



CITY OF COLWOOD

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

File: DPA00003 - 12 Additional Studio Units at 325 Royal Commons

DEVELOPMENT PERMIT DPA00003

THIS PERMIT, issued **APRIL 2, 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: RB COMMONS APARTMENTS LP
1774-1055 DUNSMUIR ST
VANCOUVER BC V7X 1L2

(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 1, SECTION 40, ESQUIMALT LAND DISTRICT, PLAN EPP122243, & SEC 54
325 ROYAL COMMONS

(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 five apartment buildings and associated site improvements are consistent with the design guidelines for areas designated as "Seaside Village" 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 February 7th, 2024.
8. This Development Permit, in combination with Development Permit no. DP-22-022A, authorizes the construction of five 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:

GENERAL

- 8.1. The following permits issued on the Lands by the City of Colwood apply, remain valid and are in no way diminished by this Development Permit:
 - 8.1.1. All conditions of Form and Character Development Permit no. DP-22-022A.

FORM AND CHARACTER CONDITIONS

- 8.2. The Form and Character Development Permit DP-22-022A is amended to include the changes proposed to the mixed-use apartment building that are shown in Schedule 1.

ISSUED ON THIS 2ND DAY OF APRIL 2024.



JOHN ROSENBERG, A.Sc.T.

DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

Advisory Comment: Please be advised that Dev. Services staff review the lot area, FAR, lot coverage, setbacks and other zoning requirements based on the site as a whole (rather than building by building) given that it will remain one single lot. Please ensure that future BP submissions include calculations for these amounts based on the total combined amounts for all five buildings as a whole.

PARCEL B																								UPDATED: FEB. 07/2024							
	Site Area		FAR Ratio Permit.	FAR Permitted		FAR Ratio Prop.	FAR Proposed		Lot Cov. Permitted	Lot Coverage Permitted		Lot Cov. Proposed	Lot Coverage Proposed		Lot Cov. Permitted	Lot Coverage Permitted		Lot Cov. Proposed	Lot Coverage Proposed		Open Area. Perm.	Open Area Permitted		Open Area. Prop.	Open Area Proposed		Max Height Permitted				
	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	Ratio	Sq. ft.	Sq. m.	ft.	m
Mixed Use	50,852	4,724	3.00	152,557	14,173	1.41	71,948	6,684	0.50	25,426	2,362	0.39	19,710	1,831	0.80	40,682	3,779	0.80	40,449	3,758									49.21	15.00	15.00
Amenity	15,668	1,456	3.00	47,003	4,367	0.27	4,170	387	0.50	7,834	728	0.27	4,170	387	0.80	12,534	1,164												49.21	15.00	7.62
Apartment A	47,166	4,382	2.50	117,915	11,146	1.64	77,382	7,189	0.50	23,583	2,191	0.28	13,019	1,210	0.80	37,733	3,505	0.59	27,690	2,572									78.74	24.00	20.00
Apartment B	42,113	3,912	2.50	105,282	11,737	1.69	71,051	6,601	0.50	21,056	1,956	0.28	11,964	1,111	0.80	33,690	3,130	0.63	26,575	2,469									78.74	24.00	20.00
Apartment C	39,713	3,689	2.50	99,283	11,068	1.79	71,051	6,601	0.50	19,857	1,845	0.30	11,964	1,111	0.80	31,771	2,952	0.64	25,365	2,356									78.74	24.00	20.00
Apartment D	48,119	4,470	2.50	120,296	13,443	1.86	89,514	8,325	0.50	24,059	2,235	0.31	15,063	1,399	0.80	38,495	3,576	0.67	32,588	3,009									78.74	24.00	20.00
Total	243,630	22,634		642,335	67,902		385,216	35,788		121,815	11,317		75,890	7,050		194,904	18,107		152,467	14,165	0.10	24,363	2,263	0.46	295,474	31,235					

OVERALL GFA SUMMARY																								
GFA	Mixed Use Commercial			Mixed Use Residential			Amenity			Apartment A			Apartment B			Apartment C			Apartment D			Overall Combined Apartment ABCD		
	Common	Net	Gross	Common	Net	Gross	Common	Net	Gross	Common	Net	Gross	Common	Net	Gross	Common	Net	Gross	Common	Net	Gross	Common	Net	Gross
Level 1	780	14,590	15,370	1,777		1,777	4,170		4,170	2,392	9,895	12,287	2,312	8,919	11,231	2,312	8,919	11,231	2,578	11,721	14,299	9,594	39,454	49,048
Level 2				2,156	16,111	18,267				1,309	11,710	13,019	1,230	10,734	11,964	1,230	10,734	11,964	1,527	13,536	15,063	5,296	46,714	52,010
Level 3				2,156	16,111	18,267				1,309	11,710	13,019	1,230	10,734	11,964	1,230	10,734	11,964	1,527	13,536	15,063	5,296	46,714	52,010
Level 4				2,156	16,111	18,267				1,309	11,710	13,019	1,230	10,734	11,964	1,230	10,734	11,964	1,527	13,536	15,063	5,296	46,714	52,010
Level 5										1,309	11,710	13,019	1,230	10,734	11,964	1,230	10,734	11,964	1,527	13,536	15,063	5,296	46,714	52,010
Level 6										1,309	11,710	13,019	1,230	10,734	11,964	1,230	10,734	11,964	1,527	13,536	15,063	5,296	46,714	52,010
Total	780	14,590	15,370	8,245	48,333	56,578	4,170	4,170	4,170	8,937	68,445	77,382	8,462	62,589	71,051	8,462	62,589	71,051	10,213	79,401	89,614	40,244	273,024	309,098
Efficiency per Bldg		94.93%			85.43%						88.45%			88.09%			88.09%							88.33%

Advisory Comment: these amounts seem off; staff are satisfied that this requirement has been met based on what is shown in the site plan, but the amount shown here does not appear to reflect what is shown in the plans. Please update this in future BP submissions for this development.

CRU + RESIDENTIAL COUNT								
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total	Mix
Mixed-Use Comm.							14,590	
CRU-1 to CRU-8								
Total	14,590						14,590	
Mixed Use Res.								
Studio	3	3	3	3	3	3	9	13%
1 Bedroom	14	14	14	14	14	14	42	61%
2 Bedroom	6	6	6	6	6	6	18	26%
Total	23	23	23	23	23	23	69	100%
Apartment A								
Studio	4	4	4	4	4	4	24	26%
1 Bedroom	6	6	6	6	6	6	36	38%
2 Bedroom	4	6	6	6	6	6	34	36%
Total	14	16	16	16	16	16	94	100%
Apartment B								
Studio	2	2	2	2	2	2	12	15%
1 Bedroom	6	6	6	6	6	6	36	44%
2 Bedroom	4	6	6	6	6	6	34	41%
Total	12	14	14	14	14	14	82	100%
Apartment C								
Studio	2	2	2	2	2	2	12	15%
1 Bedroom	6	6	6	6	6	6	36	44%
2 Bedroom	4	6	6	6	6	6	34	41%
Total	12	14	14	14	14	14	82	100%
Apartment D								
Studio	4	4	4	4	4	4	24	23%
1 Bedroom	6	6	6	6	6	6	36	34%
2 Bedroom	6	8	8	8	8	8	46	43%
Total	16	18	18	18	18	18	106	100%
Total							433	

PARKING REQUIRED					
Stall Ratio	Stalls	Visitor 15%	Small Car Count	Small Car %	HC
4/1,000 sf	58				
	58		18	30%	1
0.8	7				
1	42				
1.3	23				
	73		22	30%	2
0.8	19				
1	36				
1.3	44				
	99	14.85	30	30%	2
0.8	10				
1	36				
1.3	44				
	90	13.50	27	30%	2
0.8	10				
1	36				
1.3	44				
	90	13.50	27	30%	2
0.8	19				
1	36				
1.3	60				
	115	17	35	30%	2
	467	59			
	525				

PARKING PROVIDED					
Stall Ratio	Stalls	Visitor 15%	Small Car Count	Small Car %	HC
	59		1	2%	2
	73		15	21%	2
	100	17	6	6%	2
	93	14	22	24%	3
	90	14	24	27%	5
	121	17	16	13%	4
	477	62			
	539				

	BIKE + SCOOTER REQUIRED			BIKE + SCOOTER PROPOSED		
	Bike Long Term	Bike Short Term	Scooter	Bike Long Term	Bike Short Term	Scooter
Mixed-Use Comm.						
Total	6	6	1	6	6	1
Mixed Use Res.						
Total	75	6		75	6	
Apartment A						
Total	104			104		
Apartment B						
Total	94			94		
Apartment C						
Total	94			94		
Apartment D						
Total	121			121		
Total	493	12	1	493	12	1



RH Architects Inc.

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

Advisory comment: Long-term bicycle parking for apartments is based on the number of units over/under 60m2. Please ensure that Building Permit plans indicate how many of the proposed units will be >60m2 and how many will be <60m2 so that staff can confirm that these amounts are correct. Refer to sample table attached.

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION: DATE:
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ARCHITECTURAL SEAL:

30 MAR. 2023



PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
STATS

BASE FILE:
SCALE: NA
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**



DP: RP:

	EOT REQUIRED				EOT PROPOSED			
	Shower	Toilet	Sink	Bike Repair Set	Shower	Toilet	Sink	Bike Repair Set
Mixed-Use Comm.								
CRU-1 to CRU-8								
Total	1		1	1	1	1	1	1
Mixed Use Res.								
Total				1				1
Apartment A								
Total				1				1
Apartment B								
Total				1				1
Apartment C								
Total				1				1
Apartment D								
Total				1				1
Total	1		1	6	1	1	1	6

Property Line PL	Road Description	Mixed Use Building - Required		Mixed Use Building - Proposed	
		Meter	Feet	Meter	Feet
North PL	Royal Commons Road	2.00	6.56	2.00	6.56
West PL	Ryder Hesjedal Way	1.00	3.28	40.00	131.23
East PL	Producers Way	1.00	3.28	4.00	13.12
South PL	Park	3.00	9.84	185.00	606.96

Property Line PL	Road Description	Amenity - Required		Amenity - Proposed	
		Meter	Feet	Meter	Feet
North PL	Royal Commons Road	2.00	6.56	50.00	164.04
West PL	Ryder Hesjedal Way	3.00	9.84	45.00	147.64
East PL	Producers Way	3.00	9.84	50.00	164.04
South PL	Park	3.00	9.84	120.00	393.70

Property Line PL	Road Description	Apartment A - Required		Apartment A - Proposed	
		Meter	Feet	Meter	Feet
North PL	Royal Commons Road	4.50	14.76	52.00	170.60
West PL	Ryder Hesjedal Way	6.00	19.69	75.00	246.06
East PL	Producers Way	4.50	14.76	10.00	32.81
South PL	Park	3.00	9.84	85.00	278.87

Property Line PL	Road Description	Apartment B - Required		Apartment B - Proposed	
		Meter	Feet	Meter	Feet
North PL	Royal Commons Road	4.50	14.76	130.00	426.51
West PL	Ryder Hesjedal Way	4.50	14.76	70.00	229.66
East PL	Producers Way	6.00	19.69	9.50	31.17
South PL	Park	3.00	9.84	5.50	18.04

Property Line PL	Road Description	Apartment C - Required		Apartment C - Proposed	
		Meter	Feet	Meter	Feet
North PL	Royal Commons Road	4.50	14.76	150.00	492.13
West PL	Ryder Hesjedal Way	4.50	14.76	9.50	31.17
East PL	Producers Way	6.00	19.69	35.00	114.83
South PL	Park	3.00	9.84	8.50	27.89

Property Line PL	Road Description	Apartment D - Required		Apartment D - Proposed	
		Meter	Feet	Meter	Feet
North PL	Royal Commons Road	4.50	14.76	55.00	180.45
West PL	Ryder Hesjedal Way	4.50	14.76	10.00	32.81
East PL	Producers Way	6.00	19.69	70.00	229.66
South PL	Park	3.00	9.84	65.00	213.25



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5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023



PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
STATS

BASE FILE:
SCALE: NA
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A0.01a

DP:
RP:

Mixed Use Residential Unit Count

Area Calculation				
Floor Level	Res. Gross	Res. Net.	Common Area	Units Count
Level-1	1,777		1,777	
Level-2	18,267	16,111	2,156	23.00
Level-3	18,267	16,111	2,156	23.00
Level-4	18,267	16,111	2,156	23.00
Level-5				
Level-6				
Roof Deck				
Total (sq.ft.)	56,578	48,333	8,245	69.00
Total (sq.m.)	5,256	4,490	766	

Buildings A Residential Unit Count (Each)

Area Calculation				
Floor Level	Res. Gross	Res. Net.	Common Area	Units Count
Level-1	12,287	9,895	2,392	14.00
Level-2	13,019	11,710	1,309	16.00
Level-3	13,019	11,710	1,309	16.00
Level-4	13,019	11,710	1,309	16.00
Level-5	13,019	11,710	1,309	16.00
Level-6	13,019	11,710	1,309	16.00
Roof Deck				
Total (sq.ft.)	77,382	68,445	8,937	94.00
Total (sq.m.)	7,189	6,359	830	

Unit Mix Summary/Per floor									
Unit Name	Area (sq.ft.)	Type	Count/FL	Total (sq.ft.)	Count/Type	Percentage	Percentage		
NA1	483	Studio	9	4,347	9	13%	13%		
NB1	637	1 Bed + Den	36	22,932	42	52%	61%		
NB2	719	1 Bed + Den	6	4,314				9%	
NC1	810	2 Bed	6	4,860	18	9%	26%		
NC4	990	2 Bed + Den	12	11,880				17%	
Total			69	48,333	69	100.00%	100.00%		

Unit Mix Summary/Per									
Unit Name	Area (sq.ft.)	Type	Count/FL	Total (sq.ft.)	Count/Type	Percentage	Percentage		
SA1	488	Studio	24	11,712	24	26%	26%		
SB1	643	1 Bed + Den	24	15,432	36	26%	38%		
SB2	752	1 Bed + Den	12	9,024				13%	
SC1	849	2 Bed	5	4,245	34	5%	36%		
SC2	913	2 Bed	6	5,478				6%	
SC3	966	2 Bed + Den	5	4,830				5%	
SC4	964	2 Bed + Den	6	5,784				6%	
SC5	995	2 Bed + Den	12	11,940				13%	
Total			94	68,445	94	100.00%	100.00%		



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PROJECT:
PARCEL B
COLWOOD, B.C.

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STATS

BASE FILE:
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PLOT DATE: 07 FEB. 2024
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CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO. **A0.02**

DP:
RP:

Buildings B C Residential Unit Count (Each)

Area Calculation				
Floor Level	Res. Gross	Res. Net.	Common Area	Units Count
Level-1	11,231	8,919	2,312	12.00
Level-2	11,964	10,734	1,230	14.00
Level-3	11,964	10,734	1,230	14.00
Level-4	11,964	10,734	1,230	14.00
Level-5	11,964	10,734	1,230	14.00
Level-6	11,964	10,734	1,230	14.00
Roof Deck				
Total (sq.ft.)	71,051	62,589	8,462	82.00
Total (sq.m.)	6,601	5,815	786	

Buildings D Residential Unit Count (Each)

Area Calculation				
Floor Level	Res. Gross	Res. Net.	Common Area	Units Count
Level-1	14,299	11,721	2,578	16.00
Level-2	15,063	13,536	1,527	18.00
Level-3	15,063	13,536	1,527	18.00
Level-4	15,063	13,536	1,527	18.00
Level-5	15,063	13,536	1,527	18.00
Level-6	15,063	13,536	1,527	18.00
Roof Deck				
Total (sq.ft.)	89,614	79,401	10,213	106.00
Total (sq.m.)	8,325	7,377	949	

Unit Mix Summary/Per floor									
Unit Name	Area (sq.ft.)	Type	Count/FL	Total (sq.ft.)	Count/Type	Percentage	Percentage		
SA1	488	Studio	12	5,856	12	15%	15%		
SB1	643	1 Bed + Den	24	15,432	36	29%	44%		
SB2	752	1 Bed + Den	12	9,024				15%	
SC1	849	2 Bed	5	4,245	34	6%	41%		
SC2	913	2 Bed	6	5,478				7%	
SC3	966	2 Bed + Den	5	4,830				6%	
SC4	964	2 Bed + Den	6	5,784				7%	
SC5	995	2 Bed + Den	12	11,940				15%	
Total			82	62,589	82	100.00%	100.00%		

Unit Mix Summary/Per floor									
Unit Name	Area (sq.ft.)	Type	Count/FL	Total (sq.ft.)	Count/Type	Percentage	Percentage		
SA1	488	Studio	24	11,712	24	23%	23%		
SB1	643	1 Bed + Den	24	15,432	36	23%	34%		
SB2	752	1 Bed + Den	12	9,024				11%	
SC1	849	2 Bed	5	4,245	46	5%	43%		
SC2	913	2 Bed	18	16,434				17%	
SC3	966	2 Bed + Den	5	4,830				5%	
SC4	964	2 Bed + Den	6	5,784				6%	
SC5	995	2 Bed + Den	12	11,940				11%	
Total			106	79,401	106	100.00%	100.00%		



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
STATS

BASE FILE:
SCALE: NA
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO. **A0.03**

DP:
RP:



NO.	DATE
1.	2021
2.	2021
3.	2021
4.	2021
5.	2021
6.	2021



PROJECT NO.
DP MINOR AMENDMENT # 1
07 FEB 2024

NO.	DATE
1.	2021
2.	2021
3.	2021
4.	2021
5.	2021
6.	2021

ARCHITECTURAL, INC.

2021
MPREgroup
multiphase project management group

PROJECT
PARCEL B
COLLEWOOD, B.C.

DRAWING TITLE
AERIAL VIEW

DATE PLOTTED: 07 FEB 2024
PLOT DATE: 07 FEB 2024
DRAWN: PS / SS
CHECKED: EEB

PROJECT NO.: 2126/2138

A0.03c



AERIAL VIEW - SOUTH EAST CORNER

NO.	DATE	REVISION
1.	20 MAR 2023	3D MASSING
2.	20 MAR 2023	3D MASSING
3.	20 MAR 2023	3D MASSING
4.	20 MAR 2023	3D MASSING
5.	20 MAR 2023	3D MASSING

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024

NO REVISIONS
 DATE
 07 FEB 2024

ARCHITECTURAL, INC.

20 MAR 2023

TCREgroup
 CONSULTING ENGINEERS ARCHITECTS INC.

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
3D MASSING

SCALE
 1/32" = 1'-0"
 DATE: 07 FEB 2024
 DRAWN: PS / SS
 CHECKED: EEB

PROJECT NO.
2126/2138

NO. **A0.05**



AERIAL VIEW - NORTH EAST CORNER



RH Architects Inc.

125 Powell Street, Unit 10
 Vancouver, BC Canada
 V6A 3E1

T 604.688.4052
 F 604.688.1281

www.rharchitects.ca

NO.	DATE
1.	20 MAR 2023
2.	20 MAR 2023
3.	20 MAR 2023
4.	20 MAR 2023
5.	20 MAR 2023
6.	17 FEB 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024

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ARCHITECT/IN CHARGE

20 MAR 2023

2023
TPCREgroup
 TRANSFORMING COMMUNITIES

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
3D MASSING

DATE PLOTTED: 07 FEB 2024
 PLOT DATE: 07 FEB 2024
 DRAWN BY: PS / SS
 CHECKED BY: EER

PROJECT NO. **2126/2138**

A0.06



AERIAL VIEW - NORTH WEST CORNER



RH Architects Inc.

225 Powell Street, Unit 10
 Vancouver, BC Canada
 V6A 3E1

T 604.689.4002
 F 604.689.1091

www.rharchitects.ca

NO.	DATE	REVISION
1.	20 APR 2021	SCHEMATIC DESIGN
2.	20 APR 2021	SCHEMATIC DESIGN
3.	20 APR 2021	SCHEMATIC DESIGN
4.	20 APR 2021	SCHEMATIC DESIGN
5.	20 APR 2021	SCHEMATIC DESIGN
6.	17 FEB 2024	3D MASSING

PROJECT NO.
DP WINOR AMENDMENT # 1
 07 FEB 2024

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ARCHITECTS, INC.

20 MAR 2024

GROUP
TPCREgroup
 TRANSFORMING COMMUNITIES TOGETHER

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING FILE
3D MASSING

DRAWN BY
 NTS
 CHECKED BY
 PS / SS
 APPROVED BY
 BB

PROJECT NO.
2126/2138

PLANS
A0.07

DATE



VIEW SOUTH EAST OF MIXED USE BUILDING FROM ROYAL COMMONS ROAD



CORNER RESTAURANT PATIO - PRODUCERS WAY AND ROYAL COMMONS ROAD

RHA

RH Architects Inc.

225 Powell Street, Unit 210
Vancouver, BC Canada
V6A 3E1

T 604.688.4002
F 604.688.1081

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NO.	DATE	REVISION
1.	20 APR 2023	SCHEMATIC DESIGN
2.	20 APR 2023	SCHEMATIC DESIGN
3.	20 APR 2023	SCHEMATIC DESIGN
4.	20 APR 2023	SCHEMATIC DESIGN
5.	20 APR 2023	SCHEMATIC DESIGN
6.	17 FEB 2024	DP MINOR AMENDMENT #1

ISSUED FOR:
DP MINOR AMENDMENT # 1
07 FEB 2024

NO.	DATE	REVISION
1.	20 APR 2023	SCHEMATIC DESIGN
2.	20 APR 2023	SCHEMATIC DESIGN
3.	20 APR 2023	SCHEMATIC DESIGN
4.	20 APR 2023	SCHEMATIC DESIGN
5.	20 APR 2023	SCHEMATIC DESIGN
6.	17 FEB 2024	DP MINOR AMENDMENT #1

ARCHITECTURAL, INC.

20 MAR 2024

2023
MPREgroup
multiphase project management

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING FILE:
3D MASSING

DATE PLOTTED:
DATE: 17 FEB 2024
SCALE: PS / 50
PLOTTER: P24

PROJECT NO.: **2126/2138**

2126/2138
A0.08

DATE: 17 FEB 2024



VIEW SOUTH WEST OF MIXED USE BUILDING FROM ROYAL COMMONS ROAD

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NO.	DATE	REVISION
1.	20 MAR 2024	3D MASSING
2.	27 FEB 2024	REVISED
3.	28 MAR 2024	REVISED
4.	28 MAR 2024	REVISED
5.	28 MAR 2024	REVISED
6.	28 MAR 2024	REVISED

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024

NO.	DATE	REVISION
1.	28 MAR 2024	3D MASSING
2.	27 FEB 2024	REVISED
3.	28 MAR 2024	REVISED
4.	28 MAR 2024	REVISED
5.	28 MAR 2024	REVISED
6.	28 MAR 2024	REVISED

ARCHITECT: RHA

2024
TPCREgroup
 TRANSFORMING COMMUNITIES

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
3D MASSING

DATE PLOTTED: 27 FEB 2024
 PLOT DATE: 27 FEB 2024
 PLOTTER: PS / 55
 PLOTTED BY: EEB

PROJECT NO.
2126/2138



A0.09



VIEW NORTH WEST OF MIXED USE BUILDING FROM NORTH LANE

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Vancouver, BC Canada
V6A 3E5

T 604.688.4002
F 604.688.1281

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NO.	DATE	REVISION
1.	20 MAR 2023	3D MASSING
2.	20 MAR 2023	3D MASSING
3.	20 MAR 2023	3D MASSING
4.	20 MAR 2023	3D MASSING
5.	20 MAR 2023	3D MASSING

PROJECT NO.
DP MINOR AMENDMENT # 1
07 FEB 2024

DATE: 07 FEB 2024
PROJECT: DP MINOR AMENDMENT # 1
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1:100

ARCHITECT: RHA

30 MAR 2024

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PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
3D MASSING

DATE PLOTTED: 07 FEB 2024
 PLOT DATE: 07 FEB 2024
 PLOT SCALE: 1/1
 PLOT SHEET: 1/1

PROJECT NO.: **2126/2138**

A0.11



VIEW SOUTH OF AMENITY BUILDING FROM NORTH LANE

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NO.	DATE	REVISION
1.	20 MAR 2023	INITIAL DESIGN
2.	20 MAR 2023	DP REVISIONS
3.	20 MAR 2023	DP REVISIONS
4.	20 MAR 2023	DP REVISIONS
5.	20 MAR 2023	DP REVISIONS
6.	20 MAR 2023	DP REVISIONS

PROJECT NO.
DP MINOR AMENDMENT # 1
 07 FEB 2024

NO.	DATE	REVISION
1.	20 MAR 2023	INITIAL DESIGN
2.	20 MAR 2023	DP REVISIONS
3.	20 MAR 2023	DP REVISIONS
4.	20 MAR 2023	DP REVISIONS
5.	20 MAR 2023	DP REVISIONS
6.	20 MAR 2023	DP REVISIONS

ARCHITECT/SCALE

20 MAR 2023

PREPARED BY
TPCREgroup
 CONSULTING ENGINEERS ARCHITECTS

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
3D MASSING

DATE PLOTTED: 17/02/2024
 PLOT DATE: 07 FEB 2024
 DRAWING: P2 / 55
 PROJECT: 2126/2138

PROJECT NO.
2126/2138

PROJECT NO.
A0.13

DATE

NO.	DATE	DESCRIPTION
1.	20 MAR 2023	3D MASSING
2.	20 MAR 2023	3D MASSING
3.	20 MAR 2023	3D MASSING
4.	20 MAR 2023	3D MASSING
5.	20 MAR 2023	3D MASSING

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB 2024

NO.	DATE	DESCRIPTION
1.	20 MAR 2023	3D MASSING
2.	20 MAR 2023	3D MASSING
3.	20 MAR 2023	3D MASSING
4.	20 MAR 2023	3D MASSING
5.	20 MAR 2023	3D MASSING

ARCHITECT/IN CHARGE

20 MAR 2023

PREPARED BY
TICRE group
LANDSCAPE ARCHITECTS

PROJECT
PARCEL B
COLWOOD, B.C.

DRAWING TITLE
3D MASSING

DATE PLOTTED
DATE: 07 FEB 2024
SCALE: 1/8" = 1'-0"
PLOTTER: PLOT

PROJECT NO.
2126/2138

PLANNING NO.
A0.14



VIEW NORTH OF AMENITY BUILDING FROM INTERIOR COURTYARD

NO.	DATE	REVISION
1.	20 MAR 2023	3D MASSING
2.	20 MAR 2023	3D MASSING
3.	20 MAR 2023	3D MASSING
4.	20 MAR 2023	3D MASSING
5.	20 MAR 2023	3D MASSING
6.	20 MAR 2023	3D MASSING

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB 2024

NO.	DATE	REVISION
1.	20 MAR 2023	3D MASSING
2.	20 MAR 2023	3D MASSING
3.	20 MAR 2023	3D MASSING
4.	20 MAR 2023	3D MASSING
5.	20 MAR 2023	3D MASSING
6.	20 MAR 2023	3D MASSING

ARCHITECT/TEAM, INC.

20 MAR 2023

CREATED BY
TPCREgroup
PROJECTS EXPERTS FOR URBAN GROUP

PROJECT
PARCEL B
COLWOOD, B.C.

DRAWING TITLE
3D MASSING

DATE PLOTTED: 07 FEB 2024
PLOT DATE: 07 FEB 2024
JOBNO: PS / 55
PROJECT: 555

PROJECT NO.
2126/2138

PROJECT NO.
A0.15



VIEW NORTH-EAST FROM PRODUCERS WAY



VIEW SOUTH OF BUILDING B AND C FROM INTERNAL COURTYARD

RHA

RH Architects Inc.

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 Vancouver, BC Canada
 V6A 3E1

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 F 604.688.1081

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NO.	DATE	REVISION
1.	20 MAR 2023	3D RENDERING
2.	20 MAR 2023	3D RENDERING
3.	20 MAR 2023	3D RENDERING
4.	20 MAR 2023	3D RENDERING
5.	20 MAR 2023	3D RENDERING

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024

NO.	DATE	REVISION
1.	20 MAR 2023	3D RENDERING
2.	20 MAR 2023	3D RENDERING
3.	20 MAR 2023	3D RENDERING
4.	20 MAR 2023	3D RENDERING
5.	20 MAR 2023	3D RENDERING

ARCHITECT: RHA

20 MAR 2023

3P
TPCREgroup
 CONSULTING ENGINEERS ARCHITECTS INC.

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING FILE:
3D MASSING

DATE PLOTTED: 07 FEB 2024
 PLOT SCALE: PS / 50
 PLOTTER: P60

PROJECT NO.
2126/2138

A0.16



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Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

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ISSUED:	DATE
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR-AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB. 2024

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 be used otherwise without written permission from the
 architect. Contractors shall verify and be responsible for all
 dimensions of the job and the effect shall be accepted of
 any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
(previously Capital Real Estate Group)

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
3D MASSING

BASE FILE:
 SCALE: NTS
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO. **2126/2138**

DRG. NO. **A0.17**

DP:
EP:



VIEW SOUTH OF BUILDING A AND B LOBBY FROM PRODUCERS WAY



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Vancouver, BC Canada
V6A 3E5

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F 604.688.1281

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NO.	DATE	REVISION
1.	20 APR 2023	3D MASSING
2.	20 APR 2023	3D MASSING
3.	20 APR 2023	3D MASSING
4.	20 APR 2023	3D MASSING
5.	20 APR 2023	3D MASSING
6.	20 APR 2023	3D MASSING

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB 2024

NO.	DATE	REVISION
1.	20 APR 2023	3D MASSING
2.	20 APR 2023	3D MASSING
3.	20 APR 2023	3D MASSING
4.	20 APR 2023	3D MASSING
5.	20 APR 2023	3D MASSING
6.	20 APR 2023	3D MASSING

ARCHITECT/IN CHARGE

20 MAR 2024

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PROJECT
PARCEL B
COLWOOD, B.C.

DRAWING TITLE
3D MASSING

DATE PLOTTED: 07 FEB 2024
PLOT SCALE: PS / 50
PLOTTER: P66

PROJECT NO.
2126/2138

A0.18



VIEW SOUTH OF BUILDING A AND B LOBBY FROM RYDER HESJEDAL



VIEW OF AMENITY EXTERIOR PATIO AND BARBEQUE AREA

RHA

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 Vancouver, BC Canada
 V6A 3E5

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 F 604.688.1281

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NO.	DATE	REVISION
1.	20 APR 2023	ISSUE FOR PERMIT
2.	20 APR 2023	DP REVISIONS
3.	20 MAY 2023	DP REVISIONS
4.	28 JUN 2023	DP REVISIONS
5.	28 JUN 2023	DP REVISIONS
6.	17 FEB 2024	DP REVISIONS

PROJECT NO.
DP MINOR AMENDMENT # 1
 07 FEB 2024

DATE: 07 FEB 2024
 PROJECT: DP MINOR AMENDMENT # 1
 DRAWING NO.: 2126/2138

ARCHITECT: RHA

DATE: 07 FEB 2024

TPCREgroup
 THE PROPERTY CONSULTANTS GROUP

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
3D MASSING

DATE PLOTTED: 07 FEB 2024
 PLOT DATE: 07 FEB 2024
 PLOTTER: PCL 55
 PLOTTED BY: EEB

DRAWING NO.: **2126/2138**

PROJECT NO.
A0.19

DATE

NO.	DATE	REVISION
1.	20 MAR 2023	SCHEMATIC DESIGN
2.	20 MAR 2023	SCHEMATIC DESIGN
3.	20 MAR 2023	SCHEMATIC DESIGN
4.	20 MAR 2023	SCHEMATIC DESIGN
5.	20 MAR 2023	SCHEMATIC DESIGN

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024

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ARCHITECTURAL PLAN

20 MAR 2023

GROUP
TPCRE group
 ARCHITECTS ENGINEERS INTERIORS

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
SITE PLAN

SCALE
 1/32" = 1'-0"
 DATE: 07 FEB 2024
 PROJECT: PS 55
 DRAWING: 008

PROJECT NO.
2126/2138

A1.00





RH Architects Inc.

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

t 604.669.6002
f 604.669.1091

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 PCRE group
 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL P2 PLAN

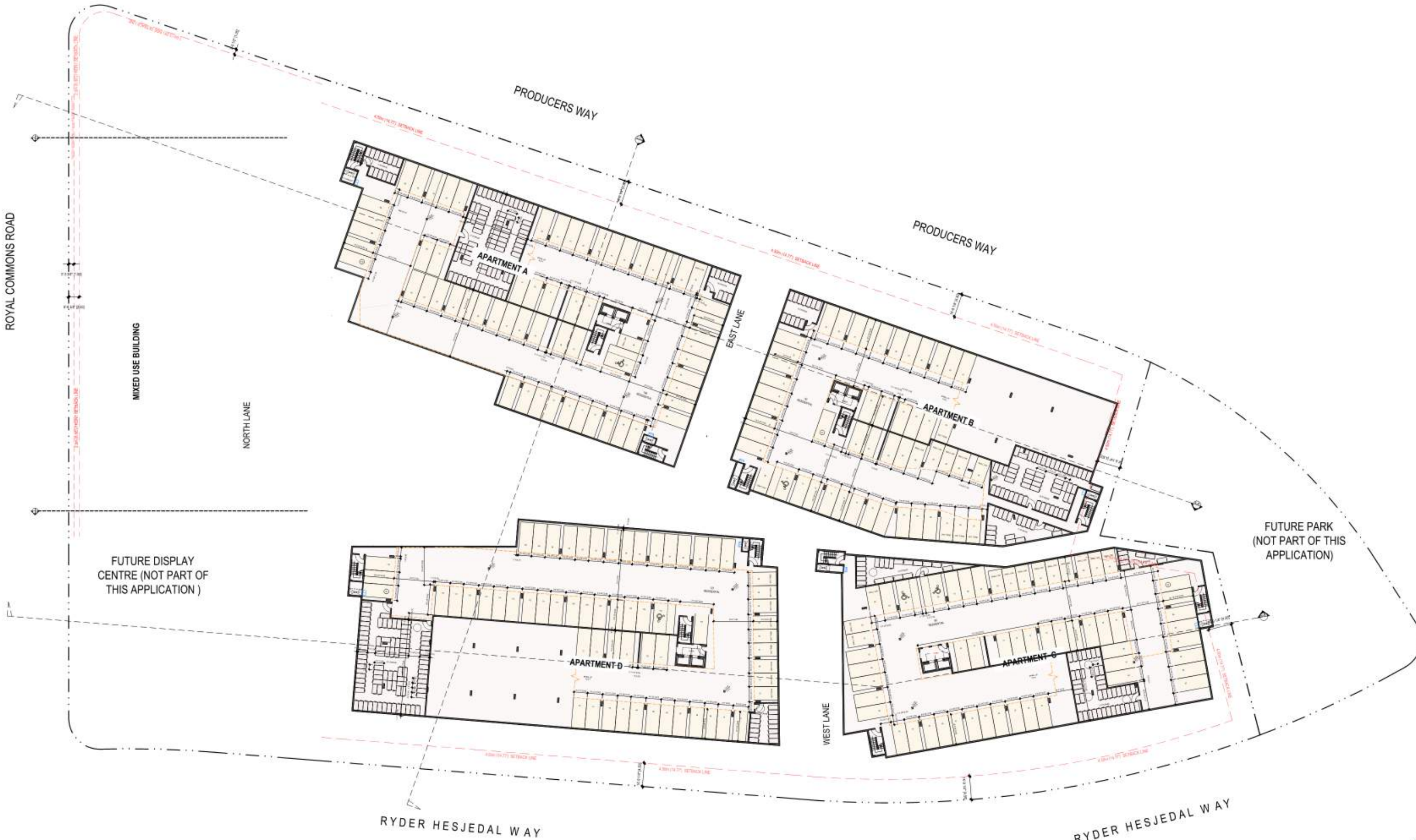
BASE FILE:
 SCALE: 1/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO.
A2.00

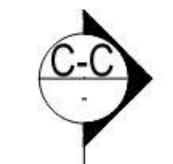
DP:

RP:



LEVEL P2

PRODUCERS WAY



4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE



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Vancouver, BC Canada
V6A 1G1

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL P2 PLAN
APARTMENT A

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A2.03

DP:
RP:

PRODUCERS WAY



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Vancouver, BC Canada
V6A 1G1

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION:	DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL P2 PLAN
APARTMENT B

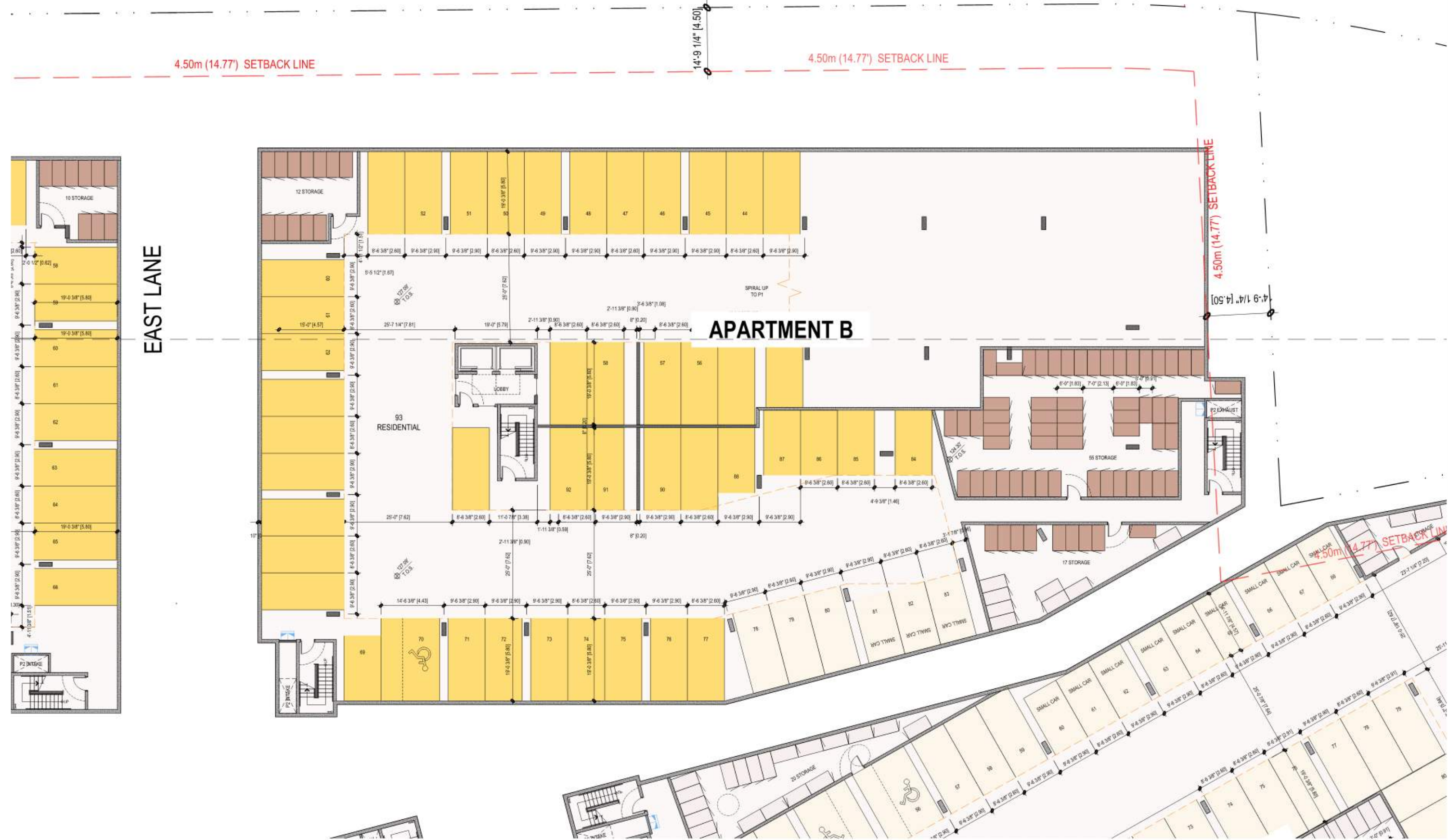
BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO.
A2.04

DP:

RP:



EAST LANE

14'-9 1/4" [4.50]

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

4.50m (14.77') SETBACK LINE

DP:

RP:



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Vancouver, BC Canada
V6A 1G1

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

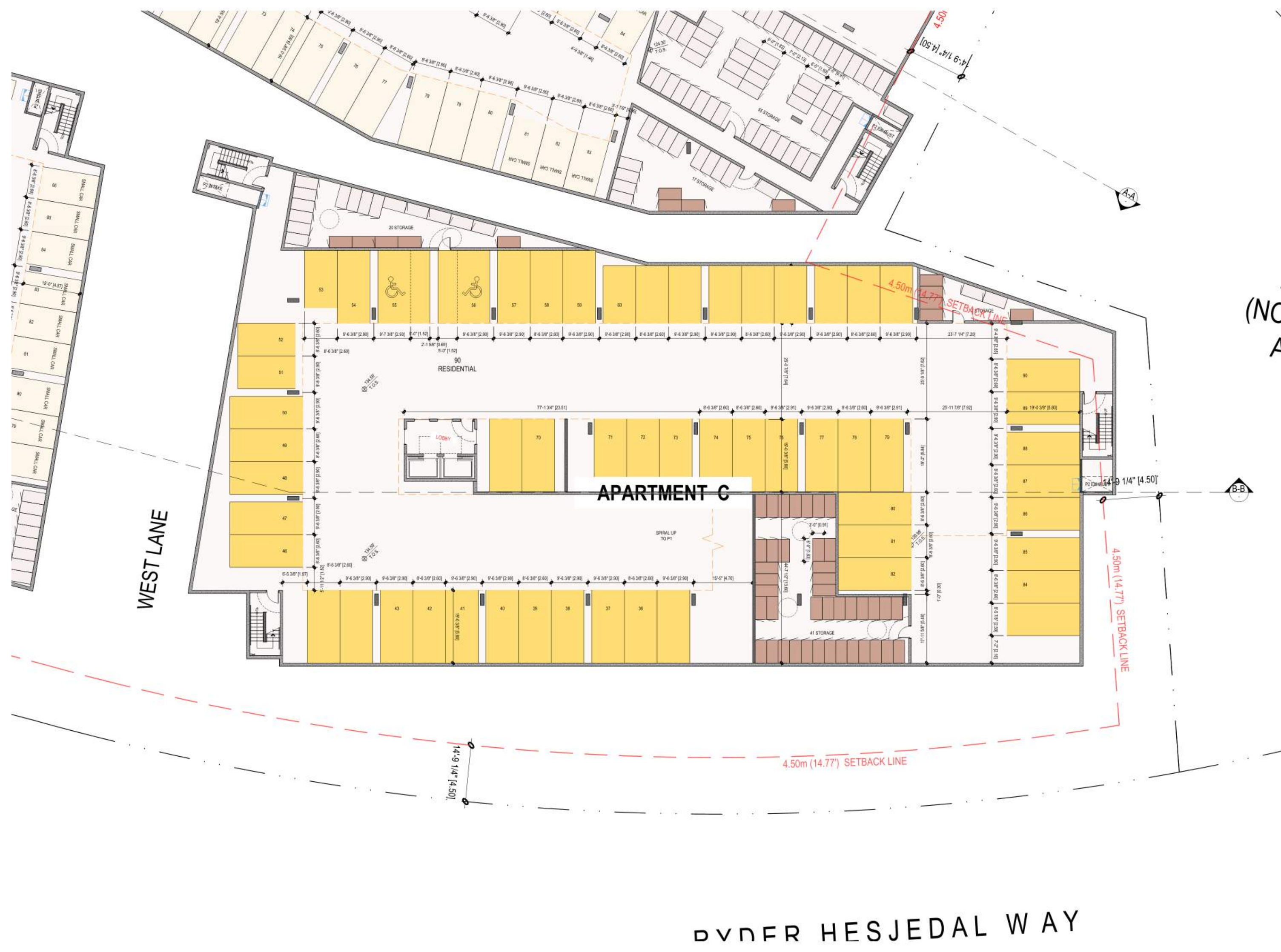
DRAWING TITLE:
LEVEL P2 PLAN
APARTMENT C

BASE FILE:
 SCALE: 3/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO. **A2.05**

DP:
RP:



WEST LANE

DVNDER HESJEDAL WAY

(NC
A

B-B



RH Architects Inc.

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

t 604.669.6002
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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL P2 PLAN
APARTMENT D

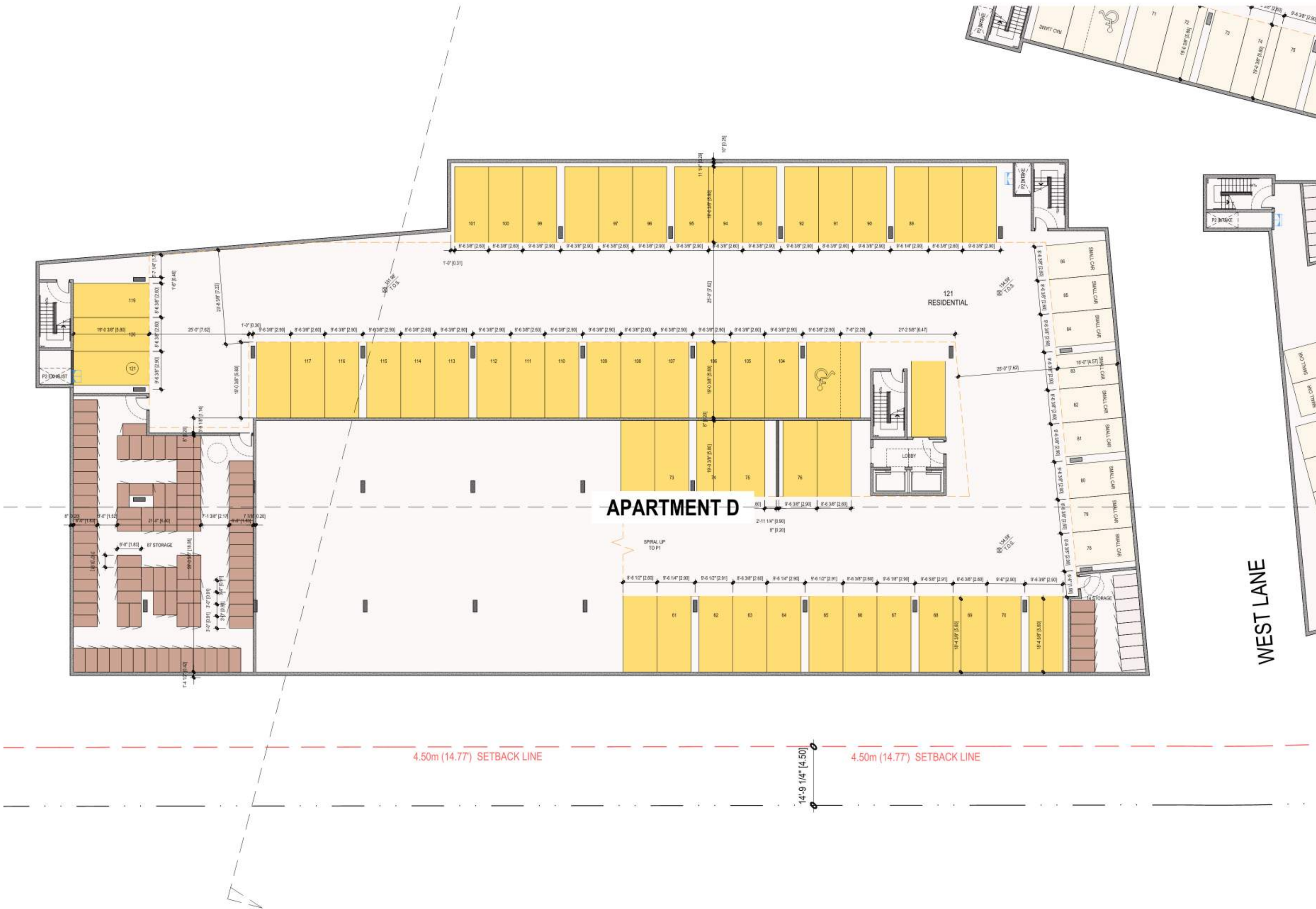
BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A2.06

DP:

RP:



RYDER HESJEDAL WAY



RH Architects Inc.

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

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB. 2024

NO. REVISION:	DATE:
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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL P1 PLAN

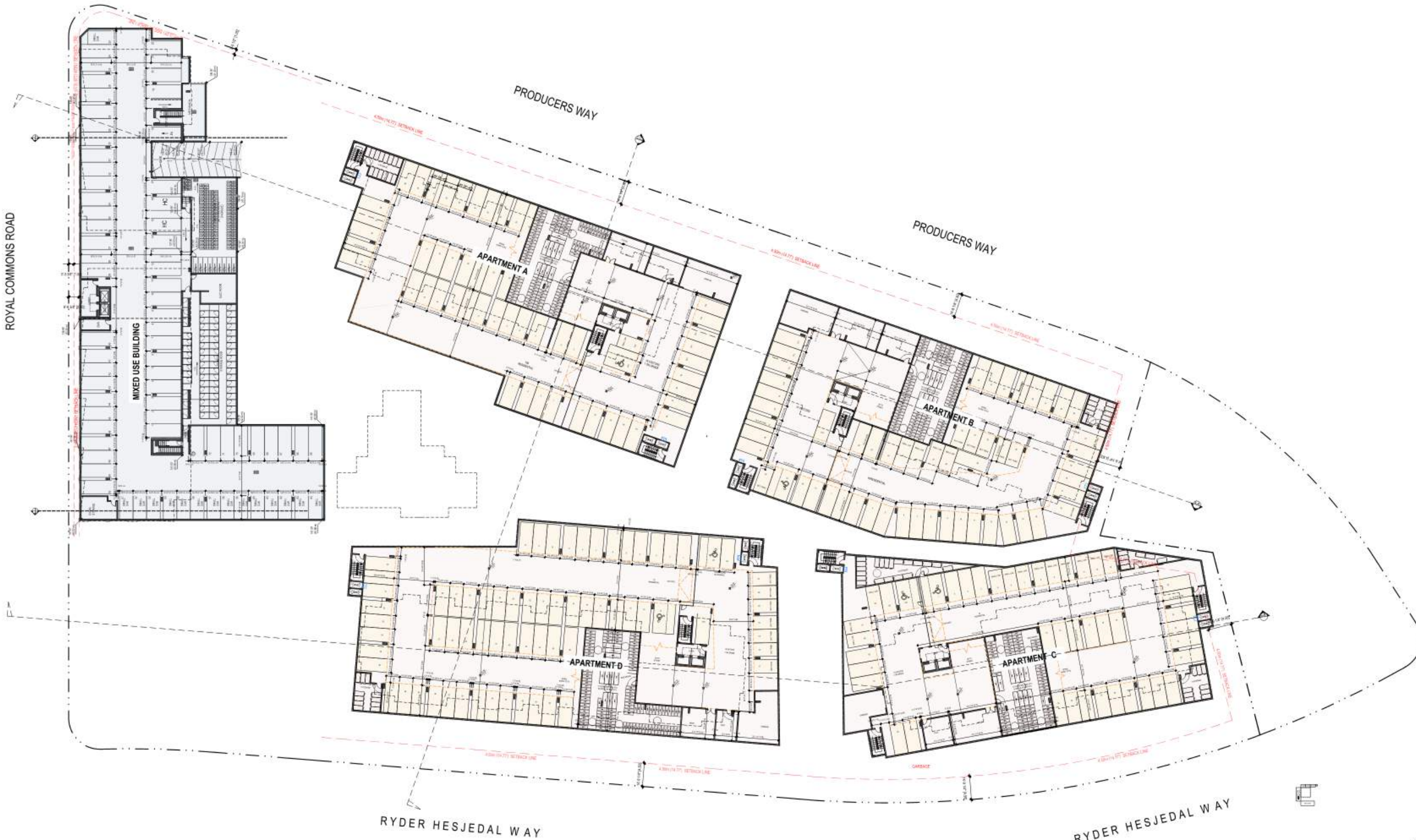
BASE FILE:
 SCALE: 1/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO.
A2.10

DP:

RP:





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V6A 1G1

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ISSUED:	DATE:
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ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL P1 PLAN
MIXED USE BUILDING

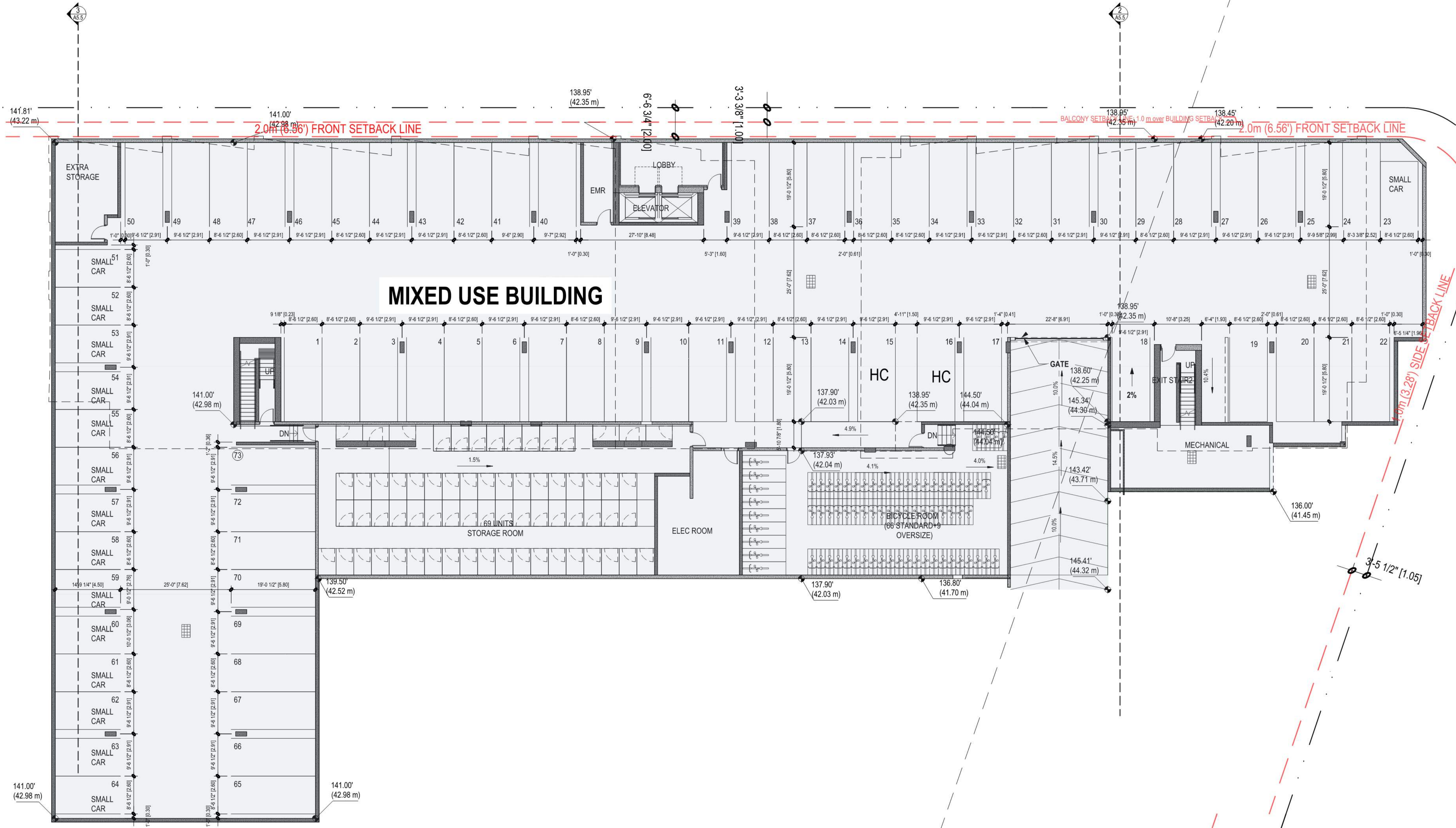
BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO.
A2.11

DP:

RP:



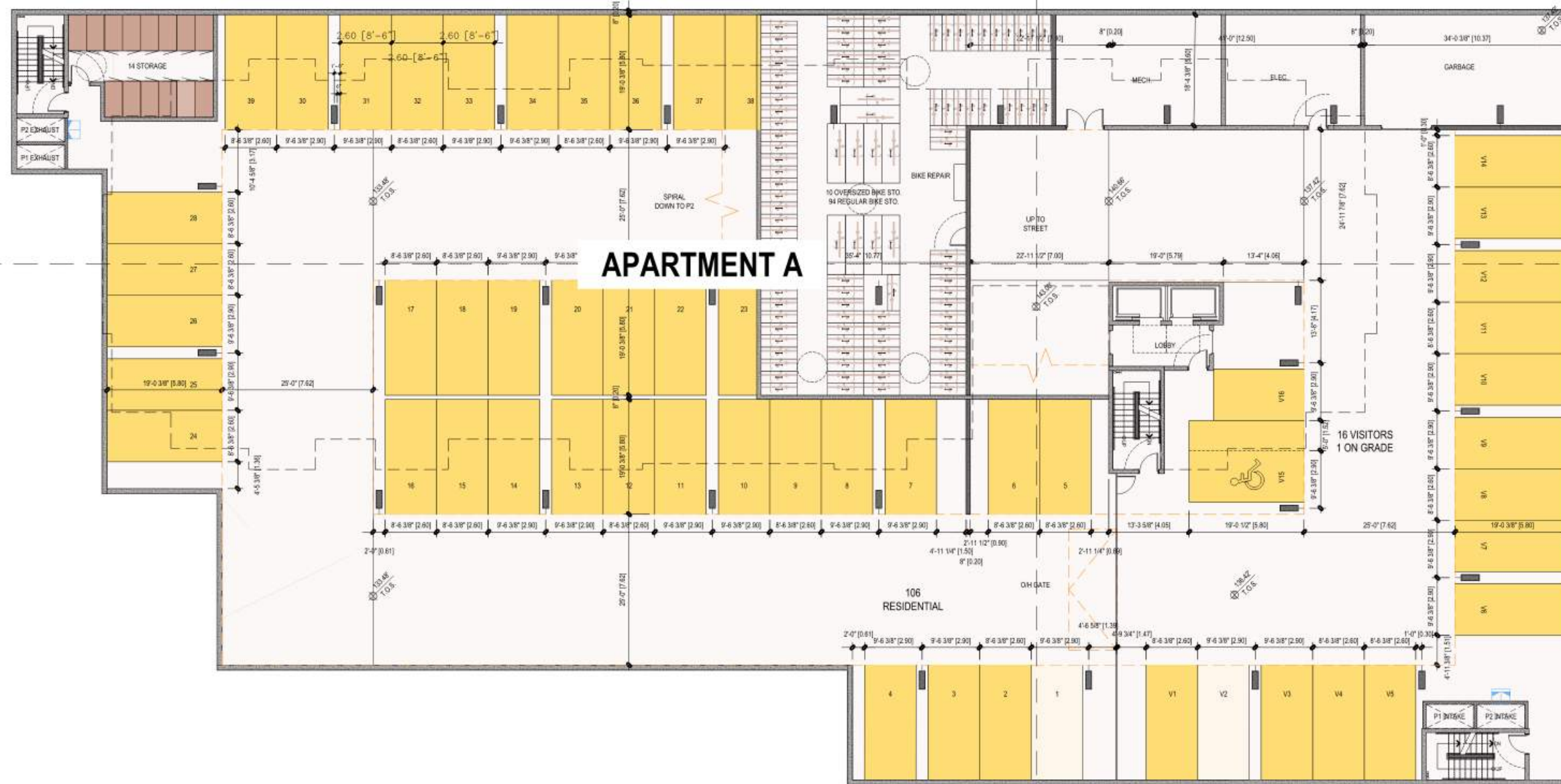
PRODUCERS WAY



14'-9 1/4" (4.50)

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE



EAST LANE



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ISSUED:	DATE:
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5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION:	DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL P1 PLAN
APARTMENT A

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO.
A2.13

DP:
RP:

PRODUCERS WAY



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ISSUED:	DATE:
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5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION:	DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL P1 PLAN
APARTMENT B

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO.
A2.14

DP:

RP:

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

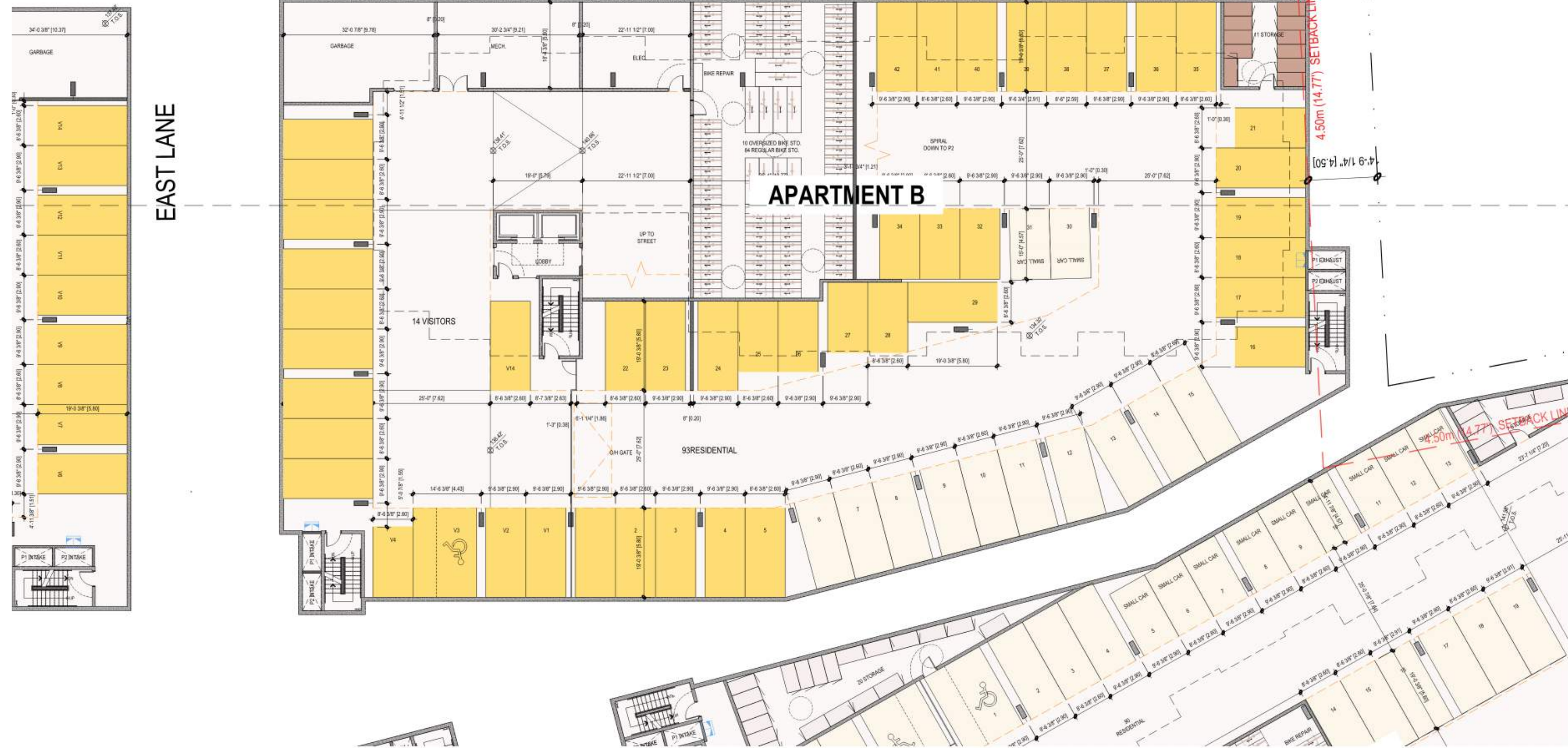
4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

EAST LANE

APARTMENT B

93RESIDENTIAL





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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
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4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL P1 PLAN
APARTMENT C

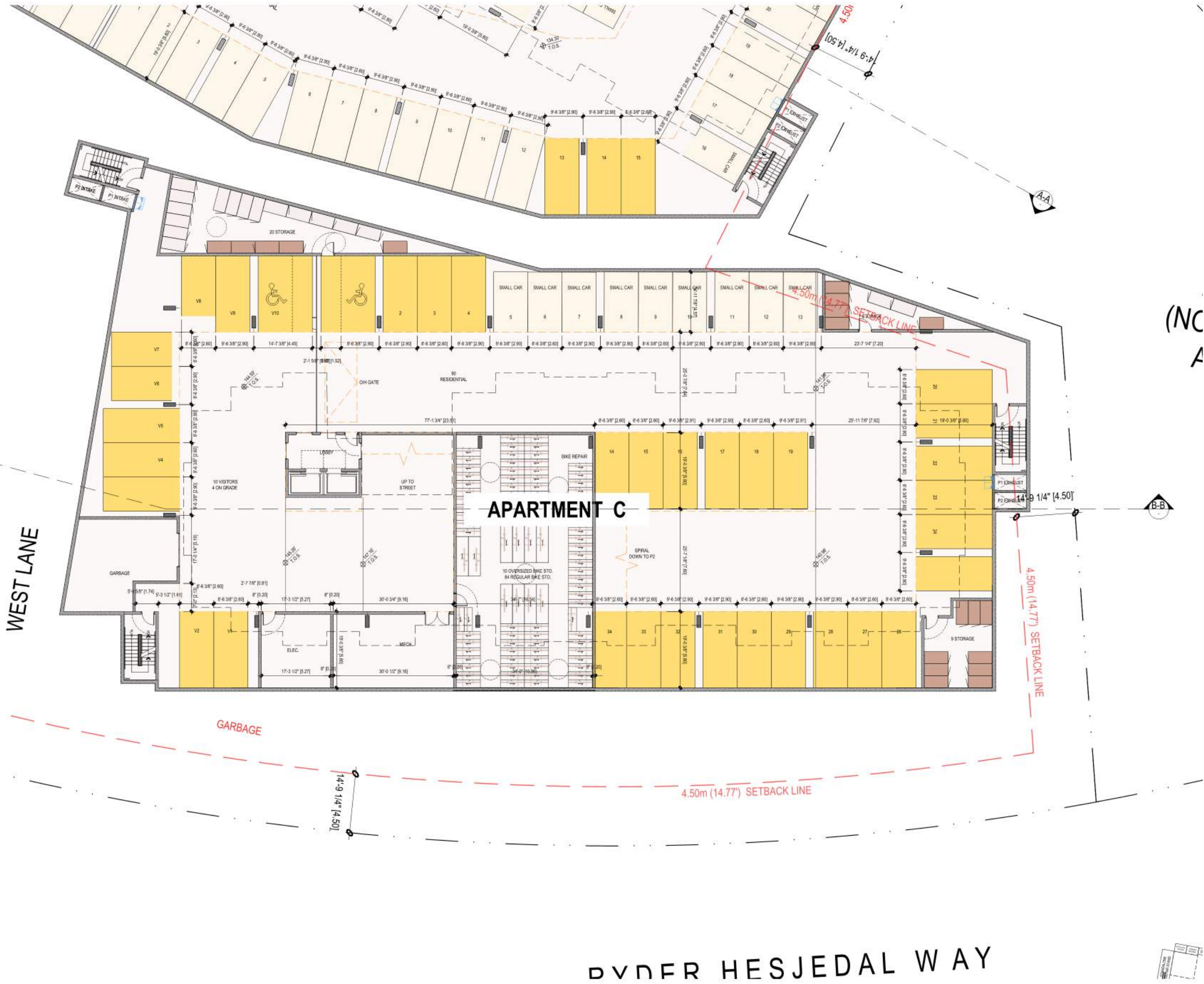
BASE FILE:
 SCALE: 3/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO. **A2.15**

DP:

RP:



(NC
A

B-B

DUFFER HESJEDAL WAY



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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
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ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION: DATE:
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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

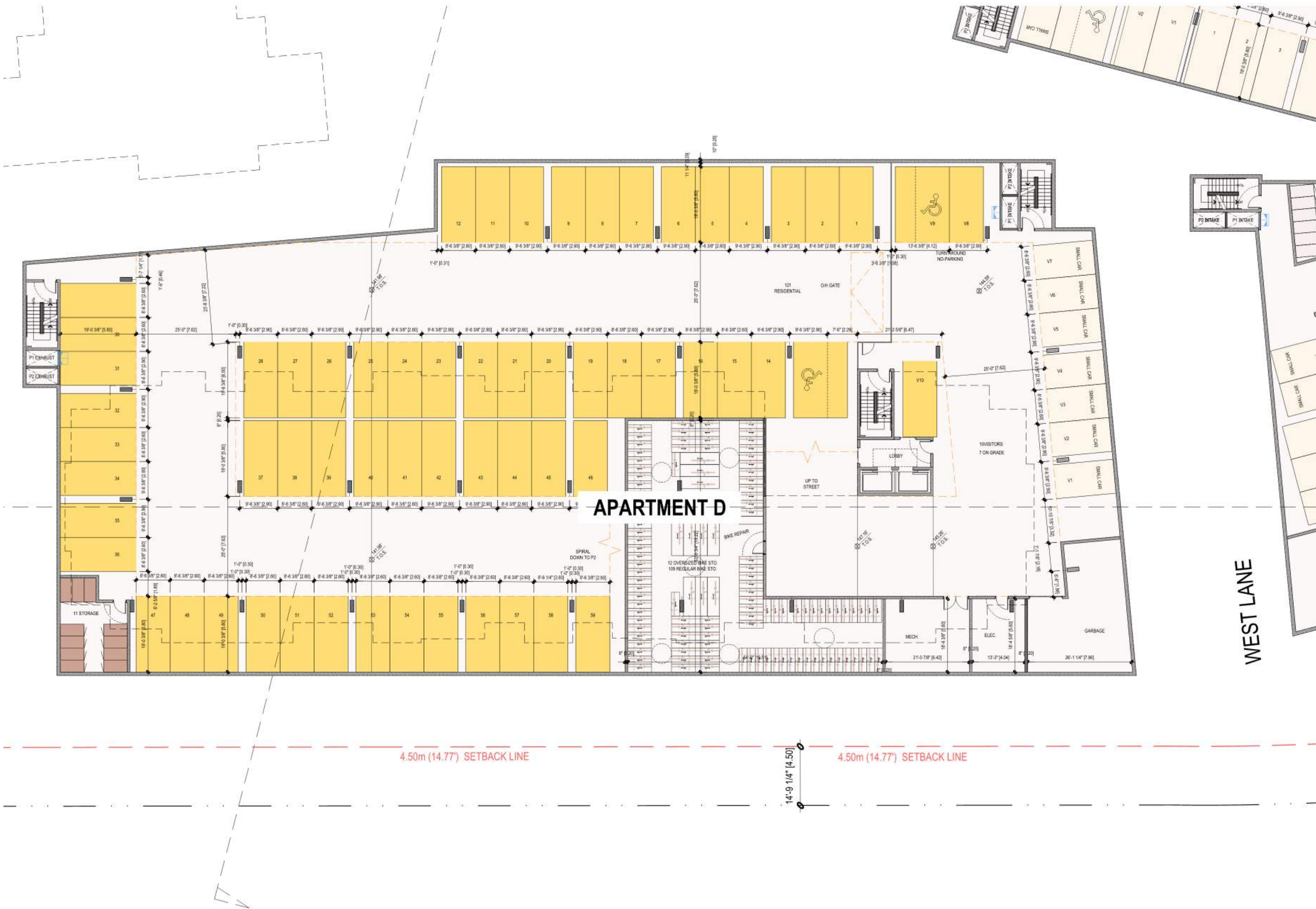
DRAWING TITLE:
LEVEL P1 PLAN
APARTMENT D

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A2.16

DP: RP:



RYDER HESJEDAL WAY

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

NO.	DATE	REVISION
1.	20 APR 2023	PRELIMINARY PERMIT
2.	20 APR 2023	DP AMENDMENT #1
3.	28 MAY 2023	DP AMENDMENT #2
4.	28 JUN 2023	DP AMENDMENT #3
5.	17 FEB 2024	DP AMENDMENT #4

PROJECT NO.
DP MINOR AMENDMENT # 1
 07 FEB 2024

ALL REVISIONS MUST
 BE MADE IN ACCORDANCE WITH THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS. ANY CHANGES TO THE ORIGINAL PERMIT MUST BE APPROVED BY THE LOCAL AUTHORITY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTERS. THE CLIENT ACCEPTS THE RISK OF ANY CHANGES TO THE ORIGINAL PERMIT.

ARCHITECT, INC.

20 MAR 2024

GROUP
TPCREgroup
 multi-capital real estate group

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
LEVEL 3 PLAN

SCALE
 1/32" = 1'-0"
 DATE: 07 FEB 2024
 SHEET: PS_58
 DRAWN: EEB

PROJECT NO.
2126/2138

A3.10





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Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB. 2024

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

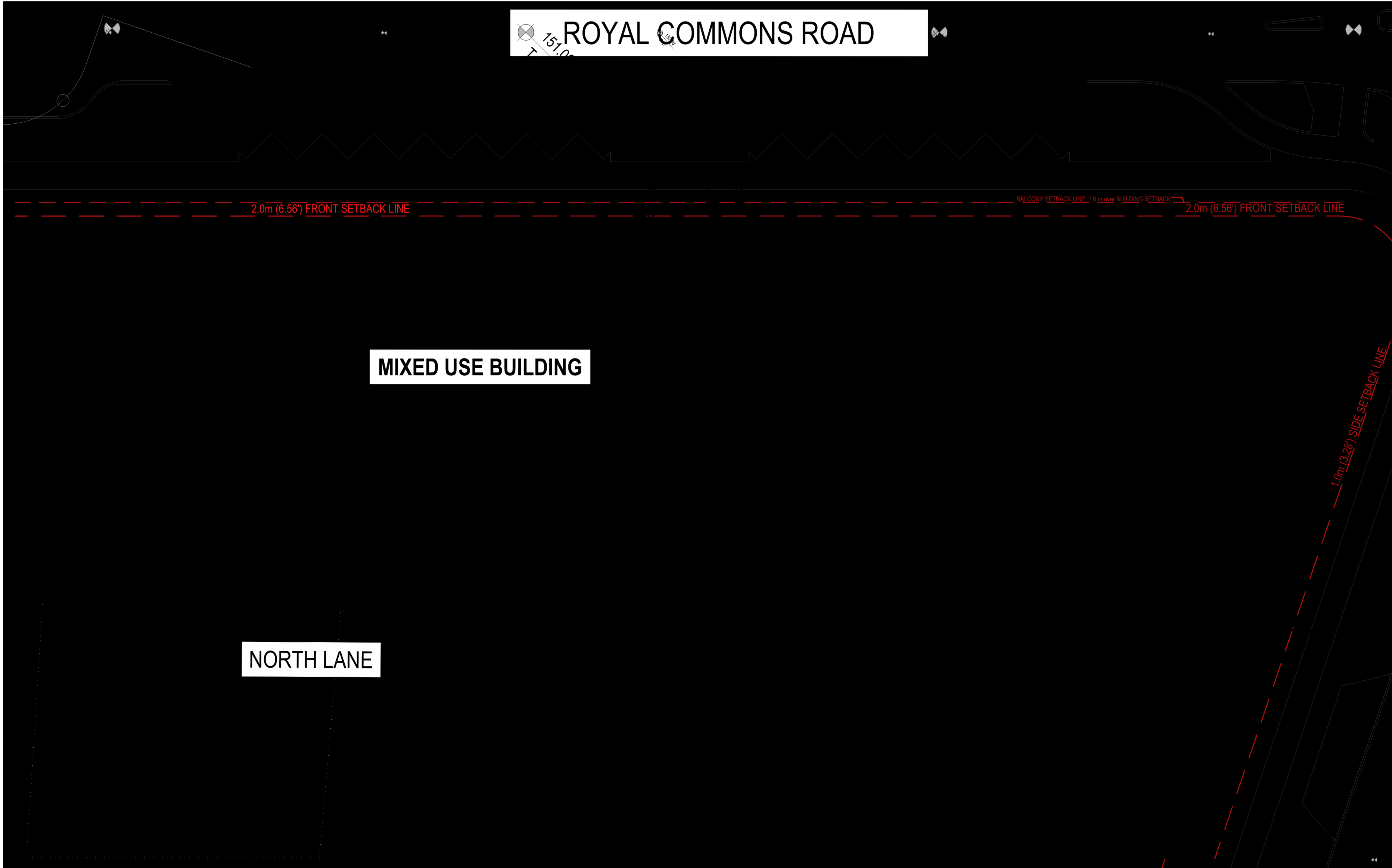
DRAWING TITLE:
LEVEL 1 PLAN
MIXED USE BUILDING

BASE FILE :
 SCALE : 3/32" = 1'-0"
 PLOT DATE : 07 FEB. 2024
 DRAWN : PS / SS
 CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO.
A3.11

DP:
RP:



ROYAL COMMONS ROAD

NORTH LANE

MIXED USE BUILDING

2.0m (6.56') FRONT SETBACK LINE

BALCONY SETBACK LINE: 1.0 m over BUILDING SETBACK

2.0m (6.56') FRONT SETBACK LINE

1.0m (3.28') SIDE SETBACK LINE

157.0

PRODUCERS WAY

RHA

RH Architects Inc.

225 Powell Street, Unit 10
 Washington, DC 20004
 USA, DC

T 800.468.4002
 F 800.468.1081

www.rharchitects.ca

NO.	DATE	REVISION
1.	02.04.2023	SCHEMATIC DESIGN
2.	28.04.2023	DP PRELIMINARY
3.	28.04.2023	DP PRELIMINARY
4.	28.04.2023	DP PRELIMINARY
5.	28.04.2023	DP PRELIMINARY
6.	27.02.2024	DP MINOR AMENDMENT #1

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024

ALL REVISIONS MUST
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ARCHITECT, INC.

28 MAR 2024

TCREgroup
 CONSULTING ENGINEERS ARCHITECTS

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
LEVEL 1 PLAN
APARTMENT A

SCALE
 3/32" = 1'-0"
 DATE: 07 FEB 2024
 DRAWN: PS/SS
 CHECKED: EEB

PROJECT NO.
2126/2138

A3.13

432H (14.77) SETBACK LINE

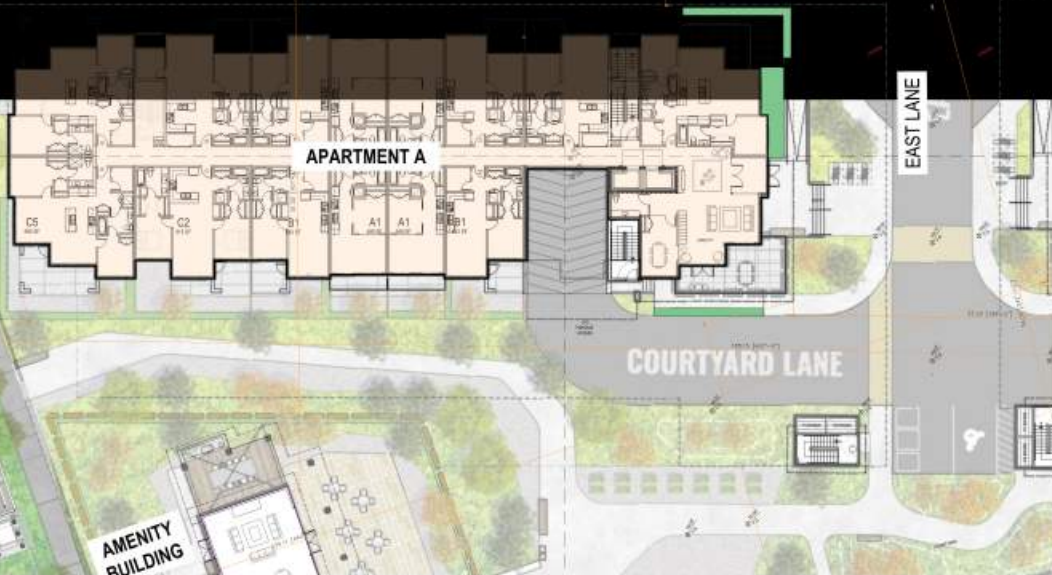
432H (14.77) SETBACK LINE

APARTMENT A

EAST LANE

COURTYARD LANE

AMENITY BUILDING



PRODUCERS WAY

RHA

RH Architects Inc.

225 Powell Street, Unit 10
 San Francisco, CA 94102
 415.398.3322

1 800.468.4032
 1 800.468.1281

www.rharchitects.ca

NO.	DATE	DESCRIPTION
1.	02.04.2012	PRELIMINARY PERMIT
2.	28.MAR.2012	DP PERMITS/AMENDMENT #1
3.	05.MAY.2012	DP PERMITS/AMENDMENT #2
4.	28.JUN.2012	DP PERMITS/AMENDMENT #3
5.	28.JUN.2012	DP PERMITS/AMENDMENT #4
6.	27.FEB.2014	DP PERMITS/AMENDMENT #5

ISSUED FOR:
DP MINOR AMENDMENT # 1
 07.FEB.2014

ALL MEASUREMENTS IN METERS
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ARCHITECT/SCALE:

28 MAR 2014

2009
TPCRE group
 architects engineers interior designers

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL 1 PLAN
APARTMENT B

SCALE:
 3/32" = 1'-0"
 PLOT DATE: 27.FEB.2014
 DRAWN: PS/SS
 CHECKED: EEB

PROJECT NO:
2126/2138

A3.14

EAST LANE

APARTMENT B

4334 (14.77) SETBACK LINE

4334 (14.77) SETBACK LINE

4300 (14.77) SETBACK LINE

4300 (14.77) SETBACK LINE



NO.	DATE	DESCRIPTION
1.	02.01.2018	INITIAL CONCEPT PLAN
2.	02.01.2018	DP MINOR AMENDMENT # 1
3.	02.01.2018	DP MINOR AMENDMENT # 2
4.	02.01.2018	DP MINOR AMENDMENT # 3
5.	02.01.2018	DP MINOR AMENDMENT # 4
6.	02.01.2018	DP MINOR AMENDMENT # 5

ISSUED FOR:
DP MINOR AMENDMENT # 1
 07 FEB 2018

NO. REVISIONS: NONE
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ARCHITECT/SCALE:

30 MAR 2018

2018

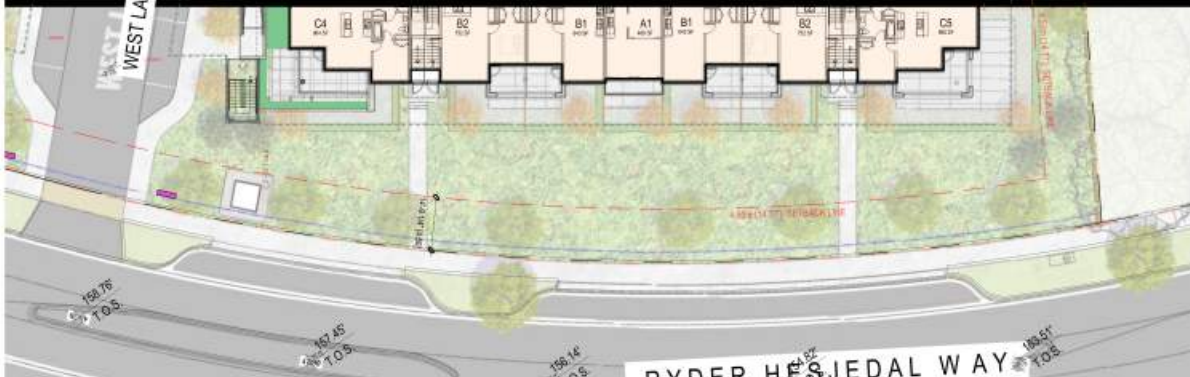
 THE PREMIER CREATIVE GROUP

PROJECT:
PARCEL B
 COLWOOD, R.C.

DRAWING TITLE:
LEVEL 1 PLAN
APARTMENT C

SHEET NO.:
 2126/2138

A3.15



NO.	DATE	BY
1.	02.04.2023	DP
2.	02.04.2023	DP
3.	02.04.2023	DP
4.	02.04.2023	DP
5.	02.04.2023	DP
6.	02.04.2023	DP

PROJECT NO.
DP MINOR AMENDMENT # 1
 07 FEB 2024

NO. REVISIONS
 DATE

ARCHITECT, INC.

20 MAR 2024

GROUP
PCRE group
 people | capital | our world group

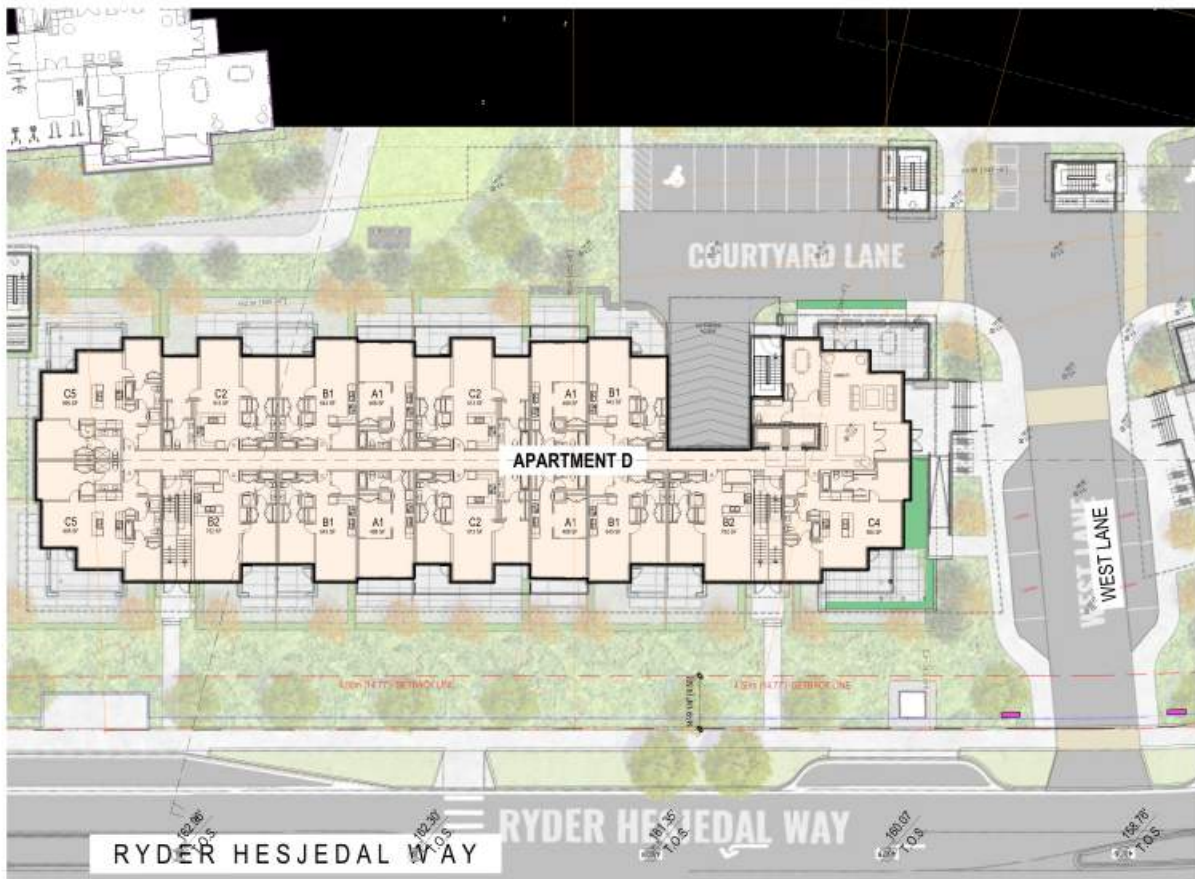
PROJECT
PARCEL B
 COLWOOD, N.C.

DRAWING TITLE
LEVEL 3 PLAN
APARTMENT D

DATE PLOTTED
 02 FEB 2024
 PLOT SCALE
 1/8" = 1'-0"
 DRAWN BY
 EEB

PROJECT NO.
 2126/2138

A3.16



RYDER HESJEDAL WAY



RH Architects Inc.

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

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
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ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL 2 PLAN

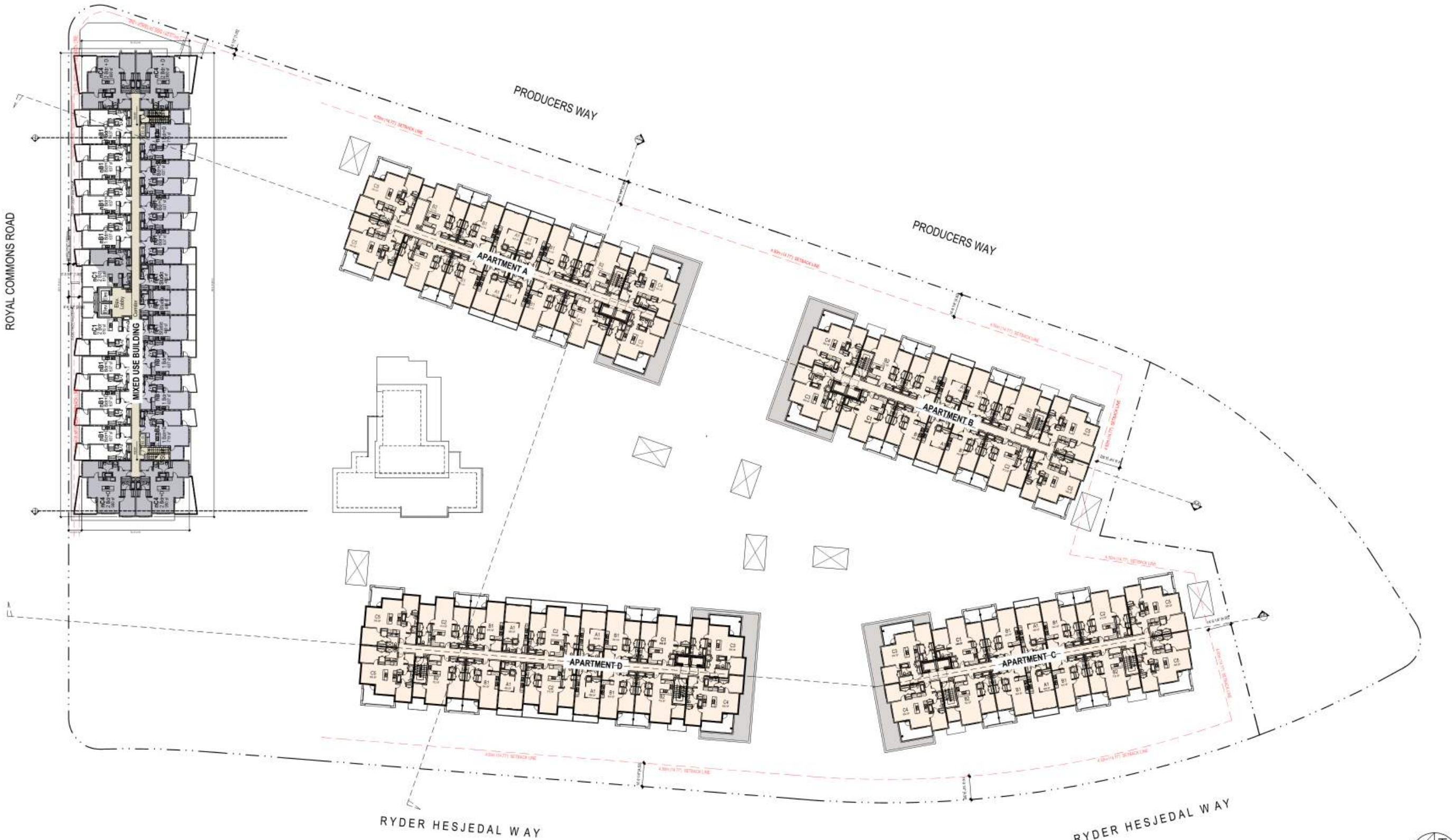
BASE FILE:
 SCALE: 1/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.20

DP:

RP:





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Vancouver, BC Canada
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ISSUED:	DATE:
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DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 2 PLAN
MIXED USE BUILDING

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.21

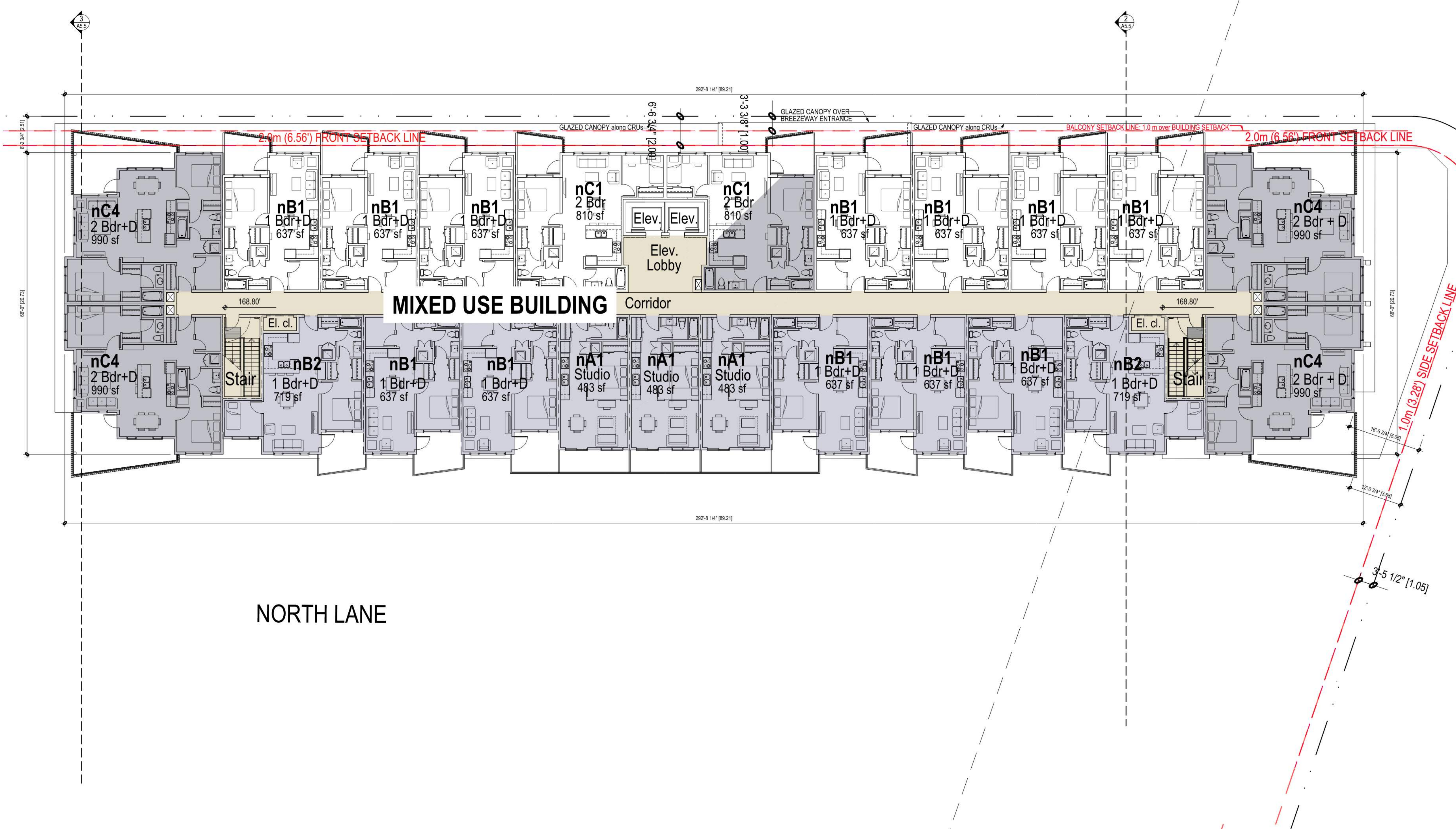
DP:
RP:

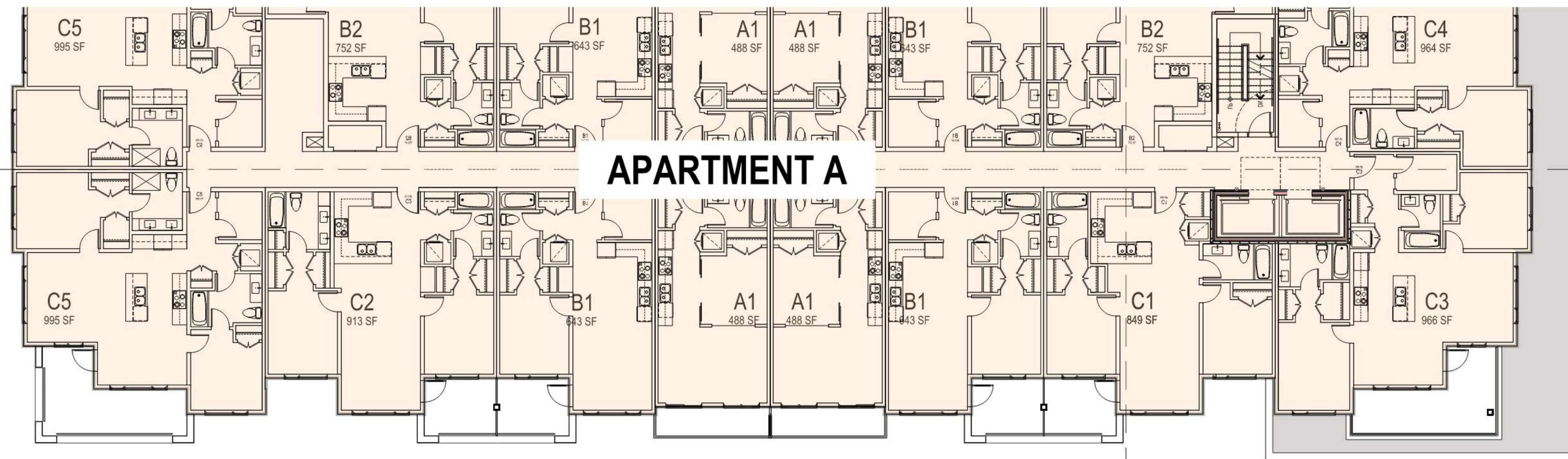
ROYAL COMMONS ROAD

NORTH LANE

MIXED USE BUILDING

Corridor





APARTMENT A

EAST LANE



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

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f 604.669.1091

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
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ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 2 PLAN
AMENITY BUILDING

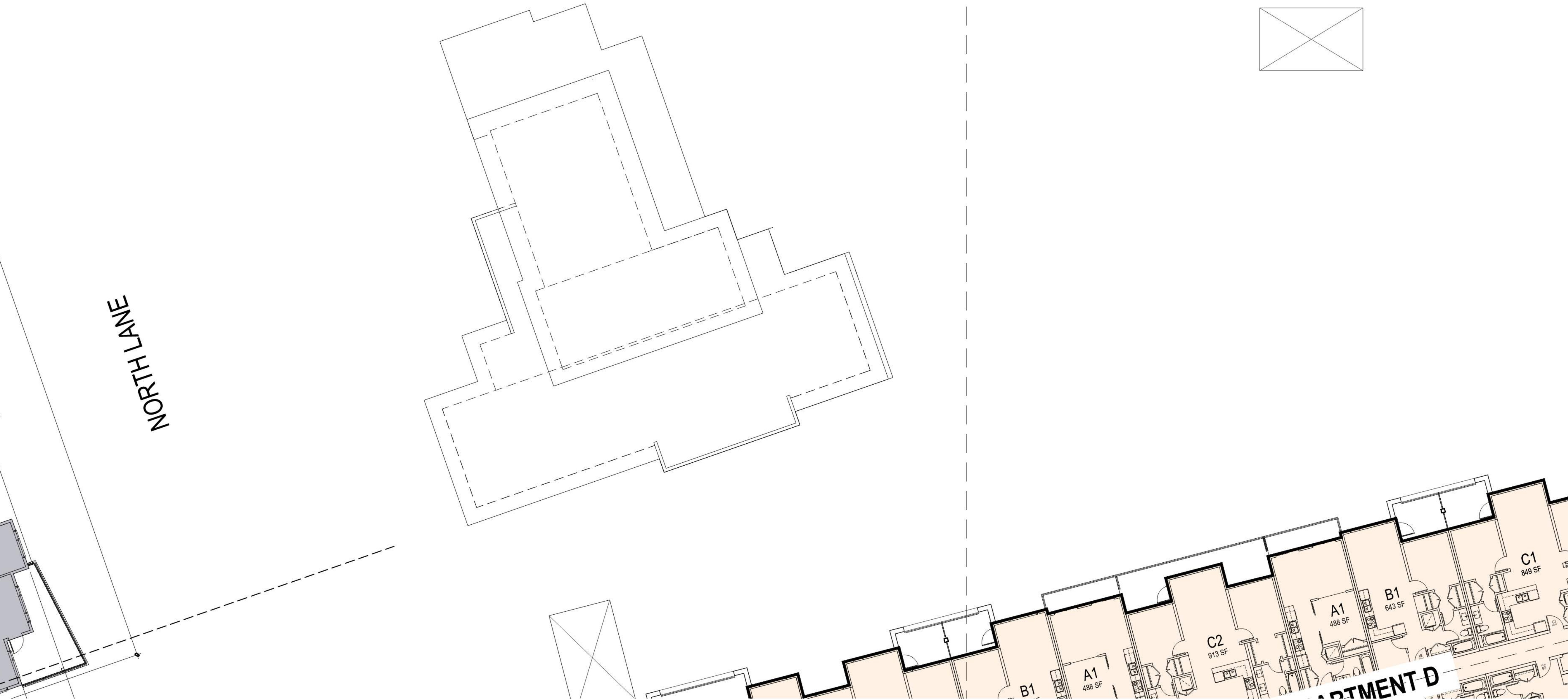
BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.22**

DP:
RP:

NORTH LANE



APARTMENT D

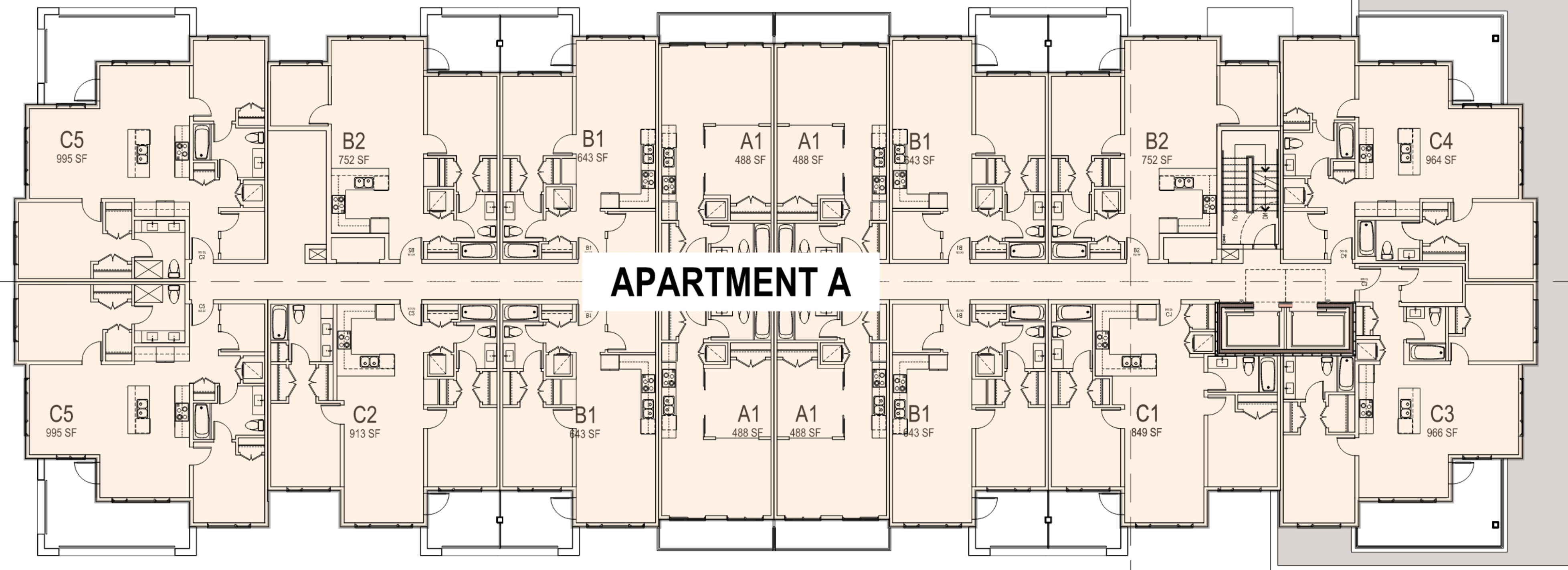
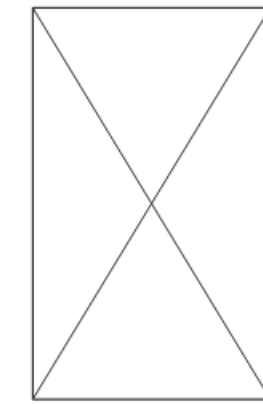
PRODUCERS WAY



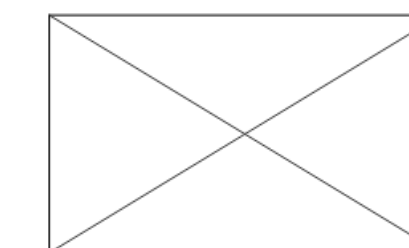
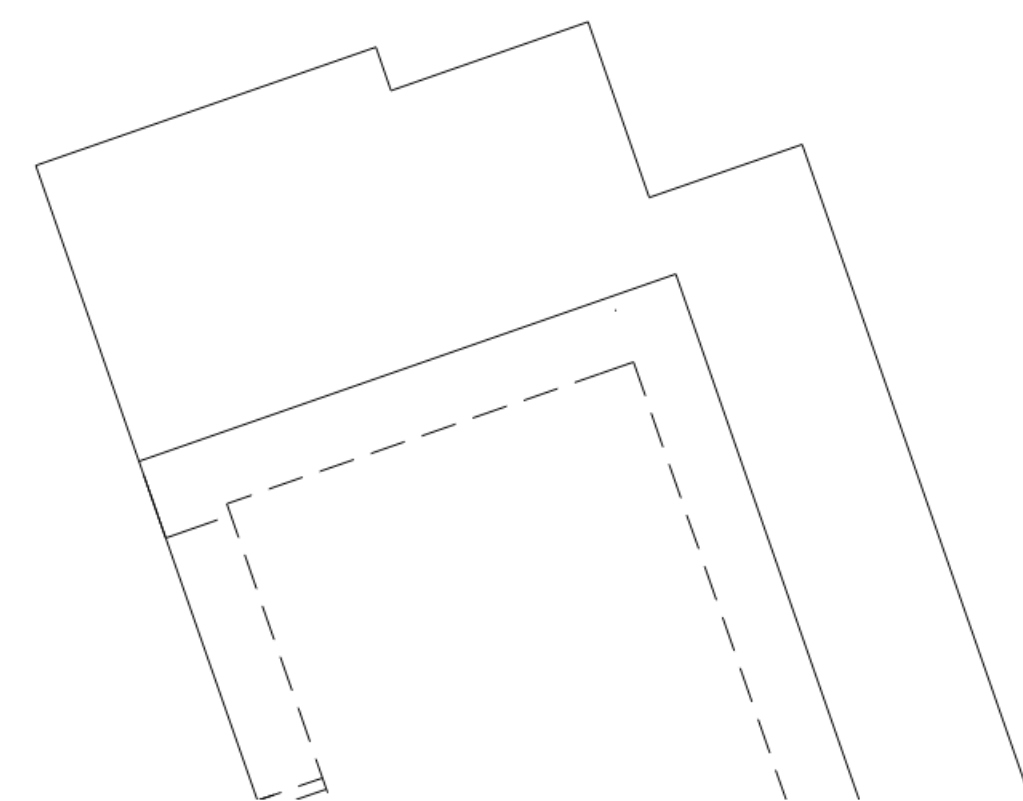
4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" (4.50')



EAST LANE



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f 604.669.1091

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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 2 PLAN
APARTMENT A

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.23**

DP:
RP:

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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

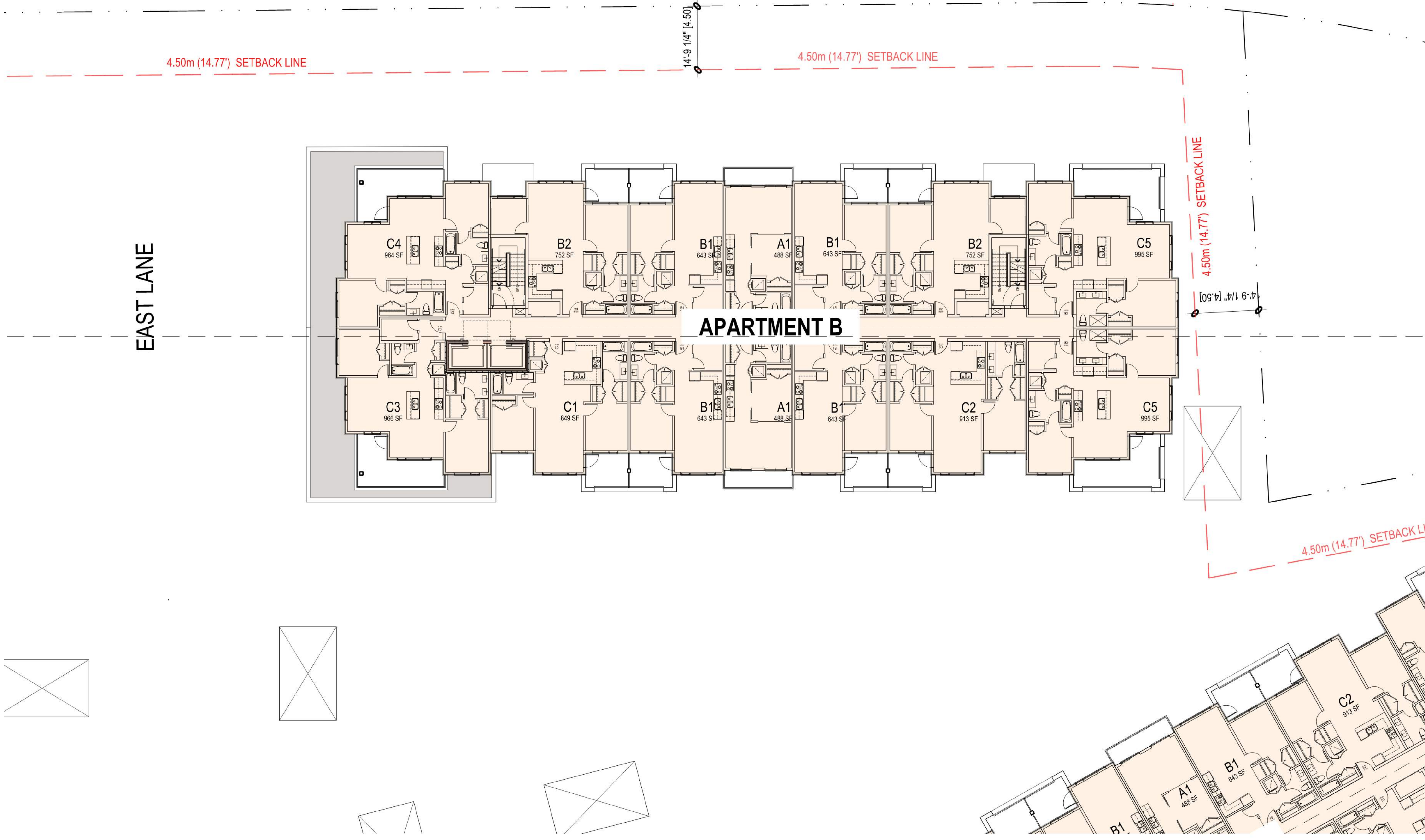
DRAWING TITLE:
LEVEL 2 PLAN
APARTMENT B

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.24

DP:
RP:



EAST LANE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4\"/>

14'-9 1/4\"/>

APARTMENT B



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DP MINOR AMENDMENT # 1
 07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 PCRE group
 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

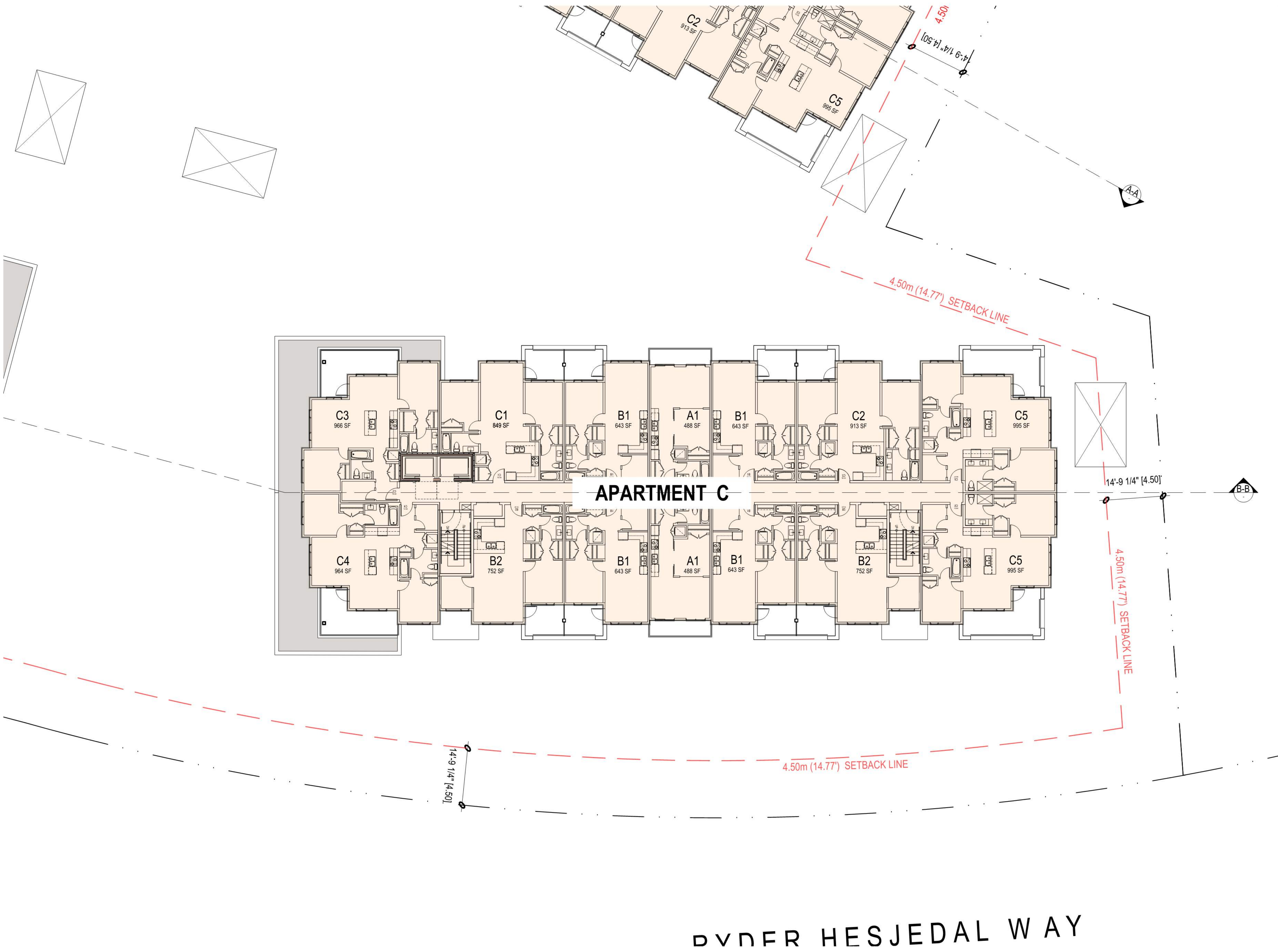
DRAWING TITLE:
LEVEL 2 PLAN
APARTMENT C

BASE FILE:
 SCALE: 3/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.25

DP:
 RP:



DUNDAS HESJEDAL WAY



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ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
 PCRE group
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 2 PLAN
APARTMENT D

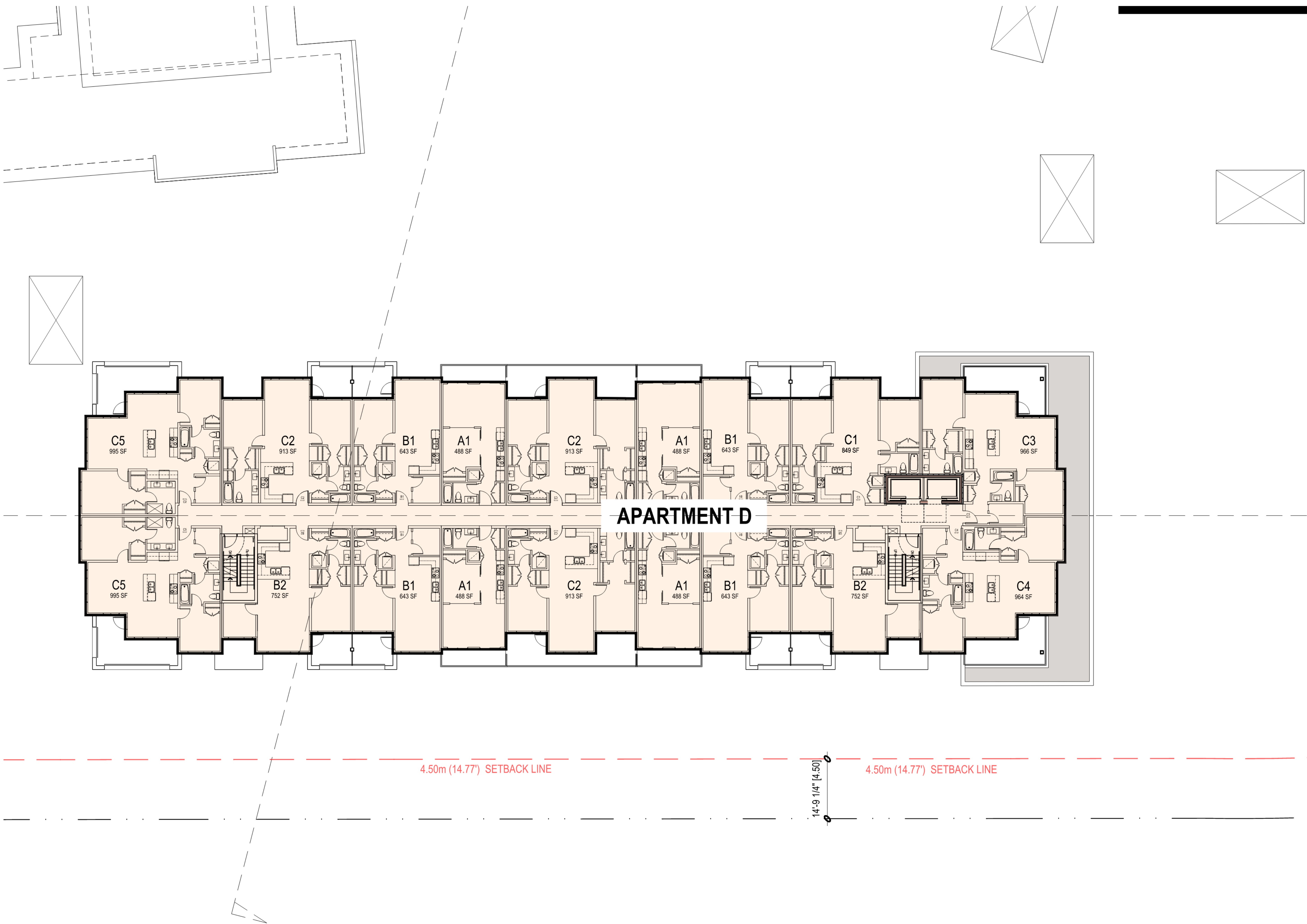
BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.26**

DP:

RP:



RYDER HESJEDAL WAY



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4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

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DP MINOR AMENDMENT # 1
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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 PCRE group
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PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL 3 PLAN

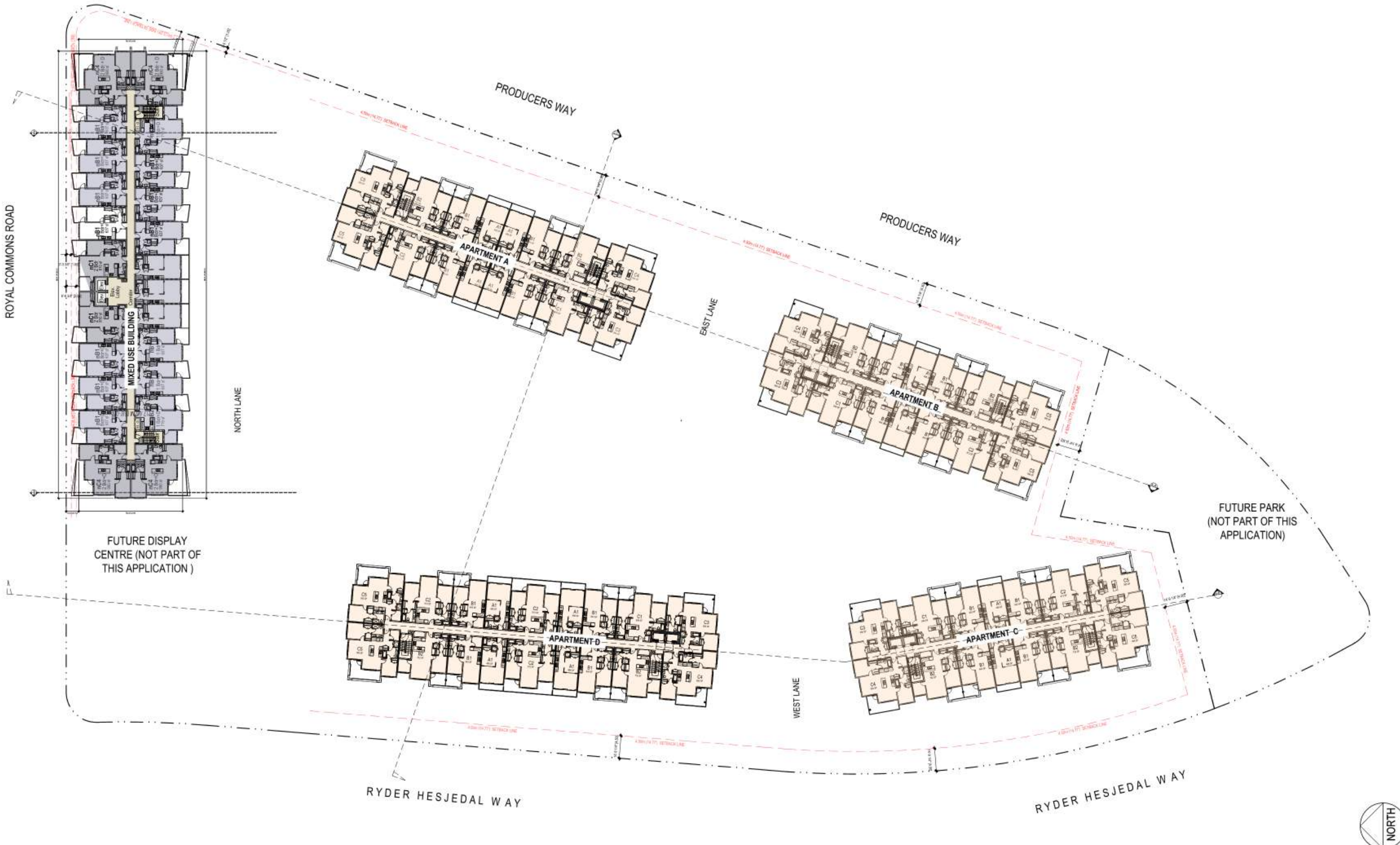
BASE FILE:
 SCALE: 1/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.30

DP:

RP:





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4. DP RESUBMISSION #3	29 JUNE 2023
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DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREGROUP
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 3 PLAN
MIXED USE BUILDING

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

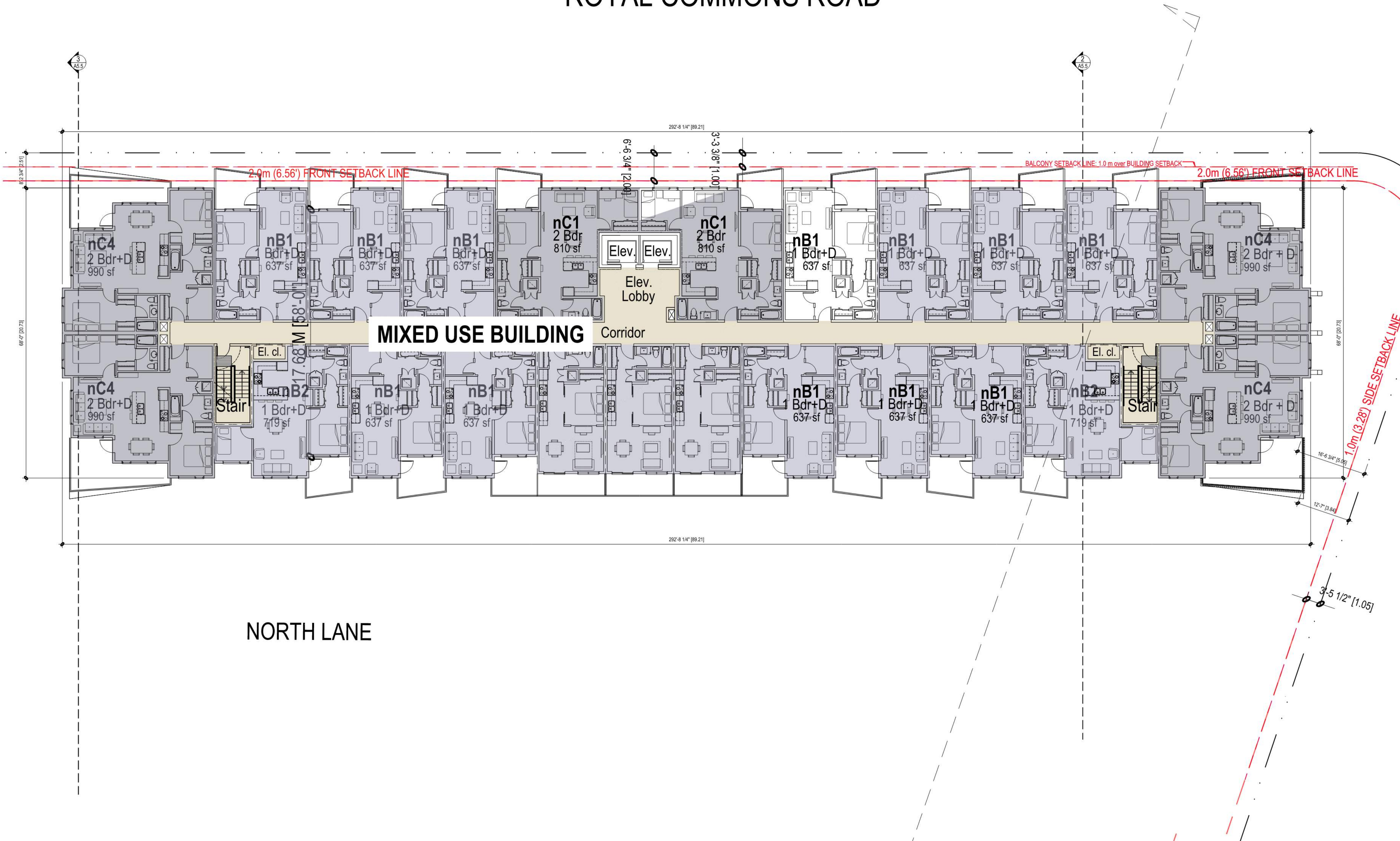
PROJECT NO.
2126/2138

DWG. NO.
A3.31

DP:
RP:

ROYAL COMMONS ROAD

NORTH LANE



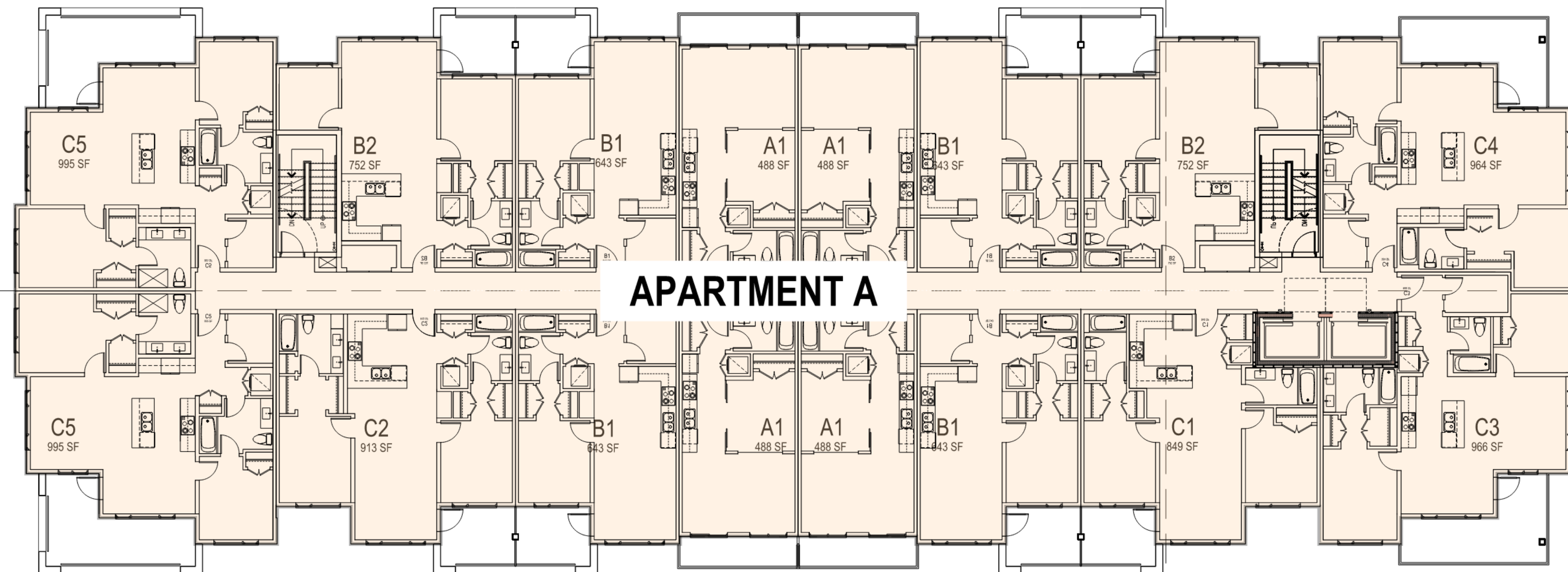
PRODUCERS WAY



14'-9 1/4" (4.50)

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE



EAST LANE



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 3 PLAN
APARTMENT A

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
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PROJECT NO. **2126/2138**

DWG. NO. **A3.33**

DP:
RP:

PRODUCERS WAY



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 3 PLAN
APARTMENT B

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.34

DP:
RP:

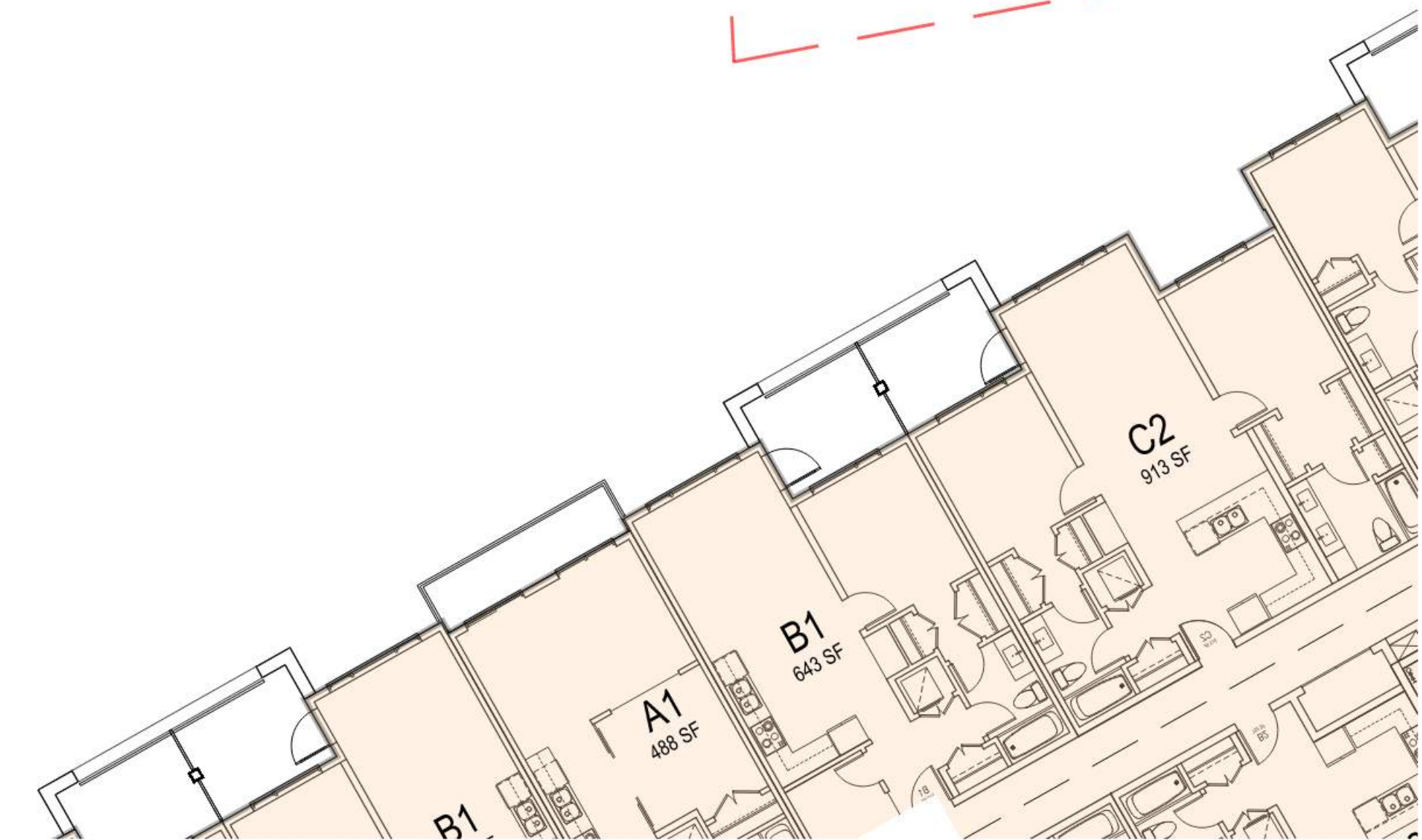
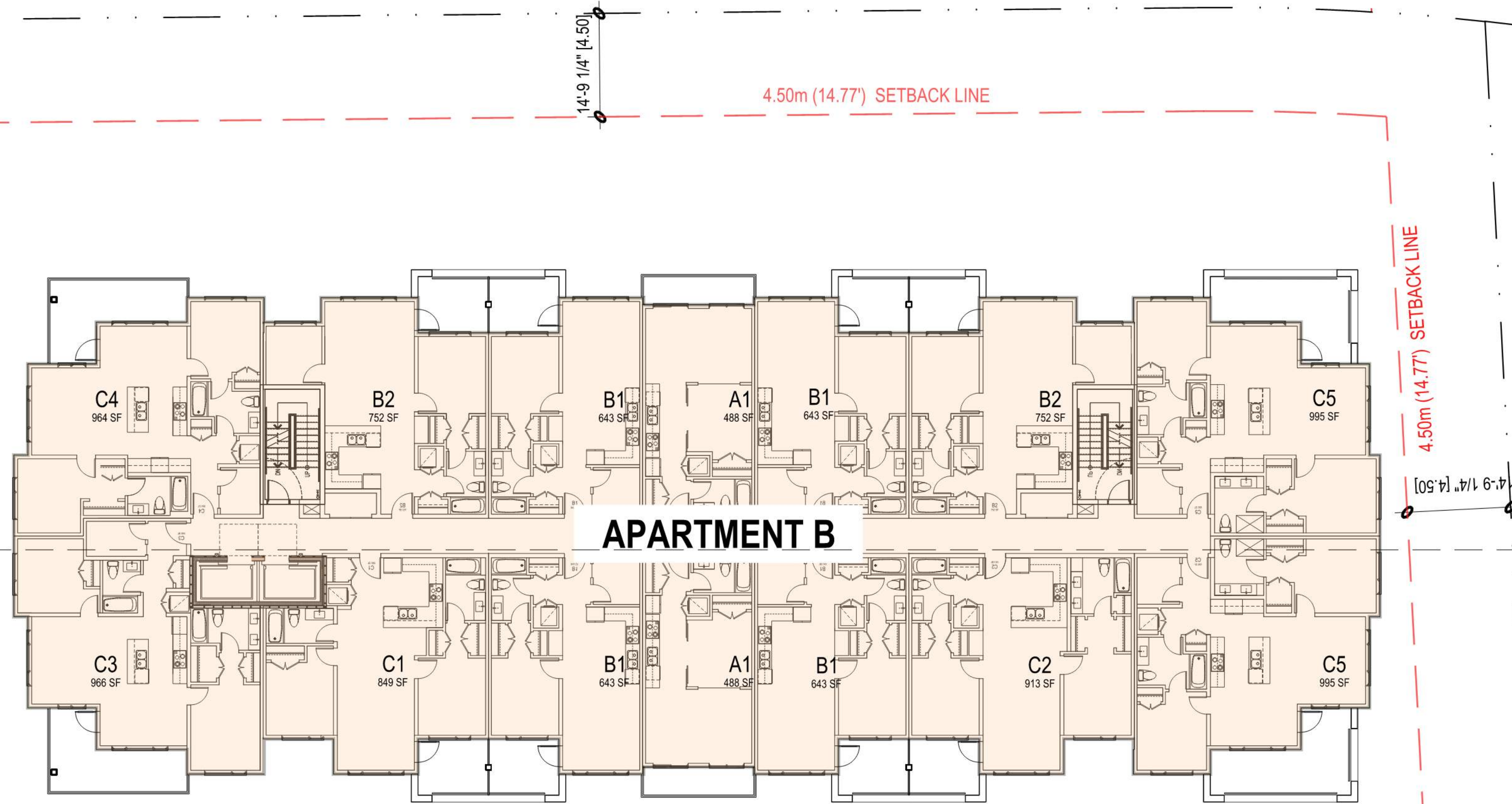
4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

EAST LANE





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DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREGgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 3 PLAN
APARTMENT C

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

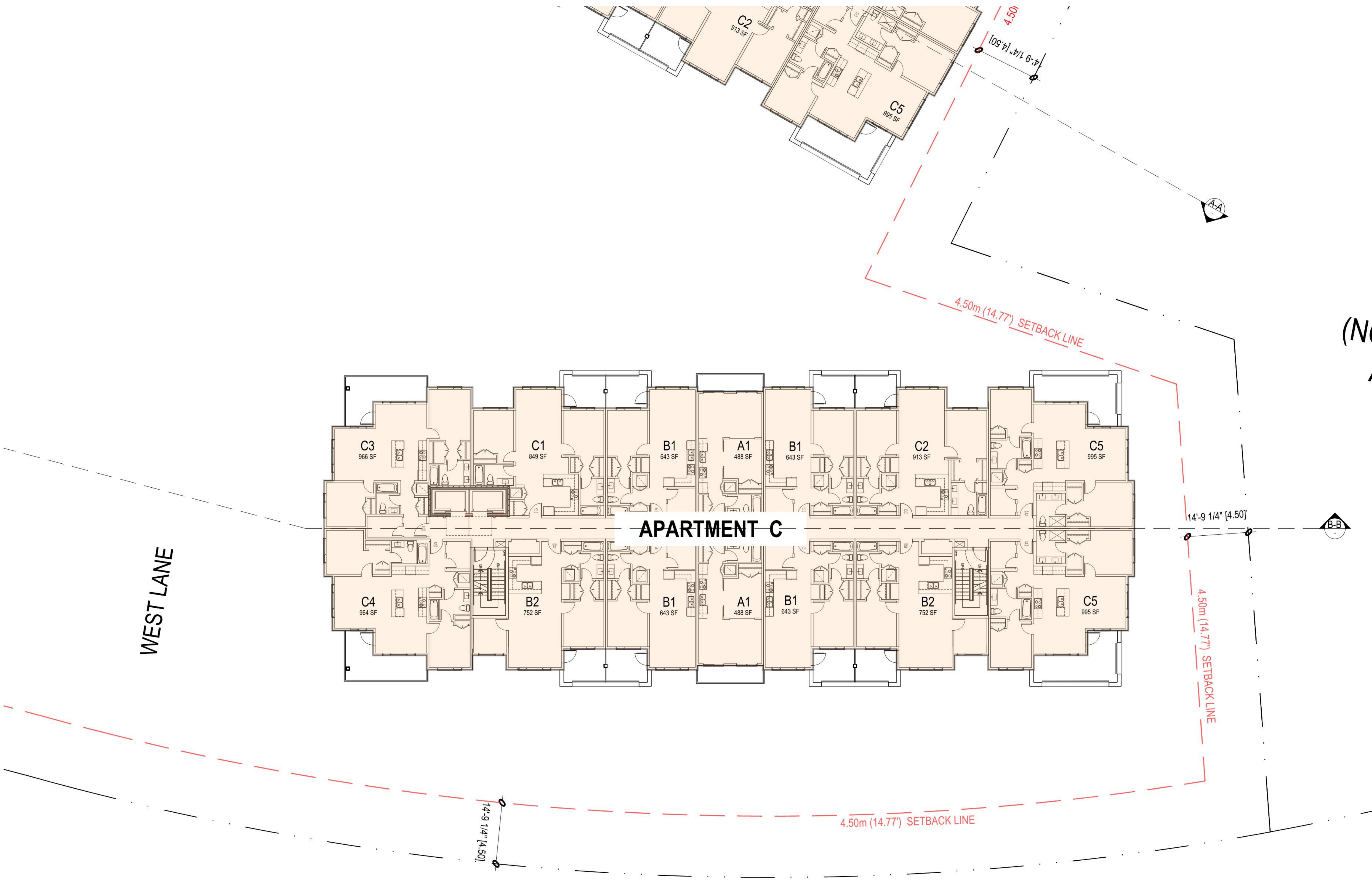
DWG. NO. **A3.35**

DP:
RP:

WEST LANE

APARTMENT C

DUNDAS HESJEDAL WAY





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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
 PCRE group
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

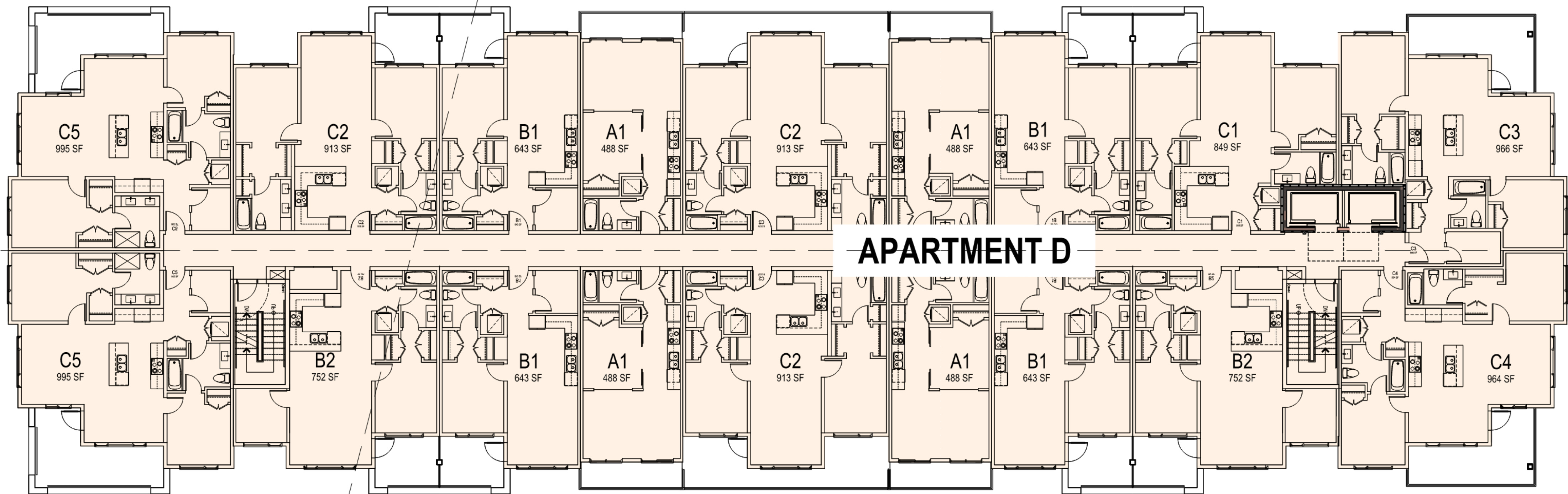
DRAWING TITLE:
LEVEL 3 PLAN
APARTMENT D

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.36**

DP:
RP:



4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

WEST LANE

RYDER HESJEDAL WAY



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 PCRE group
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PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL 4 PLAN

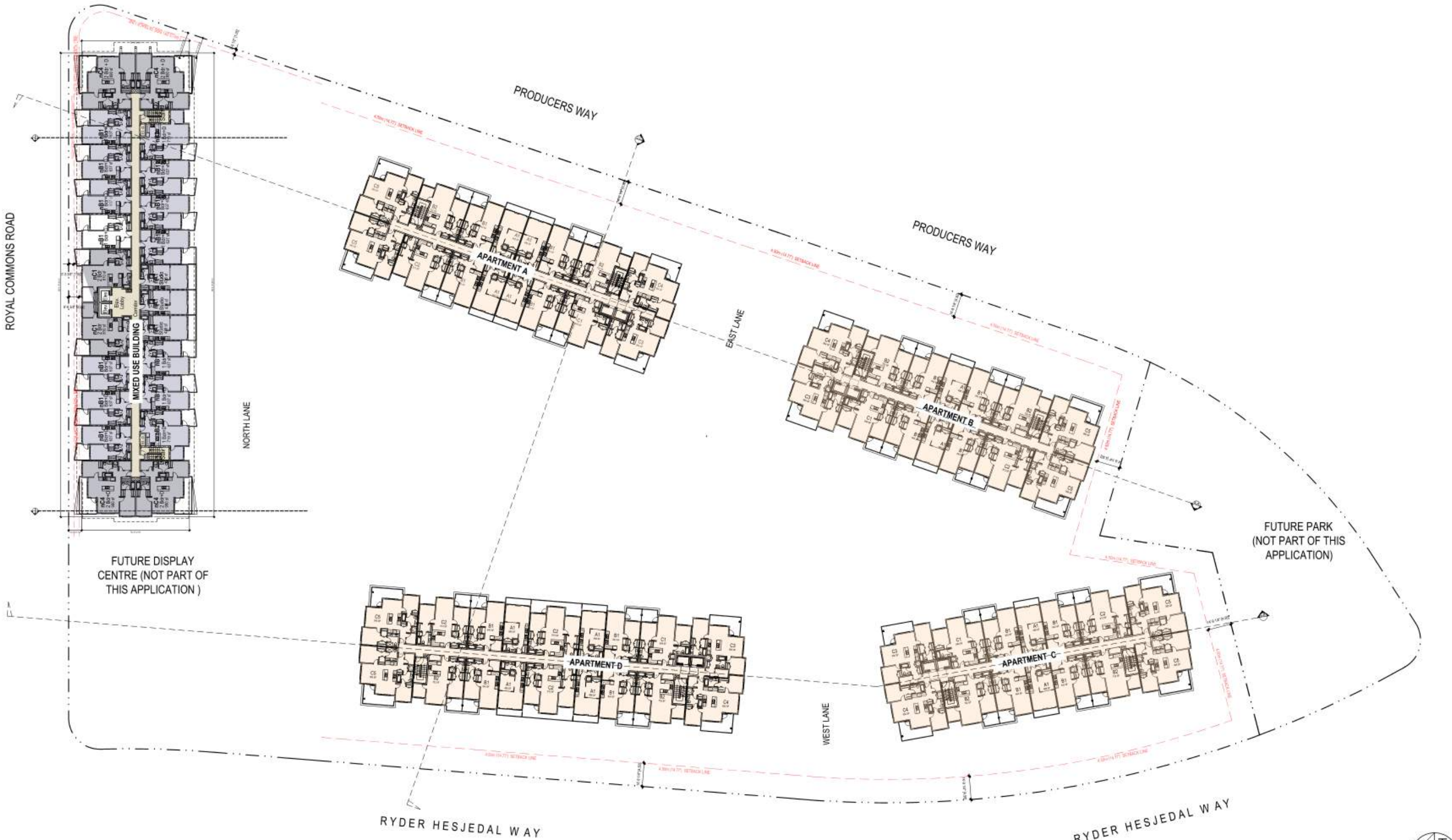
BASE FILE:
 SCALE: 1/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.40

DP:

RP:



ROYAL COMMONS ROAD

NORTH LANE

PRODUCERS WAY

PRODUCERS WAY

EAST LANE

RYDER HESJEDAL WAY

WEST LANE

RYDER HESJEDAL WAY

FUTURE PARK
(NOT PART OF THIS APPLICATION)

FUTURE DISPLAY
CENTRE (NOT PART OF
THIS APPLICATION)





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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 4 PLAN
MIXED USE BUILDING

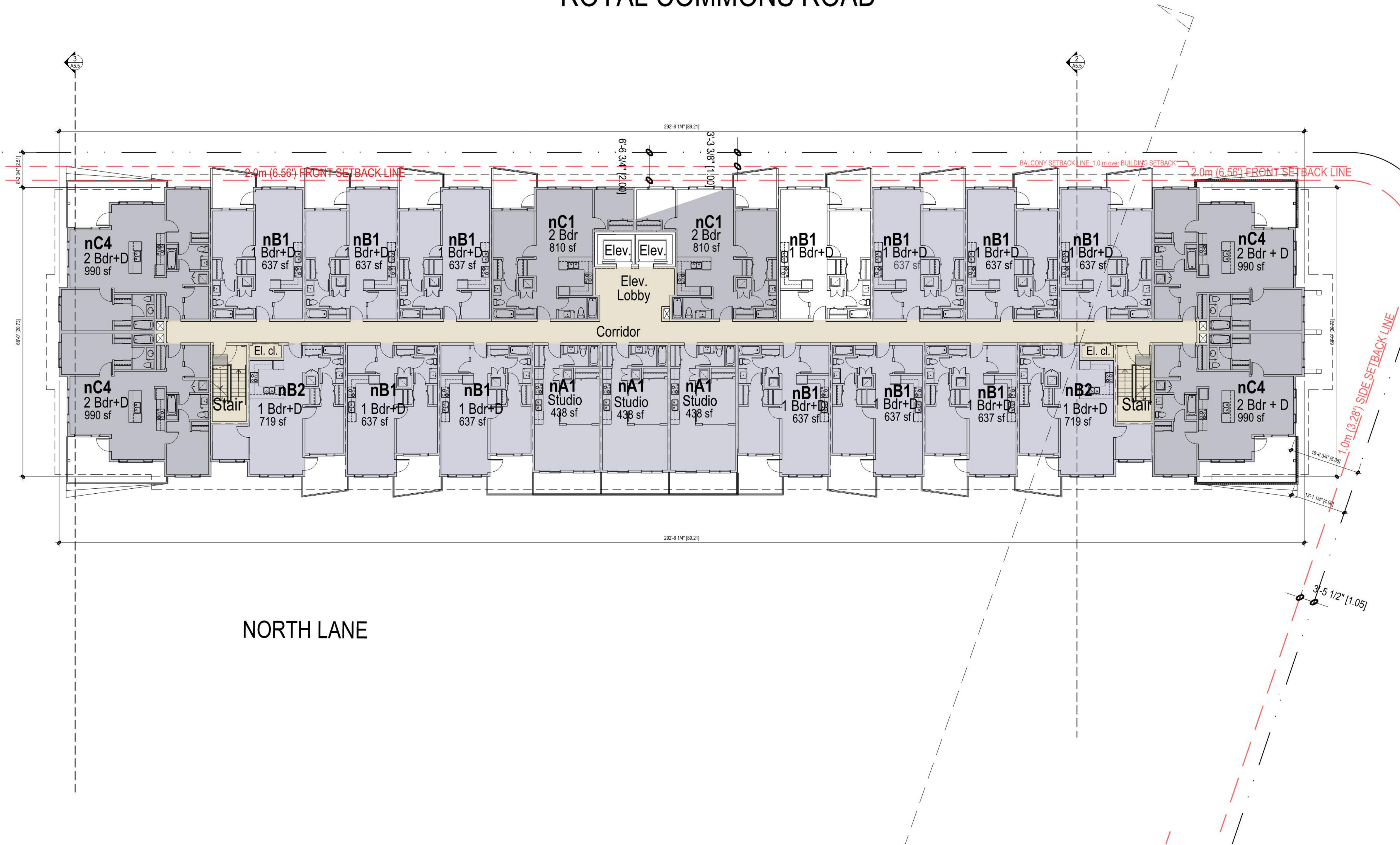
BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.41

DP:
RP:

ROYAL COMMONS ROAD



NORTH LANE

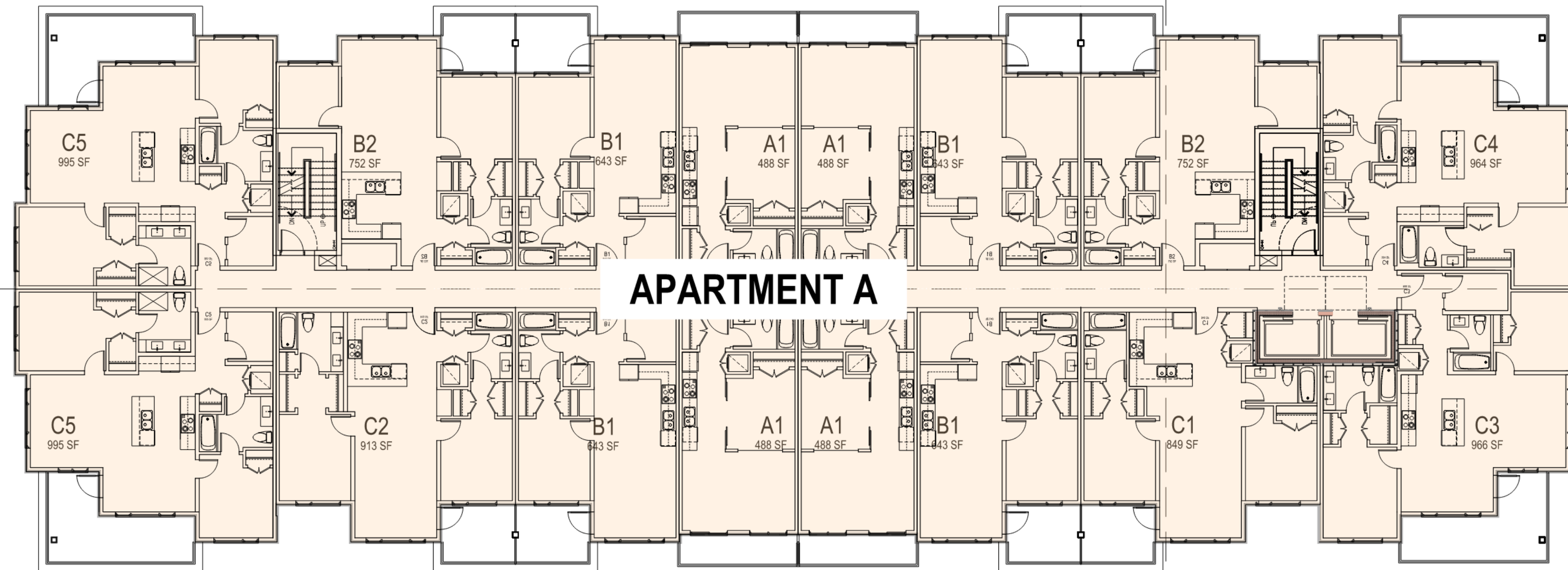
PRODUCERS WAY



14'-9 1/4" (4.50)

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE



APARTMENT A

EAST LANE



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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023



CLIENT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 4 PLAN
APARTMENT A

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.43**

DP:
RP:

PRODUCERS WAY



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ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

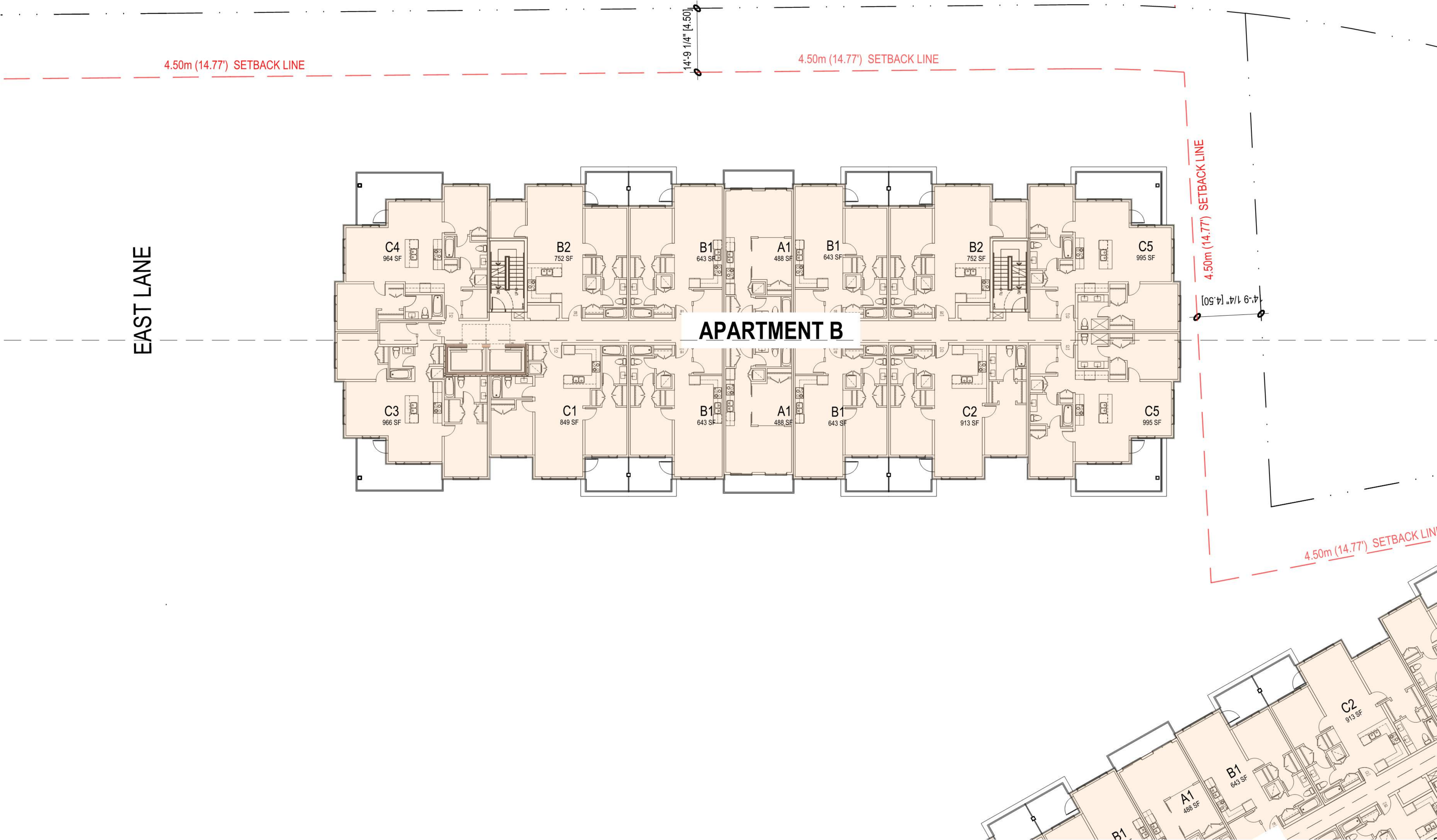
DRAWING TITLE:
LEVEL 4 PLAN
APARTMENT B

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.44

DP:
RP:



EAST LANE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

14'-9 1/4" [4.50]



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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 PCRE group
 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL 3 PLAN
APARTMENT C

BASE FILE:
 SCALE: 3/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.45

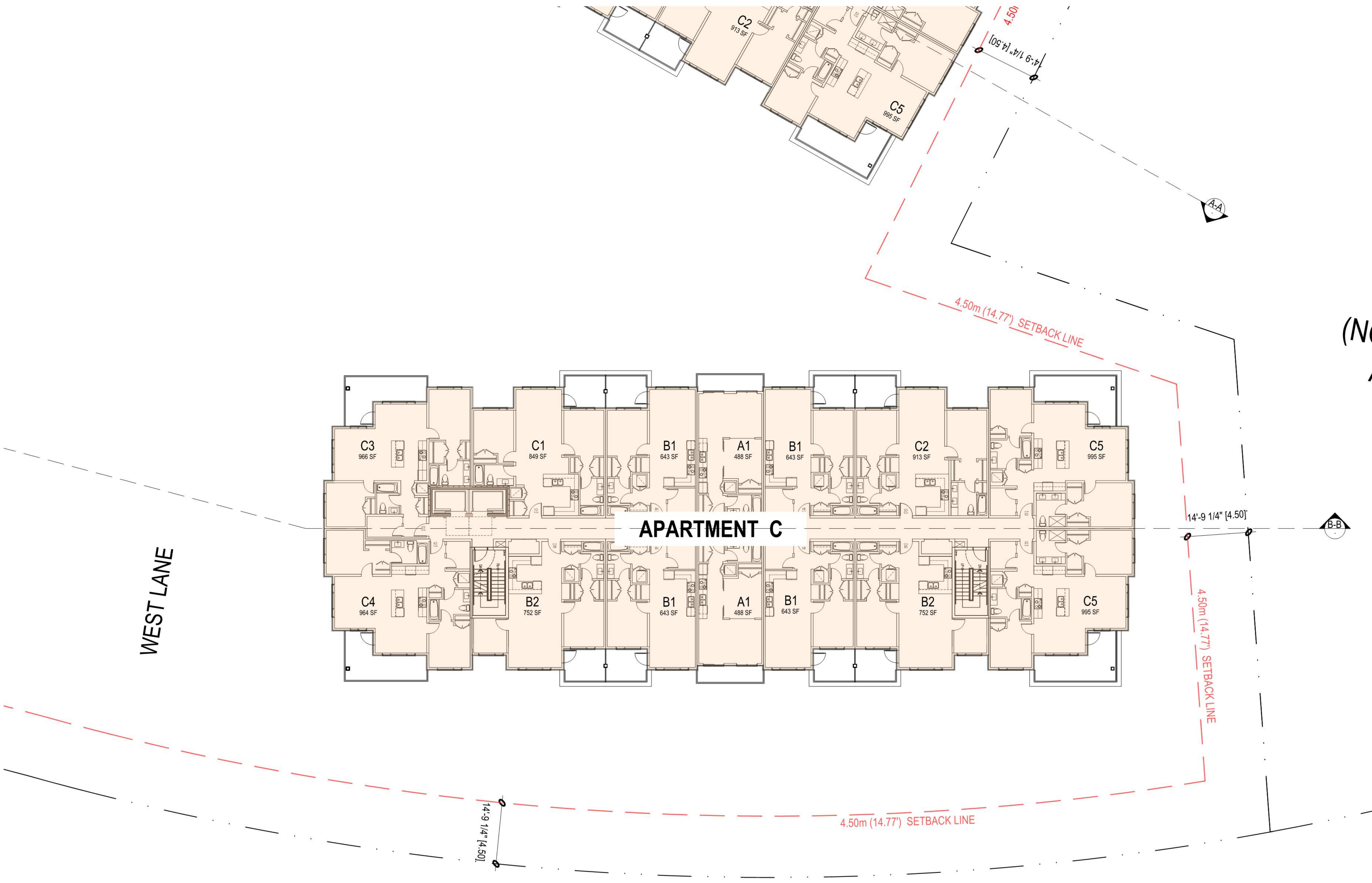
DP:

RP:

WEST LANE

APARTMENT C

DUNDAS HESJEDAL WAY





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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
 PCRE group
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 4 PLAN
APARTMENT D

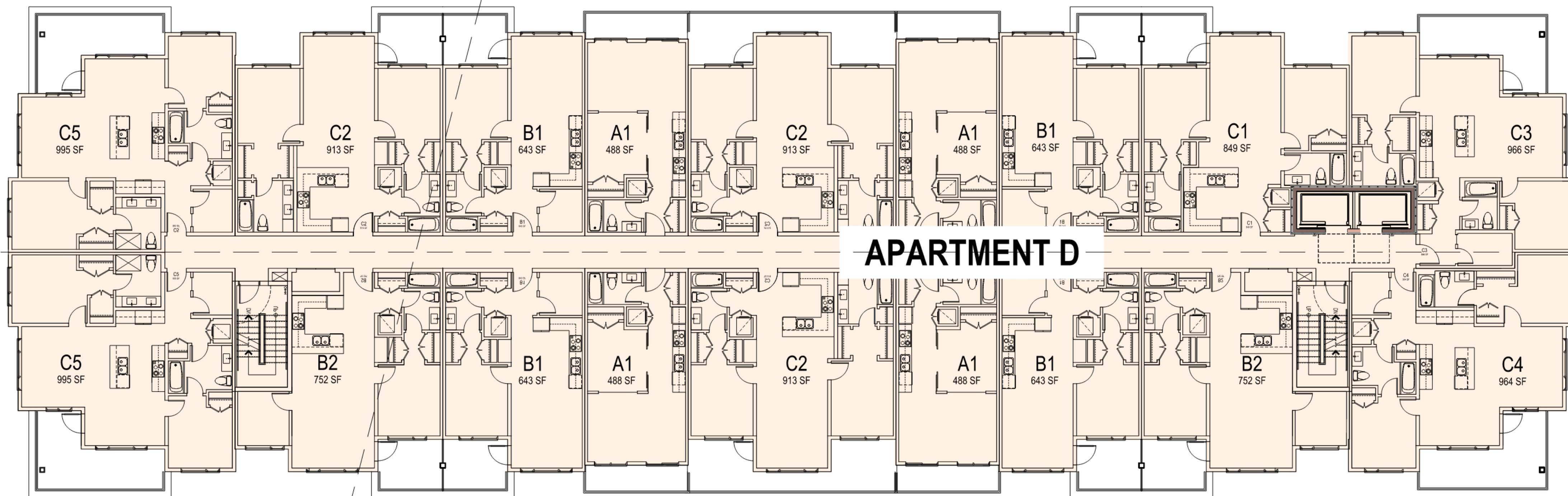
BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.46**

DP:

RP:



APARTMENT D

WEST LANE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

RYDER HESJEDAL WAY



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
LEVEL 5 PLAN

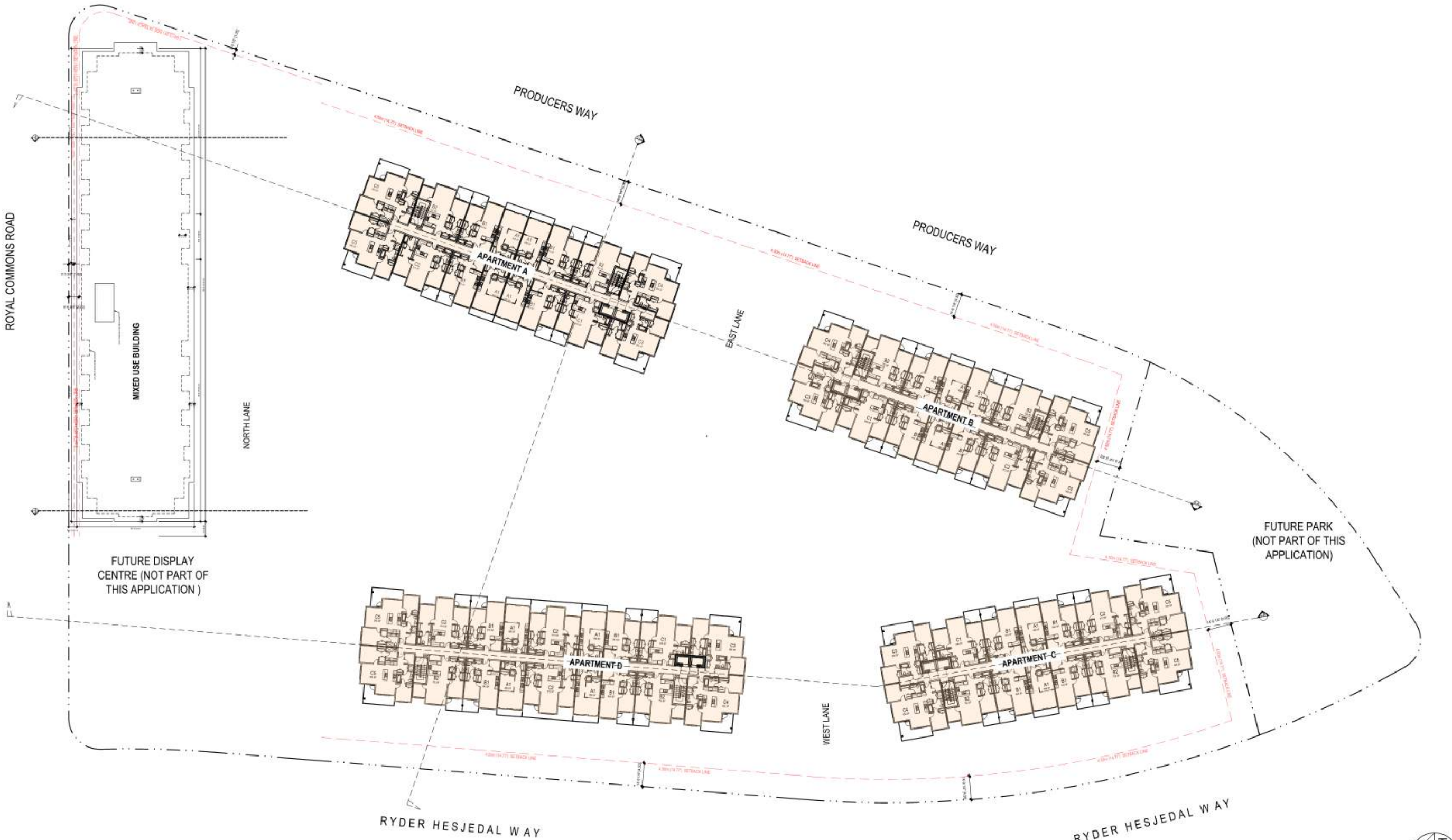
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 SCALE: 1/32" = 1'-0"
 PLOT DATE: 07 FEB. 2024
 DRAWN: PS / SS
 CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO.
A3.50

DP:

RP:





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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE:
ROOF PLAN
MIXED USE BUILDING

BASE FILE :
 SCALE : 3/32" = 1'-0"
 PLOT DATE : 07 FEB. 2024
 DRAWN : PS / SS
 CHECKED : EBR

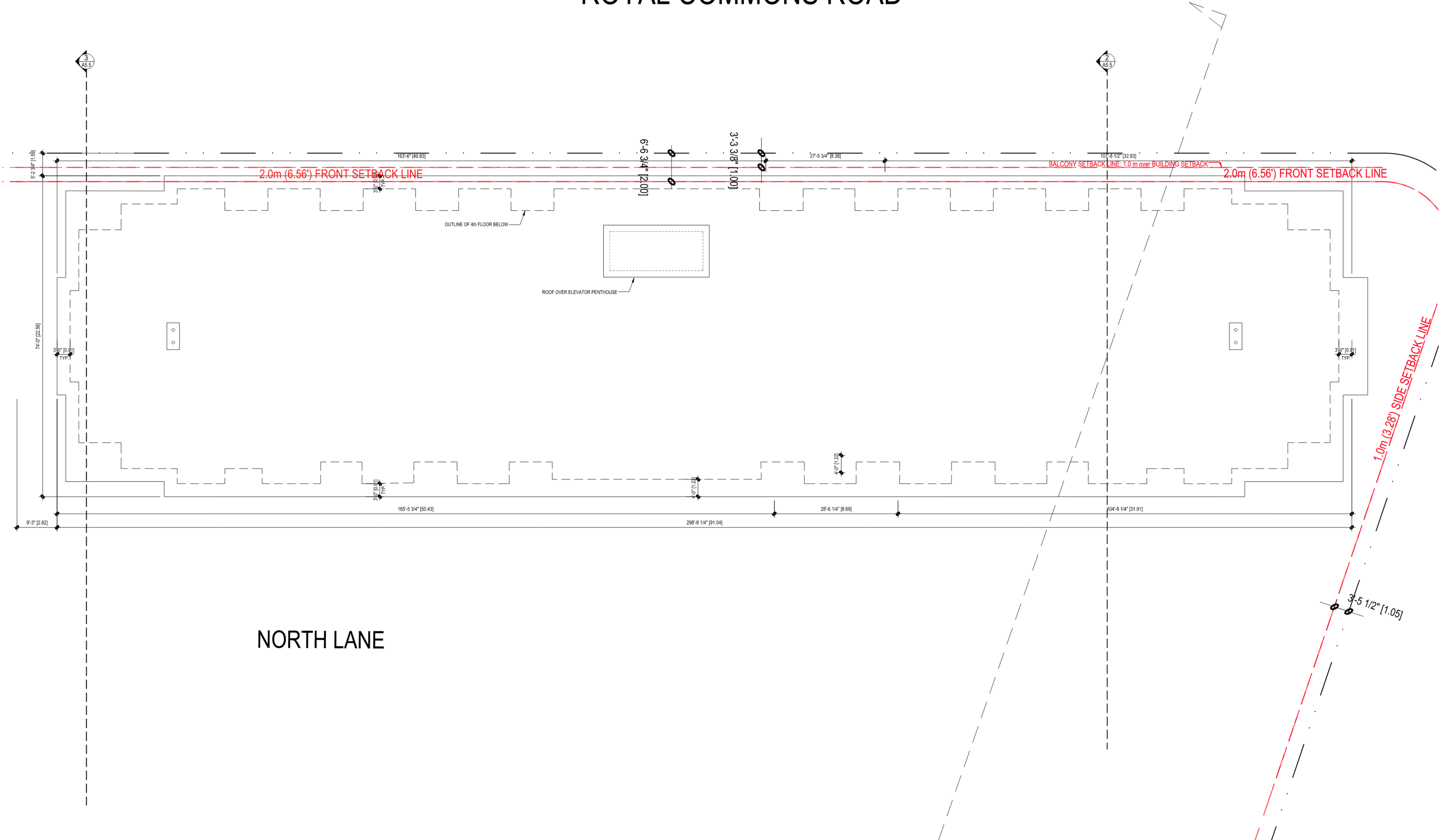
PROJECT NO. **2126/2138**

DWG. NO.
A3.51

DP:
RP:

ROYAL COMMONS ROAD

NORTH LANE



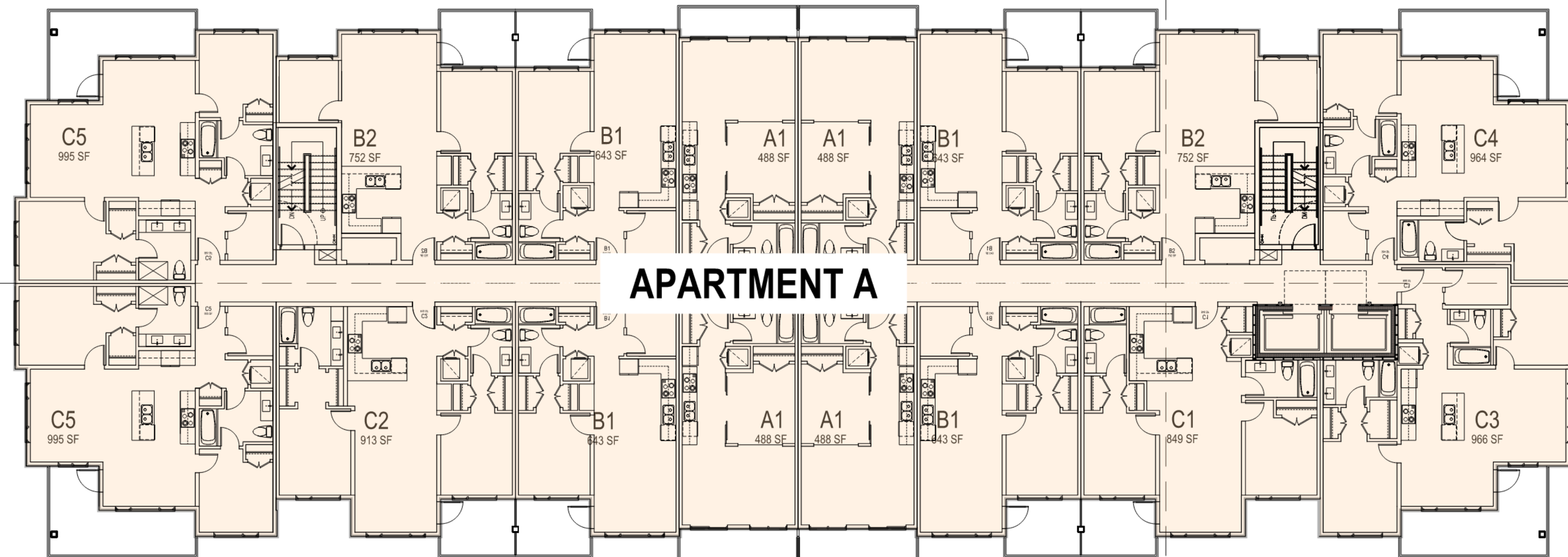
PRODUCERS WAY



14'-9 1/4" (4.50)

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE



EAST LANE



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 5 PLAN
APARTMENT A

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.53**

DP:
RP:

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30 MAR. 2023

CLIENT:
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PROJECT:
PARCEL B
COLWOOD, B.C.

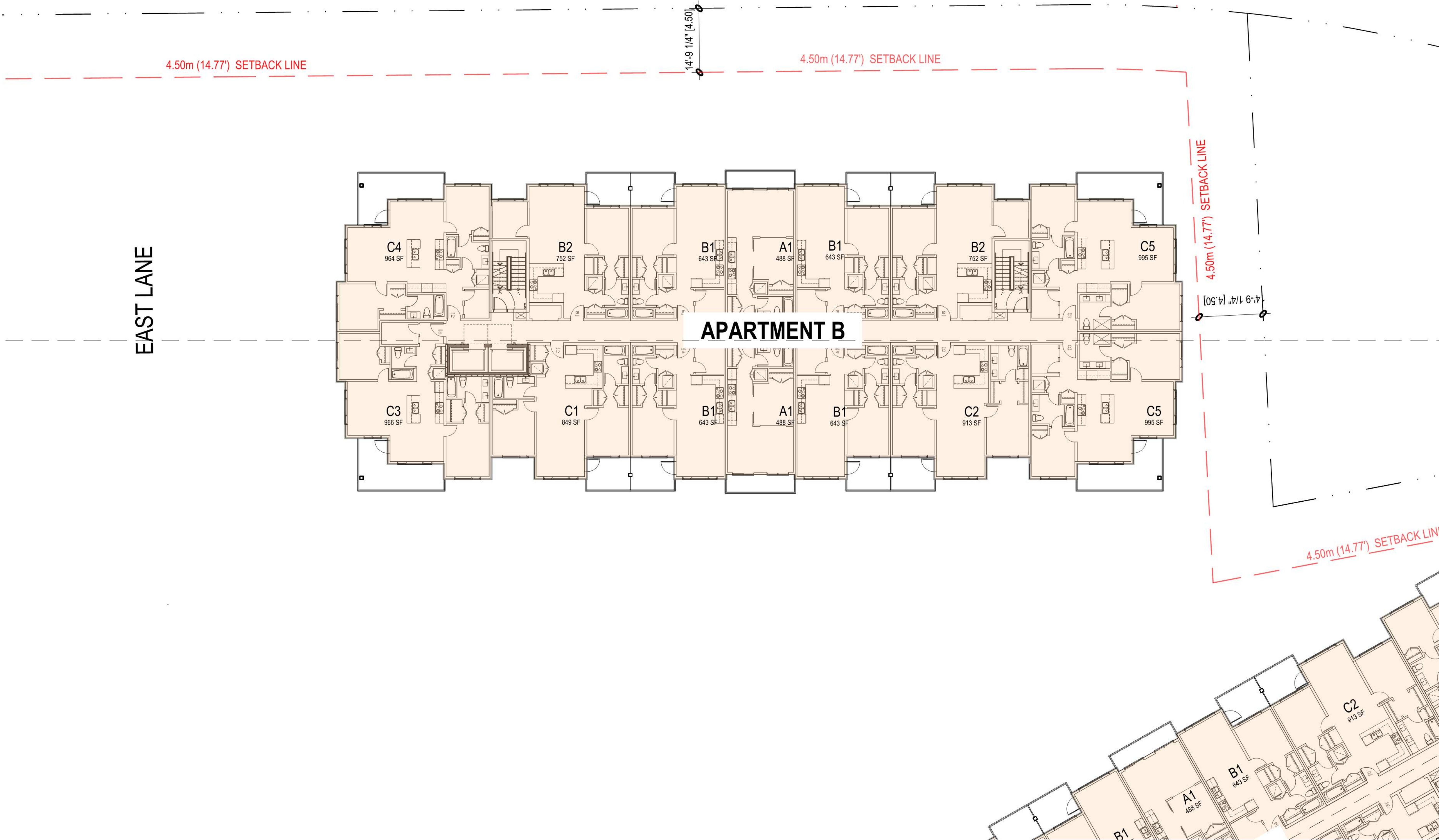
DRAWING TITLE:
LEVEL 5 PLAN
APARTMENT B

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
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PROJECT NO. **2126/2138**

DWG. NO. **A3.54**

DP:
RP:





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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
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pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 5 PLAN
APARTMENT C

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

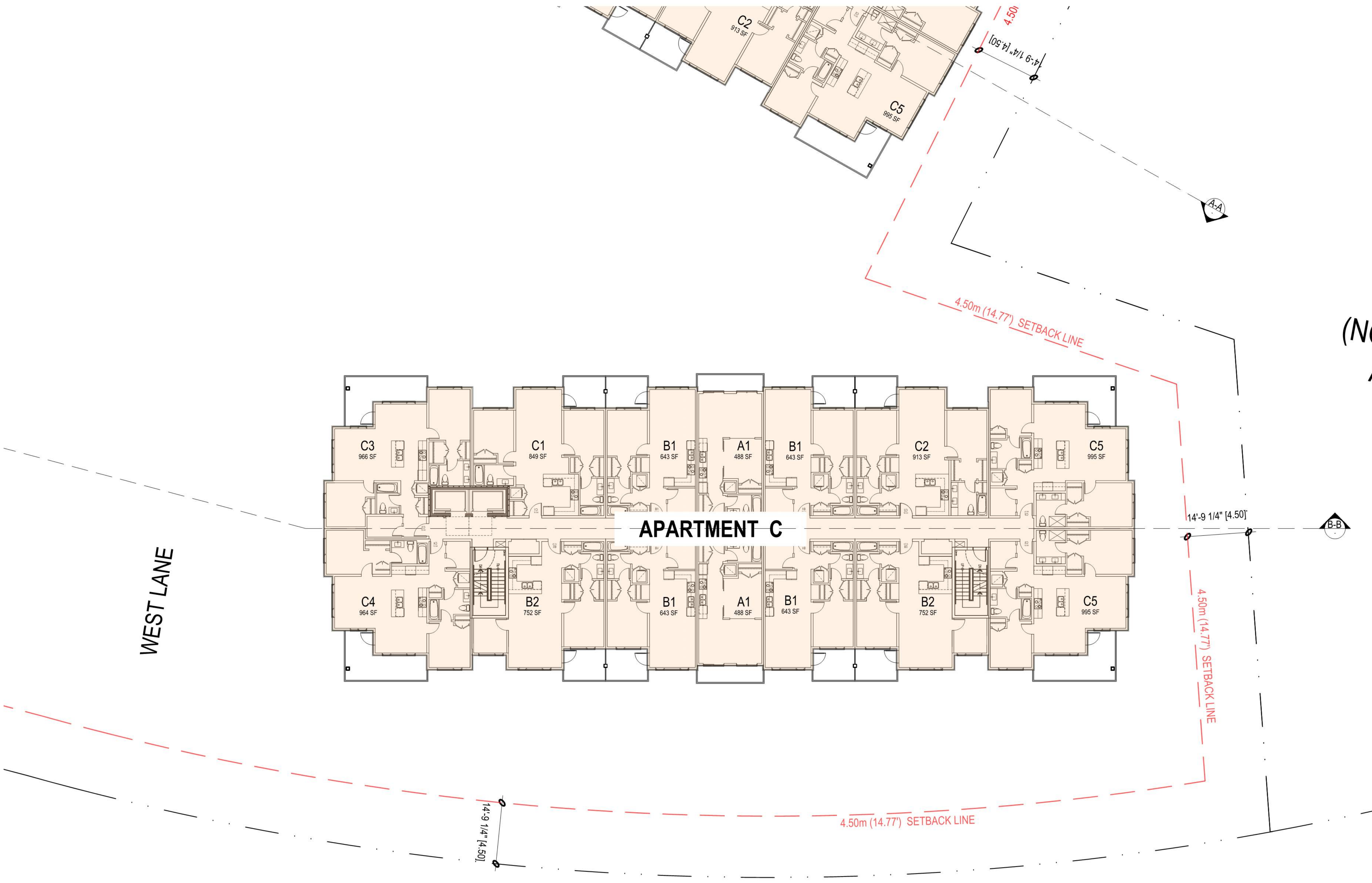
DWG. NO.
A3.55

DP:
RP:

WEST LANE

APARTMENT C

DUNDAS HESJEDAL WAY





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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

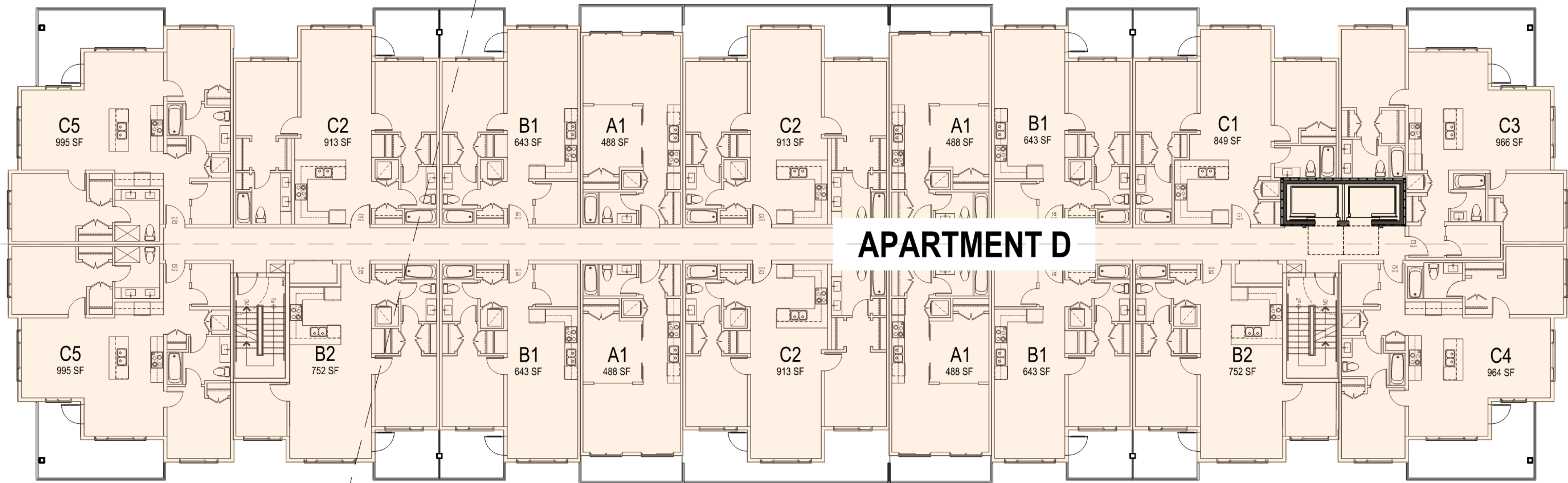
DRAWING TITLE:
LEVEL 5 PLAN
APARTMENT D

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.56**

DP:
RP:



WEST LANE

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

RYDER HESJEDAL WAY



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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 6 PLAN

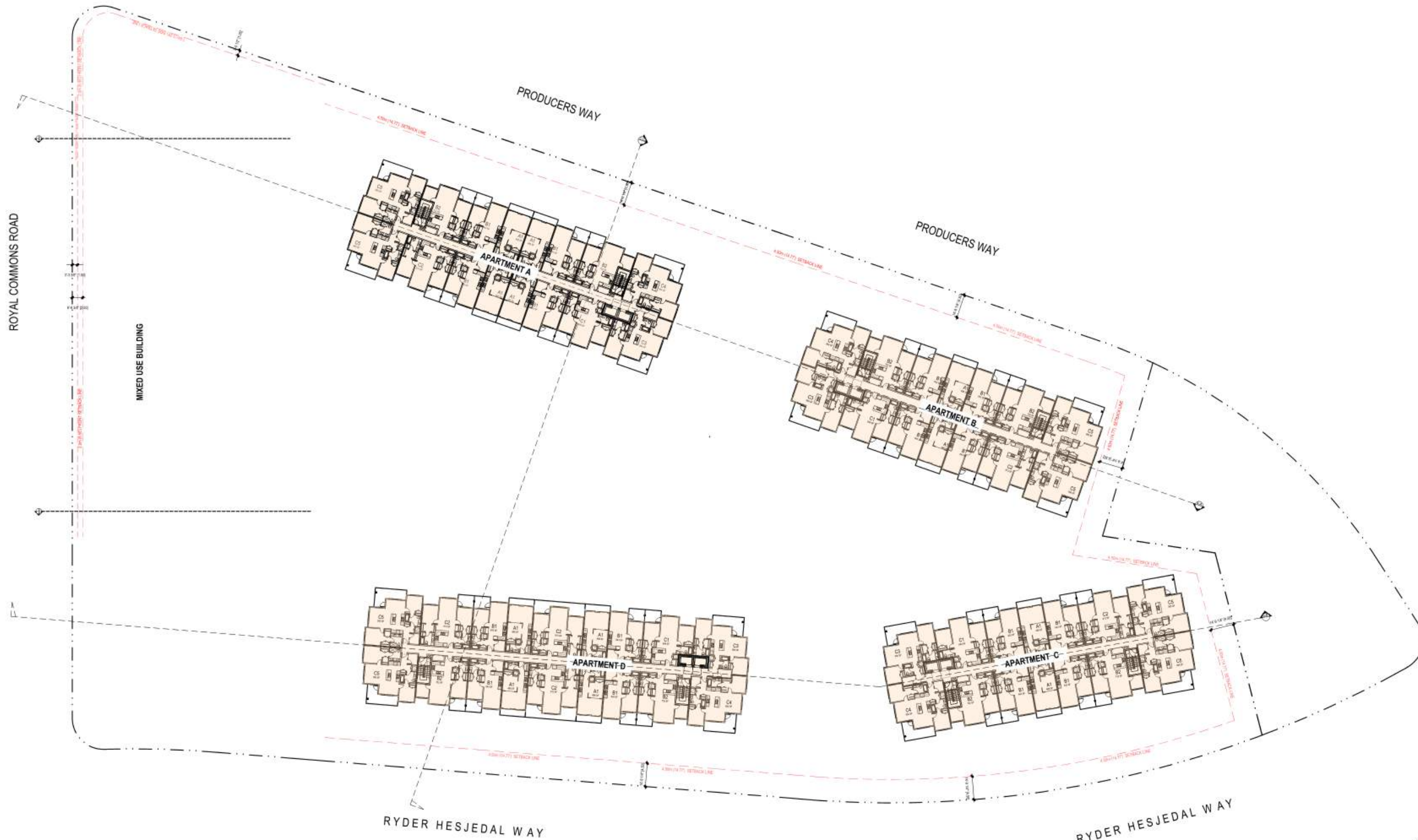
BASE FILE:
SCALE: 1/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.60**

DP:

RP:



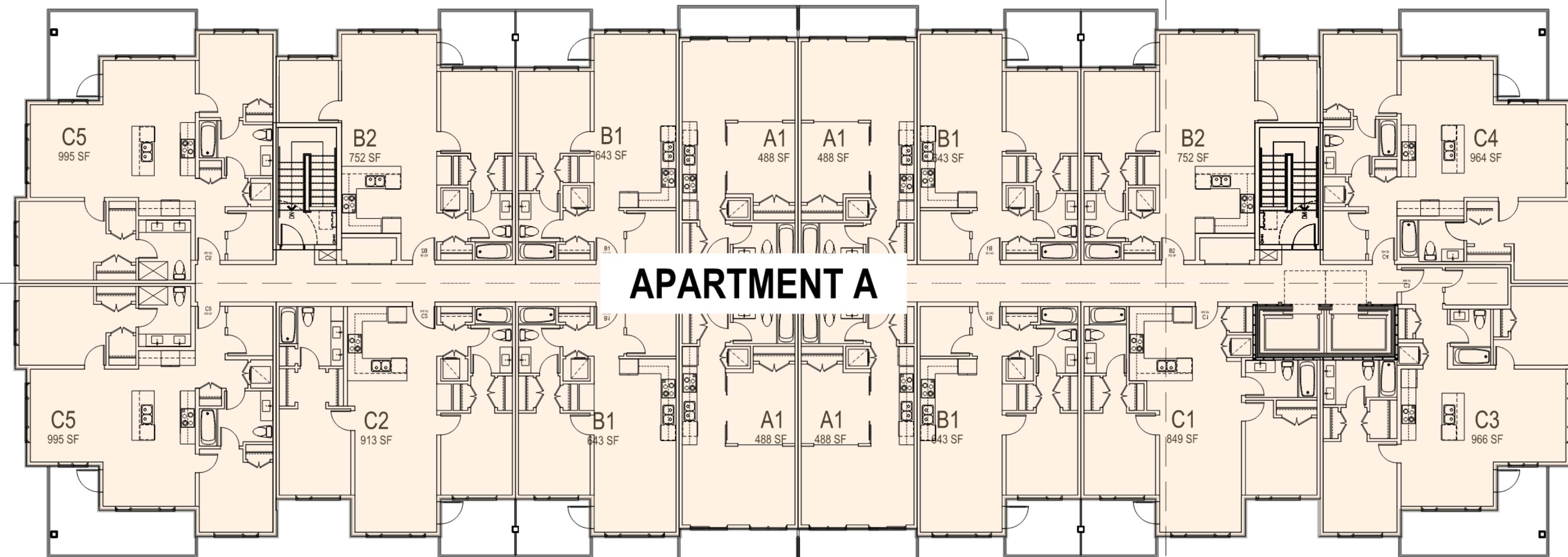
PRODUCERS WAY



14'-9 1/4" (4.50)

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
LEVEL 6 PLAN
APARTMENT A

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.63**

DP:
RP:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

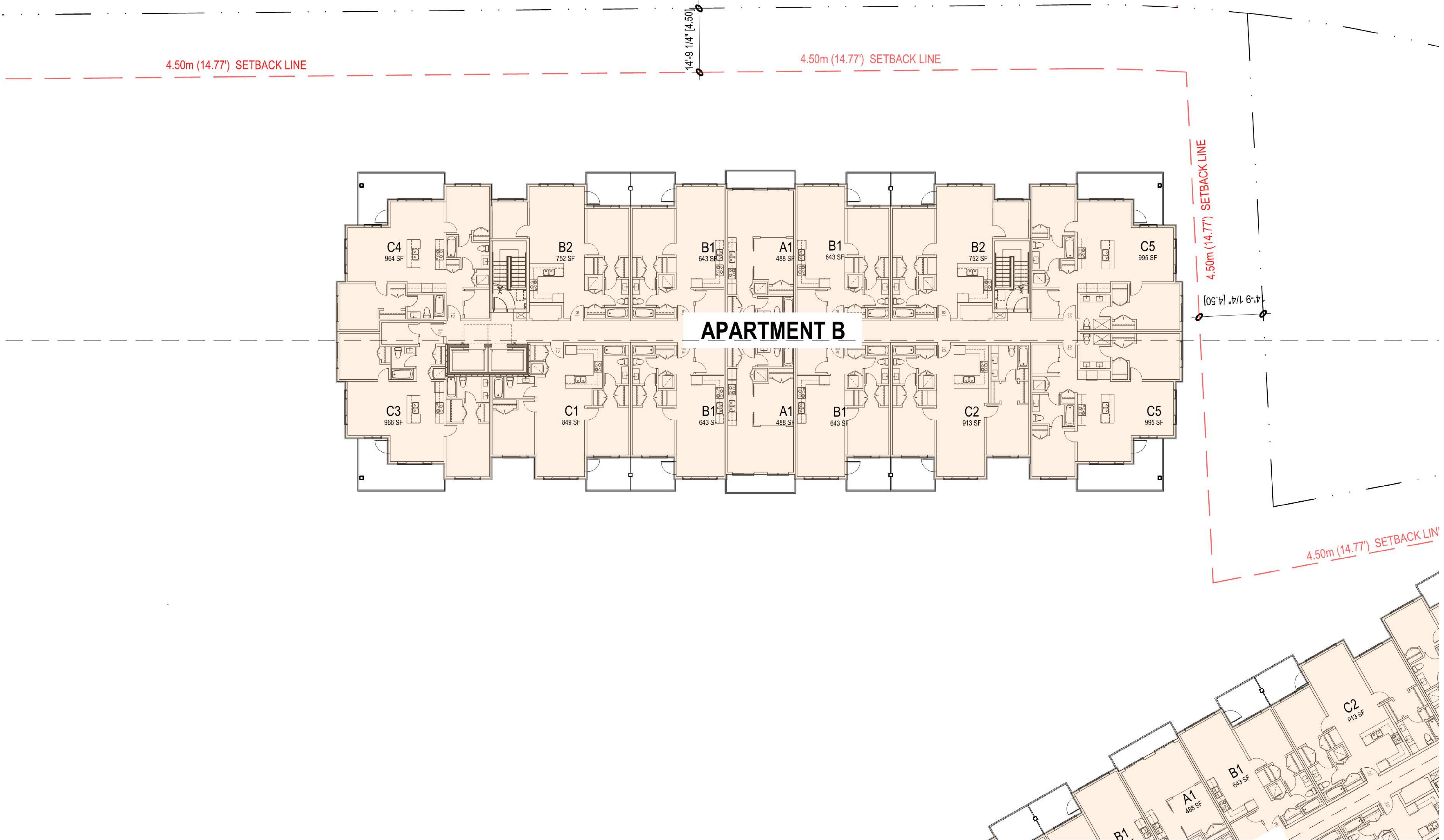
DRAWING TITLE:
LEVEL 6 PLAN
APARTMENT B

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO.
2126/2138

DWG. NO.
A3.64

DP:
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ARCHITECTURAL SEAL:

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PROJECT:
PARCEL B
COLWOOD, B.C.

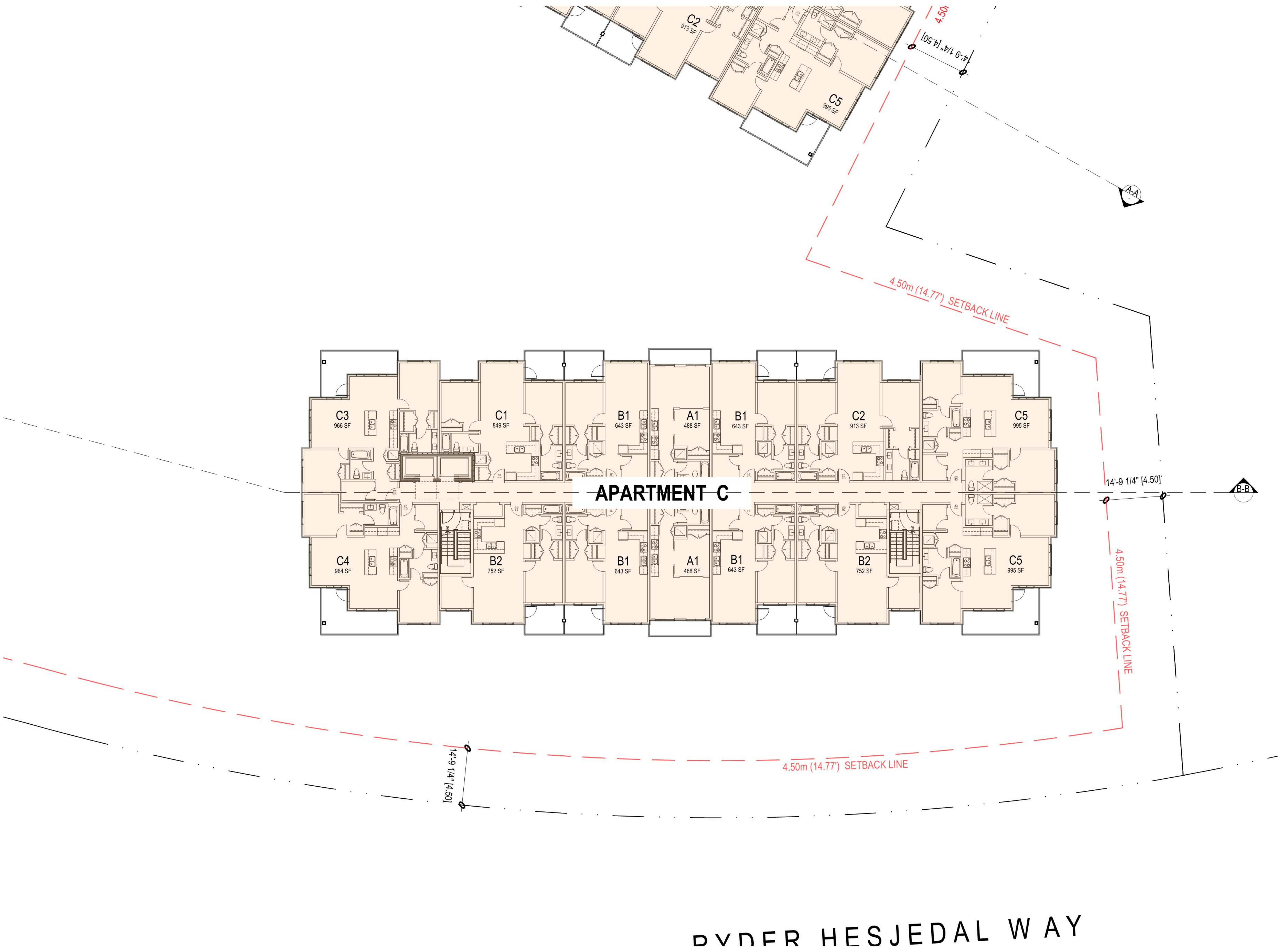
DRAWING TITLE:
LEVEL 6 PLAN
APARTMENT C

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
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PROJECT NO. **2126/2138**

DWG. NO. **A3.65**

DP:
RP:



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CLIENT:
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pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

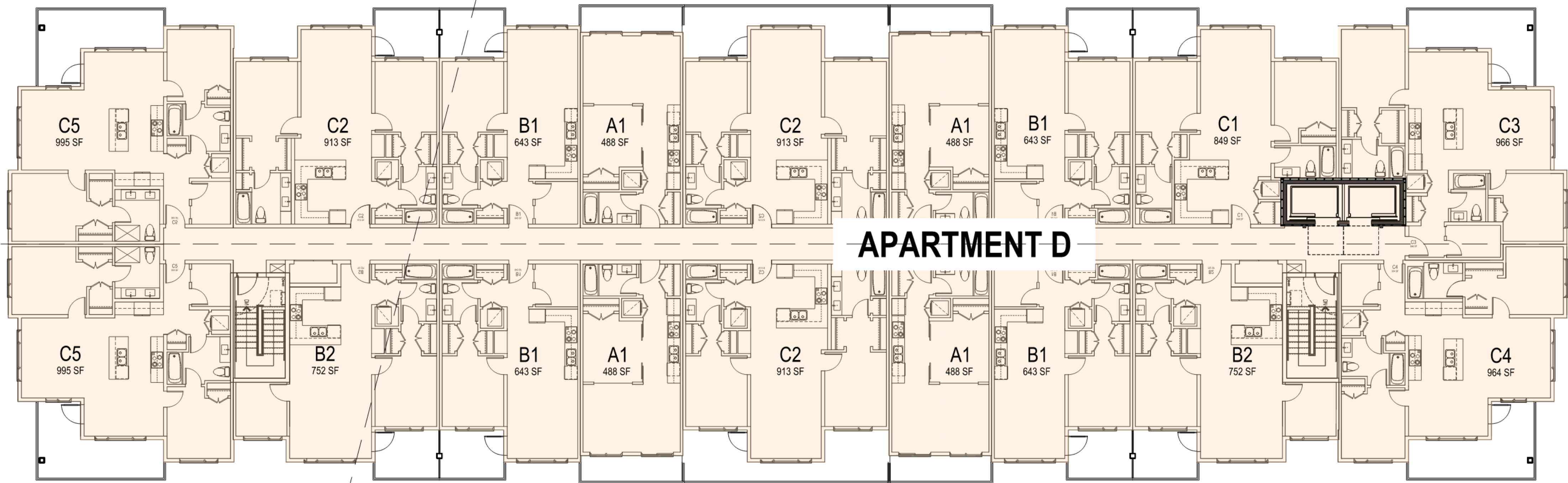
DRAWING TITLE:
LEVEL 6 PLAN
APARTMENT D

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.66**

DP:
RP:



4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

RYDER HESJEDAL WAY



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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

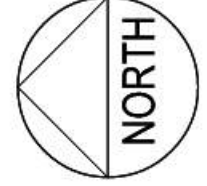
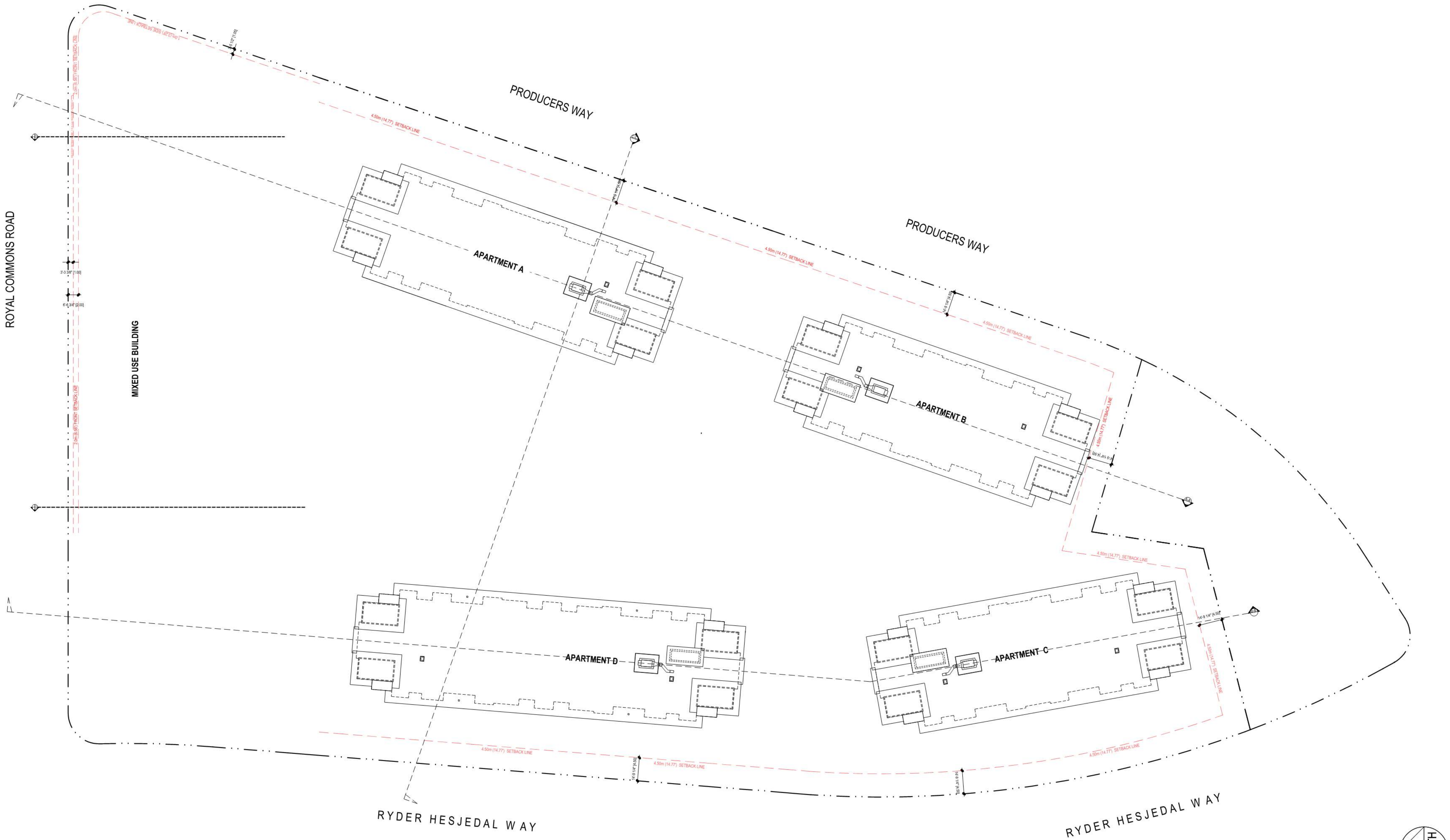
DRAWING TITLE:
ROOF PLAN

BASE FILE :
SCALE : 1/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.70**

DP:
RP:



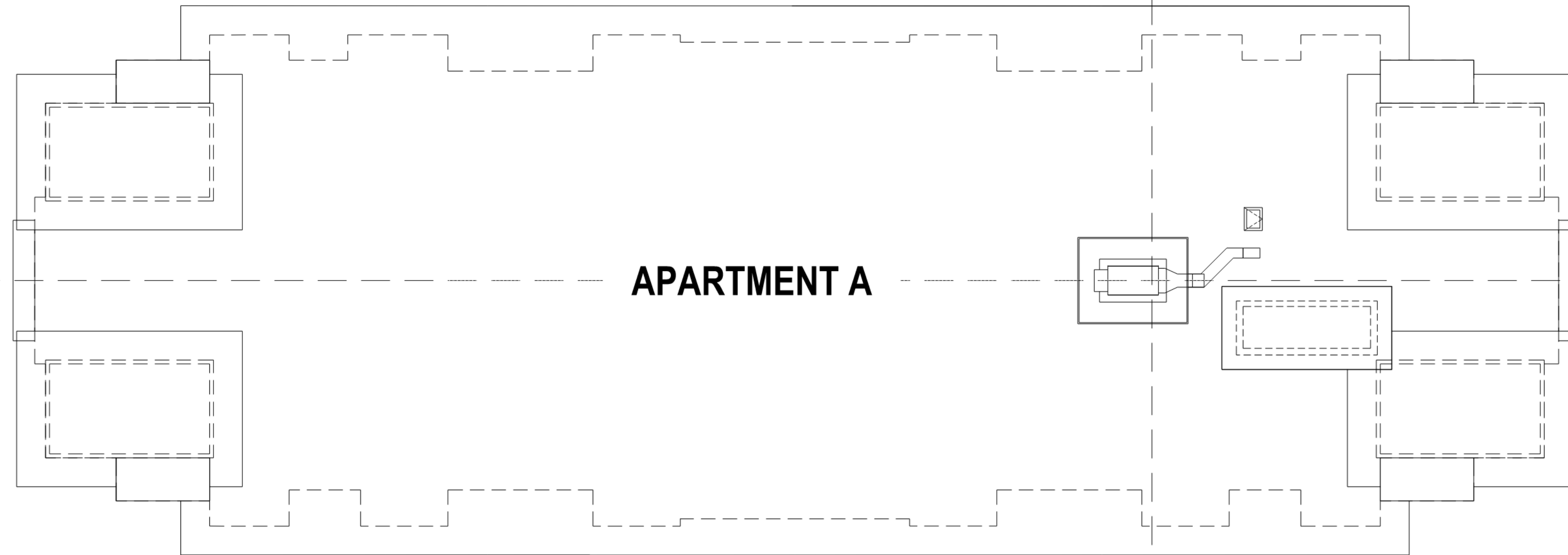
PRODUCERS WAY



14'-9 1/4" (4.50')

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE



APARTMENT A



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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION:	DATE:
---------------	-------

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ARCHITECTURAL SEAL:

30 MAR. 2023



CLIENT:
PARCEL B
COLWOOD, B.C.

PROJECT:
ROOF PLAN
APARTMENT A

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.73**

DP:
RP:

PRODUCERS WAY



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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
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ISSUED FOR
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07 FEB. 2024

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	30 MAR. 2023

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ARCHITECTURAL SEAL:

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

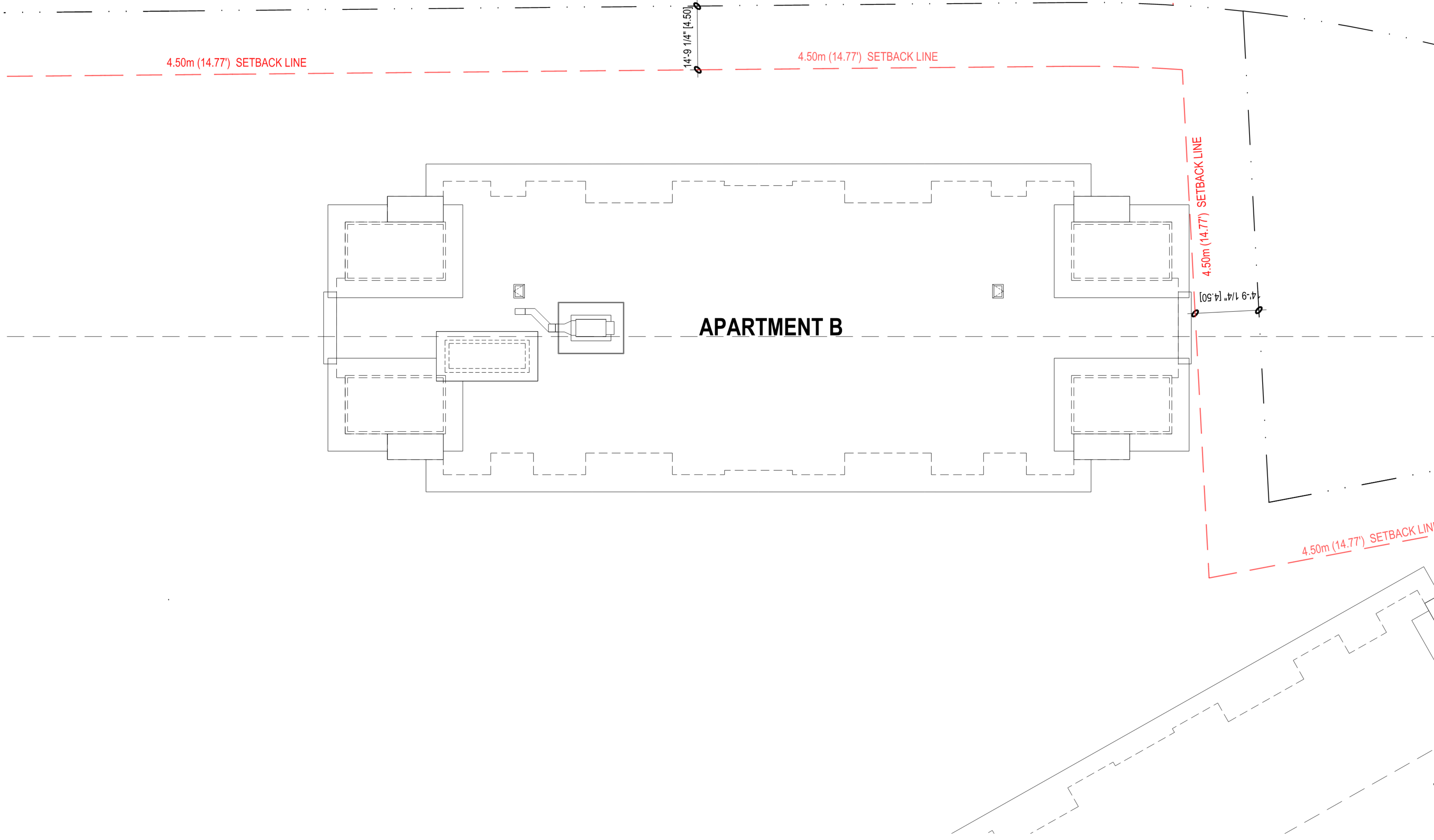
DRAWING TITLE:
LEVEL 6 PLAN
APARTMENT B

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.74**

DP:
RP:





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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

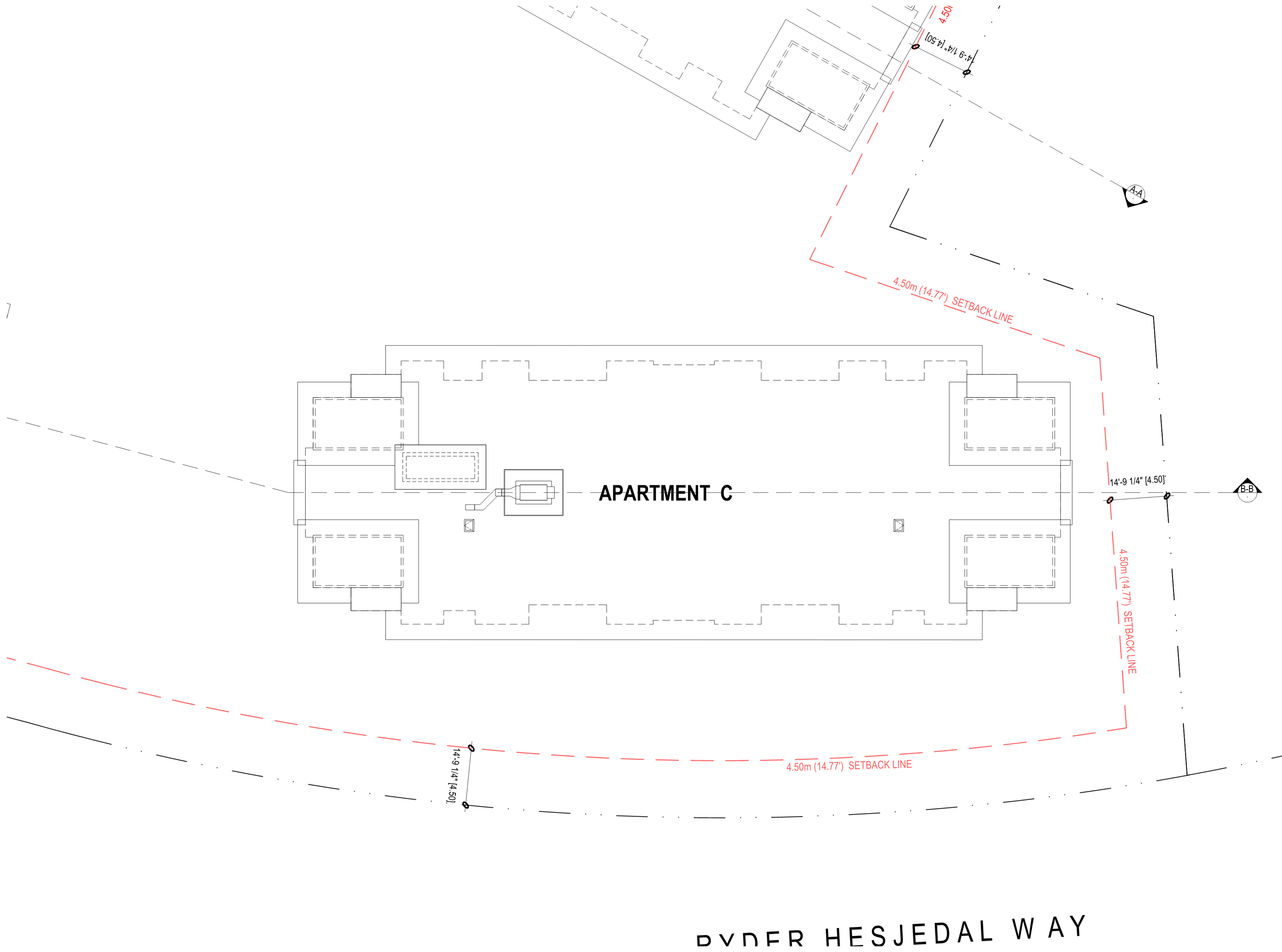
DRAWING TITLE:
ROOF PLAN
APARTMENT C

BASE FILE :
 SCALE : 3/32" = 1'-0"
 PLOT DATE : 07 FEB. 2024
 DRAWN : PS / SS
 CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A3.75**

DP:
RP:



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ISSUED:	DATE:
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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:

 pacific capital real estate group

PROJECT:
PARCEL B
 COLWOOD, B.C.

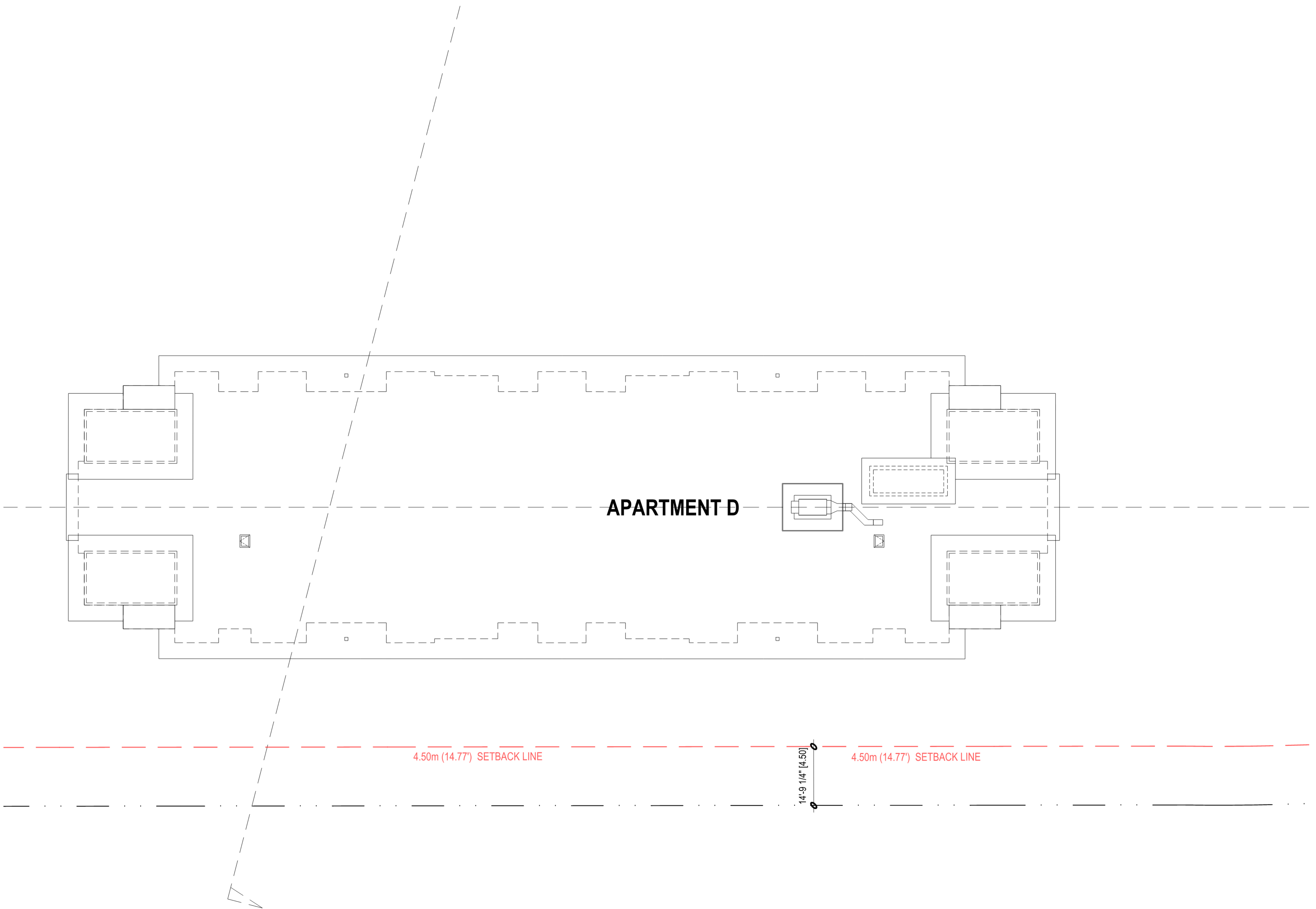
DRAWING TITLE:
ROOF PLAN
APARTMENT D

BASE FILE :
 SCALE : 3/32" = 1'-0"
 PLOT DATE : 07 FEB. 2024
 DRAWN : PS / SS
 CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO.
A3.76

DP:
RP:



APARTMENT D

4.50m (14.77') SETBACK LINE

4.50m (14.77') SETBACK LINE

14'-9 1/4" [4.50]

RYDER HESJEDAL WAY



NORTH ELEVATION - view from Royal Commons Road



MATERIAL LEGEND	COLOR
1. BRICKMOUNTAIN TILE FOR ROOF/DECK AREA	BLACK
2. SPYGLASS TRIM/SPYGLASS FIN	BLACK
3. HAZEL PINE TRIM/SHIELDING	CORNER
4. BRICK CLADDING	TRIM/SPYGLASS METALLIC
5. FINISH BRICK	BLACK
6a. SPYGLASS CERAMIC TILE/SPYGLASS TRIM/SPYGLASS FIN	WHITE
6b. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	WHITE
6c. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	CORNER
7. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
8. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
9. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
10. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
11. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
12. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
13. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
14. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK
15. SPYGLASS CERAMIC TRIM/SPYGLASS TRIM/SPYGLASS FIN	BLACK



BREEZEWAY - view from North Lane

BREEZEWAY CEILING & LIGHTING PATTERN REFLECTS PAVING PATTERN



BREEZEWAY - view from Royal Commons Road

DATE	REVISION
20 MAR 2023	1. 2D ARCHITECTURE
20 MAR 2023	2. 2D ARCHITECTURE
20 MAR 2023	3. 2D ARCHITECTURE
20 MAR 2023	4. 2D ARCHITECTURE
20 MAR 2023	5. 2D ARCHITECTURE
17 FEB 2024	6. 2D ARCHITECTURE

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB 2024

DATE: 20 MAR 2023
PROJECT: 2126/2138
DRAWING NO: A4.00
SCALE: 1/8" = 1'-0"
DATE: 07 FEB 2024
DESIGNER: PS/SS
CHECKER: EBB
PROJECT NO: 2126/2138
DRAWING NO: A4.00

20 MAR 2023
TICRE group
ARCHITECTURE INC.

PROJECT:
PARCEL B
COLLIERIE, B.C.

DRAWING TITLE:
**NORTH BUILDING
BUILDING ELEVATIONS
MATERIALS LEGEND**

SCALE: 1/8" = 1'-0"
DATE: 07 FEB 2024
DESIGNER: PS/SS
CHECKER: EBB

PROJECT NO: 2126/2138

A4.00



MATERIAL LEGEND	COLOR
20 ROOF/CEILING/CLADDING	COMMON GREY
21 DOWN/DOOR FRAME	UMPT
22 DOWN/DOOR FRAME	UMPT
23 BRICK CLADDING	UMPT
24 WALL WINDOW	BLACK
25 FLOOR WINDOW	WOOD LOOK FINISH
26 ALUMINUM ELEMENT	WOOD LOOK FINISH
27 EXTERIOR WALL PANEL	CHARCOAL



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NO.	DATE	REV.
1.	20 MAR 2023	20 MAR 2023
2.	20 MAR 2023	20 MAR 2023
3.	20 MAR 2023	20 MAR 2023
4.	20 MAR 2023	20 MAR 2023
5.	20 MAR 2023	20 MAR 2023

PROJECT NO.
DP MINOR AMENDMENT # 1
 07 FEB 2024

NO.	DATE	REV.
1.	20 MAR 2023	20 MAR 2023
2.	20 MAR 2023	20 MAR 2023
3.	20 MAR 2023	20 MAR 2023
4.	20 MAR 2023	20 MAR 2023
5.	20 MAR 2023	20 MAR 2023

ARCHITECT/SCALE

2023

 TPCREgroup
 TRANSFORMING COMMUNITIES

PROJECT
PARCEL B
 COLWOOD, B.C.

GENERAL TITLE
AMENITY BUILDING
MATERIAL LEGEND

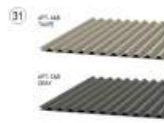
DATE PLOTTED: 1/30/24
 PLOT DATE: 07 FEB 2024
 DRAWING: PG. 58
 PROJECT: 2136

PROJECT NO.
2126/2138

SCALE
A4.01



MATERIAL LEGEND		COLOR			
02	CONCRETE/BRICK/CLADDING	CHARTRAY GRAY	04	POST AND BEAM	WOOD-LOOK PANEL
01	FORMERLY METAL CLADDING	GRAY WHITE	05	ALUMINUM CLADDING	WOOD-LOOK PANEL
03	CONCRETE/CLADDING	BLACK	07	ALUMINUM (W/ 1/2" SLASH PANEL)	BLACK
04	CONCRETE/CLADDING	GRAY WHITE	08	CONCRETE (SLASH PANEL)	WHITE
05	PAVING/CONCRETE	BLACK	09	CONCRETE	WHITE
06	POST AND BEAM	WOOD-LOOK PANEL	0E	CONCRETE/CLADDING - BRICK/POST ACCENT COLOR	BLU-GREY/BLACK/WHITE



NO.	REVISION	DATE
1.	2D DEVELOPMENT PLAN	06 APR 2023
2.	3D ARCHITECTURE	28 MAR 2023
3.	3D ARCHITECTURE	28 MAR 2023
4.	3D ARCHITECTURE	28 MAR 2023
5.	3D ARCHITECTURE	28 MAR 2023
6.	3D ARCHITECTURE	27 FEB 2024

ISSUED FOR
DP WINDOW AMENDMENT # 1
 07 FEB 2024

ALL MATERIALS: WHITE
 Notes: This drawing is intended to show a 3D rendering of the proposed building facade. It is not intended to be used for construction purposes. All materials shown in this drawing are for illustrative purposes only and are not intended to be used for construction purposes. All materials shown in this drawing are for illustrative purposes only and are not intended to be used for construction purposes.

2023
TPCREgroup
 ARCHITECTURE ENGINEERING INTERIORS

PROJECT
PARCEL B
 COLWOOD, B.C.

DRAWING TITLE
SOUTH BUILDINGS
MATERIAL LEGEND

SCALE
 1/32" = 1'-0"
 PRINT DATE: 07 FEB 2024
 DRAWING: PS_54
 PROJECT: 888

PROJECT NO.
2126/2138

DATE
A4.02

NO.	DATE	BY
1.	20 MAR 2023	DP
2.	20 MAR 2023	DP
3.	20 MAR 2023	DP
4.	20 MAR 2023	DP
5.	20 MAR 2023	DP
6.	17 FEB 2024	DP

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024

NO.	REVISION	DATE
1.	REVISION TO MATERIALS LIST	07 FEB 2024
2.	REVISION TO MATERIALS LIST	07 FEB 2024
3.	REVISION TO MATERIALS LIST	07 FEB 2024
4.	REVISION TO MATERIALS LIST	07 FEB 2024
5.	REVISION TO MATERIALS LIST	07 FEB 2024
6.	REVISION TO MATERIALS LIST	07 FEB 2024
7.	REVISION TO MATERIALS LIST	07 FEB 2024
8.	REVISION TO MATERIALS LIST	07 FEB 2024
9.	REVISION TO MATERIALS LIST	07 FEB 2024
10.	REVISION TO MATERIALS LIST	07 FEB 2024
11.	REVISION TO MATERIALS LIST	07 FEB 2024
12.	REVISION TO MATERIALS LIST	07 FEB 2024
13.	REVISION TO MATERIALS LIST	07 FEB 2024
14.	REVISION TO MATERIALS LIST	07 FEB 2024
15.	REVISION TO MATERIALS LIST	07 FEB 2024
16.	REVISION TO MATERIALS LIST	07 FEB 2024
17.	REVISION TO MATERIALS LIST	07 FEB 2024
18.	REVISION TO MATERIALS LIST	07 FEB 2024
19.	REVISION TO MATERIALS LIST	07 FEB 2024
20.	REVISION TO MATERIALS LIST	07 FEB 2024
21.	REVISION TO MATERIALS LIST	07 FEB 2024
22.	REVISION TO MATERIALS LIST	07 FEB 2024
23.	REVISION TO MATERIALS LIST	07 FEB 2024
24.	REVISION TO MATERIALS LIST	07 FEB 2024
25.	REVISION TO MATERIALS LIST	07 FEB 2024
26.	REVISION TO MATERIALS LIST	07 FEB 2024
27.	REVISION TO MATERIALS LIST	07 FEB 2024
28.	REVISION TO MATERIALS LIST	07 FEB 2024
29.	REVISION TO MATERIALS LIST	07 FEB 2024
30.	REVISION TO MATERIALS LIST	07 FEB 2024
31.	REVISION TO MATERIALS LIST	07 FEB 2024
32.	REVISION TO MATERIALS LIST	07 FEB 2024
33.	REVISION TO MATERIALS LIST	07 FEB 2024
34.	REVISION TO MATERIALS LIST	07 FEB 2024
35.	REVISION TO MATERIALS LIST	07 FEB 2024
36.	REVISION TO MATERIALS LIST	07 FEB 2024
37.	REVISION TO MATERIALS LIST	07 FEB 2024
38.	REVISION TO MATERIALS LIST	07 FEB 2024
39.	REVISION TO MATERIALS LIST	07 FEB 2024

ARCHITECTURAL, INC.

20 MAR 2023

PARCEL B
 COLWOOD, B.C.

 SOUTH BUILDINGS
 MATERIAL LEGEND

 SHEET NO.
2126/2138
 DATE: 1/31/24
 PROJECT: 2126_2138
 DRAWN: PS/SS
 CHECKED: EEB

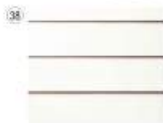
PROJECT NO.

A4.03

1/1



MATERIAL LEGEND	COLOR
30 CONCRETE FACIADINGS	CONCRETE GREY
31 CONCRETE PANEL CLADDING	GREY
32 CONCRETE PANEL CLADDING	GREY
33 CONCRETE PANEL CLADDING	GREY
34 CONCRETE PANEL CLADDING	GREY
35 CONCRETE PANEL CLADDING	GREY
36 CONCRETE PANEL CLADDING	GREY
37 CONCRETE PANEL CLADDING	GREY
38 CONCRETE PANEL CLADDING	GREY
39 CONCRETE PANEL CLADDING	GREY



NO.	DATE
1.	20 MAR 2023
2.	26 MAR 2023
3.	26 MAR 2023
4.	26 MAR 2023
5.	26 MAR 2023
6.	27 FEB 2024



EAST ELEVATION - view from Producers Way

ISSUED FOR
DP MINOR AMENDMENT # 1
 07 FEB 2024



WEST ELEVATION - view from Ryder

NO.	DATE
1.	20 MAR 2023
2.	26 MAR 2023
3.	26 MAR 2023
4.	26 MAR 2023
5.	26 MAR 2023
6.	27 FEB 2024

ARCHITECT/SCALE

20 MAR 2023

TCREgroup
 THE COMMUNITY CENTER REDEVELOPMENT GROUP

PROJECT
PARCEL B
 COLUMBIA, N.C.

DRAWING TITLE
BUILDING ELEVATIONS

SCALE
 1/32" = 1'-0"
 PLOT DATE: 07 FEB 2024
 SHEETS: PG. 58
 DRAWN BY: EEB

DRAWING NO.
2126/2138

PROJECT NO.
A4.10



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ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
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5. DP MINOR AMENDMENT #1	07 FEB. 2024



EAST ELEVATION w/AMENITY - view from courtyard

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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
BUILDING ELEVATIONS

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

PROJECT NO. **2126/2138**

DWG. NO. **A4.20**

DP:
RP:



NORTH ELEVATION - view from Commons



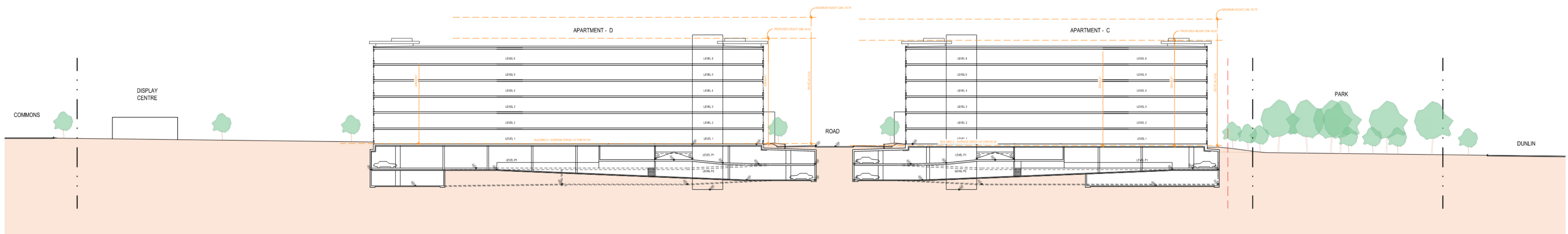
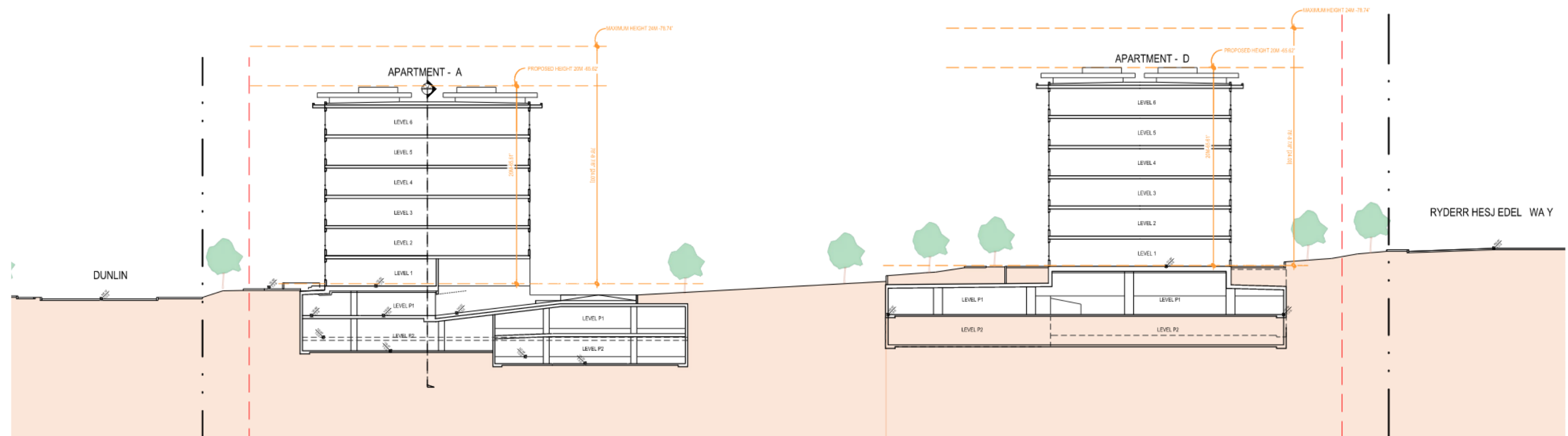
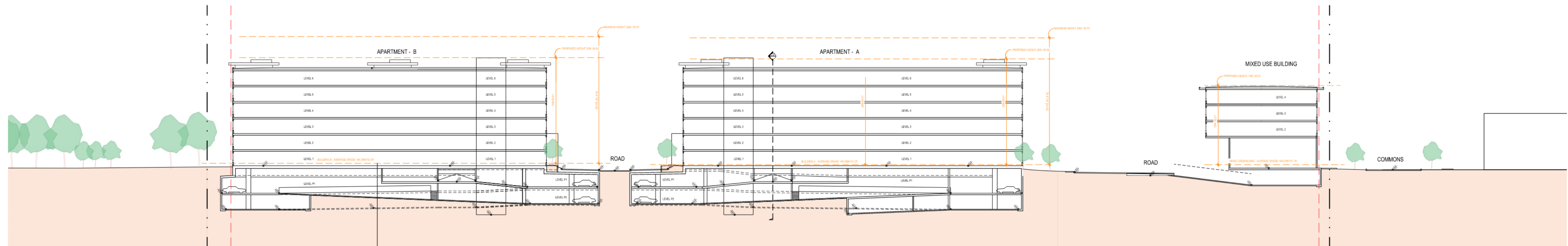
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ISSUED:	DATE:
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07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

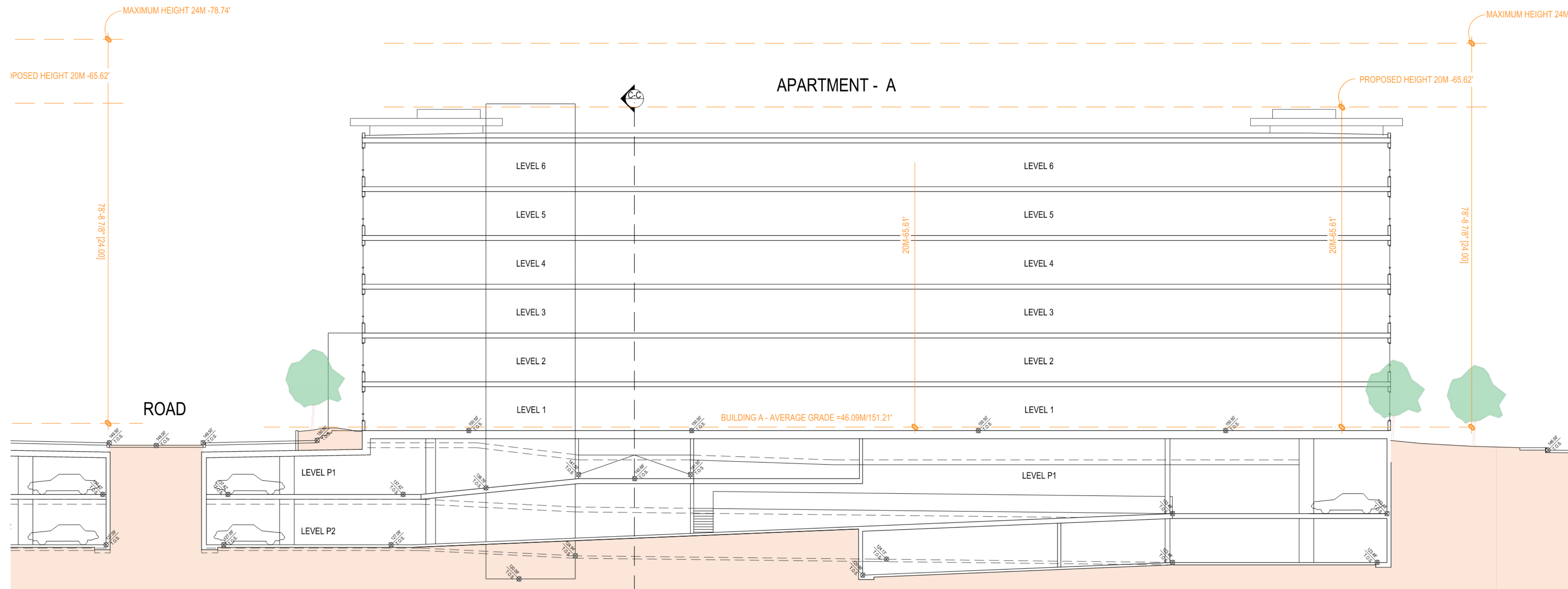
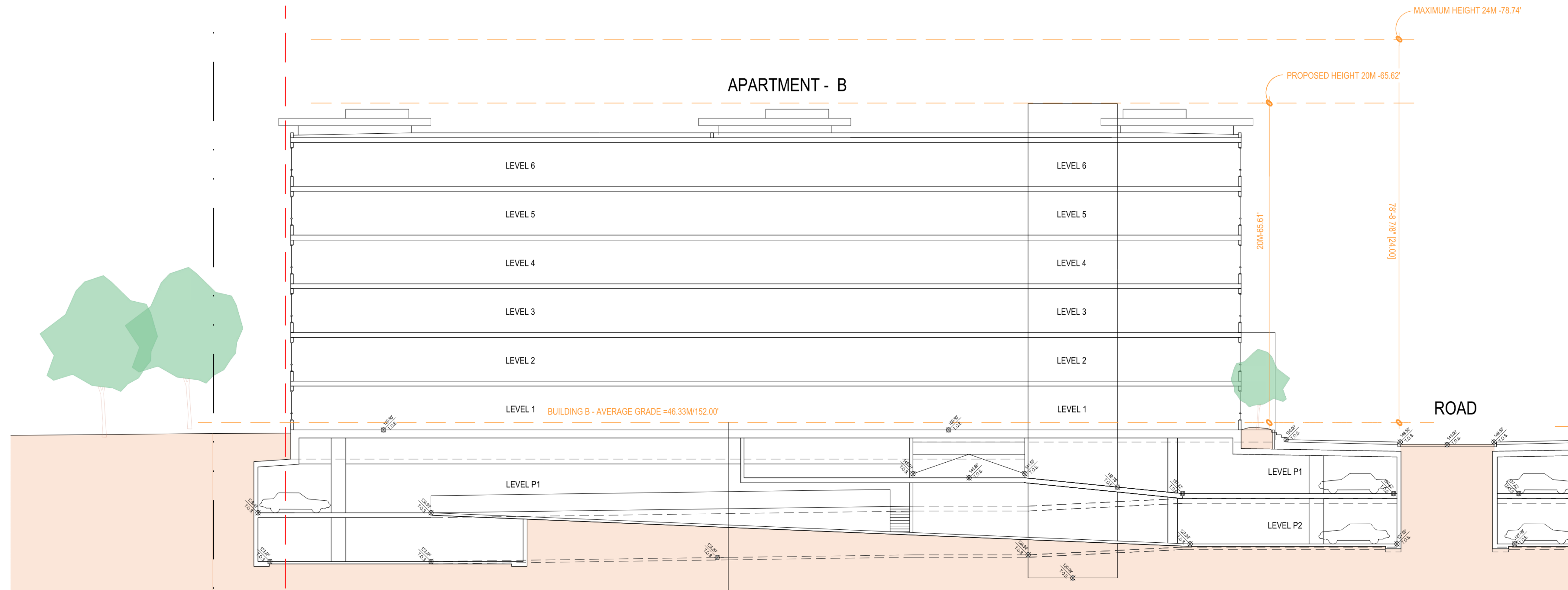
DRAWING TITLE:
BUILDING SECTIONS

BASE FILE :
SCALE : 1/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO. **A5.10**

DP:
RP:



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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
BUILDING SECTIONS

BASE FILE:
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PLOT DATE: 07 FEB. 2024
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PROJECT NO. **2126/2138**

DWG. NO. **A5.20**

DP:
RP:



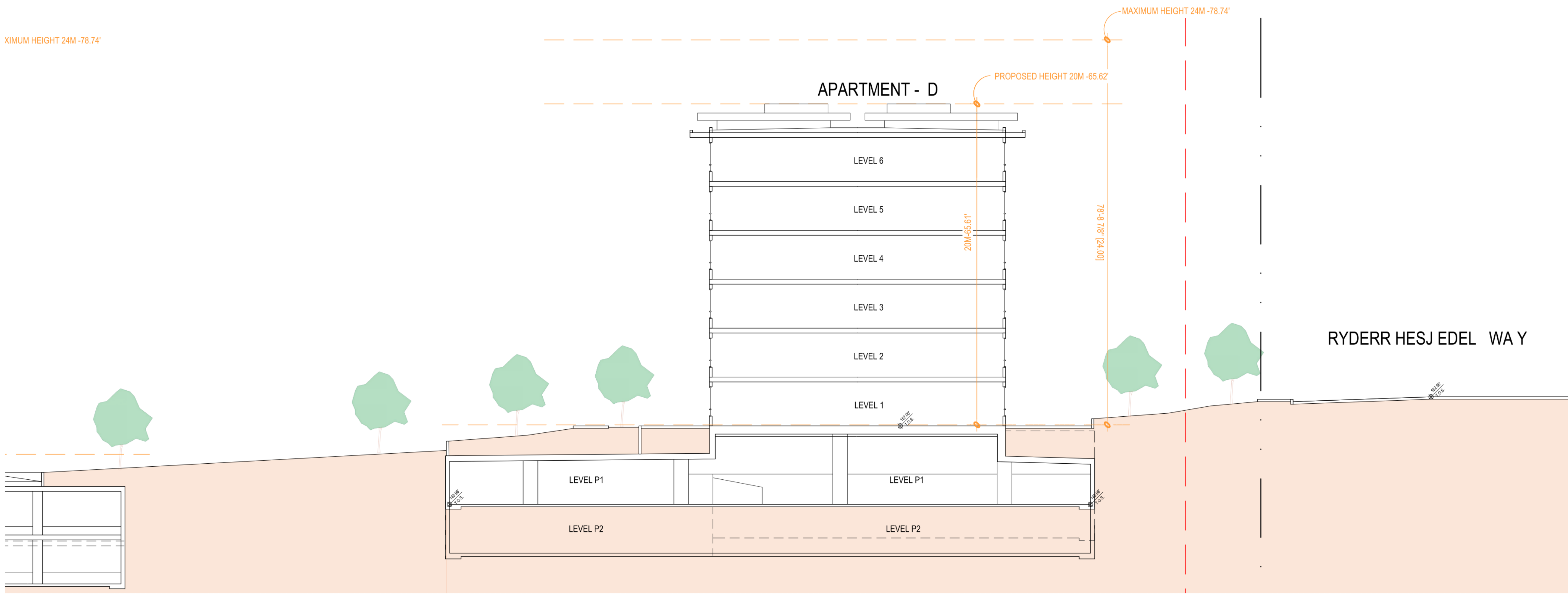
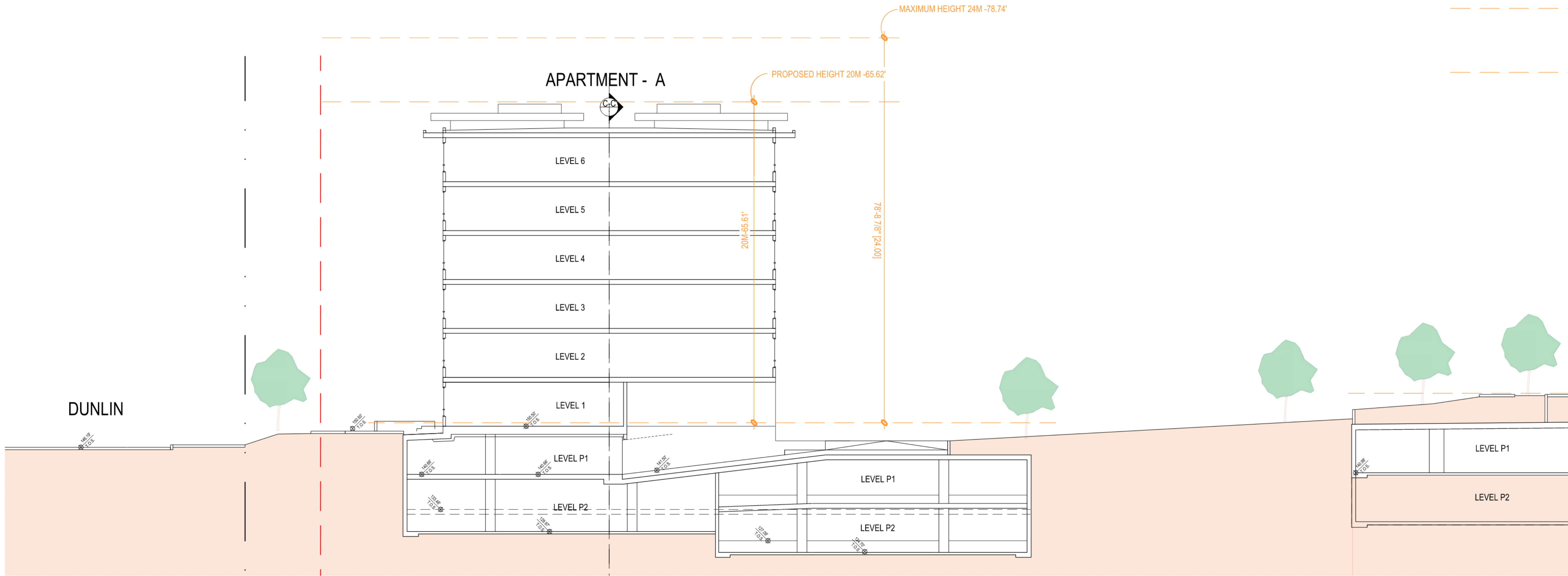
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ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

DRAWING TITLE:
BUILDING SECTIONS

BASE FILE :
SCALE : 3/32" = 1'-0"
PLOT DATE : 07 FEB. 2024
DRAWN : PS / SS
CHECKED : EBR

PROJECT NO. **2126/2138**

DWG. NO.
A5.30

DP:
RP:



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ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREGgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

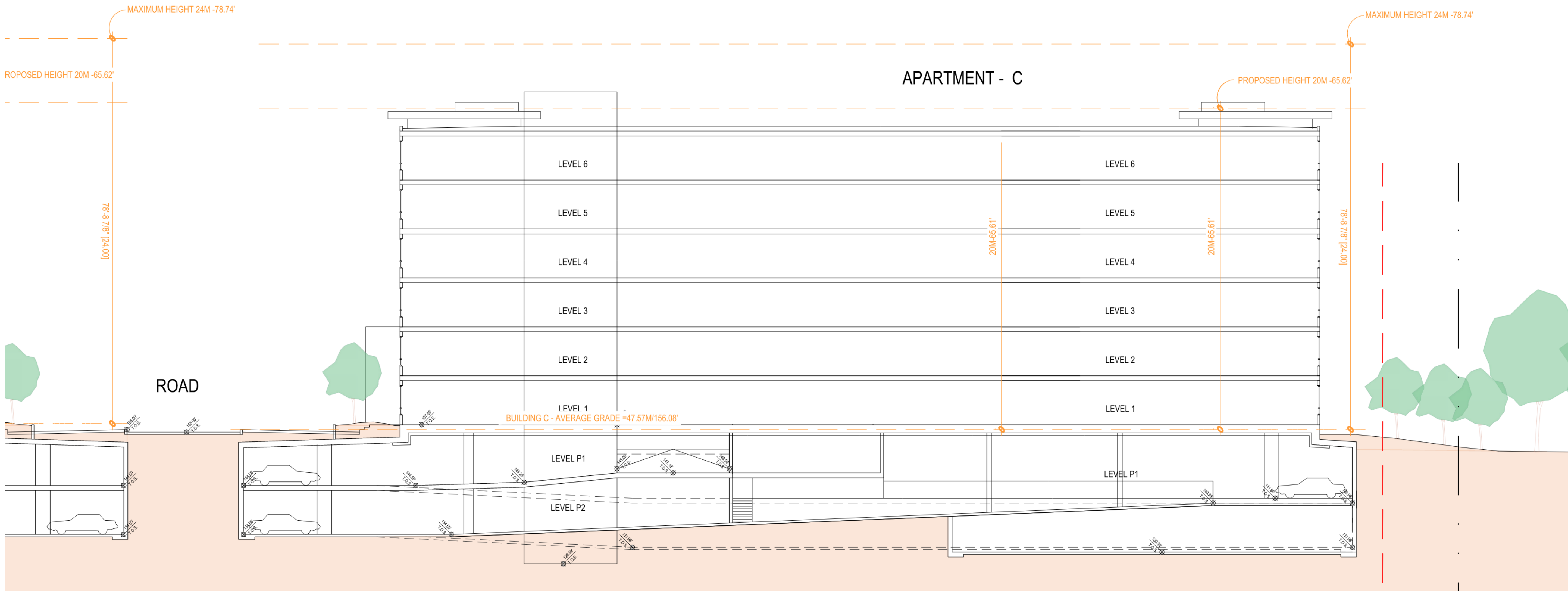
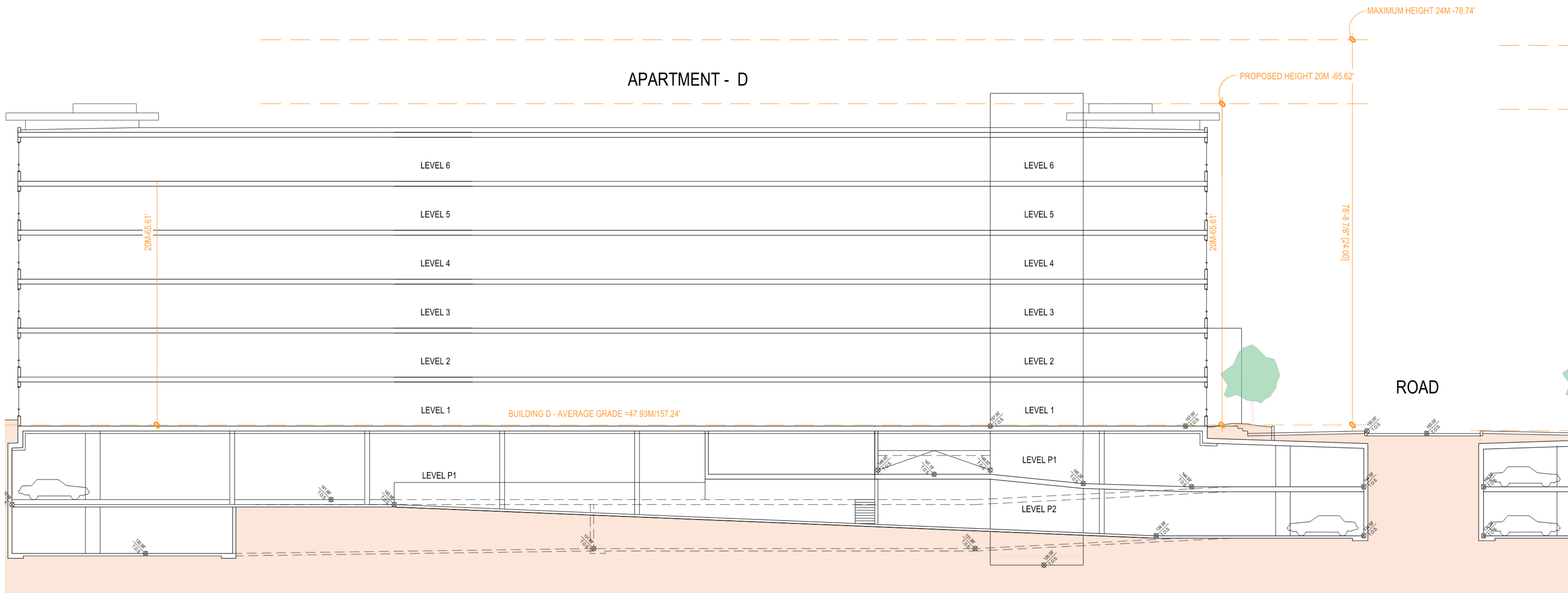
DRAWING TITLE:
BUILDING SECTIONS

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

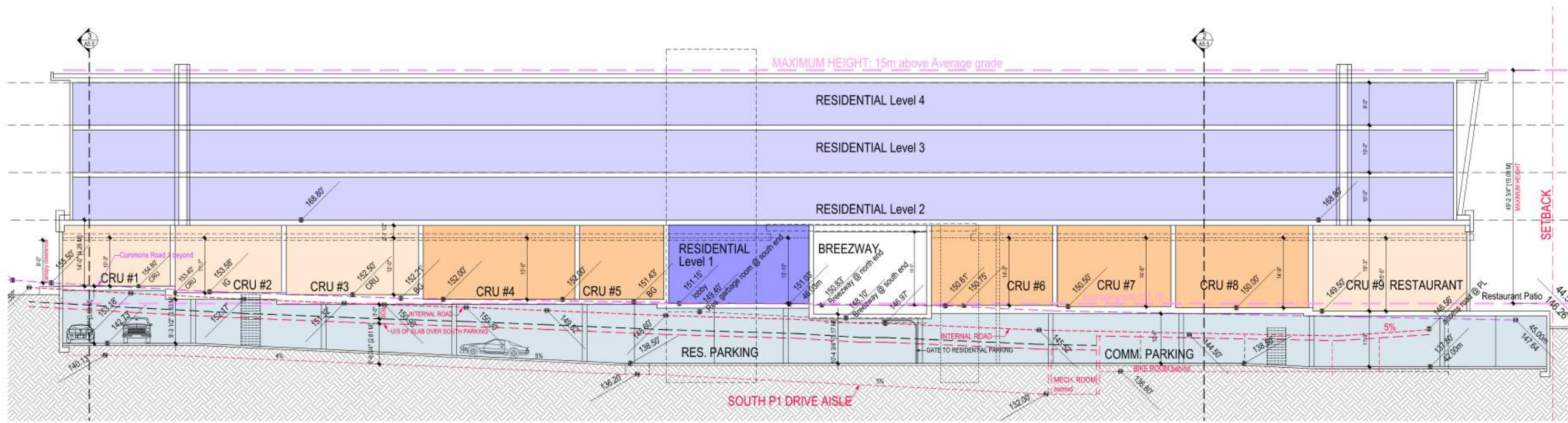
PROJECT NO. **2126/2138**

DWG. NO.
A5.40

DP:
RP:



ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024



SECTION 1-1 thru north P1 drive aisle

ISSUED FOR
DP MINOR AMENDMENT # 1
07 FEB. 2024

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ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:
PCREgroup
pacific capital real estate group

PROJECT:
PARCEL B
COLWOOD, B.C.

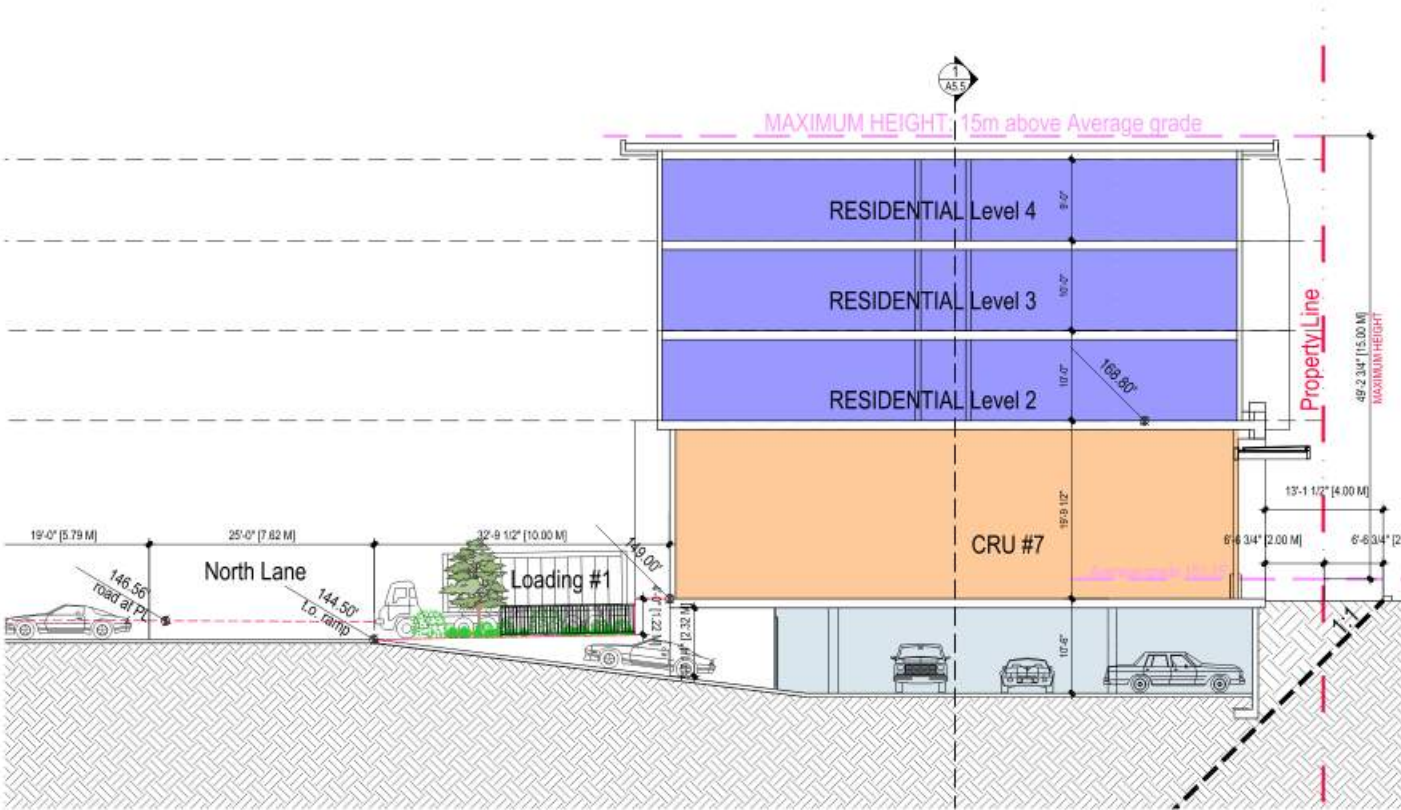
DRAWING TITLE:
BUILDING SECTIONS
North building

BASE FILE:
SCALE: 3/32" = 1'-0"
PLOT DATE: 07 FEB. 2024
DRAWN: PS / SS
CHECKED: EBR

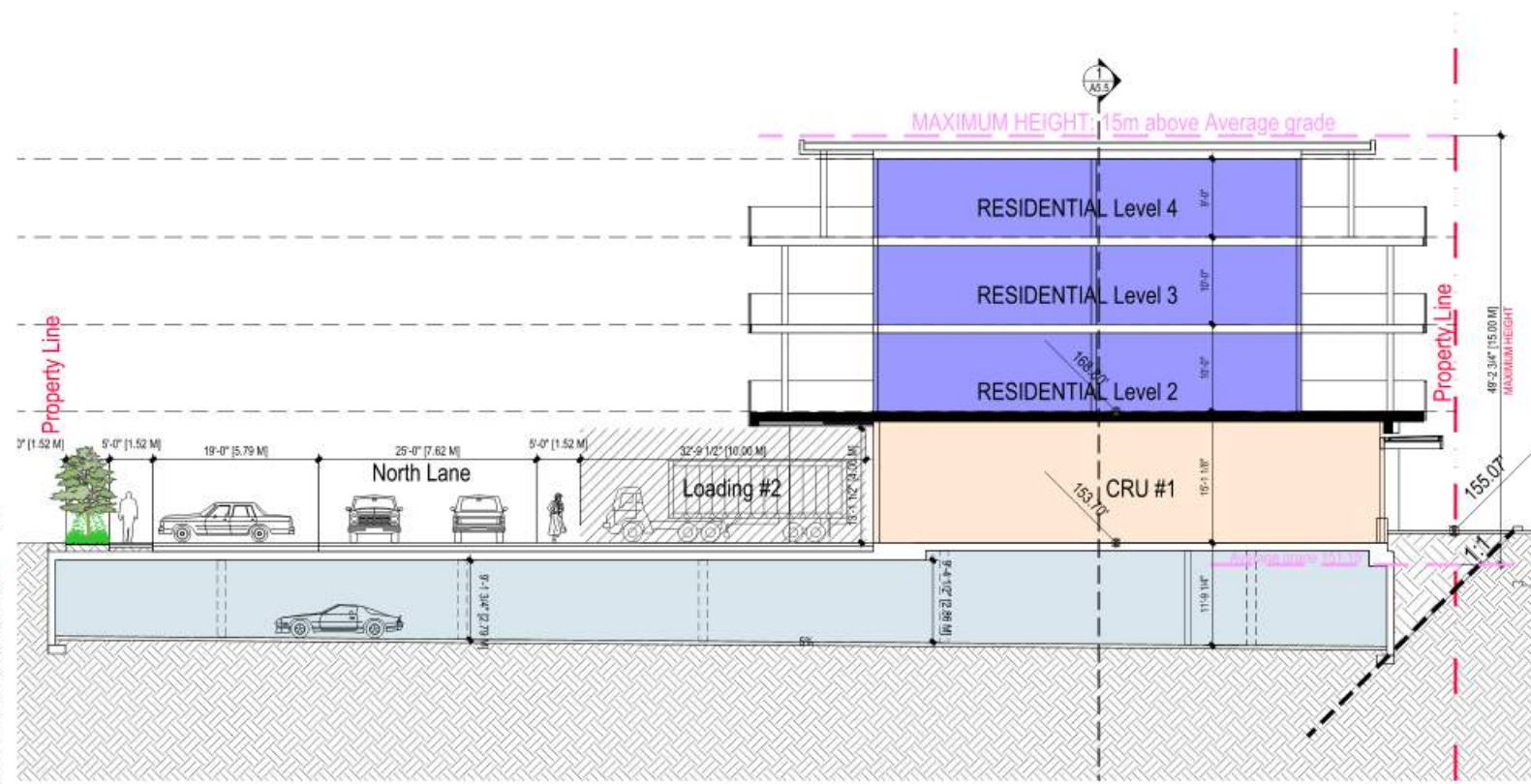
PROJECT NO. 2126/2138

DWG. NO. **A5.50**

DP:
BP:



SECTION 2-2 thru parkade ramp



SECTION 3-3 at west side - CRU 1



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www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
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ISSUED FOR
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ARCHITECTURAL SEAL:

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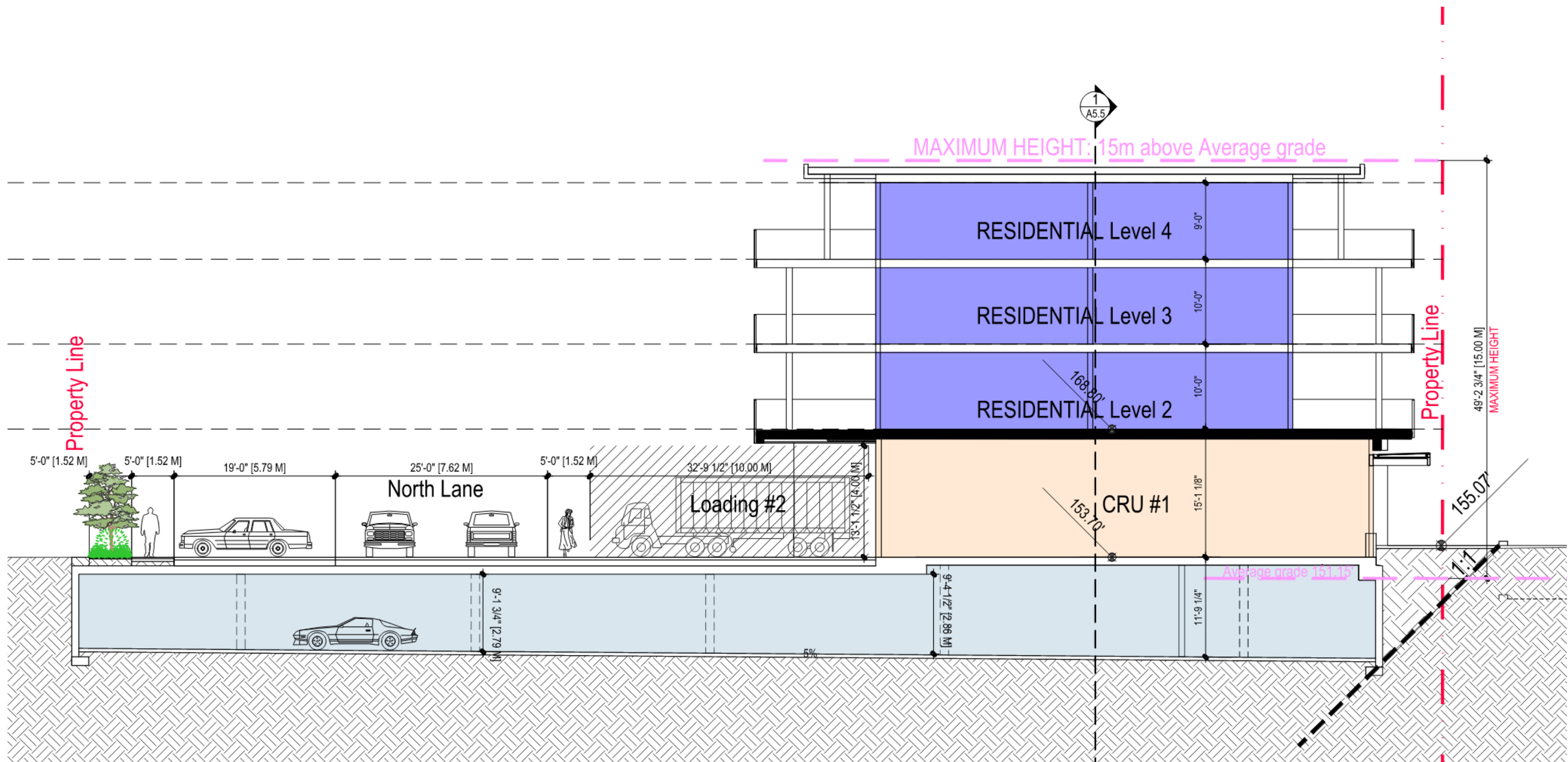
DRAWING TITLE:
BUILDING SECTIONS
 North building

BASE FILE :
 SCALE : 3/32" = 1'-0"
 PLOT DATE : 07 FEB. 2024
 DRAWN : PS / SS
 CHECKED : EBR

PROJECT NO.
2126/2138

DWG. NO.
A5.60

DP:
 RP:



SECTION 4-4 at west end of building