Colwood

CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153 planning@colwood.ca | www.colwood.ca

File: DP000011 - 4 Apartment Buildings at Lot 2 EPP 122243 (SW Corner Ryder and Producers)

DEVELOPMENT PERMIT DP000011

THIS PERMIT, issued APRIL 3, 2024, is,

ISSUED BY: CITY OF COLWOOD, a municipality incorporated under the Local Government Act,

3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the Local Government Act , RSBC 2015, Chapter 1

ISSUED TO: ROYAL BAY TRADEWINDS LIMITED PARTNERSHIP

SUITE 1774, 1055 DUNSMUIR ST

VANCOUVER, BC

(the "Permittee")

1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOT 2, SECTION 40, ESQUIMALT LAND DISTRICT, PLAN EPP122243, & SEC 41, 53 & 54
TRADEWINDS AVE

(the "Lands")

- This Development Permit regulates the development and alterations of the Land, and supplements
 the "Colwood Land Use Bylaw, 1989" (Bylaw No. 151), to ensure the Form and Character
 considerations for the development of four apartment buildings and associated site improvements
 are consistent with the design guidelines for areas designated as "Neighbourhood" in the City of
 Colwood Official Community Plan (Bylaw No. 1700).
- 3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
- 4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented by this Permit.

- 5. The Director of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.
- 6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
- 7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:
 - Schedule 1 Architectural Drawings prepared by RH Architecture Ltd. dated March 21, 2024.
 - Schedule 2 Landscape Plan prepared by LADR Landscape Architects dated March 3, 2024.
 - Schedule 3 Landscape Cost Estimates prepared by LADR Landscape Architects dated March 26, 2024.
- 8. This Development Permit authorizes the construction of four apartment buildings along with any associated site works. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER CONDITIONS

Building Features

- 8.1. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings prepared by RH Architects Ltd. (Schedule 1).
- 8.2. All ground floor units fronting Ryder Hesjedal Way shall incorporate entry stairs with a minimum width of 1.7 metres and stair lighting as depicted in Drawing A0.6.1 of the Architectural Drawings prepared by RH Architects Ltd. (Schedule 1).
- 8.3. Private entry gates are not permitted within any of the ground floor units fronting Ryder Hesjedal Way.
- 8.4. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Services or their delegate.
- 8.5. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services or their delegate.
- 8.6. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

Landscaping

- 8.7. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by LADR Landscape Architects (Schedule 2).
- 8.8. Prior to the issuance of a building permit, the Permittee shall provide the City with a written letter of engagement from a registered landscape architect agreeing to:
 - 8.8.1. Supervise and install the landscape work in accordance with the approved Landscape Plan prepared by LADR Landscape Architects (Schedule 2); and
 - 8.8.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with the approved landscape plan.
- 8.9. Prior to the issuance of a Building Permit for any of the Buildings shown within Phase 1 of the Landscape Plan (Schedule 1), a security deposit in the amount of 110% of the landscape cost estimate for Phase 1 Landscaping (Schedule 3) must be submitted by the Permittee to the City of Colwood in the form of an irrevocable letter of credit or certified cheque. The amount of security to be remitted is \$396,326.70; this amount, or a portion thereof, shall be returned two years after the City receives a signed statement of partial or substantial completion from a registered BCLSA landscape architect for the landscaping associated with Phase 1 shown in Schedule 2, to the satisfaction of the Director of Development Services or their delegate.
- 8.10.Prior to the issuance of a Building Permit for any of the Buildings shown within Phase 2 of the Landscape Plan (Schedule 1), a security deposit in the amount of 110% of the landscape cost estimate for Phase 2 Landscaping (Schedule 3) must be submitted by the Permittee to the City of Colwood in the form of an irrevocable letter of credit or certified cheque. The amount of security to be remitted is \$566,636.95; this amount, or a portion thereof, shall be returned two years after the City receives a signed statement of partial or substantial completion from a registered BCLSA landscape architect for the landscaping associated with Phase 2 shown in Schedule 2, to the satisfaction of the Director of Development Services or their delegate.

ISSUED ON THIS 3RD DAY OF APRIL 2024.

JOHN ROSENBERG, A.Sc.T.

DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

Schedule 1 - PARCEL H

	VING LIST	
PHOS	TTLE	SCALE
AED	COVER PAGE / STATS	TNA .
A8.1	RENDERINGS	19A
AR2	NEW SERVICE	19A
AR3	SENCE SHOOL	NA.
All 4	WASSING	190
ALL	MANUFACE	NA.
ALA	MENCEMINE	NA.
		NA.
ALE I	RENCERHOL	
AB.7	AERAL VEVIS	NA
ABB	AGRAL VEVIS	19A
PLANS		
A1.0	SITE PLAN	110'11'0
A1.1	FRE FORTING PLAN	115114
ALL	AVERAGE GRADE'S DAGRAM	115 v1 4
A3.6	PARKING FL - DIFFRALL	152-10
A2.1	PARKING FT - BULDING A	118919
A2.2	PARKING F1 - BULDING B	1257110
A2.3		1/18"-1-0
	PARKING P1 - BUILDING C	
AZ4	PARKING P1 - BUILDING D	110-1-0
A3.0	BLDG A - LEVEL 1 PLAN	302-1-0
A3.1	BLDG A - LEVEL EPLAN	992-1-6
5.6A	8L06 A - LEVEL SPLAN	552*140
V2.3	BLDG K - LEVEL 4 PLAN	205-10
A34	BLDD # - RDDF FLAN	150°+1 0
ASS	BLDD B - LEVEL 1 PLAN	337+1 O
ALLA	BLDD B - LEVEL 3 PLAN	335-1-0
A3.7	BLDD B - LEVEL 3 PLAN	335-1-0
ASS	BLOD B - LEVEL 4 PLAN	335-1-0
A3.9	BLOG B - ROOF PLAN	302*10
A3.10	BLDG G - LEVEL 1 PLAN	995-1-6
A3.11	BLDG G - LEHEL EPLAN	905-44-6
AX-S	BLDG C - LEVEL 3 PLAN	995-1-6
A2 (2	BLDD C - LEVEL 4 PLAN	222-10
A3.H	BLDD C - RDDF PLAN	337+10
A3.18	BLDD D - LEVEL 1 PLAN	237-10
A3.76	BLDD D - LEHEL 3 PLAN	3/307+1-0
A3.17	BLOD D - LIEVEL 1 PLAN	322-1-0
A3.18	9LD9 D - LEVEL 4 PLAN	300-1-0
A3.19	BLOG D - ROOF PLAN	992-140
A3.30	SUDS D- FORE PURS	18010
	GUBHOUSE PLAN	101147
BLEVA		
A4.0	SLOG A & D - MATERIALS	1841-0
A4ET	NUMBER CONSTRUCT	TRALS.
ALLS	STREETSCAFE	316+1-0
A4.1	BUILDING A BUBY YTCHS	1/16/41/0
AAZ	BUILDING A BLEVYTONG	110'41'0
A4.3	BUILDING B BUDYNTONS	110'-1-0
A4.4	BUILDING B BUDYNTONS	125010
A45	BUILDING C BUENNTONS	175914
	SOUTHWO C EXECUTIONS	
A4.6	BUILDING C BUEVATIONS	175'+140
A4.7	BUILDING DIELEVATIONS	1.15'=1'0
A48	BUILDING DIEUEVYTCHE	116-10
AAB	CLUBHOLDS SLEWFORD	18-1-0
A4.10	SIGNAGE	NOTED
A4.11	NAL BOX	NOTED
	NO SECTIONS & UNIT PLANS	
A5.0	BUILDING SECTIONS	1/16/41-0
A5.1	SUBSING SECTIONS	178914
A5.2	BUILDING SECTIONS	125010
A5.2	SULDING SECTIONS	
		HOTES
A8.4	NUMBER DECTORS	18+10
	UNIT PLANE	3/10/+1 0
ARE	DATE BY AND	

	DIRECTORY			
		CONTACT	PHONE	EMAL
DEVELOPER	PACIFIC CAPITAL REAL ESTATE (PCRE)	MATTHEW DAVIS	C: 604 220 5077	mdavin@povgroup.co
	Four Bentali Centre, 1774 - 1055 Dunamuir St. Vancouver, RC: V7X 1L2	SHWUN MACNEILL	P: 804 408 9671	practici I @pcregroup.ca
	Walliams, But Work R.C.	CAMERON RAE	P: 403 919 9920	стве:Востекток.р.са
ARCHITECT	RH ARCHITECTS	BRYCE ROSITCH	604-869-6002	knyce@rharshitects.co
	#10 - 120 Powell Street	TOM MORGAN		ton@thachiteds.ca
	Vancouver, BC V6A 101	JAMES WU		james@charchitects.ca
ANDSCAPE	LADR LANDSCAPE ARCHITECTS INC	SEAN LECGREEN	250 998 0105	sleagreen@ledra.ce
ARCHITECT	3-964 Queens Avenue, Street Level Victoria, BC VET IMS			
CIVIL	APLIN & MARTIN CONSULTANTS LTD.	JACOB PEZ	718 841 0484	jpea@aplinmartin.com
ENGINEER	1818 – 1177 West Hastings St Vancouer, BC V6E 2K3		ext 1707	
	100000,000 100.003	JACOB PEZ		slewis@aplicmartin.com

PROJECT DESCRIPTION:

The proposed development consists of four four-storey residential buildings plus one free-standing, single level emerity building, all buildings all on one level of underground parking that is divided into two parts, the total number of units is 336.

ARCHITECTURE:

The buildings are designed to present a unified image for the overall development, but each building is unique in its design, and each offers special accent colouring and details to give it its own identity. The corners of buildings at street intersections feature strong corner elements. Lobbies are identified by taller two-storey entry elements.

The architecture is contemporary, with warm accent elements and large glazed belconies. Changes in graded are accommodated by stepped landscape walls which provide pedestrian scale interest and vegetation adjacent to public sidewalks.

The amenity building is a feature pavilion with a strong vertical element, sloped not and expansive windows. Porches are incorporated on the south, east and north sides to allow for protected outdoor use.

LOCATION M

PROJECT STATISTICS:

	Roy	Royal Bay - Parcel H													
SITE AREA	224,966	Ft ²	20,900.02	M²	5.165	Acre									
Res. Amenity	3,730	Rt ²	Indoor Amen	ity FSR Exc	lusiae										
Residential GFA	294,830	Pt ²													
FSR	1.31	FSR			65	LIPA.									
Building A	83 Units		72,847	GFA Ft ²											
Building B	83 Units		72,770	GFA Ft ²											
Building C	87 Units		76,382	GFA Ft ²											
Building D	83 Units		72,831	GFA Ft ²											
Total No. Units	336 Units		294,830	GFA Ft ²											
Lot Coverage	35%	35%	Permitted												

PARKING REQUIREMENTS										
	Pasidential	396 Units	Visitors	Total						
Required	Studio Olbianic Mr 1.6	Name & Br E. Branks	0.15 /km/t							
		368 Stalls	SO Stalls	458 Stalk						
Provided		368 Stalls	SO Stalls	400 Stalk						
			Jié Stalk (Surface)							
			24 Stofts (PJ)							

BUILDING	SETBACKS		
		Meters	Pt
NORTH PL	TRADEWINDS AVE	9.90	14.76
EAST PL	RYDER HESIEDAL WAY	4.50	14.76
SOUTH PL	PRODUCERS WAY	4.50	14.76
WEST PL	PARK	3.00	9.84

	If of Units	Waste	Carelloand	Organic	Respoling
		Funity/65-3 partition	distribution particles	And Appen 50-60 units	12v 96g per 300unio
Building A & B	356	11.		3.32	30
Building C& D	179	11	9	3.40	20

Underground Pa	irking Lot Cov	erage			
Permitted	80.0%	179,573 sf	Site Area	224,966sF	
Provided	79.8%	179.628 of	UKS Parkada	Coverage	



					BUI	LDING	iΑ					PARKIN	G REQUIR	EMENTS
Unit	Unit Type / Description	Unit Area (FC)	Chiti	Distribution	per Floor	Level 6	Total Units	Net Area (PC)	Parking Required State Educat, for 1.5 unit, 23t 1.5 unit	Unit M	k	Residential	Required 82	Provided 98
Studio 1	Dustr	480					4	1,920	201200			Valles	12	12
9100001		400	-	<u> </u>	· ·	_	-	1,000	-	Studies	5%	11000	104	104
Quest Suite	Quest or Studio	394	- 1		-			394	- 1	Charact Study	1%	Darking C	Provided Si	101
Unit A	I Reduce	625	4	4	-	4	16	10,000	16	1000 000	- 100	ranny r	Residential	Visitors
	/ Samo	643			-	-			16	1 Bedram	29%	Standard	Residence 85	Visite
Unit A1			-	'	,	,	3	1,929		1 00001001	25%			
Uvik AZ	f Bedrom	642	1	1	1	- 1	- 4	2,500	4		$\overline{}$	Small (10%)		
Unit B	l' Bedount + Den	700	4	- 5	- 5	- 5	19	13,300	19	1 Bed + Dec	28%	HC Stats	- 3	1
Unit B1	f Badrum + Dan	554	1	1	1	- 1	- 4	2,256	4				92	12
Uvit C	2 Sectors	857	4	- 4	-4	- 4	10	13,712	21			Total State	104	
Unit:01	2 Bedown	1,623	2				2	2,946	3.	2 Bedroom	31%	Bike Spa	ces Provid	ed
Unit D	2 Bedrum (rumen)	1,004	2	2	2	2	8	8,032	10			Studio, 1 Br	(188a)	51
Unit E1	2 Sedrom + Den	1,240		2	2	2	- 6	7,400		2 Ged + Den	7%	2 Br (2 bike	врасия)	64
Tetal			20	21	21	21	83 Units	63,638	92		100%	Total Bikes 2	Spaces	115
							Vis	itors 0.15/unit	12			Bike Spa	ces Summ	ary
							Total Park	ing Required	100			Oversized	10% min.	12.0
												Horizontal	53%	61.0
PARTHENT	BUILDING A		Level 1	Level 2	Level 3	Level-6			1			Vertical	37%	42.0
Join Area (Net)	Flaor Area) per Floor		14,852	16,201	10,201	10,261		62,625	Total Unit NEA FY					115.0
Sesidential Lob	sky/Lounge		591					591	Res. Lobby / Lounge A	ma Ft ^E		Visitors 5 to		6 Class I
lommon Area			2,717	1,966	1,965	1,965		6,621	Tatal Common Area F	1				
irass Floor An	10		18,100	18,229	10,229	19,229		72,647	Total Building GFA?	1				

COTTON POR			4,717	1,890	1,000	1,000		0,041	THE CHYPOLANA P					
Grass Floor A	irea		18,100	18,229	10,229	19,229		72,847	Total Building GFA P	ł				
					BUI	LDING	iВ					PARKIN	G REQUIR	EMENT
Unit	Unit Type /	UnitAssa	(Jah)	D/stribution	per Floor	Leve/	Total	Not Area	Parking Required State Citizes, for 1 State	Line M			Required	Provide
Unit	Description	(PT)	Lavel 1	Level 2	Level 3	Love14	Units	(PC)	2 to 1 Stumb	LINE M	iii.	Residential	92	92
Studio 1	Disalir	480	1	1	- 1	- 1	- 4	1,820	3	Studios 5%		Visitors	12	9
Unit A	1 Bedroon	625	3	4	- 4	- 4	15	9,376	16				104	101
Unit A1	f Bedrom	663	1	1	1	1	- 4	2,572	d	1 Redroom	28%	Parking F	Provided S	итптагу
Unit AZ	1 Bedwer	641	1	1	- 1	- 1	- 4	2,554	4	1 Searmore.	28%		Residential	Visitors
EA:Sou	f Bedroom	648	1				1	648	1			Standard	89	8
Unit B	f Badroom + Dan	700	5	5	5	5	20	14,000	20	1 Sed + Den	29%	Small		- 1
Unit B1	f Bedroom + Den	564	1	1	1	1	4	2,256	4	1 med + Den	29%	HC Stalls	3	
Unit C	2 Sednom	857	3	4	4	- 4	15	12,855	20				92	9
Unit C1	2 Bedrum	1,023	2				2	2,846	3	2 Sedroom	30%	Total Stalls	191	
Unit D	2 Bedroon (cornect)	1,004	2	2	2	2	8	8,832	10			Bike Spa	ces Pravid	ied
Unit E	2 Bedrum + Dan	1,234		2	2	2	6	7,404		2 Bed + Den	7%	Studio, 1 Br	(1bike)	53
Tetal			20	21	21	21	83 Units	63,672	102		190%	2 Br (2 bille	spores)	62
							33	elters 0.15/writ	12			Total Bikes	Spaces	114
							Total Par	king Required	194			Bike Spa	сез Витт	tory
												Oversized	10% min.	12.0
APARTHEN!	T BUILDING A		Lavel 1	Level 2	Level 3	Level4						Horizontal	54%	61.0
Unit Area (Net	t Flaor Ama) per Floor		14,976	16,232	16,232	10,232		63,672	Total Unit NEA IT			Vertical	37%	42.0
Residential Lo	obby/Lounge		519					519	Res. Lobby / Lounge A	roa Fr ²				115.0
Common Area	é		2.567	2,004	2,004	2,084		8,679	Total Common Assa Ft	ř		Visitors Bills	rs.	6 Class I
Grass Floor A	irea		18,862	18,236	19,236	19,236		72,770	Total Building GFA F	ř				
					BUI	LDING	i C					PARKIN	G REQUIP	EVENT
Unit	Unit Type /	Unit Assa		Distributor	,		Total	Net Assa	Farking Required State 3 Bunt, 16r 1 Gunt,	UneM	ir.		Required	Provide
-211	Description	(PC)	Level 1	Level 2	Level3	Level 4	Units	(Pt)	2 to 1.8 unit	O III II		Residential	94	94
Studio 1	State	480	2	2	2	2		3,843	6	Station	9%	Visitors	13	15
													107	109

					0.01		. ~							
Unit	Unit Type /	UnitAma	Unit	Distribution	per Floor	Level	Total	Net Area					Required	Provided
UHI	Description	(PC)	Level 1	Level 2	Level3	Level 4	Units	(Pl ²)	2 br 1.8 unit	Until		Residential	94	94
Studio 1	State	480	2	2	2	2		3,043	6	Station	9%	Visitors	13	15
										PEROOR	95		107	109
Guest Suite	Greet Cole	384	1				1	364	1	Guest Suite	1%	Parking F	Provided Si	immary
Unit A	l'Beduum	625	- 3	3	3	3	12	7,500	12	1 Bled	22%		Pasidential	Visitors
Unit A1	f Bedroom	643	1	2	2	2	7	4,601	7	1 1000	22%	Standard	91	14
Unit B	l' Bedroom + Den	780	- 4	5	5	5	19	13,300	19			Small	0	
Uvit R1	f Bedrum + Den	584	1	1	1	1	4	2,298	4	1 Bled + Den	30%	HC 8MH	3	- 1
Unit D2	f Badroom + Dan	620	2	2	2	2		6,560	0	1			94	15
Unit C	2 Bedrum	857	2	2	2	2	8	6,886	10			Total Stalls	109	
Unit C1	2 Bedroom	1,023	2				2	2,048	3		25%			
Unit D	2 Bedrum (names)	1,004	2	2	2	2		0,032	10	2 Bedroom	29%	Bike Spe	ces Provid	ed
Uvit D1	2 Bedrum (comes)	1,063	1	1	1	1	4	4,292				Studio, 1 Br	(158e)	59
Unit E	2 Sedrom + Den	1,234		2	2	2	- 6	7,464		2 Bed + Den	7%	2 Br (2 bike	spaces)	56
Total			21	22	22	22	87 Units	66,931	94		100%	Total Bikes	Speces	115

					Visitors 9.15 unit	33	Bike Spa	ces Sumn	tary
					Total Parking Required	187	Oversized	10% min.	12.0
							Harizontal	53%	61.0
APARTHENT BUILDING A	Lavel 1	Level 2	Level3	Level 4			Vertical	37%	42.0
Unit Area (Net Floor Area) per Floor	15,897	17,078	17,078	17,078	66,931	Tutal Use NFA PC ²			115.0
Residential Lobby / Launge	516				516	Res. Lobby / Lounge Area Pt ²	Visitors 8 like	15	6 Class B
Common Area	2,854	2,007	2,027	2,027	8,935	Total Common Area PC			

					ROI	LDING	s D					PARISIN	G REGUIN	EVENIS			
Unit	Linit Type /	UnitArea	Unit	Charleson	perFioor	Level	Total	Net.Area	Parking Required Studio 3 Burst, 18r 1 Owns.	Untillix			Required	Provided			
UNI	Description	(97)	Level 1	Level 2	Level3	Level 4	Units	(Pf)	2 br 1.3 lank	O ME NO		Residential	92	90			
Studio 1	Studio	480	1	- 1	1	1	-4	1,920	3	Stados	5%	Visitors	12	14			
Unit A	f Bedroom	625	- 3	4	4	4	16	9,375	15				104	108			
Unit A1	/ Endoun	643	1	1	1	1	4	2,572	4			1 Darkson	1 Dedroom	29%	Parking F	Provided St	mmary
Unit A2	f Bedroom	643	1	- 1	1	1	4	2,572	4	1 Decircon	25%		Residential	Visites			
Unit A3	/ Bedroom	640	1				1	648	1			Standard	89	14			
Uvit B	f Bedrunn + Den	790	- 6	- 5	- 5	6	20	14,000	20	1 Bed + Den	29%	Small					
Unit B1	f Badsum + Dan	564	1		1	1	4	2,256	4	11004500	29%	HC Stalls	3				
UWRC	2 Bedwert	887	3	4	4	4	15	12,885	20				92	14			
Unit 01	2 Bedrum	1,023	2				2	2,046	3	2 Bedroom	30%	Total Stalls	106				
Uvit D	2 Bedrum (somes)	1,084	2	2	2	2		8,032	10	1		Bike Spe	ices Provid	ed			
Unit E	2 Bedroom + Den	1,234		2	2	2	- 6	7,464	0	2 Bed + Den	7%	Studio, 1 Br	(15ks)	52			
Total			20	21	21	21	83 Units	63,680	92		100%	2 Br (2 bike	spaces)	62			
							W	sitors 8.15 kmit	.12			Total Bikes I	Spaces	114			
							Total Par	King Required	184			Bike Spaces Summary					
												Considerat	AND INC.	43.0			

63,680

619

Total Unit NFA PC

Res. Lobby / Lounge Area Pd

Total Coreran Area Pt Total Building GFA Fr²

Level 1 Level 2 Level 3 Level 4 14,970 16,234 16,234 16,234

2,082 2,082 2,802

APARTHENT BUILDING A



RH Architects Inc.

Unit 10, 120 Powell Street, Vancouver, BC Canada V6A 161

t 604.669.6002 1604.669.1091

www.rharchitects.ca

ISSUED:		DATE:		
1.	DP APPLICATION	17	OCT	200
2.	DP RESUBMISSION	14	FEB	200

ISSUED FOR

DP RESUBMISSION MARCH 21 2024

NO. REVISION:



GABLECTAST HOMES

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT

Ryder Hesjedal Way, Colwood, BC DRAWING TITLE: COVER PAGE STATISTICS

DATABASE: 2213-A0.0 SCALE: PLOTDATE: 21 MAR 2024 DRAWN CHECKED:

PROJECT NO. 2213









NIGHT SCENE



1. BUILDING A (RYDER HESJEDAL & TRADEWINDS AVE)



RH Architects Inc.

Unit 10, 120 Powell Street, Vancouver, BC Canada VGA 161

t 604.669.6002 f 604.669.1091

www.rharchitects.ca

ED: DATE:

1. DP APPLICATION 17 OCT 200 2. DP RESUBMISSION 14 FEB 200 3. DP RESUBMISSION 21 MAY 200

ISSUED FOR

DP RESUBMISSION

NO. REVISION:

DATE

This desiring as an instrument of service is the property. Borath Hernghill Architects and more not be reproduct estimate the Ferrir previousless. All information shows as in throwing in the use in this specific project only and stated in the sased affection within previousless from it affilias. Continuousless within visible an permission from it affilias. Continuousless within visible and the respectable to the state of the property of the property of discrementary as the jab. and this affice shall be alternated to the property of the proper

ARCHITECTURAL SEAL



CLIENT

GABLECTAft HOMES

PROJECT

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hasjedal Way, Columost, BC

3D IMAGES

DATABASE: 2113-A0.1 SCALE: AS NOTED PLOTDATE: 21 MAR 2024 DRAWN: LB

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1. BUILDING B (TRADEWINDS AVE)



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DATABASE: 2113-A0.1 SCALE: AS NOTED PLOTDATE: 21 MAR 2024 DRAWN: LB

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1. BUILDING C (RYDER HESJEDAL & PRODUCERS WAY)



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2. BUILDING C & D - PRODUCERS WAY



1. BUILDING D - PRODUCERS WAY



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1. OP REPUBLISHED: 17 OCT 200
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2. CLUBHOUSE



1. BUILDING A & C ENTRY LOBBY + TOWNHOUSE ENTRY EXPRESSION



5. BUILDING D ENTRY LOBBY



4. BUILDING C ENTRY LOBBY + TOWNHOUSE ENTRY EXPRESSION



3. BUILDING B ENTRY LOBBY



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3. CLUBHOUSE NORTH COURTYARD



1. CLUBHOUSE MAIN ENTRY



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1. BUILDING A & C COMMERCIAL ENTRY EXPRESSION



2. BUILDING A & C COMMERCIAL ENTRY EXPRESSION



1. BUILDING A - FEATURE CORNER



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2. AERIAL VIEW LOOKING SOUTHEAST



1. AERIAL VIEW LOOKING SOUTHWEST



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DRAWING TITLE: 3D IMAGES

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2. AERIAL VIEW LOOKING NORTEAST



1. AERIAL VIEW LOOKING NORTHWEST



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U/G PARKING P1 24 STALLS 26 STALLS SURFACE TOTAL 50 STALLS

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DRAWING TITLE: SITEPLAN

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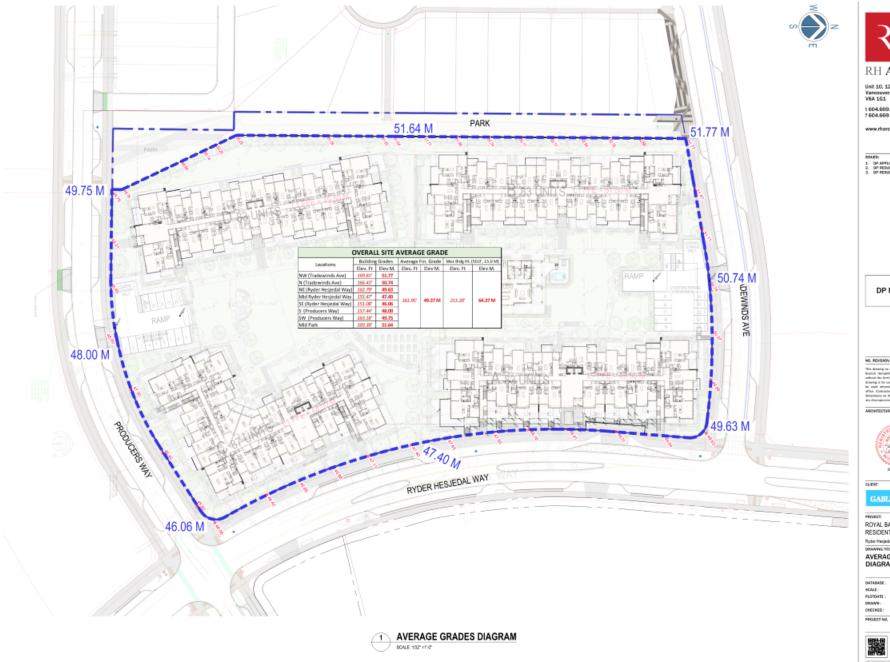
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Ryder Hesjedal Way, Colwood, BC DRAWING TITLE:

FIRE FIGHTING PLAN

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AVERAGE GRADES DIAGRAM

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DRAWING TITLE: BUILDING A PARKING PLAN

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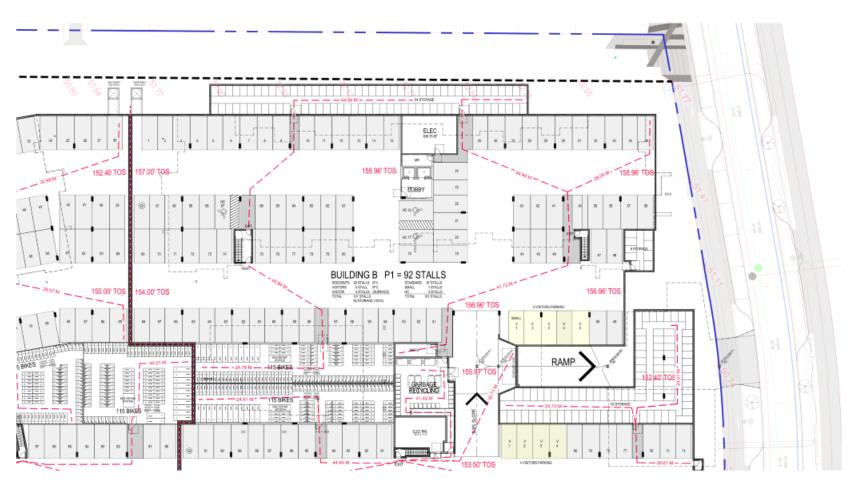
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DRAWING TITLE: BUILDING B PARKING PLAN

DATABASE: 2113-A5.0 SCALE: AS NOTED PLOTDATE: 21 MAR 2024 DRAWN:

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PARKING PLAN - BUILDING B

SCALE: 3/32" =T-0"



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DRAWING TITLE: BUILDING D PARKING PLAN

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PARKING PLAN - BUILDING D

SCALE: 3/32" =1'-0"



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DRAWING TITLE:
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BUILDING C PARKING PLAN

DATABASE: 2113-A2.0
ROALE: AS NOTED
PLOTDATE: 21 MAR 2024
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2ND FLOOR PLAN

SCALE: 3/32" =1:0"



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DRAWING TITLE: BUILDING A 2ND FLOOR PLAN

DATABASE: 2213-A3.0.dwg SCALE: 3/32"=1'-0" PLOTDATE: 21 MAR 2024 DRAWN:

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LEVEL 3 -4 - 18229 99 SF 4693.34 M2

3RD FLOOR PLAN

SCALE: 3/32" =1:0"

4.50 M SETBACK

RYDER HESJEDAL WAY

EAST PROPERTY LINE



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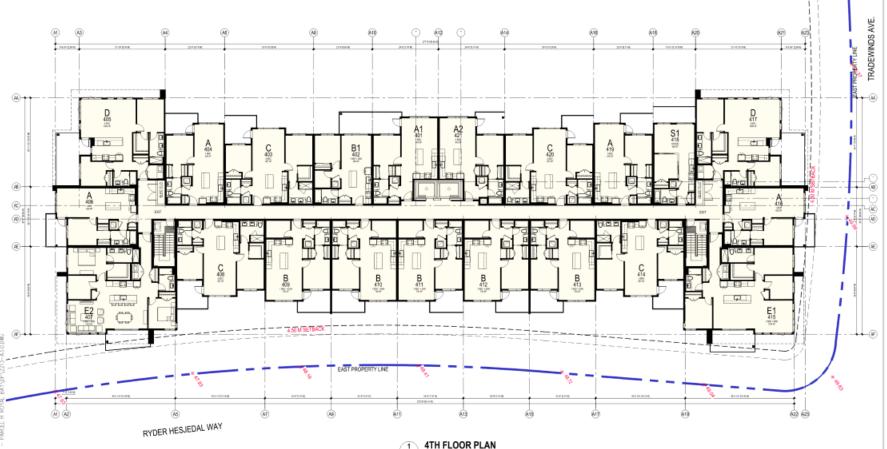
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SCALE: 3/32" =1:0"



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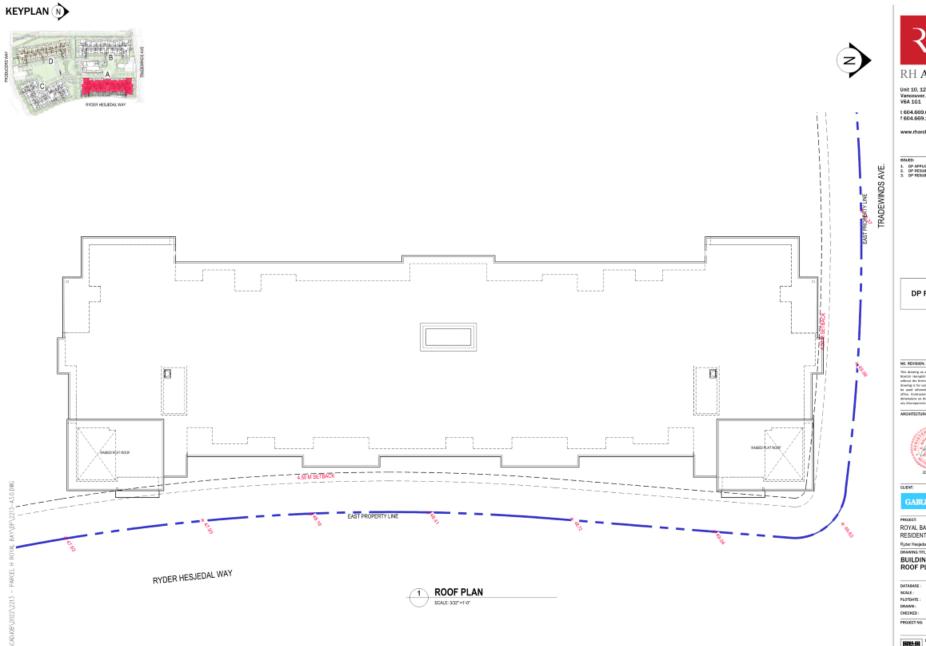
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DATABASE: 2213-A3.0.dwg

SCALE: 3/32"=1'-0" PLOTDATE: 21 MAR 2024 DRAWN: CHECKED:







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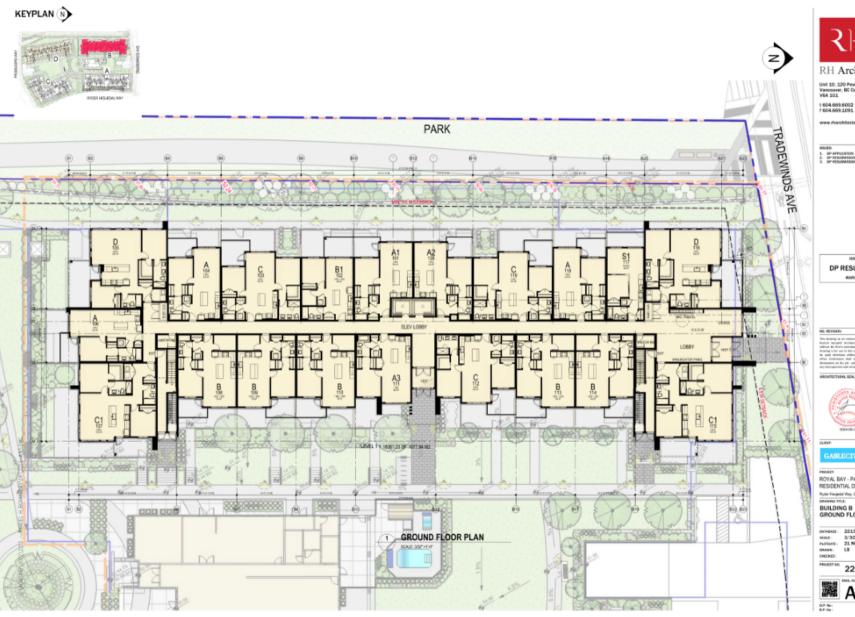
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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE: BUILDING A ROOF PLAN

DATABASE: 2213-A3.0.dwg SCALE: 3/32"=1'-0" PLOTDATE: 21 MAR 2024







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GROUND FLOOR PLAN

DATABASE: 2213-A3.5 SCHLE: 3/32"=1"0" PLOTEATE: 21 MAR 2024









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SCALE: 3/32" =1:0"



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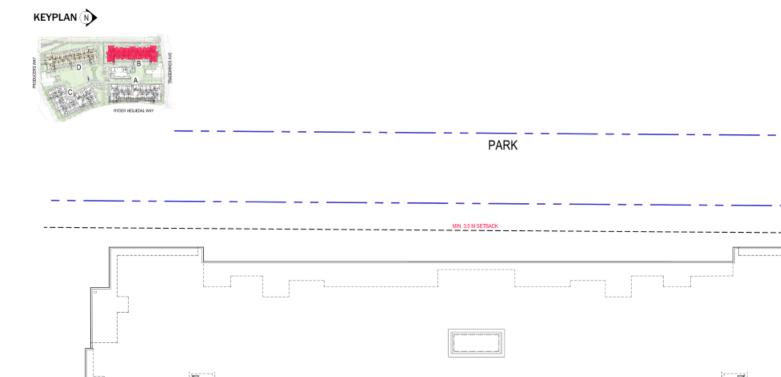
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DATABASE: 2213-A3.5 SCALE: 3/32"=1'-0" PLOTDATE: 21 MAR 2024 DRAWN: CHECKED:





ROOF PLAN

SCALE: 3/32" =1:0"



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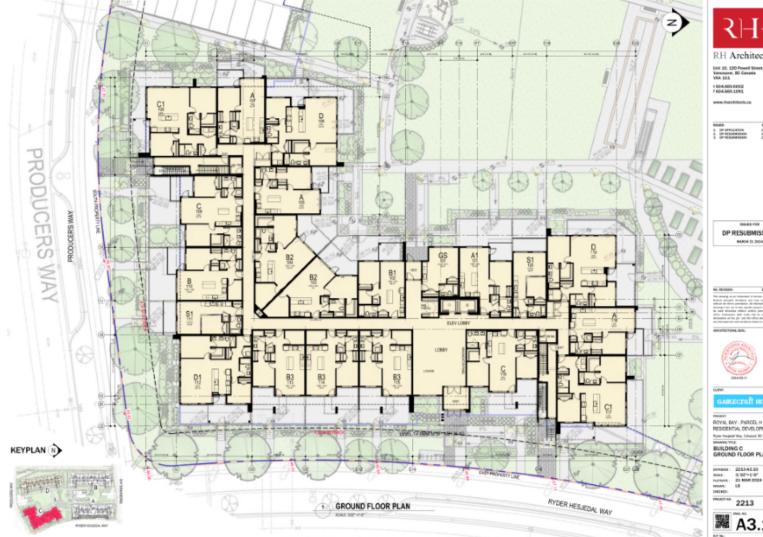
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DRIVATED TITLE BUILDING C GROUND FLOOR PLAN

DATABASE: 2213-A3:10 NUMBER 3/32"=1'0" PARTENTE: 25 MAR 2004 LB.





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DRAWING TITLE: BUILDING C 2ND FLOOR PLAN

DATABASE: 2213-A3.10 SCALE: 3/32"=1'-0" PLOTDATE: 21 MAR 2024 DRAWN:





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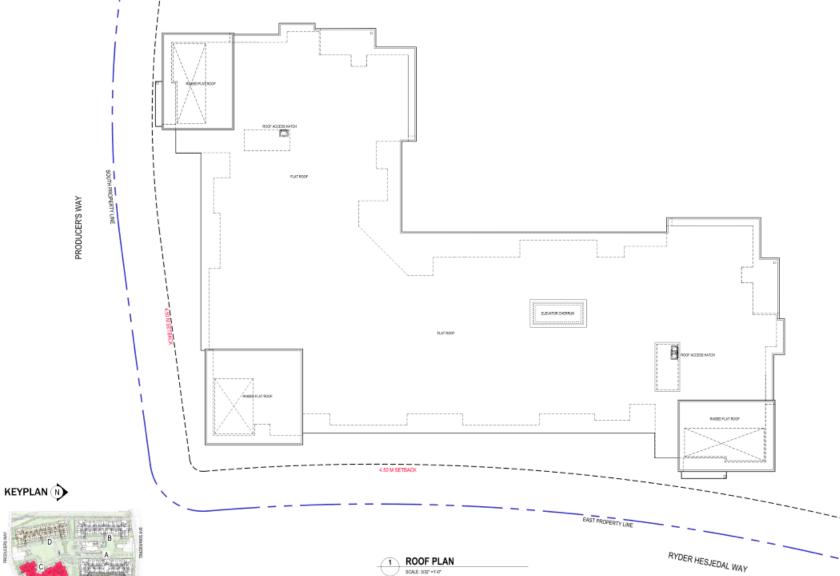
Ryder Hesjedal Way, Colwood, BC DRAWING TITLE: BUILDING C

ROOF PLAN

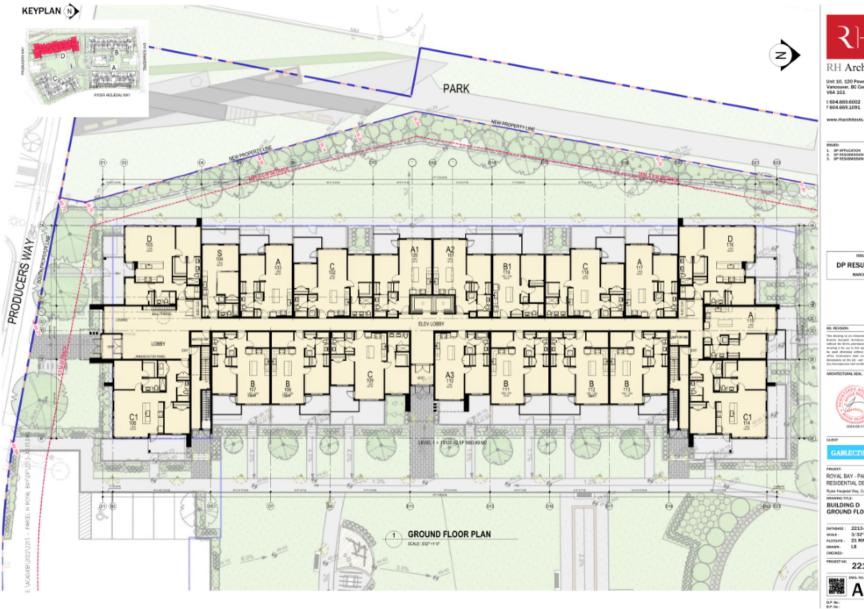
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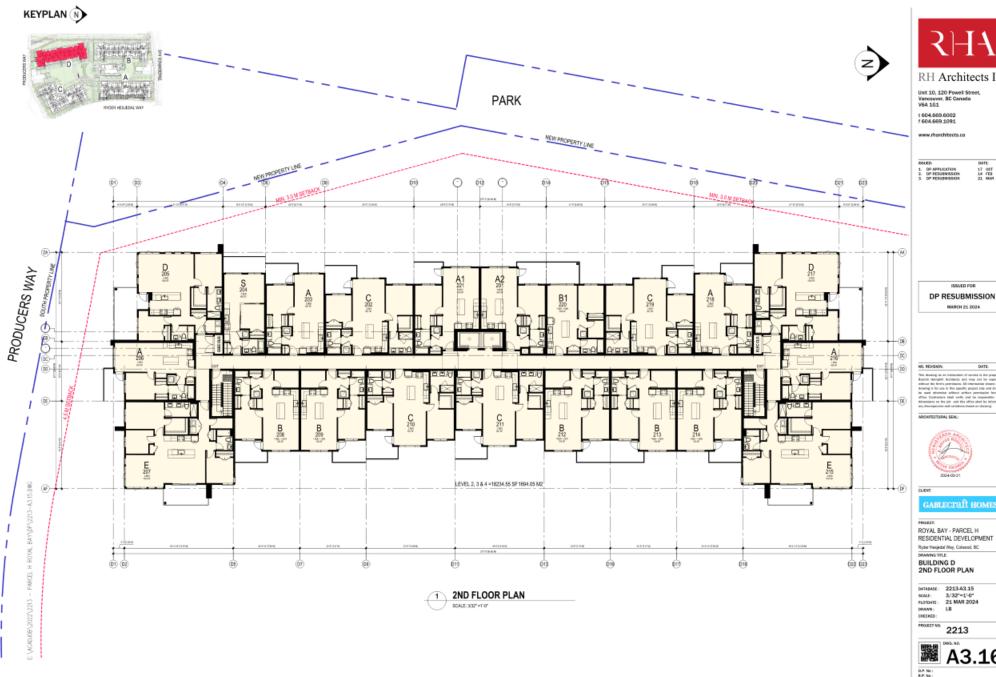
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GROUND FLOOR PLAN

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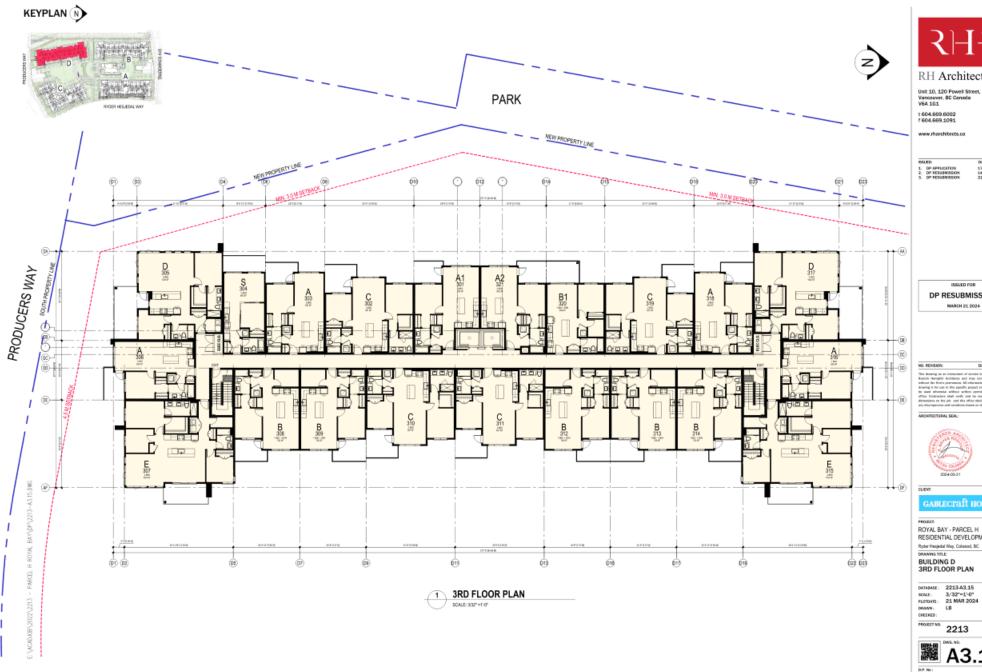
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2ND FLOOR PLAN

DATABASE: 2213-A3.15 3/32"=1'-0" PLOTDATE: 21 MAR 2024







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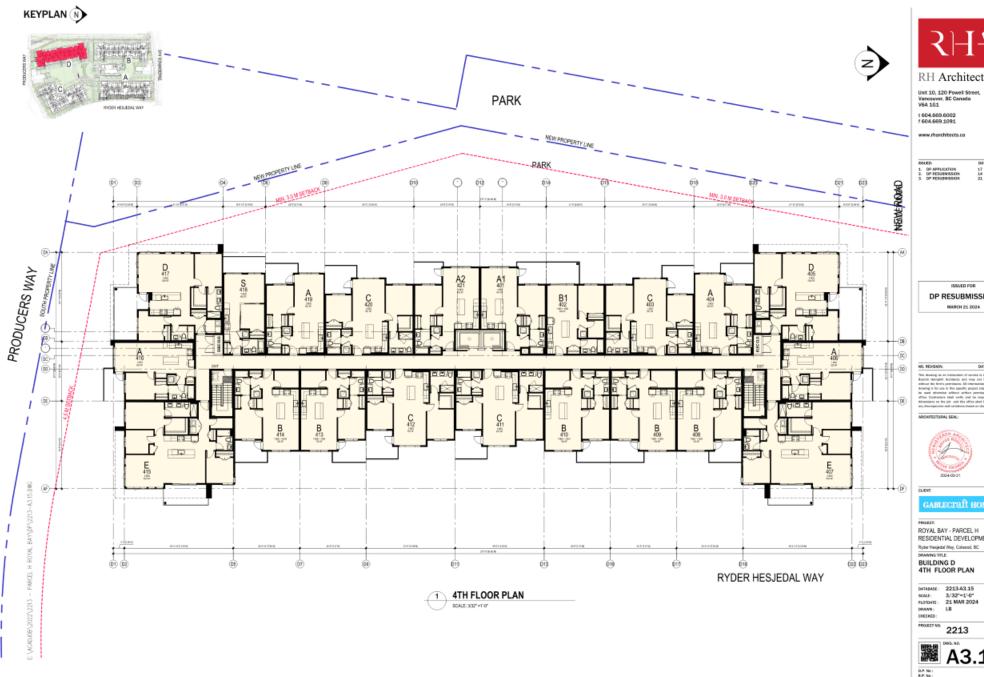
GABLECTAft HOMES

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

BUILDING D 3RD FLOOR PLAN

DATABASE: 2213-A3.15 3/32"=1'-0" PLOTDATE: 21 MAR 2024







17 OCT 2003 14 FEB 2004 21 MAR 2024

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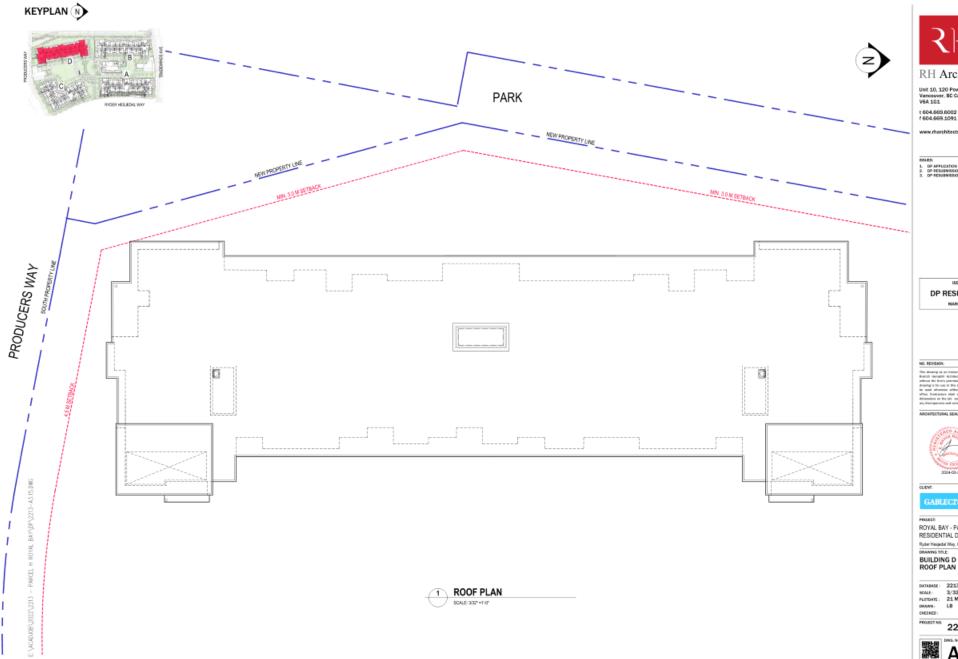
GABLECTAft HOMES

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

4TH FLOOR PLAN

DATABASE: 2213-A3.15 3/32"=1'-0" PLOTDATE: 21 MAR 2024







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3. DP RESUBMISSION DATE: 17 OCT 2003 14 FEB 2004 21 MAR 2024

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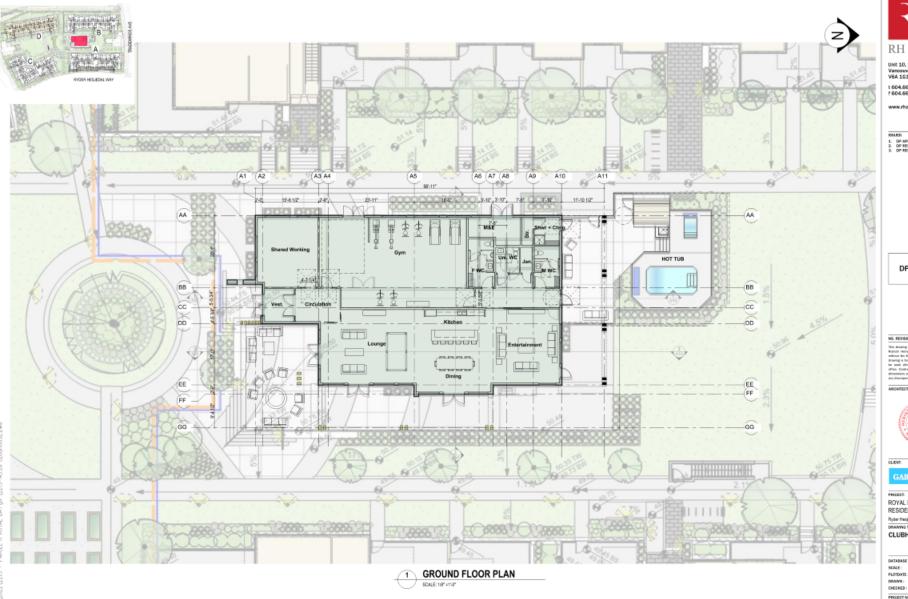
DRAWING TITLE: BUILDING D

DATABASE: 2213-A3.15

SCALE: 3/32"=1'-0" PLOTDATE: 21 MAR 2024









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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE: CLUBHOUSE PLAN

DATABASE: 2213-A3.20 SCALE: 1/8"=1'-0" PLOTDATE: 21 MAR 2024 DRAWN:







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3	PREFISORO CIMENT LAFSONC	1974060	INVOCUATIONS OF ENTROPIC TROVORY
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10	NUM GUNDON: W TOWNSO GUNS INSET	19078080	MALENCTURES OWICOL
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MATERIAL LEGEND - BUILDING W

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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE: FINISH SCHEDULE BUILDING A & D

DATABASE: 2213-A4.0.dwg 3/16"=1'-0" PLOTDATE: 21 MAR 2024

DRAWN: CHECKED:







(2.1) (2.1) **BUILDING B** BUILDING C PARC At Royal Bay PARC TIDE BLUE REDWOOD CMS CMS 7528 U RGB RGB 33/48/64 43/26/9 CMYK CMYK 87/72/51/51 58/68/78/77 #213040 #2B1A09

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41	DOUBLIS FICTIONS CLAD - BIGCORY COLUMN	-07/00	BETTE STRACKFERRY
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COMMENTERS TO MATCH ACLASSICS EXTENDED COLOR.			(E)(3) +000000, 100-400	(ii) was excess	⊕ manuar	
RIAL LEGEND - BUILDING 'C'			MATERIAL LEGENO	- BUILDING 'C'		
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MATERIAL LEGEND - BUILDING 'B'

_				AMPERIAL LEGENS	D. II. D. II. C. IO.		
M	ATERIAL LEGEND - BUILDING 'C'			MATERIAL LEGENO	- BUILDING C		
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11	PRETHEOMIC CONSYLLAP SIGNIG	-MENING	WASHINGT DISSUED WAS INTO	(14) maren	(i) moreover	Co. Mesocomi	(S) PERSON
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BUILDING B & C FINISH SCHEDULE SCALE 3/16"=1'-0"



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GABLECTAft HOMES

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE: FINISH SCHEDULE

BUILDING B & C

DATABASE: 2213-A4.0.dwg SCALE: 3/16"=1'-0" PLOTDATE: 21 MAR 2024 DRAWN: CHECKED:





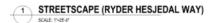
3 STREETSCAPE (PRODUCERS WAY) SCALE: 1/197-17-07





2 STREETSCAPE (TRADEWINDS AVE) SCALE: 1/105**-1-05*







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PROJECT

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

STREETSCAPE

DATABASE: 2213-A4.0.dwg BCALE: NOTED PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213

羅 A4.0.2

. No :





2 NORTH ELEVATION (TRADEWINDS AVE)



1 EAST ELEVATION (RYDER HESJEDAL WAY)
SCALE 1/95/41-07



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GABLECTART HOMES

PROJECT: ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Byder Hesjedol Way, Colwood, BC

BUILDING A ELEVATIONS

DATREASE: 2213-A4.0.dwg SCALE: 3/32"=1"0" PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213



NP. No :





2 SOUTH ELEVATION

SCALE 1/27~11/07



1 WEST ELEVATION (COURTYARD)
SCALE: 1997-1-07



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PROJECT:

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

BUILDING A ELEVATIONS

DATABASE: 2213-A4.0.dwg SCALE: 3/32"=1"-0" PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213



D.P. No :

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2 NORTH ELEVATION (TRADEWINDS AVE)



1 EAST ELEVATION (COURTYARD)
SCALE: 1/10"-T-0"



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PROJECT:

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

BUILDING B ELEVATIONS

DATABASE: 2213-A4.0.dwg SCALE: 3/32"=1"0" PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213



UP. No :





SOUTH ELEVATION
SCALE: 3/37**1'-0"



1 WEST ELEVATION (PARK)
SCALE: 332"-1-0"



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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

BUILDING BA ELEVATIONS

DATABASE: 2213-A4.0.dwg SCALE: 3/32"=1"0" PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213

DWS. NO.

UP. No :





2 SOUTH ELEVATION (PRODUCERS WAY)



1 EAST ELEVATION (RYDER HESJEDAL WAY)
SCALE 322'-1-0'



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3.	DP RESUBMISSION	21	MAR	2024	

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GABLECTART HOMES

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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT

Ryder Hesjedal Way, Colwood, BC DRAWING TITLE:

BUILDING C ELEVATIONS

DATABASE: 2213-A4.0.dwg SCALE: 3/32"=1"-0" PLOTDATE: 21 MAR 2024 DRAWN: LB CHECKED:

2213



P. No:







NORTH ELEVATION

PRODUCERS WAY

1 WEST ELEVATION (COURTYARD)
SCALE: 337-1-0'

2H4

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BUILDING C ELEVATIONS

DATABASE: 22:13-A4.0.dwg SCALE: 3/32"=1"0" PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213



JP. No:







2 NORTH ELEVATION (TRADEWINDS AVE)



1 EAST ELEVATION (RYDER HESJEDAL WAY)
SCALE: 322*-1-0*



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BUILDING D ELEVATIONS

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PROJECT NO. 2213

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D.P. No :





SOUTH ELEVATION
SCALE 3/37**FOF



1 WEST ELEVATION (PARK)
SCALE: 332*-T-0"



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MARCH 21 2024

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GABLECTART HOMES

DUECTS

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Columod, BC

BUILDING D ELEVATIONS

DATABASE: 2213-A4.0.dwg SCALE: 3/32"=1"0" PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213

国数目 EWS. NO.

8 A4.8

UP. No :





I	М	ATERIAL LEGEND - CLUBHOUSE		
I	1	ROOF FASCIA (2"X12" COMBED FACE or HARDIE TRBIS)	-PANTED	BM 2134-30 TRON MOUNTAIN
I	2	FIBER BOARD CEMENT PANELS # 1	- PREFINISHED	HARDIE PANEL 'IRON GRAY'
I	3	DOUGLAS FIR WOOD CLAD - BALCONY COLUMN HEAVY TIMBER DOUGLAS FIR - ENTITY COLUMNS BEAMS	-STAINED	SIXKENS - CETOL PREMIUM COLLECTION - NATURAL OAK
I	4	ALUMINUM CLADOWG (ACCENT WALL)	-PREFINSHED	LUX ALUMINUM PRODUCTS TRANDOM PLANK
I	5	SOFRIT - WOODTONE FINELINE PANELLING (4" EXPOSURE)	-PREFINDIED	WOODTONE SOFFIT 'CANNOWN ICE LAGER'
I	6	DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME	- PREFINISHED	MANUFACTURER'S BLACK
I	7	DBLE, GLAZED THERM, BROKEN, STOREFRONT WINDOW & DOOR FRAME AT MAIN ENTRY.	-PREFINISHED	MANUFACTURER'S BLACK
I	8	LANDSCAPE WALLS	- PREFINSHED	AS PER LANDSCAPE DRAWINGS
I	9	METAL CLAD DOORS	-PREFINISHED	MANUFACTURER'S BLACK

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.

MATERIAL LEGEND - CLUBHOUSE







2 HARDE FAND, YRON GRAP



3 SHIENS CETOL/HEISEN COLUETON - NATURN DAY





5 NOOSTON SOPHT TANDANICTUARRY

(6)



RH Architects Inc.

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55	WED:	DATE:		
1.	DP APPLICATION	1.7	OCT	200
2.	DP RESUBMISSION	14	FEB	200
3.	DP RESUBMISSION	21	MAR	200

ISSUED FOR DP RESUBMISSION

MARCH 21 2024

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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE: CLUBHOUSE ELEVATIONS

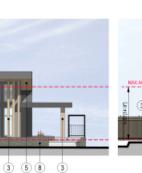
DATABASE: 2213-A4.9.dwg SCALE: PLOTDATE: 21 MAR 2024 DRAWN: LB

CHECKED 2213

MAX ACCESSORY BLDG HT. BL. 4:50 M (14:76) 5 3 2 3 4 4 EAST ELEVATION SCALE 1/6"=1"-0" (2) (1) 4



NORTH ELEVATION SCALE 1/6"=1"-0"



MAX ACCESSORY BLDG HT. EL. 4.50 M (14.78)

(1)

SOUTH ELEVATION SCALE: 1/8"=1"0"

(5)

(7)

MAX ACCESSORY BLDG HT. EL. 450 M (14.78)

(2)

SCALE: 1/8"=1"0"

(2)

WEST ELEVATION

0

2'-6" [0.76 M]



0.76 m x 1.68m

1.28 M2 signage

12" height lettering

4.5" height lettering

10'-0" [3.05 M]

11-01 [0:30 M]

1-0"[0.30]M]

Bldg A 'Hedege Green' Bldg B 'Tide Blue' Bldg C 'Redwood'

Bldg D 'Seacliff'

5'-6" [1.68 M]

61:10" [2:06 M]

SCALE: 1"=1"-0"

4.5" height lettering

At Royal Bay

TYP. BUILDING SIGNAGE - FRONT ELEVATION



BUILDING A - SIGNAGE



BUILDING B - SIGNAGE



BUILDING C - SIGNAGE



BUILDING D - SIGNAGE



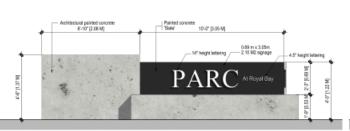
RYDER HESJEDAL & TRADEWINDS AVE.



RYDER HESJEDAL & PRODUCERS WAY

BUILDING B

PARC

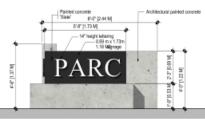


PLAN

SCALE 1/2"=1"-0"

3







HEDGE GREEN CMS 7528U RGB 29/53/38 RGB 33/48/64

BUILDING A

CMS 7528 U RGB 43/26/9 CMYK 58/68/73/77 #281A09

BUILDING C

PARC

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ROYAL BAY - PARCEL H

RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

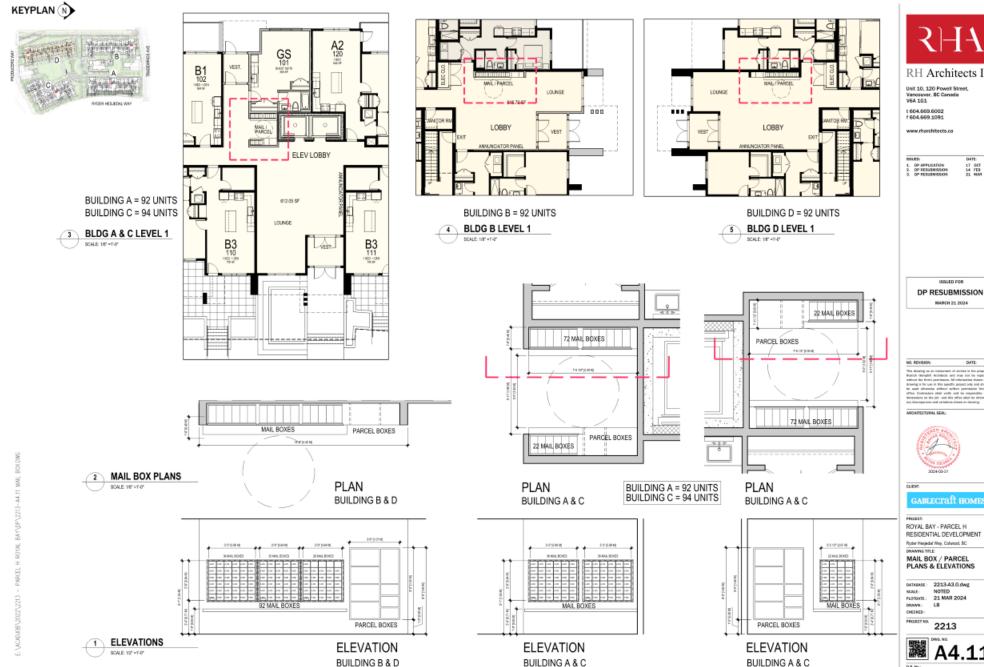
DRAWING TITLE: MONUMENT SIGNAGE PLANS & ELEVATIONS 3D IMAGES

DATABASE: 2213-A4.9.dwg SCALE: PLOTDATE: 21 MAR 2024 DRAWN: LB

CHECKED: 2213

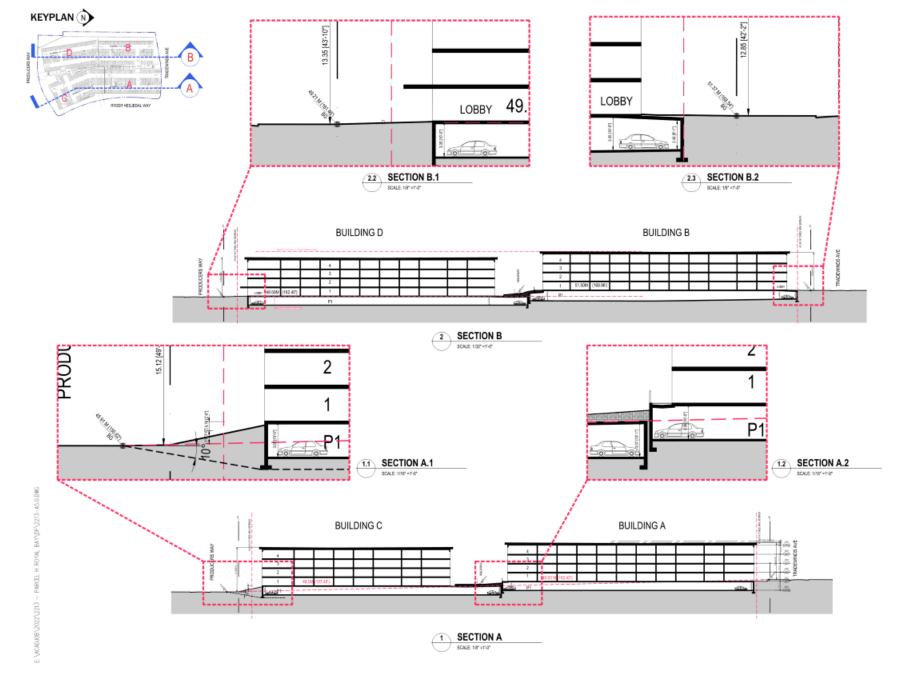


SIDE ELEVATION SCALE: 1/2"=1"-0"



GABLECTAST HOMES

RESIDENTIAL DEVELOPMENT





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ISSUED:		DATE:		
1.	DP APPLICATION	17	OCT	2023
2.	DP RESUBMISSION	14	FEB	2004
3.	DP RESUBMISSION	21	MAR	2024

DP RESUBMISSION

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PROJECT

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hasjedal Way, Columod, BC

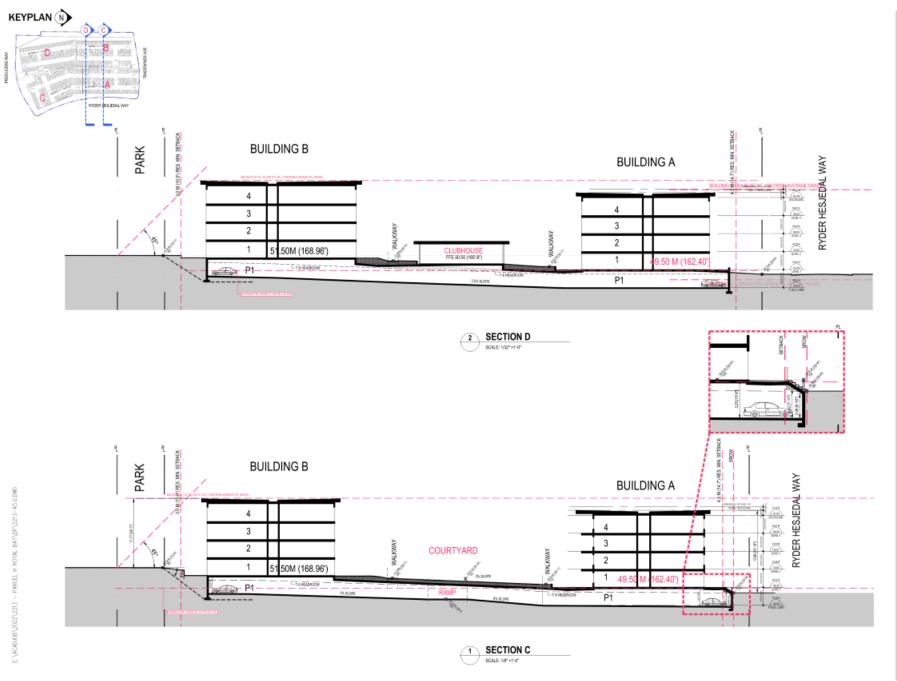
SECTIONS

DATABASE: 2113-A5.0 SCALE: AS NOTED PLOTDATE: 21 MAR 2024 DRAWN: LB

PROJECT NO. 2213



D.P. No :





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BARED: DATE:

1. DP REPUBLISHON 17 OCT 2003
2. DP RESUBMISSION 14 FEB 2004
3. DP RESUBMISSION 21 MAR 2004

DP RESUBMISSION

MARCH 21 2024

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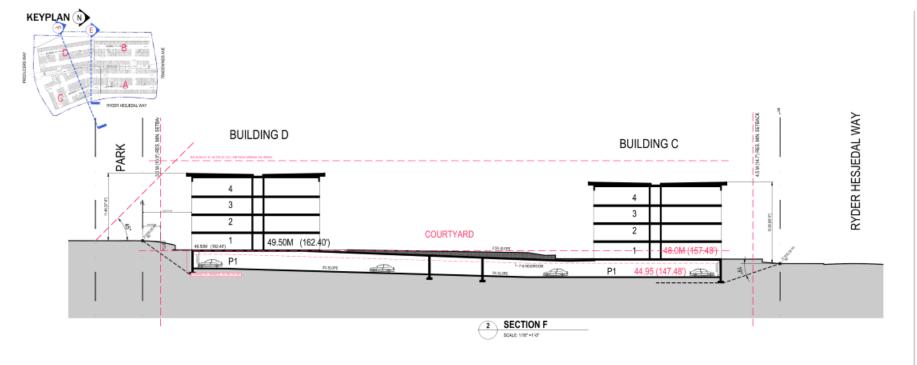
SECTIONS

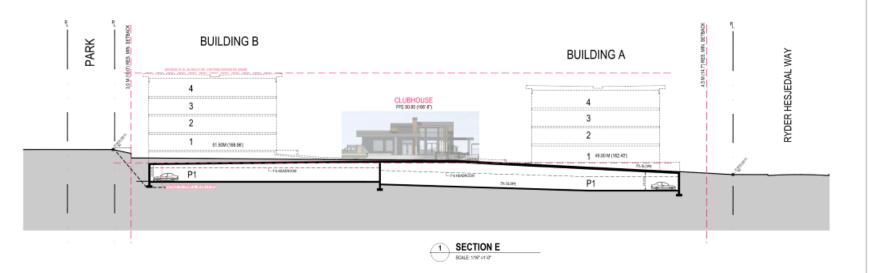
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CHECKED: PROJECT NO. 2213

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P. No :







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DATE:

1. DP APPLICATION 17 OCT 2023
2. DP RESUBMISSION 21 MAP 2024
3. DP RESUBMISSION 21 MAP 2024

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DP RESUBMISSION MARCH 21, 2024

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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hasjedal Way, Colucod, BC

SECTIONS

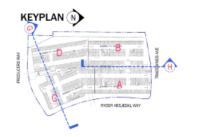
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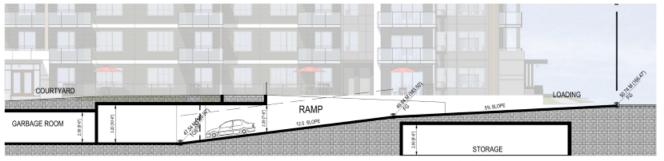


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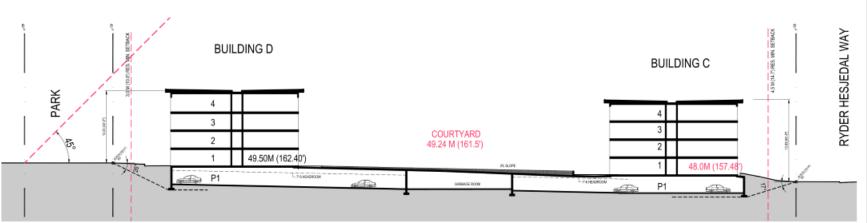
PARCEL H ROYAL BAY\DP\2213-A50.DWG



RAMP SECTION SCALE: 1/8" =1'-0"



SECTION H SCALE: 1/16" =1'-0"







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 DP APPLICATION
 DP RESUBMISSION
 DP RESUBMISSION 17 OCT 2003 14 FEB 2004 21 MAR 2024

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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE: SECTIONS

DATABASE: 2113-A5.0 AS NOTED SCALE: PLOTDATE: 21 MAR 2024 DRAWN: LB

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| BSUED: DATE: | 17 OCT 2023 | 2 OP RESUBMISSION | 14 FEB 2024 | 3 OP RESUBMISSION | 21 MART 2024 |

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DP RESUBMISSION MARCH 21, 2024

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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hasjedal Way, Columoid, BC

SECTIONS

DATABASE: 2113-A5.0 SCALE: AS NOTED PLOTDATE: 21 MAR 2024 DRAWN: LB

DRAWN: LB CHECKED:

BIKE RM.

2213



1 SECTION I
SCALE: 1/8" =1'4"

7'-6 HEADROOM

10% SLOPE

P1

GARBAGE ROOM

PRODUCERS WAY

RAMP

5% SLOPE

LOADING





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BALED: DATE:
1. DP REPUICATION 17 OCT 2003
2. DP RESUMMISSION 14 FEB 2004
3. DP RESUMMISSION 21 NAM 2004

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MARCH 21, 2024

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PROJECT

ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Columod, BC

UNIT PLANS

DATABASE: 2213-A6.0.dwg SCALE: 3/16"=1"-0" PLOTDATE: 21 MAR 2024 DRAWN: LB

2213



D.P. No

CHECKED:



1248 SF

MARCH 21 2024

ISSUED FOR

17 OCT 2003 14 FEB 2004 21 MAR 2004

DATE:

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ROYAL BAY - PARCEL H RESIDENTIAL DEVELOPMENT Ryder Hesjedal Way, Colwood, BC

UNIT PLANS

DATABASE: 2213-A6.0.dwg 3/16"=1'-0" PLOTDATE: 21 MAR 2024 LB

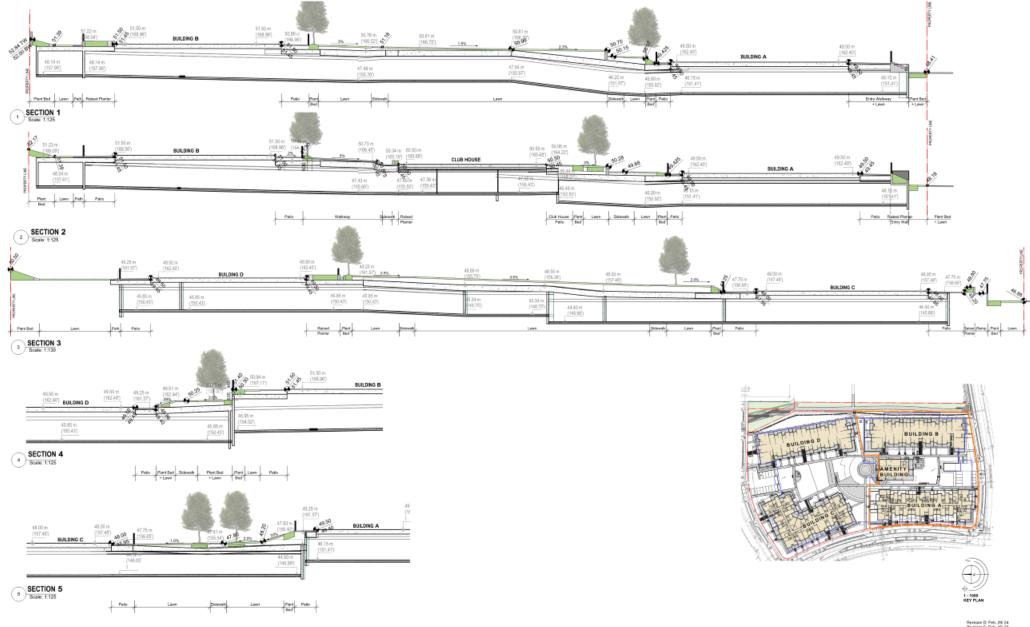
2213



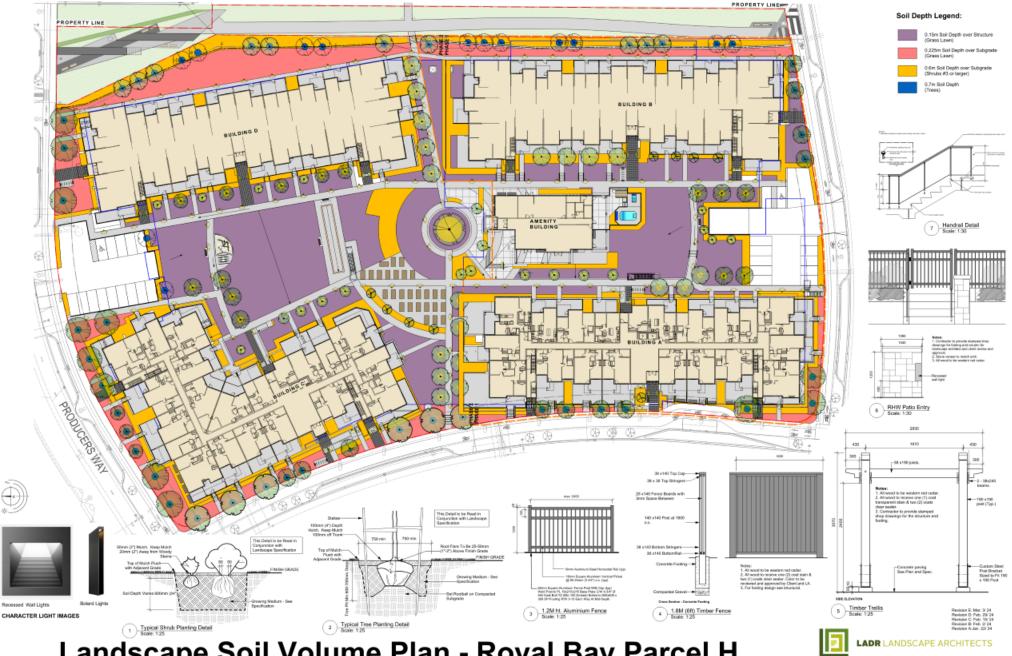
1248 SF



Landscape Concept Plan - Royal Bay Parcel H







Landscape Soil Volume Plan - Royal Bay Parcel H

#3-884 Queens Ave. Victoria B.C. V8T 1M5



Schedule 3

Parcel H Phase 1: Landscape Budget Estimate

A. SOFT LANDSCAPE	Quantity Units	Price	Extension
1. PLANTS			
Trees (6 cm caliper)	45 each	\$525.00	\$23,625.00
Trees (4 cm caliper)	5 each	\$455.00	. ,
Shrubs (#15 pot)	3 each	\$200.00	\$600.00
Shrubs (#7 pot)	89 each	\$100.00	\$8,900.00
Shrubs (#5 pot)	147 each	\$75.00	\$11,025.00
Shrubs (#3 pot)	260 each	\$57.00	, ,
Shrubs (#2 pot)	45 each	\$37.50	. ,
Shrubs, Groundcovers and Perennials (#1 pot)	1718 each	\$16.50	
SUB-TOTAL PLANTS			\$91,279.50
2. GRASS			
Sod	1509 m.sq.	\$14.50	\$21,880.50
3. SOIL			
Soil	930 m.cu.	\$32.00	\$29,760.00
Mulch	102 m.cu.	\$40.00	\$4,080.00
SUBTOTAL SOFT LANDSCAPE			\$147,000.00
B. HARD LANDSCAPE			
1. IRRIGATION ALLOWANCE			\$32,635.00
2. AGGREGATE AND SURFACING			
River Rock 155mm depth	16 m.cu.	\$98.00	\$1,568.00
Concrete Slabs	1819 m.sq.	\$53.00	. ,
Decorative Concrete Pavers	150 m.sq.	\$135.00	
3. SITE FURNISHINGS AND AMENITIES			
Benches	1 each	\$1,100.00	\$1,100.00
Bicycle Racks (Accomodates 6 Bikes)	2 each	\$485.00	
Outdoor Sauna Allowance			\$12,000.00
4. FENCING			
1800mm Panel Divider	41 l.m.	\$137.00	\$5,617.00
1200mm Aluminum Fence	225 l.m.	\$190.00	\$42,750.00
SUBTOTAL HARD LANDSCAPE			\$213,297.00
TOTAL I ANDSCADE BUDGET ESTIMATE			\$360 207 00

TOTAL LANDSCAPE BUDGET ESTIMATE

\$360,297.00

Exclusive of GST

Prices include labour and materials. For bonding purposes only; this is not a construction estimate. Prepared by LADR Landscape Architects 26-Mar-24



Parcel H Phase 2: Landscape Budget Estimate

A. SOFT LANDSCAPE	Quantity Units	Price	Extension
1. PLANTS			
Trees (10 cm caliper)	1 each	\$585.00	\$585.00
Trees (6 cm caliper)	70 each	\$525.00	\$36,750.00
Trees (4 cm caliper)	4 each	\$455.00	\$1,820.00
Shrubs (#15 pot)	13 each	\$200.00	\$2,600.00
Shrubs (#7 pot)	109 each	\$100.00	\$10,900.00
Shrubs (#5 pot)	143 each	\$75.00	\$10,725.00
Shrubs (#3 pot)	224 each	\$57.00	\$12,768.00
Shrubs (#2 pot)	48 each	\$37.50	\$1,800.00
Shrubs, Groundcovers and Perennials (#1 pot)	1897 each	\$16.50	\$31,300.50
SUB-TOTAL PLANTS			\$109,248.50
2. GRASS			
Sod	2208 m.sq.	\$14.50	\$32,016.00
	•	·	, ,
3. SOIL			
Soil	1435 m.cu.	\$32.00	\$45,920.00
Mulch	127 m.cu.	\$40.00	\$5,080.00
SUBTOTAL SOFT LANDSCAPE			\$192,264.50
B. HARD LANDSCAPE			
1. IRRIGATION ALLOWANCE			\$53,504.00
2. AGGREGATE AND SURFACING			
River Rock 155mm depth	21 m.cu.	\$98.00	\$2,058.00
Gravel 155mm depth	58 m.cu.	\$46.00	\$2,668.00
Concrete Slabs	2203 m.sq.	\$53.00	\$116,759.00
Decorative Concrete Pavers	203 m.sq.	\$135.00	\$27,405.00
Wood Fibre (300 mm depth compacted)	5 m.cu.	\$50.00	\$250.00
3. SITE FURNISHINGS AND AMENITIES			
Raised Planters	27 each	\$500.00	\$13,500.00
Benches	3 each	\$1,100.00	\$3,300.00
Bicycle Racks (Accomodates 6 Bikes)	2 each	\$485.00	\$970.00
4. FENCING	40 1	6407.00	¢6 570 00
1800mm Panel Divider	48 l.m.	\$137.00 \$190.00	\$6,576.00
1200mm Aluminum Fence Wood Arbor Allowance	473 l.m.	\$190.00	\$89,870.00 \$6,000.00
WOOD Alboi Allowalice			φο,υυυ.υυ
SUBTOTAL HARD LANDSCAPE			\$322,860.00
TOTAL LANDSCARE BUDGET FORMATE			¢E4E 404 50
TOTAL LANDSCAPE BUDGET ESTIMATE		Ev	\$515,124.50 clusive of GST
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Prices include labour and materials. For bonding purposes only; this is not a construction estimate
Prepared by LADR Landscape Architects
26-Mar-24