



GNS PEMBERTON WOODS CAMPUS RENEWAL AERIAL PERSPECTIVE



COURTYARD AND PEDESTRIAN ENTRANCE



VIEW FROM RICHMOND AVENUE

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LANDSCAPE

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CIVIL

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LIST OF DRAWINGS

ARCHITECTURAL

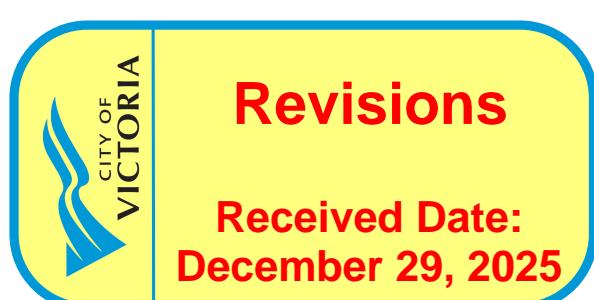
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LANDSCAPE

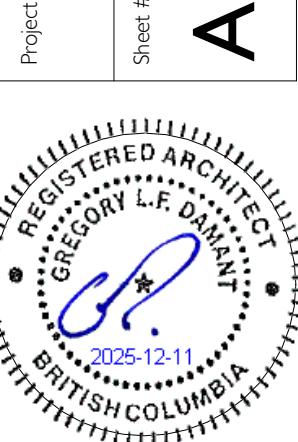
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L2.02	Planting Plan
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L4.01	Wayfinding Plan
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CIVIL

C - 1	Title Sheet
C - 2	Frontage West
C - 3	Frontage East
C - 4	Onsite South
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Project #	2208	Date	December 10, 2025
Street #		Revision	Sept. 30, 2025



PRELIMINARY ZONING DATA		
EXISTING ZONE	R-1 B/ RI-G	
PROPOSED USE	INSTITUTIONAL / RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	>460	34,133.5 m ²
SCHOOL GROSS FLOOR AREA	-	+/- 15,650 m ²
HOUSING GROSS FLOOR AREA	-	+/- 1,400 m ²
TOTAL GROSS FLOOR AREA	<300 m ²	+/- 17,050** m ²
BUILDING HEIGHT (BUILDING A)	<11 m	+/- 14.85 m
BUILDING HEIGHT (BUILDING B)	<11 m	+/- 10.65 m
BUILDING HEIGHT (BUILDING C)	<11 m	+/- 9.47 m
BUILDING HEIGHT (MAX. STOREYS)	<11 m	3 STOREYS*
BASED ON GOVERNING SETBACKS & REGULATIONS IN R1-G ZONE MINIMUM SETBACKS	NORTH (SIDE)	(15% of lot width) 28 m +/- 6 m
	EAST (REAR)	(30% of lot depth) 74 m +/- 11 m
	SOUTH (SIDE)	(15% of lot width) 28 m +/- 12.5 m
	WEST (FRONT)	7.5 m +/- 9.3 m
EXTERIOR OPEN SPACE	>50%	+/- 65%
FLOOR SPACE RATIO (FSR)	0.5 - 1	0.5 - 1**
SITE COVERAGE	<30%	25%
PARKING		REQUIRED PROVIDED
VEHICLES	182 total	+/-182 (101 srf + 81 u/g) Per Schedule C
BICYCLES		
LONG TERM	9 School 20 Housing 29 Total	38 School 32 Housing 70 Total
SHORT TERM	112 School 6 Housing 118 Total	112 School 6 Housing 118 Total
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	16 UNITS	
UNIT TYPE	8 (+/- 57m ²) - 1 BD UNITS 8 (+/- 106m ²) - 2/3 BD UNITS	
GROUND-ORIENTATED UNITS	16 UNITS	
MINIMUM UNIT FLOOR AREA	+/- 57m ²	

* SUBJECT TO DEFINITION OF FIRST STOREY
** PHASE 3 GOVERNS FLOOR AREA & FSR, REFER TO PHASING DOCUMENT

THIS PAGE GOVERNS FLOOR AREA & FSR, REFER TO HAVING DOCUMENT



Rezoning Rev 3	Dec. 10, 2010
Rezoning Rev 2	Sept. 30, 2010
Rezoning Rev1	April 4, 2010
Rezoning Application	August 1, 2010
Development Tracker Application	May 3, 2010
DESCRIPTION	DATE

CASCADIA ARCHITECTS INC

GLENLYON NORFOLK SCHOOL

For more information, contact the Office of the Vice President for Research and Economic Development at 319-273-2500 or research@uiowa.edu.

December 10, 2005

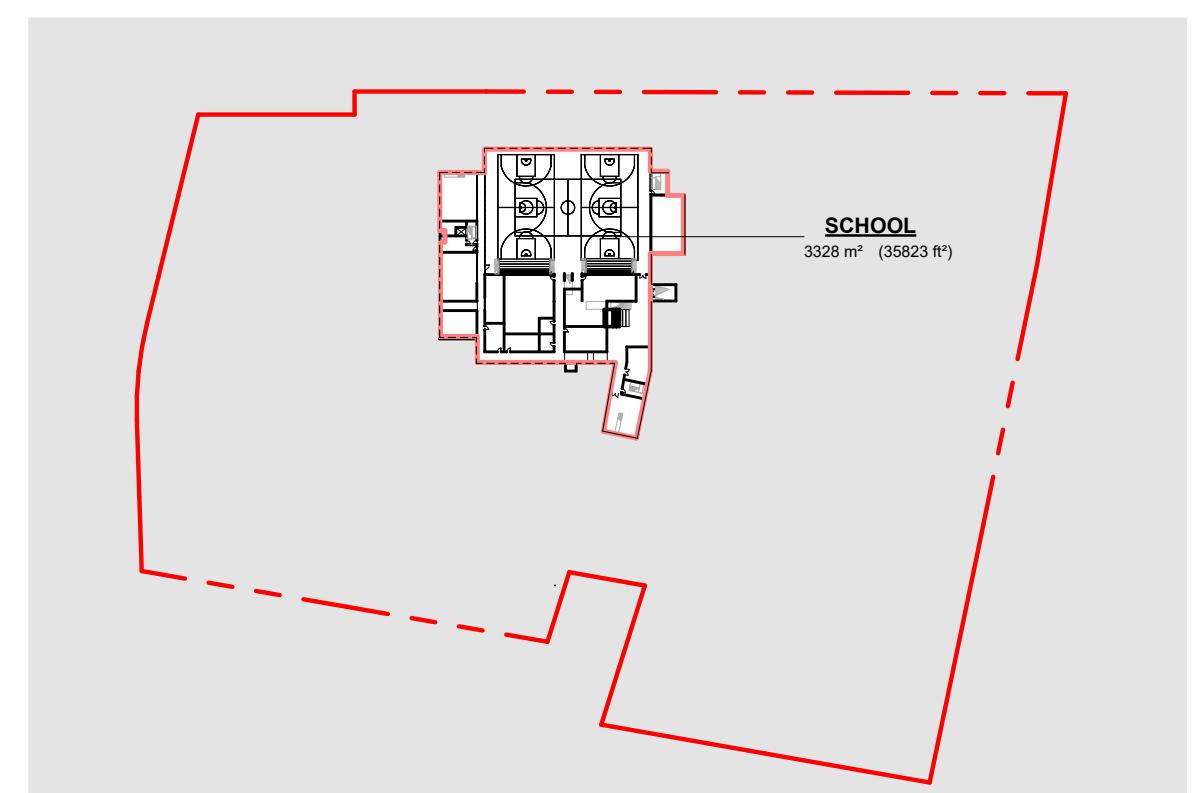
Project # 2208
indicated

Dec. 10, 2025 5

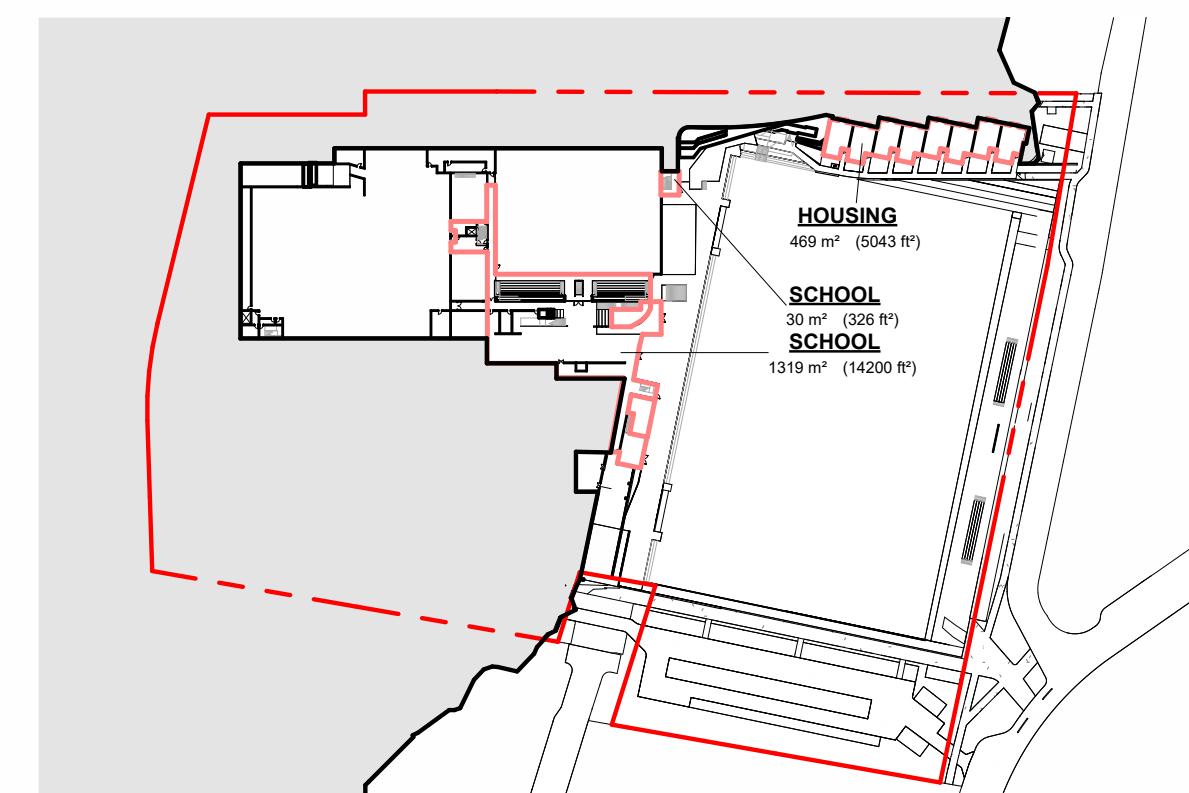
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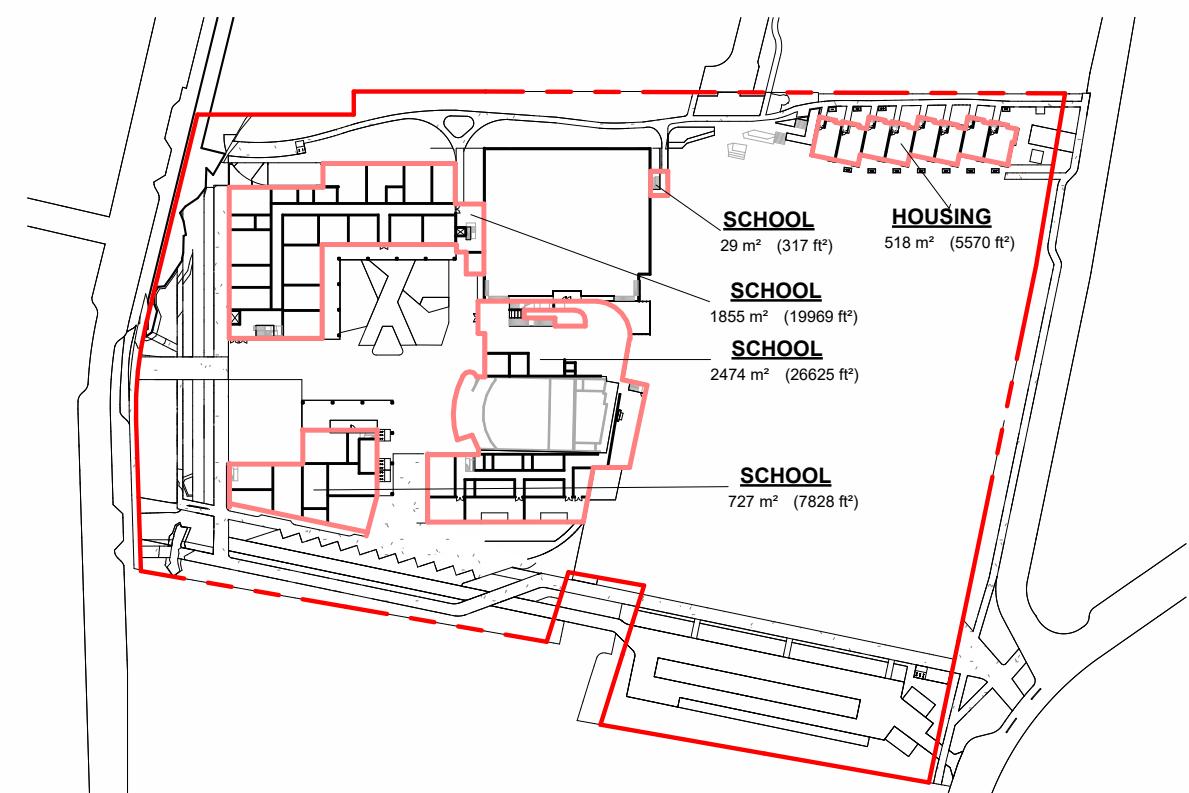
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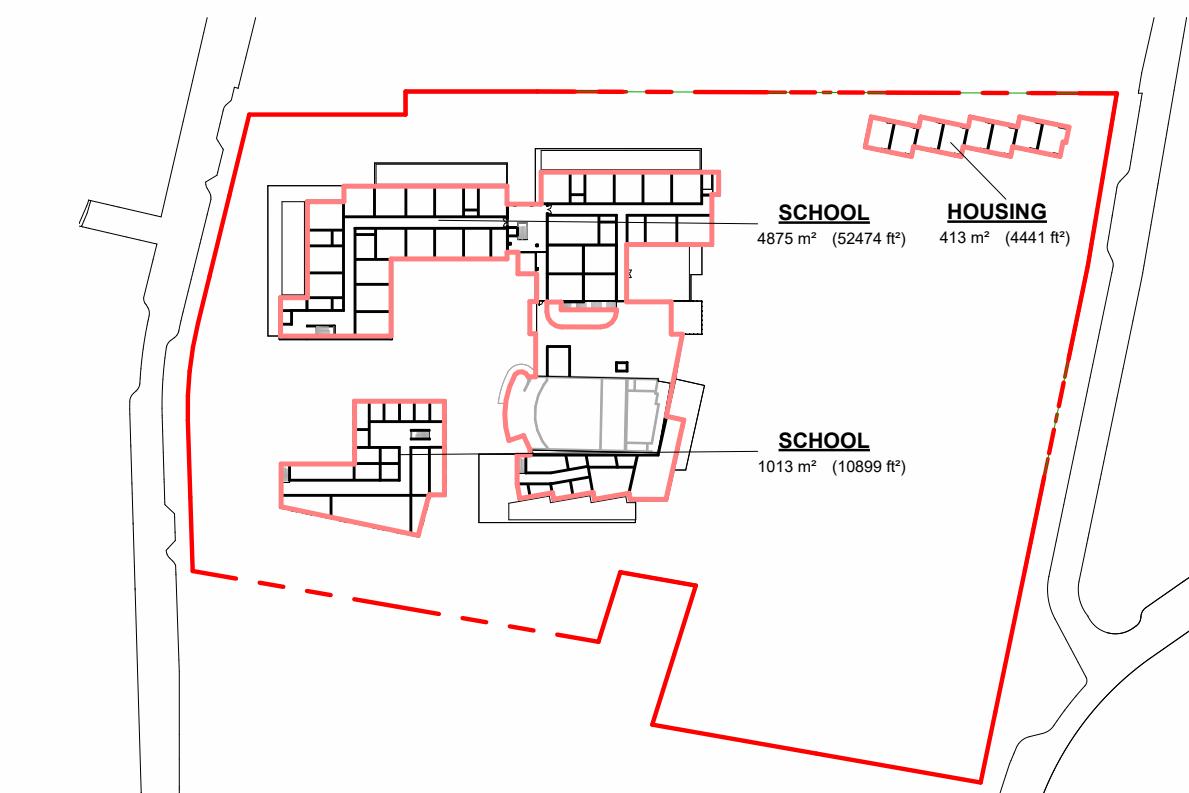
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A-051
SCALE = 1 : 2000



2 GFA PARKADE LEVEL
A-052
SCALE = 1 : 2000

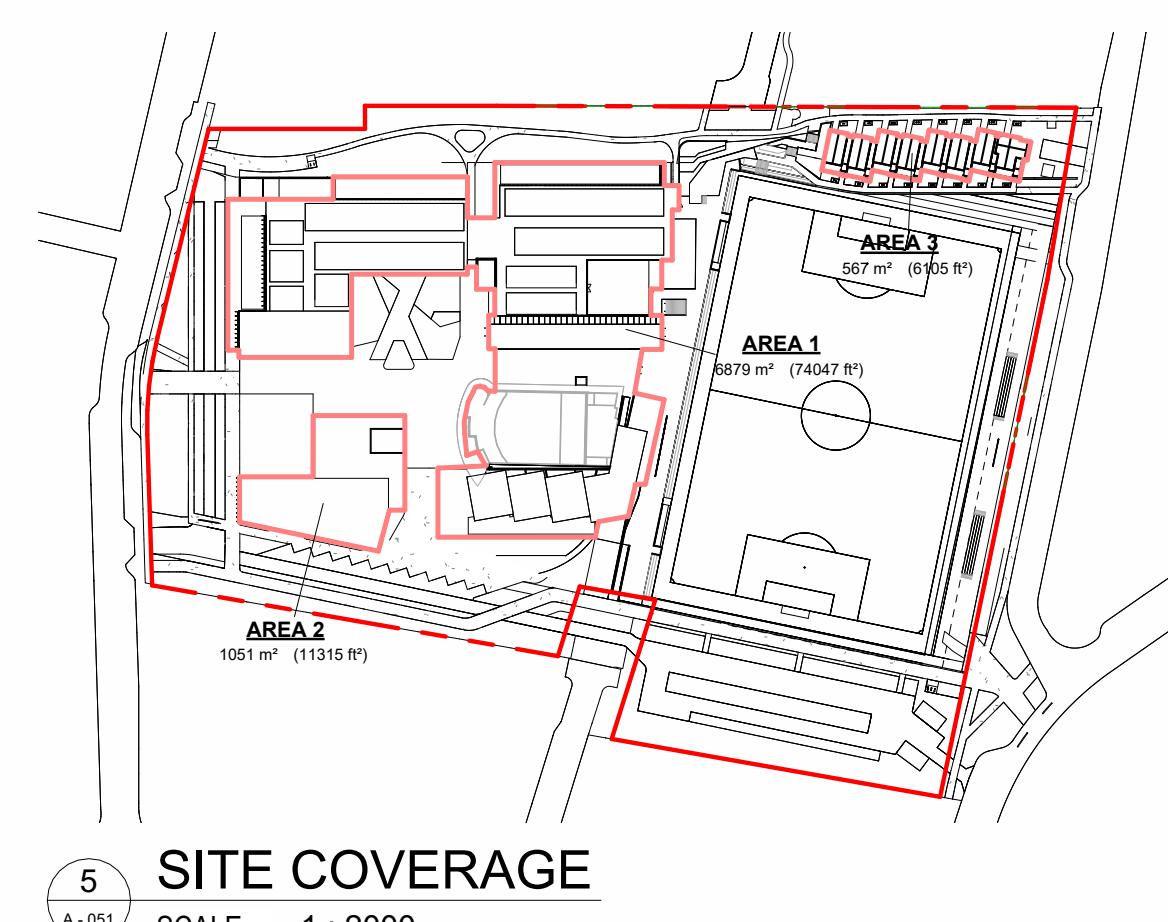


3 GFA THEATRE LEVEL
A-051
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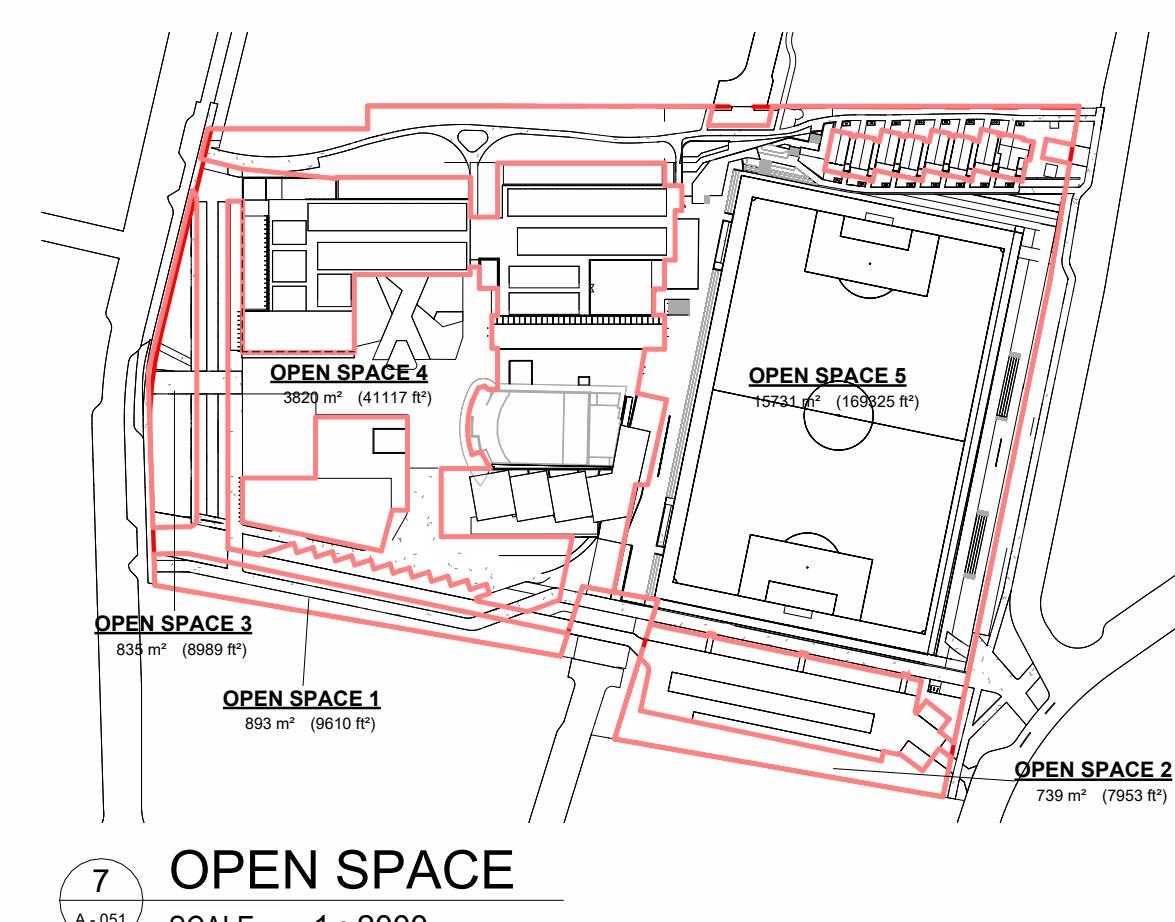
4 GFA LEVEL 2
A-051
SCALE = 1 : 2000

Area Schedule (CoV Gross Floor Area (Revised))		
Level	Name	Area
SCHOOL	SCHOOL	4875.00 m ²
Level 2	SCHOOL	1012.51 m ²
Theatre Level	SCHOOL	1855.15 m ²
Theatre Level	SCHOOL	2473.56 m ²
Theatre Level	SCHOOL	29.41 m ²
Theatre Level	SCHOOL	727.25 m ²
Parkade Level	SCHOOL	1319.20 m ²
Parkade Level	SCHOOL	30.30 m ²
Gym Level	SCHOOL	3328.08 m ²
SCHOOL: 3		15650.45 m ²
HOUSING	HOUSING	412.55 m ²
Level 2	HOUSING	512.51 m ²
Theatre Level	HOUSING	468.53 m ²
Parkade Level	HOUSING	1398.59 m ²
HOUSING: 3		17049.04 m ²
/34,133.5 = 0.42		



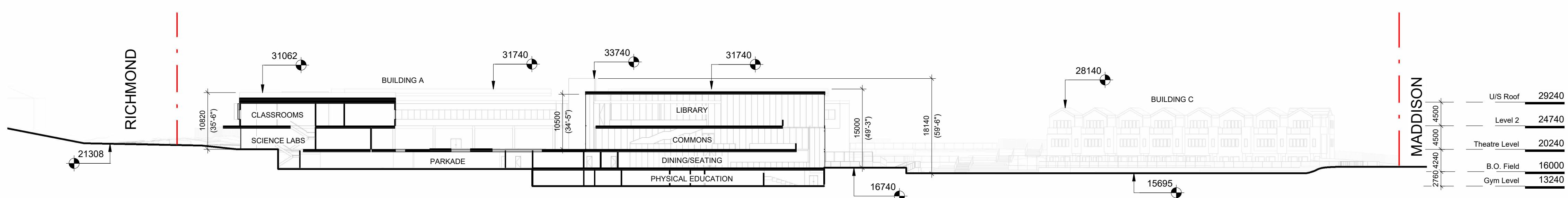
5 SITE COVERAGE
A-051
SCALE = 1 : 2000

Area Schedule (CoV Site Coverage)	
Name	Area
AREA 1	6879.23 m ²
AREA 3	567.20 m ²
AREA 2	1051.22 m ²
Grand total: 3	8497.65 m ²
/34,133.5 = 0.249	

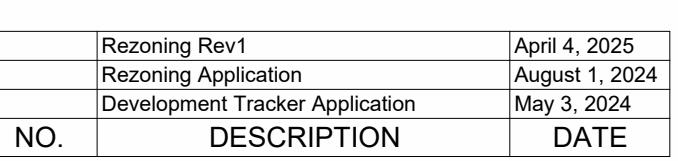


7 OPEN SPACE
A-051
SCALE = 1 : 2000

Area Schedule (CoV Open Space)	
Name	Area
OPEN SPACE 1	892.80 m ²
OPEN SPACE 2	738.84 m ²
OPEN SPACE 3	835.14 m ²
OPEN SPACE 4	3819.89 m ²
OPEN SPACE 5	15730.78 m ²
Grand total: 5	22017.45 m ²
/34,133.5 = 0.645	



6 Geodetic Height Diagram Key Section
A120
SCALE = 1 : 500



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3 Rezoning Rev1 April 4, 2025

2 Rezoning Application August 1, 2024

1 Development Tracker Application May 3, 2024

NO. DESCRIPTION DATE

PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name

Zoning Calculations

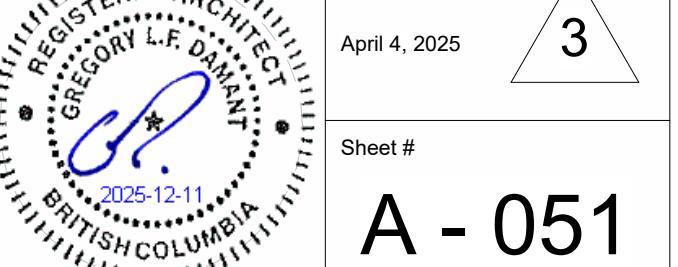
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Scale As indicated Project #

2208 Revision

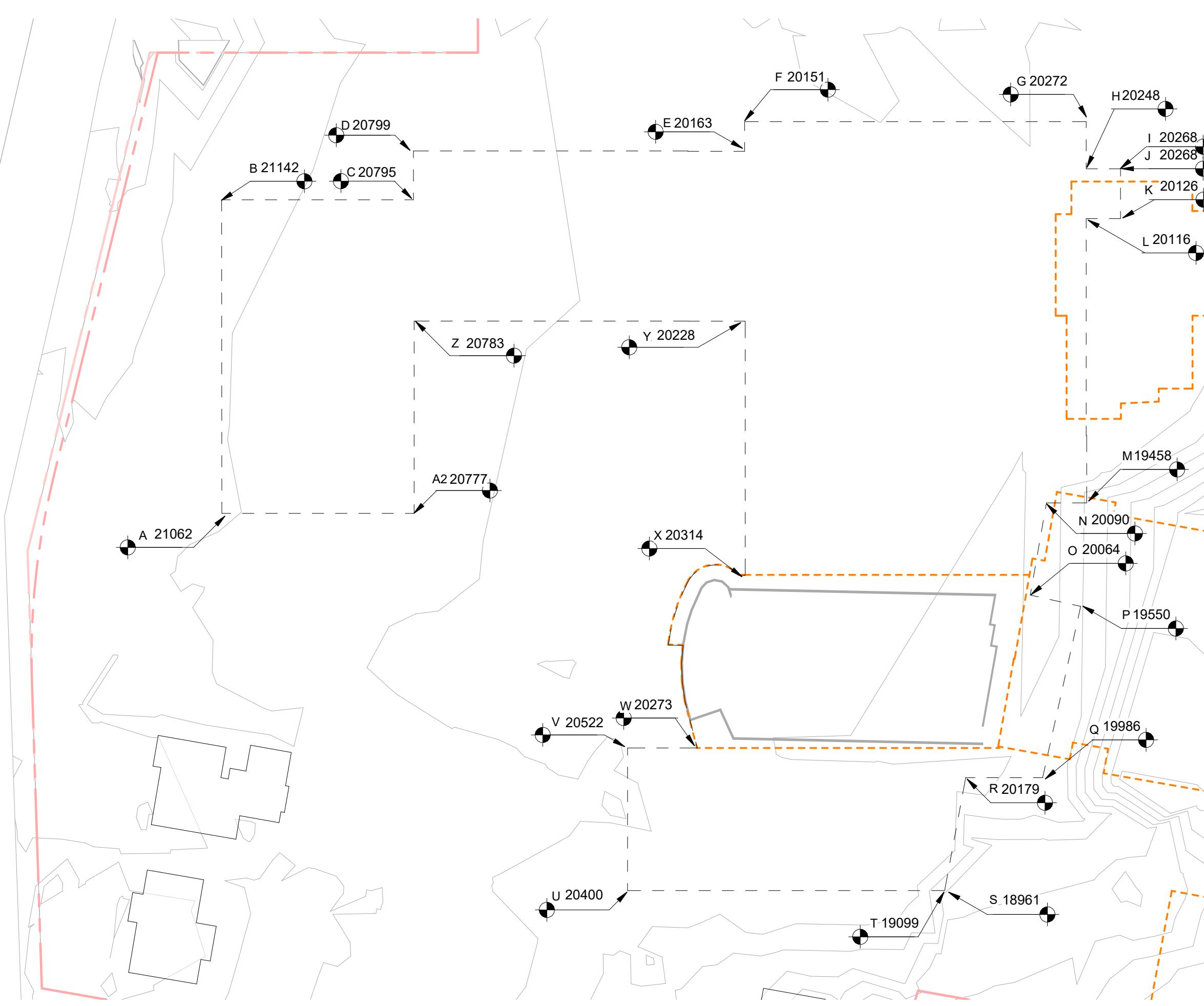
April 4, 2025

3 Sheet #

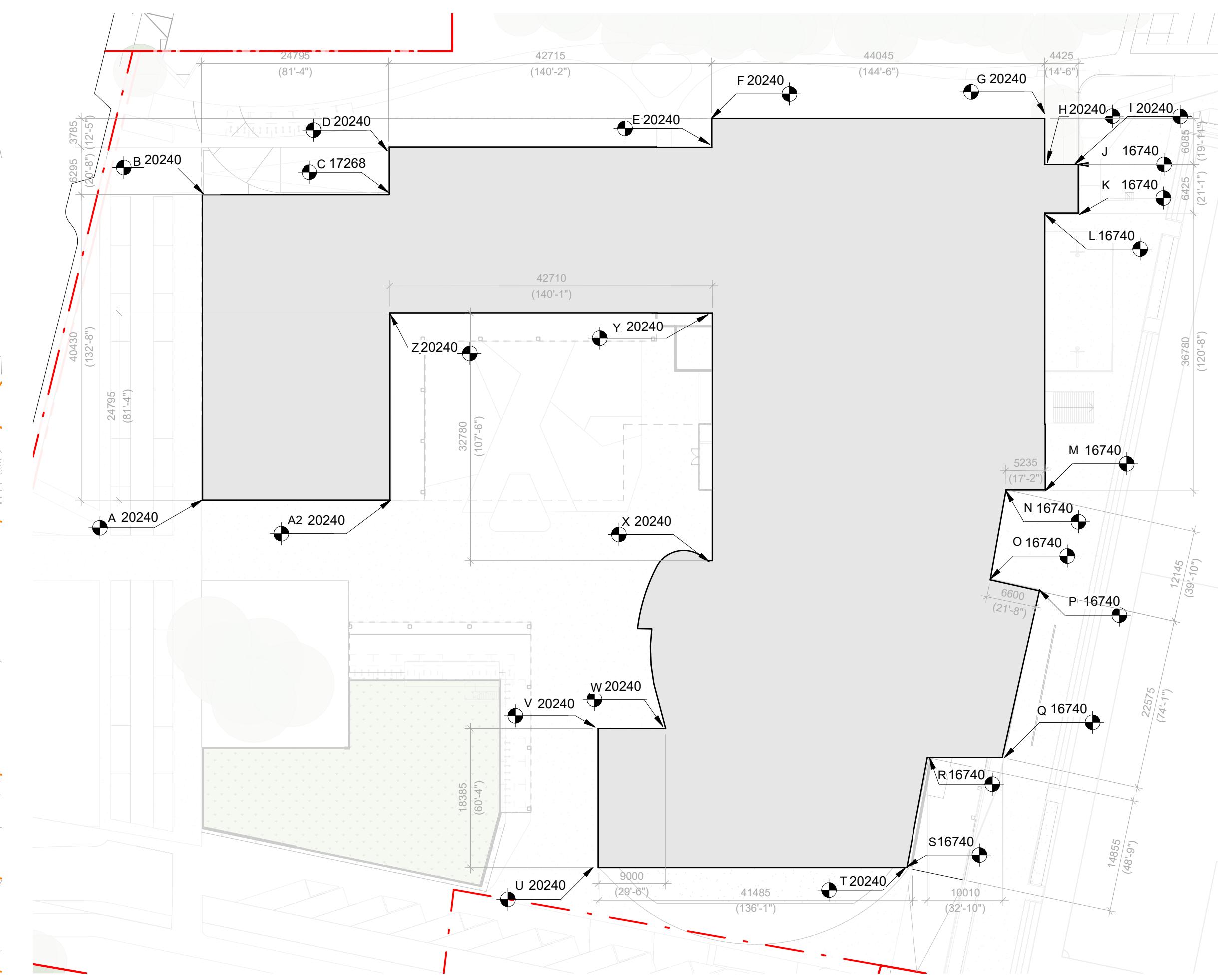


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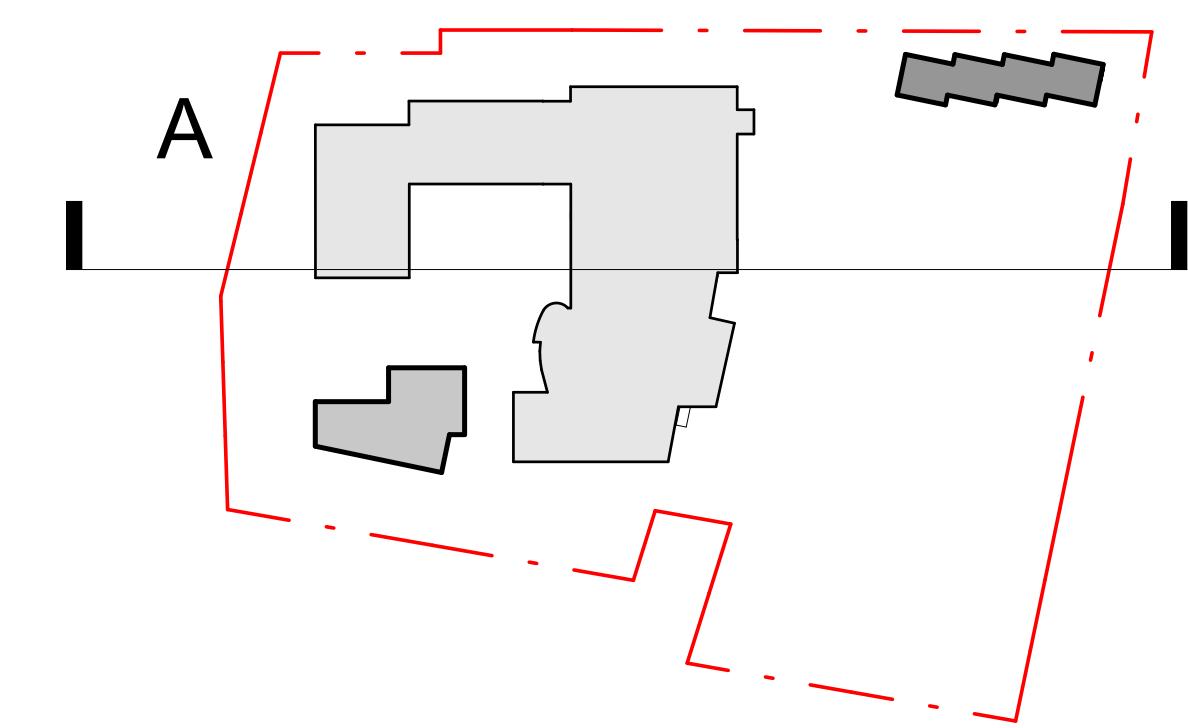
1 Natural Grade Building A
SCALE = 1 : 500



2 Average Grade Proposed Building A
SCALE = 1 : 500

AVERAGE GRADE BUILDING A				
POINTS	GRADE OF EACH POINT	POINTS		
A	20240	A-B	40430	818,303.200
B	20240	B-C	24795	501,850.800
C	20240	C-D	6295	127,410.200
D	20240	D-E	42780	864,220.170
E	20163	E-F	3785	76,294.245
F	20151	F-G	44045	889,510.798
G	20240	G-H	6085	123,160.400
H	20240	H-I	4425	89,562.000
I	20240			
J	16740	J-K	6425	107,554.500
K	16740	K-L	4425	74,074.500
L	16740	L-M	36380	615,697.200
M	16740	M-N	5235	87,633.900
N	16740	N-O	12145	203,307.300
O	16740	O-P	6600	110,484.000
P	16740	P-Q	22575	377,905.500
Q	16740	Q-R	10010	167,567.400
R	16740	R-S	14895	248,672.700
S	16740			
T	18099	T-U	41485	815,889.208
U	20240	U-V	18230	370,709.800
V	20240	V-W	9000	182,160.000
W	20240	W-X	29630	599,711.200
X	20240	X-Y	32780	663,270.520
Y	20228	Y-Z	42620	862,373.080
Z	20240	Z-A	24795	501,850.800
A2	20240	B-A	24795	250,925.400

515115 9,730,286.420 18.890



4 Key Plan - Building A
SCALE = 1 : 2000



3 Height Diagram Building A
SCALE = 1 : 250

3	Rezoning Rev1	April 4, 2025
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GLENLYON NORFOLK SCHOOL

Average Grade Building A

Date December 10, 2025

Scale As indicated Project # 2208

Revision April 4, 2025

3

Sheet #

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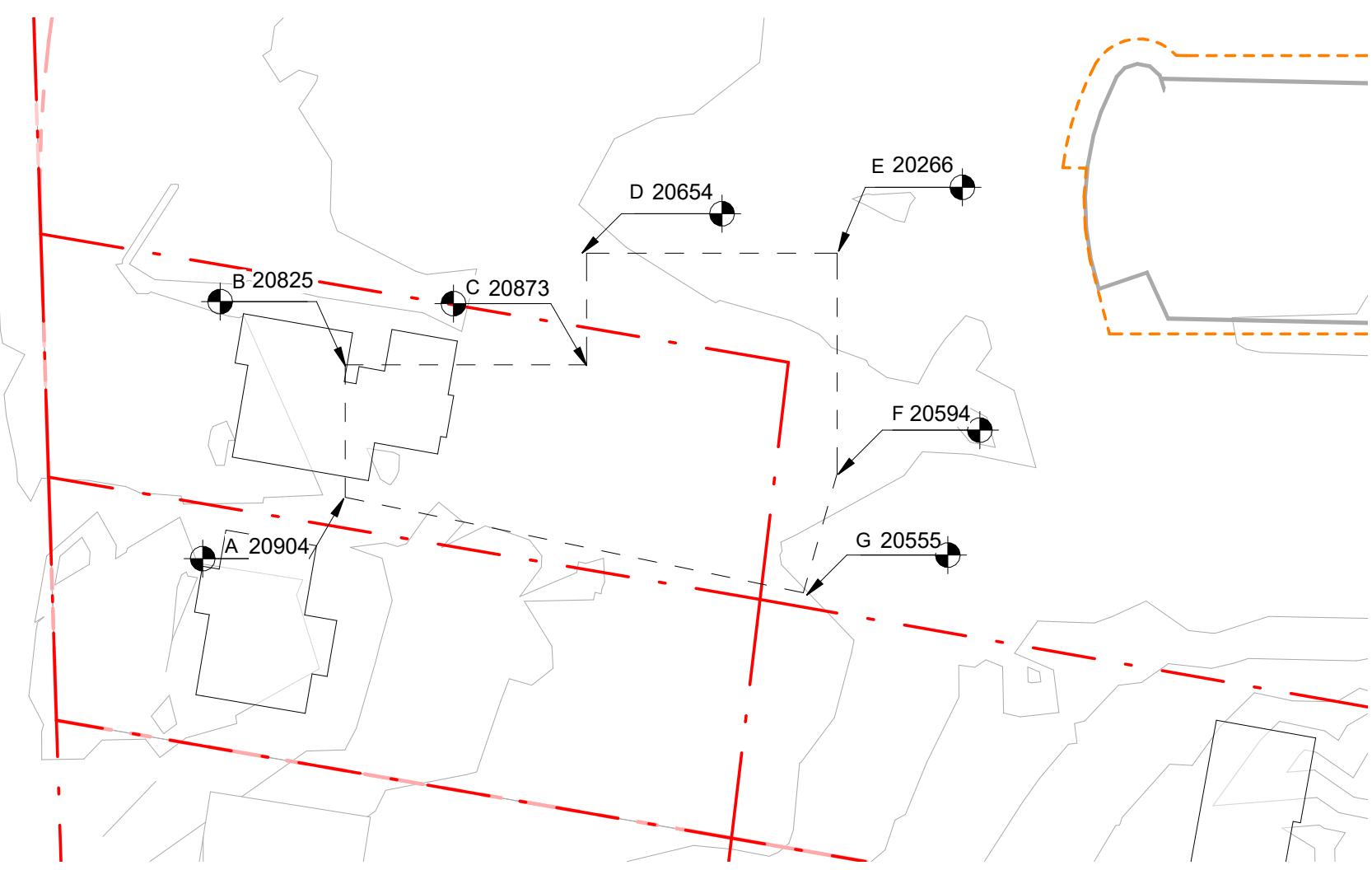
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AVERAGE GRADE BUILDING B		POINTS		GRADE OF EACH POINT		POINTS		DISTANCE BETWEEN		POINT	
A	20240			A-B	10540			213329600			
B	20240			B-C	19420			393060600			
C	20240			C-D	8975			181654000			
D	20240			D-E	19900			402776000			
E	20240			E-F	17380			351673800			
F	20240			F-G	9980			201995200			
G	20240			G-A	37490			758797900			

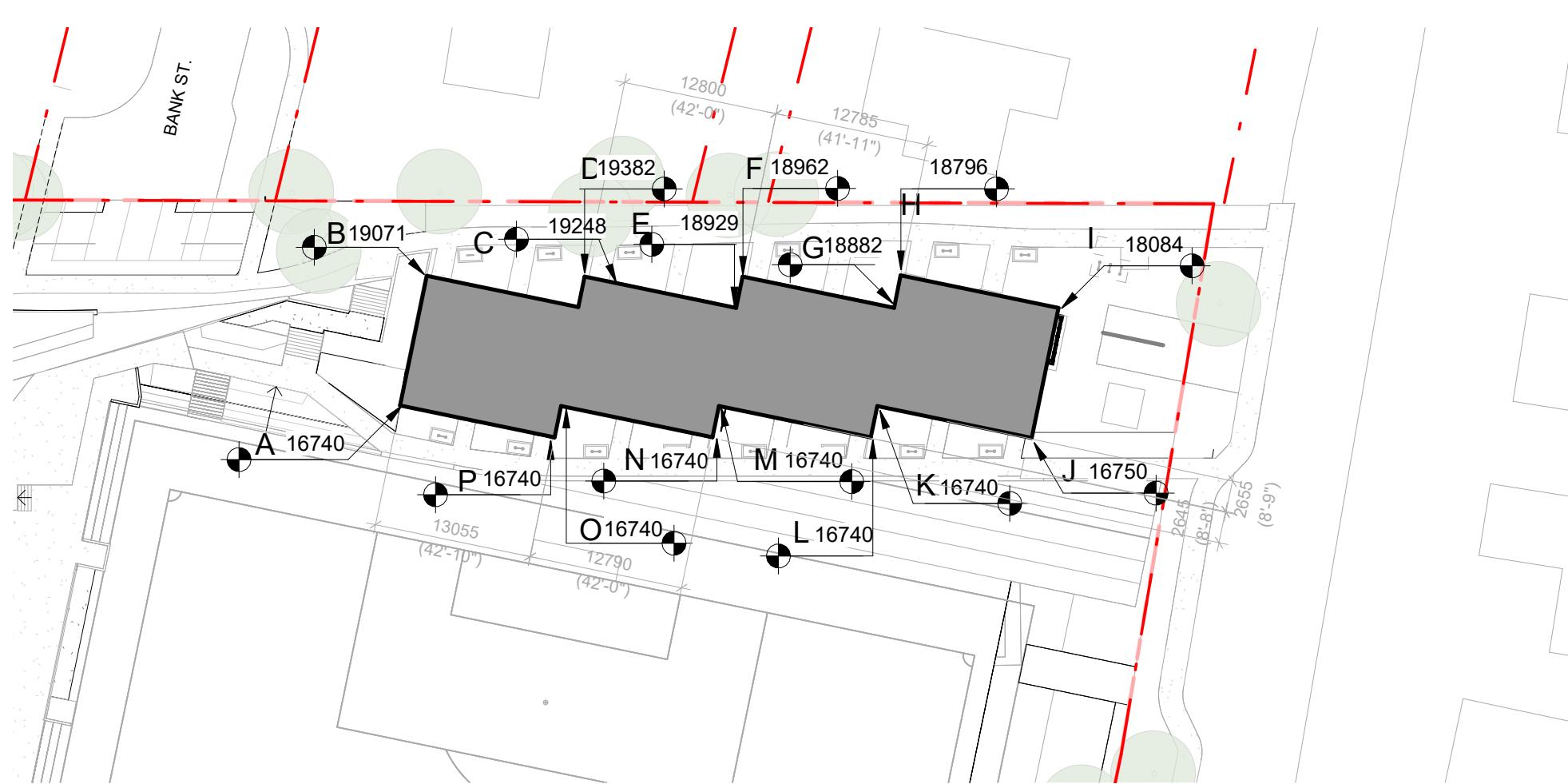
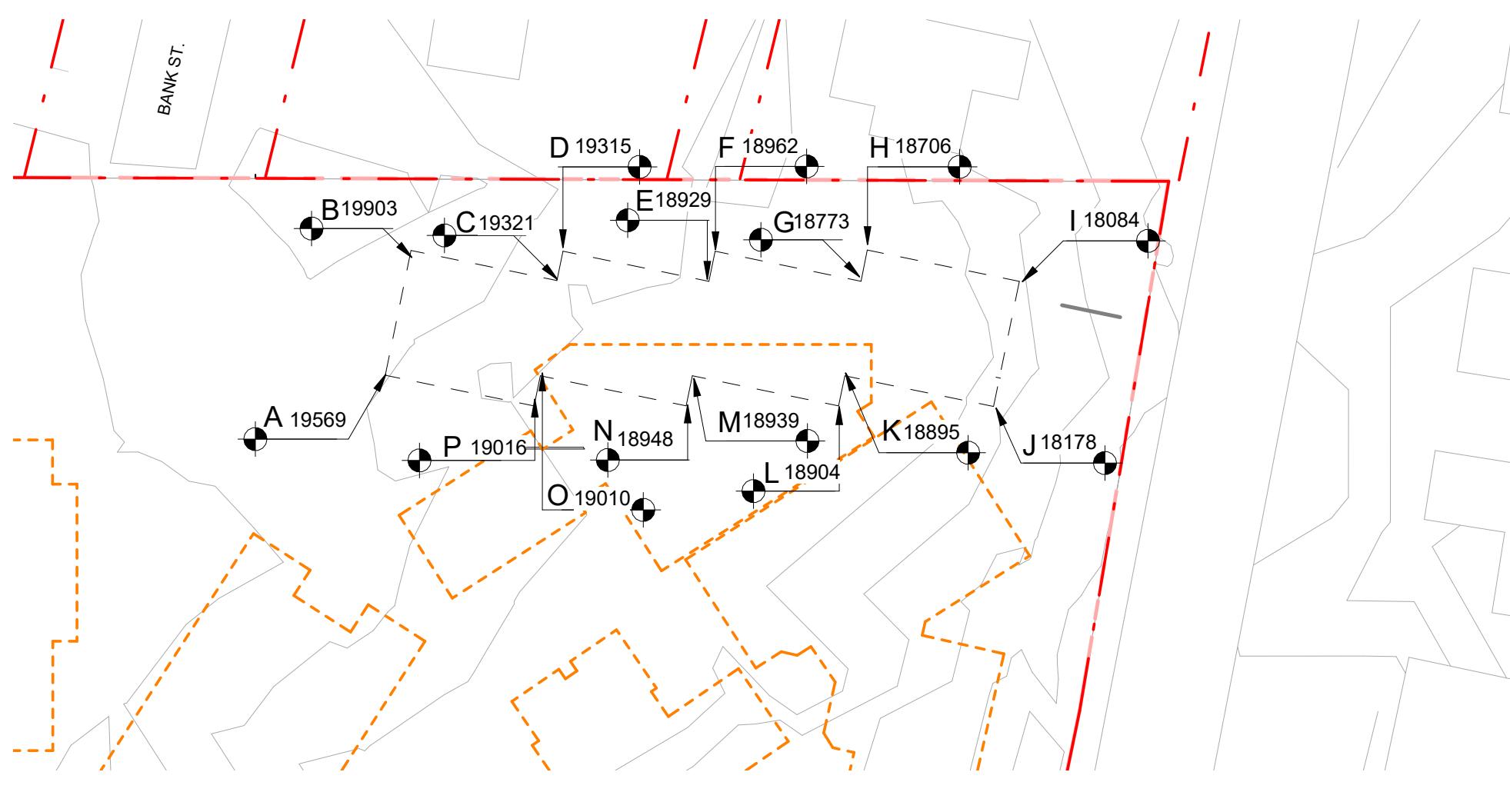
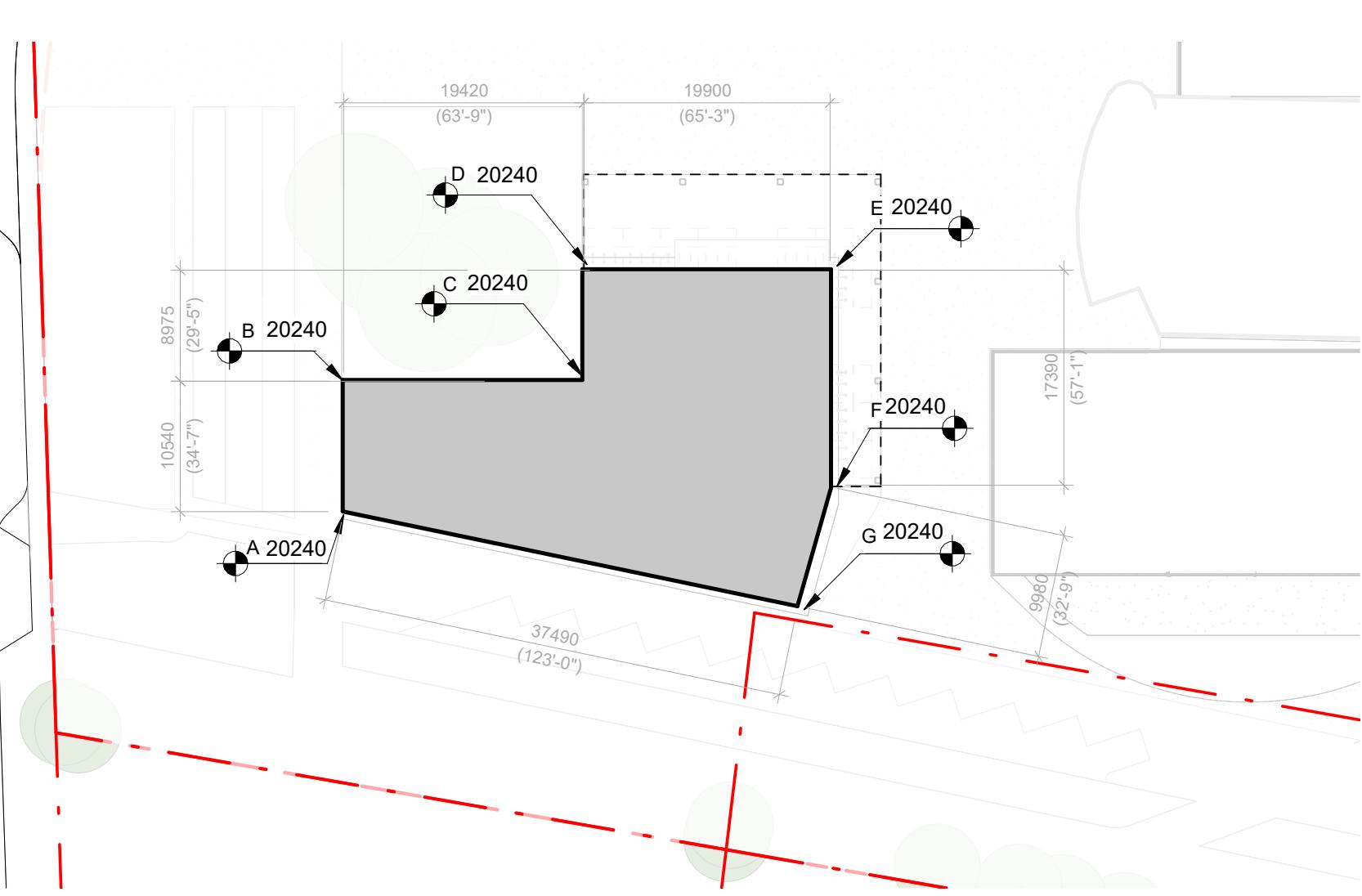
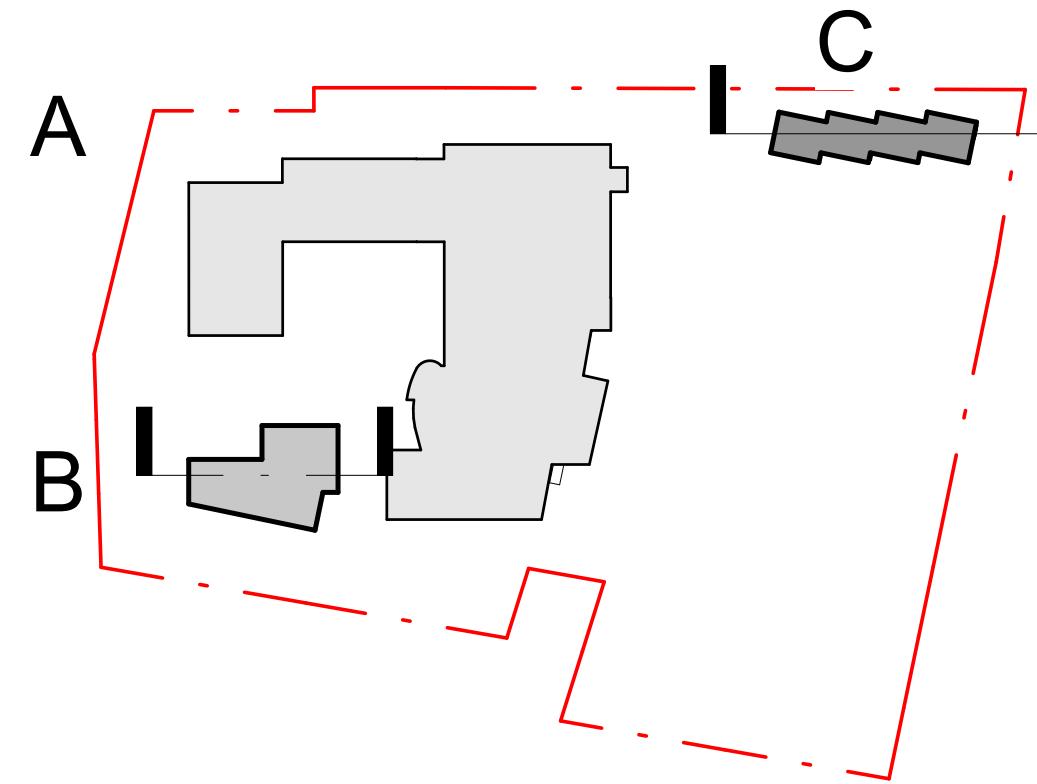
123695 2503586800 20240



AVERAGE GRADE
Townhouses, Building C

POINTS		GRADE OF EACH POINT		POINTS		DISTANCE BETWEEN POINTS		POINT	
A	16740			A-B	11040			197676720	
B	19071			B-C	12795			24357980	
C	19317			C-D	2695			2651572.5	
D	19262			D-E	12800			244396000	
E	18825			E-F	2626			49701750	
F	18943			F-G	12785			241093137.5	
G	18772			G-H	2665			49946097.5	
H	18711			H-I	13905			255441802.5	
I	18030			I-J	11105			193060425	
J	16740			J-K	13810			227831400	
K	16740			K-L	2695			244396000	
L	16740			L-M	12825			21489800	
M	16740			M-N	2645			44277300	
N	16740			N-O	12790			214104600	
O	16740			O-P	2870			44695800	
P	16740			P-A	13055			218540700	

142625 2534385085 17.770



3 Rezoning Rev1 April 4, 2024
2 Rezoning Application August 1, 2024
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NO. DESCRIPTION DATE



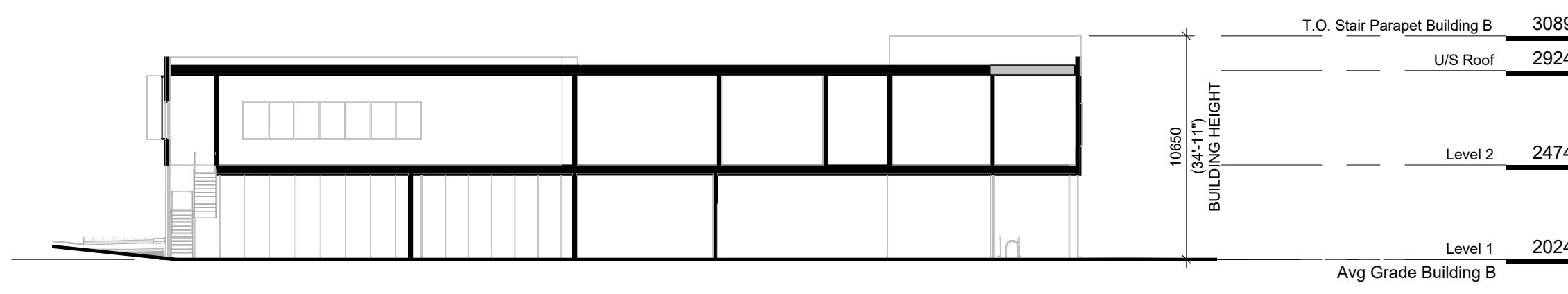
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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name	Average Grade Building B & C	
Date	December 10, 2025	
Scale	As indicated	Project #
Revision	2208	
Sheet #	3	

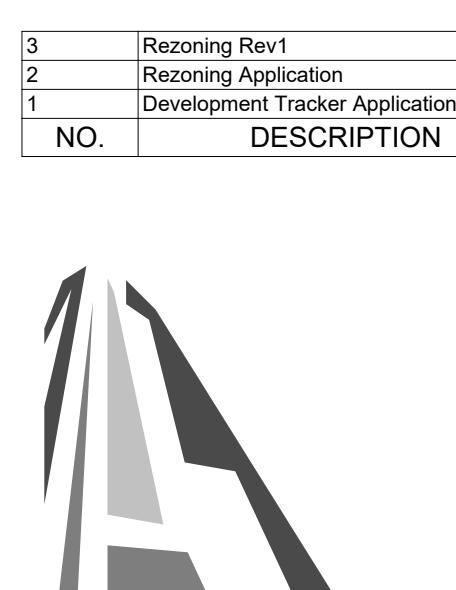
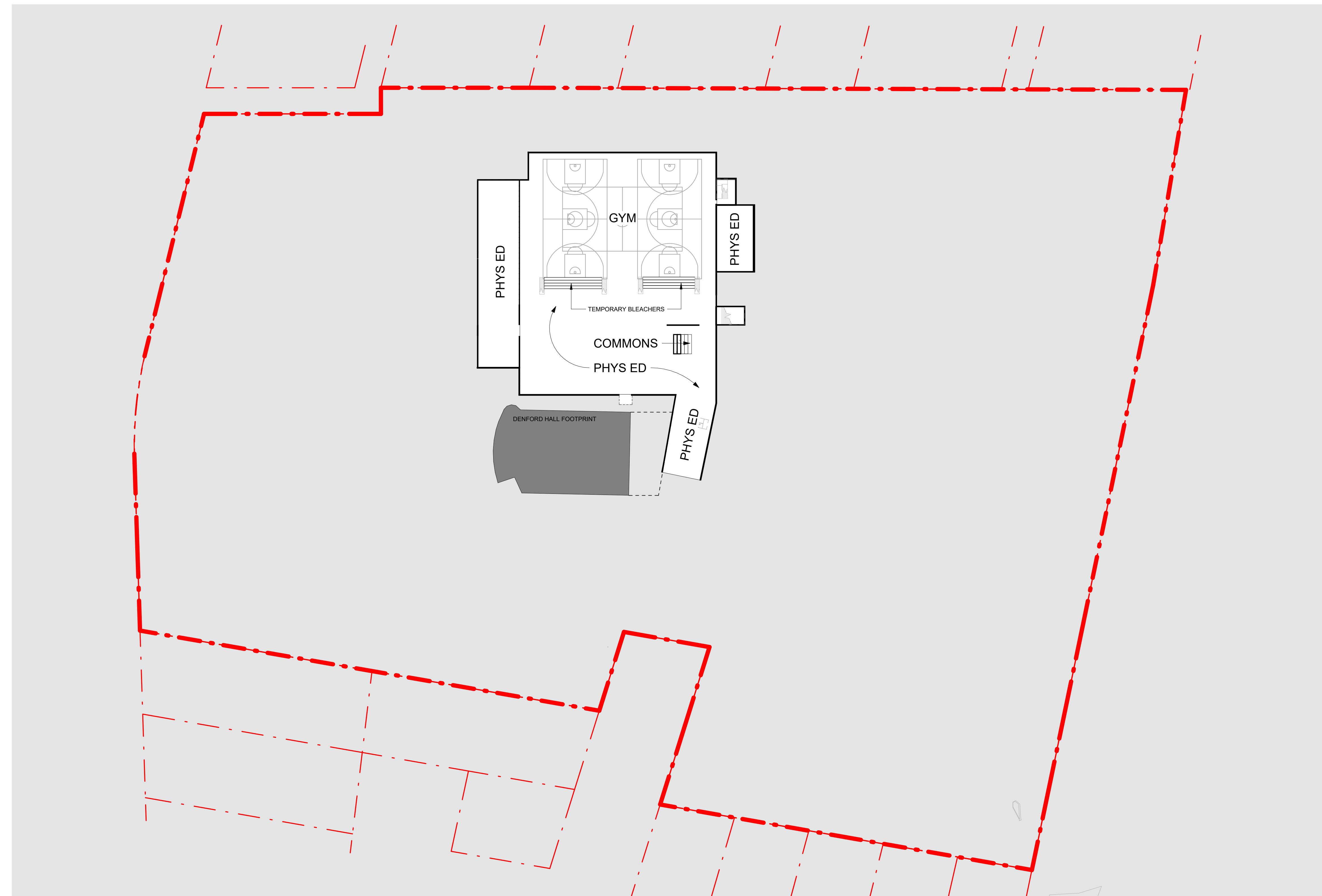
REGISTERED ARCHITECT
GREGORY L.F. DAY
BRITISH COLUMBIA
2025-12-11



5 Height Diagram Building B
SCALE = 1 : 250



6 Height Diagram Building C
SCALE = 1 : 250



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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name	
Proposed Gym Level (B2)	
Date	
December 10, 2025	
Scale	1 : 500
Project #	2208
Revision	3
April 4, 2025	
Sheet #	
A - 100	

REGISTERED ARCHITECT
GREGORY L.F. DAY
BRITISH COLUMBIA
2025-12-11



NO.	DESCRIPTION	DATE
5	Rezoning Rev 3	Dec. 10, 2025
3	Rezoning Rev1	April 4, 2025
2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Field Level (B1)

Date
December 10, 2025

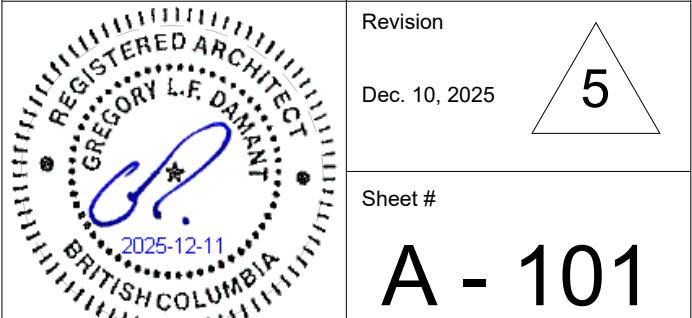
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2208

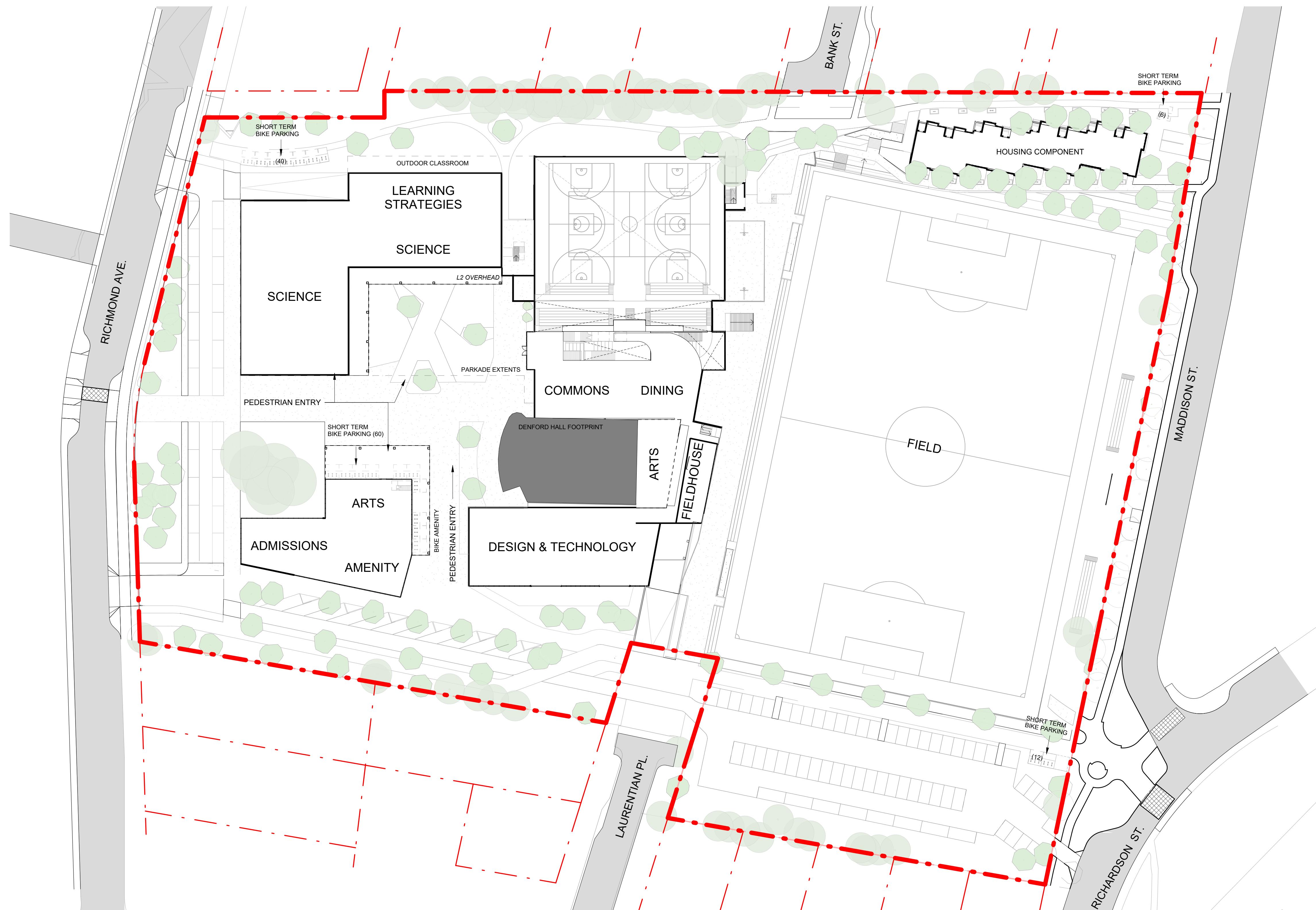
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Dec. 10, 2025

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Sheet #


2025-12-11

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3 Rezoning Rev1 April 4, 2025
 2 Rezoning Application August 1, 2024
 1 Development Tracker Application May 3, 2024

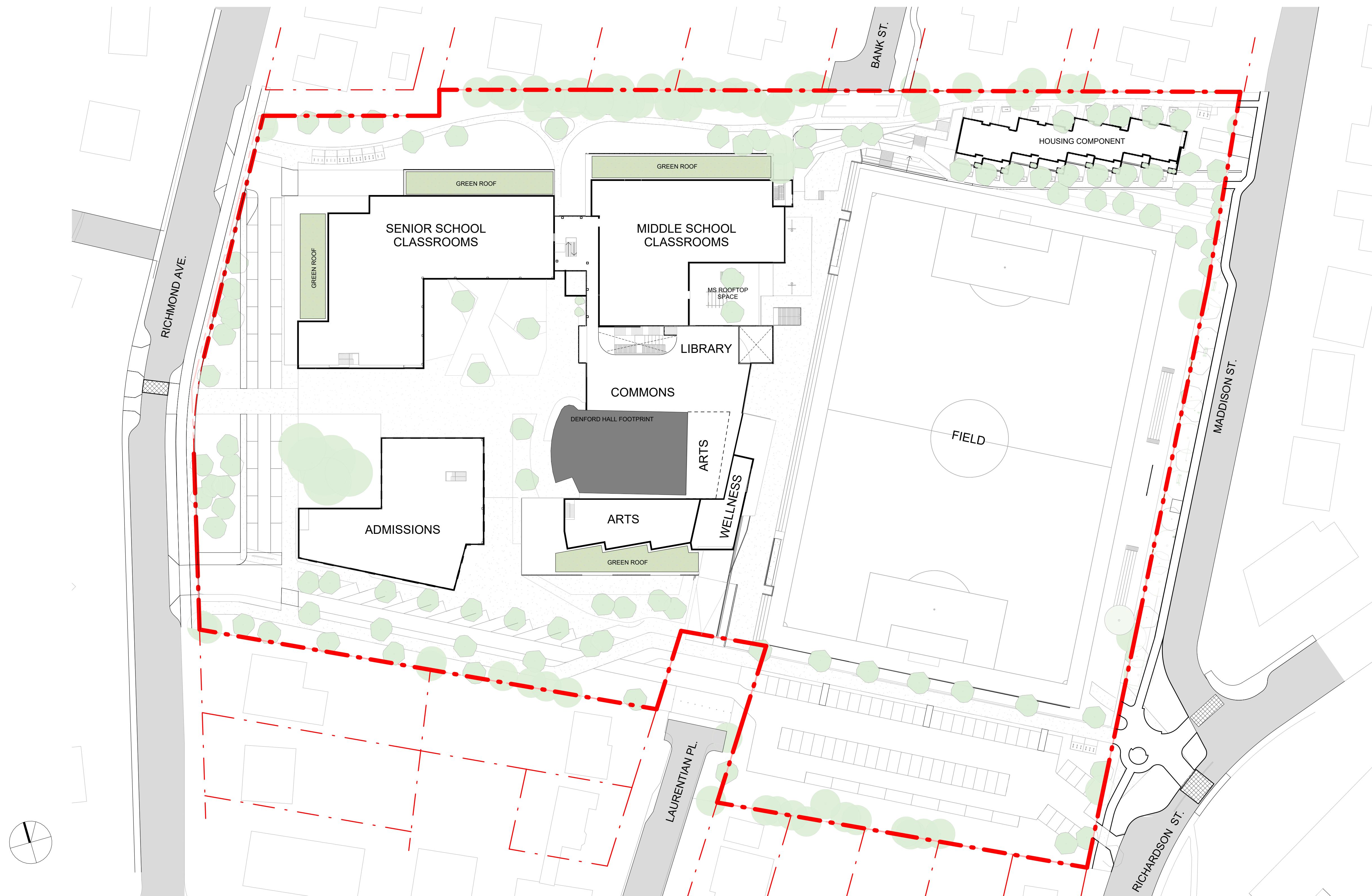


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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name Proposed Courtyard Level (L1)	
Date December 10, 2025	
Scale 1 : 500	Project # 2208
Revision April 4, 2025	
Sheet # 3	

REGISTERED ARCHITECT
GREGORY L.F. DAY
BRITISH COLUMBIA
2025-12-11

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3 Rezoning Rev1 April 4, 2025
 2 Rezoning Application August 1, 2024
 1 Development Tracker Application May 3, 2024

NO. DESCRIPTION DATE



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PW CAMPUS RENEWAL

GLENLYON NORFOLK SCHOOL

Sheet Name
Proposed Classroom Level (L2)

Date
December 10, 2025

Scale
1 : 500

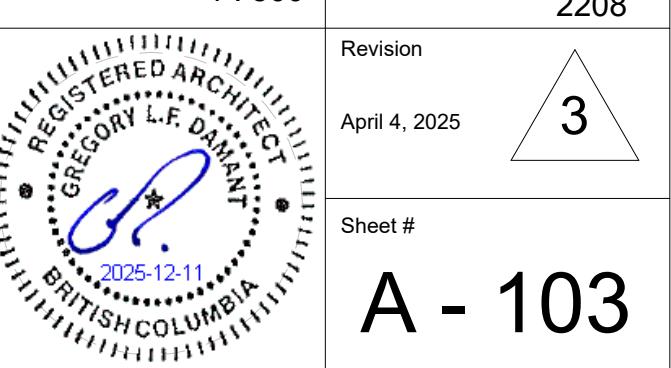
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2208

Revision
3

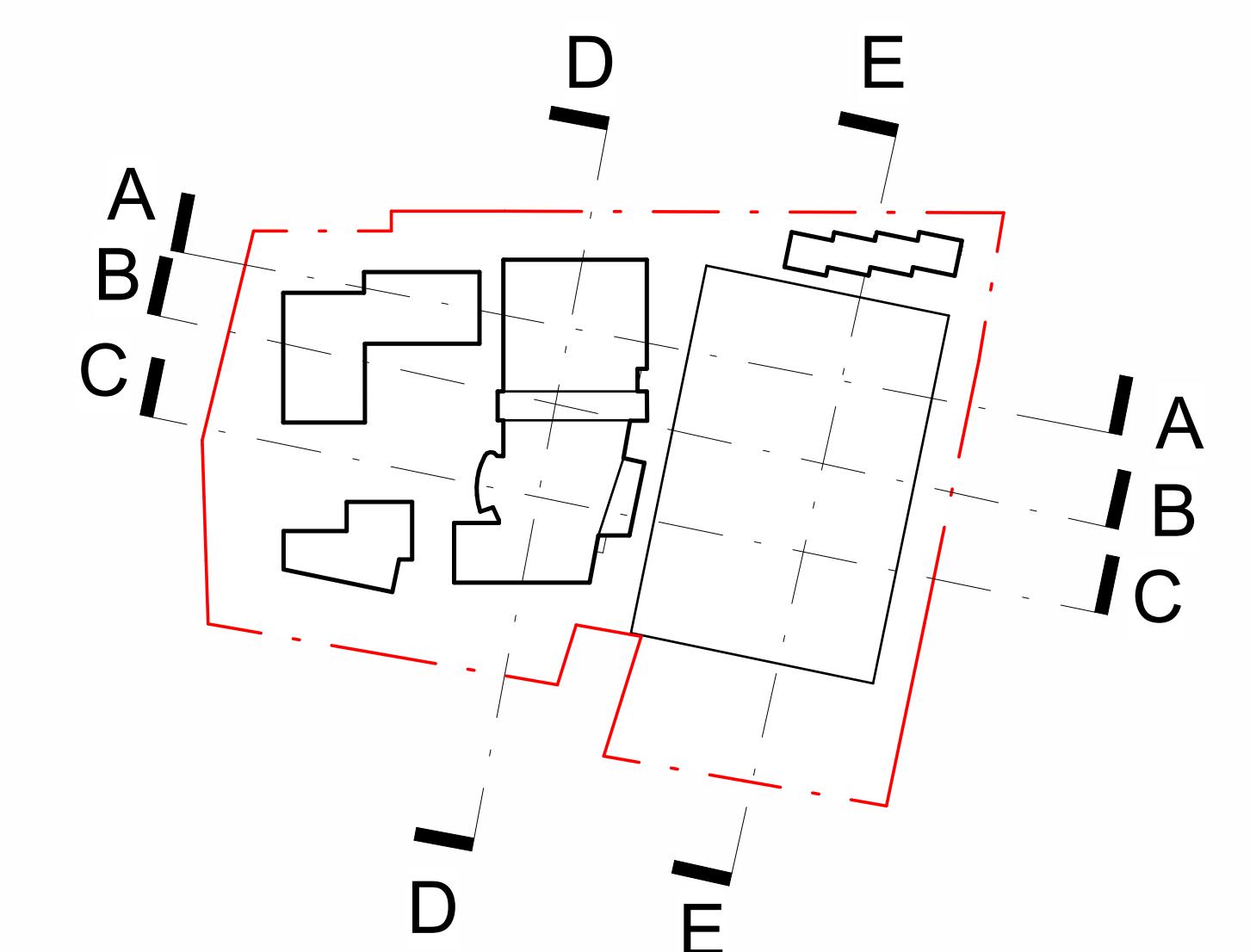
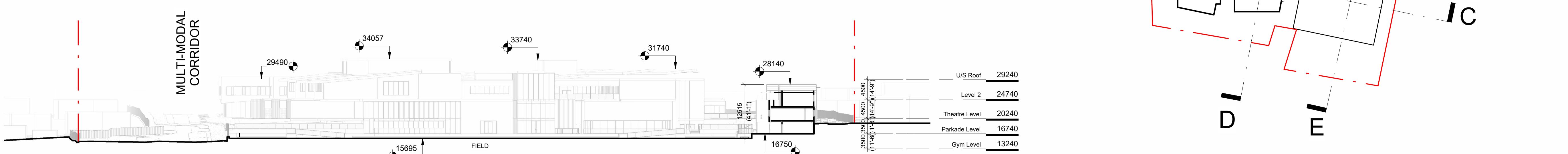
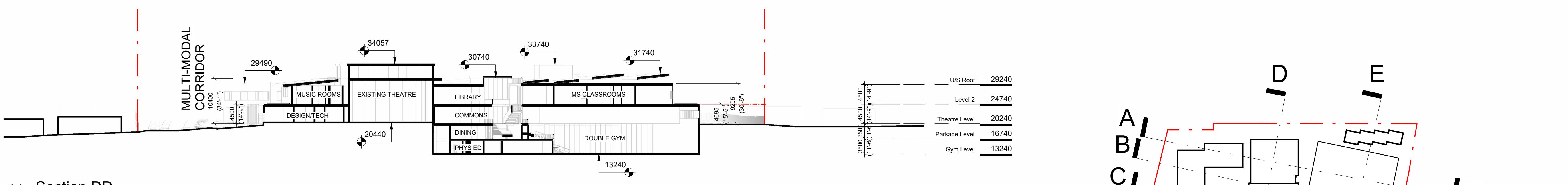
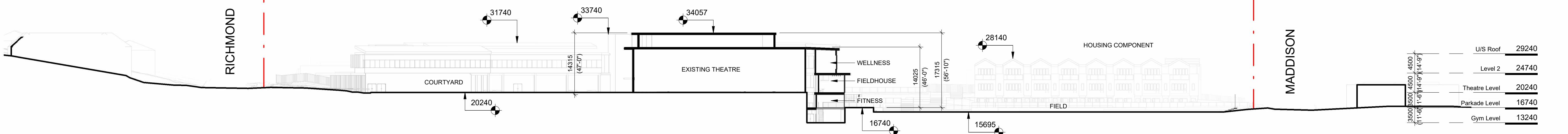
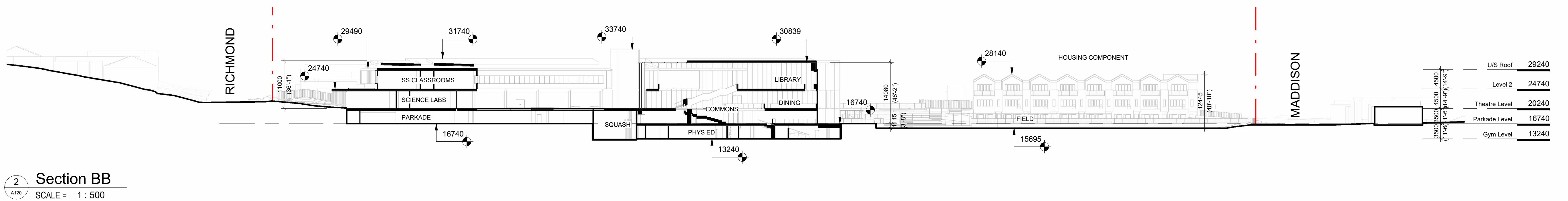
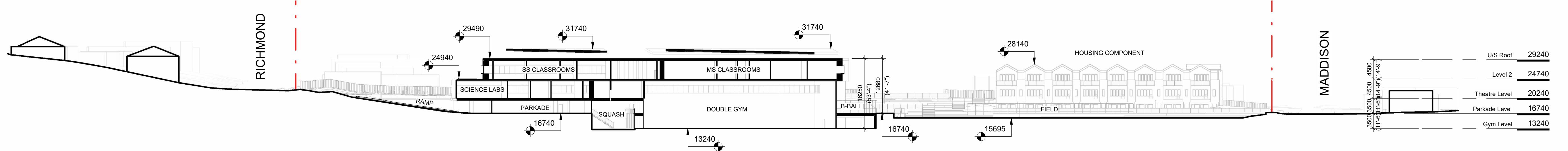
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Sheet #

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2	Rezoning Application	August 1, 2024
1	Development Tracker Application	May 3, 2024



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PW CAMPUS RENEWAL	
GLENLYON NORFOLK SCHOOL	
Sheet Name Proposed Site Sections	
Date	December 10, 2025
Scale	As indicated
Project #	2208
Revision	April 4, 2025
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PROJECT NAME
GLENLYON NORFOLK SCHOOL RENEWAL

CIVIC ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL ADDRESS
LEGAL LOT A, SECTION 68, VICTORIA DISTRICT, PLAN VIP57155

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- L0.01 DESIGN RATIONALE
- L0.02 TREE MANAGEMENT PLAN
- L0.03 TREE REPLACEMENT PLAN
- L1.01 LANDSCAPE PLAN
- L1.02 LANDSCAPE PLAN WITH GREEN ROOF LEVEL
- L2.01 PLANTING LIST
- L2.02 PLANTING PLAN
- L2.03 SOIL DEPTH PLAN
- L3.01 RAINWATER MANAGEMENT PLAN
- L4.01 WAYFINDING PLAN
- L4.02 WAYFINDING PRECEDENTS
- L5.01 TREE PROTECTION SECTIONS

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	ISSUED FOR REZONING
2	2025-03-27	REISSUED FOR REZONING
3	2025-09-29	REISSUED FOR REZONING

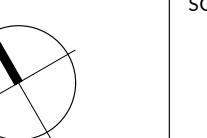
PROJECT
GLENLYON NORFOLK
SCHOOL RENEWAL

ADDRESS
781 RICHMOND AVENUE, VICTORIA, BC

LEGAL LOT A, SECTION 68, VICTORIA
DISTRICT, PLAN VIP57155

DRAWING TITLE
COVER

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NORTH

SCALE
1:500

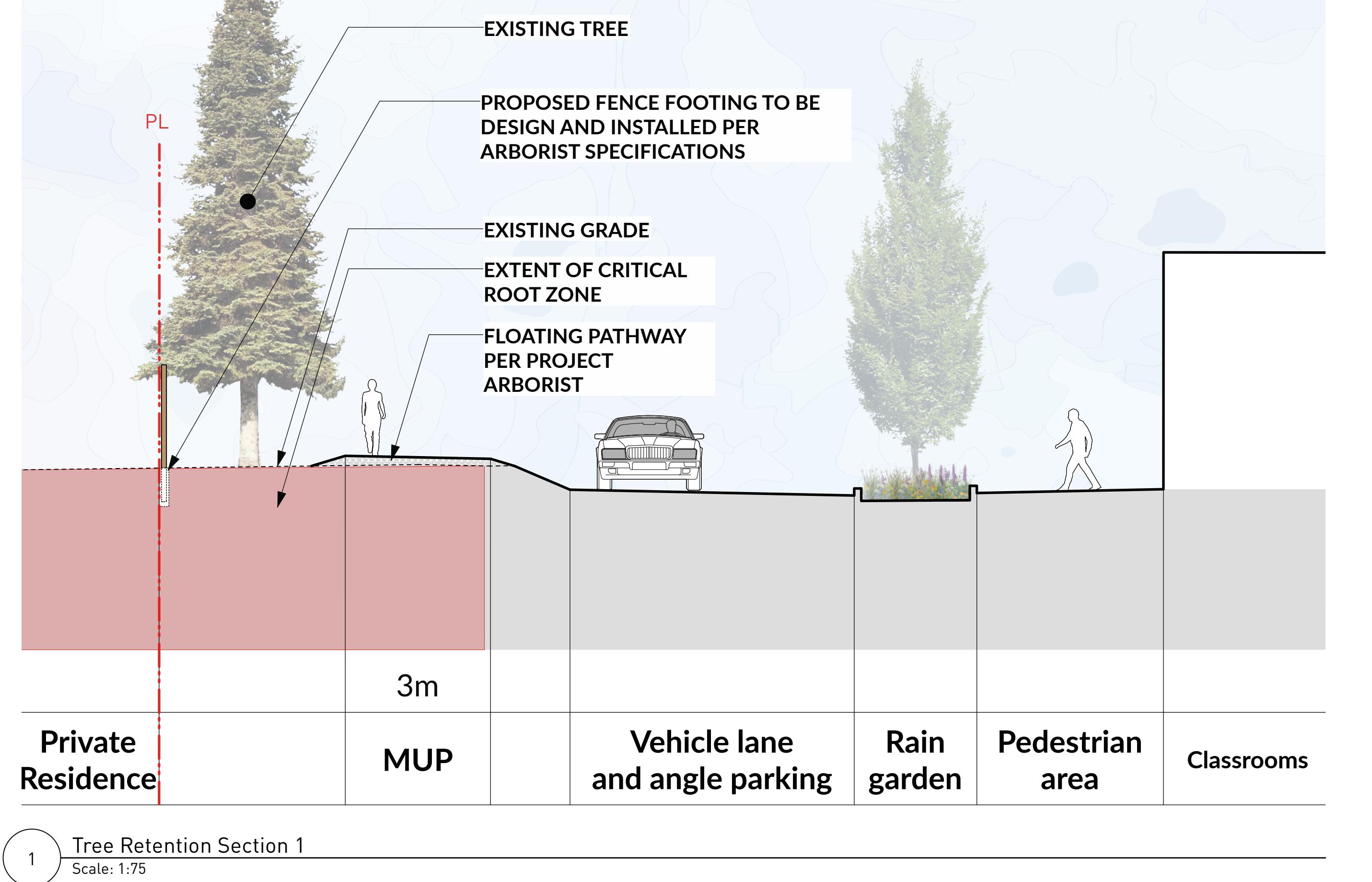
PROJECT NO. 23029
DATE
FILE NAME 23029 PLAN.vwx
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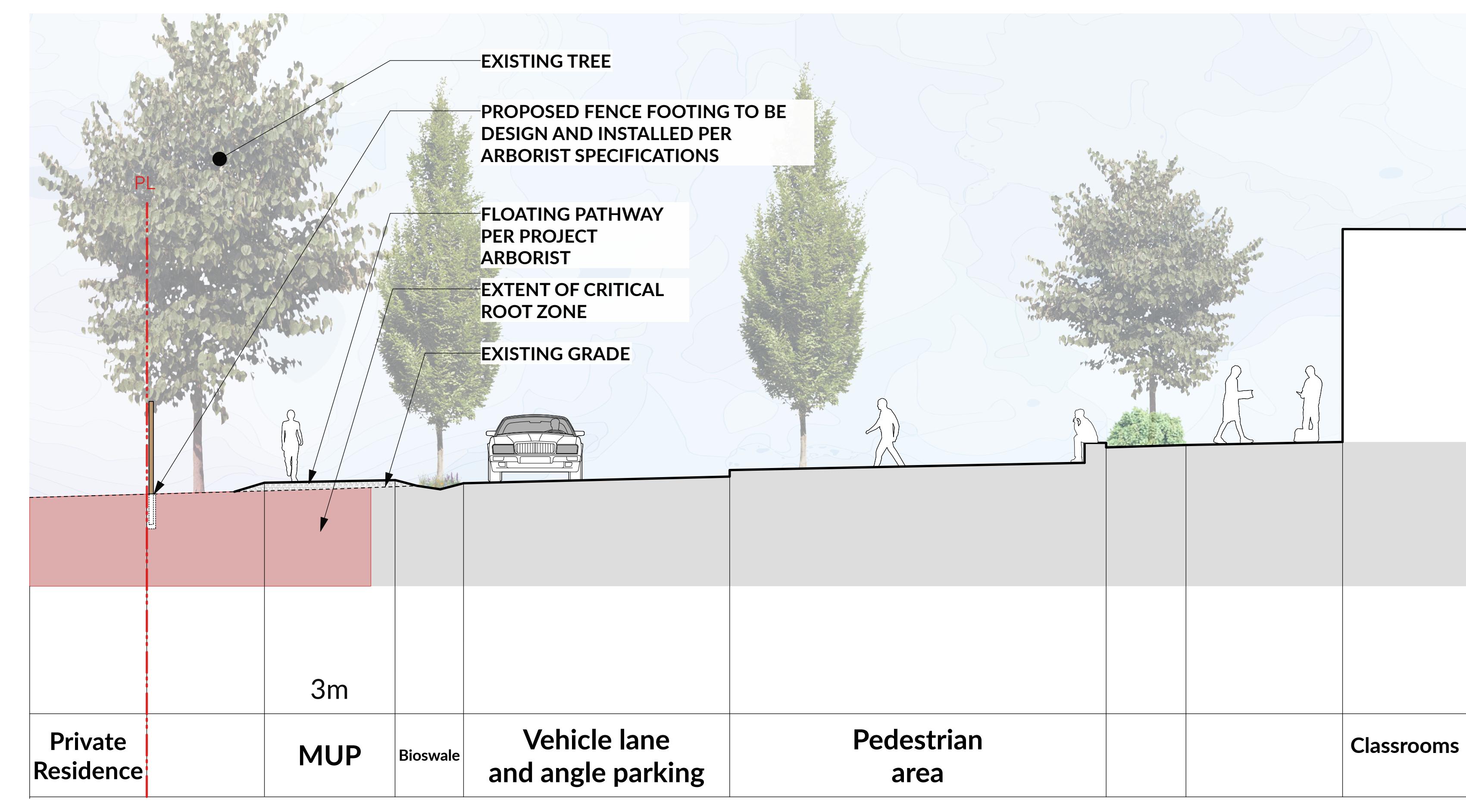
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2024-07-29	Issued for Rezoning
2	2025-03-27	Reissued for Rezoning
3	2025-09-29	Reissued for Rezoning



KEY MAP 1:1500



1 Tree Retention Section 1
Scale: 1:75



2 Tree Retention Section 2
Scale: 1:75

PROJECT
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DRAWING TITLE
TREE PROTECTION
SECTIONS

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NORTH SCALE
AS SHOWN

PROJECT NO. 23029
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PLOTTED 2025-09-29
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L5.01

GLENLYON NORFOLK SCHOOL - DESIGN RATIONALE

Glenlyon Norfolk School welcomes students, families and alumni into the bustling, active heart of campus while engaging with its residential context with public through-paths, cycling infrastructure, rich habitat value, and a continuation of the Gonzales Neighbourhood's signature urban forest. Through thoughtful material choices, careful locating of program and adjacencies, native and adaptive planting, retention of key existing trees, and amenities that welcome the community into the edges of the site, GNS provides an inviting and enriching experience to its community.

The formal entry to GNS is located on Richmond Avenue, with a widened sidewalk, bike lane, and lush rain gardens providing nature-based stormwater management for the site. A dropoff zone for vehicles is bisected by the main pedestrian throughway, an east-west spine that leads visitors past a restored Garry Oak meadow and into the interior courtyard.

The courtyard is the centre of student social life in the campus landscape. Using retained soil volumes to provide tactile plantings and flexible lawn space, this space is malleable and oriented to the social life of the campus community. Movable furnishings, spaces for dining, bike parking, timber decking, and feature paving that supports wayfinding completes this bustling hub. Tree plantings at the heart of the courtyard anchors the space.

Moving along the pedestrian throughway, visitors emerge onto the playing field, overlooked to the east and north by terraced seat walls, innovative and compelling social spaces for students to perch and eat, talk, bask in the sunshine, and take in the view.

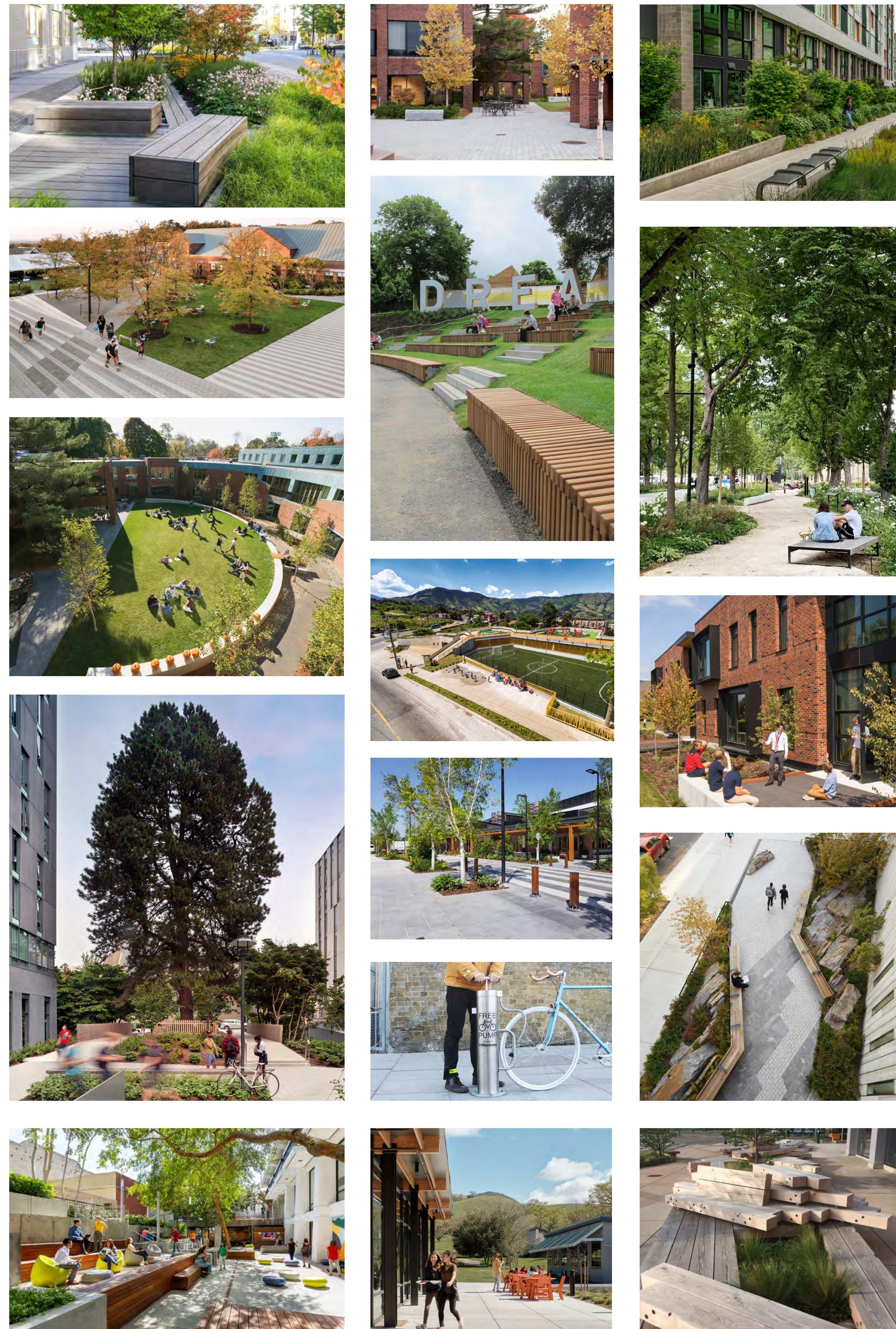
To the west of the field, tucked into the building massing, a playground and half basketball court provide fun and active spaces for students while shielding neighbours from noise.

To the south of the field is an internal street flanked by a generous multi-modal pathway along the southern edge of the site. Permeable paving and lush planting characterize this corridor. This southern pathway provides a pedestrian linkage from Richmond and Laurentian to the Maddison Street Greenway, and features a bike repair amenity and bike parking. At the southeastern corner of the site, the pathway terminates at a crossroads where Richardson and Maddison meet. A community gathering space provides seating and a natural meeting place for school community and neighbours alike.

Moving north along the Maddison Street Greenway, this edge supports a parklike environment. Bench seating is nestled within this green linear park, immersing passersby in this urban habitat.

The northern boundary of the site is characterized by a robust existing tree canopy and restored native plant ecology. This quiet forest walk is hugged on all sides by trees, leading past townhomes with feature planting to an urban woodland, replete with firs, oaks, and ferns. This substantial buffer provides habitat value and provides privacy for neighbours. A public walkway connects Maddison to Bank Street. Further west, a private pathway skirts an outdoor classroom and a bike parking amenity tucked into the forest.

Conceived of with both the school community and the larger Gonzales community in mind, the GNS Renewal Plan provides a cohesive and unified vision that both looks inwards to students, staff, families and alumni, and outwards to the larger community of the neighbourhood and its ecology.



LANDSCAPE PLAN LEGEND

- 1 FLEXIBLE PLAZA & FIRE ACCESS**
 - Special paving
 - Perimeter planting
 - Perimeter seating
- 16 MADDISON GREENWAY**
 - Sidewalk
 - Substantial boulevard planting
 - Pocket seating zones
- 2 STUDENT COMMONS**
 - Flexible lawn
 - Timber platform seating/ stage
 - Moveable Furnishings
 - Planting
- 17 ACCESSIBLE RAMP TO FIELD**
- 18 DINING SPILLOUT**
- 19 PLAY ZONE**
- 20 BASKETBALL COURT (below)**
- 21 OUTDOOR MAKER SPACE**
 - Large harvest tables
 - Storage
 - Lush planting
- 22 BIKE PARKING AND AMENITY**
- 23 RESTORED GARRY OAK MEADOW**
 - Foot paths
- 24 SURFACE PARKING AREA**
- 25 SOUTHERN PLANT BUFFER**
 - Dense screening planting
 - 6' - 8' tall fence
- 26 LOADING ZONE (back-of-house)**
- 27 UNDERGROUND PARKING ENTRANCE**
- 28 RESIDENTIAL PARKING**
- 29 GROUP/SPORTS TEAM SEATING STEPS**
- 30 COMMUNITY GATHERING NODE**
- 31 STUDENT BUS SPILLOUT AREA**
- 32 RAIN GARDEN SEATING AREA**
- 10 OUTDOOR CLASSROOM SPACE**
- 11 FLEXIBLE SEATING AREA**
 - Views to field
 - Lush planting
 - Moveable furnishings
- 12 SEAT WALL SPECTATOR ZONE**
- 13 RESIDENTIAL YARDS**
 - Shared pathway
- 14 PLANTED SLOPE**
- 15 SEAT STEP SPECTATOR ZONE**

REVISIONS AND ISSUES		
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3	2025-09-29	REISSUED FOR REZONING

PROJECT GLENLYON NORFOLK SCHOOL RENEWAL

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DRAWING TITLE

DESIGN RATIONALE

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PROJECT
**GLENLYON NORFOLK
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ADDRESS
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LEGAL LOT A, SECTION 68, VICTORIA
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DRAWING TITLE
**TREE REPLACEMENT
PLAN**

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NORTH SCALE
1:400

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L0.03



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PROJECT
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LANDSCAPE PLAN

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TREE MANAGEMENT STRATEGY

The GNS School site has a number of existing trees that will be retained and incorporated into the final phased landscape design. However, there are also a number of existing trees that are going to be removed for this development. The landscape design includes many proposed trees to not only make up for this loss, but to also further enhance the environment of the school grounds and surrounding community.

While the promotion of local biodiversity will be one of the main goals of the landscape plan, consideration for native adaptive tree species will also be included for which can flourish in typically altered conditions including, above ground planters, soils on slab and microclimates affected by climate change. Overall these primary objectives will aim to satisfy the tree replacement requirements and maximum desired canopy cover to the existing site.

At this time, the project is in the early stages and a complete Arborist Report will be done once the project advances. A draft Arborist Report has been provided that includes an inventory of the existing trees on site and some arboricultural observations.

TREE PLANTING AND REPLACEMENT

- Selection of native or native adaptive tree species to consider form and character, habitat value and climate resiliency appropriate for the existing site.
- Restore pre-development landscapes and determine opportunities for replanting of Garry Oak ecosystem plantings/tree communities.
- Provide minimum 900mm soil depth for all proposed trees to ensure healthy root growth and adequate soil volume for all tree types and species.
- Site all trees a minimum 2m away from all proposed building elements as per the City of Victoria Tree Protection Bylaws.
- Support tree growth and health with the inclusion of soil cells in all areas where trees

L1.01

REVISIONS AND ISSUES		
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1	2024-07-29	ISSUED FOR REZONING
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3	2025-09-29	REISSUED FOR REZONING



L1.02

GARRY OAK MEADOW



Quercus garryana,
Garry oak



Camassia quamash,
Blue Camas



Allium cernuum,
Nodding Onion



Elymus glaucus,
Blue wildrye



Symphoricarpos albus,
Snowberry



Arbutus meziesii,
Arbutus

RAIN GARDEN



Acer rubrum,
Red maple



Sambucus racemosa,
Red elderberry



Rosa nutkana,
Nootka Rose



Myrica gale,
Bog myrtle



Carex obnupta,
Slough sedge

PWL
PARTNERSHIP

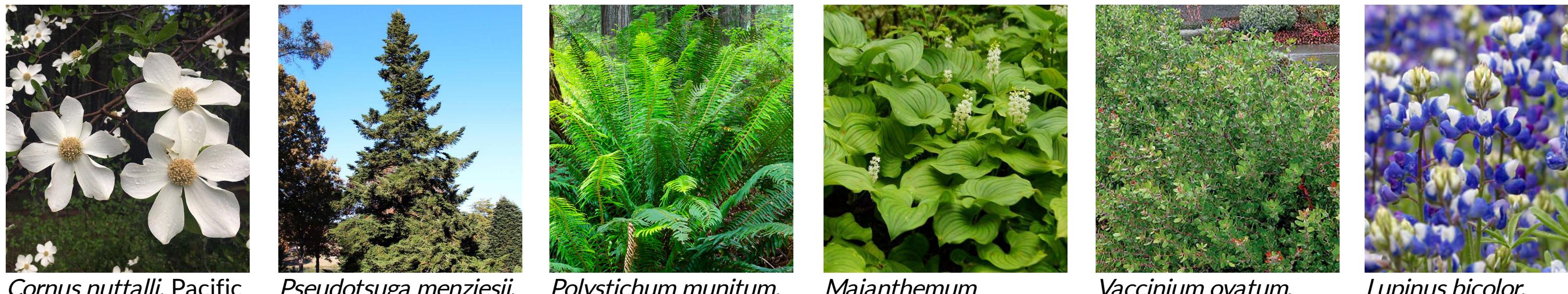
5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

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WOODLAND CHARACTER



Cornus nuttalli, Pacific
dogwood



Pseudotsuga menziesii,
Douglas Fir



Polystichum munitum,
Western sword fern



*Maianthemum
dilatatum* 'False Lily of
the Valley'



Vaccinium ovatum,
'Evergreen
Huckleberry'



Lupinus bicolor,
Two-coloured lupin

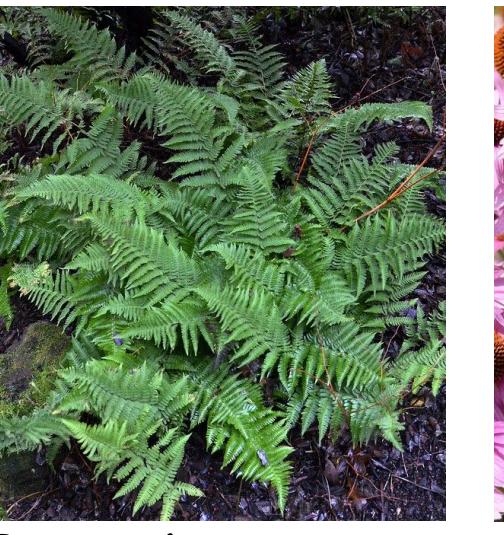
GREENWAY PLANTING



Deschampsia cespitosa,
Tufted Hair Grass'



Clethra alnifolia, 'Ruby
Spice' summersweet



Dryopteris arguta,
Coastal wood fern



Echinacea purpurea,
Purple cone flower



Vaccinium ovatum,
'Evergreen
Huckleberry'



Pinus contorta var.
contorta, Shore pine



Larix decidua,
'European larch'



Malus fusca, Pacific
crabapple

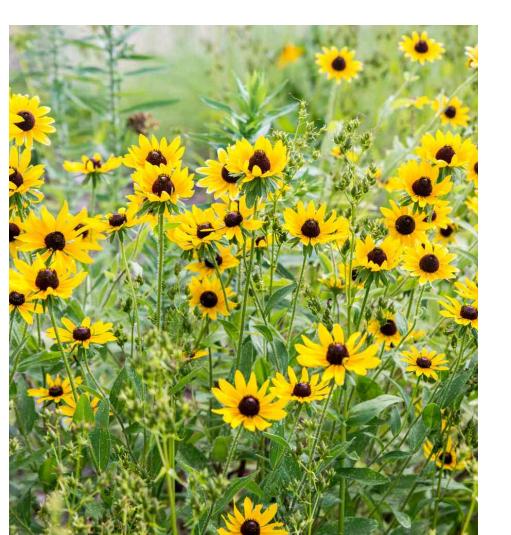


Eriophyllum lanatum,
Woolly sunflower

RESIDENTIAL PLANTING



Deschampsia cespitosa,
Tufted Hair Grass'



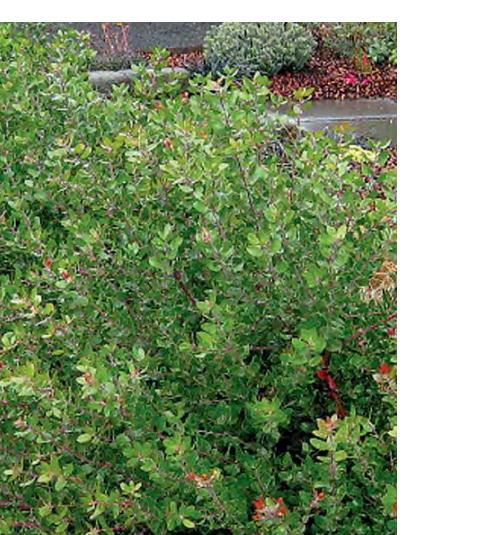
Rudbeckia fulgida,
'Goldstrum',
black-eyed Susan



Cornus kousa 'Satomi',
Satomi dogwood

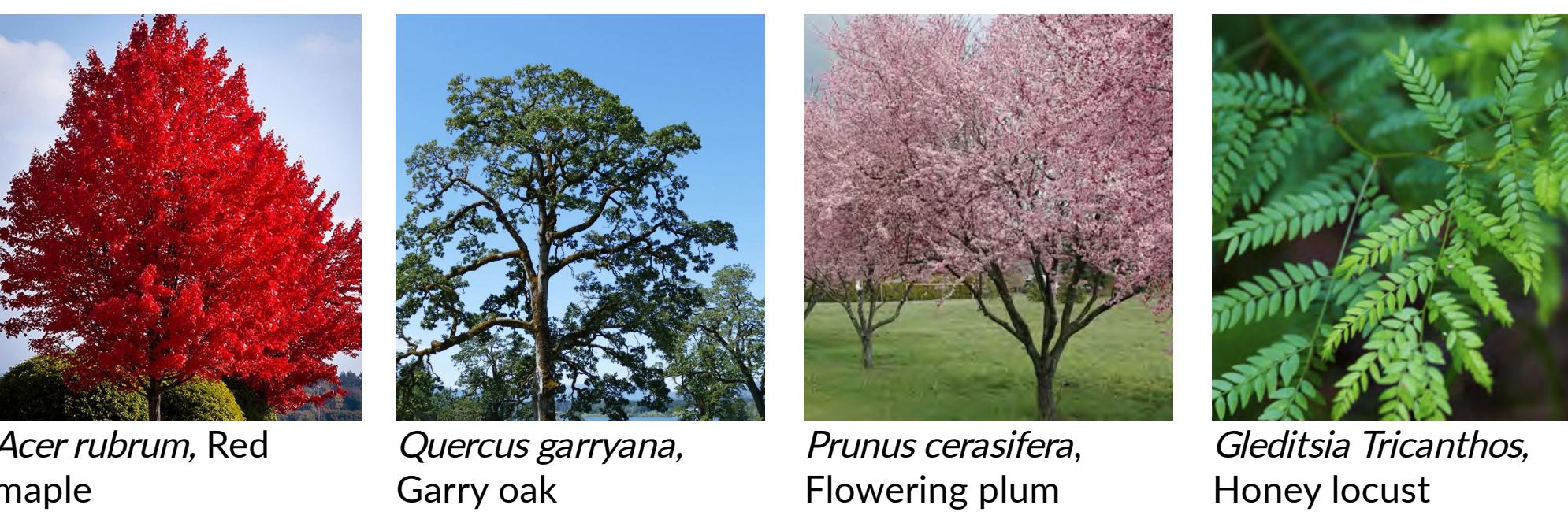


Cornus canadensis,
bunchberry



Vaccinium ovatum,
'Evergreen
Huckleberry'

MUNICIPAL REPLACEMENT TREES



Acer rubrum, Red
maple



Quercus garryana,
Garry oak



Prunus cerasifera,
Flowering plum



Gleditsia Tricanthos,
Honey locust

PROJECT
GLENLYON NORFOLK
SCHOOL RENEWAL

ADDRESS

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PLANT LIST

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L2.01



PLANTING ZONES LEGEND

- █ POCKET PLANTING
- █ GARRY OAK MEADOW
- █ WOODLAND CHARACTER
- █ RAIN GARDEN
- █ GREENWAY EDGE
- █ LAWN
- █ RESIDENTIAL CHARACTER
- █ GREEN ROOF PLANTING
- █ Streetscape Planting to be per City of Victoria Standard Planting

PROJECT
GLENLYON NORFOLK
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PLANTING PLAN

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SOIL DEPTH LEGEND

	150mm
	450mm
	900mm
	BIOFILTRATION GROWING MEDIUM - 900mm
	SOIL CELLS - 1000mm

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SOIL DEPTH PLAN

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L2.03

RAINWATER STRATEGY PRELIMINARY CALCULATION			
LANDSCAPE TYPE	TOTAL AREA	SIZING FACTOR	CALCULATED DRAINAGE AREA
Rain Garden	930sqm Base Area	5%	18,600sqm
Bioswale	80sqm Base Area	15%	540sqm
Extensive Green Roof	1,025sqm	Green Roof footprint only	
Soft Landscape	5,910sqm	Soft Landscape footprint only	
Impermeable Surface	18,861sqm		
TOTAL			19,140sqm

NOTE: ALL FIGURES ARE PRELIMINARY CALCULATIONS PER THE CITY OF VICTORIA PROFESSIONAL RAINWATER MANAGEMENT STANDARDS AND WILL BE REFINED THROUGH FUTURE DESIGN PHASES.

RAINWATER MANAGEMENT STRATEGY

One of the design goals of the Glenlyon Norfolk School Renewal is to positively contribute to stormwater management. Strategies like rain gardens, bioswales, permeable paving, and green roofs will be leveraged to increase environmental sustainability. A key part of this strategy is the integration with existing stormwater infrastructure to ensure seamless drainage connectivity, preventing overflow during heavy rainfall events. Green roofs provide the possibility of capturing and local treatment of rainwater that can be used for irrigation, toilet and urinal flushing and other non-potable uses.

Compliance with the City of Victoria regulations and environmental considerations will ensure that the chosen plants and materials minimize ecological impact while also enhancing the school's resilience against climate change.

These green infrastructure features will serve as practical tools for teaching environmental stewardship and sustainability to staff and students at the school as well as the surrounding community.



PROJECT
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Green Roof



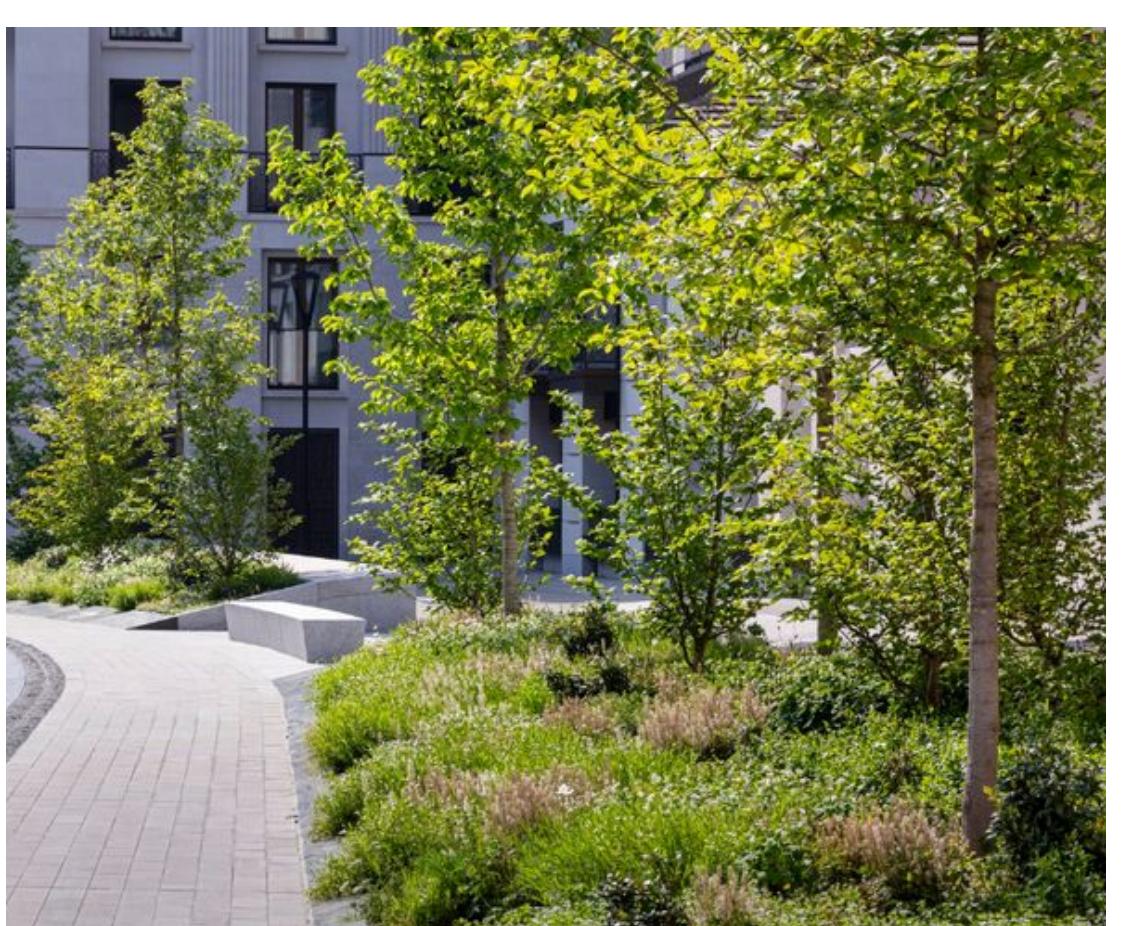
Rain Garden



Bioswale



Permeable Paving



Soft Landscape

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**RAINWATER
MANAGEMENT
PLAN**

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L3.01

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DRAWING TITLE
WAYFINDING PLAN

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L4.01



(PG) PRIVATE GNS CAMPUS GATEWAY
Significant entry points to the GNS campus with no public access.

- Arbour or alternative structural element
- Lockable gate

(H) HERITAGE AND PLACE MAKING
Commemorate and tell the story of the GNS as a school and long standing place in the community.

- Traditional heritage signage
- Pavers
- Public art
- Planting and landscape elements

(G) GNS CAMPUS GATEWAYS
Significant entry points to GNS that may allow community access. These gateway features may borrow form and materials from the private gateways, but should differ overall. These gateway features will serve as a signifier to community members that they have entered GNS campus. In some cases they may be paired with a wayfinding sign that has more direct messaging.

- Structural element (may include bench)
- Special paving
- Planting
- Lighting

(W) WAYFINDING
Located throughout the campus to provide directional information to students, staff, and visitors. Designed for pedestrian and cyclist use.

- Sign posts
- Pavement markings
- Bollards
- Lighting

(VW) VEHICULAR WAYFINDING
Located along the Richmond drop-off, internal road, and parking areas to provide directional information and instructions to drivers (students, staff, and visitors)

- Sign posts
- Pavement markings
- Bollards
- Lighting

0 25 50 m

H HERITAGE AND PLACEMAKING



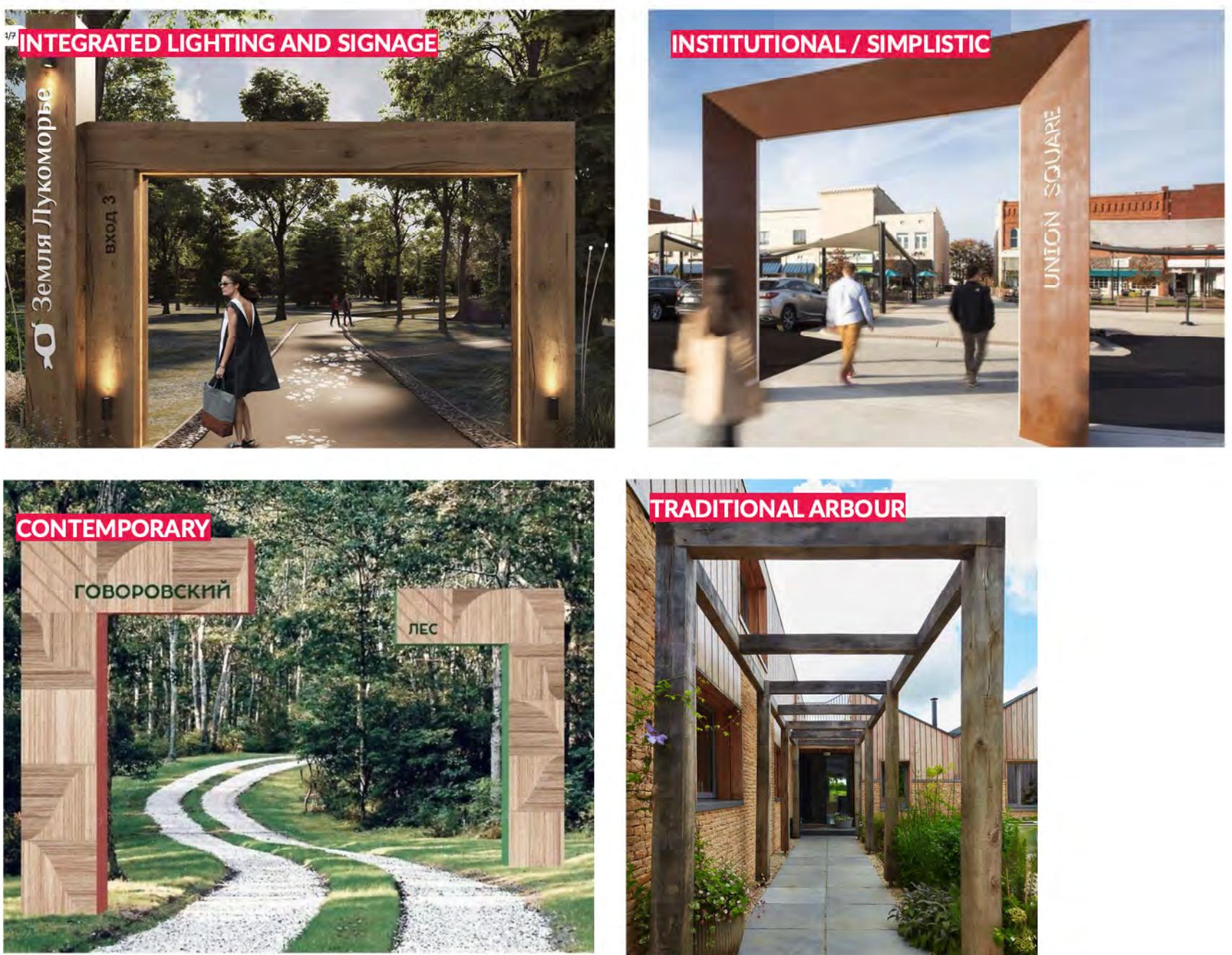
VW VEHICULAR WAYFINDING



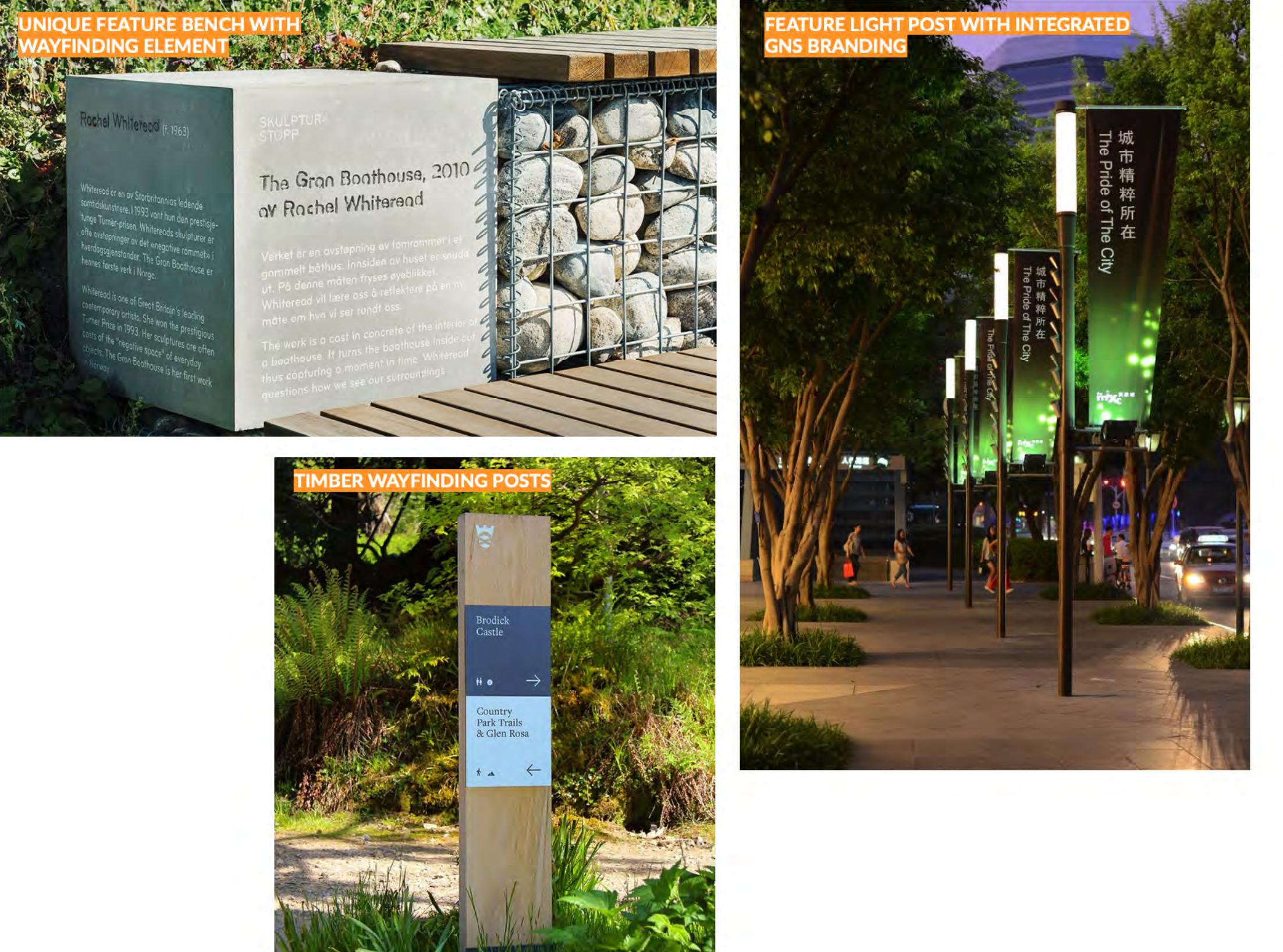
W PEDESTRIAN WAYFINDING



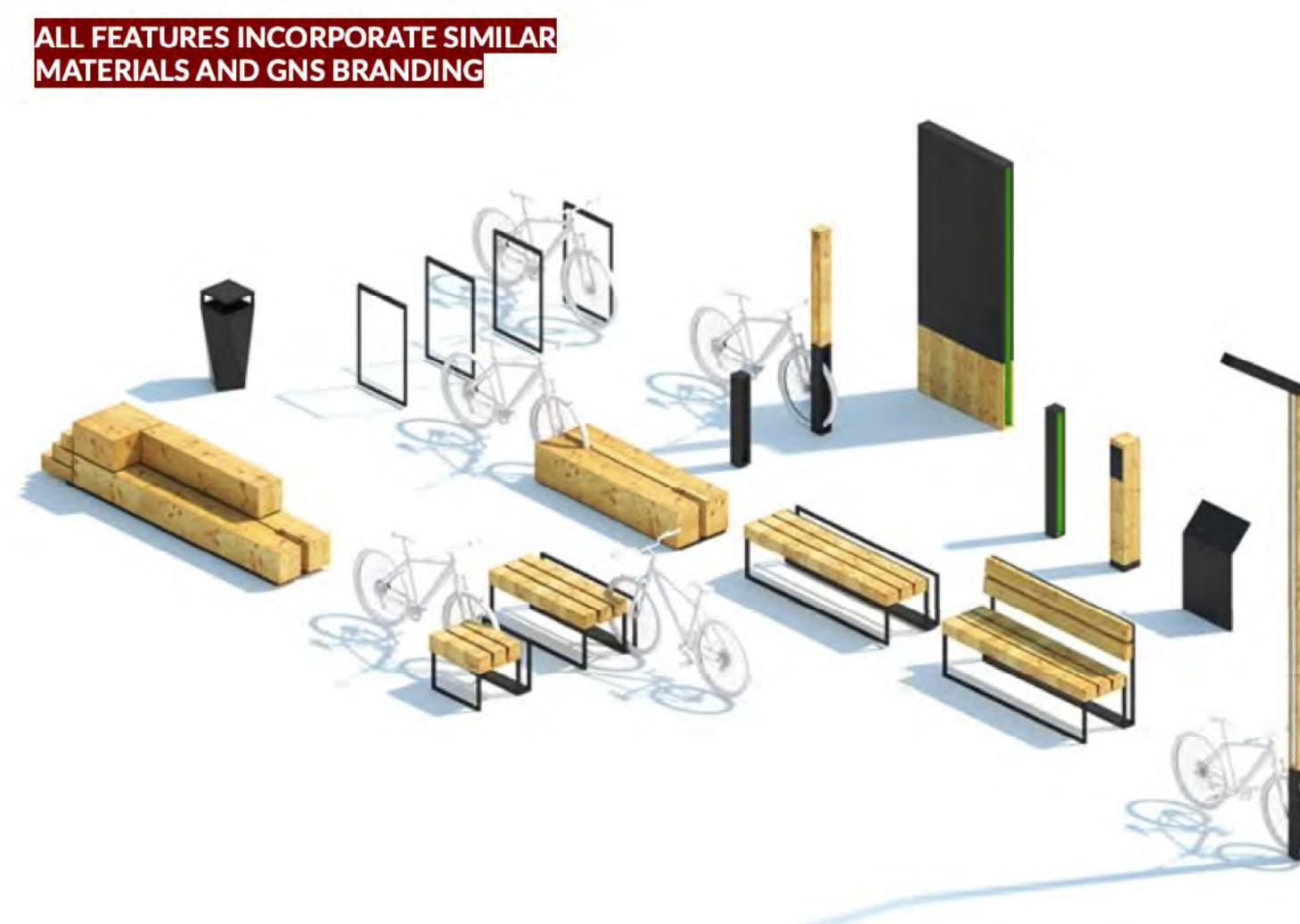
PG PRIVATE GNS CAMPUS GATEWAY



G GNS CAMPUS GATEWAY - COMMUNITY



INTEGRATED DESIGN FAMILY ACROSS ALL WAYFINDING



PROJECT GLENLYON NORFOLK SCHOOL RENEWAL

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