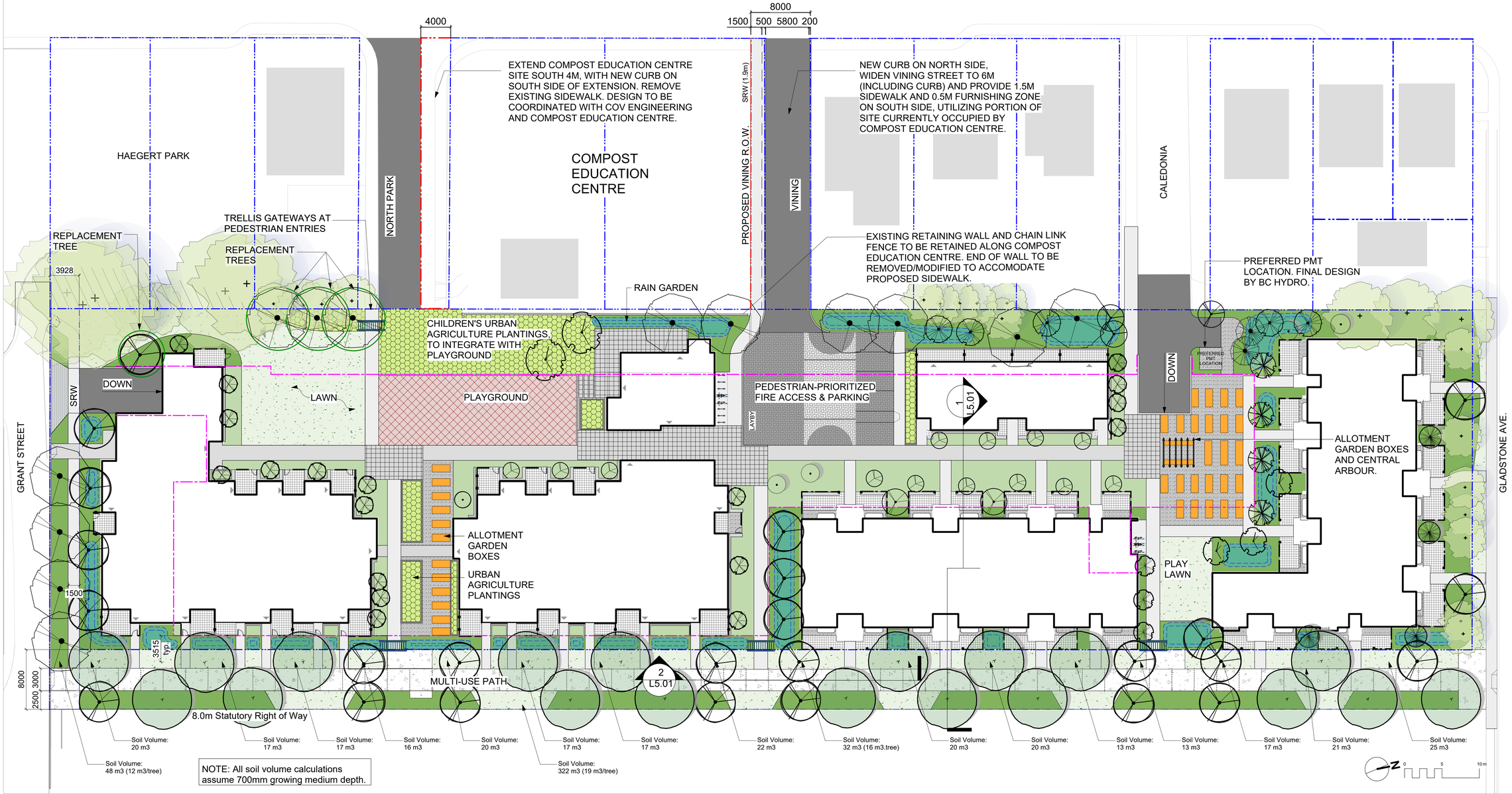
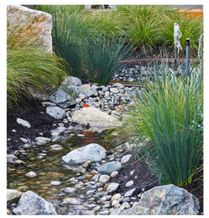


LANDSCAPE TYPOLOGIES

PLAY PLACES that foster fun and creativity.



RAIN GARDENS that slow & cleanse rainwater.

PERSONAL OUTDOOR AREAS that can be modified, beautified and funkified.

GATHERING PLACES that help neighbours get to know each other and support each other.

BICYCLE FACILITIES that make it easy for people of all ages to hop on their bikes.

PLANTINGS that provide food for birds, bees and butterflies.

OUTDOOR SOCIAL SPACES for gethering and sharing food.

PLANTINGS that provide beauty and food for people.

ACTIVE PLAY SPACES that support community sports.

PUBLIC ART that celebrates Fernwood's artistic spirit.

COMMUNITY GARDEN PLOTS that boost local food security.

NOT FOR CONSTRUCTION

rev no	description	date
9	RZ/DP Revision	20.07.10
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2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

Murdoch de Greeff INC
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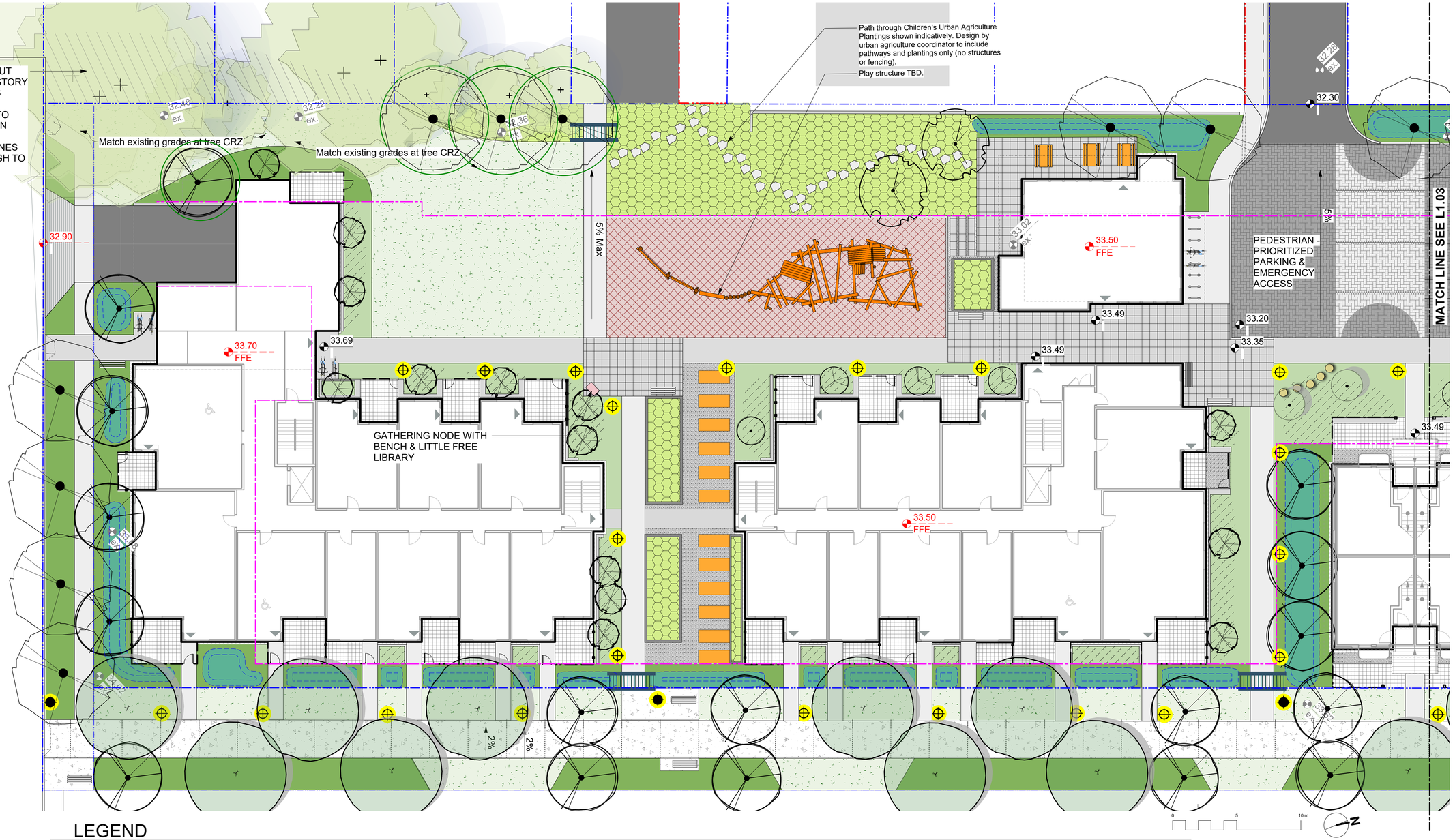
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Overview Plan

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	9
sheet no.	**L1.01**



LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Existing Landscape Grade
- Architectural grade, provided for reference only
- Proposed Landscape Grade

TW	Top of Wall	TP	Top of Pool
BW	Bottom of Wall	BP	Bottom of Pool
TOC	Top of Curb	TS	Top of Stairs
BC	Bottom of Curb	BS	Bottom of Stairs

- Retaining/Planter Wall
- Retaining/Planter Seating Wall
- Landscape Screen, 1800 mm height.
- Wood Picket Fence, 1000 mm height.
- Cast in Place Concrete Paving
- Cast in Place Concrete Paving: Greenway. Tooled control joints on 3m. spacing with Broom Finish applied after tooling to increase path smoothness.
- Concrete Unit Paving, Type 1
- Concrete Unit Paving, Type 2
- Crushed Gravel Surfacing (Unbound)
- Vehicular Concrete Unit Paving
- Asphalt Paving
- Rubber Playground Surfacing
- Rain Garden Area
- Proposed Urban Agriculture Plantings
- Raised Planter for Common Urban Agriculture
- Lawn Area
- Native Plant & Pollinator Planting Area: On Grade
- Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth.
- Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth.

Existing Tree for Retention
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

+10 Critial Root Zone

- Trellis Gateway at Entries
- Picnic Table
- Allotment Garden Box
- Bench
- Bike Rack (2 Stalls): Total 30 Stalls
- Gravel Maintenance Edge, 300mm wide.
- Bollard Light: Landscape Forms Ashbery Path Light.
- Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be suppliedby COV.

Replacement Tree
Indicated schematically.
Replacement trees to be selected with direction from City of Victoria Parks.

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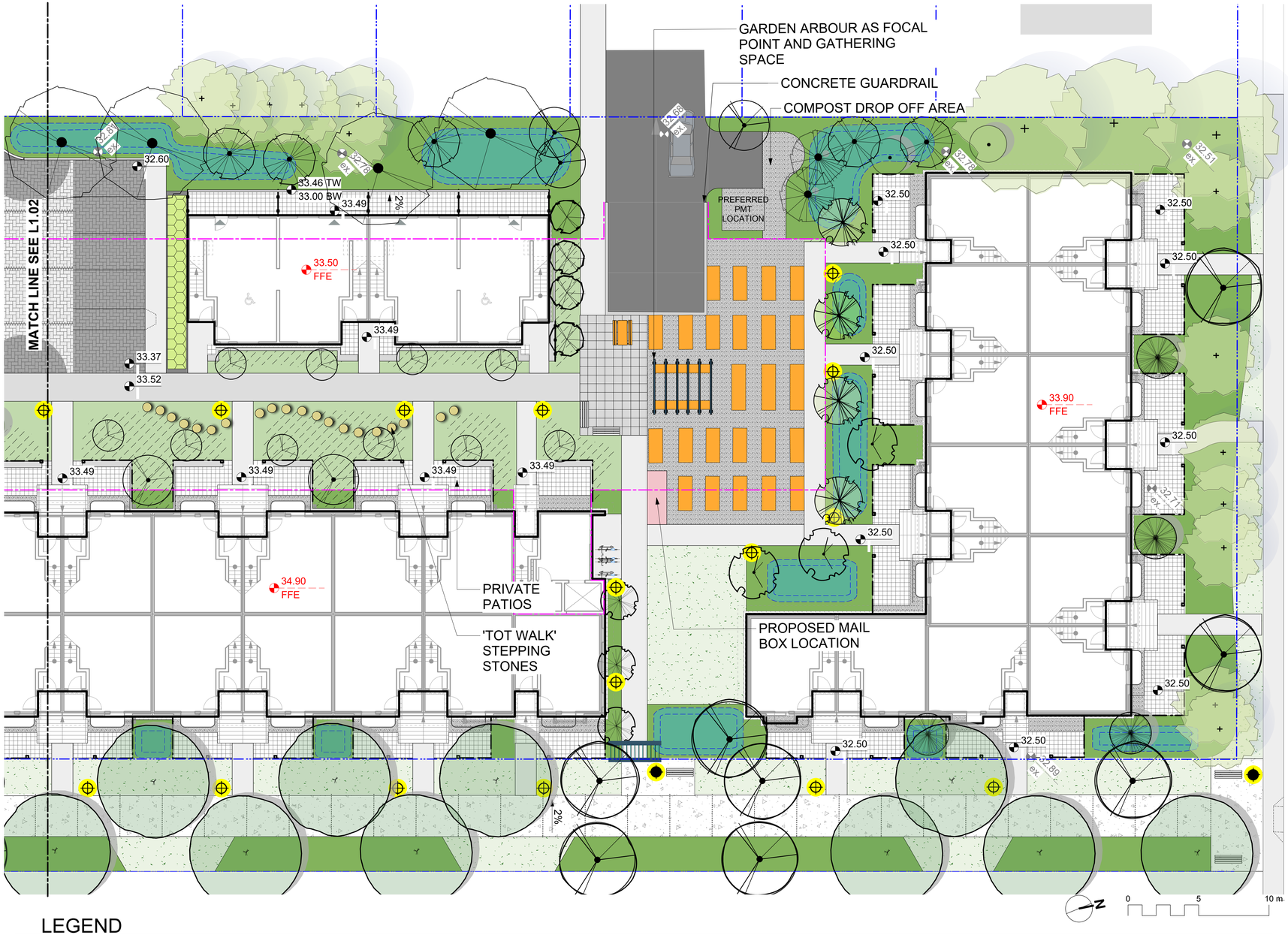
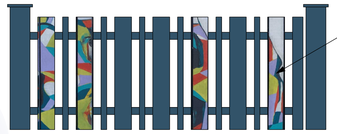
project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

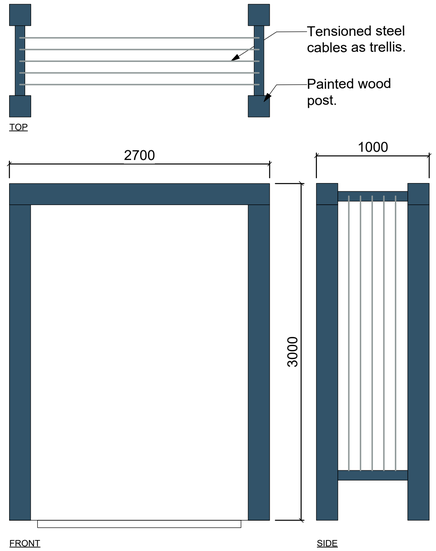
sheet title
Landscape Materials South

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	9
sheet no.	**L1.02**





Proposed Picket Fence Detail



Proposed Trellis Detail

LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- 45.00 ex. — Existing Landscape Grade
- 45.00 — Architectural grade, provided for reference only
- 45.00 — Proposed Landscape Grade

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- **Existing Tree for Retention** (*Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).*
- + 10 — Critial Root Zone
- Trellis Gateway at Entries
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client

CRD Housing Corporation
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Victoria, BC

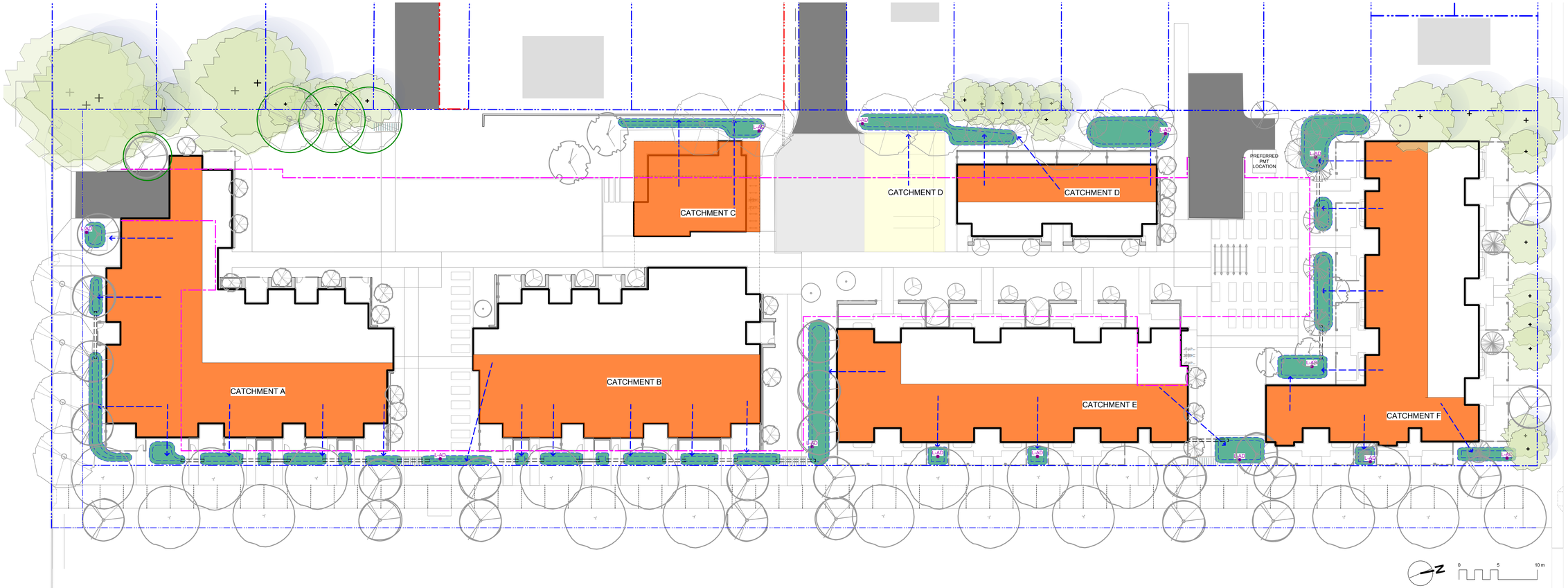
project

Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title

Landscape Materials North

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	9
sheet no.	**L1.03**



Rain Garden Capacity Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity	Soil Volume
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu.m./day)	(cu.m.)
Catchment A	560.0	28.0	0.60	0.8	40.0	30.0	2.0	24.0
Catchment B	360.0	18.0	0.60	0.8	25.0	18.8	0.8	15.0
Catchment C	190.0	9.5	0.60	0.8	13.0	9.8	0.3	7.8
Catchment D	280.0	14.0	0.60	0.8	30.0	22.5	8.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	415.0	20.8	0.60	0.8	63.0	47.3	26.5	37.8
total	2170.0	108.5			204.0	146.8	38.3	122.4

Assumptions

1 Design storm is a 2 year storm event which equals 5 cm of water, in a 24 hr period.

2 Rain Garden design based on 150 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

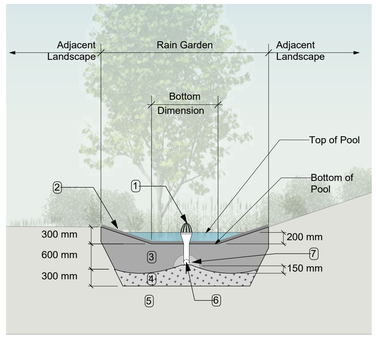
RAIN WATER MANAGEMENT NOTES

Water collected from portions of the building roofs flow to the rain gardens located throughout the site. Rain gardens have been situated on-grade.

Rain gardens are designed to capture, slow flows, and treat runoff. Rain gardens will be designed with underdrains and a high□capacity overflow drain that will be connected to the onsite piped drainage system. The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area, which is the area required to manage Victoria's 2 year storm event.

Walkways will be sloped to drain to adjacent absorbant landscape. Larger paved areas such as driveways and turnarounds will be drained directly to the storm system.

Portions of the roof which cannot be easily connected to rain gardens will be drained directly to the storm system. The roof catchments are shown schematically and will be refined during detailed design.



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 600 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- 24.31 ex. — Existing Landscape Grade
- 23.77 — Architectural grade, provided for reference only
- 24.31 — Proposed Landscape Grade

TW	Top of Wall	TP	Top of Pool
BW	Bottom of Wall	BP	Bottom of Pool
TOC	Top of Curb	TS	Top of Stairs
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- Rain Garden on Grade
- Roof Drains to Rain Garden
- Hardscape Drains to Rain Garden
- Roof / Road / Hardscape Drains Directly to Storm System
- Flow Path (Schematic)
- L-AD — Rain Garden Overflow Drain to Storm System
- Culvert Rain Garden Connection

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client
CRD Housing Corporation
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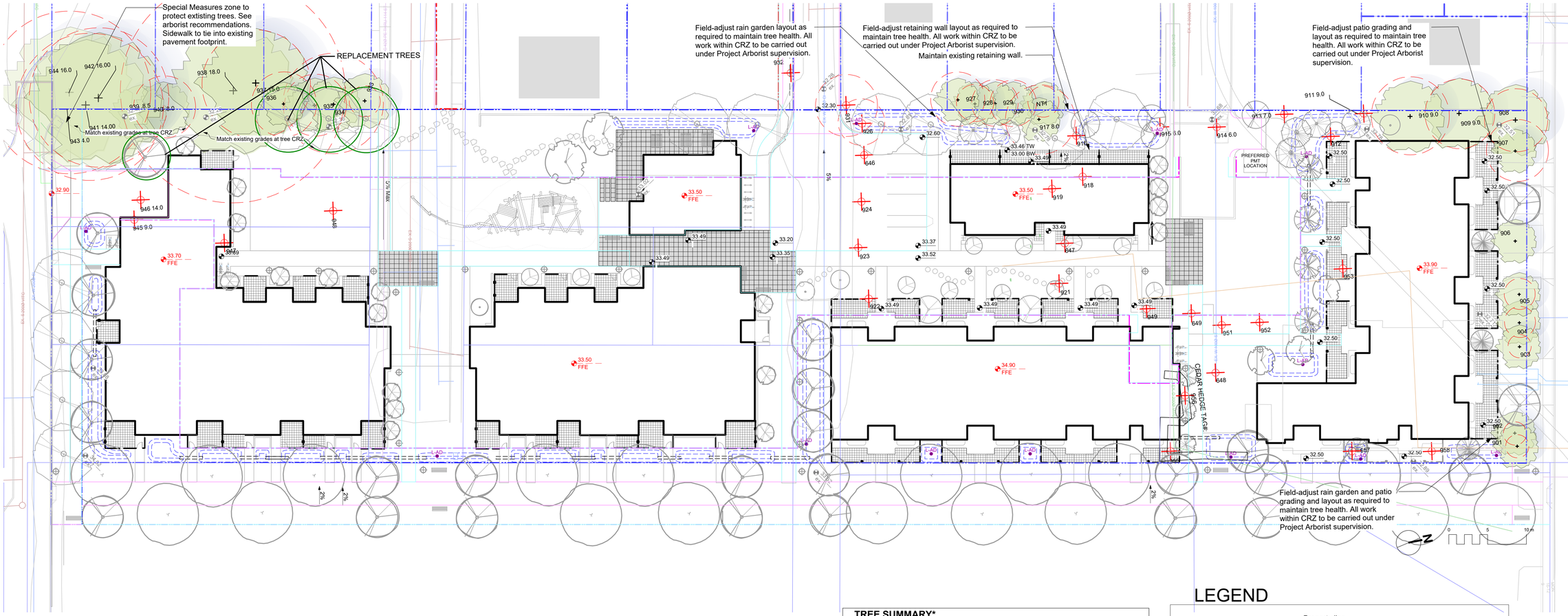
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Stormwater Management

project no.	119.18
scale	1: ### @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	9
sheet no.	**L1.04**



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TREE SUMMARY*

TOTAL TREES TO BE REMOVED:	31
TOTAL TREES TO BE RETAINED:	27
TOTAL BYLAW-PROTECTED TREES TO BE REMOVED:	2
TOTAL PROPOSED REPLACEMENT TREES:	4

* Based on Arborist's Report recieved from Talbot Mackenzie & Associates, 03/04/2020. Refer to Arborist report for details and Arborist recommendations.

LEGEND

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- Extent of Parkade, below
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Existing Tree for Retention
(Refer to Arborist Report for full details and management strategies).
Critical Root Zone
Tree Tag

Existing Tree to be Removed
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).
Tree Tag

Replacement Tree
(Species and location to be determined with City of Victoria Parks)

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Tree Retention & Removal Plan

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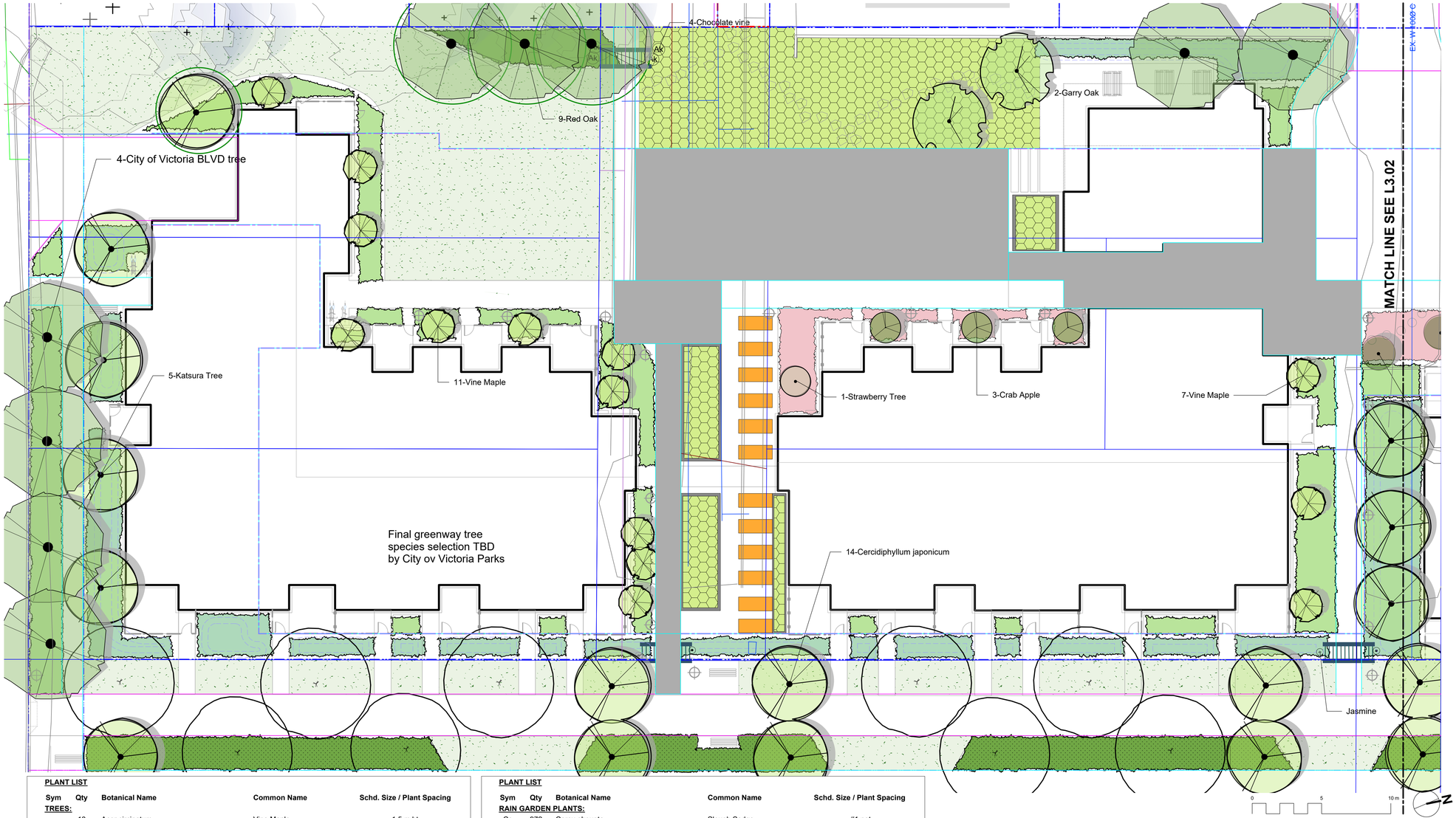


PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	18	Acer circinatum	Vine Maple	1.5 m ht.
	1	Arbutus unedo	Strawberry Tree	1.2 m ht, b&b
	4	Calocedrus decurrens	Incense Cedar	1.5 m ht,b&b
	25	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
	5	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
	4	City of Victoria BLVD tree	As PER COV Parks	5.0cm cal, b&b
	2	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht, b&b
	2	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	4.0 cm cal, b&b
	1	Corylus 'Felix'	Felix Hazlenut	1.5m height, b&b
	3	Corylus 'Jefferson'	Jefferson Hazlenut	1.5m height, b&b
	2	Ficus carica 'Mission'	Black Mission Fig	#10 pot
	13	Malus 'Sugar tyme'	Crab Apple	#10 pot, Min 1.2m ht
	3	Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht, b&b
	3	Picea omorika	Serbian Spruce	1.5m ht, b&b
	19	Platanus acerifolia	London Planetree	4.0 cm cal, b&b
	2	Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
	5	Quercus garryana	Garry Oak	4.0cm cal, b&b
	9	Quercus rubra	Red Oak	5.0cm cal, b&b
HERB & POLLINATOR PLANTINGS				
Ana	134	Aster novae-angliae	New England Aster	#1 pot
Cx	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	144	Echinacea purpurea	Purple Coneflower	#1 pot
Lws	110	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Ol	15	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	144	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rof	33	Rosmarinus officinalis	Rosemary	#2 pot
Rf	144	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Ssm	134	Salvia ´ sylvestris 'Mainacht'	May Night Salvia	#1 pot
Slo	15	Salvia officinalis	Culinary Sage	#1 pot
St	184	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vsb	15	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
VINES				
Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Jn	4	Jasminum nudiflorum	Jasmine	#1 pot
Ak	4	Akebia quinata	Chocolate vine	#2 pot
Act	4	Actinidia arguta	Hardy Kiwi	#2 pot

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
RAIN GARDEN PLANTS:				
Co	972	Carex obnupta	Slough Sedge	#1 pot
Csc	108	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	433	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	972	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Spn	23	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	23	Spiraea douglasii	Hardhack	#1 pot
NATIVE & EDIBLE SHRUB PLANTINGS				
Fve	186	Fragaria vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	417	Gaultheria shallon	Salal	#1 pot
Myc	103	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	290	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Phl	44	Philadelphus lewisii	Mock Orange	#3 pot
Pm	530	Polystichum munitum	Sword Fern	#1 pot
Ruc	186	Ribes uva-crispa	Gooseberry	#2 pot
Rn	113	Rosa nutkana	Nootka Rose	#1 pot
Sd	44	Spiraea douglasii	Hardhack	#1 pot
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Vo	106	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vh	290	Vancouveriana hexandra	Inside-out Flower	Sp3
GREENWAY NATIVE PLANTS:				
Gsh	128	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Ma	128	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	128	Mahonia repens	Prostrate Oregon Grape	#1 pot
Sa	128	Symphoricarpos alba	Snowberry	#1 pot

PLANTING LEGEND

NATIVE SHRUB PLANTINGS
- Sword Fern
- Snowberry
- Evergreen Huckleberry
- Salal

RAIN GARDEN PLANTINGS
- Soft Common Rush
- Hardhack
- Slough Sedge
- Dwarf Arctic Blue Leaf Willow
- Red-twig Dogwood
- Dwarf Red-twigged Dogwood

URBAN AGRICULTURE ZONE
- Plantings to be designed & managed by Community Partner, Volunteers and Residents.

ALLOTMENT GARDEN BOX

GREENWAY NATIVE PLANTINGS
- Snowberry
- Oregon Grape
- Salal
- Prostrate Oregon Grape

One species per bed

HERBS & POLLINATOR PLANTINGS
- Purple Coneflower
- White Spike Lavandin
- New England Aster
- Black-Eyed Susan
- May Night Salvia
- Snow Pavement Rose
- Mexican Feathergrass
- Feather Reed Grass
- Blueberry
- Rosemary
- Culinary Sage
- Garden Oregano

SHADY NATIVE & EDIBLE PLANTINGS
- Salal
- Gooseberry
- Sword Fern
- Hardhack
- Woodland Strawberry
- Mock Orange
- Evergreen Huckleberry
- Redwood Sorrel
- Inside-out Flower

SCREENING HEDGE
- Pacific Wax Myrtle

LAWN AREA

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Boulevard irrigation point of connection to be 19 mm service from existing water connection on Grant Street, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

NOT FOR CONSTRUCTION

rev no	description	date
9	RZ/DP Revision	20.07.10
8	RZ/DP Revision	20.04.27
7	RZ/DP Revision	20.04.07
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

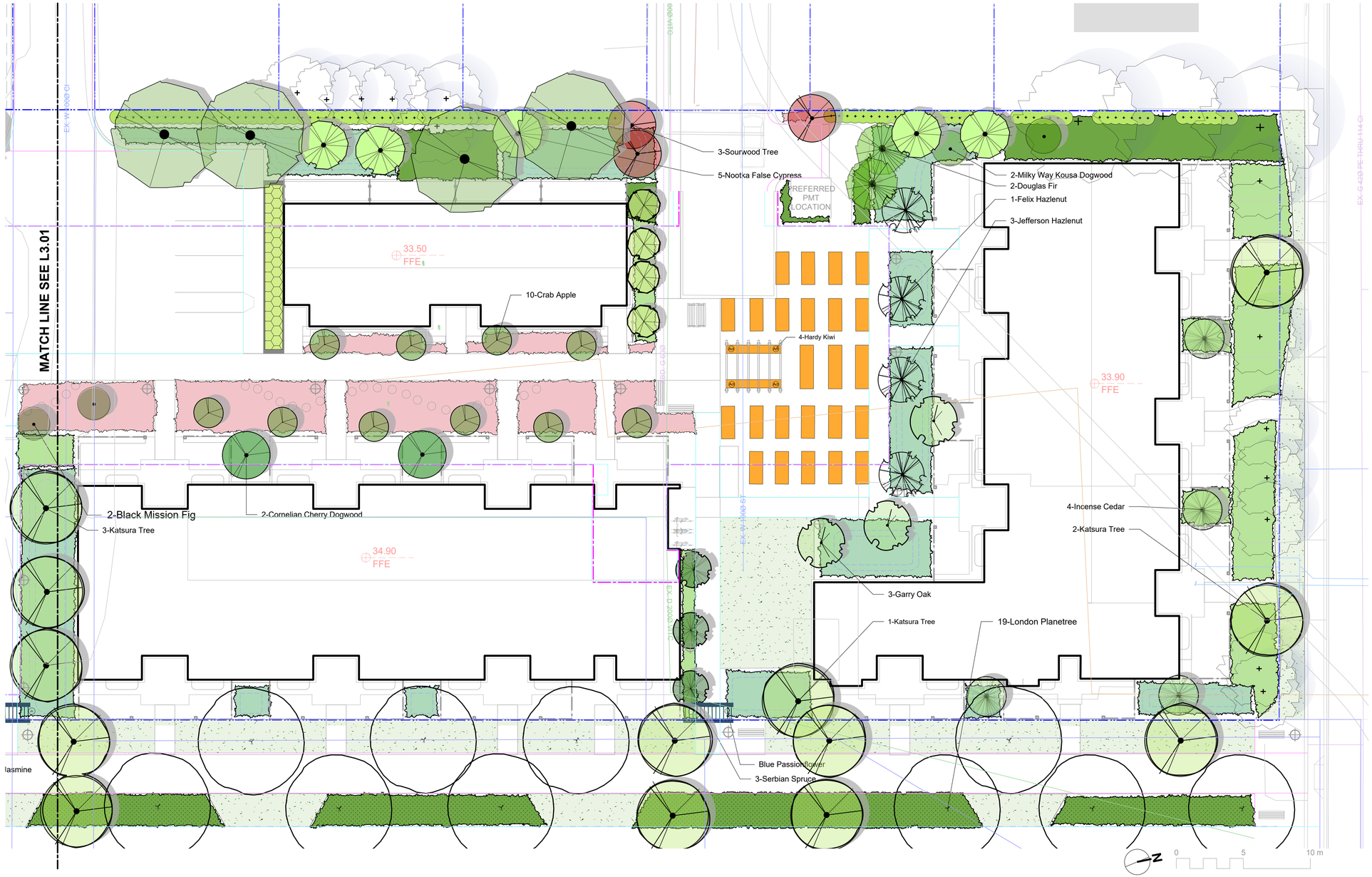
Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Planting Plan South

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	9
sheet no.	**L3.01**



BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
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PLANTING LEGEND

NATIVE SHRUB PLANTINGS
Sword Fern
Snowberry
Evergreen Huckleberry
Salal

RAIN GARDEN PLANTINGS
Soft Common Rush
Hardhack
Slough Sedge
Dwarf Arctic Blue Leaf Willow
Red-twig Dogwood
Dwarf Red-twigged Dogwood

URBAN AGRICULTURE ZONE
Plantings to be designed & managed by Community Partner, Volunteers and Residents.

ALLOTMENT GARDEN BOX

GREENWAY NATIVE PLANTINGS
Snowberry
Oregon Grape
Salal
Prostrate Oregon Grape
One species per bed

HERBS & POLLINATOR PLANTINGS
Purple Coneflower
White Spike Lavandin
New England Aster
Black-Eyed Susan
May Night Salvia
Snow Pavement Rose
Mexican Feathergrass
Feather Reed Grass
Blueberry
Rosemary
Culinary Sage
Garden Oregano

SHADY NATIVE & EDIBLE PLANTINGS
Salal
Gooseberry
Sword Fern
Hardhack
Woodland Strawberry
Mock Orange
Evergreen Huckleberry
Redwood Sorrel
Inside-out Flower

SCREENING HEDGE
Pacific Wax Myrtle

LAWN AREA

PLANT LIST SEE L3.01

NOT FOR CONSTRUCTION

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client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Planting Plan North

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	9
sheet no.	**L3.02**

1 Section at Pedestrian Allee and Townhouses
Scale: 1:50

2 Section at Pedestrian Walkway
Scale: 1:50

NOT FOR CONSTRUCTION

9	RZ/DP Revision	20.07.10
8	RZ/DP Revision	20.04.27
7	RZ/DP Revision	20.04.07
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

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client
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Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Sections

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	9
sheet no.	**L5.01**