



CITY OF COLWOOD

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

File: DP000021

DEVELOPMENT PERMIT DP000021

THIS PERMIT, issued OCTOBER 16, 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:

LOT A SECTIONS 40, 41, 42, 51, 52 AND 53 ESQUIMALT DISTRICT PLAN EPP124123 EXCEPT PLAN
EPP127784 AND EPP132340

(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 a 60-unit townhouse development and associated site improvements are consistent with the design guidelines for areas designated as "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 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 Proscenium Architecture + Interiors INC. dated September 23, 2024.
 - Schedule 2** Landscape Plan prepared by LADR Landscape Architects dated September 9, 2024.
 - Schedule 3** Landscape Budget prepared by LADR Landscape Architects dated August 27, 2024
8. This Development Permit authorizes the construction of a 60-unit townhouse development 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. This Permit shall not be construed as relieving the Permittee from compliance with any of the requirements contained within the Section 219 covenants registered as "CA8439553" (Development Agreement).
- 8.2. British Columbia's archaeological sites are protected under the Heritage Conservation Act and shall not be altered or damaged without the required permits from the Provincial Archaeology Branch.
- 8.3. This permit does not authorize any blasting on the site.

FORM AND CHARACTER CONDITIONS

Building Features

- 8.4. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings prepared by Proscenium Architecture + Interiors INC. (Schedule 1).
- 8.5. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Services or their delegate.
- 8.6. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services or their delegate.

- 8.7. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

Signage

- 8.8. This Development Permit does not include any signage approvals. A separate sign permit will be required for any marketing signage.

Site Lighting

- 8.9. The site lighting shall be in accordance with the lighting details included in the Landscape Plan prepared by LADR Landscape Architects (Schedule 2).

Landscaping

- 8.10. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by LADR Landscape Architects (Schedule 2).
- 8.11. Prior to the issuance of a building permit, the Permittee shall provide the City with a written letter of engagement from a registered landscape architect agreeing to:
- 8.11.1. Supervise and install the landscape work in accordance with the approved Landscape Plan prepared by LADr Landscape Architects (Schedule 2); and
 - 8.11.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with the approved landscape plan.
- 8.12. Prior to the issuance of Building Permit, the Permittee shall obtain a one-year warranty of the landscape works from the landscape contractor. This warranty shall be transferrable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials.
- 8.13. Prior to the issuance of a Building Permit, the Permittee must provide to the City in the form of an irrevocable letter of credit or certified cheque, security in the amount of \$318,206.9 based on 110% of the Landscape Cost Estimate prepared by LADR Landscape Architects (Schedule 3), which amount, or a portion therefore, as the case may be, 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.

ISSUED ON THIS 16 DAY OF October, 2024.



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



DP ARCHITECTURAL DRAWING LIST

DWG.	DRAWING NAME
A001	PROJECT STATISTICS
A002	DEVELOPMENT PLAN (FOR INFO ONLY)
A003	SITE SURVEY (FOR INFO ONLY)
A004	PROPOSED BUILDING RENDERINGS
A005	PROPOSED BUILDING RENDERINGS
A006	PROPOSED BUILDING RENDERINGS
A007	PROPOSED BUILDING RENDERINGS
A100	SITE PLAN
A101	SITE SECTIONS
A102	SITE SECTIONS
A300	ELEVATIONS BLOCK A
A301	ELEVATIONS BLOCK B
A302	ELEVATIONS BLOCK C
A303	ELEVATIONS BLOCK D
A304	ELEVATIONS BLOCK E
A305	ELEVATIONS BLOCK F
A306	ELEVATIONS BLOCK G
A307	ELEVATIONS BLOCK H
A308	ELEVATIONS BLOCK I
A309	ELEVATIONS BLOCK J
A310	ELEVATIONS BLOCK K
A311	BUILDING SECTIONS
A312	BUILDING SECTIONS
A313	BUILDING SECTIONS
A314	BUILDING SECTIONS
A315	BUILDING SECTIONS
A316	LEVEL PLANS - BLOCKS A,B,C
A317	LEVEL PLANS - BLOCKS D,E
A318	LEVEL PLANS - BLOCK F,G
A319	LEVEL PLANS - BLOCKS H,I
A321	LEVEL PLANS - BLOCKS J,K
A330	UNIT PLANS - BLA
A331	UNIT PLANS - STACKED UNITS
A700	SITE DETAILS

PARCEL 5 EAST

23-02

ROYAL BAY, COLWOOD

PHASE PHASE EAST - DP SET
09/23/2024

CLIENT	LANDSCAPE	BUILDING ELECTRICAL	STRUCTURAL	MECHANICAL	SITE ELECTRICAL	CIVIL
PCRE GROUP FOUR BENTALL CENTRE 1055 DUNSMUIR ST #1774 VANCOUVER BC	LADR LANDSCAPE ARCHITECTS 864 QUEENS AVE #3 VICTORIA BC	PARALLEL ENGINEERING 5056 CORDOVA BAY ROAD VICTORIA BC	FARHILL ENGINEERING 937 DUNFORD AVE #105 VICTORIA BC	AVALON MECHANICAL 1245 ESQUIMALT RD #300 VICTORIA BC	PRIMARY ENGINEERING 4240 GLANFORD AVE #200 VICTORIA BC	ON POINT PROJECT ENGINEERS 957 LANGFORD PKWY #111 VICTORIA BC
GEOTECH	BUILDING ENVELOPE	ENERGY	INTERIOR DESIGN			
THURBER ENGINEERING 4464 MARKHAM ST #2302 VICTORIA BC	EVOKE BUILDINGS 814 BROUGHTON ST #102 VICTORIA BC	BERNHARDT CONTRACTING 1535 OAK CREST DR VICTORIA BC	PROSCENIUM ARCHITECTURE + INTERIORS 151 EAST 2ND AVE #300 VANCOUVER BC			



PROJECT STATISTICS:	
CMV ADDRESS: ROYAL BAY COLWOOD, BC, CANADA	
LEGAL DESCRIPTION: PHASE 5	
ZONING: CD28 (AREA 10)	
SITE AREA: 0.979 HA = 2.41 ACRES = 105,378 SF	
MAXIMUM LOT COVERAGE: ALLOWED - 50%	MAXIMUM LOT COVERAGE: PROPOSED - 28.5%
ALLOWED SETBACKS: FRONT - 3m WITH REAR LANE ACCESS / 6m TO GARAGE FACE REAR - 6m EXTERIOR SIDE - 3m MIN. BUILDING SEPARATION - 1.2m	PROPOSED SETBACKS: FRONT (PRODUCERS WAY) - 4.1m REAR (SRW) - 11.6m EXTERIOR SIDE (RESTORATION WAY) - 5m EXTERIOR SIDE (PARK) - 3m MIN. BUILDING SEPARATION - 2.45m
ALLOWABLE BUILDING HEIGHTS: 12.5m FROM AVERAGE PROPOSED GRADE	PROPOSED BUILDING HEIGHTS: 9 TO 12m FROM AVERAGE PROPOSED GRADE
TOTAL BUILDABLE AREA: ALLOWED - 105,378 SF	TOTAL BUILDABLE AREA: PROPOSED - 91,254 SF
FLOOR SPACE RATIO: ALLOWED - 1.0	FLOOR SPACE RATIO: PROPOSED - 0.86
USABLE OPEN SPACE: MINIMUM - 5%	USABLE OPEN SPACE: PROPOSED - 15.6%

UNIT BREAKDOWN			
UNIT TYPE	NUMBER OF UNITS	BUILDABLE SURFACE/UNIT	TOTAL DEVELOPED
STACKED UNITS - GROUND LEVEL	13	92 m ² - 994 SF	1,201 m ² - 12,927 SF
STACKED UNITS - UPPER LEVEL	26	116 m ² - 1,250 SF	3,020 m ² - 32,507 SF
ISLA	21	188 m ² - 1,811 SF	3,924 m ² - 39,038 SF
TOTAL 60 UNITS			7,155 m² - 84,473 SF
ACCESSORY BUILDINGS (BIKE AND GARAGE STORAGE) = 167 m ² - 1797 SF			7,322 m ² - 85,270 SF
EXTERIOR SPACES BUILT (PATIOS, BALCONIES) = 556 m ² - 5,984 SF			8,478 m² - 91,254 SF

ACCESSORY BUILDINGS HEIGHTS	
ACCESSORY BUILDING	BUILDING HEIGHT AT HIGHEST POINT
1	52.243 F.F.E.
2	51.759 F.F.E.
3	51.981 F.F.E.
4	51.082 F.F.E.
5	50.618 F.F.E.

VEHICLE PARKING			
UNIT TYPE	ZONING PARKING RATIO	REQUIRED PARKING	PROPOSED PARKING STALLS
GROUND LEVEL	1.5/UNIT	20	22
UPPER LEVEL	1.5/UNIT	39	42
ISLA	1.5/UNIT	32	21 OUTSIDE + 21 GARAGES
VISITOR	0.1/UNIT	6	6
TOTAL STALLS REQUIRED:		97	TOTAL PROVIDED: 112

PER SECTION 1.13 OF THE OFF-STREET PARKING BYLAW, OVERSUPPLIED STALLS ARE STRUCTURED IN CLOSED GARAGES
ACCESSIBLE PARKING REQUIRED FOR TOTAL PARKING SUPPLY REQUIRED IS 110 SPACES, 2 SPACES

BIKES			
	ZONING BIKES RATIO	REQUIRED BIKES	PROPOSED BIKES STALLS
LONG TERM	1/UNIT	60	62 (41 IN ENCLOSED BUILDINGS, 21 PRIVATE IN ISLAS)
SHORT TERM	6.0/LOT	6	6
OVERSIZED LONG TERM	10%	6	6
OVERSIZED SHORT TERM	10%	1	1
TOTAL BIKES REQUIRED:		66	TOTAL PROVIDED: 68

DESIGN RATIONALE

PROGRAM

The project is comprised of 60 residential townhome units that carefully respond to Colwood Official Community Plan, the Royal Bay Area Plan, and the Latoria South Sub-Area Plan, and adhere to relevant bylaws and zoning regulations. The can be categorized into three types: islas (three-storey homes), and stacked townhomes that are divided into ground level units (one-storey homes) and upper-level units (two-storey homes).

The three-level townhouse 'islas' are organized in groups of three to five units. With a half-buried basement, each isla unit features an individual garage accessible from the internal road of the site. Located on the western side of the site, these units have their main access on level two from Restoration Way. Their area is about 168 m² (1,811 SF). The stacked units (representing two distinct volumes) are comprised of a ground floor unit with a private garden and two upper-level units. While these units are accessed from the ground floor, their primary living areas are situated on levels two and three. The entrances of the stacked units are oriented towards the parking area and gardens for both functionality and aesthetic. The stacked units are arranged in pairs primarily on the eastern side of the site with two rows on the northern side comprising three and two units. Each ground level has an area of about 92 m² (994 SF) and each upper level unit is about 116 m² (1,250 SF). All the areas combined give an FSR of 0.86, which is far below the 1.0 maximum FSR, yet aligns with community plan targets to support public and active transportation.

The proposal's key characteristics can be evaluated against the Colwood Official Community Plan goals as follows:

- Goal: Transit-friendly residential densities with a minimum of 45 people per hectare
 - The project supports 60 units across 0.97 hectares, achieving between 60 and 180 people per hectare, well above the desired minimum.
- Goal: Create housing choices for a diverse age-mixed community
 - 3 distinct housing models offering 1, 2 and 3 storey home options are provided in the proposed development, appealing to a diverse demographic.
- Goal: Walkable neighbourhoods with access to amenities that support daily life
 - Retail and commercial amenities at the Latoria South Commons are within a 15-minutes walk of the proposed development, with pedestrian connections at all edges of the property and multiple pathways through the site.
 - The east edge of the site features a community park, and the south edge of the site contains a utility SRW, which is proposed to have the dual purpose of being a walking path connecting the west and east, with ground-oriented units animating the public realm.
- Goal: Plan for alternative transportation
 - The project is designed to be experienced at a pedestrian level, calming the movement of vehicles.
 - Garages have been designed to contain multiple bicycles each, encouraging active transportation.

FORM AND CHARACTER

The proposal's key characteristics can be evaluated against the Colwood Official Community Plan goals as follows:

- Goal: Establish a neighbourhood character
 - The architecture is distinct from other projects in the Royal Bay area, drawing on contemporary west coast modern materiality and Northern European simplicity of form. The neighbourhood achieves a unique character that is varied but consistently applied.
 - Details and materials are consistently modern, and present clean lines, volumetric forms, and attention to human scaled.
- Goal: Town houses are to express individual units through architectural massing or materials, such as varied step backs, varied roof lines, or distinct colours
 - An essential objective of the design is to avoid a repetitive suburban aesthetic and instead differentiate each unit from its counterparts. Although the floor plans and window patterns remain consistent across all units, the exterior expressions stand alone through the playful juxtaposition of scale and colour, deploying cementitious panel rain screens as framing elements, shingles, planks and panels to form individual identities.
- Goal: Vary the number of attached housing units per block
 - The islas are attached by groups of 3 to 5 units.
- Goal: Respond to significant natural topographic features and site buildings to take advantage of slope
 - The isla units take advantage of the sloping terrain with basement garages that accommodate the natural topography of the site.
- Goal: Use entrances, windows, patios and balconies that are clearly visible from and, overlook public sidewalks and open spaces
 - Playful openings on the facades are visible from every street.
 - The balconies are proudly standing out from the massing and cantilevered over the parking stalls, overlooking the public space.
- Goal: Reduce building setback where this would improve the relationship between a building and an access route or public road
 - On Restoration Way, every second isla unit is completed by an A frame to bring more variety and improve the relationship between the building and the public sidewalk.
 - These A frames also act as shading devices to provide solar protection as well as weather protection above the entrance.
- Goal: Ensure buildings are designed to receive daylight from at least two sides of a building
 - Islas receive daylight from two sides when they are in the middle of the block, or from three sides when they are on the sides.
 - Either lower or upper stacked units receive daylight from three sides.
- Goal: All ground-floor units are to be ground-oriented with individual entries to the outside
 - Every unit from the stacked units, whether they are on the upper or the lower level, beneficiaries from a private entrance from the street.

Each stacked unit represents two distinct volumes, to visually divide at-grade units from upper-level units within the composition, this distinction is achieved through the application of different cladding material and the form of the alternating privacy frames that stop at the L2 balcony level. Every isla dwelling is also intended to be unique and exude a sense of individuality. To this end, the design incorporates four variations of facades for both street-facing elevations, employing diverse facade elements and cladding. The floor plans and window patterns remain uniform across all isla units. Site wide podium language is carried over to each block by similarly cladding all basements within a given block. The upper floors stand elegantly above this podium, with cantilevered balconies that float over the parking stall.

SITE

The site features a notable decline in elevation from west to east, with a relatively milder slope from north to south. The design seamlessly integrates the buildings by capitalizing on the site's topography. From the two entrances on Restoration Way, there is a gradual descent by one full level to reach the main internal road, equivalent to the basement level of the islas. Subsequently, the site gently slopes down from the main internal road to align with the natural grade of the park on the eastern side. To accommodate the grade difference, retaining walls run along the eastern and southern boundaries of the parcel. Additionally, the stacked units' gardens are sunken from street level to minimize the height of the retaining walls between the units and the internal road on the northern side. The site features star connections at three points, facilitating easy access to and from the surrounding park to the East and South.

COMMON AREAS

Common areas serve as a focal point for fostering community activity and facilitating social gatherings. Central to the site design is a central park space featuring picnic tables and timber trellis, providing unprogrammed recreation opportunities and overlooking a children's play area (1-6 years) with play hut on fiber safety surfacing. Planting beds features mixture of native and adaptive shrubs, ferns and ornamental grasses, and planting bed extensions allow for groundcover planting under car overhangs. To ensure site-wide access, secure and weather protected bike lockers are divided into three rooms strategically distributed across the site. These facilities exclusively serve the stacked units, as the islas contain dedicated bike spaces in their basements. Visitor bicycle parking is distributed throughout the site. The garbage area is divided into two distinct rooms situated at the North and South extremities of the site.

PROSCENIUM

ARCHITECTURE + INTERIORS INC.

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WWW.PROSCENIUM.COM

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CLIENT
PCRE GROUP

LANDSCAPE
LADR LANDSCAPE ARCHITECTS

BUILDING ELECTRICAL
PARALLEL ENGINEERING

STRUCTURAL
FARHILL ENGINEERING

MECHANICAL
AVALON MECHANICAL

SITE ELECTRICAL
PRIMARY ENGINEERING

CHAIR
ON POINT PROJECT ENGINEERS

SECTION CODE
EVOKE BUILDINGS

BUILDING ENVELOPE
ENERGY MODEL

INTERIOR DESIGN
BERNHARDT CONTRACTING

PROSCENIUM ARCHITECTURE + INTERIORS

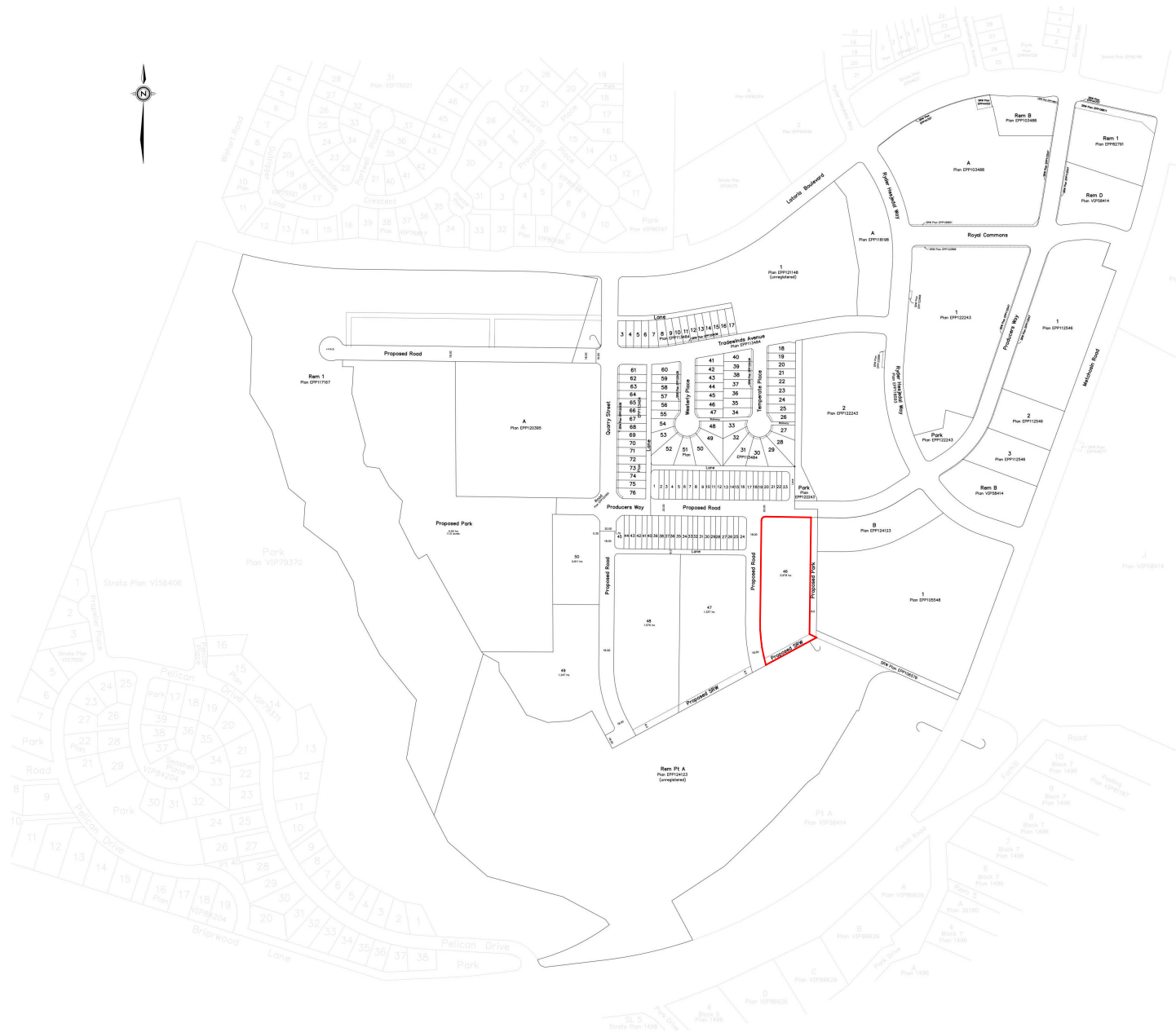
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERM		2024-09-24
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100	ISSUED FOR PERM		2024-09-24



PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DRAWING TITLE		PROJECT NUMBER	
PROJECT STATISTICS		23-02	
		DWS. NO.	
		A001	
DATE	SCALE	DRAWN	CHECKED
09/23/2024		CD	HC



PROSCENIUM
ARCHITECTURE + INTERIORS INC.

844-478-0141
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- CLIENT
PCRE GROUP
- LANDSCAPE
LADR LANDSCAPE ARCHITECTS
- BUILDING ELECTRICAL
PARALLEL ENGINEERING
- STRUCTURAL
FARHILL ENGINEERING
- MECHANICAL
AVALON MECHANICAL
- SITE ELECTRICAL
PRIMARY ENGINEERING
- CHA.
ON POINT PROJECT ENGINEERS
- GEOTECH
CODE
- BUILDING ENVELOPE
EVOKE BUILDINGS
- ENERGY MODEL
BERNHARDT CONTRACTING
- INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

PROGRESS SET

NO.	DESCRIPTION	BY	DATE
3	OP REVIEW 2		06/25/24
2	OP REVIEW 1		07/15/24
1	ISSUED FOR EP		04/11/24
CURRENT REVISION			



PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DRAWING TITLE DEVELOPMENT PLAN (FOR INFO ONLY)	PROJECT NUMBER 23-02
	DWG. NO. A002
DATE 09/03/2024	SCALE
DRAWN CD	CHECKED HC

Subdivision Plan of Part of Lot A, Sections 40, 41, 42, 51, 52 and 53, Esquimalt District, Plan EPP124123; Except Part in Plans EPP127784 and EPP132340.

Plan EPP133188

BCGS 92B.043

The intended plot size of this plan is 884 mm in width by 560 mm in height (D size) when plotted at a scale of 1:600.

Legend:

CRS Bearings are derived from observations between Geodetic Control Monuments #743021 (87H3438) and #911347 (08H4988) and are referred to the central meridian of UTM Zone 10.

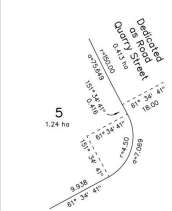
This plan shows horizontal ground level distances unless otherwise specified. It also shows ground level distances, multiplied ground level distances by the average combined factor of 0.9999983, which has been derived from Geodetic Control Monuments #743021 and #911347.

The UTM Coordinates and estimated absolute accuracies achieved are derived from the published NAD83/03 coordinate listings for Geodetic Control Monuments #743021 and #911347.

- Lead Plug Found
 - Standard Iron Pin Found
 - Standard Iron Pin Placed
 - ⊙ Control Monument Found
 - ⊕ Centres Calculated
- Integrated Survey Area No. 40
City of Colwood
NAD83 (0383) 3.0.0.BC.1.CRD

Note:
This plan shows one or more witness marks which are not on the true corners.

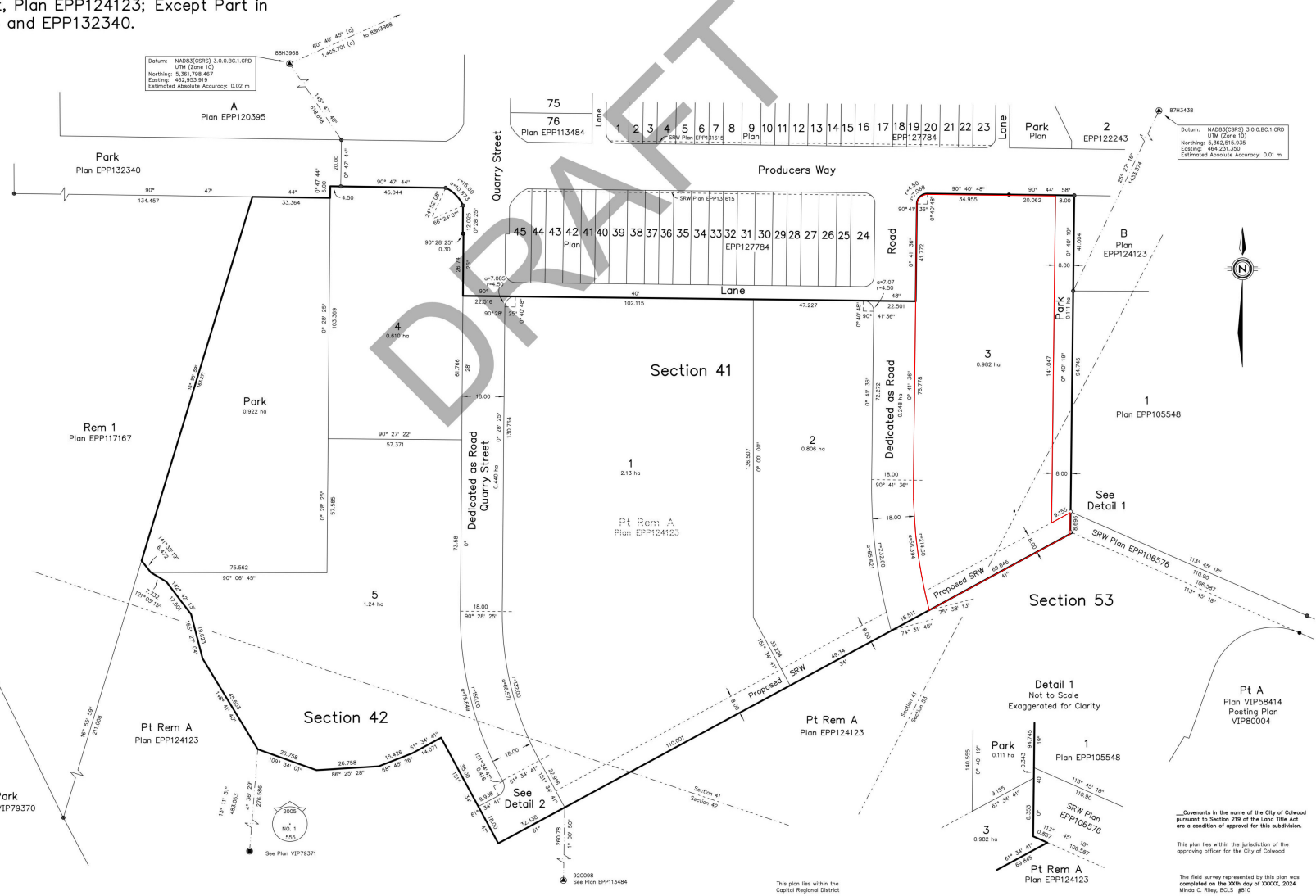
Detail 2
Not to Scale
Exaggerated for Clarity



Detail 1
Not to Scale
Exaggerated for Clarity



McInaney Riley Land Surveying Inc.
#113 - 2244 Saxe Road
Victoria, B.C. V8B 1X1
(250) 474-5528
www.mrls.ca
File: 601250_EPP133188

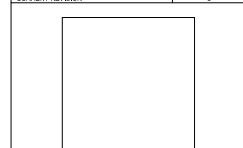


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AVALON MECHANICAL
- SITE ELECTRICAL
PRIMARY ENGINEERING
- CIVIL
ON POINT PROJECT ENGINEERS
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- BUILDING ENVELOPE
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- ENERGY MODEL
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NO.	DESCRIPTION	BY	DATE
3	ISSUED FOR EPP		06/25/24
2	FOR REVIEW R2		07/15/24
1	FOR REVIEW R1		04/11/24
CURRENT REVISION			



PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DRAWING TITLE SITE SURVEY (FOR INFO ONLY)	PROJECT NUMBER 23-02
	DWG. NO. A003
DATE 09/03/2024	SCALE DRAWN CD
	CHECKED HC

PROGRESSSET



VIEW 1 - THE PLAYGROUND FROM THE INNER STREET



VIEW 2 - THE PLAYGROUND FROM THE PARK



VIEW 3 - THE STACKED UNITS FROM THE PARK



VIEW 4 - THE STACKED UNITS FROM THE INNER STREET

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MECHANICAL
AVALON MECHANICAL

SITE ELECTRICAL
PRIMARY ENGINEERING

CHA.
CON POINT PROJECT ENGINEERS

GEOTECH
CODE

BUILDING ENVELOPE
EVOKE BUILDINGS

ENERGY MODEL
BERNHARDT CONTRACTING

INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

PROGRESS SET

NO.	DESCRIPTION	BY	DATE
3	FOR REVISION 2		06/25/24
2	FOR REVISION 1		07/15/24
1	ISSUED FOR RFP		04/11/24
CURRENT REVISION			3

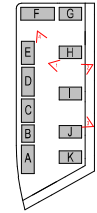
2024-09-24

PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DRAWING TITLE PROPOSED BUILDING RENDERINGS	PROJECT NUMBER 23-02
	DWG. NO. A006

DATE 09/03/2024	SCALE 1:2000	DRAWN CD	CHECKED MC
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VIEW 1 - THE ACCESSORY BUILDINGS 4 AND 5 FROM THE PEDESTRIAN PATH



VIEW 2 - THE GAZEBO FROM THE PLAYGROUND



VIEW 3 - THE ACCESSORY BUILDINGS 1 AND 2 FROM THE INNER STREET



VIEW 4 - THE ACCESSORY BUILDING 3 FROM THE INNER STREET

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 MECHANICAL: AVALON MECHANICAL
 SITE ELECTRICAL: PRIMARY ENGINEERING
 C/O: CON POINT PROJECT ENGINEERS
 GEOMETRY CODE: EVOKE BUILDINGS
 BUILDING ENVELOPE: EVOKE BUILDINGS
 ENERGY MODEL: BERNHARDT CONTRACTING
 INTERIOR DESIGN: PROSCENIUM ARCHITECTURE + INTERIORS

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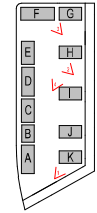
2024-09-24

PROJECT ADDRESS: ROYAL BAY, COLWOOD

PROJECT: PARCEL 5 EAST

DRAWING TITLE: PROPOSED BUILDING RENDERINGS	PROJECT NUMBER: 23-02
	DWG. NO.: A007

DATE: 09/03/2024	SCALE: 1:200	DRAWN: CD	CHECKED: MC
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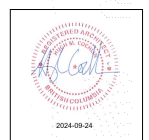
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MECHANICAL: AVALON MECHANICAL
SITE ELECTRICAL: PRIMARY ENGINEERING
CIVIL: CON POINT PROJECT ENGINEERS
GEOTECHNICAL CODE: EVOKE BUILDINGS
BUILDING ENVELOPE: EVOKE BUILDINGS
ENERGY MODEL: BERNHARDT CONTRACTING
INTERIOR DESIGN: PROSCENIUM ARCHITECTURE + INTERIORS

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3	FOR REVIEW 2		06/25/24
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1	ISSUED FOR EP		04/11/24
CURRENT REVISION		3	

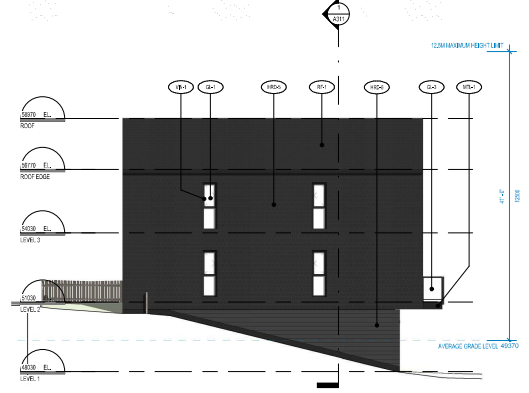


PROJECT ADDRESS: ROYAL BAY, COLWOOD
PROJECT: PARCEL 5 EAST

DRAWING TITLE: ELEVATIONS BLOCK B	PROJECT NUMBER: 23-02
	DWG. NO.: A301
DATE: 09/03/2024	SCALE: As Indicated
DRAWN: CD	CHECKED: MC



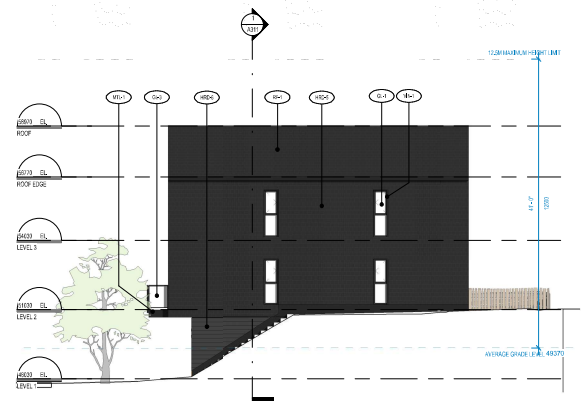
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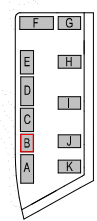
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1 BLOCK B - EAST ELEVATION
1:100



2 BLOCK B - NORTH ELEVATION
1:100



- EXTERIOR FINISHES**
- HRD-1 CEMENT PANEL HORIZONTAL - TAUPE
 - HRD-2 CEMENT PANEL HORIZONTAL - LIGHT GREY
 - HRD-3 CEMENT PANEL VERTICAL - BEIGE
 - HRD-4 CEMENT PANEL VERTICAL - BLACK
 - HRD-5 CEMENT PANEL SHINGLES - BLACK
 - HRD-6 CEMENT PANEL HORIZONTAL - DARK GREY
 - HRD-7 CEMENT PANEL VERTICAL - WHITE
 - HRD-8 CEMENT PANEL HORIZONTAL - WHITE
 - WD-1 VERTICAL WOODEN SHADING SCREEN
 - MTL-1 METAL FLASHING - CHARCOAL
 - MTL-2 METAL FLASHING - BEIGE
 - RF-1 ASPHALT SHINGLES ROOFING - DARK GREY
 - RF-2 ASPHALT SHINGLES ROOFING - LIGHT GREY
 - GL-1 INSULATED GLAZING UNIT (VISION GLASS)
 - GL-2 INSULATED GLAZING UNIT (FROSTED GLASS)
 - GL-3 GLASS GLAZING (TEMPERED, LAMINATED)
 - WN-1 VINYL WINDOWS - BLACK

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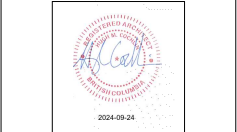
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STRUCTURAL: FARHILL ENGINEERING
MECHANICAL: AVALON MECHANICAL
SITE ELECTRICAL: ON POINT PROJECT ENGINEERS
CODE: BUILDING ENVELOPE EVOKE BUILDINGS
ENERGY MODEL: BERNHARDT CONTRACTING
INTERIOR DESIGN: PROSCENIUM ARCHITECTURE + INTERIORS

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NO.	DESCRIPTION	BY	DATE
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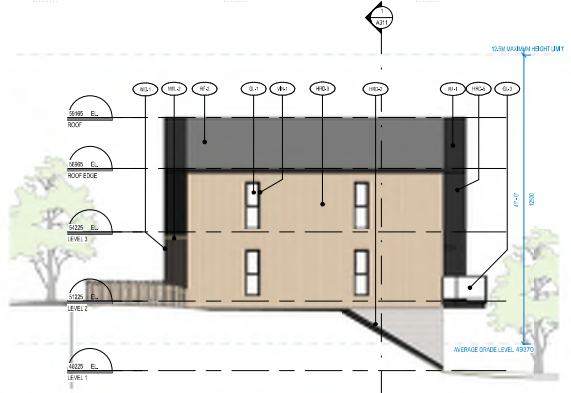
PROJECT ADDRESS: ROYAL BAY, COLWOOD
PROJECT: PARCEL 5 EAST

DRAWING TITLE: ELEVATIONS BLOCK C	PROJECT NUMBER: 23-02
	DWG. NO.: A302

DATE: 09/03/2024	SCALE: As Indicated	DRAWN: CD	CHECKED: HC
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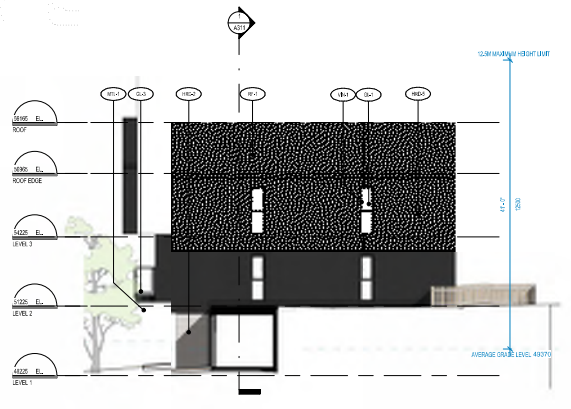
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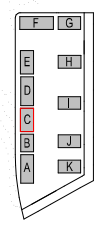
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3 BLOCK C - EAST ELEVATION
1:100



4 BLOCK C - NORTH ELEVATION
1:100



- EXTERIOR FINISHES**
- HRD-1 CEMENT PANEL HORIZONTAL - TAUPE
 - HRD-2 CEMENT PANEL HORIZONTAL - LIGHT GREY
 - HRD-3 CEMENT PANEL VERTICAL - BEIGE
 - HRD-4 CEMENT PANEL VERTICAL - BLACK
 - HRD-5 CEMENT PANEL SHINGLES - BLACK
 - HRD-6 CEMENT PANEL HORIZONTAL - DARK GREY
 - HRD-7 CEMENT PANEL VERTICAL - WHITE
 - HRD-8 CEMENT PANEL HORIZONTAL - WHITE
 - WD-1 VERTICAL WOODEN SHADING SCREEN
 - MTL-1 METAL FLASHING - CHARCOAL
 - MTL-2 METAL FLASHING - BEIGE
 - RF-1 ASPHALT SHINGLES ROOFING - DARK GREY
 - RF-2 ASPHALT SHINGLES ROOFING - LIGHT GREY
 - GL-1 INSULATED GLAZING UNIT (VISION GLASS)
 - GL-2 INSULATED GLAZING UNIT (FROSTED GLASS)
 - GL-3 GLASS GLAZING (TEMPERED, LAMINATED)
 - WN-1 VINYL WINDOWS - BLACK

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MECHANICAL
AVALON MECHANICAL

SITE ELECTRICAL
PRIMARY ENGINEERING

CHA
ON POINT PROJECT ENGINEERS

GEOTECH
CODE
BUILDING ENVELOPE
EVOKE BUILDINGS

ENERGY MODEL
BERNHARDT CONTRACTING

INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

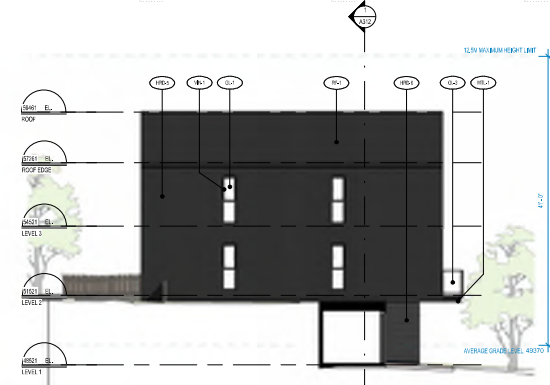
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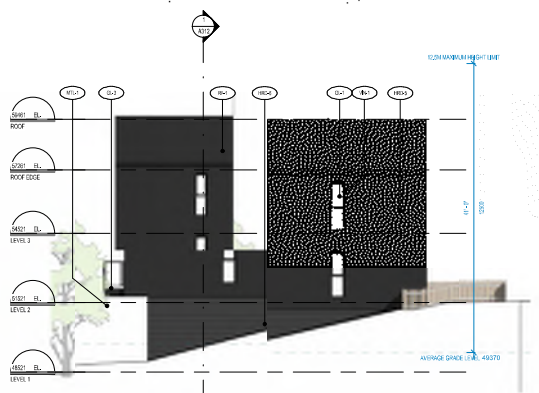
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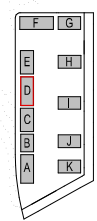
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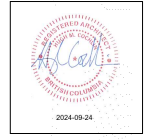


4 BLOCK D - NORTH ELEVATION
1:100



- EXTERIOR FINISHES**
- HRD-1 CEMENT PANEL HORIZONTAL - TAUPE
 - HRD-2 CEMENT PANEL HORIZONTAL - LIGHT GREY
 - HRD-3 CEMENT PANEL VERTICAL - BEIGE
 - HRD-4 CEMENT PANEL VERTICAL - BLACK
 - HRD-5 CEMENT PANEL SHINGLES - BLACK
 - HRD-6 CEMENT PANEL HORIZONTAL - DARK GREY
 - HRD-7 CEMENT PANEL VERTICAL - WHITE
 - HRD-8 CEMENT PANEL HORIZONTAL - WHITE
 - WD-1 VERTICAL WOODEN SHADING SCREEN
 - MTL-1 METAL FLASHING - CHARCOAL
 - MTL-2 METAL FLASHING - BEIGE
 - RF-1 ASPHALT SHINGLES ROOFING - DARK GREY
 - RF-2 ASPHALT SHINGLES ROOFING - LIGHT GREY
 - GL-1 INSULATED GLAZING UNIT (VISION GLASS)
 - GL-2 INSULATED GLAZING UNIT (FROSTED GLASS)
 - GL-3 GLASS GLAZING (TEMPERED, LAMINATED)
 - WN-1 VINYL WINDOWS - BLACK

NO.	DESCRIPTION	BY	DATE
3	OP REVISION 2		06/25/24
2	OP REVISION 1		07/15/24
1	ISSUED FOR OP		04/11/24
CURRENT REVISION			

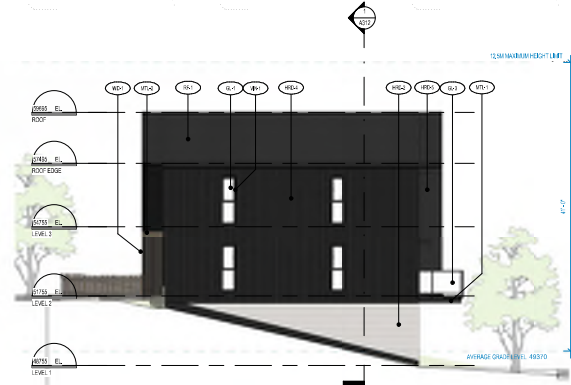


PROJECT ADDRESS ROYAL BAY, COLWOOD	
PROJECT PARCEL 5 EAST	
DRAWING TITLE ELEVATIONS BLOCK D	PROJECT NUMBER 23-02
	DWG. NO. A303
DATE 09/23/2024	SCALE As Indicated
DRAWN CD	CHECKED HC

PROGRESS SET



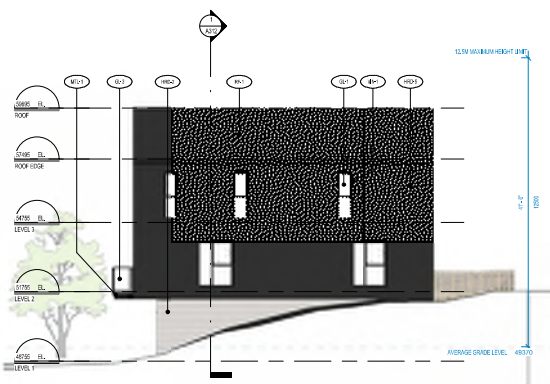
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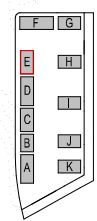
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3 BLOCK E - EAST ELEVATION
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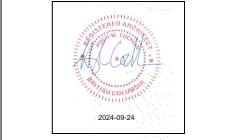
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EXTERIOR FINISHES

HRD-1	CEMENT PANEL HORIZONTAL - TAUPE
HRD-2	CEMENT PANEL HORIZONTAL - LIGHT GREY
HRD-3	CEMENT PANEL VERTICAL - BEIGE
HRD-4	CEMENT PANEL VERTICAL - BLACK
HRD-5	CEMENT PANEL SHINGLES - BLACK
HRD-6	CEMENT PANEL HORIZONTAL - DARK GREY
HRD-7	CEMENT PANEL HORIZONTAL - WHITE
HRD-8	CEMENT PANEL HORIZONTAL - WHITE
WD-1	VERTICAL WOODEN SHADING SCREEN
MTL-1	METAL FLASHING - CHARCOAL
MTL-2	METAL FLASHING - BEIGE
RF-1	ASPHALT SHINGLES ROOFING - DARK GREY
RF-2	ASPHALT SHINGLES ROOFING - LIGHT GREY
GL-1	INSULATED GLAZING UNIT (MISION GLASS)
GL-2	INSULATED GLAZING UNIT (FROSTED GLASS)
GL-3	GLASS GLAZING (TEMPERED, LAMINATED)
WN-1	VINYL WINDOWS - BLACK

NO.	DESCRIPTION	BY	DATE
3	OP REVISION 2		06/25/24
2	OP REVISION 1		07/15/24
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PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DRAWING TITLE ELEVATIONS BLOCK E	PROJECT NUMBER 23-02
	DWG. NO. A304
DATE 09/03/2024	SCALE As Indicated
DRAWN CD	CHECKED HC

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MECHANICAL
AVALON MECHANICAL
SITE ELECTRICAL
PRIMARY ENGINEERING
CIVIL
ON POINT PROJECT ENGINEERS
GEOTECH
CODE
BUILDING ENVELOPE
EVOKE BUILDINGS
ENERGY MODEL
BERNHARDT CONTRACTING
INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

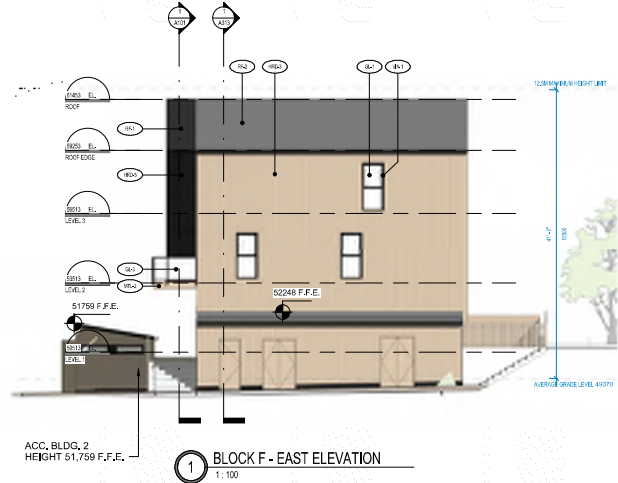
PROGRESS SET



3 BLOCK F - SOUTH ELEVATION
1:100

ACC. BLDG. 2
HEIGHT 51,759 F.F.E.

ACC. BLDG. 1
HEIGHT 52,243 F.F.E.

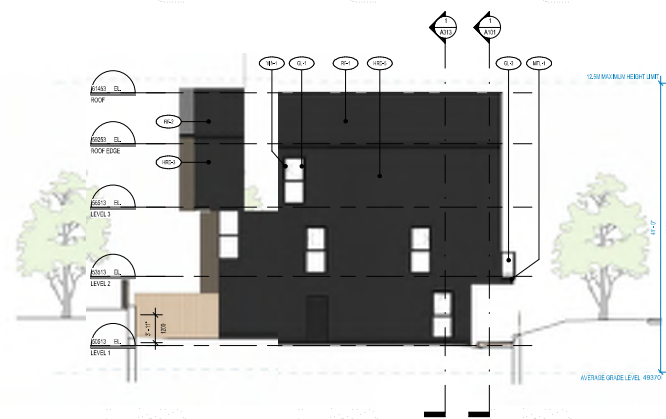


1 BLOCK F - EAST ELEVATION
1:100

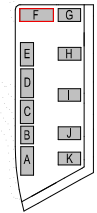
ACC. BLDG. 2
HEIGHT 51,759 F.F.E.



2 BLOCK F - NORTH ELEVATION
1:100



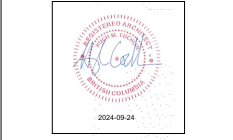
4 BLOCK F - WEST ELEVATION
1:100



EXTERIOR FINISHES

- HRD-1 CEMENT PANEL HORIZONTAL - TAUPE
- HRD-2 CEMENT PANEL HORIZONTAL - LIGHT GREY
- HRD-3 CEMENT PANEL VERTICAL - BEIGE
- HRD-4 CEMENT PANEL VERTICAL - BLACK
- HRD-5 CEMENT PANEL SHINGLES - BLACK
- HRD-6 CEMENT PANEL HORIZONTAL - DARK GREY
- HRD-7 CEMENT PANEL VERTICAL - WHITE
- HRD-8 CEMENT PANEL HORIZONTAL - WHITE
- WD-1 VERTICAL WOODEN SHADING SCREEN
- MTL-1 METAL FLASHING - CHARCOAL
- MTL-2 METAL FLASHING - BEIGE
- RF-1 ASPHALT SHINGLES ROOFING - DARK GREY
- RF-2 ASPHALT SHINGLES ROOFING - LIGHT GREY
- GL-1 INSULATED GLAZING UNIT (VISION GLASS)
- GL-2 INSULATED GLAZING UNIT (FROSTED GLASS)
- GL-3 GLASS GLAZING (TEMPERED, LAMINATED)
- WN-1 VINYL WINDOWS - BLACK

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT		2024-09-24
2	FOR REVIEW		2024-09-24
3	FOR REVIEW		2024-09-24
4	FOR REVIEW		2024-09-24
5	FOR REVIEW		2024-09-24
6	FOR REVIEW		2024-09-24
7	FOR REVIEW		2024-09-24
8	FOR REVIEW		2024-09-24
9	FOR REVIEW		2024-09-24
10	FOR REVIEW		2024-09-24
11	FOR REVIEW		2024-09-24
12	FOR REVIEW		2024-09-24
13	FOR REVIEW		2024-09-24
14	FOR REVIEW		2024-09-24
15	FOR REVIEW		2024-09-24
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46	FOR REVIEW		2024-09-24
47	FOR REVIEW		2024-09-24
48	FOR REVIEW		2024-09-24
49	FOR REVIEW		2024-09-24
50	FOR REVIEW		2024-09-24



PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DATE	SCALE	DRAWN	CHECKED
09/23/2024	As Indicated	CD	HC

DRAWING TITLE
ELEVATIONS
BLOCK F

PROJECT NUMBER
23-02

DWG. NO.
A305

PROSCENIUM
ARCHITECTURE + INTERIORS INC.

3600 HWY EAST 2ND AVENUE
PROSCENIUM BLDG TORONTO CANADA
TEL: 416-291-2200 FAX: 416-291-2201
WWW.PROSCENIUM.COM

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LADR LANDSCAPE ARCHITECTS

BUILDING ELECTRICAL
PARALLEL ENGINEERING

STRUCTURAL
FARHILL ENGINEERING

MECHANICAL
AVALON MECHANICAL

SITE ELECTRICAL
PRIMARY ENGINEERING

CHA
ON POINT PROJECT ENGINEERS

SECTION
CODE

BUILDING ENVELOPE
EVOKE BUILDINGS

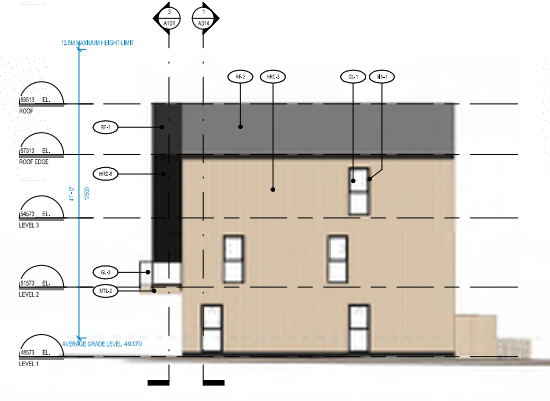
ENERGY MODEL
BERNHARDT CONTRACTING

INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

PROGRESS SET



2 BLOCK H - NORTH ELEVATION
1:100



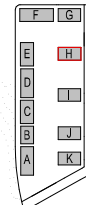
4 BLOCK H - WEST ELEVATION
1:100



3 BLOCK H - SOUTH ELEVATION
1:100



1 BLOCK H - EAST ELEVATION
1:100



EXTERIOR FINISHES

- HRD-1 CEMENT PANEL HORIZONTAL - TAUPE
- HRD-2 CEMENT PANEL HORIZONTAL - LIGHT GREY
- HRD-3 CEMENT PANEL VERTICAL - BEIGE
- HRD-4 CEMENT PANEL VERTICAL - BLACK
- HRD-5 CEMENT PANEL SHINGLES - BLACK
- HRD-6 CEMENT PANEL HORIZONTAL - DARK GREY
- HRD-7 CEMENT PANEL VERTICAL - WHITE
- HRD-8 CEMENT PANEL HORIZONTAL - WHITE
- WD-1 VERTICAL WOODEN SHADING SCREEN
- MTL-1 METAL FLASHING - CHARCOAL
- MTL-2 METAL FLASHING - BEIGE
- RF-1 ASPHALT SHINGLES ROOFING - DARK GREY
- RF-2 ASPHALT SHINGLES ROOFING - LIGHT GREY
- GL-1 INSULATED GLAZING UNIT (VISION GLASS)
- GL-2 INSULATED GLAZING UNIT (FROSTED GLASS)
- GL-3 GLASS GLAZING (TEMPERED, LAMINATED)
- WN-1 VINYL WINDOWS - BLACK

NO.	DESCRIPTION	BY	DATE
3	OP REVISION 2		06/25/24
2	OP REVISION 1		05/15/24
1	ISSUED FOR EIP		04/11/24
CURRENT REVISION		3	



PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DRAWING TITLE ELEVATIONS BLOCK H	PROJECT NUMBER 23-02
	DWG. NO. A307
DATE 09/02/2024	SCALE As Indicated
DRAWN CD	CHECKED MC

PROSCENIUM
ARCHITECTURE + INTERIORS INC.

3040 EAST 2ND AVENUE
VANCOUVER, BC V6L 2G6
TEL: 604.681.1111
WWW.PROSCENIUM.COM

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BUILDING ELECTRICAL
PARALLEL ENGINEERING

STRUCTURAL
FARHILL ENGINEERING

MECHANICAL
AVALON MECHANICAL

SITE ELECTRICAL
PRIMARY ENGINEERING

CM AT RISK
ON POINT PROJECT ENGINEERS

DESIGN CODE
CODE

BUILDING ENVELOPE
EVOKE BUILDINGS

ENERGY MODEL
BERNHARDT CONTRACTING

INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

PROGRESS SET



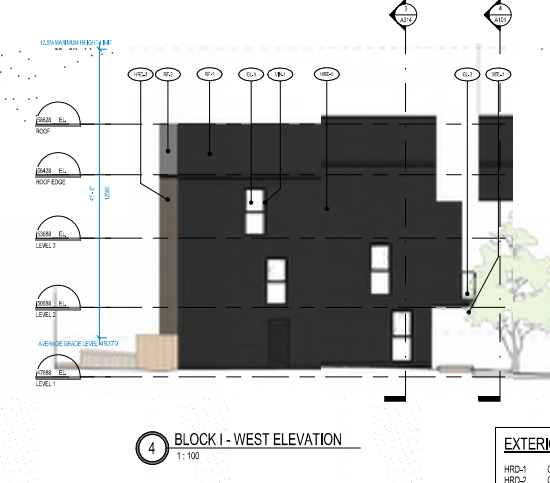
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1:100



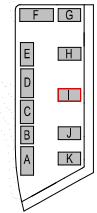
1 BLOCK I - EAST ELEVATION
1:100



2 BLOCK I - NORTH ELEVATION
1:100



4 BLOCK I - WEST ELEVATION
1:100



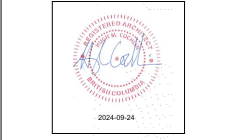
EXTERIOR FINISHES

- HRD-1 CEMENT PANEL HORIZONTAL - TAUPE
- HRD-2 CEMENT PANEL HORIZONTAL - LIGHT GREY
- HRD-3 CEMENT PANEL VERTICAL - BEIGE
- HRD-4 CEMENT PANEL VERTICAL - BLACK
- HRD-5 CEMENT PANEL SHINGLES - BLACK
- HRD-6 CEMENT PANEL HORIZONTAL - DARK GREY
- HRD-7 CEMENT PANEL VERTICAL - WHITE
- HRD-8 CEMENT PANEL HORIZONTAL - WHITE

- WD-1 VERTICAL WOODEN SHADING SCREEN
- MTL-1 METAL FLASHING - CHARCOAL
- MTL-2 METAL FLASHING - BEIGE
- RF-1 ASPHALT SHINGLES ROOFING - DARK GREY
- RF-2 ASPHALT SHINGLES ROOFING - LIGHT GREY

- GL-1 INSULATED GLAZING UNIT (VISION GLASS)
- GL-2 INSULATED GLAZING UNIT (FROSTED GLASS)
- GL-3 GLASS GLAZING (TEMPERED, LAMINATED)
- WN-1 VINYL WINDOWS - BLACK

NO.	DESCRIPTION	BY	DATE
3	FOR REVISION 2		06/25/24
2	FOR REVISION 1		07/15/24
1	ISSUED FOR RFP		04/15/24
CURRENT REVISION			



PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DATE	SCALE	DRAWN	CHECKED
09/03/2024	As Indicated	CD	HC

DRAWING TITLE
**ELEVATIONS
BLOCK I**

PROJECT NUMBER
23-02

DWG. NO.
A308

PROSCENIUM
ARCHITECTURE + INTERIORS INC.

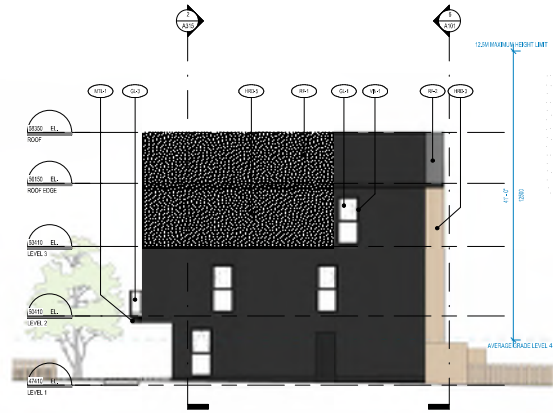
3645 HWY. EAST 2ND AVENUE, SUITE 100, VANCOUVER, BC V6L 2G6
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 STRUCTURAL
FARHILL ENGINEERING
 MECHANICAL
AVALON MECHANICAL
 SITE ELECTRICAL
PRIMARY ENGINEERING
 CHA
ON POINT PROJECT ENGINEERS
 GEOTECH
CODE
 BUILDING ENVELOPE
EVOKE BUILDINGS
 ENERGY MODEL
BERNHARDT CONTRACTING
 INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

PROGRESS SET



2 BLOCK K - NORTH ELEVATION
1:100



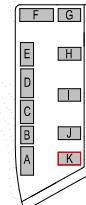
4 BLOCK K - WEST ELEVATION
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3 BLOCK K - SOUTH ELEVATION
1:100



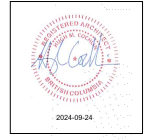
1 BLOCK K - EAST ELEVATION
1:100



EXTERIOR FINISHES

HRD-1	CEMENT PANEL HORIZONTAL - TAUPE
HRD-2	CEMENT PANEL HORIZONTAL - LIGHT GREY
HRD-3	CEMENT PANEL VERTICAL - BEIGE
HRD-4	CEMENT PANEL VERTICAL - BLACK
HRD-5	CEMENT PANEL SHINGLES - BLACK
HRD-6	CEMENT PANEL HORIZONTAL - DARK GREY
HRD-7	CEMENT PANEL VERTICAL - WHITE
HRD-8	CEMENT PANEL HORIZONTAL - WHITE
WD-1	VERTICAL WOODEN SHADING SCREEN
MTL-1	METAL FLASHING - CHARCOAL
MTL-2	METAL FLASHING - BEIGE
RF-1	ASPHALT SHINGLES ROOFING - DARK GREY
RF-2	ASPHALT SHINGLES ROOFING - LIGHT GREY
GL-1	INSULATED GLAZING UNIT (VISION GLASS)
GL-2	INSULATED GLAZING UNIT (FROSTED GLASS)
GL-3	GLASS GLAZING (TEMPERED, LAMINATED)
WN-1	VINYL WINDOWS - BLACK

NO.	DESCRIPTION	BY	DATE
3	FOR REVISION 2		06/25/24
2	FOR REVISION 1		07/15/24
1	ISSUED FOR RFP		04/15/24
CURRENT REVISION			3

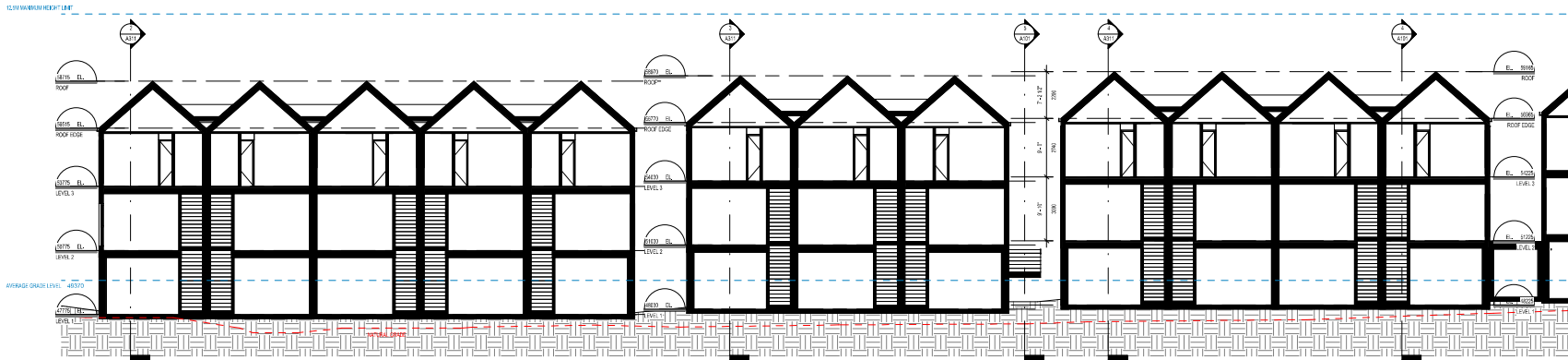


PROJECT ADDRESS ROYAL BAY, COLWOOD	
PROJECT PARCEL 5 EAST	
DRAWING TITLE ELEVATIONS BLOCK K	PROJECT NUMBER 23-02
	DWG. NO. A310
DATE 09/23/2024	SCALE As Indicated
DRAWN CD	CHECKED MC

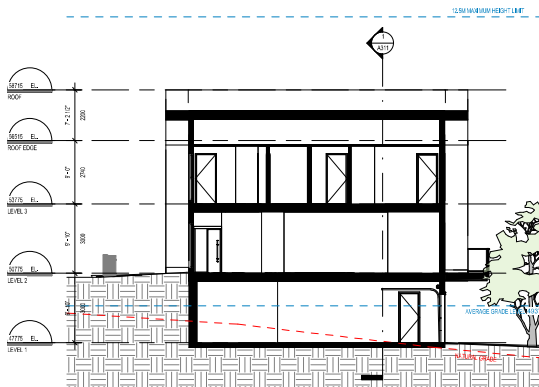
3600 HWY. EAST 2ND AVENUE, SUITE 100, WINDSOR, ONTARIO N9A 6P5
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 STRUCTURAL
FARHILL ENGINEERING
 MECHANICAL
AVALON MECHANICAL
 SITE ELECTRICAL
PRIMARY ENGINEERING
 CHAL
ON POINT PROJECT ENGINEERS
 CODE
 BUILDING ENVELOPE
EVOKE BUILDINGS
 ENERGY MODEL
BERNHARDT CONTRACTING
 INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

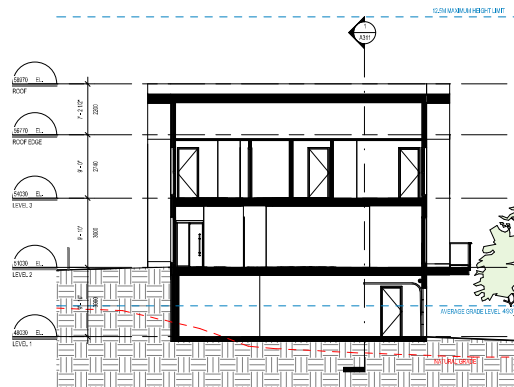
PROGRESS SET



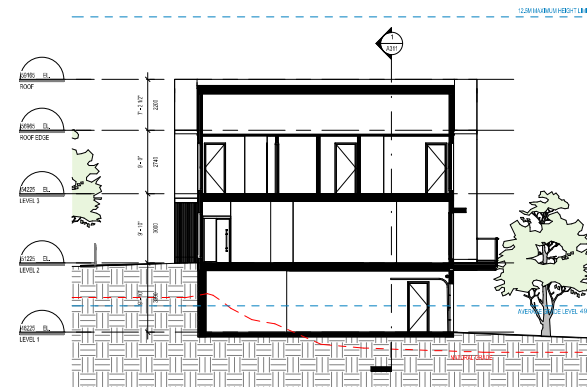
1 SECTION LONG BLOCKS A, B, C
1:100



2 SECTION TRANSVERSE BLOCK A
1:100



3 SECTION TRANSVERSE BLOCK B
1:100



4 SECTION TRANSVERSE BLOCK C
1:100

NO.	DESCRIPTION	BY	DATE
3	OP REVISION 2		06/25/24
2	OP REVISION 1		07/15/24
1	ISSUED FOR RFP		04/11/24
CURRENT REVISION		3	



PROJECT ADDRESS
ROYAL BAY, COLWOOD

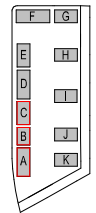
PROJECT
PARCEL 5 EAST

DRAWING TITLE
BUILDING SECTIONS

PROJECT NUMBER
23-02

DWG. NO.
A311

DATE: 09/03/2024 SCALE: As Indicated DRAWN: CD CHECKED: MC

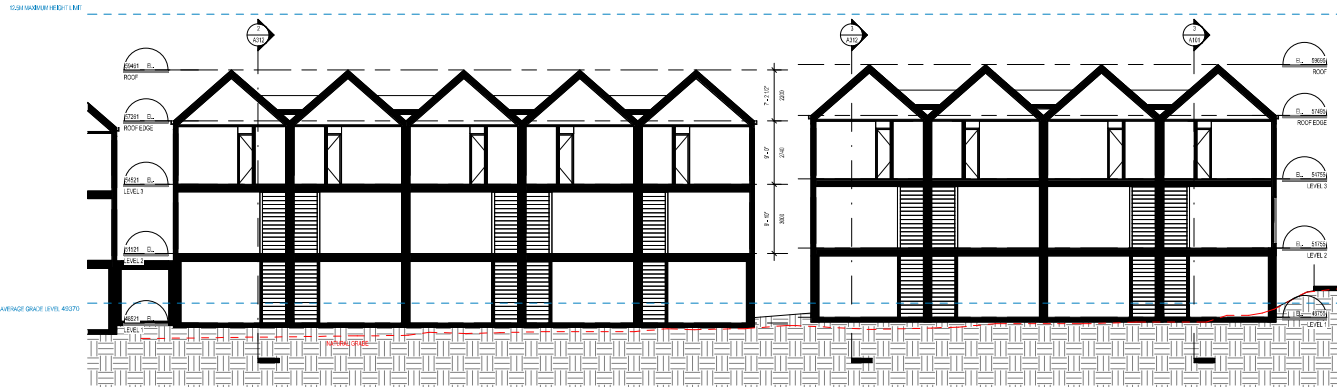


3600 HWY. EAST 2ND AVENUE, SUITE 100
VANCOUVER, BC V6L 2G6
TEL: 604.271.1234
WWW.PROSCENIUM.COM

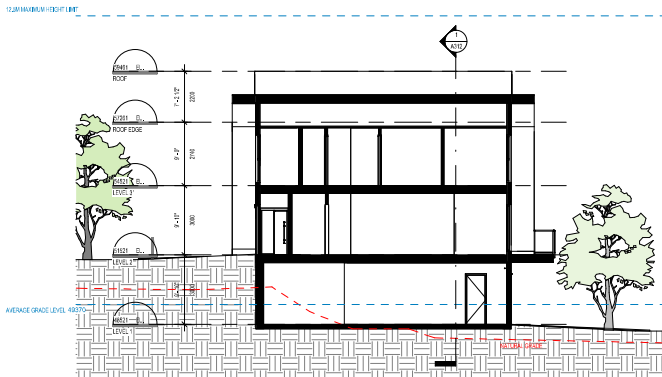
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PCRE GROUP
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LADR LANDSCAPE ARCHITECTS
- BUILDING ELECTRICAL
PARALLEL ENGINEERING
- STRUCTURAL
FARHILL ENGINEERING
- MECHANICAL
AVOLON MECHANICAL
- SITE ELECTRICAL
PRIMARY ENGINEERING
- CHAIR
ON POINT PROJECT ENGINEERS
- SECTION
CODE
- BUILDING ENVELOPE
EVOKE BUILDINGS
- ENERGY MODEL
BERNHARDT CONTRACTING
- INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

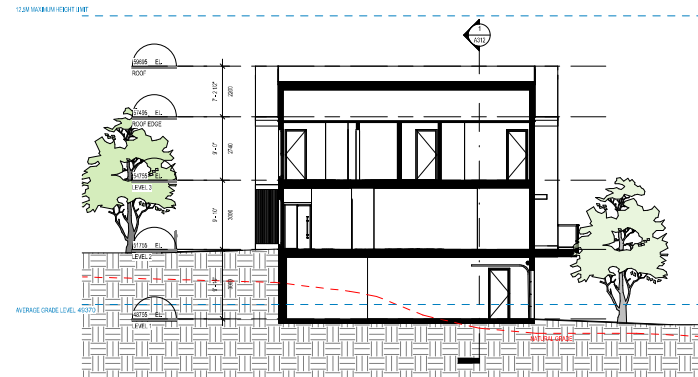
PROGRESS SET



1 SECTION LONG BLOCKS D,E
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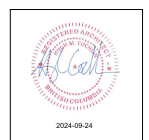


2 SECTION TRANSVERSE BLOCK D
1:100



3 SECTION TRANSVERSE BLOCK E
1:100

NO.	DESCRIPTION	BY	DATE
3	ISSUED FOR EP		2024-09-24
2	ISSUED FOR EP		2024-09-24
1	ISSUED FOR EP		2024-09-24
CURRENT REVISION			



PROJECT ADDRESS
ROYAL BAY, COLWOOD

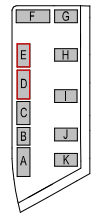
PROJECT
PARCEL 5 EAST

DRAWING TITLE
BUILDING SECTIONS

PROJECT NUMBER
23-02

DWG. NO.
A312

DATE: 09/23/2024 SCALE: As Indicated DRAWN: CD CHECKED: MC



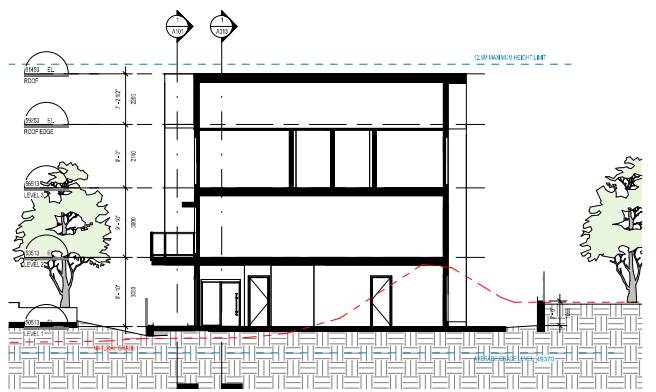
3645 HWY. EAST, SUITE 200, VANCOUVER, BC V6N 1C7
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LADR LANDSCAPE ARCHITECTS
 BUILDING ELECTRICAL
PARALLEL ENGINEERING
 STRUCTURAL
FARHILL ENGINEERING
 MECHANICAL
AVALON MECHANICAL
 SITE ELECTRICAL
PRIMARY ENGINEERING
 CHA
ON POINT PROJECT ENGINEERS
 GEOTECH
CODE
 BUILDING ENVELOPE
EVOKE BUILDINGS
 ENERGY MODEL
BERNHARDT CONTRACTING
 INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

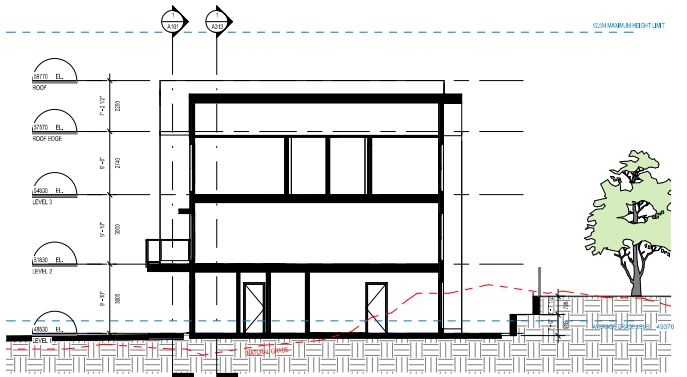
PROGRESS SET



1 SECTION LONG BLOCKS F,G
1:100



2 SECTION TRANSVERSE BLOCK F
1:100



3 SECTION TRANSVERSE BLOCK G
1:100

F	G
E	H
D	I
C	J
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NO.	DESCRIPTION	BY	DATE
3	FOR REVIEW 2		06/25/24
2	FOR REVIEW 1		07/15/24
1	ISSUED FOR RFP		04/11/24
CURRENT REVISION			



PROJECT ADDRESS
ROYAL BAY, COLWOOD

PROJECT
PARCEL 5 EAST

DRAWING TITLE
BUILDING SECTIONS

PROJECT NUMBER
23-02

DWG. NO.
A313

DATE 09/03/2024	SCALE As Indicated	DRAWN CD	CHECKED HC
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3600 HWY. EAST 2ND FLOOR
PROSCENIUM 500 WEST 10TH AVENUE
EDMONTON, ALBERTA T6C 0G8
CANADA
TEL: 780.480.1234
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CLIENT
PCRE GROUP

LANDSCAPE
LADR LANDSCAPE ARCHITECTS

BUILDING ELECTRICAL
PARALLEL ENGINEERING

STRUCTURAL
FARHILL ENGINEERING

MECHANICAL
AVALON MECHANICAL

SITE ELECTRICAL
PRIMARY ENGINEERING

CALL
ON POINT PROJECT ENGINEERS

GEOTECH
CODE

BUILDING ENVELOPE
EVOKE BUILDINGS

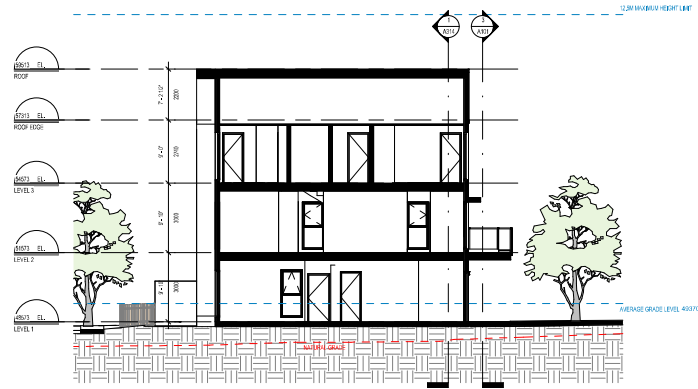
ENERGY MODEL
BERNHARDT CONTRACTING

INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

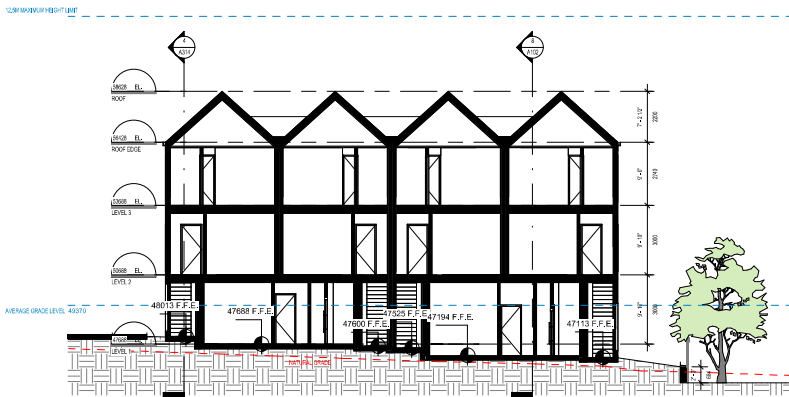
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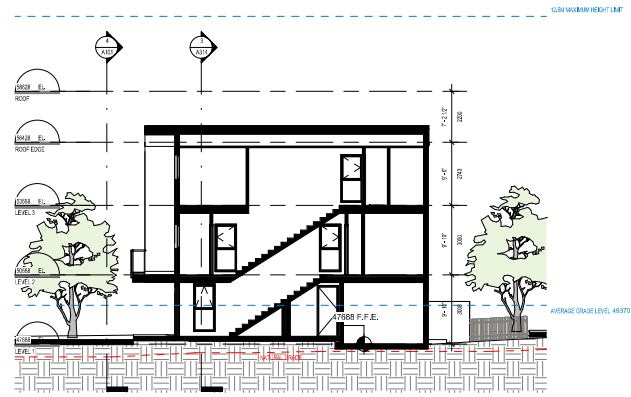
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2 SECTION TRANSVERSE BLOCK H
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3 SECTION LONG BLOCK I
1:100



4 SECTION TRANSVERSE BLOCK I
1:100

NO.	DESCRIPTION	BY	DATE
3	ISSUED FOR EP		2024-09-24
2	ISSUED FOR EP		2024-09-24
1	ISSUED FOR EP		2024-09-24



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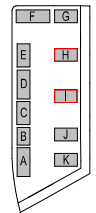
PROJECT
PARCEL 5 EAST

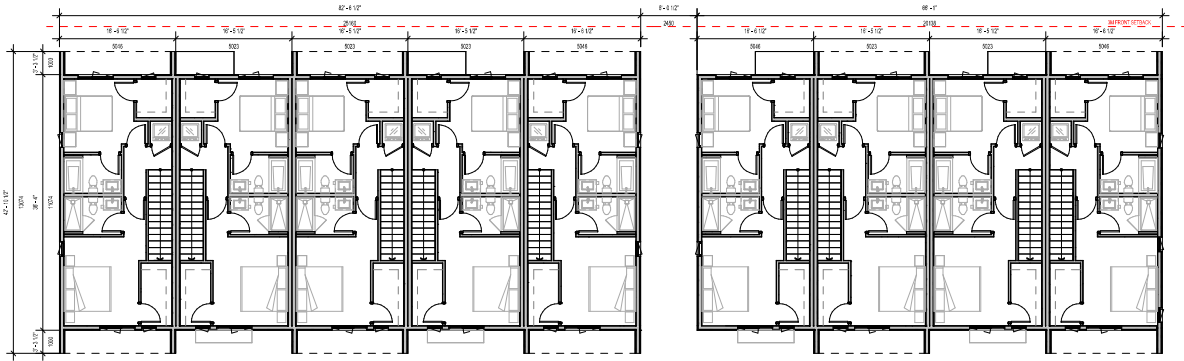
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BUILDING SECTIONS

PROJECT NUMBER
23-02

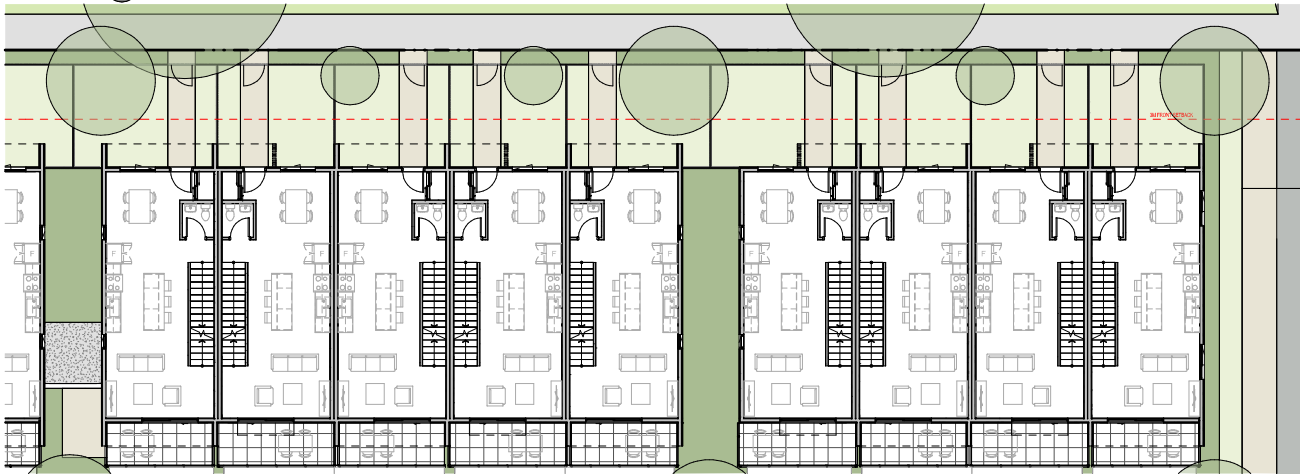
DWG. NO.
A314

DATE: 09/23/2024 SCALE: As Indicated DRAWN: CD CHECKED: MC

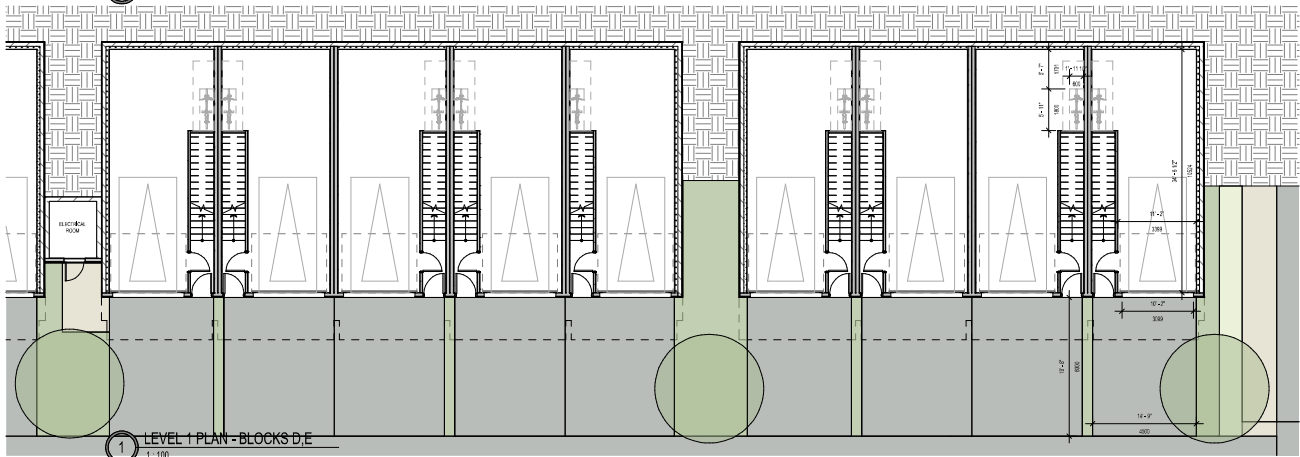




3 LEVEL 3 PLAN - BLOCKS D,E
1:100



2 LEVEL 2 PLAN - BLOCKS D,E
1:100



1 LEVEL 1 PLAN - BLOCKS D,E
1:100

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PARALLEL ENGINEERING
- STRUCTURAL
FARHILL ENGINEERING
- MECHANICAL
AVALON MECHANICAL
- SITE ELECTRICAL
PRIMARY ENGINEERING
- CHAIR
ON POINT PROJECT ENGINEERS
- SECTION CODE
BUILDING ENVELOPE
EVOKE BUILDINGS
- ENERGY MODEL
BERNHARDT CONTRACTING
- INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

PROGRESSSET

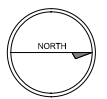
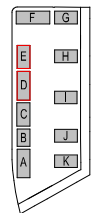
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2	ISSUED FOR RFP		2024-09-24
1	ISSUED FOR RFP		2024-09-24
CURRENT REVISION			

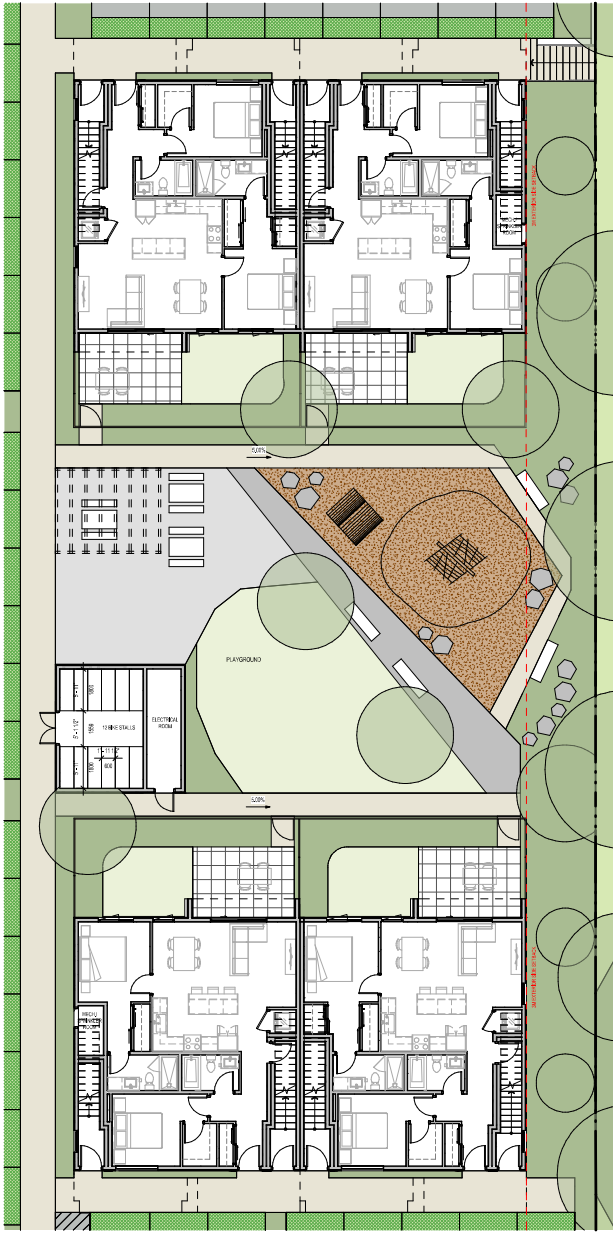


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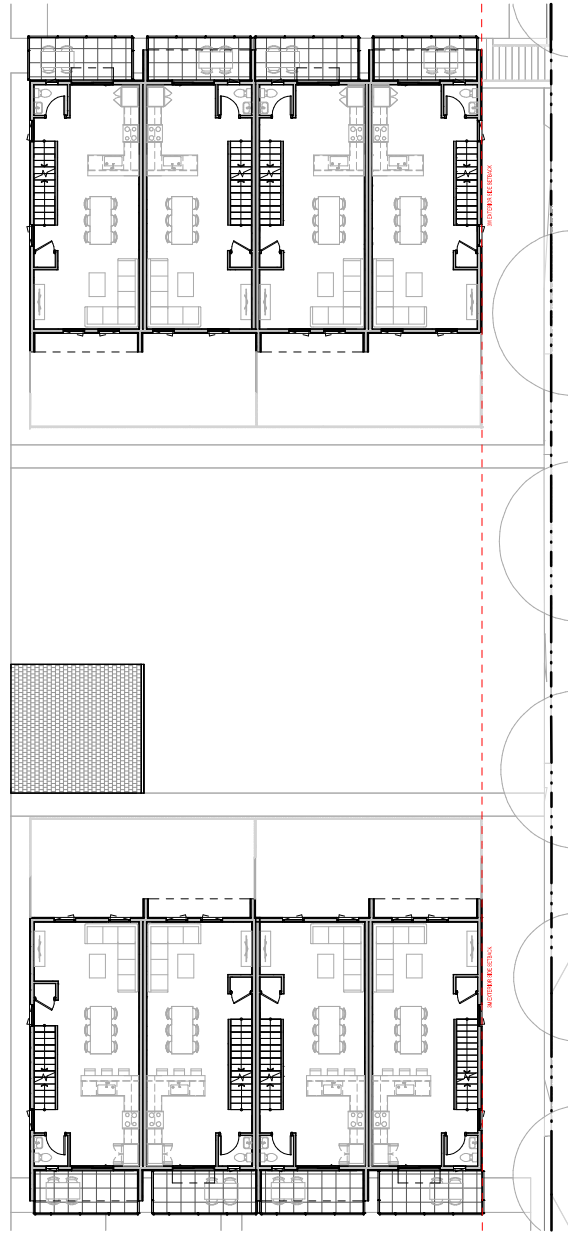
PROJECT
PARCEL 5 EAST

DRAWING TITLE LEVEL PLANS - BLOCKS D,E	PROJECT NUMBER 23-02
	DWG. NO. A317
DATE 09/23/2024	SCALE As Indicated
DRAWN CD	CHECKED MC

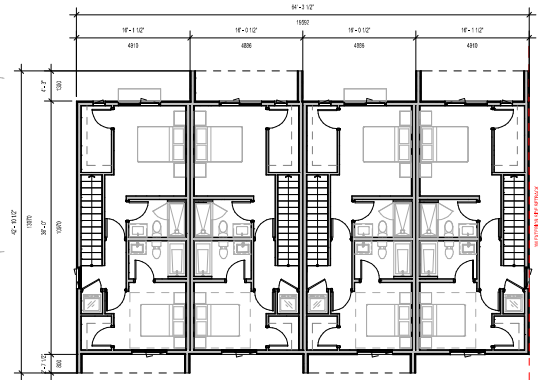




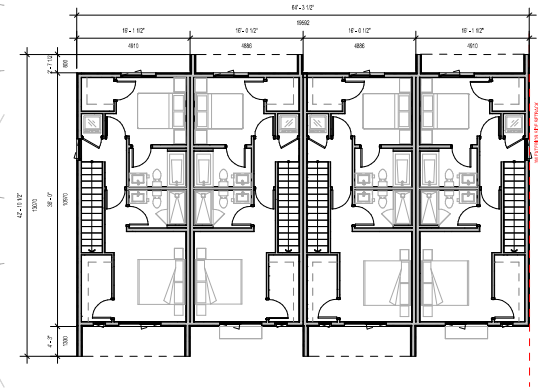
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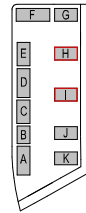
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1:100



3 LEVEL 3 PLAN - BLOCK H
1:100



6 LEVEL 3 PLAN - BLOCK I
1:100



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LANDSCAPE: LADR LANDSCAPE ARCHITECTS
BUILDING ELECTRICAL: PARALLEL ENGINEERING
STRUCTURAL: FARRILL ENGINEERING
MECHANICAL: AVALON MECHANICAL
SITE ELECTRICAL: PRIMARY ENGINEERING
CIVIL: CON POINT PROJECT ENGINEERS
GEOTECH: CODE
BUILDING ENVELOPE: EVOKE BUILDINGS
ENERGY MODEL: BERNHARDT CONTRACTING
INTERIOR DESIGN: PROSCENIUM ARCHITECTURE + INTERIORS

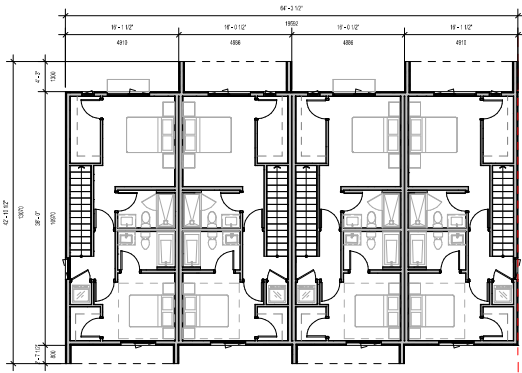
PROGRESS SET

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5	FOR REVIEW 4		09/10/24
6	FOR REVIEW 5		09/10/24
7	FOR REVIEW 6		09/10/24
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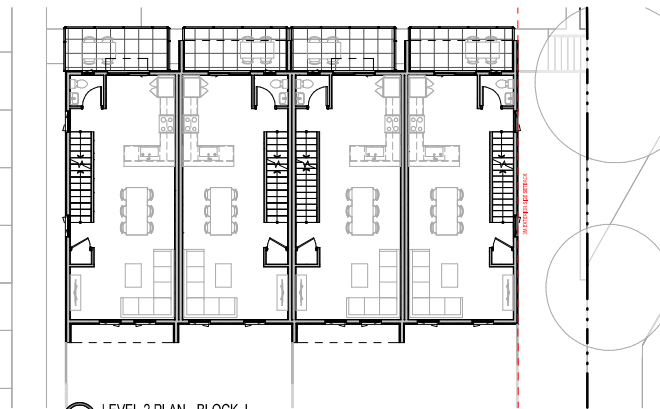
PROJECT ADDRESS: ROYAL BAY, COLWOOD
PROJECT: PARCEL 5 EAST

DRAWING TITLE: LEVEL PLANS - BLOCKS H, I
PROJECT NUMBER: 23-02
DWS. NO.: A319

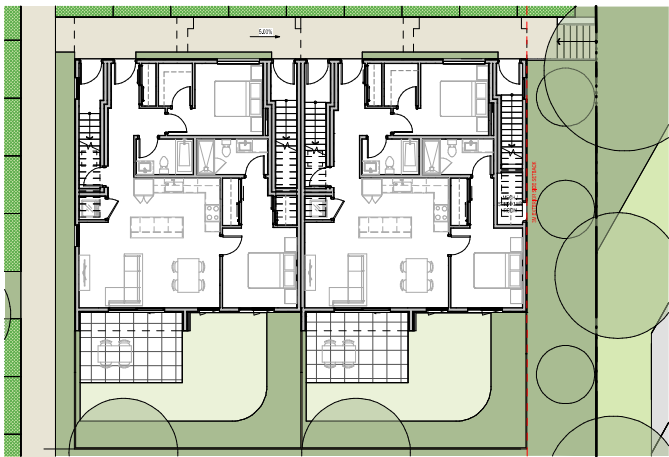
DATE: 09/03/2024 SCALE: As Indicated DRAWN: CD CHECKED: MC



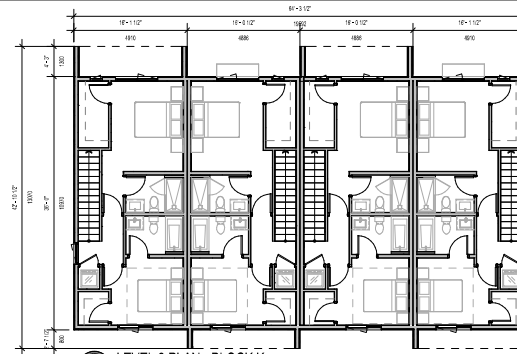
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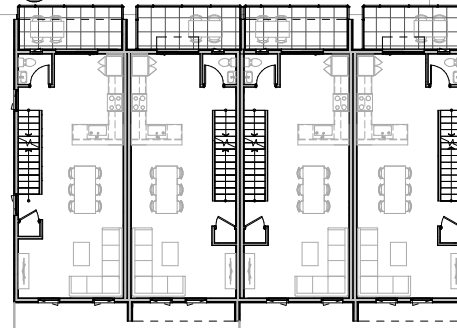
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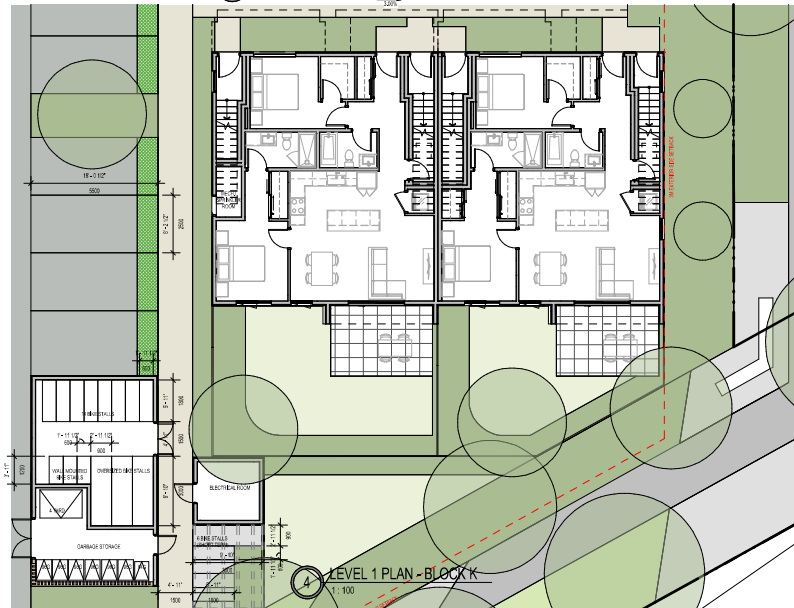
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5 LEVEL 2 PLAN - BLOCK K
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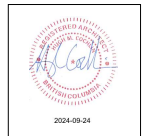
4 LEVEL 1 PLAN - BLOCK K
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 604.676.9100
 www.proscenium.ca

- CLIENT: PCRE GROUP
- LANDSCAPE: LADR LANDSCAPE ARCHITECTS
- BUILDING ELECTRICAL: PARALLEL ENGINEERING
- STRUCTURAL: FARRHILL ENGINEERING
- MECHANICAL: AVALON MECHANICAL
- SITE ELECTRICAL: PRIMARY ENGINEERING
- CHAIR: CON POINT PROJECT ENGINEERS
- SECTION CODE: BUILDING ENVELOPE EVOKE BUILDINGS
- ENERGY MODEL: BERNHARDT CONTRACTING
- INTERIOR DESIGN: PROSCENIUM ARCHITECTURE + INTERIORS

NO.	DESCRIPTION	BY	DATE
3	OP REVISION 2		06/25/24
2	OP REVISION 1		07/15/24
1	ISSUED FOR RFP		04/11/24
CURRENT REVISION		3	



PROJECT ADDRESS
ROYAL BAY, COLWOOD

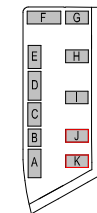
PROJECT
PARCEL 5 EAST

DRAWING TITLE
LEVEL PLANS - BLOCKS J,K

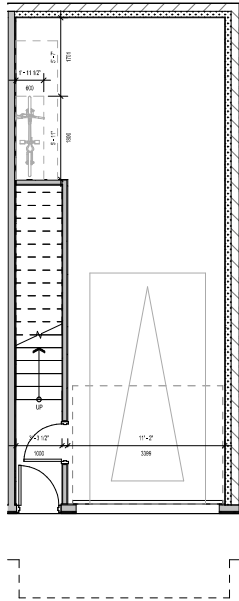
PROJECT NUMBER
23-02

DWG. NO.
A321

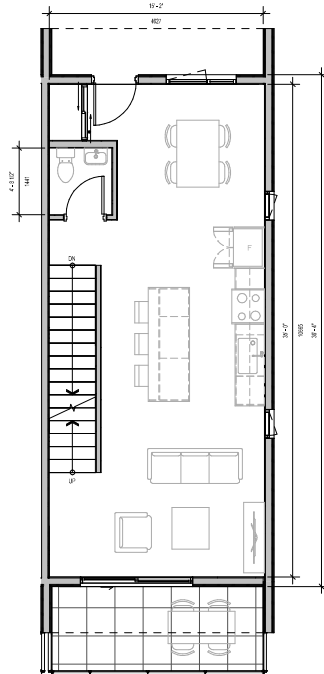
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09/03/2024	As Indicated	CD	HC



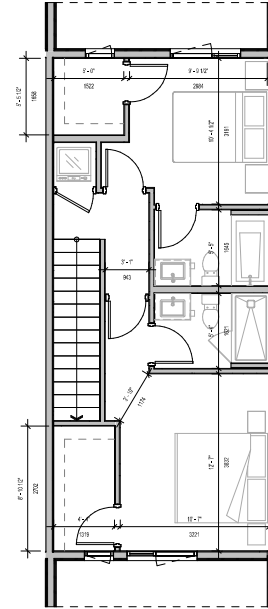
PROGRESSSET



1 ISLA LEVEL 1
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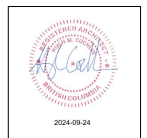
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BUILDING ELECTRICAL
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STRUCTURAL
FARHILL ENGINEERING
MECHANICAL
AVALON MECHANICAL
SITE ELECTRICAL
PRIMARY ENGINEERING
CHAIR
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SECTION
CODE
BUILDING ENVELOPE
EVOKE BUILDINGS
ENERGY MODEL
BERNHARDT CONTRACTING
INTERIOR DESIGN
PROSCENIUM ARCHITECTURE + INTERIORS

PROGRESS SET

NO.	DESCRIPTION	BY	DATE
3	FOR REVISION 2		06/25/24
2	FOR REVISION 1		07/15/24
1	ISSUED FOR RFP		04/11/24
CURRENT REVISION			3



PROJECT ADDRESS
ROYAL BAY, COLWOOD
PROJECT
PARCEL 5 EAST

DRAWING TITLE UNIT PLANS - ISLA	PROJECT NUMBER 23-02
	DWG. NO. A350

DATE 09/03/2024	SCALE 1:50	DRAWN CD	CHECKED HC
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Recommended Plant List

Trees	Botanical Name	Common Name	Size
Total: 61	<i>Acer palmatum</i> 'Osakazuki'	Osakazuki Japanese Maple	6m cal
	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6m cal
	<i>Cordophyllum japonicum</i>	Katsura Tree	6m cal
	<i>Cornus canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	#1 pot
	<i>Magnolia</i> 'Daylens'	Daybreak Magnolia	#1 pot
	Shade Tree 03	Shade Tree 03	6m cal.

Large Shrubs	Botanical Name	Common Name	Size
Total: 35	<i>Philadelphus lewisii</i>	Wild Mock Orange	#5 pot
	<i>Rhododendron</i> 'Hino-crimson'	Evergreen Azalea	#5 pot
	<i>Ribes sanguineum</i> 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#5 pot

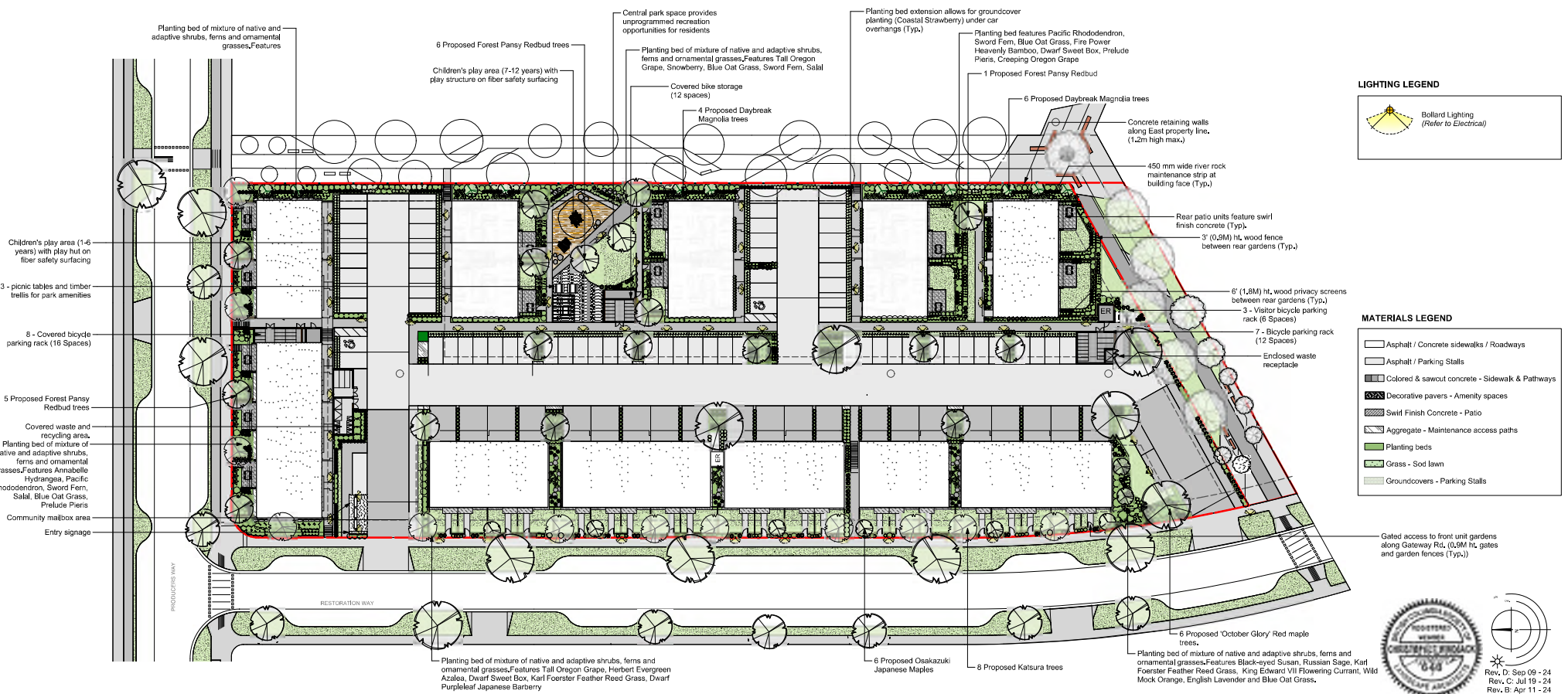
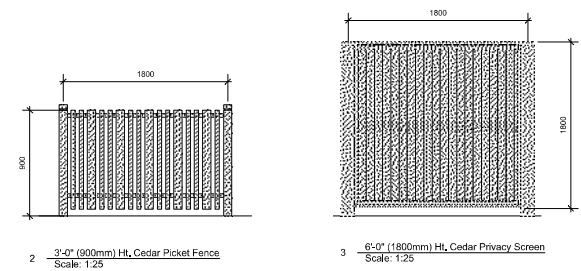
Medium Shrubs	Botanical Name	Common Name	Size
Total: 396	<i>Asarum japonica</i> 'Herbert'	Herbert Evergreen Azalea	#3 pot
	<i>Cistus</i> x hybridus	White Rockrose	#3 pot
	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	#3 pot
	<i>Hydrangea macrophylla</i> 'Lanarth White'	Lanarth White Hydrangea	#3 pot
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	#3 pot
	<i>Rhododendron</i> 'Hino-crimson'	Evergreen Azalea	#3 pot
	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	#3 pot
	<i>Rhododendron</i> 'Rosa Mundt'	Rosa Mundt Rhododendron	#3 pot
	<i>Symphoricarpos albus</i>	Snowberry	#3 pot

Small Shrubs	Botanical Name	Common Name	Size
Total: 925	<i>Berberis thunbergii</i> f. <i>atropurpurea</i> 'Bagatella Dwarf Purpleleaf'	Japanese Barberry	#1 pot
	<i>Gaultheria shallon</i>	Salal	#1 pot
	<i>Lavandula officinalis</i>	English Lavender	#1 pot
	<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender	#1 pot
	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot
	<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
	<i>Pieris japonica</i> 'Prelude'	Prelude Pieris	#1 pot
	<i>Rubusida fulgida</i> 'Goldstrum'	Black-eyed Susan	#1 pot
	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	#1 pot

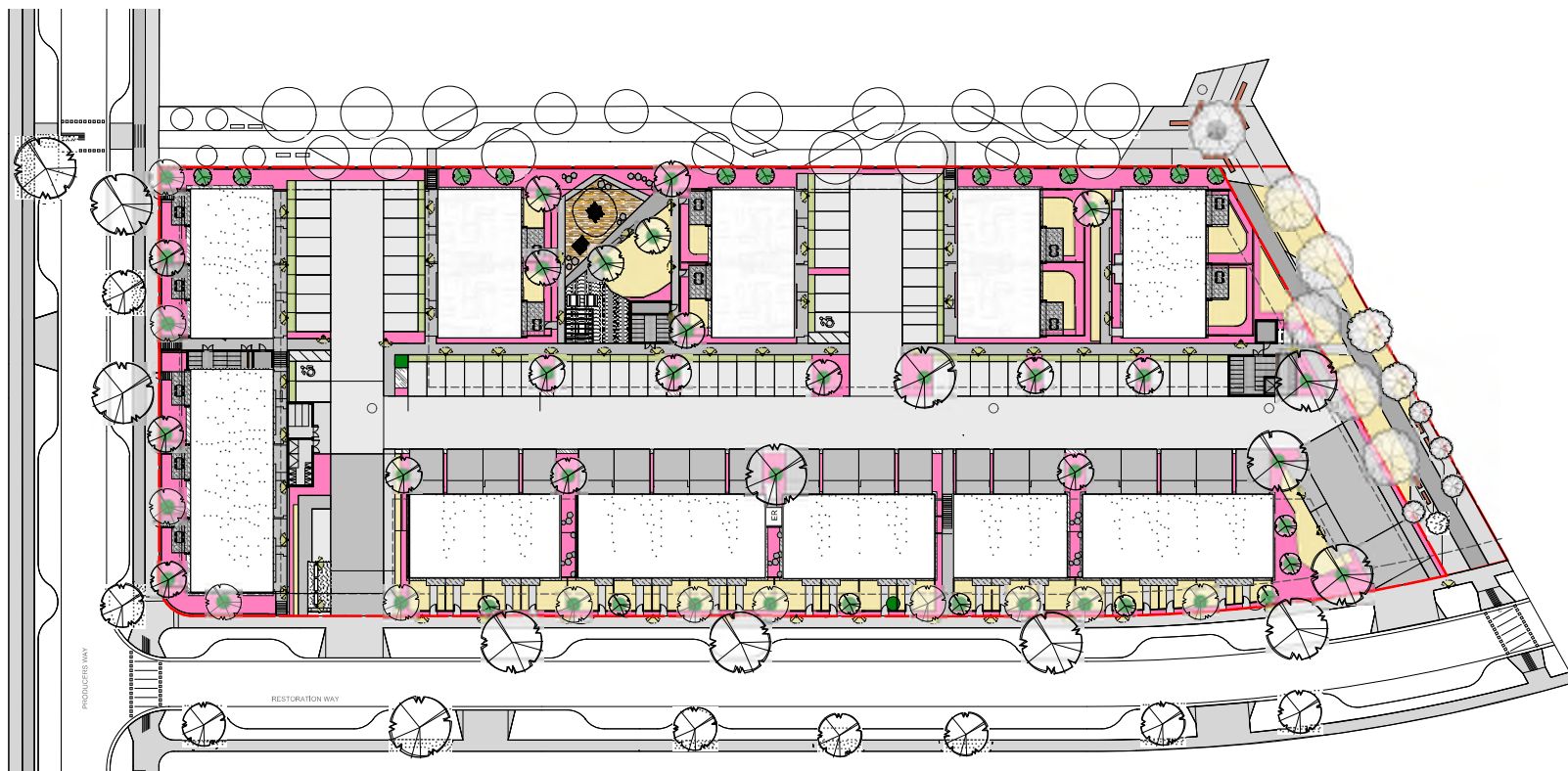
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 1,276	<i>Blechnum spicant</i>	Deer Fern	#1 pot
	<i>Calamagrostis</i> x <i>scutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	<i>Deschampsia caespitosa</i>	Tufted Hair Grass	#1 pot
	<i>Helleborichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Pterocarya alpicolorata</i>	Russian Sage	#1 pot
	<i>Polystichum multum</i>	Sword Fern	#1 pot
	<i>Rubusida fulgida</i> 'Goldstrum'	Black-eyed Susan	#1 pot

Groundcovers	Botanical Name	Common Name	Size
Total: 823	<i>Fragaria chiloensis</i>	Coastal Strawberry	#6SP pot





- Notes:**
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



Landscape Concept Plan | Phase 5 Townhouses East



SOIL DEPTH LEGEND:

	225mm Soil Depth over Subgrade (Grass Lawn)
	300 mm Soil Depth over Subgrade (Groundcovers)
	600mm Soil Depth over Subgrade (Shrubs)
	700mm Soil Depth Tree pits (1.8m dia.)

Landscape Concept Plan | Phase 5 Townhouses East



Rev. D: Sep 09 - 24
 Rev. C: Jul 19 - 24
 Rev. B: Apr 11 - 24
 Rev. A: Dec 04 - 23



Project No: 2329 Dec 4 • 23

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Phase 5 East: Landscape Class D Cost Estimate

A. SOFT LANDSCAPE	Quantity	Units	Price	Extension
1. PLANTS				
Trees (6 cm caliper)	55	each	\$600.00	\$33,000.00
Shrubs (#5 pot/1m ht)	19	each	\$70.00	\$1,330.00
Shrubs (#3 pot)	415	each	\$55.00	\$22,825.00
Shrubs, Perennials, Annuals, and Ferns (#1 pot)	2219	each	\$20.00	\$44,380.00
Groundcovers (#SP3 pot)	823	each	\$8.00	\$6,584.00
SUB-TOTAL PLANTS				\$108,119.00
2. GRASS AND GROWING MEDIUM				
Topsoil and Sod	674	m.sq.	\$30.00	\$20,220.00
Soil Planting Beds	739	m.cu.	\$32.00	\$23,648.00
Mulch 100mm depth	125	m.cu.	\$40.00	\$5,000.00
SUBTOTAL SOFT LANDSCAPE				\$156,987.00
B. HARD LANDSCAPE				
1. IRRIGATION ALLOWANCE				\$22,000.00
2. AGGREGATE, ROCK, AND SURFACING				
River Rock 155mm depth	31	m.cu.	\$98.00	\$3,038.00
Boulders ~300mm diameter	42	each	\$60.00	\$2,520.00
Engineered Wood Fibre Play Surface 355mm depth	25	m.cu.	\$60.00	\$1,500.00
Decorative Concrete Pavers	159	m.sq.	\$135.00	\$21,465.00
3. SITE FURNISHINGS				
Inverted 'U' Bicycle Racks	24	each	\$500.00	\$12,000.00
Benches	4	each	\$1,100.00	\$4,400.00
Picnic Tables	3	each	\$2,500.00	\$7,500.00
4. FENCING				
900mm Timber Fence and Gates	206	l.m.	\$114.00	\$23,484.00
1800mm Timber Privacy Fence	105	l.m.	\$137.00	\$14,385.00
Trellis and Bike Shelter Allowance				\$20,000.00
SUBTOTAL HARD LANDSCAPE				\$132,292.00
TOTAL LANDSCAPE BUDGET ESTIMATE				\$289,279.00

Note: Boulevard is not included within the scope of this development and is part of a separate Royal Bay submission. Prices include labor and materials unless otherwise noted. This is a Class D Cost Estimate for bonding purposes only; it is not a construction estimate.

Prepared by LADR Landscape Architects

27-Aug-24

