

**I.1.a.j 701 Tyee Road (Railyards) - Development Permit with  
Variances Application No. 00080 (Victoria West)**

**Moved By** Councillor Loveday

**Seconded By** Councillor Thornton-Joe

That Council, subject to the execution of a Housing Agreement ensuring that no restrictions are placed on the rental of dwelling units within this building, to the satisfaction of the Director of Sustainable Planning and Community Development, and after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00080 for 701 Tyee Road, in accordance with:

- a. Plans date stamped April 12, 2019.
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the height from 31m to 33.01m (building) and to 35.65m (mechanical room).
- c. The Development Permit lapsing two years from the date of this resolution.
- d. Direct staff to work with the applicant to re-examine the design of the Victoria West Entry Park to better address the revised building design and the ADP's comments; and that prior to bringing forward the necessary MDA amendment for Council's consideration, the applicant engages with the Victoria West Neighbourhood Association on the Park redesign."

**CARRIED UNANIMOUSLY**

**F.6     701 Tyee Road (Railyards) - Development Permit with Variances**  
**Application No. 00080 (Victoria West)**

Committee received a report dated May 23, 2019 from the Acting Director of Sustainable Planning and Community Development proposing for a seven-storey, multi-unit residential building on the final undeveloped portion of the Railyards development on the property located at 701 Tyee Road.

**Moved By** Mayor Helps  
**Seconded By** Councillor Young

That Council, subject to the execution of a Housing Agreement ensuring that no restrictions are placed on the rental of dwelling units within this building, to the satisfaction of the Director of Sustainable Planning and Community Development, and after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"1. That Council authorize the issuance of Development Permit with Variances Application No. 00080 for 701 Tyee Road, in accordance with:

- a. Plans date stamped April 12, 2019.
- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the height from 31m to 33.01m (building) and to 35.65m (mechanical room).
- c. The Development Permit lapsing two years from the date of this resolution.

2. Direct staff to work with the applicant to re-examine the design of the Victoria West Entry Park to better address the revised building design and the ADP's comments; and that prior to bringing forward the necessary MDA amendment for Council's consideration, the applicant engages with the Victoria West Neighbourhood Association on the Park redesign."

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report

### For the Meeting of June 6, 2019

---

**To:** Committee of the Whole **Date:** May 23, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00080 for 701 Tyee Road (Railyards)

---

### RECOMMENDATION

That Council, subject to the execution of a Housing Agreement ensuring that no restrictions are placed on the rental of dwelling units within this building, to the satisfaction of the Director of Sustainable Planning and Community Development, and after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

- "1. That Council authorize the issuance of Development Permit with Variances Application No. 00080 for 701 Tyee Road, in accordance with:
  - a. Plans date stamped April 12, 2019.
  - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
    - i. increase the height from 31m to 33.01m (building) and to 35.65m (mechanical room).
  - c. The Development Permit lapsing two years from the date of this resolution.
2. Direct staff to work with the applicant to re-examine the design of the Victoria West Entry Park to better address the revised building design and the ADP's comments; and that prior to bringing forward the necessary MDA amendment for Council's consideration, the applicant engages with the Victoria West Neighbourhood Association on the Park redesign."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 701 Tyee Road. The proposal is to construct a seven-storey, multi-unit residential building as the final phase of the Railyards development. The proposed variance is related to height.

The following points were considered in assessing this application:

- the application is generally consistent with the *Railyards Development Guidelines*
- the proposal is consistent with the *Victoria West Neighbourhood Plan* and *Official Community Plan* (OCP, 2012)
- the height variance, related to the building itself, is identical to the variance approved by Council in an earlier version of the proposed building; an additional variance is requested to accommodate rooftop mechanical.

## BACKGROUND

### Description of Proposal

The proposal is for a seven-storey, multi-unit residential building on the final undeveloped portion of the Railyards development. Specific details include:

- a contemporary-industrial design with contrasting elements on the east and west elevations
- cascading façade with prominent balcony space on the east elevation facing the waterfront
- exterior building materials include: corrugated metal cladding, weathering steel and wood
- a primary building entrance located at the corner of Tyee Road and Bay Street
- approximately 94 dwelling units, the majority of which are studio or one-bedroom units
- the applicant has voluntarily agreed to enter into a Housing Agreement to ensure that no restrictions are placed on the rental of dwelling units, which will be strata titled
- 116 vehicle parking stalls (including 10 visitor stalls), situated in an underground parkade accessed from Central Spur Road
- 104 secure, long-term bicycle storage spaces and 10 stalls for visitor bicycles.

The proposed variance is related to increasing the height from 31m to 33.01m (building), and 35.65m (roof top mechanical).

### Sustainability Features

As indicated in the applicant's letter dated April 12, 2019, the following sustainability features are associated with this application:

- light coloured roofing and pavers to reduce the heat island effect
- sourcing resource-efficient materials, including metal cladding, that will use 25-35% recycled content, of which 20% is post-consumer recycled content
- interior finishes with low VOC
- meet or exceed ASHREA 90.1 - 2010
- use an Energy Model to inform the design to optimize and reduce energy use
- Heat Recovery Ventilators (HRV)
- high-efficiency condensing boilers
- conserve water by using low-flush toilets and low-flow plumbing fixtures
- provide appliances that are Powersmart
- condensing dryers
- LED light fixtures
- landscaping with drought tolerant, non-invasive and native plant species.



## Active Transportation Impacts

The Application proposes a publicly accessible pathway, linking Tyee Road to Central Spur Road and the Galloping Goose Trail, which supports active transportation.

## Public Realm Improvements

The following public realm improvements (to be installed prior to Occupancy Permit) are proposed and are required by the Railyards Master Development Agreement (MDA):

- the construction of a park (referred to as “Bridges Park”) and “tot lot” between Central Spur Road and the Galloping Goose Trail
- a pathway that can accommodate pedestrians and bicycles from Central Spur Road, through Bridges Park, to the Galloping Goose Trail
- the construction of a “parkette,” public footpaths, and neighbourhood signage (collectively referred to as “Victoria West Entry Park”) at the corner of Bay Street and Tyee Road.

## Accessibility Impact Statement

In terms of accessibility, the project will meet the BC Building Code requirements for universal accessibility as per the Building Access Handbook 2014, and includes:

- main entry access ramp and handrails
- power operated main entry door
- the mailboxes and elevator call buttons will be installed at an accessible height
- storage room and bike room doors will be accessible
- all corridors and elevator lobbies are designed to permit wheelchair turn-around
- two accessible parking stalls are located within the parkade, at the same level as the parkade entry, and immediately adjacent to the elevator lobby by way of an accessible path of travel.

The above measures also respond to the *Railyards Development Guidelines* which seek to ensure that barrier free access is provided throughout the Railyards development.

## Existing Site Development and Development Potential

The site is located within Development Area J of the CD-5 Zone, Railyards Residential Commercial District, which permits apartments, live/work, and park uses with a maximum floor space ratio (FSR) of 2.35:1.

## Data Table

The following data table compares the proposal with the existing CD-5 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

| Zoning Criteria                       | Proposal | Zone Standard<br>DA-J, CD-5 Zone |
|---------------------------------------|----------|----------------------------------|
| Site area (m <sup>2</sup> ) – minimum | 3010     | 3010                             |
| Density (Floor Space Ratio) – maximum | 2.15     | 2.35                             |

| <b>Zoning Criteria</b>                       | <b>Proposal</b>   | <b>Zone Standard<br/>DA-J, CD-5 Zone</b> |
|--|---|--|
| Total floor area (m <sup>2</sup> ) – maximum | 6408.1  | 7073.5                                   |
| Height (m) – maximum                         | <b>33.01</b> * (building)<br><b>35.65</b> *(mechanical) | 31                                       |
| Site coverage (%) – maximum                  | 53  | n/a                                      |
| Open site space (%) – minimum                | 47  | n/a                                      |
| <b>Setbacks (m) – minimum</b>                |   |  |
| Front  | 7   | 2  |
| Rear   | 4   | 3.5                                      |
| Side (north)                                 | n/a   | 4  |
| Side (south)                                 | 3.5   | 3.5                                      |
| Vehicle Parking – minimum                    | 106   | 105                                      |
| Visitor parking – minimum                    | 10  | 9  |
| <b>Bicycle parking stalls – minimum</b>      |   |  |
| Long Term                                    | 104   | 104                                      |
| Short Term                                   | 10  | 9  |

## Relevant History

On April 14, 2016, Council approved a Development Permit with Variances Application for the final phase of development at the Railyards. This development comprised of three sub-phases, with the final construction being a seven-storey, multi-residential building at the corner of Tyee Road and Bay Street. The first two sub-phases of development have been constructed and the applicant is seeking approval of a revised design for the final building.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 1, 2018, the application was referred for a 30-day comment period to the Victoria West CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.



## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 13: Core Songhees. The applicable Design Guidelines are the *Railyards Development Guidelines*. The proposal is consistent with these guidelines as follows:

- the proposed design generally reflects the industrial nature of the site and is complimentary to the completed phases of the Railyards development
- the building with the highest residential density is located adjacent to the Point Ellice Bridge
- subtle sloping and saw-tooth roof forms are proposed
- a canopy is provided at the main building entrance
- all motor vehicle parking is provided underground
- extensive glazing is provided in the east elevation to take advantage of water views
- architectural features, such as balconies and recesses, have been used to articulate the proposed building
- the proposed material palette is consistent with the recommended wall cladding materials listed in the Design Guidelines
- a mix and range of unit types and sizes are proposed
- the proposal contributes to the public park system in the Victoria West Neighbourhood by providing a park, children's play area and several public footpaths through and adjacent to the site.

As proposed, the building presents itself from Tyee Road as a predominantly vertical seven-storey building with a contemporary-industrial appearance. As the building elevations wrap around to the waterfront, it transitions to a contrasting, cascading terraced building form with a strong horizontal appearance.

Given the significant grade change east to west across the site, the building appears as a nine-storey structure when viewed from the east, with a two-storey podium element projecting from the terraced upper floors adjacent to the future Bridges Park. The use of a contrasting colour palette and an extensive green roof helps reduce the apparent massing of the building and distinguishes it from the upper storeys. In addition, the green roof allows this element of the project to visually blend into the park and landscaped open space when viewed from the adjacent bridge deck.

Concerns relating to the above design approach were raised by the Advisory Design Panel (see below). Staff consider that these concerns have been largely addressed through the submission of design revisions, albeit to some degree, the contrast in the east-west elevations remains. This approach, however, is not inconsistent with the Design Guidelines.

### Local Area Plans

The subject site is located in the Victoria West Neighbourhood; therefore, the *Victoria West Neighbourhood Plan* (2018) is applicable. The proposal is consistent with the Neighbourhood Plan as follows:

- the Railyards is recognized as part of a Master Planned Area, where development will continue to be guided by existing MDAs, Comprehensive Development Zones and Design Guidelines
- a number of development features are identified within the Railyards development including buildings reflecting a contemporary-industrial aesthetic, a children's play lot, a bicycle and pedestrian connection to the Galloping Goose Regional Trail and a small entry plaza at the Bay Street / Skinner Street intersection.



## Proposed Variances

The application proposes an increase in height from 31m to 33.01m for the building, and 35.65m for a mechanical room. A height variance to 33.01m was approved by Council in April 2016 as part of the previous Development Permit with Variances Application. Staff recommend for Council's consideration that the additional variance for the mechanical room is required to screen the mechanical equipment from public view and shelter it from the elements, and will not have a significant impact on neighbouring properties.

## Tree Preservation Bylaw and Urban Forest Master Plan

There are five existing trees to be retained with this proposal on adjacent public land. There are 24 new trees proposed in association with the multi-unit residential building. There are an additional 59 new trees proposed in association with Bridges Park Tot Lot and Bridge Dedication lands. There are no bylaw-protected trees on the subject site.

The children's tot lot, the bicycle and pedestrian connection to the Galloping Goose Regional Trail, and entry plaza on Bay Street are proposed park elements contributing to Vic West's neighbourhood open space, and are components of the MDA.

## Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of July 25, 2018. The minutes from the meeting are attached for reference, and the following motion was carried:

*"That Development Permit Application No. 00080 for 701 Tyee Road does not sufficiently meet the applicable design guidelines and polices and should be declined, and the key areas that should be revised include:*

- *re-examine the east façade to express the organizational element behind the cascading proportions*
- *develop the southeast corner façade to help define the change in design language from the more formal, industrial proportions of the west façade*
- *reconsider the relationship of the second floor balcony to the main entrance*
- *reconsider the second floor unit design to improve tenant access*
- *increase the amount of greenspace on the third floor patios to visually enhance the outlook for residents*
- *explore the materiality of the east façade to support the architectural purpose*
- *reconsider the size and proportion of the balconies for liveability*
- *review the Vic West Plaza entrance for accessibility for cyclists and pedestrians, including access to the bus stop, to create a more welcoming space*
- *consider stronger alignment to the Railyards Development Guidelines."*

In response to the ADP's comments, the applicant has made a number of revisions to the project design which are explained in detail in the applicant's letter dated April 12, 2019. It is noted that, in light of the ADP's comments, the applicant is willing to work with staff to re-examine the design of the Victoria West Entry Park; this is further discussed below.

## Housing Agreement

The applicant has voluntarily agreed to enter into a Housing Agreement to ensure that no restrictions are placed on the rental of dwelling units, which will be strata titled, within this building. The staff recommendation includes appropriate wording to secure this agreement.



## Railyards Master Development Agreement

The Railyards MDA requires that the following community amenities be completed prior to the proposed building being occupied:

- Bridges Park and Tot Lot
- Victoria West Entry Park
- Pedestrian Pathway.

The design of the above amenities was approved under the previous Development Permit approval and are prescribed exactly as shown on the approved development plans in the MDA. The applicant was not seeking to revise the design of these amenities as part of this application; however, in light of the ADP's comments (see above), the applicant has stated that they would be willing to re-examine the design and layout of the Victoria West Entry Park to address the concerns raised. This would require an amendment to the MDA; thus, the recommendation provides wording that would direct staff to work with the applicant and Victoria West Neighbourhood Association to re-examine the design of this amenity, and return to Council with the revised design and necessary MDA amendment for consideration. It should be noted that as this is entirely voluntary on the applicant's part, and the applicant is providing the amenities consistent with the approved MDA, staff are recommending that this process be separate from, and not delay, the consideration of the current Development Permit with Variance Application for the multi-residential building.

## CONCLUSIONS

Staff consider that the proposal is generally consistent with the recently approved *Victoria West Neighbourhood Plan* and the applicable Design Guidelines, and is supportable as presented. The proposal is also consistent with the Railyards MDA, and the proposed variances from the *Zoning Regulation Bylaw* are identical to those previously approved by Council.


## ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00080 for the property located at 701 Tyee Road.

Respectfully submitted,



FOR  
Jim Handy  
Senior Planner – Development Agreements  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager

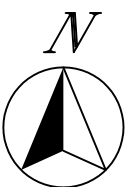
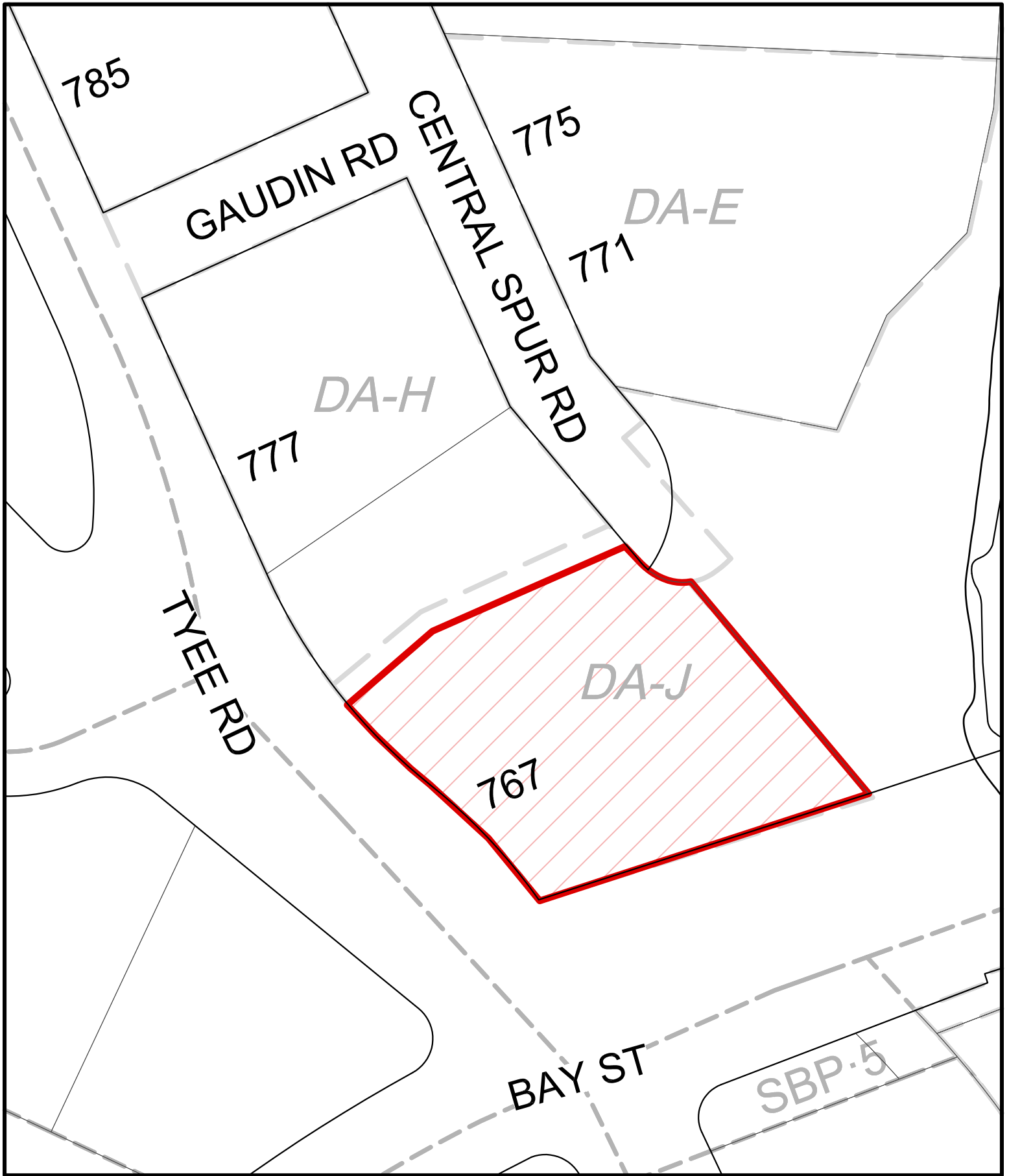


Date:

May 28, 2019

## List of Attachments

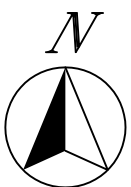
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped April 12, 2018
- Attachment D: Letter from applicant to Mayor and Council dated April 12, 2019
- Attachment E: Advisory Design Panel meeting minutes from July 25, 2018
- Attachment F: Letter from applicant responding to ADP comments dated April 12, 2019.



701 Tyee Road (Phase 3)  
Development Permit with Variance #00080







701 Tye Road (Phase 3)  
Development Permit with Variance #00080





## Project Team

## Architect

Stephane Laroye Architect Inc.  
215-35 West 5th Avenue  
Vancouver, BC V5Y 1H4  
Contact: Stephane Laroye, Principal  
stephane@slarchitect.com  
604-558-8955 T

## Structural

Read Jones Christoffersen Ltd. (RJC)  
220 - 645 Tye Road  
Victoria, BC V8A 6X5  
Contact: Leon Plett, Principal  
lplett@rjc.ca  
250-386-7784 T

## Mechanical

Avalon Mechanical Consultants Ltd.  
330 - 1245 Esquimalt Road  
Victoria, BC V8A 3P2  
Contact: Mirek Demidow, Principal  
mirek@avalonmechanical.com  
250-940-2973 T

## Electrical

Triumph Electrical Consulting Engine  
5056 Cordova Bay Road  
Victoria, BC V8Y 2K4  
Contact: Randy Stade, Principal  
rstade@triumphelectrical.com  
250-385-5173 T

## Landscape

LADR Landscape Architects Inc.  
3 - 864 Queens Avenue  
Victoria, BC V8T 1M5  
Contact: Bev Windack, Principal  
bwindack@ladr.ca  
250-598-0105 T

## Interior Design

Kimberly Williams Interiors  
7174 West Saanich Road  
Brentwood Bay, BC V8M 1P6  
Contact: Kimberly Williams  
kimberly@kimberlywilliams.ca  
250-652-6488 T

## Building Envelope

Read Jones Christoffersen Ltd. (RJC)  
220 - 645 Tye Road  
Victoria, BC V8A 6X5  
Contact: Kevin Pickwick  
KPickwick@rjc.ca  
250-386-7784 T

## Code

LMDO Building Code Consultants  
4th Floor - 780 Beatty Street  
Vancouver, BC V6B 2M1  
Contact: Shawn Talento  
stalent@lmdo.com  
604-682-7146 T

## Civil

J.E. Anderson & Associates  
4212 Glenford Avenue  
Victoria, BC V8Z 4B7  
Contact: Ross Tuck  
ruck@jeanderson.com  
250-727-2214 T

## Survey

J.E. Anderson & Associates  
4212 Glenford Avenue  
Victoria, BC V8Z 4B7  
Contact: Ryan Houston  
rhouston@jeanderson.com  
250-727-2214 T

## Geotechnical

Ryuk Geotechnical  
28 Crease Avenue  
Victoria, BC V8Z 1S3  
Contact: Andrew Jackson  
andrew@ryuk.com  
250-475-3131 T

## Acoustic

RWDI  
301 - 2250 Oak Bay Avenue  
Victoria, BC V8R 1G5  
Contact: Andrew Williamson  
andrew.williamson@rwdi.com  
250-370-9302 T

## Unit Breakdown

|                |             |                 |
|----------------|-------------|-----------------|
| <b>Level 1</b> |             |                 |
| 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      |
| <b>Level 2</b> |             |                 |
| 201            | Micro       | 388 sq ft       |
| 202            | Micro       | 298 sq ft       |
| 203            | Micro       | 402 sq ft       |
| 204            | Micro       | 271 sq ft       |
| 205            | Micro       | 396 sq ft       |
| L2             |             | 1952 sq ft      |
| <b>Level 3</b> |             |                 |
| 301            | Micro       | 420 sq ft       |
| 302            | 1 Bed       | 578 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 | 528 sq ft       |
| 308            | 1 Bed + Den | 523 sq ft       |
| 309            | 1 Bed + Den | 532 sq ft       |
| 310            | 1 Bed + Den | 552 sq ft       |
| L3             |             | 5229 sq ft      |
| <b>Level 4</b> |             |                 |
| 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      | 407 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             |             | 5118 sq ft      |
| <b>Level 5</b> |             |                 |
| 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 | 648 sq ft       |
| 514            | 2 Bed + Den | 906 sq ft       |
| L5             |             | 8309 sq ft      |
| <b>Level 6</b> |             |                 |
| 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             |             | 8054 sq ft      |
| <b>Level 7</b> |             |                 |
| 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             |             | 7567 sq ft      |
| <b>Level 8</b> |             |                 |
| 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             |             | 7488 sq ft      |
| <b>Level 9</b> |             |                 |
| 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             |             | 6833 sq ft      |
| <b>TOTAL</b>   |             | <b>94 units</b> |

## Zoning Summary

**Legal Address:** SUBDIVISION PLAN OF LOT A, DISTRICT LOT 119, ESCQUIMALT DISTRICT, PLAN V177447, EXCEPT THAT PART IN PLANS V177624, V1777618, V1841118, V1883777, V189279 AND EPP355998

**Civic Address:** 701 Tye Road, Victoria, BC

**Zoning:** CD-S 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)

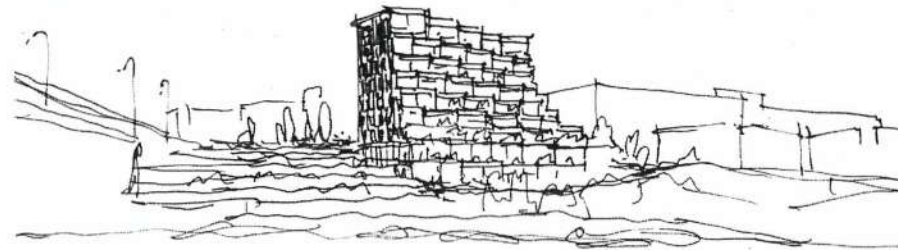
**Proposed FSR:** 2.13

## Code Summary

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

## Area Summary

|  |                     |                        |
|--|---------------------|------------------------|
| <b>Site Area (J)</b>                         | 3010 sq.m.          | 32,399.4 sq.ft.        |
| <b>Permitted FSR</b>                         | 2.35                |                        |
| <b>Total Allowable Area</b>                  | 7073.5 sq.m.        | 76,138.5 sq.ft.        |
| <b>Phase 2 - portion within Lot J (A0.3)</b> | 652.2 sq.m.         | 7,020.2 sq.ft.         |
| <b>Phase 3 - Net Allowable Area</b>          | 6421.3 sq.m.        | 69,118.3 sq.ft.        |
| <b>Phase 3 Proposed Floor area</b>           |                     |                        |
| 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.             |
| <b>Sub Total</b>                             | <b>5749.1 sq.m.</b> | <b>61,882.8 sq.ft.</b> |
| <b>Phase 2 - portion within Lot J</b>        | <b>652.2 sq.m.</b>  | <b>7,020.2 sq.ft.</b>  |
| <b>Total Floor Area (Phase 2 + 3)</b>        | <b>6401.3 sq.m.</b> | <b>68,903.0 sq.ft.</b> |
| <b>Total Allowable</b>                       | <b>7073.5 sq.m.</b> | <b>76,138.5 sq.ft.</b> |
| <b>Total Net (FSR)</b>                       | <b>2.13</b>         |                        |



## 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  |
| <b>Total</b> | <b>94</b> |    |

## 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               |
| <b>Total Residential</b>              | <b>94</b>         |                       | <b>105</b>      |
| <b>Visitor Parking*</b>               |                   | 1/10 units            | 10              |
|                                       |                   | <b>Total Required</b> | <b>115</b>      |
|                                       |                   | <b>Total Proposed</b> | <b>116</b>      |
| <b>Accessible spaces</b>              |                   | 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        |
|                                    | <b>94</b> |       | <b>104</b>      | <b>104</b> |
| 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                 |
| A0.2  | Site Plan - Existing                 |
| A0.3  | Site Plan - Phase 2 Areas            |
| A0.4  | Site Plan - Site Content Elevations  |
| A0.5  | Level 3 - Average Grade              |
| A1.1  | Parking Level (P1)                   |
| 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. 11-16-18 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 ISSUE

PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

Cover Sheet, Project Data

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

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

For a complete list of the work the contractor shall verify all dimensions, adjacent to the building details, and other data and the lot corner monuments and any other data in the drawing of the architect for reference.

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

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%  |
| Site coverage %                              | 47%  |
| Open site space %                            | 35.65m   |
| Height of the building (m)                   | 7 stories  |
| Number of storeys                            | 116 units  |
| Parking stalls (number) on site              | 154 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 6th revision

1. 11/16/17 - issued to Development Review Committee  
2. 01/09/18 - issued to Development Review Committee  
3. 02/09/18 - issued to Development Review Committee  
4. 11/16/17 - issued to Development Review Committee  
5. 11/16/17 - issued to Development Review Committee

Date Issue

PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

Site Plan - proposed

SLA Inc.

Copyright reserved: This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

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

Plan is complementary of the work the contractor shall verify all dimensions, locations and depths of existing and proposed structures, including any discrepancies between any and all previous and the latest current documents, and taking these into the attention of the architect for confirmation.

DRAWN

SL/DJS

SCALE

1:200

DATE

15 Nov/17

REVIEWED

SL

PROJECT NO

1730

A0.1

15/11/21 AMT04-01





no data routine

|   |           |  |
|---|-----------|--|
| 1 | 17 Apr 18 | Notulæ der Entomographen Partei für subterranean |
| 2 | 20 May 18 | Notulæ der Entomographen Partei für subterranean |
| 3 | 23 Aug 18 | Notulæ der Entomographen Partei für subterranean |
| 4 | 2 Jul 18  | Notulæ der Entomographen Partei für subterranean |
| 5 | 6 May 18  | Notulæ der Entomographen Partei                  |

PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

Site Plan - existing

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

This drawing is not to be used for construction until issued.

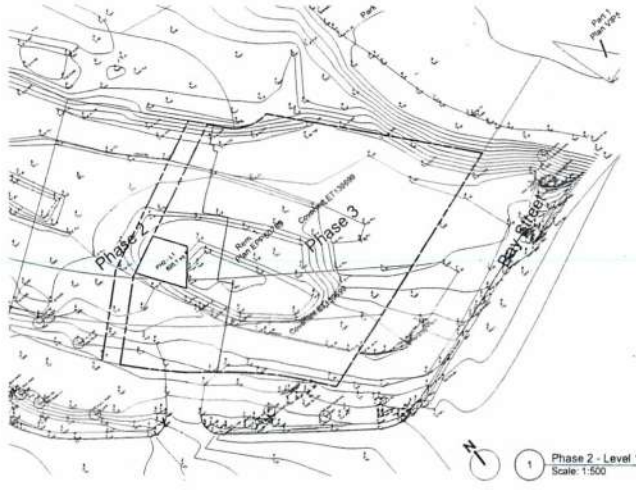
Price for retransmission of the work for contractor shall vary all dimensions, details and levels to identify any errors and omissions, ascertain any discrepancies between this drawing and the full contract documents, and bring these items to the attention of the Architect for clarification.

|       |          |
|-------|----------|
| DRAWN | DA       |
| SL/D5 | 15 Nov/1 |
| SCALE | REVIEW   |
| 1:200 | S        |

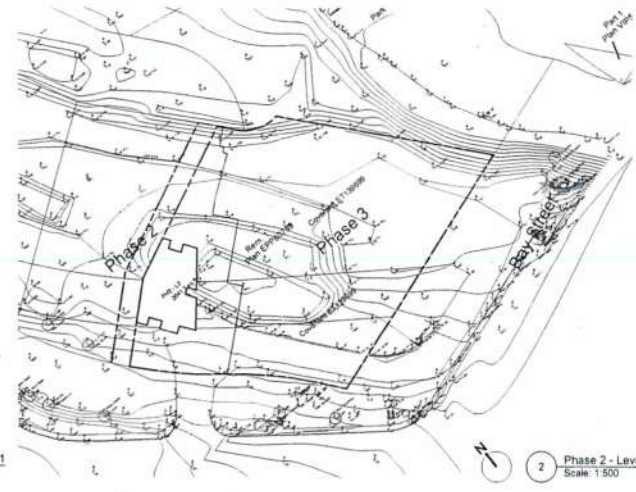
1730 PROJECT NO

A0.2

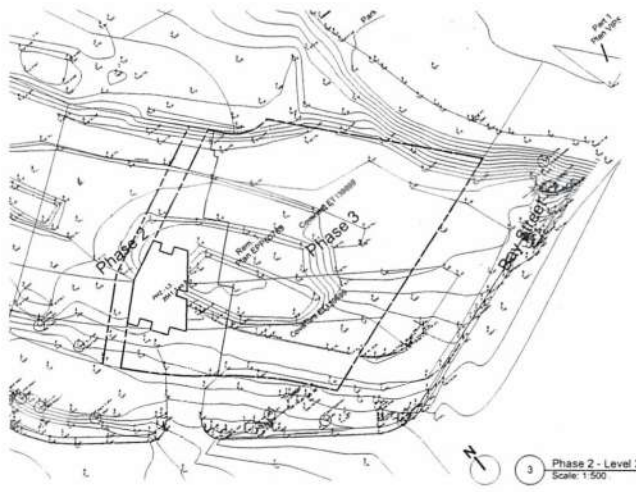
11-01-22 00:05:41



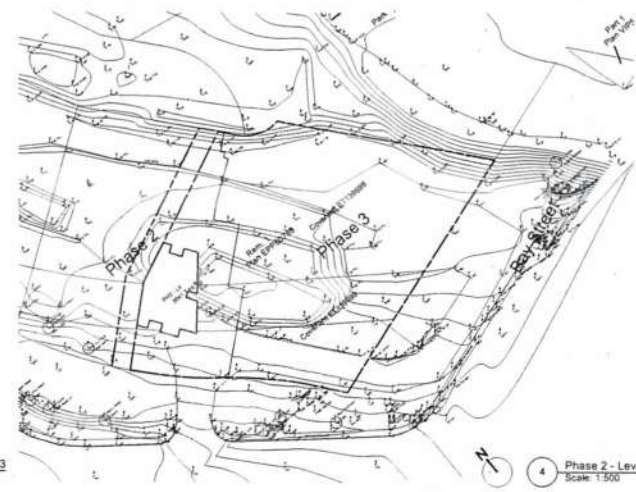
1 Phase 2 - Level 1  
Scale: 1:500



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**

landscape architecture

215 - 5 West 5th Avenue, Vancouver, BC V5Y 0A4  
T 604.681.6555 info@slavancouver.com www.slavancouver.com

SEAL

NO DATE REVISION

- 1. 15 Nov 17. Design for Transportation Board's approval
- 2. 15 Nov 17. Design for Transportation Board's approval
- 3. 15 Nov 17. Design for Transportation Board's approval
- 4. 15 Nov 17. Design for Transportation Board's approval
- 5. 15 Nov 17. Design for Transportation Board's approval

DATE REVISION

PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

Site Plan - Phase 2 Areas

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

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

Plans to transportation of the work the contractor shall verify all dimensions, plans and details to ensure they are correct and consistent. No other dimensions, plans and details shall be used for construction. Any discrepancy between this drawing and the approved documents, and any other documents in the possession of the architect for construction.

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

A0.3

11-01-23 00:00:00



| no | date       | revision |
|----|------------|----------|
| 1  | 2010-01-01 | 1.0      |

|   |           |  |
|---|-----------|--|
| 2 | 11 Apr 10 | Request for Development Permit No. withdrawn |
| 3 | 20 Sep 10 | Request for Development Permit No. withdrawn |
| 5 | 22 Aug 10 | Request for Development Permit No. withdrawn |
| 6 | 2 Jul 11  | Request for Development Permit No. withdrawn |
| 8 | 4 May 10  | Request for Development Permit               |

|    |             |              |
|----|-------------|--------------|
| a. | a wrap - 10 | discount for |
|    | date        | 10.5/10      |

Horizon Phase 3  
Victoria, BC

DRAWING

### Site Context Elevations

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of S.A. Inc. and cannot be used for any purposes without the written consent of the Architect.

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)

SLA INC.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

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

Prior to commencement of the work the contractor shall verify all dimensions, distances and levels to identify any errors and omissions. The contractor shall be responsible for obtaining the necessary permits and approvals for the work.

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

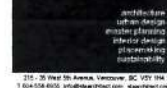
1730 PROJECT NO

A0.5

11.41.36 AM/18.4.11

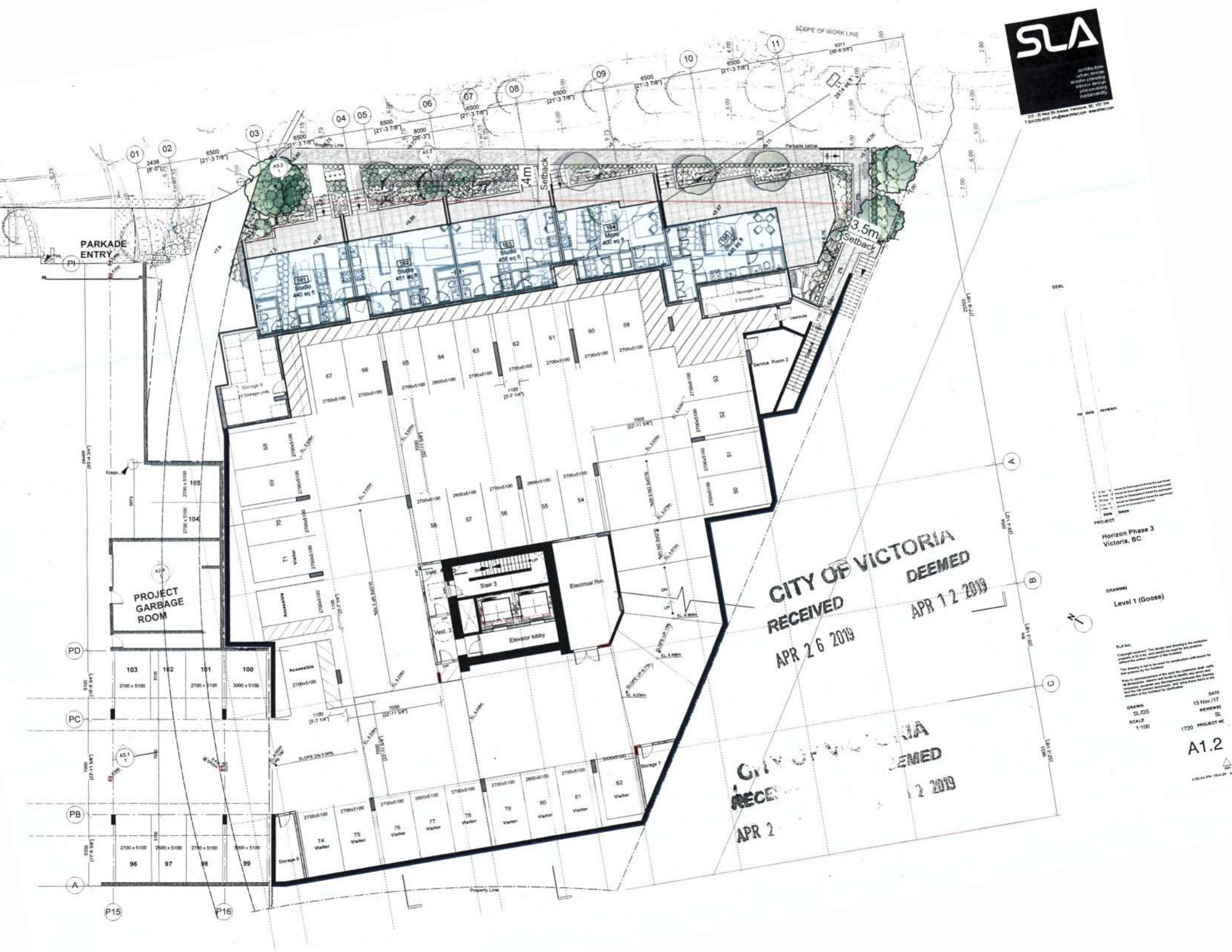
1 [Drawing Title]  
Scale: 1:150





## AI.1

3.4149 192 19.4.26



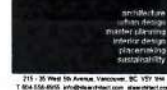
RECEIVED  
APR 2 2019

A1.2









SEAL

| Year | Rate | Population |
|------|------|------------|
| 1990 | 1.0  | 1.0        |
| 1991 | 1.1  | 1.1        |
| 1992 | 1.2  | 1.2        |
| 1993 | 1.3  | 1.3        |
| 1994 | 1.4  | 1.4        |
| 1995 | 1.5  | 1.5        |
| 1996 | 1.6  | 1.6        |
| 1997 | 1.7  | 1.7        |
| 1998 | 1.8  | 1.8        |
| 1999 | 1.9  | 1.9        |
| 2000 | 2.0  | 2.0        |
| 2001 | 2.1  | 2.1        |
| 2002 | 2.2  | 2.2        |
| 2003 | 2.3  | 2.3        |
| 2004 | 2.4  | 2.4        |
| 2005 | 2.5  | 2.5        |
| 2006 | 2.6  | 2.6        |
| 2007 | 2.7  | 2.7        |
| 2008 | 2.8  | 2.8        |
| 2009 | 2.9  | 2.9        |
| 2010 | 3.0  | 3.0        |
| 2011 | 3.1  | 3.1        |
| 2012 | 3.2  | 3.2        |
| 2013 | 3.3  | 3.3        |
| 2014 | 3.4  | 3.4        |
| 2015 | 3.5  | 3.5        |
| 2016 | 3.6  | 3.6        |
| 2017 | 3.7  | 3.7        |
| 2018 | 3.8  | 3.8        |
| 2019 | 3.9  | 3.9        |
| 2020 | 4.0  | 4.0        |

|   | 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    |
| 1990-05-01 | 29    |
| 1990-05-01 | 30    |
| 1990-05-01 | 31    |
| 1990-05-01 | 32    |
| 1990-05-01 | 33    |
| 1990-05-01 | 34    |
| 1990-05-01 | 35    |
| 1990-05-01 | 36    |
| 1990-05-01 | 37    |
| 1990-05-01 | 38    |
| 1990-05-01 | 39    |
| 1990-05-01 | 40    |
| 1990-05-01 | 41    |
| 1990-05-01 | 42    |
| 1990-05-01 | 43    |
| 1990-05-01 | 44    |
| 1990-05-01 | 45    |
| 1990-05-01 | 46    |
| 1990-05-01 | 47    |
| 1990-05-01 | 48    |
| 1990-05-01 | 49    |
| 1990-05-01 | 50    |
| 1990-05-01 | 51    |
| 1990-05-01 | 52    |
| 1990-05-01 | 53    |
| 1990-05-01 | 54    |
| 1990-05-01 | 55    |
| 1990-05-01 | 56    |
| 1990-05-01 | 57    |
| 1990-05-01 | 58    |
| 1990-05-01 | 59    |
| 1990-05-01 | 60    |
| 1990-05-01 | 61    |
| 1990-05-01 | 62    |
| 1990-05-01 | 63    |
| 1990-05-01 | 64    |
| 1990-05-01 | 65    |
| 1990-05-01 | 66    |
| 1990-05-01 | 67    |
| 1990-05-01 | 68    |
| 1990-05-01 | 69    |
| 1990-05-01 | 70    |
| 1990-05-01 | 71    |
| 1990-05-01 | 72    |
| 1990-05-01 | 73    |
| 1990-05-01 | 74    |
| 1990-05-01 | 75    |
| 1990-05-01 | 76    |
| 1990-05-01 | 77    |
| 1990-05-01 | 78    |
| 1990-05-01 | 79    |
| 1990-05-01 | 80    |
| 1990-05-01 | 81    |
| 1990-05-01 | 82    |
| 1990-05-01 | 83    |
| 1990-05-01 | 84    |
| 1990-05-01 | 85    |
| 1990-05-01 | 86    |
| 1990-05-01 | 87    |
| 1990-05-01 | 88    |
| 1990-05-01 | 89    |
| 1990-05-01 | 90    |
| 1990-05-01 | 91    |
| 1990-05-01 | 92    |
| 1990-05-01 | 93    |
| 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

Copyright reserved. This design and drawing is the exclusive property of SIA Inc. and cannot be used for any purpose without the written consent of the Architect.

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.

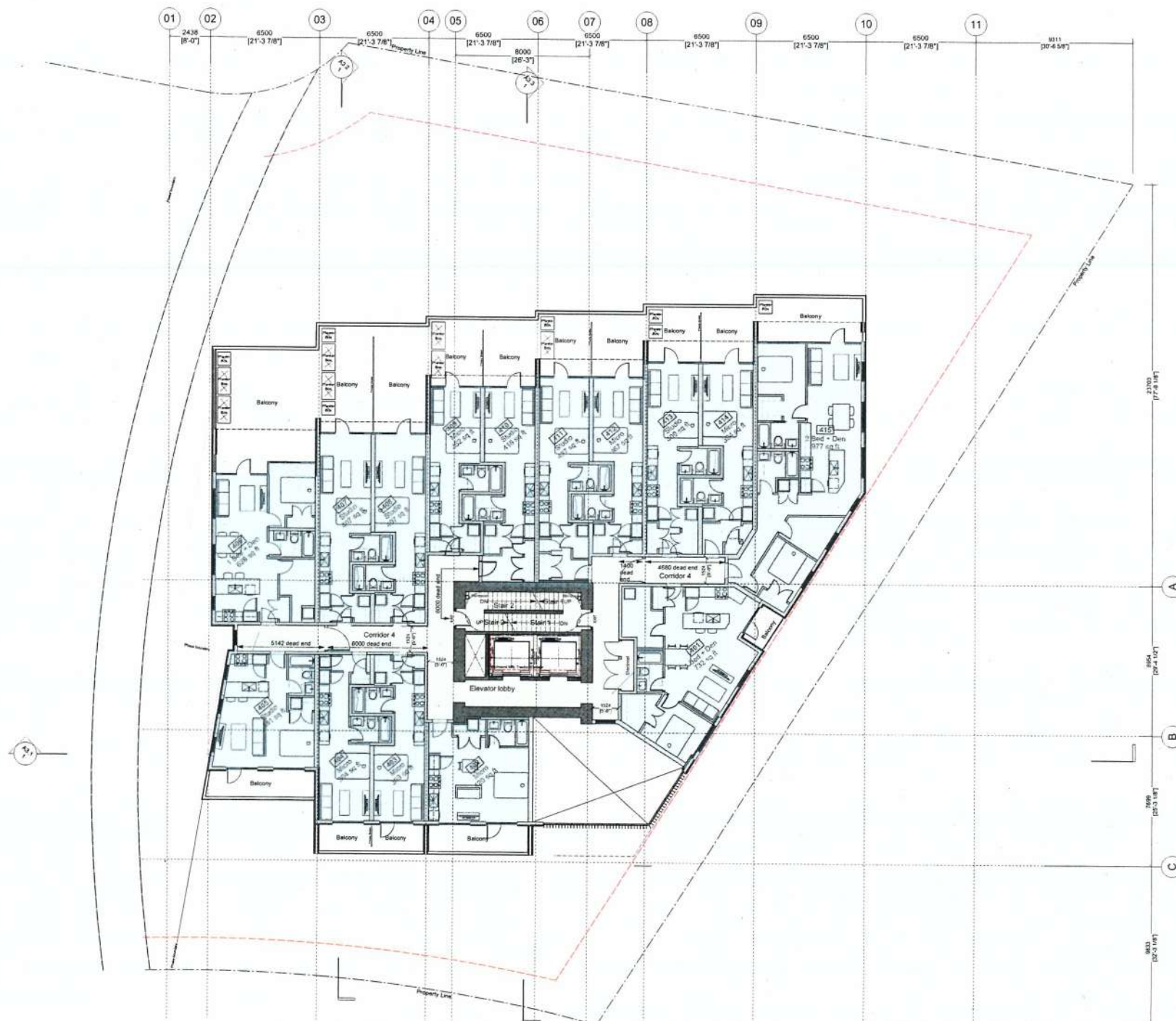
|       |           |
|-------|-----------|
| DRAWN | DATE      |
| SL/DS | 15 Nov/11 |
| SCALE | REVIEWED  |
| 1:100 | 5         |

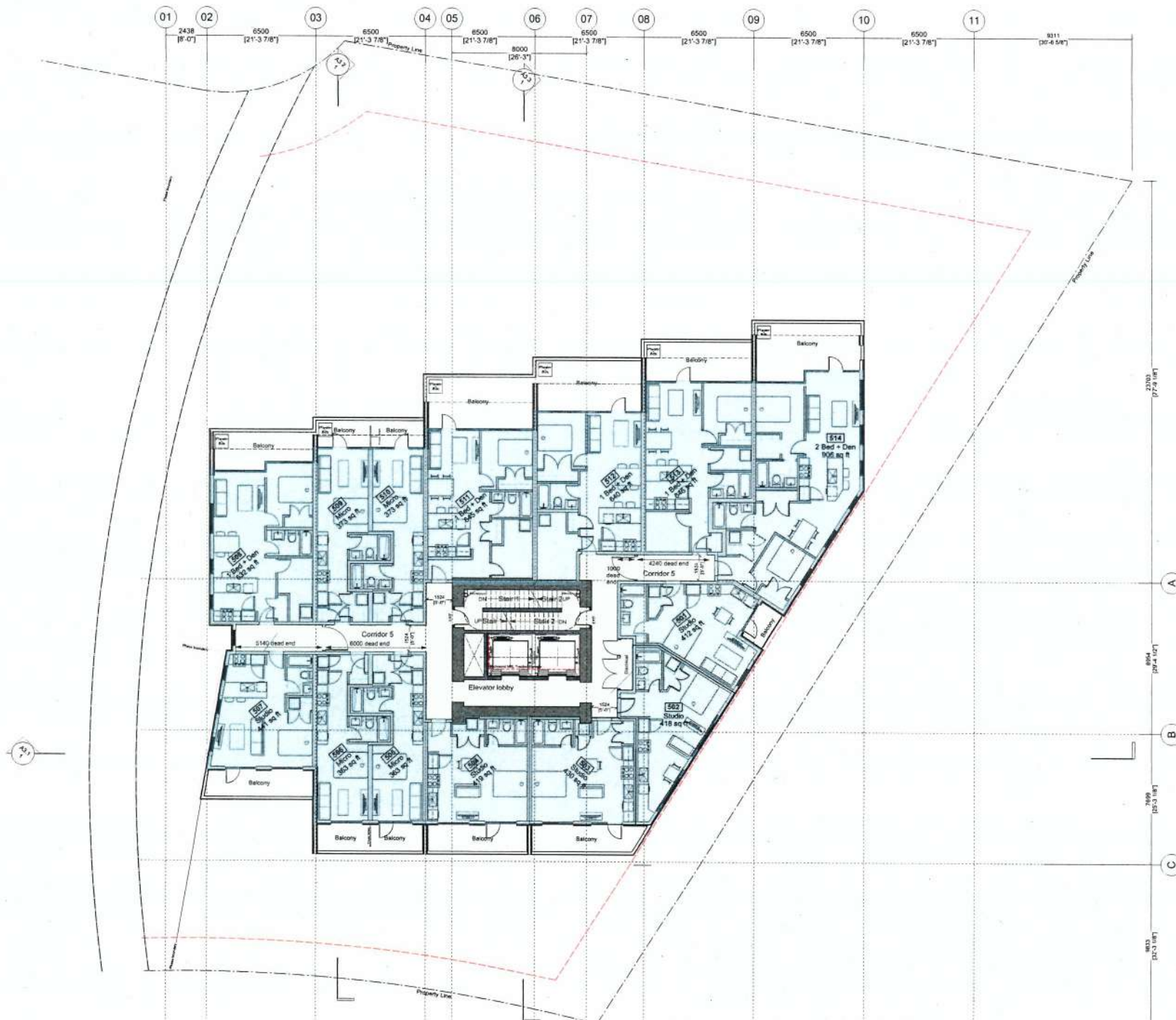
1730 PROJECT M

A1.4

11-01-50 ABSTLA.11







SEAL

NO DATE REVISION

- A 10 Nov 18 Based on Development Permit No. 2018-0001
- B 01 Dec 18 Based on Development Permit No. 2018-0001
- C 01 Dec 18 Based on Development Permit No. 2018-0001
- D 01 Dec 18 Based on Development Permit No. 2018-0001
- E 01 Dec 18 Based on Development Permit No. 2018-0001

DATE

PROJECT  
 Horizon Phase 3  
 Victoria, BC

DRAWING

Level 5

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to acceptance of the work the contractor shall verify all dimensions, systems and loads to identify any errors and omissions. Discrepancies and discrepancies between the drawing and the actual construction shall be brought to the attention of the Architect for clarification.

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

1721 PROJECT NO

A1.6

11/12/18 AM 10:41:11





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

**SLA INC.**  
 Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose other than the specific project of the building.  
 This drawing is not to be used for construction until issued for that purpose by the Architect.

**DRAWN** SLOS **DATE** Feb 06, 2018  
**SCALE** 1:100 **REVIEWED** SL  
**PROJECT NO** 1721

**A1.7**



no date revision

| PROJECT       | DATE                                       | ISSUE |
|---------------|--|-------|
| 1. 11 Apr 78  | Issued for Development Phase 1a submission |       |
| 2. 22 Sept 78 | Issued for Development Phase 1b submission |       |
| 3. 28 Aug 78  | Issued for Development Phase 1c submission |       |
| 4. 1 Feb 79   | Issued for Development Phase 1d submission |       |
| 5. 1 Nov 78   | Issued for Development Phase 1e submission |       |

PROJECT  
Horizon Phase 3  
Victoria, BC

**DRAWING**

**Level 7**

## SLA 900

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the Architect.

This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the work the contractor shall, upon all dimensions, deliveries and levels to identify any errors and omissions, excepting any discrepancies between this drawing and the full contract documents, and, being those items to the attention of the Architect for clarification.

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

A1.8



1992-08-28 19:41





SEAL

NO DATE REVISION

- 1. 11 Nov. 18. Issue for Development Permit Application
- 2. 14 Nov. 18. Issue for Development Permit Application
- 3. 14 Nov. 18. Issue for Development Permit Application
- 4. 14 Nov. 18. Issue for Development Permit Application
- 5. 14 Nov. 18. Issue for Development Permit Application

DATE: 14 Nov. 18

PROJECT

Horizon Phase 3  
 Victoria, BC

DRAWING

Level 8

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.  
 This drawing is not to be used for construction until issued for that purpose by the architect.  
 Prior to commencement of the work, the contractor shall verify all dimensions, elevations and levels to identify any errors and omissions. Approval for construction requires the drawing and the contractor's signature, and being bound to the attention of the architect for completion.

DRAWN: SLA  
 SLOWS: Feb 06, 2018  
 SCALE: 1:100  
 DATE: Feb 06, 2018  
 REVIEWED: SLA

1721 PROJECT NO

A1.9

11:03 AM 18-11



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. 10 Dec. 14. Issue for Construction Permit Application

DATE NAME

PROJECT

Horizon Phase 3  
 Victoria, BC

DRAWING

Level 9

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used by any person without the written consent of the architect.

This drawing is not to be used for construction and shall be used for the purpose of the architect.

Prior to commencement of the work the contractor shall verify all dimensions, locations and levels to be shown on this drawing and the V.A. approved documents, and shall ensure that they are in accordance with the V.A. approved documents.

DRAWN DATE

SLDS Feb 06, 2018

SCALE REVIEWED

1:100 SL

1721 PROJECT NO

A1.10

11/13/2018 10:41 AM



SEAL

NO DATE 19/7/2018

1. 1/4" = 1' - Scale for Mechanical Plan for the penthouse
2. 1/8" = 1' - Scale for Mechanical Plan for the penthouse
3. 1/16" = 1' - Scale for Mechanical Plan for the penthouse
4. 1/32" = 1' - Scale for Mechanical Plan for the penthouse
5. 1/64" = 1' - Scale for Mechanical Plan for the penthouse

DATE 19/7/2018

PROJECT

Horizon Phase 3  
 Victoria, BC

DRAWING

Roof

SLA Inc.

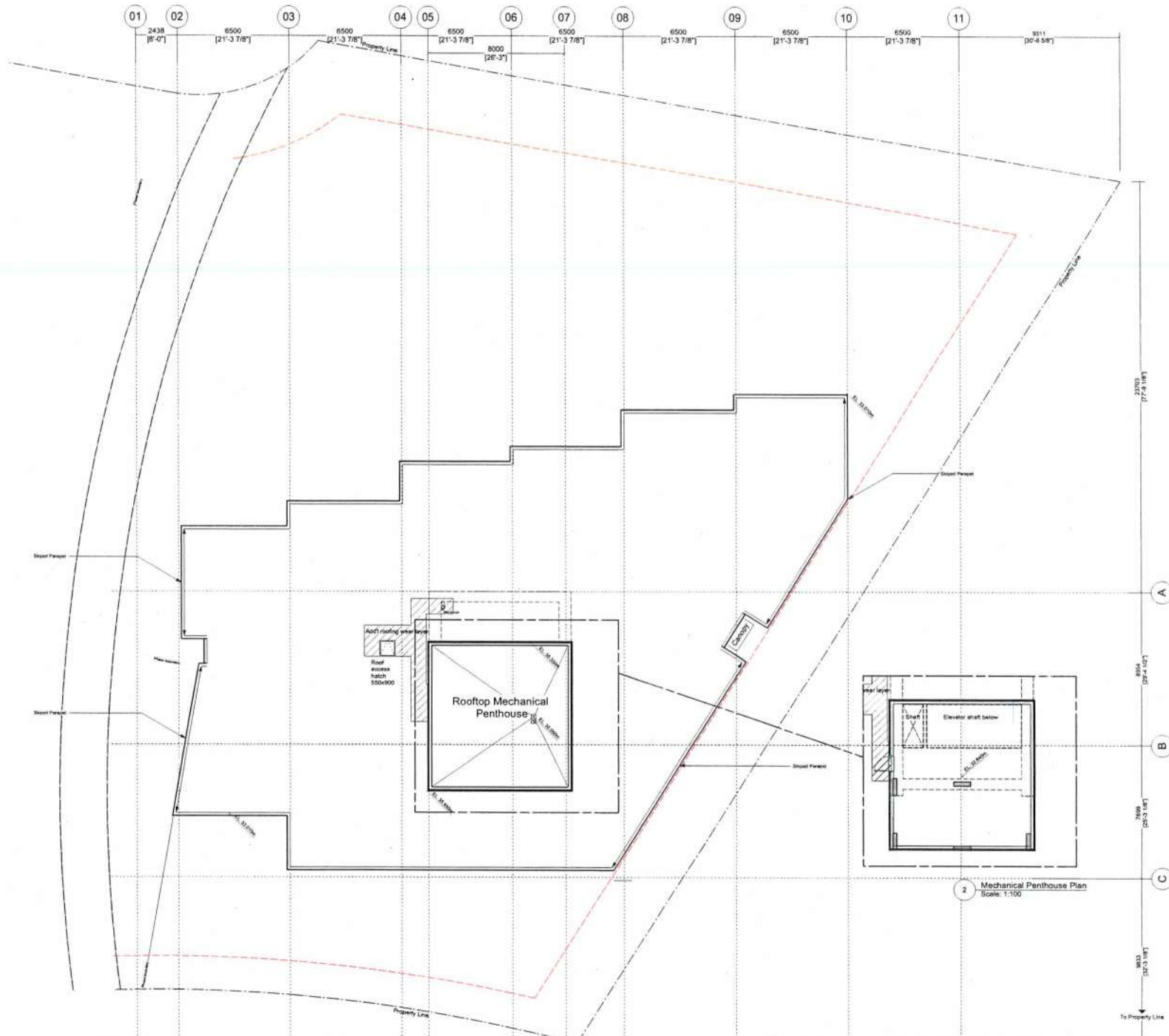
Copyright Reserved: This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.  
 The drawing is not to be used for construction until issued for that purpose by the architect.

Prior to commencement of the work the contractor shall verify all dimensions, materials and methods to ensure they comply with the applicable code and any discrepancies between this drawing and the full contract documents, and bring those items to the attention of the architect for clarification.

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

A1.11

11:13:07 AM 19-07-18





**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 East Elevation  
 Scale: 1/100

SEAL

NO DATA 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

REVISION

PROJECT

Horizon Phase 3  
 Victoria, BC

DRAWING

East Elevation

SLA Inc.

Copyright reserved: This design and drawing is the exclusive property of SLA Inc. and is intended to be used for any purpose without the written consent of the architect.

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

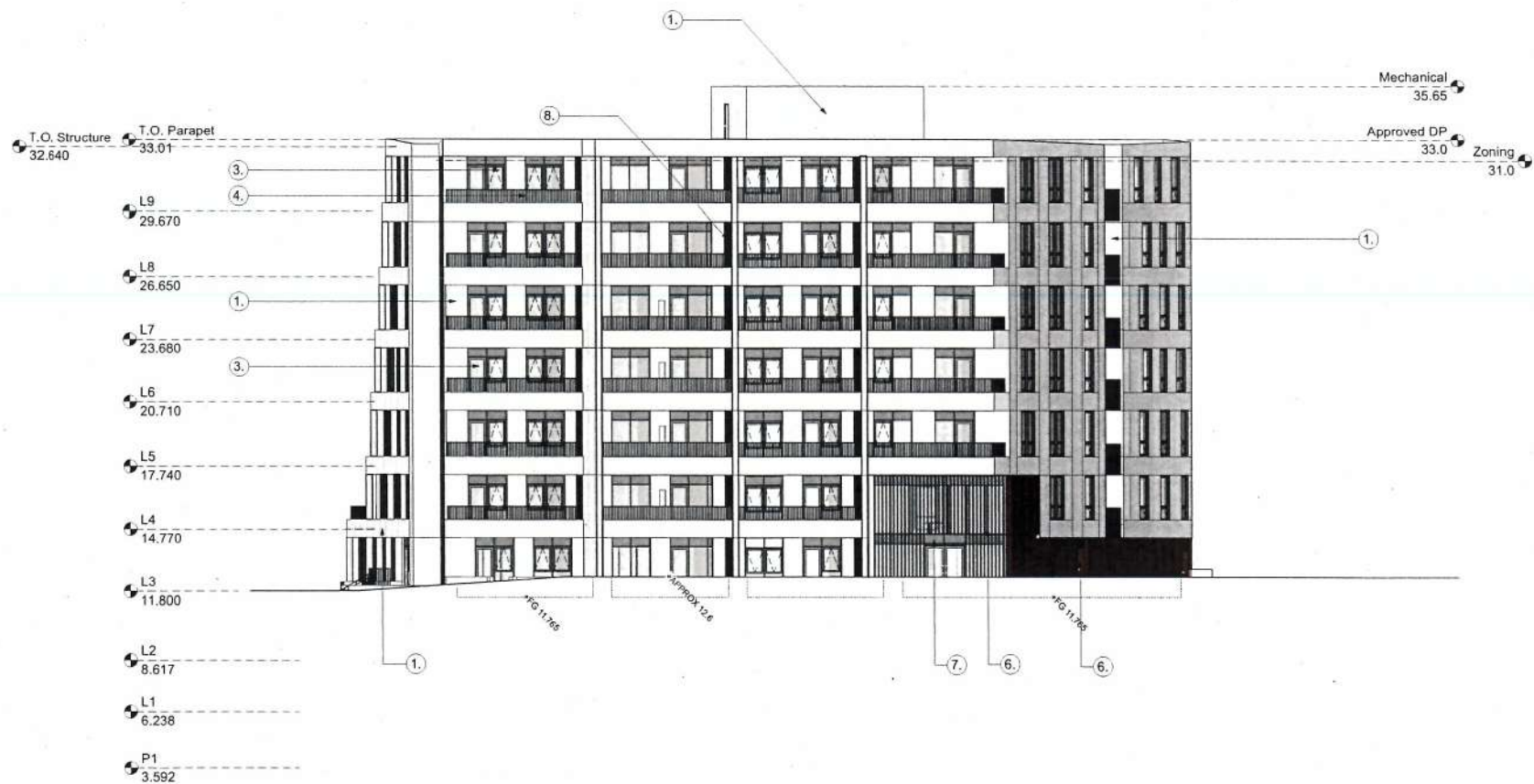
This is a representation of the work the contractor shall supply all dimensions, details and finish to comply with scope and conditions, including any discrepancies between this drawing and the full contract documents, and shall be responsible for the attention of the architect for clarification.

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

A2.1

11/10/2016 10:44:11 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

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. 20 Nov. 13. Issue for Development Permit Application  
4. 12 Jan. 14. Issue for Development Permit Application  
5. 12 Jan. 14. Issue for Development Permit Application

DATE SCALE  
PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

South Elevation

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

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

11/13/12 10:00 10:00 11/13/12



#### 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 Development Permit application
2. 04/02/17 Issue for Development Permit application
3. 07/04/17 Issue for Development Permit application
4. 11/01/17 Issue for Development Permit application
5. 11/01/17 Issue for Development Permit application

DATE NAME

PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

North Elevation

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of SLA Inc.

This drawing is not to be used for construction until issued for permit by the Authority.  
Prior to construction of the work the contractor shall verify all dimensions, plans and details to clearly and accurately ascertain any discrepancies between this drawing and the lot control documents, and bring these items to the attention of the Authority for clarification.

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

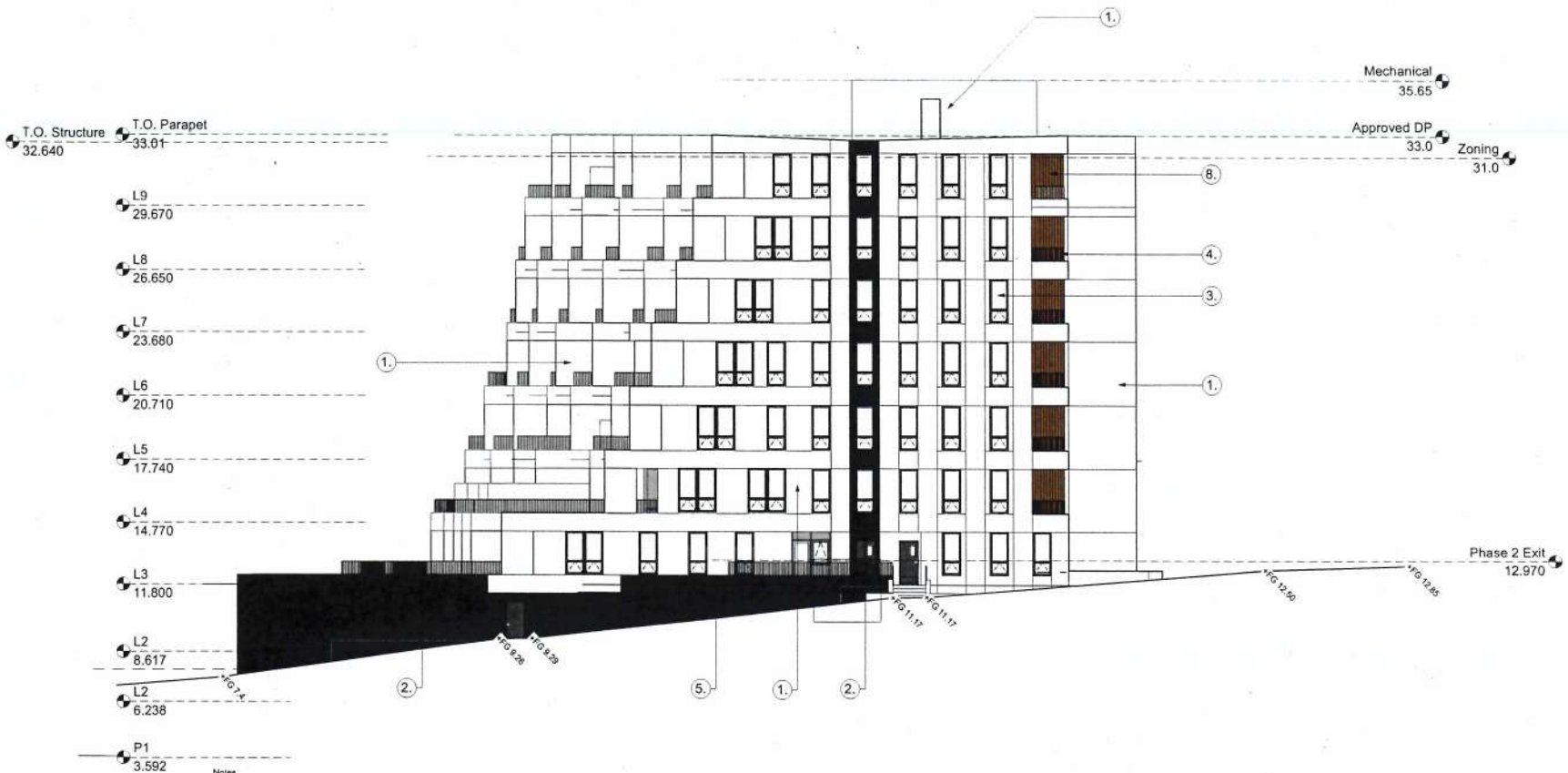
1 North Elevation  
Scale: 1:100

A2.3



11-12-16 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 West Elevation  
Scale: 1:100

SEAL

NO DATE REVISION

1. To be used for Development Permit Application  
2. To be used for Development Permit Application  
3. To be used for Development Permit Application  
4. To be used for Development Permit Application  
5. To be used for Development Permit Application

**PROJECT**  
Horizon Phase 3  
Victoria, BC

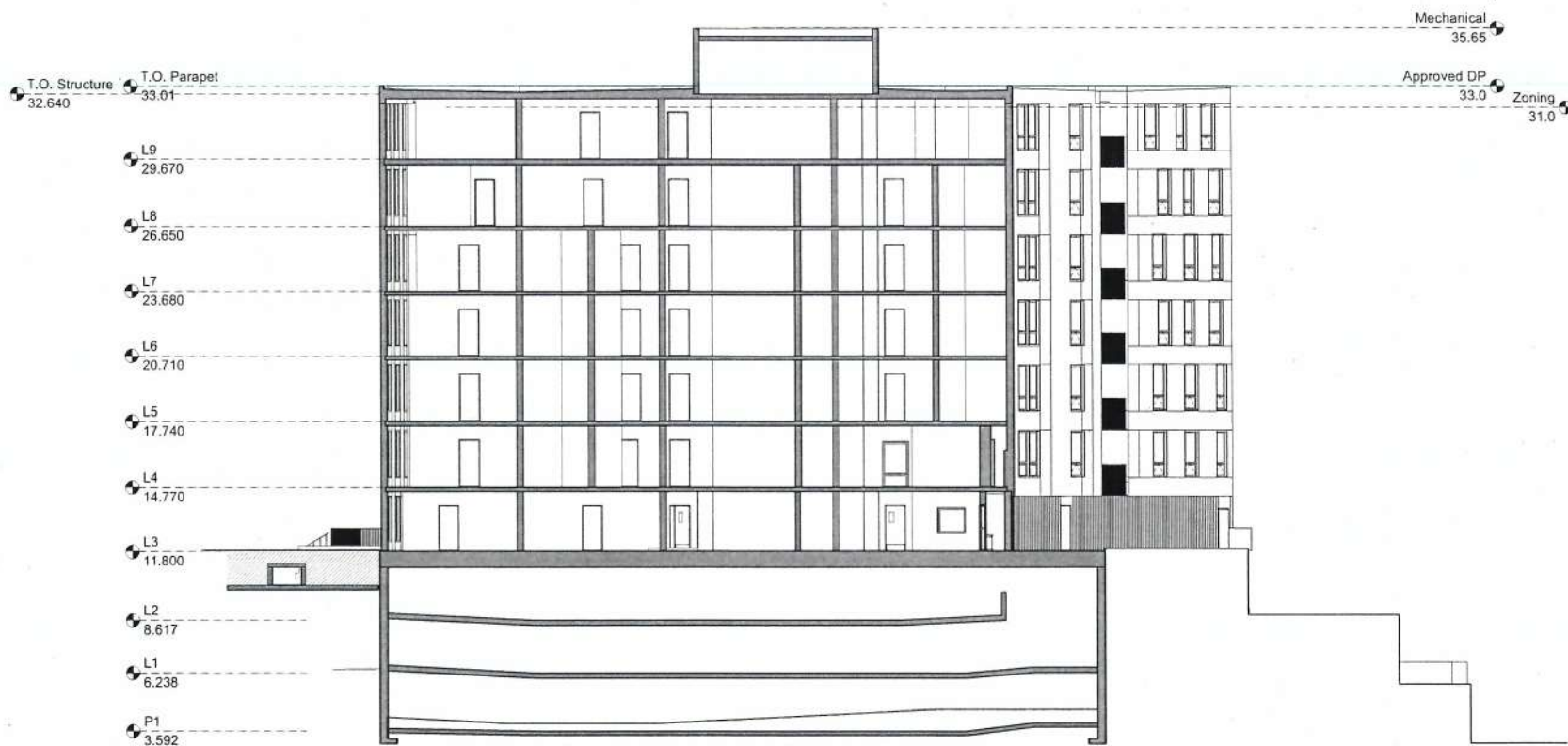
**DRAWING**  
West Elevation

**SLA Inc.**  
Copyright reserved. This drawing and its contents are the property of SLA Inc. and shall remain the property of SLA Inc. without the written consent of the licensor.

This drawing is to be used for construction and shall not be used for any other purpose without the written consent of the licensor.

**DRAWN** SL/OS **DATE** Feb 06 2018  
**SCALE** 1:50 **REVIEWED** SL  
**PROJECT NO** 1721

**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. 14.08.18 Issue for Development Permit Application  
5. 14.08.18 Issue for Development Permit Application

DATE ISSUE

PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

Section 1

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and should be used for the purposes without the written consent of the architect.

This drawing is not to be used for construction and should be used for the purposes of the project.

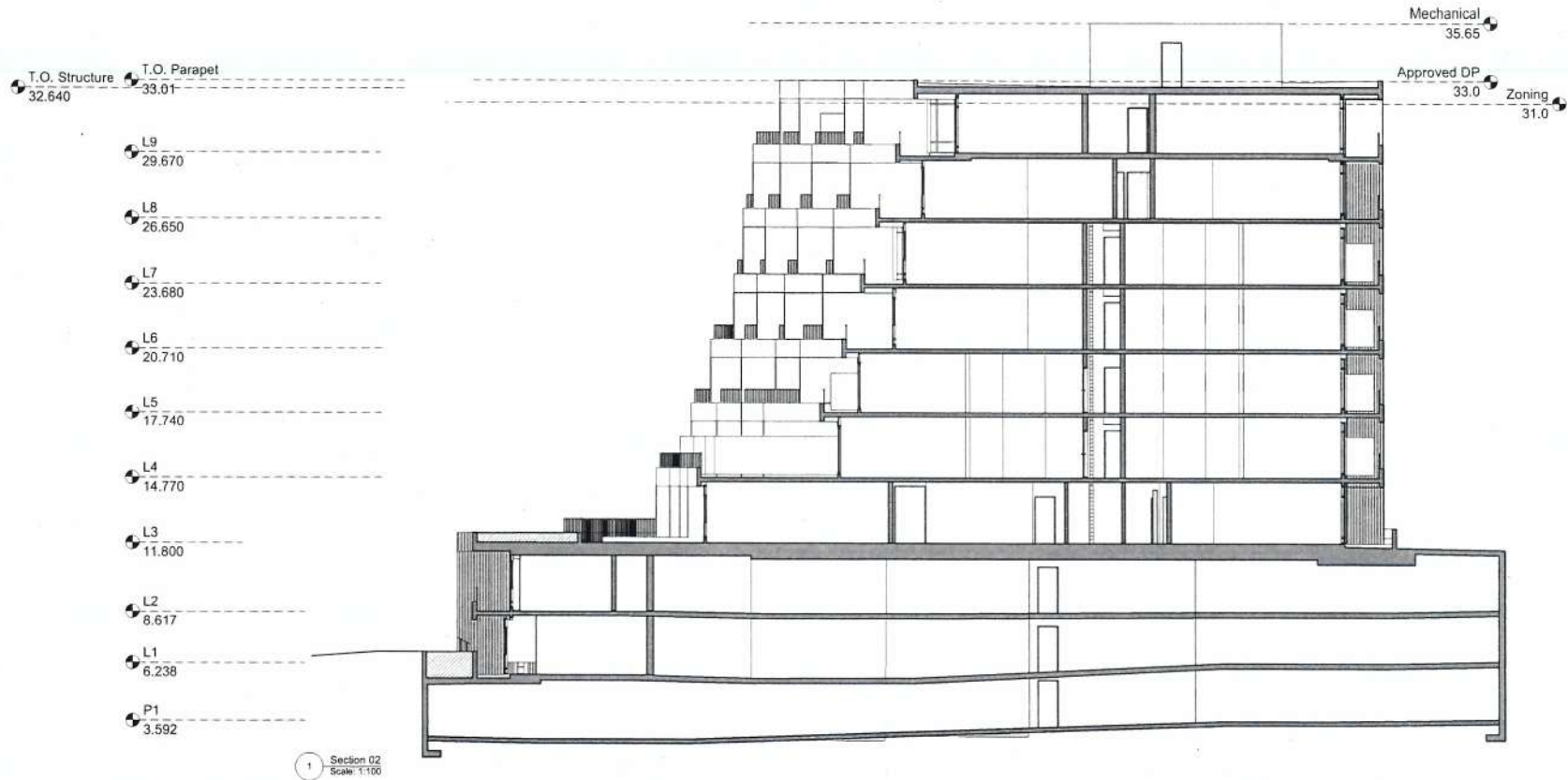
For the convenience of the user, the company and, with all dimensions, plans and drawings to comply with all applicable codes, regulations, and standards between this drawing and the final contract documents, and, any other items to the attention of the architect for clarification.

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

A3.1

11.10.2018 10:11:17





SEAL

NO DATE REVISION

1. 12.18.18 Approved Development Permit By Submission  
2. 05.06.18 Approved Development Permit By Submission  
3. 05.06.18 Approved Development Permit By Submission  
4. 12.18.18 Approved Development Permit By Submission  
5. 12.18.18 Approved Development Permit By Submission

DATE 18/08/18

PROJECT

Horizon Phase 3  
Victoria, BC

DRAWING

Section 2

SLA Inc.

Copyright Reserved. The design and drawing is the sole property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

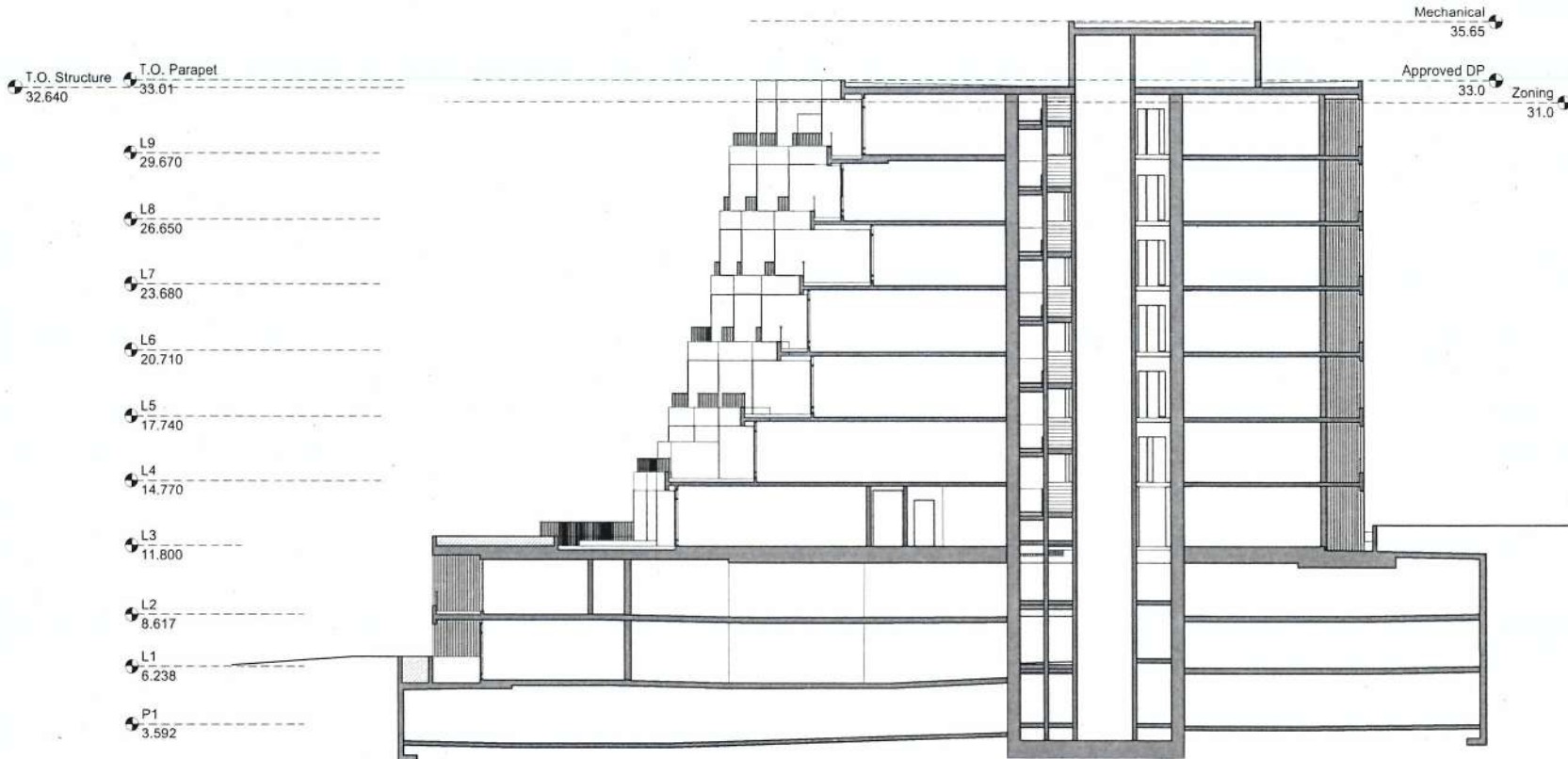
The drawing is not to be used for construction and shall not be used for any other purpose.

Not to be used for construction of the work. The drawing shall not be used for any other purpose without the written consent of the architect. The drawing is not to be used for construction and shall not be used for any other purpose.

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

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

SLA INC.

Copyright reserved. This design and drawing is the exclusive property of SLA INC. and shall not be used for any purpose without the written consent of the Architect.

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

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 shall be responsible to the architect of the Architect for verification.

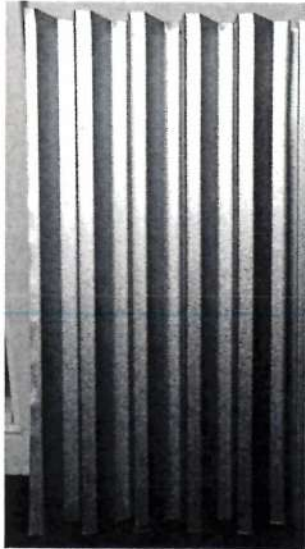
DRAWN: SL/DJS DATE: Feb 06, 2018  
SCALE: 1:50 REVIEWED: SL

1721 PROJECT NO

A3.3

11/10/18 AMT 10/4/19

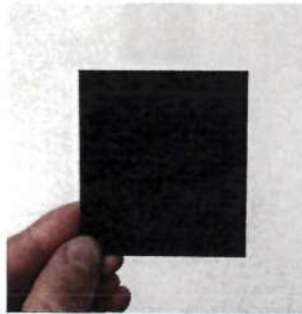




1 & 2



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**

SLA Inc.  
 Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the Architect.  
 This drawing is not to be used for construction and issued for use without the Architect's approval.  
 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 DATE: Feb 06, 2018  
 SCALE: 1:50 REVIEWED: SL  
 1721 PROJECT NO

**A4.1**

124 43 PM 18-04-21



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. 11 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. 10 Dec. 14 Issue for Development Permit Review  
6. 10 Dec. 14 Issue for Development Permit Review

DATE

REVISION

PROJECT

Horizon Phase 3

Victoria, BC

DRAWING

Public Interface Views

SLA INC.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

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

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

SCALE

1:50

DATE

Feb 05, 2018

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

DATE

REVISION

PROJECT

Horizon Phase 3

Victoria, BC

DRAWING

Bridge's Pathway

SLA Inc.

Copyright reserved. This design and drawing is the exclusive property of SLA Inc. and cannot be used for any purpose without the written consent of the architect.

This drawing is not to be used for construction until issued for use pursuant to the building code.

Not to scale. Dimensions are approximate. All dimensions are subject to change without notice. The architect is not responsible for any errors or omissions in this drawing and the user assumes all responsibility for any errors or omissions.

DRAWN SLDS DATE Feb 06, 2018

SCALE 1:50 REVIEWED SL

1721 PROJECT NO

A4.4

11-23-2018 AM 15:41:11





## 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 Amalea'            | Dora Amalea Rhododendron  | #3 pot              |
|                               | Sarcococca nuchifolia                 | Sweet Box                 | #5 pot              |
|                               | Saxifraga oppositifolia               | Yarrow leaves             | #1 pot              |
|                               | Taxus media 'Holly'                   | Holly's View              | 1m Ht.              |
|                               | 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              |
|                               | Maehata repens                        | Creeping Oregon Grape     | #1 pot              |
|                               | Pieris japonica 'Little Heath'        | Pieris 'Little Heath'     | #3 pot              |
|                               | Rhododendron 'Mary Fleming'           | Mary Fleming Rhododendron | #3 pot              |
|                               | Sarcococca hookeriana var. humilis    | Dwarf Sweet Box           | #5 pot              |
| Groundcovers                  | Botanical Name                        | Common Name               | Size                |
| 323                           | Fragaria chiloensis                   | Coastal Strawberry        | SP3                 |
|                               | Pachyandra terminalis                 | Japanese Scourge          | #1 pot              |
|                               | Rubus calypsoideus                    | Creeping Bramble          | SP3                 |
|                               | Saxifraga oppositifolia               | Yarrow leaves             | #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

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**  
**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**  
 Project No: 1810 May-25-18  
 83-864 Queens Ave. Victoria B.C. V8T 1M5  
 Phone: (250) 398-0105 Fax: (250) 412-0696

**Stephane Laroye Architect Inc.**

215 – 35 West 5<sup>th</sup> Avenue  
Vancouver, BC V5Y 1H4  
O: 604-558-6955

---

12 April 2019

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Attn: Mayor and Council

**Re: Application to Amend the Development Permit for 701 Tyee Road – Final building of the Railyards Development**

Dear Mayor and Council,

We provide the following executive summary:

1 – The approved Development Permit at 701 Tyee Road (April 2016) includes three phases with Phase 1 and Phase 2 constructed and occupied, and Phase 3, the final building of the Railyards Development, is addressed in the proposed amendment.

2 – The rationale to amend the Development Permit is to:

- provide a more expressive gateway to Victoria West and the Railyards community
- provide a signature building as proposed in the Design Guidelines
- provide a terraced building to increase the visible landscape treatment and larger patio amenities for the residents
- provide a tapered building which sits further west to maximize sun access to Bridges Park and Tot Lot
- provide a design that supports a safe public multi-use pathway from the Victoria West Entry Park to Bridge Park and Tot Lot to the Galloping Goose Trail by following CPTED principles
- provide the amount of parking required by the parking bylaw

3 – Details of the amended permit application:

- A design and quality worthy of the final building of the Railyards Development
- An increase of 28 residential units to a total of 94 that provide diverse and affordably-sized options with 60% studios, 32% 1 bedroom and 8% 2 or 3 bedroom all within the allowable FSR
- A housing agreement to ensure no restriction on rental
- A terraced design that significantly increases outdoor patio space that provides stunning views of the water and the city
- The addition of planting on the terraced patios and a green roof at street level visible from the Bay Bridge
- An increase of 25 parking stalls to a total of 116 parking stalls; fully meets the parking requirements
- An increase in bike parking that fully meets the Schedule C off-street parking bylaw

4 – We confirm that the amenity obligations under the Master Development Agreement (MDA) are duly met. We received recommendations from the Advisory Design Panel and will work closely with Staff to review and revise the MDA.



5 – We confirm compliance with:

- Zoning, including use, floor space ratio (FSR), bike and vehicular parking including the Schedule C off-street parking bylaw
- Official Community Plan
- Victoria West Official Community Plan
- Neighbourhood Transportation Plan
- Harbour Plan
- Railyards Design Guidelines

6 – The proposed amendment will include the following green building features:

- Efficient use of land, as recommended in the Design Guidelines
- Site planning to encourage the use of bikes or walking
- Protecting and maintaining the existing off-site trees along Tyee Road
- Landscaping with drought tolerant, non-invasive and native plant species
- Using light coloured roofing and pavers to reduce the heat island effect
- Sourcing resource efficient materials including metal cladding that will use 25-35% recycled content of which 20% is post-consumer recycled content
- Using interior finishes with low VOC
- Meet or exceed ASHREA 90.1 - 2010
- Use an Energy Model to inform the design to optimize and reduce energy use
- Use Heat Recovery Ventilators (HRV)
- Use high efficiency condensing boilers
- Conserve water by using low-flush toilets and low-flow plumbing fixtures
- Provide appliances that are Powersmart
- Use condensing dryers
- Use LED light fixtures

We are confident that the proposed amendment is a significant improvement on the approved Development Permit and will provide a stronger gateway to Victoria West and the Railyards community while also maximizing sun access for the Bridges Park and Tot Lot.

Please do not hesitate to call if you wish to review this letter in detail 604-558-6955

Respectfully,

**Stephane Laroye Architect Inc.**

Per:



Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA  
Principal

### 3. APPLICATIONS

*Justin Gammon recused himself from Development Permit with Variances Application No. 00080 at 12:15 pm.*

#### 3.1 Development Permit with Variances Application No. 00080 for 701 Tyee Road

The City is considering a Development Permit with Variances Application for a seven-storey multi-residential building as the final phase of the Railyards development.

Applicant meeting attendees:

KAI HOTSON

DAVID SCHELLINGERHOUDT

MEGAN WALKER

BEV WINDJACK

STEPHANE LAROYE ARCHITECT INC. /  
HOTSON ARCHITECTURE

STEPHANE LAROYE ARCHITECT INC

LADR LANDSCAPE ARCHITECTS

LADR LANDSCAPE ARCHITECTS

Mr. Handy provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the contrast between the design of the east and west facing building elevations
- the use of finishing materials and colours.

Mr. Hotson provided the Panel with a detailed presentation of the site and context of the proposal, and Megan Walker provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- is there an active use for the roof proposed, and if not, why?
  - no; stair access to the roof would add height, which is limited in this area
  - at this time, the applicants are not seeking this option; instead, there are generous balconies and gathering spaces in the park
- is the Right of Way from the bridge maintained by the applicant?
  - yes, there is a fully maintained allowance for a future bridge or bike lane expansion agreed in the Master Development Agreement (MDA)
- is there an underlying order to the random nature of the staggered steps in the north façade?
  - the intention is to mimic a hill town, with the winding street climbing the hill
  - viewed from straight ahead, the façade presents a grid which becomes dynamic as you add perspective
- the north façade appears strictly horizontal; what vertical elements are proposed?
  - the stepping of the balconies and the blue accent panels are vertical, which will help to break up the horizontality
- what is the reasoning behind the shift in language from the original design, which had solid massing with some recesses, to the current design, in which almost every balcony is recessed?
  - the intention is for the grid to be seen as a robust shell with recessed balconies, mimicking the cut at the south end of Phase 2
  - the recessed balconies also add privacy and acoustic separation



- the coloured punches add interest along the building and help to break up the grid
- was a different configuration of the unit above the main entrance considered to avoid privacy and noise issues?
  - the canopy below will provide additional separation
  - while unit plans are flexible at this time, more privacy would be helpful and this can be considered
- was reducing the size of the third floor patios considered to provide additional greenspace to other units?
  - this can be considered; continuing the planting would be a great asset
- what is the size of the bridge setback?
  - the Right of Way is 18.5m, and there is a 3.5m setback from there to the parking structure
- where is the parking access located?
  - there is shared access with Phase 2 from Central Spur Road
- how will the plantings on the balconies be irrigated, and how will runoff be managed?
  - there will be irrigation on the balconies, and bands will be installed to avoid water dripping from one balcony to another
- what is the slope on the pathway connection to the Galloping Goose trail?
  - some sections are around 10-11%
  - the walkway design is largely set by the existing MDA
- are there stairs in the pathway between Tyee Road and the Galloping Goose trail?
  - the section between Phase 2 and Phase 3 has a consistent 9-11% slope from Tyee Road, and there are stairs at this point
  - there is an alternate pathway around the Tot Lot with an approximate 5% slope from Central Spur Road to the Galloping Goose
- are new trees or restoration being considered for the corner of Bay Street and Tyee Road?
  - trees and shrubs are planned for the area from the intersection to the Vic West plaza
  - the design has already been approved as a part of the MDA
- what is the reasoning behind the significant difference in size between the second and third floor terraces?
  - some second floor units have parking behind them
  - to avoid going to grade, these units were pushed a little further out than those on the third floor
- how will the entrance plaza be used?
  - the Vic West plaza will be actively used as a pedestrian and bicycle entry to the site
  - Mr. Handy clarified that as a part of the MDA, a number of amenities were still required for the project including street frontage, bridge dedication, Bridges Park and the pathway connection. These features have already been approved and any changes would require Council approval
  - the applicant added that changes to the MDA would delay the project by about 6 months
- what is the width of the path connecting the Vic West plaza to the corner?
  - about 2m, surrounded with landscaping to soften the urban edge
- are there physical dividers between units on the terraces?
  - there are physical dividers in addition to the planters

- is a common amenity room included in the project?
  - no; this is not a requirement
  - many outdoor amenities are provided
- what is the main floor elevation relative to the bridge?
  - the main floor is lower than the bridge's elevation; there is a slight slope down to the front door from Tyee Road
- was a lobby or other easily accessible entry to the second level from the lower path considered? How would a resident retrieve their mail?
  - there is a route within the building, through the parkade
- were 2-level units considered to improve liveability and entrance access?
  - no, because 2-level units become quite large through the addition of stairs. Increasing unit size decreases their affordability, and affordable units are more desirable in Victoria's market
- is this site identified for a landmark building?
  - Mr. Handy noted that the Railyards Development Guidelines do not specifically identify this site as such, but that this is suggested within the larger context given the permitted densities

Panel members discussed:

- concern for the horizontal building form as the elevations wrap around to the waterfront
- the building's truncated appearance from the bridge
- opportunity to improve the unresolved corner transition at Bay Street and Tyee Road
- desire for the wall facing the bridge to be treated as a more solid element
- the previously approved design's more robust structure as better anchored to the space, and better fit within the context of the existing buildings
- desire to see the concept for hilltop terracing strengthened by reinforcing the building's vertical breaks and underlying geometry
- concern for the proposal's proximity and hard face to the bridge Right of Way
- the grid-like appearance of the proposal, with many cuts and recesses
- the corrugated metal having been previously proposed in a more interesting way, which gave the project a more vertical element
- the original design's more coherent façade; preference for the original materials and colours
- appreciation for use of colour to connect with the Railyards neighbourhood feel
- lack of visual relationship to the rest of the Railyards development, particularly as viewed from the bridge
- appreciation for the building's stepping back to reveal views into the neighbourhood from the Galloping Goose trail
- the need to reconsider the choice of materials and resolve the view of the project from the Bay Street bridge with consideration to its prominent location
- opportunity to redistribute surplus terrace space at the third floor
- desire for the building form to speak to the balconies
- the balconies being compressed to accommodate landscaping
- appreciation for the well-planned pedestrian and cyclist site circulation
- opportunity to articulate the sloping path to the trail to improve its fit within the natural curves of the landscape
- opportunity to move back the landscaping at the ground floor to create more balcony room above



- the need to review the Vic West plaza design to make it public space; this could be achieved by opening up the space and ensuring the bus connection
- the need for the Vic West plaza design to better relate to the project as a whole
- challenges in seeing the proposal as a landmark building
- potential conflict between policy and the MDA in the site's identification as a landmark building
- desire to increase allowable height to accommodate landmark building designation
- desire for an accurate rendering of the view from the bridge, without the man in the red hat, to illustrate the proposal's size
- appreciation for the effort invested so far, but lacking resolution at the moment
- desire for innovative design as a nod to the closure of the Railyards development.

**Motion:**

It was moved by Paul Hammond, seconded by Stefan Schulson, that the Advisory Design Panel recommend to Council that Development Permit Application No. 00080 for 701 Tyee Road does not sufficiently meet the applicable design guidelines and polices and should be declined, and the key areas that should be revised include:

- re-examine the east façade to express the organizational element behind the cascading proportions
- develop the southeast corner façade to help define the change in design language from the more formal, industrial proportions of the west façade
- reconsider the relationship of the second floor balcony to the main entrance
- reconsider the second floor unit design to improve tenant access
- increase the amount of greenspace on the third floor patios to visually enhance the outlook for residents
- explore the materiality of the east façade to support the architectural purpose
- reconsider the size and proportion of the balconies for liveability
- review the Vic West Plaza entrance for accessibility for cyclists and pedestrians, including access to the bus stop, to create a more welcoming space
- consider stronger alignment to the *Railyards Development Guidelines*.

**Carried Unanimously**


**Stephane Laroye Architect Inc.**

215 – 35 West 5<sup>th</sup> Avenue  
 Vancouver, BC V5Y 1H4  
 O: 604-558-6955

12 April 2019

City of Victoria  
 1 Centennial Square  
 Victoria, BC, V8W 1P6

**Re: 701 Tyee Road DPV00080**

We have addressed the Advisory Design Panel's comments held on 25 July 2018 regarding the Development Permit (DP) application for 701 Tyee Road (DPV00080). We have addressed all comments and revised the design accordingly. The following is a summary of our response and revisions. *\*\*\*Note: the orientation of the building has been changed to project north rather than on cardinal axis\*\*\**

1. ADP comment: *Re-examine the east façade (project north façade) to express the organizational element behind the cascading proportions.*  
 Response: We have aligned the vertical fins on every floor on the north and south façades and carried up the walls so that the cascading proportions are kept within the vertical partitions. In addition, the strategic use of privacy screens as well as planters provides life to the individual balconies. Refer to drawings A2.2, A2.3 and A4.3
2. ADP comment: *Develop the southeast corner façade to help define the change in design language from the more formal, industrial proportions of the west façade (project south façade).*  
 Response: We have removed the returning balcony to create a smoother transition to the vertical charcoal reveal. Through the delicate spacing of the windows, we lightly carry the cascading window language to the east façade and when nearing the charcoal reveal the pattern begins to become more rationalized. Refer to drawings A2.1 and A4.3.
3. ADP comment: *Reconsider the relationship of the second floor (from Tyee = Level 4) balcony to the main entrance.*  
 Response: By reshuffling the unit mix on the fourth floor, the lobby has now become a double-height space with curtain wall glazing. The canopy design has been reconsidered and through the creation of the double height space, the overhang of the building provides a more significant public entrance. Refer to drawings A1.5, A2.1, A2.2 and A4.2.
4. ADP comment: *Reconsider the second floor unit design to improve tenant access.*  
 Response: We acknowledge the connectivity issues with these proposed units which have been changed to provide more achievable studio/micro units for first time buyers. However, we (and the developer) maintain that these are fantastic, unique and affordable units that provide significant amenity as a trade-off for their apparent disconnection from the front lobby. Refer to drawing A1.2 and A1.3

These include:

- Direct access to their parking spaces;
- Direct connection to the Galloping Goose, parks and waterfront from the end of their corridor;
- Privileged view of the park space and waterfront;
- Exclusivity with only 5 units on their level;



- More glazing than the average unit as their proportions are wider than levels 3-9; and,
  - Modest units, kept at a scale and price to suite the average buyer.
5. ADP comment: *Increase the amount of greenspace on the third floor patios to visually enhance the outlook for residents.*  
Response: We have increased the green roof area from approximately 1,000 sq.ft. to 3,000 sq.ft. or a 300% increase. Refer to drawings A1.4 and Landscape Plan.
6. ADP comment: *Explore the materiality of the east façade (project north façade) to support the architectural purpose.*  
Response: In addition to the vertical fin walls that provide a rigor and order to the north and south façades, we have introduced a charcoal base, Levels 1 + 2, that provide the foundation on which the rest of the building sits. Levels 1 + 2 are now in keeping with the adjacent townhomes in Phases 1 + 2 in both colour and height. We have established a consistent language along the east façade as well as the west façade where the window rhythm erodes around the corners until the vertical reveal. Furthermore, the horizontal bands wrap around the southeast and northwest until they run into the vertical fin walls on the north and south façades. Refer to drawings A2.1-4 and A4.3.
7. ADP comment: *Reconsider the size and proportion of the balconies for livability.*  
Response: We have considered the size of the balconies and feel they are reasonable and generous with minimum dimensions of approximately 5'x10' with many being much larger.
8. ADP comment: *Review the Vic West Plaza entrance for accessibility for cyclists and pedestrians, including access to the bus stop, to create a more welcoming space.*  
Response: The developer is willing to re-open the Master Development Agreement (MDA) to address this comment. We will work closely with Staff to re-design Vic West Plaza, including reviewing the grades, to ensure a welcoming public space and better identify for the building entry. A concept sketch by LADR Landscape Architects has been provided to Staff on 24 August 2018. We have also enhanced the main entrance by proposing a two storey atrium clad in a vertical weathering steel sunscreen, making wayfinding easier for the public as well as a more spacious and welcoming atrium for the building. Refer to drawings A2.1-2, A4.2, and landscape drawings.
9. ADP comment: *Consider stronger alignment to the Railyards Development Guidelines.*  
Response: In revisiting the Railyards Community, we explored the patterns and languages we could find to suit our project. We propose to reinforce the contemporary industrial façades of Phase 1 + 2, as well as many other buildings in the Railyards, which feature a play between recessed and cantilevered balconies. This provides a more consistent language for the east, south, and west façades. These changes accomplish the following:
- Allows us to reference some of the detailing language present in the greater Railyards development and bridging between Phase 1 + 2 to the rest of the community;
  - Sloping of the east and west parapets to create a butterfly profile similar to the expressive roofs of the Railyards;
  - Using galvanized corrugated metal throughout the building is consistent and reminiscent of the Railyard's industrial qualities and provides a uniform material, with careful articulation of joints to provide a hierarchy similar to the remainder of the Railyard's Development;
  - Matching the charcoal base, Levels 1 + 2, with the adjacent Phases 1 + 2 for continuity;
  - Use of weathering steel for all ground-based planters, balcony planters and the main entrance sunscreen to reinforce the industrial heritage of the site; and,
  - Use of wooden texture in the soffits and vertical fin walls to soften the balconies and bring a lighter quality as seen around the Railyards.
- Refer to drawings A2.1-4 and A4.3.
10. A) Comments from Permits & Inspections
- o Vestibule required at elevator lobby 3.3.5.4(1) [Complete](#)
  - o No service (sprinkler room) is permitted in an exit 3.4.4.4(7) [Complete](#)
  - o Dead end corridors longer than 6m that is severing more than suite is not permitted 3.3.1.9.(7)
    - AS proposed SEE LMDG Code Analysis Report (April 11 2018) [See LMDG draft code report](#)

- o 8th floor - dead end corridors exceed 6m 3.3.1.9(7) - AS proposed [See LMDG draft code report](#)
  - o Suite doors in dead end corridors to comply with Table 3.1.8.15 - AS proposed [See LMDG draft code report](#)
  - o Min corridor with is 1100mm with service closet doors in the open position 3.3.1.9(2) [Understood](#)
  - o Roof - min 550 x 900 roof access hatch & fixed ladder required [Complete](#)
- B) Comments from Fire
- o Dead corridors not to exceed 6m [See LMDG draft code report](#)
  - o Lower level parkade needs a second set of stairs [Complete](#)

Overall in summary, revisions to the previous submission dated 20 September 2018:

- A. Revised unit sizes, mix and count for achievability and affordability;
- B. Introduction of vertical partitions (fin walls) on the North and South elevations, revised balconies/patios, and revised guards to metal pickets;
- C. The material palette has been simplified to achieve a contemporary industrial aesthetic in keeping with the Railyards and a charcoal base designed to visually tie Phases 1, 2&3; and,
- D. Revised entrance to become a beacon for the public and added an industrial weathering steel screen.

Please do not hesitate to call if you wish to review this letter in detail 604-558-6955

Respectfully,

Stephane Laroye Architect Inc.

Per:



Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA  
Principal

CC. Jim Handy, City of Victoria

Chris Lefevre, The Railyards Development Inc.



## Development Permit with Variances Application for 701 Tyee Road (Railyards)



### Subject Property – View from Bay St



### Subject Property – NE corner of Bay and Tyee





### Subject Property – View from Tyee St



### Subject Property – View from public pathway



### Subject Property – View from Central Spur Rd



### Subject Property – From Galloping Goose Trail





### Context – SW corner of Bay and Tyee



### Context – NW corner of Bay and Tyee



## Context – Point Ellice Bridge



## Context – Public pathway from Tyee Road





Context – Adjacent existing building (Railyards)



Context – Public pathway from Central Spur Rd



## Context – Public pathway from Central Spur Rd



## Context – Existing buildings (Railyards)





## Context – Galloping Goose Trail



## Site Plan - Phasing







## Floor Plan - Parking Level 1 (P1)



## Floor Plan - Level 1



## Floor Plan - Level 2



## Floor Plan - Level 3 (Tyee Road)



## Floor Plan - Level 4



## Floor Plan - Level 5





## Floor Plan - Level 6



## Floor Plan - Level 7



## Floor Plan - Level 8



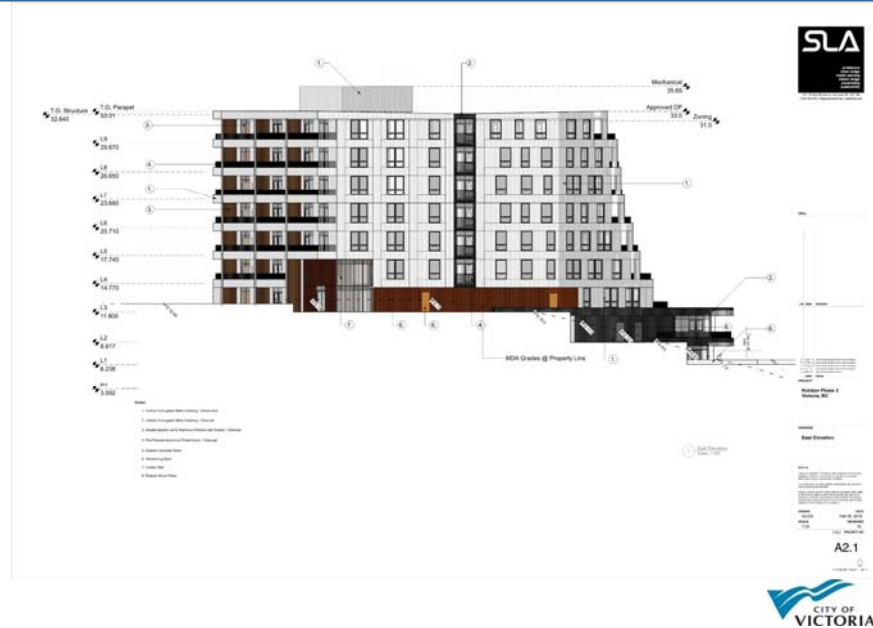
## Floor Plan - Level 9



## Roof Plan

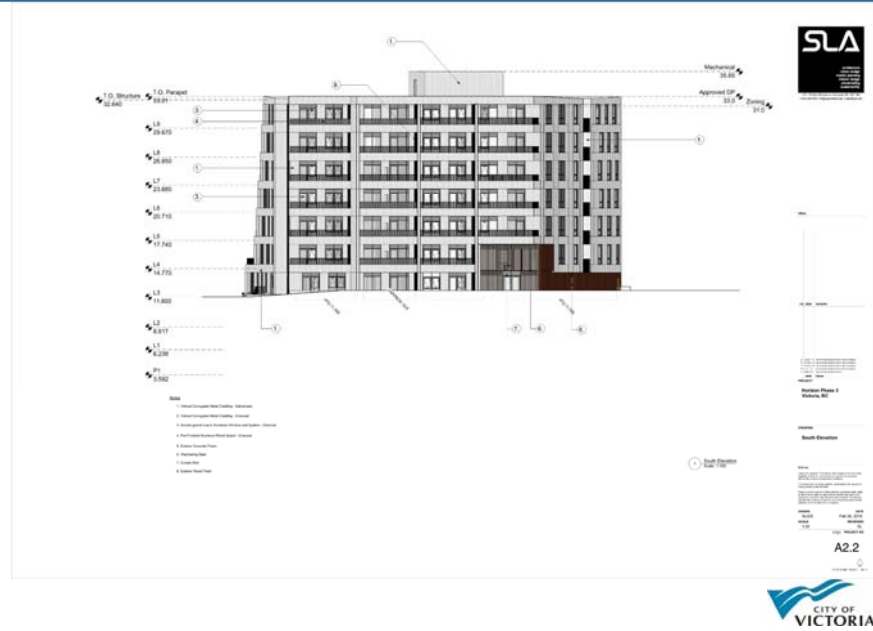


## East Elevation (facing Bay Street)

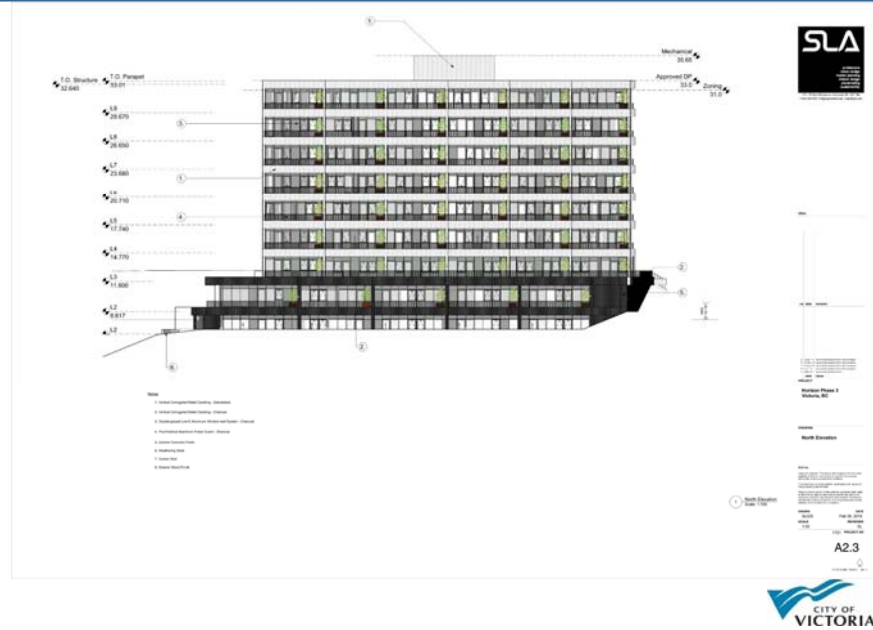




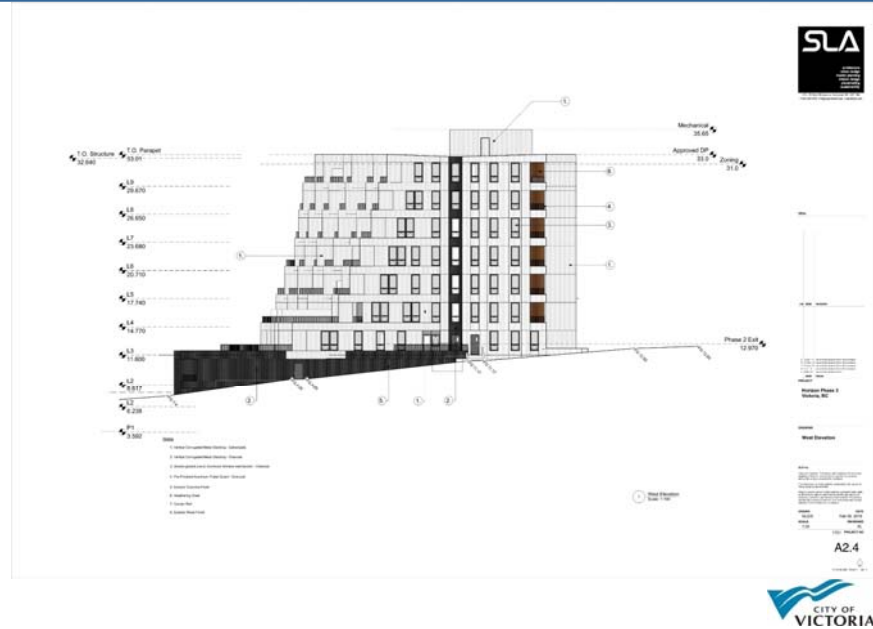
## South Elevation (facing Tyee Road)



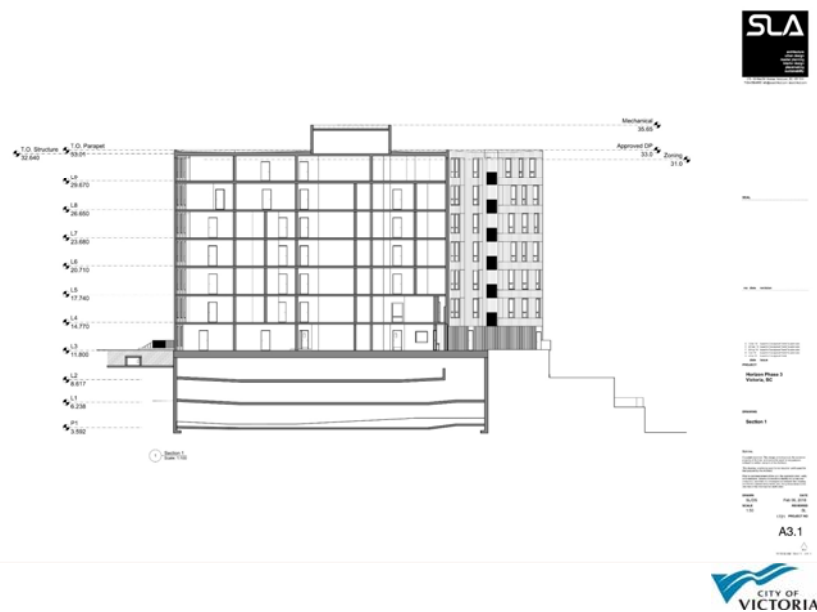
## North Elevation (facing Galloping Goose Trail)



## West Elevation (facing existing buildings)



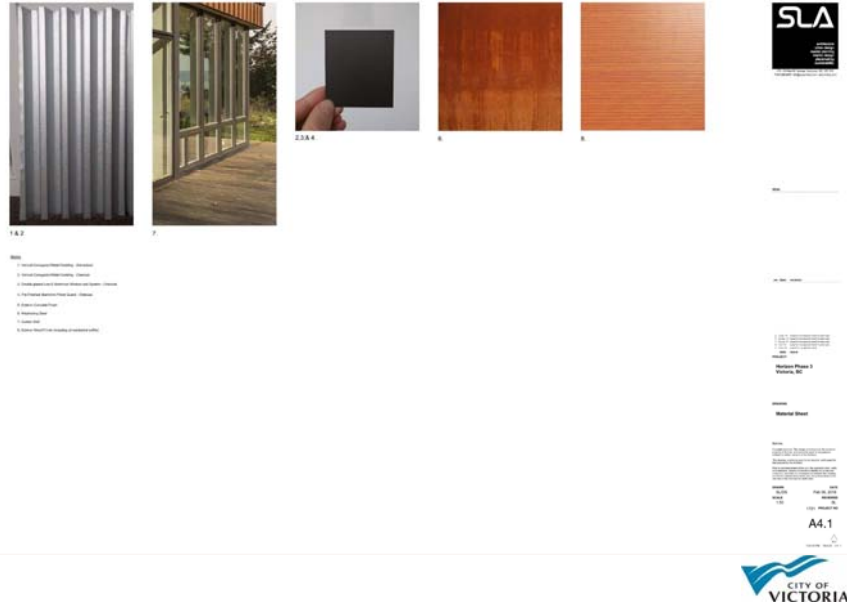
## Section 1



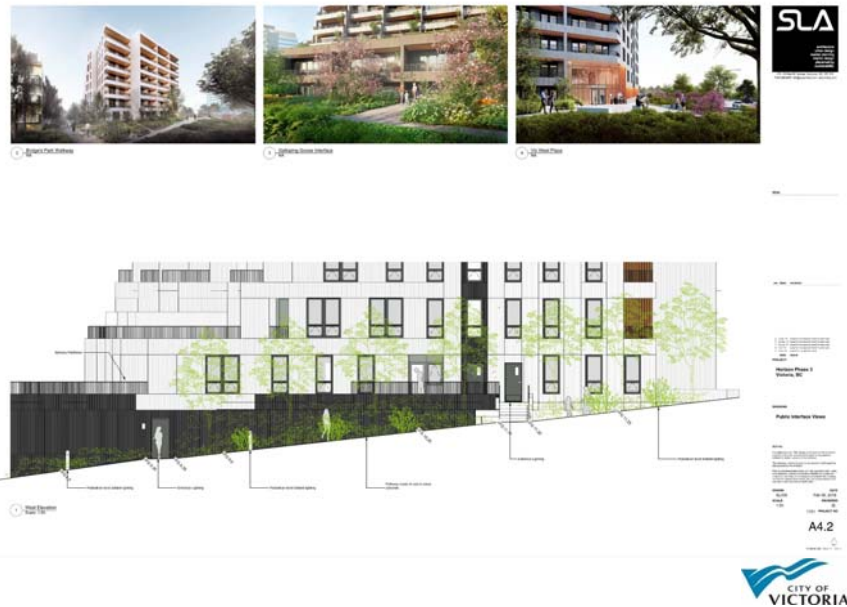




## Material Sheet



## Public Interface Views





## Artistic Renderings



1. Bayview



2. Bayview



3. Bayview



4. Bayview



5. Bayview



6. Bayview



SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

SLA

