

CITY OF VICTORIA
 RECEIVED DEEMED
 MAR 22 2018 JAN 25 2018

HCMA



BUILDING D-2: MERRIDALE DISTILLERY & BREWHOUSE

REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISION 2
 March 22nd, 2018

ADDRESS:
 356 HARBOUR ROAD,
 VICTORIA, BC

LEGAL DESCRIPTION:
 LOT 7, DISTRICT LOT 119 ESQUIMALT DISTRICT PLAN VIP84612

MERRIDALE DISTILLERY	
356 Harbour Road, Victoria, BC	
REVISION	DESCRIPTION
1	1.00
2	2.00
3	3.00
4	4.00
5	5.00
6	6.00
7	7.00
8	8.00
9	9.00
10	10.00
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93	93.00
94	94.00
95	95.00
96	96.00
97	97.00
98	98.00
99	99.00
100	100.00

COVER SHEET

2018/03/22

DP-A00

SCALE:
 HCMA Architecture + Design
 Suite 150 - 469 Johnson Street
 Victoria BC, Canada V8W 1K7
 T 250.382.6650
 W hcma.ca

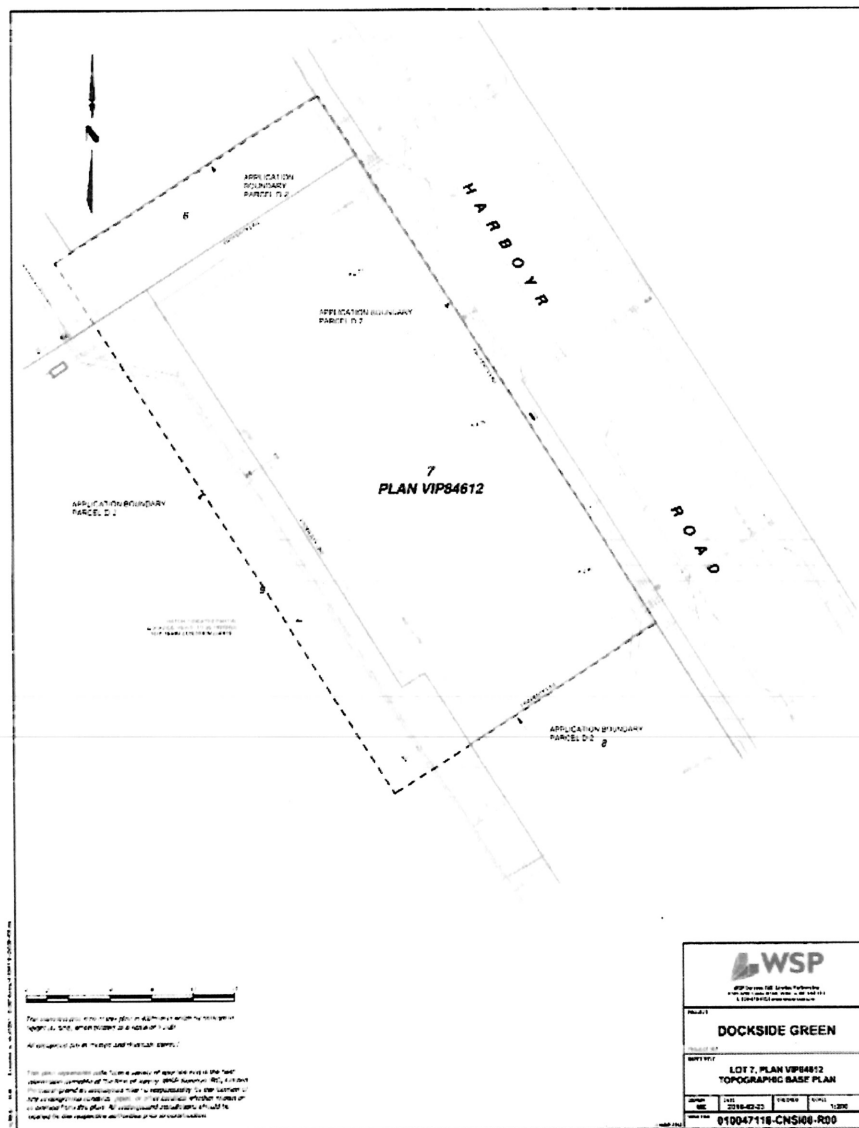
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PROJECT: 1729 - DRAWN: WCM/COJ

MAR 22 2018

JAN 25 2018

HCMA



PROPOSED DEVELOPMENT DATA

Project Name: DOCKSIDE GREEN

Client: DOCKSIDE GREEN

Site Address: 1000 Harbour Road, Victoria, BC

Project Number: 010047118-CHS08-R00

Scale: 1:100

Drawn By: [Name]

Check By: [Name]

Table with 4 columns: Item, Description, Quantity, Unit

DOCKSIDE DISTILLERY

REQUIREMENTS

1. DEVELOPMENT REQUIREMENTS

2. SITE SPECIFIC REQUIREMENTS

3. ENVIRONMENTAL REQUIREMENTS

4. SOCIAL REQUIREMENTS

5. ECONOMIC REQUIREMENTS

6. CULTURAL REQUIREMENTS

7. HISTORIC REQUIREMENTS

8. LANDSCAPE REQUIREMENTS

9. INFRASTRUCTURE REQUIREMENTS

10. UTILITIES REQUIREMENTS

11. TRANSPORT REQUIREMENTS

12. OTHER REQUIREMENTS

13. SUMMARY

14. REFERENCES

15. APPENDICES

16. INDEX

17. NOTES

18. LEGEND

19. SCALE

20. DATE

21. DRAWN BY

22. CHECKED BY

23. APPROVED BY

24. PROJECT NUMBER

25. SITE ADDRESS

26. CLIENT

27. PROJECT NAME

28. PROJECT TYPE

29. PROJECT STATUS

30. PROJECT PHASE

31. PROJECT LOCATION

32. PROJECT ZONE

33. PROJECT DISTRICT

34. PROJECT CENSUS TRACT

35. PROJECT WARD

36. PROJECT REGION

37. PROJECT PROVINCE

38. PROJECT COUNTRY

39. PROJECT CONTINENT

40. PROJECT OCEAN

41. PROJECT CLIMATE

42. PROJECT VEGETATION

43. PROJECT SOIL

44. PROJECT WATER

45. PROJECT AIR

46. PROJECT LIGHT

47. PROJECT SOUND

48. PROJECT VIBRATION

49. PROJECT MAGNETIC FIELD

50. PROJECT ELECTROMAGNETIC INTERFERENCE

51. PROJECT RADIATION

52. PROJECT PARTICULATE

53. PROJECT GASES

54. PROJECT METALS

55. PROJECT PESTICIDES

56. PROJECT HERBICIDES

57. PROJECT FUNGICIDES

58. PROJECT INSECTICIDES

59. PROJECT RODENTICIDES

60. PROJECT MOLLUSCICIDES

61. PROJECT NEMATOCIDES

62. PROJECT ANTHERACIDAL

63. PROJECT BACULOVIRUS

64. PROJECT BOTANICAL

65. PROJECT ZOOLOGICAL

66. PROJECT ECOLOGICAL

67. PROJECT PALEONTOLOGICAL

68. PROJECT GEOLOGICAL

69. PROJECT MINERALOGICAL

70. PROJECT METEOROLOGICAL

71. PROJECT CLIMATOLOGICAL

72. PROJECT METEOROLOGICAL

73. PROJECT CLIMATOLOGICAL

74. PROJECT METEOROLOGICAL

75. PROJECT CLIMATOLOGICAL

76. PROJECT METEOROLOGICAL

77. PROJECT CLIMATOLOGICAL

78. PROJECT METEOROLOGICAL

79. PROJECT CLIMATOLOGICAL

80. PROJECT METEOROLOGICAL

81. PROJECT CLIMATOLOGICAL

82. PROJECT METEOROLOGICAL

83. PROJECT CLIMATOLOGICAL

84. PROJECT METEOROLOGICAL

85. PROJECT CLIMATOLOGICAL

86. PROJECT METEOROLOGICAL

87. PROJECT CLIMATOLOGICAL

88. PROJECT METEOROLOGICAL

89. PROJECT CLIMATOLOGICAL

90. PROJECT METEOROLOGICAL

91. PROJECT CLIMATOLOGICAL

92. PROJECT METEOROLOGICAL

93. PROJECT CLIMATOLOGICAL

94. PROJECT METEOROLOGICAL

95. PROJECT CLIMATOLOGICAL

96. PROJECT METEOROLOGICAL

97. PROJECT CLIMATOLOGICAL

98. PROJECT METEOROLOGICAL

99. PROJECT CLIMATOLOGICAL

100. PROJECT METEOROLOGICAL

PROPOSED DEVELOPMENT DATA

Project Name: DOCKSIDE GREEN

Client: DOCKSIDE GREEN

Site Address: 1000 Harbour Road, Victoria, BC

Project Number: 010047118-CHS08-R00

Scale: 1:100

Drawn By: [Name]

Check By: [Name]

Table with 4 columns: Item, Description, Quantity, Unit

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Site Address: 1000 Harbour Road, Victoria, BC

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Table with 4 columns: Item, Description, Quantity, Unit

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Check By: [Name]

Table with 4 columns: Item, Description, Quantity, Unit

PROPOSED DEVELOPMENT DATA

Project Name: DOCKSIDE GREEN

Client: DOCKSIDE GREEN

Site Address: 1000 Harbour Road, Victoria, BC

Project Number: 010047118-CHS08-R00

Scale: 1:100

Drawn By: [Name]

Check By: [Name]

Table with 4 columns: Item, Description, Quantity, Unit

MERRIDALE DISTILLERY

300 Harbour Road, Victoria, BC

REVISION: 01/2018

DATE: 2018-02-21

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SITE SURVEY AND INFORMATION

DP-A01

SCALE: As indicated

HCMA Architecture + Design

Suite 300 - 569 Johnson Street

Victoria BC, Canada V8W 1M7

T: 250.382.6650

W: hcma.ca

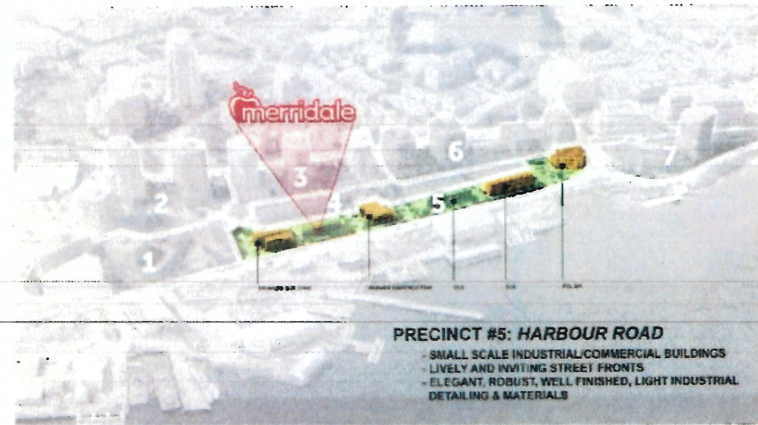
HARBOUR ROAD FACING WEST



HARBOUR ROAD FACING EAST



NEIGHBOURHOOD CONTEXT



BETWEEN CI-3 AND THE GREENWAY



HARBOUR STREET EAST ELEVATION



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MERRIDALE DISTILLERY
 318 Harbour Road, Victoria, BC

**NEIGHBOURHOOD
 CONTEXT**



DP-A02

SCALE: 1:450

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 W hcma.ca

MERRIDALE DISTILLERY
565 Harbour Road, Victoria, BC

SITE PLAN

DP-A03

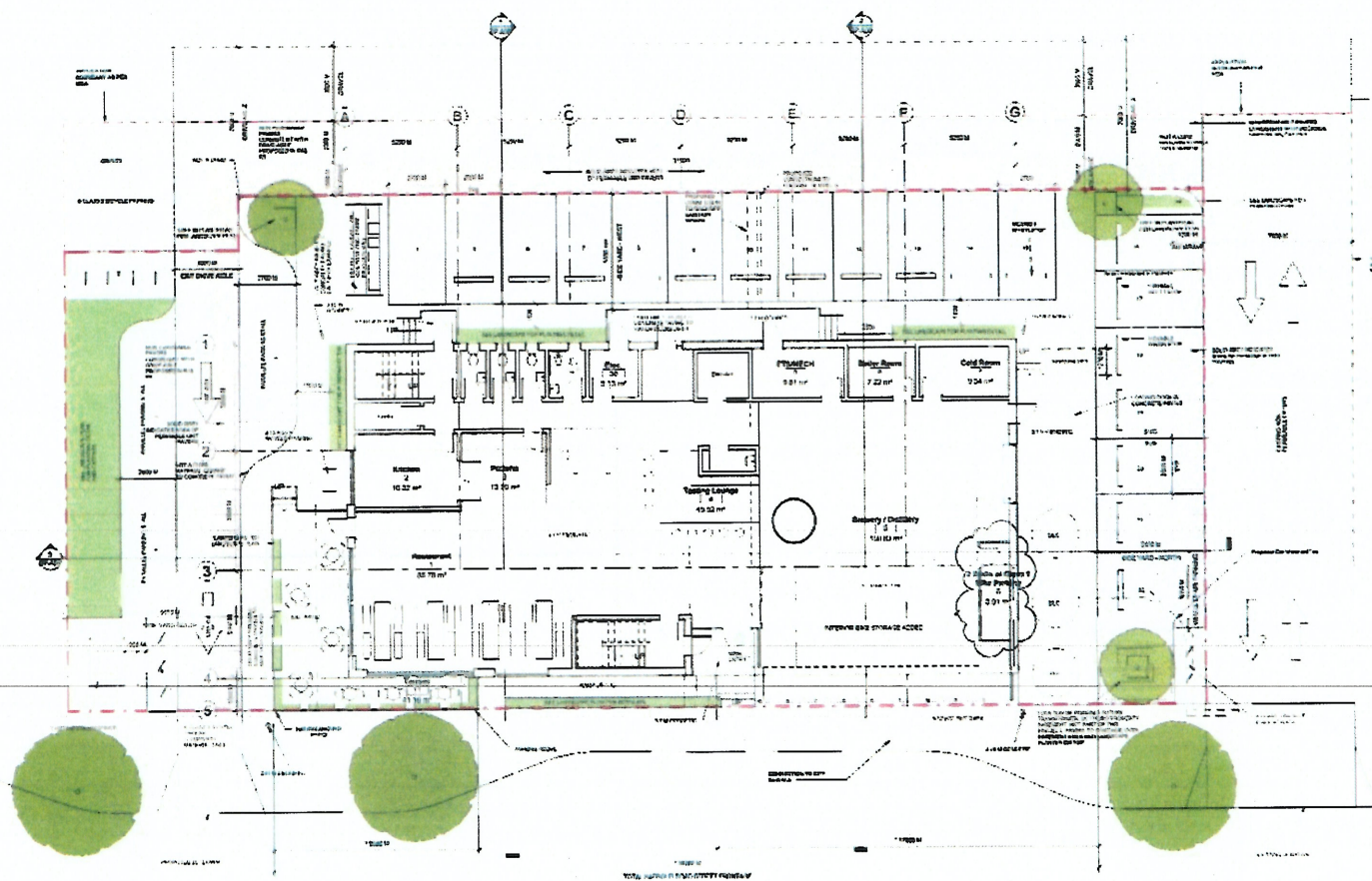
SCALE: 1" = 100'

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Suite 300 - 569 Johnson Street
Victoria BC, Canada V8W 1P7
T: +1 250 380 6630
W: hcma.ca

PROJECT: 1723 • DRAWN: YCW

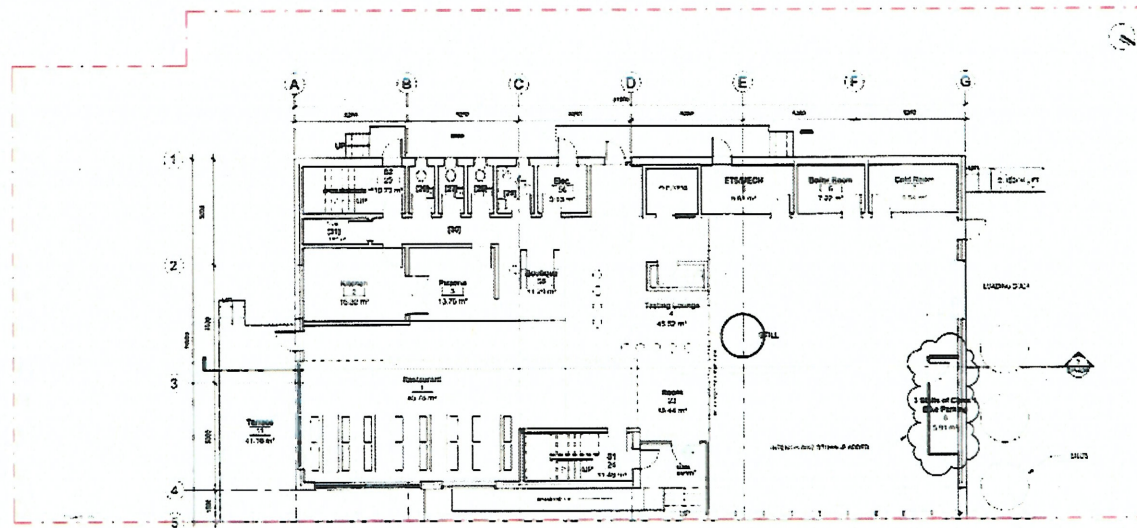
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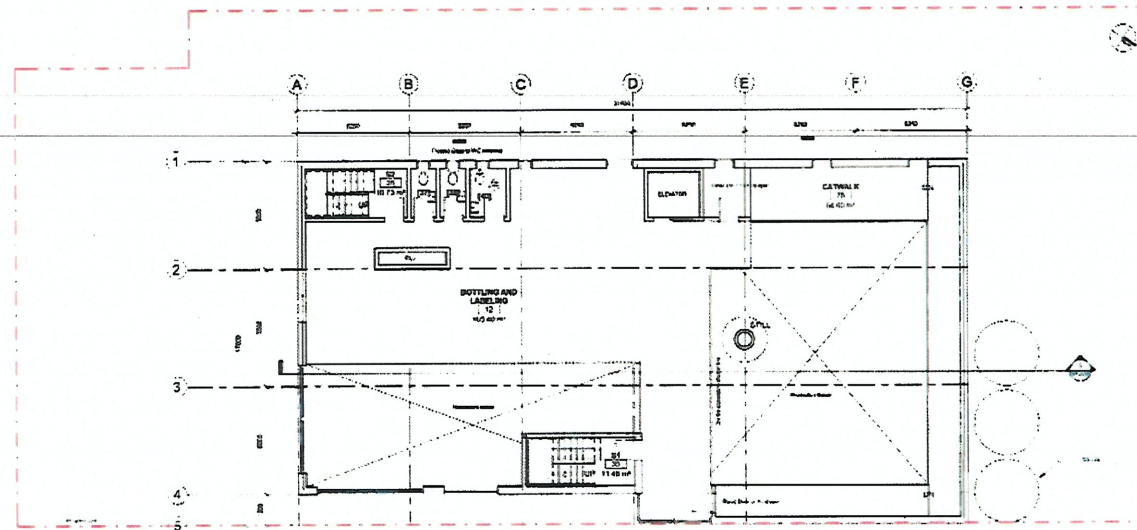


Harbour Road

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1 Level 1 Plan
1:100



2 Level 2 Plan
1:100

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PROJECT: 1725 • DRAWN: WGM

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MERRIDALE DISTILLERY
355 Harbour Road, Victoria, BC
DATE: 2018.01.25
DRAWN: WGM
CHECKED: JLM
APPROVED: JLM

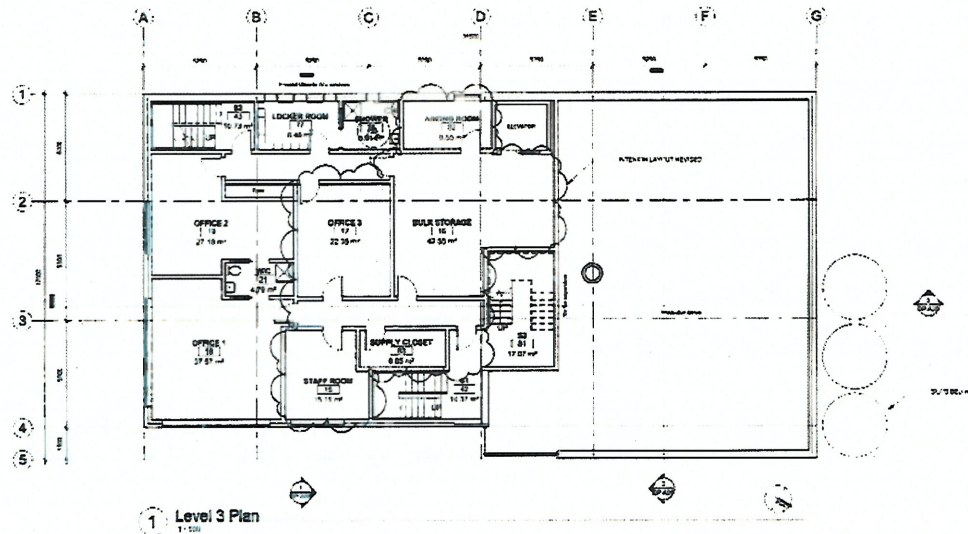
FLOOR PLANS
LEVEL 1+2

20180323

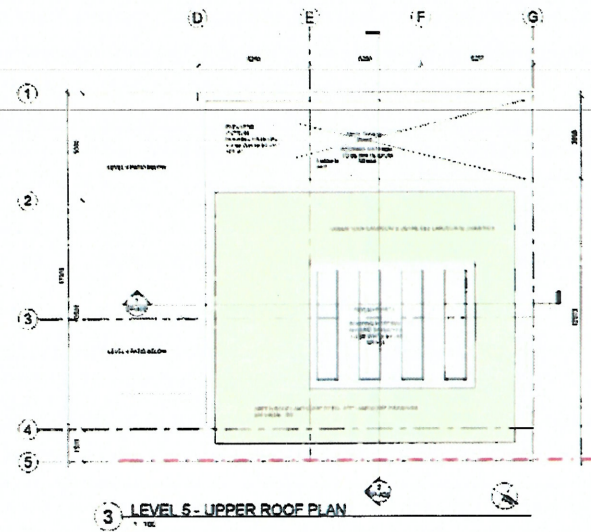
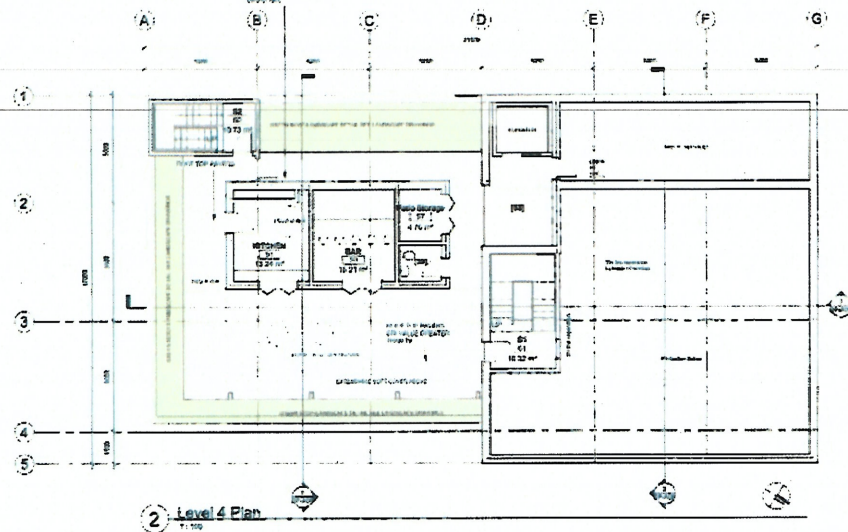
DP-A04

SCALE: 1:100

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MERRIDALE DISTILLERY
 388 Jackson Road, Victoria, BC
 DATE: 2018-02-22
 DRAWN BY: WGM
 CHECKED BY: WGM
 REVISION: 1:100
 DESCRIPTION: FLOOR PLANS
 LEVEL 3+4+ ROOF

DP-A05

SCALE: 1:100

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 Victoria BC, Canada V8W 1K2
 T: 250 382 6650
 W: hcma.ca

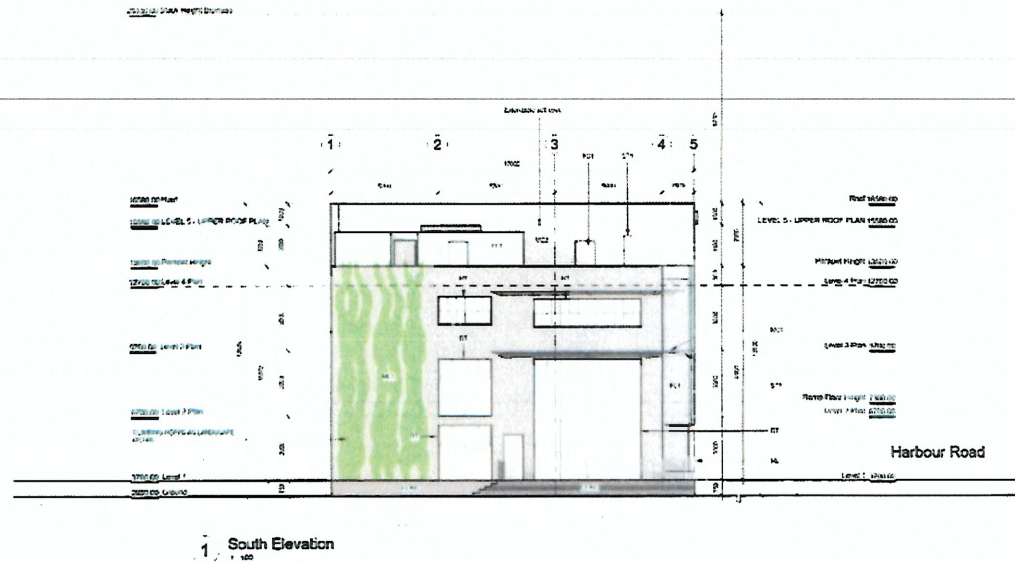
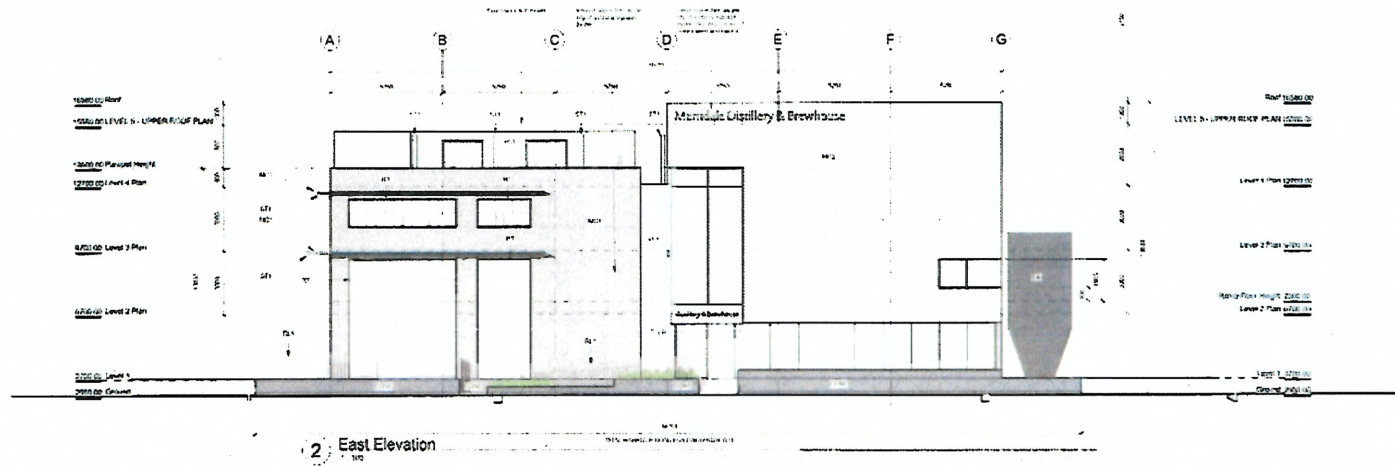
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PROJECT: 1728 • DRAWN: WGM

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MATERIALS

- WALLS:
 - 101 VERTICAL CORRUGATED GALVANIZED (R/SAILAR) STEEL, GREY COLOR
 - 102 VERTICAL WEATHERING STEEL, EXPOSED FASTENERS
- SEALED CONCRETE
 - CLING SEALED CONCRETE AS FRESH AND BASE STRUCTURE
- FLOOR CEILING BOARDS
 - 104 LIGHT GREY FIBRE CEMENT PANEL, (S/SIDE PEARL), EXPOSED FASTENERS
- ROOF:
 - 105 EPDM ROOFING MEMBRANE, WHITE
 - 106 GREEN ROOFING SYSTEM
- RAILINGS:
 - 107 LIGHT STEEL, GALVANIZED TO MATCH 101
- WINDOWS:
 - 108 RT STEEL REVEALS TO MATCH 101
- AWNINGS:
 - 109 GLASS CLADDING
 - 110 RT STEEL REVEALS TO MATCH 101

MERRIDALE DISTILLERY
 388 Harbour Road, Victoria, BC
 DATE: 2018-03-22
 DESIGN: HCMA
 REVISION: 1
 REVISION: 2
 REVISION: 3

EAST AND SOUTH ELEVATIONS

2018-03-22

DP-A06

SCALE: 1/100

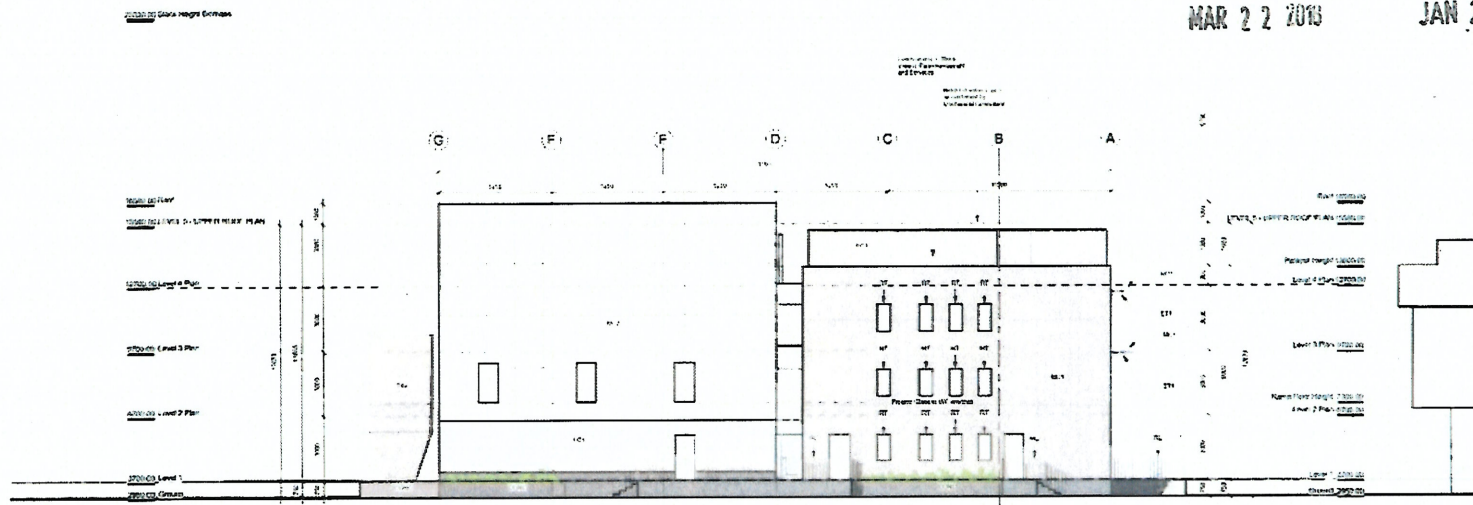
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PROJECT: 1773 • DRAWN: SE

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1 West Elevation
1:100

MATERIALS

WALLS:

METAL CLADDING

- M1 VERTICAL CORRUGATED GALVANIZED (OR TITANIUM) STEEL - GREY COLOUR
- M2 VERTICAL WEATHERING STEEL, EXPOSED FASTENERS

SEALED CONCRETE

- CONC: SEALED CONCRETE AS FINISH AND BASE STRUCTURE

FIBER CONCRETE BOARDS

- F1 FIBER CONCRETE BOARD (FIBER CONCRETE BOARD) - 150mm THICK

ROOF:

- EPOXY ROOFING MEMBRANE - WHITE
- GREEN ROOFING SYSTEM

RAILINGS

- R1 LIGHT STEEL RAILINGS TO MATCH M1

WINDOWS:

- W1 STEEL REINFORCED GLASS UNIT

DOORS:

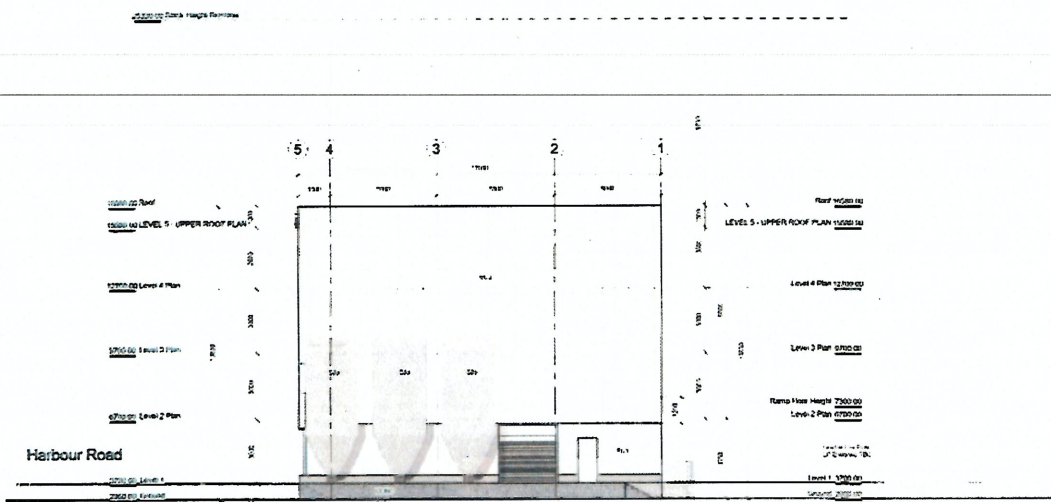
- D1 STEEL REINFORCED GLASS UNIT

FINISHING

- F1 POLYURETHANE PAINTS
- F2 POLYURETHANE PAINTS - DARK GREY



PHOTOGRAPH OF PROPOSED CLASS LOCATION
OF DLO



2 North Elevation
1:100

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PROJECT: 1729 • DRAWN: SH-NUM

MERRIDALE DISTILLERY
388 Harbour Road, Victoria, BC

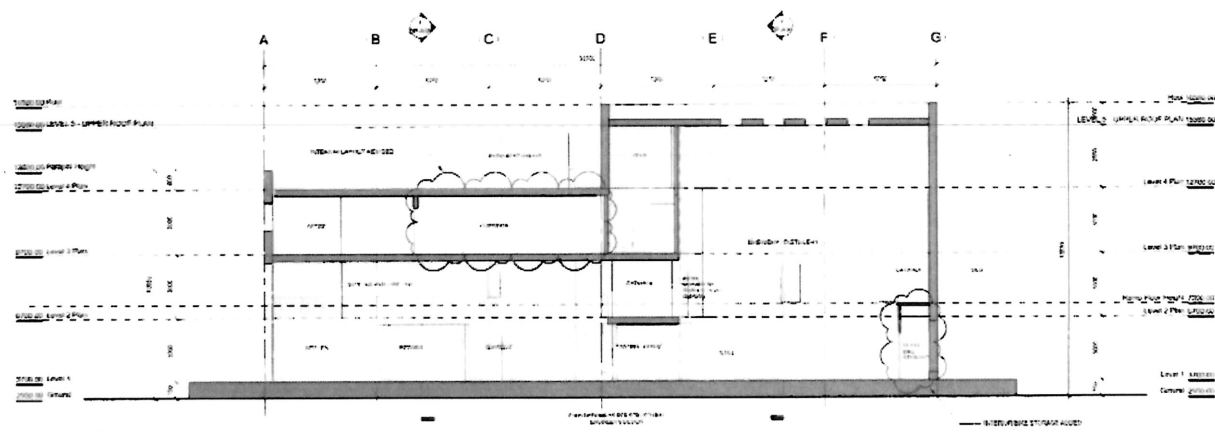
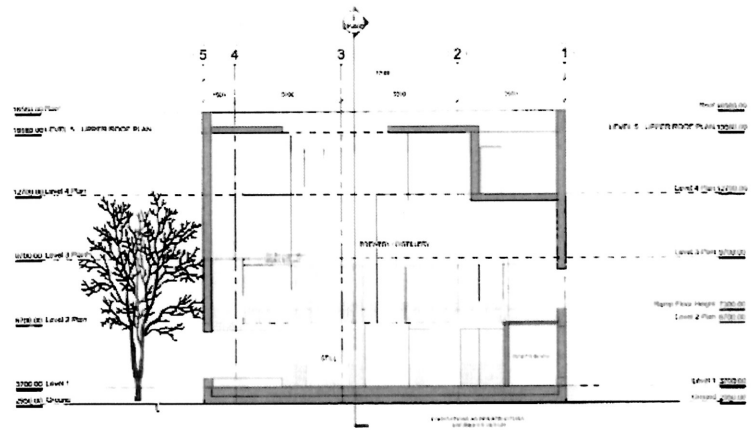
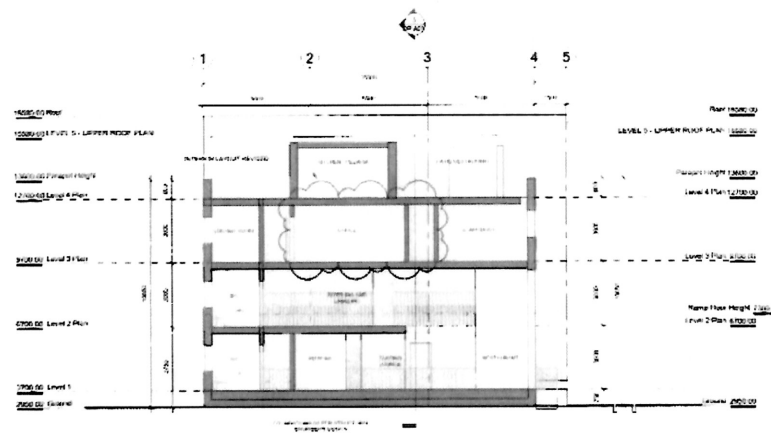
WEST AND
NORTH
ELEVATIONS

DP-A07

SCALE: 1:100

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Suite 100 448 Johnson Street
Victoria BC, Canada V8W 1M2
T: 250 382 6650
W: hcma.ca

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MERRIDALE DISTILLERY
 338 Harbour Road, Victoria, BC
 PROJECT NO. 1723
 DATE: 2010-01-22

BUILDING SECTIONS

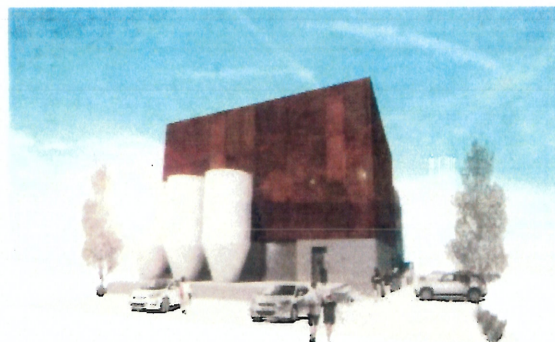
2010-01-22

DP-A08

SCALE: 1/100
 HCMA Architecture + Design
 Suite 101 - 169 Johnson Street
 Victoria BC, Canada V8W 1M7
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VIEW FROM HARBOUR ROAD



NORTH PERSPECTIVE



WEST PERSPECTIVE

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DEEMED
JAN 25 2018

HCMAN

MERRIDALE DISTILLERY
315 Harbour Road, Victoria, BC
PROJECT DESCRIPTION
MERRIDALE DISTILLERY
ARCHITECTURAL DESIGN

BUILDING FORM
AND CHARACTER

Signature

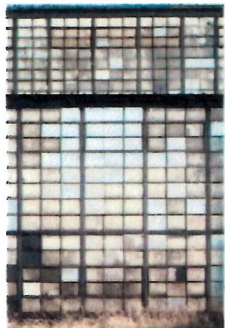
DP-A09

SCALE:
HCMA Architecture + Design
Suite 300 - 559 Johnson Street
Victoria BC, Canada V8W 1M2
T 250 382 6600
W hcm.ca

PROJECT: 1723 • DRAWN: EP



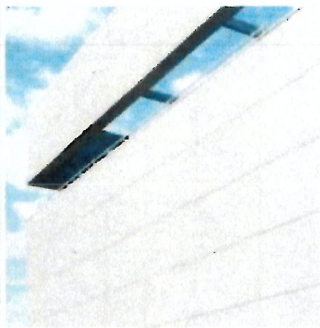
EAST ELEVATION - DETAILED VIEW



MATERIAL PRECEDENT MC1



MATERIAL PRECEDENT FC1



MATERIAL PRECEDENT MC2



MATERIALS

WALLS

METAL CLADDING:

- MC1: VERTICAL CORRUGATED GALVALUM (60% GALVALUM, 40% STEEL) - ONLY VERTICAL
- MC2: VERTICAL CORRUGATED GALVALUM (60% GALVALUM, 40% STEEL) - ONLY VERTICAL

SEALED CONCRETE:

- CC1: SEALED CONCRETE TO MATCH EXISTING BASE STRUCTURE

FIBER CEMENT BOARDS

- FC1: LIGHT GREY FIBER CEMENT BOARD (1/2" THICK) - PARTIAL FASTENERS

ROOF

- BR1: ROOFING MEMBRANE - WHITE
- GR1: GREENROOFING SYSTEM

RAILINGS

- RS1: 10" DIA STEEL RAILINGS TO MATCH MC1

WINDOWS

- W1: STEEL REVEALS TO MATCH MC1

GLASS

- GL1: UNCOLORED GLAZING
- GL2: 10" DIA STEEL BEAMS - LIGHT GREY

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JAN 25 2018

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MERRIDALE DISTILLERY
350 Harbour Road, Victoria, BC

REVISION: 01
DATE: 2018-01-25
BY: JH
CHECKED BY: JH
APPROVED BY: JH

BUILDING FORM
AND CHARACTER

2018-01-25

DP-A10

SCALE:

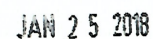
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PROJECT: 1729 • DRAWN: LP

ADDRESS
1729 Merridale

DRAWN BY
BB / KN

[illegible]

L1 Site Plan
Ground Level

DATE
September, 2017

Bianca Bodley
250 589 8244
bianca@biophilacollective.ca

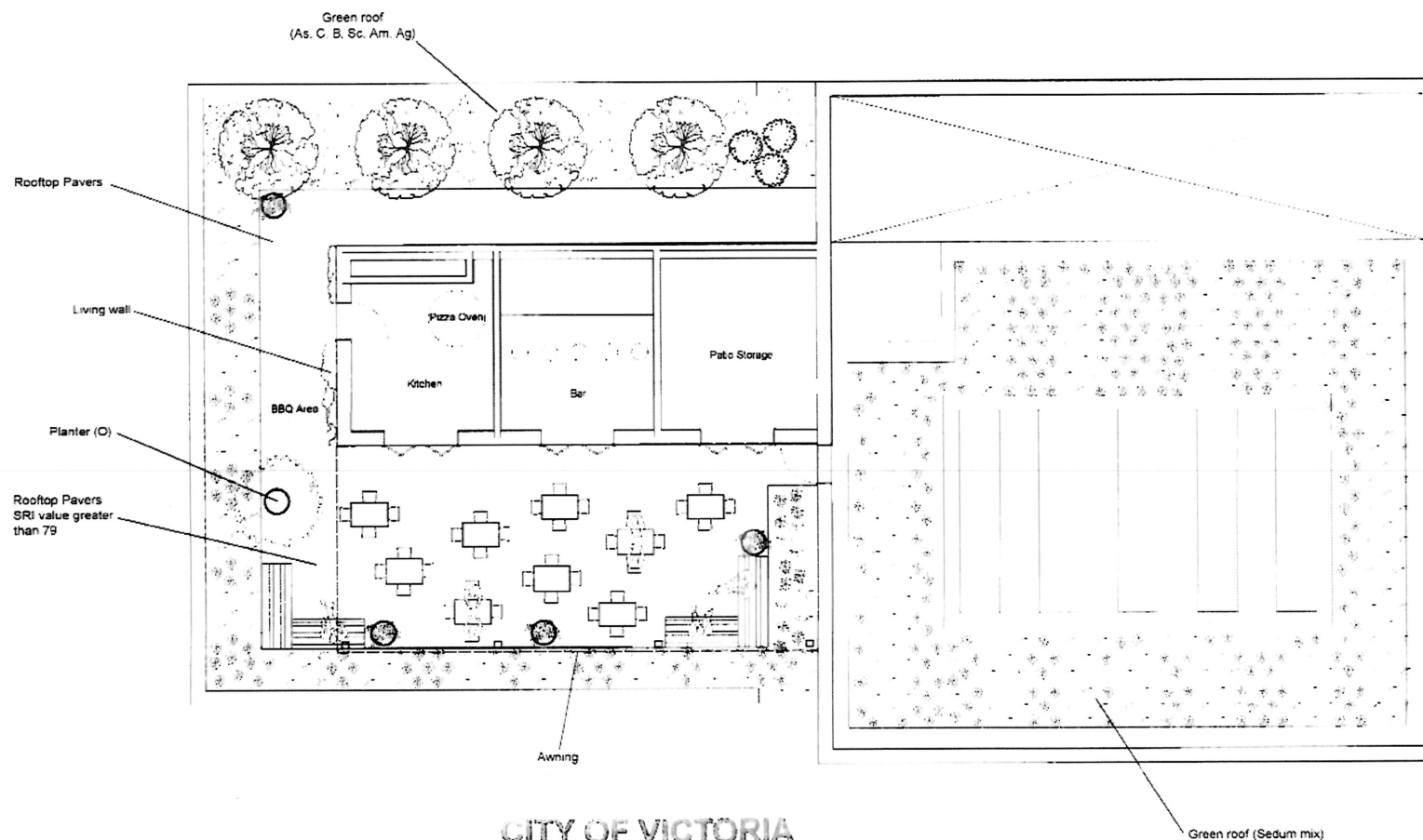
CLIENT NAME

PROJECT
Landscape Design

ADDRESS
1729 Merridale

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN



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JAN 25 2018

Scale 1:50



L2 Green Roof
Landscape
Design

DATE
September, 2017



C-101	B
-------	---

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JAN 25 2018



BIOPHILIA
design collective

Bianca Bodley
250.589.8244
bianca@biophiliacollective.ca

PROJECT
356 Harbour Rd
Landscape Design

DATE:
March 2018

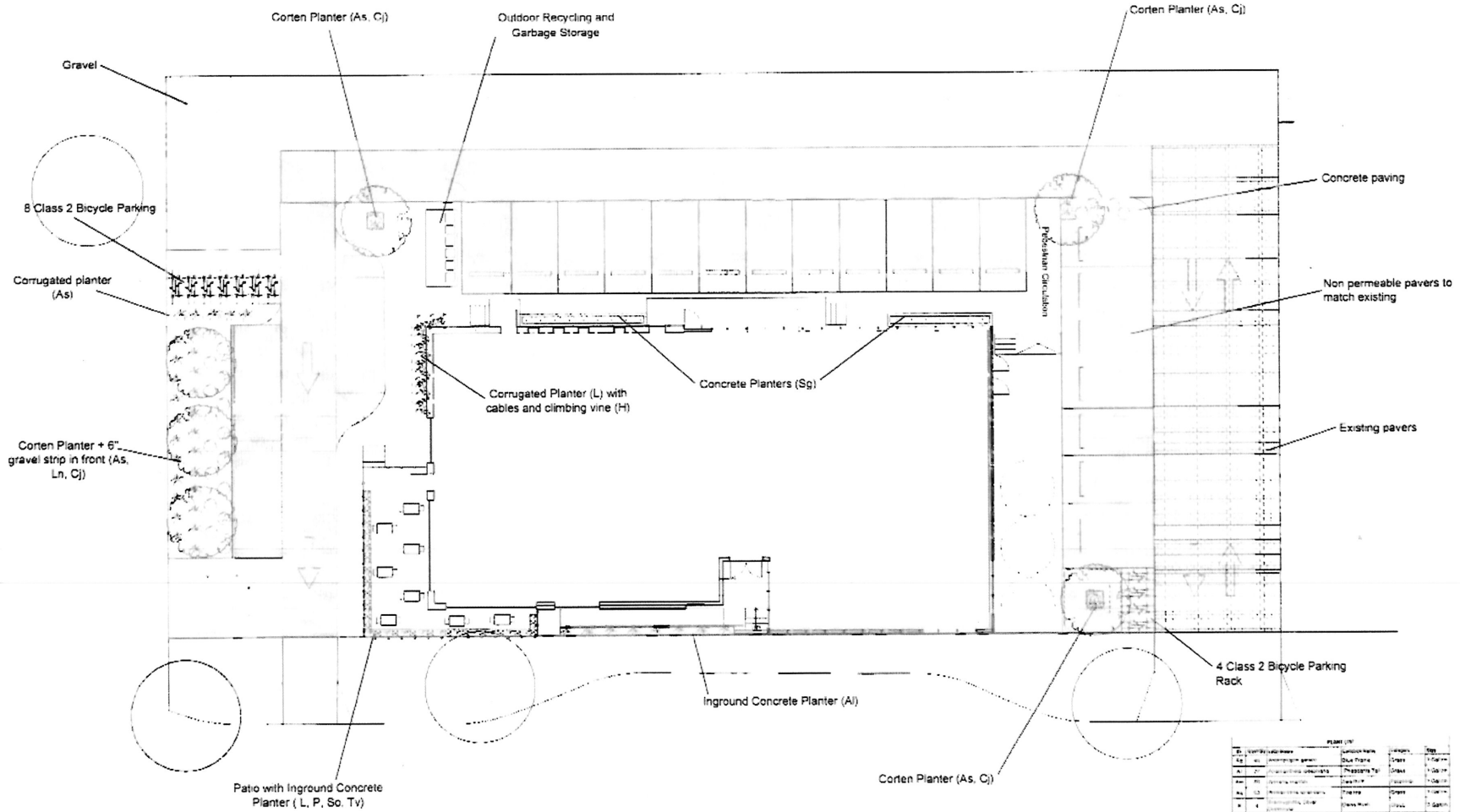
CLIENT NAME

PROJECT
Landscape
Design

ADDRESS
356 Harbour Rd

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN



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Item	Description	Quantity	Unit	Notes
1	Gravel	100	m ³	
2	Concrete paving	100	m ²	
3	Non permeable pavers to match existing	100	m ²	
4	Existing pavers	100	m ²	
5	4 Class 2 Bicycle Parking Rack	4	units	
6	Corten Planter (As, Cj)	1	unit	
7	Corrugated Planter (L) with cables and climbing vine (H)	1	unit	
8	Concrete Planters (Sg)	1	unit	
9	Inground Concrete Planter (Al)	1	unit	
10	Patio with Inground Concrete Planter (L, P, So, Tv)	1	unit	
11	Outdoor Recycling and Garbage Storage	1	unit	
12	Gravel	100	m ³	
13	Concrete paving	100	m ²	
14	Non permeable pavers to match existing	100	m ²	
15	Existing pavers	100	m ²	
16	4 Class 2 Bicycle Parking Rack	4	units	
17	Corten Planter (As, Cj)	1	unit	
18	Corrugated Planter (L) with cables and climbing vine (H)	1	unit	
19	Concrete Planters (Sg)	1	unit	
20	Inground Concrete Planter (Al)	1	unit	
21	Patio with Inground Concrete Planter (L, P, So, Tv)	1	unit	
22	Outdoor Recycling and Garbage Storage	1	unit	
23	Gravel	100	m ³	
24	Concrete paving	100	m ²	
25	Non permeable pavers to match existing	100	m ²	
26	Existing pavers	100	m ²	
27	4 Class 2 Bicycle Parking Rack	4	units	
28	Corten Planter (As, Cj)	1	unit	
29	Corrugated Planter (L) with cables and climbing vine (H)	1	unit	
30	Concrete Planters (Sg)	1	unit	
31	Inground Concrete Planter (Al)	1	unit	
32	Patio with Inground Concrete Planter (L, P, So, Tv)	1	unit	
33	Outdoor Recycling and Garbage Storage	1	unit	
34	Gravel	100	m ³	
35	Concrete paving	100	m ²	
36	Non permeable pavers to match existing	100	m ²	
37	Existing pavers	100	m ²	
38	4 Class 2 Bicycle Parking Rack	4	units	
39	Corten Planter (As, Cj)	1	unit	
40	Corrugated Planter (L) with cables and climbing vine (H)	1	unit	
41	Concrete Planters (Sg)	1	unit	
42	Inground Concrete Planter (Al)	1	unit	
43	Patio with Inground Concrete Planter (L, P, So, Tv)	1	unit	
44	Outdoor Recycling and Garbage Storage	1	unit	
45	Gravel	100	m ³	
46	Concrete paving	100	m ²	
47	Non permeable pavers to match existing	100	m ²	
48	Existing pavers	100	m ²	
49	4 Class 2 Bicycle Parking Rack	4	units	
50	Corten Planter (As, Cj)	1	unit	
51	Corrugated Planter (L) with cables and climbing vine (H)	1	unit	
52	Concrete Planters (Sg)	1	unit	
53	Inground Concrete Planter (Al)	1	unit	
54	Patio with Inground Concrete Planter (L, P, So, Tv)	1	unit	
55	Outdoor Recycling and Garbage Storage	1	unit	
56	Gravel	100	m ³	
57	Concrete paving	100	m ²	
58	Non permeable pavers to match existing	100	m ²	
59	Existing pavers	100	m ²	
60	4 Class 2 Bicycle Parking Rack	4	units	
61	Corten Planter (As, Cj)	1	unit	
62	Corrugated Planter (L) with cables and climbing vine (H)	1	unit	
63	Concrete Planters (Sg)	1	unit	
64	Inground Concrete Planter (Al)	1	unit	
65	Patio with Inground Concrete Planter (L, P, So, Tv)	1	unit	
66	Outdoor Recycling and Garbage Storage	1	unit	
67	Gravel	100	m ³	
68	Concrete paving	100	m ²	
69	Non permeable pavers to match existing	100	m ²	
70	Existing pavers	100	m ²	
71	4 Class 2 Bicycle Parking Rack	4	units	
72	Corten Planter (As, Cj)	1	unit	
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78	Gravel	100	m ³	
79	Concrete paving	100	m ²	
80	Non permeable pavers to match existing	100	m ²	
81	Existing pavers	100	m ²	
82	4 Class 2 Bicycle Parking Rack	4	units	
83	Corten Planter (As, Cj)	1	unit	
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89	Gravel	100	m ³	
90	Concrete paving	100	m ²	
91	Non permeable pavers to match existing	100	m ²	
92	Existing pavers	100	m ²	
93	4 Class 2 Bicycle Parking Rack	4	units	
94	Corten Planter (As, Cj)	1	unit	
95	Corrugated Planter (L) with cables and climbing vine (H)	1	unit	
96	Concrete Planters (Sg)	1	unit	
97	Inground Concrete Planter (Al)	1	unit	
98	Patio with Inground Concrete Planter (L, P, So, Tv)	1	unit	
99	Outdoor Recycling and Garbage Storage	1	unit	
100	Gravel	100	m ³	

Scale 1: 100

L1 Site Plan
Ground Level

DATE
March, 2018

Planter Precedents:



Rooftop Planters
Tree: 'Eddies White Wonder' Dogwood, Cornus Kousa
Grass: Pheasants Tail, Anemanthele lessoniana

Rooftop Planters
Vine: Jasmine, Jasmineae
Grass: Blue Cat Grass,
Helictotrichon sempervirens
Perennial: Verbena rigida
'Santos Purple'

Planter
Tree: Olea europaea
'Bonita'

Awning

Aristokrat Paver
(9lbs per sq/ft. SRI 67)

Planter
Grevillea victoriae

CITY OF VICTORIA

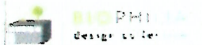
RECEIVED

DEEMED

MAR 22 2018

JAN 25 2019

- Green roof (Sedum mix)
1. Sedum album
 2. Sedum spathulifolium
'Cape Blanco'
 3. Sedum spurium
 4. Sedum spurium
'Dragon's Blood'



Blanca Bodley
250.589.8244
blanca@biophilicollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
356 Harbour Rd

DESIGNED BY
Blanca Bodley

DRAWN BY
BB / KN

Scale: 1:50



L2 Green Roof
Landscape
Design

DATE
March, 2018

Bianca Bodley
250.589.8244
bianca@biophilacollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
356 Harbour Rd

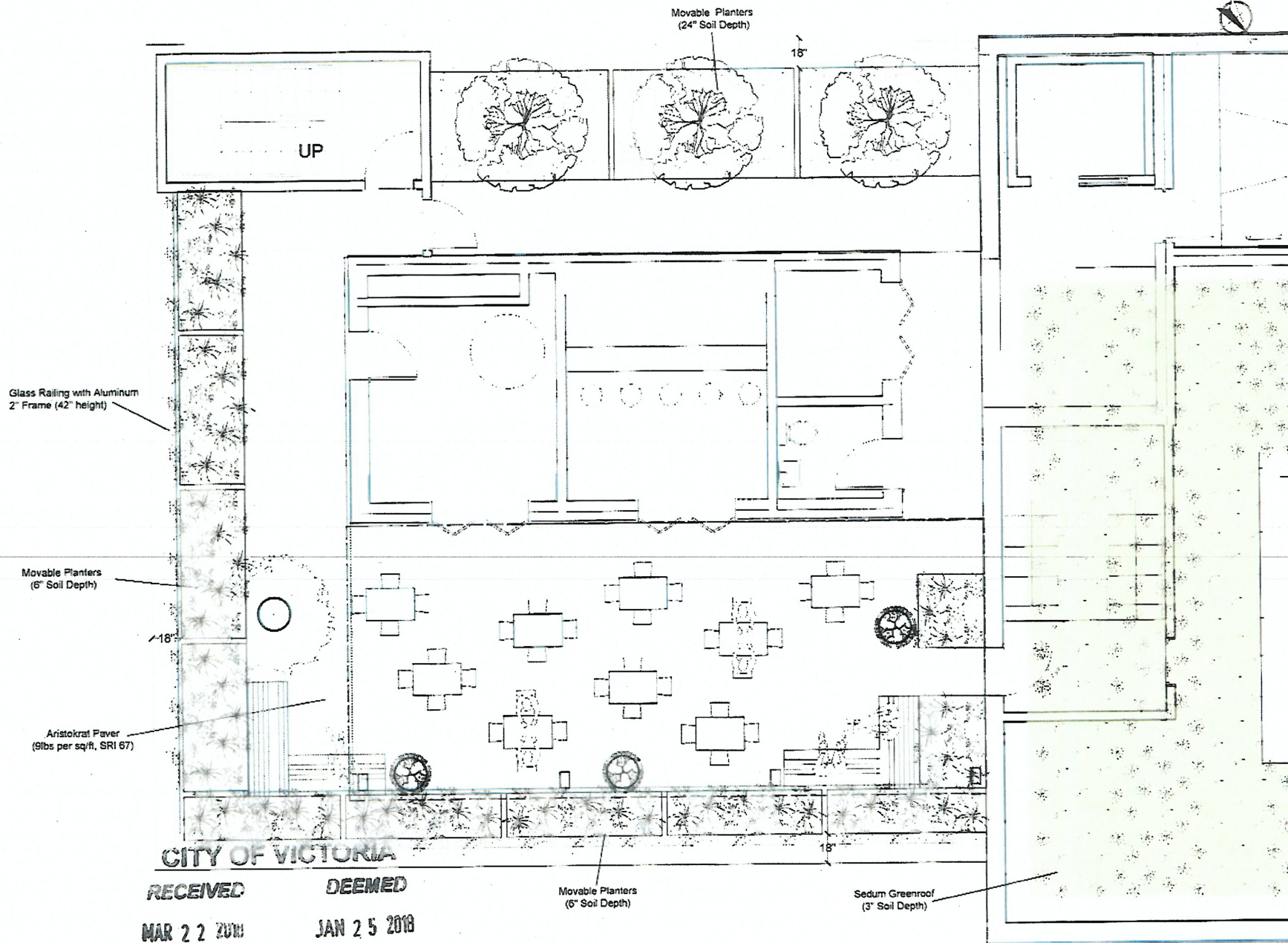
DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Scale: 1:30

L3 Greenroof Design

DATE
March, 2018



CITY OF VICTORIA

RECEIVED

DEEMED

MAR 22 2018

JAN 25 2018