



RAILYARDS

LOTH&J

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1. bay street, looking north



2. bay street, looking east



3. skinner street, looking south-east



4. tyee road, looking south

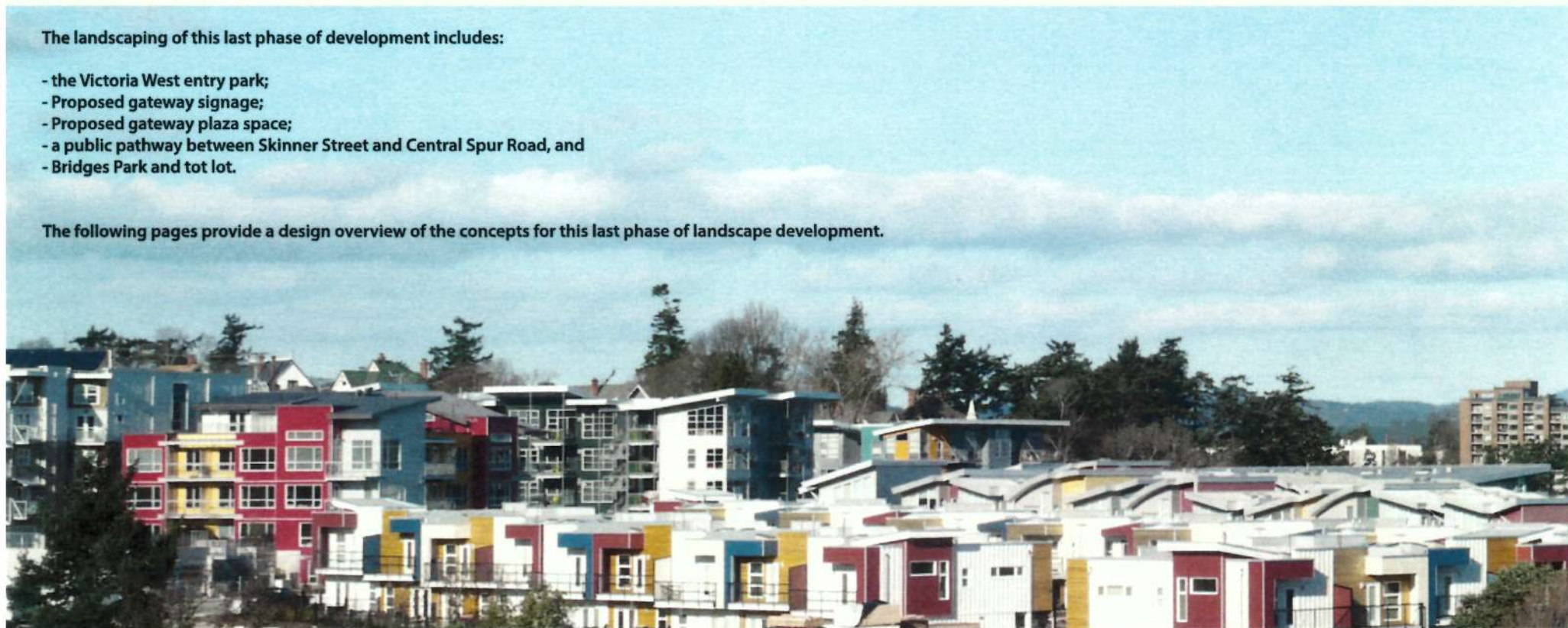
RAILYARDS

The development of Lots H&J at the Railyards will be the culmination of the transformation of the former CN Railyards into a vibrant community on the shores of the Selkirk Waters. The urban landscape of these last two lots will be key to marking and celebrating the entry to Victoria West and the Railyards community.

The landscaping of this last phase of development includes:

- the Victoria West entry park;
- Proposed gateway signage;
- Proposed gateway plaza space;
- a public pathway between Skinner Street and Central Spur Road, and
- Bridges Park and tot lot.

The following pages provide a design overview of the concepts for this last phase of landscape development.



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PRESENTING THE PAST
BUILDING THE FUTURE


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Railyards Lot H & J

Development Concepts



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Railyards Lot H & J



Schematic Landscape Plan

Pedestrian Connection:
Public Right of Way North-South
adjacent to Skinner Street
connecting to Tyee Rd.

Pedestrian Connection:
Public Right of Way up from Bridges
Park to Skinner St, as the primary
pedestrian conduit through
to Shopping Centre

Public Plaza:
Paved Public Plaza Space as node connecting
various pedestrian routes. Includes public benches,
landscape lighting and steps up to bus stop.

Proposed Vic West Entry Sign
Signage element made from concrete and metal, integrated
into the landscape and designed to provide a sense of
gateway to park.

Maintain Existing Trees

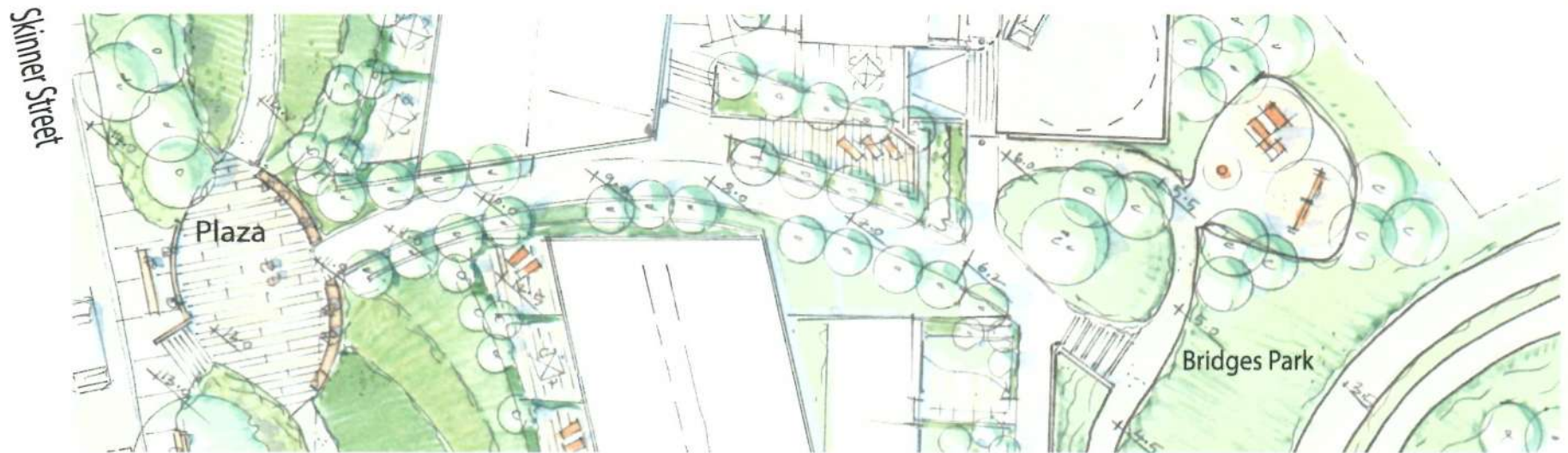
Maintain Existing Trees



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Railyards Lot H & J

Schematic Sketch of Gateway Plaza



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Railyards Lot H & J

Schematic Landscape Section



RAILYARDS
LOT H&J

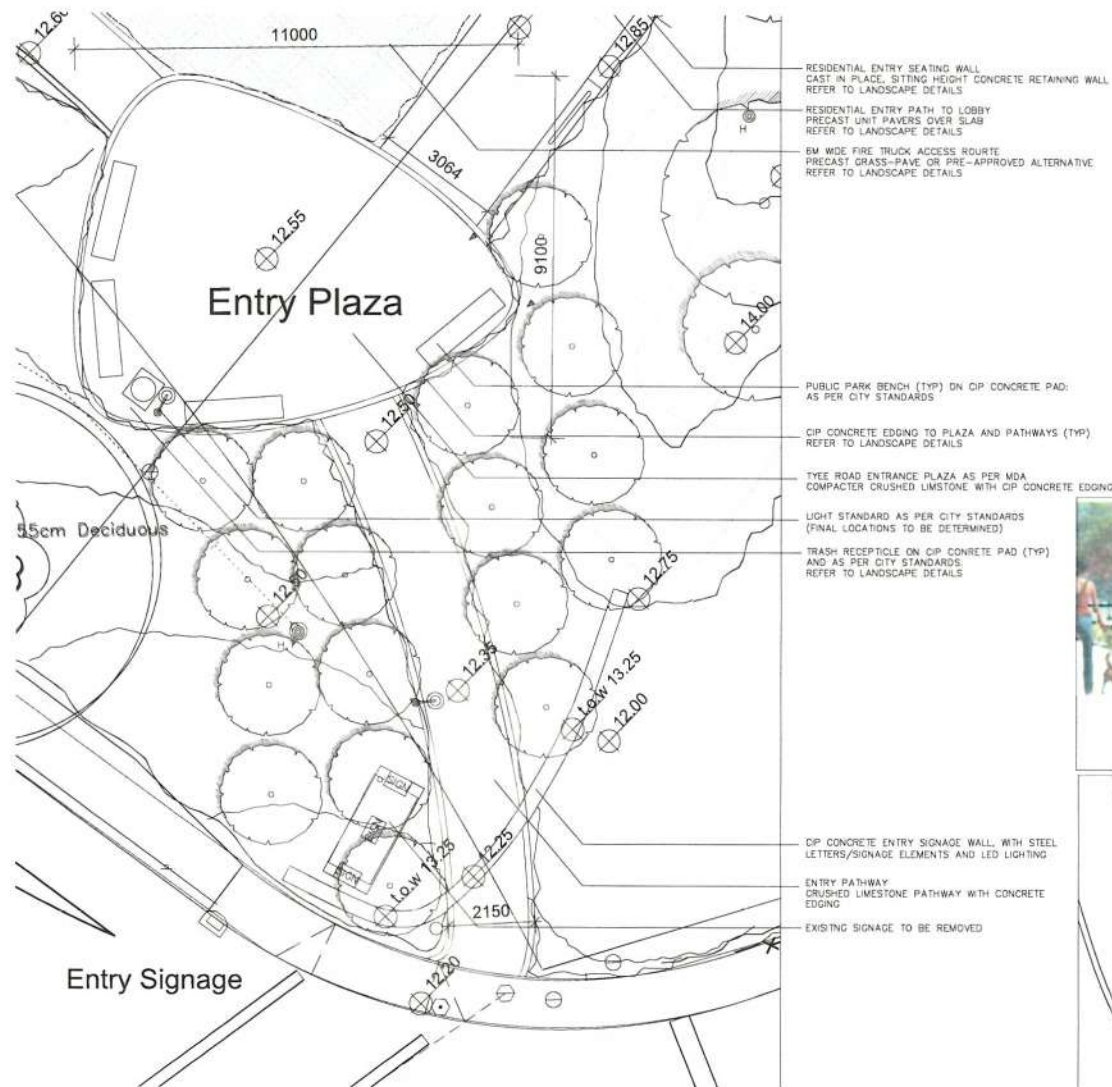
SITE PLAN

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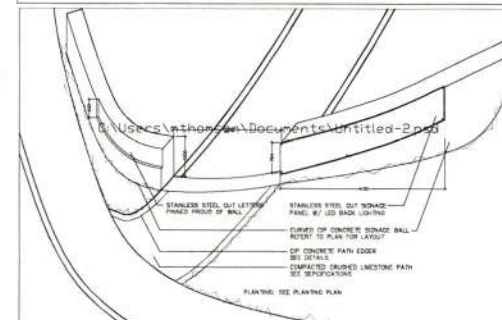
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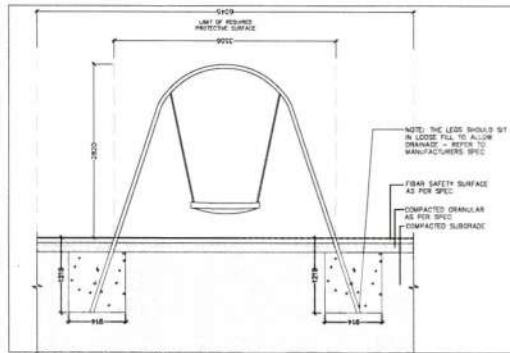




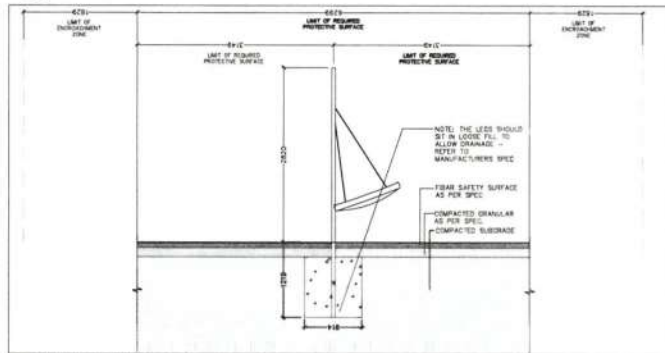


PRECEDENT PICTURE OF SIGNAGE TYPE

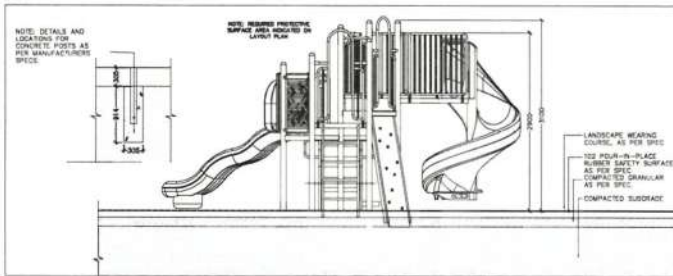




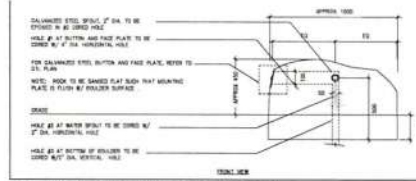
1.037
1:50
Swing - front profile



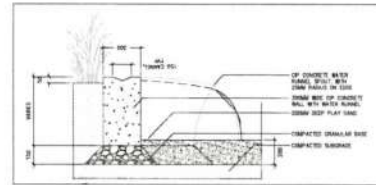
2.037
1:50
Swing - side profile



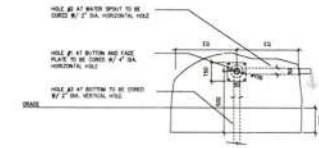
3.037
1:50
Slide and climbing structure - side profile



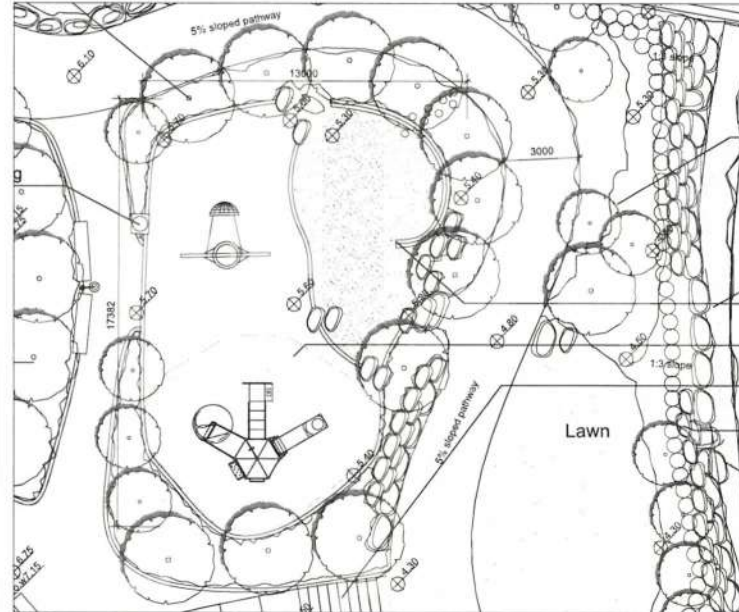
4.037
1:15
Button activated water source to runnel



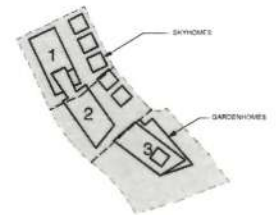
5.037
1:15
CIP concrete runnel on top of curb-wall



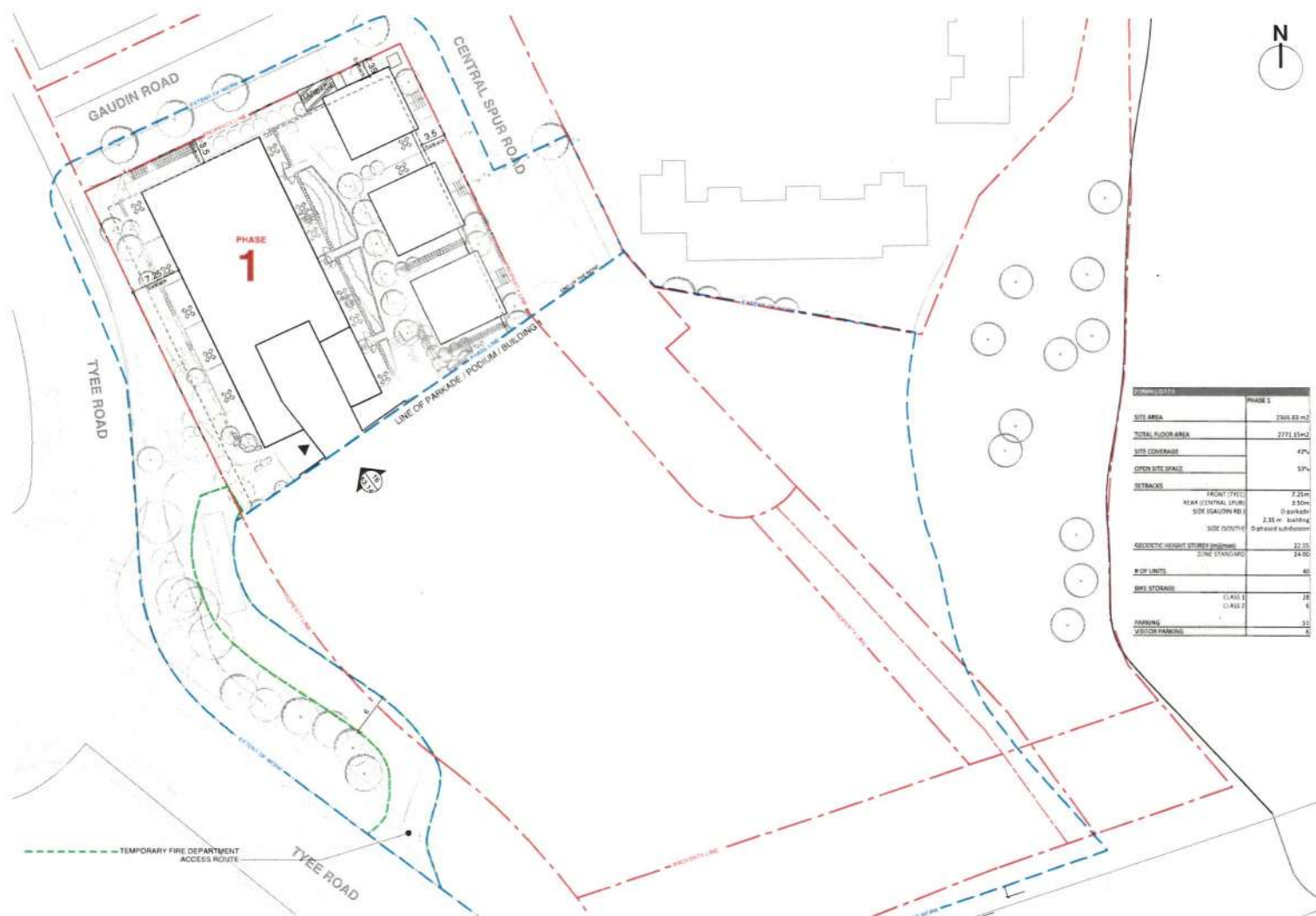
6.037
1:5
Galvanized Steel button and face plate



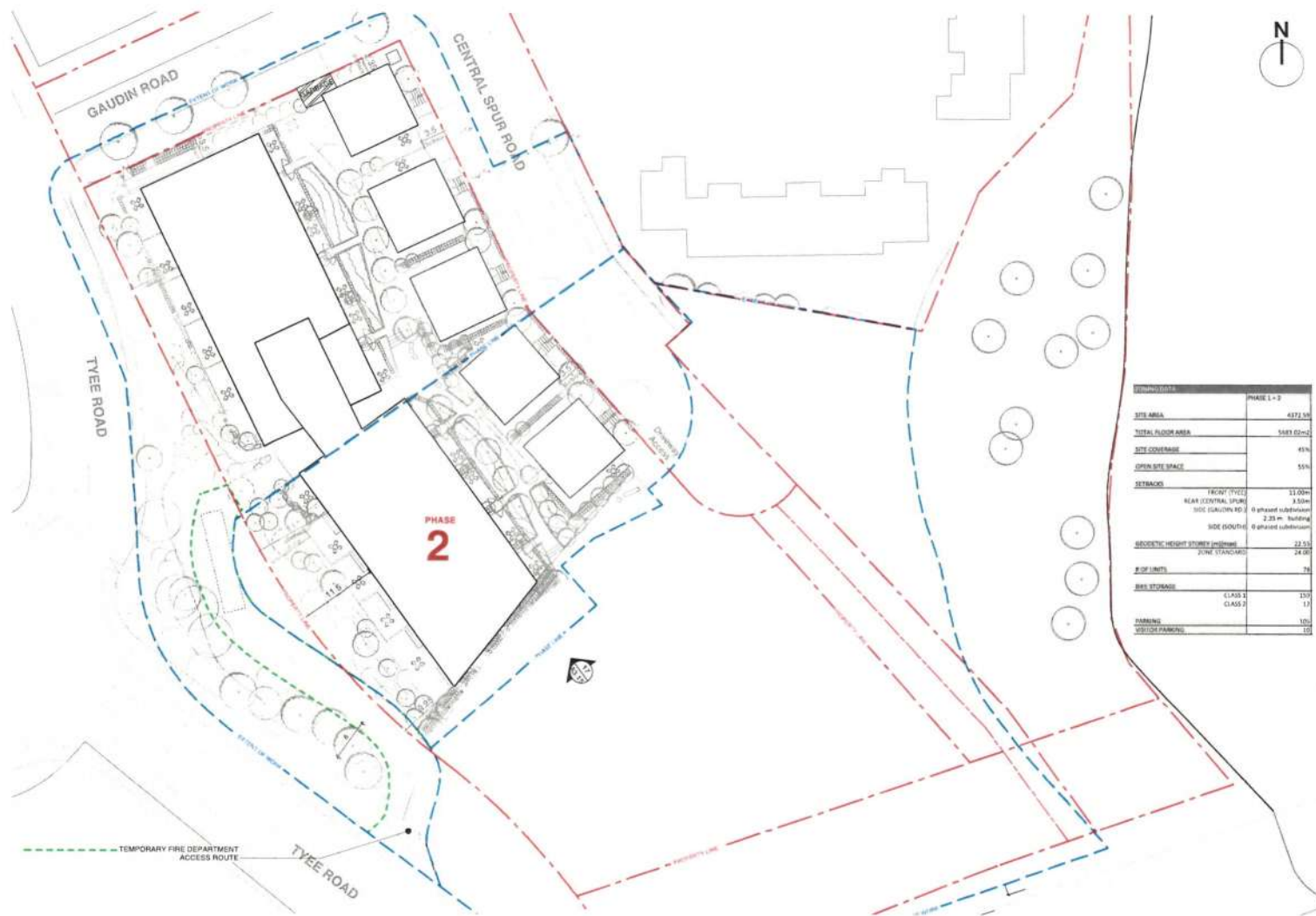
7.037
1:75
Blow-up Plan of Tots Play Area



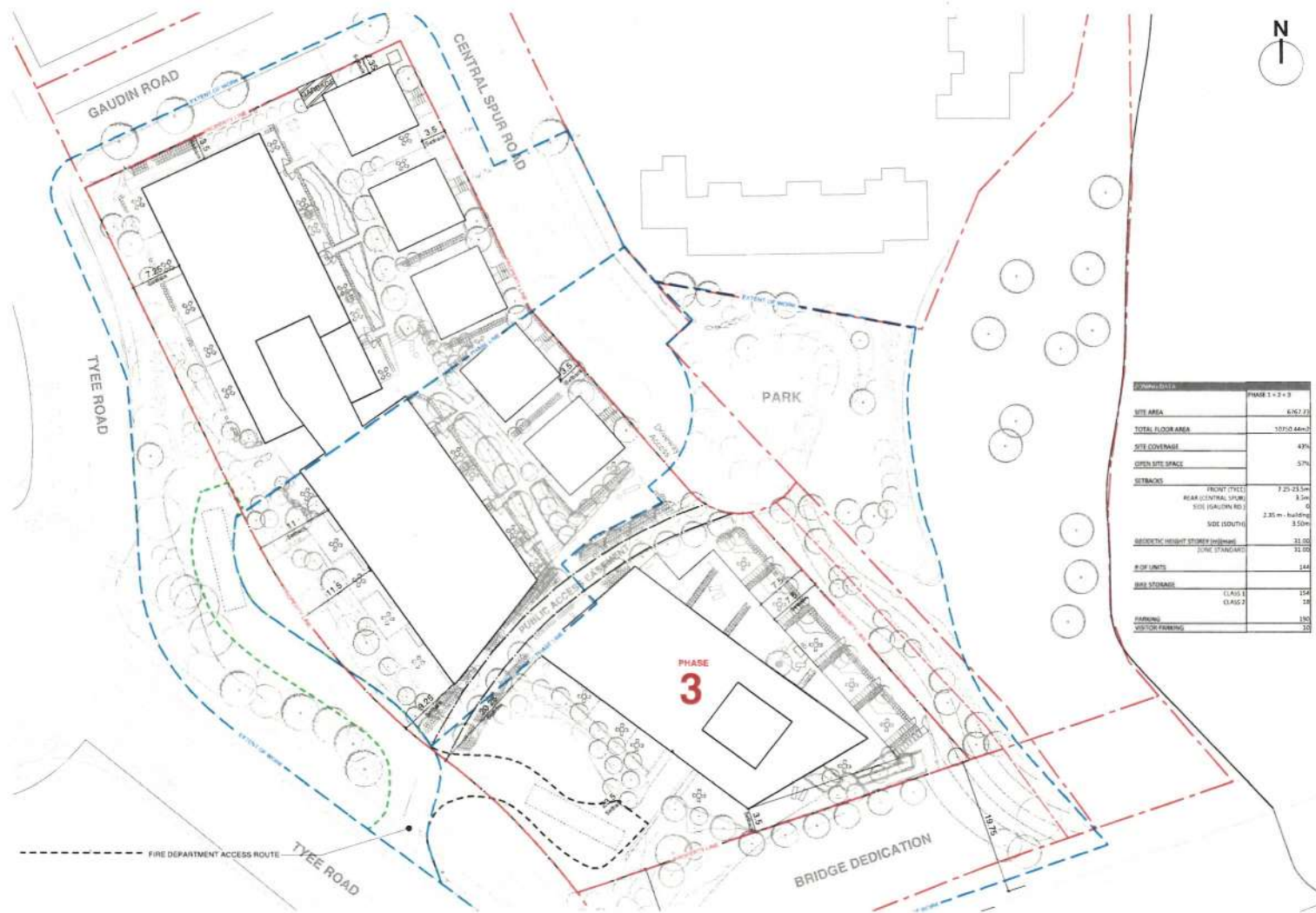
LEVEL 1 PARKADE PLAN



PROPERTY DATA	PHASE 1
SITE AREA	2305.83 m ²
TOTAL FLOOR AREA	2771.65 m ²
SITE COVERAGE	47%
OPEN SITE SPACE	50%
RETBACKS	FRONT (TYEE) 2.25m REAR (CENTRAL SPUR) 3.50m SIDE (GAUDIN RD.) 0.6m SIDE (TYEE) 0.6m SIDE (TYEE) 0.6m
GEOMETRIC HEIGHT STORY (m)	22.15
ZONE STANDARD	24.00
# OF UNITS	80
Bike Storage	CLASS 1 28 CLASS 2 6
PARKING	11
VISITOR PARKING	8



STAMPING DATA		PHASE 1 + 2
SITE AREA		4372 SQ
TOTAL FLOOR AREA		5485 SQ=2
SITE COVERAGE		45%
OPEN SITE SPACE		55%
SETBACKS		
	FRONT (TYEE)	11.00m
	REAR (CENTRAL SPUR)	3.50m
	SIDE (GAUDIN RD.)	6 phased subdivision
	SIDE (DOUTH)	6 phased subdivision
GEODETIC HEIGHT STUDIES (meters)		
	ZONE STANDARD	22.55
		24.00
FLOOR LIMITS		76
BIKE STORAGE		
	CLASS 1	150
	CLASS 2	15
PARKING		100
VISITOR PARKING		10



PHASE 3	PHASE 1 + 2 + 3
SITE AREA	6167.71
TOTAL FLOOR AREA	10710.44m ²
SITE COVERAGE	43%
OPEN SITE SPACE	57%
SETBACKS	
FRONT (TYEE)	7.25-23.54
REAR (CENTRAL SPUR)	8.5m
SIDE (GAUDIN RD.)	0
SIDE (SOUTH)	2.35 m - building
	3.50m
MAXIMUM HEIGHT (STORY HEIGHT)	31.00
ZONE STANDARD	31.00
MAX. UNITS	144
MAX. STORAGE	
CLASS 1	154
CLASS 2	14
PARKING	130
VISITOR PARKING	10



RAILYARDS
LOT H & J

VIEW OF RAILYARDS FROM BAY STREET BRIDGE

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RAILYARDS
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VIEW OF RAILYARDS FROM GALLOPING GOOSE TRAIL

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VIEW OF SKYHOMES

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NORTH ELEVATION - BLDG 1
SCALE: 1/100 2



SOUTH ELEVATION - BLDG 2
SCALE: 1/100 3

