

DOCKSIDE GREEN

DOCKSIDE COMMONS PRECINCT
BUILDING A2-2 : 90 Esquimalt Road
BUILDING A2-1 : 343 Tye Road





Revisions

Received Date:
June 30, 2023



RH Architects Inc.

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

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No.	Description	Date
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ISSUED FOR
RE - DP

JUNE 23, 2023

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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
COVER

BASE FILE : 2120
SCALE: 1/2" = 1'-0"
PLOT DATE: JANUARY 24, 2022
DRAWN: AA
CHECKED: BR

PROJECT NO.
2120

DWG. NO.
A0.0

D.P. No : DE-
B.P. No : BU-

PROJECT CONTACT

OWNER:

BOSA DEVELOPMENT
1300-2025 WILLINGDON AVE.
BURNABY, BC V5C 0J3

ARCHITECT:

RH ARCHITECTS
10-120 POWELL ST.
VANCOUVER, BC V6A 1G1

LANDSCAPE:

ETA LANDSCAPE ARCHITECTURE
1690 WEST 2nd AVE.
VANCOUVER, BC V6J 1H4

CIVIL:

KWL CONSULTING ENGINEERS
201 – 3045 DOUGLAS STREET
VICTORIA, BC V8T 4N2

DRAWING LIST

A0.0	COVER	A3.1	LEVEL 2 - PODIUM	A5.0	BUILDING SECTION
A0.0a	STATISTICS	A3.2	LEVEL 3 - PODIUM	A5.1	BUILDING SECTION
A0.0b	STATISTICS	A3.3	LEVEL 4		
A0.1	SURVEY	A3.4	TYPICAL FLOOR	A7.0	A2-1 LEVEL 1
A0.2	SURVEY	A3.5	LEVEL 16 - PENTHOUSE	A7.1	A2-1 LEVEL 2
A0.3	OVERALL SITE PLAN	A3.6	ROOFTOP AMENITY PLAN	A7.2	A2-1 LEVEL 3
A0.4	FIRE TRUCK ACCESS PLAN	A3.7	ROOF PLAN	A7.3	A2-1 LEVEL 4
A2.0	PARKADE PLAN - P1			A7.4	A2-1 TYPICAL FLOOR
				A7.5	A2-1 LEVEL 16 - PH LEVEL
				A7.6	A2-1 ROOFTOP AMENITY
A2.1	PARKADE PLAN - P2	A4.0	A2-1 ELEVATION	A7.6A	ROOF PLAN
A2.2	PARKADE PLAN - P3	A4.1	A2-1 ELEVATION	A7.7	A2-2 LEVEL 1
A2.3	PARKADE PLAN - P4	A4.2	A2-2 ELEVATIONS	A7.8	A2-2 LEVEL 2
A3.0	LEVEL 1 - PODIUM	A4.3	A2-2 ELEVATIONS	A7.9	A2-2 LEVEL 3
				A7.10	A2-2 LEVEL 4
				A7.11	A2-2 TYPICAL FLOOR
				A7.12	A2-2 TYP. PH FLOOR
				A7.13	A2-2 ROOFTOP AMENITY
				A7.14	ROOF PLAN

SITE DATA									
CIVIC ADDRESS	BUILDING A2-1 : 343 TYEE ROAD								
	BUILDING A2-2 : 90 ESQUIMALT RD								
LEGAL DESCRIPTION	BUILDING A2-1 : LOT 2 DL 119 ESQUIMALT DP EPP96817								
	BUILDING A2-2 : LOT 3 DL 119 ESQUIMALT DP EPP96817								
ZONING	CD-9 DOCKSIDE DISTRICT								
SITE AREA	SF		SM						
	72,118.0		6,700.0						
TOTAL FAR	267,992.9		24,897.3						
FSR	3.7								
BUILDING HEIGHT									
	MAX ALLOWABLE (GEODETIC)		PROPOSED HEIGHT (GEODETIC)		NO. OF STOREYS				
	FT	M	FT	M					
A2-1	196.8	60.0	196.8	60.0	16.0				
A2-2	216.5	66.0	216.5	66.0	19.0				

STORAGE REQUIREMENTS			
BUILDING	NO REQUIREMENT	NO. OF UNITS	PROVIDED NO. OF STORAGE LOCKERS
A2-1		138	141
A2-2		153	157

ADDITIONAL SITE SPECIFIC REQUIREMENTS			
TRANSPORTATION DEMAND MANAGEMENT MEASURES (TDM)			
SITE	DELIVERABLES	QUANTITY	LOCATION
A2-1	BIKE RACKS	1	SECONDARY LOBBY
	BUS SHELTER	N/A	N/A
	CAR SHARE	1	DOCKSIDE CRESCENT
	EDUCATION GRANT	1	PROVIDED PRIOR TO OCCUPANCY
	MOBILITY HUB SIGNAGE	1	TYEE GATEWAY
A2-1	BIKE RACKS	1	SECONDARY LOBBY
	BUS SHELTER	N/A	N/A
	CAR SHARE	N/A	N/A
	EDUCATION GRANT	N/A	N/A
	MOBILITY HUB SIGNAGE	N/A	N/A

A2-1 AREA SUMMARY																				
LEVELS	GROSS FLOOR AREA	NET RESIDENTIAL		RESIDENTIAL USE AMENITY		COMMON AREAS		ELEVATOR CORE		DOUBLE HEIGHT AREA		BIKE STORAGE (EXCLUDED ON LI)		EXTERIOR WALL AREA		ADAPTABLE UNIT AREA EXCLUSION (1.5sm [16.15sf] / unit)		FLOOR AREA (FAR)		EFFICIENCY
						(LOBBY, CORRIDOR, SERVICES, ETC.)														
A	B=(C+D+E+F+G+H+I)	C		D		E		F		G		H		I		J		K= B-(F+G+H+I+J)	L= (C/B)	
	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)		(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	%
PODIUM LEVEL 1	9,241	859	4,518	420	2,110	196	2,128	198	152	14				334	31			8,756	813	49%
PODIUM LEVEL 2	9,009	837	5,526	513	1,414	131	984	91	152	14	599	56		334	31	32	3.0	7,892	733	61%
PODIUM LEVEL 3	9,741	905	8,388	779			858	80	152	14				343	32	48	4.5	9,198	854	86%
LEVEL 4	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 5	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 6	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 7	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 8	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 9	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 10	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 11	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 12	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 13	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 14	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 15	8,169	759	6,911	642			845	79	152	14				261	24	32	3.0	7,724	718	85%
LEVEL 16	6,909	642	5,797	539			802	75	152	14				158	15			6,599	613	84%
LEVEL 17 - AMENITY	740	69					444	41	152	14				144	13			444	41	
TOTALS	133,661	12,417	107,161	9,956	3,524	327	15,356	1,427	2,576	239	599	56		4,445	413	468	44	125,573	11,666	

A2-2 AREA SUMMARY																					
LEVELS	GROSS FLOOR AREA	NET RESIDENTIAL		RESIDENTIAL USE AMENITY		COMMON AREAS (LOBBY, CORRIDOR, SERVICES, ETC.)		ELEVATOR CORE		DOUBLE HEIGHT AREA		BIKE STORAGE		EXTERIOR WALL AREA		ADAPTABLE UNIT AREA (1.5sm [16.15sf]/ unit)		FLOOR AREA (FAR)	EFFICIENCY		
								(EXCLUDED)	(EXCLUDED)	(EXCLUDED ON LI)	(EXCLUDED)	(EXCLUDED)	(EXCLUDED)	(EXCLUDED)							
A	B=(C+D+E+F+G+H+I+J)	C		D		E		F		G		H		I		J		K= B*(F+G+H+I+J)	L=(C/B)		
	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	%		
PODIUM LEVEL 1	11,810	1,097	6,934	644	496	46	2,855	265	149	14			920	85	456	42	65	6.0	11,140	1,035	59%
PODIUM LEVEL 2	12,089	1,123	8,773	815	260	24	1,247	116	149	14	1,011	94			649	60	48	4.5	10,232	951	73%
PODIUM LEVEL 3	12,134	1,127	9,831	913	260	24	1,246	116	149	14					648	60	32	3.0	11,305	1,050	81%
LEVEL 4	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 5	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 6	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 7	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 8	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 9	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 10	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 11	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 12	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 13	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 14	7,605	707	6,489	603			754	70	149	14					213	20	32	3.0	7,211	670	85%
LEVEL 15	7,411	688	6,321	587			737	68	149	14					204	19		0.0	7,058	656	85%
LEVEL 16	7,411	688	6,321	587			737	68	149	14					204	19		0.0	7,058	656	85%
LEVEL 17	7,411	688	6,321	587			737	68	149	14					204	19		0.0	7,058	656	85%
LEVEL 18	7,411	688	6,321	587			737	68	149	14					204	19		0.0	7,058	656	85%
LEVEL 19 - AMENITY	2,527	235			1,510	140	684	64	149	14					184	17			2,194	204	
TOTALS	151,857	14,108	122,201	11,353	2,526	235	17,274	1,605	2,829	263	1,011	94			5,096	473	501	47	142,420	13,231	

Development Area	Building	Legal	Current Use	Residential	Non Residential	Total Development Area	Permitted Development Area	Transfer + Area Available & To Transfer / Transfer Area
A	388-399 Tyee Road	Y15-0331	Mixed Use	16,341	385,580	328	5,335	
	372-379 Tyee Road	Y15-0342	Residential	14,056	121,080			
	A1-1 Condominium		Residential	9,567	128,025			
	A1-2 Condominium		Residential	18,775	121,080			
	A1-3 Residential		Residential	10,479	114,948	70	753	
	A2-1 Condominium		Residential	11,666	125,573			
	A2-2 Condominium		Residential	13,231	142,420			
			Total	79,955	854,608	208	4,284	79,763
B	353 Harbour Rd		Neatal (Office)	403	4,284			
			Total	0	403	4,284	403	4,284
	353 Harbour Rd		Office / Commercial	1,809	19,472			
C		Y15-0708	Total		1,809	19,472	1,809	19,472
	388 Harbour Rd (B1-2)		Office / Commercial	445	4,790			
	376 Harbour Rd (C1-1)		Office	1,131	12,174			
D	364 Harbour Rd (DE3)		District Energy	445	4,790			
	340 Harbour Rd (Farm)		Office	1,360	14,639			
	R-1		Residential	1,030	10,879			
	R-2		Residential	1,409	21,144			
	R-3		Residential					
E	D-2-350 Harbour Rd		Commercial / Industrial	1,122	12,077			
			Total	2,429	26,144	4,593	48,470	4,933
						74,626	16,570	176,338
			Total					8,145
								87,672
								6,145
			Total					120,915
								3,299,038
								41,305

OFF-STREE PARKING SUMMARY																	
LEVEL	FULL SIZE STALL (VISITOR)		FULL SIZE STALL (RESIDENT)		ACCESSIBLE STALLS		CAR SHARE		TOTAL PARKING		BICYCLE LONG TERM PARKING		BICYCLE SHORT TERM PARKING		STORAGE LOCKERS		REMARKS
	A2-1	A2-2	A2-1	A2-2	A2-1	A2-2	A2-1	A2-2	A2-1 & A2-2	A2-1	A2-2	A2-1	A2-2	A2-1	A2-2		
LEVEL 1							1										
P1	18			10					28	173			27	27			
P2		17	36	73	5	5			136		191				39		
P3			72	76					148						102	153	
P4				30					30								
TOTALS	18	17	138	159	5	5	1	0	343	173	191	27	27		141	153	
	35		297		10		1		364		54		294				



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No.	Description	Date
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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
STATISTICS

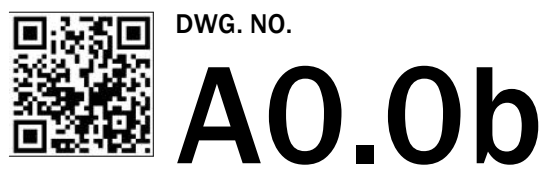
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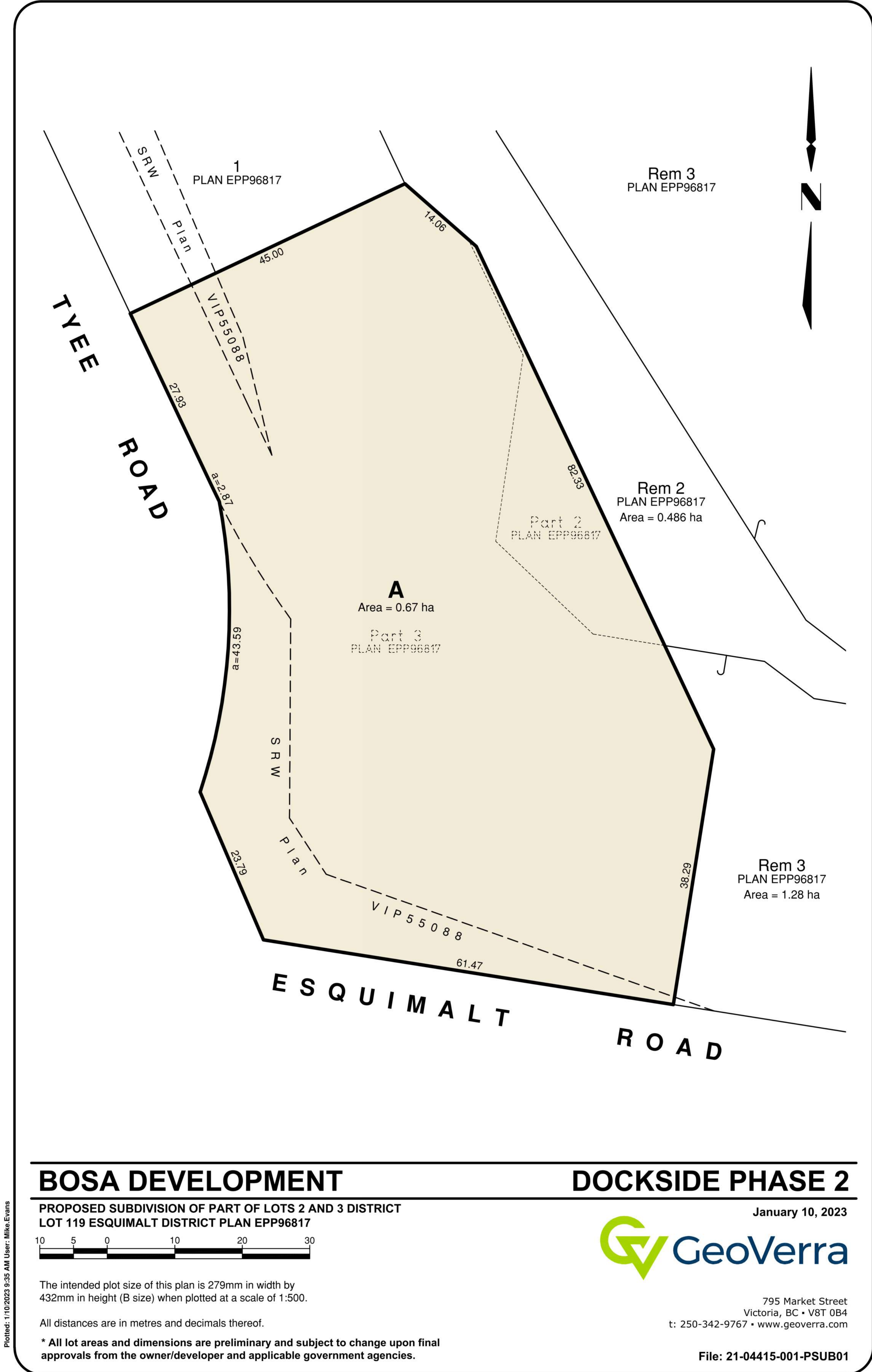
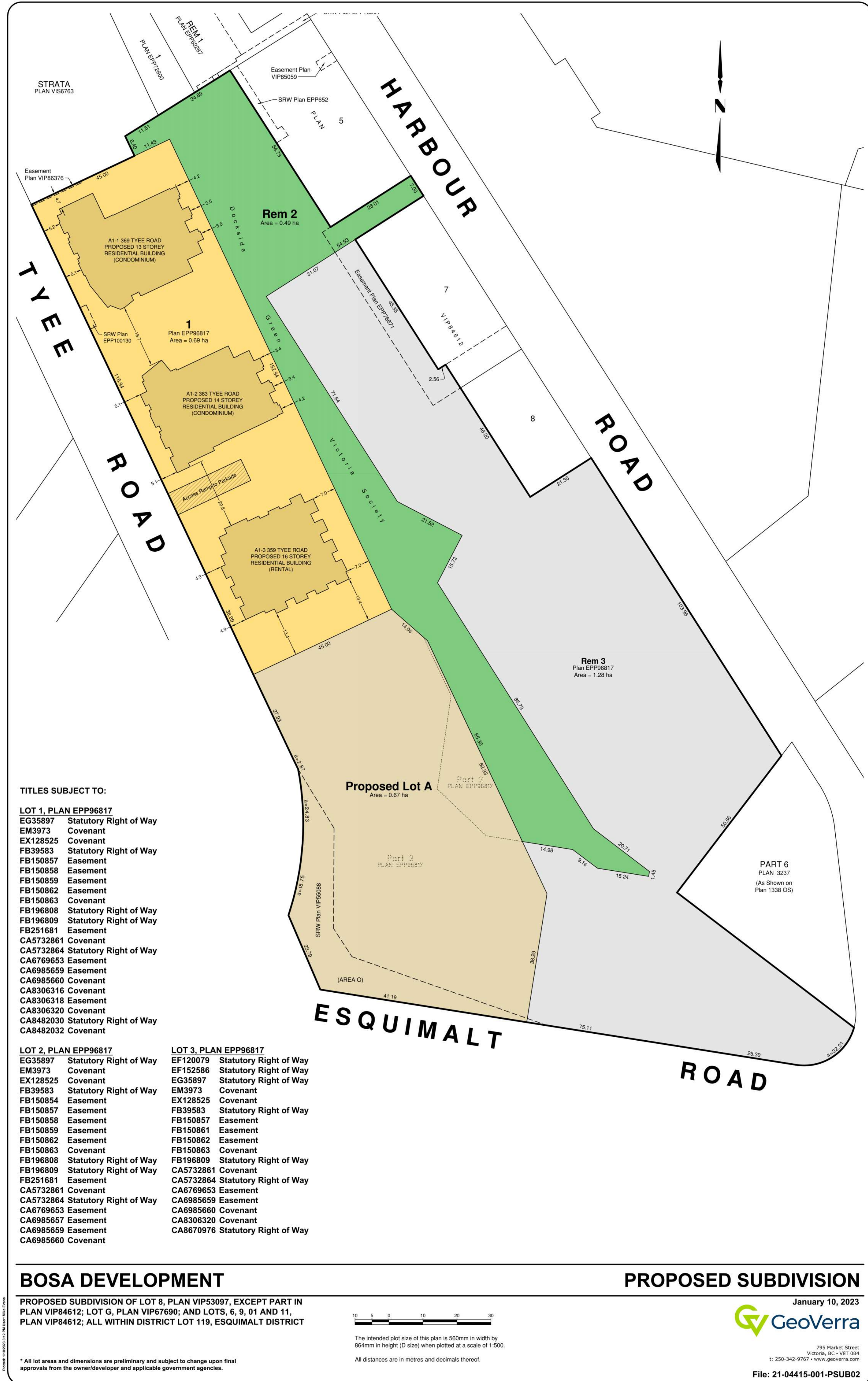
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PROJECT NO. **2120**



D.P. No : DE-
B.P. No : BU-

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JUNE 23, 2023

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PROJECT:

RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:

SURVEY

BASE FILE: 2120

SCALE:

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.

2120

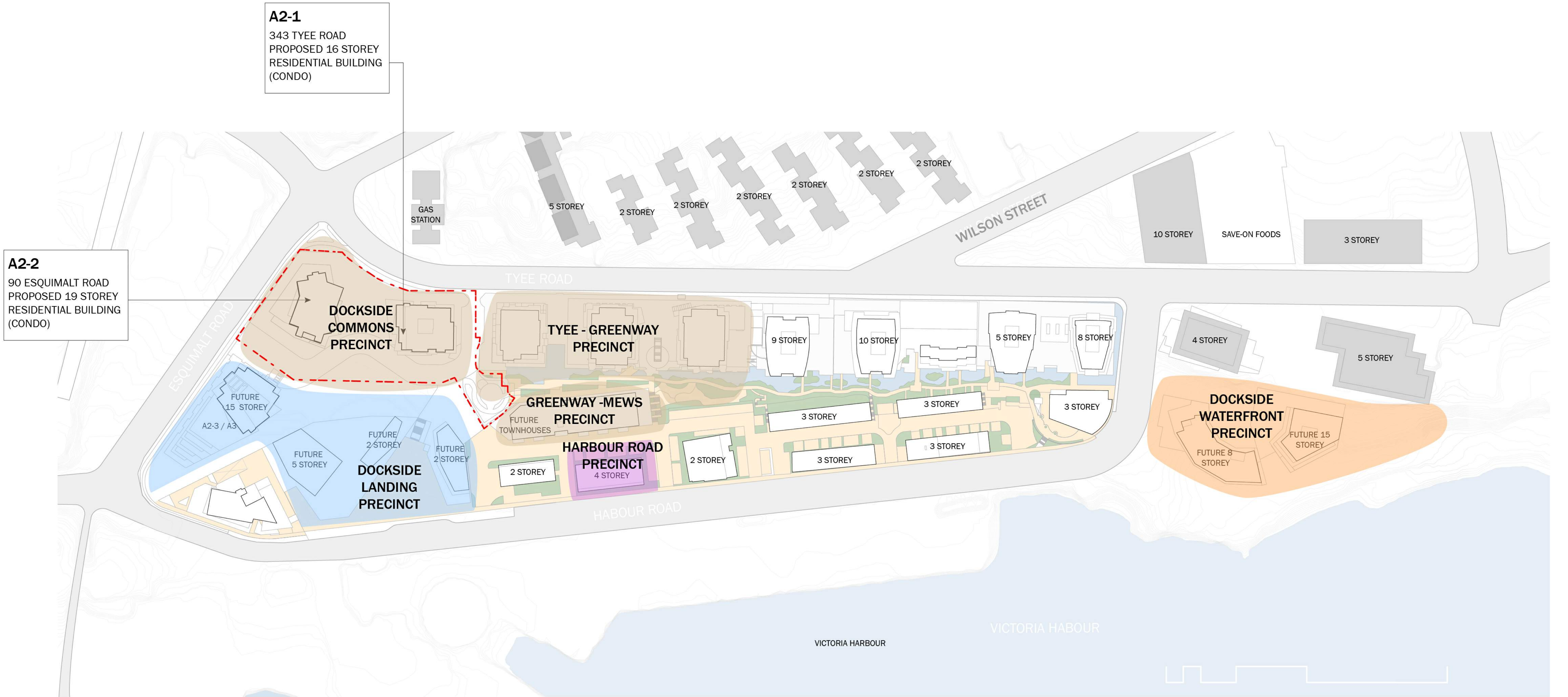
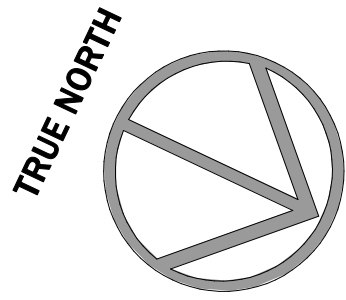
DWG. NO.

A0.1

D.P. No: DE-

B.P. No: BU-

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----- DEVELOPMENT PERMIT BOUNDARY LINE



WEST SIDE STREETSCAPE (TYEE ROAD)



EAST SIDE STREETSCAPE (DOCKSIDE CRESCENT)



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RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
OVERALL SITE PLAN

BASE FILE: 2120

SCALE:

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.
2120

DWG. NO.

A0.3

D.P. No: DE-
B.P. No: BU-



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PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
FIRE TRUCK ACCESS
PLAN

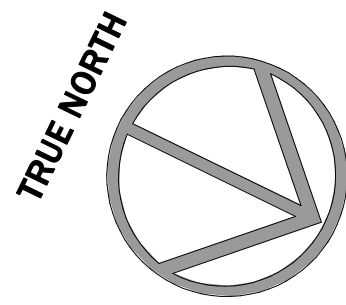
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SCALE: 1 : 200
PLOT DATE: JANUARY 24, 2022
DRAWN: AA
CHECKED: BR

PROJECT NO.
2120

DWG. NO.

A0.4

D.P. No: DE-
B.P. No: BU-



A2-3/A3



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BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
PARKADE PLAN - P1

BASE FILE: 2021

SCALE: 1 : 200

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.
2128

DWG. NO.

A2.0

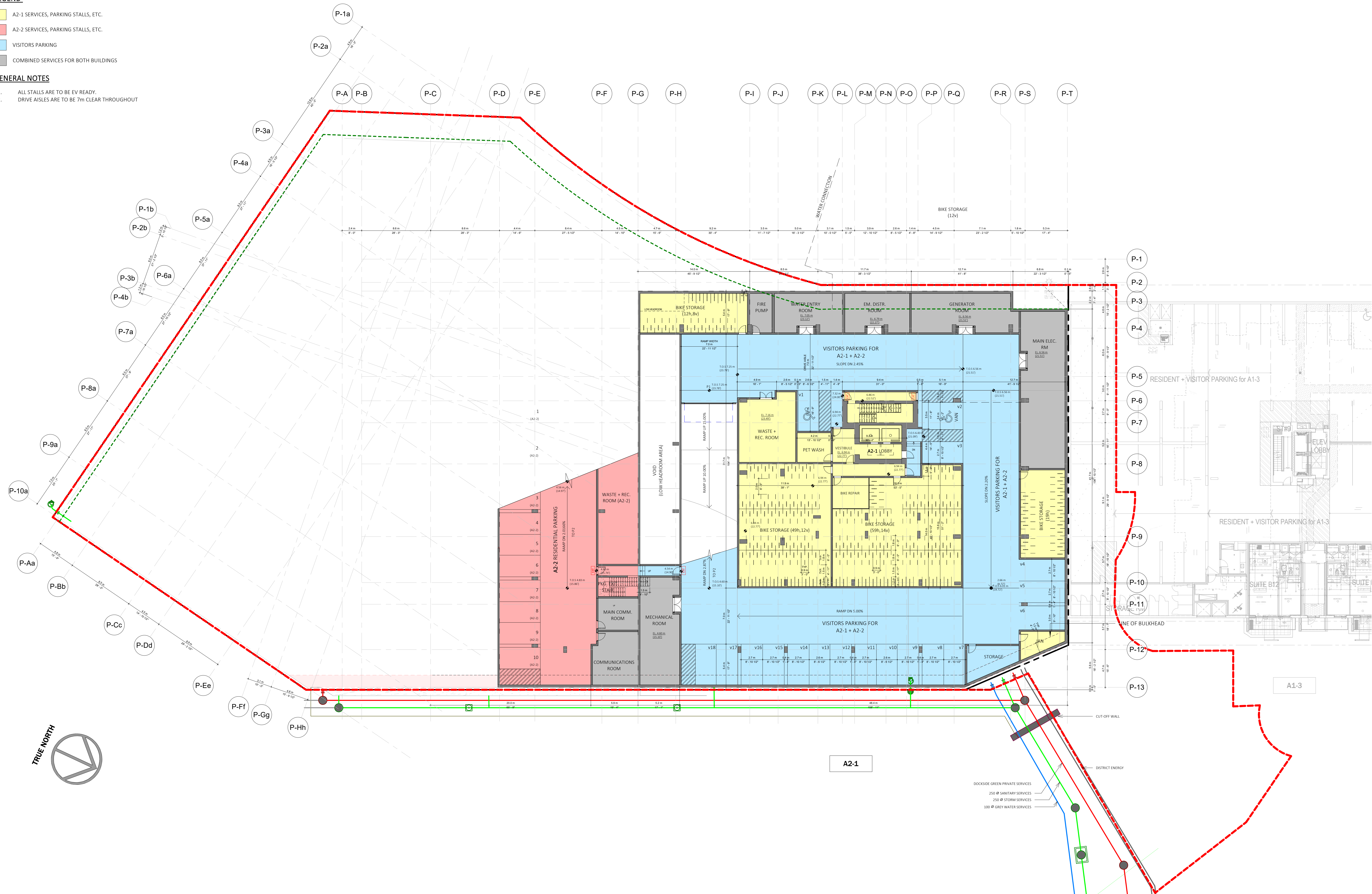
D.P. No : DE-
B.P. No : BU-

LEGEND

- A2-1 SERVICES, PARKING STALLS, ETC.
- A2-2 SERVICES, PARKING STALLS, ETC.
- VISITORS PARKING
- COMBINED SERVICES FOR BOTH BUILDINGS

GENERAL NOTES

- ALL STALLS ARE TO BE EV READY.
- DRIVE AISLES ARE TO BE 7m CLEAR THROUGHOUT





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Dockside Green, Victoria, BC

DRAWING TITLE:
PARKADE PLAN - P2

BASE FILE: 2021

SCALE: 1 : 200

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

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PROJECT NO.
2128

DWG. NO.

A2.1

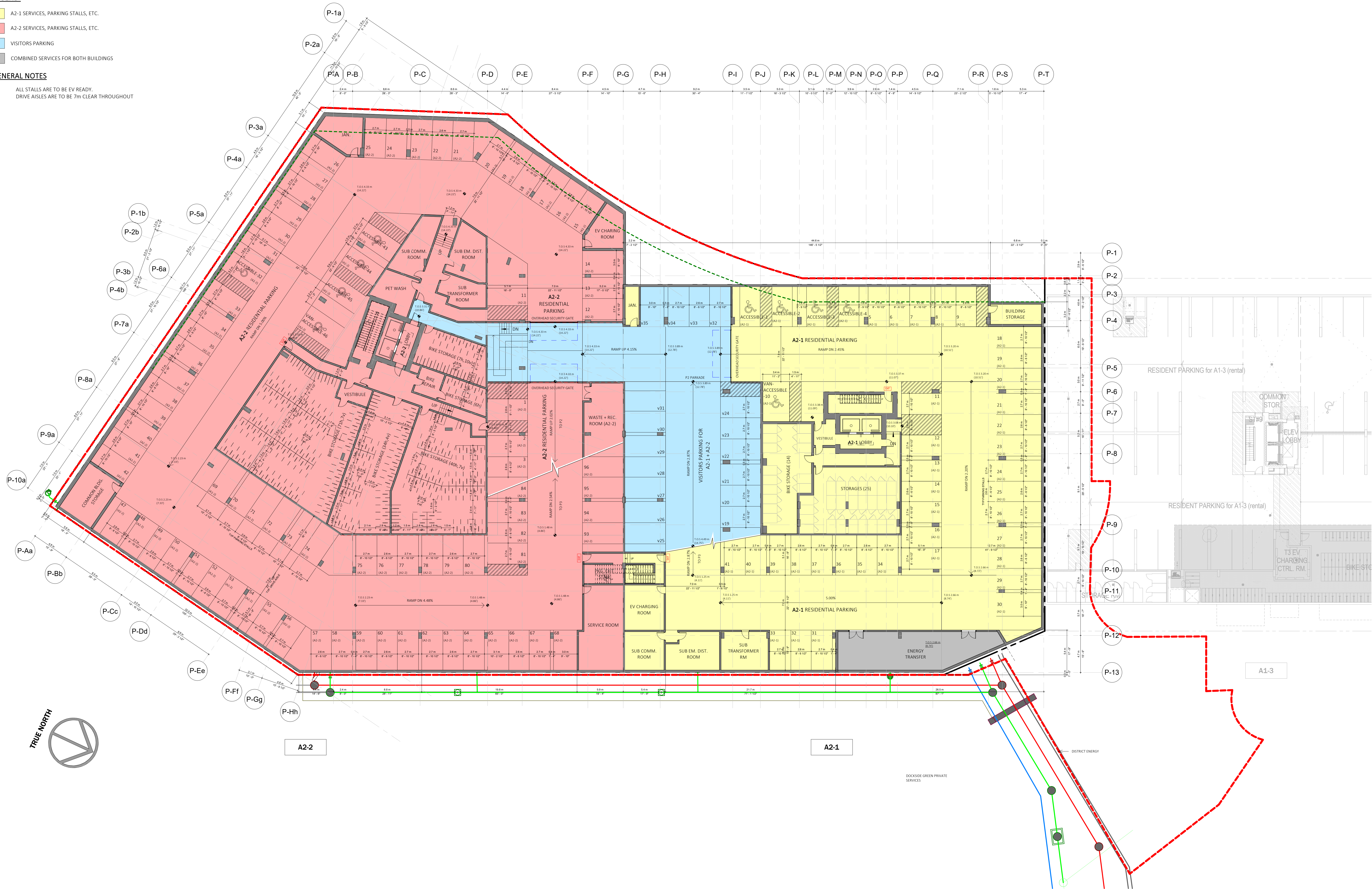
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LEGEND

- A2-1 SERVICES, PARKING STALLS, ETC.
- A2-2 SERVICES, PARKING STALLS, ETC.
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JUNE 23, 2023

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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
PARKADE PLAN - P3

BASE FILE: 2021

SCALE: 1 : 200

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.
2128

DWG. NO.

A2.2

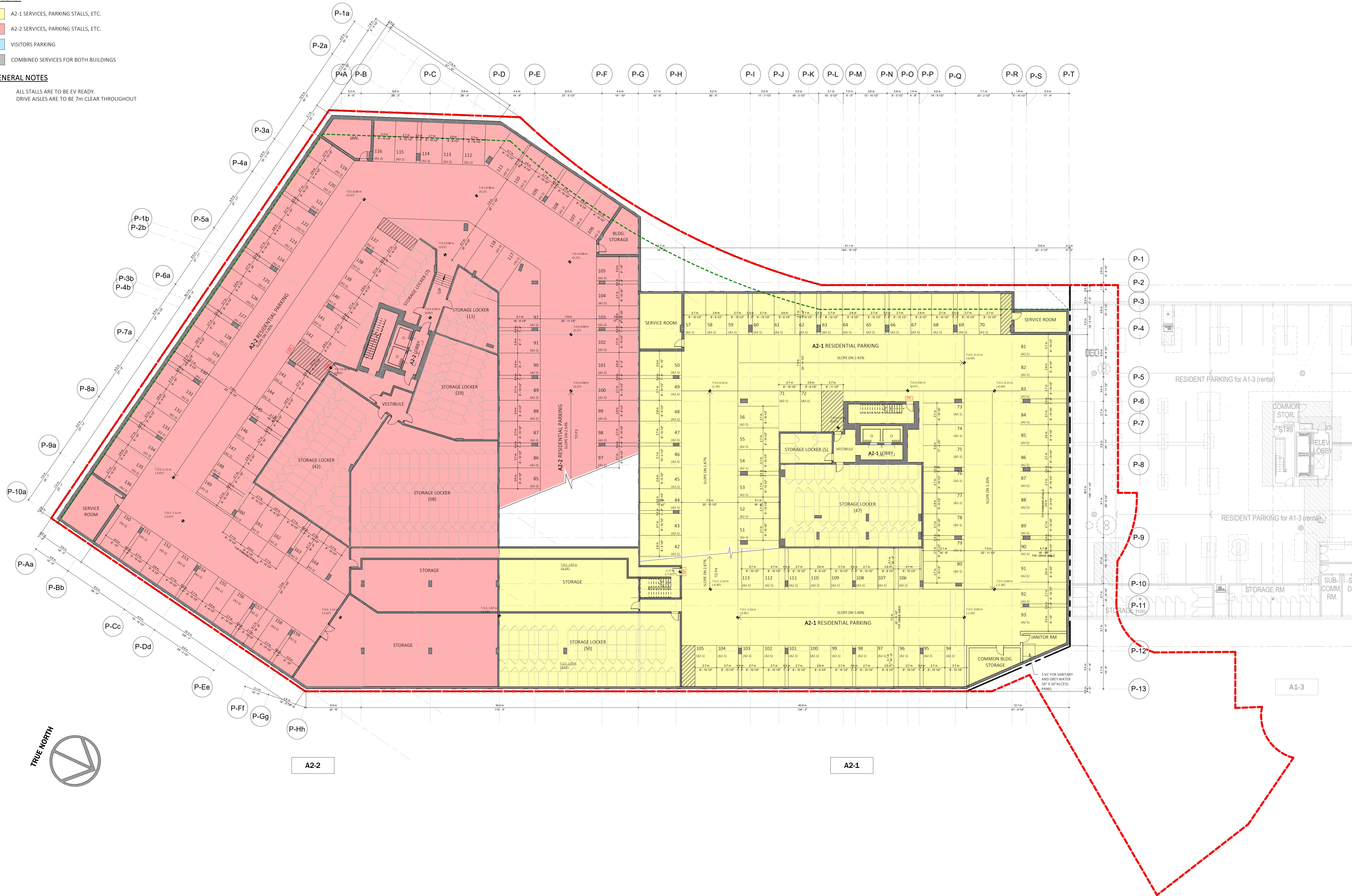
D.P. No : DE-
B.P. No : BU-

LEGEND

- A2-1 SERVICES, PARKING STALLS, ETC.
- A2-2 SERVICES, PARKING STALLS, ETC.
- VISITORS PARKING
- COMBINED SERVICES FOR BOTH BUILDINGS

GENERAL NOTES

- ALL STALLS ARE TO BE EV READY.
- DRIVE AISLES ARE TO BE 7m CLEAR THROUGHOUT





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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
PARKADE PLAN - P4

BASE FILE :

2021

SCALE:

1 : 200

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

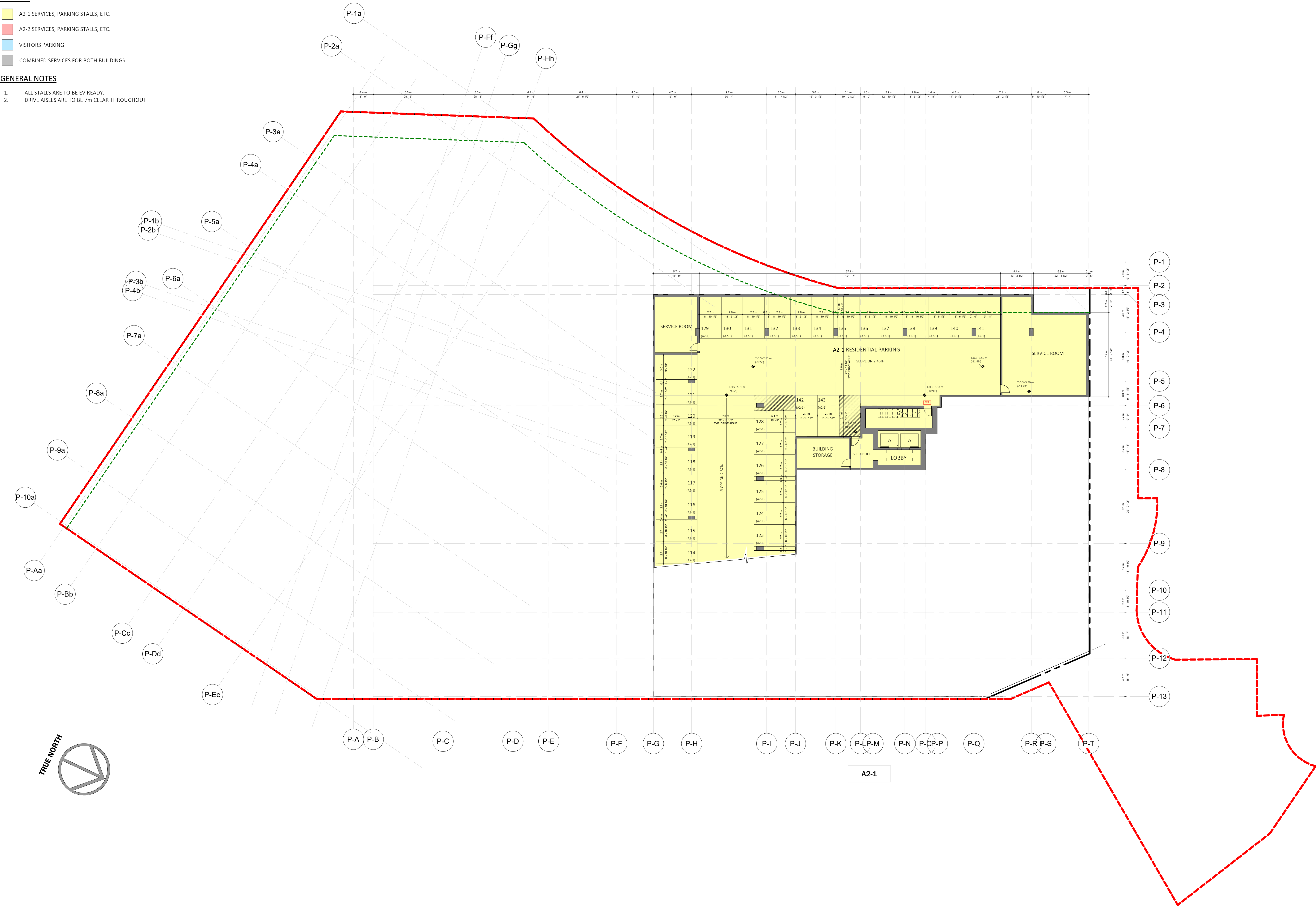
2128

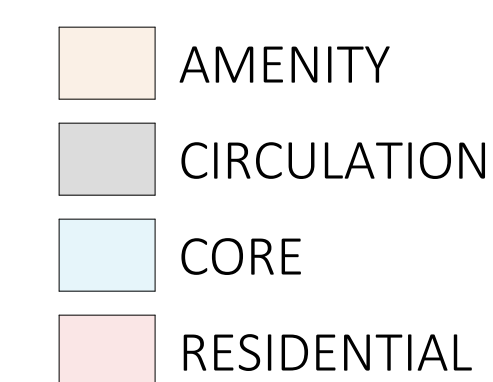
DWG. NO.

A2.3

D.P. No : DE-
B.P. No : BU-

- LEGEND**
- A2-1 SERVICES, PARKING STALLS, ETC.
 - A2-2 SERVICES, PARKING STALLS, ETC.
 - VISITORS PARKING
 - COMBINED SERVICES FOR BOTH BUILDINGS
- GENERAL NOTES**
- ALL STALLS ARE TO BE EV READY.
 - DRIVE AISLES ARE TO BE 7m CLEAR THROUGHOUT





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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
LEVEL 1 - PODIUM

BASE FILE : 2120

SCALE: 1 : 200

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BF

PROJECT NO. 0-1-0-0

2120

01315 DWG NO.

 DWG. NO. _____

A3.0

D.P. No : DE-

B.P. No : BU-



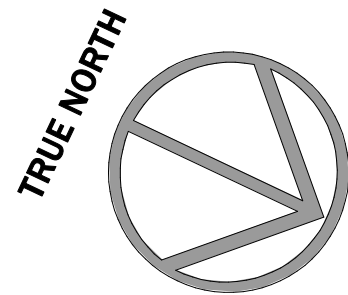
FUTURE TOWNH

 DWG. NO. 33
A3.0

D.P. No : DE-

B.P. No : BU-

2023-06-20 1:20:07 PM
C:\Users\aira\Documents\2120 - DOCKSIDE - A2-1_DP 2023 05 15 airaWA43K.nt



- AMENITY
- CIRCULATION
- CORE
- RESIDENTIAL

- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
LEVEL 2 - PODIUM

BASE FILE :

2120

SCALE:

1 : 200

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

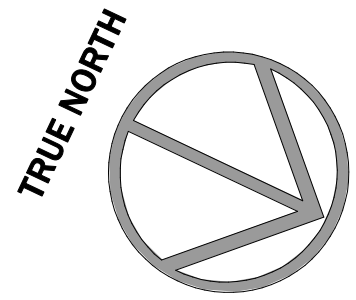
2120

DWG. NO.

A3.1

D.P. No : DE-
B.P. No : BU-





- CIRCULATION
- CORE
- RESIDENTIAL

- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
LEVEL 3 - PODIUM

BASE FILE:

2120

SCALE:

1 : 200

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

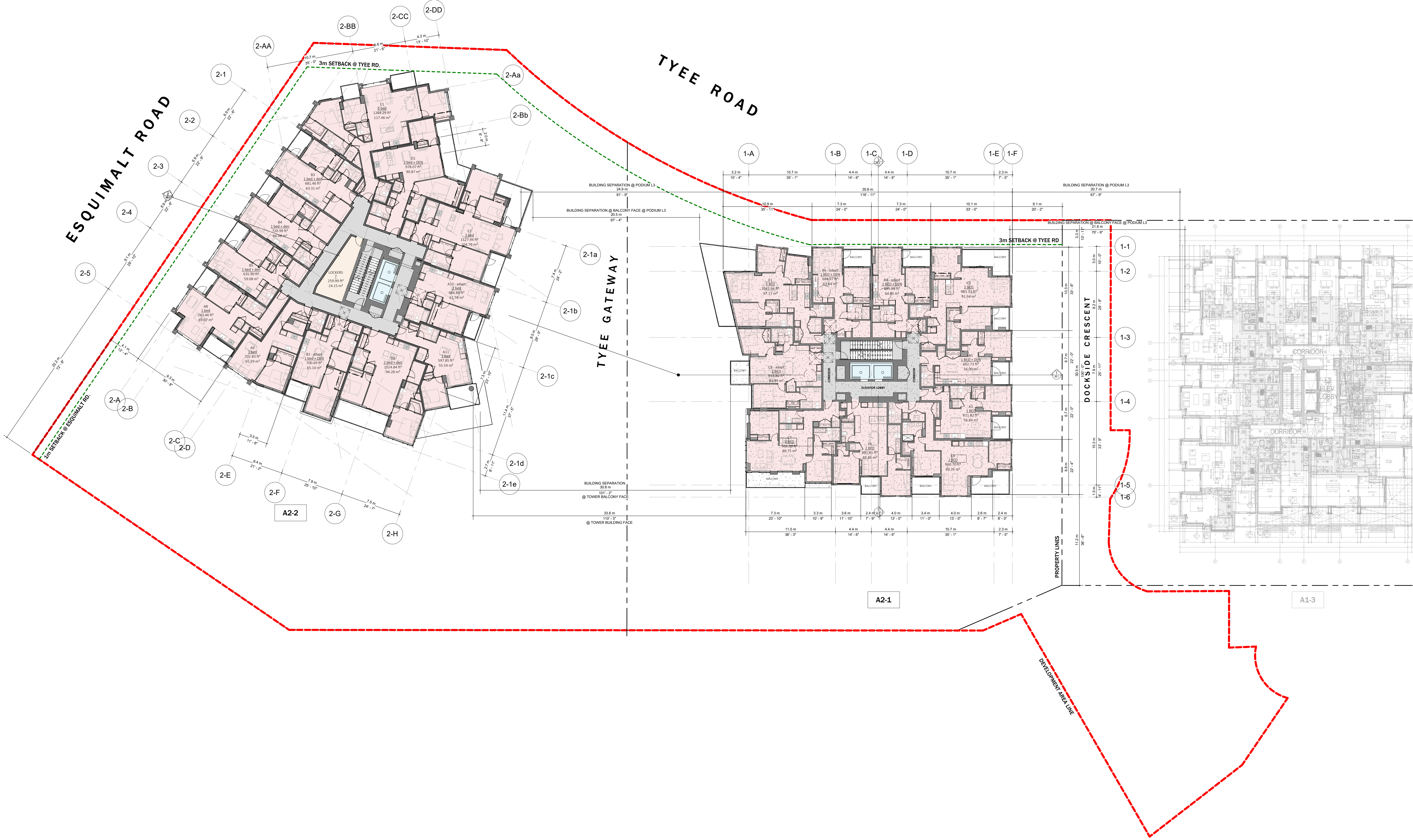
PROJECT NO.

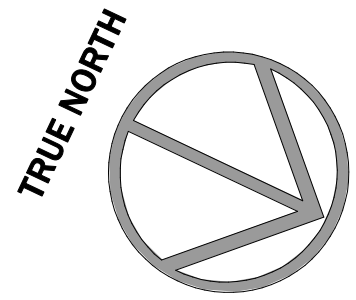
2120

DWG. NO.

A3.2

D.P. No : DE-
B.P. No : BU-





- CIRCULATION
- CORE
- RESIDENTIAL

- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
LEVEL 4

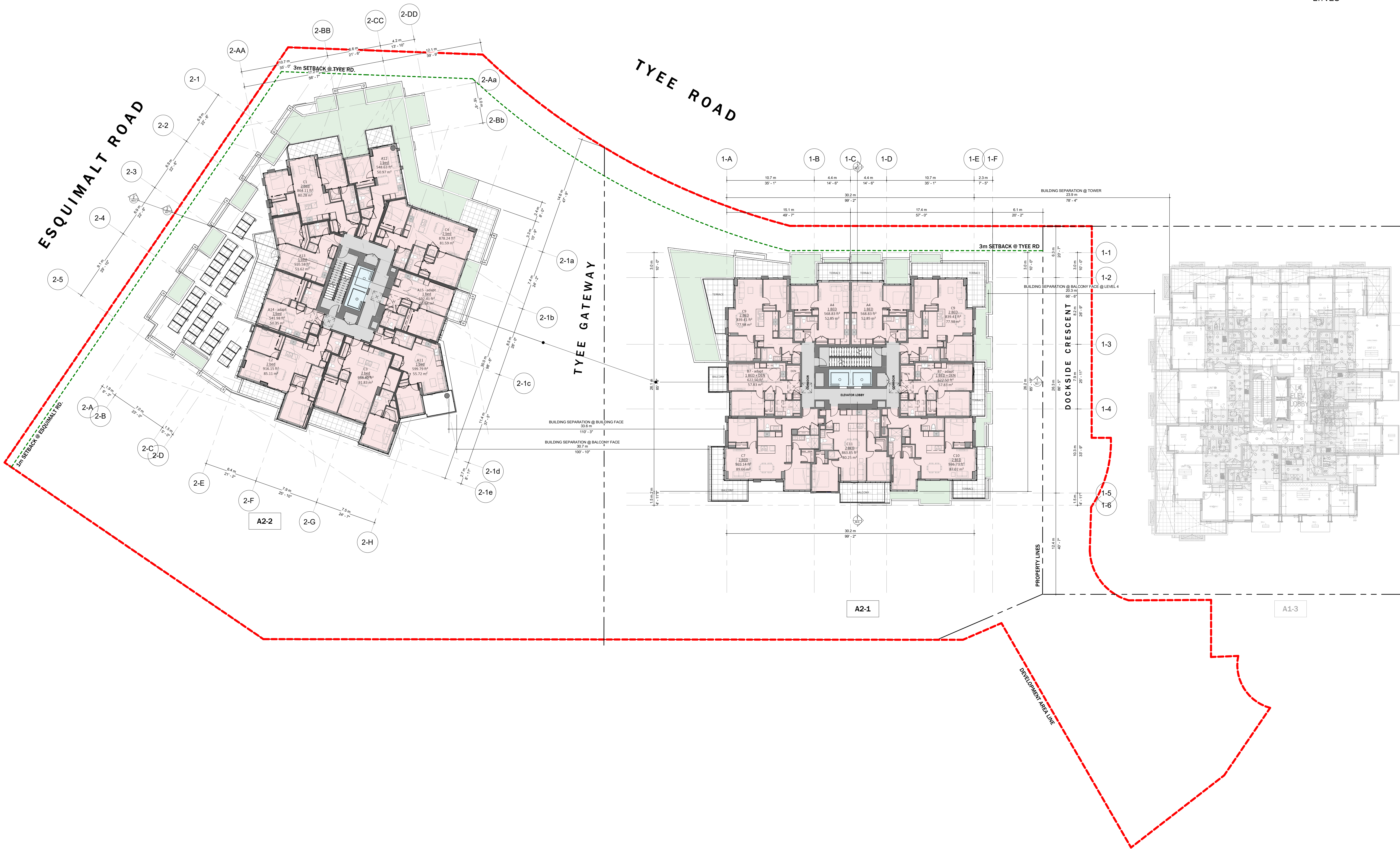
BASE FILE : 2120
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PLOT DATE: JANUARY 24, 2022
DRAWN: AA
CHECKED: BR

PROJECT NO.
2120

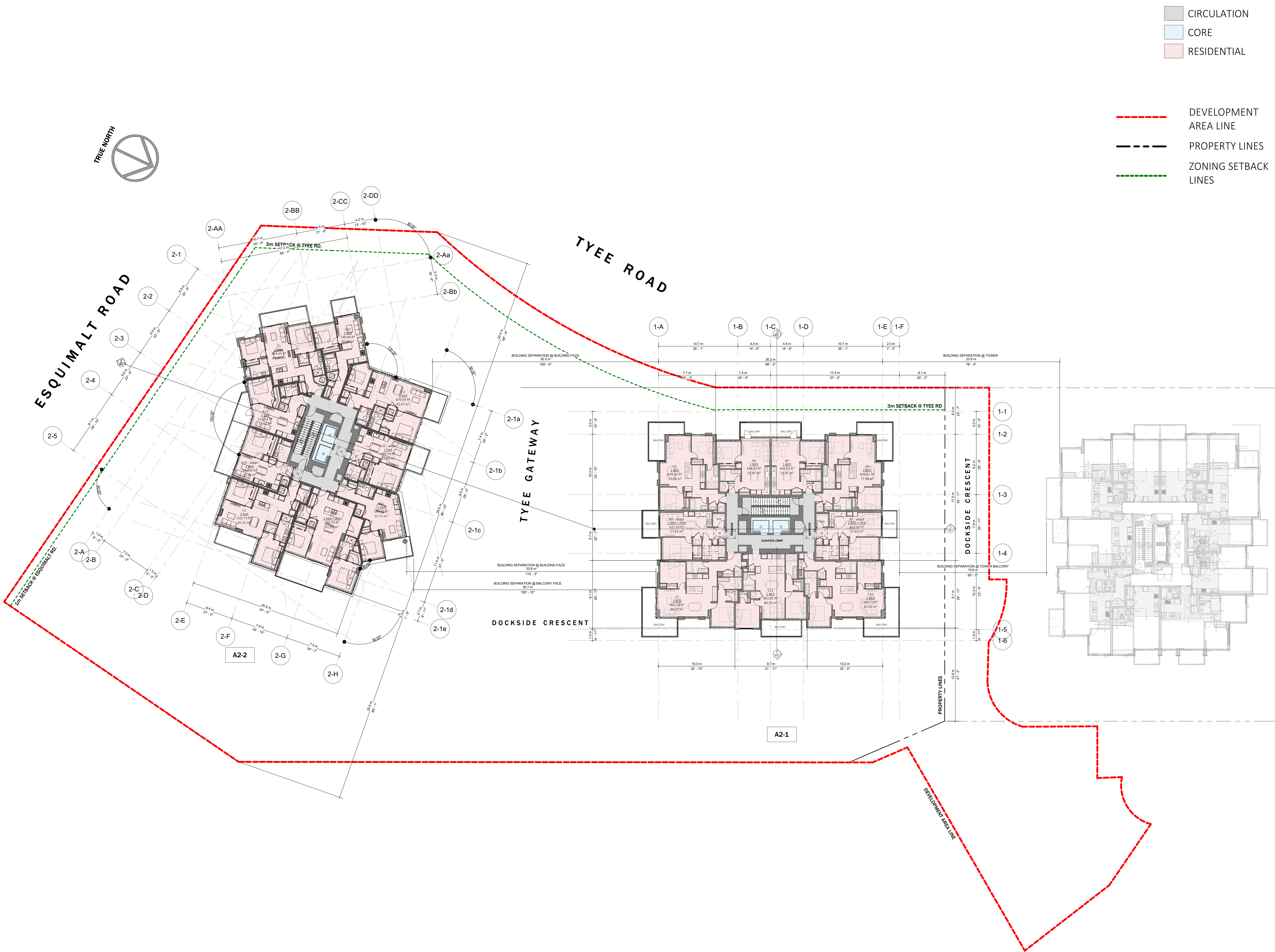
DWG. NO.

A3.3

D.P.No : DE-
B.P.No : BU-



2023-06-20 1:20:29 PM
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ARCHITECTURAL SEAL:

CLIENT:

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DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
TYPICAL FLOOR

BASE FILE: 2120

SCALE: 1 : 200

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

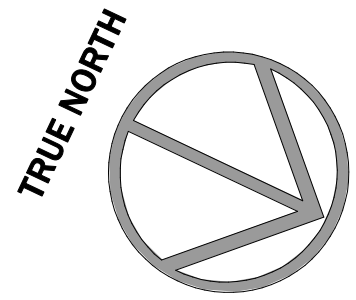
CHECKED: BR

PROJECT NO.
2120

DWG. NO.

A3.4

D.P. No: DE-
B.P. No: BU-



- CIRCULATION
- CORE
- RESIDENTIAL

- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
LEVEL 16 -
PENTHOUSE

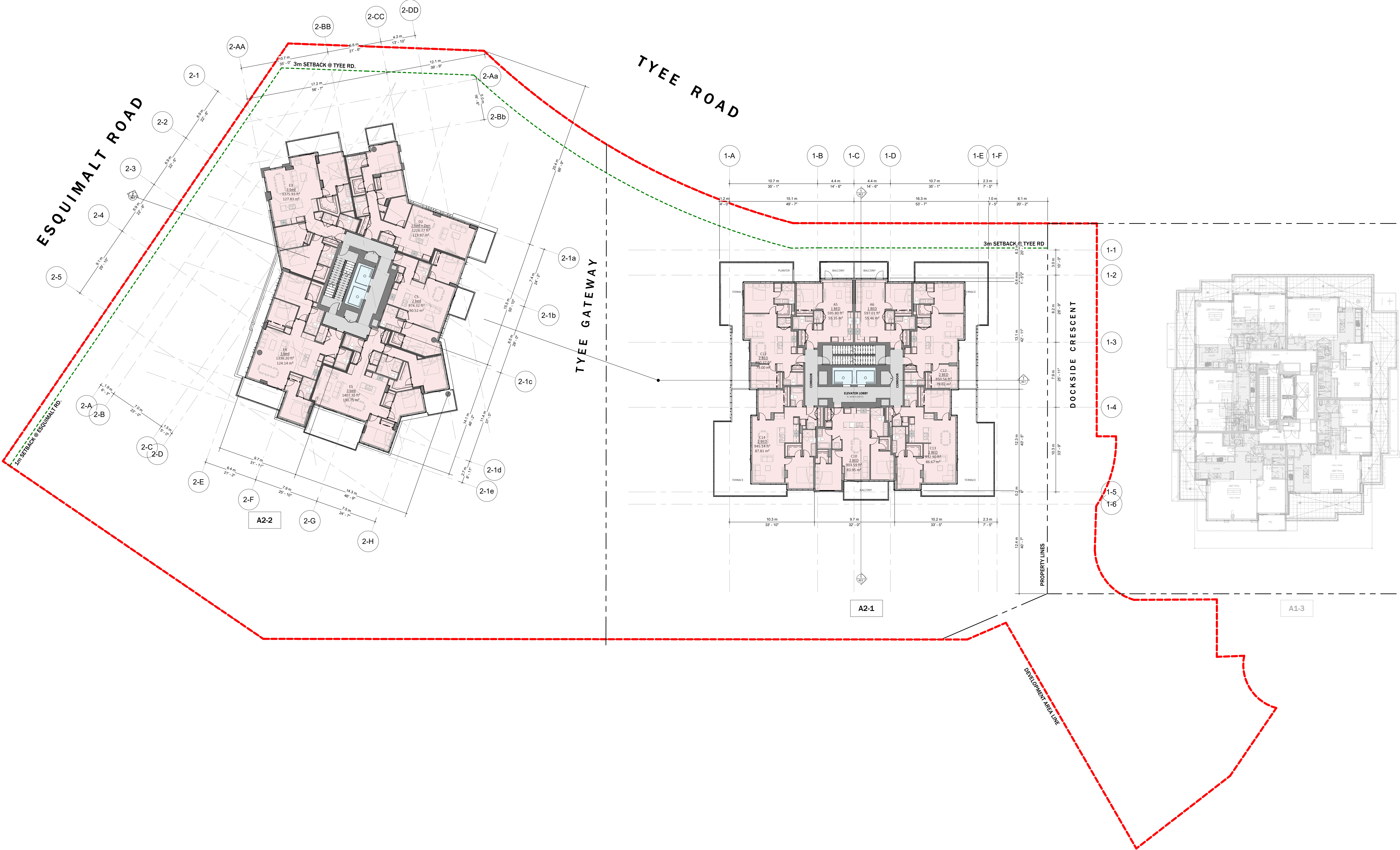
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PLOT DATE: JANUARY 24, 2022
DRAWN: AA
CHECKED: BR

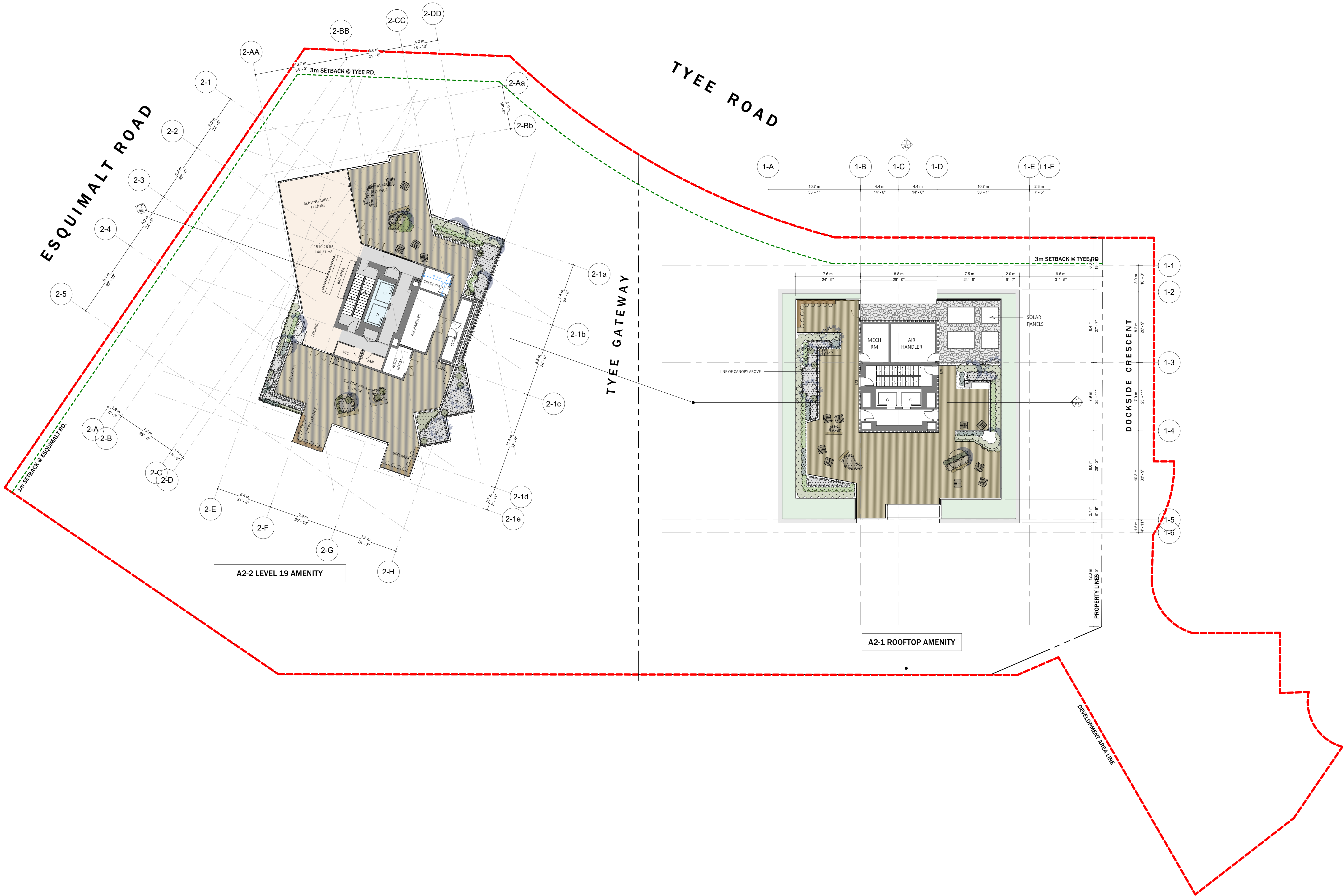
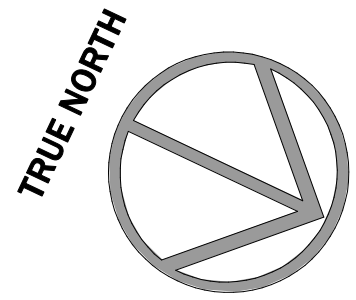
PROJECT NO.
2120

DWG. NO.

A3.5

D.P. No : DE-
B.P. No : BU-





- DEVELOPMENT AREA LINE
--- PROPERTY LINES
--- ZONING SETBACK LINES



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
ROOFTOP AMENITY
PLAN

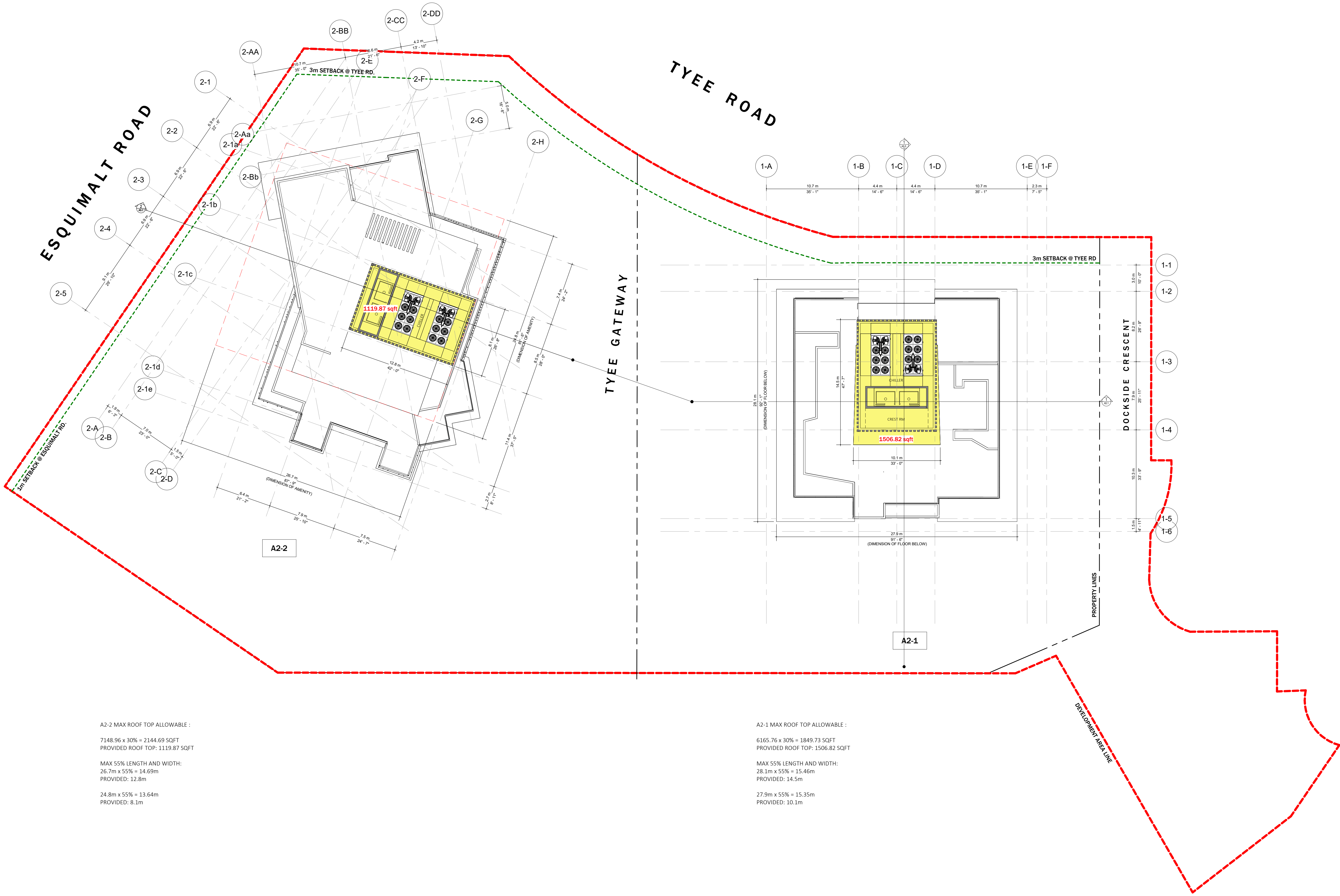
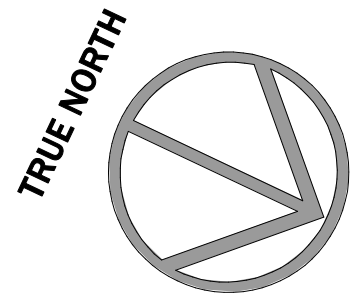
BASE FILE: 2120
SCALE: 1 : 200
PLOT DATE: JANUARY 24, 2022
DRAWN: AA
CHECKED: BR

PROJECT NO.
2120

DWG. NO.

A3.6

D.P. No: DE-
B.P. No: BU-



A2-2 MAX ROOF TOP ALLOWABLE :

7148.96 x 30% = 2144.69 SQFT
PROVIDED ROOF TOP: 1119.87 SQFT

MAX 55% LENGTH AND WIDTH:
26.7m x 55% = 14.69m
PROVIDED: 12.8m

24.8m x 55% = 13.64m
PROVIDED: 8.1m

A2-1 MAX ROOF TOP ALLOWABLE :

6165.76 x 30% = 1849.73 SQFT
PROVIDED ROOF TOP: 1506.82 SQFT

MAX 55% LENGTH AND WIDTH:
28.1m x 55% = 15.46m
PROVIDED: 14.5m

27.9m x 55% = 15.35m
PROVIDED: 10.1m

--- DEVELOPMENT
AREA LINE
- - - PROPERTY LINES
- - - ZONING SETBACK
LINES



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:

RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :

UPPER ROOF PLAN

BASE FILE :

2120

SCALE:

1 : 200

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

2120

DWG. NO.

A3.7

D.P.No : DE-
B.P.No : BU-

A2-1



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No.	Description	Date
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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-1 ELEVATION

BASE FILE:

2120

SCALE:

3/32" = 1'-0"

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

2120

DWG. NO.

A4.1

D.P. No : DE-
B.P. No : BU-



1 EAST ELEVATION - FACING DOCKSIDE CR.
SCALE: 3/32" = 1'-0"
A2-1



2 SOUTH ELEVATION - FACING TYEE GATEWAY
SCALE: 3/32" = 1'-0"
A2-1



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any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-2 ELEVATION

BASE FILE: 2021
SCALE: 3/32" = 1'-0"
PLOT DATE: MARCH 11 2022
DRAWN: AA
CHECKED: BR

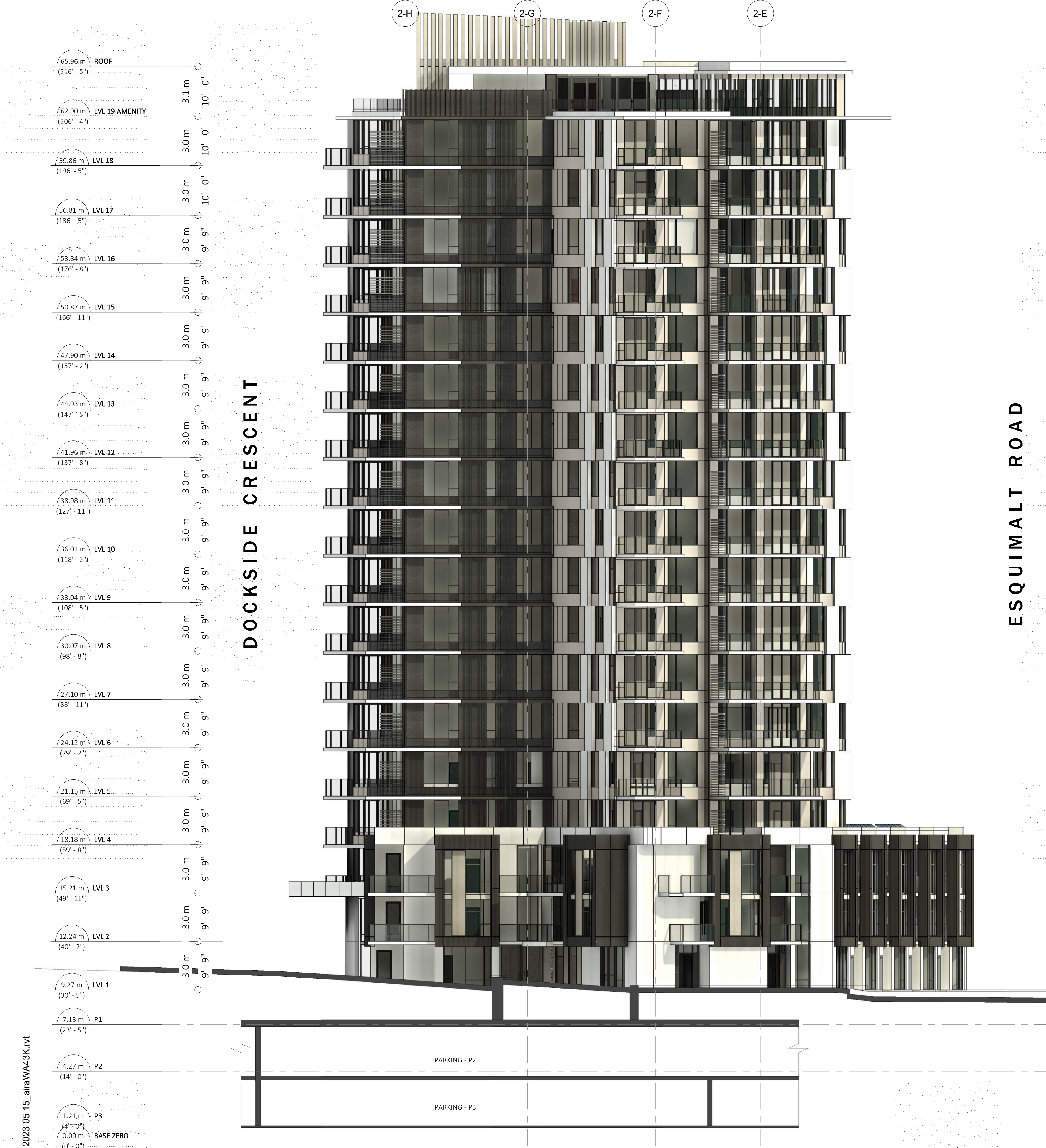
PROJECT NO.
2111

DWG. NO.

A4.2

D.P. No : DE-
B.P. No : BU-

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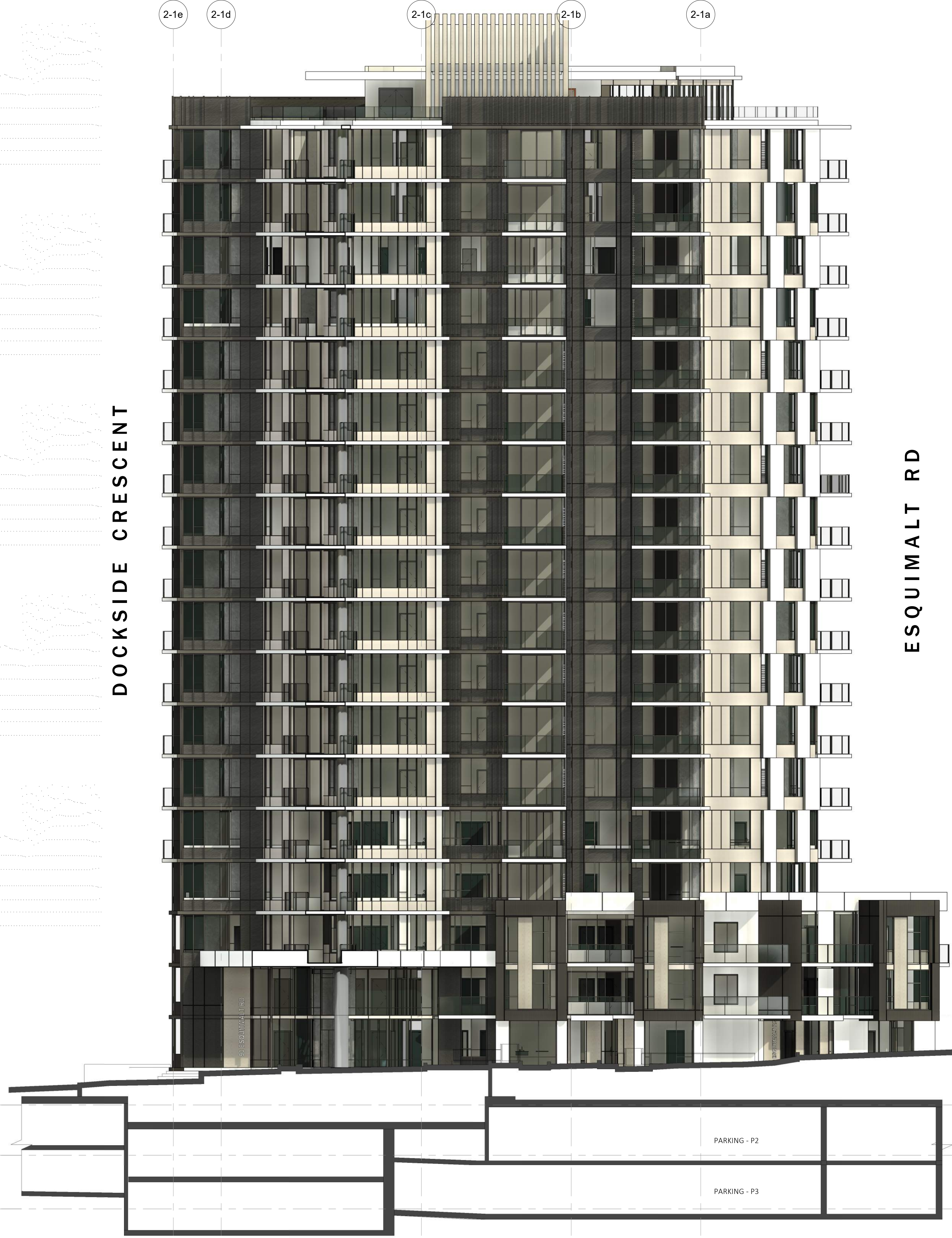


1 ELEVATION FROM TYEE ROAD

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

A2-2

ESQUIMALT ROAD



2 ELEVATION FROM TYEE GATEWAY

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

A2-2

ESQUIMALT RD



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No.	Description	Date
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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-2 ELEVATION

BASE FILE: 2021
SCALE: 3/32" = 1'-0"
PLOT DATE: MARCH 11 2022
DRAWN: AA
CHECKED: BR

PROJECT NO.
2111

DWG. NO.

A4.3

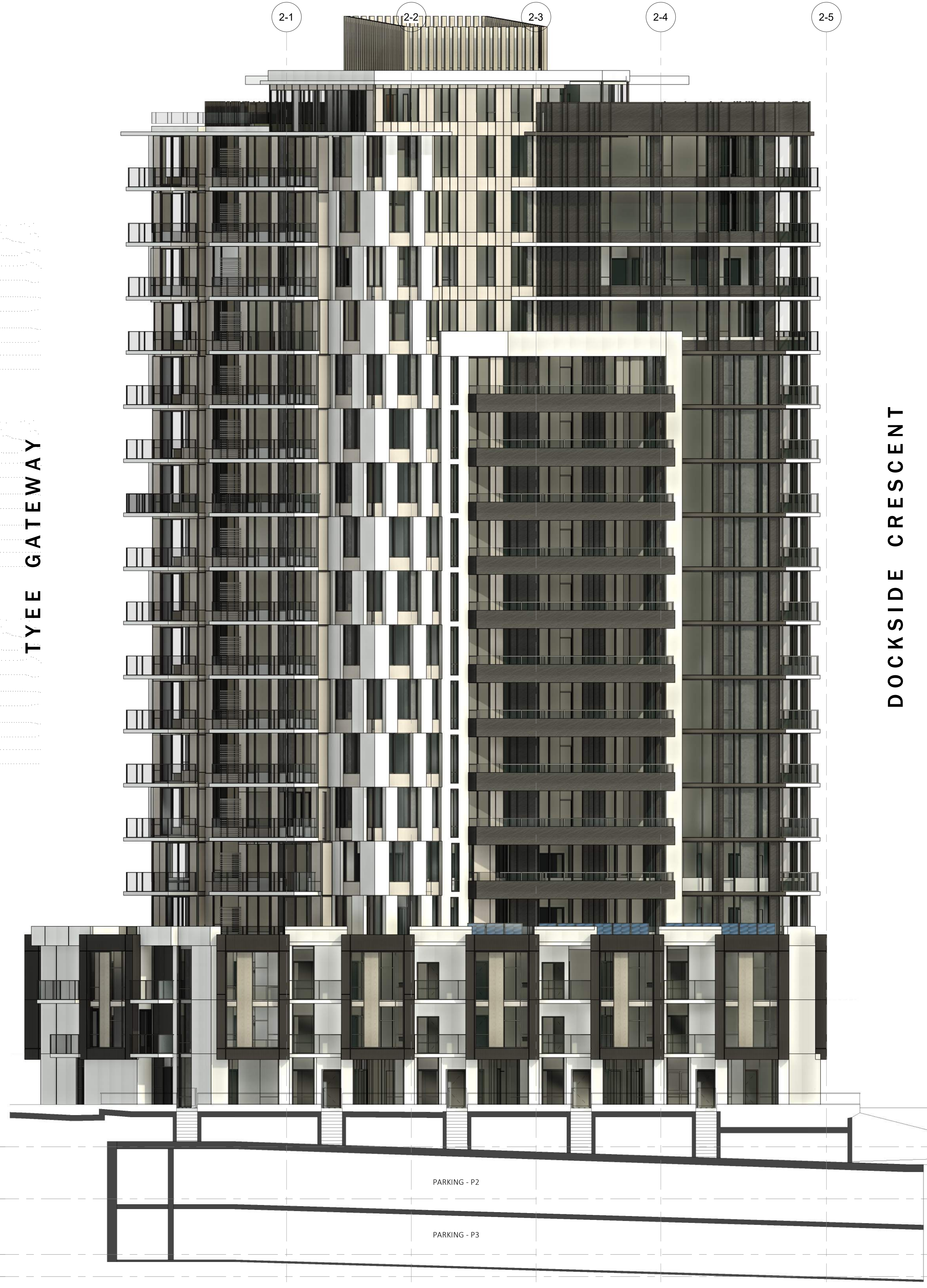
D.P. No: DE-
B.P. No: BU-



1 ELEVATION FROM DOCKSIDE CRESCENT

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

A2-2



2 ELEVATION FROM ESQUIMALT ROAD

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

A2-2



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No.	Description	Date
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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
BUILDING SECTION

BASE FILE : 2120

SCALE: 1 : 150

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

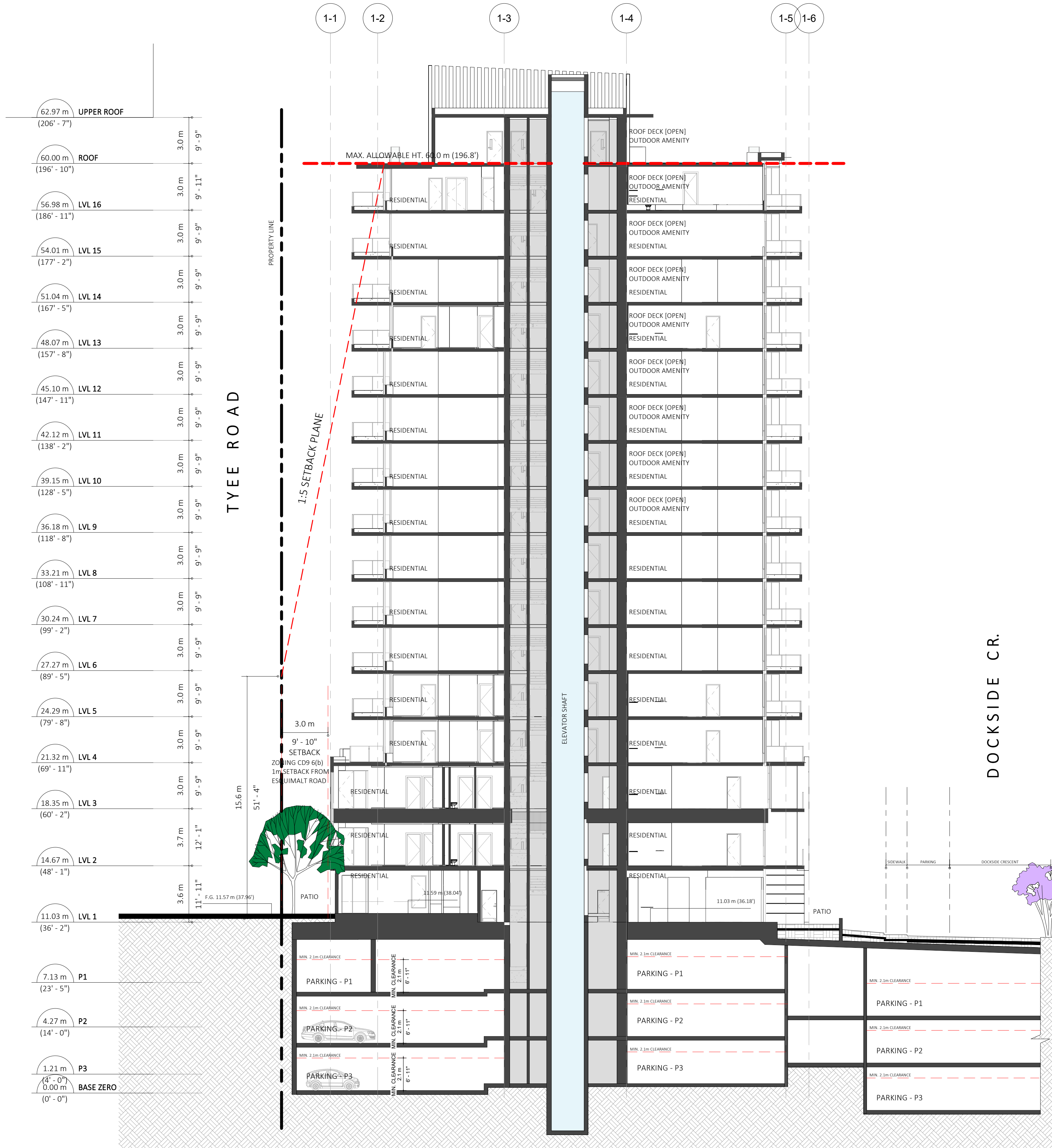
PROJECT NO.
2120

DWG. NO.

A5.0

D.P. No : DE-
B.P. No : BU-

- RESIDENTIAL
- COMMON AREA
- ELEVATOR CORE



1
1.0a SECTION - A2-1
SCALE: 1 : 150



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No.	Description	Date
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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
BUILDING SECTION

BASE FILE : 2120
SCALE: 1 : 150

PLOT DATE: JANUARY 24, 2022
DRAWN: AA
CHECKED: BR

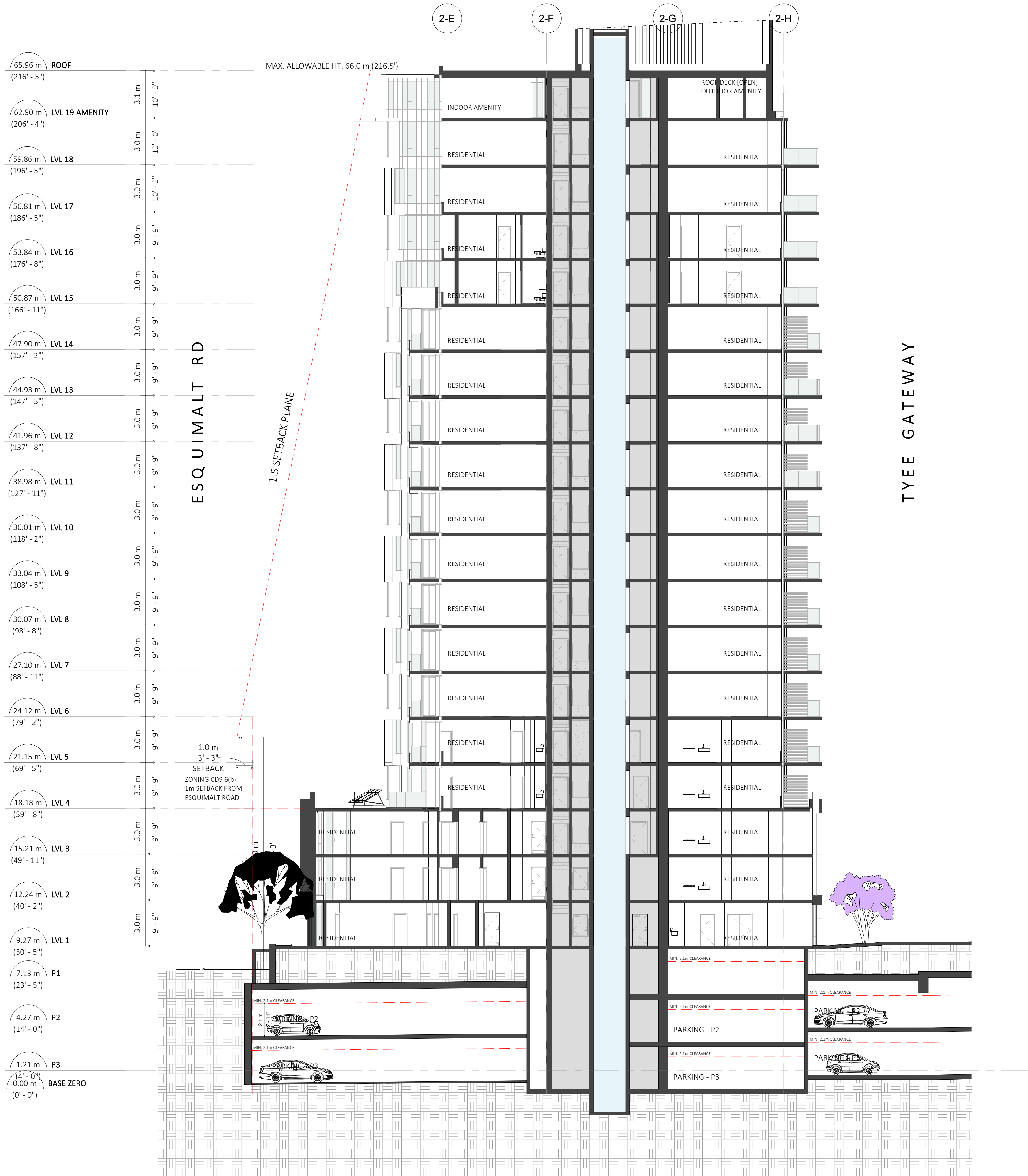
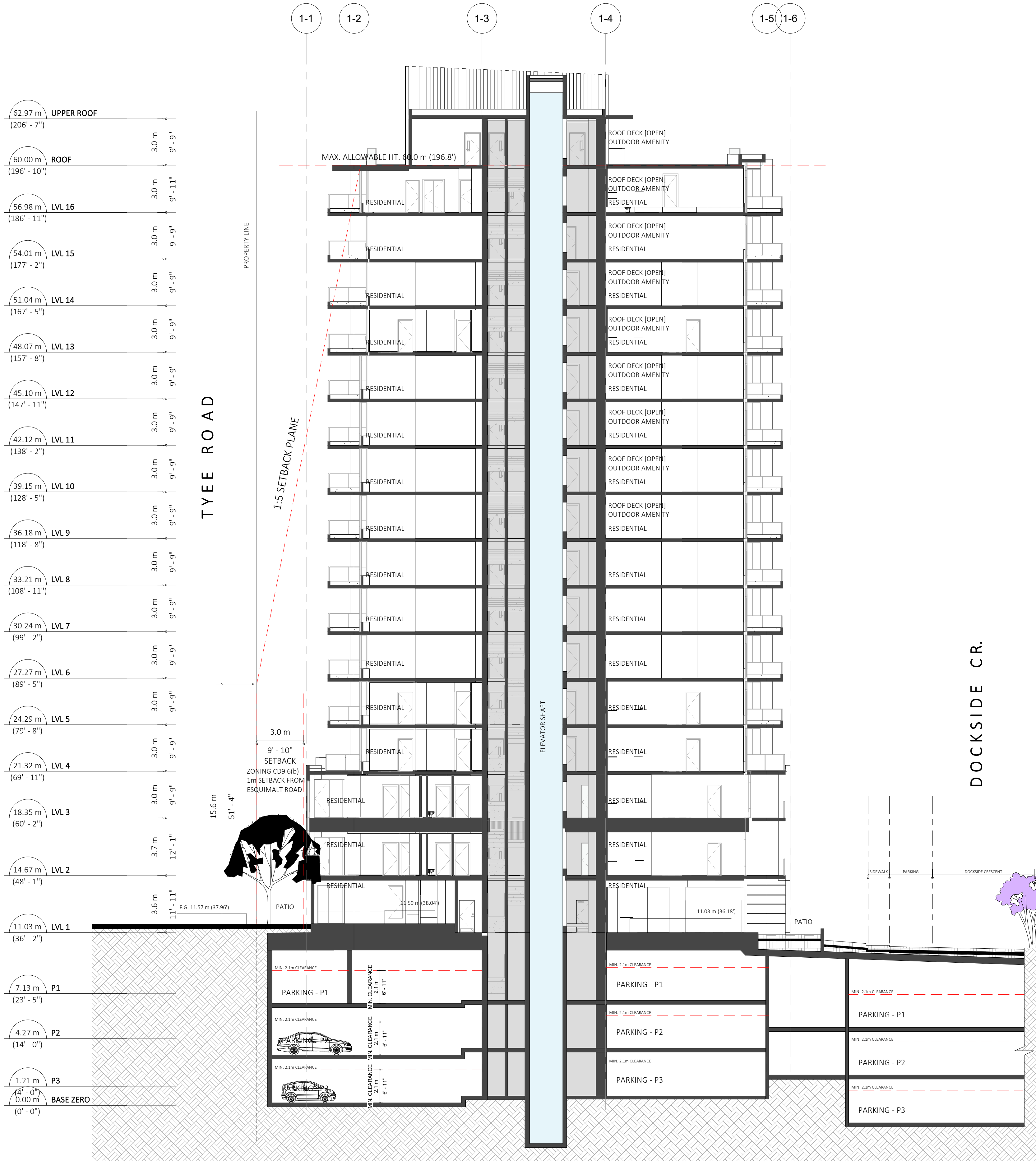
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2120

DWG. NO.

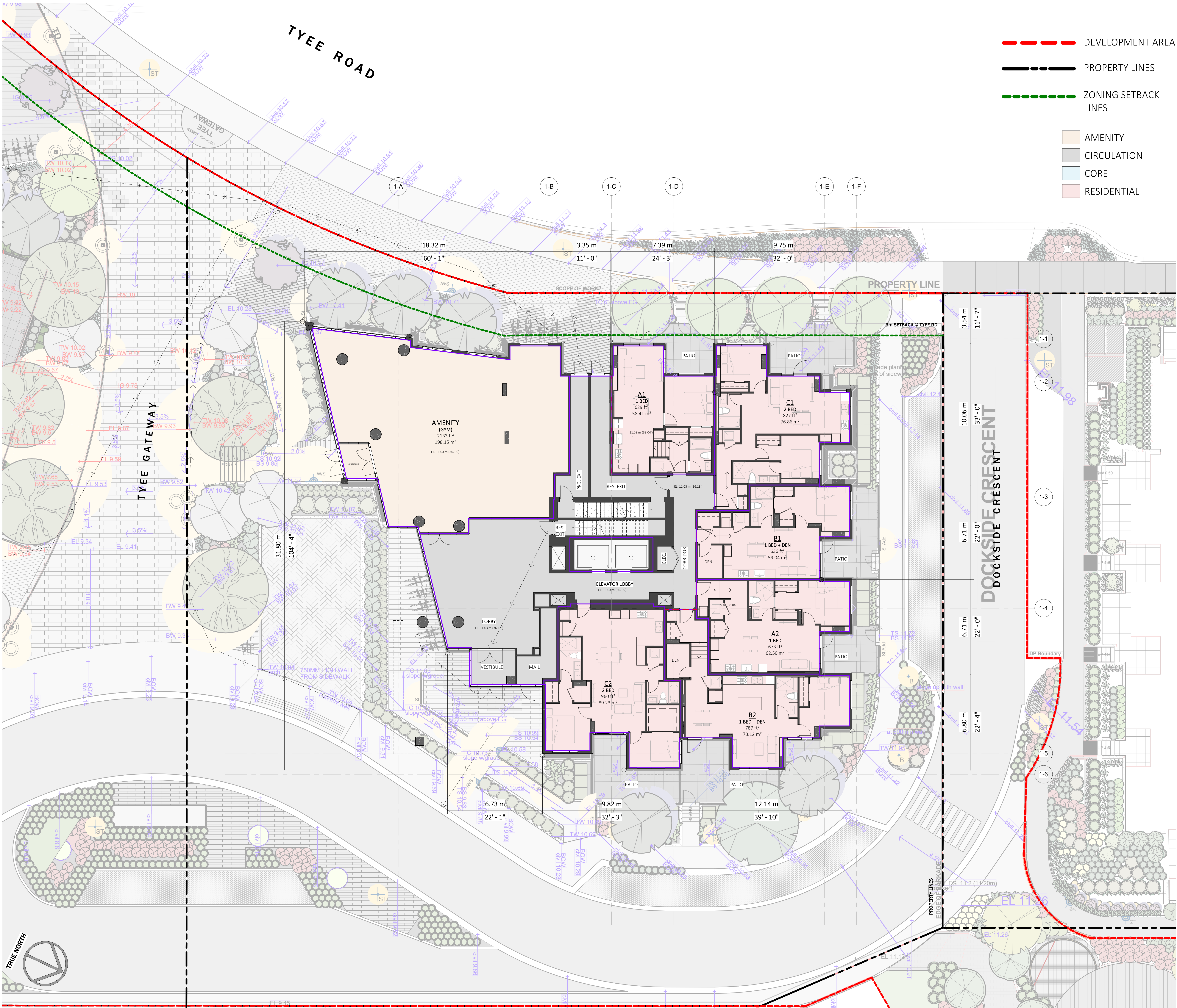
A5.0.

D.P.No : DE-
B.P.No : BU-

RESIDENTIAL
COMMON AREA
ELEVATOR CORE



2023-06-20 12:22:03 PM
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RE - DP

JUNE 23, 2023

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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-1 LEVEL 1

BASE FILE: 2120

SCALE: 1 : 100

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.
2120

DWG. NO.

A7.0

D.P. No : DE-
B.P. No : BU-



RH Architects Inc.

120 Powell Street, Unit 10
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f 604.669.1091

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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-1 LEVEL 2

BASE FILE: 2120

SCALE: 1 : 100

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.
2120

DWG. NO.

A7.1

D.P. No : DE-
B.P. No : BU-

--- DEVELOPMENT AREA LINE

--- PROPERTY LINES

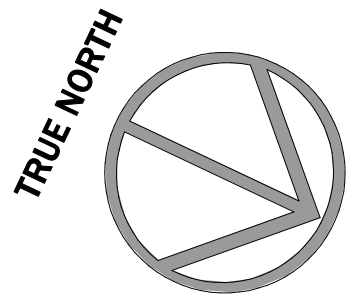
--- ZONING SETBACK
LINES

AMENITY

CIRCULATION

CORE

RESIDENTIAL



TYEE GATEWAY

TYEE ROAD

DOCKSIDE CRESCENT

PROPERTY LINES

1-A

1-B

1-C

1-D

1-E

1-F

1-1

1-2

1-3

1-4

1-5

1-6

11.26 m
36' - 11"

7.32 m
24' - 0"

7.32 m
24' - 0"

10.06 m
33' - 0"

6.15 m
20' - 2"

30.89 m
101' - 4"

10.37 m
34' - 0"

6.71 m
22' - 0"

6.71 m
22' - 0"

7.11 m
23' - 4"

6.73 m
22' - 1"

9.82 m
32' - 3"

12.44 m
40' - 10"

AMENITY
MULTI-PURPOSE ROOM
1279 ft²
118.83 m²

B3 - adapt
1 BED + DEN
762 ft²
70.76 m²

B4 - adapt
1 BED + DEN
696 ft²
64.65 m²

C3
2 BED
583 ft²
53.94 m²

B5
1 BED + DEN
603 ft²
56.00 m²

A3
1 BED
612 ft²
56.84 m²

C5
2 BED
896 ft²
83.27 m²

C4
2 BED
956 ft²
88.78 m²

CORRIDOR

ELEVATOR LOBBY

OFFICE
HALLWAY

OPEN TO BELOW

OUTDOOR
LOUNGE
SPACE



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-1 LEVEL 3

BASE FILE: 2120

SCALE: 1 : 100

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

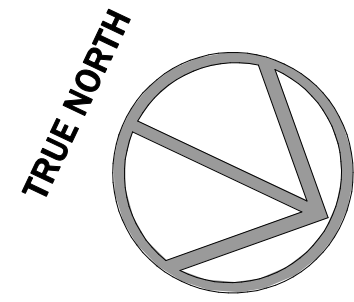
PROJECT NO.
2120

DWG. NO.

A7.2

D.P. No : DE-
B.P. No : BU-

- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES
- CIRCULATION
- CORE
- RESIDENTIAL



TYEE GATEWAY

TYEE ROAD

DOCKSIDE CRESCENT

1-A

1-B

1-C

1-D

1-E

1-F

1-1

1-2

1-3

1-4

1-5

1-6

10.87 m

35' - 8"

7.32 m

24' - 0"

7.32 m

24' - 0"

10.06 m

33' - 0"

6.15 m

20' - 2"

3.24 m

10' - 7"

3m SETBACK @ TYEE RD

9.98 m

32' - 9"

10.10 m

33' - 2"

9.12 m

29' - 11"

1.68 m

5' - 6"

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

10.66 m

35' - 0"

22.18 m

72' - 9"

E1

3 BED

1046 ft²

97.17 m²

B6 - adapt

1 BED + DEN

685 ft²

63.64 m²

B4 - adapt

1 BED + DEN

696 ft²

64.65 m²

C3

2 BED

983 ft²

91.34 m²

C8 - adapt

2 BED

915 ft²

84.99 m²

CORRIDOR

DEN

DEN

B5

1 BED + DEN

603 ft²

56.00 m²

C7

2 BED

966 ft²

89.75 m²

CORRIDOR

ELEVATOR LOBBY

CORRIDOR

A3

1 BED

612 ft²

56.84 m²

C6

2 BED

892 ft²

82.86 m²

CORRIDOR

ELEVATOR LOBBY

CORRIDOR

C4

2 BED

961 ft²

89.25 m²



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No.	Description	Date
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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-1 LEVEL 4

BASE FILE :

2120

SCALE:

1 : 100

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

2120

DWG. NO.

A7.3

D.P. No :

DE-

B.P. No :

BU-

--- DEVELOPMENT AREA LINE

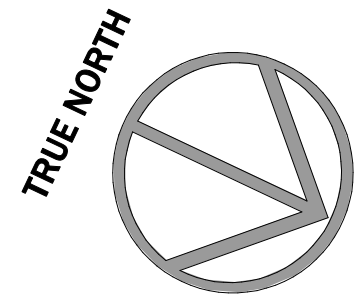
--- PROPERTY LINES

--- ZONING SETBACK
LINES

CIRCULATION

CORE

RESIDENTIAL



TYEE GATEWAY

TYEE ROAD

DOCKSIDE CRESCENT

1-A

1-B

1-C

1-D

1-E

1-F

1-1

1-2

1-3

1-4

1-5

1-6

0.12 m
5"

30.23 m
99' - 2"

0.12 m
5"

29.82 m

97' - 10"

15.32 m

50' - 3"

15.32 m

50' - 3"

3m SETBACK @ TYEE RD

25.69 m

84' - 4"

25.69 m

84' - 4"

BALCONY

BALCONY

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

ELEVATOR LOBBY

CORRIDOR

CORRIDOR

C9

2 BED

839 ft²

77.98 m²

A4

1 BED

569 ft²

52.85 m²

A4

1 BED

569 ft²

52.85 m²

C9

2 BED

839 ft²

77.98 m²

B7 - adapt

1 BED + DEN

623 ft²

57.83 m²

B7 - adapt

1 BED + DEN

623 ft²

57.83 m²

C7

2 BED

965 ft²

89.66 m²

C11

2 BED

864 ft²

80.25 m²

C10

2 BED

937 ft²

87.02 m²



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
A2-1 TYPICAL FLOOR

BASE FILE :

2120

SCALE:

1 : 100

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

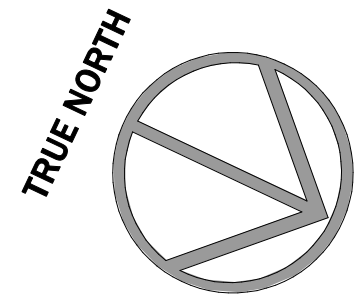
2120

DWG. NO.

A7.4

D.P. No : DE-
B.P. No : BU-

- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES
- CIRCULATION
- CORE
- RESIDENTIAL



TYEE GATEWAY

TYEE ROAD

DOCKSIDE CRESCENT

1-A

1-B

1-C

1-D

1-E

1-F

1-1

1-2

1-3

1-4

1-5

1-6

1.18 m

3' - 11"

10.69 m

35' - 1"

8.84 m

29' - 0"

10.69 m

35' - 1"

2.26 m

7' - 5"

3m SETBACK @ TYEE RD

8.16 m
26' - 9"

7.90 m
25' - 11"

10.29 m
33' - 9"

1.49 m
4' - 11"

2.13 m

7' - 0"

10.69 m

35' - 1"

8.84 m

29' - 0"

10.69 m

35' - 1"

2.26 m

7' - 5"

10.29 m
33' - 9"

1.49 m
4' - 11"

26.33 m

86' - 5"

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

DEN

CORRIDOR

ELEVATOR LOBBY

DEN

CORRIDOR

BALCONY

BALCONY

BALCONY

BALCONY

C9

2 BED

839 ft²

77.98 m²

A4

1 BED

569 ft²

52.85 m²

A4

1 BED

569 ft²

52.85 m²

C9

2 BED

839 ft²

77.98 m²

B7 - adapt

1 BED + DEN

623 ft²

57.83 m²

B7 - adapt

1 BED + DEN

623 ft²

57.83 m²

C7

2 BED

965 ft²

89.67 m²

C11

2 BED

864 ft²

80.25 m²

C10

2 BED

937 ft²

87.02 m²



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CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-1 LEVEL 16 - PH
LEVEL

BASE FILE: 2120
SCALE: 1 : 100
PLOT DATE: JANUARY 24, 2022
DRAWN: AA
CHECKED: BR

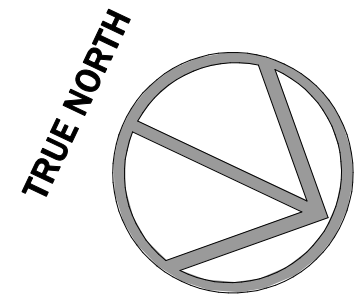
PROJECT NO.
2120

DWG. NO.

A7.5

D.P. No: DE-
B.P. No: BU-

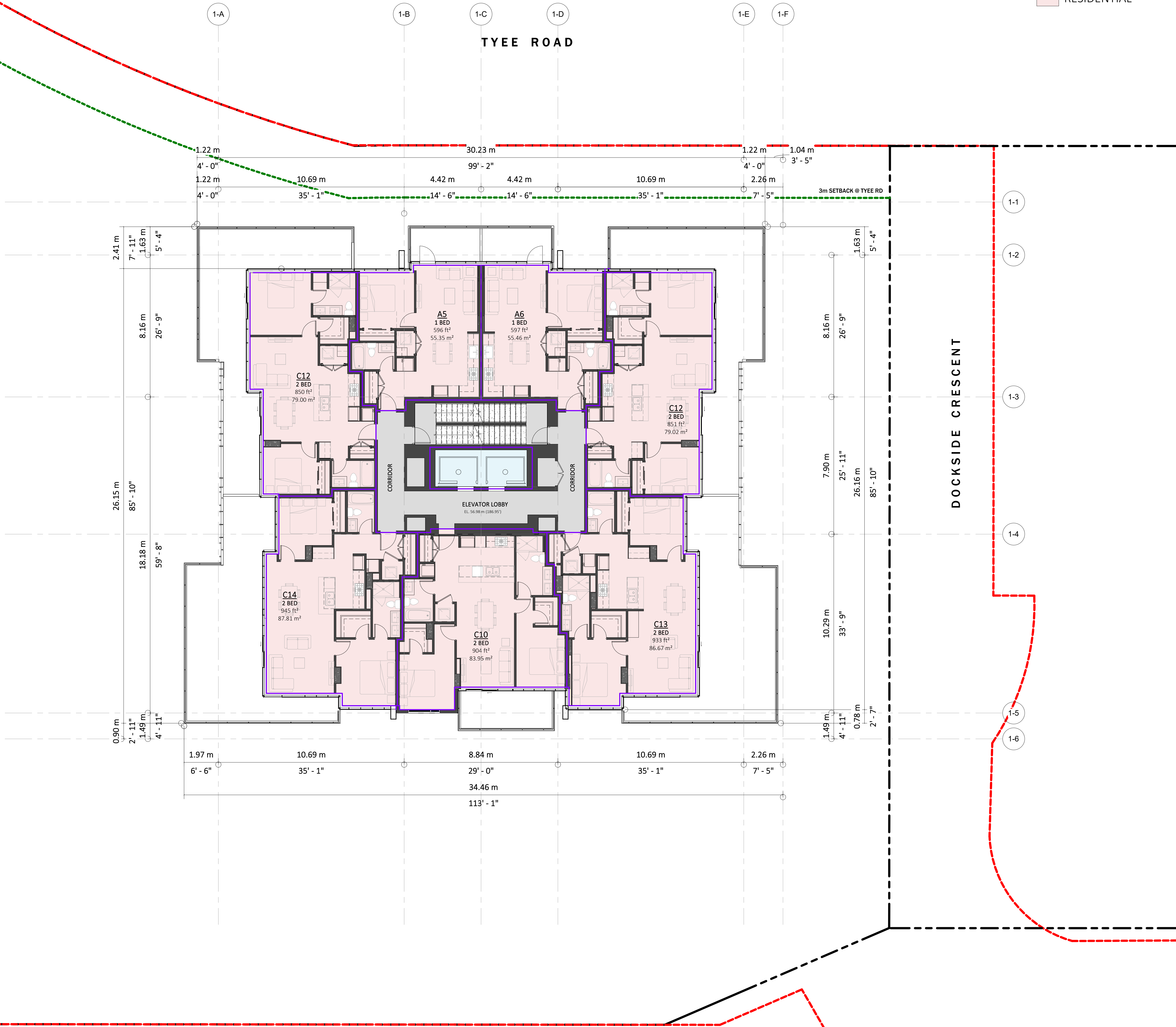
- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES
- CIRCULATION
- CORE
- RESIDENTIAL



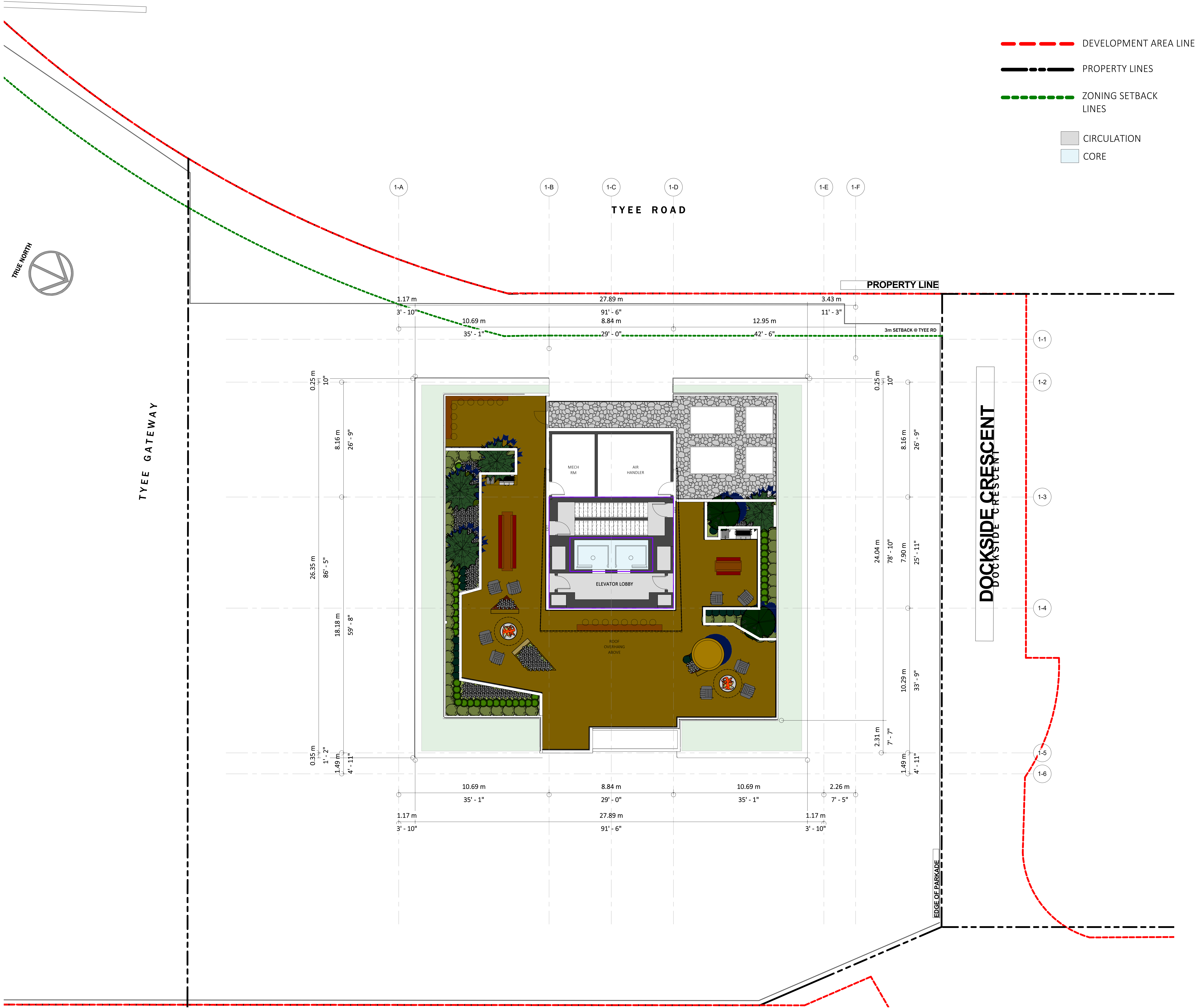
TYEE GATEWAY

TYEE ROAD

DOCKSIDE CRESCENT



2023-06-20 12:22:19 PM
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ARCHITECTURAL SEAL:

CLIENT:

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DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
A2-1 ROOFTOP
AMENITY

BASE FILE :

2120

SCALE:

1 : 100

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

2120

DWG. NO.

A7.6

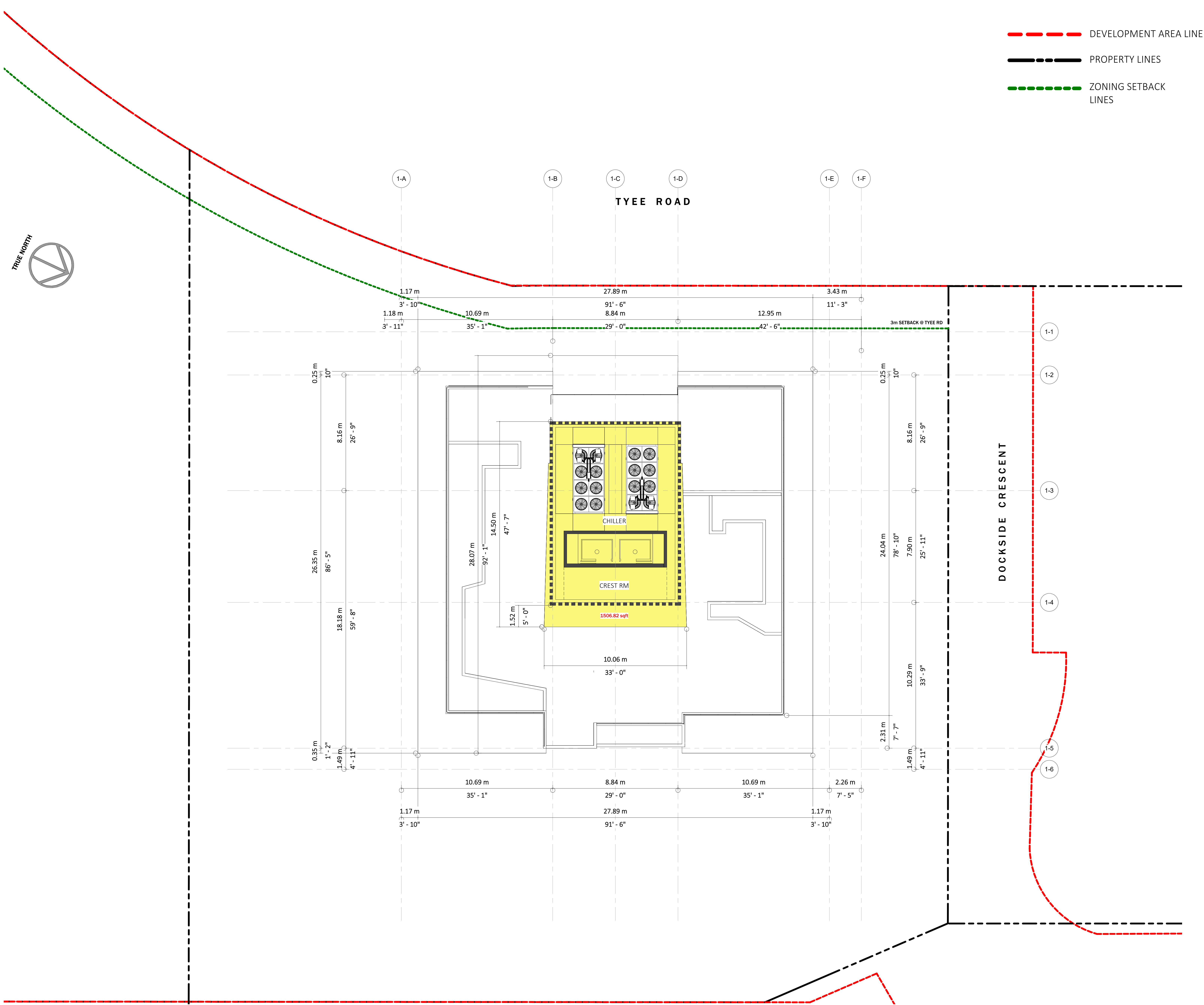
D.P. No :

DE-

B.P. No :

BU-

2023-06-20 1:54:13 PM
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ARCHITECTURAL SEAL:

CLIENT:

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PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
UPPER ROOF PLAN

BASE FILE:

2120

SCALE:

1 : 100

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

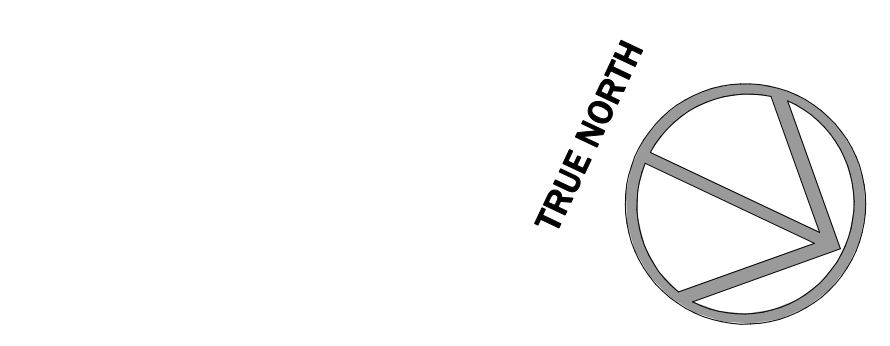
2120

DWG. NO.

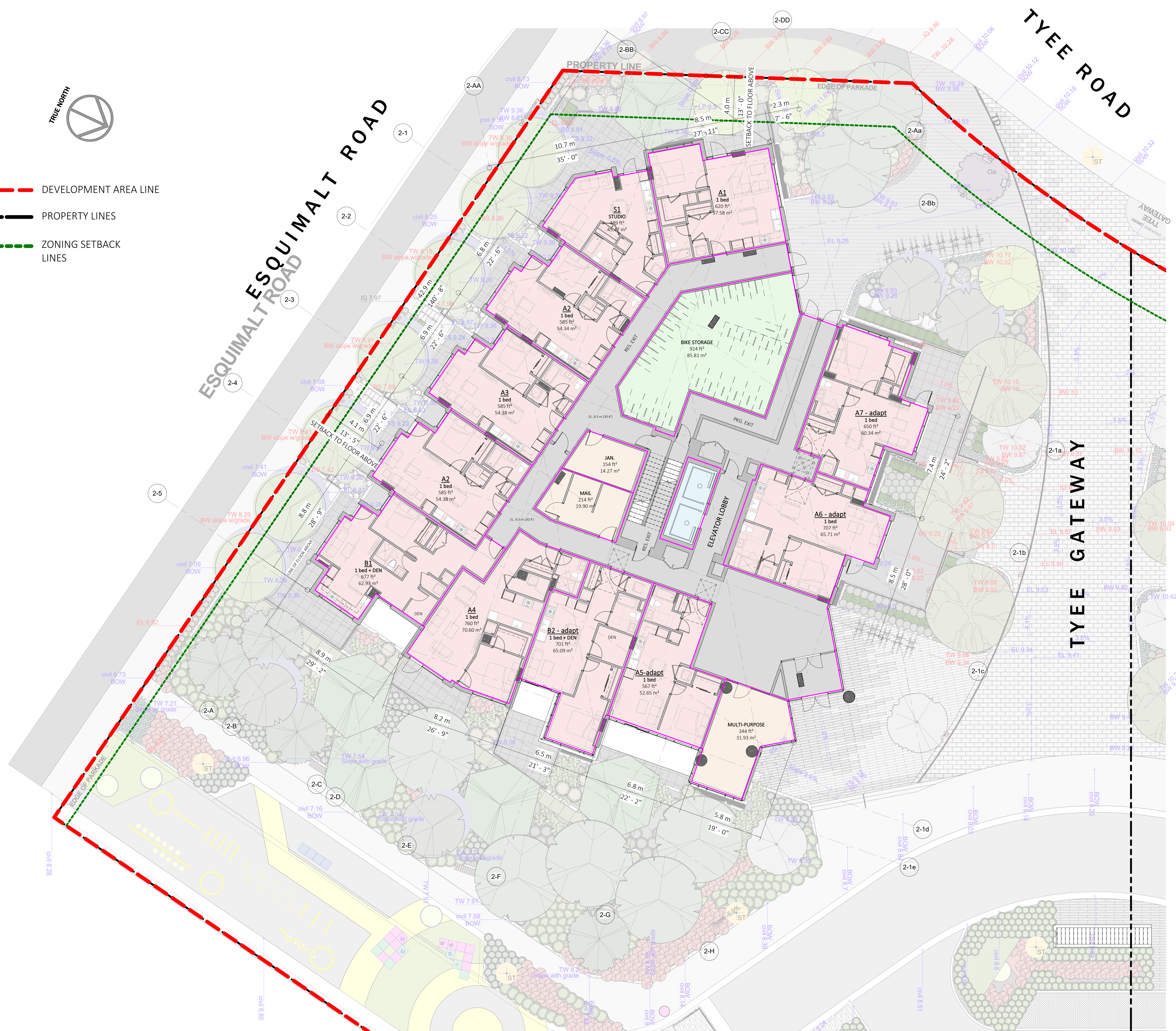
A7.6A

D.P. No : DE-
B.P. No : BU-

5/23/2023 2:52:14 PM
C:\Users\lrs\Documents\2120 - DOCKSIDE - A2-2_DP 2023 05 15_InsB8015.rvt



- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES



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No.	Description	Date
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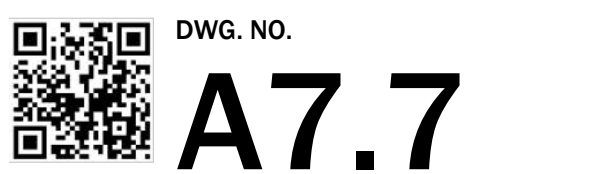
ARCHITECTURAL SEAL:

CLIENT:
BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT
Dockside Green, Victoria, BC
DRAWING TITLE:
A2-2 LEVEL 1

BASE FILE: 2021
SCALE: 1 : 100
PLOT DATE: MARCH 11 2022
DRAWN: AA
CHECKED: BR

PROJECT NO.
2111



D.P. No: DE-
B.P. No: BU-



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-2 LEVEL 2

BASE FILE: 2021

SCALE: 1 : 100

PLOT DATE: MARCH 11 2022

DRAWN: AA

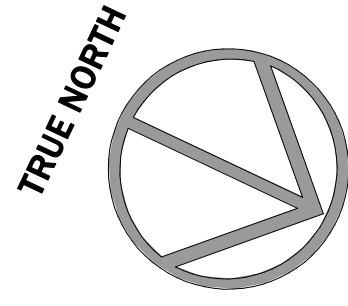
CHECKED: BR

PROJECT NO.
2111

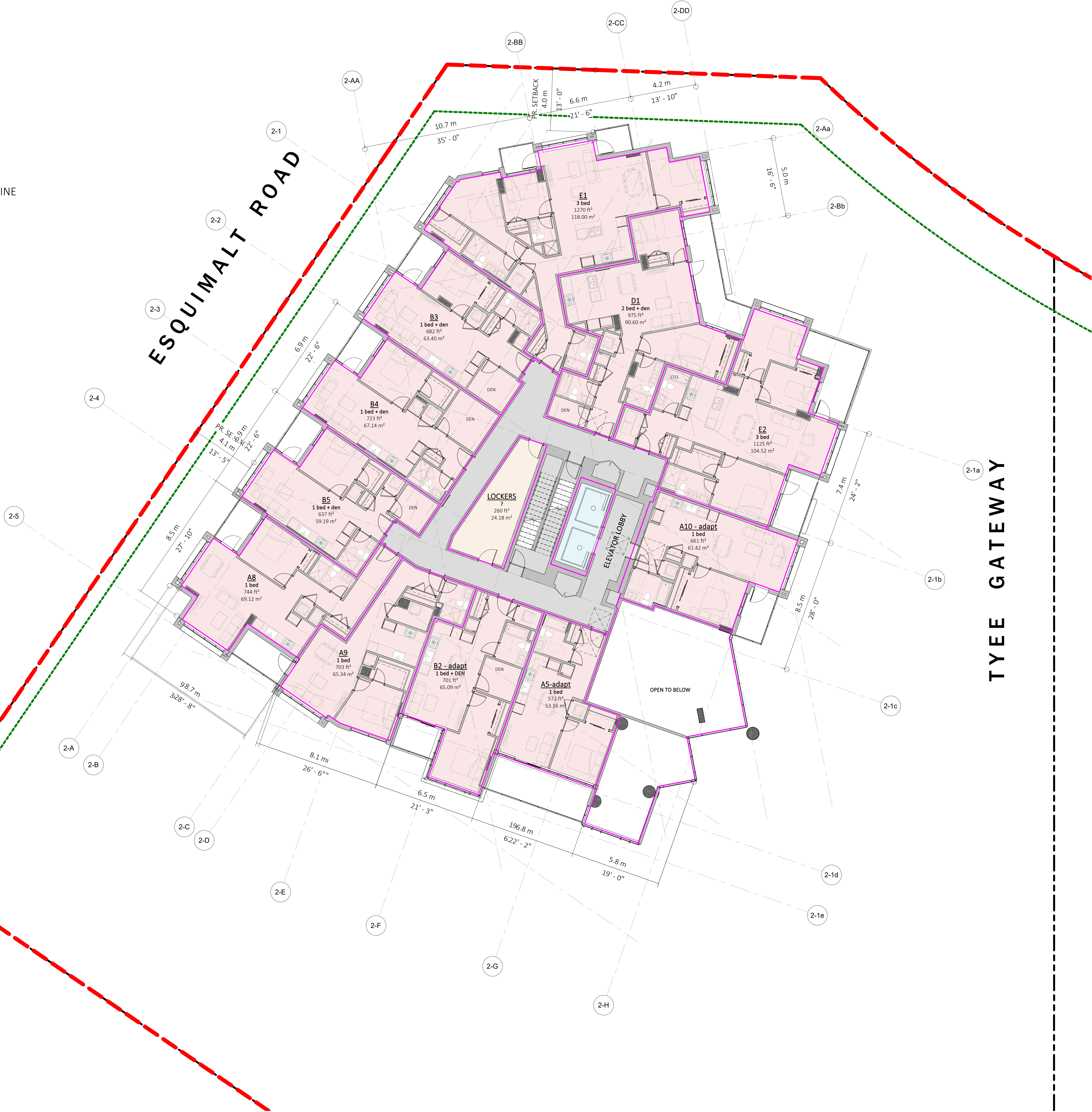
DWG. NO.

A7.8

D.P. No : DE-
B.P. No : BU-



- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES



2023-05-17 10:34:38 AM
C:\Users\airn\Documents\2120 - DOCKSIDE - A2-2_DP 2023 05 15_a1raW443K.rvt

TRUE NORTH

--- DEVELOPMENT AREA LINE

--- PROPERTY LINES

--- ZONING SETBACK LINES

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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-2 LEVEL 3

BASE FILE: 2021

SCALE: 1 : 100

PLOT DATE: MARCH 11 2022

DRAWN: AA

CHECKED: BR

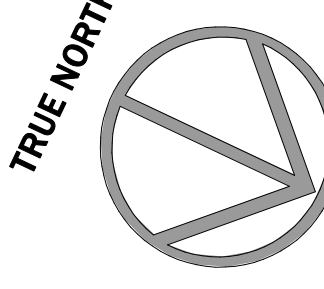
PROJECT NO.
2111

DWG. NO.

A7.9

D.P. No: DE-
B.P. No: BU-

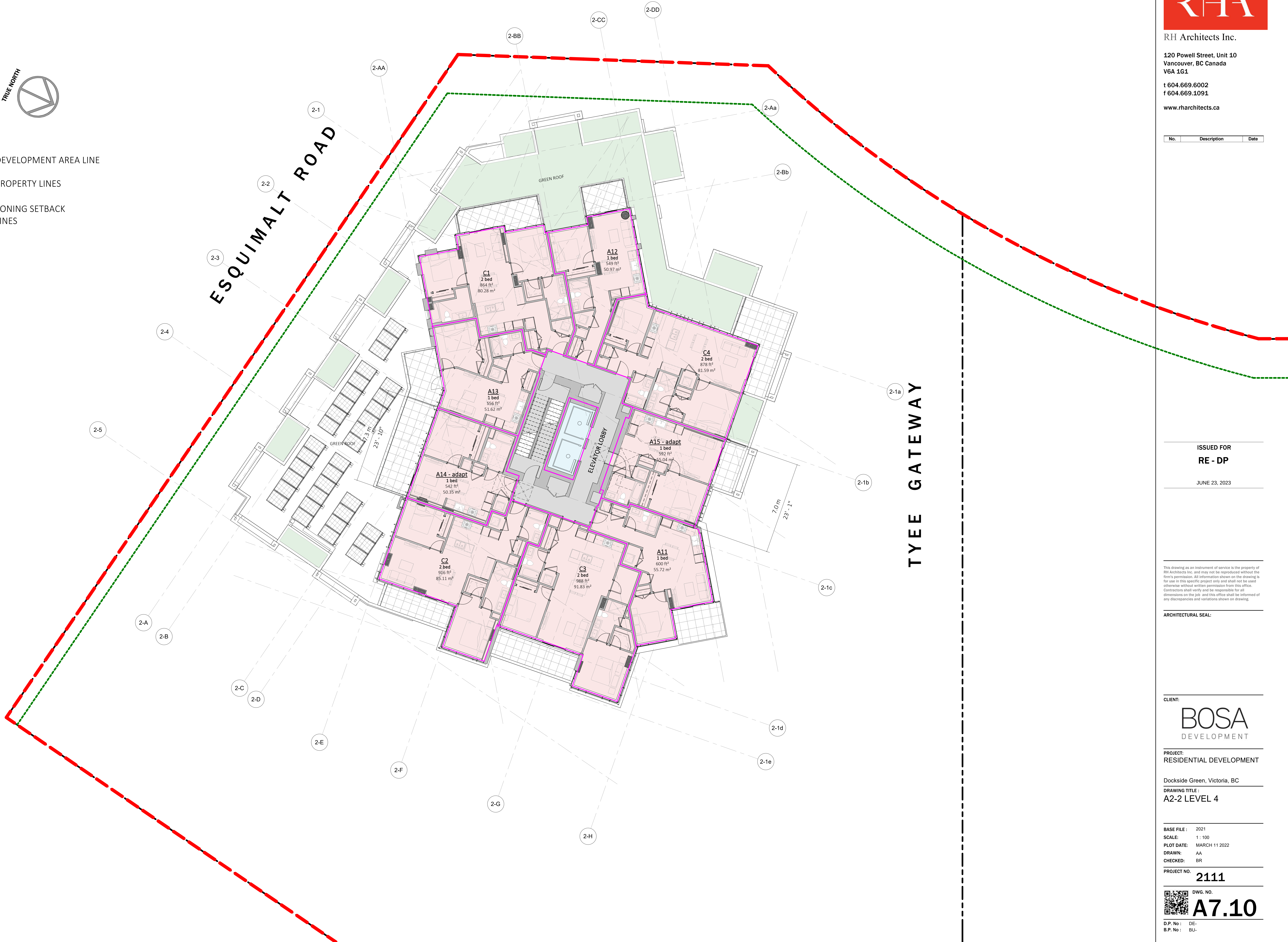
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--- DEVELOPMENT AREA LINE

--- PROPERTY LINES

--- ZONING SETBACK LINES



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No.	Description	Date
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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-2 LEVEL 4

BASE FILE: 2021

SCALE: 1 : 100

PLOT DATE: MARCH 11 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.
2111

DWG. NO.

A7.10

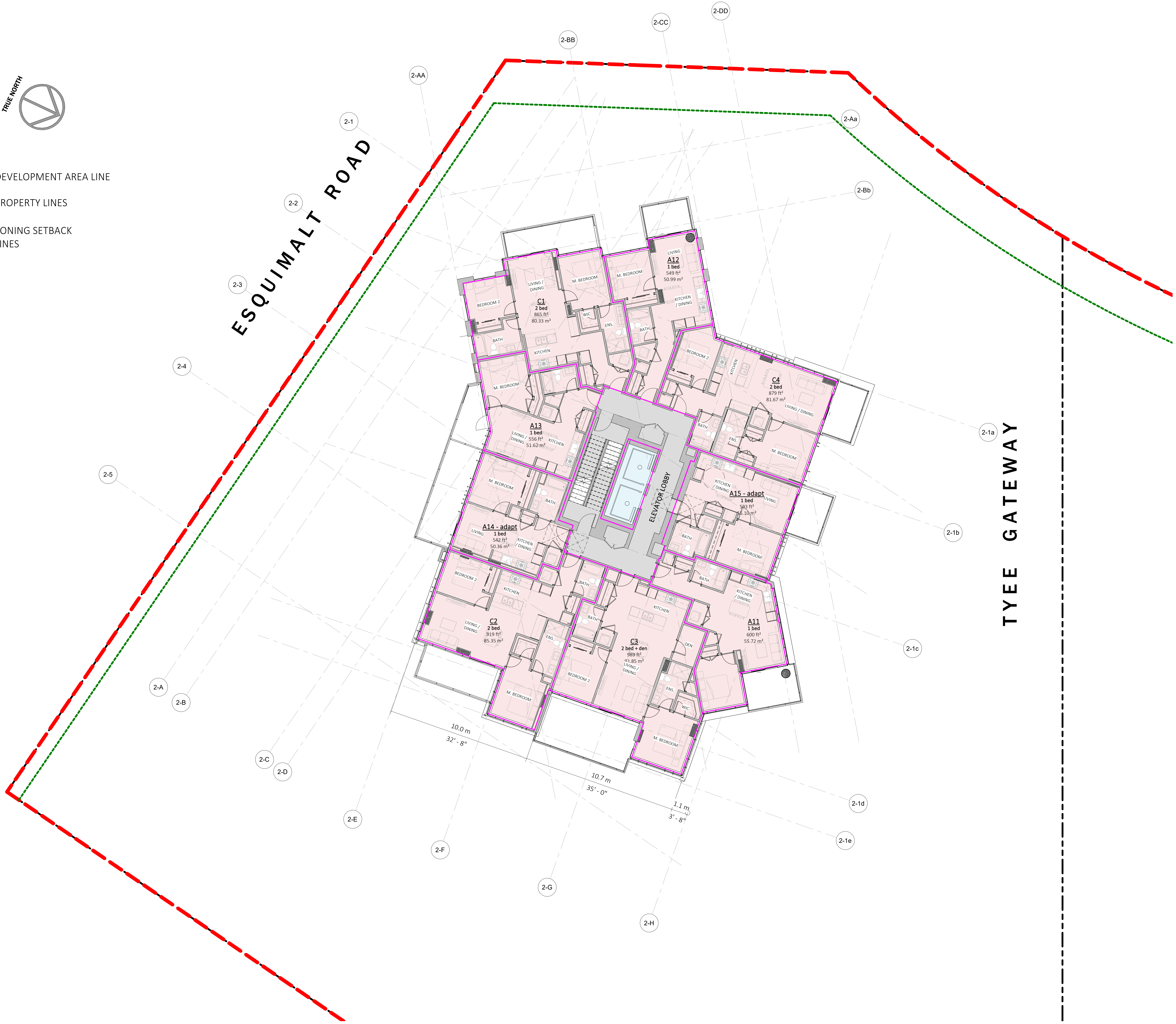
D.P. No : DE-

B.P. No : BU-

2023-05-17 10:34:46 AM
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- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES



RH Architects Inc.

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

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

No.	Description	Date
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JUNE 23, 2023

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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
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BASE FILE : 2021
SCALE: 1 : 100
PLOT DATE: MARCH 11 2022
DRAWN: AA
CHECKED: BR

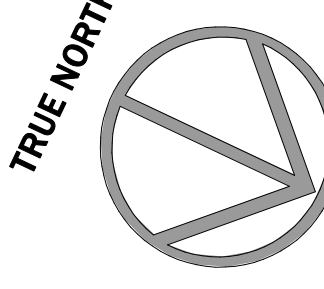
PROJECT NO.
2111

DWG. NO.

A7.11

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B.P.No : BU-

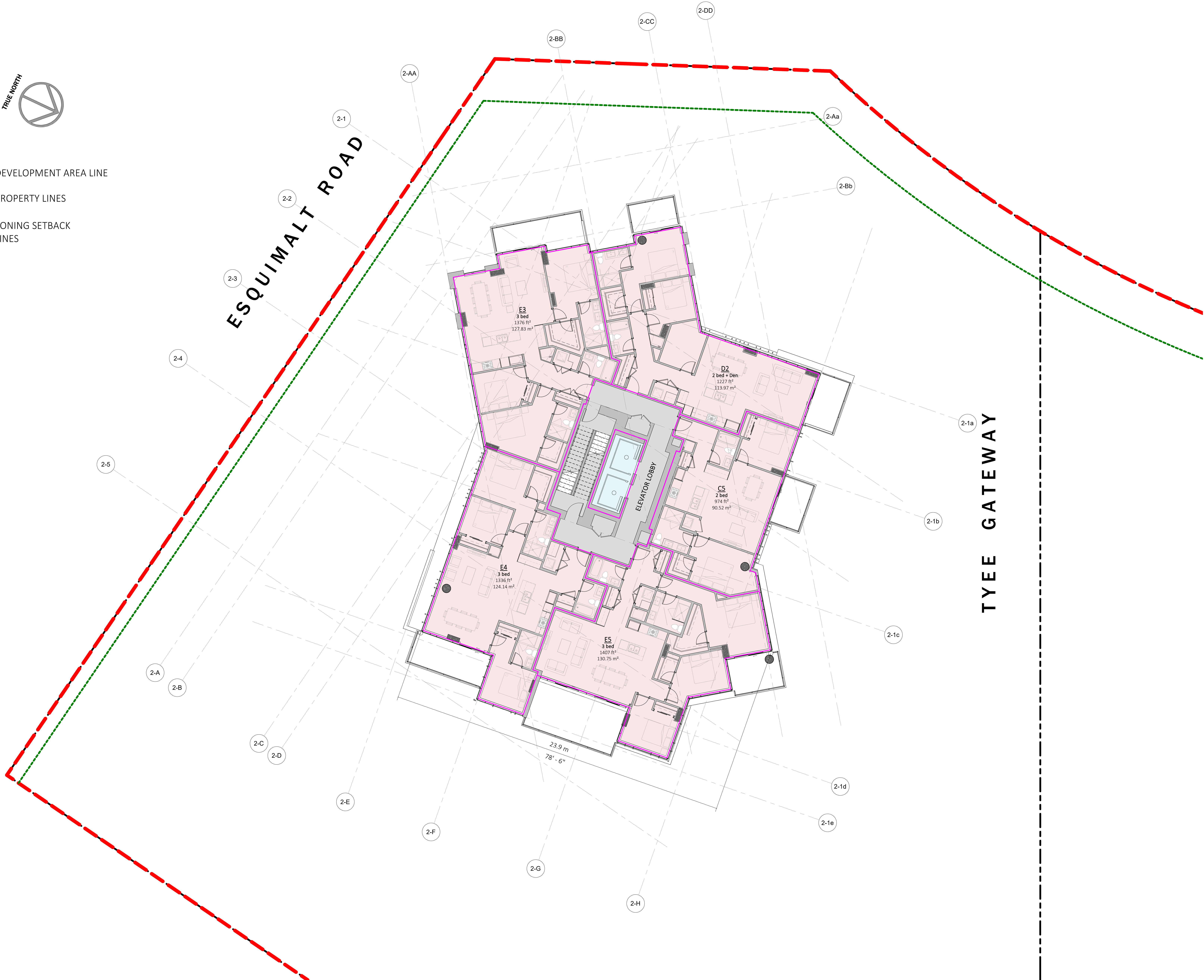
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 DEVELOPMENT AREA LINE

 PROPERTY LINES

 ZONING SETBACK LINES



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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE:
A2-2 TYP. PH FLOOR

BASE FILE:

2120

SCALE:

1 : 100

PLOT DATE:

JANUARY 24, 2022

DRAWN:

AA

CHECKED:

BR

PROJECT NO.

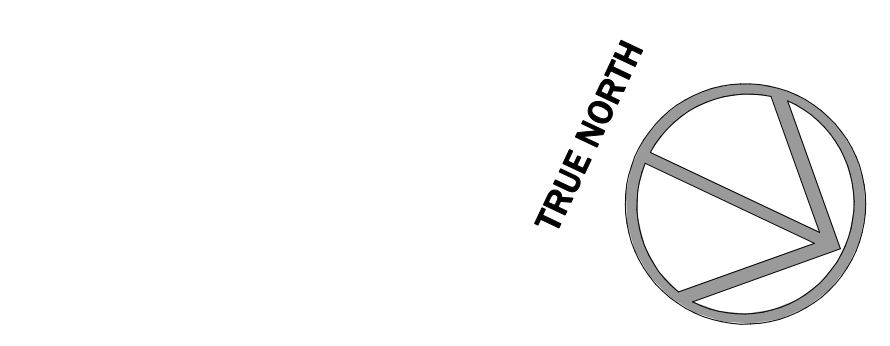
2120

DWG. NO.

A7.12

D.P. No : DE-
B.P. No : BU-

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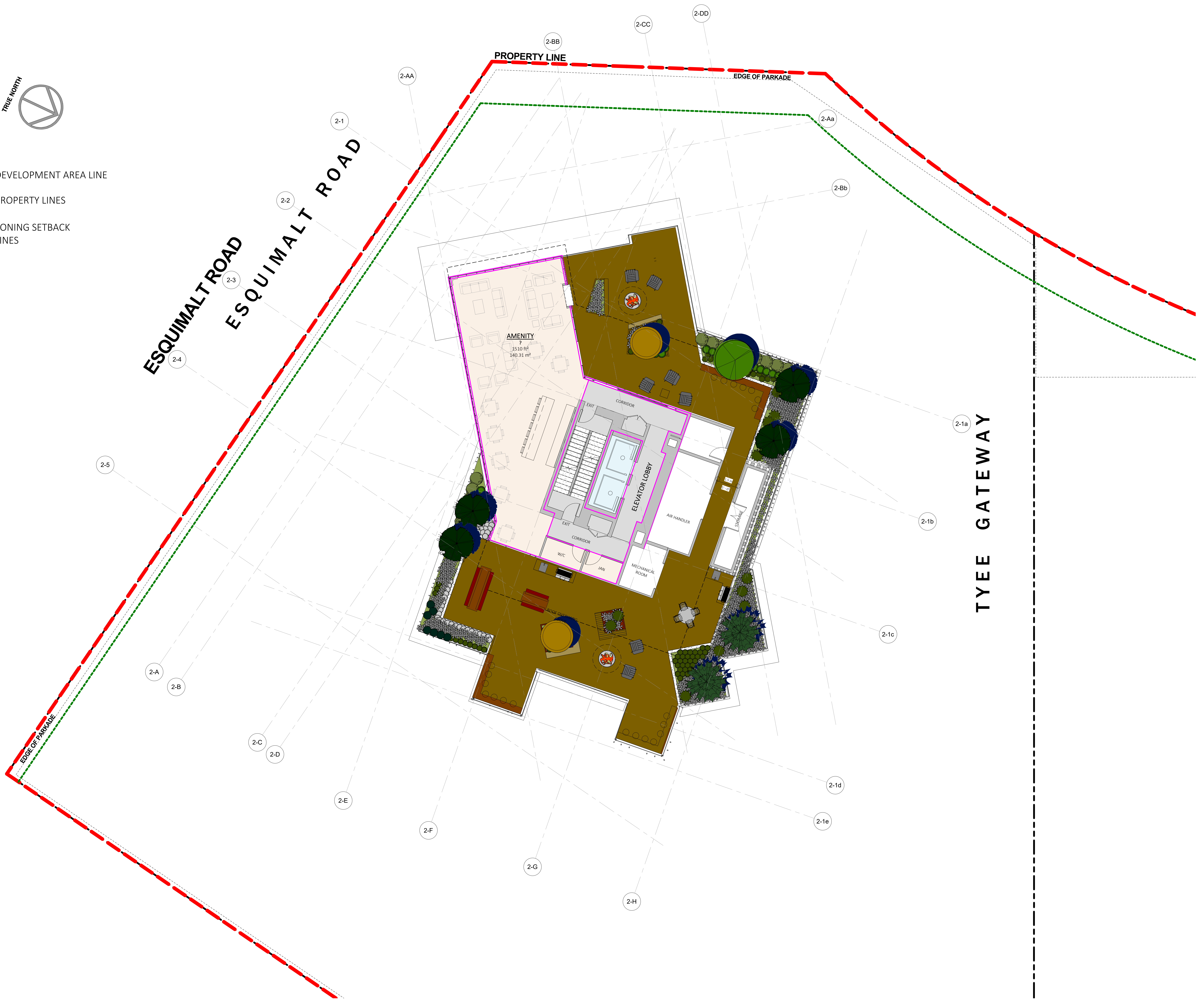


- DEVELOPMENT AREA LINE
- PROPERTY LINES
- ZONING SETBACK LINES

ESQUIMALT ROAD
ESQUIMALT ROAD

TYEE ROAD

TYEE GATEWAY



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ARCHITECTURAL SEAL:

CLIENT:
BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC
DRAWING TITLE:
A2-2 ROOF TOP

BASE FILE : 2021
SCALE: 1 : 100
PLOT DATE: MARCH 11 2022
DRAWN: AA
CHECKED: BR

PROJECT NO. **2111**

DWG. NO. **A7.13**

D.P. No : DE-
B.P. No : BU-

2023-05-17 10:35:08 AM
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TRUE NORTH

DEVELOPMENT AREA LINE

PROPERTY LINES

ZONING SETBACK LINES

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ARCHITECTURAL SEAL:

CLIENT:

BOSA
DEVELOPMENT

PROJECT:
RESIDENTIAL DEVELOPMENT

Dockside Green, Victoria, BC

DRAWING TITLE :
ROOF

BASE FILE : 2120

SCALE: 1 : 100

PLOT DATE: JANUARY 24, 2022

DRAWN: AA

CHECKED: BR

PROJECT NO.
2120

DWG. NO.

A7.14

D.P. No : DE-
B.P. No : BU-