

# BAYVIEW PLACE ROUNDHOUSE

*Issued for Development Permit Resubmission - September 6th, 2018*



CITY OF VICTORIA

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Application: DP No. 00522



## INTRODUCTION



A - RICHLY ANIMATED OUTDOOR SPACES AT GATEWAY TO LIME BAY MEWS

## IMPLEMENTING THE PLAN

Bayview Place is pleased to present our Development Permit (DP) Application for the next building within the 20-acre master-planned neighbourhood.

Located at 210 Kimta Road, Development Area 3 (DA-3) will be the first of four mixed-use residential sites to be developed on the former CPR E&N Roundhouse lands, implementing the CD zoning approved by the City of Victoria in 2008 and bringing the heritage revitalization vision to life.

## PROVIDING PUBLIC AMENITIES

Bayview Place is founded on a strong framework of public spaces and amenities. Development of DA-3 will introduce important, new public realm features that serve to further connect and welcome people to Bayview Place.

**Lime Bay Mews** links the waterfront to the historic Roundhouse marketplace and is designed to welcome public use and celebrate history within a richly animated open space.

A portion of the **E&N Rail Trail** will be completed to support regional cycling and neighbourhood walkability.

The adjacent City-owned **Sitkum Park** - currently an unused paved parking area - will be transformed into a naturalized open space with seating areas and a pedestrian connection to the E&N Rail Trail. Active ground-level commercial, residential, and amenity uses along all frontages contribute to the pedestrian-orientation of the building and animate the public realm.



MASTER SITE PLAN

## PLANNING A 20-ACRE SITE

Development Area 3 (DA-3) is one component of the overall 20-acre Bayview Place neighbourhood, encompassing the Bayview hilltop properties and the former industrial lands at the Roundhouse. Bounded by Esquimalt Road to the north, Tyee Road to the east, Kimta Road to the south and Catherine Street to the west, the site comprises a central spine of the Songhees Peninsula. With convenient proximity to downtown and unparalleled views toward the Inner Harbour and the Olympic Peninsula, Bayview is becoming the neighbourhood of choice for residents seeking a highly livable, urban lifestyle. The historic CPR E&N Roundhouse is at the heart of the Bayview Place neighbourhood and will be transformed into a new hub of activity and community use. The master plan is composed of a number of districts, defined in part by their principal land uses and their physical setting. Together, they combine to create a truly unique mixed-use neighbourhood incorporating a range of uses to welcome residents of all ages and to serve as a focus of community gathering and retail activity for the local Victoria West community.



B - LIME BAY MEWS LOOKING TO WATERFRONT



C - ROUNDHOUSE MARKETPLACE



D - SITKUM PARK AND E&N RAIL TRAIL



E - DA-3 TO LIME BAY AT KIMTA ROAD

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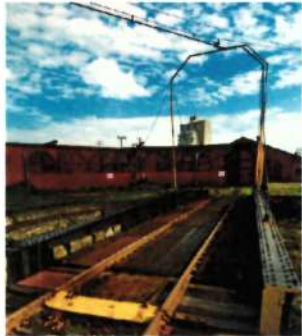
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## CONTEXT & DESIGN PRINCIPLES

### REALIZING THE VISION

Bayview Place is one of the city's largest developments. The Bayview One and Promontory residential buildings are completed and occupied, the Encore building is under construction and the seniors' housing site is currently in the Development Permit Application process. The project is now ready to advance the important residential mixed-use offering that will act as the catalyst for revitalization of the Roundhouse lands.



VIEW TO HISTORICAL ROUNDHOUSE



EXISTING BAYVIEW PROPERTIES: PROMONTORY AND BAYVIEW ONE



EXISTING BAYVIEW PROPERTY: BAYVIEW ONE



RENDERING OF BAYVIEW PROPERTY: ENCORE

### CONFIRMING THE PLANNING PRINCIPLES

Master planning for the Roundhouse lands at Bayview Place was originally guided by a set of planning principles that were developed through community and stakeholder input between 2006 and 2008. These principles acknowledge the unique features of the site and the opportunity inherent in master planning a 20-acre property. The planning principles remain relevant today, and have been used to help shape the detailed plan for DA-3. The design strives to:

- Create a unique sense of place
- Provide a contribution of public open spaces
- Establish a strengthened network of community linkages
- Present a cohesive architectural character
- Maximize views, both for the public at grade and for new residential units
- Enhance livability for all residents



SONGHEES HILLSIDE PARK - BUILT BY BAYVIEW

### GUIDING PRINCIPLES FOR DEVELOPMENT



**1 Inclusive Planning Process**  
The process of planning and designing the Roundhouse site should include the input of immediate stakeholders: the surrounding community, city staff and elected officials and the broader, Victoria public. This means:  
• consultation meetings  
• open houses  
• top-down and bottom-up  
• to ensure interests of the City



**2 Sustainable Design**  
Sustainable development requires the balancing of social, environmental and economic concerns in the planning, building and operating of a project, towards the achievement of a complete community. This means:  
• including a third strand  
• creating a living climate  
• protecting water and water  
• ensuring economic viability  
• understanding the surrounding



**3 Heritage Conservation**  
The heritage resources of the site should be protected and enhanced through the selection of appropriate activities for their re-use and through an economic strategy that offsets the cost of rehabilitation. This means:  
• a mix of commercial, cultural and community uses  
• good economic integration  
• to form adjacent development in the south



**4 Creating Public Place**  
The Roundhouse site offers the opportunity to create a focus and public attraction in Victoria, establishing a real sense of place for citizens and tourists alike. This means:  
• introducing public space  
• designing a public space for a place for everyone  
• a mix of uses and programming throughout the site



**5 Community Linkages**  
The project can be a catalyst in knitting together various unrelated parts of the surrounding community through public circulation routes. This means:  
• creating connections on the map  
• creating a living climate  
• creating a living climate  
• creating a living climate  
• creating a living climate



**6 Reconnecting Lime Bay**  
Lime Bay should be drawn into the site both visually and by physical connection. This can be achieved by:  
• creating connections from the site towards the Bay  
• creating a living climate  
• creating a living climate  
• creating a living climate  
• creating a living climate



**7 Integrating the Train**  
The E & N Passenger train should continue to utilize the site as a route to downtown and/or as a second train station serving the West. This means:  
• retaining the E & N line  
• creating a living climate  
• creating a living climate  
• creating a living climate  
• creating a living climate



**8 Respecting Site Features**  
Existing positive site features should be retained and enhanced in the new plan. This means:  
• taking advantage of the site's natural landscape  
• retaining the site's natural landscape  
• retaining the site's natural landscape  
• retaining the site's natural landscape  
• retaining the site's natural landscape



**9 Maximizing the View**  
Dynamic views should be captured and enhanced in the new plan, both from public areas at grade, and from new residential units in high rise buildings. This means:  
• creating connections from the site towards the Bay  
• creating a living climate  
• creating a living climate  
• creating a living climate  
• creating a living climate



**10 Family of Buildings**  
The overall project should be designed with a degree of architectural diversity but in the context of a family of buildings. This means:  
• creating a living climate  
• creating a living climate  
• creating a living climate  
• creating a living climate  
• creating a living climate

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## WELCOME TO BAYVIEW PLACE

BAYVIEW  
PLACE

## CONNECTING TO THE LARGER COMMUNITY

Bayview Place is centrally located within the Songhees and Victoria West neighbourhoods. The Roundhouse District is envisioned to serve as a key community hub, offering a variety of services and experiences for area residents.

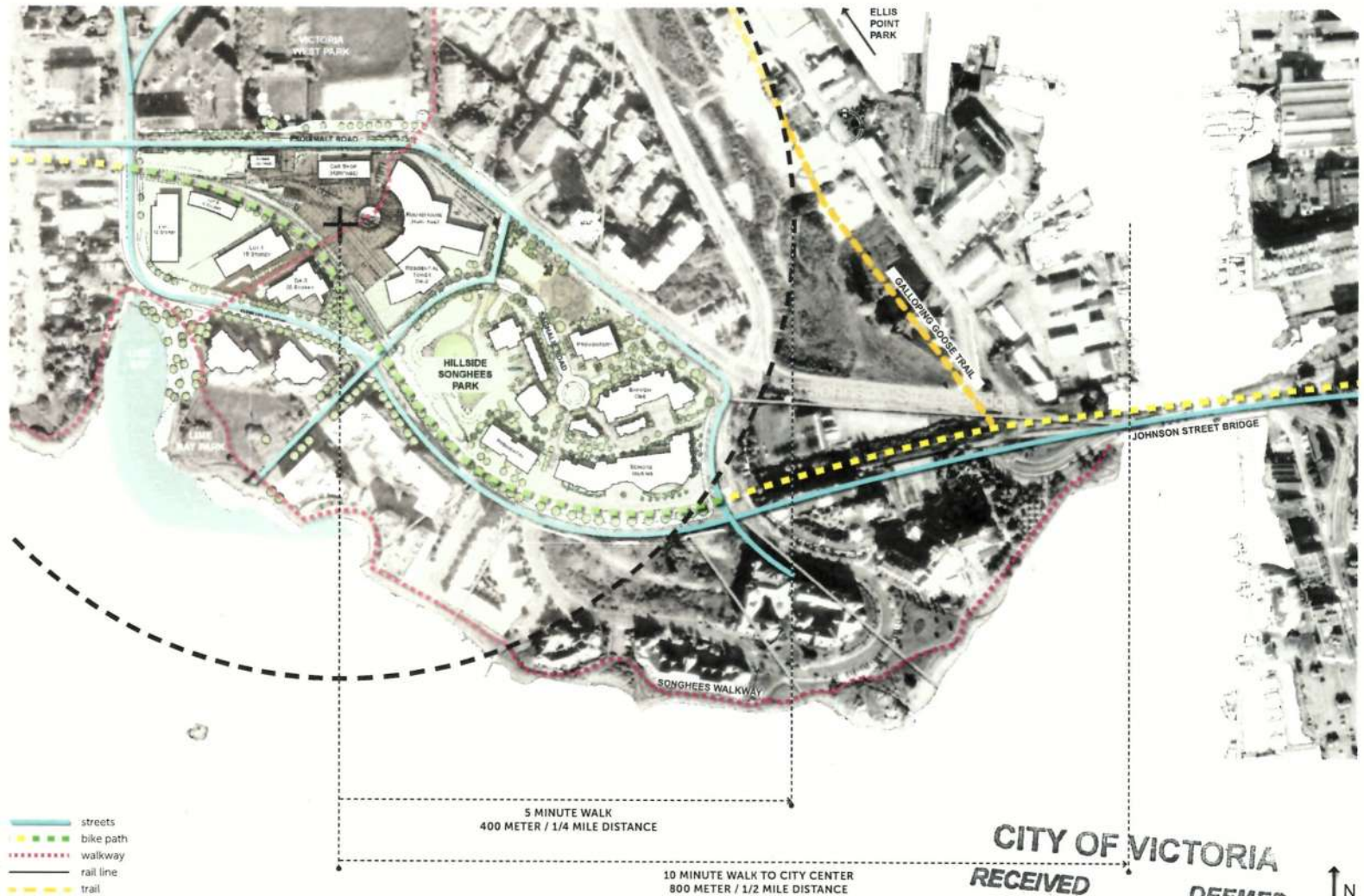
With advancement of the Roundhouse historic railway and retail precinct, the neighbourhood will gain access to new public spaces, local shops and services that will create a unique destination between downtown Victoria and points west.

### A Walkable Community

The E&N Rail Trail creates a unique pedestrian and cyclist amenity for the neighborhood. It runs through the western Roundhouse District and forms the southern edge of the largely completed eastern district. Within a 5 minute walk from the center of the Roundhouse District, residents and the public can access the Galloping Goose trail, The Songhees West Song Walkway along the waterfront, 4 existing parks (5 when the project is completed), shops, offices and services north of Victoria West Park, and nine bus stops. In ten minutes, pedestrians can reach the new Johnson Street Bridge, accessing downtown Victoria.

These neighbourhood amenities will help revitalize the former industrial site, and enhance the livability of new buildings, commercial and public spaces.

As the project continues to build-out at the planned urban densities, this emphasis on neighbourhood car-free mobility will come alive with the use and activity of increasing residents and visitors, creating a truly diverse, sustainable and vibrant community.





## LIME BAY MEWS – HERITAGE AND INTERPRETIVE TRAIL

### LIME BAY MEWS

Lime Bay Mews runs along an axis between the Roundhouse and the shoreline at Lime Bay, and is a key feature of the site's vibrant social landscape and sense of place. The following concept connects these two locations and grounds them in the industrial transportation history of the site, while creating opportunities for interpretive, artistic, reflective and playful features and installations.

#### Rails to Sails

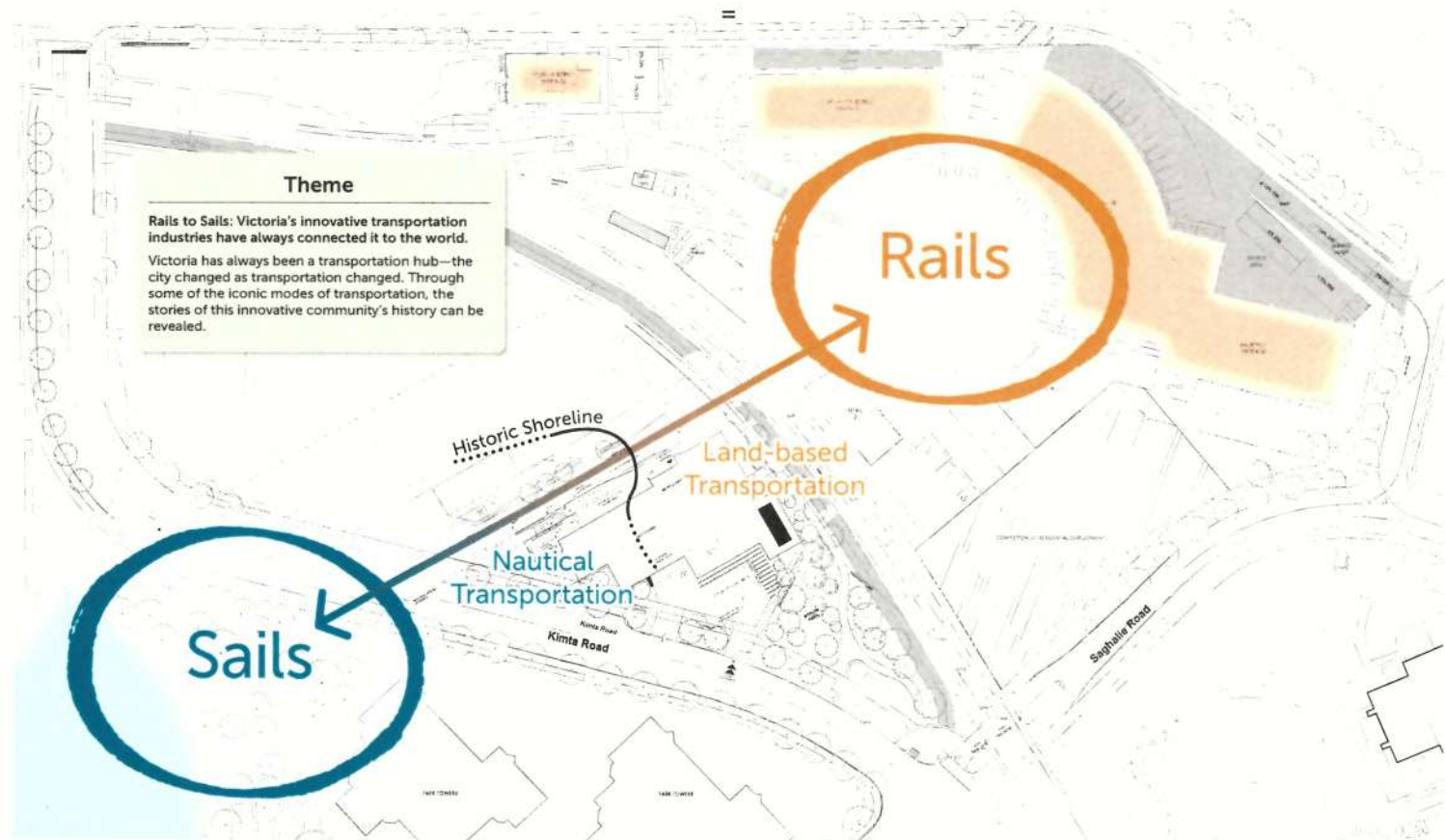
**CONCEPT:** This concept will take residents and visitors from the Roundhouse to the waterfront along the Mews, through the transportation history of Victoria. The historic shoreline, etched across the Mews, will divide stories between land-based transportation and water-based transportation. Land-based transportation stories will work back towards the Roundhouse, while water-based transportation stories will be told on the portion of the Mews that would have historically been in the water.

While stories of rail transportation are well covered in the Roundhouse and Turntable Plaza, the Mews offers a unique opportunity to explore and exhibit some of the other transformative types of transportation that defined and continue to define this community.

**THEME:** The interpretive opportunities planned for the Mews are based on a thematic structure inspired by the unique history of this particular site.

*Rails to Sails: Victoria's innovative transportation industries have always connected it to the world.*

This theme underlies all interpretive experiences and serves to direct their development so that the resulting design creates a focused visitor experience.



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## THE COMMUNITY PROCESS



### GATHERING COMMUNITY INPUT

The plans for DA-3 have been developed with a significant amount of public input through years of focused community engagement around the Bayview Place master plan and how each part contributes to building one of the most vibrant and livable neighbourhoods in the city.

Festive community gatherings, project open houses, resident and neighbourhood events and information sessions have all been part of the comprehensive community engagement program informing the Bayview Place development.

The project benefits from a strong base of community support. Advancement of the project as each phase is completed brings people, amenities and vibrancy to the community and the city.



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## WELCOME TO BAYVIEW PLACE

## THE DESIGN PROCESS

### CONSISTENT WITH CITY POLICY

Development of the Roundhouse lands is governed by the policies and regulations of the City of Victoria. The plans for Development Area-3 have been crafted through a collaborative design process with the City's Sustainable Planning and Community Development Department staff. The design team has greatly benefited from this iterative process, which has allowed the building and site to be shaped to best meet city-wide objectives.

A set of comprehensive Roundhouse Design Guidelines (RDG) were developed in companion with the original Rezoning Application, and were approved in 2008. The RDG describe the overall development concept for the Roundhouse lands, establishing the key organizing elements composed of the historic buildings, public open spaces, circulation routes and future mixed-use and residential building sites.

It has been over 10 years since the zoning and guidelines were first crafted and during this time, much attention has been focused on continuing to refine the site plan to be able to realize the best community result. However, the design intentions and principles of good urban design at the foundation of the guidelines remain relevant today and the design team has looked to the RDG to 'guide' this detailed design process for the DA-3 site.

The development proposal is consistent with the approved CD-12 Roundhouse Zone and the RDG.

### URBAN DESIGN

The building includes ground floor commercial uses at both the street and Mews levels. The upper Mews level will include commercial uses, designed to accommodate small-scale retail storefronts, restaurants and cafes that will benefit from direct access to the adjacent Lime Bay Mews public space and its connection to the Turntable Plaza within the Roundhouse Heritage Marketplace.

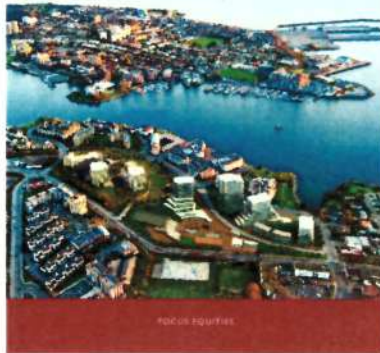
Outdoor areas will be developed for multi-modal circulation, public open space activities, and historic and cultural interpretation, including artifacts related to the rail, maritime, aviation and industrial heritage of the site and its harbourfront setting. A residents' lobby entrance is also included at the Mews level to provide residents of the building direct access to and from the activities and services along the Mews.

Street level uses bring activity to the Kimta Road frontage, with a commercial café space located at the entrance to the Mews. Envisioned as a 'bicycle café' or 'bike bistro', there is potential to integrate the adjacent resident bicycle storage and repair area, and a bike share facility as further animators of the space that support active and recreational cycling. The street level also includes the resident entrance lobby and amenity spaces with an outdoor terrace that overlooks the adjacent Sitkum Park and Kimta Road streetscape.

Residential uses in the form of small-scale townhouses front onto the E&N Rail Trail, providing an active edge to the public transportation corridor. These design features serve to animate the public realm, activate the streetscape and enhance the strong pedestrian-orientation of the building on all four frontages.

## ROUNDHOUSE DESIGN GUIDELINES

July 2008 (Revised 2015)



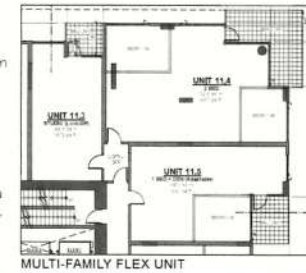
*"An important feature of guidelines is that they are not hard and fast rules. Rather, they convey design principles"*

### ADVANCING LIVABILITY AND INNOVATION

The DA-3 phase introduces 184 new homes, ranging from studio units to 3+ bedroom suites, set atop a commercial podium that offers retail and restaurant spaces with strong connections to outdoor public gathering places.

Resident amenity spaces are located on the Lobby and Mews levels, as well as on the 10th Floor, which includes common indoor and outdoor social spaces with views toward the iconic cityscape of the Inner Harbour.

The project also introduces innovative multi-family flex units, with suites that include a separate studio lock-off unit to serve as a mortgage helper for first-time home-buyers, an in-law suite for aging parents or rental accommodation to add greater housing choice.



MULTI-FAMILY FLEX UNIT



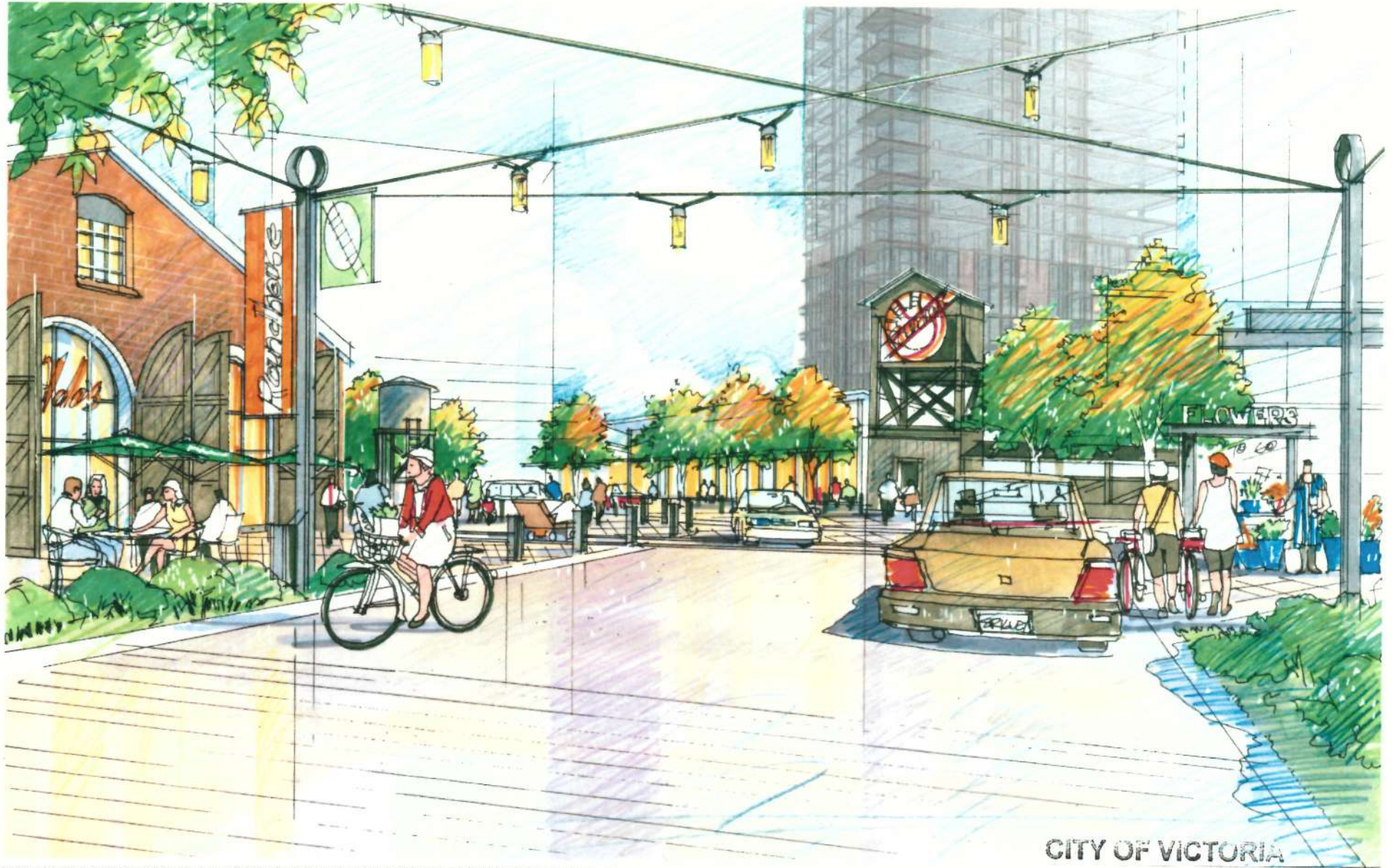
RETAIL AND RESTAURANT FRONTAGES ALONG LIME BAY MEWS



VIEW UP LIME BAY MEWS FROM KIMTA ROAD

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VIEW UPON ARRIVAL TO THE ROUNDHOUSE MARKETPLACE, FEATURING 'STREET-END' VIEW OF CORNER DETAIL OF THE DA-3 BUILDING

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# DEVELOPER



80 Saghalie Road  
Victoria, BC  
V9A 0A0  
t 1.250.388.9924

# PROJECT DATA

ADDRESS 355 Catherine St., Victoria BC  
LEGAL ADDRESS Lot 2 Plan EPP33936 District Lot 119 Section 31 Land District 57 & PT OF THE UNAMBERED PT. EQUIMALT DISTRICT & PT OF THE BED OF THE VICTORIA HARBOUR  
ZONING CD-12 ZONE - Routhouse District, Development Area 3 (DA-3)  
BUILDING HEIGHT 88.0m (Maximum.)  
NUMBER OF STOREYS 25 Storeys  
SITE AREA 3,087 m<sup>2</sup> (33,228 ft<sup>2</sup>)  
SITE COVERAGE CALCULATION 1,393 m<sup>2</sup> (Building Foot Print) / 3,209 m<sup>2</sup> (Site Area) = 43.4%

SETBACKS	NORTH From Property Line	EAST From a Railway Easement	SOUTH From any street or park	WEST From any street or park
Required	0	11.0m	2.0m	2.0m
Proposed	2.0m	11.0m	2.0m	2.0m

FSR FLOOR AREA (Residential) 19,000 m<sup>2</sup> (204,514 ft<sup>2</sup>) maximum for Residential, BONUS + 20% Adaptable Units, 36 Adaptable Units x 1.5 m<sup>2</sup> Unit = 54 m<sup>2</sup> (581 ft<sup>2</sup>) Area Bonus.

19,054 m<sup>2</sup> (205,095 ft<sup>2</sup>) maximum for Residential, 19,044 m<sup>2</sup> (204,985 ft<sup>2</sup>) proposed for Residential.

FSR FLOOR AREA (Commercial) 800 m<sup>2</sup> (8,611 ft<sup>2</sup>) maximum for Non-Residential, 795 m<sup>2</sup> (8,567 ft<sup>2</sup>) proposed for Non-Residential.

TOTAL FLOOR AREA 19,044 m<sup>2</sup> + 795 m<sup>2</sup> = 19,839 m<sup>2</sup> (213,545 ft<sup>2</sup>)

# PARKING

VEHICLE PARKING (Per Zoning Bylaw CD-12 (Roundhouse District))	RESIDENTIAL VEHICLE PARKING REQUIRED	158
	Multiple Dwelling Units < 40 sq m = 0.10 SD = 9 stalls	
	Multiple Dwelling Units < 40 sq m & < 70 sq m = 0.25 = 88 stalls	
	Multiple Dwelling Units > 70 sq m = 0.50 = 89 stalls	
	TOTALS	181 units 158 stalls
	VISITOR VEHICLE PARKING REQUIRED (181 units * 0.1 spaces)	18
	COMMERCIAL VEHICLE PARKING REQUIRED: (1 stall per 7.5 seats) w/ 210 seats	28
	CAR SHARE PARKING REQUIRED	1
	TOTAL NUMBER OF VEHICLE PARKING REQUIRED:	206
	TOTAL NUMBER OF VEHICLE PARKING PROVIDED:	316

BICYCLE PARKING (Per DRAFT Zoning Bylaw No. 80-159 Schedule C: Off- Street Parking Regulations (JUN 20 2018))	RESIDENTIAL (CLASS I - LONG TERM)	222
	Multiple Dwelling Units < 45 sq m = 30 * 1.00 = 30 spaces	
	Multiple Dwelling Units > 45 sq m = 181 * 1.25 = 226 spaces	
	TOTALS	181 units 222 spaces
	+ 20% EXTRA (PER MASTER DEVELOPMENT AGREEMENT (MDA)) (181 dwelling units * 0.20)	37
	TOTAL NUMBER OF CLASS I SPACES REQUIRED	259
	TOTAL NUMBER OF CLASS I SPACES PROVIDED	269

TOTAL NUMBER OF CLASS II SPACES REQUIRED		19
TOTAL NUMBER OF CLASS II SPACES PROVIDED		19
<u>COMMERCIAL (CLASS I - LONG TERM)</u>		
Retail	290 sq.m (1/200 sq.m.)	= 2 spaces
Restaurant	505 sq.m (1/400 sq.m.)	= 2 spaces
TOTAL		4 spaces
TOTAL NUMBER OF CLASS I SPACES REQUIRED		4
TOTAL NUMBER OF CLASS I SPACES PROVIDED		4
<u>COMMERCIAL (CLASS II - SHORT TERM)</u>		
Retail	290 sq.m (1/200 sq.m.)	= 2 spaces
Restaurant	505 sq.m (1/100 sq.m.)	= 8 spaces
TOTAL		8 spaces
TOTAL NUMBER OF CLASS II SPACES REQUIRED		8
TOTAL NUMBER OF CLASS II SPACES PROVIDED		8

# PROJECT TEAM

## CIVIL



400 - 655 Tye Road  
Victoria, BC  
V9A 6X5  
t 1.250.388.9161  
f 1.250.382.0514

## LANDSCAPE



836 Cormorant Street  
Victoria, BC  
V8W 1R1  
t 1.250.386.3336  
f 1.250.386.4132

## ARCHITECT



Sixth Floor - 71 Columbia  
Seattle, WA  
98104  
t 1.205.682.6837



203 - 655 Tye Road  
Victoria, BC  
V9A 6X5  
t 1.250.386.5588  
f 1.250.361.9418

# FSR FLOOR AREA

RESIDENTIAL			
LEVEL 1	640 m <sup>2</sup>	6,892 ft <sup>2</sup>	
LEVEL 2	525 m <sup>2</sup>	5,654 ft <sup>2</sup>	
LEVEL 3	421 m <sup>2</sup>	4,527 ft <sup>2</sup>	
LEVEL 4	859 m <sup>2</sup>	9,249 ft <sup>2</sup>	
LEVEL 5	859 m <sup>2</sup>	9,249 ft <sup>2</sup>	
LEVEL 6	859 m <sup>2</sup>	9,249 ft <sup>2</sup>	
LEVEL 7	859 m <sup>2</sup>	9,249 ft <sup>2</sup>	
LEVEL 8	859 m <sup>2</sup>	9,249 ft <sup>2</sup>	
LEVEL 9	859 m <sup>2</sup>	9,249 ft <sup>2</sup>	
LEVEL 10	795 m <sup>2</sup>	8,463 ft <sup>2</sup>	
LEVEL 11	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 12	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 13	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 14	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 15	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 16	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 17	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 18	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 19	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 20	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 21	812 m <sup>2</sup>	8,741 ft <sup>2</sup>	
LEVEL 22	748 m <sup>2</sup>	8,055 ft <sup>2</sup>	
LEVEL 23	748 m <sup>2</sup>	8,055 ft <sup>2</sup>	
LEVEL 24	584 m <sup>2</sup>	6,287 ft <sup>2</sup>	
LEVEL 25	447 m <sup>2</sup>	4,811 ft <sup>2</sup>	
TOTAL	19,044 m <sup>2</sup>	204,985 ft <sup>2</sup>	

## COMMERCIAL

LEVEL 1	233 m <sup>2</sup>	2,504 ft <sup>2</sup>
LEVEL 2	563 m <sup>2</sup>	6,056 ft <sup>2</sup>
TOTAL	795 m <sup>2</sup>	8,560 ft <sup>2</sup>

# UNIT SIZE

	< 40 m <sup>2</sup>	40-70 m <sup>2</sup>	> 70 m <sup>2</sup>
LEVEL 1	-	-	-
LEVEL 2	-	-	-
LEVEL 3	-	-	-
LEVEL 4	-	-	-
LEVEL 5	-	8	3
LEVEL 6	-	8	3
LEVEL 7	-	8	3
LEVEL 8	-	8	3
LEVEL 9	-	8	3
LEVEL 10	-	5	2
LEVEL 11	-	3	5
LEVEL 12	-	3	5
LEVEL 13	-	3	5
LEVEL 14	-	3	5
LEVEL 15	-	3	5
LEVEL 16	-	3	5
LEVEL 17	-	3	5
LEVEL 18	-	3	5
LEVEL 19	-	3	5
LEVEL 20	-	3	5
LEVEL 21	-	3	5
LEVEL 22	-	3	4
LEVEL 23	-	3	4
LEVEL 24	-	-	1
LEVEL 25	-	-	1
TOTAL		92	89

VEHICLE PARKING		
FLOOR LEVEL	TYPE	COUNT
RESIDENTIAL (CLASS I)		
LEVEL 1	VEHICLE	9
LEVEL 2	VEHICLE	9
LEVEL 3	VEHICLE	9
LEVEL 4	VEHICLE	9
LEVEL 5	VEHICLE	9
LEVEL 6	VEHICLE	9
LEVEL 7	VEHICLE	9
LEVEL 8	VEHICLE	9
LEVEL 9	VEHICLE	9
LEVEL 10	VEHICLE	9
LEVEL 11	VEHICLE	9
LEVEL 12	VEHICLE	9
LEVEL 13	VEHICLE	9
LEVEL 14	VEHICLE	9
LEVEL 15	VEHICLE	9
LEVEL 16	VEHICLE	9
LEVEL 17	VEHICLE	9
LEVEL 18	VEHICLE	9
LEVEL 19	VEHICLE	9
LEVEL 20	VEHICLE	9
LEVEL 21	VEHICLE	9
LEVEL 22	VEHICLE	9
LEVEL 23	VEHICLE	9
LEVEL 24	VEHICLE	9
LEVEL 25	VEHICLE	9
TOTAL		222
BIKE PARKING CLASS I		
FLOOR LEVEL	TYPE	COUNT
RESIDENTIAL (CLASS I)		
LEVEL 1	BIKE	10
LEVEL 2	BIKE	10
LEVEL 3	BIKE	10
LEVEL 4	BIKE	10
LEVEL 5	BIKE	10
LEVEL 6	BIKE	10
LEVEL 7	BIKE	10
LEVEL 8	BIKE	10
LEVEL 9	BIKE	10
LEVEL 10	BIKE	10
LEVEL 11	BIKE	10
LEVEL 12	BIKE	10
LEVEL 13	BIKE	10
LEVEL 14	BIKE	10
LEVEL 15	BIKE	10
LEVEL 16	BIKE	10
LEVEL 17	BIKE	10
LEVEL 18	BIKE	10
LEVEL 19	BIKE	10
LEVEL 20	BIKE	10
LEVEL 21	BIKE	10
LEVEL 22	BIKE	10
LEVEL 23	BIKE	10
LEVEL 24	BIKE	10
LEVEL 25	BIKE	10
TOTAL		222
BIKE PARKING CLASS II		
FLOOR LEVEL	TYPE	COUNT
RESIDENTIAL (CLASS II)		
LEVEL 1	BIKE	10
LEVEL 2	BIKE	10
LEVEL 3	BIKE	10
LEVEL 4	BIKE	10
LEVEL 5	BIKE	10
LEVEL 6	BIKE	10
LEVEL 7	BIKE	10
LEVEL 8	BIKE	10
LEVEL 9	BIKE	10
LEVEL 10	BIKE	10
LEVEL 11	BIKE	10
LEVEL 12	BIKE	10
LEVEL 13	BIKE	10
LEVEL 14	BIKE	10
LEVEL 15	BIKE	10
LEVEL 16	BIKE	10
LEVEL 17	BIKE	10
LEVEL 18	BIKE	10
LEVEL 19	BIKE	10
LEVEL 20	BIKE	10
LEVEL 21	BIKE	10
LEVEL 22	BIKE	10
LEVEL 23	BIKE	10
LEVEL 24	BIKE	10
LEVEL 25	BIKE	10
TOTAL		222

# DRAWING SHEET LIST

DP0.0	COVER SHEET
DP0.1	TABLE OF CONTENTS
DP0.2	COLOR 20 ACRE SITE PLAN
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DP0.4	AVERAGE GRADE CALCULATION
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DP1.1	SITE PLAN - MAIN ENTRY LEVEL
DP1.2	SITE PLAN - MEWS LEVEL
DP1.3	SITE PLAN - MAIN ENTRY LEVEL (ENLARGED)
DP1.4	SITE PLAN - MEWS LEVEL (ENLARGED)
DP1.5	FLOOR PLAN - PARKING LEVEL P3
DP1.6	FLOOR PLAN - PARKING LEVEL P4
DP1.7	FLOOR PLAN - PARKING LEVEL P5
DP1.8	FLOOR PLAN - PARKING LEVEL P6
DP1.9	FLOOR PLAN - PARKING LEVEL P7
DP2.0	FLOOR PLAN - LEVEL 1
DP2.1	FLOOR PLAN - LEVEL 2
DP2.2	FLOOR PLAN - LEVEL 3
DP2.3	FLOOR PLAN - LEVEL 4
DP2.4	FLOOR PLAN - LEVEL 5-8
DP2.5	FLOOR PLAN - LEVEL 10 (AMENITY)
DP2.6	FLOOR PLAN - LEVELS 11-21
DP2.7	FLOOR PLAN - LEVEL 22
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DP8.5	WESTBAY MARINA VIEW
DP8.6	WESTBAY RV PARK VIEW
DP10.1	MATERIAL BOARD
DP11	SURVEY PLAN
P1	LANDSCAPE PLAN
C1	OVERALL SITE PLAN EXISTING CONDITIONS
C2	DA-3 SITE PLAN EXISTING CONDITIONS
C3	KIMTA ROAD FRONTAGE AND SITE SERVICES

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DP0.1

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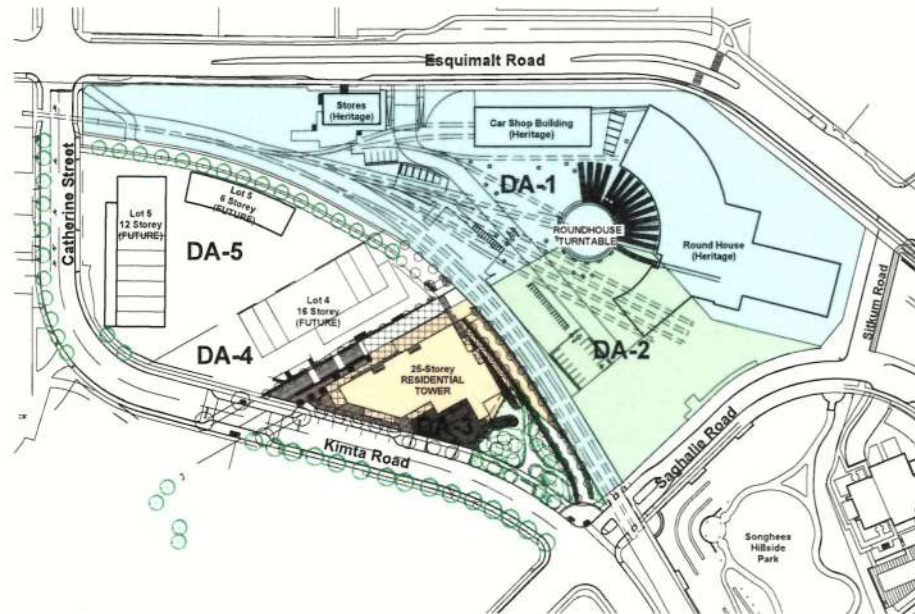






# BAYVIEW PLACE

**HDR** | **CEI**  
HDR | CEI Architecture Associates, Inc.  
333 - 1011 Glen Road  
Victoria, BC V8K 4K2  
T 1 250 100 0550  
F 1 250 361 8419  
www.hdr.ca | www.cei.ca



## OVERALL DEVELOPMENT INFORMATION

DEVELOPMENT AREA ZONING CRITERIA	PREVIOUSLY APPROVED DP000356				PROPOSED	
	PHASE 1 (DA-1)	ZONE STANDARD (DA-1)	PHASE 1 (DA-2)	ZONE STANDARD (DA-2)	PHASE 1 PROPOSAL (DA-3)	ZONE STANDARD (DA-3)
<b>MAXIMUM FLOOR AREA</b>						
Roundhouse / Backshop	2,855.47 m <sup>2</sup>					
Car Shop	737.93 m <sup>2</sup>					
Stores Building	271.85 m <sup>2</sup>					
Retail 1	220.46 m <sup>2</sup>		451.25 m <sup>2</sup>			
Retail 2			245.36 m <sup>2</sup>			
Retail 3	291.05 m <sup>2</sup>				19,054.0 m <sup>2</sup> (718.9 m <sup>2</sup> )	19,000.0 m <sup>2</sup> (500.00 m <sup>2</sup> )
Residential Tower						
Retail						
<b>COMMERCIAL USE SUBTOTAL (see Note C)</b>	4,376.86 m <sup>2</sup>					
Up to (7) railway rolling stock/rail cars for commercial purposes (approx. 45 m <sup>2</sup> each)	315.00 m <sup>2</sup>					
In addition to the (7) box cars used for commercial purposes, an 8th box car will be included for cultural/interpretive uses						
<b>Floor Area Total</b>	4,691.86 m <sup>2</sup>	5,000.00 m <sup>2</sup>	696.63 m <sup>2</sup>	2,200.00 m <sup>2</sup>	19,770.9 m <sup>2</sup>	19,990.00 m <sup>2</sup>
<b>HEIGHT OF BUILDINGS (in geodetic)</b>						
Roundhouse	5.9 m	19 m				
Backshop	5.48 m	19 m				
Car Shop	7.85 m	19 m				
Stores Building	7.01 m	19 m				
Retail 1	5.48 m	19 m	5.48 m	19 m		
Retail 2			4.7 m	19 m		
Retail 3	4.7 m	19 m			15.3 m	68 m
Residential Tower						
<b>Number of Storeys</b>						
Setback		N/A		N/A	25	
Railway easement (Retail 3)	1 m	1 m		1 m	11 m	11 m
Railway easement (Retail 2)			1 m	10 m		
Railway easement					1 m	1 m
Multi-purpose pathway						

### Notes:

- A. Vehicle parking based on City of Victoria Zoning Bylaw CD-12 ZONE (ROUNDHOUSE DISTRICT) & Zoning Bylaw No. 80-159 SCHEDULE C: "OFF-STREET PARKING REGULATIONS." Temporary parking provided on adjacent parcel, south of rail easement.  
B. Bicycle parking facilities are provided based on City of Victoria Zoning Bylaw No. 80-159 SCHEDULE C: "OFF-STREET PARKING REGULATIONS." Project will provide the minimum, and exceed the City of Victoria Requirements by 20% per the Master Development Agreement.  
C. The floor area of up to 7 railway rolling stock/rail cars used for commercial purposes is exempt from being included in the commercial floor area limit (Approved regulations in the CD-12 Zone). However, the floor area is included in the total FSR calculation.

\*As per PART 12.12 - CD-12 ZONE (ROUNDHOUSE DISTRICT) 3(3)(b), the following will be excluded from total floor area calculations:  
1.5m<sup>2</sup> per residential dwelling unit where that unit is constructed as "adaptable housing".

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**Bayview  
Place DA-3**

**OVERALL  
DEVELOPMENT AREA  
CALCULATION**

DATE: SEP 28, 2018  
SCALE: As indicated  
ISSUE: DEVELOPMENT PERMIT REGISTRATION

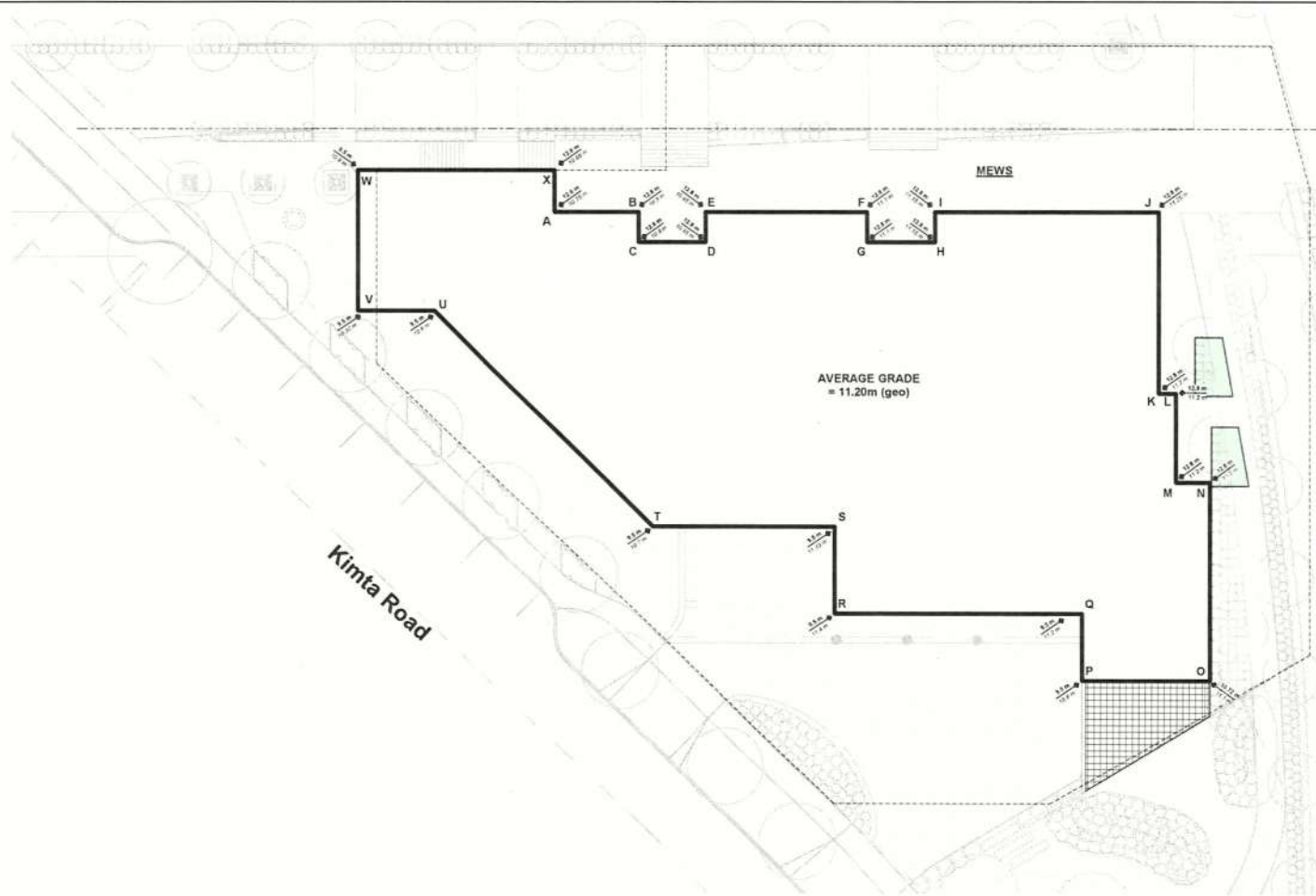
**DP0.3**





# BAYVIEW PLACE

**HDR** | **CEI**  
HDR | CEI Architecture Associates, Inc.  
227-437 Tule Road  
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F 1.250.361.0418  
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AVERAGE GRADE  
= 11.20m (geo)

Kimta Road

### LEGEND



### AVERAGE GRADE CALCULATION

GRADE POINTS	ELEVATION	GRADE POINTS	AVERAGE OF BOTH POINTS	DISTANCE BETWEEN GRADE POINTS (m)	TOTALS DISTANCE
A	12.80	Points A - B	12.80	11.80	151.04
B	12.80	Points B - C	12.80	2.16	27.66
C	12.80	Points C - D	12.80	4.88	62.46
D	12.80	Points D - E	12.80	11.61	148.51
E	12.80	Points E - F	12.80	2.16	27.66
F	12.80	Points F - G	12.80	4.88	62.46
G	12.80	Points G - H	12.80	2.16	27.66
H	12.80	Points H - I	12.80	11.61	148.51
I	12.80	Points I - J	12.80	2.16	27.66
J	12.80	Points J - K	12.80	12.96	165.89
K	12.80	Points K - L	12.80	2.16	27.66
L	12.80	Points L - M	12.80	6.40	81.92
M	12.80	Points M - N	12.80	2.16	27.66
N	12.80	Points N - O	12.80	14.23	181.34
O	12.80	Points O - P	12.80	4.88	62.46
P	12.80	Points P - Q	12.80	4.88	62.46
Q	12.80	Points Q - R	12.80	17.58	225.00
R	12.80	Points R - S	12.80	17.58	225.00
S	12.80	Points S - T	12.80	17.58	225.00
T	12.80	Points T - U	12.80	25.00	317.50
U	12.80	Points U - V	12.80	5.40	69.12
V	12.80	Points V - W	12.80	15.33	195.29
W	12.80	Points W - X	12.80	14.33	182.43
X	12.80	Points X - A	12.80	10.75	137.50
TOTAL				212.80	2385.12
AVERAGE GRADE CALCULATION = 2385.12 / 212.80 = 11.20m					

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## Bayview Place DA-3

### AVERAGE GRADE CALCULATION

DATE: SEP 20 2018  
SCALE: 1:100  
STATUS: DEVELOPMENT PERMIT REQUIREMENT

**DP0.4**





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 203-455 Tapp Road  
 Victoria BC V8A 0T5  
 T 1.250.380.0500  
 F 1.250.261.9418  
 www.hdr.cei.com

## Bayview Place DA-3

MASTERPLAN - 10 ACRE

DATE: SEP 09 2016  
 SCALE:  
 ISSUE: DEVELOPMENT PERMIT REVISION

**DP1.3**

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 SEP 24 2016 SEP 12 2016



# BAYVIEW PLACE

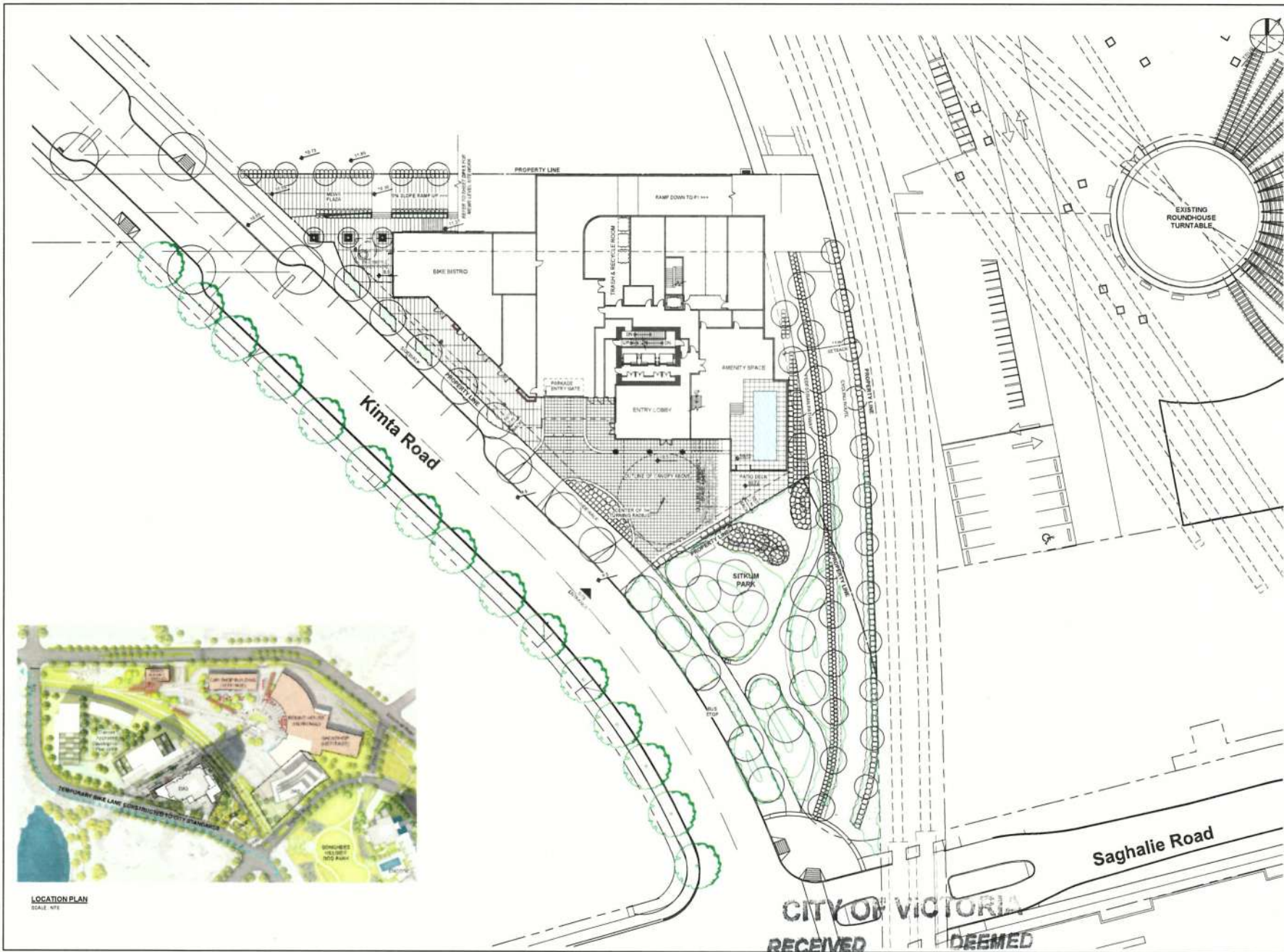
**HR** | **CEI**  
 HDR | CEI Architecture Associates, Inc.  
 303 - 611 Tule Road  
 Victoria, BC V8N 4T2  
 T 250 388 5555  
 F 250 347 5418  
 www.hrcei.com

## Bayview Place DA-3

SITE PLAN - MAIN ENTRY LEVEL

DATE: SEP 05 2019  
 SCALE: 1:250  
 ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP1.4**



LOCATION PLAN  
 SCALE: 1:500

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SEP 24 2019

SEP 12 2019



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SITE PLAN - MEWS LEVEL

DATE: SEP 2018  
 SCALE: 1:250  
 DRAW: DEVELOPMENT PERMIT REVISION

**DP1.5**

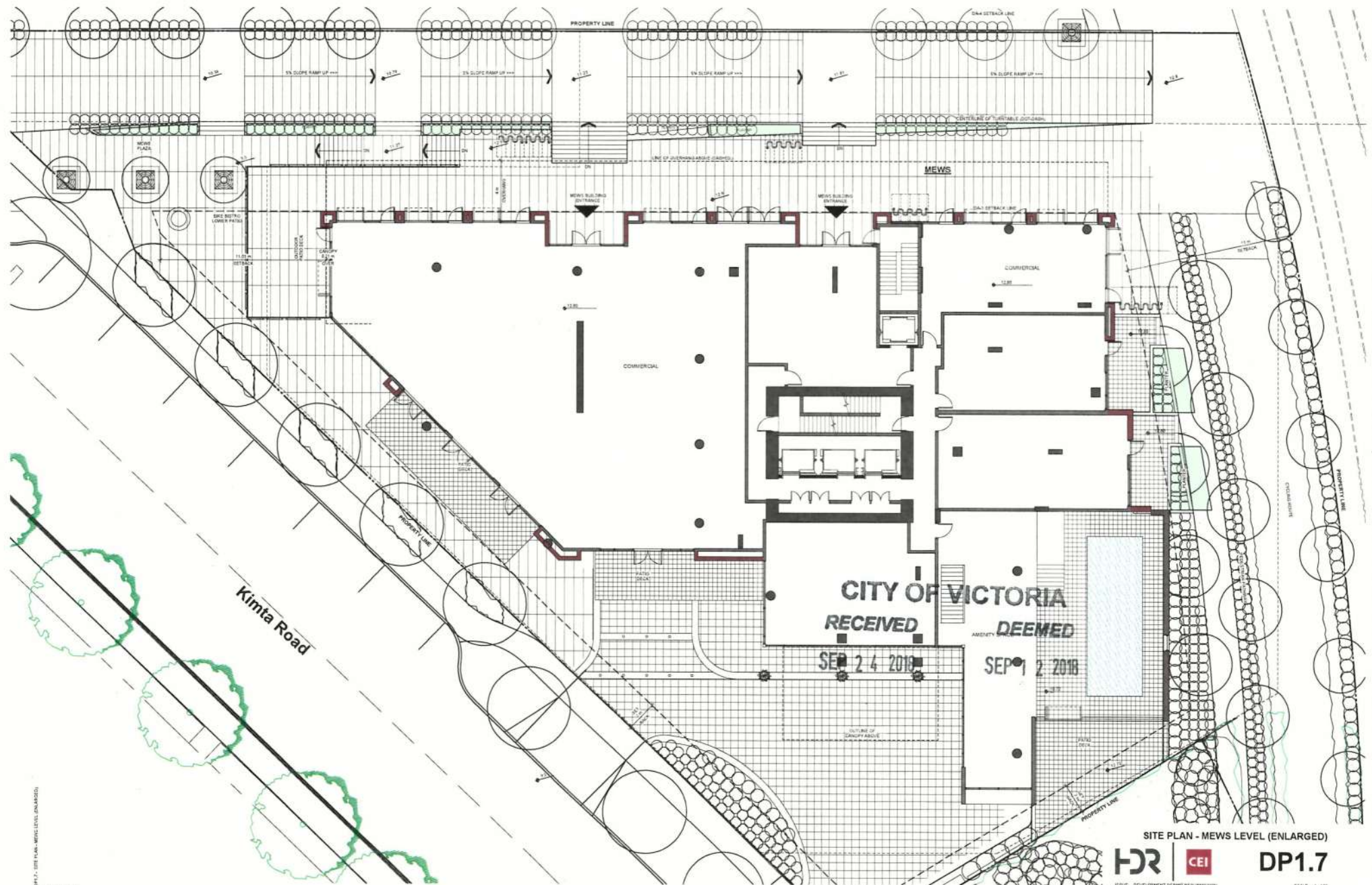


LOCATION PLAN  
 SCALE: 1:500









MEWS - SITE PLAN - MEWS LEVEL (ENLARGED)

10/2019 2:15:47 PM

SITE PLAN - MEWS LEVEL (ENLARGED)

HR

CEI

DP1.7

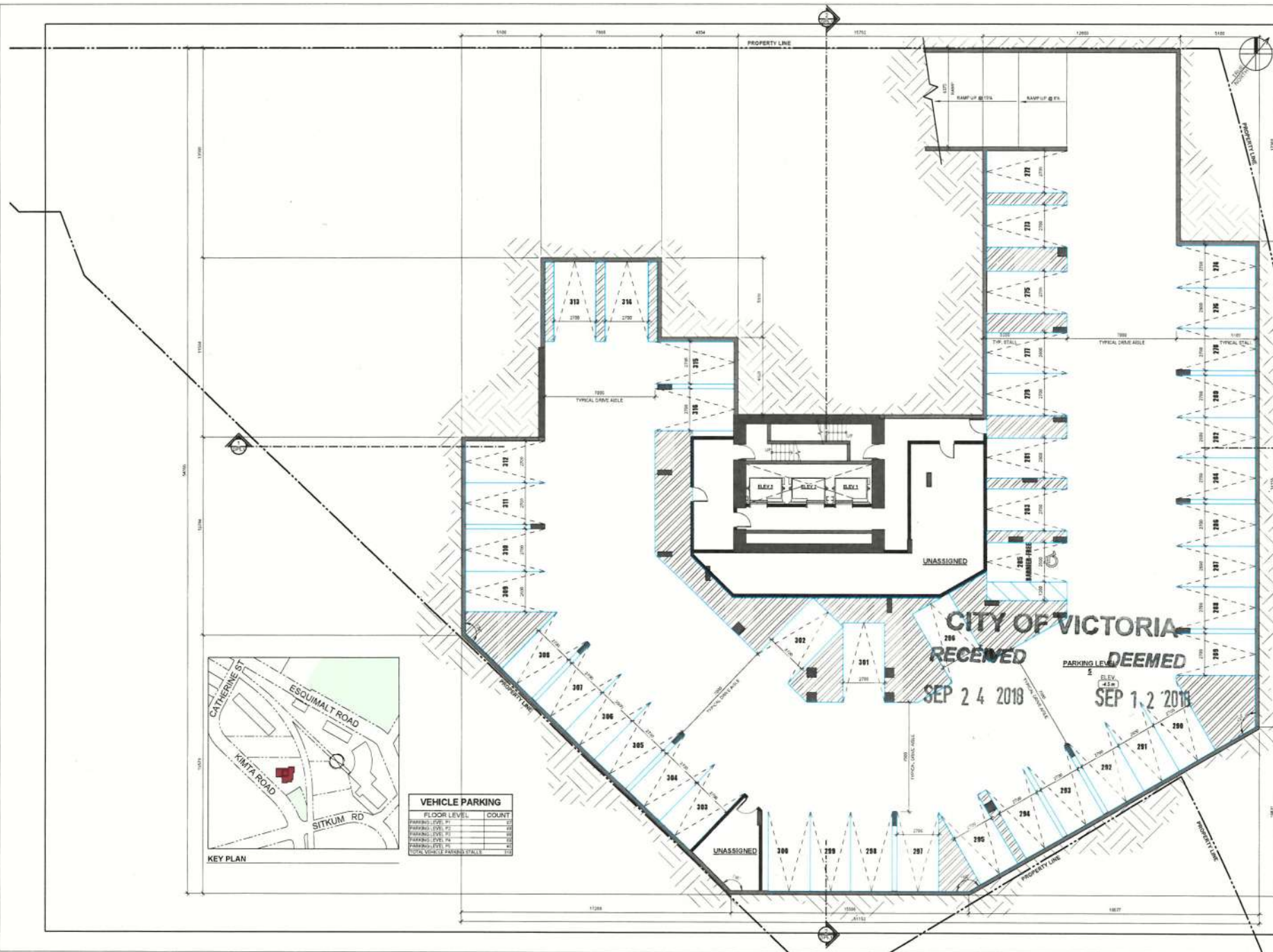
ISSUE - DEVELOPMENT PERMIT RESUBMISSION

SCALE: 1:100



# BAYVIEW PLACE

**HDR** | **CEI**  
 HDR | CEI Architecture Associates, Inc.  
 3001 - 635 Pine Road  
 Victoria, BC V8N 1X5  
 T: 250.366.0008  
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 www.hdr.ca | www.cei.ca



KEY PLAN

VEHICLE PARKING	
FLOOR LEVEL	COUNT
PARKING LEVEL P1	27
PARKING LEVEL P2	49
PARKING LEVEL P3	49
PARKING LEVEL P4	70
PARKING LEVEL P5	42
TOTAL VEHICLE PARKING STALLS	237

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 SEP 12 2018

## Bayview Place DA-3

FLOOR PLAN - PARKING LEVEL P5

DATE: SEP 20, 2018  
 SCALE: As indicated  
 ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP2.0**



# BAYVIEW PLACE



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301-615 Tava Road  
Victoria, BC V8A 0G2  
T: 250.381.0166  
F: 250.381.3418  
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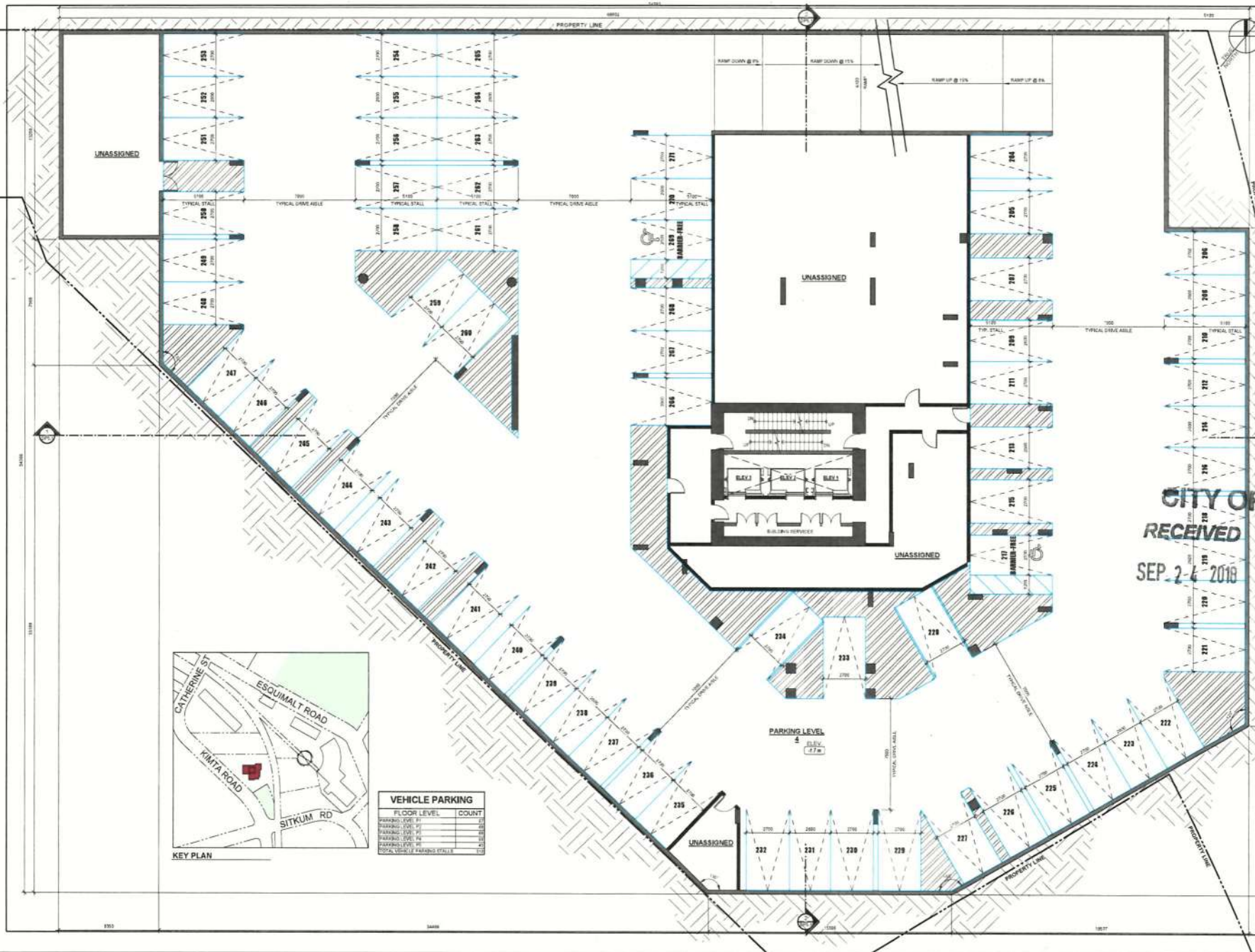
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**RECEIVED**  
SEP 24 2018  
**DEEMED**  
SEP 12 2018

## Bayview Place DA-3

FLOOR PLAN -  
PARKING LEVEL P4

DATE: SEP 28, 2018  
SCALE: AS SHOWN  
ISSUE: DEVELOPMENT PERMIT REVISION

**DP2.1**



KEY PLAN

VEHICLE PARKING	
FLOOR LEVEL	COUNT
PARKING LEVEL P1	27
PARKING LEVEL P2	40
PARKING LEVEL P3	40
PARKING LEVEL P4	40
PARKING LEVEL P5	40
TOTAL VEHICLE PARKING SPACES	187



# BAYVIEW PLACE



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307-617 Tule Road  
Victoria, B.C. V8A 2G5  
T: 250.382.2558  
F: 250.381.9419  
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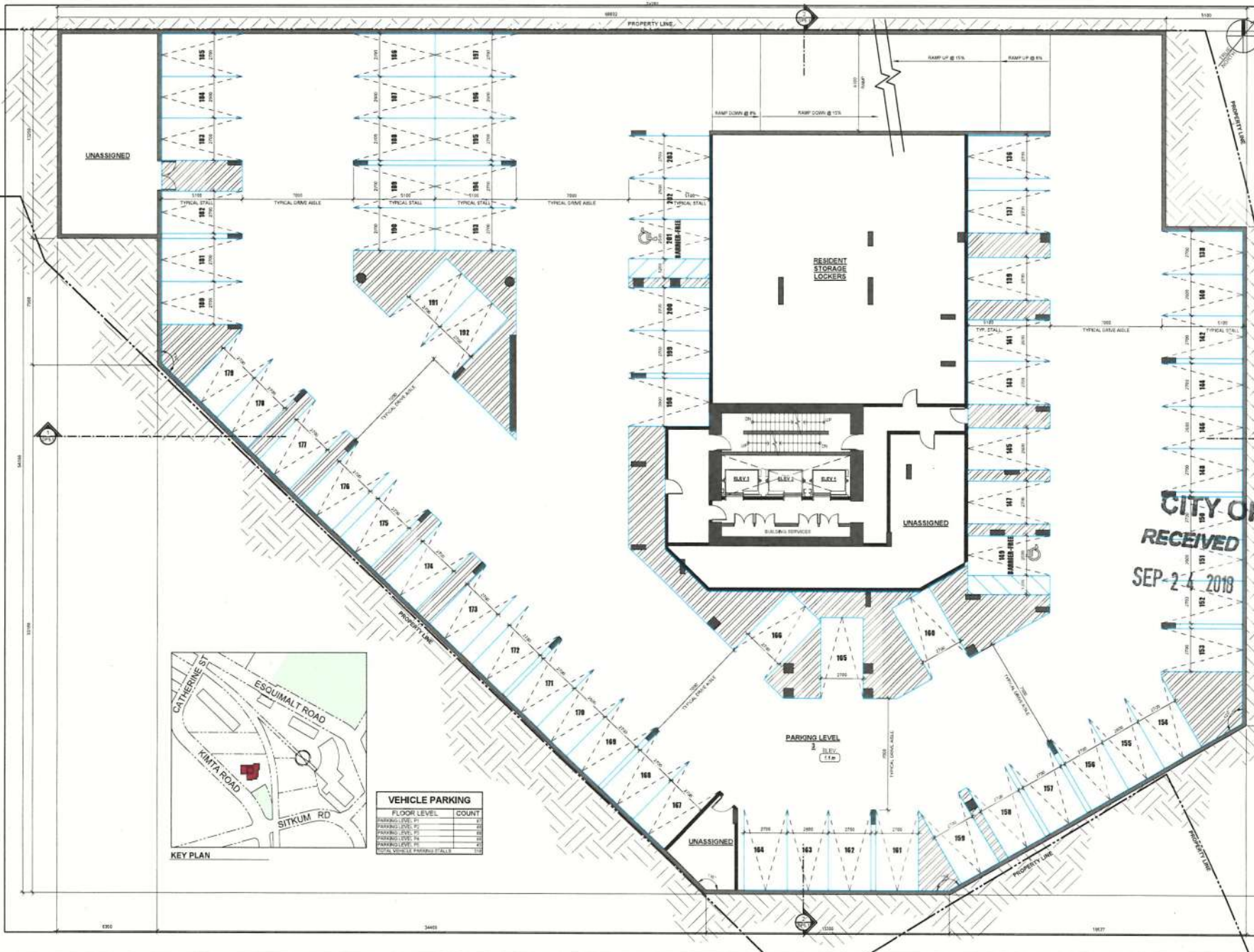
CITY OF VICTORIA  
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DEEMED  
SEP 12 2018

## Bayview Place DA-3

FLOOR PLAN -  
PARKING LEVEL P3

DATE: SEP 28, 2018  
SCALE: As indicated  
ISSUE: DEVELOPMENT PERMIT RESUBMISSION

DP2.2



KEY PLAN

VEHICLE PARKING	
FLOOR LEVEL	COUNT
PARKING LEVEL P1	21
PARKING LEVEL P2	48
PARKING LEVEL P3	60
PARKING LEVEL P4	101
PARKING LEVEL P5	21
TOTAL VEHICLE PARKING SPACES	
	251



# BAYVIEW PLACE

**HDR** | **CEI**  
 HDR | CEI Architectural Associates, Inc.  
 201 - 615 Tule Road  
 Victoria, BC V8A 0P5  
 T: 250.366.3333  
 F: 250.366.3415  
 www.hdr-cei.com

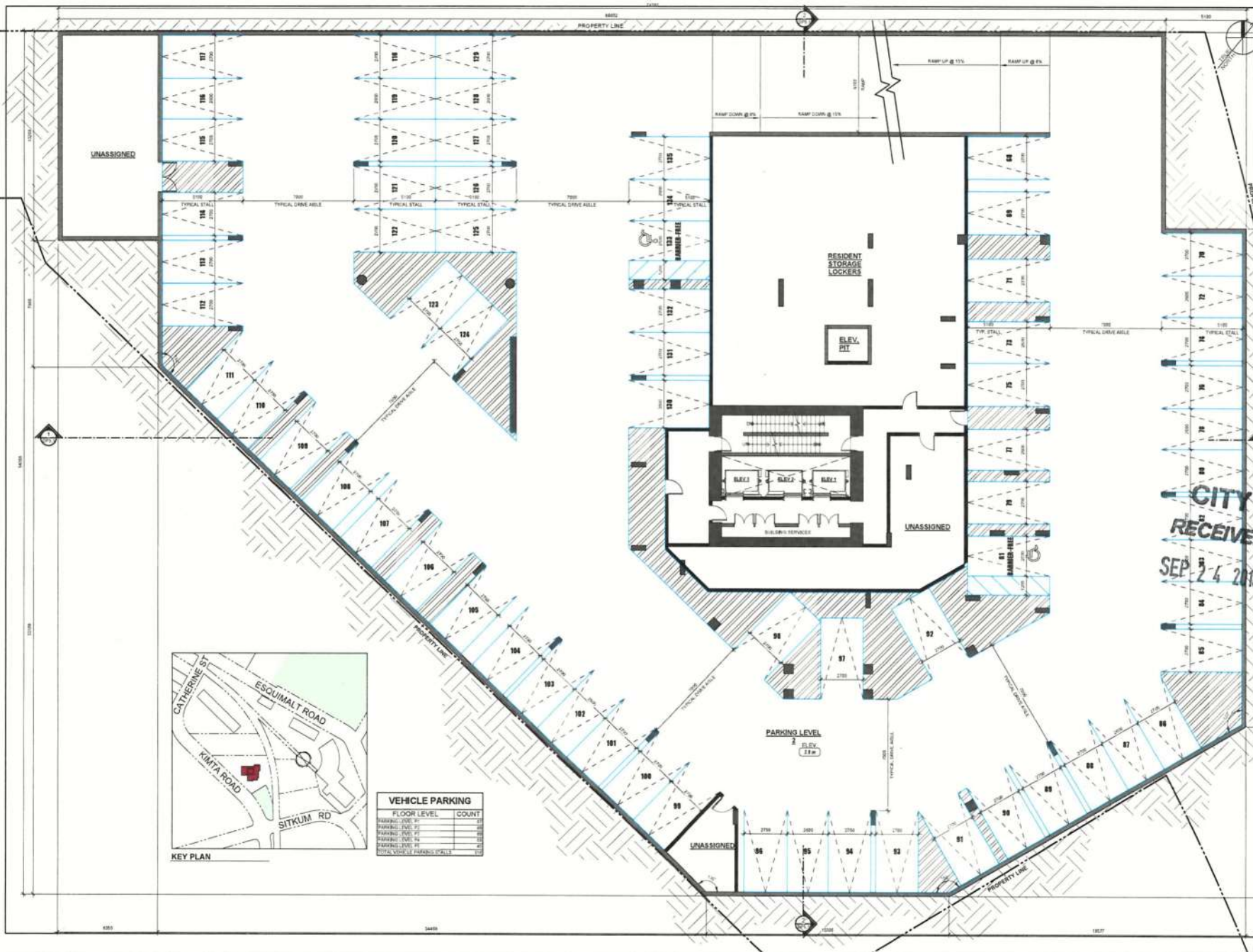
**CITY OF VICTORIA**  
**RECEIVED**  
 SEP 24 2018  
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 SEP 12 2018

## Bayview Place DA-3

FLOOR PLAN -  
 PARKING LEVEL P2

DATE: SEP 26, 2018  
 SCALE: As indicated  
 ISSUE: DEVELOPMENT PERMIT REUBRUSH

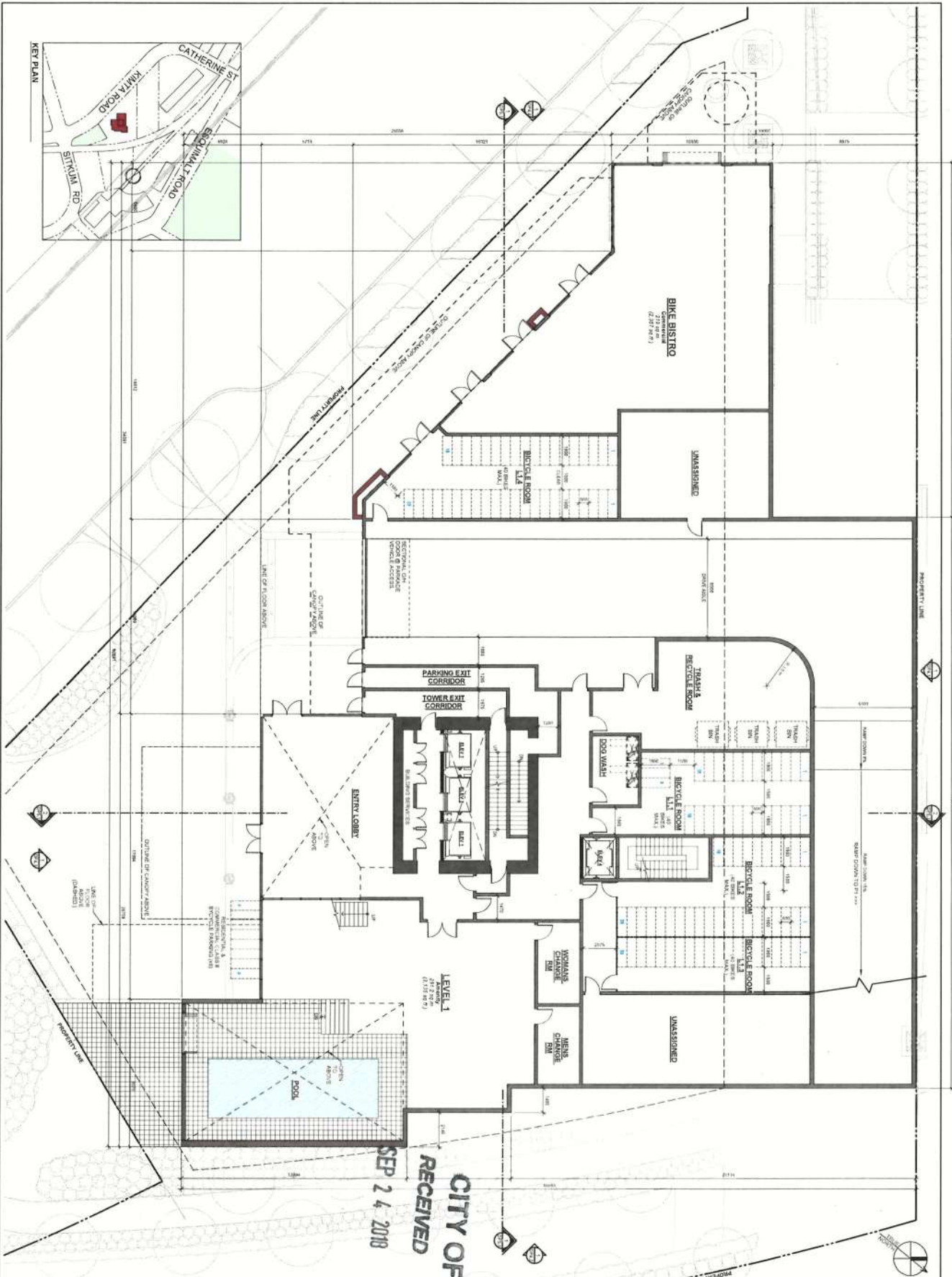
**DP2.3**











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**BAYVIEW  
PLACE**

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200-1001, PACIFIC BLVD  
VICTORIA, BC V8W 2E1  
TEL: 250.363.5555  
WWW.HDR-CEI.COM

**Bayview  
Place DA-3**

**FLOOR PLAN - LEVEL 1**

DATE: SEP 20, 2017  
SCALE: AS SHOWN  
NOTES: DEVELOPMENT PERMIT REGISTRATION

**DP2.5**

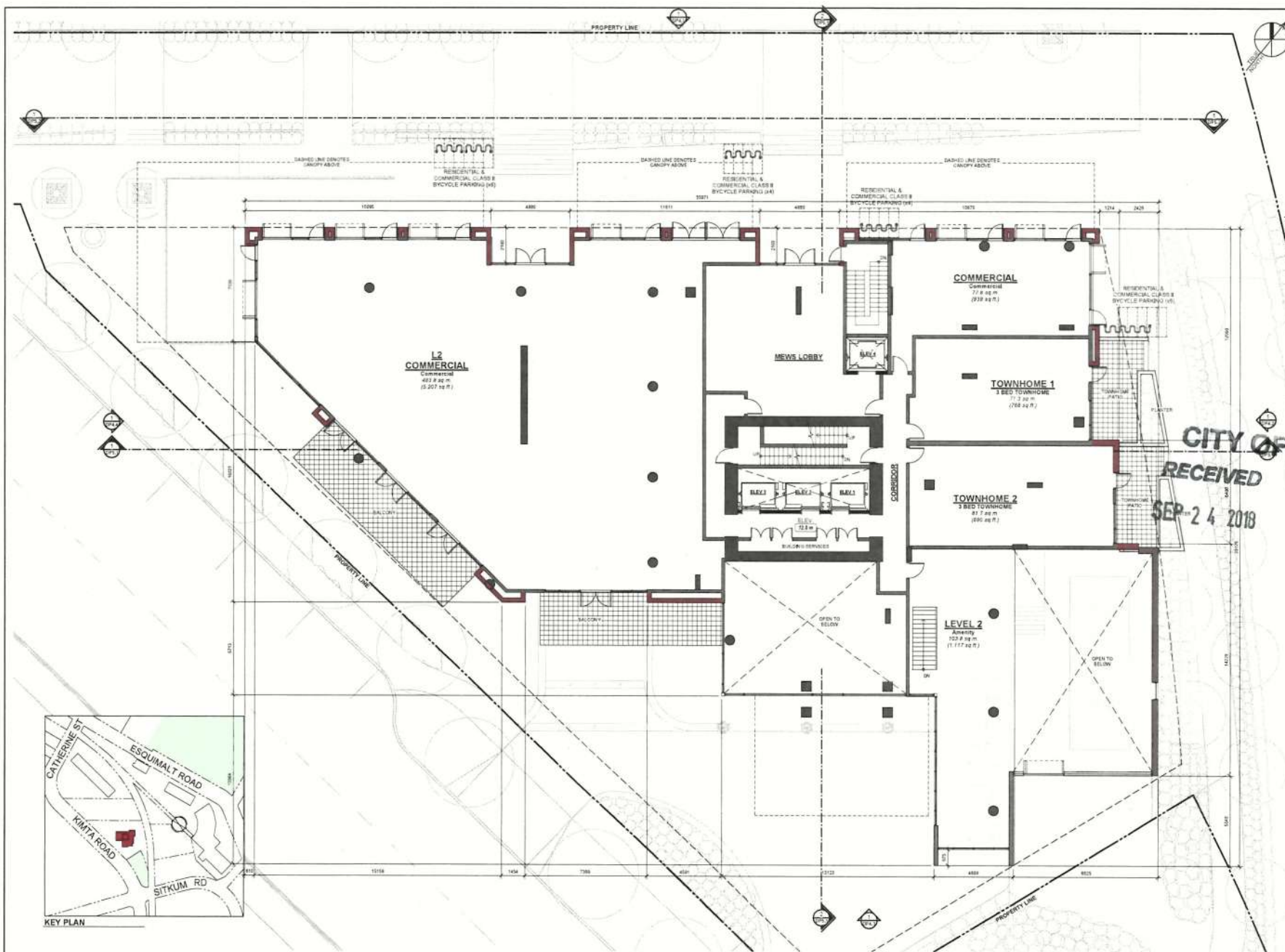


HDR | CBE Architecture Associates, Inc.  
205 - 850 Tyeon Road  
Vietnam, BC V8A 2G5  
T +250.388.5038  
F +250.361.9410

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SEP 12 2018

DATE: SEP 09, 2018  
SCALE: As indicated  
ISSUE: DEVELOPMENT PERMIT REQUEST/REVISION

**DP2.6**





# BAYVIEW PLACE



HDR | CEI Architecture Associates, Inc.  
 223 - 602 Two Road  
 Victoria, BC V8A 2G5  
 T: 250.388.5588  
 F: 250.382.5816  
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**DEEMED**  
**SEP 12 2018**

## Bayview Place DA-3

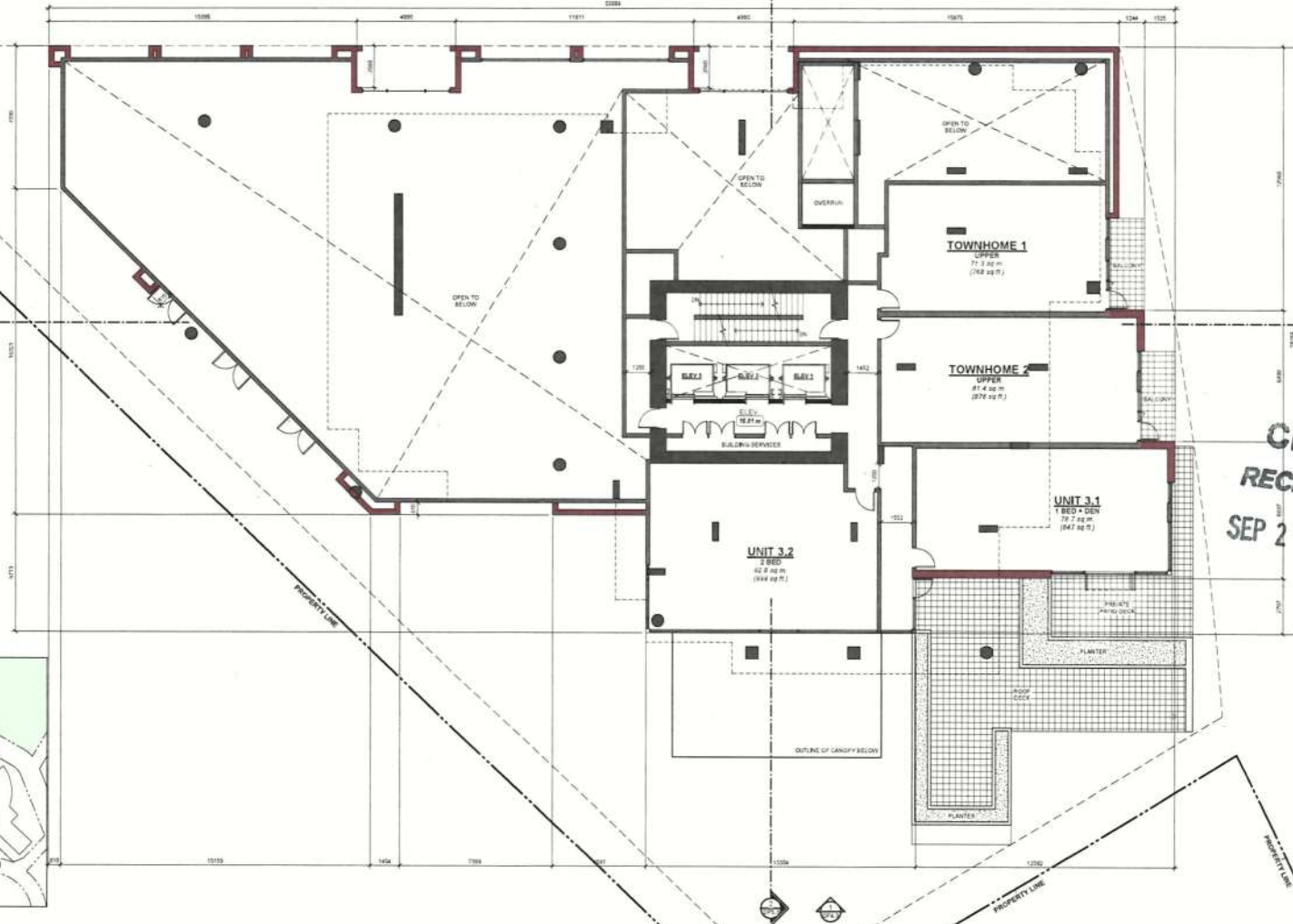
FLOOR PLAN - LEVEL 3

DATE: SEP 18, 2018  
 SCALE: AS SHOWN  
 ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP2.7**



KEY PLAN





# BAYVIEW PLACE



HDR | CEI  
HDR | CEB Architecture Associates, Inc.  
200 - 1001 West Road  
Victoria, BC V8A 0G3  
416.295.1000 (toll-free)  
F 1.250.381.0410  
www.hdr.com

Bayview  
Place DA-3

FLOOR PLAN - LEVEL 4

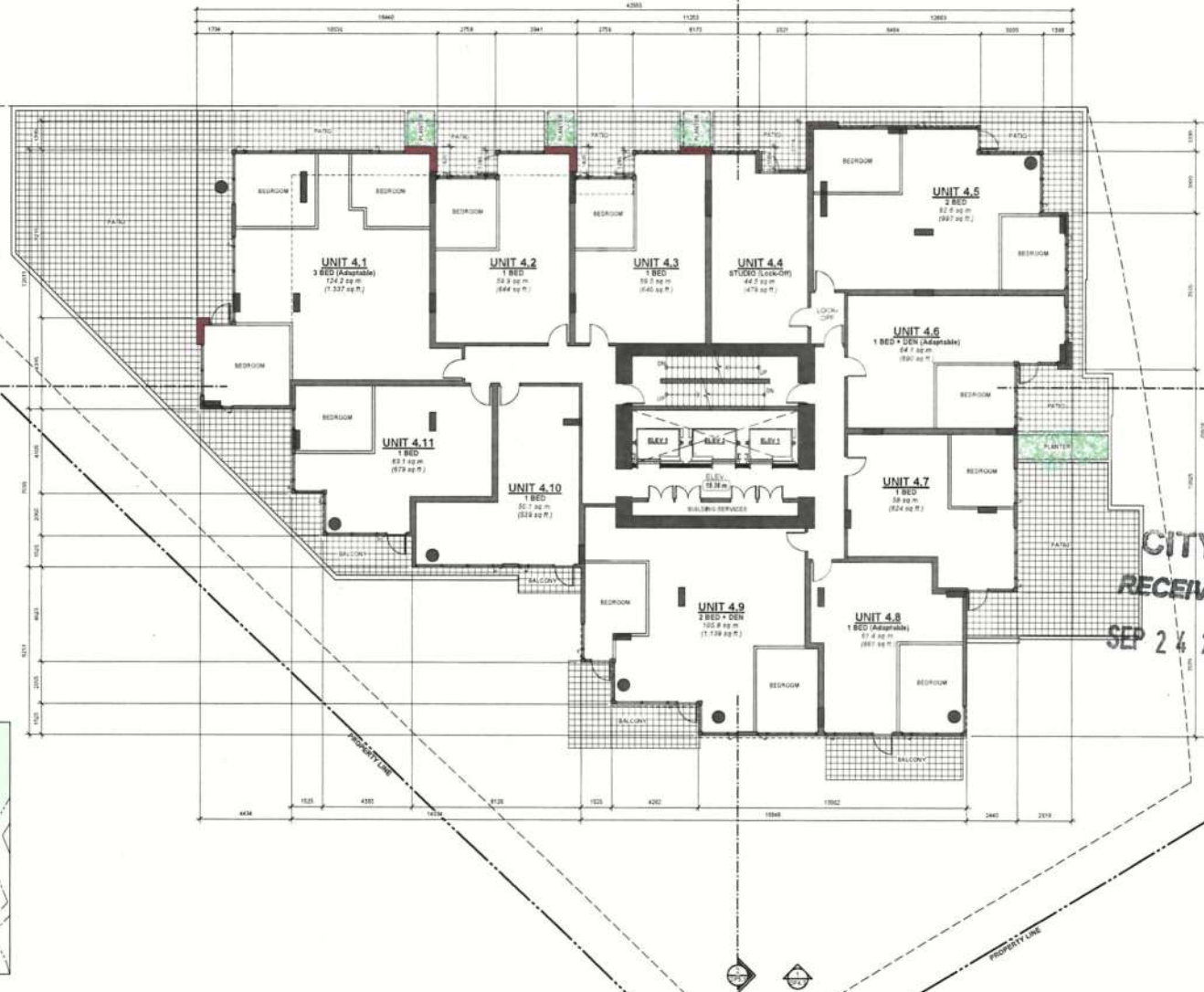
DATE: SEP 01, 2018  
SCALE: As indicated  
ISSUE: DEVELOPMENT PERMIT RE-submission

DP2.8

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SEP 24 2018  
DEEMED  
SEP 12 2018



KEY PLAN





# BAYVIEW PLACE

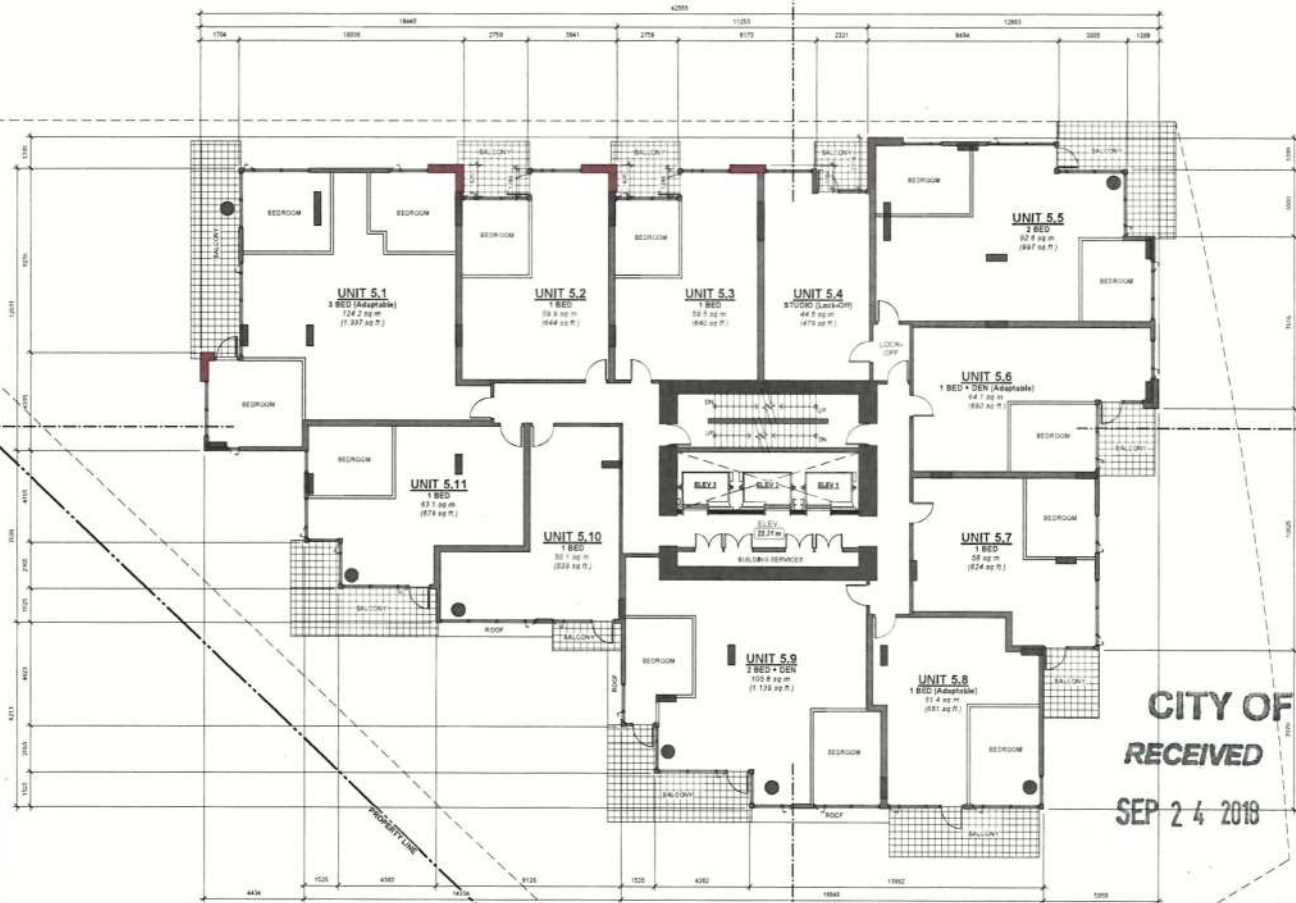


HDR | CEI Architecture Associates, Inc.  
203 - 1001 Pine Road  
Victoria, BC V8M 1Z3  
T 1 (250) 588-1234  
F 1 (250) 381-9418  
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Sheet 1.1 of 1.1



KEY PLAN



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SEP 12 2018

Bayview  
Place DA-3

FLOOR PLAN - LEVELS  
5-9

DATE: SEP 2018  
SCALE: As shown  
NOTE: DEVELOPMENT PERMIT REQUIREMENT

DP2.9



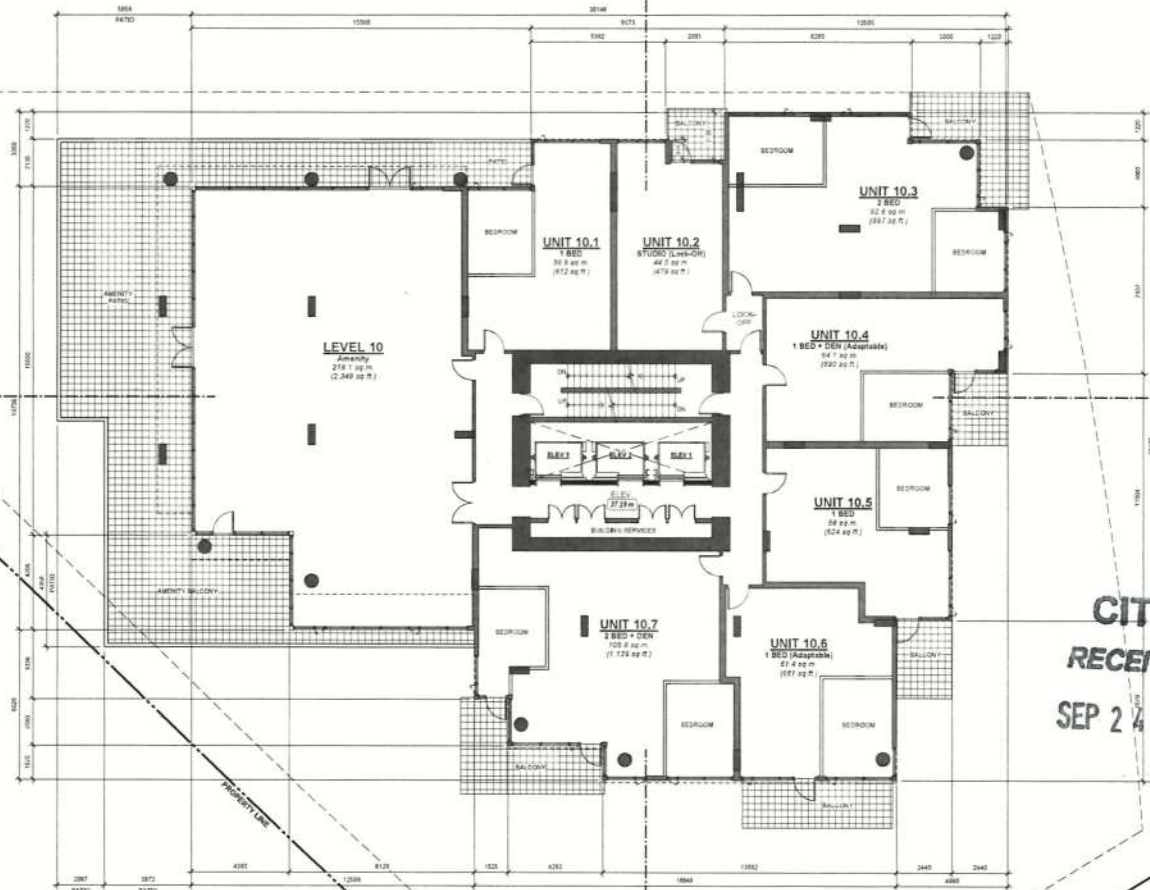
# BAYVIEW PLACE



HDR | CEI Architecture Associates, Inc.  
203 - 633 Tenth Avenue  
Victoria BC V8A 6A3  
T 250.588.1588  
F 250.381.3410  
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KEY PLAN



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SEP 12 2018

**Bayview  
Place DA-3**

FLOOR PLAN - LEVEL  
10 (AMENITY)

DATE: SEP 01, 2018  
SCALE: As shown  
ISSUE: DEVELOPMENT PERMIT REVISION

**DP2.10**



# BAYVIEW PLACE



HDR | CEI Architecture Associates, Inc.  
203 - 5331 Tule Road  
Victoria, BC, V8A 0G3  
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**SEP 12 2018**

## Bayview Place DA-3

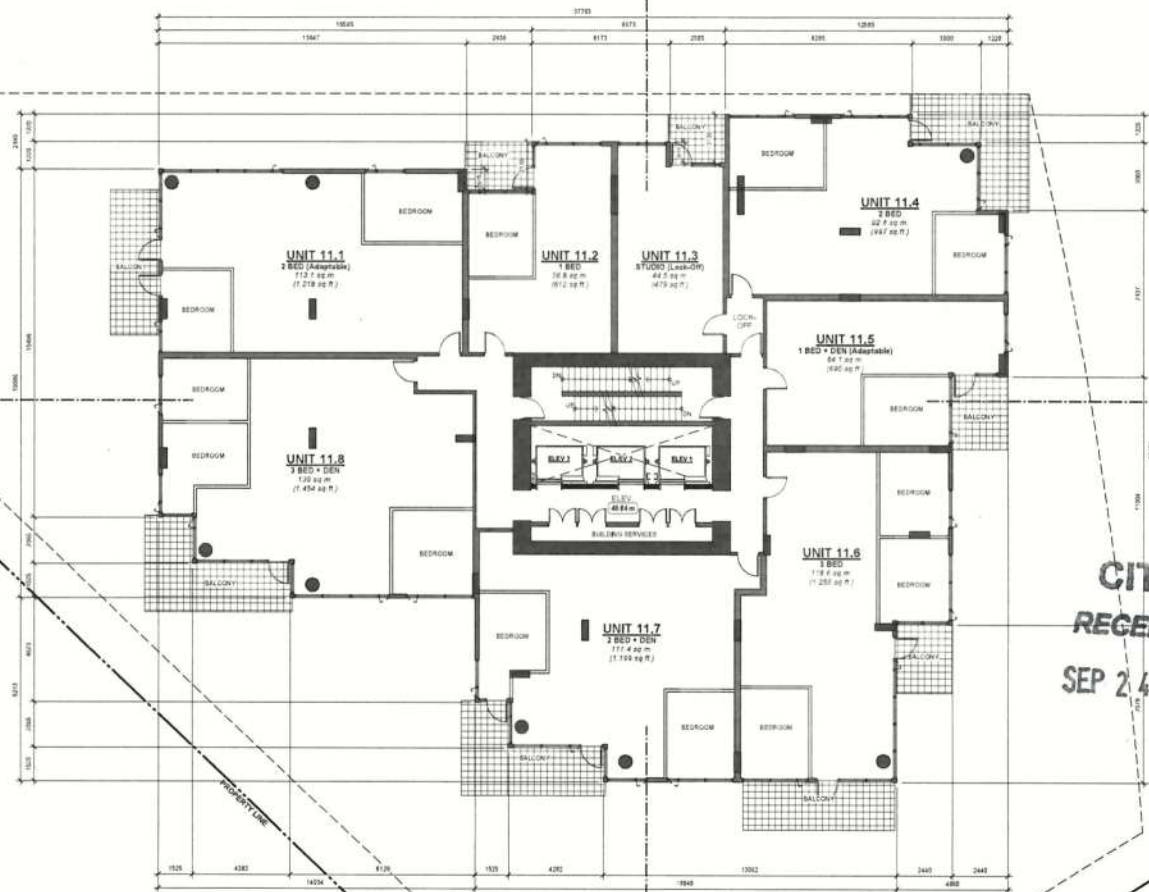
FLOOR PLAN - LEVELS 11-21

DATE: SEP.09.2018  
SCALE: As indicated  
ISSUE: DEVELOPMENT PERMIT SUBMISSION

**DP2.11**



KEY PLAN





# BAYVIEW PLACE



HDR | CEI Architecture Associates, Inc.  
303 - 401 Tenth Place  
Victoria B.C. V8T 2G3  
T: 250.361.0500  
F: 250.361.0478  
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SEP 24 2018  
**DEEMED**  
SEP 12 2018

**Bayview  
Place DA-3**

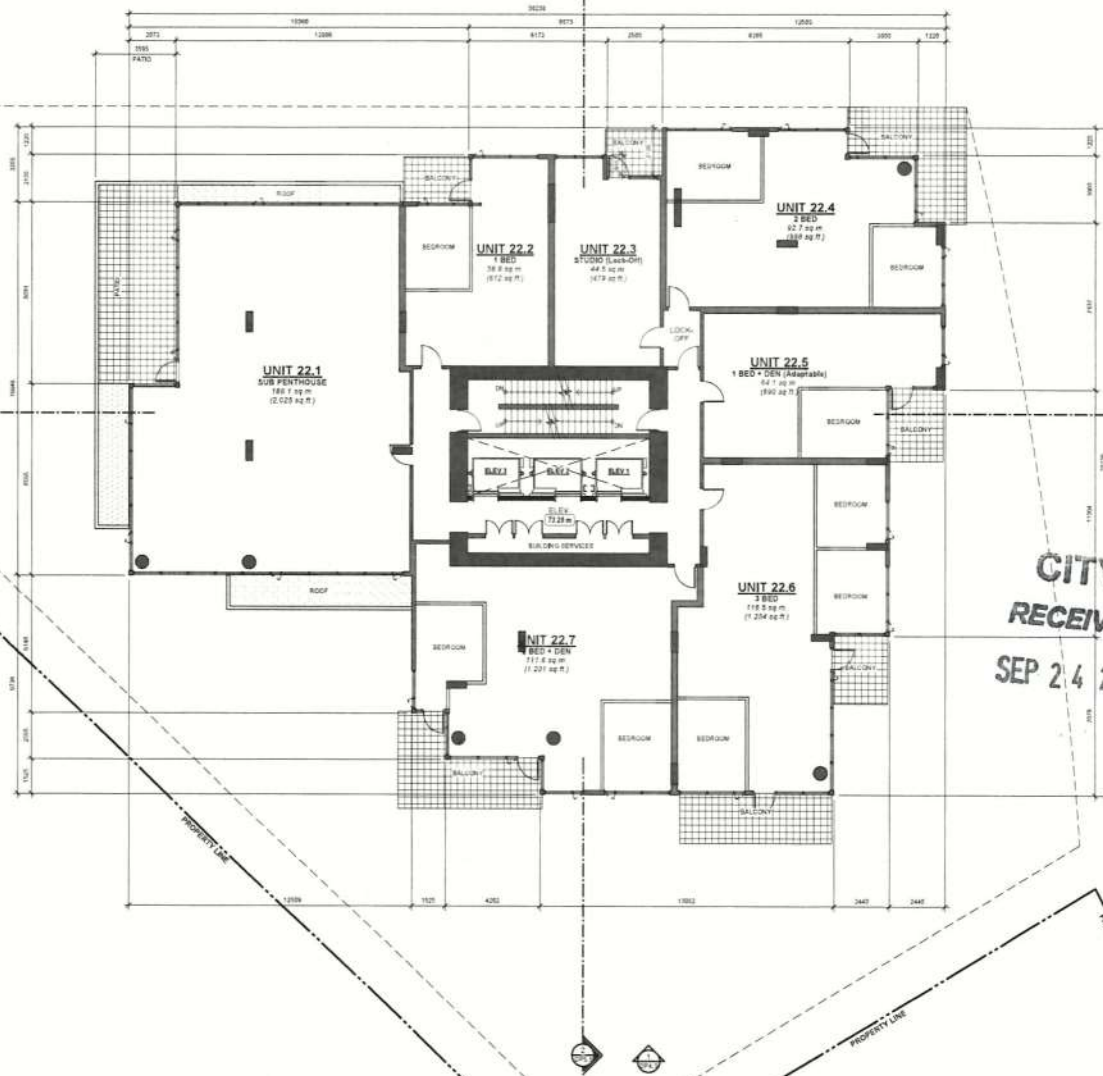
FLOOR PLAN - LEVEL  
22

DATE: SEP 05, 2018  
SCALE: AS SHOWN  
NOTE: DEVELOPMENT PERMIT REQUIREMENT

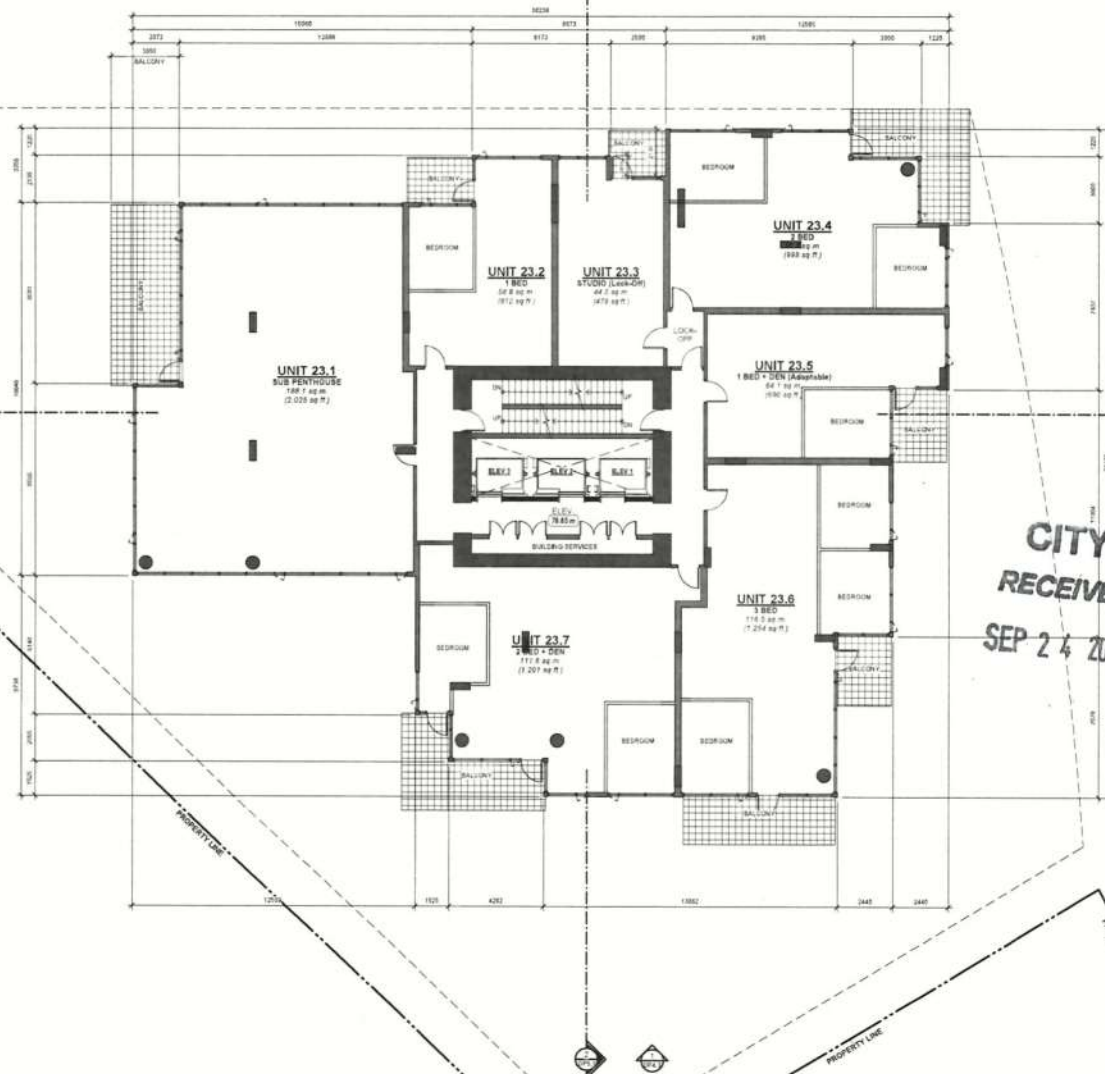
**DP2.12**



KEY PLAN







BAYVIEW  
PLACE



HDR | CEB Architecture Associates, Inc.  
203 • 605 Type Road  
Victoria, BC V8A 4X2  
T 1 250 388 5588  
F 1 250 361 9418  
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**DEEMED**  
SEP 12 2018

**Bayview  
Place DA-3**

FLOOR PLAN - LEVEL  
23

DATE: 20FEB2019  
SCALE: As indicated  
ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP2.13**



**HDR** | **CEI**

**HDR | CEB Architecture Association, Inc.**  
200 - 650 Tyeen Road  
Vancouver, BC V6A 2X5  
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[www.hdr.com](http://www.hdr.com)

Bayview  
Place DA-3

FLOOR PLAN - LEVEL  
24

DATE	SEP 28, 2018
SCALE	As indicated
ISSUE	DEVELOPMENT PERMIT RESUBMISSION

**DP2.14**



**KEY PLAN**



# BAYVIEW PLACE



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SEP 12 2018

## Bayview Place DA-3

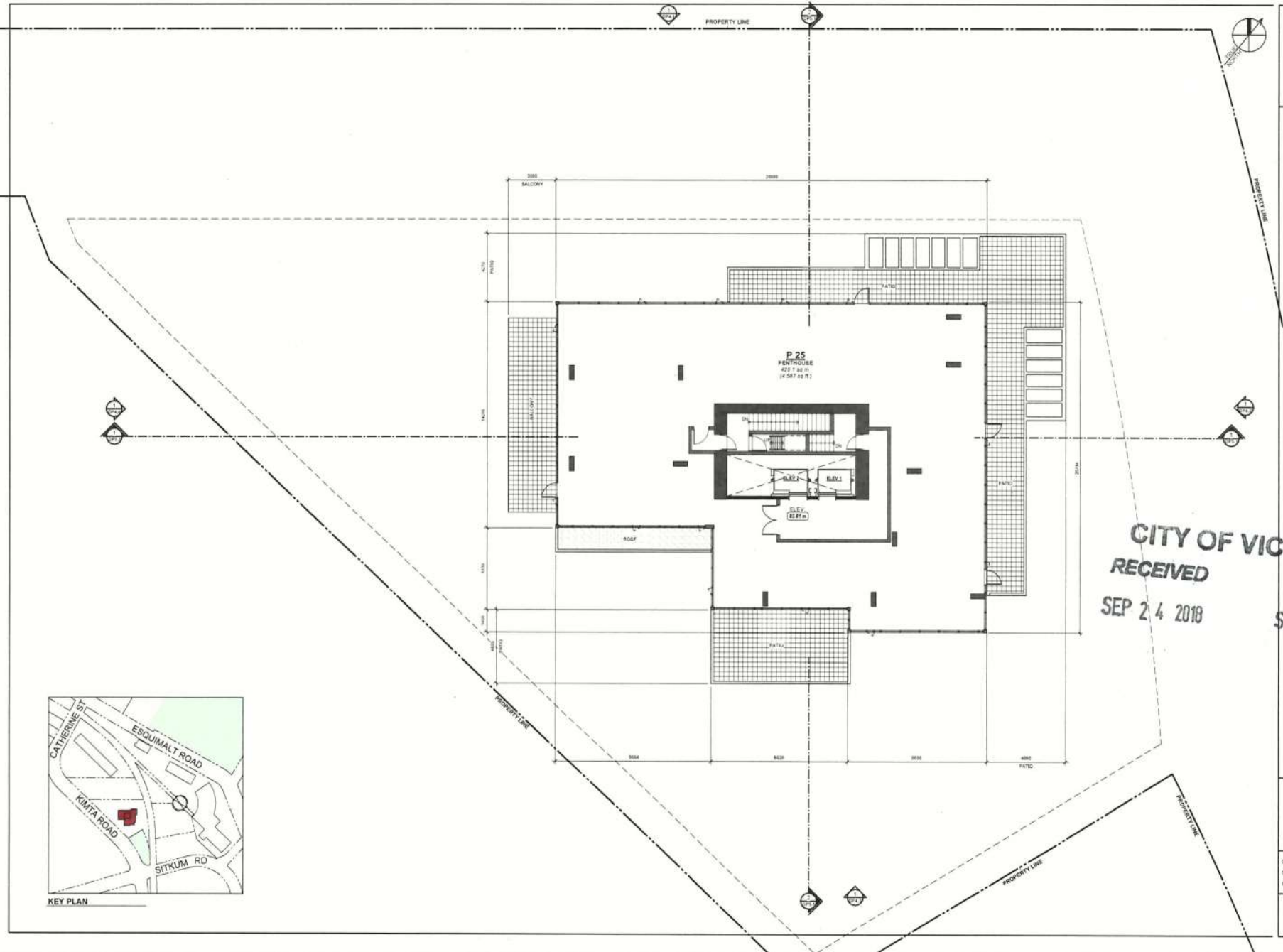
FLOOR PLAN - LEVEL 25

DATE: SEP.01.2018  
SCALE: As shown  
ISSUE: DEVELOPMENT PERMIT SUBMISSION

**DP2.15**



KEY PLAN







**HDR | CBI Architecture Associates, Inc.**  
209 - 635 Tye Road  
Victoria, BC V8A 6X5  
T 1.250.388.5538  
F 1.250.361.9418  
[www.hdr.com](http://www.hdr.com)

DATE: SEP 08 2010  
SCALE: As indicated  
ISSUE: DEVELOPMENT PERMIT REISSUANCE

**DP2.16**





# ELEVATION LEGEND

- 1 CLEAR VISION GLASS
- 2 OPACQUE GLASS SPANDREL, COLOR 1
- 3 OPACQUE GLASS SPANDREL, COLOR 2
- 4 BRICK MASONRY, COLOR 1
- 5 BRICK MASONRY, COLOR 2
- 6 COMPOSITE METAL PANEL
- 7 EXPOSED CONCRETE COLUMN
- 8 GLASS BALCONY GUARD
- 9 CONCRETE SANDBLASTED FINISH
- 10 STONE FRESH
- 11 HORIZONTAL METAL SLAT
- 12 STEEL FRAME CANOPY STRUCTURE, GALVANNEZ
- 13 STANDING SEAM METAL ROOFING
- 14 ALUMINUM TRELLIS

## BAYVIEW PLACE

**HDR** | **CEI**  
 HDR | CEI Architecture Associates, Inc.  
 223 - 1011 Yates Road  
 Victoria, BC V8M 4K3  
 T 1-250-365-0554  
 F 1-250-365-0418  
[www.hdr-cei.com](http://www.hdr-cei.com)

**CITY OF VICTORIA**  
**RECEIVED**  
**SEP 24 2018**  
**DEEMED**  
**SEP 12 2018**

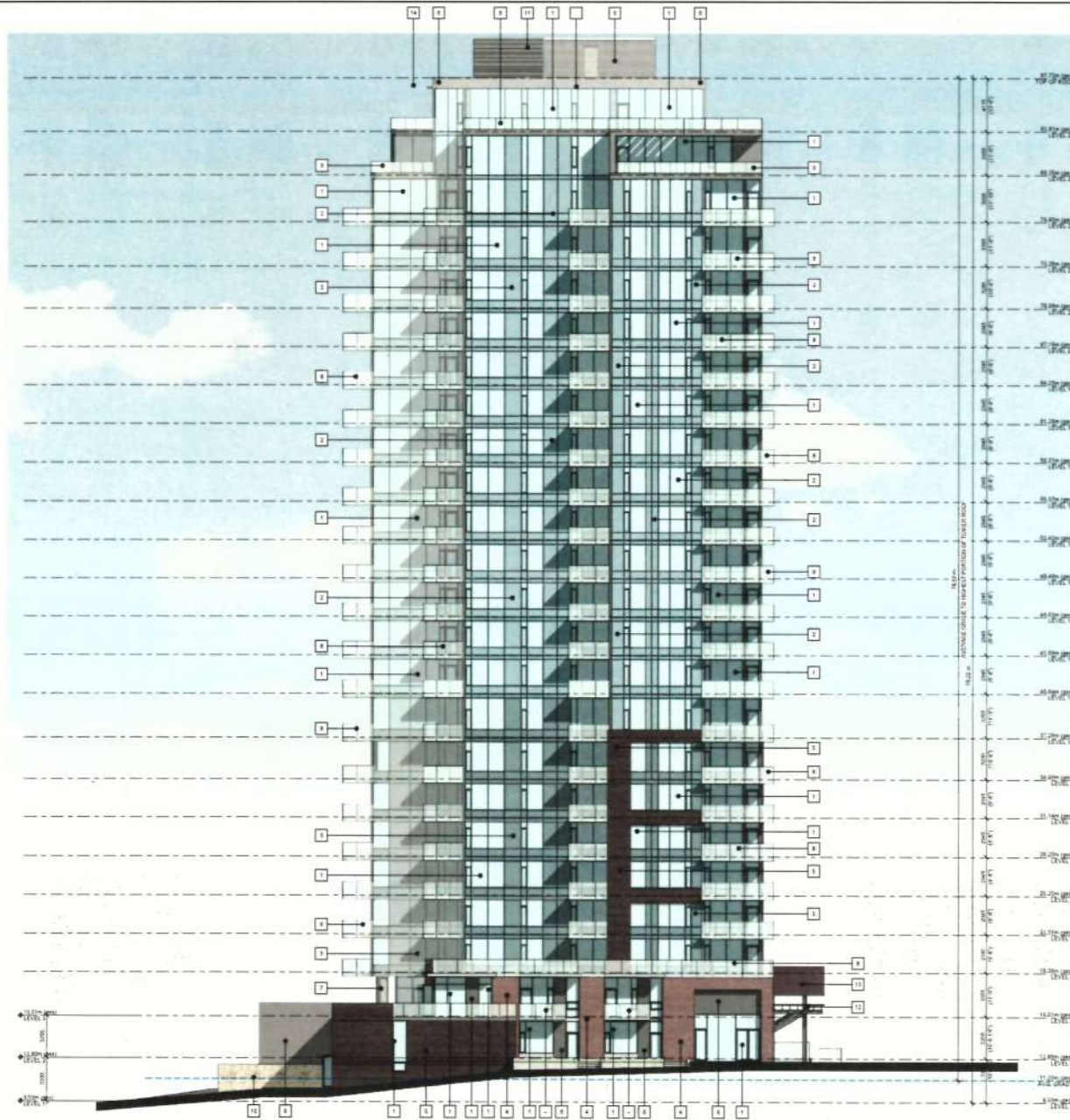
**Bayview Place DA-3**

**NORTH ELEVATION (MEWS)**

DATE: SEP 28, 2018  
 SCALE: 1/100  
 ISSUE: DEVELOPMENT PERMIT REVISION

**DP4.1**





# ELEVATION LEGEND

- 1 CLEAR VISION GLASS
- 2 ORANGE GLASS SPANDREL  
COLOR 1
- 3 OPAQUE GLASS SPANDREL  
COLOR 1
- 4 BRICK MASONRY  
COLOR 1
- 5 BRICK MASONRY  
COLOR 2
- 6 COMPOSITE METAL PANEL
- 7 EXPOSED CONCRETE COLUMN
- 8 GLASS BALCONY GUARD
- 9 CONCRETE  
SMOOTHED FINISH
- 10 STONE FISH
- 11 HORIZONTAL METAL SLAT
- 12 STEEL FRAME CANOPY STRUCTURE  
GALVANIZED
- 13 STANDING SEAM METAL ROOFING
- 14 ALUMINUM TRELLIS

## BAYVIEW PLACE

**HDR** | **CEI**  
HDR | CEI Architecture Associates, Inc.  
2011-1011 Glen Road  
Victoria, BC V8A 0G8  
T 1 250 388 5026  
F 1 250 387 5418  
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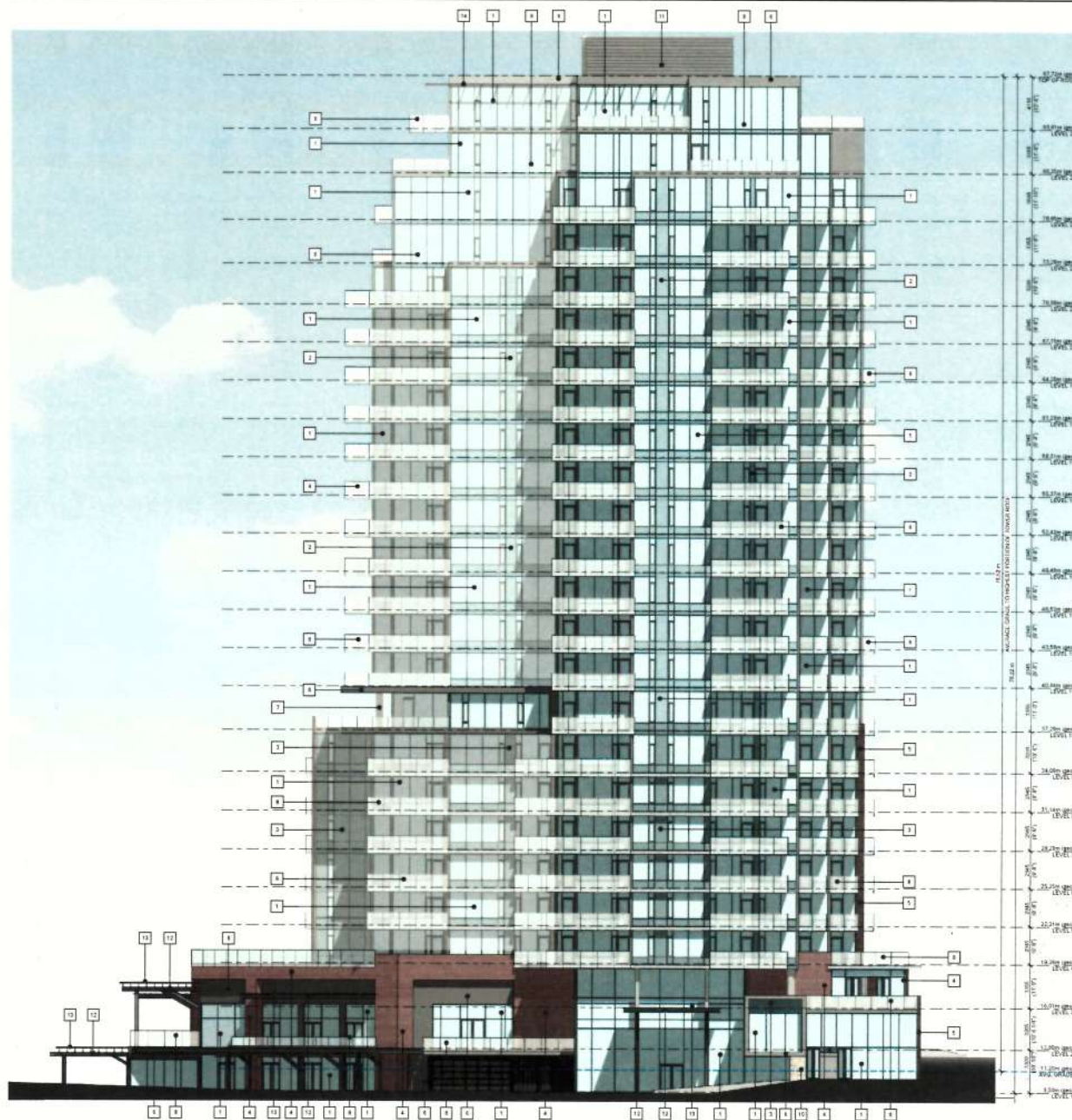
**Bayview  
Place DA-3**

EAST ELEVATION

DATE: SEP 20, 2018  
SCALE: 1/100  
ISSUE: DEVELOPMENT PERMIT REVISION

**DP4.2**





# ELEVATION LEGEND

- 1 CLEAR VISION GLASS
- 2 OPAQUE GLASS SPANDREL  
COLOR 1
- 3 OPAQUE GLASS SPANDREL  
COLOR 2
- 4 BRICK MASONRY  
COLOR 1
- 5 BRICK MASONRY  
COLOR 2
- 6 COMPOSITE METAL PANEL
- 7 EXPOSED CONCRETE COLUMN
- 8 GLASS BALCONY GUARD
- 9 CONCRETE  
SANDBLASTED FINISH
- 10 STONE FINISH
- 11 HORIZONTAL METAL SIGN
- 12 STEEL FRAME CANOPY STRUCTURE  
GALVANNEED
- 13 STANDING SEAM METAL ROOFING
- 14 ALUMINUM TRELLIS

## BAYVIEW PLACE



HDR | CEI Architecture Associates, Inc.  
303 - 605 Tye Road  
Victoria, BC V8A 2G2  
T: 250.368.5558  
F: 250.367.2418  
www.hdr.ca

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**RECEIVED**  
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SEP 12 2018

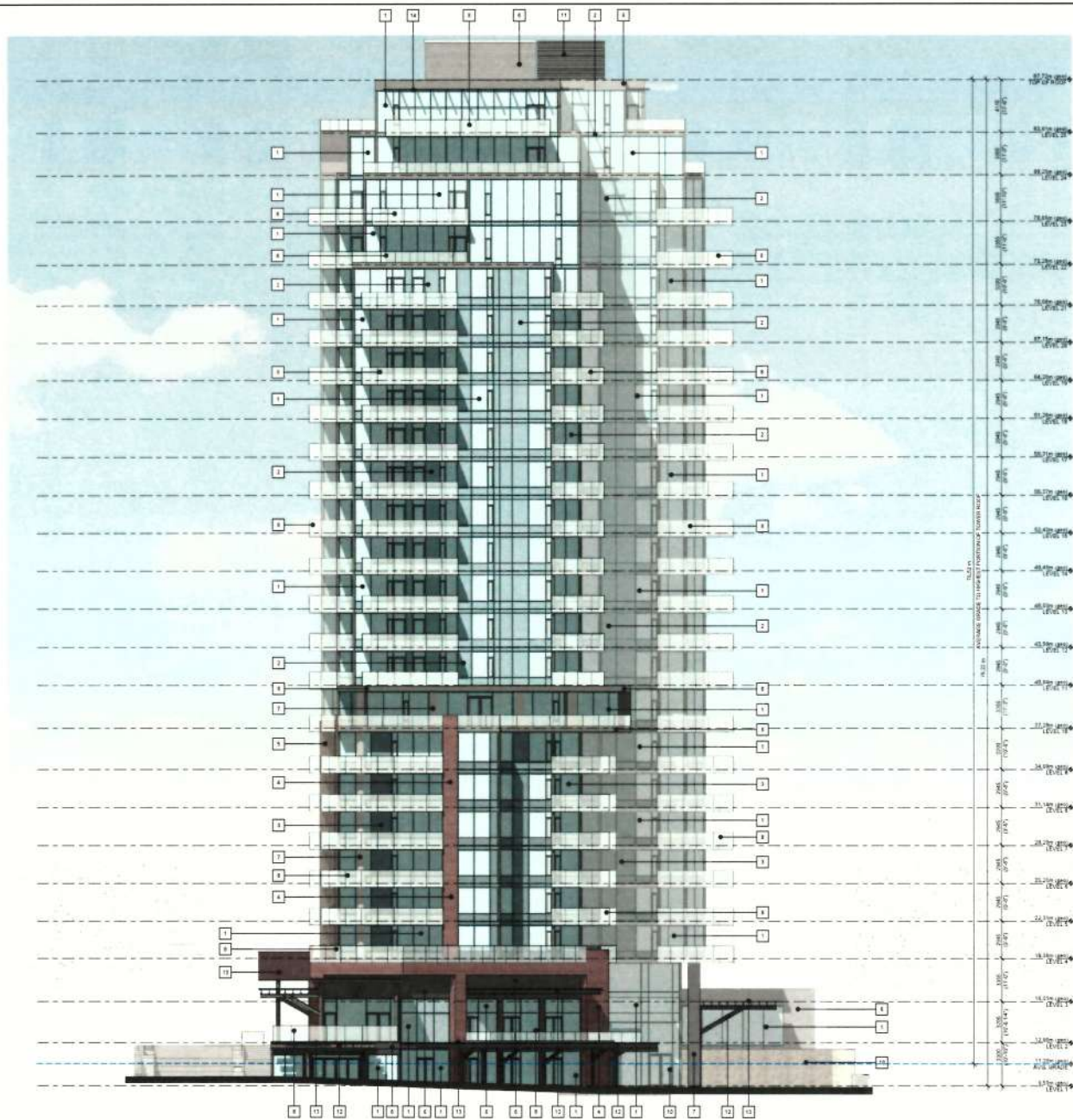
**Bayview  
Place DA-3**

SOUTH ELEVATION

DATE: SEP 04 2018  
SCALE: 1/100  
ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP4.3**





# ELEVATION LEGEND

- 1 CLEAR VISION GLASS
- 2 OPAQUE GLASS SPANDREL  
COLOR 1
- 3 OPAQUE GLASS SPANDREL  
COLOR 2
- 4 BRICK MASONRY  
COLOR 1
- 5 BRICK MASONRY  
COLOR 2
- 6 COMPOSITE METAL PANEL
- 7 EXPOSED CONCRETE COLUMN
- 8 GLASS BALCONY GUARD
- 9 CONCRETE  
SANDGRAINED FINISH
- 10 STONE FINISH
- 11 HORIZONTAL METAL RIB
- 12 STEEL FRAME CANOPY STRUCTURE  
GALVANIZED
- 13 STANDING SEAM METAL ROOFING
- 14 ALUMINUM TRELLIS

## BAYVIEW PLACE



HDR | CB Architectural Associates, Inc.  
201 - 610 Tux Road  
Victoria, BC V8A 6S2  
T: 250.346.0144  
F: 250.361.5479  
www.hdr.ca

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SEP 12 2018

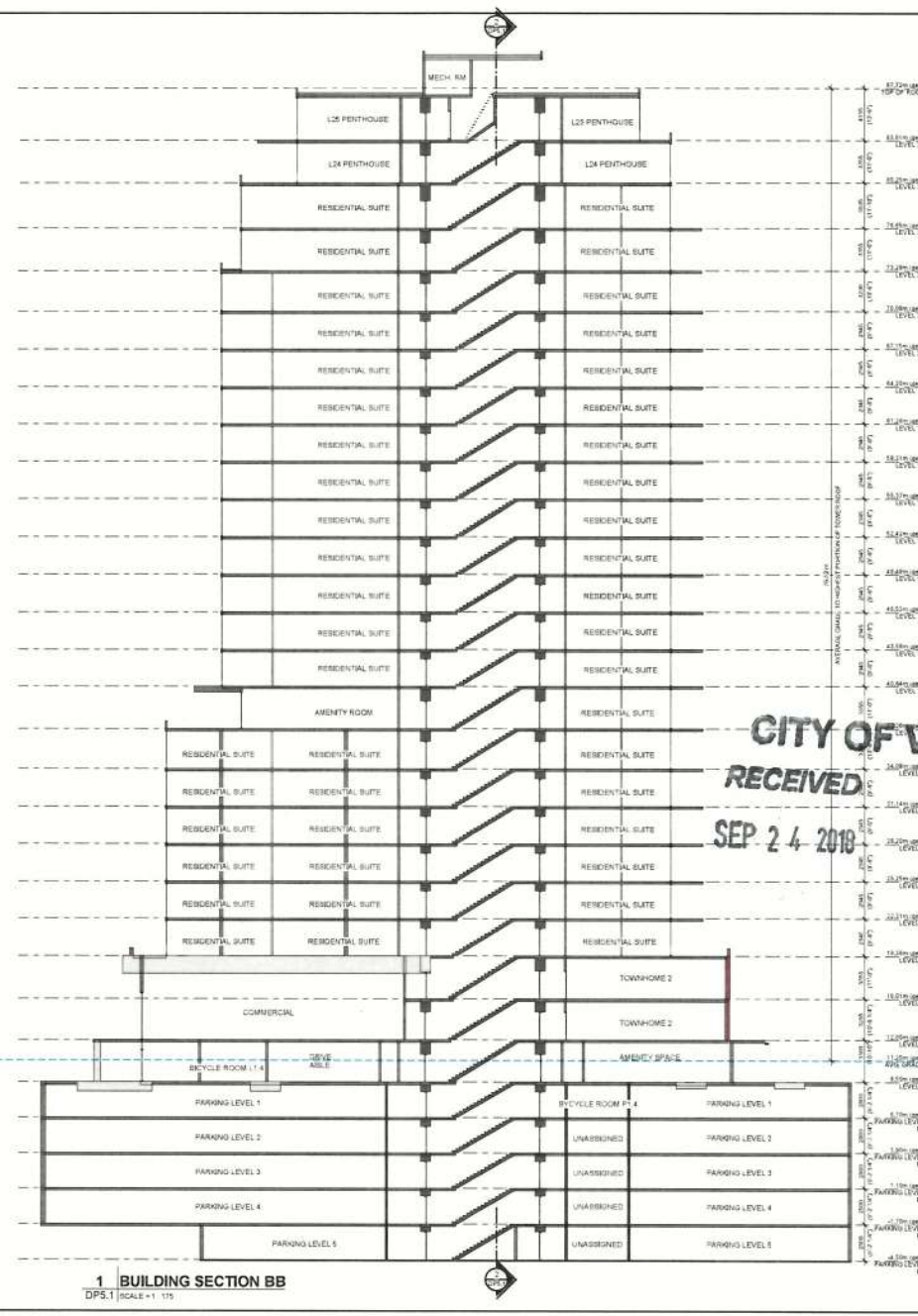
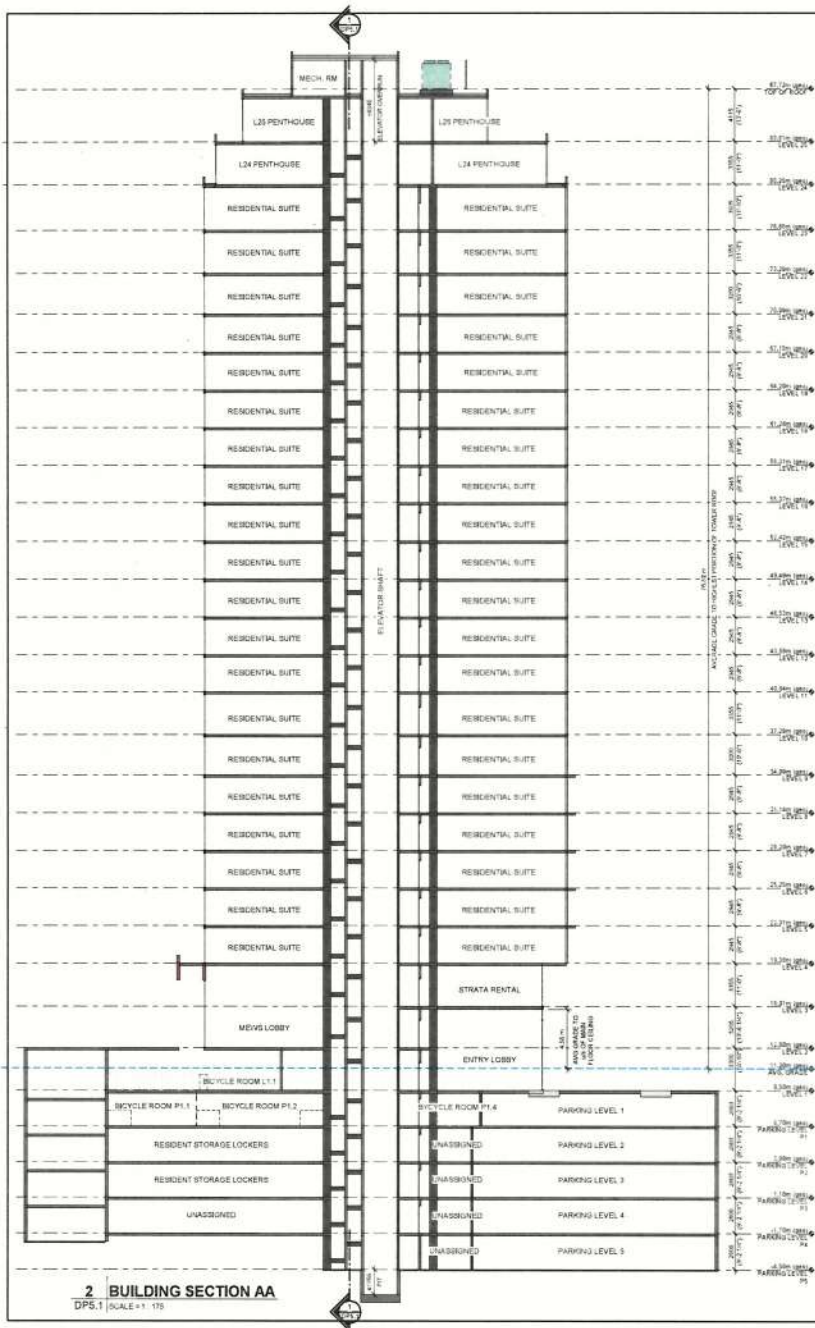
Bayview  
Place DA-3

WEST ELEVATION

DATE: SEP 06, 2018  
SCALE: 1/100  
ISSUE: DEVELOPMENT PERMIT RESUBMISSION

DP4.4





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Victoria BC V8W 2Y2  
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**DEEMED**  
**SEP 12 2018**

**Bayview Place DA-3**

**BUILDING SECTIONS**

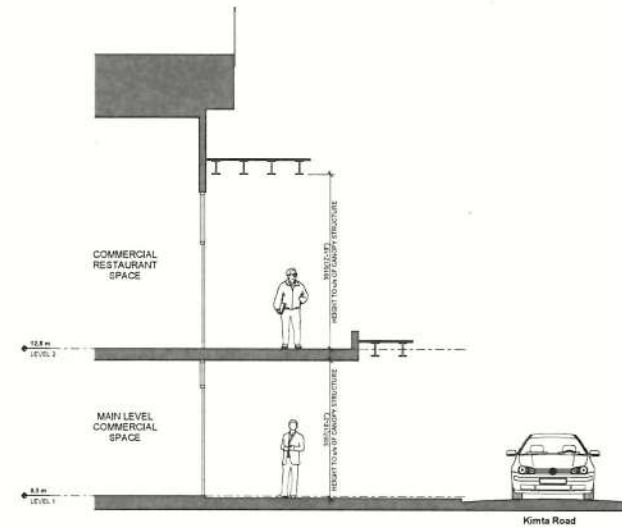
DATE: SEP 06, 2018  
SCALE: 1/125  
ISSUE: DEVELOPMENT PERMIT SUBMISSION

**DP5.1**



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**HDR** | **CEI**  
 HDR | CEI Architecture + Interiors, Inc.  
 555 - 605 Tye Road  
 Victoria BC, V8M 1Y3  
 T 250.386.5555  
 F 250.387.8418  
 www.hdr-cei.com



## Bayview Place DA-3

LIME BAY MEWS CROSS SECTION

DATE: SEP 08 2010  
 SCALE: As indicated  
 ISSUE: DEVELOPMENT PERMIT SUBMISSION

**DP5.2**

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 221 - 101 Tenth Road  
 Victoria, BC, USA V8S 2S8  
 1.7.250.380.2500  
 1.7.250.381.2418  
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 SEP 24 2018 SEP 12 2018

## Bayview Place DA-3

VIEW OF MAIN  
ENTRANCE

DATE: SEP 06 2019  
 SCALE:  
 ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP6.1**





# BAYVIEW PLACE

**HDR** | **CEI**  
 HDR | CEI Architecture Associates, Inc.  
 205-505 Tule Road  
 Upland, CA 91786  
 T 951.250.3633  
 F 951.250.3671  
 www.hdr.com

## Bayview Place DA-3

VIEW TOWARDS  
ROUND HOUSE

DATE: SEP-09-2018  
 SCALE:  
 ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP6.2**

**CITY OF VICTORIA**

**RECEIVED**

**DEEMED**

SEP 24 2018

SEP 12 2018





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200 - 1001 - 1001 - 1001  
Vancouver, BC V6A 0A2  
T: 604.261.0000  
F: 604.261.0410  
www.hdr.com | www.cei.com

## Bayview Place DA-3

VIEW TOWARDS LIME  
BAY

DATE: SEP 06, 2018  
SCALE:  
ISSUE: DEVELOPMENT PERMIT RE-SUBMISSION

**DP6.3**

**CITY OF VICTORIA**

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**DEEMED**

SEP 24 2018

SEP 12 2018





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 Victoria, BC V8A 2G8  
 T: 250 584 0548  
 F: 250 582 1810  
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## Bayview Place DA-3

VIEW OF BIKE BISTRO

DATE: SEP 26, 2018  
 SCALE:  
 ISSUE: DEVELOPMENT PERMIT REGISTRATION

**DP6.4**



# BAYVIEW PLACE



HDR | CEI Architecture Associates, Inc.  
205 + 625 Tenth Road  
Victoria BC V8A 0V9  
P: 1 250 383 0540  
F: 1 250 383 0418  
www.hdr.com



## Bayview Place DA-3

VIEW OF MEWS  
TOWARDS LIME BAY

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SEP 24 2018 SEP 12 2018

DATE: SEP 06, 2018  
SCALE:  
ISSUE: DEVELOPMENT PERMIT REQUESTION

**DP6.5**





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 HDR | CEI Architecture Associates, Inc.  
 201 - 610 "Pine Road"  
 Victoria, BC V8W 2G2  
 T 1 250 380 2588  
 F 1 250 380 1818  
 www.hdr.cei.com

## Bayview Place DA-3

VIEW OF COMMERCIAL  
SPACE ALONG MEWS

DATE: SEP 06, 2018  
 SCALE:  
 ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP6.6**

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**  
 SEP 24 2018 SEP 12 2018





**CITY OF VICTORIA**  
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 SEP 24 2018 SEP 12 2018

**BAYVIEW  
PLACE**

**HDR** | **CEI**  
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 201 - 601 Two Road  
 Victoria, BC V8A 2G2  
 T: 250.388.2542  
 F: 250.388.2543  
 www.hdrcei.com

**Bayview  
Place DA-3**

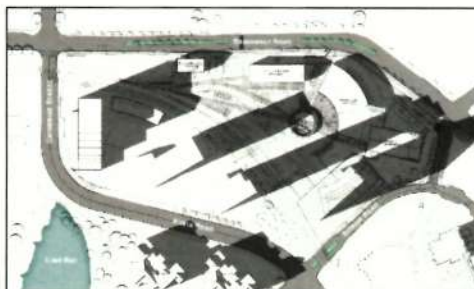
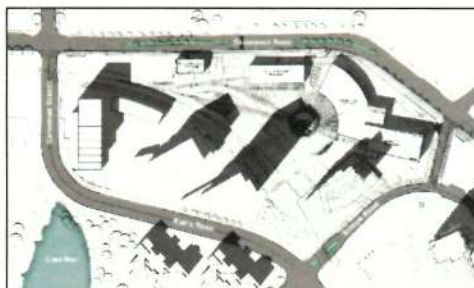
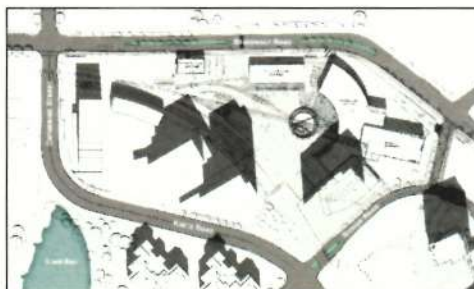
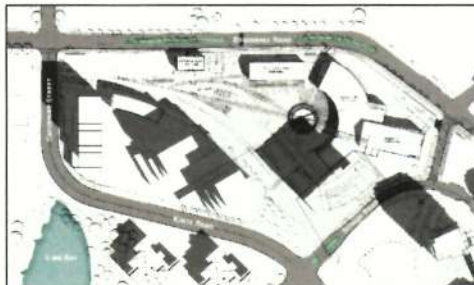
**VIEW OF BUILDING  
ENTRANCE ALONG  
MEWS**

DATE: SEP 24 2018  
 SCALE:  
 ISSUE: DEVELOPMENT PERMIT REQUEST

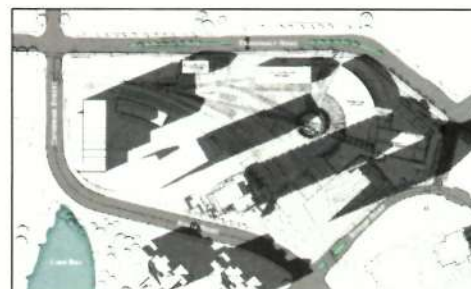
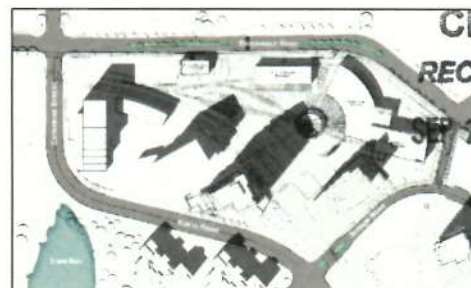
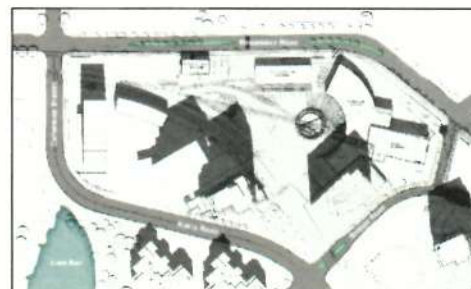
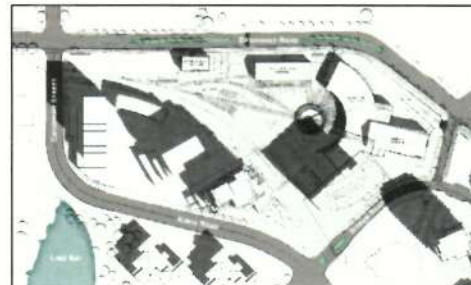
**DP6.7**



ROUNDHOUSE DP 2008



PROPOSED DA-3



10:00 AM

12:00 PM

2:00 PM

4:00 PM

SPRING EQUINOX  
(March 21)

BAYVIEW  
PLACE

**HDR** | **CEI**  
HDR | CEI Architecture Associates, Inc.  
201-1011 Tule Road  
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T 1.250.380.5555  
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DEEMED

SEP 24 2018

SEP 12 2018

Bayview  
Place DA-3

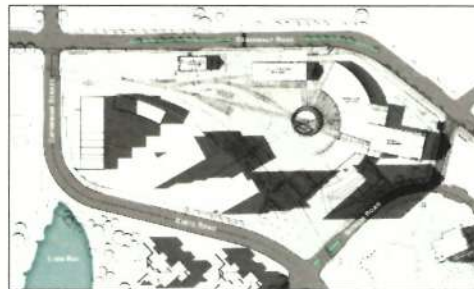
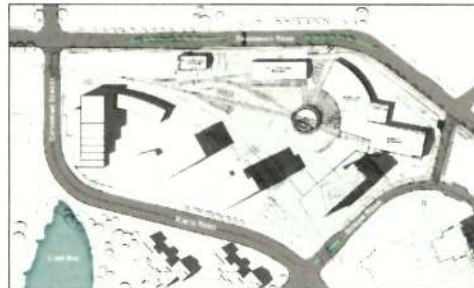
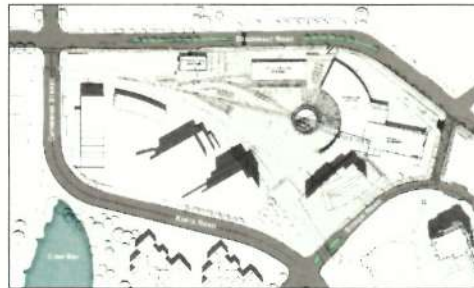
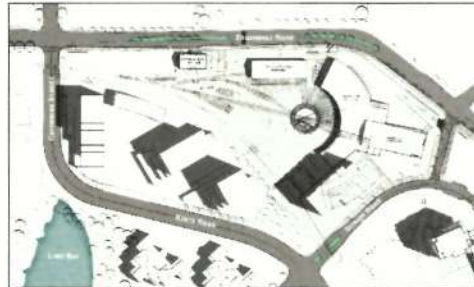
SHADOW STUDIES  
COMPARISON (SPRING  
EQUINOX)

DATE: SEP.20.2018  
SCALE:  
STUDY: DEVELOPMENT PERMIT REQUIREMENT

DP7.1



ROUNDHOUSE DP 2008



PROPOSED DA-3



10:00 AM

12:00 PM

2:00 PM

4:00 PM

SUMMER SOLSTICE  
(June 21)

BAYVIEW  
PLACE

**HDR** | **CEI**  
HDR | CEI Architecture Associates, Inc.  
201-101 Two Road  
Victoria BC V8A 6D9  
T 779.580.0500  
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www.hdr.cei.com

**CITY OF VICTORIA**  
**RECEIVED**  
SEP 2 2018  
**DEEMED**  
SEP 12 2018

**Bayview  
Place DA-3**

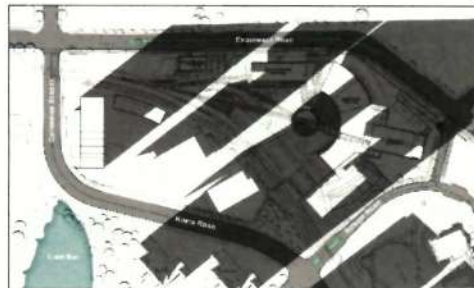
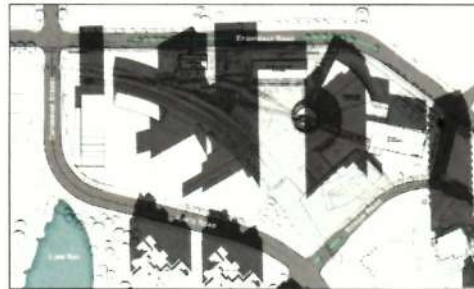
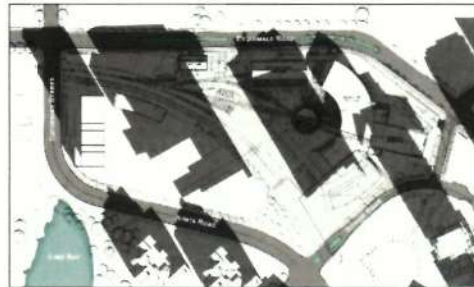
SHADOW STUDIES  
COMPARISON  
(SUMMER SOLSTICE)

DATE: SEP 06, 2018  
SCALE:  
ISSUE: DEVELOPMENT PERMIT RE-submission

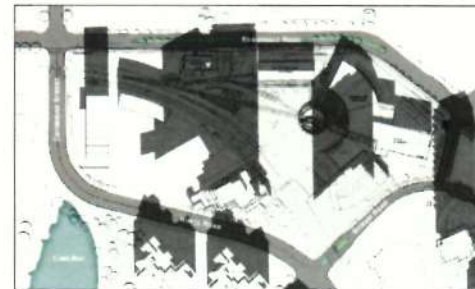
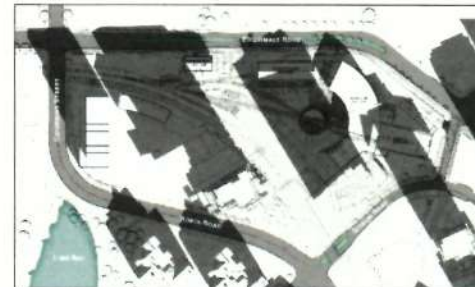
**DP7.2**



ROUNDHOUSE DP 2008



PROPOSED DA-3



10:00 AM

12:00 PM

2:00 PM

4:00 PM

WINTER SOLSTICE  
(December 21)

BAYVIEW  
PLACE

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HDR | CEI Architecture Associates, Inc.  
225 - 515 Tye Road  
Victoria, BC V8M 4G3  
T 1-250-383-3555  
F 1-250-383-3410  
www.hdr-cei.com

Bayview  
Place DA-3

SHADOW STUDIES  
COMPARISON (WINTER  
SOLSTICE)

DATE: SEP 08, 2010  
SCALE:  
ISSUE: DEVELOPMENT PERMIT RESUBMISSION

DP7.3

CITY OF VICTORIA  
RECEIVED

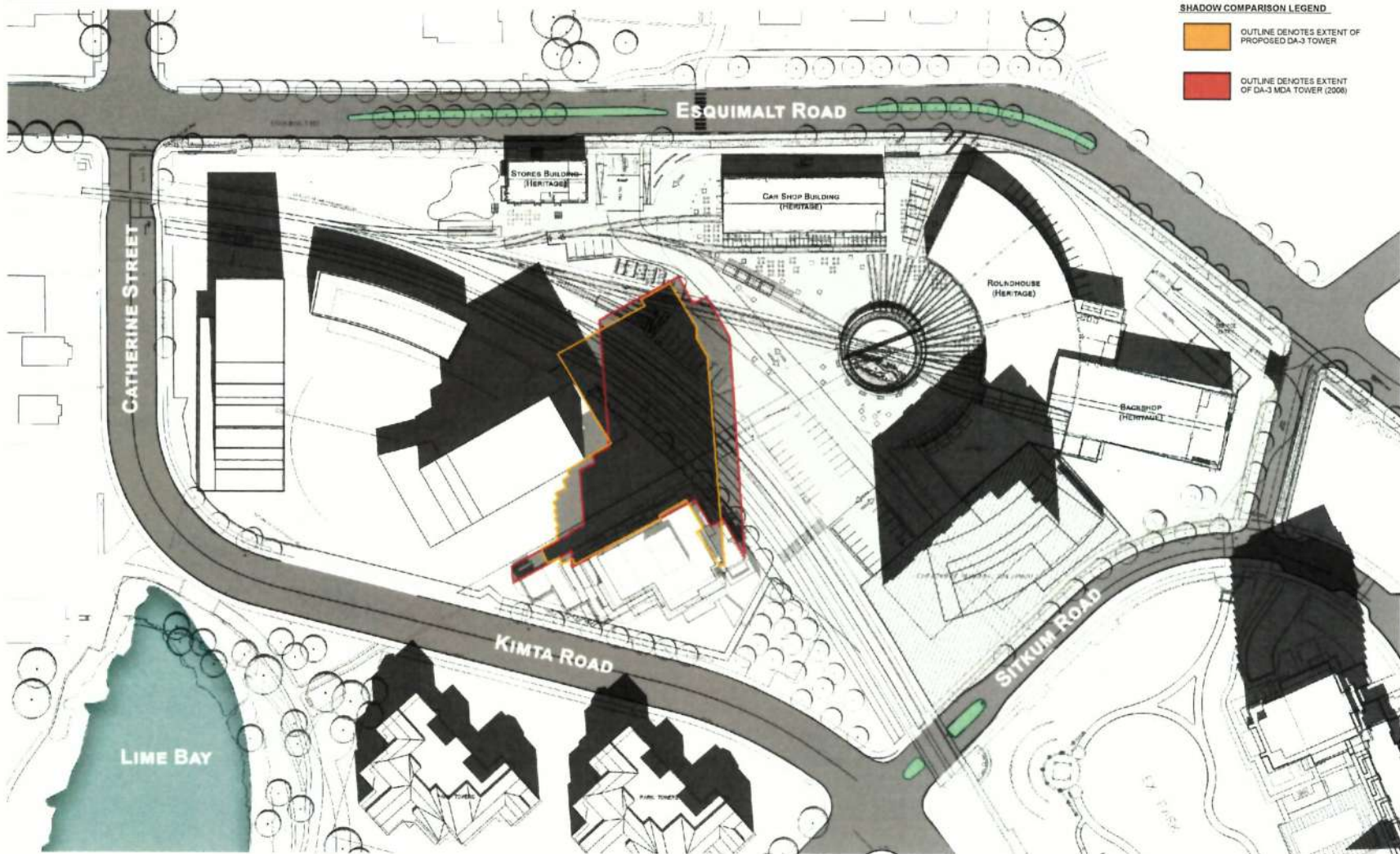
DEVELOPMENT

SEP 24 2010

SEP 12 2010



**SPRING EQUINOX**  
(March 21 12:00pm)



**SHADOW COMPARISON LEGEND**

- OUTLINE DENOTES EXTENT OF PROPOSED DA-3 TOWER
- OUTLINE DENOTES EXTENT OF DA-3 MDA TOWER (2008)

## BAYVIEW PLACE



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201-815 Tule Road  
Victoria, BC, V8A 0P5  
T: 250.768.2545  
F: 250.767.2478  
www.hdr-cei.com

## Bayview Place DA-3

SHADOW STUDIES  
COMPARISON (Mid-Day  
Original MDA Overlay)

DATE: SEP 08 2019  
SCALE: 1:1  
ISSUE: DEVELOPMENT PERMIT REGISTRATION

**DP7.4**

**CITY OF VICTORIA**

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SEP 12 2019



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T: 250.365.5100  
F: 1.250.367.3818  
www.hdr-cei.com



VIEW 1 - ARRIVAL TO INNER HARBOUR VIEW

- VIEW 1 - ARRIVAL TO INNER HARBOUR VIEW
- VIEW 2 - FISHERMAN'S WHARF VIEW
- VIEW 3 - LAUREL POINT VIEW
- VIEW 4 - VICTORIA HARBOUR VIEW
- VIEW 5 - WESTBAY MARINA VIEW
- VIEW 6 - WESBAY RV PARK VIEW



## Bayview Place DA-3

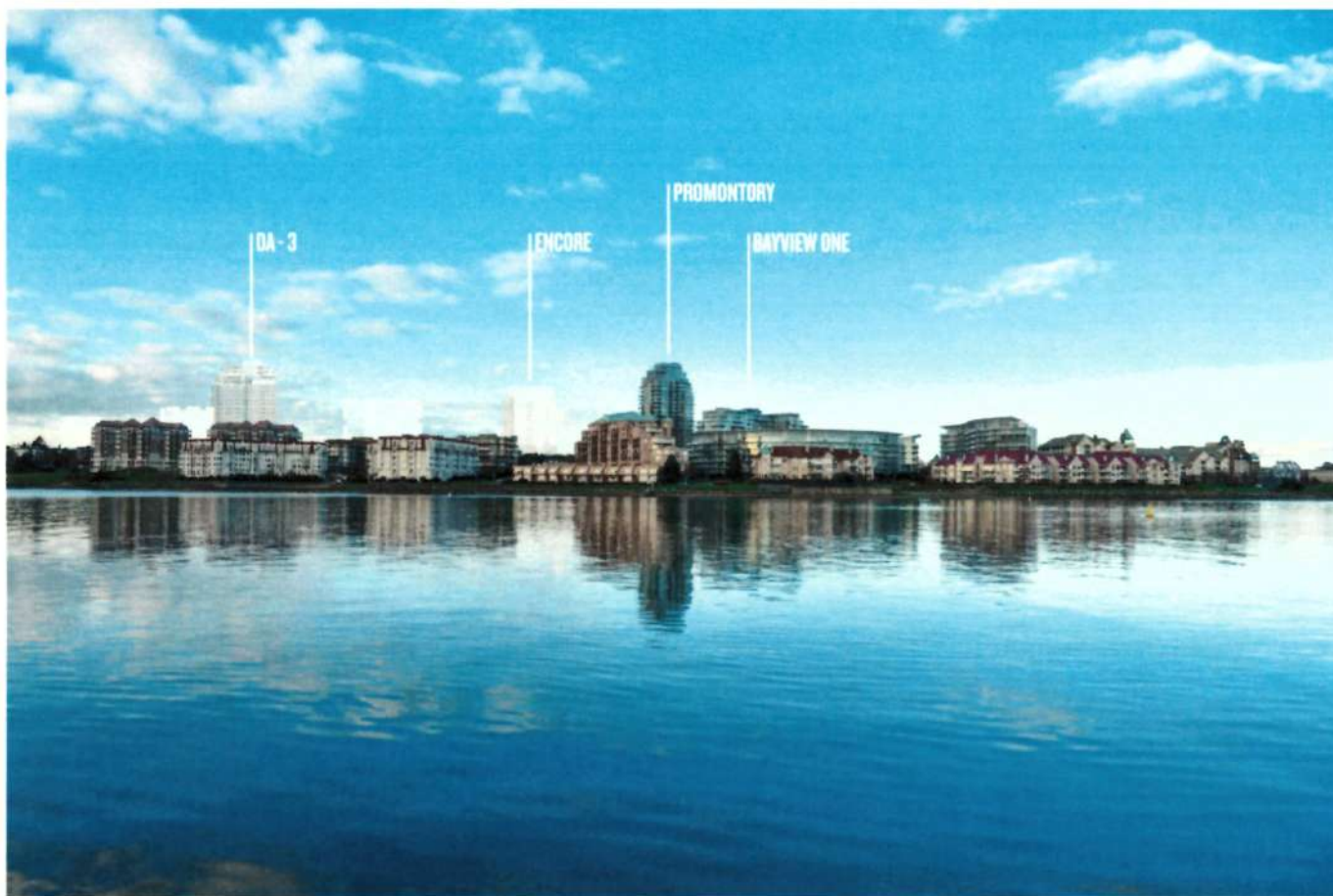
ARRIVAL TO INNER HARBOUR VIEW

DATE: SEP 24, 2019  
SCALE: 1" = 1'  
ISSUE: DEVELOPMENT PERMIT REDESIGN

**DP8.1**

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**  
SEP 24 2019 SEP 12 2018





VIEW 2 - FISHERMAN'S WHARF VIEW

VIEW 1 - ARRIVAL TO INNER HARBOUR VIEW  
 VIEW 2 - FISHERMAN'S WHARF VIEW  
 VIEW 3 - LAUREL POINT VIEW  
 VIEW 4 - VICTORIA HARBOUR VIEW  
 VIEW 5 - WESTBAY MARINA VIEW  
 VIEW 6 - WESBAY RV PARK VIEW

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 SEP 24 2018 SEP 12 2018



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 F: 250.581.8818  
 www.hdr.com

## Bayview Place DA-3

FISHERMAN'S WHARF VIEW

DATE: SEP 2018  
 SCALE: 1:1  
 ISSUE: DEVELOPMENT PERMIT RESUBMISSION

**DP8.2**





VIEW 3 - LAUREL POINT VIEW

- VIEW 1 - ARRIVAL TO INNER HARBOUR VIEW
- VIEW 2 - FISHERMAN'S WHARF VIEW
- VIEW 3 - LAUREL POINT VIEW
- VIEW 4 - VICTORIA HARBOUR VIEW
- VIEW 5 - WESTBAY MARINA VIEW
- VIEW 6 - WESBAY RV PARK VIEW

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 SEP 12 2018



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 T 1.250.388.5555  
 F 1.250.387.5478  
[www.hdr.com](http://www.hdr.com)

## Bayview Place DA-3

LAUREL POINT VIEW

DATE: SEP 26 2018  
 SCALE: 1:1  
 ISSUE: DEVELOPMENT PERMIT REVISION

**DP8.3**





VIEW 4 - VICTORIA HARBOUR VIEW

VIEW 1 - ARRIVAL TO INNER HARBOUR VIEW  
 VIEW 2 - FISHERMAN'S WHARF VIEW  
 VIEW 3 - LAUREL POINT VIEW  
 VIEW 4 - VICTORIA HARBOUR VIEW  
 VIEW 5 - WESTBAY MARINA VIEW  
 VIEW 6 - WESBAY RV PARK VIEW

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 SEP 24 2018 SEP 12 2018



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 Victoria, BC V8A 0G2  
 T 1-250-368-0368  
 F 1-250-368-0476  
[www.hdr.com](http://www.hdr.com)

## Bayview Place DA-3

VICTORIA HARBOUR VIEW

DATE: SEP 26, 2018  
 SCALE: 1:1  
 ISSUE: DEVELOPMENT PERMIT RE-submission

**DP8.4**



# BAYVIEW PLACE

## CITY OF VICTORIA

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SEP 24 2018

SEP 12 2018



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201-401 Tenth Avenue  
Victoria, BC V8A 0A5  
+1 250.363.5566  
+1 250.363.5568  
www.hdr-cei.com



VIEW 5 - WESTBAY MARINA VIEW

- VIEW 1 - ARRIVAL TO INNER HARBOUR VIEW
- VIEW 2 - FISHERMAN'S WHARF VIEW
- VIEW 3 - LAUREL POINT VIEW
- VIEW 4 - VICTORIA HARBOUR VIEW
- VIEW 5 - WESTBAY MARINA VIEW
- VIEW 6 - WESTBAY RV PARK VIEW



## Bayview Place DA-3

WESTBAY MARINA  
VIEW

DATE: SEP 28, 2018  
SCALE: 1:1  
ISSUE: DEVELOPMENT PERMIT REVISION

DP8.5



# BAYVIEW PLACE

## CITY OF VICTORIA

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SEP 24 2018

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T 1-250-385-3555  
F 1-250-385-3410  
www.hobcei.com



VIEW 6 - WESTBAY RV PARK VIEW

VIEW 1 - ARRIVAL TO INNER HARBOUR VIEW  
VIEW 2 - FISHERMAN'S WHARF VIEW  
VIEW 3 - LAUREL POINT VIEW  
VIEW 4 - VICTORIA HARBOUR VIEW  
VIEW 5 - WESTBAY MARINA VIEW  
VIEW 6 - WESTBAY RV PARK VIEW



## Bayview Place DA-3

WESTBAY RV PARK  
VIEW

DATE: SEP 06, 2018  
SCALE: 1:1  
ISSUE: DEVELOPMENT PERMIT REGISTRATION

**DP8.6**



# BAYVIEW PLACE



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 205 - 601 Tynes Road  
 Victoria, BC V8A 0S2  
 P: 250.388.5548  
 F: 250.381.8476  
 www.hdr.ca | www.cei.ca

OPAQUE GLASS SPANDREL  
COLOR 1



CLEAR VISION GLASS



OPAQUE GLASS SPANDREL  
COLOR 2



BRICK MASONRY  
COLOR 1



BRICK MASONRY  
COLOR 2



STONE



GALVANIZED STEEL



WINDOW FRAME



HORIZONTAL METAL  
SIDING

**CITY OF VICTORIA**

**RECEIVED**

SEP 24 2018

**DEEMED**

SEP 12 2018

**Bayview  
Place DA-3**

MATERIAL BOARD

DATE: SEP 05 2018  
 SCALE: 1:2  
 ISSUE: DEVELOPMENT PERMIT REGISTRATION

**DP10.1**



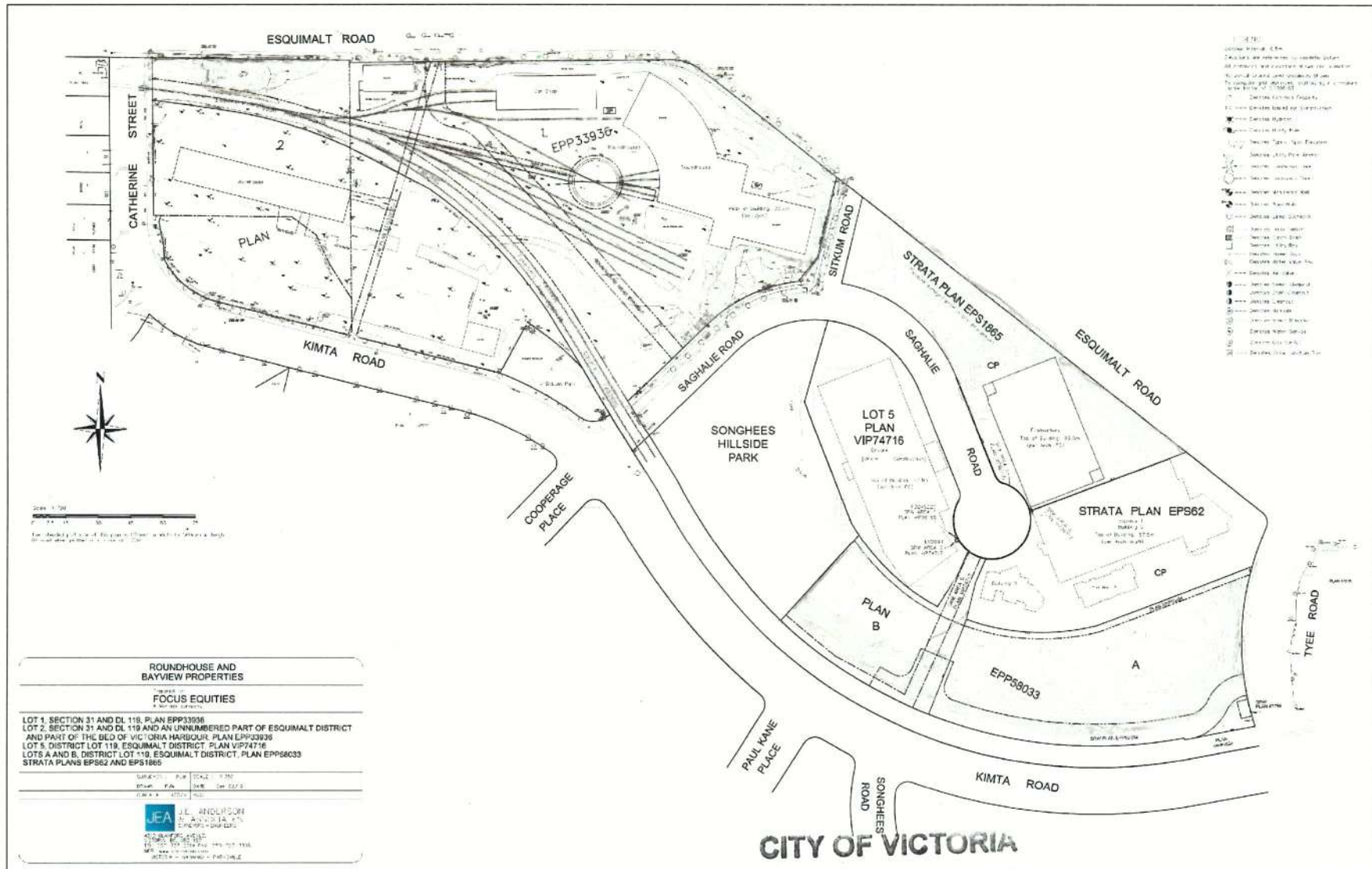


**Bayview  
Place DA-3**

## SURVEY PLAN

DATE SEP 08 2018  
SCALE  
ISSUE DEVELOPMENT PERMIT RE SUBMISSION

DP11



RECEIVED

**DEEMED**

SEP 24 2018

SEP 12 2018