


BURNSIDE PHASE II

DEVELOPMENT PERMIT RE-SUBMISSION




Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
September 23, 2025



SEAL



2025-08-21

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DP0.10.00	PROJECT INFORMATION + STATISTICS
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CIVIL	
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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

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2025-08-21

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

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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

DRAWING LIST + CONTACTS

SHEET NUMBER	DP0.00.01	ISSUE	B
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Autodesk Docs/138914-135E-GorgeRd_R24/138914_GorgeRd-PHII-BLDG-1A/1B_R24.rvt

1 in

BELLWETHER - PHASE 2 BUILDING 1 + 2

June 12, 2025

PROJECT DESCRIPTION	
PROJECT NAME	BELLWETHER (BURNSIDE GORGE) - PHASE 2
PROJECT ADDRESS	135 GORGE ROAD E.
PID	002-608-421
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 m²
SITE AREA - PHASE 2		1.249	134,409
ALLOWABLE FSR		2.00	2.00
TOTAL ALLOWABLE FSR		268,818	24,974

INTERNAL SITE BREAKDOWN		AREA Ha	AREA ft²	AREA m²
PHASE 2 - B1A+1B		0.620	66,787	6,205
PHASE 2 - B2A + 2B		0.628	67,622	6,282
TOTAL PARCEL AREA		1.249	134,409	12,487

SITE COVERAGE + OPEN SPACE

SITE COVERAGE	46 %	OPEN SPACE	37.10 %
TOTAL PHASE 2 SITE COVERAGE	61,983.06 ft²	TOTAL PHASE 2 OPEN SPACE	49,862.53 ft²
	5,758.41 m²		4,632.38 m²

HEIGHT FROM AVERAGE GRADE

	HEIGHT IN m ALLOWABLE	HEIGHT IN m PROPOSED	HEIGHT IN ft PROPOSED	No. OF STOREYS
BUILDING 1A	22 m	21.71 m	71' - 2 5/8"	6
BUILDING 1B	22 m	21.71 m	71' - 2 5/8"	6
BUILDING 2A	22 m	20.57 m	67' - 6"	6
BUILDING 2B	22 m	20.57 m	67' - 6"	6

SETBACKS

DESCRIPTION	REQUIRED DIST. in m	DISTANCES PROVIDED	
		DIST. in m	DIST. in ft
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 SRW)	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			

Jr 1 Bed											
B1a	4,277	428	0	2	2	2	2	2	10	33%	3%
B1b	2,529	506	0	1	1	1	1	1	5	17%	2%
B2a	1,128	376	0	0	0	1	1	1	3	10%	1%
B2b	5,242	0	0	0	3	3	3	3	12	40%	4%
	13,175	439	0	3	6	7	7	7	30		9%

1 Bed											
B1a	21,618	470	1	9	9	9	9	9	46	153%	14%
B1b	19,713	505	0	7	8	8	8	8	39	130%	12%
B2a	5,057	506	1	1	2	2	2	2	10	33%	3%
B2b	5,969	543	1	2	2	2	2	2	11	37%	3%
	52,357	494	3	19	21	21	21	21	106		33%

Jr 2 Bed											
B1a	30,012	600	0	10	10	10	10	10	50	65%	15%
B1b	0	0	0	0	0	0	0	0	0	0%	0%
B2a	12,577	599	0	5	4	4	4	4	21	27%	6%
B2b	3,555	593	1	1	1	1	1	1	6	8%	2%
	46,144	599	1	16	15	15	15	15	77		24%

2 Bed											
B1a	11,495	676	1	4	3	3	3	3	17	22%	5%
B1b	10,388	693	0	3	3	3	3	3	15	19%	5%
B2a	18,840	725	3	4	4	5	5	5	26	33%	8%
B2b	13,699	685	3	2	3	4	4	4	20	26%	6%
	54,422	698	7	13	13	15	15	15	78		24%

Jr 3 Bed											
B1a	3157	789	0	0	1	1	1	1	4	5%	1%
B1b	0	0	0	0	0	0	0	0	0	0%	0%
B2a	3,348	837	0	0	1	1	1	1	4	5%	1%
B2b	4,388	878	0	1	1	1	1	1	5	6%	2%
	10,892	838	0	1	3	3	3	3	13		4%

3 Bed											
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	11,846	1,077	1	2	2	2	2	2	11	14%	3%
B2b	9,124	912	0	2	2	2	2	2	10	48%	3%
	20,970	999	1	4	4	4	4	4	21		6%

Total	197,960	609	12	56	62	65	65	65	325		96%
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AREAS

PHASE 2 BUILDING AREAS COMBINED	ELEVATION (ft)	FLOOR TO FLOOR(ft)	UNIT COUNT	GROSS FSR AREA BEFORE EXCLUSIONS (ft²)						EXCLUSIONS (ft²)				
				PARKING COMMON	RETAIL	AMENITY	LOBBY	CIRCULATION	RESIDENTIAL	SUBTOTAL	PARKING	ELEVATOR	LONG TERM BIKES	FSR AREA
LEVEL			0	921	0	0	0	2,111	0	3,032	0	410	0	2,622
ROOF			4	1,850	0	0	0	6,946	39,554	48,350	0	606	0	47,743
LEVEL 06		4	4	1,850	0	0	0	6,946	39,554	48,350	0	606	0	47,743
LEVEL 05		4	4	1,850	0	0	0	6,946	39,554	48,350	0	606	0	47,743
LEVEL 04		4	4	1,850	0	0	0	6,946	39,554	48,350	0	606	0	47,743
LEVEL 03		4	4	1,122	0	0	0	6,960	37,696	45,778	0	606	0	45,172
LEVEL 02		4	4	1,644	0	891	1,540	7,561	34,093	45,729	0	606	0	45,122
LEVEL 01		1	1	34,938	0	7,676	483	10,379	7,511	60,987	30,087	517	0	30,383
LEVEL P1		0	0	68,317	0	0	0	3,425	0	71,742	56,582	579	7,557	-
			21	112,492	-	8,567	2,023	51,272	197,962	372,316	86,669	4,537	7,557	266,529
METRIC CONVERSION TO m²			-	10,451	-	796	188	4,763	18,391	34,589	8,052	421	702	24,761

RESIDENTIAL UNIT AREA - TYPICAL FLOOR		37,696 ft²	TOTAL COMMON AND CIRCULATION AREA		77,096 ft²	FSR AREA PERMITTED	268,818
EFFICIENCY		82%	TOTAL RESIDENTIAL AREA		197,962 ft²		
			TOTAL COMMERCIAL AREA		-		
TOTAL RESIDENTIAL UNIT AREA		197,962 ft²	PROPOSED TOTAL AREA		372,316 ft²	FSR AREA ACHIEVED	266,529
EFFICIENCY		53%	TOTAL COMMERCIAL % OF PROJECT		N/A	DIFFERENCE	2,289
			RESIDENTIAL EFFICIENCY EXCL COMMERCIAL AND PARKADE		69%	FSR ACHIEVED	1.98
			Note: Proposed Site FSR being submitted is 2.00. It is anticipated that the additional 2,293 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		2 BR		JR 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
6	3	4	17	4	10	5	6	9	1	2	4	37
5	3	4	17	4	10	5	6	9	1	2	0	37
4	3	4	17	4	10	5	6	9	1	2	0	37
3	3	3	17	4	10	5	6	7	1	2	0	37
2	3	0	16	3	10	6	7	6	0	1	0	36
1	0	0	1	2	0	1	1	6	0	0	1	2
TOTAL PER BUILDING	15	15	85	21	50	27	32	46	4	9	0	186
COMBINED TOTAL	30		106		77		78		13		21	
UNIT MIX	9%		33%		24%		24%		4%		6%	

GROSS BUILDING AREA			
LEVEL	LOCATION	AREA ft²	AREA m²

B01 - LEVEL P1	PARKADE	41,088 ft²	3,817 m²
B01 - LEVEL 01	B1 + PARKADE	32,502 ft²	3,020 m²
B1		73,590 ft²	6,837 m²

B01 - LEVEL 06	B1a SOUTH	9,782 ft²	909 m²
B01 - LEVEL 06	B1a NORTH	7,096 ft²	659 m²
B01 - LEVEL 05	B1a SOUTH	9,782 ft²	909 m²
B01 - LEVEL 05	B1a NORTH	7,096 ft²	659 m²
B01 - LEVEL 04	B1a SOUTH	9,782 ft²	909 m²
B01 - LEVEL 04	B1a NORTH	7,096 ft²	659 m²
B01 - LEVEL 03	B1a SOUTH	9,782 ft²	909 m²
B01 - LEVEL 03	B1a NORTH	7,096 ft²	659 m²
B01 - LEVEL 02	B1a SOUTH	9,782 ft²	909 m²
B01 - LEVEL 02	B1a NORTH	7,096 ft²	659 m²
B1a		84,391 ft²	7,840 m²

B01 - LEVEL 06	B1b	8,408 ft²	781 m²
B01 - LEVEL 05	B1b	8,408 ft²	781 m²
B01 - LEVEL 04	B1b	8,408 ft²	781 m²
B01 - LEVEL 03	B1b	8,408 ft²	781 m²
B01 - LEVEL 02	B1b	8,408 ft²	781 m²
B1b		42,041 ft²	3,906 m²
B1		200,022 ft²	18,583 m²

B02 - LEVEL P1	PARKADE	31,678 ft²	2,943 m²
B02 - LEVEL 01	PARKADE + B2	29,886 ft²	2,777 m²
B2		61,564 ft²	5,720 m²

B02 - LEVEL 06	B2a	13,500 ft²	1,254 m²
B02 - LEVEL 05	B2a	13,500 ft²	1,254 m²
B02 - LEVEL 04	B2a	13,550 ft²	1,259 m²
B02 - LEVEL 03	B2a	13,292 ft²	1,235 m²
B2a		67,341 ft²	6,256 m²

B02 - LEVEL 06	B2b	10,914 ft²	1,014 m²
B02 - LEVEL 05	B2b	10,914 ft²	1,014 m²
B02 - LEVEL 04	B2b	10,914 ft²	1,014 m²
B02 - LEVEL 03	B2b	10,882 ft²	1,011 m²
B02 - LEVEL 02	B2b	8,644 ft²	803 m²
B2b		52,267 ft²	4,856 m²
B2		181,172 ft²	16,831 m²

CLIENT

INTRACORP

Building the Extraordinary

Suite 600 Burrard Street
Vancouver, Canada, V6C 2B5

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A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20

CONSULTANTS

SEAL



2025-08-21

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tel 250 900 4520
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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

PARKING COUNT

TYPE OF PARKING	BYLAW REQUIREMENT			CLIENT REQUIREMENT		
	RULE	BUILDING STATS	REQUIRED PARKING	RULE	BUILDING STATS	REQUIRED PARKING
RESIDENTIAL	0.75 PER UNIT < 45 m	UNIT COUNT	53	0.50 PER UNIT	UNIT COUNT	163
	0.9 PER UNIT ≥ 45 m² BUT ≤ 70 m²	70	176		21	
	1.3 PER UNIT ≥ 70 m²	195	78			
COMMERCIAL RETAIL	1 SPACES PER 37.5 m² OF GROSS FLOOR AREA	AREA ft² 0	0	SAME AS BYLAW		0
VISITOR PARKING	0.1 PER UNIT	UNIT COUNT	22	SAME AS BYLAW		22
TOTAL REQUIRED BY BYLAW			329	TOTAL REQUIRED BY CLIENT		185
TOTAL PROVIDED (INCL. ACCESSIBLE)			247	DIFFERENCE		62
RES RATIO PROVIDED/UNIT			10.71			

BIKE COUNT

TYPE OF BIKE PARKING	BYLAW REQUIREMENT	BUILDING STATS	CITY REQUIRED	
RESIDENTIAL	LONG TERM: 1 PER UNIT > 45 m² AND 1.25 PER UNIT < 70 m²	< 45 m²	LONG TERM	SHORT TERM
	SHORT TERM: GREAT OF 6 PER BUILDING OR 0.1 PER UNIT	70	390	31
COMMERCIAL	LONG TERM CLASS A: 1 PER 200 m²	ft²	LONG TERM	SHORT TERM
	SHORT TERM CLASS B: 1 PER 200 m²	0	0	0
TOTAL REQUIRED	SHORT TERM	31		
	LONG TERM	390		
PROVIDED	SHORT TERM	32		
	LONG TERM	396		
		SURPLUS (DEFICIENCY)	PROVIDED BY TYPE	
		1	LTG	LTC
		6	194	40
			LTW	STG
			162	32

LOADING COUNT

BYLAW	REQUIREMENT	TYPE	CITY REQUIRED	PROVIDED
RESIDENTIAL	N/A		-	-
COMMERCIAL	1 PER 1,900 m² OF GFA	OFF-STREET LOADING	-	-

VEHICLE PARKING STALLS PROVIDED - BY LEVEL

LEVEL	STALL TYPE	TOTAL
-------	------------	-------

B01 - LEVEL P1	RESIDENTIAL	2
		2
		2

B1

B01 - LEVEL 01	RESIDENTIAL	51
		51

B01 - LEVEL P1

B01 - LEVEL P1	RESIDENTIAL	61
B01 - LEVEL P1	RESIDENTIAL - ACCESSIBLE	6
B01 - LEVEL P1	RESIDENTIAL - ACCESSIBLE VAN	2
B01 - LEVEL P1	VISITOR	19
B01 - LEVEL P1	VISITOR - ACCESSIBLE VAN	1
		89
		140

B2

B02 - LEVEL 01	RESIDENTIAL	23
B02 - LEVEL 01	RESIDENTIAL - ACCESSIBLE	4
B02 - LEVEL 01	VISITOR	14
B02 - LEVEL 01	VISITOR - ACCESSIBLE VAN	1
		42

B02 - LEVEL P1

B02 - LEVEL P1	RESIDENTIAL	60
B02 - LEVEL P1	RESIDENTIAL - ACCESSIBLE	3
B02 - LEVEL P1	RESIDENTIAL - ACCESSIBLE VAN	2
		65

		107
TOTAL		249

VEHICLE PARKING STALLS PROVIDED - BY TYPE

STALL TYPE	TOTAL
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RESIDENTIAL	2
-------------	---

B1

RESIDENTIAL	112
RESIDENTIAL - ACCESSIBLE	6
RESIDENTIAL - ACCESSIBLE VAN	2
VISITOR	19
VISITOR - ACCESSIBLE VAN	1
	140

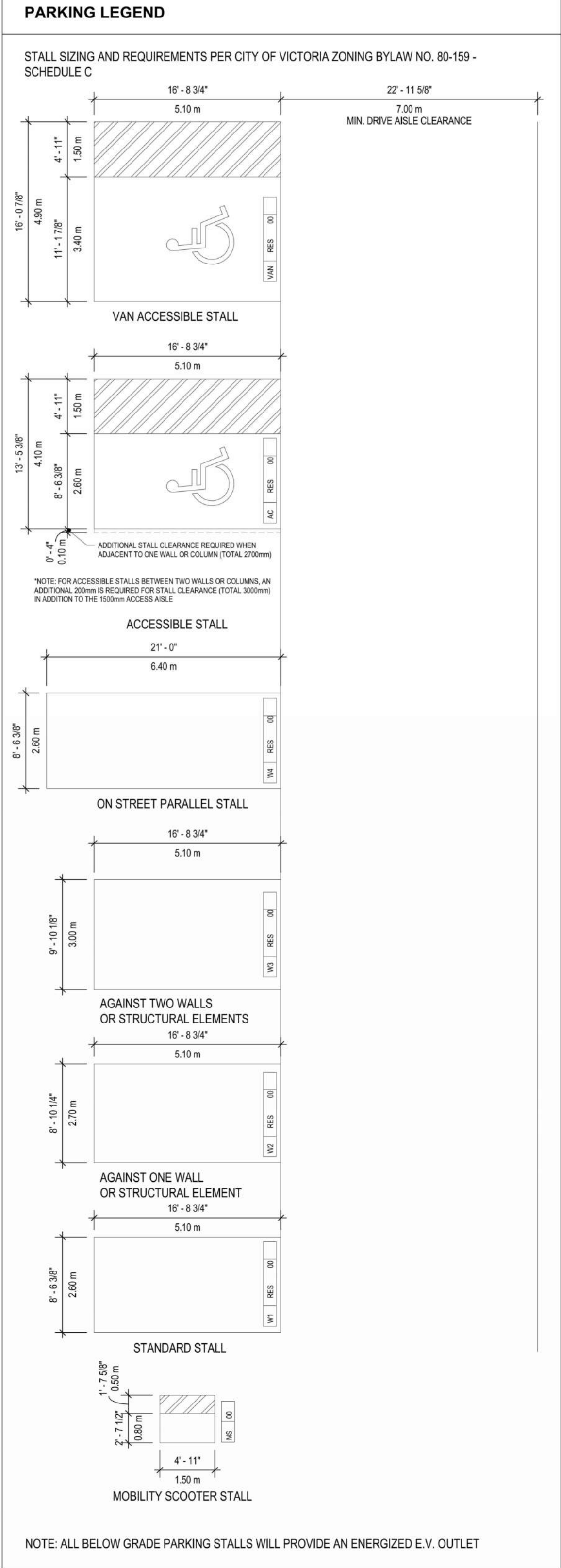
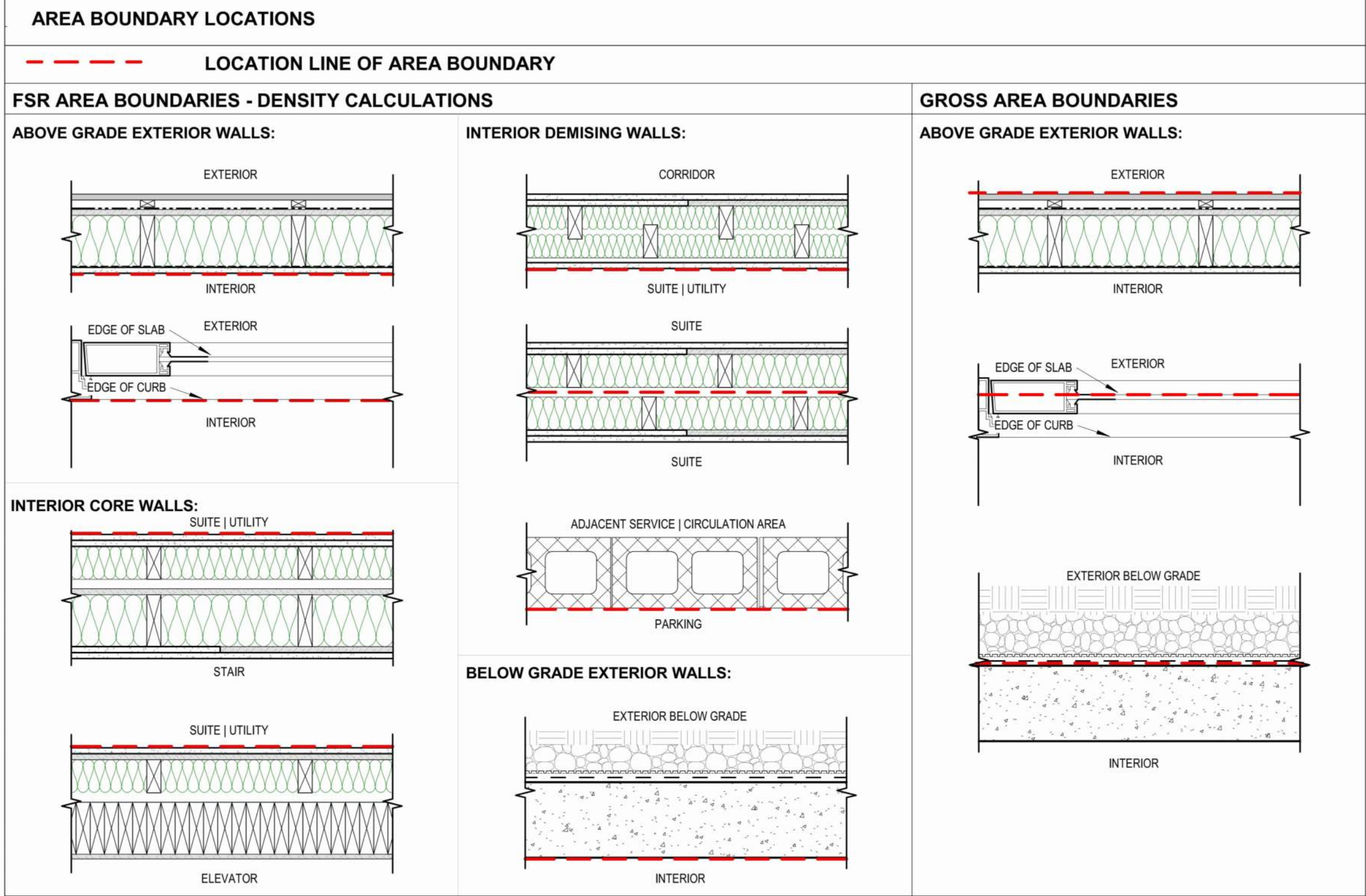
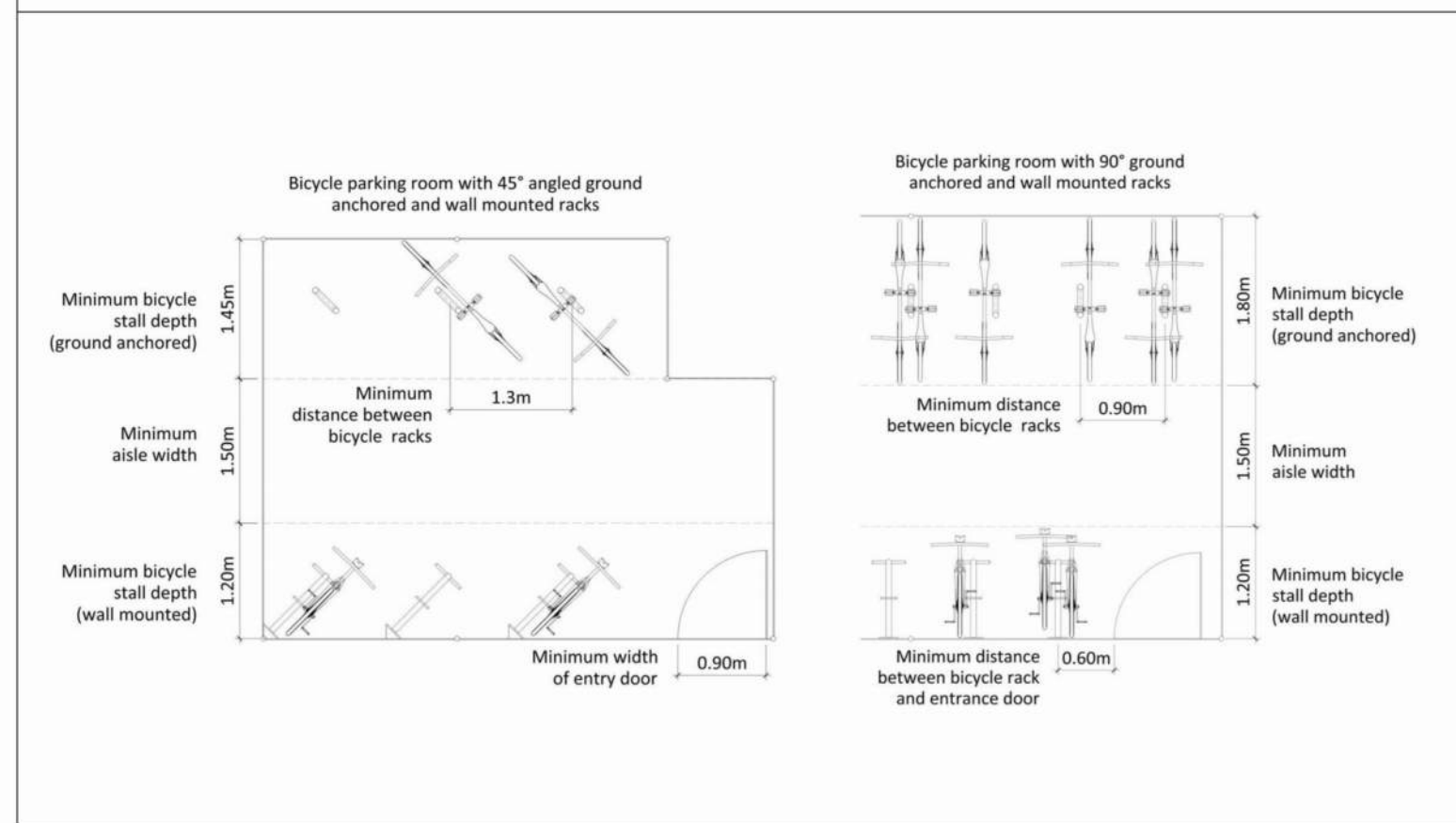
B2

RESIDENTIAL	83
RESIDENTIAL - ACCESSIBLE	7
RESIDENTIAL - ACCESSIBLE VAN	2
VISITOR	14
VISITOR - ACCESSIBLE VAN	1
	107

TOTAL	249
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ACCESSIBLE STALL REQUIREMENT			
RULE	BUILDING	REQUIRED	PROVIDED
101 OR MORE RESIDENTIAL = 1 ACCESSIBLE / 25 SPACES	B1a + B1b	6	6
6-25 VISITOR = 0 ACCESSIBLE	B1a + B1b	0	0
7-12 ACCESSIBLE RESIDENTIAL = 2 ACCESSIBLE VAN	B1a + B1b	2	2
6-25 VISITOR = 1 ACCESSIBLE VAN	B1a + B1b	1	1
BUILDING 1 SUBTOTAL		9	9
101 OR MORE RESIDENTIAL = 1 ACCESSIBLE / 25 SPACES	B2a + B2b	5	7
6-25 VISITOR = 0 ACCESSIBLE	B2a + B2b	0	0
2-6 ACCESSIBLE RESIDENTIAL = 1 ACCESSIBLE VAN	B2a + B2b	1	2
6-25 VISITOR = 1 ACCESSIBLE VAN	B2a + B2b	1	1
BUILDING 2 SUBTOTAL		7	10
TOTAL		16	19

VICTORIA ZONING BYLAW DIAGRAMS



CLIENT

INTRACORP

Building the Extraordinary

Suite 600 Burrard Street
Vancouver, Canada, V6C 2B5

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ISSUES

No.	DESCRIPTION	DATE
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B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20

CONSULTANTS

SEAL

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formerly IBI Group Architects (Canada) Inc.

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tel 250 900 4520
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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

PROJECT INFORMATION + STATISTICS

SHEET NUMBER

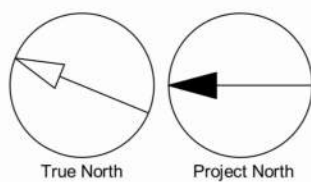
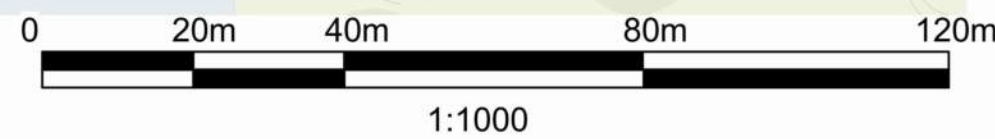
DP0.10.00

ISSUE

B



1 OVERALL CONTEXT PLAN
DP0.10.02 SCALE: 1 : 1000



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Building the Extraordinary

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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2025-08-21

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
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

CONTEXT PLAN

SHEET NUMBER

DP0.10.02

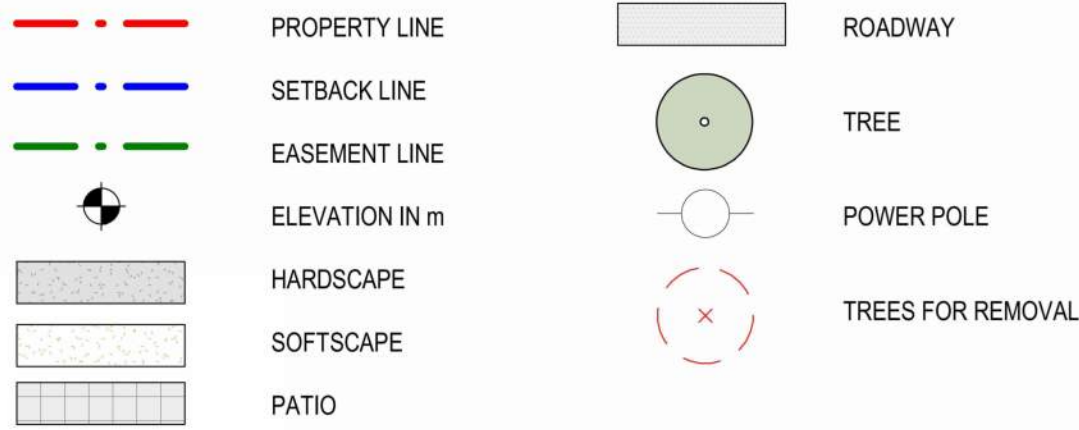
ISSUE

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LEGEND



NOTES

- SIGNAGE BY OTHERS.
- FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
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- FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.

BURNSIDE STATISTICS - PHASE 2

PROJECT DESCRIPTION

PROJECT NAME	BURNSIDE
PROJECT ADDRESS	135 GORGE ROAD E.
PID	002-608-421
CURRENT ZONING	T1
PROPOSED ZONING	CD
PROPOSED FSR	2.00

SITE AREA

	SITE AREA Ha	SITE AREA m²	FSR AREA m²
SITE AREA - PHASE 2	1.25	12,487	24,974
ALLOWABLE FSR MULTIPLIER	2.00	2.00	-
TOTAL ALLOWABLE FSR (m²)			24,974

INTERNAL SITE BREAKDOWN	AREA Ha	AREA m²	AREA ft²
PHASE 2 - B1A+1B	0.620	6,205	66,787
PHASE 2 - B2A+2B	0.628	6,282	67,622
TOTAL PARCEL AREA	1.249	12,487	134,409

SITE COVERAGE + OPEN SPACE

	PHASE 2
TOTAL SITE COVERAGE %	40%
TOTAL SITE COVERAGE (m²)	5,645
TOTAL SITE OPEN SPACE %	57%
TOTAL SITE OPEN SPACE (m²)	3,623

HEIGHT

	HEIGHT IN m	No. OF STOREYS
PHASE 2 - B1A	20.4m	6
PHASE 2 - B1B	21.3m	6
PHASE 2 - B2A	20.8m	6
PHASE 2 - B2B	20.7m	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	6m	19' - 8 1/4"

PARKING

VEHICLE STALLS	REQUIRED	PROVIDED
COMMERCIAL	0	0
COMMERCIAL ACCESSIBLE	0	0
VISITOR	19	33
VISITOR ACCESSIBLE	0	0
VISITOR ACCESSIBLE VAN	2	2
RESIDENTIAL	128	213
RESIDENTIAL ACCESSIBLE	12	13
RESIDENTIAL ACCESSIBLE VAN	3	4
LOADING STALLS	0	8
PHASE 2 TOTAL	164	265

BIKE STALLS	REQUIRED	PROVIDED	%
SHORT TERM RESIDENTIAL	33	39	
LONG TERM RES. GROUND ANCHORED	199	199	50%
LONG TERM RESIDENTIAL CARGO	40	40	10%
LONG TERM RES. WALL ANCHORED	159	160	40%
PHASE 2 TOTAL	431	434	

FSR AREAS - B1A+1B - RESIDENTIAL

	OVERALL m²	FSR m²	UNIT COUNT
ROOF	96	74	0
LEVEL 06	2,288	2,257	37
LEVEL 05	2,288	2,257	37
LEVEL 04	2,288	2,257	37
LEVEL 03	2,288	2,257	37
LEVEL 02	2,267	2,235	36
LEVEL 01	2,967	1,446	2
LEVEL P1	3,639	0	0
LEVEL P2	325	0	0
TOTAL	18,445	12,782	186

FSR AREAS - B2A+2B - RESIDENTIAL

	OVERALL m²	FSR m²	UNIT COUNT
ROOF	97	82	0
LEVEL 06	2,212	2,191	28
LEVEL 05	2,212	2,191	28
LEVEL 04	2,212	2,191	28
LEVEL 03	1,957	1,936	25
LEVEL 02	1,990	1,969	20
LEVEL 01	2,678	1,303	10
LEVEL P1	2,855	0	0
TOTAL	16,215	11,862	139

PROPOSED AREA TOTALS COMBINED

	OVERALL m²	FSR m²	UNIT COUNT
B1A + 1B	18,445	12,782	186
B2A + 2B	16,215	11,862	139
TOTAL	34,660	24,644	325

ADDITIONAL UNIT DATA

LOCATION	NO. GROUND ORIENTED UNITS	MIN. UNIT SIZE m²
PHASE 2 - B1A + 1B	14	35.12
PHASE 2 - B2A + 2B	20	41.55
TOTAL	34	

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SEAL



2025-08-21

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PROJECT

BELLWETHER PHASE II

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PROJECT NO:

30257313

DRAWN BY:

ARCADIS

CHECKED BY:

ARCADIS

PROJECT MGR:

ARCADIS

APPROVED BY:

ARCADIS

SHEET TITLE

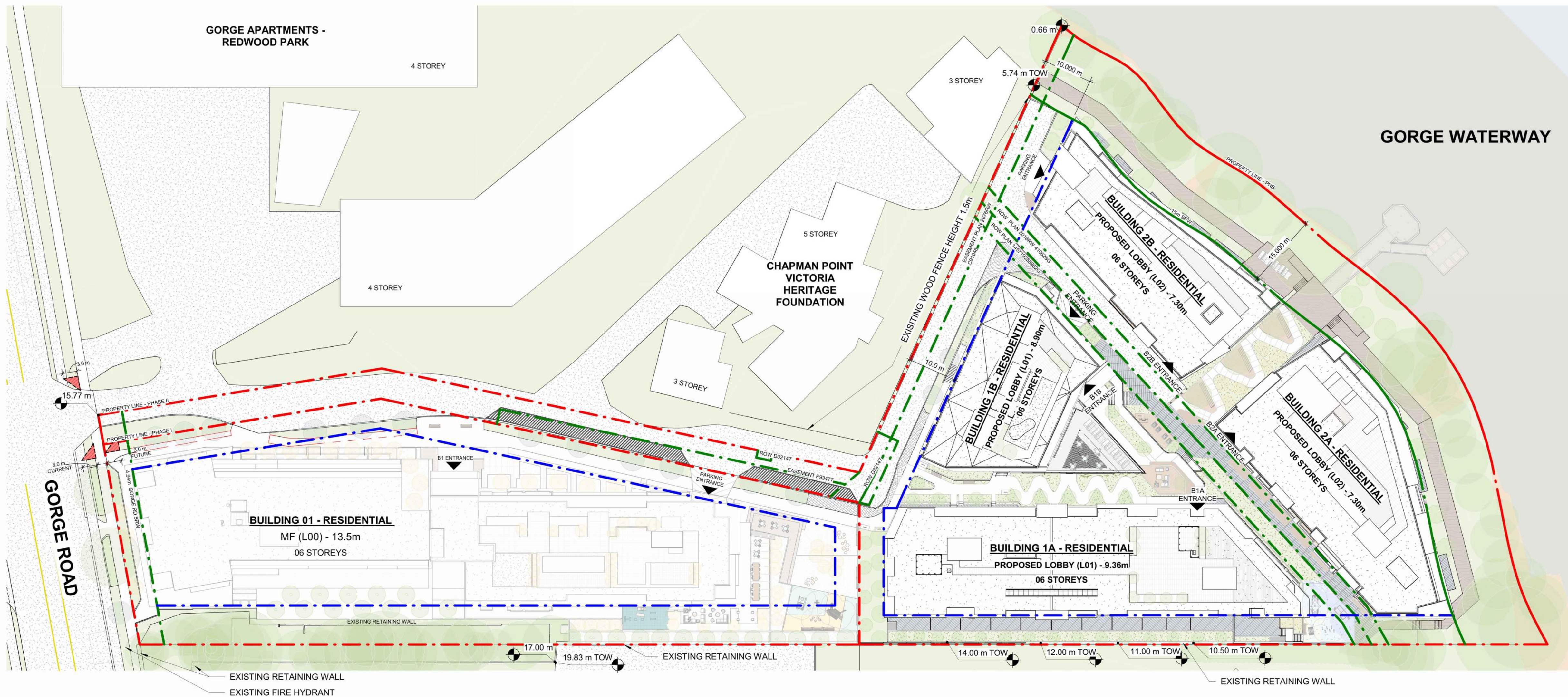
OVERALL SITE PLAN

SHEET NUMBER

DP0.10.03

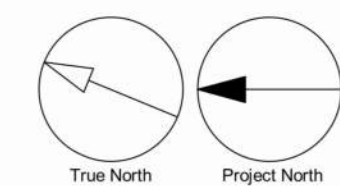
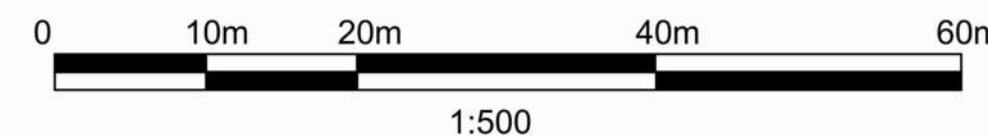
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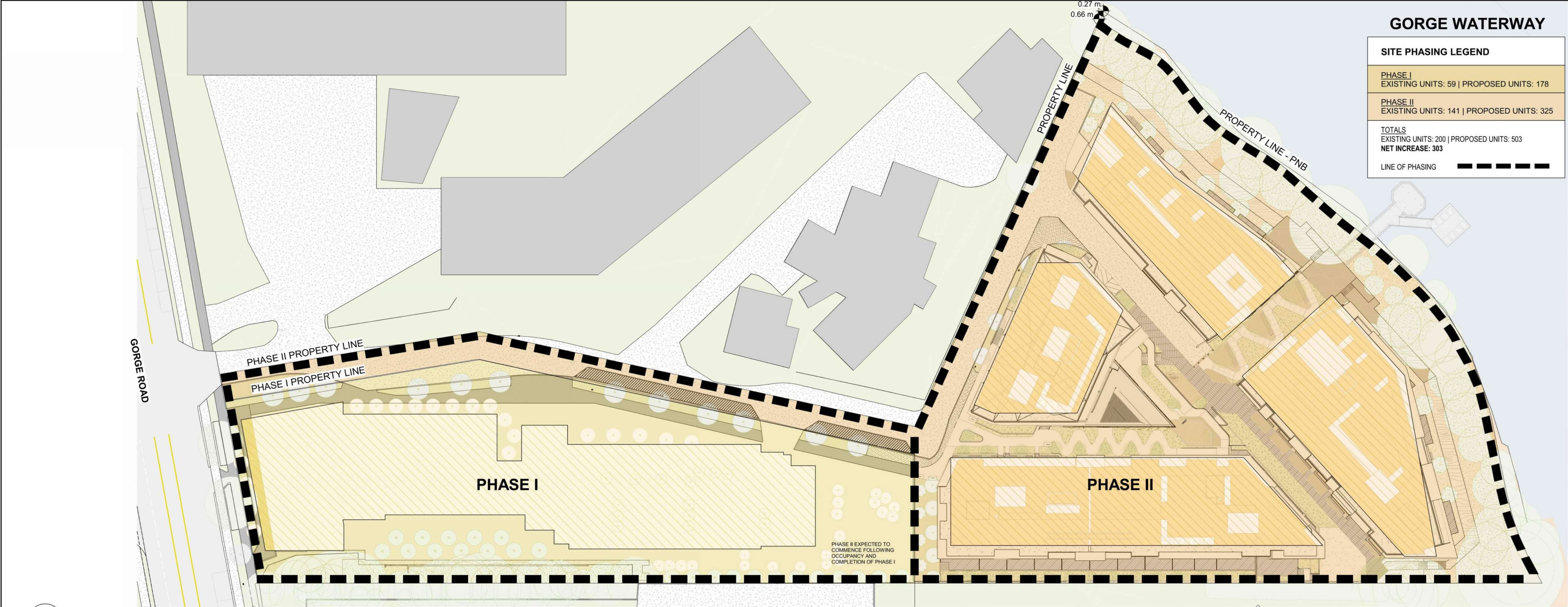
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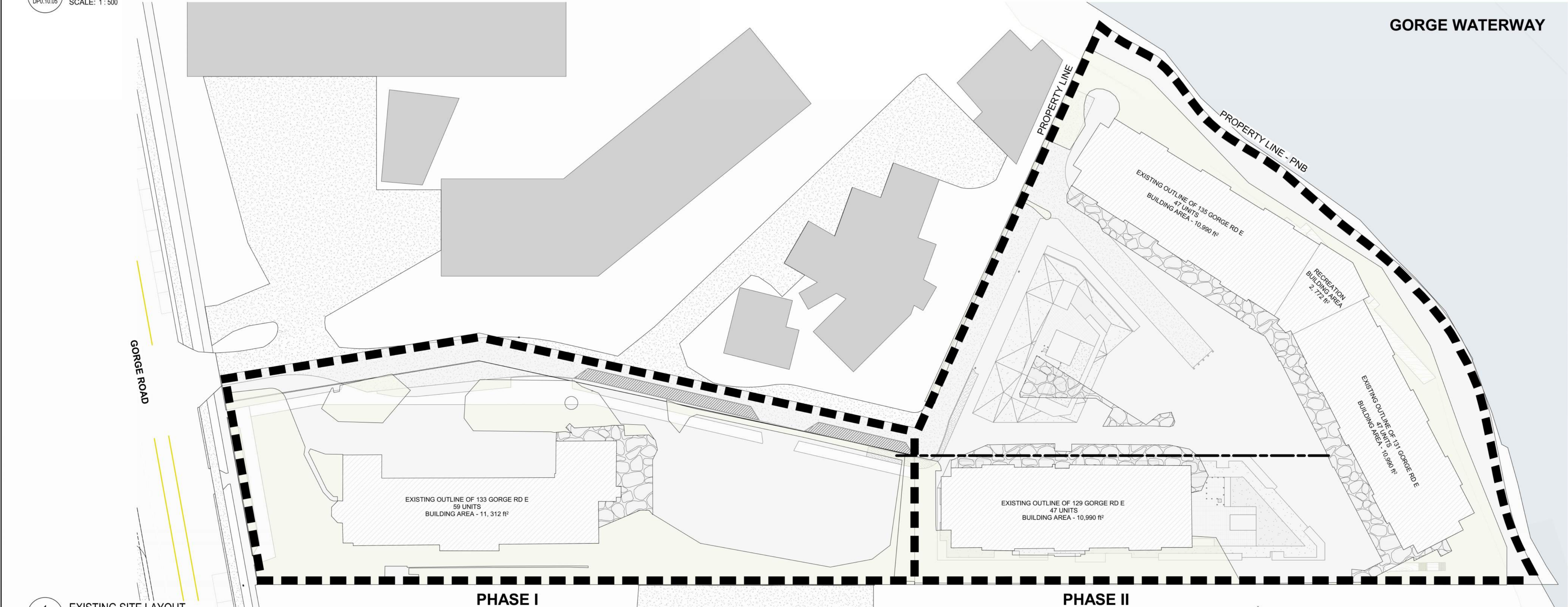
1 OVERALL SITE PLAN

DP0.10.03 SCALE: 1 : 500





2 OVERALL PHASING PLAN
SCALE: 1 : 500



1 EXISTING SITE LAYOUT
SCALE: 1 : 500

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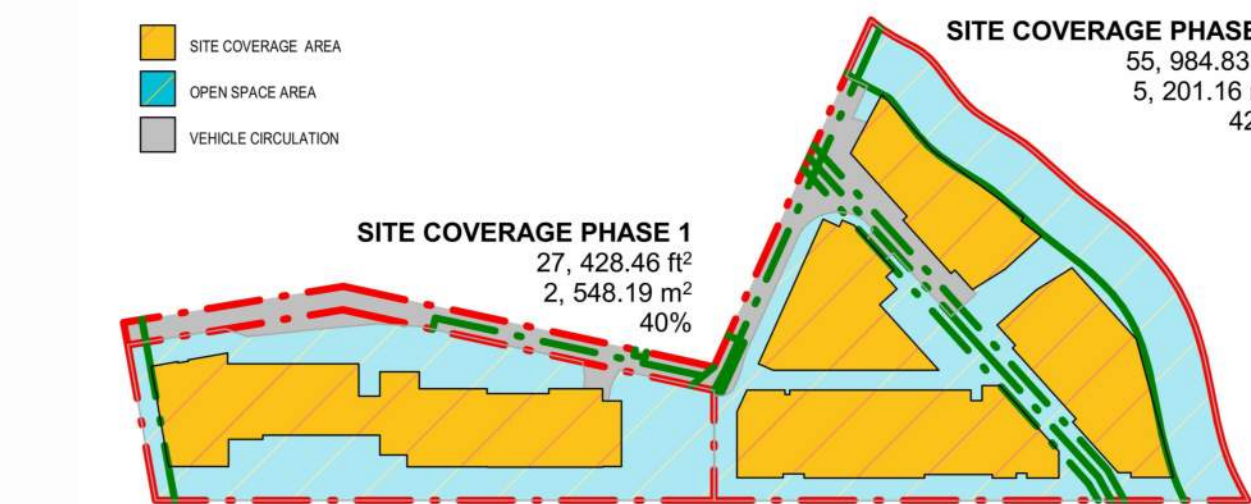
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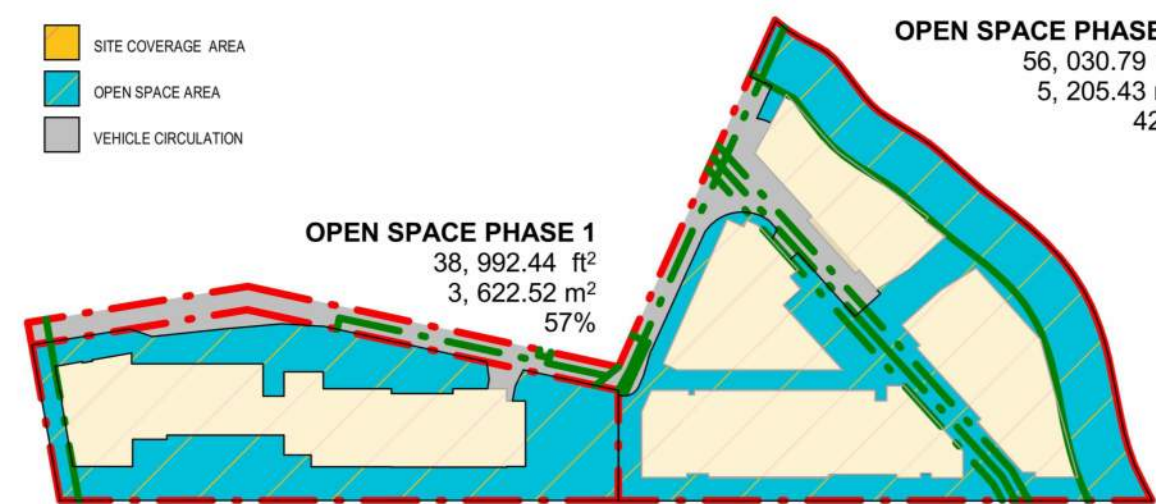
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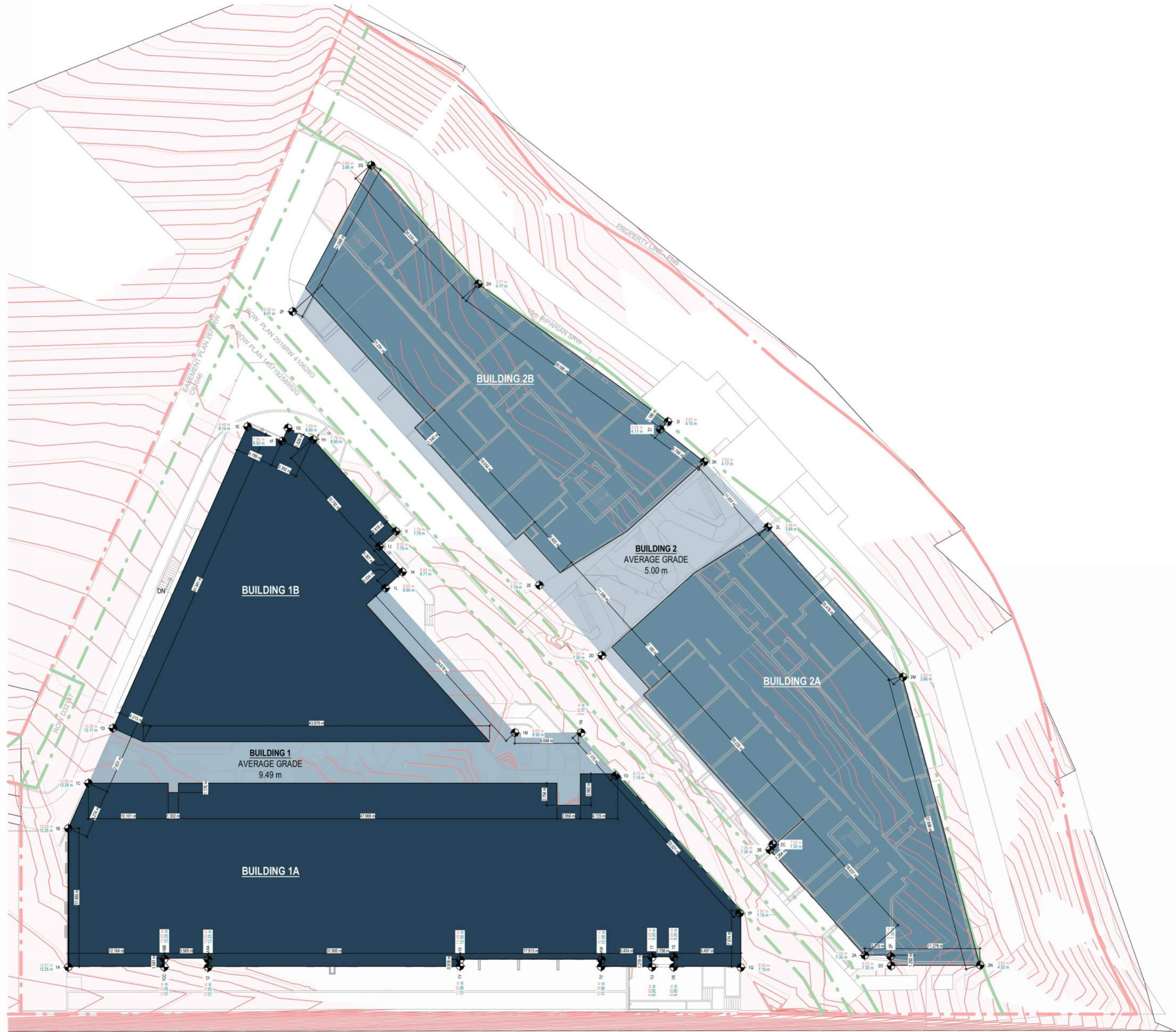
3 SITE COVERAGE DIAGRAM
SCALE: 1 : 2000



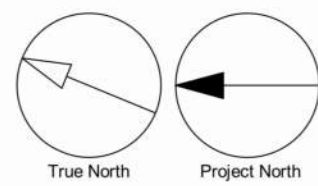
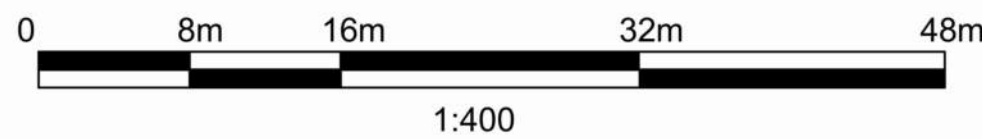
2 OPEN SPACE DIAGRAM
SCALE: 1 : 2000

Ceiling Elevation @ L01					
PHASE 2 - BUILDING 1A + 1B					
Mark	Elevation 1 (m)	Mark	Elevation 2 (m)	Length (m)	Avg x Length
1A	12.25	1B	12.25	17.49	214.19
1B	12.25	1C	12.25	6.27	76.86
1C	12.25	1D	12.17	7.63	93.17
1D	12.17	1E	8.49	41.94	433.04
1E	8.49	1F	7.86	4.79	39.13
1F	7.86	1G	7.69	1.83	14.22
1G	7.69	1H	7.73	3.39	26.25
1H	7.73	1I	7.73	15.79	123.02
1I	7.73	1J	7.79	2.62	21.95
1J	7.79	1K	8.05	4.37	34.46
1K	8.05	1L	8.05	3.03	24.27
1L	8.05	1M	8.94	24.68	205.32
1M	8.94	1N	7.15	8.05	63.54
1N	7.15	1O	7.15	7.18	51.30
1O	7.15	1P	7.15	23.32	166.75
1P	7.15	1Q	7.15	7.07	50.58
1Q	7.15	1R	8.83	8.50	67.89
1R	8.83	1S	8.94	1.22	10.77
1S	8.94	1T	9.00	2.76	24.58
1T	9.00	1U	9.00	1.22	10.97
1U	9.00	1V	10.14	6.40	61.25
1V	10.14	1W	10.11	0.92	9.29
1W	10.11	1X	11.43	17.91	192.65
1X	11.43	1Y	11.87	0.92	10.68
1Y	11.87	1Z	12.25	31.91	384.79
1Z	12.25	1AA	12.25	1.04	12.75
1AA	12.25	1BB	12.25	5.57	
1BB	12.25	1CC	12.25	1.04	
1CC	12.25	1A	12.25	12.16	149.01
SUM				271.21	2572.75
L01 ABOVE GRADE (m)					2.61

Ceiling Elevation @ L01					
PHASE 2 - BUILDING 2A + 2B					
Mark	Elevation 1 (m)	Mark	Elevation 2 (m)	Length (m)	Avg x Length
2A	7.00	2B	7.00	18.02	126.71
2B	7.00	2C	7.00	1.26	8.89
2C	7.00	2D	7.00	32.41	227.17
2D	7.00	2E	7.00	11.40	80.31
2E	7.00	2F	6.90	47.27	330.15
2F	6.90	2G	3.80	21.07	112.71
2G	3.80	2H	3.77	20.33	76.96
2H	3.77	2I	2.82	29.59	98.22
2I	2.82	2J	3.00	1.19	3.53
2J	3.00	2K	3.00	6.80	20.60
2K	3.00	2L	2.98	11.56	34.67
2L	2.98	2M	2.85	25.48	74.26
2M	2.85	2N	3.62	37.90	122.59
2N	3.62	2O	6.22	11.28	55.49
2O	6.22	2P	6.17	1.29	8.00
2P	6.17	2A	7.00	3.31	21.80
SUM				280.14	1402.03
L01 ABOVE GRADE (m)					1.84



1 AVERAGE GRADE
SCALE: 1 : 400



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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:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

AVERAGE GRADE PLAN

SHEET NUMBER

DP0.10.06

ISSUE

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LEGEND

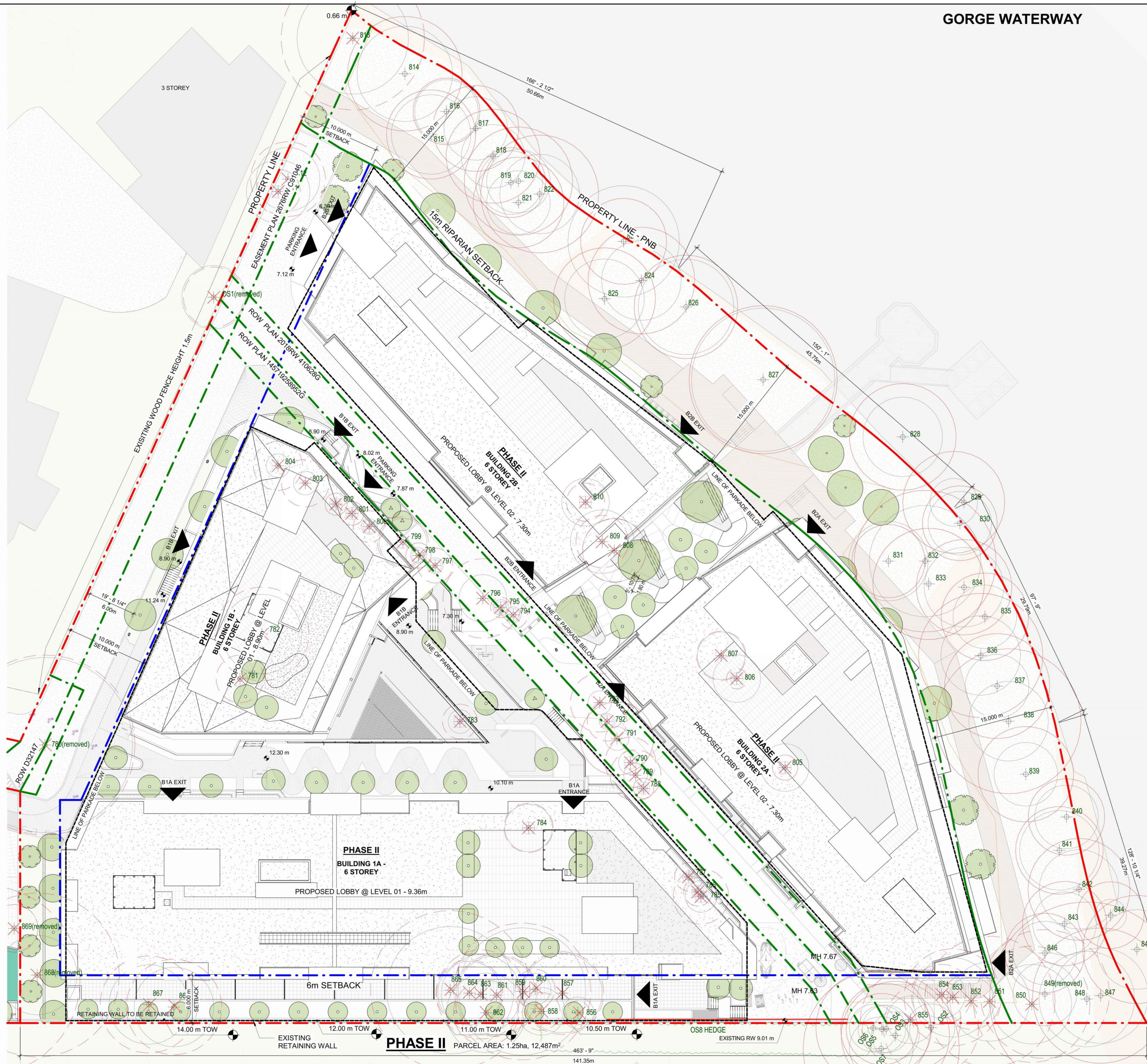
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ELEVATION IN m
- HARDSCAPE
- SOFTSCAPE
- PATIO
- ROADWAY
- TREE
- POWER POLE
- TREES FOR REMOVAL

NOTES

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- FOR SITE LIGHTING DESIGN REFER TO ELECTRICAL DRAWINGS.

LEGAL DESCRIPTION AND MUNICIPAL ADDRESS

LOTS 1 AND 2, SECTION 10, VICTORIA DISTRICT, PLAN 22973
CIVIC ADDRESS: 133 AND 135 EAST GORGE ROAD, VICTORIA, B.C.



1 MULTI-DISCIPLINARY COORDINATION SITE PLAN
DP0.10.07 SCALE: 1 : 250

GORGE WATERWAY

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ARCADIS

PROJECT MGR:

ARCADIS

CHECKED BY:

ARCADIS

APPROVED BY:

ARCADIS

SHEET TITLE

**MULTI-DISCIPLINARY
COORDINATION SITE PLAN**

SHEET NUMBER

DP0.10.07

ISSUE

B

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ELEVATION IN m
- HARDSCAPE
- SOFTSCAPE
- PATIO
- ROADWAY
- TREE
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- TREES FOR REMOVAL

NOTES

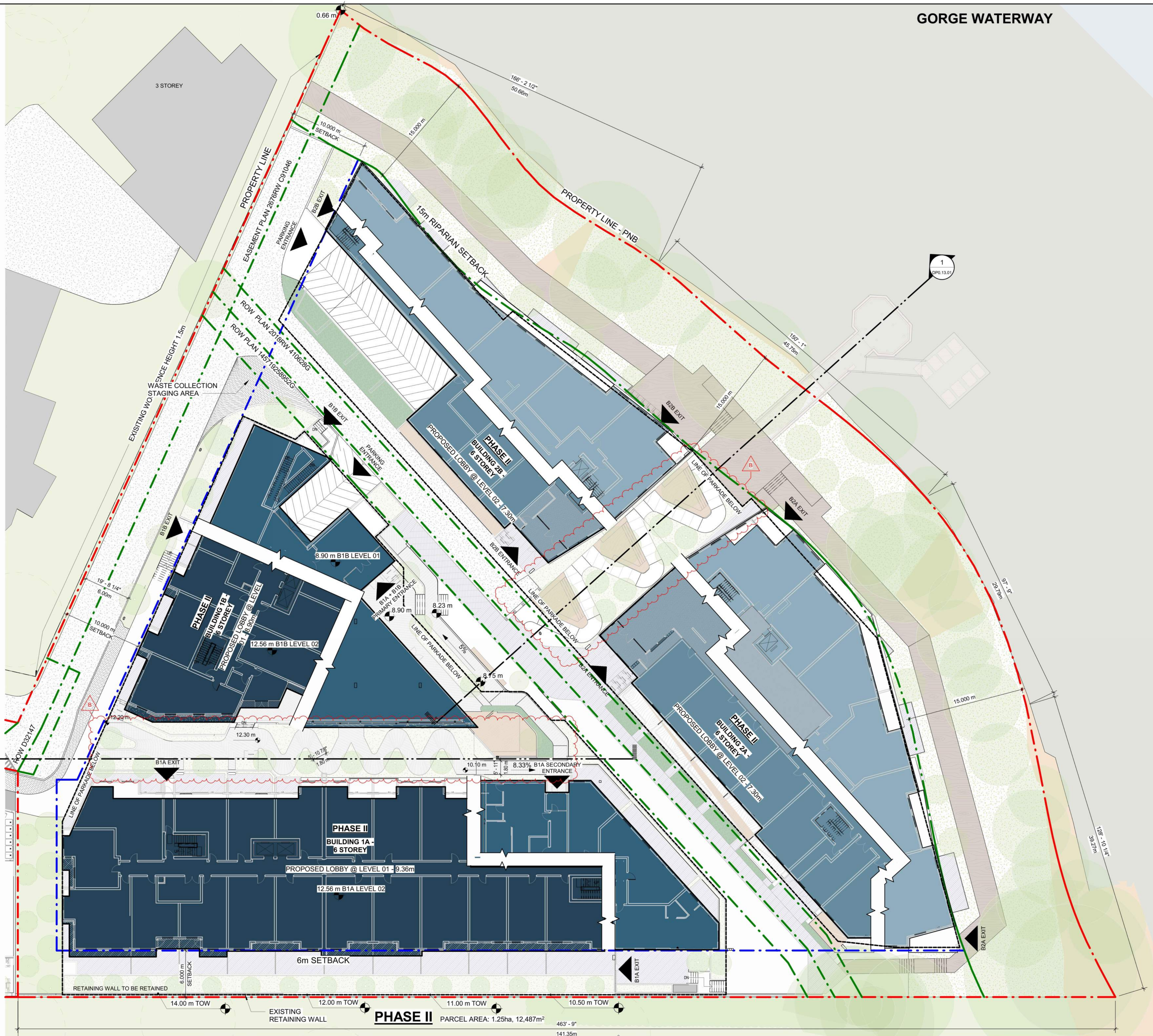
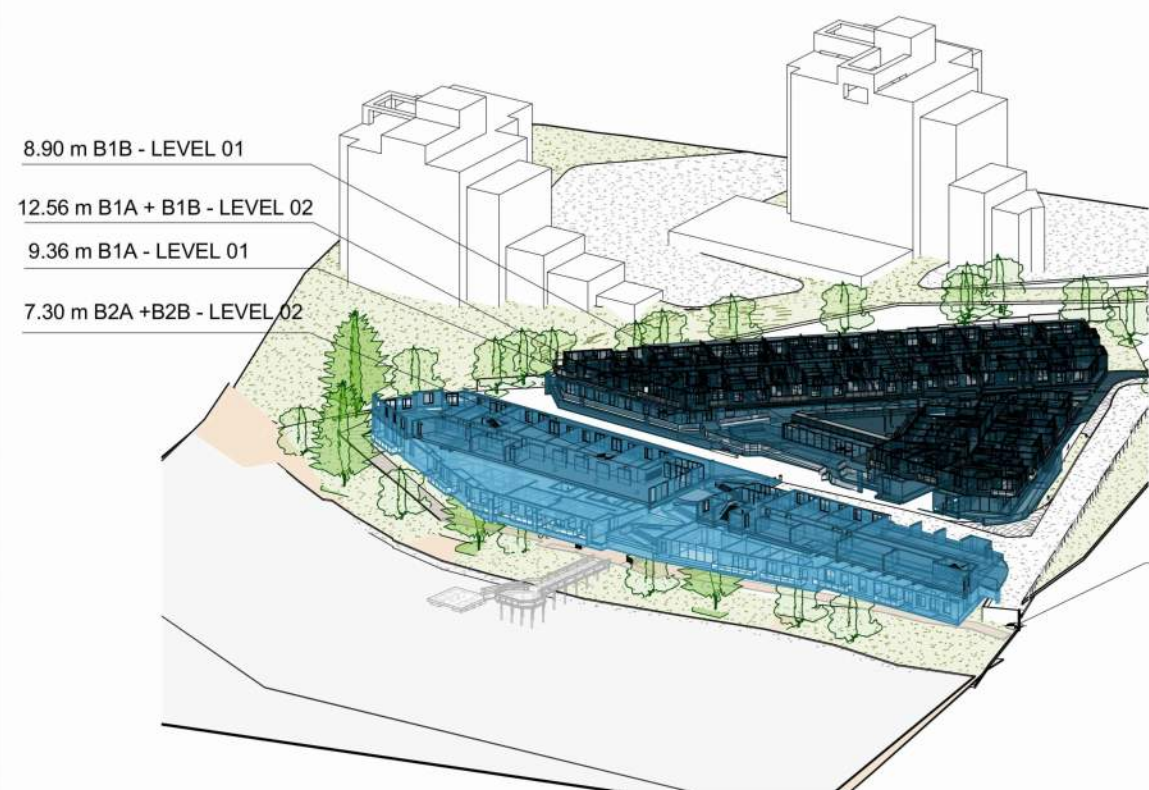
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CIVIC ADDRESS: 133 AND 135 EAST GORGE ROAD, VICTORIA, B.C.

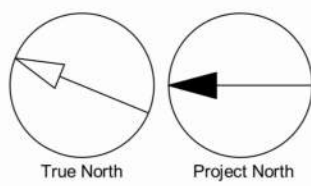
SITE PLAN LEGEND

- LEVEL 02 - B1A + B1B
- LEVEL 01 - B1A + B1B
- LEVEL 02 - B2A + B2B
- LEVEL 01 - B2A + B2B



1 OVERALL PHASE 2 SITE PLAN
SCALE: 1:250

GORGE WATERWAY



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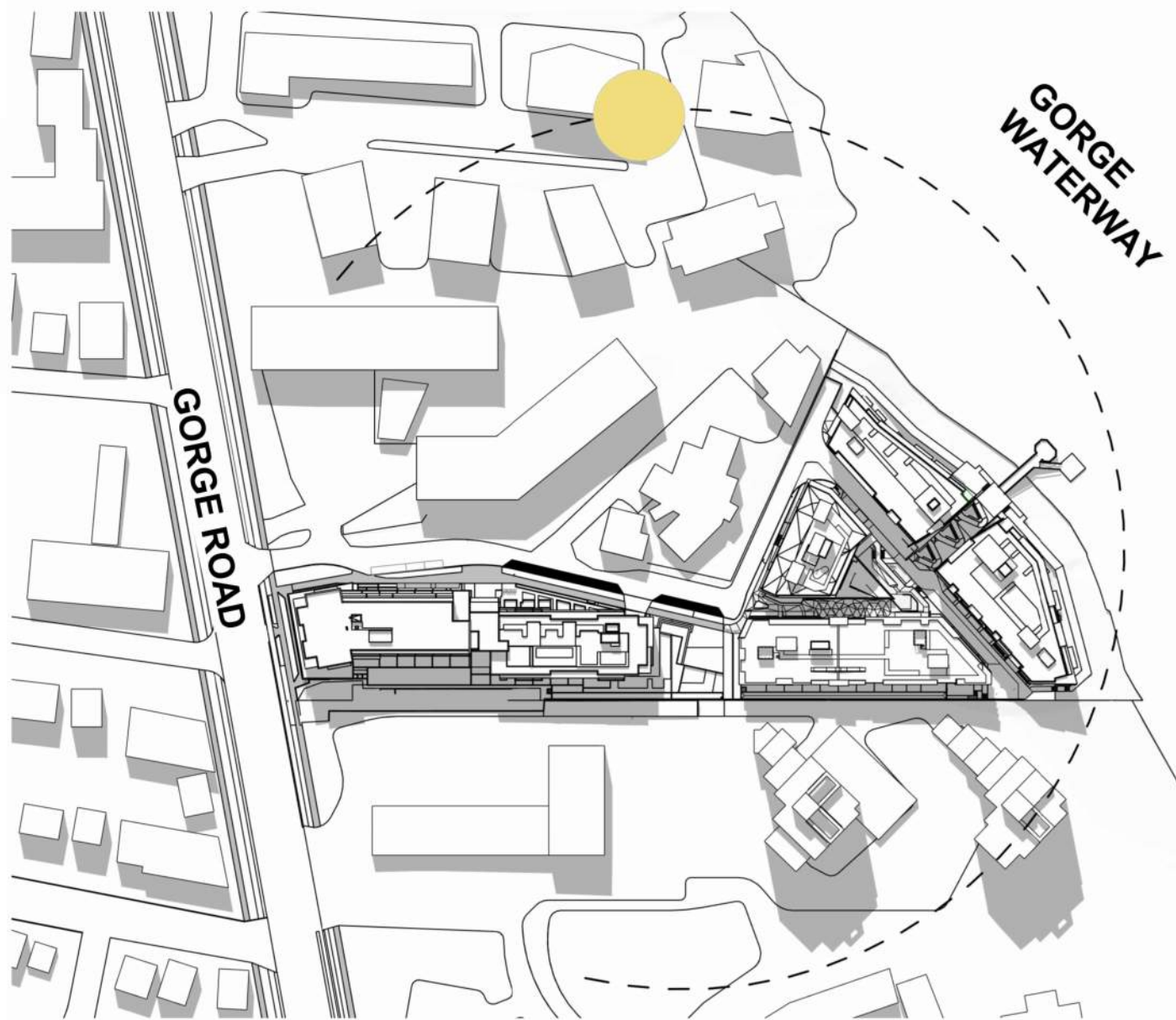
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SHEET NUMBER

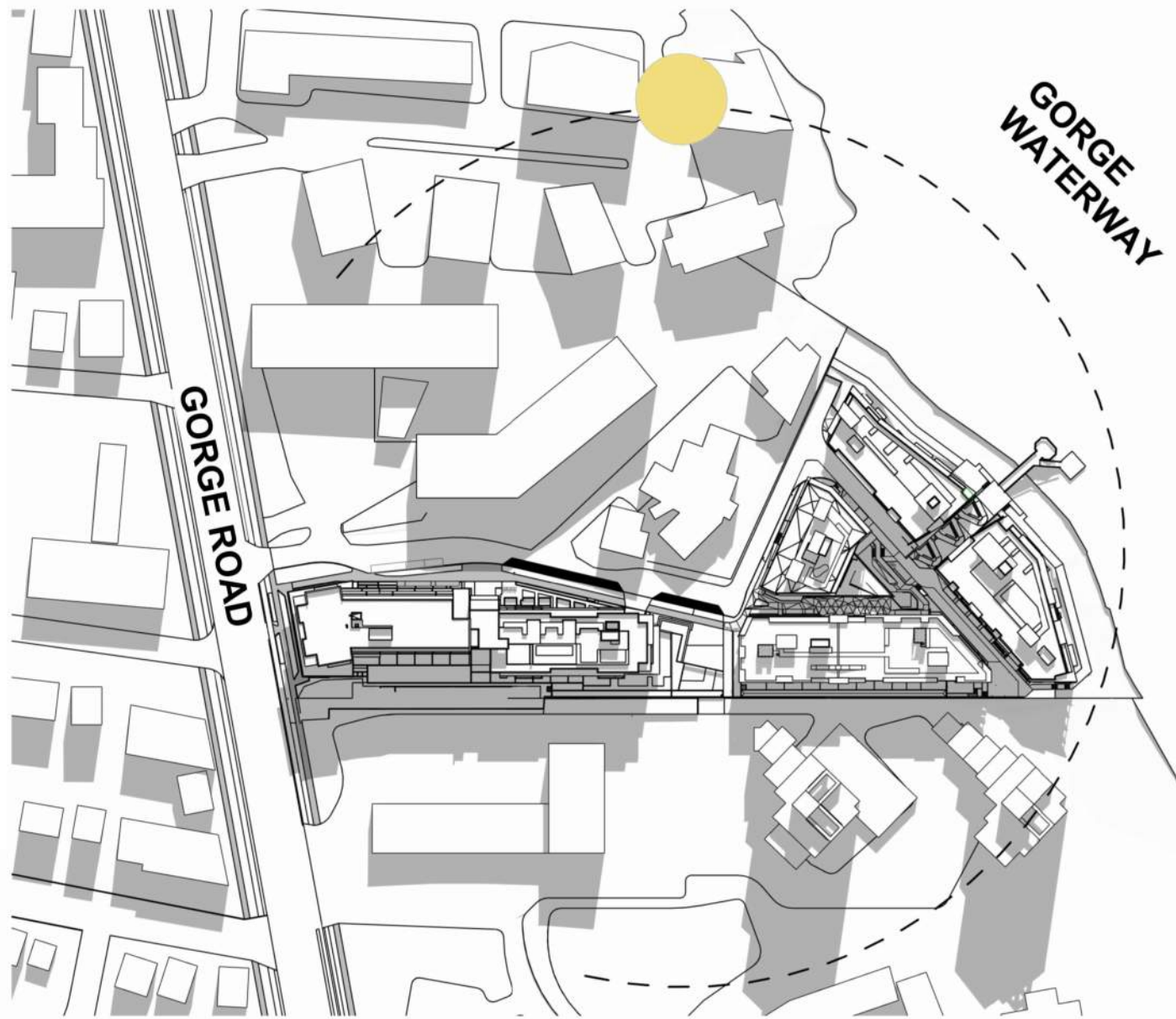
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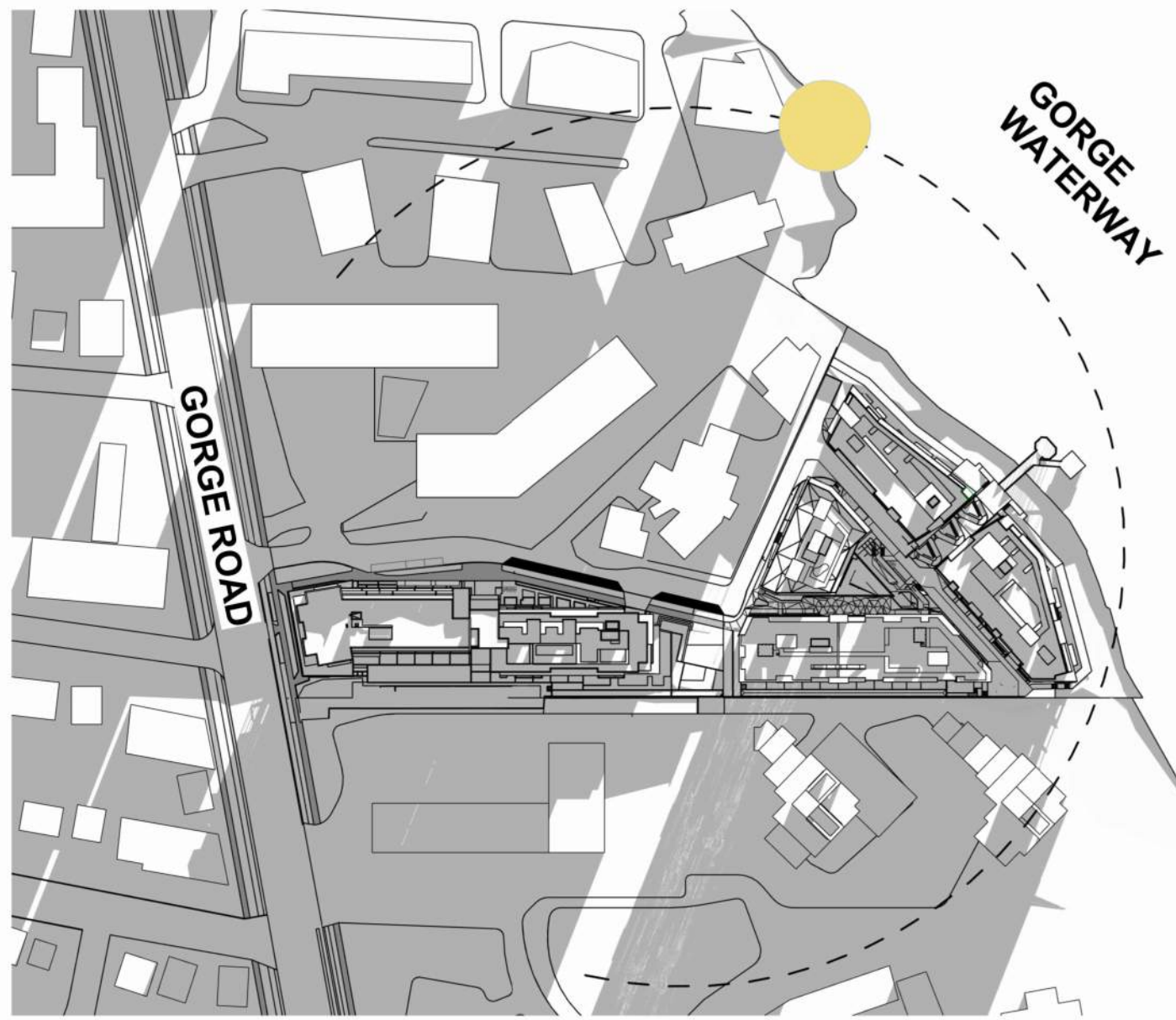
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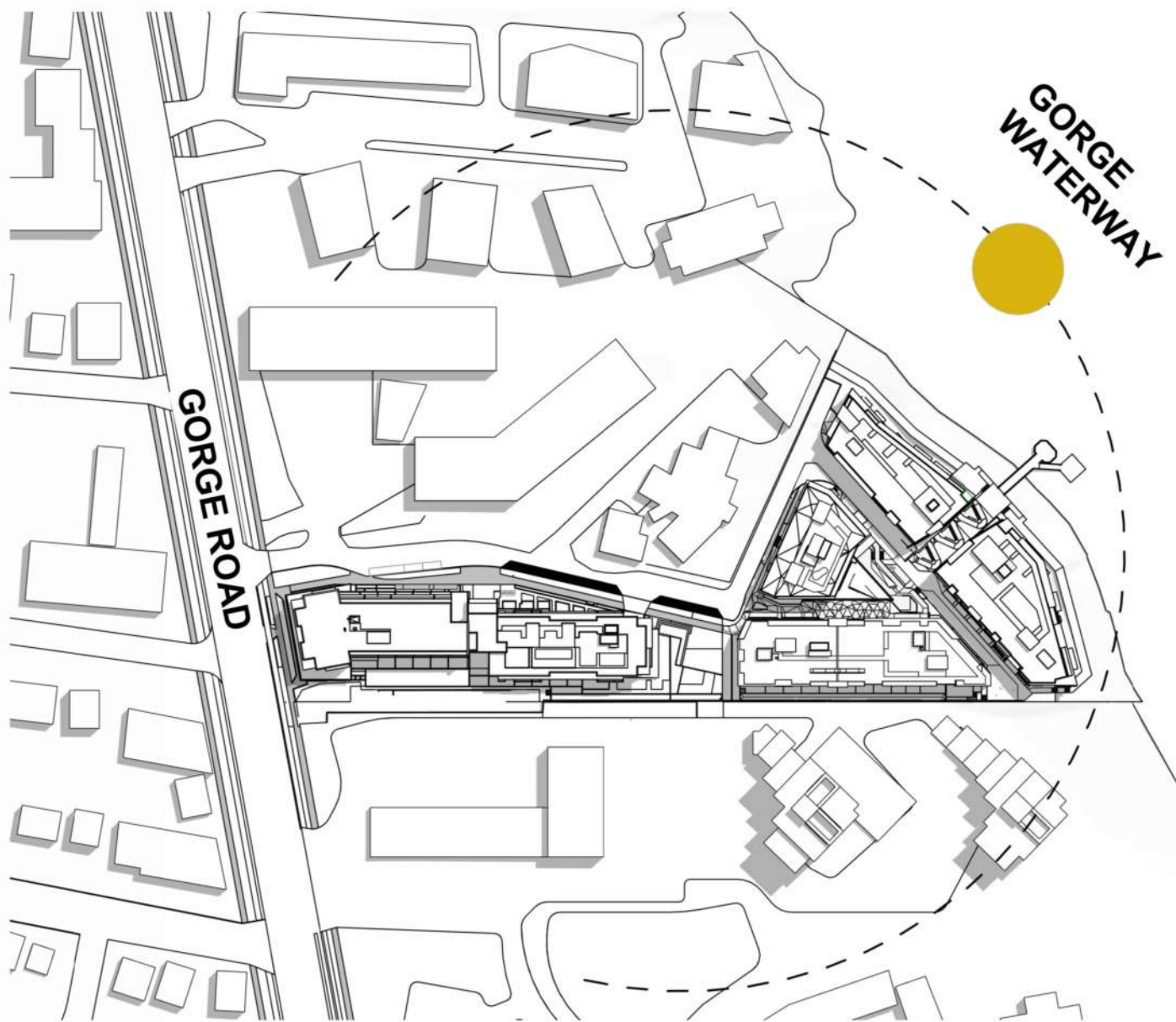
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DP0.11.01 SCALE: NTS



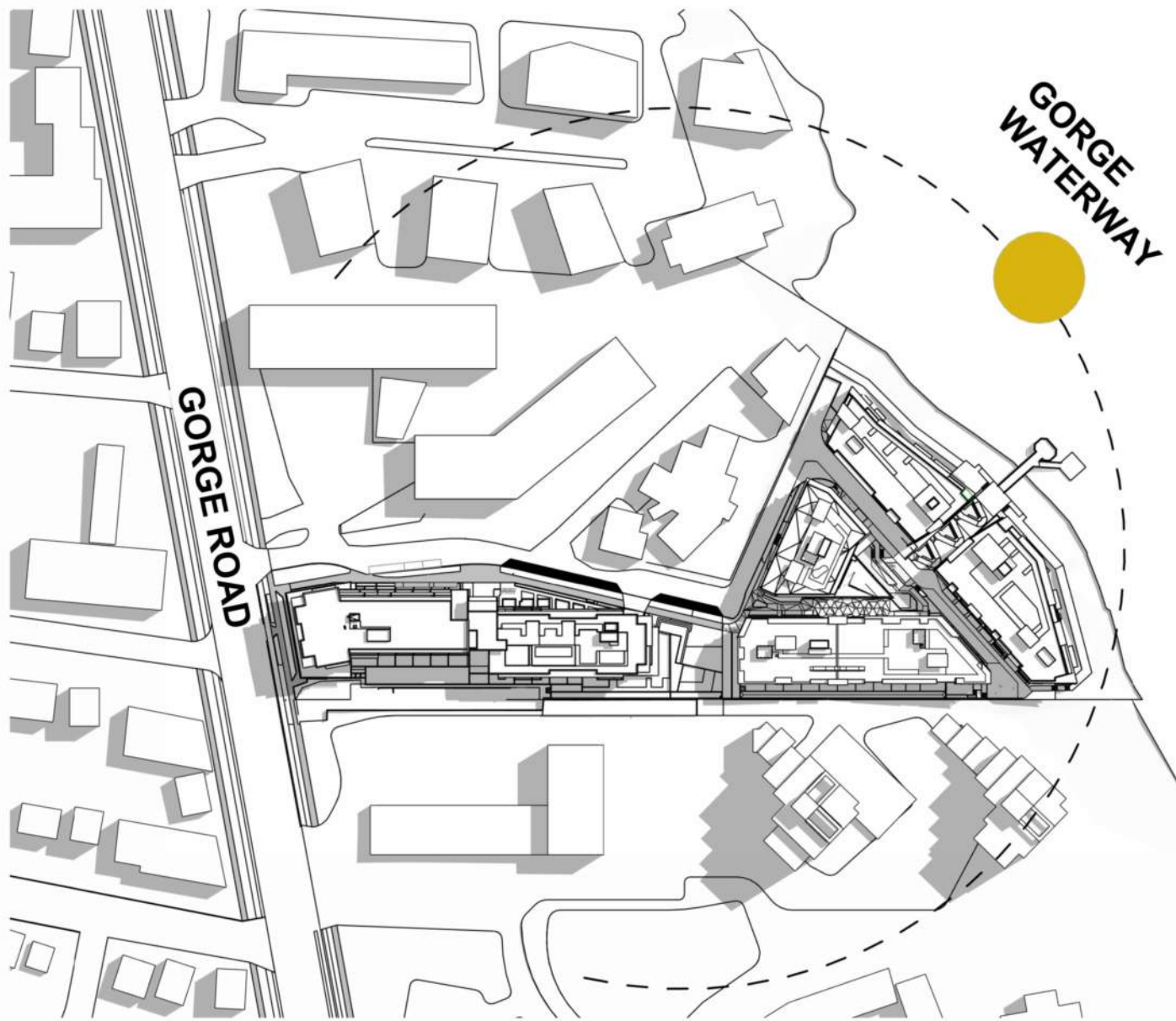
4 FALL EQUINOX 9:30 AM
DP0.11.01 SCALE: NTS



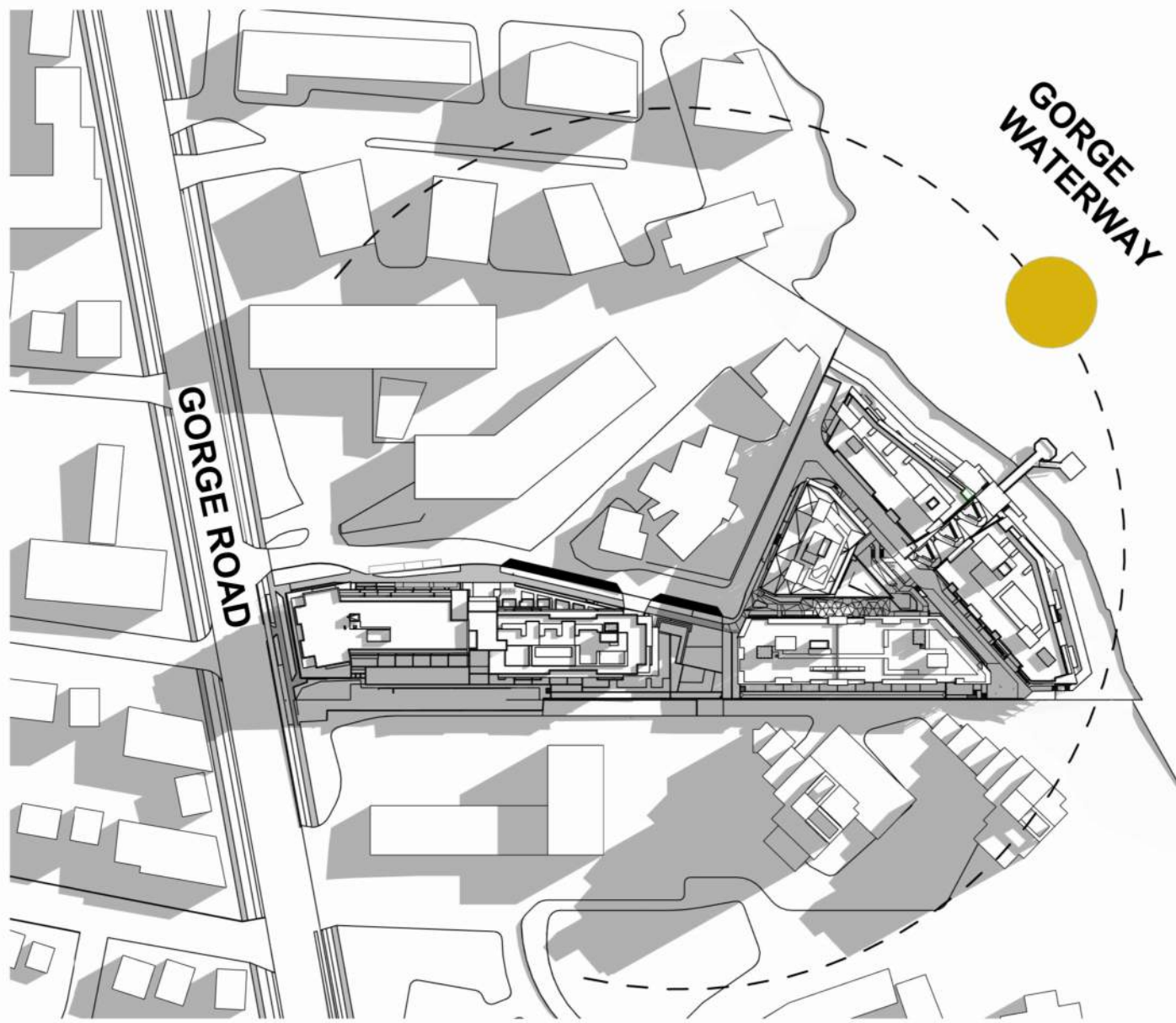
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DP0.11.01 SCALE: NTS



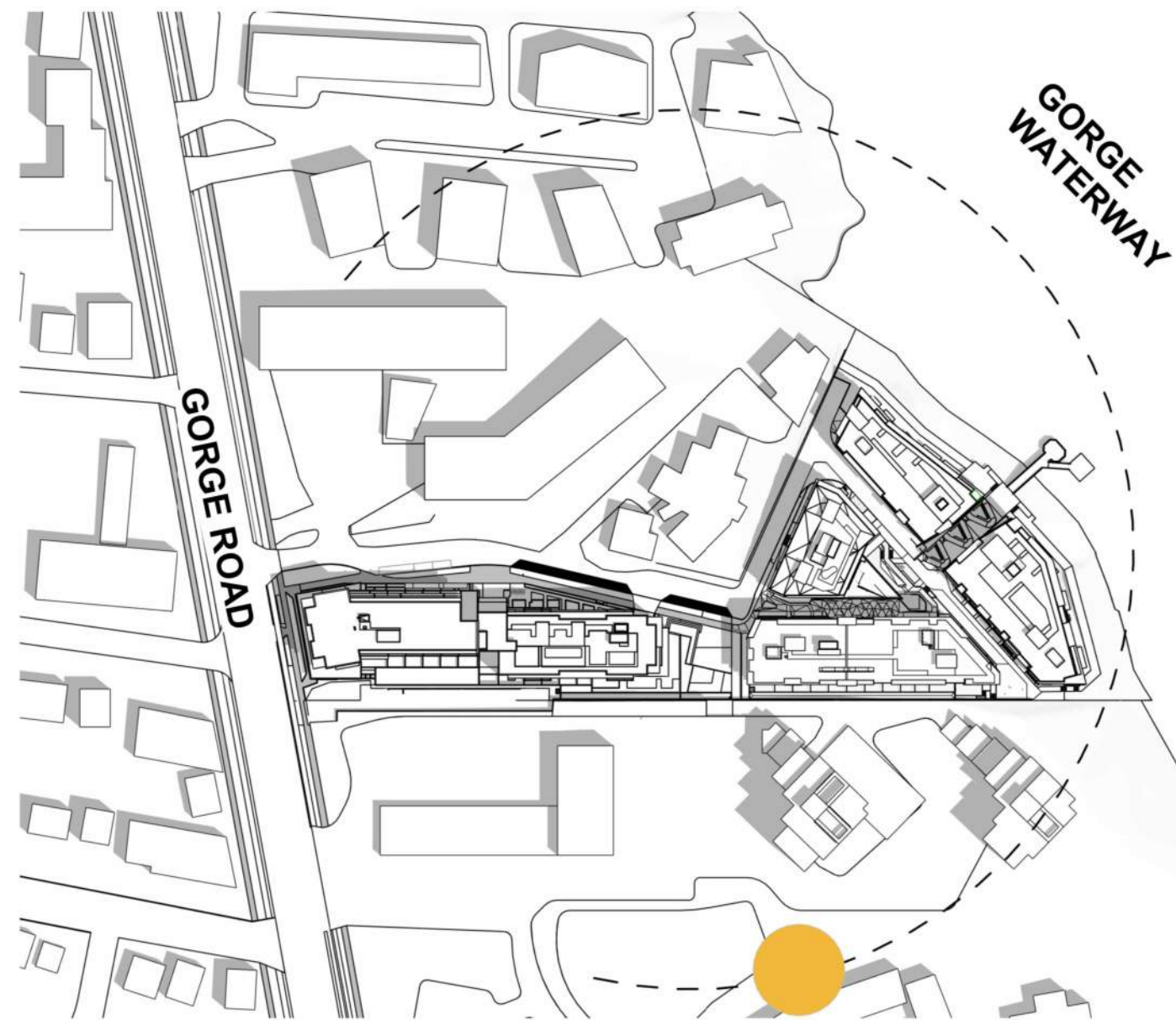
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DP0.11.01 SCALE: NTS



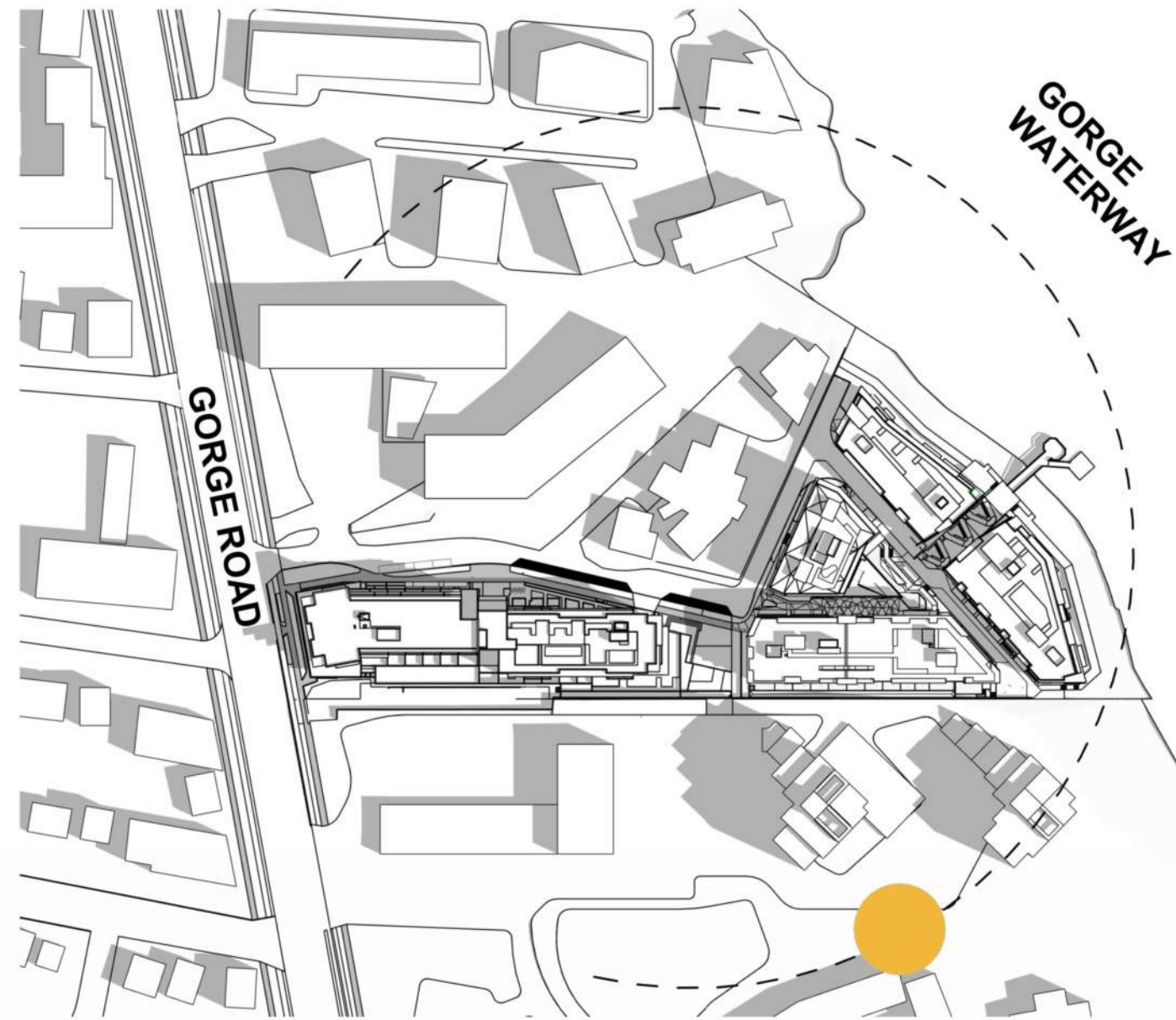
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DP0.11.01 SCALE: NTS



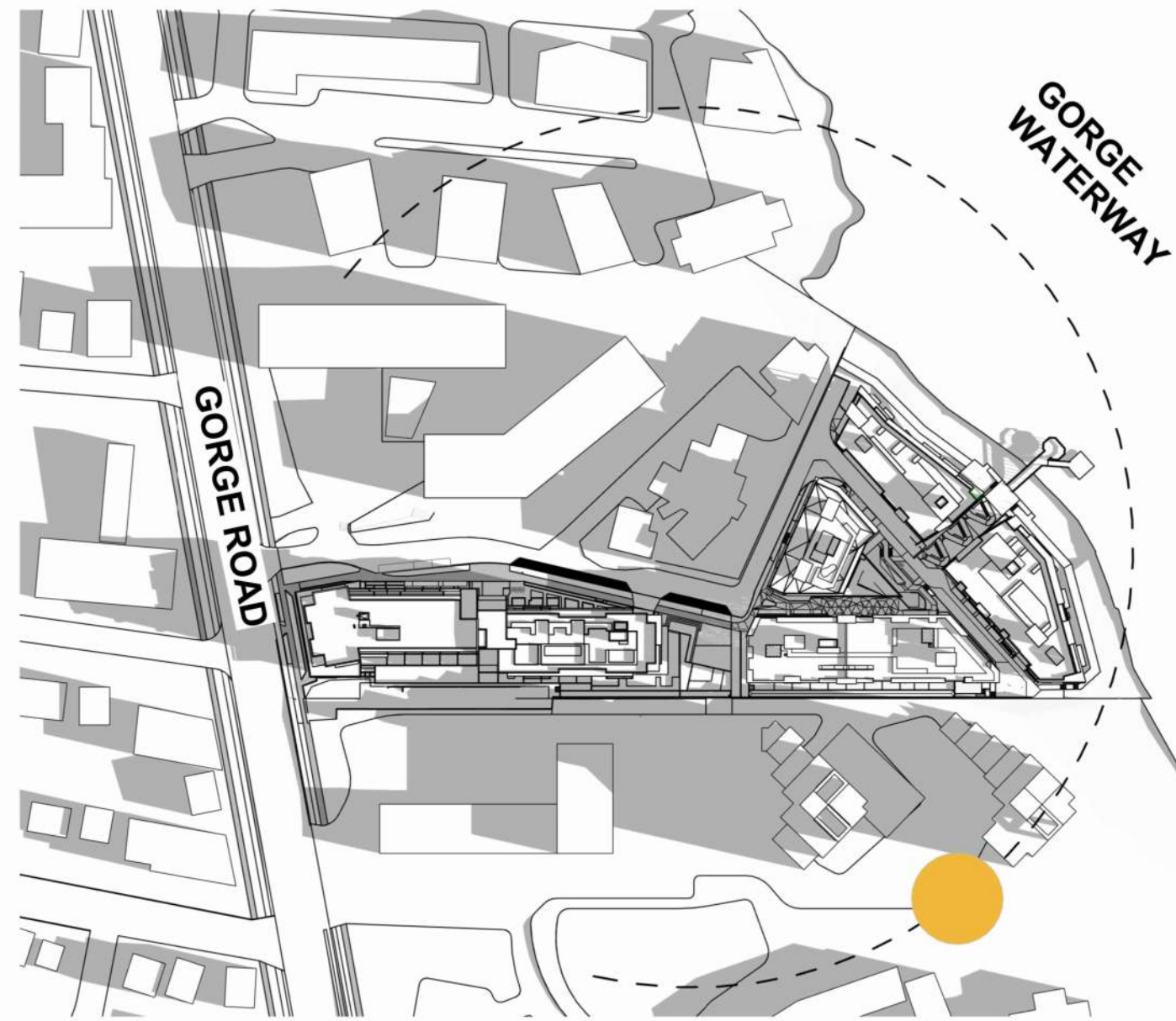
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DP0.11.01 SCALE: NTS



3 SUMMER SOLSTICE 3:30 PM
DP0.11.01 SCALE: NTS



6 FALL EQUINOX 3:30 PM
DP0.11.01 SCALE: NTS



9 WINTER SOLSTICE 3:30 PM
DP0.11.01 SCALE: NTS

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No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2025-08-21

Arcadis Architects (Canada) Inc.

formerly IBI Group Architects (Canada) Inc.

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tel 250 900 4520
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

SHADOW STUDY DIAGRAMS

SHEET NUMBER

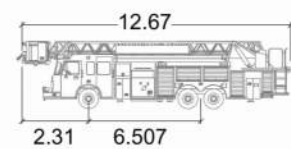
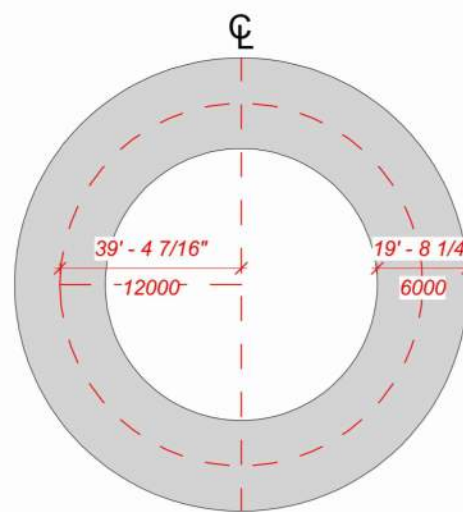
DP0.11.01

ISSUE

B

- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - ELEVATION IN m
 - HARDSCAPE
 - SOFTSCAPE
 - PATIO
 - ROADWAY
 - TREE
 - POWER POLE
 - TREES FOR REMOVAL

- 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 DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.



CoV Bronto
meters
Width : 2.530
Track : 2.540
Lock to Lock Time : 6.0s
Steering Angle : 45.0°

BCBC ARTICLE 3.2.5.6.

- HAVE A CLEAR WIDTH NOT LESS THAN 8m (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

- DPV No. 00257
ASSUMED START DATE OF 2025
- DDP01021
ASSUMED START DATE OF 2026
- DDP01021
ASSUMED START DATE OF 2027

- FIRE TRUCK SWEEP ENTRY
- FIRE TRUCK SWEEP EXIT
- FIRE TRUCK SWEEP REVERSE

FIRE ACCESS LEGEND

- MAIN ENTRANCE
- ENTRY / EXIT
- GEODETIC ELEVATION
- PROPERTY LINE
- FIRE HYDRANT
- 45m RADIUS LINE
- 15m RADIUS LINE

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CONSULTANTS

SEAL



2025-08-21

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tel 250 900 4520
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

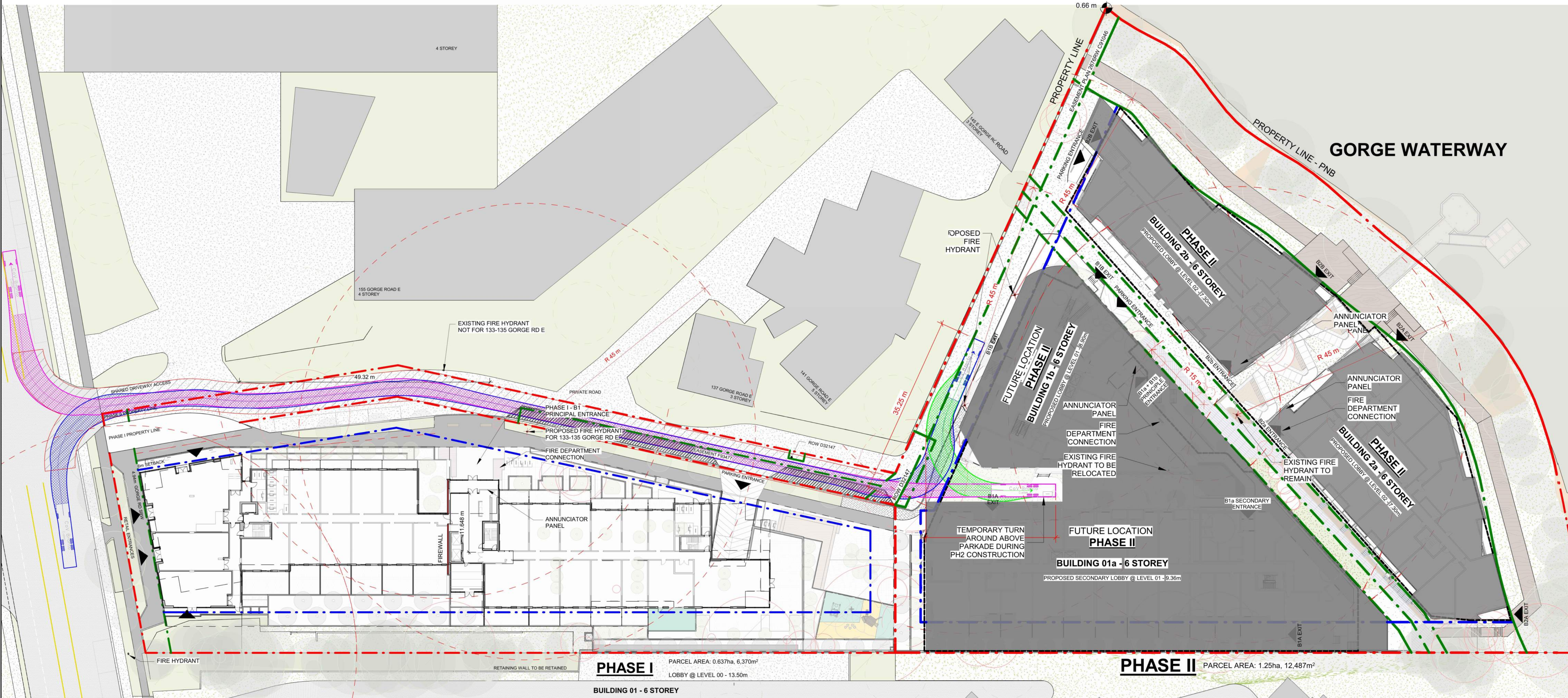
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BLDG 1A/1B**

SHEET NUMBER

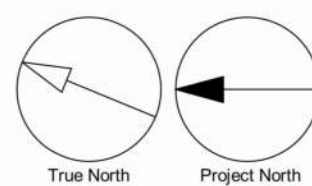
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ISSUE

B

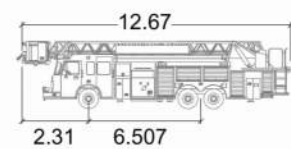
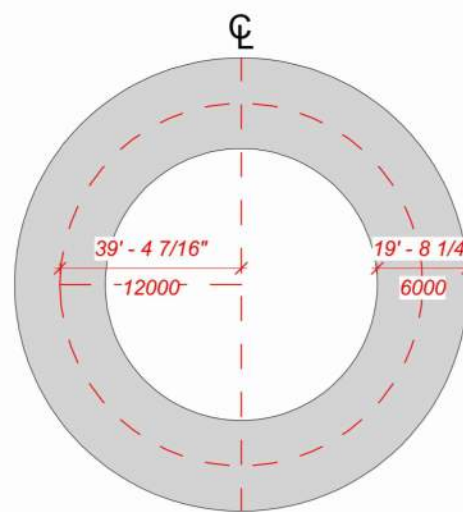


1 FIRE ACCESS PLAN PHASE I + II
DP0.12.01 SCALE: 1:400



- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - ELEVATION IN m
 - HARDSCAPE
 - SOFTSCAPE
 - PATIO
 - ROADWAY
 - TREE
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Track : 2.540
Lock to Lock Time : 6.0s
Steering Angle : 45.0°

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- DDP01021
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ASSUMED START DATE OF 2027

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- FIRE TRUCK SWEEP EXIT
- FIRE TRUCK SWEEP REVERSE

FIRE ACCESS LEGEND

- MAIN ENTRANCE
- ENTRY / EXIT
- GEODETIC ELEVATION
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CONSULTANTS

SEAL



2025-08-21

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tel 250 900 4520
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

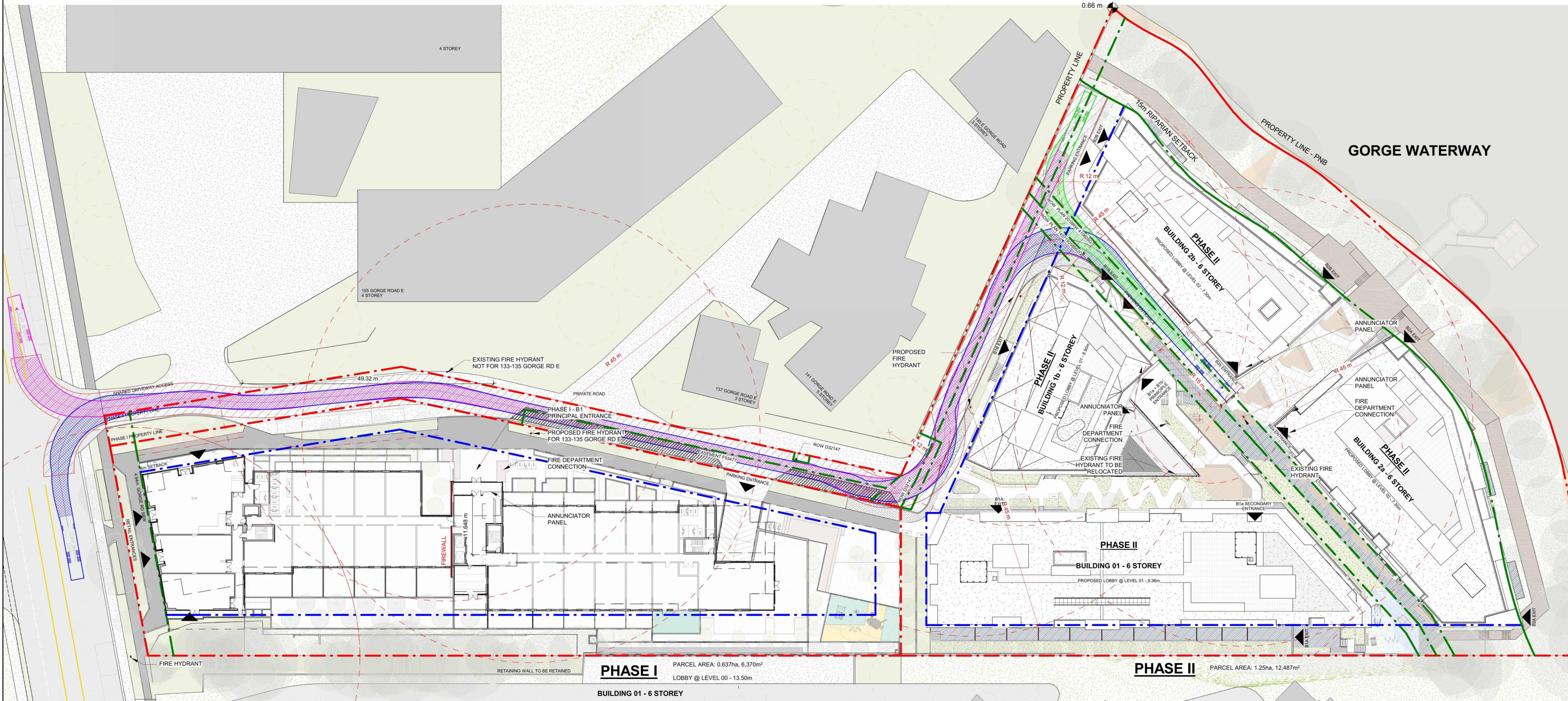
SHEET TITLE
FIRE ACCESS PLAN PHASE II - BLDG 2A/2B

SHEET NUMBER

DP0.12.02

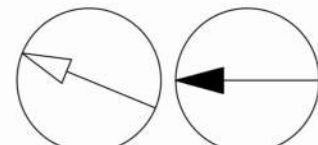
ISSUE

B

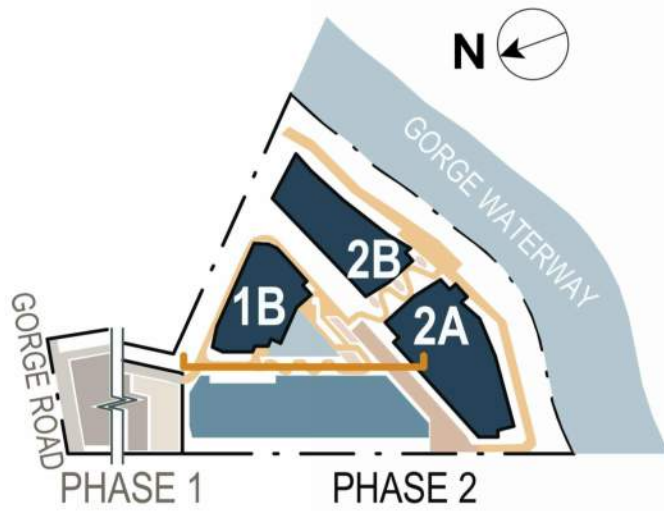


1 FIRE ACCESS PLAN PHASE I + II
DP0.12.02 SCALE: 1:400

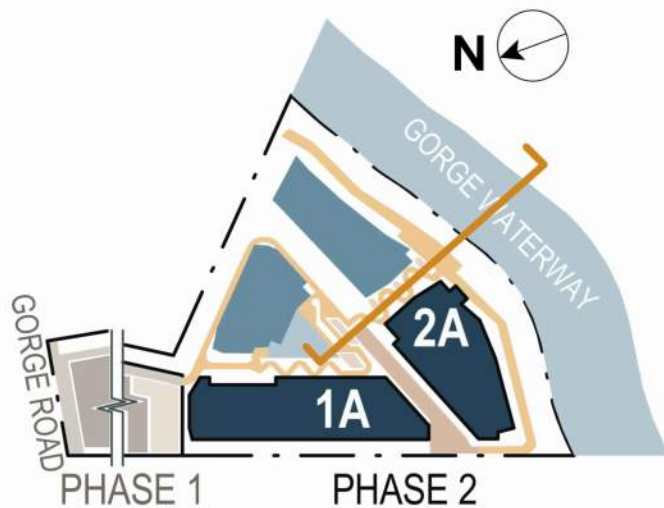
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1:500



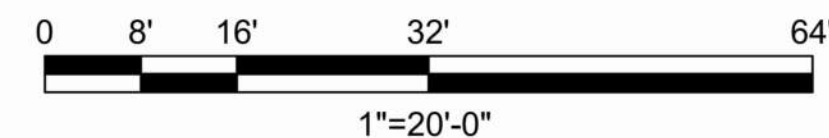
2025-08-20 11:33:06 PM



2 OVERALL SITE SECTION B
SCALE: 1/16" = 1'-0"



1 OVERALL SITE SECTION A
SCALE: 1/16" = 1'-0"



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CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2025-08-21

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formerly IBI Group Architects (Canada) Inc.

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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

SITE SECTIONS

SHEET NUMBER

DP0.13.01

ISSUE

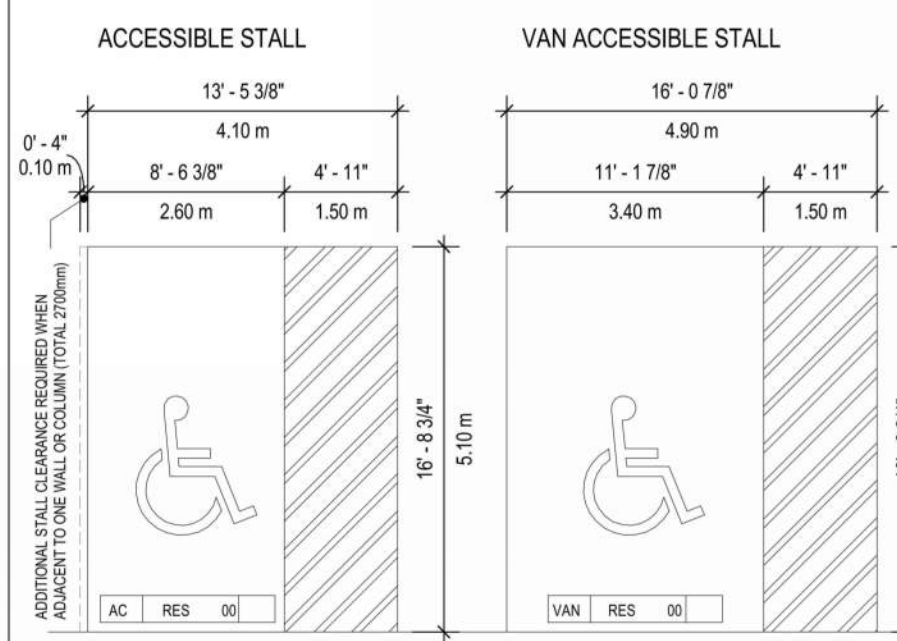
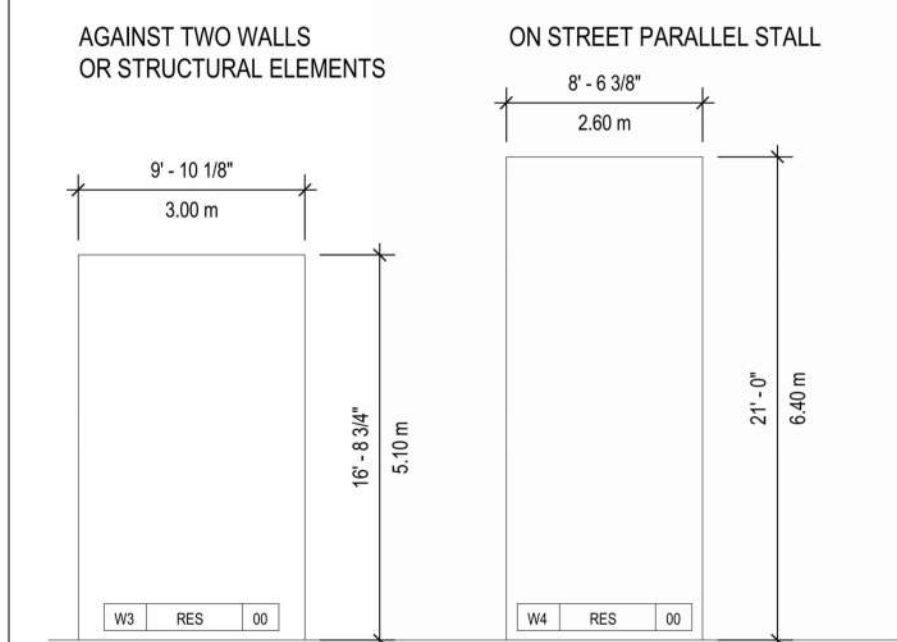
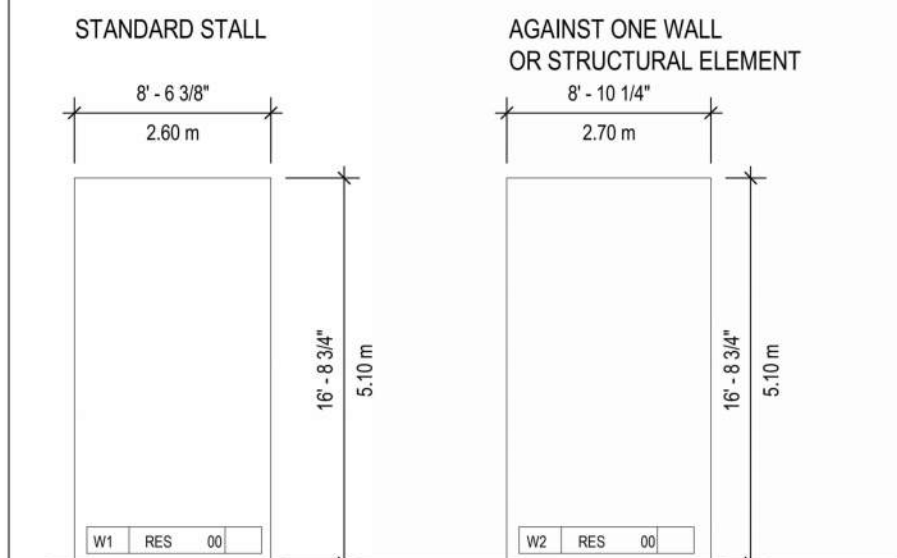
B

Autodesk Docs/138914-135E-GorgeRd_R241138914_GorgeRd-PHII-BLDG-1A1B_R24.rvt 1 m

VEHICLE PARKING STALLS PROVIDED - BUILDING 01			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B01 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	50
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	66
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	5
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	1
B01 - LEVEL P1	VISITOR	VISITOR	17
B01 - LEVEL P1	VISITOR	VISITOR - ACCESSIBLE	1
B01 - LEVEL P1	VISITOR	VISITOR - ACCESSIBLE VAN	1
Grand total: 141			141

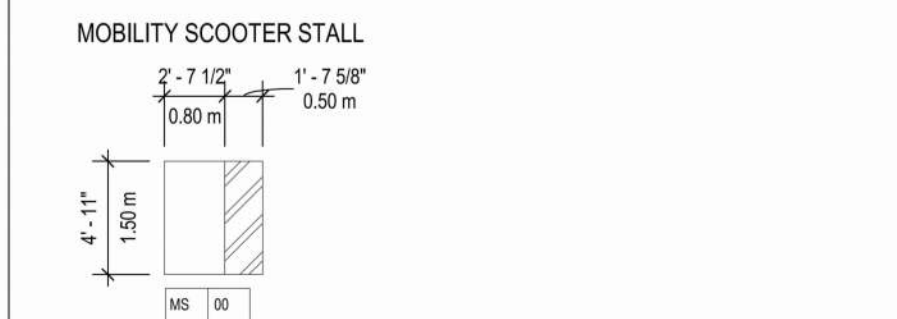
PARKING LEGEND - CITY OF VICTORIA

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C



NOTE: FOR ACCESSIBLE STALLS BETWEEN TWO WALLS OR COLUMNS, AN ADDITIONAL 200mm IS REQUIRED FOR STALL CLEARANCE (TOTAL 3000mm IN ADDITION TO THE 1500mm ACCESS AISLE).

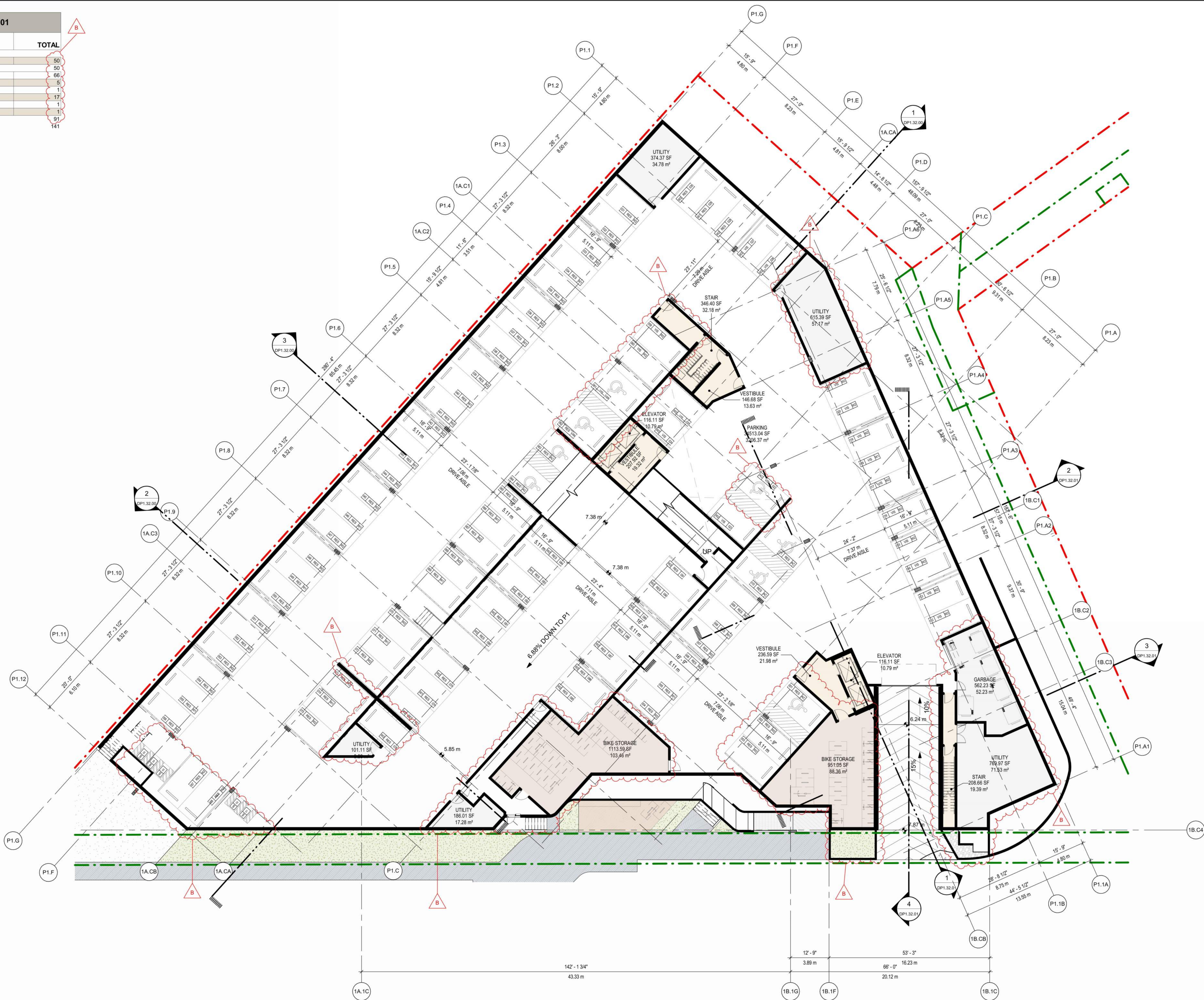
22' - 11 1/2" (7.00m) MIN. DRIVE AISLE CLEARANCE, TYP. ALL STALLS.



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

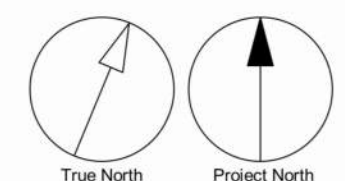
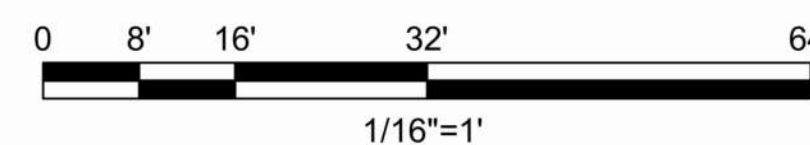
PARKING ABBREVIATION LEGEND

- AC - STANDARD ACCESSIBLE STALL
- COMM - COMMERCIAL STALL
- L - LOADING STALL
- 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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REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2025-08-21

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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

B

2025-08-20 11:33:14 PM

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1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 02
SCALE: 1/16\"/>

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BRITISH COLUMBIA

2025-08-21

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PROJECT

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30257313

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ARCADIS

CHECKED BY:

ARCADIS

PROJECT MGR:

ARCADIS

APPROVED BY:

ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG
1A/1B - LEVEL 02

SHEET NUMBER

DP1.20.03

ISSUE

B

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1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 03
SCALE: 1/16\"/>

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LAUREN MACAULEY
BRITISH COLUMBIA

2025-08-21

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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 03

SHEET NUMBER	ISSUE
DP1.20.04	B

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PROJECT NO:
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DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MGR:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG
1A/1B - LEVEL 04

SHEET NUMBER

DP1.20.05

ISSUE

B

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1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 05
SCALE: 1/16\"/>

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No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2025-08-21

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.
ARCADIS

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Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
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

OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 05

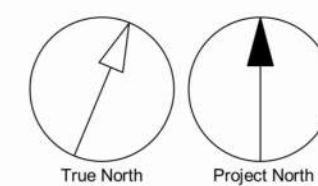
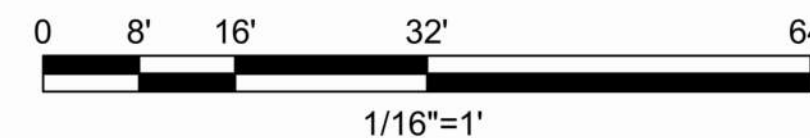
SHEET NUMBER	ISSUE
DP1.20.06	B

Autodesk Docs // 138914-135E-GorgeRd_R241138914_GorgeRd-PHII-BLDG-1A/1B_R24.rvt

2025-08-20 11:36:20 PM



1 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 06
SCALE: 1/16\"/>



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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

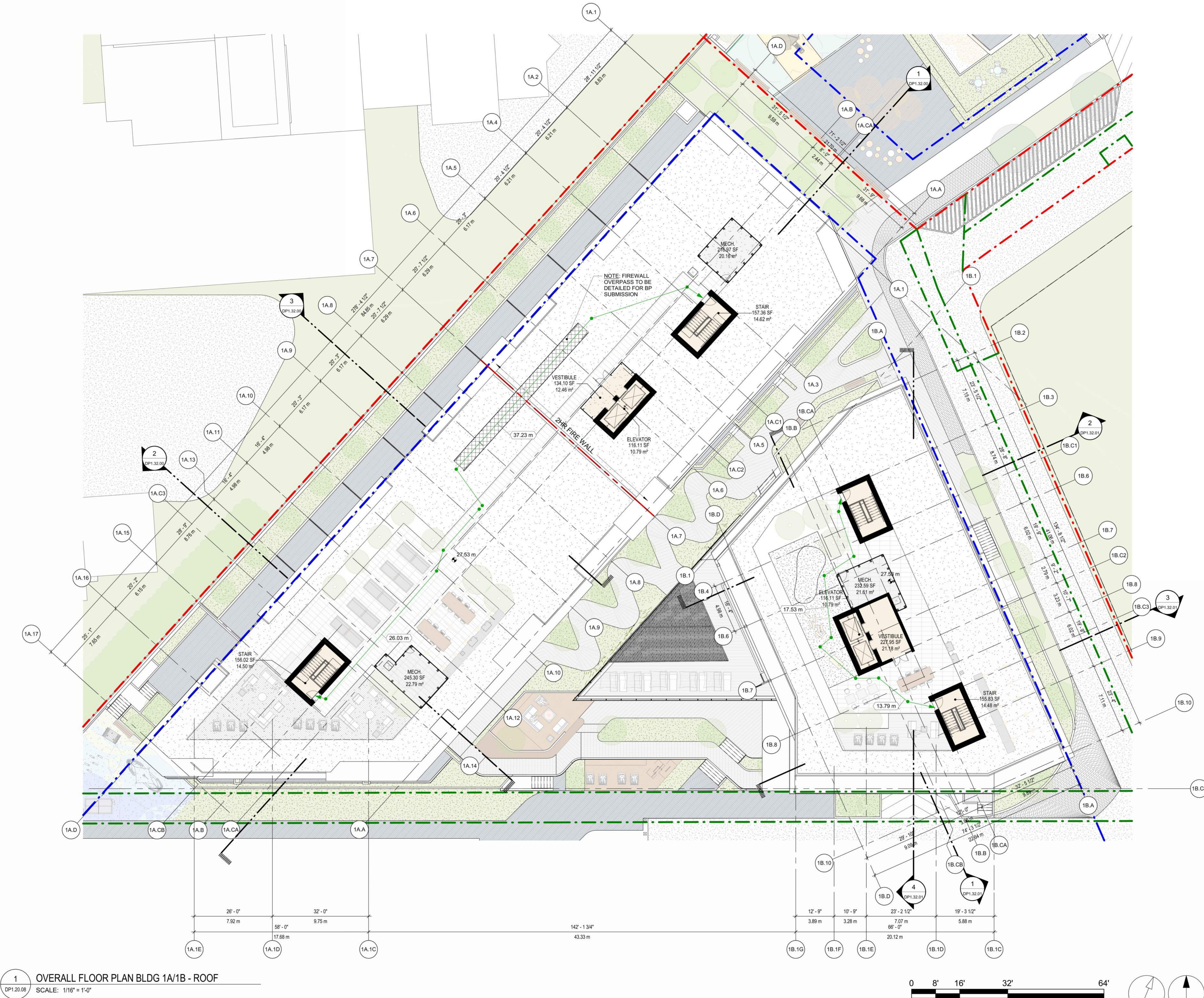
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OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 06

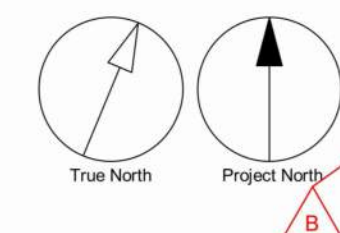
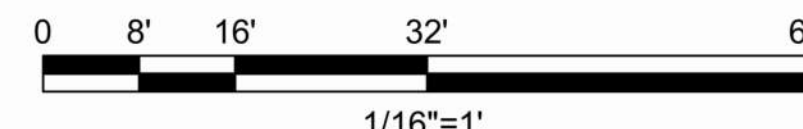
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DP1.20.07	B

Autodesk Docs // 138914-135E-GorgeRd_R241138914_GorgeRd-PHII-BLDG-1A/1B_R24.rvt

2025-08-21 10:21:39 AM



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



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PROJECT

BELLWETHER PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

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

SHEET TITLE

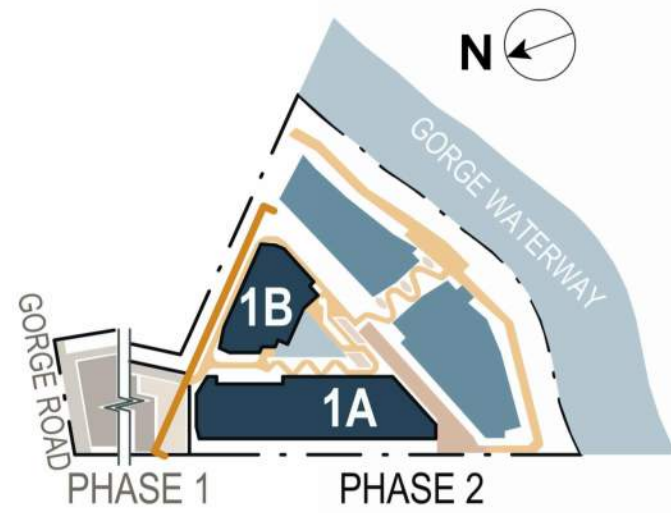
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SHEET NUMBER	ISSUE
DP1.20.08	B

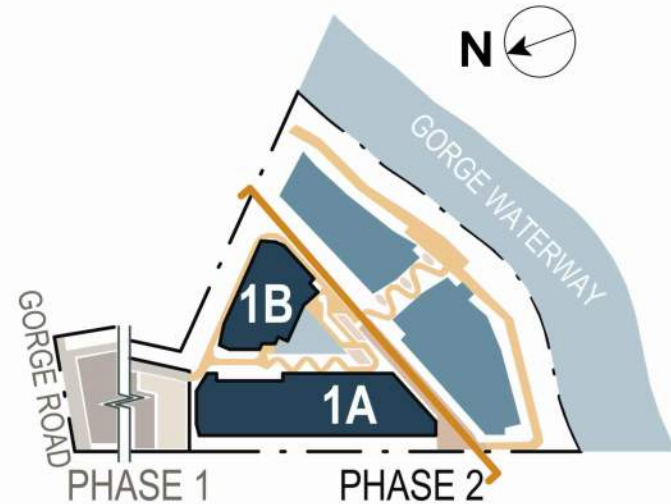
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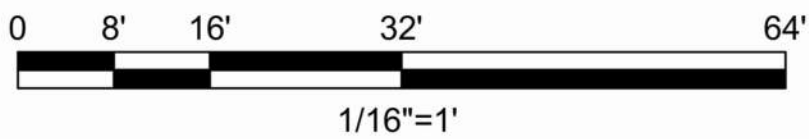
2 BLDG 1A/1B NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



1 BLDG 1A/1B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
FB-1			
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
14A	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	BLACK W. CLEAR GLAZING
14B	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	WHITE W. CLEAR GLAZING
15	INSULATED METAL EXIT DOOR W. GLAZING	PRE-FINISHED METAL EXIT DOOR W. GLAZING	BLACK W. CLEAR GLAZING
16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
21B	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	WHITE W. CLEAR GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR



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LAUREN MACAULAY

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2025-08-21

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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

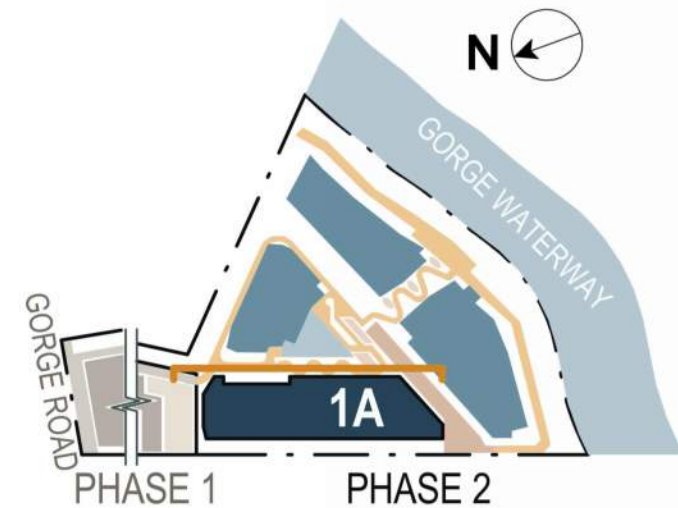
BLDG 1A/1B NORTHEAST + SOUTHEAST ELEVATIONS

SHEET NUMBER

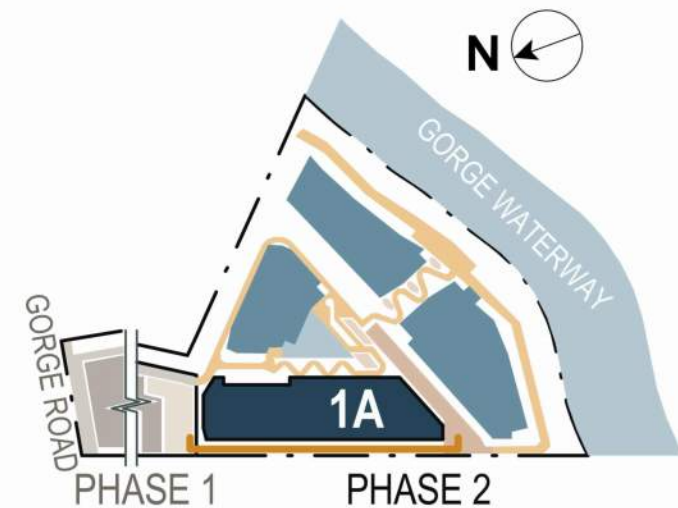
DP1.30.01

ISSUE

B

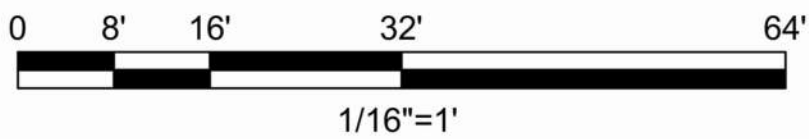


2 BLDG 1A EAST ELEVATION
DP1.30.02 SCALE: 1/16\"/>



1 BLDG 1A WEST ELEVATION
DP1.30.02 SCALE: 1/16\"/>

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
FB-1			
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
14A	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	BLACK W. CLEAR GLAZING
14B	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	WHITE W. CLEAR GLAZING
15	INSULATED METAL EXIT DOOR W GLAZING	PRE-FINISHED METAL EXIT DOOR W. GLAZING	BLACK W. CLEAR GLAZING
16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
21B	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	WHITE W. CLEAR GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR



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REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2025-08-21

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tel 250 900 4520
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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:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

BLDG 1A EAST + WEST ELEVATIONS

SHEET NUMBER

DP1.30.02

ISSUE

B

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
FB-1			
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
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03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
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11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
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40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
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43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

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SEAL



2025-08-21

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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
BLDG 1B SOUTHWEST + WEST ELEVATIONS

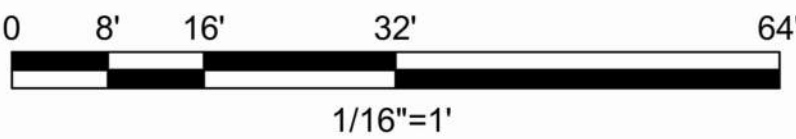
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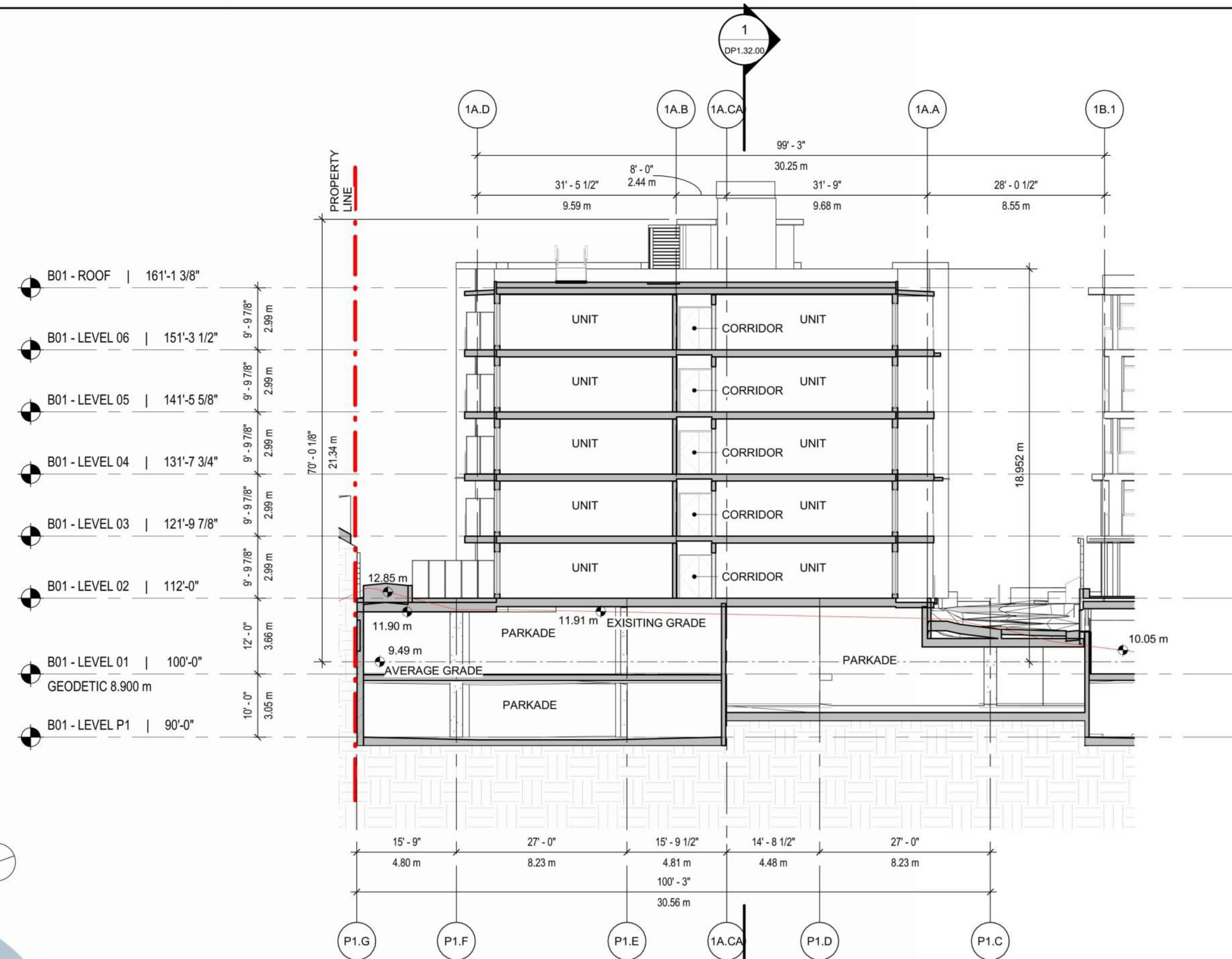
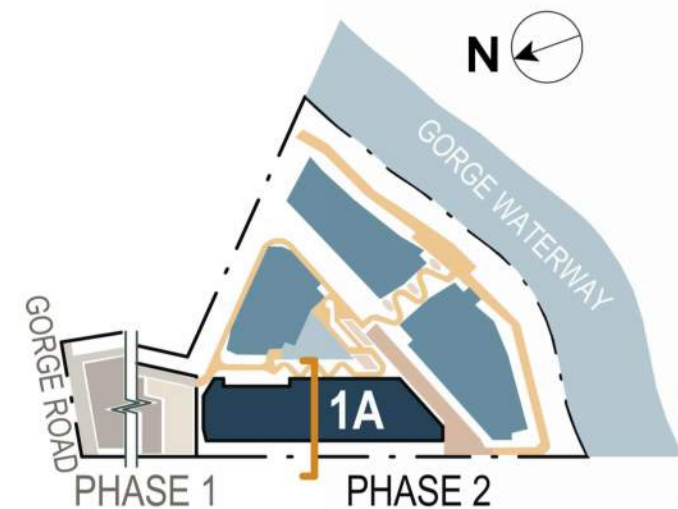


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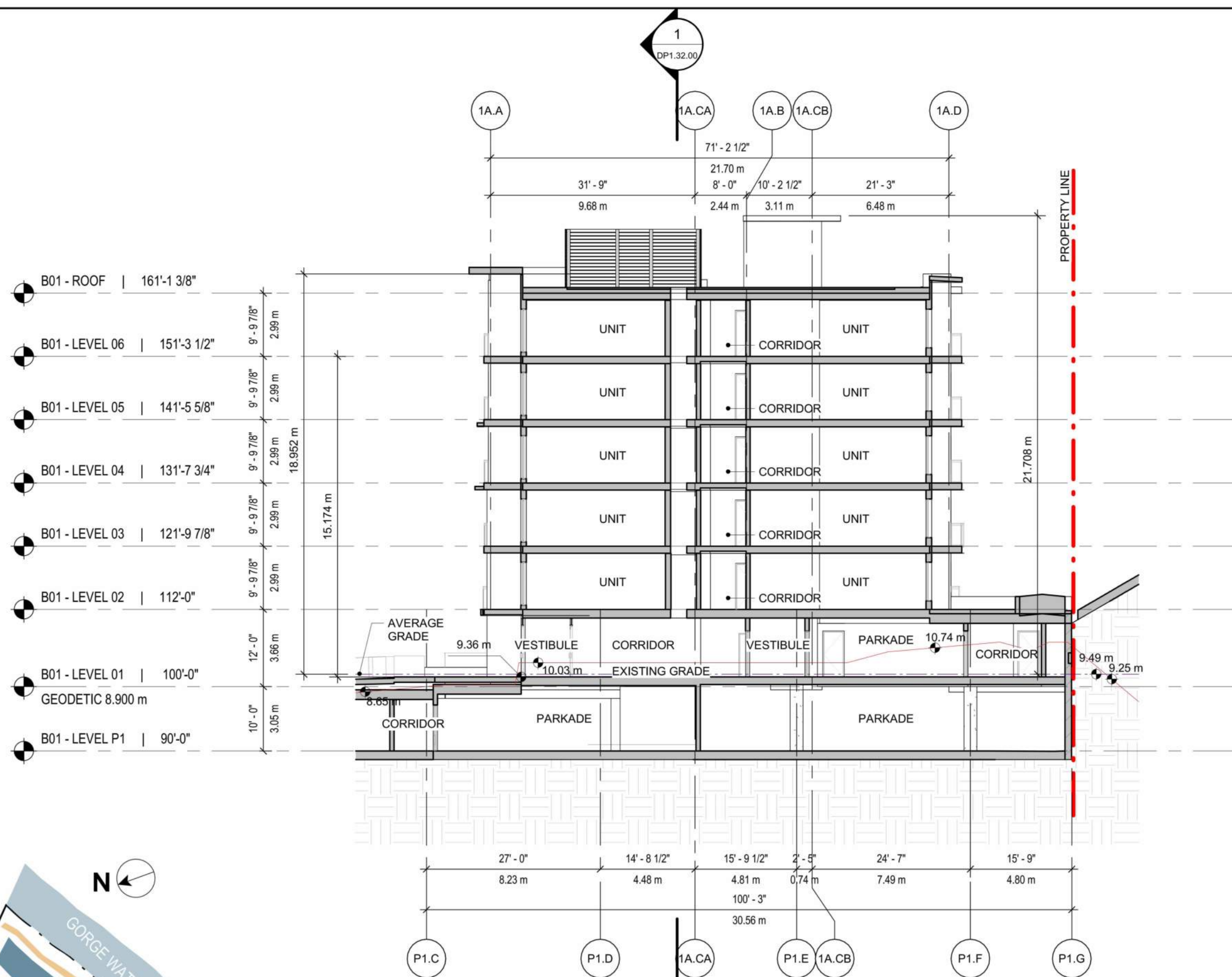
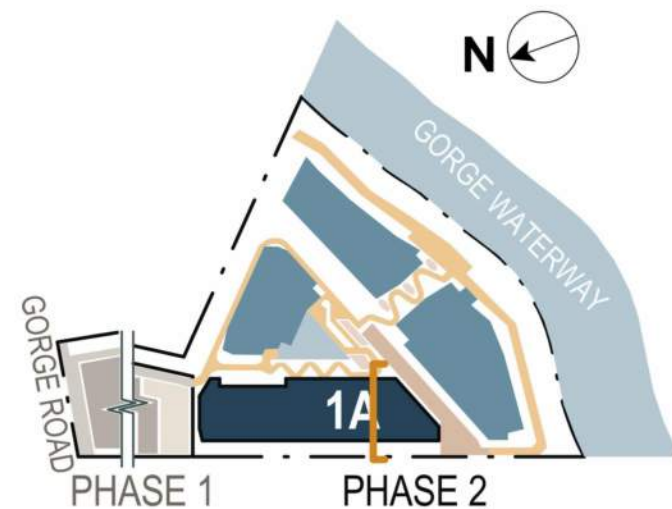


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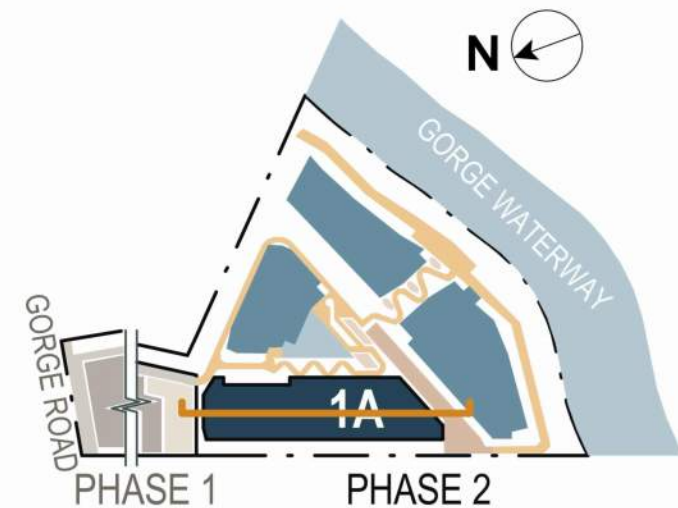




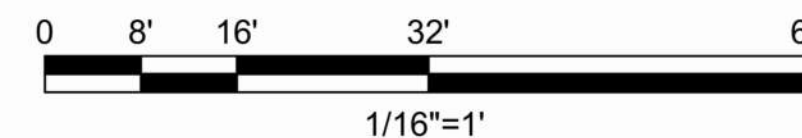
3 BLDG 1A SECTION 2
SCALE: 1/16\"/>



2 BLDG 1A SECTION 1
SCALE: 1/16\"/>



1 BLDG 1A OVERALL SECTION
SCALE: 1/16\"/>



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2025-08-21

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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:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

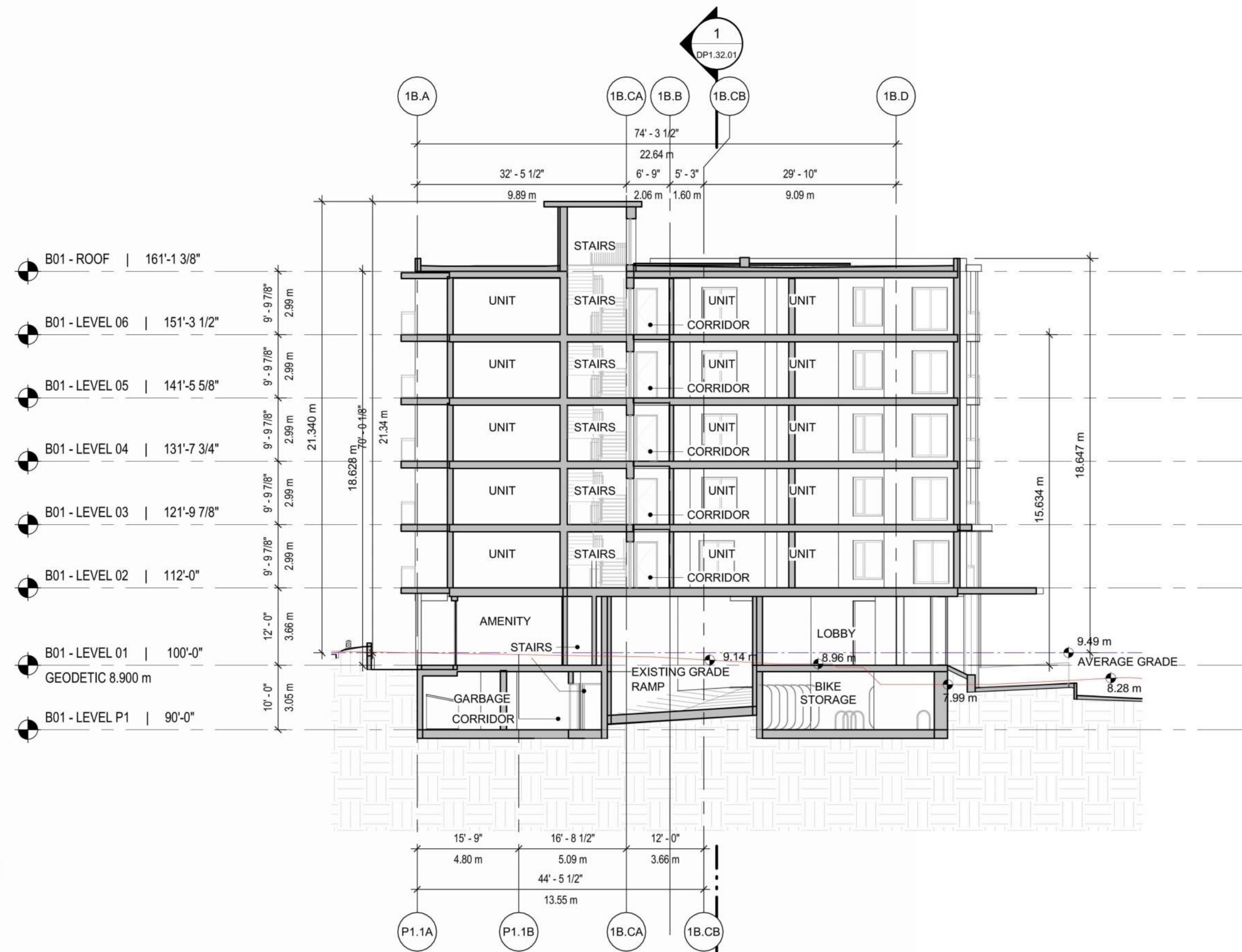
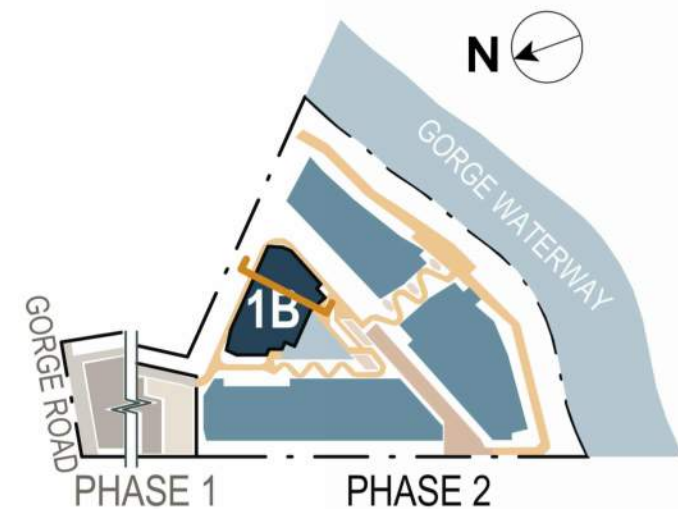
BLDG 1A SECTIONS

SHEET NUMBER

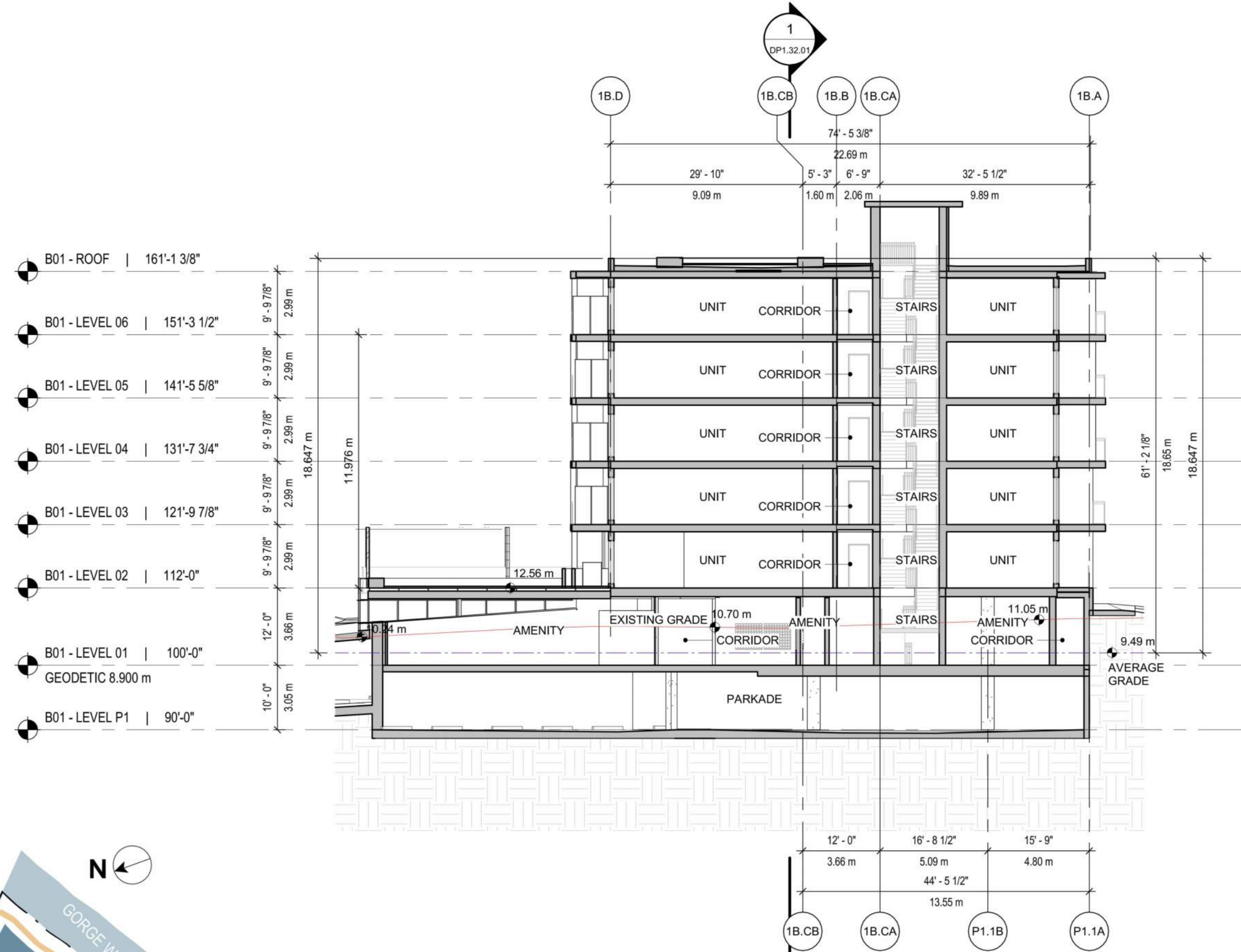
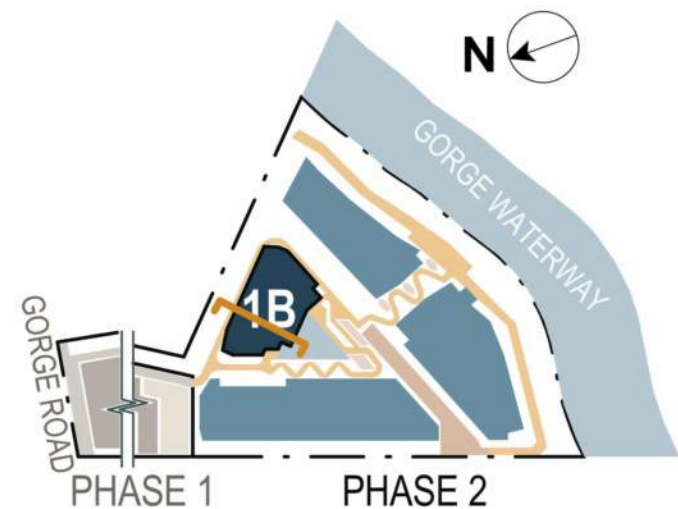
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ISSUE

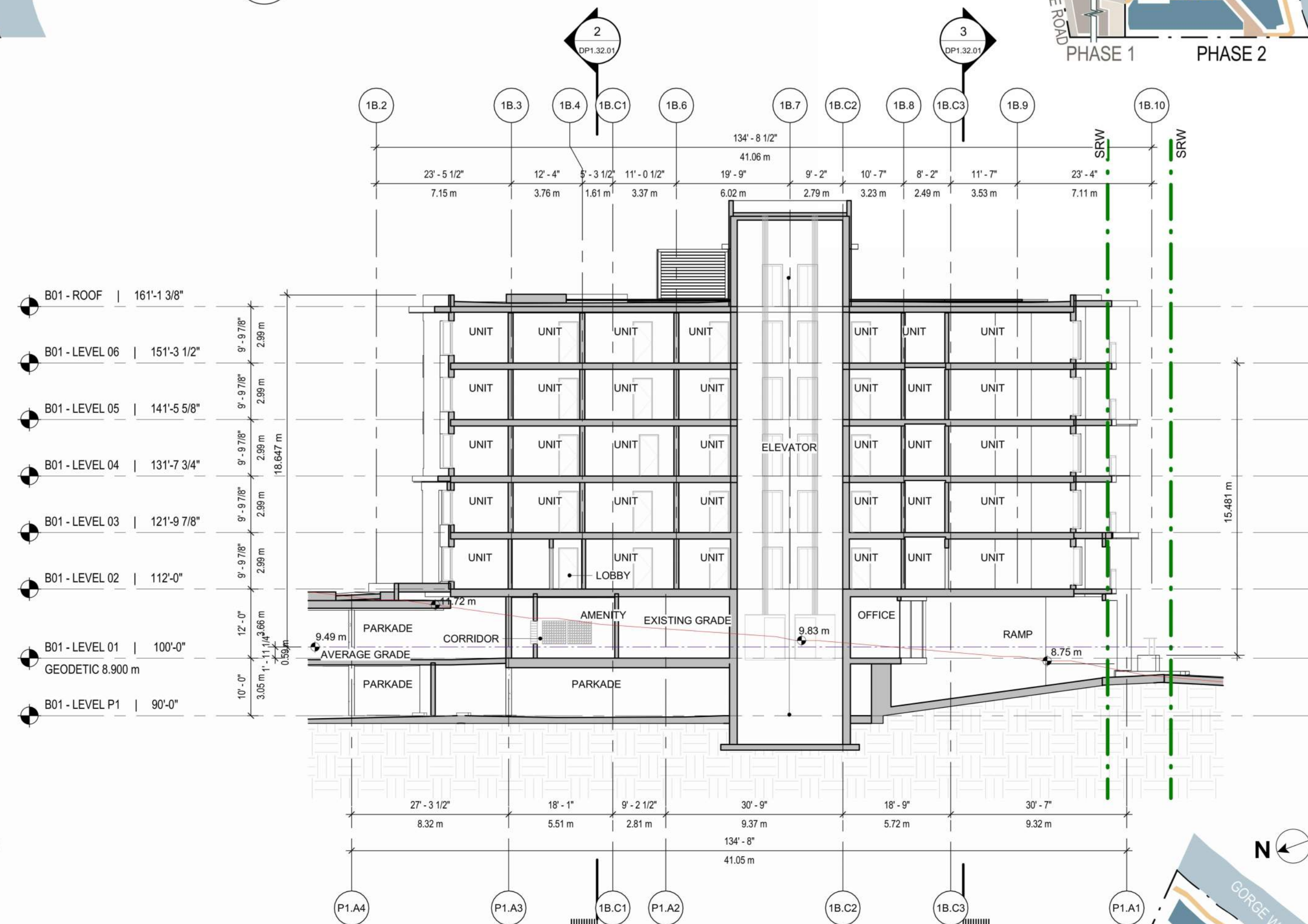
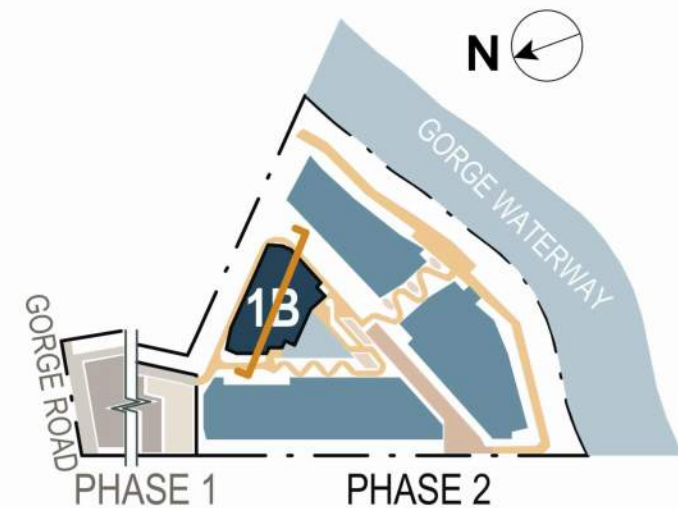
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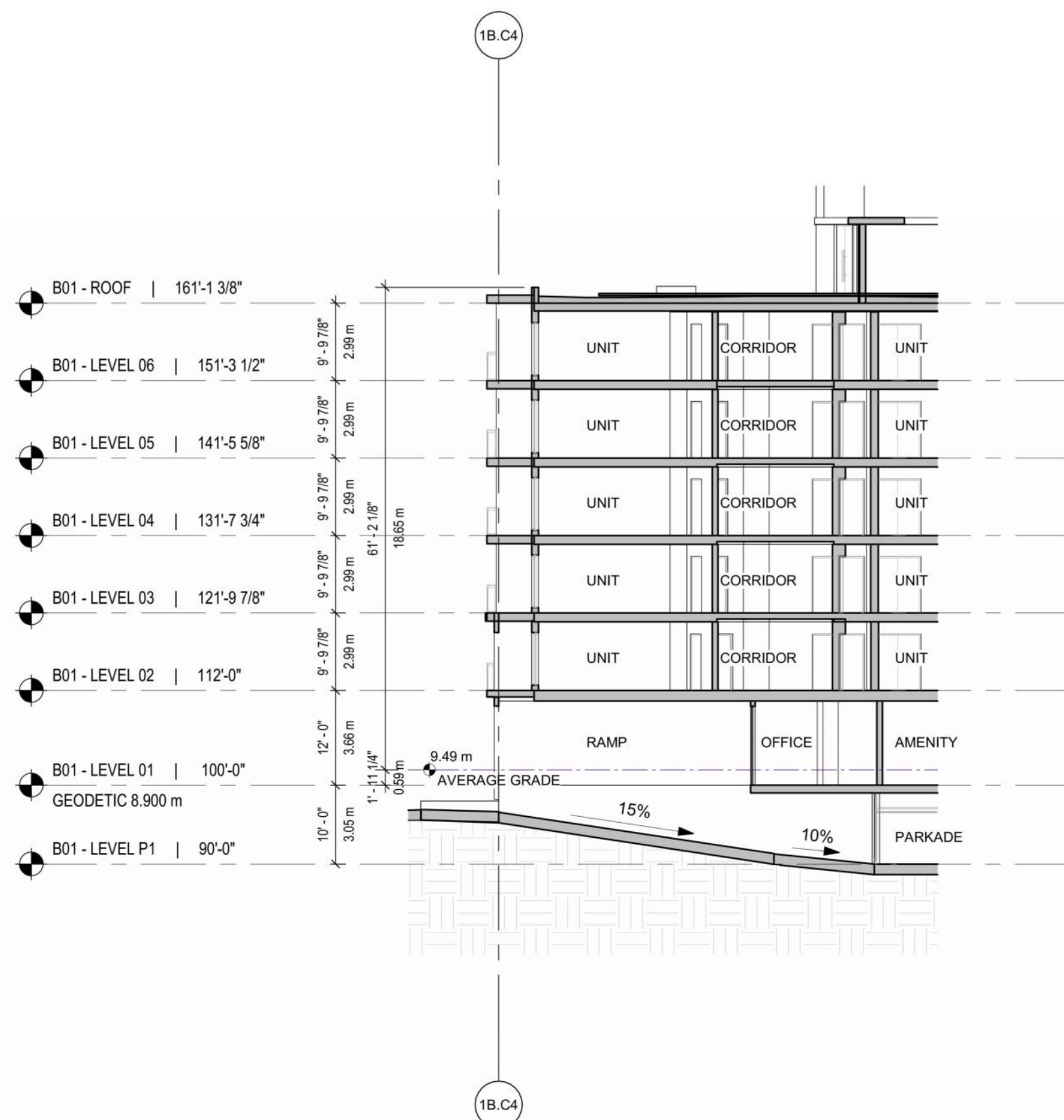
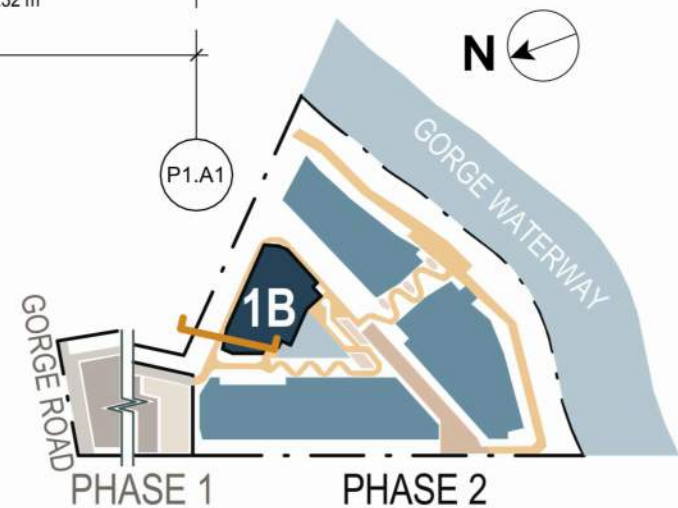
3 BLDG 1B SECTION 2
SCALE: 1/16" = 1'-0"



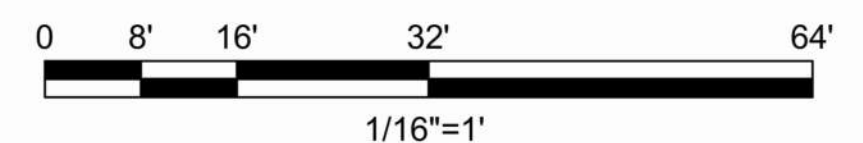
2 BLDG 1B SECTION 1
SCALE: 1/16" = 1'-0"



1 BLDG 1B OVERALL SECTION
SCALE: 1/16" = 1'-0"



4 BLDG 1B SECTION 3
SCALE: 1/16" = 1'-0"



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REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2025-08-21

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tel 250 900 4520

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

BLDG 1B SECTIONS

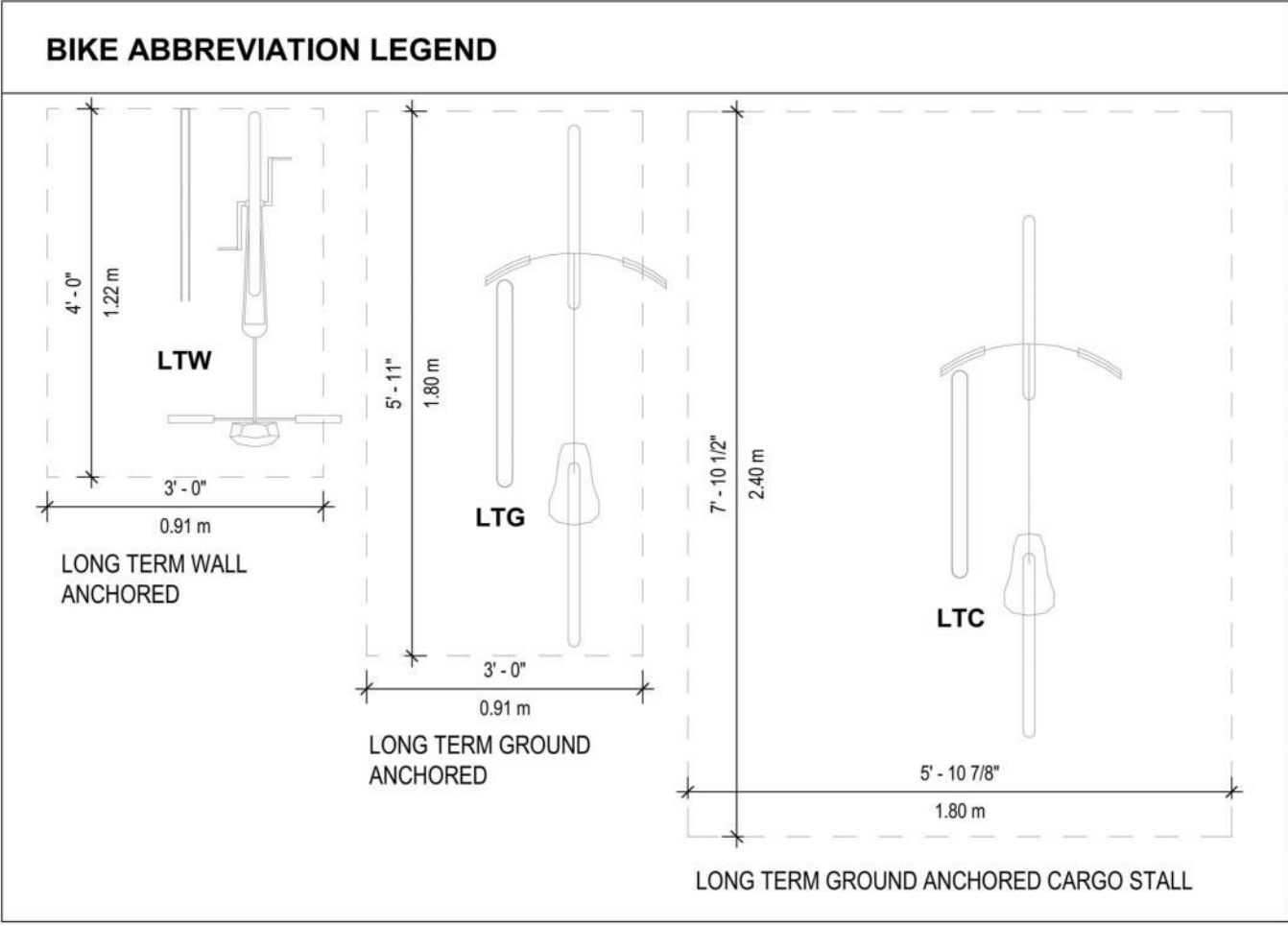
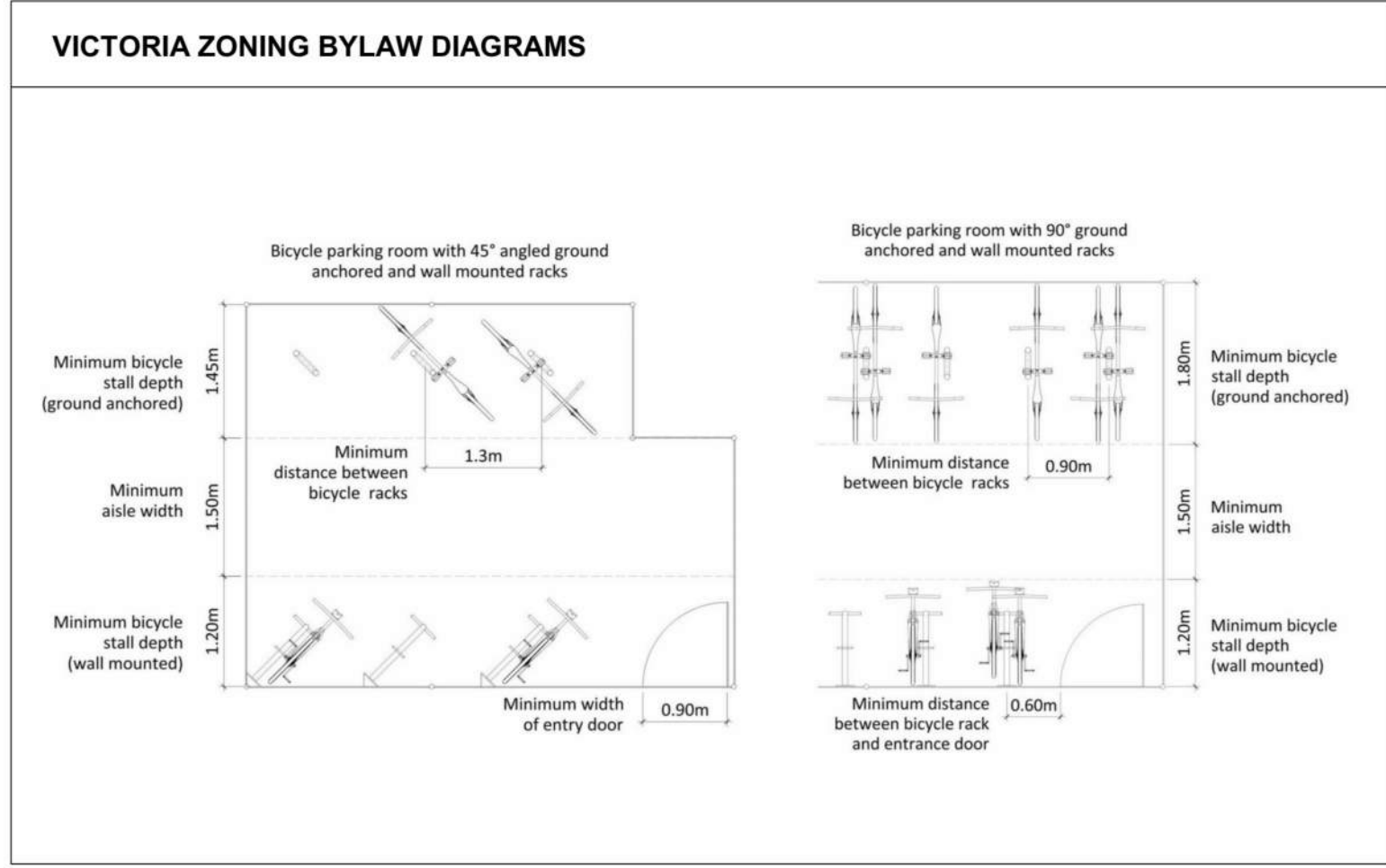
SHEET NUMBER

DP1.32.01

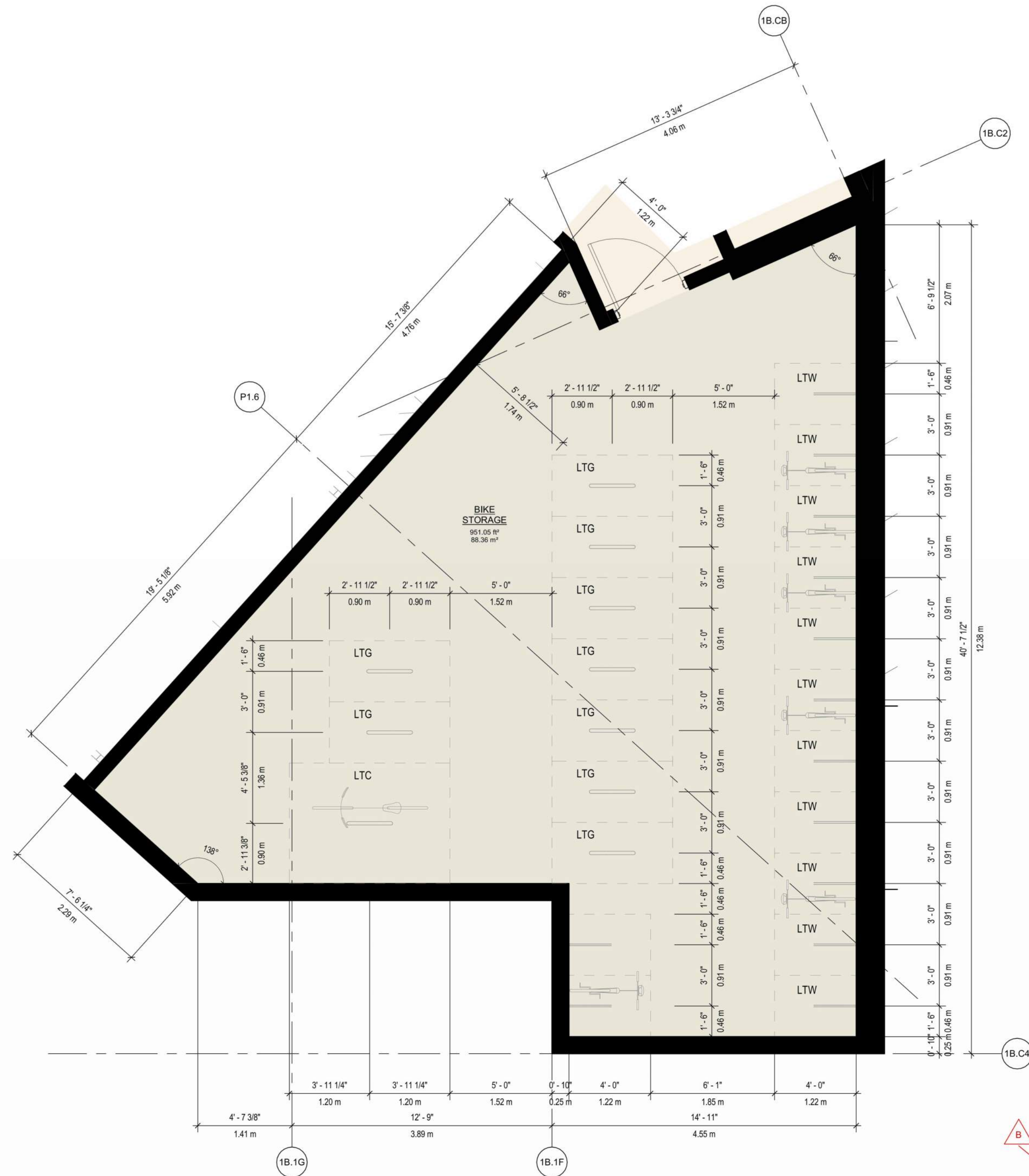
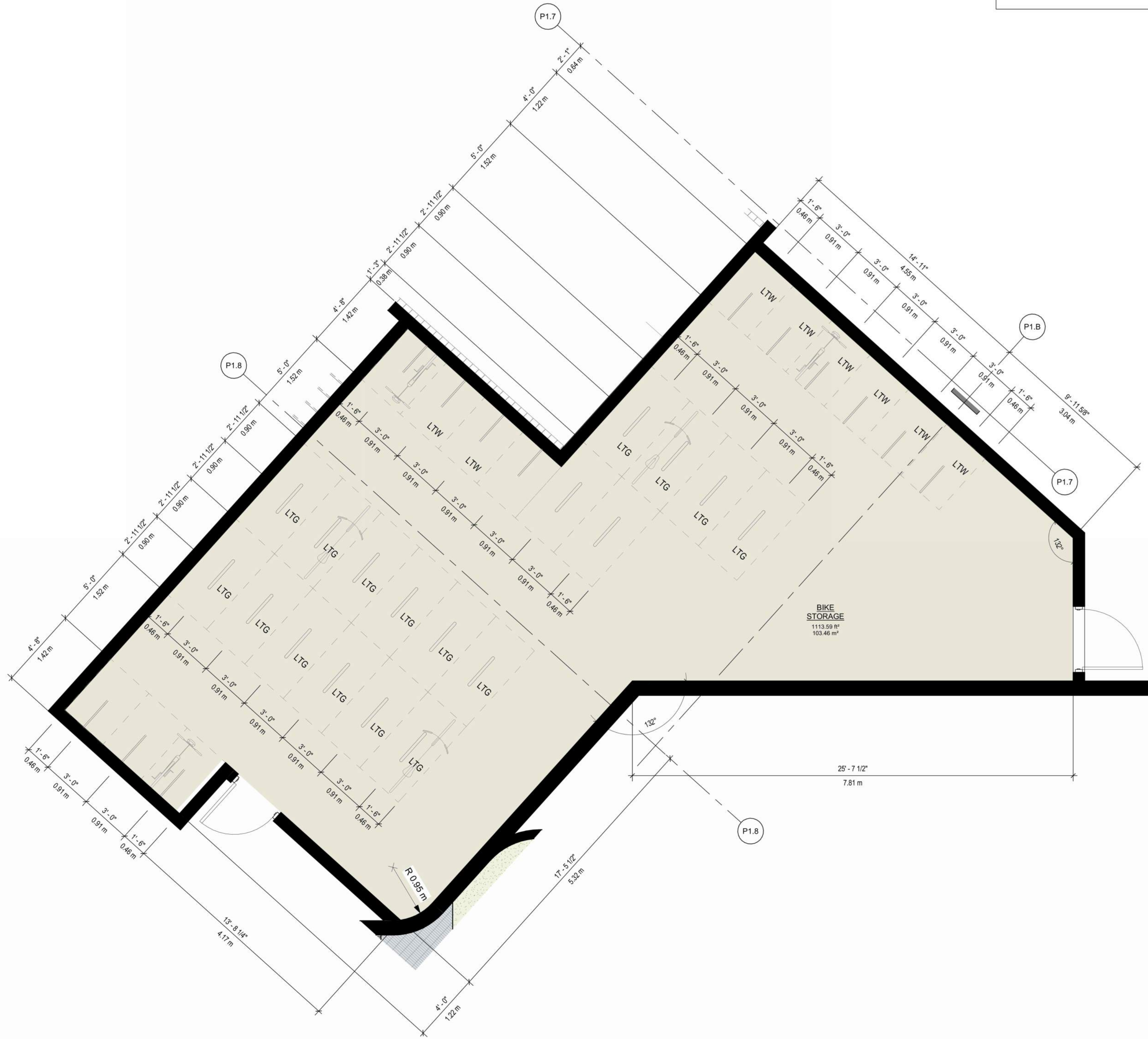
ISSUE



B

BICYCLE PARKING STALLS PROVIDED - BUILDING 01				
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B01 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	52	48%
B01 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	54	50%
B01 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	2	2%
			108	100%



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2025-08-21		
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1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 900 4520 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		
ENLARGED BIKE PLANS BLDG 1A/1B		
SHEET NUMBER	DP1.40.01	ISSUE B

PARKING LEGEND

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C

STANDARD STALL: 8'-6 3/8" (2.60 m) x 16'-8 3/4" (5.10 m)

AGAINST ONE WALL OR STRUCTURAL ELEMENT: 8'-10 1/4" (2.70 m) x 16'-8 3/4" (5.10 m)

AGAINST TWO WALLS OR STRUCTURAL ELEMENTS: 9'-10 1/8" (3.00 m) x 16'-8 3/4" (5.10 m)

ON STREET PARALLEL STALL: 8'-6 3/8" (2.60 m) x 21'-0" (6.40 m)

ACCESSIBLE STALL: 13'-5 3/8" (4.10 m) x 16'-8 3/4" (5.10 m)

VAN ACCESSIBLE STALL: 16'-0 7/8" (4.90 m) x 16'-8 3/4" (5.10 m)

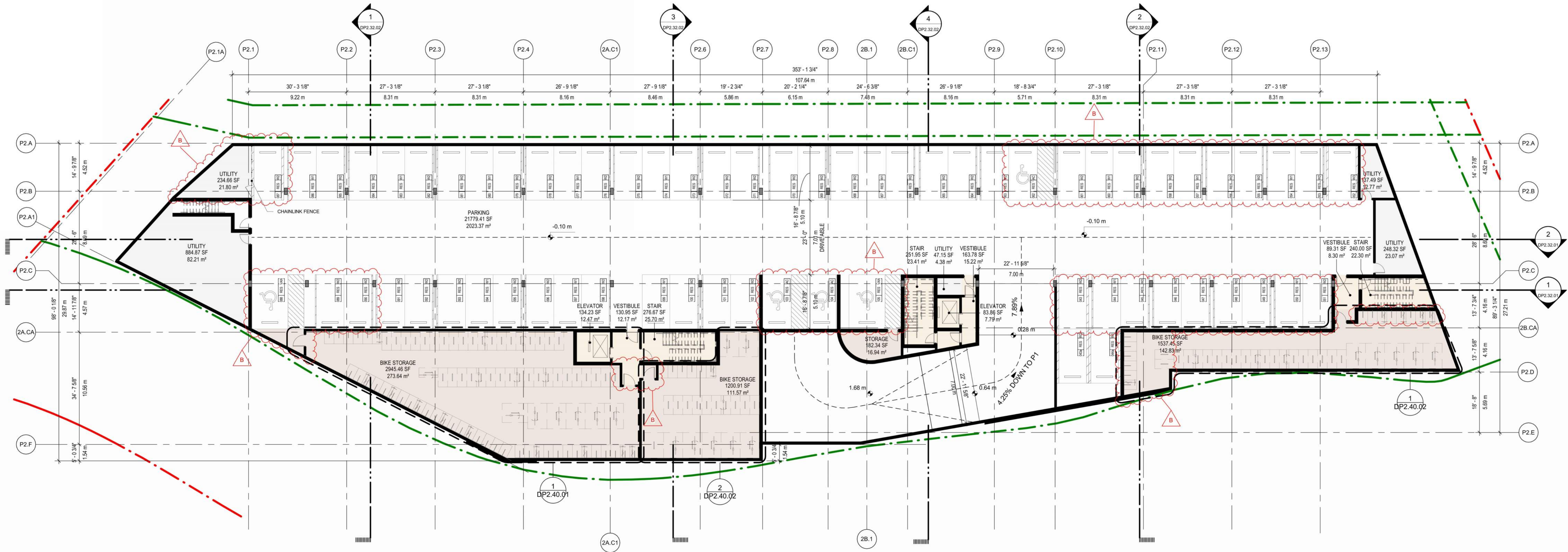
MOBILITY SCOOTER STALL: 7'-7 1/2" (2.32 m) x 1'-7 5/8" (0.50 m)

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

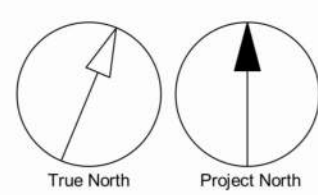
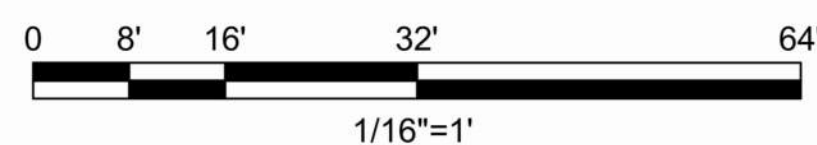
PARKING ABBREVIATION LEGEND

- AC: STANDARD ACCESSIBLE STALL
- COMM: COMMERCIAL STALL
- L: LOADING STALL
- 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

VEHICLE PARKING STALLS PROVIDED - BUILDING 02			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B02 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	24
B02 - LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	4
B02 - LEVEL 01	VISITOR	VISITOR	13
B02 - LEVEL 01	VISITOR	VISITOR - ACCESSIBLE VAN	1
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	42
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	3
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	2
Grand total: 107			107



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL P1
SCALE: 1/16" = 1'-0"



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CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2025-08-21

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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

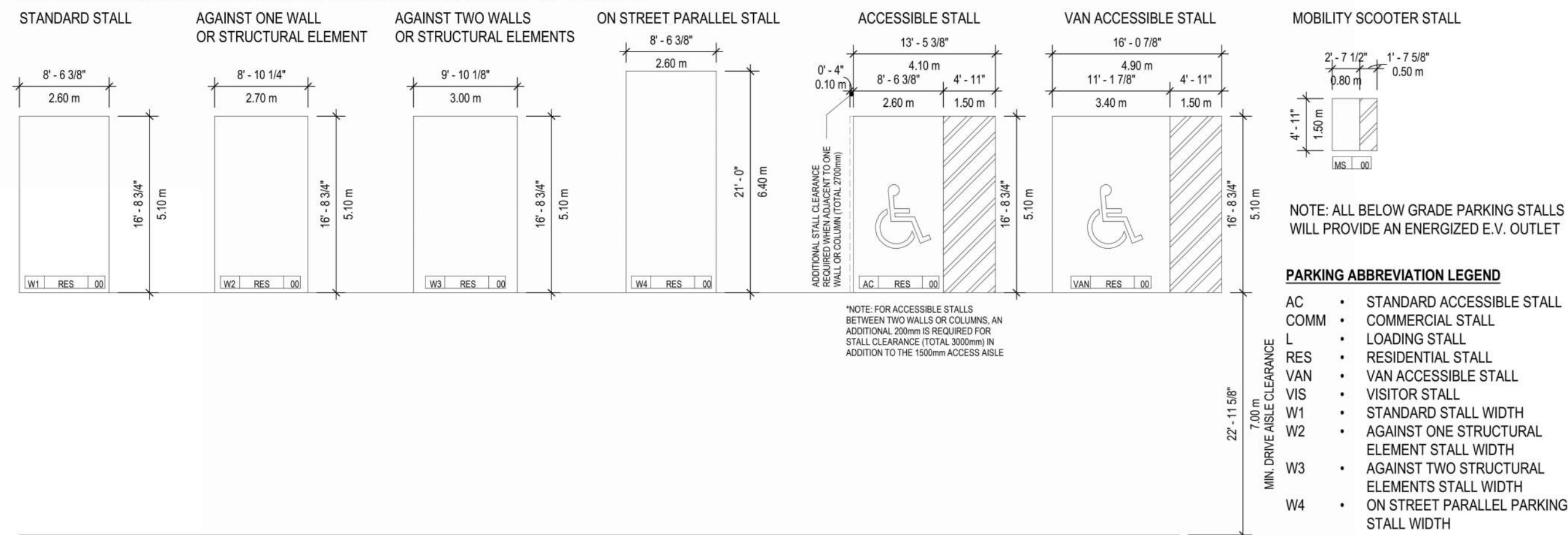
APPROVED BY:
ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL P1

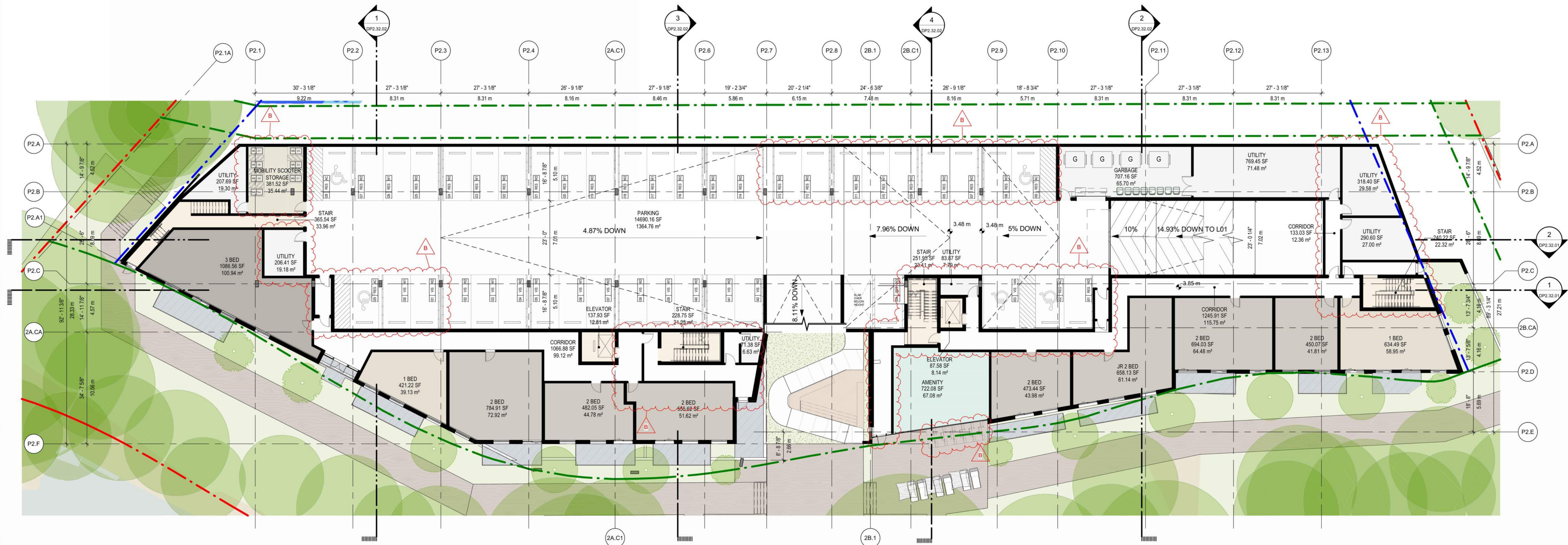
SHEET NUMBER
DP2.20.00

ISSUE
B

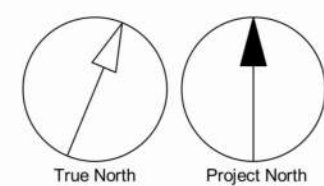
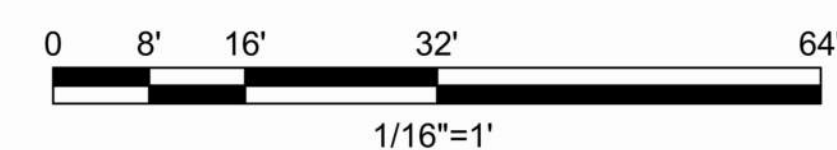
STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C



LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B02 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	24
B02 - LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	4
B02 - LEVEL 01	VISITOR	VISITOR	13
B02 - LEVEL 01	VISITOR	VISITOR - ACCESSIBLE VAN	1
			42
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	60
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	3
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	2
			65
Grand total: 107			107



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 01
DP2.20.01 SCALE: 1/16" = 1'-0"



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2025-08-21

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BELLWETHER PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

30257313

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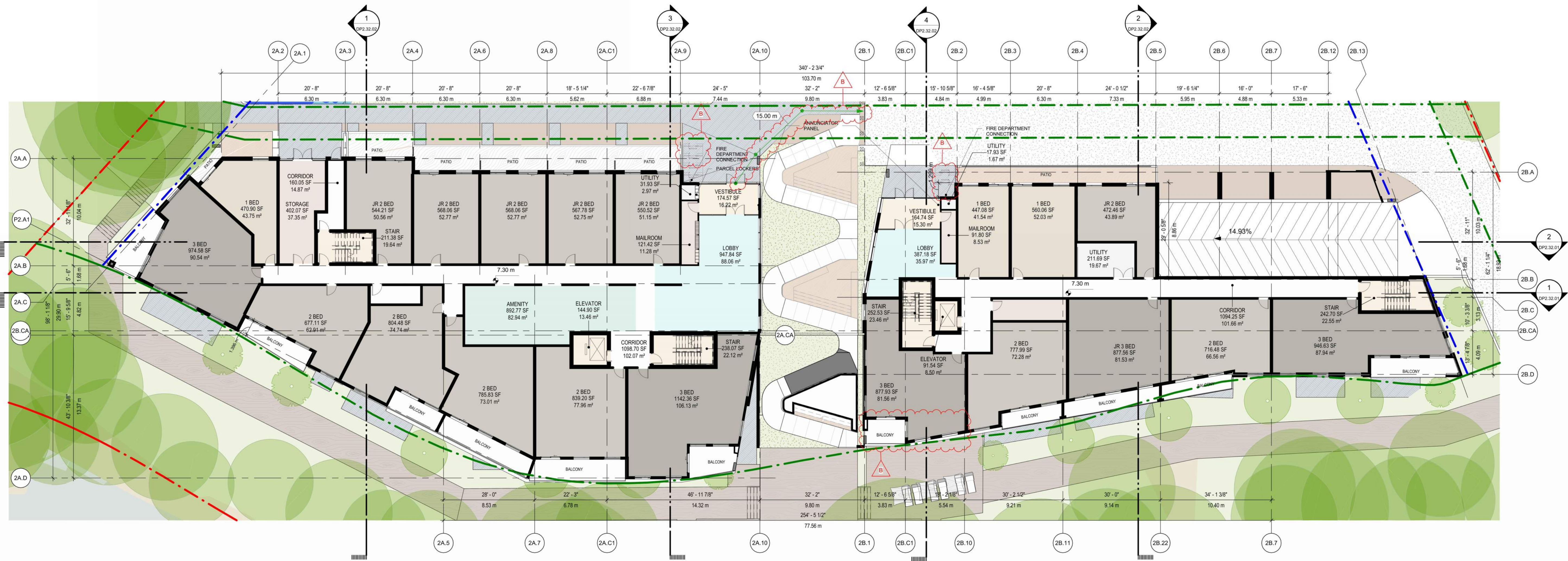
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SHEET TITLE
OVERALL FLOOR PLAN BLDG
2A/2B - LEVEL 01

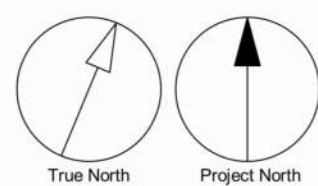
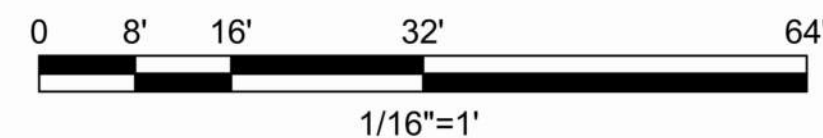
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DP2.20.01

ISSUE



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 02
DP2.20.02 SCALE: 1/16" = 1'-0"



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2025-08-21

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OVERALL FLOOR PLAN BLDG
2A/2B - LEVEL 02

SHEET NUMBER

DP2.20.02

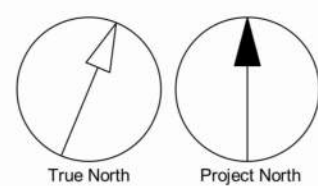
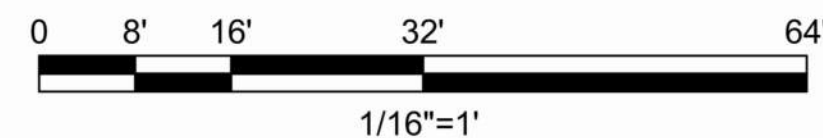
ISSUE

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1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 03
DP2.20.03 SCALE: 1/16" = 1'-0"



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OVERALL FLOOR PLAN BLDG
2A/2B - LEVEL 03

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DP2.20.03

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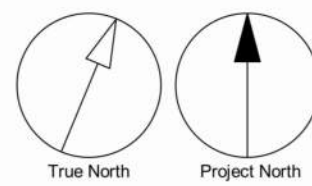
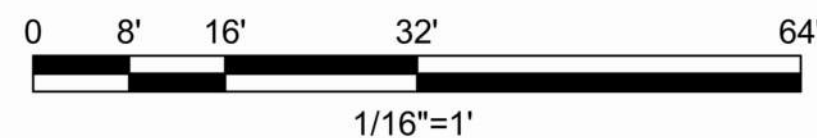
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1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 04
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OVERALL FLOOR PLAN BLDG
2A/2B - LEVEL 04

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DP2.20.04

ISSUE

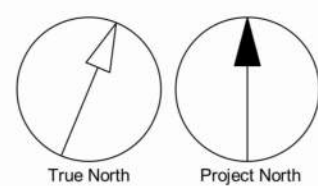
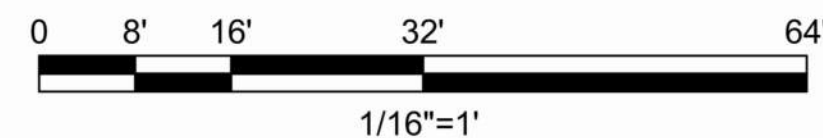
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1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 05
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PROJECT MGR:
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OVERALL FLOOR PLAN BLDG
2A/2B - LEVEL 05

SHEET NUMBER

DP2.20.05

ISSUE

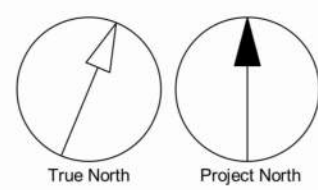
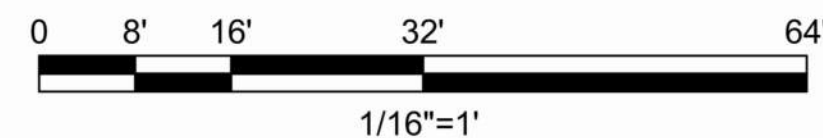
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1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 06
SCALE: 1/16" = 1'-0"



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PROJECT

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133-135 GORGE ROAD E, VICTORIA, BC

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

SHEET TITLE

OVERALL FLOOR PLAN BLDG
2A/2B - LEVEL 06

SHEET NUMBER

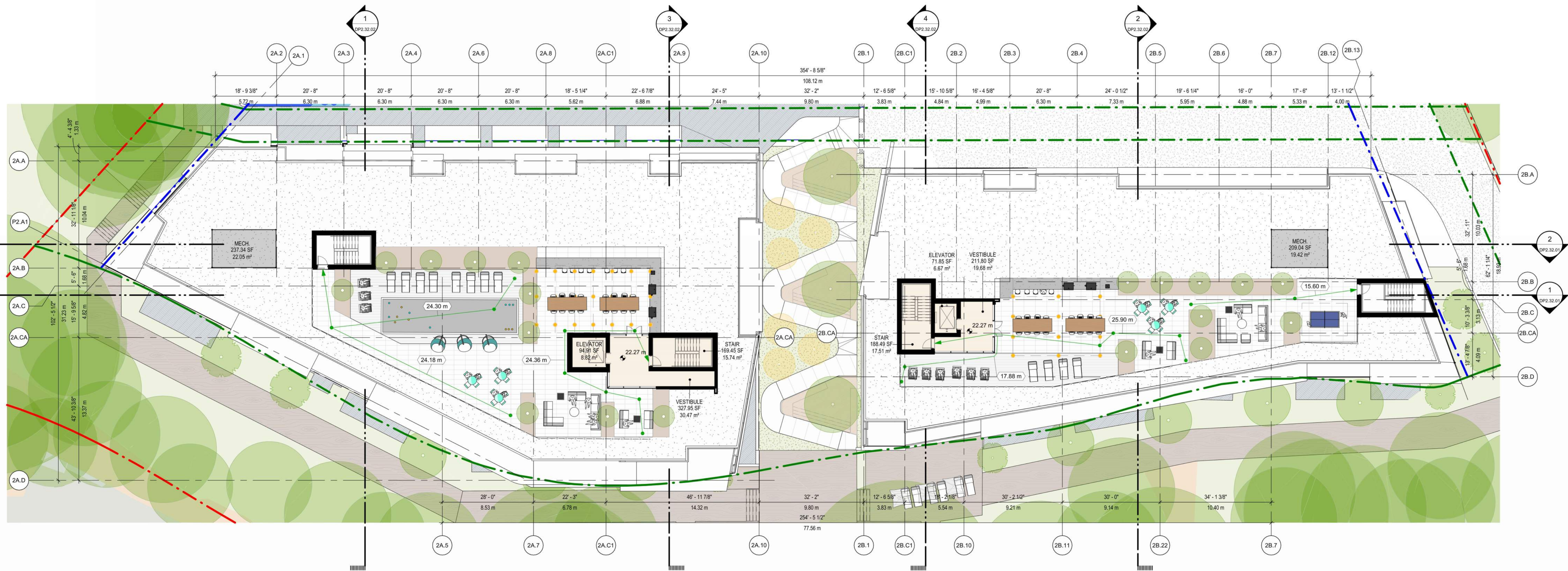
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ISSUE

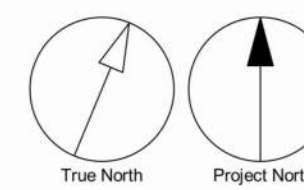
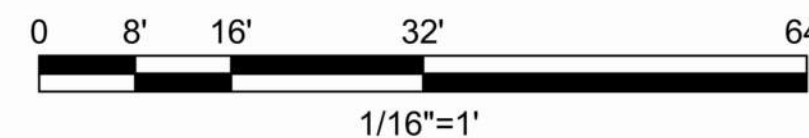
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1 OVERALL FLOOR PLAN BLDG 2A/2B - ROOF
DP2.20.07 SCALE: 1/16" = 1'-0"



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LAUREN MACAULEY
BRITISH COLUMBIA

2025-08-21

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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
2A/2B - ROOF

SHEET NUMBER

DP2.20.07

ISSUE

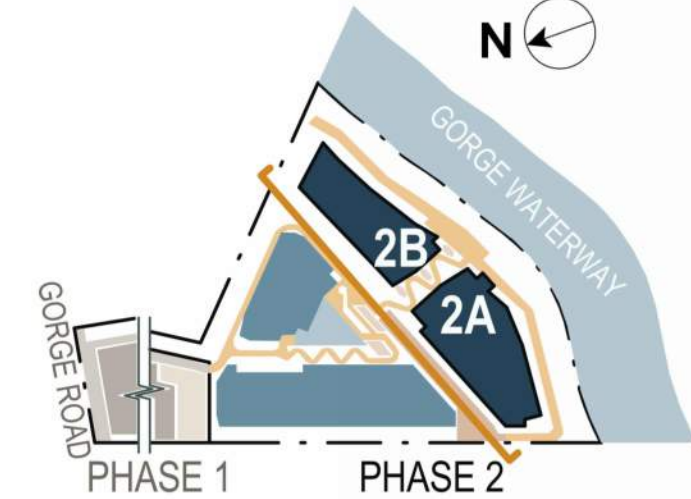
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Autodesk Docs/138914-135E-GorgeRd_R241138914_GorgeRd-PHII-BLDG-1A1B_R24.rvt



2 BLDG 2A/2B NORTH ELEVATION

DP2.30.01 SCALE: 1/16" = 1'-0"



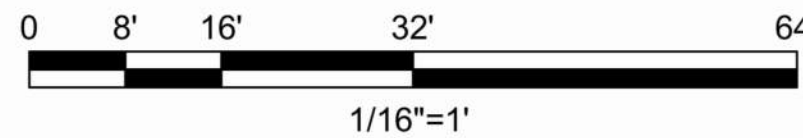
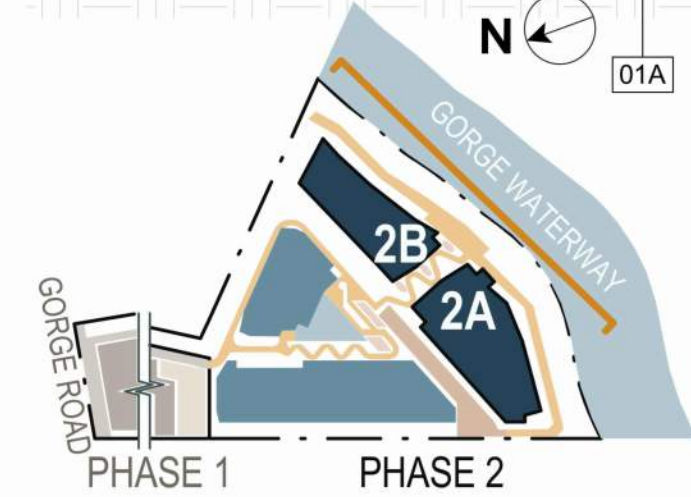
MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
FB-1			
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
14A	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	BLACK W. CLEAR GLAZING

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
14B	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	WHITE W. CLEAR GLAZING
15	INSULATED METAL EXIT DOOR W. GLAZING	PRE-FINISHED METAL EXIT DOOR W. GLAZING	BLACK W. CLEAR GLAZING
16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
21B	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	WHITE W. CLEAR GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR



1 BLDG 2A/2B SOUTHEAST ELEVATION

DP2.30.01 SCALE: 1/16" = 1'-0"



CLIENT

INTRACORP

Building the Extraordinary

Suite 600 Burrard Street
Vancouver, Canada, V6C 2B5

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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULEY

BRITISH COLUMBIA

2025-08-21

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

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Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
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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

BLDG 2A/2B NORTHWEST + SOUTHEAST ELEVATIONS

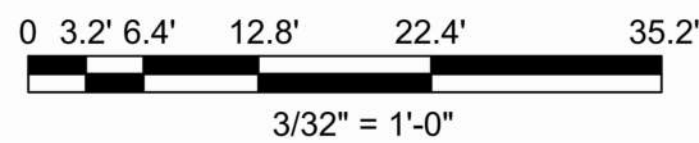
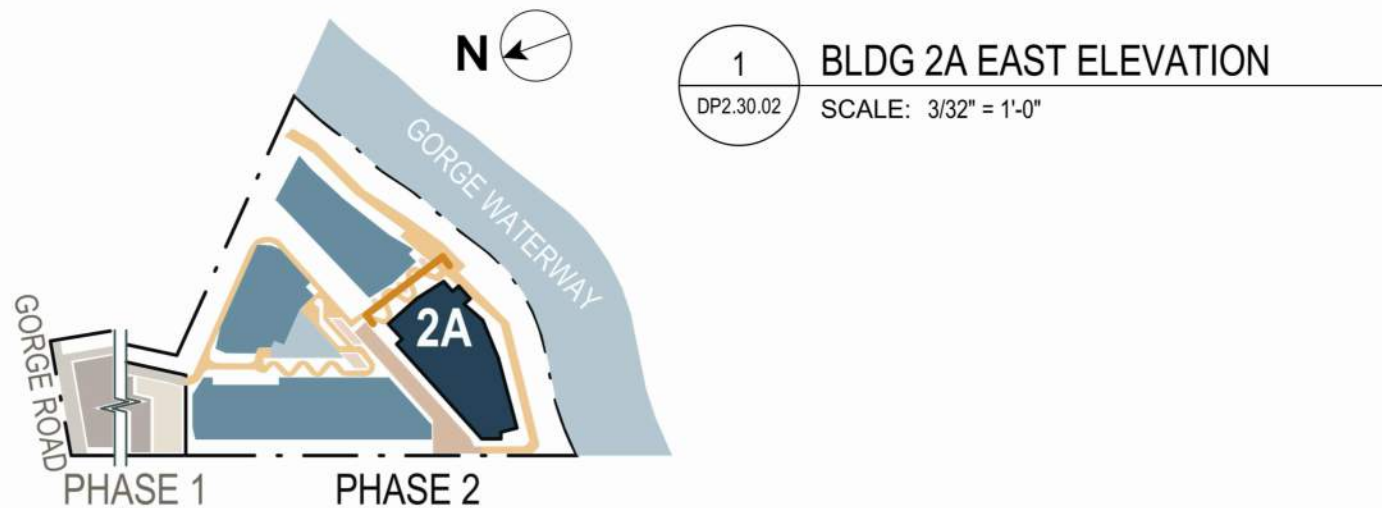
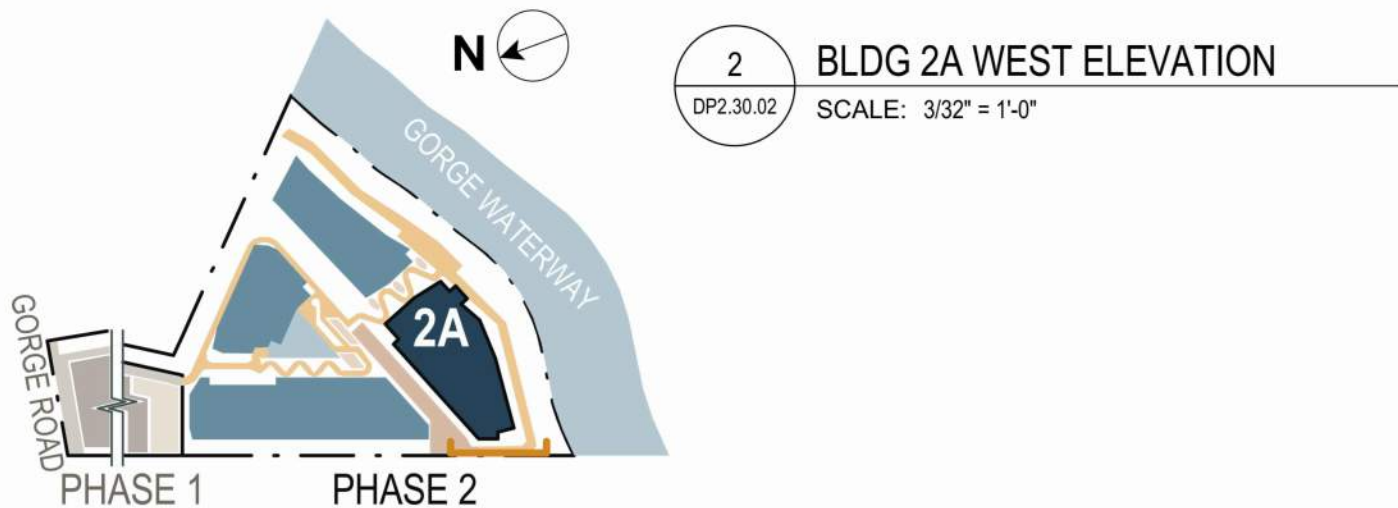
SHEET NUMBER

DP2.30.01

ISSUE

B

2025-08-20 11:38:36 PM



MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
FB-1			
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
14A	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	BLACK W. CLEAR GLAZING
14B	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	WHITE W. CLEAR GLAZING
15	INSULATED METAL EXIT DOOR W. GLAZING	PRE-FINISHED METAL EXIT DOOR W. GLAZING	BLACK W. CLEAR GLAZING
16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
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40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

CLIENT

INTRACORP

Building the Extraordinary

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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:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

BLDG 2A EAST + WEST ELEVATIONS

SHEET NUMBER

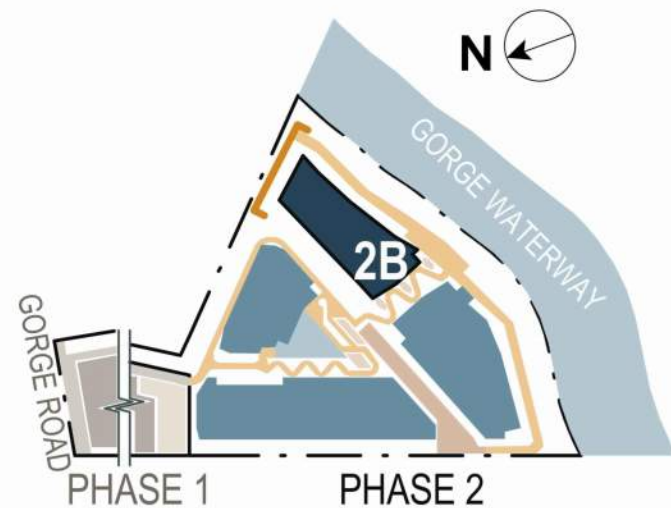
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ISSUE

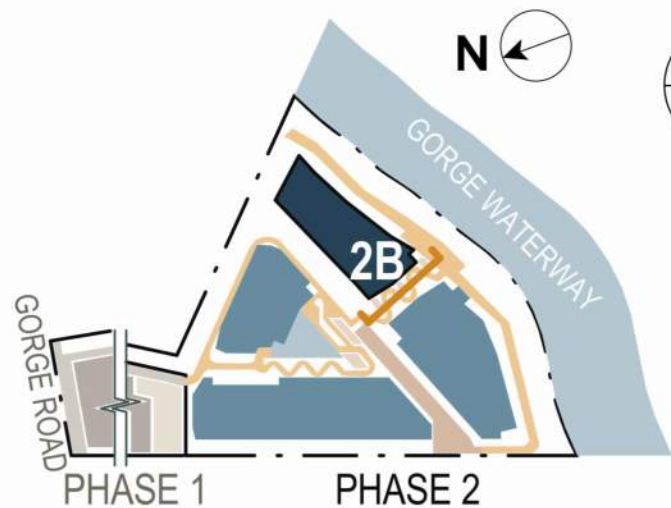
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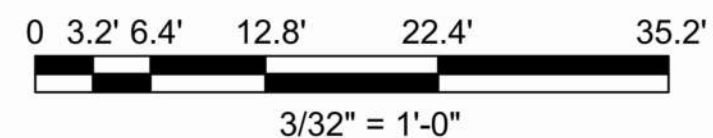
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2 BLDG 2B NORTHEAST ELEVATION
DP2.30.03 SCALE: 3/32" = 1'-0"



1 BLDG 2B WEST ELEVATION
DP2.30.03 SCALE: 3/32" = 1'-0"



MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
FB-1			
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
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03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
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43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

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Building the Extraordinary

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A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20

CONSULTANTS

SEAL



2025-08-21

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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

BLDG 2B NORTHEAST + WEST ELEVATIONS

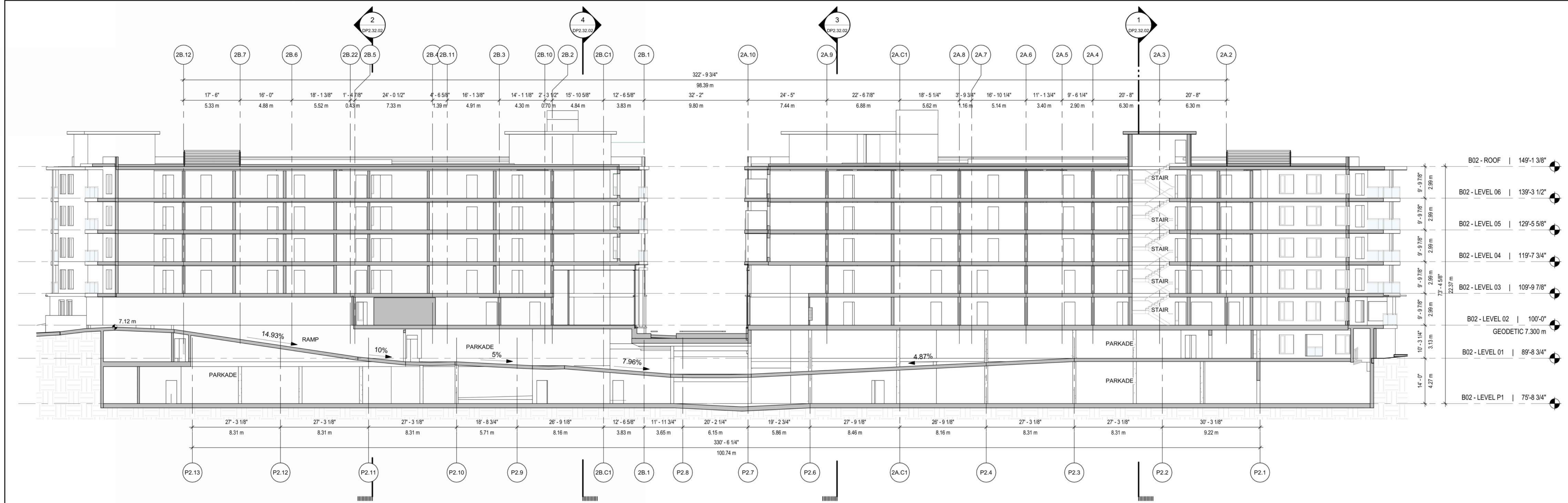
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DP2.30.03

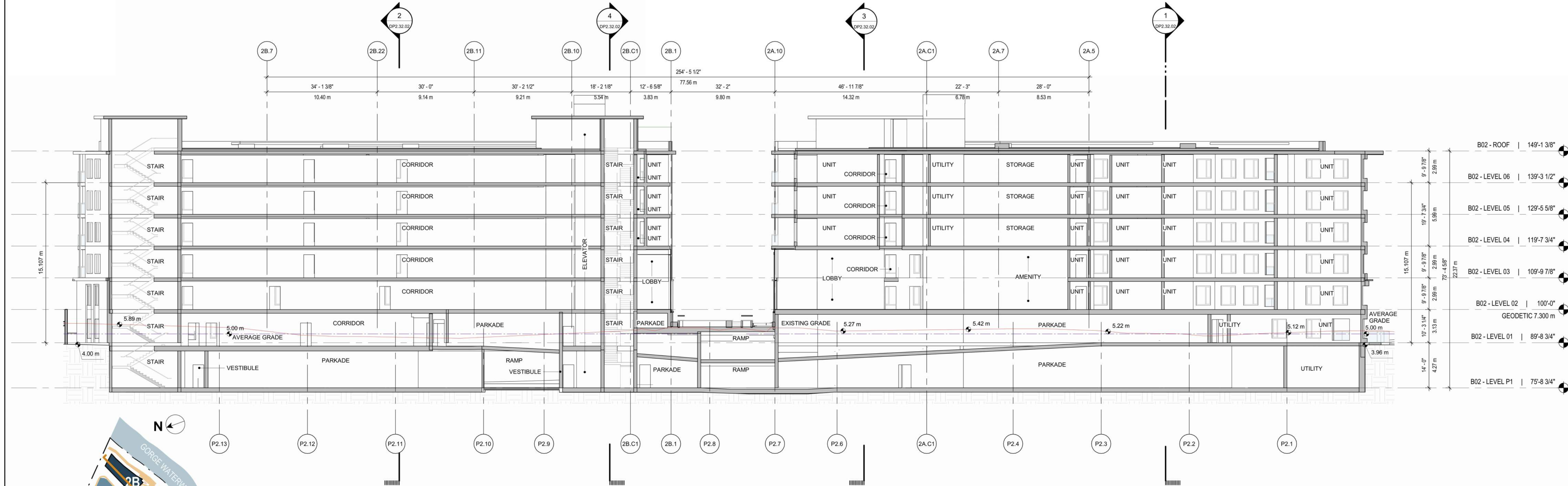
ISSUE

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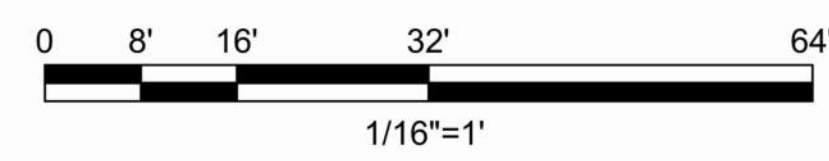
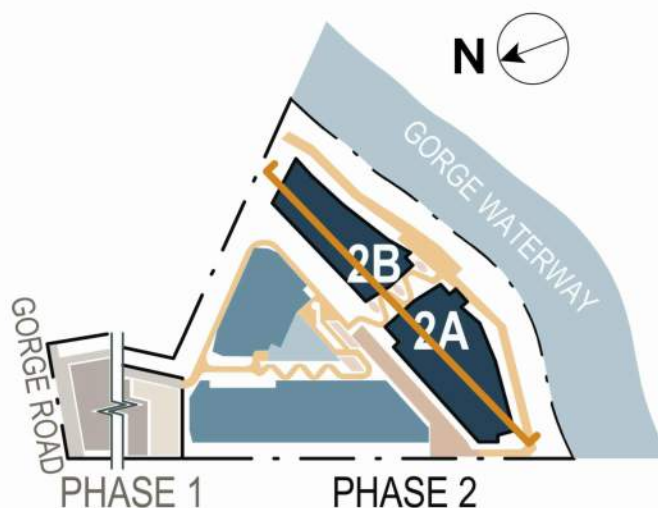
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2 BLDG 2A/2B OVERALL SECTION
SCALE: 1/16" = 1'-0"



1 BLDG 2A/2B OVERALL SECTION
SCALE: 1/16" = 1'-0"



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133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MGR:
ARCADIS

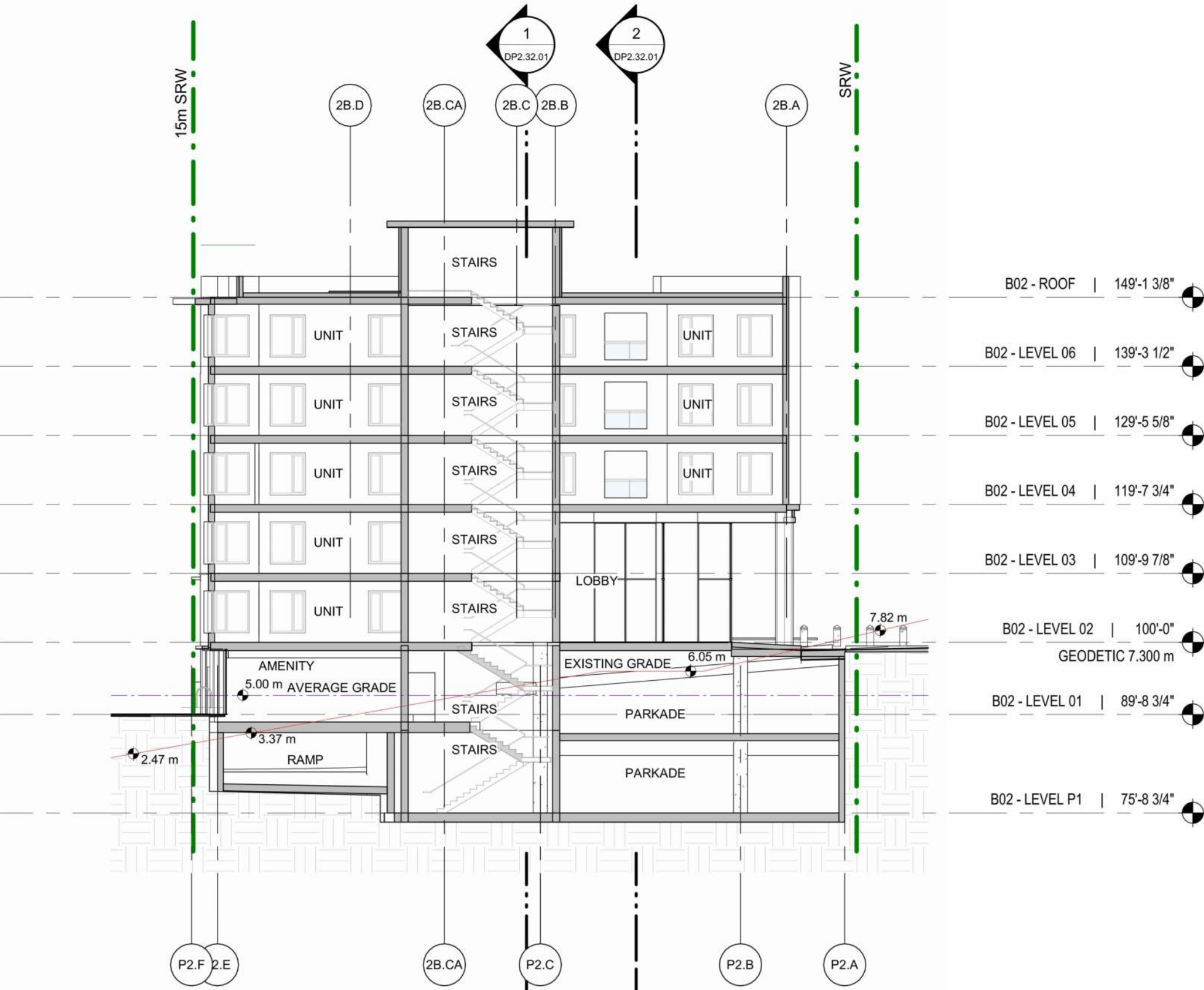
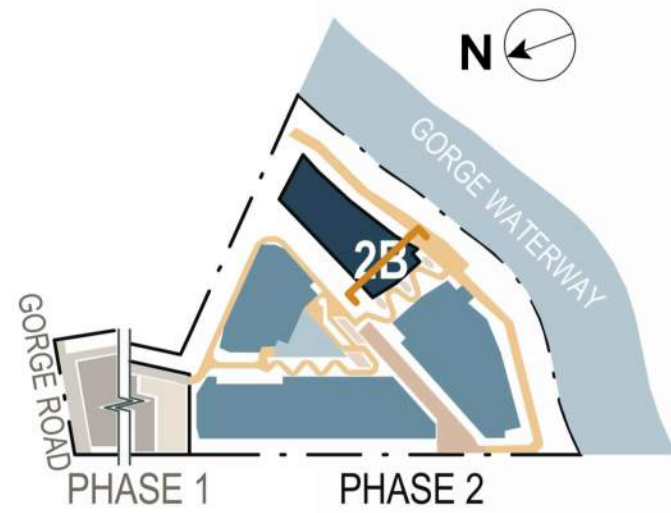
APPROVED BY:
ARCADIS

SHEET TITLE
BLDG 2A/2B OVERALL SECTION

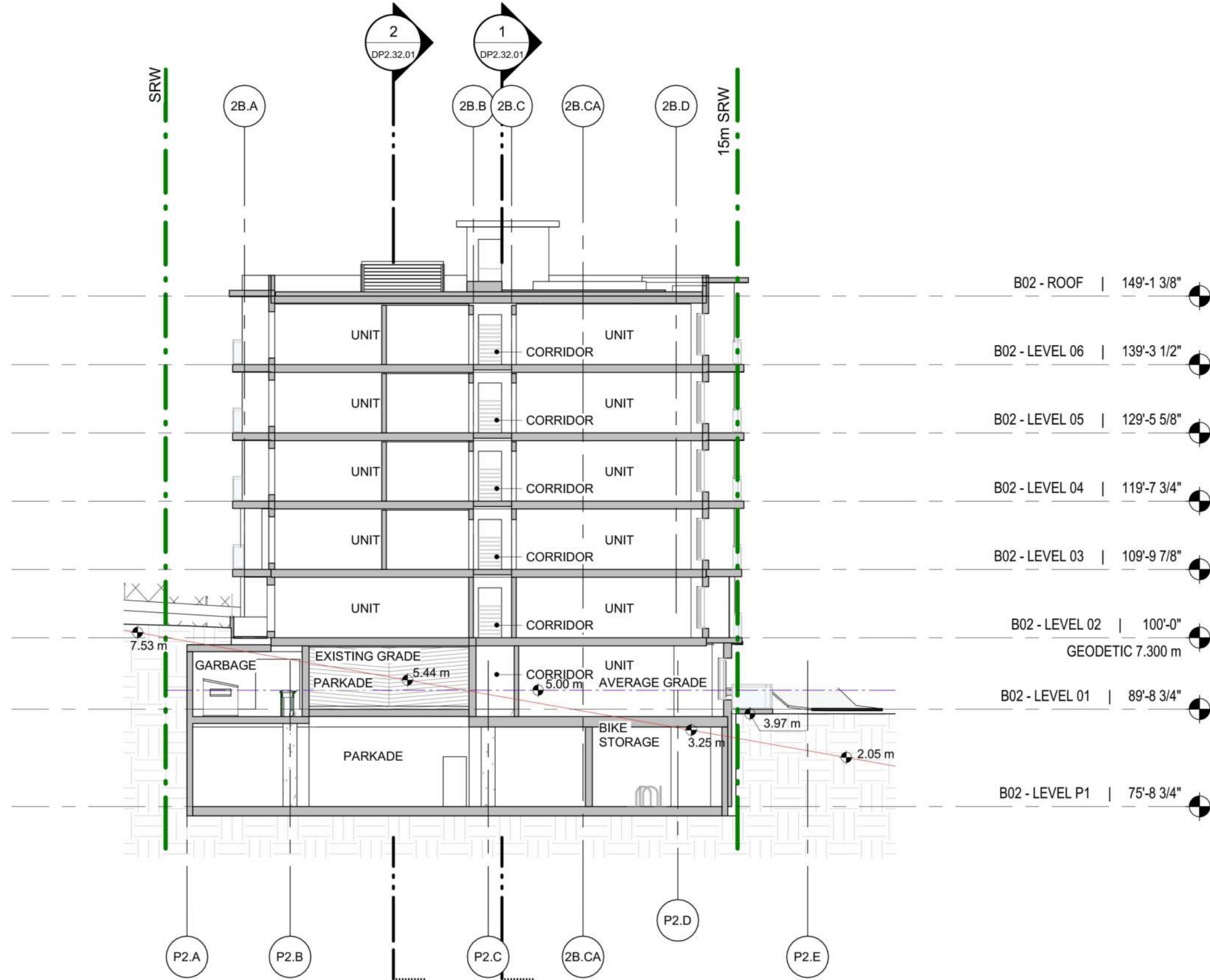
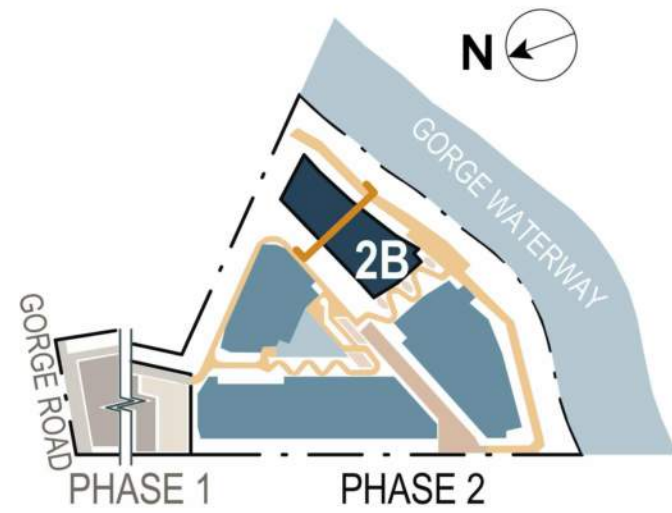
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DP2.32.01

ISSUE
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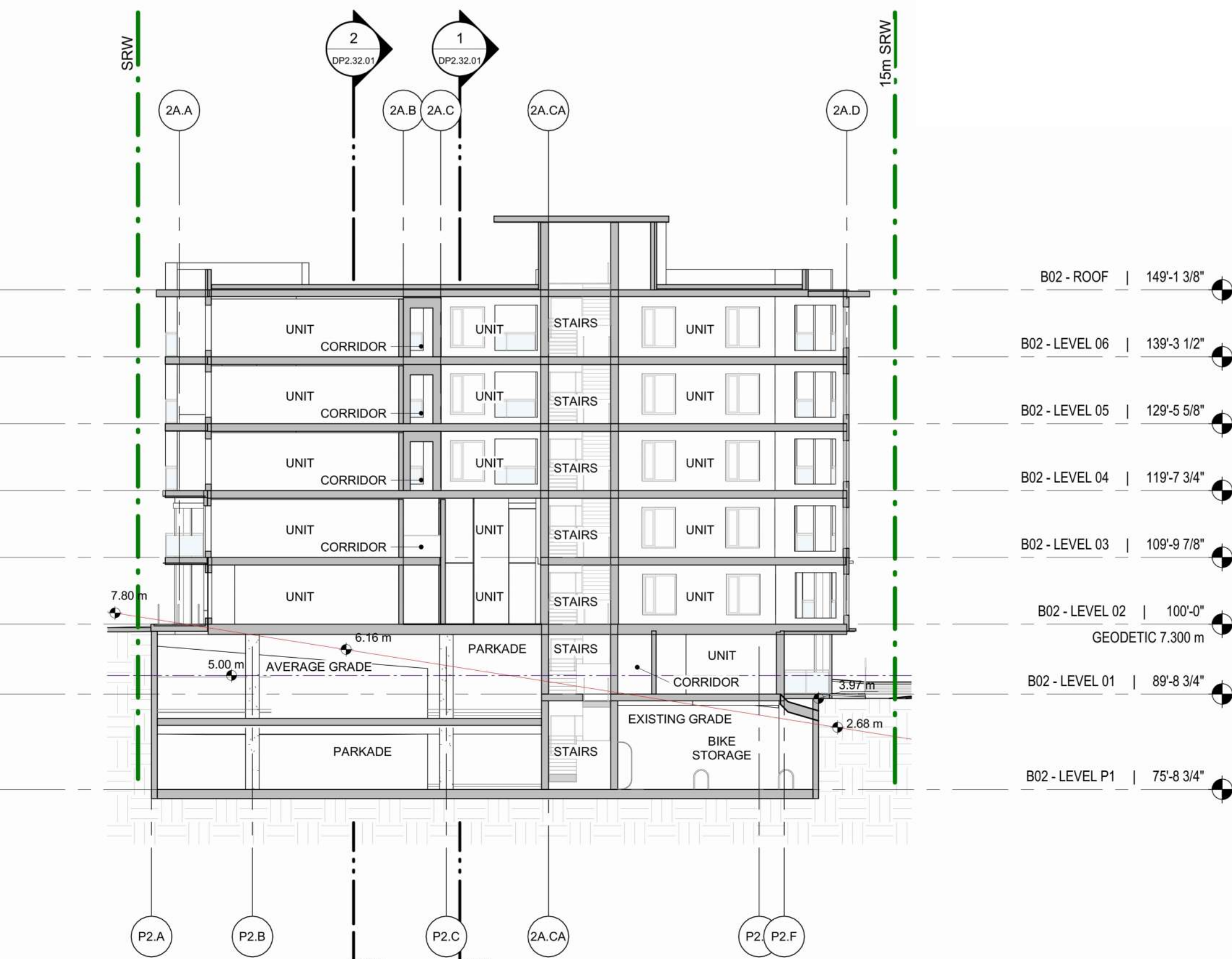
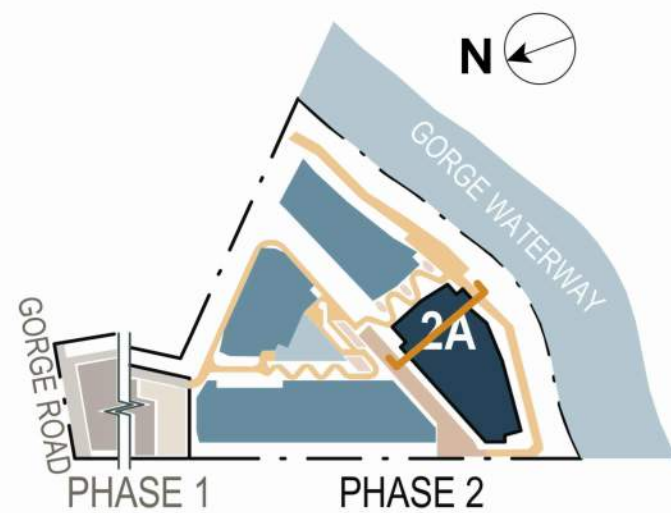
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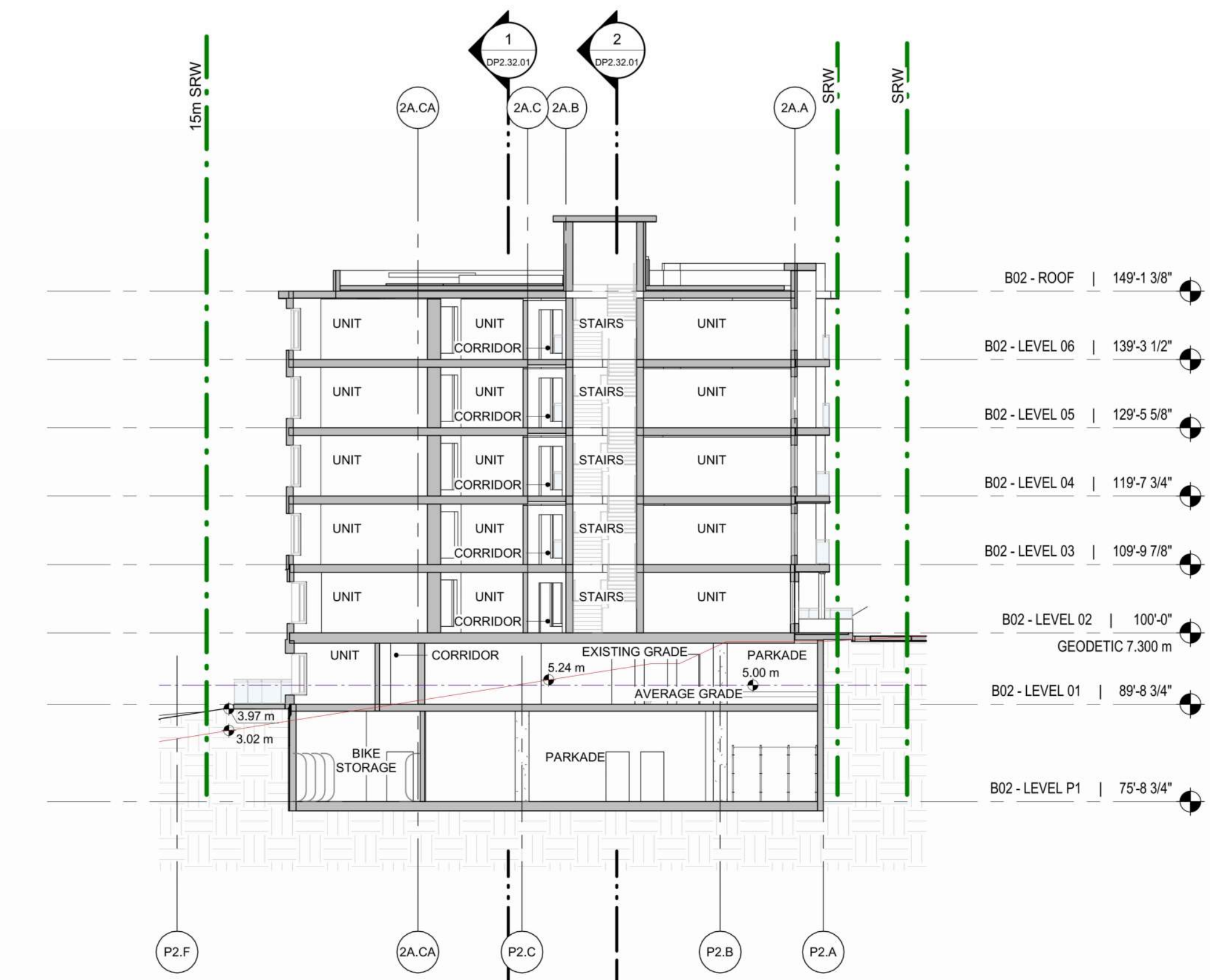
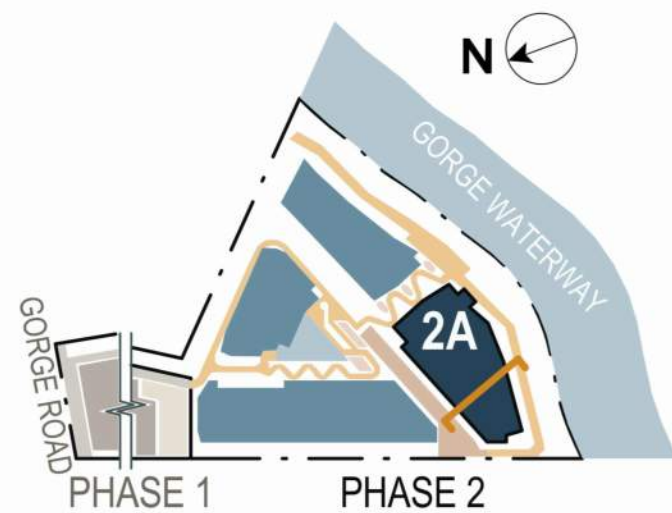
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SCALE: 1/16" = 1'-0"



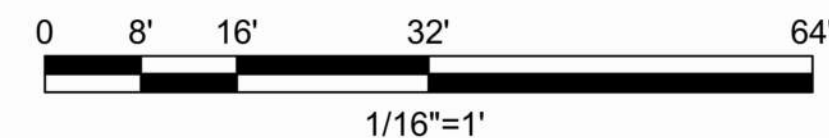
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SCALE: 1/16" = 1'-0"



3 BLDG 2A SECTION 1
SCALE: 1/16" = 1'-0"



1 BLDG 2A SECTION 2
SCALE: 1/16" = 1'-0"



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CONSULTANTS

SEAL



2025-08-21

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PROJECT
BELLWETHER PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:

30257313

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ARCADIS

CHECKED BY:

ARCADIS

PROJECT MGR:

ARCADIS

APPROVED BY:

ARCADIS

SHEET TITLE
BLDG 2A/2B SECTIONS

SHEET NUMBER

DP2.32.02

ISSUE

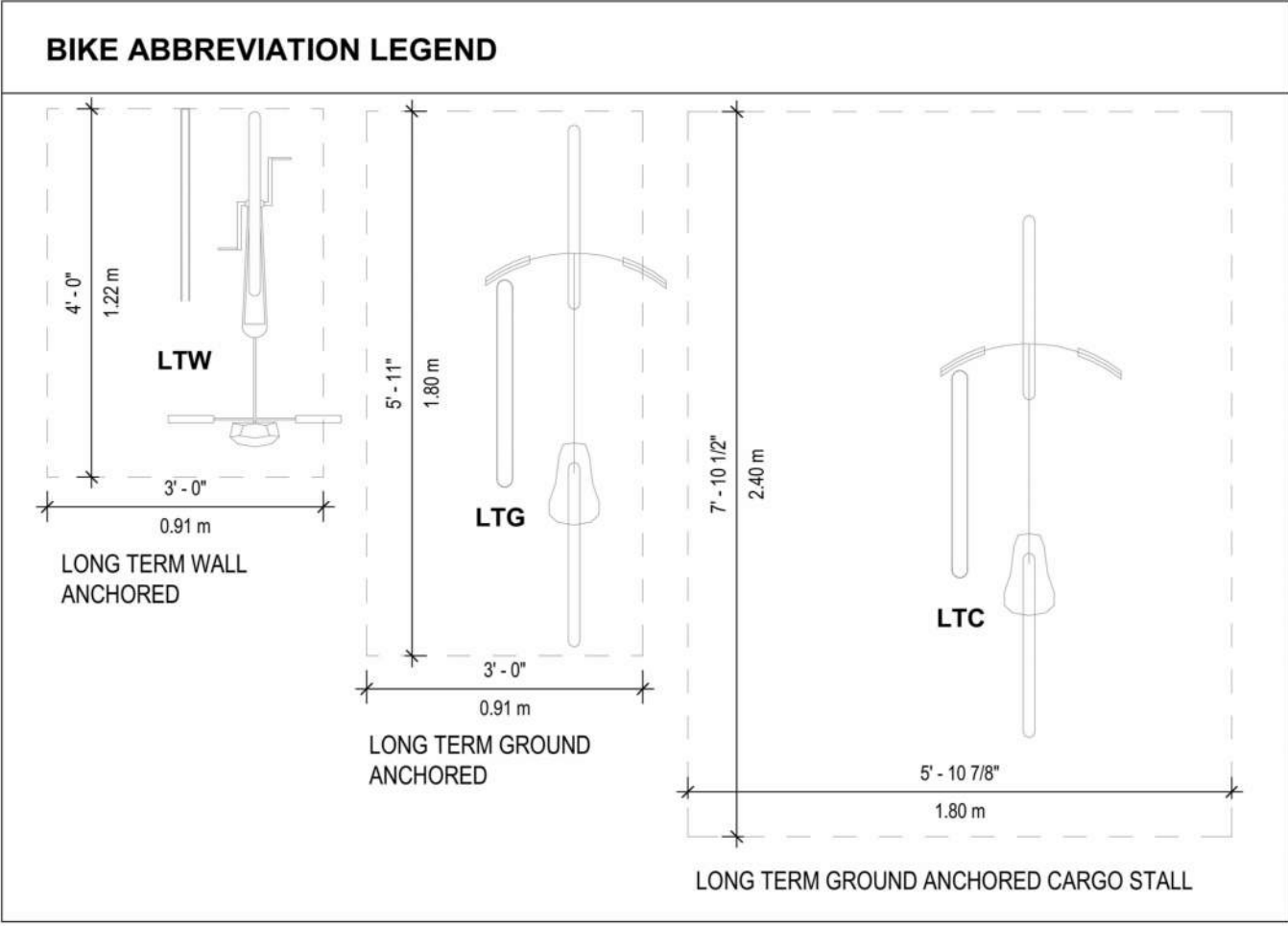
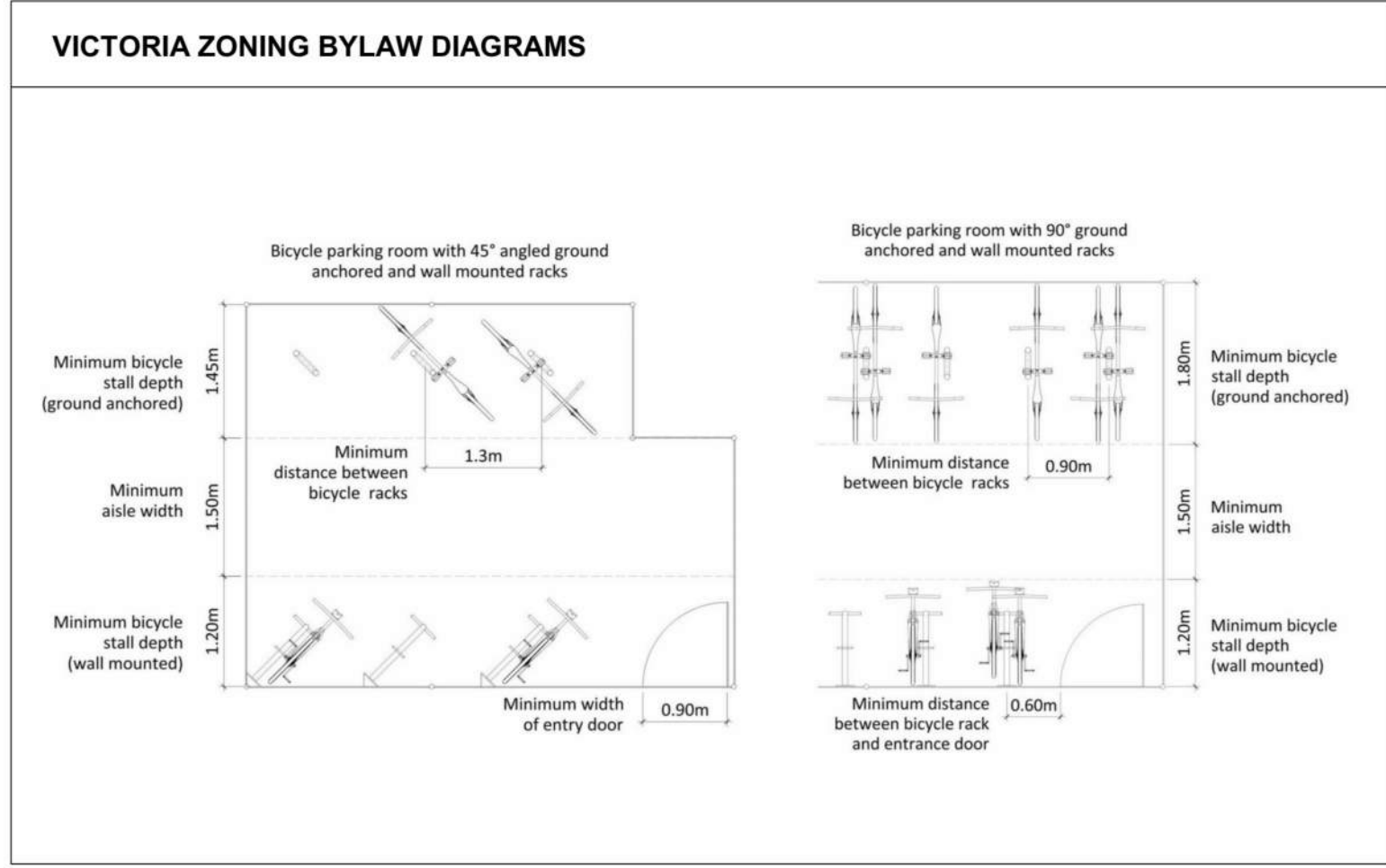
B

Autodesk Docs/138914-135E-GorgeRd_R241138914_GorgeRd-PHII-BLDG-1A1B_R24.rvt

15mm

SCALE CHECK
1 in

BICYCLE PARKING STALLS PROVIDED - BUILDING 02				
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B02 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	40%
B02 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	138	47%
B02 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	13%
			292	100%



CLIENT

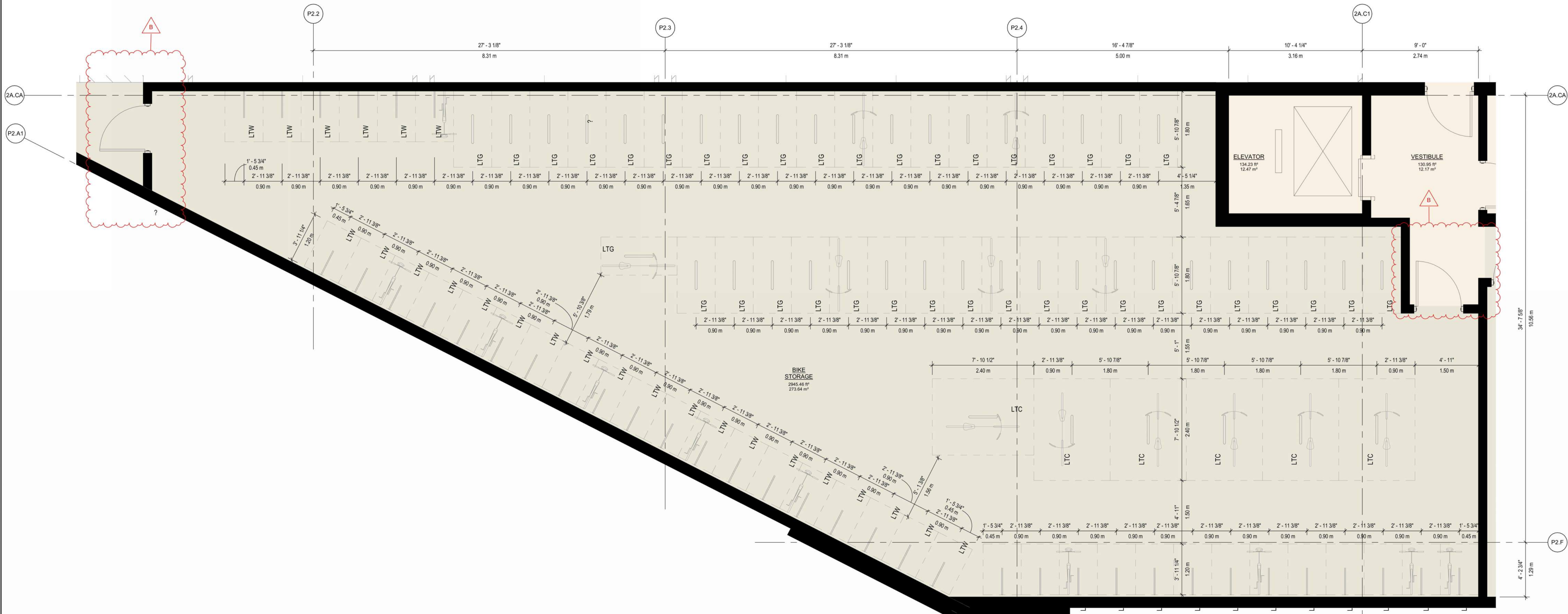
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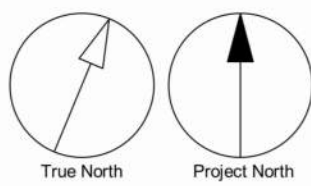
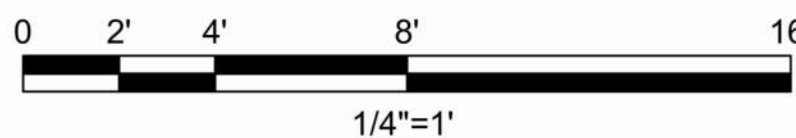
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No.	DESCRIPTION	DATE
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1 ENLARGED BIKE PLAN BLDG 2A/2B - LEVEL P1
SCALE: 1/4"=1'-0"



CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2025-08-21

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CHECKED BY:
ARCADIS

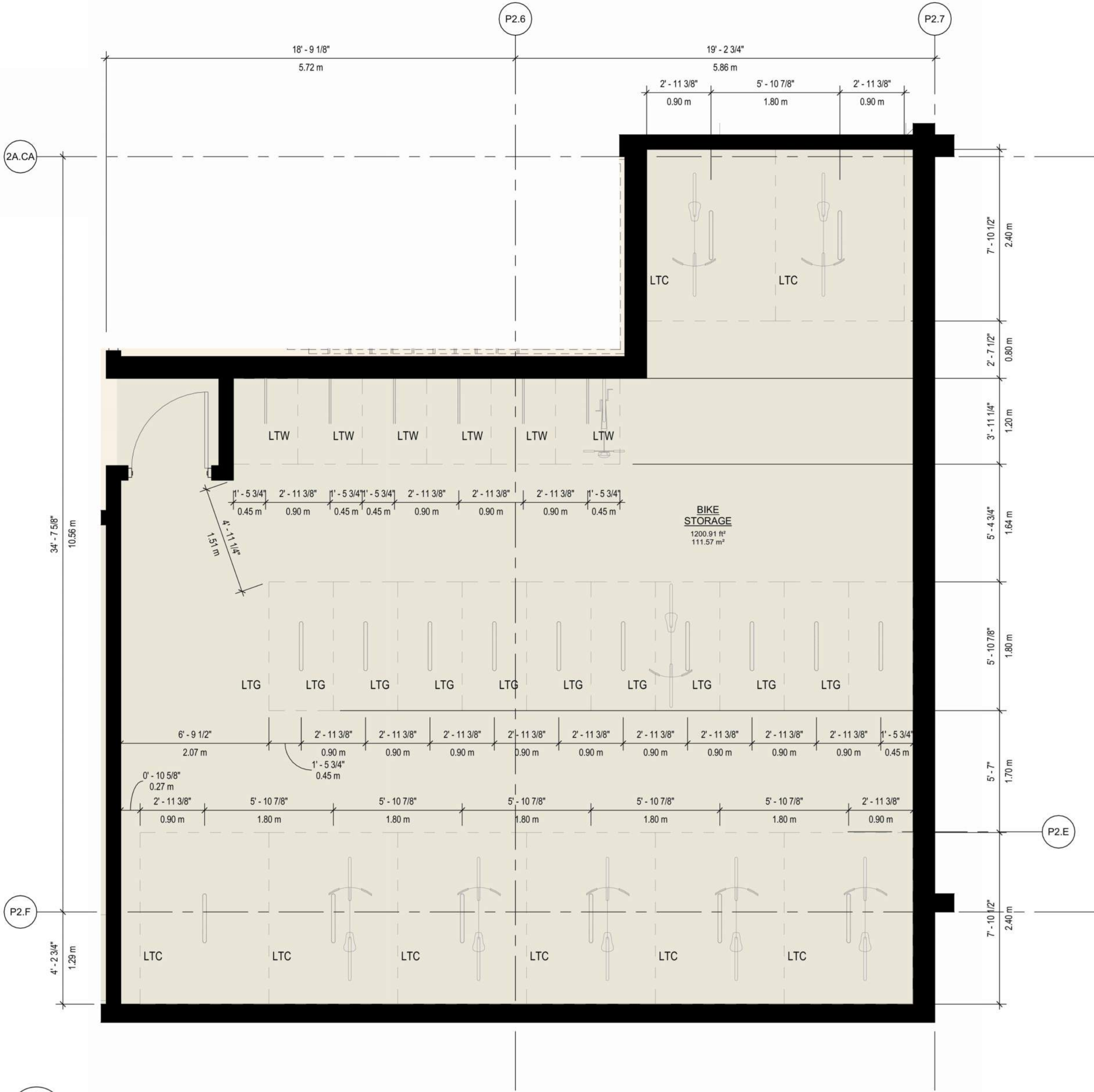
PROJECT MGR:
ARCADIS

APPROVED BY:
ARCADIS

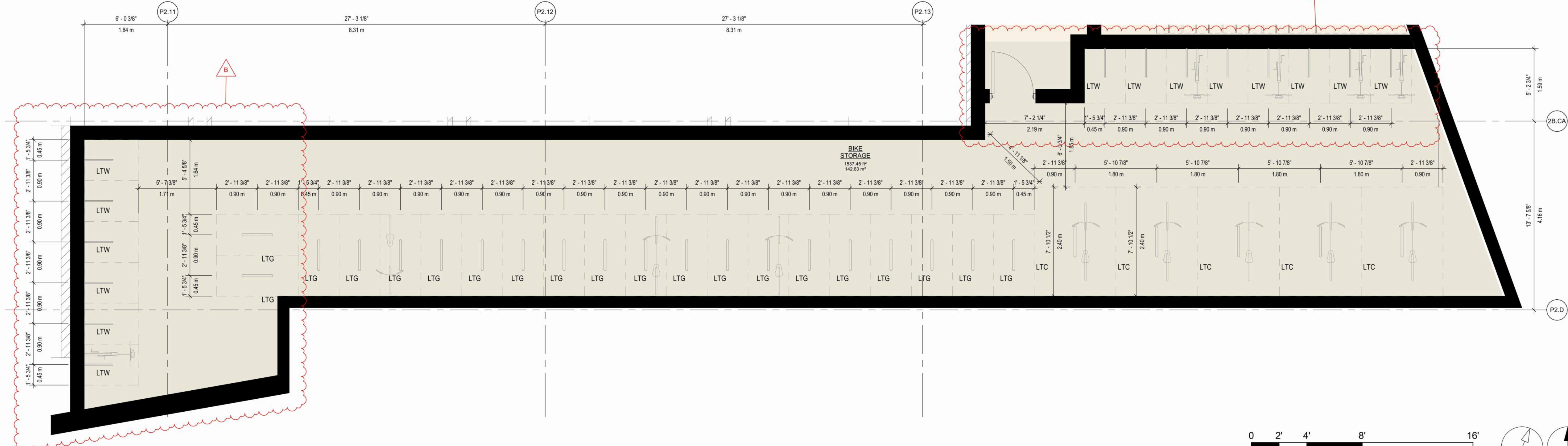
SHEET TITLE
ENLARGED BIKE PLANS BLDG 2A/2B

SHEET NUMBER
DP2.40.01

ISSUE
B

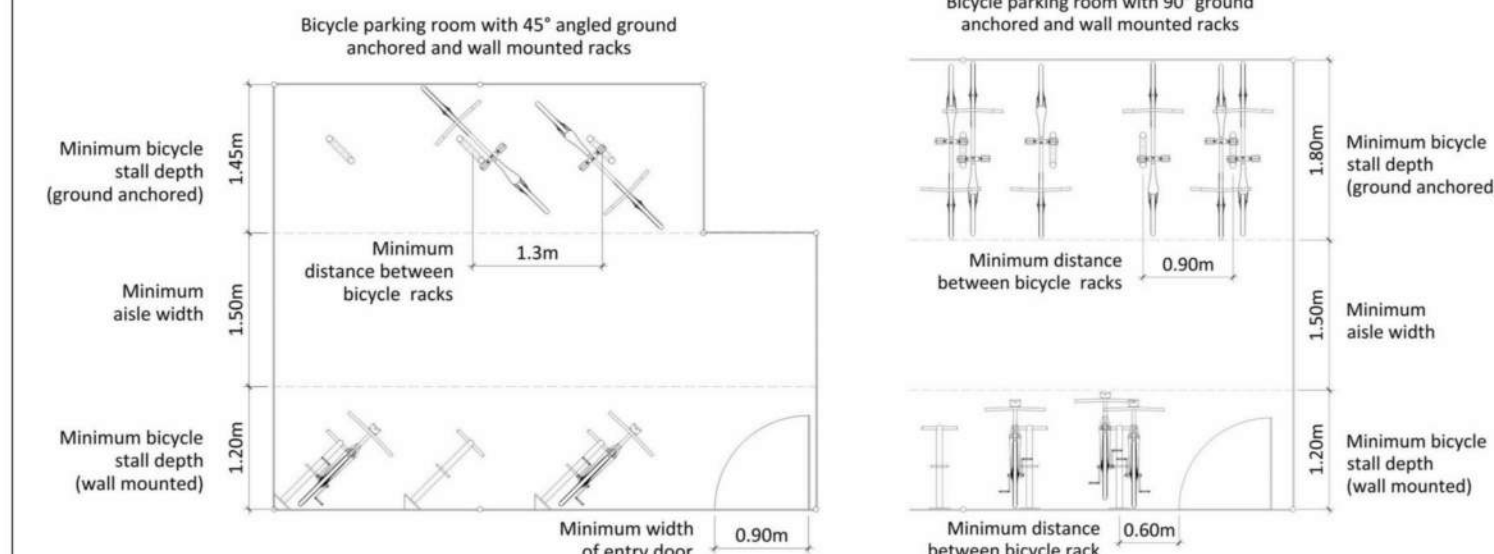


2 ENLARGED BIKE PLAN BLDG 2A/2B - LEVEL P1
SCALE: 1/4" = 1'-0"



1 ENLARGED BIKE PLAN BLDG 2A/2B - LEVEL P1
SCALE: 1/4" = 1'-0"

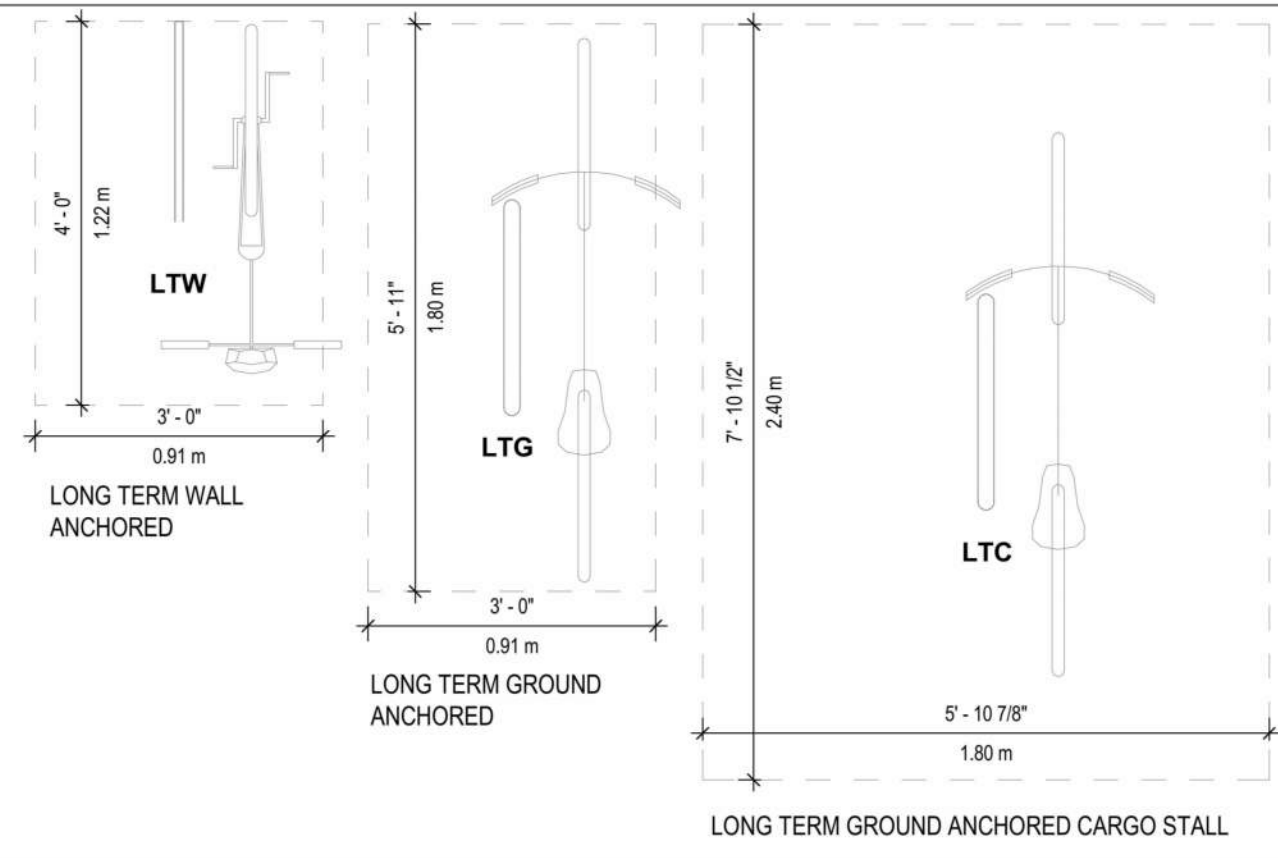
VICTORIA ZONING BYLAW DIAGRAMS



BICYCLE PARKING STALLS PROVIDED - BUILDING 02

LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B02 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	40%
B02 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	138	47%
B02 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	13%
			292	100%

BIKE ABBREVIATION LEGEND



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

CONSULTANTS

SEAL



2025-08-21

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formerly IBI Group Architects (Canada) Inc.
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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

ENLARGED BIKE PLANS BLDG 2A/2B

SHEET NUMBER

DP2.40.02

ISSUE

B