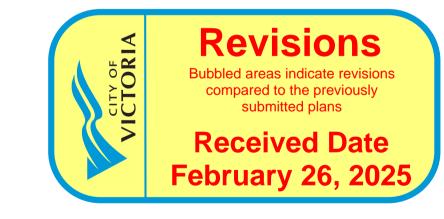


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# DISCOVERY STREET SUPPORTIVE HOUSING

RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS - 2025.02.20



# Design Team

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**MECHANICAL:** 

Falcon Engineering

PHONE: 778.313.0407

Loic Letailleur









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22 RESPONSE TO DELEGATED DEVELOPMENT PERMIT

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DRAWING NO.

DP0.0

**Drawing List** 

DP0.1

DP0.3

DP1.0

DP1.2

DP2.1

DP2.4

DP2.5

C102

C103

C501

L-00 L-01

L-02

L-03

L-04

L-05

L-06

L-07

L-08

**COVER SHEET** 

SITE SURVEY

**ENLARGED W&R** 

SHADOW STUDY

**ROOF PLAN** 

**UNIT PLANS** 

LEVEL 1 & 2 FLOOR PLANS

LEVEL 3 & 4 FLOOR PLANS

LEVEL 5 & 6 FLOOR PLANS LEVEL 7 & 8 FLOOR PLANS

**BUILDING ELEVATIONS** 

**BUILDING ELEVATIONS** 

**BUILDING SECTIONS** 

**BUILDING SECTIONS** 

SITE SERVICING PLAN

STORMWATER MANAGEMENT PLAN

GENERAL NOTES & DETAILS

OFFSITE SURFACE WORKS, LINE PAINTING & SIGN

TREE REPLACEMENT & STORMWATER AREA PLAN

SITE GRADING PLAN

LAYOUT PLAN

LANDSCAPE PLAN

PLANTING DETAILS

FENCING DETAILS

HARDSCAPE DETAILS

SITE FURNISHING DETAILS

PLANTING PLAN

COVER

SITE PLAN

PROJECT STATISTICS & SITE PHOTOS

W&R ACCESS AND FIRE CONNECTION PLAN

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
- y · · · · · · · · · · · · · ·

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

# Site Summary

SITE AREA:	1,348.6m <sup>2</sup> (0.33 ac)
PROPOSED BUILDING FOOTPRINT PROPOSED BICYCLE ENCLOSURE TOTAL FOOTPRINT	573.00 m2 62.00 m2 635.00m <sup>2</sup>

# Site Coverage

OPEN SITE SPACE:	735.6m <sup>2</sup> (54.6%)
SITE COVERAGE:	613.00m <sup>2</sup> (45.4%)
SITE AREA:	1,348.6m <sup>2</sup> (0.33 ac

# By-Law Setback

REAR (NORTH):	10.0m 4.0m
	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 AREA COUNT (m2) FACTOR					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					0

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

NOTE: THE PURPOSE OF THIS DEVELOPMENT IS FOR SUPPOPRTIVE 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				
ED PROVIDED	REQUIRED	FACTOR	QUANTITY	DESCRIPTION	
30	90	1 PER UNIT	90	UNIT COUNT	
_	90	1 PER UNIT	90	UNIT COUNT	

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

RESIDENTIAL - SHORT TERM PARKING					
DESCRIPTION QUANTITY FACTOR REQUIRED PROVIDE				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:

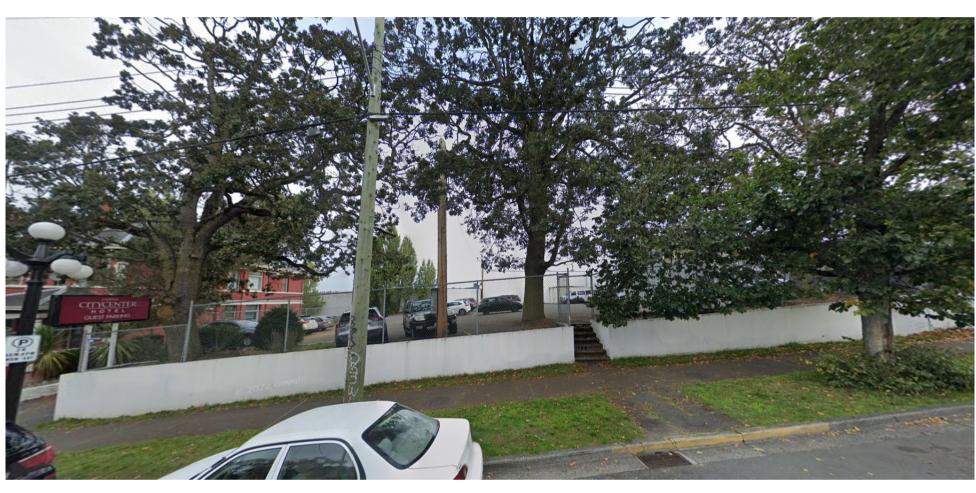
 4yd<sup>3</sup> WASTE BIN 4yd³ RECYCLE BIN

TWO 189L ORGANICS BINS

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



1 Looking North-West







3 Looking North-East



VICTORIA, B.C. BC HOUSING HOUSING

TRI SCOVERY 

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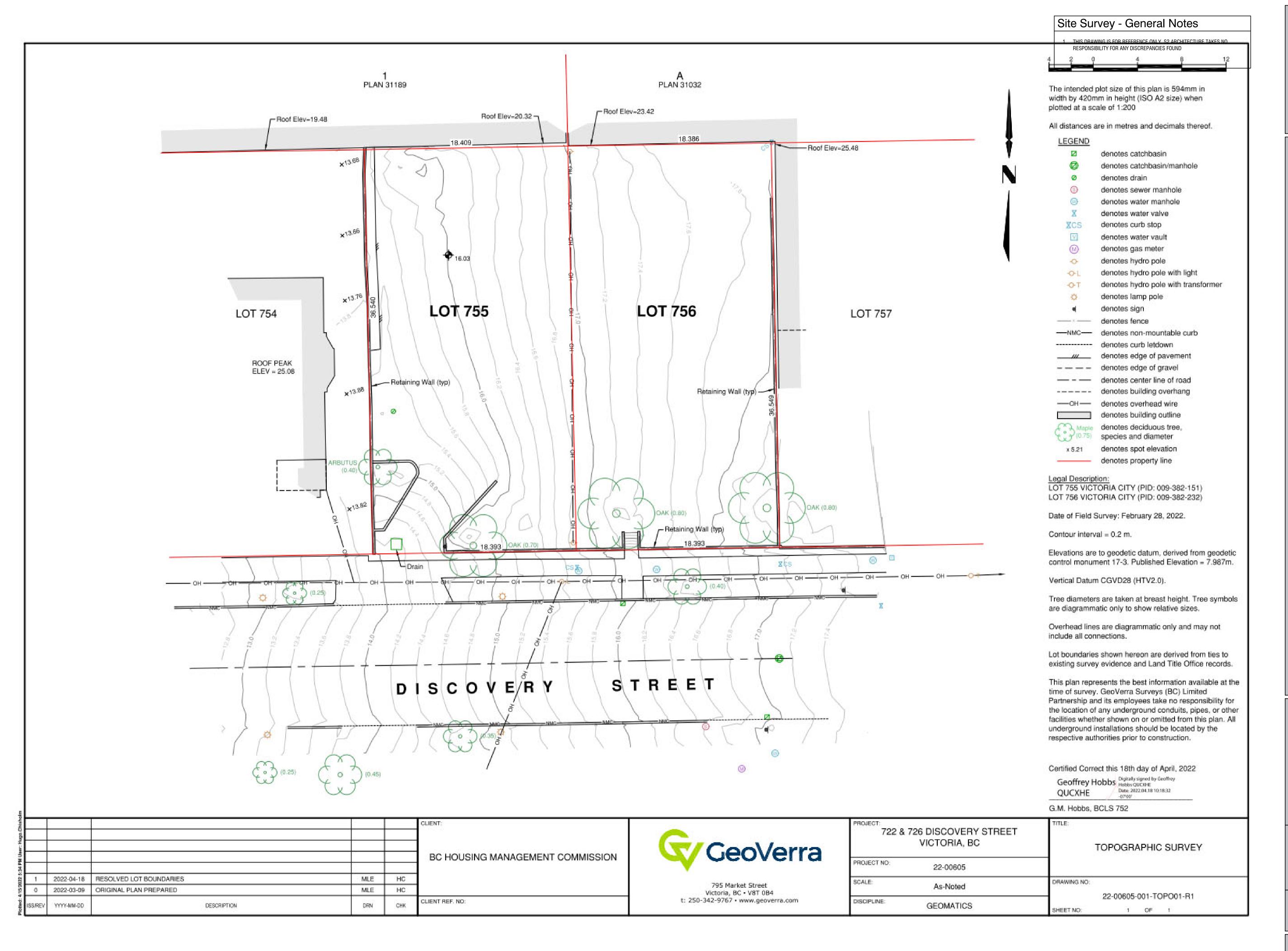
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ITE SURVEY

F, VICTORIA, B.C. BC HOUSING

/ STREET SUPPORTIVE H

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REV	ISION	DATE
4	DP RE-SUBMISSON	07.04.2023
5	ISSUED FOR SCHEMATIC TENDER	07.10.2023
10	LAND USE & D.P. SUBMISSION	04.29.2022
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# Site Plan - General Notes

- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE
- REFER TO LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES





INDICATES EXTENT AND LOCATION OF UNIT PAVERS - REFER

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 SETBACK LINE (SCALED DOWN FOR CLARITY)

INDICATES PROPERTY 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 /

INDICATES LOCATION OF EXISTING LIGHT STANDARD

INDICATES LOCATION OF EXISTING LIGHT STANDARD

INDICATES LOCATION OF PROPOSED POWER POLE

INDICATES LOCATION OF PROPOSED GUARD BOLLARD

INDICATES LOCATION OF EXISTING POWER POLE

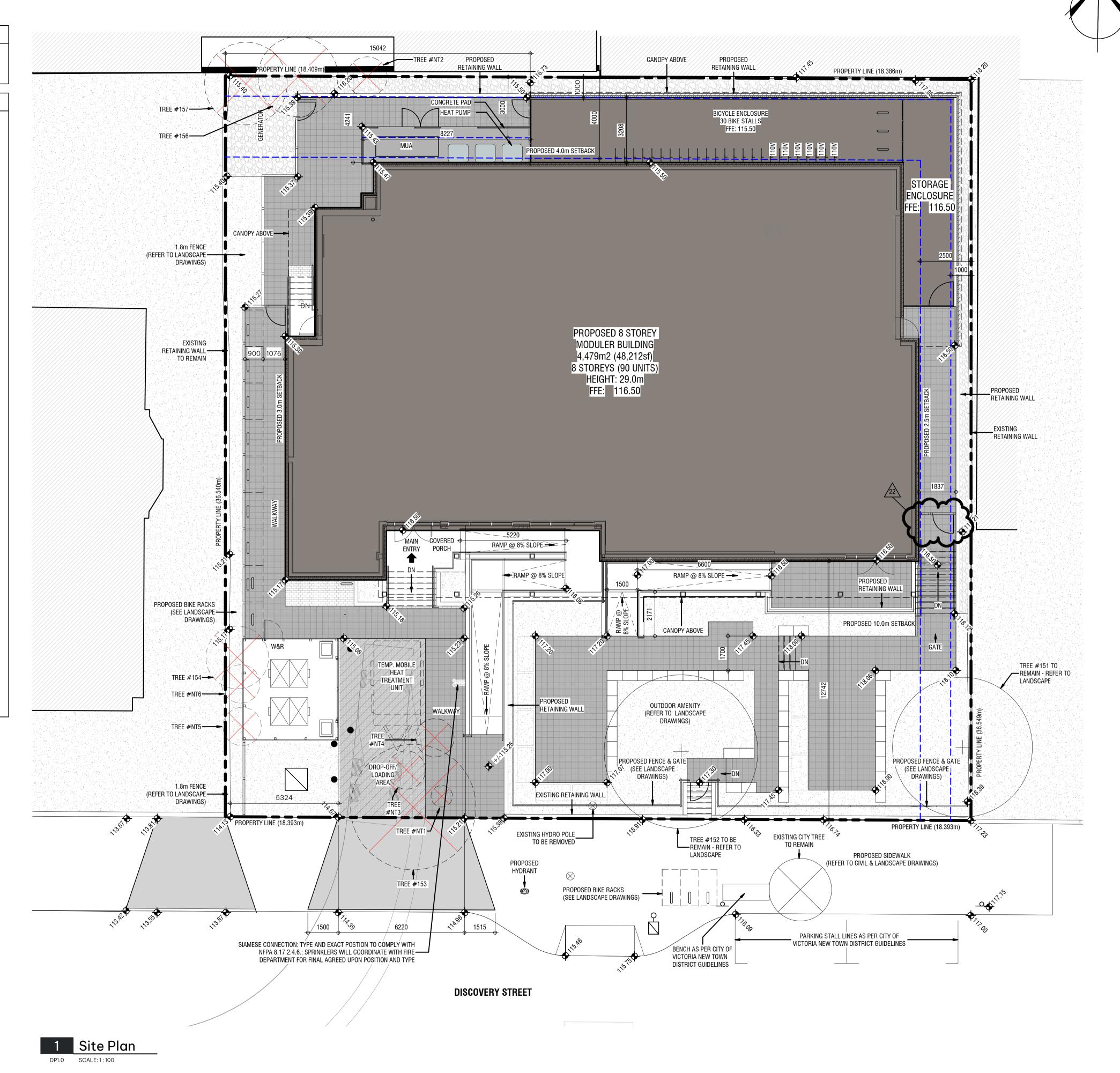
[ ] INDICATES LOCATION OF BIKE RACK

INDICATES NO PARKING SIGN

INDICATES EXISTING GEODETIC SPOT ELEVATION

INDICATES PROPOSED GEODETIC SPOT ELEVATION

INDICATES TREE TO BE REMOVED - REFER TO LANDSCAPE FOR DETAILS





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VICTORIA, B.C. BC HOUSING HOUSING

SUPPORTIVE STRE SCOVERY

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REVISION 22 RESPONSE TO DELEGATED 2025.02.20

DEVELOPMENT PERMIT COMMENTS

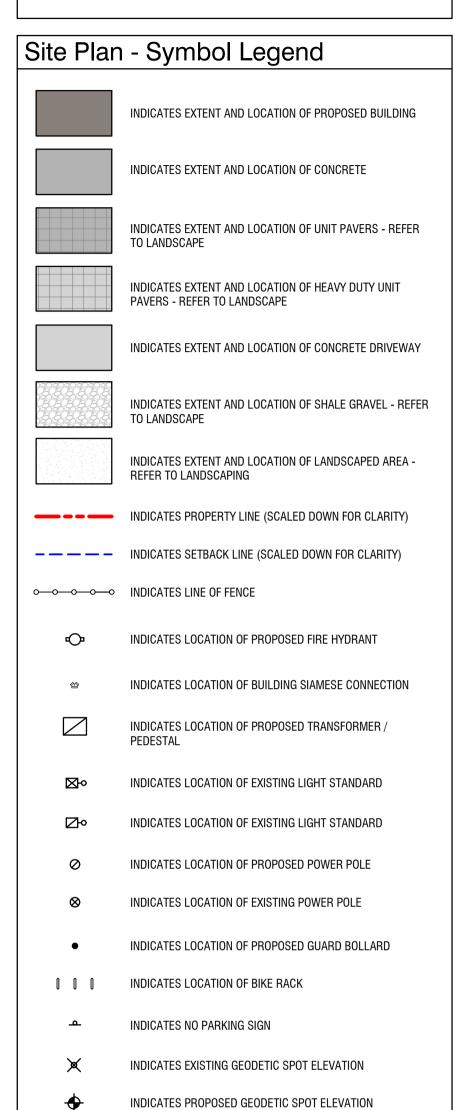
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# Site Plan - General Notes

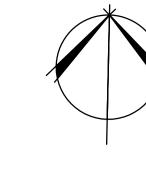
REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION.

2. REFER TO LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES



INDICATES TREE TO BE REMOVED - REFER TO LANDSCAPE

FOR DETAILS





VICTORIA, B.C. BC HOUSING HOUSING

SCOVERY 

# NOT FOR CONSTRUCTION

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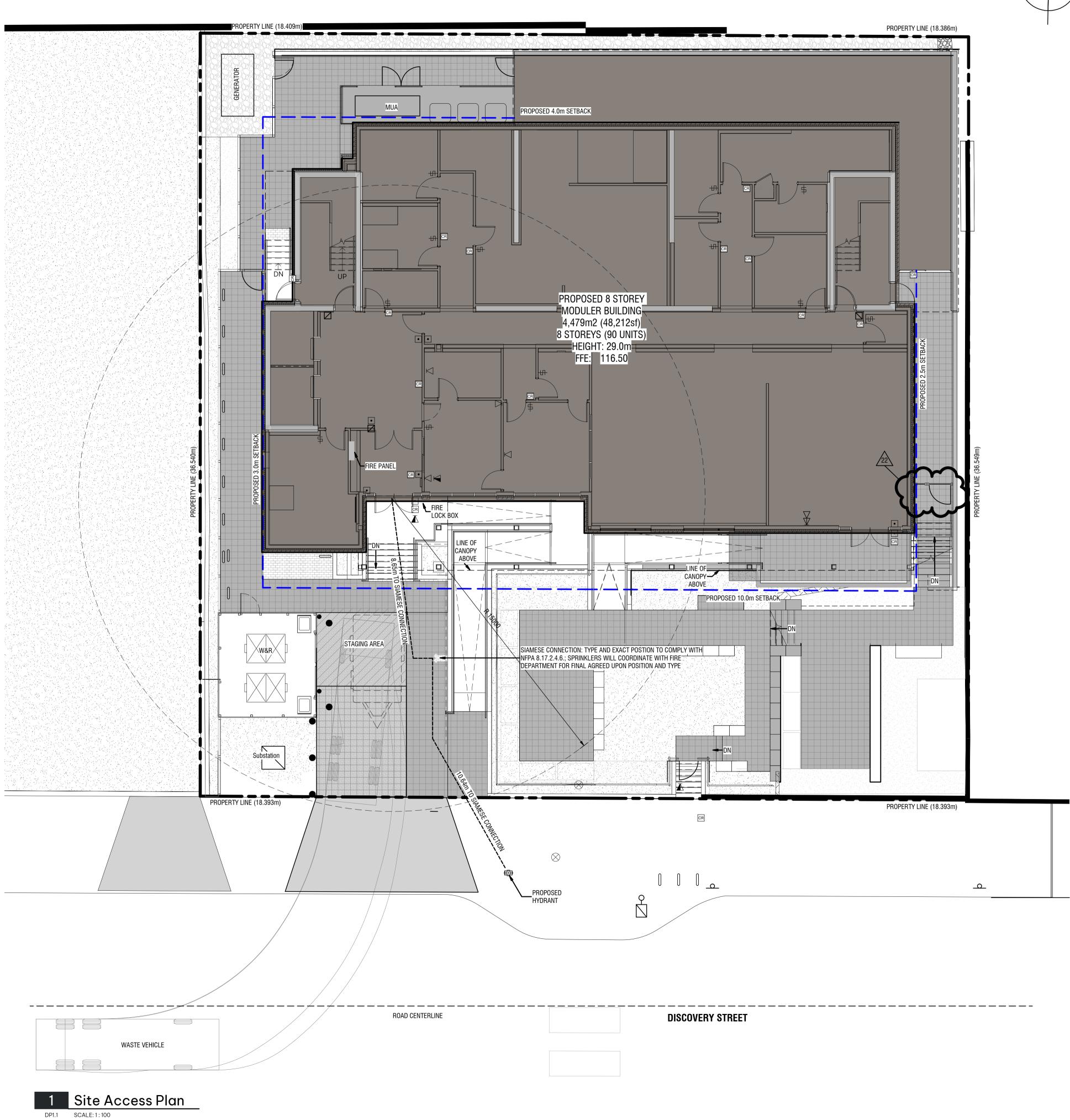
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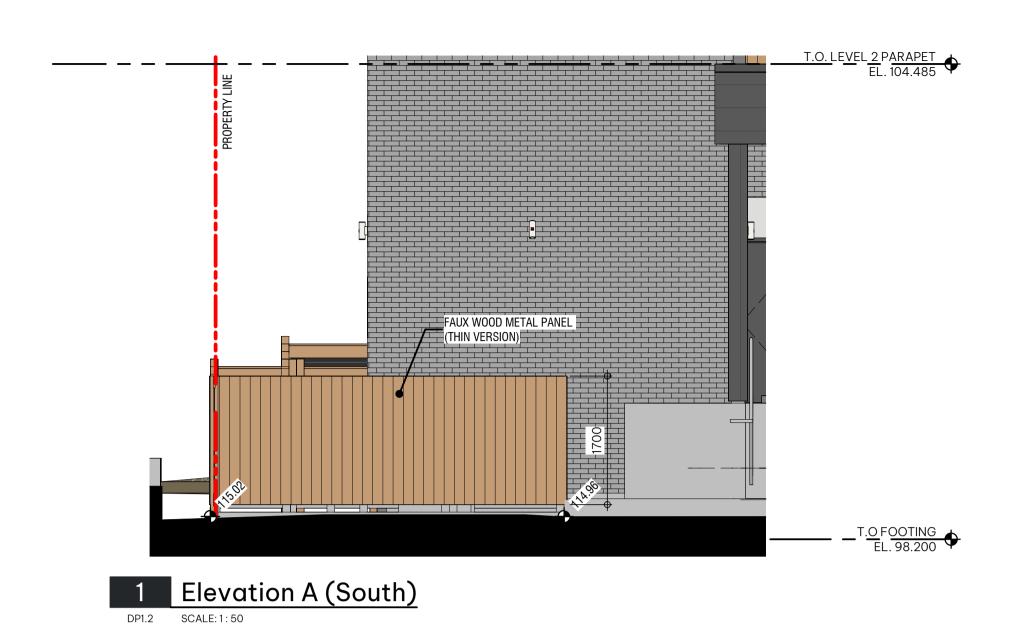
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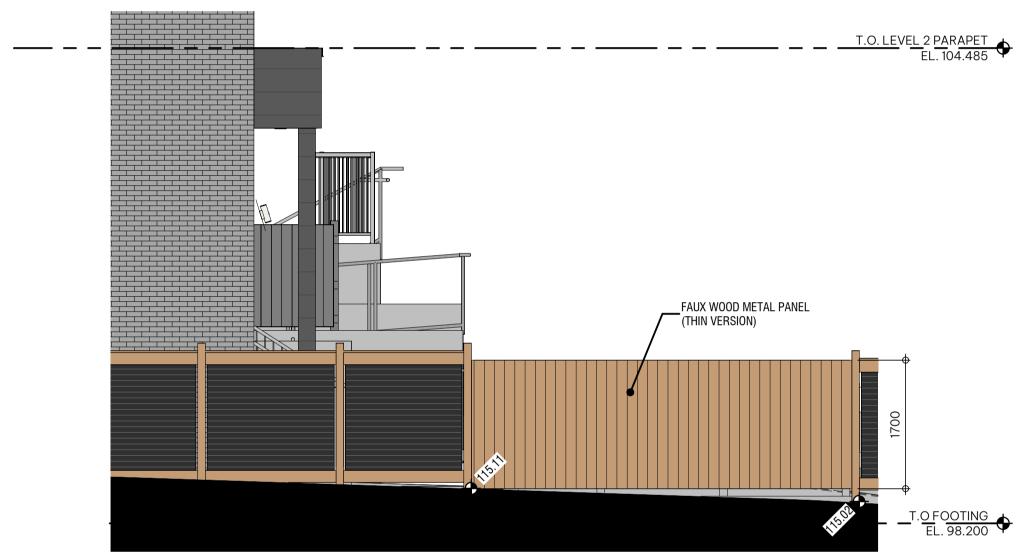
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22	RESPONSE TO DELEGATED DEVELOPMENT PERMIT COMMENTS	2025.02.20		

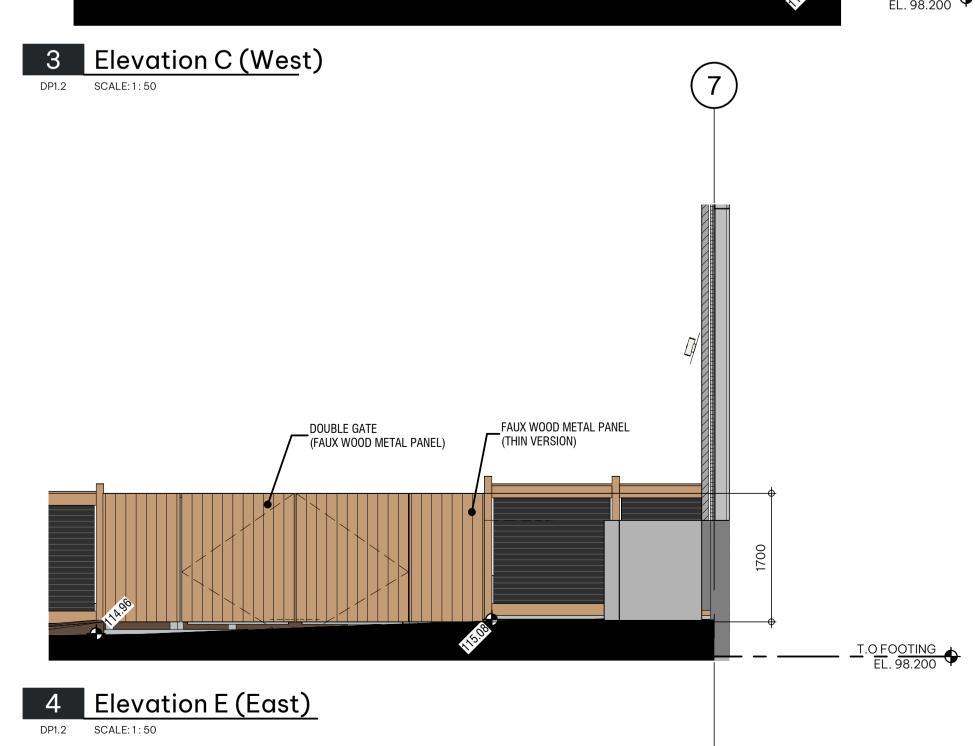
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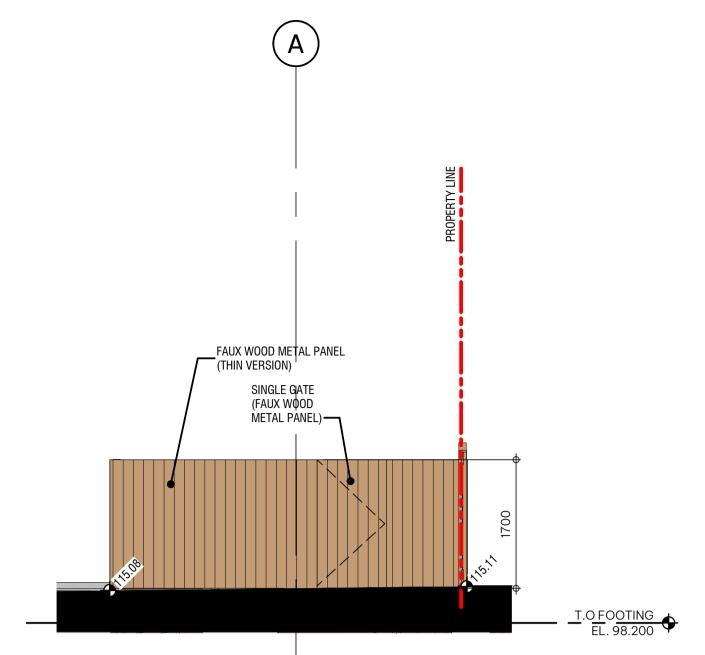
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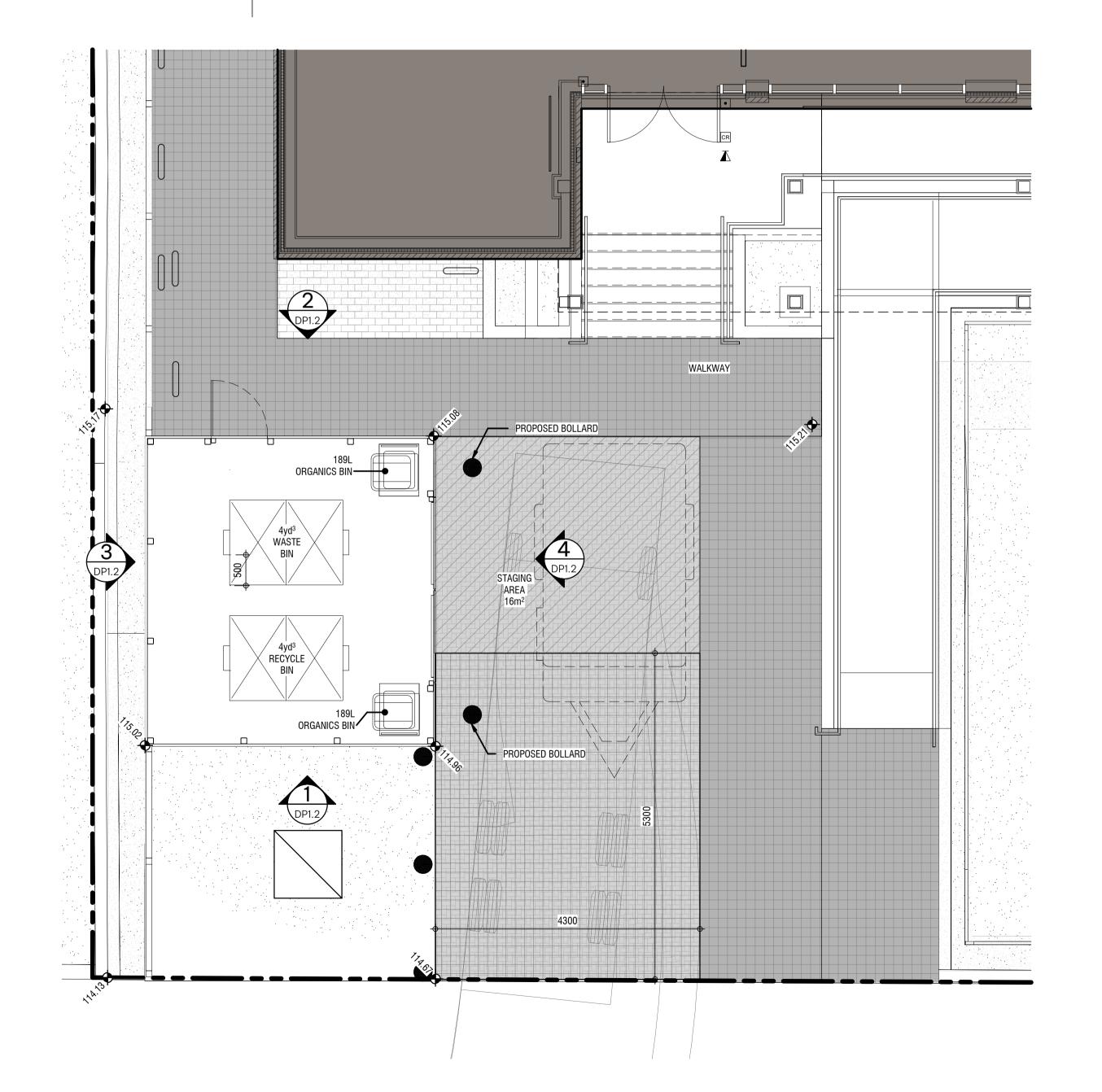








2 Elevation B (North)
DP1.2 SCALE: 1: 50



5 Enlarged W&R & Bicycle Enclosure

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HOUSING
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BC HOUSING

ENLARGED W&R

SUPPORTIVE HO

STREET

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

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**DP1.2** 

SHADOW STUDY

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4 DP RE-SUBMISSON
5 ISSUED FOR SCHEMATIC
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5 ISSUED FOR SCHEMATIC 07.10.2023 TENDER

10 LAND USE & D.P. 04.29.2022 SUBMISSION

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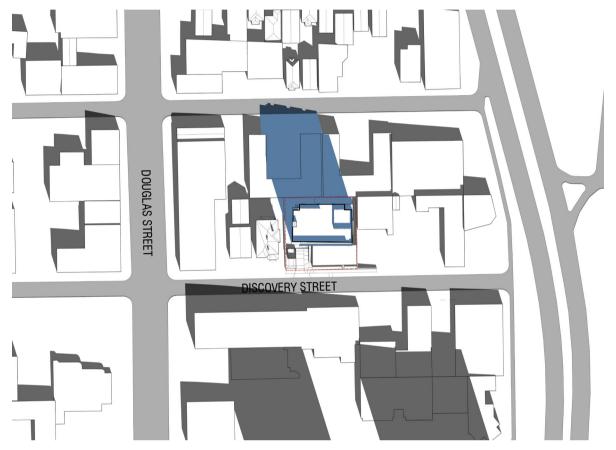
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DATE

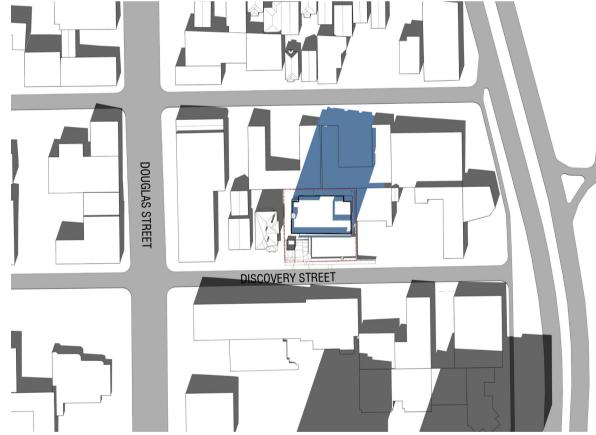
07.04.2023



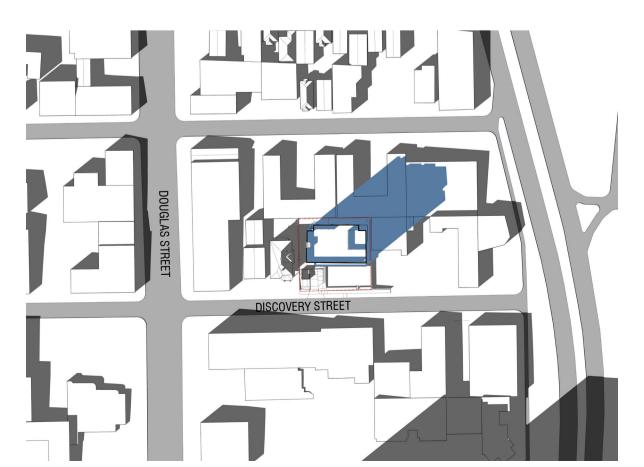
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MARCH 21 - 12:00 PM



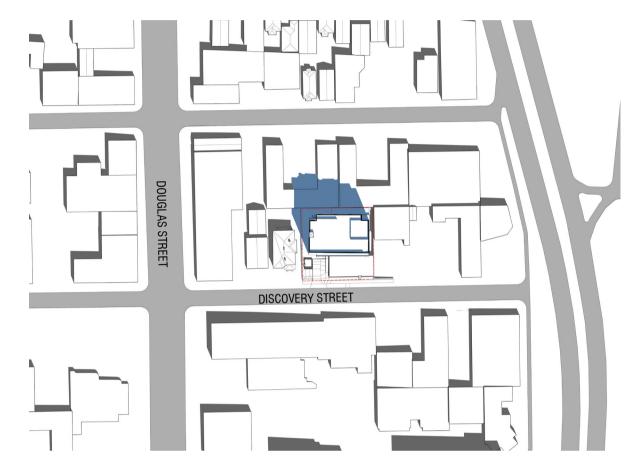
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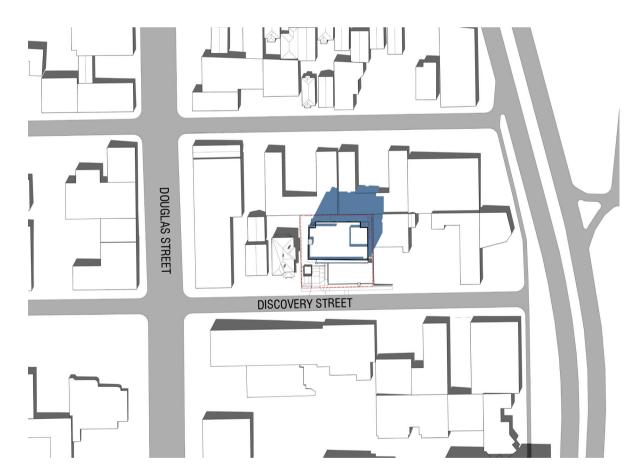
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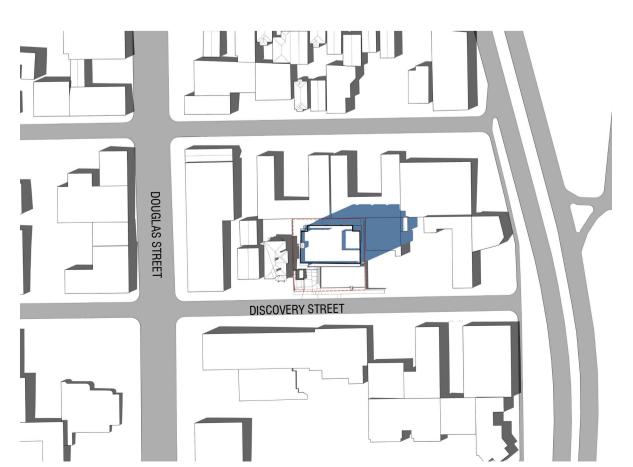
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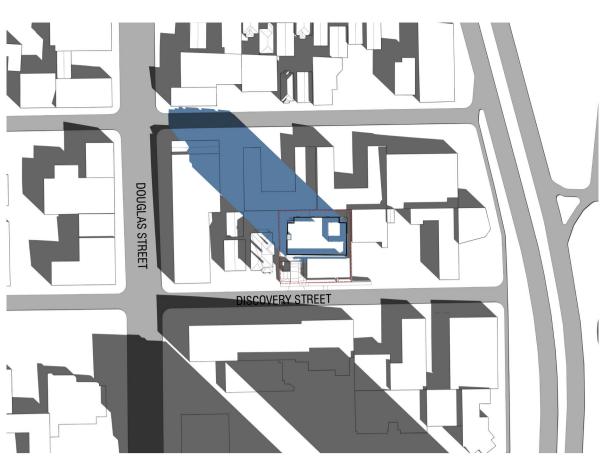
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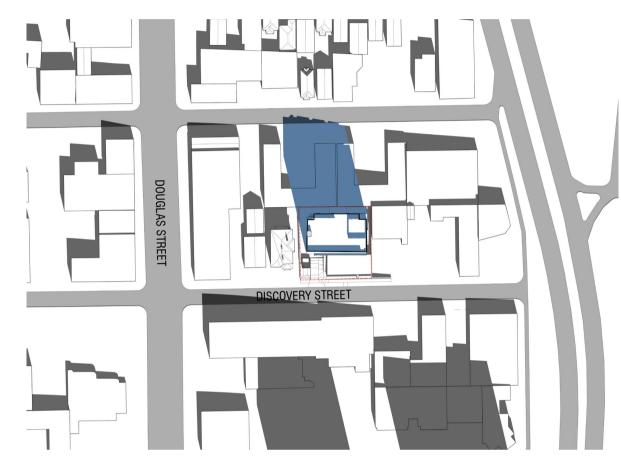
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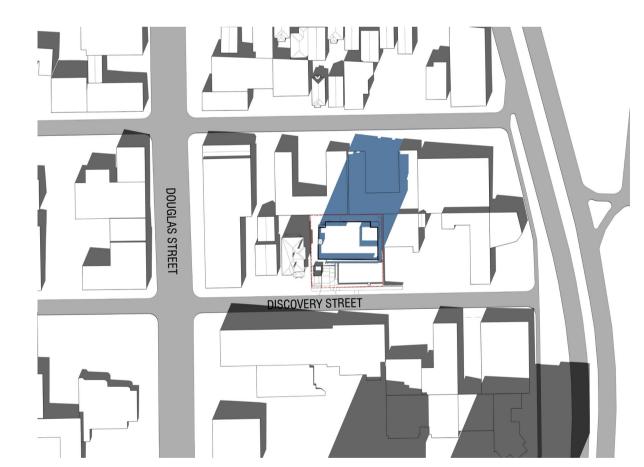
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SEPTEMBER 21 - 10:00 AM



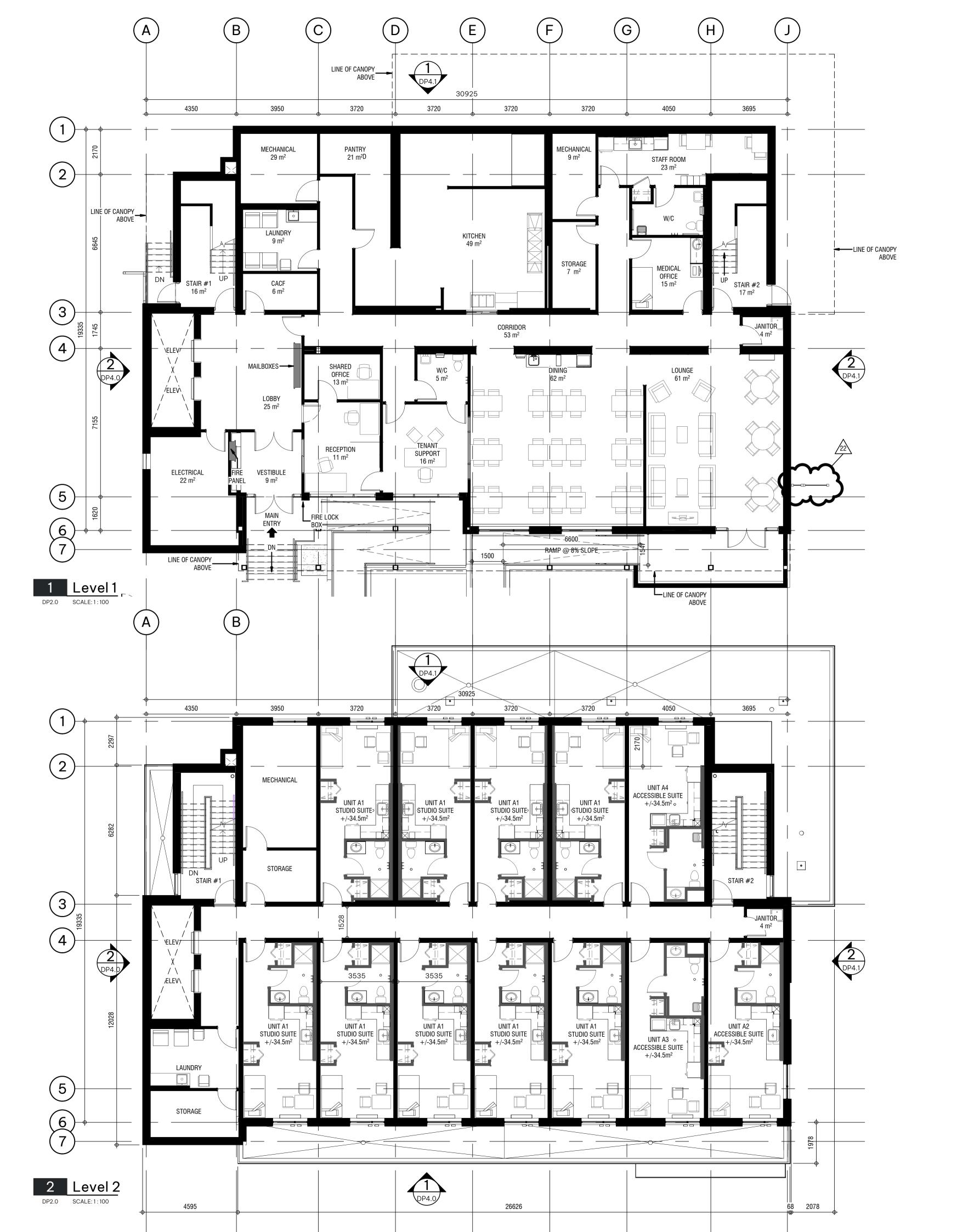
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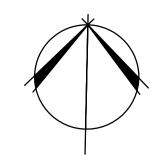


SEPTEMBER 21 - 2:00 PM



SEPTEMBER 21 - 4:00PM







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

2 FLOOR PLANS

∞

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22 RESPONSE TO DELEGATED 2025.02.20
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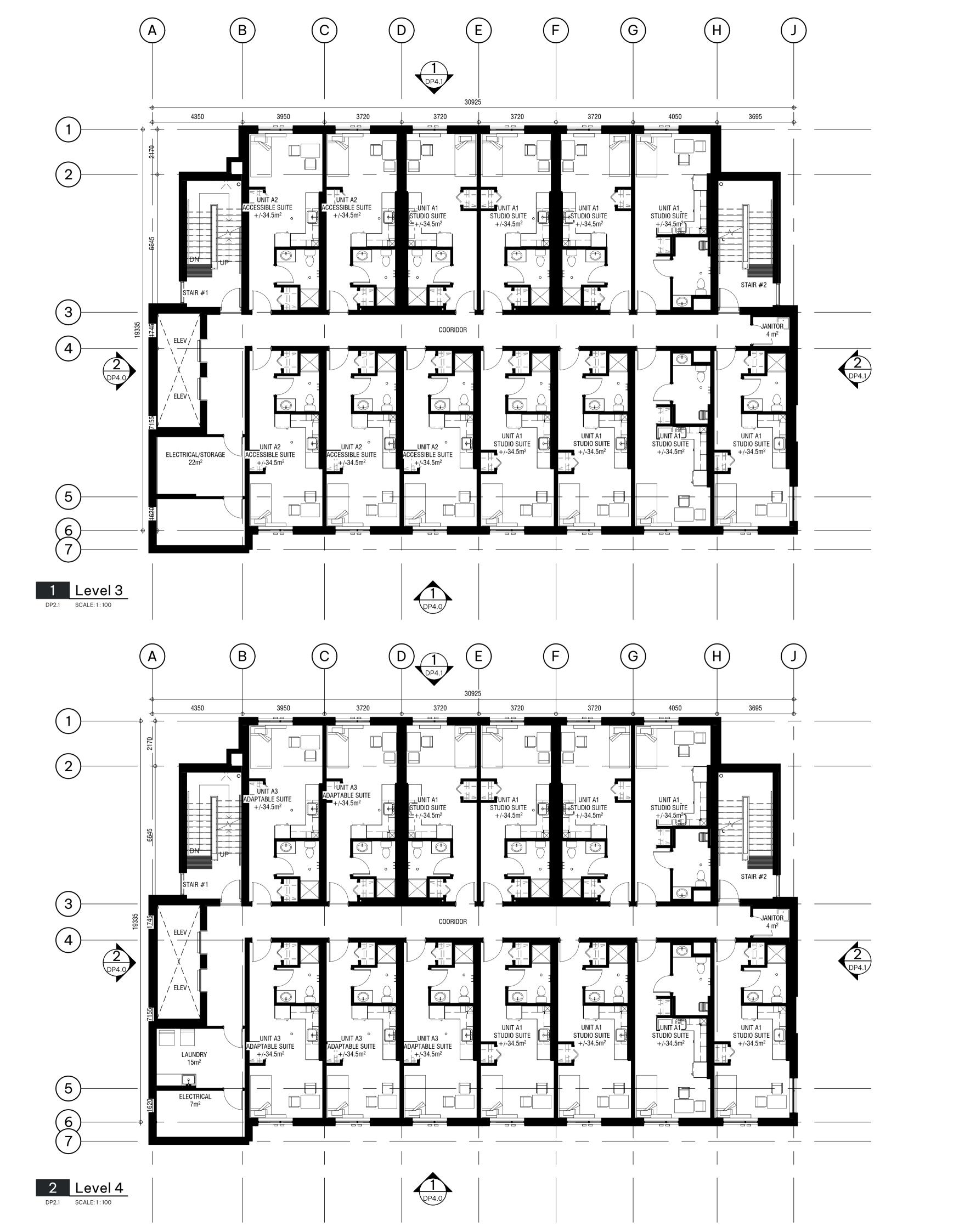
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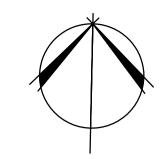
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DP2.0

DATE







4 FLOOR PLANS

LEVEL 3 &

VICTORIA, B.C. BC HOUSING HOUSING SUPPORTIVE DISCOVERY STREET **ISCOVERY** 

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REVISION 4 DP RE-SUBMISSON 07.04.2023 07.10.2023

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

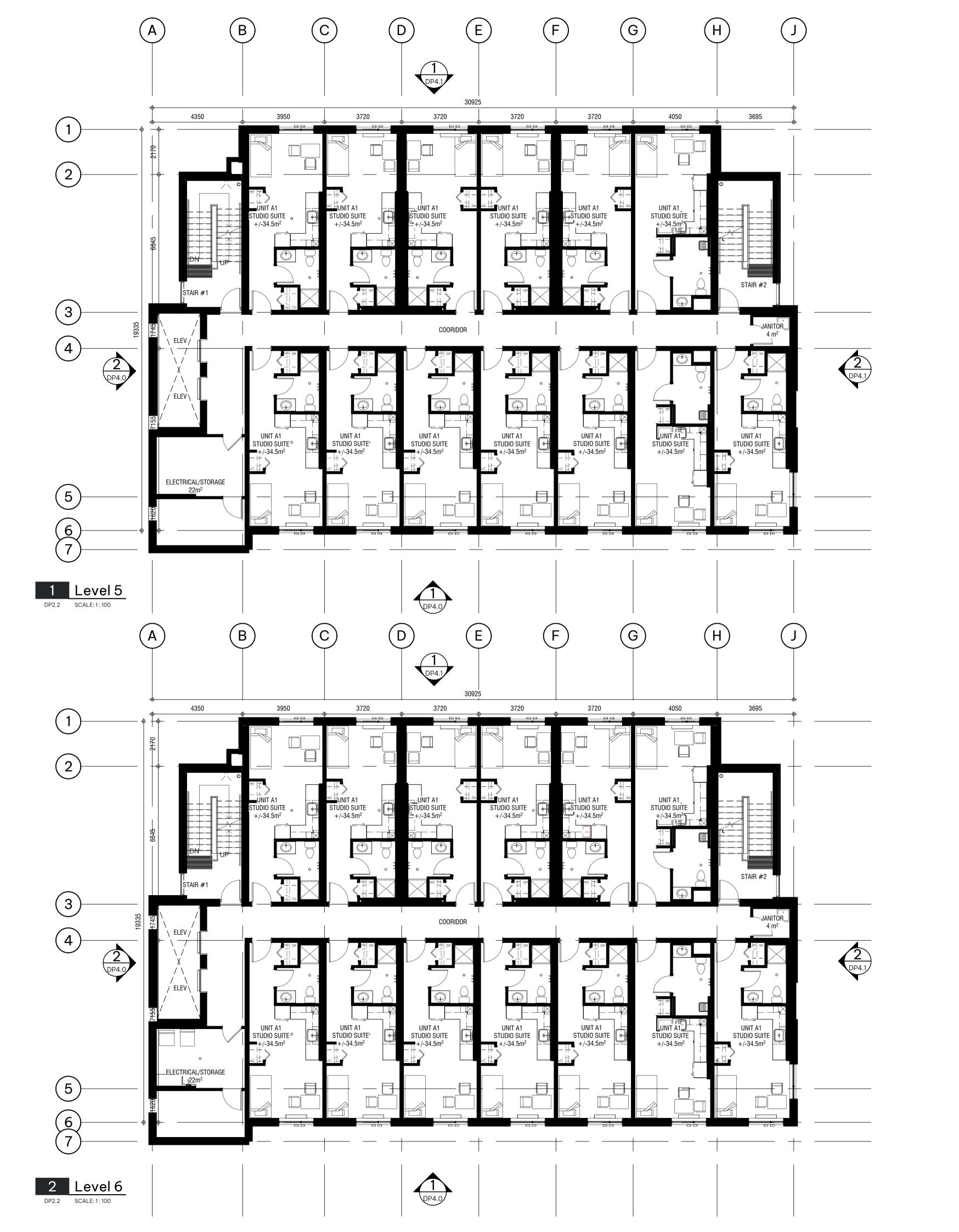
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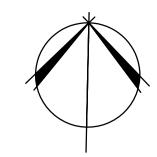
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**DP2.1** 

DATE

04.29.2022







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

5 & 6 FLOOR PLANS

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

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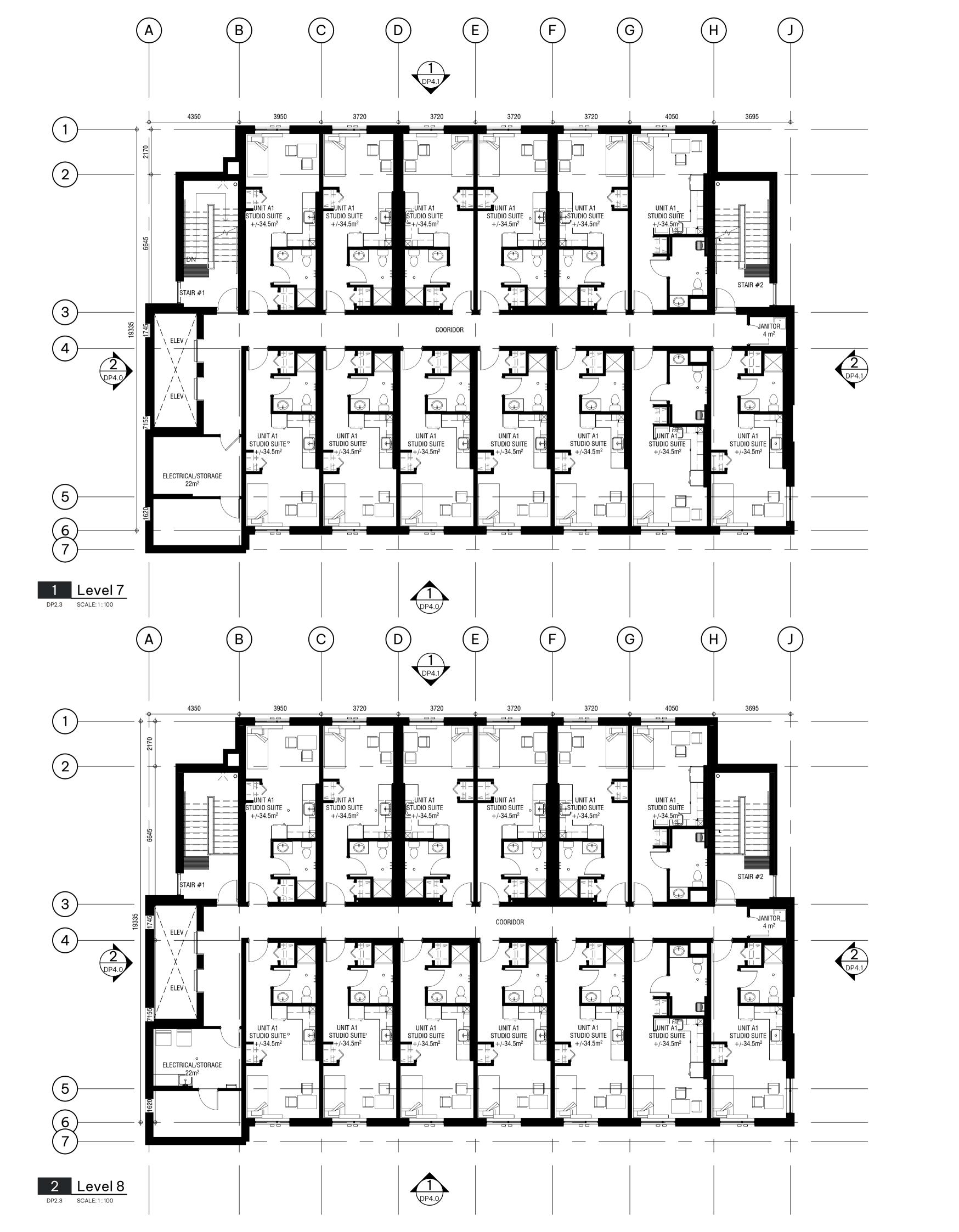
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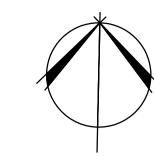
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07.10.2023

04.29.2022







VICTORIA, B.C. BC HOUSING HOUSING SUPPORTIVE STREET **ISCOVERY** 

DISCOVERY

7 & 8 FLOOR PLANS

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

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07.04.2023

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

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nev	DA		
10	LAND USE & D.P.	04.29.20	
4.4	SUBMISSION	0004.00	
14	ISSUED FOR DELEGATED DP SUBMISSION	2024.08.	

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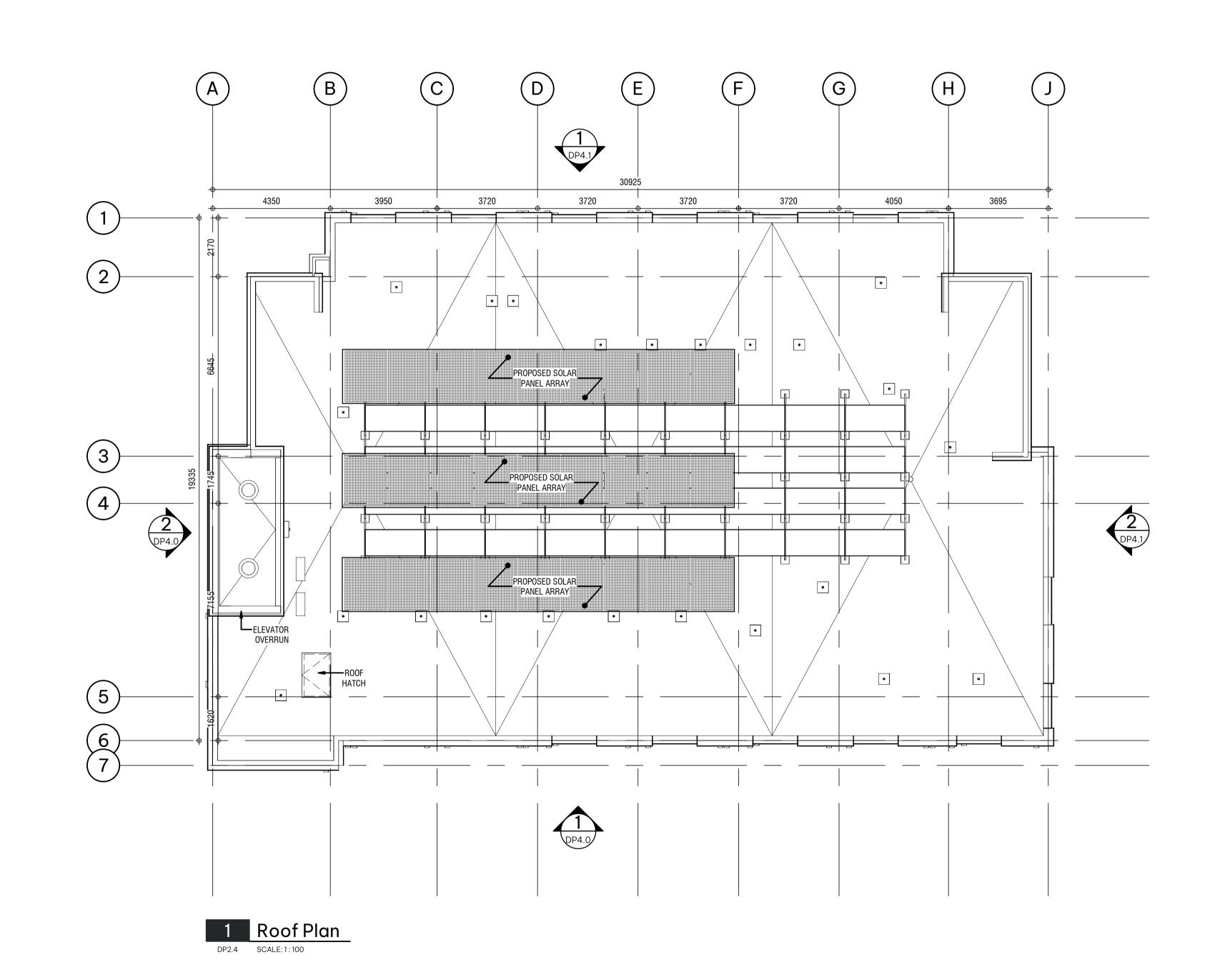
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**DP2.4** 





HOUSING

UNIT PLANS

RY STREET, VICTORIA, B.C. BC HOUSING

ISCOVERY STREET SUPPORTIVE H

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5 ISSUED FOR SCHEMATIC 07.10.2023 TENDER

SCALE 1 : 20

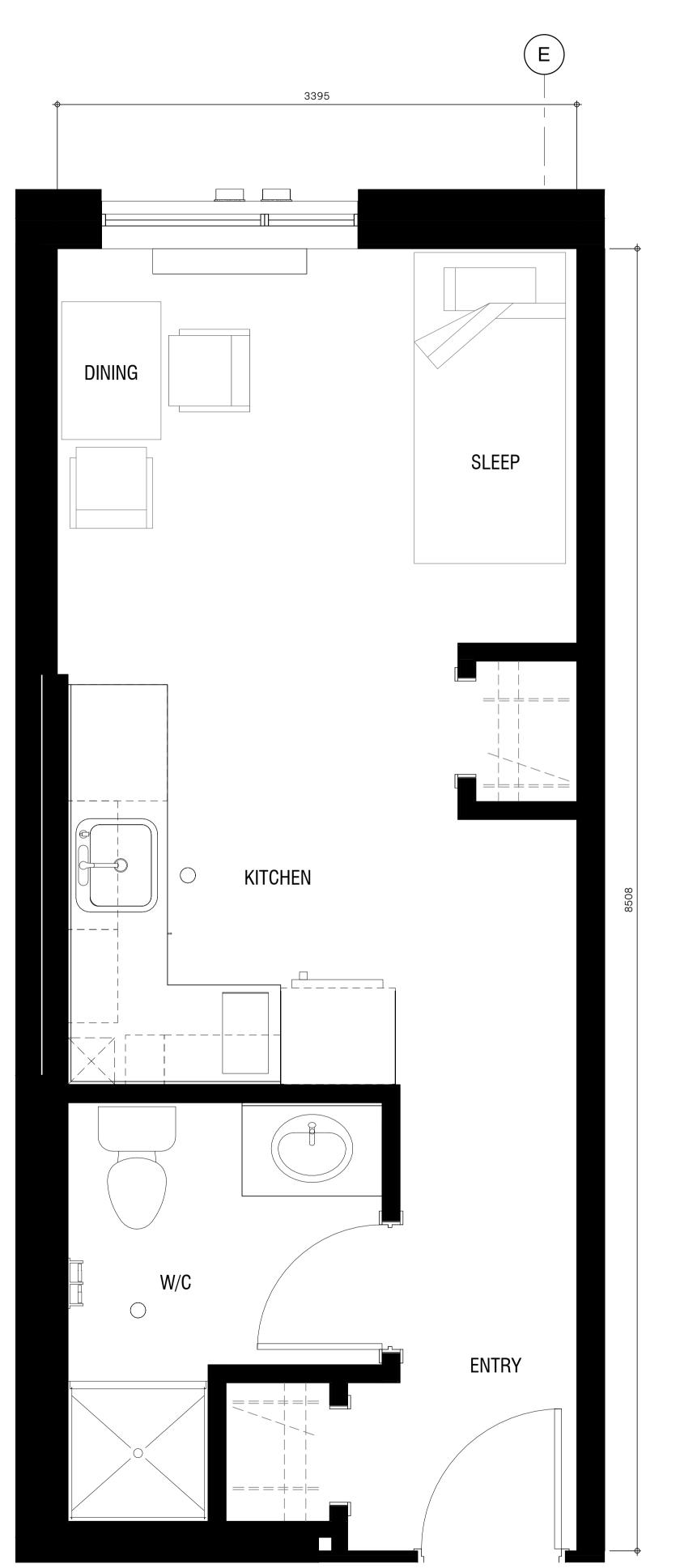
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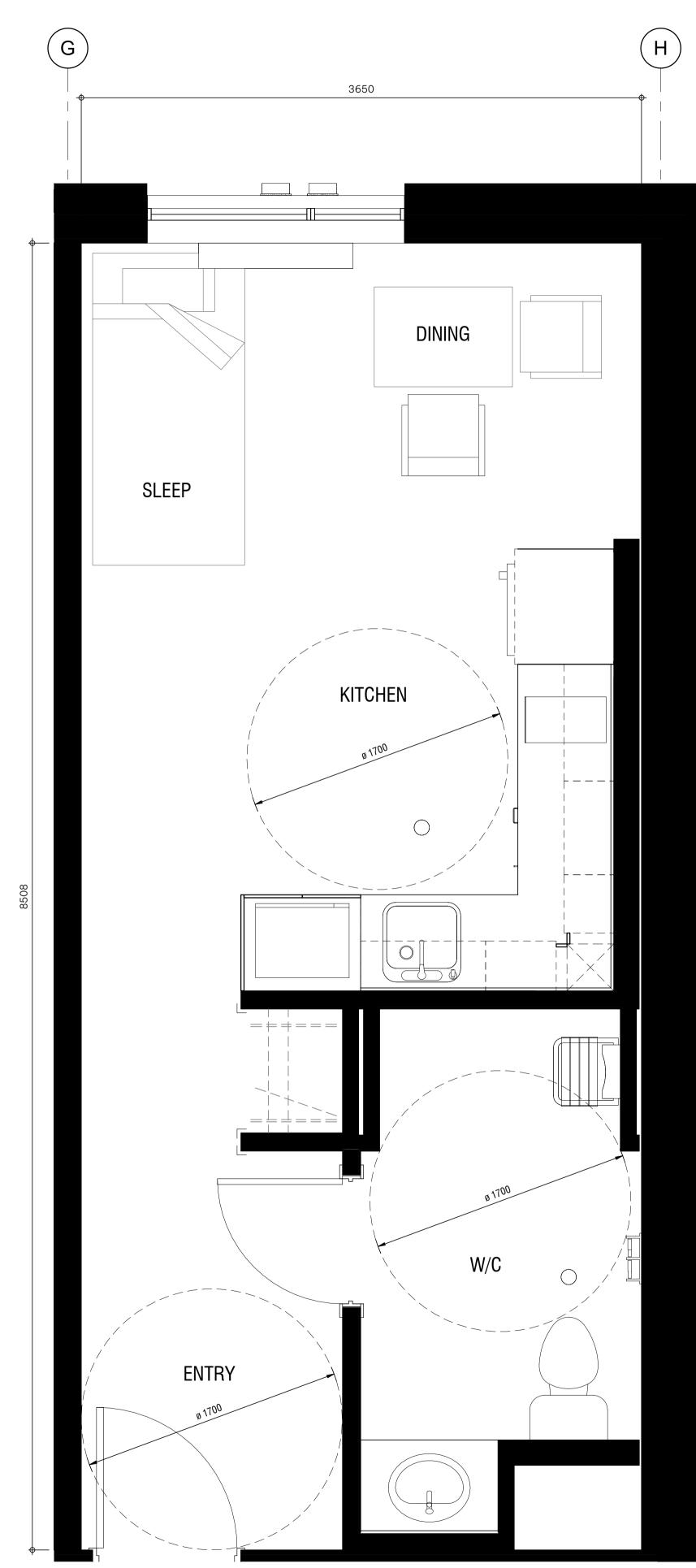
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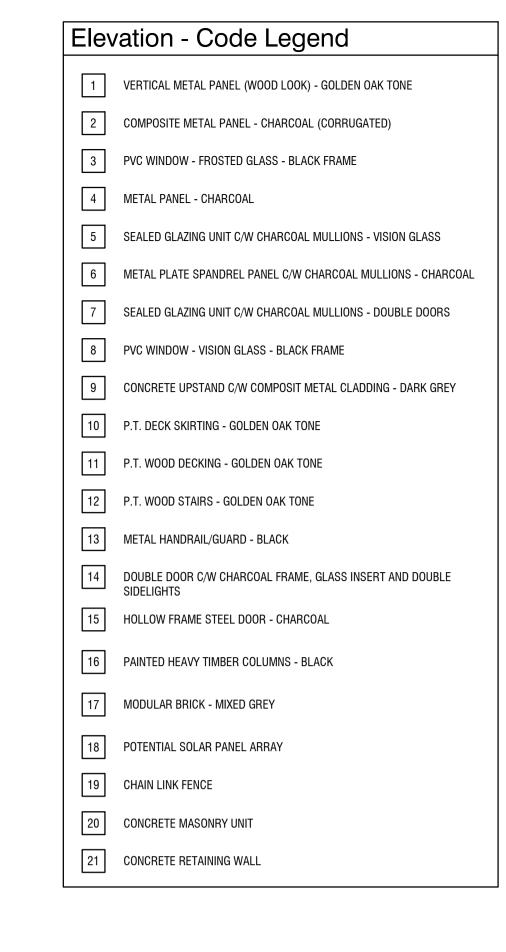
DP2.5



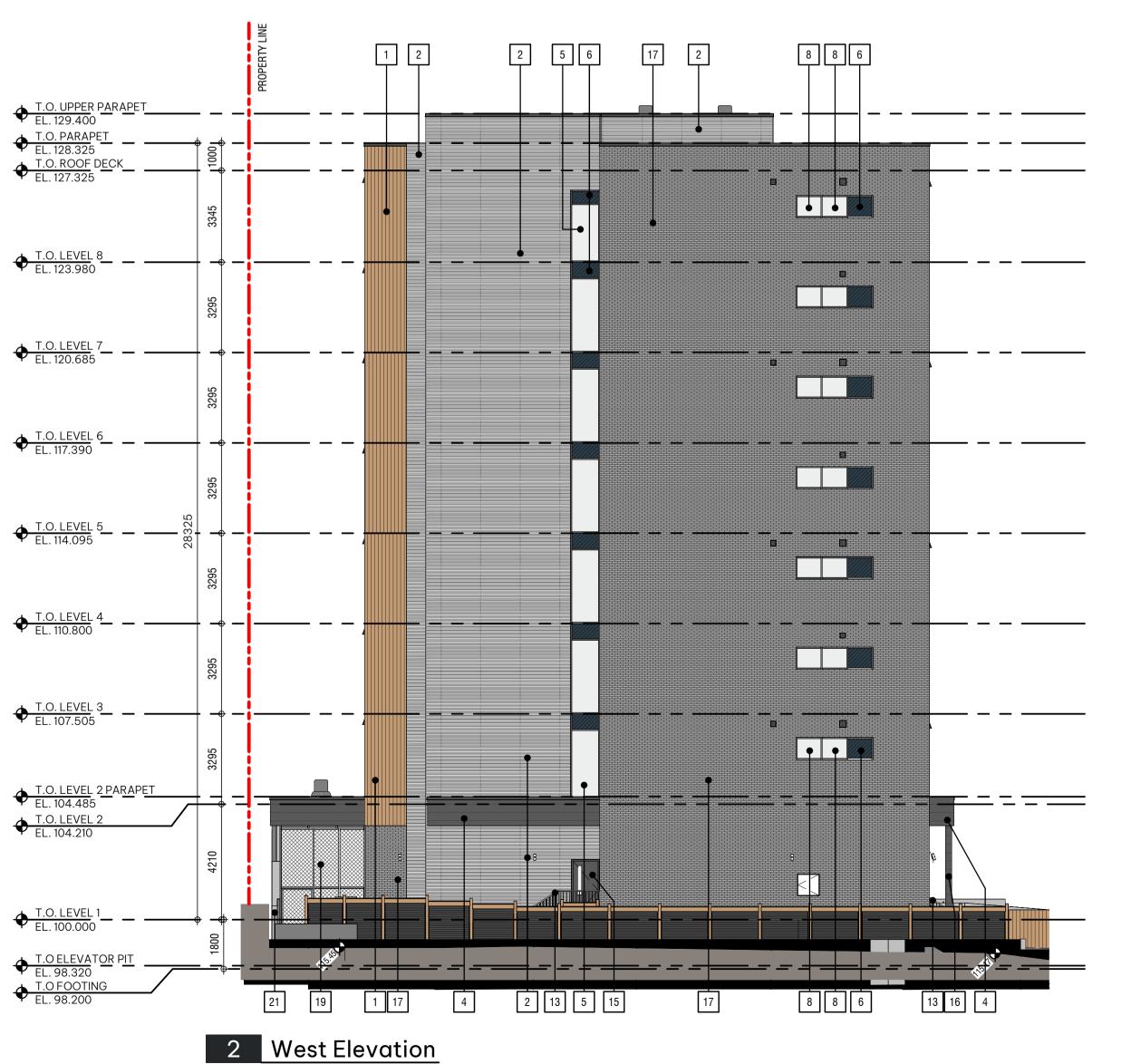




Unit A2/A3 - Accessible & Adaptable Units ±34.5 sqm







architecture 6th Floor, 220 - 12th Avenue SW Calgary, AB, Canada T2R 0E9 T 403.670.7000 www.s2architecture.com

HOUSING

BUILDING ELEVATIONS

VICTORIA, B.C. BC HOUSING

DISCOVERY

SUPPORTIVE

STREE

**ISCOVERY** 

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REVISION

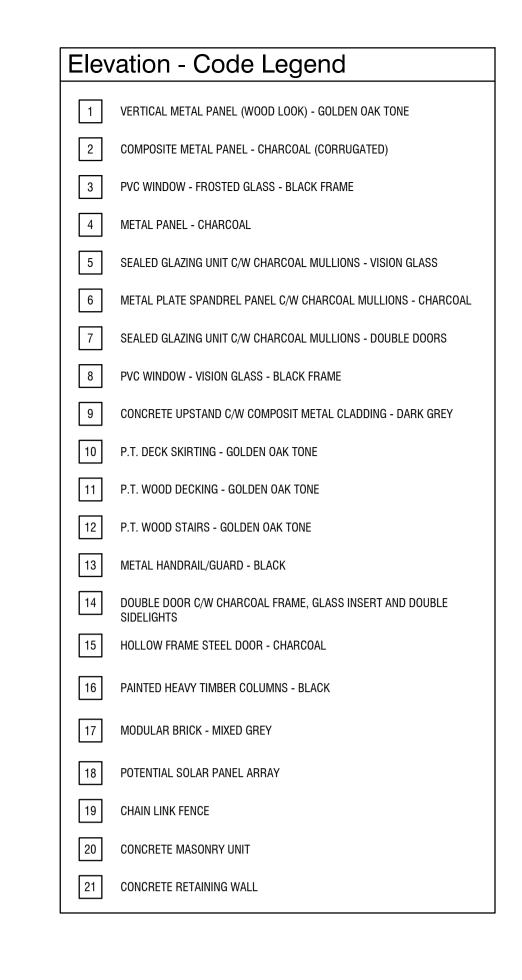
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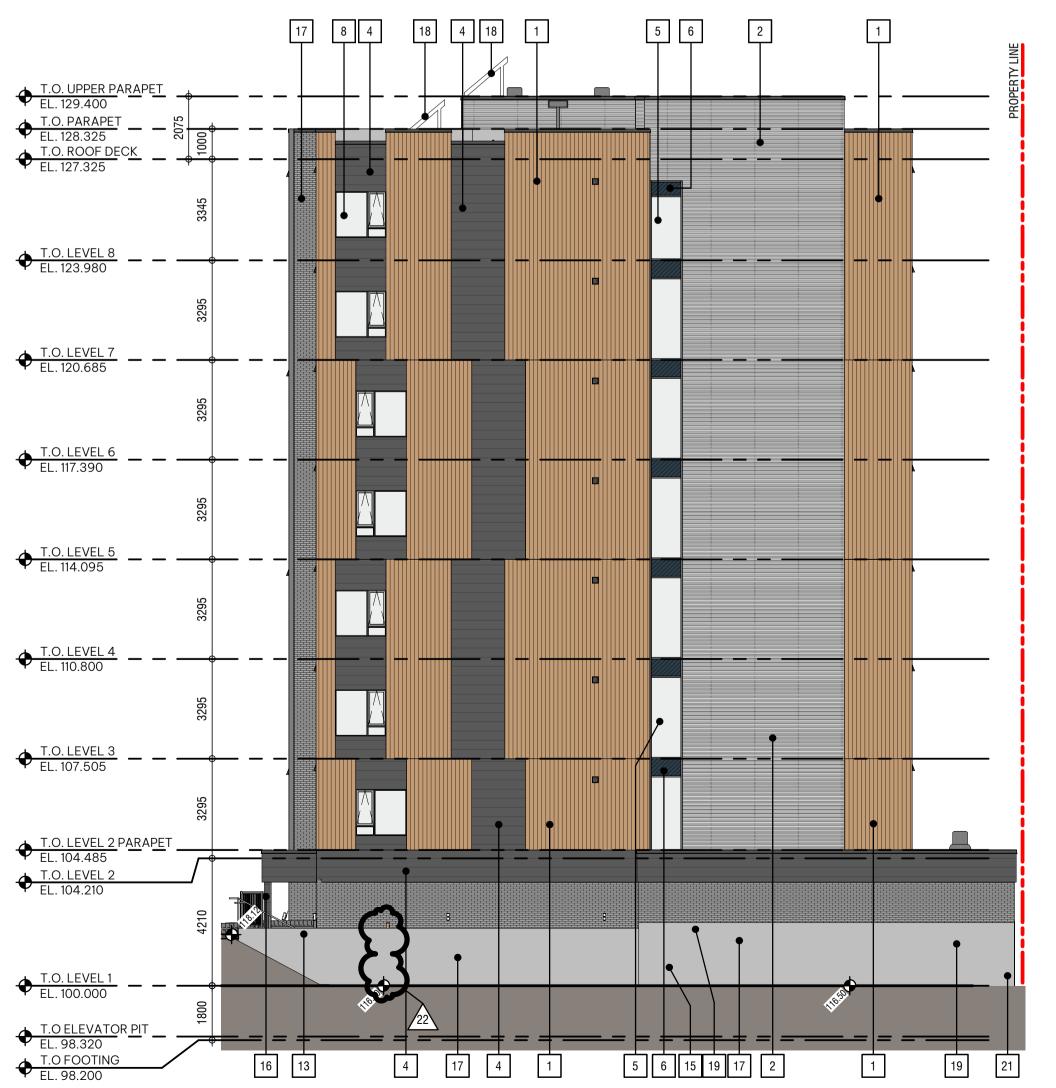
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DRAWING NO.

DP4.0







2 East Elevation
DP4.1 SCALE:1:125

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> VICTORIA, B.C. BC HOUSING HOUSING

BUILDING ELEVATIONS

SUPPORTIVE DISCOVERY STRE

**ISCOVERY** 

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22 RESPONSE TO DELEGATED 2025.02.20
DEVELOPMENT PERMIT
COMMENTS

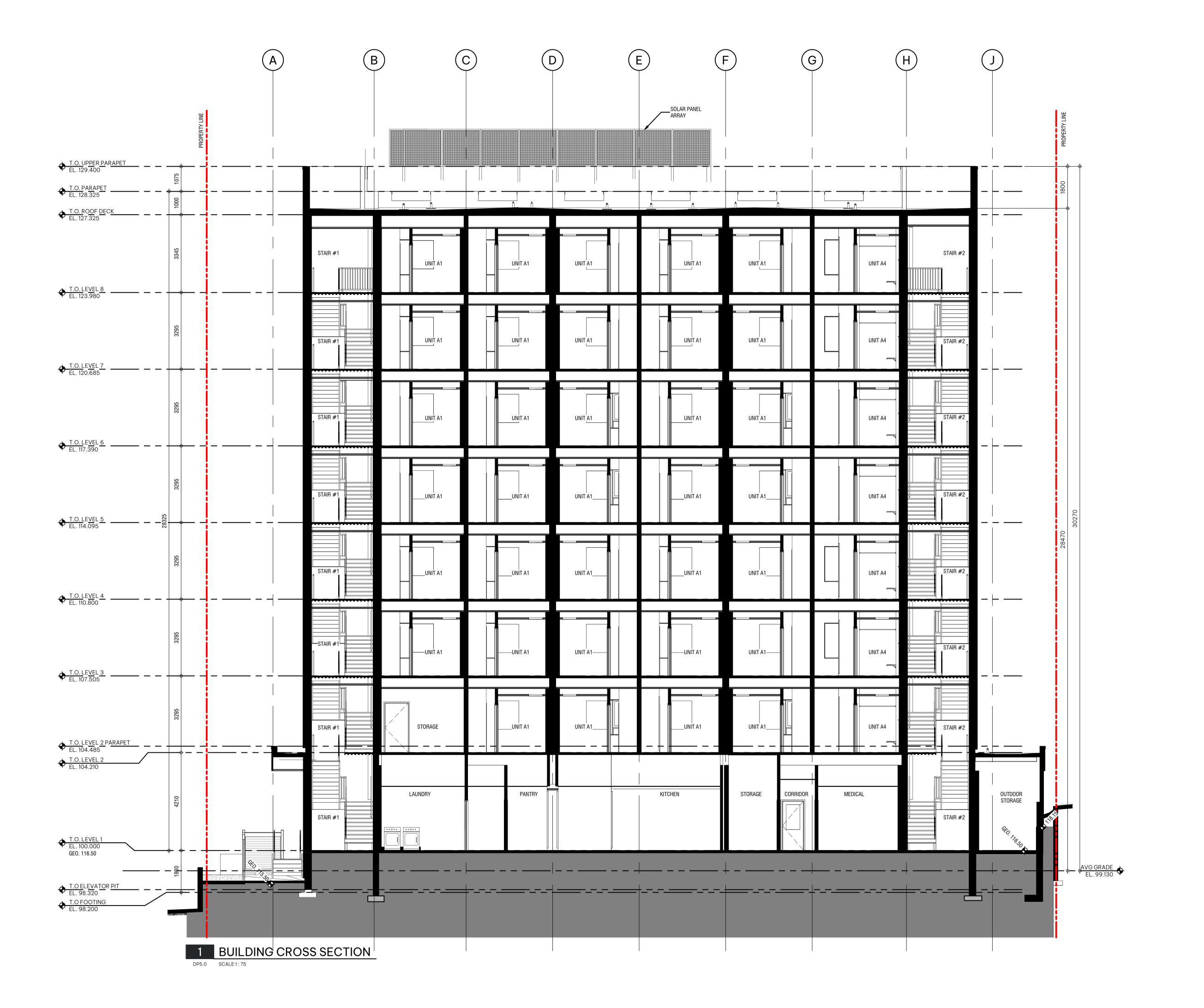
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REVISION

DP4.1





VICTORIA, B.C. BC HOUSING

BUILDING SECTIONS

# ISCOVERY STREET SUPPORTIVE HOUSING

DISCOVERY

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14	ISSUED FOR DELEGATED DP SUBMISSION	2024.08.
21	RESPONSE TO DELEGATED DEVELOPMENT PERMIT	2025.01.0
	COMMENTS	

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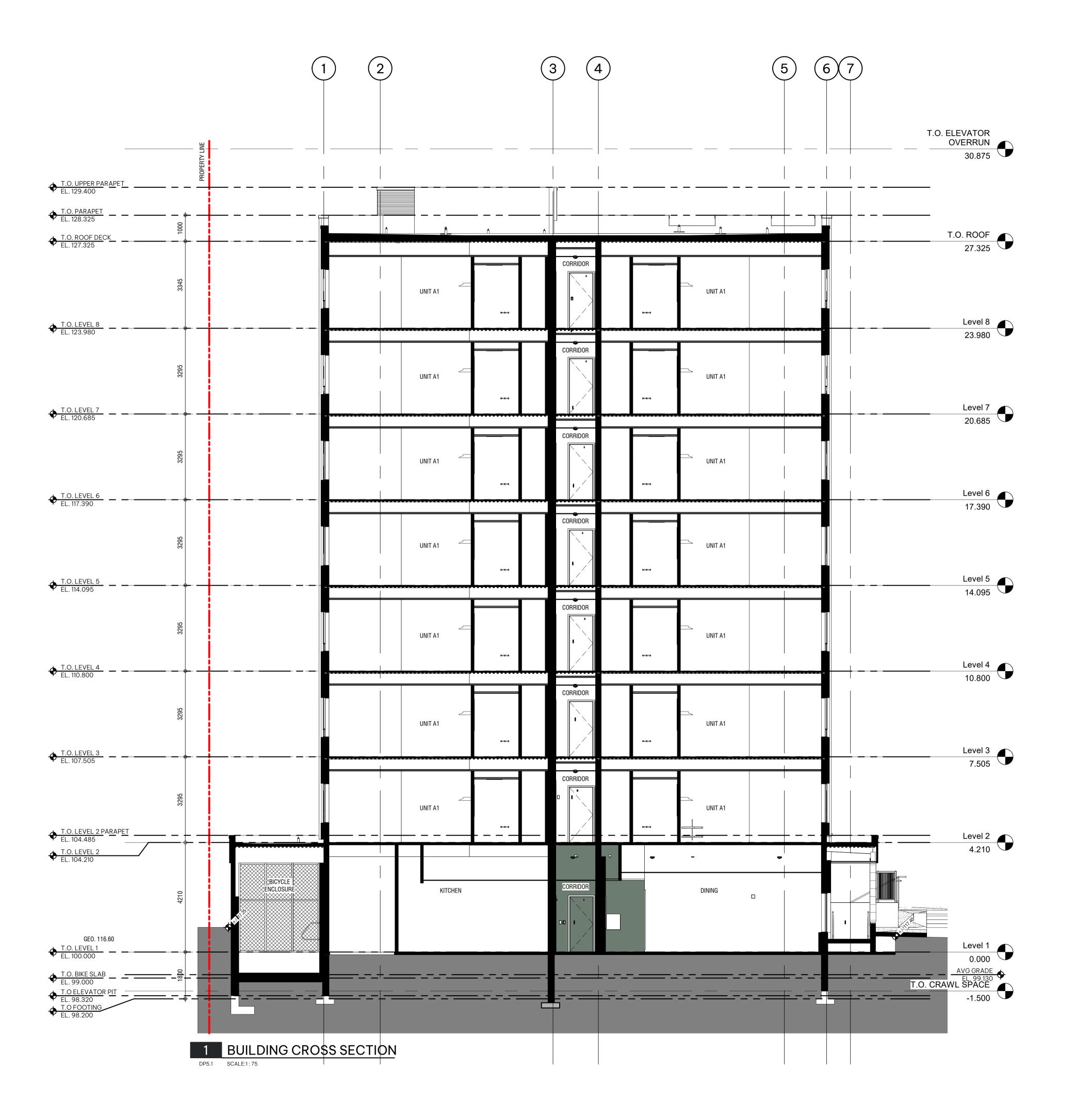
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DRAWING NO.

REVISION

DP5.0





BUILDING SECTIONS

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

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4 DP RE-SUBMISSON 07.04.202 5 ISSUED FOR SCHEMATIC 07.10.202 TENDER 14 ISSUED FOR DELEGATED DP 2024.08.1 SUBMISSION			
	•	ISSUED FOR SCHEMATIC	0.101.202
	14		2024.08.1

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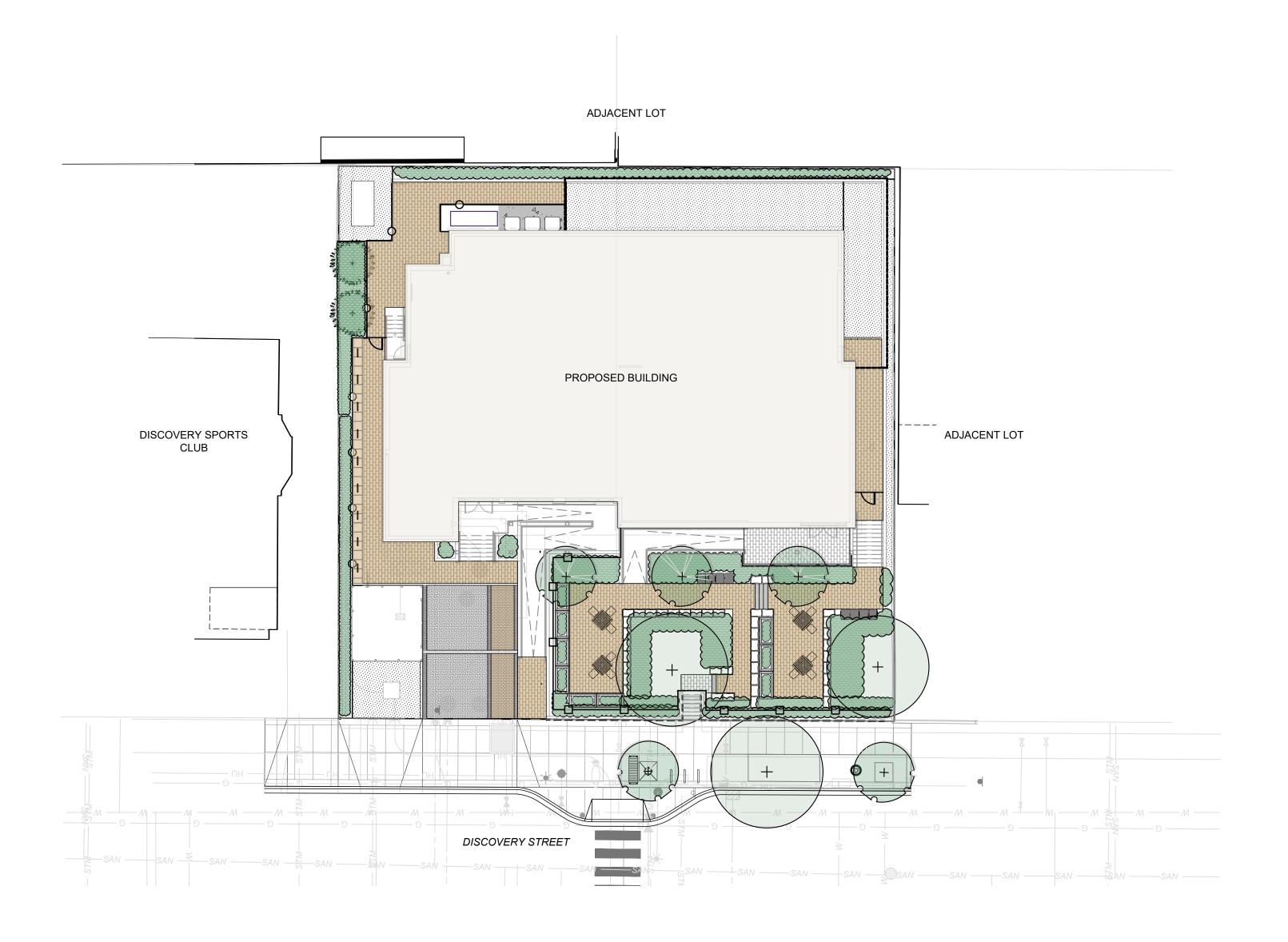
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REVISION

DP5.1



# PROJECT NOTES

CANADIAN LANDSCAPE STANDARD: Landscape installation to be compliant with Canadian Landscape Standards (full document applies). It is expected that Landscape Contractors will have a current copy of the document (digital or hardcopy) present with them on site.

Questions (RFI's) pertaining to landscape to be immediately submitted to Contract Administrator for clarification whom will contact Landscape Architect for response.

Contractor is expected to provide a copy of marked up as-builts noting any construction changes at the time of substantial performance of the project.

# SUBMITTALS:

Submittals on landscape include but are not limited to:

- a. Shop drawings on all specified furnishings including notes on colour and dimensions
- b. Shop drawings on all custom site elements (i.e. walls, railings, fences, etc.) including notes on colour, finishes and dimensions
- c. A growing medium (or amended soil report, if required) submittal compliant with the Canadian Landscape Standard d. Seed or sod mix designs (Canada No. 1 grade) as defined within with drawings and in compliance with Canadian Landscape
- e. A request for the Landscape Architect to pre-review trees/shrubs for the project at the nursery in advance of delivery to site. Note that the Landscape Architect requires this process for reviews to occur immediately upon award as to prevent issues
- with timeline. If quantities of a shrub or tree are minimal, photo submittals will be reviewed as an alternate. ORGANIC MULCH to be organic composted mulch, compliant with Canadian Landscape Standards (dark brown colour).
- Submit 1L sample or website information prior to purchase Unit paving and hard-surface materials to be submitted for verification on colour, size and pattern, and compaction. Mix design and supplier information of hard surface poured or placed materials (i.e. aggregates, concrete, asphalt), including
- base preparation materials and affiliated compaction testing i. Primer and paint submittals, if required for project

# LANDSCAPE SCHEDULE

The contractor is to supply a schedule outlining the intended dates for landscape installation. The contractor is to request (with 72h notice) a review for tree protection fencing, tree stake layout, and substantial completion. Additional key meetings identified for requested by the landscape architect at project kick-off or in construction are to be provided with 72h notice. Examples of critical reviews are outlined below. The contractor is expected to provide weekly emails summarizing progress on landscape and the 'look ahead' of the intended schedule for the following week.

# LANDSCAPE CRITICAL REVIEWS:

- Landscape critical review meetings include (but are not limited to):
- a. 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
- 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

# **BCH DISCOVERY** STREET

722, 726 / 732 Discovery Street, Victoria, B.C.

# RESPONSE TO DDP COMMENTS

DRAWING LIST
--------------

L-00	COVER
L-01	NOTES
L-02	TREE REPLACEMENT & STORMWATER AREA PLAI
L-03	LANDSCAPE PLAN
L-04	PLANTING PLAN
L-05	PLANTING DETAILS
L-06	HARDSCAPE DETAILS
L-07	SITE FURNISHING DETAIL
L-08	FENCING DETAILS
L-09	SOIL CELL SECTION

# WSP LANDSCAPE ARCHITECTURE

# **GURPREETH SINGH** PROJECT MANAGER Email: Gurpreeth.Singh@wsp.com Phone: (778) 940 - 1327

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

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

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**BC Housing** 



1	ORIG	INAL SIZE 60.9	AL 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	RV			

# SITE LEGEND & LANDSCAPE MATERIALS LEGEND SITE FURNISHINGS LEGEND SITE LEGEND SITE FURNISHING LEGEND PROPERTY LINE \_\_\_\_\_ TABLE SEATING Refer to detail for product specifications and sizes. EXISTING FENCE TO BE REMOVED BENCH SEATING Refer to detail for product specifications and sizes. TREE PROTECTION FENCING Refer to detail and arborist report. TREE TO BE RETAINED Provide tree protection fencing. Refer to detail and arborist report. REPLACEMENT / PROPOSED TREE L-05 ROCK EDGE SEAT WALL- 0.50m W x 0.75m L x 0.45 m H. REPLACEMENT TREE SOIL VOLUME (m³) SOIL CELLS Refer to detail for product specifications and sizes. \_\_\_\_\_ TREE TO BE REMOVED STREET BIKE RACK Model: Standard Bike Rack Mount: Sleeve Material: 1.5" Galvanized Steel Pipe Colour: Glossy Black (RAL 917) Baked-on Power Coat Dimensions: 12" Length, 3' Height Manufacurer: City of Victoria HARDSCAPE LEGEND PROPOSED 1.8m HIGH FENCE Provide shop drawing of fence prior to fabrication. Refer to detail. PROPOSED 1.2m HIGH FENCE CONCRETE L-08 Provide shop drawing of fence prior to fabrication. Refer to detail. L-06 / Pedestrian rated access - 100mm thick PROPOSED 1.2m HIGH ALUMINUM GUARDRAIL Provide shop drawing of fence prior to fabrication. Refer to detail. L-06 Refer to detail for aggregates size and depth. AQUAPAVE PERMEABLE PAVERS - AMENITY SPACE & WALKWAYS CEDAR PLANTER 3 Size: 110mm x 221.5mm x 80mm Refer to detail for product specifications and sizes. L-06 Colour: Harvest Supplier: Belgard CLASSIC STANDARD - DROP OFF/LOADING AREA **EDGER** 3 Size: 112.5mm x 225mm x 80mm (4 7/16" x 8 7/8" x 3 1/8") Refer to detail L-06 Colour: Natural Supplier: Belgard CLASSIC STANDARD - FRONT ENTRY WALKWAY AREA Size: 112.5mm x 225mm x 80mm (4 7/16" x 8 7/8" x 3 1/8") MODERN STREET BENCH Colour: Harvest L-06 Refer to detail for product specifications and sizes. Supplier: Belgard CLASSIC STANDARD - BANDING UNIT PAVERS Size: 112.5mm x 225mm x 80mm (4 7/16" x 8 7/8" x 3 1/8") L-06 / Colour: Charcoal **ROOT BARRIER** Supplier: Belgard Refer to detail for product specifications and sizes. TEXADA HYDRA-PRESSED PAVERS - BIKE RACKS STREET WASTE BIN Size: 610mm x 610mm x 50mm (24" x 24" x 2") Type: Type A Litter Bin with Recycling Component Colour: Natural L-06 Material: Metal Frame Supplier: Belgard Colour: Glossy Black (RAL 917) Baked-on Power Coat Dimensions: 42" Height Manufacurer: City of Victoria ORGANIC MULCH L-05 At 100mm depth with filter fabric

# STORM WATER AREAS & PLANTING PLAN LEGEND

# STORM WATER INFILTRATION AREAS

SHRUB BED AREAS = 170m2 Min. 450mm Depth

Drainage Composition.

Refer to Canadian Landscape Standard for Growing Medium - 2P for Soil &

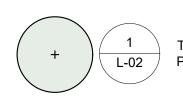


BELGARD PERMEABLE PAVERS AREAS: (refer to L-02 for material info)

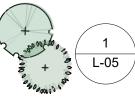


ORGANIC MULCH AREA = 27m2 At 100mm depth with filter fabric

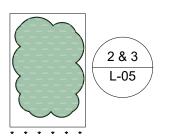
# SOFTSCAPE LEGEND



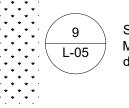
TREE TO BE RETAINED Provide tree protection fencing. Refer to detail and arborist report.



PROPOSED / REPLACEMENT TREE Provide tree protection fencing. Refer to detail and arborist report.



SHRUB PLANTING Minimum 450mm import growing medium complete with mulch. Refer to details. Installed as per Canadian Landscape Standards



Minimum 150mm import growing medium complete with mulch. Refer to details. Installed as per Canadian Landscape Standards

# TREE SPECIES

	SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
5		3	Magnolia Kobus	Kobus magnolia	B&B, 6cm cal., 1.8m ht standard	As shown
000000	+ 30,000,00	3	Magnolia Stellata 'Royal Star'	Star Magnolia	B&B, 6cm cal., 1.8m ht standard	As shown

# SHRUB SPECIES

SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
AD	27	Aruncus dioicus * ***	Goat's Beard	#2 Pot, full	1200mm o.c.
AM	20	Achillea millefolium ***	Common yarrow	#2 Pot, full	600mm o.c.
AU	65	Arctostaphylos uva-ursi * ** ***	Kinnikinnick	#2 Pot, full	600mm o.c.
GS	6	Gaultheria shallon * ** ***	Salal	#2 Pot, full	900mm o.c.
JC	1	Juniperus communis **	Common juniper	#2 Pot, full	2200mm o.c.
JS	15	Juniperus scopulorum 'Blue Arrow' **	'Blue Arrow' juniper	#2 Pot, full	1200mm o.c.
LP	92	Lavandula x intermedia 'Provence' ***	Provence lavender	#2 Pot, full	600mm o.c.
LC	19	Lonicera ciliosa * ***	Orange honeysuckle	#2 Pot, full	1200mm o.c.
ND	19	Nandina domestica 'Gulf Stream' ***	'Gulf Stream' dwarf nandina	#2 Pot, full	900mm o.c.

81% of total proposed species are either native, food-bearing and/or pollinator habitat.

 Native Species \*\* Food-bearing Species

\*\*\* Pollinator Species

# TREE PROTECTION NOTES & PLANTING NOTES

## TREE PROTECTION NOTES:

- Refer to arborist report prepared by Capital Tree Service Inc.. Refernce made to Arborist report for all Tree Numbers, Diameters and Canopy sizes. - Existing trees to remain protected as indicated on drawings. Contractor to provide tree protection fencing in accordance with the arborist report, and City of Victoria Tree By-law and request review from project arborist prior to mobilization. Arborist will provide any cut-back or health management to trees as deemed required from a public health and safety perspective. Contractor to be present for tree protection fencing review with arborist, and make any adjustments to protection fencing requested under arborist supervision.

## PLANTING NOTES

The following are core requirements of plant selection and installation:

- a. Plants are to be regionally sourced, with preference on local nurseries. Key plants or tree species that cannot be locally sourced should be explored for regional availability within the cascade region, complete from BC south through Washington, Oregon and California.
- b. Preparation and fine grading of soft landscapes (lawns, planting beds, trees) to be in accordance with
- Canadian Landscape Standards Composted ORGANIC MULCH to be continuously be provided within plantings beds (unless stated otherwise), at a 50mm depth, increasing to 100mm depth in tree watering well locations. Watering wells
- to be 1m diameter around trees, in accordance with Canadian Landscape Standards. d. Plant materials are to be protected and stored to prevent damage from freezing or weather events prior to installation. Protect and insulate material in accordance with Canadian Landscape Standards as
- e. Depths of growing medium to be as follows: 900mm depth required for trees and 450mm depth required for shrubs within all new planting beds, in accordance with 'Level 2P' mix design as defined in the Canadian Landscape Standard. New lawn spaces are to receive 150mm depth growing medium, in accordance with 'Level 2L' mix design as defined in the Canadian Landscape Standard.
- f. Lawn restoration, if required, to meet flush with existing and demonstrate even blend and complete establishment and integration with existing lawn.
- Lawn material (i.e. sod or seed/over-seed or hydroseed) to be provided in accordance with drawing notes. Ensure mix design submittal is provided of product. Sod (if required) is to be non-netted. Seed (if required) is to be evenly distributed. Hydroseed (if required) is to be applied in even distribution in accordance with manufacturer's specifications. Hydroseed to include tackifier in accordance with manufacturer's blend. Incidentally increase tackifier under the guidance of the supplier in winter months in applications where slope stability is required.
- h. Parks shall be contacted prior to planting the trees to inspect the planting areas, growing medium, root barriers, and trees. Trees shall be inspected for pests, diseases and defects. Following completed
- planting, mulching, staking, and installation of tree grates a final inspection is required. i. Applicant is responsible for procuring and planting the proposed municipal trees.

# ESTABLISHMENT MAINTENANCE FOR PLANTING BEDS

Landscape Maintenance to be provided complete through substantial completion and until all deficiencies are amended (whichever is longer). Maintenance to be compliant with 'Level 2' (weeds no larger than 2" diameter) in accordance with Canadian Landscape Standard.

# ESTABLISHMENT MAINTENANCE FOR LAWN SPACES

Lawns that are constructed with sod are to be 100% established and in accordance with Canadian Landscape Standards. Sodded lawns should appear evenly integrated with adjacent rolls and non-visible for edges or lifts in finish. Seeded lawns are to be evenly covered and established with vigorous growth. All lawns to appear with vigorous growth and maintenance with a minimum of 2 cuttings to a 60mm height for substantial review. Incidentally mow to a continued 60mm height until the time of substantial completion. Do not allow lawns to exceed an 80mm height between cuttings.

# **ESTABLISHMENT WATERING**

Landscape watering to be provided complete through substantial completion and until all deficiencies are amended (whichever is longer). Establishment watering to be compliant with Canadian Landscape Standards. Landscapes to be maintained at 75% moisture content availability in soils; as defined in 'Establishment Watering' requirements of the Canadian Landscape Standard. Ensure landscape is watered adequately to prevent detriment to plant health prior to use of irrigation system. If a water ban is in place within the city, notify Contract Administrator.

# TREE REPLACEMENT SCHEDULES "C"

TREE IMPACT SUMMARY

TILL IVII ACT GOVINIALT						
Tree Status	Protected Trees		New or replacement	Non-protected trees counted as replacements	Net change	
Onsite Trees	8	10	5	0	-5	
Offsite Trees	0	0	0	0	0	
Municipal Trees	1	0	N/A	N/A	0	
Total	9	10	5	0	-5	

		Count 6	Multiplier	Total
	Protected trees removed	6		
	Replacement trees proposed			
um ree	per Schedule "E", Part 1	5	1	5
imic it ti	Replacement trees proposed			
min mer	per Schedule "E", Part 2	0	0.5	0
onsite minimum replacement tree	Replacement trees proposed			
epl epl	per Schedule "E", Part 3		1	0
_	Total replacement trees propose	d		5
	Onsite replacement tree deficien			1
_	Tree minimum on lot			7
ree	Protected trees retained (other			
Insite tre minimum	than specimen trees)	1	1	1
Onsite tree minimum	Specimen trees retained	0	1	0
	Tree per lot deficiency			1
E	Protected trees removed	0	1	0
nw	Replacement trees proposed			
Offsite Tree Minimum	per Schedule "E", part 1 or 3	2	1	2
ee N	Replacement trees proposed			
Tre	per Schedule "E", part 2		0.5	0
site	Total Replacement trees propose	ed		5
Off	Offsite replacement tree deficien	-5		
-L	Onsite trees proposed of cash-in-	-lieu		1
Cash-in- lieu	Offsite trees proposed for cash-ir	n-lieu		0
Ca	Proposed cash-in-lieu			\$ 2,000

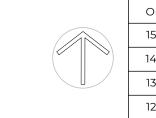
\*\*NOTE: TABLES AS PER CAPITAL TREE SERVICES CERTIFIED ARBORIST



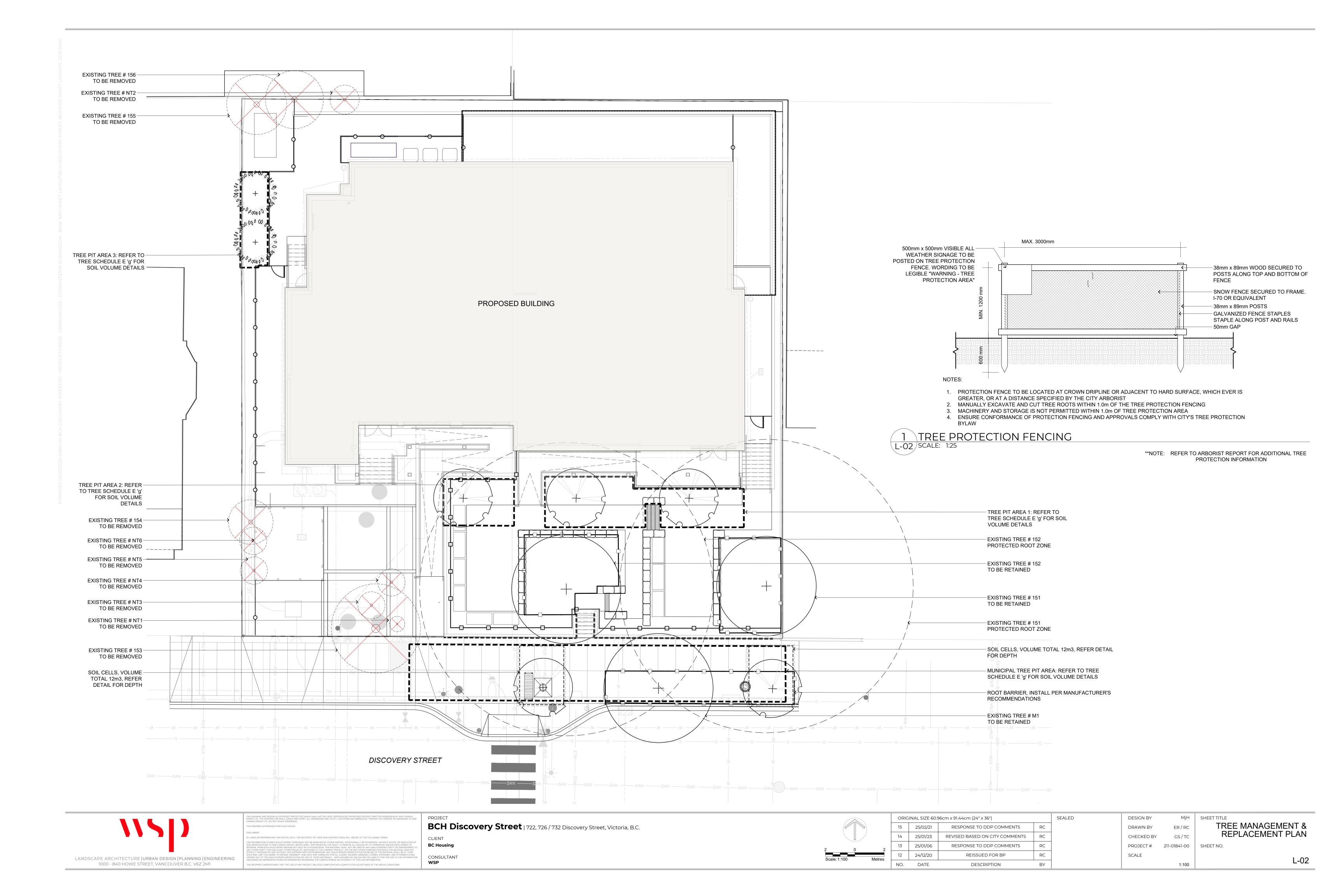
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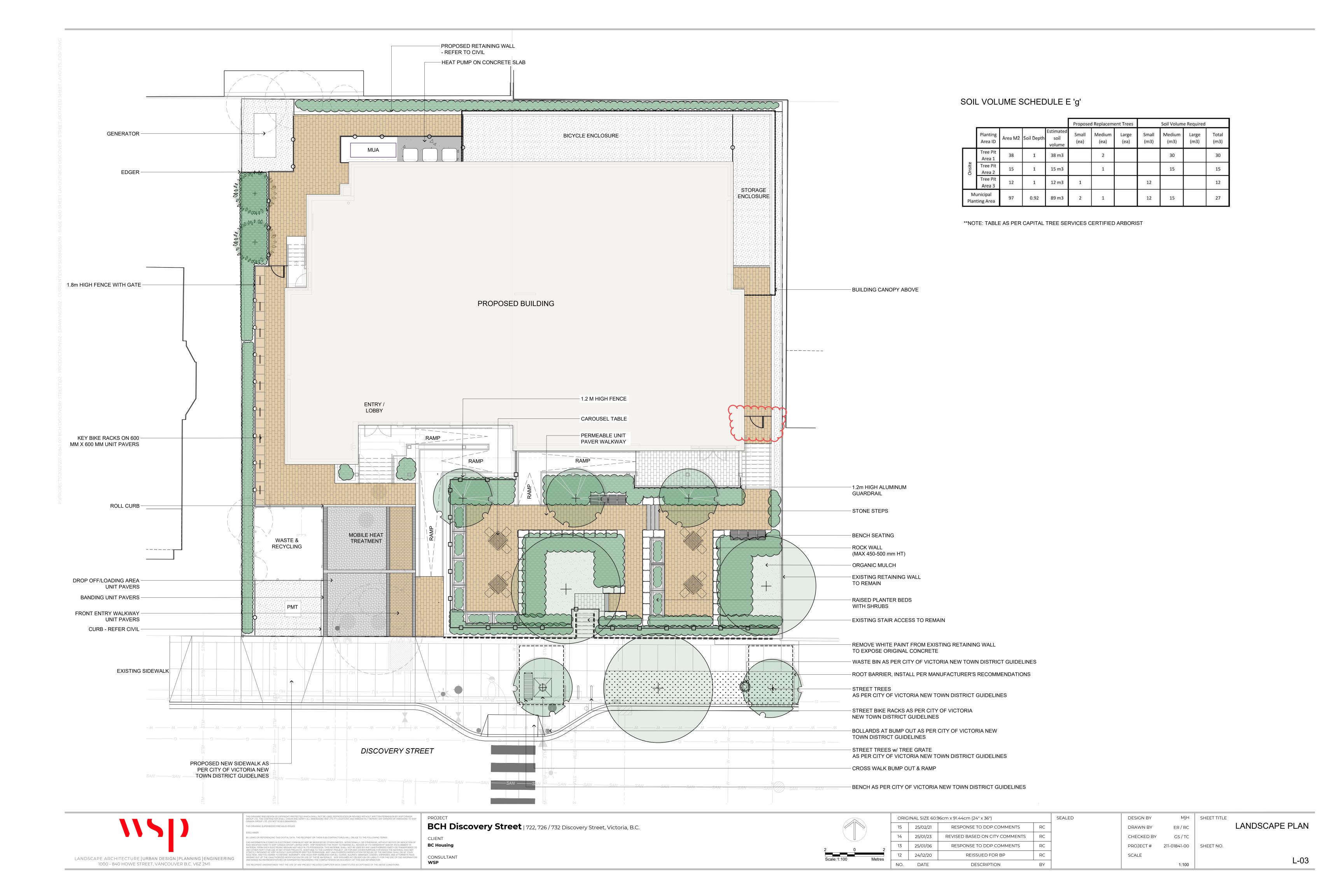
BCH Discovery Street | 722, 726 / 732 Discovery Street, Victoria, B.C.

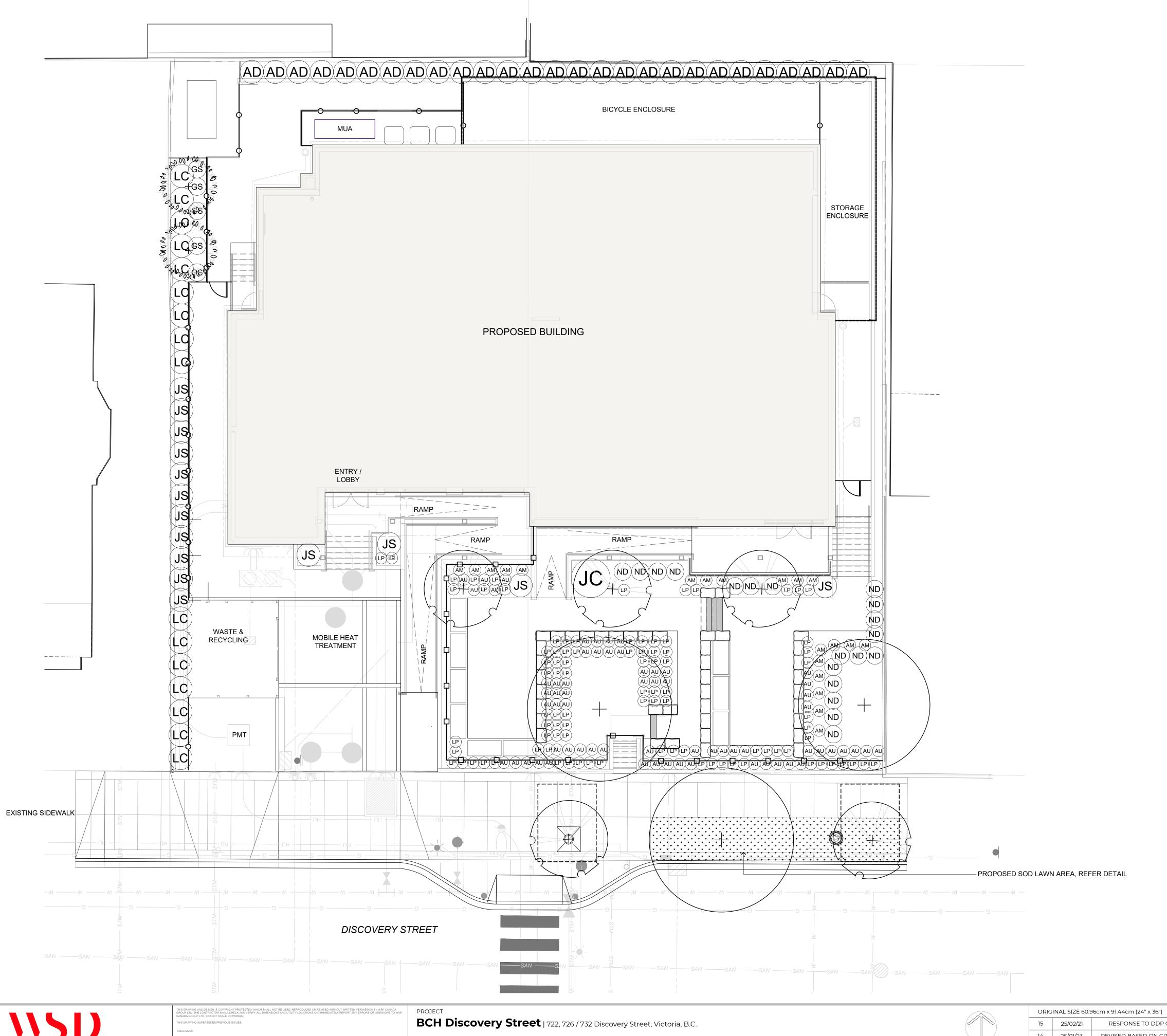
**BC Housing** 



ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")					SEALED	DESIGN BY	МјН	SHEET TITLE	NOTES
	15	25/02/21	RESPONSE TO DDP COMMENTS	RC		DRAWN BY	ER/RC		NOTES
	14	25/01/23	REVISED BASED ON CITY COMMENTS	RC		CHECKED BY	GS/TC		
	13	25/01/06	RESPONSE TO DDP COMMENTS	RC		PROJECT#	211-01841-00	SHEET NO.	
	12	24/12/20	REISSUED FOR BP	RC		SCALE			L-01
	NO.	DATE	DESCRIPTION	BY			N/A		

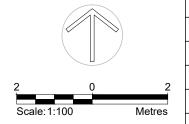






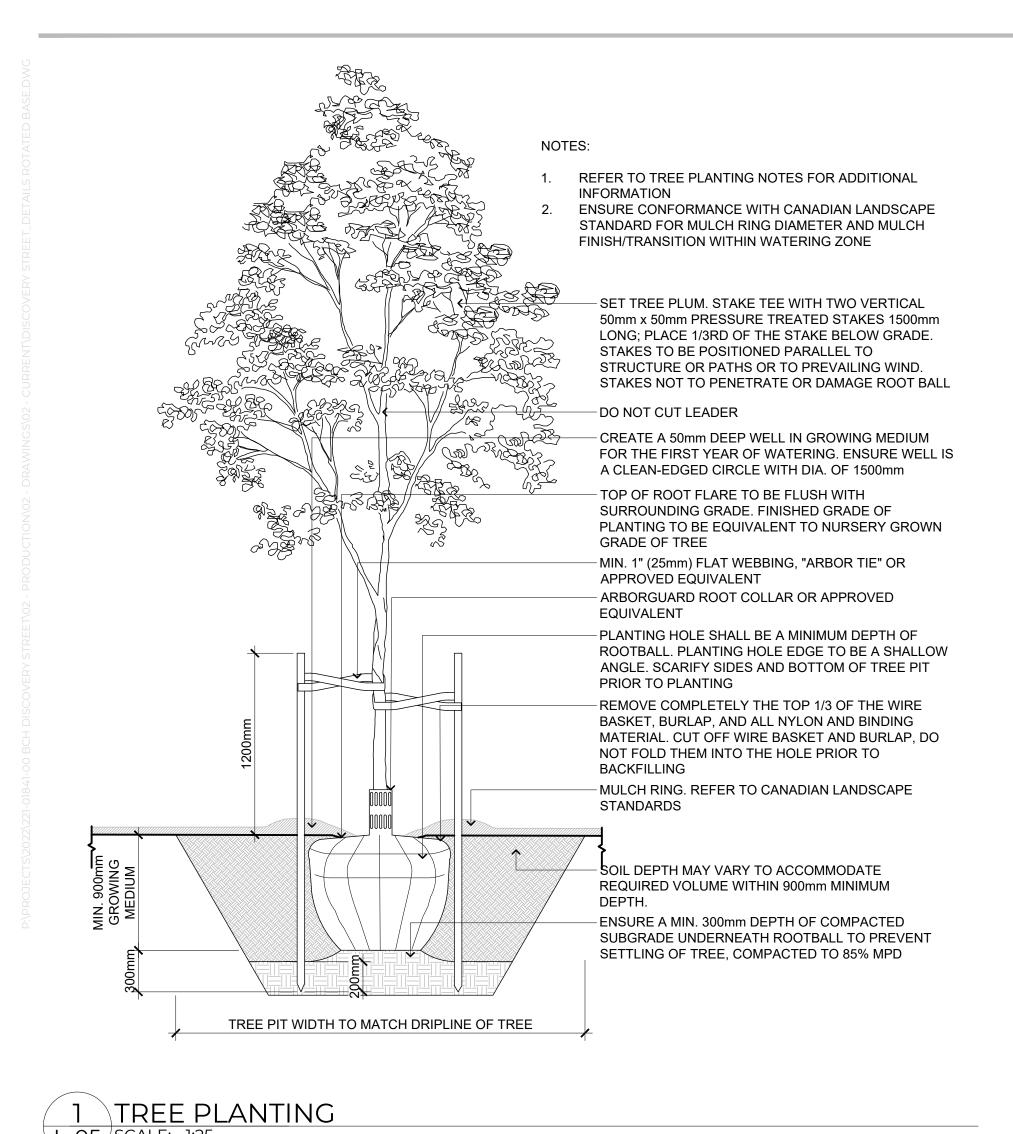
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING 1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

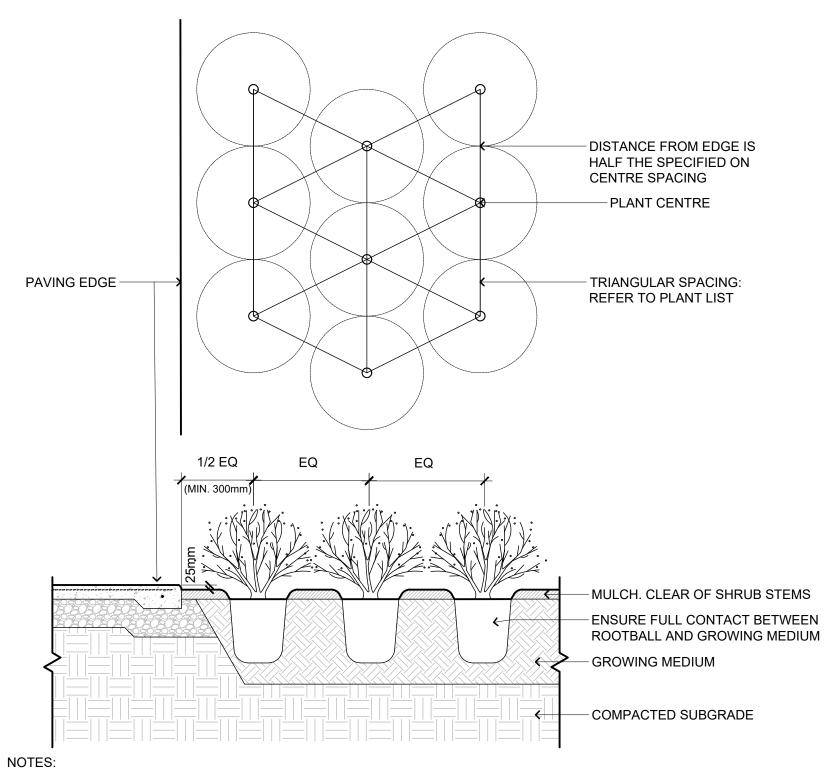
CLIENT **BC Housing** 



	ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")						
	15	25/02/21	RESPONSE TO DDP COMMENTS	RC			
2 tres	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			

DESIGN BY MjH SHEET TITLE PLANTING PLAN DRAWN BY CHECKED BY PROJECT# 211-01841-00 SHEET NO. SCALE L-04 1:100

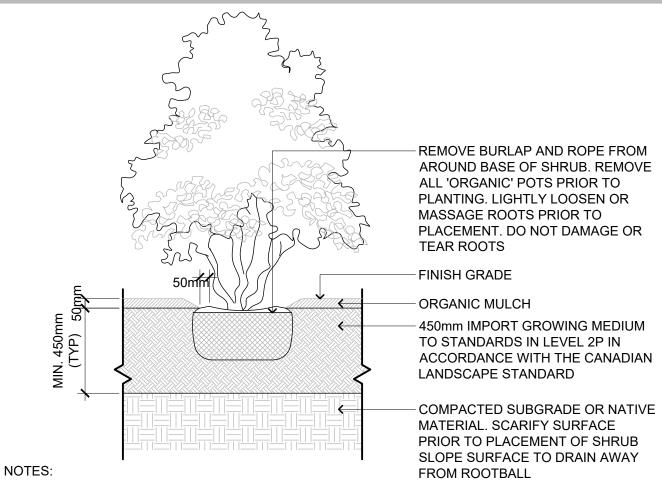




1. REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS 2. REFER TO TYPICAL SHRUB PLANTING DETAILS FOR INFORMATION ON MULCH AND GROWING MEDIUM 3. ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY

4. COMPACTION RATE TO BE 95% MPD UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT

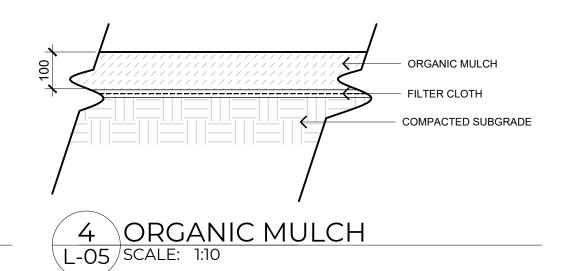


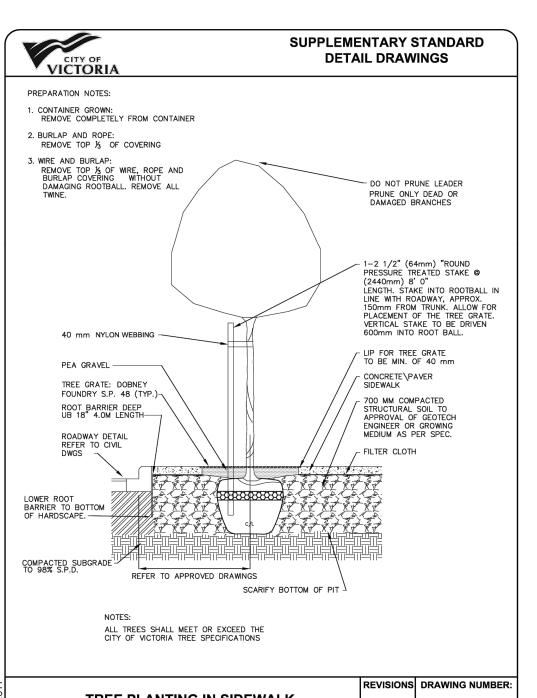


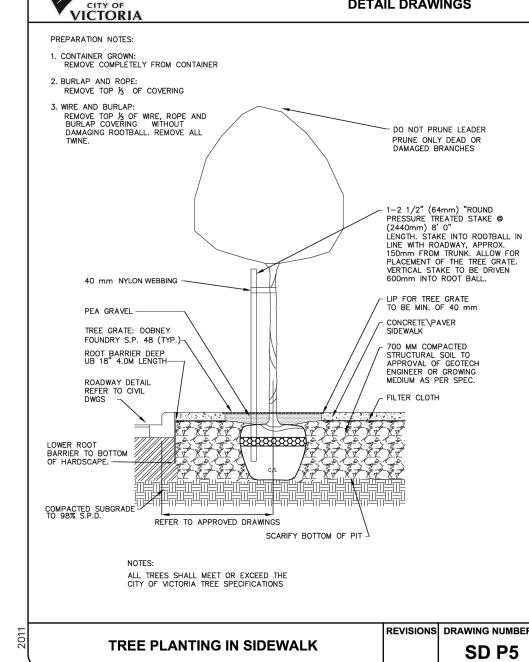
1. SHRUB TO BE PLANTED LEVEL WITH FINISH GRADE

- 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF
- 3. PLANTING PIT MUST BE FREE DRAINING
- 4. DISTURBED SUBGRADE, NATIVE MATERIAL, OR IMPORT FILL TO BE SUITABLY COMPACTED IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS TO PREVENT SETTLEMENT OF ROOTBALL PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD, DISEASED, DAMAGED,
- OR DEFECTIVE BRANCHES IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD 6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED

3 SHRUB PLANTING DETAIL L-05 SCALE: 1:20







8 CoV - SD P5

L-05 SCALE: NTS

- SODDED LAWN - GROWING MEDIUM -EXISTING SUBGRADE

# NOTE:

CITY OF VICTORIA

SUPPLEMENTARY STANDARD

DETAIL DRAWINGS

REVISIONS DRAWING NUMBER:

SD P2

L-05

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

Before starting work around trees please contact the Parks Division at 250-361-0600

• Drive or park equipment on an established road or driveway. If you must drive or work

Protect the tree's branches and trunk when operating equipment in the vicinity.

Wash off cement debris or any other toxic material on a hard surface away from all

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

Contact a city arborist when excavating or trenching within 5 meters of a tree.

within 5 meters of a tree, please protect the roots by covering them with plywood or

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.

another suitable material.

Fuel equipment on a hard surface and not near trees.

with plywood or another suitable material

Contact a city arborist if roots need to be cut or removed.

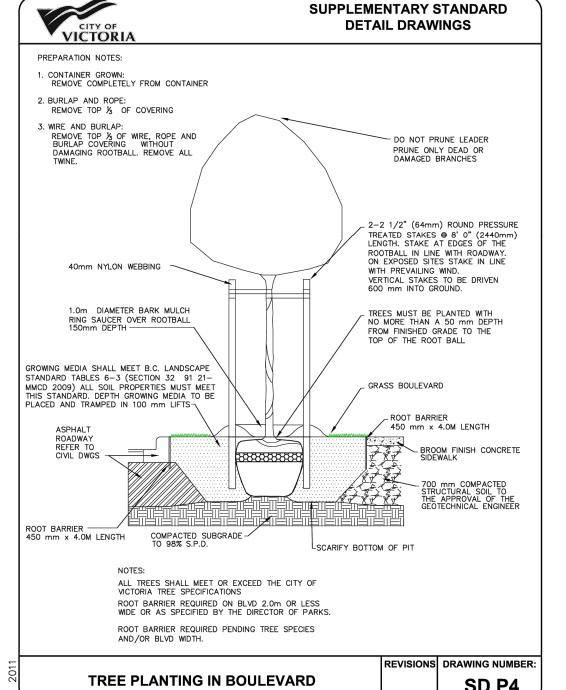
**WORKING AROUND TREES** 

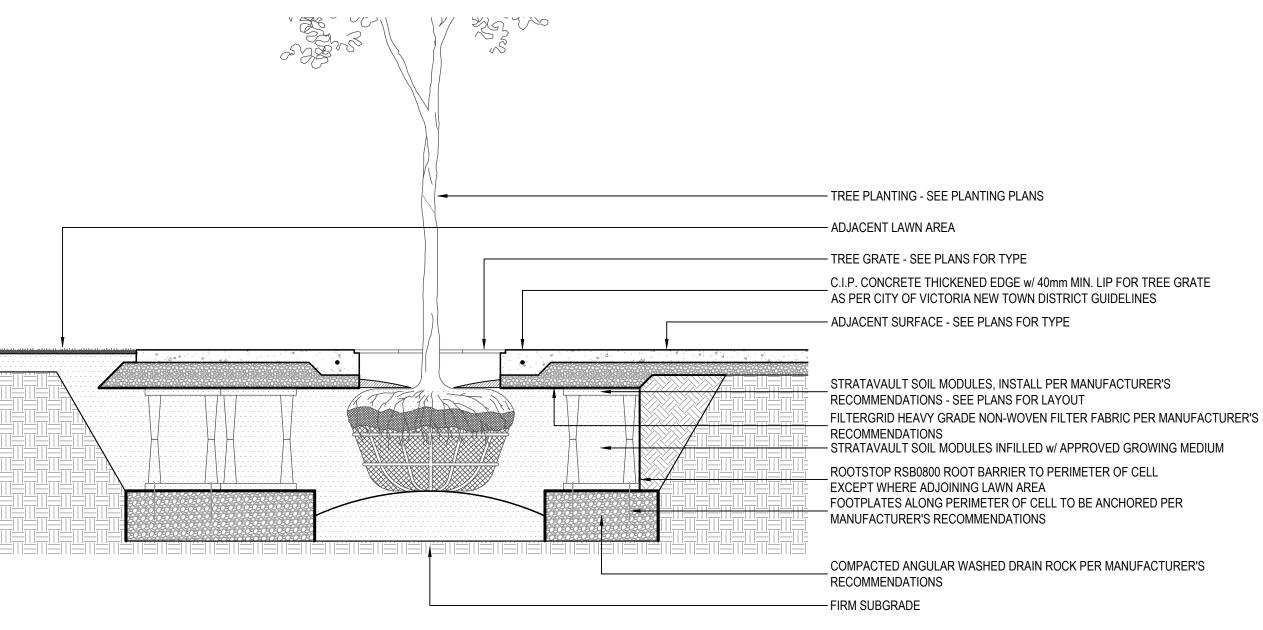
Do not fasten anything to trees.

Report all tree damage to Parks.

5 COV - DETAIL SD P2 L-05 SCALE: NTS

- 1. ALL LAWN TO BE SEEDED IN TWO DIRECTIONS AT 90° FROM EACH OTHER 2. GROWING MEDIUM TO BE IN ACCORDANCE WITH LEVEL 1 WELL GROOMED "1H/1L" (BASED ON THE USE) AS PER THE CANADIAN LANDSCAPE STANDARDS
- SOD LAWN DETAIL







# 7 TREE PLANTING WITH SOIL CELLS

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

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36") SEALED RESPONSE TO DDP COMMENTS 25/01/23 REVISED BASED ON CITY COMMENTS 25/01/06 RESPONSE TO DDP COMMENTS 12 24/12/20 REISSUED FOR BP RC NO. DATE DESCRIPTION BY

**DESIGN BY** MjH SHEET TITLE PLANTING DETAILS DRAWN BY ER/RC CHECKED BY GS/TC PROJECT# 211-01841-00 SCALE

AS SHOWN

SD P4

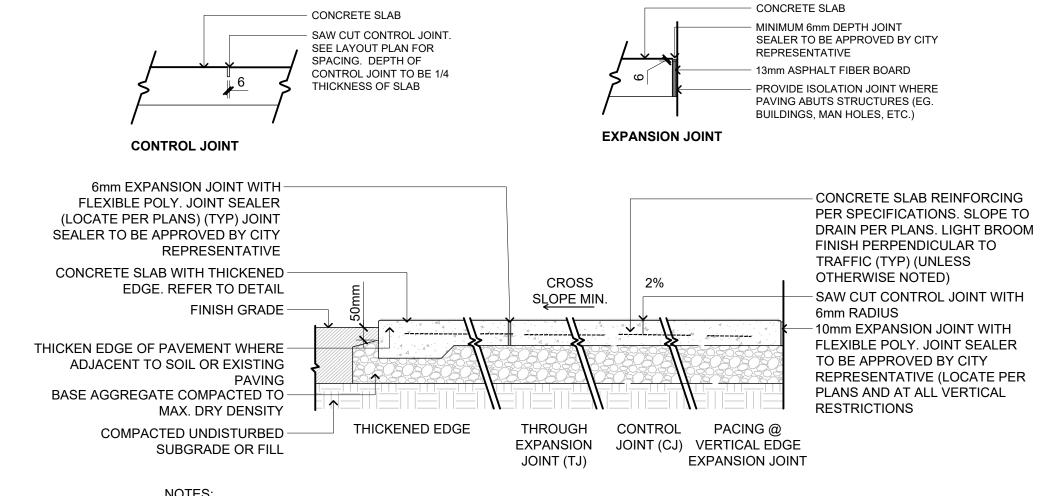
L-05 SCALE: 1:30

CLIENT **BC Housing** 

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING

1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

CONSULTANT



## NOTES:

- 1. CONTROL JOINTS AS PER DETAIL TO BE PROVIDED 3.0m MAX. o.c. UNLESS SHOWN OTHERWISE ON PLAN.
- 2. EXPANSION JOINTS COME WITH FIBREBOARD TO BE PROVIDED 9.0m MAX. o.c. AND AT INTERFACE WITH STRUCTURE SUCH AS WALLS, STEPS, AND CURBS
- 3. REFER TO DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS
- 4. USE OF THICKENED EDGE TO BE AS NEEDED TO SUIT FIELD CONDITIONS. APPLICATION OF THICKENED EDGE TO
- BE SPECIFIED IN DRAWINGS 5. REINFORCING TO BE AS PER GEOTECHNICAL REPORT

HYDRA- PRESSED PAVERS-

- NATURAL STONE STEPS

150mm AGGREGATE BASE

COMPACTED SUBGRADE

HYDRA- PRESSED PAVERS-

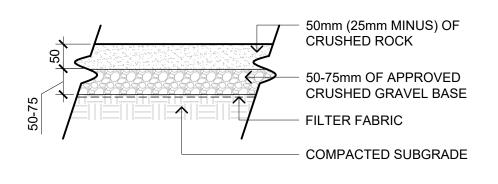
REFER TO DETAIL 2

REFER TO DETAIL 2

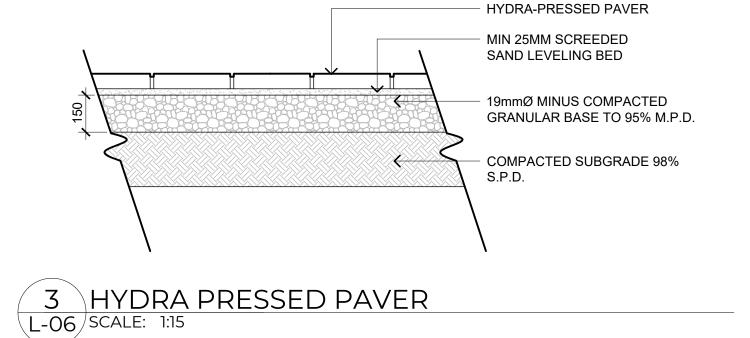
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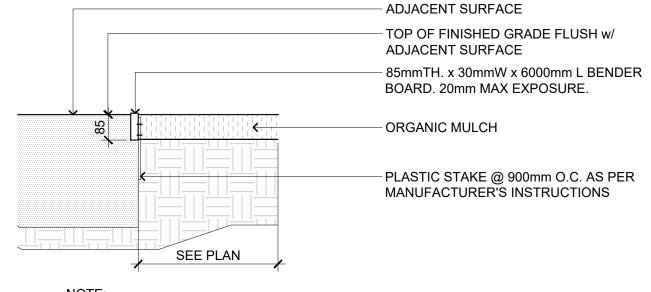
- 6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED
- 7. CONCRETE FINISH TO BE SPECIFIED ON PLANS. ASSUME BROOM FINISH WITH NO TROWELED EDGES UNLESS





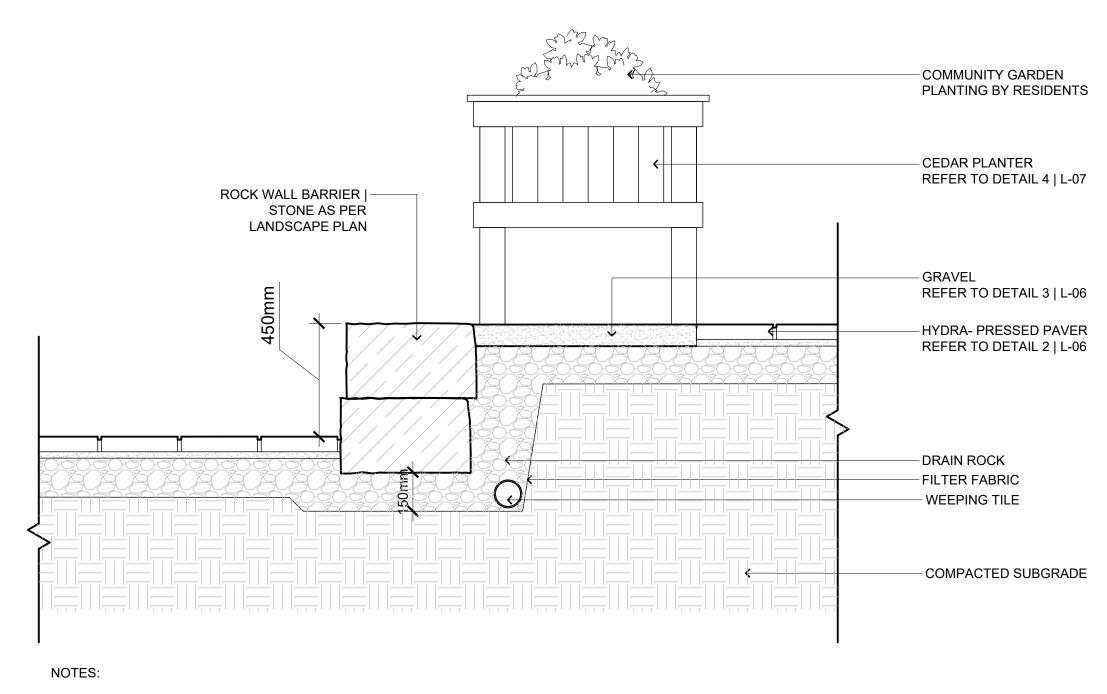






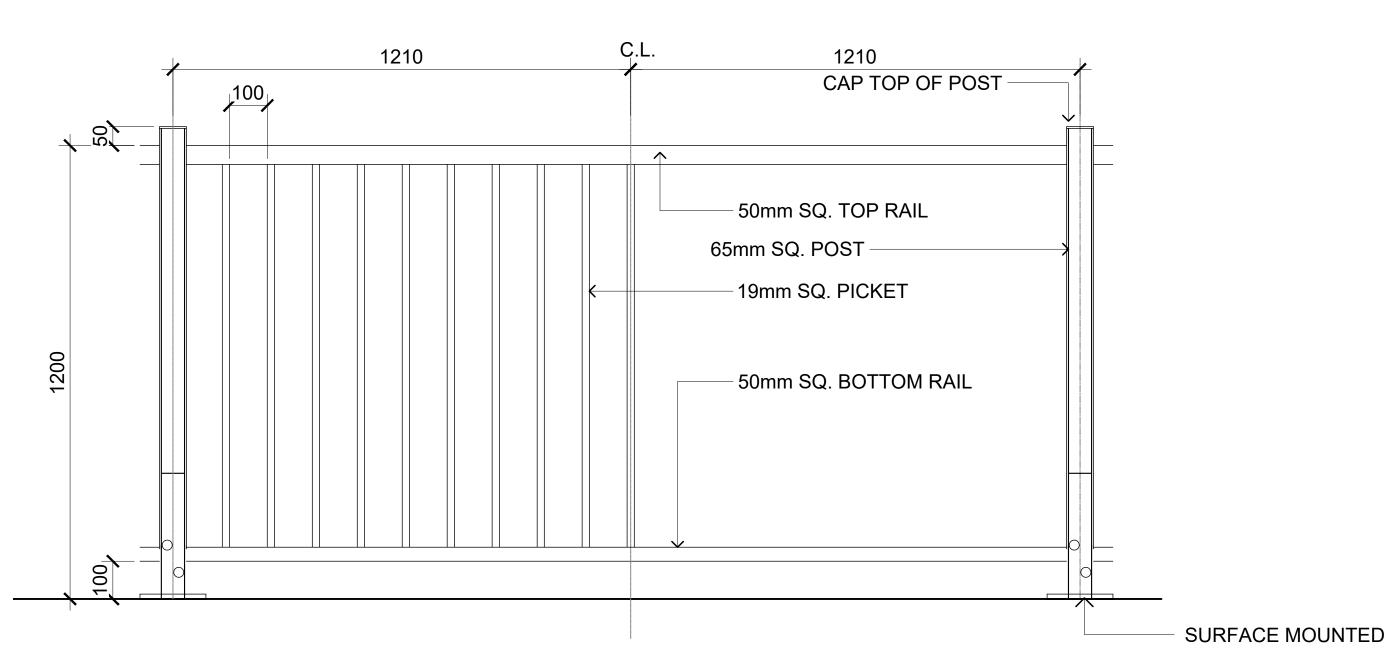
- 1. SLIP JOINTS MUST BE ABLE TO EXPAND AND CONTACT AS
- TEMPERATURES CHANGE. DON'T SCREW THROUGH THE SLIP JOINT.
- COLOUR BROWN.
- USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING.
- 5. USE PLATED SCREWS TO JOIN BOARD TO STAKE.





- 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



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

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



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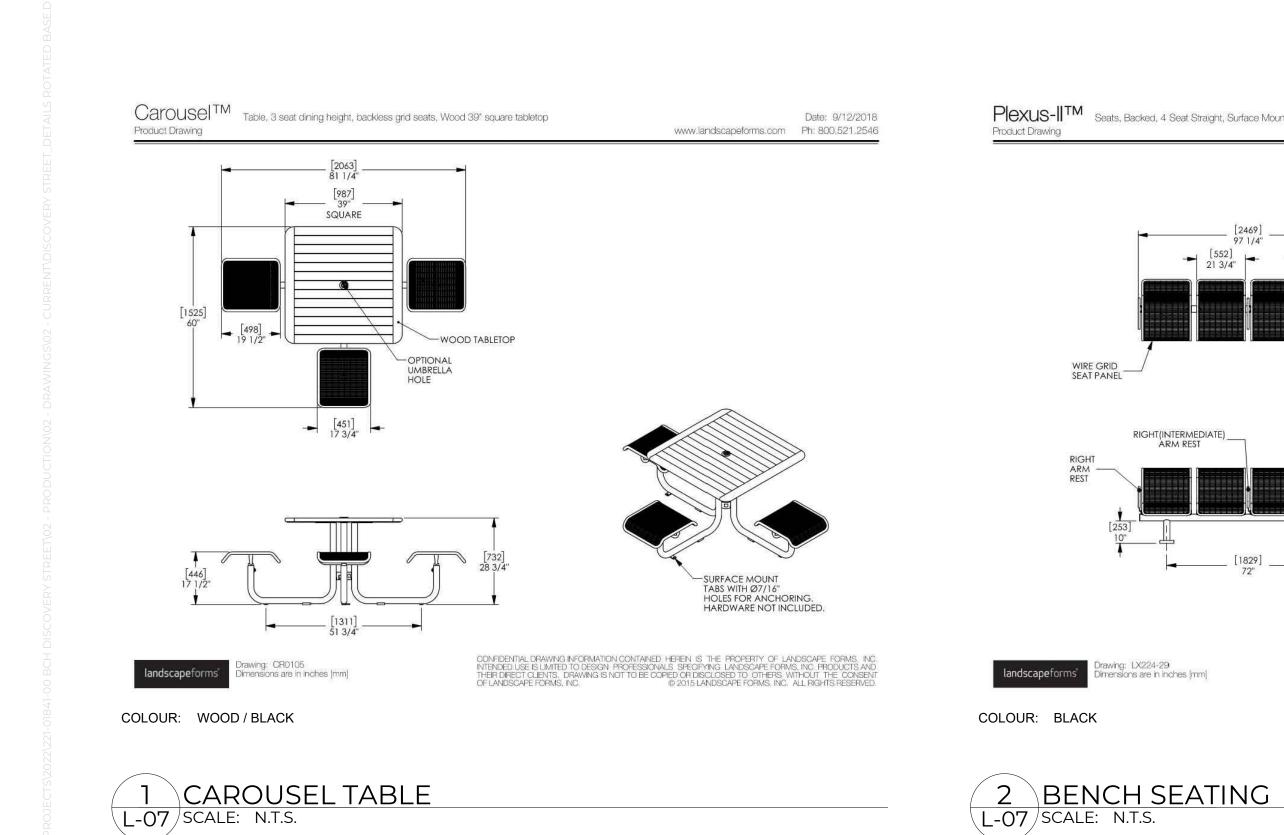
ORIG	ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")						
15	25/02/21	RESPONSE TO DDP COMMENTS	RC				
14	25/01/23	REVISED BASED ON CITY COMMENTS	RC				
13	25/01/06	RESPONSE TO DDP COMMENTS	RC				
12	24/12/20	REISSUED FOR BP	RC				
NO.	DATE	DESCRIPTION	BY				

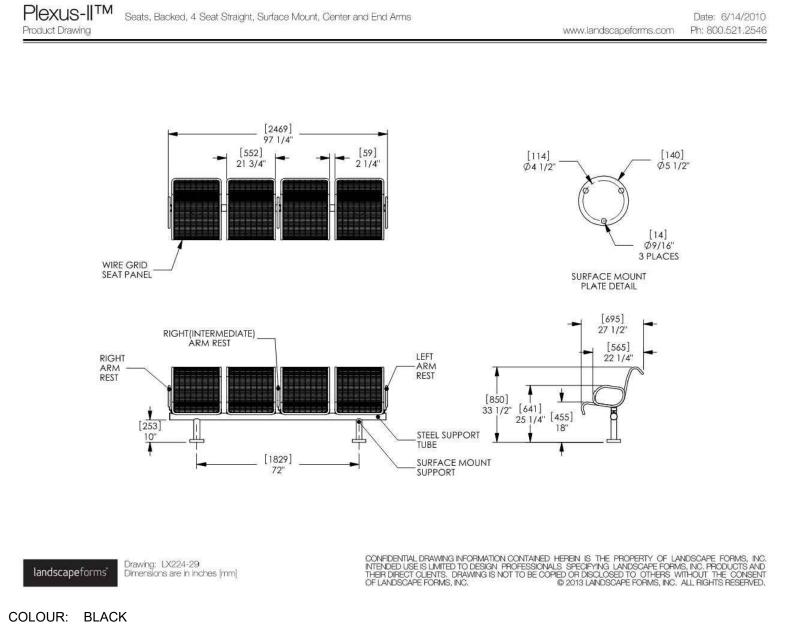
MjH SHEET TITLE **DESIGN BY** HARDSCAPE DETAILS DRAWN BY CHECKED BY PROJECT# 211-01841-00 SCALE

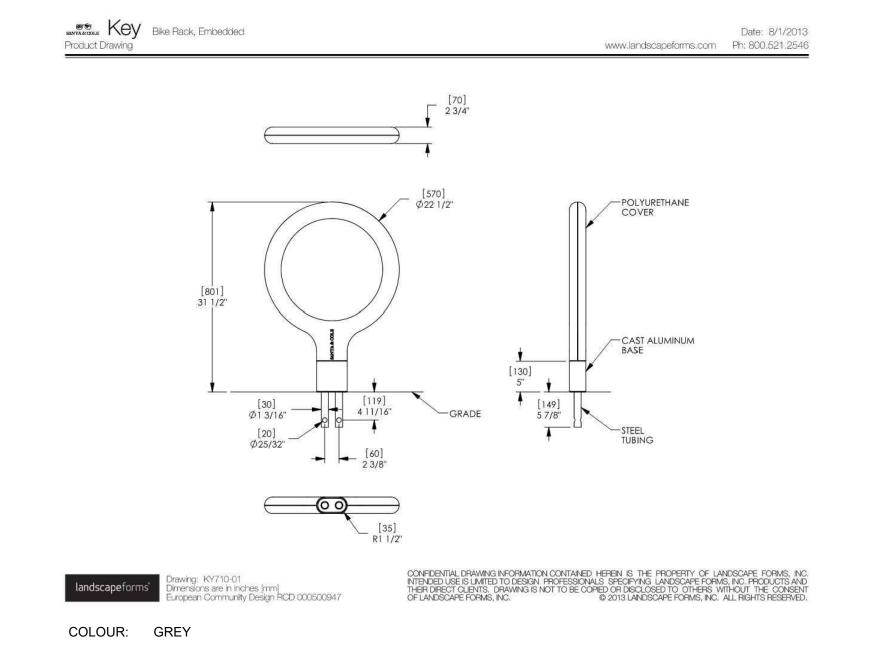
AS SHOWN

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L-06

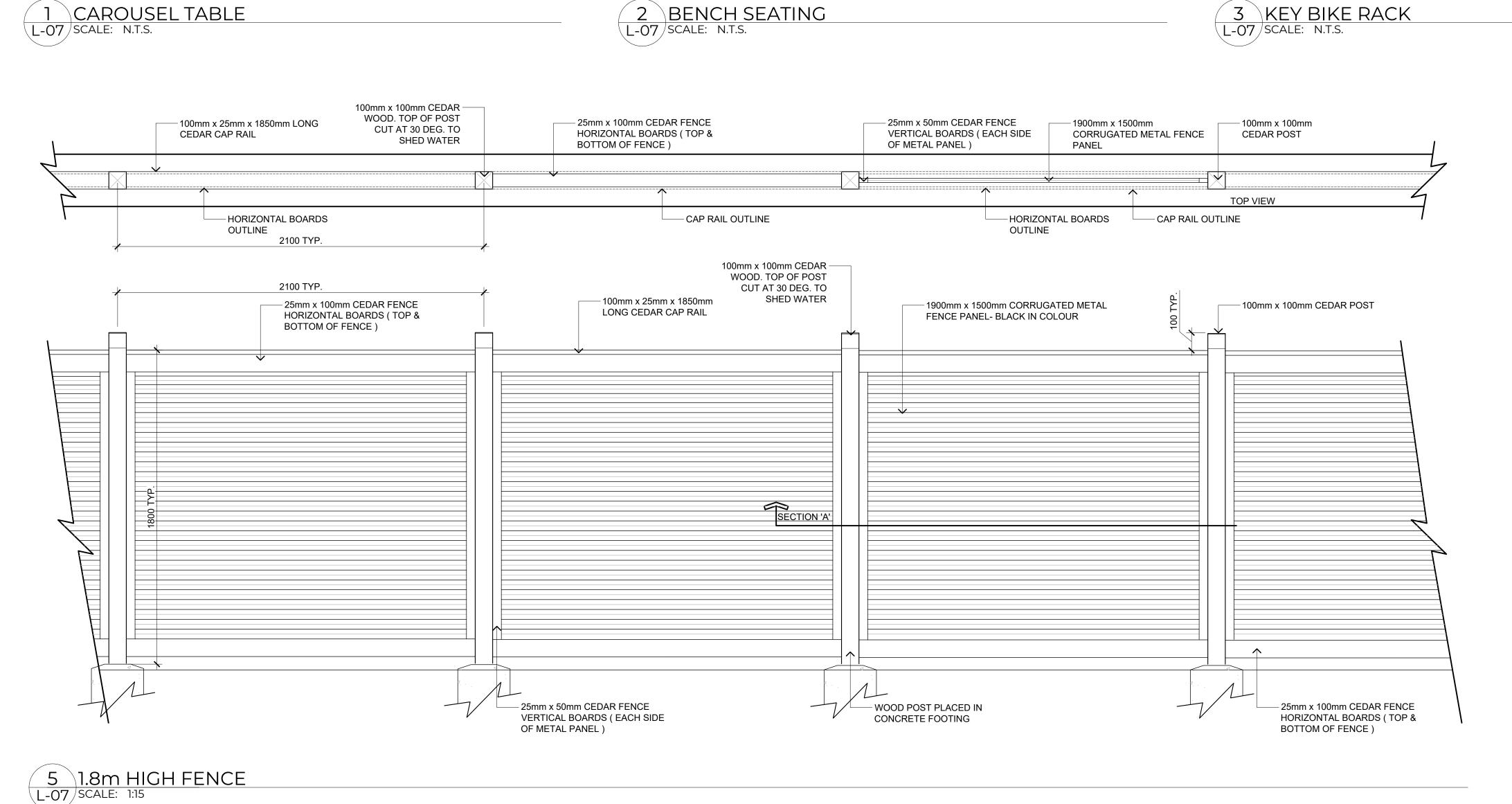














MODEL: RAISED PLANTER
SIZE: 6' L X 3' W X 3' H
SUPPLIER: ZOFF'S GREENHOUSE PLANTER

Install as per manufacturer's standard. Each planter requires the

manufacturer's staining package and poly liner.

SCALE



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

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CLIENT
BC Housing

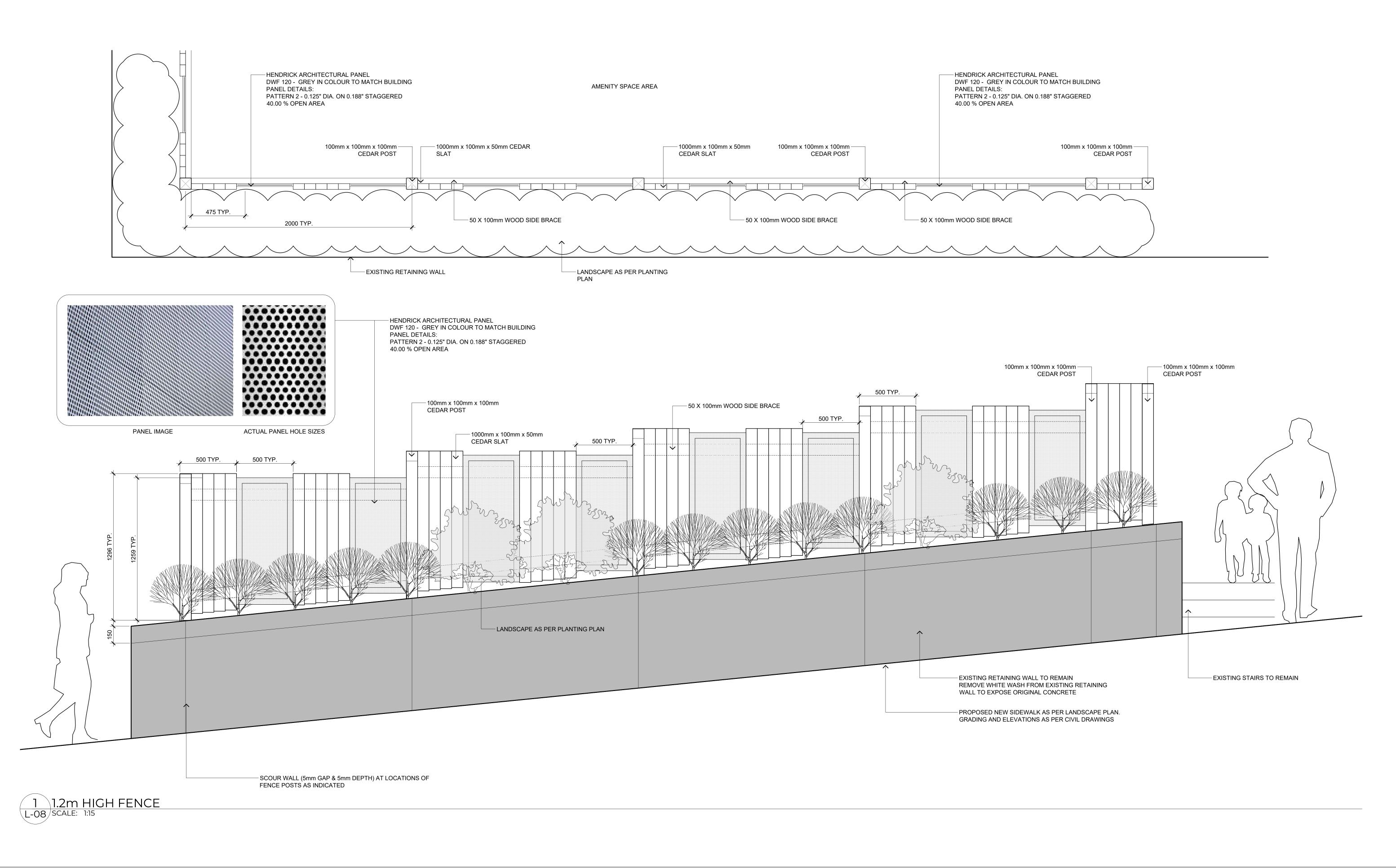
CONSULTANT
WSP

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	

DESIGN BY MJH SHEET TITLE
DRAWN BY ER/RC SITE FURNISHING DETAILS
CHECKED BY GS/TC
PROJECT # 211-01841-00 SHEET NO.

AS SHOWN

L-07



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CLIENT
BC Housing

CONSULTANT
WSD

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

 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

DESIGN BY

DRAWN BY

ER / RC

CHECKED BY

GS / TC

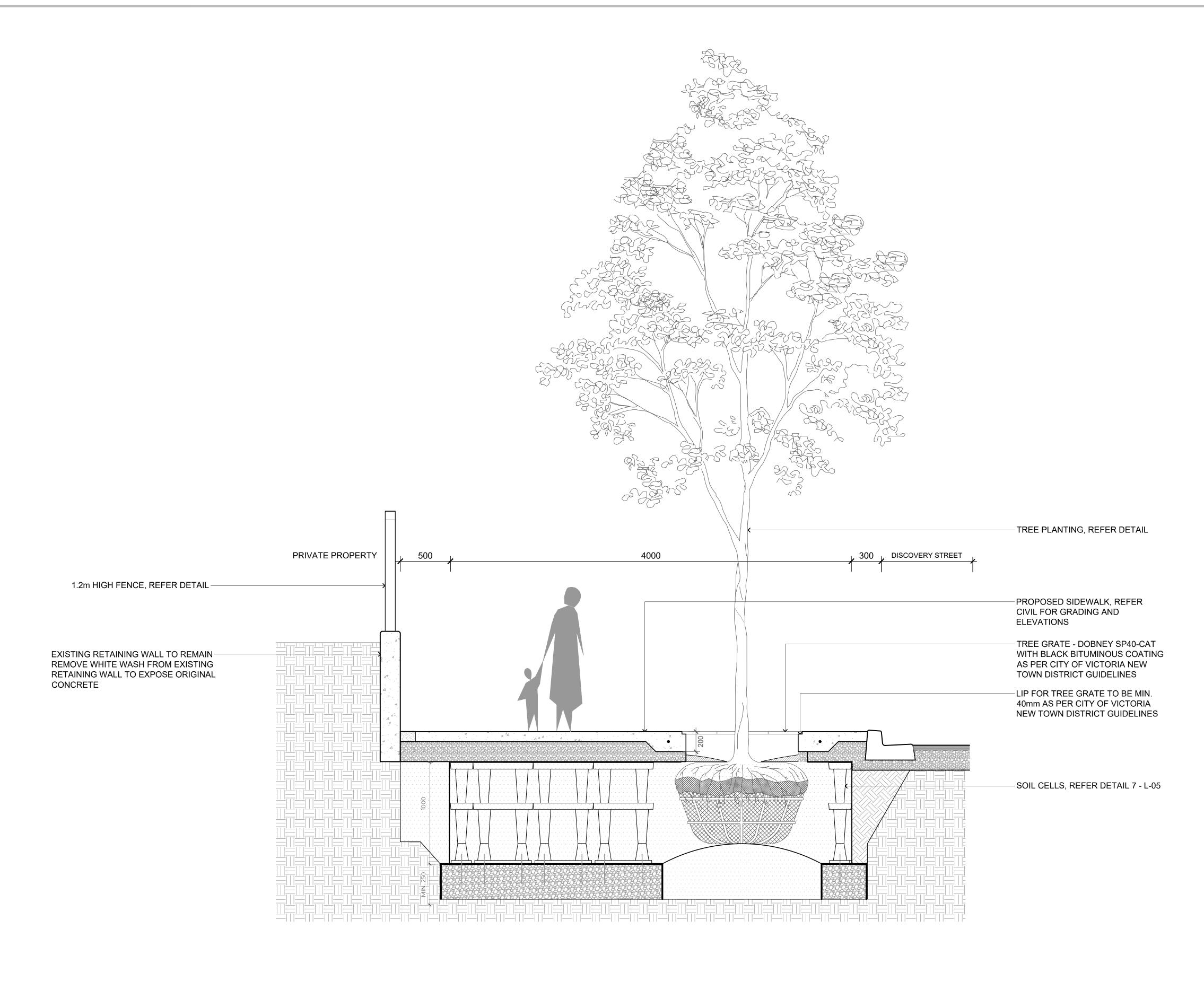
PROJECT # 211-01841-00 SHEET NO.

SCALE

AS SHOWN

FENCING DETAILS

o.
L-08



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

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

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SEALED ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36") RESPONSE TO DDP COMMENTS 14 25/01/23 REVISED BASED ON CITY COMMENTS 13 25/01/06 RESPONSE TO DDP COMMENTS 12 24/12/20 REISSUED FOR BP NO. DATE BY DESCRIPTION

MjH SHEET TITLE DESIGN BY SOIL CELL SECTION DRAWN BY CHECKED BY PROJECT# 211-01841-00 SHEET NO. SCALE AS SHOWN

L-09