

TERMS OF INSTRUMENT - PART 2

**AGREEMENT TO AMEND MASTER DEVELOPMENT AGREEMENT
(Section 219 Covenant)**

THIS AGREEMENT dated for reference the day of December, 2015.

BETWEEN:

THE RAILYARDS DEVELOPMENT INC.

530 Herald Street
Victoria, B.C. V8W 1S6

(the "**Developer**")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, British Columbia V8W 1P6

(the "**City**")

OF THE SECOND PART

WHEREAS:

- A. The Developer is the registered owner in fee-simple of those lands and premises located within the City of Victoria, in the Province of British Columbia, more particularly described as:

PID 025-615-033

Lot A, District Lot 119, Esquimalt District, Plan VIP74947 except that part in Plans VIP76024, VIP77618, VIP84119, VIP88377, VIP89279 and EPP35998

(the "**Lands**")

- B. The City is a municipality incorporated under the laws of the Province of British Columbia.
- C. The City and the Developer are parties to a Master Development Agreement dated December 3, 2002 (and registered against title to the Lands in the Land Title Office as a covenant under section 219 of the Land Title Act under number ET139699), as modified by instruments registered under numbers EV2554, EW57134, EW153863, CA1159331, and CA3825917, and extended by an instrument registered under number EW57135 (collectively, the "**MDA**").

- D. The MDA sets out certain terms and conditions that apply to the subdivision and development of the lands described in the MDA as the Railyards Lands.
- E. The Lands are the last remaining portion of the Railyards Lands to be developed, and the City and the Developer have agreed to amend the terms and conditions of the MDA so far as they apply to the development of the Lands.
- F. Section 219 of the *Land Title Act* provides that a covenant, whether of negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, or that land is not to be built on or subdivided except in accordance with the covenant may be granted in favour of the City and may be registered as a charge against the title to the Dockside Lands.

NOW THEREFORE THIS AGREEMENT WITNESSES that under Section 219 of the *Land Title Act*, and in consideration of the premises and the mutual covenants and agreements contained herein, and the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid to The Developer by the City (the receipt and sufficiency of which is hereby acknowledged), and for other good and valuable consideration the parties covenant and agree each with the other as follows:

1.0 INTERPRETATION

1.1 In this Agreement:

“Bridge Dedication Area” means that area of the Lands shown outlined and labeled “Bridge Dedication” on the Site Plan.

“Bridges Park and Tot Lot” means that area of the Lands shown outlined and labeled “Bridges Park and Tot Lot” on the Site Plan.

“Public Pathway” means the area of the Lands shown outlined and labeled “Public Path Right of Way” on the Site Plan and which connects Tyee Road with Central Spur Road.

“Phased Strata Development” means the phased strata subdivision and development of the Lands that the Developer proposes to undertake, as generally depicted on the Site Plan, and “Phase 1”, “Phase 2” and “Phase 3” mean, respectively, each of the three phases that are so depicted and described on the Site Plan.

“Site Plan” means the plans showing the proposed strata phasing and amenity phasing that are attached to this Agreement as Schedule “A”.

“Victoria West Entry Park” means that area of the Lands, along with areas shown as “highway” or “road”, shown outlined and labeled “Victoria West Entry

Park” on the Site Plan, and includes any associated public pathways over the Lands that are shown on the Site Plan as being connected to the Victoria West Entry Park.

2.0 RESTRICTIONS ON SUBDIVISION AND DEVELOPMENT

- 2.1 The Developer covenants and agree that it shall not build any buildings or structures on the Lands, or subdivide the Lands, except in strict accordance with the MDA, as modified by this Agreement.

3.0 REMAINING AMENITIES TO BE PROVIDED

- 3.1 The Developer and the City both confirm and agree that the following amenities (the “**Amenities**”) will be provided by the Developer in conjunction with the development of the Lands, and in accordance with the terms and conditions of this Agreement and that the Developer’s provision of the Amenities in accordance with the terms and conditions of this Agreement will fully satisfy the Developer’s remaining obligations under section 4 of the MDA:

- a) Bridges Park and Tot Lot;
- b) Public Pathway;
- c) Victoria West Entry Park; and
- d) Bridge Dedication and Landscaping.

- 3.2 The Amenities as provided will be generally as depicted in Schedule A to this Agreement, and will be constructed in accordance with the more detailed plans and specifications that are attached to this Agreement as Schedule “B”.

4.0 BRIDGES PARK AND TOT LOT

- 4.1 Concurrently with the deposit of the phased strata plan for Phase 3, the Developer shall dedicate to the City as “PARK” the area shown on the Site Plan as comprising the Bridges Park and Tot Lot.
- 4.2 Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install on the Bridges Park and Tot Lot the improvements generally depicted in Schedule “A” and that are described in more detail in Schedule “B” to this Agreement. For greater certainty, the Developer is no longer required to construct on the Bridges Park and Tot Lot the 6 parking stalls that were required under the terms of the MDA.

5.0 PUBLIC PATHWAY

- 5.1 Concurrently with the deposit of the phased strata plan for Phase 1, the Developer agrees to grant the City a statutory right of way over the Lands for the accommodation of the Public Pathway, in the form attached to this Agreement as Schedule "C".
- 5.2 Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install on the Public Pathway the Public Pathway improvements generally depicted in Schedule "A" and that are described in more detail in Schedule "B" to this Agreement, and after the completion of those improvements to the City's satisfaction the Developer shall prepare a statutory right of way plan defining the boundaries of the Public Pathway, for the City's approval. The Developer shall then prepare for execution by the Developer and the City, and registration by the Developer, a partial release of the Public Pathway right of way, releasing the right of way from those areas of the Lands outside the area defined by the approved right of way plan.

6.0 VICTORIA WEST ENTRY PARK

- 6.1 For certainty, and notwithstanding anything to the contrary in the MDA, the Victoria West Entry Park will be situated in part on lands that are at present or will be dedicated as highway, as well as on portions of the Lands over which a statutory right of way for public pathway purposes will be registered in accordance with section 6.2.
- 6.2 Concurrently with the deposit of the phased strata plan for Phase 1, the Developer agrees to grant the City a statutory right of way over the Lands for the accommodation of the public pathways that are to be constructed within the Victoria West Entry Park, in the form attached to this Agreement as Schedule "C".
- 6.3 The Developer shall construct the Victoria West Entry Park Improvements in the following two phases:
 - (a) Before any building that is constructed on Phase 1 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install the Victoria West Entry Park improvements that are shown on Drawing No. A0.05A that is part of the Site Plan (for certainty, this portion of the Victoria West Entry Park shall be constructed generally as depicted on the Phasing Plan Master Site Plan Drawing No. A0.05A which forms part of the Site Plan attached as Schedule "A", and shall include the sidewalk connection from Gaudin Road to the existing sidewalk on Tyee Road, as well as the bus bay pull-out on Tyee Road, all as generally depicted on the Phasing Plan Master

Site Plan Drawing No. A0.05A forming part of Schedule "A", and as more specifically described in Schedule "B");

- (b) Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall construct and install the remainder of the Victoria West Entry Park improvements as generally shown on Drawing No. A0.07A that forms part of the Site Plan, and as more specifically described in Schedule "B".

- 6.4 After the completion of the Victoria West Entry Park improvements to the City's satisfaction, the Developer shall prepare a statutory right of way plan defining the boundaries of the public pathways that are within the Victoria West Entry Park, for the City's approval. The Developer shall then prepare for execution by the Developer and the City, and registration by the Developer, a partial release of the Victoria West Entry Park right of way, releasing the right of way from those areas of the Lands outside the area defined by the approved right of way plan.

7.0 BRIDGE DEDICATION AND LANDSCAPING

- 7.1 Concurrently with the deposit of the phased strata plan for Phase 1, the Developer shall dedicate as "ROAD" the area shown on the Site Plan as comprising the Bridge Dedication.
- 7.2 Before any building that is constructed on Phase 3 is occupied or used for any purpose, other than as necessary for the construction of that building, the Developer shall grade and improve the Bridge Dedication Area as generally depicted in Schedule "A", and as described in more detail in Schedule "B" to this Agreement.

8.0 PROVISION OF PLANS AND SECURITY

- 8.1 In accordance with the process described in section 5.2 of the MDA, and before obtaining a building permit for any building to be constructed within Phase 1, the Developer shall provide to the Approving Officer, for his or her approval, detailed engineering plans, drawings, specifications, landscaping plans, cost estimates and security for the construction and installation of the Victoria West Entry Park improvements that are referred to in section 6.3(a) of this Agreement.
- 8.2 In accordance with the process described in section 5.2 of the MDA, and before obtaining a building permit for any building to be constructed within Phase 3, the Developer shall provide to the Approving Officer, for his or her approval, detailed engineering plans, drawings, specifications, landscaping plans, cost estimates and security for the construction and installation of:

- (a) the improvements and landscaping on the Bridges Park and Tot Lot that are described in Schedule "B" to this Agreement,
 - (b) the Victoria West Entry Park improvements that are referred to in section 6.3(b) to this Agreement;
 - (c) the grading, landscaping and other improvements of the Bridge Dedication Area as described in Schedule "B" to this Agreement;
 - (d) the Public Pathway improvements that are described in Schedule "B" to this Agreement.
- 8.3 The security provided under sections 8.1 and 8.2 shall be in the form of a letter of credit, substantially in the form attached to this Agreement as Schedule 'D', and shall be in the amount of 120% of the cost estimates provided by the Developer and approved by the Approving Officer under this Agreement.
- 8.4 For certainty, in the event the Developer fails to complete the construction of an Amenity within the time required under this Agreement, the City may draw upon the letter of credit provided under section 8.1 or 8.2, as the case may be, and may utilize the security to complete the construction of that Amenity.
- 8.5 Before obtaining a building permit for any building to be constructed within Phase 1, the Developer shall also provide to the Approving Officer, for his or her approval, detailed civil design drawings, engineering plans, landscape plans and cost estimates for all of the other works and services, including any landscaping elements, required under the bylaws of the City of Victoria in connection with the development of Phase 1, Phase 2 and Phase 3, such as but not limited to frontage improvements and other civil works and services. The Developer shall provide security for the construction of the works and services referred to in this section 8.5, together with updated cost estimates as may be required from time to time by the Approving Officer, in the amounts and at the times required under the bylaws of the City of Victoria.
- 9.0 PUBLIC BODY**
- 9.1 Nothing contained or implied within this Agreement shall prejudice or affect the duties, rights and powers of the City in the exercise of its functions under any public or private statutes, bylaws, orders or regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered.
- 9.2 Nothing in this Agreement shall relieve the Developer from any obligation or requirement arising under any applicable statute, bylaw or regulation in respect of the subdivision and development of the Lands.

10.0 GENERAL PROVISIONS

- 10.1 At the Developer's expense, the Developer must do everything necessary to secure priority of registration and interest for this Agreement and the Section 219 Covenant it creates over all registered and pending charges and encumbrances of a financial nature against the Lands.
- 10.2 Time is of the essence of this Agreement.
- 10.3 The Developer covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement and they shall be binding upon the Developer as personal covenants only during the period of its respective ownership of any interest in the Lands.
- 10.4 It is mutually understood, acknowledged and agreed by the parties hereto that the City has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Developer other than those contained in this Agreement and the Original MDA. This Agreement and the Original MDA are to be read and construed together as one document.
- 10.5 The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver shall be effective unless it is in writing signed by both parties.
- 10.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 10.7 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 10.8 The enforcement of this Agreement shall be entirely within the discretion of the City and the execution and registration of the Agreement against title to the Lands shall not be interpreted as creating any duty on the part of the City to the Developer or to any other person to enforce any provision or the breach of any provision of this Agreement.
- 10.9 The restrictions and covenants herein contained shall be covenants running with the Lands and shall be perpetual, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Victoria Land Title Office

pursuant to section 219 of the *Land Title Act* as covenants in favour of the City as a first financial charge against the Lands.

- 10.10 The Developer agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
- 10.11 If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
- 10.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

11.0 PRIORITY AGREEMENT

- 11.1 HSBC Bank Canada, the registered holder of charges by way of Mortgages and Assignments of Rents against the Lands and registered under Numbers EV23500 (as extended by EV25800 and EW76979), EV23501 (as extended by EV25801 and EW76980), EV25800 (extension of EV23500) and EV25801 (extension of EV23501) (collectively the "Charges") in the Land Title Office at Victoria, British Columbia, for and in consideration of the sum of One (\$1.00) Dollar paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within section 219 Covenant shall be an encumbrance upon the Lands in priority to the Charge in the same manner and to the same effect as if it had been dated and registered prior to the Charge.

The Developer and City acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (pages 1 and 2) attached hereto.

ISSUED FOR

- A 28 JANU15 DEVELOPMENT PERMIT
- B 14 AUGU15 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

METRIC

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REPORT APPROVED AND DATED TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

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OWNER

RAILYARDS COMPANY
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VANCOUVER, BC V6A 1K1
TEL: 604-275-1111

SEAL

VICTORIA, BC

COVER PAGE & PROJECT DATA

DRAWN
PLOT DATE 10/01/15

CHECKED

A0.01

PROJECT INFORMATION

PROJECT ADDRESS	701 TYEE RD., VICTORIA BC
NEIGHBOURHOOD	VICTORIA WEST
PLAN DISTRICT	RAILYARDS DISTRICT
DEVELOPMENT PERMIT AREA	5A-41 & 5A-42
LEGAL DESCRIPTION	LOT 782 & 777
ZONING	CD-2 RESIDENTIAL COMMERCIAL DISTRICT
SITE AREA	EXISTING - 5A-41 & 5A-42 COMBINED: 4610 SQM (71,330 SQ FT)
SITE COVERAGE	43%
OPEN SITE SPACES	57%
TOTAL FLOOR AREA	10,750 SQM
FLOOR SPACE RATIO	10,750 SQM / 4787.32 SQM = 2.24
AVERAGE GRADE	10.6m & 11.6m
HEIGHT OF BUILDINGS	ALLOWED UNDER CD-2 ZONING: 24m (79' 10") MAX. PROPOSED: 22.55m (74' 0") MAX.

NUMBER OF STOREYS

BUILDING SETBACKS (M)	FRONT (TYEE ROAD): 3m SIDE (NORTH AT CHILTON RD): 2.5m SIDE (SOUTH AT BRIDGE DEDICATION): 3.5m REAR (CENTRAL SPUR ROAD): 3.5m REAR (AT BOUNDARY FROM PARKING): 8m	
PARKING SPACES ON SITE	PARKING REQUIRED UNDER SCHEDULE C STUDIO: 13 (1 UNIT) = 13 RESIDENTIAL: 17 (1.33 UNIT) = 17.3 TOTAL: 30.3 TOTAL: 18.3	PROPOSED 204
	VISITOR PARKING REQUIRED UNDER SCHEDULE C 10% OF REQUIRED TOTAL: 18.3	PROPOSED 10
BICYCLE STORAGE	CLASS 1 PARKING REQUIRED UNDER SCHEDULE C 15 (1.5 UNIT) = 15 (1.5 UNIT) CLASS 2 PARKING REQUIRED UNDER SCHEDULE C 6-SPACE BACK AT EACH RESIDENTIAL ENTRY	PROPOSED 150 PROPOSED 12
STORAGE LOCKERS PROVIDED	154	

SUITE TYPES

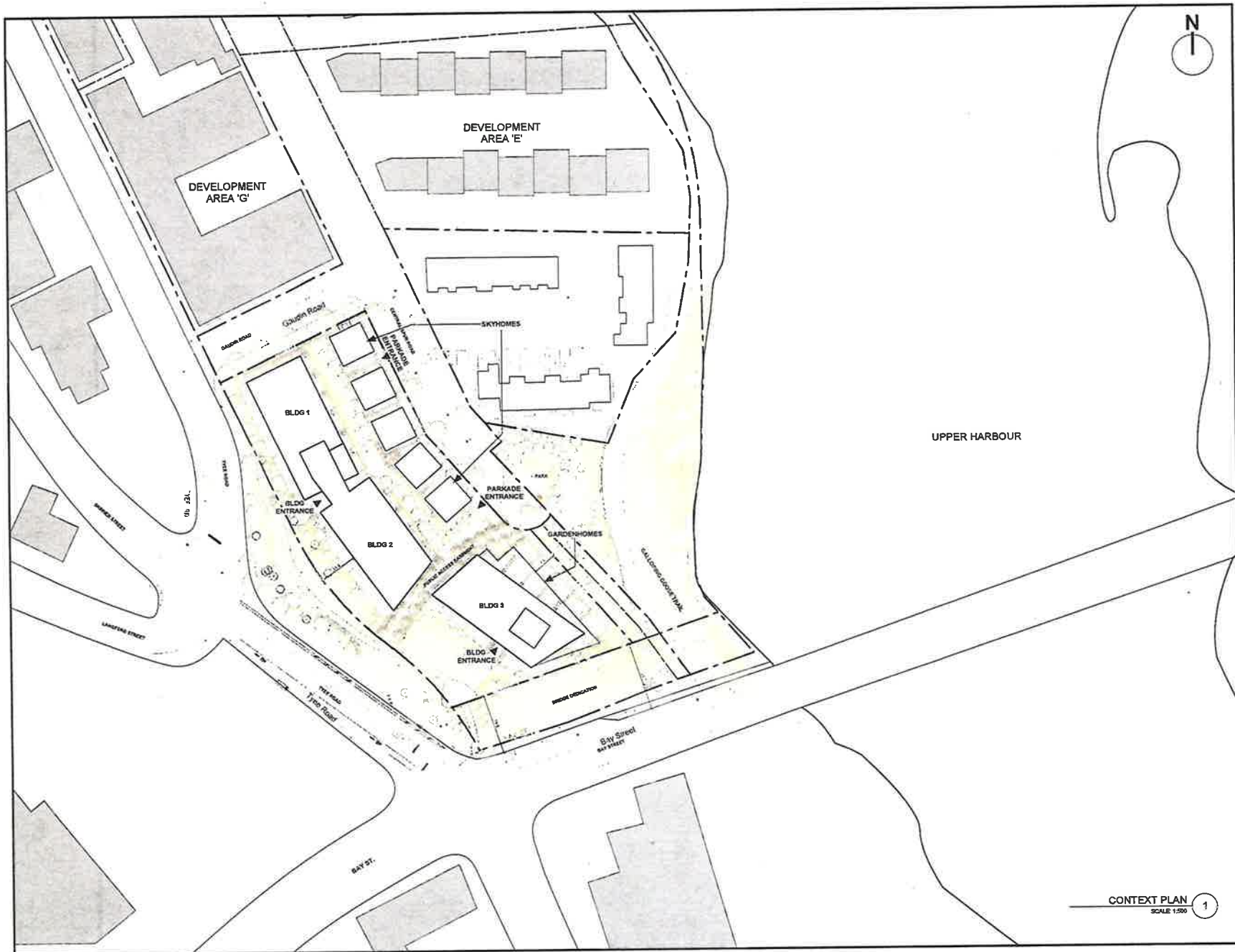
TYPE	RANGE	COUNTS	BAR
STUDIO	295 - 400 SF (27.2 - 37.2 SQM)	13	8%
1 BEDROOM	520 - 554 SF (48.2 - 51.5 SQM)	77	53%
2 BEDROOM	755 - 868 SF (70.3 - 80.5 SQM)	32	21%
3 BEDROOM & DEN	811 - 882 SF (75.4 - 82.5 SQM)	7	4%
STUDIO & 2ND HOME	1120 - 1404 SF (104.2 - 130.4 SQM)	15	10%
TOTAL		144	100%

BUILDING INFORMATION (METRIC)

FLOOR	RESIDENTIAL	STUDIO	2BD	3BD	3+DEN	STUDIO/HOME	ST
G-1		111	0	0	0	0	0
G-2		2,364	2	17	0	1	0
G-3		2,330	3	21	4	0	0
G-4		1,587	4	20	4	0	0
G-5		658	1	3	3	0	0
G-6		658	1	3	3	0	0
G-7		658	1	3	3	0	0
G-8		658	1	3	3	0	0
G-9		658	1	3	3	0	0
G-10		658	1	3	3	0	0
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DRAWING LIST - 12 REVISIONS

AL01	COUNTY PARK & PROJECT DATA
AL02	COUNTY PARK
AL03	EXISTING SITE PLAN
AL04	PROPOSED SITE PLAN
AL05	PROPOSED SITE PLAN
AL06	PROPOSED SITE PLAN
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AL99	PROPOSED SITE PLAN
AL100	PROPOSED SITE PLAN



DIALOG

ISSUED FOR

- A 28 JAN15 DEVELOPMENT PERMIT
- B 14 AUG15 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT

DIALOG ARCHITECTURE ENGINEERS
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100-111 ALBERT STREET
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info@dialogarchitects.com

OWNER:

UPPER HARBOUR COMPANY
225 HURON STREET
VICTORIA BC V8W 1A4
Tel: (250) 383-1111

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

CONTEXT PLAN

DRAWN
PLOT DATE: 12/01/15

CHECKED:

CONTEXT PLAN 1
SCALE 1:500

A0.02

DIALOG

ISSUED FOR

- A. 28.2/2015 DEVELOPMENT PERMIT
- B. 14 AUGUST DEVELOPMENT PERMIT REVISIONS
- C. 09 DEC 2015 DEVELOPMENT PERMIT REVISIONS

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INTERIOR DESIGN PLANNING INC.
436, #11 ALEXANDER STREET
VICTORIA, BC V8A 1E1
TEL: (250) 251-1188 FAX: (250) 251-1780
www.dialogbc.ca

OWNER:
LEVEYNE AND COMPANY
211 HAVILL STREET
VICTORIA BC V8M 1S1
TEL: (250) 360-8800

SEAL

RAILYARDS, LOT H & J

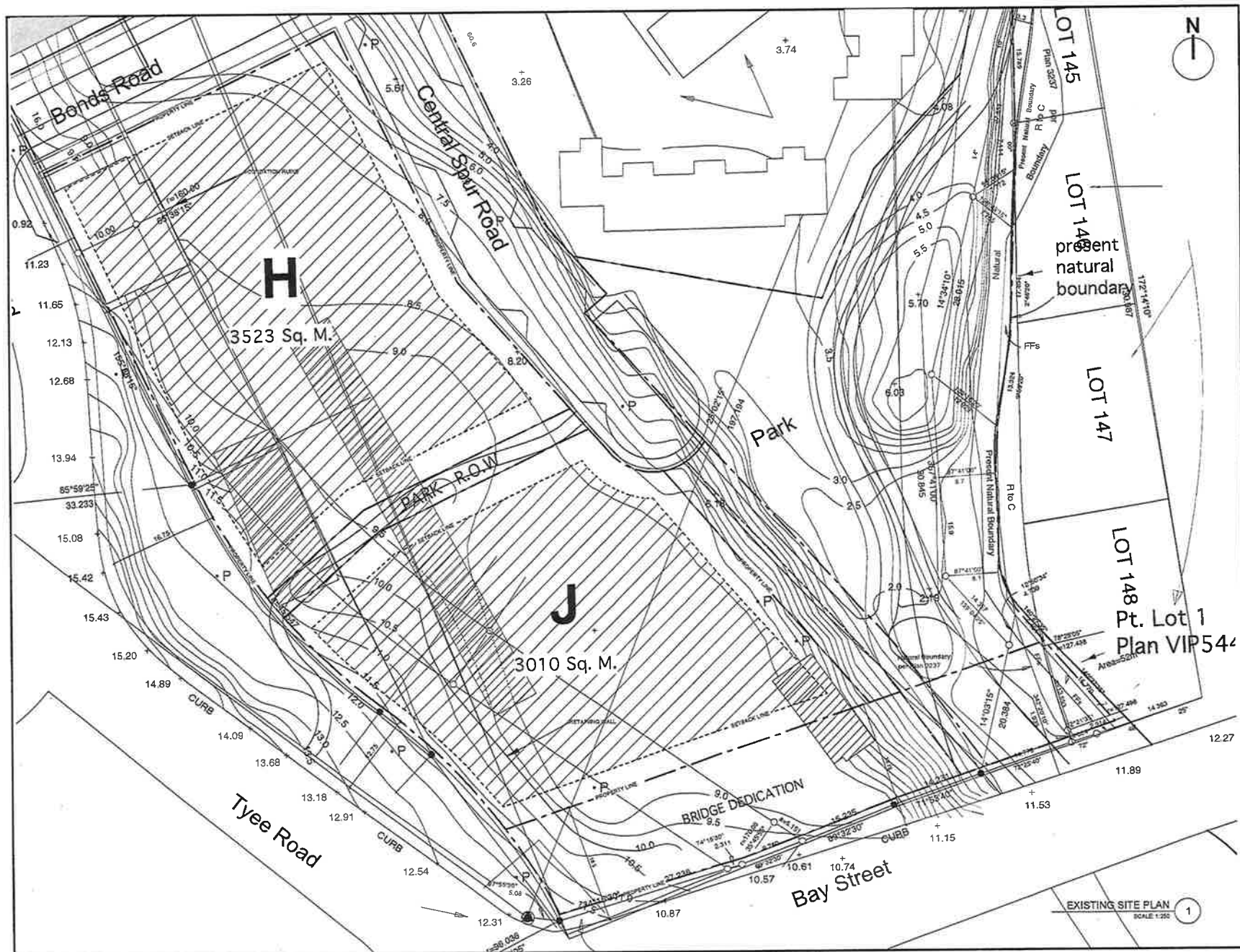
VICTORIA, BC

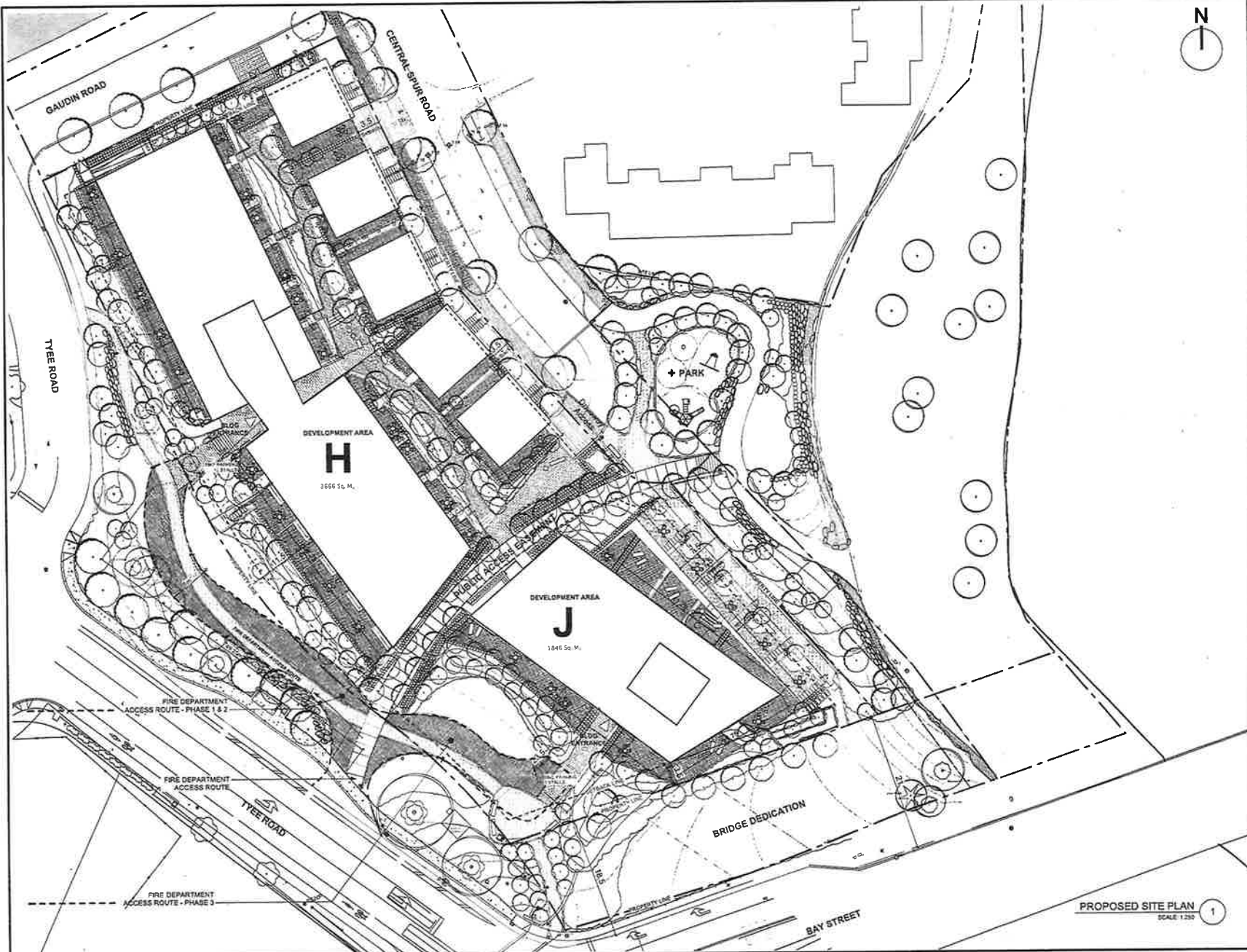
EXISTING SITE PLAN

DRAWN:
PLOT DATE: 12/20/15

CHECKED:

A0.03





ISSUED FOR

- A: 29 JAN'13 DEVELOPMENT PERMIT
- B: 14 AUG'13 DEVELOPMENT PERMIT REVISIONS
- C: 09 DEC'13 DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT

DIALOG ARCHITECTURE INC.
 1000 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6Z 1A7
 TEL: 604-271-1188 FAX: 604-271-1189
 ddialog@dialog.ca

OWNER:

LEVERAGE AND COMPANY
 1111 HASTINGS STREET
 VANCOUVER, BC V6E 1A6
 TEL: 604-271-1188 FAX: 604-271-1189

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PROPOSED SITE PLAN

DRAWN: PLOT DATE: 18-2-13 CHECKED:

PROPOSED SITE PLAN
 SCALE: 1:250

A0.04

ISSUED FOR

- A 28 JANUARY DEVELOPMENT PERMIT
- B 14 AUGUST DEVELOPMENT PERMIT REVISIONS
- C 09 DECEMBER DEVELOPMENT PERMIT REVISIONS

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 WRITTEN AGREEMENT FROM THE CONSULTANT ARE SUBJECT TO
 CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT
 DIALOG ARCHITECTS INC. 100-1000
 100-1000 100-1000 100-1000
 100-1000 100-1000 100-1000
 100-1000 100-1000 100-1000

OWNER:
 LEVINGS AND COMPANY
 100-1000 100-1000 100-1000
 100-1000 100-1000 100-1000

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

**PHASING PLAN
 PARKADE PLAN
 PHASE 1**

DRAWN: 15-2-04 CHECKED:

A0.05B

COVERING DATA		PHASE 1
SITE AREA		2886.83 m ²
TOTAL FLOOR AREA		2771.55 m ²
SITE COVERAGE		47%
OPEN SITE SPACE		53%
SETBACKS		
FRONT (TYNE)		7.35m
REAR (CENTRAL SPUR)		3.50m
SIDE (CAULDRON RD)		Open/air
SIDE (CAULDRON RD)		3.35 m - building
SIDE (CAULDRON RD)		3-phase substation
GEOMETRIC HEIGHT STOREY (m) (max)		22.55
ZONE STANDARD		24.00
# OF UNITS		42
MAX STORAGE		
CLASS 1		25
CLASS 2		5
PARKING TOTAL		30
VISITOR PARKING		6

PARKADE PLAN - PHASE 1
 1:200

ISSUED FOR:

- A 28 JAN'15 DEVELOPMENT PERMIT
- B 14 AUG'15 DEVELOPMENT PERMIT REVISIONS
- C 30 DEC'15 DEVELOPMENT PERMIT REVISIONS

METRIC

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ARCHITECT & PRIME CONSULTANT

DIALOG BC ARCHITECTURE ENGINEERING
PETERSON DESIGN PLANNING INC.
400-511 ALBERTA STREET
VICTORIA, BC V8A 1T7
TEL: 250-363-1111 FAX: 250-363-1110
www.dialogbc.ca

OWNER:

LLC, LLC, AND COMPANY
207 HALL STREET
VICTORIA, BC V8A 1R5
TEL: 250-363-1111

SEAL

RAILYARDS, LOT H & J

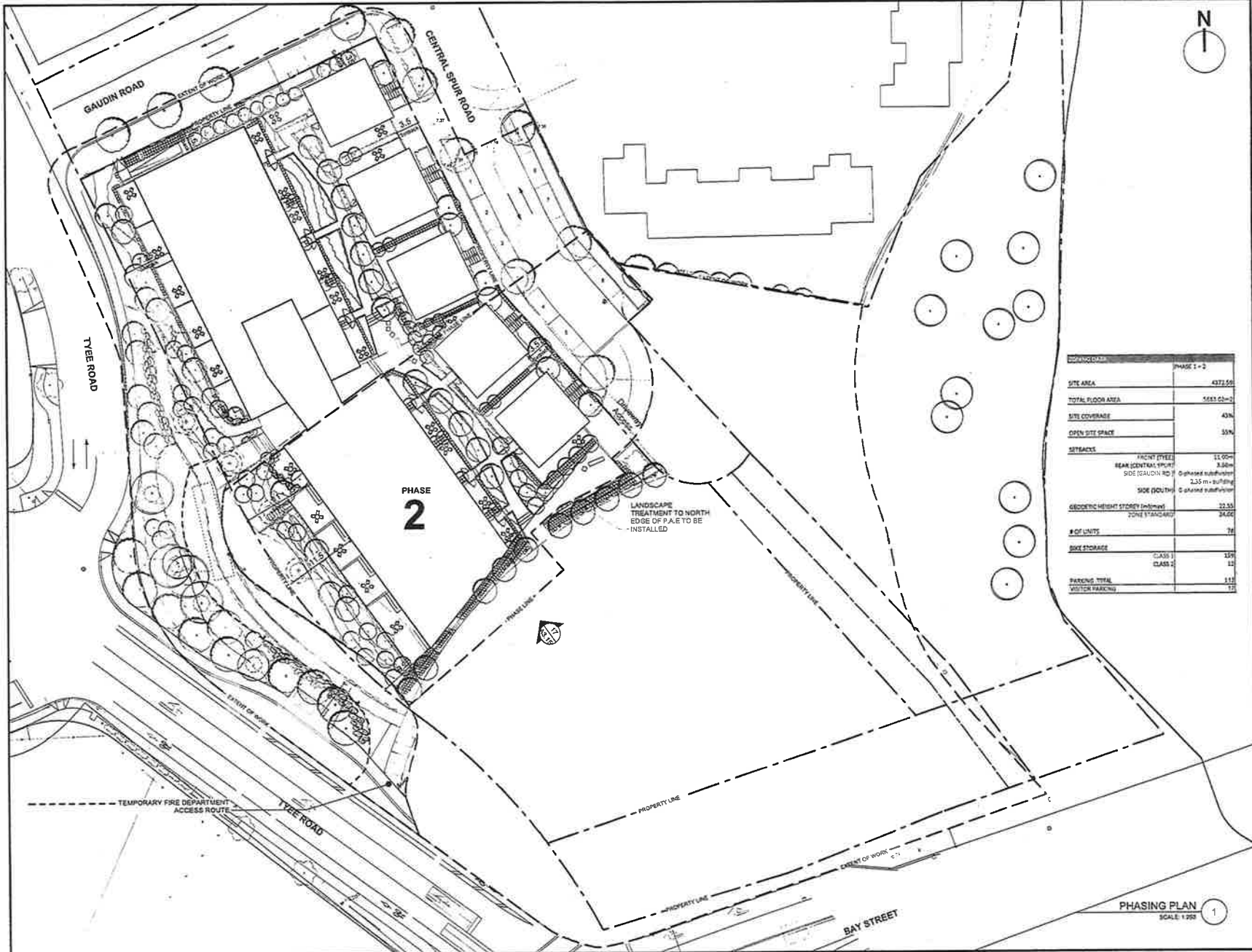
VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2

DRAWN:
PLOT DATE: 10-05

CHECKED

A0.06A





DIALOG

ISSUED FOR:

- A 25 JAN/15 DEVELOPMENT PERMIT
- B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
- C 08 DEC/15 DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT
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VANCOUVER BC V6A 1A1
TEL: 604.255.1193 FAX: 604.255.1193
info@dialog.ca

OWNER:
LUMBER AND COMPANY
500 HASTINGS STREET
VICTORIA BC V8N 1K6
TEL: 250.353.4900

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
PARKADE PLAN
PHASE 1 + 2

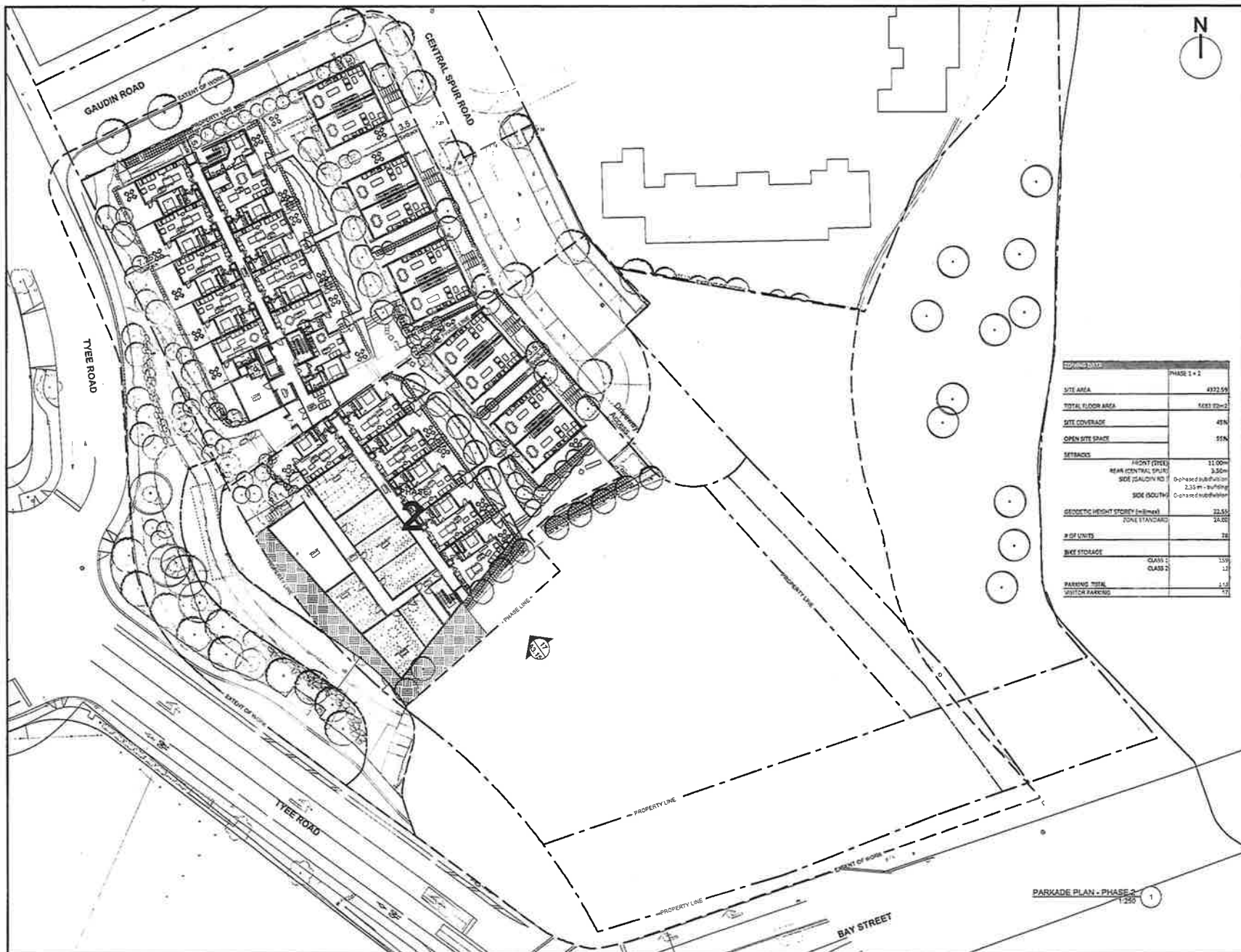
DRAWN
PLOT DATE: 15-2-4

CHECKED:

A0.06B

BUILDING DATA	
PHASE 1 + 2	
SITE AREA	4372.35
TOTAL FLOOR AREA	5683.02m ²
SITE COVERAGE	45%
OPEN SITE SPACE	55%
SETBACKS	
FRONT (FT/ET)	11.00m
REAR (CENTRAL SPACE)	3.30m
SIDE (RAILWAY RD.)	0 phased subdivision
SIDE (BOUTIQUE)	2.35 m - building
SIDE (BOUTIQUE)	0 phased subdivision
GEOMETRIC HEIGHT (STOREY) (m/ft)	22.85
ZONE STAIRCASE	24.00
# OF UNITS	78
BIKE STORAGE	
CLASS 1	158
CLASS 2	11
PARKING TOTAL	169
VISITOR PARKING	10

PARKADE PLAN - PHASE 2
1:350



DIALOG

ISSUED FOR:

- A 28 JANUARY DEVELOPMENT PERMIT
- B 14 AUGUST DEVELOPMENT PERMIT REVISIONS
- C 09 DECEMBER DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT

DIALOG BC ARCHITECTURE ENGINEERING

INTERIOR DESIGN PLANNING INC.

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TEL: 250-383-1188 FAX: 250-383-1189

WWW.DIALOGBC.COM

OWNER:

LESTER AND COMPANY

100 HALL STREET

VICTORIA, BC V8W 1G8

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WWW.DIALOGBC.COM

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

**PHASING PLAN
PARKADE PLAN
PHASE 1 + 2**

DRAWN:
PLOT DATE: 16-2-04

CHECKED:

A0.06C

PARKADE PLAN - PHASE 2
1-250

ISSUED FOR

- A. 28 JAN'15 DEVELOPMENT PERMIT
- B. 14 AUG'15 DEVELOPMENT PERMIT REVISIONS
- C. 09 DEC'15 DEVELOPMENT PERMIT REVISIONS

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DIALOG BC ARCHITECTURE & INTERIORS
INTERIOR DESIGN & PLANNING
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VANCOUVER, BC V6A 1G1
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Fax: 604-759-1000
www.dialogbc.ca

OWNER:

LEVEE AND COMPANY
250 HASTINGS STREET
VICTORIA, BC V8V 1K5
Tel: 250-360-0000

SCALE

RAILYARDS, LOT H & J

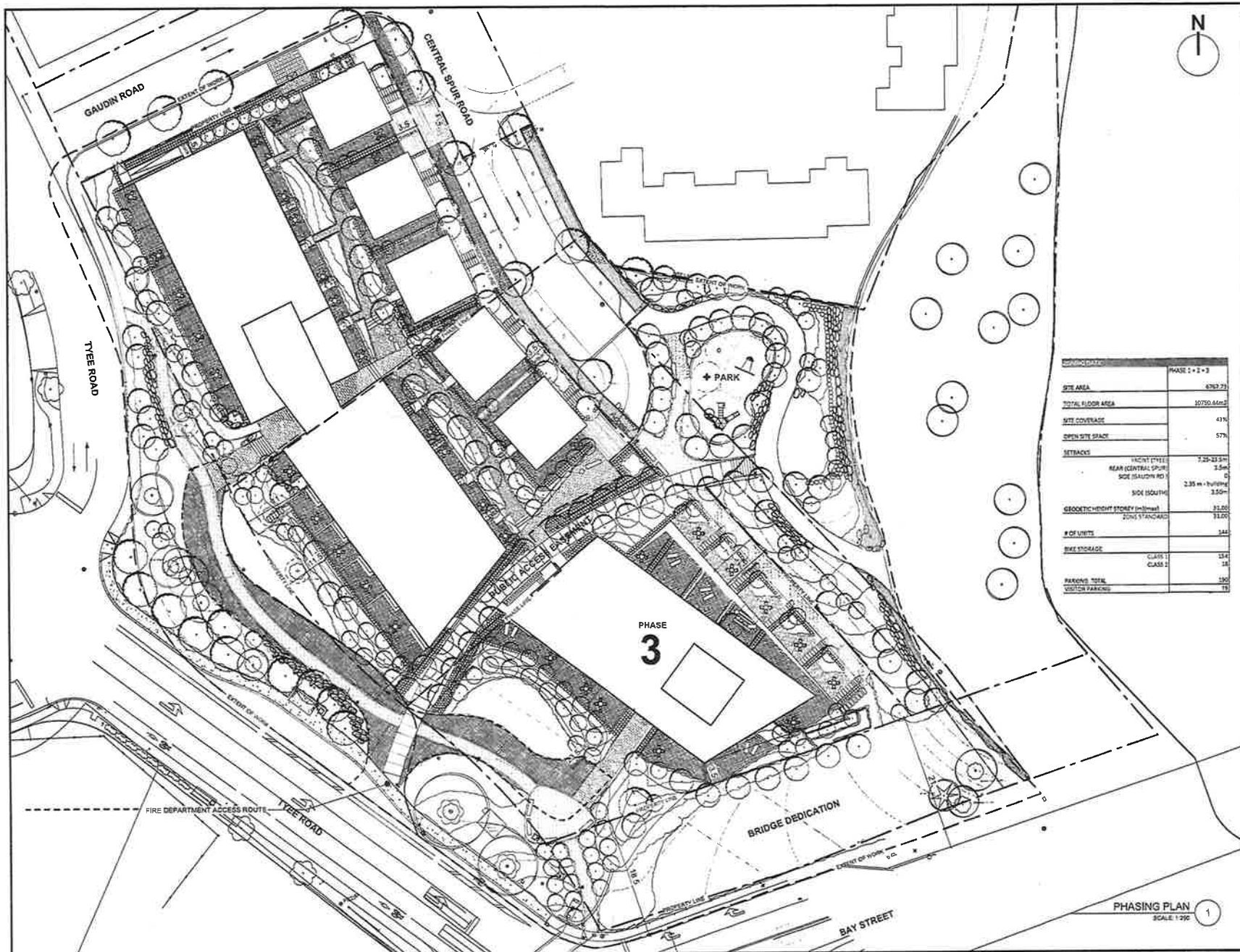
VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2 + 3

DATE: 16-04-15

CHECKED

A0.07A





ISSUED FOR:

- A 28 JANU18 DEVELOPMENT PERMIT
- B 14 JUL18 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC18 DEVELOPMENT PERMIT REVISIONS

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ARCHITECTURE ENGINEERING
404-810 ALFRED STREET
VICTORIA, BC V8A 1G1
416-851-1515 FAX 416-851-1516

OWNER:
LEVERMORE COMPANY
375 HANCOCK STREET
VICTORIA, BC V8V 1S4
78 1036 1036

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

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

DRAWN
PLOT DATE: 11/20/18

CHECKED

A0.08

DIALOG



ISSUED FOR

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- B 14 AUG15 DEVELOPMENT PERMIT REVISION
- C 09 DEC15 DEVELOPMENT PERMIT REVISION

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INTERIOR DESIGN PLANNING
401-1115 DUNDAS STREET
VANCOUVER, BC V6C 1E1
TEL: 604.251.1188 FAX: 604.251.1190
info@dialogbc.ca

OWNER:
URPINE AND COMPANY
10 HERALD STREET
VICTORIA, BC V8W 1K4
TEL: 250.380-4000

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

DRAWN
PLOT DATE 10/09/15

CHECKED

A0.09

RENDERING OF PROJECT

1

VIEW SOUTH ALONG CENTRAL SPUR ROAD



RENDERING OF PROJECT 1
VIEW WEST BAY STREET BRIDGE

ISSUED FOR:
A. 28 JAN 15 DEVELOPMENT PERMIT
B. 14 AUG 15 DEVELOPMENT PERMIT REVISIONS
C. 09 DEC 15 DEVELOPMENT PERMIT REVISIONS

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404-101 ALEXANDER STREET
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info@dialogbc.ca

OWNER:
LEPPINE AND COMPANY
851 HERALD STREET
VICTORIA BC V8W 1A4

SEAL

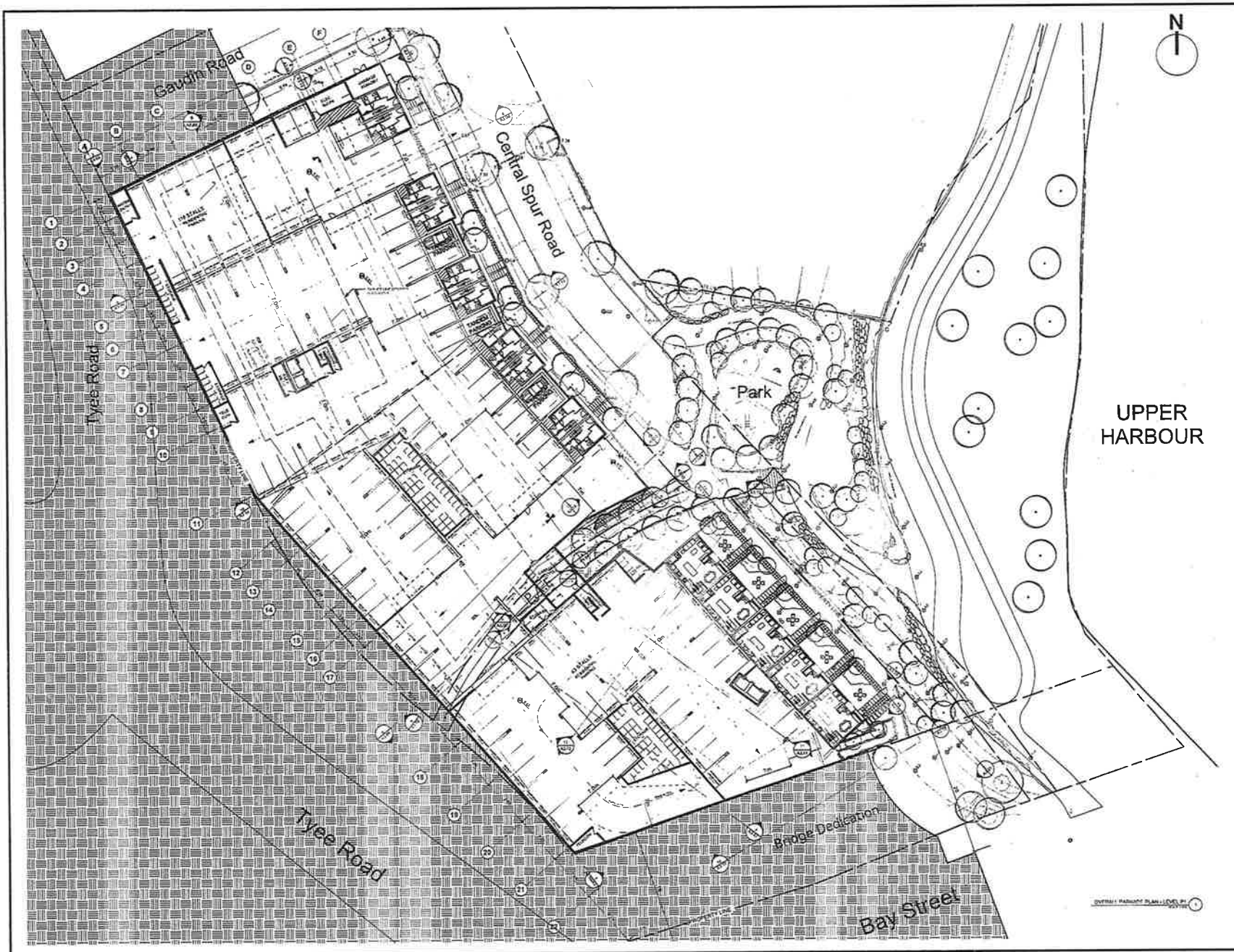
RAILYARDS, LOT H & J

VICTORIA, BC
RENDERING

DRAWN
PLOT DATE 10/04/16

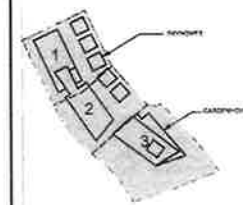
CHECKED

A0.10



UPPER
HARBOUR

DIALOG



ISSUED FOR

- A 28 JAN 15 DEVELOPMENT PERMIT
- B 14 AUG 15 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC 15 DEVELOPMENT PERMIT REVISIONS

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LIFEPOINT AND COMPANY
200 HERBERT STREET
VICTORIA, BC V8V 1K6
TEL: 255-1811

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

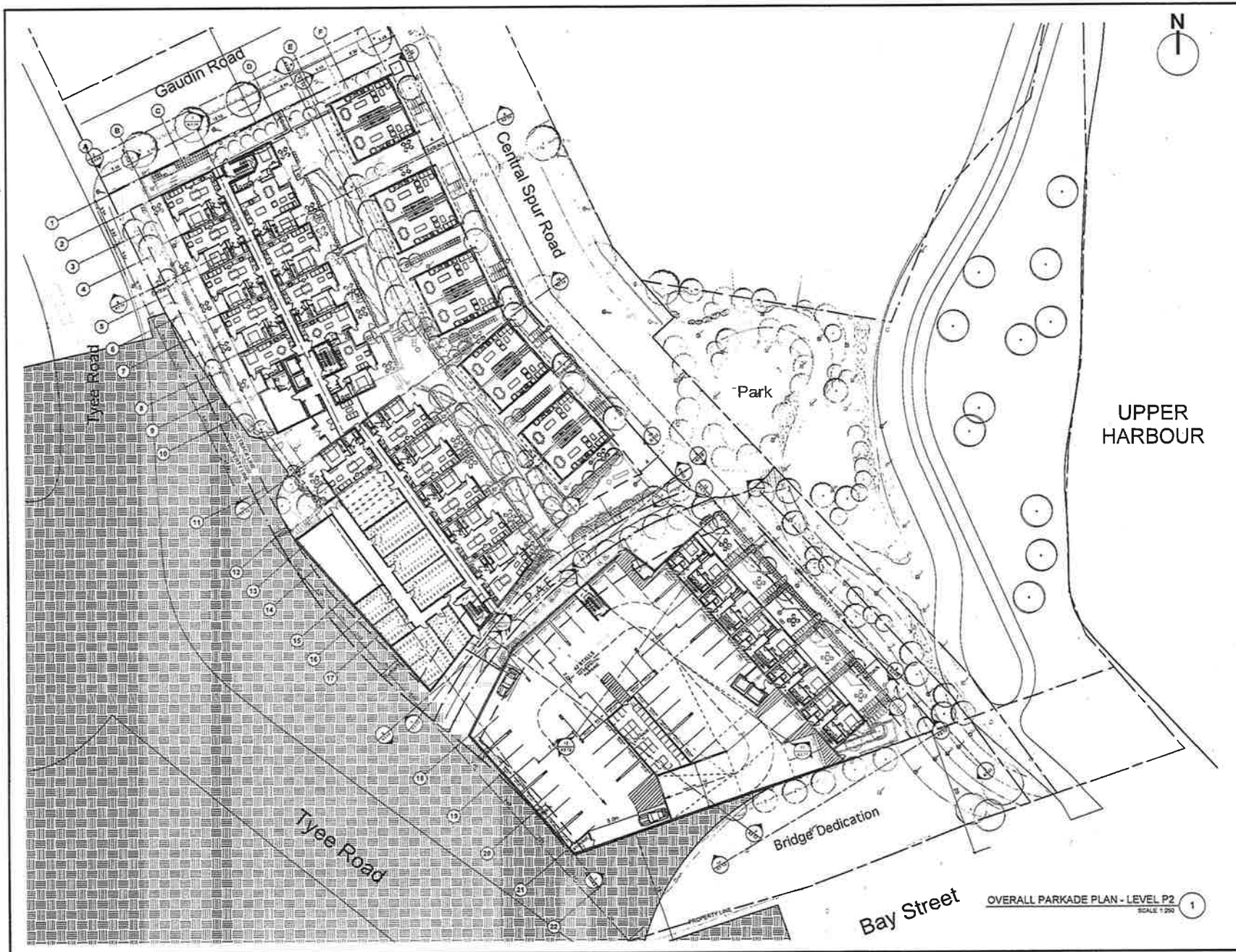
OVERALL PARKADE PLAN
LEVEL P1

DRAWN: AG / MC
PLOT DATE: 16-2-4

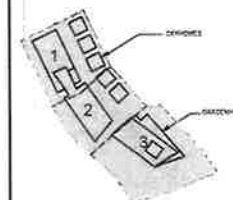
CHECKED: MC

A2.01

Master Plans 5.254_13_211024.dwg



DIALOG®



ISSUED FOR
 A 25 JANUARY DEVELOPMENT PERMIT
 B 18 AUGUST DEVELOPMENT PERMIT REVISIONS
 C 09 DECEMBER DEVELOPMENT PERMIT REVISIONS

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 INTERIOR DESIGN PLANNING INC.
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 email@dialogbc.ca

OWNER:
 LEPPINE AND COMPANY
 500-1111 ALANSON STREET
 VANCOUVER BC V6A 1E1
 TEL: 604-255-1070 FAX: 604-255-1782

SEALED

RAILYARDS, LOT H & J

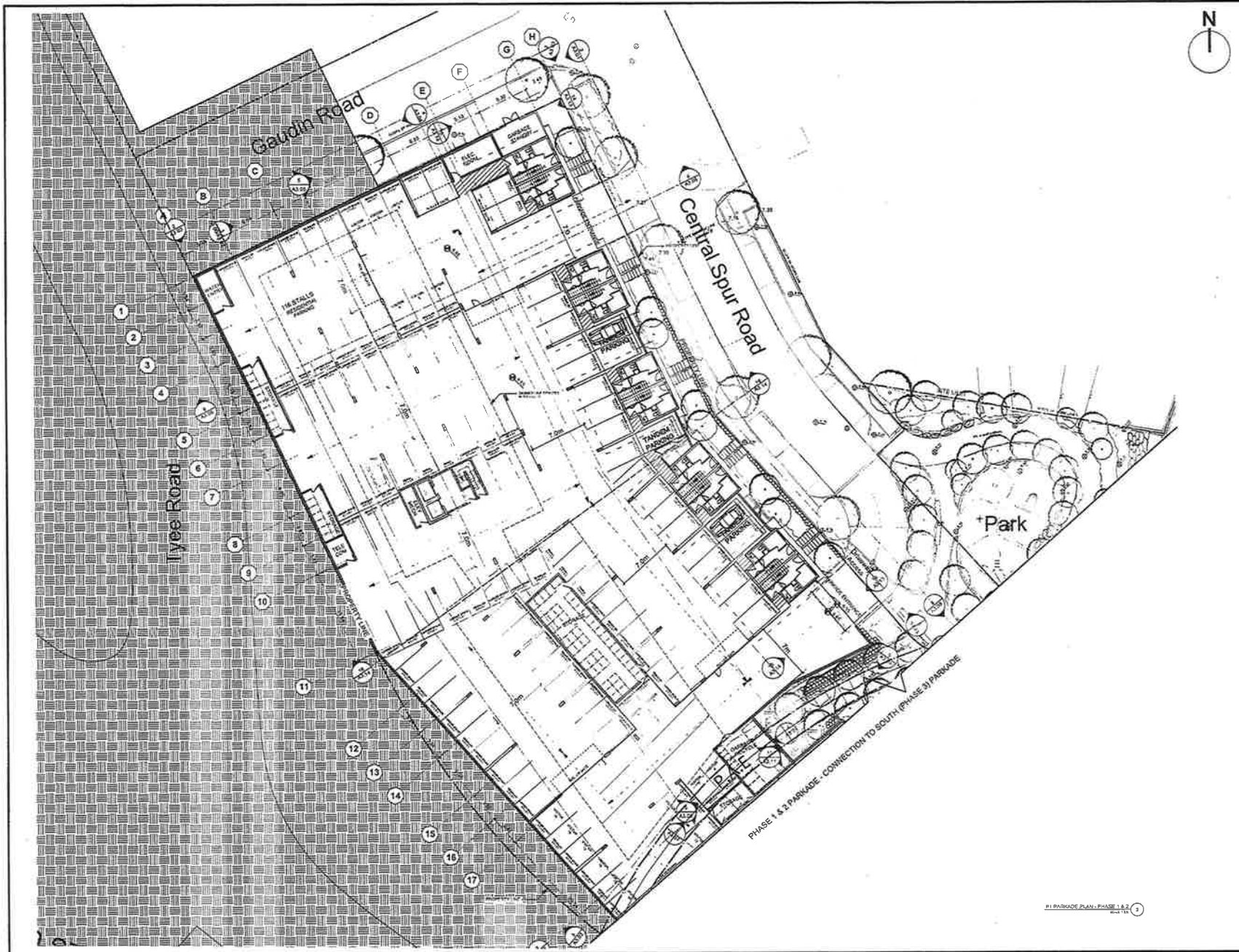
VICTORIA, BC

**OVERALL PARKADE PLAN
 LEVEL P2**

DRAWN: AD/INC
 PLOT DATE: 12/01/15
 CHECKED: INC

A2.02

Project Name: 01_055_12_01-1070



DIALOG



ISSUED FOR

A. 28 JANUARY DEVELOPMENT PERMIT
 B. 14 AUGUST DEVELOPMENT PERMIT REVISIONS
 C. 08 DECEMBER DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT

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 INTERIOR DESIGN DIVISION
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OWNER:

1111 PINE AND COMPANY
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 Tel: 604-255-1111

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

**PARKADE PLAN - LEVEL P1
 PHASE 1 & 2**

DRAWN: AG/MC
 PLOT DATE: 18-04

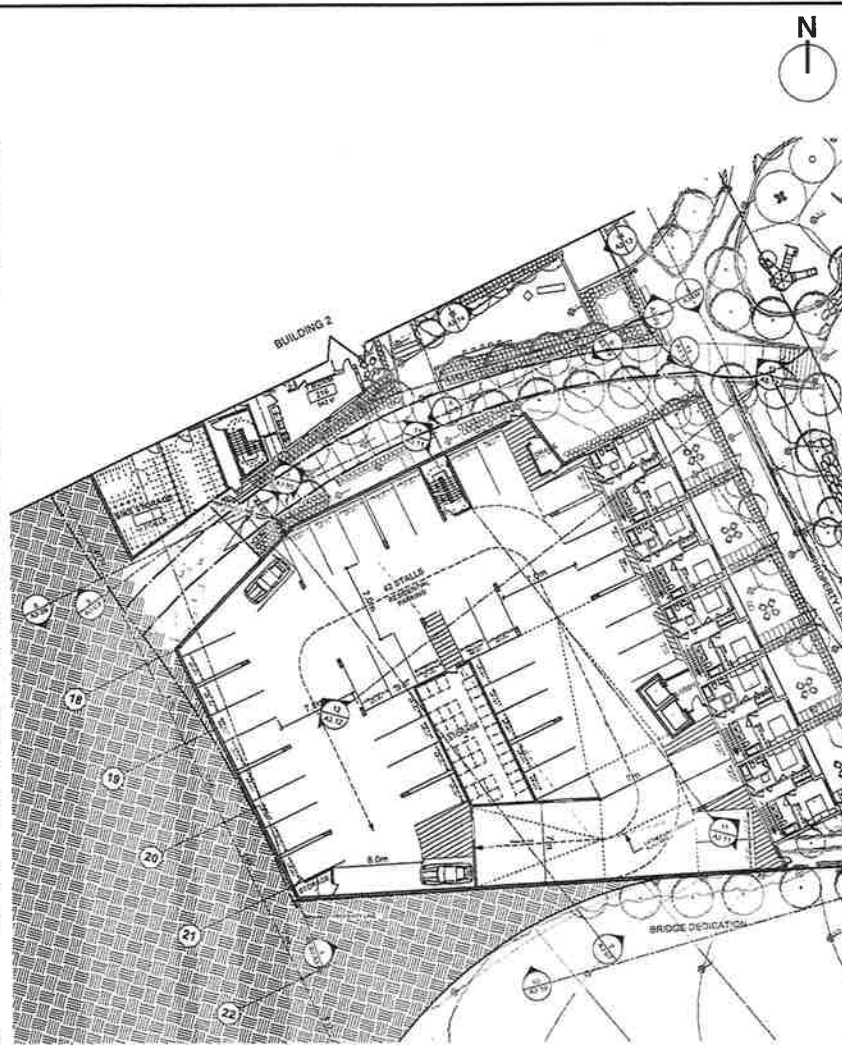
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A2.03

RAILYARDS_P1_A2.03_18-04-2018.dwg

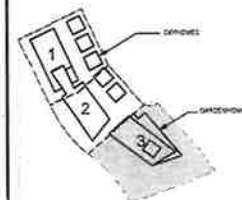


PARKADE PLAN - LEVEL P1 - PHASE 3
SCALE 1:200 1



PARKADE PLAN - LEVEL P2 - PHASE 3
SCALE 1:200 2

DIALOG



ISSUED FOR

- A 20 JANUARY DEVELOPMENT PERMIT
- B 14 AUGUST DEVELOPMENT PERMIT REVISION
- C 09 DECEMBER DEVELOPMENT PERMIT REVISION

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REMARKS DIMENSIONS
DO NOT SCALE THIS DRAWING

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DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT
WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO
CORRECTION AT THE CONTRACTOR'S EXPENSE

ARCHITECT & PRIME CONSULTANT

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LEVEE AND COMPANY
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TEL (250) 384-4400

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

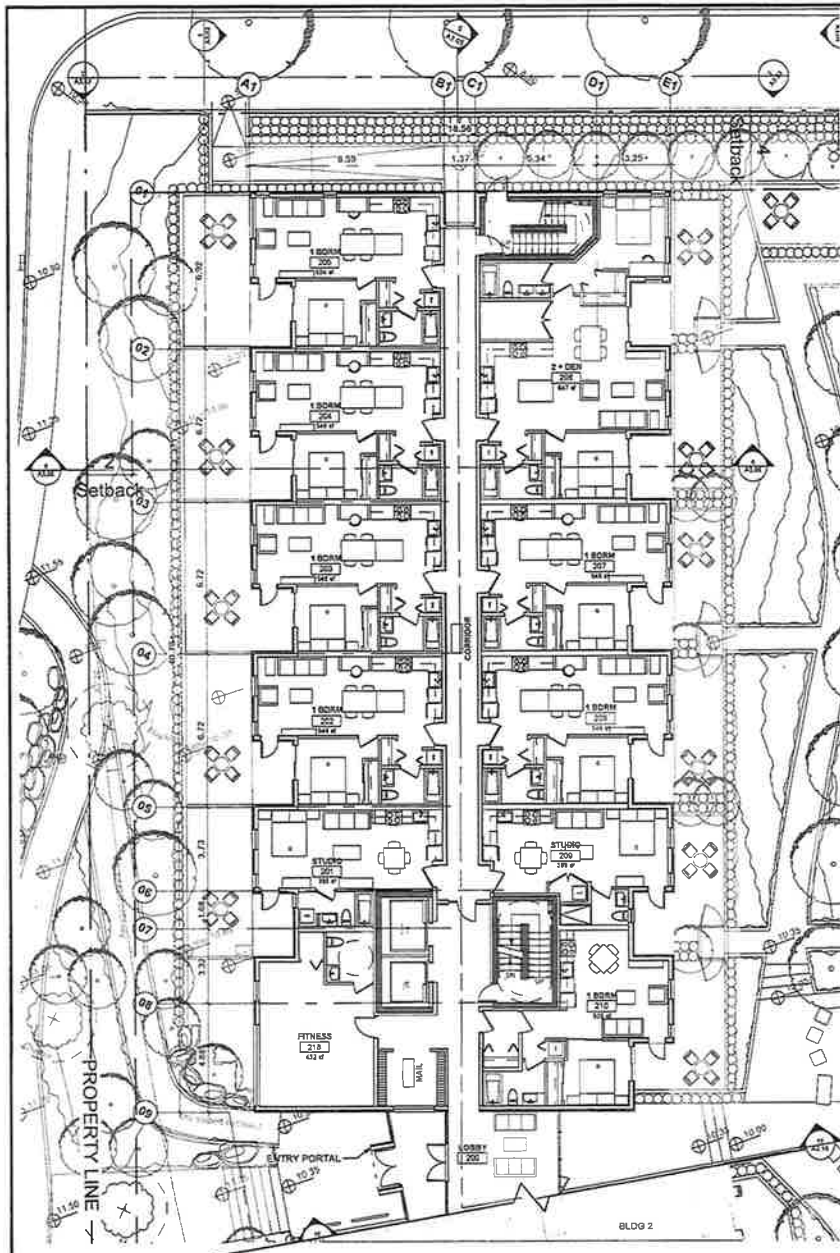
PARKADE PLAN - LEVELS P1 & P2
PHASE 3

DRAWN: AG / MC
PLOT DATE: 12/09/16

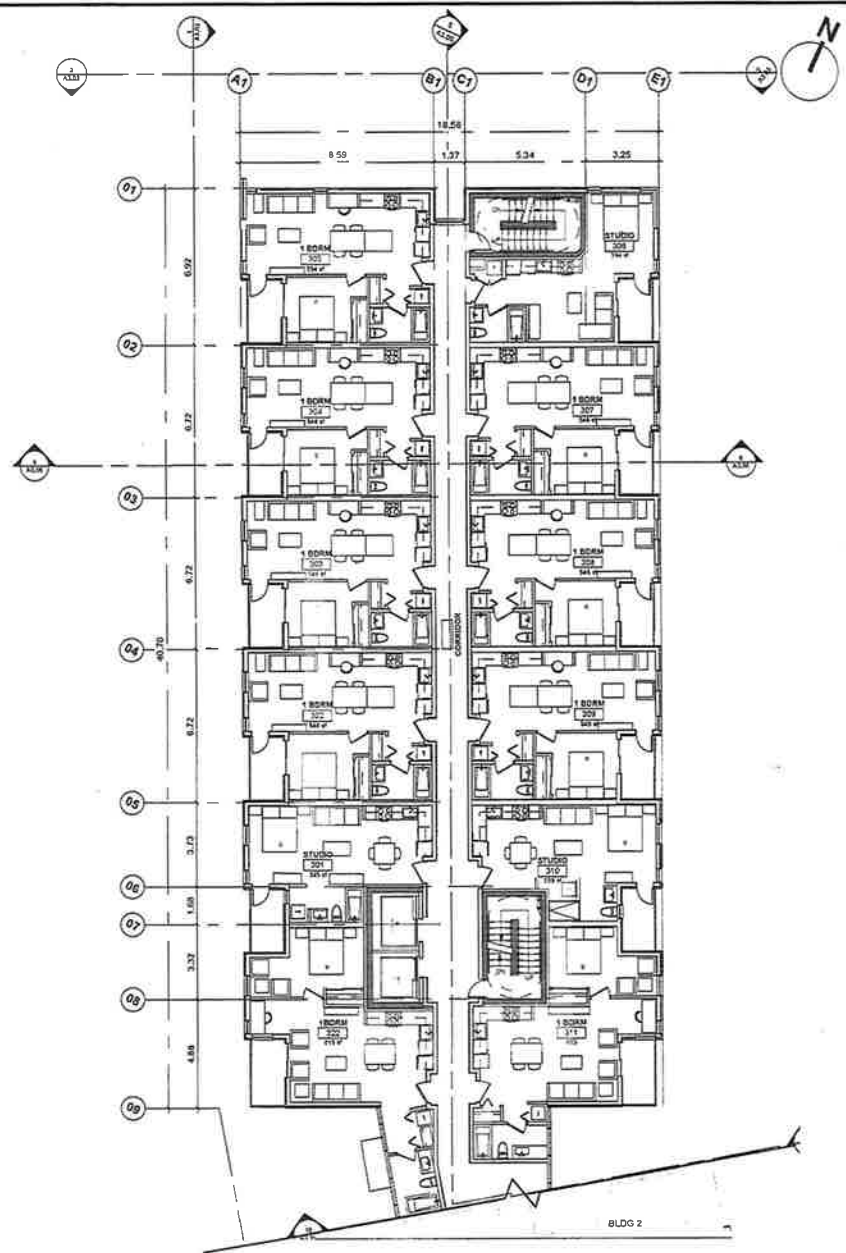
CHECKED: MC

A2.04

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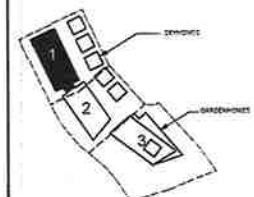


BLDG 1 - LEVEL 2 FLOOR PLAN
DATE: 12/10/15



BLDG 1 - LEVEL 3 FLOOR PLAN
DATE: 12/10/15

DIALOG



ISSUED FOR:
A. 28 JAN 15: DEVELOPMENT PERMIT
B. 14 AUG 15: DEVELOPMENT PERMIT REVISIONS
C. 09 DEC 15: DEVELOPMENT PERMIT REVISIONS

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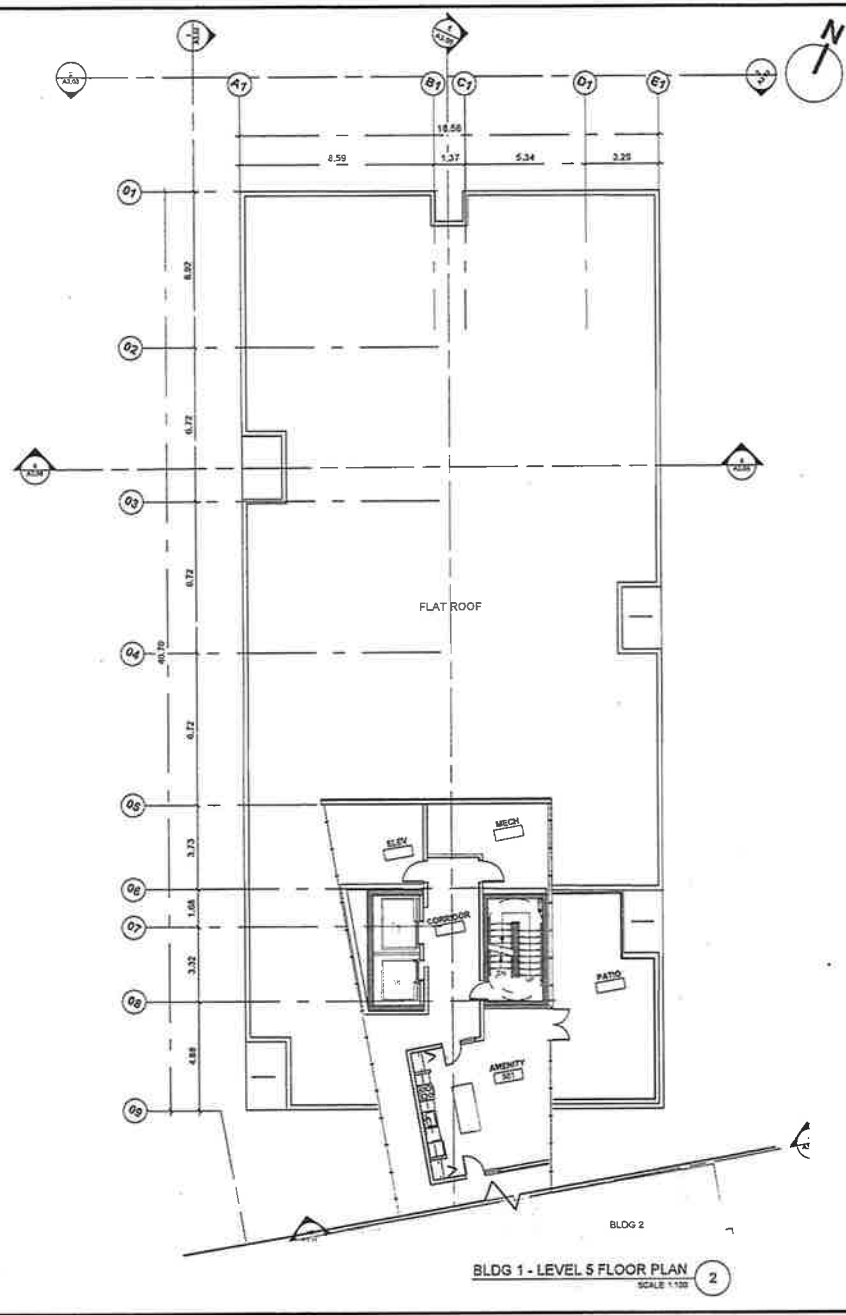
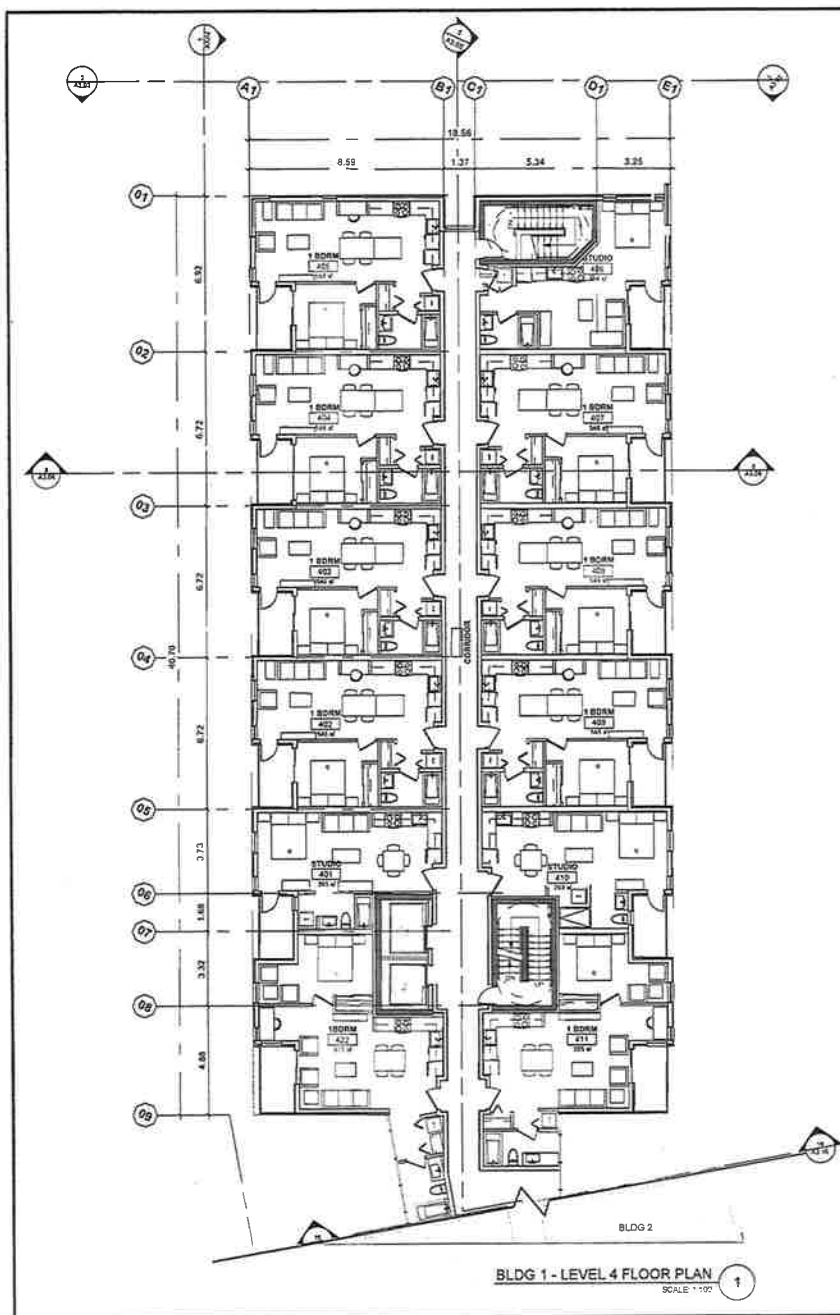
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**BLDG 1 - LEVELS 2 & 3
FLOOR PLANS**

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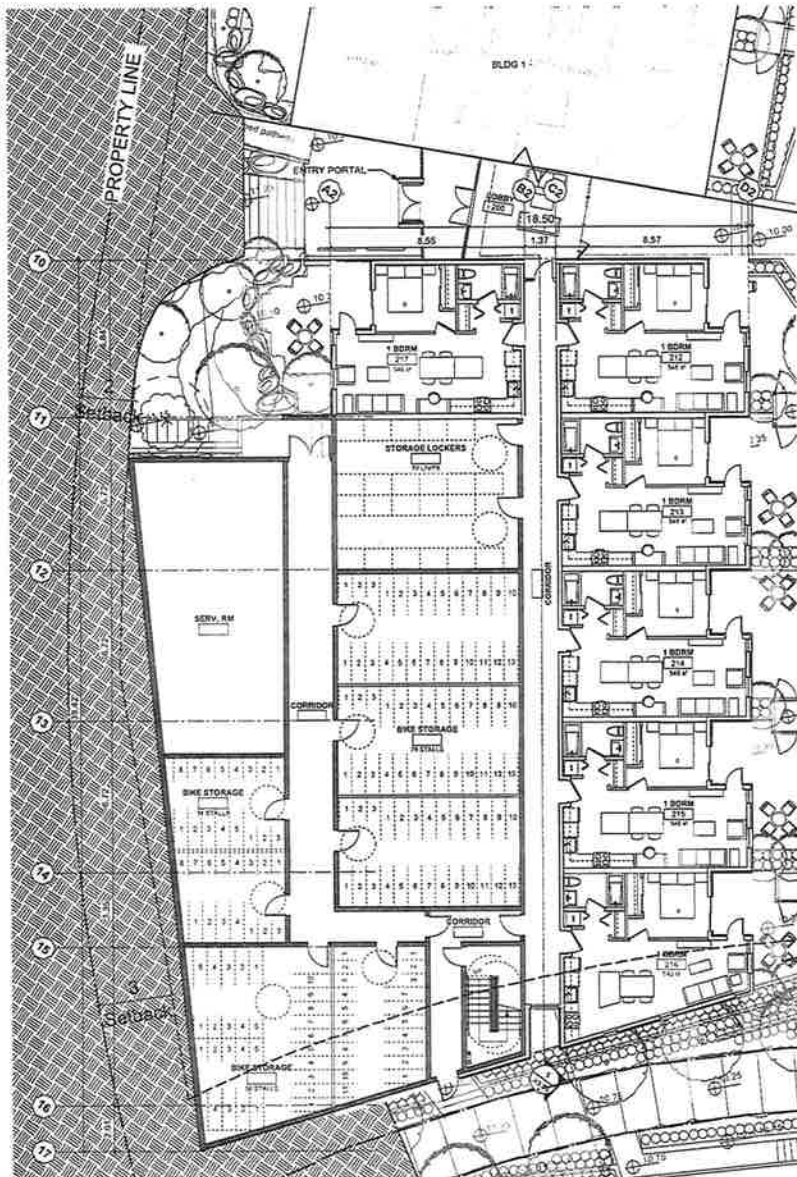
BLDG 1 - LEVELS 4 & 5
FLOOR PLANS

DRAWN: AG
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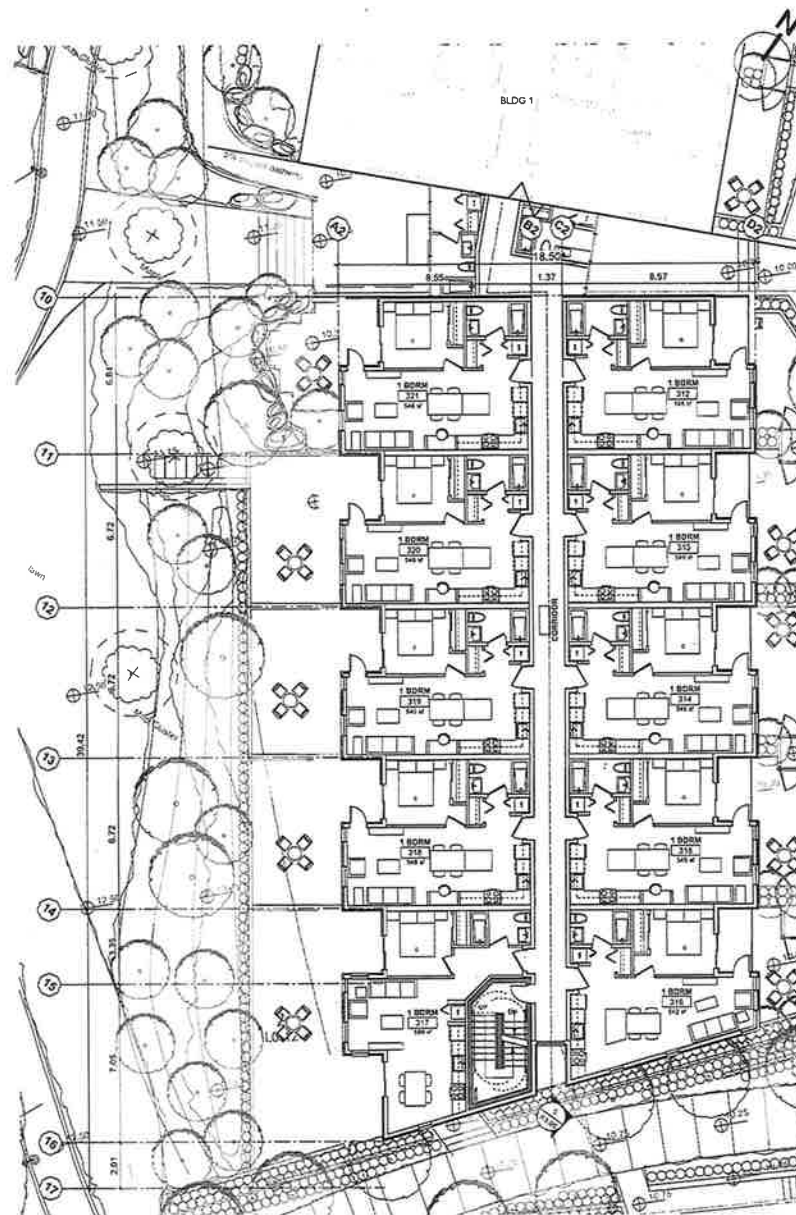
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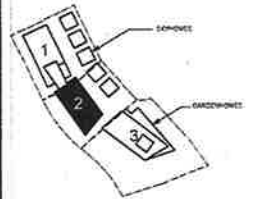


BLDG 1 - LEVEL 2 FLOOR PLAN
1



BLDG 1 - LEVEL 3 FLOOR PLAN
2

DIALOG



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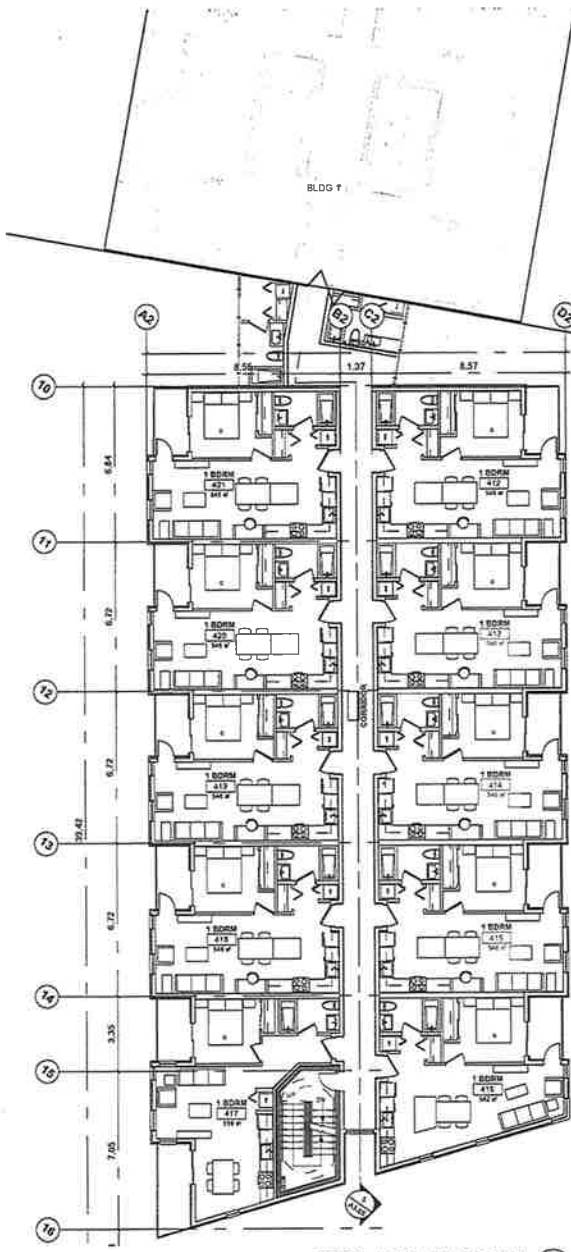
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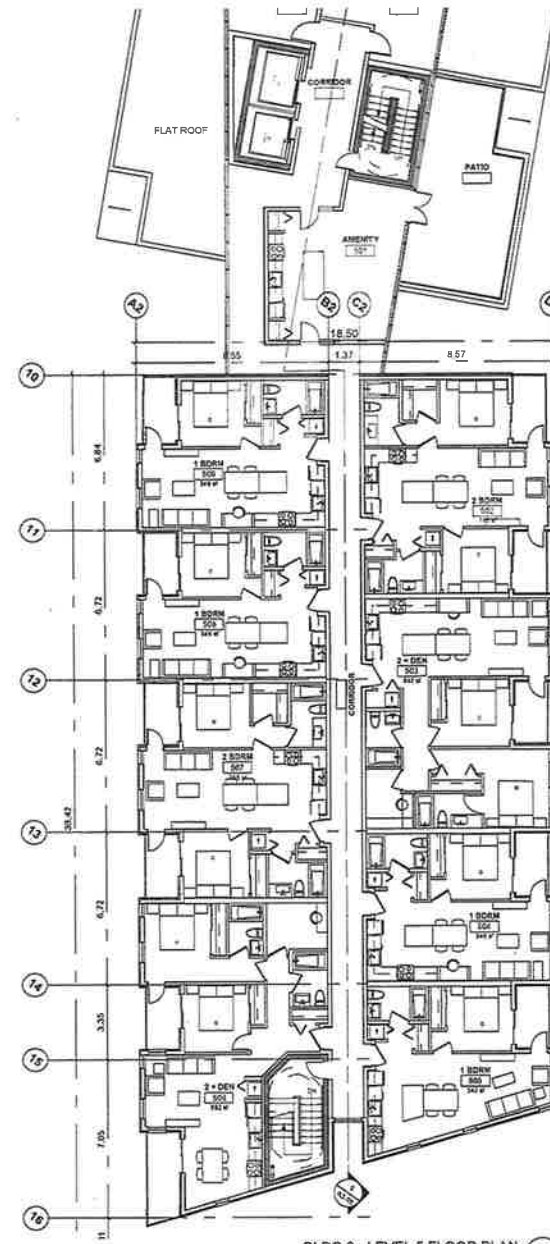
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BLDG 2 - LEVEL 4 FLOOR PLAN
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1



BLDG 2 - LEVEL 5 FLOOR PLAN
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2



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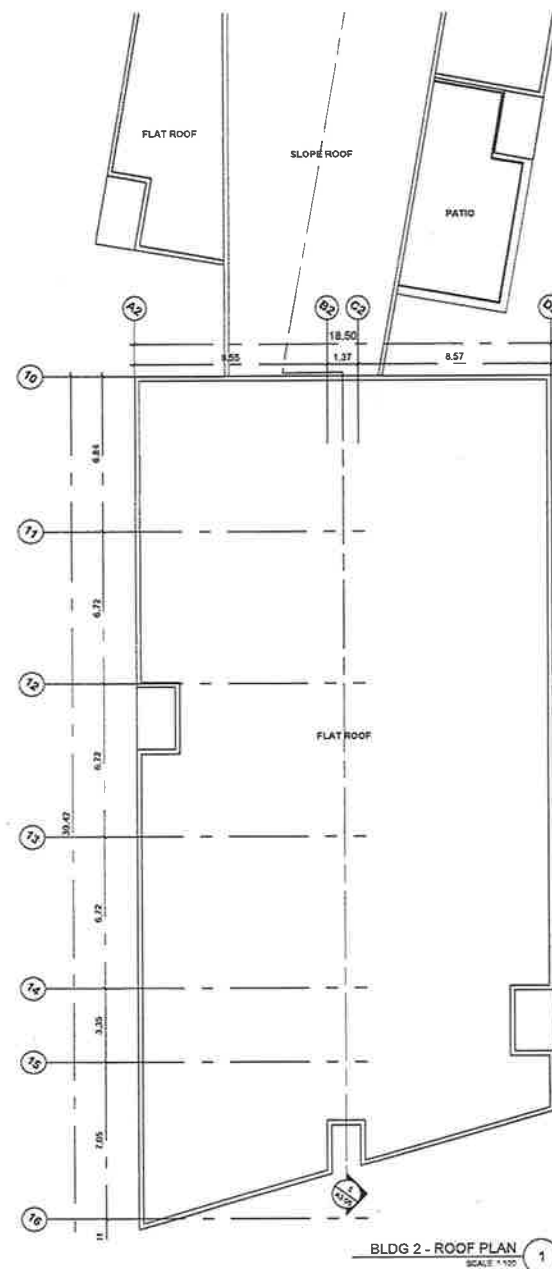
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BLDG 2 - LEVELS 4 & 5
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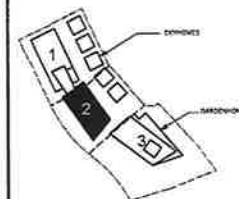
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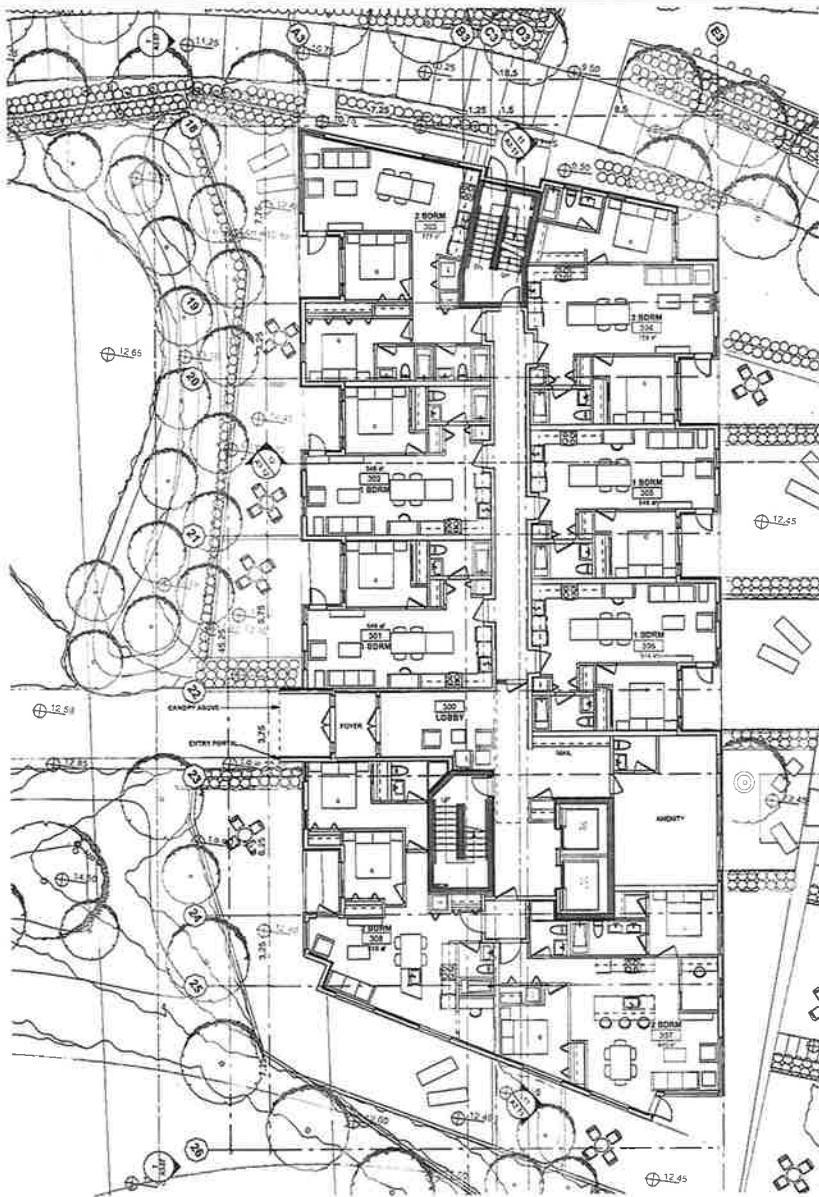
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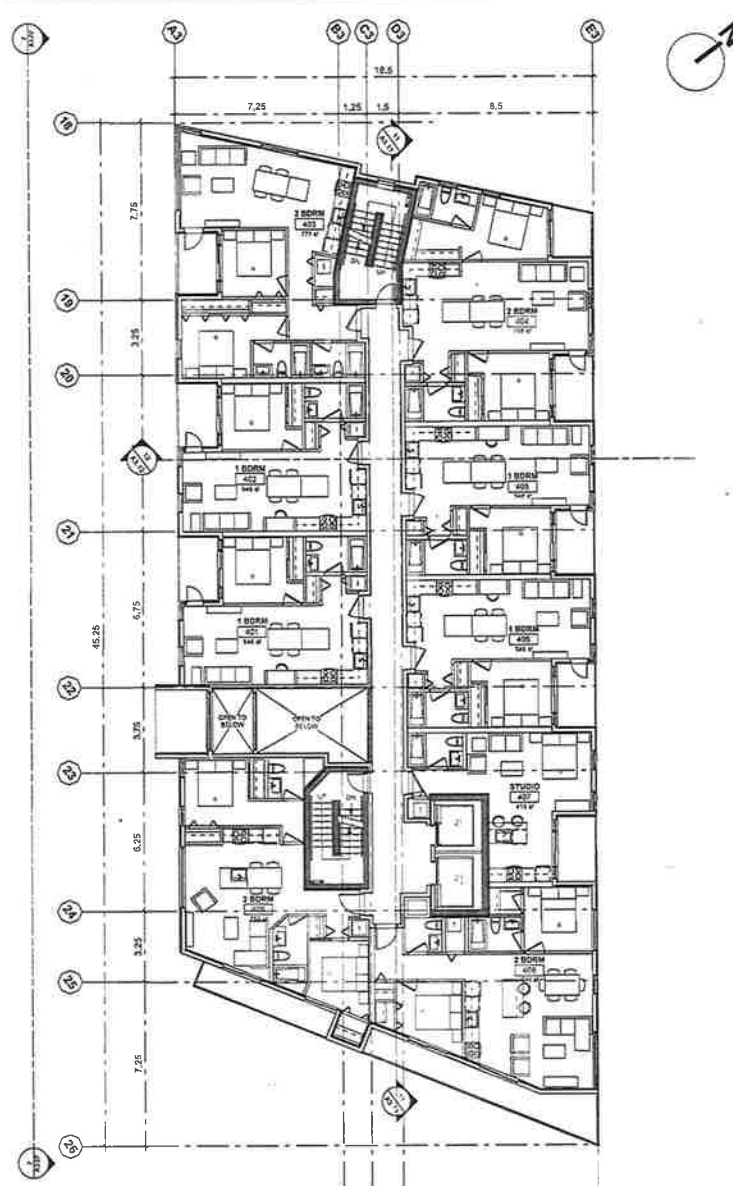
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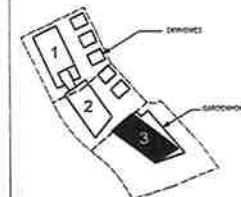


BLDG 3 - LEVEL 3 FLOOR PLAN 1



BLDG 3 - LEVEL 4 FLOOR PLAN 2

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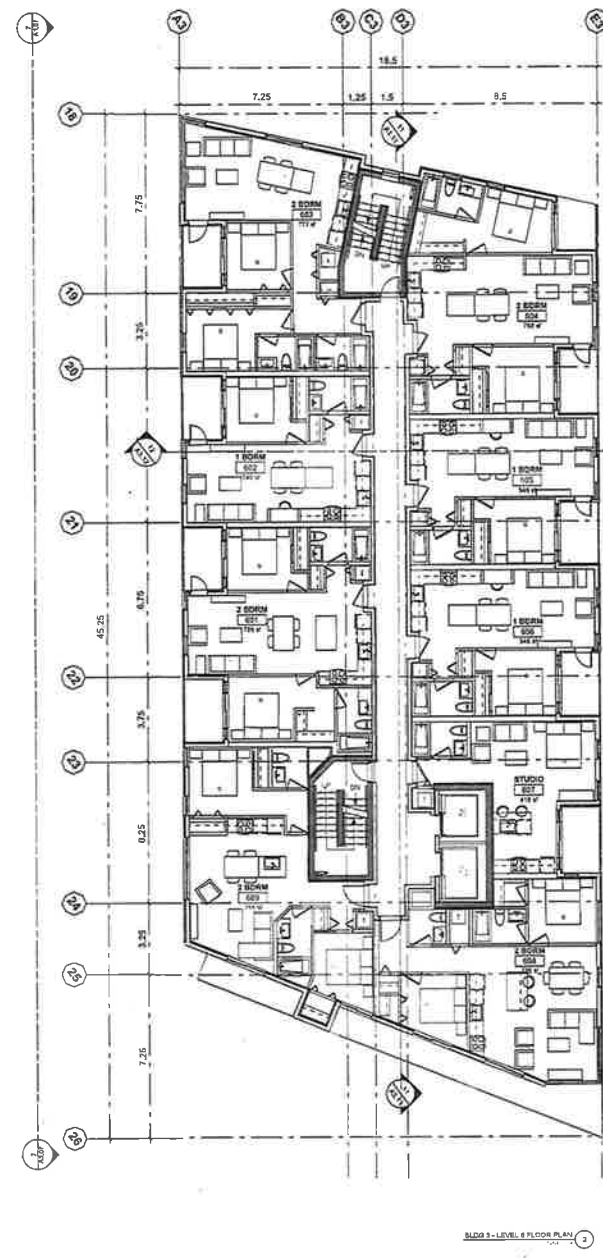
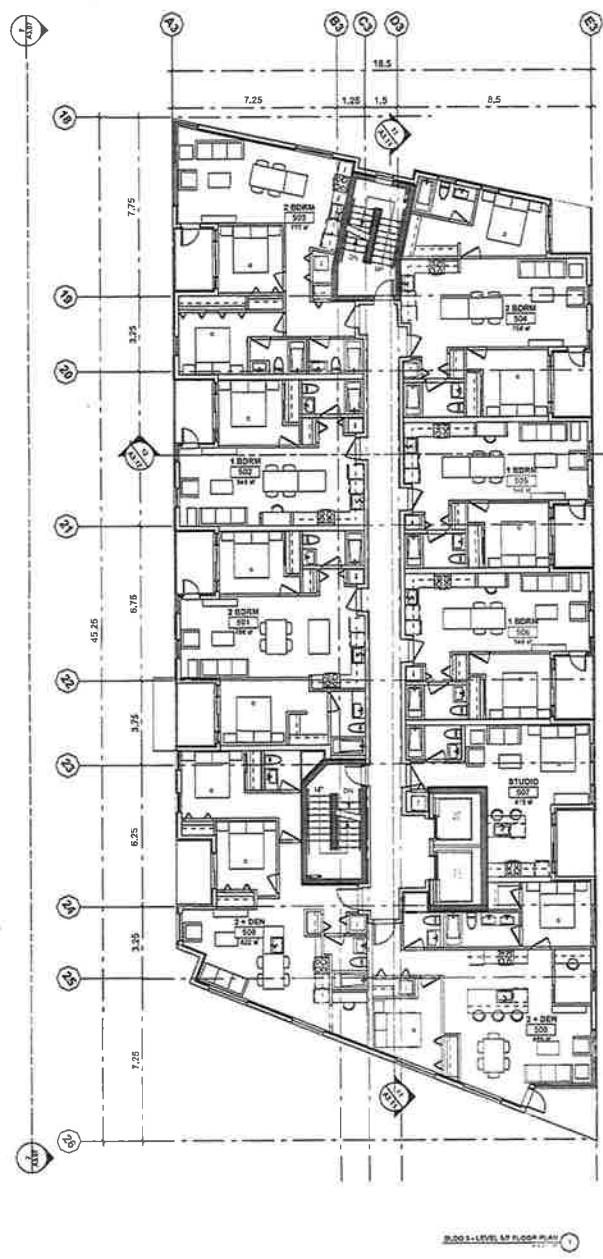
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BLDG 3 - LEVEL 3 & 4
FLOOR PLANS

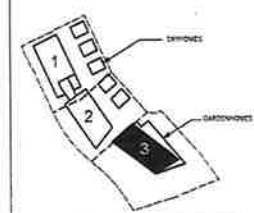
DRAWN: AG / JT
PLOT DATE: 12/09/15

CHECKED: MC

A2.31



DIALOG



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 B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
 C 20 DEC/15 DEVELOPMENT PERMIT REVISIONS

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 VICTORIA BC V8W 1S3
 Tel: (250) 450-4400

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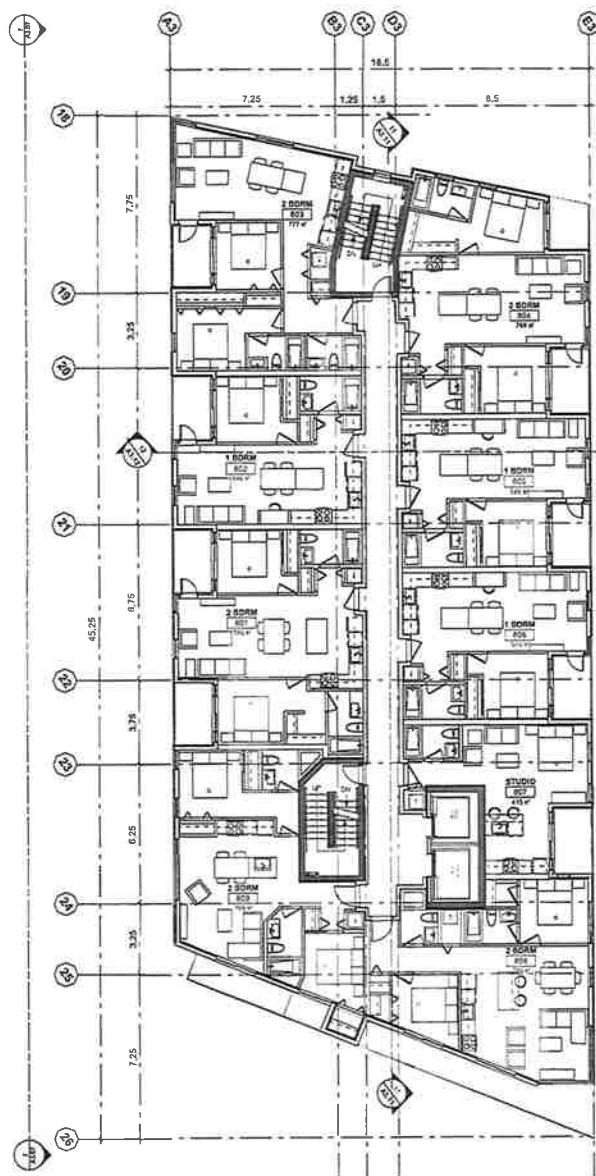
RAILYARDS, LOT H & J

VICTORIA, BC

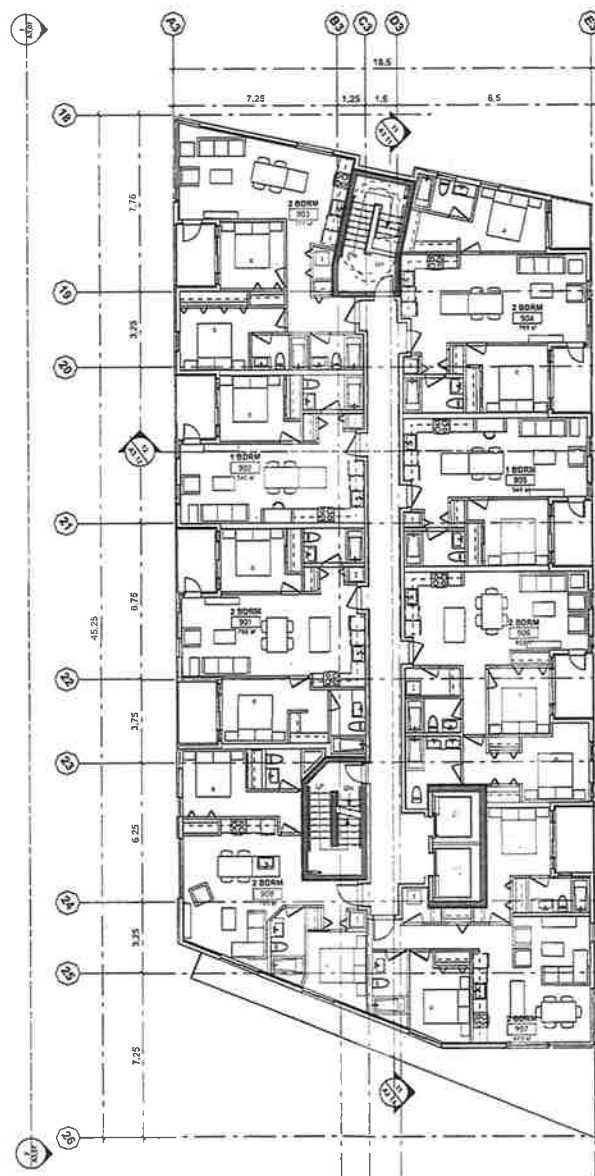
**BLDG 3 - LEVEL 5-7
 FLOOR PLANS**

DRAWN: AD / DT
 PLOT DATE: 12/26/15
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A2.32



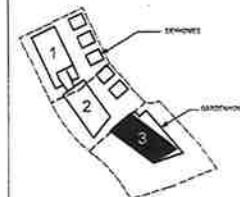
Bldg 3 - Level 8 Floor Plan



Bldg 3 - Level 9 Floor Plan



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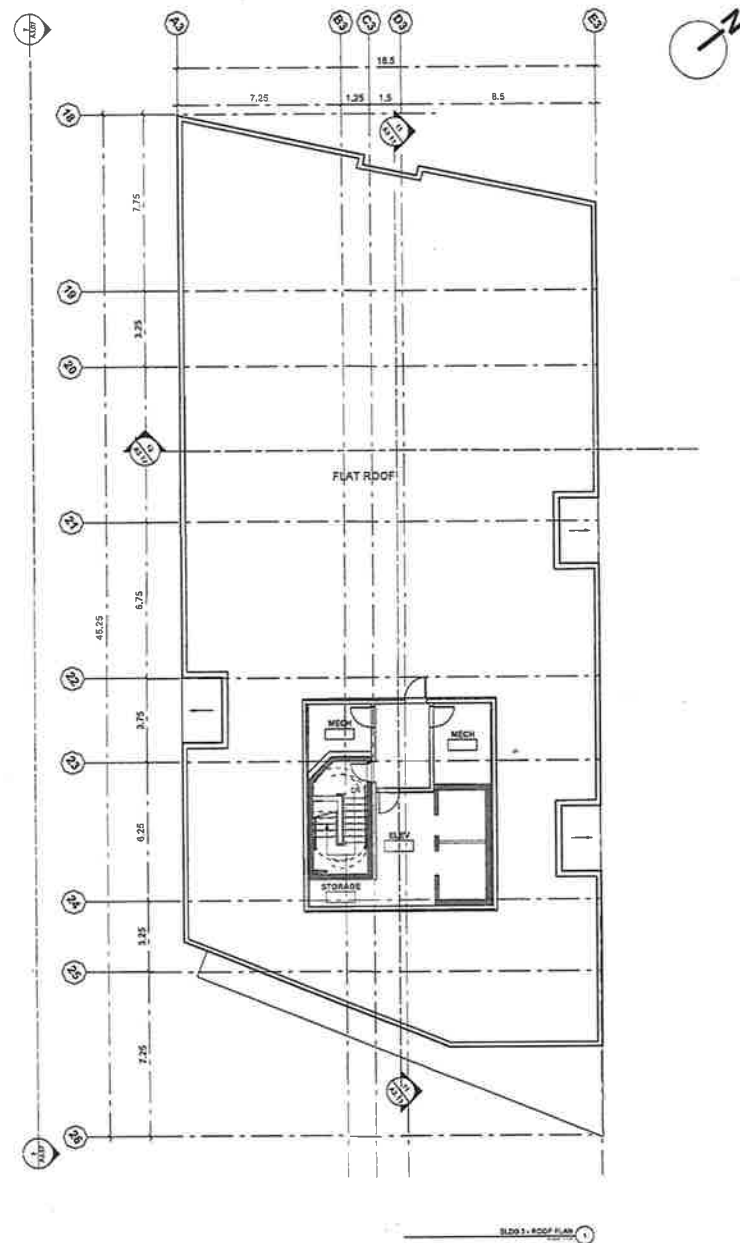
RAILYARDS, LOT H & J

VICTORIA, BC

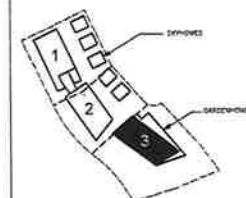
**BLDG 3 - LEVEL 8 & 9
 FLOOR PLANS**

DRAWN: AG/DT
 PLOT DATE: 12/6/15
 CHECKED: MC

A2.33



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info@dialogfc.com

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204 HERALD STREET
VICTORIA BC V8W 1T1
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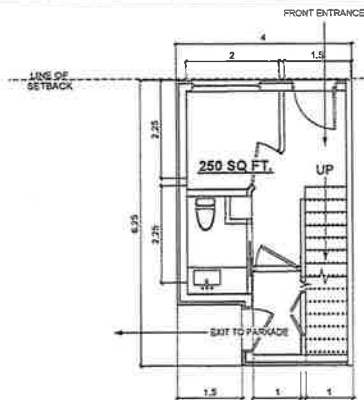
VICTORIA, BC

BLDG 3 - ROOF PLAN

DRAWN: AQ / DT
PLOT DATE: 12/28/15

CHECKED: MC

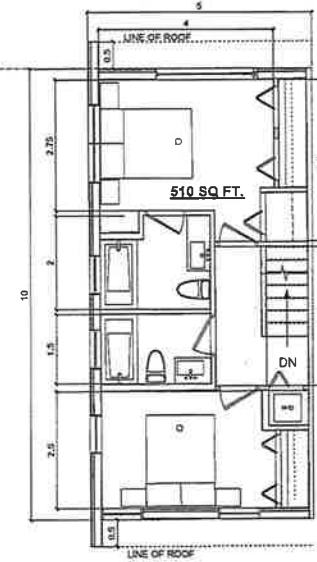
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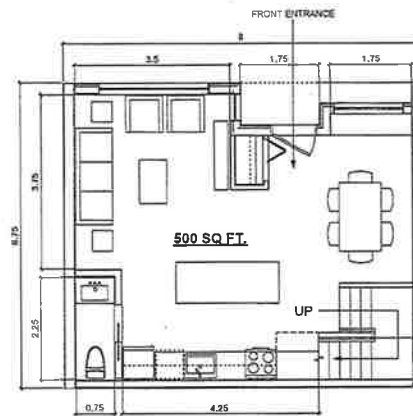
SKY HOMES - LEVEL 1 FLOOR PLAN
SCALE: 1:100



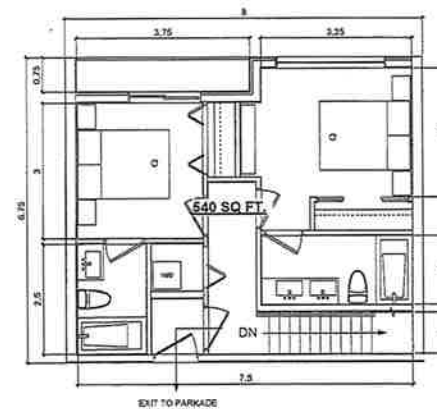
SKY HOMES - LEVEL 2 FLOOR PLAN
SCALE: 1:100



SKY HOMES - LEVEL 3 FLOOR PLAN
SCALE: 1:100

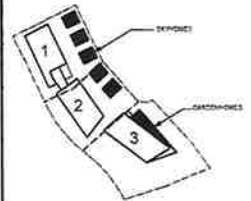


GARDEN HOMES - LEVEL 1 FLOOR PLAN
SCALE: 1:100



GARDEN HOMES - LEVEL 2 FLOOR PLAN
SCALE: 1:100

DIALOG



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RAILYARDS, LOT H & J

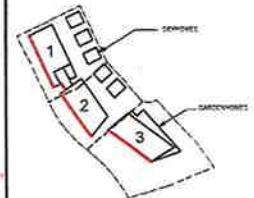
VICTORIA BC

TYPICAL UNIT PLANS
GARDEN HOMES-LVLS 1-3
SKY HOMES - LVLS 1-2

DRAWN: AG / DT CHECKED: MC
PLOT DATE: 12/6/15

A2.41

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RAILYARDS, LOT H & J

VICTORIA BC

WEST ELEVATION

DRAWN: AG PLOT DATE: 15/01/15 CHECKED: MC

A3.00

W2015 ELEVATION_31151772.dwg

PHASE 1 & 2

PHASE 3

BLDG 1

BLDG 2

BLDG 3



WEST ELEVATION LEGEND 1A

PHASE 1 & 2

PHASE 3

BLDG 1

BLDG 2

BLDG 3



WEST ELEVATION ALONG TIER RD 1B



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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

EAST ELEVATION

DRAWN: AG
PLOT DATE: 16-2-16

CHECKED: MC

A3.01

1000 1000 1000 1000

PHASE 3

PHASE 1 & 2

BLDG 3

BLDG 2

BLDG 1



EAST ELEVATION - LEGEND 2A

PHASE 3

PHASE 1 & 2

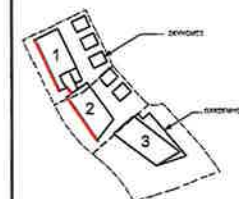
BLDG 3

BLDG 2

BLDG 1



EAST STREETCAR ELEVATION - LEGEND 2B



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RAILYARDS, LOT H & J

VICTORIA BC

WEST ELEVATION

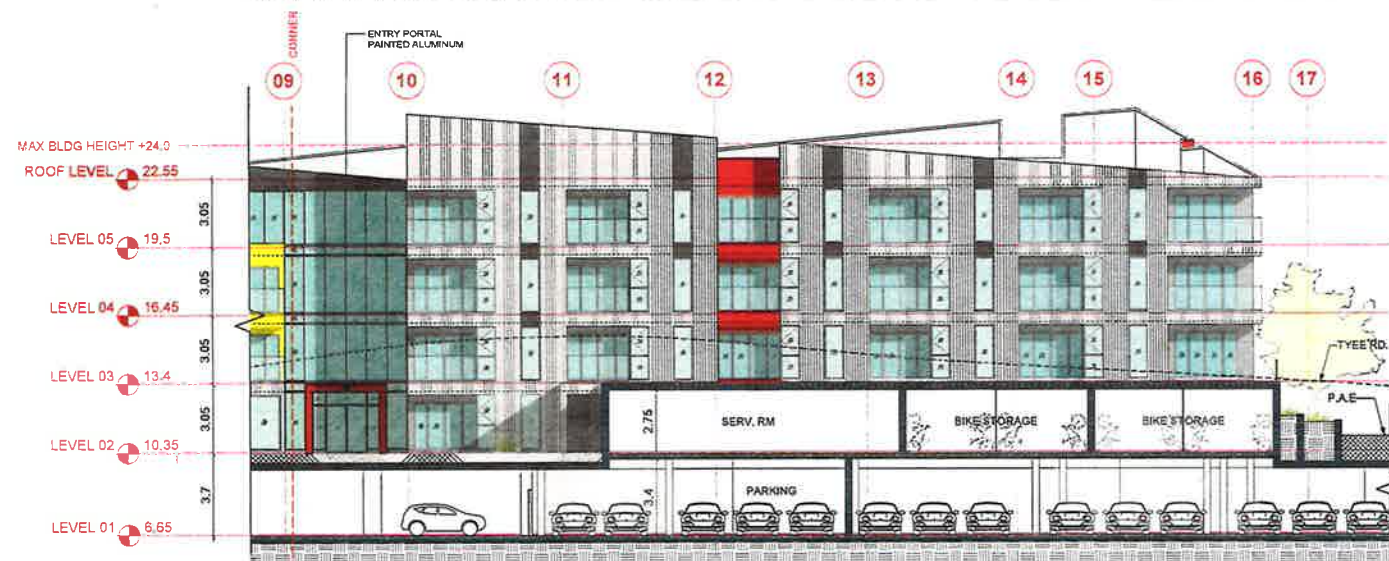
BLDG 1 & 2

DRAWN: AG
PLOT DATE: 12/01/15

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A3.02

NOTIFY: ELEVATIONS_20190720.rvt



WEST ELEVATION 1 - BLDG 1

WEST ELEVATION 1 - BLDG 2



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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

NORTH & SOUTH ELEVATION

BLDG 1 & 2

DRAWN: JAG
PLOT DATE: 15-2-4

CHECKED: MC

A3.03

RAILYARDS, LOT H & J

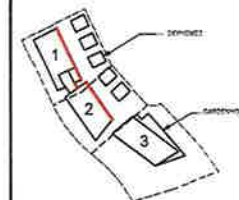


NORTH ELEVATION - BLDG 1



SOUTH ELEVATION - BLDG 1

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VICTORIA BC

EAST ELEVATION

BLDG 1 & 2

DRAWN AG
PLOT DATE 12/06/15

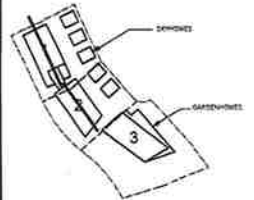
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ALPHAVIEW ELEVATIONS_20151022.dwg



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RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

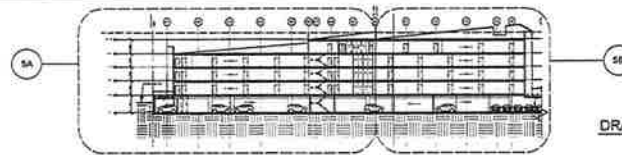
BLDG 1 & 2

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PLOT DATE: 12/28/15

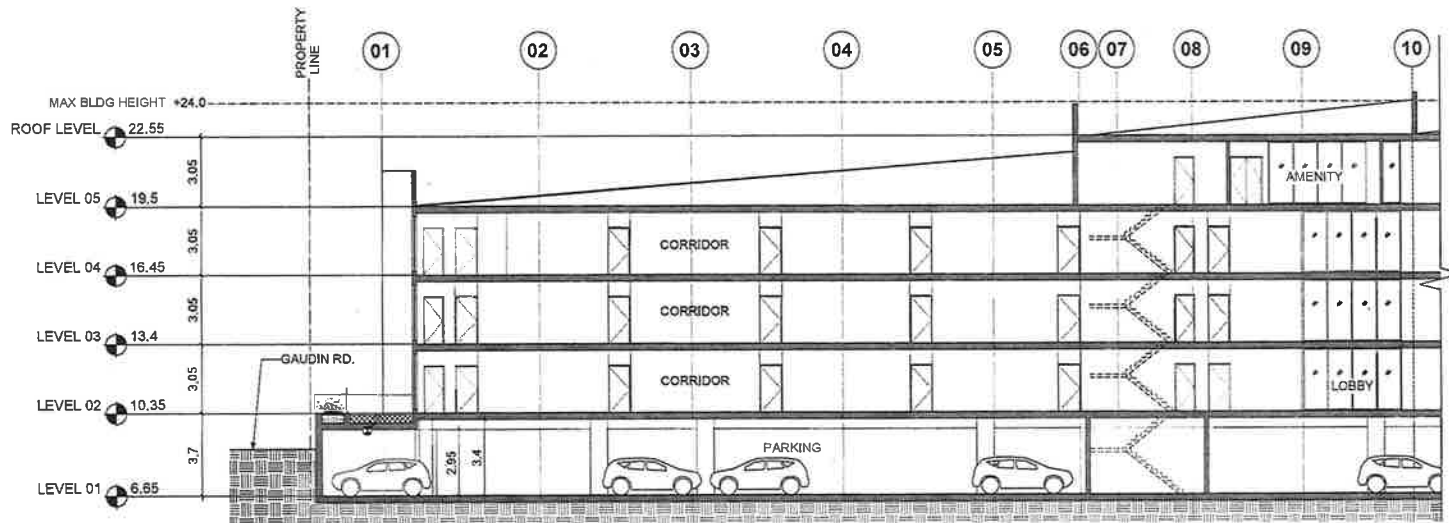
CHECKED: MC

A3.05

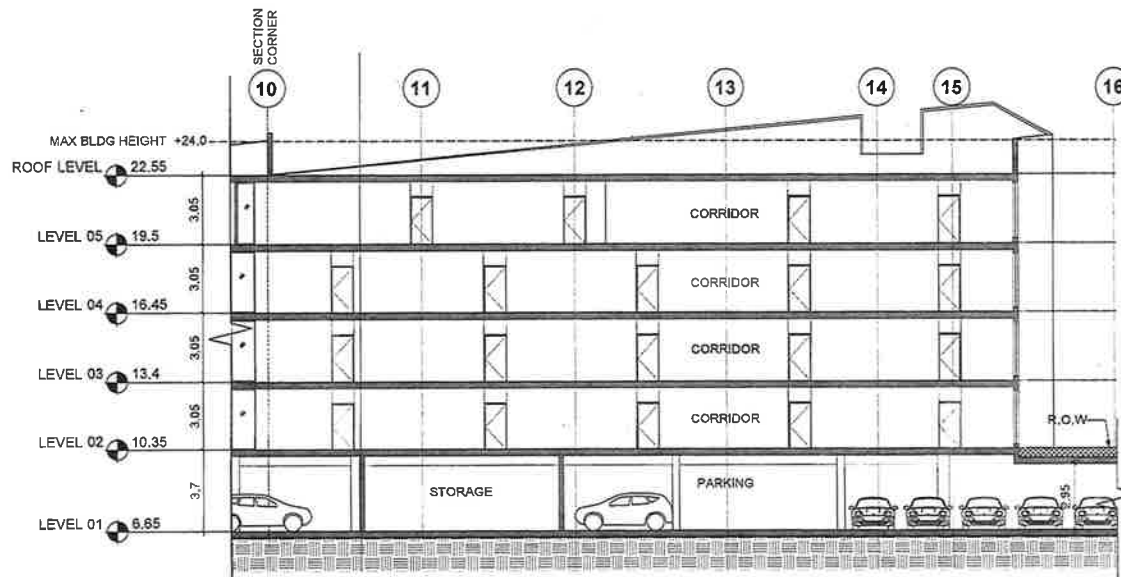
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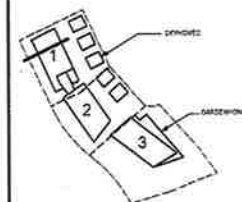


BUILDING SECTION 5 - BLDGS 1 & 2
SCALE: 1/100 5A



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

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VICTORIA, BC

BUILDING SECTION

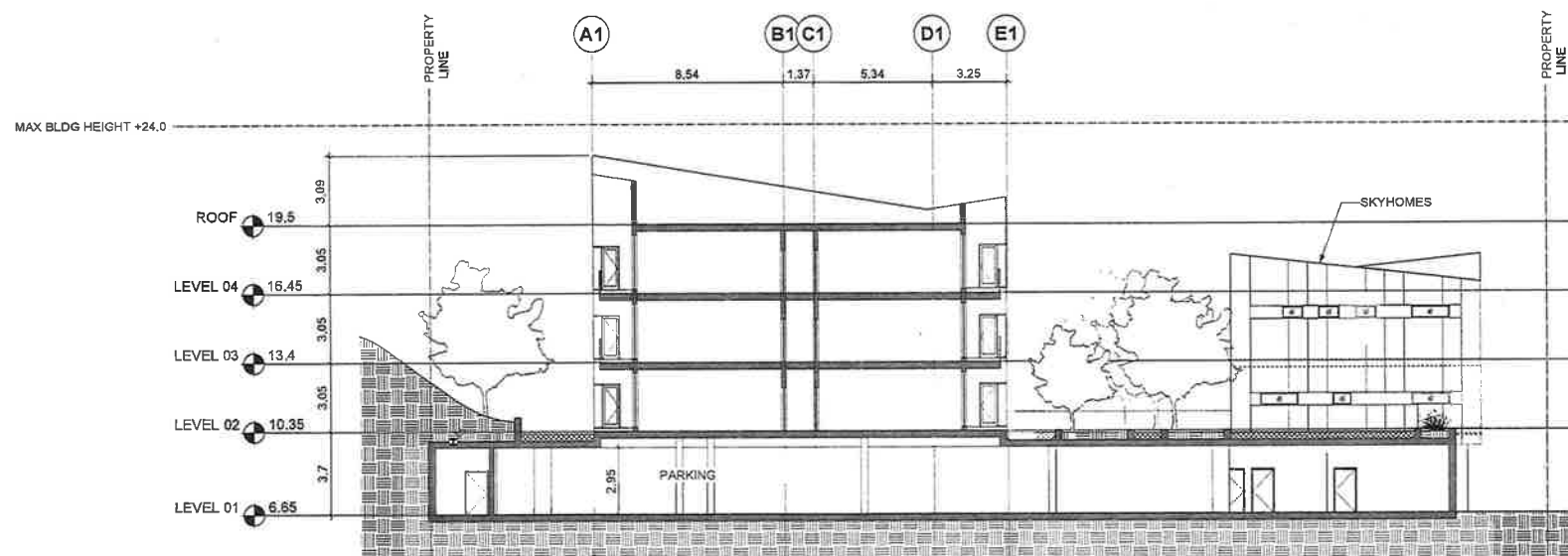
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DRAWN: JG
 PLOT DATE: 12/01/15

CHECKED: MC

A3.06

04/2015 / SECTIONS_20150115.rvt



BUILDING SECTION 6 - BLDG 1
 SCALE: 1/100

6

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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

WEST ELEVATION

BLDG 3

DRAWN: AG
PLOT DATE: 12/09/15

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A3.07

BLDG3 ELEVATIONS_20150722.dwg



WEST ELEVATION - BLDG 3
PAGE 10



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RAILYARDS, LOT H & J

VICTORIA, BC

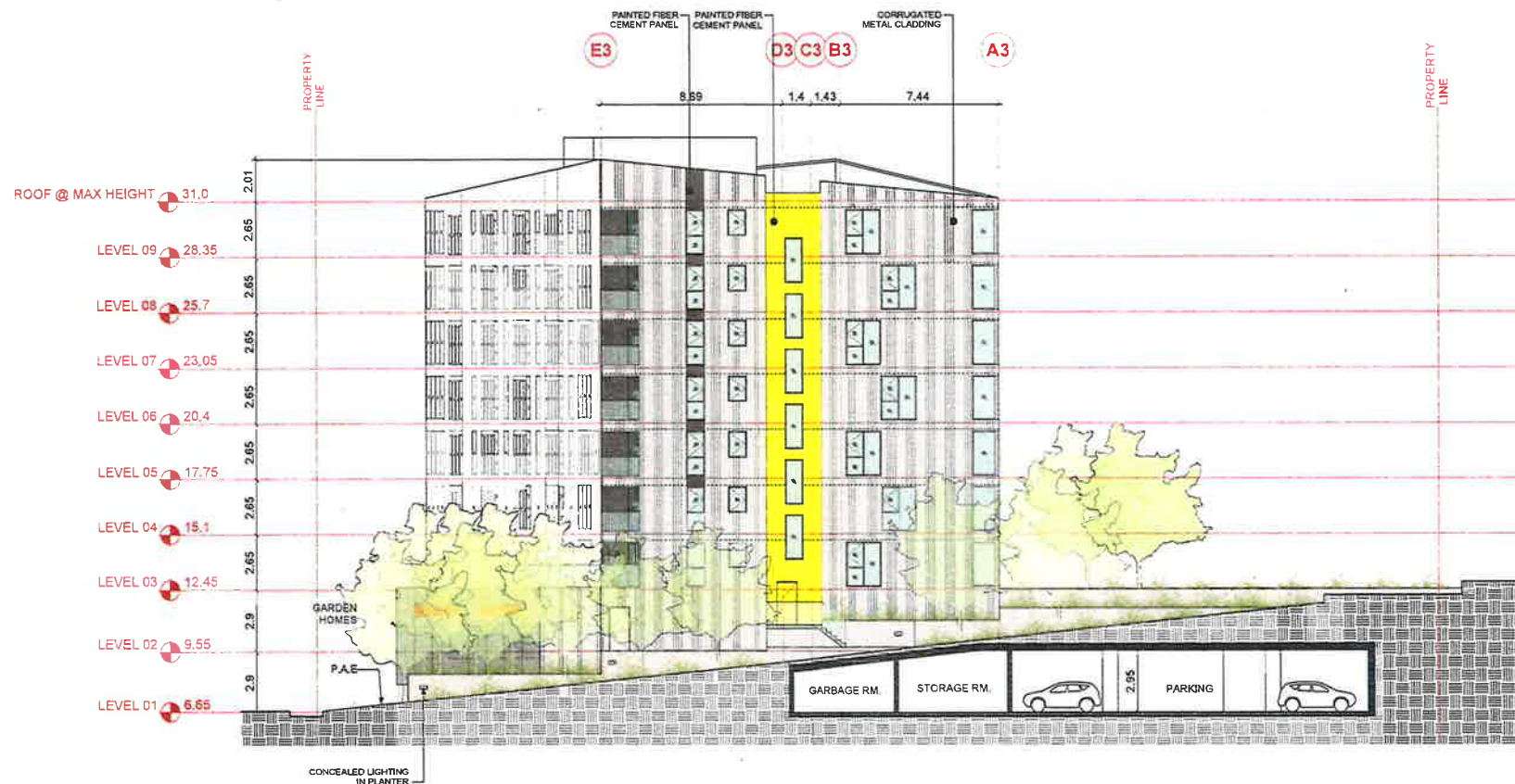
NORTH ELEVATION

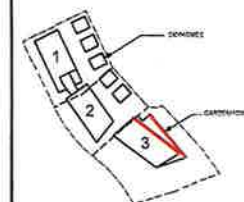
BLDG 3

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PLOT DATE: 12/01/15

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A3.08





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- C 05 DEC/15 DEVELOPMENT PERMIT REVISIONS

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RAILYARDS, LOT H & J

VICTORIA, BC

EAST ELEVATION

BLDG 3

DRAWN: AQ
PLOT DATE 12/01/15

CHECKED: MD

A3.09

RAILYARDS, LOT H & J



EAST ELEVATION - B.09.2

DIALOG®



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- A 28 JAN 15 DEVELOPMENT PERMIT
- B 14 AUG 15 DEVELOPMENT PERMIT REVISIONS
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info@dialogbc.ca

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LEVIENE AND COMPANY
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VICTORIA BC V8W 1Z5
Tel: (250) 363-4906

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

SOUTH ELEVATION

BLDG 3

DRAWN: AG
PLOT DATE: 12/20/15

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A3.10

RAILYARDS ELEVATIONS_20150720.dwg



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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

**GARBAGE SCREEN
& GARAGE DOOR DETAIL**

DRAWN: AG
PLOT DATE: 16-2-4

CHECKED: MG

A3.16



NORTH ELEVATION - BUS & TRAMWAY

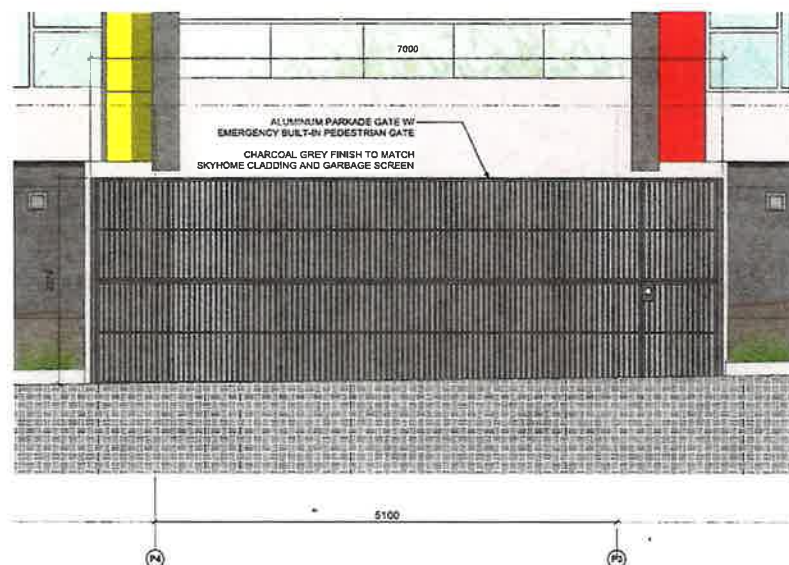


EAST ELEVATION - SKY HOME



P1

P2

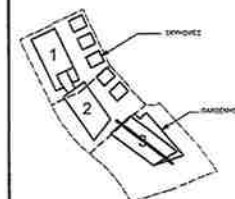


P1

P2

GARAGE PARKADE GATE

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LIFETIME INC COMPANY
1000 HALL STREET
VICTORIA BC V8W 1G1
TEL: (250) 362-4500

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

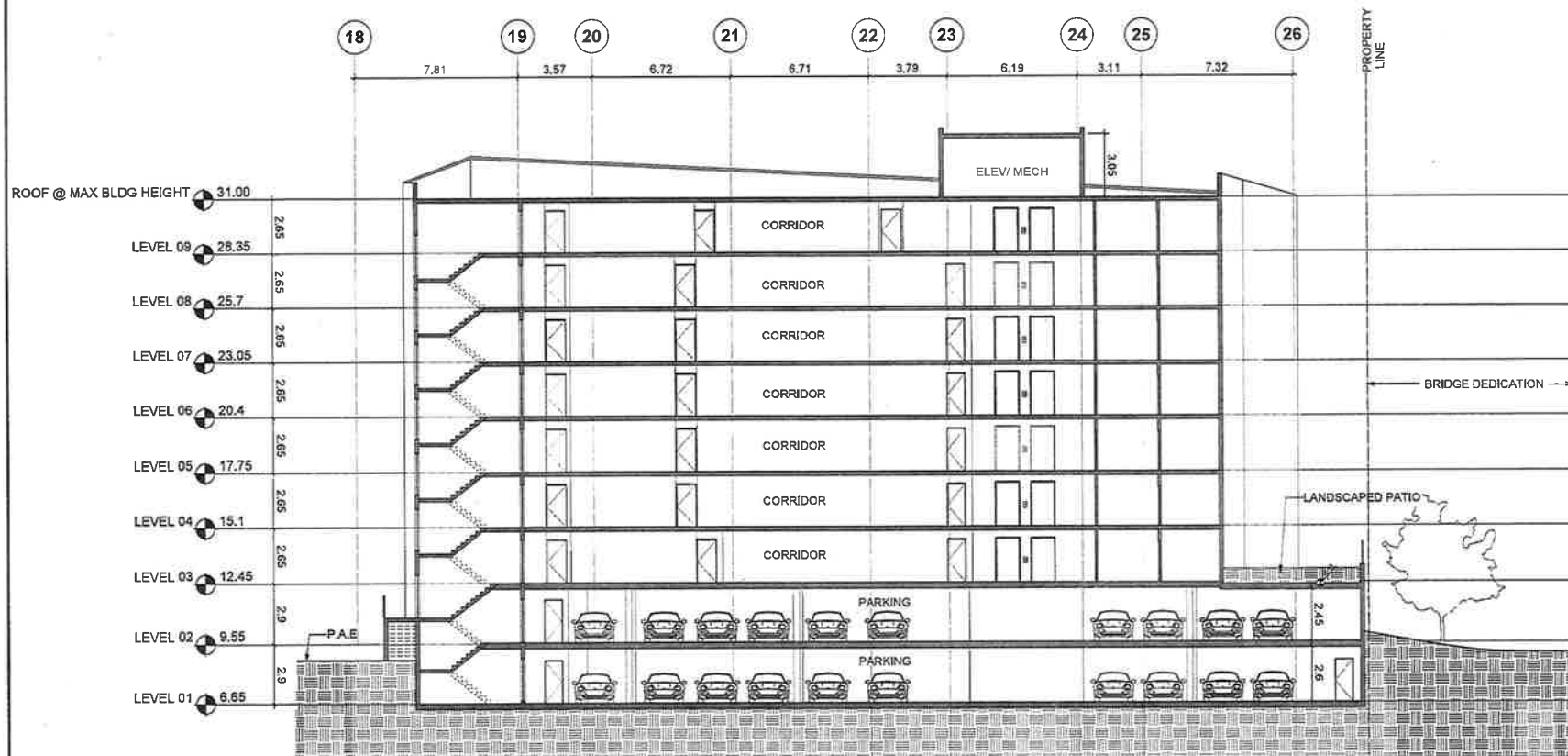
BLDG 3

DRAWN: AG
PLOT DATE: 12/09/15

CHECKED: MC

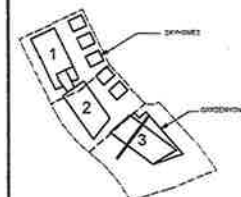
A3.11

WORKBOOK_SECTION_11-11.dwg



BUILDING SECTION 11 - BLDG 3
SCALE: 1:100

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LEFEBVRE AND COMPANY
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RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

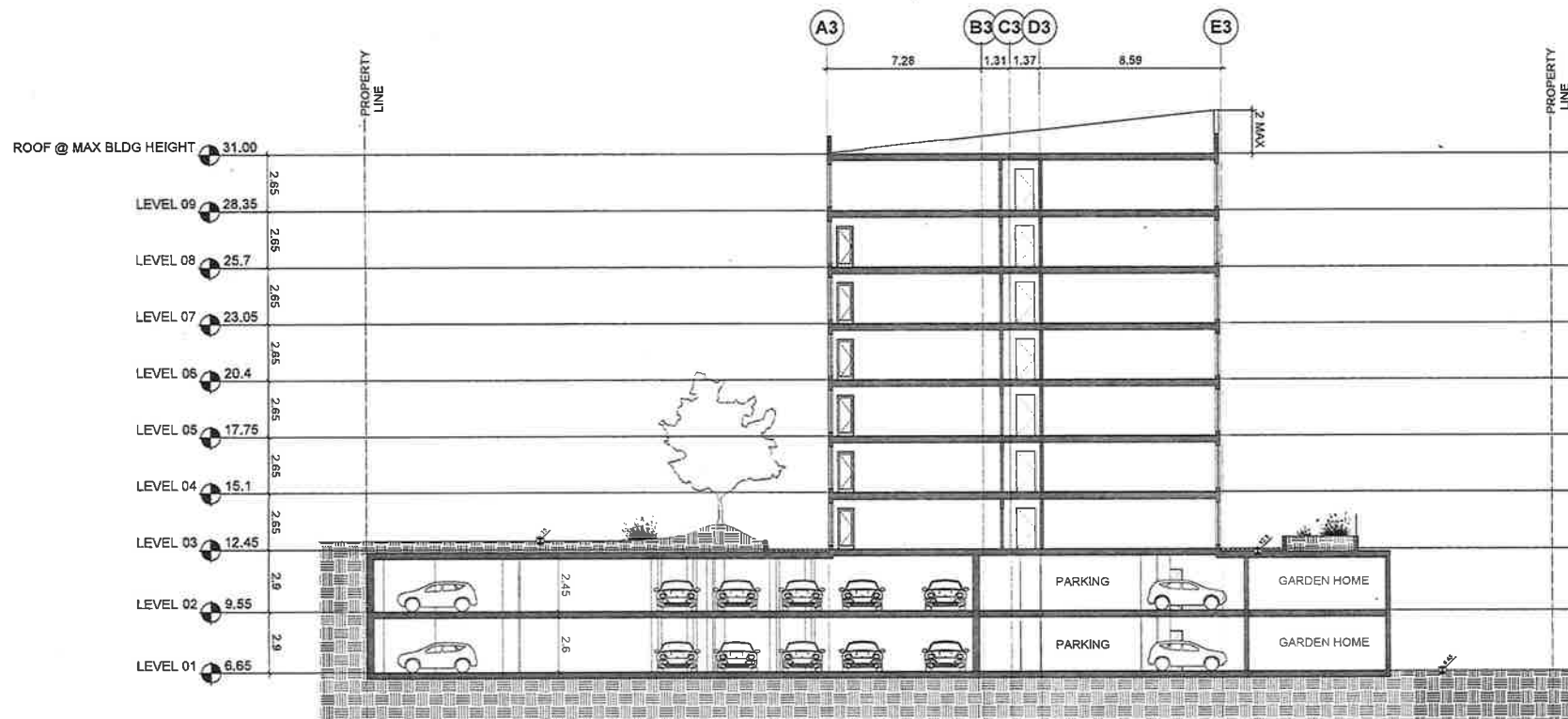
BDG 3

DRAWN AG
PLOT DATE: 12/01/15

CHECKED MC

A3.12

047959 SECTION3_20151217.dwg



BUILDING SECTION 12 - BLDG 3
SCALE: 1/100

12

ROOF @ MAX HEIGHT 31.00

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 9.55

LEVEL 01 6.65

MAX BLDG HEIGHT +24.0

LEVEL 05 19.5

LEVEL 04 16.45

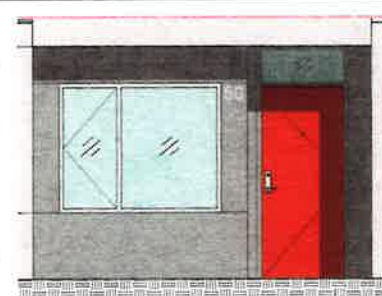
LEVEL 03 13.4

LEVEL 02 10.35

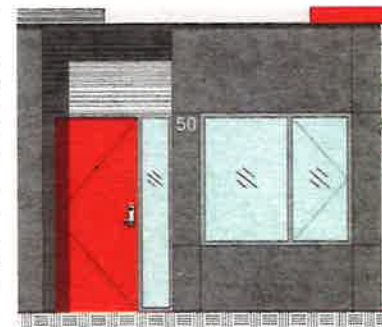
LEVEL 01 6.65



EAST ELEVATION - GARDEN HOMES 13



FRONT DOOR DETAIL - GARDEN HOMES 14



FRONT DOOR DETAIL - SKY HOMES 15



EAST ELEVATION - SKY HOMES 16

DIALOG



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RAILYARDS, LOT H & J

VICTORIA, BC

EAST ELEVATIONS - GARDEN HOMES & SKY HOMES

DRAWN BY: PLOT DATE: 12/01/15 CHECKED: MC

A3.13



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 LEVINE AND COMPANY
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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

WEST ELEV. - SKY HOMES
 SOUTH ELEV. - PHASE 1

DRAWN AS PLOT DATE 12/01/15 CHECKED MC

A3.14

RAILYARDS, LOT H & J





04759 / ELEVATIONS 32152720 INT



1. On Street Parking - Refer to Civil
2. Central Spur Road - Refer to Civil
3. Extended Sidewalks - As per city standards
4. Bridges 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 Truck 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 - Type A - Concrete Unit Paver
14. Pedestrian Connector Paths - Type B - Compacted Limestone Fines
15. Planted Garden Terraces - CIP Concrete Planters on Slab
16. Barmed Perimeter Planting
17. Proposed Tyee Entry Plaza with Seating - Concrete Unit Paver
18. New Bus Stop
19. Proposed 'Welcome To Vic West' Signage
20. Planted Swale
21. Bridge Dedication Area
22. Access Driveway into Parkade
23. Waste Access Point
24. Galloping Goose Trail
25. Viewing Terrace
26. Open Lawn Area
27. Bike Racks
28. Sloped Public ROW Connection To Trail - CIP Concrete
29. Private Patios - Unit Pavers Over Slab

UNIT 10
REF 10
UNIT 11
REF 11
UNIT 12
REF 12

BLOCK 3

ISSUED FOR

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- C 08 DEC 15 DEVELOPMENT PERMIT REVISIONS

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VICTORIA BC V8W 2E2
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WWW.RAILYARDS.COM

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RAILYARDS LOT H&J
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REAL

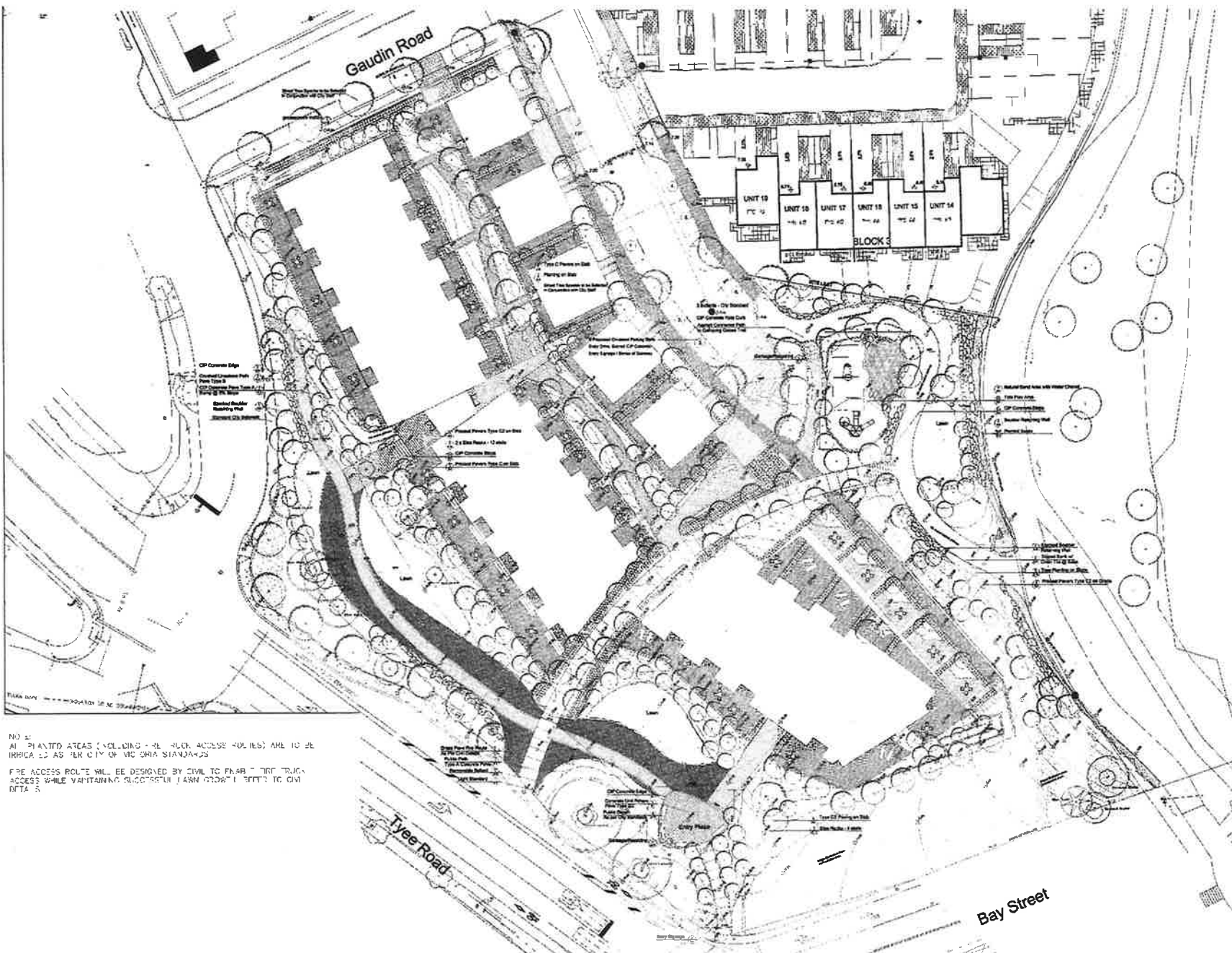
RAILYARDS LOT H&J

LANDSCAPE SITE PLAN

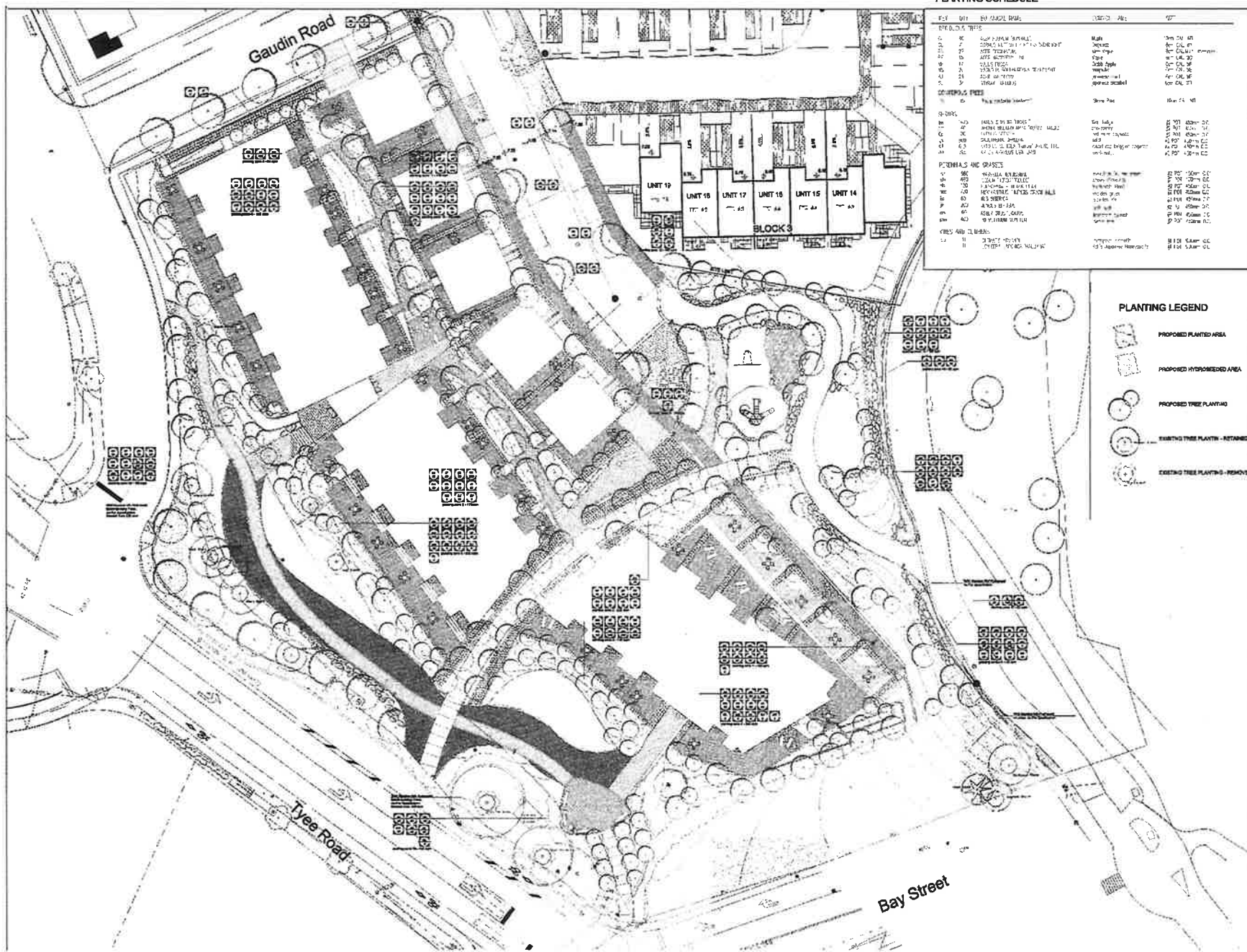
DRAWN: E. Dwyer
PLOT DATE: 12/15/15

CHECKED:

L0.01



L0.02



PLANTING SCHEDULE

REF	QTY	BY QUANTITY	COMMON NAME	SYMBOL	DATE
1	10	10	PLANTING SCHEDULE		
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100	10	10	PLANTING SCHEDULE		

PLANTING LEGEND

- PROPOSED PLANTED AREA
- PROPOSED HYDROLOGICAL AREA
- PROPOSED TREE PLANTING
- EXISTING TREE PLANTING - RETAINED
- EXISTING TREE PLANTING - REMOVED

ISSUED FOR:

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- B. 14 AUGUST 2015 DEVELOPMENT PERMIT REVISIONS
- C. 08 DECEMBER 2015 DEVELOPMENT PERMIT REVISIONS

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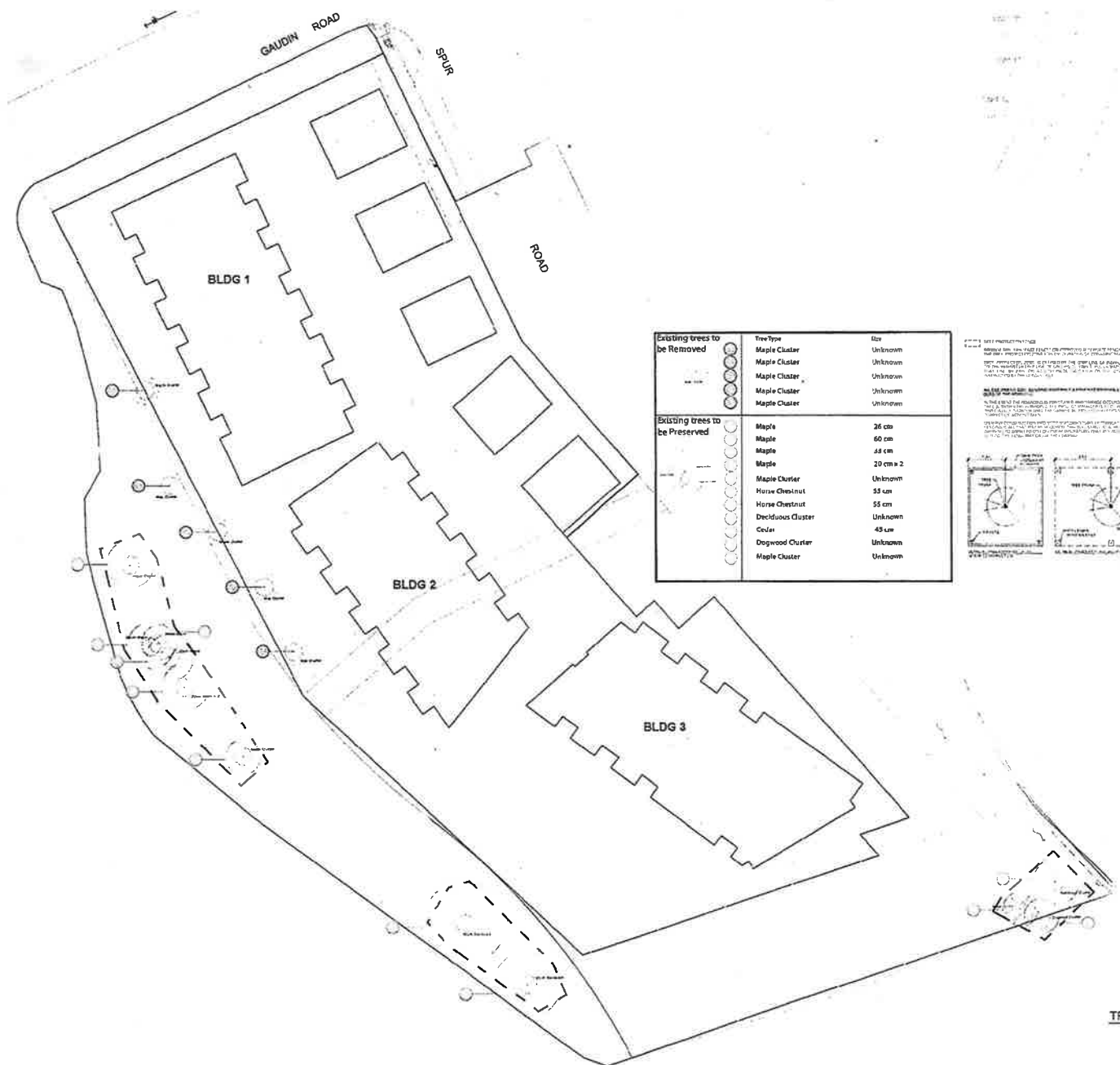
RAILYARDS, LOT H&J

LANDSCAPE PLANTING PLAN

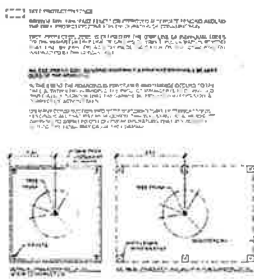
DRAWN: S. DODD
PLOT DATE: 12/01/15

CHECKED:

L0.03



Existing trees to be Removed	Tree Type	Size
Maple Cluster	Maple Cluster	Unknown
Maple Cluster	Maple Cluster	Unknown
Maple Cluster	Maple Cluster	Unknown
Maple Cluster	Maple Cluster	Unknown
Maple Cluster	Maple Cluster	Unknown
Existing trees to be Preserved	Tree Type	Size
Maple	Maple	26 cm
Maple	Maple	60 cm
Maple	Maple	48 cm
Maple	Maple	20 cm x 2
Maple Cluster	Maple Cluster	Unknown
Horse Chestnut	Horse Chestnut	53 cm
Horse Chestnut	Horse Chestnut	55 cm
Deciduous Cluster	Deciduous Cluster	Unknown
Cedar	Cedar	43 cm
Dogwood Cluster	Dogwood Cluster	Unknown
Maple Cluster	Maple Cluster	Unknown



DIALOG

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 B 24 JUL 18 DEVELOPMENT PERMIT REVISIONS
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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

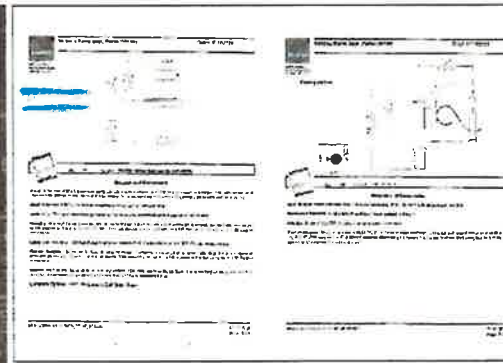
TREE PRESERVATION PLAN

DRAWN
 PLOT DATE 08/04/18

CHECKED

TREE PRESERVATION PLAN
 SCALE: 1:250

L0.04



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 WWW.DIALOGBYARCHITECTURE.COM
 OWNER:
 LIFTING AND COMPANY
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SEAL

RAILYARDS LOT H&J

LANDSCAPE_LIGHTING_PLAN

DRAWN BY: S. Green
 PLOT DATE: 12/8/15
 CHECKED:

L0.05

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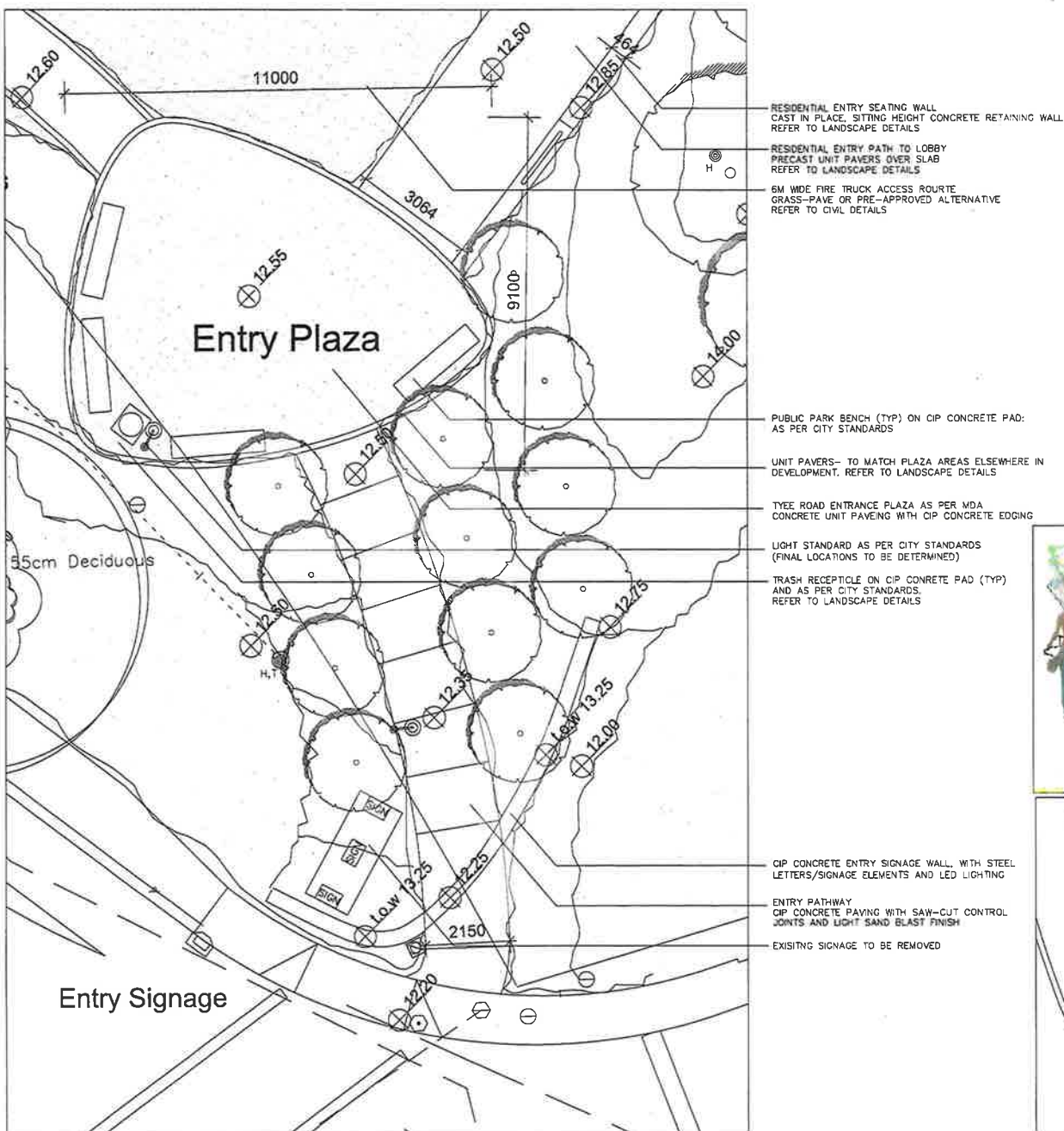
RAILYARDS LOT H&J

LANDSCAPE DETAILS

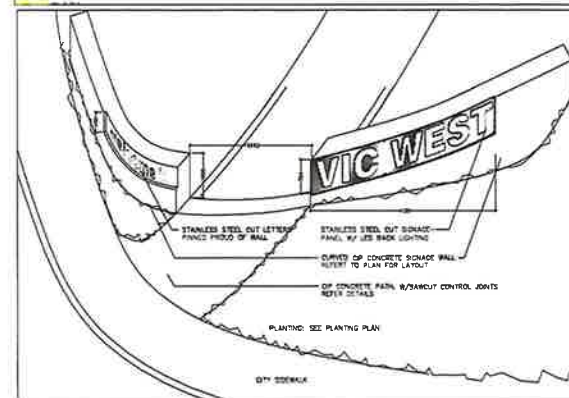
DATE: 3/20/00
BY: J. J. J. J.

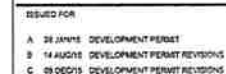
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LO.06



PRECEDENT PICTURE OF SIGNAGE TYPE






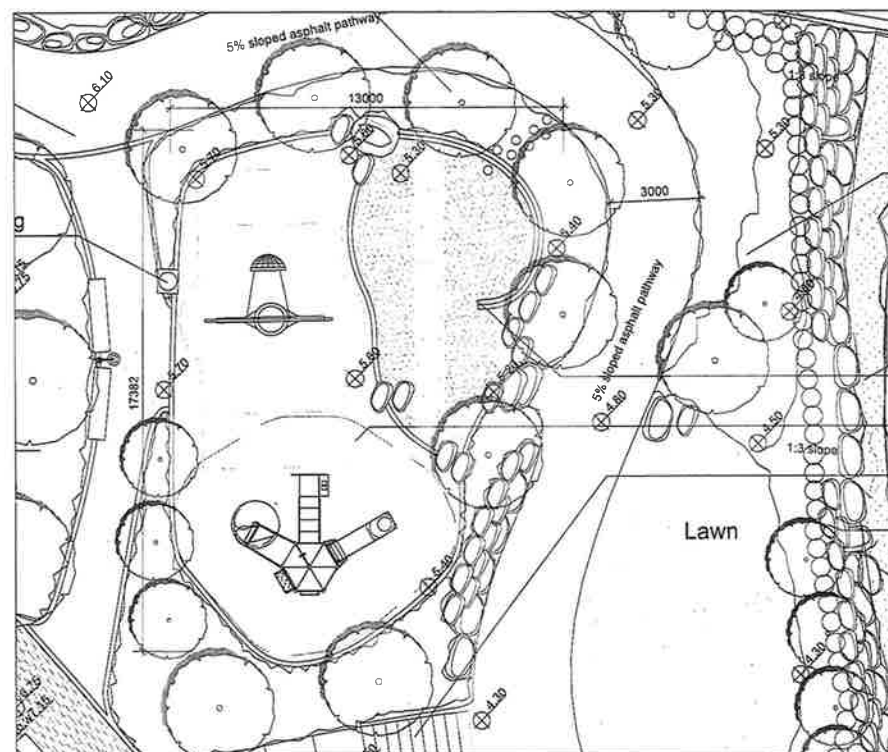
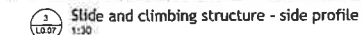
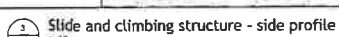
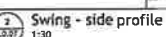
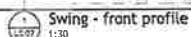
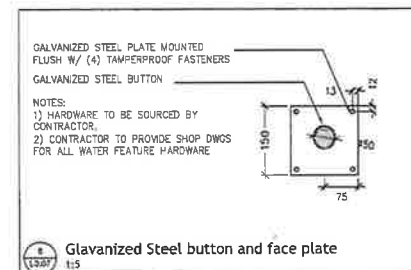
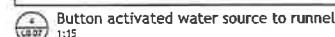
RAILYARDS LOT H&J

LANDSCAPE DETAILS

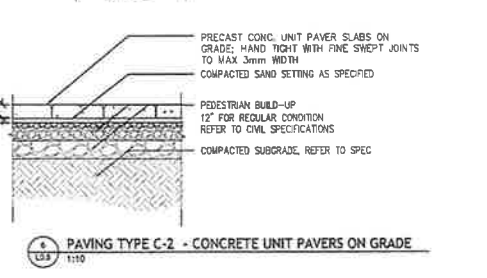
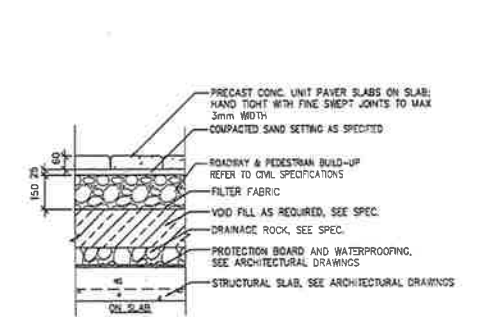
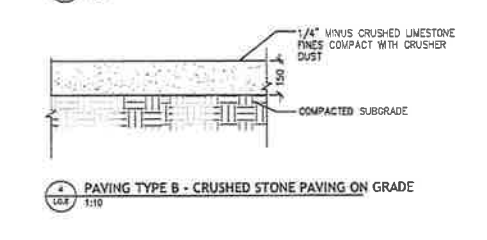
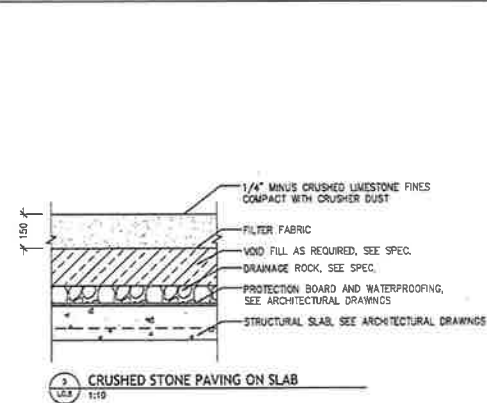
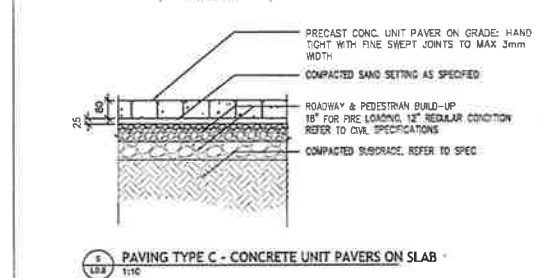
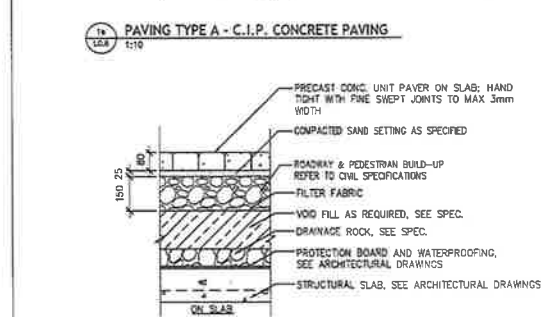
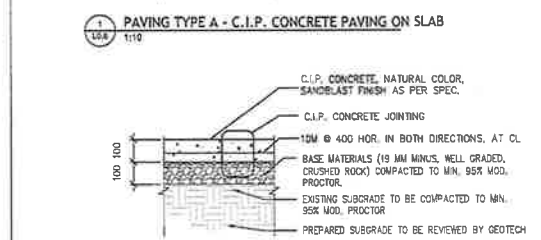
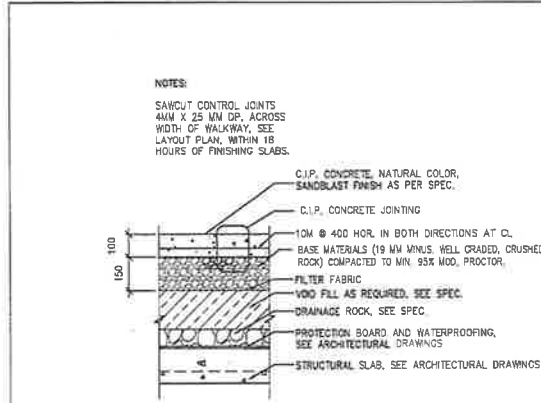
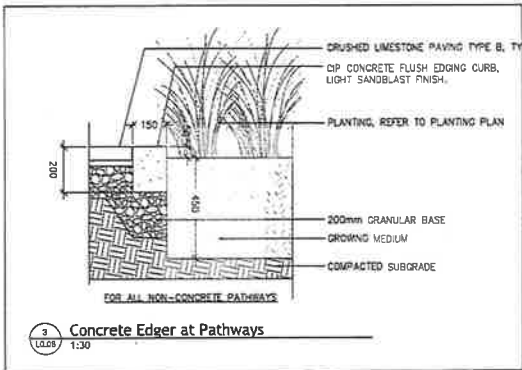
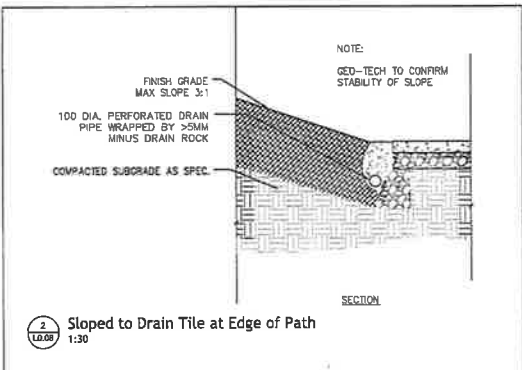
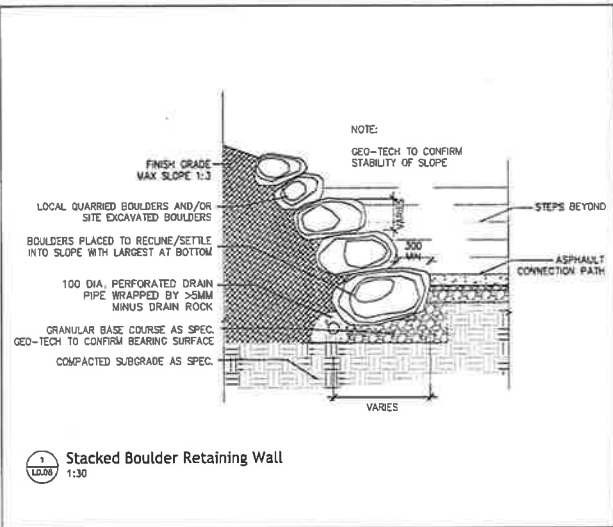
DRAWN: S_Drawn
PLOT DATE: 12/9/15

CHECKED:

L0.07



Blow-up Plan of Tots Play Area
1:75



ISSUED FOR:

- A 28 JANU. DEVELOPMENT PERMIT
- B 14 AUGU. DEVELOPMENT PERMIT REVISIONS
- C 09 DEC15 DEVELOPMENT PERMIT REVISIONS

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110 HODGSON STREET
VICTORIA BC V8V 1S8
Tel: 250 360 0000

SEAL

RAILYARDS, LOT H&J

LANDSCAPE DETAILS

DRAWN: S. Dwyer
PLOT DATE: 12/25/15

CHECKED:

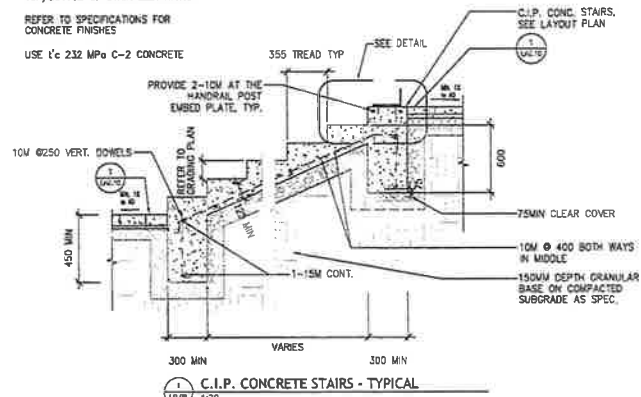
L0.08

NOTES:

REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS

REFER TO SPECIFICATIONS FOR CONCRETE FINISHES

USE 1'C 232 MPa C-2 CONCRETE



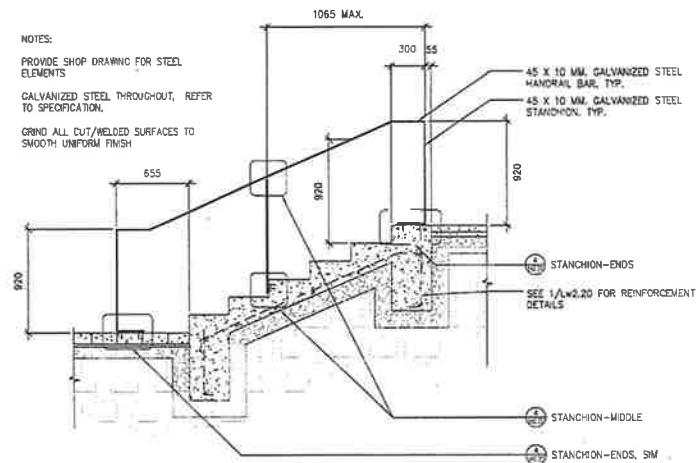
1 C.I.P. CONCRETE STAIRS - TYPICAL

NOTES:

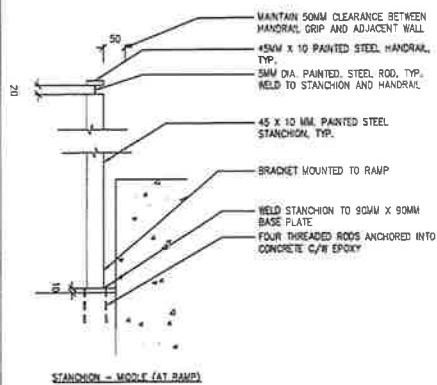
PROVIDE SHOP DRAWING FOR STEEL ELEMENTS

GALVANIZED STEEL THROUGHOUT, REFER TO SPECIFICATION.

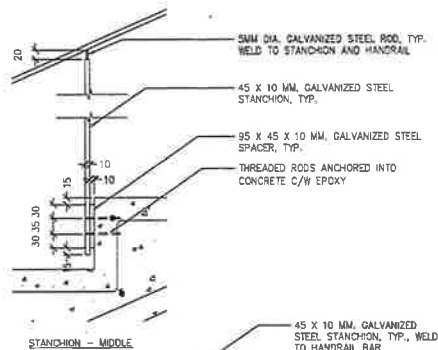
GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH



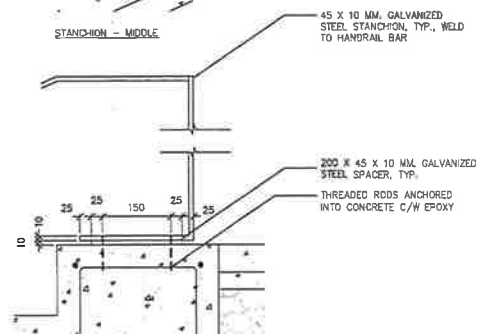
2 Steel Handrail Detail



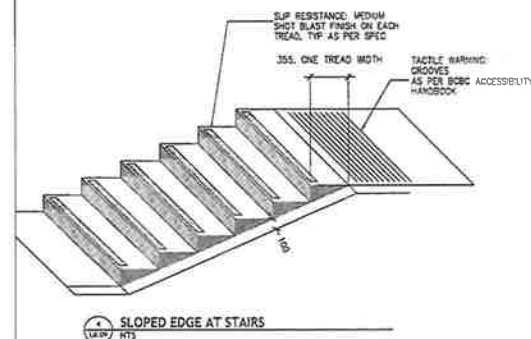
3 STANCHION - MIDDLE (AT RAMP)



4 STANCHION - MIDDLE



5 STANCHION - MIDDLE



6 SLOPED EDGE AT STAIRS

ISSUES FOR

- A. 26 JAN/15 DEVELOPMENT PERMIT
- B. 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
- C. 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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LDREWE AND COMPANY
100-1000 STREET
VICTORIA, BC V8W 1H5
TEL: 250 360-0000

SEAL

RAILYARDS, LOT H&J

LANDSCAPE DETAILS

DRAWN: S. Dwyer
PLOT DATE: 12/01/15

CHECKED:

L0.09

ISSUED FOR

- A 28 JANUARY DEVELOPMENT PERMIT
- B 14 AUGUST DEVELOPMENT PERMIT REVISIONS
- C 20 DECEMBER DEVELOPMENT PERMIT REVISIONS

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www.davidbey.com.au

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VICTORIA, VIC 3181
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SEAL

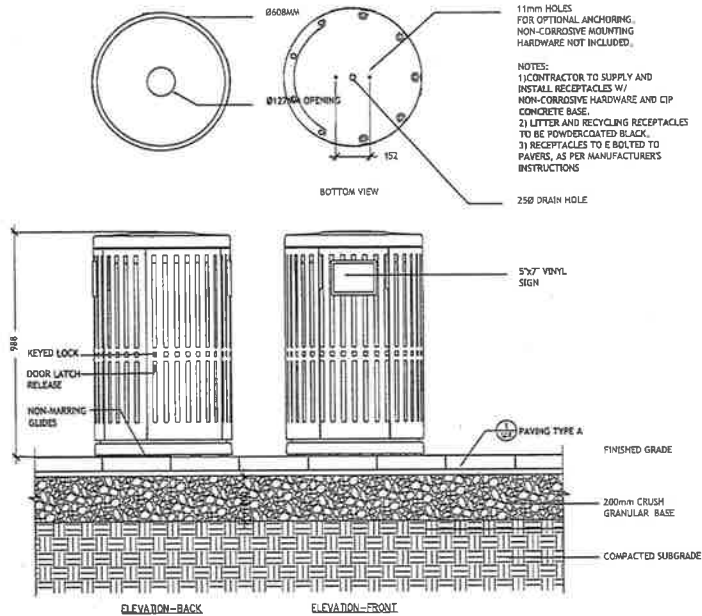
RAILYARDS, LOT H&J

LANDSCAPE DETAILS

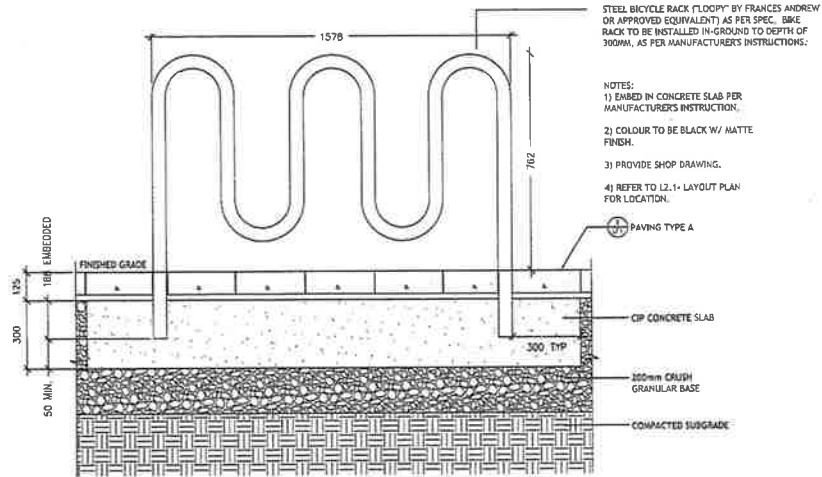
DRAWN: S. Dwyer
PLOT DATE: 12/9/15

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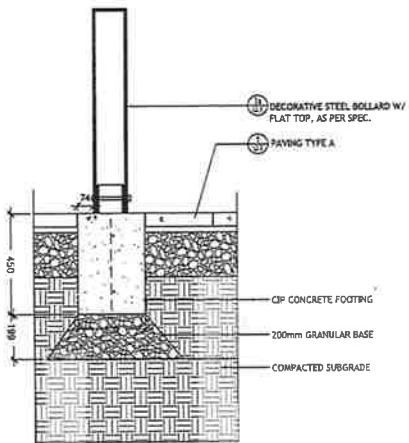
L0.10



1 RECYCLING RECEPTACLE W/ LOCK- OPTIONAL ITEM
L0.10 1:10

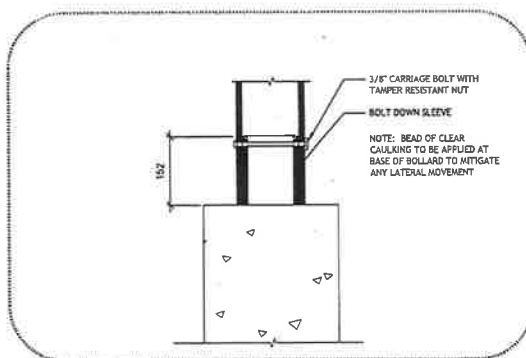


2 BIKE RACK
L0.10 1:10

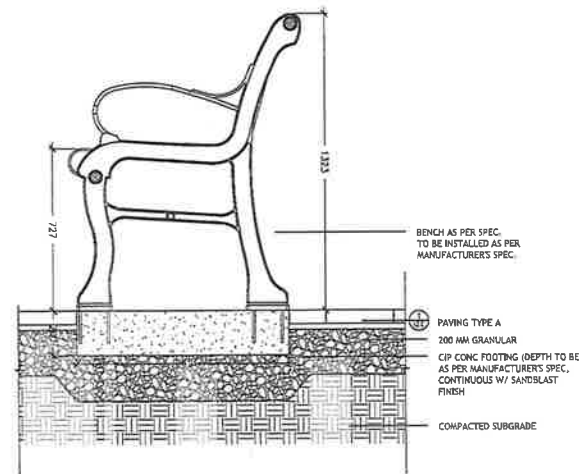


3 STEEL BOLLARD - SURFACE MOUNT (REMOVABLE)
L0.10 1:10

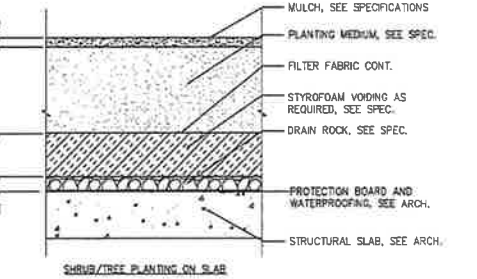
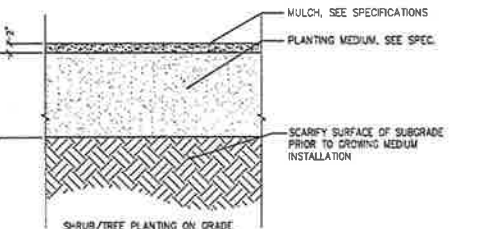
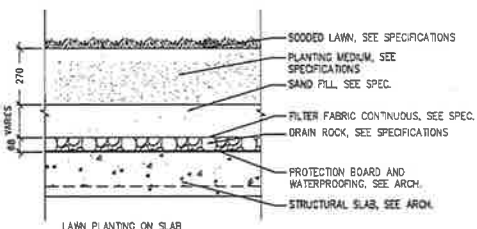
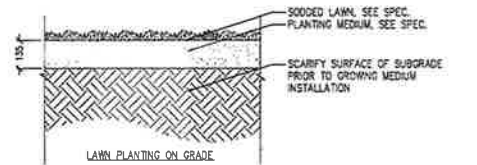
NOTE: BOLLARDS TO BE POWDERCOATED BLACK, AS PER SPEC. COLOUR SAMPLE TO BE PROVIDED FOR REVIEW FOR APPROVAL BY LANDSCAPE ARCH.



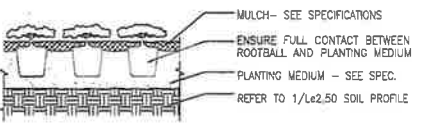
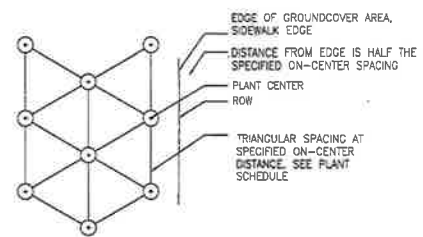
4 DETAIL-STEEL BOLLARD (REMOVABLE)
L0.10 1:5



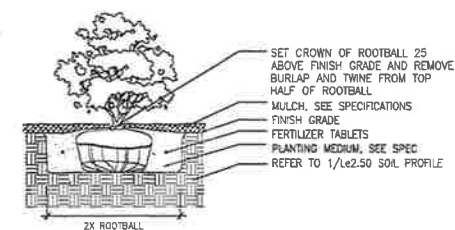
5 BENCH- As per City Standard
L0.10 1:10



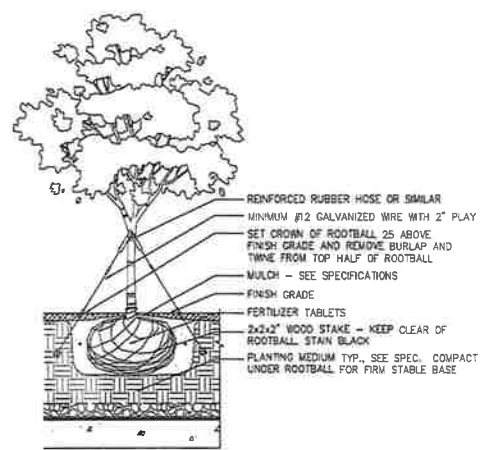
SOIL PROFILES



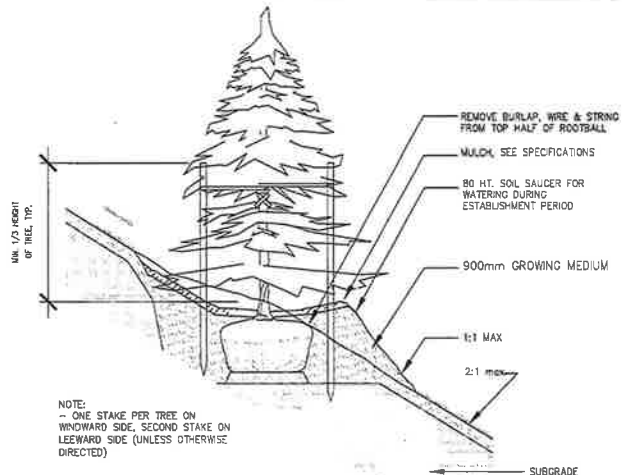
GROUND COVER PLANTING



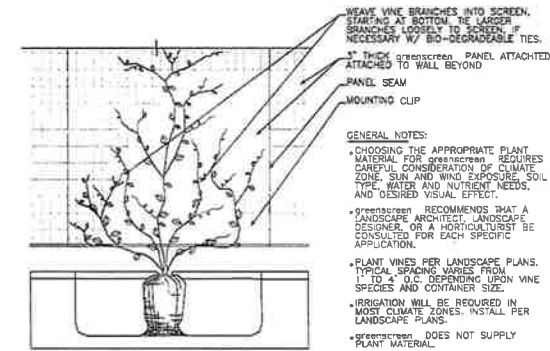
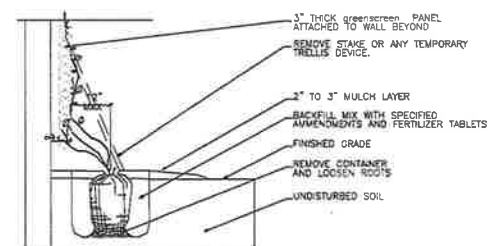
SHRUB PLANTING



TREE PLANTING



CONIFER PLANTING ON SLOPE



greenscreen® VINE PLANTING DETAIL

ISSUED FOR:
A. 22 JANUARY DEVELOPMENT PERMIT
B. 14 AUGUST DEVELOPMENT PERMIT REVISIONS
C. 05 DECEMBER DEVELOPMENT PERMIT REVISIONS

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OWNER:
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VICTORIA BC V8W 1A4
TEL: 250-350-4800

SEAL

RAILYARDS LOT H&J

LANDSCAPE DETAILS

DRAWN: S. DRAIN
PLOT DATE: 12/15/15
CHECKED:

ISSUED FOR

- A 28 JAN15: DEVELOPMENT PERMIT
- B 14 AUG15: DEVELOPMENT PERMIT REVISIONS
- C 23 DEC15: DEVELOPMENT PERMIT REVISIONS

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SEAL

RAILYARDS LOT H&J

LANDSCAPE SECTIONS

DRAWN: S. Dwyer
PLOT DATE: 12/9/15

CHECKED:

L0.12

