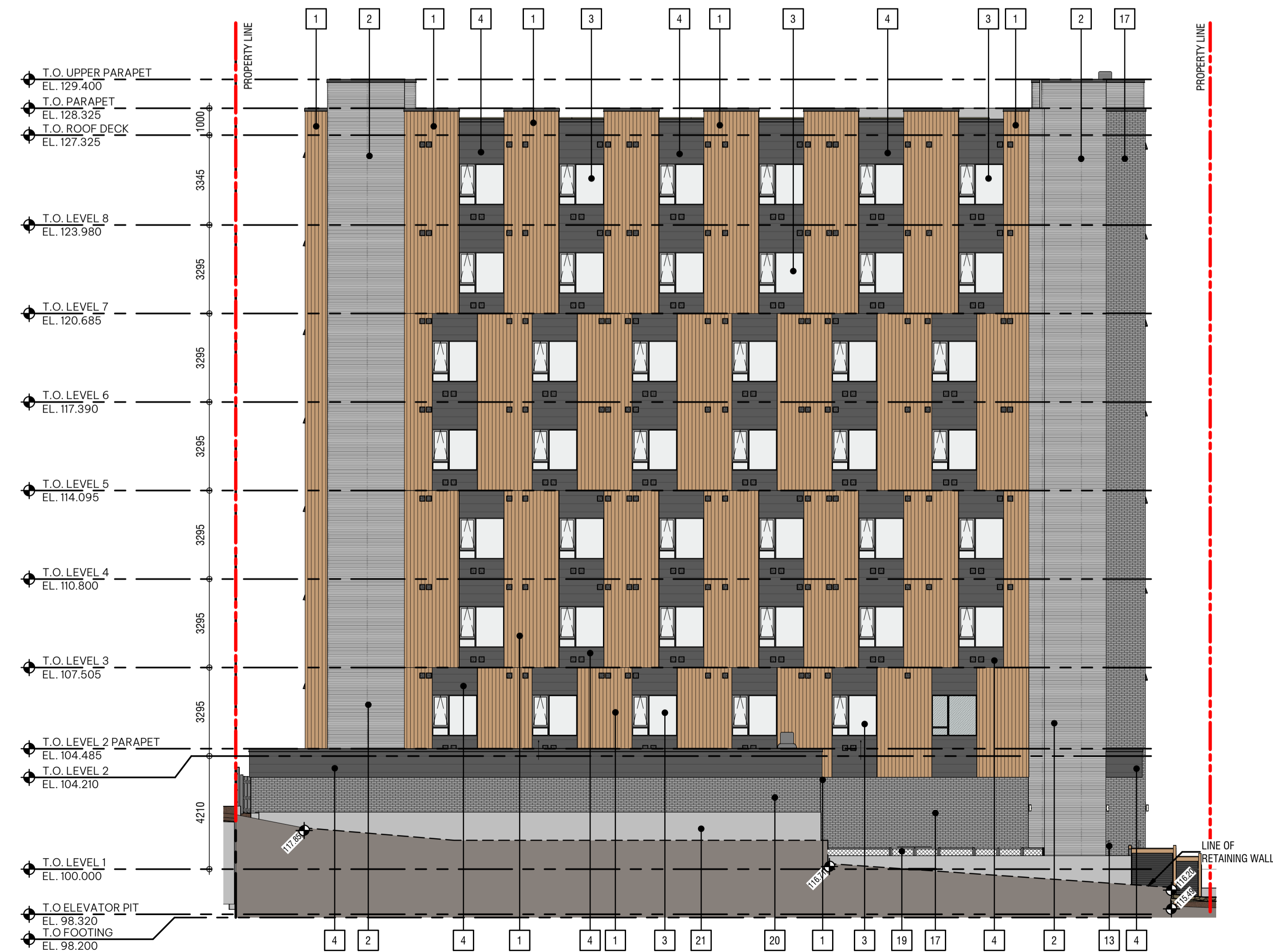
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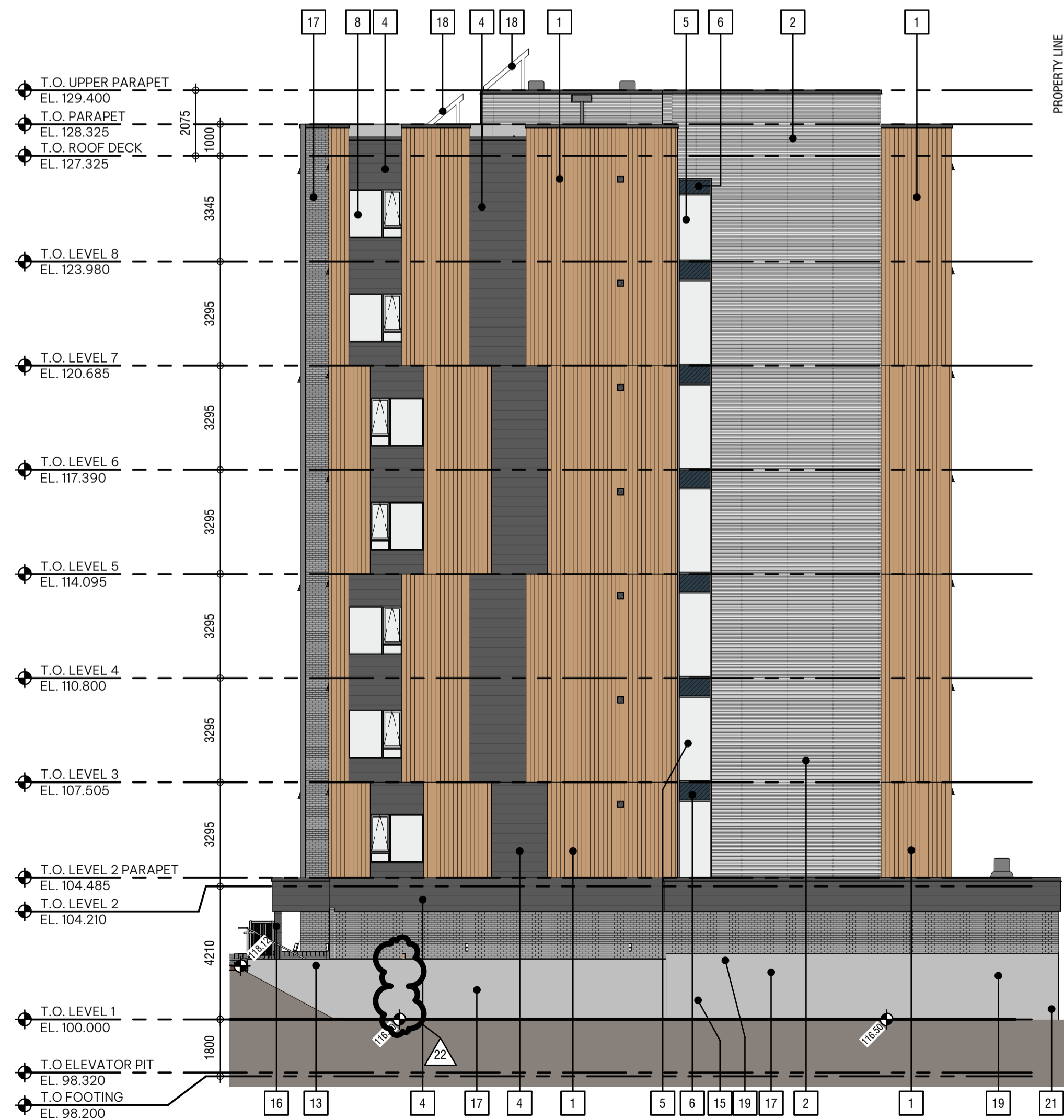
Elevation - Code Legend

- 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
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- 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

BUILDING SECTIONS

DISCOVERY STREET SUPPORTIVE HOUSING

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

22/243

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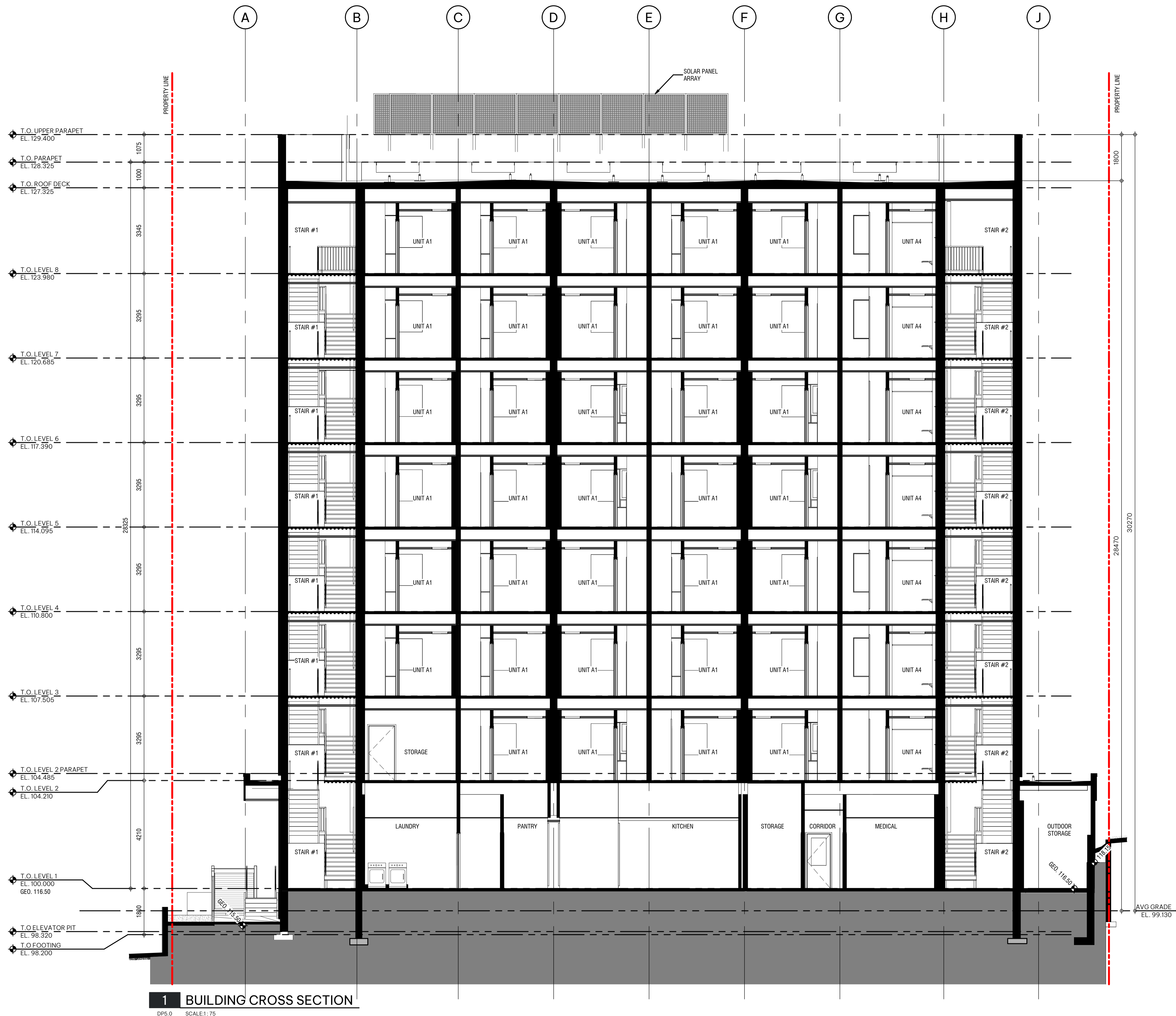
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REVISION	DATE
14 ISSUED FOR DELEGATED DP SUBMISSION	2024.08.15
21 RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.01.03

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DP5.0



BUILDING SECTIONS

DISCOVERY STREET SUPPORTIVE HOUSING

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

22/24/3

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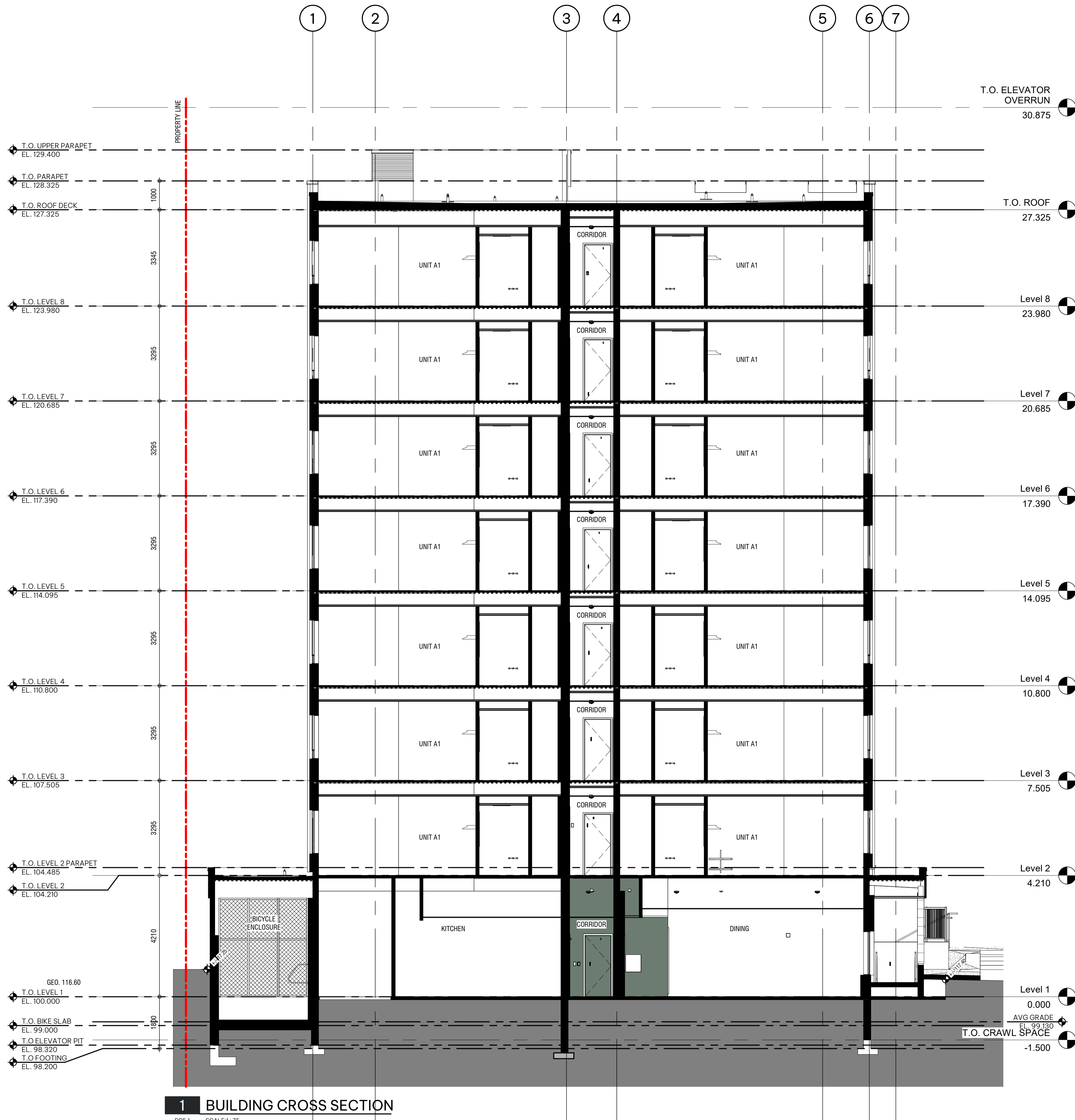
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REVISION	DATE
4 DP RE-SUBMISSION	07.04.2023
5 ISSUED FOR SCHEMATIC TENDER	07.10.2023
14 ISSUED FOR DELEGATED DP SUBMISSION	2024.08.15

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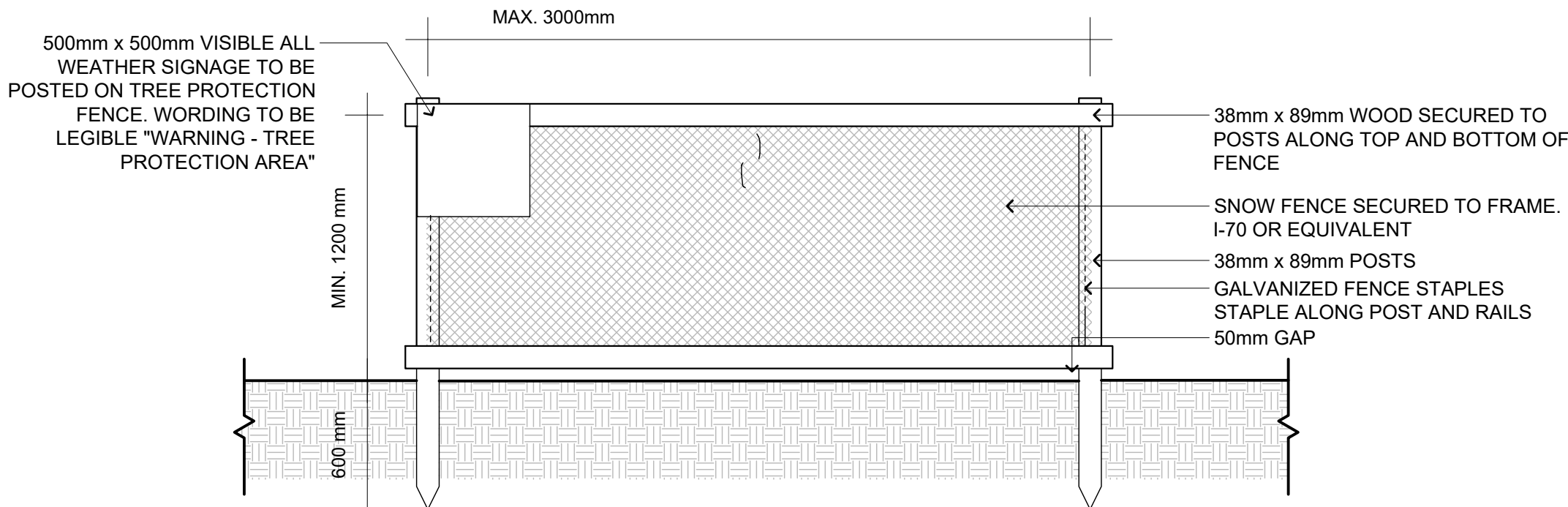
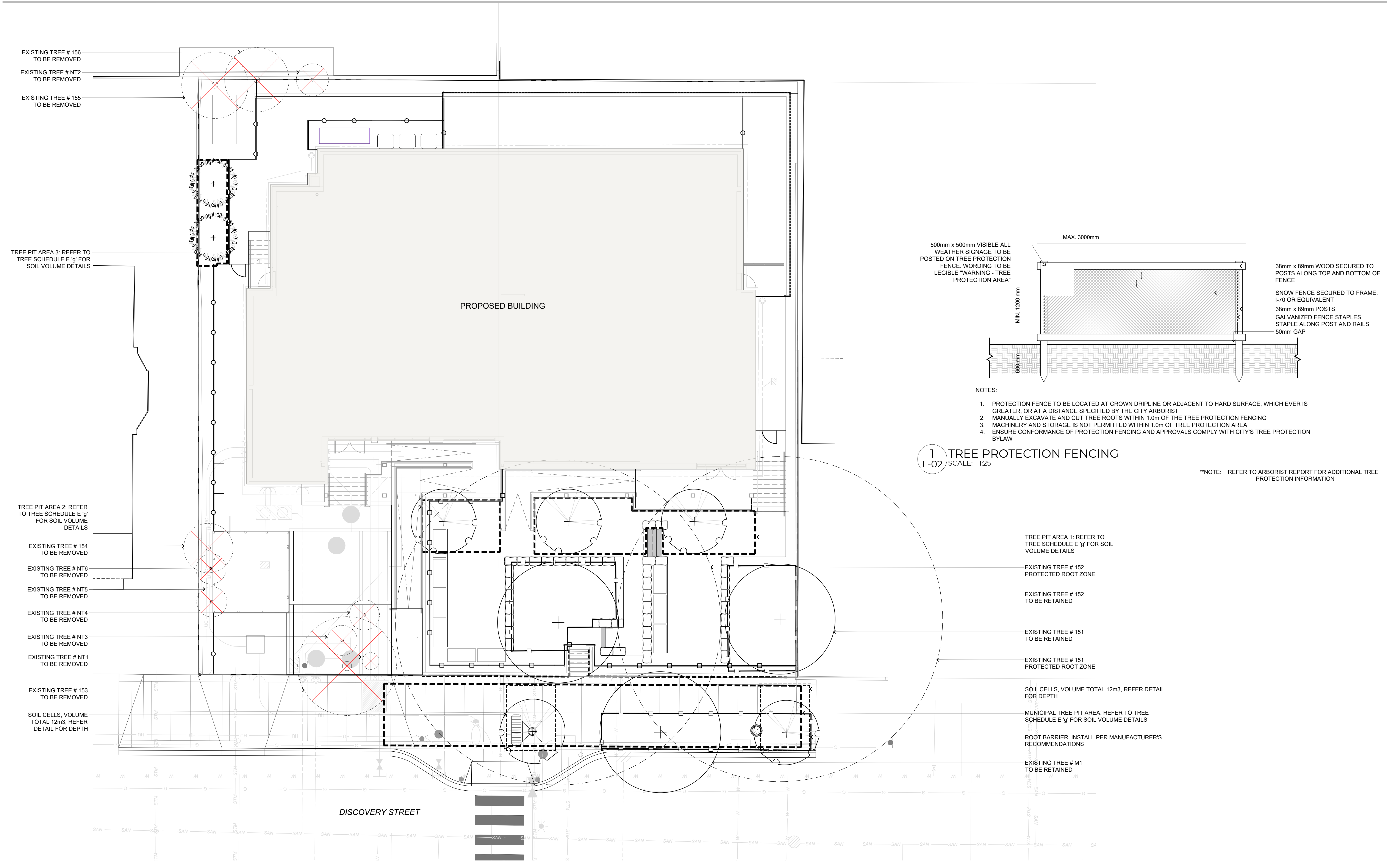
DP5.1



1 BUILDING CROSS SECTION

DP5.1 SCALE: 1:75

P:\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



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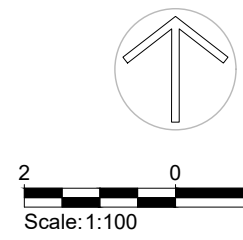
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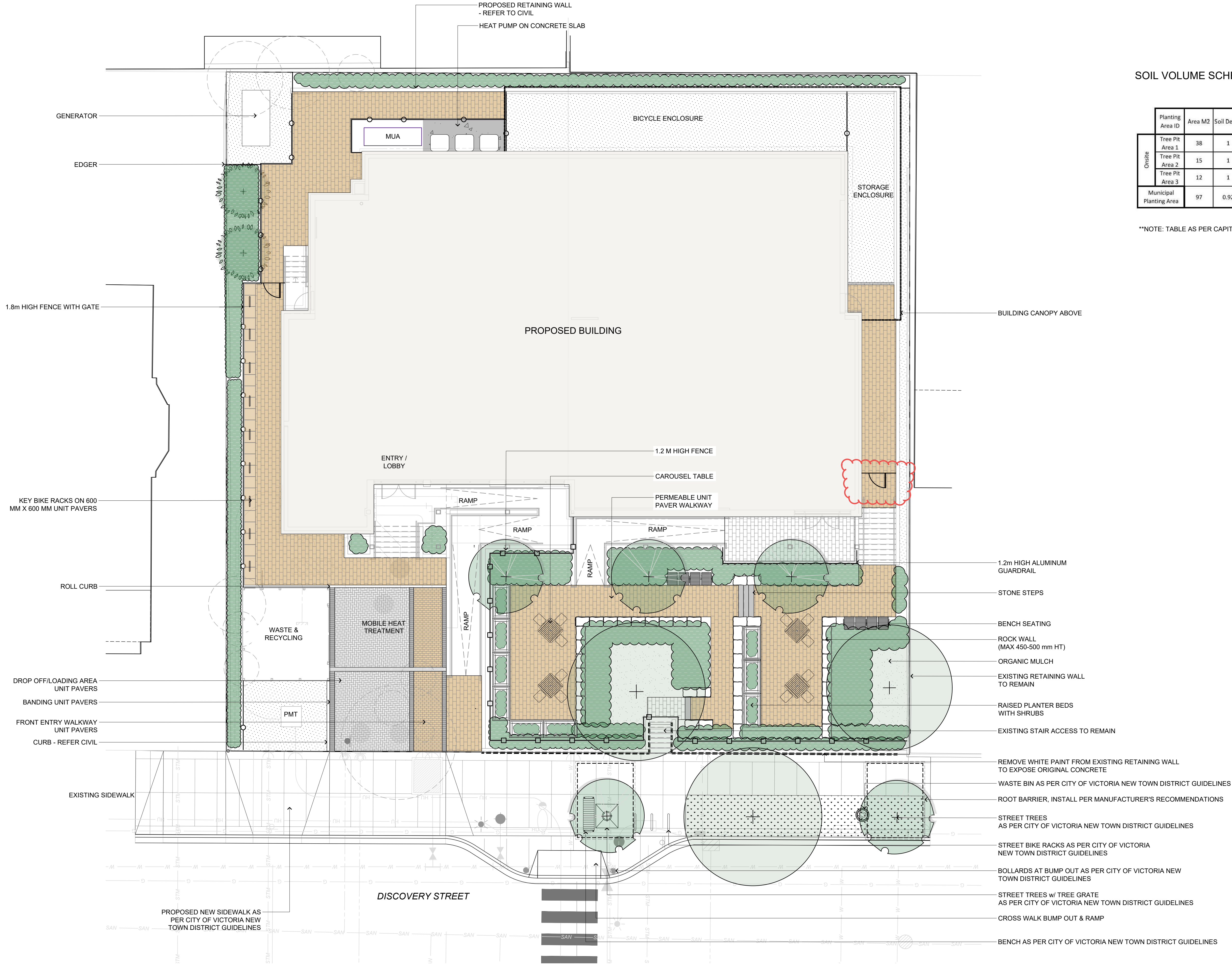


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14	25/01/23	REVISED BASED ON CITY COMMENTS	RC
13	25/01/06	RESPONSE TO DDP COMMENTS	RC
12	24/12/20	REISSUED FOR BP	RC
NO.	DATE	DESCRIPTION	BY

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.	

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



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

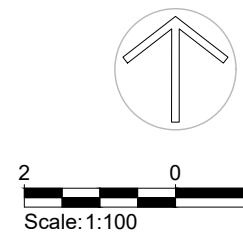
**NOTE: TABLE AS PER CAPITAL TREE SERVICES CERTIFIED ARBORIST



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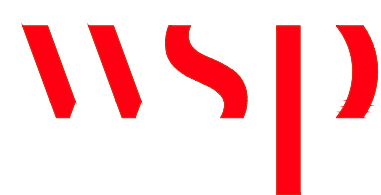
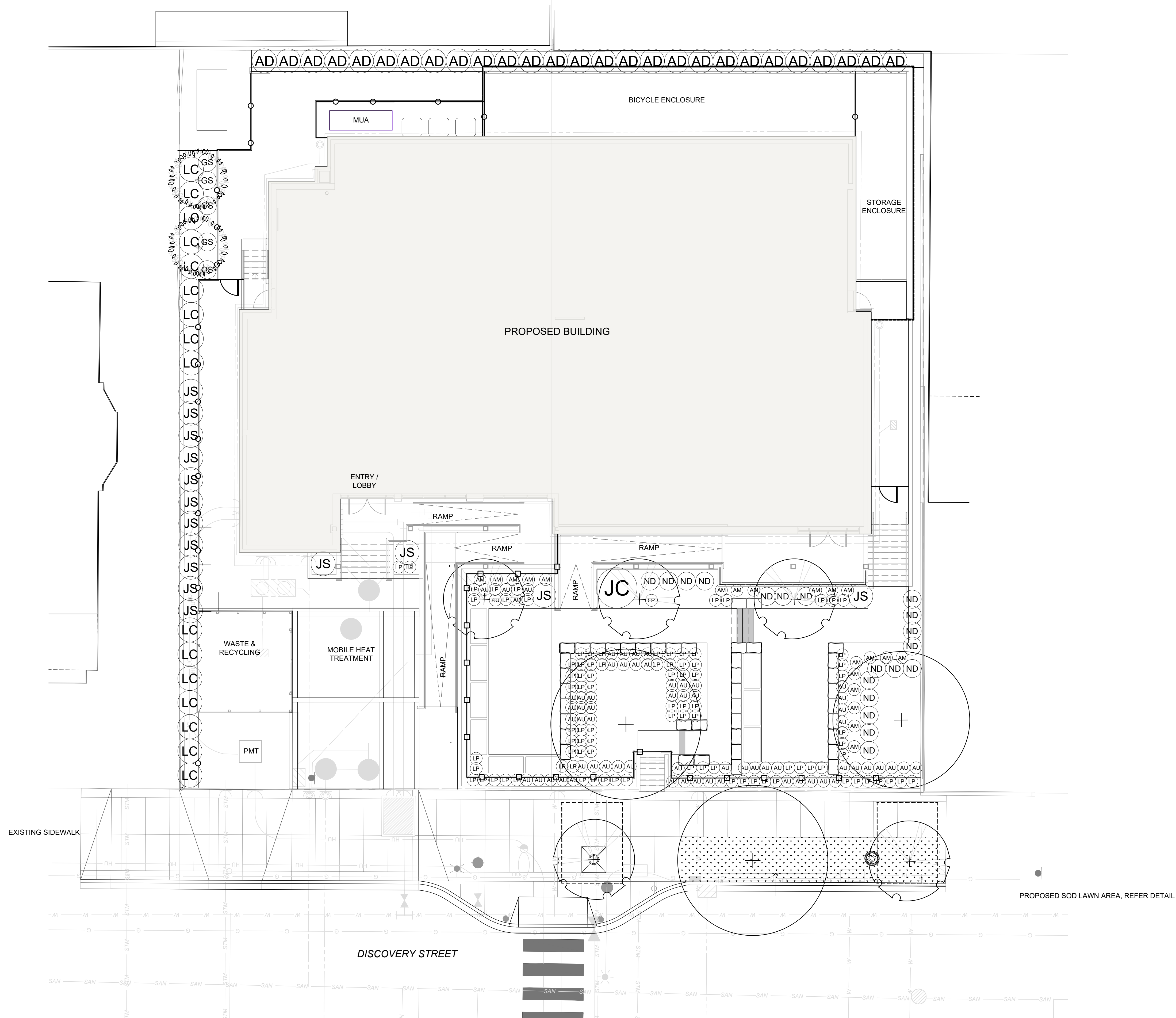
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BC Housing
CONSULTANT
WSP



ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")			
15	25/02/21	RESPONSE TO DDP COMMENTS	RC
14	25/01/23	REVISED BASED ON CITY COMMENTS	RC
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	LANDSCAPE PLAN
SHEET NO.	



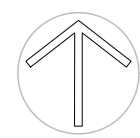
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

[illegible]

PROJECT
BCH Discovery Street | 722, 726 / 732 Discovery Street, Victoria, B.C.

CLIENT
BC Housing

CONSULTANT
WSP



Scale: 1:100 Metres

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")			
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SEALD

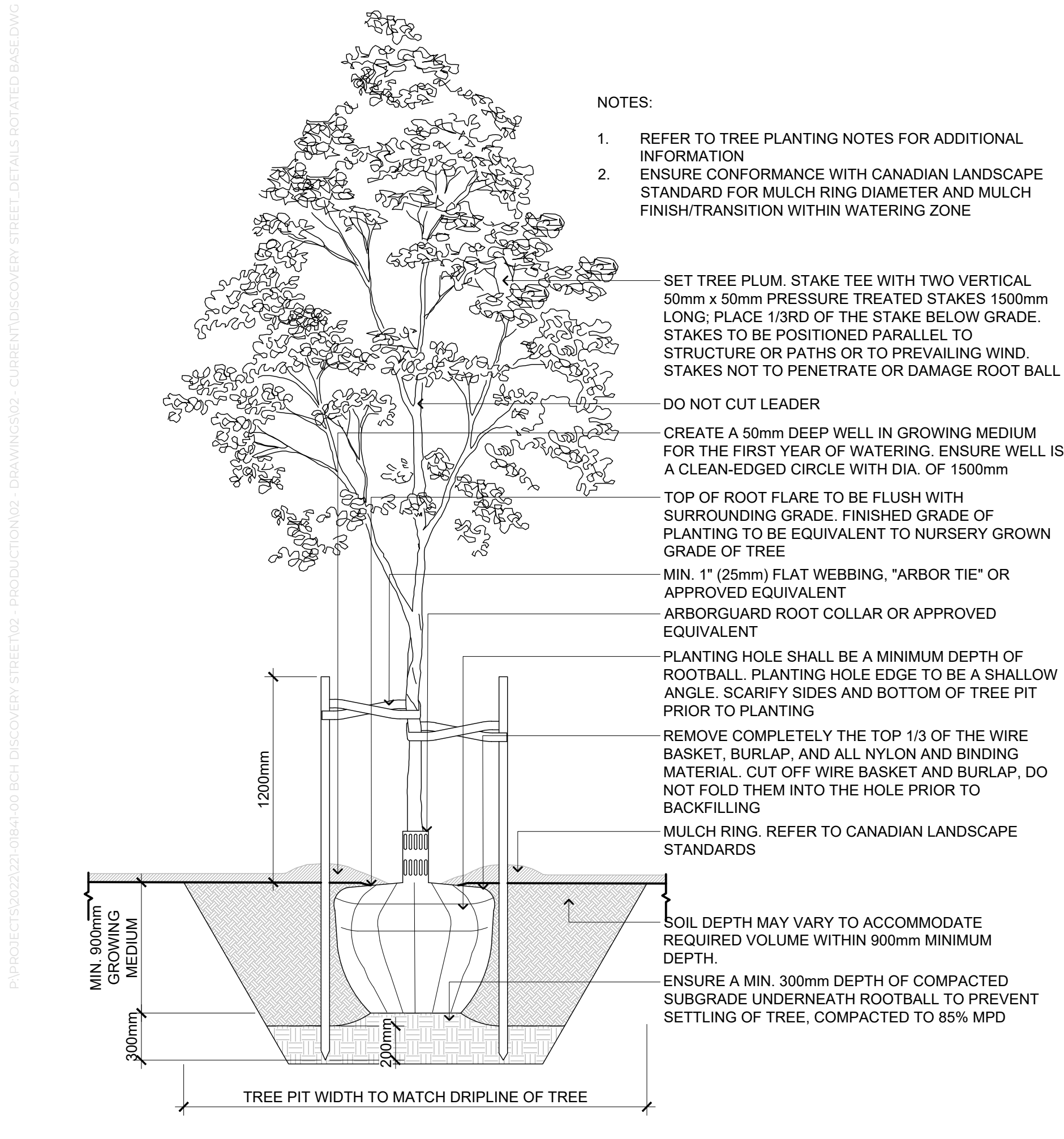
DESIGN BY	MjH
DRAWN BY	ER / RC
CHECKED BY	GS / TC
PROJECT #	211-01841-00
SCALE	1:100

SHEET TITLE

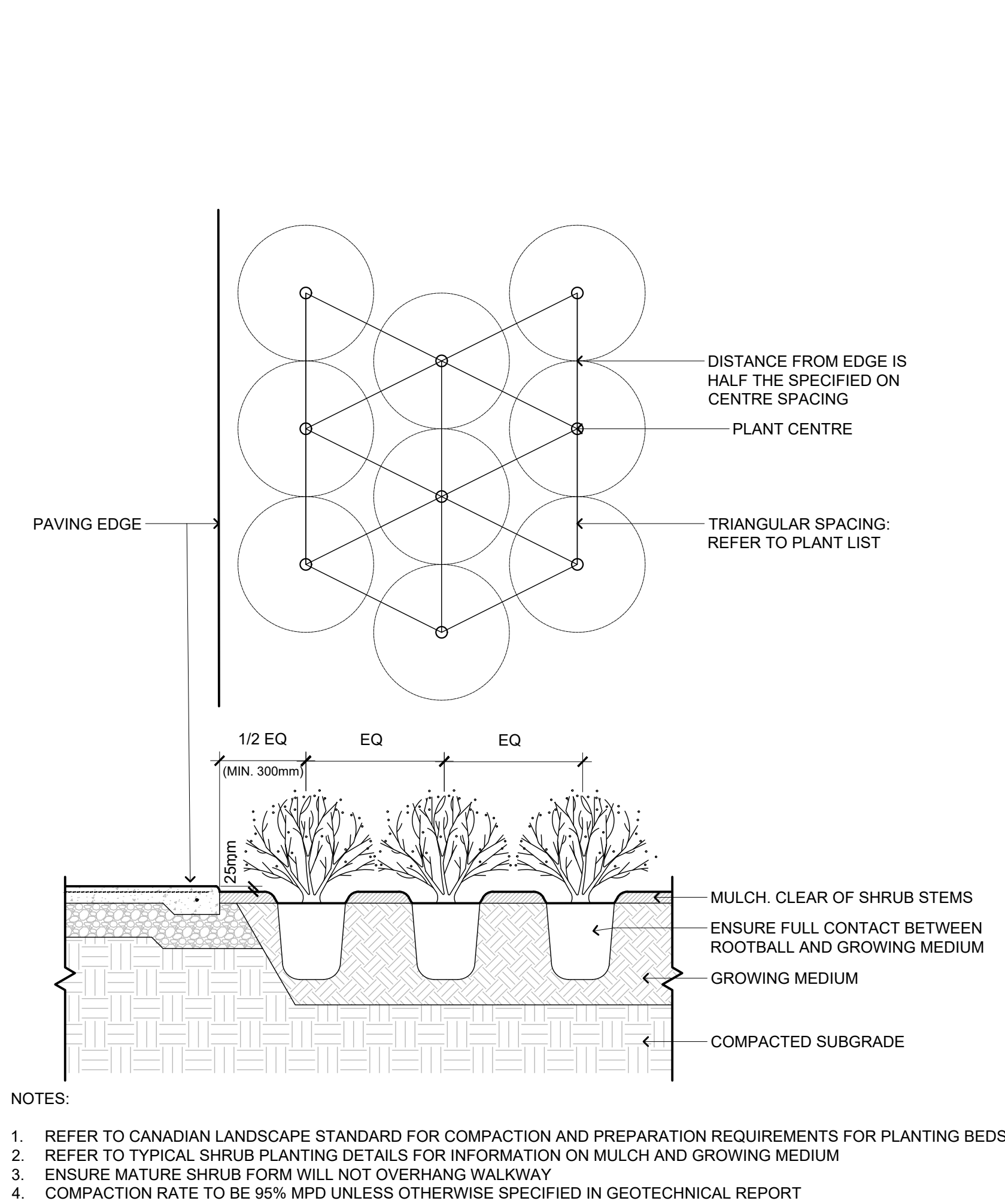
PLANTING PLAN

SHEET NO.

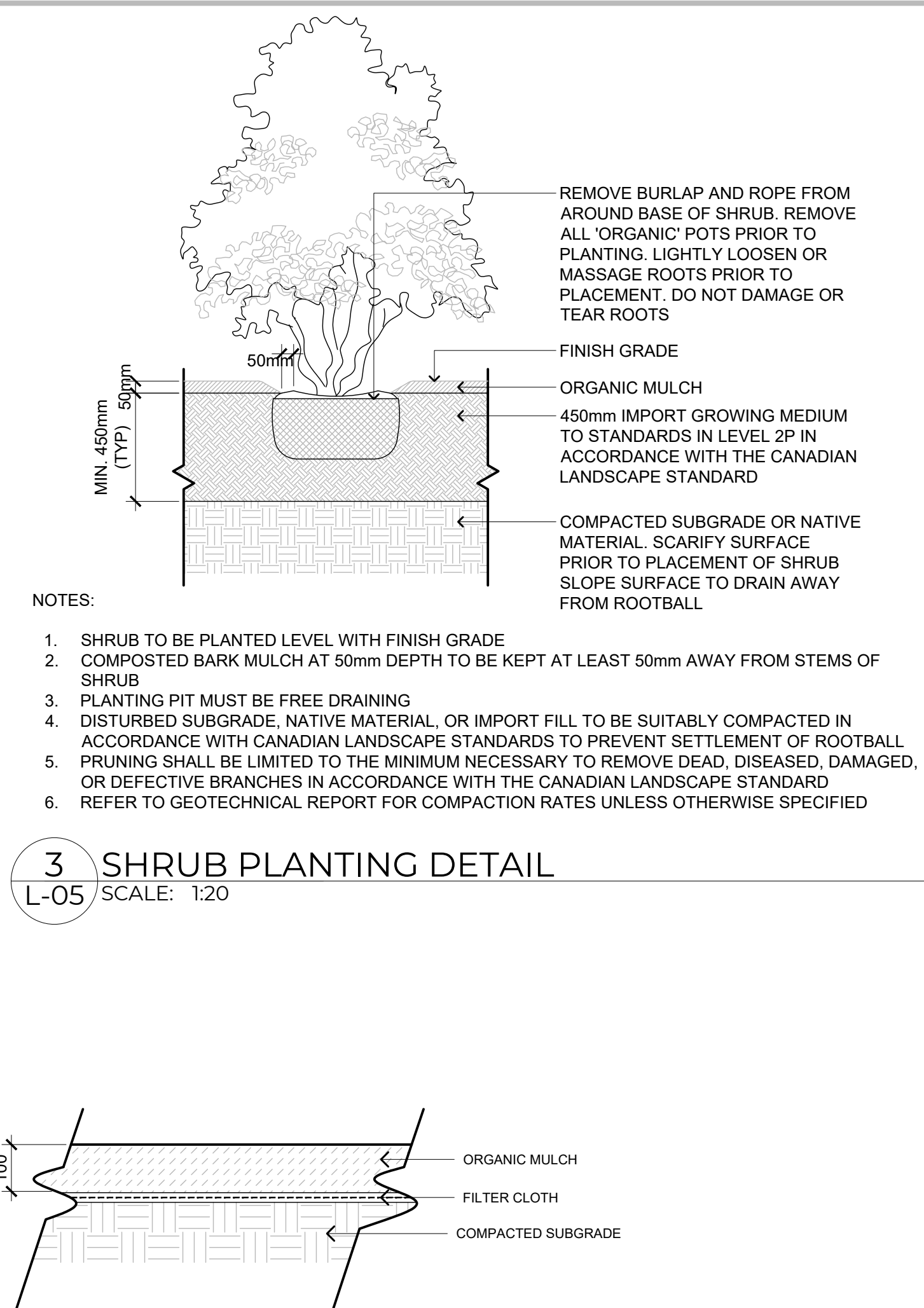
L-04



1 TREE PLANTING
L-05 / SCALE: 1:25



2 SHRUB SPACING DETAIL
L-05 / SCALE: 1:15



4 ORGANIC MULCH
L-05 / SCALE: 1:10

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

GUIDELINES FOR WORKING AROUND CITY TREES

The City of Victoria and it's residents highly value their city trees. These trees remove toxins from the air, produce oxygen, reduce ground water erosion, aid in climate control, provide wildlife habitat, and increase property value. City trees grow in difficult conditions and are easily injured. Small injuries to the roots, trunk or branches can take years to heal or may even result in the tree dying or having to be removed

Before starting work around trees please contact the Parks Division at 250-361-0600 or MIKE #3605 and a City arborist will be happy to meet on site to assist in developing a tree protection plan and discuss possible options.

You can also help protect our trees by following these guidelines.

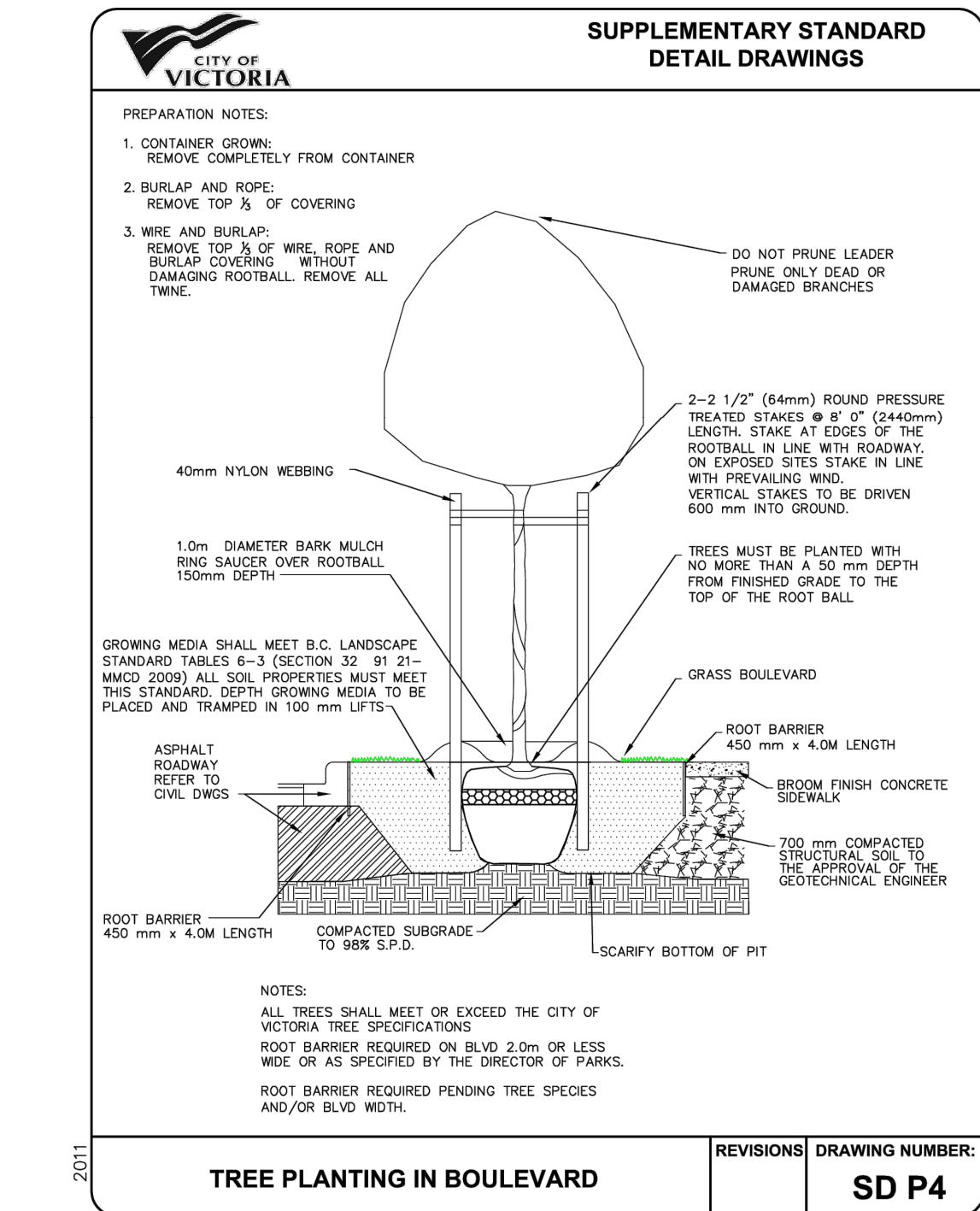
PLEASE:

- Drive or park equipment on an established road or driveway. If you must drive or work within 5 meters of a tree, please protect the roots by covering them with plywood or another suitable material.
- Protect the tree's branches and trunk when operating equipment in the vicinity.
- Fuel equipment on a hard surface and not near trees.
- Contact a city arborist when excavating or trenching within 5 meters of a tree.
- Wash off cement debris or any other toxic material on a hard surface away from all trees.
- Store debris or building material on hard surfaces. If you must use the grass area under the tree please stay 5 meters away from all trees or protect the roots by covering them with plywood or another suitable material.
- Do not fasten anything to trees.
- Contact a city arborist if roots need to be cut or removed.
- Report all tree damage to Parks.

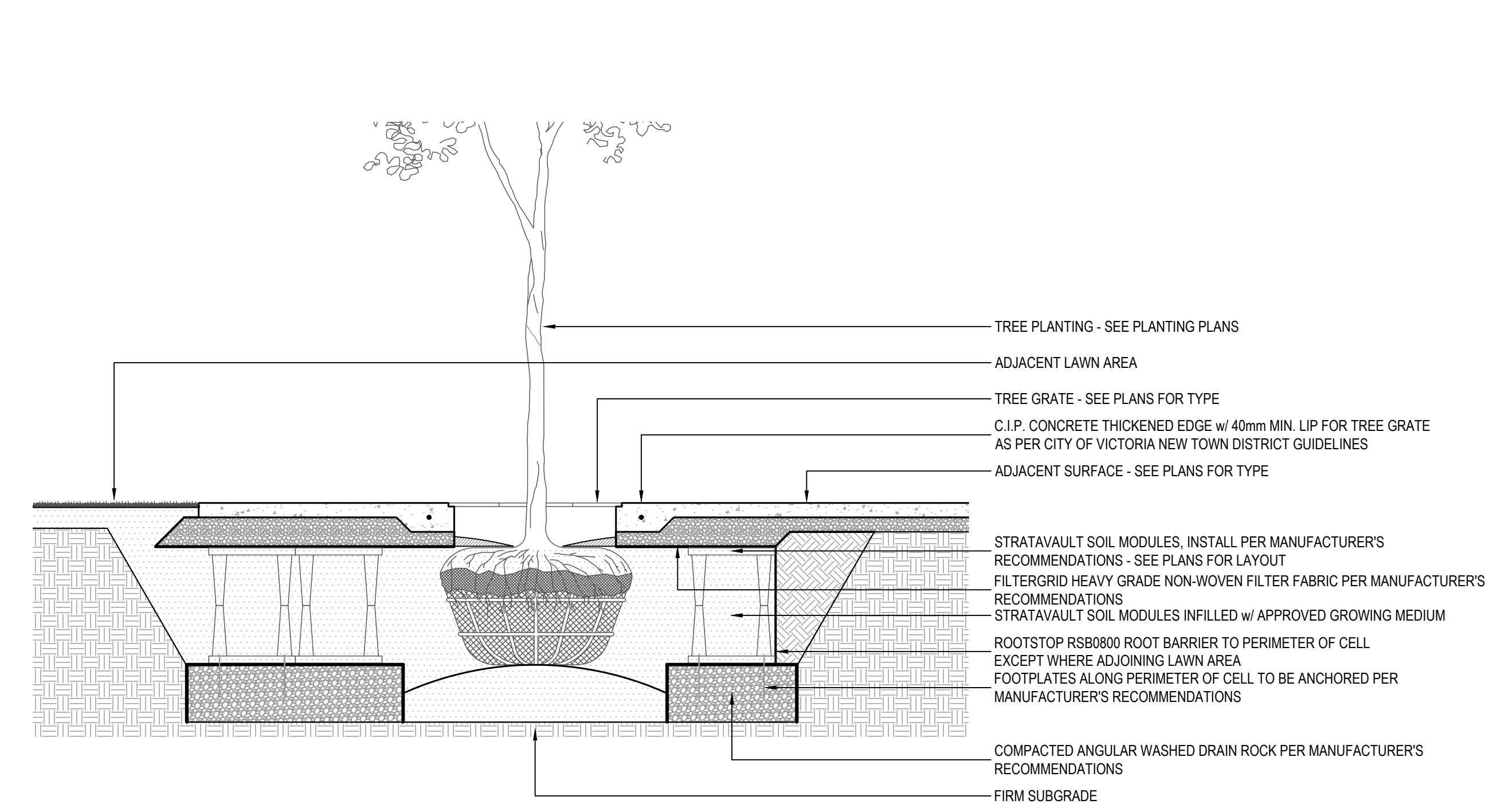
WORKING AROUND TREES

REVISIONS

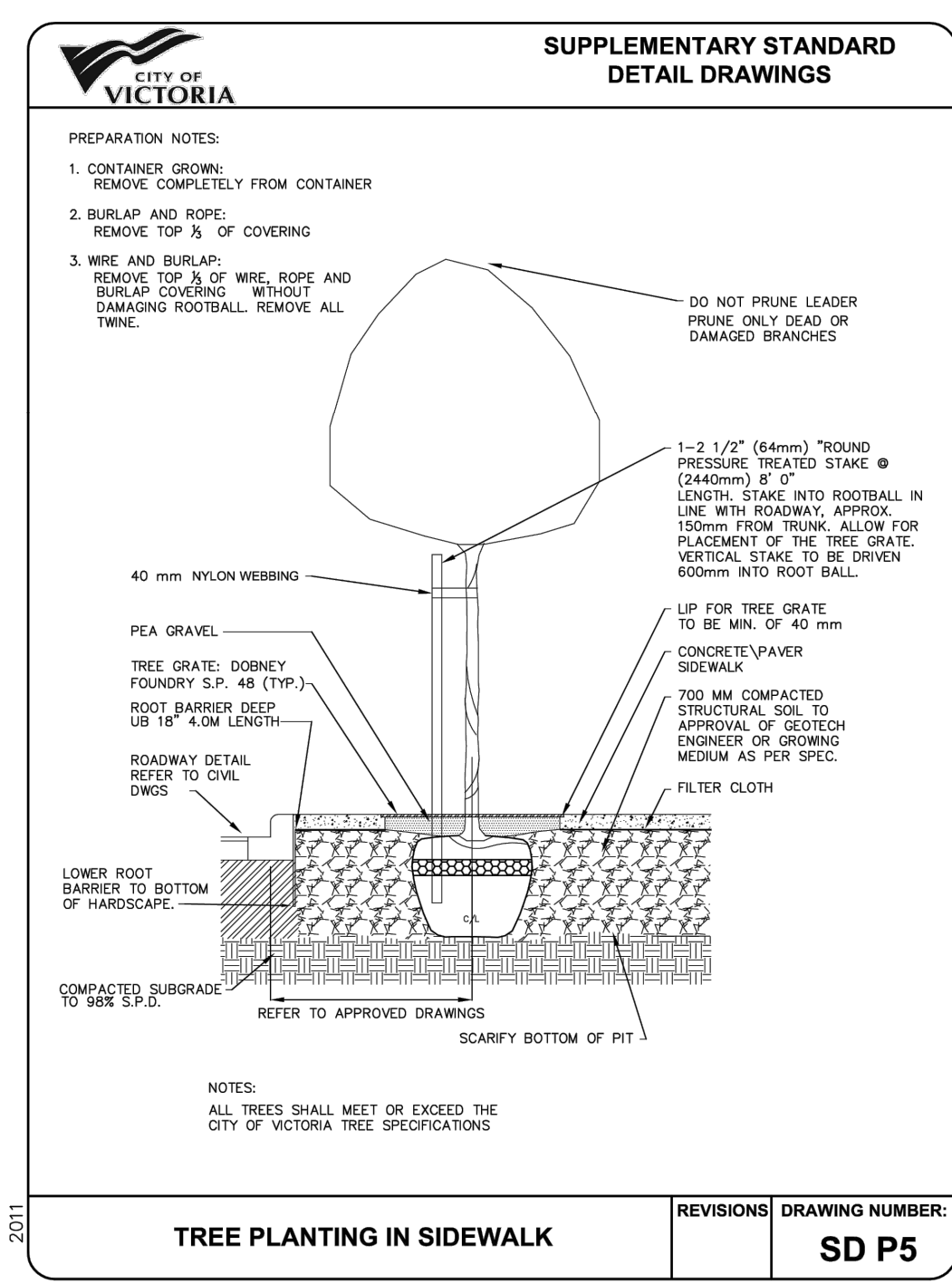
DRAWING NUMBER:
SD P2



6 CoV - SD P4
L-05 / SCALE: NTS

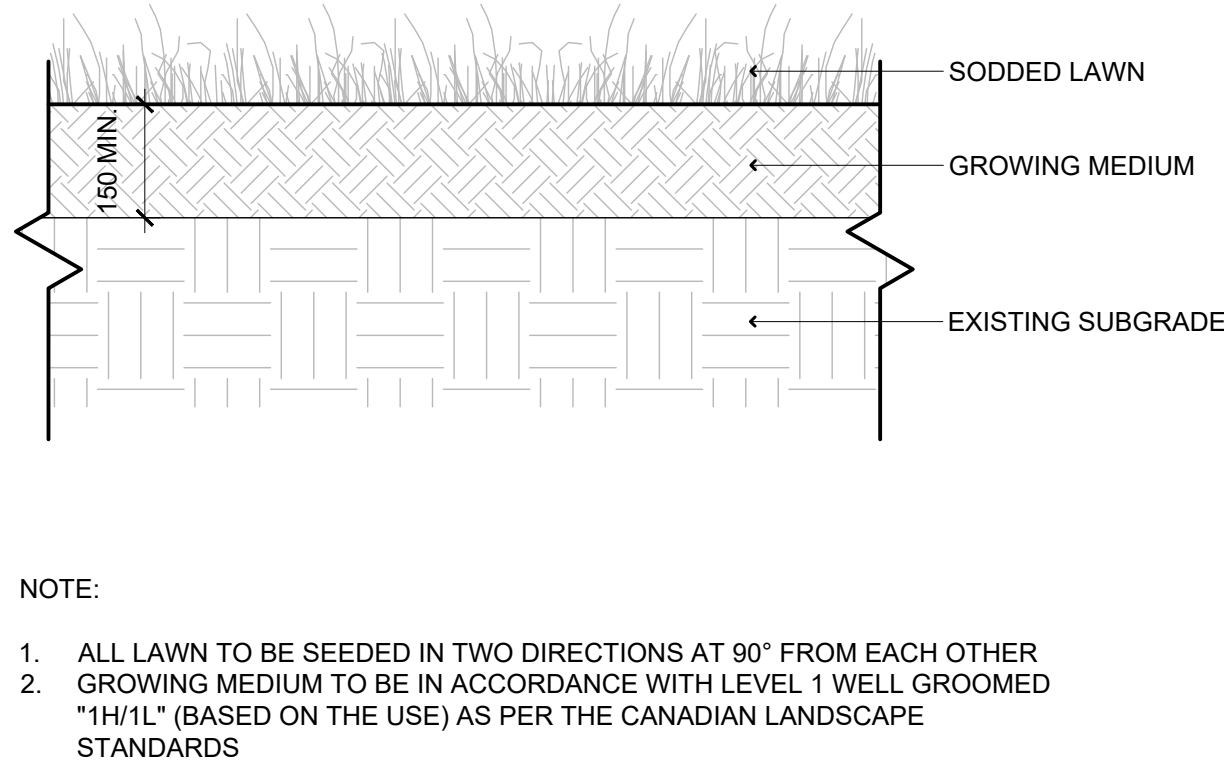


7 TREE PLANTING WITH SOIL CELLS
L-05 / SCALE: 1:30

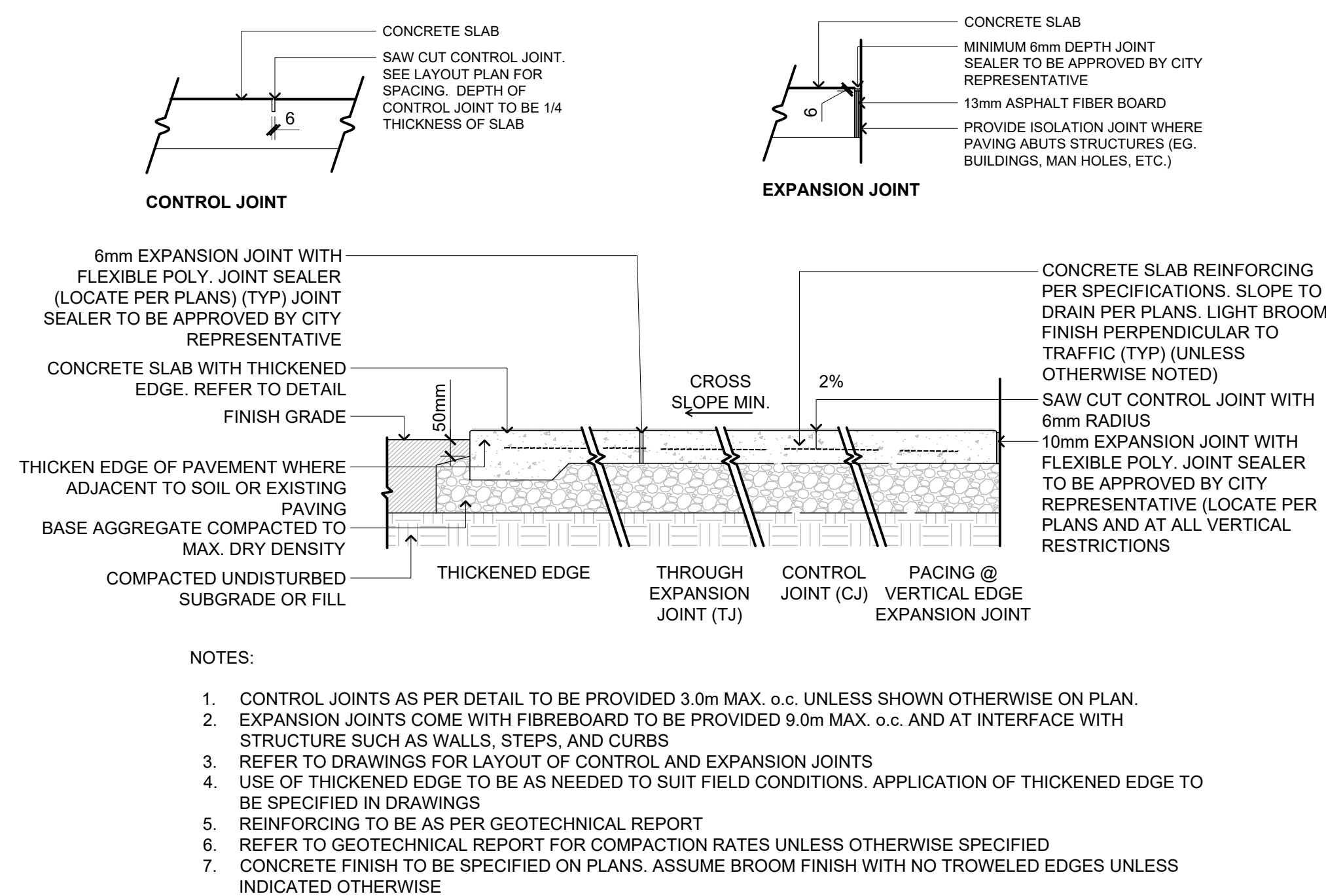


8 CoV - SD P5
L-05 / SCALE: NTS

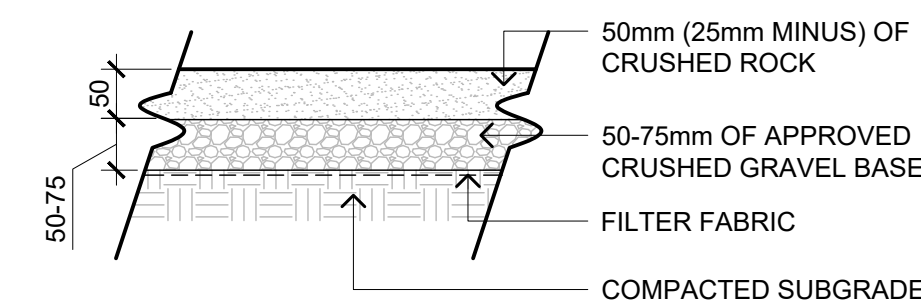
5 CoV - DETAIL SD P2
L-05 / SCALE: NTS



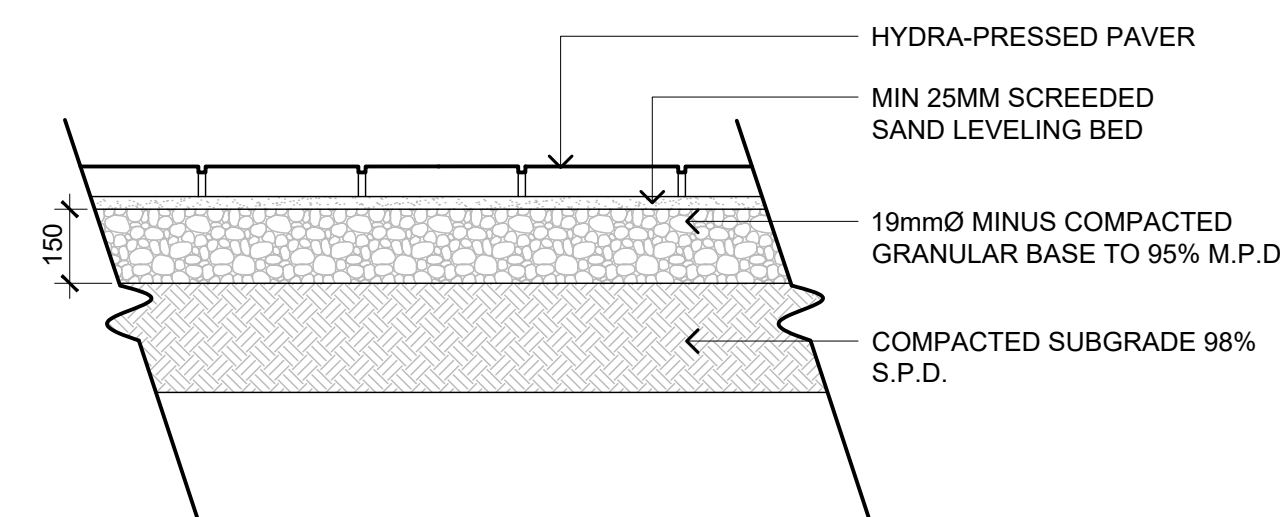
9 SOD LAWN DETAIL
L-05 / SCALE: 1:10



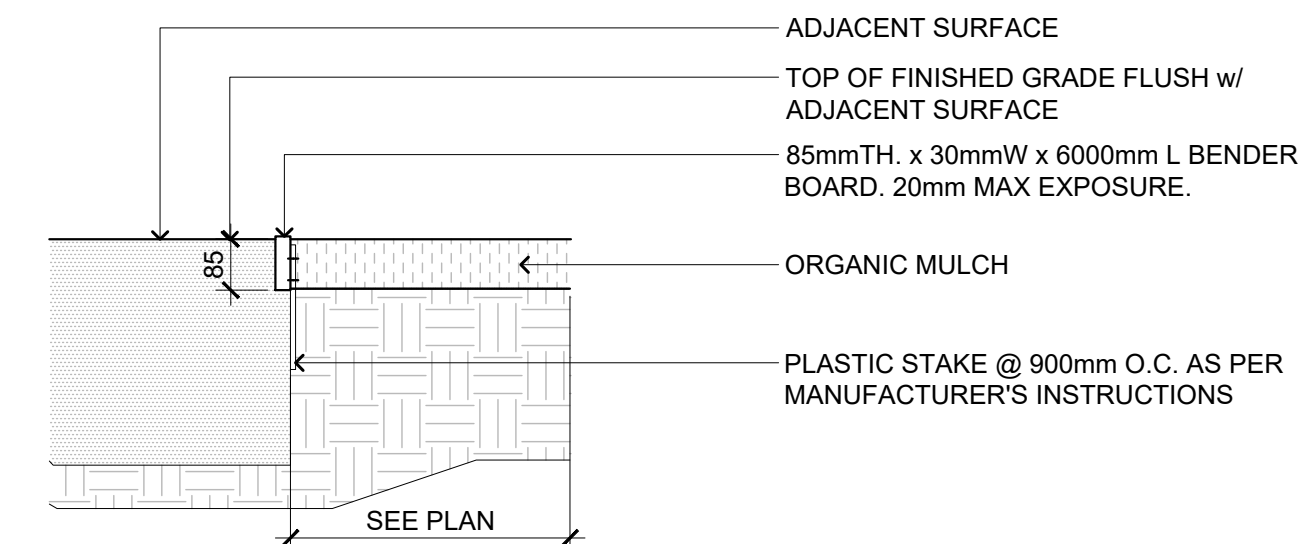
1 CONCRETE
L-06 SCALE: 1:10 / 1:15



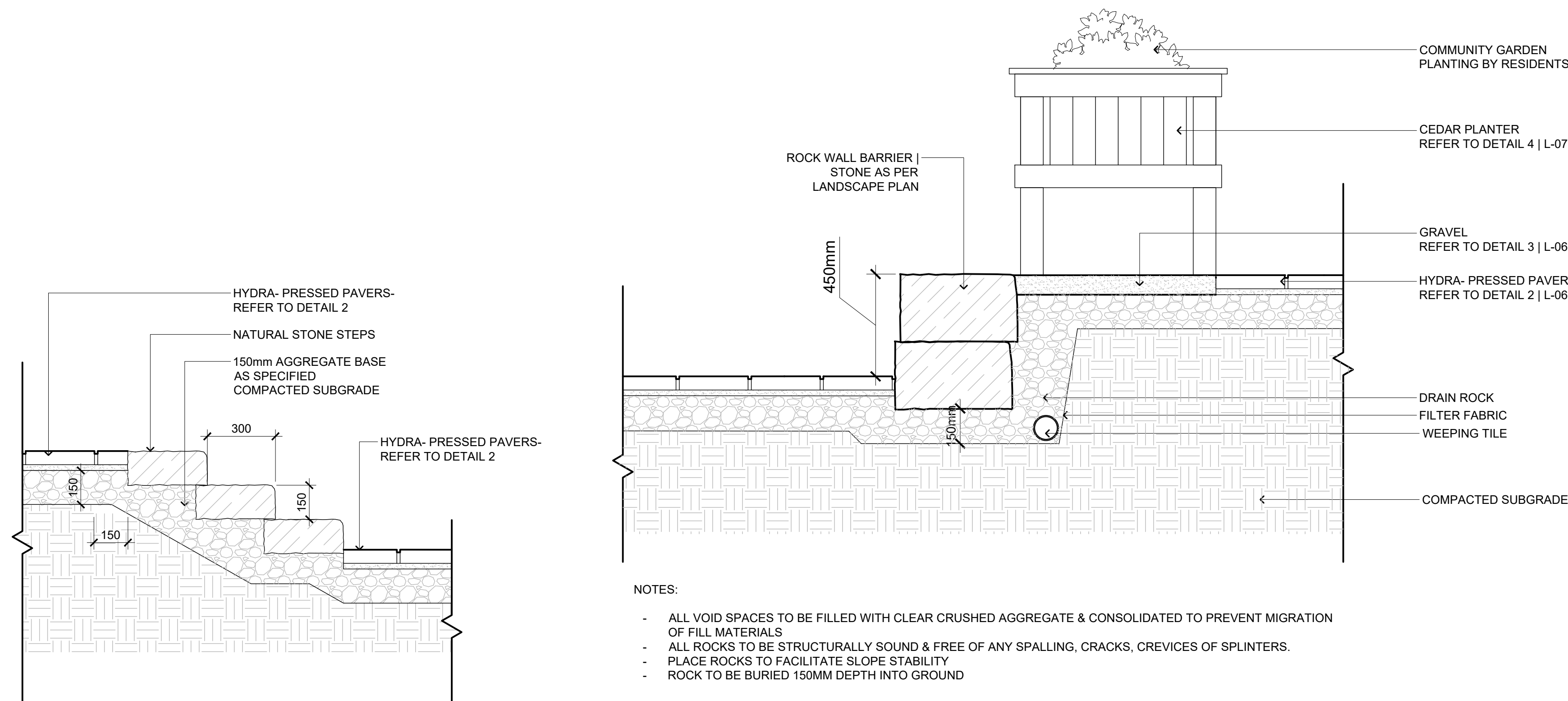
2 GRAVEL
L-06 SCALE: 1:15



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

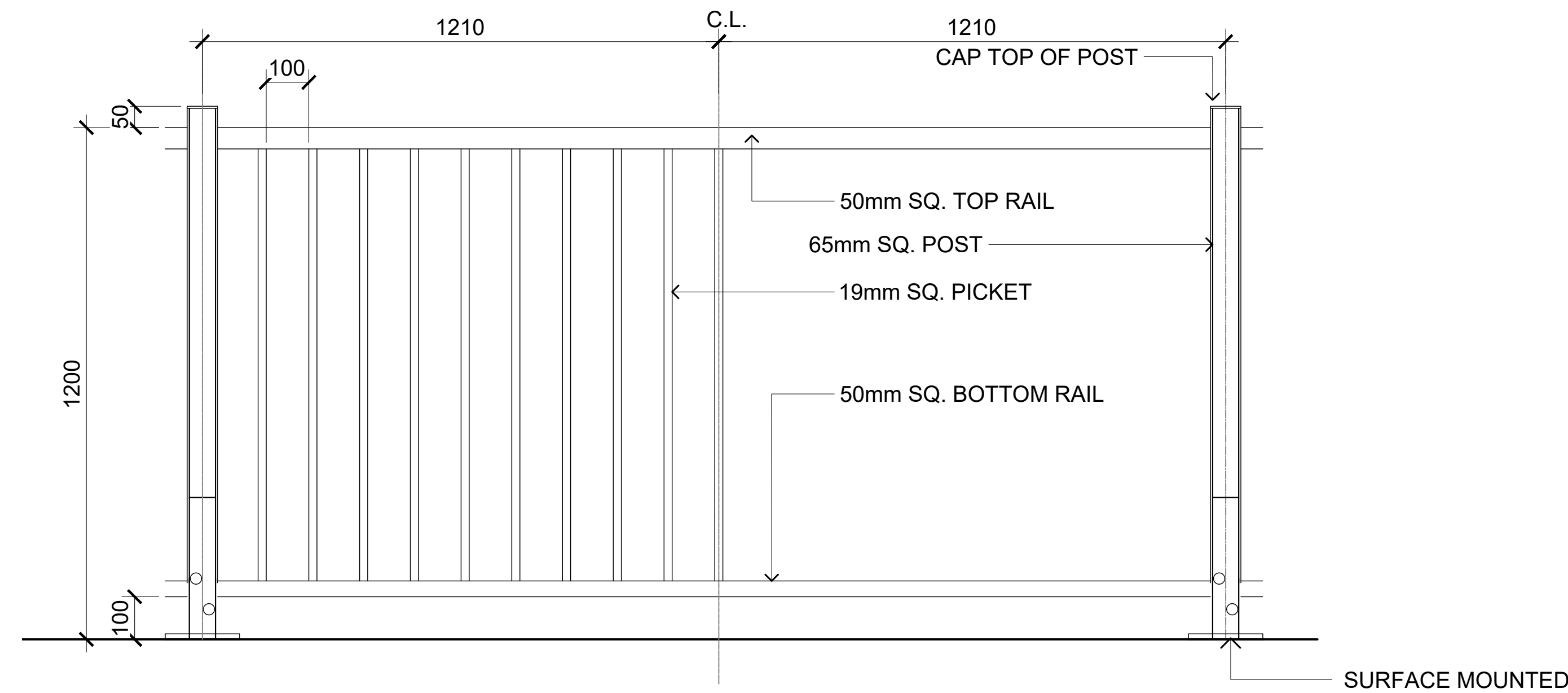


4 EDGER
L-06 SCALE: 1:15



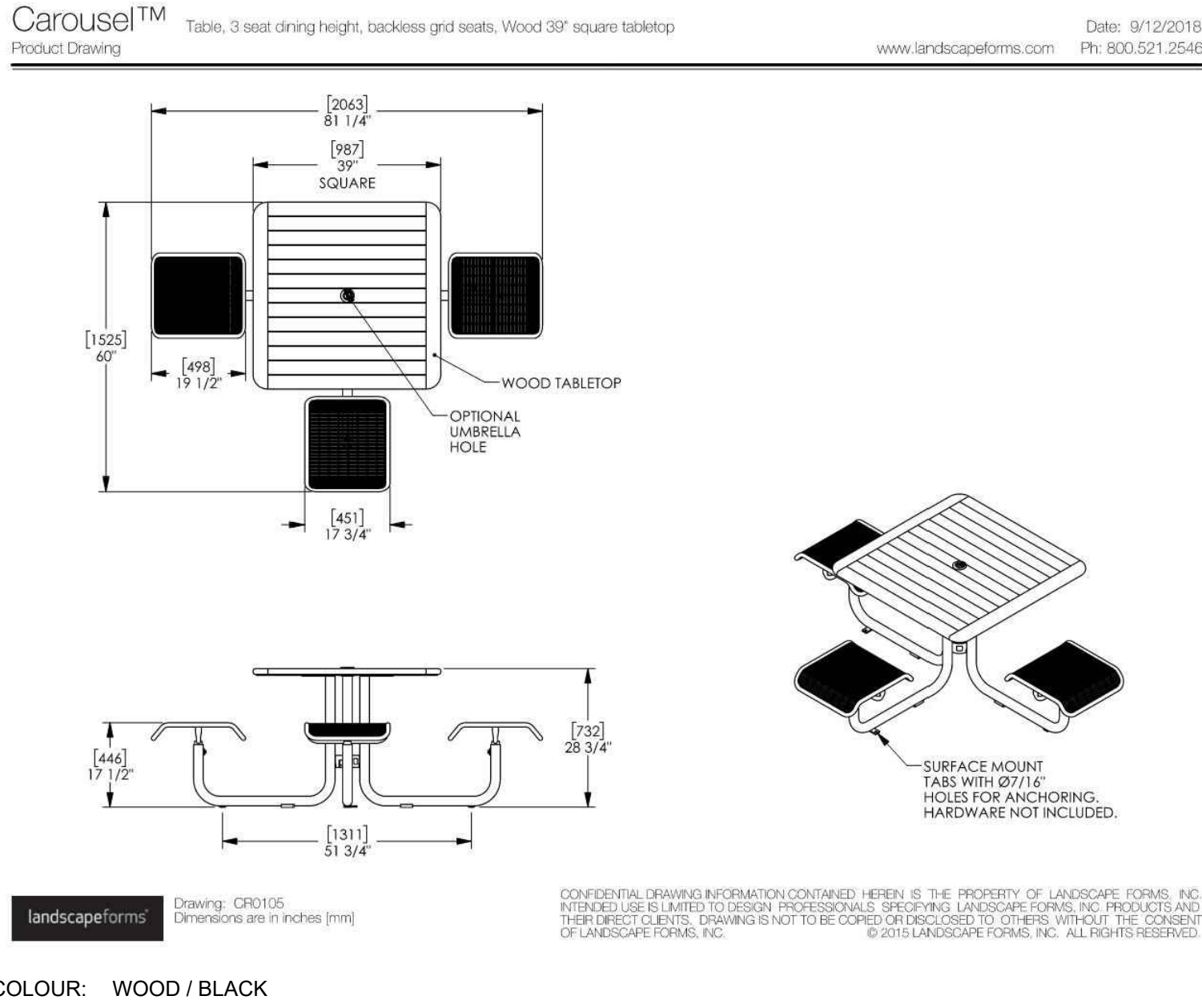
5 STONE STEPS
L-06 SCALE: 1:15

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

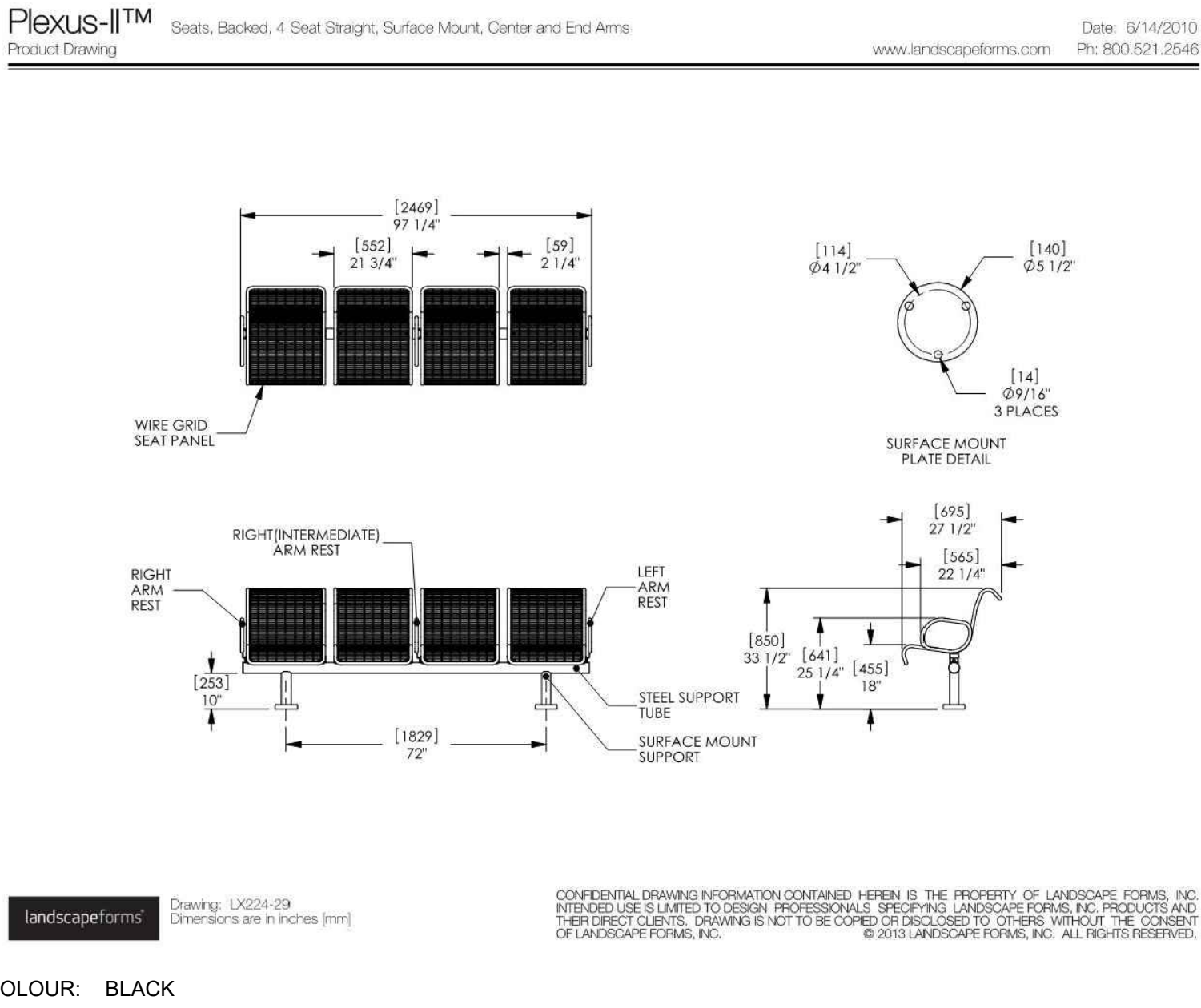


7 1.2m HIGH ALUMINUM GUARDRAIL
L-06 SCALE: 1:15

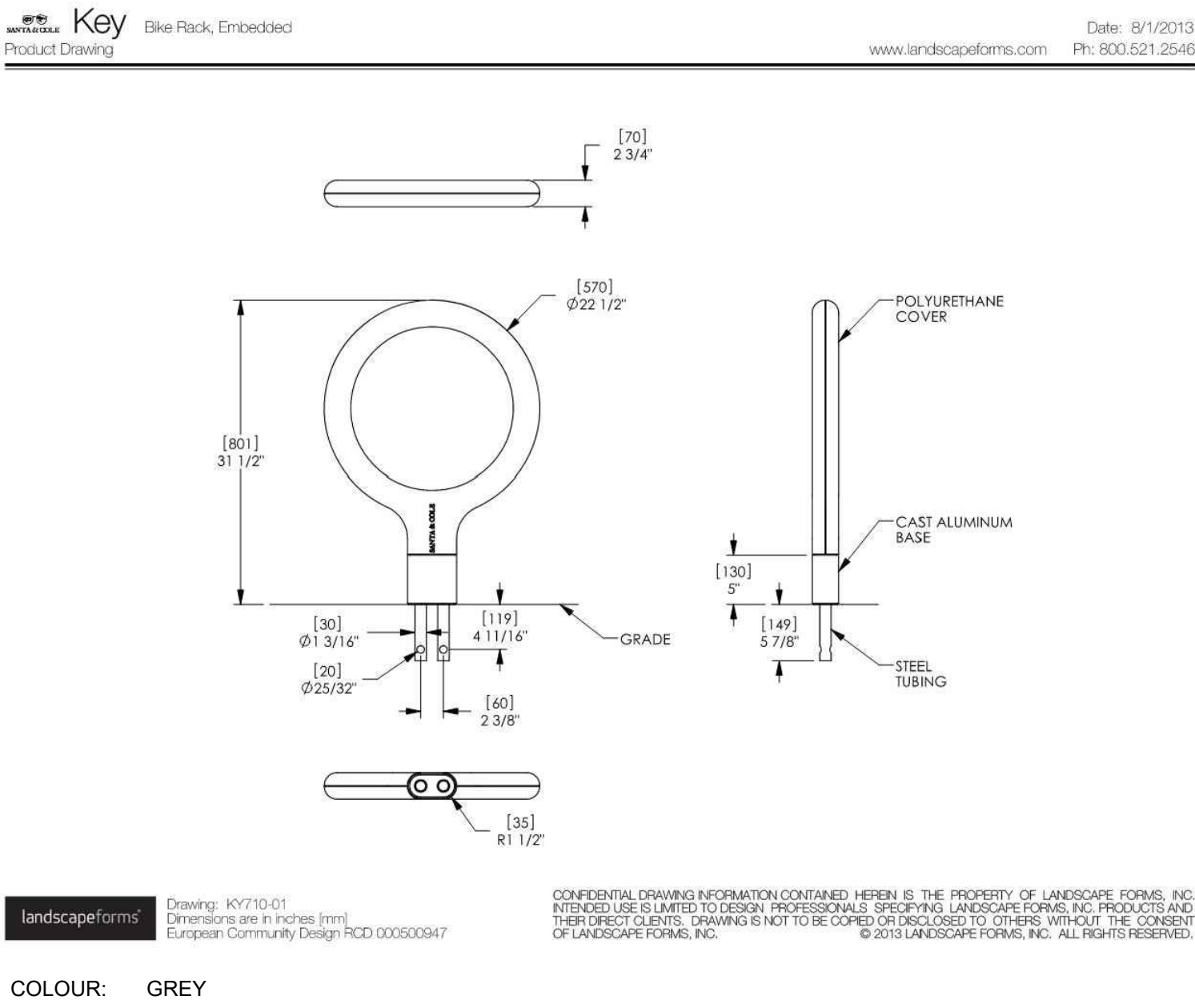
PI\PROJECT\2022\2021-0164-00 BCH DISCOVERY STREET\02 - PRODUCTION\02 - DRAWING\029 - CURRENT\DISCOVERY STREET DETAILS ROTATED BASE.DWG



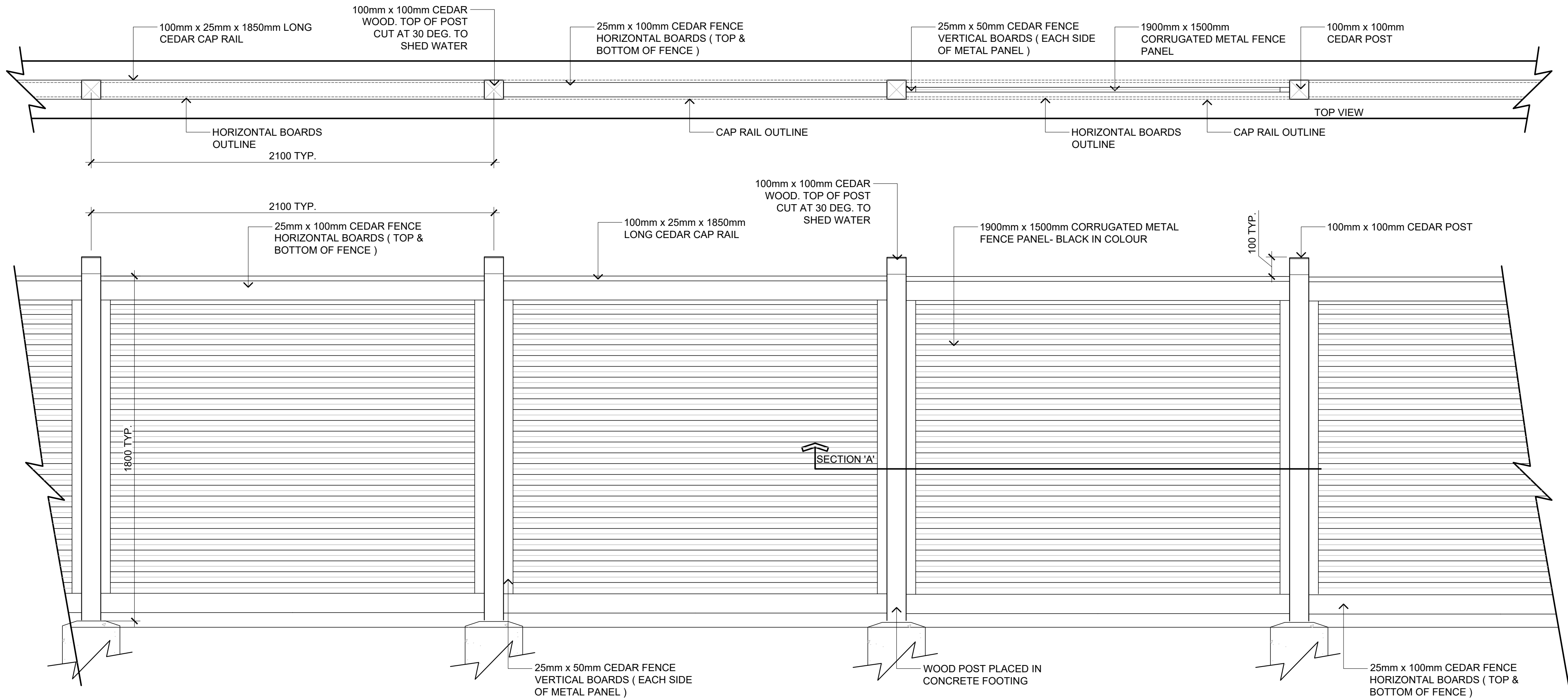
1 CAROUSEL TABLE
L-07 SCALE: N.T.S.



2 BENCH SEATING
L-07 SCALE: N.T.S.



3 KEY BIKE RACK
L-07 SCALE: N.T.S.



5 1.8m HIGH FENCE
L-07 SCALE: 1:15

MLB300B-M

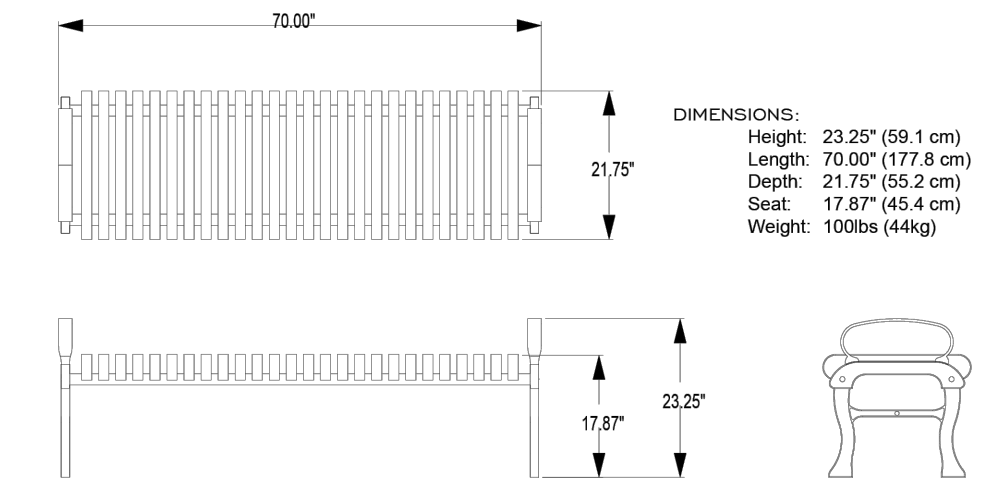
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1/2" steel tube and flat bar straps or ipe wood slats.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (Ø.5") are provided in each foot for securing to base.

TO SPECIFY: Select MLB300B-M
Choose:
- Powdercoat Color

COMPLEMENTARY PRODUCTS:
- MLB300-M
- MLVR550-32
- MBR200 Series



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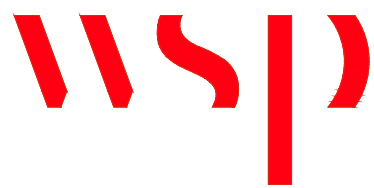
4 MODERN STREET BENCH
L-07 SCALE: N.T.S.



MODEL: RAISED PLANTER
SIZE: 6' L X 3' W X 3' H
SUPPLIER: ZOFF'S GREENHOUSE PLANTER

Install as per manufacturer's standard. Each planter requires the manufacturer's staining package and poly liner.

6 CEDAR PLANTER
L-07 SCALE: N.T.S.



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

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PROJECT
BCH Discovery Street | 722, 726 / 732 Discovery Street, Victoria, B.C.

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BC Housing

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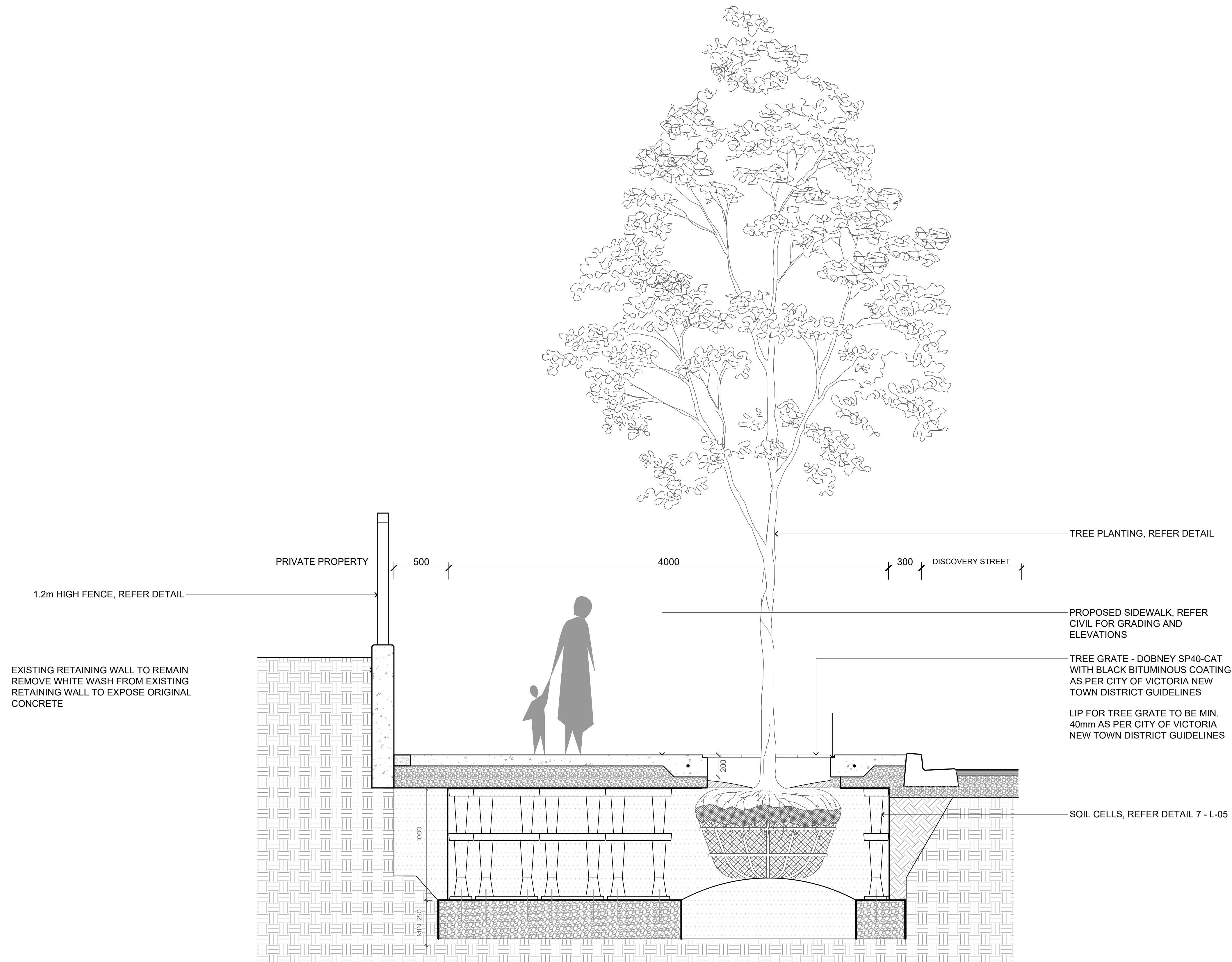
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SEALED

DESIGN BY MJH
DRAWN BY ER / RC
CHECKED BY GS / TC
PROJECT # 211-01841-00
SCALE AS SHOWN

SHEET TITLE
SITE FURNISHING DETAILS
SHEET NO.





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