

DISTRICT OF SAANICH

DPR00903

DEVELOPMENT PERMIT

To: **Michigan Projects Ltd., Inc No. BC1200103**
1933 Keating Cross Road
Saanichton, BC V8M 2A4

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Lot 3, Section 32, Victoria District, Plan 3876, PID: 006-143-628
3921 Quadra Street

Lot 2, Section 32, Victoria District, Plan 3876, PID: 006-143-610
3925 Quadra Street

Parcel A (DD86441-I) of Lot 1, Section 32, Victoria District, Plan 3876,
PID: 006-143-601
3933 Quadra Street

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 2003, Section 7.4 (a) to reduce the amount of visitor parking from 22 spaces to 4 spaces.
 - (b) By varying the provisions of the Zoning Bylaw 2003, Section 7.4 (g) and Table 7.5 Transportation Demand Management requirements by accepting as a Transit Package consisting of a \$50,000 contribution to the BC Transit EcoPass fund for the project site with information packages for residents.
 - (c) By varying the provisions of the Zoning Bylaw 2003, Section 7.4 (h) and Table 7.6A to reduce the on-site loading space requirement from 1 space to 0 spaces.
 - (d) By varying the provisions of the Zoning Bylaw 2003, Section 745.4 (a)(i) to reduce the required setback from any lot line abutting a street from 5m to 4.5m to the north lot line abutting St Peter's Road; and vary the corresponding projection into required yards in Section 5.8(c) to increase the allowable projection for balconies from 1.2m to 2.2m.
 - (e) By varying the provisions of the Zoning Bylaw 2003, Section 745.5(a)(iii) to reduce the required setback to the rear yard from 6.5m to 6.0m.

- (f) By requiring the buildings and lands to be constructed and developed in accordance with:
- a. the Architectural Plans prepared by Alan Lowe Architect Inc:
 - i. Sheets A1.1 and A2.1 received on February 21, 2025, **(NOTE: site plans on A1.1 and A2.1 to be replaced with a revised plan)**
 - ii. Sheets A3.0, A3.1, A4.0, A4.1, A5.0 to 5.3 received on November 20, 2024, and
 - b. the Landscape Plan prepared by Lombard North Group received February 21, 2025, **(NOTE: to be replaced with a revised plan)**

copies of which are attached to and form part of this permit.

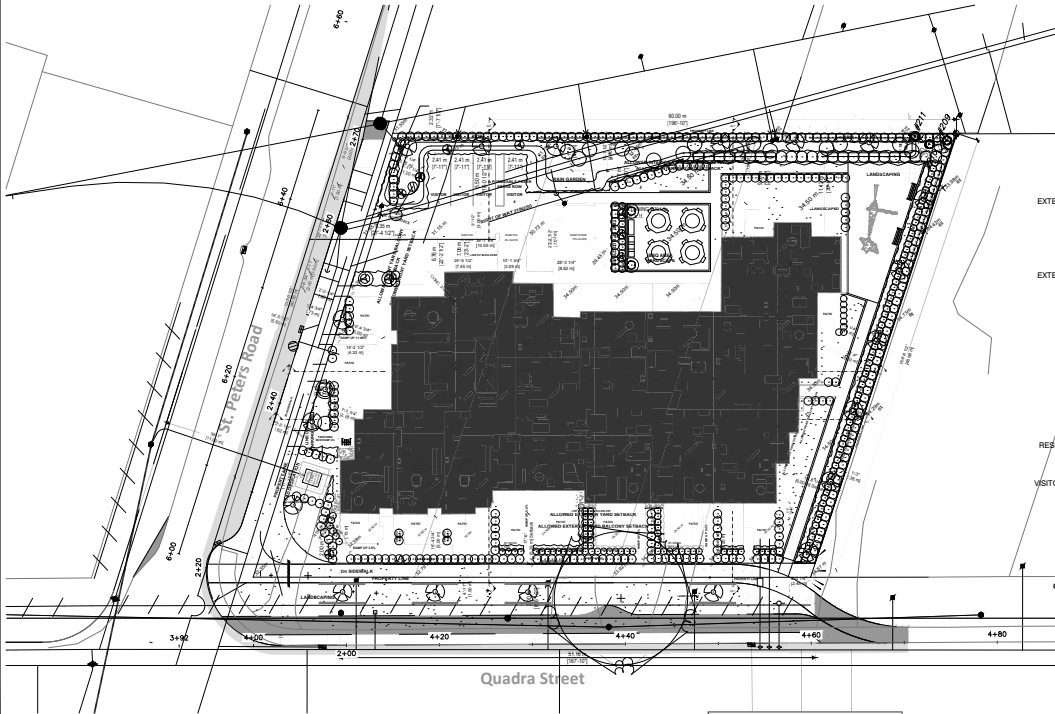
- (g) Notwithstanding any plans attached to this permit, as a condition of this permit the development shall;
- a. Reduce the property line fence height so that it is no higher than 1.5 m within 3 m of where the property line meets a road.
4. The Owner shall substantially start construction with respect to the development within 24 months from the date of issuance of the permit, in default of which the permit will lapse and will be of no further force or effect.
5. Construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$99,480 to guarantee the performance of the requirements of this Permit respecting landscaping.
- (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2, and L-3).
- (c) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
- (d) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.

7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in the Director's absence, the Manager of Current Planning.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with Director of Planning or in the Director's absence, the Manager of Current Planning.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors, and assigns as the case may be or their successors in title to the land.
10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Corporate Officer



1 SITE PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
Feb 21, 2025
PLANNING DEPT.
DISTRICT OF SAANICH

PROJECT INFORMATION

LEGAL ADDRESS: LOTS 1, 2, & 3, SECTION 32, PLAN 3876
SAANICH DISTRICT
3921, 3925, 3933 QUADRA STREET
VICTORIA, B.C.
PROJECT: NEW 6-STORY MULTI-FAMILY RESIDENCE
OWNER: MICHIGAN PROJECTS LTD.
ARCHITECT: ALAN LOWE ARCHITECT, INC.

ZONING DATA

ZONING: CURRENT: RS-4
PROPOSED: RA-11
ORIGINAL SITE AREA: 2,879.16 m² (30,991.02 S.F.)
SITE AREA AFTER: 1,107.12 m² (11,926.1 S.F.)
ROAD DEDICATION: 2,743.96 m² (29,535.82 S.F.)
GROUND FLOOR AREA: 77.33 m² (832.45 S.F.)
1-BDRM MEZZANINES: 1,214.42 m² (13,071.99 S.F.) X 3 FLOORS
FIFTH FLOOR AREA: 1,001.12 m² (10,776.04 S.F.)
SIXTH FLOOR AREA: 710.85 m² (7,651.62 S.F.)
TOTAL GROSS FLOOR AREA: 6,540.28 m² (70,398.99 S.F.)
B.C.B.C. BUILDING AREA: 1,214.42 m²

UNITS:
ONE BEDROOM: 28 @ 38.3%
TWO BEDROOM: 40 @ 54.7%
THREE BEDROOM: 5 @ 6.9%
TOTAL UNITS: 73

DENSITY (F.A.R.): PROPOSED 2.31 ALLOWED 2.8
COVERAGE: 44.25% 50%

SETBACKS:
FRONT LOT (St. Peter's Road): 4.52 m 5.0 m (MINIMUM OF 0.5 m REQUESTED)
EXTERIOR SIDE LOT LINE (Quadra St.): 5.53 m 5.0 m
INTERIOR SIDE LOT LINE: 7.54 m 4.0 m
REAR YARD LOT LINE: 6 m 6.50 m (MINIMUM OF 0.5 m REQUESTED)

BALCONIES SETBACKS:
FRONT LOT (St. Peter's Road): 2.18m 1.2 m (MINIMUM OF 0.5 m REQUESTED)
EXTERIOR SIDE LOT LINE (Quadra St.): 0.15 m 1.2 m
INTERIOR SIDE LOT LINE: 0 m 0.6m
REAR YARD LOT LINE: 0.41 m 1.2m

HEIGHT: 21.17 m 21.50m

AVERAGE GRADE:
AVERAGE GRADE = SUM OF GRADES / NUMBER OF GRADES
A = B + C + D + E + F + G + H + I + J + K + L + M
31.72 + 32.02 + 32.28 + 34.37 + 34.32 + 34.16 + 33.81 +
33.21 + 33.21 + 30.37 + 31.49 + 31.58 / 12
AVERAGE GRADE = 32.72m

PARKING PROPOSED ALLOWED
RESIDENTIAL TOTAL PARKING: 50 (68/UNIT) 110 (1.5/UNIT)
ENERGIZED SPACES: 100% 100%
SMALL CAR: 14 42 (25% OF THE REQUIRED PARKING)
VISITOR PARKING (3 PER UNIT): 4 22 (30% MINIMUM REQUIRED)
ACCESSIBLE: 2 1 (MINIMUM 10 REQUIRED)
BICYCLE Type I: 102.7% (5 BICYCLES) 100% (BICYCLES REQUIRED)
BICYCLE Type II: 100% (BICYCLES REQUIRED) 100% (BICYCLES REQUIRED)

BUILDING CODE DATA
BC BUILDING CODE EDITION: 2018, PART 3
BUILDING AREA: 1,214.42 m²
NO. OF STORIES FACING: 2
BUILDING HEIGHT: 6 STOREYS (MAJOR OCCUPANCY)
OCCUPANCY CLASSIFICATIONS: C (RESIDENTIAL) (SUBSIDIARY OCCUPANCY)
BUILDING CLASSIFICATIONS: B.C.B.C. 3.2.2.50 - GROUP C - 6 storeys, Sprinklered, Corridor or Non-combustible, Building Area not more than 1,500 m²
Floor and roof assemblies shall be fire separations with a fire-resistance rating not less than 1 hour
B.C.B.C. 3.2.2.58 - GROUP F3 - One Storey, Sprinklered, Non-combustible, Building Area not more than 16,800 m²

SPRINKLERED: YES (NFPA13) (B.C.B.C. 3.2.5.12.1)
FLOORS, ROOFS, SUPPORTING STRUCTURES:
1 HR 1 HR 1 HR
F.R.R. BETWEEN SUITES: 1 HR (B.C.B.C. 3.3.4.2.1) 1 HR
F.R.R. OF CORRIDOR: 1 HR (B.C.B.C. 3.3.4.2.2)
FIRE ALARM SYSTEM: YES (B.C.B.C. 3.2.4.1.1)
STANDPIPE SYSTEM: YES (B.C.B.C. 3.2.5.8)
EMERGENCY POWER: YES (B.C.B.C. 3.1.8.12)
UNIT ENTRY COOR F.R.R.: 20 min. (B.C.B.C. 3.1.8.12)
ACCESSIBILITY: NOT REQUIRED TO SERVICE ROOMS AND SPACES, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF (B.C.B.C. 3.8.2.3.2)

NOTE: ALL UNITS TYPE COMPLY WITH B.C.B.C. ADAPTABLE UNITS AS PER SECTION 5.36 IN ZONING BYLAW.

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consultant

project name:



Revisions	
10	REVISION TO RECORDING 05 FEB '24
11	PLANNING COR. COORD. 07 FEB '25
12	ACCESSIBLE PARKING 20 DEC '24
13	REVISION 01NOV '24
14	ISSUED FOR ADP 25 SEP '24
15	REVISION FOR RECORDING 19 JAN '25
16	FOR COORDINATION 17 NOV '25
17	FOR COORDINATION 17 OCT '25
18	FOR RECORDING 05 JAN '25
19	FOR RECORDING 05 OCT '25
20	FOR RECORDING 18 JUNE '25
21	FOR REVIEW 21 APR '25
22	FOR REVIEW 21 APR '25

alan lowe architect inc.
118 - 21 Elm Street
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250.363.2888

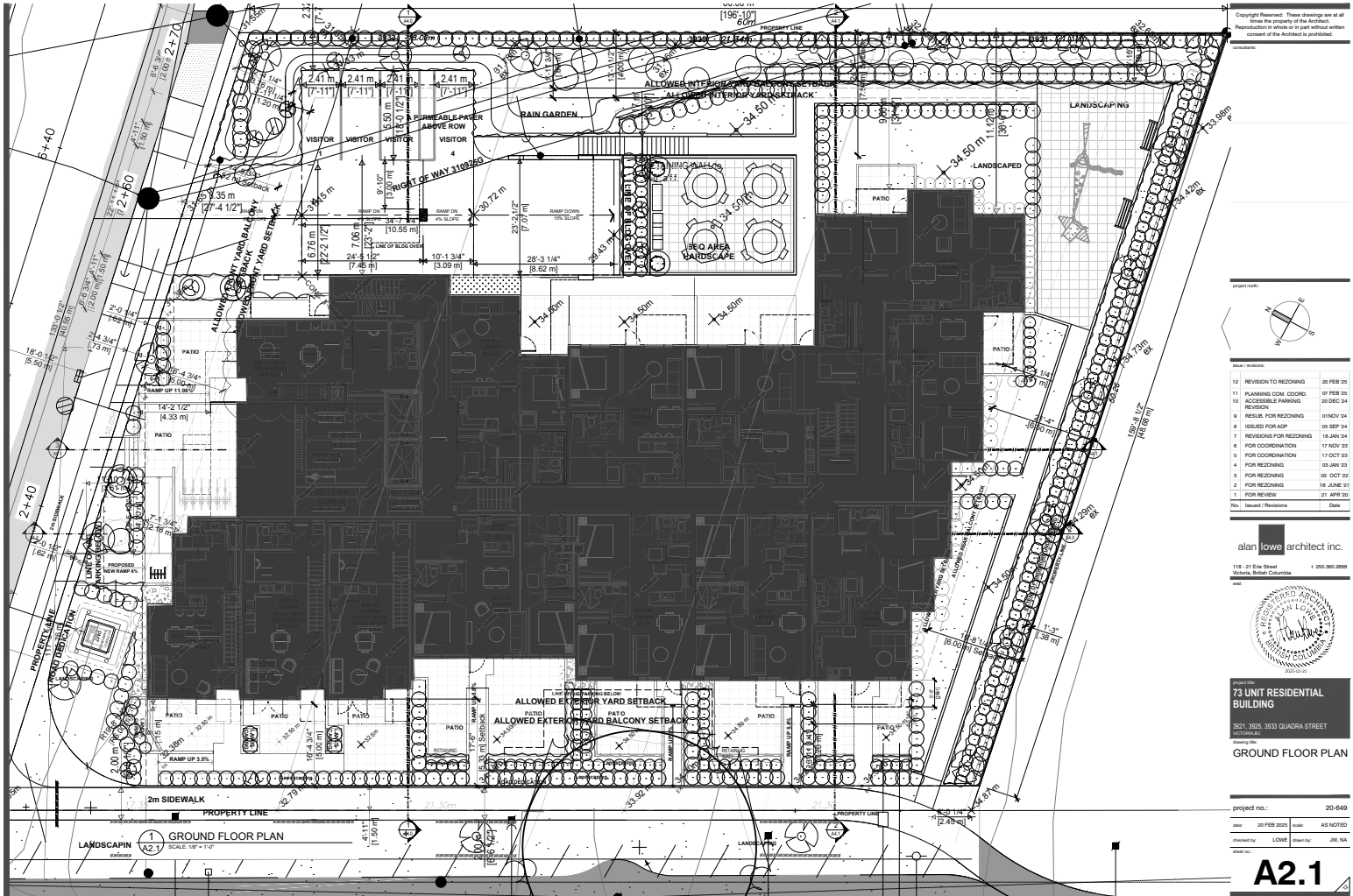


73 UNIT RESIDENTIAL BUILDING
3921, 3925, 3933 QUADRA STREET
VICTORIA, B.C.

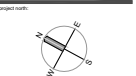
SITE PLAN & PROJECT INFO

project no.:	20-649
date:	20 FEB 2025
checked by:	LOMB
drawn by:	JAN NA

A1.1



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Revision History		
10	REVISION TO REZONING	09 FEB '24
11	PLANNING COM. COORD.	09 FEB '24
8	ACCESSIBLE PARKING	30 DEC '24
9	REVISION	01 NOV '24
9	REVISION FOR REZONING	01 NOV '24
8	ISSUED FOR ADP	25 SEP '24
7	REVISION FOR REZONING	19 JAN '24
6	FOR COORDINATION	17 NOV '23
5	FOR COORDINATION	17 OCT '23
4	FOR REZONING	09 JAN '23
3	FOR REZONING	09 OCT '22
2	FOR REZONING	18 JUNE '21
1	FOR REVIEW	21 APR '20
Prepared / Reviewed		Date

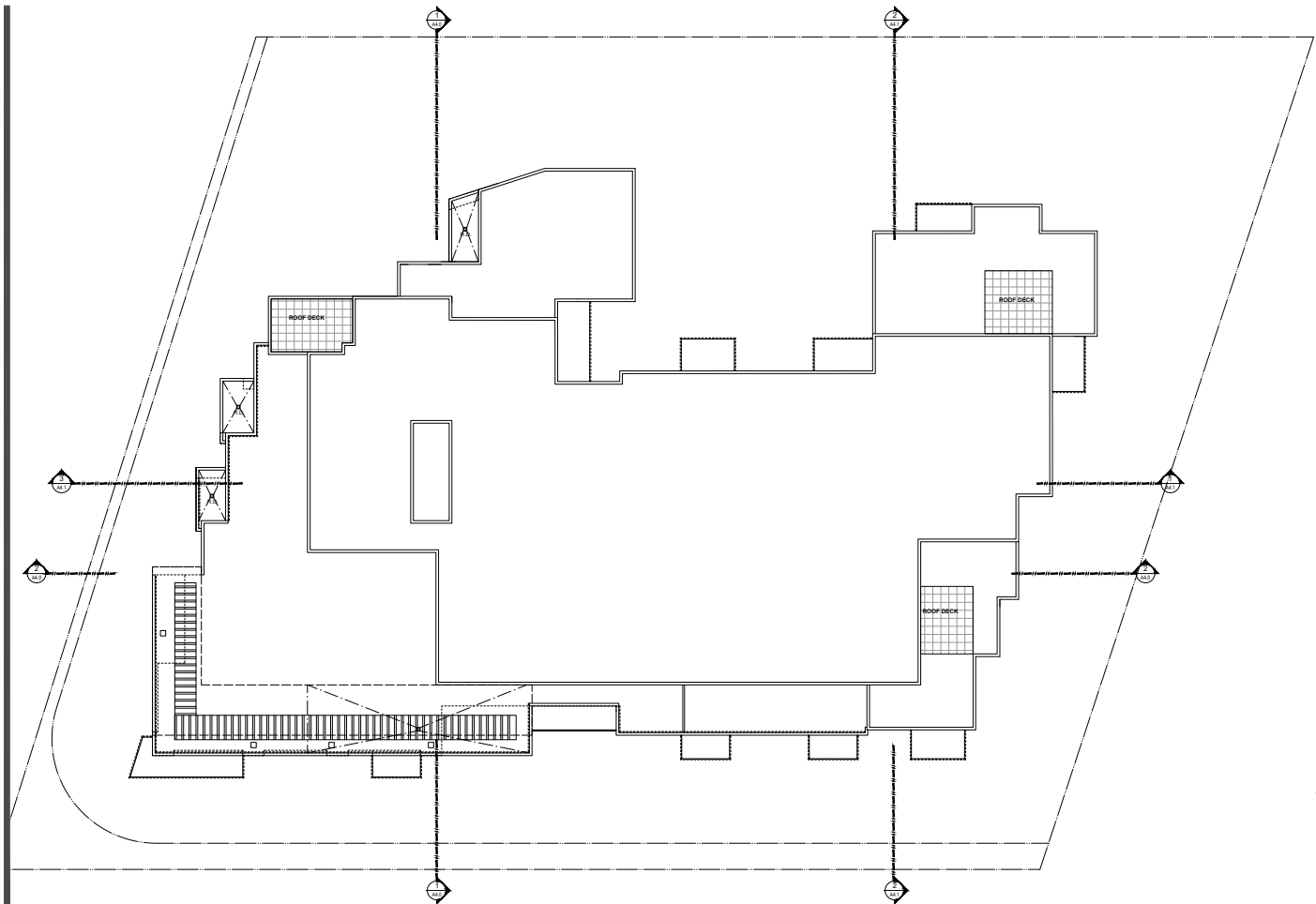
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1 250.360.2885



Project Name
73 UNIT RESIDENTIAL BUILDING
3021, 3025, 3033 QUADRA STREET
VICTORIA, BC
GROUND FLOOR PLAN

project no.:	20-649
date:	20 FEB 2025
drawn by:	LOME
checked by:	LOME
project no.:	20-649

A2.1



1 ROOF PLAN
A2.6 SCALE: 1/8" = 1'-0"

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consultants:

project name:



Revised / Revisions	
10	REVISION TO REZONING
11	PLANNING COM. COORD.
10	ACCESSIBLE PARKING
9	REVISION
8	REVISION FOR REZONING
7	ISSUED FOR ADP
6	REVISION FOR REZONING
5	FOR COORDINATION
4	FOR REZONING
3	FOR REZONING
2	FOR REZONING
1	FOR REVIEW
Rev.	Revised / Revisions

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Victoria, British Columbia V8P 2G5
1 250.360.2888



Project name:
73 UNIT RESIDENTIAL BUILDING
3021, 3025, 3033 QUADRA STREET
VICTORIA, BC
Roof Plan

project no.:	20-649
date:	20 FEB 2020
drawn by:	LOME
checked by:	LOWE
project no.:	20-649

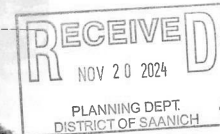
A2.6



1 WEST ELEVATION, ALONG QUADRA STREET
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION, ALONG ST. PETER ST.
SCALE 1/8" = 1'-0"



EXTERIOR FINISHES & NOTES:

- (1) NON-SLIPPERY COMPOSITE W/CL. SPARKLED FINISH
- (2) WHITE
- (3) WOOD PANEL, DARK GREY
- (4) WOOD PANEL, LIGHT GREY
- (5) WOOD PANEL, DARK
- (6) BALCONED WHITE GALVALUME AND GLASS WITH GREY CLAD
- (7) BRASS OR BRASS POET
- (8) ALUMINUM IN WHITE
- (9) CONCRETE RETAINING WALL
- (10) CONCRETE COLUMN
- (11) GLASSING TO MATCH EXISTING WOOD PANEL, COLUMN
- (12) STONE FILL TO MATCH EXISTING
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- (99) STONE FILL TO MATCH EXISTING
- (100) STONE FILL TO MATCH EXISTING

73 UNIT RESIDENTIAL BUILDING
3021, 3025, 3033 QUADRA STREET
SAANICH, BC

PROPOSED ELEVATIONS

project no.: 20-649

date: 01 NOV 2024 scale: AS NOTED

prepared by: LOWE drawn by: NA

sheet no. A3.0

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consultant:

project name:

owner / licensee:

9 REVIEW FOR REVISIONS 01 NOV 24
8 REVIEW FOR ADP 05 SEP 24
7 REVISIONS FOR REVISIONS 15 JAN 24
6 FOR COORDINATION 17 NOV 23
5 FOR COORDINATION 17 OCT 23
4 FOR REVISIONS 03 JAN 23
3 FOR REVISIONS 03 OCT 22
2 FOR REVISIONS 18 APR 21
1 FOR REVIEW 21 APR 20

drawn / checked: Date:

alan lowe architect inc.

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Victoria, British Columbia V8W 2E6
1.250.366.2295

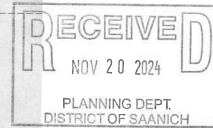




1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EXTERIOR FINISHES & NOTES:

- (1) FOR ALUMINUM COMPOSITE METAL CLADDING PANEL
- (2) WHITE
- (3) HANDED PANEL, DAWN GREY
- (4) HANDED PANEL, LIGHT GREY
- (5) HANDED PANEL, ORANGE
- (6) BALCONY WHITE RAILING AND GLASS WITH GREY FLOOR
- (7) DRINKS OF WOOD POST
- (8) ALUMINUM RAILING
- (9) CONCRETE RETAINING WALL
- (10) CONCRETE COLUMN
- (11) PLASTER TO MATCH HANDED PANEL COLOR
- (12) STONE TILES TO MATCH FLOOR
- (13) STUCCO HANDED PANEL MATCH FLOOR
- (14) STUCCO HANDED PANEL TO MATCH FLOOR

73 UNIT RESIDENTIAL BUILDING
5051, 5055, 5059 QUADRA STREET
VICTORIA, BC

PROPOSED ELEVATIONS

project no.: 20-649
date: 01 NOV 2024
drawn by: LOWE
checked by: N/A

A3.1

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Revisions

Project Name

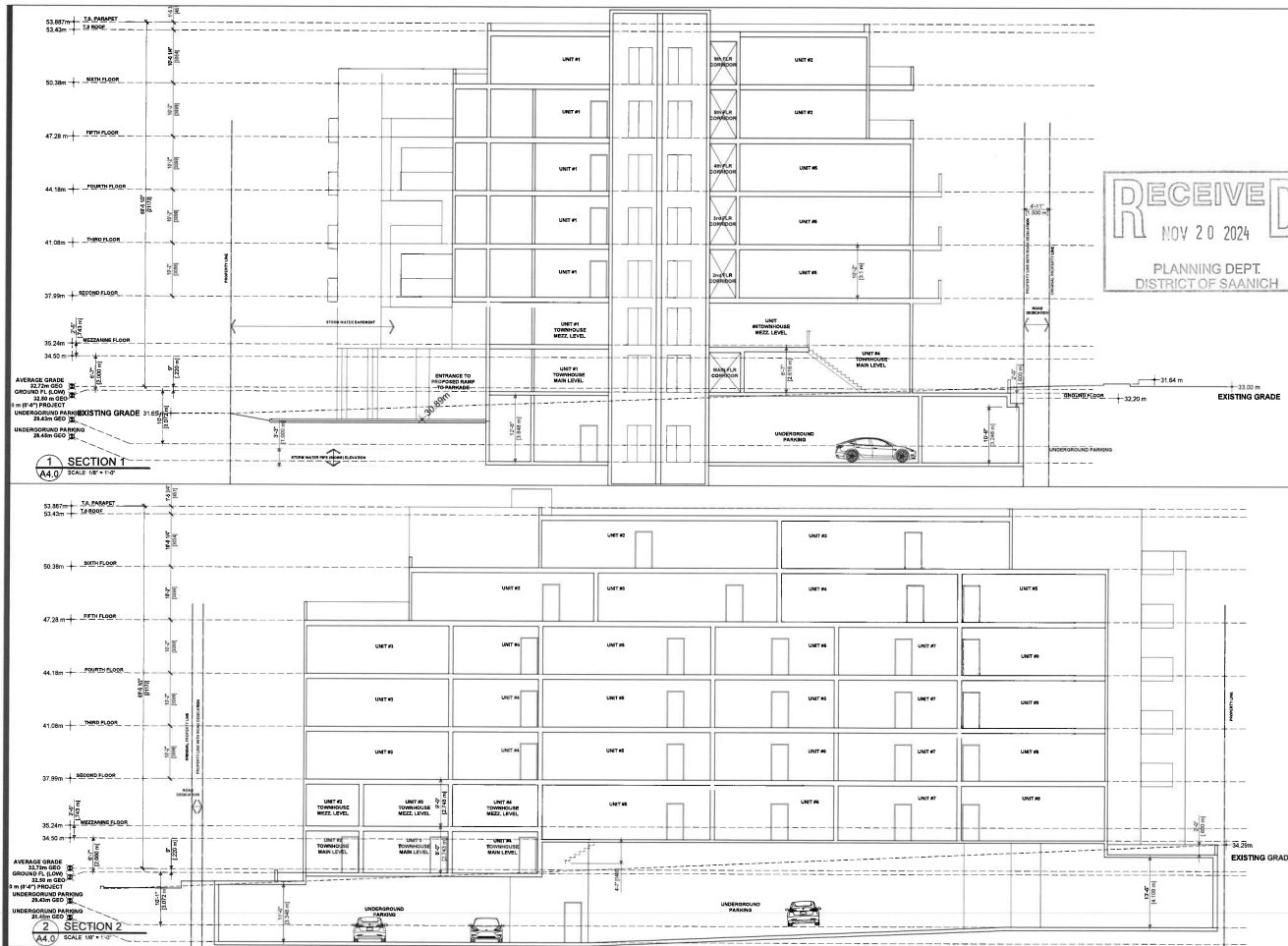
Client Name

9	REVIEW FOR REZONING	01 NOV 24
8	ISSUED FOR ADP	05 SEP 24
7	REVIEWING FOR REZONING	18 JUN 24
6	FOR COORDINATION	17 NOV 23
5	FOR COORDINATION	17 OCT 23
4	FOR REZONING	02 JUN 23
3	FOR REZONING	09 OCT 22
2	FOR REZONING	18 JUNE 21
1	FOR REVIEW	21 APR 20

No. / Revision / Date

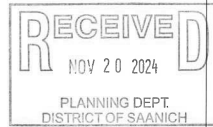
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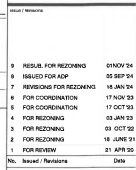
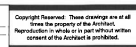
Rev.	Description	Date
1	FOR REVIEW	21 APR 23
2	FOR REVIEW	19 JUNE 23
3	FOR REVIEW	03 OCT 23
4	FOR REVIEW	03 JAN 24
5	FOR COORDINATION	17 OCT 23
6	FOR COORDINATION	17 NOV 23
7	REVISIONS FOR REZONING	16 JAN 24
8	ISSUED FOR AIP	09 SEP 24
9	REBUS FOR REZONING	09 NOV 24

alan lowe architect inc.
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Vancouver, British Columbia V6E 2G4
1 (604) 360-2888



73 UNIT RESIDENTIAL BUILDING
3601, 3625, 3633 GLEN STREET
VICTORIA, BC
PROPOSED SECTIONS 1 & 2

project no.: 20-049
date: 01 NOV 2024 scale: AS NOTED
checked by: LOWE drawn by: CLP
sheet no.: **A4.0**



alan **lowe** architect inc.
118 • 21 Erie Street 1 250.360.2888
Montréal, Québec H2Y 1K9

1000



73 UNIT RESIDENTIAL

BUILDING

3921, 3925, 3933 QUADRA STREET
VICTORIA, BC

drawing title

PROPOSED

SECTIONS 3 & 4

project no.:	20-649
--------------	--------

date	01 NOV 2004	scale	AS NOTED
------	-------------	-------	----------

checked by	LOWE	drawn by	OF
sheet no.			

Δ4 1

A4.1



1 CONTEXT RENDER, FROM QUADRA STREET
SCALE: N.T.S.



2 CONTEXT RENDER, FROM QUADRA STREET
SCALE: N.T.S.



3 CONTEXT RENDER, FROM QUADRA STREET
SCALE: N.T.S.



4 CONTEXT RENDER, FROM ST. PETERS
SCALE: N.T.S.

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No.	Issued / Revisions	Date
9	RESUB. FOR REZONING	01 NOV 24
8	ISSUED FOR ADP	05 SEP 24
7	REVISIONS FOR REZONING	16 JUL 24
6	FOR COORDINATION	17 NOV 23
5	FOR COORDINATION	17 OCT 23
4	FOR REZONING	05 JUN 23
3	FOR REZONING	05 OCT 22
2	FOR REZONING	16 JUNE 21
1	FOR REVIEW	27 APRIL 20

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1 250.360.2969



73 UNIT RESIDENTIAL
BUILDING
3021, 3025, 3033 QUADRA STREET
VICTORIA, BC
ALAN LOWE ARCHITECT INC.
PROPOSED
CONTEXT RENDERS

project no.: 20-649
date: 01 NOV 2024
checked by: LOWE
drawn by: N/A
sheet no.

A5.0

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NOV 20 2024
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DISTRICT OF SAANICH



1 EAST CORNER. BACK OF BUILDING NOT IN CONTEXT
AS.1 SCALE N.T.S.



2 RENDER. FROM ST. PETERS. NOT IN CONTEXT
AS.1 SCALE N.T.S.



3 RENDER FROM QUADRA ST. NOT IN CONTEXT
AS.1 SCALE N.T.S.



4 NORTH WEST CORNER OF THE BUILDING NOT IN CONTEXT
AS.1 SCALE N.T.S.

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DATE: 01/11/2024

DATE: 01/11/2024

9. REVIEW FOR RECORDING	01/11/24
8. REVIEW FOR ADP	06/07/24
7. REVIEW FOR RECORDING	16/06/24
6. FOR COORDINATION	17/05/23
5. FOR COORDINATION	17/05/23
4. FOR RECORDING	03/04/23
3. FOR RECORDING	03/04/23
2. FOR RECORDING	18/04/23
1. FOR REVIEW	21/03/23
No. Issued / Revision	Date

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BUILDING
3021, 3023, 3025 QUADRA STREET
VICTORIA, BC

PROPOSED
RENDERS

project no.:	20-649
date:	01 NOV 2024
drawn by:	LOWE
checked by:	LOWE
scale:	AS NOTED
sheet no.:	1/1

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1 BUILDING PROPOSED RENDER
SCALE N.T.S.



2 BUILDING PROPOSED RENDER
SCALE N.T.S.



3 BUILDING PROPOSED RENDER
SCALE N.T.S.



4 BUILDING PROPOSED RENDER
SCALE N.T.S.

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DATE / REVISIONS

9	REVIS FOR REZONING	01/NOV/24
8	REVIS FOR ASP	05/SEP/24
7	REVISIONS FOR REZONING	19/JAN/24
6	FOR COORDINATION	17/NOV/23
5	FOR REZONING	17/OCT/23
4	FOR REZONING	03/JAN/23
3	FOR REZONING	03/OCT/22
2	FOR REZONING	16/JUNE/21
1	FOR REVIEW	23/APR/20
No. Issued / Revisions		Date

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73 UNIT RESIDENTIAL BUILDING
3071, 3025, 3033 CLARK STREET
MONTREAL, QUEBEC H3T 1V6
PROJECT NO. 20-545
PROPOSED RENDERS

project no.: 20-545
date: 01 NOV 2024 scale: AS NOTED
designed by: LOWE drawn by: N/A

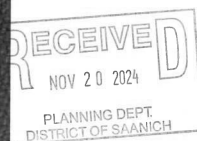
NOV 20 2024
PLANNING DEPT.
DISTRICT OF SHERBROOKE

A5.2



BUILDING PROPOSED TOP VIEW RENDER
SCALE: N.T.S.

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9	RESUB. FOR REZONING 01 NOV 24
8	ISSUED FOR ADP 05 SEP 24
7	REVISIONS FOR REZONING 15 JUN 24
6	FOR COORDINATION 17 NOV 23
5	FOR COORDINATION 17 OCT 23
4	FOR REZONING 03 JUN 23
3	FOR REZONING 03 OCT 22
2	FOR REZONING 16 JUNE 21
1	FOR REVIEW 27 APR 20
NO. ISSUED / REVISIONS	
DWA	

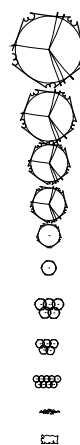
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73 UNIT RESIDENTIAL BUILDING
3021, 3023, 3033 QUINCY STREET
VICTORIA, BC
Drawing No. **PROPOSED RENDERERS**

project no.: 20-049
date: 01 NOV 2024 scale: AS NOTED
checked by: LOWE date: 01 NOV 2024
drawn by: N/A

A5.3



NOTES

- SIZE 18 CM POT; PLANT 48 CM O.C.

- LANDSCAPE AREAS ARE TO BE INSTALLED WITH A FULLY AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. TREES TO BE INSTALLED AS A SEPARATE STAND ALONE SYSTEM.
- ALL LANDSCAPE WORK ON SANJOH PROPERTY TO DISTRICT OF SANJOH STANDARDS AND APPROVAL.
- SPRINKLER SYSTEMS TO BE INSTALLED BY THE CONTRACTOR WITH A DOUBLE CHECK VALVE AND 1/2" MIN. SCHED 40 IRON WATER CONNECTION W/ DOUBLE CHECK VALVE TO I&BC AND DISTRICT OF SANJOH SPECIFICATIONS.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE, PAVING, & SITE GRADING.
- PROVIDE TREE SPECIES, HEIGHT AND TREE MANAGEMENT PLAN FOR PLANTING OF EXISTING TREES.
- PLANTING INSTALLATION AS PER CANADIAN LANDSCAPE STANDARD.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

- **BULEVARD TREE** - 157.0 M2 AVAILABLE.
EXCEEDS SANJOACH 16.0 M2 REQUIREMENT PER TREE.
- **SITE TREES** - AREA 879.0 M2 AVAILABLE.
EXCEEDS CLS RECOMMENDATIONS PER TREE.
- **NOTE: ALL TREES ABOVE VERIFIED TO MEET THE REQUIRED MINIMUM RECOMMENDATIONS.**



SCALE: N.T.S.

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