

PROJECT IMAGE



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May 25, 2026

Final
Approved Plans
Adopted Date:
July 17, 2026

LOCATION PLAN



ARCHITECTURAL:

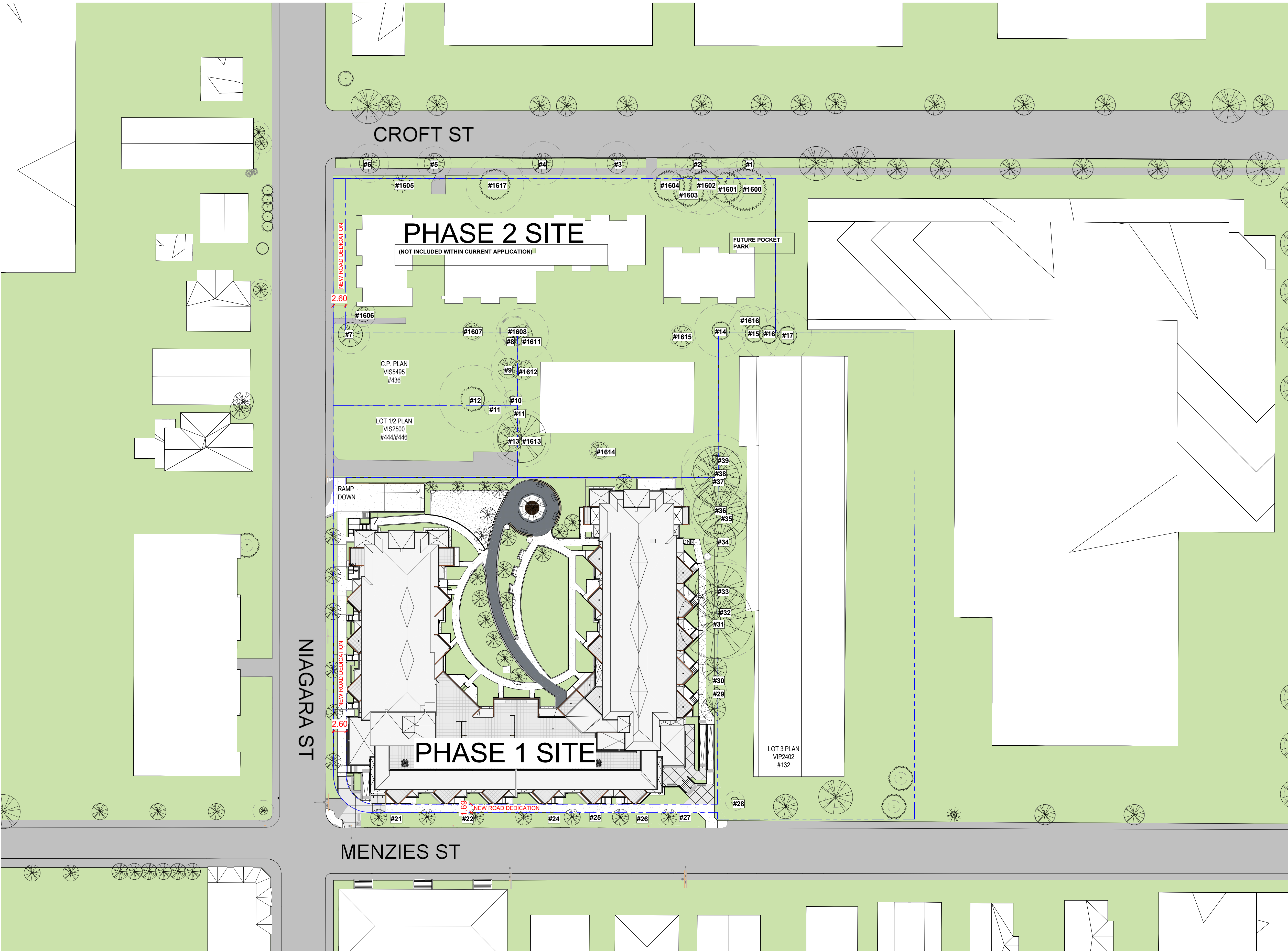
Continuum Architecture
519 Pandora Street
Victoria, BC
V8W 1N5
t: 250.388.4261
f: 250.388.9771
Contact:
Jeremy Beintema
e: jeremy@continuumarchitecture.ca

CIVIL:

McElhanney
500 - 3960 Quadra Street
Victoria BC
V8X 4A3
t: 250-370-9221
f: 1-855-407-3895
Contact:
Nathan Dunlop
e: ndunlop@mcclhanney.com

LANDSCAPE:

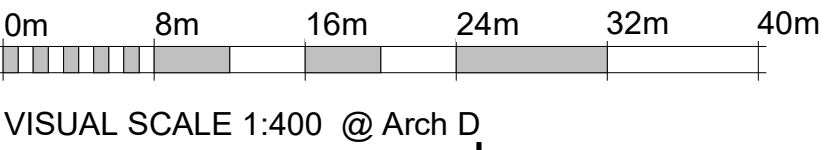
Small & Rossell Landscape Architects
3012 Manzer Road
Sooke BC
V9S 1N0
t: 250.642.8967
f: 250.642.7001
Contact:
Adrian Small
e: adrianjs@shaw.ca



1 PHASING SITE PLAN



519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



PRIMEX INVESTMENTS

117	REISSUED FOR DP	2026-04-23
No.	Description	Date
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VILLAGE GREEN
RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 2G5

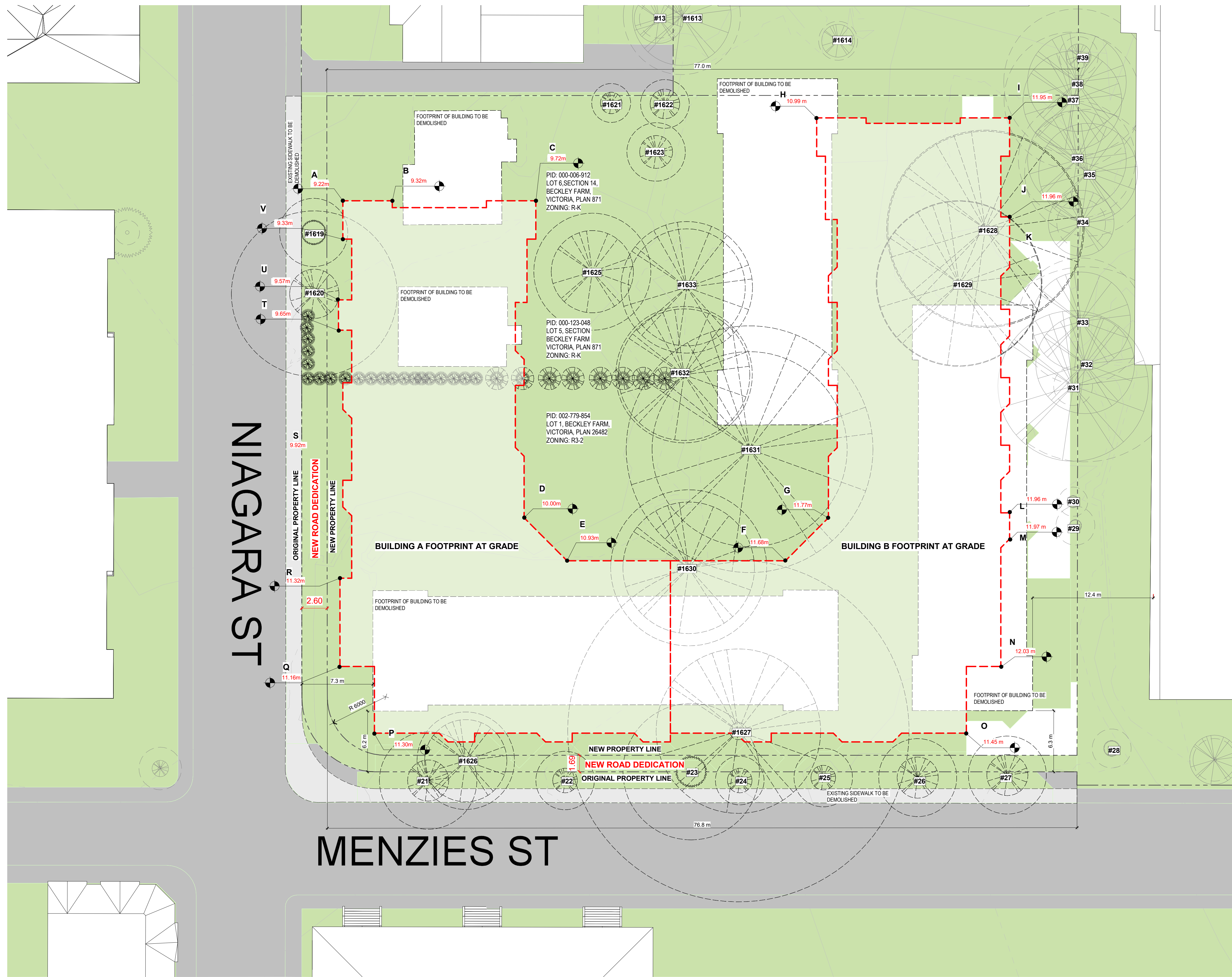
PHASING SITE PLAN

JOB No.: 1933

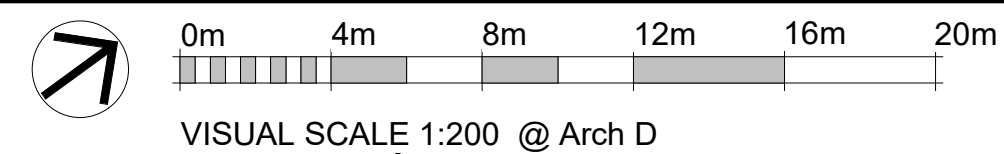
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A-1.0

DATE: 2026/02/20



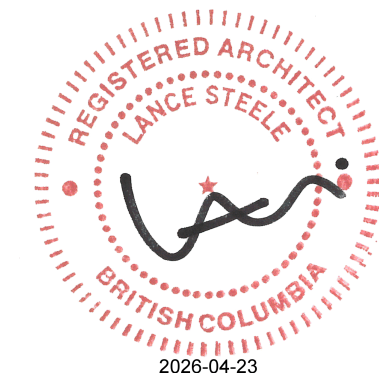
1 | SITE PLAN - EXISTING/DEMO



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PRIMEX INVESTMENTS



VILLAGE GREEN
RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 2G5

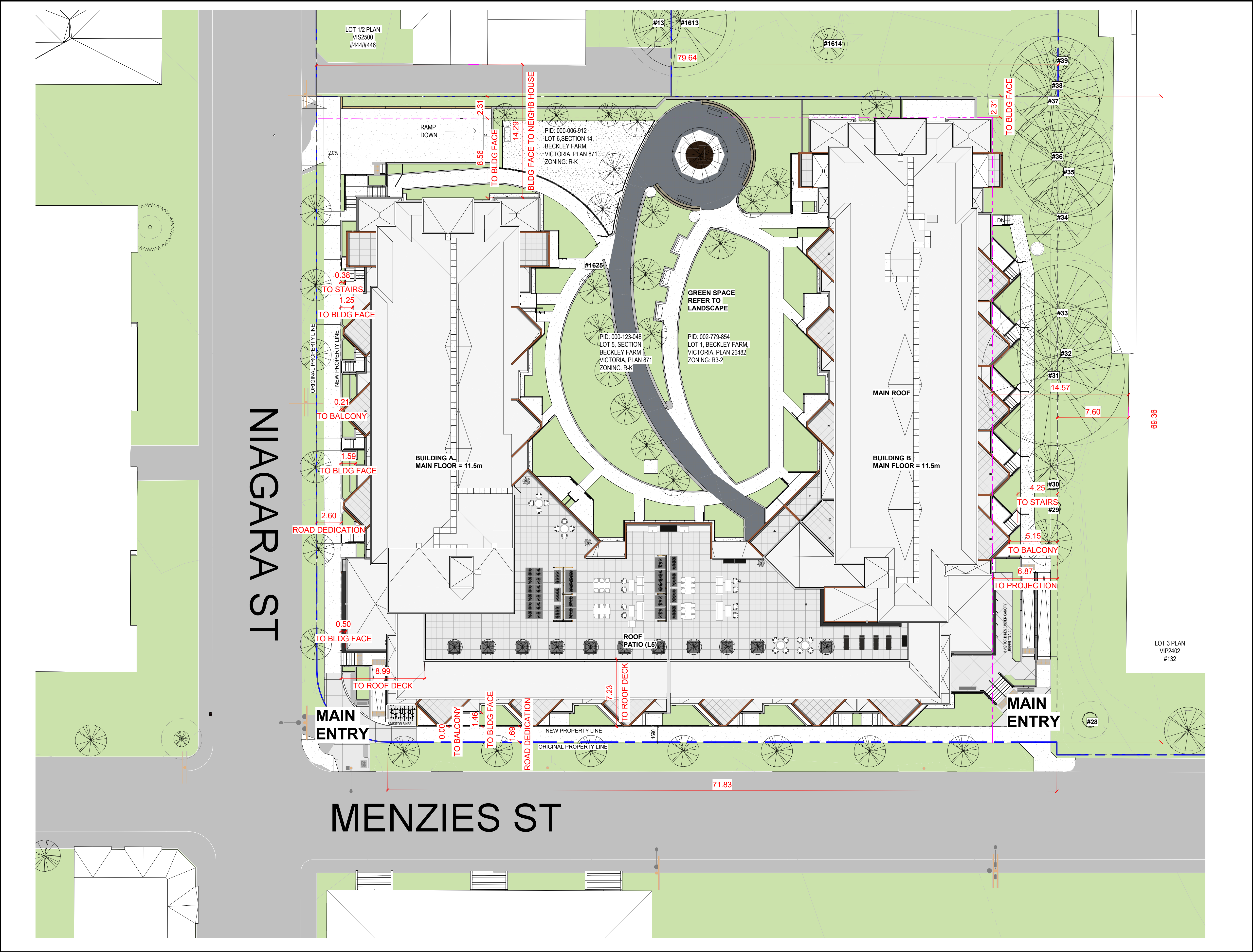
SITE PLAN -
EXISTING/DEMO

JOB No.: 1933

SCALE: 1 : 200

A-1.1

DATE: 2026/02/20



ZONING DATA

SITE DATA	
MUNICIPAL ADDRESS:	110 MENZIES ST. VICTORIA, BC. V8V 1H1
LEGAL DESCRIPTION:	LOT 1, BECKLEY FARM, VICTORIA, PLAN 26482
SITE AREA:	5197 m²
ZONING DATA	
CLASSIFICATION:	R3-2
FSR AREA SCHEDULE	
BLDG A - L1	1180 m²
BLDG B - L1	1335 m²
L1 (11.50m)	2514 m²
BLDG A - L2	1136 m²
BLDG B - L2	1297 m²
L2	2433 m²
BLDG A - L3	1136 m²
BLDG B - L3	1297 m²
L3	2432 m²
FSR AREA SCHEDULE	
BLDG A - L4	983 m²
BLDG B - L4	1244 m²
L4	2227 m²
BLDG B - L5	851 m²
L5	851 m²
BLDG B - L6	658 m²
L6	658 m²
GRAND TOTAL	11115 m²
ALLOWABLE	
SITE COVERAGE:	1651 m² (30%)
OPEN SPACE:	MIN 3301.4 m² (60%)
FLOOR SPACE RATIO:	1.6:1
BUILDING HEIGHT:	18.9m
AVERAGE GRADE:	11.04m
PROPOSED	
SITE COVERAGE:	2894.5m² (56%)
OPEN SPACE:	2465m² (47%)
FLOOR SPACE RATIO:	2.13:1
BUILDING HEIGHT:	20.2m
AVERAGE GRADE:	11.04m
SETBACKS	
REQUIRED	PROVIDED
NORTH (REAR YARD)	0
EAST (SIDE YARD)	0
SOUTH (STREET FACING)	13.5m (6 STOREY)
WEST (STREET FACING)	13.5m (6 STOREY)
REFER TO DRAWING A-2.0 FOR PARKING DATA	

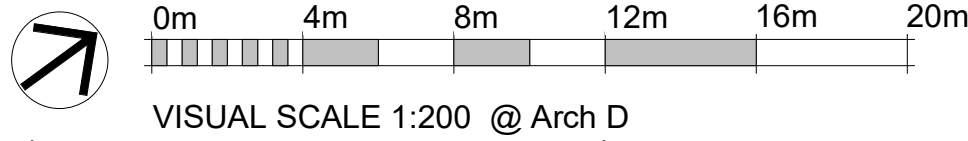
BUILDING CODE DATA

Description	
Building Code:	BCBC 2018 - PART 3
Building Type:	RESIDENTIAL APARTMENT WITH UNDERGROUND PARKADE
Residential Building Group:	C - RESIDENTIAL
Underground Parkade Group:	F3 - LOW HAZARD INDUSTRIAL
Occupancy Classification:	3.2.2.50 - 6 storey Sprinklered
Max Area per Floor:	1500 m²
Construction Type:	Combustible
Occupancy Separations (F3 - C):	2 hour
Sprinklered:	PARKADE - Yes
Max Travel Distance (parkade):	45 m
GROSS FLOOR AREA - BLDG A	
LEVEL	AREA
L1 (11.50m)	13294 SF
L2	12832 SF
L3	12832 SF
L4	11135 SF
L5	9604 SF
L6	7483 SF
BUILDING A TOTAL	50092 SF
GROSS FLOOR AREA - BLDG B	
LEVEL	AREA
L1 (11.50m)	14967 SF
L2	14573 SF
L3	14573 SF
L4	13979 SF
L5	9604 SF
L6	7483 SF
BUILDING B TOTAL	75178 SF
NET FLOOR AREA SCHEDULE - BLDG A	
LEVEL	AREA
BLDG A - L1	1157.4 m²
BLDG A - L2	1113.2 m²
BLDG A - L3	1113.9 m²
BLDG A - L4	968 m²
BUILDING A TOTAL	4352.6 m²
NET FLOOR AREA SCHEDULE - BLDG B	
LEVEL	AREA
BLDG B - L1	1312 m²
BLDG B - L2	1274.2 m²
BLDG B - L3	1274.1 m²
BLDG B - L4	1220.3 m²
BLDG B - L5	821.8 m²
BLDG B - L6	634 m²
BUILDING B TOTAL	6536.4 m²

UNIT DATA

LEVEL:	JR. 1 BED	1 BED	1+DEN	2 BED	3 BED	TOTAL
L1	0	9	5	10	4	28
L2	0	6	9	10	4	29
L3	0	6	9	10	4	29
L4	1	7	17	2	2	29
L5	0	4	6	1	0	11
L6	0	7	4	0	0	11
TOTAL	1 (1%)	39 (28%)	50 (36%)	33 (24%)	14 (10%)	137

1 | SITE PLAN - PHASE 1
1 : 200



VILLAGE GREEN RESIDENTIAL COMPLEX

110 MENZIES ST, VICTORIA BC V8V 2G5

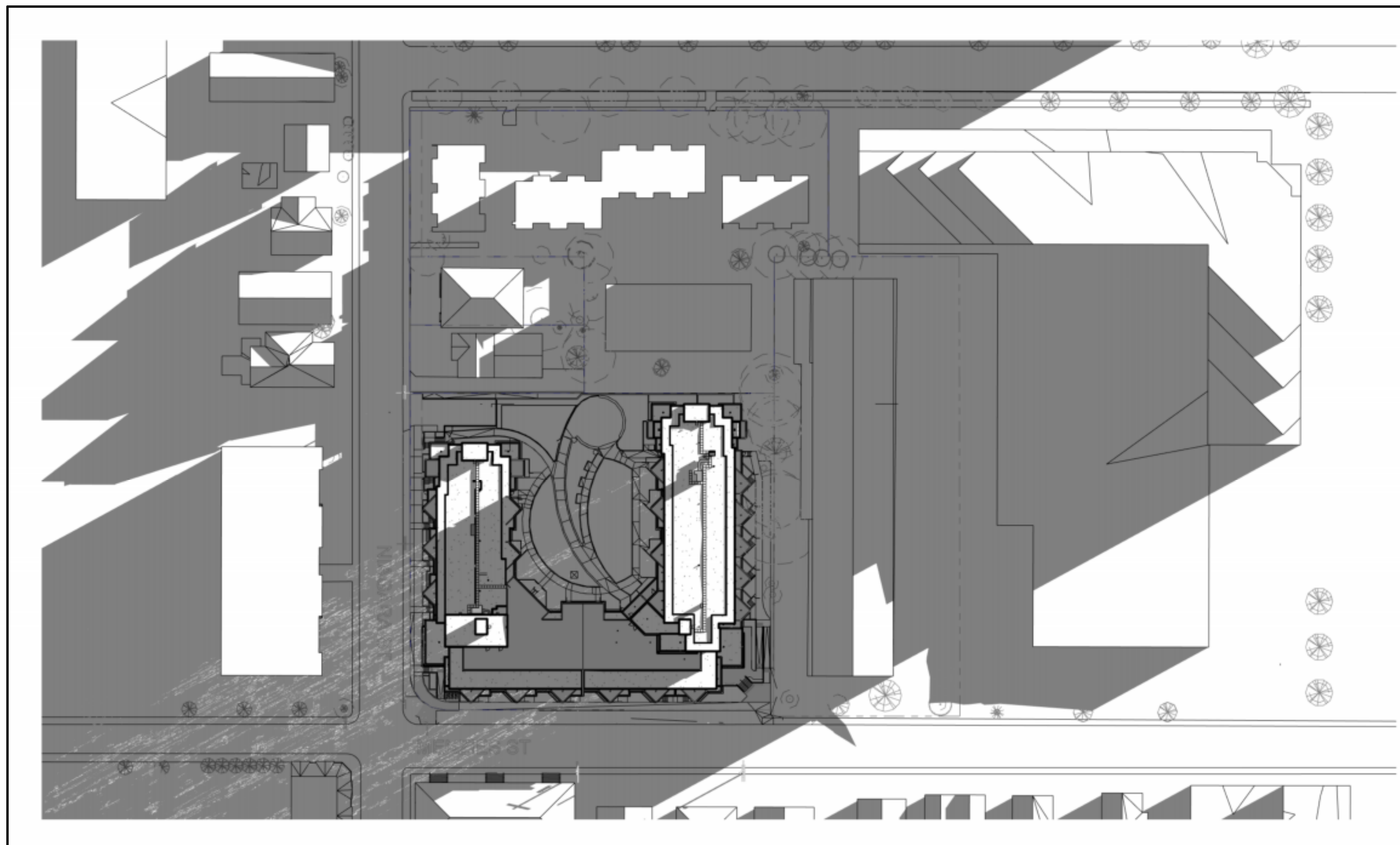
PHASE 1 - SITE PLAN

JOB No.: 1933

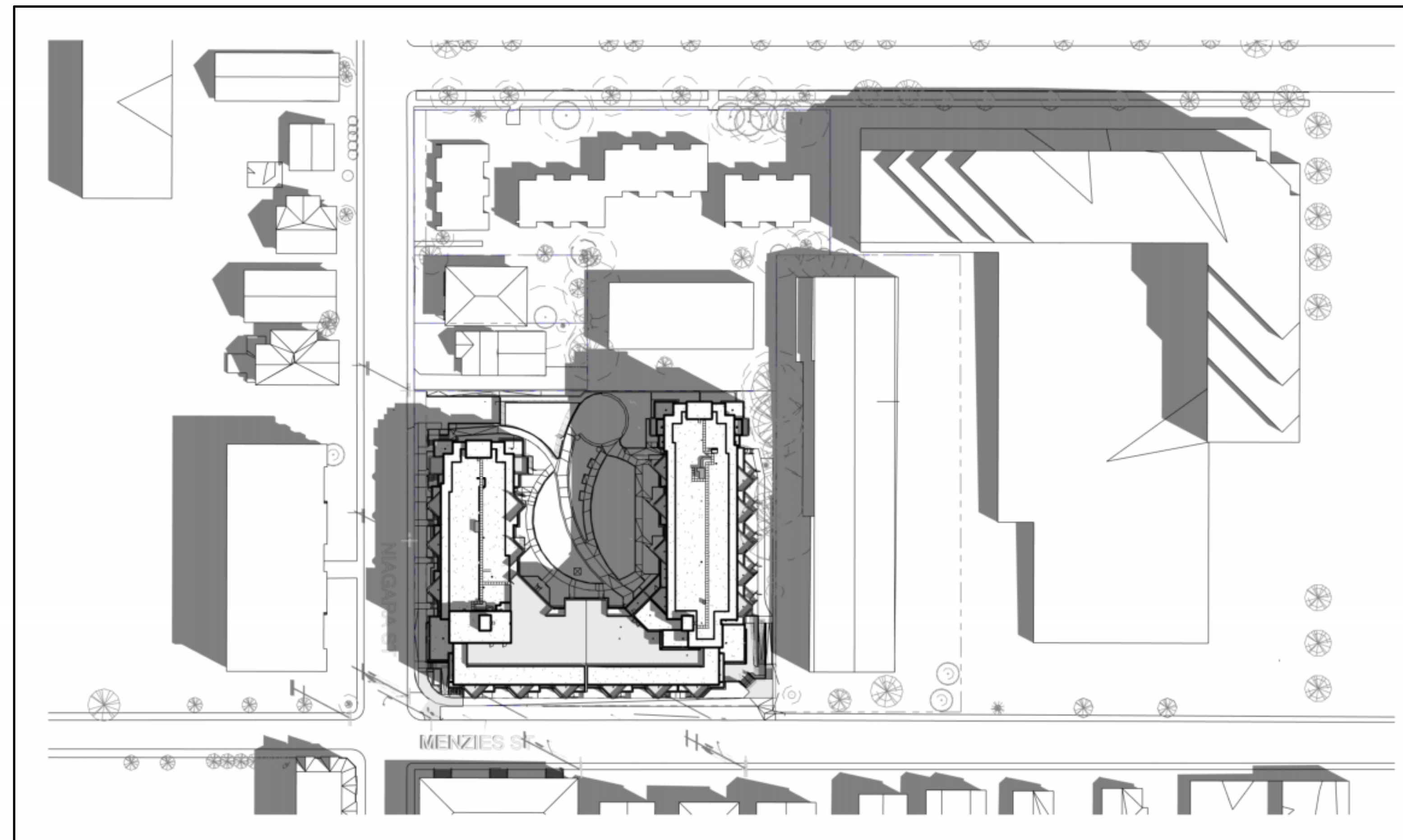
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A-1.2

DATE: 2026/02/20



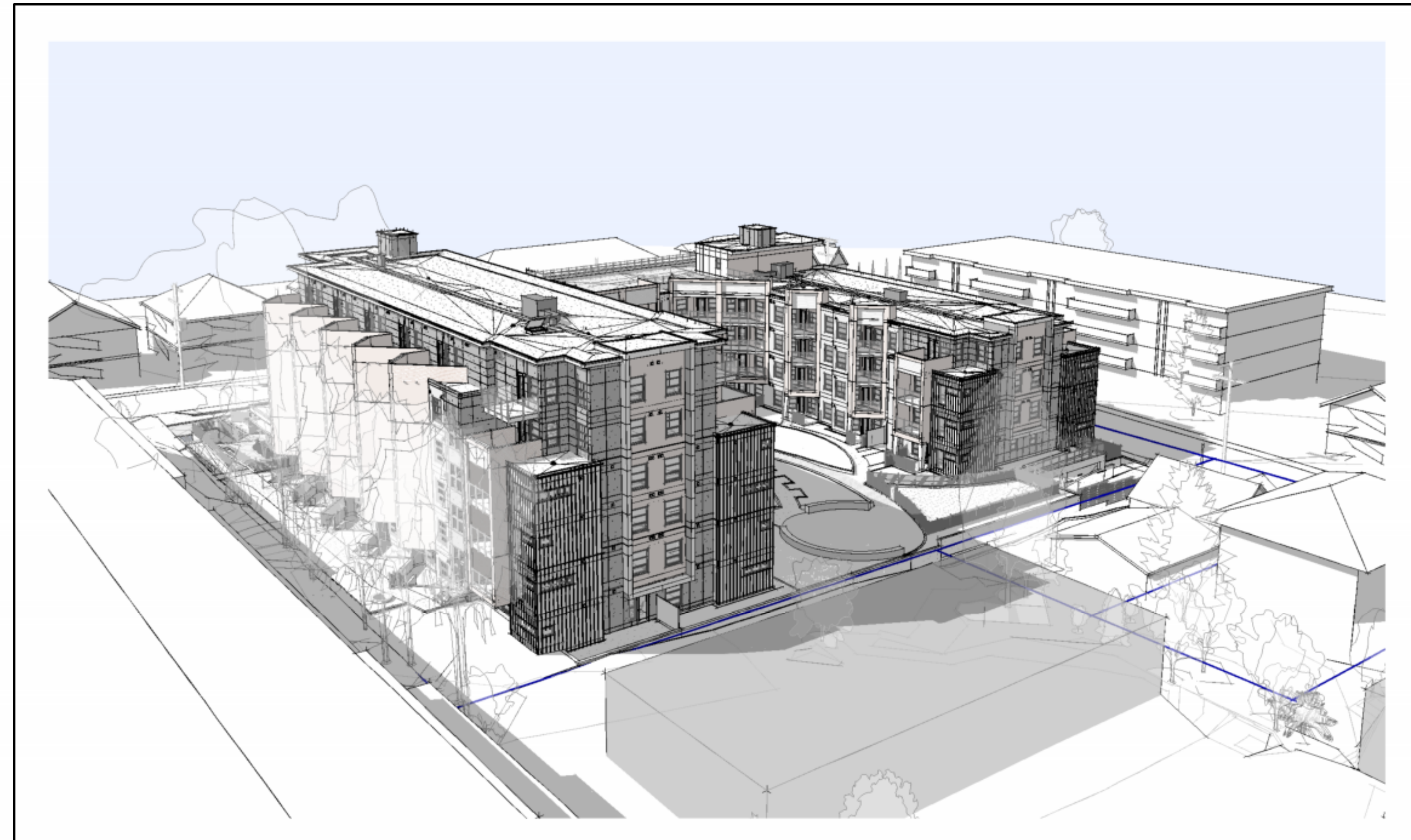
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 750



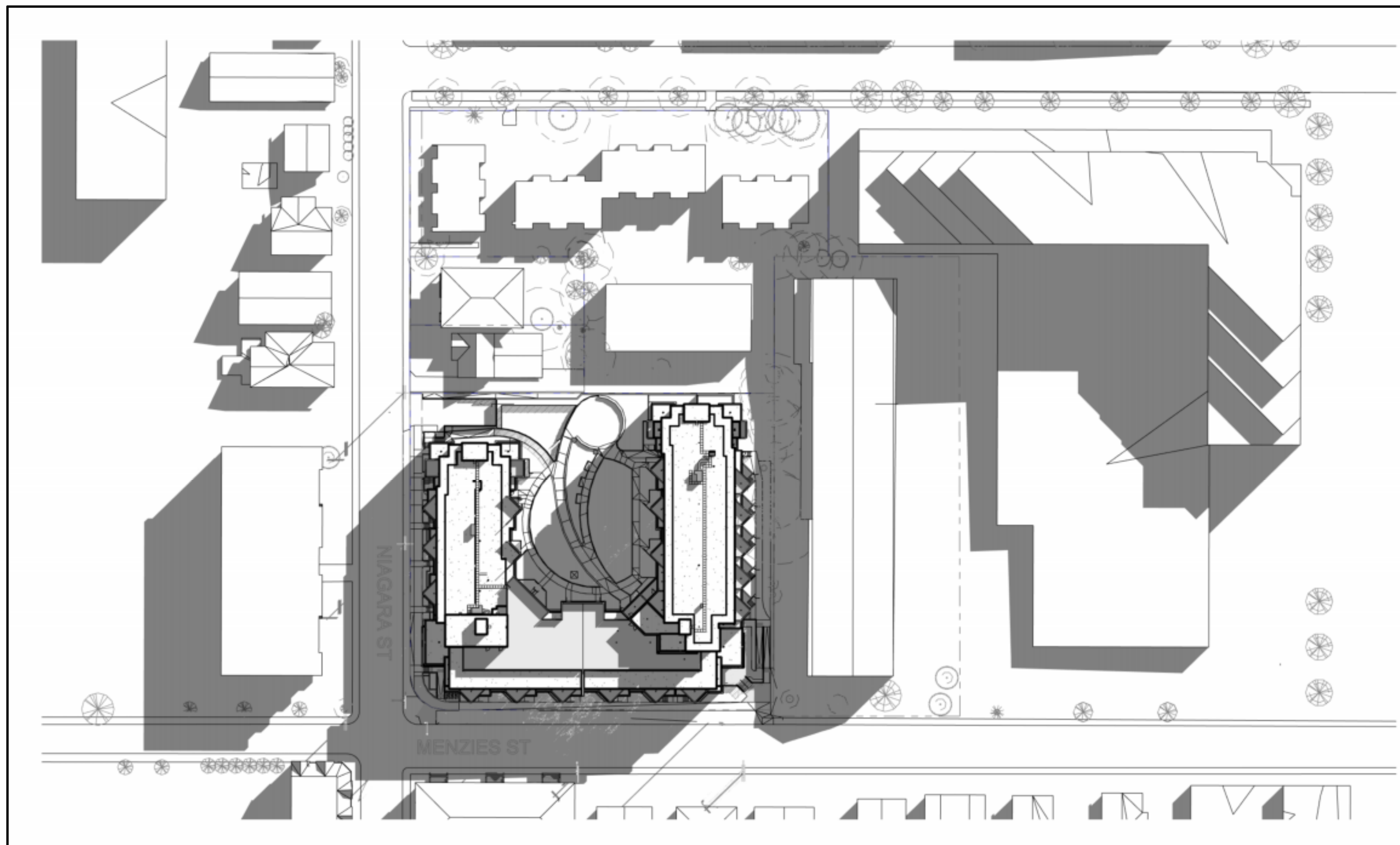
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 750



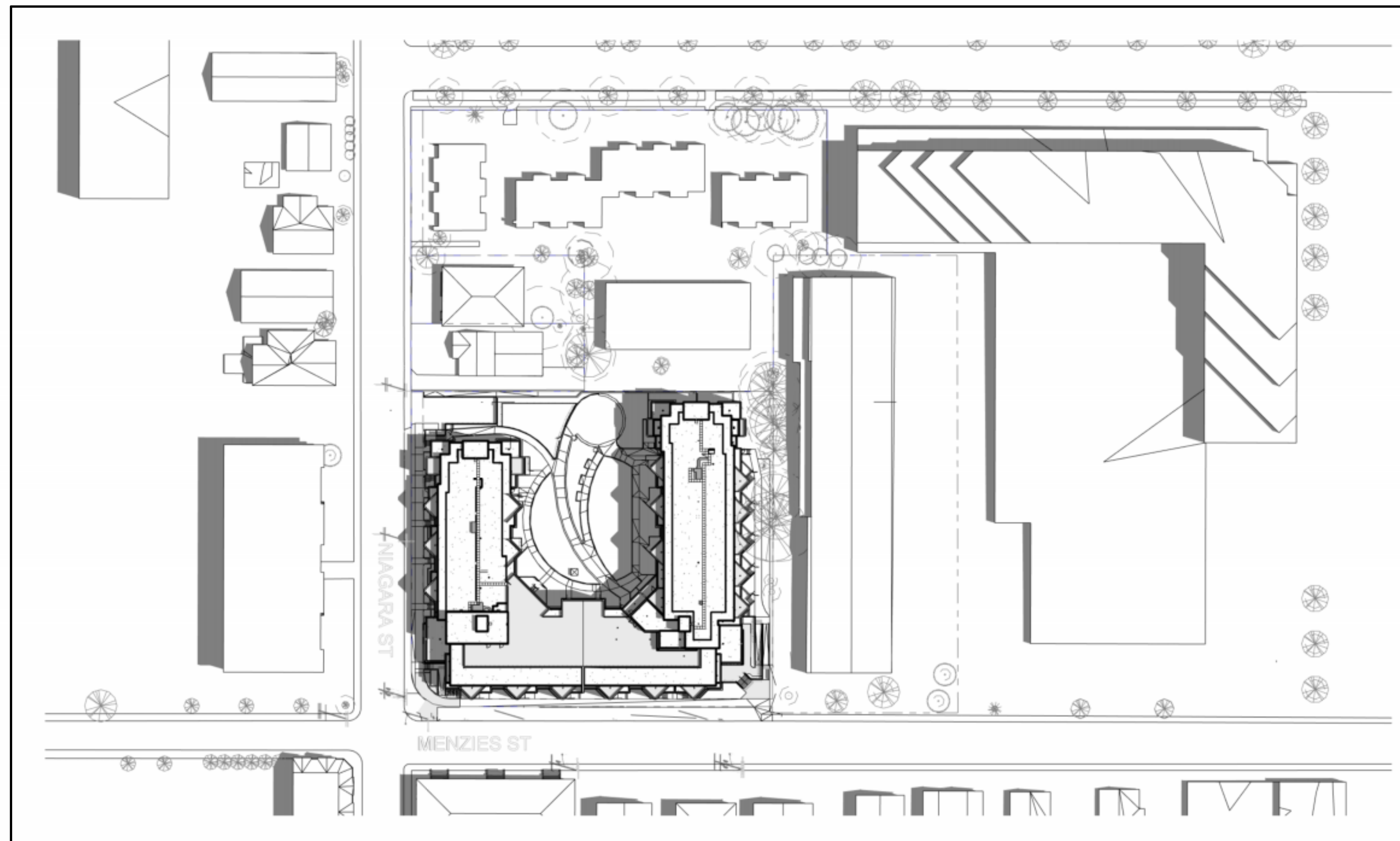
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 4pm
1 : 750



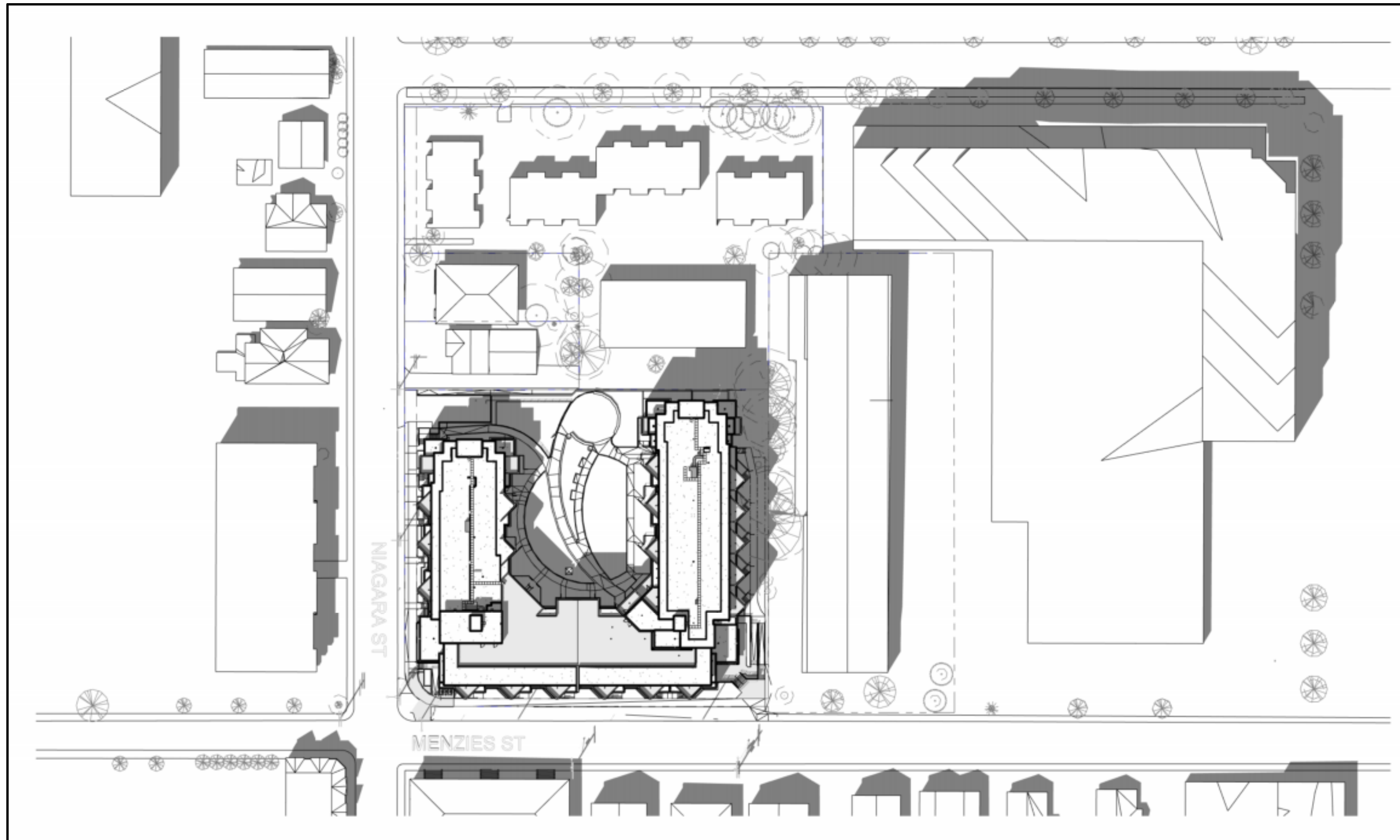
4 | 3D SHADOW STUDY - SPRING/AUTUMN



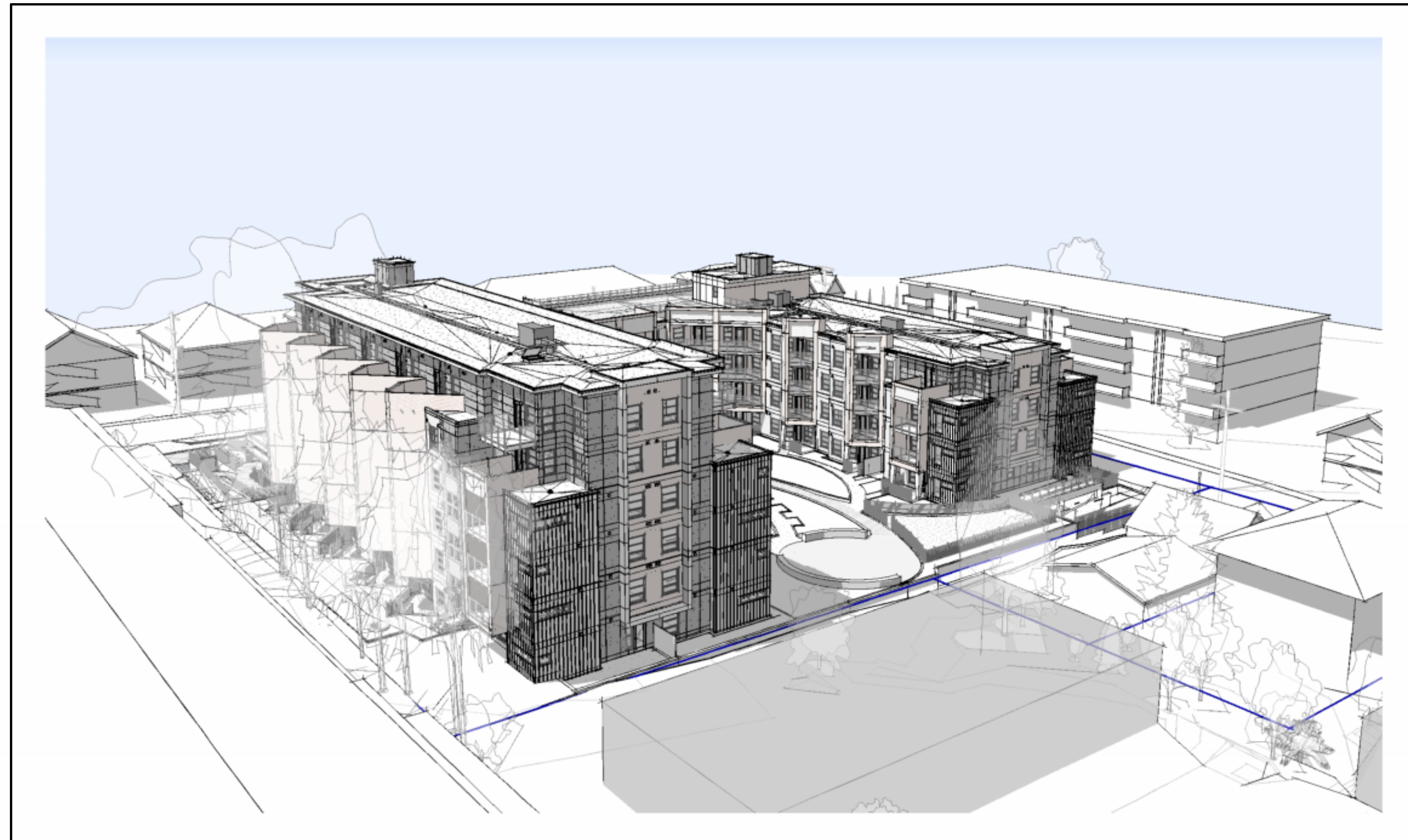
1 | SHADOW STUDY - SUMMER SOLSTICE - 8am
1:750



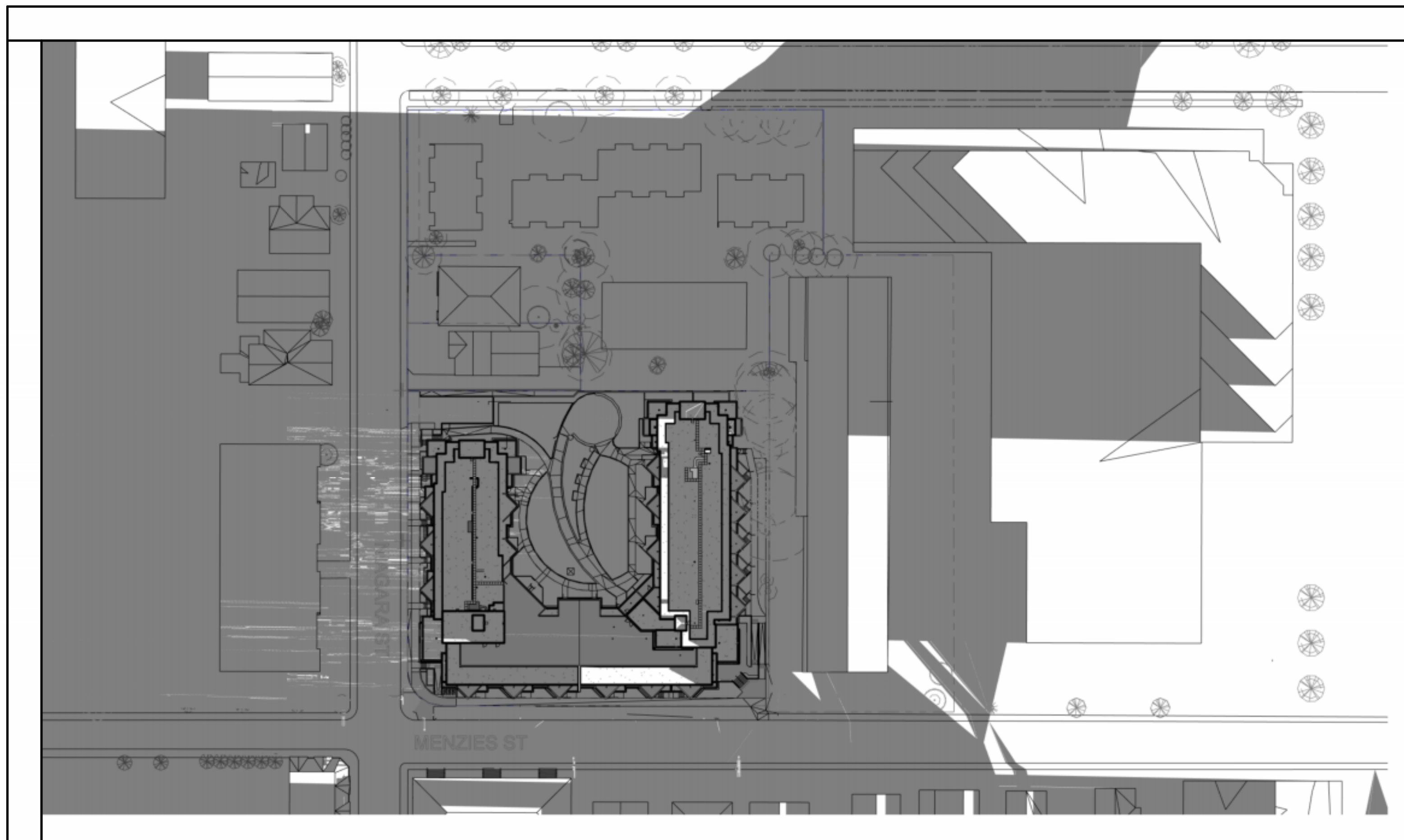
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1:750



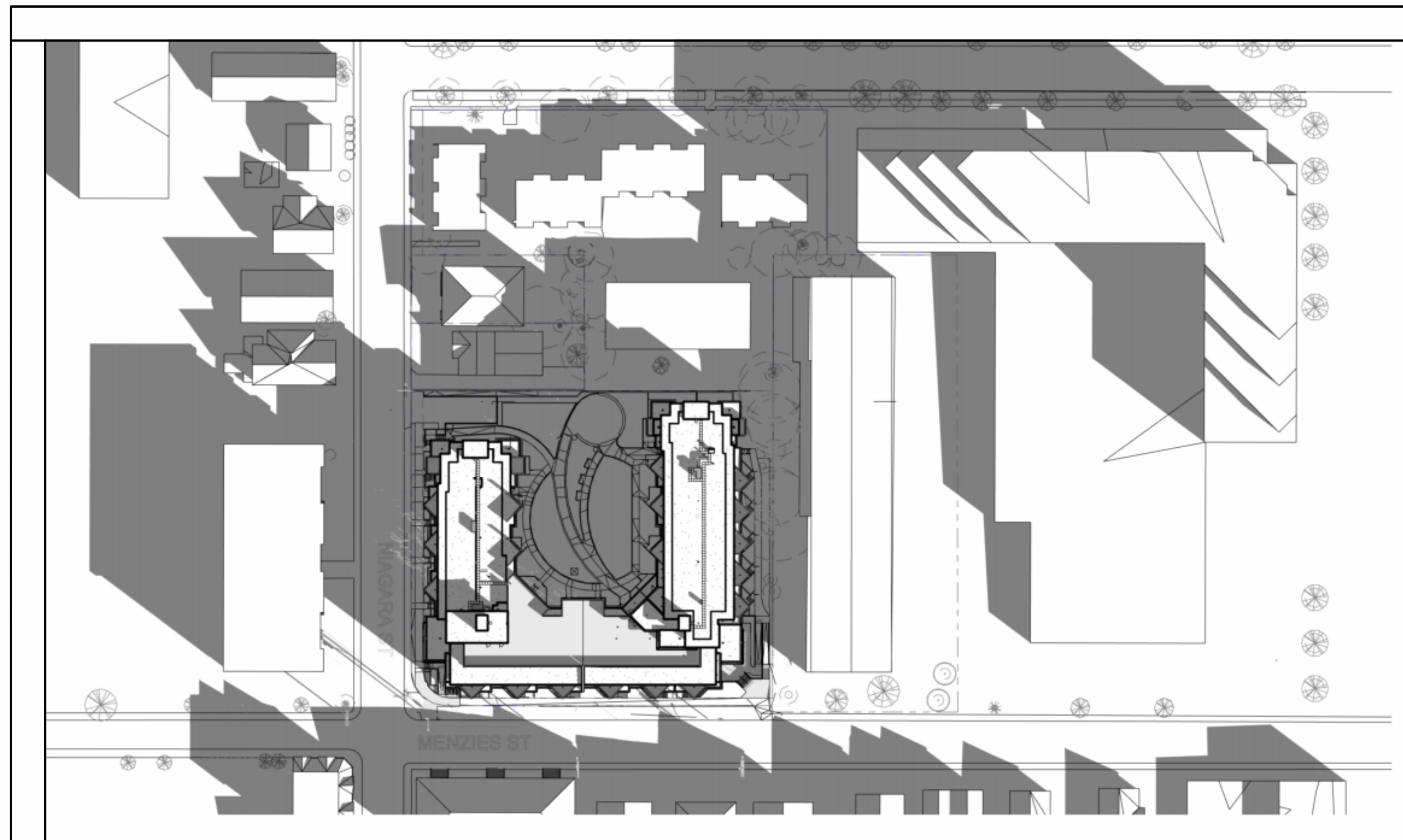
3 | SHADOW STUDY - SUMMER SOLSTICE - 4pm
1:750



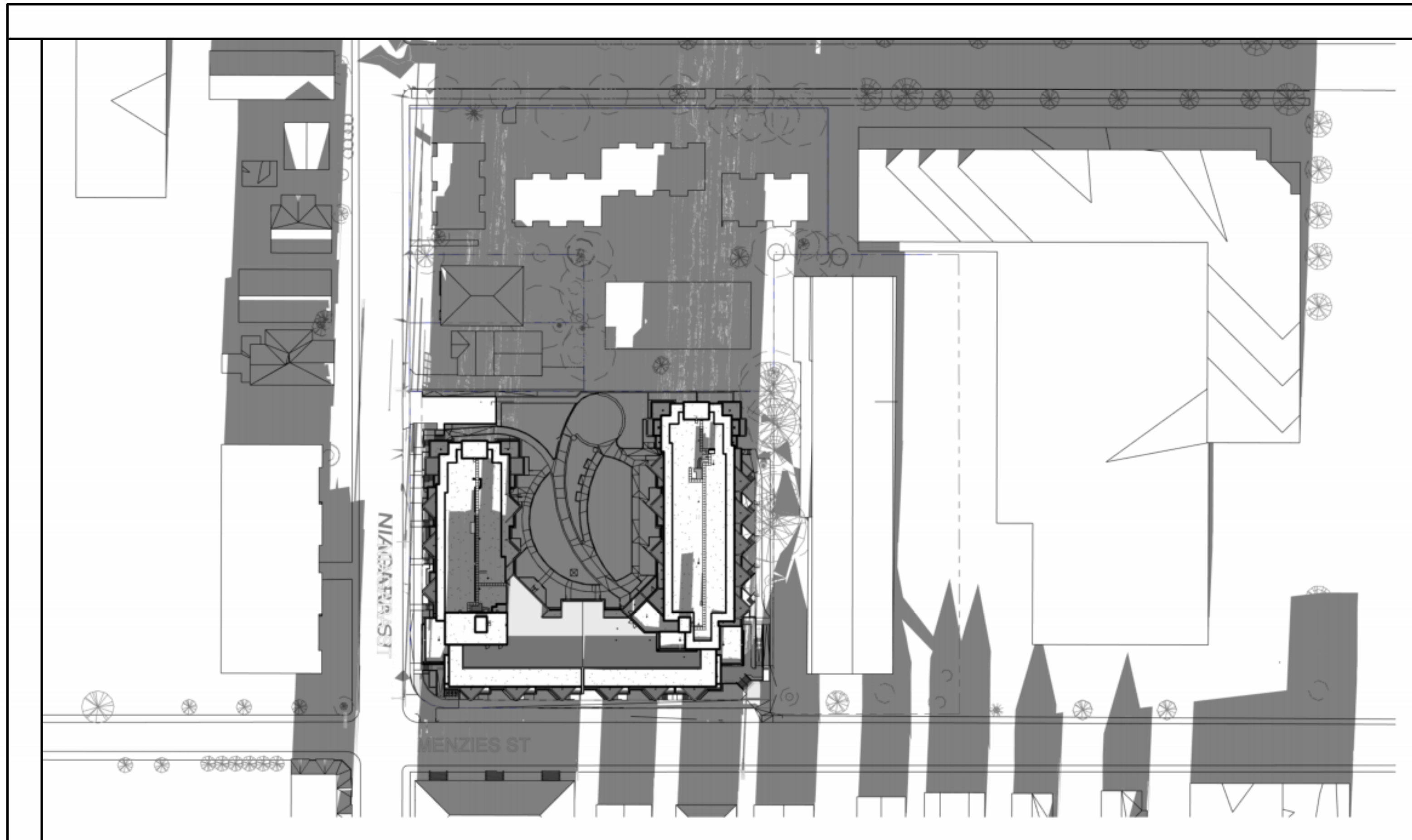
4 | 3D SHADOW STUDY - SUMMER



1 | SHADOW STUDY - WINTER SOLSTICE - 8am
1: 750



2 | SHADOW STUDY - WINTER SOLSTICE - NOON
1: 750



3 | SHADOW STUDY - WINTER SOLSTICE - 4pm
1: 750



4 | 3D SHADOW STUDY - WINTER



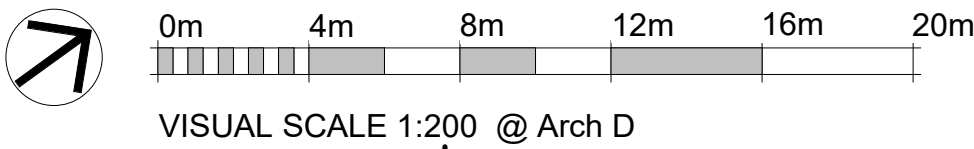
AVERAGE GRADE CALCULATION			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTALS
A-B	$(9.22+9.32)/2=9.27$	x5.1	47.28
B-C	$(9.32+9.72)/2=9.52$	x14.7	139.94
C-D	$(9.72+10.00)/2=9.86$	x32.5	320.45
D-E	$(10.00+10.93)/2=10.47$	x6.2	64.91
E-F	$(10.93+11.45)/2=11.19$	x22.4	250.66
F-G	$(11.45+11.45)/2=11.45$	x6.2	70.99
G-H	$(11.45+10.99)/2=11.22$	x41	460.02
H-I	$(10.99+11.94)/2=11.47$	x19.8	227.11
I-J	$(11.94+11.96)/2=11.95$	x10.1	120.7
J-K	$(11.96+11.96)/2=11.96$	x3.0	35.88
K-L	$(11.96+11.96)/2=11.96$	x27.9	333.68
L-M	$(11.96+11.45)/2=11.70$	x3	3.51
M-N	$(11.45+11.45)/2=11.45$	x14.8	169.46
N-O	$(11.45+12.20)/2=11.825$	x6.8	80.41
O-P	$(12.20+11.33)/2=11.77$	x60.7	714.44
P-Q	$(11.33+11.16)/2=11.25$	x6.8	76.5
Q-R	$(11.16+11.32)/2=11.24$	x9.1	102.28
R-S	$(11.32+9.82)/2=10.62$	x10.0	106.20
S-T	$(9.82+9.65)/2=9.79$	x15.4	150.77
T-U	$(9.65+9.57)/2=9.61$	x3.1	29.80
U-V	$(9.57+9.33)/2=9.45$	x6.2	58.59
V-A	$(9.33+9.22)/2=9.28$	x4	37.12

Totals 326.1m 3600.7

3600.7 / 326.1m = 11.04m

NOTE: ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.

1 | AVERAGE GRADE PLAN
1:200



VISUAL SCALE 1:200 @ Arch D



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PRIMEX INVESTMENTS

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VILLAGE GREEN
RESIDENTIAL COMPLEX

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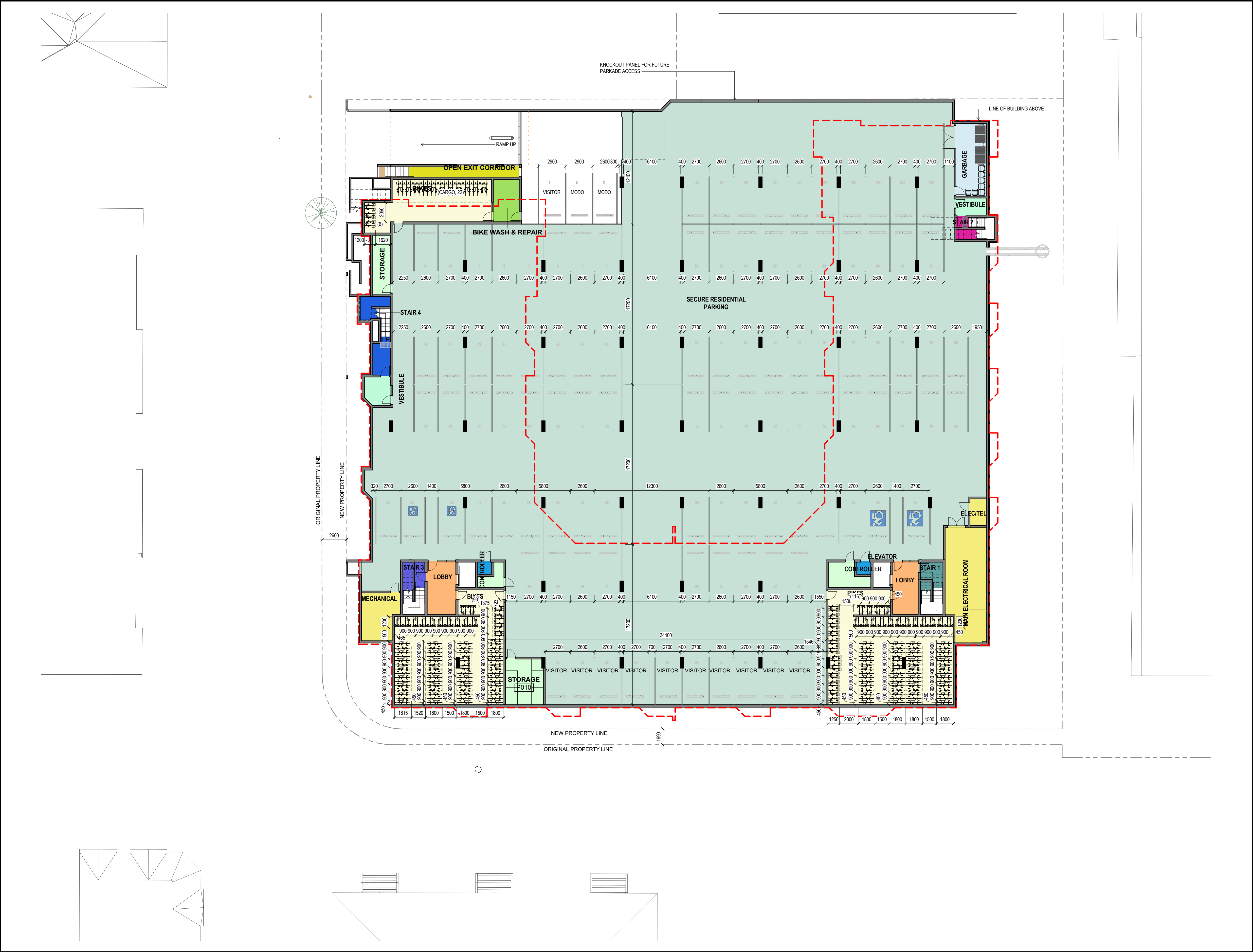
AVERAGE GRADE PLAN

JOB No.: 1933

SCALE: As indicated

A-1.6

DATE: 2026/02/20



PARKING DATA

	REQUIRED	PROVIDED
RESIDENTIAL PARKING STALLS (RENTAL):		
< 45 m² 0.75 / UNIT x 9 =	7	
45 - 70 m² 0.9 / UNIT x 67 =	60	
> 70 m² 1.3 / UNIT x 61 =	79	
SUB TOTAL =	146	93
VISITOR PARKING STALLS: (0.1/UNIT)	15	11
CAR SHARE STALLS:		2
TOTAL PARKING STALLS:	161	106
LONG TERM BICYCLE PARKING:		
< 45 m² 1 / UNIT x 9 =	9	
> 45 m² 1.25 / UNIT x 128 =	160	
SUB TOTAL =	169	229
SHORT TERM BICYCLE PARKING:		
.1 / UNIT x 137	14	14
TOTAL BICYCLE PARKING:		243

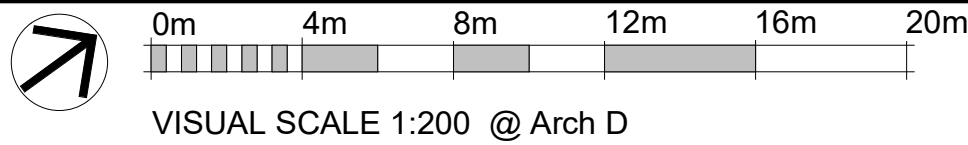
AREA SCHEDULE - UNDER 45m2

NAME	OCCUPANCY	AREA m2	NAME	OCCUPANCY	AREA m2
A111	1 BEDROOM	44 m²	A101	2 BEDROOM	76 m²
A211	1 BEDROOM	44 m²	A102	2 BEDROOM	76 m²
A311	1 BEDROOM	44 m²	A103	2 BEDROOM	78 m²
A411	1 BEDROOM	36 m²	A105	1 + DEN	83 m²
			A106	1 + DEN	79 m²
B607	1 BEDROOM	43 m²	A107	2 BEDROOM	76 m²
B608	1 BEDROOM	43 m²	A109	3 BEDROOM	88 m²
B609	1 BEDROOM	43 m²	A110	3 BEDROOM	88 m²
B610	1 BEDROOM	43 m²	A112	2 BEDROOM	76 m²
B611	1 BEDROOM	42 m²	A113	1 + DEN	76 m²
SUBTOTAL: 9		381 m²	B101	2 BEDROOM	77 m²
			B102	2 BEDROOM	76 m²
			B103	2 BEDROOM	78 m²
			B106	2 BEDROOM	76 m²
			B109	3 BEDROOM	87 m²
			B110	3 BEDROOM	90 m²

AREA SCHEDULE - 45m2 TO 70m2

NAME	OCCUPANCY	AREA m2	NAME	OCCUPANCY	AREA m2
A104	1 BEDROOM	56 m²	A201	2 BEDROOM	77 m²
A108	1 BEDROOM	53 m²	A202	2 BEDROOM	77 m²
B104	1 + DEN	65 m²	A203	2 BEDROOM	78 m²
B105	1 + DEN	69 m²	A205	1 + DEN	85 m²
B107	1 + DEN	65 m²	A206	1 + DEN	82 m²
B108	1 BEDROOM	52 m²	A207	2 BEDROOM	77 m²
B111	1 BEDROOM	53 m²	A209	3 BEDROOM	88 m²
B112	1 BEDROOM	54 m²	A210	3 BEDROOM	88 m²
B113	1 BEDROOM	54 m²	A212	2 BEDROOM	77 m²
B114	1 BEDROOM	54 m²	A213	2 BEDROOM	77 m²
B115	1 BEDROOM	53 m²	B201	2 BEDROOM	77 m²
A204	1 BEDROOM	56 m²	B202	2 BEDROOM	76 m²
B208	1 + DEN	65 m²	B203	2 BEDROOM	78 m²
B204	1 + DEN	66 m²	B205	1 + DEN	84 m²
B205	1 + DEN	65 m²	B206	1 + DEN	79 m²
B209	1 + DEN	65 m²	B207	2 BEDROOM	76 m²
B212	1 BEDROOM	53 m²	B210	3 BEDROOM	87 m²
B213	1 BEDROOM	54 m²	B211	3 BEDROOM	87 m²
B214	1 BEDROOM	54 m²	A301	2 BEDROOM	77 m²
B215	2 BEDROOM	54 m²	A302	2 BEDROOM	76 m²
B216	1 + DEN	63 m²	A303	2 BEDROOM	78 m²
A304	1 BEDROOM	55 m²	A305	1 + DEN	84 m²
A308	1 + DEN	65 m²	A306	1 + DEN	79 m²
B304	1 + DEN	65 m²	A307	2 BEDROOM	76 m²
B308	1 + DEN	65 m²	A309	3 BEDROOM	88 m²
B309	1 + DEN	65 m²	A310	3 BEDROOM	88 m²
B312	1 BEDROOM	53 m²	A312	2 BEDROOM	76 m²
B313	1 BEDROOM	54 m²	A313	2 BEDROOM	77 m²
B314	1 BEDROOM	54 m²	B301	2 BEDROOM	77 m²
B315	1 BEDROOM	54 m²	B302	2 BEDROOM	76 m²
B316	1 + DEN	62 m²	B303	2 BEDROOM	79 m²
A401	1 BEDROOM	52 m²	B305	1 + DEN	84 m²
A402	1 + DEN	62 m²	B306	1 + DEN	79 m²
A403	1 + DEN	63 m²	B307	2 BEDROOM	76 m²
A404	1 BEDROOM	56 m²	B310	3 BEDROOM	87 m²
A408	1 + DEN	65 m²	B311	3 BEDROOM	88 m²
A409	1 + DEN	59 m²	A405	1 + DEN	84 m²
A410	1 + DEN	59 m²	A406	1 + DEN	79 m²
A412	1 + DEN	62 m²	A407	2 BEDROOM	77 m²
A413	1 + DEN	62 m²	B405	1 + DEN	85 m²
B401	1 BEDROOM	52 m²	B406	1 + DEN	82 m²
B402	1 + DEN	62 m²	B407	2 BEDROOM	76 m²
B403	1 + DEN	63 m²	B410	3 BEDROOM	88 m²
B404	1 + DEN	65 m²	B411	3 BEDROOM	87 m²
B408	1 + DEN	65 m²	B502	2 BEDROOM	77 m²
B409	1 + DEN	65 m²	SUBTOTAL: 61		4913 m²
B412	1 BEDROOM	53 m²			
B413	1 BEDROOM	54 m²			
B414	1 BEDROOM	54 m²			
B415	1 BEDROOM	54 m²			
B416	1 + DEN	63 m²			
B501	1 + DEN	69 m²			
B503	1 + DEN	66 m²			
B504	1 + DEN	65 m²			
B505	1 + DEN	57 m²			
B506	1 + DEN	59 m²			
B507	1 BEDROOM	54 m²			
B508	1 BEDROOM	54 m²			
B509	1 BEDROOM	54 m²			
B510	1 BEDROOM	54 m²			
B511	1 + DEN	63 m²			
B601	1 + DEN	62 m²			
B602	1 + DEN	62 m²			
B603	1 BEDROOM	53 m²			
B604	1 BEDROOM	53 m²			
B605	1 + DEN	59 m²			
B606	1 + DEN	59 m²			
SUBTOTAL: 67		3943 m²			

1 FLOOR PLAN - PARKADE
1 : 200



VILLAGE GREEN
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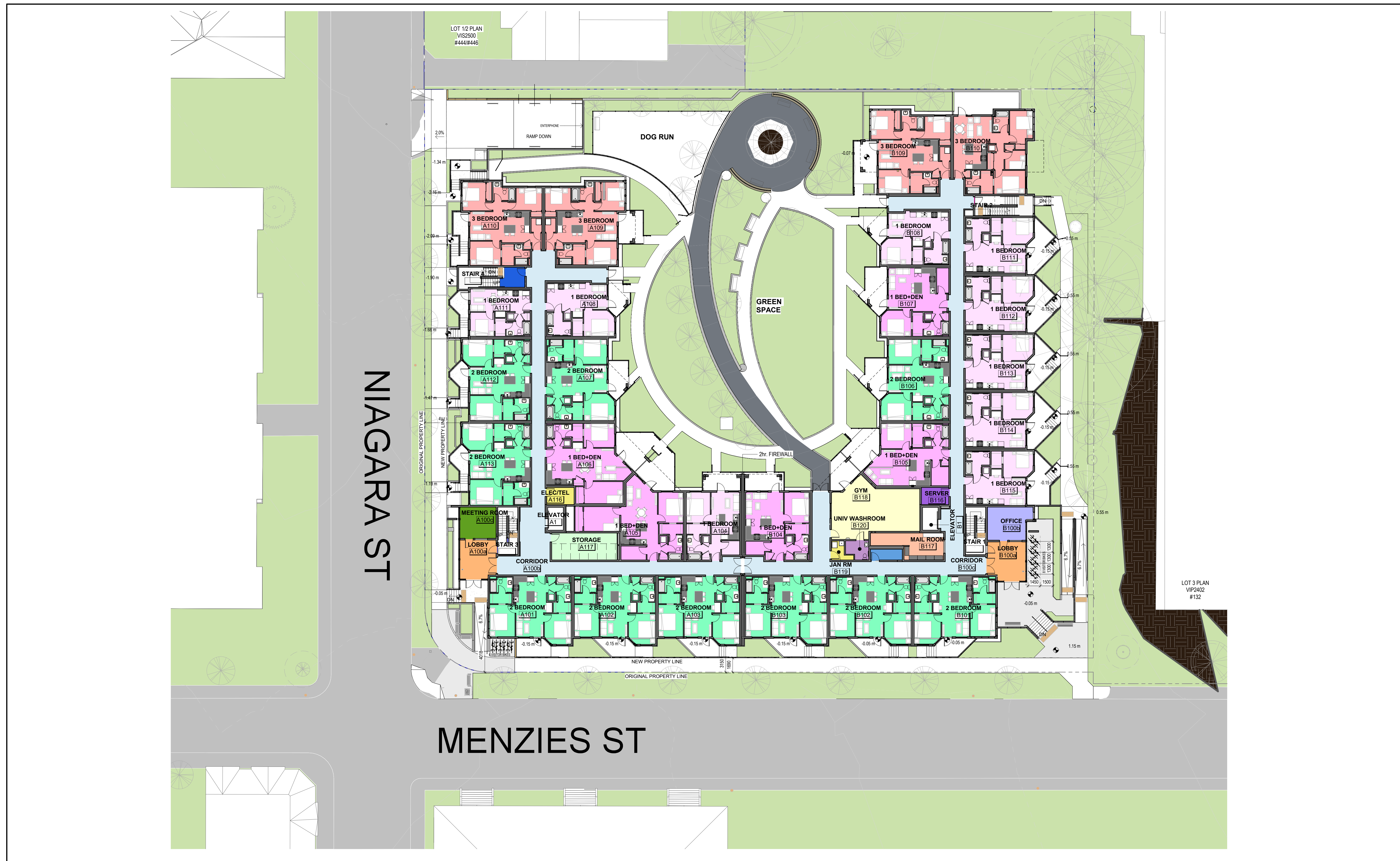
PARKADE PLAN

JOB No.: 1933

SCALE: As indicated

A-2.0

DATE: 2026/02/20



1 | FLOOR PLAN - L1
1 : 200
VISUAL SCALE 1:200 @ Arch D

VILLAGE GREEN RESIDENTIAL COMPLEX

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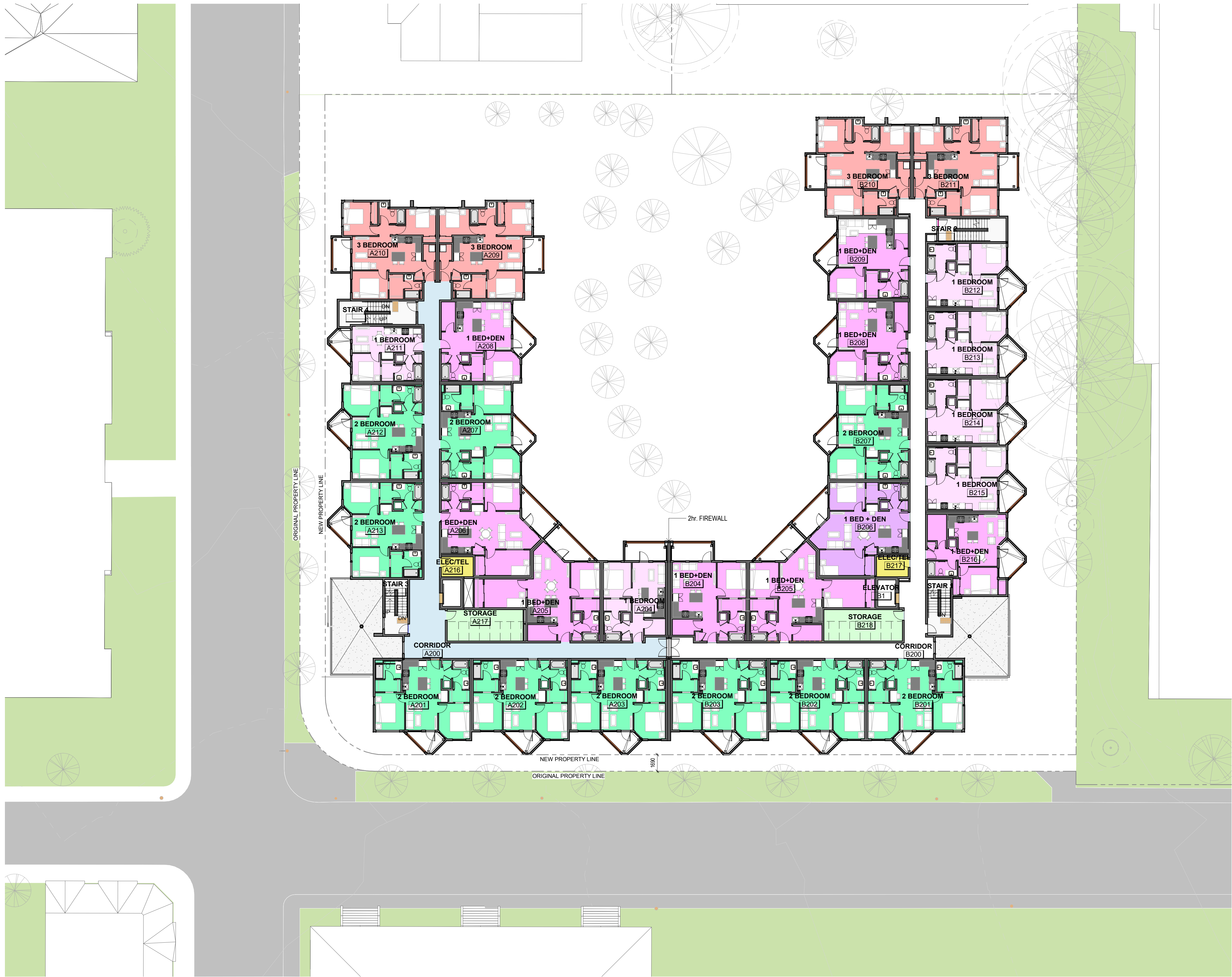
FLOOR PLAN - L1

JOB No.: 1933

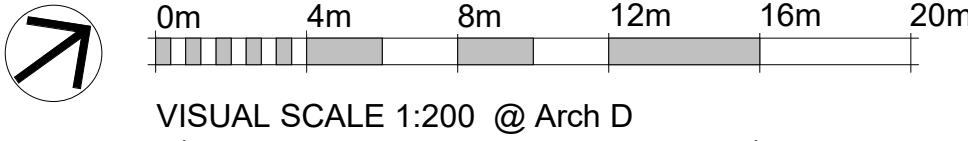
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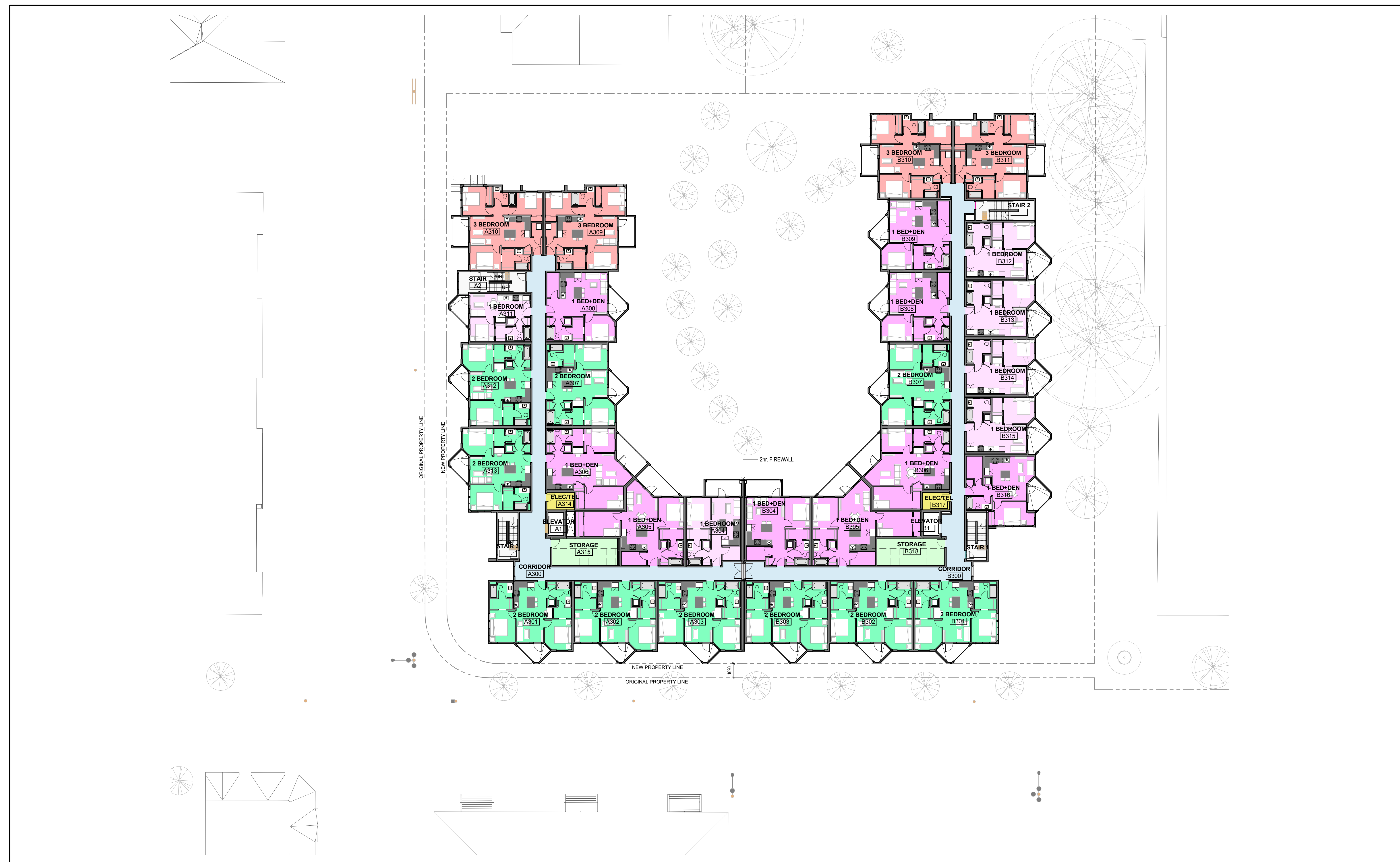
1 FLOOR PLAN - L2

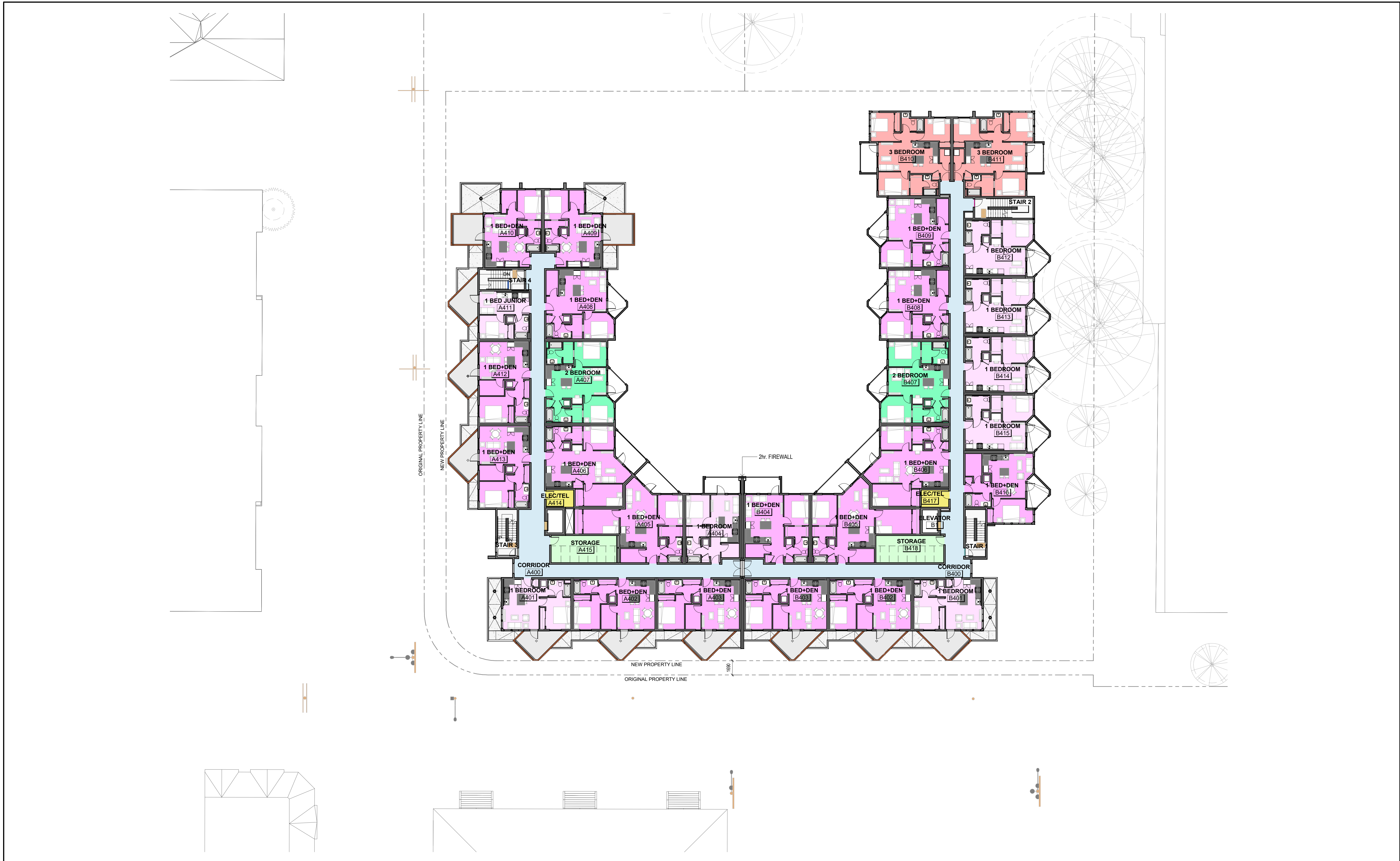


VILLAGE GREEN RESIDENTIAL COMPLEX

FLOOR PLAN - L2

A-2.2

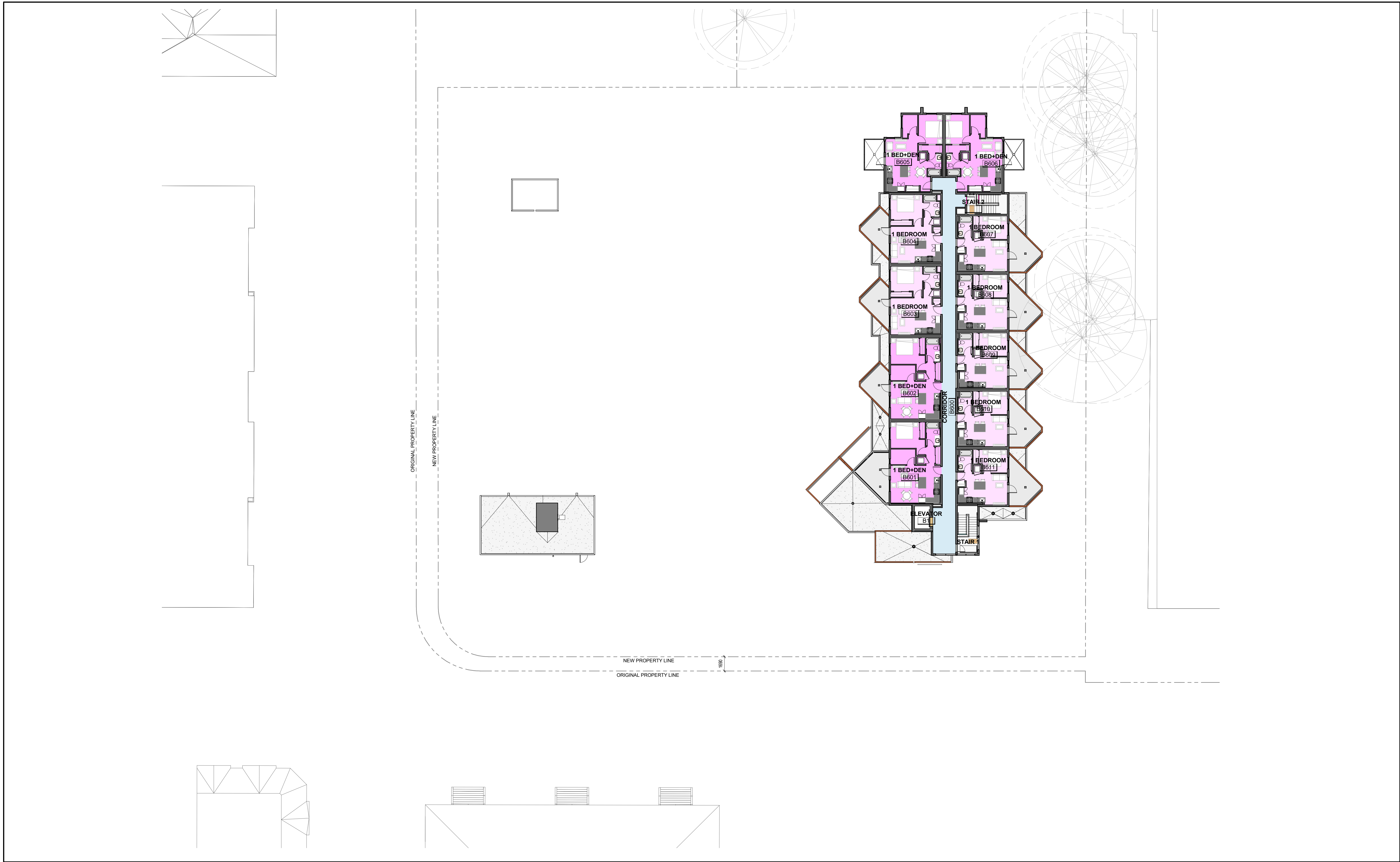




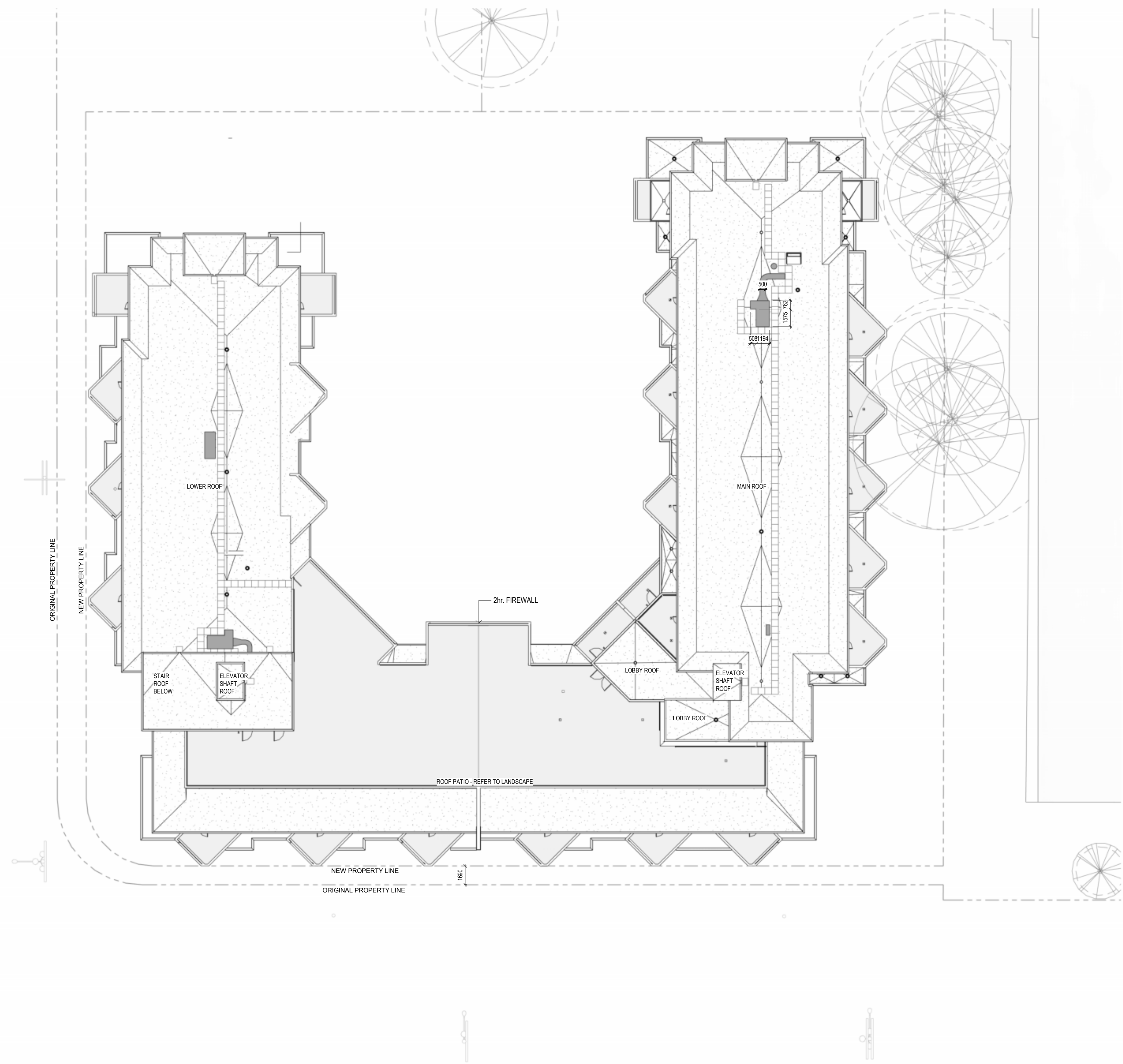
1 | FLOOR PLAN - L4
1 : 200
VISUAL SCALE 1:200 @ Arch D



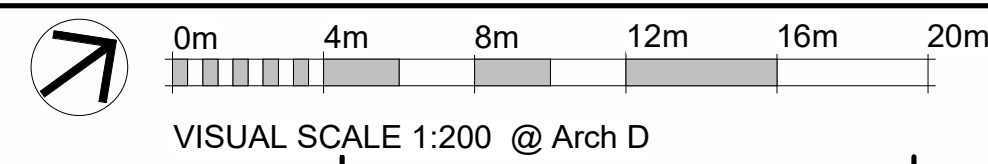
1 | FLOOR PLAN - L5
1 : 200
VISUAL SCALE 1:200 @ Arch D



1 | FLOOR PLAN - L6
1 : 200
VISUAL SCALE 1:200 @ Arch D



1 | ROOF PLAN



No.	Description	Date
1	Roof Plan	2025-04-23

**VILLAGE GREEN
RESIDENTIAL COMPLEX**

110 MENZIES ST, VICTORIA BC V8V 2G5

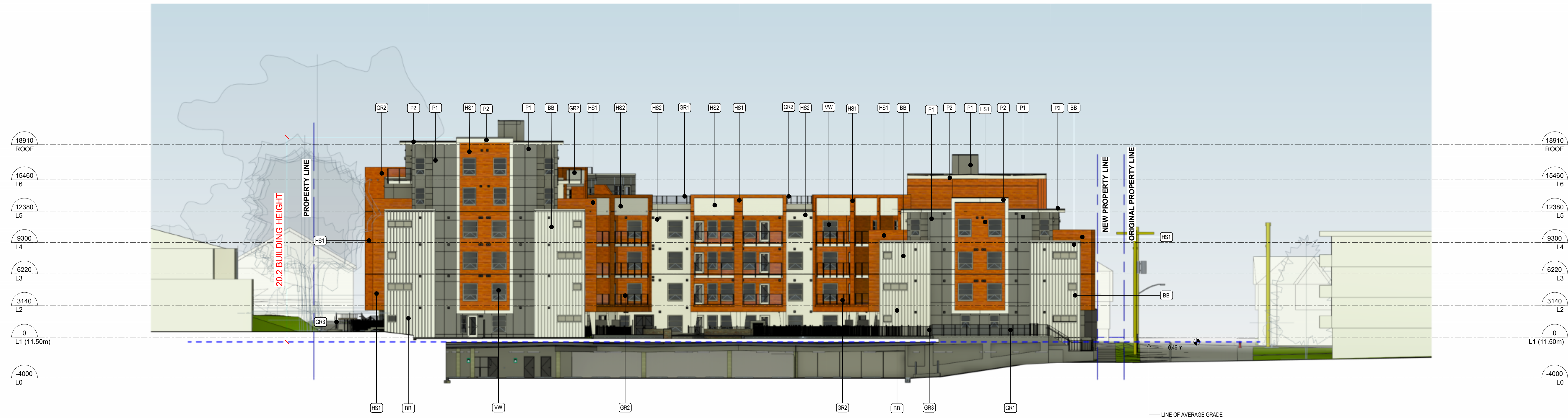
ROOF PLAN

JOB No.: 1933

SCALE: 1 : 200

A-2.7

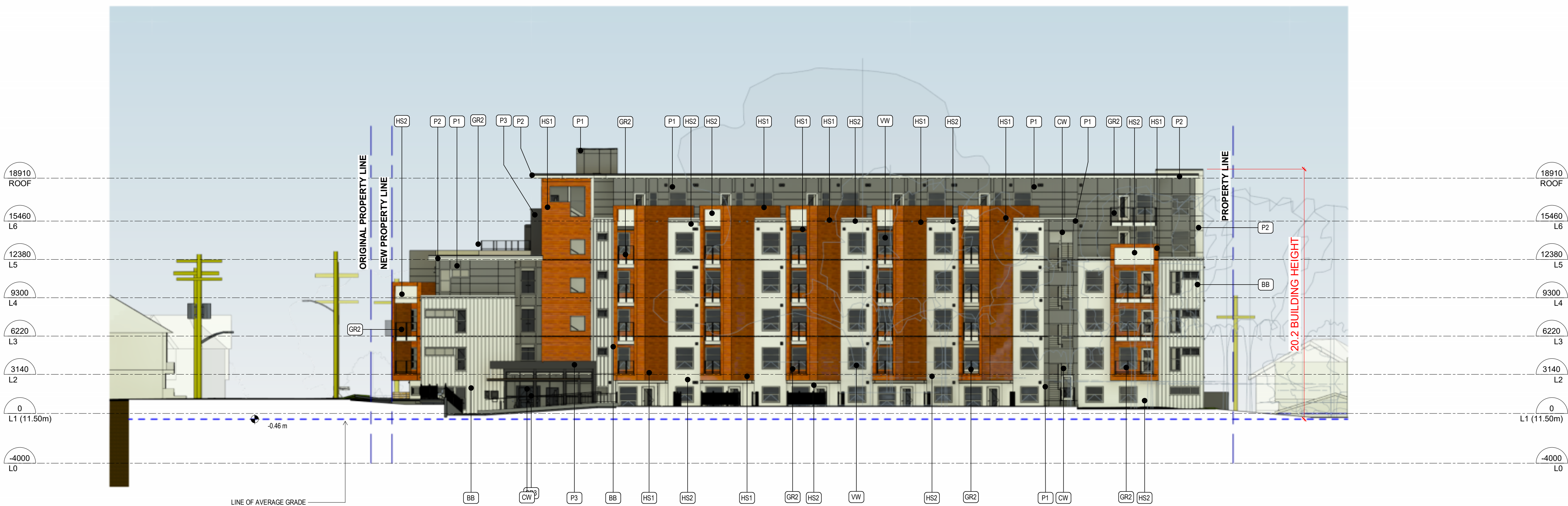
DATE: 2026/02/20



2 | NORTH ELEVATION

1 : 200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ Arch D



1 | EAST ELEVATION

1 : 200

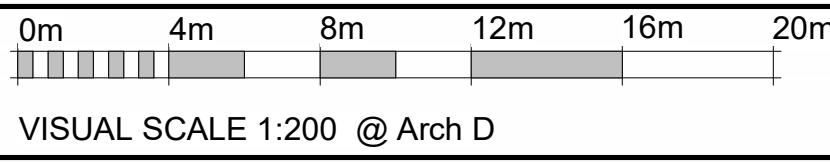
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VISUAL SCALE 1:200 @ Arch D

ELEVATION KEY NOTES

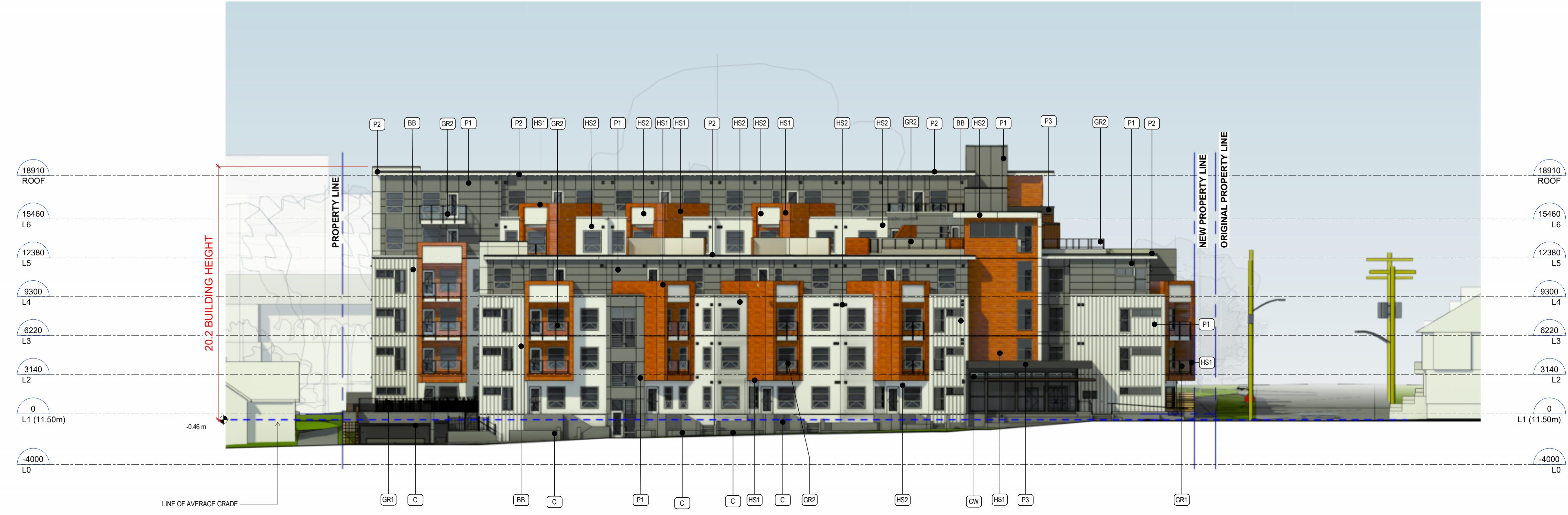
KEY NOTE	FINISH AND MATERIAL
BB	BOARD & BATTEN SIDING - HARDIE PANEL & HARDIE TRIM
C	BATTEN BOARD - ARCTIC WHITE - SMOOTH
CW	CONCRETE - SANDBLAST FINISH - REFER ALSO TO LANDSCAPE
GR1	CURTAINWALL - COLOUR MATCH W/ IRON GRAY CLADDING ANODIZED
GR2	ALUMINUM GUARDRAIL - CLEAR GLAZING - BLACK ANODIZED
GR3	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
HS1	ALUMINUM GUARDRAIL - PICKET - BLACK ANODIZED - REFER TO LANDSCAPE FOR DESIGN
HS2	HORIZONTAL SIDING - WOODTONE - OLD CHERRY - FIBER CEMENT LAP - 4" EXPOSURE
P1	HORIZONTAL SIDING - HARDIE PLANK - ARCTIC WHITE - SELECT CEDARMILL - 4" EXPOSURE
P2	PANEL SIDING - HARDIE PANEL - SLATE GREY - SMOOTH
P3	PANEL SIDING - HARDIE PANEL - ARCTIC WHITE - SMOOTH
P4	PANEL SIDING - HARDIE PANEL - IRON GREY - SMOOTH
RV	VERTICAL PANEL SIDING - FISHER ARTISAN WOODGRAIN - SHIPLAP PROFILE - OLD CHERRY FINISH
TWF	FRY REGLET ALUMINUM REVEAL - COLOUR MATCH w/ CLADDING - RECESS / SLEEK
VW	CROSS CAVITY FLASHING - COLOUR MATCH w/ CLADDING
WC	ALUMINUM CLAD VINYL WINDOW - WHITE ANODIZED
WTR	ALUMINUM WALL VENT CAP - MATCH COLOUR w/ CLADDING - CENTRE BTW BATTENS OR PANEL AS SHOWN
	WATER CURTAIN - REFER TO CODE AND MECH REPORT & DWGS



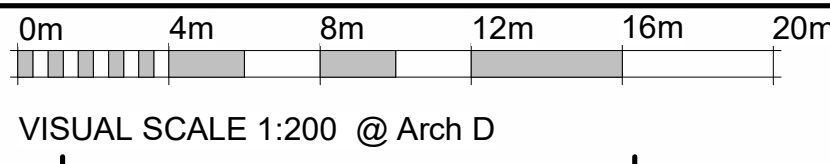
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VISUAL SCALE 1:200 @ Arch D



2 | WEST ELEVATION
1 : 200



VISUAL SCALE 1:200 @ Arch D

ELEVATION KEY NOTES

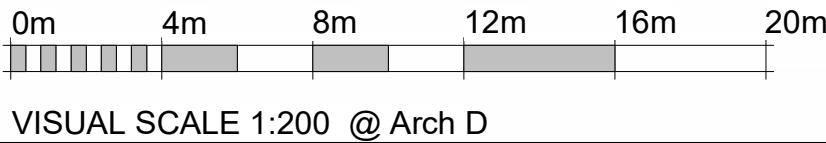
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WTR	WATER CURTAIN - REFER TO CODE AND MECH REPORT & DWGS

ELEVATION KEY NOTES

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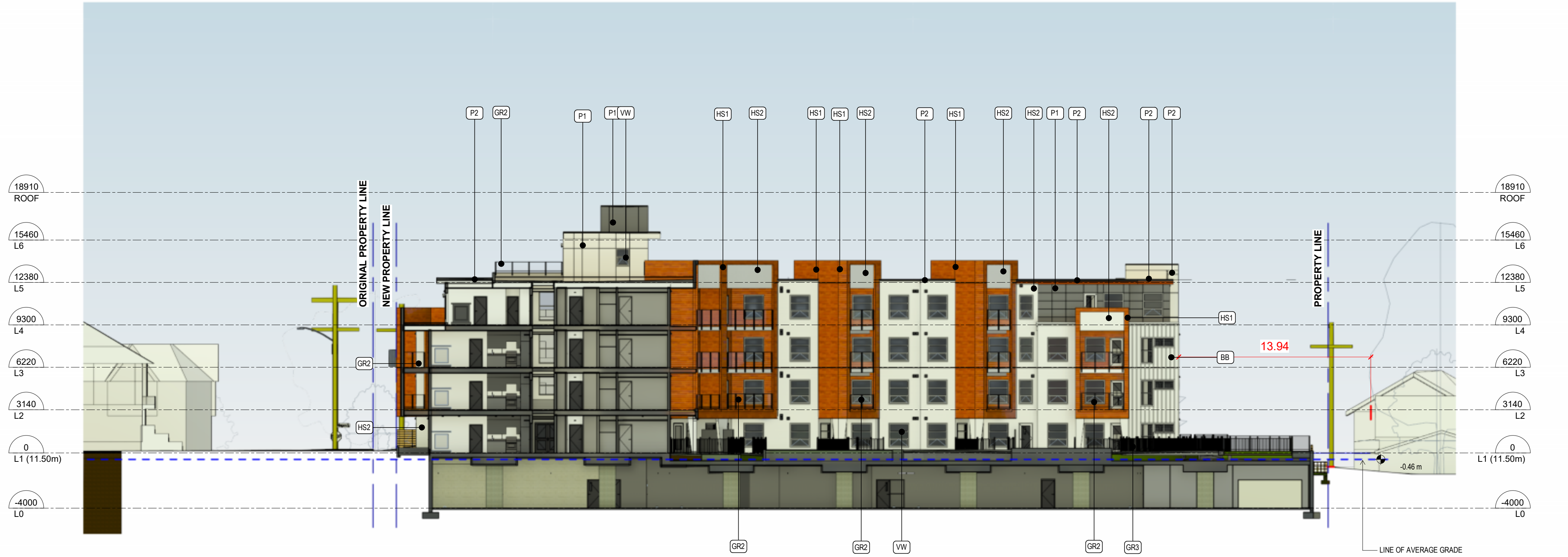
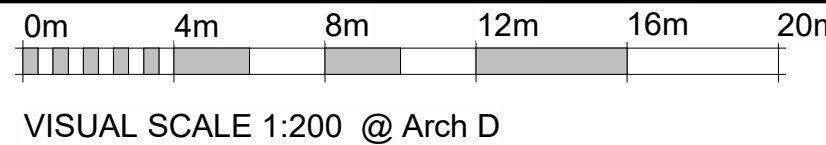
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1 : 200



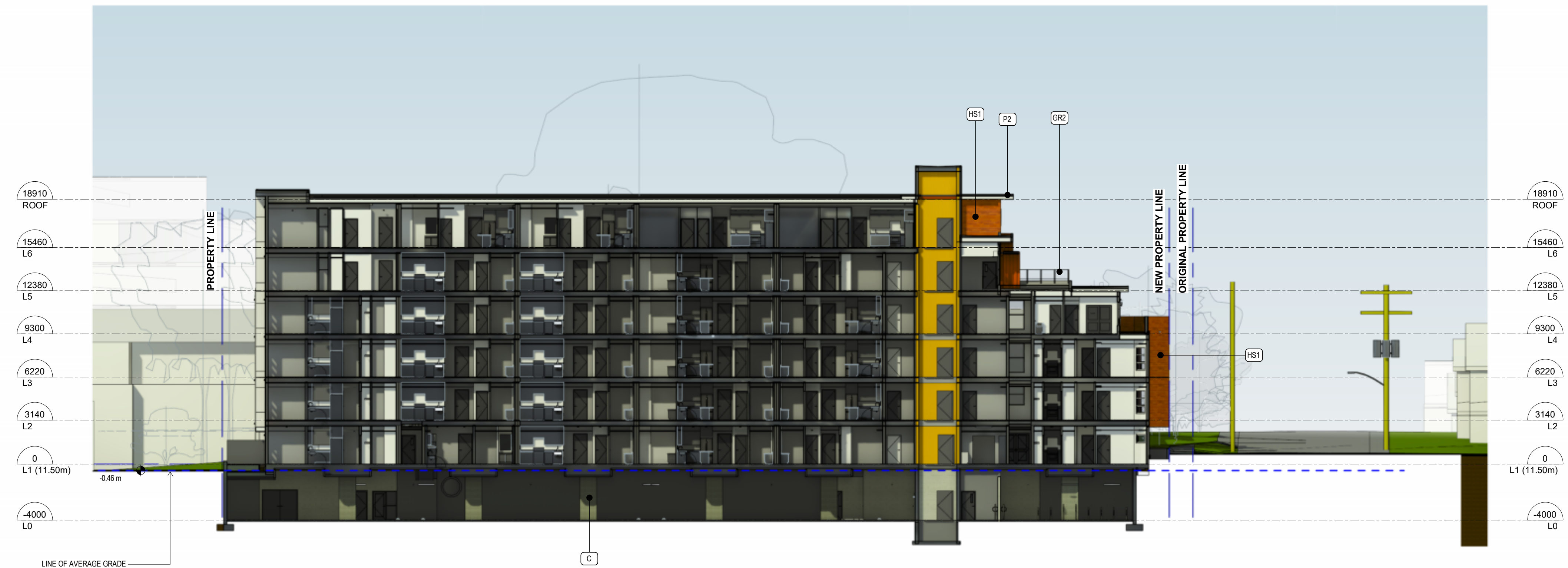
2 BUILDING SECTION 2

1 : 200





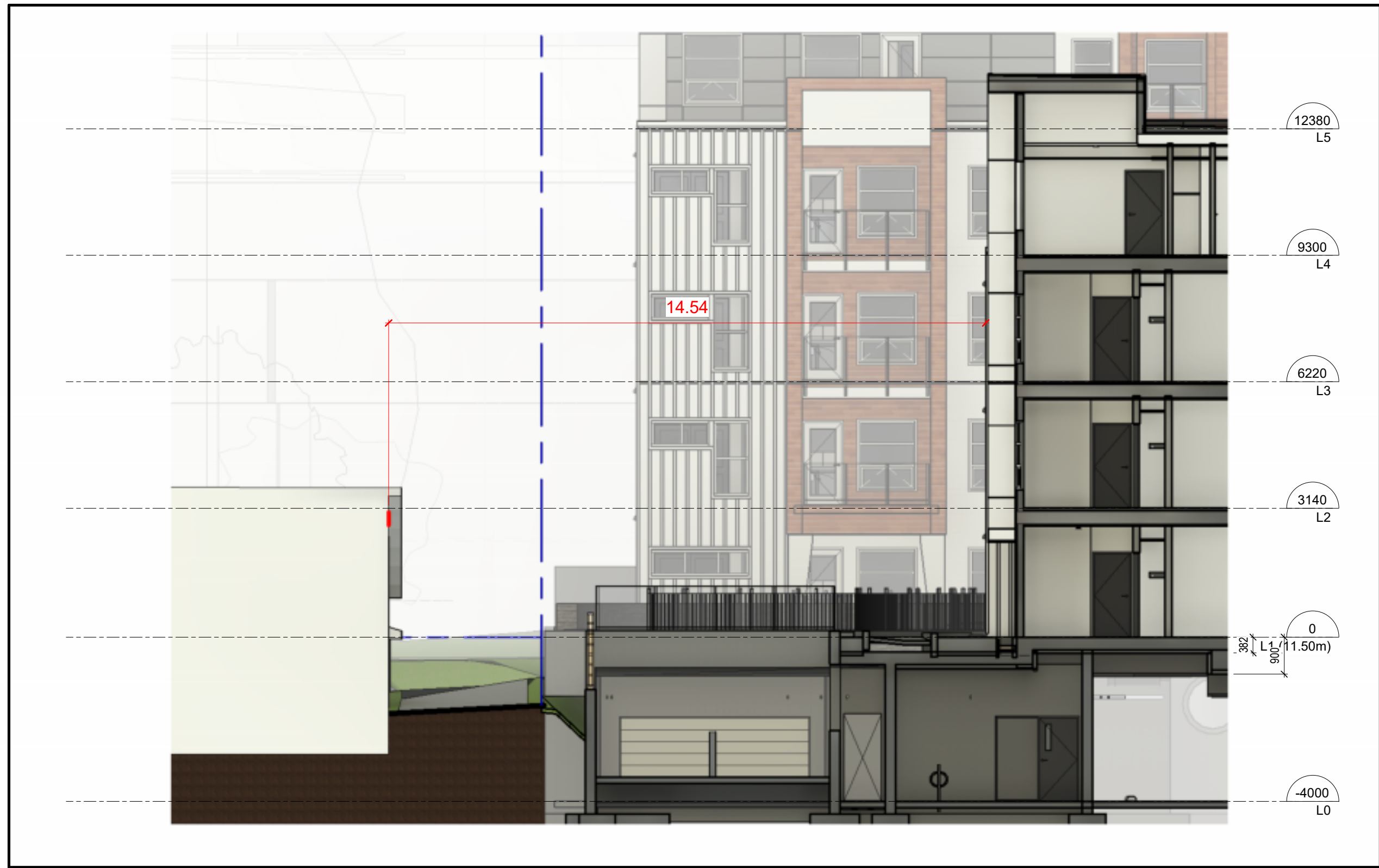
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1 : 200
VISUAL SCALE 1:200 @ Arch D



2 | BUILDING SECTION 4
1 : 200
VISUAL SCALE 1:200 @ Arch D

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
BB	BOARD & BATTEN SIDING - HARDIE PANEL & HARDIE TRIM BATTEN BOARD - ARCTIC WHITE - SMOOTH
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WTR	WATER CURTAIN - REFER TO CODE AND MECH REPORT & DWGS



1 CROSS SECTION AT 446 NIAGARA
1:100
VISUAL SCALE 1:50 @ Arch D



2 SECTION AT 446 NIAGARA
1:100
VISUAL SCALE 1:50 @ Arch D



3 3D VIEW FROM 446 NIAGARA 1
1:1



4 3D VIEW FROM 446 NIAGARA 2
1:1



1 | 3D BIRD'S EYE - SOUTH
1:1



2 | 3D BIRD'S EYE - WEST
1:1



3 | 3D BIRD'S EYE - NORTH
1:1



4 | 3D BIRD'S EYE - EAST
1:1



1 | 3D STREET - SOUTH
1:1



2 | 3D STREET - WEST
1:1



3 | 3D STREET - COURTYARD
1:1



4 | 3D STREET - EAST
1:1

STREETSCAPES



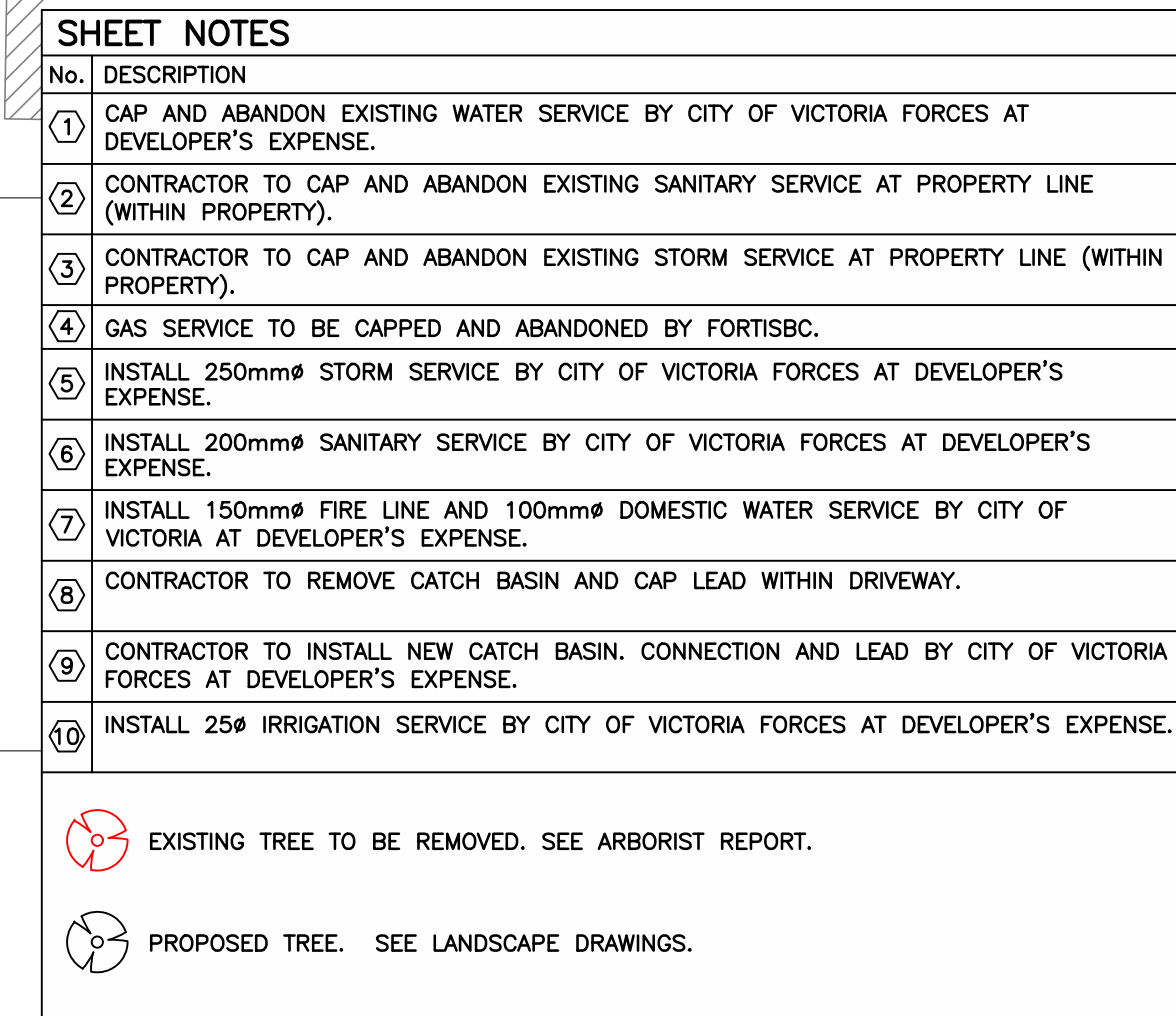
1 | MENZIES STREETSCAPE
1 : 200



2 | NIAGARA STREETSCAPE
1 : 200

EXTERIOR MATERIALS & COLOURS

								
HS1 HORIZONTAL LAP SIDING: WOODTONE - OLD CHERRY - FIBER CEMENT LAP	HS2 HORIZONTAL LAP SIDING: HARDIE PLANK - ARCTIC WHITE - SELECT CEDARMILL	P1 PANEL SIDING: HARDIE PANEL - SLATE GREY - SMOOTH	P2 PANEL SIDING: HARDIE PANEL - ARCTIC WHITE - SMOOTH	P3 PANEL TRIM: HARDIE PANEL - IRON GREY - SMOOTH	BB BOARD & BATTEN SIDING: HARDIE PANEL - ARCTIC WHITE - SMOOTH HARDIE TRIM BATTEN BOARD (305mm O.C.)	CW CURTAIN WALL: BLACK MULLIONS	GR1 / GR2 / GR3 ANODIZED ALUMINUM GUARD RAIL: BLACK - GR1 CLEAR GLAZING - GR2 FROSTED GLAZING BLACK - GR3 PICKET	RV ALUMINUM REVEAL: FRY REGLET - COLOUR MATCH - RECESS / SLEEK



2. FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE.
3. FOR LANDSCAPING, SEE DRAWINGS BY SMALL AND ROSSSELL. BIKE RACKS, BENCHES, PEDESTRIAN LIGHTING, ETC. NOT SHOWN (IF REQUIRED).
4. FOR TREE INFORMATION, SEE DRAWINGS BY CONTINUED LINES AND TREE REMOVAL/RETAIN. SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
5. FOR LEGAL INFORMATION, SEE DRAWINGS BY MCLELLAN LTD.
6. PROPERTY LINES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
7. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
8. EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMPS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
9. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS DATA. VISUAL VERIFICATION OF THE INFORMATION SHOWN IS REQUIRED TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BOCONECALL).

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500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221

SEAL

PROJECT:
VILLAGE GREEN
111 CROFT STREET, 450 NIAGARA STREET AND
456 NIAGARA STREET, VICTORIA, BC

TITLE:
CONCEPTUAL SERVICING

SCALE	
HORIZ: 1:250	VERT:
PROJECT NO. 19-076	ISSUED/REVISI
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 19-076-REZONING	

Revision	Description	Date
1	CoV Application Review:- Building footprint revisions Central courtyard area reduced RoW/sidewalk revisions Removal of existing street trees New street trees & tree soil volumes U/g Telus identified accurately Public seating plaza redesigned with pedestrian light Building Entrance Plaza redesigned Garage entry ramp repositioned On-site Menzies landscape revised On-site Niagara landscape revised Street lights added on Niagara St. On-site rainwater management statement added	18 Nov 2020
2	Refer to itemized list on covering letter.	30 Apr 2021
3	Refer to itemized list on covering letter.	07 July 2021
4	Wall top wood fence added	03 Nov 2021
5	Focal ornamental cherry tree to replace pool	28 Sept 2022
6	Refer to R6 Revisions Schedule	11 Mar 2026

Issue	Issue Date
Development Permit	22 June 2020
Development Permit R1	1 Dec 2020
Development Permit R2	30 Apr 2021
Development Permit R3	07 July 2021
Development Permit Post CoTW	19 Oct 2021
Development Permit R4	16 Dec 2021
DDP	28 Sept 2022
Reissued for DP	11 Mar 2026

- R6 Revisions Schedule
1. Architectural revisions to parkade ramp entry, exit door pathway
 2. Deletion of benches
 3. Addition of parkade vents (3)
 4. Addition of private access gates off public sidewalk
 5. Addition of courtyard patio gates and railings
 6. Addition of north patio gates and railing
 7. Deletion of sign board
 8. Elimination of pathway link
 9. Change to bike rack capacity, from 10 to 8no.



Project
PRIMEX INVESTMENTS

**VILLAGE GREEN
RESIDENTIAL COMPLEX**

Sheet Title
LANDSCAPE PLAN

Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:200
Revision	Sheet Number

6

L1

LANDSCAPE PLAN

On-site Rainwater Management
The central courtyard green space lies above the parkade roof slab and can therefore be classified as an intensive green roof to provide rainwater treatment/detention prior to slow release to the piped system.

Site area:	5,201m ²
Permeable areas over structures:	910m ²
Permeable areas over subsoil:	455m ² 1,365m ²
Impervious surfaces:	1,385m ² 3,836m ²

- municipal trees to be removed
- proposed new municipal tree planting
- proposed replacement tree planting - see plant list
- proposed tree planting - see plant list
- proposed clipped hedges - see plant list
- proposed shrub & groundcover planting see plant list

- broom finish concrete surfaces
- decomposed granite surface
- gravel (permeable) pathway surface
- precast unit pavers

- new street light
- sconce style wall-mounted light fixture
- recessed step light fixture
- bollard style pathway light fixture
- park bench, 16 no.

- courtyard patios gates & railings
- north patios gates & railings

Planting Zone 1 : Tree-lined frontage, mixed native & ornamental shrubs & ground-cover, see plant list

Planting Zone 2 : Mixed native & ornamental groundcover beneath street tree canopy, see plant list

Planting Zone 3 : Specimen small trees, ornamental fragrant & edible fruiting shrubs, clipped hedging, see plant list

Planting Zone 4 : Native shrubs & ground cover, see plant list

dashed line indicates critical root zone

solid line indicates canopy spread

preserved elm trees

walled seating space surrounds focal tree

agreement with neighbour to add a 610mm wide off-site planting strip extension to maximize soil volume for proposed large hedge plants, refer to L6

dog run (100m²) decomposed granite surface

3m Portuguese laurel screen planting

Solid wood fence 1.2m high
Solid wood fence 1.8m high

to underground parking

niagara st

menzies st

#132

building entrance plaza

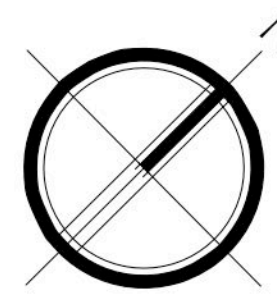
short walk to play park & bust stop

to parliament building & inner harbour

remove street trees (flowering plums)

General Provisions
Landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard

Boulevard trees shall be irrigated with a dedicated water service with meter.
All on site planted and grass areas shall be provided with fully automated underground irrigation and suitable for tree watering, in accordance with the provisions of the Irrigation Industry Association of BC (IIA/BC)



0 5 10 15 M

ROOF GARDEN CONCEPT

SMALL & ROSSEL
LANDSCAPE ARCHITECT

3012 manzer road, sooke, b.c., v9z 1
t: 250-642-69

design@smallandrossell.cc
www.smallandrossell.cc

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Revision No.	Description	Date
--------------	-------------	------

1	Roof garden plan adjusted following building footprint revisions	18 Nov 2020
2	Roof garden plan revised to accommodate architectural changes to the lobby access, & garden storage room, greenhouse deleted and amenity spaces reorganised	30 Apr 2021
6	Outdoor kitchen replaces pergola structure, expanded social/entertainment spaces replace community garden planters	11 Mar 2026

Issue	Issue Date
Development Permit	22 June 2020
Development Permit R1	18 Nov 2020
Development Permit R2	30 Apr 2021
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Project

PRIMEX INVESTMENTS

VILLAGE GREEN
RESIDENTIAL COMPLEX

Sheet Title

ROOF GARDEN
CONCEPT

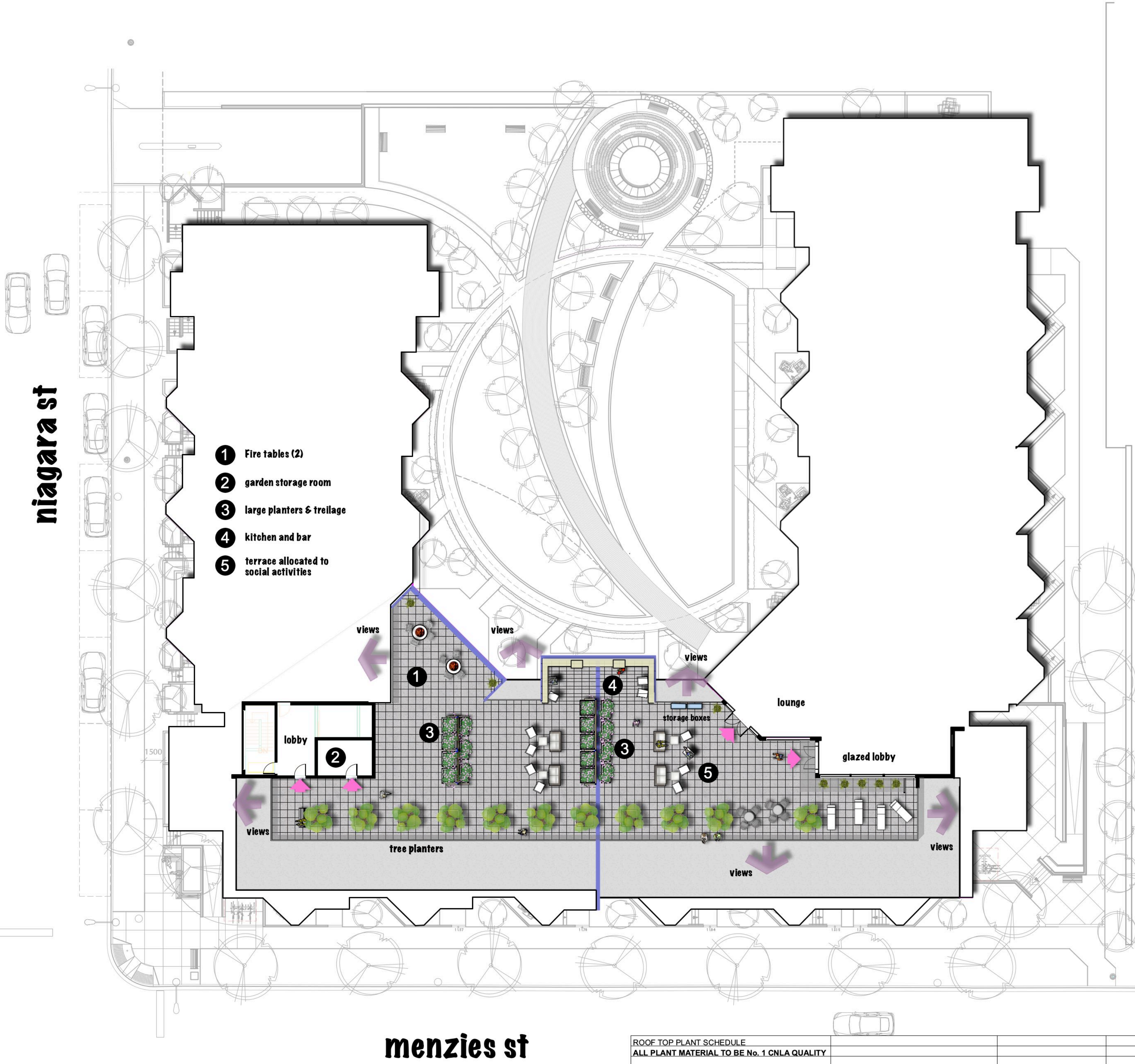
Drawn By
Checked
AJ S CAR

Project Number
Scale
1:200

Revision
Sheet Number

6

L2

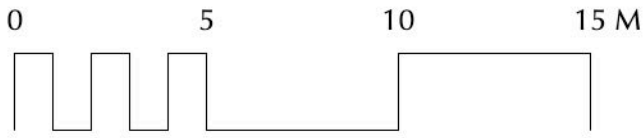


Legend

Japanese red pine in 1.2x1.2m recycled plastic wood & aluminum planters

1.2x1.8m & 1.0x1.0m raised recycled plastic wood & aluminum planters by wishbone site furnishings

bench



ROOF TOP PLANT SCHEDULE ALL PLANT MATERIAL TO BE No. 1 CNLA QUALITY				
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE / HT	QUANTITY	COMMENTS
TREES				
ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	B&B / 2.0m	7	
PINUS DENSIFLORA 'TANYOSHOU'	JAPANESE UMBRELLA PINE	B&B / 1.5m	11	SUPPLY AS CLOUD-PRUNED
SHRUBS, GRASSES & GROUND COVERS				
CORYLUS AVELLANA 'RED MAJESTIC'	CONTORTED RED LEAVED HAZEL	#10 / 1.2 - 1.5m	5	
COTONEASTER DAMMERI 'STREIBS FINDLING'	FLAT CREEPING COTONEASTER	#1 POT	44	
GERANIUM x CANTABRIGIENSE 'KARMINA'	HARDY GERANIUM, SEMI EVERGREEN	#1 POT	33	Remove stems and leaves after flowering to promote new growth
MISCANTHUS SINENSIS 'KLEINE SILBERSPINNE'	KLEINE SILBERSPINNE MAIDEN GRASS	#5 POT	21	Trim to 6" if winter planting
MISCANTHUS SINENSIS 'YAKUSHIMA DWARF'	YAKUSHIMA DWARF MAIDEN GRASS	#5 POT	5	Trim to 6" if winter planting
VINES				
ACTINIDIA KOLOMIKTA, MALE PLANT.	ARCTIC KIWI	#5 POT	2	Tie new extension growth to structure. Prune back old growth in late winter / early spring.
WISTERIA SINENSIS 'BLACK DRAGON'				
	BLACK DRAGON CHINESE WISTERIA	#5 POT	1	Tie new extension growth to structure, prune twice per year: • in summer, cut the long shoots after flowers fade • in winter, cut long shoots down to three or five buds https://www.finegardening.com/article/pruning-and-training-wisteria . Feed with rose fertilizer in March, (high in potassium and magnesium).



PINUS DENSIFLORA 'TANYOSHOU' JAPANESE UMBRELLA PINE

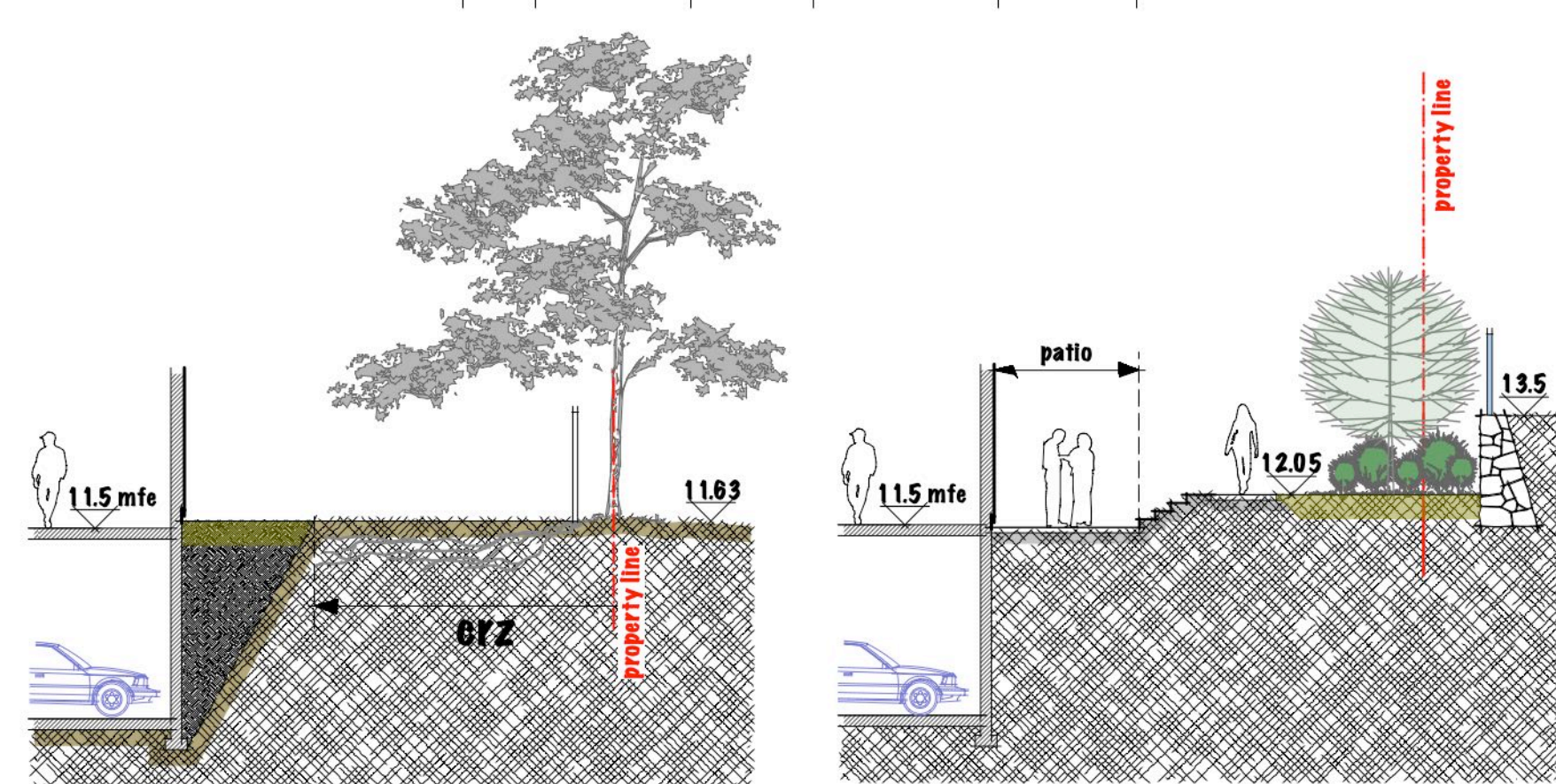


ARBUTUS UNEDO 'COMPACTA' (ETERNAL GREEN)



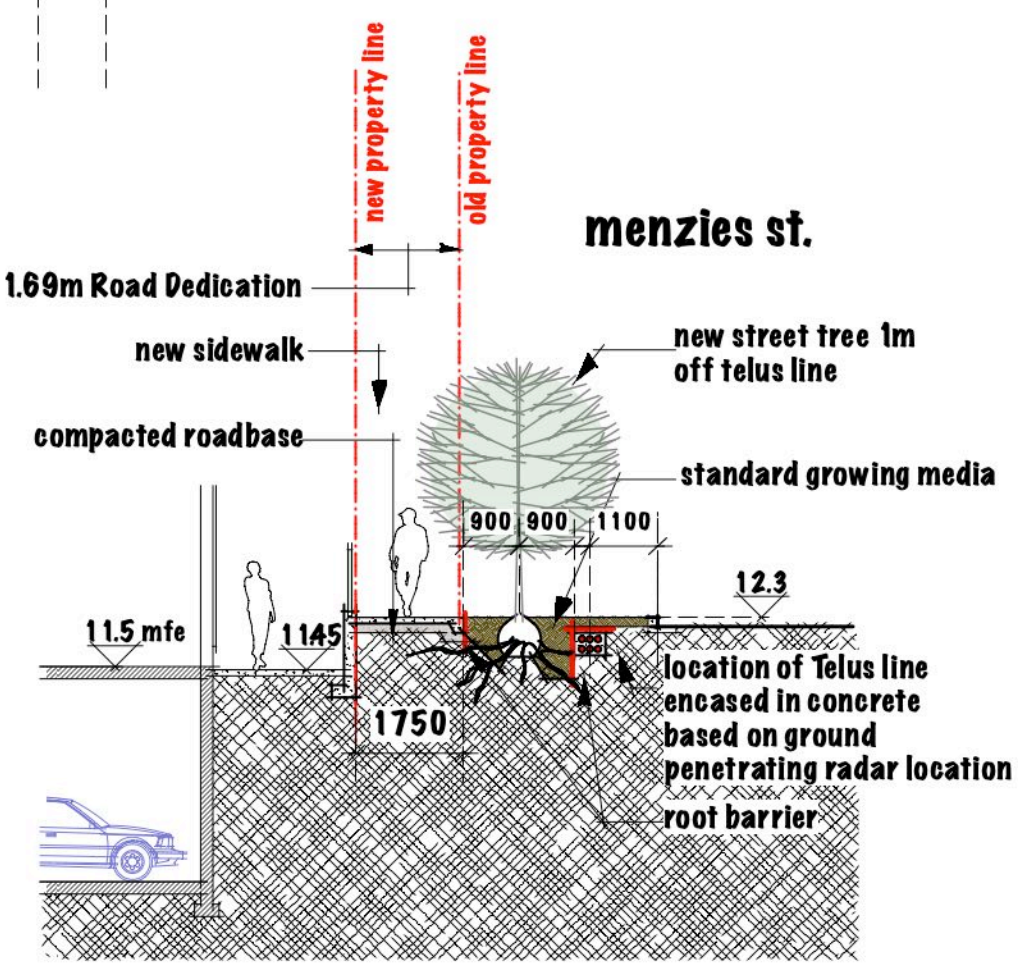
CORYLUS MAXIMA IN POT

Section A - A
scale 1:125



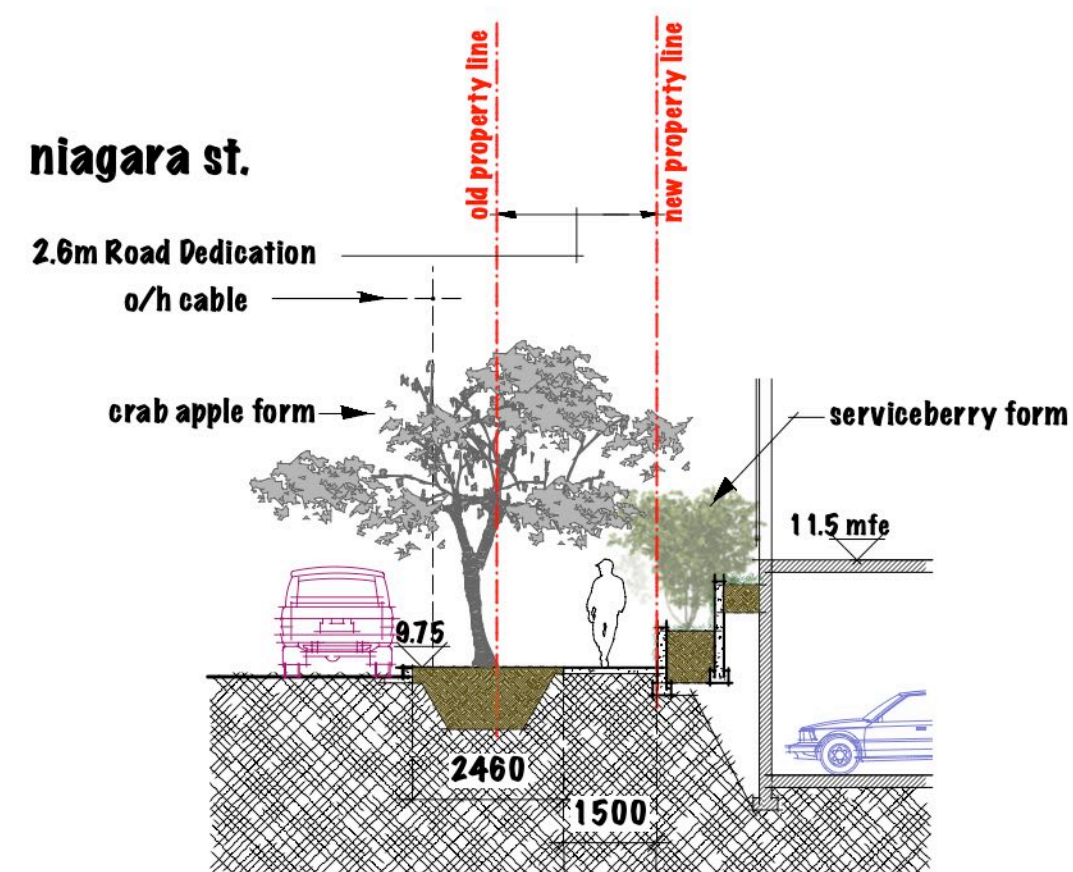
Section B - B

Section C - C

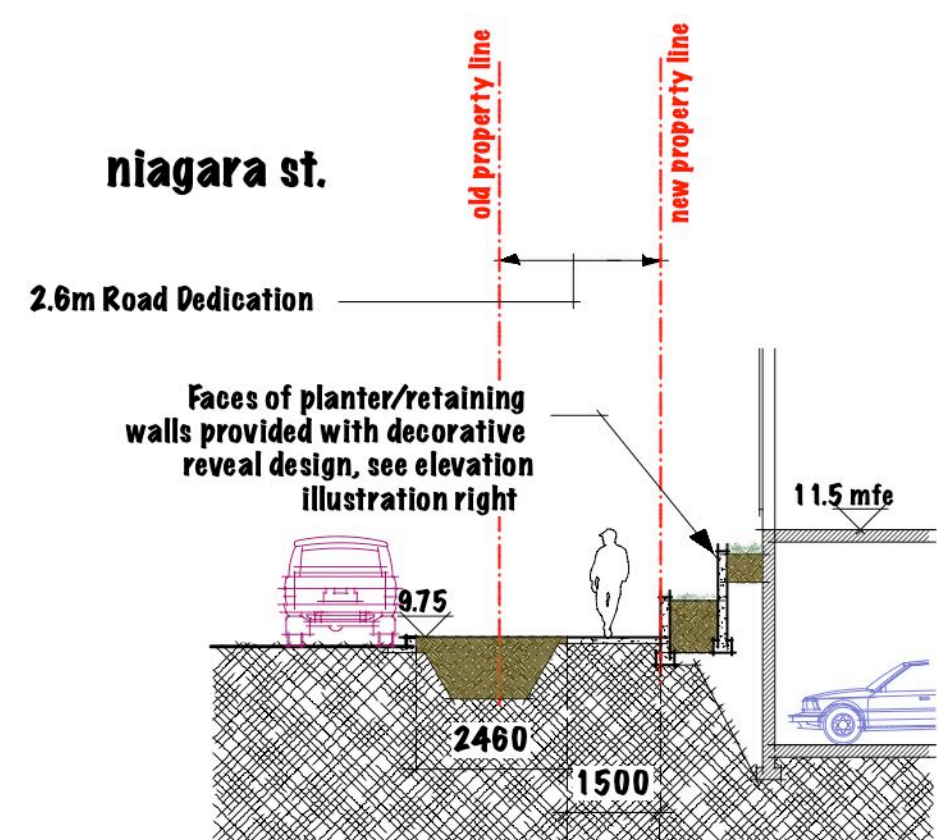


Section D - D

Menzies frontage



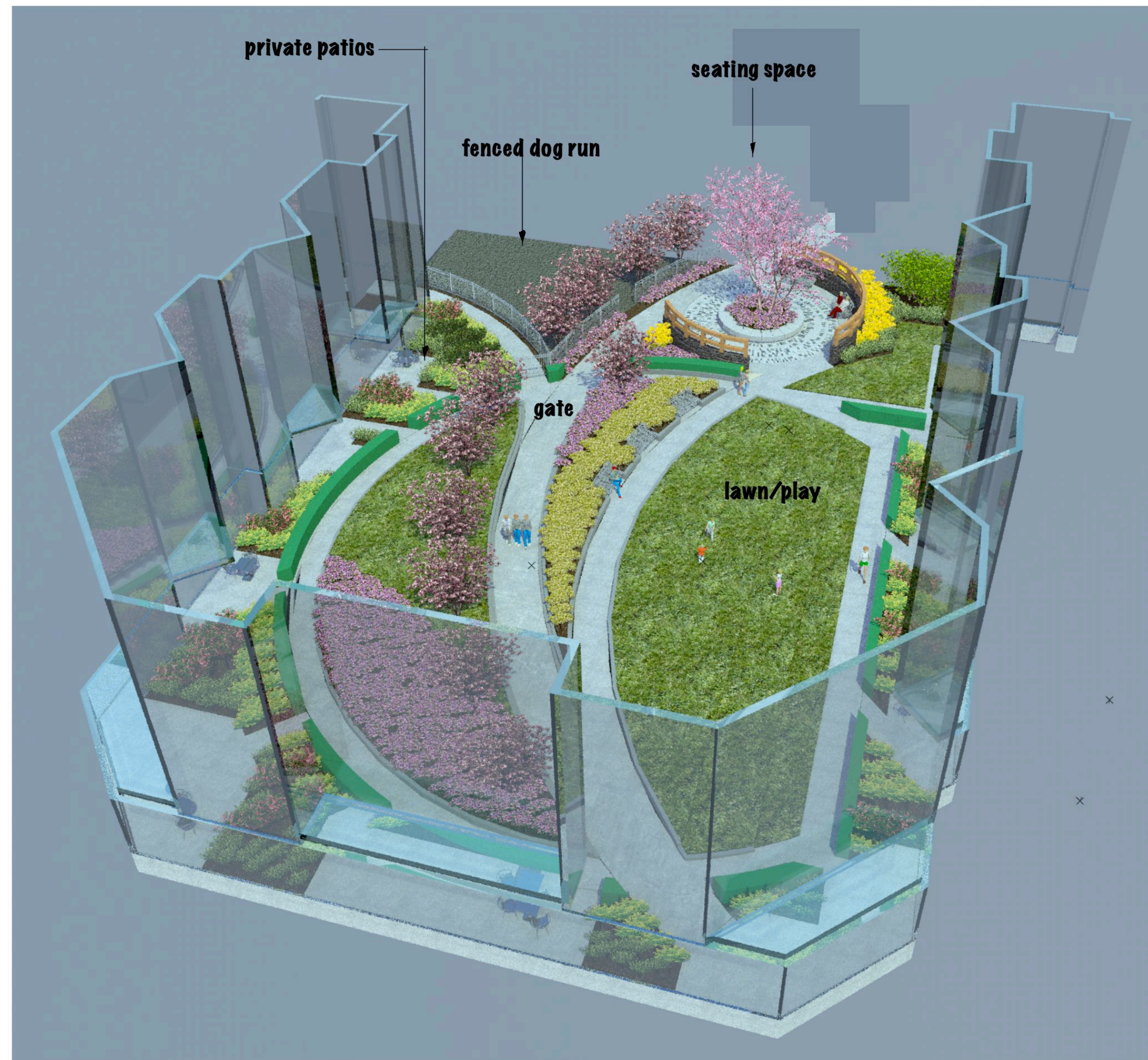
Section E - E
Niagara frontage



Section E - E (2)
Niagara frontage stepped planter
patterned facade treatment

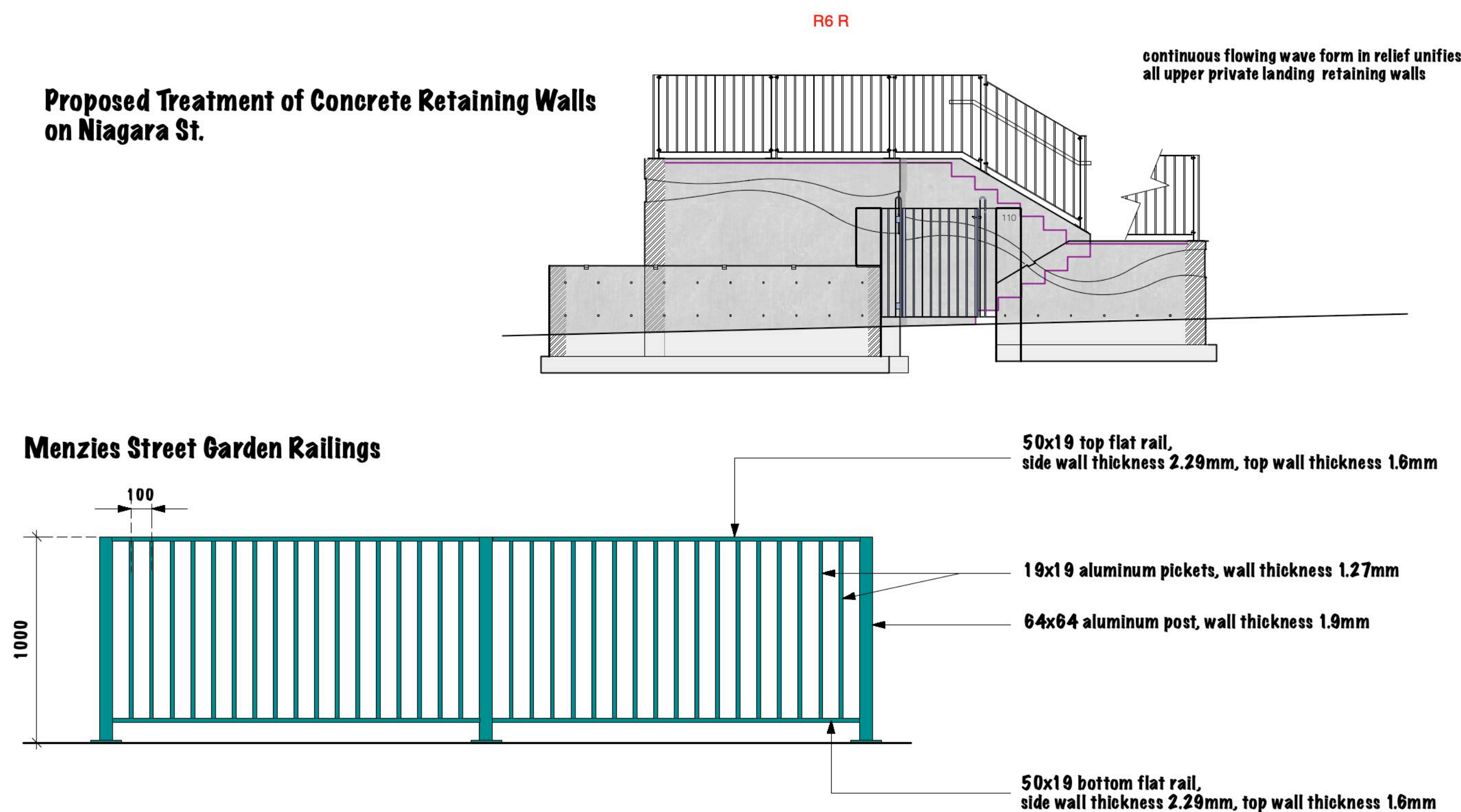
Plant list

	BOTANICAL NAME	COMMON NAME	CALIPETRUM POT SIZE	QUANTITY	NATIVE/FOOD BEARING POLLINATOR HABITAT	LOCATION
1D	NEW BOWLEARD TREES					
m	SPECIES TO BE DETERMINED BY PARKS		5 CM	7		MENZIES FRONTAGE
n	SPECIES TO BE DETERMINED BY PARKS		5 CM	6		NAGARA FRONTAGE
	REPLACEMENT TREES FOR 1 = 26 REQUIRED OFF SLAB UNLESS OTHERWISE DESCRIBED.				NATIVE	ABOVE SLAB COURTYARD / PLANTING ZONE 3 ABOVE SLAB COURTYARD / PLANTING ZONE 3
d	CERCIS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD REDBUD	4 CM	3		ABOVE SLAB COURTYARD / PLANTING ZONE 3
h	QUERCUS SERRATA	HAWKY OAK	5 CM	1	NATIVE	PLANTING ZONE 4
e	CORNUS KUSHA FLORIDA PUTZAN	STELLAR PINK DOGWOOD	4 CM	13		ABOVE SLAB COURTYARD
c	ACER PALMATUM OZAKAZUKI	OZAKAZUKI JAPANESE MAPLE	B-B 3M, 4CM CAL	5		PLANTING ZONES 1 & 2
f	CERCIDIPHYLLUM JAPONICUM	KATSURA	5 CM	2		
i	PANICOLA PERSEA	PERSIAN HONKWOOD	5 CM	2		
		TOTAL		26		
1D	CENTRAL COURTYARD TREES:					
d	ACER CIRCINATUM	VINE MAPLE	B-B 3M, 4CM CAL	4	NATIVE	SOUTH WEST BUILDING ENTRY COURT
a	ACER PALMATUM OZAKAZUKI	OZAKAZUKI JAPANESE MAPLE	B-B 3M, 4CM CAL	5		ABOVE SLAB COURTYARD
g	HAMMILL'S HOLLIS PALLIDUS	CHINESE WHITEL HAZEL	B-B 3M, 4CM CAL	6		ABOVE SLAB COURTYARD / PLANTING ZONE 3
o	PRUNUS Y. YODENSIIS 'AKESBONO'	YOSHINO CHERRY	B-B 4M, 6CM CAL	1		FOOD TREE COURTYARD SEATING SPACE
		TOTAL		16		
	ON SITE FRONTS SPECIMEN LARGE SHRUBS:					
k	AMELIANCHER X GRANDIFOLIA AUTUMN BRILLANCE	AUTUMN BRILLANCE SERVICEBERRY	#5 POT	14		
j	VIOLINUM PLICATUM MARIESSE	DOUBLED E. VIBURNUM	#5 POT	7		
	ROOF GARDEN TREES:					
f	PAUS JACQUELOIA	JAPANESE RED PINE	B-B 3M, 4CM CAL	18		ROOF GARDEN PLANTERS
	ROOF GARDEN PLANTS:					
	PERNISTIA L. OCEANICUS CAUDATUS	WHITE FLOWERING MOUNTAIN GRASS	#1 POT	40		ROOF GARDEN PLANTERS
	CERTIS GRAYWOOD PINK	GRAYWOOD PINK ROSE HEDGE	#2 POT	40		
	ARBITUS UNDECO 'COMPACTA'	STRAWBERRY TREE	#2 POT	30		
	ROOF GARDEN VINE:					
	WESTERNA SENSIBIS	CHINESE WESTERNA	#5 POT	2		ROOF GARDEN PLANTERS
	HEDGES:					
	BUXUS SEMPERVIRENS	BOX	#1 POT	170		PLANTING ZONE 3, GARDEN DEMARCATION
n	PRUNUS LUSITANICA	PORTUGUESE LAUREL	B-B 3M	26		NEIGHBOUR INTERFACE
	NATIVE SHRUBS - TYP:					
	GALLIHERIA SHALON	SALAL	#2 POT	10	NATIVE	PLANTING ZONE 4
	MAISONIA AQUILOLUM	OREGON GRAPPE	#2 POT	10	NATIVE	PLANTING ZONE 4
	PHACELIOPHUS LEWIS	LEWIS MOOD CHERRY	#2 POT	5	NATIVE	PLANTING ZONE 4
	RIEBS SANGUINUM	FLOWERING RECURBANT	#1 POT	5	NATIVE/POLLINATOR	PLANTING ZONE 4
	VACUONUM CHAMAEACOLLUM	BLUEBERRY (EDIBLE FRUIT)	#2 POT	10	NATIVE	PLANTING ZONES 3 & 4
	VACUONUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	10	NATIVE/POLLINATOR	PLANTING ZONE 4
		TOTAL		50		
	NON-NATIVE SHRUBS - TYP:					
	SCOTIA ST. ONTARIOA XEL SEVIT	DWARF RED STEM DOGWOOD	#1 POT	15		PLANTING ZONE 4
	COTONASTER DAMMERI 'STRIPS PINKING'	STRIPS PINKING COTONEASTER	#1 POT	78		PLANTING ZONE 1 PLANTER 'GREEN FACADE'
	FAUCHIA REICARTSONI	HARDY FUCHSIA	#1 POT	15	POLLINATOR	PLANTING ZONES 2 & 3
	HYDRANGEA BLUEBERRY	BLUEBERRY LACECAP HYDRANGEA	#2 POT	5		PLANTING ZONE 3
	VACUONUM CORONARIUM DUNE	BLUEBERRY (EDIBLE FRUIT)	#2 POT	20	FOOD BEARING	PLANTING ZONES 2 & 3
	VACUONUM PINK LEMONADE	PINK LEMONADE BLUEBERRY (EDIBLE FRUIT)	#2 POT	20	FOOD BEARING	PLANTING ZONES 2 & 3
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#2 POT	5		PLANTING ZONE 3
	VIBURNUM KRONENSTADTENSE DANN	PICNANT VIBURNUM	#2 POT	10	NATIVE	PLANTING ZONE 3
	VIBURNUM CARLESI	KOREAN SPIRICE BUSH	#2 POT	10		PLANTING ZONES 1 & 3
		TOTAL		170		
	NATIVE GROUND COVER PLANTS & FERNS:					
	ARCTOSTAPHYLOS UVA URSI	KINKKINK	#1 POT	130	NATIVE	PLANTING ZONES 1 & 2
	DICENTRA FORTISIDA	LE BERING HEART	#1 POT	100	NATIVE	PLANTING ZONES 3 & 4
	MACHONIA NERIFERA	LOW OREGON GRAPPE	#1 POT	200	NATIVE	PLANTING ZONES 3 & 4
	POLYSTICHUM MINUTUM	SWORD FERN	#1 POT	100	NATIVE	PLANTING ZONE 4
		TOTAL		530		
	NON-NATIVE GROUND COVER PLANTS:					
	GERANIUM X CANTABRIGENSIS 'CAMBODGE'	HARDY GERANIUM	#1 POT	50	POLLINATOR	PLANTING ZONES 1 & 2
	GERANIUM MACROPHYLLUM	BURGOTT GERANIUM	#1 POT	138	POLLINATOR	PLANTING ZONES 1 & 2
	HEMEROCALLIS STELLATA PORDO	STELLA PORDO DAY LILY	#1 POT	188		PLANTING ZONES 1 & 2
		TOTAL		446		
	SUMMARY					
	PLANTING ZONE 1:					
	TREES			7	100% POLLINATOR	
	SPECIMEN SHRUBS			3	100% POLLINATOR	
	GROUND COVER @ 3 per mt. over 35.9m2			136	50% NATIVE/POLLINATOR	
	PLANTING ZONE 2:					
	TREES			1	100% POLLINATOR	
	SPECIMEN SHRUBS			5	100% POLLINATOR	
	GROUND COVER @ 0.6 p.c. over 46m2			138	50% NATIVE/POLLINATOR	
	PLANTING ZONE 3:					
	TREES			41	0% POLLINATOR/FOOD/NATIVE	
	SPECIMEN SHRUBS			7	0% POLLINATOR/FOOD/NATIVE	
	SHRUBS @ 1.5m s.c. over 60%2			100	30% FOOD BEARING	
	HEDGES			138	0% POLLINATOR/FOOD/NATIVE	
	GROUND COVER @ 0.6m p.c. over 40%2			430	50% NATIVE/POLLINATOR	
	+ 1AWN			338m2		
	PLANTING ZONE 4:					
	TREES			6	0% POLLINATOR/FOOD/NATIVE	
	SHRUBS @ 1.5m s.c. over 111m2			50	100% NATIVE/POLLINATOR	



Aerial View of Courtyard looking North

Proposed Treatment of Concrete Retaining Walls on Niagara St.

SMALL & ROSSELL
LANDSCAPE ARCHITECTS

3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

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Revision No.	Description	Date
1	Co/V Application Review:- Building footprint revisions Central courtyard area reduced RoW/sidewalk revisions Removal of existing street trees New street trees & tree soil volumes U/g Telus identified accurately Public seating plaza redesigned Building Entrance Plaza redesigned Garage entry ramp repositioned On-site Menzies landscape revised On-site Niagara landscape revised Street lights added on Niagara St.	18 Nov 2020
2.	Tree Planting list/quantities revised Cross section E-E2 added to illustrate green wall treatment	30 Apr 2021
3.	(a) Cross sections revised to read "Road Dedication" (b) Plant List revised (c) Plant list revised (g) Illustration added	07 July 2021
5.	3D Rendering shows central cherry tree to replace pool	28 Sept 2022
6.	Decorative fin/Sl to retaining walls on Niagara St. revised to show a continuous wave form Plant schedule revised	11 Mar 2026

Issue	Issue Date
Development Permit	22 June 2020
Development Permit R1	18 Nov 2020
Development Permit R2	30 Apr 2021
Development Permit R3	07 July 2021
Development Permit Post CoTW	19 Oct. 2021
DDP	28 Sept 2022
Reissued for DP	11 Mar 2026



Project

PRIMEX INVESTMENTS

**VILLAGE GREEN
RESIDENTIAL COMPLEX**

Sheet Title

LANDSCAPE DETAILS & RENDERINGS

Drawn By

Project Number

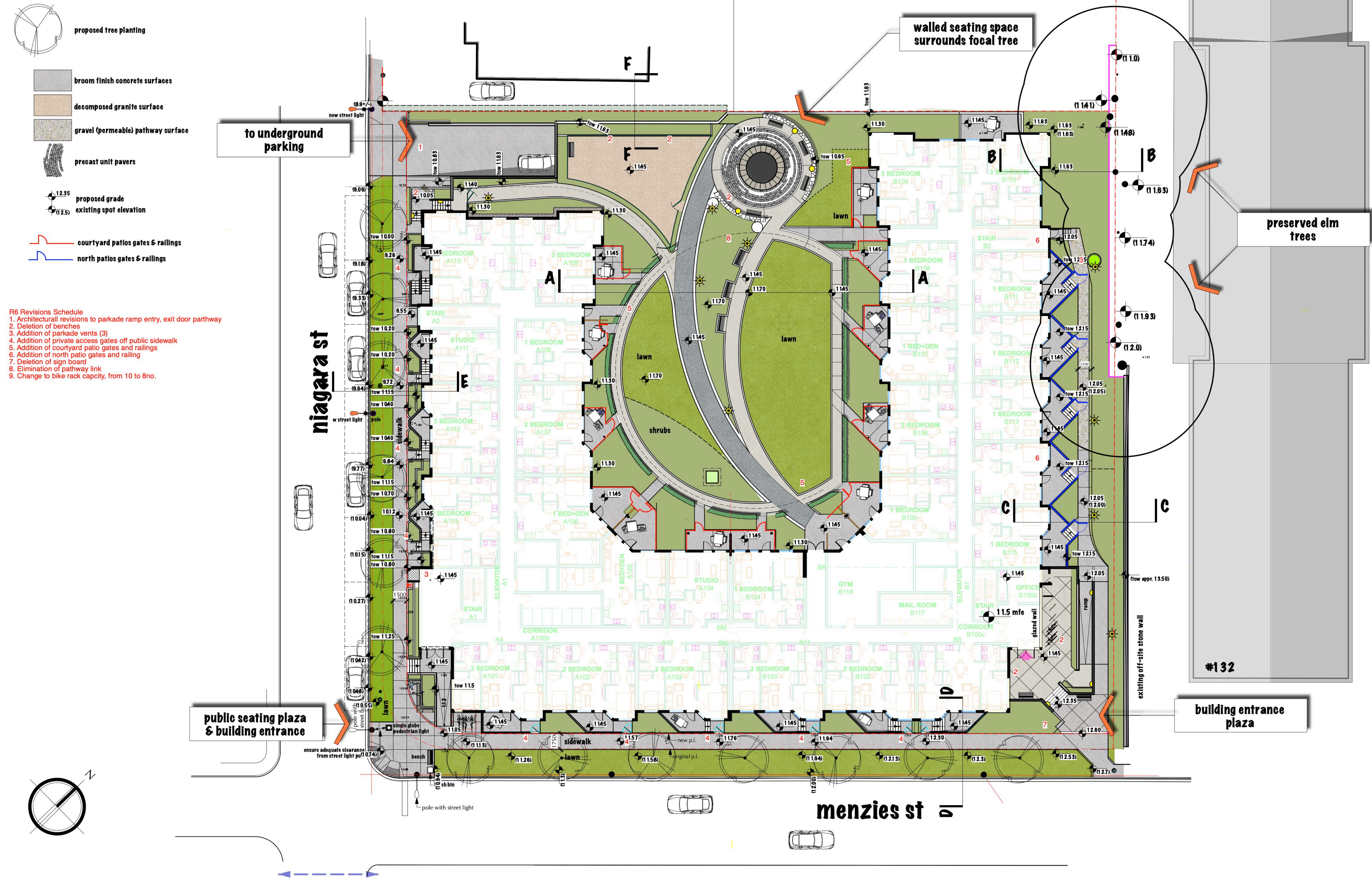
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Sheet Number

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Revision No.	Description	Date
1	Tree Retention Plan added to Landscape Plan submission	30 Apr 2021

Issue	Issue Date
Development Permit R2	30 Apr 2021
Development Permit R3	07 July 2021
Development Permit R3	07 July 2021
Development Permit Post CoTW	19 Oct 2021
DDP	28 Sept 2022
Reissued for DP	11 Mar 2026



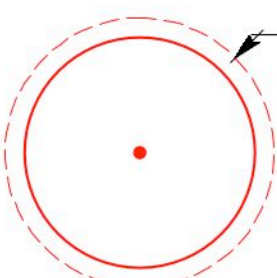
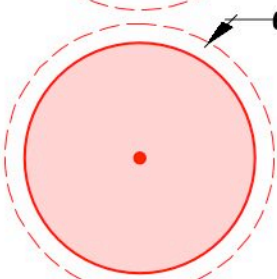
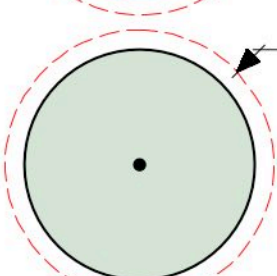
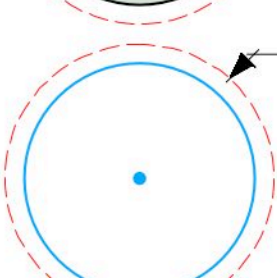
Project
PRIMEX INVESTMENTS
VILLAGE GREEN
RESIDENTIAL COMPLEX

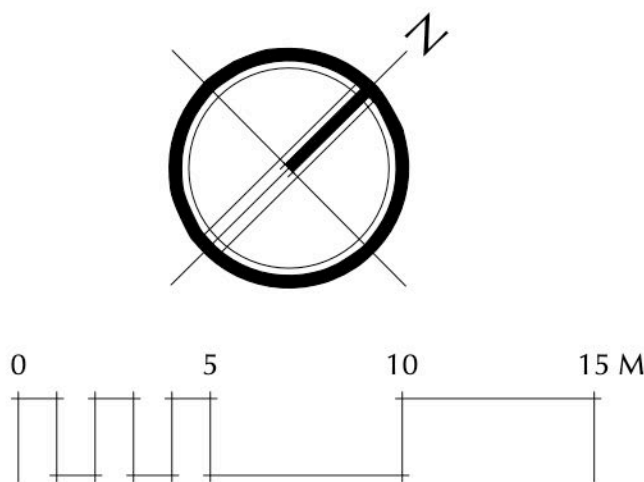
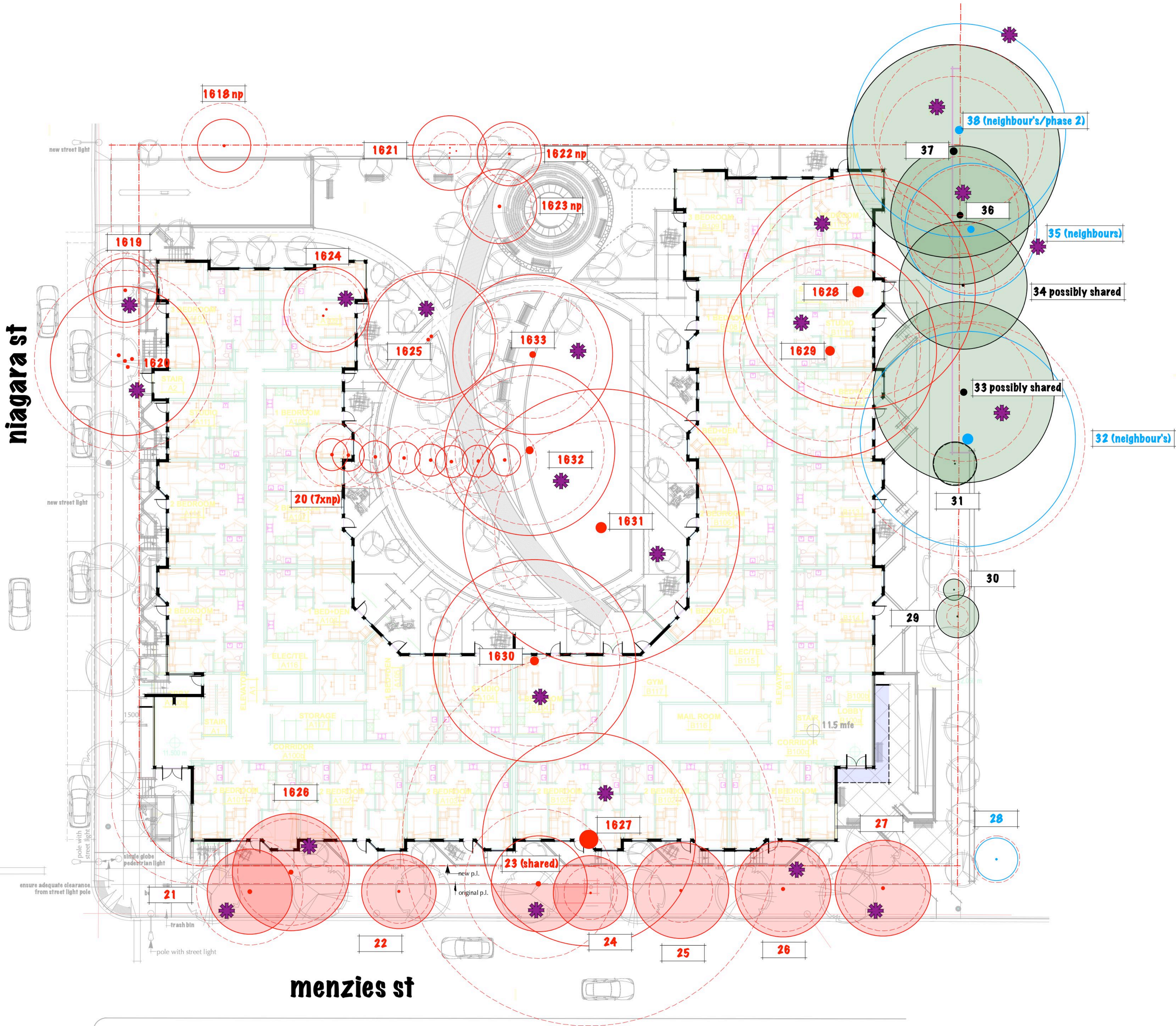
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TREE RETENTION PLAN	
Drawn By AJS	Checked CAR
Project Number	Scale 1:200
Revision	Sheet Number

6

L5

TREE RETENTION PLAN

-  On site trees to be removed
-  Boulevard trees to be removed
-  On site trees to be preserved
-  Neighbour's trees with on-site crz
-  Bylaw protected - indicated by symbol
-  Tree Tag number - refer to Arborist Report



NEIGHBOUR INTERFACE DETAILS

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Revision No.	Description	Date
2.	3D Renderings added to drawing submission set	30 Apr 2021
3.	3D Renderings revised	05 July 2021
4.	3D Renderings replaced with Section F-F	03 November 2021

Issue	Issue Date
Development Permit R2	30 Apr 2021
Development Permit R3	05 July 2021
Development Permit Post CoTW	19 Oct 2021
Development Permit R4	16 Dec 2021
DDP	28 Sept 2022
Reissued for DP	11 Mar 2026



Project
PRIMEX INVESTMENTS
VILLAGE GREEN
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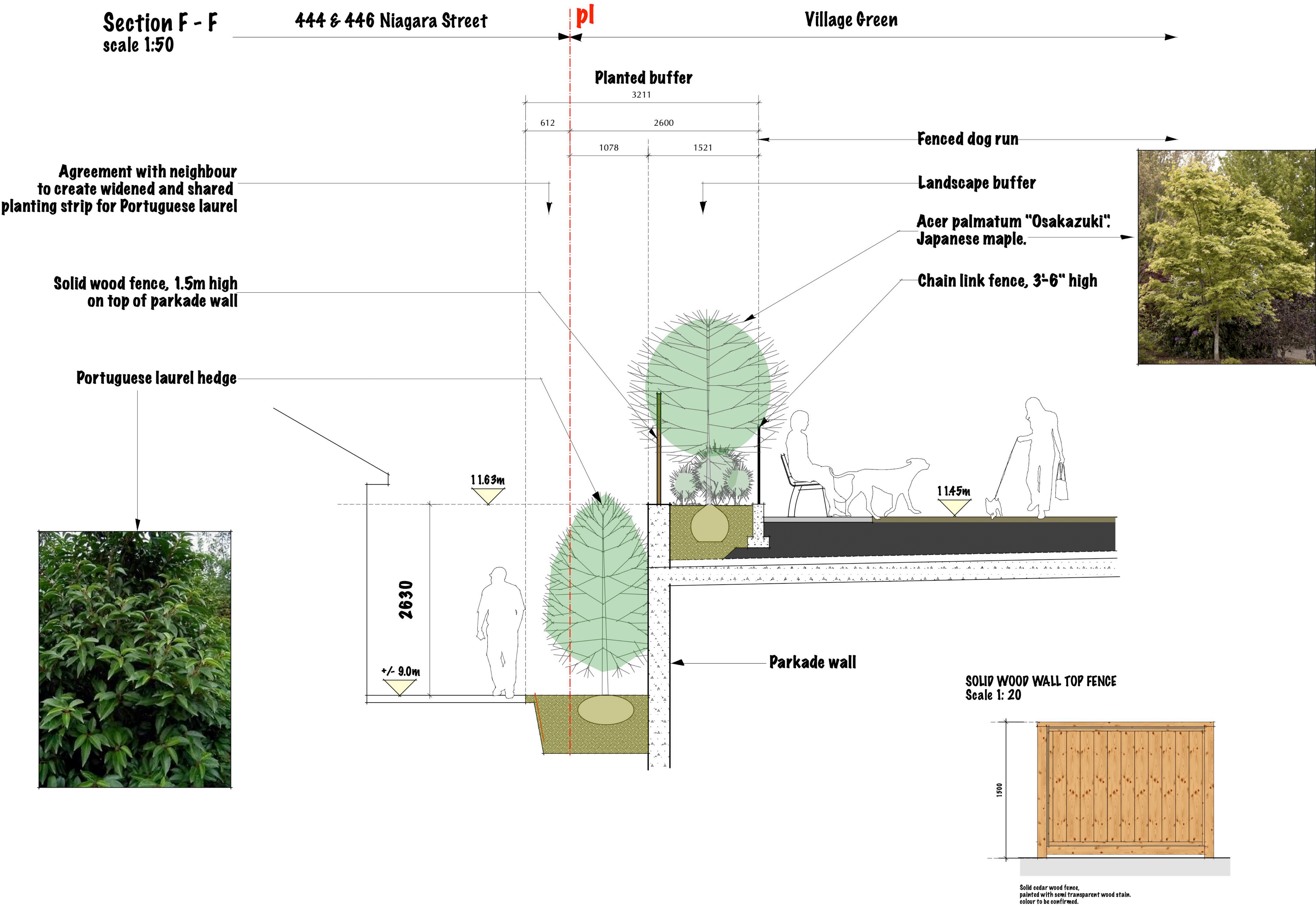
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NEIGHBOUR INTERFACE
DETAILS

Drawn By AJS Checked CAR
Project Number Scale

Revision Sheet Number

6

L6



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Revision		
No.	Description	Date

Issue	Issue Date
Development Permit Post CoTW	19 Oct 2021
DDP	28 Sept 2022
Reissued for DP	11 Mar 2026

Project
PRIMEX INVESTMENTS

**VILLAGE GREEN
RESIDENTIAL COMPLEX**

Sheet Title
PLAZA RENDERINGS

Drawn By	Checked
AJS	CAR
Project Number	Scale
Revision	Sheet Number



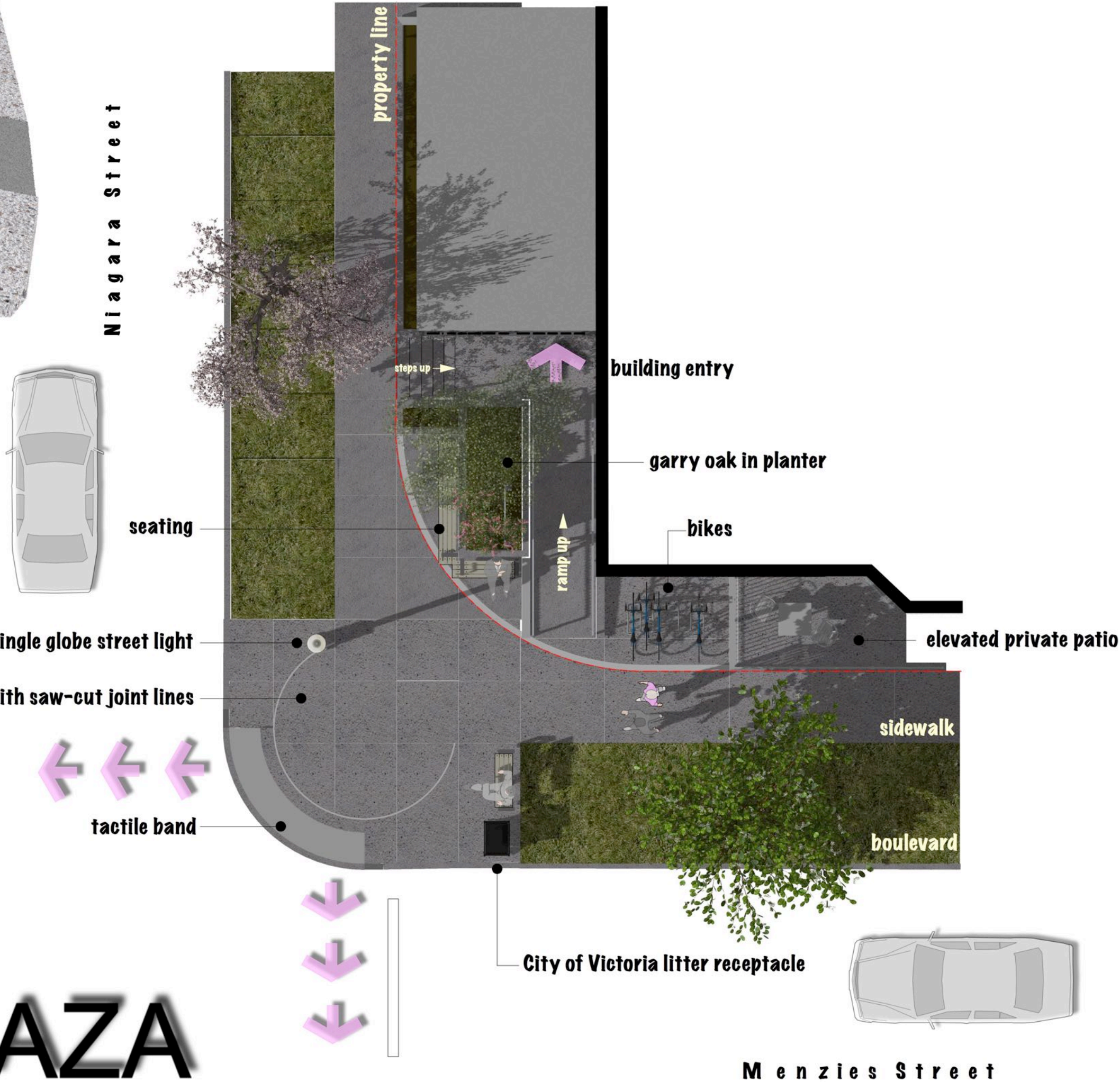
City of Victoria heritage street light

fine brush finish concrete with saw out joint lines

new street tree

private patio overlooking plaza

City of Victoria litter receptacle
& park bench



Niagara Street

property line

building entry

garry oak in planter

bikes

elevated private patio

sidewalk

boulevard

City of Victoria litter receptacle

Menzies Street

VILLAGE GREEN STREET CORNER PLAZA