



# **RAILYARDS**

LOTH&J

LeFevre  
& Company **DIALOG®**







1. bay street, looking north



2. bay street, looking east



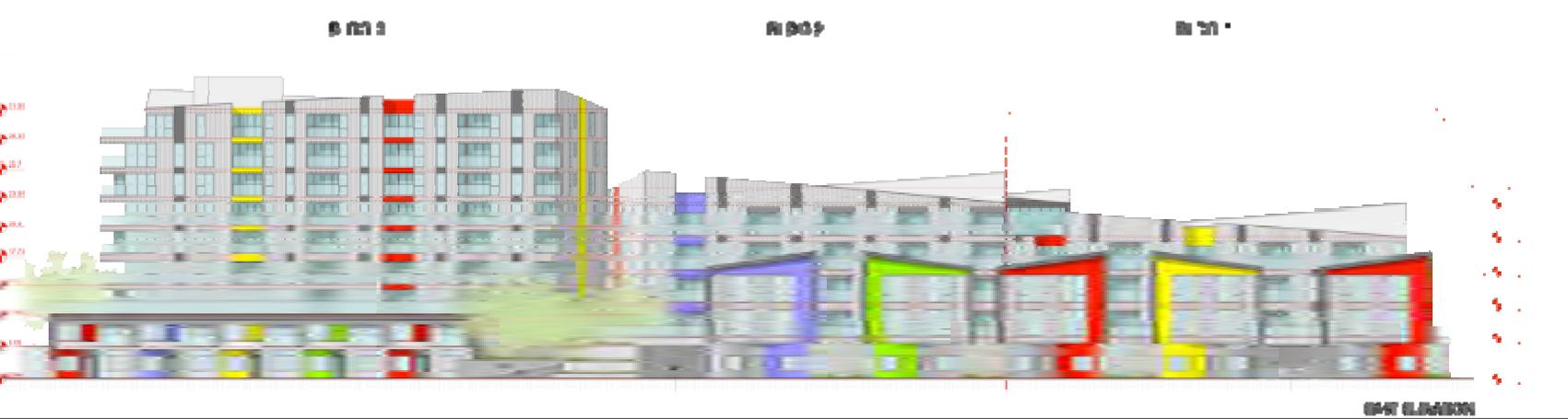
3. inner street, looking south-east



4. tyee road, looking south

## Key matters for consideration:

- The character of the development including landscaping, siting, form, exterior design and finish of buildings
- Variances
- Amendments to the Railyards Master Development Agreement





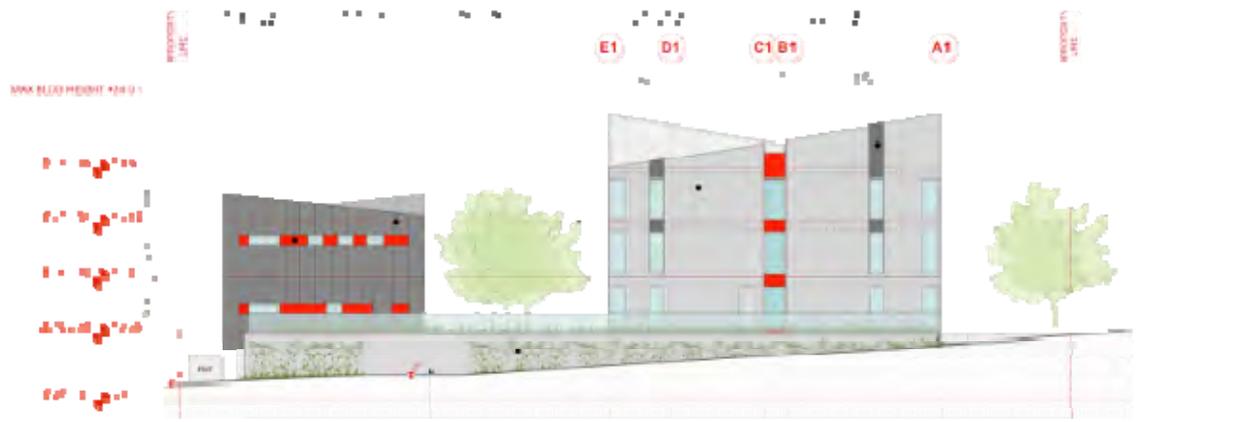
LAFAYETTE LAW OFFICE

24.0

ENTRANCE

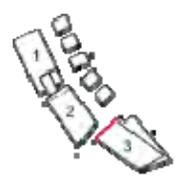


100 HENRY STREET F. WARDEN





BLDG 3 - NORTH ELEVATION



BLDG 3 - SOUTH ELEVATION









YARDS  
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VIEW OF RAILYARDS FROM GALLOPING GOOSE TRAIL

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YARDS  
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VIEW OF RAILYARDS FROM CORNER OF BAY ST. & TYEE

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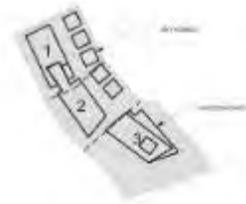
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LEVEL 1 PARKADE PLAN

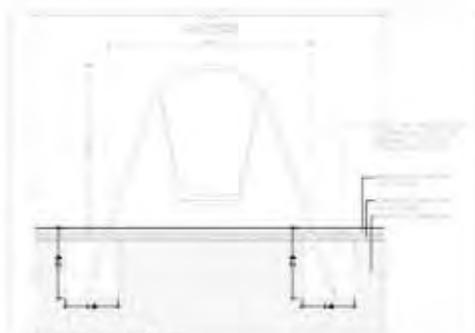
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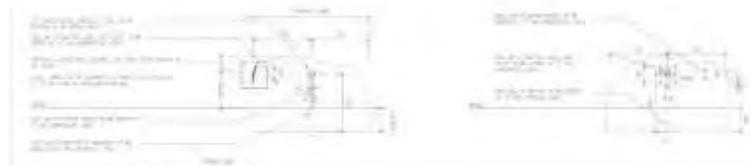
Bridges  
Park and  
Tot Lot

Public  
Footpath

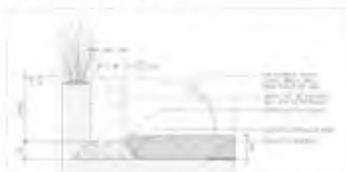
Bridge  
Dedication



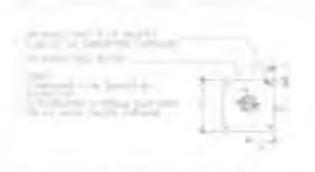
Swing - front profile  
1/8"



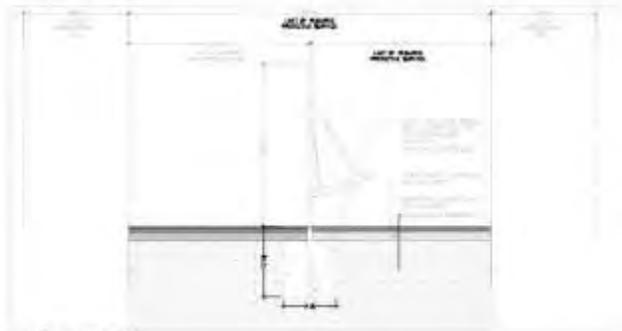
Buttlan activated water source to nozzle  
1/8"



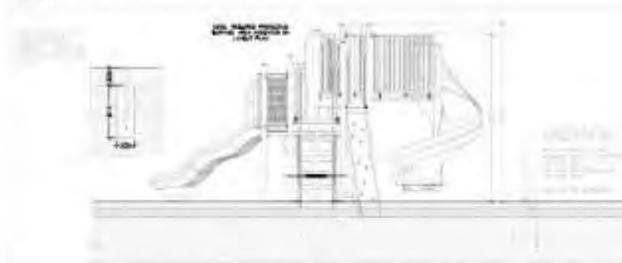
CIP concrete raised on top of curb wall  
1/8"



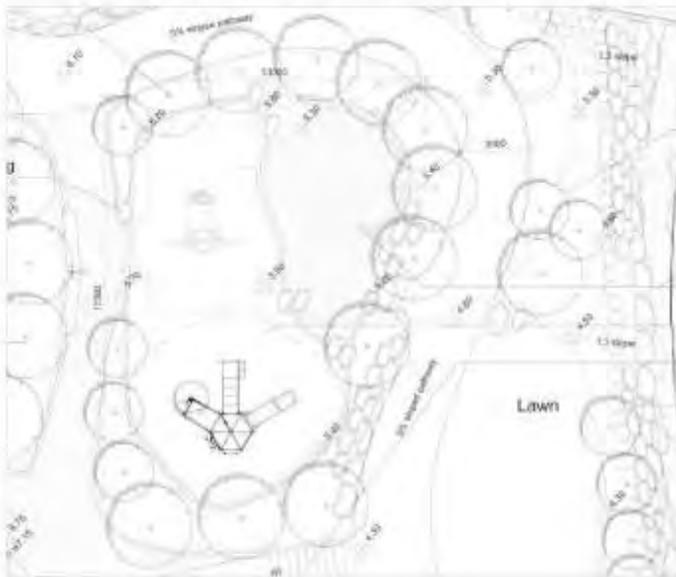
Galvanized Steel fitting and face plate  
1/8"



Swing - side profile  
1/8"



Slide and climbing structure - side profile  
1/8"

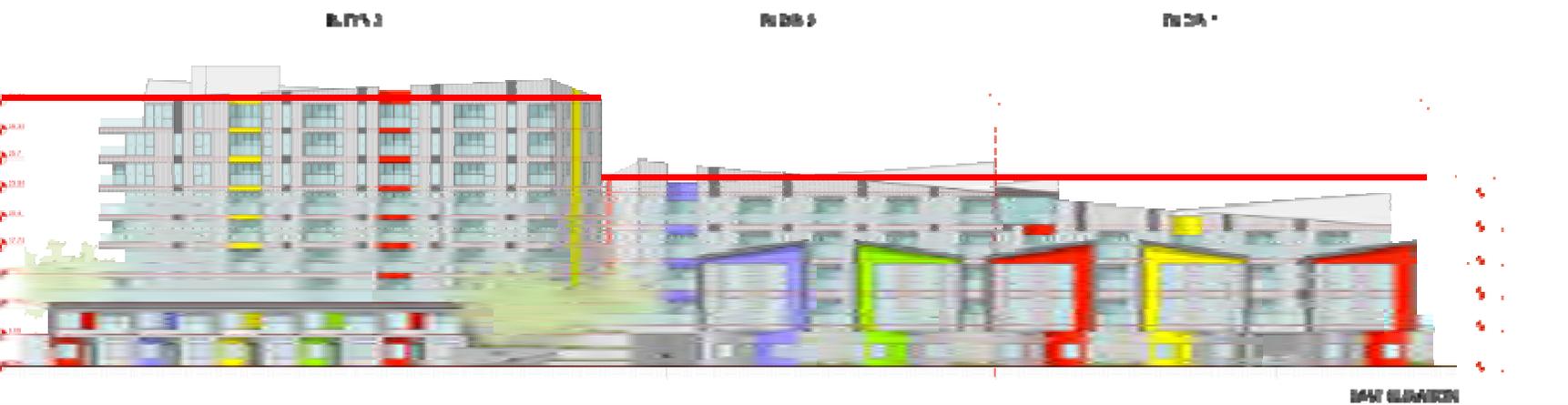


Blow-up Plan of Tot Play Area  
1/8"



## Proposed Variances:

- Parking
- Bicycle Storage
- Height
- North Setback
- South Setback

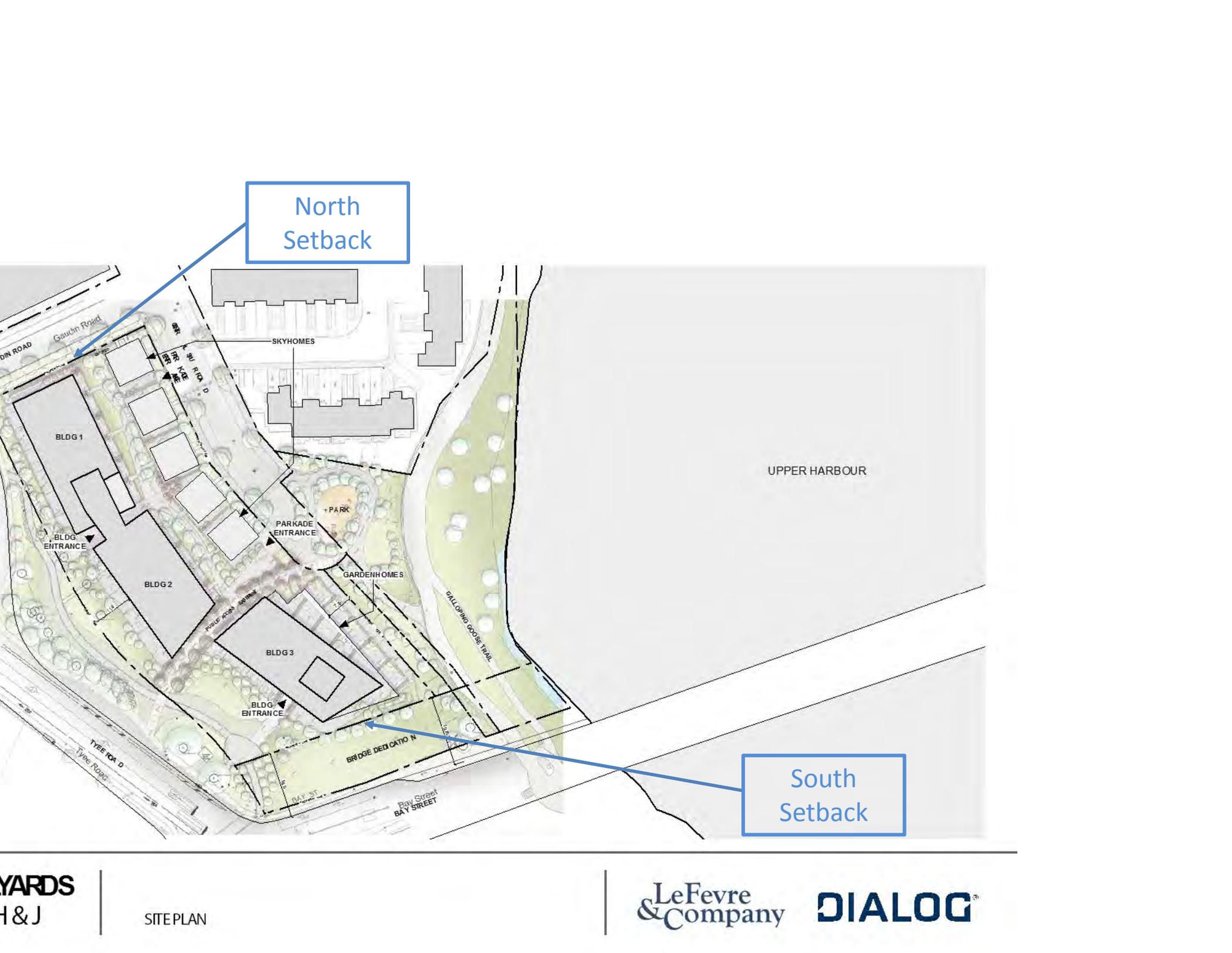


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WEST & EAST ELEVATIONS

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North  
Setback

South  
Setback

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Bridges  
Park and  
Tot Lot

Public  
Footpath

Bridge  
Dedication

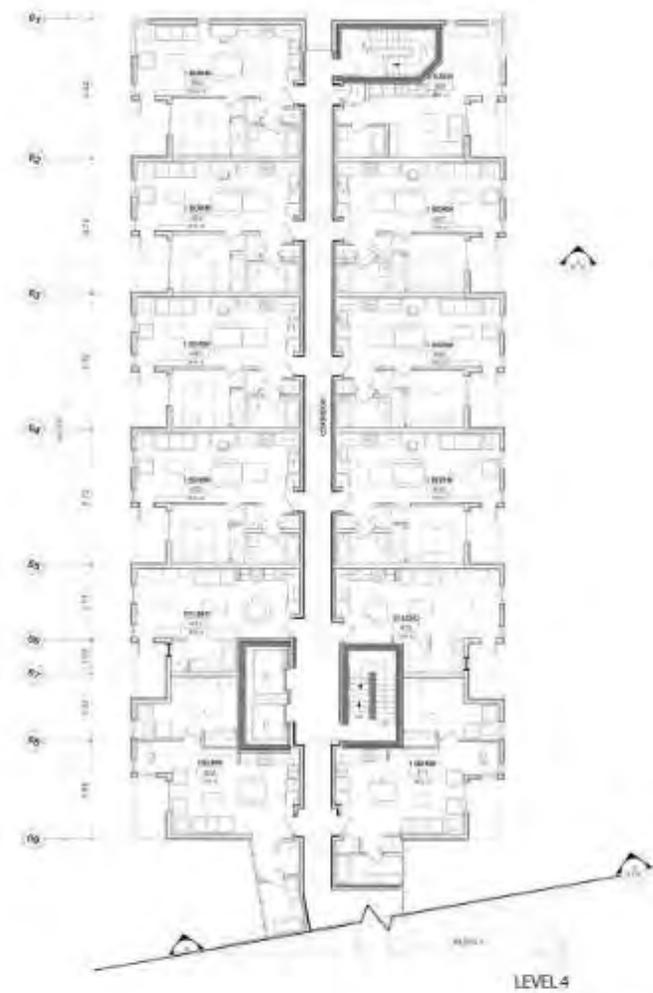
1. On Street Parking - Refer to Civil
2. Curbside Spur Road - Refer to Civil
3. Extended Sidewalks - As per city standards
4. Bridges Park Tot Playground with Natural Play Area (60+sqm)
5. Internal Boulder Drainage Retention
6. 5% Sloped Asphalt Trail Connection
7. LSP Concrete Steps - Typical
8. Entrances to Lobbies - Unit Pavers Over Slab
9. Fire Truck Access Route - Glass 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 Edging
14. Planted Garden Terraces - CIP Concrete Pavers on Gable
15. External Perimeter Planting
16. Proposed Tye's Entry Plaza with Seating - Crushed Limestone
17. New Bus Stop
18. Frosted Welcome To Yic 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



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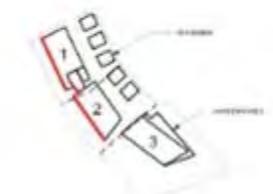
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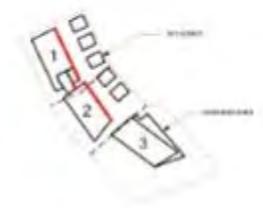


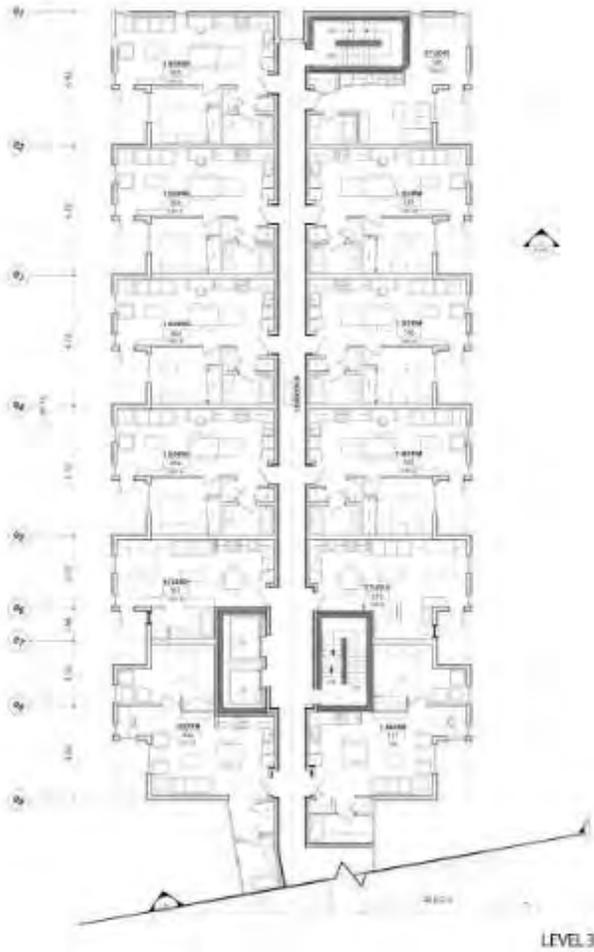




LEVEL 2 PLAN

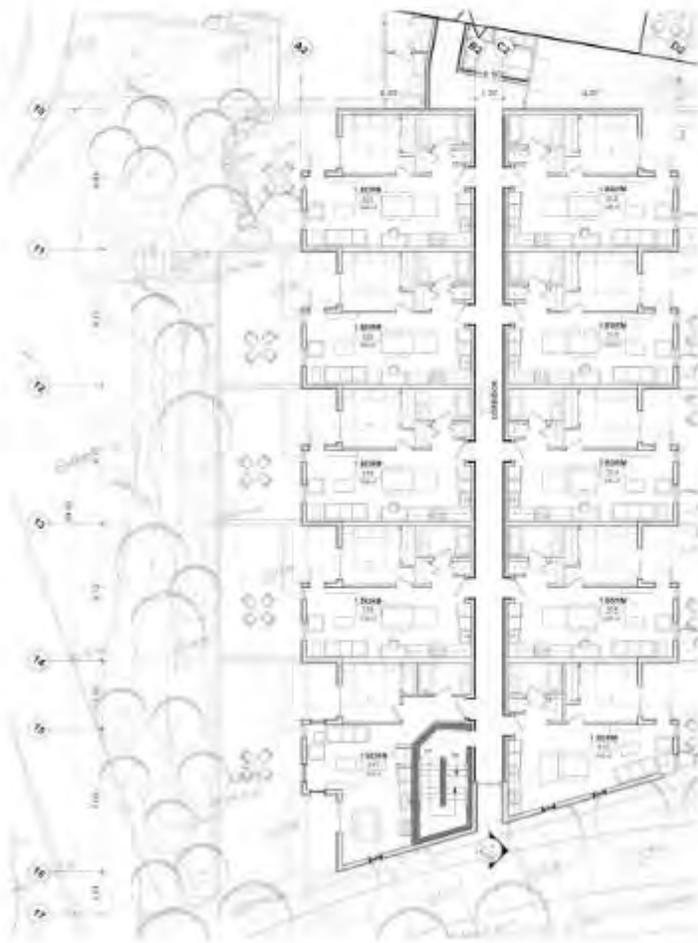




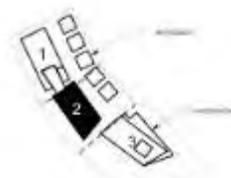


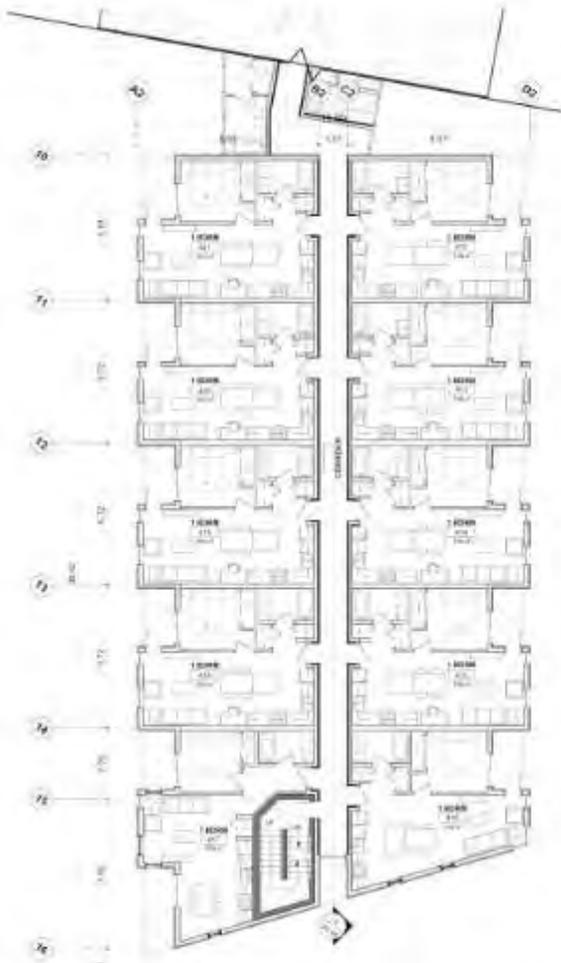


LEVEL 2



LEVEL 3

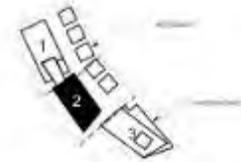




LEVEL 4



LEVEL 5





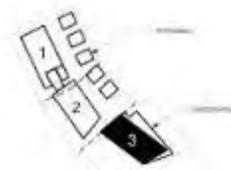




LEVEL 3



LEVEL 4



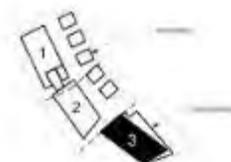




LEVELS 5/7



LEVEL 6







GARDEN APT - LEVEL 1 FLOOR PLAN  
250 SQ. FT.



GARDEN APT - LEVEL 2 FLOOR PLAN  
318 SQ. FT.



GARDEN APT - LEVEL 3 FLOOR PLAN  
318 SQ. FT.



SKYHOME - LEVEL 1 FLOOR PLAN  
560 SQ. FT.



SKYHOME - LEVEL 2 FLOOR PLAN  
560 SQ. FT.

