



View From Lime Bay Mews



View From Kimta Road



Lime Bay Mews Looking South



E&N Tower at Dusk

E&N TOWER

Development Permit Submission

June 19, 2025



Rev	Date	Description
plot date	25-06-18	drawing file
drawn by		checked by
scale		project number

NOTE: All dimensions are shown in millimeters.

E&N
BAYVIEW PLACE
210 Kimta Road
Victoria BC
Renderings

dHKa

A001

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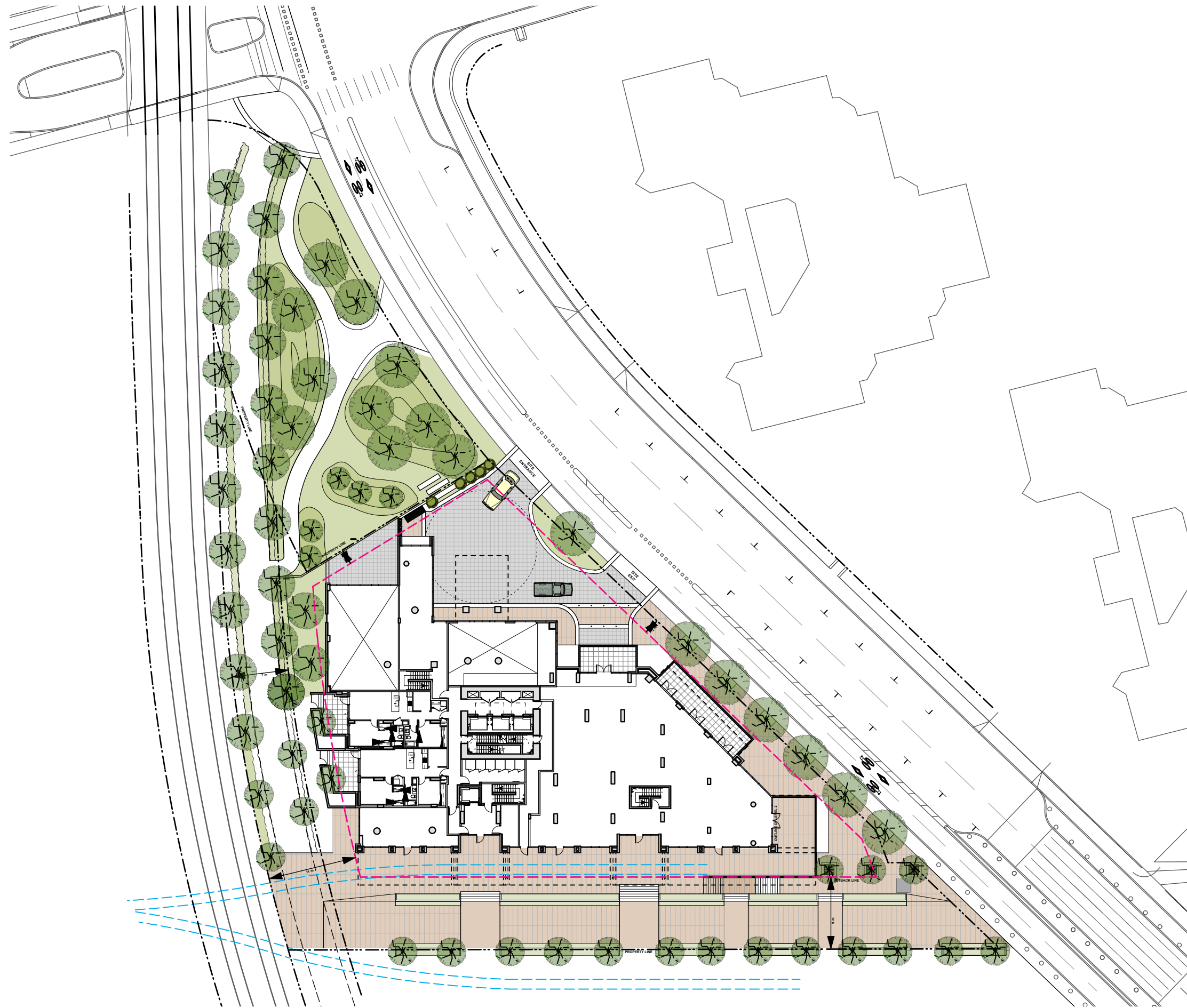
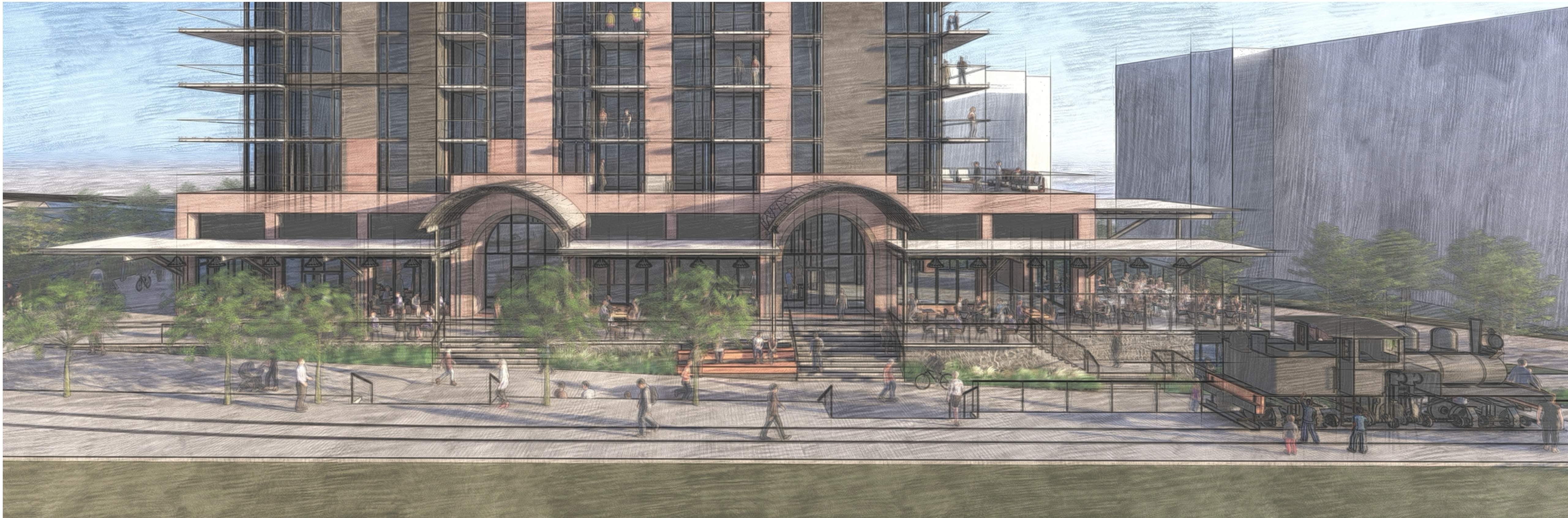
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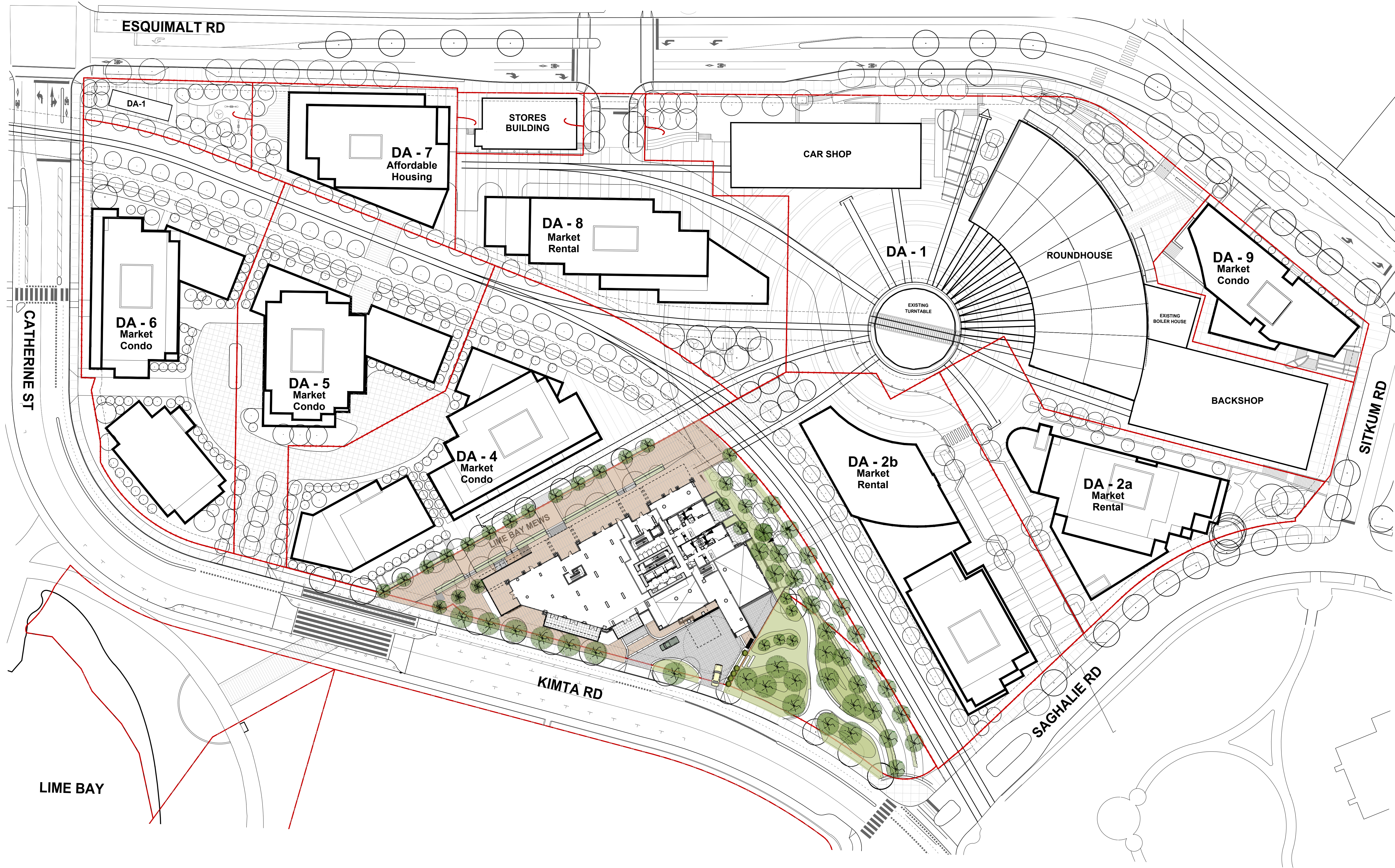
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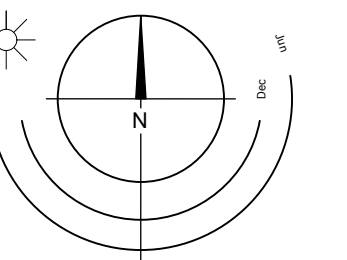
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Site Plan - Mews Level



LIME BAY

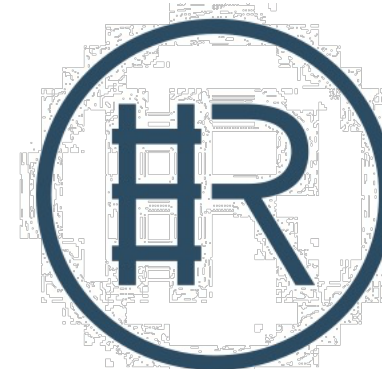


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Masterplan with DA-3



ROUNDHOUSE
AT BAYVIEW PLACE



A003

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E&N Building



Masterplan Phase 2: Schematic Massing

PROJECT INFORMATION TABLE	
Zone (existing)	CD 12 - Roundhouse District
Site area (m²)	3610 m²
Total floor area (m²)	19,060 m²
Commercial floor area (m²)	800 m²
Floor space ratio	5.5:1.0
Site coverage %	37.5%
Open site space %	54.3%
Height of building (m)	79.73 m²
Number of storeys	25
Parking stalls (number) on site	246 stalls
Bicycle parking number (Class 1 and Class 2)	256 Class I + 32 Class II (bicycle racks)
Building Setbacks (m)	
Front yard	South - Kimta Road - 2.0 m
Rear yard	North - 11.0 m
Side yard (indicate which side)	West - 9.0 m
Side yard (indicate which side)	East - 2.0m
Combined side yards	
Residential Use Details	
Total number of units	199 units
Unit type, e.g., 1-bedroom	15 units less than 45m², 70 units 45 - 70m², 114 units larger than 70m²
Ground-orientated units	2 units
Minimum unit floor area (m²)	35.7m²
Total residential floor area (m²)	18,260.00 m²

AVERAGE GRADE CALCULATION (meters geodetic)

Grade Points	Elevation at 1st Grade Point	Elevation at 2nd Grade Point	Average Elevation	Distance Between Grade Points	Weighted Average
A-B	12.80	12.80	12.80	5.39	69.02
B-C	12.80	12.80	12.80	1.50	19.20
C-D	12.80	12.80	12.80	4.88	62.46
D-E	12.80	12.80	12.80	1.50	19.20
E-F	12.80	12.80	12.80	14.81	189.57
F-G	12.80	12.80	12.80	1.50	19.20
G-H	12.80	12.80	12.80	4.88	62.46
H-I	12.80	12.80	12.80	1.50	19.20
I-J	12.80	12.80	12.80	12.71	162.69
J-K	12.80	12.80	12.80	12.06	154.37
K-L	12.80	12.80	12.80	1.34	17.15
L-M	12.80	12.80	12.80	6.98	89.34
M-N	12.80	12.80	12.80	2.70	34.56
N-O	12.80	10.72	11.76	13.59	159.82
O-P	10.72	9.50	10.11	9.28	93.82
P-Q	9.50	9.50	9.50	4.48	42.52
Q-R	9.50	9.50	9.50	19.56	185.83
R-S	9.50	9.50	9.50	6.40	60.76
S-T	9.50	9.50	9.50	11.21	106.47
T-U	9.50	9.50	9.50	21.76	206.69
U-V	9.50	9.50	9.50	5.50	52.25
V-W	9.50	9.50	9.50	8.55	81.25
W-X	9.50	9.50	9.50	4.00	38.02
X-Y	9.50	9.50	9.50	1.53	14.54
Y-Z	9.50	12.80	11.15	10.19	113.63
Z-A	12.80	12.80	12.80	3.69	47.21
TOTAL			191.48	2121.24	

AVERAGE GRADE : 2121.24 / 191.48 = 11.08 m

Residential Unit Mix:

Level	Unit Type				Total
	Studio	1 Bed	2 Bed	3 Bed	
2			2		2
3	1	2	3		6
4	2	6	2	1	11
5 - 9	10 (2x5)	30 (6x5)	10 (2x5)	5 (1x5)	55
10	2	5	2		9
11 - 21		44 (4x11)	33 (3x11)	22 (2x11)	99
22 - 23		6 (2x2)	8 (4x2)		14
24			1	1	2
25					1
Total	15	93	62	29	199

Breakdown by size: Less than 45m² = 15 units
Between 45m² and 70m² = 70 units
Greater than 70m² = 114 units

Parking Calculation:

Vehicles:

Commercial: 18 Stalls

400m² @ 1/40m² = 10

400m² @ 1/50m² = 8

Residential: 203 Stalls*

Less than 45m² =

15 x 0.65 = 10

Between 45m² and 70m² =

70 x 0.80 = 56

Greater than 70m² =

114 x 1.2 = 137

Visitors: 20 Stalls

199 x 0.1 = 20

Required Parking: 241 Stalls

Provided Parking: 246 Stalls

* Including 8 residential Accessible Stalls

Bicycles:

Commercial: 8 Stalls

Long Term: 1 per 200m² = 4

Short Term: 1 per 200m² = 4

Residential: 265 Stalls

Less than 45m² =

15 x 1 = 15

Greater than 45m² =

184 x 1.25 = 230

Short Term: 199 x 0.1 = 20

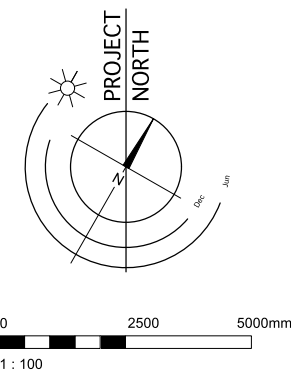
Required Parking Long Term: 249 Stalls

Provided Parking Long Term: 256 Stalls*

Required Parking Short Term: 24 Stalls

Provided Parking Long Term: 32 Stalls

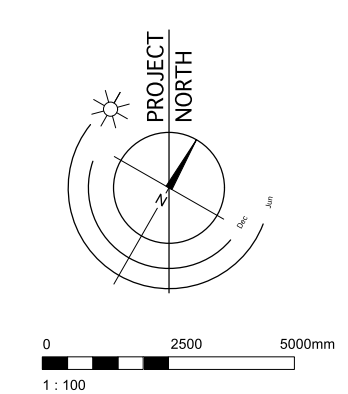
* Including 27 Cargo Bike spaces



Rev Date Description
proj date 25-03-07 drawing no 1912.3 A200 Plans
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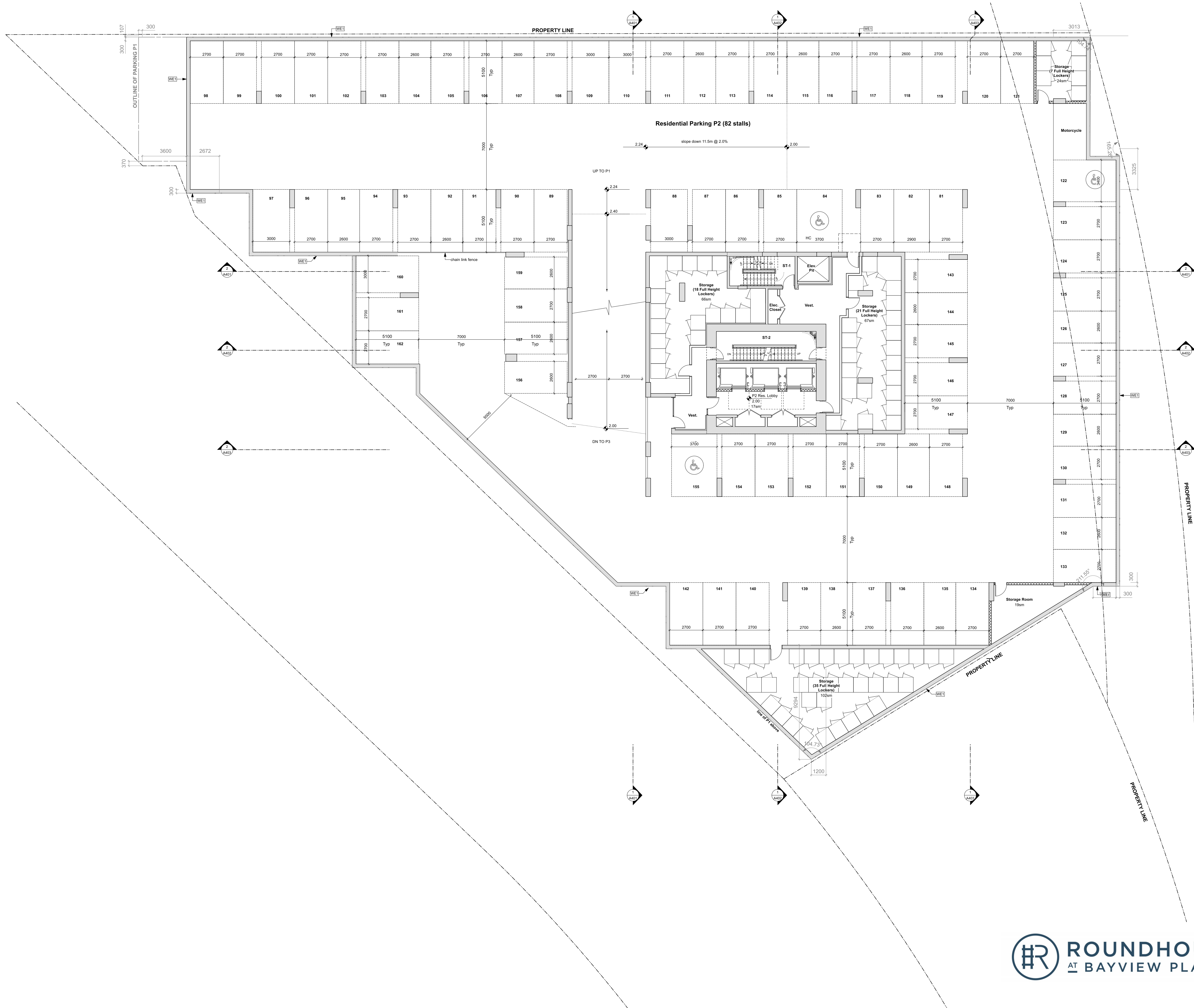
Site Plan - Lobby Level - L1



Rev	Date	Description	
plot date	25-03-07	drawing file	1912.3 A200 Plans
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Victoria BC
Site Plan - Mews Level - L2



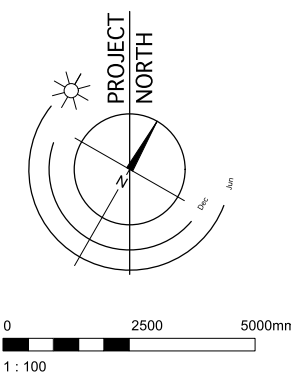
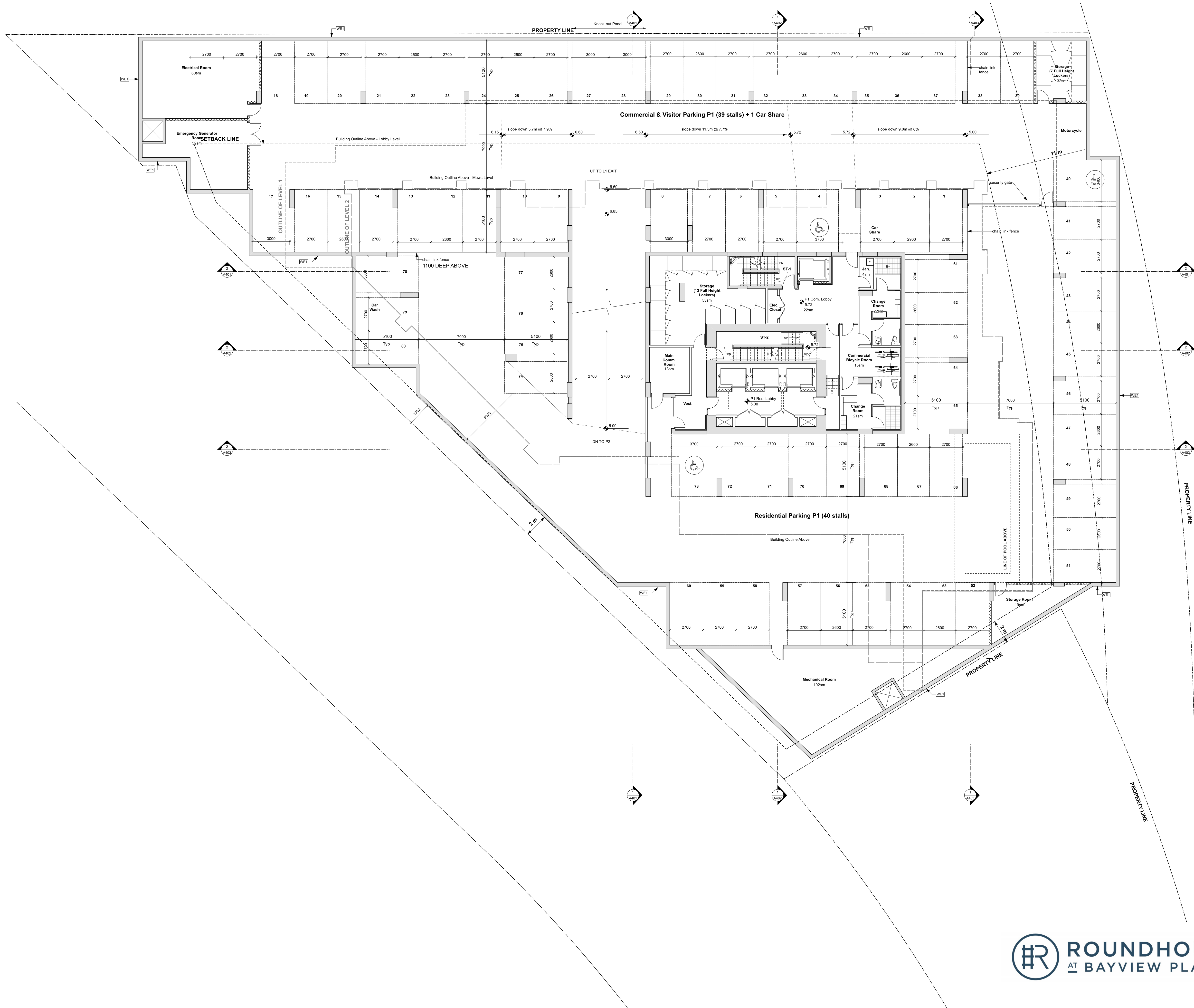
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4	1912	

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210 Kimta Road
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Parking P2 Plan

A202

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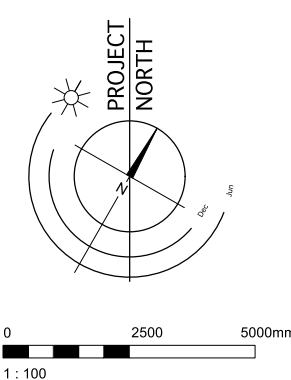
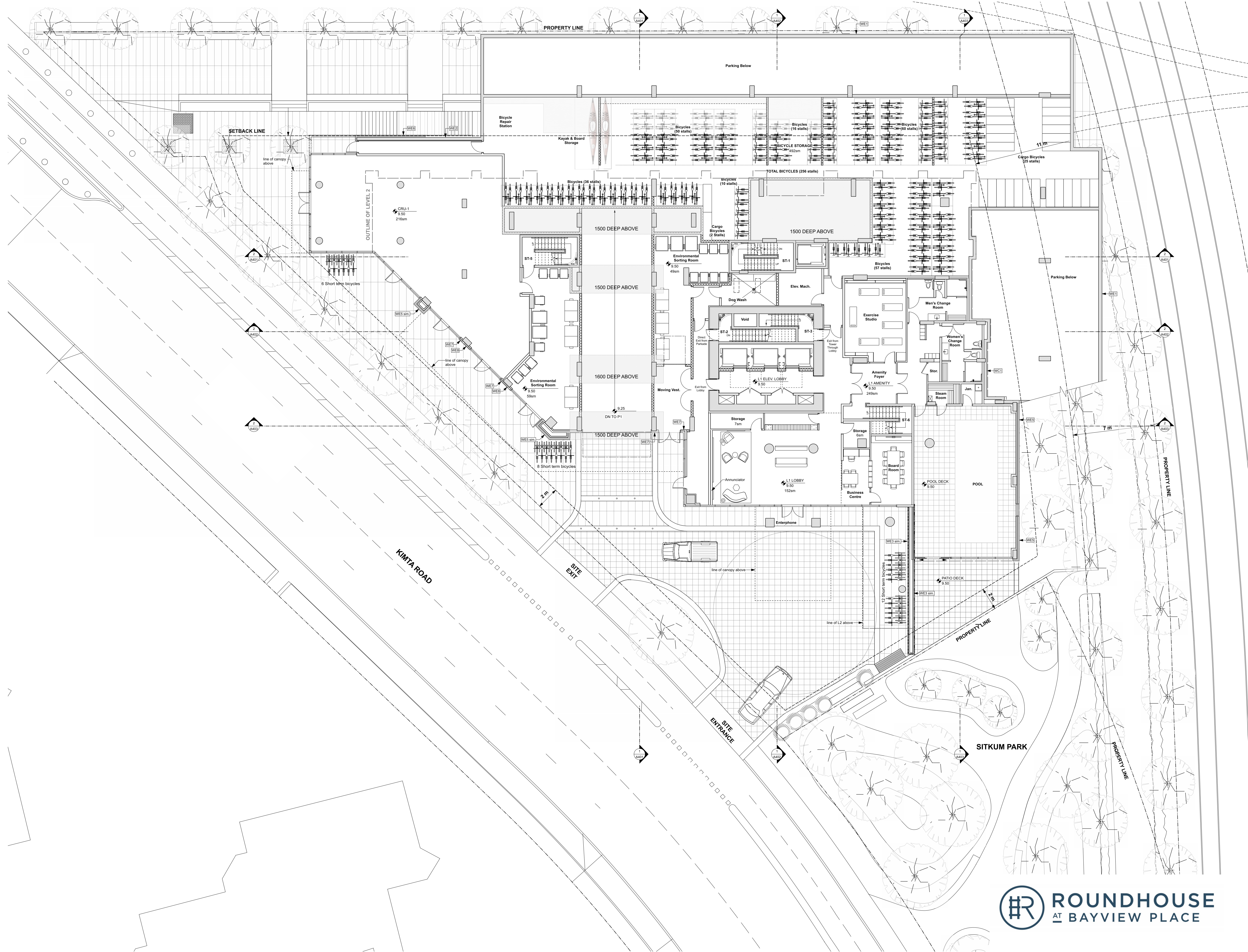
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Parking P1 Plan



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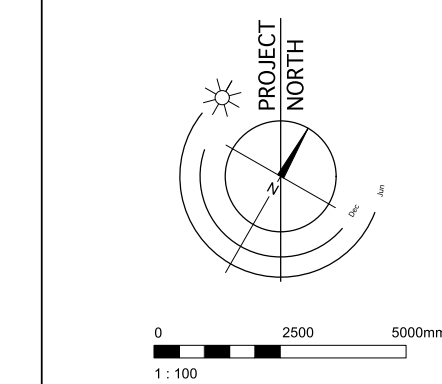
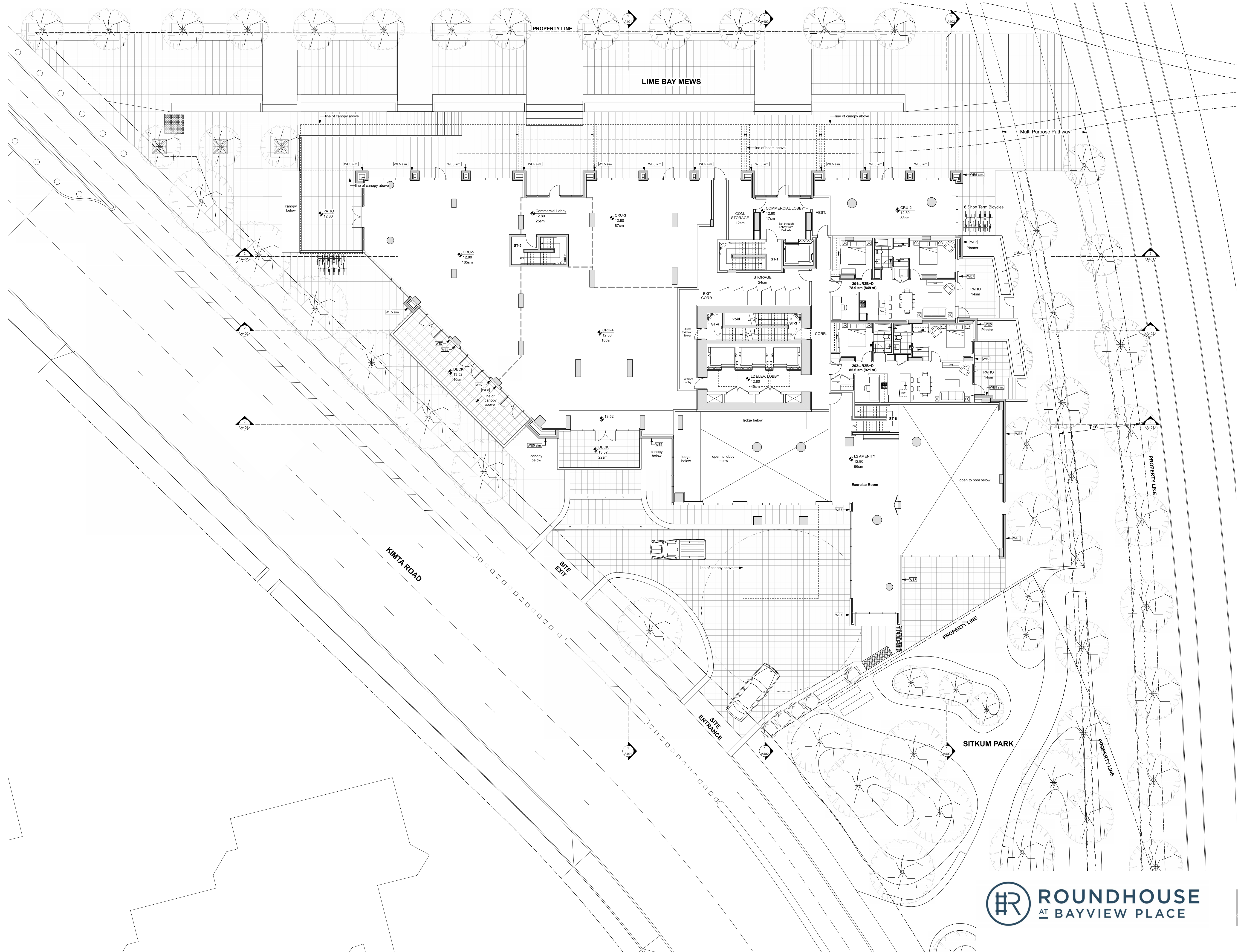
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Level 1 Plan



A204

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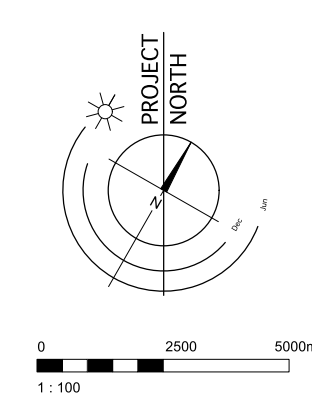
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Level 2 Plan



A205

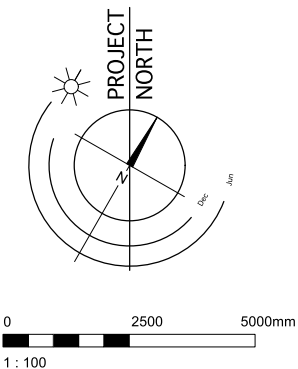
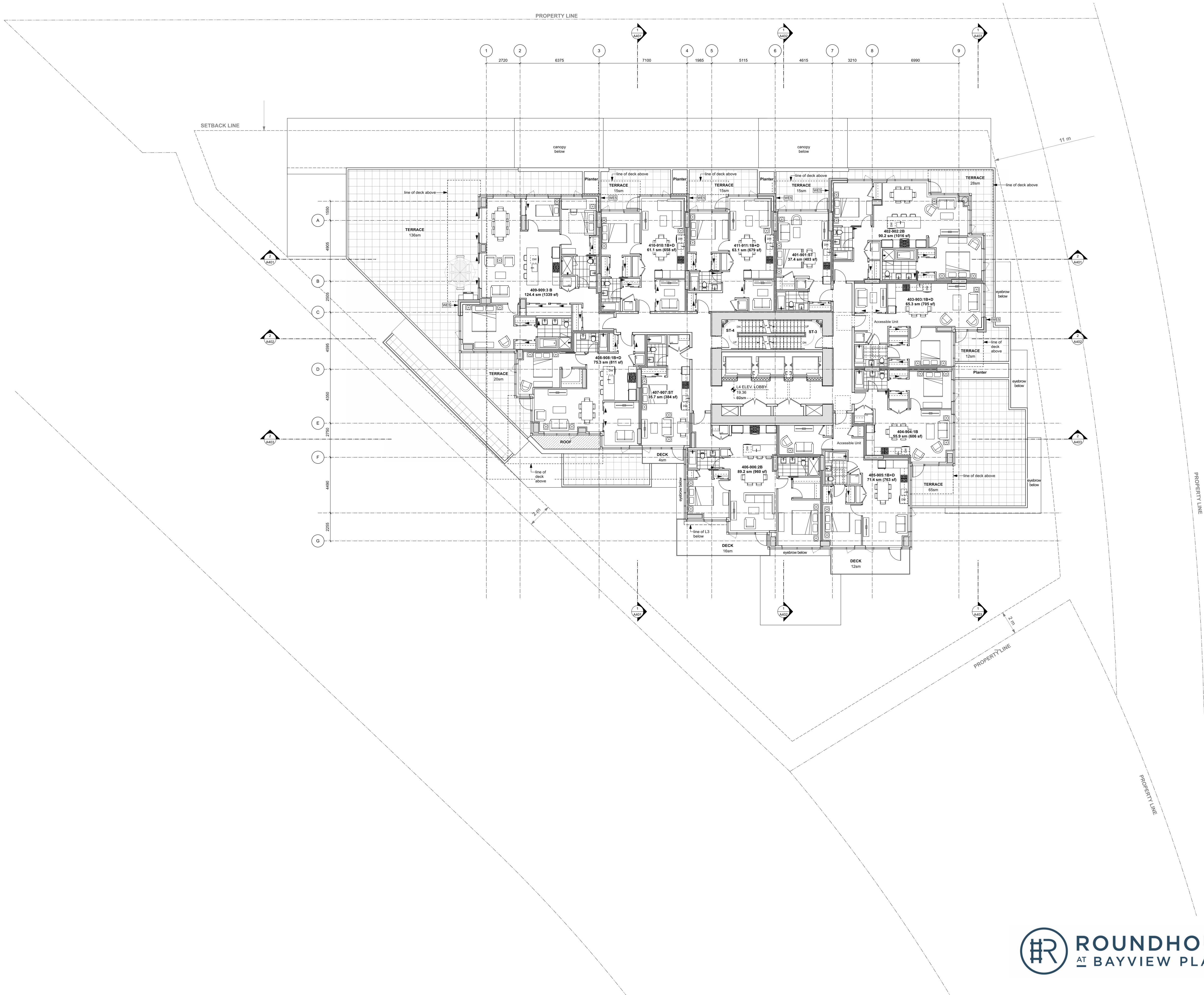
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Level 3 Plan



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drawn by	lgf	checked by	ckk
scale	1:100	project number	1912

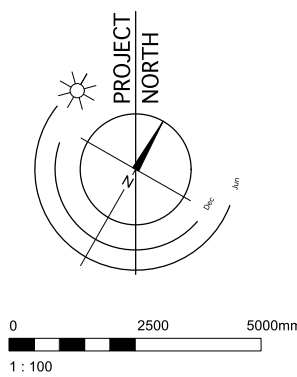
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Level 4 Plan



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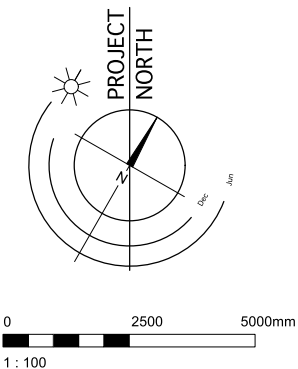
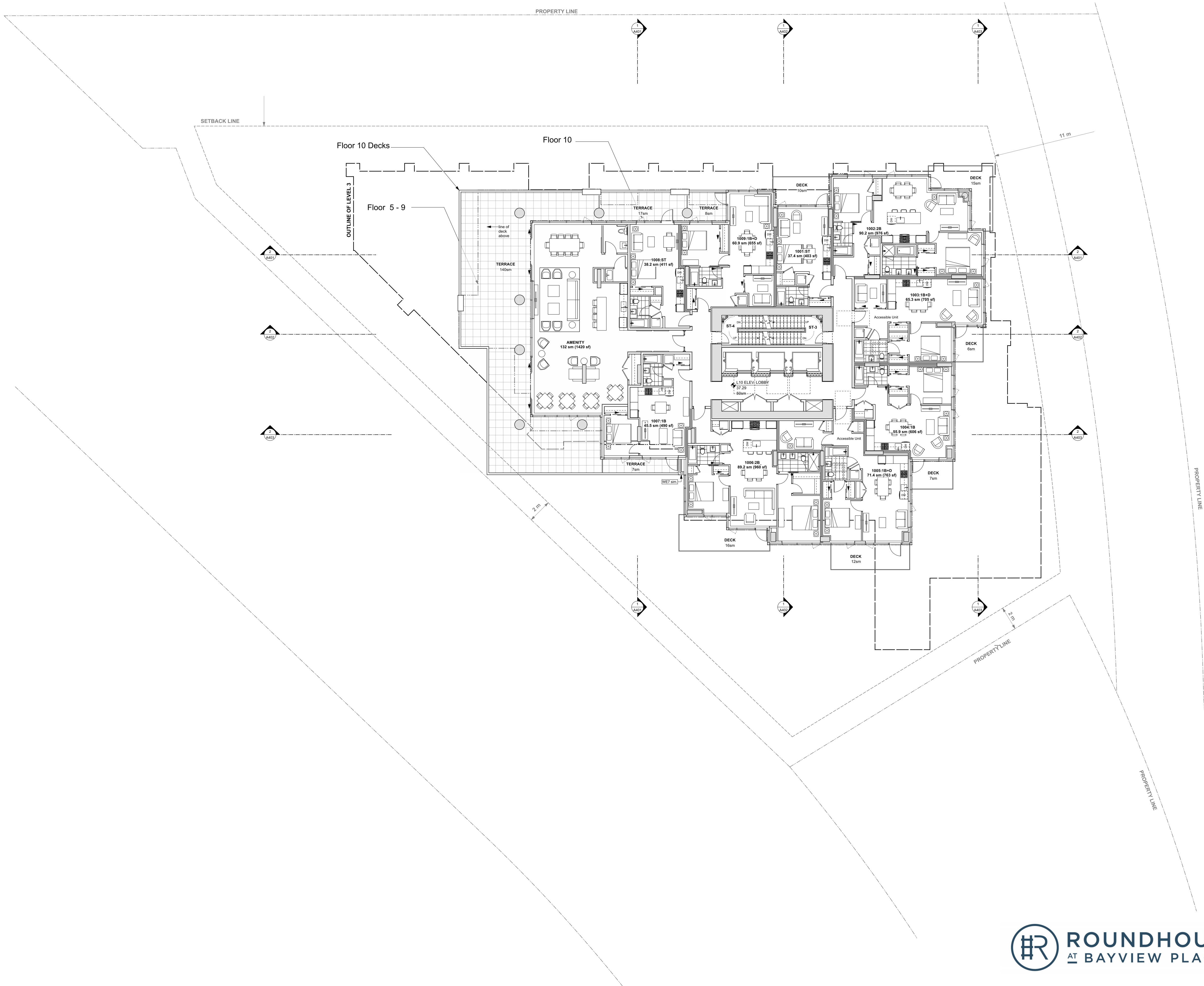
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Level 5-9 Plan



A208

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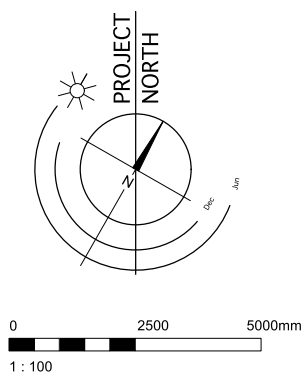
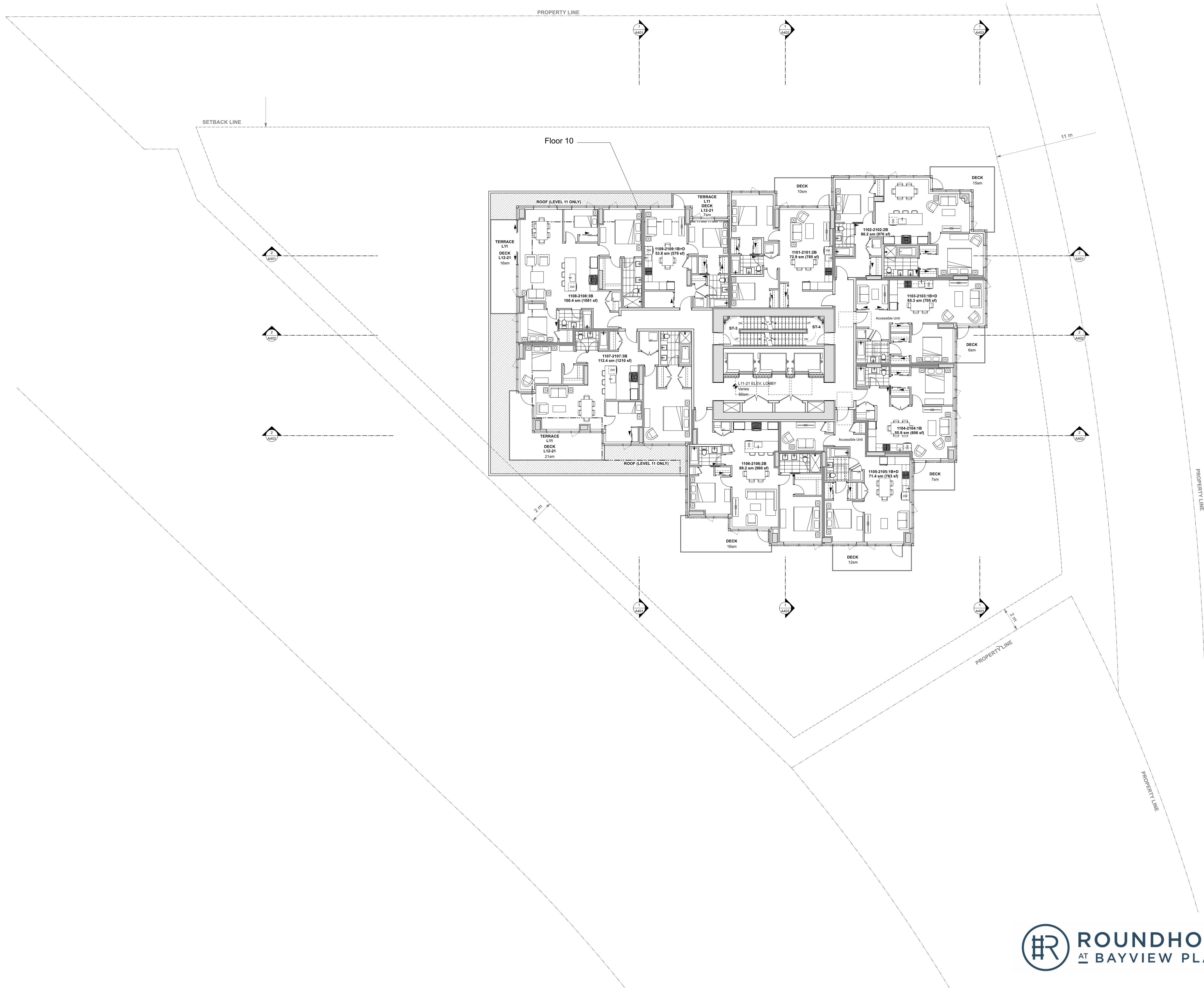
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210 Kimta Road
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Level 10 Plan



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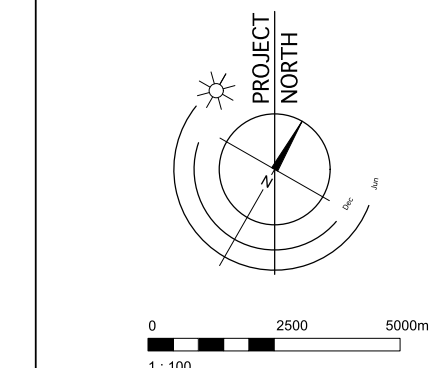
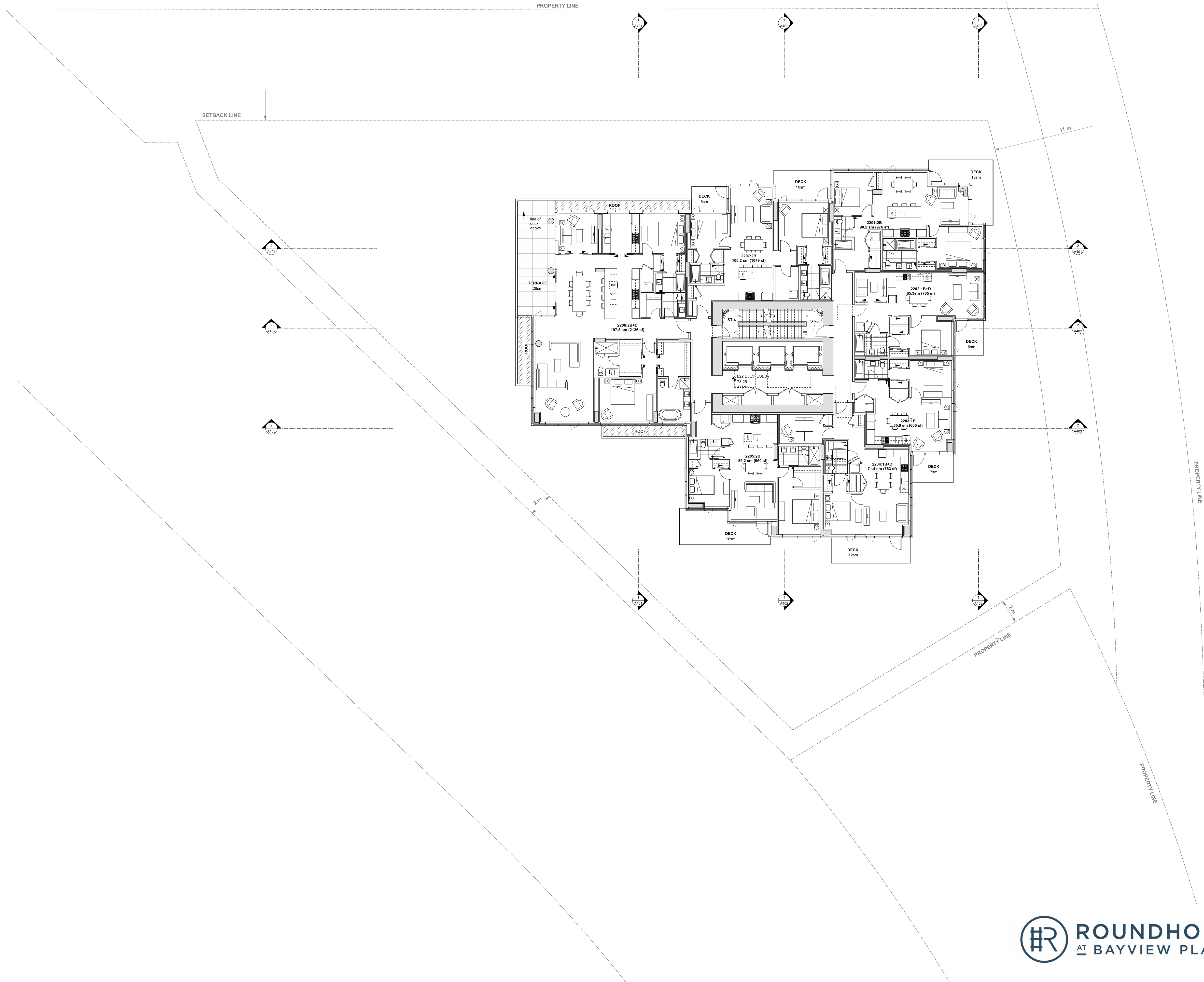
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210 Kimta Road
Victoria BC
Level 11-21 Plan



A210

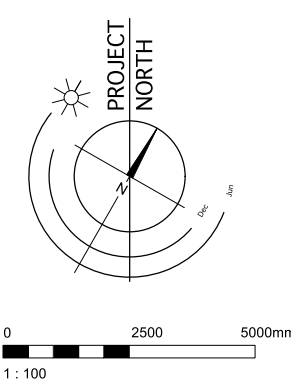
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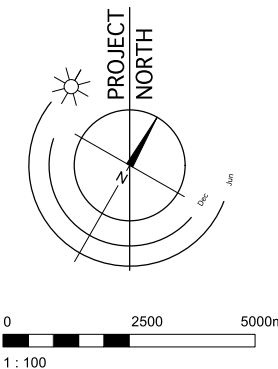
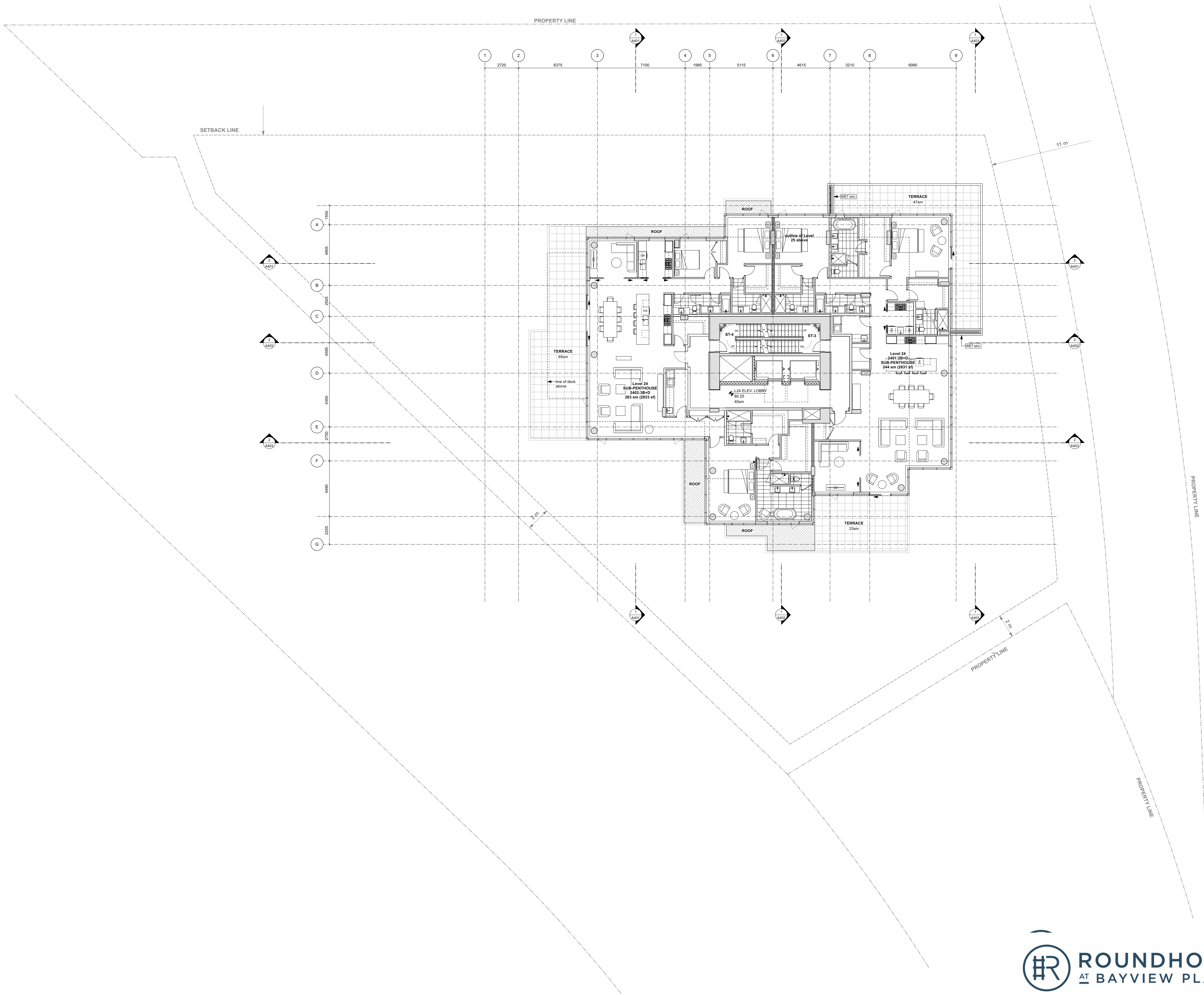
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Level 22 Plan



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Level 23 Plan



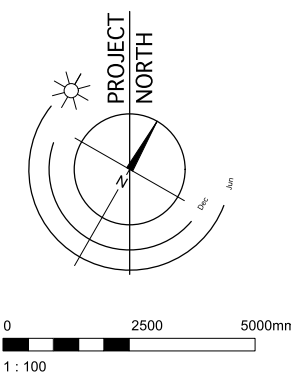
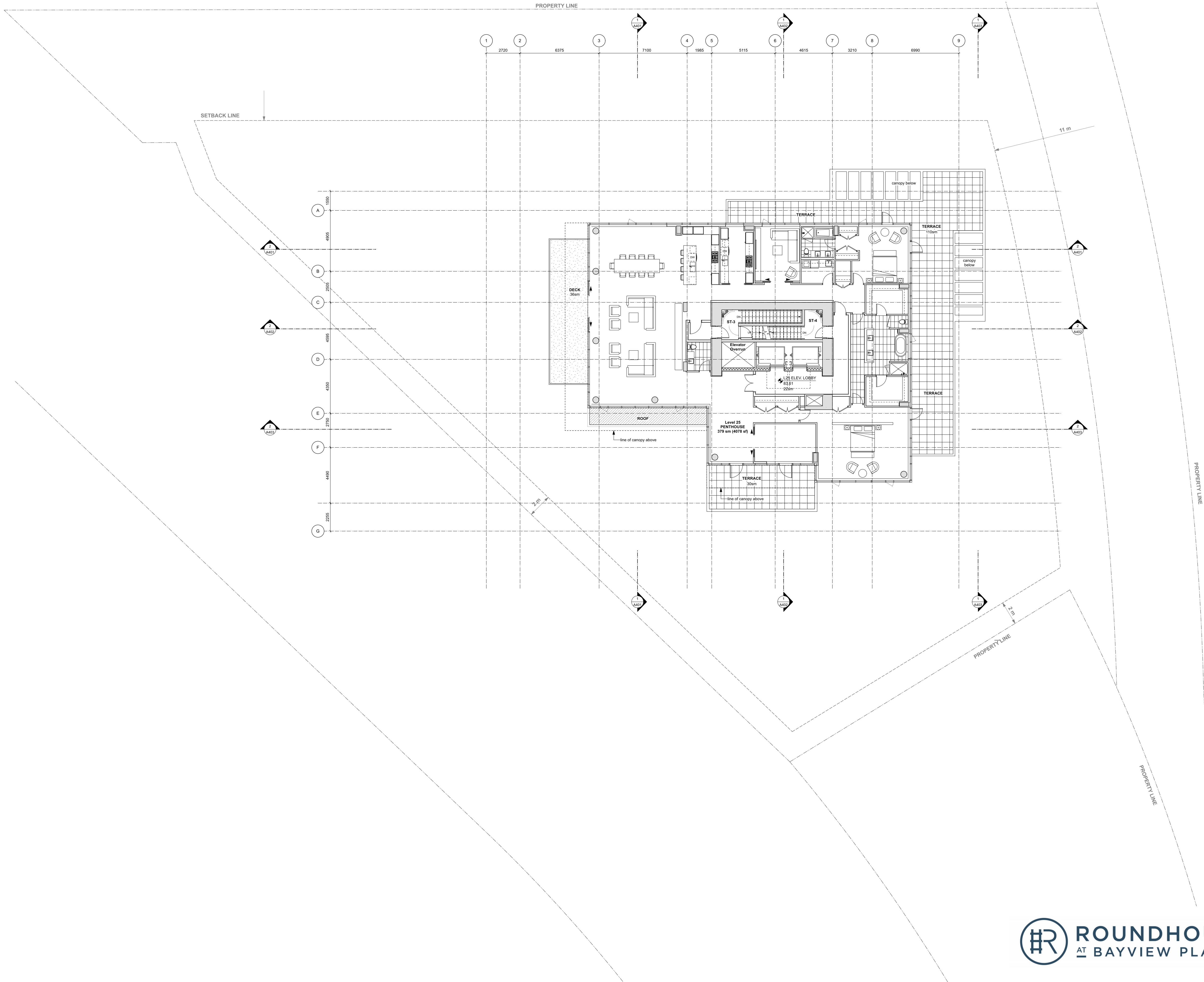
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Level 24 Plan



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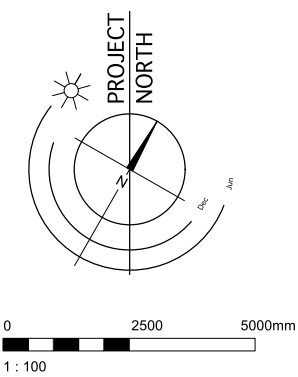
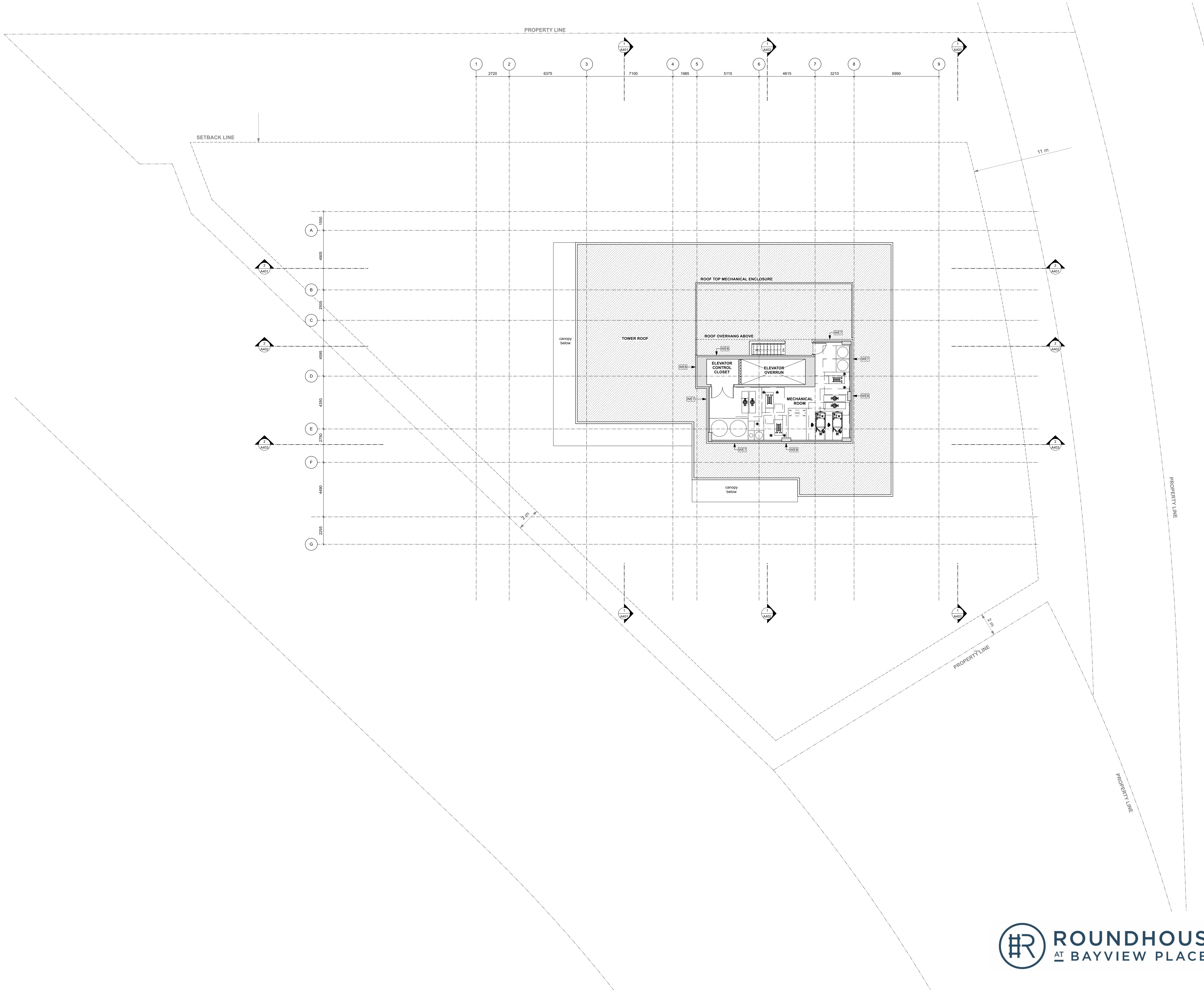
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210 Kimta Road
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Level 25 Plan



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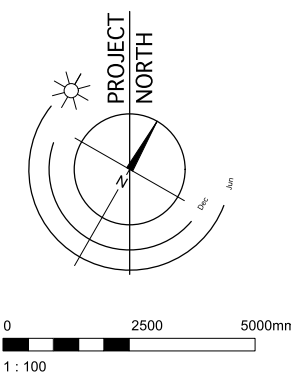
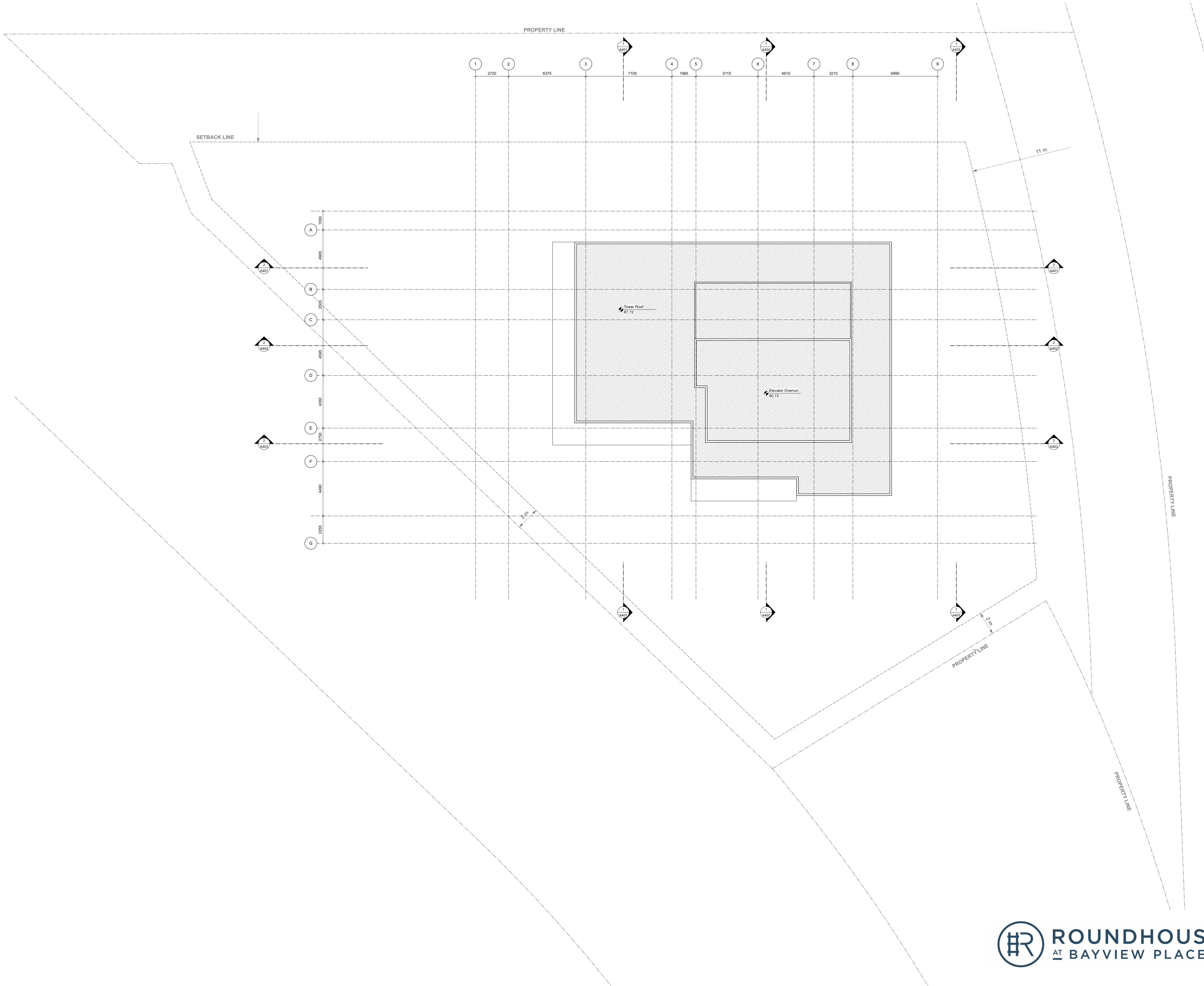
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Mech. Penthouse



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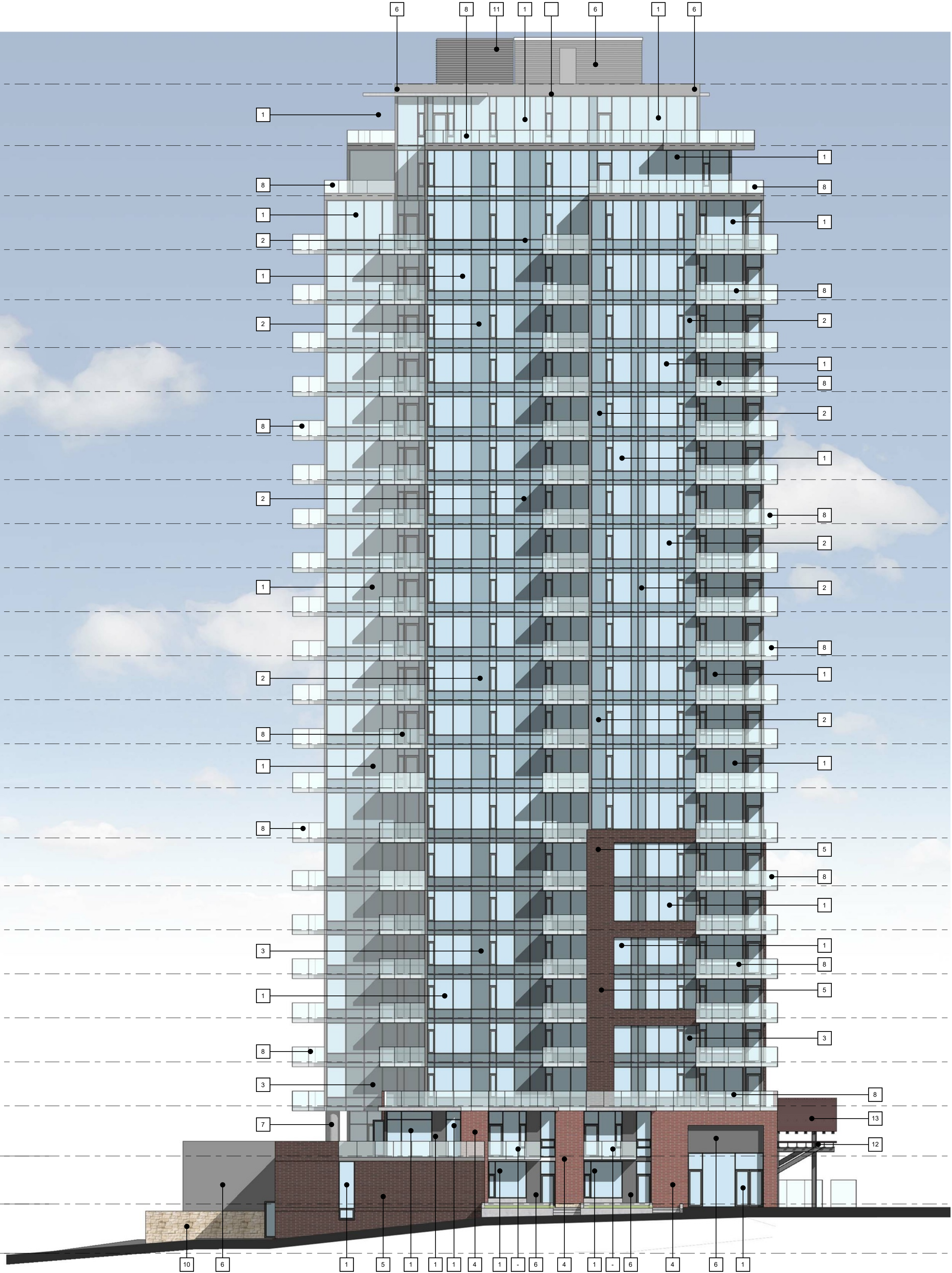
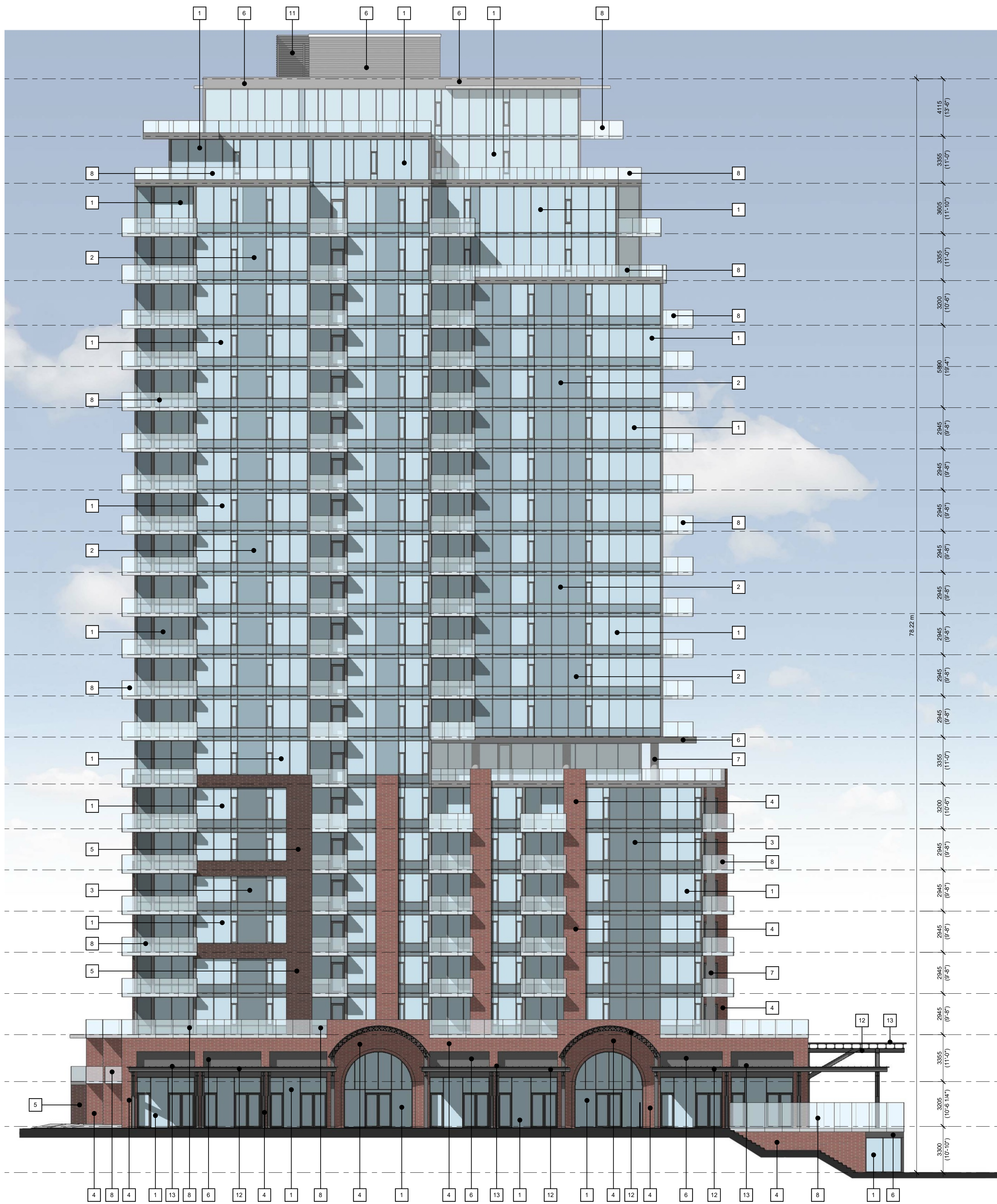
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210 Kimta Road
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Roof Plan



A216

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ELEVATION LEGEND

- 1 CLEAR VISION GLASS
- 2 OPAQUE GLASS SPANDREL COLOR 1
- 3 OPAQUE GLASS SPANDREL COLOR 2
- 4 BRICK MASONRY COLOR 1
- 5 BRICK MASONRY COLOR 2
- 6 COMPOSITE METAL PANEL
- 7 EXPOSED CONCRETE COLUMN
- 8 GLASS BALCONY GUARD
- 9 CONCRETE SANDBLASTED FINISH
- 10 STONE FINISH
- 11 HORIZONTAL METAL SIDING
- 12 STEEL FRAME CANOPY STRUCTURE GALVANIZED
- 13 STANDING SEAM METAL ROOFING

Rev	Date	Description
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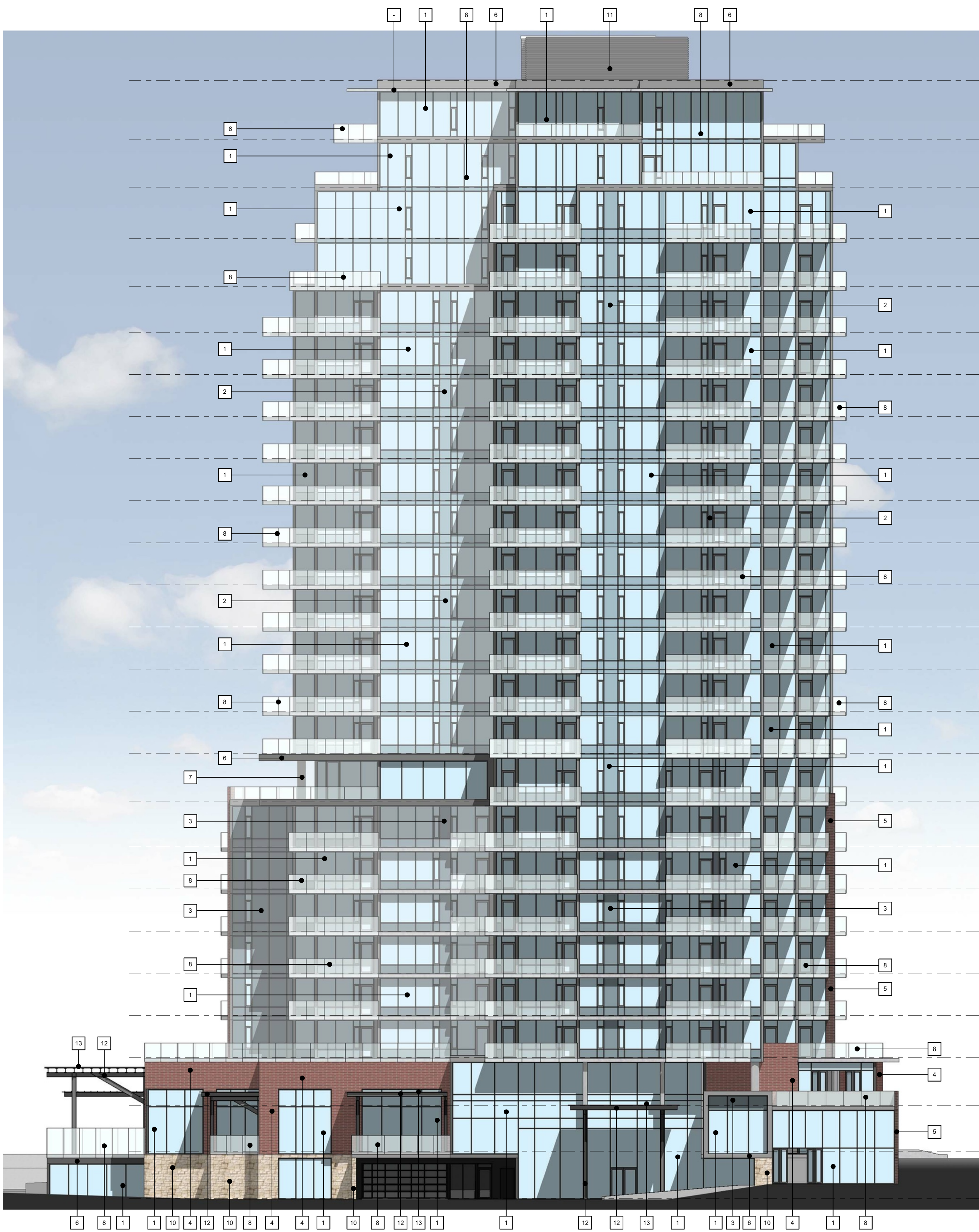
North & East
Elevations

NORTH ELEVATION

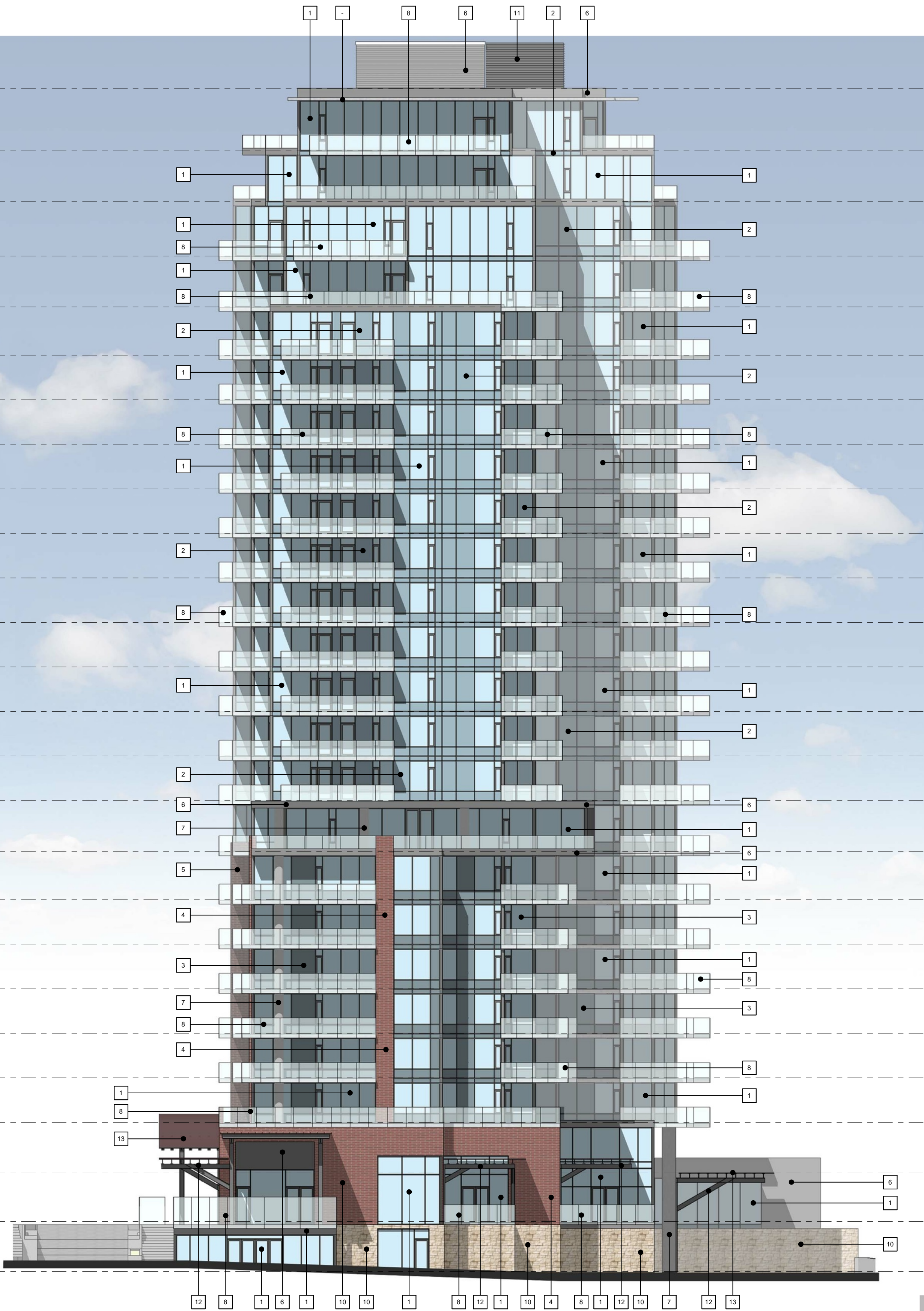
EAST ELEVATION



dHKa A401



SOUTH ELEVATION



WEST ELEVATION

ELEVATION LEGEND

- 1 CLEAR VISION GLASS
- 2 OPAQUE GLASS SPANDREL
COLOR 1
- 3 OPAQUE GLASS SPANDREL
COLOR 2
- 4 BRICK MASONRY
COLOR 1
- 5 BRICK MASONRY
COLOR 2
- 6 COMPOSITE METAL PANEL
- 7 EXPOSED CONCRETE COLUMN
- 8 GLASS BALCONY GUARD
- 9 CONCRETE
SANDBLASTED FINISH
- 10 STONE FINISH
- 11 HORIZONTAL METAL SIDING
- 12 STEEL FRAME CANOPY STRUCTURE
GALVANIZED
- 13 STANDING SEAM METAL ROOFING

Rev	Date	Description
plot date	25-03-07	drawing file
drawn by		checked by
scale		project number

NOTE: All dimensions are shown in millimeters.

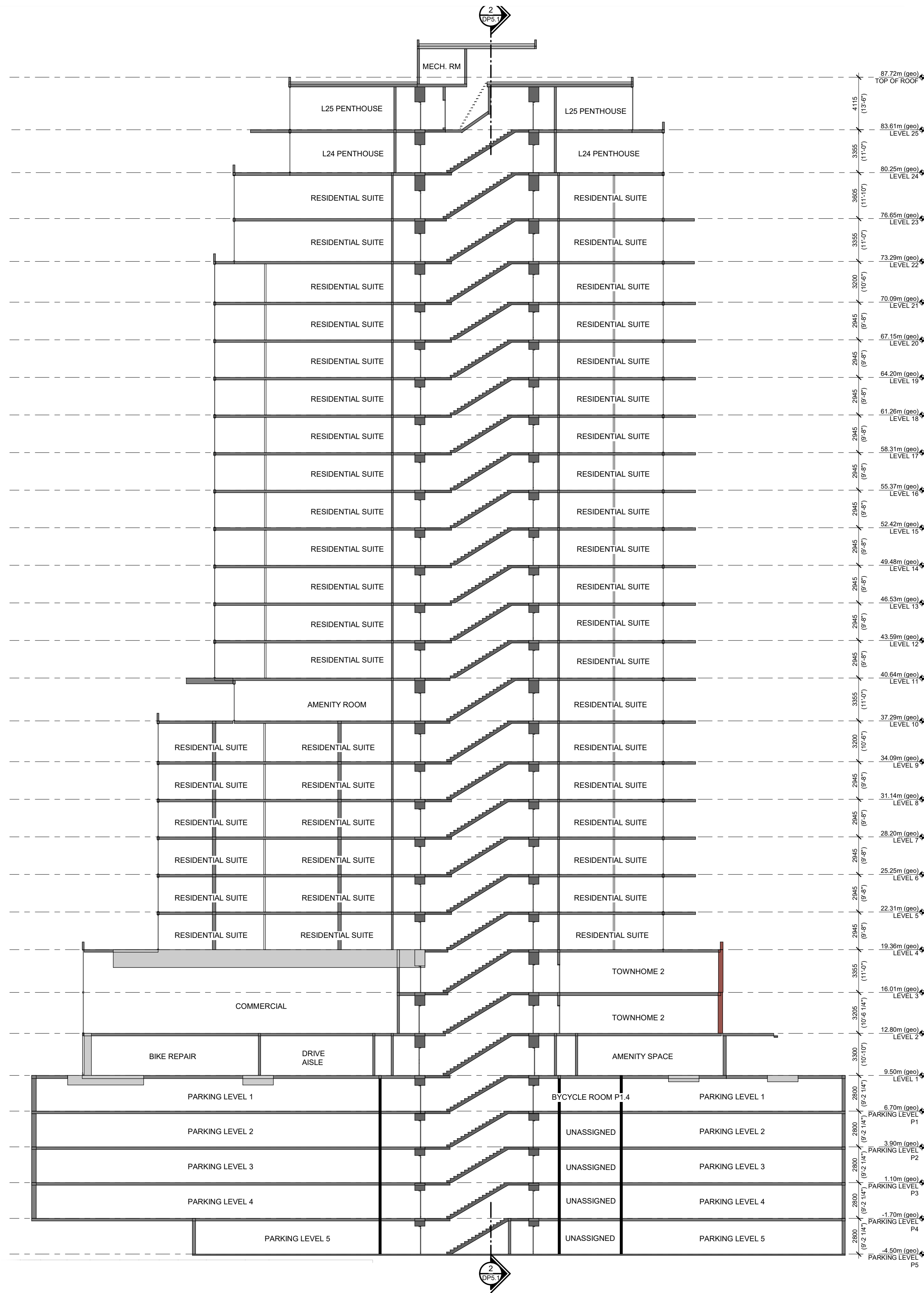
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Victoria BC
South & West



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N - S SECTION



E - W SECTION



Rev	Date	Description
plot date	25-03-07	drawing title
drawn by		checked by
scale		project number
		1912

NOTE: All dimensions are shown in millimeters.

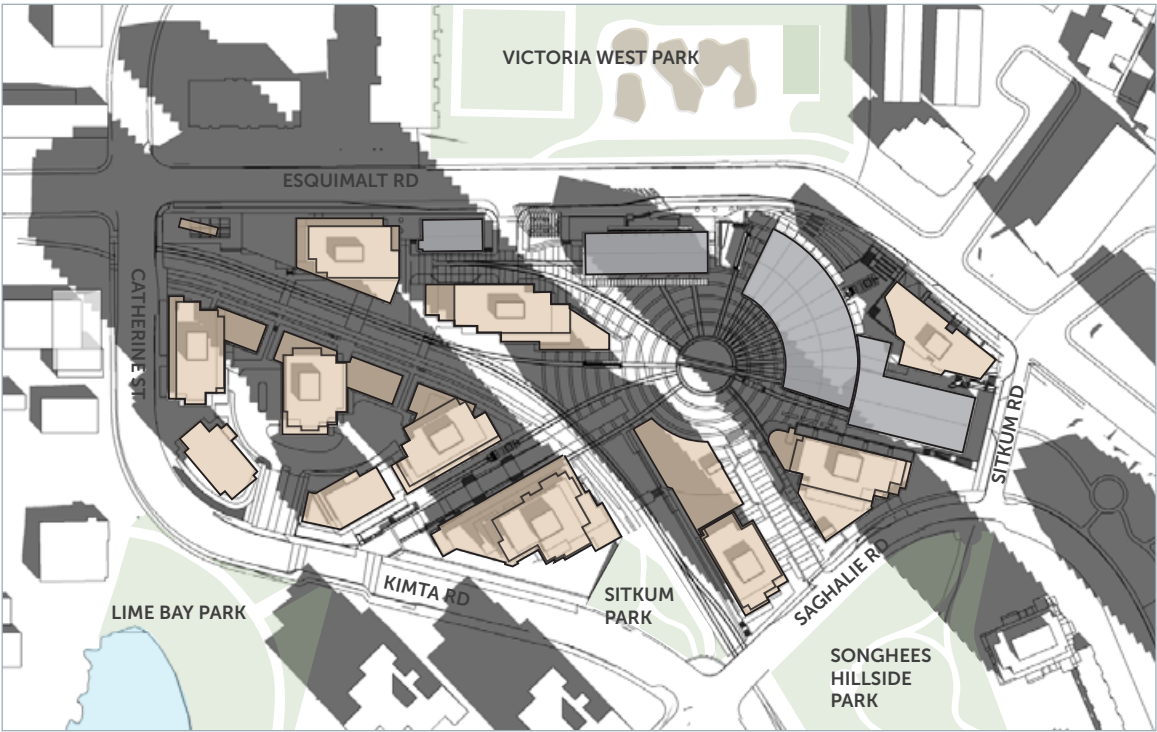
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Sections



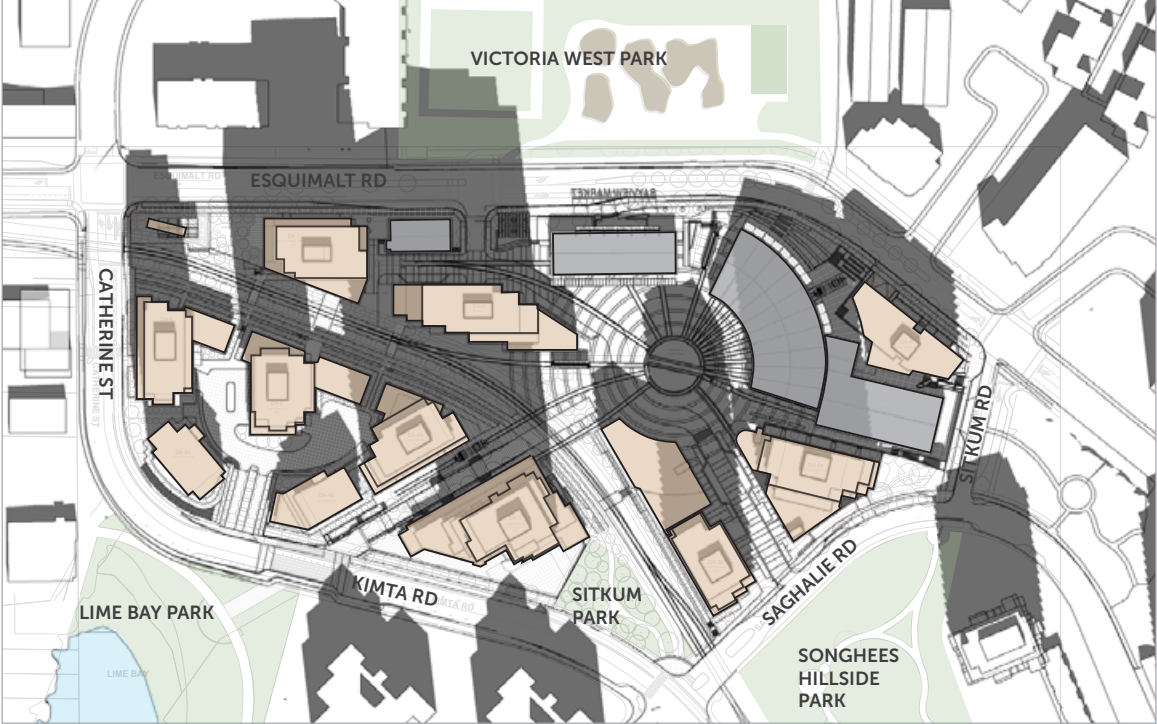
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Spring Equinox - March 21st

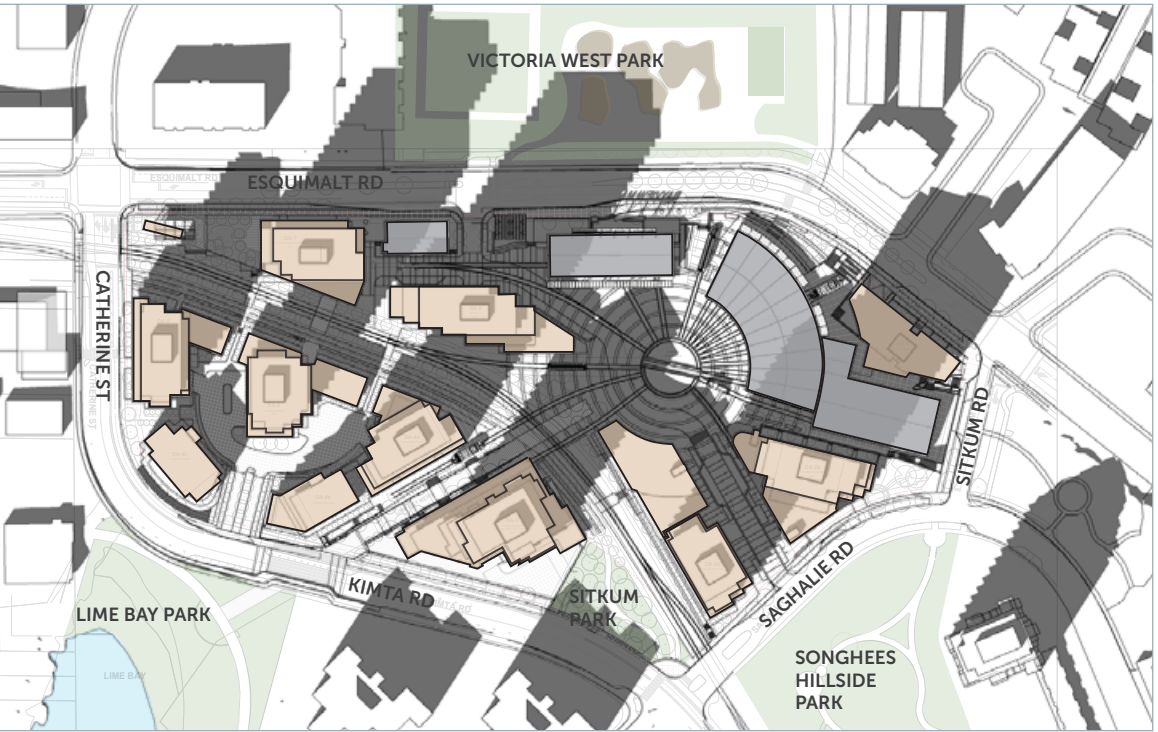
10:00 am



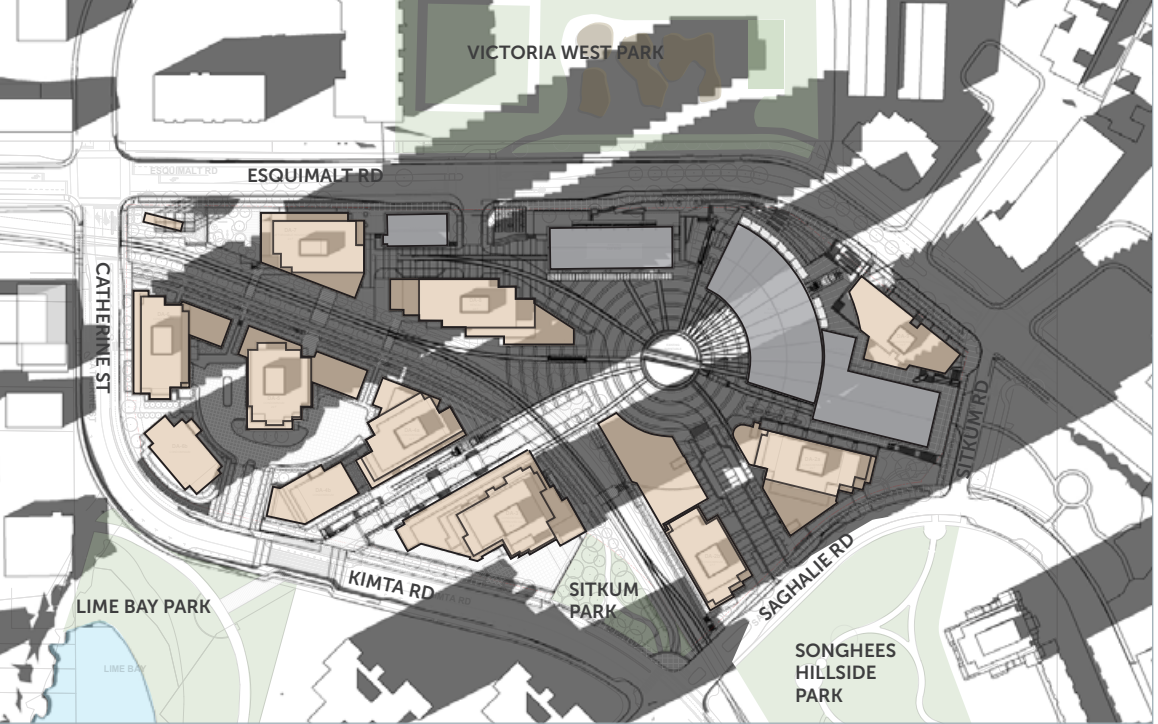
12:00 pm



2:00 pm

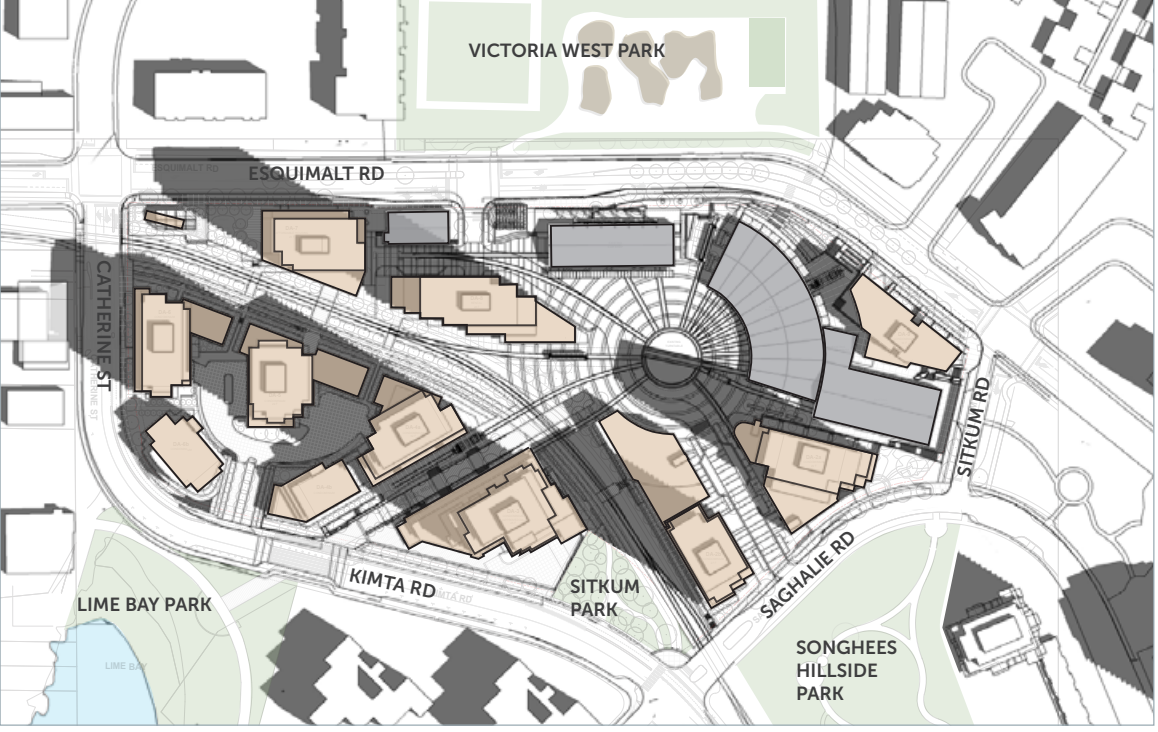


4:00 pm

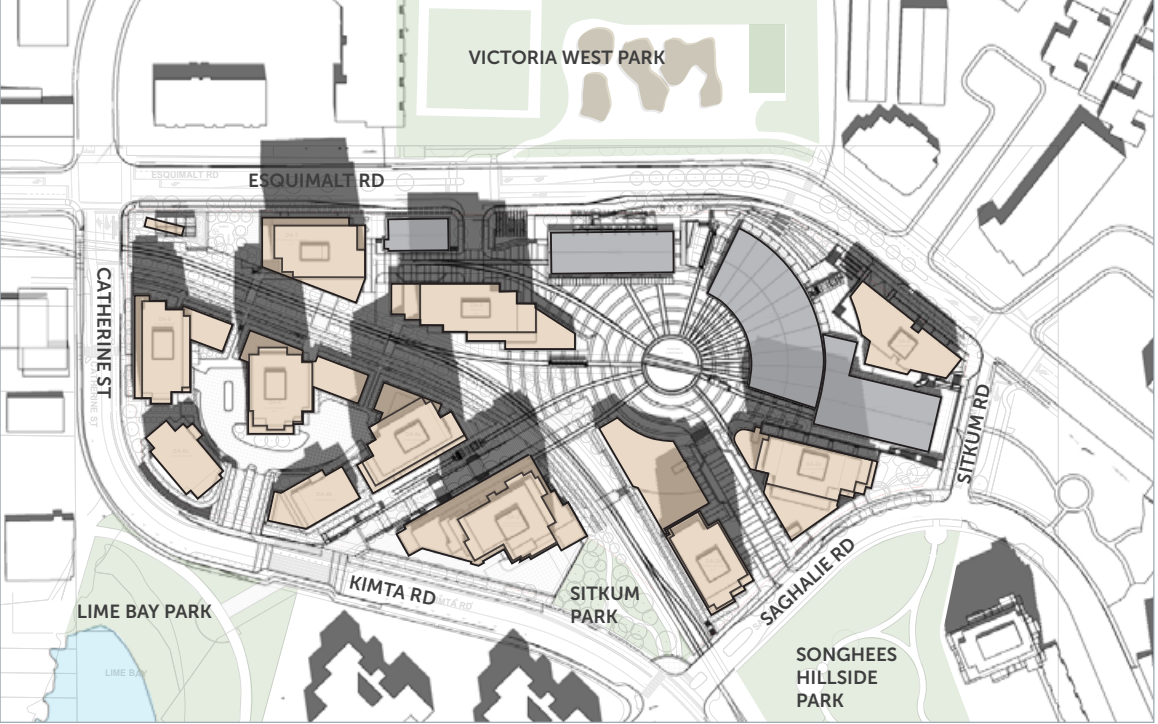


Summer Solstice - June 21st

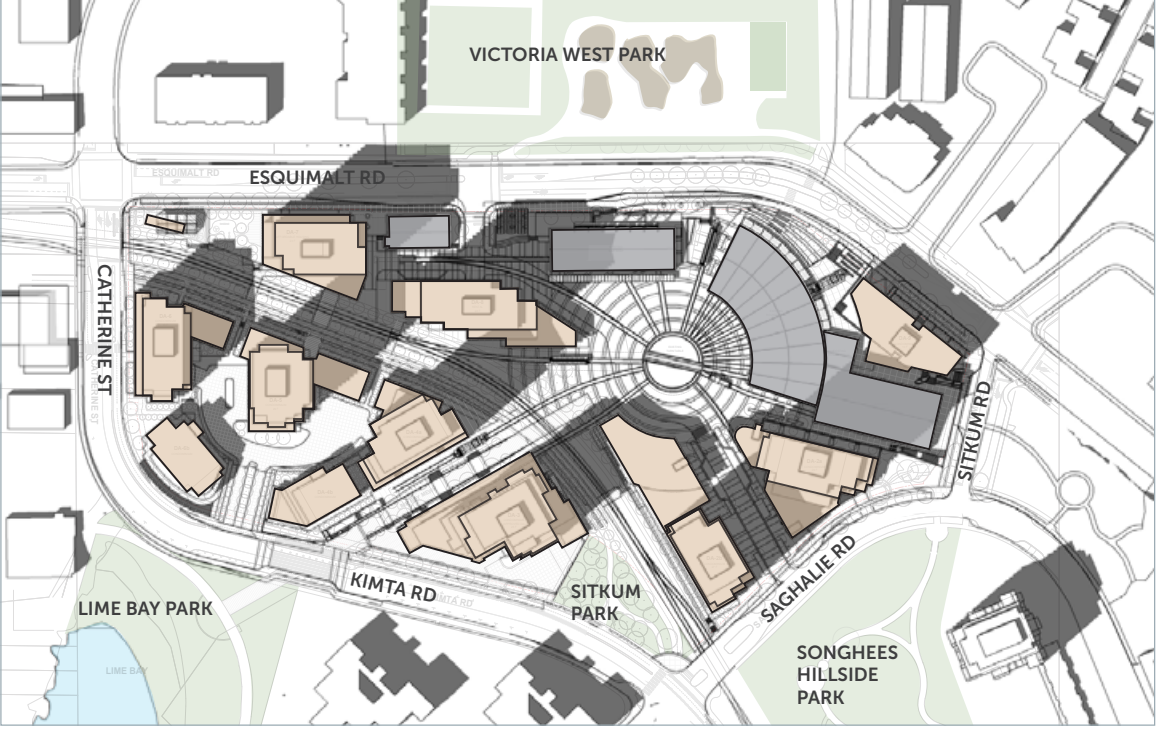
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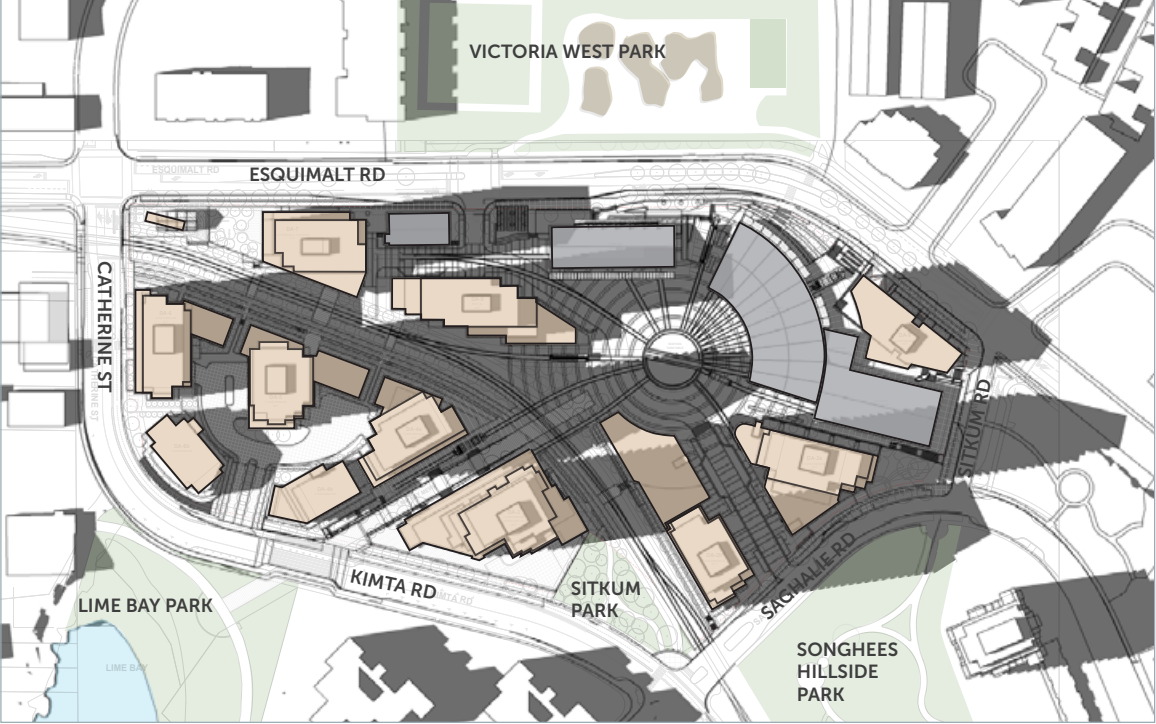
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2:00 pm

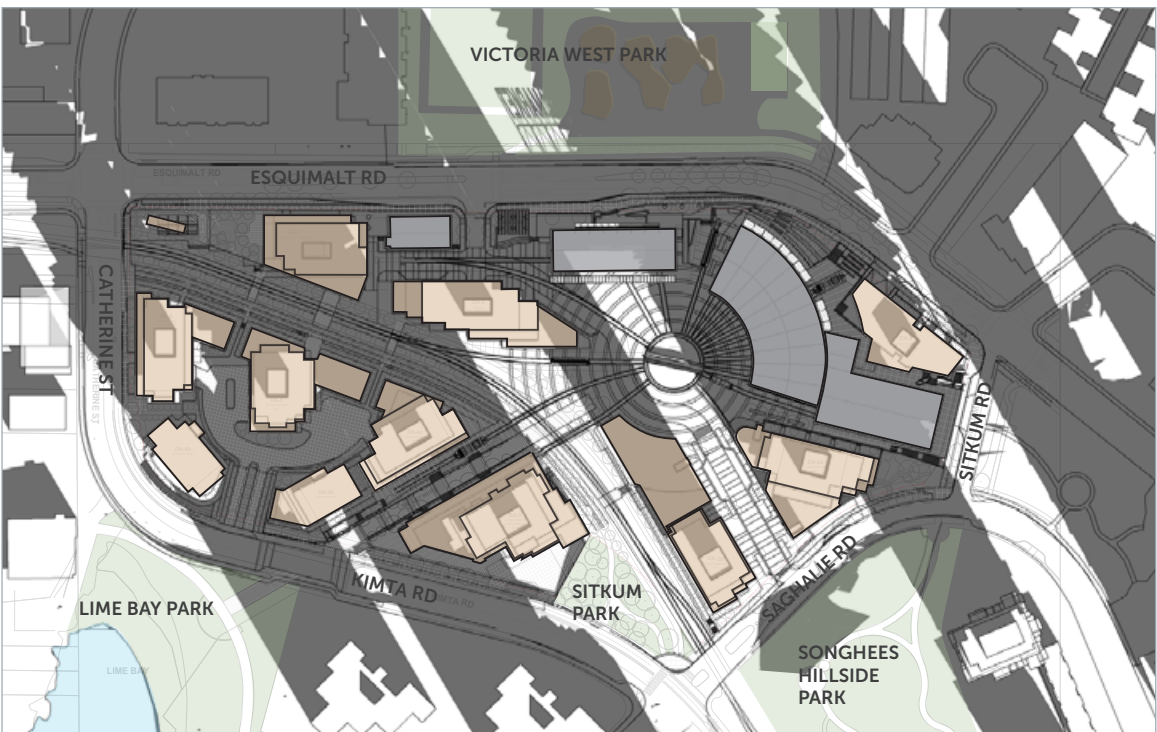


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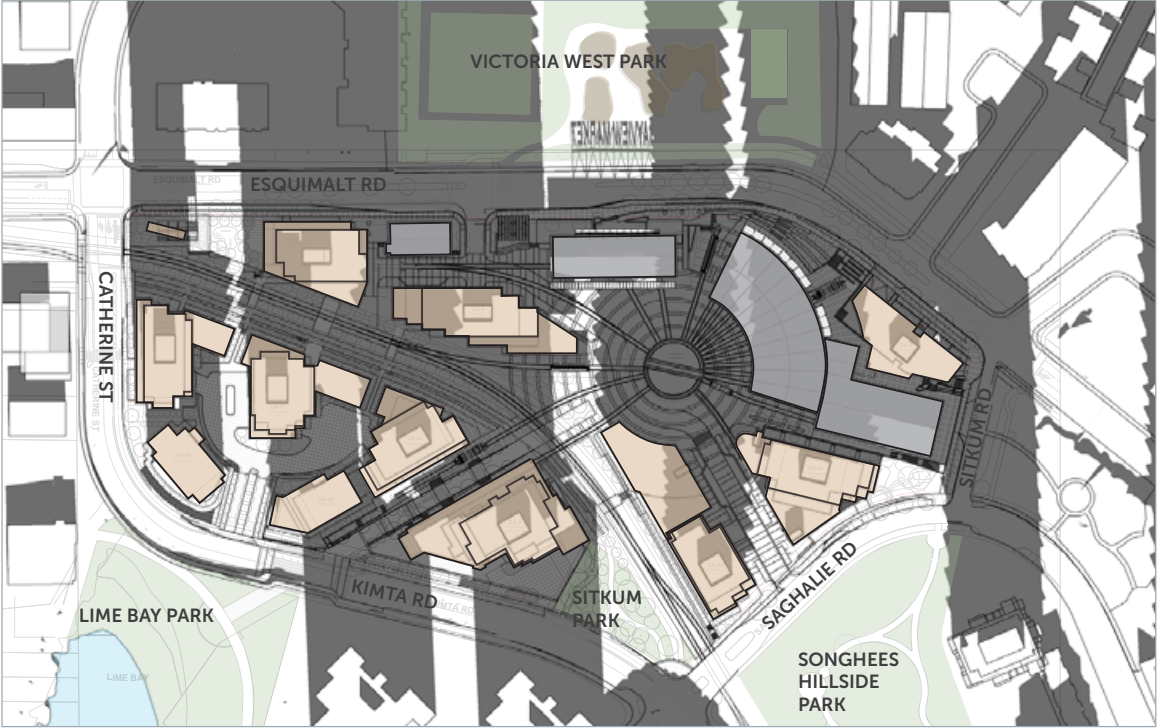


Winter Solstice - December 21st

10:00 am



12:00 pm



2:00 pm



4:00 pm



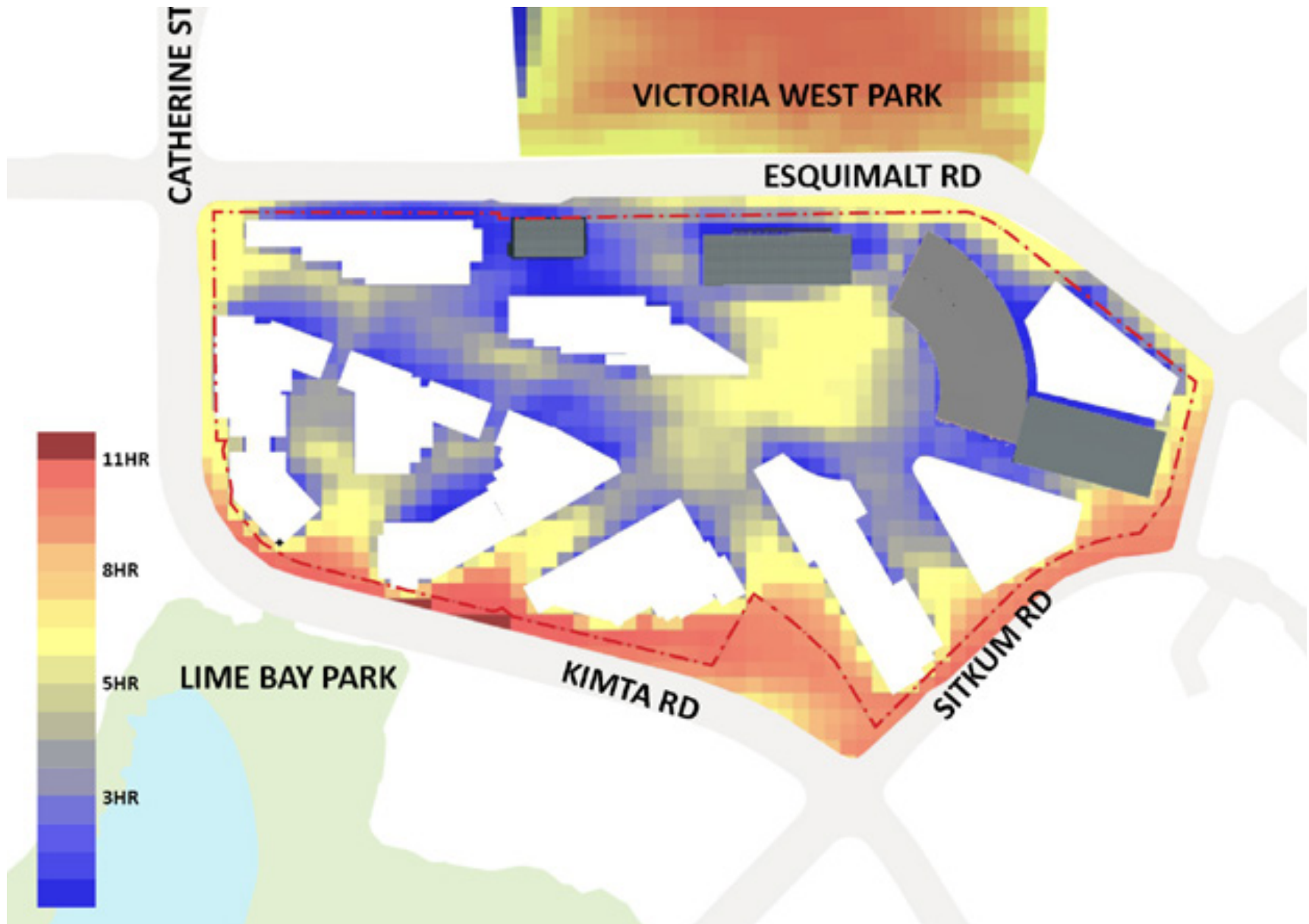
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Rev	Date	Description	
plot date	25-03-07	drawing file	1912.3 A200 Plans
drawn by	lgt	checked by	crk
scale	1:100	project number	1912

NOTE: All dimensions are shown in millimeters.

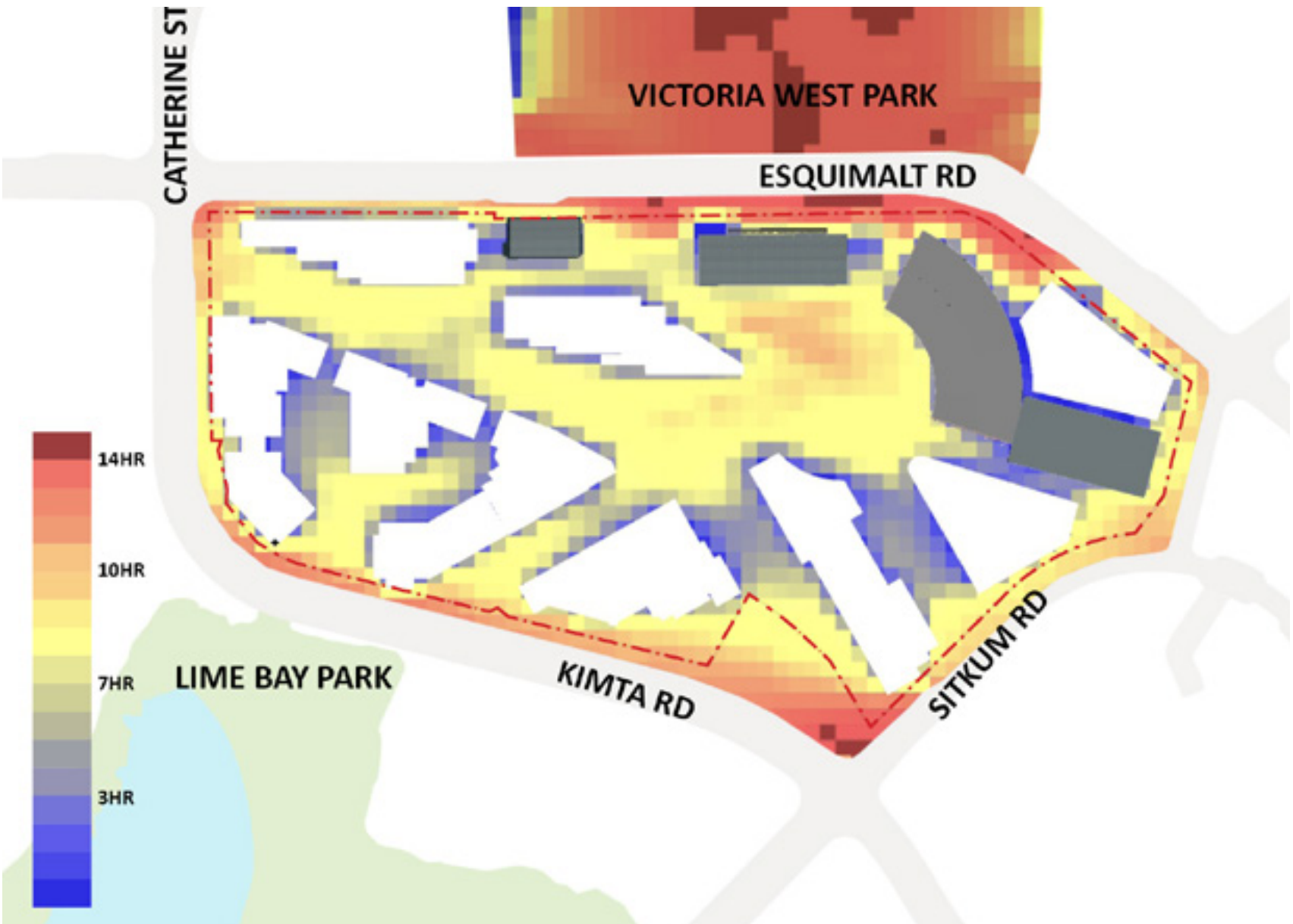
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Shadow Studies:

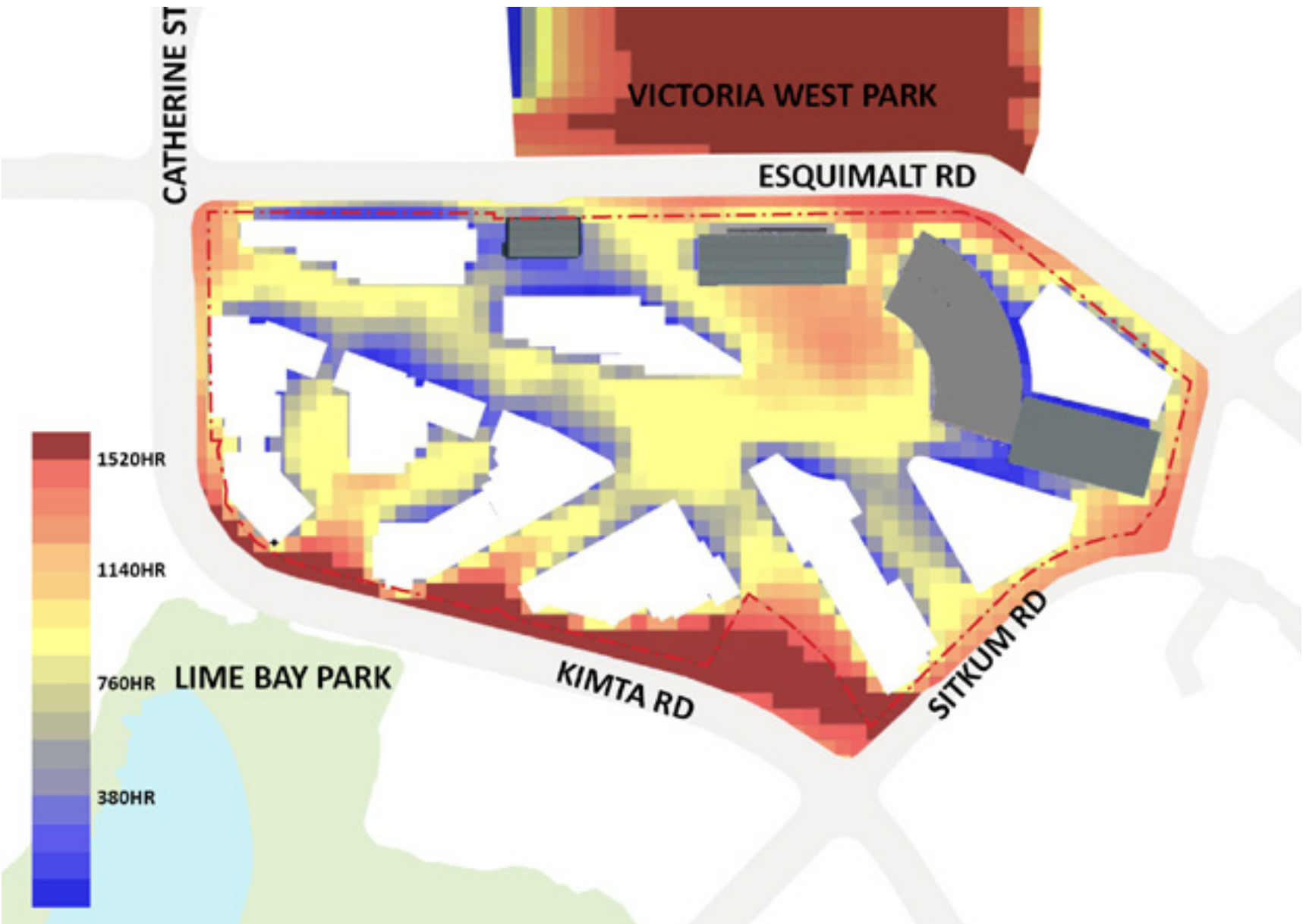
Spring Equinox - March 21st



Summer Solstice - June 21st



March 21st - September 21st: Total Sunlight



Solar Analysis

The sunlight analysis diagram shows the time for which direct sunlight is available throughout the day. This proposal prioritizes retention of maximum daylight on Turntable Plaza, while mitigating shading impacts on Victoria West Park and Esquimalt Road through building orientation.

Rev	Date	Description
plot date	25-03-07	drawing file
drawn by		checked by
scale		project number

NOTE: All dimensions are shown in millimeters.

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Solar Analysis

View Analysis

The following views have been created to visualize the future development within the existing skyline from various vantage points.



1 View from Fisherman's Wharf Park



2 View from Coast Interwest



3 View from Laurel Point



4 View from Ship Point



5 View from Harbour Road



View looking south



• Shadows shown at 2:00 PM, March 21

Rev	Date	Description
plot date	25-03-07	drawing file
drawn by		checked by
scale		project number

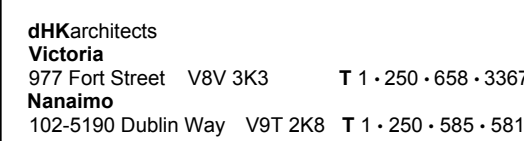
NOTE: All dimensions are shown in millimeters.

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View Analysis



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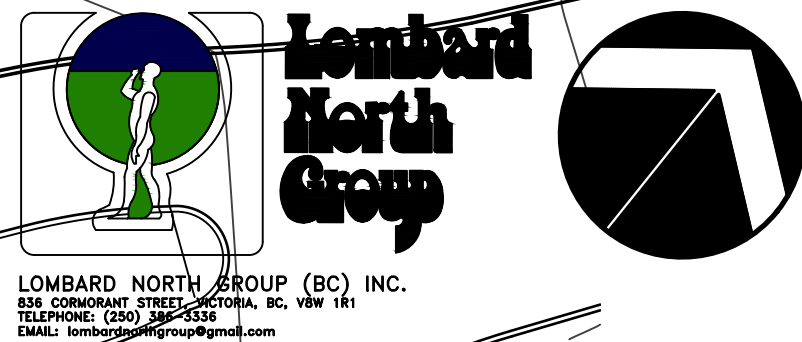


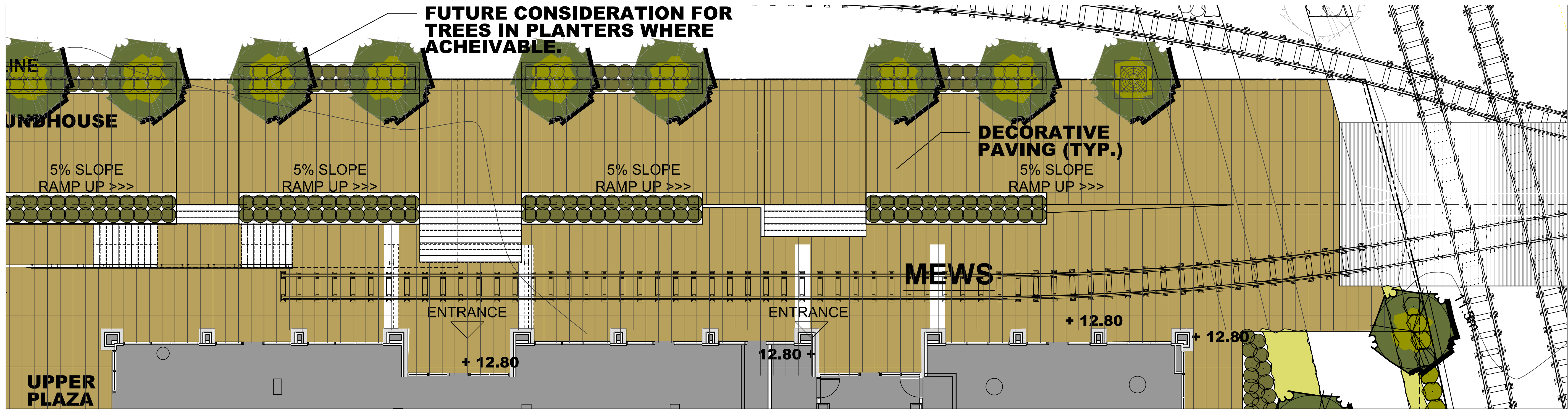
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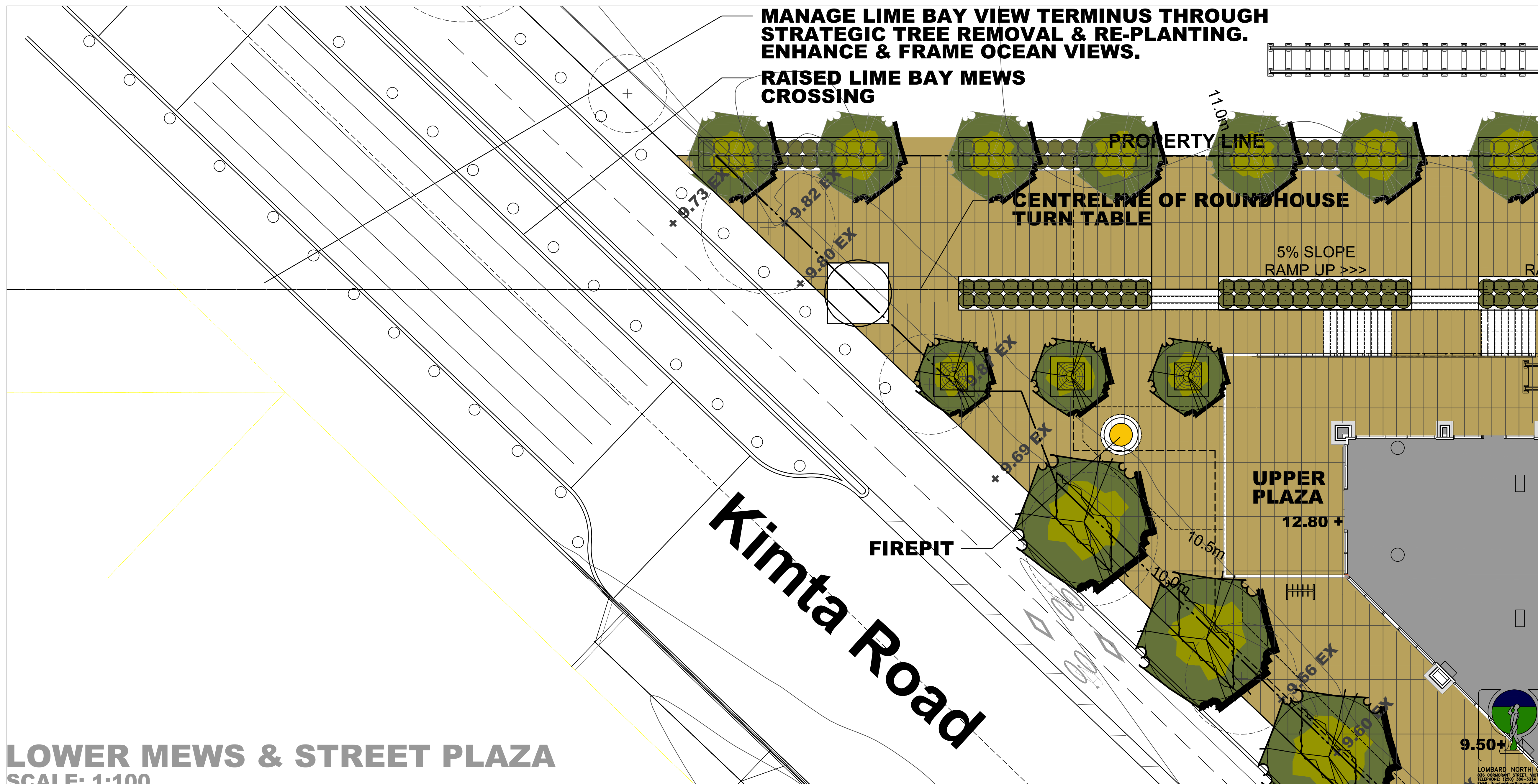
DATE: June 06, 2025
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P1





UPPER MEWS
SCALE: 1:100



LOWER MEWS & STREET PLAZA
SCALE: 1:100



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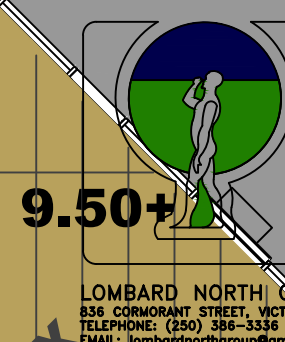
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PLAN DETAILS

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SCALE: 1:200
ISSUE: DP RE-SUBMISSION

P2



Lombard North Group

