



Planning and Land Use Committee Report For the Meeting of October 1, 2015

To: Planning and Land Use Committee **Date:** September 17, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Development Permit with Variances Application No. 000404 for 701 Tye Road (Railyards)**

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000404 for 701 Tye Road, in accordance with:

1. Plans date stamped August 24, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the north setback (Gaudin Road) from 3.5m to nil;
 - ii. reduce the south setback from 4m to nil for Phases 1 and 2;
 - iii. reduce the south setback from 4m to 3.5m;
 - iv. increase the height in DA-H from 24m to 25.49m for Phase 2;
 - v. increase the height in DA-J from 31m to 33m for Phase 3;
 - vi. reduce parking from 50 stalls to 49 stalls for Phase 1;
 - vii. reduce parking from 185 stalls to 178 stalls;
 - viii. reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
3. The Development Permit lapsing two years from the date of this resolution.
4. Revised plans to the satisfaction of staff that:
 - i. either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;
 - ii. provide further details of the proposed grass pave finish;
 - iii. provide comprehensive details relating to landscaping for Phases 1 and 2;
 - iv. provide reduced annual landscaping maintenance costs within Bridges Park and along Tye Road.
5. Referral to the Advisory Design Panel for a comprehensive review and with particular attention to the following issues:
 - i. the design of building entrances facing Tye Road;
 - ii. the design and appearance of the "Sky Home" end units;
 - iii. the treatment of parkade walls that project above grade.

6. An amendment to the Railyards Master Development Agreement, to the satisfaction of staff, to:
 - i. address proposed revisions to the public parking required in conjunction with Bridges Park and the path from Tyee Road to Central Spur Road;
 - ii. secure cost estimates for all required on-site services, off-site services and public amenities prior to any building in proposed Phase 1 being occupied.
7. A Public Access Easement registered on title, to the satisfaction of staff, to secure public access through the site from Tyee Road to Central Spur Road.
8. A Statutory Right-of-Way registered on title, to the satisfaction of staff, to secure public access to the Victoria West Entry Park and public pathways located on private land adjacent to Tyee Road.
9. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, in a form satisfactory to staff.

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan, 2012*. 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.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of commercial, industrial and multi-family residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

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 144 residential units in three phases on Lots H and J (the undeveloped portions) of the Railyards development.

The Application proposes the following variances from the *Zoning Regulation Bylaw*:

- reducing the north setback (Gaudin Road) from 3.5m to nil
- reducing the south setback from 4m to nil for Phases 1 and 2; this setback variance will be 3.5m on completion of the development
- increasing the maximum allowable building height in DA-H from 24m to 25.49m for Phase 2
- increasing the maximum allowable building height in DA-J from 31m to 33.01m for Phase 3
- reducing the bicycle storage (class 1) from 40 stalls to 28 stalls for Phase 1; the number of bicycle stalls will exceed the number required by the *Zoning Regulation Bylaw* for the entire project following the completion of Phase 2

- reducing parking from 50 stalls to 49 stalls for Phase 1
- reducing parking for the completed project from 185 stalls to 178 stalls.

The following points were considered in assessing this Application:

- The applicant wishes to develop the site in three phases and, as each phase must be reviewed against the *Zoning Regulation Bylaw*, this results in some variances that will not exist, or will not exist to the extent proposed, at the completion of the project.
- The proposal is generally consistent with the *Railyards Development Guidelines*, however, staff recommend that some minor revisions are made to the plans to address issues relating to garbage areas and landscaping.
- An amendment to the Railyards Master Development Agreement (MDA) is required to address proposed revisions to the required public amenities, namely the public parking associated with Bridges Park and the path from Tyee Road to Central Spur Road. The MDA should also be amended to ensure that any necessary cost estimates and security is provided before the proposed Phase 1 building is occupied.
- The Application proposes 195 parking stalls, however, 17 of the stalls are either small car stalls or tandem stalls and do not meet the requirements of Schedule C of the *Zoning Regulation Bylaw*. The parking requirement for this project is 185 stalls, therefore, the proposal would result in a seven stall parking variance.

BACKGROUND

Description of Proposal

The proposal is for 144 residential units on the undeveloped portions of the Railyards development. Specific details include:

- The development would be constructed in three phases. Phase 1 would be located at the corner of Gaudin Road and Central Spur Road and would consist of 40 residential units. Phase 2 would be located immediately to the south of Phase 1 and would consist of 38 residential units. The final Phase would be located immediately to the north of the Point Ellice Bridge and would consist of 66 units.
- The tallest buildings would be located on Tyee Road with the building heights ranging from three to seven storeys. Building elements fronting Central Spur Road would range from two to three storeys in height.
- The proposed 144 units would be in the form of apartments units ranging from studios with a floor area of 36.7m² to two bedroom plus den units with a floor area of 130.4m².
- The development would have the appearance of several individual buildings above a shared underground parkade.
- Access to the underground parkade would be provided in two locations directly off Central Spur Road.
- The proposed finishing materials include corrugated metal cladding and fiber cement panels
- As required by the Railyards MDA, the plans indicate that the land located immediately to the north of the Point Ellice Bridge will be dedicated to the City for future bridge improvements/expansion
- The proposal includes the construction of a Park and Tot Lot between Central Spur Road and the Galloping Goose Trail. A “parkette” and neighbourhood signage will be provided at the corner of Bay Street and Tyee Road.

The proposed variances are as follows:

- reducing the north setback (Gaudin Road) from 3.5m to nil as a result of the underground parkade projecting above grade
- reducing the south setback from 4m to nil for Phases 1 and 2; this setback variance will be 3.5m on completion of the development
- increasing the maximum allowable building height in Development Area H from 24m to 25.49m
- increasing the maximum allowable building height in Development Area J from 31m to 33.01m
- reducing the bicycle storage (class 1) from 40 stalls to 28 stalls for Phase 1; the number of bicycle stalls will exceed the number required by the *Zoning Regulation Bylaw* for the entire project by 15 stalls following the completion of Phase 2
- reducing parking from 50 stalls to 49 stalls for Phase 1
- reducing parking for the completed project from 185 stalls to 178 stalls (7 stall variance).

Sustainability Features

As indicated in the applicant's letter dated August 20, 2015, the following sustainability features are associated with this Application:

- energy efficiency through orientation of windows
- reduced water use through xeriscaping in the plant selection and low-flush/dual-flush toilets with low-flow features
- installation of energy-star appliances
- provisions for future electrical charging station
- motion sensor lighting within parkade and corridor locations
- energy saving lighting in public space locations.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 159 Class 1 (secure storage) bicycle stalls
- 18 Class 2 bicycle racks
- new public footpath from Tyee Road to Central Spur Road
- new public footpath (which can accommodate bicycles) from Central Spur Road to the Galloping Goose Trail.

Public Realm Improvements

The following public realm improvements are proposed and are required by the Railyards MDA:

- the construction of a Park and Tot Lot between Central Spur Road and the Galloping Goose Trail
- the construction of a "parkette," public footpaths and neighbourhood signage at the corner of Bay Street and Tyee Road.

In addition to the above, the applicant will also be constructing a new bus stop on Tyee Road.

Existing Site Development and Development Potential

The Application site is located within Development Areas H and 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 2.25:1 in Development Area H and 2.35:1 in Development Area J.

Data Table

The data table is attached as Appendix 1 and compares each phase of the proposal with the regulations for Development Areas H and J in the existing C-5 Zone, Railyards Residential Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 25, 2015, 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)* 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 reflects the industrial nature of the site and is complimentary to the completed phases of the Railyards development
- 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
- the buildings with the highest residential density are located adjacent to the Point Ellice Bridge
- the development includes a variety of expressive roof forms
- architectural features such as balconies and recesses have been used to articulate the proposed buildings
- strong colours are proposed to add visual interest to the buildings
- the use of corrugated metal and fiber cement panels is consistent with the recommended wall cladding materials listed in the Design Guidelines
- a mix and range of unit types are proposed with the floor area of individual units ranging from 36.7m² to 130.4m².

Notwithstanding the above, staff recommend that Council consider referring the Application to the Advisory Design Panel for a comprehensive review with particular attention being made to the following issues:

- the design of building entrances facing Tyee Road
- the design and appearance of the “Sky Home” end units
- the treatment of parkade walls that project above grade.

Proposed Variances

Parking

The Application proposes a total of 195 parking stalls within an underground parkade. However, 17 of these stalls are either identified as small car stalls or tandem stalls and do not meet the requirements outlined in Schedule C of the *Zoning Regulation Bylaw*. As the proposal requires 185 parking stalls and only 178 stalls meet the Schedule C requirements, the Application technically results in a seven stall parking variance. The total breakdown of parking stalls is outlined in the table below and an asterisk marks where a variance occurs:

PROPOSED PARKING														
Phase 1					Phase 1 & 2					Phase 1, 2 & 3				
Regular Stalls	Zone Standard	Small Stalls	Tandem Stalls	Total	Regular Stalls	Zone Standard	Small Stalls	Tandem Stalls	Total	Regular Stalls	Zone Standard	Small Stalls	Tandem Stalls	Total
49*	50	5	3	57	100	99	8	5	113	178*	185	12	5	195

Notwithstanding the above, the proposal would result in parking ratio of approximately 1.2 parking spaces per dwelling unit which is considered appropriate to address parking demand for an apartment development in this location. In addition, the small car and tandem stalls will still be available for use by residents.

Height

The Application seeks a height variance in Development Area H from 24m to 25.49m and in Development Area J from 31m to 33.01m. The building elements exceeding the maximum allowable building heights are solely parapet roof elements on the tallest feature buildings situated adjacent to Tyee Road. These parapet features have been included to address the Railyards Development Guidelines that recommends that buildings are designed with expressive roof forms.

Bike Parking

The applicant proposes to provide the majority of the bicycle storage in Phase 2 of the development. Therefore, at the completion of Phase 1 a 12 stall Class 1 bicycle parking variance is proposed. When the entire project is complete, the bike storage provided will exceed the *Zoning Regulation Bylaw* requirements by providing storage for 159 bicycles.

North Setback

The main north-facing building elevation is setback 3.5m from Gaudin Road. However, the underground parkade wall projects over 2m above grade and is located immediately adjacent to the property line. The plans indicate that the exposed wall would have a "green wall" treatment. Staff recommend that Council consider referring the application to the ADP to review, amongst other elements of proposal, the treatment of the exposed parkade walls that are clearly visible from public vantage points.

South Setback

Both Phases 1 and 2 would be constructed up to the proposed phasing line but the subsequent phase of development would occur immediately to the south of the preceding phase. The CD-5 Zone requires a 4.5m south setback, however, the completed project would be setback 3.5m from the property line. This is a result of the land immediately to the south of the development being dedicated to the City for the purpose of future improvement to the Point Ellice Bridge.

Recommended Plan Revisions

Garbage Area

Initial plans submitted by the applicant indicated a garbage pickup location on Central Spur Road. However, to accommodate garbage truck manoeuvres, a turning head would likely have been required that would have had a significant impact on the proposed Bridges Park. As such, the plans now indicate that a garbage pick-up area will be provided immediately adjacent to Gaudin Road. The Railyards Development Guidelines state that recycling and garbage areas should be fully enclosed within buildings, rather than in an open air location. Therefore, it is recommended that Council consider requesting revised plans that enclose the garbage area or satisfactorily screen it from public views.

Surface Treatment and Landscaping

The Application proposes extensive areas of grass pave surface treatment to accommodate emergency fire truck access adjacent to Tyee Road. Staff recommend that Council consider requesting that the applicant provide further details of the grass pave treatment to ensure it is both visually acceptable and has long term durability.

In addition, the revised plans should include all landscaping elements associated with each phase of the project regardless of whether that landscaping is temporary in nature. The plans submitted do not comprehensively illustrate this level of landscaping detail.

With particular regard to Bridges Park and along Tyee Road, in an effort to reduce annual maintenance costs, staff recommend that Council consider requesting that the applicant provide revised plans that will reduce the annual maintenance costs. This can be achieved by reducing the shrub bed areas and revising the plant palette.

Railyards Master Development Agreement

The Railyards MDA requires that the following public amenities be constructed in conjunction with Lots H & J:

- Bridges Park and Tot Lot

- Public Parking (Bridges Park – 6 stalls)
- Bridge Dedication Landscaping
- Victoria West Entry Park (Tyee & Bay)
- Path from Tyee Road to Central Spur Road.

The Application responds to the above as follows:

Bridges Park and Tot Lot

The Bridges Park and Tot Lot would be constructed at the southern end of the site, adjacent to the Galloping Goose Trail, consistent with the MDA requirements and the Railyards Development Guidelines.

Public Parking (Bridges Park)

The applicant is no longer proposing parking spaces specifically for Bridges Park. Instead the Application proposes to use this space for additional park area which allows for a public footpath link to the Galloping Goose Trail with a gradient of less than 5% making it accessible to cyclists. Staff recommend that Council consider supporting this solution as it encourages modes of active transportation and, given the location of the park, visitors are likely to cycle or walk to it.

Bridge Dedication Landscaping

The applicant proposes to dedicate a landscaped area immediately to the north of the Point Ellice Bridge to the City, consistent with the MDA.

Victoria West Entry Park

The Victoria West Entry Park is proposed on the corner of Tyee Road and Bay Street and would consist of a small “parkette” with seating, pedestrian pathways, an improved transit stop and a new neighbourhood sign. The design and layout of these features are considered to be generally consistent with the Railyards Development Guidelines, however, the “parkette” and some of the pathways are located on private land and public access to these must be secured by a Statutory Right-of-Way.

Path from Tyee Road to Central Spur Road

A public pathway is proposed between Tyee Road and Central Spur Road consistent with the MDA. The MDA requires that the pathway be dedicated as Park, however, due to liability and maintenance concerns resulting from the underground parkade being located directly under the pathway, staff recommend that Council consider securing public access along this corridor by means of a Public Access Easement.

MDA Amendments

In light of the above, staff recommend that Council consider that the proposed design solution for the required public amenities are acceptable and that the MDA be amended to address the changes relating to the public parking for Bridges Park and the path from Tyee Road to Central Spur Road.

In addition, the MDA envisaged that the cost estimates and securities for required on-site services, off-site services and public amenities be linked to subdivision approval. As the Application now proposes a different approach to site subdivision, staff recommend that the MDA be amended to secure the necessary cost estimates and securities before the proposed Phase 1 building is occupied.

Encroachment Agreement

With any project of this scale that has significant excavation adjacent the road Right-of-Way, construction methods often require a form of underpinning which can result in material being left in the public Right-of-Way. The resulting material (typically rock anchors) present no concerns to the public interest, however, an Encroachment Agreement between the City and the developer is required. The staff recommendation that is provided for Council's consideration includes direction to allow staff to enter into an agreement, if the Development Permit Application is approved by Council and if underpinning is deemed necessary to facilitate the construction.

Community Garden

When considering an earlier phase (Lot E) of the Railyards development, Council made the following motion:

That staff be directed to explore with the applicant and the Victoria West Community Association the possibility of including a community garden with the phasing of Lots H and J.

In discussions with the applicant, it is apparent that the provision of a community garden is not feasible for the following reasons:

- The developer is required to complete Bridges Park and Tot Lot, Victoria West Entry Park, the final sections of Central Spur Road and dedicate land to the City adjacent to the Point Ellice Bridge in conjunction with Lots H and J.
- There is a substantial grade change from the east to west property boundary.
- The most logical location for a community garden, on the land least affected by the change in grade, would be where the Bridges Park and Tot Lot is proposed. Converting part of this area to a community garden would likely compromise the ability to provide a satisfactory footpath link from Central Spur Road to the Galloping Goose Trail or would result in the loss of the Tot Lot.

It should be noted that neither the MDA, the applicable CD-5 Zone nor the Railyards Design Guidelines identify the need for, or require that the Developer provide, a community garden at this location.

Resource Impacts

There are resource impacts anticipated with this proposal. As per the MDA, several public amenities will be provided as part of the of the Railyards development. Once completed, the maintenance of Bridges Park, the Tot Lot as well as the Tyee Road improvements will rest with the Parks Division. It is estimated that the annual maintenance of the landscaping and play structures will add approximately \$60,000.00 in annual maintenance costs. This estimate is based on 2015 rates and the operational impact is expected in 2018. The breakdown is as follows:

- shrub beds: \$37,000.00 (weed, mulch, fertilize and prune)
- new trees: \$5,000.00 (fertilize and prune)
- turf areas: \$4,000.00 (mow, trim and fertilize)
- irrigation infrastructure: \$2,000.00 (water meter fees, spring/winter maintenance)
- playground maintenance: \$7,000.00 (repairs and fiber surface grading)
- garbage pickup: \$5,000.00.

Additional capital implications are that the playground will require replacement in 15 years at an estimated cost of \$150,000.00 (plus inflation) and a full time employee (FTE) of 0.75 will be required to maintain this additional inventory.

The landscape areas in Bridges Park and along Tye Rd are extensive. In an effort to reduce annual maintenance costs, staff recommend that Council consider requesting that the applicant provide revised plans that will reduce the annual maintenance costs.

CONCLUSIONS

The proposal to construct 144 residential units on the undeveloped portions of the Railyards development is considered generally consistent with the Railyards Development Guidelines. However, it is recommended that Council consider referring the Application to the ADP for a comprehensive design review.

The applicant wishes to develop the site in three phases and, as each phase must be reviewed against the *Zoning Regulation Bylaw*, this results in some variances that will not exist, or will not exist to the extent proposed, at the completion of the project.

An amendment to the MDA is required to address proposed revisions to the required public amenities, namely the public parking associated with Bridges Park and the path from Tye Road to Central Spur Road. The MDA should also be amended to ensure that any necessary cost estimates and security is provided before the proposed Phase 1 building is occupied.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000404 for the property located at 701 Tye Road.

Respectfully submitted,


 Jim Handy, Senior Planner – Development Agreements, Development Services Division


 Jonathan Tinney, Director Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager:



Date: Sept. 25/15

List of Attachments

- Appendix A – Data Table
- Aerial plan
- Zoning plan
- Letter from Architect dated August 16, 2015
- Letter from applicant dated August 20, 2015
- Plans dated August 24, 2015.

Appendix 1: Data Table

Zoning Criteria	Phase 1 (DA-H)	Phases 1 & 2 (DA-H)	Zone Standard (DA-H)	Phase 3 (DA-J)	Zone Standard (DA-J)	Total Project (Phases 1, 2 and 3)
Site Area (m ²)	2366.83	4372.59	n/a	2395.14	n/a	6767.73
Total Floor Area (m ²) – max.	2771.15	5683.02	9855.85	5067.42	n/a	10750.44
Density (Floor Space Ratio) – max.	1.17	1.3	2.25	2.12	2.35	1.59
Geodetic Height (m) – max.	22.55	25.29*	24	33.01*	31	n/a
Storeys	3	4	n/a	7	n/a	n/a
Site coverage (%)	47	45	n/a	43	n/a	43
Open site space (%)	53	55	n/a	57	n/a	57
Setbacks (m) – min. Front (Tyee Road) Rear (Central Spur Road) Side (Gaudin Road) Side (Bay Street)	7.25 3.5 Nil* Nil*	11 3.5 Nil* Nil*	2 3.5 3.5 4	7.25 3.5 Nil* 3.5*	2 3.5 4 4	n/a
Parking provided	49*	100		78*		178 (does not include the proposed 17 small car and tandem stalls)
Parking required – min.	50	99	99	86	86	185

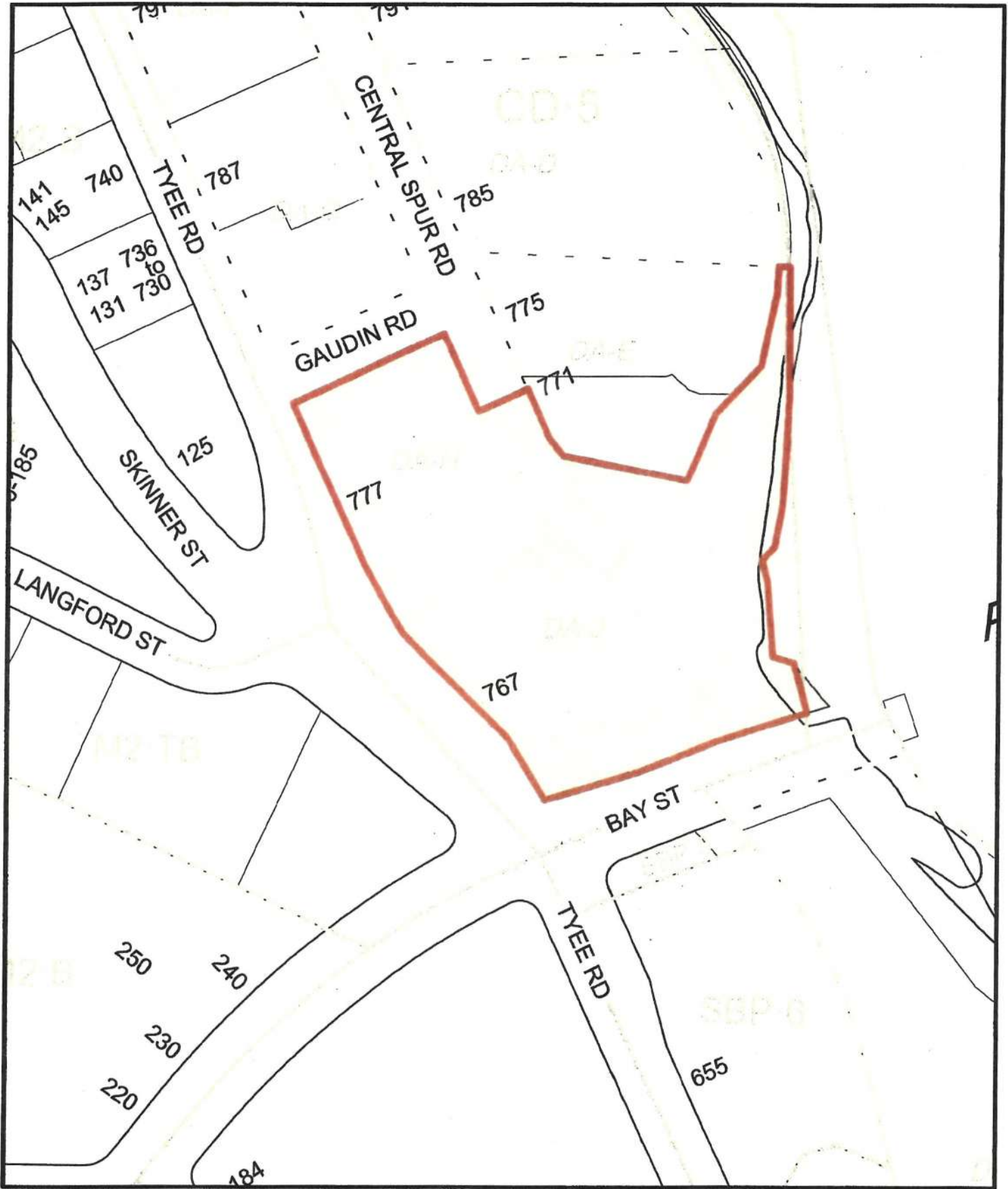
Appendix 1: Data Table

Visitor parking provided	6	17		2		19
Visitor parking required – min.	6	10	10	9	9	19
Bicycle Storage (Class 1) provided	28*	159		0		159
Bicycle Storage (Class 1) required – min.	40	89	89	53	53	144
Bicycle Rack (Class 2) provided	6	18		0		18
Bicycle Rack (Class 2) required – min.	6	12	12	6	6	18



701 Tyee Road
Development Permit #000404





701 Tyee Road
Development Permit #000404



406 - 611 Alexander Street
Vancouver, BC, V6A 1E1
TEL 604.255.1169

300 - 134 11th Avenue SE
Calgary, Alberta, T2G 0X5
TEL 403.245.5501

100 - 10237 104th Street
Edmonton, Alberta T5J 1B1
TEL 780.429.1580

1000 - 2 Bloor Street East
Toronto, Ontario, M4W 1A8
TEL 416.966.0220



16 August 2015

City of Victoria
Sustainable Planning and Community Development Department
1 Centennial Square
Victoria
BC V8W 1P6

Attention: Jim Handy, MCIP RPP Senior Planner

Dear Jim,

**Re: 701 Tyee Road
Development Permit No. 000404**

In response to our revised DP submission dated Aug 14, 2015, this letter contains our response for the design rationale of variances that we are requesting:

. Variance on maximum building height of Building 3,

See the Architectural drawing, A3.11. The Building 3 rooftop finishes at geodetic height, 31.00m, the maximum allowable height. The only elements built above are the elevator mechanical room and parapet walls for roofscape articulation. All the habitable space will be under the maximum allowable height. To create a meaningful gateway feature at the base of the bridge head, we strongly believe that these roof articulations are necessary from the urban design perspective and worth supporting.

. Variance on bike storage in Phase 1,

See the Architectural drawings, Phasing Plans, A0.05B, A0.06B, A 0.06C. The project will be built in phases for healthy market absorption. The 28 stalls bike storage room is temporary for Phase 1 residents. Upon the completion of Phase 2, the permanent bike storage room will be provided with surplus amount of bike storage capacity, better connection to bike lane on Tyee Road, and better access from building main entries.

. Variance on interior setback,

See the Architectural drawings, A0.02, A0.04. The project will be developed in phases and when completed will be seen as a fully integrated development across the original legal boundaries of Lot H and J. For creative public pedestrian access thru the site utilizing an intimate scale of pathways and building forms, the design provides an unique urban scale within the site. In light of this urban enhancement, the original interior side setback requirement should not restrict the innovation process and should not apply to this unique project.

PRINCIPALS

JIM ANDERSON, AIBC, AAA, OAA, LEED AP
FRANCOIS BERTHIAUME, AIBC, OAA, LEED AP
NARESH BOGGA, R. ENG.
JAGGY BANERJEE, AIBC, AAA, OAA, LEED AP
ALAN BONIFACE, AIBC, AAA, OAA, LEED AP
GERALD CARSON, P. ENG.
DOUG CINTRAMON, AIBC, AAA

JEFF DIBATTISTA, P. ENG., LEED AP
SABI CHANDRAYAR, M. ENG., P. ENG., STRUCT. ENG., M. STRUCT. ENG.
JIM DODDWIN, AIBC, AAA, OAA, NSAA
RALPH HILDENBRANDT, P. ENG., LEED AP
NORMAN HOLTEN, AIBC, AAA, OAA
DARIA KHACHIK, P. ENG.
ADRIAN LEO, AAA, MRAC, LEED AP

JANICE LIEBE, AIBC, AAA, OAA, LEED AP
TIM MCDONN, P. ENG., LEED AP
DAVID MIRMIR, AIBC, AAA, OAA, LEED AP
JIM MONTGOMERY, P. ENG., LEED AP
MARTIN NIELSEN, AIBC, P. ENG.
MARTIN SPARROW, AIBC, AAA, OAA, LEED AP
TOM SUTHERLAND, AIBC, AAA, OAA, LEED AP

LYNN WEBSTER, AIBC, AAA, OAA, LEED AP
THOMAS WU, P. ENG., P. ENG., STRUCT. ENG., PE, SE
ROD VECCHI, B.A., SC., P. ENG., P.E., LEED AP BD+C

* DENOTES "ARCHITECT AIBC" OR "ARCHITECT AAA"

DIALOG BC
ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING INC.

Mr. Jim Handy
City of Victoria
August 16, 2015
Page 2 of 2

DIALOG

We trust that this response, including all attachments, will satisfy the prior-to conditions and requested clarifications for this project. We look forward to the timely issuance of the approved application.

Yours truly,

DIALOG BC Architecture Engineering Interior Design Planning Inc.

A handwritten signature in black ink, appearing to read 'J. Bakker', with a small dot at the end.

Joost Bakker, Architect AIBC, AAA, SAA, OAA, FRAIC, RCA
Principal, DIALOG

c.c. Chris Le Fevre, The Railyards Development Ltd.
Michael Cheung, DIALOG
Matthew Thomson, DIALOG



PROPERTY AGENTS LTD.

Aug 20th, 2015

Mayor Lisa Helps
Members of Council

RE: RAILYARDS FINAL DEVELOPMENT PERMIT APPLICATION AREAS H & J

The development of these areas will see to the perfection of the Railyards.

The application honours the principals of the original M.D.A without variance and similarly respects all original design guidelines endowed for the project.

The matrix of units that will be realized in this DP application before you will be as follows:

Phase I

- 3 storey wood frame apartment building
- 40 suites
- 57 parking

Phase I + II

- 4 storey wood frame apartment building
- 78 suites
- 113 parking

Phase I + II + III

- 4 storey wood frame and 7 storey concrete frame apartment buildings
 - 144 suites
 - 190 parking
-

The Railyards project is a major contribution to Victoria's overall community sustainability.

The redevelopment of this industrial site into a compact and vibrant community is trend setting. These last phases of development on parcels H&J will contribute an array of green building features including the following:

Transit friendly development

- convenient access and proximity to transit
- car sharing parking opportunity
- major bike storage zones

Energy efficiency

- with the utilization of focussed window locations, the project will provide a high performance building envelope

Reduced Water Use

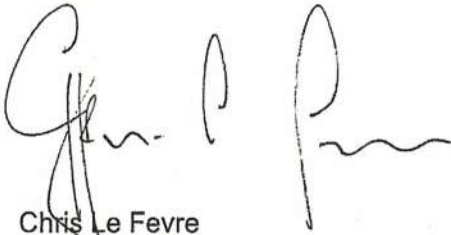
- xeriscaping in the plant selection to reduce water utilization
- low-flush / dual-flush toilets low flow fixtures

Electrical efficiency

- CFL lighting at public space locations
- motion sensor lighting within parkade and corridor locations
- Energy-star appliances
- provisions for future electrical charging station

Respectfully submitted.

Yours,

A handwritten signature in black ink, appearing to read 'Chris Le Fevre', written in a cursive style.

Chris Le Fevre
President & CEO
Le Fevre & Company Property Agents Ltd.

Received
City of Victoria

AUG 24 2015

Planning & Development Department
Development Services Division

DIALOG



ISSUED FOR

- A 28 JANU 15 DEVELOPMENT PERMIT
- B 14 AUGU 15 DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT
DIALOG BC ARCHITECTURE ENGINEERING
1000 WESTERN AVENUE, SUITE 200
401-811 ALEXANDER STREET
VICTORIA BC V8A 1E1
TEL: 250-383-1183
WWW.DIALOGBC.COM

OWNER:
LEIFERNE AND COMPANY
200 HENRIE STREET
VICTORIA BC V8P 1R8
TEL: 250-383-1183

SEAL

PROJECT INFORMATION

PROJECT ADDRESS	701 TYEE RD, VICTORIA BC
NEIGHBOURHOOD	VICTORIA WEST
PLAN DISTRICT	RAILYARDS DISTRICT
DEVELOPMENT PERMIT AREA	DA H & DA J
LEGAL DESCRIPTION	LOT 767 & 777
ZONING	CD 5-RAILYARDS RESIDENTIAL COMMERCIAL DISTRICT
SITE AREA	EXISTING: DA H & DA J COMBINED: 6610 SQM (71,150 SQ FT)
SITE COVERAGE	43%
OPEN SITE SPACE	57%
TOTAL FLOOR AREA	10,750 SQM
FLOOR SPACE RATIO	16.1
AVERAGE GRADE	10.6m & 11.6m
HEIGHT OF BUILDING	ALLOWED UNDER CD-5 ZONING: 24m (79' 1" MAX) PROPOSED: 22.95m (75' 7" MAX)

NUMBER OF STOREYS	3 STOREYS + 4 STOREYS + 3 STOREYS
BUILDING SETBACKS (m)	FRONT (FREE ROAD): 2m SIDE (NORTH AT CAUTION RD): 3.5m SIDE (SOUTH AT BRIDGE DECKING): 3.5m NEAR (GENERAL SPIN ROAD): 3.5m REAR (AT SOUVENIR ROOM PARK): 6m
PARKING STALLS ON SITE	PARKING REQUIRED UNDER SCHEDULE C STUDIO, 13 (1 UNIT) + 13 RESIDENTIAL, 131 (13 UNITS) = 1703 REQUIRED TOTAL, 1833 TOTAL, 183
VEHICLE PARKING	VEHICLE PARKING REQUIRED UNDER SCHEDULE C 10% OF REQUIRED TOTAL, 183 PROPOSED, 19
BIKE STORAGE	CLASS 1 PARKING REQUIRED UNDER SCHEDULE C RESIDENTIAL, 144 (1.0 UNIT) CLASS 2 PARKING REQUIRED UNDER SCHEDULE C 6-SPACE RACK AT EACH RESIDENTIAL ENTRY PROPOSED, 12
STORAGE LOCKERS PROVIDED	154

SUITE TYPES		COUNTS	AREA
TYPE	RANGE		
STUDIO	395 - 400 SF (36.7 - 37.2 SQM)	13	97%
1 BEDROOM	520 - 554 SF (48.3 - 51.5 SQM)	77	95%
2 BEDROOM	750 - 804 SF (69.3 - 80.9 SQM)	32	21%
3 BEDROOM & DEN	812 - 892 SF (75.4 - 82.9 SQM)	7	4%
GARDEN & SKY HOMES	1120 - 1404 SF (103.4 - 130.4 SQM)	15	11%
TOTAL		144	100%

FLOOR	BUILDING INFORMATION (METRIC)				
	RESIDENTIAL	STUDIO	1BED	2BED	3BED
L01	515	0	0	0	0
L02	2,360	2	13	0	0
L03	2,530	3	21	4	0
L04	1,597	4	22	4	0
L05	660	3	7	5	4
L06	660	3	3	5	0
L07	680	1	3	3	3
L08	660	1	3	5	0
L09	658	0	2	6	0
SUBTOTAL		13	77	30	7
TOTAL	10,074				
INDEVELOPABLE SITE AREA					5,511
FPA					1,813

REVISIONS, TO BE COMPLETED

NO.	DATE	DESCRIPTION
A001		COVER PAGE & PROJECT DATA
A002		CONTRACT DOCUMENTS
A003		PROPOSED SITE PLAN
A004		CONTRACT DOCUMENTS
A005		PROPOSED SITE PLAN
A006		CONTRACT DOCUMENTS
A007		PROPOSED SITE PLAN
A008		CONTRACT DOCUMENTS
A009		PROPOSED SITE PLAN
A010		CONTRACT DOCUMENTS
A011		PROPOSED SITE PLAN
A012		CONTRACT DOCUMENTS
A013		PROPOSED SITE PLAN
A014		CONTRACT DOCUMENTS
A015		PROPOSED SITE PLAN
A016		CONTRACT DOCUMENTS
A017		PROPOSED SITE PLAN
A018		CONTRACT DOCUMENTS
A019		PROPOSED SITE PLAN
A020		CONTRACT DOCUMENTS
A021		PROPOSED SITE PLAN
A022		CONTRACT DOCUMENTS
A023		PROPOSED SITE PLAN
A024		CONTRACT DOCUMENTS
A025		PROPOSED SITE PLAN
A026		CONTRACT DOCUMENTS
A027		PROPOSED SITE PLAN
A028		CONTRACT DOCUMENTS
A029		PROPOSED SITE PLAN
A030		CONTRACT DOCUMENTS
A031		PROPOSED SITE PLAN
A032		CONTRACT DOCUMENTS
A033		PROPOSED SITE PLAN
A034		CONTRACT DOCUMENTS
A035		PROPOSED SITE PLAN
A036		CONTRACT DOCUMENTS
A037		PROPOSED SITE PLAN
A038		CONTRACT DOCUMENTS
A039		PROPOSED SITE PLAN
A040		CONTRACT DOCUMENTS
A041		PROPOSED SITE PLAN
A042		CONTRACT DOCUMENTS
A043		PROPOSED SITE PLAN
A044		CONTRACT DOCUMENTS
A045		PROPOSED SITE PLAN
A046		CONTRACT DOCUMENTS
A047		PROPOSED SITE PLAN
A048		CONTRACT DOCUMENTS
A049		PROPOSED SITE PLAN
A050		CONTRACT DOCUMENTS
A051		PROPOSED SITE PLAN
A052		CONTRACT DOCUMENTS
A053		PROPOSED SITE PLAN
A054		CONTRACT DOCUMENTS
A055		PROPOSED SITE PLAN
A056		CONTRACT DOCUMENTS
A057		PROPOSED SITE PLAN
A058		CONTRACT DOCUMENTS
A059		PROPOSED SITE PLAN
A060		CONTRACT DOCUMENTS

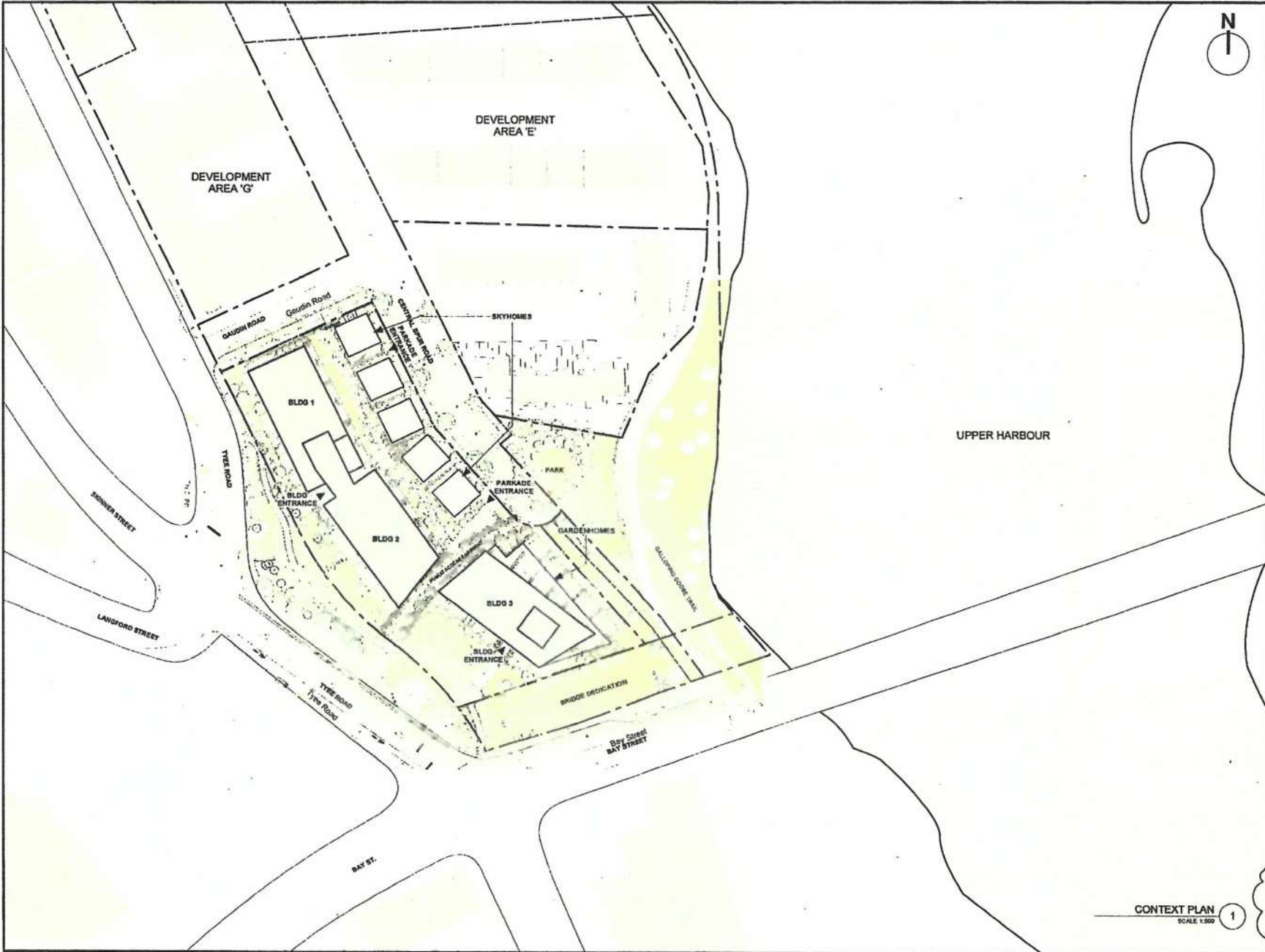
RAILYARDS, LOT H & J

VICTORIA BC

COVER PAGE & PROJECT DATA

DESIGNED BY: [Signature] CHECKED BY: [Signature]

A0.01



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DIALOG ARCHITECTURE
1000 BAY STREET, SUITE 100
VICTORIA, BC V8W 2E6
TEL: 250.383.1111 FAX: 250.383.1112

OWNER
LEAVEY AND COMPANY
1000 BAY STREET, SUITE 100
VICTORIA, BC V8W 2E6
TEL: 250.383.1111

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

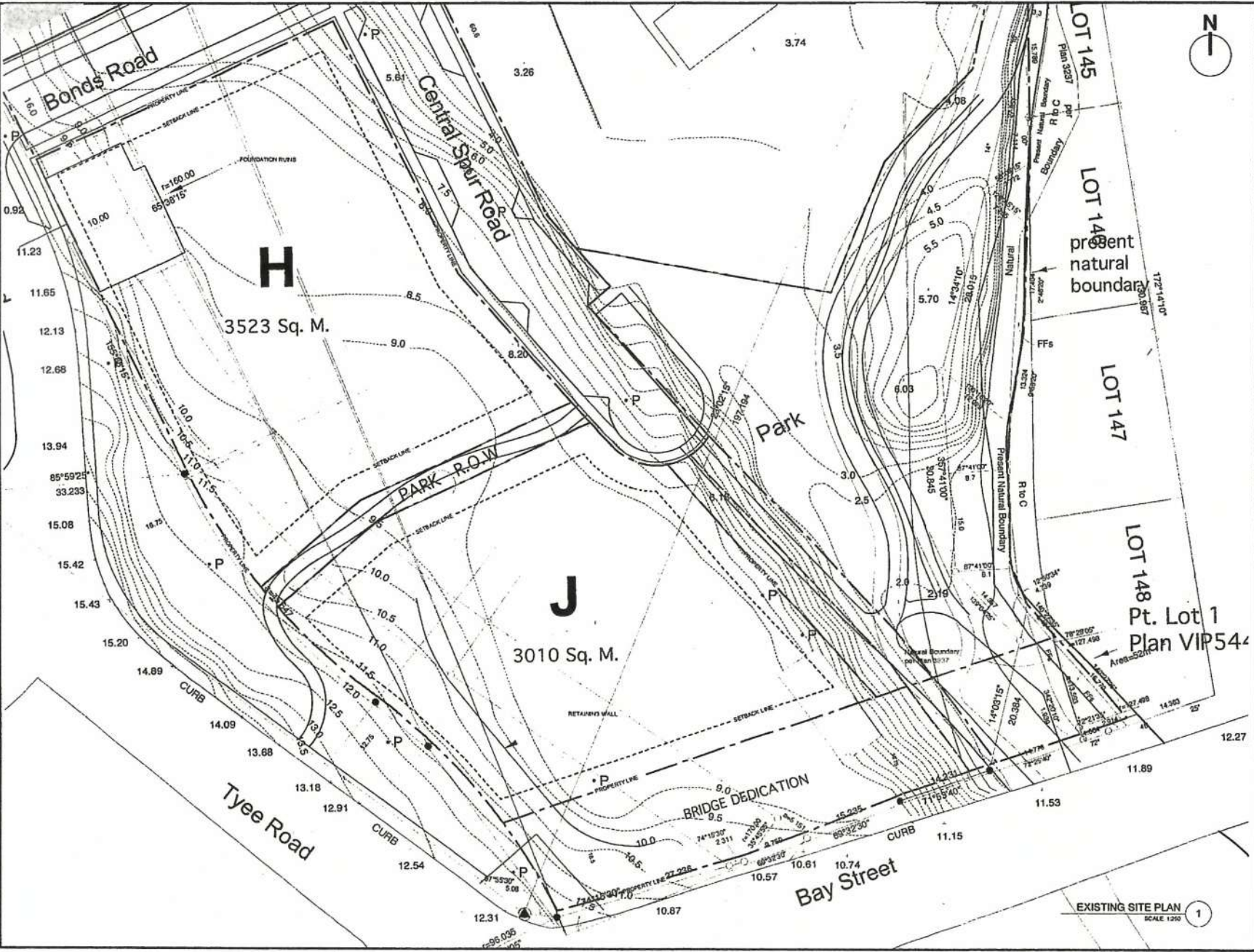


CONTEXT PLAN

CONTEXT PLAN
SCALE 1:500

1

DATE: 28 JANU'15
DRAWN BY: [signature]
CHECKED BY: [signature]
A0.02



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ARCHITECT & PRIME CONSULTANT
 GROUP INC. ARCHITECTURE, ENGINEERING AND INTERIOR DESIGN PLANNING INC.
 100-1100 BROADWAY STREET
 VICTORIA, BC V8A 1E1
 TEL: 250-383-1188 FAX: 250-383-1190
 www.dialoginc.ca
 OWNER:
 LEPCURE AND COMPANY
 1000 BROADWAY STREET
 VICTORIA, BC V8W 1E8
 TEL: 250-383-1188

SEAL
 RAILYARDS, LOT H & J

VICTORIA, BC
 EXISTING SITE PLAN

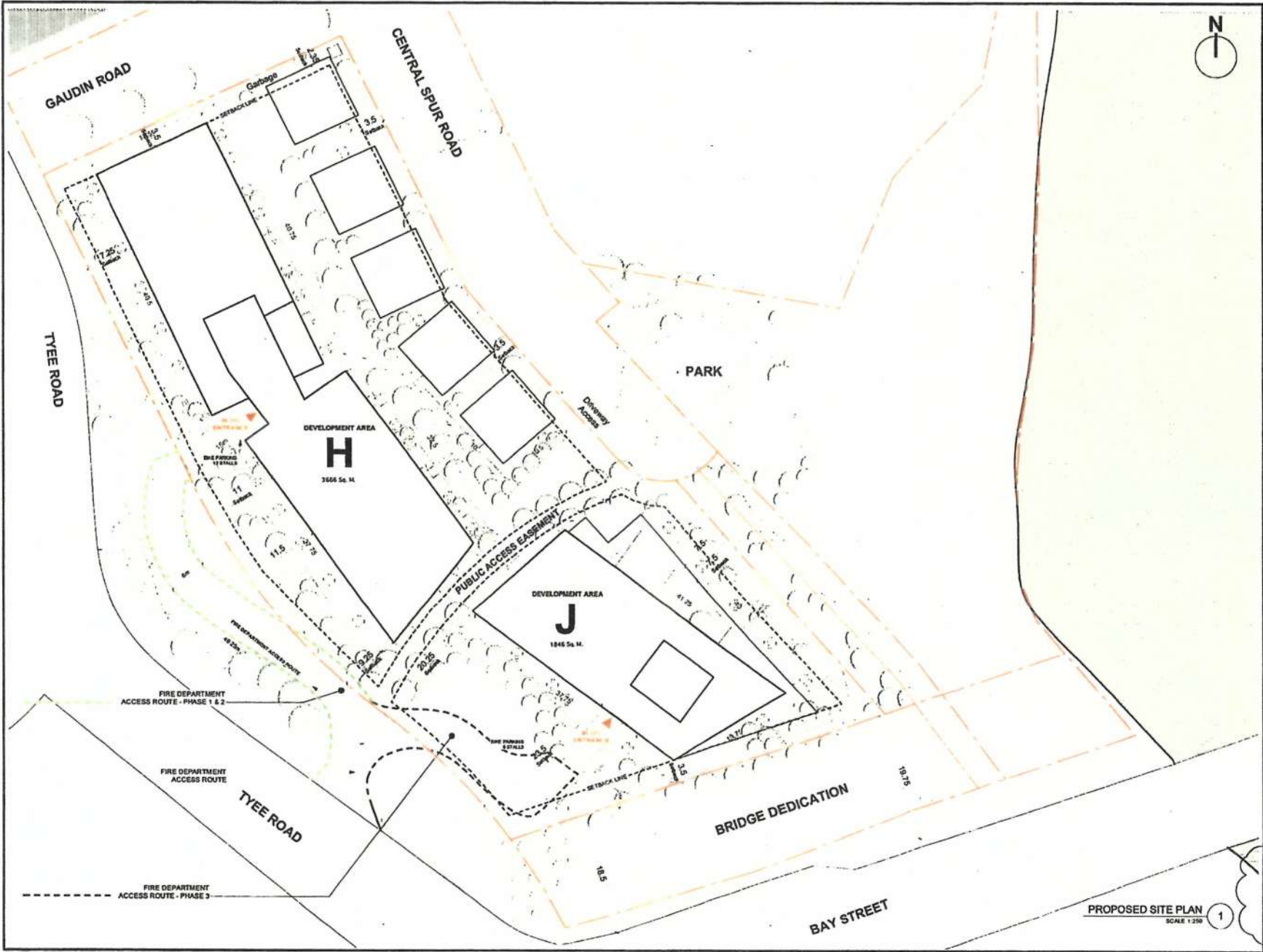
DRAWN: PLCT DATE: 07/04/15 CHECKED:

A0.03

EXISTING SITE PLAN
 SCALE 1:250



DIALOG



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DIALOG BC ARCHITECTURE INC.
100-1011 ALGONQUIN STREET
VANCOUVER, BC V6A 1K1
Tel: 604-278-1100 Fax: 604-278-1100
www.dialogbc.com

OWNER
DIALOG BC ARCHITECTURE INC.
100-1011 ALGONQUIN STREET
VANCOUVER, BC V6A 1K1
Tel: 604-278-1100 Fax: 604-278-1100

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PROPOSED SITE PLAN

DRAWN: [] DATE: 04/15 CHECKED: []

A0.04

PROPOSED SITE PLAN
SCALE: 1:250



DIALOG

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401-401 HANCOCK STREET
VANCOUVER, BC V6C 2K8
TEL: (604) 681-4442 FAX: (604) 251-1700
OWNER:
LIFETIME HOUSING COMPANY
507 HANCOCK STREET
VANCOUVER, BC V6C 2K8
TEL: (604) 681-4442

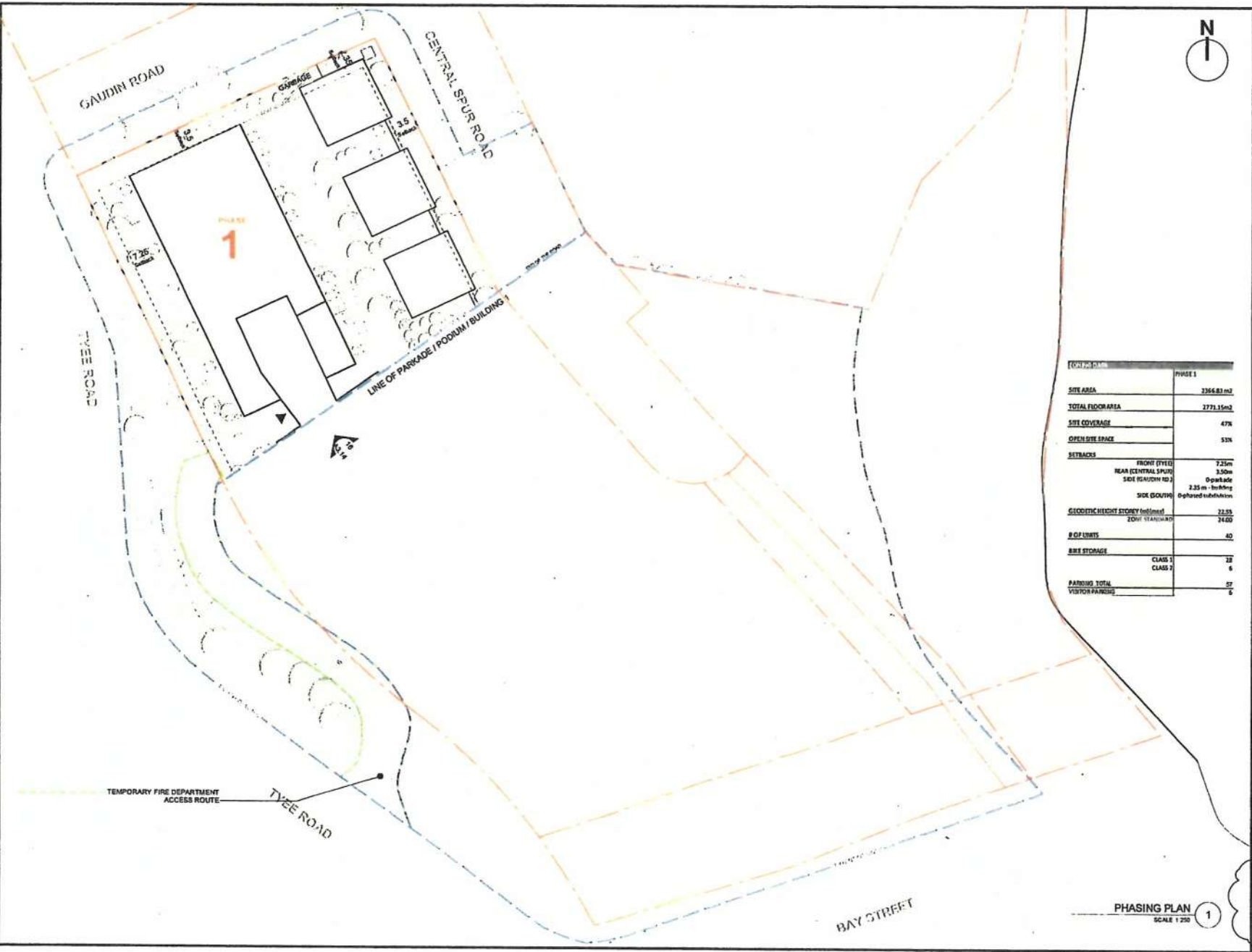
DESCRIPTION	PHASE 1
SITE AREA	2366.83 m ²
TOTAL FLOOR AREA	2779.15 m ²
SITE COVERAGE	47%
OPEN SPACE	53%
SETBACKS	
FRONT (TYE)	7.25m
REAR (CENTRAL SPUR)	3.50m
SIDE (GAUDIN RD.)	3.50m
SIDE (BAY ST)	2.25m - 3.50m
SIDE (TYE)	3.50m
GEODETIC HEIGHT STONEY (m) (max)	22.50
ZONING (STANDARD)	24.00
# OF UNITS	40
BIKE STORAGE	
	CLASS 1
	CLASS 2
	22
	6
PARKING TOTAL	28
VEHICLE PARKING	6

SEAL
RAILYARDS, LOT H & J

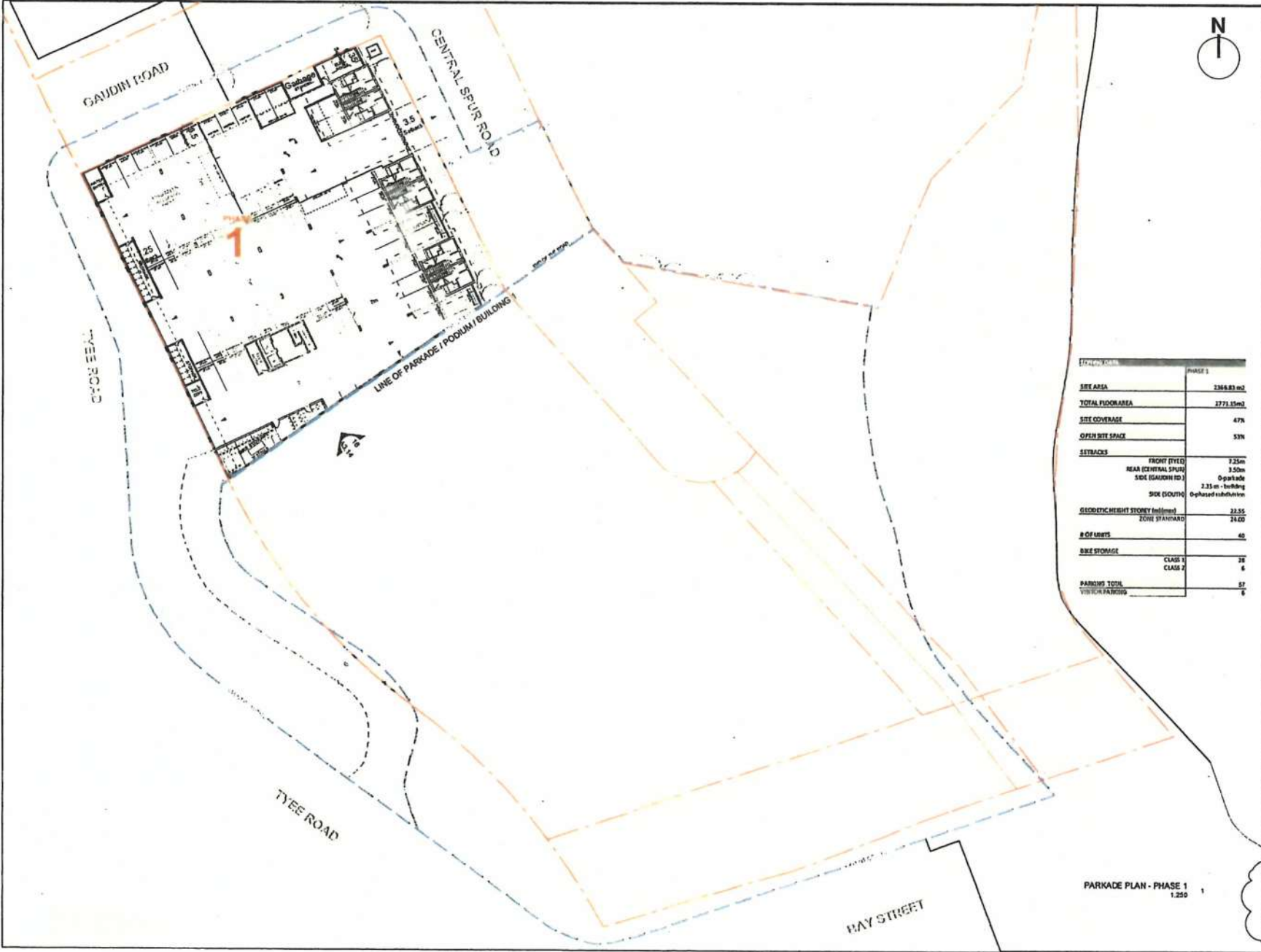
VICTORIA, BC
**PHASING PLAN
MASTER SITE PLAN
PHASE 1**

DRAWN BY: DATE: 08/01/15 CHECKED BY:

A0.05A



PHASING PLAN
SCALE 1:250



GENERAL DATA		PHASE 1
SITE AREA		23683 m ²
TOTAL FLOORAREA		3771 15m ²
SITE COVERAGE		47%
OPEN SITE SPACE		53%
SETBACKS		
FRONT (TYEE)	3.25m	
REAR (CENTRAL SPUR)	3.50m	
SIDE (GAUDIN RD)	0-parkade	
	2.25 m - building	
SIDE (SOUTH)	0-parkade / 2.25 m - building	
GEODETIC HEIGHT STOREY (m) (min)		22.55
	ZONE STANDARD	24.00
# OF UNITS		40
BIKE STORAGE		
	CLASS 1	38
	CLASS 7	6
PARKING TOTAL		57
VISITOR PARKING		6

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 2ND FLOOR
 VICTORIA, BC V8W 2E1
 TEL: 250-383-1111 FAX: 250-383-1170
 email: info@dialog.ca
OWNER:
 SEVENE AND COMPANY
 200 HAY STREET
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 TEL: 250-383-1111

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RAILYARDS, LOT H & J

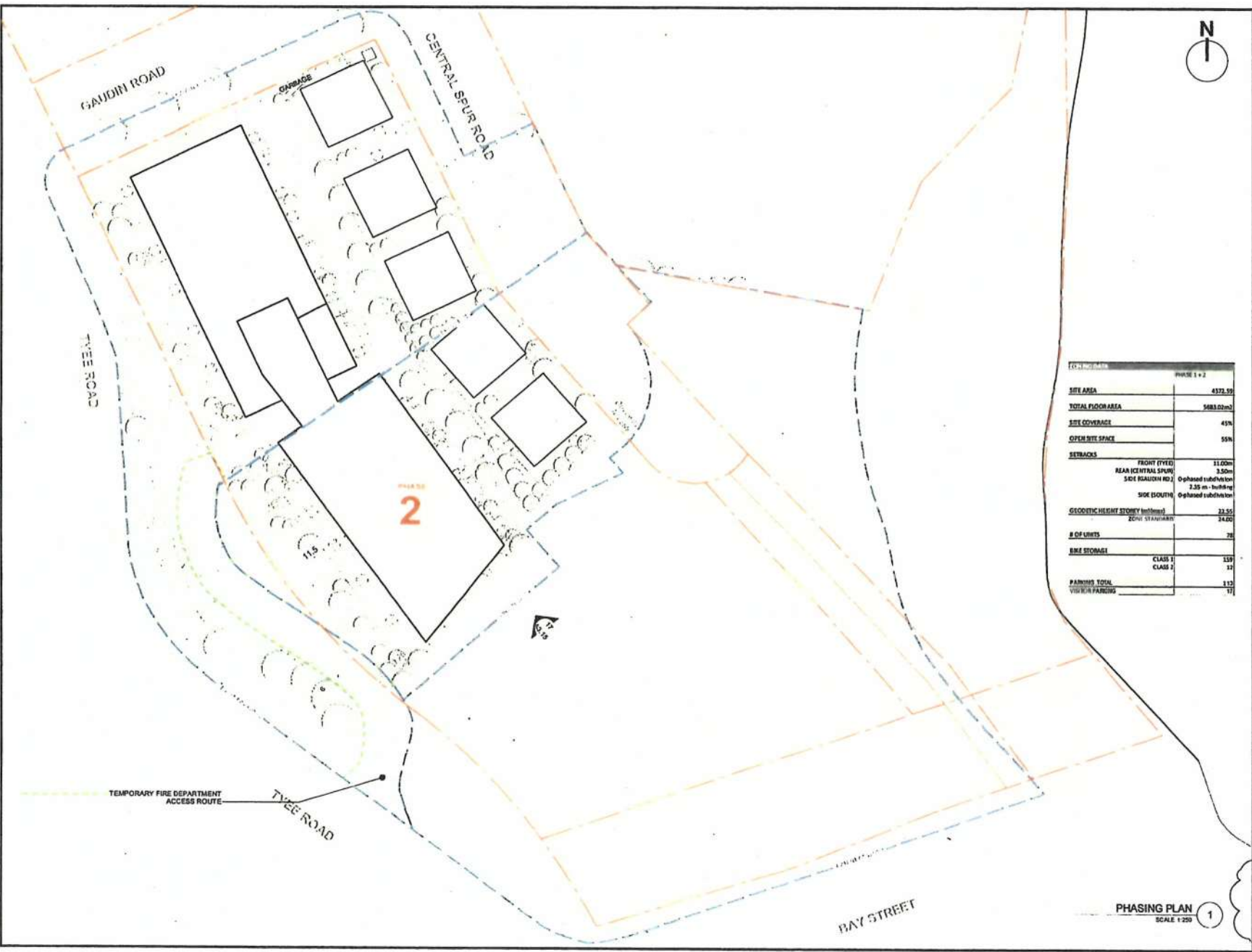
VICTORIA, BC

PHASING PLAN
 PARKADE PLAN
 PHASE 1

DRAWN BY: [Signature]
 PLOT DATE: 2015

A0.05B

PARKADE PLAN - PHASE 1
 1:250



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TECHNICAL		PHASE 1 + 2	
SITE AREA		4372.50	
TOTAL FLOOR AREA		5683.03m ²	
SITE COVERAGE		45%	
OPEN SITE SPACE		55%	
SETBACKS			
FRONT (TYEE)		11.00m	
REAR (CENTRAL SPUR)		3.50m	
SIDE (GAUDIN RD)		2.35 m - building	
SIDE (SOUTH)		2.35 m - building	
GEOMETRIC HEIGHT STOREY (m/ft)		22.55	
ZONE	STANDARD	24.00	
# OF UNITS		78	
BIKE STORAGE			
	CLASS 1	150	
	CLASS 2	12	
PARKING TOTAL		112	
VISITOR PARKING		12	

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 DIALOG BC ARCHITECTURE CONSULTANTS
 401 WEST BROADWAY, SUITE 200
 VICTORIA, BC V8V 1K1
 TEL: 250-383-1182 Fax: 250-383-1199
 email: info@dialogbc.ca

OWNER:
 L&L HOME AND COMPANY
 101 HANCOCK STREET
 VICTORIA BC V8W 1Y8
 TEL: 250-383-1182

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
 MASTER SITE PLAN
 PHASE 1 + 2

DATE: 2024-07-01
 DRAWN: [Name]
 CHECKED: [Name]

A0.06A

PHASING PLAN
 SCALE 1:250

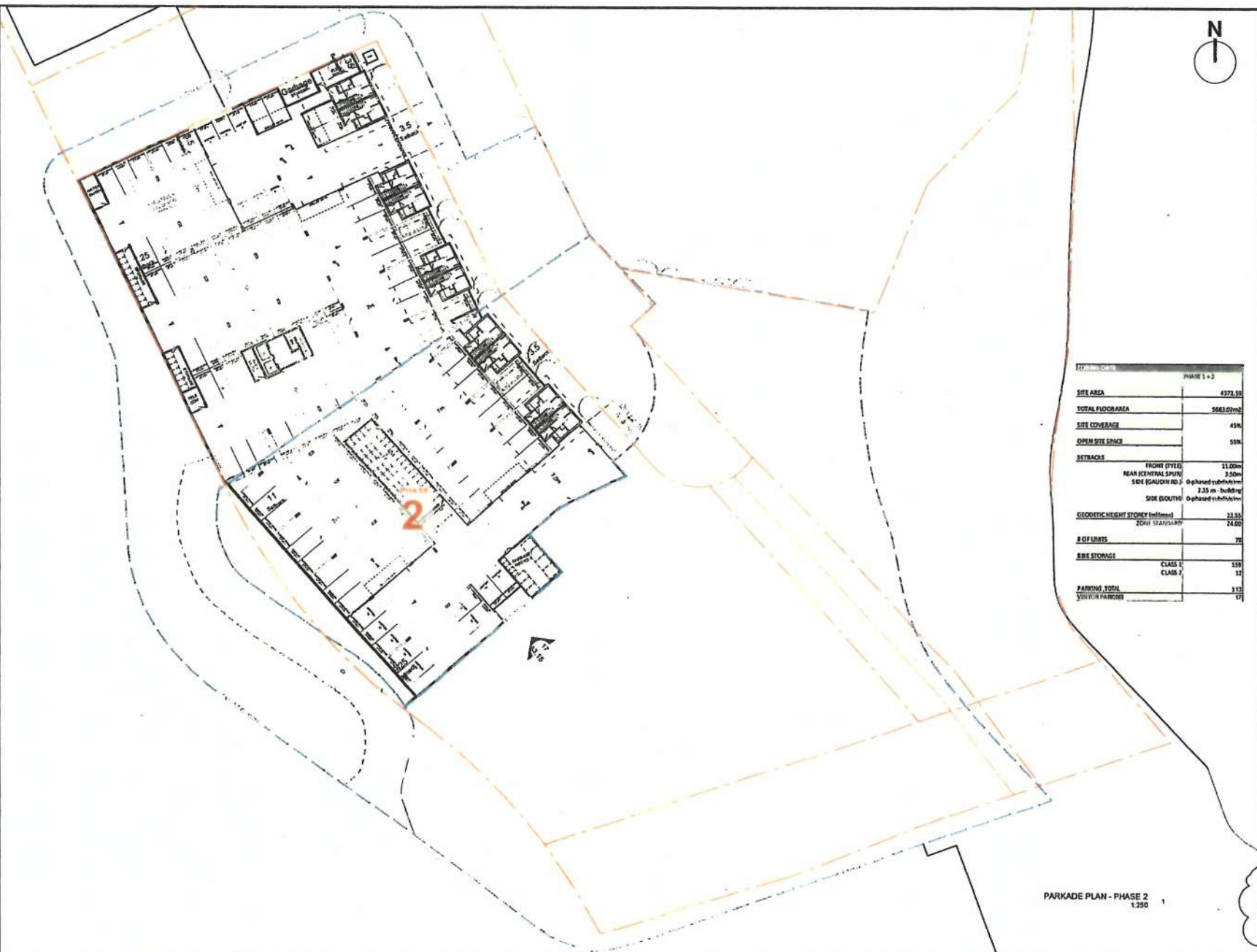
TEMPORARY FIRE DEPARTMENT
 ACCESS ROUTE

TYEE ROAD

BAY STREET



DIALOG



SITE DATA		PHASE 1 + 2
SITE AREA		4371.50
TOTAL FLOORAREA		5683.00m ²
SITE COVERAGE		45%
OPEN SITE SPACE		55%
SETBACKS		
FRONT (E/110)	11.00m	
NEAR (CENTRAL SP/1)	3.00m	
SIDE (E/SAUND RD)	0-phased setback	
	2.35 m - building	
SIDE (S/OUTH)	0-phased setback	
GEODEIC HEIGHT STOREY (maximum)	22.55	
	20th STOREY	24.00
# OF UNITS		75
BIKE STORAGE		
	CLASS 1	159
	CLASS 2	11
PARKING, TOTAL		112
VEHICLE PARKING		57

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 INTERIOR DESIGN PLANNING
 401 ST. JEROME STREET
 VICTORIA BC V8W 1E1
 Tel: 250.363.1000 Fax: 250.363.1700
 Email: info@dialogbc.com
OWNER:
 LEADING EDGE COMPANY
 521 HERALD STREET
 VICTORIA BC V8W 1E4
 Tel: 250.363.4000

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
PARKADE PLAN
PHASE 1 + 2

DRAWN: [signature] PLOT DATE: 20/01/15 CHECKED: [signature]

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PARKADE PLAN - PHASE 2
1:250



DIALOG

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EXISTING DATA		PHASE 1 + 2
SITE AREA		4372.59
TOTAL FLOOR AREA		5483.02(m ²)
SITE COVERAGE		45%
OPEN SITE SPACE		55%
SETBACKS		
	FRONT (EVELE)	11.00m
	REAR (CENTRAL SPUR)	3.50m
	SIDE (GAUDIN RD.)	0-phased (subdivision)
	SIDE (SOUTH)	2.35 m - (3rd flg)
		0-phased (subdivision)
GEODETIC HEIGHT STOREY (m/feet)		22.55
	ZONH STANDARD	24.00
# OF UNITS		70
BIKE STORAGE		
	CLASS 1	159
	CLASS 2	17
PARKING SPOTS		117
VICTORIA PARKING		17

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ARCHITECT & PRIME CONSULTANT

DIALOG ARCHITECTURE INC.
 1000 GARDIN ROAD
 VICTORIA BC V8W 2E7
 Tel: (250) 383-1323 Fax: (250) 378-4700
 Email: info@dialogarch.com

OWNER:

LEGARE AND COMPANY
 520 HERALD STREET
 VICTORIA BC V8W 1A8
 Tel: (250) 383-4018

SCALE

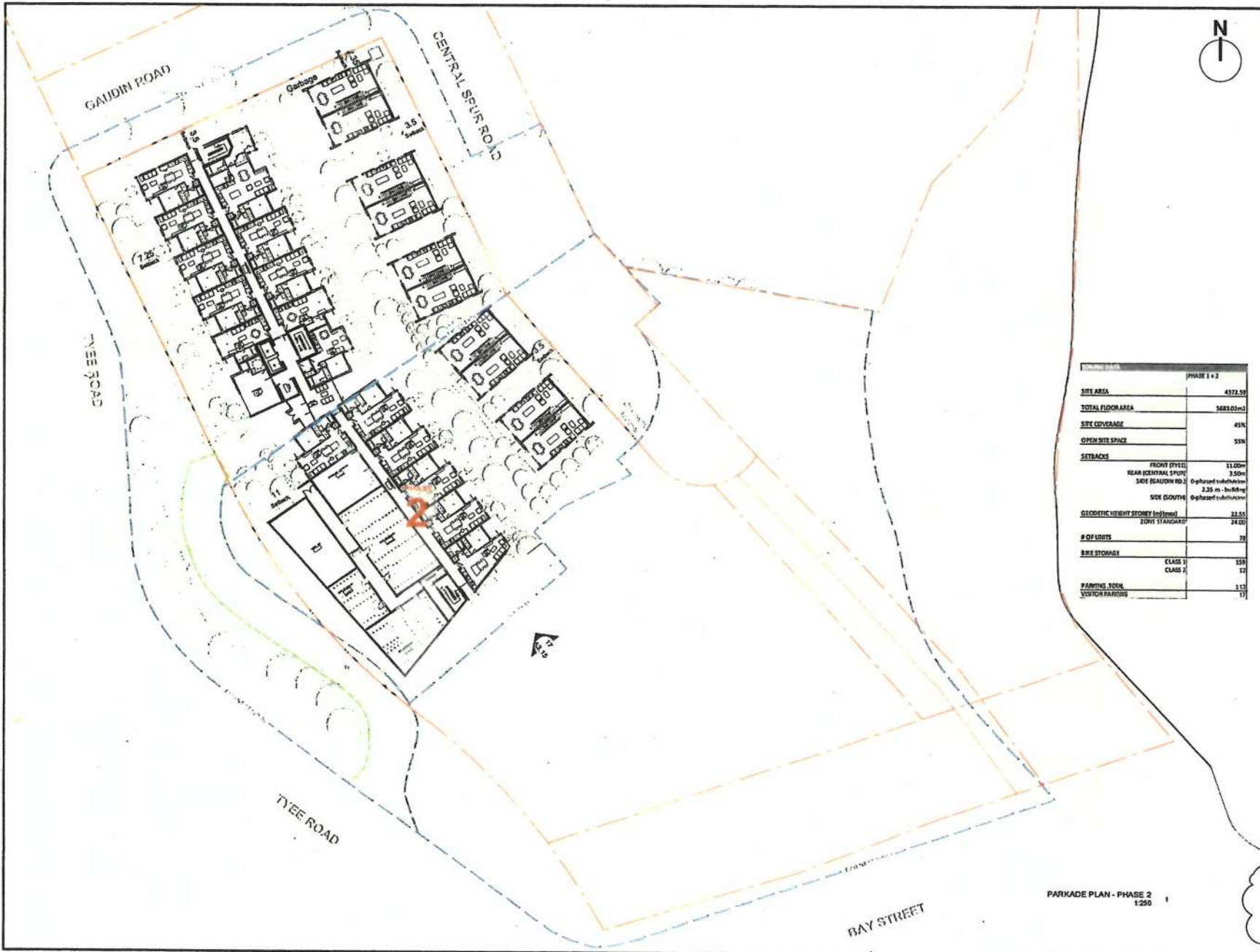
RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
 PARKADE PLAN
 PHASE 1 + 2

PROJECT: PLOT DATE: 20/01/15 CHECKED:

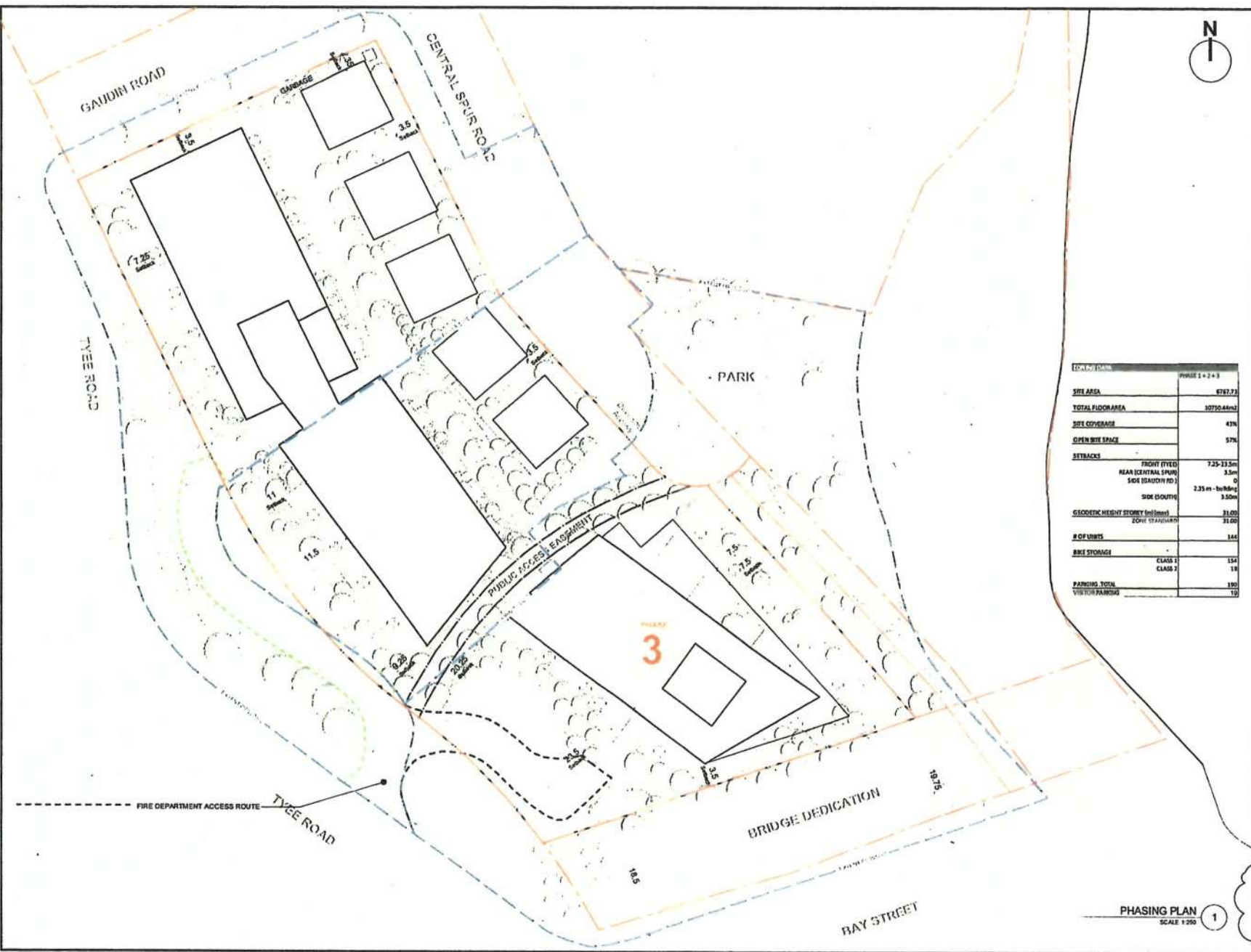
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PARKADE PLAN - PHASE 2
 1:250



DIALOG



LEGEND DATA		PHASE 1 + 2 + 3
SITE AREA		6767.73
TOTAL FLOOR AREA		30770.44m ²
SITE COVERAGE		43%
OPEN SITE SPACE		57%
SETBACKS		
FRONT (TYE)	7.25-13.5m	
REAR (CENTRAL SPUR)	3.5m	
SIDE (GAUDIN RD)	0	
SIDE (SOUTH)	2.25m - 6m/6m	
GEODETIC HEIGHT STOREY (m)		
ZONE STAIRWAYS	31.00	
	31.00	
# OF UNITS		144
BIKE STORAGE		
	CLASS 1	154
	CLASS 2	18
PARKING TOTAL		190
VISITOR PARKING		10

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ARCHITECT & PRIME CONSULTANT
 DIALOG ARCHITECTURE
 100/100 RAILWAY STREET
 MELBOURNE VIC 3000
 Tel: 03 9247 1000 Fax: 03 9247 1001
 info@dialog.org.au

OWNER:
 LEIGH & COMPANY
 150 HENRIE STREET
 VICTORIA 3000
 Tel: 03 9247 4000

SCALE

RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2 + 3

DRAWN BY: [Name] CHECKED BY: [Name]
PLOT DATE: 28/01/15

A0.07A

PHASING PLAN
SCALE 1:200

1



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dlog@dialog.ca
OWNER:
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33 HERALD STREET
VICTORIA BC V8W 1H4
TEL: 250.383.8200

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING OF PROJECT 1
VIEW NORTH FROM CORNER OF BAY ST. & TYEE RD.

RENDERING

DATE
PLM DATE 08/15
A0.08



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RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING OF PROJECT 1
 VIEW SOUTH ALONG CENTRAL SPUR ROAD

RENDERING

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dialog@dialog.ca

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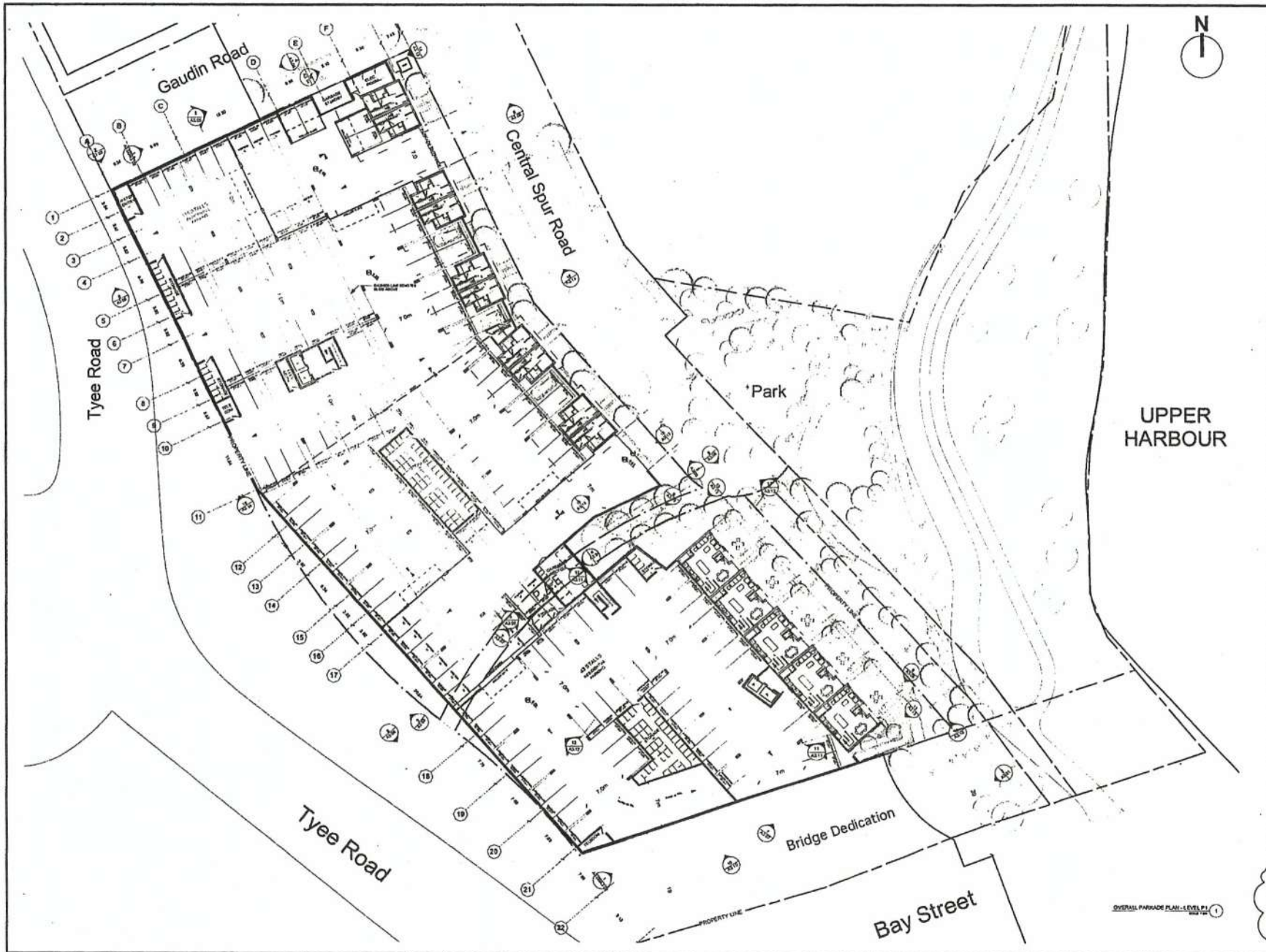
VICTORIA, BC

RENDERING OF PROJECT 1
VIEW WEST BAY STREET BRIDGE

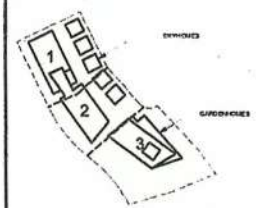
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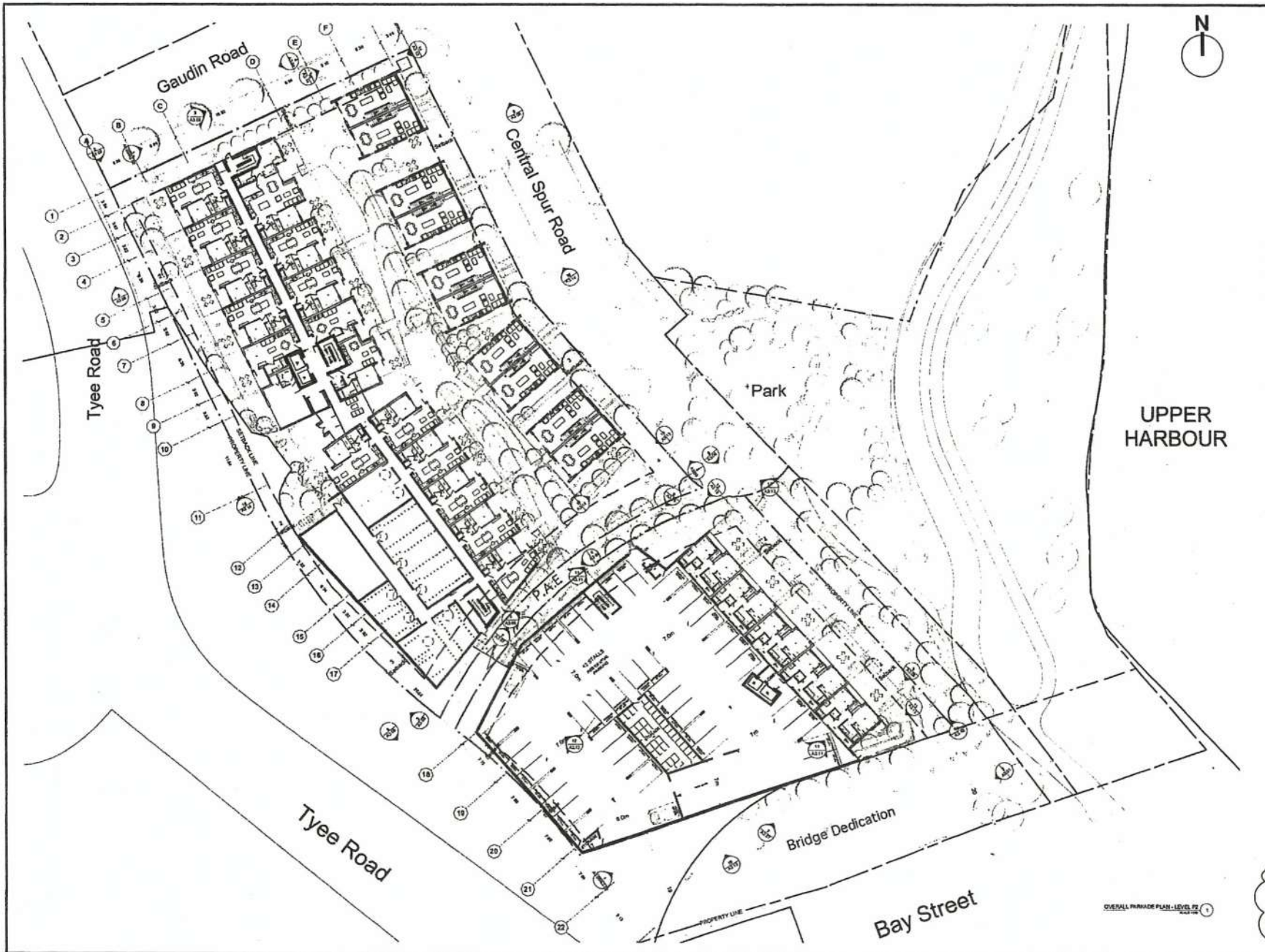
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OVERALL PARKADE PLAN
 LEVEL P1

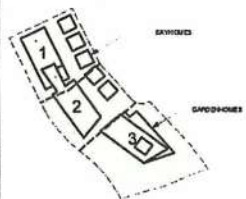
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OVERALL PARKADE PLAN - LEVEL P1
 1/20/15



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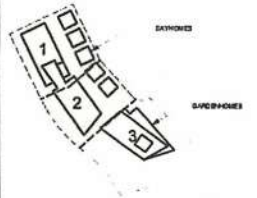
RAILYARDS, LOT H & J

VICTORIA, BC

OVERALL PARKADE PLAN
 LEVEL P2

DATE: 01/15
 CHECKED BY: [Signature]

A2.02



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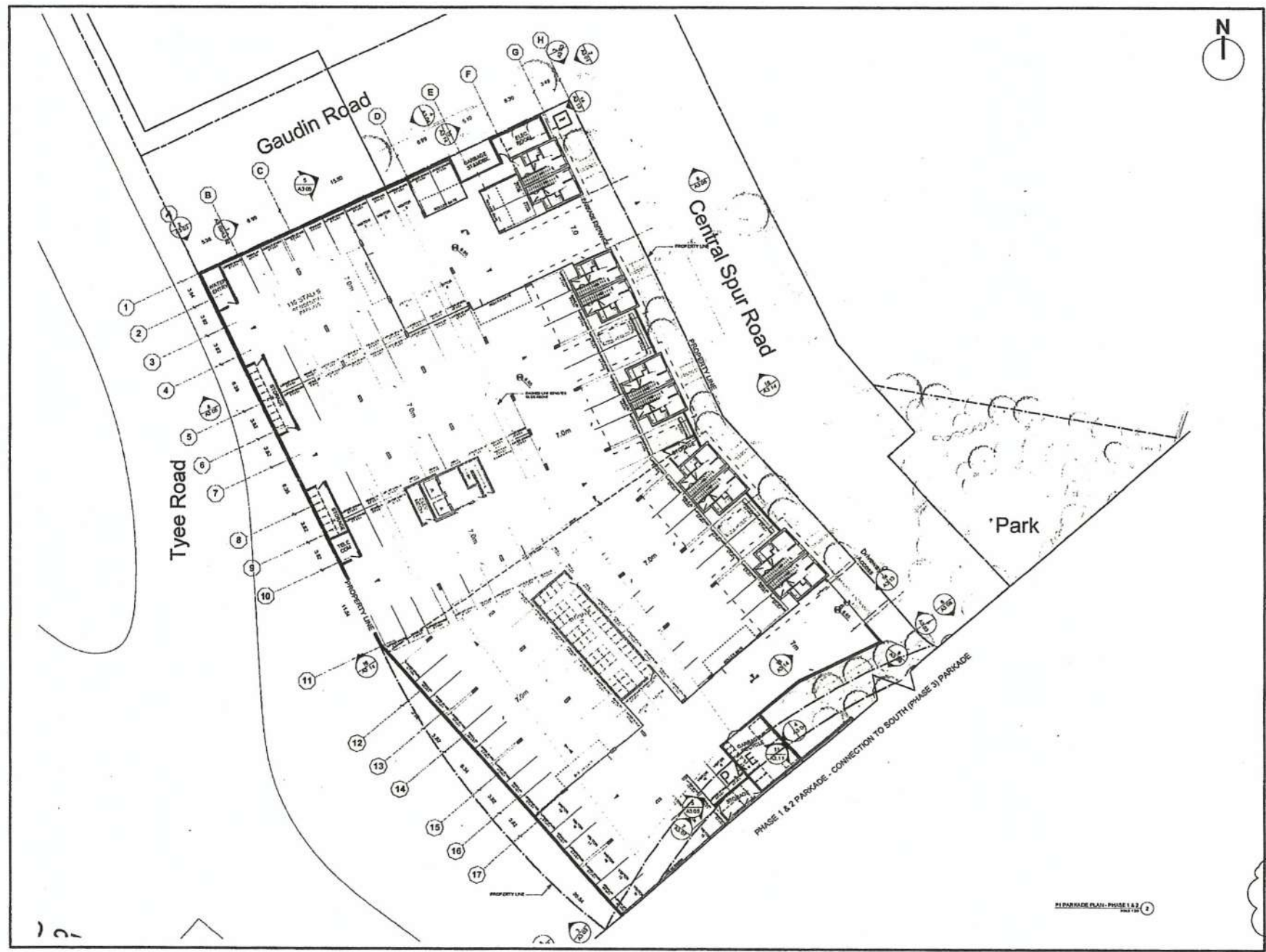
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VICTORIA, BC

PARKADE PLAN - LEVEL P1
 PHASE 1 & 2

DRAWN: ACF/BC
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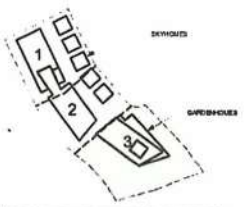
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A2.03



PHASE 1 & 2 PARKADE PLAN - PHASE 1 & 2



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RAILYARDS, LOT H & J

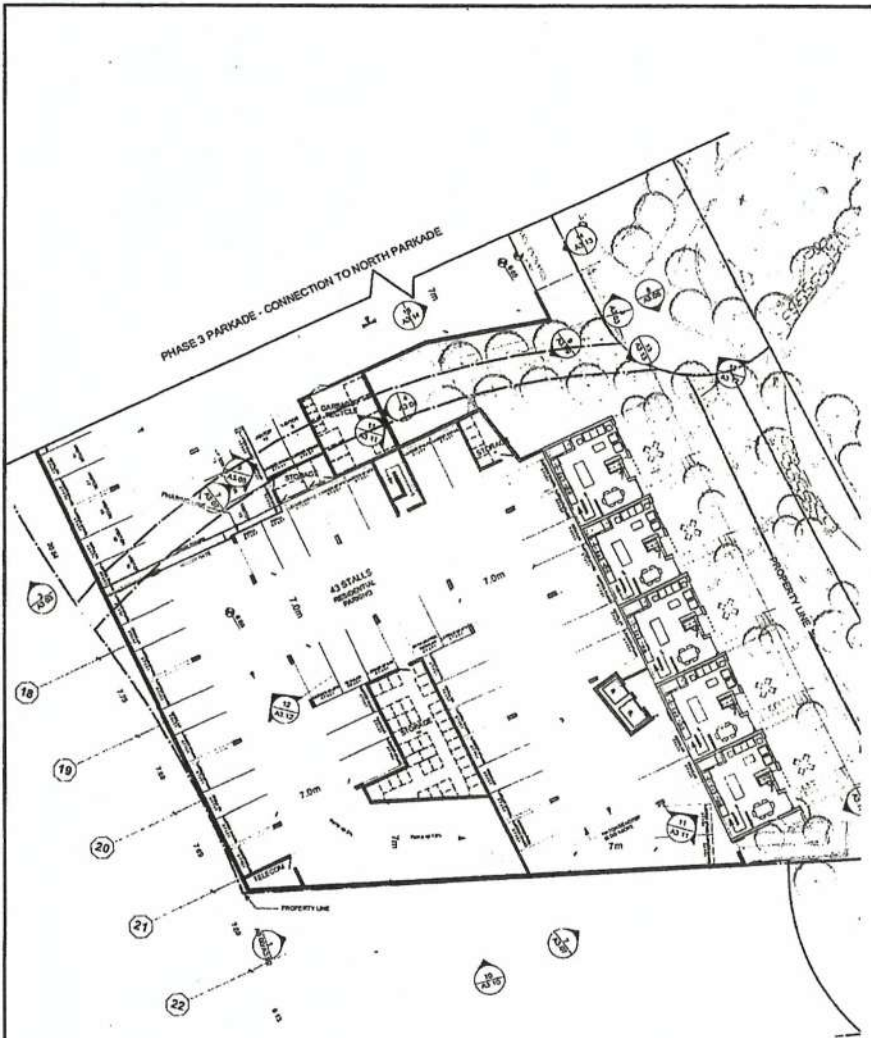
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**PARKADE PLAN - LEVELS P1 & I
PHASE 3**

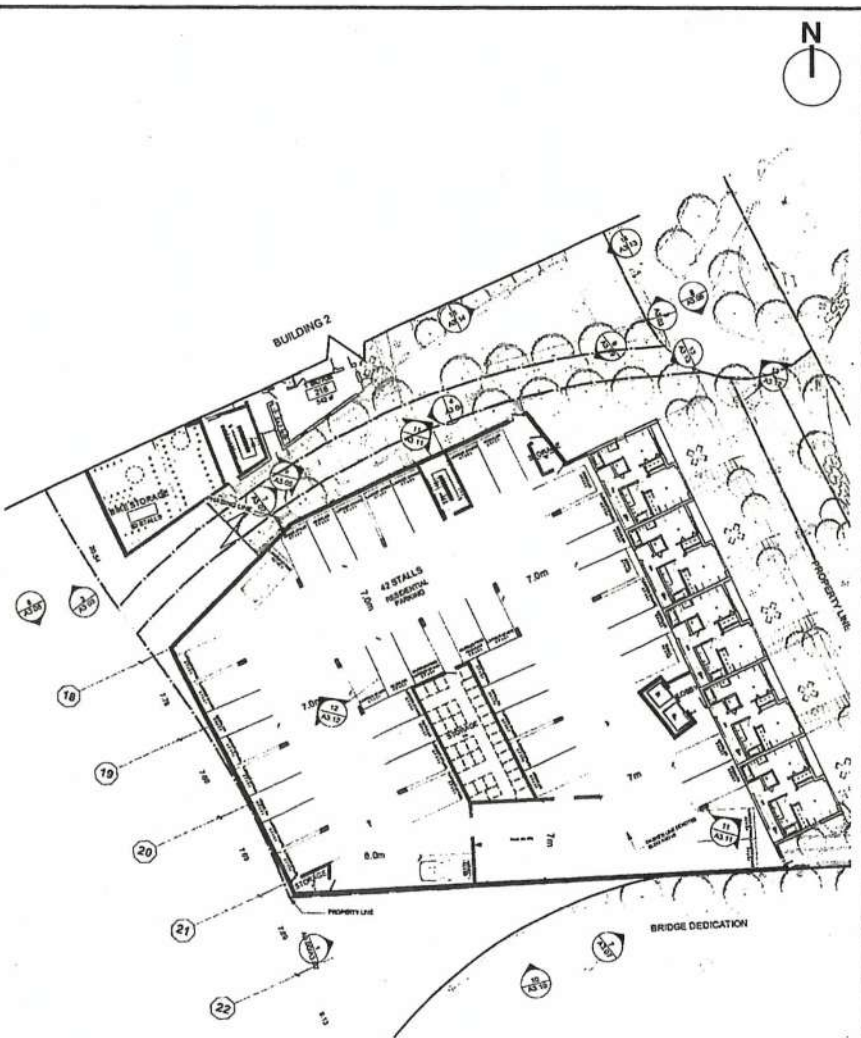
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PLOT DATE: 01/04/15
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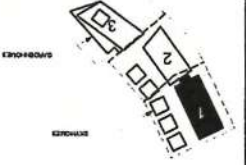
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PARKADE PLAN - LEVEL P1 - PHASE 3
1/04/15



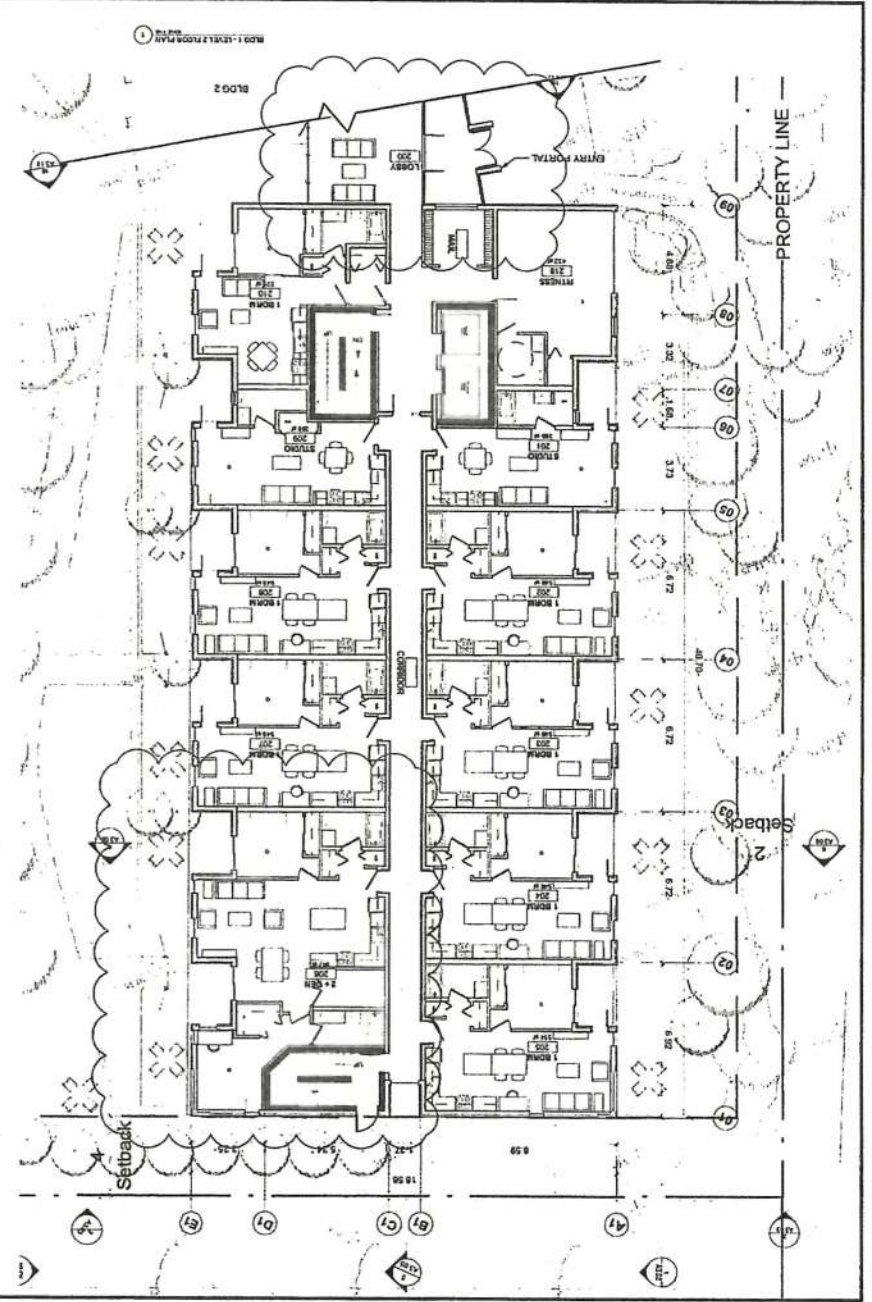
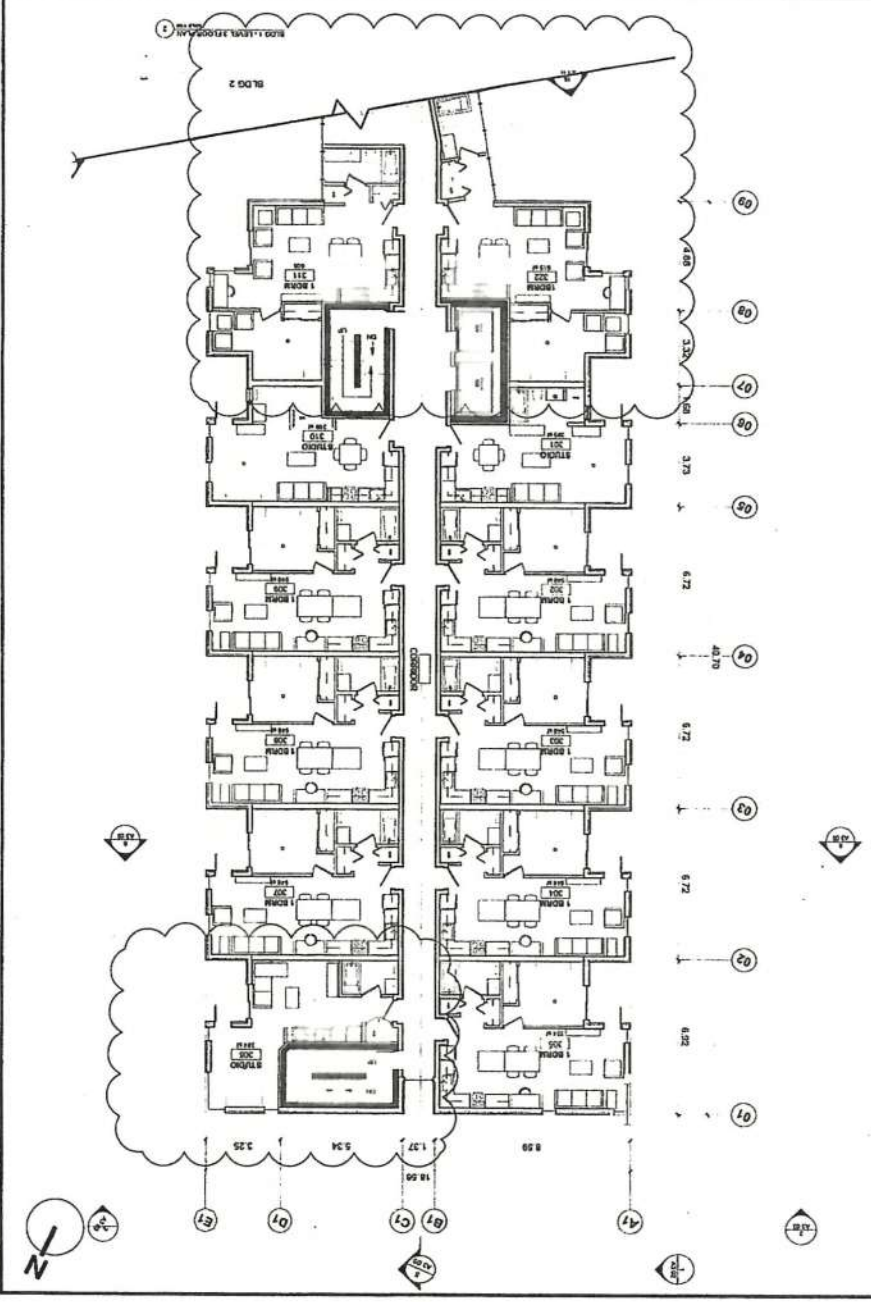
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1/04/15

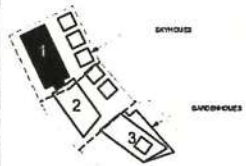


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A2.11
 FLOOR PLANS
 BLDG 1 - LEVELS 2 & 3
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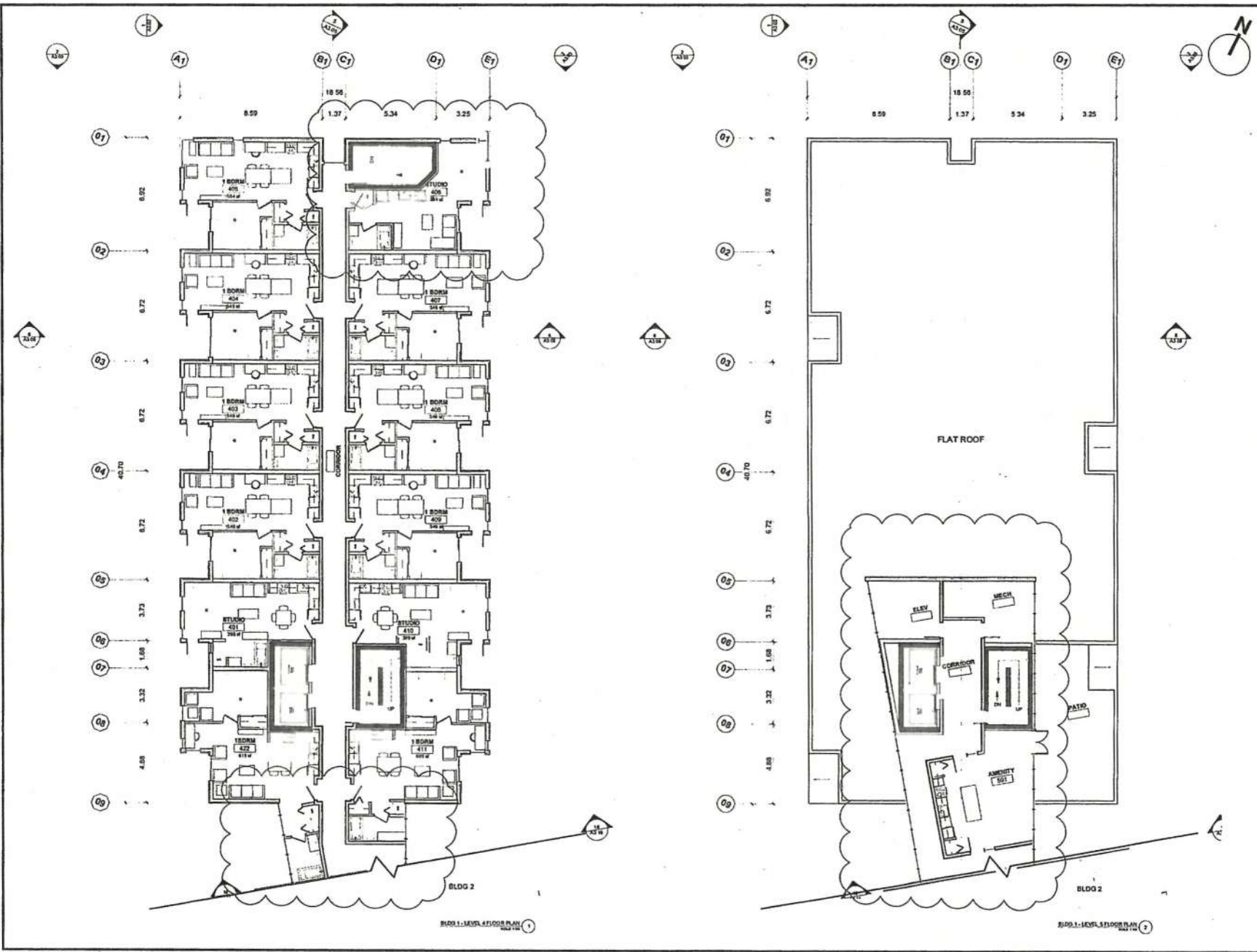
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RAILYARDS, LOT H & J

VICTORIA, BC
**BLDG 1 - LEVELS 4 & 5
 FLOOR PLANS**

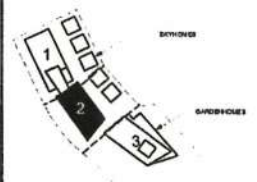
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A2.12



BLDG 1 - LEVEL 4 FLOOR PLAN

BLDG 1 - LEVEL 5 FLOOR PLAN



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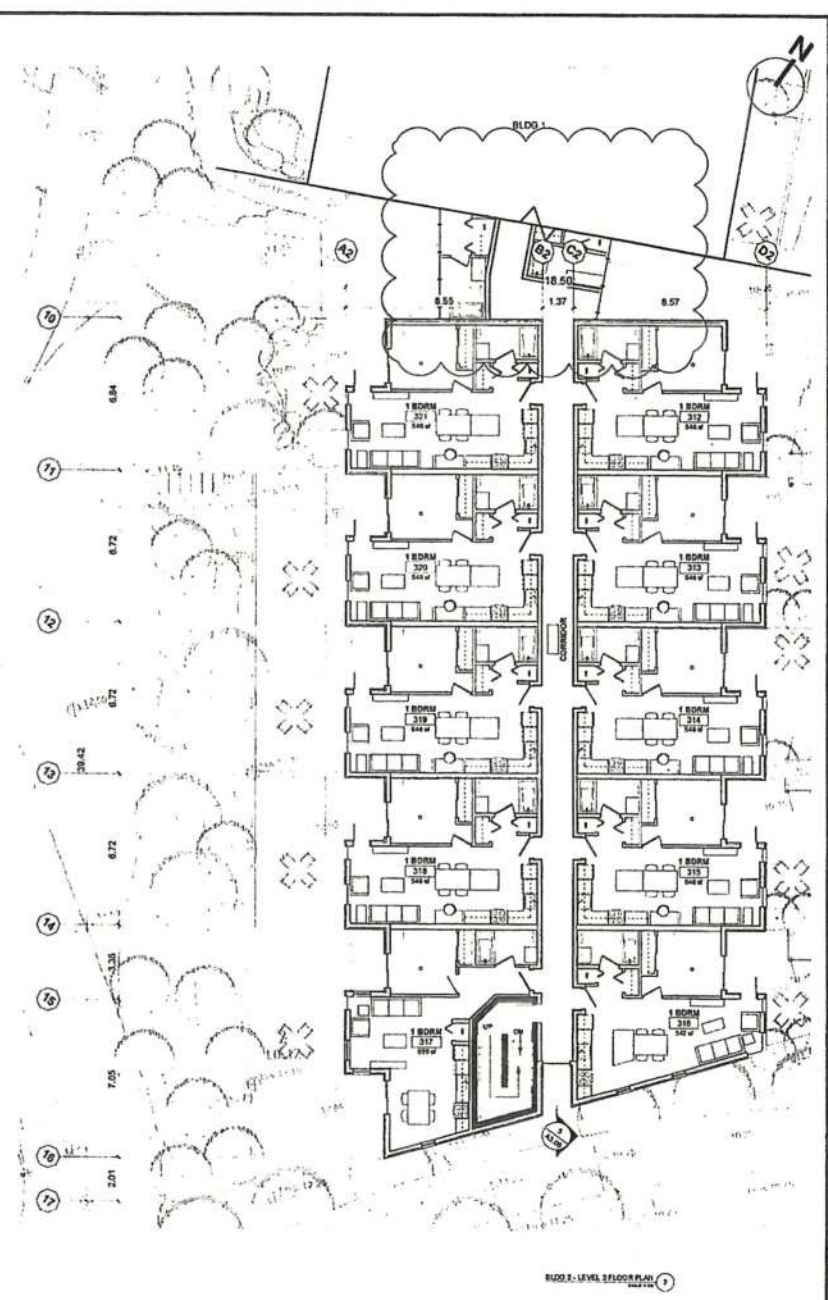
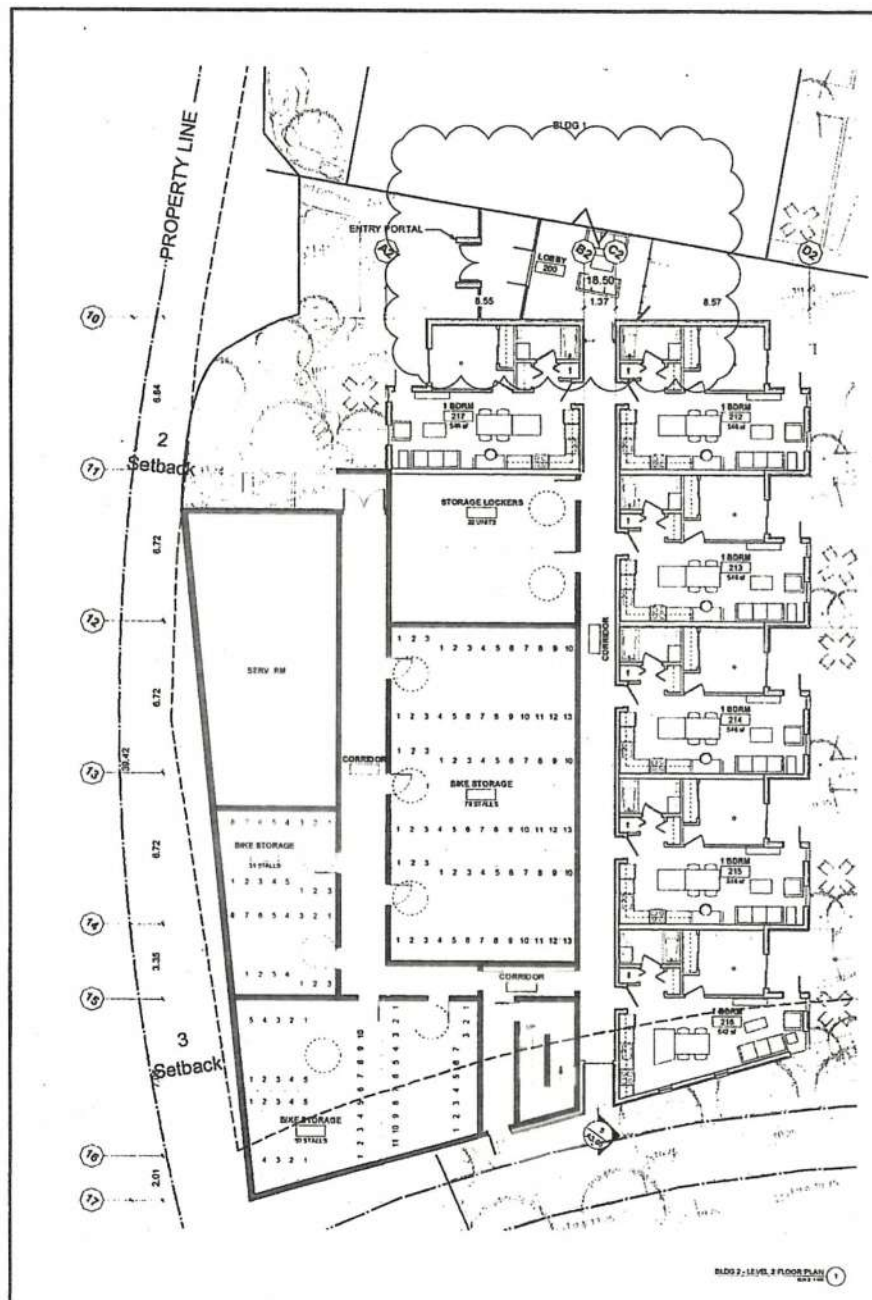
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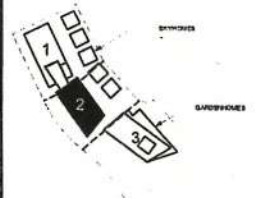
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VICTORIA, BC
**BLDG 2 - LEVELS 2 & 3
 FLOOR PLANS**

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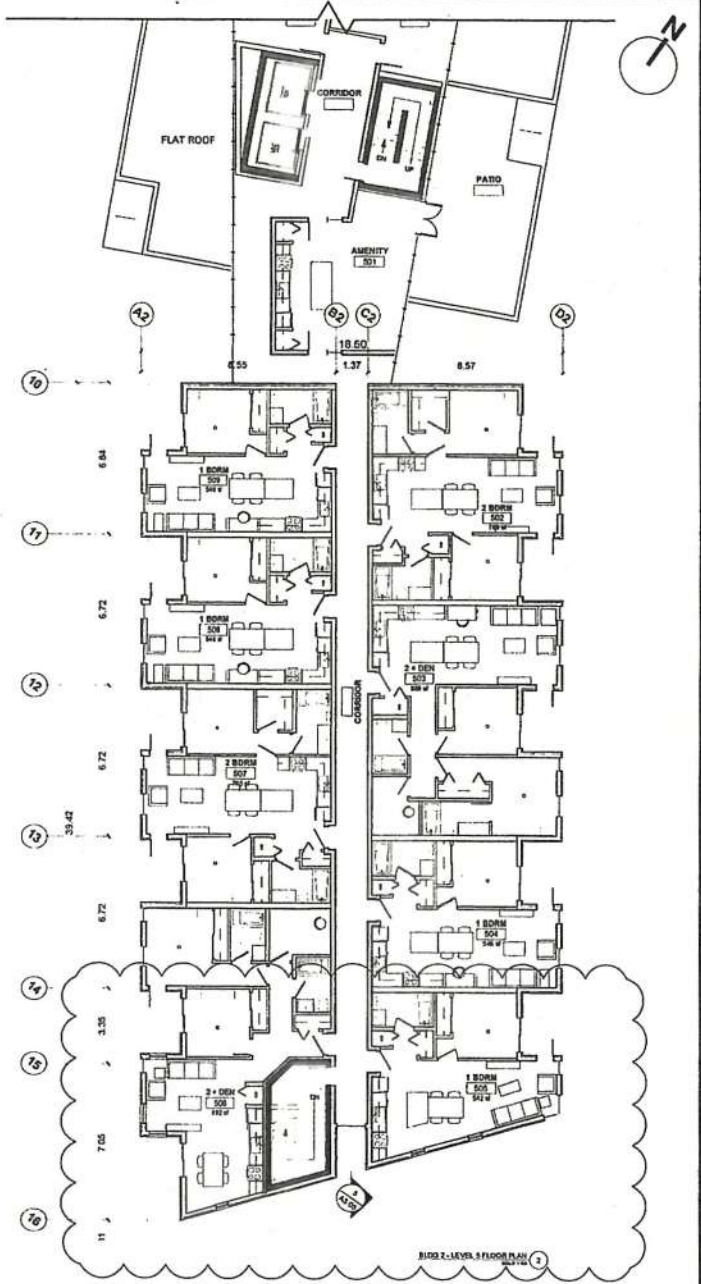
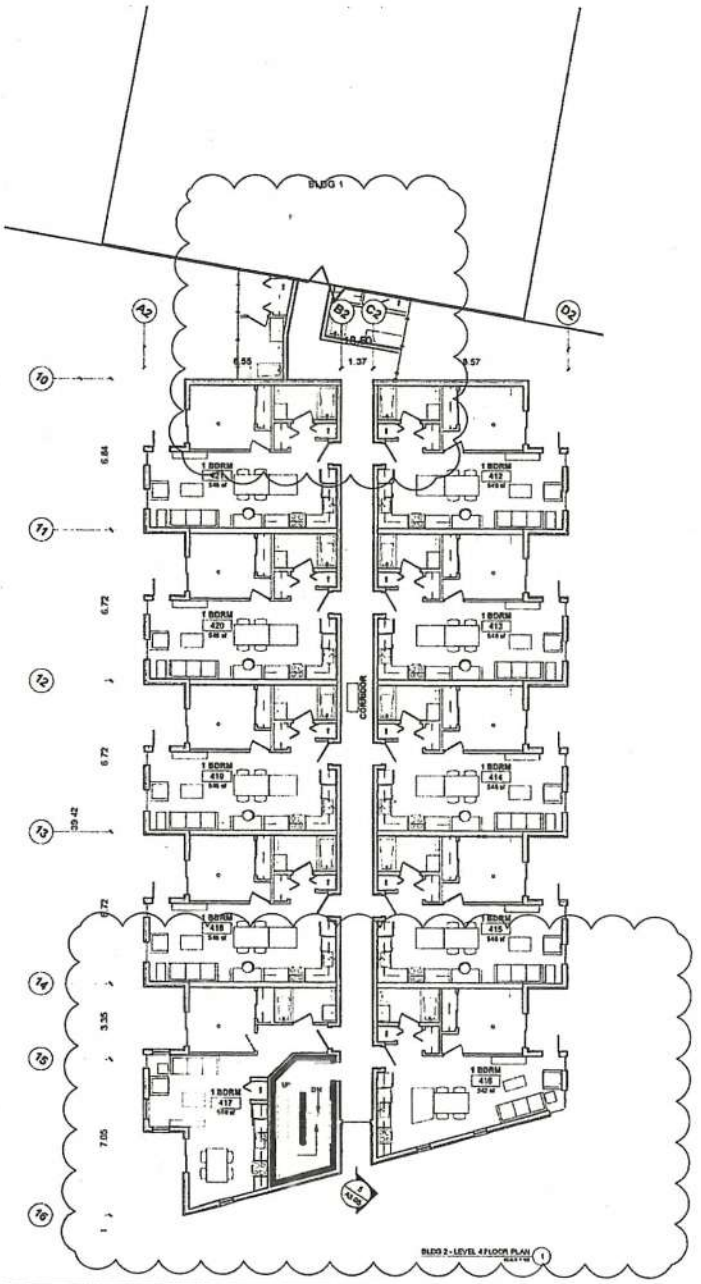
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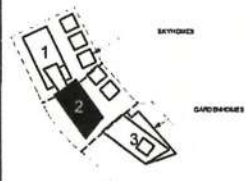
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**BLDG 2 - LEVELS 4 & 5
 FLOOR PLANS**

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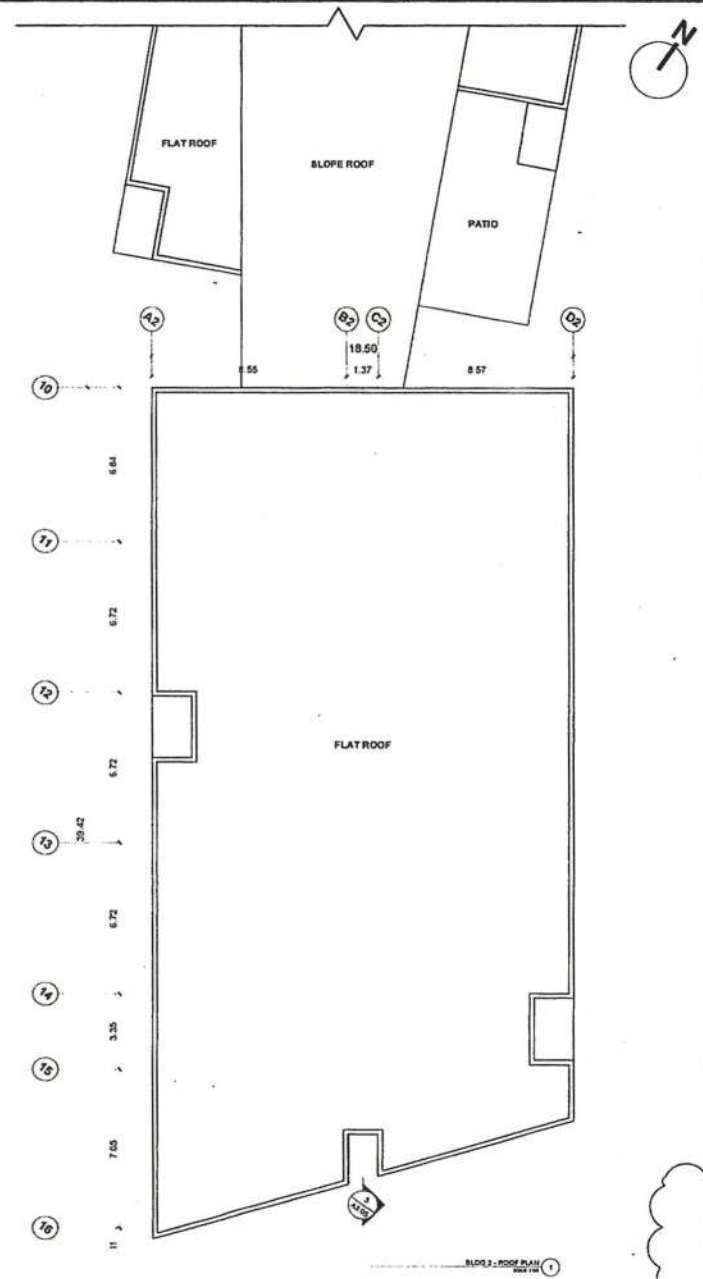
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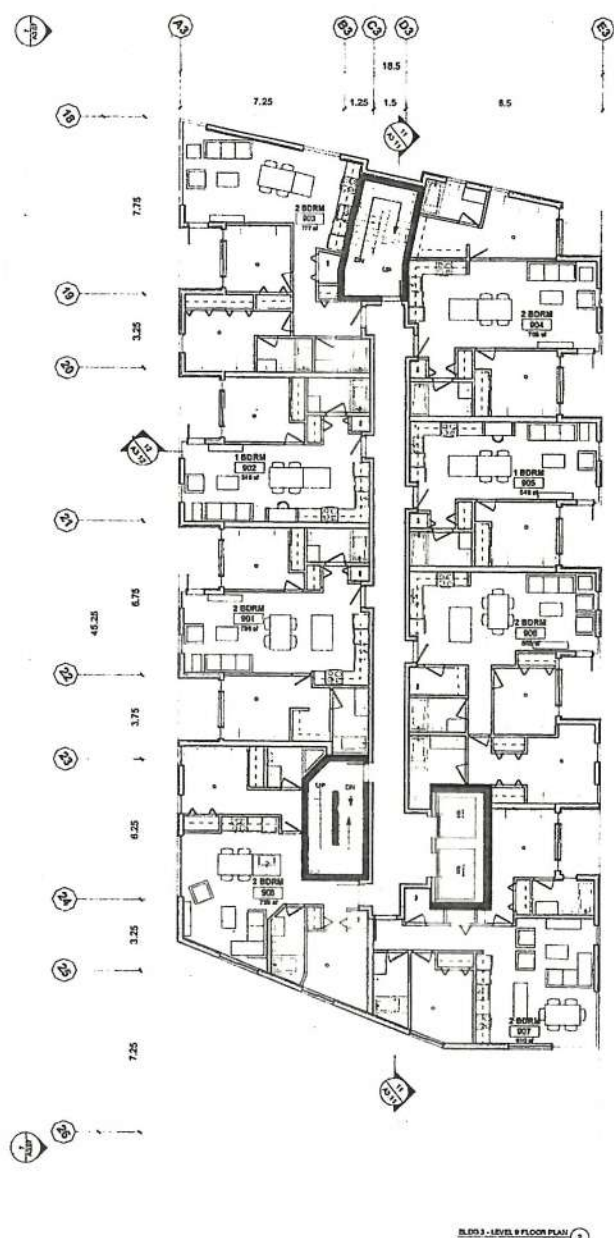
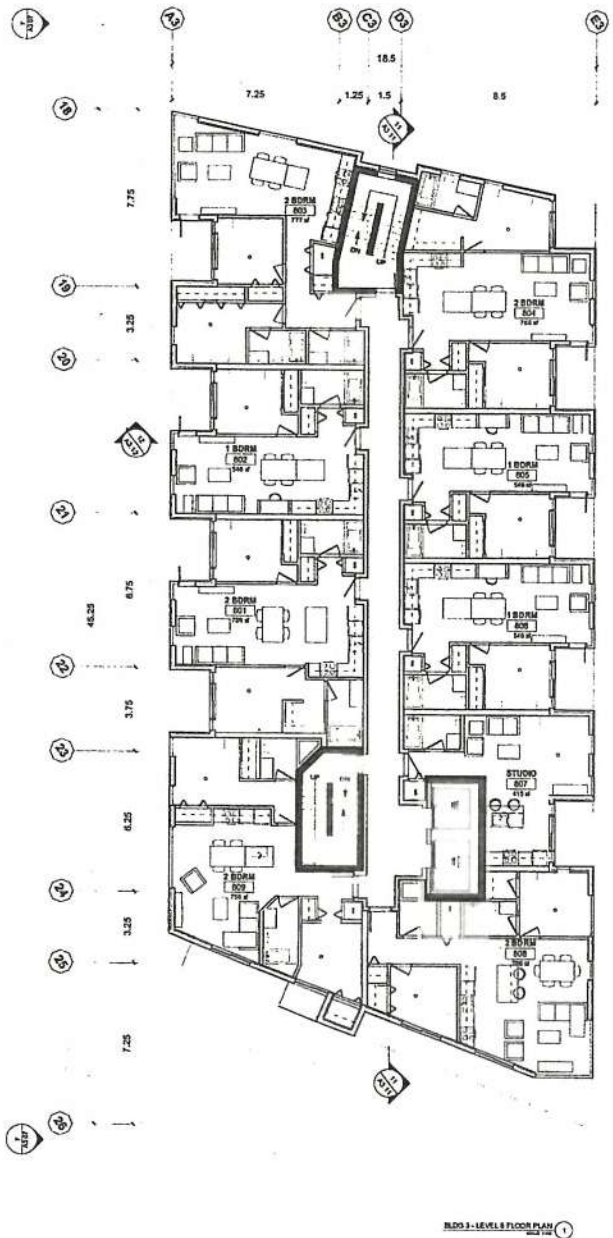
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BLDG 2 - ROOF PLAN

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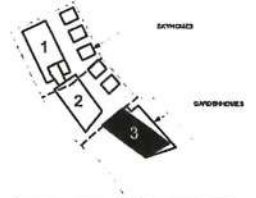
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BLDG 3 - LEVEL 8 & 9 FLOOR PLANS

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 Tel: 604 263-1199 Fax: 604 263-1190
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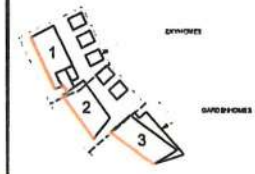
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RAILYARDS, LOT H & J

VICTORIA, BC
BLDG 3 - ROOF PLAN

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 PLOT DATE: 01/15/15
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A2.34

BLDG 3 - ROOF PLAN 1



WEST ELEVATION LEGEND 1A
SCALE 1:200



WEST STREETScape ALONG TYEE RD. 1B
SCALE 1:200

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 dialog@dialog.ca

OWNER:
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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

WEST ELEVATION

DRAWN BY: AD
 PLOT DATE: 07/14/15
 CHECKED BY: MC

A3.00



EAST ELEVATION - LEGEND 2A
SCALE 1:200



EAST STREETSCAPE ELEVATION 2B
SCALE 1:200

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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

EAST ELEVATION

DESIGN AD PLOT DATE 01/15/15 CHECKED MC

A3.01



WEST ELEVATION 1 - BLDG 1
SCALE 1/100 10

WEST ELEVATION 1 - BLDG 2
SCALE 1/100 10

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 info@dialog.ca

OWNER:
 LEVINE AND COMPANY
 830 BROAD STREET
 VICTORIA BC V8W 1S4
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REAL

RAILYARDS, LOT H & J

VICTORIA, BC

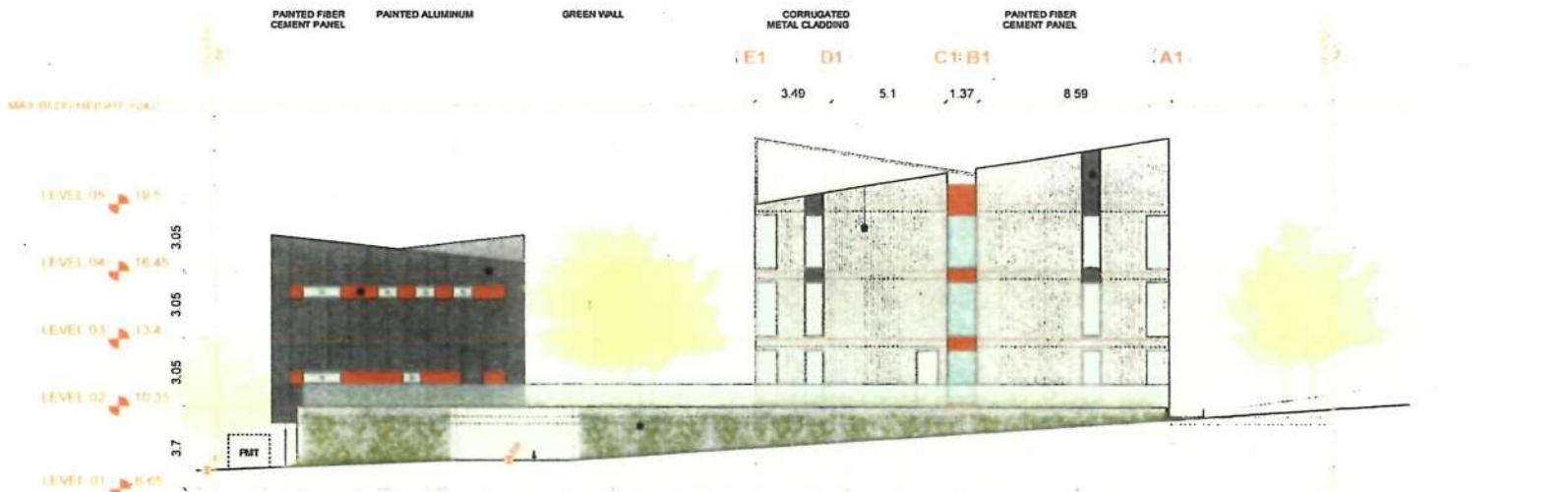
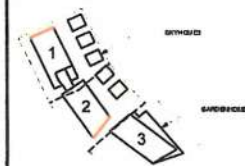
WEST ELEVATION

BLDG 1 & 2

DRAWN BY: [Name] CHECKED BY: [Name]

DATE: 8/14/15

A3.02



NORTH ELEVATION - BLDG 1
SCALE: 1/100 2



SOUTH ELEVATION - BLDG 2
SCALE: 1/100 3

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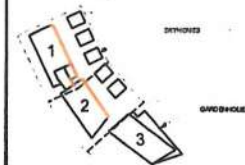
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 400-111-BROADVIEW STREET
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 Tel: 250.381.4900

SEAL
 RAILYARDS, LOT H & J

VICTORIA, BC
 NORTH & SOUTH ELEVATION
 BLDG 1 & 2
 DRAWN BY: [signature]
 CHECKED BY: [signature]
 PLOT DATE: 01/15/15

A3.03



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 WWW.DIALOGBC.COM

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 2300 BROAD STREET
 VICTORIA BC V8P 1S9
 TEL: 250.383.4800

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RAILYARDS, LOT H & J

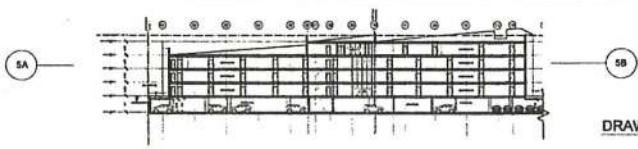
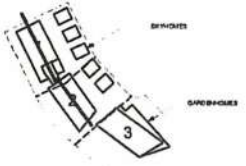
VICTORIA, BC

EAST ELEVATION

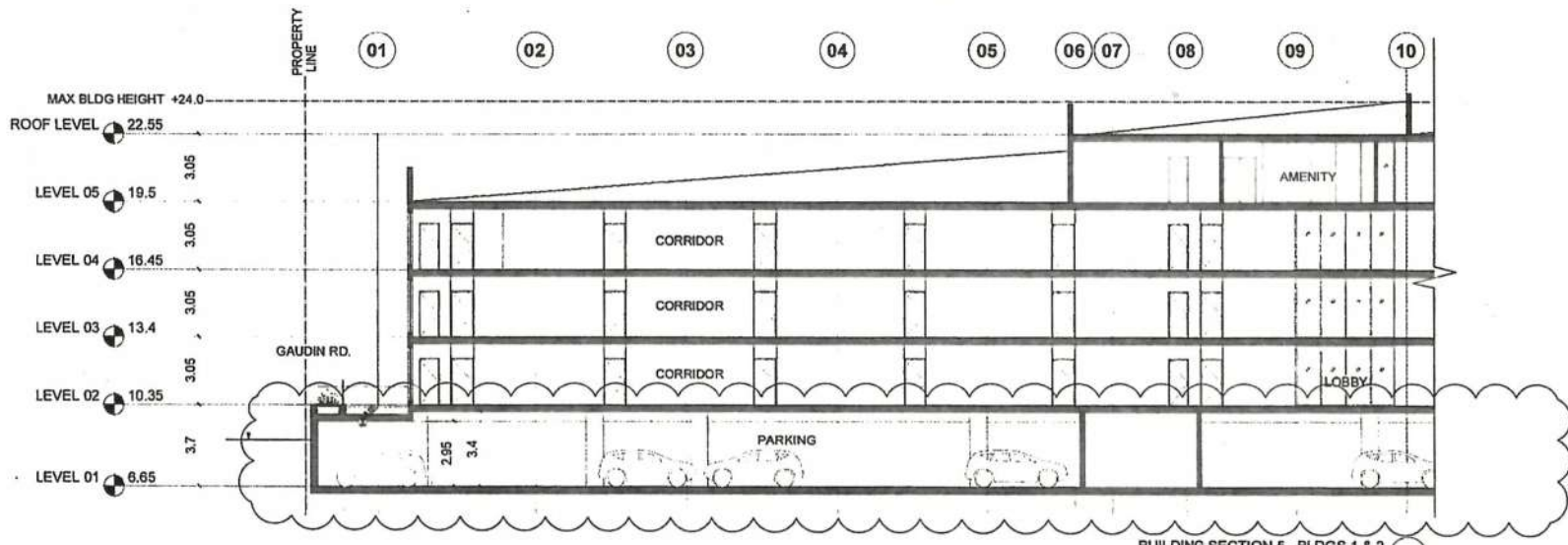
BLDG 1 & 2

DRYDEN AGD CHECKED MC
 PLOT DATE: 09/15

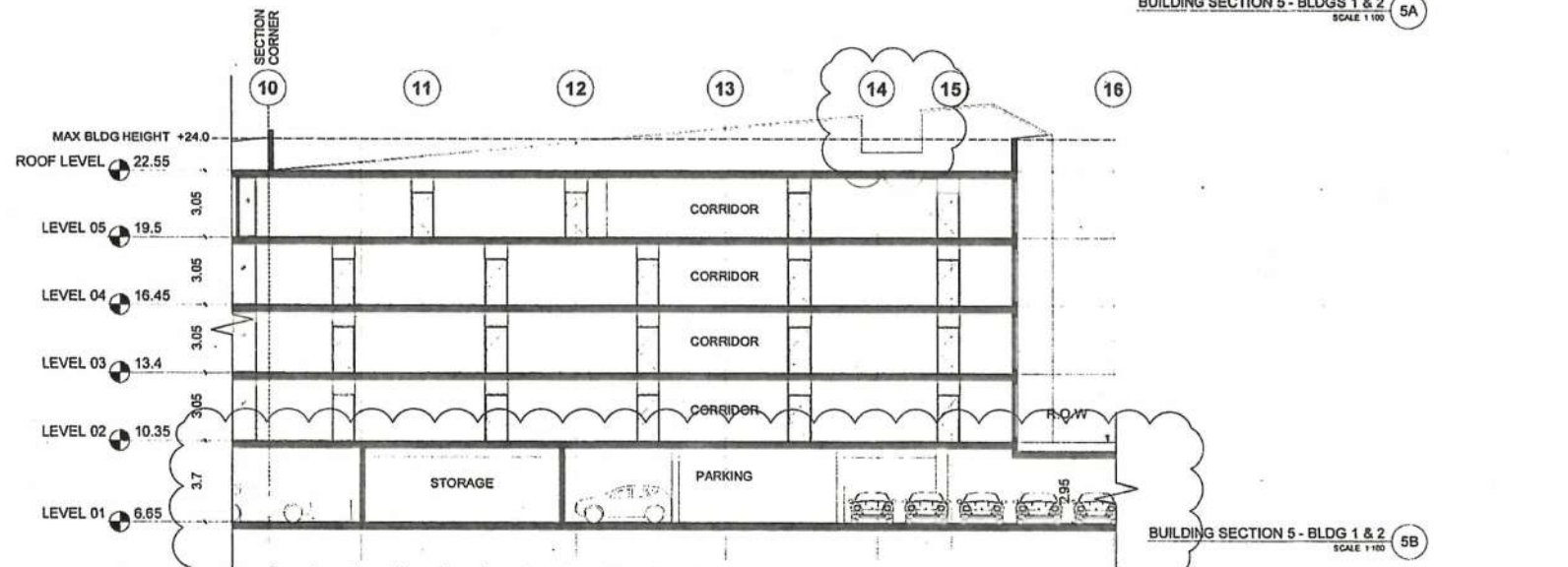
A3.04



DRAWING LEGEND FOR SECTION 5
SCALE: 1:500 5



BUILDING SECTION 5 - BLDGS 1 & 2
SCALE: 1:100 5A



BUILDING SECTION 5 - BLDG 1 & 2
SCALE: 1:100 5B

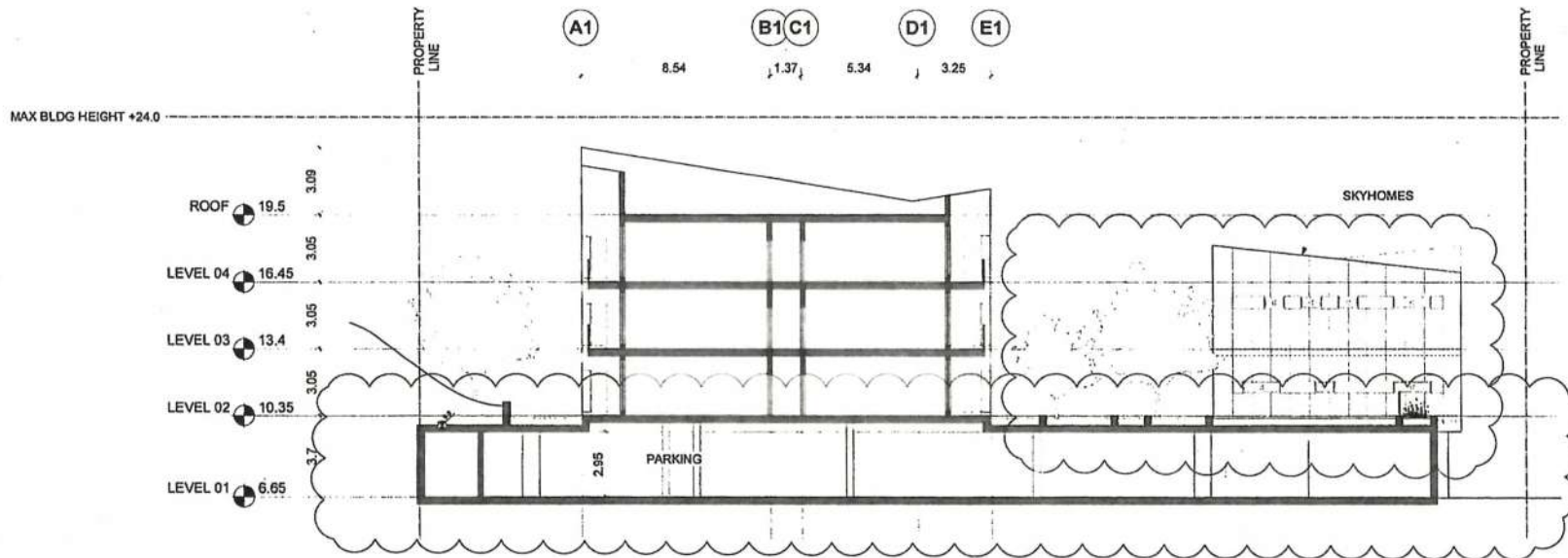
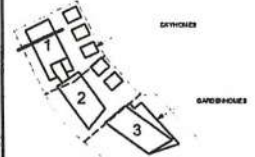
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1001 111 ALBION STREET
UNIVERSITY VIC 3181
Tel: 03 9512 1118 Fax: 03 9512 1120
dlog@dialog.org.au
OWNER:
RAILYARDS HOLDINGS
1001 111 ALBION STREET
UNIVERSITY VIC 3181
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RAILYARDS, LOT H & J

VICTORIA, BC
BUILDING SECTION
BLDG 1 & 2
DRAWN: AD PLOT DATE: 8/14/15 CHECKED: 15C

A3.05



BUILDING SECTION 6 - BLDG 1
SCALE: 1:100

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 email: info@dialogbc.ca

OWNER:
 RAILYARDS AND COMPANY
 550 HURDIS STREET
 VICTORIA, BC V8P 1S8
 Tel: 250-384-8882

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RAILYARDS, LOT H & J

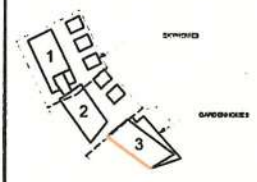
VICTORIA, BC

BUILDING SECTION

BLDG 1

DRAWN: AG CHECKED: MC
 PLOT DATE: 8/14/15

A3.06



PAINTED FIBER CEMENT PANEL PAINTED FIBER CEMENT PANEL CORRUGATED METAL CLADDING

18 19 20 21 22 23 24

7.81 3.57 6.72 6.71 3.79 6.19

BRIDGE OVER RAILROAD

ROOF @ MAX HEIGHT 31.0
 LEVEL 09 28.35
 LEVEL 08 25.7
 LEVEL 07 23.05
 LEVEL 06 20.4
 LEVEL 05 17.75
 LEVEL 04 15.1
 LEVEL 03 12.45
 LEVEL 02 9.6
 LEVEL 01 6.65



TYEE RD.

PAE

2.5

PARKING

STORAGE RM

2.6

PARKING

STORAGE RM

ENTRY PORTAL
PAINTED ALUMINUM

WEST ELEVATION - BLDG 3
SCALE 1:100

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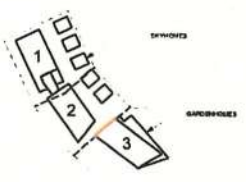
RAILYARDS, LOT H & J

VICTORIA, BC

WEST ELEVATION

BLDG 3
 DRAWN BY: AD
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A3.07



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 VICTORIA BC V8W 1S6
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RAILYARDS, LOT H & J

VICTORIA, BC

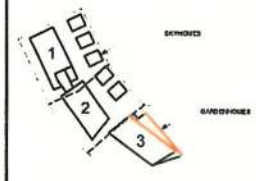
NORTH ELEVATION

BLDG 3

DRAWN BY: AG
 PLOT DATE: 07/14/25
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A3.08

NORTH ELEVATION, 2014/07/14



EAST ELEVATION - BLDG 3
SCALE 1/100 9

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RAILYARDS, LOT H & J

VICTORIA, BC

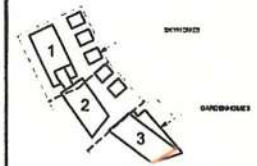
EAST ELEVATION

BLDG 3

DRAWN: AD
PLOT DATE: 01/15/15

CHECKED: MC

A3.09



SOUTH ELEVATION - BLDG 3
SCALE 1/100

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 VICTORIA BC V8W 2R8
 Tel: (250) 383-1188 Fax: (250) 325-1239
 dialog@dialog.ca

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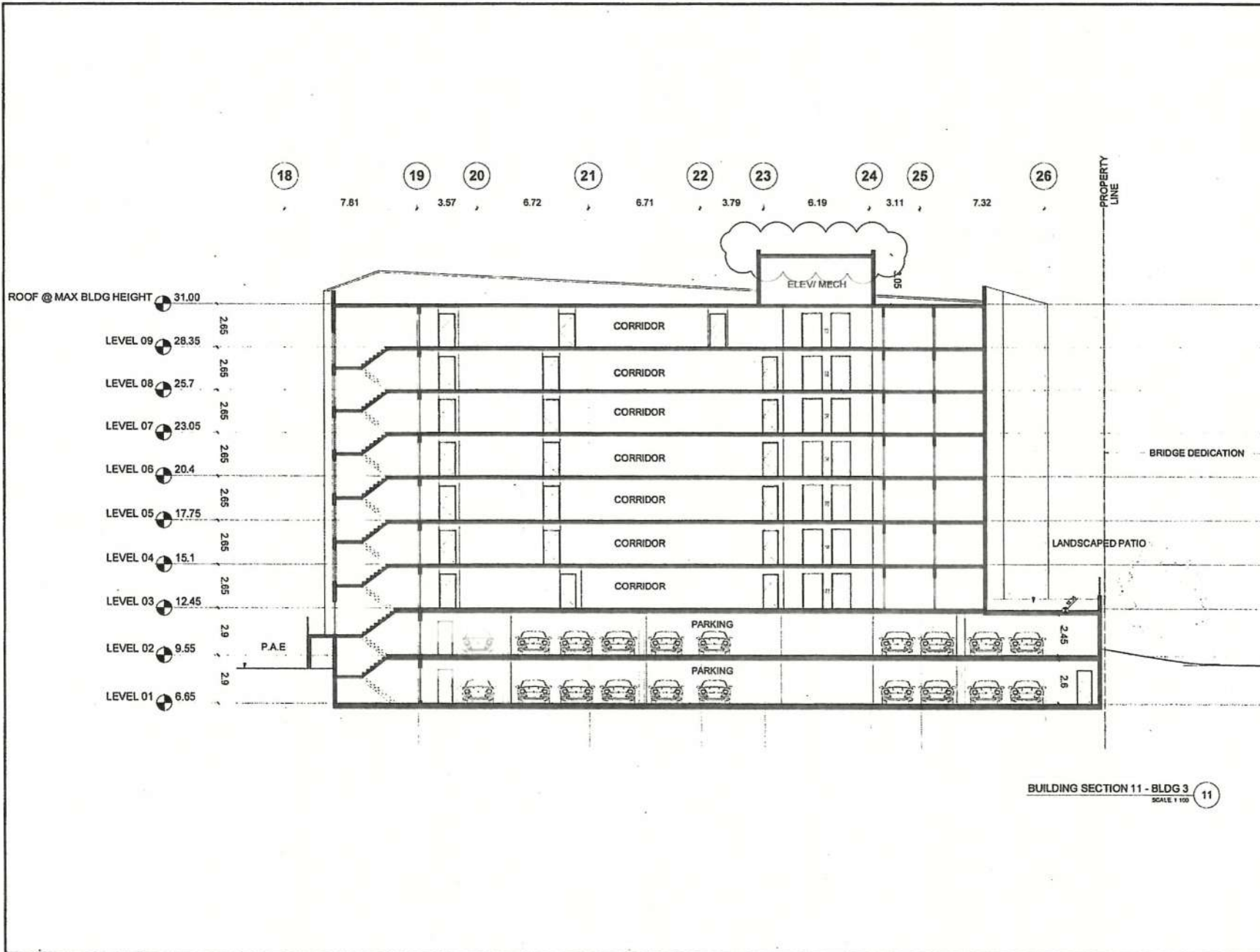
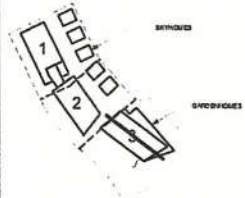
RAILYARDS, LOT H & J

VICTORIA, BC

SOUTH ELEVATION

BLDG 3
 DRAWN: AG CHECKED: MC
 PLOT DATE: 01/14/15

A3.10



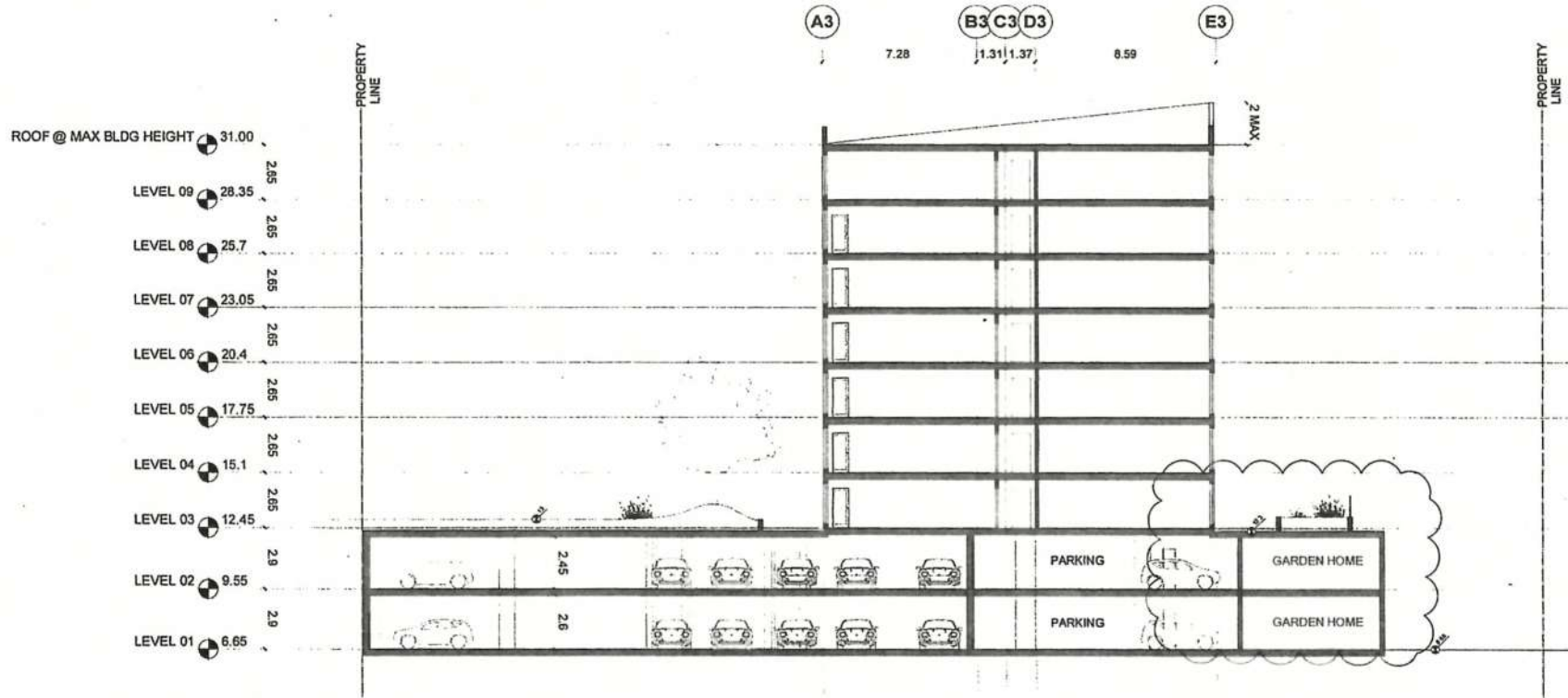
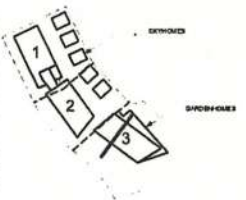
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BUILDING SECTION 11 - BLDG 3
 SCALE 1/100 11

RAILYARDS, LOT H & J
 VICTORIA, BC
 BUILDING SECTION
 BLDG 3
 DRAWN AG
 PLOT DATE 07/14/15
 CHECKED MC

A3.11



BUILDING SECTION 12 - BLDG 3
SCALE 1:100 12

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 info@dialog.ca

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 215 HERALD STREET
 VICTORIA BC V8W 2M6
 TEL: (250) 383-1100

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RAILYARDS, LOT H & J

VICTORIA, BC

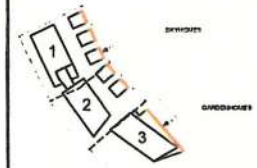
BUILDING SECTION

BLDG 3

DRAWN AD
 PLOT DATE: 014915

CHECKED MC

A3.12



ROOF @ MAX HEIGHT 31.97
 LEVEL 08 28.05 2.65
 LEVEL 08 25.7 2.65
 LEVEL 07 23.05 2.65
 LEVEL 06 20.4 2.65
 LEVEL 05 17.75 2.65
 LEVEL 04 15.1 2.35
 LEVEL 03 12.45 2.65
 LEVEL 02 9.35 2.9
 LEVEL 01 6.65 2.9



EAST ELEVATION - GARDEN HOMES SCALE 1/100 13

MAX BUILDING HEIGHT - 24.0

PARKING ENTRANCE
 LEVEL 05 19.5 3.05
 LEVEL 04 16.45 3.05
 LEVEL 03 13.4 3.05
 LEVEL 02 10.35 3.7
 LEVEL 01 6.65 3.7



EAST ELEVATION - SKY HOMES SCALE 1/100 14

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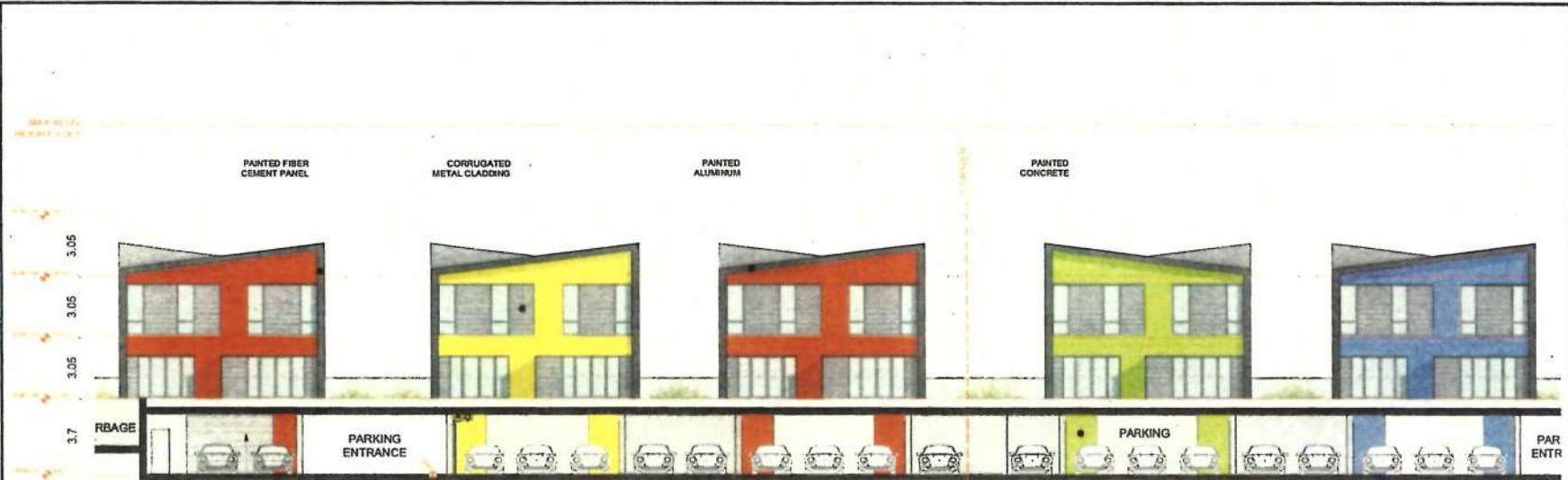
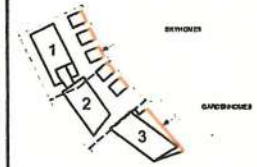
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VICTORIA, BC

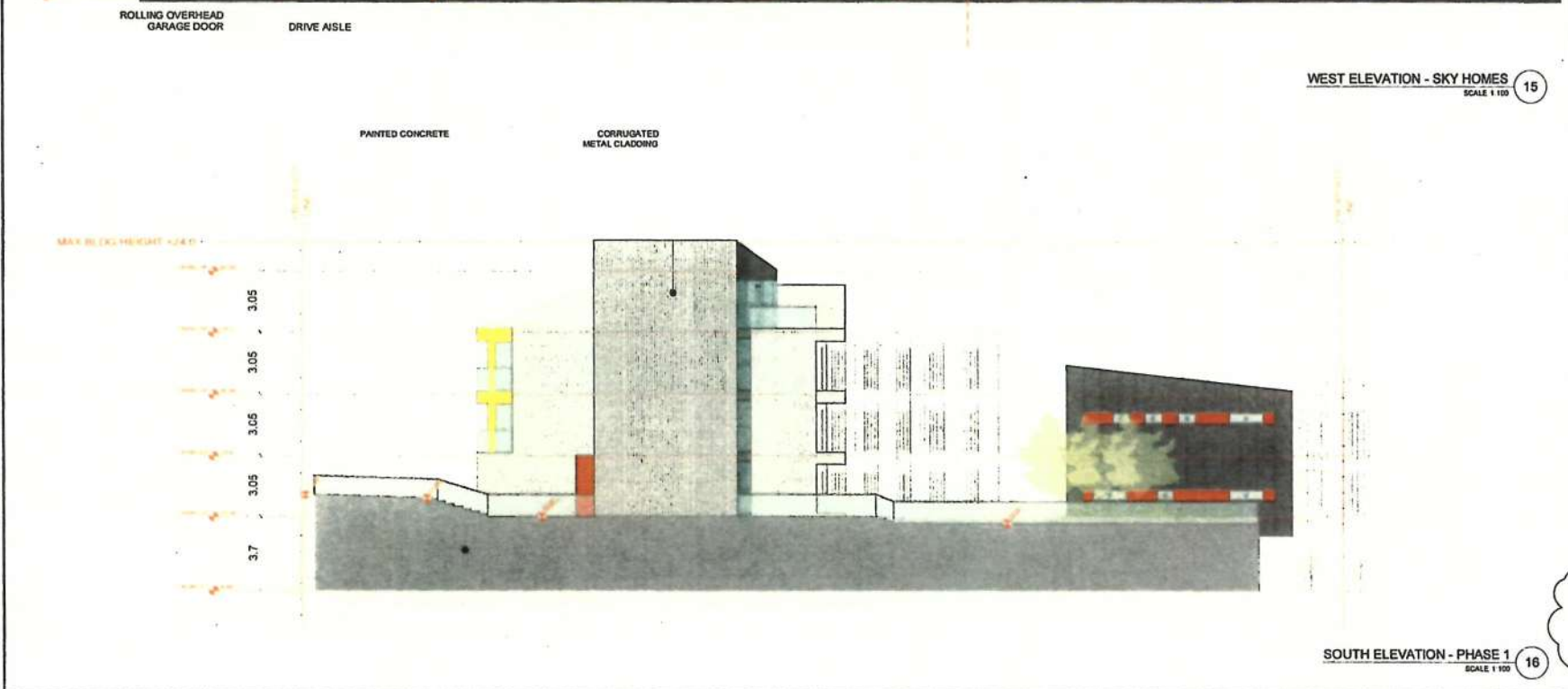
EAST ELEVATIONS - GARDEN HOMES & SKY HOMES

DRAWN BY: PLOT DATE: 01/16/15 CHECKED BY:

A3.13



WEST ELEVATION - SKY HOMES
SCALE 1/100 15



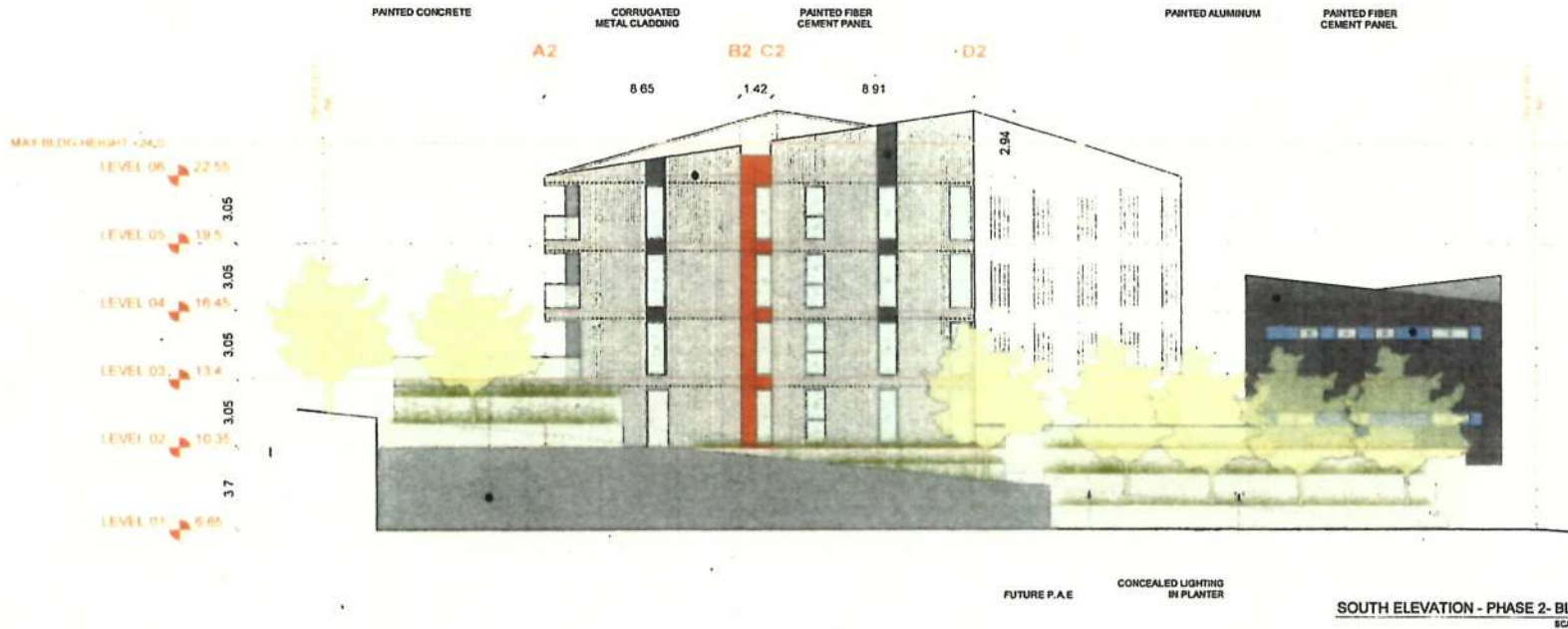
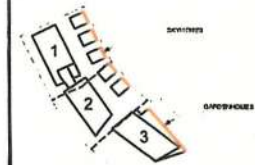
SOUTH ELEVATION - PHASE 1
SCALE 1/100 16

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B. 14 AUGU'S DEVELOPMENT PERMIT REVISIONS
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dlog@dialog.ca
OWNER:
L&S HOLDING COMPANY
1000 WEST PLYMOUTH RD.
VICTORIA BC V8P 1K1
TEL: (250) 383-1188

RAILYARDS, LOT H & J
VICTORIA, BC
WEST ELEV. - SKY HOMES
SOUTH ELEV. - PHASE 1

DRAWN BY: A3
PLOT DATE: 01/14/15
CHECKED BY: MC
A3.14



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 dialog@dialoginc.ca

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 Tel: 250-383-4828

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

SOUTH ELEVATION - PHASE 2

DRAWN BY: AD
 PLOT DATE: 2/16/15

CHECKED BY: JC

A3.15

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SCALE

RAILYARDS, LOT H & J

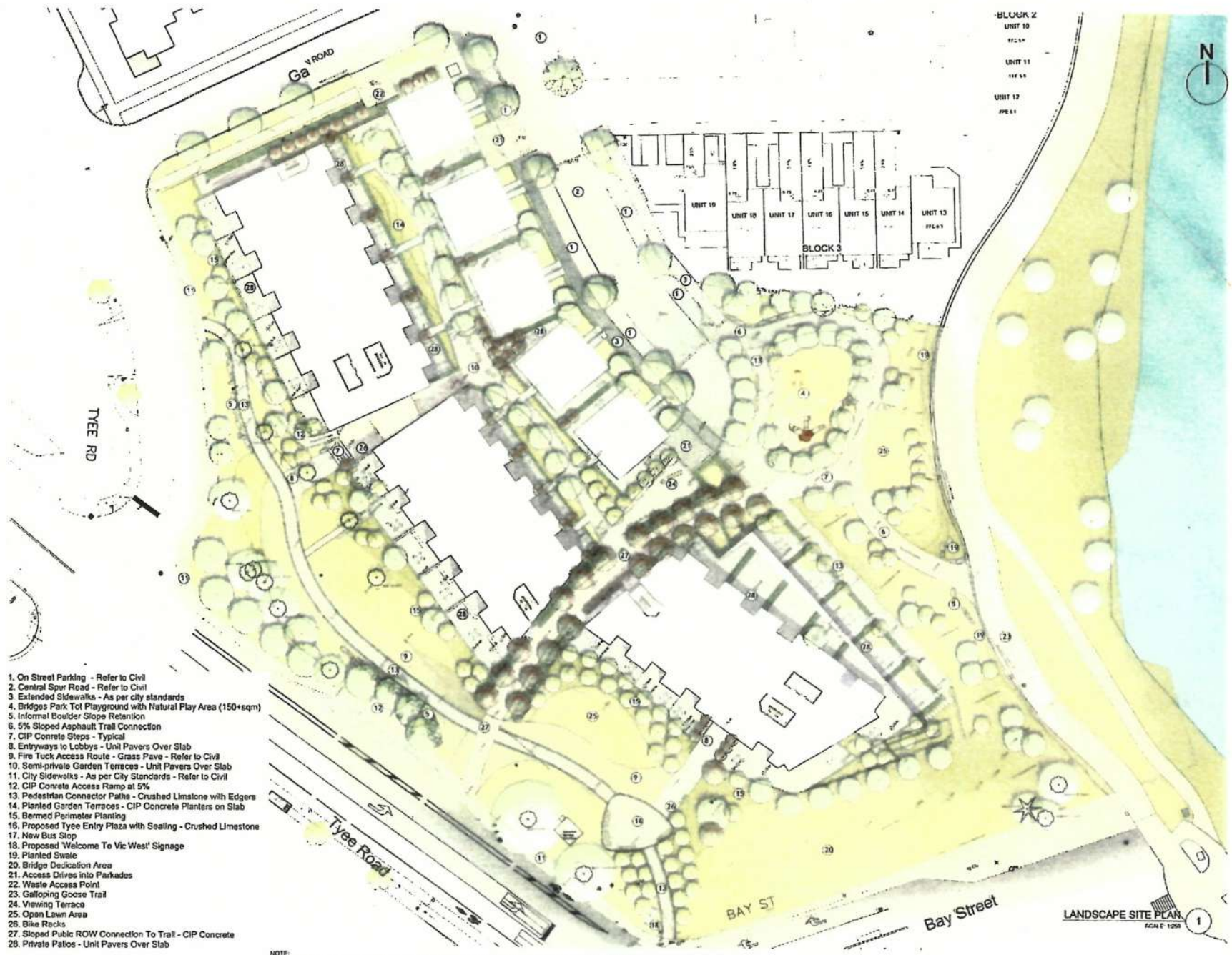
VICTORIA, BC

LANDSCAPE PLAN

DRAWN: [] CHECKED: []

LANDSCAPE SITE PLAN
 SCALE 1:200

L0.01



1. On Street Parking - Refer to Civil
2. Central Spur Road - Refer to Civil
3. Extended Sidewalks - As per city standards
4. Bridgus Park Tot Playground with Natural Play Area (150+sqm)
5. Informal Boulder Slope Retention
6. 5% Sloped Asphalt Trail Connection
7. CIP Concrete Steps - Typical
8. Entryways to Lobbies - Unit Pavers Over Slab
9. Fire Tuck Access Route - Grass Pave - Refer to Civil
10. Semi-private Garden Terraces - Unit Pavers Over Slab
11. City Sidewalks - As per City Standards - Refer to Civil
12. CIP Concrete Access Ramp at 5%
13. Pedestrian Connector Paths - Crushed Limestone with Edgers
14. Planted Garden Terraces - CIP Concrete Planters on Slab
15. Bermed Perimeter Planting
16. Proposed Tye Entry Plaza with Seating - Crushed Limestone
17. New Bus Stop
18. Proposed 'Welcome To Vic West' Signage
19. Planted Swale
20. Bridge Dedication Area
21. Access Drives into Parkades
22. Waste Access Point
23. Galloping Goose Trail
24. Viewing Terrace
25. Open Lawn Area
26. Bike Racks
27. Sloped Public ROW Connection To Trail - CIP Concrete
28. Private Patios - Unit Pavers Over Slab

NOTE:
 1. CIVIL TO PROVIDE GEOTECHNICAL TEXTILES/BASE DETAILING FOR GRASSED & IRRIGATED FIRE ACCESS ROUTES.
 2. IRRIGATION TO BE DESIGNED AND BUILT AS PER CITY OF VICTORIA'S STANDARDS AND REQUIREMENTS

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 WWW.DIALOGBC.COM
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SCALE

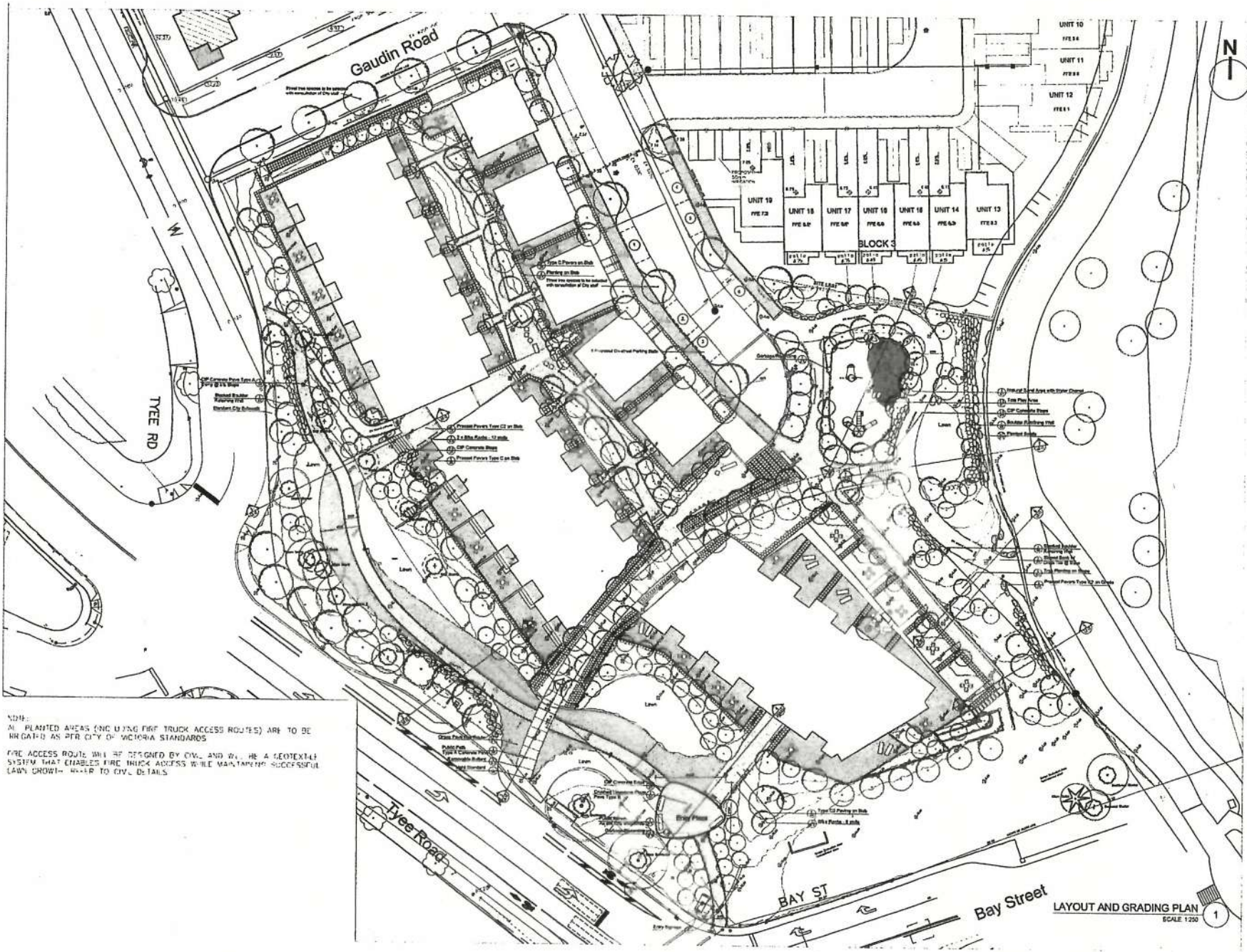
RAILYARDS, LOT H & J

VICTORIA, BC

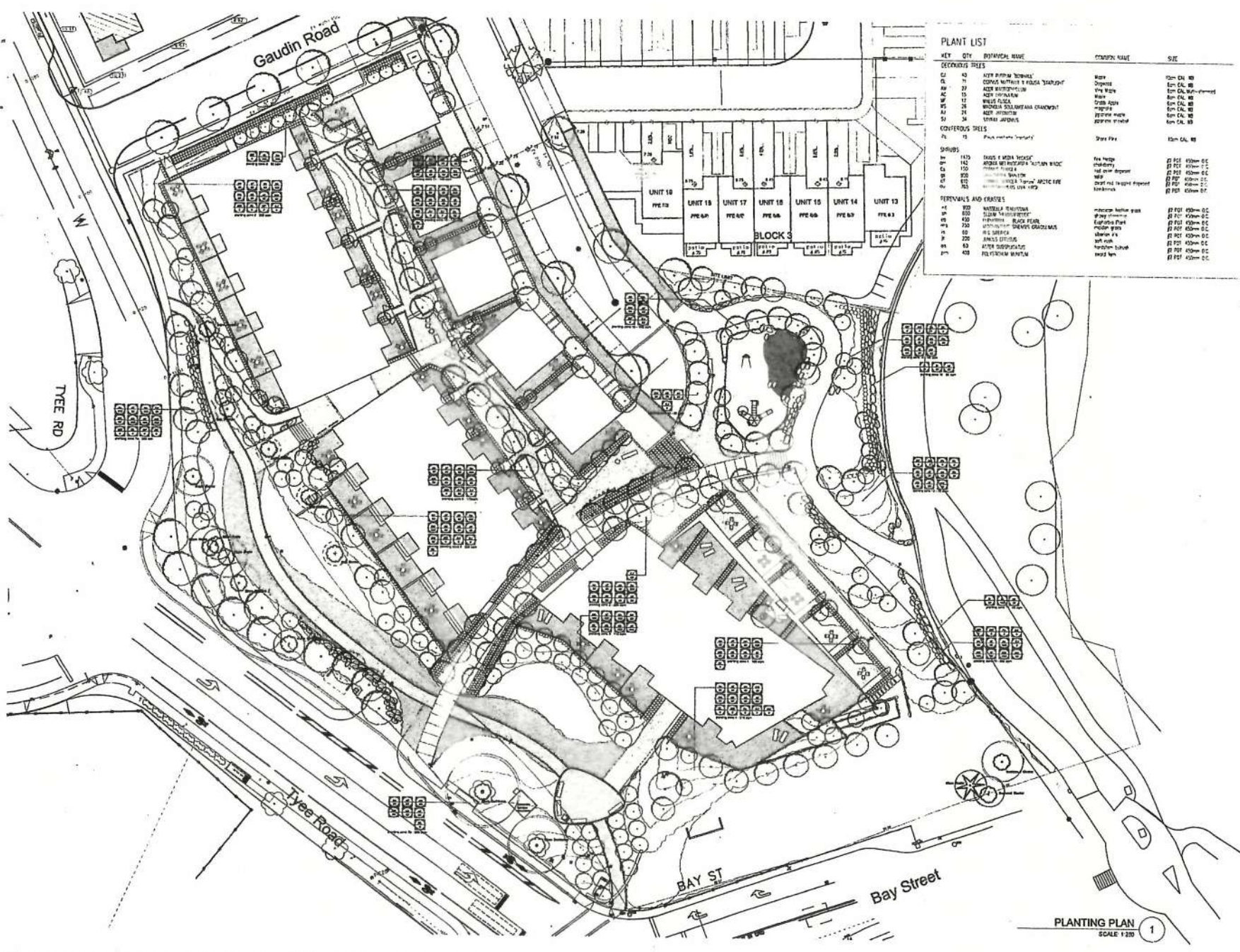
LAYOUT AND GRADING PLAN

DRAWN: [Name] PLOT DATE: 8/16/15 CHECKED: [Name]

L0.02



NOTE:
 ALL PLANTED AREAS (INCLUDING FIRE TRUCK ACCESS ROUTES) ARE TO BE MAINTAINED AS PER CITY OF VICTORIA STANDARDS.
 FIRE ACCESS ROUTES WILL BE DESIGNED BY CIVIL AND WILL BE A GEOTECHNICAL SYSTEM THAT ENABLES FIRE TRUCK ACCESS WHILE MAINTAINING SUCCESSFUL LAWN GROWTH - REFER TO CIVIL DETAILS.



KEY	QTY	SYMBOL	COMMON NAME	SIZE
DECORATIVE TREES				
CL	42	[Symbol]	ACER FRIDLEY TORONTO	10m CAL. 80
CL	71	[Symbol]	COMMON HORNBEAM VEGAL TORONTO	10m CAL. 80
AP	24	[Symbol]	ACER BIRCHLEAF	10m CAL. 80
CL	150	[Symbol]	ACER FRIDLEY	10m CAL. 80
AP	17	[Symbol]	WALNUT FLORIDA	10m CAL. 80
AP	26	[Symbol]	ACER FRIDLEY	10m CAL. 80
AP	24	[Symbol]	ACER BIRCHLEAF	10m CAL. 80
AP	15	[Symbol]	WALNUT FLORIDA	10m CAL. 80
AP	15	[Symbol]	WALNUT FLORIDA	10m CAL. 80
CONTIGUOUS TREES				
TS	15	[Symbol]	Black oak (toron)	10m CAL. 80
SHRUBS				
SH	115	[Symbol]	DAISY & MEDIA 'MORNING'	10m CAL. 80
SH	112	[Symbol]	ARABIS 'MORNING'	10m CAL. 80
SH	150	[Symbol]	ARABIS 'MORNING'	10m CAL. 80
SH	250	[Symbol]	ARABIS 'MORNING'	10m CAL. 80
SH	150	[Symbol]	ARABIS 'MORNING'	10m CAL. 80
SH	300	[Symbol]	ARABIS 'MORNING'	10m CAL. 80
PERENNIALS AND GRASSES				
PG	800	[Symbol]	WATERBURY 'MORNING'	10m CAL. 80
PG	400	[Symbol]	WATERBURY 'MORNING'	10m CAL. 80
PG	700	[Symbol]	WATERBURY 'MORNING'	10m CAL. 80
PG	200	[Symbol]	WATERBURY 'MORNING'	10m CAL. 80
PG	50	[Symbol]	WATERBURY 'MORNING'	10m CAL. 80
PG	50	[Symbol]	WATERBURY 'MORNING'	10m CAL. 80
PG	400	[Symbol]	WATERBURY 'MORNING'	10m CAL. 80

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SEAL

RAILYARDS, LOT H & J

VICTORIA BC

PLANTING PLAN

DRAWN: [Name]
 PLOT DATE: 01/14/15
 CHECKED: [Name]

PLANTING PLAN
 SCALE: 1:200
 1



DIALOG



Existing trees to be Removed	Tree Type	Size
○	Maple Cluster	Unknown
○	Maple Cluster	Unknown
○	Maple Cluster	Unknown
○	Maple Cluster	Unknown
○	Maple Cluster	Unknown
Existing trees to be Preserved	Tree Type	Size
●	Maple	26 cm
●	Maple	60 cm
●	Maple	31 cm
●	Maple	20 cm x 2
●	Maple Cluster	Unknown
●	Horse Chestnut	55 cm
●	Horse Chestnut	55 cm
●	Dutchman's Chestnut	Unknown
●	Cedar	45 cm
●	Personna's Chestnut	Unknown
●	Maple Cluster	Unknown

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 VICTORIA, BC V8W 1S8
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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

TREE PRESERVATION PLAN

TREE PRESERVATION PLAN 1
 SCALE: 1:250

DRAWN
 PLOT DATE: 8/14/15
 1 REVISION

L0.04



DATE	DESCRIPTION
2017-12-15	Issue for Review
2018-01-10	Issue for Construction

DATE	DESCRIPTION
2017-12-15	Issue for Review
2018-01-10	Issue for Construction

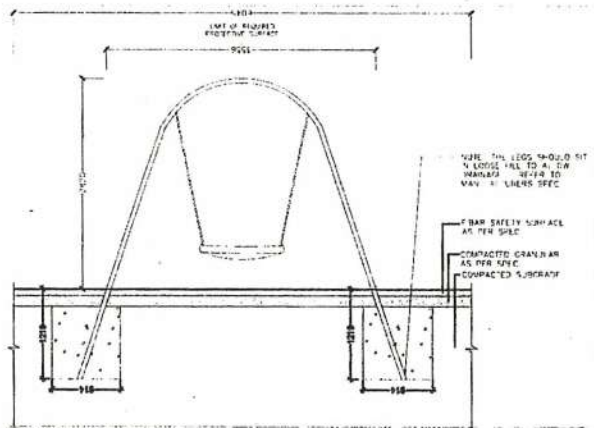
DIALOG

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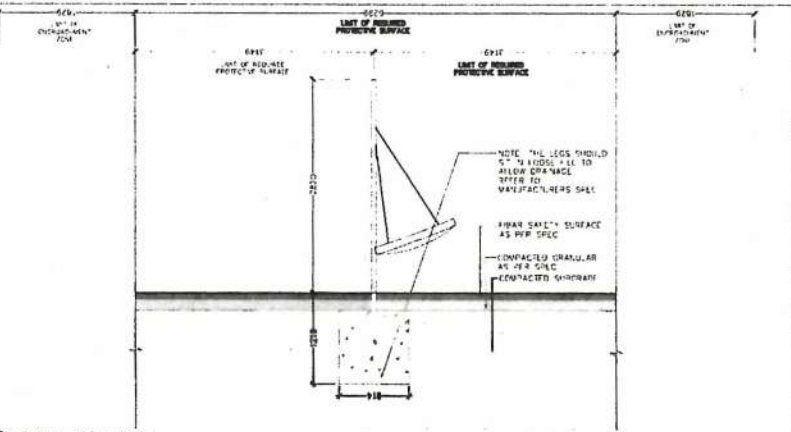
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SEAL
 RAILYARDS, LOT H & J
 VICTORIA, BC
 SCHEMATIC LIGHTING PLAN

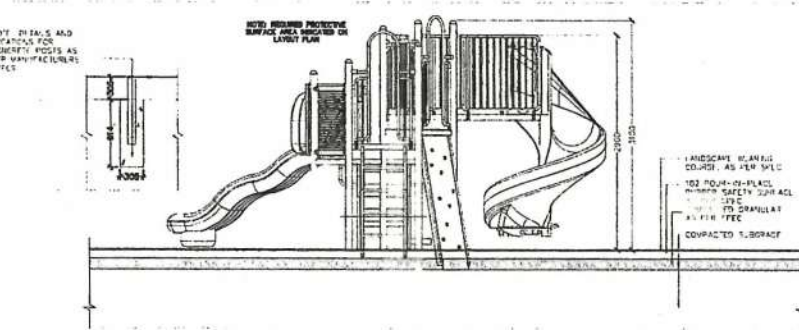
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 PLOT DATE: 07/15/18
 CHECKED: [Name]
L0.05



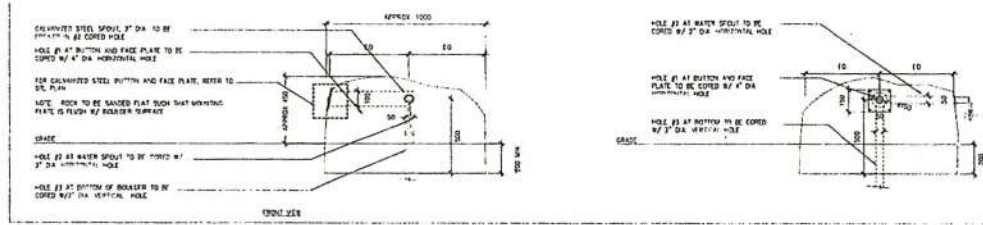
1 L0.07
Swing - front profile
1:30



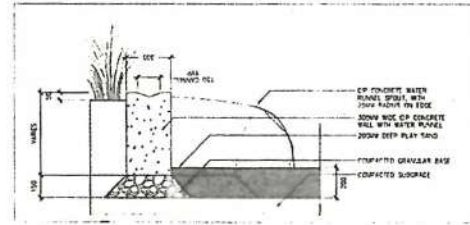
2 L0.07
Swing - side profile
1:30



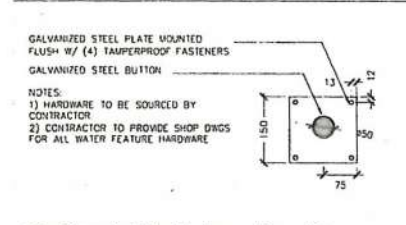
3 L0.07
Slide and climbing structure - side profile
1:30



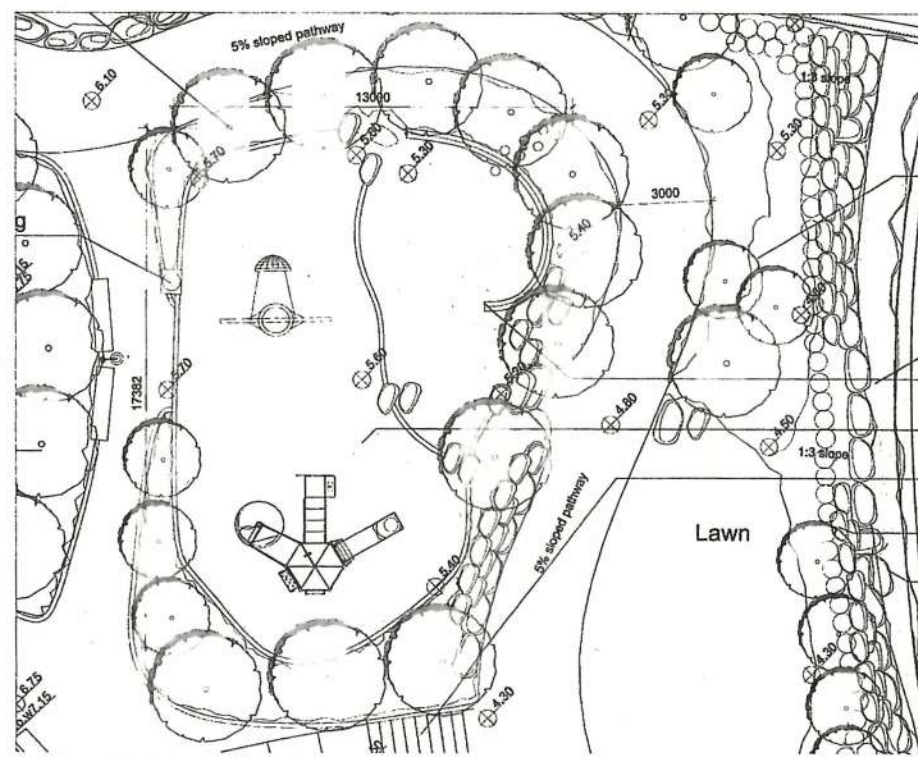
4 L0.07
Button activated water source to runnel
1:15



5 L0.07
CIP concrete runnel on top of curb-wall
1:15



6 L0.07
Galvanized Steel button and face plate
1:5



7 L0.07
Blow-up Plan of Tots Play Area
1:75

DIALOG

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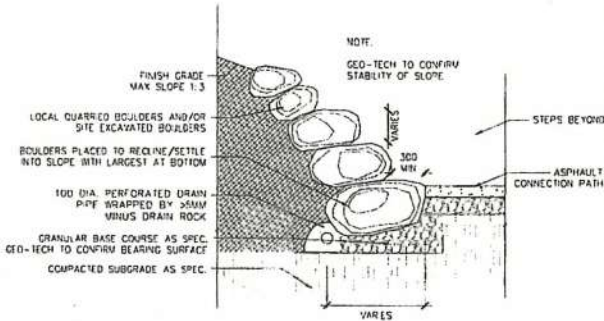
RAILYARDS, LOT H & J

VICTORIA, BC

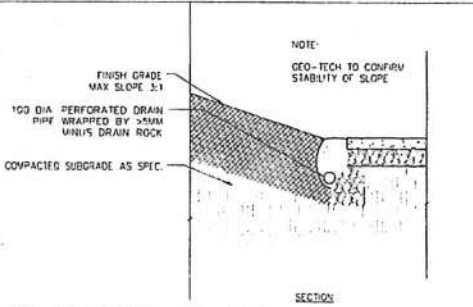
TOTS PLAY AREA DETAILS

DRAWN: PLT DATE: 01/15 CHECKED:

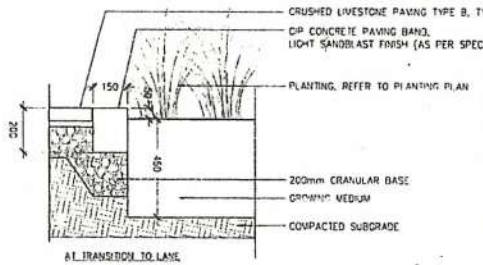
L0.07



1 L0.08
Stacked Boulder Retaining Wall
1:30



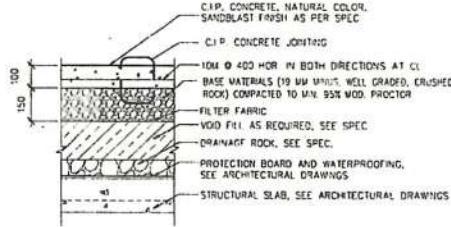
2 L0.08
Sloped to Drain Tile at Edge of Path
1:30



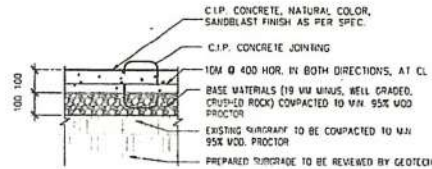
3 L0.08
Concrete Edger at Pathways
1:30

NOTES:

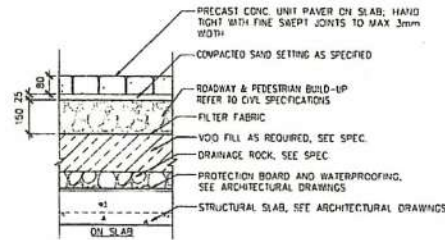
SAWCUT CONTROL JOINTS
4MM X 25 MM DP ACROSS
WIDTH OF WALKWAY, SEE
LAYOUT PLAN, WITHIN 18
HOURS OF FINISHING SLABS



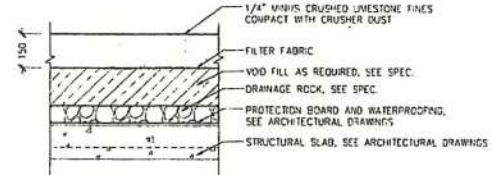
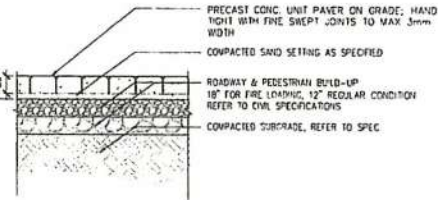
1 L0.8
PAVING TYPE A - C.I.P. CONCRETE PAVING ON SLAB
1:10



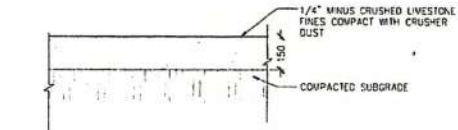
1a L0.8
PAVING TYPE A - C.I.P. CONCRETE PAVING
1:10



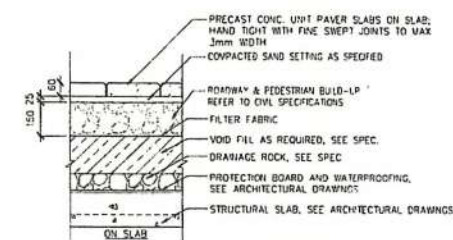
4 L0.8
PAVING TYPE C - CONCRETE UNIT PAVERS ON SLAB
1:10



5 L0.8
CRUSHED STONE PAVING ON SLAB
1:10



6 L0.8
PAVING TYPE B - CRUSHED STONE PAVING ON GRADE
1:10



8 L0.8
PAVING TYPE C-2 - CONCRETE UNIT PAVERS ON GRADE
1:10

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REAL

RAILYARDS, LOT H & J

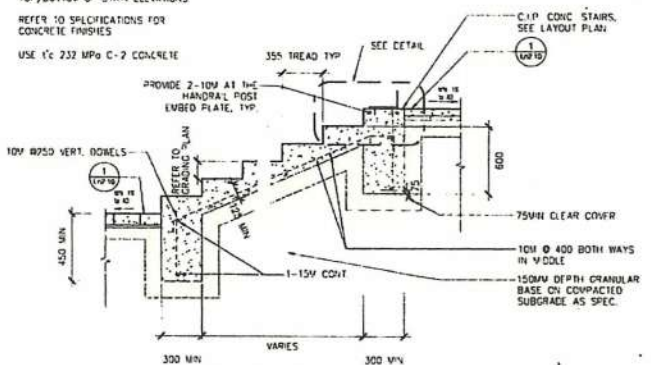
VICTORIA BC

PAVING DETAILS

DRAWN
PLOT DATE 8/14/15 CHECKED

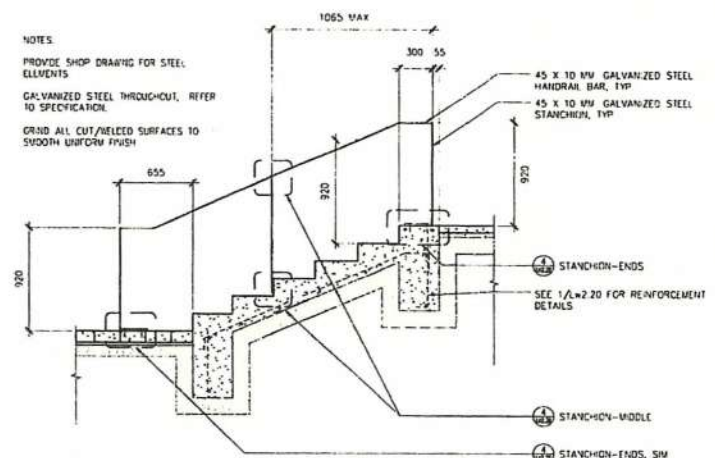
L0.08

NOTES:
 REFER TO GRADING PLAN FOR
 TOP/BOTTOM OF STAIR ELEVATIONS
 REFER TO SPECIFICATIONS FOR
 CONCRETE FINISHES
 USE 1% 232 MPa C-2 CONCRETE

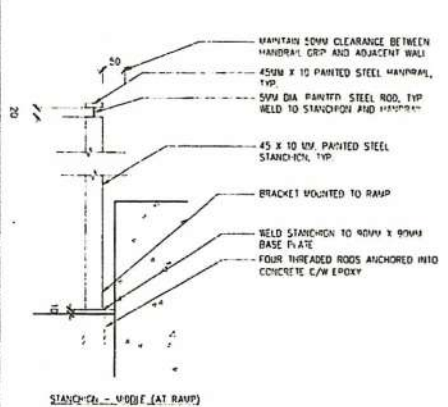


1 C.I.P. CONCRETE STAIRS - TYPICAL
 L0.09 1:30

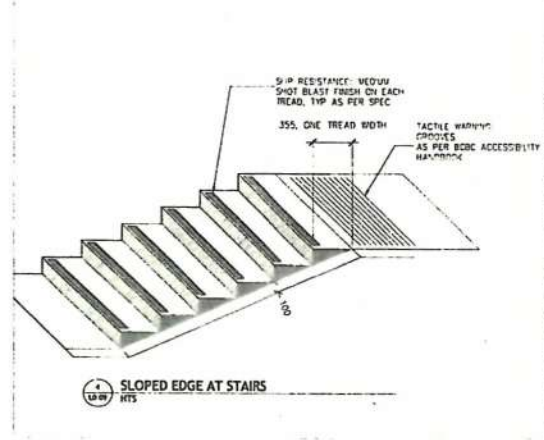
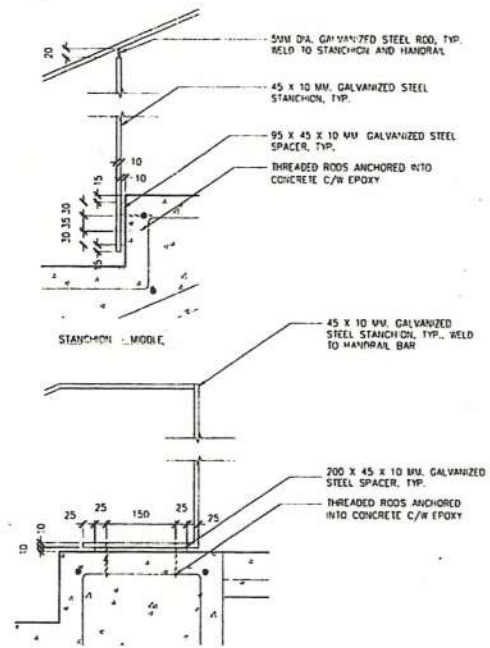
NOTES:
 PROVIDE SHOP DRAWING FOR STEEL
 ELEMENTS
 GALVANIZED STEEL THROUGHOUT, REFER
 TO SPECIFICATION
 GRIND ALL CUT/WELDED SURFACES TO
 SMOOTH UNIFORM FINISH



2 Steel Handrail Detail
 L0.09 1:30



3 Steel Handrail Blow-up Details
 L0.09 1:5



ISSUED FOR
 A 29 JANIS DEVELOPMENT PERMIT
 B 24 JULIS DEVELOPMENT PERMIT REVISIONS
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 COPY CONDITIONS
 10% SCALE THIS DRAWING

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ARCHITECT & PRIME CONSULTANT
 DIALOG ARCHITECTURE INCORPORATED
 1000 BURNHAMTHORPE BLVD
 SUITE 100
 VICTORIA, BC, CANADA V8N 1K1
 TEL: 250.721.1100 FAX: 250.721.1101
 dialog@dialog.ca

OWNER:
 METRIC DEVELOPMENT
 100 BURNHAMTHORPE BLVD
 SUITE 100
 VICTORIA, BC, CANADA V8N 1K1
 TEL: 250.721.1100 FAX: 250.721.1101

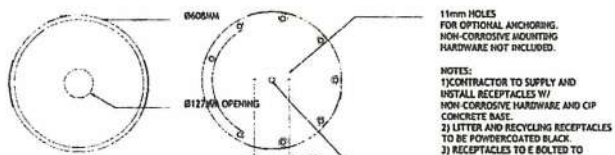
SCALE

RAILYARDS, LOT H & J

VICTORIA, BC
 STAIR AND RAILING DETAILS

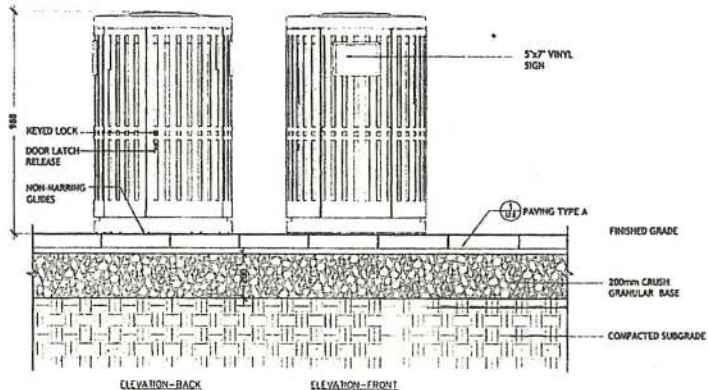
DRAWN
 PLOT DATE 07/15/15 CHECKED

L0.09



NOTES:
1) CONTRACTOR TO SUPPLY AND INSTALL RECEPTACLES W/ NON-CORROSIVE HARDWARE AND CIP CONCRETE BASE.
2) LITTER AND RECYCLING RECEPTACLES TO BE POWDERCOATED BLACK.
3) RECEPTACLES TO BE BOLTED TO PAVERS, AS PER MANUFACTURER'S INSTRUCTIONS

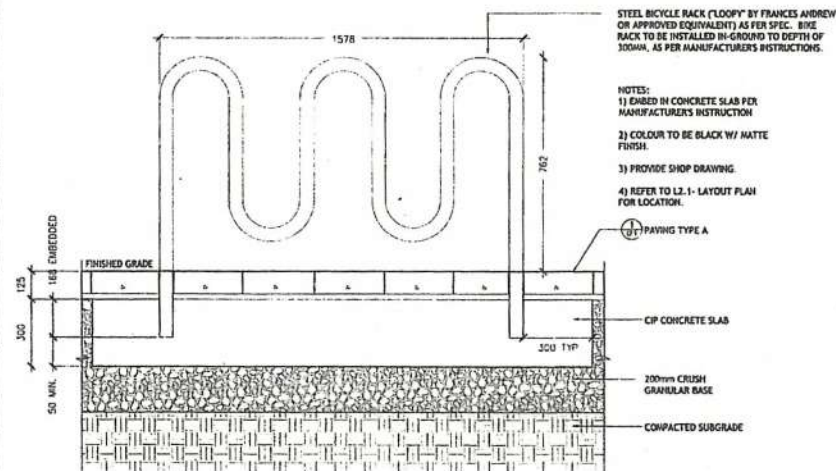
BOTTOM VIEW



ELEVATION--BACK

ELEVATION--FRONT

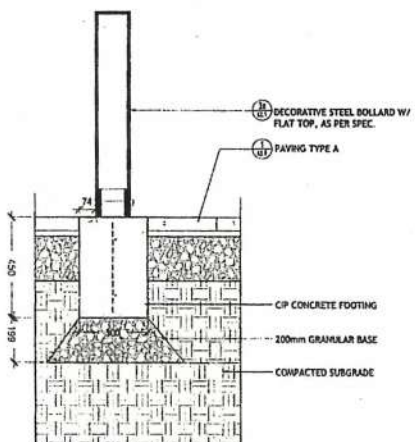
1 RECYCLING RECEPTACLE W/ LOCK- OPTIONAL ITEM
1:10



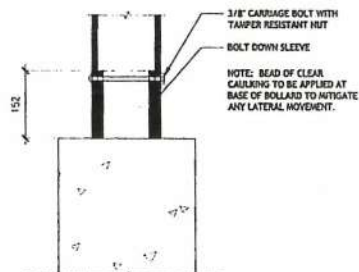
STEEL BICYCLE RACK (LOOPY" BY FRANCES ANDREW OR APPROVED EQUIVALENT) AS PER SPEC. BIKE RACK TO BE INSTALLED IN-GROUND TO DEPTH OF 300MM, AS PER MANUFACTURER'S INSTRUCTIONS.

NOTES:
1) EMBED IN CONCRETE SLAB PER MANUFACTURER'S INSTRUCTION
2) COLOUR TO BE BLACK W/ MATTE FINISH.
3) PROVIDE SHOP DRAWING
4) REFER TO L2.1- LAYOUT PLAN FOR LOCATION.

2 BIKE RACK
1:10

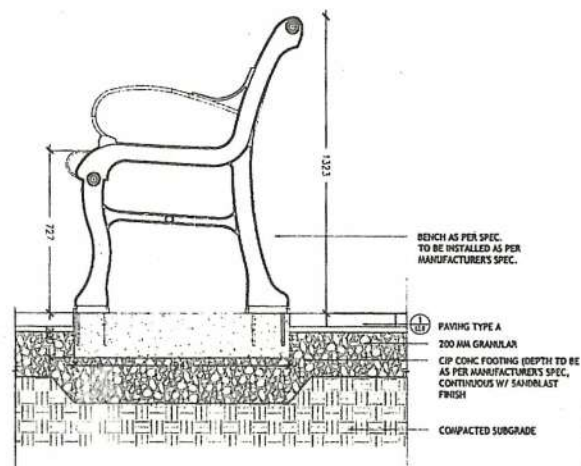


NOTE: BOLLARDS TO BE POWDERCOATED BLACK, AS PER SPEC. COLOUR SAMPLE TO BE PROVIDED FOR REVIEW FOR APPROVAL BY LANDSCAPE ARCH.



NOTE: BEAD OF CLEAR CAULKING TO BE APPLIED AT BASE OF BOLLARD TO MITIGATE ANY LATERAL MOVEMENT.

3a DETAIL-STEEL BOLLARD (REMOVABLE)
1:10



4 BENCH- As per City Standard
1:10

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ARCHITECT & PRIME CONSULTANT
DIALOG BC ARCHITECTURE ENGINEERING
30 HALL STREET
VICTORIA BC V8V 1K8
Tel: 250-255-1100
www.dialogbc.com

OWNER:
SEPTINE AND COMPANY
30 HALL STREET
VICTORIA BC V8V 1K8
Tel: 250-360-6666

SEAL

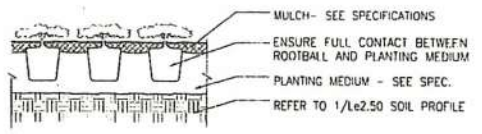
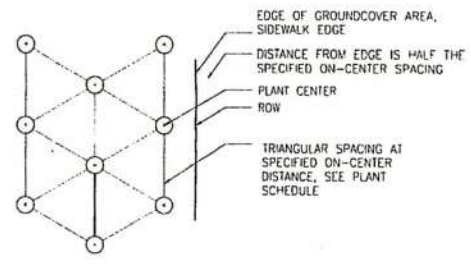
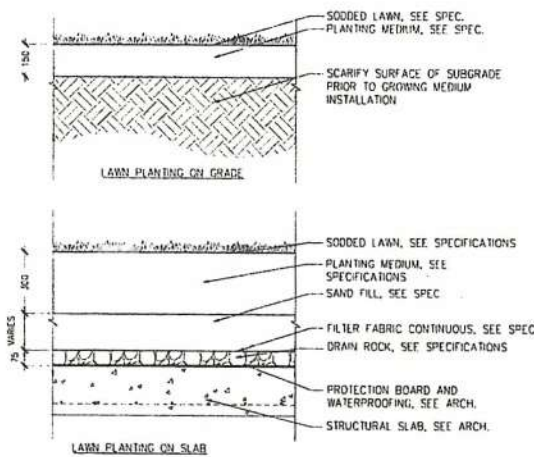
RAILYARDS, LOT H & J

VICTORIA, BC

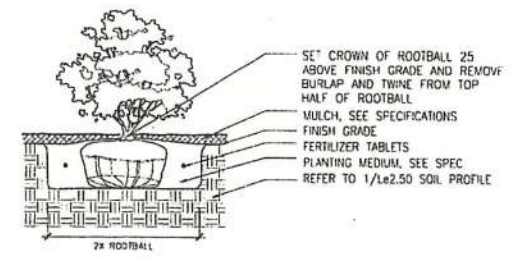
SITE FURNISHINGS

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PLOT DATE: 01/14/15

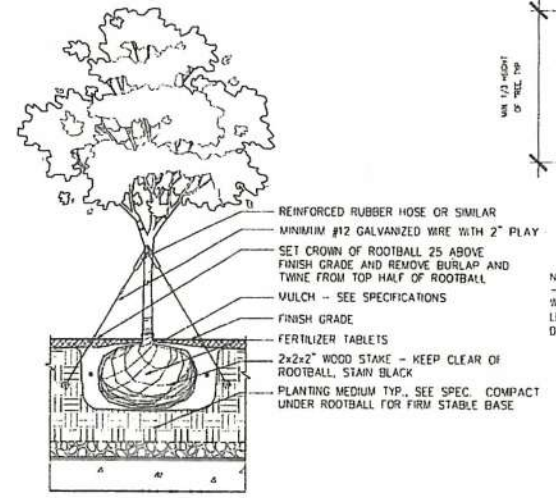
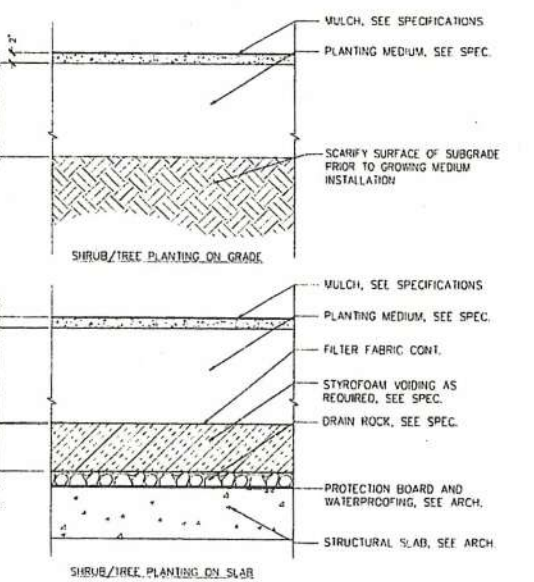
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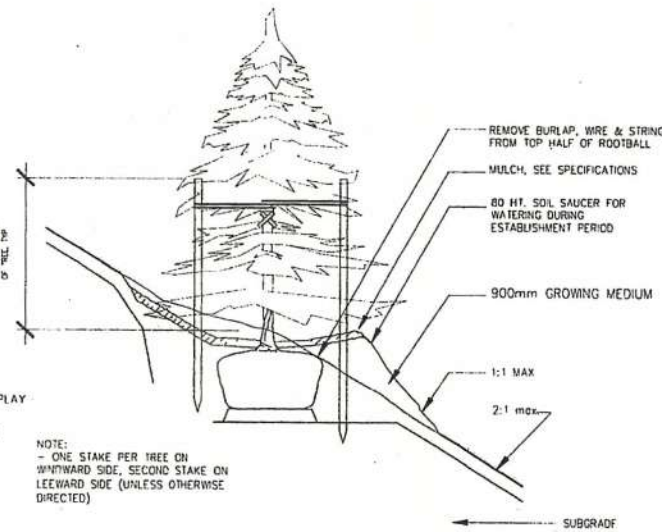
2 GROUND COVER PLANTING
1/Le11 NTS



3 SHRUB PLANTING
1/Le11 NTS



4 TREE PLANTING
1/Le11 NTS



5 CONIFER PLANTING ON SLOPE
1/Le11 NTS

1 SOIL PROFILES
1/Le11 NTS

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ARCHITECT & PRIME CONSULTANT
DIALOG ARCHITECTURE ENGINEERING
100 HOPKINS STREET
MELBOURNE VIC 3122
Tel: 03 9594 7500 Fax: 03 9594 7517
www.dialog.com.au
OWNER:
SEVINGE AND COMPANY
100 HOPKINS STREET
MELBOURNE VIC 3122
Tel: 03 9594 4800

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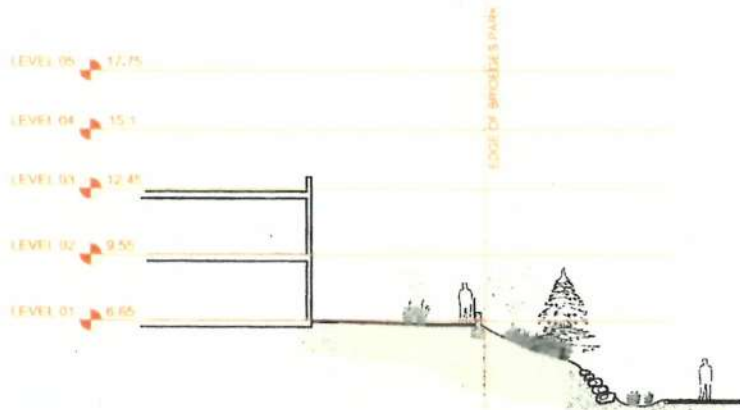
RAILYARDS, LOT H & J

VICTORIA, BC

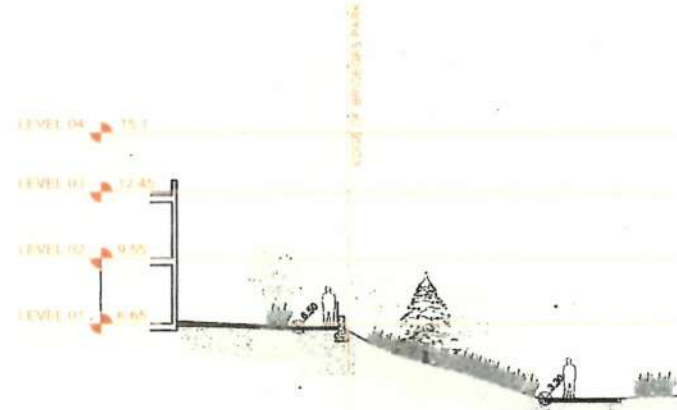
PLANTING DETAILS

DRAWN PLOT DATE: 8/14/15 CHECKED

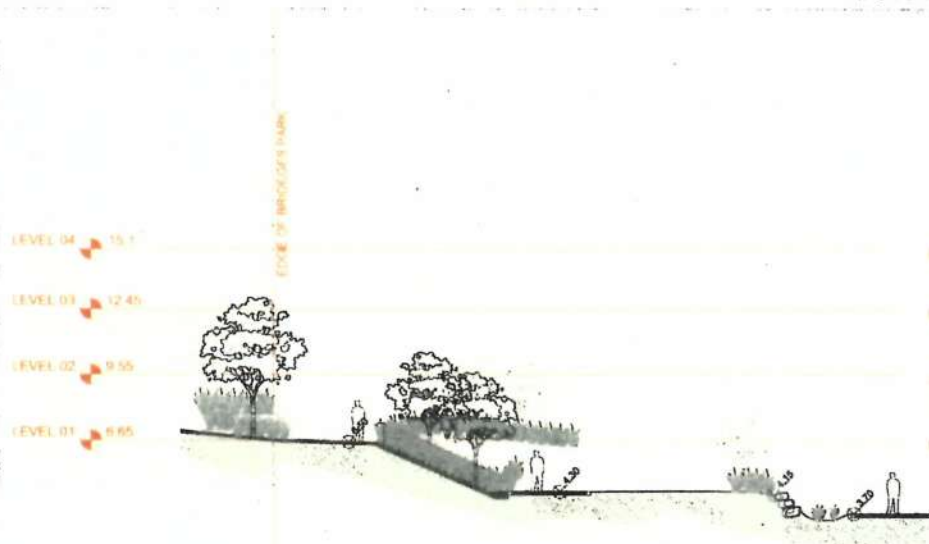
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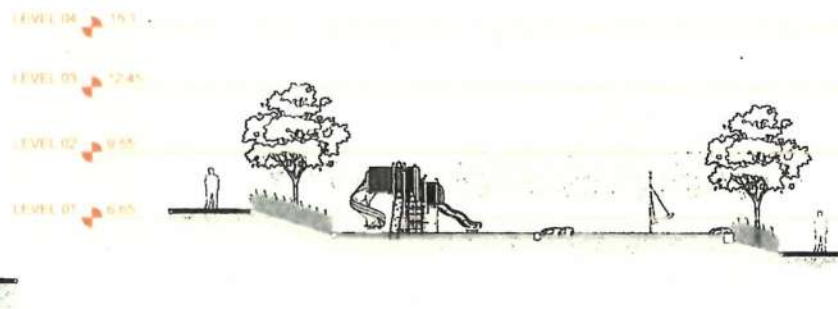
5
L0.13
1:30 Section through boulder retaining wall, swale and Galloping Goose



6
L0.13
1:30 Section through planted slope at trail connection



7
L0.13
1:30 Section at steps into Bridges Park



8
L0.13
1:30 Section through Tots Play Area in Bridges park

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ARCHITECT & PRIME CONSULTANT
 DIALOG ARCHITECTURE ENGINEERING
 4500 15th AVENUE SE
 VICTORIA BC V8N 1K1
 TEL: 250-363-7888 FAX: 250-363-7889
 WWW.DIALOGARCH.COM

OWNER:
 LORRY AND COMPANY
 100 HAMILTON STREET
 VICTORIA BC V8N 1R8
 TEL: 250-363-7888

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

LANDSCAPE SECTIONS 5-8

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 PLOT DATE: 01/14/15

L0.13