

PROJECT INFORMATION

UPTOWN PHASE 4

DRAWINGS PREPARED BY: Darusie Kivak Ltd.
LANDSCAPE ARCHITECT: Dylan Chernoff

DRAWING LIST

- L000 COVER, PLANT LIST, DESIGN IMAGES AND RATIONALE
- L100 COORDINATING LANDSCAPE PLAN
- L101 ENLARGED GROUND LEVEL LANDSCAPE PLAN
- L102 1 GROUND LEVEL PLANTING PLAN
- L102 ENLARGED UPPER LEVEL LANDSCAPE PLANS
- L102 1 UPPER LEVEL PLANTING PLAN
- L103 SOIL LOADING DIAGRAM
- L201 LANDSCAPE SECTIONS
- L202 LANDSCAPE SECTIONS

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Refer to Architectural package for overall plan, survey information and dimensioned site plan.
3. For parking layout and number of spaces - REFER TO ARCHITECTURAL
4. For offset grading information - REFER TO CIVIL
5. No existing vegetation on site will be retained.
6. ALL STREET TREES install 8" x 18" Deep Root Barrier centered on each tree between type 2C and sidewalk (edge of tree adjacent to sidewalk).
7. ALL STREET TREES to be installed to the City of Saanich standards.
8. All ground and preform level patios to be provided with a hose bib at each unit.

IRRIGATION NOTES

1. Irrigation to be provided for all "Soft Landscape Areas" shown on the drawing.
2. Irrigated areas to be installed as a design build irrigation system from the stub mains provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
3. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
4. Planters and Plant pots to be irrigated with a high efficiency irrigation system.
5. Separate zones and required valves to be provided for irrigation of the boulevard. Two zones to be provided for each area, allowing trees to be irrigated separately from planting or lawn. Coordinate contractor requirements with the District.
6. Trees to be provided with drip irrigation, which shrubs and lawn areas can use spray heads. This allows for greater precision in tree watering and should there be water restrictions during the trees establishment, the turf irrigation can be turned off and the tree irrigation can be maintained.
7. All irrigation valve boxes to be equipped with check covers.

CONTEXT IMAGES



Bike and Multi-use connection along Carey (Heading South - away from site)



Pedestrian connection along Carey (Heading South - away from site)



Bike and Pedestrian connection along Carey (Heading North - away from site)



Pedestrian and Multi-use connection along Ravine (Heading West toward site)



Whole Foods connection - Looking East - away from site

DESIGN RATIONALE

The site improvements in phase 4 will complete a Multimodal community network and a series of connections on and off site. The connections include: Uptown Boulevard, Whole Foods, Vertical circulation a Breezeway to Ravine Way and beyond to the Gaikgong Gooch trail.

The proposed street trees on both street frontages and edge treatments around the perimeter of the site will create an enriched public realm. Along Ravine way, the separated bike way and sidewalk in front of Whole Foods will be extended to the corner and continue down Carey Road. We propose to shift the street trees away from the boulevard to avoid the underground utilities.

The Cafes are located at the terminus to uptown boulevard and allows pedestrians to flow along a vibrant commercial edge. Restaurant patios and cafes will animate the ground level and seating will be integrated into the planters that buffer the internal road.

The Overlook - will connect Whole Foods with Ravine Way and Uptown Boulevard with vertical circulation and seating opportunities at each level. A bike shelter and seating on the lower level will combine with the surrounding built forms to create a memorable space.

The Breezeway - is an existing walkway will provide a link between the overlook and Ravine way. This link will also provide a connection from the parking to the residential lobby and act as a naturalized buffer for the residents.

The corner of Ravine Way and Carey Road - is seen as an active zone and sense of arrival. It will be a meeting place for the future transit hub, pedestrians and cyclists and could include an art and cycle focused program, such as an art station, bike charging station and bicycle parking. An active two storey lobby will animate the corner and wayfinding will direct people into the site.

Two active amenity patios will be provided on the rooftop of the 12 storey building and the rooftop of the tower, with several spaces for people use independently and come together in larger groups. The patios include children's play, garden plots, a dog off leash area, fire pits, sun decks, an outdoor kitchen and outdoor dining areas. Refined materials and a carefully selected plant palette will set the tone for the overall experience.

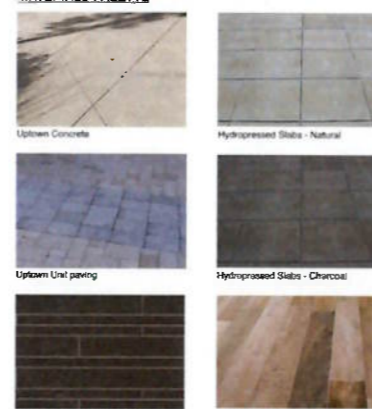
A mix of native and adaptive, drought tolerant plant material is proposed for the landscape areas on the podium. Evergreen shrubs, perennials and grasses, will comprise the majority of the plant palette, providing seasonal interest and a variety of habitat.

Site safety will be addressed throughout the site by selecting vegetation as recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided with a range of light types throughout the site, boulevard.

MATERIALS LEGEND

- Plank unit pavers
Dark colour with a anti-slip finish.
- DIP Concrete paving (Natural Colour)
Light Broom Finish with square saw cut control joints to match Uptown Boulevard
- Unit Pavers
Colour and pattern to match Existing
Uptown Paving across access road
- Hydropressed Slabs (24"x24" Typical, unless otherwise noted)
Finish = Light shot blast finish Colour = Charcoal
- Porcelain Pavers - wood plank (Accent Paving on Rooftop)
Finish = rough Colour = Wood
- Planting
- Garden plots
To be planted with perennials and herbs to attract pollinators before the garden beds are in full use
- Artificial Turf with sand infill
Pet anti-microbial will max in dog area.
Resilient surface below turf in play area
- Decorative River rock
3/4" Rounded grey river rock
- OFF-SITE
DIP Concrete paving (Natural Colour)
Light Broom Finish with control joints to City Standards
- OFF-SITE
Planting

MATERIALS PALETTE



PROPOSED PLANT LIST

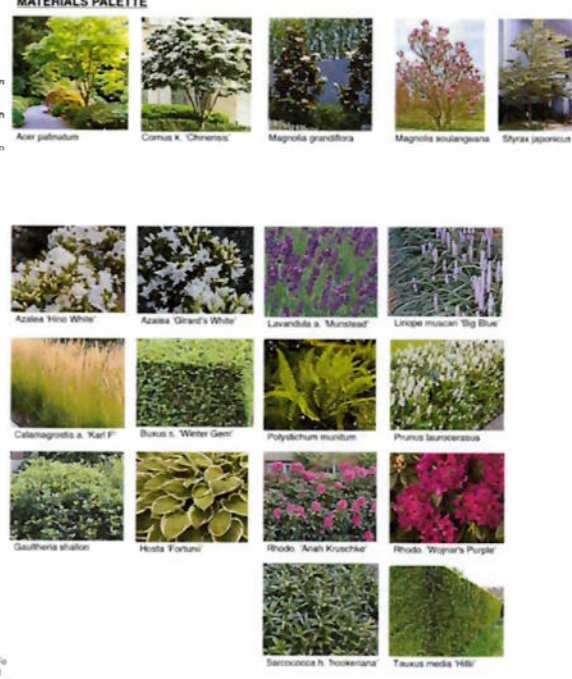
Trees	Botanical Name	Common Name	Size	Specimens
5	Acer rubrum	Red Maple	6m cal. min. 1.8m ht std.	B&B Specimen
2	Quercus laevis	Forest Green Street Tree along Uptown Blvd.	8m cal. min. 1.8m ht std.	B&B Specimen
3	Quercus rubra	Northern Red Oak Street Tree along Ravine Way	6m cal. min. 1.8m ht std.	B&B Specimen
6	Acer crinitum	Wine Maple	10' H	B&B Specimen (3 Stems)
2	Birch Tree to match adjacent site (Whole Foods frontage)		2' Cal.	B&B Specimen (3 Stems)
5	Cornus k. Chenerasii	Japanese Dogwood	10' H	B&B Specimen (3 Stems)
7	Magnolia soulangeana	Saucer Magnolia	10' H	B&B Specimen (3 Stems)
5	Prunus Akabono	Akebono Cherry	2' Cal.	B&B Specimen
3	Strax japonica	Japanese snowball	2' Cal.	B&B Specimen
1	Feature tree	TBD	3' Cal.	B&B Specimen

SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS	Botanical Name	Common Name	Size	Specimens
Au	8	Arundo donax / Compact	Dwarf Strawberry (with)	#3 Pot 30" O.C.
A1	185	Arctostaphylos uva-ursi	Kalm's Aster	#1 Pot 12" O.C.
A2	90	Azalea 'Gerald's White'	Pissam white Azalea	#2 Pot 24" O.C.
B	147	Boutan 'Winter Gem'	Boutan	#2 Pot 18" O.C.
C	24	Calluna vulgaris 'Xantho Foerster'	Feather Reed Grass	#2 Pot 18" O.C.
C	175	Carex 'Evergold'	Winged Sedge	#1 Pot 12" O.C.
G	701	Eriogonum 'Purple'	Purple Heather	#2 Pot 24" O.C.
H	52	Impatiens - 'Rudora'	Japanese Blood Grass	#2 Pot 18" O.C.
L	758	Liriodendron 'Big Blue'	Lilyart	#2 Pot 18" O.C.
Lp	184	Lonicera japonica	Privet-leaf Honeyuckle	#2 Pot 24" O.C.
N	58	Nasella 'Diagonata Blue'	Calamagrostis	#2 Pot 12" O.C.
Pm	219	Polygonum maritimum	Walter's Seaside Fern	#2 Pot 24" O.C.
R1	140	Rhodod. 'Wynnie's Purple'	Dwarf Purple Rhodod.	#2 Pot 24" O.C.
R4	77	Rhodod. 'Amph. Koehneana'	Purple Rhododendron	#3 Pot 30" O.C.
Sh	90	Sarcococca h. hookeriana	Sweet Box	#2 Pot 18" O.C.
St	94	Stipa tenuissima	Mexican Feather Grass	#2 Pot 18" O.C.
T	193	Taxus media 'Mill'	White Pine (Mill's Grey)	4' H RD to RD

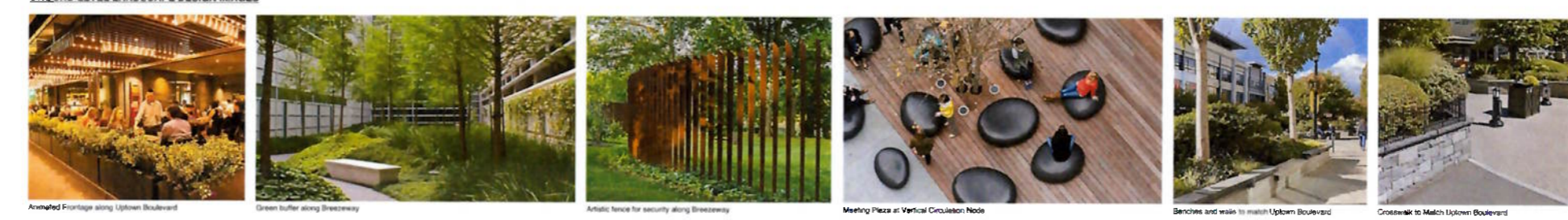
PLANTING NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Current Edition of the Canadian Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard. For all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the C.N.L.A. (ANSI) Standard.
3. All trees to be staked in accordance with CILA Standards.

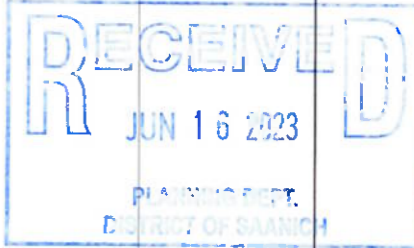
MATERIALS PALETTE



GROUND LEVEL LANDSCAPE DESIGN IMAGES



UPPER LEVEL LANDSCAPE DESIGN IMAGES



PROJECT FILE: Shape - Uptown
3440 Saanich Road
VICTORIA, BC

PROJECT NO.: 2023-01
DESIGNED BY: DPK
SCALE: 1/4" = 1'-0"

DATE: 2023-06-15
DRAWN BY: DPK

PHASE 4 - LANDSCAPE
COVER, PLANT LIST,
DESIGN IMAGES AND
RATIONALE

SHEET NUMBER: L000



NO.	DATE	DESCRIPTION
1	18 JUN 2022	DEVELOPMENT PERMIT
2	27 JUN 2022	DEVELOPMENT PERMIT
3	20 JUN 2022	DEVELOPMENT PERMIT
4	17 JUN 2022	DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
1	18 JUN 2022	DEVELOPMENT PERMIT
2	27 JUN 2022	DEVELOPMENT PERMIT
3	20 JUN 2022	DEVELOPMENT PERMIT
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NO.	DATE	DESCRIPTION
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2	27 JUN 2022	DEVELOPMENT PERMIT
3	20 JUN 2022	DEVELOPMENT PERMIT
4	17 JUN 2022	DEVELOPMENT PERMIT

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MATERIALS LEGEND	
	Plank and pavers Dark colour with a anti-slip finish
	CIP Concrete paving (Natural Colour) Light Broom Finish with square saw cut control joints to match Uptown Boulevard
	Unit Pavers Colour and pattern to match Existing Uptown Paving across access road
	Hydropressed Slabs (24"x24" Typical, unless otherwise noted) Finish = Light steel brush finish Colour = Charcoal
	Porcelain Pavers wood plank (Accent Paving on Rooftop) Finish = rough Colour = Wood
	Planting
	Garden plants To be planted with perennials and herbs to attract pollinators before the garden beds are in full use
	Artificial Turf with sand infill Pet anti-microbial infill mix in dog area Resilient surface below turf in play areas
	Decorative River rock 3/4" Rounded grey river rock OFF-SITE
	CIP Concrete paving (Natural Colour) Light Broom Finish with control joints to City Standards
	OFF-SITE Planting

REAL

GENERAL CONTRACTOR
 dk CONSULTANTS LTD.
 1100 W. 10TH AVENUE, SUITE 100
 VICTORIA, BC V8W 2E7
 TEL: 250.383.1111
 WWW.DKCONSULTANTS.COM

PHASE CONSULTANT
 BI CONSULTANTS
 1100 W. 10TH AVENUE, SUITE 100
 VICTORIA, BC V8W 2E7
 TEL: 250.383.1111
 WWW.BICONSULTANTS.COM

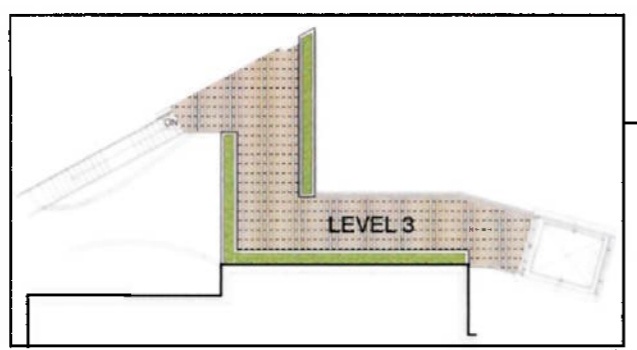
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Shape - Uptown
 3448 Blanshard Road
 Victoria, BC

DESIGNED BY: [blank]
 CHECKED BY: [blank]
 SCALE: 1:500
 DATE: [blank]

PROJECT TITLE
PHASE 4 - LANDSCAPE
COORDINATION
LANDSCAPE PLAN

SHEET NUMBER
L100

- MATERIALS LEGEND**
- Plank unit pavers
Dark colour with a anti-slip finish
 - Off Site
CIP Concrete paving (Natural Colour)
Light Brown Finish with square saw cut control joints to match Uptown Boulevard
 - Off-Site
CIP Concrete paving (Natural Colour)
Light Brown Finish with control joints to City Standards
 - Planting
 - Planting
 - Off-Site
CIP Concrete paving (Natural Colour)
Light Brown Finish with control joints to City Standards
 - Off-Site
Planting



NO.	DATE	DESCRIPTION
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2	18 JUN 2022	ISSUE FOR PERMIT
3	18 JUN 2022	ISSUE FOR PERMIT
4	18 JUN 2022	ISSUE FOR PERMIT
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22	18 JUN 2022	ISSUE FOR PERMIT
23	18 JUN 2022	ISSUE FOR PERMIT
24	18 JUN 2022	ISSUE FOR PERMIT
25	18 JUN 2022	ISSUE FOR PERMIT

PROJECT TITLE
Shape - Uptown

3440 Seanch Toad
Victoria, BC

PROJECT NO. 2066

DESIGNED BY: [Signature]

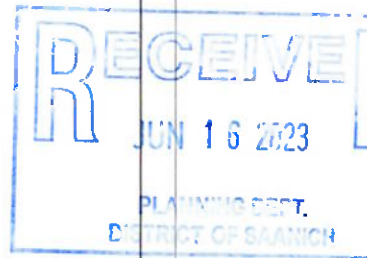
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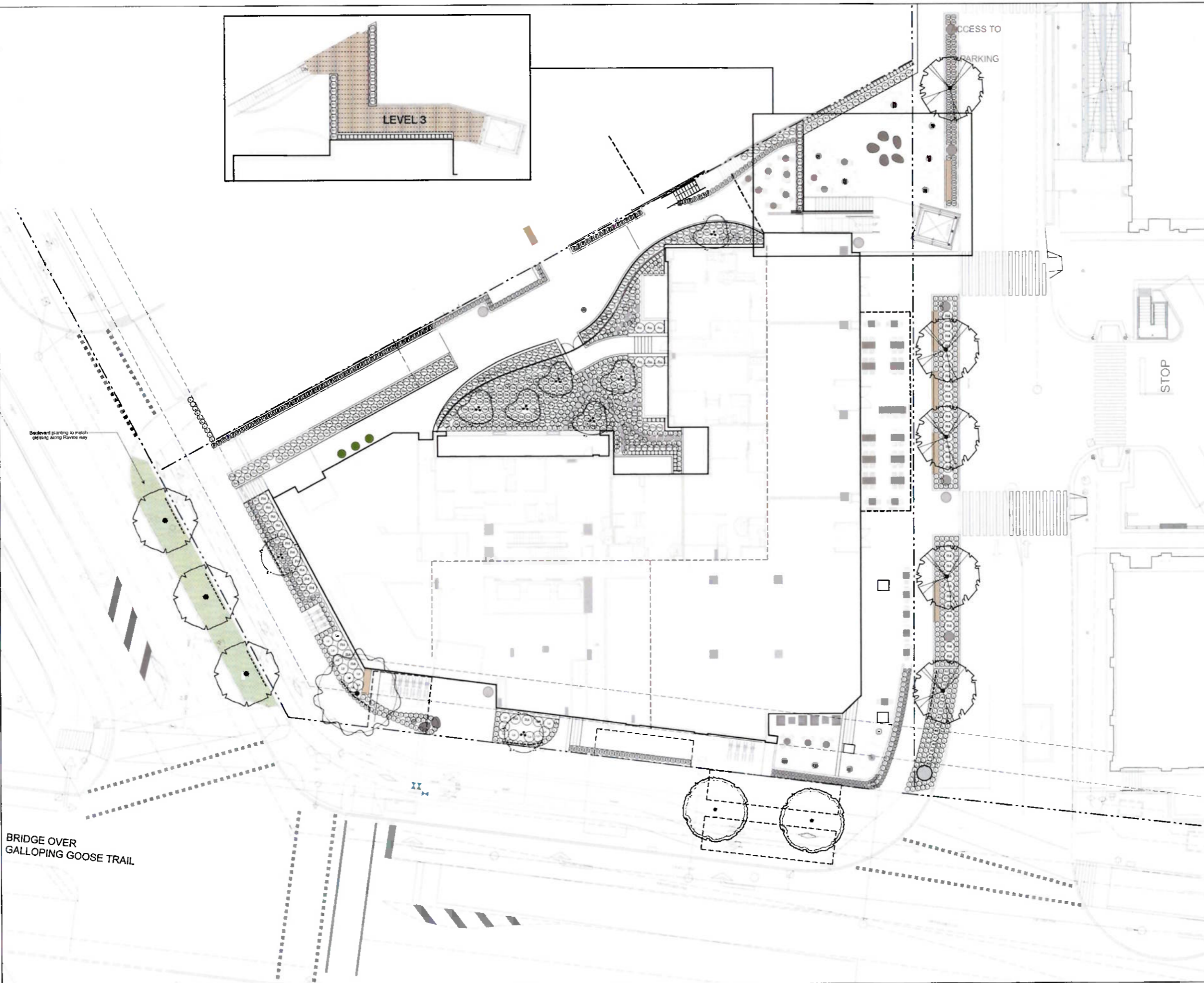
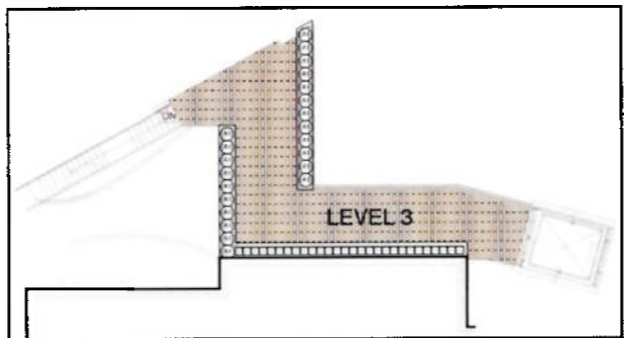
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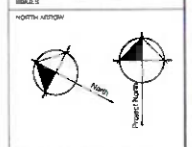
PHASE 4 - LANDSCAPE
ENLARGED GROUND LEVEL
LANDSCAPE PLAN

SHEET NUMBER
L101





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2	20 JUN 2023	SCHEMATIC DESIGN
3	27 JUN 2023	SCHEMATIC DESIGN
4	04 JUL 2023	SCHEMATIC DESIGN



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dk
 DESIGN KIMBLE
 100-1000 FINE LINE BLVD
 VICTORIA BC V8M 1Y6
 TEL: 250-363-1234
 WWW.DKBC.COM

IBI
 IN CONSULTATION WITH
 ANDREW FISHER ARCHITECTS
 100-1000 FINE LINE BLVD
 VICTORIA BC V8M 1Y6
 TEL: 250-363-1234
 WWW.IBIBCA.COM

PROJECT TITLE
Shepe - Uptown
 3440 Saanich Trail
 Victoria BC

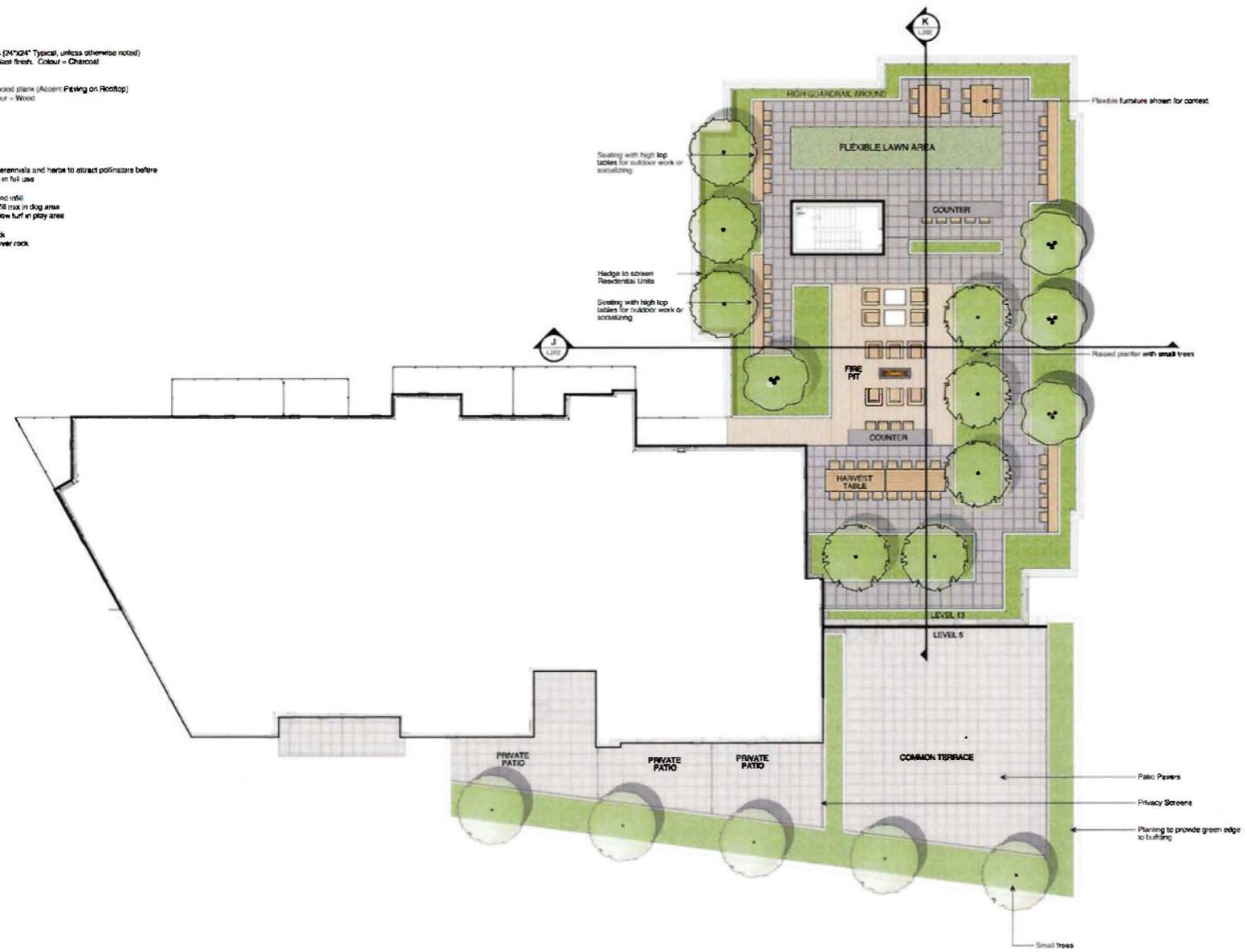
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 DRAWN BY: LF
 CHECKED BY: SMC
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INSET TITLE
PHASE 4 - LANDSCAPE
 GROUND LEVEL
 PLANTING PLAN

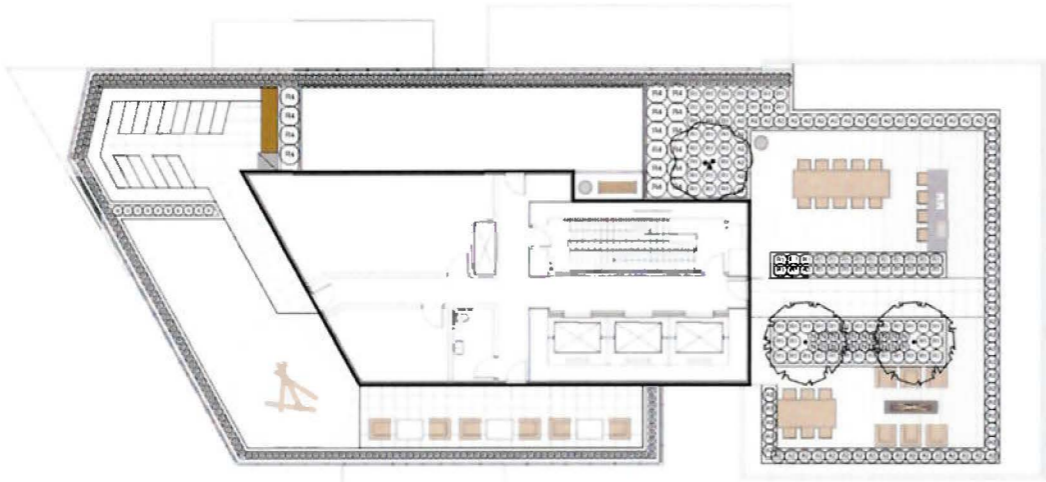
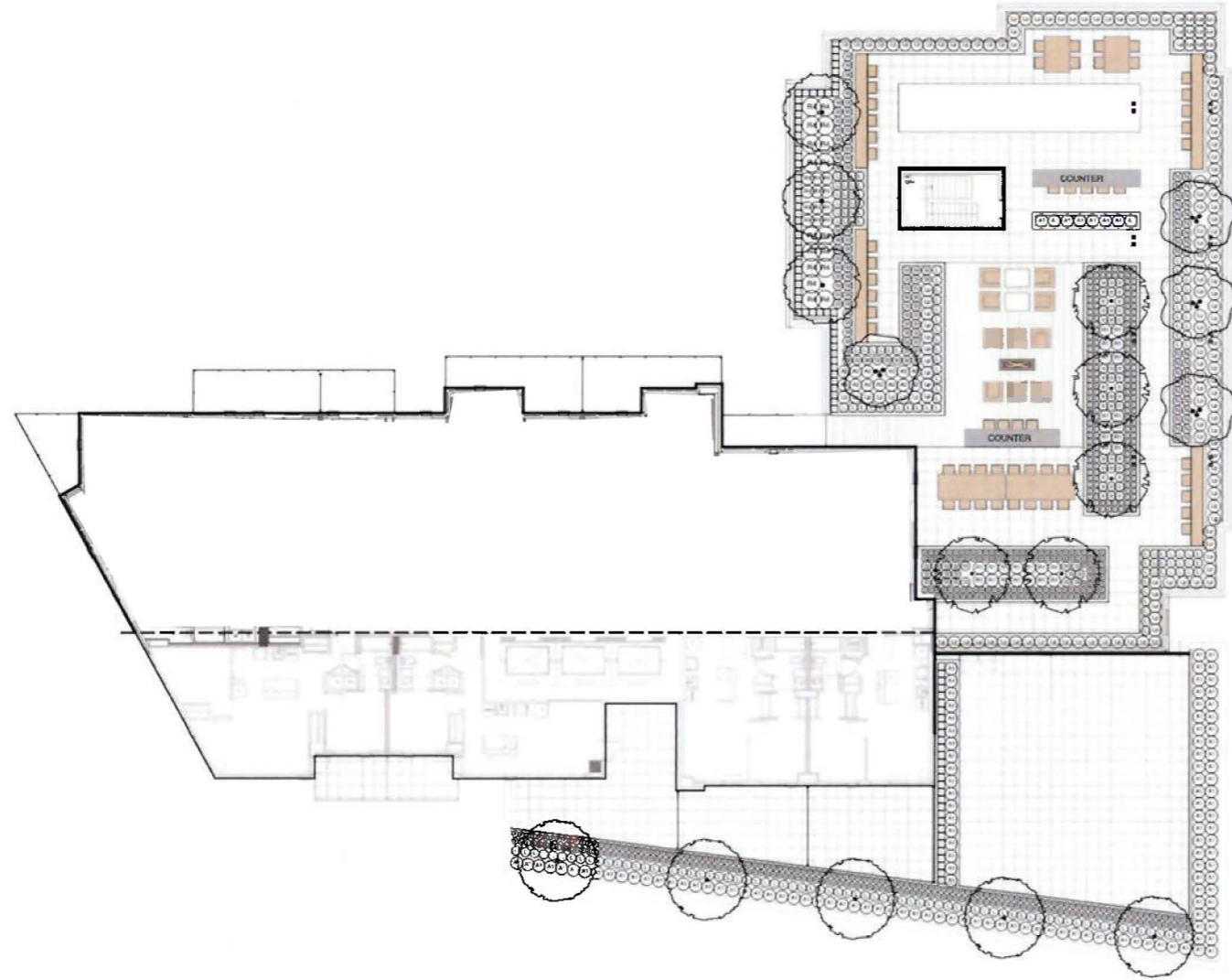
SHEET NUMBER
L101.1

MATERIALS LEGEND

-  Hydropressed Slabs (24"x24" Typical, unless otherwise noted)
Finish = Light sand blast finish. Colour = Charcoal
-  Porcelain Pavers - wood plank (Accent Paving on Rooftop)
Finish = rough. Colour = Wood
-  Planting
-  Garden beds
To be planted with perennials and herbs to attract pollinators before the garden beds are in full use
-  Artificial Turf with sand infill
Pat and-microbial infill mat in dog area
Raised surface below turf in play area
-  Decorative River rock
3/4" rounded grey river rock



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5	26 JUN 2023	DEVELOPMENT PERMIT																		
<p>PROJECT TITLE</p> <p>Shape - Uptown</p> <p>3440 Saanich Road Victoria, BC</p>																				
<p>PROJECT NO.</p> <p>2024</p>																				
<p>DESIGNED BY</p> <p>IBI</p>																				
<p>DATE</p> <p>25 MAR 2023</p>																				
<p>SHEET NO.</p> <p>PHASE 4 - LANDSCAPE</p> <p>ENLARGED UPPER LEVEL LANDSCAPE PLANS</p>																				
<p>SHEET NUMBER</p> <p>L102</p>																				



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NO.	DATE	DESCRIPTION
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10		

ISSUES

NORTH ARROW

SEAL

PROJECT

Shape - Uptown
 3440 Gaithers Road
 Victoria, BC

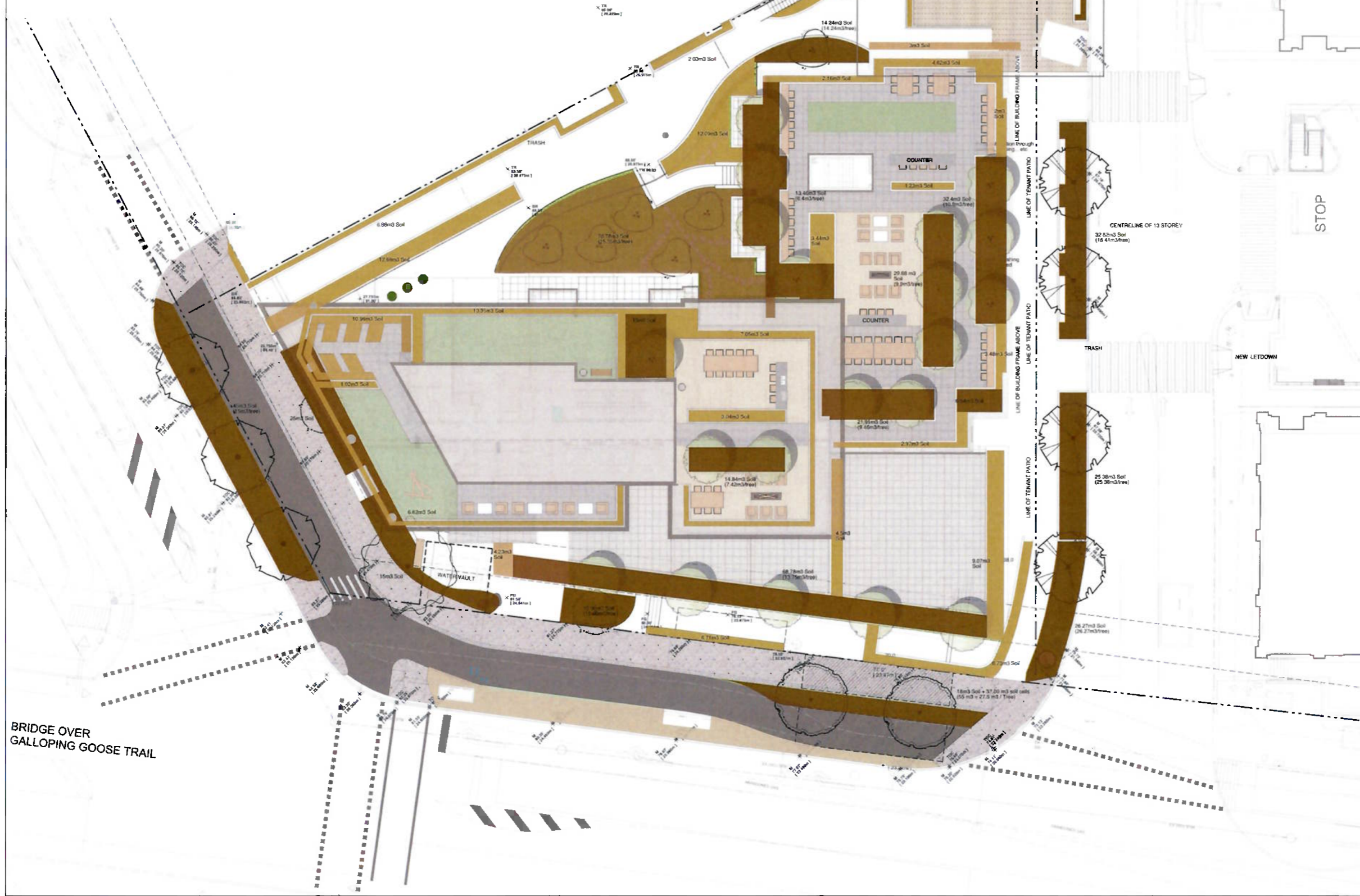
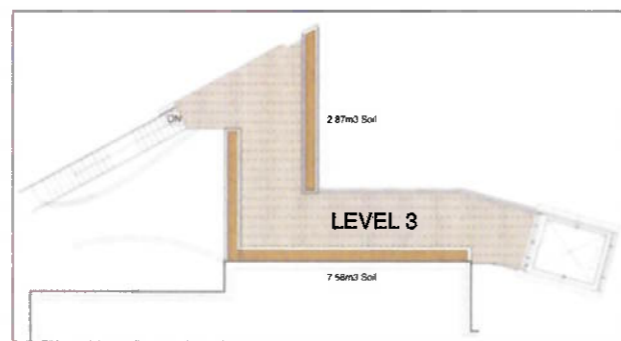
PROJECT NO. 2020-0001
 DRAWN BY: JF
 CHECKED BY: JF
 SCALE: 1/32
 DATE: 20 MAR 2023

PROJECT
 PHASE 4 - LANDSCAPE
 UPPER LEVEL
 PLANTING PLANS

SHEET NUMBER
 L102.1

- SOIL DEPTH**
- 6" GROWING MEDIUM
 - 12" GROWING MEDIUM
 - 18" GROWING MEDIUM ON 4" DRAIN ROCK
 - 24" GROWING MEDIUM ON 4" DRAIN ROCK
 - 30" GROWING MEDIUM ON 4" DRAIN ROCK

Note:
In all areas that soil volume has been achieved in the boulevard without soil cells, root barrier to be placed along all the hardscape adjacent to the tree planting locations.



NO.	DATE	DESCRIPTION
1	15 NOV 2022	DEVELOPMENT PERMIT
2	28 NOV 2022	DEVELOPMENT PERMIT
3	06 DEC 2022	DEVELOPMENT PERMIT
4	17 JAN 2023	DEVELOPMENT PERMIT
5	17 FEB 2023	DEVELOPMENT PERMIT

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PLANNING DEPT.
CITY OF SAANICH

dk

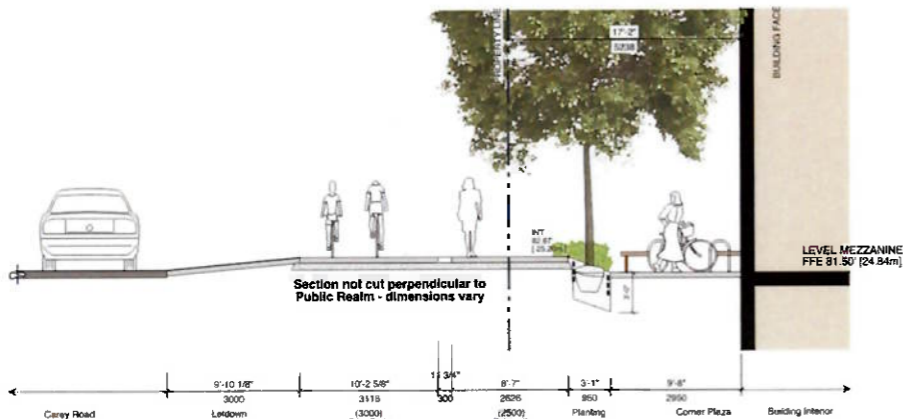
 CONSULTANT: Douglas K. McNeil Ltd.
 27-1347 Douglas St. Victoria BC, V8W 2E9
 PH: 250-383-1111
 FAX: 250-383-1112
 WWW.DKMCNIEL.COM

PROJECT: Shape - Uptown
 3440 Saanich Trail
 Victoria BC

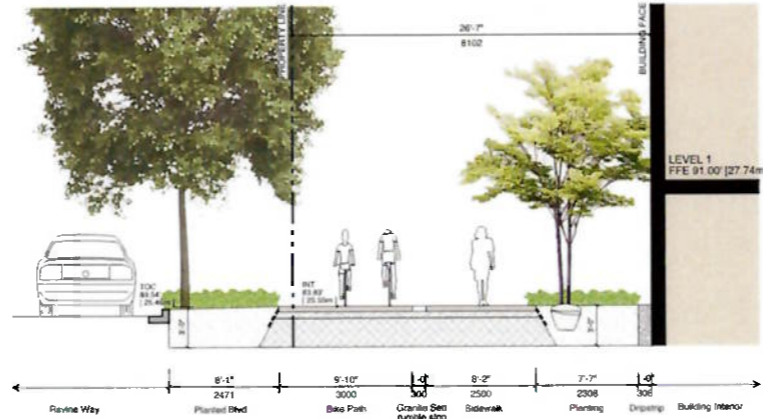
PROJECT NO: 202203
 DRAWING NO: LP
 SCALE: 1/8" = 1'-0"
 DATE: 23 MARCH 2023

PHASE 4 - LANDSCAPE
 SOIL DEPTH DIAGRAM/ELEV.

SHEET NUMBER:
L103



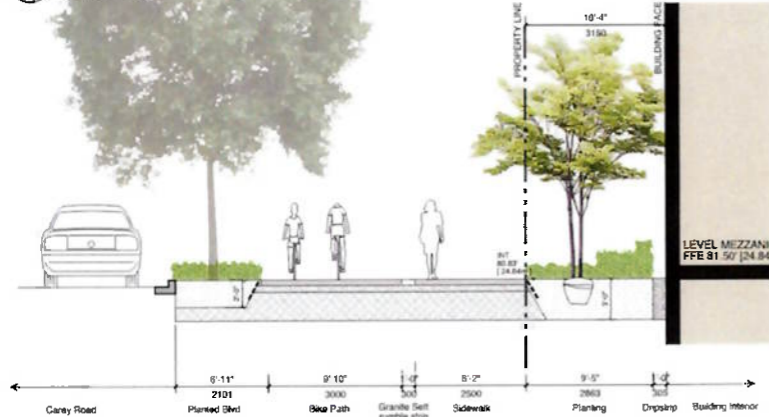
A Section Looking West On Carey Road - Through Corner Plaza
L101 Scale 1:50



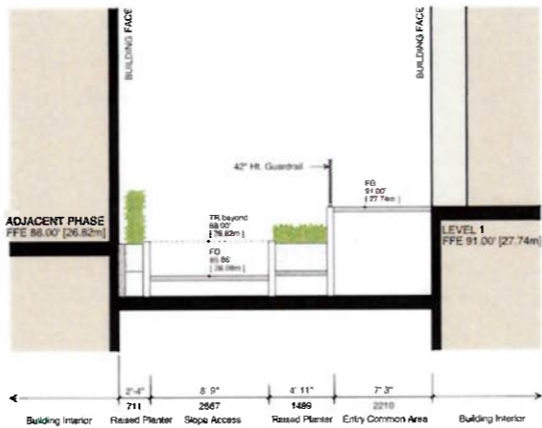
E Section Looking North On Ravine Way
L101 Scale 1:50



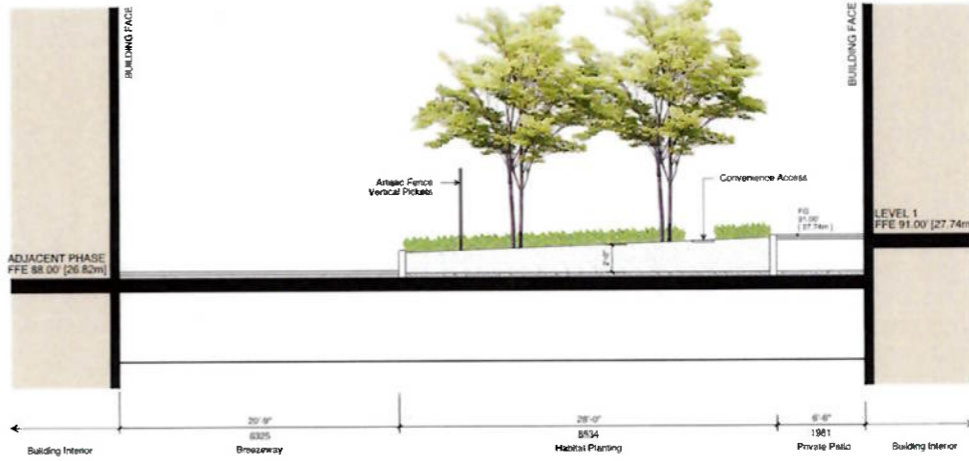
Key Plan
Scale NTS



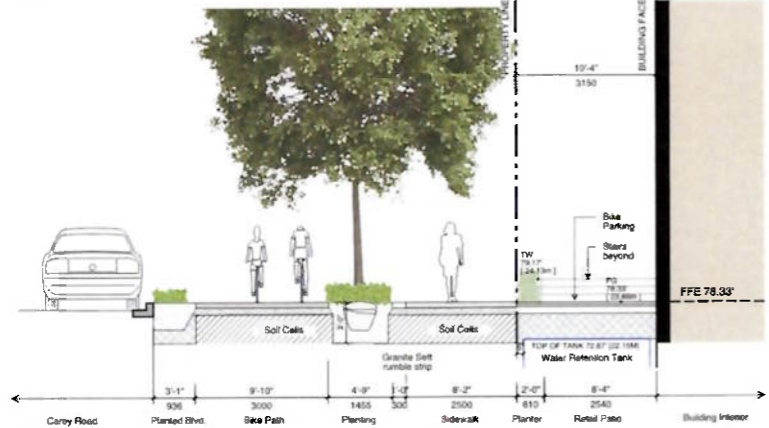
B Section Looking West On Carey Road - Through Planting
L101 Scale 1:50



F Section Through Breezeway at entry
L101 Scale 1:50



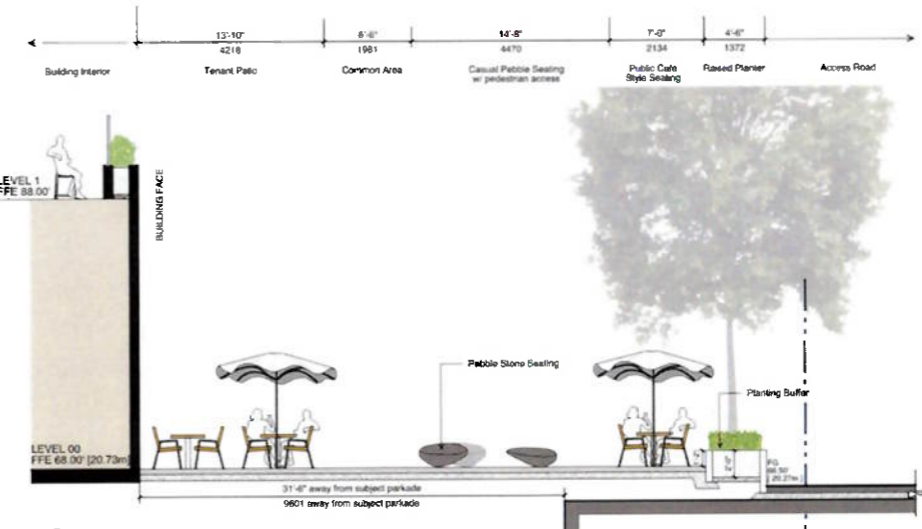
G Section
L101 Scale 1:50



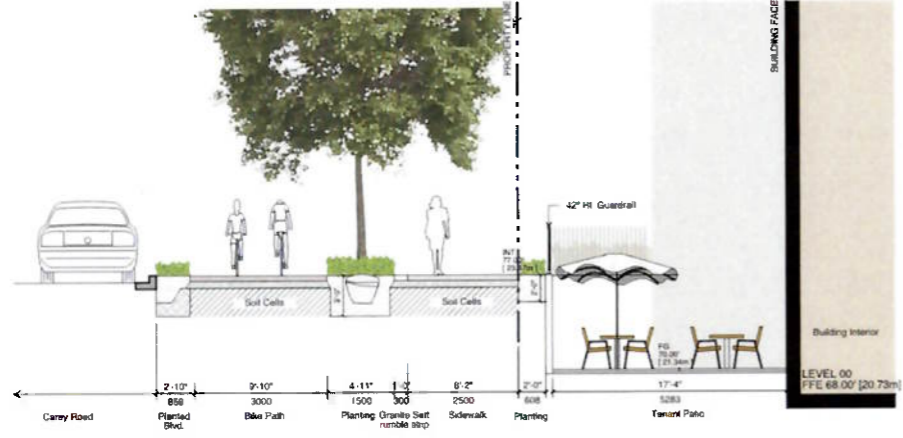
C Section Looking West On Carey Road - Through Retail Patio
L101 Scale 1:50



H Section Looking North On Access Road - Through Tenant Patio
L101 Scale 1:50



I Section Looking North On Access Road - Through Plaza
L101 Scale 1:50



D Section Looking West On Carey Road - Through Restaurant Patio
L101 Scale 1:50

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DISTRICT OF SURREY

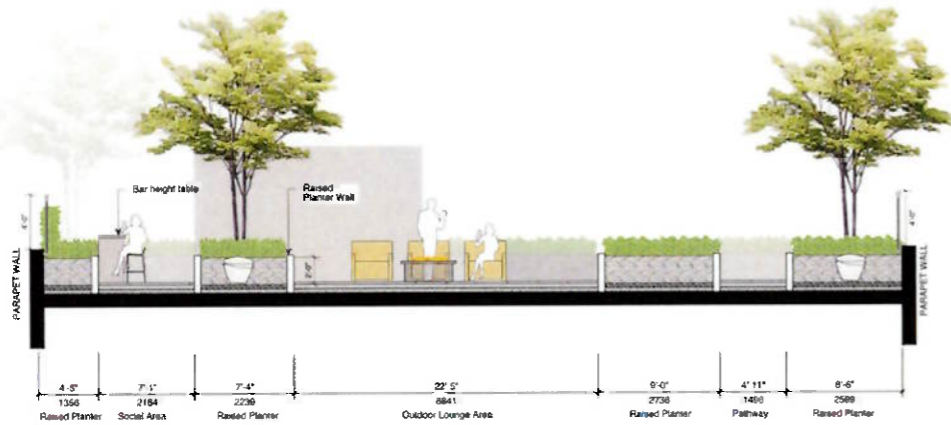


dk
DESIGN KITCHEN

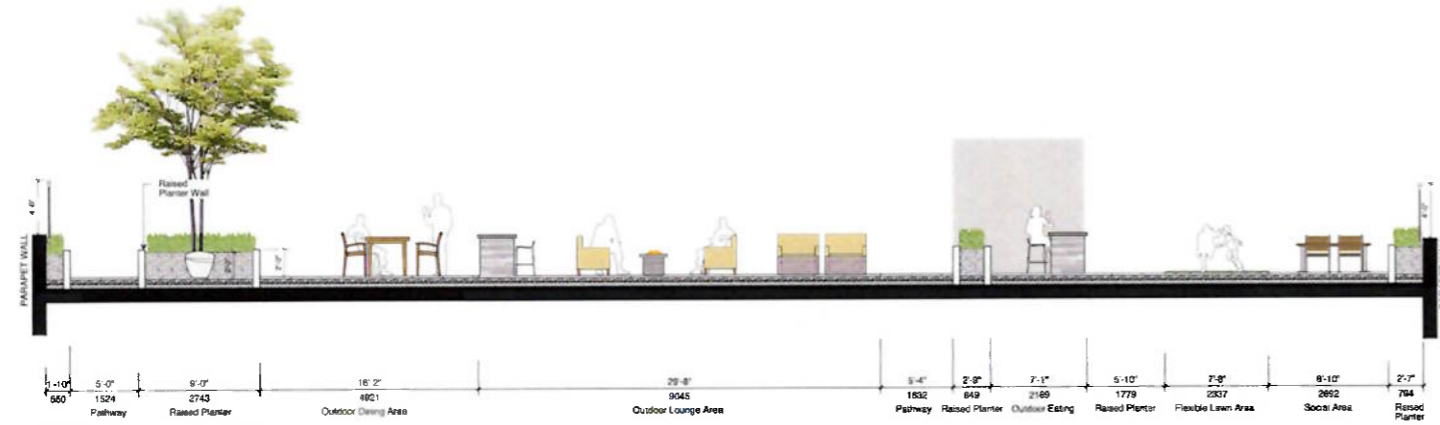
IBI
GROUP

Shape - Uptown
3440 Granich Town
Victoria, BC

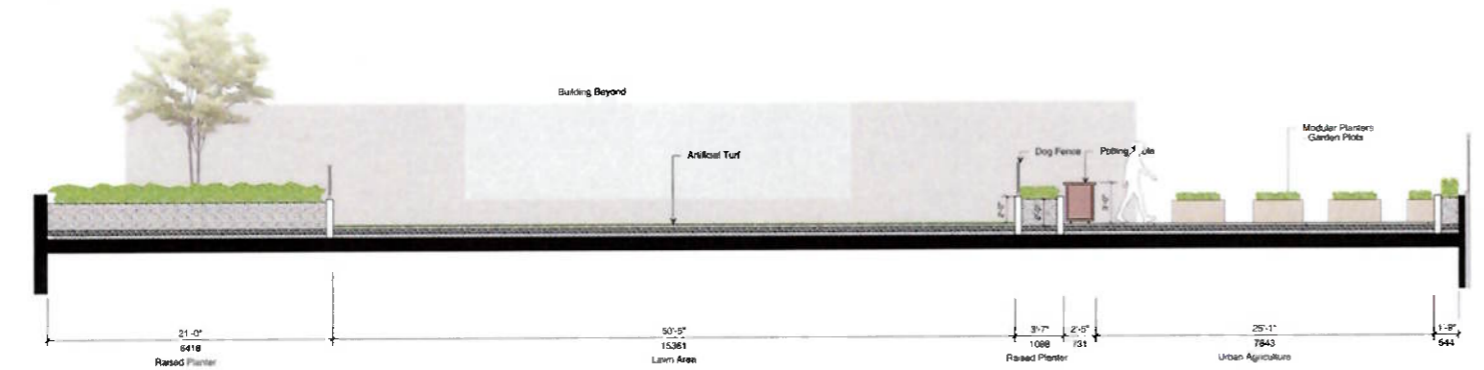
L201



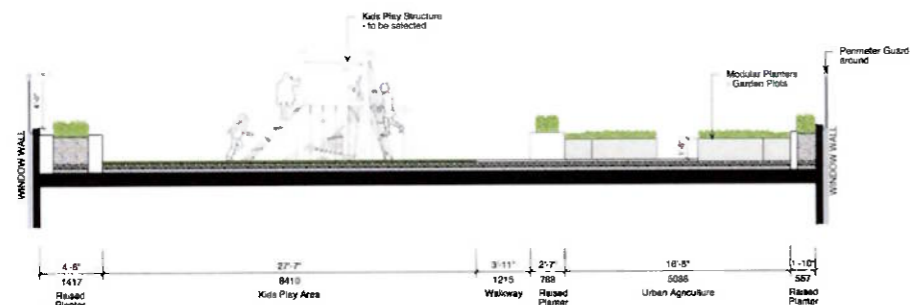
J Section Looking North on Level 13
Scale 1:50



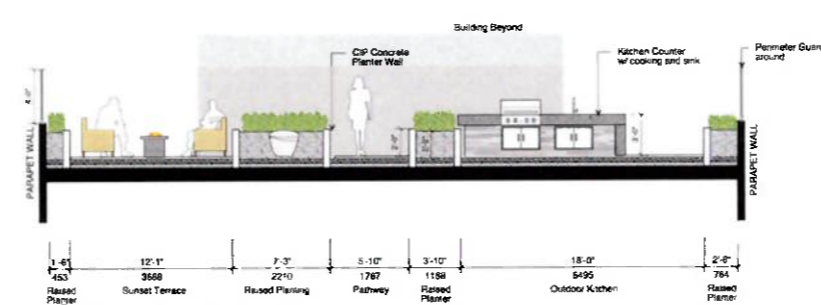
K Section Looking East on Level 13
Scale 1:50



L Section Looking South on Lower Roof Level
Scale 1:50



M Section Looking West on Lower Roof Level
Scale 1:50



N Section Looking West on Lower Roof Level
Scale 1:50



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PROJECT TITLE	Shape - Uptown
PROJECT NO.	3440 Search Food
DATE	28 MARCH 2023
PHASE	PHASE 4 - LANDSCAPE
SECTION	
SHEET NUMBER	L202