



## CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153  
[planning@colwood.ca](mailto:planning@colwood.ca) | [www.colwood.ca](http://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")

2. 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 Colwood, BC

DRAWING LIST	DATE	BY	SCALE
001 COVER PAGE, STATUS	NA	NA	NA
002 INDEX	NA	NA	NA
003 REVISIONS	NA	NA	NA
004 REVISIONS	NA	NA	NA
005 REVISIONS	NA	NA	NA
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100 REVISIONS	NA	NA	NA

PROJECT DIRECTORY				
DEVELOPER	CONTACT	PHONE	EMAIL	
PACIFIC CAPITAL REAL ESTATE (PCRE)	MATTHEW DAVIS	C: 604 225 5077	mdavis@pccre.ca	
Four Boreal Centre, 1714 - 1055 Dunsmuir St	SHAWN MACNEIL	P: 604 458 5051	smacneil@pccre.ca	
Vancouver, BC V6Z 1Z3	CAMERON REA	P: 403 919 9600	rea@pccre.ca	
RH ARCHITECTS	BRUCE ROGITCH	604-669-6002	bruce@rharchitects.com	
#10 - 120 Powell Street	TOM MORGAN		tom@rharchitects.com	
Vancouver, BC V6A 1G1	JAMES WU		james@rharchitects.com	
LANDSCAPE	LADR LANDSCAPE ARCHITECTS INC	250 588 0195	ladr@ladr.ca	
3064 Queens Avenue, Street Level	ARCHITECT			
Vancouver, BC V6T 1M9				
CIVIL	AFLUN & MARTIN CONSULTANTS LTD.	JACOB PEZ	778 841 0484	jacob@afmartin.com
1818 - 1177 Winfield Heights St	ENGINEER			
Vancouver, BC V6E 2K3	JACOB PEZ	461 1707	peza@afmartin.com	

**PROJECT DESCRIPTION :**  
The proposed development consists of four four-storey residential buildings plus one free-standing, single level amenity building, all buildings at 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 balconies. 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 roof and expansive windows. Porches are incorporated on the south, east and north sides to allow for protected outdoor use.

PROJECT STATISTICS :				
Royal Bay - Parcel H				
SITE AREA	224,966	ft <sup>2</sup>	20,900.02	M <sup>2</sup>
			5.165	Acres
Res. Amenity	3,730	ft <sup>2</sup>	Amenity FSR Exclusion	
Residential GFA	294,830	ft <sup>2</sup>		
FSR	1.31	FSR		65 LPA
Building A	83 Units	72,847	GFA	ft <sup>2</sup>
Building B	83 Units	72,790	GFA	ft <sup>2</sup>
Building C	87 Units	76,862	GFA	ft <sup>2</sup>
Building D	83 Units	72,833	GFA	ft <sup>2</sup>
Total No. Units	336 Units	294,830	GFA	ft <sup>2</sup>
Lot Coverage	35%	35%	Permitted	

PARKING REQUIREMENTS			
Residential	336 Units	Visitors	Total
Required	336 Units	438 Stalls	438 Stalls
Provided	336 Units	438 Stalls	438 Stalls
		26 Stalls (7%)	24 Stalls (5%)

BUILDING SETBACKS			
NORTH FL	TRADER WOODS AVE	Setbacks	FT
EAST FL	RYDER HESEDALE WAY	4.50	34.76
SOUTH FL	PROUDLOCK WAY	4.50	34.76
WEST FL	PARQUE	9.00	69.84

Waste Management				
# of Units	Waste	Compost	Organics	Recycling
	at 100% of parcel area	at 100% of parcel area	at 10% of parcel area	at 10% of parcel area
Building A & B	336	11	3.32	30
Building C & D	336	11	3.32	30

Underground Parking Lot Coverage		
Permitted	80.0%	178,573 of Site Area 224,966 of
Provided	78.8%	177,628 of U/G Pavement Coverage



BUILDING A										
Unit	Unit Type / Description	Unit Area (sq ft)	GFA Distribution per Floor Level				Total Units	Net Area (sq ft)	Parking Required (per 1 Unit, per 1 Hour)	Unit Mix
			Level 1	Level 2	Level 3	Level 4				
Studio 1	Studio	480	1	1	1	1	4	1,820	3	Studio
Guest Suite	Guest Suite	384	1	1	1	1	4	1,384	1	Guest Suite
Unit A1	1 Bedroom	625	4	4	4	4	16	16,900	18	1 Bedroom
Unit A2	1 Bedroom	645	1	1	1	1	4	1,820	3	1 Bedroom
Unit A3	1 Bedroom	642	1	1	1	1	4	1,250	3	1 Bedroom
Unit B1	1 Bedroom + Den	700	4	5	5	5	19	13,200	18	1 Bed + Den
Unit B2	1 Bedroom + Den	504	1	1	1	1	4	2,256	4	1 Bed + Den
Unit C1	2 Bedroom	857	4	4	4	4	16	13,712	21	2 Bedroom
Unit C2	2 Bedroom	1,025	2	2	2	2	2,548	3	2 Bedroom	
Unit D1	2 Bedroom (Corner)	1,034	2	2	2	2	8,832	10	2 Bedroom	
Unit E1	2 Bedroom + Den	1,234	2	2	2	2	7,454	8	2 Bed + Den	
Total			20	21	21	21	83 Units	63,838	92	100%
							Visitors 8 (5%)	32		
							Total Parking Required	160		

APARTMENT BUILDING A									
Level 1	Level 2	Level 3	Level 4						
Unit Area (Net Floor Area) per Floor	14,892	16,234	16,234	16,234			63,602		
Residential Lobby / Lounge	891						891		
Common Area	2,712	1,808	1,808	1,808			8,136		
Gross Floor Area	18,196	18,236	18,236	18,236			72,867		
Total Unit NFA ft <sup>2</sup>							63,602		
Res. Lobby / Lounge Area FT <sup>2</sup>							891		
Total Common Area FT <sup>2</sup>							8,136		
Total Building GFA FT <sup>2</sup>							72,867		

BUILDING B										
Unit	Unit Type / Description	Unit Area (sq ft)	GFA Distribution per Floor Level				Total Units	Net Area (sq ft)	Parking Required (per 1 Unit, per 1 Hour)	Unit Mix
			Level 1	Level 2	Level 3	Level 4				
Studio 1	Studio	480	1	1	1	1	4	1,820	3	Studio
Unit A1	1 Bedroom	625	3	4	4	4	15	9,375	18	1 Bedroom
Unit A2	1 Bedroom	641	1	1	1	1	4	2,554	4	1 Bedroom
Unit A3	1 Bedroom	648	1	1	1	1	4	648	1	1 Bedroom
Unit B1	1 Bedroom + Den	700	5	5	5	5	20	14,000	20	1 Bed + Den
Unit B2	1 Bedroom + Den	504	1	1	1	1	4	2,256	4	1 Bed + Den
Unit C1	2 Bedroom	857	3	4	4	4	15	12,855	20	2 Bedroom
Unit C2	2 Bedroom	1,025	2	2	2	2	2,548	3	2 Bedroom	
Unit D1	2 Bedroom (Corner)	1,034	2	2	2	2	8,832	10	2 Bedroom	
Unit E1	2 Bedroom + Den	1,234	2	2	2	2	7,454	8	2 Bed + Den	
Total			20	21	21	21	83 Units	63,838	92	100%
							Visitors 8 (5%)	32		
							Total Parking Required	160		

BUILDING C										
Unit	Unit Type / Description	Unit Area (sq ft)	GFA Distribution per Floor Level				Total Units	Net Area (sq ft)	Parking Required (per 1 Unit, per 1 Hour)	Unit Mix
			Level 1	Level 2	Level 3	Level 4				
Studio 1	Studio	480	2	2	2	2	8	3,640	0	Studio
Guest Suite	Guest Suite	384	1	1	1	1	4	1,384	1	Guest Suite
Unit A1	1 Bedroom	625	3	3	3	3	12	7,500	12	1 Bed
Unit A2	1 Bedroom	643	1	2	2	2	7	4,681	7	1 Bedroom
Unit B1	1 Bedroom + Den	700	4	5	5	5	19	13,300	19	1 Bed + Den
Unit B2	1 Bedroom + Den	504	1	1	1	1	4	2,256	4	1 Bed + Den
Unit C1	2 Bedroom	857	3	3	3	3	12	8,569	12	2 Bedroom
Unit C2	2 Bedroom	857	2	2	2	2	8	6,856	10	2 Bedroom
Unit D1	2 Bedroom (Corner)	1,025	2	2	2	2	2,548	3	2 Bedroom	
Unit D2	2 Bedroom	857	3	3	3	3	12	8,569	12	2 Bedroom
Unit E1	2 Bedroom + Den	1,234	2	2	2	2	7,454	8	2 Bed + Den	
Total			21	22	22	22	87 Units	60,879	84	100%
							Visitors 8 (5%)	32		
							Total Parking Required	187		

APARTMENT BUILDING A									
Level 1	Level 2	Level 3	Level 4						
Unit Area (Net Floor Area) per Floor	14,892	17,078	17,078	17,078			69,026		
Residential Lobby / Lounge	891						891		
Common Area	2,854	2,087	2,087	2,087			8,805		
Gross Floor Area	18,297	19,165	19,165	19,165			75,303		
Total Unit NFA ft <sup>2</sup>							69,026		





NIGHT SCENE



1. BUILDING A (RYDER HESJEDAL & TRADEWINDS AVE)

E:\VOLUME3\2022\2213 - PARCEL H ROYAL BAY\DW\2213-401.DWG



RH Architects Inc.

Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

NO. REVISION:      DATE:  
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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT

Ryder Hesjedal Way, Coquitlam, BC

DRAWING TITLE:

**3D IMAGES**

DATABASE: 2113-A0.1

SCALE: AS NOTED

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO. **2213**



DWG. NO.

**A0.1**

D.P. No:  
E.P. No:



1. BUILDING B (TRADEWINDS AVE)

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RH Architects Inc.

Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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dimensions on the job and this office shall be relieved of  
any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coalwood, BC  
DRAWING TITLE:  
**3D IMAGES**

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

PROJECT NO. **2213**

DWG. NO. **A0.1**

D.P. No:  
E.P. No:



1



1. BUILDING C (RYDER HESJEDAL & PRODUCERS WAY)

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RH Architects Inc.

Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

NO. REVISION:      DATE:  
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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT

Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE:

**3D IMAGES**

DATABASE: 2113-A0.1

SCALE: AS NOTED

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO.

**2213**



DWG. NO.

**A0.3**

D.P. No:

E.P. No:





2. BUILDING C & D - PRODUCERS WAY



1. BUILDING D - PRODUCERS WAY

E:\A04008\2023\2023 - PARCEL H ROYAL BAY\SP\2213-A011G



RH Architects Inc.

Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1E6

T 604.969.6002  
F 604.969.1091

www.rharchitects.ca

ROUND	DATE
1. DP APPLICATION	21 OCT 2024
2. DP RESUBMISSION	04 FEB 2024
3. DP RESUBMISSION	22 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 25 2024

NO REVISION: DATE:  
This drawing is an extension of service to the property of RHA Architects Inc. and shall not be considered without the firm's permission. All information shown on the drawing is for use in the specific project and shall not be used elsewhere without written permission from the office. Information shall only be used in connection with the dimensions of the job and this office shall be allowed to discontinue and withdraw from the drawing.

ARCHITECTURAL SEAL:



CLIENT:

**GABECRAFT HOMES**

PROJECT:

ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT

Royal Hospital Way, Coburn, BC

DRAWING TITLE:

**3D IMAGES**

DATE: 2213-A0.1

SCALE: AS NOTED

PLOTTED: 23 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO. **2213**

DWG. NO.

**A0.4**

DATE: 23 MAR 2024

BY: LB





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

NO.	DATE
1. DP APPLICATION	27 FEB 2024
2. DP RESUBMISSION	14 FEB 2024
3. DP RESUBMISSION	22 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
 MARCH 21 2024

NO. REVISION: DATE:

This drawing is an indication of intention in the preparation of the design. It is not intended to be used for construction purposes. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary approvals and permits are obtained. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary approvals and permits are obtained.

ARCHITECTURAL SEAL



CLIENT  
**GABRIEL'S HOMES**

PROJECT  
 ROYAL BAY - PARCEL H  
 RESIDENTIAL DEVELOPMENT  
 1000 West 10th Street, Victoria, BC  
 DRAWING TITLE  
**3D IMAGES**

DRAWING: ZELSAEL  
 SCALE: AS NOTED  
 PLOT DATE: 25 MAR 2024  
 DRAWN: ES  
 CHECKED:

PROJECT NO: **2213**  
 DRAWING NO:  
**A0.5**  
 D.P. No:  
 R.P. No:







1. BUILDING A & C COMMERCIAL ENTRY EXPRESSION



2. BUILDING A & C COMMERCIAL ENTRY EXPRESSION



1. BUILDING A - FEATURE CORNER



RH Architects Inc.

Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1E5

T 604.669.6002  
F 604.669.1091

www.rharchitects.co

ROUND	DATE
1. DP APPLICATION	21 OCT 2024
2. DP RESUBMISSION	04 FEB 2024
3. DP RESUBMISSION	22 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 25 2024

NO. REVISION	DATE
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ARCHITECTURAL SEAL:



CLIENT:  
**GABECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Flyer Hospital Way, Coburn, BC  
DRAWING TITLE:  
**3D IMAGES**

DATEBASE: 2115-A0.1  
SCALE: AS NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:  
PROJECT NO: **2213**

DRG. NO.:  
**A0.6.1**  
D.P. No.:  
R.P. No.:





KEYPLAN 

2



1



2. AERIAL VIEW LOOKING NORTEAST



1. AERIAL VIEW LOOKING NORTHWEST

E:\MCDONALD\2022\2213 - PARCEL H ROYAL BAY\DWG\2213-401.DWG



**RH Architects Inc.**

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V6A 1G1

t 604.669.6002  
f 604.669.1091

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Colwood, BC  
DRAWING TITLE:  
**3D IMAGES**

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

PROJECT NO. **2213**

DWG. NO. **A0.8**

D.P. No:  
E.P. No:



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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21 2024

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ARCHITECTURAL SEAL:



CLIENT:



PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Colwood, BC  
DRAWING TITLE:  
**SITEPLAN**

DATABASE: 2113-A1.0  
SCALE: AS NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:

PROJECT NO. **2213**



D.P. No.:  
R.P. No.:

DWG. NO.  
**A1.0**



**1 SITEPLAN - OVERALL**  
SCALE: 1/32" = 1'-0"

VISITORS PARKING PROVIDED:  
U/G PARKING P1 24 STALLS  
SURFACE 28 STALLS  
TOTAL 50 STALLS

E:\VACUOUS\2023\2213 - PARCEL H ROYAL BAY\DP\2213-A1.0.DWG





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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

**ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT**

Ryder Hesjedal Way, Coquitlam, BC

DRAWING TITLE:

**FIRE FIGHTING PLAN**

DATABASE: 2113-A1.0

SCALE: AS NOTED

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO:

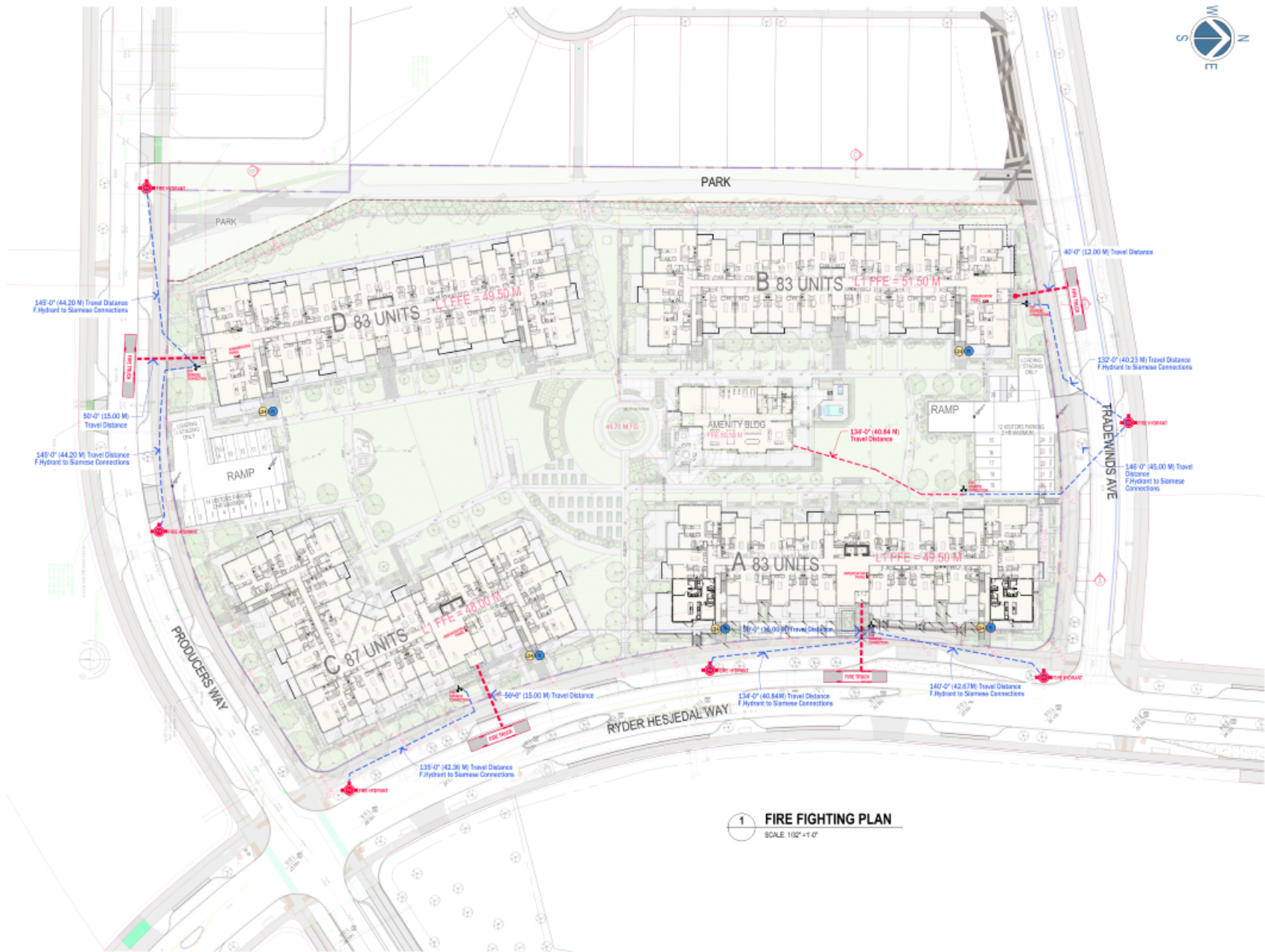
**2213**

DWG. NO.

**A1.1**

D.P. No:

E.P. No:



**1 FIRE FIGHTING PLAN**  
SCALE: 1/8" = 1'-0"

E:\VOLUME3\2023\2213 - PARCEL H ROYAL BAY\DP\2213-A1.0.DWG



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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21 2024

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ARCHITECTURAL SEAL:



CLIENT:

**Gablecraft Homes**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT

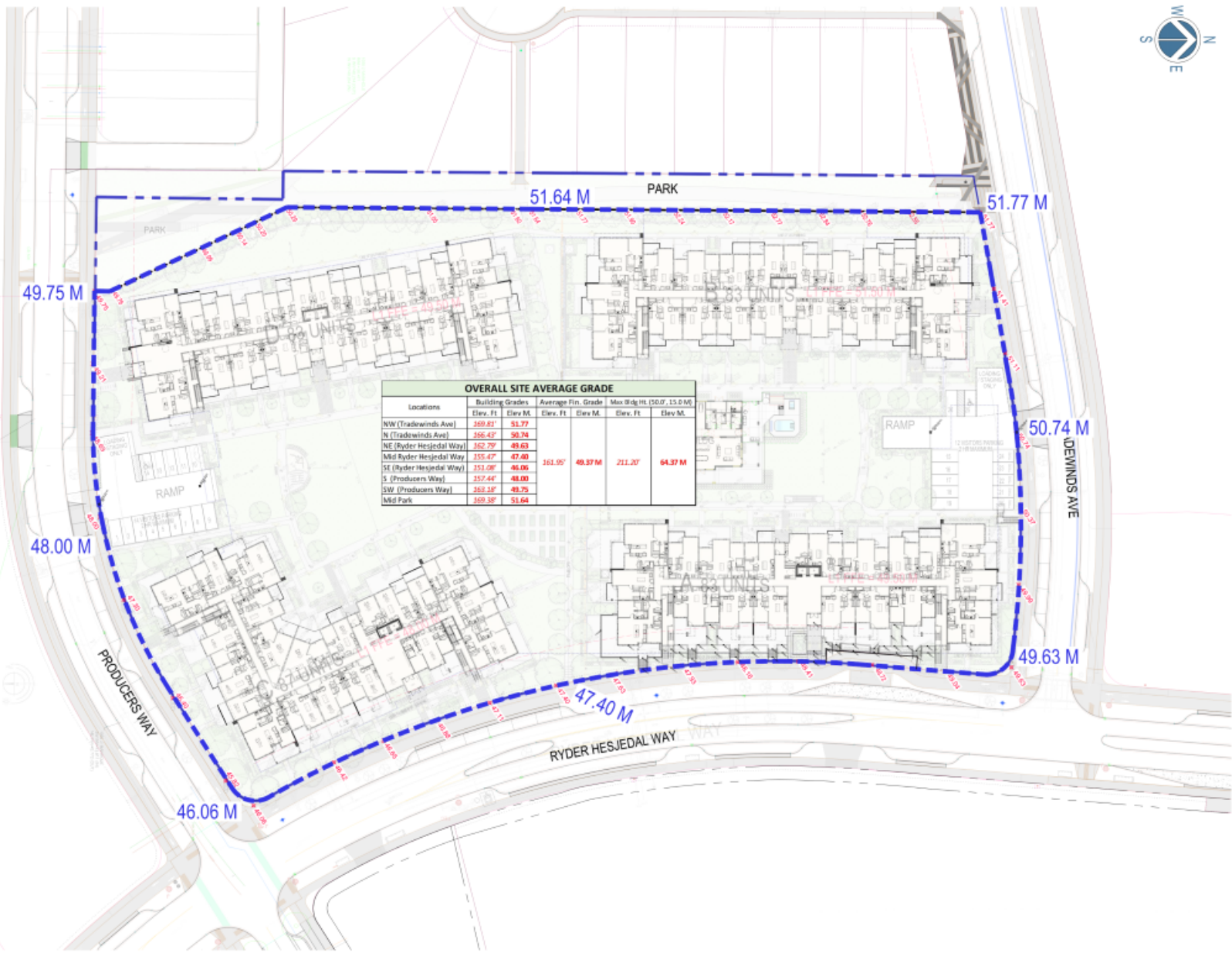
Ryder Hesjedal Way, Colwood, BC  
DRAWING TITLE:  
**AVERAGE GRADES  
DIAGRAM**

DATABASE: 2113-A1.0  
SCALE: AS NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:

PROJECT NO. **2213**

DWG. NO.  
**A1.2**

D.P. No:  
E.P. No:



Locations	Building Grades		Average Fin. Grade				Max Bldg Ht. (50.0', 15.0 M)
	Elev. Ft	Elev. M	Elev. Ft	Elev. M	Elev. Ft	Elev. M	
NW (Tradewinds Ave)	369.81'	51.77					
N (Tradewinds Ave)	366.43'	50.74					
NE (Ryder Hesjedal Way)	362.79'	49.63					
Mid (Ryder Hesjedal Way)	355.27'	47.40					
SE (Ryder Hesjedal Way)	351.08'	46.06	361.95'	49.57 M	211.20'	64.37 M	
S (Producers Way)	352.44'	48.00					
SW (Producers Way)	362.18'	49.75					
Mid Park	369.39'	51.64					

1 **AVERAGE GRADES DIAGRAM**  
SCALE: 1/2" = 1'-0"

E:\CAD\009\2023\2213 - PARCEL H ROYAL BAY\DP\2213-A1.0.DWG





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REVISION	DATE
1. DP APPLICATION	17 OCT 2023
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3. DP RESUBMISSION	21 MAR 2024

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**DP RESUBMISSION**  
MARCH 21 2024

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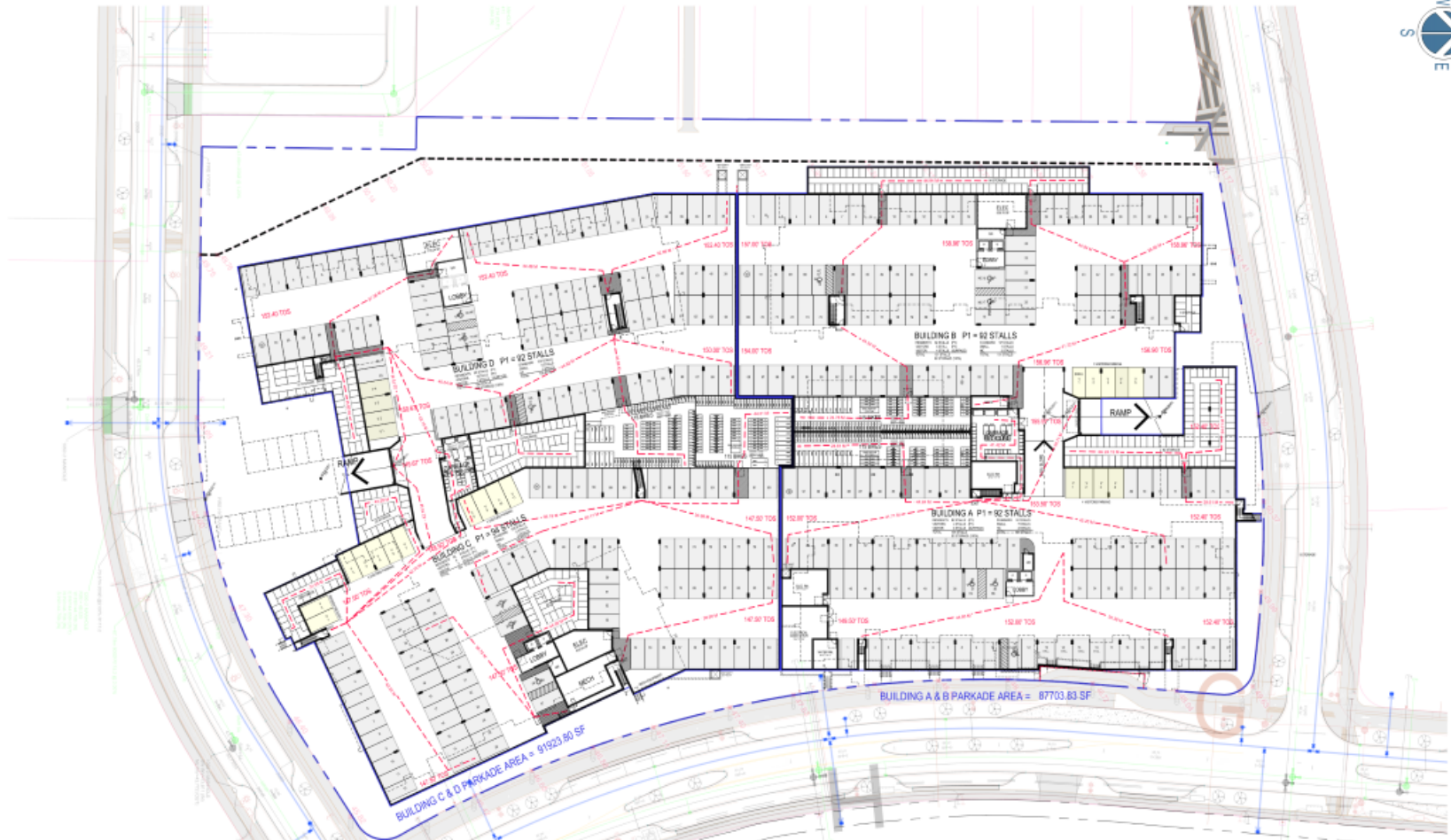
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Headjal Way, Colwood, BC  
DRAWING TITLE:  
**PARKING PLAN**

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

PROJECT NO. **2213**

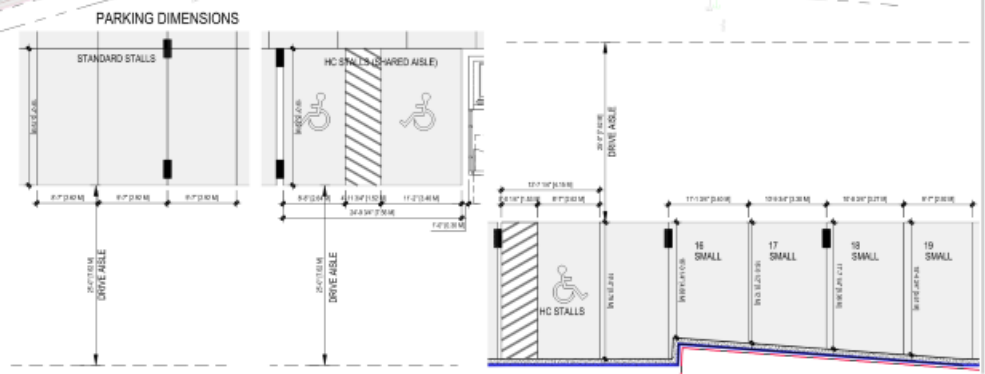
DWG. NO. **A2.0**  
D.P. No.:  
R.P. No.:



**VISITORS PARKING PROVIDED:**  
U/G PARKING P1 24 STALLS  
SURFACE 26 STALLS  
TOTAL 50 STALLS

Underground Parking Lot Coverage			
Permitted	80.0%	176,973 of Site Area	224,966 of
Provided	79.8%	176,628 of U/G Parking Coverage	

**1 PARKING PLAN - OVERALL**  
SCALE 1/32"=1'-0"



E:\CAD\0009\2023\2213 - PARCEL H ROYAL BAY\DWG\2213-A2.0.DWG

Waste Management					
# of Units	Waste	Cardboard	Organic	Recycling	
Building A & B	365	13	8	3.32	20
Building C & D	170	13	9	3.40	20



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REVISION	DATE
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ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**Gablecraft Homes**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hestjedal Way, Colwood, BC  
DRAWING TITLE:  
**BUILDING A  
PARKING PLAN**

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

PROJECT NO. **2213**

DWG. NO. **A2.1**

D.P. No.:  
R.P. No.:



**1 PARKING PLAN - BUILDING A**  
SCALE: 1/16" = 1'-0"



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REVISION	DATE
1. DP APPLICATION	17 OCT 2023
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MARCH 21 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

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

DRAWING TITLE:

**BUILDING B  
PARKING PLAN**

DATABASE: 2113-A5.0

SCALE: AS NOTED

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

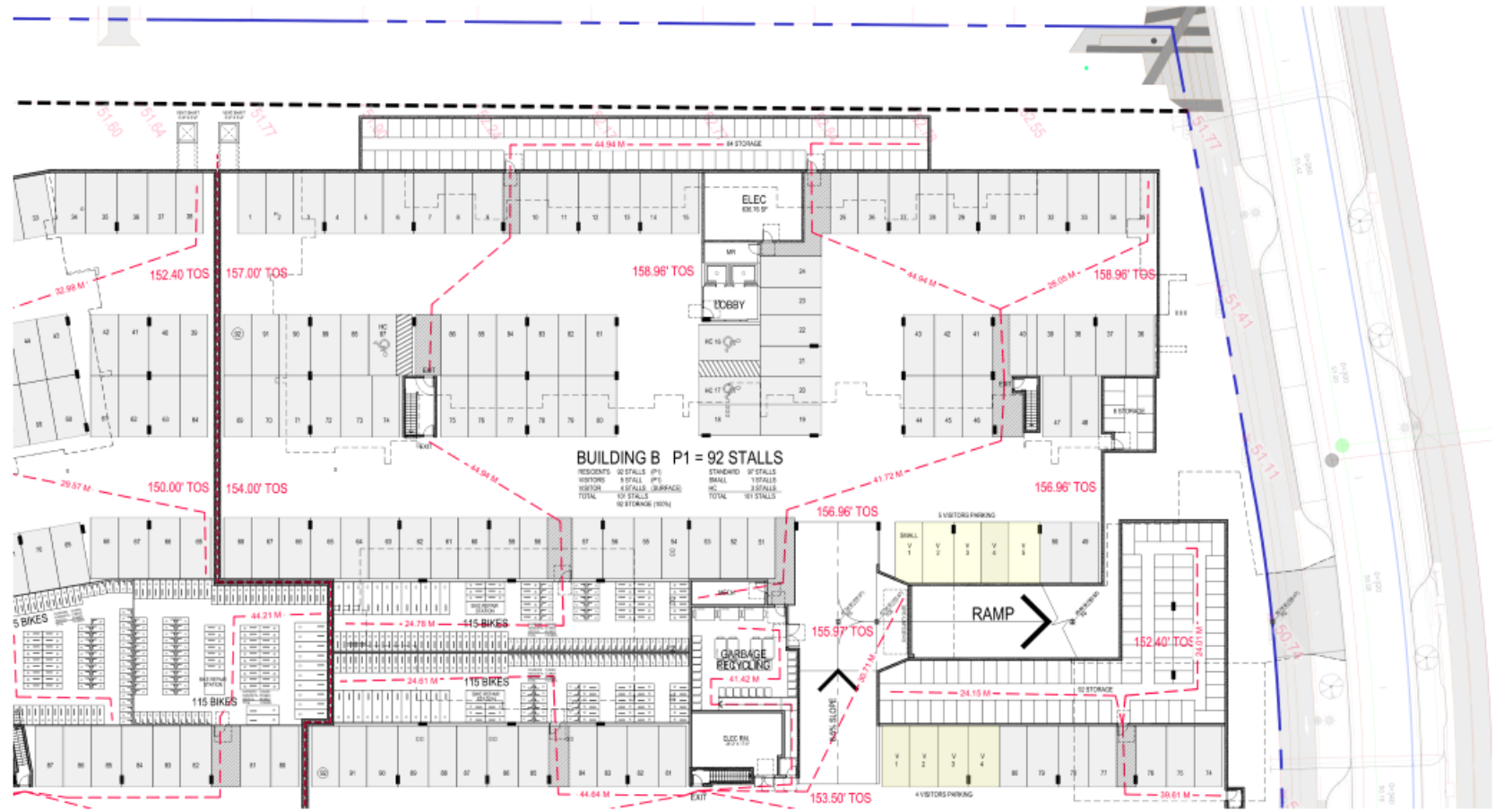
PROJECT NO:

**2213**

DWG. NO.

**A2.2**

D.P. No:  
R.P. No:



**BUILDING B P1 = 92 STALLS**  
 RESIDENTS 62 STALLS (P1)  
 VISITORS 1 STALL (P1)  
 TOTAL 63 STALLS (P1)  
 RESIDENTS 29 STALLS (P2)  
 VISITORS 4 STALLS (P2)  
 TOTAL 33 STALLS (P2)  
 TOTAL 96 STALLS (TOTAL)

**1 PARKING PLAN - BUILDING B**  
SCALE: 3/32" = 1'-0"

KEYPLAN



E:\CAD\009\2023\2213 - PARCEL H ROYAL BAY\DWG\2213-A2.01.DWG



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

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**DP RESUBMISSION**  
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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES™**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Headland Way, Colwood, BC  
DRAWING TITLE:  
**BUILDING D  
PARKING PLAN**

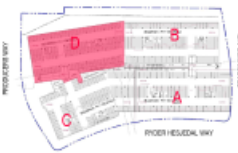
DATABASE: 2113-A5.0  
SCALE: AS NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:  
PROJECT NO: **2213**

DWG. NO.: **A2.4**  
D.P. No.:  
B.P. No.:



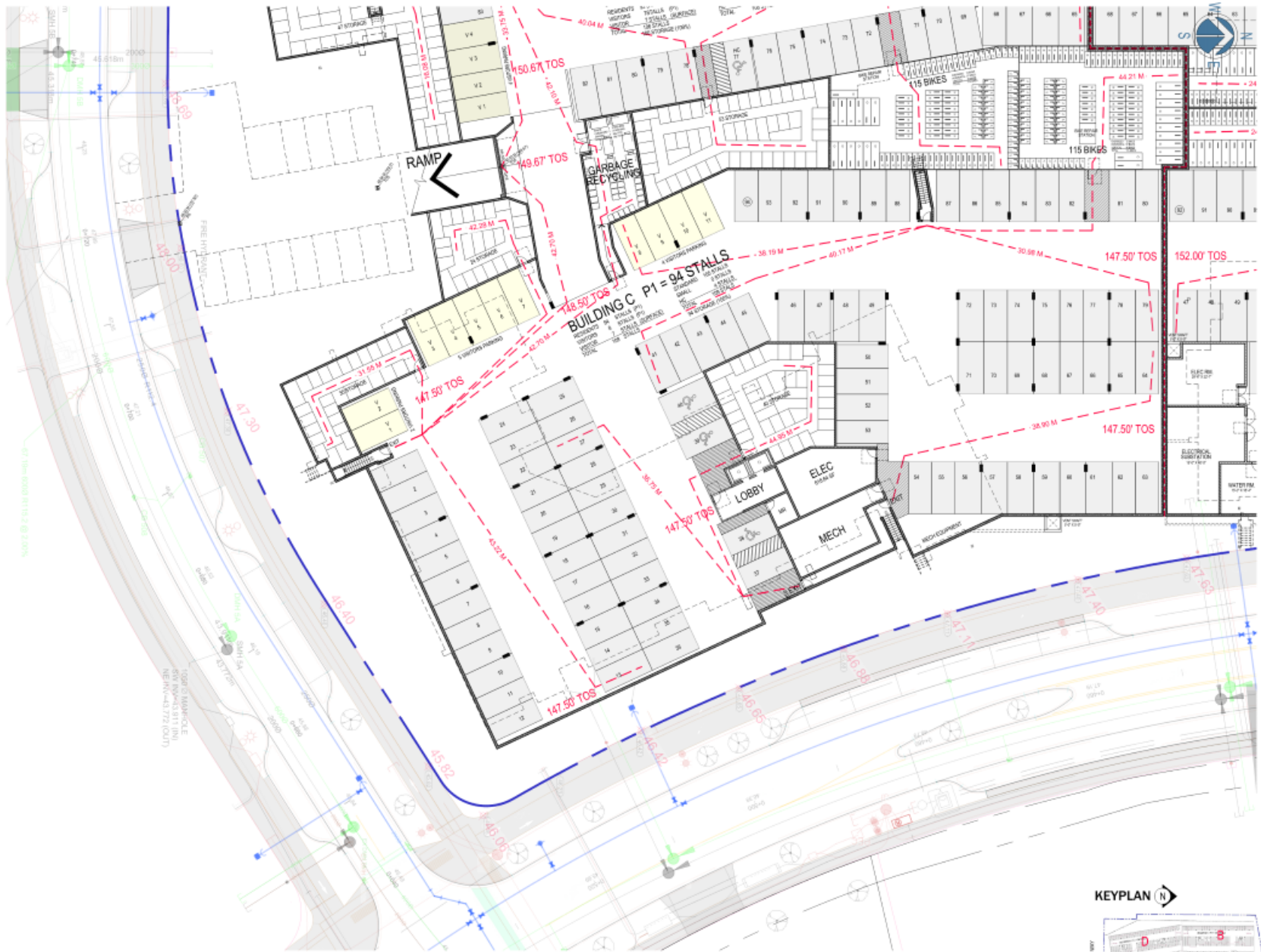
**1** PARKING PLAN - BUILDING D  
SCALE: 3/32" = 1'-0"

KEYPLAN



E:\CAD\009\2023\2213 - PARCEL H ROYAL BAY\DP\2213-A2.0.DWG





1 PARKING PLAN - BUILDING C  
SCALE 3/32"=1'-0"

KEYPLAN



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

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**DP RESUBMISSION**  
MARCH 21 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES**

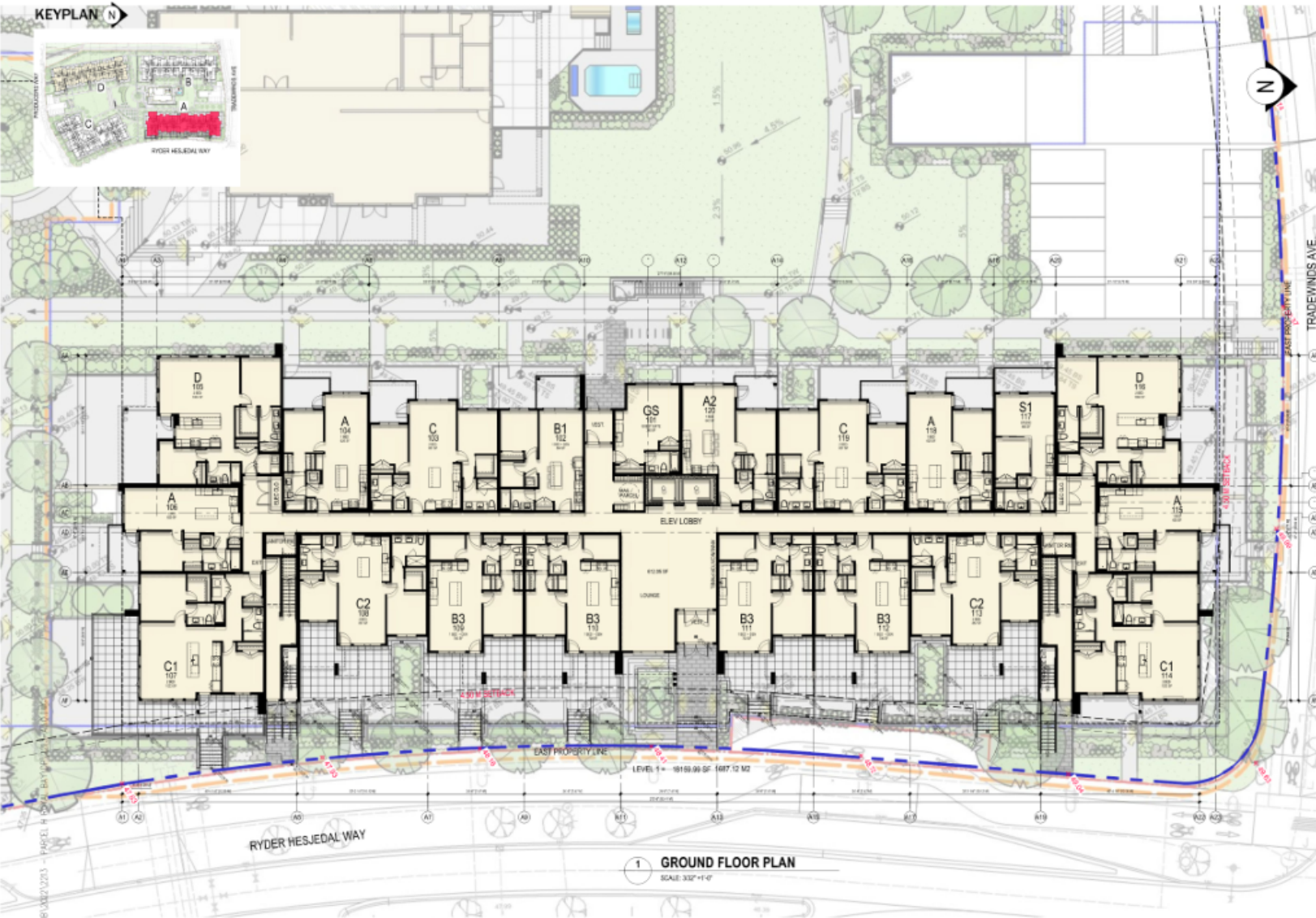
PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING C  
PARKING PLAN**

DATABASE: 2113-A2.0  
SCALE: AS NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:

PROJECT NO. **2213**

DWG. NO. **A2.3**

D.P. No.:  
B.P. No.:



**1 GROUND FLOOR PLAN**  
SCALE: 3/32"=1'-0"



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ROUND	DATE
1. DP APPLICATION	21 OCT 2020
2. DP RESUBMISSION	04 FEB 2024
3. DP RESUBMISSION	21 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 25 2024

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CLIENT:  
**GABECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hospital Way, Cobble Hill, BC

DRAWING TITLE:  
**BUILDING A  
GROUND FLOOR PLAN**

DATE: 2213-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED: \_\_\_\_\_

PROJECT NO. **2213**



E:\PROJECTS\2213\2213 - PARCEL H (RYDER HESJEDAL WAY)\A3.0.dwg



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

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MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**Gablecraft Homes**

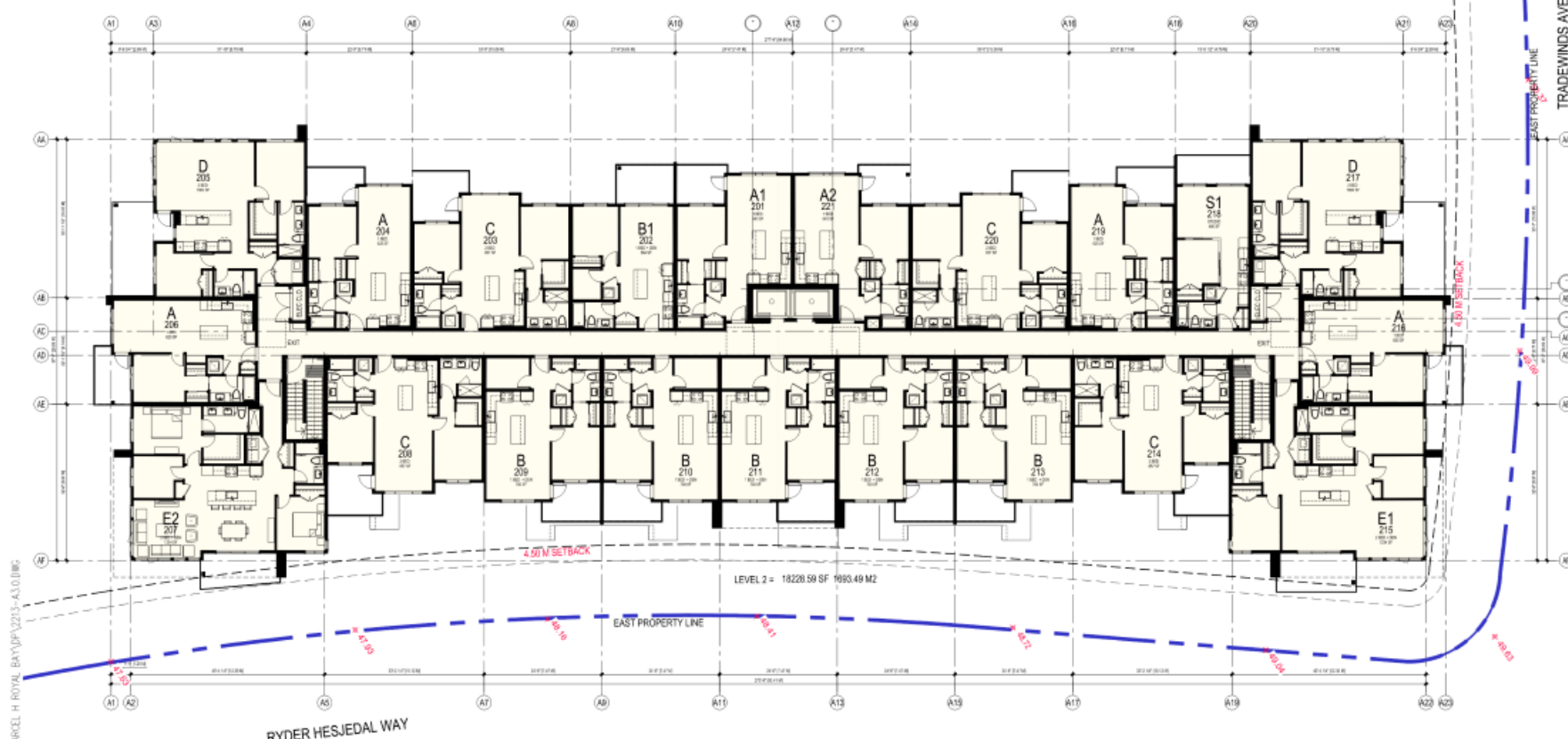
PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING A  
2ND FLOOR PLAN**

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

PROJECT NO. **2213**

DWG. NO. **A3.1**

D.P. No.:  
E.P. No.:



**1 2ND FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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REVISION	DATE
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**DP RESUBMISSION**  
MARCH 21, 2024

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CLIENT:  
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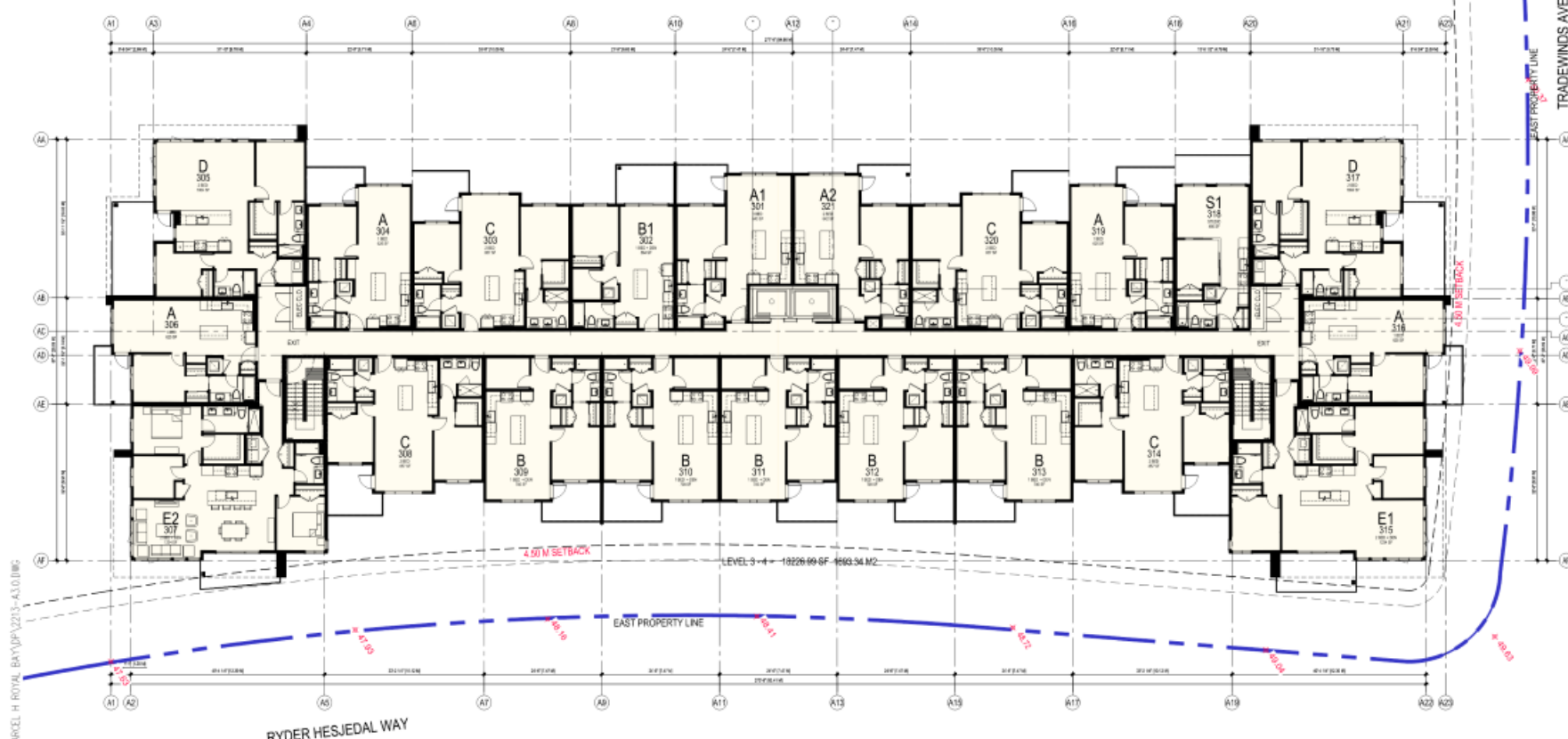
PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING A  
3RD FLOOR PLAN**

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

PROJECT NO. **2213**

DWG. NO. **A3.2**

D.P. No.:  
E.P. No.:



**1 3RD FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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V6A 1E5

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ROUND:	DATE:
1. DP APPLICATION	21 OCT 2020
2. DP RESUBMISSION	04 FEB 2024
3. DP RESUBMISSION	21 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 25 2024

NO. REVISION:      DATE:  
This drawing is an extension of version 3 of the project at 18061-23 Street. All information shown on this drawing is for use in the current permit only and shall not be used otherwise without written permission from the architect. Information shall only be used as intended for all dimensions on the job, and this office shall be deemed to have inspected and verified dimensions on-drawing.

ARCHITECTURAL SEAL:



CLIENT:

**GABECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hospital Way, Cobble Hill, BC

DRAWING TITLE:  
**BUILDING B  
GROUND FLOOR PLAN**

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

PROJECT NO. **2213**

DWG. NO. **A3.5**

D.P. No. 8.P. No.

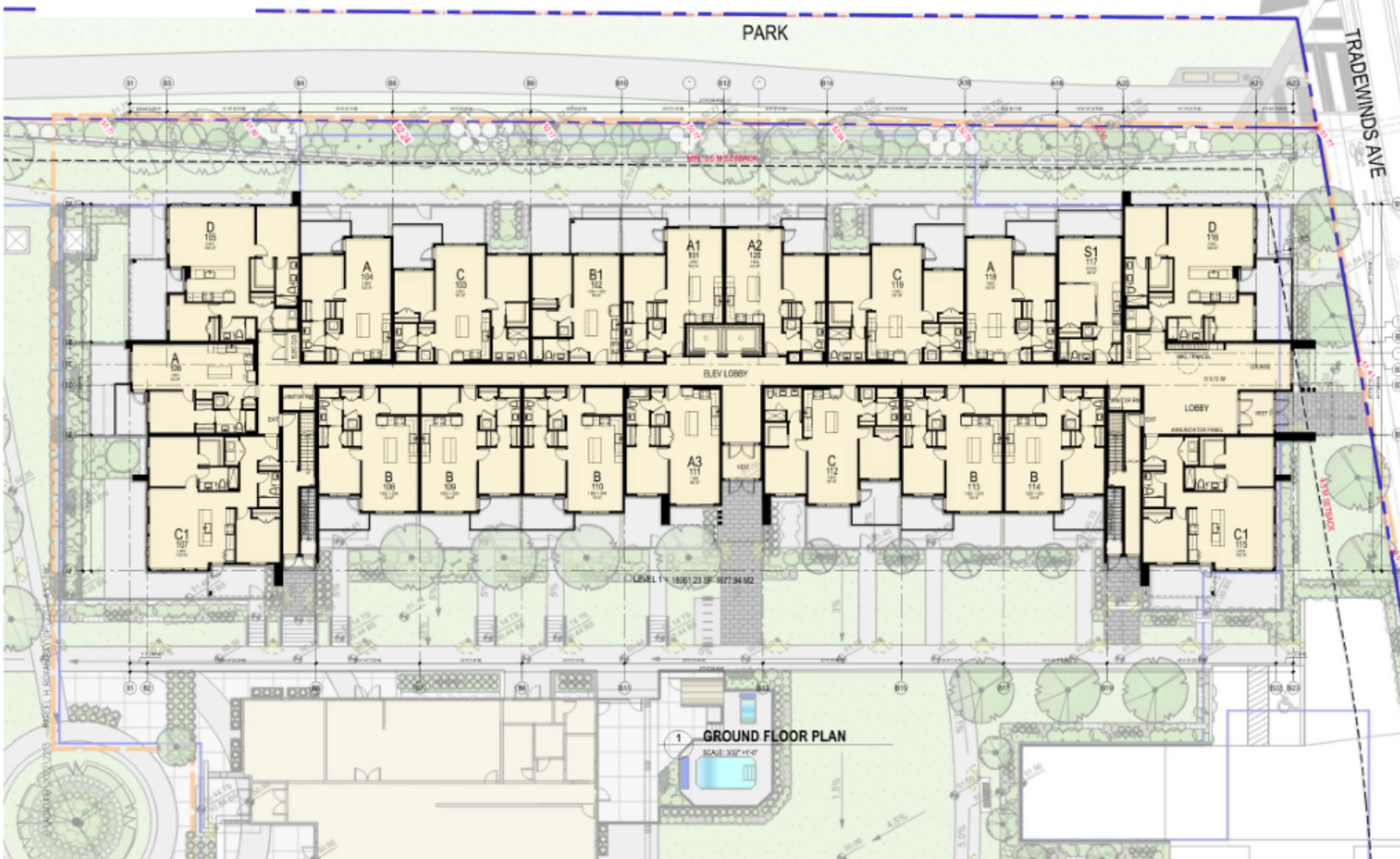
PARK

TRADEWINDS AVE

**1 GROUND FLOOR PLAN**

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

LEVEL 1 - 18061.23 ST - 1077.94 102





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

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**DP RESUBMISSION**  
MARCH 21 2024

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CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesselday Way, Coquitlam, BC

DRAWING TITLE:  
**BUILDING B  
2ND FLOOR PLAN**

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

PROJECT NO. **2213**

DWG. NO. **A3.6**

D.P. No.:  
E.P. No.:



**1 2ND FLOOR PLAN**  
SCALE: 3/32"=1'-0"

E:\VOLUME3\2023\2213 - PARCEL H ROYAL BAY\DP\2213-A3.5.DWG



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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesseldey Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING B  
3RD FLOOR PLAN**

DATABASE: 2213-A3.5  
SCALE: 3/32"=1'-0"  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:  
PROJECT NO. **2213**

DWG. NO. **A3.7**  
D.P. No.:  
E.P. No.:



**1 3RD FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21 2024

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CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING B  
4TH FLOOR PLAN**

DATABASE: 2213-A3.5  
SCALE: 3/32"=1'-0"  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:  
PROJECT NO. **2213**

DWG. NO. **A3.8**  
D.P. No.:  
E.P. No.:



**1 4TH FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21 2024

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dimensions on the job and this office shall be relieved of  
any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT

Ryder Hesselde Way, Coquitlam, BC

DRAWING TITLE:

**BUILDING B  
ROOF PLAN**

DATABASE: 2213-A3.5

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

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO:

**2213**



DWG. NO.

**A3.9**

D.P. No:  
E.P. No:

PARK

TRADEWINDS AVE

MIN. 3.0 M SETBACK

4.5 M SETBACK

**1** ROOF PLAN  
SCALE: 3/32"=1'-0"



KEYPLAN (N)



1 GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

**RHA**  
RH Architects Inc.  
Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6B 3E1  
1 604.969.6102  
1 604.969.1095  
www.rharchitects.ca

NO.	DATE
1. DP APPLICATION	21 FEB 2024
2. DP RESUBMISSION	14 FEB 2024
3. DP RESUBMISSION	22 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21 2024

NO. REVISION DATE

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ARCHITECTURAL SEAL



CLIENT  
**GABRIEL'S HOMES**

PROJECT  
ROYAL BAY PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Colwood, BC  
DRAWING TITLE  
**BUILDING C  
GROUND FLOOR PLAN**

DRAWING NO. 223-43.10  
SCALE 3/32" = 1'-0"  
PLOT DATE 21 MAR 2024  
DRAWN: ES  
CHECKED:  
PROJECT NO. 2213

DRAW NO.  
**A3.10**  
D.P. No.  
R.P. No.





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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

ROYAL BAY - PARCEL H

RESIDENTIAL DEVELOPMENT

Ryder Hesjedal Way, Coquitlam, BC

DRAWING TITLE:

**BUILDING C**

**2ND FLOOR PLAN**

DATABASE: 2213-A3.10

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

PLTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO. **2213**

DWG. NO.

**A3.11**

D.P. No:

E.P. No:



**1 2ND FLOOR PLAN**  
SCALE: 3/32"=1'-0"

E:\VOLUME3\2023\2213 - PARCEL H ROYAL BAY\DWG\2213-A3.10.DWG



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t 604.669.6002  
f 604.669.1091

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Colwood, BC  
DRAWING TITLE:  
**BUILDING C  
3RD FLOOR PLAN**

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

PROJECT NO. **2213**

DWG. NO.  
**A3.12**

D.P. No.:  
B.P. No.:



**1 3RD FLOOR PLAN**  
SCALE: 3/32"=1'-0"



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REVISION	DATE
1. DP APPLICATION	17 OCT 2023
2. DP RESUBMISSION	14 FEB 2024
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**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**Gablecraft Homes**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING C  
4TH FLOOR PLAN**

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

PROJECT NO. **2213**

DWG. NO.  
**A3.13**

D.P. No.:  
E.P. No.:



**1 4TH FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



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REVISION:	DATE:
1. DP APPLICATION	17 OCT 2023
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**DP RESUBMISSION**  
MARCH 21 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

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

DRAWING TITLE:

**BUILDING C  
ROOF PLAN**

DATABASE: 2213-A3.10

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

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO. **2213**

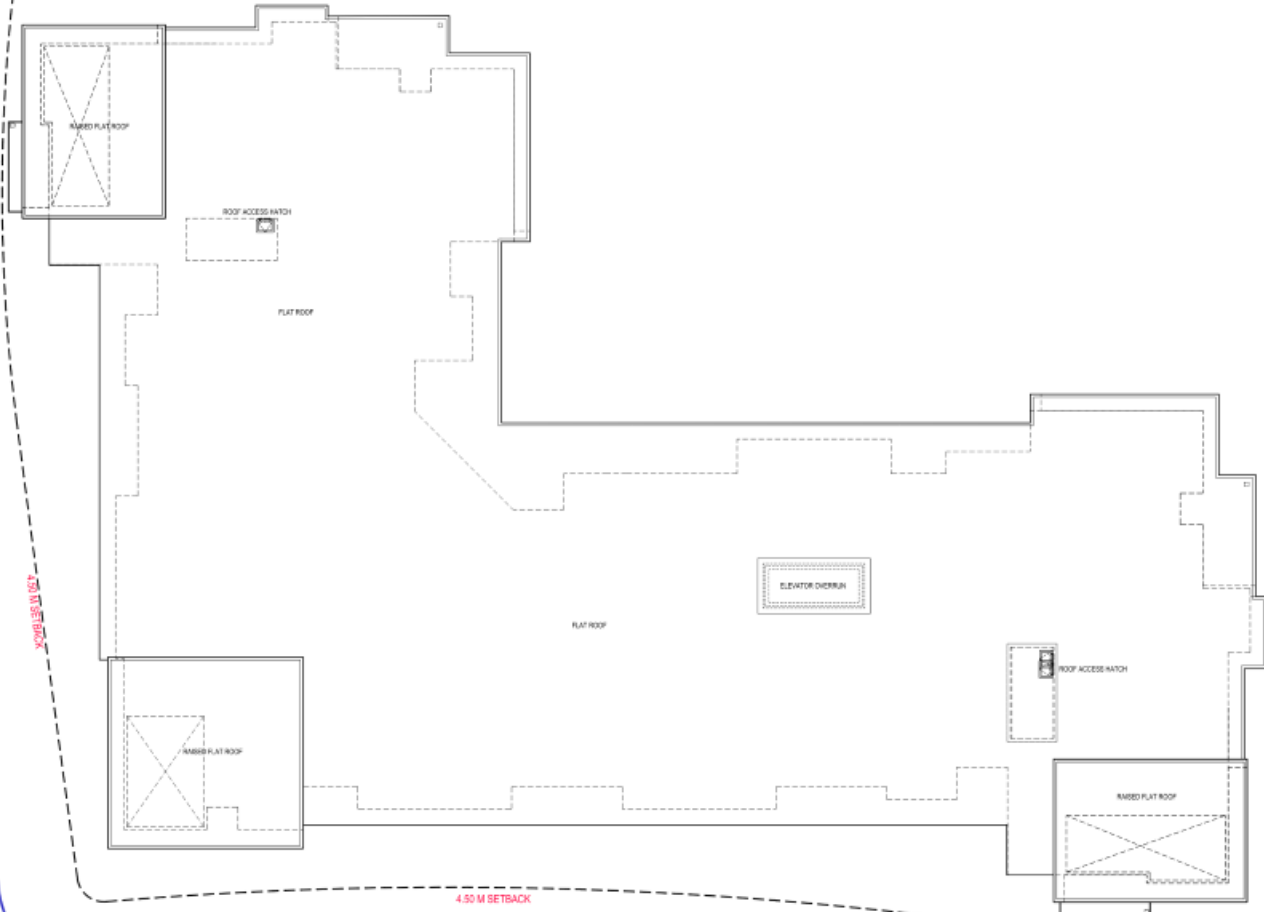
DWG. NO.

**A3.14**

D.P. No:  
E.P. No:

PRODUCER'S WAY

3RD LUMBERLAND LINES



**1 ROOF PLAN**  
SCALE: 3/32" = 1'-0"

KEYPLAN



E:\CAD\003\2023\2213 - PARCEL H ROYAL BAY\DP\2213-A3.10.DWG



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T 604.669.6002  
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ROUND	DATE
1. DP APPLICATION	21 OCT 2024
2. DP RESUBMISSION	04 FEB 2024
3. DP RESUBMISSION	22 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 25 2024

NO REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_  
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ARCHITECTURAL SEAL:



CLIENT:

**GABECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Flyer Hospital Way, Cobble, BC

DRAWING TITLE:  
**BUILDING D  
GROUND FLOOR PLAN**

DATE: 2213-A3.15  
SCALE: 3/32"=1'-0"  
PLU/DRAWN: 25 MAR 2024  
DRAWN: LB  
CHECKED:  
PROJECT NO: **2213**

DWG. NO. **A3.15**  
R.P. NO. \_\_\_\_\_



**1 GROUND FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesselde Way, Coquitlam, BC

DRAWING TITLE:  
**BUILDING D  
2ND FLOOR PLAN**

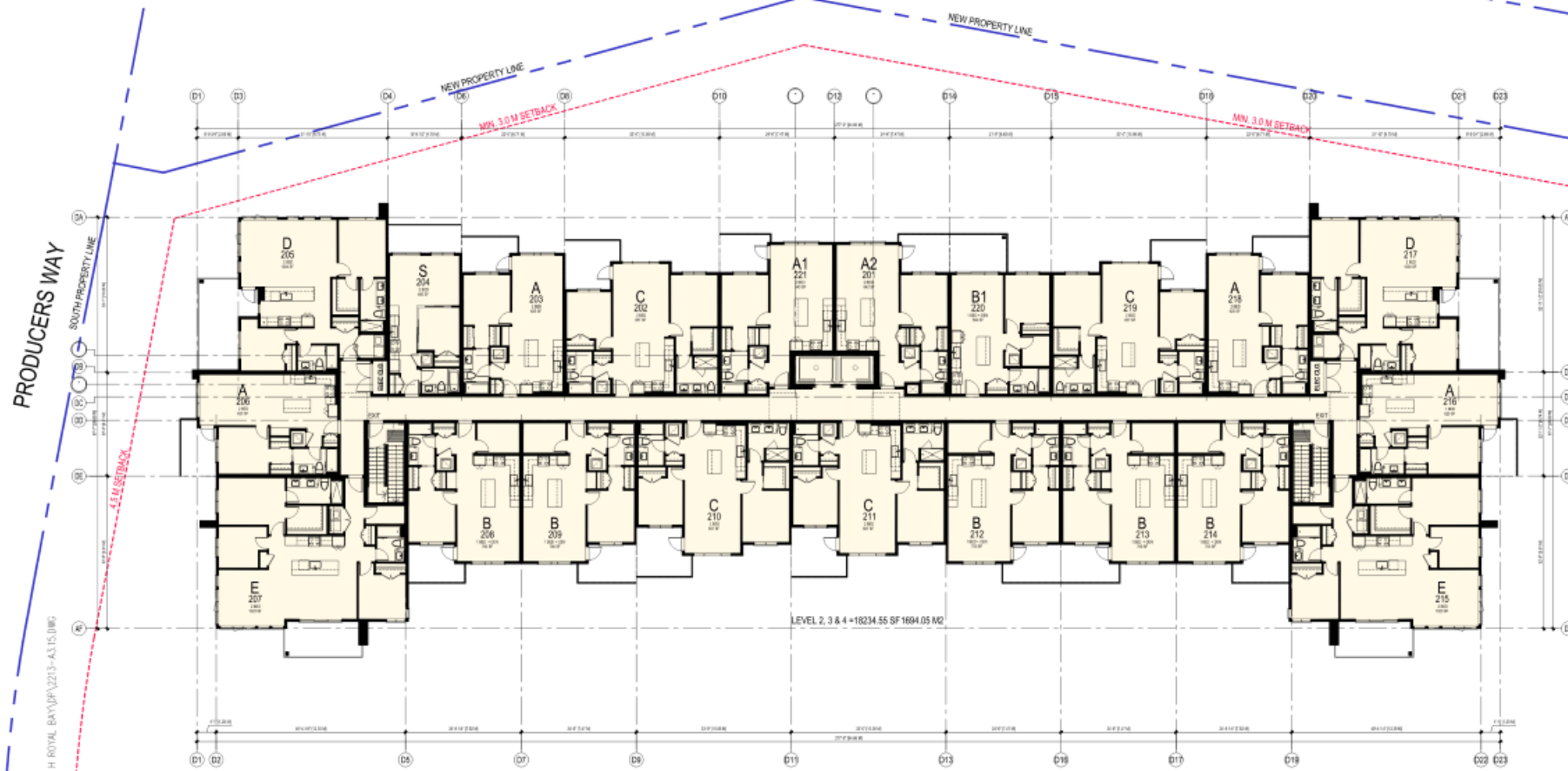
DATABASE: 2213-A3.15  
SCALE: 3/32"=1'-0"  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:

PROJECT NO. **2213**

DWG. NO. **A3.16**

D.P. No:  
E.P. No:

PARK



**1 2ND FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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1. DP APPLICATION	17 OCT 2023
2. DP RESUBMISSION	14 FEB 2024
3. DP RESUBMISSION	21 MAR 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesselal Way, Coquiton, BC

DRAWING TITLE:  
**BUILDING D  
3RD FLOOR PLAN**

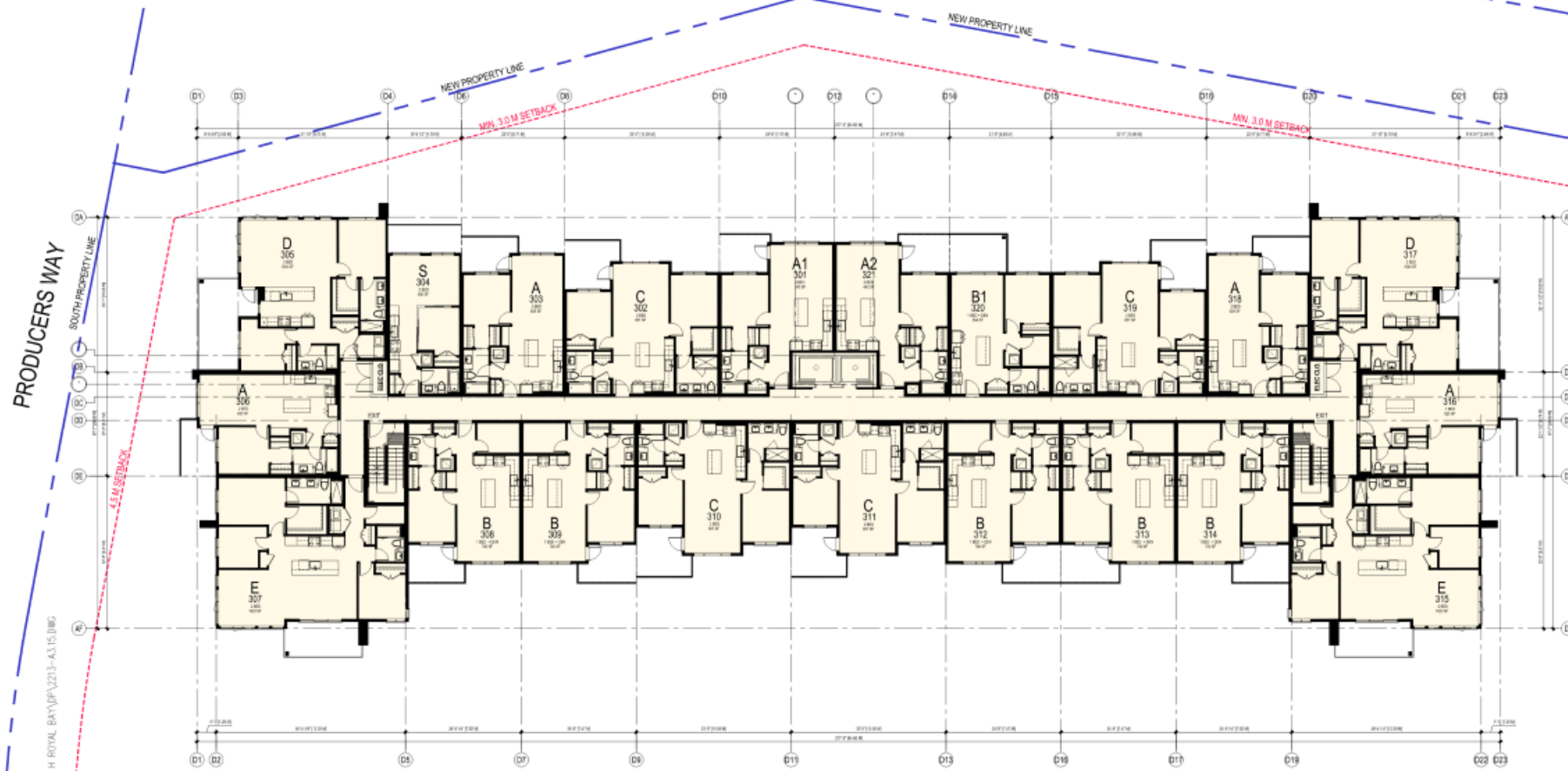
DATABASE: 2213-A3.15  
SCALE: 3/32"=1'-0"  
PLOTDATE: 21 MAR 2024  
DRAWN: LB

CHECKED:  
PROJECT NO. **2213**

DWG. NO. **A3.17**

D.P. No:  
E.P. No:

PARK



**1 3RD FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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REVISION	DATE
1. DP APPLICATION	17 OCT 2023
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MARCH 21 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC

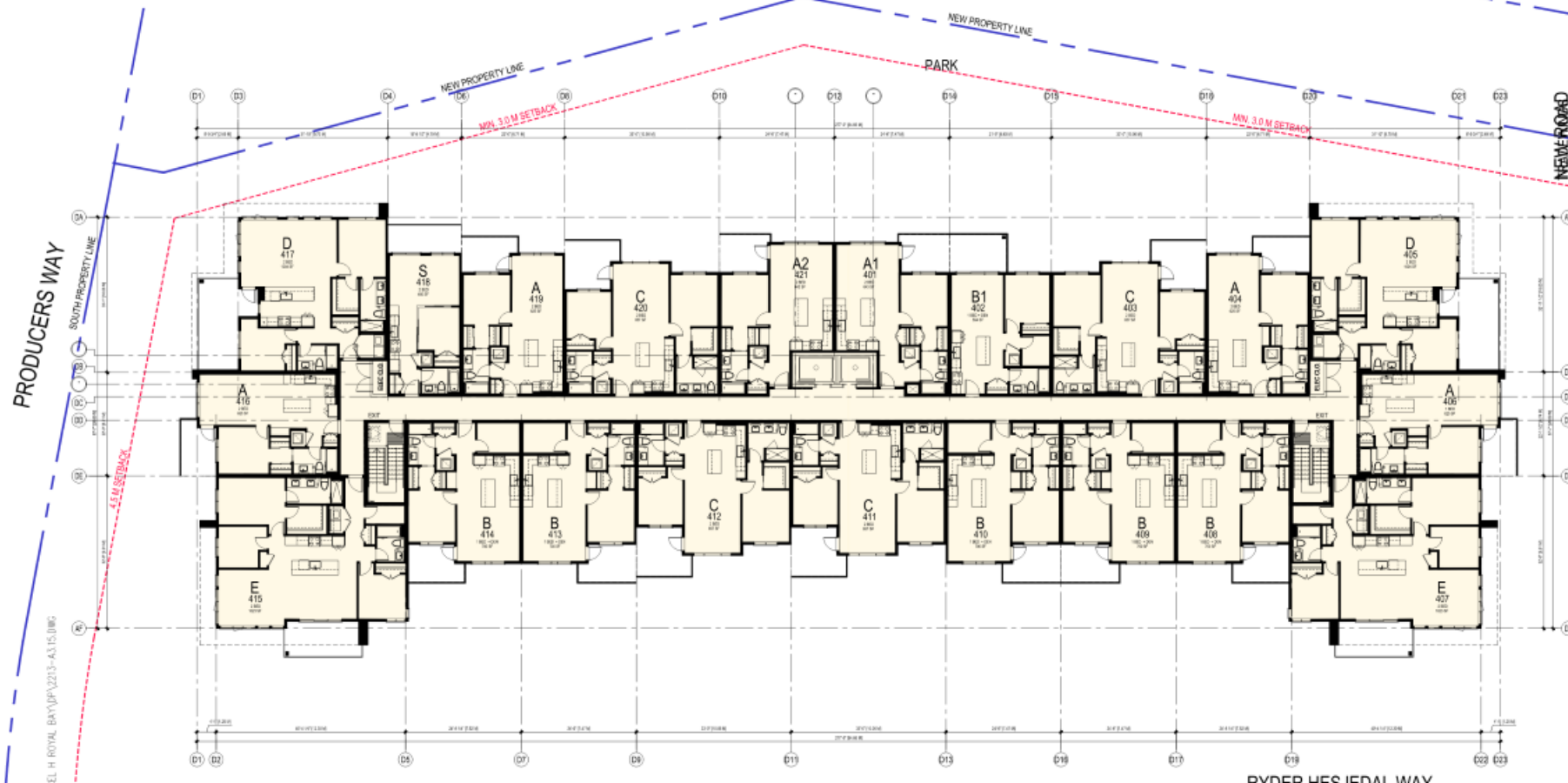
DRAWING TITLE:  
**BUILDING D  
4TH FLOOR PLAN**

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

PROJECT NO. **2213**

DWG. NO. **A3.18**

D.P. No:  
E.P. No:



**1 4TH FLOOR PLAN**  
SCALE: 3/32"=1'-0"

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

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

DRAWING TITLE:

**BUILDING D  
ROOF PLAN**

DATABASE: 2213-A3.15

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

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO.

**2213**

DWG. NO.

D.P. No:

E.P. No:

**A3.19**

PRODUCERS WAY  
SOUTH PROPERTY LINE

PARK

NEW PROPERTY LINE

NEW PROPERTY LINE

MIN. 3.0 M SETBACK

MIN. 3.0 M SETBACK

MIN. 4.5 M SETBACK

E:\MCD\009\2023\2213 - PARCEL H ROYAL BAY\DWG\2213-A3.15.DWG

**1** ROOF PLAN  
SCALE: 3/32" = 1'-0"





REVISION	DATE
1. DP APPLICATION	17 OCT 2023
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3. DP RESUBMISSION	21 MAR 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

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: LB

CHECKED:

PROJECT NO:

**2213**



DWG. NO.

**A3.20**

D.P. No:

E.P. No:

**1 GROUND FLOOR PLAN**  
SCALE: 1/8"=1'-0"



2.1

**BUILDING A**  
BELLA  
PARC  
*At Royal Bay*

**HEDGE GREEN**  
CMS  
7528 U  
RGB  
29 / 53 / 38  
CMYK  
79 / 52 / 77 / 63  
#1D3526

2.1

**BUILDING D**  
ISLA  
PARC  
*At Royal Bay*

**SEACLIFF**  
CMS  
7528 U  
RGB  
165 / 147 / 127  
CMYK  
36 / 38 / 51 / 3  
#A5937F

**MATERIAL LEGEND - BUILDING 'A'**

1	POOR FACIA 27X12 COMBESIDE 4 HEDGE TREE	PREPARED	88 5748 1088888888
2	PREPARED COMBESIDE FINISH	PREPARED	88888888 8888 8888
3	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
4	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
5	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
6	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
7	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
8	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
9	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
10	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
11	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
12	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
13	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
14	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888

NOTE: COMBESIDE FINISH TO MATCH EXISTING EXTERIOR COLOR

**MATERIAL LEGEND - BUILDING 'D'**

1	POOR FACIA 27X12 COMBESIDE 4 HEDGE TREE	PREPARED	88 5748 1088888888
2	PREPARED COMBESIDE FINISH	PREPARED	88888888 8888 8888
3	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
4	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
5	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
6	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
7	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
8	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
9	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
10	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
11	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
12	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
13	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888
14	PREPARED COMBESIDE FINISH 4.0	PREPARED	88888888 8888 8888

NOTE: COMBESIDE FINISH TO MATCH EXISTING EXTERIOR COLOR

**MATERIAL LEGEND - BUILDING 'A'**

**MATERIAL LEGEND - BUILDING 'D'**



**RH Architects Inc.**

Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

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ISSUED: DATE:

1. DP APPLICATION	17 OCT 2023
2. DP RESUBMISSION	14 FEB 2024
3. DP RESUBMISSION	21 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

NO. DESIGN: DATE:

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

**ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT**

Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE:  
**FINISH SCHEDULE  
BUILDING A & D**

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

PROJECT NO. **2213**

DWG. NO. **A4.0**

DP. No:  
BP. No:



**BUILDING A & D FINISH SCHEDULE**  
SCALE 3/16"=1'-0"

E:\A4.0\000\2023\2213 - PARCEL H ROYAL BAY\DWG\2213-A4.0.DWG



**2.1**

**BUILDING B**  
MIRA  
PARC  
At Royal Bay

**TIDE BLUE**  
CMS  
7528 U  
RGB  
33 / 48 / 64  
CMYK  
87 / 72 / 51 / 51  
#213040

**2.1**

**BUILDING C**  
ALMA  
PARC  
At Royal Bay

**REDWOOD**  
CMS  
7528 U  
RGB  
43 / 26 / 9  
CMYK  
58 / 65 / 78 / 77  
#2B1A09

**MATERIAL LEGEND - BUILDING 'B'**

1.1	ROOF FASCIA 2"X12 COMB-FACE x HIDDEN NAIL	PAINTS	BRUSH ON BLACK/WHITE
1.2	ROOF FASCIA 2"X12 COMB-FACE x HIDDEN NAIL	PAINTS	BRUSH ON BLACK/WHITE
2	PERFORATED CONCRETE PANELS #1	PERFORMA	WARRIOR PANEL, WOOD GRAY
2.1	PERFORATED CONCRETE PANELS #2 (EXPOSURE 3)	PERFORMA	WARRIOR PANEL, TOP GRAY
3	PERFORATED CONCRETE LIP SIDING	PERFORMA	WARRIOR LIP SIDING, 1/2" EXPOSURE, WHITE/WHITE
4	PERFORATED CONCRETE CLAD - BALCONY COLUMN	PERFORMA	WARRIOR CLAD, 1/2" EXPOSURE, WHITE/WHITE
4.1	PERFORATED CONCRETE CLAD - BALCONY COLUMN	PERFORMA	WARRIOR CLAD, 1/2" EXPOSURE, WHITE/WHITE
4.2	PERFORATED CONCRETE CLAD - BALCONY COLUMN	PERFORMA	WARRIOR CLAD, 1/2" EXPOSURE, WHITE/WHITE
5	BALCONY FASCIA x HIDDEN NAIL (1/2" x 1/2")	PAINTS	BRUSH ON BLACK/WHITE
6	BALCONY FASCIA x HIDDEN NAIL (1/2" x 1/2")	PAINTS	BRUSH ON BLACK/WHITE
7	ROOF	PERFORMA	WOODGRAIN SIDING
7.1	ROOF	PERFORMA	WOODGRAIN SIDING
8	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER WHITE
8.1	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
9	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
10	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
10.1	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
11	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
12	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
13	METAL CLAD DOOR	PERFORMA	MANUFACTURER BLACK
14	LANDSCAPE ALUMINUM PORT FINISHING EQUIPMENT	PERFORMA	MANUFACTURER BLACK

NOTE: COVER THEM TO MATCH EXISTING EXTERIOR COLOR

**MATERIAL LEGEND - BUILDING 'C'**

1.1	ROOF FASCIA 2"X12 COMB-FACE x HIDDEN NAIL	PAINTS	BRUSH ON BLACK/WHITE
1.2	ROOF FASCIA 2"X12 COMB-FACE x HIDDEN NAIL	PAINTS	BRUSH ON BLACK/WHITE
2	PERFORATED CONCRETE PANELS #1	PERFORMA	WARRIOR PANEL, WOOD GRAY
2.1	PERFORATED CONCRETE PANELS #2 (EXPOSURE 3)	PERFORMA	WARRIOR PANEL, REDWOOD
3	PERFORATED CONCRETE LIP SIDING	PERFORMA	WARRIOR LIP SIDING, 1/2" EXPOSURE, WHITE/WHITE
3.1	PERFORATED CONCRETE LIP SIDING	PERFORMA	WARRIOR LIP SIDING, 1/2" EXPOSURE, WHITE/WHITE
4	PERFORATED CONCRETE CLAD - BALCONY COLUMN	PERFORMA	WARRIOR CLAD, 1/2" EXPOSURE, WHITE/WHITE
4.1	PERFORATED CONCRETE CLAD - BALCONY COLUMN	PERFORMA	WARRIOR CLAD, 1/2" EXPOSURE, WHITE/WHITE
5	BALCONY FASCIA x HIDDEN NAIL (1/2" x 1/2")	PAINTS	BRUSH ON BLACK/WHITE
6	BALCONY FASCIA x HIDDEN NAIL (1/2" x 1/2")	PAINTS	BRUSH ON BLACK/WHITE
7	ROOF	PERFORMA	WOODGRAIN SIDING
7.1	ROOF	PERFORMA	WOODGRAIN SIDING
8	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER WHITE
8.1	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
9	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
10	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
11	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
12	SMALL GLAZED THERM-BREAK VINYL WINDOW DOORFRAME	PERFORMA	MANUFACTURER CHARNAL
13	METAL CLAD DOOR	PERFORMA	MANUFACTURER BLACK
14	LANDSCAPE ALUMINUM PORT FINISHING EQUIPMENT	PERFORMA	MANUFACTURER BLACK

NOTE: COVER THEM TO MATCH EXISTING EXTERIOR COLOR

**MATERIAL LEGEND - BUILDING 'B'**

**MATERIAL LEGEND - BUILDING 'C'**



**1** BUILDING B & C FINISH SCHEDULE  
SCALE: 3/16"=1'-0"

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
**ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT**  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**FINISH SCHEDULE  
BUILDING B & C**

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

PROJECT NO. **2213**

DWG. NO. **A4.0.1**

DP. No:  
B.P. No:



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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT

Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE:  
**STREETSCAPE**

DATABASE: 2213-A4.0.dwg

SCALE: NOTED

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO. **2213**

DWG. NO.

**A4.0.2**

D.P. No:  
S.P. No:



**3** **STREETSCAPE (PRODUCERS WAY)**  
SCALE: 1/160'-1/8"

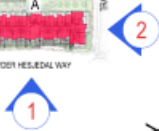
KEYPLAN



**2** **STREETSCAPE (TRADEWINDS AVE)**  
SCALE: 1/100'-1/8"



**1** **STREETSCAPE (RYDER HESJEDAL WAY)**  
SCALE: 1'-25'-0"



**2 NORTH ELEVATION (TRADEWINDS AVE)**  
SCALE: 3/32"=1'-0"



**1 EAST ELEVATION (RYDER HESJEDAL WAY)**  
SCALE: 1/32"=1'-0"



RH Architects Inc.

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V6A 1G1

t 604.669.6002  
f 604.669.1091

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ARCHITECTURAL SEAL:



CLIENT:  
**Gablecraft Homes**

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

DRAWING TITLE:  
**BUILDING A  
ELEVATIONS**

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

PROJECT NO. **2213**

DWG. NO. **A4.1**

DP No:  
B.P. No:



2 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



1 WEST ELEVATION (COURTYARD)  
SCALE: 1/32"=1'-0"



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3. DP RESUBMISSION	21 MAR 2024

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**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING A  
ELEVATIONS**

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

PROJECT NO. **2213**

DWS. NO. **A4.2**

D.P. No:  
B.P. No:





**2 NORTH ELEVATION (TRADEWINDS AVE)**  
SCALE: 1/32"=1'-0"



**1 EAST ELEVATION (COURTYARD)**  
SCALE: 1/32"=1'-0"

ISSUED:	DATE:
1. DP APPLICATION	17 OCT 2023
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ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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**ARCHITECTURAL SEAL:**



**CLIENT:**

**GABLECRAFT HOMES**

**PROJECT:**  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coalwood, BC

**DRAWING TITLE:**  
**BUILDING B  
ELEVATIONS**

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

**CHECKED:**  
**PROJECT NO. 2213**

**DWG. NO. A4.3**



2 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



1 WEST ELEVATION (PARK)  
SCALE: 3/32"=1'-0"

ISSUED:	DATE:
1. DP APPLICATION	17 OCT 2023
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3. DP RESUBMISSION	21 MAR 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**BUILDING BA  
ELEVATIONS**

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

PROJECT NO. **2213**

DWS. NO.  
**A4.4**

D.P. No:  
B.P. No:



2  
1



2 SOUTH ELEVATION (PRODUCERS WAY)  
SCALE: 3/32"=1'-0"



1 EAST ELEVATION (RYDER HESJEDAL WAY)  
SCALE: 3/32"=1'-0"

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Vancouver, BC Canada  
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1. DP APPLICATION	17 OCT 2023
2. DP RESUBMISSION	14 FEB 2024
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MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**Gablecraft Homes**

PROJECT:  
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:

PROJECT NO. **2213**

DWS. NO.  
**A4.5**

D.P. No:  
B.P. No:





2 NORTH ELEVATION  
SCALE: 3/32"=1'-0"



1 WEST ELEVATION (COURTYARD)  
SCALE: 3/32"=1'-0"



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MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES**

PROJECT:  
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:

PROJECT NO. **2213**

DWG. NO. **A4.6**

DP No:  
B.P. No:



**2 NORTH ELEVATION (TRADEWINDS AVE)**  
SCALE: 3/32"=1'-0"



**1 EAST ELEVATION (RYDER HESJEDAL WAY)**  
SCALE: 3/32"=1'-0"



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V6A 1G1

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ISSUED:	DATE:
1. DP APPLICATION	17 OCT 2023
2. DP RESUBMISSION	24 FEB 2024
3. DP RESUBMISSION	21 MAR 2024

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**DP RESUBMISSION**  
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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT

Ryder Hesjedal Way, Colwood, BC

DRAWING TITLE:

**BUILDING D  
ELEVATIONS**

DATABASE: 2213-A4.0.dwg

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

PLOTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO:

**2213**

DWS. NO.

**A4.7**

D.P. No:  
B.P. No:

KEYPLAN



2 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



1 WEST ELEVATION (PARK)  
SCALE: 3/32"=1'-0"



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ISSUED:	DATE:
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ARCHITECTURAL SEAL:



CLIENT:  
**GABLECRAFT HOMES**

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

DRAWING TITLE:  
**BUILDING D  
ELEVATIONS**

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

PROJECT NO. **2213**

DWS. NO.  
**A4.8**

D.P. No:  
S.P. No:



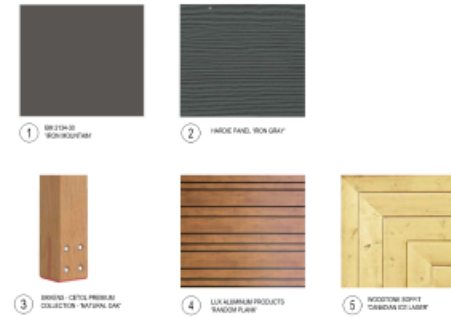


**MATERIAL LEGEND - CLUBHOUSE**

1	ROOF FASCIA (7/8"X12" COMBIB FACE or HARDIE TRIM)	-PAINTED	BM 2134-30 'IRON MOUNTAIN'
2	FIBER BOARD CEMENT PANELS #1	-PREFINISHED	HARDIE PANEL 'IRON GRAY'
3	DOUGLAS FIR WOOD CLAD - BALCONY COLUMN HEAVY TIMBER DOUGLAS FIR - (ENTRY COLUMNS) BEAMS	-STAINED	SIKKENS - CETOL PREMIUM COLLECTION - 'NATURAL OAK'
4	ALUMINUM CLADDING (ACCENT WALL)	-PREFINISHED	LUX ALUMINUM PRODUCTS 'RANDOM PLANK'
5	SOFFIT - WOODTONE FINELINE PANELLING (4" EXPOSURE)	-PREFINISHED	WOODTONE SOFFIT 'CANADIAN ICE LAGER'
6	DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME	-PREFINISHED	MANUFACTURERS BLACK
7	DOUBLE GLAZED THERM. BROKEN STOREFRONT WINDOW & DOOR FRAME AT MAIN ENTRY	-PREFINISHED	MANUFACTURERS BLACK
8	LANDSCAPE WALLS	-PREFINISHED	AS PER LANDSCAPE DRAWINGS
9	METAL CLAD DOORS	-PREFINISHED	MANUFACTURERS BLACK

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.

**MATERIAL LEGEND - CLUBHOUSE**



**3 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**4 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

ISSUED:	DATE:
1. DP APPLICATION	17 OCT 2023
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3. DP RESUBMISSION	21 MAR 2024

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Colwood, BC  
DRAWING TITLE:  
**CLUBHOUSE  
ELEVATIONS**

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

PROJECT NO. **2213**

DWG. NO. **A4.9**

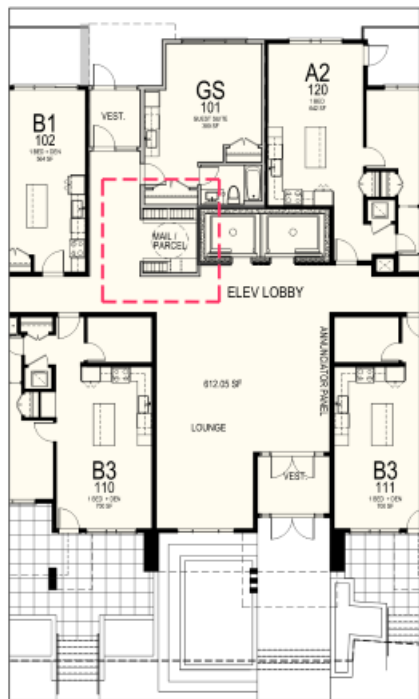
D.P. No:  
B.P. No:





BUILDING A = 92 UNITS  
BUILDING C = 94 UNITS

**3 BLDG A & C LEVEL 1**  
SCALE: 1/8" = 1'-0"



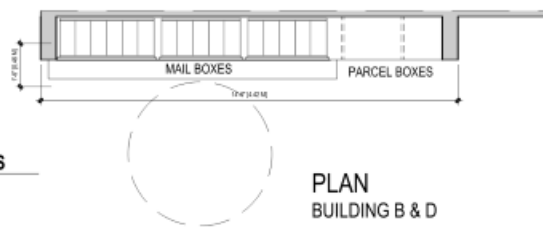
**4 BLDG B LEVEL 1**  
SCALE: 1/8" = 1'-0"



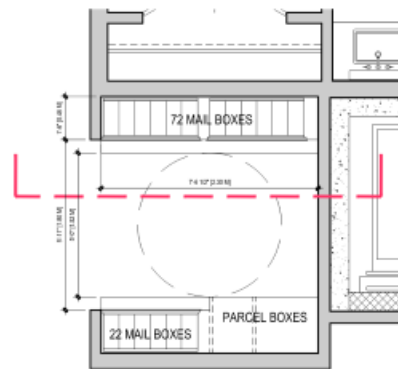
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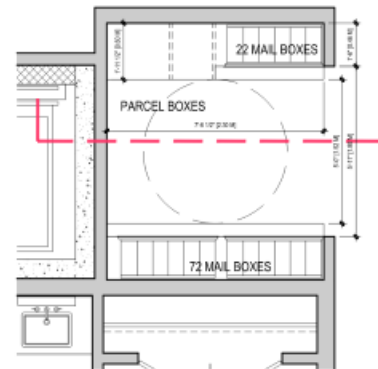
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PLAN  
BUILDING B & D

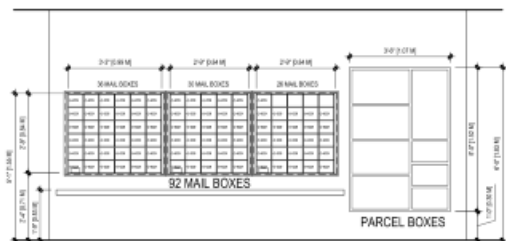


PLAN  
BUILDING A & C



PLAN  
BUILDING A & C

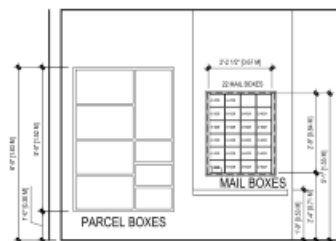
**1 ELEVATIONS**  
SCALE: 1/2" = 1'-0"



ELEVATION  
BUILDING B & D



ELEVATION  
BUILDING A & C



ELEVATION  
BUILDING A & C



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Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

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

ISSUED FOR  
**DP RESUBMISSION**  
MARCH 21, 2024

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ARCHITECTURAL SEAL:



CLIENT:

**GABLECRAFT HOMES**

PROJECT:

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

DRAWING TITLE:  
**MAIL BOX / PARCEL  
PLANS & ELEVATIONS**

DATABASE: 2213-A3.0.dwg  
SCALE: NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:

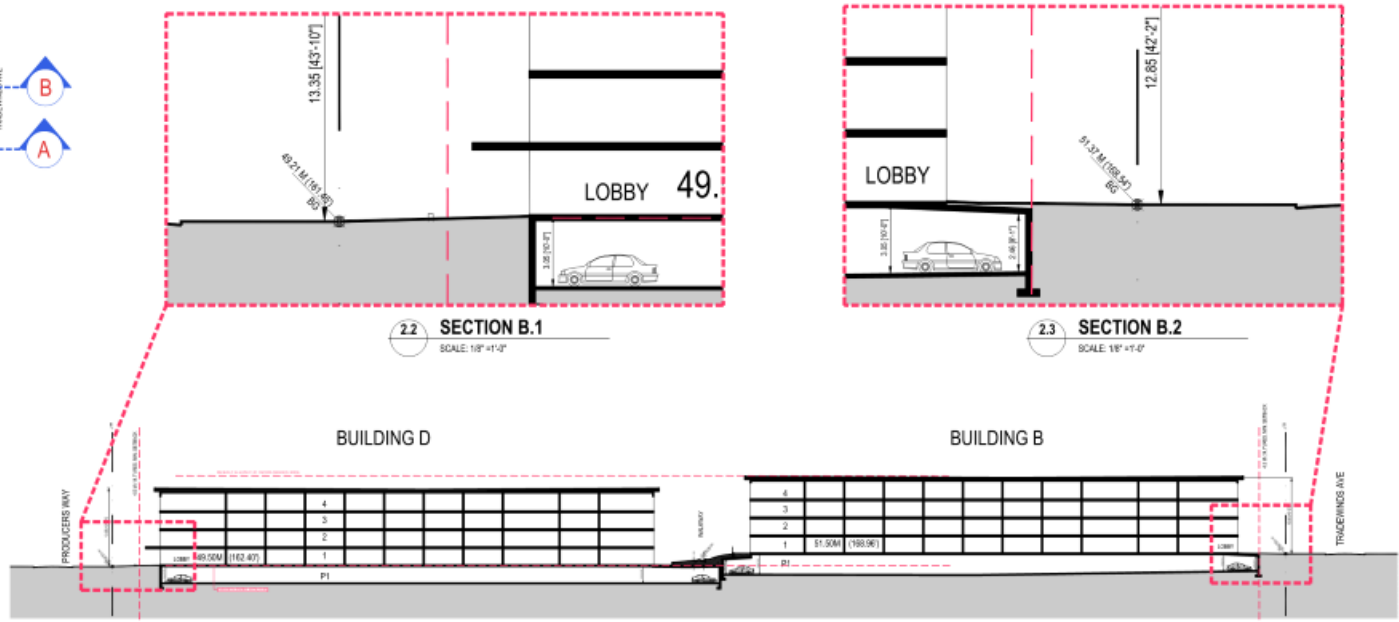
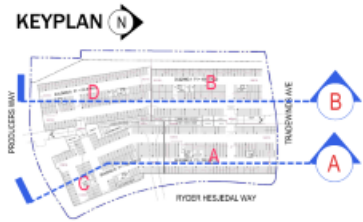
PROJECT NO. **2213**

DWG. NO. **A4.11**

D.P. No.:  
R.P. No.:

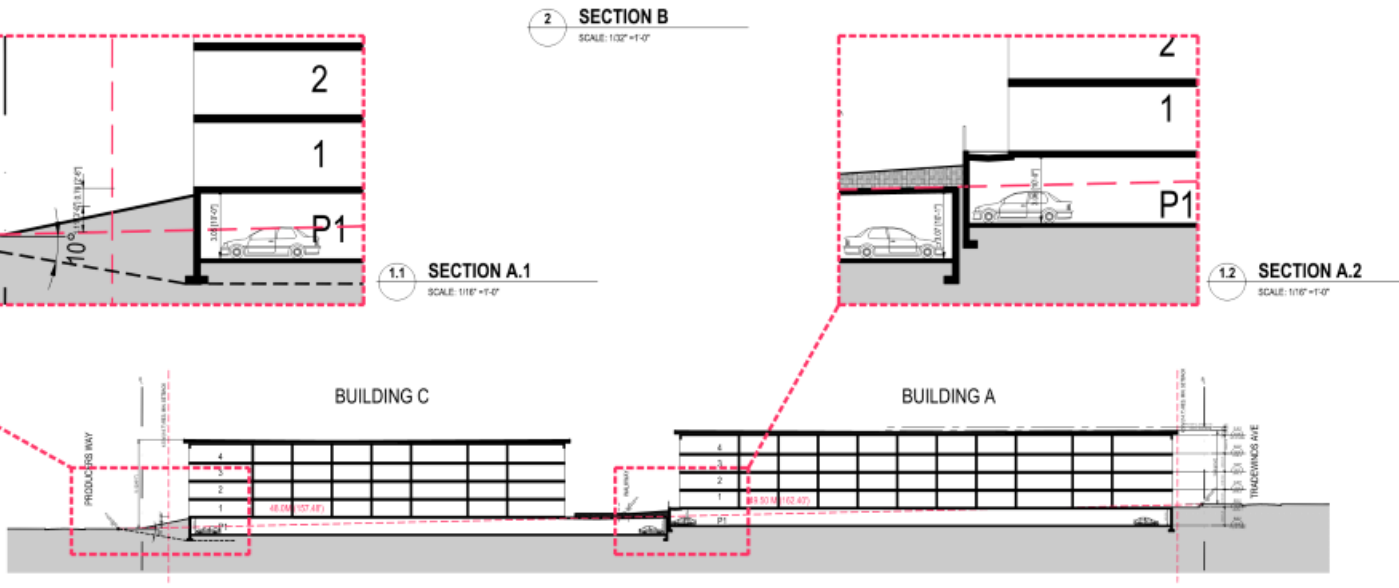


KEYPLAN



2.2 SECTION B.1  
SCALE: 1/8" = 1'-0"

2.3 SECTION B.2  
SCALE: 1/8" = 1'-0"



2 SECTION B  
SCALE: 1/32" = 1'-0"

1.1 SECTION A.1  
SCALE: 1/16" = 1'-0"

1.2 SECTION A.2  
SCALE: 1/16" = 1'-0"

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



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V6A 1G1

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MARCH 21, 2024

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CLIENT:  
**Gablecraft Homes**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Residential Way, Colwood, BC  
DRAWING TITLE:  
**SECTIONS**

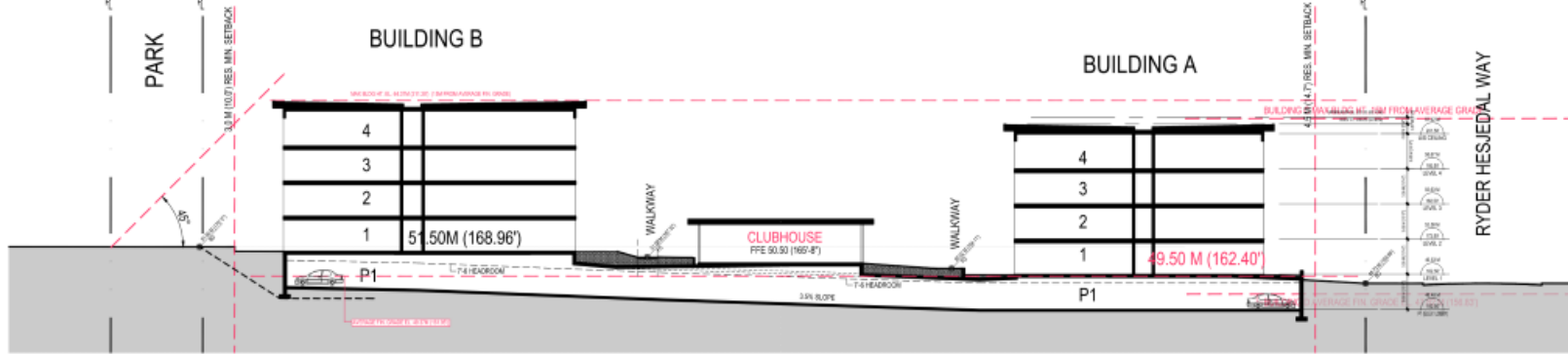
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PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:

PROJECT NO. **2213**

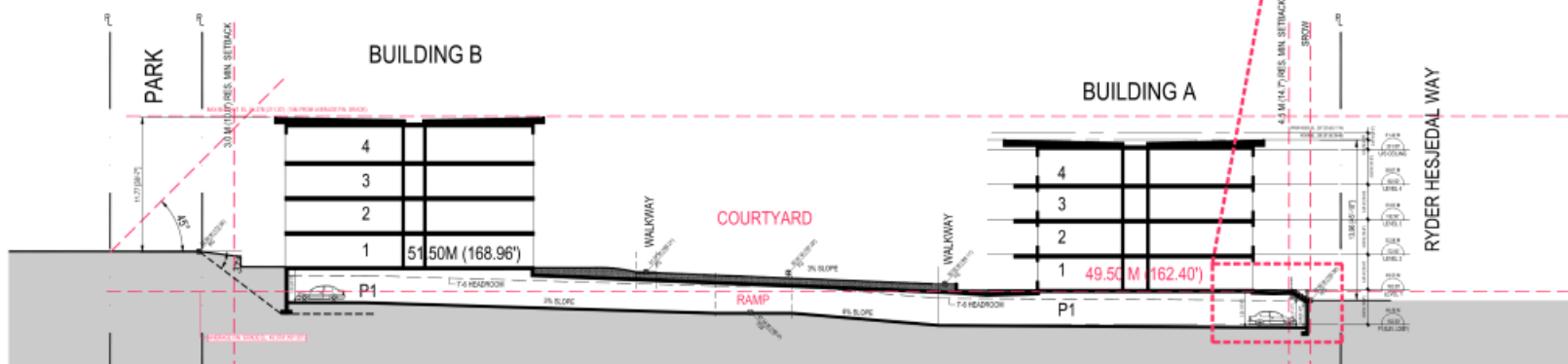
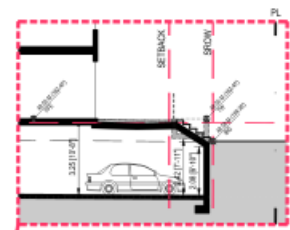
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D.P. No.:  
E.P. No.:

E:\A5.0\03\2023\2213 - PARCEL H ROYAL BAY\DWG\2213-A5.0.DWG



2 SECTION D  
SCALE: 1/32" = 1'-0"



1 SECTION C  
SCALE: 1/32" = 1'-0"

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REVISION	DATE
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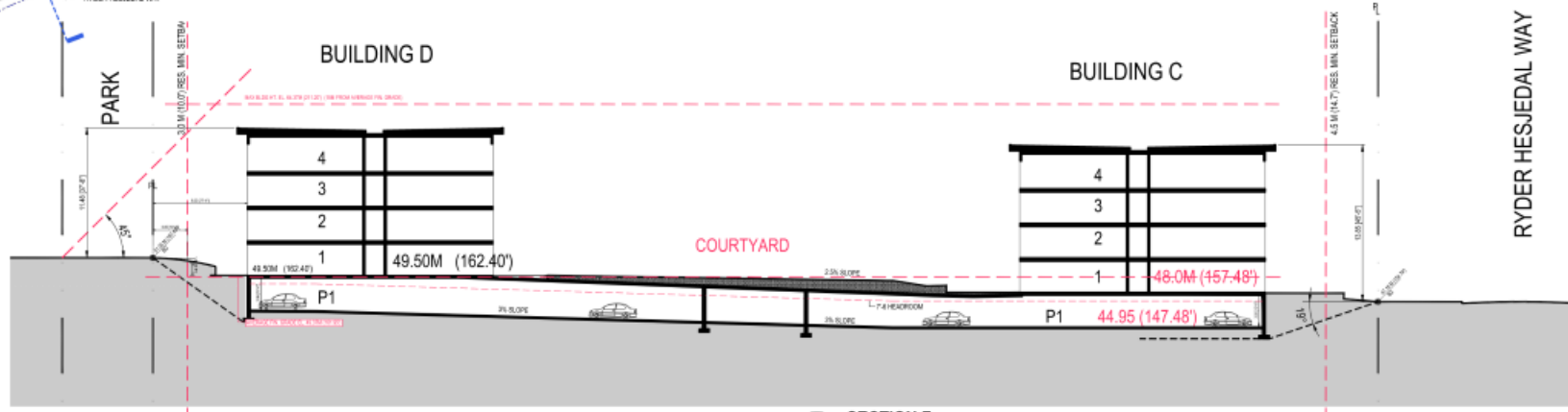
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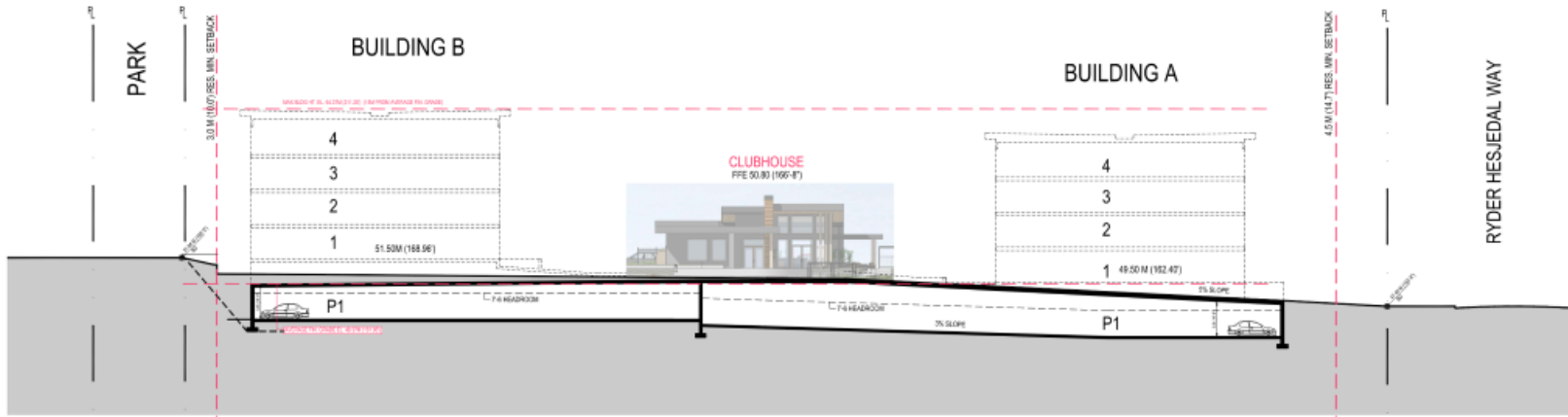
CLIENT:  
**Gablecraft Homes**  
PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coalwood, BC  
DRAWING TITLE:  
**SECTIONS**

DATABASE: 2113-A5.0  
SCALE: AS NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:  
PROJECT NO. **2213**

DWG. NO.  
**A5.1**  
D.P. No:  
E.P. No:



2 SECTION F  
SCALE: 1/8" = 1'-0"



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

E:\ACAD\2022\2213 - PARCEL H ROYAL BAY\DWG\2213-A5.01.DWG



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PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**SECTIONS**

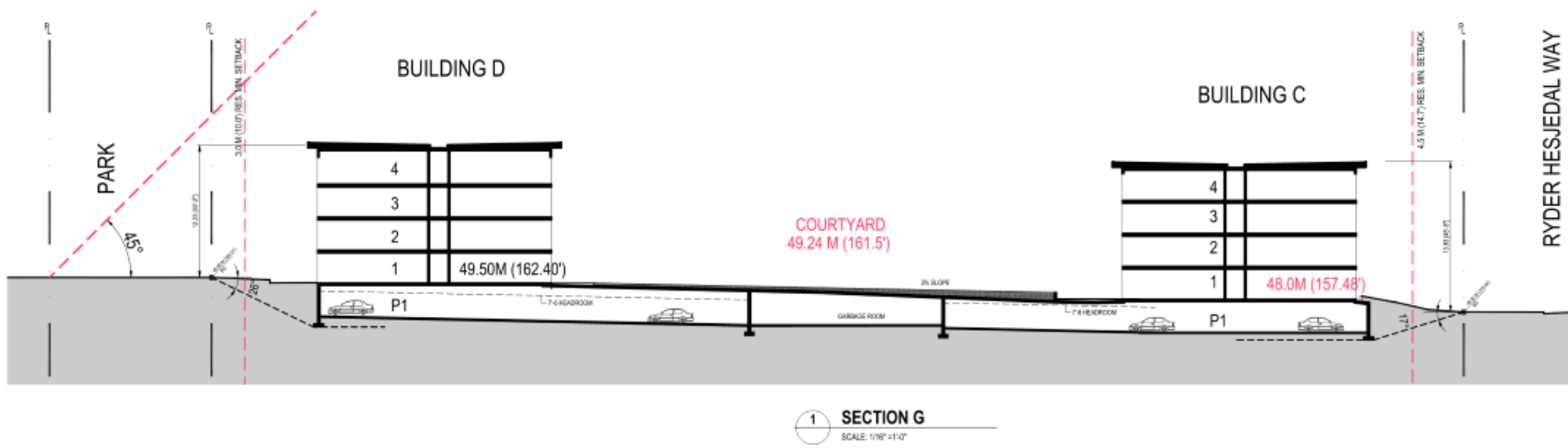
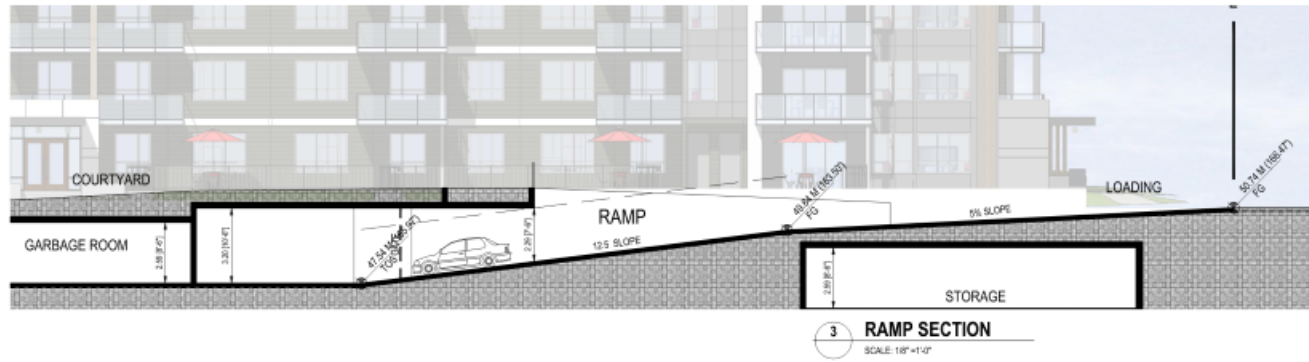
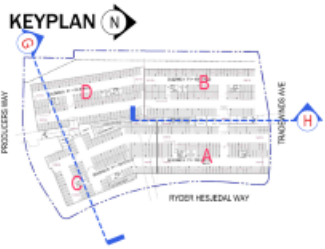
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SCALE: AS NOTED  
PLOTDATE: 21 MAR 2024  
DRAWN: LB  
CHECKED:

PROJECT NO. **2213**

DWG. NO. **A5.2**

D.P. No.:  
R.P. No.:





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Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1G1  
t 604.669.6002  
f 604.669.1091  
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REVISION	DATE
1. DP APPLICATION	17 OCT 2023
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PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC

DRAWING TITLE:  
**SECTIONS**

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

PROJECT NO. **2213**

DWG. NO. **A5.3**  
D.P. No.:  
R.P. No.:



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3.	DP RESUBMISSION	21 MAR 2024

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**DP RESUBMISSION**  
MARCH 21 2024

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CLIENT:

**GABLECRAFT HOMES**

PROJECT:  
ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Hesjedal Way, Coquitlam, BC  
DRAWING TITLE:  
**UNIT PLANS**

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

PROJECT NO. **2213**

DWG. NO. **A6.0**

D.P. No.:  
R.P. No.:

Jr. One Br.  
480 SF



GUEST  
384 SF



NEW PLAN  
UNIT-A1  
1 BEDROOM  
643 SF

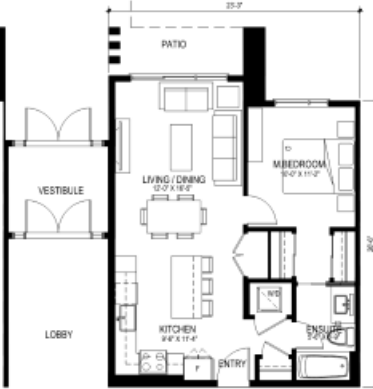


UNIT-A2  
1 BEDROOM  
641 SF

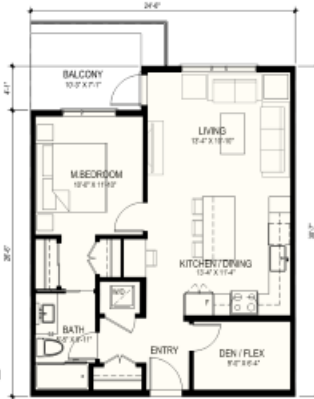
PARCEL G PLAN  
UNIT-A  
1 BEDROOM  
625 SF



UNIT-A3  
1 BEDROOM  
648 SF



UNIT-B  
1 BEDROOM + DEN  
700 SF



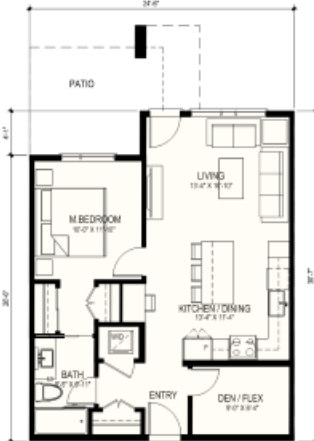
UNIT-B1  
1 BEDROOM + DEN  
564 SF



UNIT-B2  
1 BEDROOM + DEN  
820 SF



UNIT-B3  
1 BEDROOM + DEN  
700 SF







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V6A 1G1

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3. DP RESUBMISSION	21 MAR 2024

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**DP RESUBMISSION**  
MARCH 21 2024

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CLIENT:

**GABLECRAFT HOMES**

PROJECT:

ROYAL BAY - PARCEL H  
RESIDENTIAL DEVELOPMENT  
Ryder Heywood Way, Coquitlam, BC

DRAWING TITLE:

**UNIT PLANS**

DATABASE: 2213-A6.0.dwg

SCALE: 3/16"=1'-0"

PLOTTDATE: 21 MAR 2024

DRAWN: LB

CHECKED:

PROJECT NO. **2213**



DWG. NO.  
**A6.1**

D.P. No.:

R.P. No.:



**UNIT-C1  
2 BEDROOM  
1023 SF**



**UNIT-C2  
2 BEDROOM  
857 SF**

**UNIT-D1  
2 BEDROOM  
1030 SF**



**UNIT-D  
2 BEDROOM  
1004 SF**



**UNIT-E  
2 BEDROOM + DEN  
1234 SF**

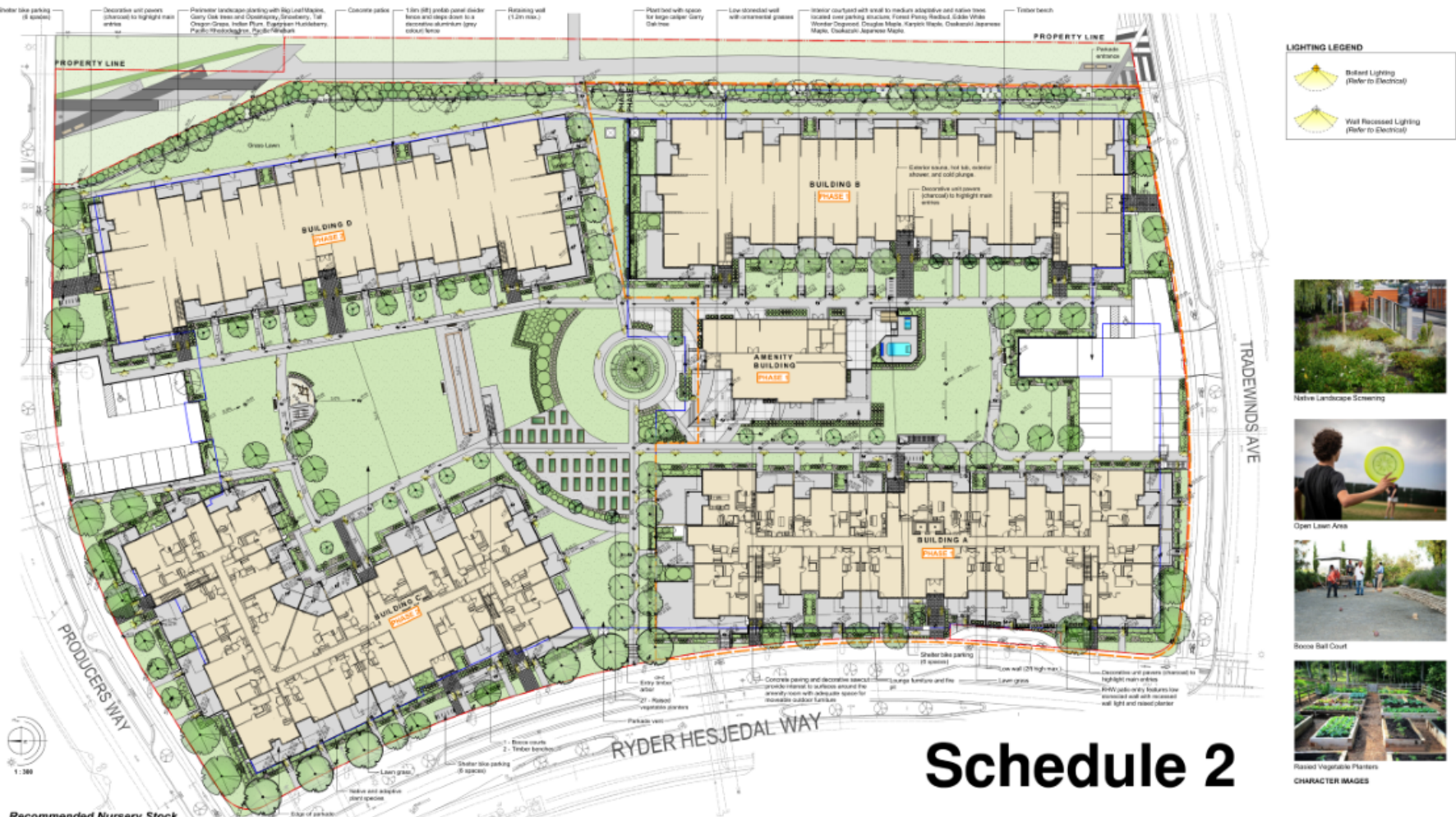


**BUILDING A  
UNIT-E1  
2 BEDROOM + DEN  
1248 SF**



**BUILDING A  
UNIT-E2  
2 BEDROOM + DEN  
1248 SF**

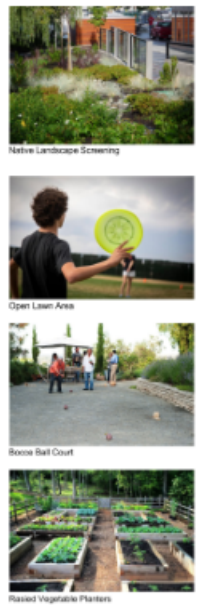
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# Schedule 2

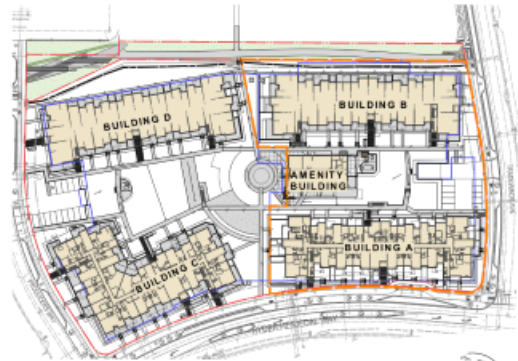
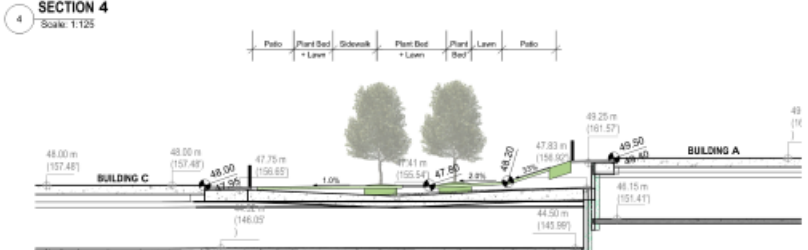
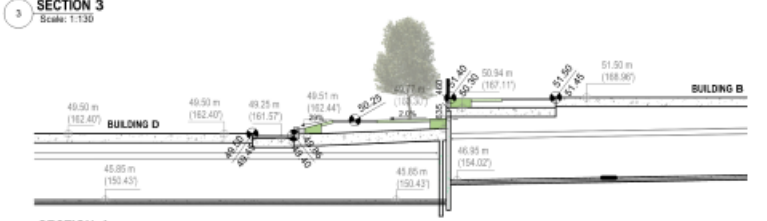
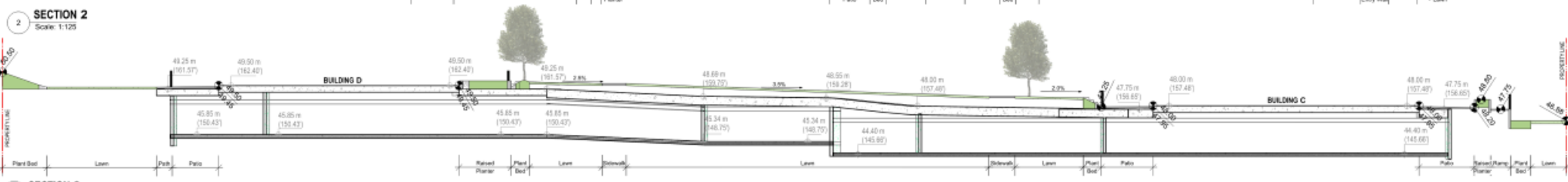
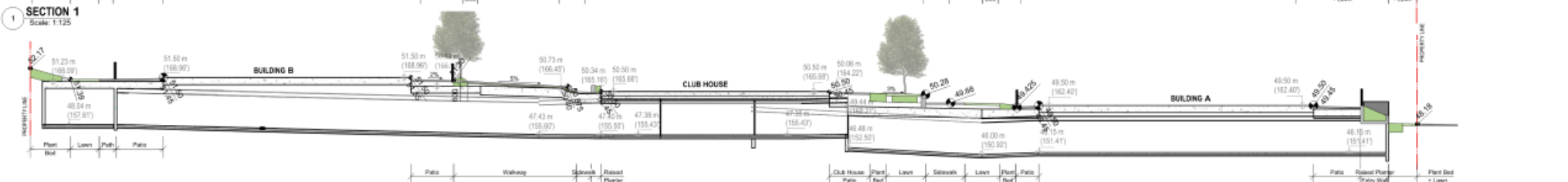
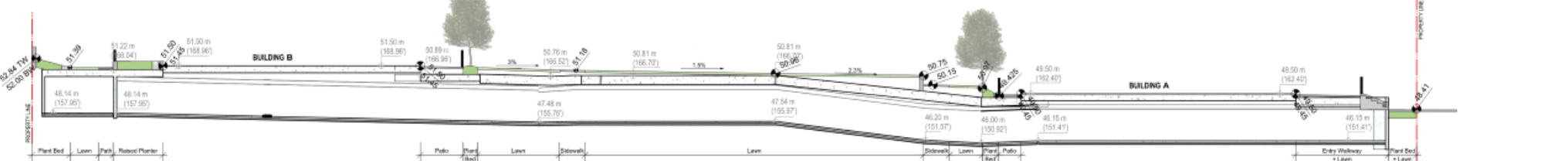
### Recommended Nursery Stock

Trees		Large Shrubs		Medium Shrubs		Small Shrubs		Perennials, Annuals and Ferns			
Botanical Name	Common Name	Size	Total Qty	Botanical Name	Common Name	Size	Total Qty	Botanical Name	Common Name	Size	Total Qty
<i>Acer glabrum</i>	Downy Maple	60m cal	4	<i>Arctostaphylos uva-ursi</i>	California Lilac	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Acer macrocarpon</i>	Big Leaf Maple	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Acer palmatum 'Dissectum'</i>	Dissectum Japanese Maple	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Acer rubrum 'Autumn Flame'</i>	Autumn Flame Red Maple	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Acer rubrum 'Redbird'</i>	Redbird Maple	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Acer rubrum 'October Glory'</i>	October Glory Red Maple	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Cercis canadensis 'Toto'</i>	Forest Flame Redbud	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Cornus 'Solomon's White'</i>	Solomon's White Dogwood	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Georgina 'Peach Blossom'</i>	Peach Blossom Saxifrage	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Georgina 'Saxifrage'</i>	Saxifrage Saxifrage	60m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4
<i>Georgina 'Saxifrage (L.S.)'</i>	Gary Oak (Large)	150m cal	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4	<i>Chamaecrista nana</i>	Black-eyed Susan	45 pot	4



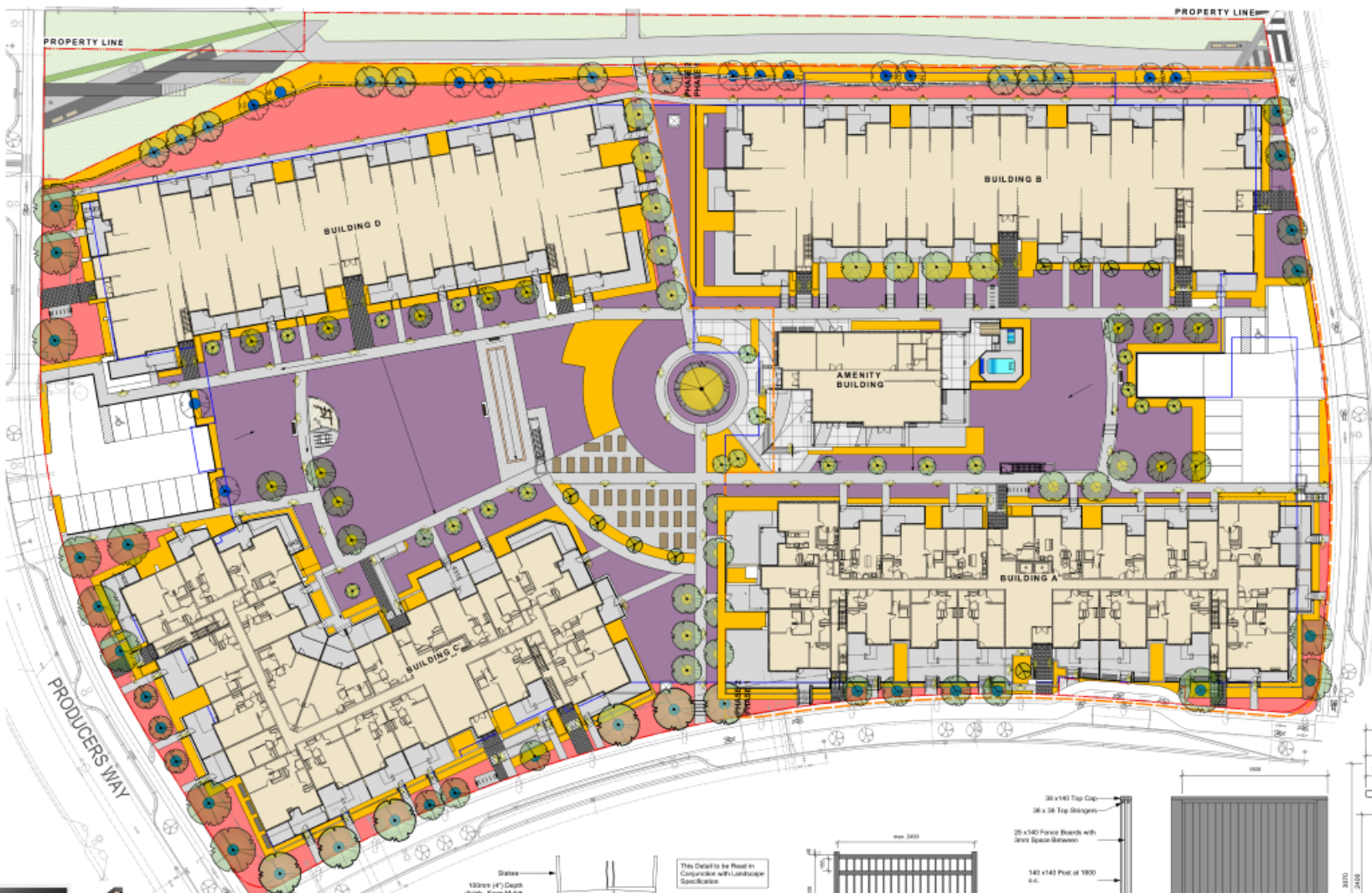
CHARACTER IMAGES

# Landscape Concept Plan - Royal Bay Parcel H

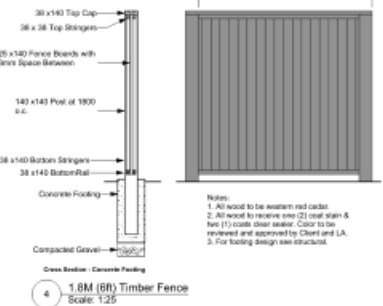
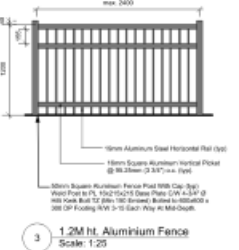
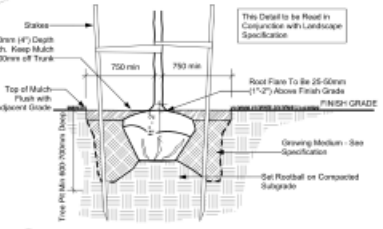
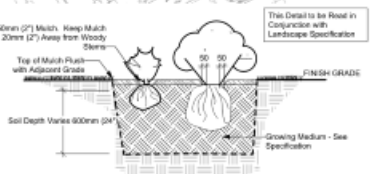
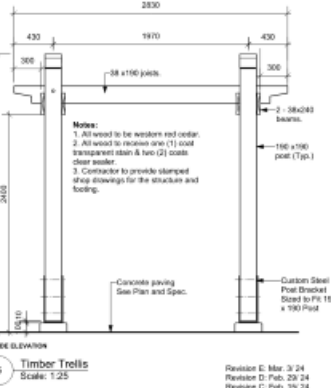
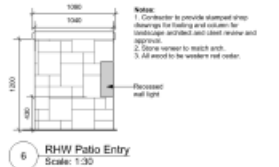
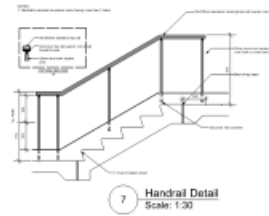


# Landscape Cross Sections - Royal Bay Parcel H





- Soil Depth Legend:**
- 0.15m Soil Depth over Structure (Grass Lawn)
  - 0.225m Soil Depth over Subgrade (Grass Lawn)
  - 0.6m Soil Depth over Subgrade (Shrubs #3 or larger)
  - 0.7m Soil Depth (Trees)



# Landscape Soil Volume Plan - Royal Bay Parcel H



# Schedule 3

## Parcel H Phase 1: Landscape Budget Estimate

A. SOFT LANDSCAPE	Quantity	Units	Price	Extension
<b>1. PLANTS</b>				
Trees (6 cm caliper)	45	each	\$525.00	\$23,625.00
Trees (4 cm caliper)	5	each	\$455.00	\$2,275.00
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	\$14,820.00
Shrubs (#2 pot)	45	each	\$37.50	\$1,687.50
Shrubs, Groundcovers and Perennials (#1 pot)	1718	each	\$16.50	\$28,347.00
<b>SUB-TOTAL PLANTS</b>				<b>\$91,279.50</b>
<b>2. GRASS</b>				
Sod	1509	m.sq.	\$14.50	\$21,880.50
<b>3. SOIL</b>				
Soil	930	m.cu.	\$32.00	\$29,760.00
Mulch	102	m.cu.	\$40.00	\$4,080.00
<b>SUBTOTAL SOFT LANDSCAPE</b>				<b>\$147,000.00</b>
<b>B. HARD LANDSCAPE</b>				
<b>1. IRRIGATION ALLOWANCE</b>				\$32,635.00
<b>2. AGGREGATE AND SURFACING</b>				
River Rock 155mm depth	16	m.cu.	\$98.00	\$1,568.00
Concrete Slabs	1819	m.sq.	\$53.00	\$96,407.00
Decorative Concrete Pavers	150	m.sq.	\$135.00	\$20,250.00
<b>3. SITE FURNISHINGS AND AMENITIES</b>				
Benches	1	each	\$1,100.00	\$1,100.00
Bicycle Racks (Accommodates 6 Bikes)	2	each	\$485.00	\$970.00
Outdoor Sauna Allowance				\$12,000.00
<b>4. FENCING</b>				
1800mm Panel Divider	41	l.m.	\$137.00	\$5,617.00
1200mm Aluminum Fence	225	l.m.	\$190.00	\$42,750.00
<b>SUBTOTAL HARD LANDSCAPE</b>				<b>\$213,297.00</b>

**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
<b>1. PLANTS</b>				
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
<b>SUB-TOTAL PLANTS</b>				<b>\$109,248.50</b>
<b>2. GRASS</b>				
Sod	2208	m.sq.	\$14.50	\$32,016.00
<b>3. SOIL</b>				
Soil	1435	m.cu.	\$32.00	\$45,920.00
Mulch	127	m.cu.	\$40.00	\$5,080.00
<b>SUBTOTAL SOFT LANDSCAPE</b>				<b>\$192,264.50</b>
<b>B. HARD LANDSCAPE</b>				
<b>1. IRRIGATION ALLOWANCE</b>				\$53,504.00
<b>2. AGGREGATE AND SURFACING</b>				
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
<b>3. SITE FURNISHINGS AND AMENITIES</b>				
Raised Planters	27	each	\$500.00	\$13,500.00
Benches	3	each	\$1,100.00	\$3,300.00
Bicycle Racks (Accommodates 6 Bikes)	2	each	\$485.00	\$970.00
<b>4. FENCING</b>				
1800mm Panel Divider	48	l.m.	\$137.00	\$6,576.00
1200mm Aluminum Fence	473	l.m.	\$190.00	\$89,870.00
Wood Arbor Allowance				\$6,000.00
<b>SUBTOTAL HARD LANDSCAPE</b>				<b>\$322,860.00</b>
<b>TOTAL LANDSCAPE BUDGET ESTIMATE</b>				<b>\$515,124.50</b>
				<b>Exclusive of GST</b>
Prices include labour and materials. For bonding purposes only; this is not a construction estimate				
Prepared by LADR Landscape Architects				26-Mar-24