

# BURNSIDE PHASE II

DEVELOPMENT PERMIT RE-SUBMISSION

**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans.  
**Received Date**  
April 13, 2026



**INTRACORP**  
Building the Extraordinary

**ARCADIS**

**BELLWETHER PHASE II**  
133-135 Gorge Road E, Victoria, BC

**DEVELOPMENT PERMIT RE-SUBMISSION 3**  
DDP01021

Submitted to City of Victoria  
by Arcadis Architects (Canada) Inc.  
April 01, 2026



**BELLWETHER - PHASE 2 BUILDING 1 + 2**

April 1, 2026

PROJECT DESCRIPTION	
PROJECT NAME	BELLWETHER (BURNSIDE GORGE) - PHASE 2
PROJECT ADDRESS	135 GORGE ROAD E
PID	002-606-421
CURRENT ZONING	CD-20
PREVIOUS ZONING	T1
ALLOWABLE FSR	2.00
PROPOSED FSR	2.00

SITE AREA			
PHASE 2 SITE AREA AND FSR	AREA Ha	AREA Ft²	AREA m²
SITE AREA - PHASE 2	1.249	134,409	12,487
ALLOWABLE FSR	2.00	2,000	2,000
<b>TOTAL ALLOWABLE FSR</b>	<b>2.00</b>	<b>268,818</b>	<b>24,974</b>

INTERNAL SITE BREAKDOWN			
PHASE 2 - B1A+B	AREA Ha	AREA Ft²	AREA m²
PHASE 2 - B1A+B	0.620	66,797	6,205
PHASE 2 - B2A + B2B	0.628	67,622	6,282
<b>TOTAL PARCEL AREA</b>	<b>1.249</b>	<b>134,409</b>	<b>12,487</b>

SITE COVERAGE + OPEN SPACE			
SITE COVERAGE	46 %	OPEN SPACE	36.94 %
TOTAL PHASE 2 SITE COVERAGE	61,983.00 Ft²	TOTAL PHASE 2 OPEN SPACE	49,655.00 Ft²
	5,758.41 m²		4,613.10 m²

HEIGHT FROM AVERAGE GRADE				
BUILDING	HEIGHT IN m ALLOWABLE	HEIGHT IN m PROPOSED	HEIGHT IN m PROPOSED	No. OF STOREYS
BUILDING 1A	22 m	20.93m	66' - 8"	6
BUILDING 1B	22 m	20.93m	66' - 8"	6
BUILDING 2A	22 m	20.613	67' - 7 1/2"	6
BUILDING 2B	22 m	20.613	67' - 7 1/2"	6

SETBACKS				
DESCRIPTION	REQUIRED DIST. in m	DISTANCES PROVIDED		
PHASE 2 - NORTH PL	5m	5m	16' - 4 7/8"	
PHASE 2 - EAST PL	6m	10m	32' - 9 3/4"	
PHASE 2 - SOUTH PL (RIPARIAN...)	15m	15m	49' - 2 1/2"	
PHASE 2 - WEST PL	6m	6m	19' - 8 1/4"	

Unit Location	Total Area (Ft²)	Average Area (Ft²)	Count by Level						Total Count	% of Type Mix	% of Total Mix
			01	02	03	04	05	06			
<b>Jr 1 Bed</b>											
B1a	4,466	447	0	2	2	2	2	2	10	33%	3%
B1b	2,271	554	0	1	1	1	1	1	5	17%	2%
B2a	1,111	370	0	0	0	1	1	1	3	10%	1%
B2b	5,359	447	0	0	3	3	3	3	12	40%	4%
<b>13,707</b>	<b>457</b>	<b>0</b>	<b>3</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>30</b>	<b>93%</b>	<b>9%</b>	
<b>1 Bed</b>											
B1a	21,829	475	1	9	9	9	9	9	46	153%	14%
B1b	20,022	513	0	7	8	8	8	8	39	130%	12%
B2a	5,098	509	1	2	2	2	2	2	10	33%	3%
B2b	843	421	2	0	0	0	0	0	2	7%	1%
<b>47,790</b>	<b>483</b>	<b>4</b>	<b>17</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>97</b>	<b>303%</b>	<b>30%</b>	
<b>Jr 2 Bed</b>											
B1a	29,877	586	0	10	10	10	10	10	50	99%	15%
B1b	0	0	0	0	0	0	0	0	0	0%	0%
B2a	11,518	576	0	4	4	4	4	4	20	24%	6%
B2b	8,619	575	0	3	3	3	3	3	15	18%	5%
<b>50,014</b>	<b>588</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>65</b>	<b>26%</b>	<b>26%</b>	
<b>2 Bed</b>											
B1a	11,001	688	1	3	3	3	3	3	16	21%	5%
B1b	10,700	713	0	3	3	3	3	3	15	20%	5%
B2a	17,835	713	2	4	4	4	4	4	25	33%	8%
B2b	14,172	709	3	2	3	4	4	4	20	26%	6%
<b>63,708</b>	<b>797</b>	<b>6</b>	<b>12</b>	<b>13</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>76</b>	<b>23%</b>	<b>23%</b>	
<b>Jr 3 Bed</b>											
B1a	4,486	689	0	1	1	1	1	1	5	7%	2%
B1b	0	0	0	0	0	0	0	0	0	0%	0%
B2a	10,579	882	2	2	2	2	2	2	12	18%	4%
B2b	4,449	880	0	1	1	1	1	1	5	7%	2%
<b>19,524</b>	<b>697</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>22</b>	<b>7%</b>	<b>7%</b>	
<b>3 Bed</b>											
B1a	0	0	0	0	0	0	0	0	0	0%	0%
B1b	0	0	0	0	0	0	0	0	0	0%	0%
B2a	5,722	1,144	0	1	1	1	1	1	5	6%	2%
B2b	9,468	941	0	2	2	2	2	2	10	67%	3%
<b>15,192</b>	<b>1,988</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>15</b>	<b>9%</b>	<b>9%</b>	
<b>Total</b>	<b>199,859</b>	<b>615</b>	<b>12</b>	<b>56</b>	<b>62</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>325</b>	<b>100%</b>	<b>100%</b>

**AREAS**

PHASE 2 BUILDING AREAS COMBINED	ELEVATION (ft)	FLOOR TO FLOOR(ft)	UNIT COUNT	GROSS FSR AREA BEFORE EXCLUSIONS (Ft²)						EXCLUSIONS (Ft²)				FSR AREA	
				PARKING COMMON	RETAIL	AMENITY	LOBBY	CIRCULATION	RESIDENTIAL	SUBTOTAL	PARKING	ELEVATOR	LONG TERM BIKES		SUBTOTAL
LEVEL															
ROOF			-	2,114	0	0	0	3,097	0	5,211	0	528	0	528	4,684
LEVEL 06			65	1,537	0	0	0	6,897	39,932	48,367	0	528	0	528	47,839
LEVEL 05			65	1,537	0	0	0	6,897	39,932	48,367	0	528	0	528	47,839
LEVEL 04			65	1,537	0	0	0	6,897	39,932	48,367	0	528	0	528	47,839
LEVEL 03			62	946	0	0	0	6,868	38,103	45,616	0	528	0	528	45,090
LEVEL 02			56	1,166	0	916	1,592	7,394	34,656	45,693	0	528	0	528	45,166
LEVEL 01			12	36,388	0	7,360	508	10,371	7,303	60,929	30,211	478	0	30,699	30,239
LEVEL P1			-	68,479	0	0	0	3,170	0	71,649	55,491	383	8,121	63,994	-
			<b>325</b>	<b>112,436</b>	-	<b>8,276</b>	<b>2,038</b>	<b>51,592</b>	<b>199,859</b>	<b>374,291</b>	<b>85,702</b>	<b>4,029</b>	<b>8,121</b>	<b>97,851</b>	<b>268,695</b>
				<b>10,446</b>	-	<b>769</b>	<b>189</b>	<b>4,793</b>	<b>18,589</b>	<b>34,764</b>	<b>7,962</b>	<b>374</b>	<b>754</b>	<b>9,091</b>	<b>24,963</b>

RESIDENTIAL UNIT AREA - TYPICAL FLOOR EFFICIENCY		38,103 Ft²	84%	TOTAL COMMON AND CIRCULATION FSR AREA		78,326 Ft²	FSR AREA PERMITTED		268,818
TOTAL RESIDENTIAL FSR UNIT AREA EFFICIENCY		199,859 Ft²	53%	TOTAL RESIDENTIAL FSR AREA		199,859 Ft²	TOTAL COMMERCIAL FSR AREA		268,695
				PROPOSED TOTAL GROSS FSR AREA		374,291 Ft²	FSR AREA ACHIEVED		268,695
				TOTAL COMMERCIAL % OF PROJECT		N/A	DIFFERENCE		123
				RESIDENTIAL EFFICIENCY EXCL COMMERCIAL AND PARKADE		69%	FSR ACHIEVED		2.00

Note: Proposed Site FSR being submitted is 2.00. It is anticipated that the additional 123 Ft² will be added during the construction drawings process as part of design development and consultant coordination.

LEVEL	UNIT TYPE												NUMBER OF UNITS			
	JR 1 BR		1 BR		JR 2 BR		3 BR		JR 3 BR		3 BR		3 BR		3 BR	
	B1a + 1b	B2a + 2b	B1a + 1b	B2a + 2b	B1a + 1b	B2a + 2b	B1a + 1b	B2a + 2b	B1a + 1b	B2a + 2b	B1a + 1b	B2a + 2b	B1a + 1b	B2a + 2b	B1a + 1b	B2a + 2b
6	3	4	17	2	10	7	6	9	1	3	0	3	37	28		
5	3	4	17	2	10	7	6	9	1	3	0	3	37	28		
4	3	4	17	2	10	7	6	9	1	3	0	3	37	28		
3	3	3	17	2	10	7	6	7	1	3	0	3	37	25		
2	3	0	17	1	10	7	6	6	1	3	0	3	36	20		
1	0	0	0	0	0	0	1	0	0	2	0	0	0	10		
	15	15	85	9	50	38	31	45	5	22	0	15	196	139		
<b>TOTAL PER BUILDING</b>																
<b>COMBINED TOTAL</b>	<b>30</b>	<b>15</b>	<b>85</b>	<b>97</b>	<b>50</b>	<b>38</b>	<b>31</b>	<b>45</b>	<b>5</b>	<b>22</b>	<b>0</b>	<b>15</b>	<b>196</b>	<b>139</b>		
<b>UNIT MIX</b>	<b>9%</b>		<b>30%</b>		<b>26%</b>		<b>23%</b>		<b>7%</b>			<b>5%</b>		<b>100%</b>		

**ACCESSIBLE | ADAPTABLE | UNIVERSAL UNITS BY LEVEL**

LEVEL	ACCESSIBLE	ADAPTABLE	UNIVERSAL	TOTAL	AREA Ft²	AREA m²
B01 - LEVEL 06	8	0	0	8	4,213 Ft²	391 m²
B01 - LEVEL 05	8	0	0	8	4,213 Ft²	391 m²
B01 - LEVEL 04	8	0	0	8	4,213 Ft²	391 m²
B01 - LEVEL 03	6	1	1	8	4,213 Ft²	391 m²
B01 - LEVEL 02	5	1	1	7	3,686 Ft²	342 m²
<b>COMBINED TOTAL</b>	<b>35</b>	<b>2</b>	<b>2</b>	<b>39</b>	<b>20,538 Ft²</b>	<b>1,908 m²</b>

**UNITS BY BUILDING AND LEVEL**

LEVEL	JR 1 BED	1 BED	JR 2 BED	2 BED	JR 3 BED	3 BED	TOTAL	AREA Ft²	AREA m²
B01 - LEVEL 06	2	9	10	3	1	0	25	14,128 Ft²	1,313 m²
B01 - LEVEL 05	2	9	10	3	1	0	25	14,128 Ft²	1,313 m²
B01 - LEVEL 04	2	9	10	3	1	0	25	14,128 Ft²	1,313 m²
B01 - LEVEL 03	2	9	10	3	1	0	25	14,128 Ft²	1,313 m²
B01 - LEVEL 02	2	9	10	3	1	0	25	14,128 Ft²	1,313 m²
B01 - LEVEL 01	0	1	0	1	0	0	2	1,113 Ft²	103 m²
<b>TOTAL</b>	<b>10</b>	<b>46</b>	<b>50</b>	<b>16</b>	<b>5</b>	<b>0</b>	<b>127</b>	<b>71,669 Ft²</b>	<b>6,658 m²</b>
<b>B1b</b>									
B01 - LEVEL 06	1	8	0	3	0	0	12	6,806 Ft²	632 m²
B01 - LEVEL 05	1	8	0	3	0	0	12	6,806 Ft²	632 m²
B01 - LEVEL 04	1	8	0	3	0	0	12	6,806 Ft²	632 m²
B01 - LEVEL 03	1	8	0	3	0	0	12	6,806 Ft²	632 m²
B01 - LEVEL 02	1	7	0	3	0	0	11	5,268 Ft²	502 m²
<b>TOTAL</b>	<b>5</b>	<b>30</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>33,493 Ft²</b>	<b>3,112 m²</b>
<b>B2a</b>									
B02 - LEVEL 06	1	2	4	5	2	1	15	10,300 Ft²	

**PARKING COUNT**

TYPE OF PARKING	RULE	BYLAW REQUIREMENT			CLIENT REQUIREMENT		
		BUILDING STATS	REQUIRED PARKING	UNIT COUNT	RULE	BUILDING STATS	REQUIRED PARKING
RESIDENTIAL	0.75 PER UNIT < 45 m <sup>2</sup> 0.9 PER UNIT ≥ 45 m <sup>2</sup> BUT ≤ 70 m <sup>2</sup> 1.3 PER UNIT ≥ 70 m <sup>2</sup>	UNIT COUNT	311	0.50 PER UNIT	UNIT COUNT	163	
		70	53		325		
		167	169		68	89	
COMMERCIAL RETAIL	1 SPACES PER 37.5 m <sup>2</sup> OF GROSS FLOOR AREA	AREA	0	SAME AS BYLAW		0	
		m <sup>2</sup>	0				
VISITOR PARKING	0.1 PER UNIT	UNIT COUNT	33	SAME AS BYLAW		33	
		325	33				
TOTAL REQUIRED BY BYLAW		344		TOTAL REQUIRED BY CLIENT		196	
TOTAL PROVIDED (INCL. ACCESSIBLE)		242	RES RATIO PROVIDED/UNIT	0.64	DIFFERENCE		46

**BIKE COUNT**

TYPE OF BIKE PARKING	BYLAW REQUIREMENT	BUILDING STATS		CITY REQUIREMENT			
		< 45 m <sup>2</sup>	> 45 m <sup>2</sup>	LONG TERM	SHORT TERM	LONG TERM	SHORT TERM
RESIDENTIAL	LONG TERM: 1 PER UNIT ≥ 45 m <sup>2</sup> AND 1.25 PER UNIT < 70 m <sup>2</sup> SHORT TERM: GREAT OF 6 PER BUILDING OR 0.1 PER UNIT	70	255	390	33		
		167	0				
COMMERCIAL	LONG TERM CLASS A: 1 PER 200 m <sup>2</sup> SHORT TERM CLASS B: 1 PER 200 m <sup>2</sup>	0	0	0	0		
TOTAL REQUIRED	SHORT TERM	33					
	LONG TERM	390					
		SURPLUS (DEFICIENCY)		PROVIDED BY TYPE			
		3		LTG	LTC	LTW	STG
PROVIDED	SHORT TERM	36		190	40	188	36
	LONG TERM	398					

**VEHICLE PARKING STALLS PROVIDED - BY LEVEL**

LEVEL	STALL TYPE	TOTAL
B1		
B01 - LEVEL 01	RESIDENTIAL	56
		56
B01 - LEVEL P1	RESIDENTIAL	63
B01 - LEVEL P1	RESIDENTIAL - ACCESSIBLE	5
B01 - LEVEL P1	RESIDENTIAL - CAR SHARE	1
B01 - LEVEL P1	RESIDENTIAL - ACCESSIBLE VAN	1
B01 - LEVEL P1	RESIDENTIAL - CAR SHARE	1
B01 - LEVEL P1	VISITOR	10
B01 - LEVEL P1	VISITOR - ACCESSIBLE VAN	1
		89
		139
B2		
B02 - LEVEL 01	RESIDENTIAL	24
B02 - LEVEL 01	RESIDENTIAL - ACCESSIBLE	3
B02 - LEVEL 01	RESIDENTIAL - CAR SHARE	1
B02 - LEVEL 01	VISITOR	13
B02 - LEVEL 01	VISITOR - ACCESSIBLE VAN	1
		42
B02 - LEVEL P1	RESIDENTIAL	58
B02 - LEVEL P1	RESIDENTIAL - ACCESSIBLE	2
B02 - LEVEL P1	RESIDENTIAL - ACCESSIBLE VAN	1
		61
		103
TOTAL		242

**VEHICLE PARKING STALLS PROVIDED - BY TYPE**

STALL TYPE	TOTAL
B1	
RESIDENTIAL	110
RESIDENTIAL - ACCESSIBLE	5
RESIDENTIAL - ACCESSIBLE VAN	1
RESIDENTIAL - CAR SHARE	1
VISITOR	19
VISITOR - ACCESSIBLE VAN	1
	139
B2	
RESIDENTIAL	82
RESIDENTIAL - ACCESSIBLE	5
RESIDENTIAL - ACCESSIBLE VAN	1
RESIDENTIAL - CAR SHARE	1
VISITOR	10
VISITOR - ACCESSIBLE VAN	1
	103
TOTAL	242

**ACCESSIBLE STALL REQUIREMENT**

RULE	BUILDING	REQUIRED	PROVIDED
101 OR MORE RESIDENTIAL = 1 ACCESSIBLE / 25 SPACES	B1a + B1b	6	6
2-6 ACCESSIBLE RESIDENTIAL = 1 ACCESSIBLE VAN INCLUDED IN TOTAL ACCESSIBLE RES. STALL REQ. LISTED ABOVE	B1a + B1b	1	1
6-25 VISITOR = 0 ACCESSIBLE	B1a + B1b	0	0
6-25 VISITOR = 1 ACCESSIBLE VAN	B1a + B1b	1	1
<b>BUILDING 1 SUBTOTAL</b>			
		7	7
101 OR MORE RESIDENTIAL = 1 ACCESSIBLE / 25 SPACES	B2a + B2b	5	5
2-6 ACCESSIBLE RESIDENTIAL = 1 ACCESSIBLE VAN INCLUDED IN TOTAL ACCESSIBLE RES. STALL REQ. LISTED ABOVE	B2a + B2b	1	1
6-25 VISITOR = 0 ACCESSIBLE	B2a + B2b	0	0
6-25 VISITOR = 1 ACCESSIBLE VAN	B2a + B2b	1	1
<b>BUILDING 2 SUBTOTAL</b>			
		6	6
<b>TOTAL</b>		13	13

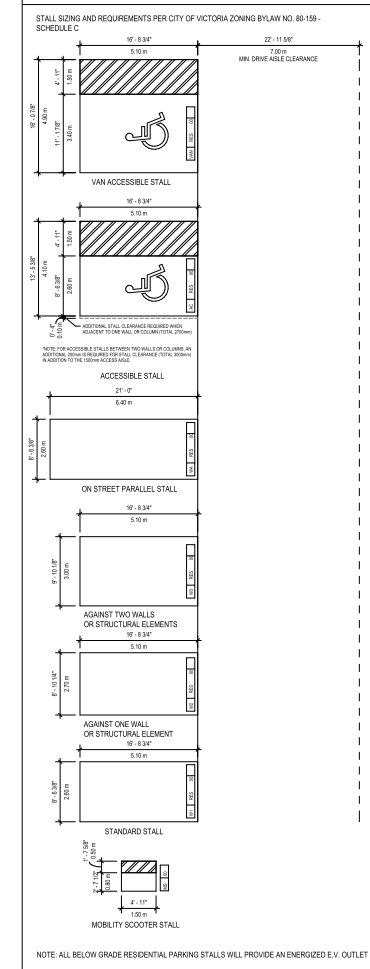
**BICYCLE PARKING STALLS PROVIDED**

LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B1				
B01 - LEVEL 01	CLASS B	SHORT TERM GROUND ANCHORED	10	2%
B01 - LEVEL 02	CLASS B	SHORT TERM GROUND ANCHORED	10	2%
B01 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	52	12%
B01 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	54	12%
B01 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	2	0%
			126	
B2				
B02 - LEVEL 01	CLASS B	SHORT TERM GROUND ANCHORED	12	3%
B02 - LEVEL 02	CLASS B	SHORT TERM GROUND ANCHORED	10	2%
B02 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	26%
B02 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	138	31%
B02 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	9%
			314	
COMBINED TOTAL			442	

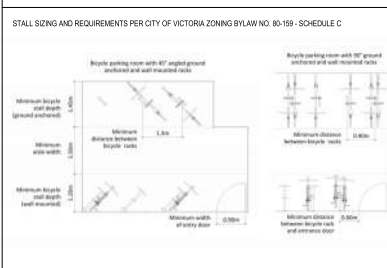
**MOBILITY SCOOTER STALLS PROVIDED**

STALL TYPE	TOTAL
B1	
MOBILITY SCOOTER	9
B2	
MOBILITY SCOOTER	7
TOTAL	16

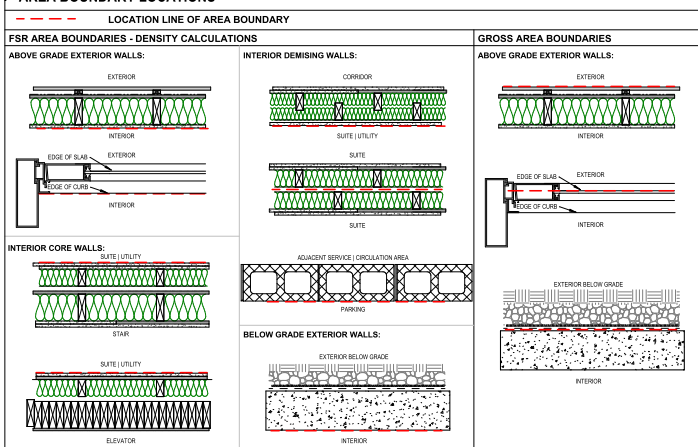
**VEHICLE PARKING LEGEND**



**VICTORIA ZONING BYLAW BICYCLE PARKING DIAGRAMS**



**AREA BOUNDARY LOCATIONS**



Suite 600 Burrard Street Vancouver, Canada, V6C 2B5

**ARCADIS ARCHITECTS (CANADA) INC.**

ISSUES	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

CONSULTANTS

SEAL



**ARCADIS**

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PROJECT: BELLWETHER PHASE II 133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 30257313  
DRAWN BY: ARCADIS  
PROJECT MGR: ARCADIS  
SHEET TITLE: PROJECT INFORMATION + STATISTICS

CHECKED BY: ARCADIS  
APPROVED BY: ARCADIS

SHEET NUMBER: **DP0.10.00** ISSUE: **D**



1 SITE SURVEY  
 DP0.10.01  
 SCALE: NTS

**NOTE:**  
 SURVEY PLAN IS CROPPED AND REDUCED FROM FULL  
 SIZE TO FIT THIS SHEET.  
 REFER TO SURVEY PLAN FROM BENNETT LAND  
 SURVEYING FOR SCALED DRAWING.

CLIENT  
**INTRACORP**  
 Building the Extraordinary

Suite 600 Burrard Street Vancouver,  
 Canada, V6C 2B5

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Arcadis Architects (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2028-04-01

CONSULTANTS

SEAL

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PROJECT  
**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

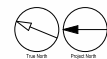
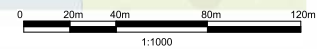
PROJECT NO:  
 30257313  
 DRAWN BY: **KL** CHECKED BY: **KL**  
 PROJECT MGR: **CV** APPROVED BY: **LM**

SHEET TITLE  
**SITE SURVEY**

SHEET NUMBER  
**DP0.10.01** ISSUE  
**D**



1 OVERALL CONTEXT PLAN  
 SCALE: 1:1000



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ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

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PROJECT  
**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

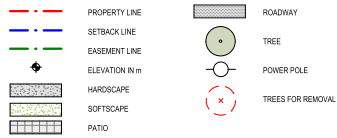
PROJECT NO:  
 30257313

DRAWN BY: ARCADIS	CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS	APPROVED BY: ARCADIS

SHEET TITLE  
**CONTEXT PLAN**

SHEET NUMBER <b>DP0.10.02</b>	ISSUE <b>D</b>
----------------------------------	-------------------

**LEGEND**



- NOTES**
- SIGNAGE BY OTHERS.
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  - FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
  - FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
  - FOR ADDITIONAL GRADES REFER TO SHEETS DP0 10.06, DP0 10.07, LANDSCAPE AND CIVIL DRAWINGS.

**BELLWETHER STATISTICS - PHASE 2**

PROJECT DESCRIPTION	
PROJECT NAME	BELLWETHER
PROJECT ADDRESS	135 GORGE ROAD E
PID	002-608-421
CURRENT ZONING	CD-20
PREVIOUS ZONING	T1
PROPOSED FSR	2.00

SITE AREA			
	SITE AREA Ha	SITE AREA m <sup>2</sup>	FSR AREA m <sup>2</sup>
	SITE AREA - PHASE 2	1.25	12,487
	ALLOWABLE FSR MULTIPLIER	2.00	2.00
	<b>TOTAL ALLOWABLE FSR (m<sup>2</sup>)</b>		<b>24,974</b>

INTERNAL SITE BREAKDOWN			
	AREA Ha	AREA m <sup>2</sup>	AREA ft <sup>2</sup>
PHASE 2 - B1A+1B	0.620	6,205	66,787
PHASE 2 - B2A+2B	0.628	6,282	67,622
<b>TOTAL PARCEL AREA</b>	<b>1.249</b>	<b>12,487</b>	<b>134,409</b>

SITE COVERAGE + OPEN SPACE	
	PHASE 2
TOTAL SITE COVERAGE %	40%
TOTAL SITE COVERAGE (m <sup>2</sup> )	5,660
TOTAL SITE OPEN SPACE %	57%
TOTAL SITE OPEN SPACE (m <sup>2</sup> )	3,623

**HEIGHT FROM AVERAGE GRADE**

	HEIGHT IN m	No. OF..
PHASE 2 - B1A	20.93m	6
PHASE 2 - B1B	20.93m	6
PHASE 2 - B2A	20.613	6
PHASE 2 - B2B	20.613	6

**SETBACKS**

	DISTANCE IN m	DISTANCE IN FT
PHASE 2 - NORTH PL	5m	16' - 4 7/8"
PHASE 2 - EAST PL	10m	32' - 9 3/4"
PHASE 2 - SOUTH PL (RIPARIAN SRW)	15m	49' - 2 1/2"
PHASE 2 - WEST PL	5m	19' - 8 1/4"

**PARKING**

VEHICLE STALLS	REQUIRED	PROVIDED
COMMERCIAL	0	0
COMMERCIAL ACCESSIBLE	0	0
VISITOR	19	33
VISITOR ACCESSIBLE	2	2
VISITOR ACCESSIBLE VAN	2	2
RESIDENTIAL	129	194
RESIDENTIAL ACCESSIBLE	11	11
RESIDENTIAL ACCESSIBLE VAN	0	0
LOADING STALLS	0	0
<b>PHASE 2 TOTAL</b>	<b>163</b>	<b>242</b>

BIKE STALLS	REQUIRED	PROVIDED	%
SHORT TERM RESIDENTIAL	33	36	
LONG TERM RES. GROUND ANCHORED	199	190	48%
LONG TERM RESIDENTIAL CARGO	40	40	10%
LONG TERM RES. WALL ANCHORED	159	168	42%
<b>PHASE 2 TOTAL</b>	<b>431</b>	<b>434</b>	

**FSR AREAS - B1A+1B - RESIDENTIAL**

	OVERALL m <sup>2</sup>	FSR m <sup>2</sup>	UNIT COUNT
ROOF	260	227	0
LEVEL 06	2,307	2,274	37
LEVEL 05	2,307	2,274	37
LEVEL 04	2,307	2,274	37
LEVEL 03	2,307	2,274	37
LEVEL 02	2,286	2,253	36
LEVEL 01	2,970	1,498	2
LEVEL P1	3,803	0	0
<b>TOTAL</b>	<b>18,548</b>	<b>13,075</b>	<b>186</b>

**FSR AREAS - B2A+2B - RESIDENTIAL**

	OVERALL m <sup>2</sup>	FSR m <sup>2</sup>	UNIT COUNT
ROOF	224	208	0
LEVEL 06	2,186	2,170	28
LEVEL 05	2,186	2,170	28
LEVEL 04	2,186	2,170	28
LEVEL 03	1,931	1,915	25
LEVEL 02	1,959	1,943	20
LEVEL 01	2,691	1,311	10
LEVEL P1	2,853	0	0
<b>TOTAL</b>	<b>16,216</b>	<b>11,887</b>	<b>139</b>

**PROPOSED AREA TOTALS COMBINED**

	OVERALL m <sup>2</sup>	FSR m <sup>2</sup>	UNIT COUNT
B1A + 1B	18,548	13,075	186
B2A + 2B	16,216	11,887	139
<b>TOTAL</b>	<b>34,764</b>	<b>24,962</b>	<b>325</b>

**ADDITIONAL UNIT DATA**

LOCATION	NO. GROUND ORIENTED UNITS	MIN. UNIT SIZE m <sup>2</sup>
PHASE 2 - B1A + 1B	14	35.12
PHASE 2 - B2A + 2B	19	41.55
<b>TOTAL</b>	<b>33</b>	



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ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-09-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01	

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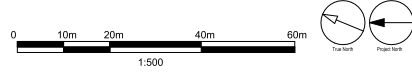
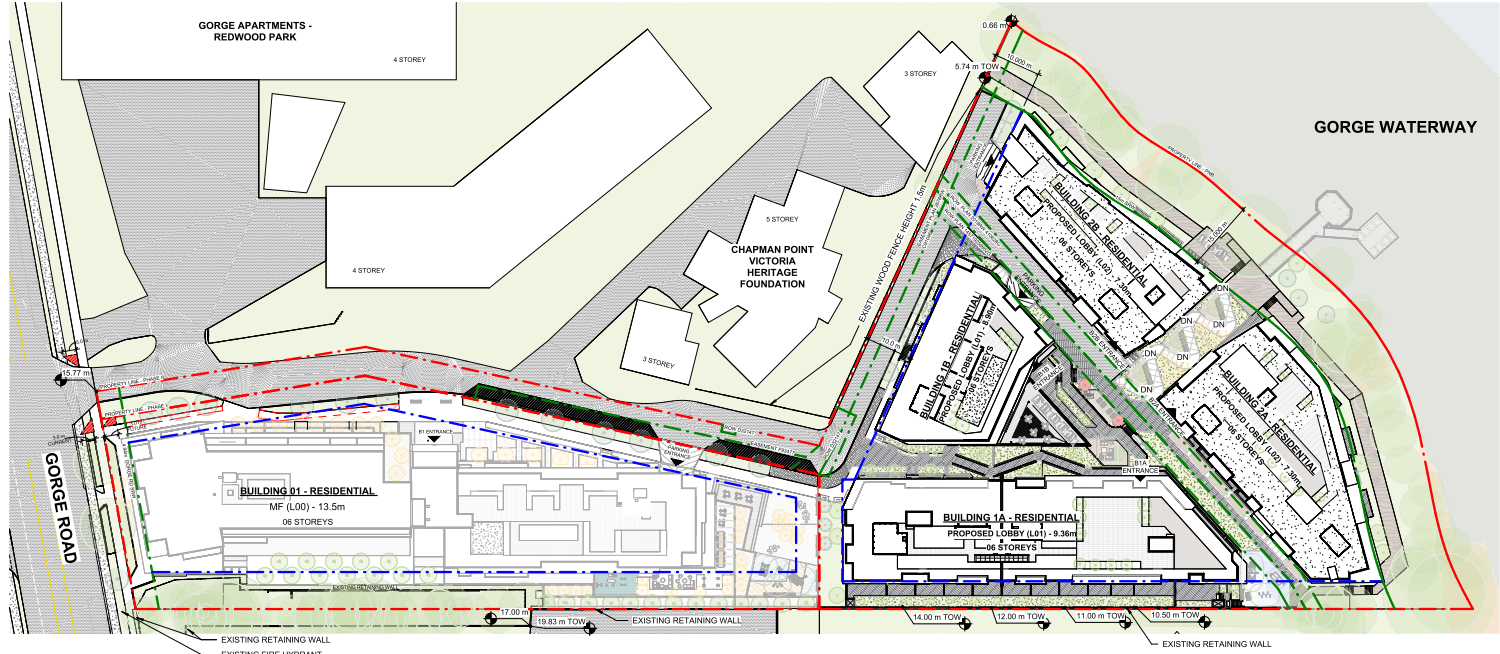
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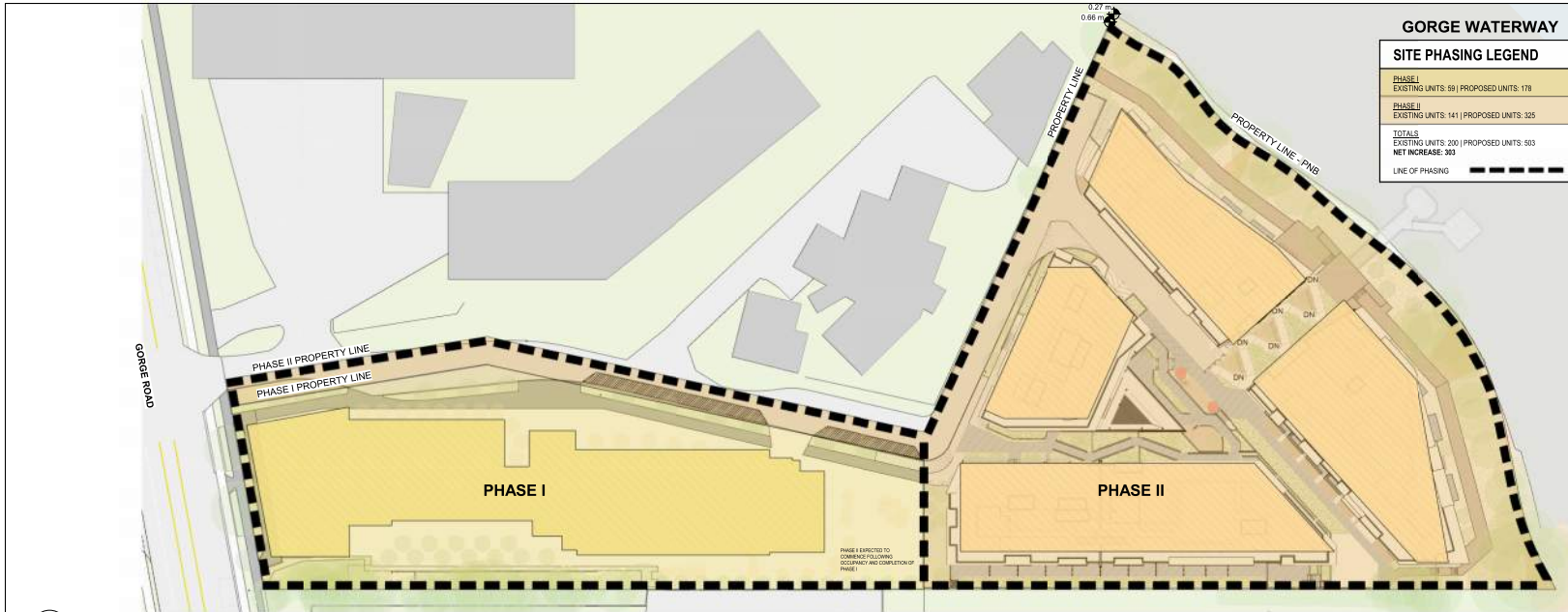
**PROJECT**  
BELLWETHER PHASE II  
133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO.** 30257313  
**DRAWN BY:** ARCADIS  
**CHECKED BY:** ARCADIS  
**PROJECT MGR:** ARCADIS  
**APPROVED BY:** ARCADIS  
**SHEET TITLE** OVERALL SITE PLAN

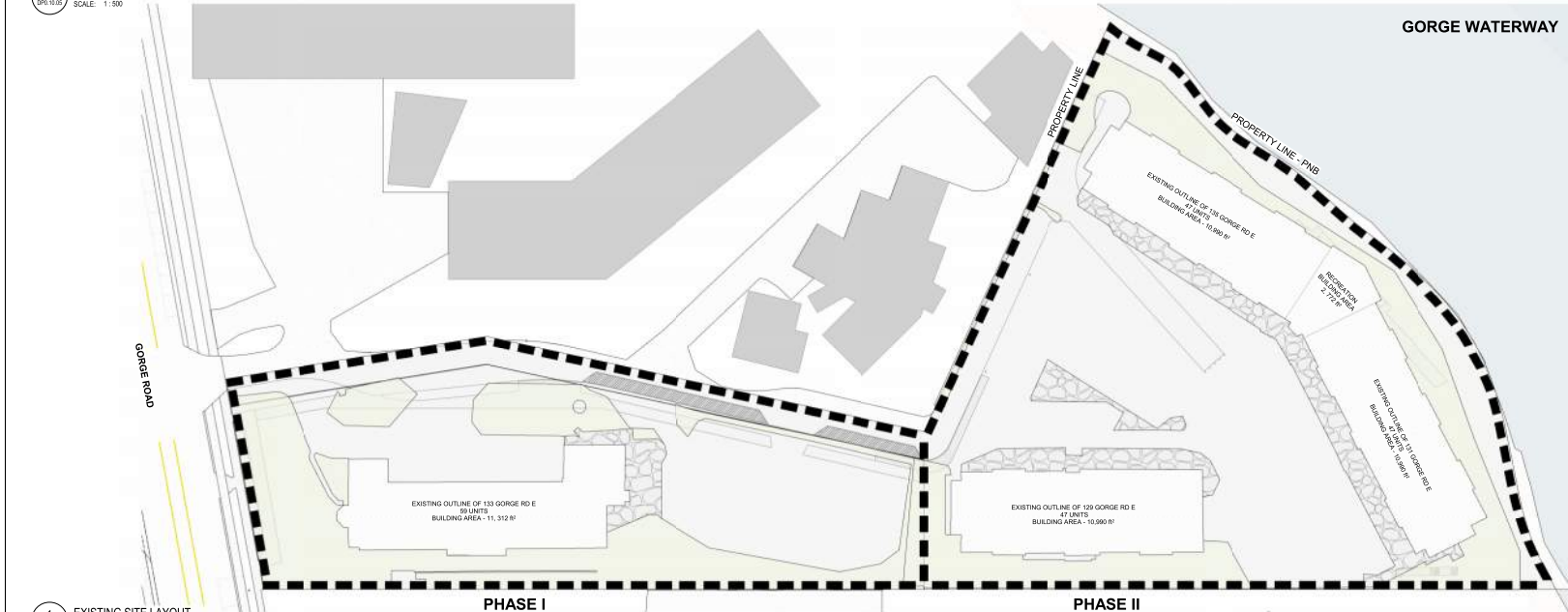
**SHEET NUMBER** DP0.10.03  
**ISSUE** D



1 OVERALL SITE PLAN  
SCALE: 1:500



2 OVERALL PHASING PLAN  
SCALE: 1:500



1 EXISTING SITE LAYOUT  
SCALE: 1:500

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**ISSUES**

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT RESUBMISSION 1	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-06-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

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PROJECT  
**BELLWETHER PHASE II**  
133-135 GORGE ROAD E, VICTORIA, BC

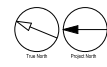
PROJECT NO:  
30257313

DRAWN BY: ARCADIS	CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS	APPROVED BY: ARCADIS

SHEET TITLE  
**PHASING PLAN**

SHEET NUMBER  
**DP0.10.05**

ISSUE  
**D**





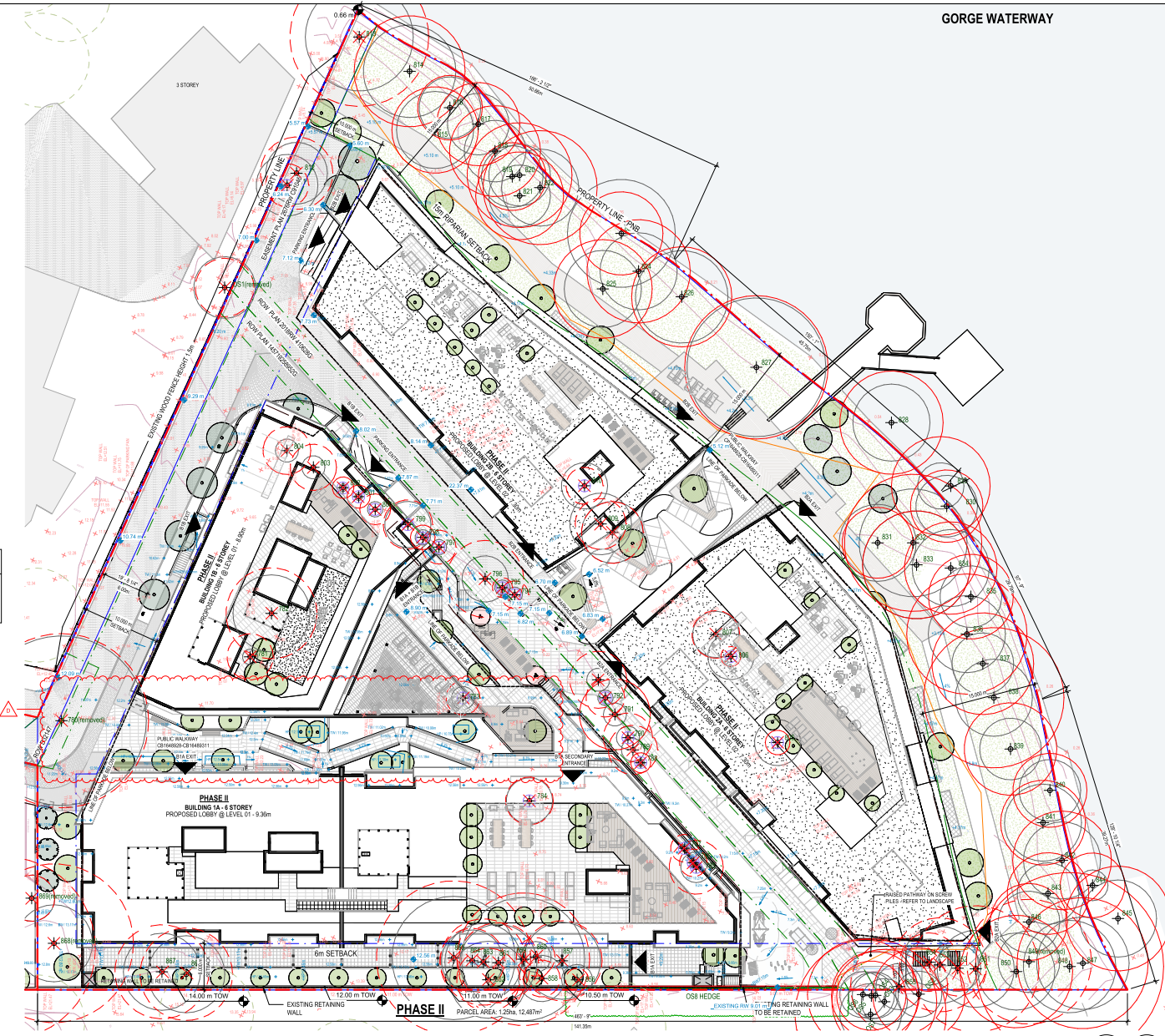
**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- + ELEVATION (m)
- HARDSCAPE
- SOFTSCAPE
- PATIO
- ROADWAY
- SITE SERVICES - REFER TO CIVIL
- + EXISTING SITE CONDITIONS
- + PROPOSED SITE CONDITIONS
- PROPOSED TREE
- TREES FOR REMOVAL
- TREE TRUNK
- DRILLINE RADIUS (m)
- CRITICAL ROOT ZONE RADIUS (m)
- EXISTING TREE WITH TAG

- NOTES**
1. SIGNAGE BY OTHERS.
  2. FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
  3. FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
  4. FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
  5. FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.
  6. FOR SITE LIGHTING DESIGN REFER TO ELECTRICAL DRAWINGS.
  7. FOR ADDITIONAL INFORMATION ON EXISTING & REMOVED TREES REFER TO ARBOURIST REPORT

**LEGAL DESCRIPTION AND MUNICIPAL ADDRESS**

LOTS 1 AND 2, SECTION 10, VICTORIA DISTRICT, PLAN 22873  
 CIVIC ADDRESS: 133 AND 135 EAST GORGE ROAD, VICTORIA, B.C.



GORGE WATERWAY

1 MULTI-DISCIPLINARY COORDINATION SITE PLAN  
 SCALE: 1:250



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ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-06-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-16
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

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**PROJECT**

**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO:** 30257313

<b>DRAWN BY:</b> ARCADIS	<b>CHECKED BY:</b> ARCADIS
<b>PROJECT MGR:</b> ARCADIS	<b>APPROVED BY:</b> ARCADIS

**SHEET TITLE**

**MULTI-DISCIPLINARY COORDINATION SITE PLAN**

<b>SHEET NUMBER</b>	<b>ISSUE</b>
<b>DP0.10.07</b>	<b>D</b>

2025-04-02 02:10:27 PM

Arcadis (2025-12-16) 133-135 GORGE ROAD E, VICTORIA, BC (DP0.10.07) - 1:250

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- + ELEVATION N m
- HARDSCAPE
- SOFTSCAPE
- PATIO
- ROADWAY
- PROPOSED TREE
- TREES FOR REMOVAL
- TREE TRUNK  
DRIPLINE RADIUS (m)
- CRITICAL ROOT ZONE RADIUS (m)
- EXISTING TREE WITH TAG

**NOTES**

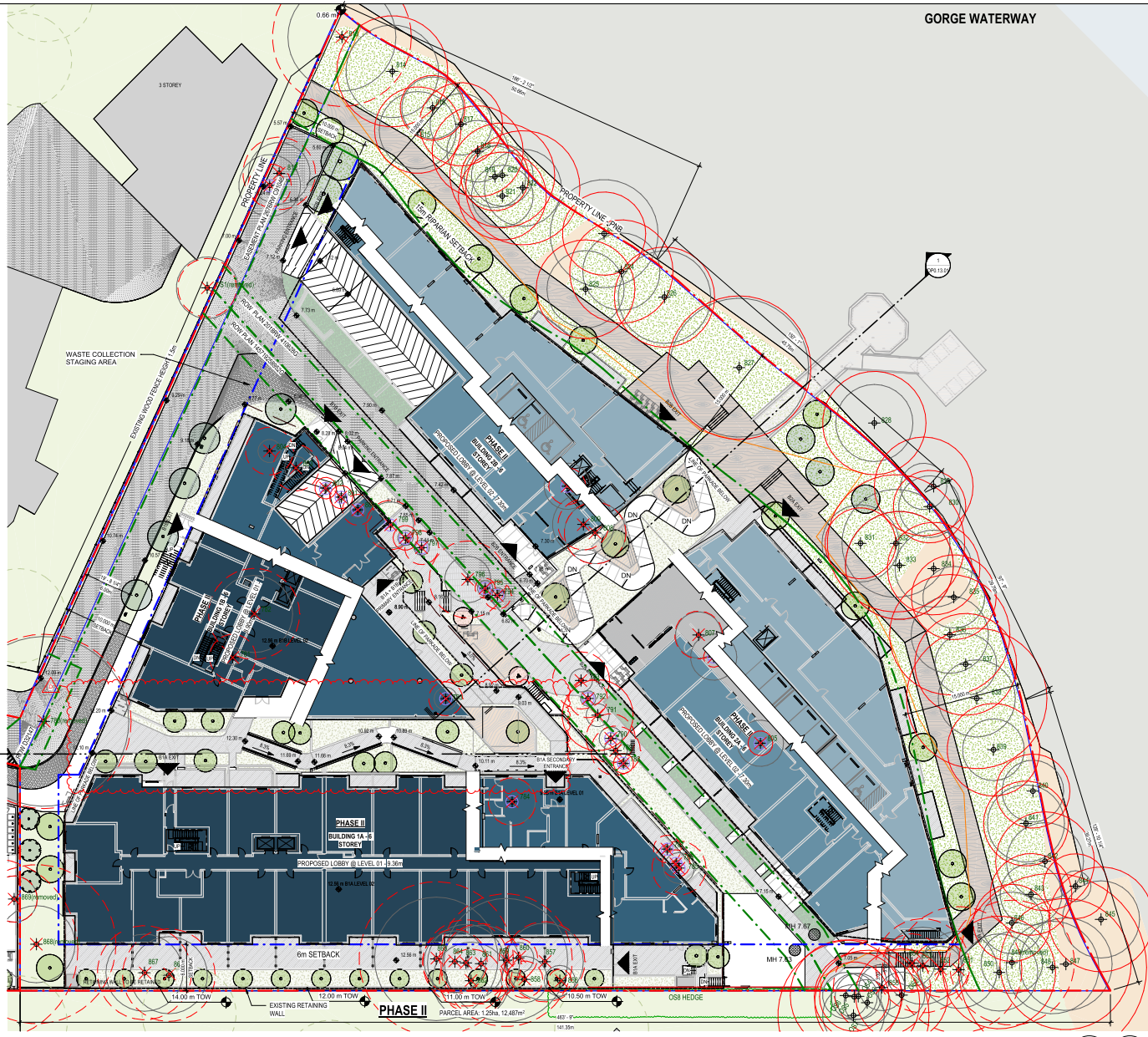
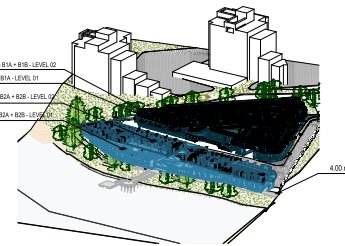
1. SIGNAGE BY OTHERS.
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**LEGAL DESCRIPTION AND MUNICIPAL ADDRESS**

LOTS 1 AND 2, SECTION 10, VICTORIA DISTRICT, PLAN 22573  
 CIVIC ADDRESS: 133 AND 135 EAST GORGE ROAD, VICTORIA, B.C.

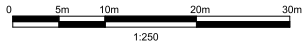
**SITE PLAN LEGEND**

- LEVEL 02 - 01A + 01B
- LEVEL 01 - 01A + 01B
- LEVEL 02 - 02A + 02B
- LEVEL 01 - 02A + 02B



GORGE WATERWAY

1 OVERALL PHASE 2 SITE PLAN  
 SCALE: 1:250



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ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT SUBMISSION	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

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**PROJECT**

**BELLWETHER PHASE II**

133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO:** 30257313

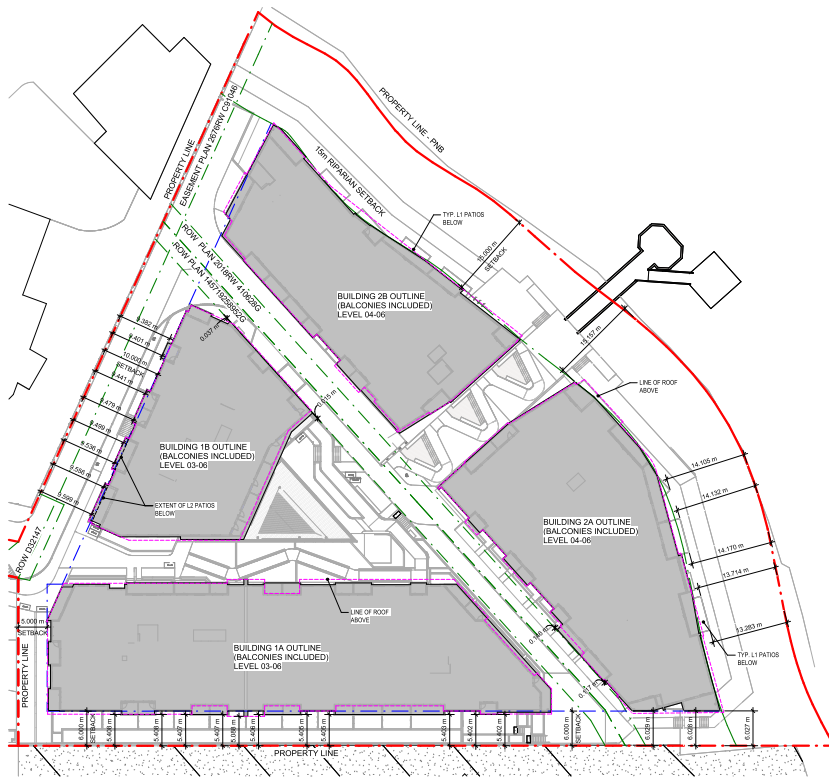
<b>DRAWN BY:</b> ARCADIS	<b>CHECKED BY:</b> ARCADIS
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**SHEET TITLE**

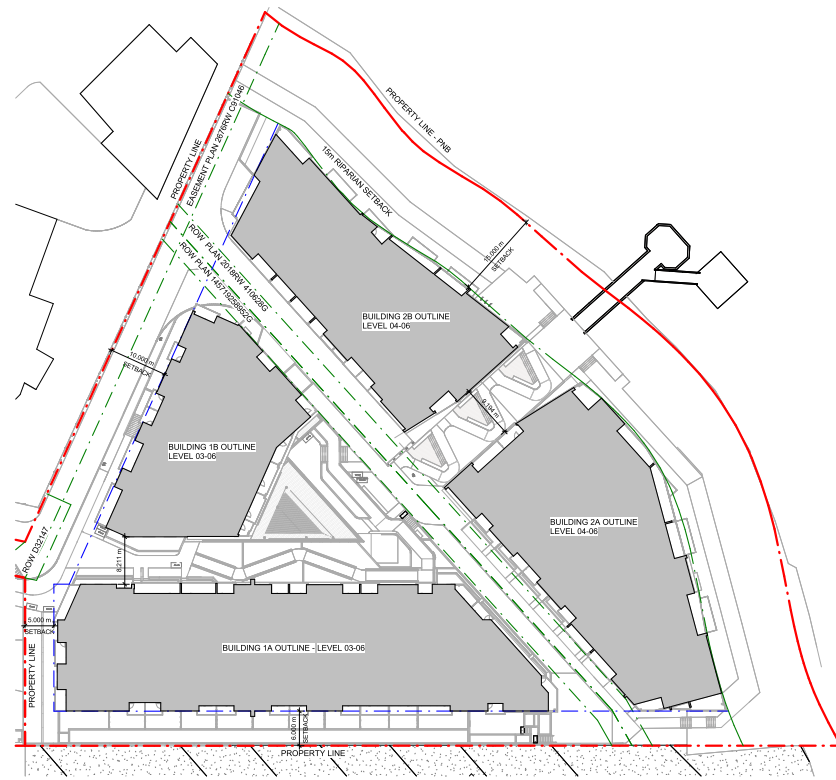
**OVERALL PHASE 2 SITE PLAN**

<b>SHEET NUMBER</b>	<b>ISSUE</b>
<b>DPO.10.08</b>	<b>D</b>

2025-04-01 12:22:07 PM



2 SITE SETBACK PLAN (BALCONIES INCLUSIVE)  
 SCALE: 1:400



1 SITE SETBACK PLAN  
 SCALE: 1:400

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ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT RESUBMISSION 2		2025-12-18
B	DEVELOPMENT PERMIT RESUBMISSION 3		2028-04-01

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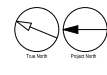
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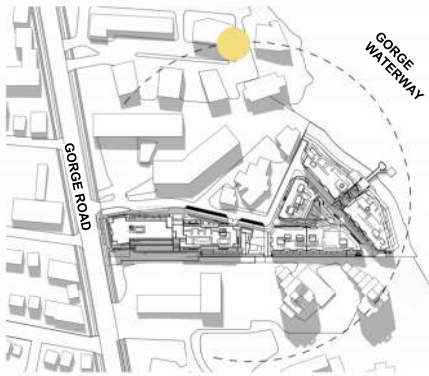
PROJECT  
**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:  
 30257313  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 PROJECT MGR: Designer  
 APPROVED BY: Approver

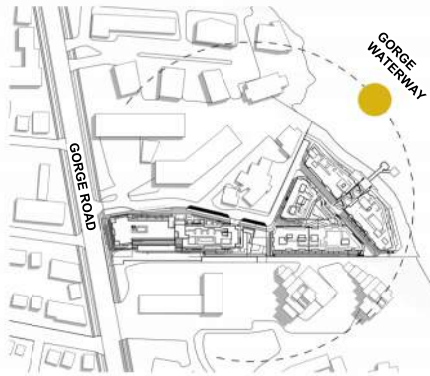
SHEET TITLE  
**BUILDING SETBACK PLANS**

SHEET NUMBER  
**DP0.10.09**  
 ISSUE  
**B**

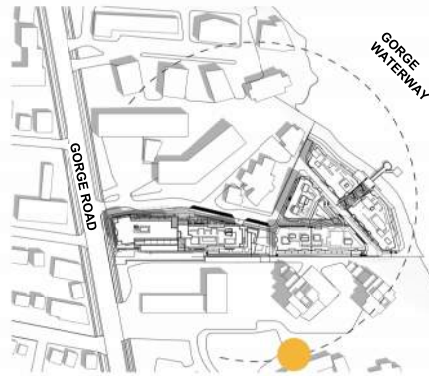




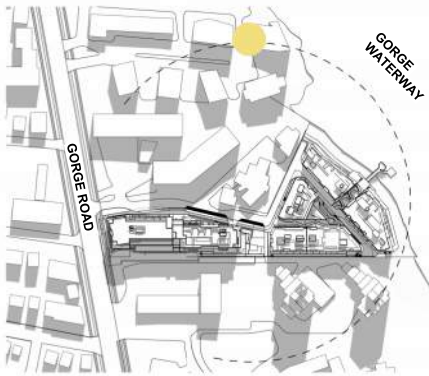
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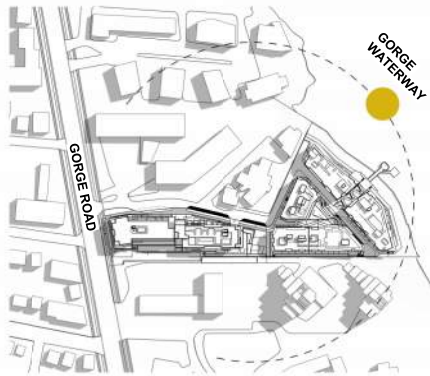
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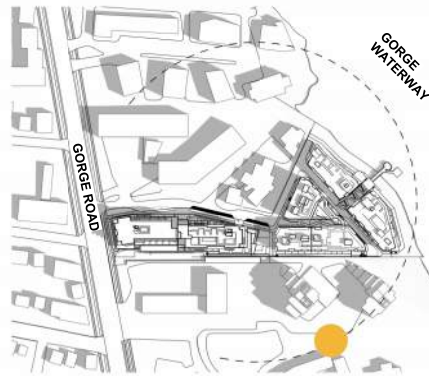
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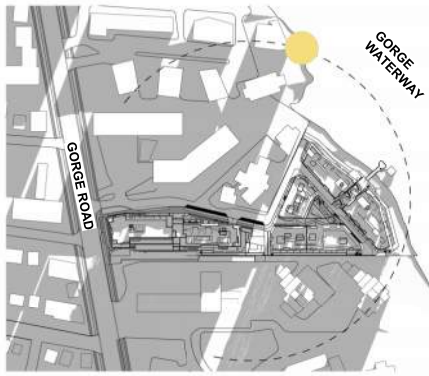
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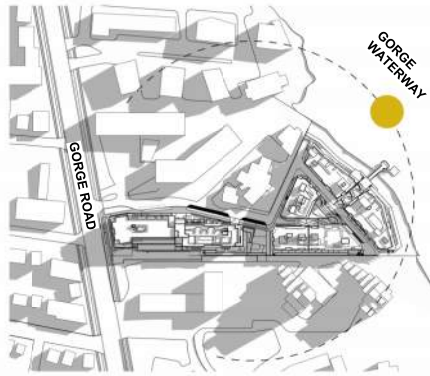
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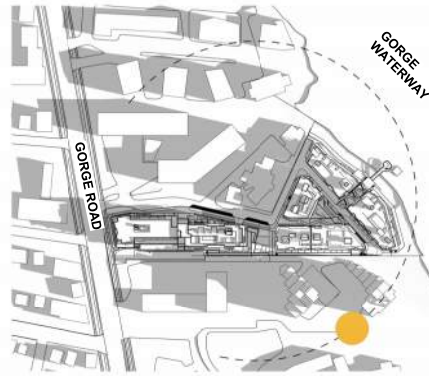
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DPS.11.01 SCALE: NTS



7 WINTER SOLSTICE 9:30 AM  
DPS.11.01 SCALE: NTS



8 WINTER SOLSTICE 12:30 PM  
DPS.11.01 SCALE: NTS



9 WINTER SOLSTICE 3:30 PM  
DPS.11.01 SCALE: NTS

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ISSUES	No.	DESCRIPTION	DATE
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B	DEVELOPMENT PERMIT RESUBMISSION	2025-06-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01	

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Tel 250 860 4260  
www.arcadis.com

PROJECT  
BELLWETHER PHASE II  
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:  
30257313  
DRAWN BY:  
ARCADIS  
PROJECT MGR:  
ARCADIS  
CHECKED BY:  
ARCADIS  
APPROVED BY:  
ARCADIS  
SHEET TITLE  
SHADOW STUDY DIAGRAMS

SHEET NUMBER  
**DP0.11.01**  
ISSUE  
**D**

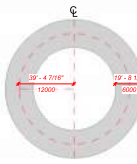


**LEGEND**



**NOTES**

- SIGNAGE BY OTHERS.
- FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
- FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
- FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
- FOR ADDITIONAL GRADES REFER TO SHEETS DPO.10.06, DPO.10.07, LANDSCAPE AND CIVIL DRAWINGS.

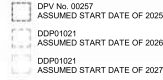


GVV BROWNS	12.67
Width	2.31
Radius	6.507
GVV	0.00
Truck	2.04
GVV to Low Tire	0.64
GVV to High Tire	0.57

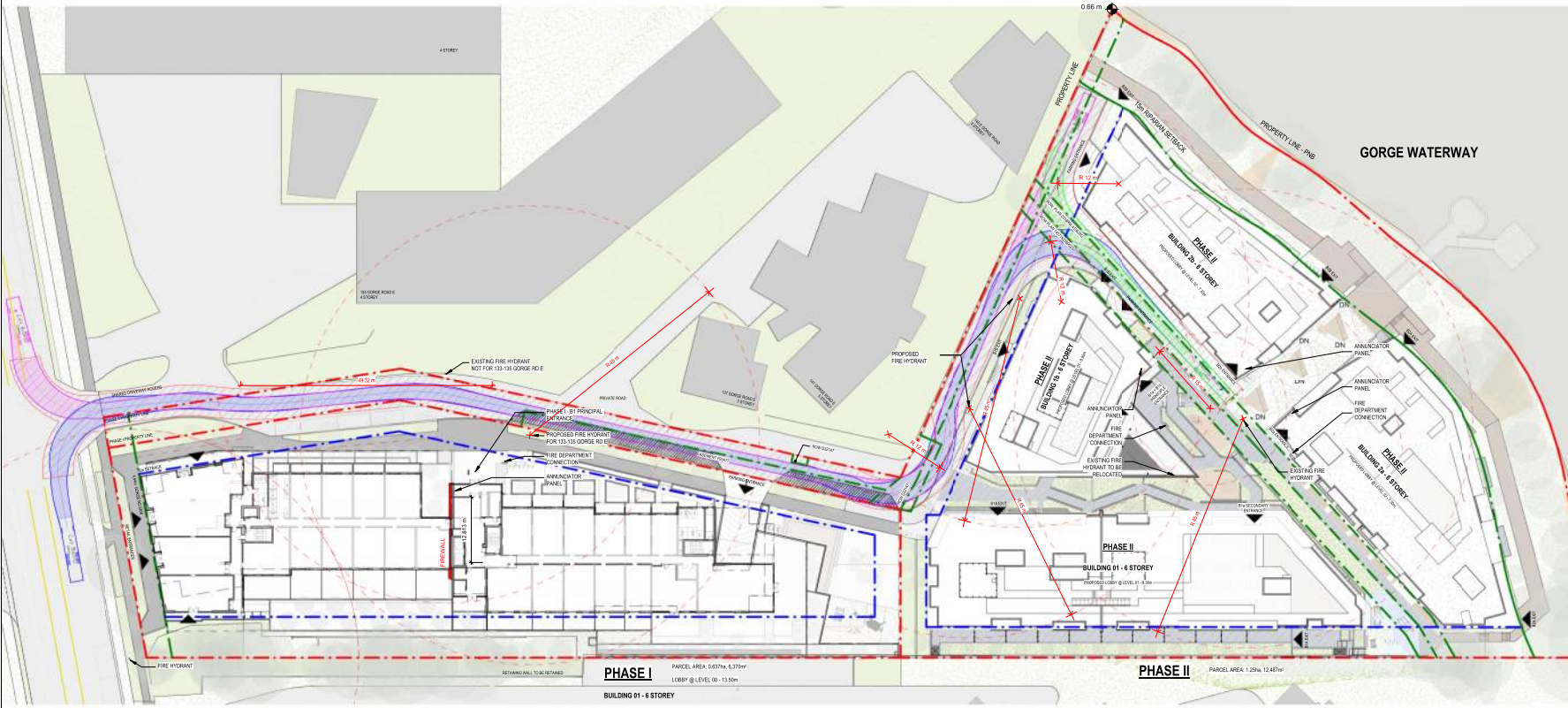
**BCBC ARTICLE 3.2.5.6.**

- HAVE A CLEAR WIDTH NOT LESS THAN 6m (19.7 FT), UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY.
- HAVE A CENTRELINE RADIUS NOT LESS THAN 12m (39.4 FT).
- HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m (16.4 FT).
- HAVE A CHANGE GRADIENT NOT MORE THAN 1 IN 12.5 OVER MINIMUM DISTANCE OF 15m (49.2 FT).
- BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
- HAVE A TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m (295.2 FT) LONG, AND
- BE CONNECTED WITH A PUBLIC THROUGHFARE.

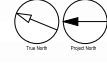
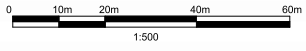
**PHASING LEGEND**



**FIRE ACCESS LEGEND**



**1 FIRE ACCESS PLAN PHASE I + II**  
SCALE: 1:400



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A	DEVELOPMENT PERMIT	2024-11-28
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C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

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www.arcadis.com

**PROJECT**  
BELLWETHER PHASE II  
133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO.**  
30257313

**DRAWN BY:** ARCADIS  
**CHECKED BY:** ARCADIS  
**PROJECT MGR:** ARCADIS  
**APPROVED BY:** ARCADIS

**SHEET TITLE**  
FIRE ACCESS PLAN PHASE II - ACCESS AT PHASE II COMPLETION

**SHEET NUMBER**  
DPO.12.02

**ISSUE**  
D

2024-04-23 07:47 PM

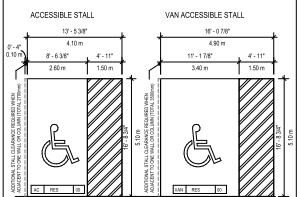
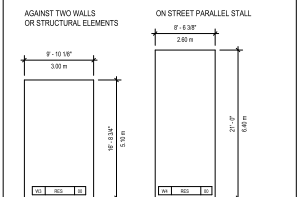
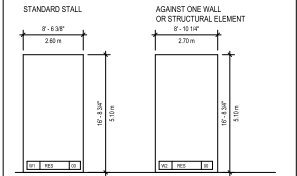
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VEHICLE PARKING STALLS PROVIDED - BUILDING 01			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL	50
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	5
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	5
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - CAR SHARE	1
001-LEVEL 01	VISITOR	VISITOR	10
001-LEVEL 01	VISITOR	VISITOR - ACCESSIBLE VAN	10
Grand Total			106

### PARKING LEGEND - CITY OF VICTORIA

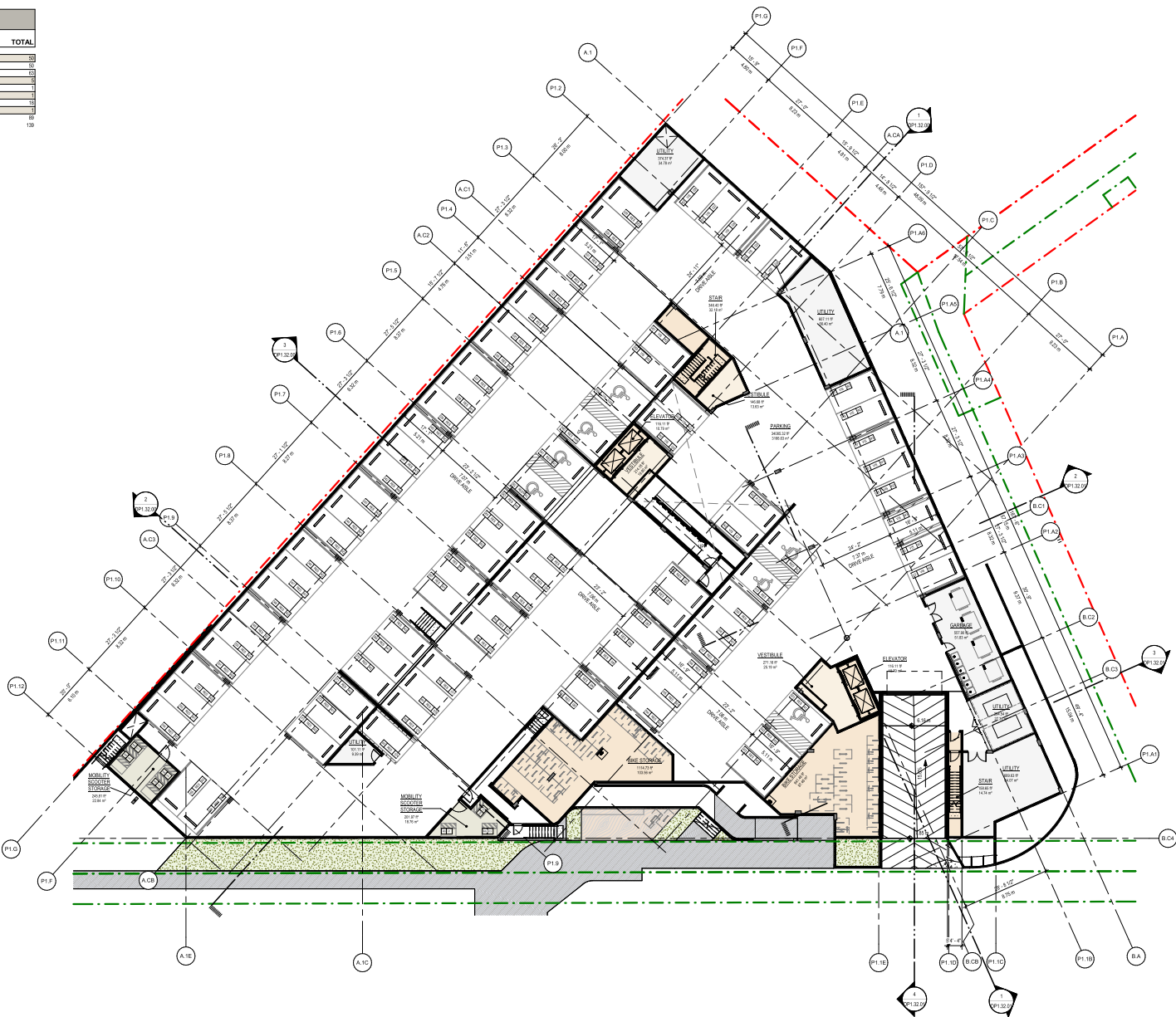
STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-199 - SCHEDULE C



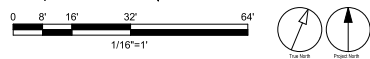
NOTE: ALL BELOW GRADE PARKING STALLS WILL PROVIDE AN ENERGIZED E.V. OUTLET



- PARKING ABBREVIATION LEGEND**
- AC - STANDARD ACCESSIBLE STALL
  - COMM - COMMERCIAL STALL
  - L - LOADING STALL
  - R,CS - RESIDENTIAL STALL - CAR SHARE
  - RES - RESIDENTIAL STALL
  - VAN - VAN ACCESSIBLE STALL
  - VIS - VISITOR STALL
  - W1 - STANDARD STALL WIDTH
  - W2 - AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
  - W3 - AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
  - W4 - ON STREET PARALLEL PARKING STALL WIDTH



1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL P1  
SCALE: 1/16" = 1'-0"



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A	1	DEVELOPMENT PERMIT SUBMISSION 1	2024-11-28
B	2	DEVELOPMENT PERMIT SUBMISSION 2	2025-08-20
C	3	DEVELOPMENT PERMIT SUBMISSION 3	2025-12-18
D	4	DEVELOPMENT PERMIT SUBMISSION 4	2026-04-01

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**PROJECT**  
BELLWETHER PHASE II  
133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO.**  
30257313

**DRAWN BY:** ARCADIS  
**CHECKED BY:** ARCADIS

**PROJECT MGR:** ARCADIS  
**APPROVED BY:** ARCADIS

**SHEET TITLE**  
OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL P1

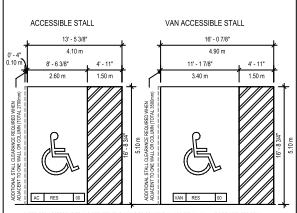
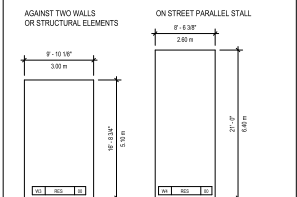
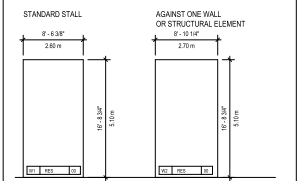
**SHEET NUMBER**  
DP1.20.01

**ISSUE**  
D

VEHICLE PARKING STALLS PROVIDED - BUILDING 01			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL	50
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	5
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE + VAN	5
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - CAR SHARE	11
001-LEVEL 01	VISITOR	VISITOR	10
001-LEVEL 01	VISITOR	VISITOR - ACCESSIBLE VAN	10
Grand Total:			106

**PARKING LEGEND - CITY OF VICTORIA**

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-199 - SCHEDULE C



NOTE: ALL ACCESSIBLE STALLS SHALL BE 1500mm CLEARANCE FROM CURB TO CLEARANCE FROM CURB TO CLEARANCE FROM CURB FOR STALL CLEARANCE. TOTAL 1500mm (1500mm) MINIMUM TO 1500mm ACCESS KISS.

22'-11 1/2" (7.00m) MIN. DRIVE AISLE CLEARANCE. TYP. ALL STALLS.

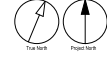
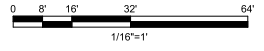


NOTE: ALL BELOW GRADE PARKING STALLS WILL PROVIDE AN ENERGIZED E.V. OUTLET

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  - COMM - COMMERCIAL STALL
  - L - LOADING STALL
  - R-CS - RESIDENTIAL STALL - CAR SHARE
  - RES - RESIDENTIAL STALL
  - VAN - VAN ACCESSIBLE STALL
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  - W1 - STANDARD STALL WIDTH
  - W2 - AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
  - W3 - AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
  - W4 - ON STREET PARALLEL PARKING STALL WIDTH



1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 01  
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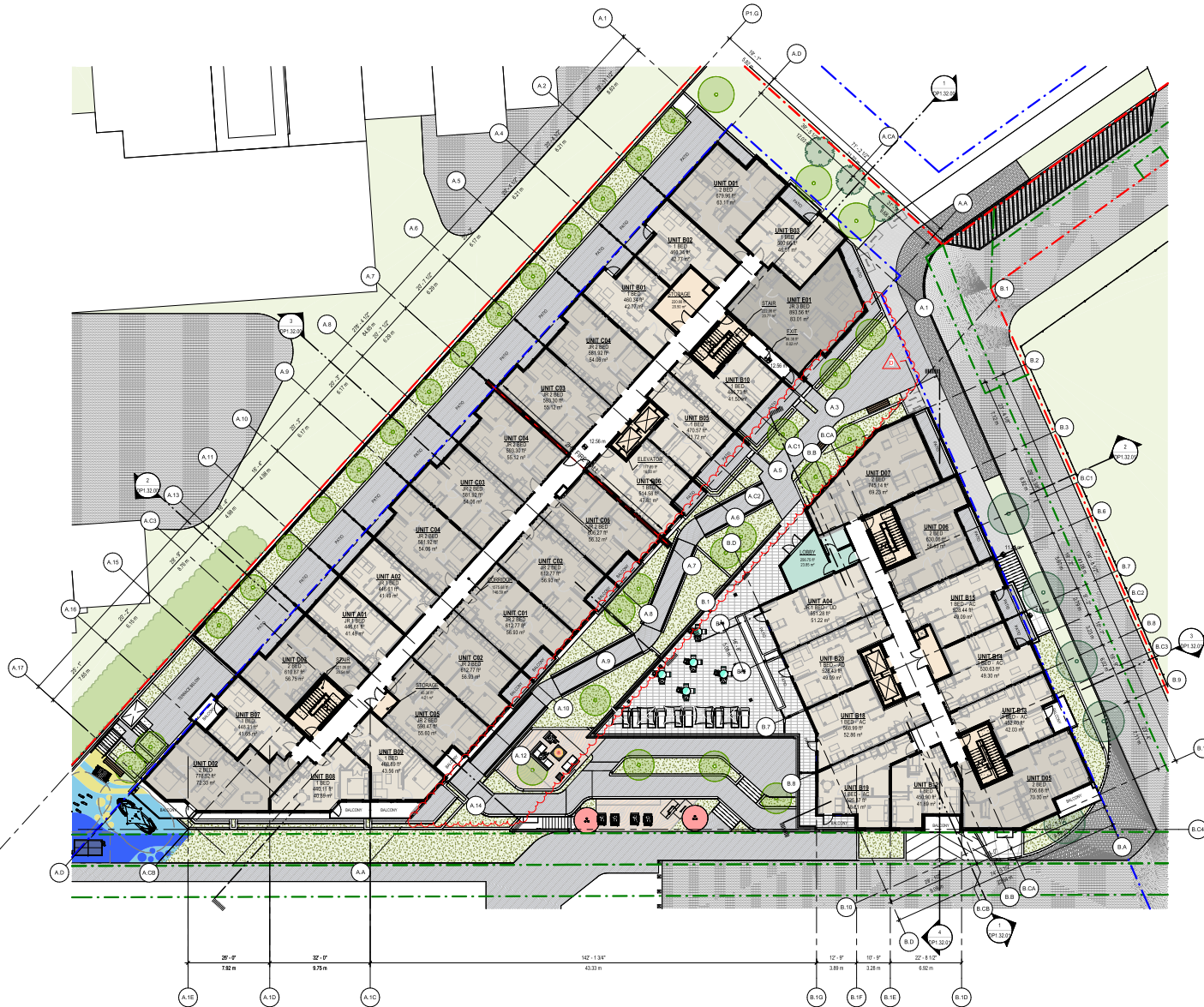
PROJECT  
BELLWETHER PHASE II  
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 30257313  
DRAWN BY: ARCADIS  
PROJECT MGR: ARCADIS  
CHECKED BY:  
APPROVED BY:

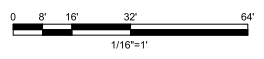
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**OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 01**

SHEET NUMBER  
**DP1.20.02**

ISSUE  
**D**



1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 02  
SCALE: 1/16" = 1'-0"



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PROJECT  
BELLWETHER PHASE II  
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO.  
30257313

DRAWN BY: ARCADIS	CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS	APPROVED BY: ARCADIS

SHEET TITLE  
**OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 02**

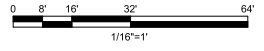
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2025-04-01 10:30:37 AM



1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 03  
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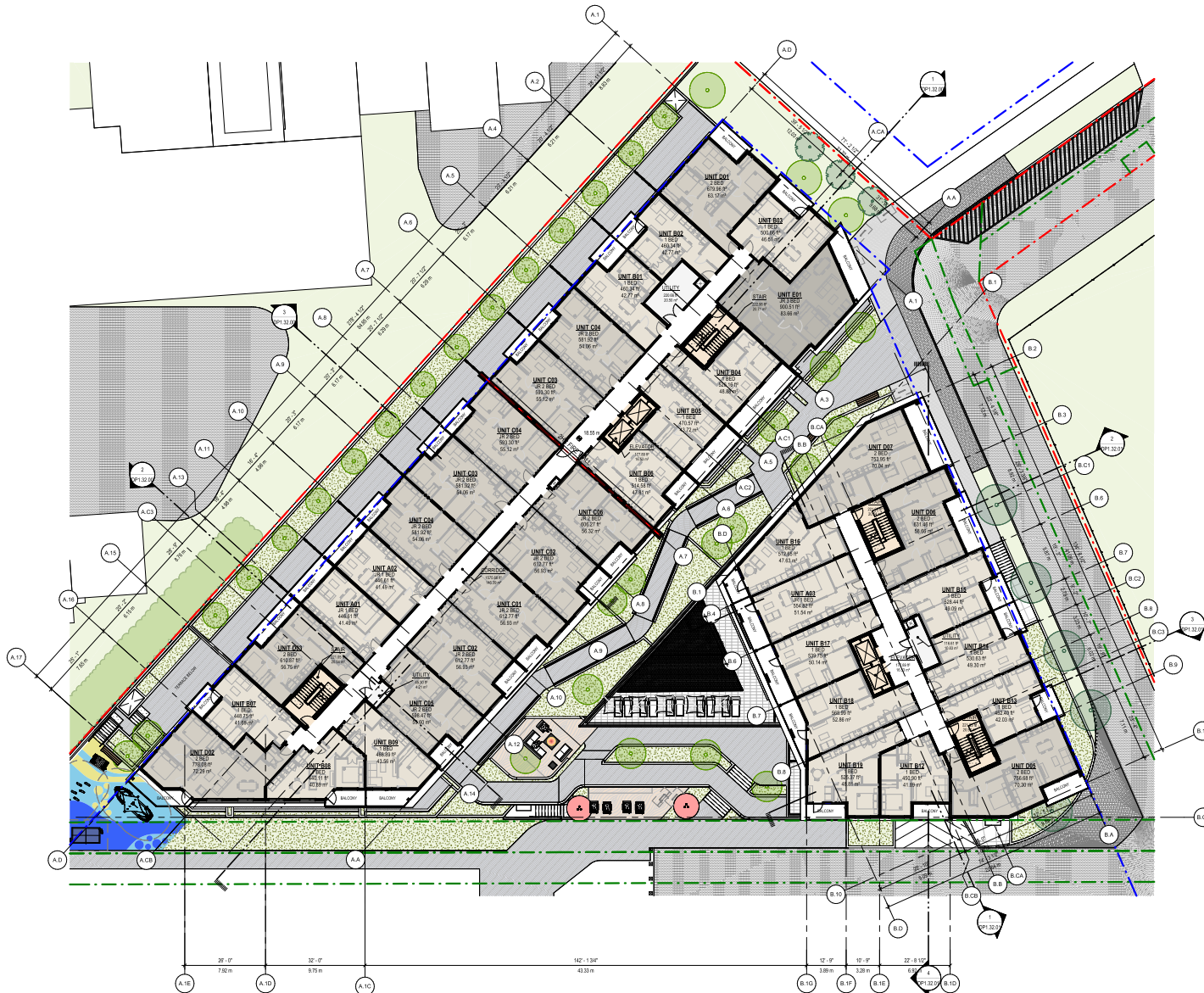
PROJECT  
**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:  
 30257313

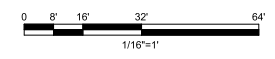
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**OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 03**

SHEET NUMBER <b>DP1.20.04</b>	ISSUE <b>D</b>
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1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 04  
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**PROJECT**  
**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO.**  
 30257313

**DRAWN BY:**  
 ARCADIS

**CHECKED BY:**  
 ARCADIS

**PROJECT MGR:**  
 ARCADIS

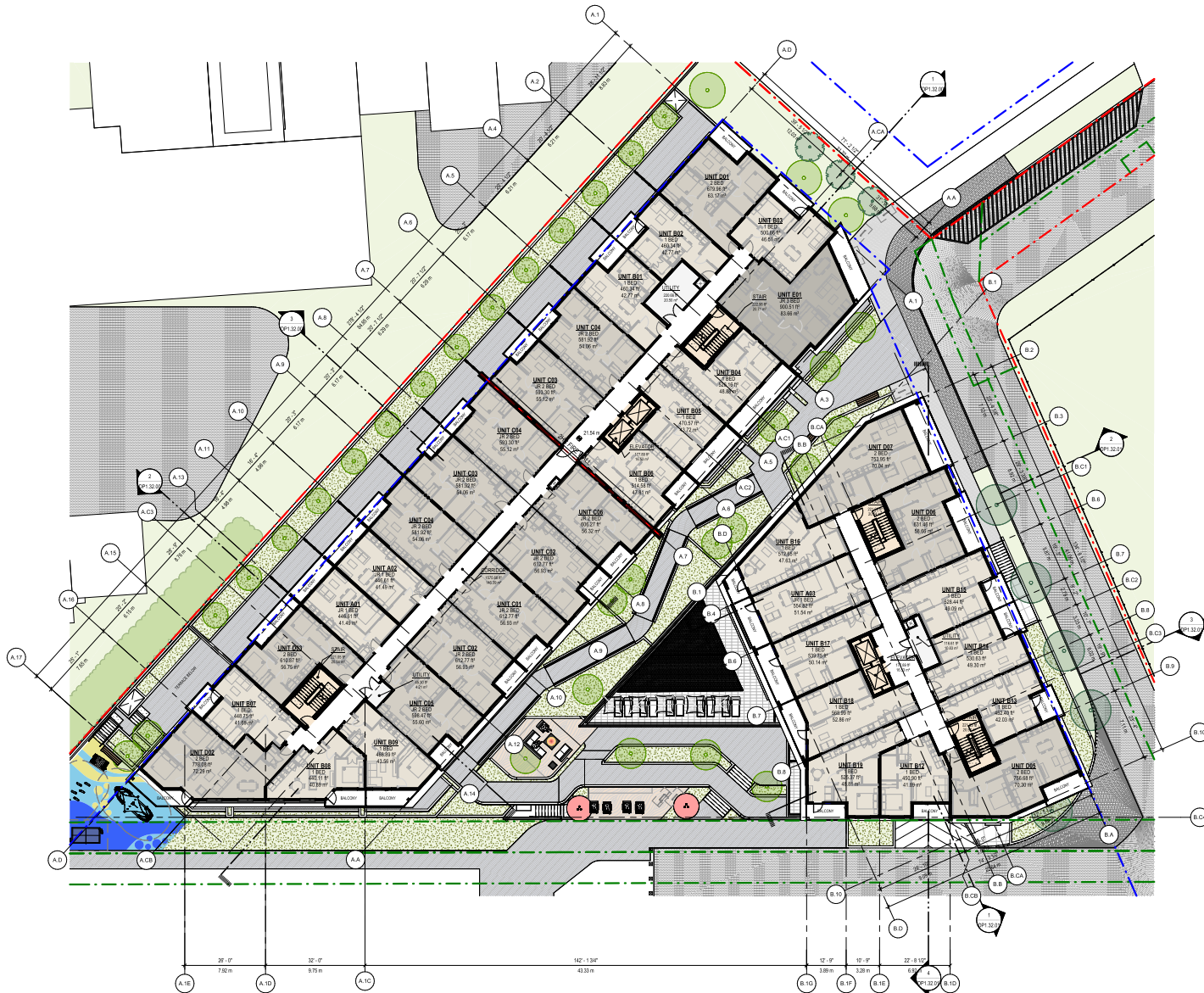
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 ARCADIS

**SHEET TITLE**  
**OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 04**

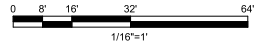
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2025-04-01 15:40:00 PM



1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 05  
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PROJECT  
**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:  
 30257313

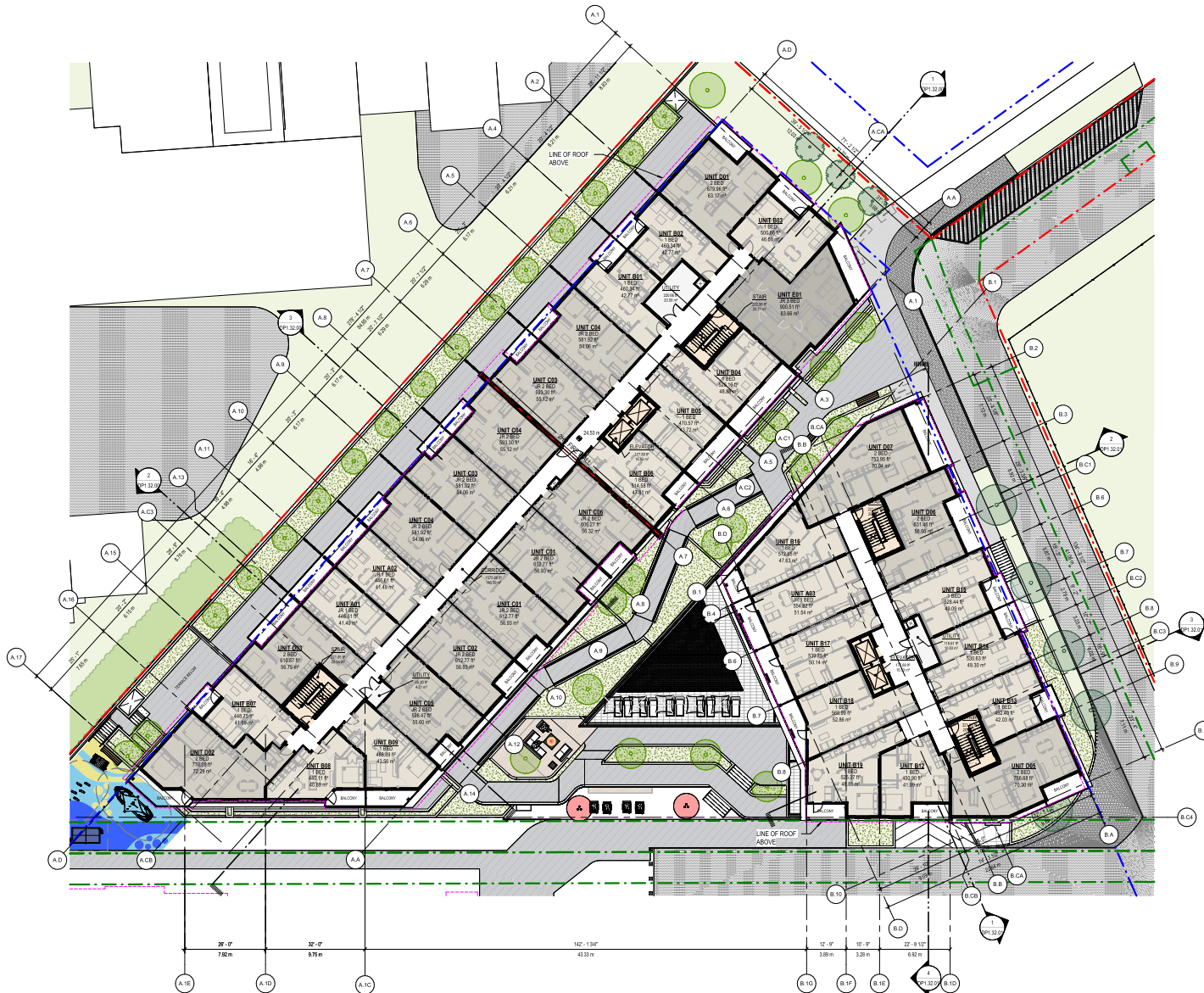
DRAWN BY: ARCADIS	CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS	APPROVED BY: ARCADIS

SHEET TITLE  
**OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 05**

SHEET NUMBER <b>DP1.20.06</b>	ISSUE <b>D</b>
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Arcadis Docs: 30257313-100-Design\_Plan\_FINAL\_Supplied/PH/BLDG1A/1B\_Level05.rvt

2025-04-01 10:20:37 PM



1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 06  
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PROJECT

**BELLWETHER PHASE II**  
 133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:  
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SHEET TITLE  
**OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 06**

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