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

DIALOG

10 December 2015

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

Attention: Jim Handy, MCIP RPP Senior Planner

Received
City of Victoria
DEC 1 1 2015
Planning & Development Department
Development Services Division

Dear Jim,

Re: 701 Tyee Road
Development Permit No. 000404

In response to our revised DP submission dated Dec 10, 2015, this letter contains our response to the ADP recommendations from your email dated, Nov 4, 2015, and Minutes of the ADP meeting dated, Oct 28, 2015:

The email dated, Nov 4, 2015

Revisions required by Council

The Council motion of October 1 requires the following plan revisions:

- *either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;*
  Screen to be provided to hide the garbage enclosure, see A3.03
- *provide further details of the grass pave finish;*
  Attached are to supplementary details from Civil Engineer towards additional information for Fire truck lane. These will be developed further and stamped by Civil for the Building Permit.
- *provide comprehensive details relating to landscaping for Phases 1 and 2;* See L0.01 – L0.13
- *provide reduced annual landscaping maintenance costs within Bridges Park and along Tyee Road.*
  We have worked closely with City Parks Staff to develop a landscape treatment that effectively reduces the associated maintenance costs with these noted areas.

Other recommended plan revisions

As discussed, the revised plan package should also address the following:

- *provide details of all exterior doors (for Garden Homes, Sky Homes and Garage Doors)*
  See A3.13
- *please ensure the labelling of plans is correct (i.e. the Garden Homes / Sky Homes seem to be mislabelled)* Revised, see A2.41
- *provide enhanced details of the green wall treatment,* See L0.11

PRINCIPALS

JIM ANDERSON, AIBC, AAA, OAA, LEED® AP
CRAIG APPLEGATH, AIBC, PMP, AAA, LEED® AP
HARETH ARORA, P. ENG.
HOOSTGEMEIER, AIBC, AAA, OAA, SAA
ALAN BONTEBAL, AIBC, AAA, AIA
GERALD CARSON, P. ENG.
DOUG CINNAMON, AIBC, AAA

JEFF DIGATTISTA, PHD, P.ENG., LEED® AP
FADI DOMAYESS, M. ENG, P. ENG, STRUCT.ENG, MIStructE, FEI
JIM GOODWIN, AIBC, AAA, OAA, MSAA
DARIN HILDEBRANDT, P. ENG., LEED® AP
NORMAN HOTSON, AIBC, AAA, OAA
FARID KARACHI, P. ENG
ADRIAN LAI, AAA, MRAIC, LEED® AP

JANICE LIEDL, AIBC, AAA, OAA, LEED® AP
TIM MESSINI, P. ENG., LEED® AP
DAVID MINER, AIBC, AAA, OAA, SAA, 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, PHD, PENG, STRUCT.ENG, IN_SE
ROD YEOS, B.A. SC., P.ENG, P.E., LEED® AP, FCIP

DENOTES "ARCHITECT AIBC" OR "ARCHITECT AAA"

DIALOG BC
ARCHITECTURE | ENGINEERING
INTERIOR DESIGN | PLANNING INC

DIALOGDESIGN.CA

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- *the south elevation drawing indicates that the service room, bike storage area etc. projects out from the main face of the building. This is illustrated on the south elevation drawing of building 2 (retaining walls, planters and railing above). Please include details of this treatment on the west and north elevation drawings of building 2,* The foundation / parkade wall to be covered by the landscape and earth, see A3.02, A3.03

Minutes of the ADP meeting dated, Oct 28, 2015

Action:
MOVED / SECONDED
It was moved by Rod Windjack, seconded by Brad Forth, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000404 for 701 Tyee Road be approved with consideration of the following:

- *Further consideration of the layout and resolution at the end of Spur Road*
  The proposed layout is based on the following rationales and merits to the public,
  1) Bigger Park and Tots Play Area,
  2) Better access and connections with park, Tyee Road and transit thru public access easement, bike lane, Galloping Goose trail, etc.
  3) Safer environment beside park,
  4) Reduced road asphalt surface resulted in less hot island area,
  5) Better barrier free access to park,

- *Reconsideration the scale, building finish, landscape materiality, and accessibility of entrances on Tyee Road*
  Building 1 & 2 are to be scaled as subtle and respect the massing of surrounding buildings while Building 3 is more iconic gateway pairing with other tall office building opposite to Bay Street. The introduction of Sky homes is to create a transition in scale between proposed lowrise Building 1 & 2 and existing townhouse community. Also, it creates better street presence for this vibrant neighbourhood.
  To be coherent with the character of Railyards, the building finishes has been carefully thought through and cautiously executed with some fun pop color panels. This is to create the sense of continuity and to reflect the vision for a diverse of residential community.
  Along Tyee Road, the invaluable park space is not only for public enjoyment, but it also acts a generous front yard for the adjacent buildings. The entrances collaborate with the landscape to create the atmosphere of "City in the park". Accessibility has been carefully planned.

- *Provision of the playground as part of Phase 2 development*
  We want to make sure the park and playground delivered to public in a safe context. The only and best option is to provide the playground in Phase 3 as a part of the completion of whole development. This will reduce the risk between park visitors and construction works.

- *Provision of landscape applications between Phases as completed in project over its duration of construction*
  Noted. There will be a screen of tree pots along the phase boundary between Phases, see phasing plans A0.05A, A0.06A

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.

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

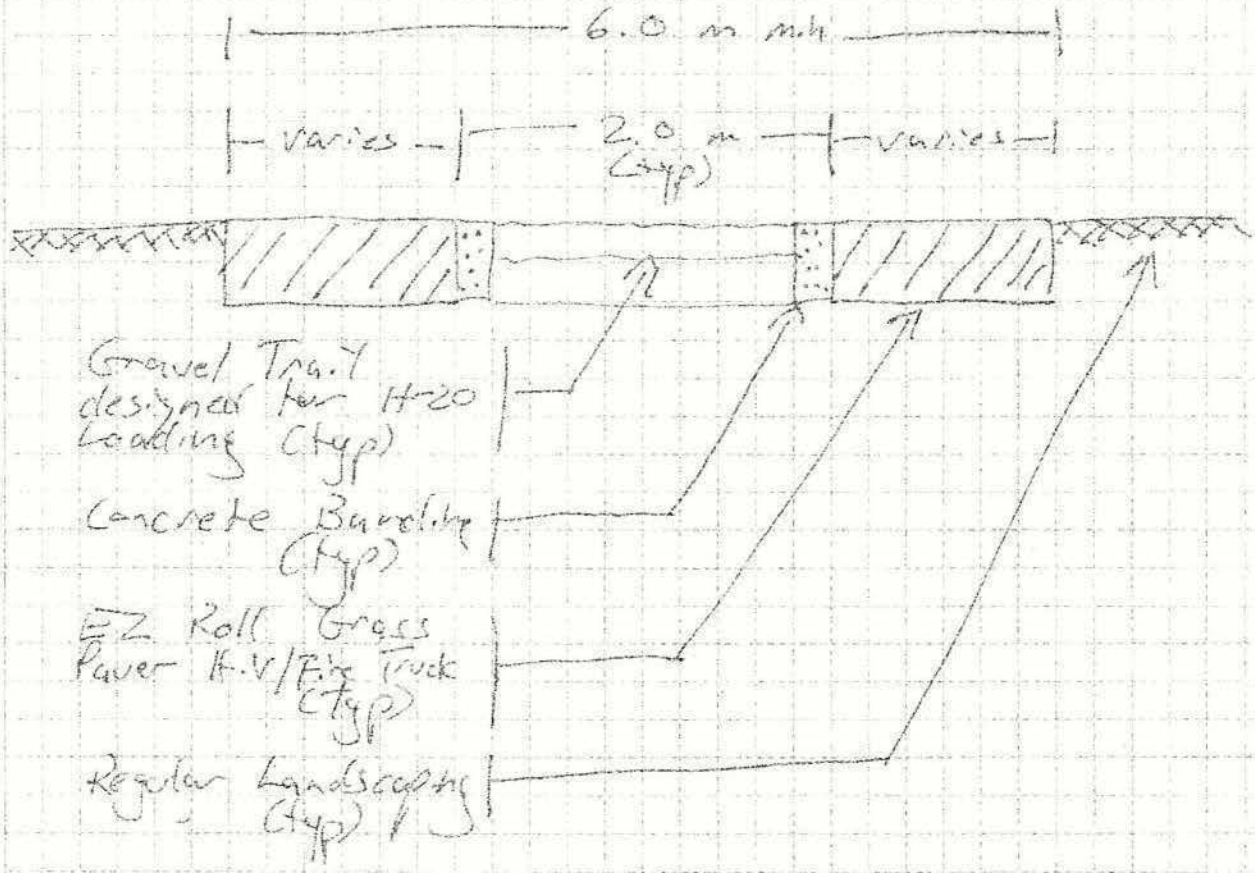
c.c. Chris Le Fevre, The Railyards Development Ltd.
Michael Cheung, DIALOG
Matthew Thomson, DIALOG

J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

DATE Dec 10/2015 PROJECT No. 2428-6
PREPARED BY RT Page No. 1 of 1

Rockyards H&S
Fire Access / Trail Detail

Received
City of Victoria
DEC 11 2015
Planning & Development Department
Development Services Division



EZ ROLL™ GRASS PAVER PRODUCT DESCRIPTION

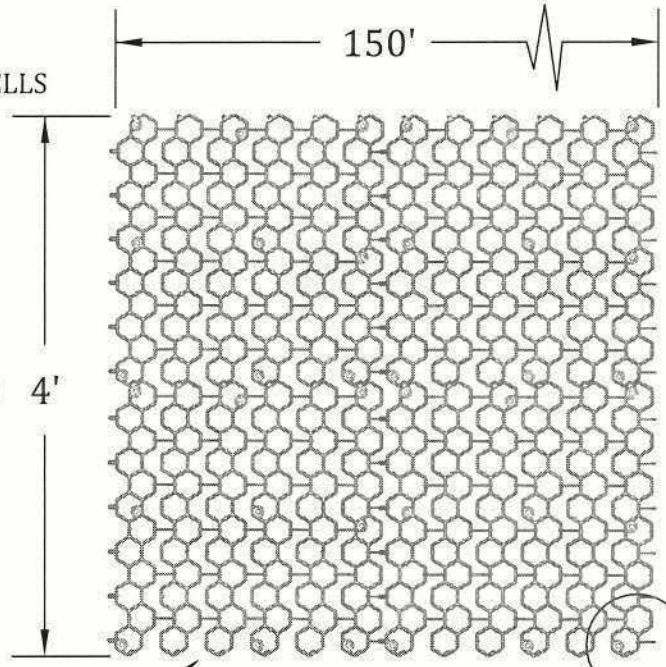
PANEL SIZE - 24" x 24" x 1"

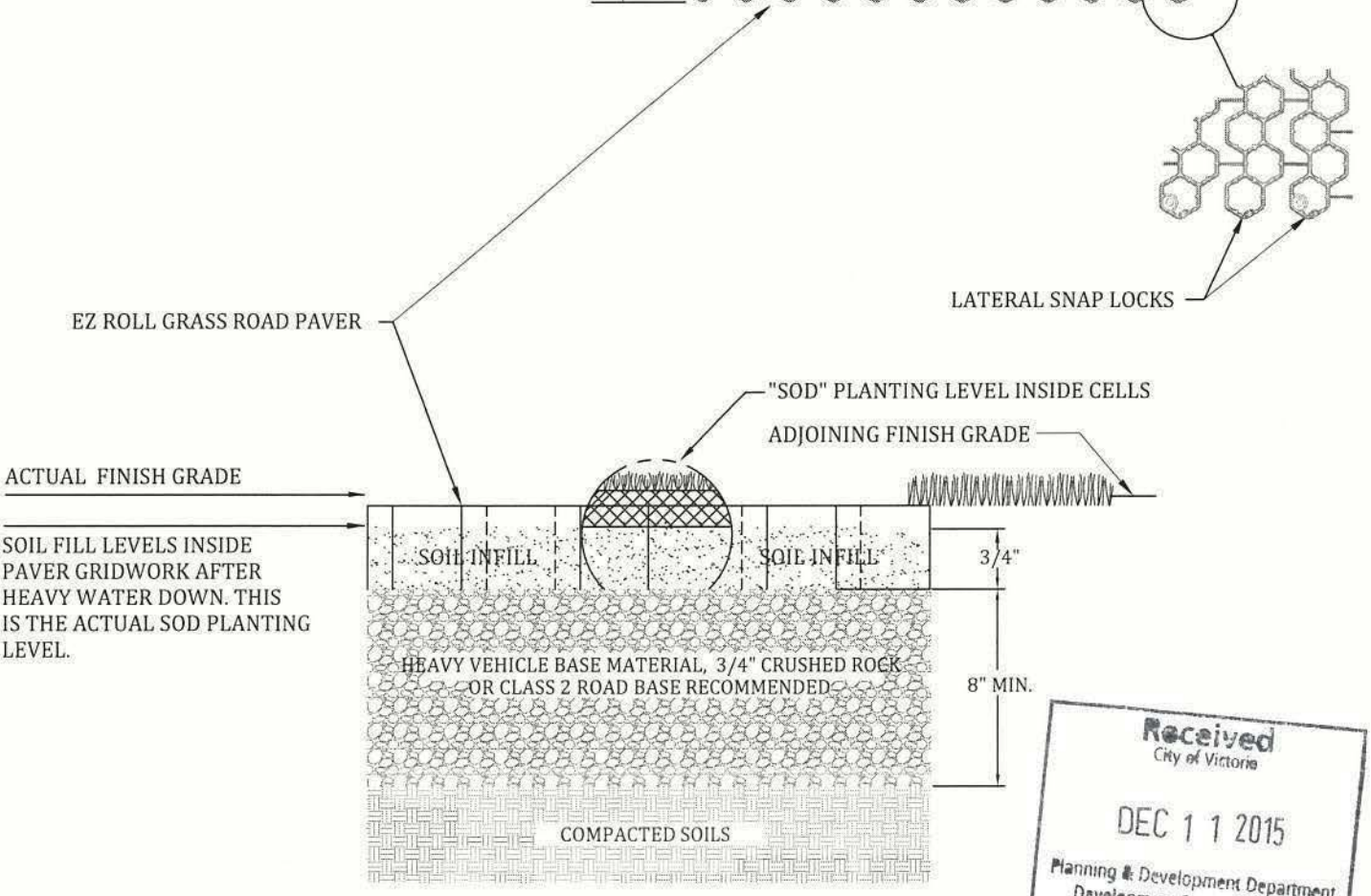
CELLS PER PANEL - (72) - 2-1/4" HEXAGONAL CELLS

STOCK ROLL SIZE'S - 4' x 24' (96 sq. ft.)
4' x 150' (600 sq. ft.)

CUSTOM SIZES AVAILABLE UPON REQUEST
1'-6" x 150' (225 sq. ft.)
2' x 150' (300 sq. ft.)

NESTED HONEYCOMB CELL LAYOUT
COMPRESSIVE STRENGTH (OPEN CELL NO FILL)
63,936 PSF
444 PSI
EXCEEDS H20 LOADING





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City of Victoria
DEC 1 1 2015
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SOIL INFILL THE COMPOSITION OF THE MATERIAL WILL BE BASED ON LOCAL CONDITIONS AND DETERMINED BY THE LANDSCAPE ARCHITECT OR AS SPECIFIED IN THE CONTRACT DOCUMENTS

GRASS SEED OR SOD TYPE TO BE AS SPECIFIED IN THE CONTRACT DOCUMENTS OR BY DESIGN LANDSCAPE ARCHITECT.

TECHNICAL SERVICES
1-888-825-4716
techservice@ndspro.com

TYPICAL EZ-ROLL™ GRASS PAVER H.V. /FIRE ACCESS DETAIL

HEAVY VEHICLE OR FIRE ACCESS ROAD

N. T. S.

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 utilitize 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.

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 SM (71,150 SF)	
SITE COVERAGE%	43%	
OPEN SITE SPACE%	57%	
TOTAL FLOOR AREA	10,750.66m2	
FLOOR SPACE RATIO	10,750.66m2 / 6787.73 m2 = 1.59	
AVERAGE GRADE	10.6m & 11.6m	
HEIGHT OF BUILDING	ALLOWED UNDER CD-5 ZONING 24m (H), 31m (J)	PROPOSED 22.55m (H), 31m (J)

NUMBER OF STOREYS	3 STOREYS + 4 STOREYS + 7 STOREYS	
BUILDING SETBACKS (m)	FRONT (TYEE ROAD): 2m SIDE (NORTH AT DALTON RD): 3.5m SIDE (SOUTH AT BRIDGE DEDICATION): 3.5m REAR (CENTRAL SPUR ROAD): 3.5m REAR (AT BOY HOWDY FROM PARK): 4m	
PARKING STALLS ON SITE	PARKING REQUIRED UNDER SCHEDULE C STUDIO: 13 (UNIT) = 13 RESIDENTIAL: 157 (1.3 / UNIT) = 170.3 REQUIRED TOTAL: 183.3 TOTAL: 185	PROPOSED 201
	VISITOR PARKING REQUIRED UNDER SCHEDULE C 10% OF REQUIRED TOTAL: 18.3	PROPOSED 19
BICYCLE STORAGE	CLASS 1 PARKING REQUIRED UNDER SCHEDULE C RESIDENTIAL: 144 (1.0 / UNIT)	PROPOSED 159
	CLASS 2 PARKING REQUIRED UNDER SCHEDULE C 6-SPACE RACK AT EACH RESIDENTIAL ENTRY	PROPOSED 12
STORAGE LOCKERS PROVIDED	154	

SUITE TYPES			
TYPE	RANGE	COUNTS	MIX
STUDIO	395 - 400 SF (36.7 - 37.2 SM)	13	9%
1 BEDROOM	520 - 554 SF (48.3 - 51.5 SM)	77	55%
2 BEDROOM	755 - 868 SF (70.1 - 80.6 SM)	32	21%
2 BEDROOM & DEN	812 - 892 SF (75.4 - 82.9 SM)	7	4%
TOWNHOME & SKY HOMES	1120 - 1404 SF (104.1 - 130.4 SM)	15	11%
TOTAL		144	100%

BUILDING INFORMATION (METRIC)							
FLOOR	RESIDENTIAL	UNIT#					
		1BED	1BED	2BED	2+DEN	CARRIAGEHOME	
L01	515	0	0	0	0	15	
L02	2,368	2	19	0	5	0	
L03	2,530	3	23	4	0	0	
L04	1,987	4	29	4	0	0	
L05		1	7	5	4	0	
L06	668	1	3	5	0	0	
L07	680	1	3	5	0	0	
L08	668	1	3	5	0	0	
L09	658	0	4	6	0	0	
SUBTOTAL		13	77	32	7	15	
TOTAL	10,074			144			
BUILDABLE SITE AREA						5,512	
FSR						1.83	

Received
City of Victoria
FEB 09 2016
Planning & Development Department
Development Services Division

DRAWING LIST - TO BE REVISED

A0.01	COVER PAGE & PROJECT DATA
A0.02	CONTEXT PLAN
A0.03	SURVEY/ SITE PLAN
A0.04	PROPOSED SITE PLAN
A0.05, A0.06, A0.07	PHASING PLANS
A0.08, A0.09, A0.10	RENDERINGS
A1.01	OVERALL PARKADE PLAN - LEVEL P1
A1.02	OVERALL PARKADE PLAN - LEVEL P2
A1.03	PARKADE PLAN - LEVEL P1 - PHASE 1 & 2
A1.04	PARKADE PLAN - LEVEL P1 & P2 - PHASE 3
A1.11	BLDG 1 - LEVELS 2 & 3 FLOOR PLAN
A1.12	BLDG 1 - LEVELS 4 & 5 FLOOR PLAN
A1.21	BLDG 2 - LEVELS 2 & 3 FLOOR PLAN
A1.22	BLDG 2 - LEVELS 4 & 5 FLOOR PLAN
A1.23	BLDG 2 - ROOF PLAN
A1.31	BLDG 3 - LEVELS 2, 3 & 4 FLOOR PLAN
A1.32	BLDG 3 - LEVELS 5 & 6 FLOOR PLAN
A1.33	BLDG 3 - LEVELS 6 & 7 FLOOR PLAN
A1.34	BLDG 3 - ROOF PLAN
A1.41	TOWNHOMES & SKY HOMES - UNIT PLANS
A1.51	WEST ELEVATIONS
A1.52	EAST ELEVATIONS
A1.53	WEST ELEVATION - BLDG 1 & 2
A1.54	NORTH & SOUTH ELEVATIONS - BLDG 1 & 2
A1.55	EAST ELEVATION - BLDG 1 & 2
A1.56	SECTION - BLDG 1 & 2
A1.57	SECTION - BLDG 3
A1.58	WEST ELEVATION - BLDG 3
A1.59	NORTH ELEVATION - BLDG 3
A1.60	EAST ELEVATION - BLDG 3
A1.61	SOUTH ELEVATION - BLDG 3
A1.62	SECTION - BLDG 2
A1.63	SECTION - BLDG 3
A1.15	EAST ELEVATIONS - GARDENHOMES AND SKYHOMES
A1.16	WEST ELEVATIONS - SKYHOMES & SOUTH ELEVATION - PHASE 1
A1.17	SOUTH ELEVATION - PHASE 3
L1.01	LANDSCAPE PLAN
L1.02	LAYOUT & GRADING PLAN
L1.03	PLANTING PLAN
L1.04	TREE PROTECTION PLAN
L1.05	SCHEMATIC LIGHTING PLAN
L1.06	ENTRY PLAZA & VIEW CORRIDOR
L1.07	TOTS PLAY AREA DETAILS
L1.11	PAVING DETAILS
L1.12	STAIR AND RAILING DETAILS
L1.13	SITE FURNISHINGS
L1.14	PLANTING DETAILS
L1.15	LANDSCAPE SECTIONS 1-2
L1.16	LANDSCAPE SECTIONS 3-4

DIALOG

ISSUED FOR

A 25 /NOV/ 15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISION

METRIC

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DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING ETC
400 - 611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1
Tel: 604.255.1169 Fax: 604.255.1180
info@dialogbc.ca

OWNER:
LEKSEVE AND COMPANY
1111 GENERAL STREET
VICTORIA BC V9W 1T4
Tel: 250.704.4400

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

COVER PAGE & PROJECT DATA

DRAWN: CHECKED:
PLOT DATE: 12/09/15

A0.01

DIALOG

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DIALOG BC ARCHITECTURE ENGINEERING
ADDRESS
TEL
FAX
EMAIL

OWNER:
ADDRESS
TEL

SEAL

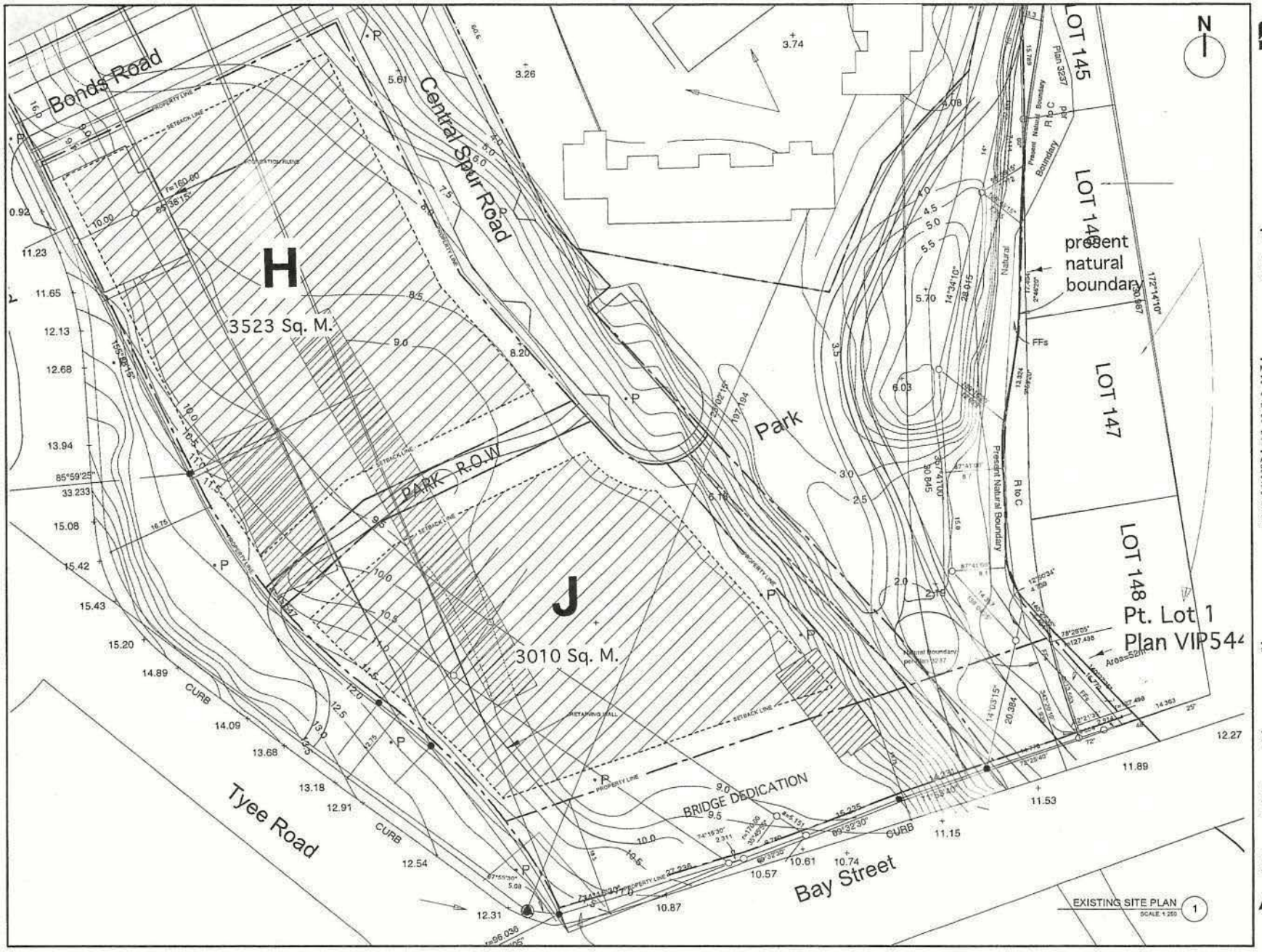
RAILYARDS, LOT H & J

VICTORIA, BC

CONTEXT PLAN

DRAWN
CHECKED
PLOT DATE 12/9/15

A0.02



DIALOG

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C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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PATRICK GEDDES BUILDING
638 - 611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1
Tel (604) 255-1169 Fax (604) 255-1780
email@dialogbc.ca

OWNER:
LEGACY REIT COMPANY
ROYAL ROAD STREET
VICTORIA BC V8W 1T4
Tel (250) 386-4660

SEAL

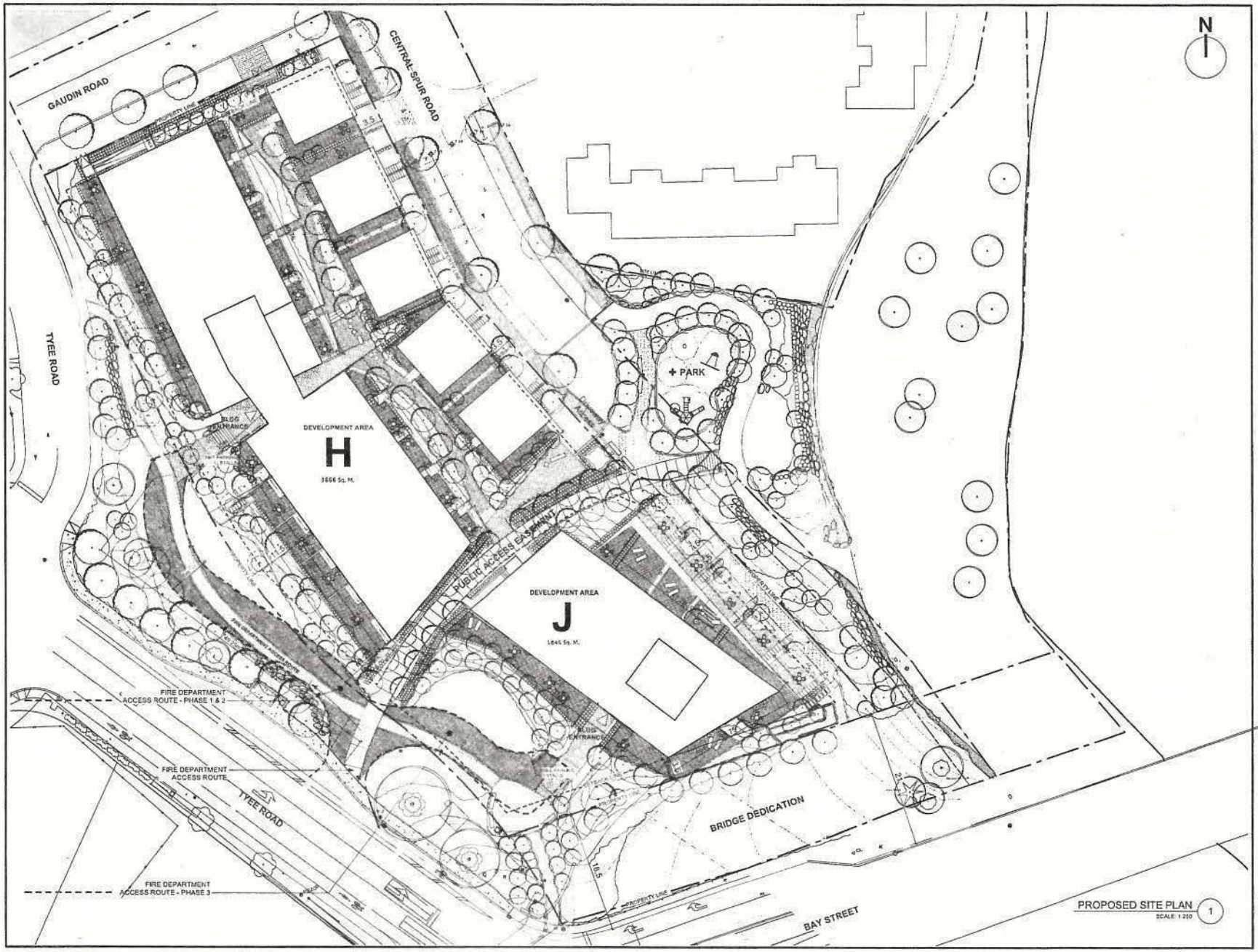
RAILYARDS, LOT H & J

VICTORIA, BC

EXISTING SITE PLAN

DRAWN
PLOT DATE: 12/09/15
CHECKED

A0.03



PROPOSED SITE PLAN
SCALE: 1:250 (1)

DIALOG

ISSUED FOR

A 29 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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PETERSON DESIGN PLANNING INC.
418 - 611 ALDEN ROAD STREET
VANCOUVER, BC V5Z 1V7
Tel: 604 294-1708 Fax: 604 294-1709
mail@petersondesign.ca

OWNER:

LEGACY LAND COMPANY
1874 HOOLE STREET
VICTORIA, BC V8S 1R5
Tel: 250 370-1855

SEAL

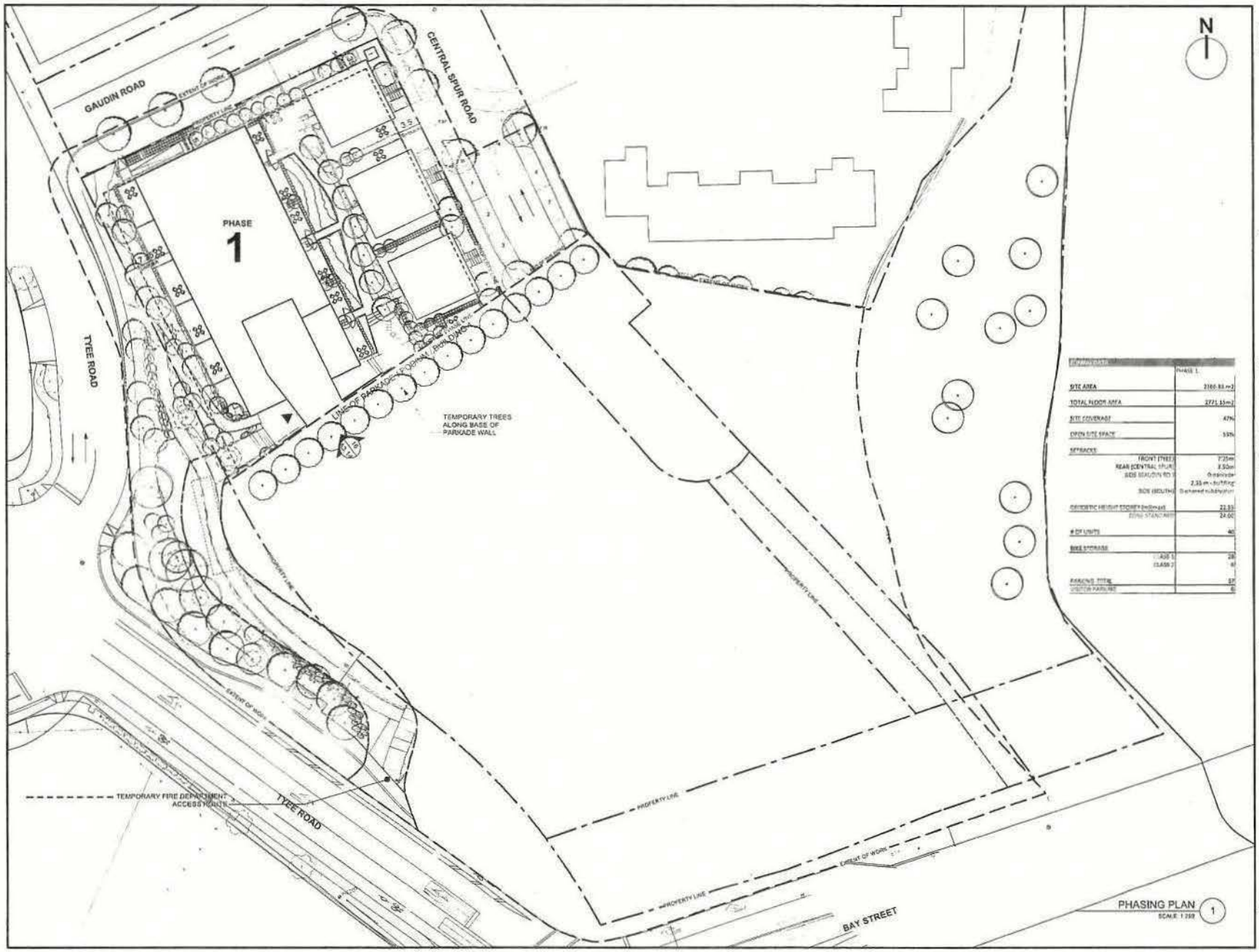
RAILYARDS, LOT H & J

VICTORIA, BC

PROPOSED SITE PLAN

DRAWN: CHECKED:
PLOT DATE: 16-2-5

A0.04



	PHASE 1
SITE AREA	2386.83 m2
TOTAL FLOOR AREA	2771.15 m2
SITE COVERAGE	47%
OPEN SITE SPACE	53%
SETBACKS	
FRONT (TYEE)	7.25m
REAR (CENTRAL SPUR)	3.50m
SIDE (GAUDIN RD S)	0 metres
SIDE (SOUTH)	2.35 m - building Balanced subdivision
GEODETIC HEIGHT STOREY (m/Storey)	22.33
ZONE STANDARD	24.00
# OF UNITS	40
BIKE STORAGE	
CLASS 1	28
CLASS 2	6
PARKING TOTAL	37
VISITOR PARKING	6

DIALOG

ISSUED FOR

A 29 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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DESIGN STUDIO PLANNING INT
#100 - 611 ALEXANDER STREET
VANCOUVER BC V6A 1E1
Tel 604.255.1169
Fax 604.255.1192
info@dialogbc.ca

OWNER:

LENNAR (VICTORIA) INC
1240 MILL STREET
VICTORIA BC V8V 4B7
Tel 250.386.7794

SEAL

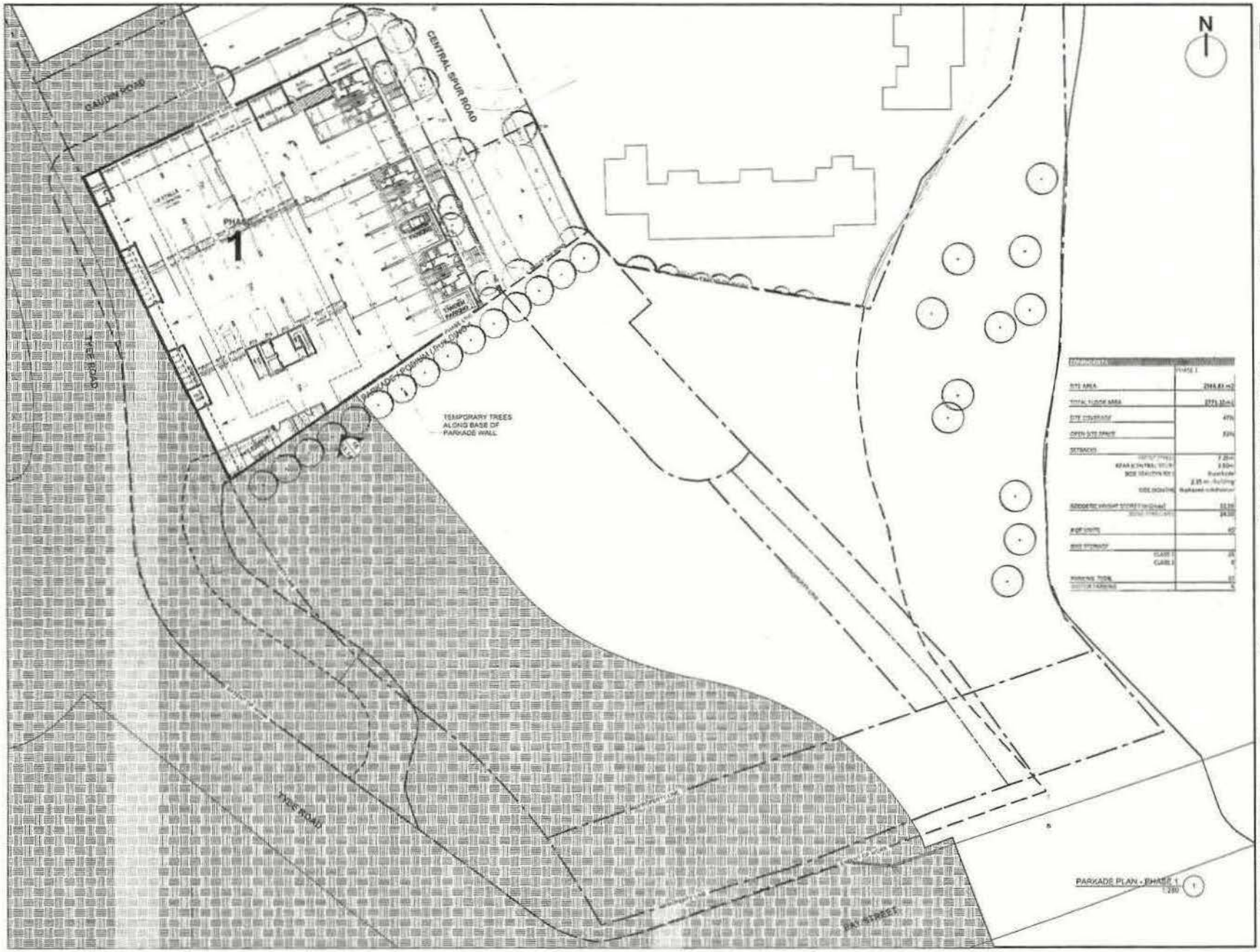
RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1

DRAWN: CHECKED:
PLOT DATE: 16-2-5

A0.05A



DIALOG

	PHASE 1
SITE AREA	2949.83 m2
TOTAL FLOOR AREA	2771.32 m2
SITE COVERAGE	47%
OPEN SITE SPACE	53%
SETBACKS	
	7.25 m
	3.50 m
	Riverside
	2.25 m - Building
SIDE (SOUTH)	Railyard subdivision
	33.3%
	[44.50]
# OF UNITS	40
BIKE STORAGE	
CLASS 1	28
CLASS 2	6
PARKING TOTAL	51
	5

METRIC

ARCHITECT & PRIME CONSULTANT

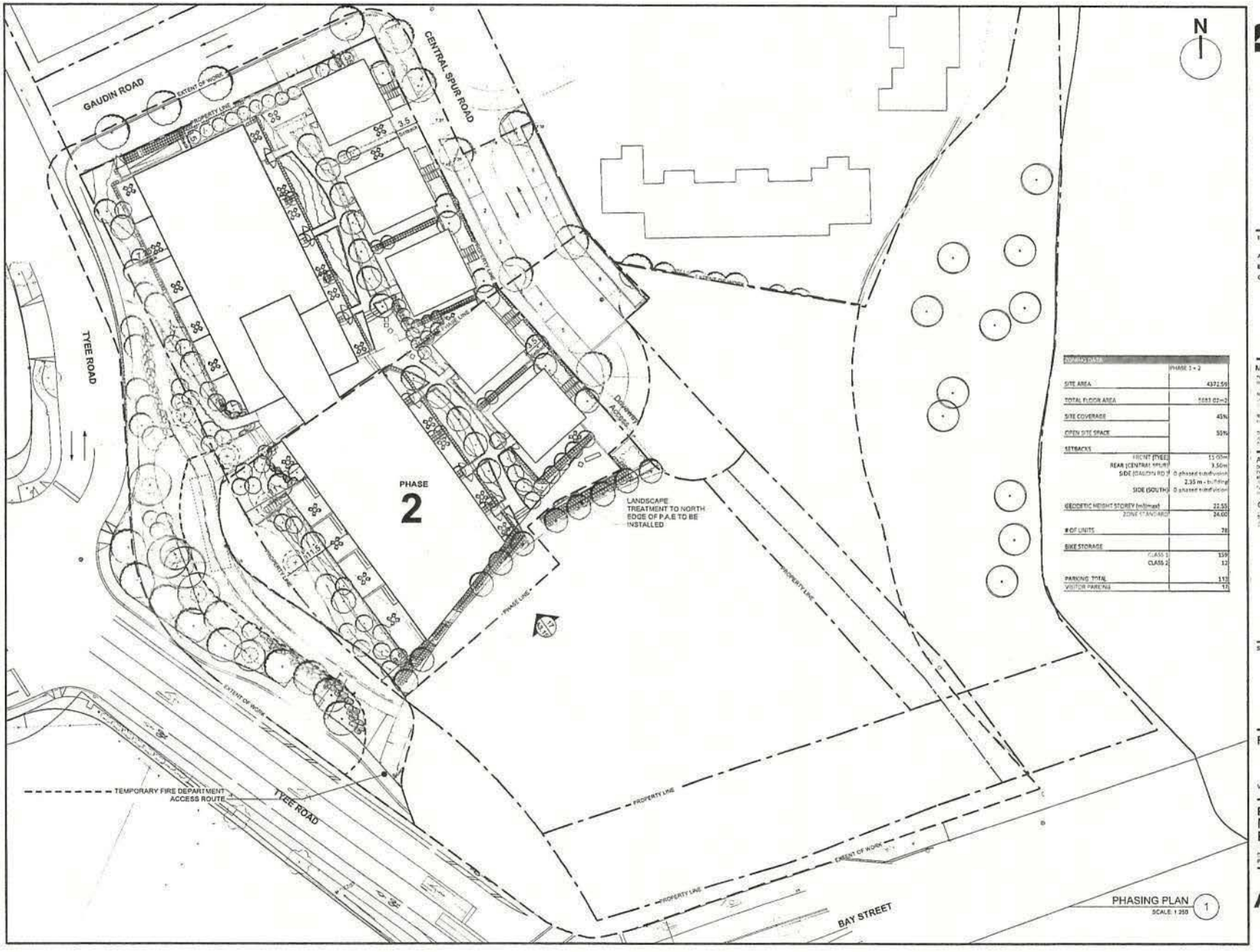
OWNER

RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
PARKADE PLAN
PHASE 1

A0.05B



ZONING DATA	PHASE 1 + 2
SITE AREA	4371.59
TOTAL FLOOR AREA	5683.02m2
SITE COVERAGE	45%
OPEN SITE SPACE	55%
SETBACKS	
FRONT (TYEE)	15.00m
REAR (CENTRAL SPUR)	3.50m
SIDE (GAUDIN RD)	0 phased subdivision 2.35 m - building
SIDE (SOUTH)	0 phased subdivision
GEODETIC HEIGHT STOREY (m)/max	22.55
ZONE STANDARD	24.00
# OF UNITS	78
BIKE STORAGE	
CLASS 1	159
CLASS 2	12
PARKING TOTAL	113
VISITOR PARKING	12

DIALOG

ISSUED FOR:

A 29 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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INTERIOR DESIGN LANDSCAPE ARCHITECTURE
#55-611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1
Tel: 604.255.1169 Fax: (604) 255.1199
www.dialogbc.ca

OWNER:
H & J (BC) HOLDINGS
611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1
Tel: 604.255.1169

SEAL:

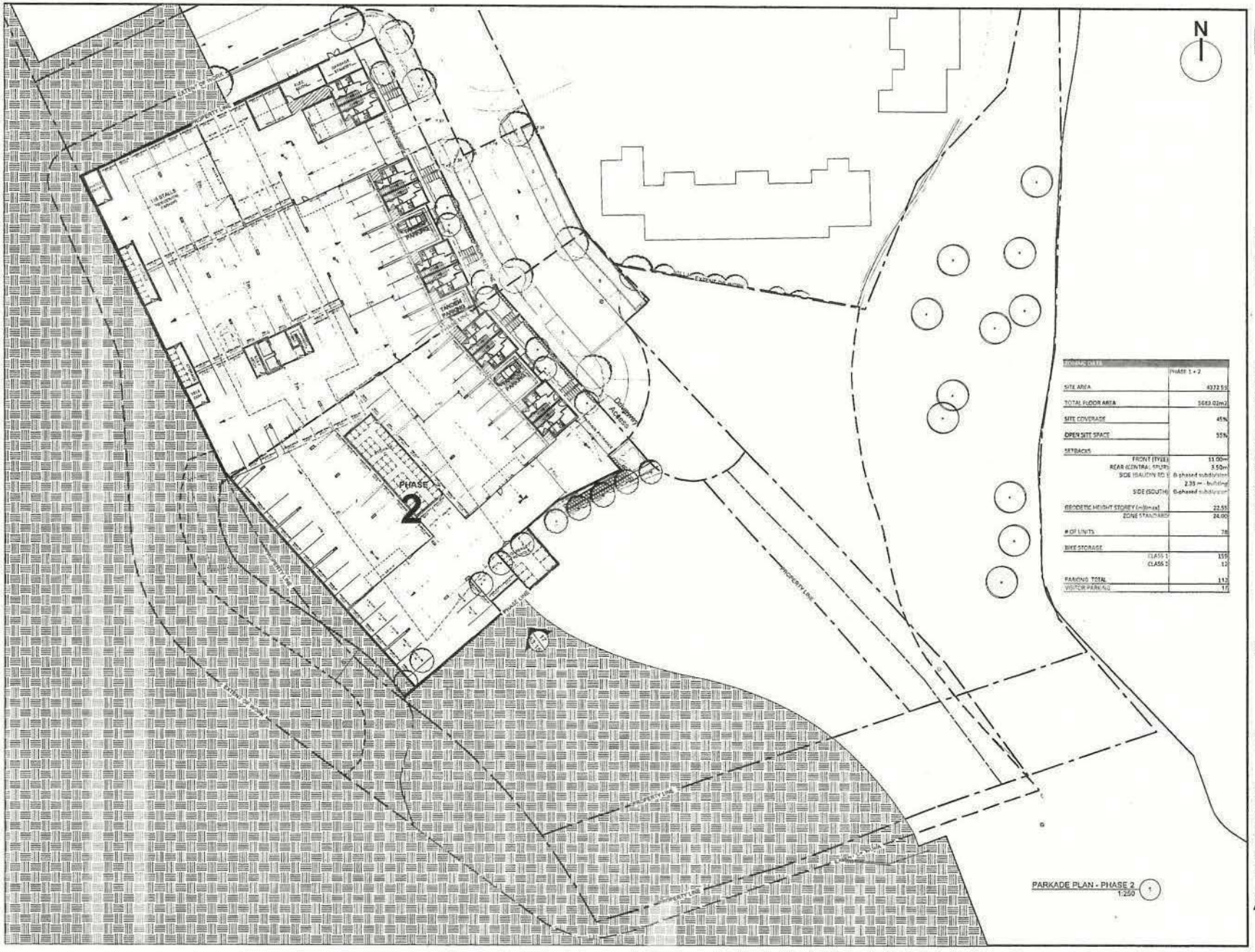
RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2

DRAWN: CHECKED:
PLOT DATE: 16-2-5

A0.06A



ZONING DATA	PHASE 1 + 2
SITE AREA	4372.5 SM
TOTAL FLOOR AREA	5683.02m2
SITE COVERAGE	45%
OPEN SITE SPACE	55%
SETBACKS	
FRONT (TYEE)	11.00m
REAR (CENTRAL STUDY)	3.50m
SIDE (SAUDIN RD E	0 phased subdivision 2.35 m - building
SIDE (SOUTH)	0 phased subdivision
GEODETIC HEIGHT STOREY (~)(m.ex)	22.55
ZONE STANDARD	24.00
# OF UNITS	78
BIKE STORAGE	
CLASS 1	159
CLASS 2	12
PARKING TOTAL	113
VISITOR PARKING	17

DIALOG

ISSUED FOR:

A 25 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

SEAL

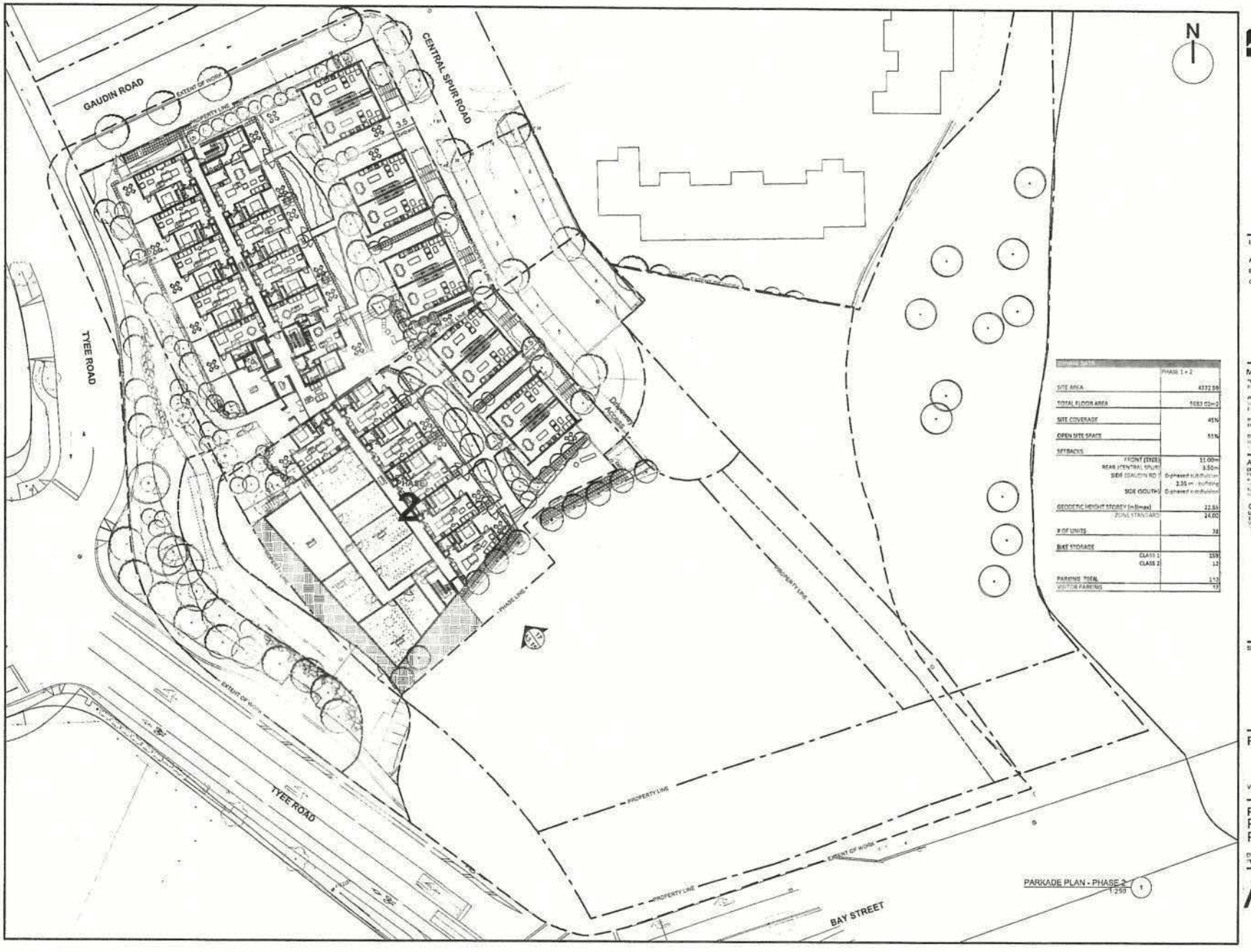
RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
PARKADE PLAN
PHASE 1 + 2

DRAWN CHECKED
PLOT DATE: 16-2-5

A0.06B



ZONING DATA	PHASE 1 + 2
SITE AREA	4372.5m²
TOTAL FLOOR AREA	1683.02m²2
SITE COVERAGE	45%
OPEN SITE SPACE	55%
SETBACKS	
FRONT (TYEE)	11.00m
REAR (CENTRAL SPUR)	3.50m
SIDE (GAUDIN RD)	0 planed subdivision
SIDE (SOUTH)	2.35 m - building 0 planed subdivision
GEODETIC HEIGHT STOREY (m)[max]	22.55
ZONE STANDARD	24.00
# OF UNITS	78
BIKE STORAGE	
CLASS 1	159
CLASS 2	12
PARKING TOTAL	117
VISITOR PARKING	17

DIALOG

ISSUED FOR :

A 29 JAN/16 DEVELOPMENT PERMIT
B 14 AUG/16 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/16 DEVELOPMENT PERMIT REVISIONS

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PETTIGREW DESIGN PLANNING INC.
#1 - 1771 SUBMARINE CRESCENT
VANCOUVER BC V5L 1T8
Tel (604) 255-7168 Fax (604) 255-7169
info@pettigrewdesign.ca

OWNER:
LEFEVRE AND COMPANY
333 HERALD STREET
VICTORIA BC V8W 1S5
Tel (250) 360-0899

SEAL

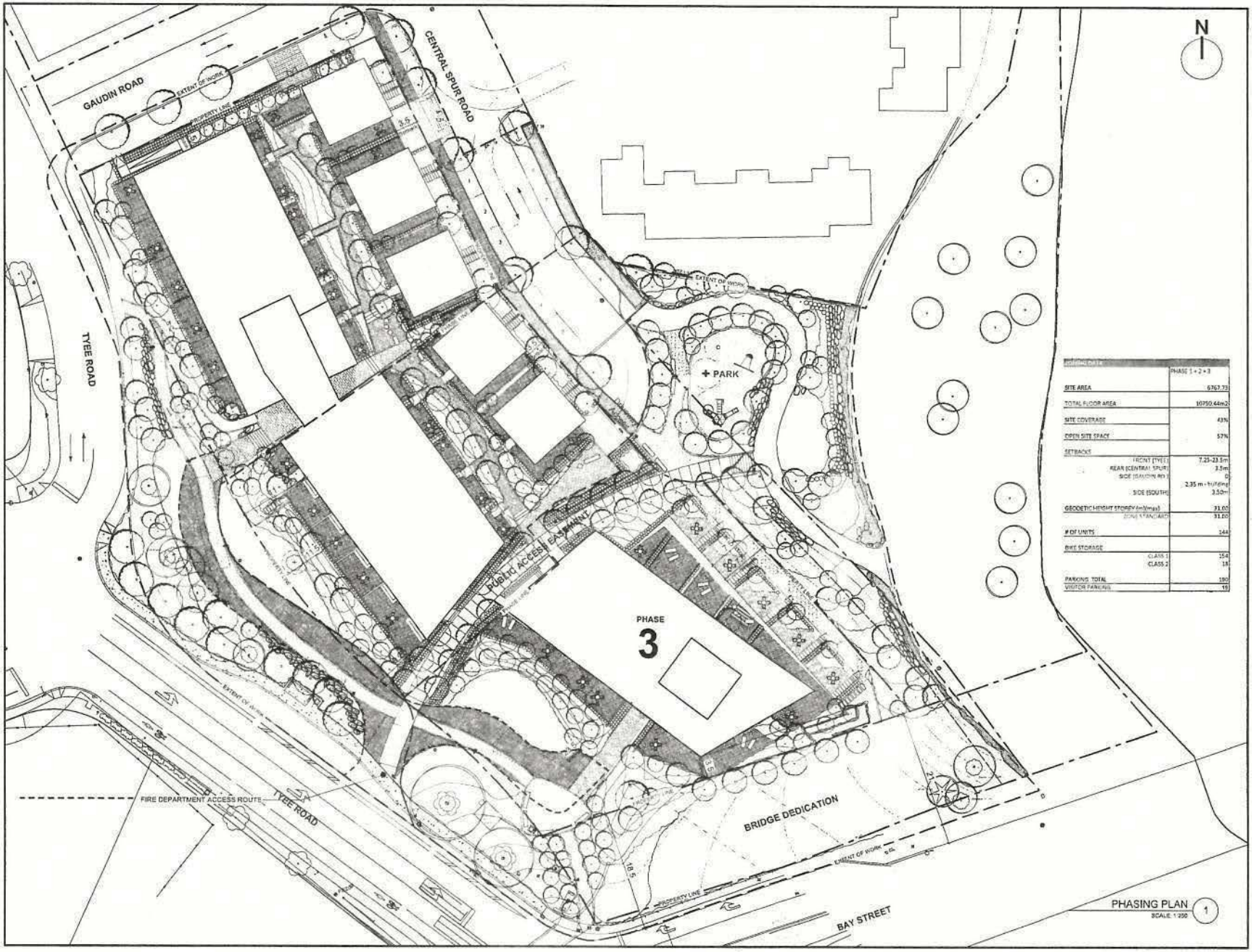
RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
PARKADE PLAN
PHASE 1 + 2

DRAWN: CHECKED:
PLOT DATE: 16-2-5

A0.06C



	PHASE 1 + 2 + 3
SITE AREA	6767.73
TOTAL FLOOR AREA	10750.44m2
SITE COVERAGE	43%
OPEN SITE SPACE	57%
SETBACKS	
FRONT (TYEE)	7.23-23.5m
REAR (CENTRAL SPUR)	3.5m
SIDE (GAUDIN RD.)	0
	2.35 m - h/16m
SIDE (SOUTH)	3.50m
GEODETIC HEIGHT STOREY (m-Wood)	31.60
ZONE STANDARD	31.00
# OF UNITS	144
BIKE STORAGE	
CLASS 1	154
CLASS 2	18
PARKING TOTAL	180
VISITOR PARKING	19

DIALOG

ISSUED FOR

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C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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PATTERSON DESIGN PLANNING INC.
611 - 611 ALEXANDER STREET
VANCOUVER, B.C. V6A 1E1
TEL 604.255-1169 FAX 604.255-1790
mail@dialogbc.ca

OWNER:
LEWIS AND COMPANY
510 YATES STREET
VICTORIA, B.C. V8W 1K6
TEL 250.383-1155

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

PHASING PLAN
MASTER SITE PLAN
PHASE 1 + 2 + 3

DRAWN: CHECKED:
PLOT DATE: 16-2-5

A0.07A

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

DIALOG

ISSUED FOR

A 26 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 05 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

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RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

DRAWN CHECKED

A0.08

RENDERING OF PROJECT (1)
VIEW SOUTH ALONG CENTRAL SPUR ROAD

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C 09 DEC/15 DEVELOPMENT PERMIT REVISION

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DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING GROUP
[illegible]
[illegible]
Tel: [illegible] Fax: [illegible]
[illegible]

OWNER:
[illegible]
[illegible]
[illegible]
[illegible]

SEAL

RAILYARDS, LOT H & J

VICTORIA BC

RENDERING

DRAWN [illegible] CHECKED

A0.09

RENDERING OF PROJECT (1)
VIEW WEST BAY STREET BRIDGE

DIALOG

ISSUED FOR:

A 08 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

SEAL

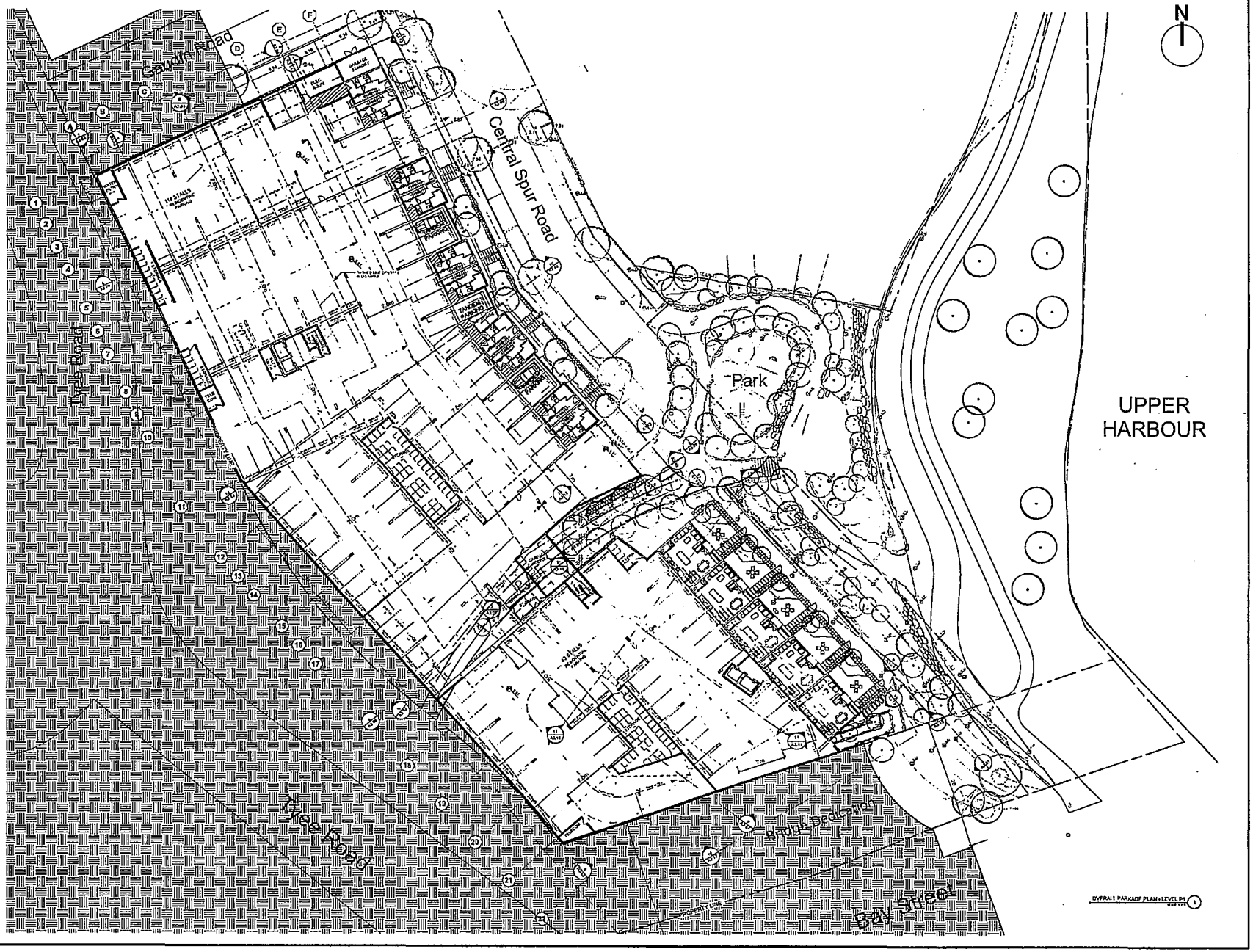
RAILYARDS, LOT H & J

VICTORIA, BC

RENDERING

DRAWN CHECKED

A0.10



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
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100 MORRIS STREET
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tel (250) 383-4900

SEAL

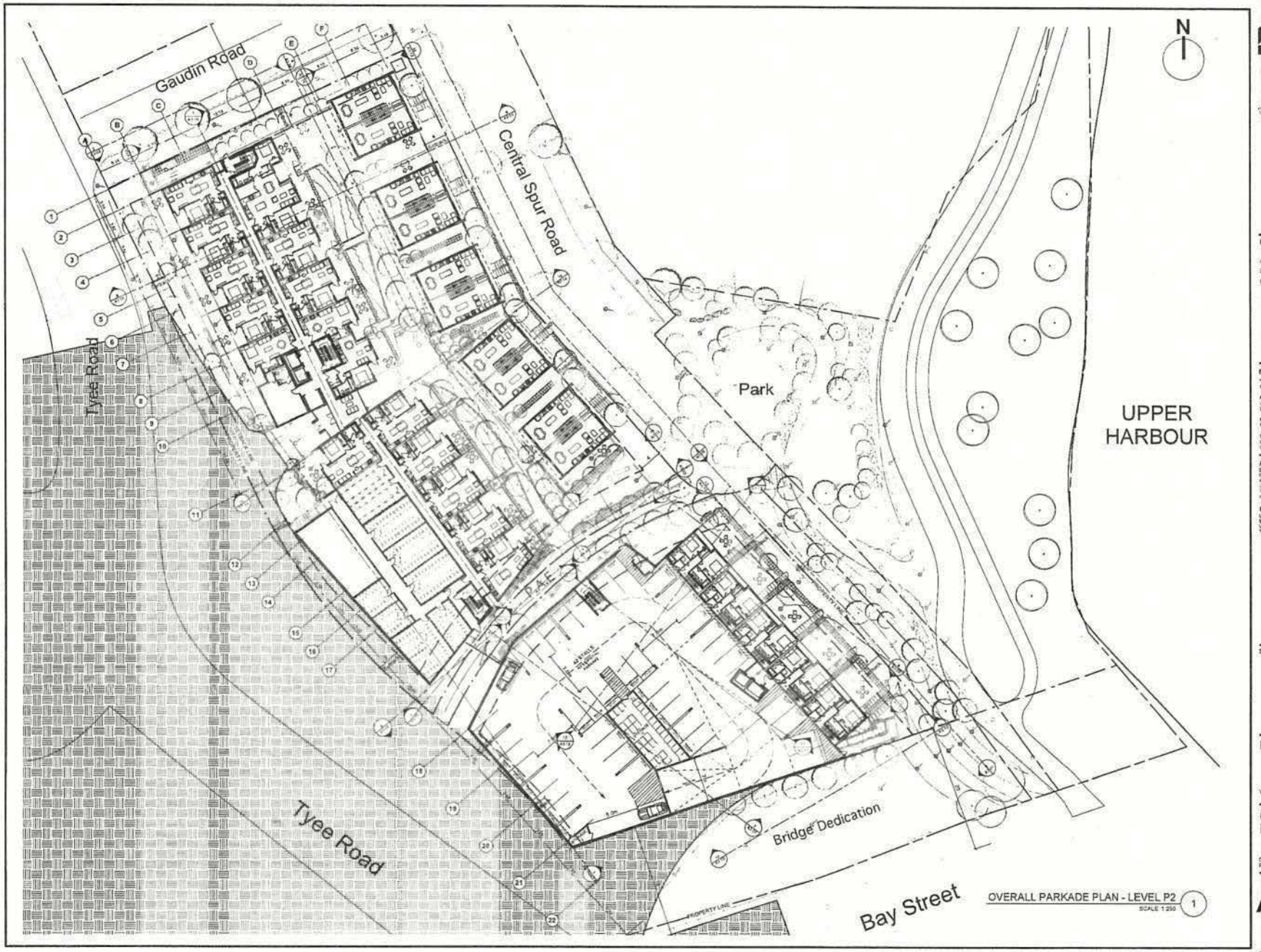
RAILYARDS, LOT H & J

VICTORIA, BC

OVERALL PARKADE PLAN
LEVEL P1

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

A2.01



OVERALL PARKADE PLAN - LEVEL P2 (1)
SCALE 1:250

DIALOG

ISSUED FOR

A 29 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
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dialog@dialogbc.ca

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LEFEVRE MT COMPANY
570 HERALD STREET
VICTORIA BC V8W 1S9
Tel: (250) 360-4800

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

OVERALL PARKADE PLAN
LEVEL P2

DRAWN: AG / MC
PLOT DATE: 12/9/15
CHECKED: MC

A2.02

DIALOG

ISSUED FOR

A 29 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

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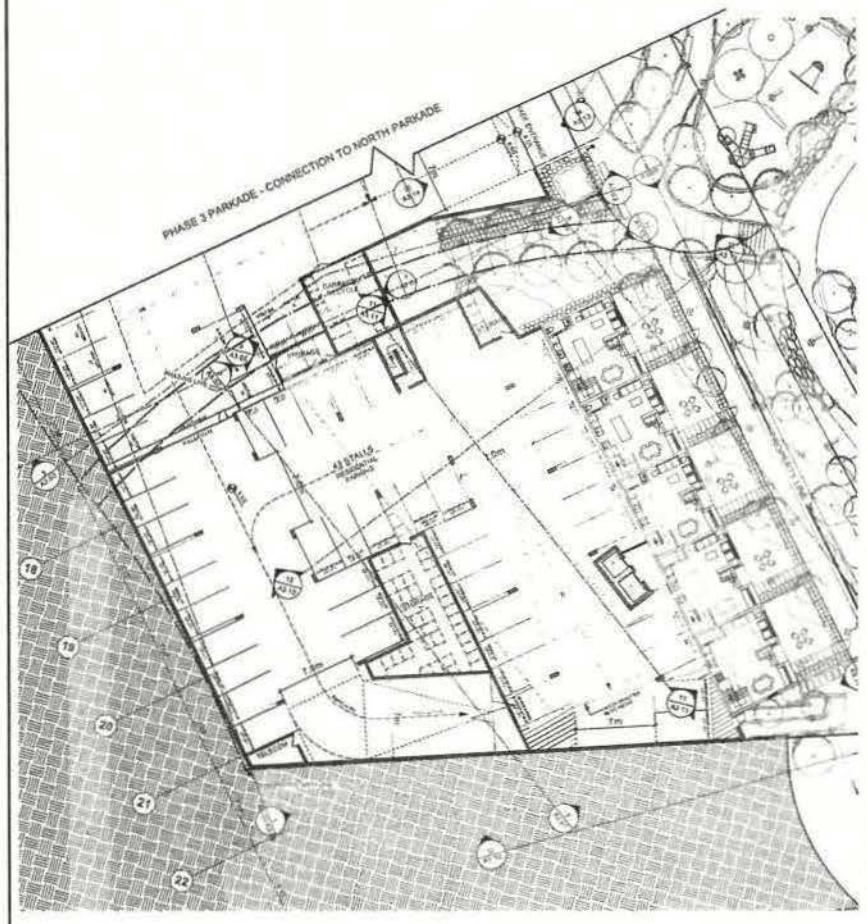
RAILYARDS, LOT H & J

VICTORIA, BC

PARKADE PLAN - LEVEL P1
PHASE 1 & 2

DRAWN: AG / MC CHECKED: MC
PLOT DATE: 15-2-4

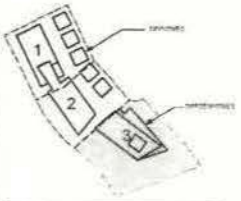
A2.03



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

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

DIALOG



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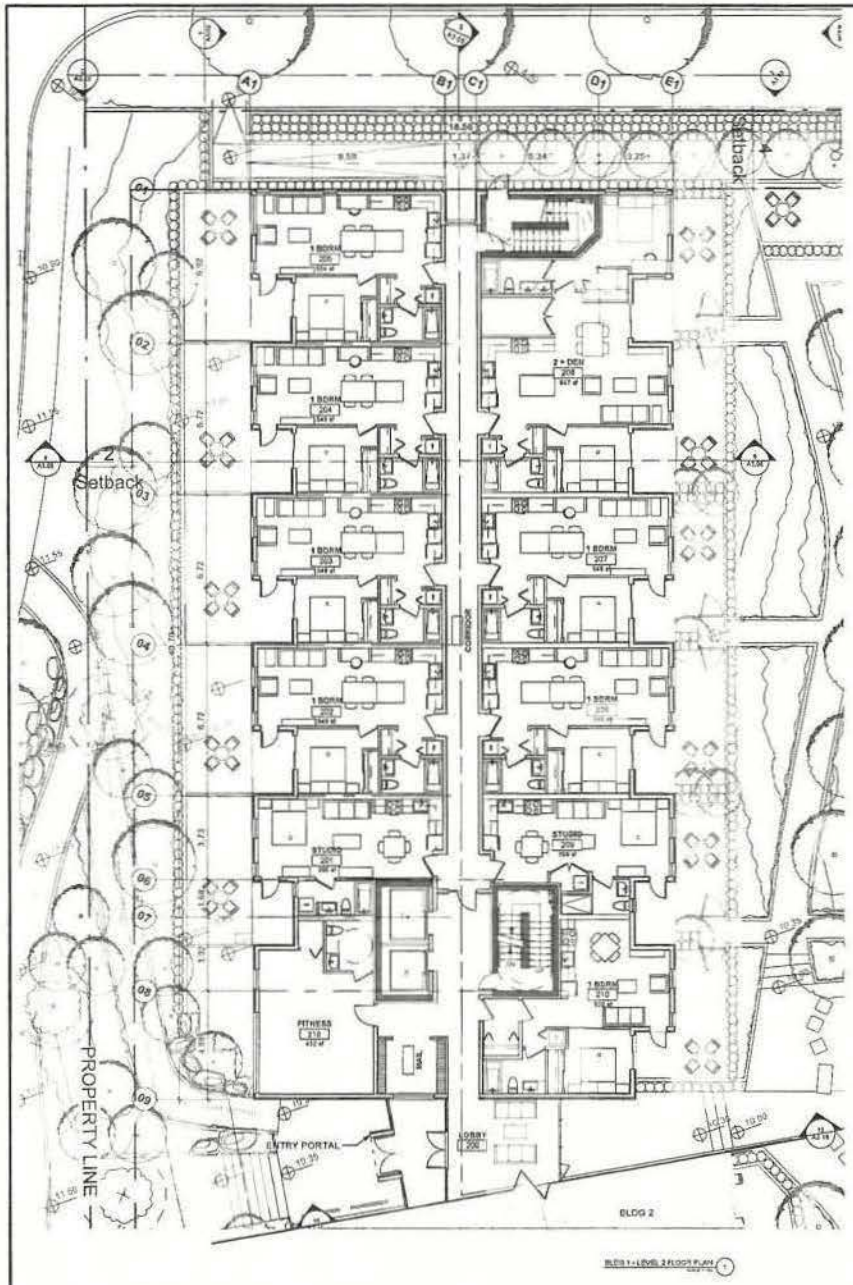
VICTORIA, BC

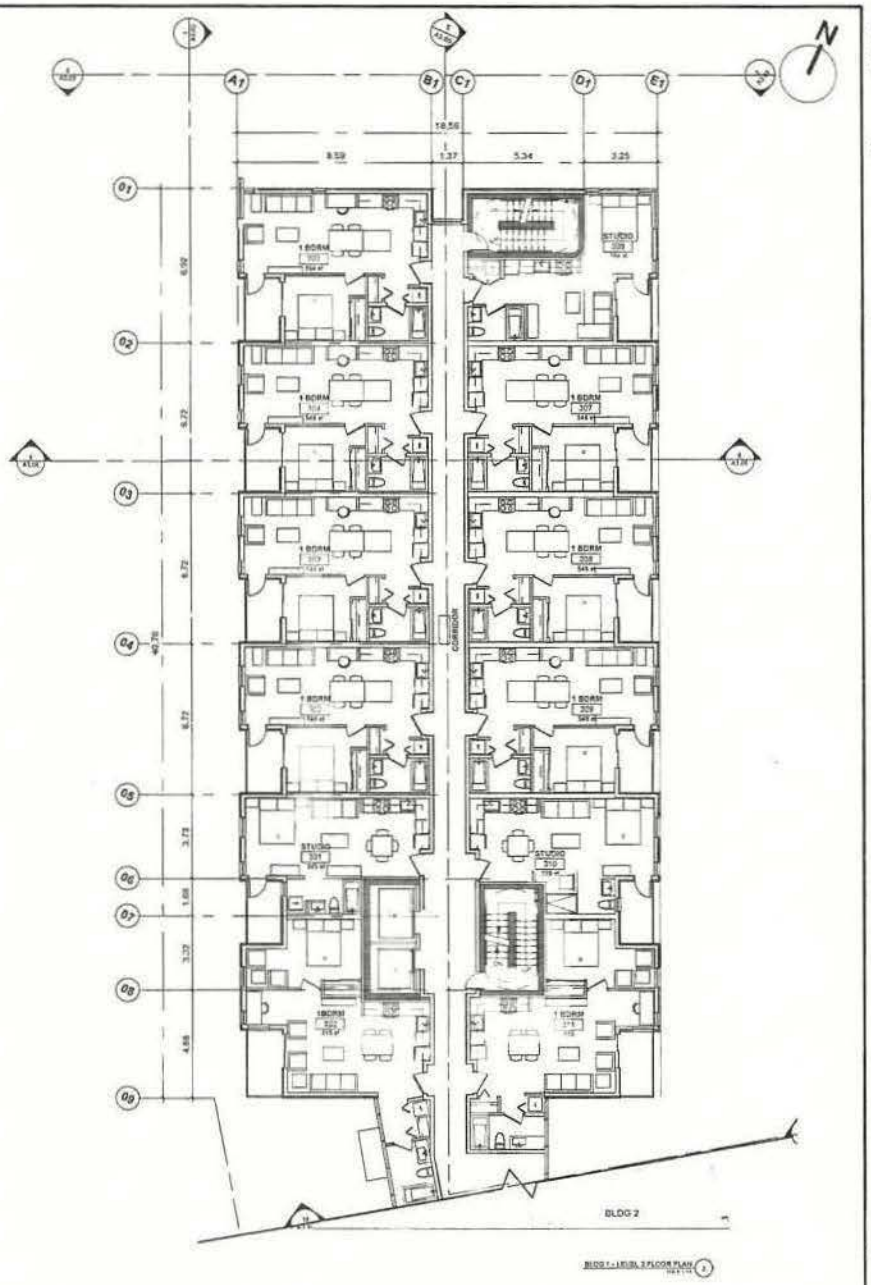
PARKADE PLAN - LEVELS P1 & P2
PHASE 3

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

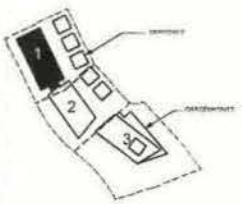
CHECKED: MC

A2.04





DIALOG



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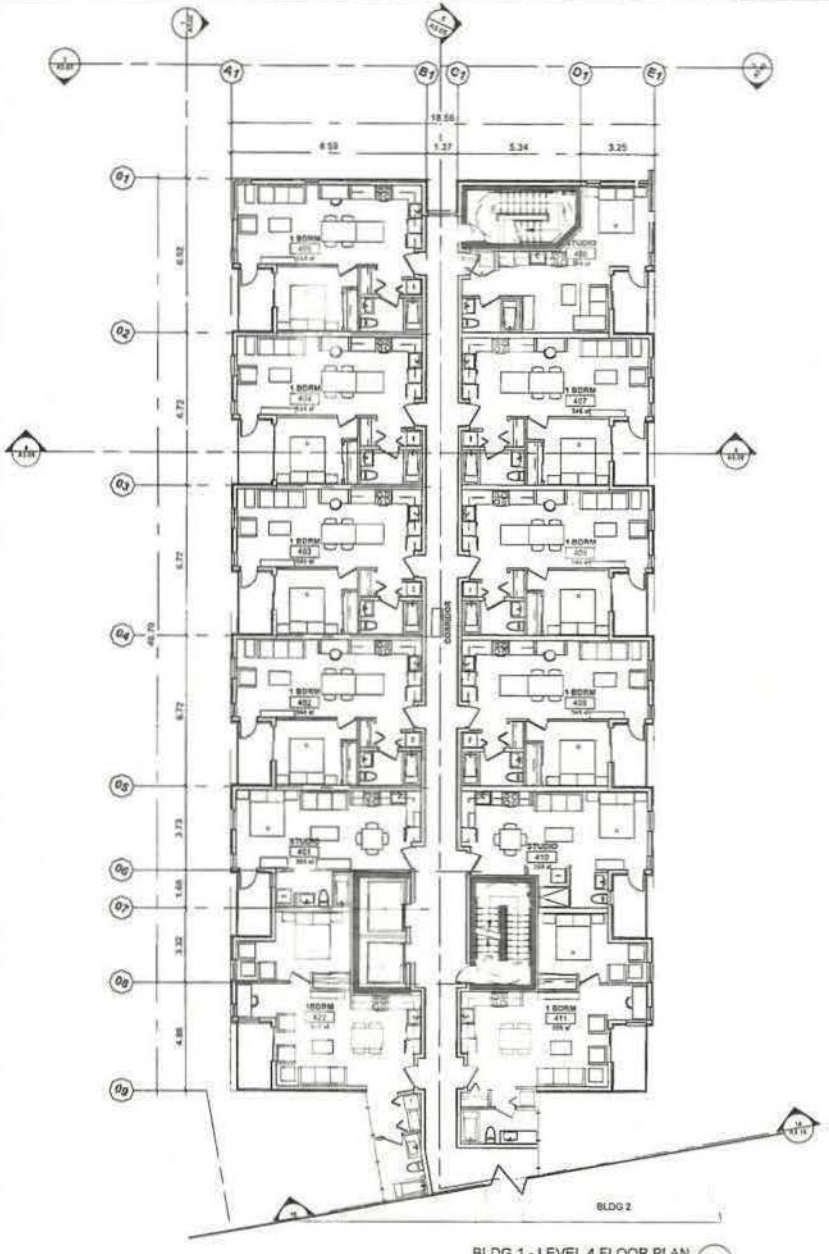
VICTORIA, BC

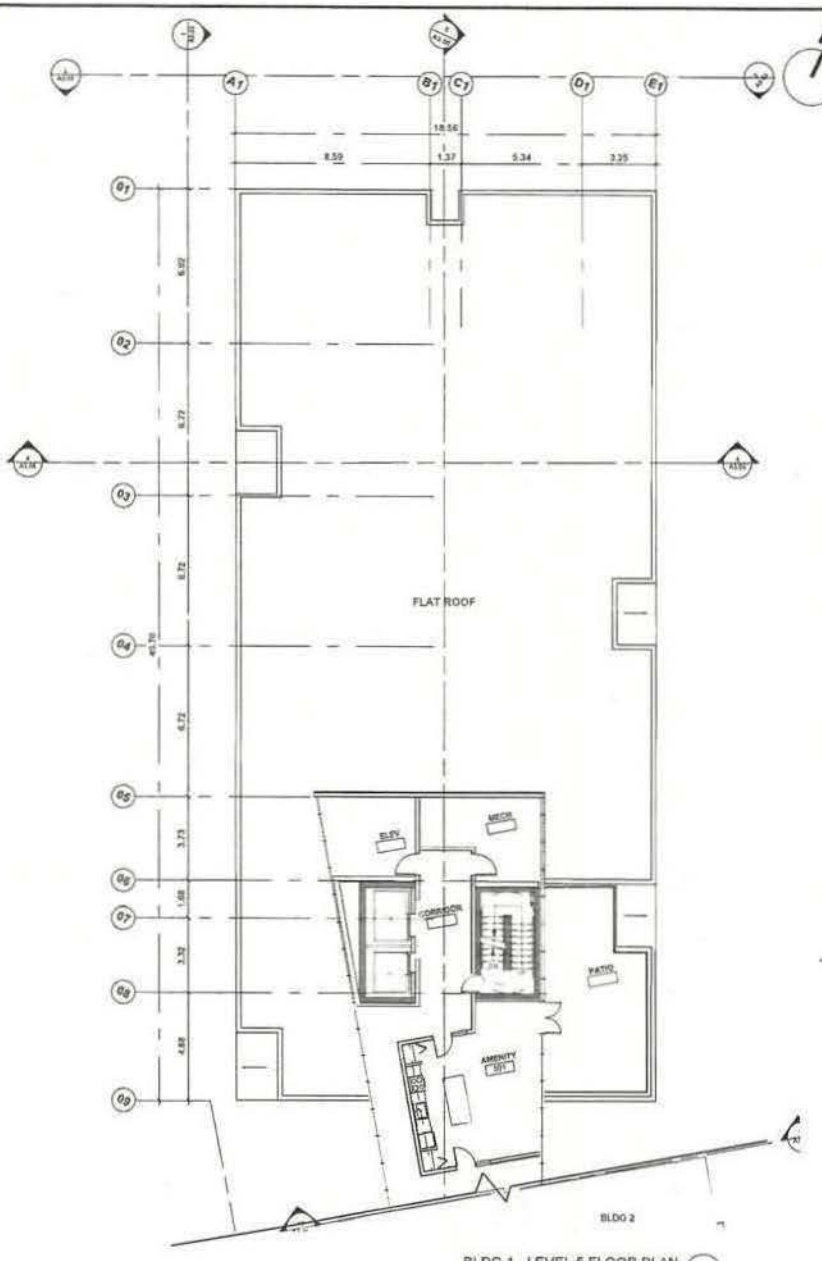
BLDG 1 - LEVELS 2 & 3
FLOOR PLANS

DRAWN: AG CHECKED: MC

A2.11

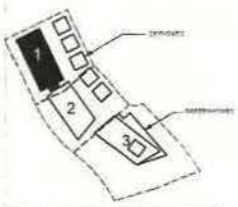


BLDG 1 - LEVEL 4 FLOOR PLAN (1)



BLDG 1 - LEVEL 5 FLOOR PLAN (2)

DIALOG



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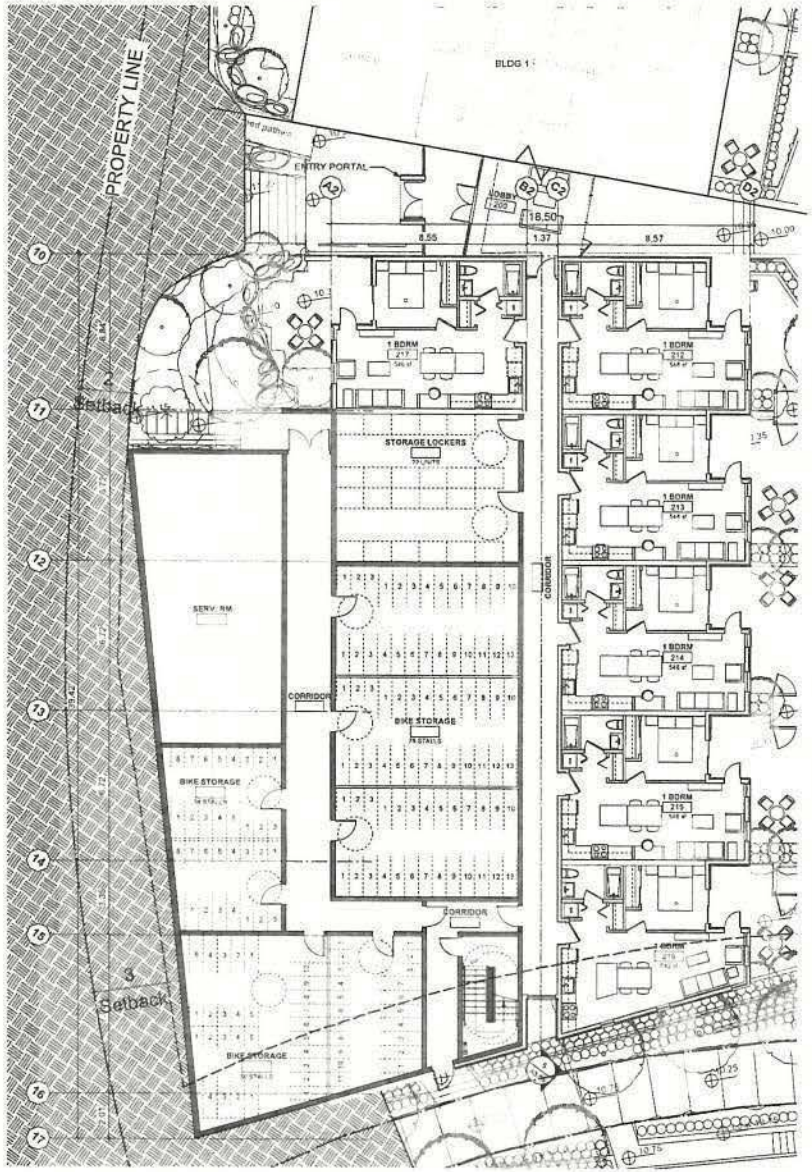
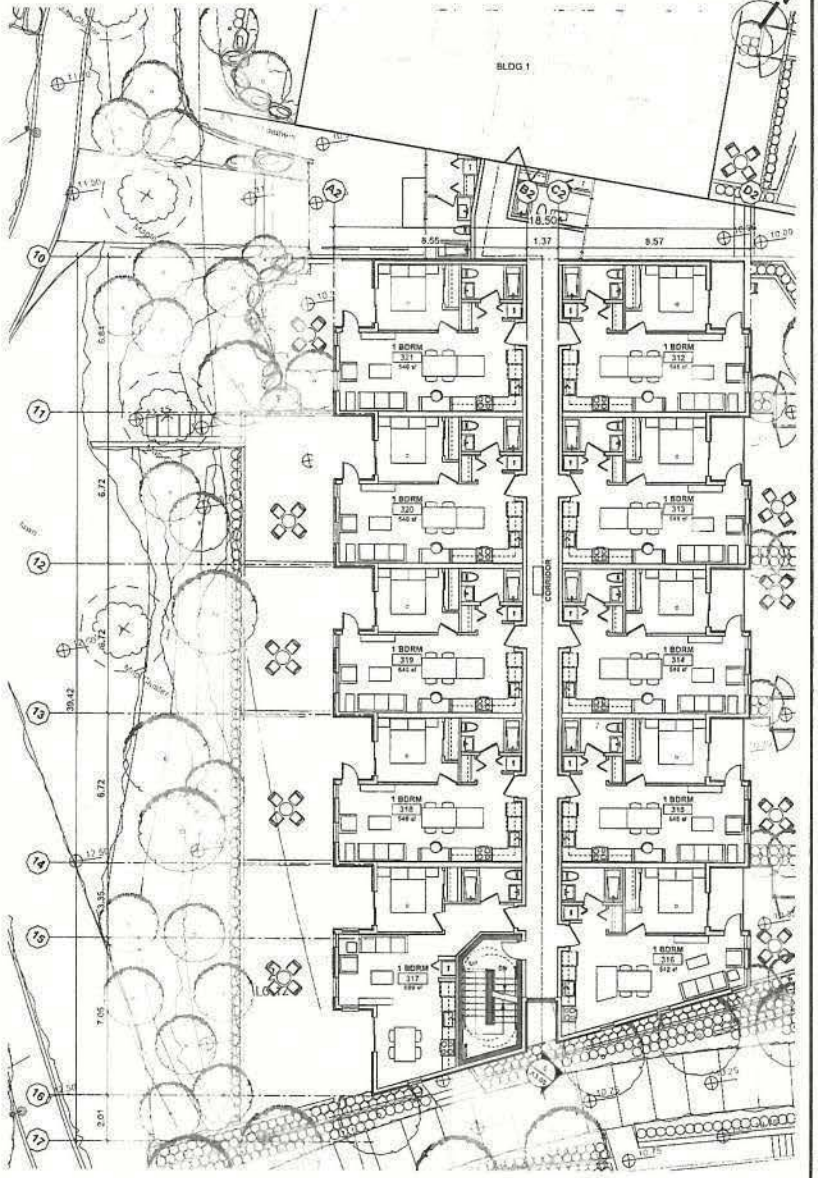
BLDG 1 - LEVELS 4 & 5
FLOOR PLANS

CHECKED: MC

A2.12

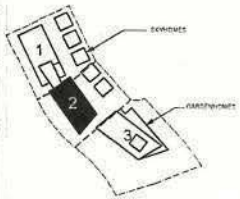


BLDG 2 - LEVEL 2 FLOOR PLAN (1)



BLDG 2 - LEVEL 3 FLOOR PLAN (2)

DIALOG



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email@dialogdesign.ca

OWNER:
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VICTORIA BC V8W 1S6
Tel: (250) 385-4455

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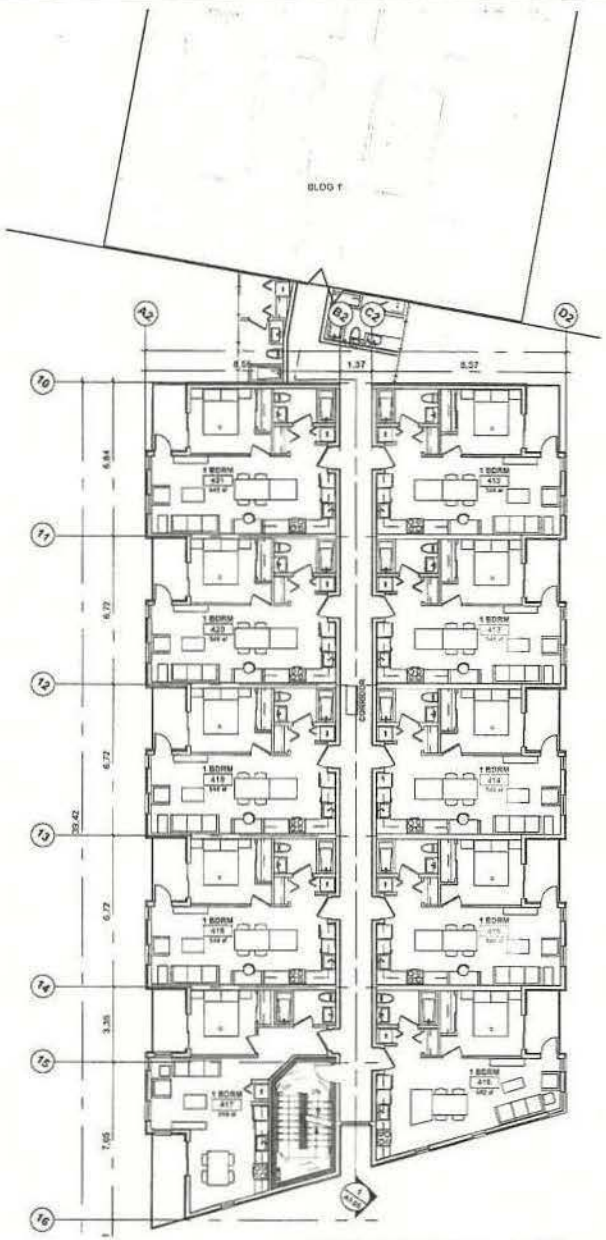
RAILYARDS, LOT H & J

VICTORIA, BC

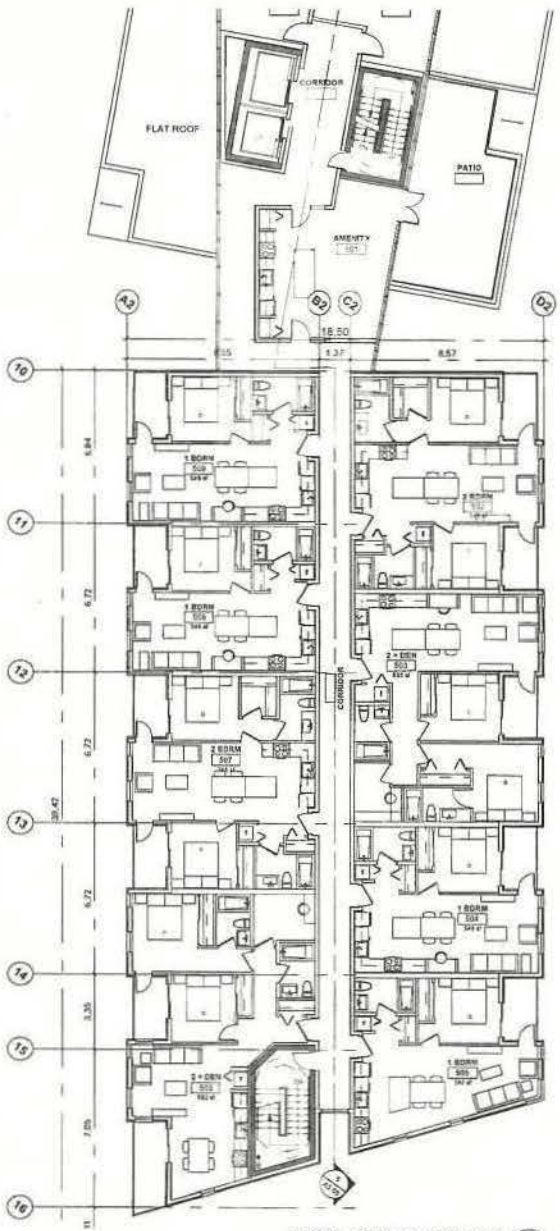
BLDG 2 - LEVELS 2 & 3 FLOOR PLANS

DRAWN: AG CHECKED: MC
PLOT DATE: 12/10/15

A2.21



BLDG 2 - LEVEL 4 FLOOR PLAN (1)



BLDG 2 - LEVEL 5 FLOOR PLAN (2)

DIALOG

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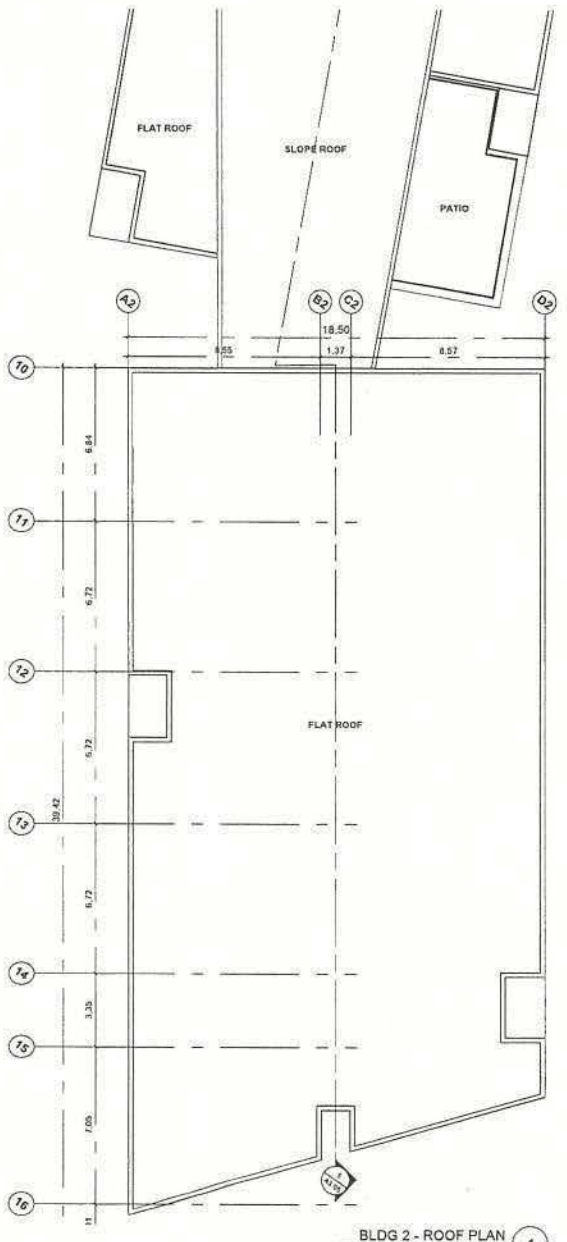
VICTORIA, BC

BLDG 2 - LEVELS 4 & 5
FLOOR PLANS

DRAWN: AD
PLOT DATE: 12/9/15

CHECKED: ML

A2.22

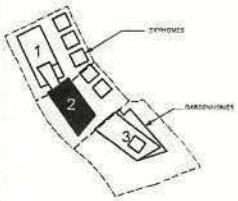


BLDG 2 - ROOF PLAN
SCALE: 1:100

1

N

DIALOG®



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dialog@dialogbc.ca

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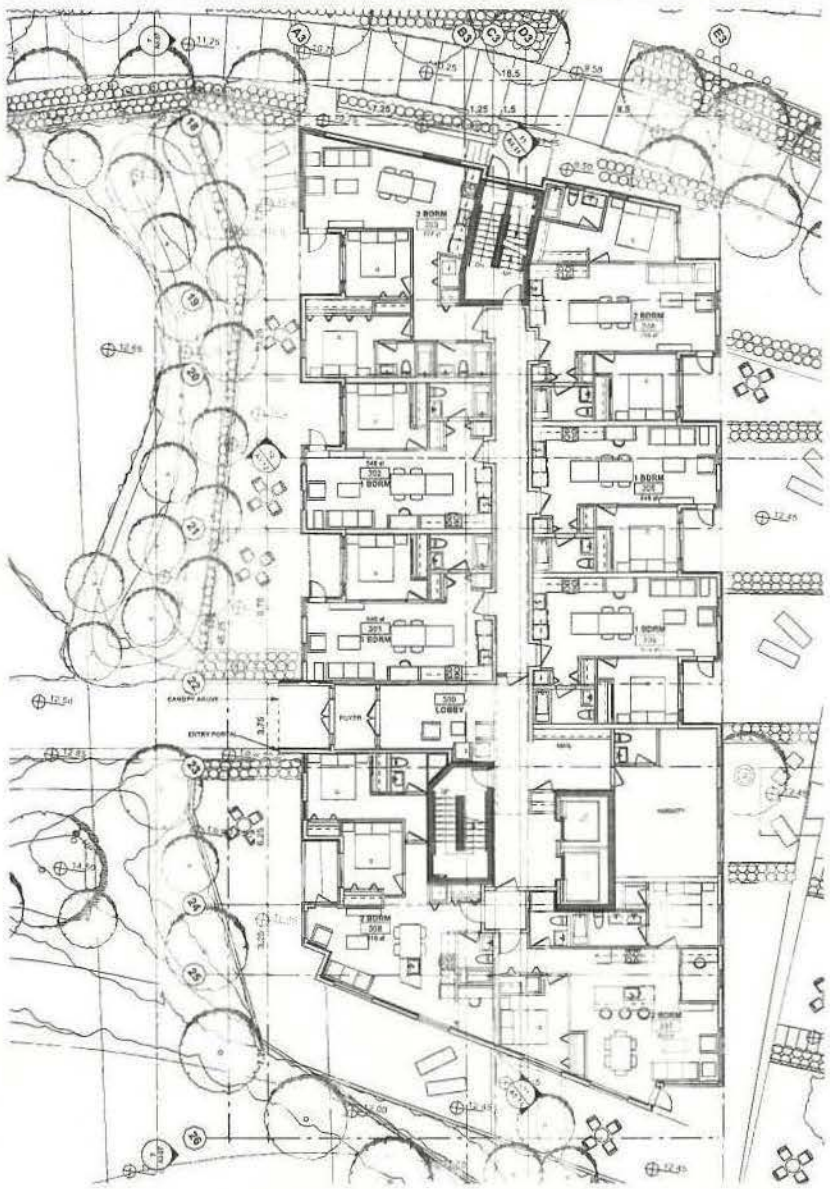
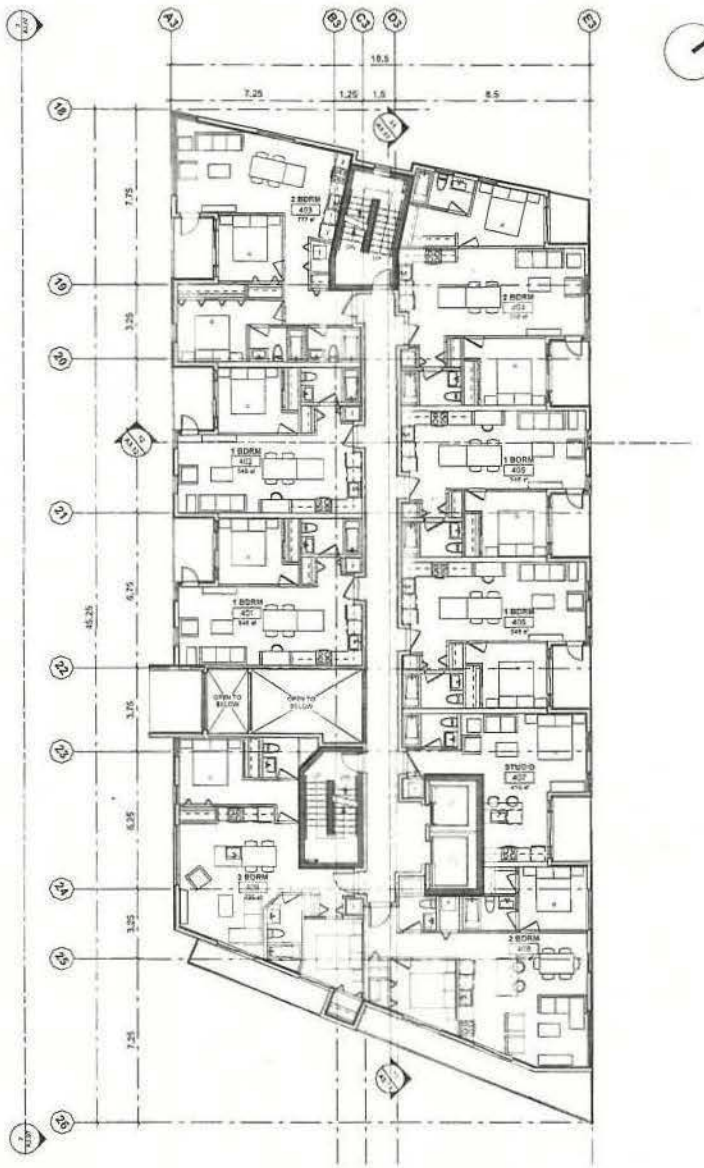
VICTORIA, BC

BLDG 2 - ROOF PLAN

DRAWN: AG
PLOT DATE: 12/20/15
CHECKED: MC

A2.23





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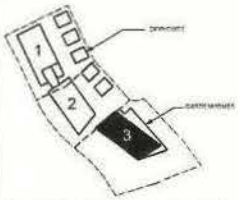

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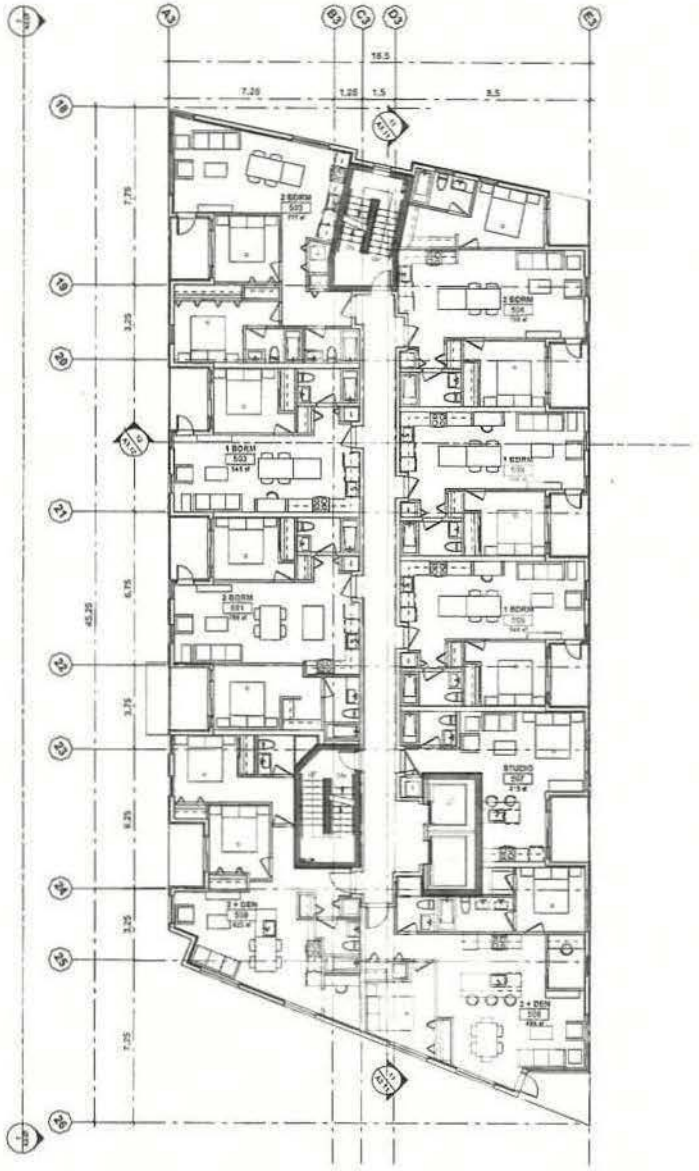
VICTORIA BC

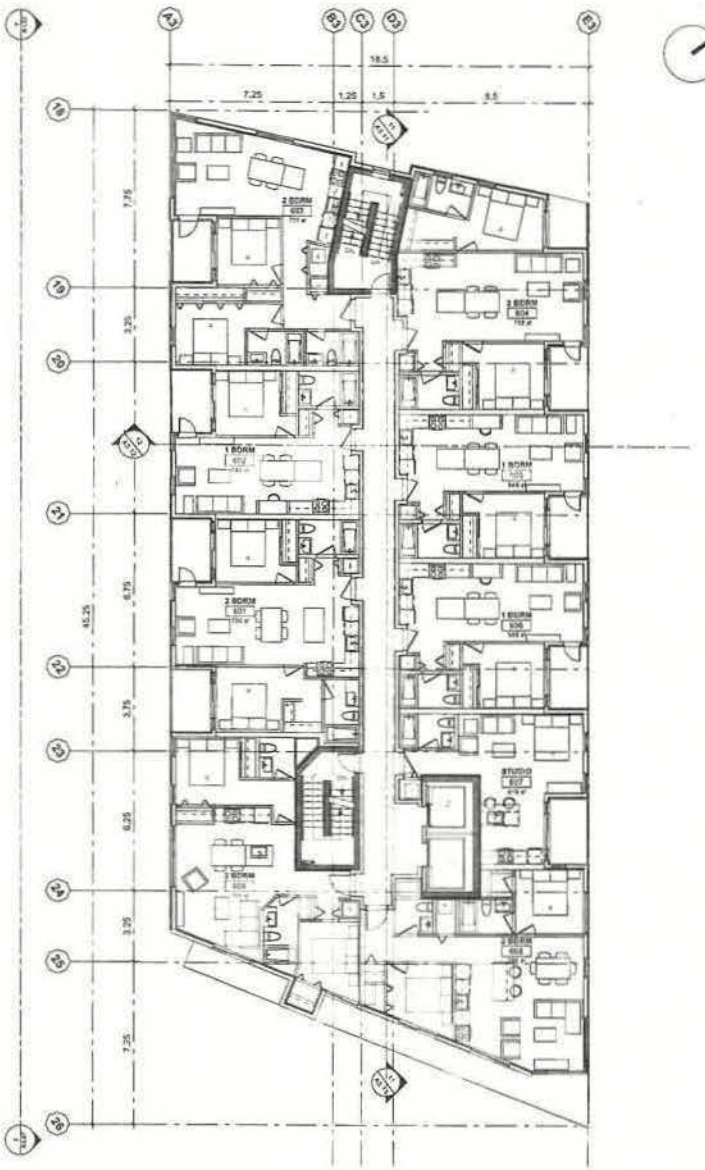
BLDG 3 - LEVEL 3 & 4
FLOOR PLANS

DRAWN AS / DT
PLOT DATE 15/09/15

CHECKED MC

A2.31





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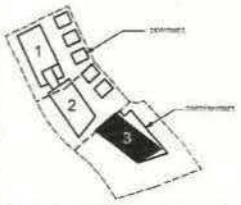

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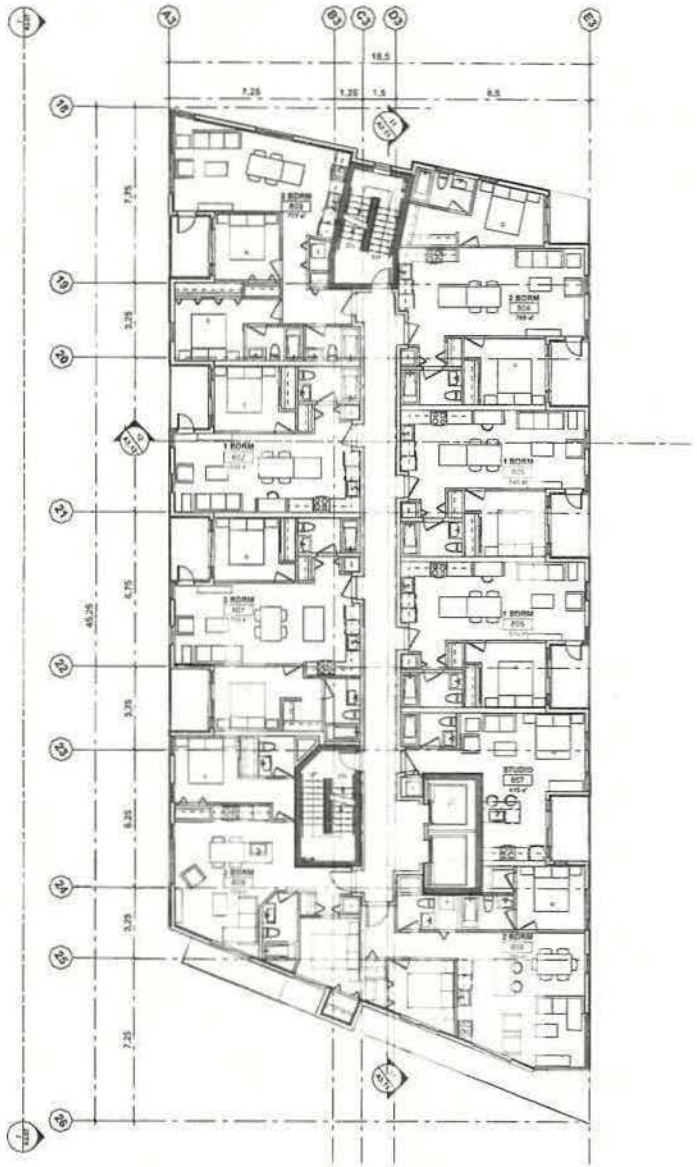
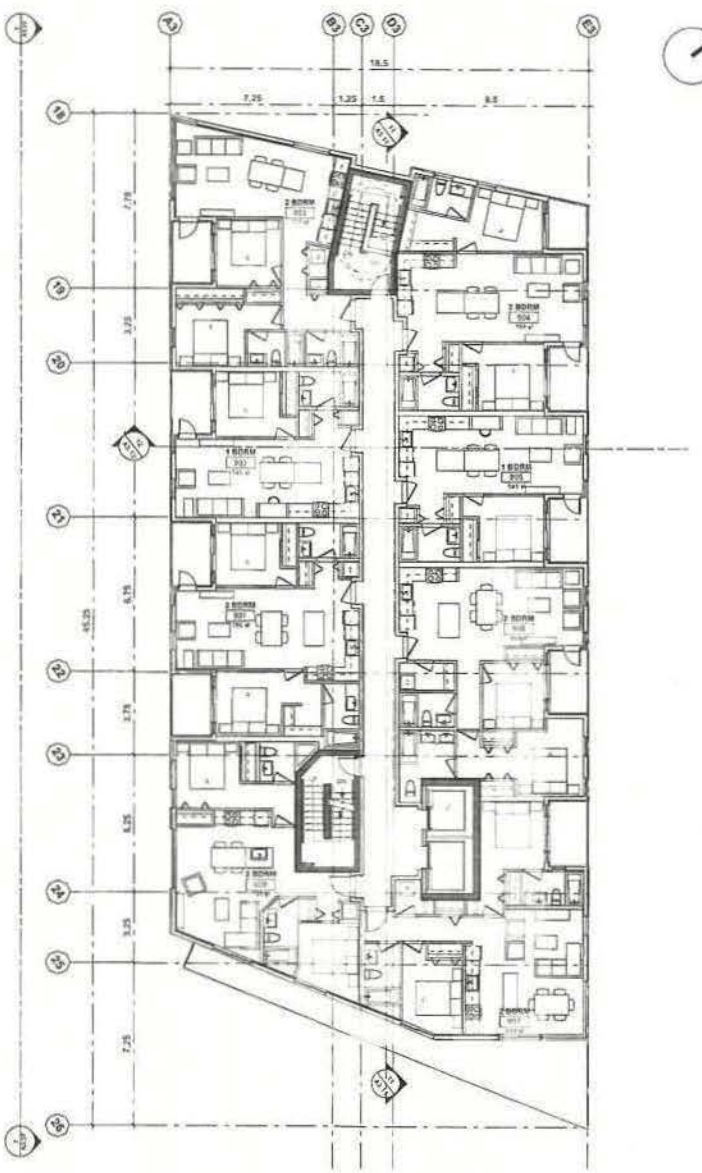
VICTORIA BC

BLDG 3 - LEVEL 5-7
FLOOR PLANS

DRAWN: AQ / DT CHECKED: MC
PLOT DATE: 12/01/15

A2.32





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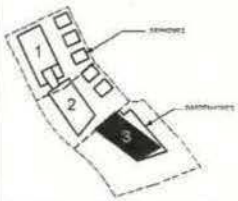

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VICTORIA, BC

BLDG 3 - LEVEL 8 & 9
FLOOR PLANS

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PLOT DATE: 15/DEC

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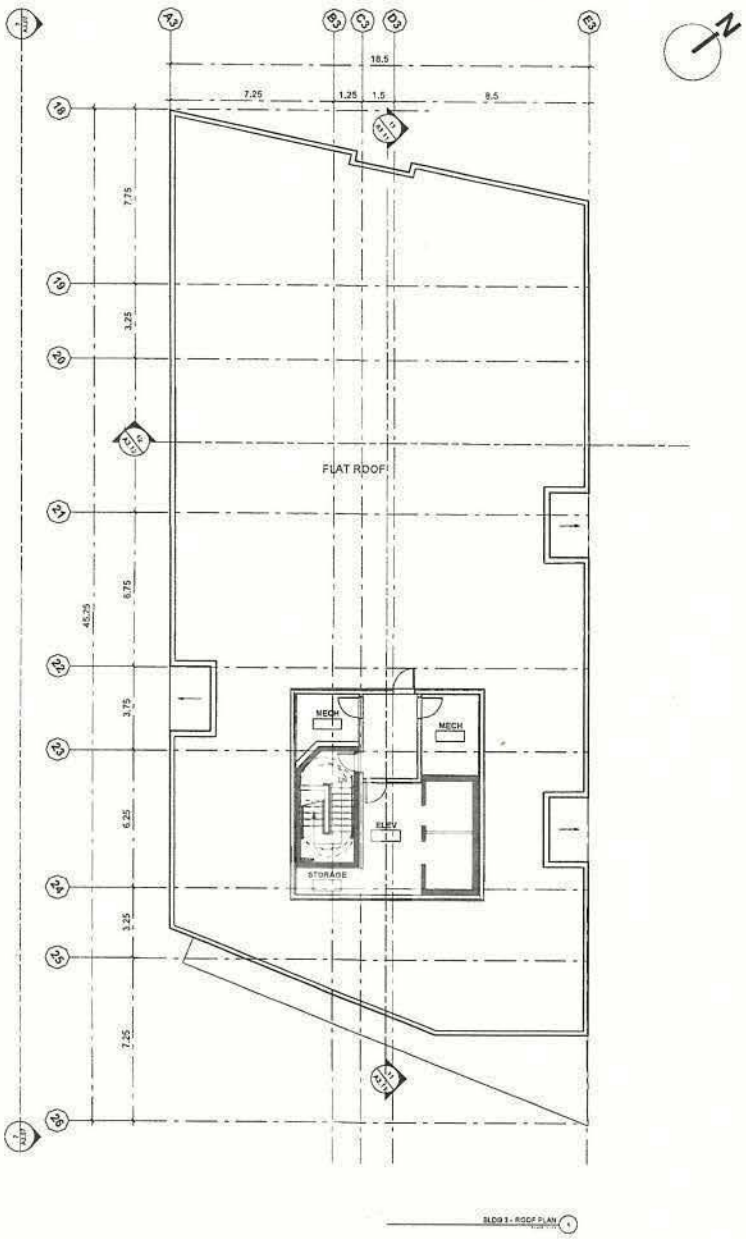
A2.33



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BLDG 3 - ROOF PLAN

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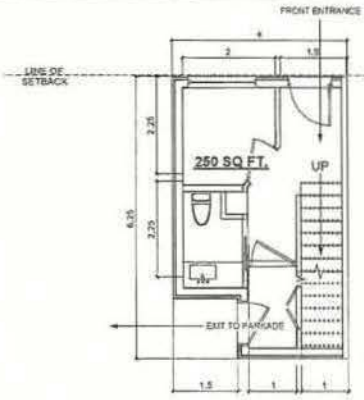
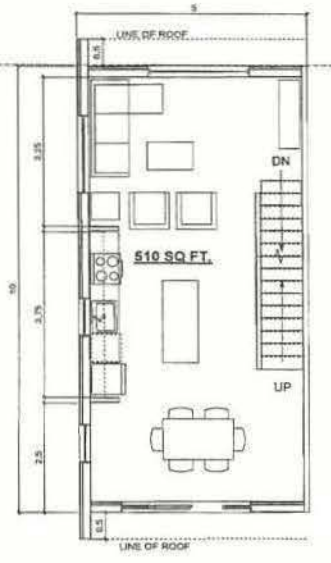
PLOT DATE: 7:00PM

CHECKED: MC

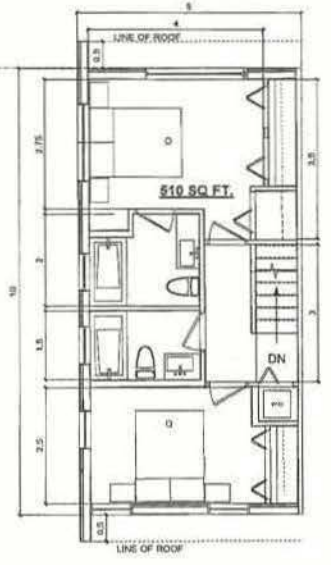
A2.34



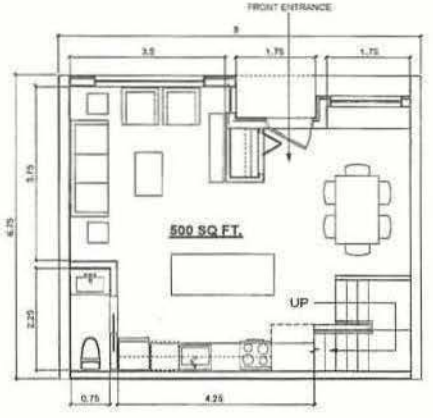
SKY HOMES - LEVEL 1 FLOOR PLAN (1)
SCALE: 1:100



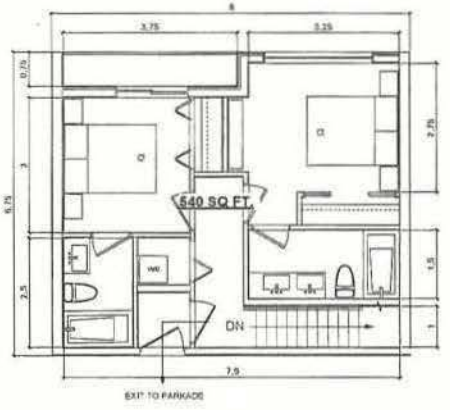
SKY HOMES - LEVEL 2 FLOOR PLAN (2)
SCALE: 1:100



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

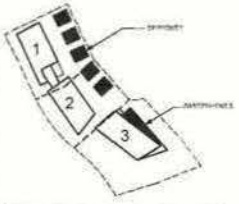


GARDEN HOMES - LEVEL 1 FLOOR PLAN (4)
SCALE: 1:100



GARDEN HOMES - LEVEL 2 FLOOR PLAN (5)
SCALE: 1:100

DIALOG



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SEAL

RAILYARDS, LOT H & J

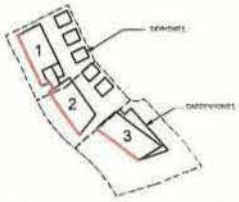
VICTORIA BC

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

DRAWN: AS / DT
PLOT DATE: 12/9/15
CHECKED: MC

A2.41

DIALOG



ISSUED FOR

A 28 JAN/15 DEVELOPMENT PERMIT

B 14 AUG/15 DEVELOPMENT PERMIT

C 03 DEC/15 DEVELOPMENT PERMIT

METRIC

ARCHITECT & PRIME CONSULTANT:

OWNER:

SEAL

RAILYARDS, LOT H & J

VICTORIA BC

WEST ELEVATION

DRAWN AG CHECKED MC

DATE 12/01/15

A3.00

DIALOG

ISSUED FOR

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C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT:

OWNER:

SEAL

RAILYARDS, LOT H & J

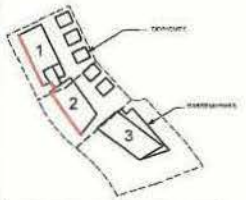
VICTORIA, BC

EAST ELEVATION

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

A3.01

DIALOG



ISSUED FOR

A 28 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT RESUBMISSION
C 09 DEC/15 DEVELOPMENT PERMIT RESUBMISSION

METRIC

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OWNER:
LEFEVRE AND COMPANY
834 HERALD STREET
VICTORIA BC V8W 1S8
TEL 250 386 6441

SEAL

RAILYARDS, LOT H & J

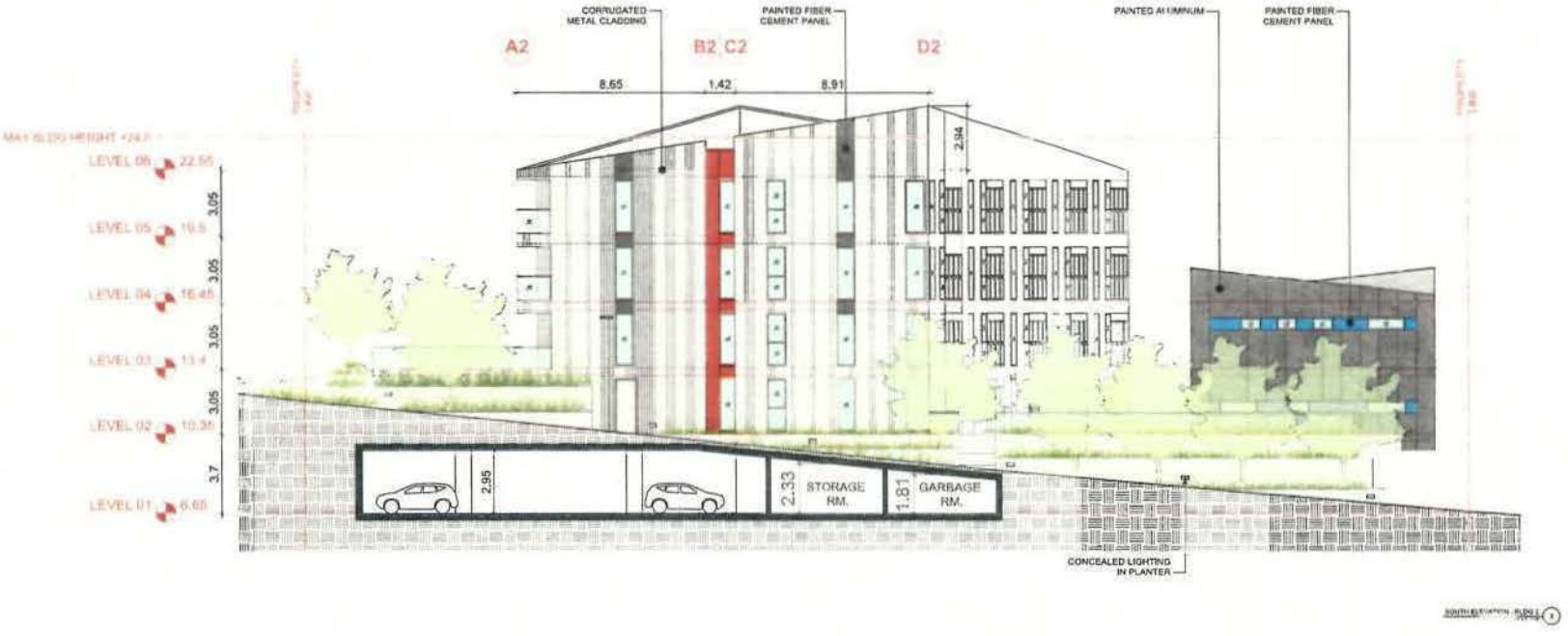
VICTORIA, BC

WEST ELEVATION

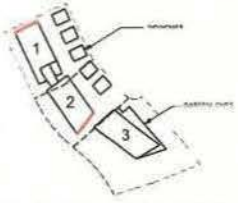
BLDG 1 & 2

DRAWN: AG CHECKED: MC
PLOT DATE: 7/28/15

A3.02



DIALOG



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C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

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VICTORIA, BC

NORTH & SOUTH ELEVATION

BLDG 1 & 2

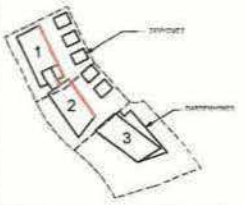
DRAWN: AG CHECKED: MC
PLOT DATE: 16-2-4

A3.03

EAST ELEVATION - BLDG 2

EAST ELEVATION - BLDG 1

DIALOG



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email@dialog.ca

OWNER:
LEGEND AND TOPPING
EMERALD STREET
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RAILYARDS, LOT H & J

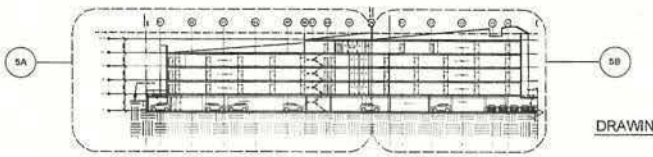
VICTORIA, BC

EAST ELEVATION

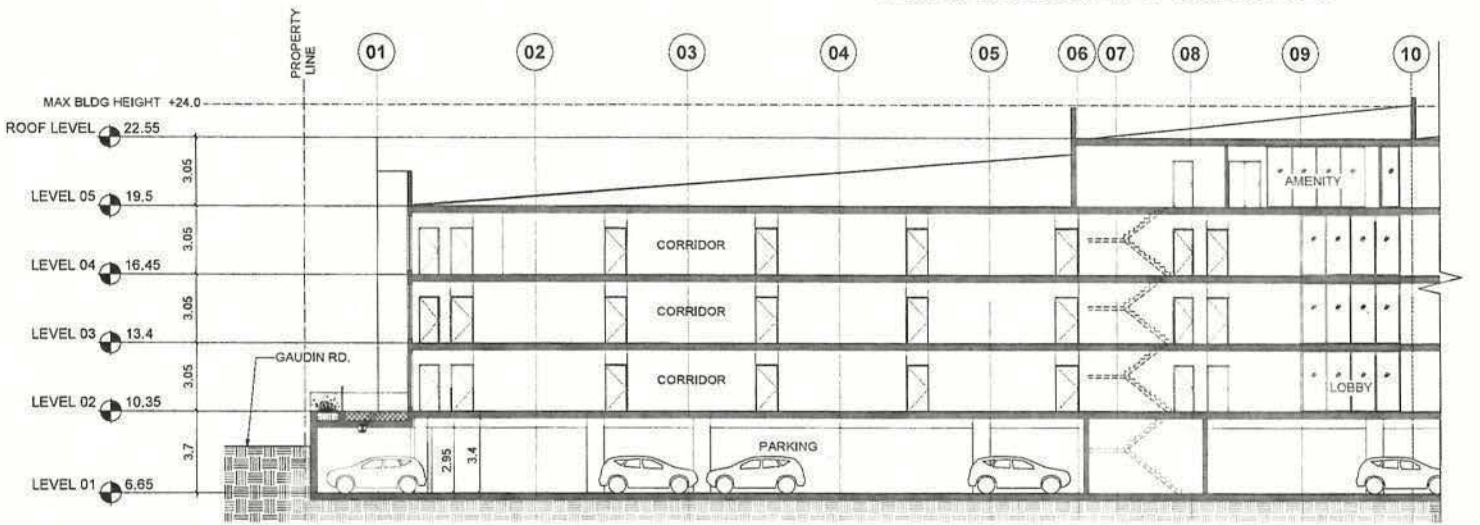
BLDG 1 & 2

DRAWN: AG CHECKED: MC

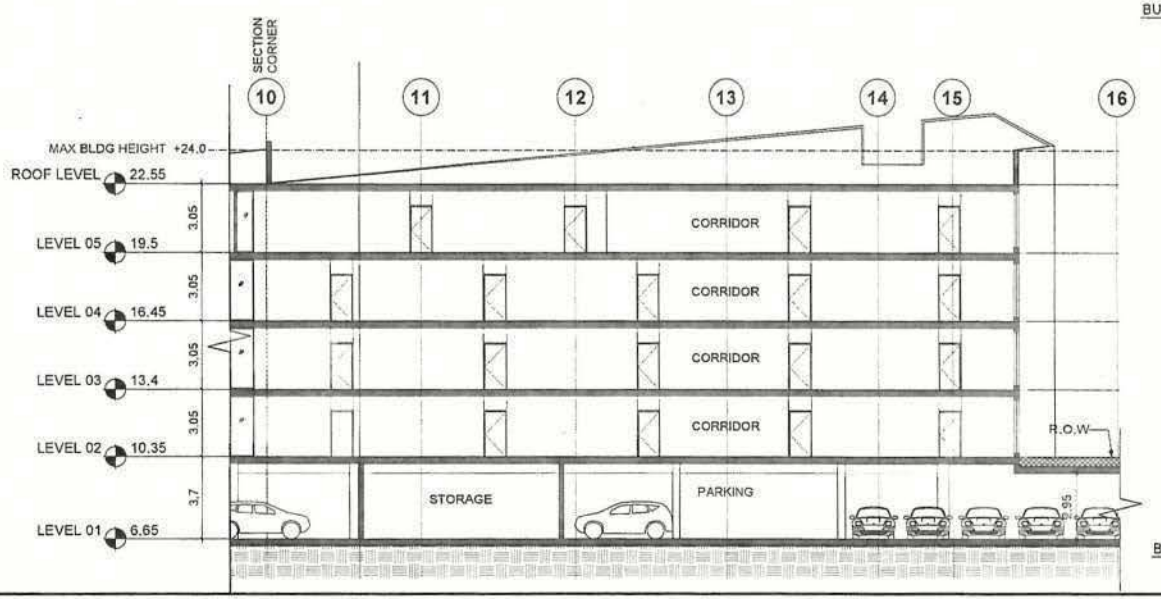
A3.04



DRAWING LEGEND FOR SECTION 5 (5)
SCALE: 1:500

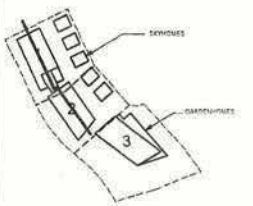


BUILDING SECTION 5 - BLDGS 1 & 2 (5A)
SCALE: 1:100



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

DIALOG



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C 09 DEC/15 DEVELOPMENT PERMIT REVISION

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design@dialog.ca

OWNER:
LEVKING AND COMPANY
534 HERALD STREET
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Tel: (250) 383-4400

SEAL

RAILYARDS, LOT H & J

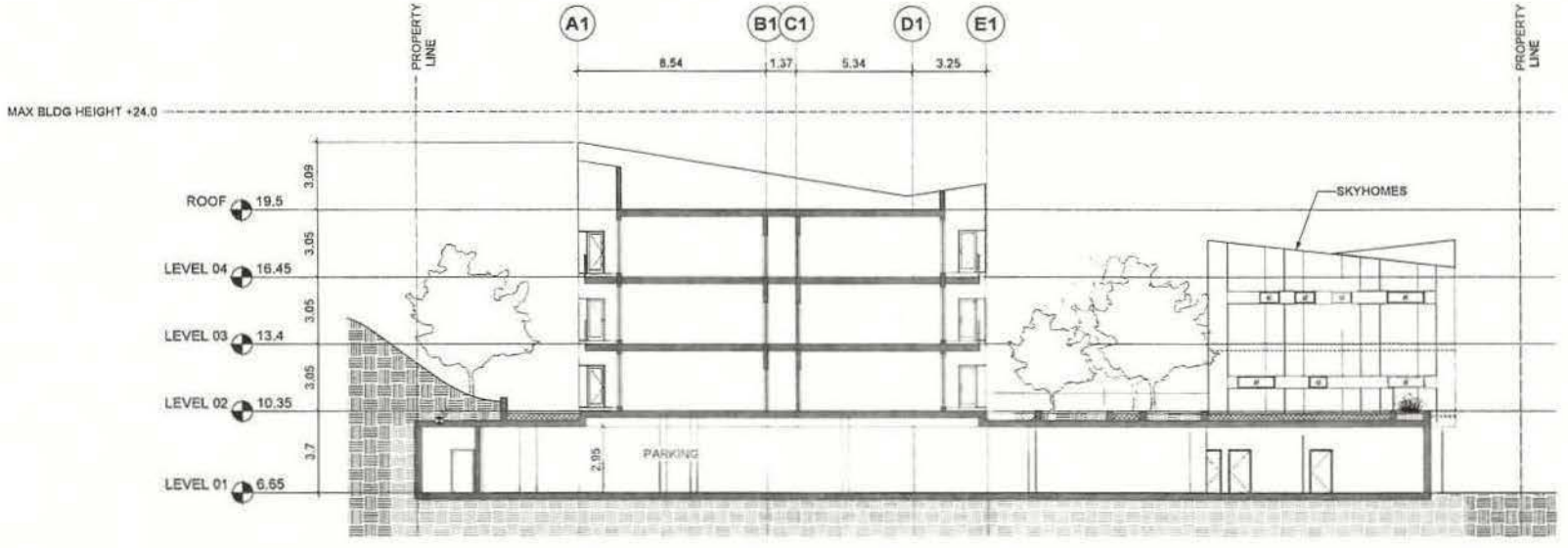
VICTORIA, BC

BUILDING SECTION

BLDG 1 & 2

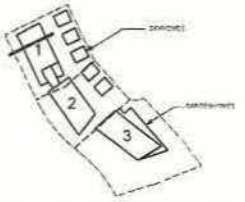
DRAWN: AG CHECKED: MC
PLOT DATE: 15/09/15

A3.05



BUILDING SECTION 6 - BLDG 1 (6)
SCALE 1:100

DIALOG



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email@dialogbc.ca

OWNER:
LEGACY ALTUS PARTNERS
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ADDRESS
Tel: (000) 000-0000

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RAILYARDS, LOT H & J

VICTORIA BC

BUILDING SECTION

BLDG 1

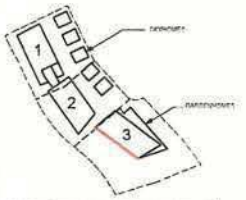
DRAWN: AS
PLOT DATE: ISSUE

CHECKED: MC

A3.06

WEST ELEVATION - BLDG 3 (7)

DIALOG



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METRIC

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VICTORIA BC

WEST ELEVATION

BLDG 3

DRAWN AG CHECKED MC
PLOT DATE 15/01/15

A3.07

NORTH ELEVATION - BLDG 3 (1)

DIALOG

ISSUED FOR

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C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

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VICTORIA, BC

NORTH ELEVATION

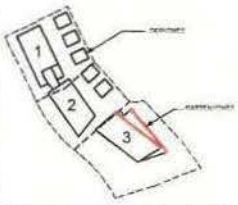
BLDG 3

DRAWN: AS CHECKED: MC
PLOT DATE: 12/9/15

A3.08

EAST ELEVATION - BLDG 3

DIALOG



PROJECT FOR:

A 24 JAN/15 DEVELOPMENT PERMIT

B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS

C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

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Tel 604.255.1169 Fax 604.255.1790
email@dialogbc.ca

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RAILYARDS, LOT H & J

VICTORIA BC

EAST ELEVATION

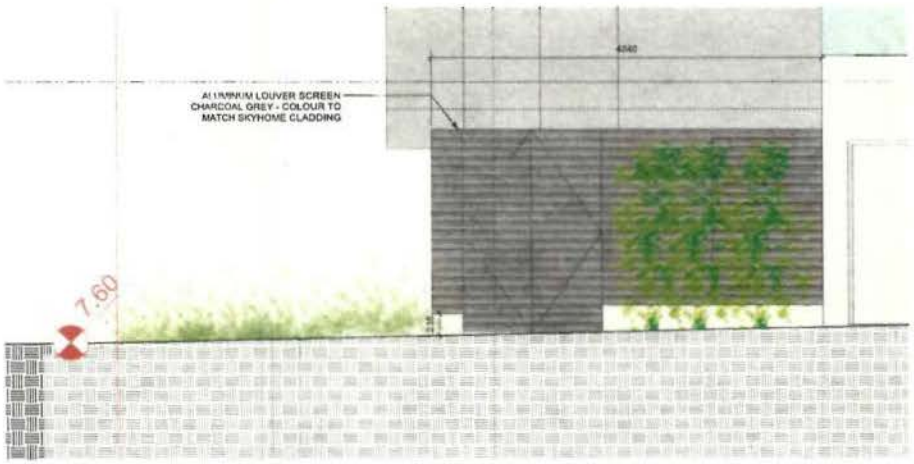
BLDG 3

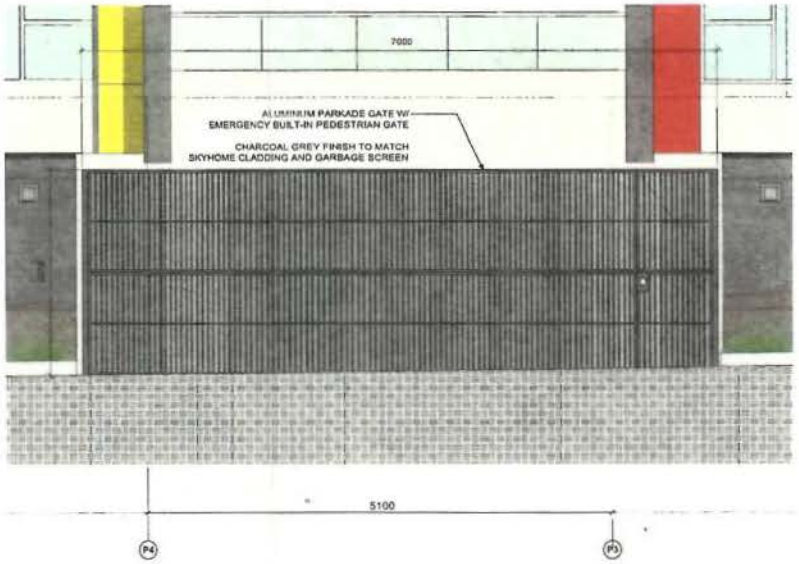
DRAWN: AG CHECKED: MC

PLOT DATE: 1/20/15

A3.09

S:\BIM\ELEVATIONS_SECTIONS\...





DIALOG

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METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

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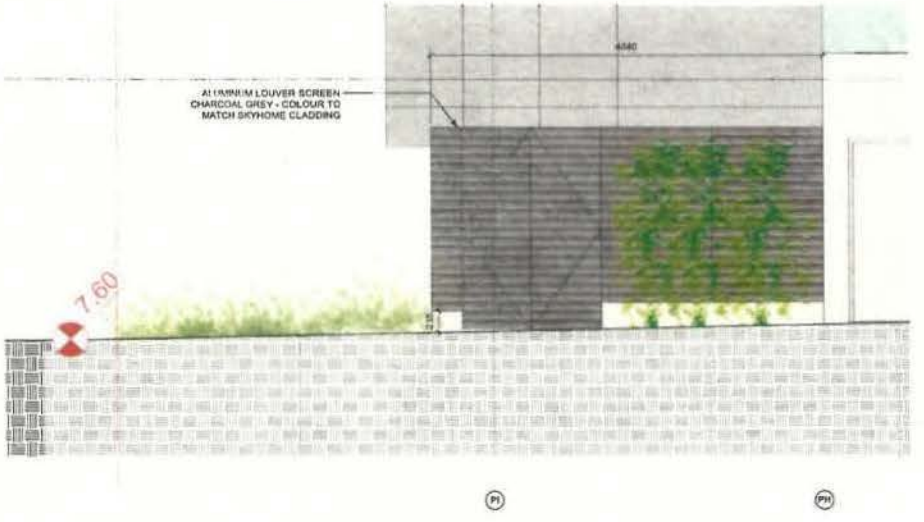
VICTORIA, BC

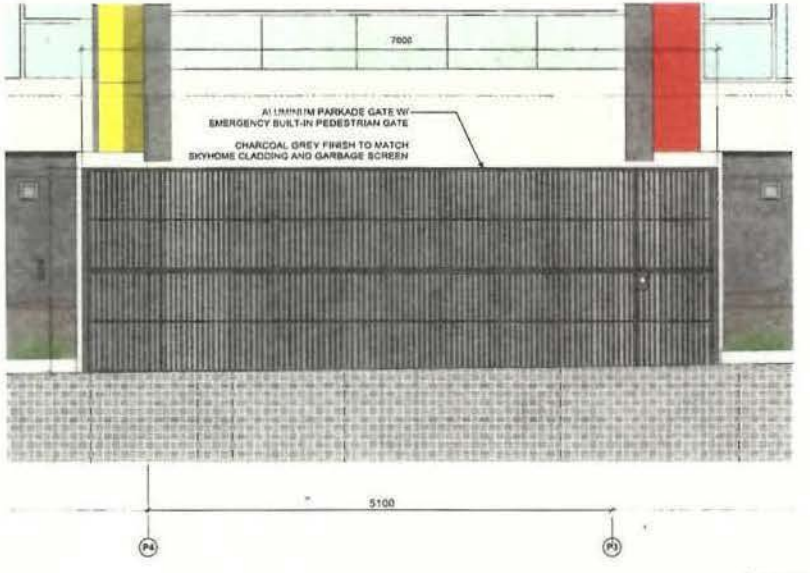
GARBAGE SCREEN
& GARBAGE DOOR DETAIL

DRAWN: AG
PLOT DATE: 16-2-4

CHECKED: MC

A3.16





DIALOG

ISSUED FOR

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METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

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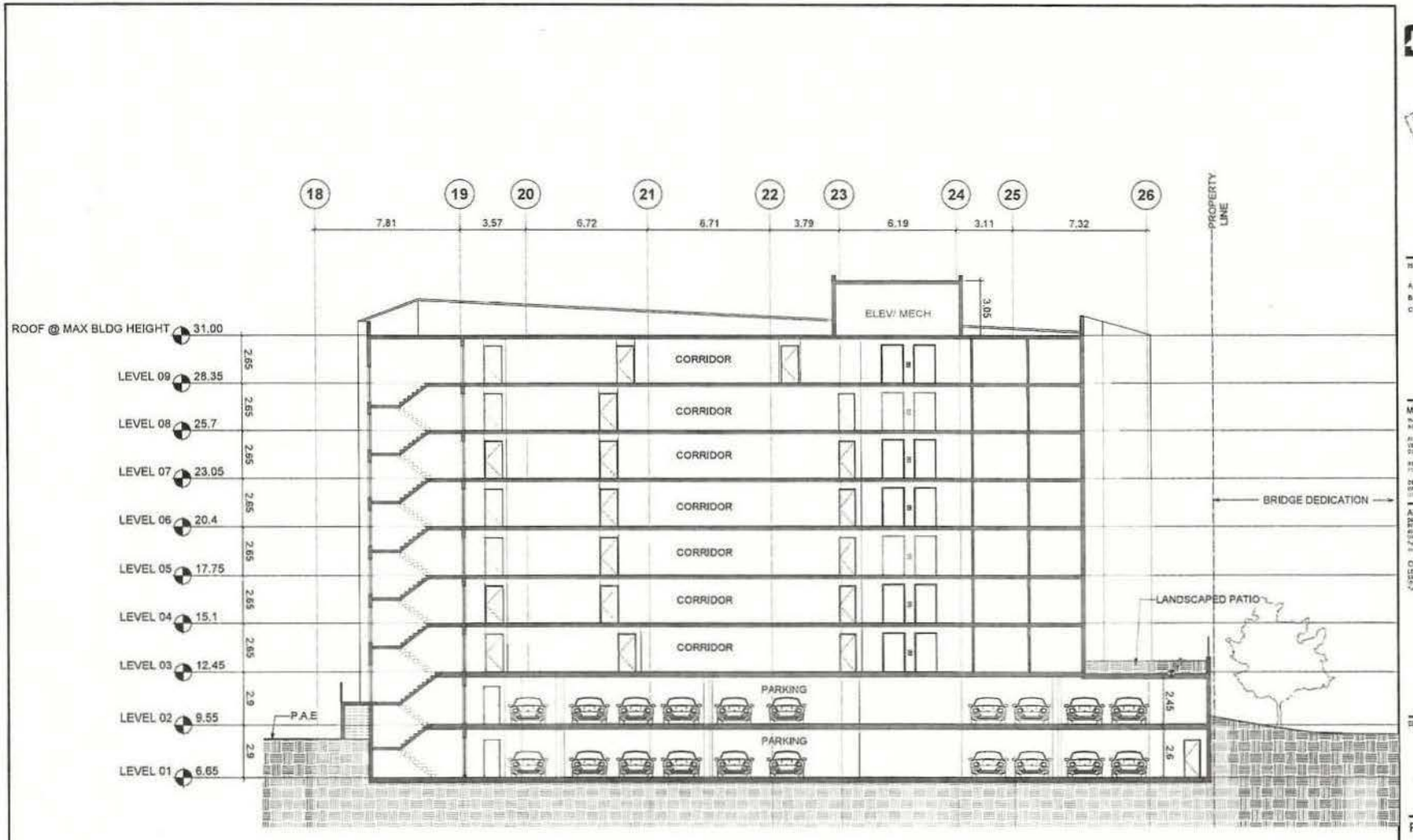
RAILYARDS, LOT H & J

VICTORIA, BC

GARBAGE SCREEN
& GARAGE DOOR DETAIL

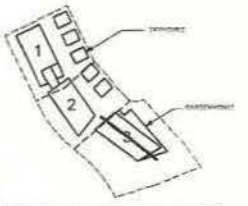
DRAWN: KG CHECKED: MC

A3.16



BUILDING SECTION 11 - BLDG 3 (11)
SCALE 1:100

DIALOG



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C 09 DEC/15 DEVELOPMENT PERMIT REVISION

METRIC

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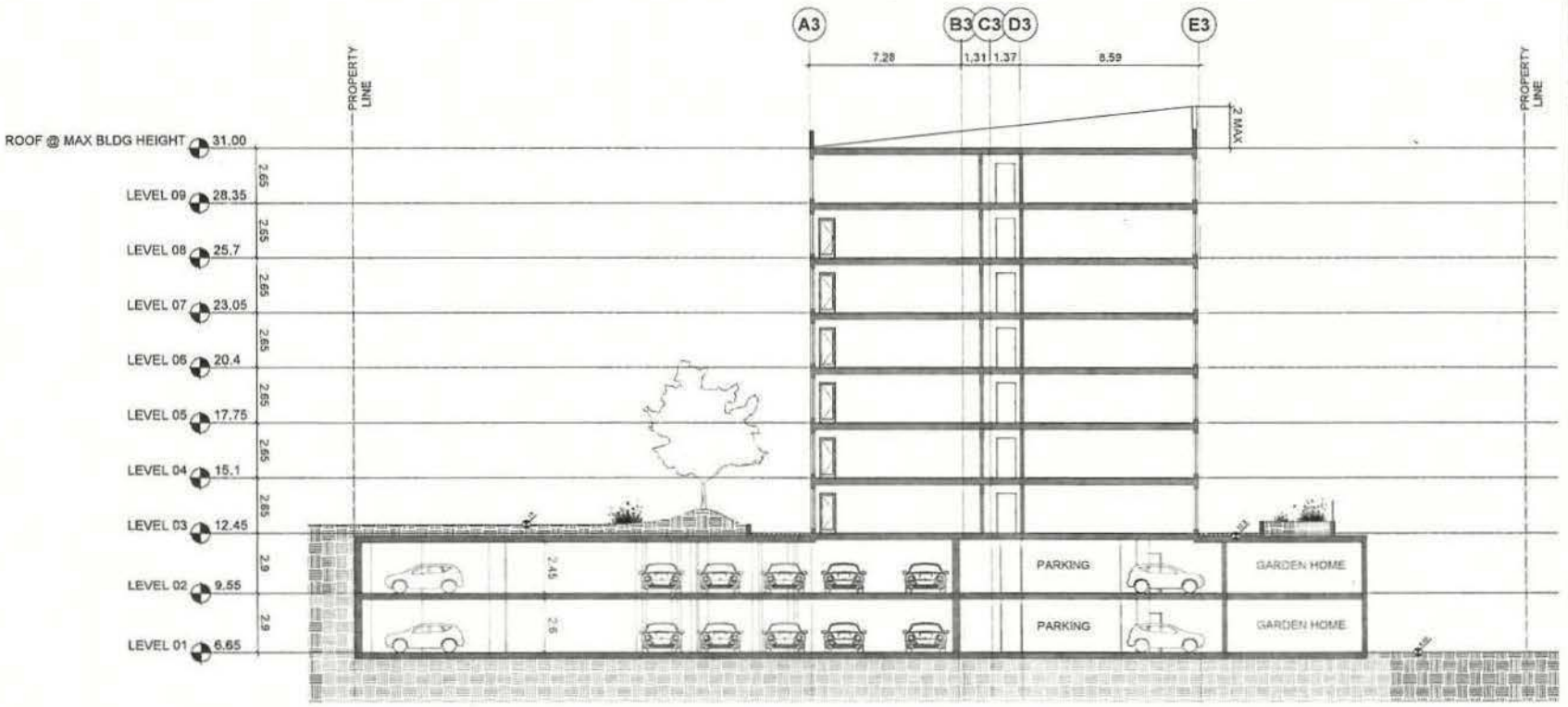
VICTORIA, BC

BUILDING SECTION

BLDG 3

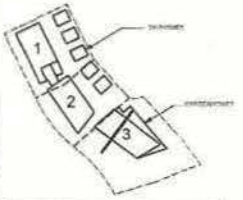
DRAWN: AG CHECKED: MC
PLOT DATE: 12/8/15

A3.11



BUILDING SECTION 12 - BLDG 3 (12)
SCALE 1:100

DIALOG



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VICTORIA, BC V8W 1B8
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SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

BUILDING SECTION

BLDG 3

DRAWN: AC CHECKED: MC
PLOT DATE: 12/9/15

A3.12

DIALOG

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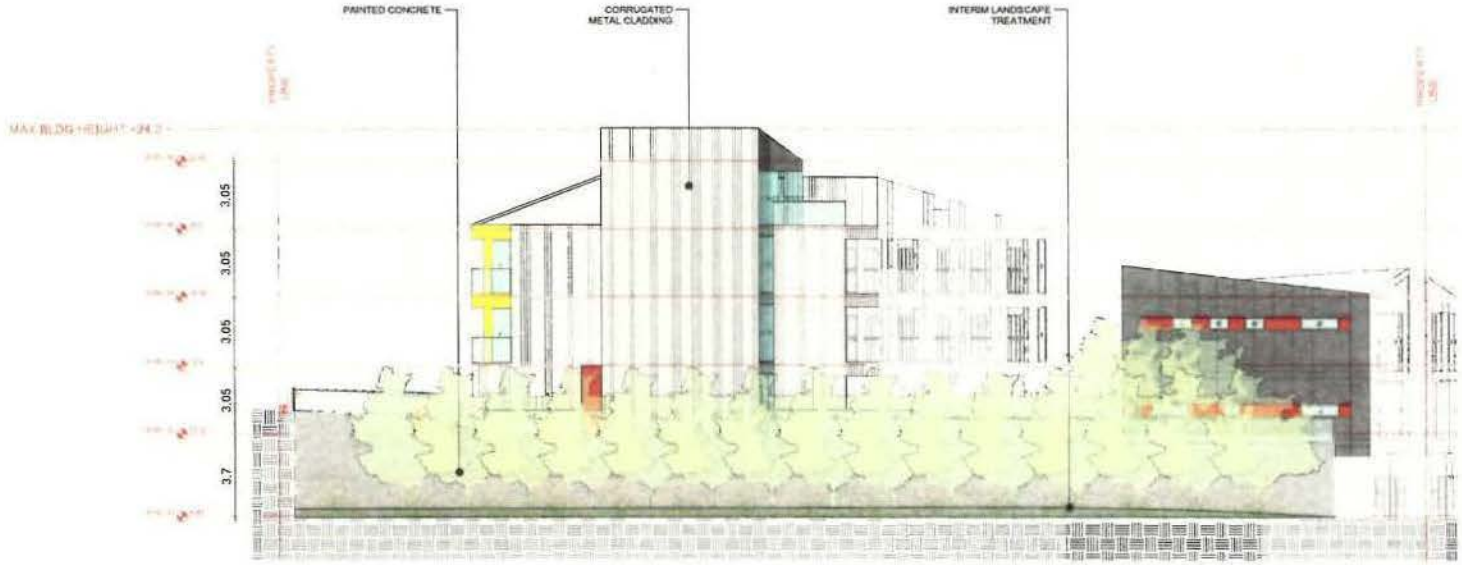
VICTORIA, BC

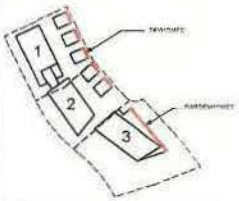
EAST ELEVATIONS - GARDEN HOMES & SKY HOMES

DRAWN: AG CHECKED: MC

A3.13



DIALOG



ISSUED FOR

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C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT:

OWNER:

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

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

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

A3.14

DIALOG

ISSUED FOR

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C 09 DEC 15 DEVELOPMENT PERMIT REVISIONS

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INTERIOR DESIGN, A DIVISION OF DIALOG BC
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T 604 255 1169 Fax 604 255 1199
www.dialogengineering.ca

OWNER:
LEGACY RAILYARDS
555 HERALD STREET
VICTORIA BC V8W 1S3
T 250 386 3476

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

SOUTH ELEVATION - PHASE 2

DRAWN: AG CHECKED: MC
PLOT DATE: 12/10/15

A3.15

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 Asphault Trail Connection
7. CIP Conrete Steps - Typical
8. Entryways to Lobbys - 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 Conrete Access Ramp at 5%
13. Pedestrian Connector Paths - Type A - Concrete Unit Paver
14. Pedestrian Connector Paths - Type B - Compacted Limstone Fines
15. Planted Garden Terraces - CIP Concrete Planters on Slab
16. Bermed 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

ISSUED FOR

A 26 JAN 15 DEVELOPMENT PERMIT
B 14 AUG 15 DEVELOPMENT PERMIT REVISIONS
C 18 DEC 15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

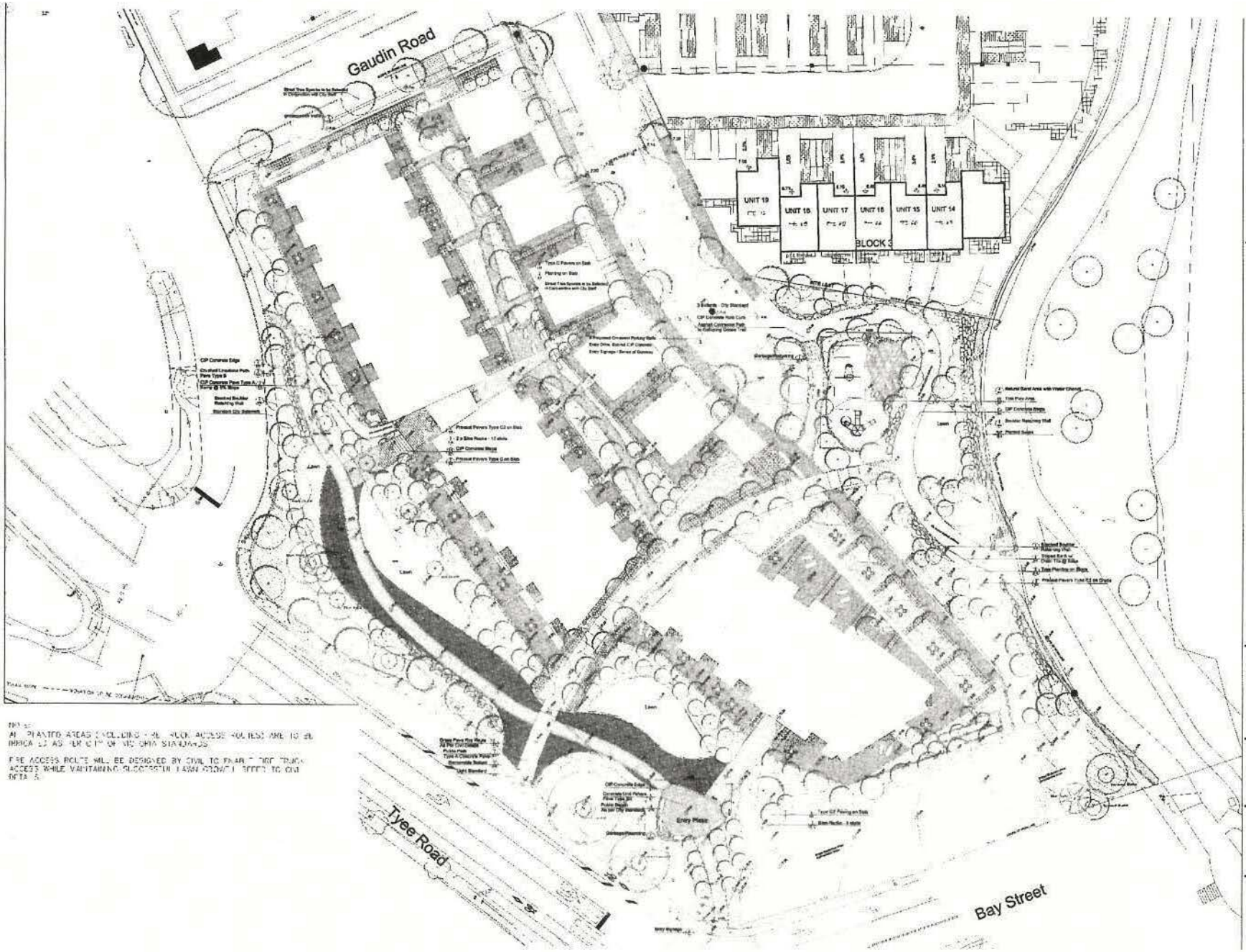
SEAL

RAILYARDS,LOT.H&J

LANDSCAPE_SITE_PLAN

DRAWN: S.Braun CHECKED
PLOT DATE: 12/9/15

L0.01



ALL PLANTED AREAS INCLUDING RAIN GARDEN ACCESS ROUTES ARE TO BE IRRIGATED AS PER CITY OF VICTORIA STANDARDS.

FIRE ACCESS ROUTE WILL BE DESIGNED BY CIVIL TO ENABLE FIRE TRUCK ACCESS WHILE MAINTAINING SLOPE/EROSION CONTROL. REFER TO CIVIL DETAILS.

DIALOG

ISSUED FOR

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

METRIC

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ARCHITECT & PRIME CONSULTANT
DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING INC.
400 - 611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1
TEL (604) 255-1169 FAX (604) 255-1790
OWNER:
LEFEVRE AND COMPANY
1361 HERALD STREET
VICTORIA BC V8W 1S6
TEL (250) 360-4888

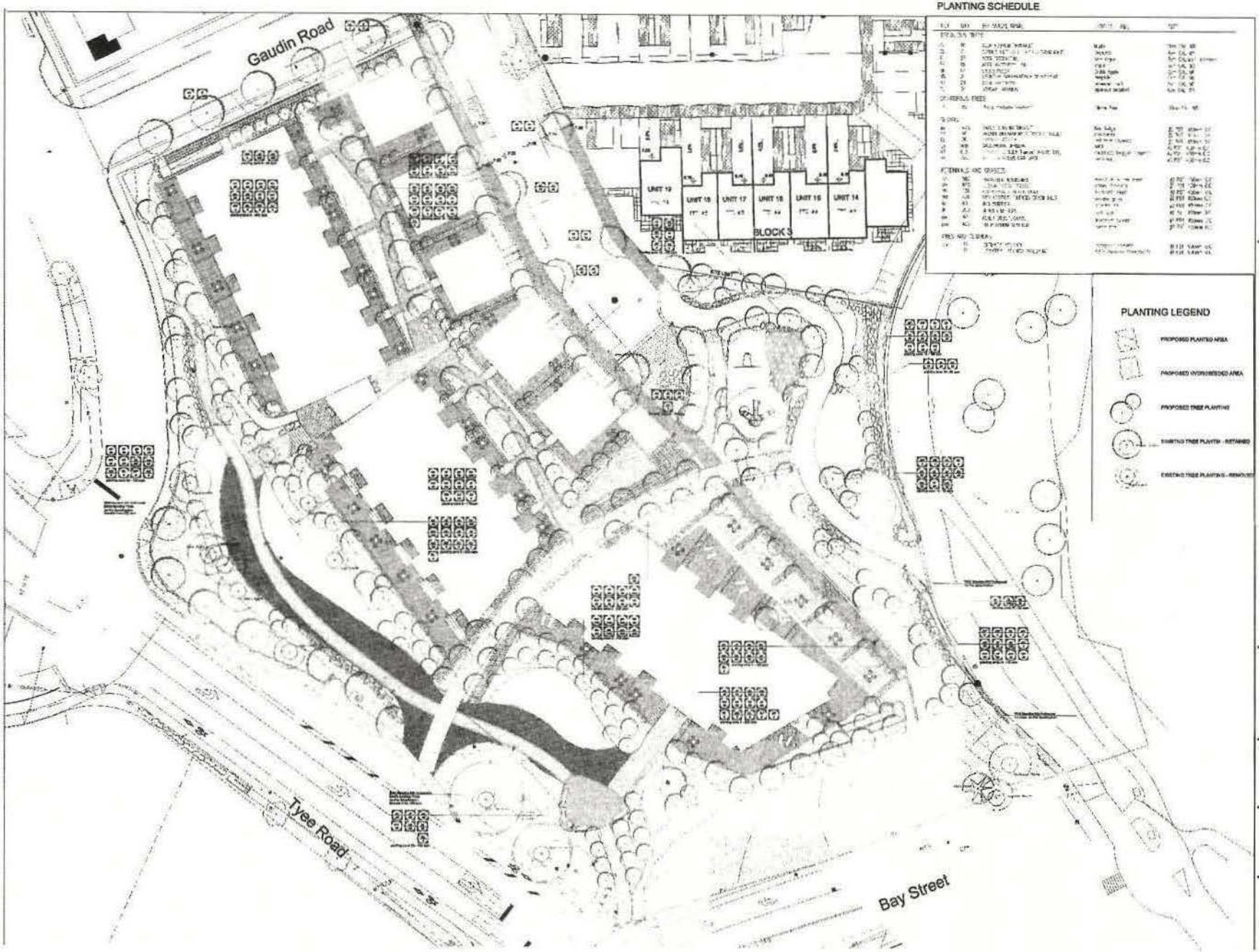
SEAL

RAILYARDS,LOT.H&J

LANDSCAPE_LAYOUT_PLAN

DRAWN: S_Down
PLOT DATE: 12/9/15
CHECKED:

L0.02



PLANTING SCHEDULE

PLANTING LEGEND

PROPOSED PLANTED AREA

PROPOSED HYDROSEEDED AREA

PROPOSED TREE PLANTING

EXISTING TREE PLANTING - RETAINED

EXISTING TREE PLANTING - REMOVED

DIALOG

ISSUED FOR

A 30 JAN/15 DEVELOPMENT PERMIT

B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS

C 08 DEC/15 DEVELOPMENT PERMIT REVISIONS

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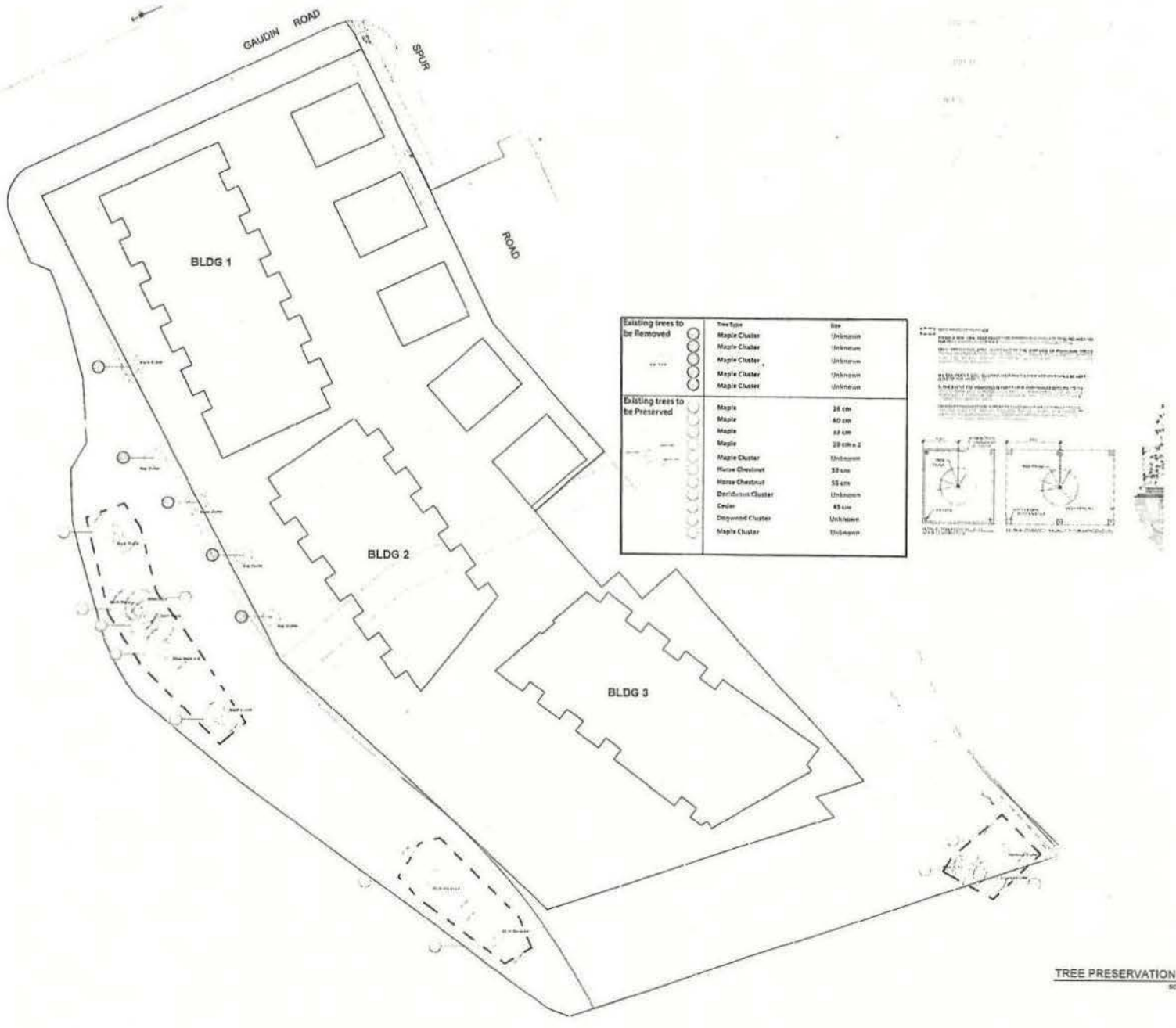
RAILYARDS,LOT.H&J

LANDSCAPE_PLANTING_PLAN

DRAWN: E. Down
PLOT DATE: 15/8/15

CHECKED

L0.03



TREE PRESERVATION PLAN (1)
SCALE: 1:200

N

DIALOG

ISSUED FOR

A 28 JAN/15 DEVELOPMENT PERMIT

B 24 AUG/15 DEVELOPMENT PERMIT RESUBMISSION

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

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ARCHITECT & PRIME CONSULTANT

DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING INC.
201-611 ALEXANDER STREET
VANCOUVER BC V6A 1E1
Tel: (604) 255-1169 Fax: (604) 255-1199
design@dialogbc.ca

OWNER:

LENDING AND COMPANY
123 HERE IS STREET
VICTORIA BC V8V 1R8
Tel: (250) 360-4000

SEAL

RAILYARDS, LOT H & J

VICTORIA, BC

TREE PRESERVATION PLAN

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

L0.04

DIALOG

ISSUED FOR:

- A
- B
- C

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

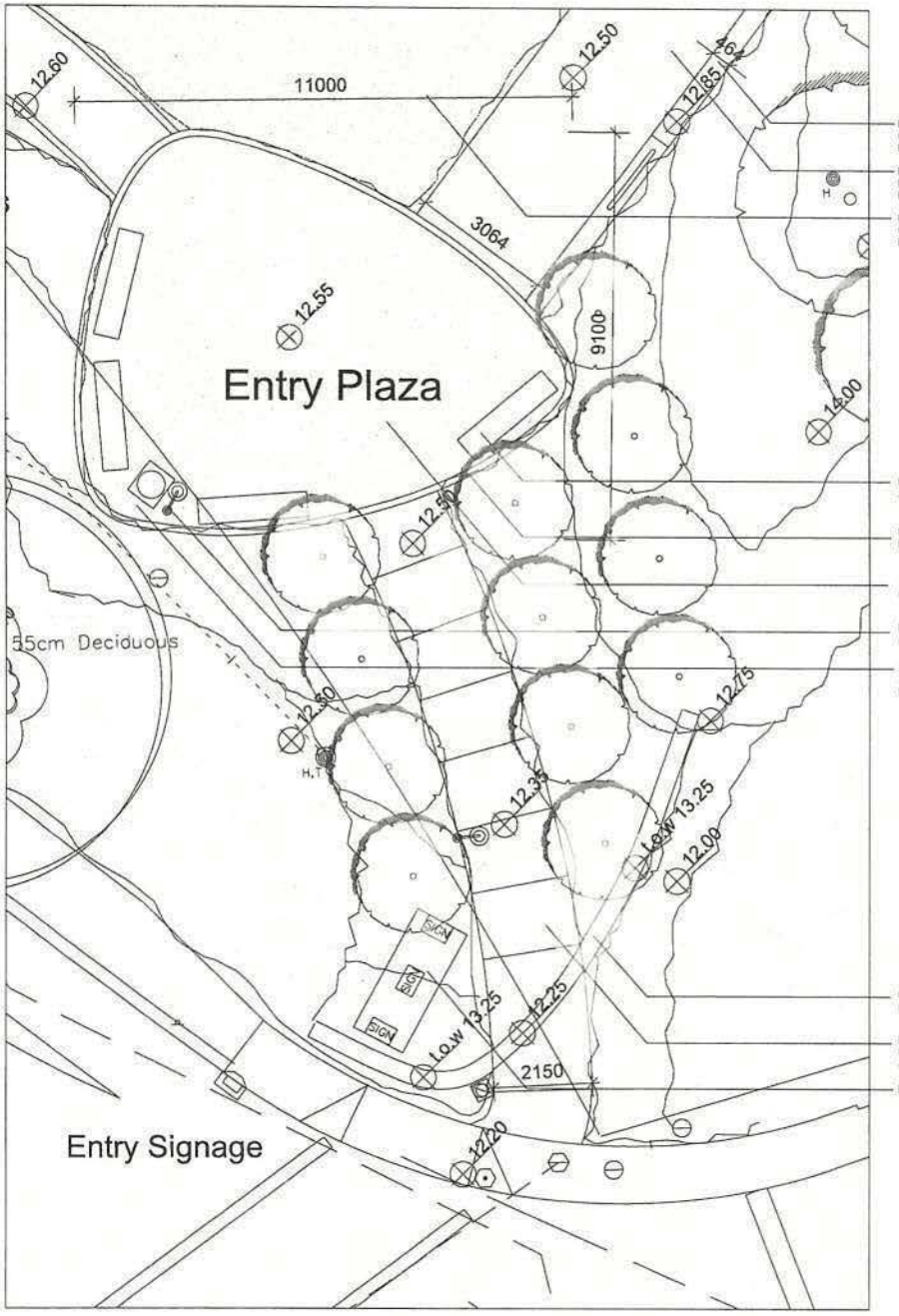
SEAL:

RAILYARDS,LOT.H&J

LANDSCAPE_LIGHTING_PLAN

DRAWN: CHECKED:

L0.05



RESIDENTIAL ENTRY SEATING WALL
CAST IN PLACE, SITTING HEIGHT CONCRETE RETAINING WALL
REFER TO LANDSCAPE DETAILS

RESIDENTIAL ENTRY PATH TO LOBBY
PRECAST UNIT PAVERS OVER SLAB
REFER TO LANDSCAPE DETAILS

6M WIDE FIRE TRUCK ACCESS ROURTE
GRASS-PAVE OR PRE-APPROVED ALTERNATIVE
REFER TO CIVIL DETAILS

PUBLIC PARK BENCH (TYP) ON CIP CONCRETE PAD:
AS PER CITY STANDARDS

UNIT PAVERS- TO MATCH PLAZA AREAS ELSEWHERE IN
DEVELOPMENT, REFER TO LANDSCAPE DETAILS

TYEE ROAD ENTRANCE PLAZA AS PER MDA
CONCRETE UNIT PAVEING WITH CIP CONCRETE EDGING

LIGHT STANDARD AS PER CITY STANDARDS
(FINAL LOCATIONS TO BE DETERMINED)

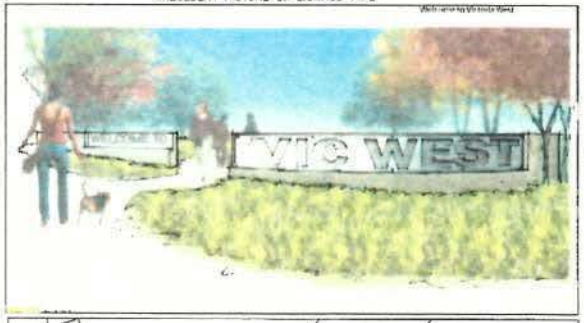
TRASH RECEPTICLE ON CIP CONRETE PAD (TYP)
AND AS PER CITY STANDARDS.
REFER TO LANDSCAPE DETAILS

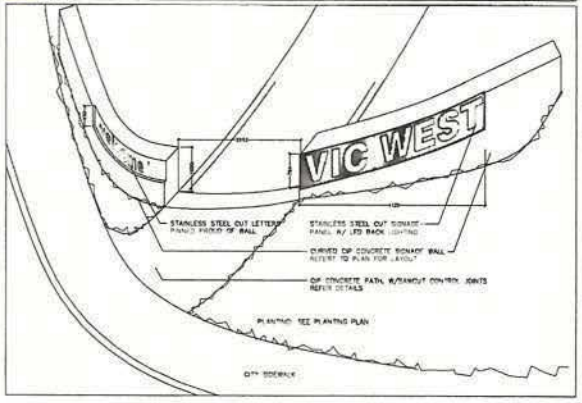
CIP CONCRETE ENTRY SIGNAGE WALL, WITH STEEL
LETTERS/SIGNAGE ELEMENTS AND LED LIGHTING

ENTRY PATHWAY
CIP CONCRETE PAVING WITH SAW-CUT CONTROL
JOINTS AND LIGHT SAND BLAST FINISH

EXISITNG SIGNAGE TO BE REMOVED

PRECEDENT PICTURE OF SIGNAGE TYPE





DIALOG

ISSUED FOR

A 29 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 CORPORATION
SUPERVISING PERSON IN CHARGE INC.
APR 411 ALEXANDER STREET
VANCOUVER BC V6A 1E1
T 604 255 1169 F 604 255 1316
E apr@dialogbc.ca
OWNER:
LEHIGH AGGREGATES
530 HERALD STREET
VICTORIA BC V8W 1S6
T 250 386 8901

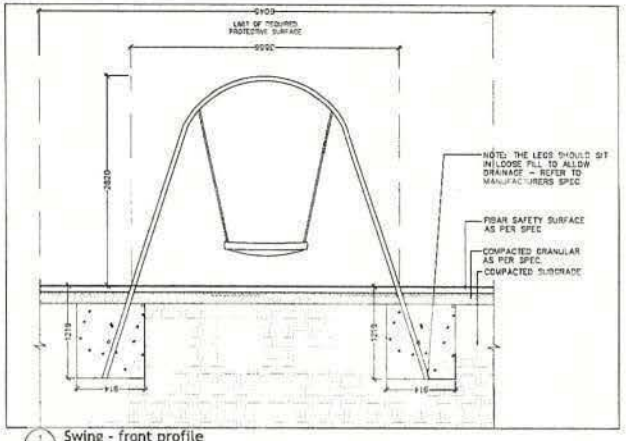
SEAL

RAILYARDS,LOT.H&J

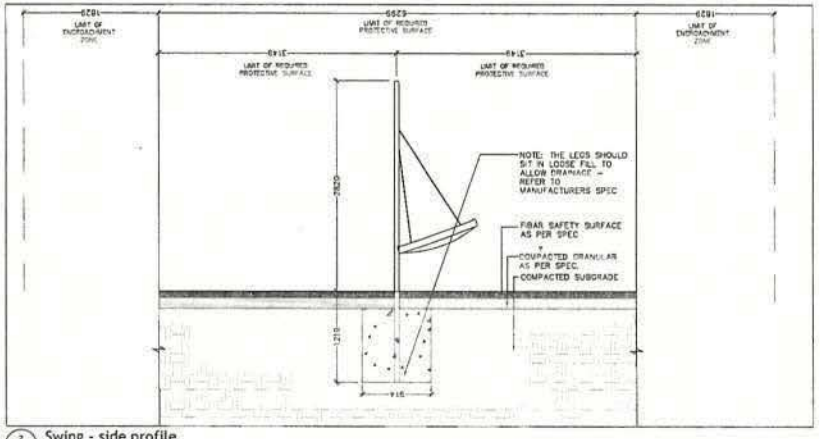
LANDSCAPE_DETAILS

DRAWN: S_Drawn CHECKED:
PLOT DATE: 12/9/15

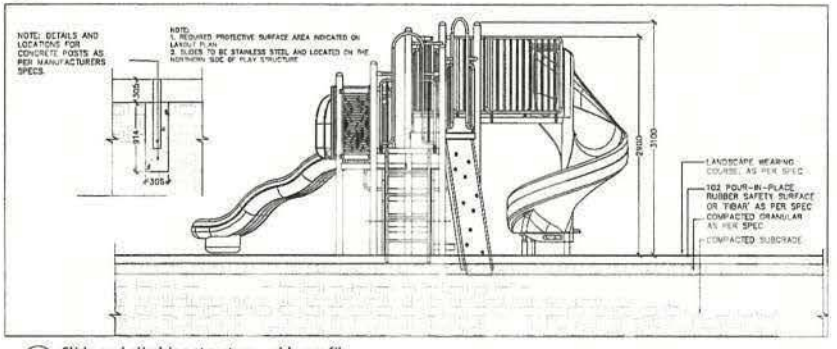
L0.06



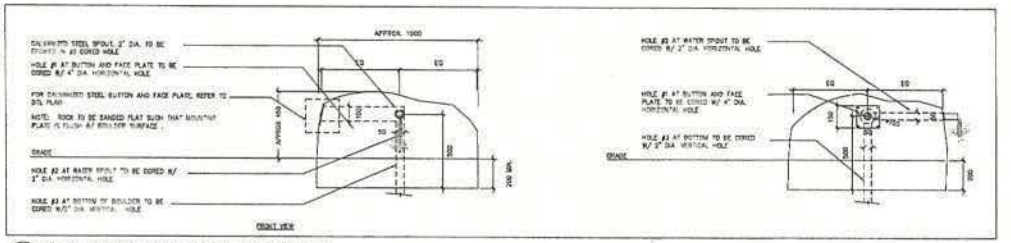
1 L0.07 Swing - front profile 1:30



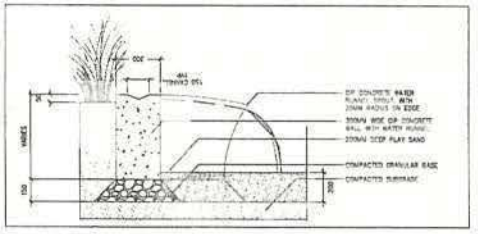
2 L0.07 Swing - side profile 1:30



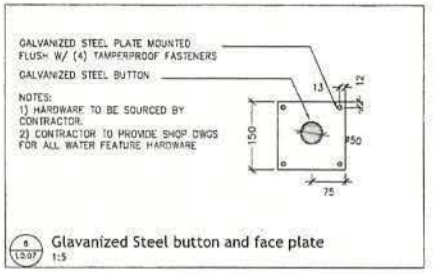
3 L0.07 Slide and climbing structure - side profile 1:30



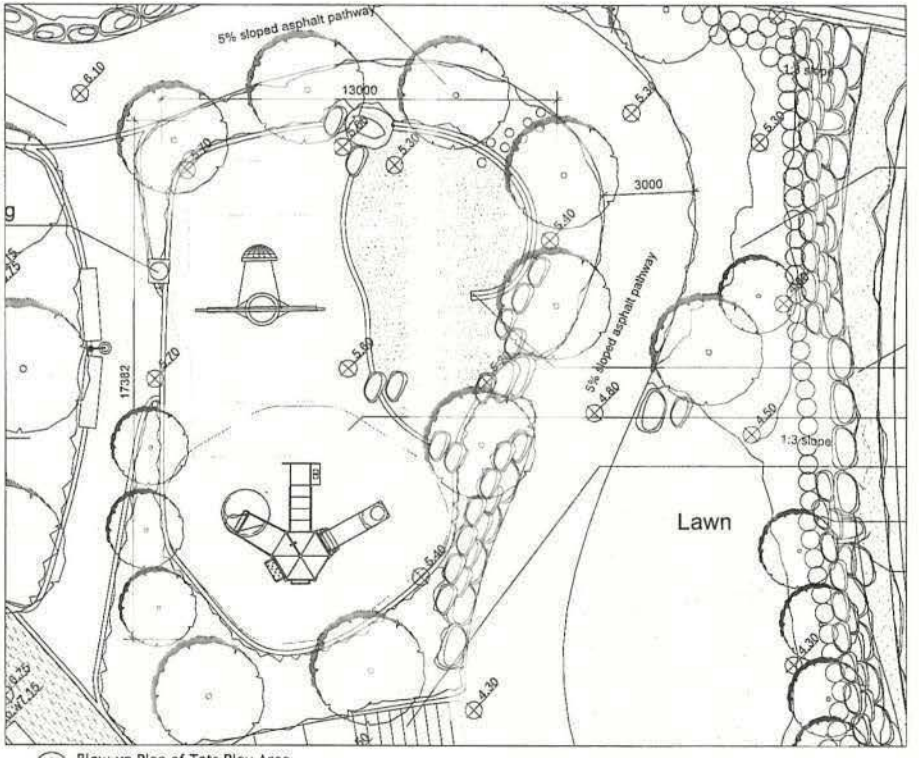
4 L0.07 Button activated water source to runnel 1:15



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



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



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

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

OWNER:

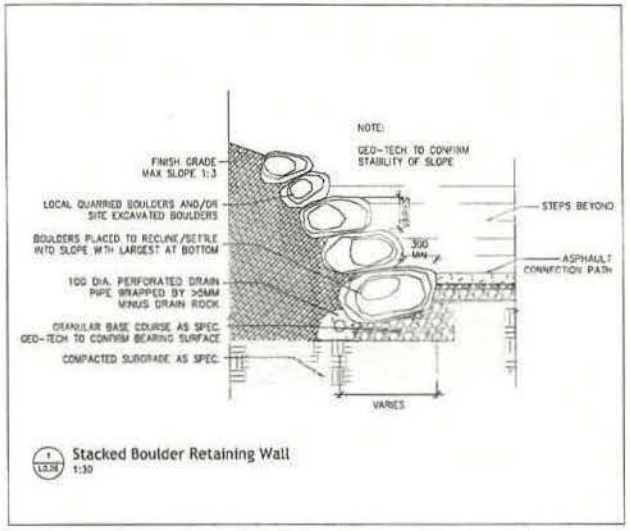
SEAL

RAILYARDS,LOT.H&J

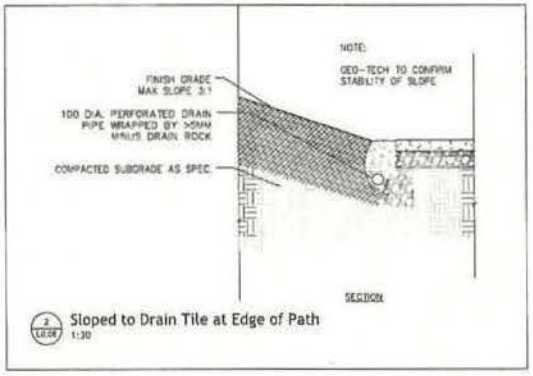
LANDSCAPE_DETAILS

DRAWN: S. Chiam
PLOT DATE: 2015-12-15
CHECKED:

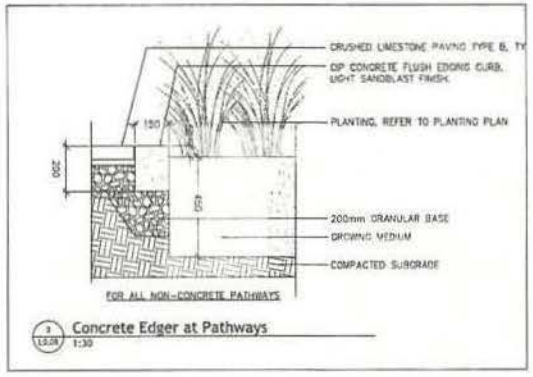
L0.07



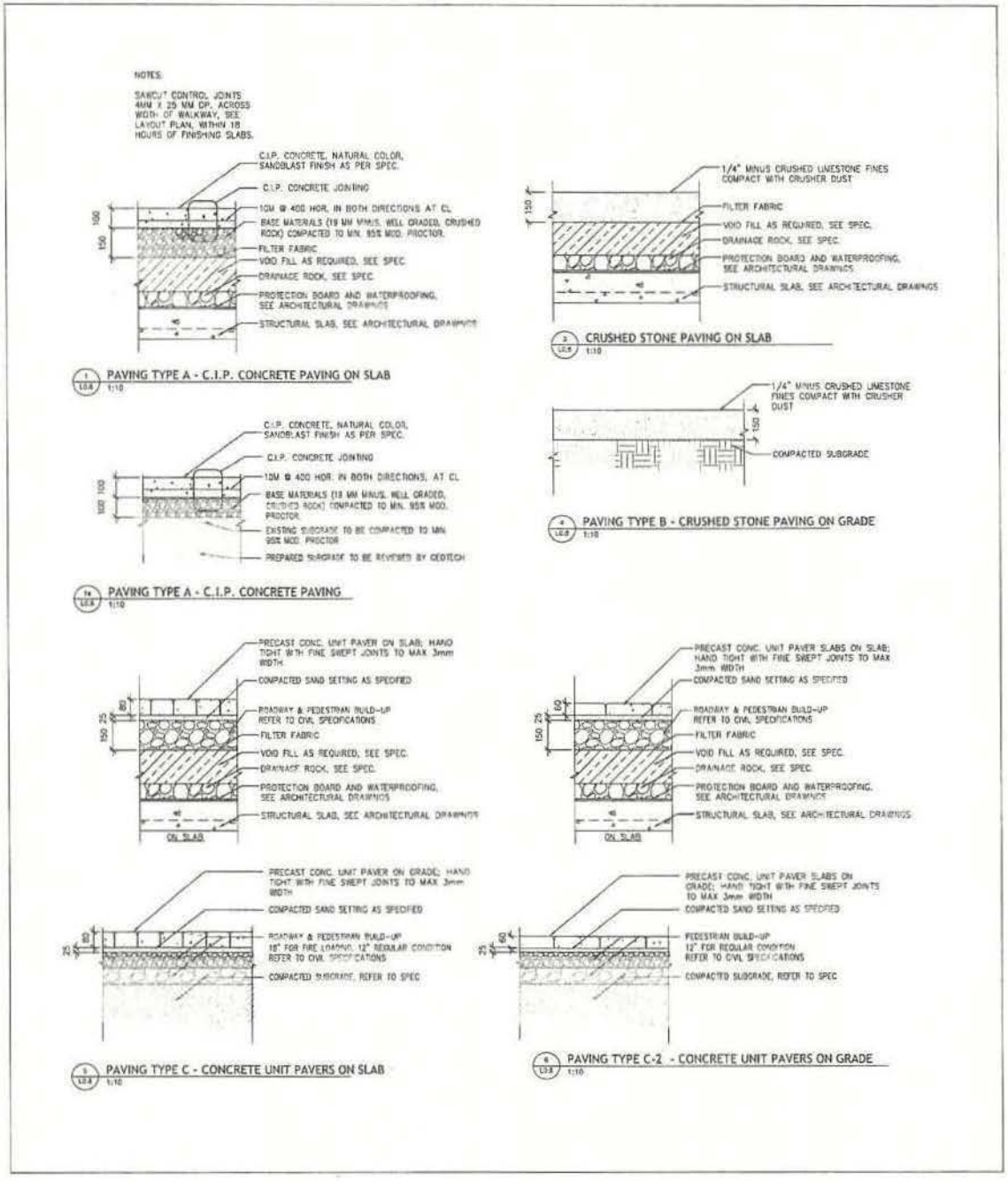
1 L0.08 Stacked Boulder Retaining Wall
1:30



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



3 L0.08 Concrete Edger at Pathways
1:30



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

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

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

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

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

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

DIALOG

ISSUED FOR

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

METRIC

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OWNER:

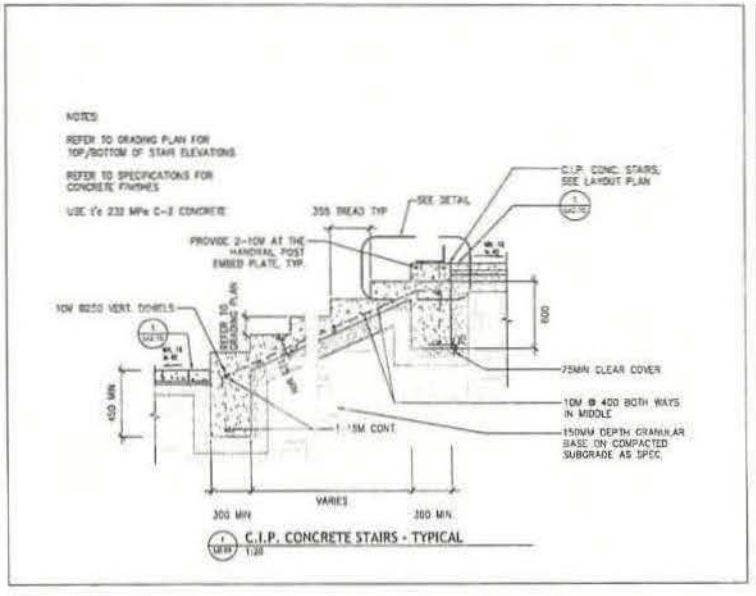
SEAL

RAILYARDS,LOT.H&J

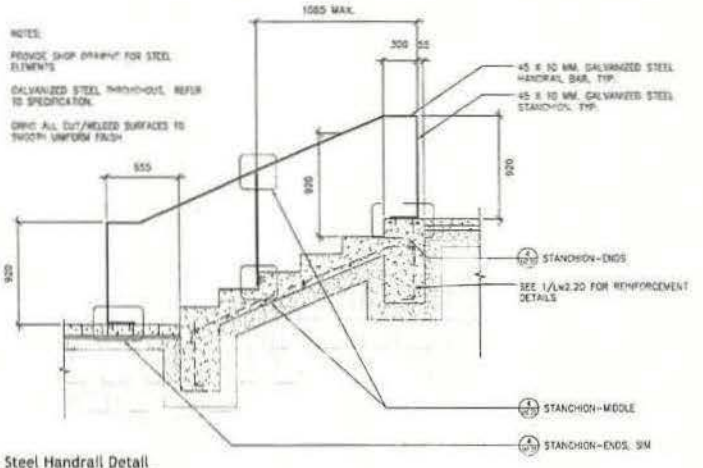
LANDSCAPE_DETAILS

DRAWN: S. Dixon CHECKED:
PLOT DATE: 15/01/16

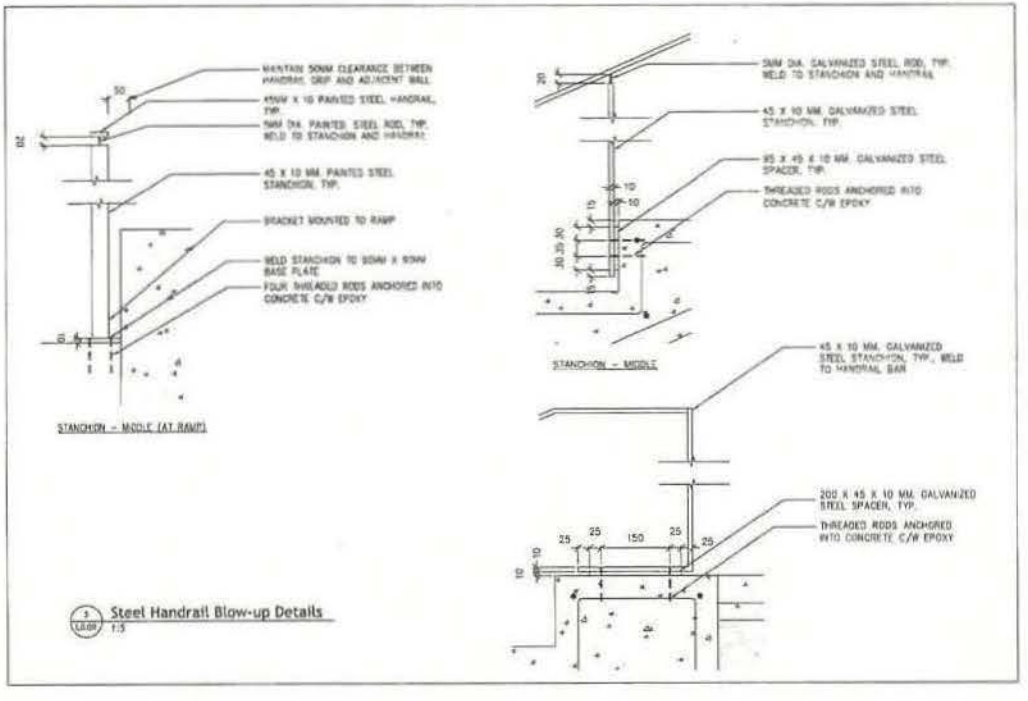
L0.08



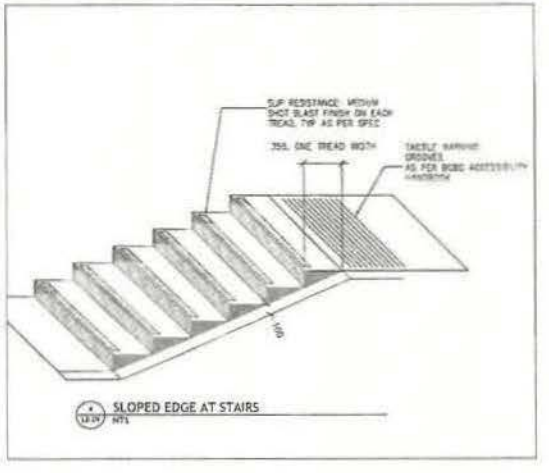
C.I.P. CONCRETE STAIRS - TYPICAL
1:30



Steel Handrail Detail
1:30



Steel Handrail Blow-up Details
1:5



SLOPED EDGE AT STAIRS
NTS

DIALOG

ISSUED FOR

A 26 MAY15 DEVELOPMENT PERMIT
B 14 AUG 15 DEVELOPMENT PERMIT RESUBMITTAL
C 09 DEC15 DEVELOPMENT PERMIT RESUBMITTAL

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

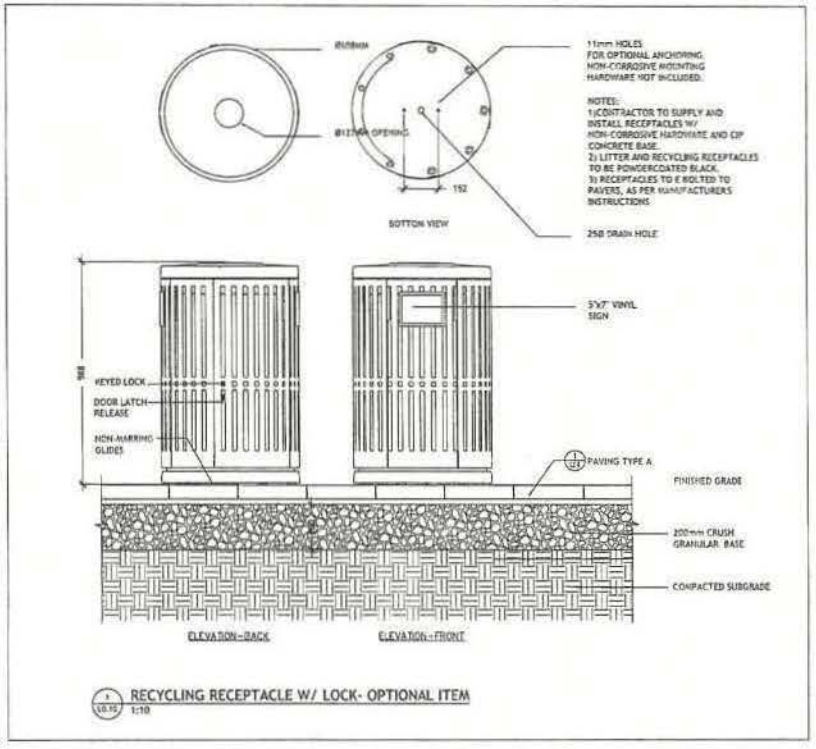
SEAL

RAILYARDS,LOT.H&J

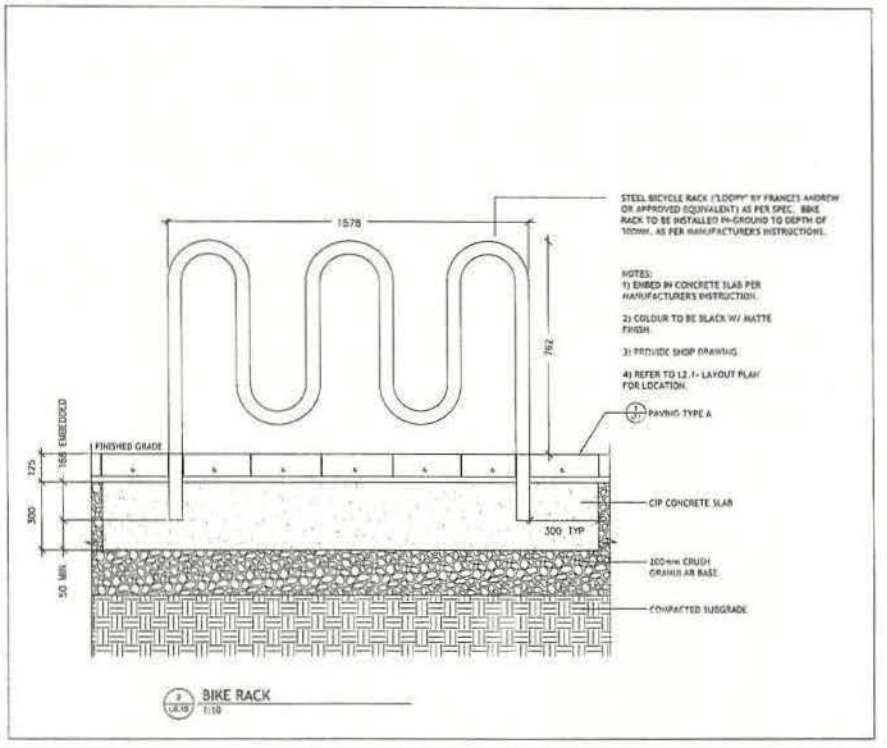
LANDSCAPE_DETAILS

DRAWN: E. Dixon CHECKED:
PLOT DATE: 15/12/11

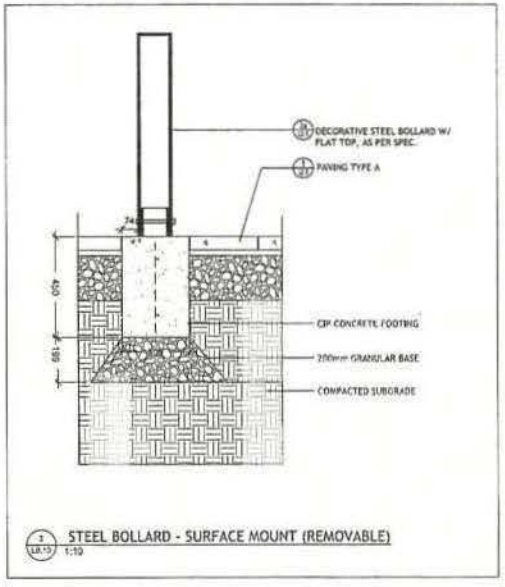
L0.09



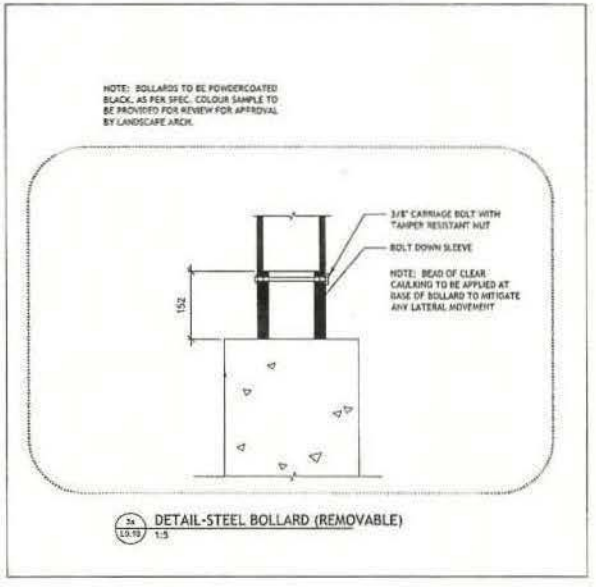
1 LO.10 RECYCLING RECEPTACLE W/ LOCK- OPTIONAL ITEM 1:10



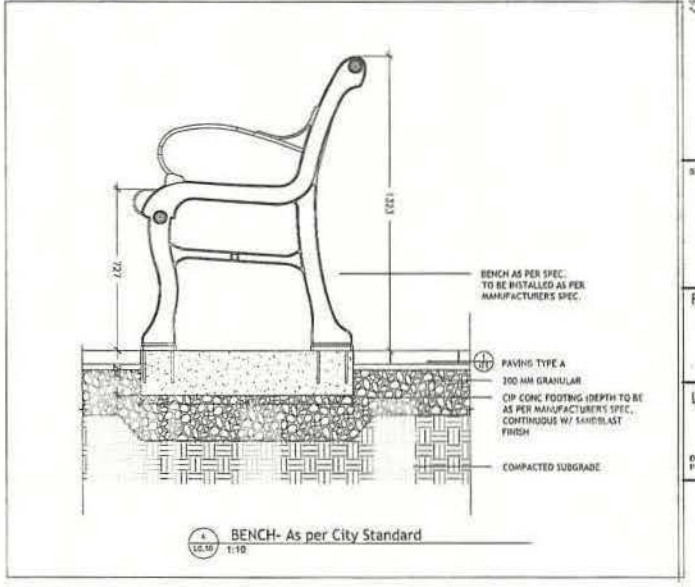
2 LO.10 BIKE RACK 1:10



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



3a LO.10 DETAIL-STEEL BOLLARD (REMOVABLE) 1:5



4 LO.10 BENCH- As per City Standard 1:10

DIALOG

ISSUED FOR

A	23 JAN/15	DEVELOPMENT PERMIT
B	14 AUG/15	DEVELOPMENT PERMIT REVISIONS
C	09 DEC/15	DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

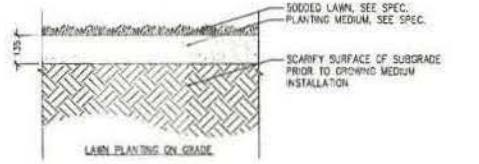
SEAL

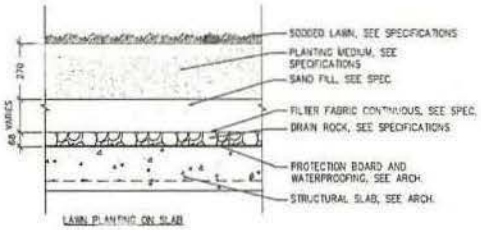
RAILYARDS,LOT.H&J

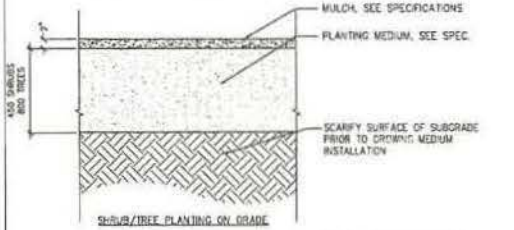
LANDSCAPE_DETAILS

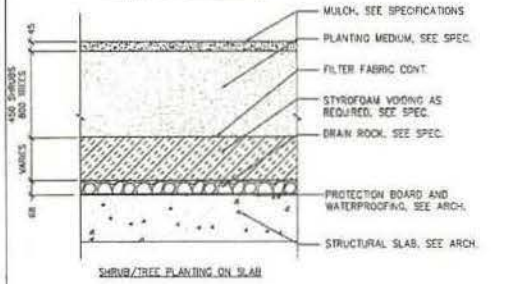
DRAWN: S_Drawn CHECKED:
PLOT DATE: 2015

L0.10

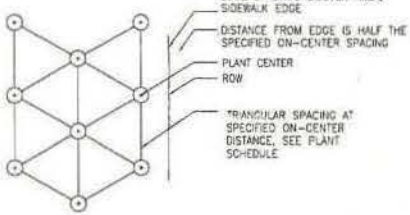




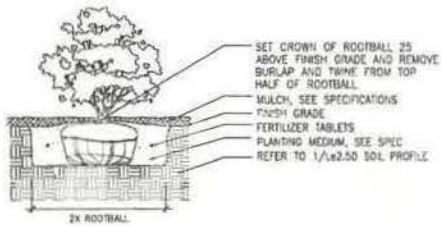




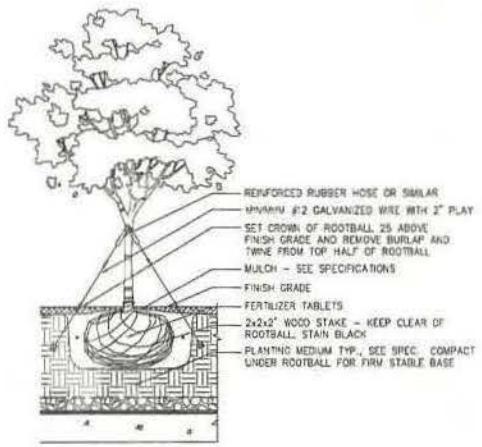
SOIL PROFILES



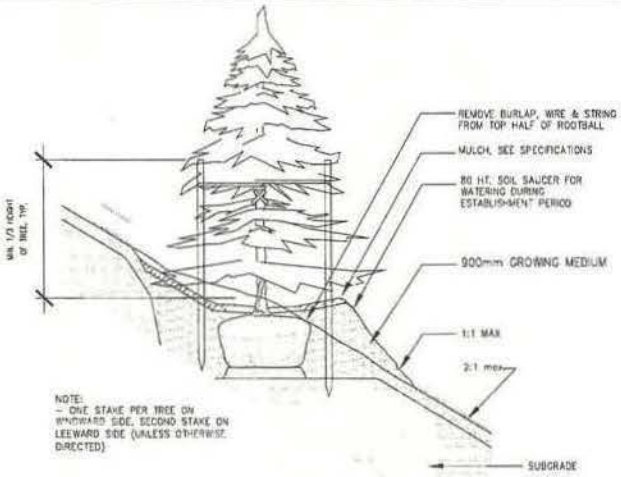
GROUND COVER PLANTING



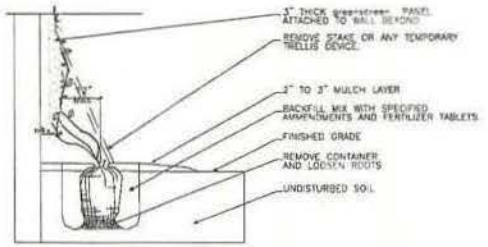
SHRUB PLANTING

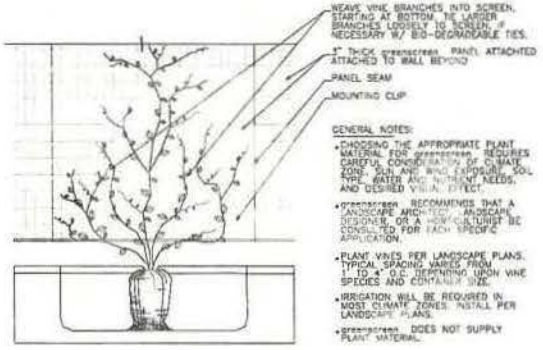


TREE PLANTING



CONIFER PLANTING ON SLOPE





GENERAL NOTES:

- CHOOSING THE APPROPRIATE PLANT MATERIAL FOR greenscreen REQUIRES CAREFUL CONSIDERATION OF CLIMATE ZONE, SUN AND WIND EXPOSURE, SOIL TYPE, WATER AND NUTRIENT NEEDS, AND DESIRED VISUAL EFFECT.
- greenscreen RECOMMENDS THAT A LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER, OR A HORTICULTURIST BE CONSULTED FOR EACH SPECIFIC APPLICATION.
- PLANT VINES PER LANDSCAPE PLANS. TYPICAL SPACING VARIES FROM 1' TO 4' O.C. DEPENDING UPON VINE SPECIES AND CONTAINER SIZE.
- IRRIGATION WILL BE REQUIRED IN MOST CLIMATE ZONES. INSTALL PER LANDSCAPE PLANS.
- greenscreen DOES NOT SUPPLY PLANT MATERIAL.

greenscreen® VINE PLANTING DETAIL

DIALOG

ISSUED FOR

A 27 JAN/15 DEVELOPMENT PERMIT

B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS

C 03 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

SEAL

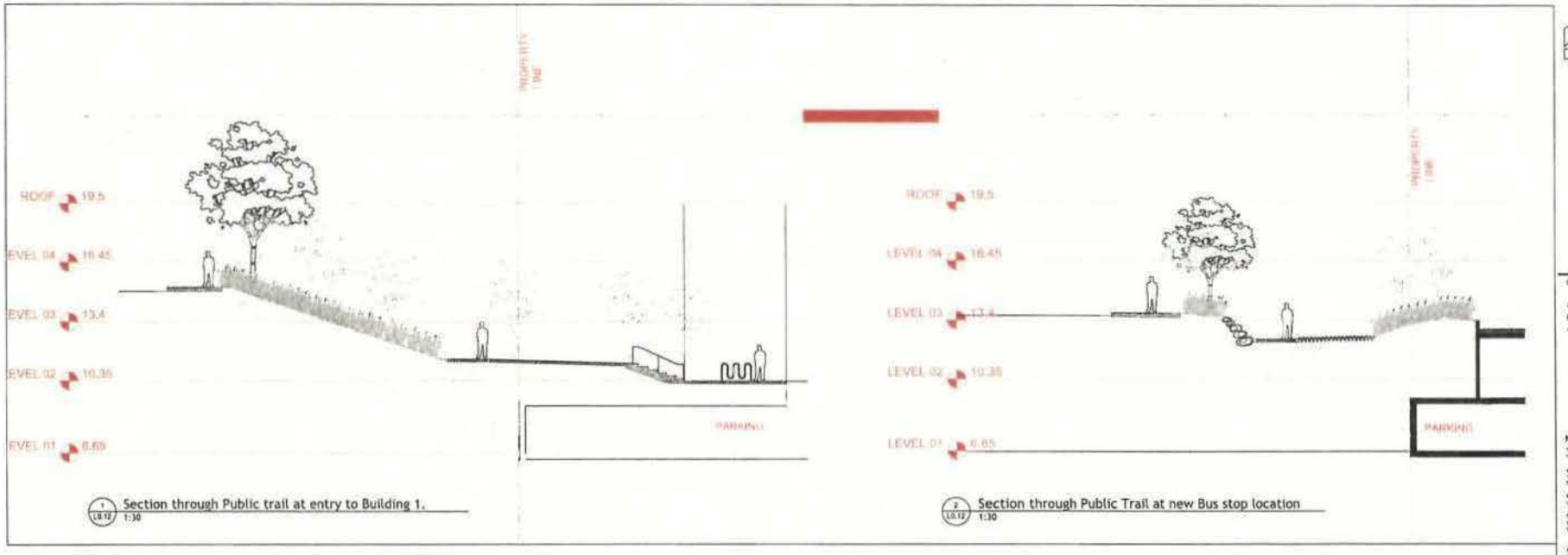
RAILYARDS,LOT.H&J

LANDSCAPE_DETAILS

DRAWN: S. Drawn
PLOT DATE: 1305.15

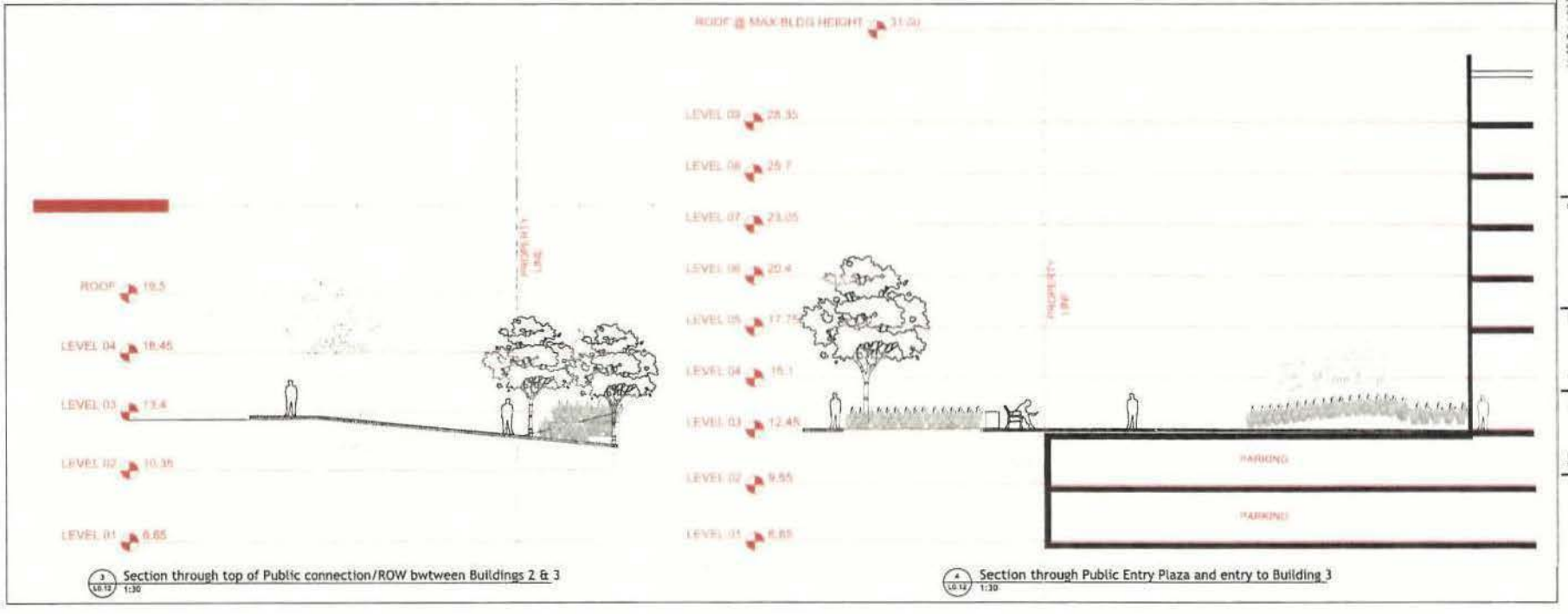
CHECKED:

L0.11



1 L0.12 Section through Public trail at entry to Building 1.
1:30

2 L0.12 Section through Public Trail at new Bus stop location
1:30



3 L0.12 Section through top of Public connection/ROW bwtween Buildings 2 & 3
1:30

4 L0.12 Section through Public Entry Plaza and entry to Building 3
1:30

DIALOG

ISSUED FOR

A 29 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

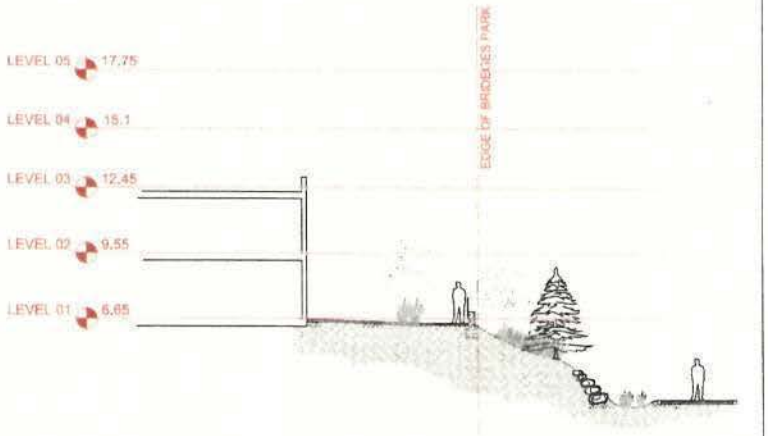
SEAL

RAILYARDS.LOT.H&J

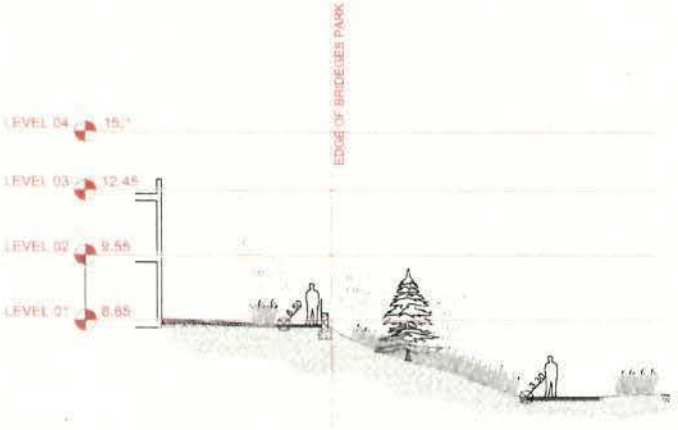
LANDSCAPE_SECTIONS

DRAWN: S. Brown CHECKED:
PLOT DATE: 12.8.15

L0.12

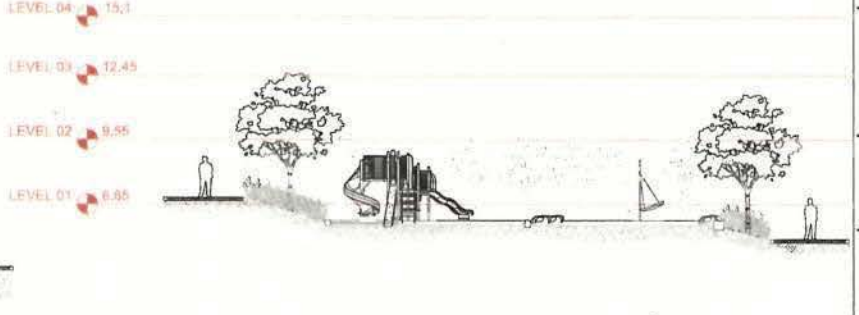


5 L0.13 Section through boulder retaining wall, swale and Galloping Goose 1:30



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

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



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

DIALOG

ISSUED FOR

A 29 JAN/15 DEVELOPMENT PERMIT
B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

METRIC

ARCHITECT & PRIME CONSULTANT

OWNER:

SEAL

RAILYARDS,LOT.H&J

LANDSCAPE_SECTIONS

DRAWN: S. Drawn CHECKED:
PLOT DATE: 12/9/15

L0.13