



CITY OF COLWOOD

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

File: DP000013

DEVELOPMENT PERMIT DP000013

THIS PERMIT, issued **JANUARY 11** 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 HOLDINGS NO. 2 LTD
SUITE 1774, FOUR BENTALL CENTRE
1055 DUNSMUIR STREET
VANCOUVER, BC V6B 4N7

(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:

LOTS 1-45 SECTION 41 ESQUIMALT DISTRICT PLAN EPP127784
3700 - 3771 PRODUCERS WAY

(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 45 individually titled rowhomes and associated site improvements are consistent with the design guidelines for areas designated as "Neighbourhood – Intensive Residential" 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 varied by Council or 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 Site Plan and Architectural Drawings prepared by Gablecraft Homes dated December 6, 2023
 - Schedule 2 Landscape Plan prepared by LADR Landscape Architects in partnership with Gablecraft dated December 12, 2023
 - Schedule 3 Landscape Cost Estimated prepared by LADR Landscape Architects in partnership with Gablecraft dated December 12, 2023
8. This Development Permit authorizes the construction of 45 individually titled rowhomes along with any and all associated onsite works and landscaping. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER

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 Gablecraft Homes dated December 6, 2023 (Schedule 1).
- 8.2. 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 Director of Engineering.
- 8.3. No future construction/installation of unenclosed or enclosed outdoor storage areas, and recycling/refuse collection and storage areas shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.
- 8.4. 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 Director of Engineering.
- 8.5. All retaining walls must be under 1.2m and be terraced at a maximum 1:1 ratio.

Landscaping

- 8.6. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by LADR Landscape Architects in partnership with Gablecraft dated December 12, 2023 (Schedule 2).
- 8.7. This Development Permit does not authorize a landscape plan for the public boulevard.

- 8.8. Prior to the issuance of a Building Permit, provide the City with a written undertaking from the landscape architect confirming supervision and installation of the landscape work in accordance with the approved landscape plan.
- 8.9. As a condition of the issuance of this Development Permit, the holder of the Permit shall, concurrent with an application for a Building Permit, provide to the City in the form of an irrevocable letter of credit or certified cheque, 110% security of the **per lot** estimate outlined in Schedule 3 which amount shall be returned, no sooner than 1 year from the date of planting, upon receipt of a signed statement of substantial completion from a registered landscape architect, to the satisfaction of the Director of Development Services or Director of Engineering.

ISSUED ON THIS 11 DAY OF JANUARY, 2024



JOHN ROSENBERG, A.Sc.T.
DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

PHASE 5 FORM AND CHARACTER DEVELOPMENT PERMIT

DRAWING INDEX

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M00.01 MASTER PHASE 5 SITE PLAN

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P10.04 LOTS 24 THRU 30 - **REVISED DEC 4,2023**
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P10.06 LOTS 39 THRU 45 - **REVISED DEC 4,2023**

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A20.02 FOURPLEX TM-B - TRANSITIONAL MODERN WITH B COLOUR PALETTE
A20.03 FOURPLEX SM-C - SCANDINAVIAN MODERN WITH C COLOUR PALETTE
A20.04 FOURPLEX SM-D - SCANDINAVIAN MODERN WITH D COLOUR PALETTE
A20.05 TRIPLEX TM-A - TRANSITIONAL MODERN WITH A COLOUR PALETTE

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R50.02 NORTH PRODUCERS
R50.03 SOUTH PRODUCERS
R50.04 RENDERING

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E60.01 EXTERIOR LIGHT FIXTURE
E60.02 FRONT YARD FENCE



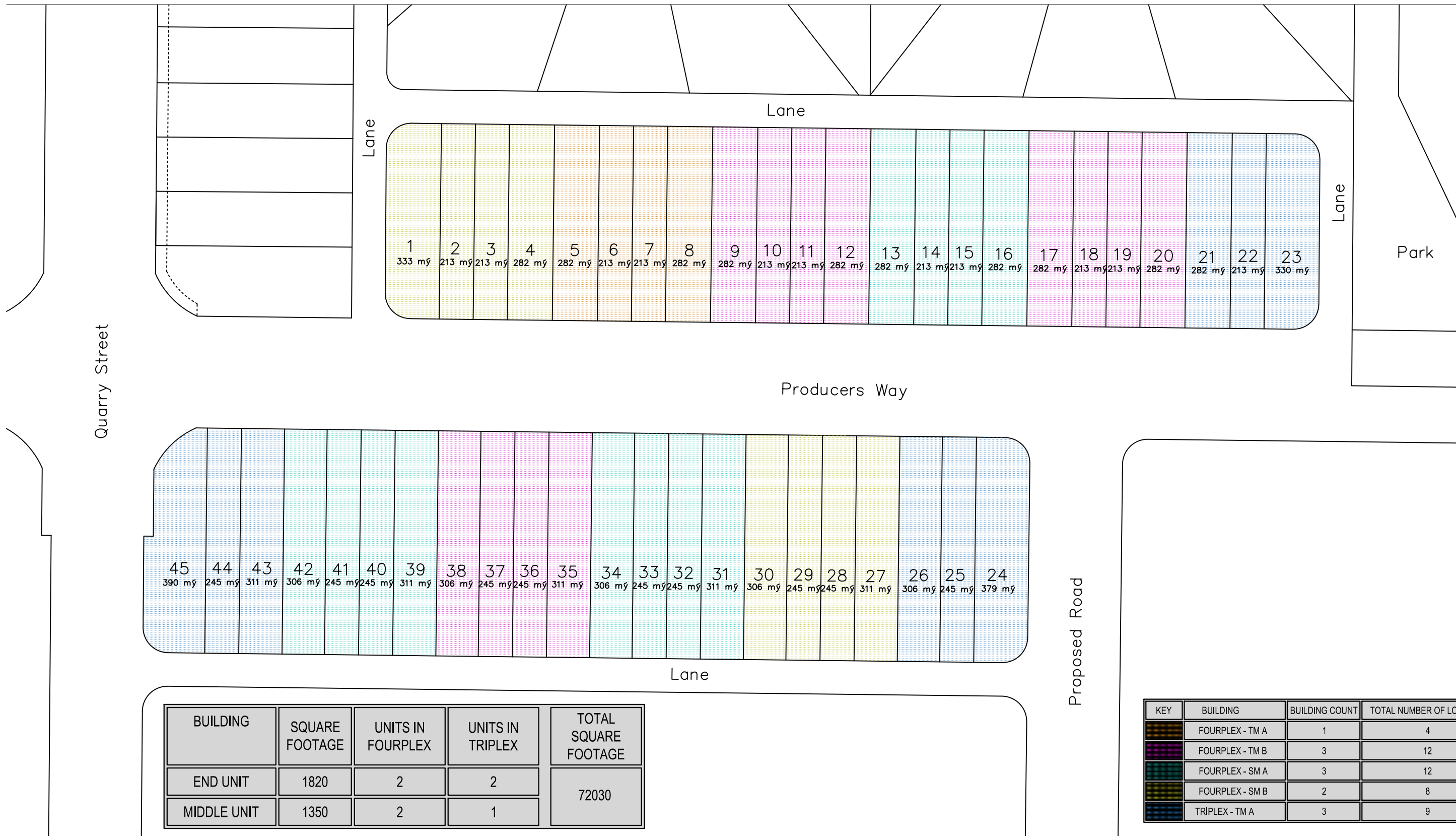
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DRAWING INDEX

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION

SHEET NUMBER
INDEX



BUILDING	SQUARE FOOTAGE	UNITS IN FOURPLEX	UNITS IN TRIPLEX	TOTAL SQUARE FOOTAGE
END UNIT	1820	2	2	72030
MIDDLE UNIT	1350	2	1	

KEY	BUILDING	BUILDING COUNT	TOTAL NUMBER OF LOTS = 45
	FOURPLEX - TM A	1	4
	FOURPLEX - TM B	3	12
	FOURPLEX - SM A	3	12
	FOURPLEX - SM B	2	8
	TRIPLEX - TM A	3	9

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AREA MAP

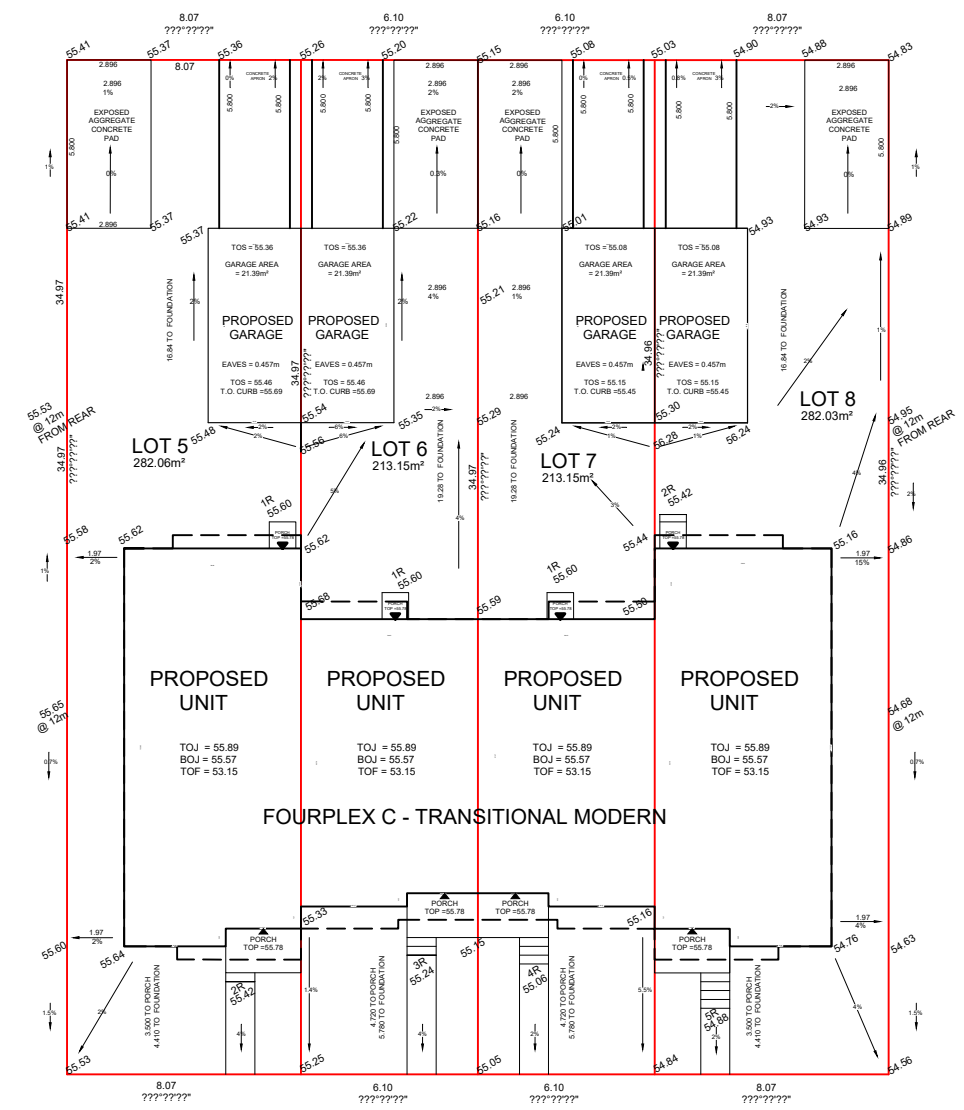
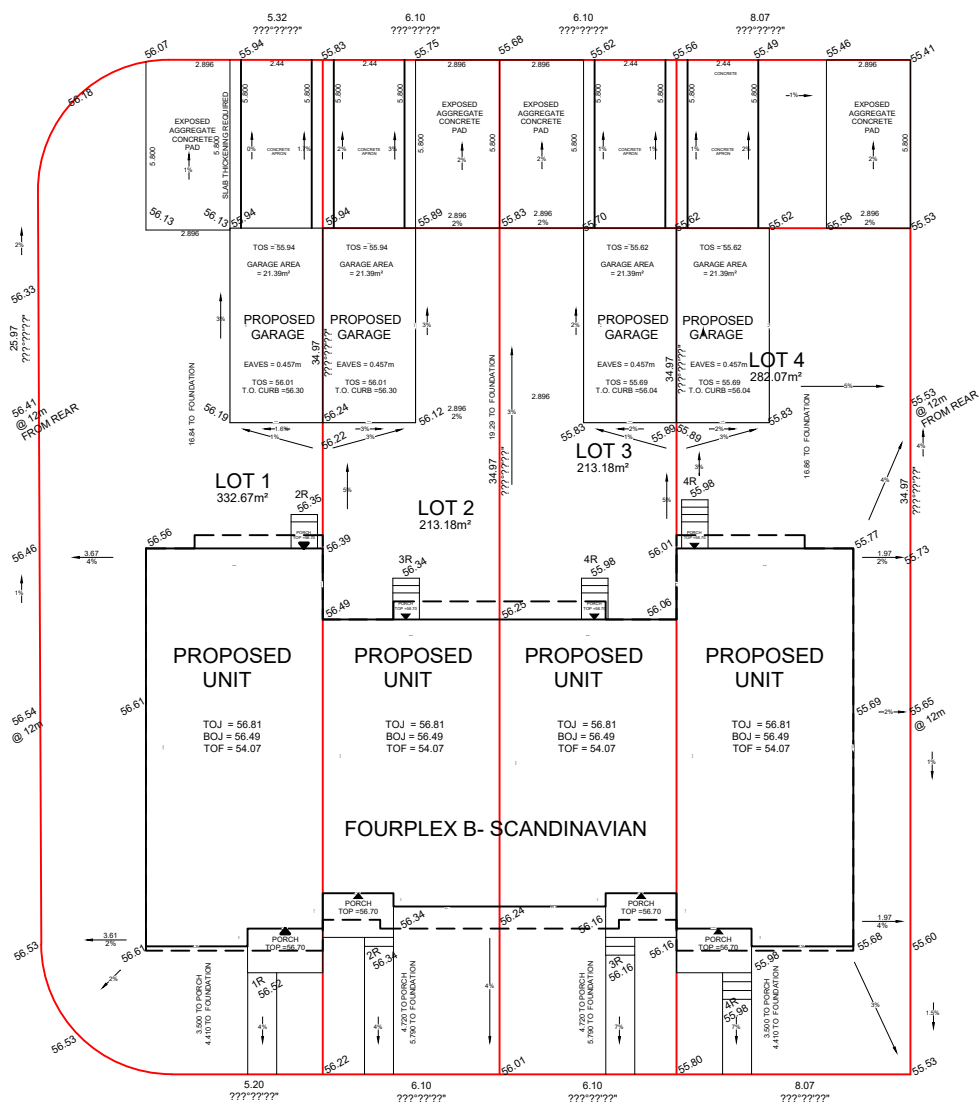
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1	MDS	02/24/23	DP SUBMISSION
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SHEET NUMBER
M00.01

Lane

Lane



Producers Way

Producers Way

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SITE PLAN EXAMPLE
LOTS 1-8

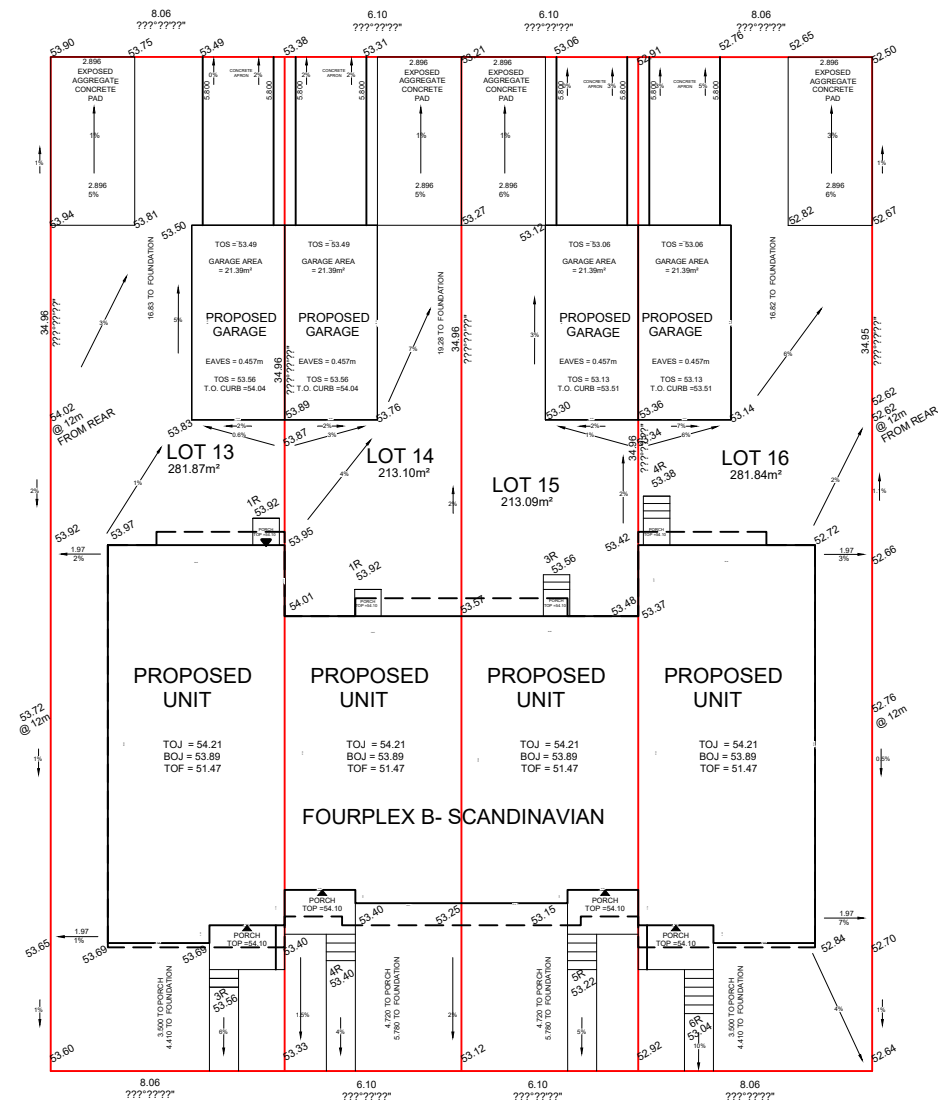
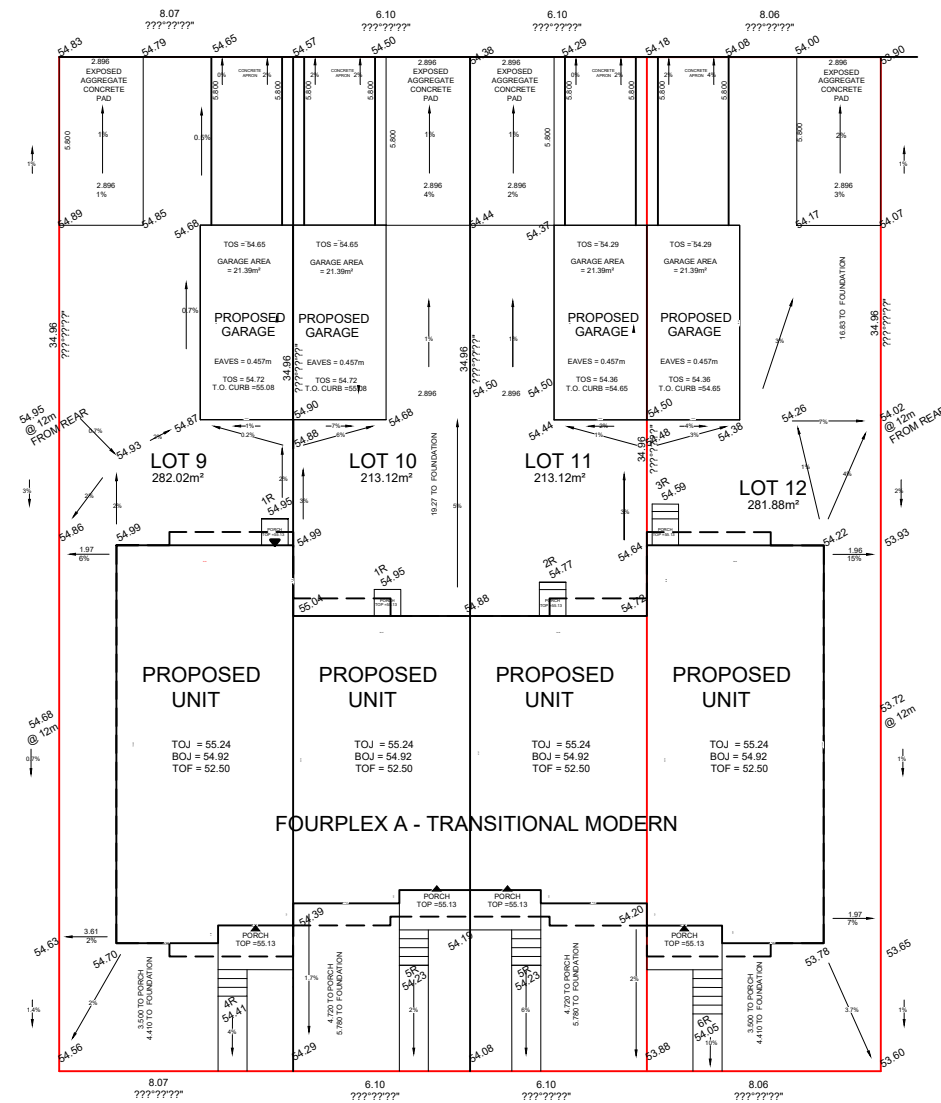
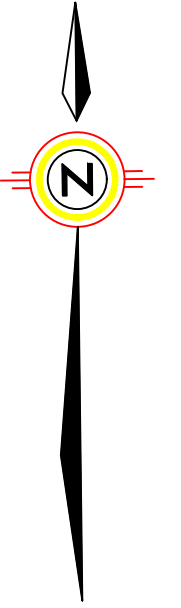
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P10.01

Lane

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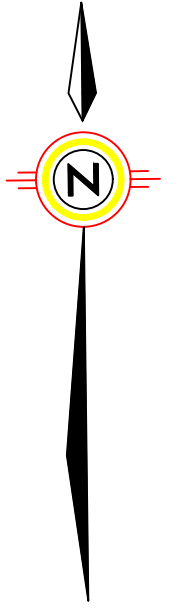
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SITE PLAN EXAMPLE
LOTS 9-16

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

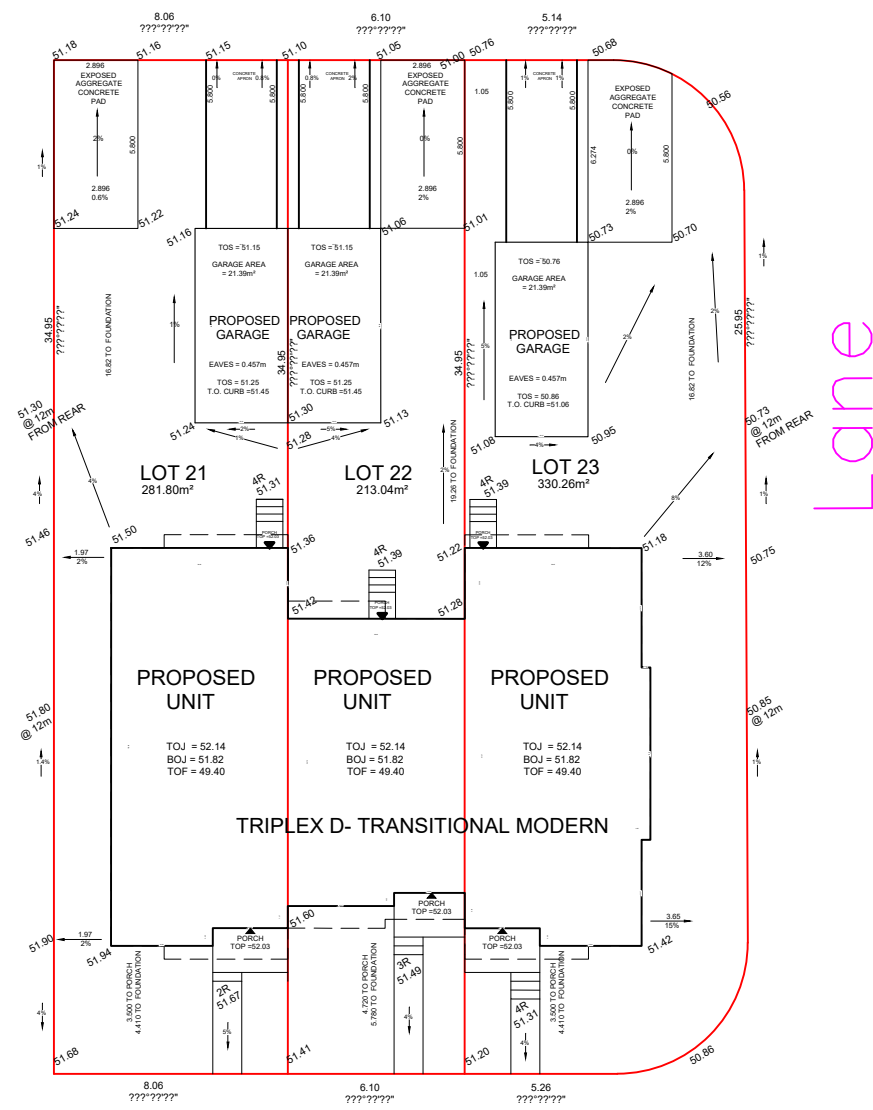
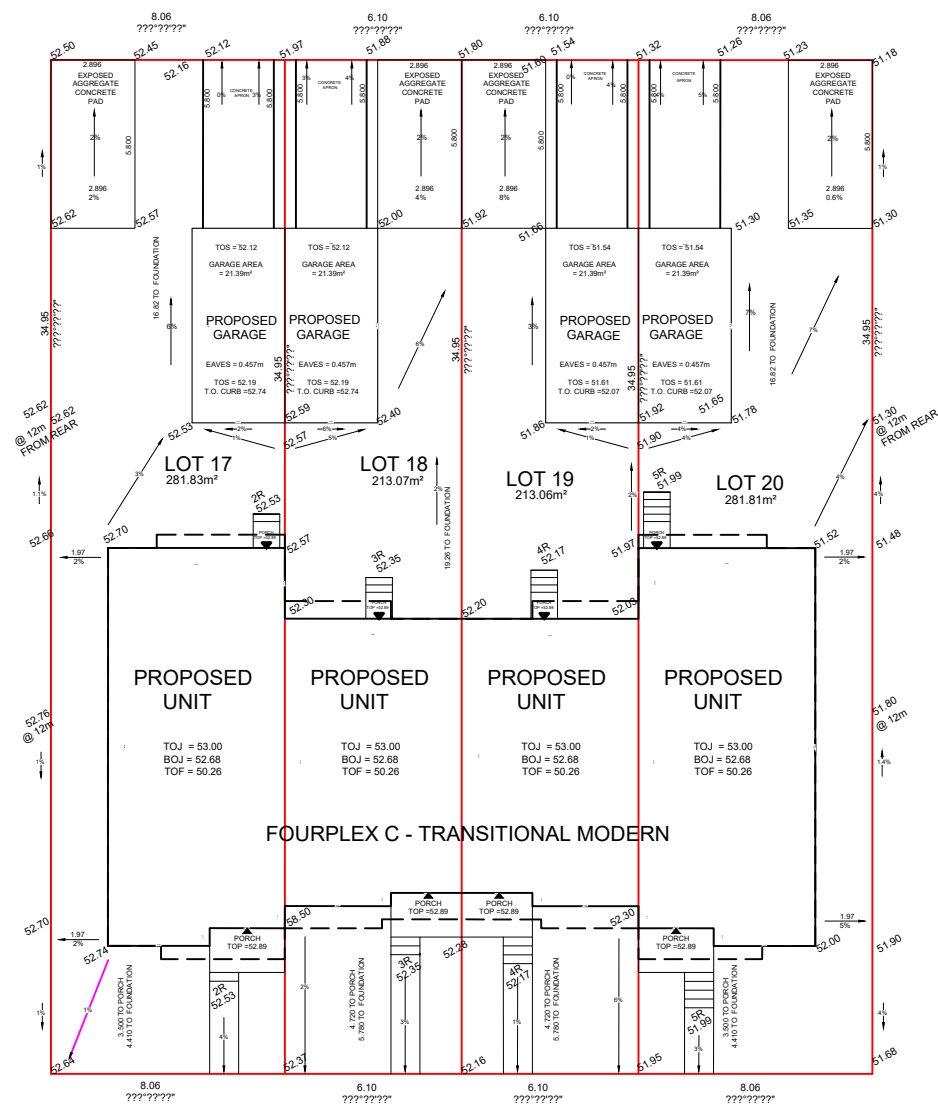
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SHEET NUMBER
P10.02



Lane

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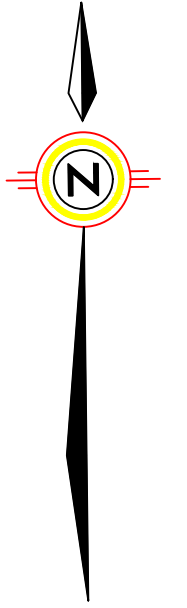
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SITE PLAN EXAMPLE
LOTS 17-23

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

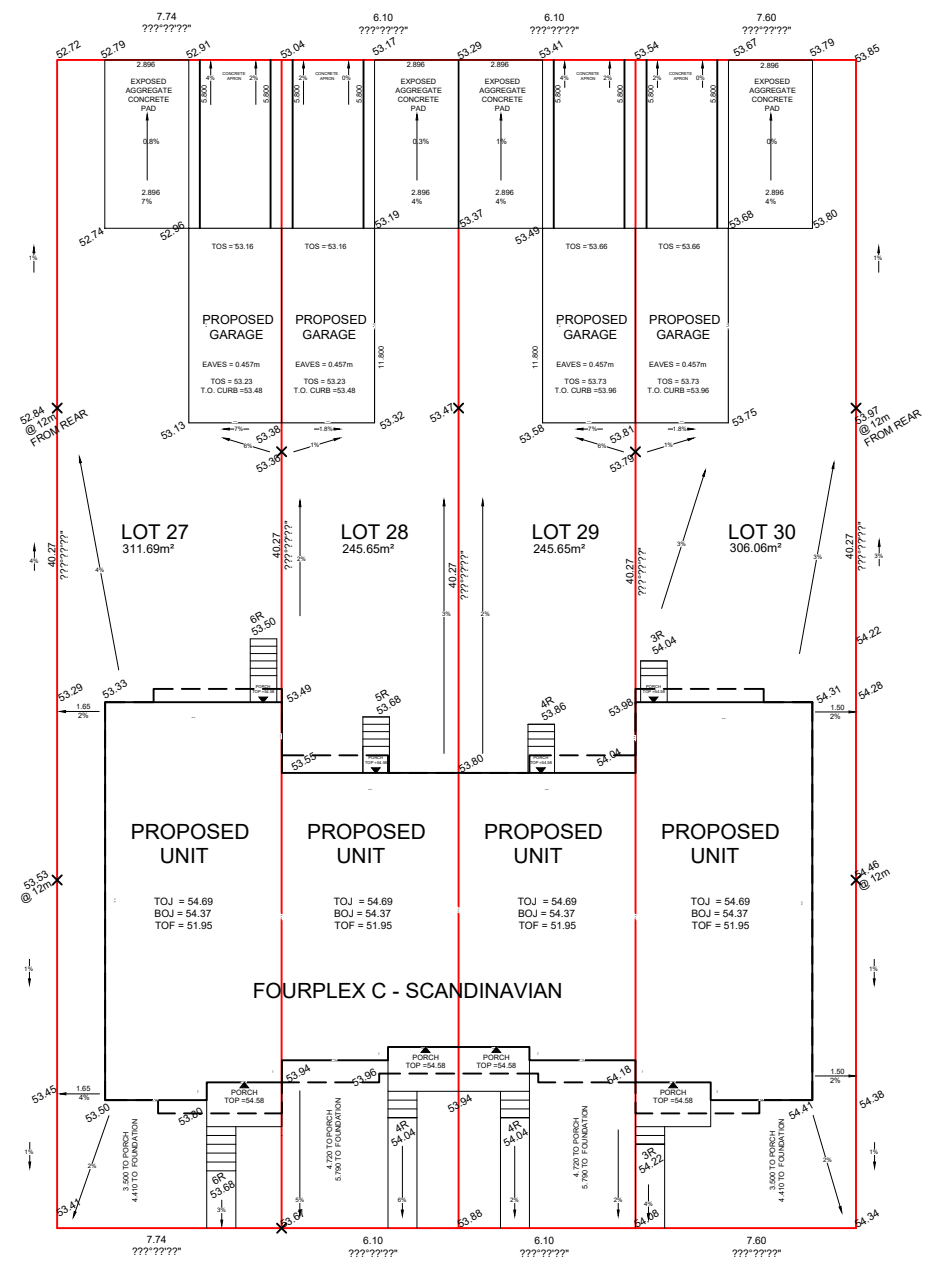
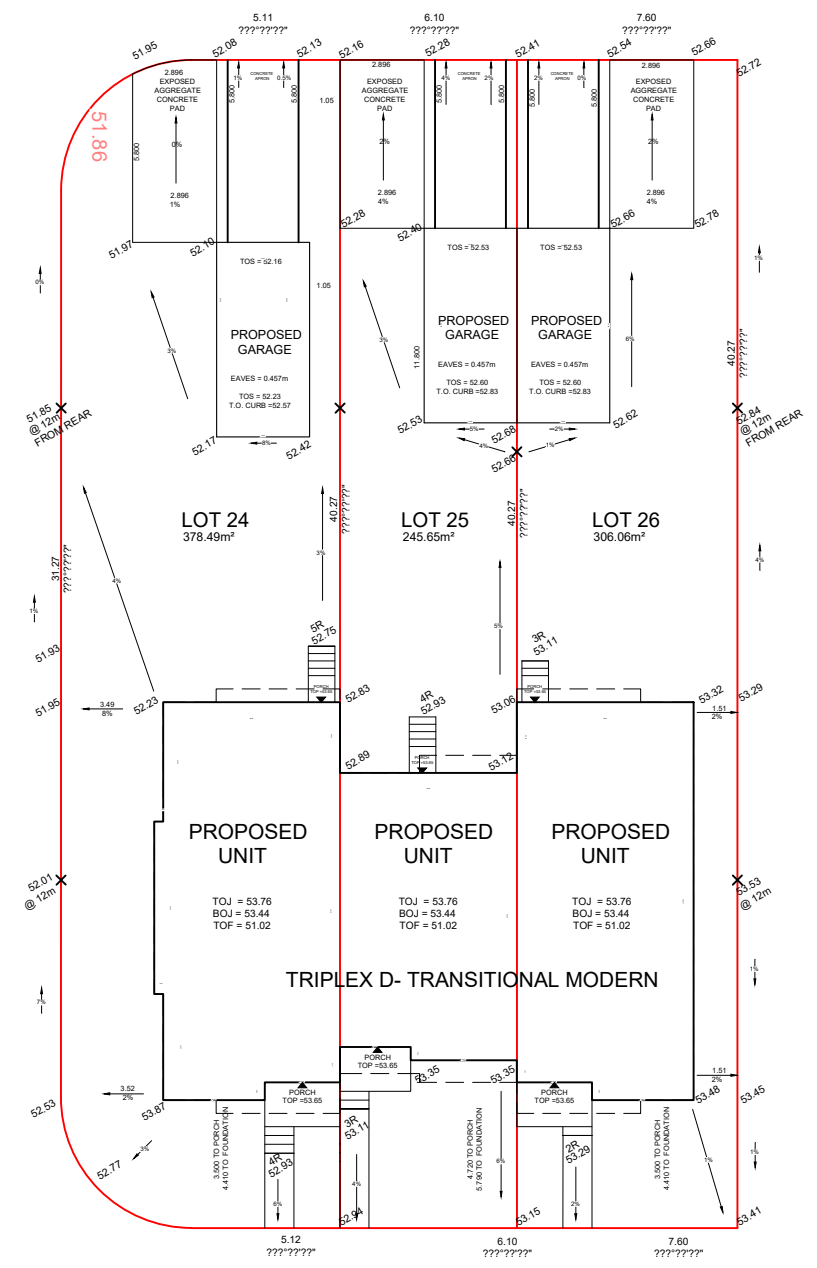
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SHEET NUMBER
P10.03



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SITE PLAN EXAMPLE
LOTS 24-30

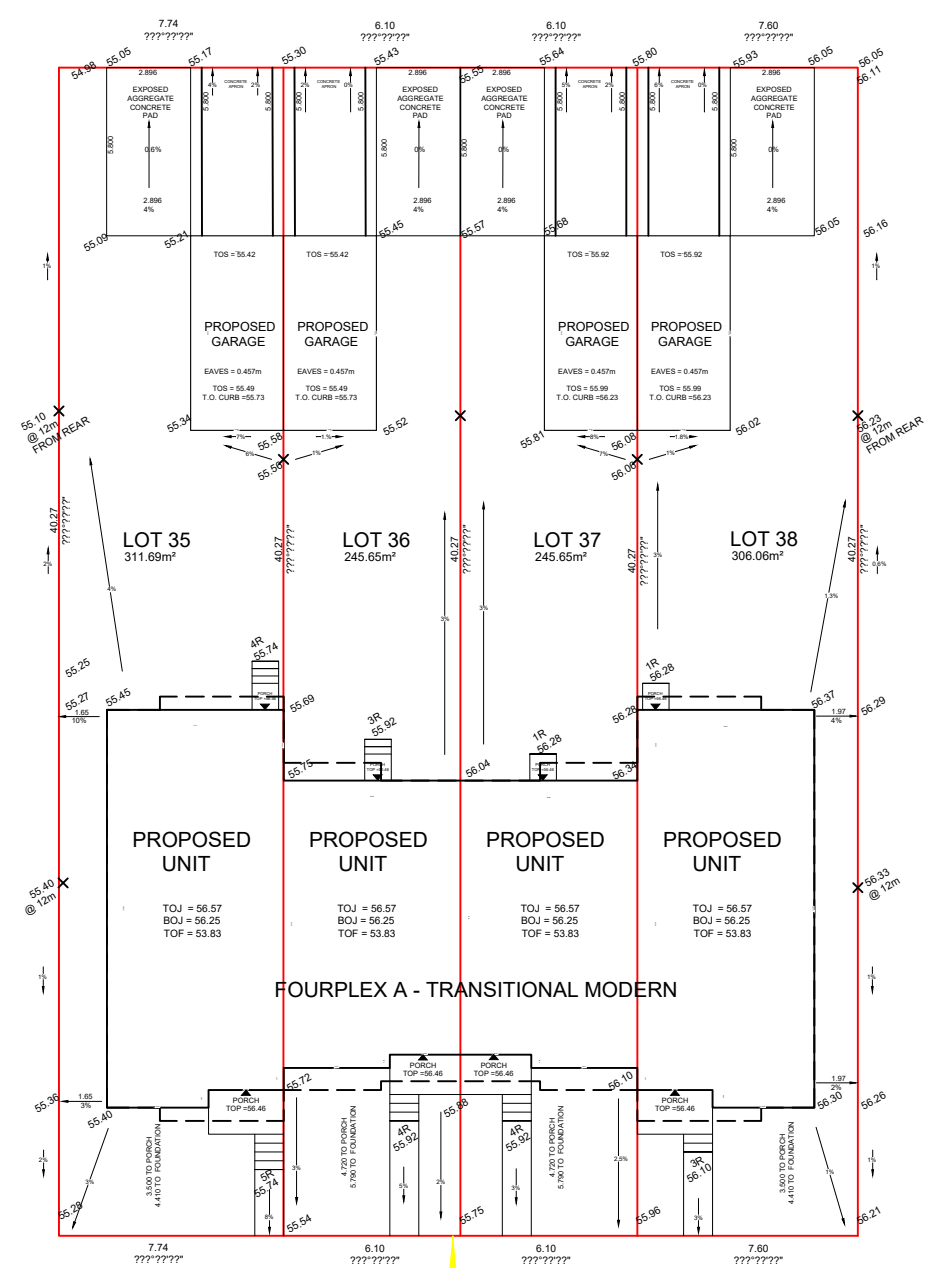
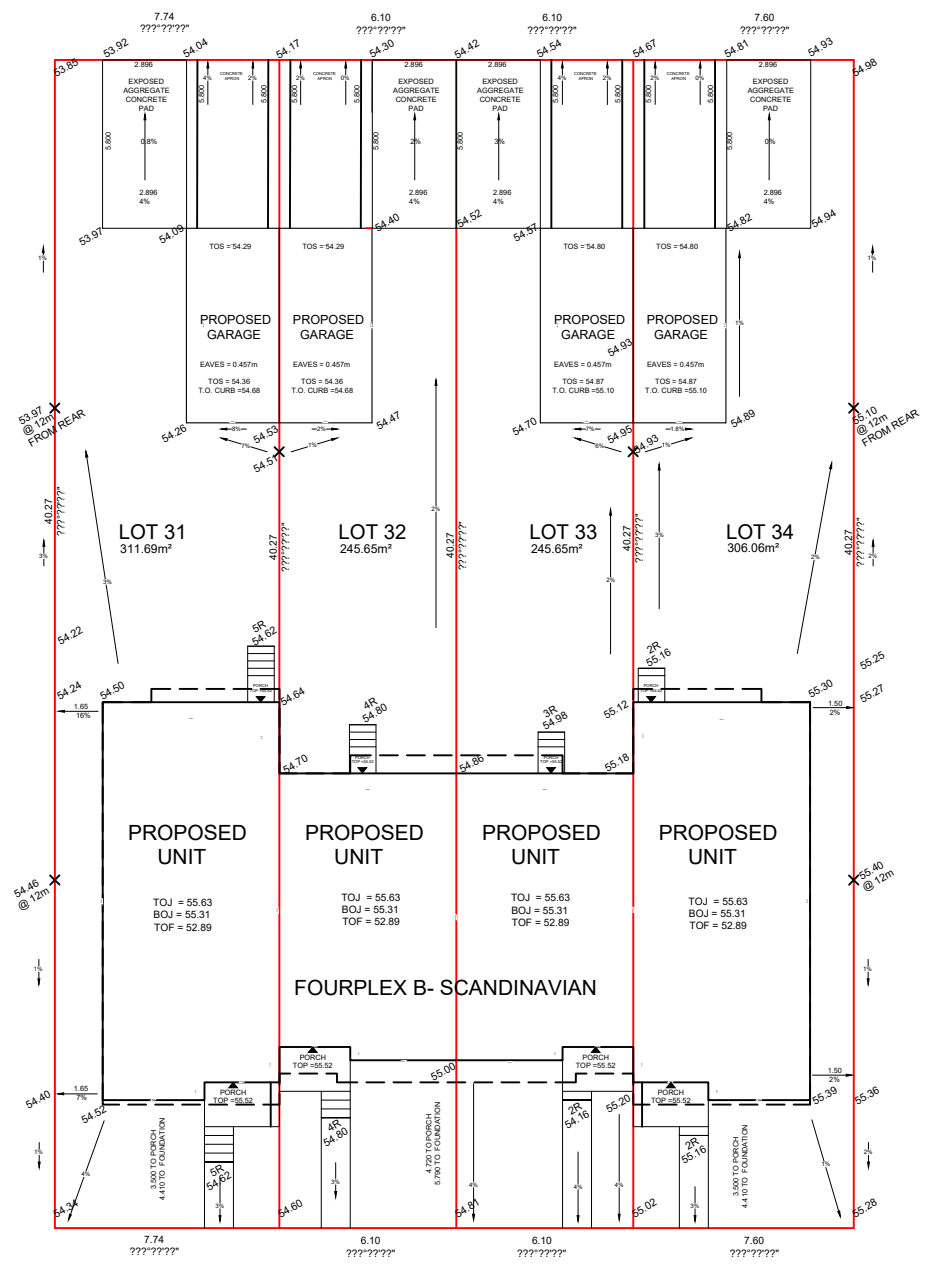
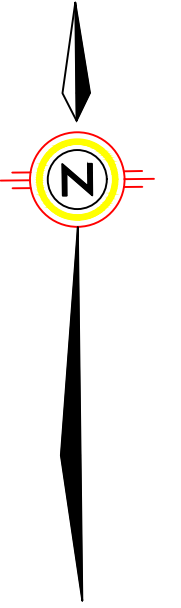
PHASE 5
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REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
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P10.04

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SITE PLAN EXAMPLE
LOTS 31-38

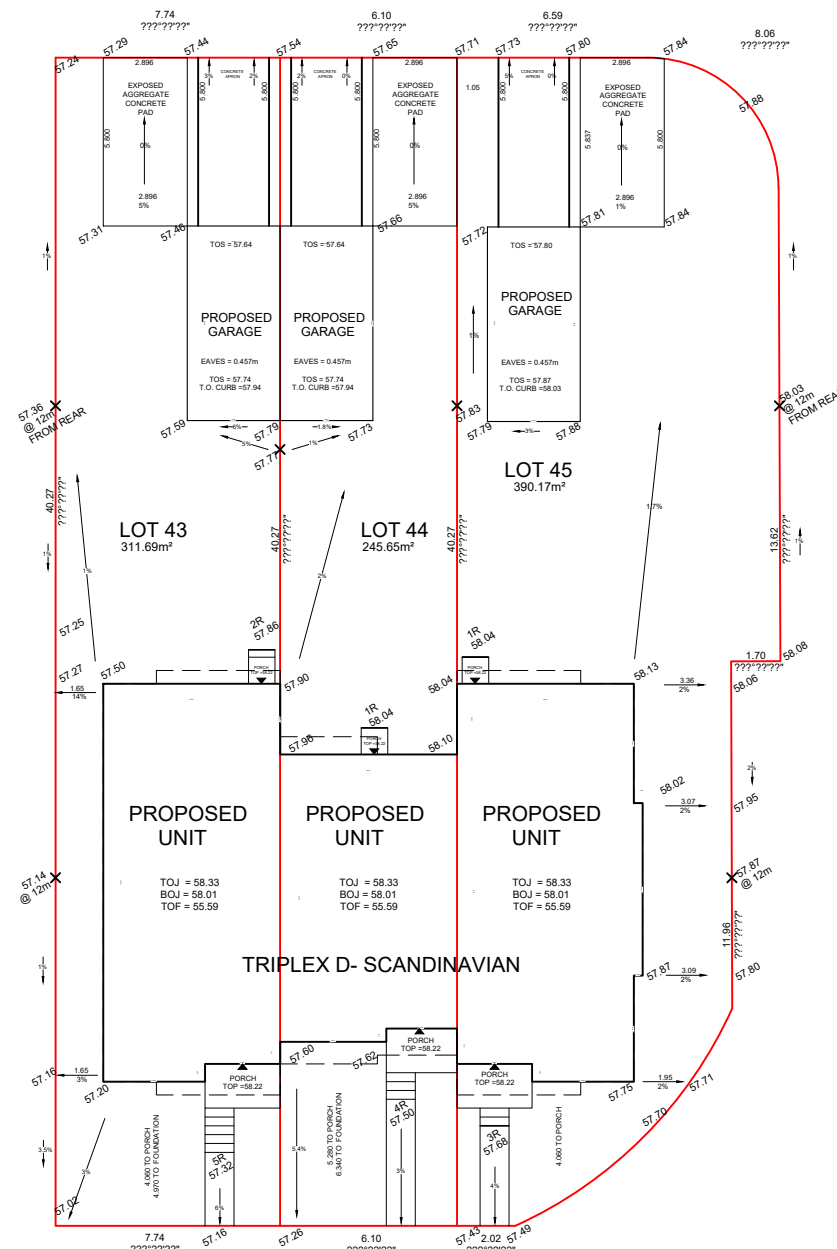
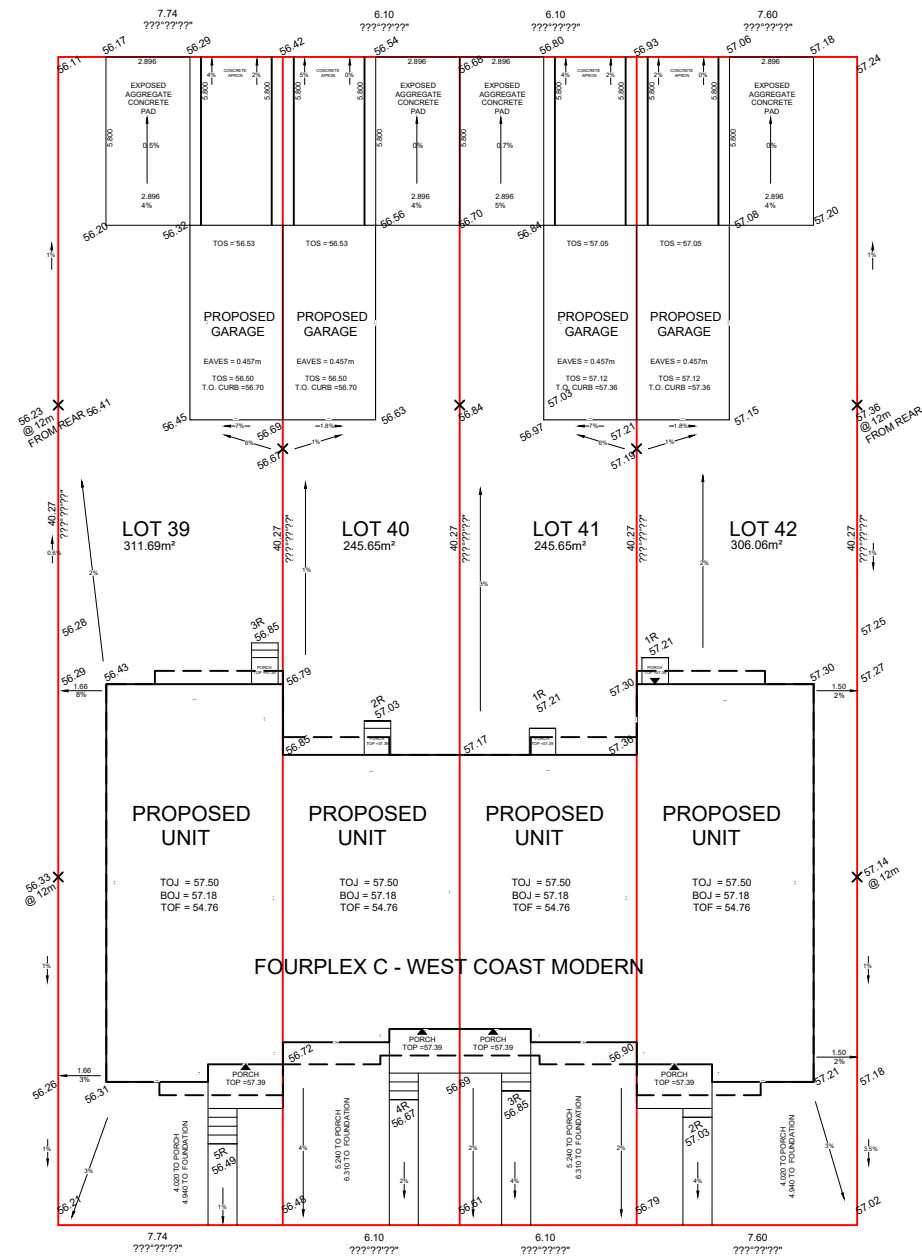
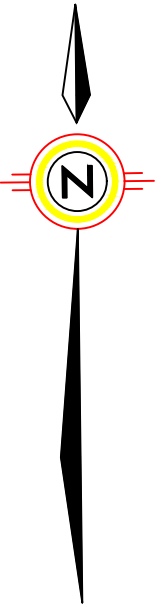
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FORM AND CHARACTER DP

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SHEET NUMBER
P10.05

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SITE PLAN EXAMPLE
LOTS 39-45

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FORM AND CHARACTER DP

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SHEET NUMBER
P10.06



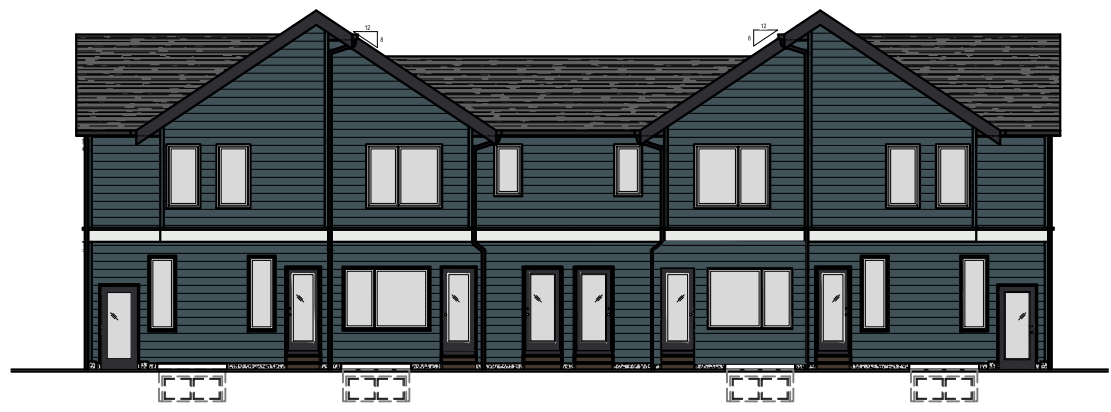
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND

MATERIAL	COLOUR
8" VERTICAL FAUX WOOD ALUMINUM SIDING	VICWEST - DEEP WALNUT
PRESSURE TREATED PORCH W/FIBRE CEMENT SKIRTING (WHERE APPLICABLE)	DECKING - PRESSURE TREATED
CORNER TRIM	SKIRTING - BENJAMIN MOORE - CEMENT GRAY 2112-60
PRESSURE TREATED STEPS	TO MATCH ADJACENT SIDING MATERIAL
FIBRE CEMENT REVERSE BOARD AND BATTEN SIDING W/2" FIBRE CEMENT TRIM	PRESSURE TREATED
FIBRE CEMENT LAP SIDING	JAMES HARDIE - ARCTIC WHITE
FIBRE CEMENT BELLY BOARD W/2" HEADER	JAMES HARDIE - EVENING BLUE
3" ALUMINUM RAINWARE AND SOFFIT	BENJAMIN MOORE - TO MATCH JAMES HARDIE EVENING BLUE
FIBREGLASS SMOOTH DOOR	GENTEK - IRON ORE 5P6
12" FIBRE CEMENT FASCIA	BENJAMIN MOORE - TO MATCH GENTEK IRON ORE
WINDOW FRAMES	BLACK
ASPHALT SHINGLES	IKO - CHARCOAL GREY
BRICK VENER	HEBRON - BOOTLEGGER

SAMPLE BOARD

	VICWEST - DEEP WALNUT
	JAMES HARDIE - ARCTIC WHITE
	JAMES HARDIE - EVENING BLUE
	BENJAMIN MOORE - CEMENT GRAY 2112-60
	GENTEK - IRON ORE 5P6
	HEBRON - BOOTLEGGER
	ASPHALT SHINGLES - IKO - CHARCOAL GREY

FOURPLEX™ -A
TRANSITIONAL MODERN

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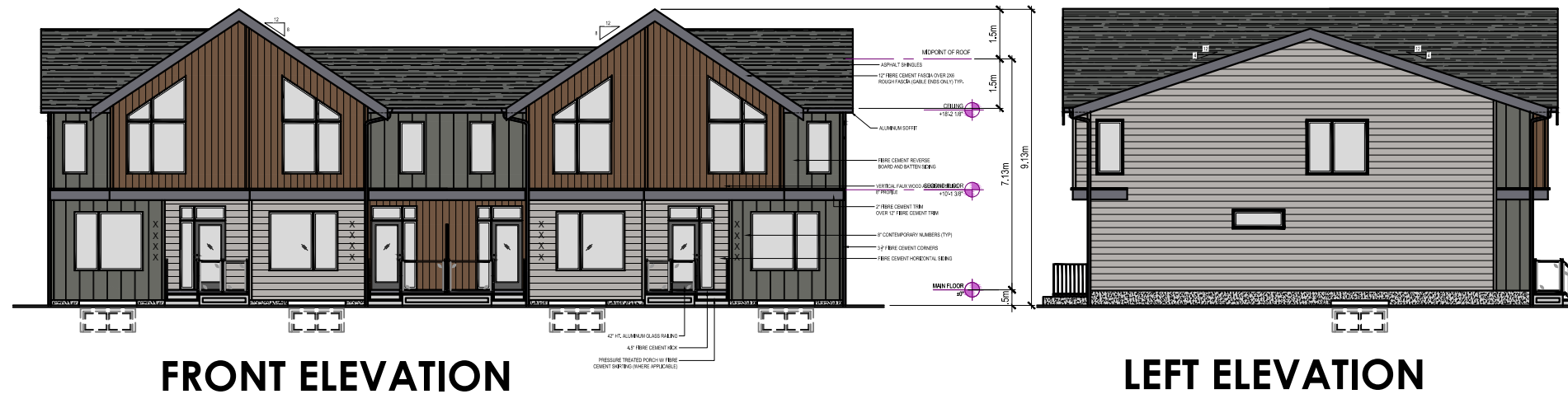
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FOURPLEX™-A
EXTERIOR MATERIALS

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
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SHEET NUMBER
A20.01



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND

MATERIAL	COLOR
8" VERTICAL FAUX WOOD ALUMINUM SIDING	VICWEST - MOUNTAIN CEDAR
PRESSURE TREATED PORCH W/FIBRE CEMENT SKIRTING (WHERE APPLICABLE)	DECCKING - PRESSURE TREATED
CORNER TRIM	SKIRTING - BENJAMIN MOORE - CEMENT GRAY 2112-60
PRESSURE TREATED STEPS	TO MATCH ADJACENT SIDING MATERIAL
FIBRE CEMENT REVERSE BOARD AND BATTEN SIDING	PRESSURE TREATED
W/2" FIBRE CEMENT TRIM	JAMES HARDIE - AGED PEWTER
FIBRE CEMENT LAP SIDING	JAMES HARDIE - COBBLE STONE
FIBRE CEMENT BELLY BOARD W/2" HEADER	BENJAMIN MOORE - TO MATCH GENTEK SLATE 532
6" ALUMINUM RAINWARE AND SOFFIT	GENTEK - SLATE 532
FIBREGLASS SMOOTH DOOR	BENJAMIN MOORE - GRAY 2121-10
12" FIBRE CEMENT FASCIA	BENJAMIN MOORE - TO MATCH GENTEK SLATE 532
WINDOW FRAMES	BLACK
ASPHALT SHINGLES	IKO - CHARCOAL GREY

SAMPLE BOARD

	VICWEST -MOUNTAIN CEDAR
	JAMES HARDIE - AGED PEWTER
	JAMES HARDIE - COBBLE STONE
	BENJAMIN MOORE - GRAY 2121-10
	BENJAMIN MOORE - CEMENT GRAY 2112-60
	GENTEK - SLATE 532
	ASPHLAT SHINGLES - IKO - CHARCOAL GREY

FOURPLEX TM-B
TRANSITIONAL MODERN

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FOURPLEX TM-B
EXTERIOR MATERIALS

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

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1	MDS	02/24/23	DP SUBMISSION
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SHEET NUMBER
A20.02



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MATERIAL LEGEND

MATERIAL	COLOUR
4" VERTICAL FAUX WOOD ALUMINUM SIDING	VICWEST - DEEP WALNUT
PRESSURE TREATED PORCH W/FIBRE CEMENT SKIRTING (WHERE APPLICABLE)	DECKING - PRESSURE TREATED
CORNER TRIM	SKIRTING - BENJAMIN MOORE - CEMENT GRAY 2112-60
PRESSURE TREATED STEPS	TO MATCH ADJACENT SIDING MATERIAL
FIBRE CEMENT LAP SIDING	PRESSURE TREATED
FIBRE CEMENT BATTEN	JAMES HARDIE - NIGHT GRAY
6" ALUMINUM RAINWARE AND SOFFIT	BENJAMIN MOORE - TO MATCH JAMES HARDIE NIGHT GRAY
FIBREGLASS SMOOTH DOOR	GENTEK - IRON ORE 5P6
12" FIBRE CEMENT FASCIA	BENJAMIN MOORE - JET BLACK 2120-10
WINDOW FRAMES	BENJAMIN MOORE - TO MATCH GENTEK IRON ORE
ASPHALT SHINGLES	BLACK
	IKO - CHARCOAL GREY

SAMPLE BOARD

	VICWEST -DEEP WALNUT
	JAMES HARDIE -NIGHT GRAY
	BENJAMIN MOORE - JET BLACK 2120-10
	BENJAMIN MOORE - CEMENT GRAY 2112-60
	GENTEK - IRON ORE 5P6
	ASPHAT SHINGLES - IKO - CHARCOAL GREY

FOURPLEX SM-C
SCANDINAVIAN MODERN

**GABLEcraft
HOMES™**

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FOURPLEX SM-A
EXTERIOR MATERIALS

PHASE 5
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FORM AND CHARACTER DP

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SHEET NUMBER
A20.03



FRONT ELEVATION



RIGHT ELEVATION

MATERIAL LEGEND

MATERIAL	COLOUR
4" HORIZONTAL FAUX WOOD ALUMINIUM SIDING	VICWEST - MOUNTAIN CEDAR
PRESSURE TREATED PORCH W/FIBRE CEMENT SKIRTING (WHERE APPLICABLE)	DECKING - PRESSURE TREATED
CORNER TRIM	SHIRTING - BENJAMIN MOORE - CEMENT GRAY 2112-60
PRESSURE TREATED STEPS	TO MATCH ADJACENT SIDING MATERIAL
FIBRE CEMENT LAP SIDING	PRESSURE TREATED
FIBRE CEMENT BATTEN	JAMES HARDIE - IRON GRAY
2" ALUMINIUM RAINWARE AND SOFFIT	BENJAMIN MOORE - TO MATCH GENTEK IRON ORE
FIBREGLASS SMOOTH DOOR	GENTEK - IRON ORE 5P6
12" FIBRE CEMENT FASCIA	BENJAMIN MOORE - TO MATCH GENTEK IRON ORE
WINDOW FRAMES	BENJAMIN MOORE - TO MATCH GENTEK IRON ORE
ASPHALT SHINGLES	BLACK
	IKO - CHARCOAL GREY



LEFT ELEVATION



REAR ELEVATION

SAMPLE BOARD

	VICWEST -MOUNTAIN CEDAR
	JAMES HARDIE - IRON GRAY
	BENJAMIN MOORE - CEMENT GRAY 2112-60
	GENTEK - IRON ORE 5P6
	ASPHLAT SHINGLES - IKO - CHARCOAL GREY

FOURPLEX SM-D
SCANDINAVIAN MODERN



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FOURPLEX SM-B
EXTERIOR MATERIALS

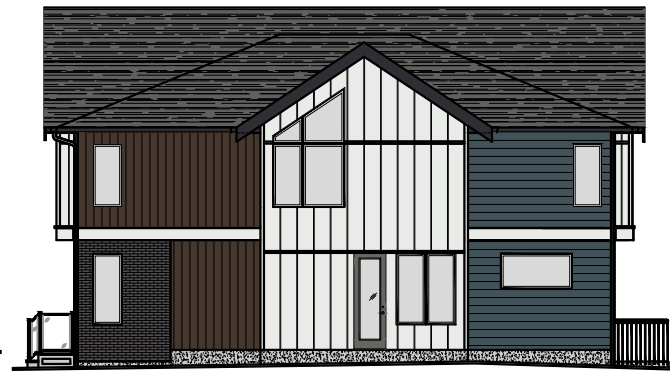
PHASE 5
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SHEET NUMBER
A20.04



FRONT ELEVATION



LEFT ELEVATION



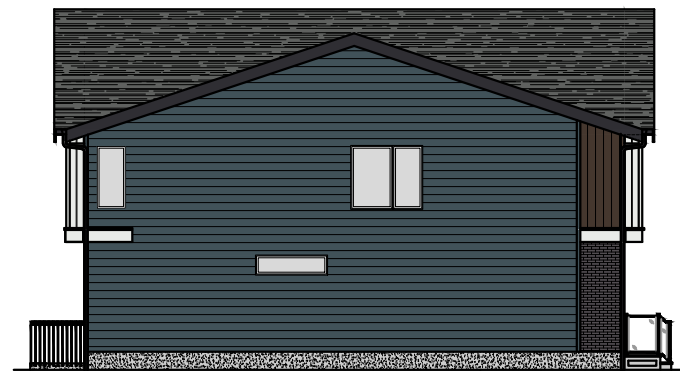
**LEFT ELEVATION
FENCING**

MATERIAL LEGEND

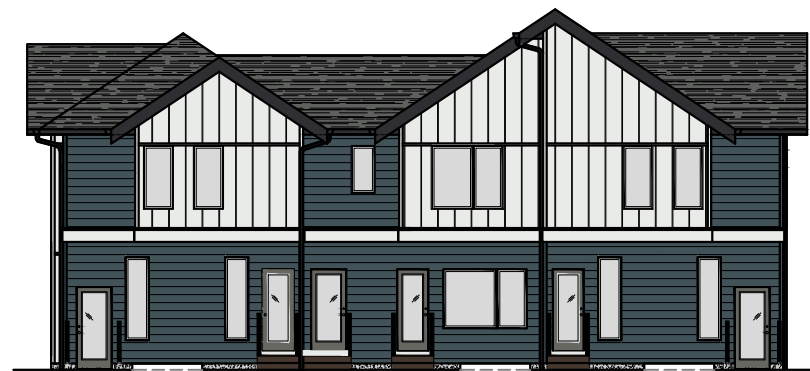
MATERIAL	COLOUR
8" VERTICAL FAUX WOOD ALUMINUM SIDING	VICWEST - DEEP WALNUT
PRESSURE TREATED PORCH W/FIBRE CEMENT SKIRTING (WHERE APPLICABLE)	DECKING - PRESSURE TREATED SKIRTING - BENJAMIN MOORE - CEMENT GRAY 2112-60
CORNER TRIM	TO MATCH ADJACENT SIDING MATERIAL
PRESSURE TREATED STEPS	PRESSURE TREATED
FIBRE CEMENT REVERSE BOARD AND BATTEN SIDING W/2" FIBRE CEMENT TRIM	JAMES HARDIE - ARCTIC WHITE
FIBRE CEMENT LAP SIDING	JAMES HARDIE - EVENING BLUE
FIBRE CEMENT BELLY BOARD W/2" HEADER	BENJAMIN MOORE - TO MATCH JAMES HARDIE EVENING BLUE
6" ALUMINUM RAINWARE AND SOFFIT	GENTEK - IRON ORE 5P6
FIBREGLASS SMOOTH DOOR	BENJAMIN MOORE - TO MATCH GENTEK IRON ORE 5P6
12" FIBRE CEMENT FASCIA	BENJAMIN MOORE - TO MATCH GENTEK IRON ORE
WINDOW FRAMES	BLACK
ASPHALT SHINGLES	IKO - CHARCOAL GREY
BRICK VENER	HEBRON - BOOTLEGGER

SAMPLE BOARD

	VICWEST -DEEP WALNUT
	JAMES HARDIE - ARCTIC WHITE
	JAMES HARDIE - EVENING BLUE
	BENJAMIN MOORE - CEMENT GRAY 2112-60
	GENTEK - IRON ORE 5P6
	HEBRON - BOOTLEGGER
	ASPHALT SHINGLES - IKO - CHARCOAL GREY



RIGHT ELEVATION



REAR ELEVATION

TRIPLEX TM-A
TRANSITIONAL MODERN

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TRIPLEX D
EXTERIOR MATERIALS

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION

SHEET NUMBER
A20.05



FRONT ELEVATION



REAR ELEVATION

TRANSITIONAL MODERN SHARED



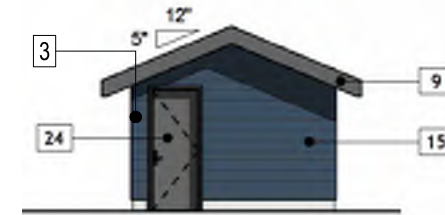
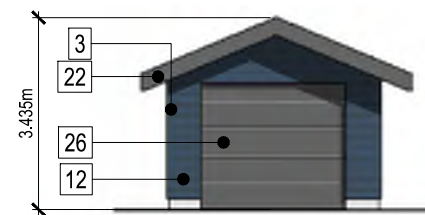
SCANDINAVIAN MODERN SHARED

21'-0" X 22'-0"

SHARED GARAGE

MATERIAL LEGEND

MARKER	MATERIAL
3	4" FIBRE CEMENT CORNERS
12	FIBRE CEMENT LAP SIDING
22	12" FIBRE CEMENT FASCIA
24	FIBREGLASS SMOOTH DOOR
26	4 PANEL METAL OVERHEAD GARAGE DOOR
NOT SHOWN	ASPHALT SHINGLES
NOT SHOWN	ALUMINUM RAINWARE & SOFFIT

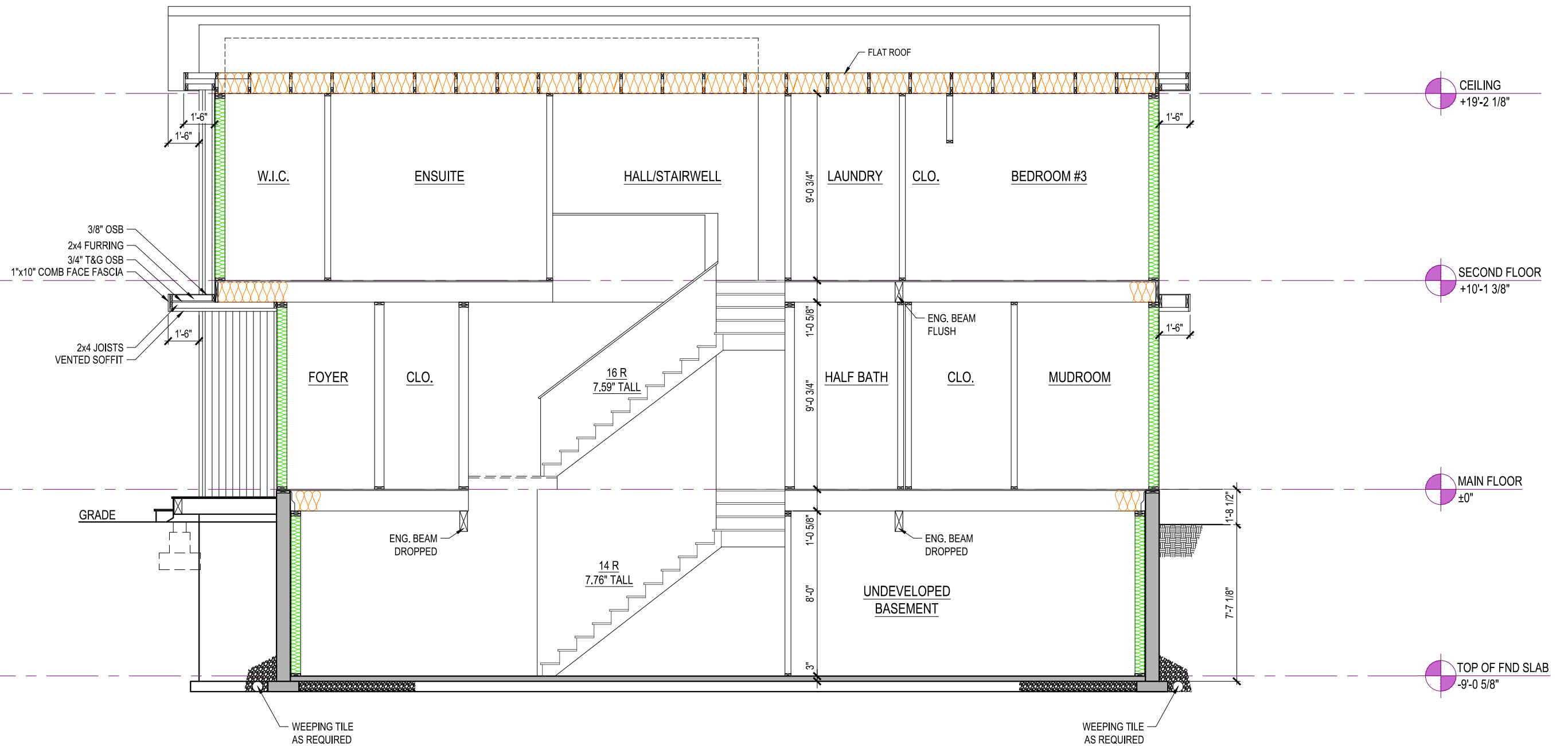


TRANSITIONAL MODERN SINGLE

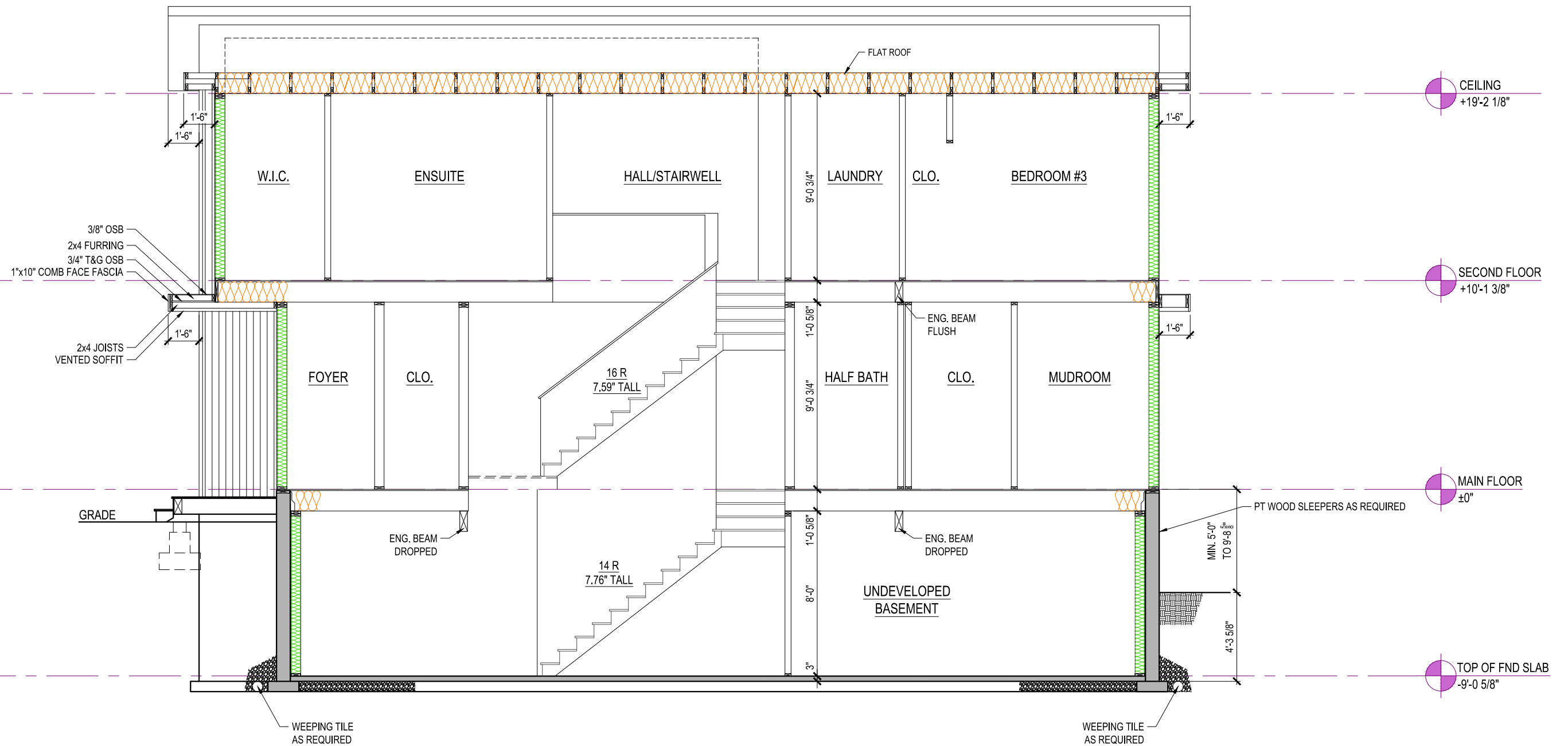
10'-6" X 22'-0"

GARAGE

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION



REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION



REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION



FOURPLEX SM-D



FOURPLEX TM-A



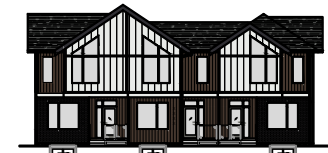
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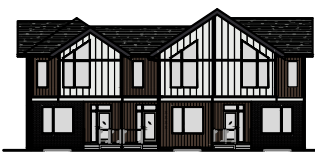
FOURPLEX SM-C



FOURPLEX TM-B



TRIPLEX TM-A



TRIPLEX TM-A



FOURPLEX SM-C



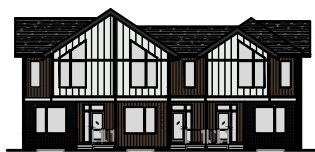
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FOURPLEX SM-C



FOURPLEX SM-D



TRIPLEX TM-A

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EXAMPLE STREETSCAPE

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION

SHEET NUMBER
R50.01



SM-D
LOTS 1-4



TM-A
LOTS 5-8



TM-B
LOTS 9-12



SM-C
LOTS 13-16



TM-B
LOTS 17-20



TM-A
LOTS 21-23

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION



TM-A
LOTS 24-26



SM-D
LOTS 27-30



SM-C
LOTS 31-34



TM-B
LOTS 35-38



SM-C
LOTS 39-42



TM-A
LOTS 43-45

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION



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RENDERING

PHASE 5
LATORIA SOUTH
FORM AND CHARACTER DP

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1	MDS	02/24/23	DP SUBMISSION
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SHEET NUMBER
R50.04

POND INLET OUTDOOR | OUTDOOR SCNCE



SKU | DVP45772

FINISH OPTIONS

Black (BK)



DIMENSIONS

Length / Ø: 4.75"
 Width: N/A"
 Height: 12"
 Depth: 5"
 Minimum Height: 12"
 Maximum Height: 12"

LAMPING

Number of Sockets: 2
 Wattage of Individual Socket: 25W
 Socket Type: GU10
 Socket Orientation: Up and/or Down
 Lamp Confinement: Fully Enclosed
 Voltage: 120V
 Dimmable: Yes
 Bulbs Not Included

PIPE / CHAIN / CORD INFORMATION

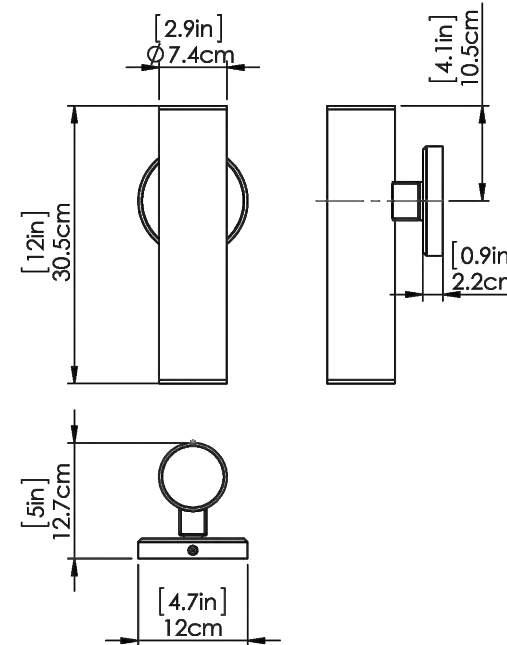
Pipe/Chain Kit Included: Not Included
 Pipe Information: N/A
 Chain Information: N/A
 Wire/Cord Information: 8 Inches
 Max Sloped Ceiling Angle: N/A
 *Conversion 19° to 45°: ASY0101+Finish (2 loops + 1 chain);
 For Additional Cost

ADDITIONAL INFORMATION

Wall and Ceiling Mountable: No
 Up and Down Mountable: Yes
 Location Certification: Wet Location Rated
 ADA Compliant: No

WARRANTY

5 Years Residential
 20,000 Hours Commercial



120 Great Gulf Drive, Concord, ON L4K 5W1
 +1 855 384 5483 | +1 855 384 8453
 customerservice@dvi.lighting
 www.dvicanada.com



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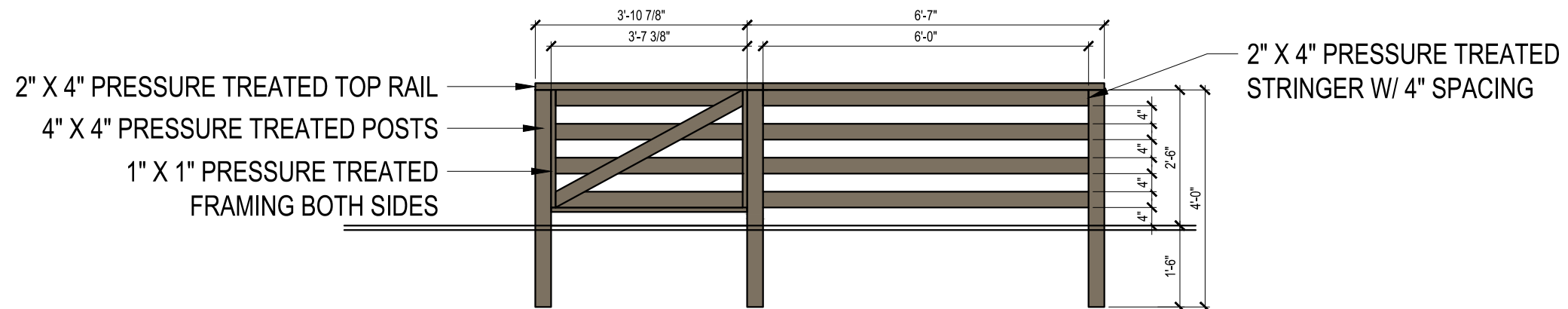
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EXTERIOR LIGHT

PHASE 5
 LATORIA SOUTH
 FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION

SHEET NUMBER
 C60.01



REV. NO.	DESIGN	DATE	REMARKS
1	MDS	02/24/23	DP SUBMISSION
2	MDS	12/06/23	DP RESUBMISSION

Phase 5 Rowhomes Data Sheet

Lot	Lot Type	Lot Area	Lot Width	Lot Coverage	Building Height (Principle)	Accessory Building Height	Front Setback (Principle)	Side Setback (Principle)	Rear Setback (Principle)	Rear Setback (Accessory)	Combined Floor Area (Accessory)
Area 10 Zoning Criteria		min. 150m2	min. 5.0m	50%	12.5m	4.5m	3.0m	1.2m	6.0m	1.0m	60m2
1	Attached Housing	333.821	9.762m	32%	10.13m	4.5m	4.41m	3.67m	16.84m	5.8m	21.469
2		213.246	6.097m	41%	10.13m	4.5m	4.72m	0m	19.29m	5.8m	21.469
3		212.574	6.097m	41%	10.13m	4.5m	4.72m	0m	19.29m	5.8m	21.469
4		282.056	8.068m	38%	10.13m	4.5m	4.41m	1.97m	16.84m	5.8m	21.469
5		283.254	8.068m	39%	9.5m	3.969m	4.41m	1.97m	16.84m	5.8m	21.469
6		213.153	6.097m	41%	9.5m	3.969m	4.72m	0m	19.128m	5.8m	21.469
7		213.147	6.097m	41%	9.5m	3.969m	4.72m	0m	19.128m	5.8m	21.469
8		282.121	8.113m	39%	9.5m	3.969m	4.41m	1.97m	16.84m	5.8m	21.469
9		282.083	8.07m	38%	9.38m	3.969m	4.41m	1.97m	16.834m	5.8m	21.469
10		212.217	6.1m	41%	9.38m	3.969m	4.72m	0m	19.27m	5.8m	21.469
11		212.975	6.1m	41%	9.38m	3.969m	4.72m	0m	19.27m	5.8m	21.469
12		282.278	8.06m	39%	9.38m	3.969m	4.41m	1.96m	16.834m	5.8m	21.469
13		281.862	8.065m	38%	8.4709m	4.5m	4.09m	1.97m	17.227m	5.8m	21.469
14		226.322	6.095m	37%	8.4709m	4.5m	4.56m	0m	19.743m	5.8m	21.469
15		213.18	6.096m	39%	8.4709m	4.5m	4.559m	0m	19.743m	5.8m	21.469
16		281.841	8.063m	38%	8.4709m	4.5m	4.087m	1.96m	17.222m	5.8m	21.469
17		282.664	8.06m	39%	9.38m	3.969m	4.41m	1.97m	16.82m	5.8m	21.469
18		213.112	6.1m	41%	9.38m	3.969m	4.72m	0m	19.26m	5.8m	21.469
19		213.109	6.1m	41%	9.38m	3.969m	4.72m	0m	19.26m	5.8m	21.469
20		281.863	8.06m	39%	9.38m	3.969m	4.41m	1.97m	16.82m	5.8m	21.469
21		281.853	8.06m	39%	9.5m	3.969m	4.41m	1.97m	16.82m	5.8m	21.469
22		213.915	6.1m	41%	9.5m	3.969m	4.72m	0m	19.26m	5.8m	21.469
23		330.329	9.758m	33%	9.5m	3.435m	4.41m	3.65m	16.82m	5.8m	21.469
24		378.58	9.619m	29%	9.5m	3.435m	4.41m	3.52m	22.143m	5.8m	21.469
25		245.707	6.1m	36%	9.5m	3.969m	4.72m	0m	24.581m	5.8m	21.469
26		306.127	7.6m	36%	9.5m	3.969m	4.41m	1.51m	22.143m	5.8m	21.469
27		311.766	7.74m	35%	10.13m	4.5m	4.41m	1.65m	22.143m	5.8m	21.469
28		245.73	6.1m	36%	10.13m	4.5m	4.72m	0m	22.581m	5.8m	21.469
29		245.723	6.1m	36%	10.13m	4.5m	4.72m	0m	22.581m	5.8m	21.469
30		306.127	7.6m	36%	10.13m	4.5m	4.41m	1.5m	22.143m	5.8m	21.469
31		311.766	7.74m	34%	10.13m	4.5m	4.41m	1.65m	22.143m	5.8m	21.469
32		245.707	6.1m	36%	10.13m	4.5m	4.72m	0m	22.581m	5.8m	21.469
33		245.707	6.1m	36%	10.13m	4.5m	4.72m	0m	22.581m	5.8m	21.469
34		306.127	7.6m	35%	10.13m	4.5m	4.41m	1.50m	22.143m	5.8m	21.469
35		311.746	7.74m	34%	9.5m	3.435m	4.41m	1.65m	22.143m	5.8m	21.469
36		245.707	6.1m	43%	9.5m	3.435m	4.41m	0m	22.581m	5.8m	21.469
37		245.707	6.1m	43%	9.5m	3.969m	4.72m	0m	22.581m	5.8m	21.469
38		307.127	7.6m	35%	9.5m	3.969m	4.41m	1.97m	22.143m	5.8m	21.469
39		311.766	7.74m	34%	10.13m	4.5m	4.41m	1.66m	22.143m	5.8m	21.469
40		244.408	6.1m	43%	10.13m	4.5m	4.72m	0m	22.581m	5.8m	21.469
41		246.232	6.1m	43%	10.13m	4.5m	4.72m	0m	22.581m	5.8m	21.469
42		305.602	7.6m	35%	10.13m	4.5m	4.41m	1.5m	22.143m	5.8m	21.469
43		311.766	7.74m	34%	9.5m	3.969m	4.97m	1.65m	21.584m	5.8m	21.469
44		245.628	6.1m	43%	9.5m	3.969m	5.28m	0m	24.023m	5.8m	21.469
45		390.264	9.492m	27%	9.5m	3.435m	4.6m	1.95m	21.584m	5.8m	21.469

Schedule 2

Required Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
CoEWW	10	Comus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal.
MaLG	18	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	4cm cal.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
RISAKE	15	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CIASP	120	Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#2 pot
CIHy	59	Cistus x hybridus	White Rockrose	#2 pot
RhSp	242	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
RhRM		Rhododendron 'Rosa Mundi'	Rosa Mundi Rhododendron	#2 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
CaKF	300	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 pot
HeSe	548	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
JuEff	6	Juncus effusus	Common Rush	#1 pot
PeAl	25	Perovskia atriplicifolia	Russian Sage	#2 pot
RuFG	144	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	#2 pot
SaM	252	Salvia mainacht	May Night Sage	#2 pot

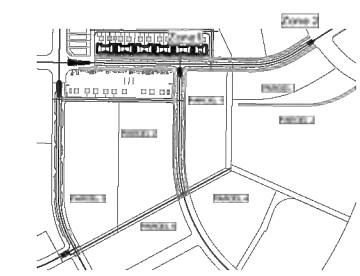
Notes:

- All work to be completed to current BC SLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

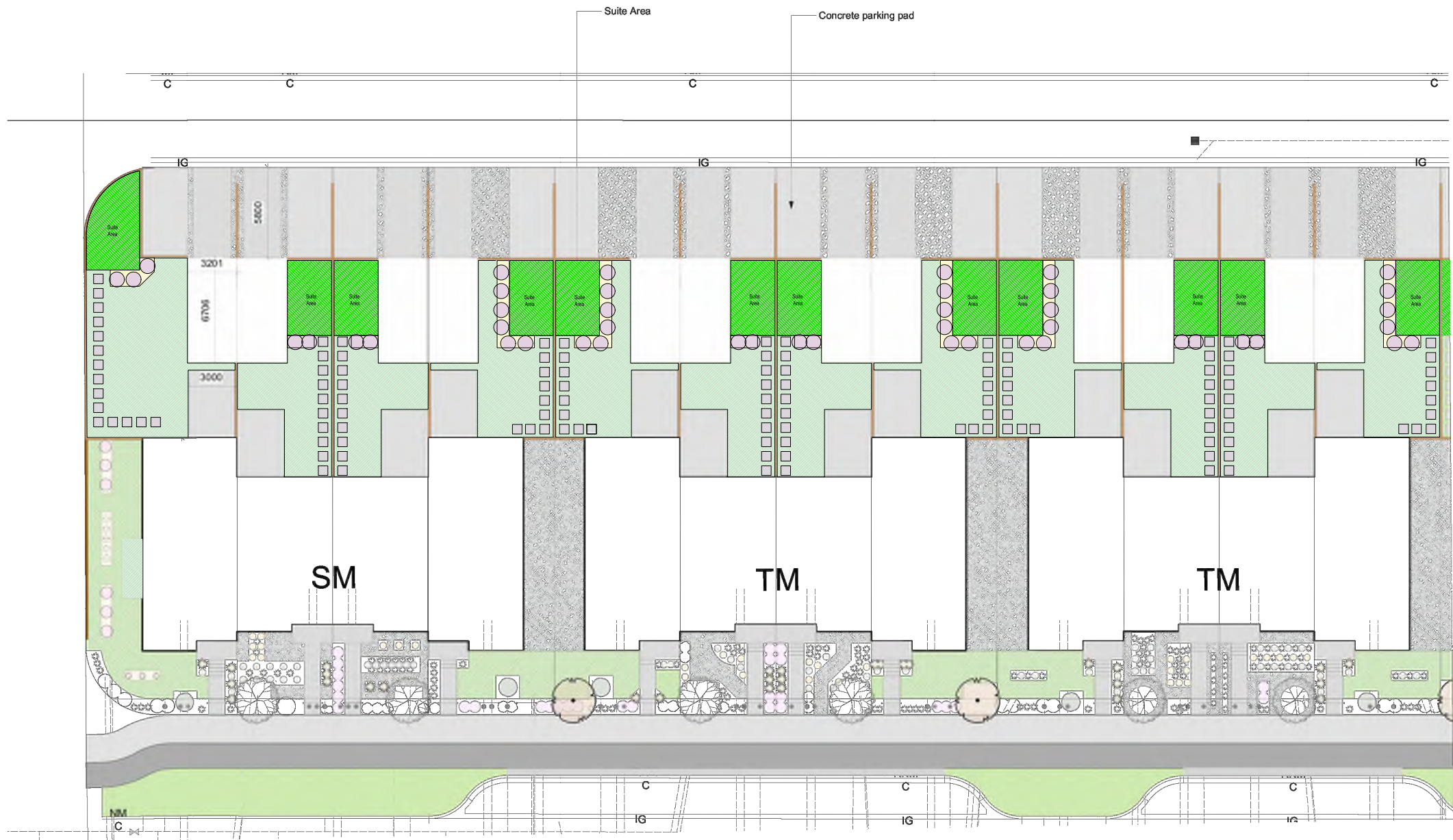
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	Eddie's White Wonder Dogwood
	King Edward VII Flowering Currant
	Pacific Rhododendron
	Silver Pink Rock Rose
	White Rockrose
	Karl Foerster Feather Reed Grass
	Blue Oat Grass
	Common Rush
	Russian Sage
	Black-eyed Susan
	May Night Sage
	Lawn (Typ.)
	Paving
	Ornamental Gravel
	Soil
	Planting Bed (Bark Mulch)
	Exposed aggregate

NOTE:
Private lot garden designs prepared by
Gablecraft
Design contact Mike Struble
(mstruble@gablecraft.ca)

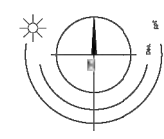
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1 Context Plan
Scale: 1:5000



1 Producers Way
Scale: 1:150



NO.	DATE	DESCRIPTION
4	Dec 12-23	Re-issued for Coordination
3	Nov 29-23	Re-issued for Coordination
2	Nov 21-23	Re-issued for Coordination
1	Nov 6-23	Issued for Submission

REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

Phase 5
Royal Bay
Colwood, BC

TITLE

Producers Way
Landscape Concept Plan
Zone 1a

SCALE

1:150

PROJECT No.

2305

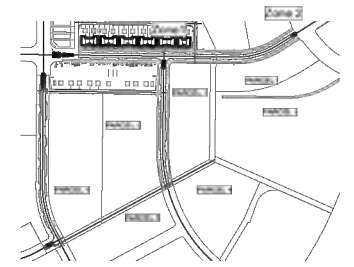
DATE

Nov 02, 2023

L5 of 9
SHEET

DRAWN AG
CHECKED CW

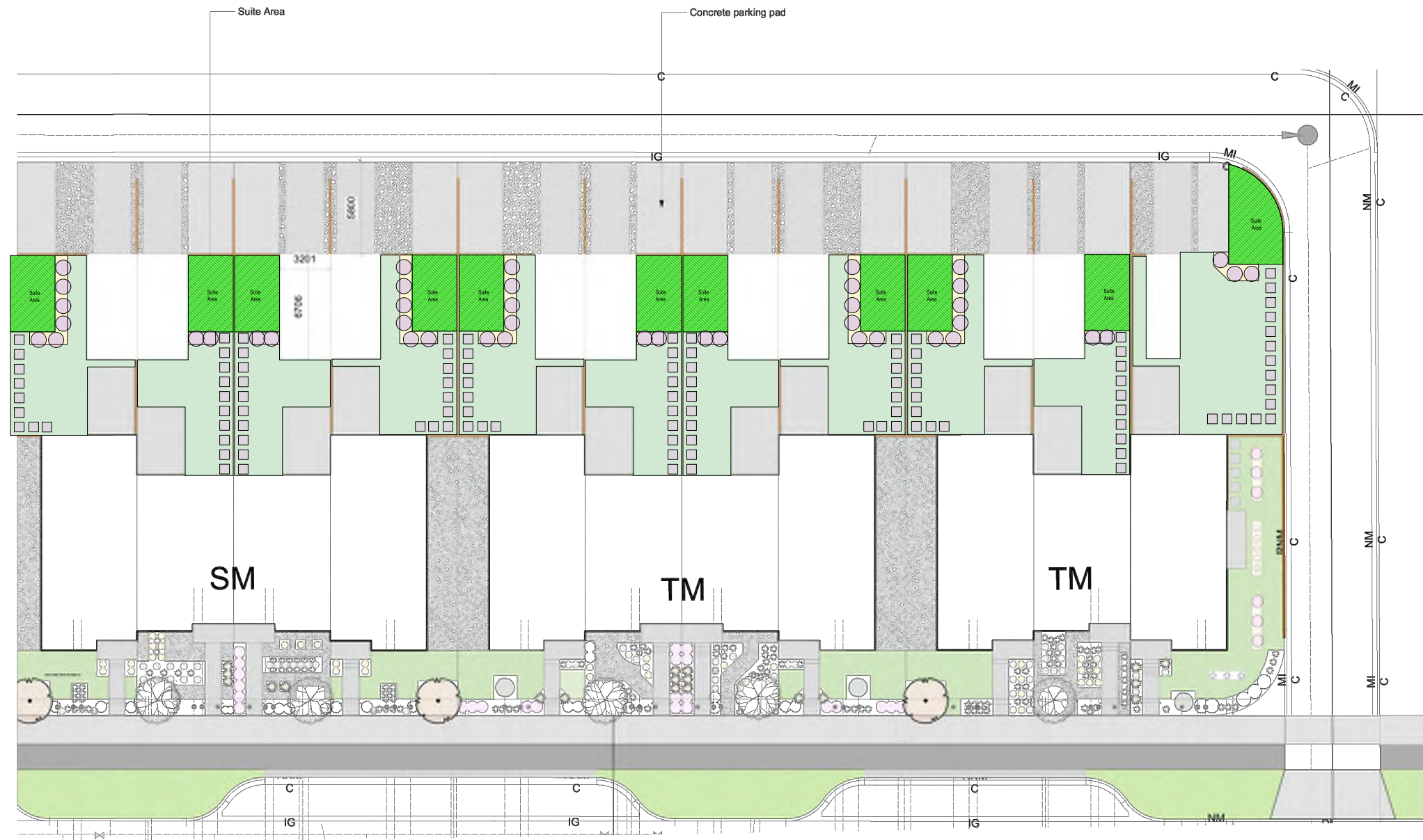
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1 Context Plan
Scale: 1:5000

	Little Gem Magnolia
	Eddies White Wonder Dogwood
	King Edward VII Flowering Currant
	Pacific Rhododendron
	Silver Pink Rock Rose
	White Rockrose
	Karl Foerster Feather Reed Grass
	Blue Oat Grass
	Common Rush
	Russian Sage
	Black-eyed Susan
	May Night Sage
	Lawn (Typ.)
	Paving
	Ornamental Gravel
	Sod
	Planting Bed (Bark Mulch)
	Exposed aggregate

NOTE:
Private lot garden designs prepared by Gablecraft.
Design contact Mike Struble
[mstruble@gablecraft.ca]



1 Producers Way
Scale: 1:150

4	Dec 12-23	Re-issued for Coordination
3	Nov 29-23	Re-issued for Coordination
2	Nov 21-23	Re-issued for Coordination
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REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

Phase 5
Royal Bay
Colwood, BC

TITLE

Producers Way
Landscape Concept Plan
Zone 1b

SCALE

1:150

DRAWN

AG
CW

CHECKED

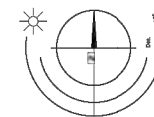
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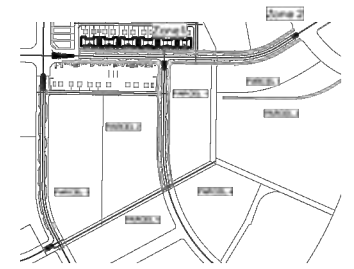
Nov 02, 2023

L6 of 9

SHEET



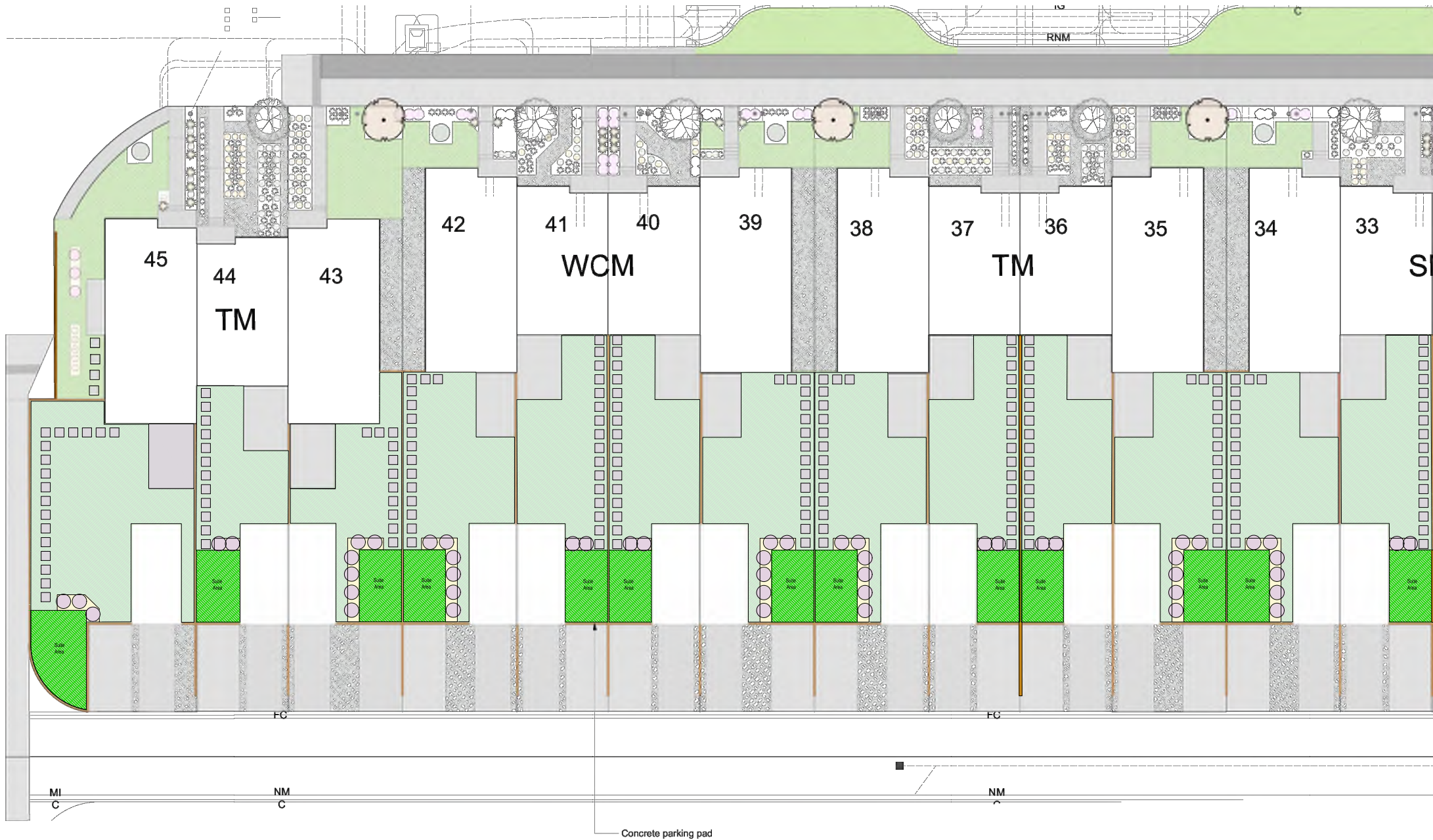
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1 Context Plan
Scale: 1:5000

	Little Gem Magnolia
	Eddies White Wonder Dogwood
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	White Rockrose
	Karl Foerster Feather Reed Grass
	Blue Oat Grass
	Common Rush
	Russian Sage
	Black-eyed Susan
	May Night Sage
	Lawn (Typ.)
	Paving
	Ornamental Gravel
	Sod
	Planting Bed (Bark Mulch)
	Exposed aggregate

NOTE:
Private lot garden designs prepared by Gablecraft.
Design contact Mike Struble (mstruble@gablecraft.ca)



1 Producers Way
Scale: 1:150

4	Dec 12-23	Re-issued for Coordination
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2	Nov 21-23	Re-issued for Coordination
1	Nov 6-23	Issued for Submission

REVISIONS

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Phone: (250) 598-0105

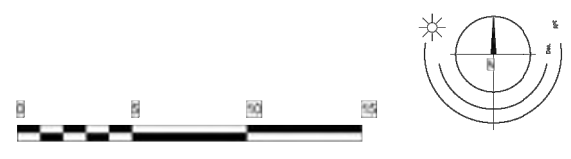
PROJECT
Phase 5
Royal Bay
Colwood, BC

TITLE
Producers Way
Landscape Concept Plan
Zone 1c

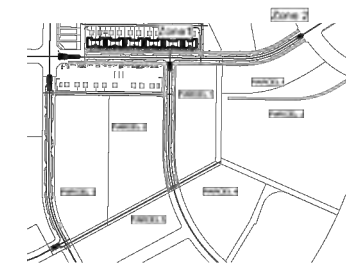
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CHECKED: CW

PROJECT No. 2305

DATE: Nov 02, 2023
SHEET: L7 of 9



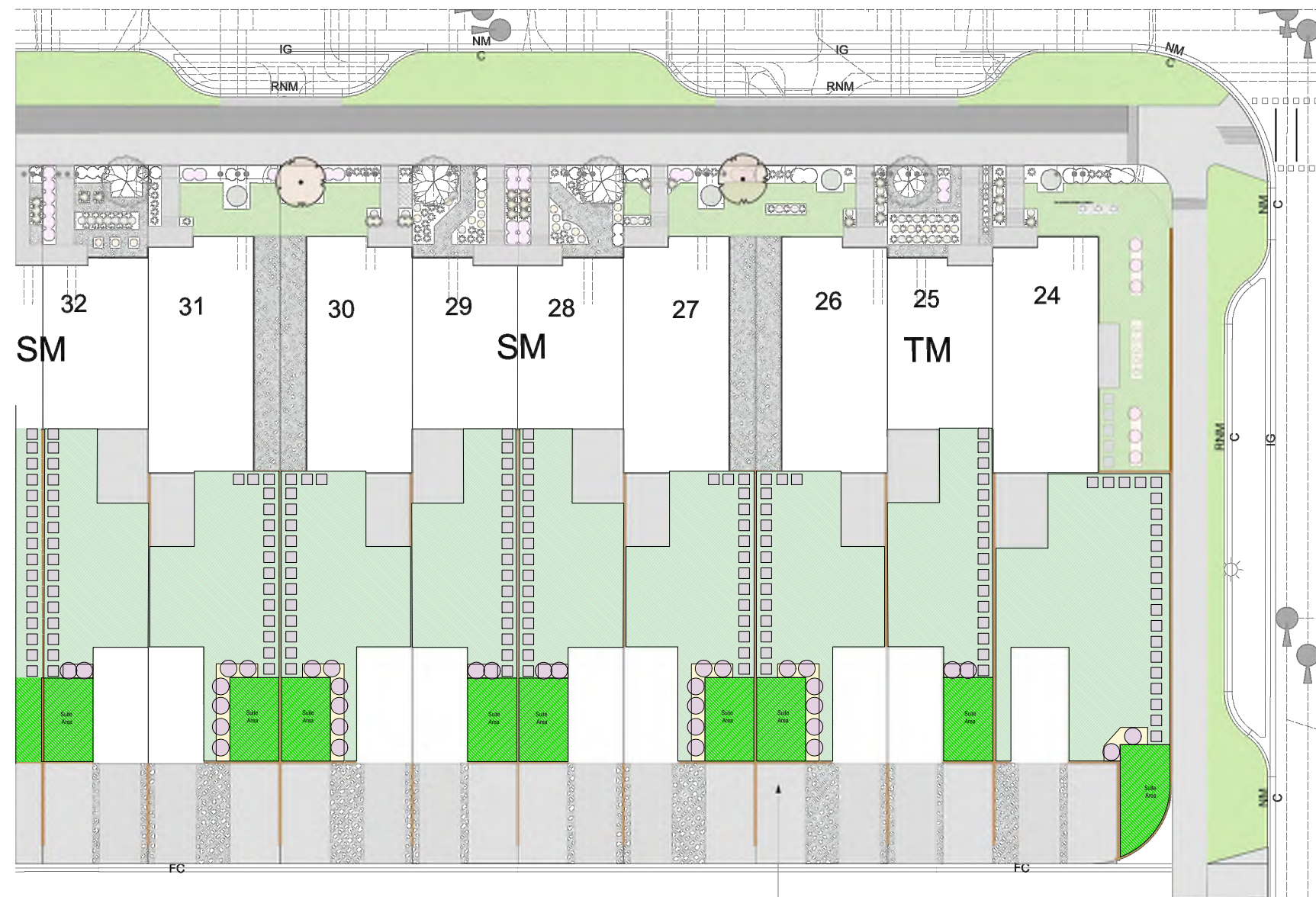
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1 Context Plan
Scale: 1:5000

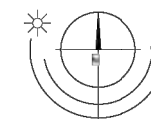
	Little Gem Magnolia
	Eddie's White Wonder Dogwood
	King Edward VII Flowering Currant
	Pacific Rhododendron
	Silver Pink Rock Rose
	White Rockrose
	Karl Foerster Feather Reed Grass
	Blue Oat Grass
	Common Rush
	Russian Sage
	Black-eyed Susan
	May Night Sage
	Lawn (Typ.)
	Paving
	Ornamental Gravel
	Sod
	Planting Bed (Bark Mulch)
	Exposed aggregate

NOTE
Private lot garden designs prepared by Gablecraft.
Design contact Mike Struble
(mstruble@gablecraft.ca)



1 Producers Way
Scale: 1:150

Concrete parking pad



NO.	DATE	DESCRIPTION
4	Dec 12-23	Re-issued for Coordination
3	Nov 29-23	Re-issued for Coordination
2	Nov 21-23	Re-issued for Coordination
1	Nov 6-23	Issued for Submission

REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

Phase 5
Royal Bay
Colwood, BC

TITLE

Producers Way
Landscape Concept Plan
Zone 1d

SCALE

1:150

DRAWN

AG

CHECKED

CW

PROJECT No. 2305

DATE

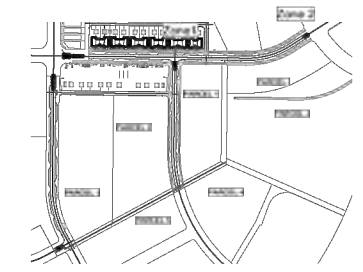
Nov 02, 2023

L8 of 9

SHEET

Schedule 3

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1 Context Plan Scale: 1:5000

Table with columns for Material, Lot (1-23), and Qty. Lists various plants like Little Gem Magnolia, Eddies White Wonder Dogwood, etc., and materials like Lawn, Gravel, Ornamental Gravel.

Table with columns for Material, Lot (24-45), and Qty. Continues the list of materials and plants for lots 24 through 45.

NOTE Private lot garden designs prepared by Gablecraft. Design contact Mike Struble (mstruble@gablecraft.ca)

Summary table with columns for Material, Overall Cost, and Total. Totals: \$550,674.

Revisions table with columns for No., Date, and Description. Includes entries for coordination and submission.

REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105

PROJECT

Phase 5 Royal Bay Colwood, BC

TITLE

Producers Way Landscape Concept Plan Zone 1d

SCALE

1:150

DRAWN

AG

CHECKED

CW

PROJECT No.

2305

DATE

Nov 02, 2023

L9 of 9

SHEET

