

Project Team

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Unit Breakdown

Level 1		
101	Studio	440 sq ft
102	Studio	451 sq ft
103	Studio	456 sq ft
104	Micro	271 sq ft
105	Studio	446 sq ft
L1		2814 sq ft
Level 2		
201	Micro	388 sq ft
202	Micro	296 sq ft
203	Micro	402 sq ft
204	Micro	271 sq ft
205	Micro	396 sq ft
206	1 Bed + Den	529 sq ft
207	1 Bed + Den	514 sq ft
208	1 Bed + Den	529 sq ft
209	1 Bed + Den	532 sq ft
210	1 Bed + Den	552 sq ft
L2		5 units
Level 3		
301	Micro	420 sq ft
302	1 Bed	575 sq ft
303	Studio	441 sq ft
304	Micro	420 sq ft
305	1 Bed + Den	529 sq ft
306	1 Bed + Den	514 sq ft
307	1 Bed + Den	529 sq ft
308	1 Bed + Den	523 sq ft
309	1 Bed + Den	532 sq ft
310	1 Bed + Den	552 sq ft
L3		10 units
Level 4		
401	1 Bed + Den	732 sq ft
402	Micro	422 sq ft
403	Micro	363 sq ft
404	Micro	364 sq ft
405	Studio	441 sq ft
406	1 Bed	626 sq ft
407	Studio	427 sq ft
408	Studio	427 sq ft
409	Micro	352 sq ft
410	Studio	418 sq ft
411	Studio	417 sq ft
412	Studio	367 sq ft
413	Studio	409 sq ft
414	Micro	394 sq ft
415	2 Bed + Den	844 sq ft
L4		15 units
Level 5		
501	Studio	412 sq ft
502	Studio	418 sq ft
503	Studio	430 sq ft
504	Studio	419 sq ft
505	Micro	363 sq ft
506	Micro	363 sq ft
507	Studio	441 sq ft
508	1 Bed + Den	632 sq ft
509	Micro	373 sq ft
510	Micro	373 sq ft
511	1 Bed + Den	645 sq ft
512	1 Bed + Den	640 sq ft
513	1 Bed + Den	646 sq ft
514	2 Bed + Den	906 sq ft
L5		14 units
Level 6		
601	Studio	411 sq ft
602	Studio	418 sq ft
603	Studio	430 sq ft
604	Studio	419 sq ft
605	Micro	363 sq ft
606	Micro	363 sq ft
607	Studio	441 sq ft
608	1 Bed	545 sq ft
609	1 Bed + Den	633 sq ft
610	1 Bed + Den	636 sq ft
611	1 Bed + Den	623 sq ft
612	1 Bed + Den	625 sq ft
613	2 Bed	888 sq ft
L6		13 units
Level 7		
701	Studio	411 sq ft
702	Studio	418 sq ft
703	Studio	430 sq ft
704	Studio	419 sq ft
705	Micro	363 sq ft
706	Micro	363 sq ft
707	Studio	441 sq ft
708	Micro	410 sq ft
709	1 Bed	514 sq ft
710	Studio	451 sq ft
711	1 Bed	565 sq ft
712	1 Bed	562 sq ft
713	2 Bed	878 sq ft
L7		13 units
Level 8		
801	Micro	411 sq ft
802	Micro	418 sq ft
803	Micro	430 sq ft
804	Micro	419 sq ft
805	1 Bed + Den	628 sq ft
806	Micro	401 sq ft
807	Micro	403 sq ft
808	1 Bed + Den	636 sq ft
809	1 Bed	547 sq ft
810	1 Bed	565 sq ft
811	1 Bed	558 sq ft
812	2 Bed	875 sq ft
L8		12 units
Level 9		
901	2 Bed	970 sq ft
902	1 Bed	558 sq ft
903	1 Bed + Den	625 sq ft
904	1 Bed	514 sq ft
905	2 Bed	636 sq ft
906	1 Bed + Den	641 sq ft
907	3 Bed	1001 sq ft
L9		7 units
TOTAL		94 units

Zoning Summary

Legal Address: SUBDIVISION PLAN OF LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN V177447, EXCEPT THAT PART IN PLANS V177624, V1777618, V1841118, V188377, V189279 AND EPP35598

Civic Address: 701 Tye Road, Victoria, BC

Zoning: CD-5 Railyards Residential Commercial District

Development Permit: DA-H, DA-J

Area:

Total Site Area: 7985 sq. m. (H+J)

Lot J Area: 3010 sq. m. (J)

Allowable Height: 32m (J)

Proposed Height: 33

Allowable FSR: 2.35 (J)

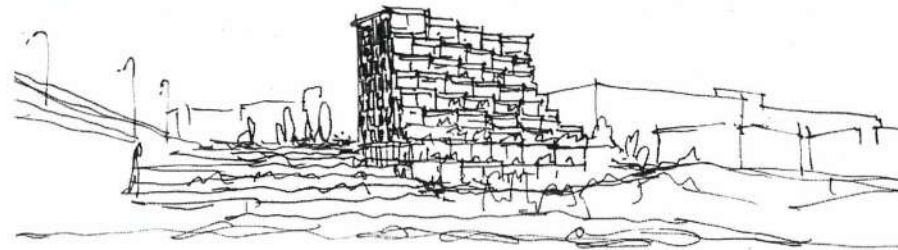
Proposed FSR: 2.13

Code Summary

Refer to LMDO Fire Protection and Life Safety Building Code Outline Report dated 29 November 2018

Area Summary

Site Area (J)	3010 sq. m.	32,399.4 sq. ft.
Permitted FSR	2.35	
Total Allowable Area	7073.5 sq. m.	76,138.5 sq. ft.
Phase 2 - portion within Lot J (A0.3)	652.2 sq. m.	7,020.2 sq. ft.
Phase 3 - Net Allowable Area	6421.3 sq. m.	69,118.3 sq. ft.
Phase 3 Proposed Floor area		
L1	261 sq. m.	2814 sq. ft.
L2	326 sq. m.	3512 sq. ft.
L3	765 sq. m.	8229 sq. ft.
L4	785 sq. m.	8446 sq. ft.
L5	772 sq. m.	8309 sq. ft.
L6	748 sq. m.	8054 sq. ft.
L7	703 sq. m.	7567 sq. ft.
L8	697 sq. m.	7498 sq. ft.
L9	635 sq. m.	6833 sq. ft.
L10	58 sq. m.	620 sq. ft.
Sub Total	5749.1 sq. m.	61,882.8 sq. ft.
Phase 2 - portion within Lot J	652.2 sq. m.	7,020.2 sq. ft.
Total Floor Area (Phase 2 + 3)	6401.3 sq. m.	68,903.0 sq. ft.
Total Allowable	7073.5 sq. m.	76,138.5 sq. ft.
Total Net (FSR)	2.13	



Unit Summary

Type	Count	%
Micro	29	31
Studio	27	29
1 Bed	10	11
1 Bed + Den	20	21
2 Bed	5	5
2 Bed + Den	2	2
3 Bed	1	1
Total	94	

Parking Summary

Residential	Units / Area (m2)	Space requirement	Spaces Required
1.0 / units below 46m2	56	1.00/ unit	56
1.3 / units above 46m2	38	1.30/ unit	49
1.5 / town house unit	0	1.50/ unit	0
1.65 / live work unit	0	1.50/ unit	0
Total Residential	94		105
Visitor Parking*	94	1/10 units	10
		Total Required	115
		Total Proposed	116
Accessible spaces		1/100 units	2
* Accessible Parking Stall #1's 72-73			
* Visitor Parking Stall #1's 74-82			

Bicycle Parking

Class A	Units	Space	Spaces Required	Provided
1 Space / Unit <40m2	56	1	56	
1.25 Spaces / Unit >40m2	38	1.25	48	104
	94		104	104
Class B	Units	Space	Spaces Required	Provided
0.1 Space / Unit	94	0.1	10	10
9 bicycle rack near Building Entry				

Drawing List

A0.0	Cover Sheet, Project Data
A0.1	Site Plan - Proposed
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A0.3	Site Plan - Phase 2 Areas
A0.4	Site Plan - Site Content Elevations
A0.5	Level 3 - Average Grade
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A1.2	Level 1 (Goose Trail)
A1.3	Level 2
A1.4	Level 3 (Tye Road)
A1.5	Level 4
A1.6	Level 5
A1.7	Level 6
A1.8	Level 7
A1.9	Level 8
A1.10	Level 9
A1.11	Level 10 (roof)
A2.1	South Elevation
A2.2	West Elevation
A2.3	East Elevation
A2.4	North Elevation
A3.1	Section 1
A3.2	Section 2
A3.3	Section 3
A4.1	Material Sheet
A4.2	Public Interface Views
A4.3	Artistic Renderers
A4.4	Bridge's Park/Walkway to Goose Trail



SEAL

rev date revision

2. 11-18-18 Update to Development Permit Re-submission
3. 21-Nov-18 Update to Development Permit Re-submission
4. 21-Nov-18 Update to Development Permit Re-submission
5. 1-10-19 Update to Development Permit Re-submission
6. 1-10-19 Update to Development Permit Re-submission
DATE ISSUED
PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Cover Sheet, Project Data

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This drawing is not to be used for construction until issued for that purpose by the Architect.
Prior to construction of the work the contractor shall verify all dimensions, adjacent property lines, depths, and other data and the lot corner monuments and any other data in the documents of the Architect for confirmation.
DRAWN SL/GJS
SCALE 1:100
DATE Feb 06, 2018
REVIEWED SL
1721 PROJECT NO

Issued for Development Permit Re-submission
12 April 2019

A0

11 12 42 AM 18-04-17

Project Information Table

Zoning (existing)	CD-5 Zone, Railyards Residential Commercial District
Site area (sq.m.)	3010 sq.m.
Total floor area (sq.m.)	6458.1 (Phase 2 within Lot 2 + Phase 3)
Commercial floor area (sq.m.)	213
Floor space ratio	53%
Open site space %	47%
Height of the building (m)	35.65m
Number of storeys	7 storeys
Parking stalls (number) on site	116 stalls
Bicycle parking (number) (storage and racks)	154 stalls
Building setbacks (m)	
Front yard	2m from Tyee Road (west), 3.5m from Bay Street (south).
Rear yard	On from the public easement (north) and 4m from lot line (east) - as per CD-5 Zone
Side yard (indicate which side)	
Side yard (indicate which side)	
Combined side yards	
Residential Use Details	
Total number of units	94
Unit type: 1 bedroom	29 units
	27 units
	10 units
	20 units
	5 units
	2 units
	1 unit
Ground-orientated units	8 units
Minimum unit area (sq.m.)	32.7 sq.m.
Total residential floor area (sq.m.)	6458.1

SEAL

no date revision

1. 11/16/17 - issued to Development Review Committee
2. 01/16/18 - issued to Development Review Committee
3. 02/16/18 - issued to Development Review Committee
4. 11/16/18 - issued to Development Review Committee
5. 11/16/18 - issued to Development Review Committee

Date Issue

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Site Plan - proposed

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Plan is complementary of the work the contractor shall verify all dimensions, locations and depths of existing and proposed structures, including any discrepancies between the drawings and the field conditions, and shall coordinate with the architect and the owner for any necessary changes.

DRAWN

SL/D

SCALE

1:200

DATE

15 Nov/17

REVIEWED

SL

PROJECT NO

1730

A0.1

15/11/21 AMT/BA-01

15/11/21 AMT/BA-01

15/11/21 AMT/BA-01

15/11/21 AMT/BA-01

15/11/21 AMT/BA-01

15/11/21 AMT/BA-01

SEAL

no date revision

1. 12 Nov 17 Issue for Development Permit Application
 2. 20 Nov 17 Issue for Development Permit Application
 3. 29 Nov 17 Issue for Development Permit Application
 4. 1 Dec 17 Issue for Development Permit Application
 5. 1 Dec 17 Issue for Development Permit Application

DATE ISSUE

PROJECT

Horizon Phase 3
 Victoria, BC

DRAWING

Site Plan - existing

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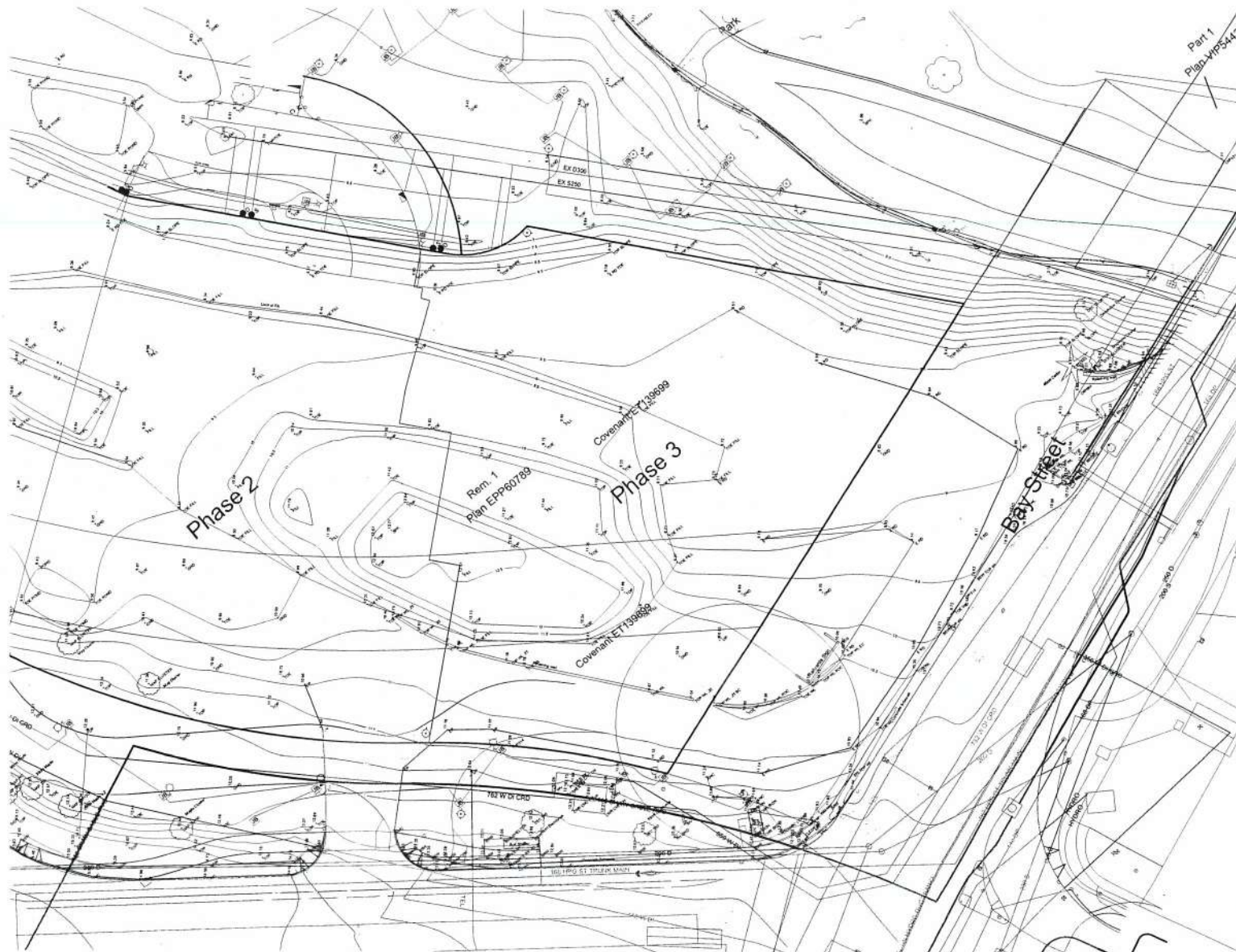
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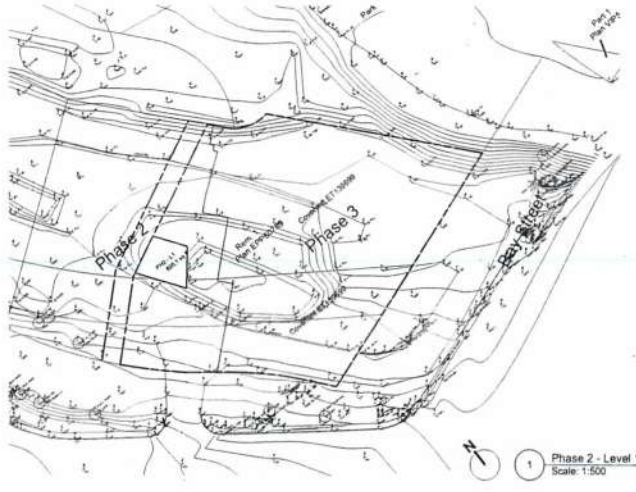
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1730 PROJECT NO

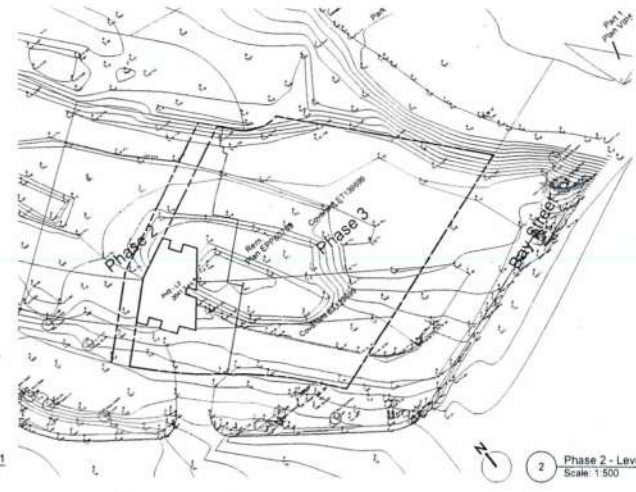
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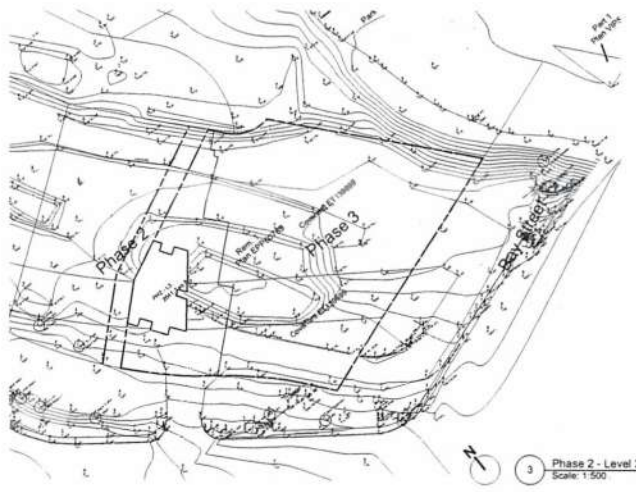




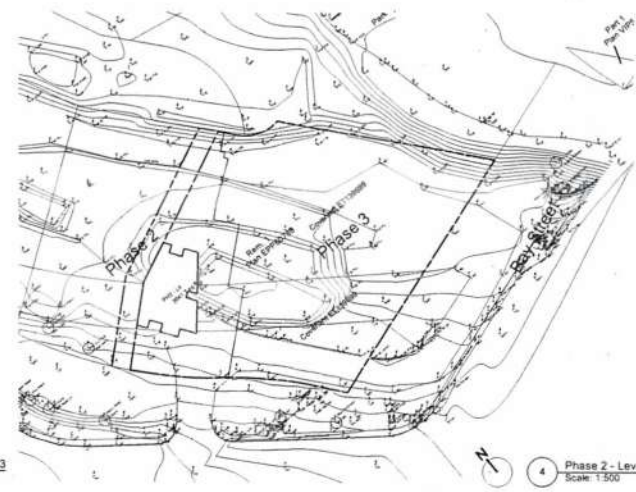
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2 Phase 2 - Level 2
Scale: 1:500



3 Phase 2 - Level 3
Scale: 1:500



4 Phase 2 - Level 4
Scale: 1:500

Phase 2 Floor Areas		
(within Lot J)		
PH2 - L1	895.1 sq ft	
PH2 - L2	2,041.7 sq ft	
PH2 - L3	2,041.7 sq ft	
PH2 - L4	2,041.7 sq ft	
Total	7,020.2 sq ft	

SLA

architectural
urban design
interior design
landscape architecture

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1 604 681 6555, info@slavancouver.com, slavancouver.com

SEAL

NO DATE REVISION

- 1. 15 Nov 17. Design for construction permit application
- 2. 15 Nov 17. Design for construction permit application
- 3. 15 Nov 17. Design for construction permit application
- 4. 15 Nov 17. Design for construction permit application
- 5. 15 Nov 17. Design for construction permit application

DATE NAME

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Site Plan - Phase 2 Areas

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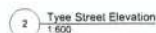
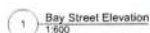
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DRAWN: SL/CS DATE: 15 Nov 17
SCALE: 1:200 REVIEWED: SL
PROJECT NO: 1730

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2010-01-15	John Doe
2010-01-16	John Doe
2010-01-17	John Doe
2010-01-18	John Doe
2010-01-19	John Doe
2010-01-20	John Doe
2010-01-21	John Doe
2010-01-22	John Doe
2010-01-23	John Doe
2010-01-24	John Doe
2010-01-25	John Doe
2010-01-26	John Doe
2010-01-27	John Doe
2010-01-28	John Doe
2010-01-29	John Doe
2010-01-30	John Doe
2010-01-31	John Doe
2010-02-01	John Doe
2010-02-02	John Doe
2010-02-03	John Doe
2010-02-04	John Doe
2010-02-05	John Doe
2010-02-06	John Doe
2010-02-07	John Doe
2010-02-08	John Doe
2010-02-09	John Doe
2010-02-10	John Doe
2010-02-11	John Doe
2010-02-12	John Doe
2010-02-13	John Doe
2010-02-14	John Doe
2010-02-15	John Doe
2010-02-16	John Doe
2010-02-17	John Doe
2010-02-18	John Doe
2010-02-19	John Doe
2010-02-20	John Doe
2010-02-21	John Doe
2010-02-22	John Doe
2010-02-23	John Doe
2010-02-24	John Doe
2010-02-25	John Doe
2010-02-26	John Doe
2010-02-27	John Doe
2010-02-28	John Doe
2010-02-29	John Doe
2010-03-01	John Doe
2010-03-02	John Doe
2010-03-03	John Doe
2010-03-04	John Doe
2010-03-05	John Doe
2010-03-06	John Doe
2010-03-07	John Doe
2010-03-08	John Doe
2010-03-09	John Doe
2010-03-10	John Doe
2010-03-11	John Doe
2010-03-12	John Doe
2010-03-13	John Doe
2010-03-14	John Doe
2010-03-15	John Doe
2010-03-16	John Doe
2010-03-17	John Doe
2010-03-18	John Doe
2010-03-19	John Doe
2010-03-20	John Doe
2010-03-21	John Doe
2010-03-22	John Doe
2010-03-23	John Doe
2010-03-24	John Doe
2010-03-25	John Doe
2010-03-26	John Doe
2010-03-27	John Doe
2010-03-28	John Doe
2010-03-29	John Doe
2010-03-30	John Doe
2010-03-31	John Doe
2010-04-01	John Doe
2010-04-02	John Doe
2010-04-03	John Doe
2010-04-04	John Doe
2010-04-05	John Doe
2010-04-06	John Doe
2010-04-07	John Doe
2010-04-08	John Doe
2010-04-09	John Doe
2010-04-10	John Doe
2010-04-11	John Doe
2010-04-12	John Doe
2010-04-13	John Doe
2010-04-14	John Doe
2010-04-15	John Doe
2010-04-16	John Doe
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2010-04-18	John Doe
2010-04-19	John Doe
2010-04-20	John Doe
2010-04-21	John Doe
2010-04-22	John Doe
2010-04-23	John Doe
2010-04-24	John Doe
2010-04-25	John Doe
2010-04-26	John Doe
2010-04-27	John Doe
2010-04-28	John Doe
2010-04-29	John Doe
2010-04-30	John Doe
2010-05-01	John Doe
2010-05-02	John Doe
2010-05-03	John Doe
2010-05-04	John Doe
2010-05-05	John Doe
2010-05-06	John Doe
2010-05-07	John Doe
2010-05-08	John Doe
2010-05-09	John Doe
2010-05-10	John Doe

DRAWING

Site Context Elevations

SLA Inc.

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Please be comprehensive in the work the contractor does, visit all dimensions, distances and levels to identify any errors and omissions, ascertain any discrepancies between the drawing and the full contract documents, and bring these facts to the attention of the Architect for clarification.

DRAWN	DATE
SLDS	15 Nov /17
SCALE	REVIEWED
1:200	SL
1730	PROJECT NO

1730 PROJECT NO

A0.4



Average Grade Summary

Grade Points

A	11.71	J	5.84
B	11.71	K	9.10
C	11.90	L	9.26
D	11.90	M	9.27
E	10.00	N	9.50
F	8.78	O	11.25
G	8.78	P	11.75
H	5.84		
I	5.75		

Grade Points

Average of Points Distance between Grade Points (m) Totals

A&B	11.71	31.00	363.01
B&C	11.81	2.37	27.98
C&D	11.90	7.48	89.02
D&E	10.95	19.87	217.52
E&F	9.39	3.85	36.14
F&G	8.78	5.45	47.89
H&I	7.31	7.41	54.20
H&J	7.43	49.60	368.28
J&K	7.51	7.30	54.79
K&L	9.27	6.39	59.21
L&M	9.39	1.72	16.16
M&N	10.38	4.11	42.63
N&O	11.50	18.65	214.42
O&P	5.88	18.65	109.54
			1700.79

Perimeter

166.53 Average Grade 10.21



SEAL

NO. DATE PROJECT

1. 10 Nov. 17. Review for Development Permit Application
2. 10 Nov. 17. Review for Development Permit Application
3. 10 Nov. 17. Review for Development Permit Application
4. 10 Nov. 17. Review for Development Permit Application
5. 10 Nov. 17. Review for Development Permit Application

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Level 3 (Average Grade)

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DRAWN SLA/AR DATE 15 Nov/17
SCALE 1:150 REVIEWED SL

1730 PROJECT NO

A0.5

11.41.36 AM/18.4.11

1 [Drawing Title]
Scale: 1:150



architectural
interior design
landscape design
planning
urban design
215 - 25 West 10 Avenue, Vancouver, BC V6Y 1Y4
1-604-681-8811, info@slavinc.com, www.slavinc.com

SEAL

NO DATA REVISION

1. 11 Apr. 18. Issued for Development Permit application
2. 18 Apr. 18. Issued for Development Permit application
3. 18 Apr. 18. Issued for Development Permit application
4. 18 Apr. 18. Issued for Development Permit application
5. 18 Apr. 18. Issued for Development Permit application

DATE REVISION

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Parking Level 1 (P1)

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DRAWN SL/DS DATE Feb. 06, 2018
SCALE 1:100 REVIEWED SL
1721 PROJECT NO.

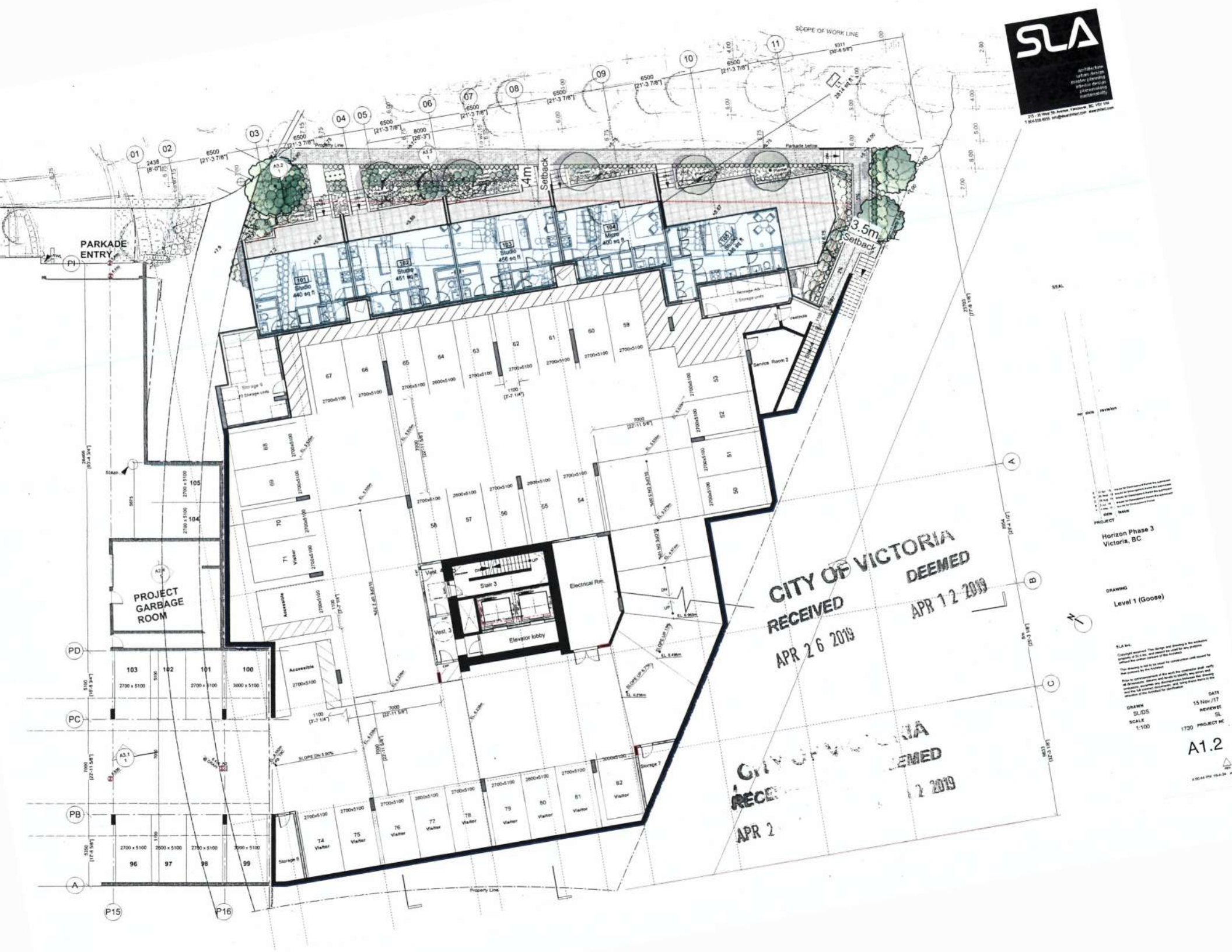
A1.1

1:41 PM 19-03-2018

CITY OF VICTORIA
RECEIVED
APR 26 2019
DEEMED
APR 12 2019



To Property Line



RECEIVED
APR 2 2019

DATE
15 Nov /17
REVIEWEE
SL
1730 PROJECT MC
A1.2
A0044 PM 10-2

A1.2



SEAL

Year	Rate	Population
1980	1.0	1.0
1985	1.2	1.2
1990	1.5	1.5
1995	1.8	1.8
2000	2.0	2.0
2005	2.2	2.2
2010	2.5	2.5
2015	2.8	2.8
2020	3.0	3.0
2025	3.2	3.2
2030	3.5	3.5
2035	3.8	3.8
2040	4.0	4.0
2045	4.2	4.2
2050	4.5	4.5
2055	4.8	4.8
2060	5.0	5.0
2065	5.2	5.2
2070	5.5	5.5
2075	5.8	5.8
2080	6.0	6.0
2085	6.2	6.2
2090	6.5	6.5
2095	6.8	6.8
2100	7.0	7.0

	date	issue
1	17 Apr 18	Request for Development Permit Re-submitted
2	20 Sep 18	Request for Development Permit Re-submitted
3	29 Aug 19	Request for Development Permit Re-submitted
4	2 Jul 19	Request for Development Permit Re-submitted
5	4 May 19	Request for Development Permit

date	issue
1990-05-01	1
1990-05-01	2
1990-05-01	3
1990-05-01	4
1990-05-01	5
1990-05-01	6
1990-05-01	7
1990-05-01	8
1990-05-01	9
1990-05-01	10
1990-05-01	11
1990-05-01	12
1990-05-01	13
1990-05-01	14
1990-05-01	15
1990-05-01	16
1990-05-01	17
1990-05-01	18
1990-05-01	19
1990-05-01	20
1990-05-01	21
1990-05-01	22
1990-05-01	23
1990-05-01	24
1990-05-01	25
1990-05-01	26
1990-05-01	27
1990-05-01	28
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1990-05-01	94
1990-05-01	95
1990-05-01	96
1990-05-01	97
1990-05-01	98
1990-05-01	99
1990-05-01	100

Horizon Phase 3
Victoria, BC

DRAWING

Level 3 (Type)

2008

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Draw to complementation of the work the contractor shall visit all dimensions, details and levels to identify any errors and corrections, ascertain any discrepancies between the drawings and the full contract documents, and bring these items to the attention of the Architect for clarification.

DRAWN	DATE
SL/DS	15 Nov/11
SCALE	REVIEW
1:100	5

1730 PROJECT M

A1.4

11-01-50 ABSTLA.11



architecture
urban design
master planning
interior design
placemaking
sustainability

215 • 20 West 5th Avenue, Vancouver, BC, V5Y 1W6
T 604-656-6056 info@researchintract.com researchintract.com

SEAL

no	date	revision
1	2010-01-15	1

date	issue
12 Apr 18	Issues for Development Panel (Ria submitted)
20 Sep 18	Issues for Development Panel (Ria submitted)
29 Aug 19	Issues for Development Panel (Ria submitted)
3 Jul 19	Issues for Development Panel (Ria submitted)
4 May 19	Issues for Development Panel

PROJECT

Horizon Phase 3
Victoria, BC

©PLA WTHH

Level 5

GSA Inc.

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DRAWN	DATE
SL/D/S	Feb 06, 2011
SCALE	REVIEWED
1:100	SL

1721 PROJECT NO.

A16

A1.6

11/12/01 Add 10-4-11 100



SEAL

NO DATE REVISION

1. 1/10/18 - Issue for Client Approval
2. 1/10/18 - Issue for Client Approval
3. 1/10/18 - Issue for Client Approval
4. 1/10/18 - Issue for Client Approval
5. 1/10/18 - Issue for Client Approval

DATE REVISION

PROJECT
Horizon Phase 3
Victoria, BC

DRAWING
Level 6

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and/or engineer, and shall be used for any purpose
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and/or engineer.
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that purpose by the Architect.

Drawn to construction of the work. The customer shall verify
all dimensions, materials and details to match any survey and
existing conditions. The customer shall verify the drawing
and the 1/4" scale documents, and verify these items to the
satisfaction of the Architect for construction.

DRAWN DATE
SLOS Feb 06, 2018
SCALE REVIEWED
1:100 SL

1721 PROJECT NO

A1.7

11/12/18 AM 1:54:11



SEAL

NO DATE REVISION

1. 11-11-16 1.100 to 1.100 (100% Final)
2. 11-11-16 1.100 to 1.100 (100% Final)
3. 11-11-16 1.100 to 1.100 (100% Final)
4. 11-11-16 1.100 to 1.100 (100% Final)
5. 11-11-16 1.100 to 1.100 (100% Final)

DATE ISSUE

PROJECT
Horizon Phase 3
Victoria, BC

DRAWING

Level 7

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Prior to commencement of the work the contractor shall verify all dimensions, elevations and levels to identify any errors and omissions, and to ensure any discrepancies between the drawing and the field conditions are identified and corrected before the start of the work.

DATE

DRAWN SUCS Feb 06, 2016

SCALE 1:100

REVIEWED SL

1721 PROJECT NO

A1.8

11:13:58 AM '16 A1.8 1/1



SEAL

NO DATE REVISION

1. 11 Nov 14. Issue for Construction Permit Application
 2. 25 Nov 14. Issue for Construction Permit Application
 3. 27 Nov 14. Issue for Construction Permit Application
 4. 10 Dec 14. Issue for Construction Permit Application
 5. 11 Dec 14. Issue for Construction Permit Application

DATE NAME

PROJECT

Horizon Phase 3
 Victoria, BC

DRAWING

Level 9

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Prior to commencement of the work the contractor shall verify all dimensions, volumes and levels to identify any errors and omissions, and shall be responsible for any discrepancies between this drawing and the field conditions. The contractor shall be responsible for the accuracy of the field conditions.

DRAWN DATE

SLDS Feb 06, 2018

SCALE REVIEWED

1:100 SL

1721 PROJECT NO

A1.10

11/13/2018 10:41 AM





Notes

1. Vertical Corrugated Metal Cladding - Galvanized
2. Vertical Corrugated Metal Cladding - Charcoal
3. Double-glazed Low-E Aluminum Window wall System - Charcoal
4. Pre-Finished Aluminum Picket Guard - Charcoal
5. Exterior Concrete Finish
6. Weathering Steel
7. Curtain Wall
8. Exterior Wood Finish

SEAL

NO DATE REVISION

1. 12/10/16 Issue for Development Permit Application
 2. 08/04/17 Issue for Development Permit Application
 3. 12/04/18 Issue for Development Permit Application
 4. 12/04/18 Issue for Development Permit Application

DATE ISSUE

PROJECT

Horizon Phase 3
 Victoria, BC

DRAWING

East Elevation

SLA Inc.

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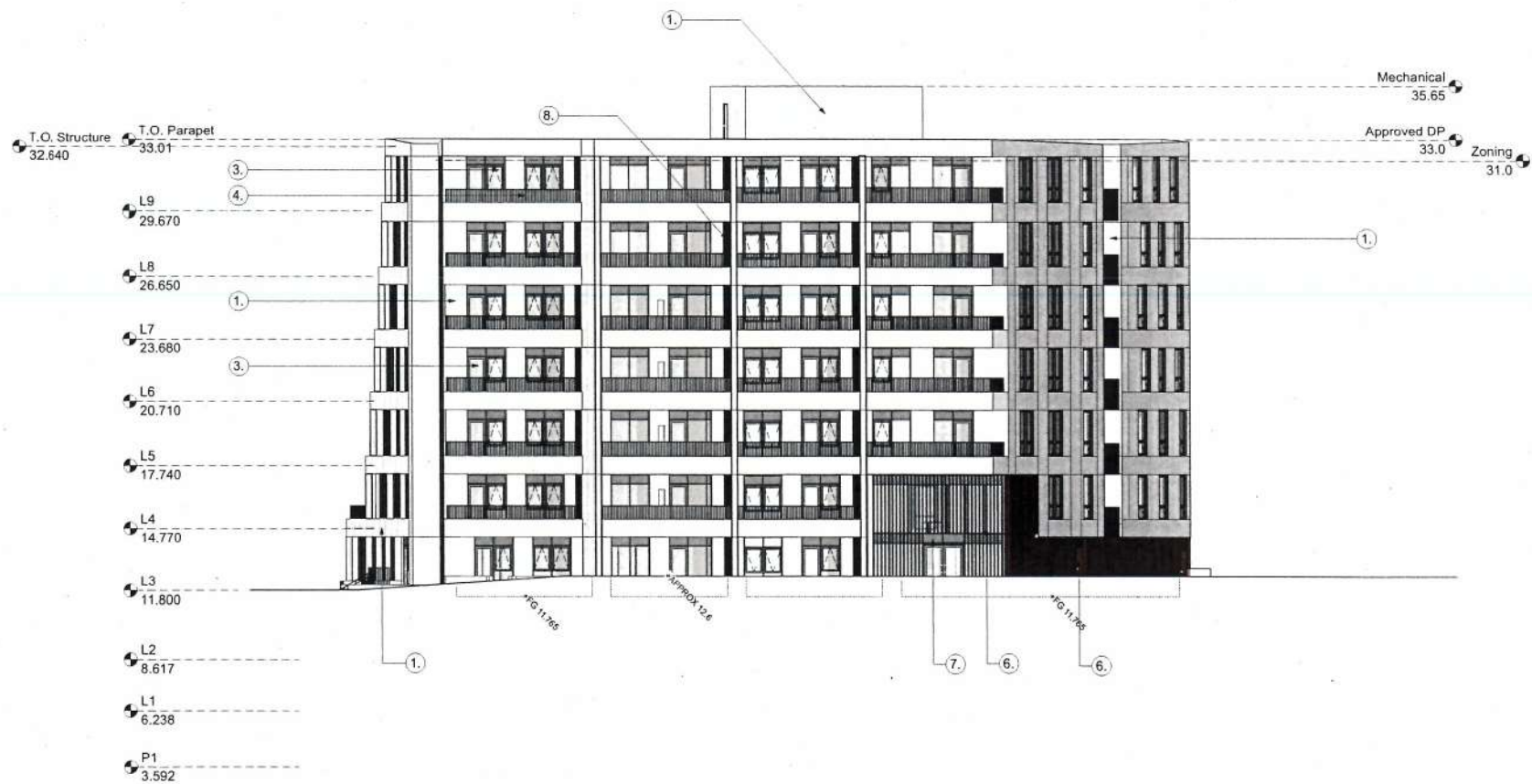
This drawing is not to be used for construction until issued for the project by the architect.

This is a representation of the work the contractor shall supply all dimensions, details and finish to comply with scope and conditions, including any discrepancies between this drawing and the full contract documents, and shall be responsible for the attention of the architect for clarification.

DRAWN	DATE
SL/DS	Feb 06, 2018
SCALE	REVIEWED
1:50	SL
1721	PROJECT NO

A2.1

11/10/18 AM 10:41:11



Notes

1. Vertical Corrugated Metal Cladding - Galvanized.
2. Vertical Corrugated Metal Cladding - Charcoal
3. Double-glazed Low-E Aluminum Window wall System - Charcoal
4. Pre-Finished Aluminum Picket Guard - Charcoal
5. Exterior Concrete Finish
6. Weathering Steel
7. Curtain Wall
8. Exterior Wood Finish

1 South Elevation
 Scale: 1:100

SEAL

NO DATE REVISION

1. 11 Nov. 11. Issue for Development Permit Application
 2. 15 Nov. 12. Issue for Development Permit Application
 3. 28 Nov. 12. Issue for Development Permit Application
 4. 12 Dec. 12. Issue for Development Permit Application
 5. 12 Dec. 12. Issue for Development Permit Application

DATE SCALE
 PROJECT

Horizon Phase 3
 Victoria, BC

DRAWING

South Elevation

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 Prior to construction of the work the contractor shall verify all dimensions, materials and details to ensure they are correct and consistent. However, the responsibility for the accuracy of the drawing and the fit of the construction shall remain with the architect.

DRAWN	DATE
SL/D/S	Feb 06, 2018
SCALE	REVIEWED
1:50	SL
1721	PROJECT NO

A2.2

11/12/12 10:00 10:00 11/12/12



Notes

1. Vertical Corrugated Metal Cladding - Galvanized
2. Vertical Corrugated Metal Cladding - Charcoal
3. Double-glazed Low-E Aluminum Window wall System - Charcoal
4. Pre-Finished Aluminum Picket Guard - Charcoal
5. Exterior Concrete Finish
6. Weathering Steel
7. Curtain Wall
8. Exterior Wood Finish



SEAL

no. date revision

1. 12/01/16 Issue for Construction Permit application
2. 04/05/17 Issue for Construction Permit application
3. 07/04/17 Issue for Construction Permit application
4. 11/01/17 Issue for Construction Permit application
5. 11/01/17 Issue for Construction Permit application

date issue

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

North Elevation

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Prior to construction of the work the contractor shall verify all dimensions, elevations and levels to clearly any errors and omissions, and to clearly any discrepancies between this drawing and the lot control documents, and bring these items to the attention of the Architect for clarification.

DRAWN: SLA/S
SCALE: 1:50
DATE: Feb 06, 2018
REVIEWED: SL
PROJECT NO: 1721

1 North Elevation
Scale: 1:100

A2.3

11/15/18 AM 10:41:11

no date revision

E	10 Aug 18	Issued for Developmental Parent Wa approval
D	20 Aug 18	Issued for Developmental Parent Wa approval
C	29 Aug 18	Issued for Developmental Parent Wa approval
B	22a 18	Issued for Developmental Parent Wa approval

Horizon Phase 3
Victoria, BC

DRAWING

West Elevation

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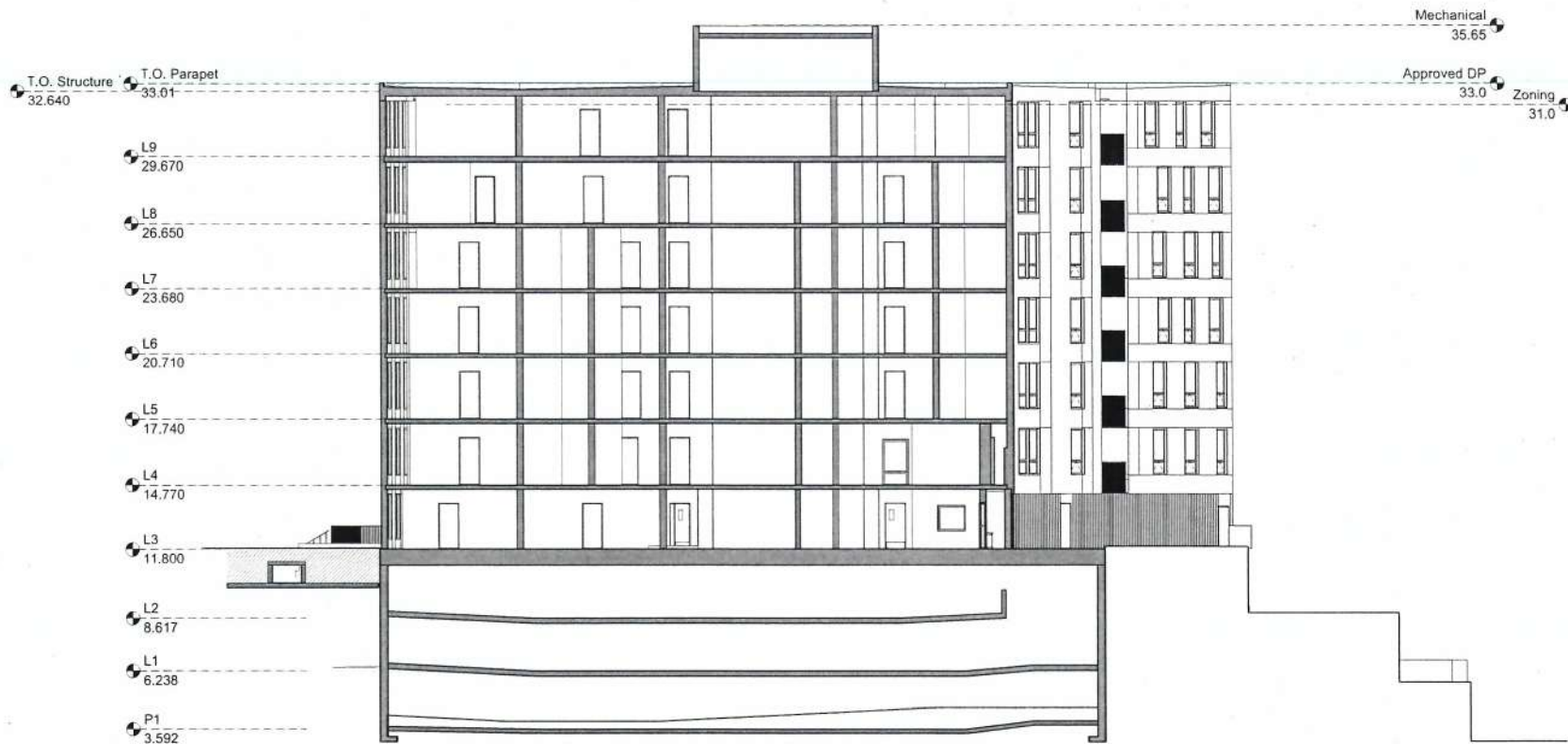
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Prior to commencement of the work the contractor shall visit all generations, detours and levels to identify any errors and omissions, ascertain any discrepancies between this drawing and the full contract documents, and bring them to the attention of the Architect for clarification.

DRAWN SLDS
SCALE 1:50
1721 PROJECT

A2.4



1 Section 1
Scale: 1:100

SEAL

NO DATA REVISION

1. 12.12.18 Issue for Development Permit Application
2. 05.10.18 Issue for Development Permit Application
3. 28.08.18 Issue for Development Permit Application
4. 14.07.18 Issue for Development Permit Application
5. 14.07.18 Issue for Development Permit Application

DATE ISSUE

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Section 1

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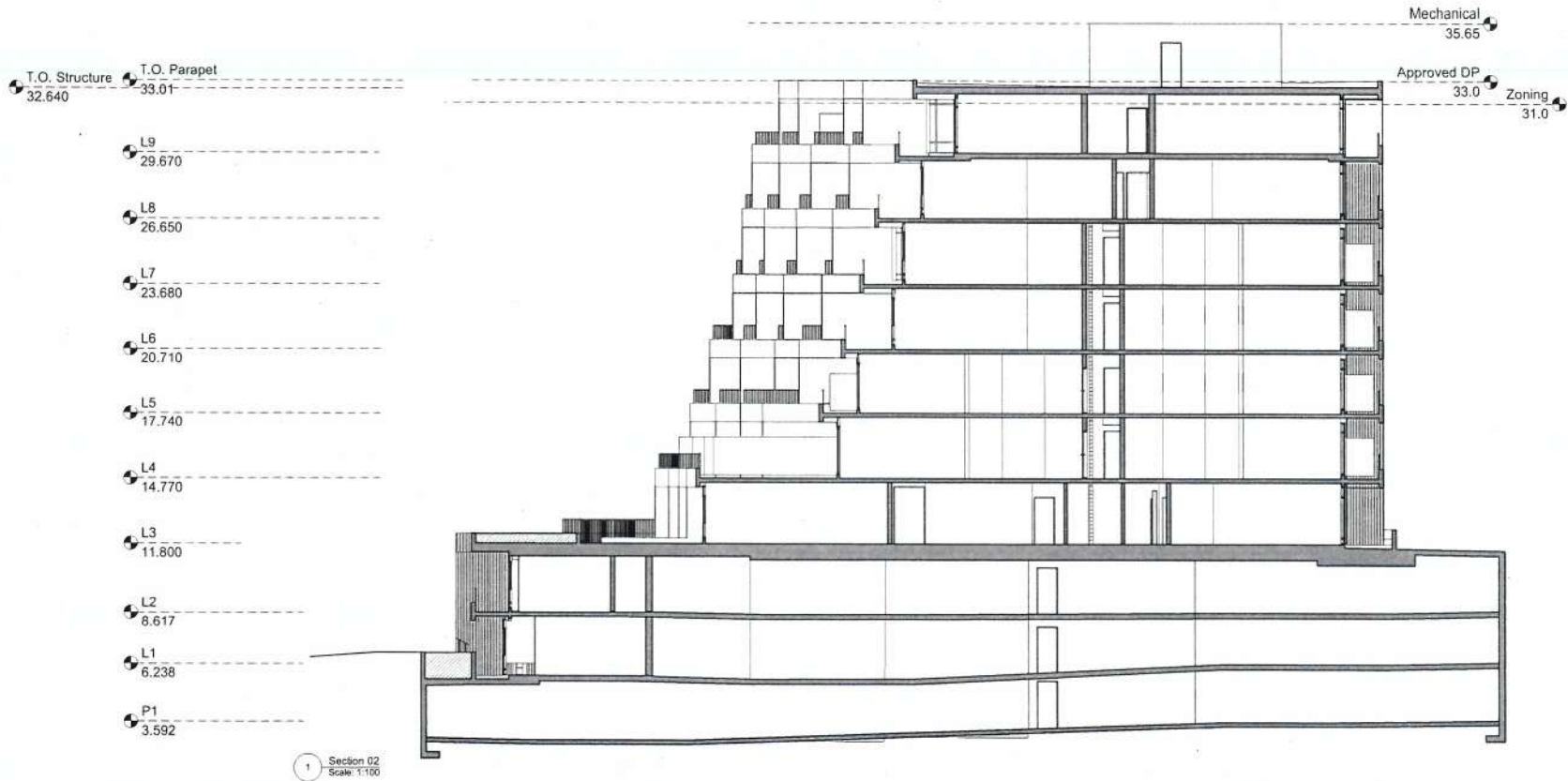
Not to be constructed of the work the contractor shall verify all dimensions, elevations and levels to ensure they are correct and consistent, including any discrepancies between this drawing and the lot contract documents, and bring them to the attention of the architect for clarification.

DRAWN	DATE
SUDS	Feb 06, 2018
SCALE	REVIEWED
1:50	SL

1721 PROJECT NO

A3.1

11.10.2018 10:11:17



SEAL

NO DATE REVISION

1. 12 Nov. 18 Issue for Development Permit By Submission
 2. 20 Nov. 18 Issue for Development Permit By Submission
 3. 20 Nov. 18 Issue for Development Permit By Submission
 4. 12 Dec. 18 Issue for Development Permit By Submission
 5. 12 Dec. 18 Issue for Development Permit By Submission

DATE 18/11/18

PROJECT

Horizon Phase 3
 Victoria, BC

DRAWING

Section 2

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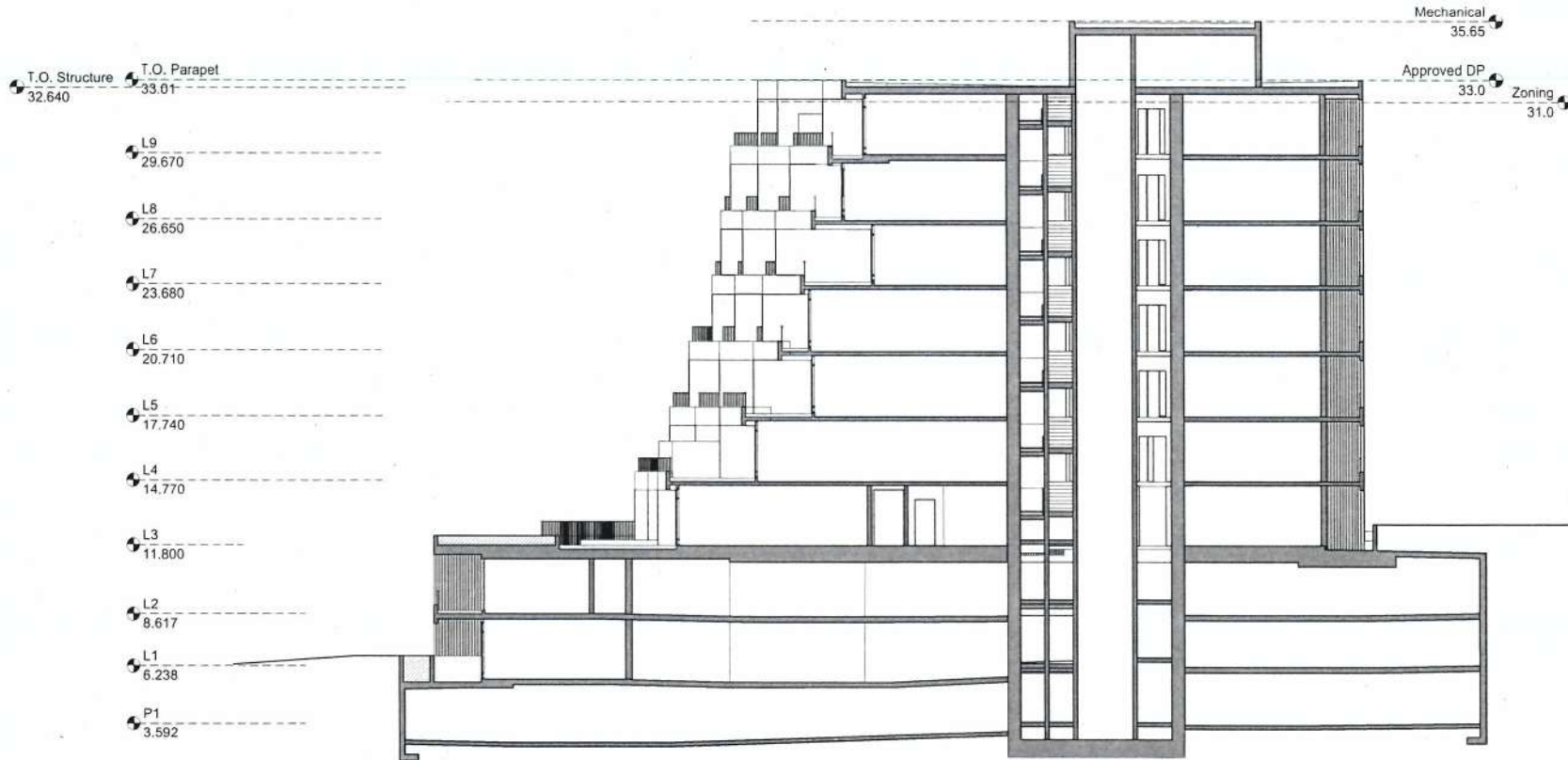
The drawing is not to be used for construction and shall not be used for the purpose of the building.

Not to be used for the purpose of the building. The drawing is not to be used for the purpose of the building. The drawing is not to be used for the purpose of the building.

DRAWN SLDS DATE Feb 05, 2018
 SCALE REVIEWED SL
 1:50 PROJECT NO 1721

A3.2

11 13 34 45 104 117 121



SEAL

NO DATE REVISION

1. 11/10/18 Issue for Development Permit Application
2. 20/01/19 Issue for Development Permit Application
3. 03/04/19 Issue for Development Permit Application
4. 04/04/19 Issue for Development Permit Application

DATE ISSUE

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Section 3

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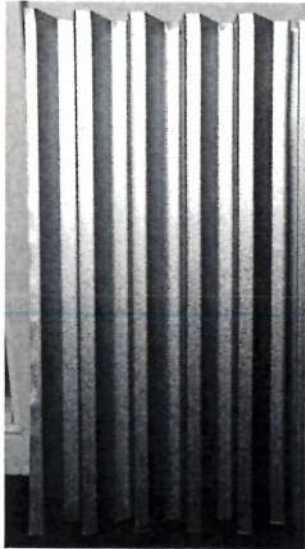
As a representation of the work the contractor shall verify all dimensions, details and levels in detail, any errors and omissions, including any discrepancies between the drawing and the full project documents, and bring them to the attention of the Architect for clarification.

DRAWN: SL/DJS DATE: Feb 06, 2018
SCALE: 1:50 REVIEWED: SL

1721 PROJECT NO

A3.3

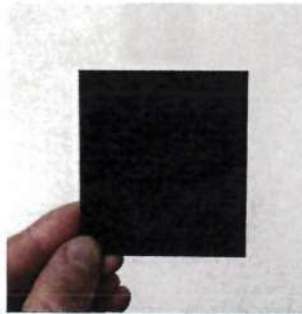
11/12/2018 10:41:11



1 & 2



7.



2,3,& 4.



6.



8.

Notes

1. Vertical Corrugated Metal Cladding - Galvanized
2. Vertical Corrugated Metal Cladding - Charcoal
3. Double-glazed Low-E Aluminum Window wall System - Charcoal
4. Pre-Finished Aluminum Picket Guard - Charcoal
5. Exterior Concrete Finish
6. Weathering Steel
7. Curtain Wall
8. Exterior Wood Finish (including all residential soffits)

SEAL

NO DATE REVIEW

6. 01/01/18 Issued for Construction Permit the submission
 5. 01/01/18 Issued for Construction Permit the submission
 4. 01/01/18 Issued for Construction Permit the submission
 3. 01/01/18 Issued for Construction Permit the submission
 2. 01/01/18 Issued for Construction Permit the submission
 1. 01/01/18 Issued for Construction Permit the submission

PROJECT
 Horizon Phase 3
 Victoria, BC

DRAWING
 Material Sheet

CITY OF VICTORIA
RECEIVED **DEEMED**
APR 26 2019 **APR 12 2019**

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 This drawing is not to be used for construction and issued for any purpose by the Architect.
 Prior to commencement of the work the contractor shall verify all dimensions, features and levels in depth, any errors and omissions, including any discrepancies between the drawing and the site conditions, and advise the Architect in the written form of the Architect for clarification.

DRAWN
 SL/DJS
 SCALE
 1:50
 DATE
 Feb 06, 2018
 REVIEWED
 SL
 1721 PROJECT NO

A4.1

1:24.43 PM 10-4-21



2 Bridge's Park Walkway
NA



3 Galloping Goose Interface
NA



4 Vic West Plaza
NA



1 West Elevation
Scale: 1:50

SEAL

NO DATE REVISION

2. 12 Nov. 14 Issue for Development Permit Review
3. 20 Nov. 14 Issue for Development Permit Review
4. 20 Nov. 14 Issue for Development Permit Review
5. 12 Nov. 14 Issue for Development Permit Review
6. 12 Nov. 14 Issue for Development Permit Review

DATE

REVISION

PROJECT

Horizon Phase 3
Victoria, BC

DRAWING

Public Interface Views

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Plan is a representation of the work the customer shall verify all dimensions, materials and details to be used and shall be responsible for any errors or omissions in the drawing and the SLA contract documents and any other documents in the project or the architect for verification.

DRAWN SLA DATE Feb 05, 2018
SCALE 1:50 REVIEWED SL
1721 PROJECT NO

A4.2

11.0000 A4.2 104.11 104.11



1 Detailed South Elevation
1:150

2 Detailed North Elevation
1:150

Refer to Public Interface Views on drawings A4.2 + A4.3

SEAL

no date revision

- 1. 11 Feb '18 Issue for Development Permit By-Law Approval
- 2. 20 Feb '18 Issue for Development Permit By-Law Approval
- 3. 15 Aug '18 Issue for Development Permit By-Law Approval
- 4. 1 Jan '19 Issue for Development Permit By-Law Approval
- 5. 1 Feb '19 Issue for Development Permit By-Law Approval

DATE

REVISION

PROJECT
Horizon Phase 3
Victoria, BC

DRAWING

Bridge's Pathway

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Prior to construction of the work the contractor shall verify all dimensions, materials and methods of construction with the architect. The contractor shall be responsible for any discrepancies between this drawing and the field conditions and shall bring these items to the attention of the Architect for clarification.

DRAWN	DATE
SLDS	Feb 06, 2018
SCALE	REVIEWED
1:50	SL

1721 PROJECT NO

A4.4



Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
24	Acer coloratum	Vine Maple	2nd yr, min 3 stems
	Acer rubrum 'Armstrong Gold'	Red Maple Armstrong Gold	5cm cal.
	Cercidiphyllum japonicum	Katsura Tree	6cm cal.
	Cornus controversa 'June Snow'	June Snow Dogwood	#10 pot, 2nd yr
Large Shrubs	Botanical Name	Common Name	Size
52	Fatsia japonica	Japanese Fatsia	#7 pot
	Prunus laurocerasus	Portuguese Laurel	1.5m ht. standard
Medium Shrubs	Botanical Name	Common Name	Size
406	Azalea 'Snowbird'	Snowbird Azalea	#2 pot
	Cornus sericea 'Arctic Fire'	Dwarf Red Twig Dogwood	#3 pot
	Opuntia x noveboracensis 'Summer Ice'	Summer Ice Opuntia	#2 pot
	Hedera domestica 'Moon Bay'	Heavenly Bamboo	#5 pot
	Pieris japonica 'Mountain Fire'	Pieris	#5 pot
	Rhododendron 'Dora Amaleis'	Dora Amaleis Rhododendron	#3 pot
	Sarcococca nuchifolia	Sweet Box	#5 pot
	Salix caprea	Yew-like Salix	#1 pot
	Taxus media 'Hicksii'	Hick's Yew	1m H
	Vaccinium ovatum	Evergreen huckleberry	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
300	Azalea 'Hino-Crimson'	Hino-Crimson Azalea	#3 pot
	Azalea 'Snowbird'	Snowbird Azalea	#2 pot
	Gaultheria shallon	Salei	#1 pot
	Maehria repens	Creeping Oregon Grape	#1 pot
	Pieris 'Little Heath'	Pieris 'Little Heath'	#3 pot
	Rhododendron 'Mary Fleming'	Mary Fleming Rhododendron	#3 pot
	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#3 pot
Groundcovers	Botanical Name	Common Name	Size
323	Fragaria chiloensis	Coastal Strawberry	SP3
	Pachyandra terminalis	Japanese Spurge	#1 pot
	Rubus calypsoideus	Creeping Bramble	SP3
	Salix caprea	Yew-like Salix	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
131	Blechnum spicant	Deer Fern	#1 pot
	Carex 'Evergold'	Evergold Sedge	#1 pot
	Dryopteris erythrosora 'Brilliant'	Brilliant Autumn Fern	#1 pot
	Polystichum munitum	Sword Fern	#1 pot

Notes:

- All work to be completed to current BCSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system, except where noted



June Snow Dogwood



Armstrong Gold Maple



Katsura Tree

Design of the Master Development Agreement (MDA) Amenity Areas by DIALOG

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APR 26 2019 APR 12 2019

Horizon P3 Landscape Concept Plan

April 9, 2019
Dec 11, 2018
Aug 27, 2018
July 3, 2018

Revision 4 - DP Resubmittal
Revision 3 - DP Resubmittal
Revision 2 - ADP Response
Revision 1 - for ADP

LADR LANDSCAPE ARCHITECTS
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