



RAILYARDS

LOT H & J

LeFevre
& Company

DIALOG®



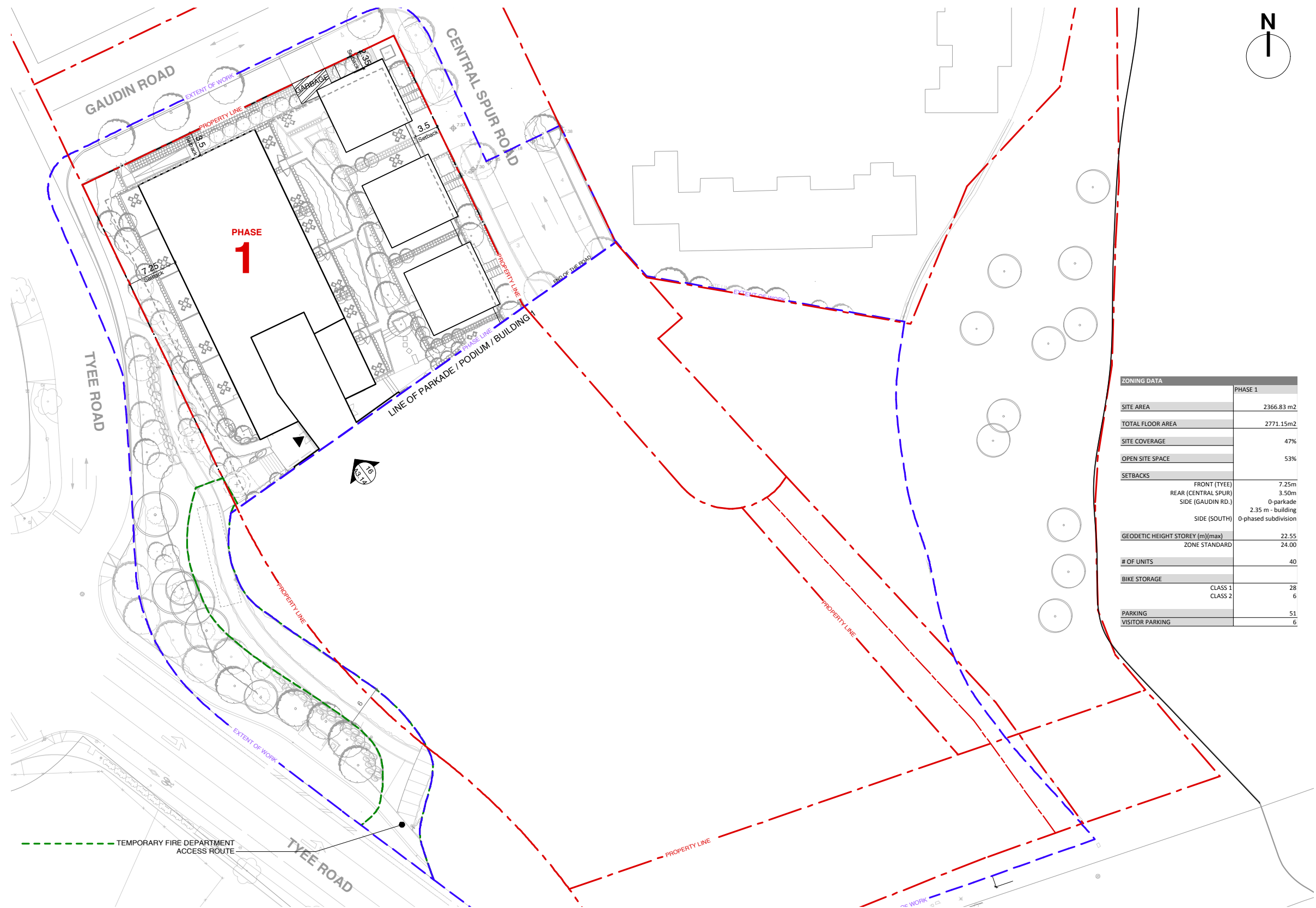


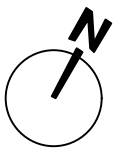












ISSUED FOR	
A	28 JAN/15 DEVELOPMENT PERMIT
B	14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C	09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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ARCHITECT & PRIME CONSULTANT
DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING INC.
406 - 611 ALEXANDER STREET
VANCOUVER, BC, V6A 1E1
Tel: (604) 255-1169 Fax: (604) 255-1790
design@designdialog.ca

OWNER:
LEFEVRE AND COMPANY
530 HERALD STREET
VICTORIA BC V8W 1S6
Tel: (250) 380-4900

SEAL

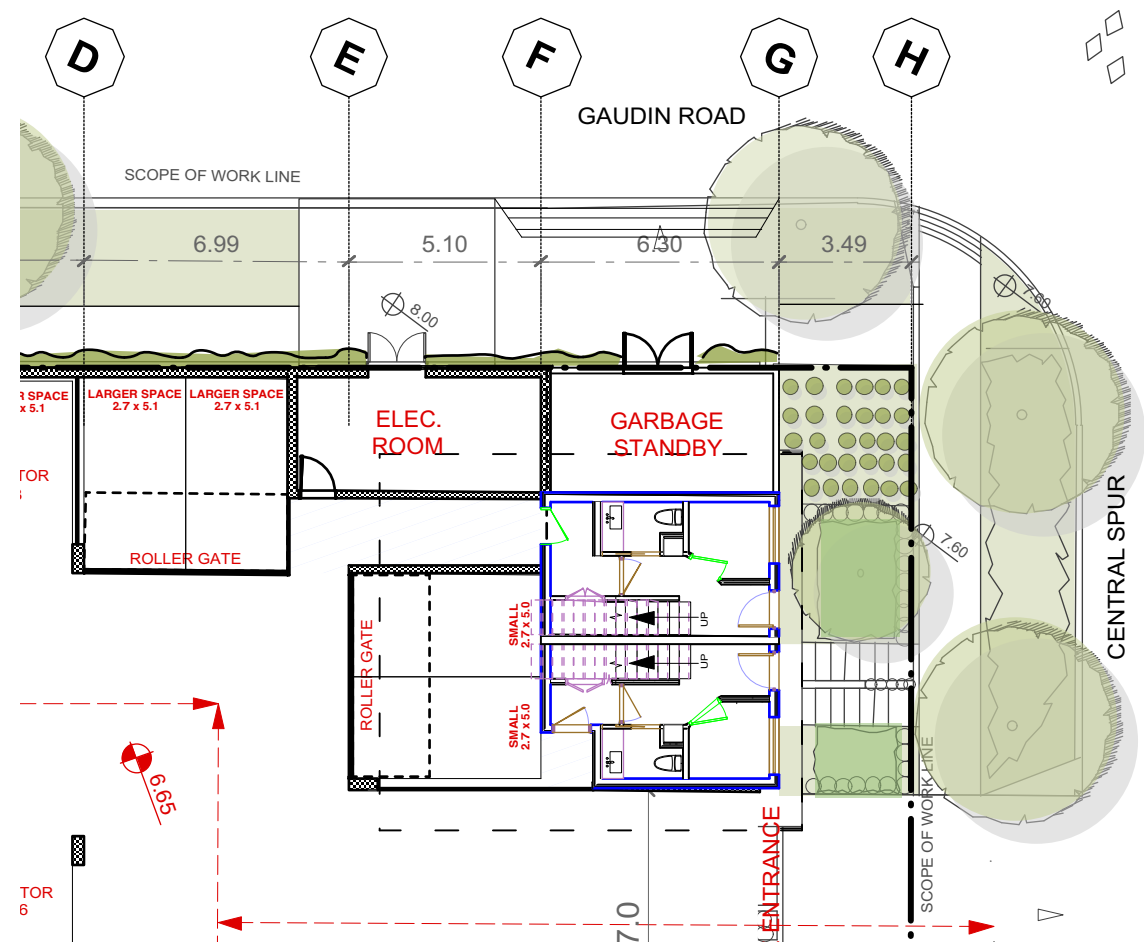
RAILYARDS, LOT H & J

VICTORIA, BC

**ENLARGED PARKADE PLAN
LEVEL P1**

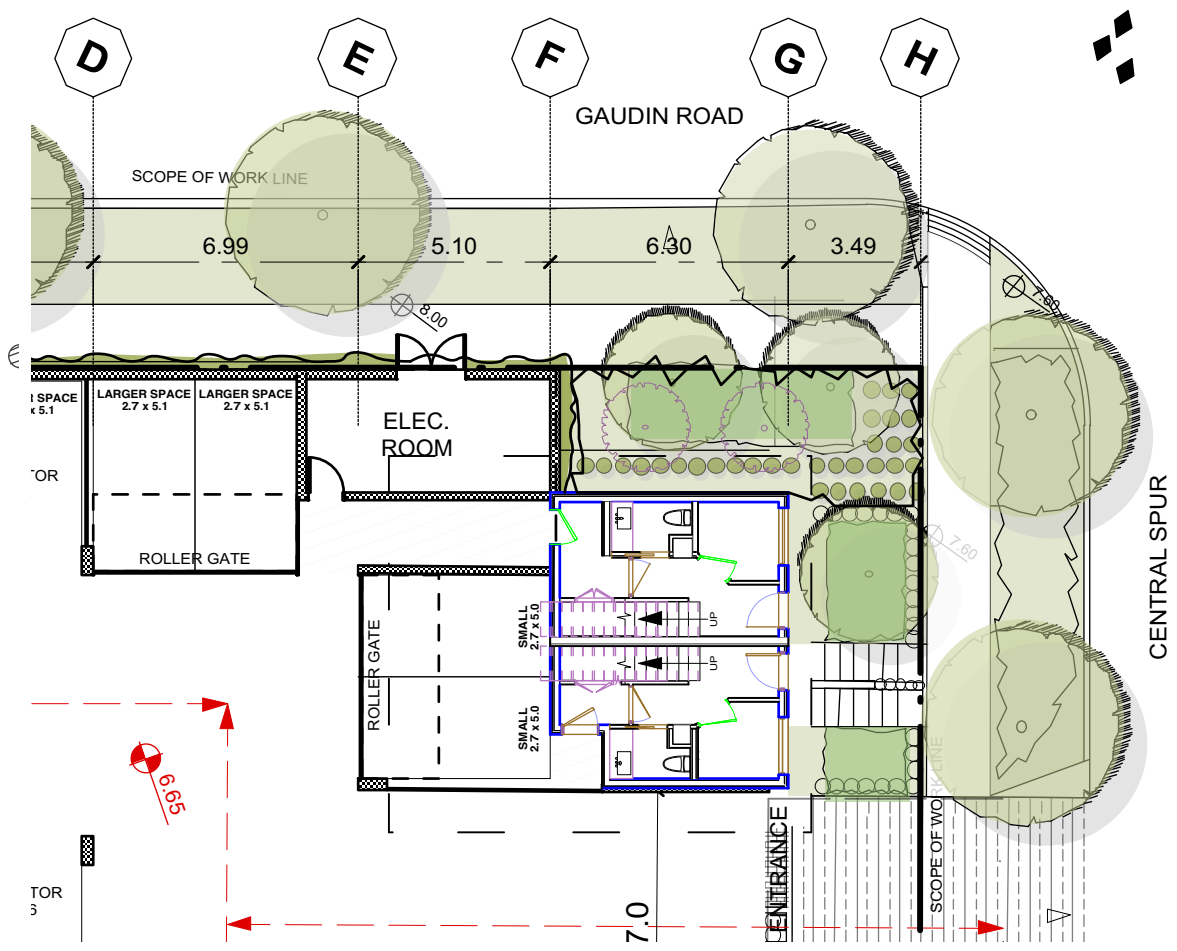
DRAWN: AG / MC
PLOT DATE: 16-4-7
CHECKED: MC

A2.01b



ENLARGED PARKADE PLAN - BEFORE
SCALE: 1:250 1

BEFORE

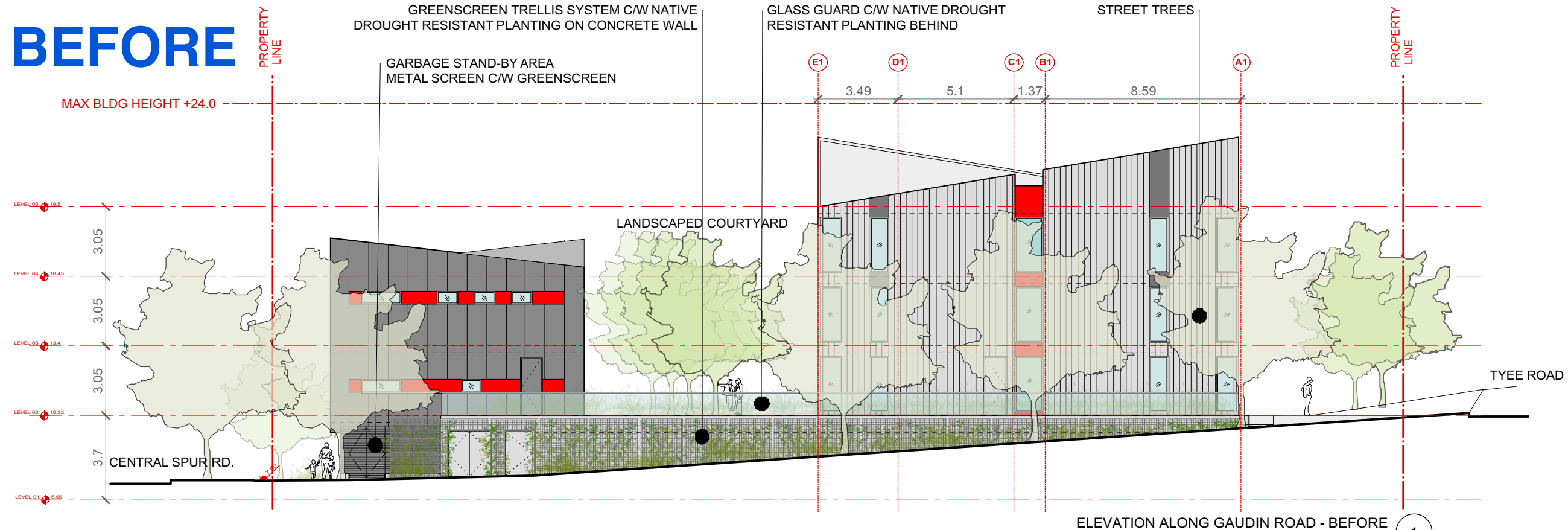


OVERALL PARKADE PLAN - AFTER
SCALE: 1:250 2

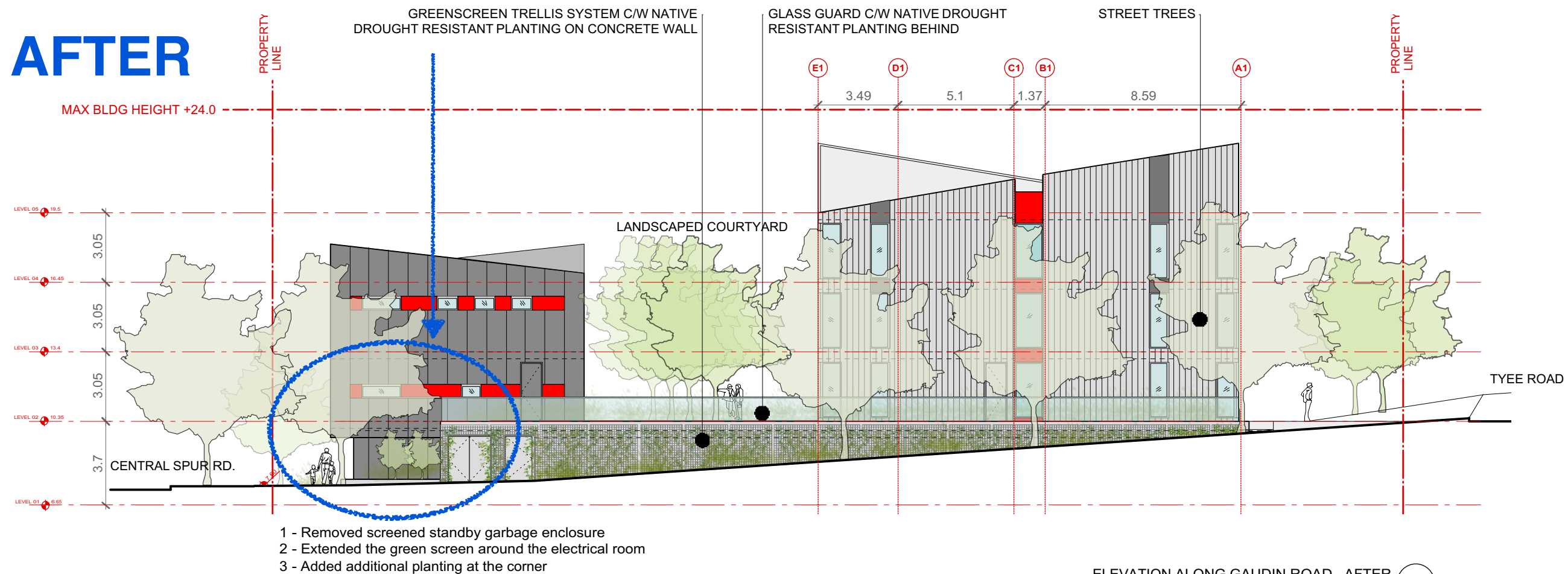
AFTER

- 1 - Removed screened standby garbage enclosure
- 2 - Extended the green screen around the electrical room
- 3 - Added a street tree and removed curb cut
- 4 - Added additional planting at the corner

BEFORE



AFTER



- 1 - Removed screened standby garbage enclosure
- 2 - Extended the green screen around the electrical room
- 3 - Added additional planting at the corner

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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

NORTH ELEVATION

BLDG 1

DRAWN: AG
PLOT DATE: 16-4-6

CHECKED: MC

A3.03b

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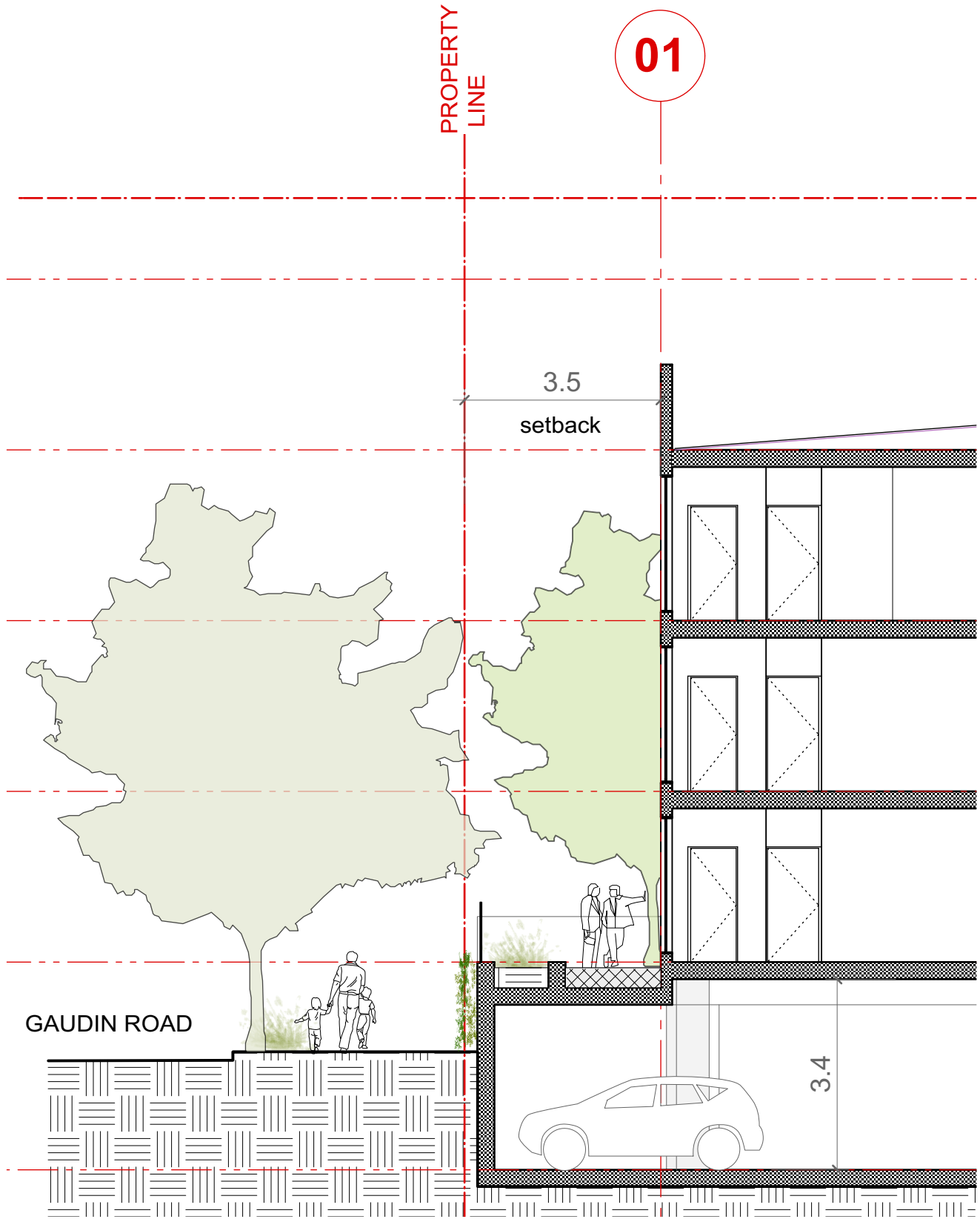
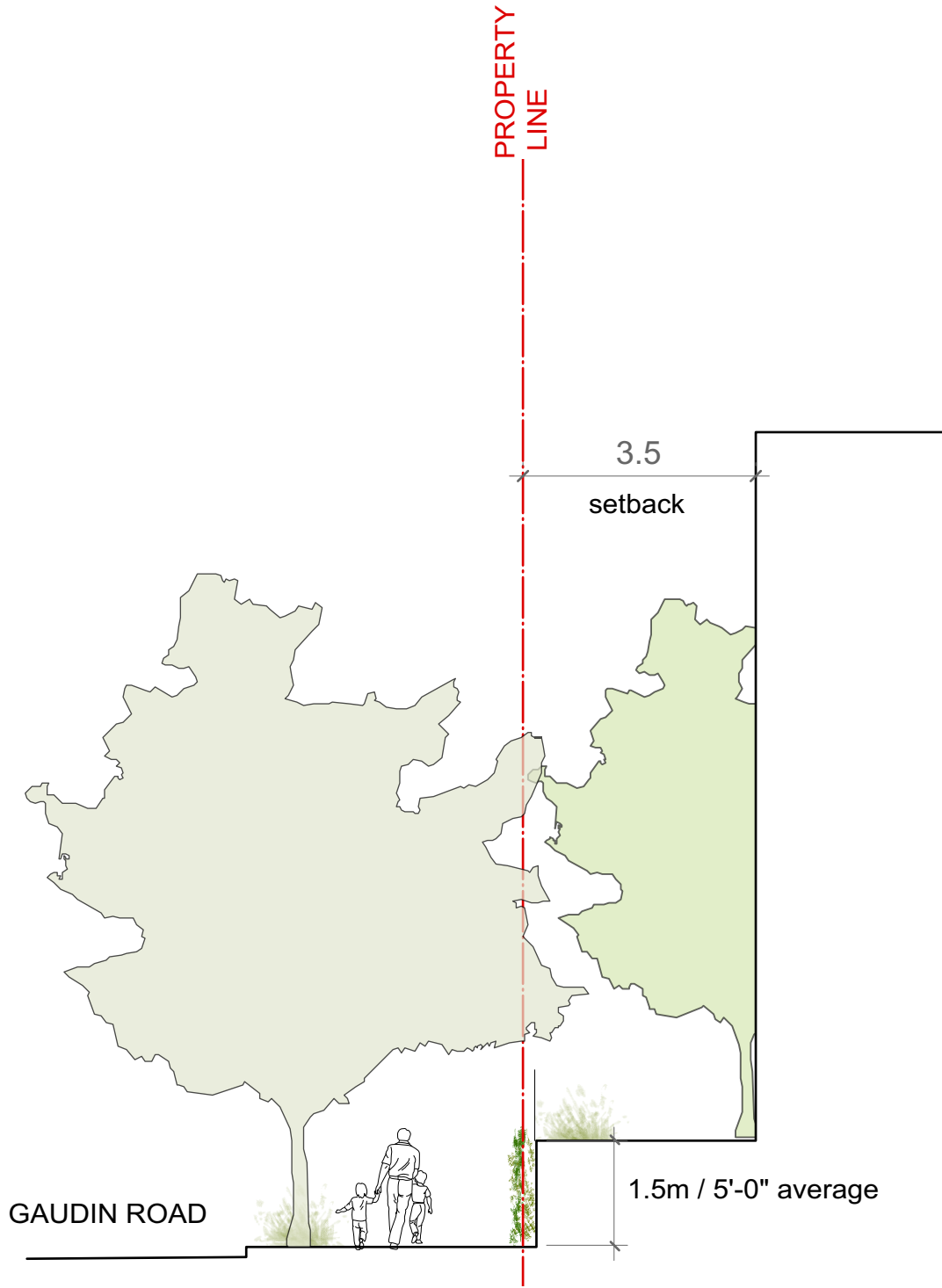
BUILDING SECTION

BLDG 1

DRAWN: AG
PLOT DATE: 16-4-7

CHECKED: MC

A3.05b





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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

BLDG 1

DRAWN: AG CHECKED: MC
PLOT DATE: 16-4-8

A3.05c

VIEW DOWN GAUDIN ROAD 1



VIEW DOWN GAUDIN ROAD 1

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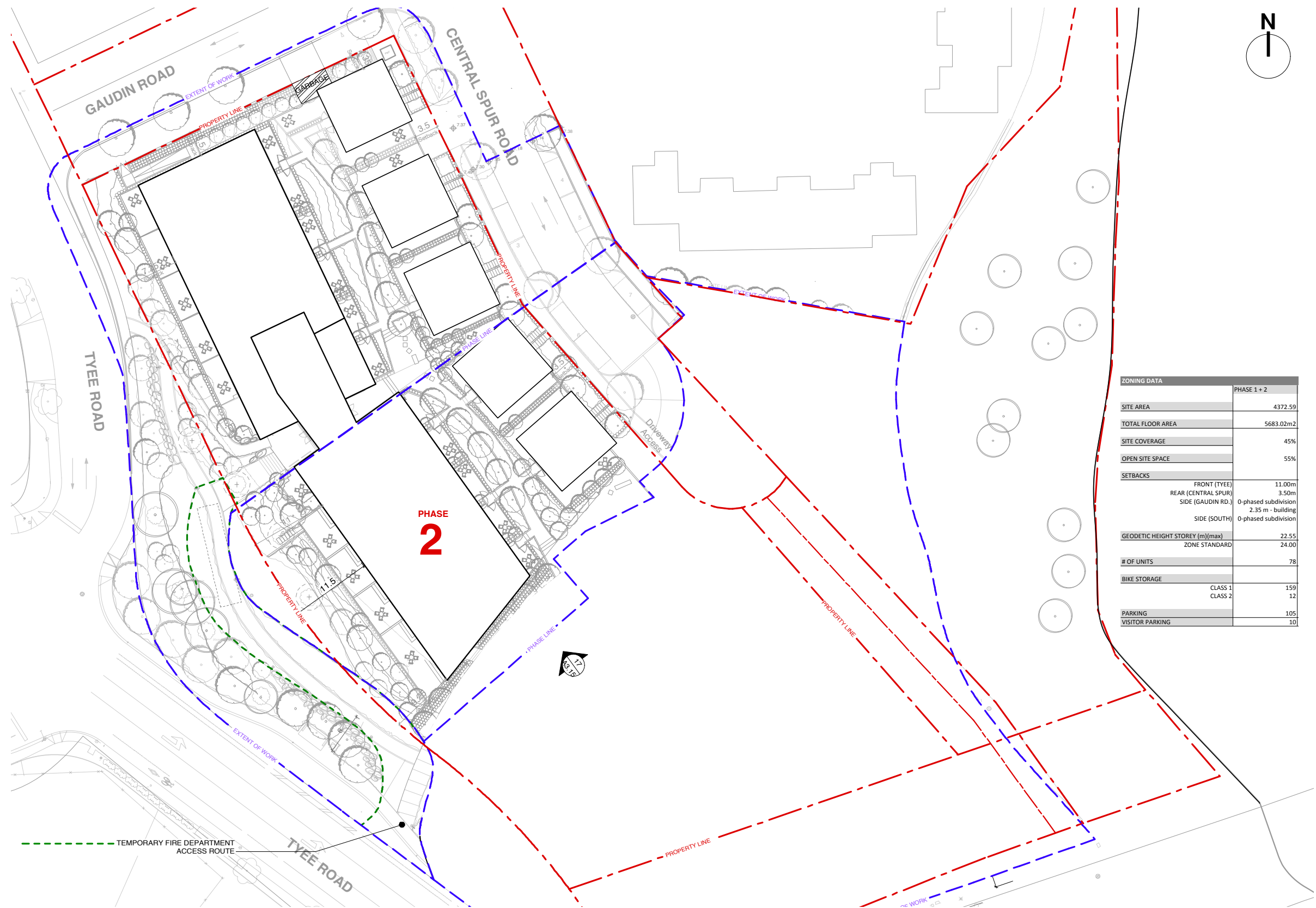
VICTORIA, BC

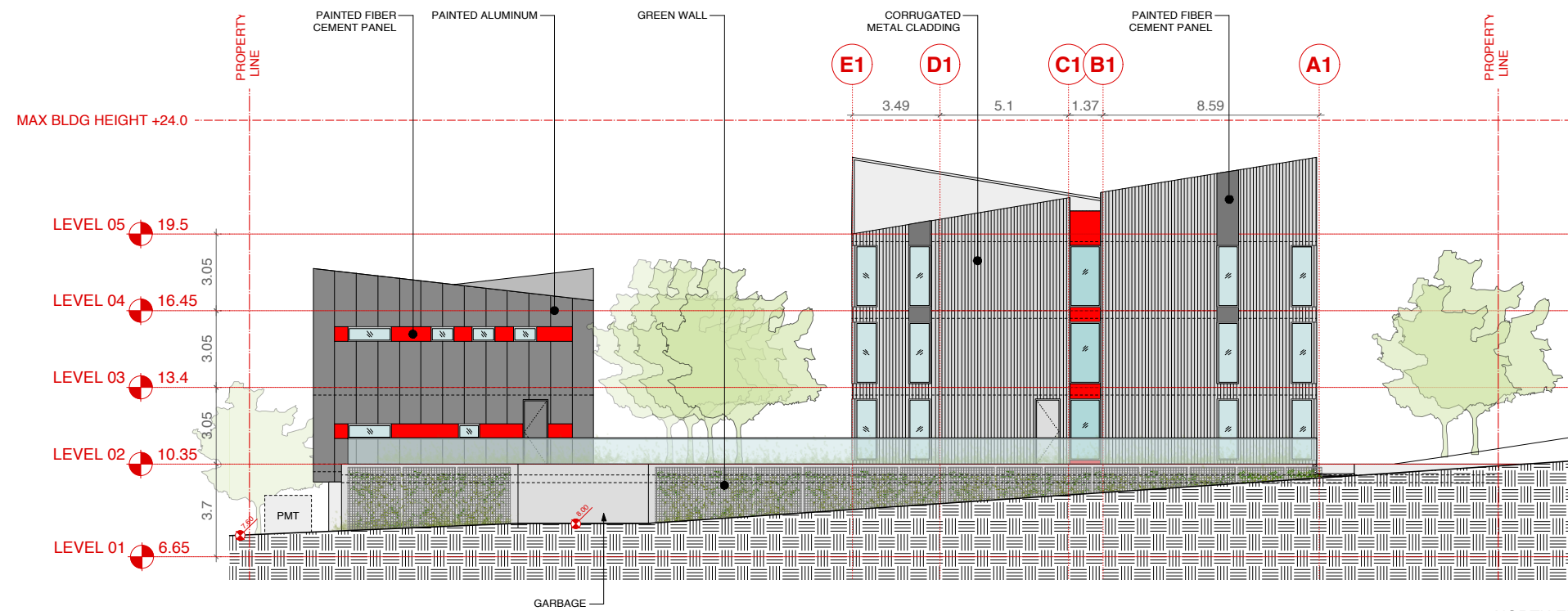
RENDERING

BLDG 1

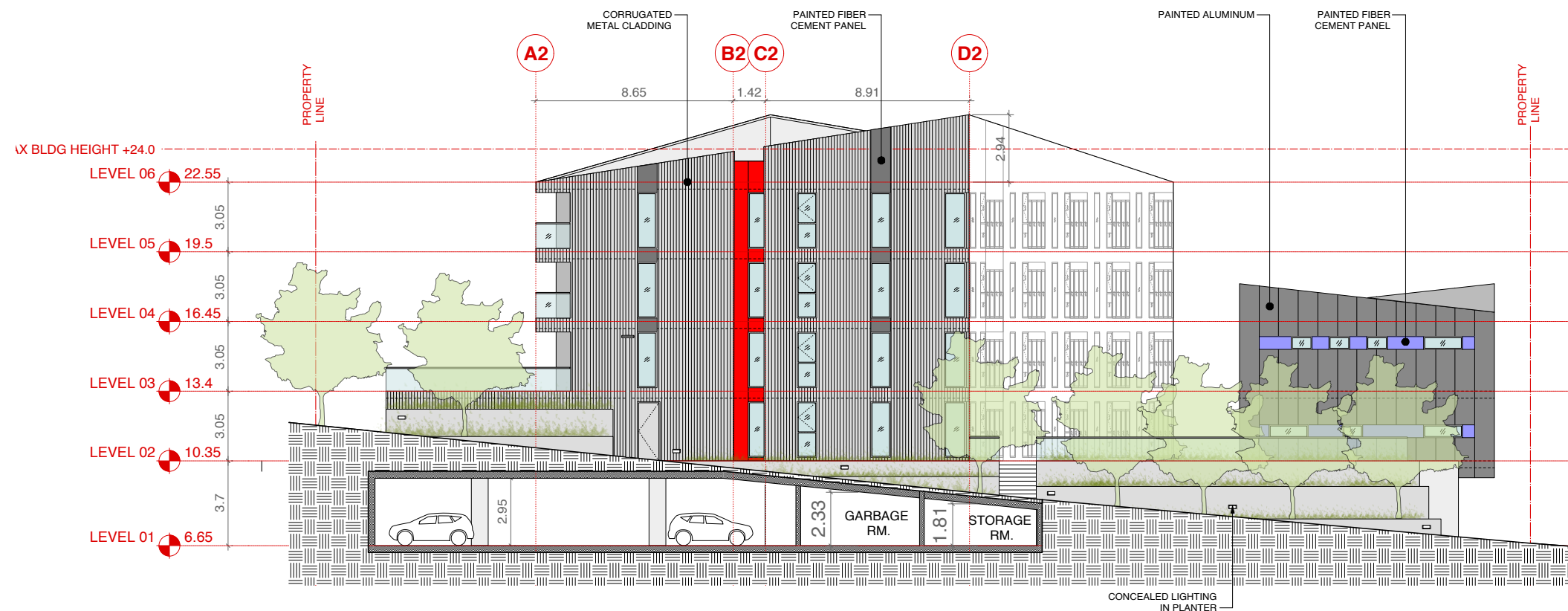
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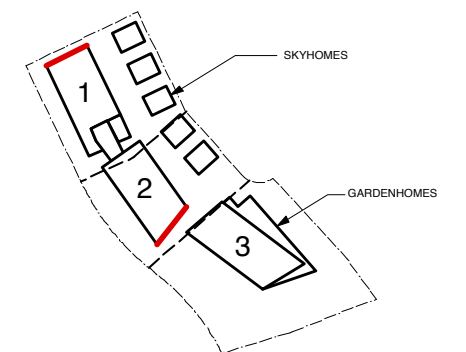


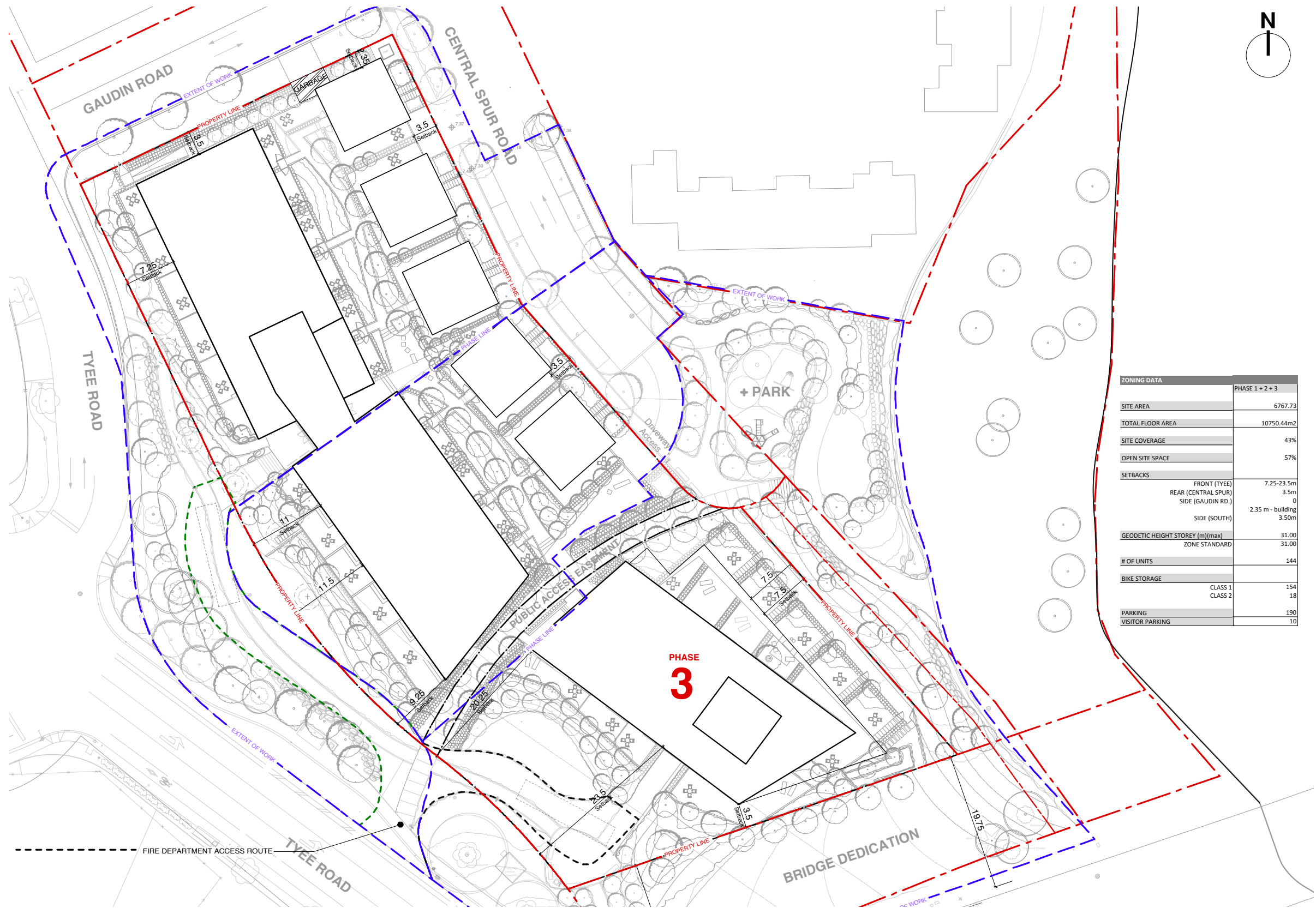


NORTH ELEVATION - BLDG 1
SCALE: 1:100



SOUTH ELEVATION - BLDG 2
SCALE: 1:100





ZONING DATA	
	PHASE 1 + 2 + 3
SITE AREA	6767.73
TOTAL FLOOR AREA	10750.44m2
SITE COVERAGE	43%
OPEN SITE SPACE	57%
SETBACKS	
FRONT (TYEE)	7.25-23.5m
REAR (CENTRAL SPUR)	3.5m
SIDE (GAUDIN RD.)	0
SIDE (SOUTH)	2.35 m - building 3.50m
GEODETC HEIGHT STOREY (m)(max)	31.00
ZONE STANDARD	31.00
# OF UNITS	144
BIKE STORAGE	
CLASS 1	154
CLASS 2	18
PARKING	190
VISITOR PARKING	10



RAILYARDS
LOT H & J

VIEW OF RAILYARDS FROM CORNER OF BAY ST. & TYEE

LeFevre
& Company

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