



822 CATHERINE STREET + 304 LANGFORD STREET

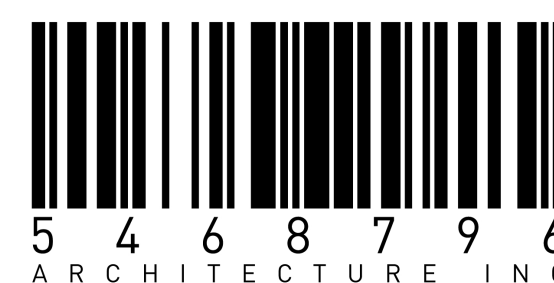
VICTORIA, BC

17.03.2021

ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT APPLICATION COMMUNITY REVIEW

ARYZE

ARYZE DEVELOPMENT
1839 Fairfield Road
Victoria, BC, V8S 1G9
P.250.940.3568



5468796 ARCHITECTURE INC.
266 McDermot Ave
Winnipeg, MB, R3B 0S8
P: 204.480.8421
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RENDER 1. SIDEWALK PEDESTRIAN EXPERIENCE



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Checked By:
Printing Date:

ARJ/JY
PB
17/03/2021

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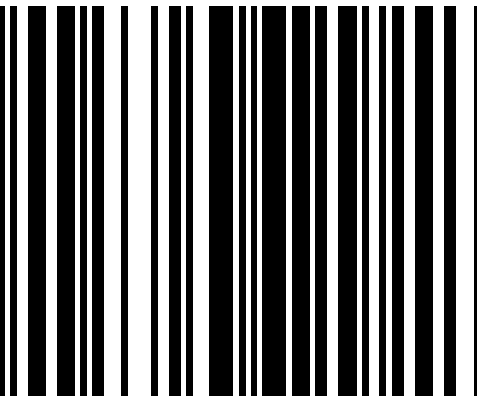
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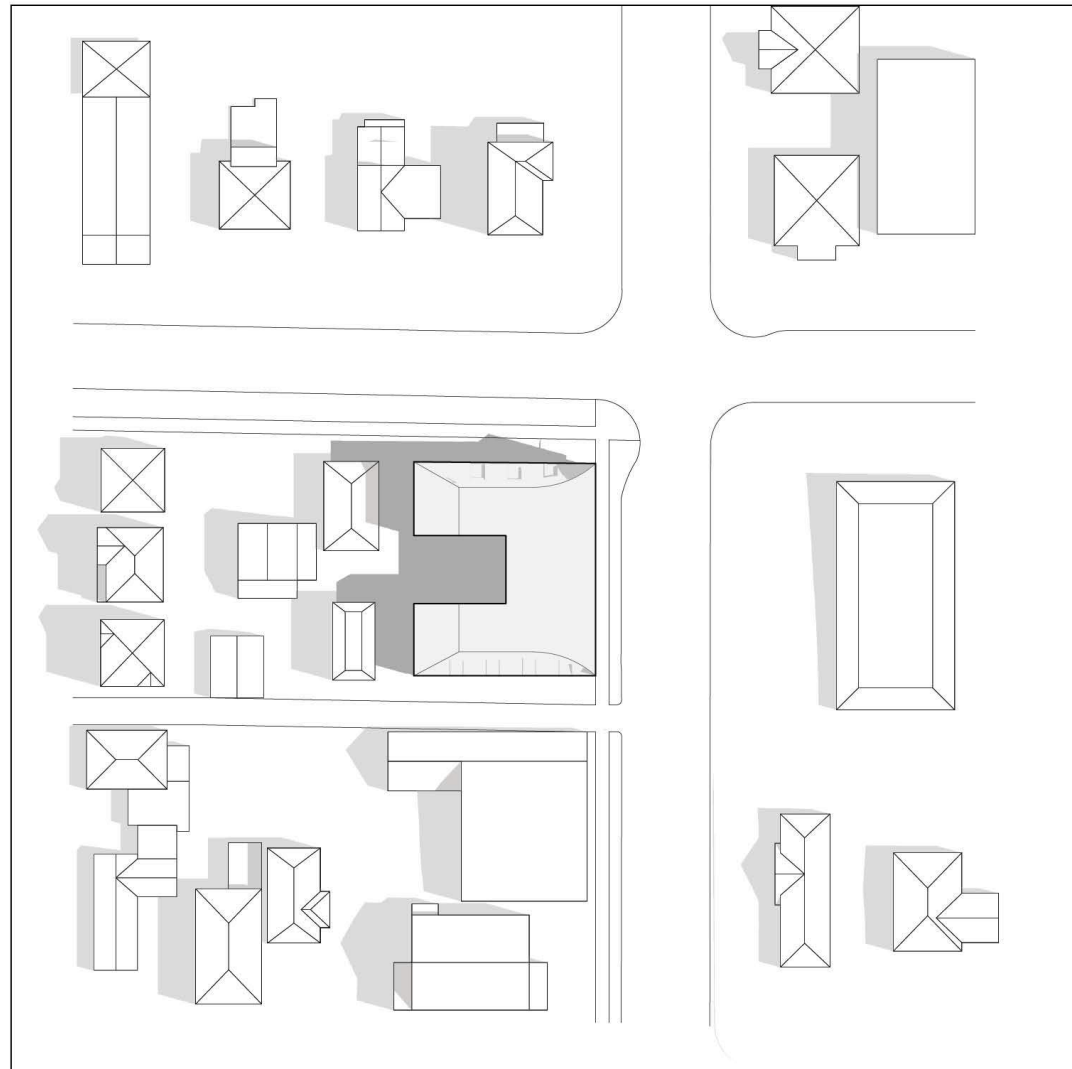
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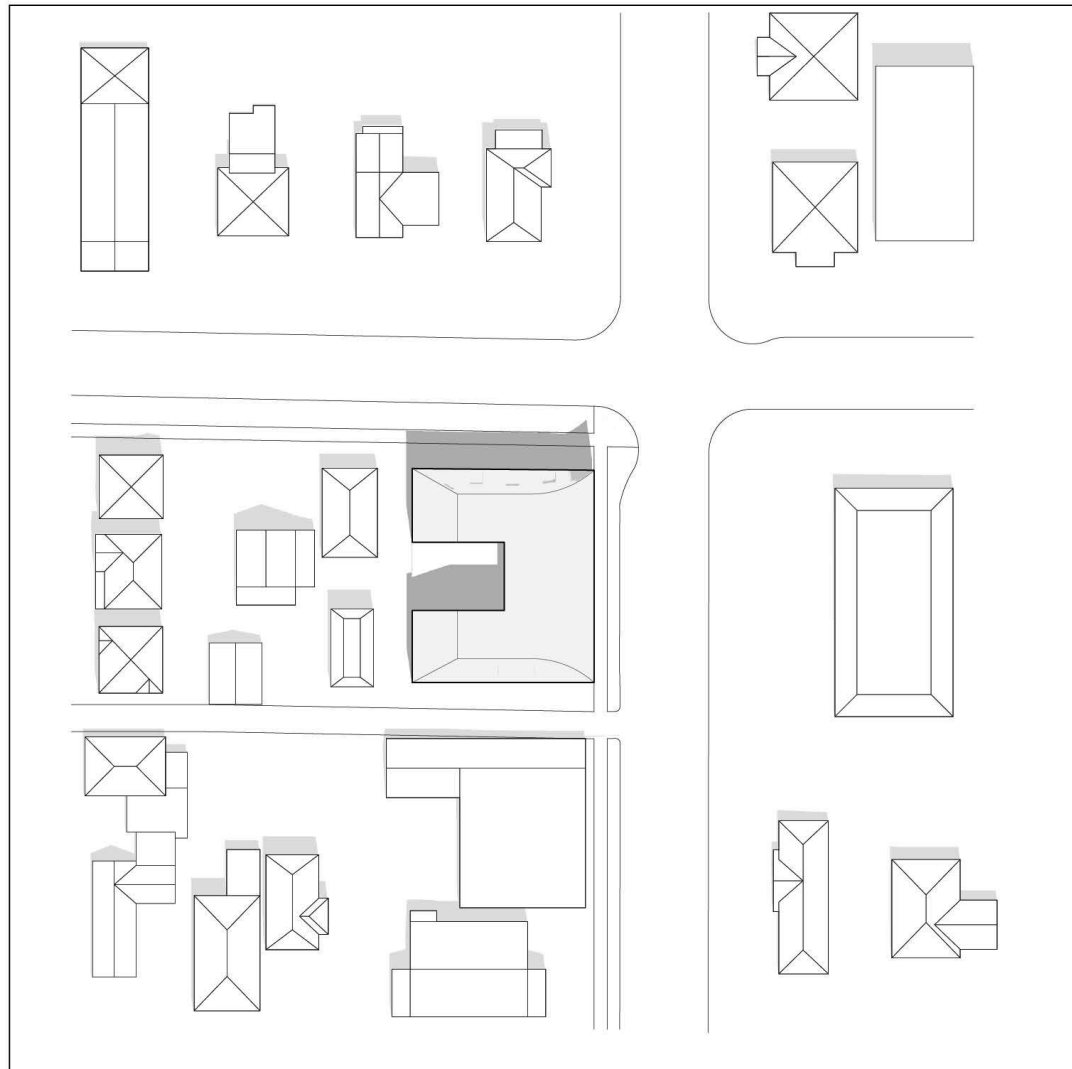
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Project
0646
Sheet

Winnipeg, MB

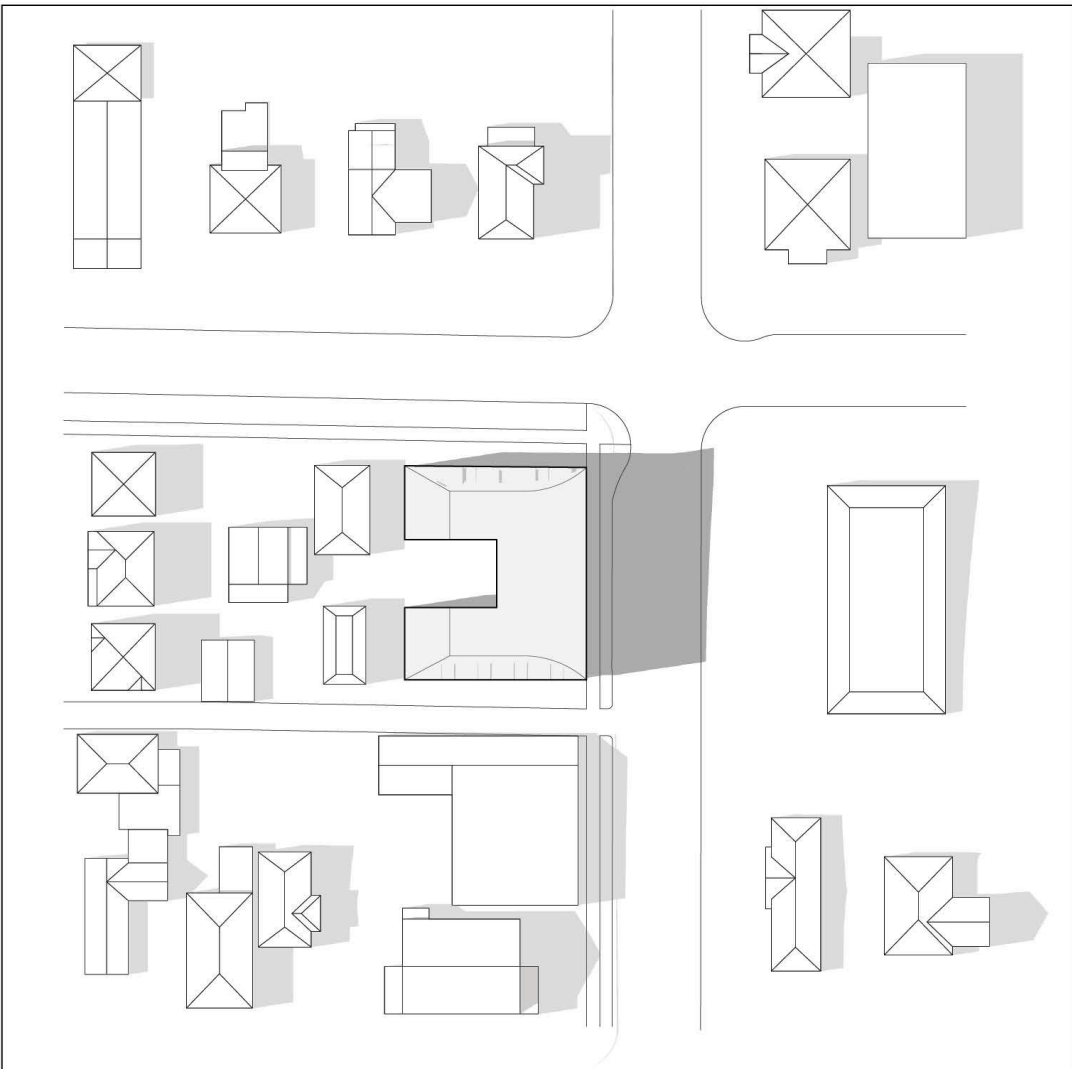
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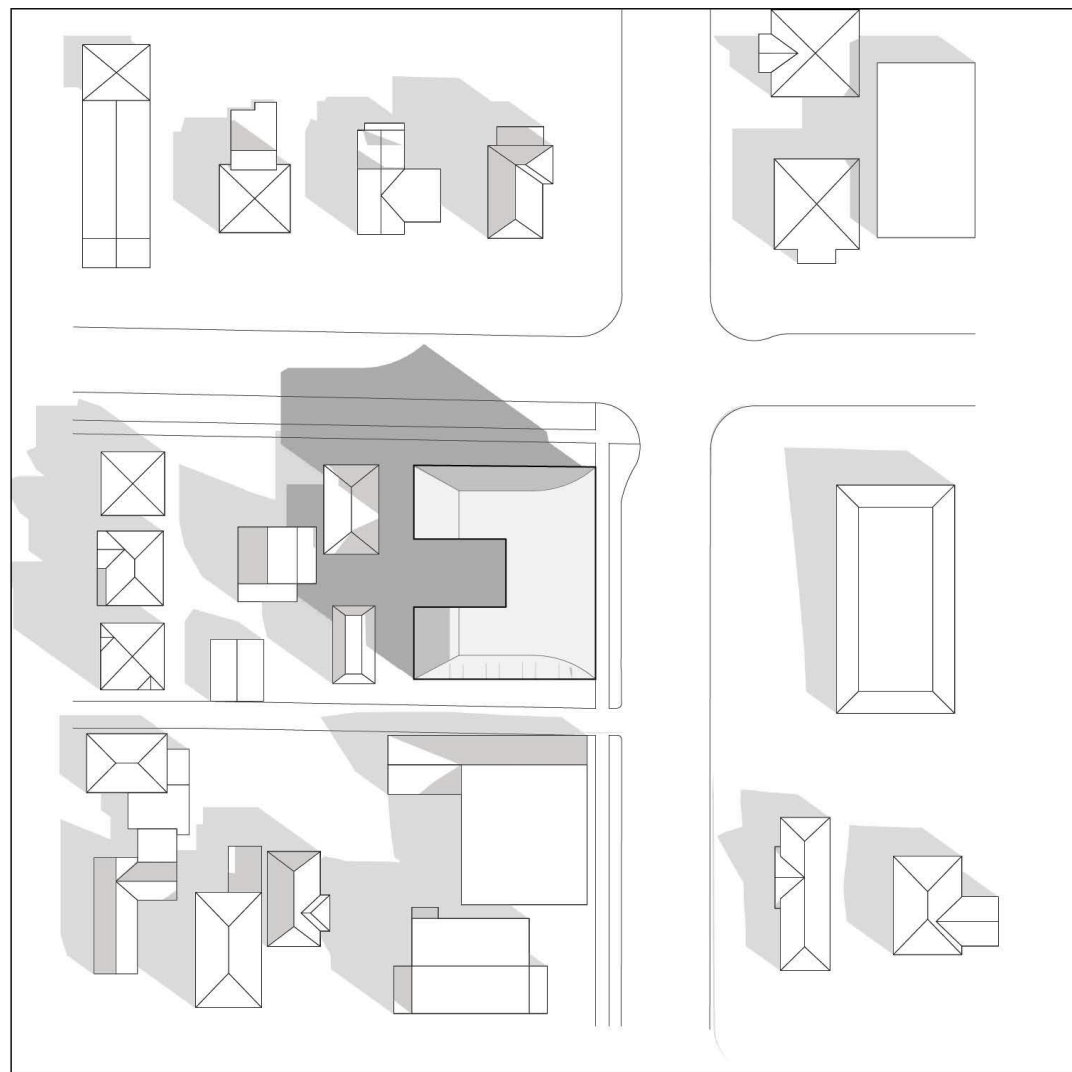
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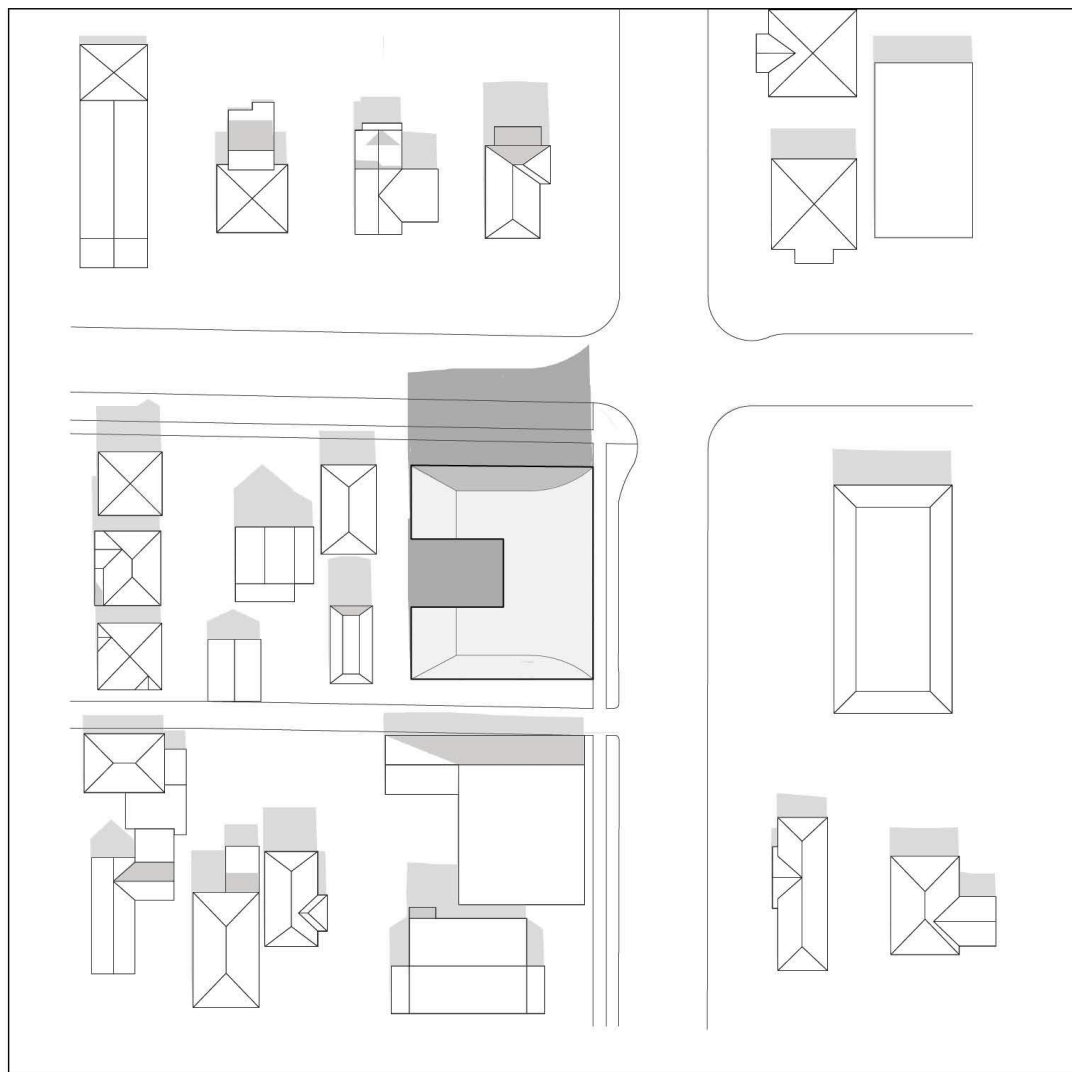
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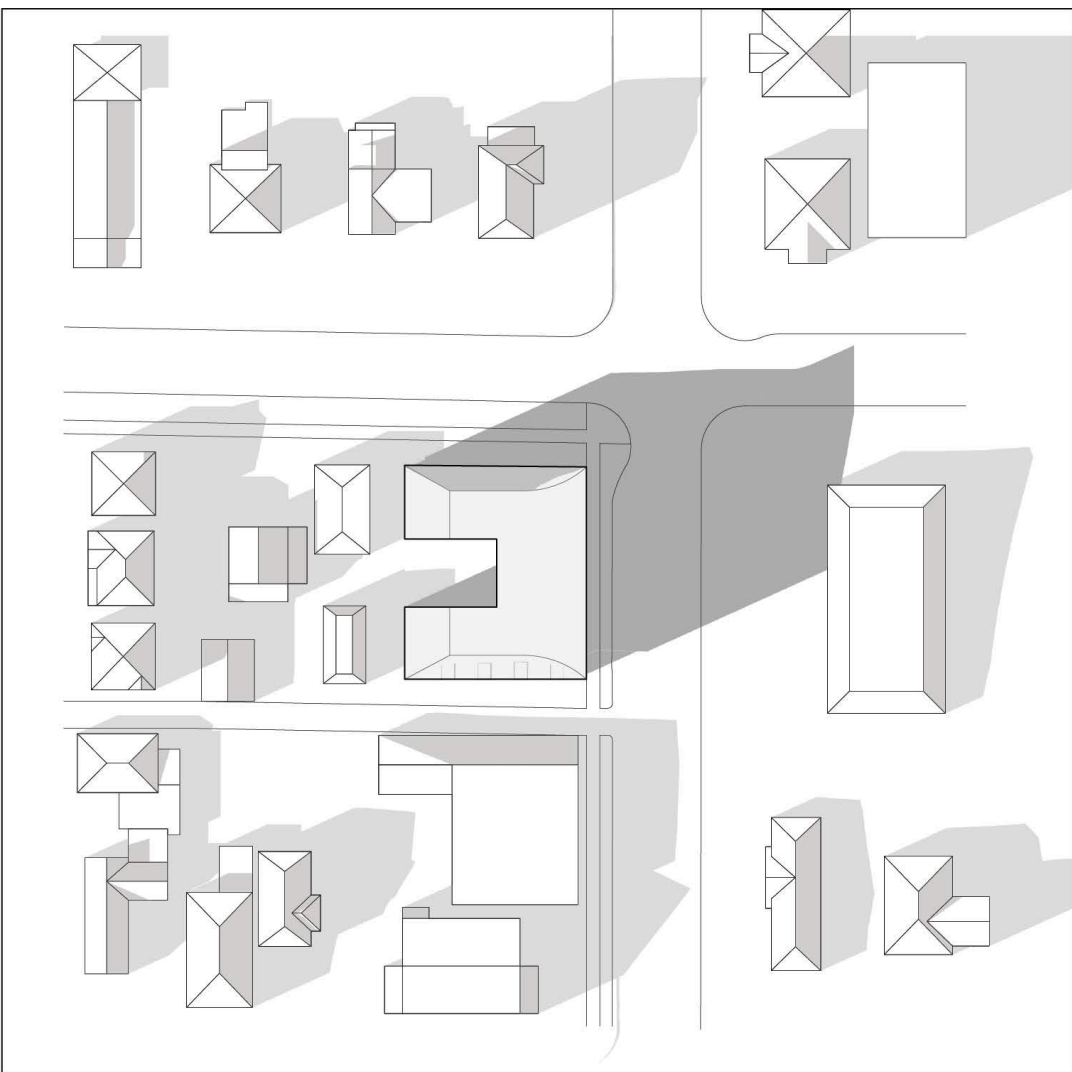
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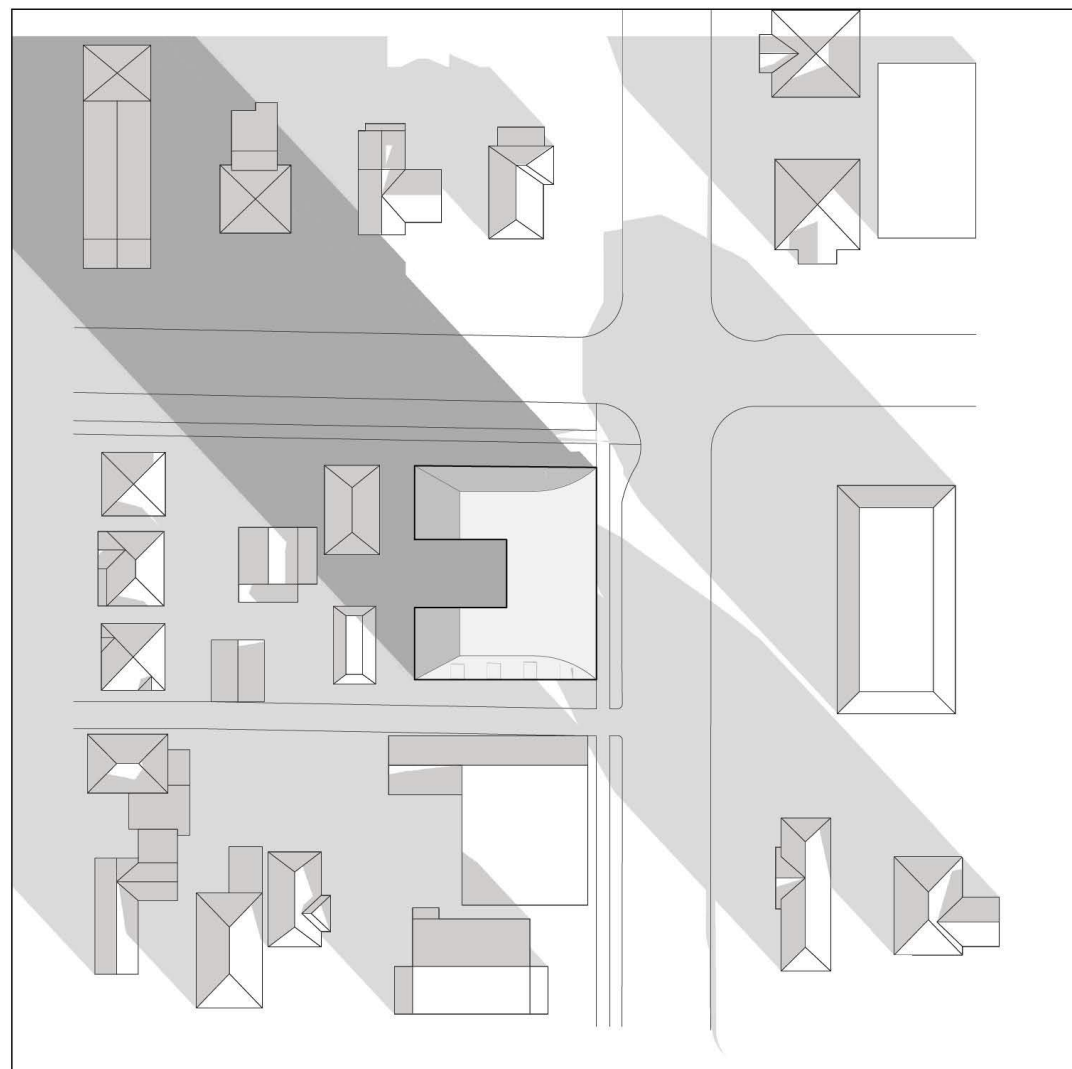
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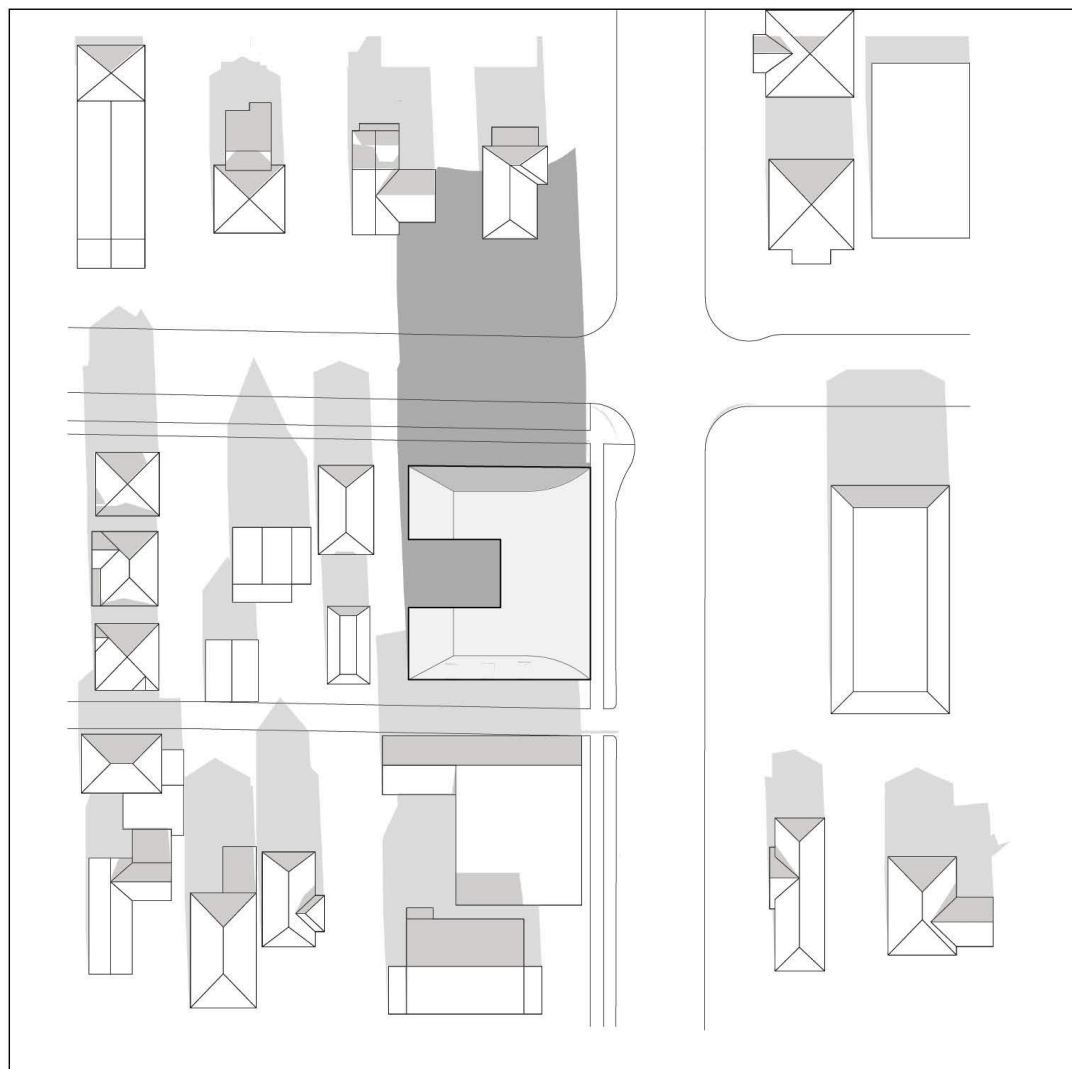
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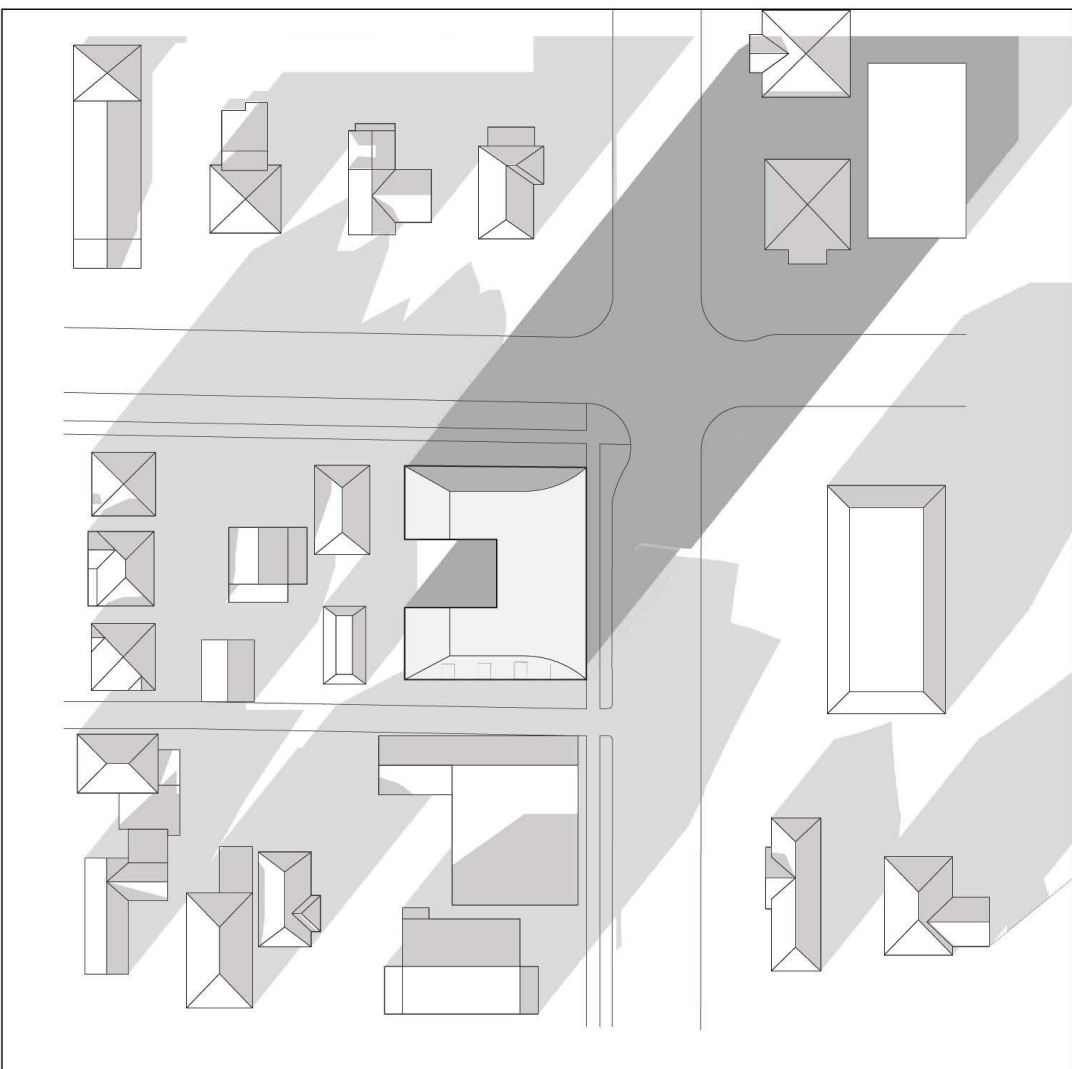
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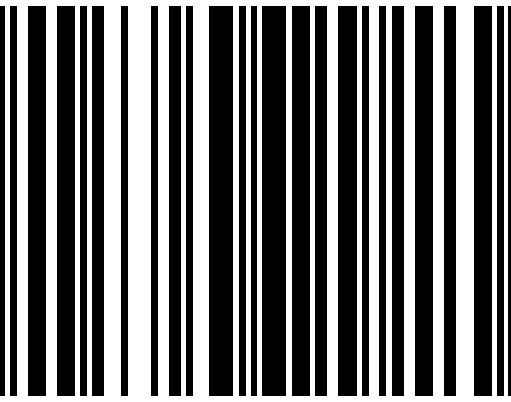


DECEMBER 21 12:00 PM



DECEMBER 21 3:00 PM

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J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
Subject to charges, legal notations, and interests shown on: Title No. EL27581 (P.I.D. 000-500-879)
Underground servicing shown schematically and aquired from VICMAP GIS.
Invert elevations from VICMAP GIS.

- LEGEND**
- Denotes Control Monument Found
 - Denotes Traverse Station Placed
 - Denotes Cleanout
 - Denotes Coniferous Tree
 - Dec. --- Denotes Deciduous Tree
 - Denotes Hydrant
 - Denotes Lamp Standard
 - Denotes Sewer Manhole
 - Denotes Street Sign
 - Denotes Typical Spot Elevation
 - Denotes Utility Pole
 - Denotes Water Service
 - Denotes Water Valve Box

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:150.

Distances and elevations are in metres
Elevations are geodetic based on control monument 24-82
Elevations are at grade unless noted otherwise
Dimensions to property line are from siding



SITE PLAN

DIMMA PACIFIC PROPERTIES LTD


Lot C, (DD 3386541),
Block N, Section 31,
Esquimalt District, Plan 549

ADDRESS : 822 Catherine Street

PROJECT SURVEYOR : RPH

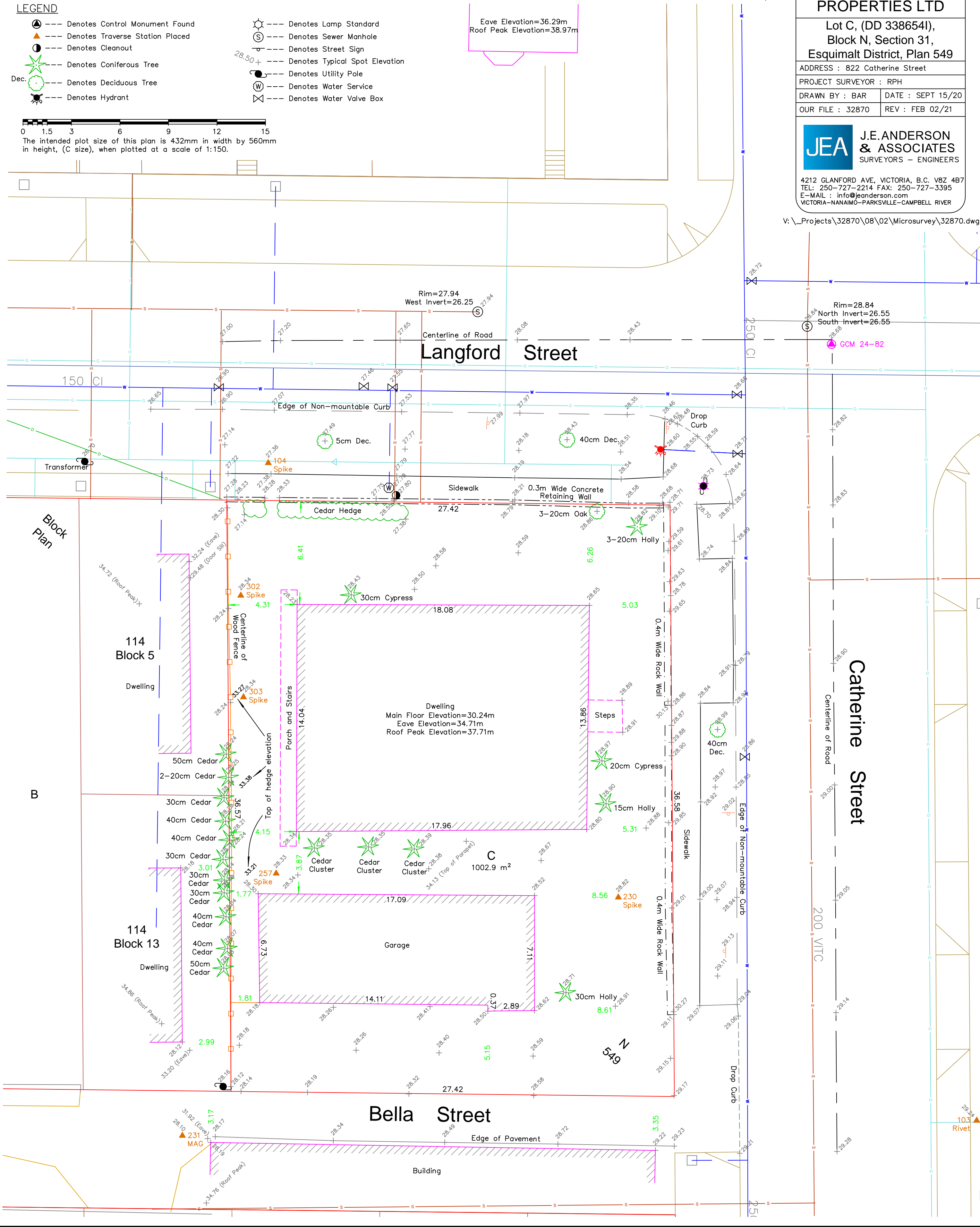
DRAWN BY : BAR DATE : SEPT 15/20

OUR FILE : 32870 REV : FEB 02/21

 **J.E. ANDERSON & ASSOCIATES**
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:\Projects\32870\08\02\Microsurvey\32870.dwg



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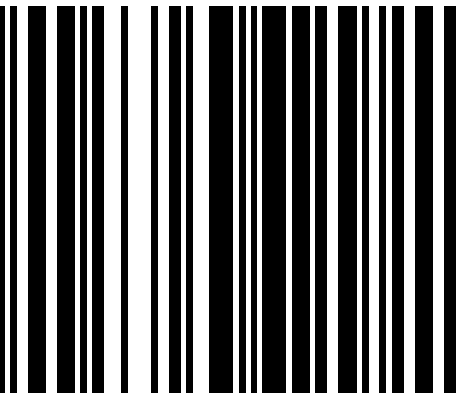
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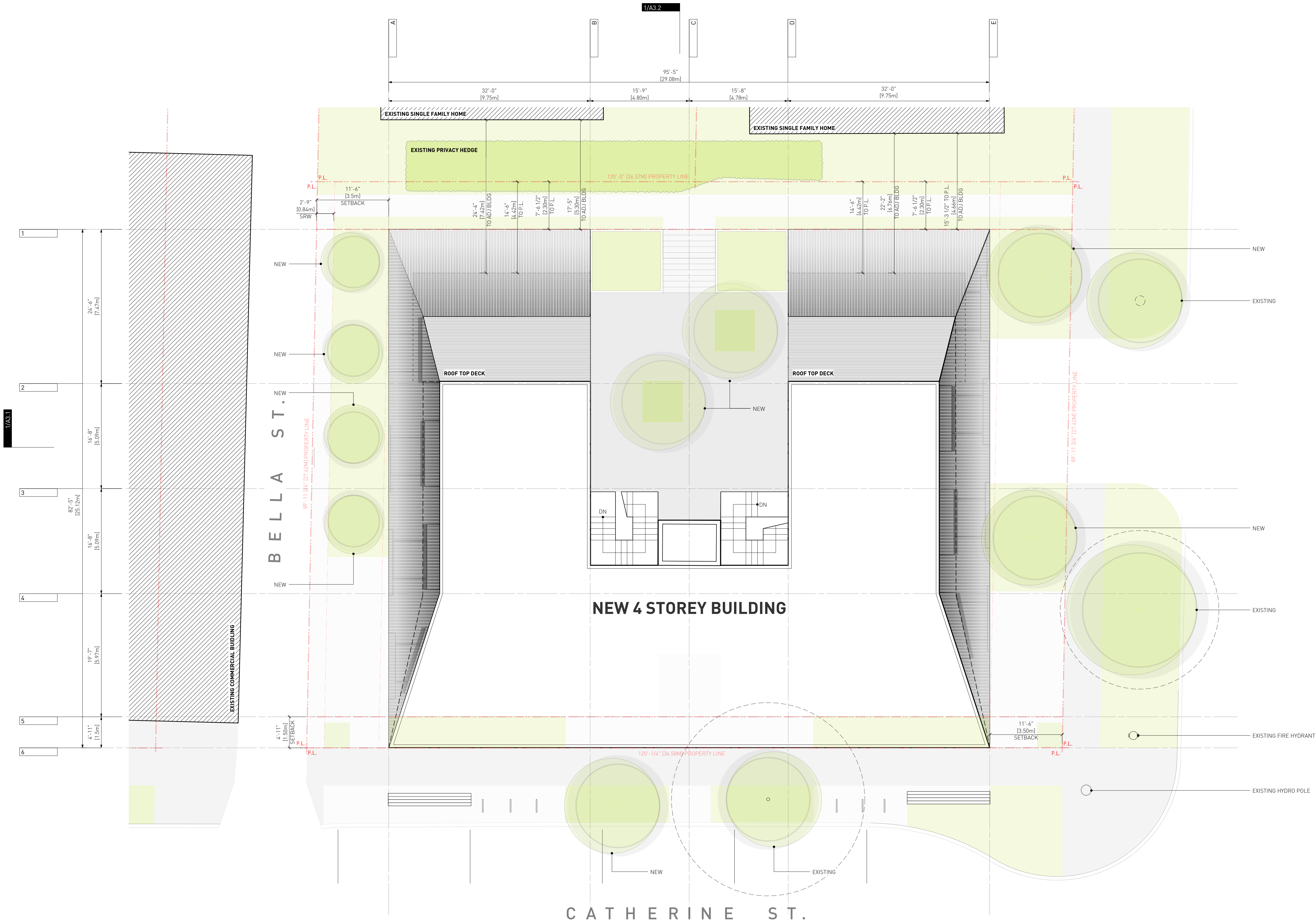


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Winnipeg, MB
SITE SURVEY Project
0646
Sheet

A6.3



LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE



HYDRO POLE



FIRE HYDRANT

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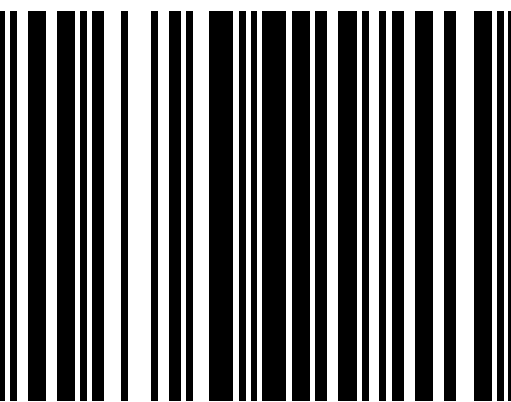
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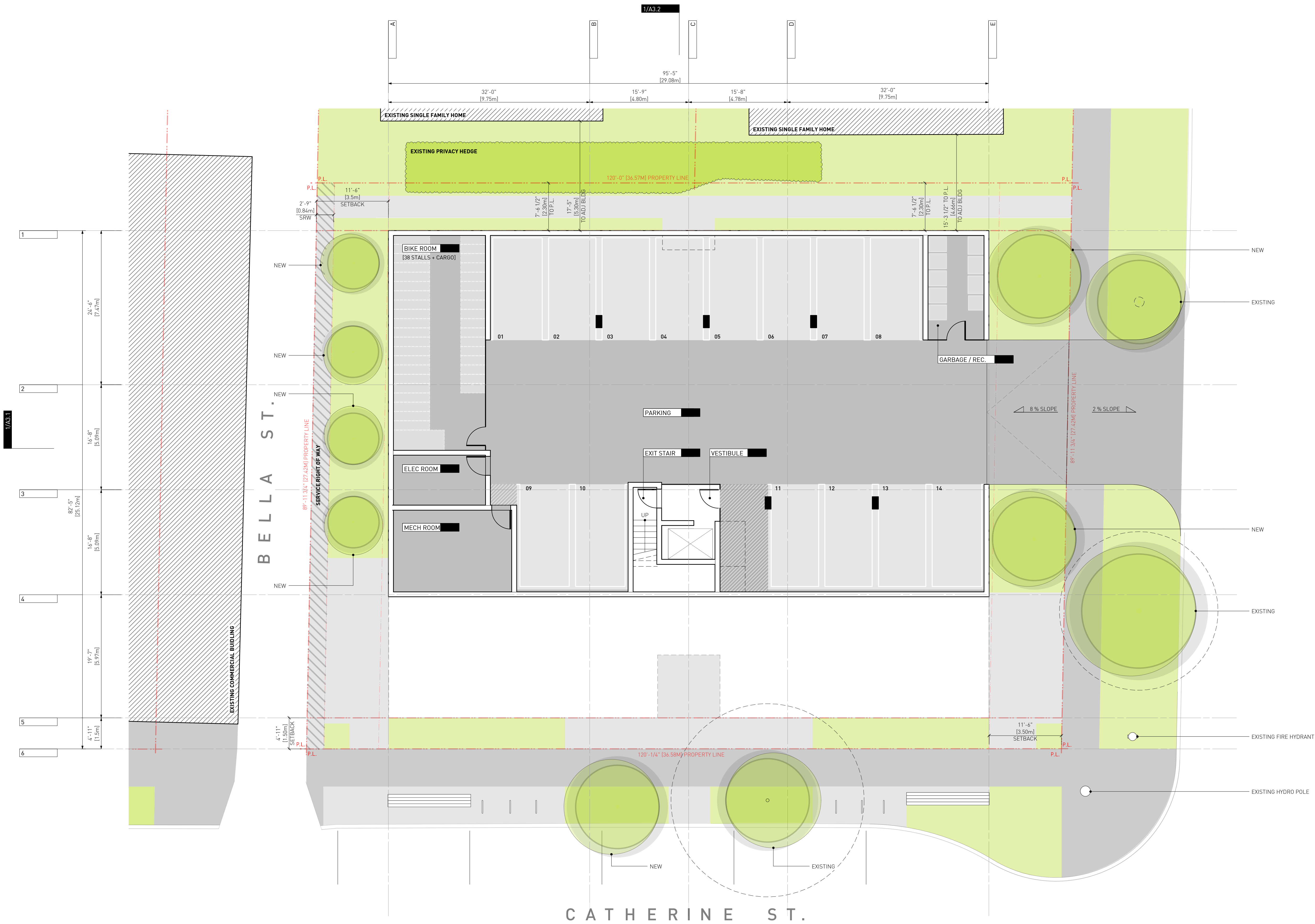
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Winnipeg, MB

SITE / ROOF PLAN

Project
0646
Sheet

A0.1



1 LEVEL 00 PLAN
A1.1 SCALE: 1/8" = 1'-0"

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE

HYDRO POLE

FIRE HYDRANT

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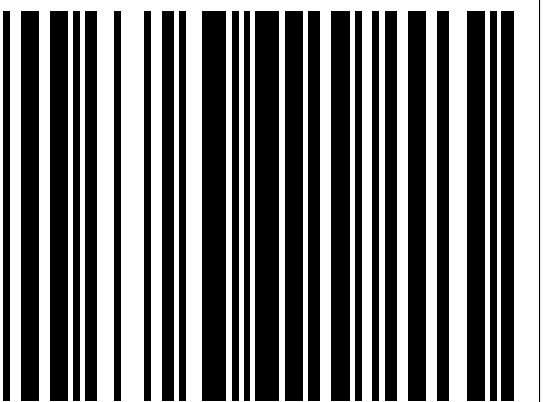
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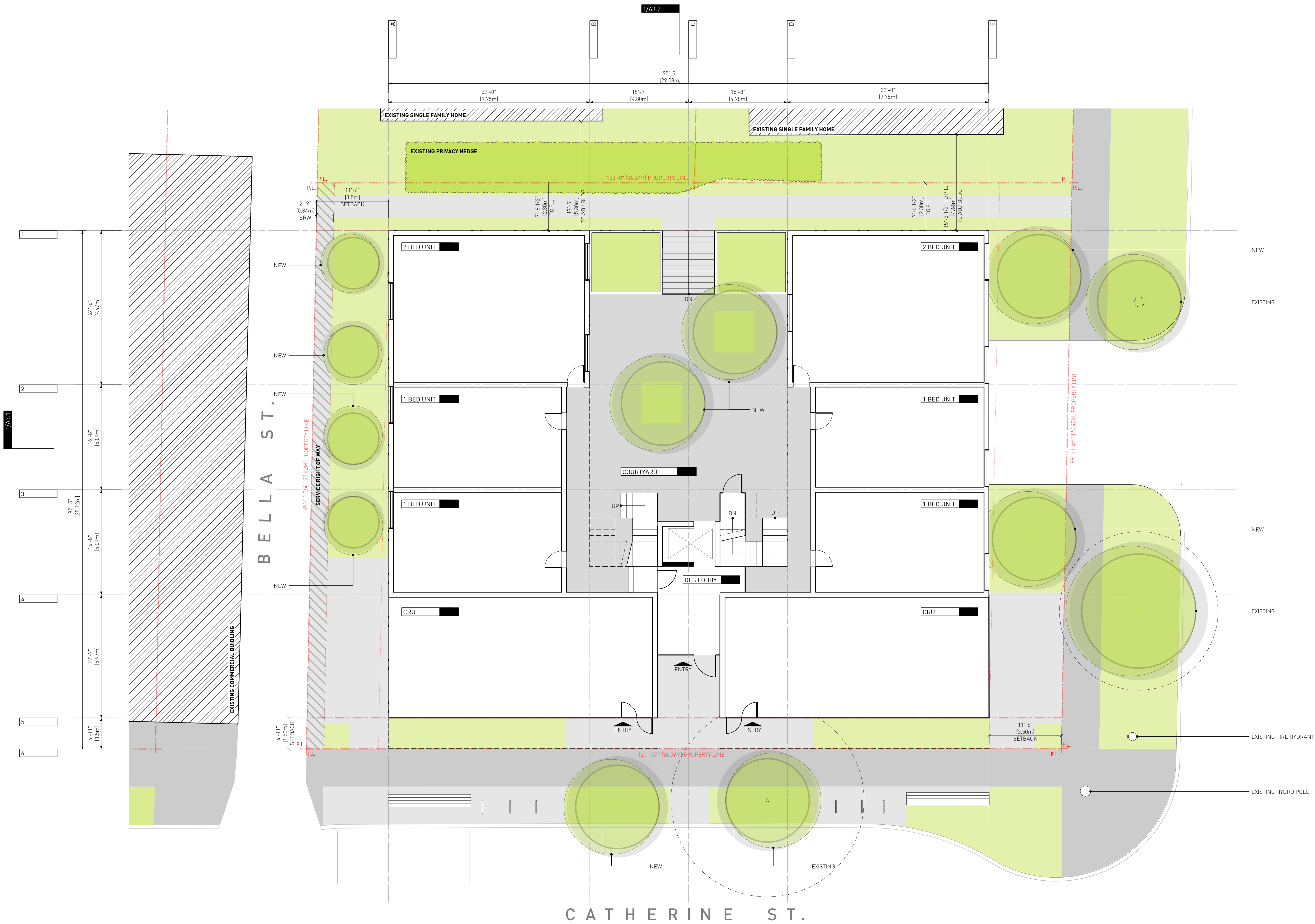


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LEVEL 00 PLAN
Project 0646
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A1.1



LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE



HYDRO POLE



FIRE HYDRANT

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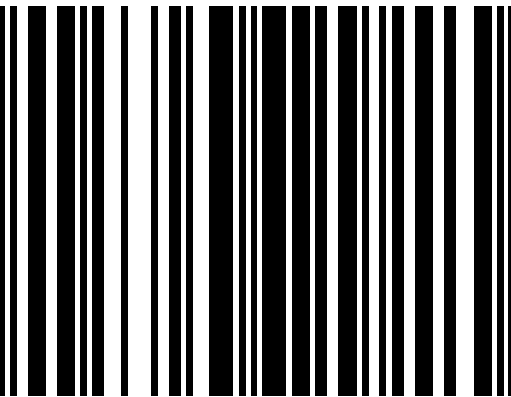
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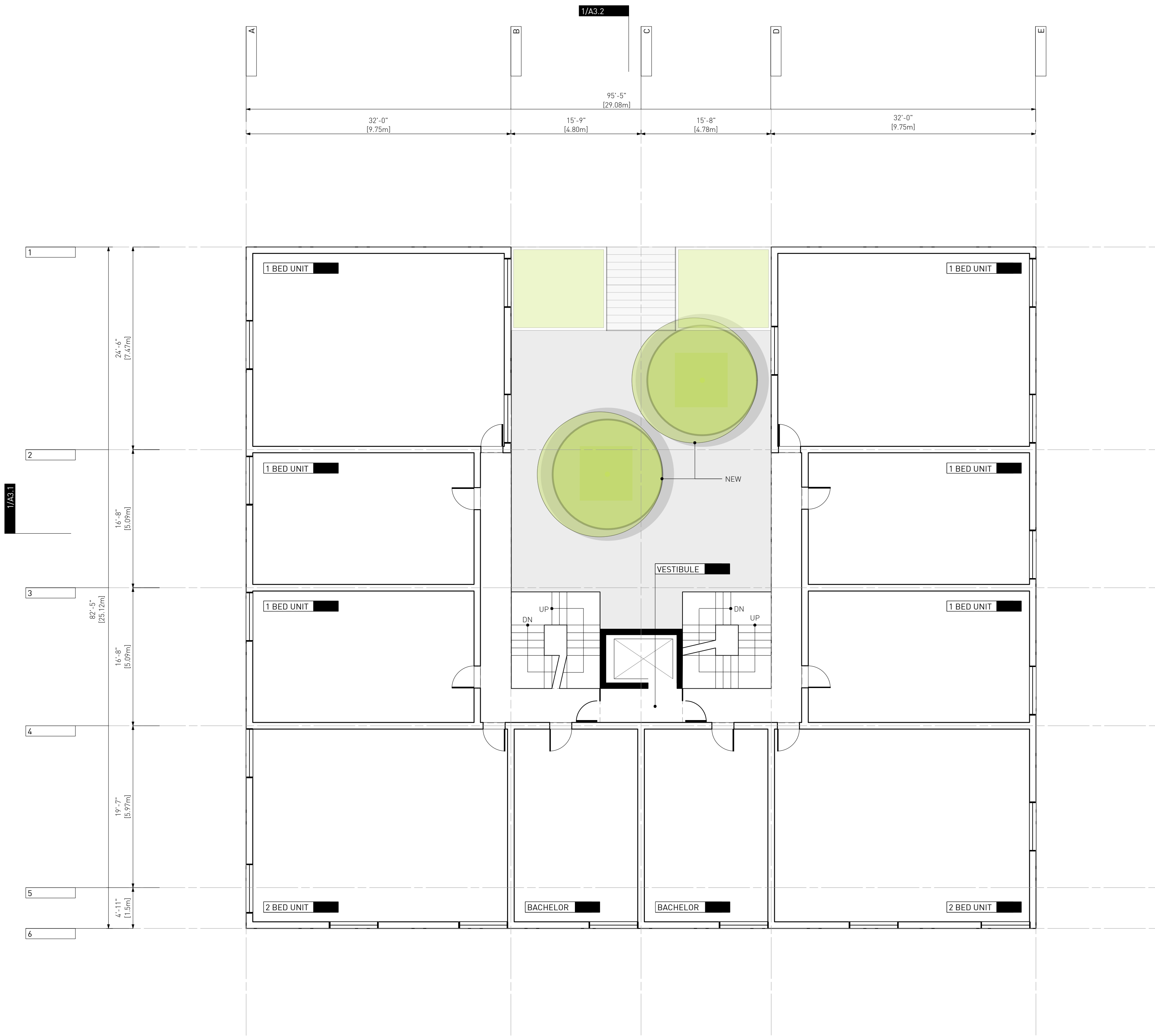
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LEVEL 01 PLAN

Project
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A1.2



LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE



HYDRO POLE



FIRE HYDRANT

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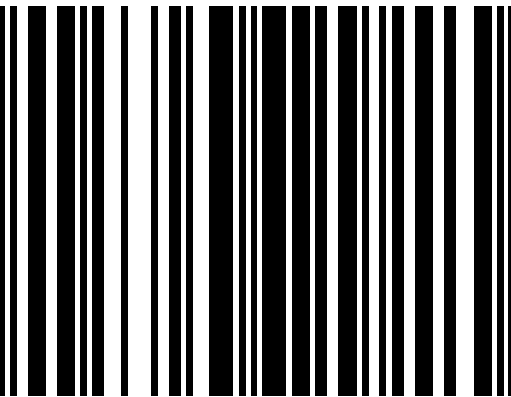
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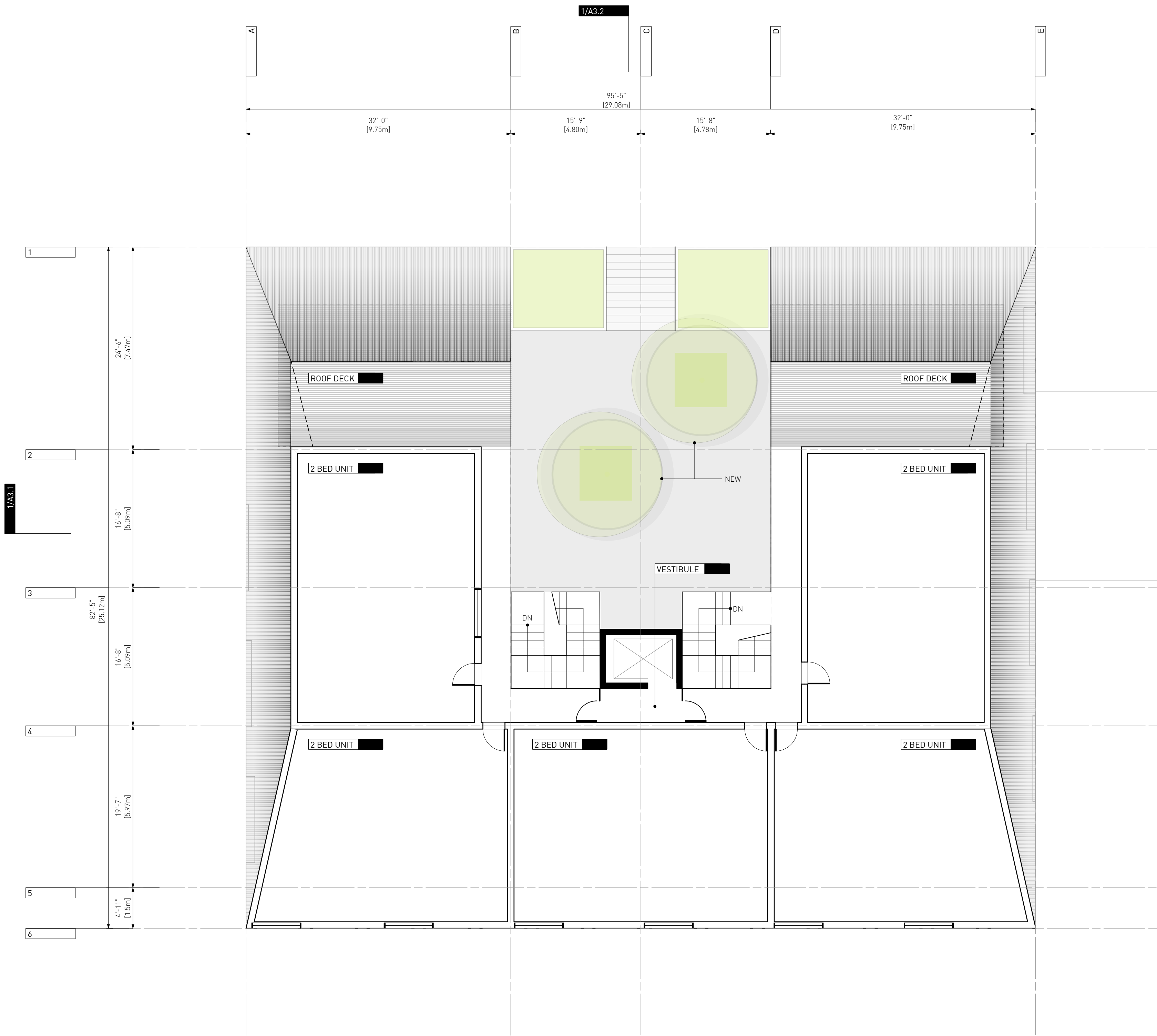
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Winnipeg, MB

LEVEL 02/03 PLAN

Project
0646
Sheet

A1.3



1
A1.4
LEVEL 04 PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING



TREE



HYDRO POLE



FIRE HYDRANT

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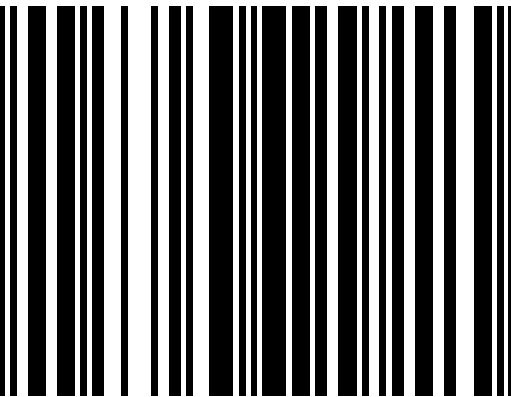
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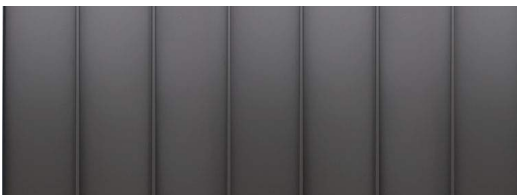
LEVEL 04 PLAN

Project
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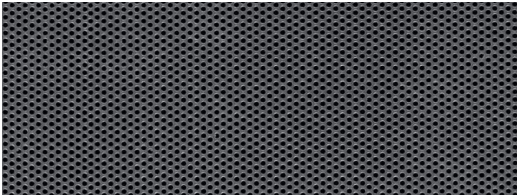
A1.4

LEGEND

1 METAL CLADDING



2 METAL PANEL



3 PERFORATED METAL SCREEN



4 GLASS



5 CONCRETE

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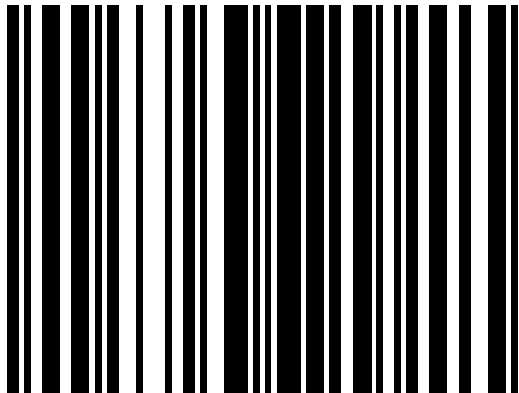
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822 CATHERINE STREET

Winnipeg, MB

Rendered Building
Elevation Project
0646
Sheet

A2.1

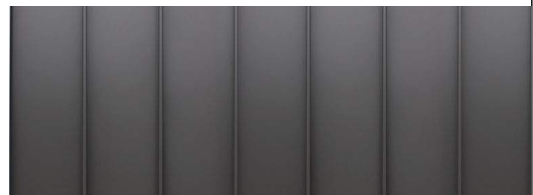


1 SOUTH ELEVATION (BELLA)
A2.1 SCALE: NTS

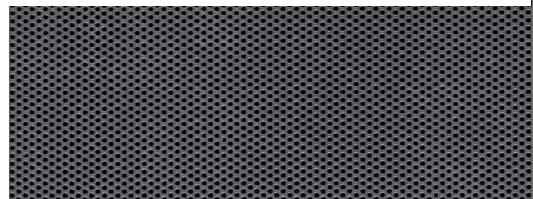


LEGEND

1 METAL CLADDING



2 METAL PANEL



3 PERFORATED METAL SCREEN



4 GLASS



5 CONCRETE

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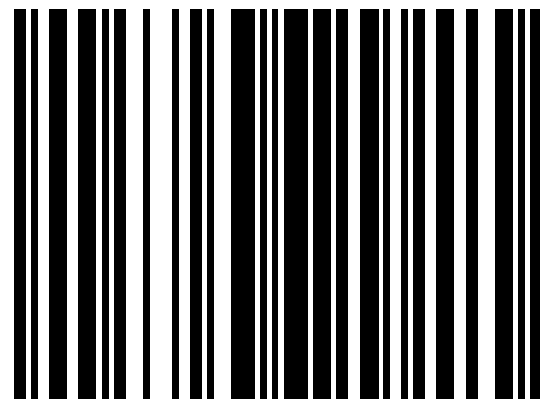
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1 EAST ELEVATION (CATHERINE)
A2.2 SCALE: NTS



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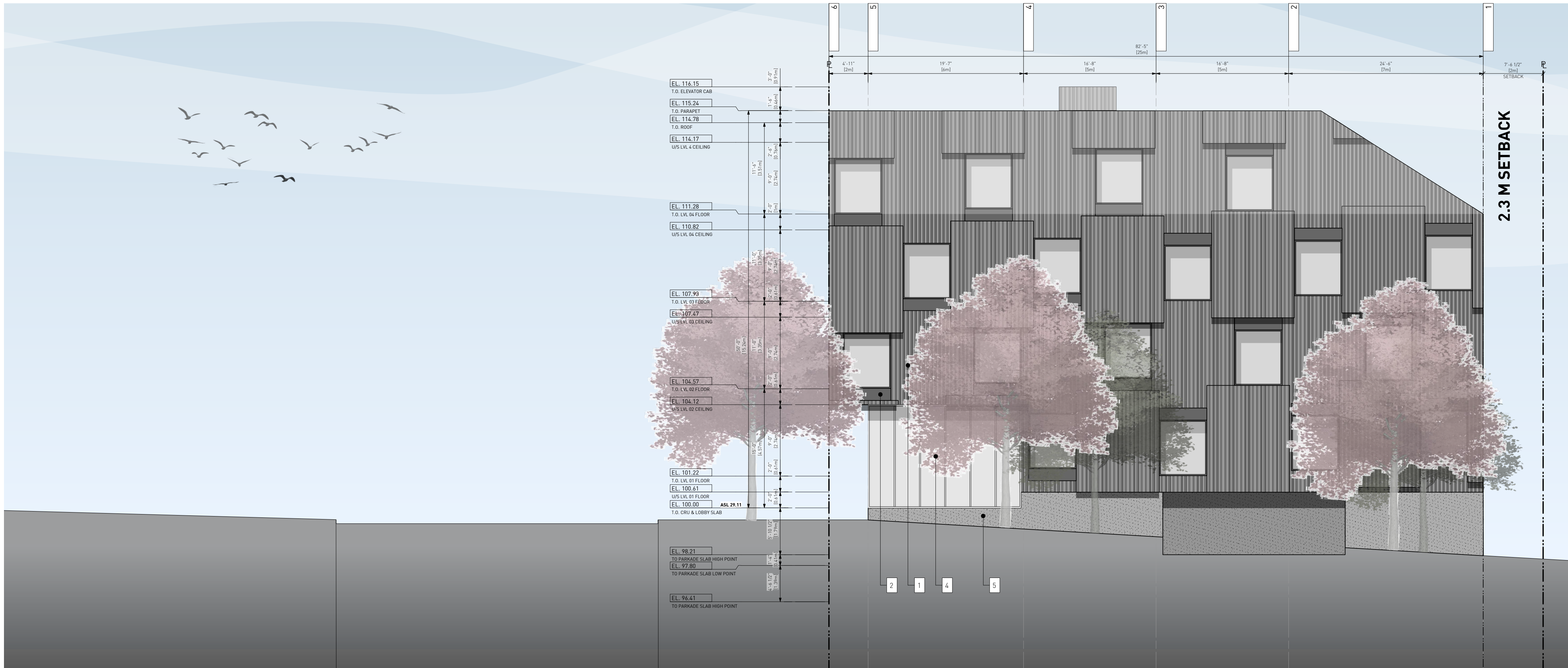
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Winnipeg, MB

RENDERED BUILDING
ELEVATION

Project
0646
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A2.2



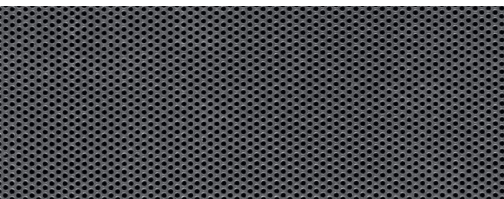
1 SOUTH ELEVATION (LANGFORD)
A2.3 SCALE: NTS

LEGEND

1 METAL CLADDING



2 METAL PANEL



3 PERFORATED METAL SCREEN



4 GLASS



5 CONCRETE

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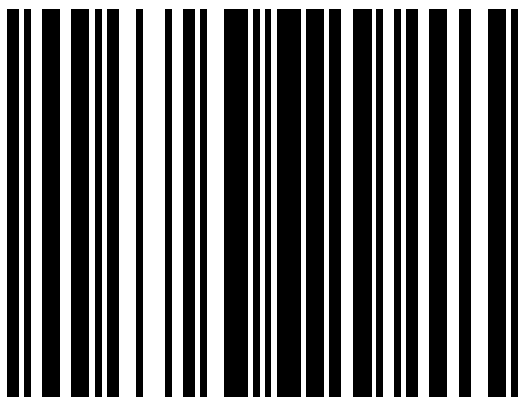
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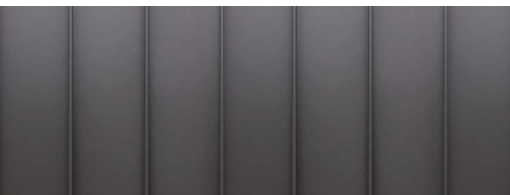
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ELEVATION

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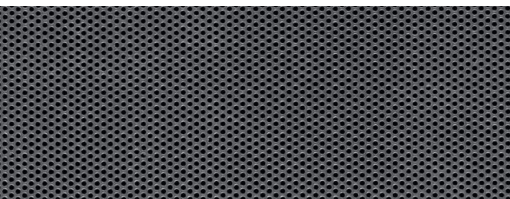
A2.3

LEGEND

1 METAL CLADDING



2 METAL PANEL



3 PERFORATED METAL SCREEN



4 GLASS



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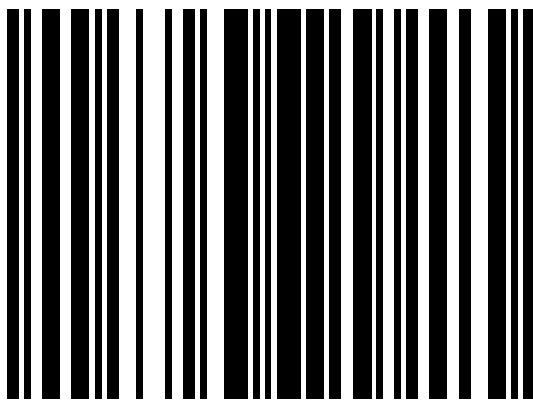
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RENDERED BUILDING
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A2.4



LANGFORD ST.

BELLA ST.

1 WEST ELEVATION
A2.4 SCALE: NTS

EL. 115.24
TO OF PARAPET
EL. 114.78
TO OF ROOF
EL. 114.17
U/S OF LVL CEILING

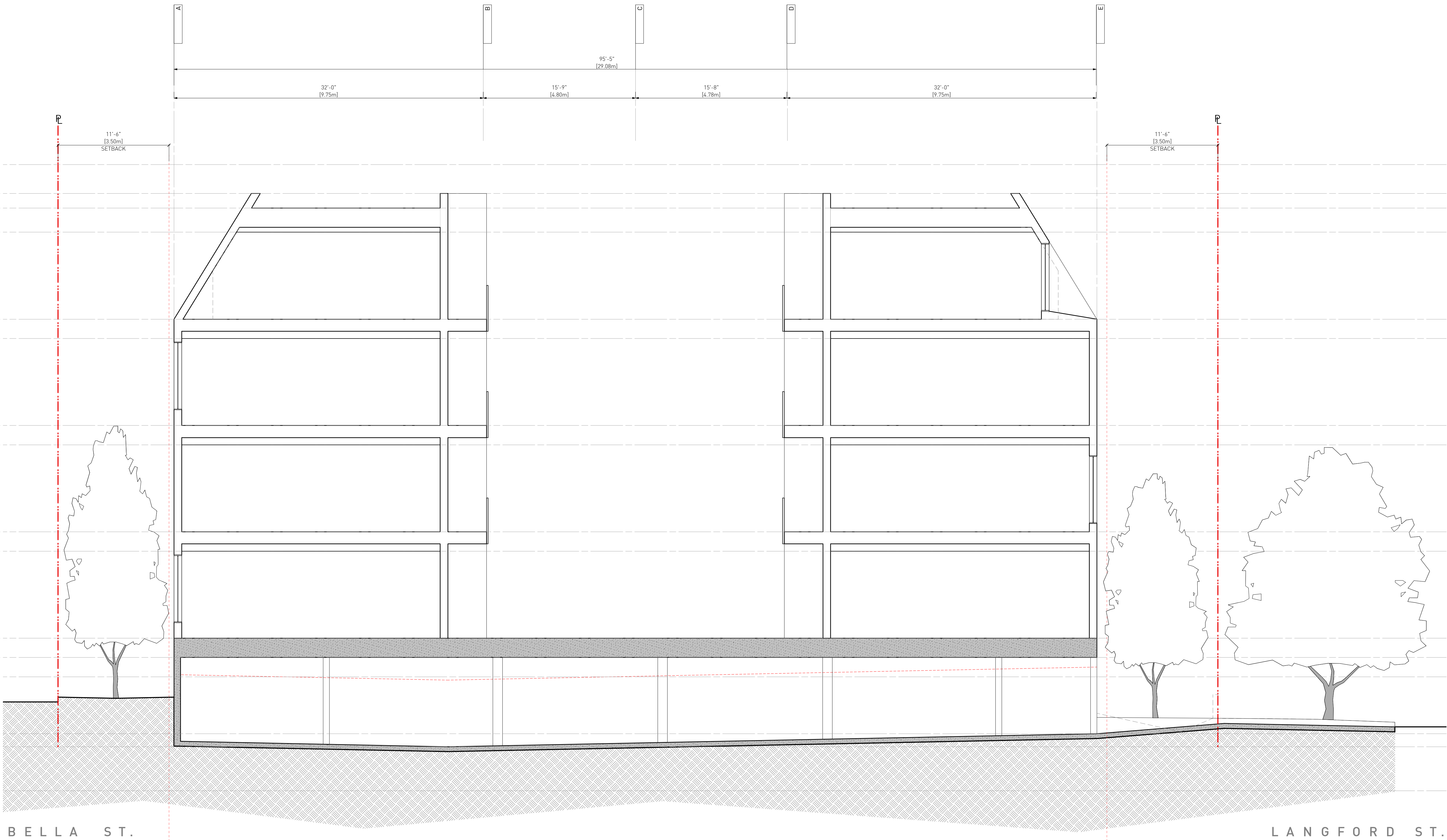
EL. 111.28
TO OF LVL 04 FLOOR
EL. 110.82
U/S OF LVL 04 CEILING

EL. 107.93
TO OF LVL 03 FLOOR
EL. 107.47
U/S OF LVL 03 CEILING

EL. 104.57
TO OF LVL 02 FLOOR
EL. 104.12
U/S OF LVL 02 CEILING

EL. 101.22
TO LVL 01 FLOOR
EL. 100.61
U/S LVL 01 FLOOR
EL. 100.00 **ASL 29.11**
TO CRU & LOBBY SLAB

EL. 98.21
TO PARKADE SLAB HIGH POINT
EL. 97.80
TO PARKADE SLAB LOW POINT



BELLA ST.

LANGFORD ST.

1 BLDG SECTION @ PARKADE ENTRY
A3.1 SCALE: 3/16" = 1'-0"

1 Iss. for Re-zoning & Dev. Permit 17/03/2021
A1. ISSUED FOR RE-ZONING APPLICATION 17/03/2021
Drawn By: AR/JY
Checked By: PB
Printing Date: 17/03/2021

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions to be reported to the Architect before proceeding.

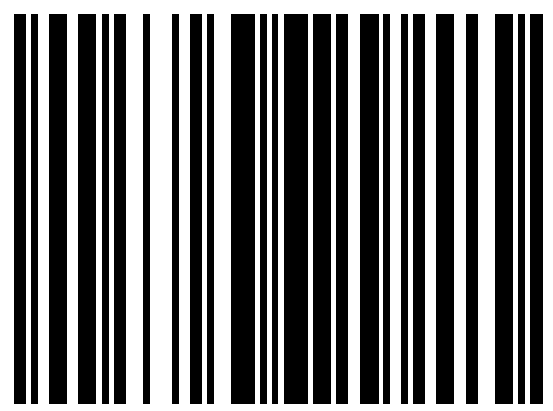
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CONSTRUCTION

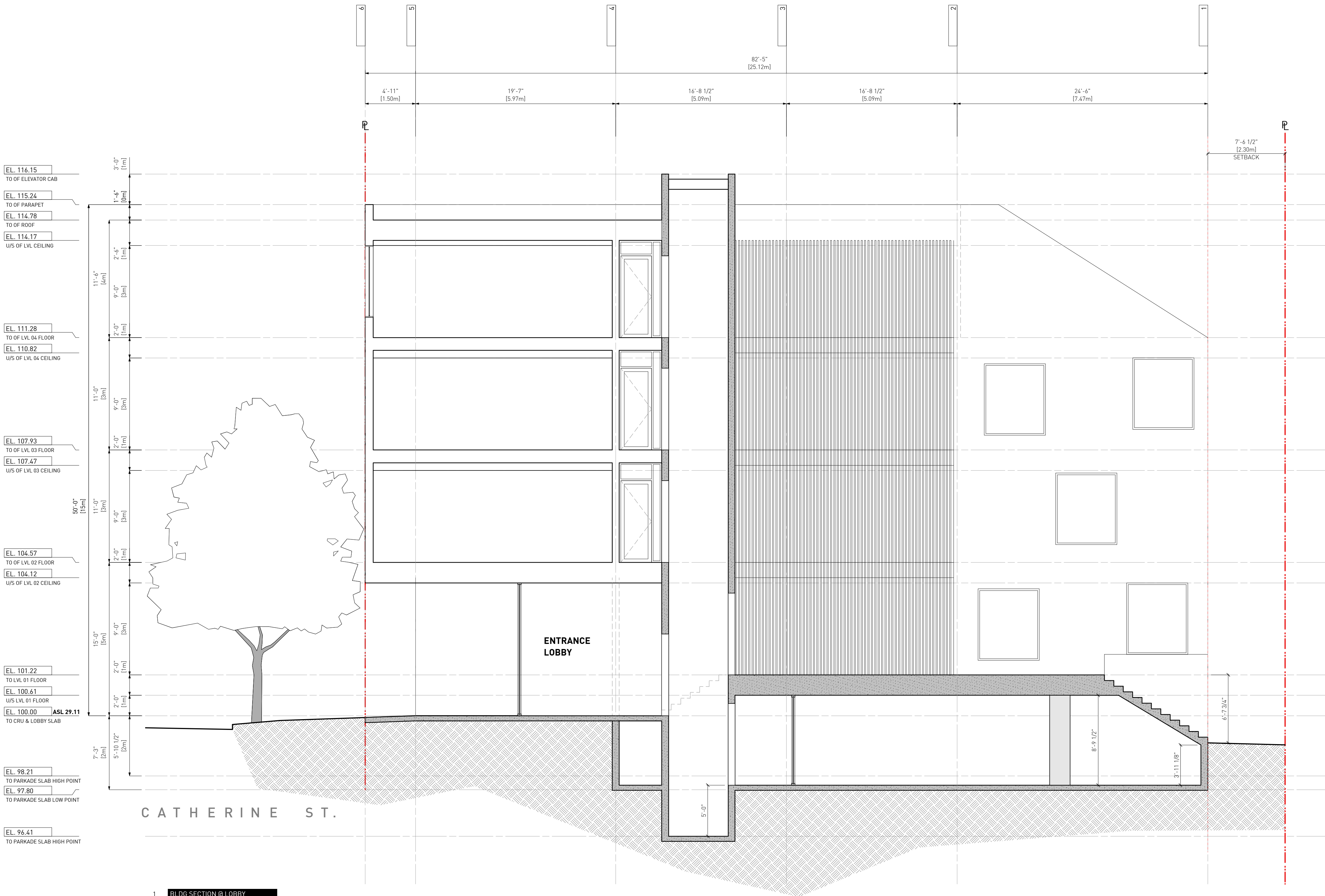


5 4 6 8 7 9 6
ARCHITECTURE INC
266 MCDERMOT AVE
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

822 CATHERINE STREET

Winnipeg, MB
BUILDING SECTION Project
0646
Sheet

A3.1



CATHERINE ST.

1 BLDG SECTION @ LOBBY
A3.1 SCALE: 3/16" = 1'-0"

1 Iss. for Reasoning & Dev. Permit
App Community Review 17.03.2021

Drawn By: AR/JY
Checked By: PB
Printing Date: 17/03/2021

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A3.2