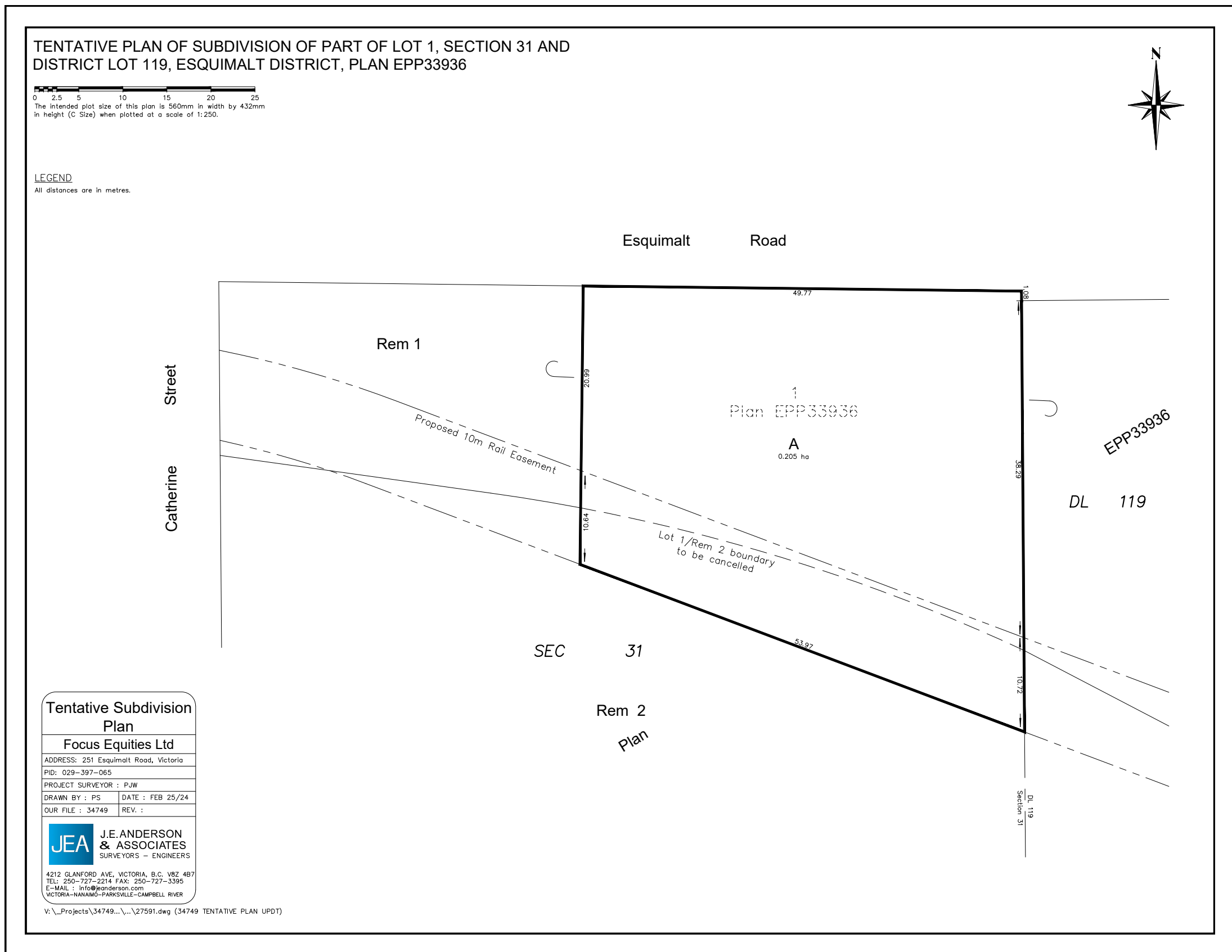
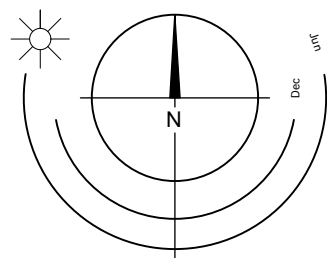
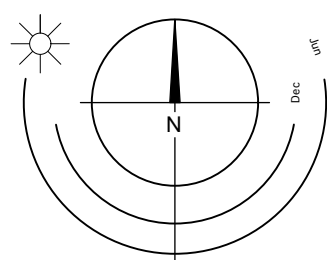




1 Context Plan
A001 1:1000



2 Survey Plan
A001 1:500



PROJECT DESCRIPTION

CIVIC ADDRESS:
251 ESQUIMALT ROAD, VICTORIA, BC.

LEGAL DESCRIPTION:
LOT 1, SECTION 31 AND DISTRICT LOT 119,
ESQUIMALT DISTRICT, PLAN EPP33936

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
22 STOREY RESIDENTIAL BUILDING
WITH 3 LEVELS OF UNDERGROUND PARKING

USES:
RESIDENTIAL

ZONING: CD-12 - ROUNDHOUSE DISTRICT
DEVELOPMENT AREA 7 (DA-7)

HEIGHT OF BUILDING: 71.9 m
GRADE OF BUILDING: 13.4 m (GEODETIC)
See Site Plan for Grade Calculation

NUMBER OF STOREYS: 22 STOREYS

SITE AREA: 2,050 m² (22,067 s.f.)

SITE COVERAGE: 801.3 building footprint / 2,050 site area = 39%

SETBACKS:
NORTH (Esquimalt Rd): 2.0 m From property line
EAST : 2.0 m From property line
SOUTH (Rail Trail): 3.0 m From railway easement
WEST : 16.0 m From property line

FLOOR AREA:
Level 1
RESIDENTIAL: 388.7 m²
Level 2
RESIDENTIAL: 710 m²
Level 3
RESIDENTIAL: 710 m²
Level 4-6
RESIDENTIAL: 663 m² X 3 = 1,989 sm
Level 7-21
RESIDENTIAL: 663 m² X 15 = 9,945 sm
Level 22
RESIDENTIAL: 663 m²

TOTAL PROPOSED: 14,401 m²
excl. parkade, bicycle parking

FLOOR SPACE RATIO: 7.02 : 1 FSR

VEHICLE PARKING:
RESIDENTIAL PARKING: 76 stalls (incl. 10 accessible, 13 visitor)
TOTAL PARKING PROVIDED = 76 stalls

BICYCLE PARKING: 271 Class I + 6 Class II (bicycle racks)

SUITE COMPOSITION:
Studio: 42
Studio (Accessible): 5
One Bedroom: 90
One Bedroom (Accessible): 4
Two Bedroom: 45
Three Bedroom: 23

TOTAL: 209 SUITES

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
• BRITISH COLUMBIA BUILDING CODE 2024 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
• GROUP C - RESIDENTIAL
• GROUP F - DIVISION 3 - STORAGE GARAGE

BUILDING AREA:
• 801.3 m²

BUILDING HEIGHT:
• 22 STOREYS

NUMBER OF STREETS FACING:
• 1

ACCESSIBLE FACILITIES
• ACCESSIBLE ENTRANCE
• ACCESSIBLE PARKING STALLS
• ACCESSIBLE AMENITIES
• 09 ACCESSIBLE SUITES

CONSTRUCTION REQUIREMENTS:
• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

• NON-COMBUSTIBLE CONSTRUCTION WITH
2HR MIN FIRE RESISTANCE RATING TO FLOORS AND
LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

PROJECT DIRECTORY

REGISTERED OWNER
GREATER VICTORIA HOUSING SOCIETY
2326 Government Street
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tel: 250.882.8499

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kmulzet@avalonmechanical.com

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Johannes Petzel
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jp@perryandassociates.ca

CIVIL CONSULTANT
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Luke Viljakainen
tel: 250.388.9161
luke.viljakainen@stantec.com

LIST OF DRAWINGS

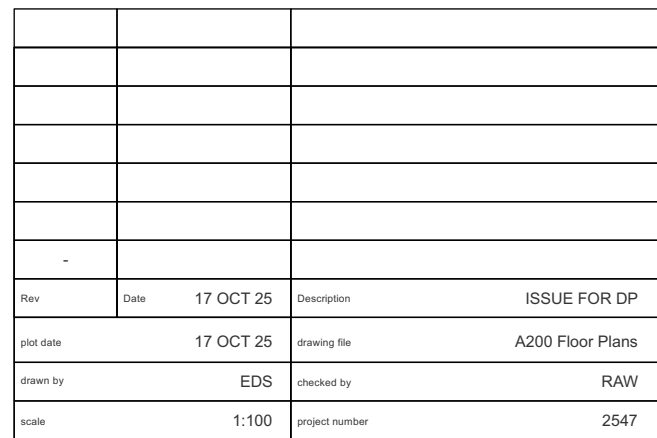
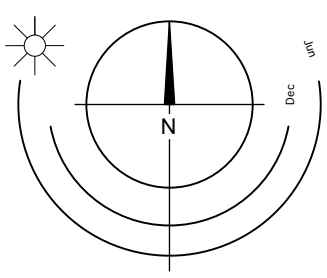
Architectural	
A001	Project Data
A101	Site Plan - Lobby Level
A102	Average Grade
A201	Parking P3 Plan
A202	Parking P2 Plan
A203	Parking P1 Plan
A204	Level 1 Plan
A205	Level 2-3 Plan
A206	Level 4-6 Plan
A207	Level 7-21 Plan
A208	Level 22 Plan
A301	Building Sections
A401	Elevations - North & East
A402	Elevations - South & West
A403	Streetscape Elevation
A501	Perspectives
A502	Large Project Information
A503	Large Project Information
A504	Large Project Information
A505	Large Project Information

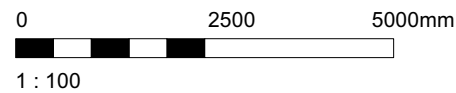
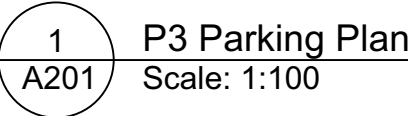


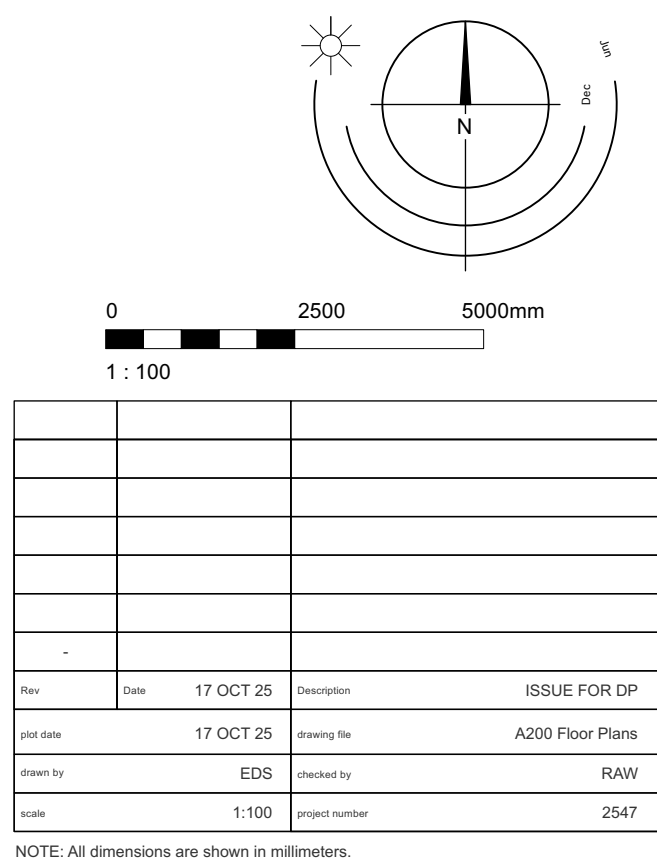
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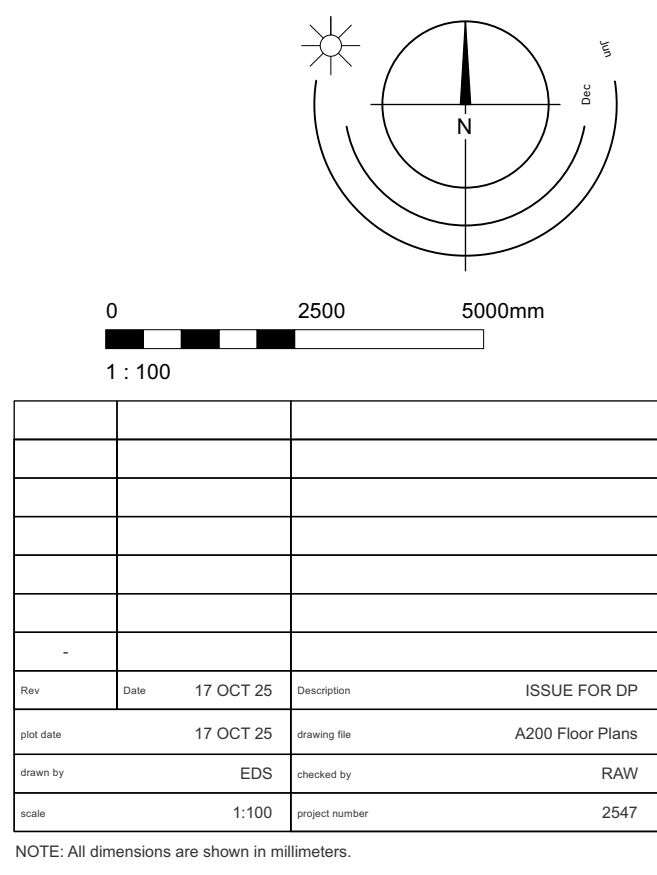
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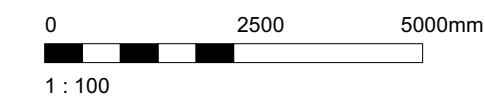
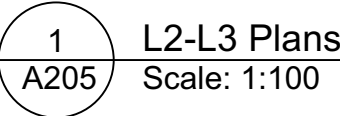
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project name GVHS Lime Bay 251 Esquimalt Rd (DA-7) Victoria, BC			
Project Data		Drawn by	Revision No.
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NOTE: All dimensions are shown in millimeters.



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A206
L4-L6 Plans
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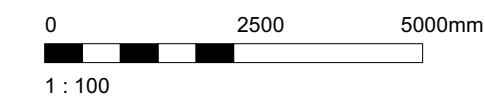
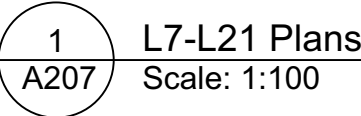
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Drawn by	Checkd by	Scale	Project number
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NOTE: All dimensions are shown in millimeters.

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project name GVHS Lime Bay 251 Esquimalt Rd (DA-7) Victoria BC	
drawing title L4-L6 Plans	
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drawing no. A206	revision no. -



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dH-Ka

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NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2H2
T 1-250-985-5810

project name

GVHS Lime Bay
251 Esquimalt Rd (D4-7)
Victoria BC

drawing title

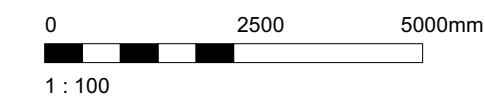
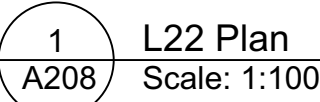
L7-L2 Plans

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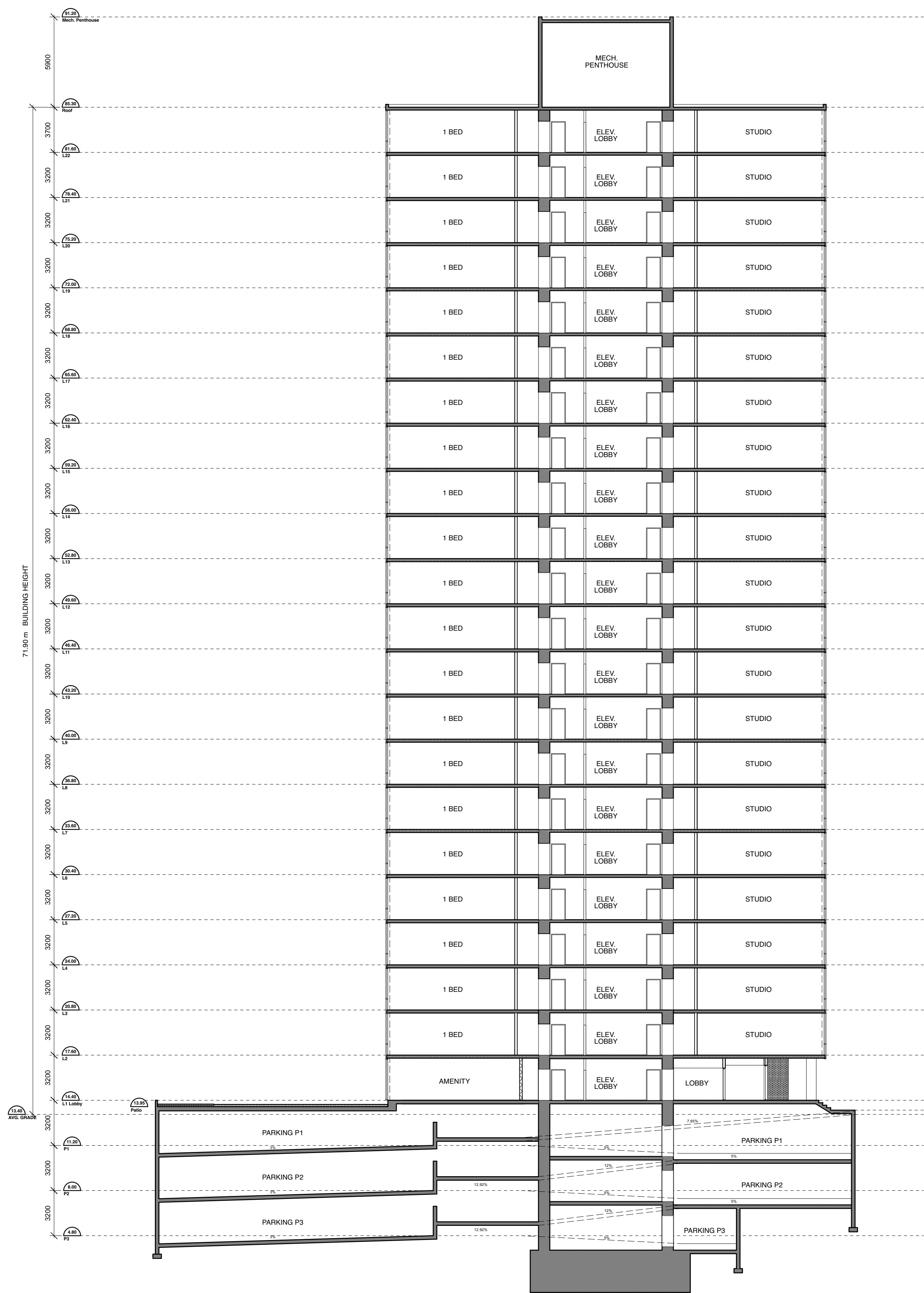
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A207

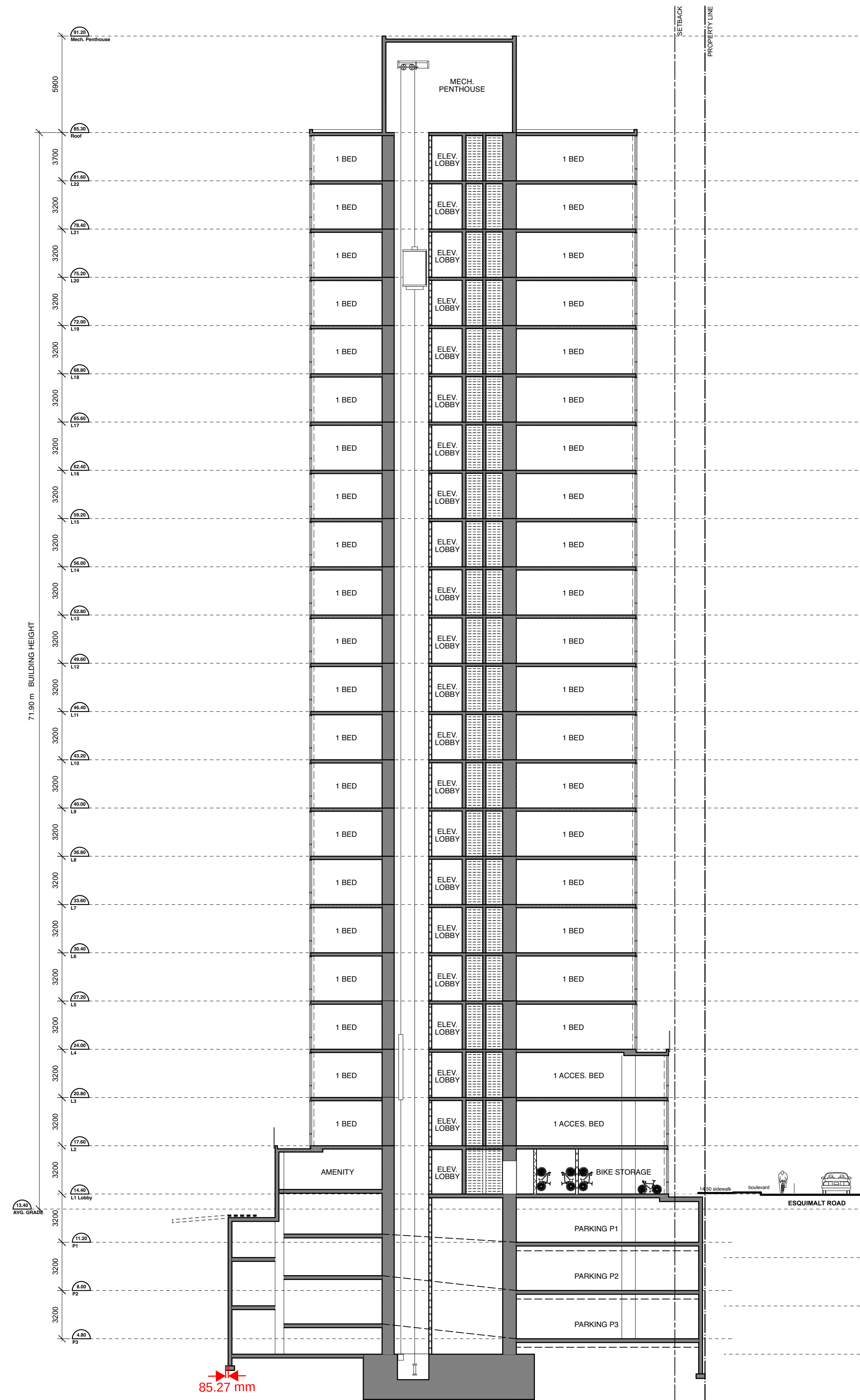
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NOTE: All dimensions are shown in millimeter



1
A301
Section
Scale: 1:200



2
A301
Section
Scale: 1:200

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NOTE: All dimensions are shown in millimeters.

**dHKArchitects**

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977 Fort Street
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T 1-250-658-3387

NANAIMO OFFICE
102-5196 Dublin Way
Nanaimo BC V9T 5H2
T 1-250-585-5810

GVHS Lime Bay
251 Esquimalt Rd (DA-7)
Victoria BC

Sections

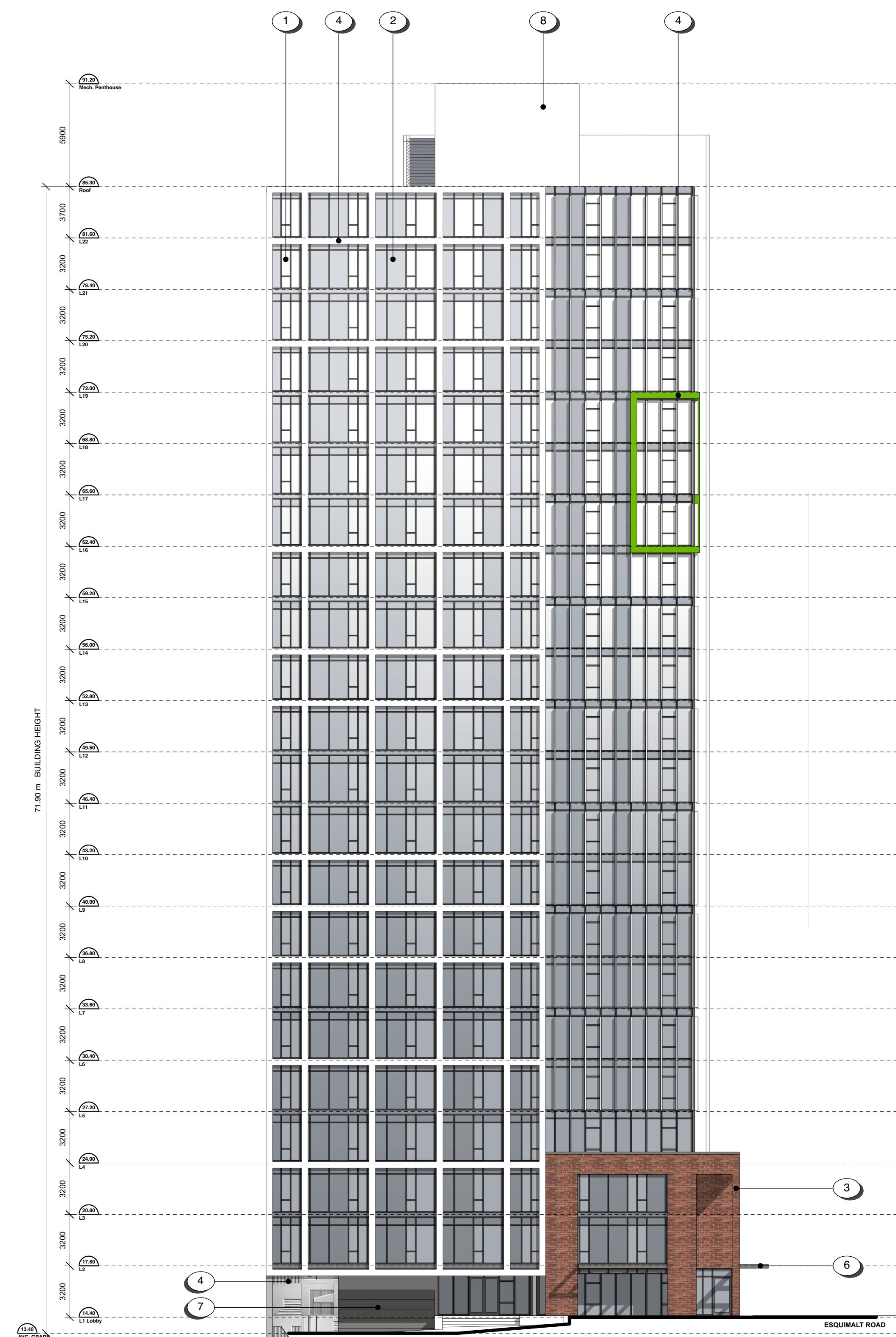
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client no.
A301

revision no.
-



1 North Elevation
A401 1:200

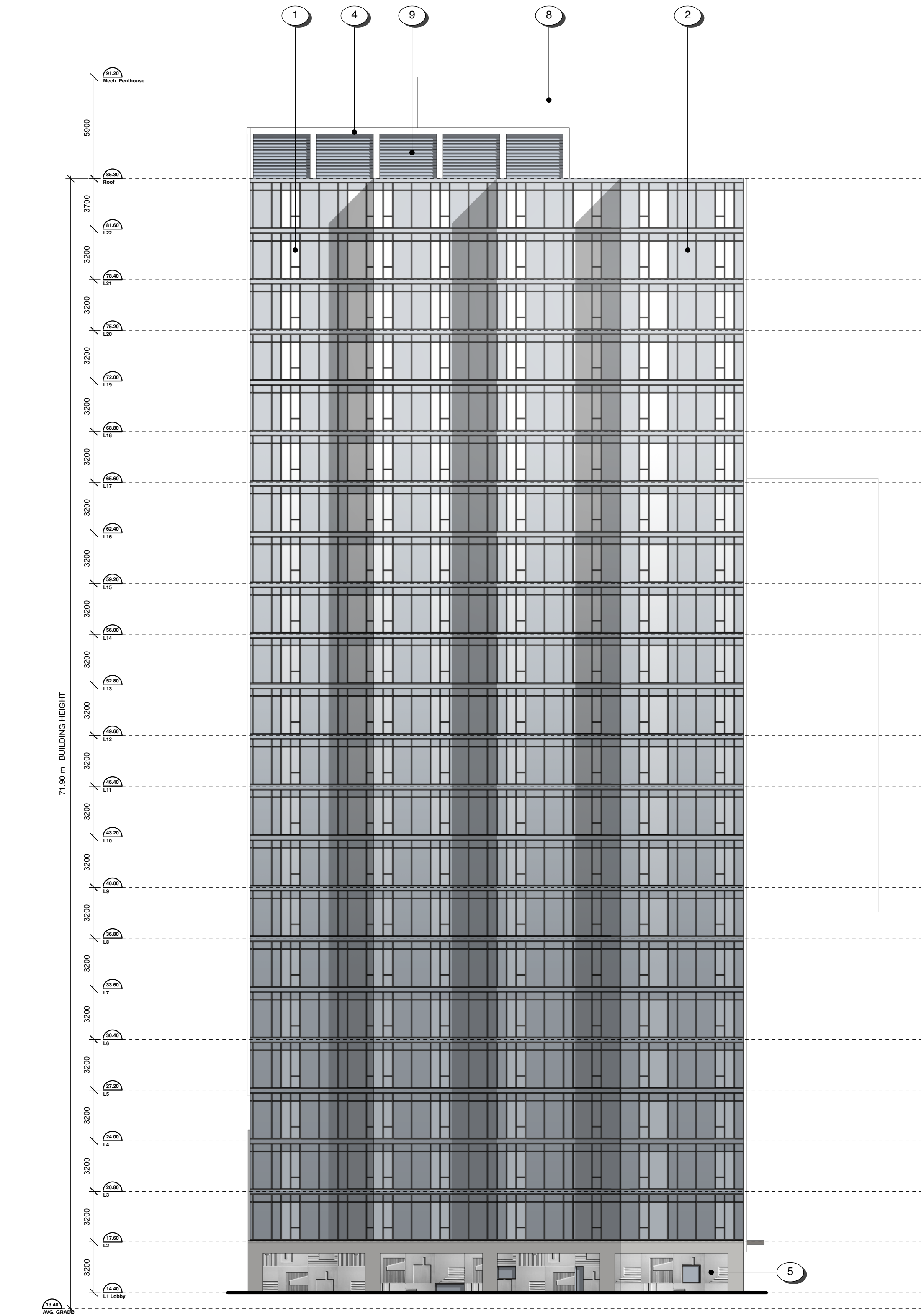


2 East Elevation
A401 1:200

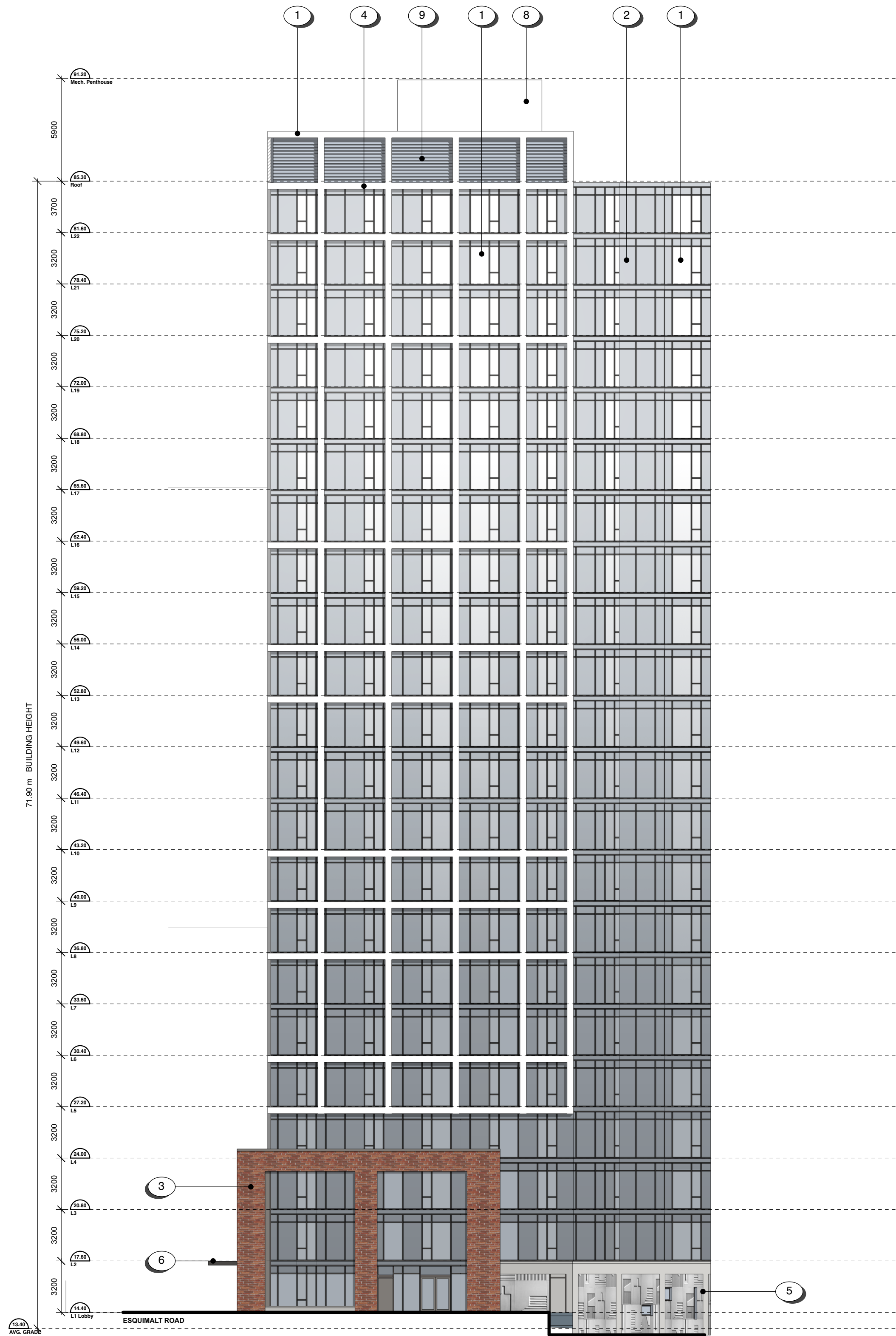
- ## MATERIALS SCHEDULE
- 1 PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM W/ LOW E CLEAR VISION GLASS
 - 2 OPAQUE INSULATED SPANDREL PANEL
 - 3 BRICK MASONRY VENEER
 - 4 METAL CLADDING BAND
 - 5 SEALED CONCRETE
- clear
 - 6 PREFINISHED METAL CANOPY STRUCTURE
- Galvalume
 - 7 PREFINISHED METAL O/H GATE
 - 8 PREFINISHED METAL PANEL
 - 9 PREFINISHED METAL LOUVER

[illegible]

NOTE: All dimensions are shown in millimeters.



3
A402 South Elevation
1:200



4
A402 West Elevation
1:200

MATERIALS SCHEDULE

- 1 PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
W/ LOW E CLEAR VISION GLASS
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NOTE: All dimensions are shown in millimeters.

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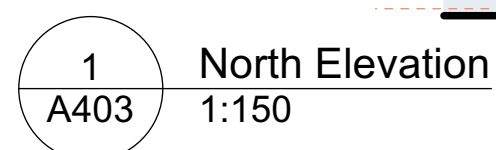
project name
GVHS Lime Bay
251 Esquimalt Rd (DA-7)
Victoria BC

drawing no.
Elevations

drawing no.
A402

revision no.
-

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project name

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drawing title

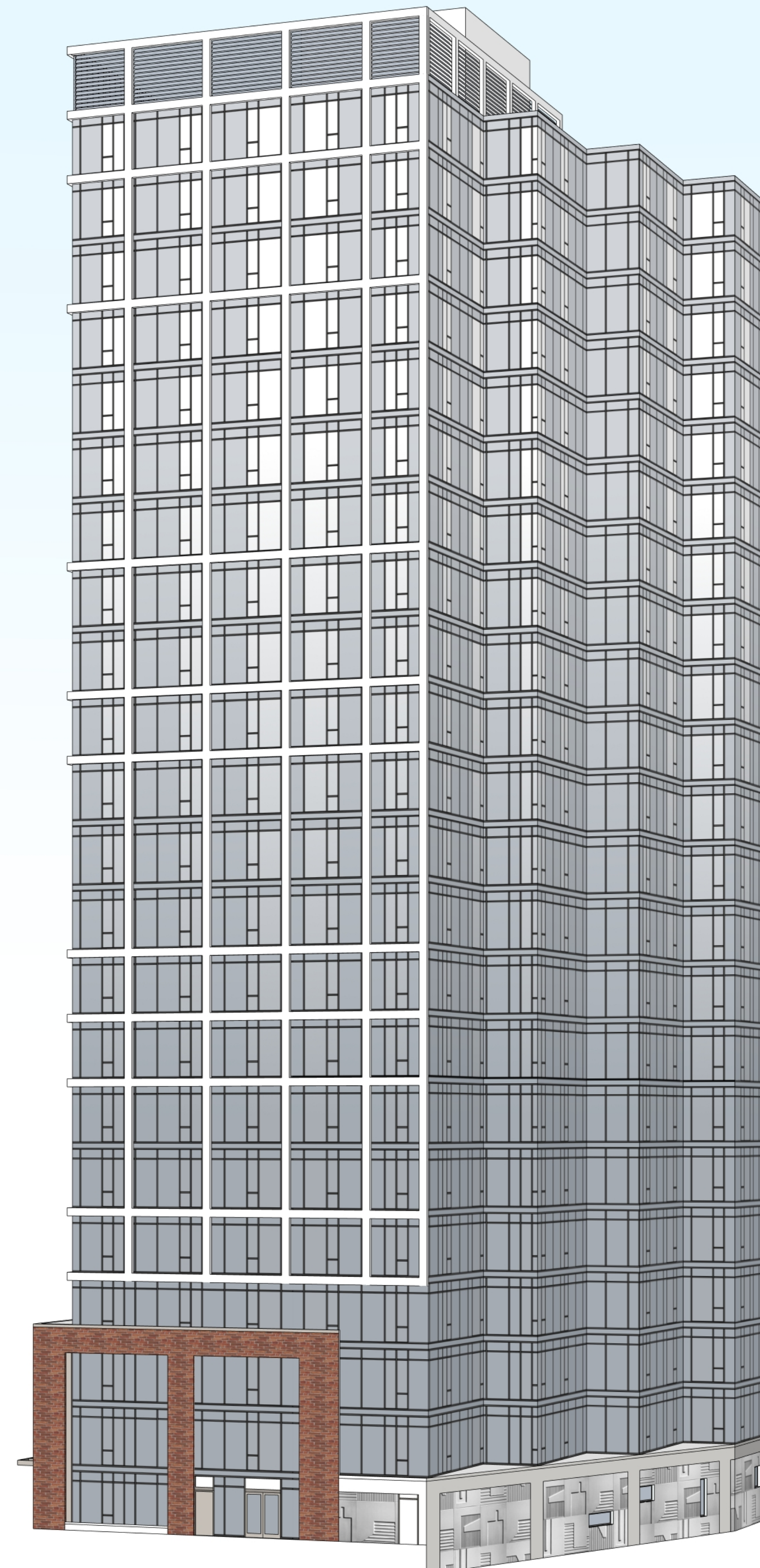
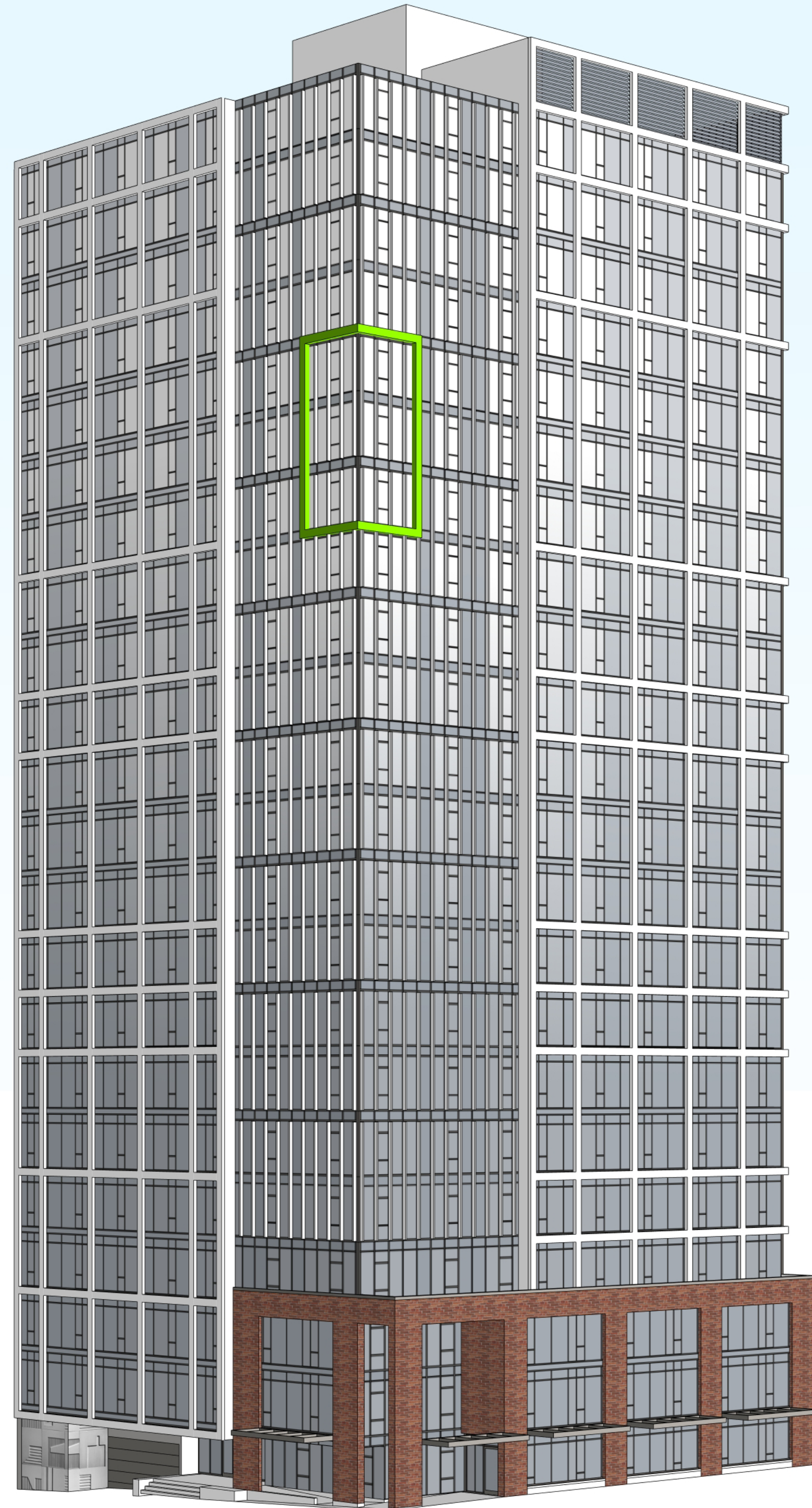
Streetscape

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drawing no.

A403

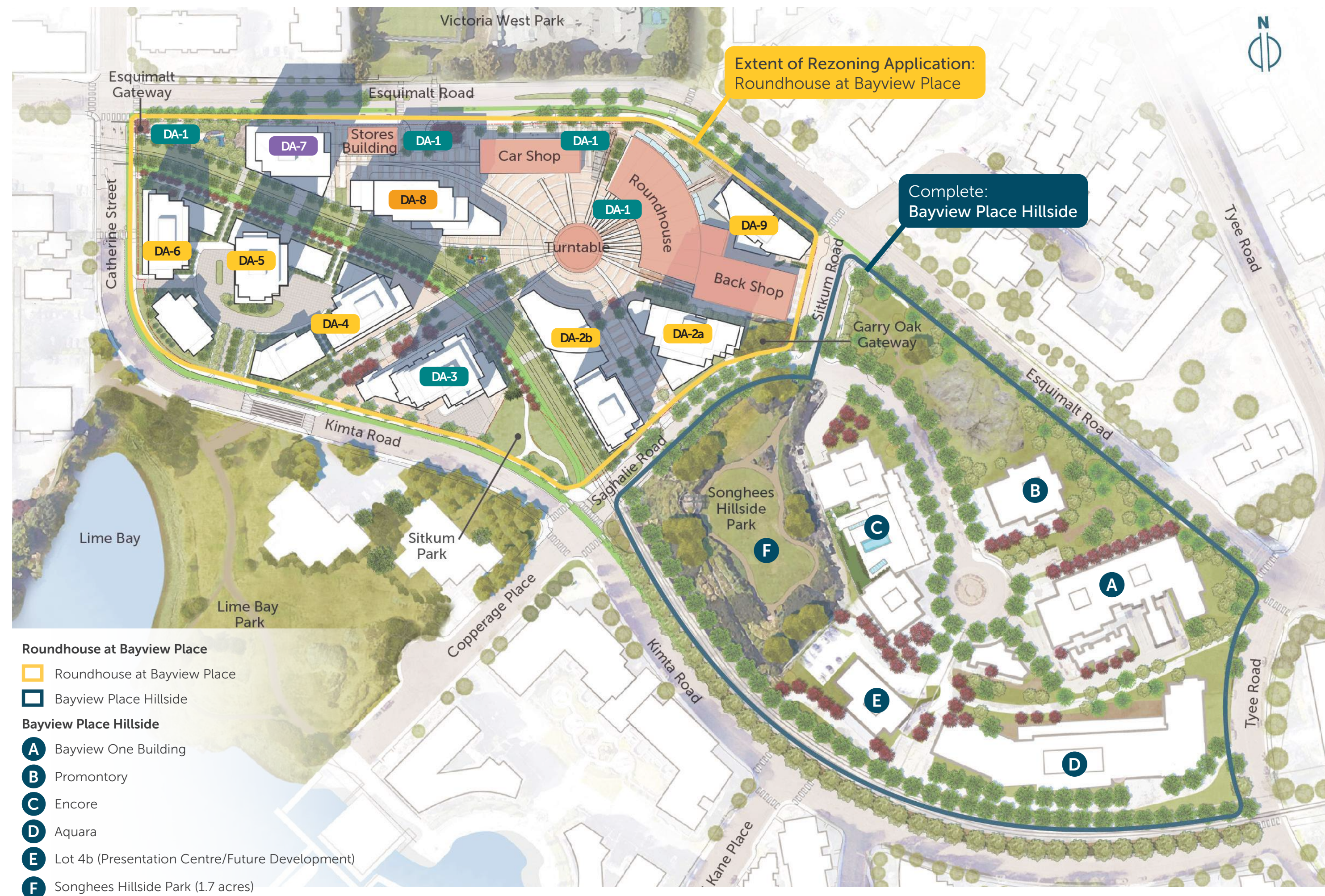
revision no.



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No.	Date 17 OCT 25	Description ISSUE FOR DP
job date 17 OCT 25	drawing file A601 Large Project Info	
drawn by EDS	checked by RAW	
scale	project number 2547	

NOTE: All dimensions are shown in millimeters.

This aerial map illustrates the proposed location for the Esquimalt Community Centre. The site is highlighted with a yellow boundary and is situated on a peninsula. Key streets shown include Mary Street, Bay Street, Esquimalt Road, Tyse Road, Catherine Street, Kimta Road, and Cooperage Place. The map also depicts a large open field, residential neighborhoods, and a waterfront area with a marina.



The site plan illustrates the proposed development at Sitkum Hillside Park. It features a central 'Turntable' area surrounded by various building footprints. The buildings are color-coded: yellow for towers (DA-6, DA-5, DA-4, DA-3, DA-2b, DA-2a), orange for the 'Stores Building' and 'Back Shop', and purple for 'DA-7'. A red 'Car Shop' is also shown. The plan includes numerous dimension lines indicating tower spacing (e.g., 37.0 m, 21.0 m, 25.5 m, 20 m, 23.8 m, 21.2 m, 25.4 m, 40.0 m, 20.0 m, 60.0+ m, 34.0 m) and building heights (e.g., 6 / 18 floors, 4 / 23 floors, 4 / 24 floors, 3 / 10 floors, 3 / 29 floors, 6 / 32 floors, 3 / 25 floors (Approved DP), 4 / 29 floors, 6 / 27 floors). The site is bounded by Catherine Street to the west, Esquimalt Road to the north, and Sitkum Road to the east. Surrounding areas include Lime Bay Park to the southwest, Sitkum Park to the south, and Songhees Hillside Park to the southeast. A north arrow is located in the top right corner.

Legend

- Tower Spacing
- Building Heights (Podium / Tower)

NOTE: Minimum 20.0m between towers. Dimensions shown are approximate only based on concept shown.
 All numbers and calculations are approximate only and subject to change. See disclaimer on page iii.

Esquimalt Road

DA-5

DA-4

DA-3

DA-2

DA-1

Kimsa Rd

N

CD-12 Zoning Limitation				
Overall:	Maximum non-residential uses: 9,180 m² (98,813 sf) Maximum Floor Space Ratio: 2.0			
	Maximum Floor Area (sf)			Max Height (m)
	Condo/Hotel/Rental	Non-Residential	Amenity/Other	
DA-1	-	53,820 sf	-	19 m
DA-2	156,077 sf	-	23,681 sf	76 m
DA-3	204,514 sf	8,611 sf	-	88 m
DA-4	161,459 sf	12,701 sf	-	66 m
DA-5	182,986 sf	-	-	52 m

Proposed Zoning Limitation / Conceptual Distribution of Density			
Overall:	Maximum non-residential uses: n/a Maximum Floor Space Ratio: 4.58		
	Maximum Floor Area (sf)		Max Height (floors / m)
	Residential/ Accommodation/ Building Amenity	Non-Residential	
DA-1 ¹	-	40,900	19 m
DA-2a	237,250	3,350	29 / 106.0m
DA-2b	233,360	5,640	27 / 97.0m
DA-3	205,190	8,610	25 / 88.0m
DA-4	260,100	3,500	32 / 112.0m
DA-5	215,000	-	29 / 103.5m
DA-6	165,600	-	18 / 68.0m
DA-7 ¹	170,750	4,000	23 / 85.5m
DA-8	208,200	4,000	24 / 88.5m
DA-9	70,800	-	10 / 48.0m

NOTE: All numbers and calculations are approximate only and subject to change. See disclaimer on page iii.

-		
Date	Date	Description
	17 OCT 25	ISSUE FOR DP
plot date	17 OCT 25	drawing file
		A501 Large Project Info
drawn by	EDS	checked by
		RAW
scale		project number
		2547

NOTE: All dimensions are shown in millimeters.

View looking south

Songhees Hillside Park

Sitkum Park

DA-3: Approved with Development Permit

Skate Park

Bowling Green

• Shadows shown at 2:00 PM, March 21

- Shadows shown at 2:00 PM, March 21

In response to comments from both community and City Administration to the most recent Dec 2021 concept related to overshadowing of Vic West Park and ensuring sunlight into Turntable Plaza, the current concept plan has strategically reduced building heights to mitigate shadow impacts.

The figure consists of four site plan diagrams arranged in a 2x2 grid, illustrating the progression of shadows cast by a central structure and surrounding buildings during the summer solstice on June 21st. The diagrams are labeled with times: 10:00 am, 12:00 pm, 2:00 pm, and 4:00 pm.

10:00 am: The shadows are long and cast towards the north-northwest. The central structure casts a long shadow towards the top-left of the plan.

12:00 pm: The shadows are shorter and cast towards the north. The central structure casts a shadow towards the top of the plan.

2:00 pm: The shadows are shorter still and cast towards the south-southwest. The central structure casts a shadow towards the bottom-left of the plan.

4:00 pm: The shadows are at their longest in this sequence and cast towards the south. The central structure casts a long shadow towards the bottom-right of the plan.

The site plan includes the following labeled features:

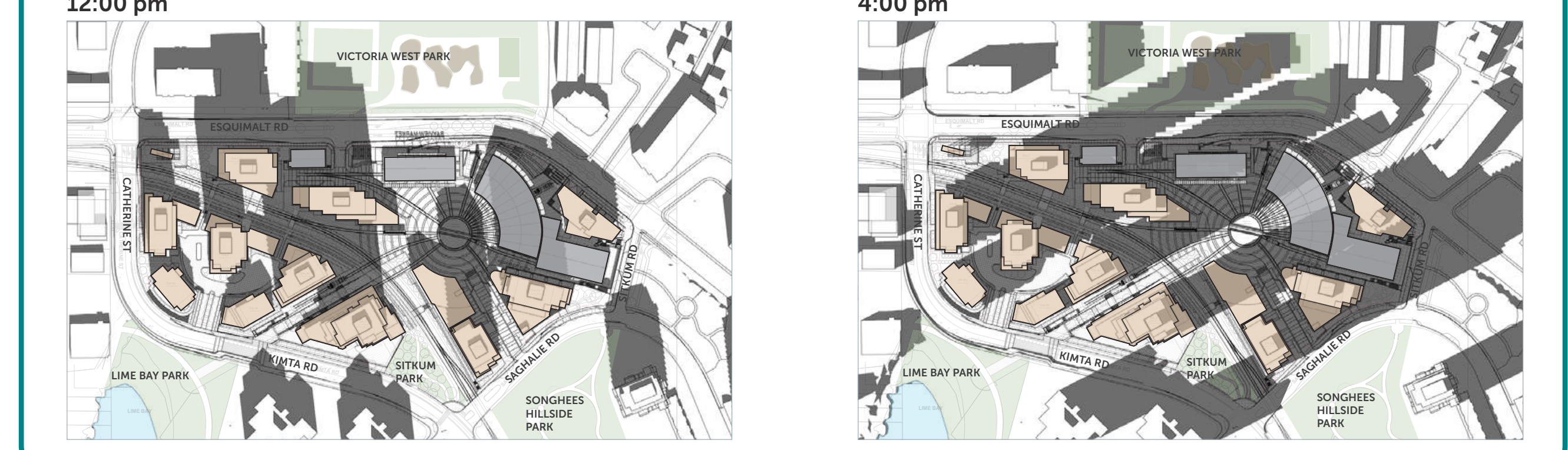
- Streets:** Esquimalt Rd, Kimta Rd, Sitkum Rd, Sagalef Rd, Catherine St, Lime Bay Park, Songhees Hillside Park, Victoria West Park.
- Parks:** Victoria West Park, Songhees Hillside Park, Lime Bay Park.
- Buildings:** Various residential buildings are shown, with the central structure being the most prominent.

Shadows

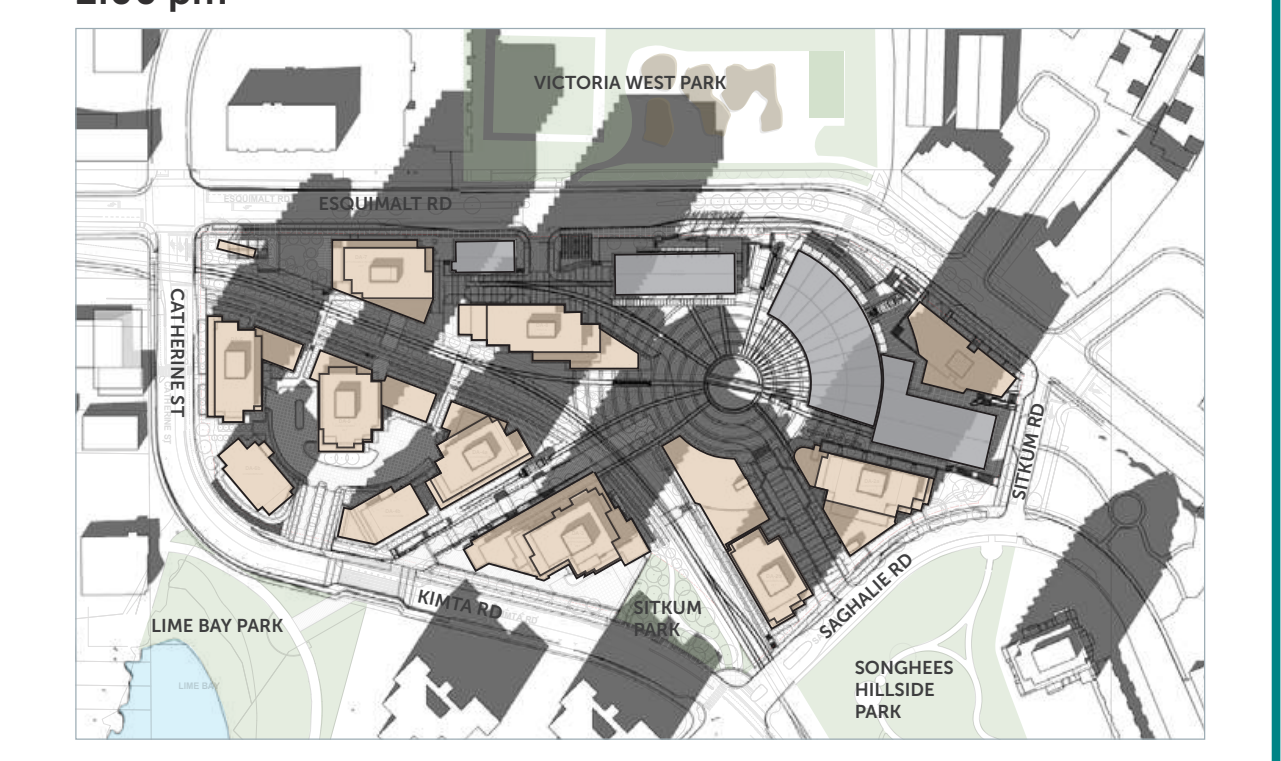
Design Exploration: Shadow Studies

The shadow diagrams provide a shadow analysis of proposed building sites contained in the rezoning proposal.

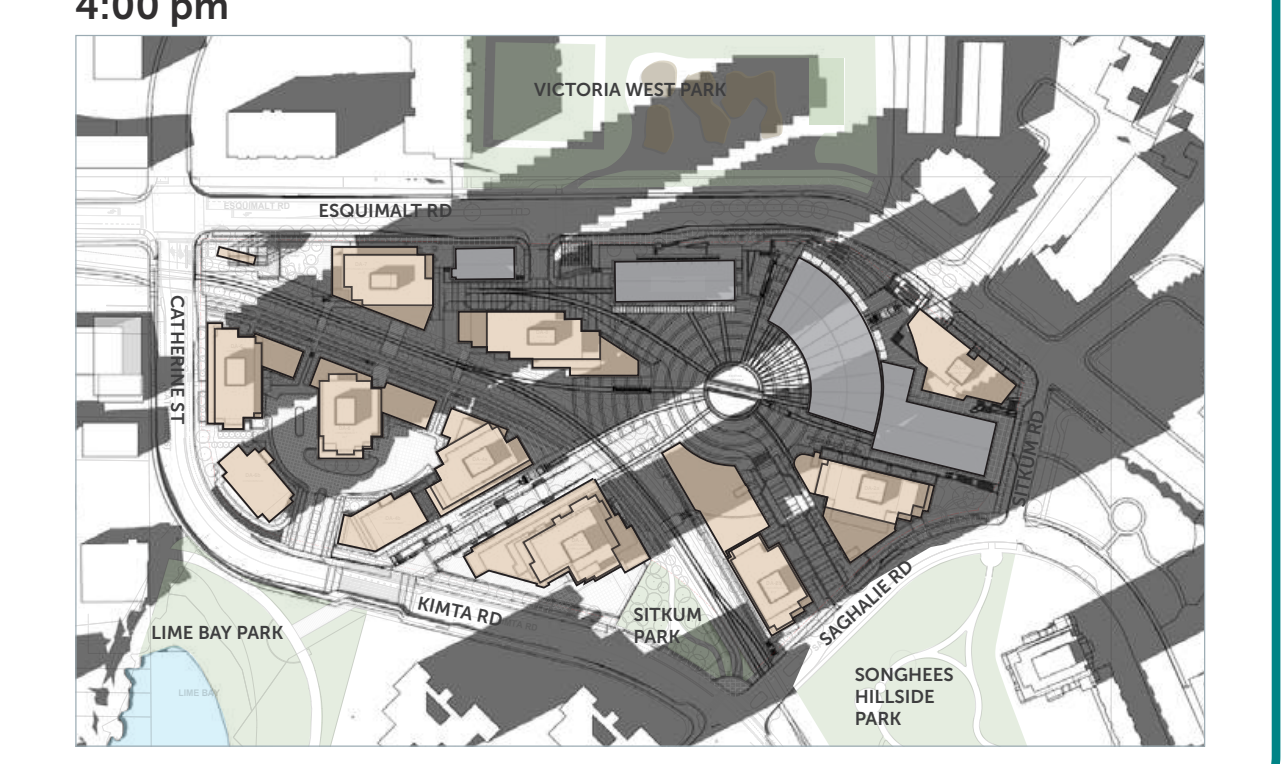
Spring Equinox - March 21st



2:00 pm

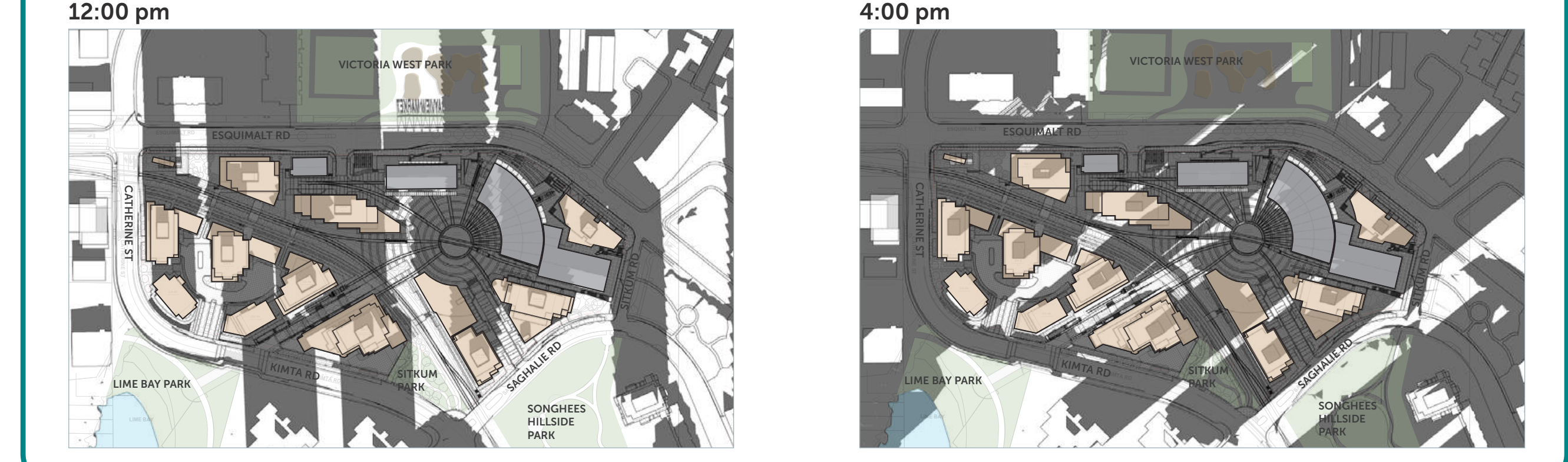


4:00 pm



Winter Solstice - December 21st

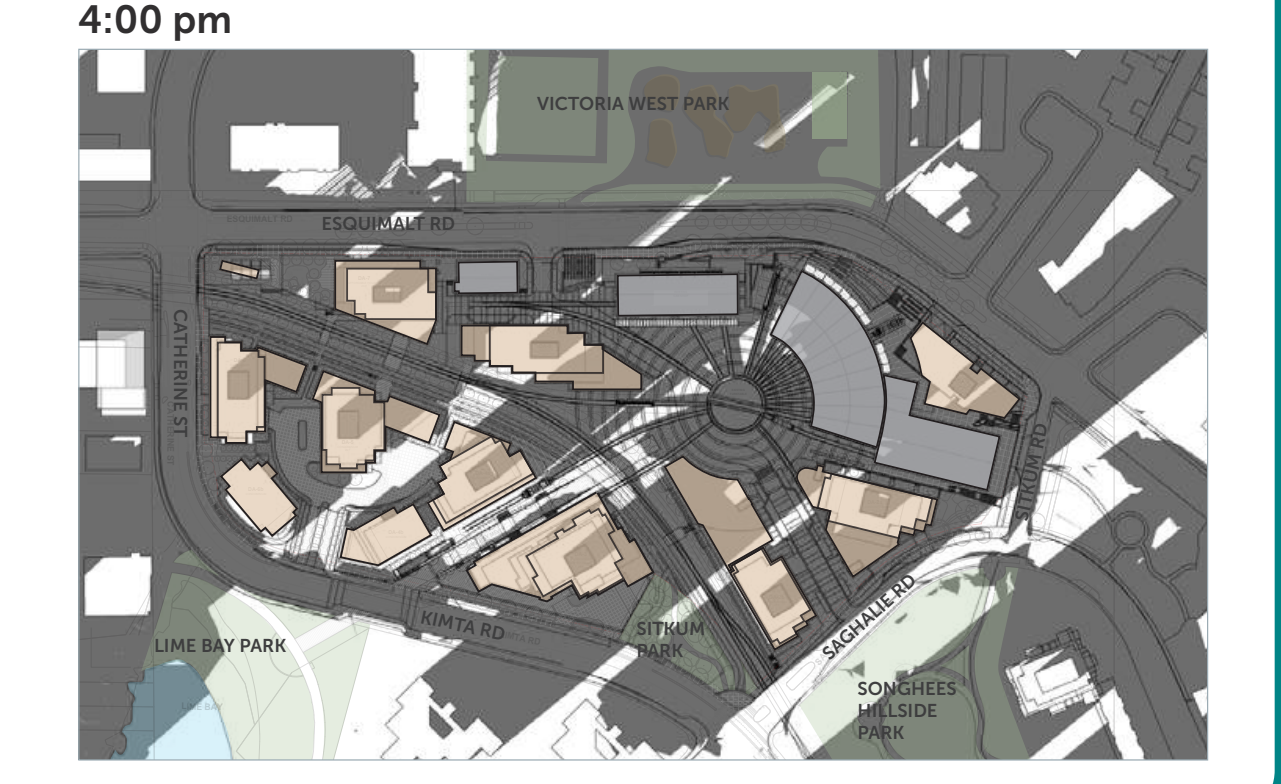
10:00 am 2:00 pm



2:00 pm



4:00 pm



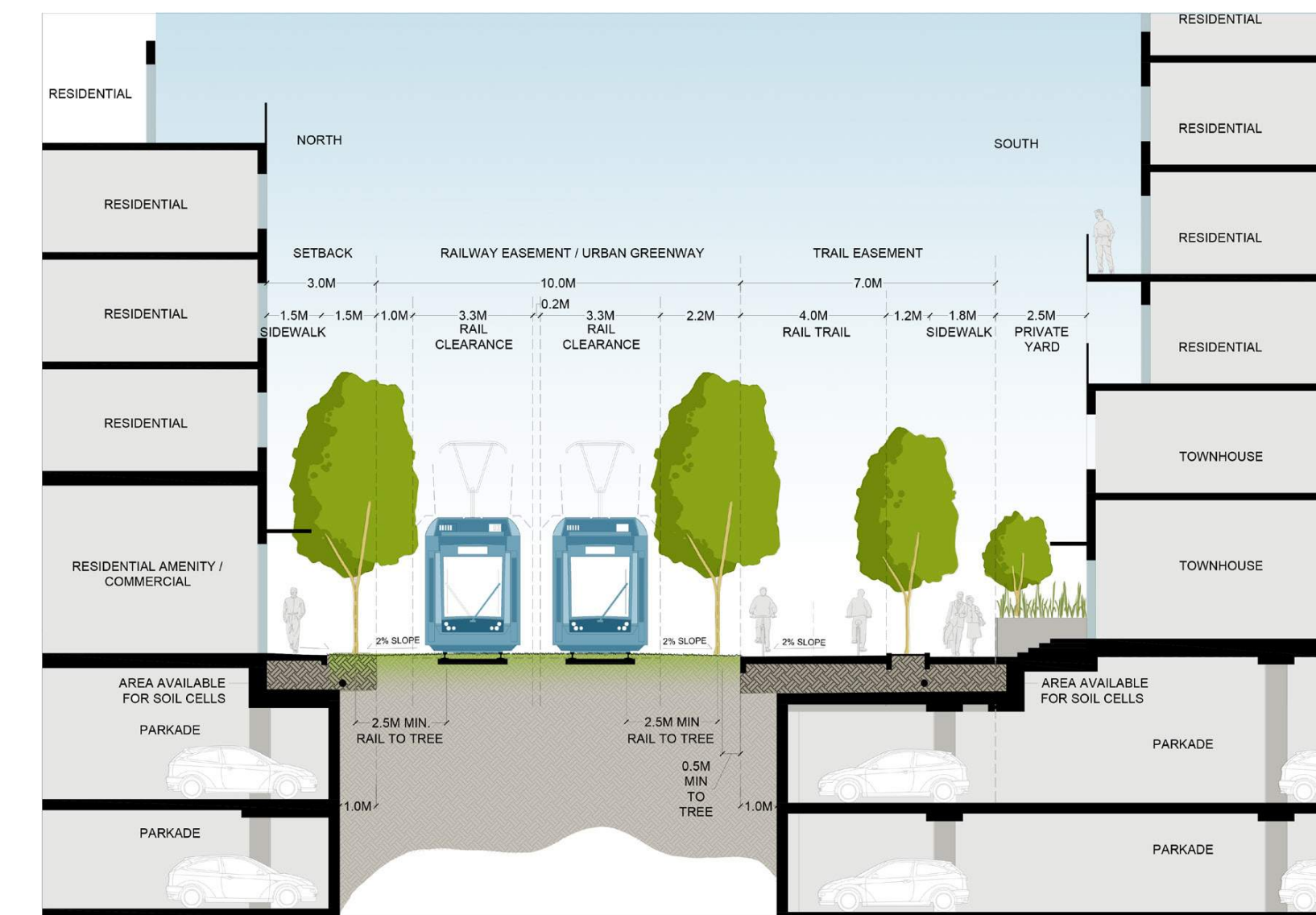
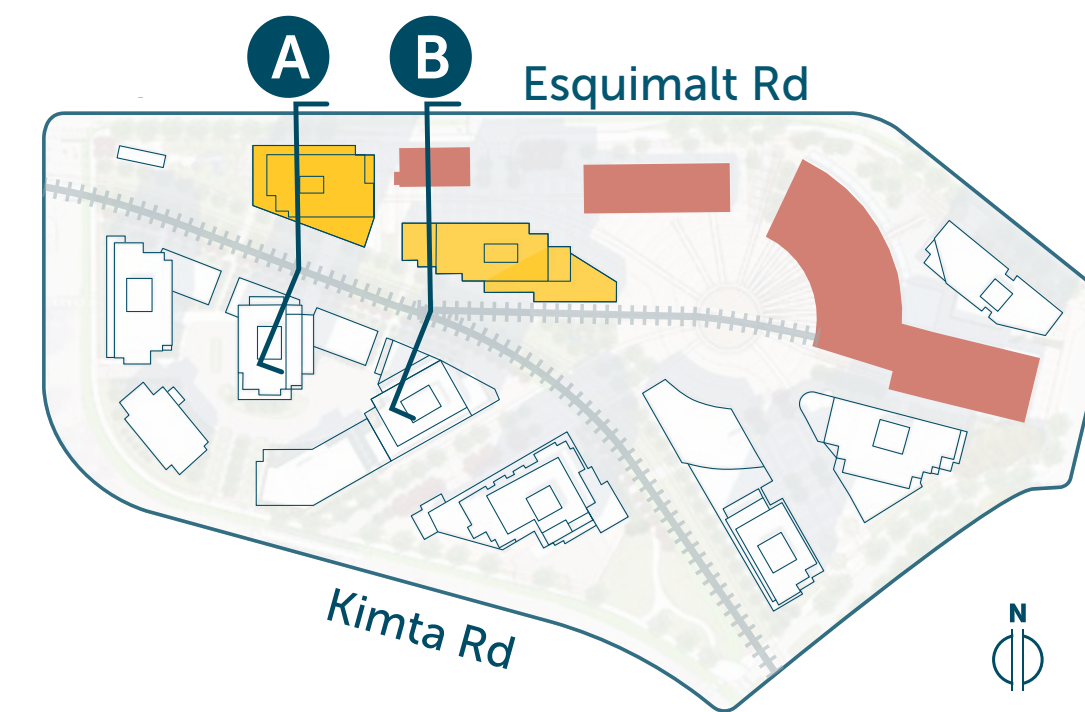
-			
Date	Description	ISSUE FOR BP	
17 OCT 29			
date	drawing file	A501 Large Project Info	
drawn by	EDS	checked by	RAW
scale	project number		2547

NOTE: All dimensions are shown in millimeters.

NOTE: All dimensions are shown in millimeters.

 dH-Ka	dHKarchitects
PROJECT OFFICE 9777 Forti St#606 1250 15th Ave SW K3 T 1-250-658-3367	MANAHO OFFICE 102-5190 Duplin Way 1250 15th Ave SW #812 T 1-250-985-0810
project name	
GVHS Lime Bay 251 Esquimalt Rd (D-7) Victoria, BC	
drawing title	
Large Office Info COMPRISED RESERVED, THESE PLANS AND SECTIONS ARE OF OUR TRUST BEHIND THE PROJECT'S DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.	drawing no. A504 revision no. -

Section A DA-7 Building on Esquimalt Road Looking East



NOTE: All dimensions are shown in millimeters.



ESQUIMAL ROAD

CATHERINE STREET

DA-1A

STORES BUILDING
DA-1B

DA-8

DA-6

DA-5

DA-4

pld date: 2025-10-09

Issues No.	Description	Date
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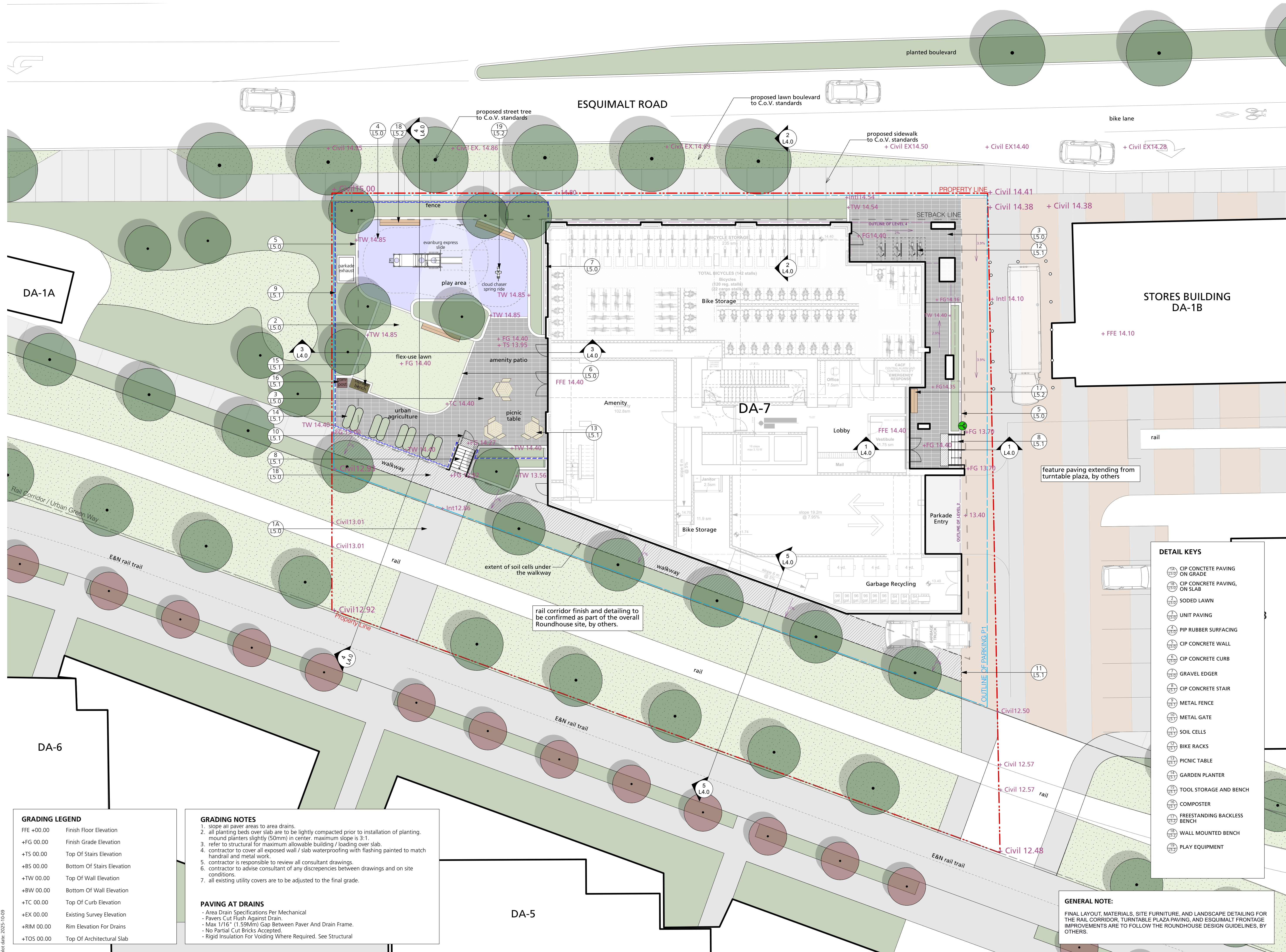
GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Landscape Context Plan

Project North:	pn 1	Drawn By:	KC/JLW
		Checked By:	JP
Scale:	1:200	Job No.:	25-066
Sheet No.:			

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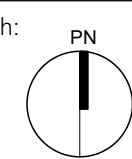
Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Landscape Plan

Project North:



Drawn By:

KC/JLW

Checked By:

JP

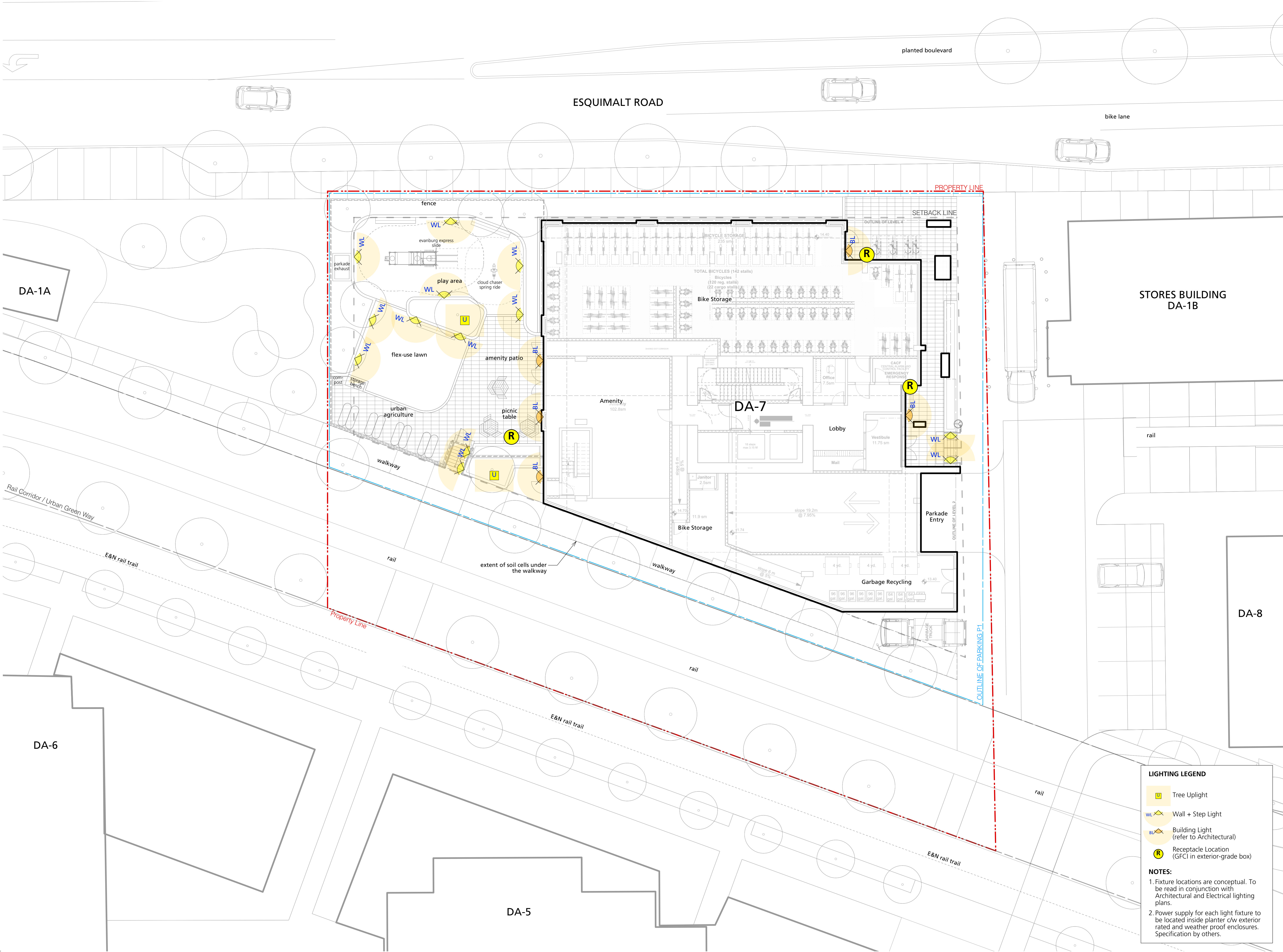
Scale:

1:125

Job No.:

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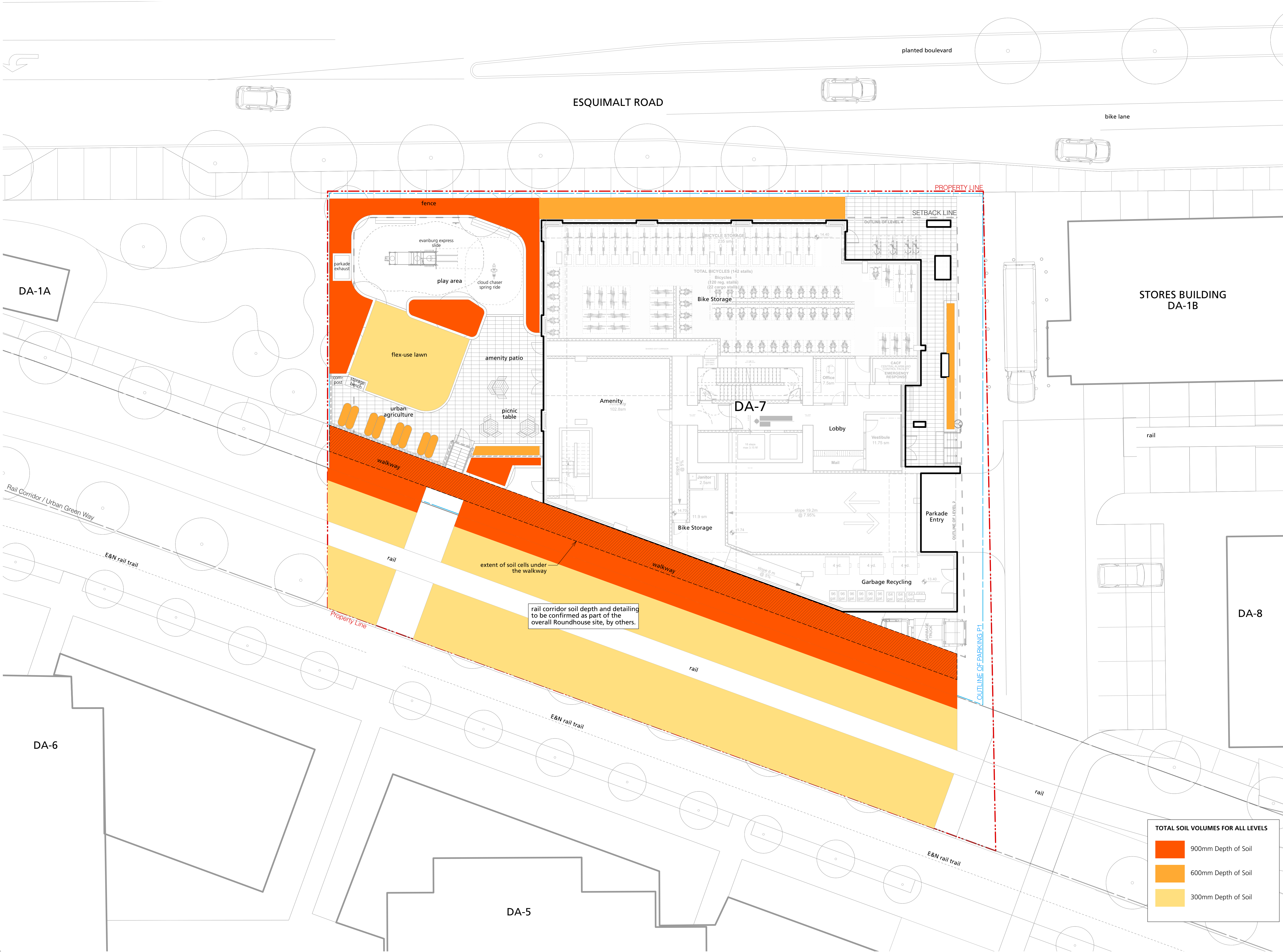
Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Schematic Lighting Plan

Project North:	PN	Drawn By:	KC/JLW
	1	Checked By:	JP
Scale:	1:125	Job No.:	25-066
Sheet No.:			



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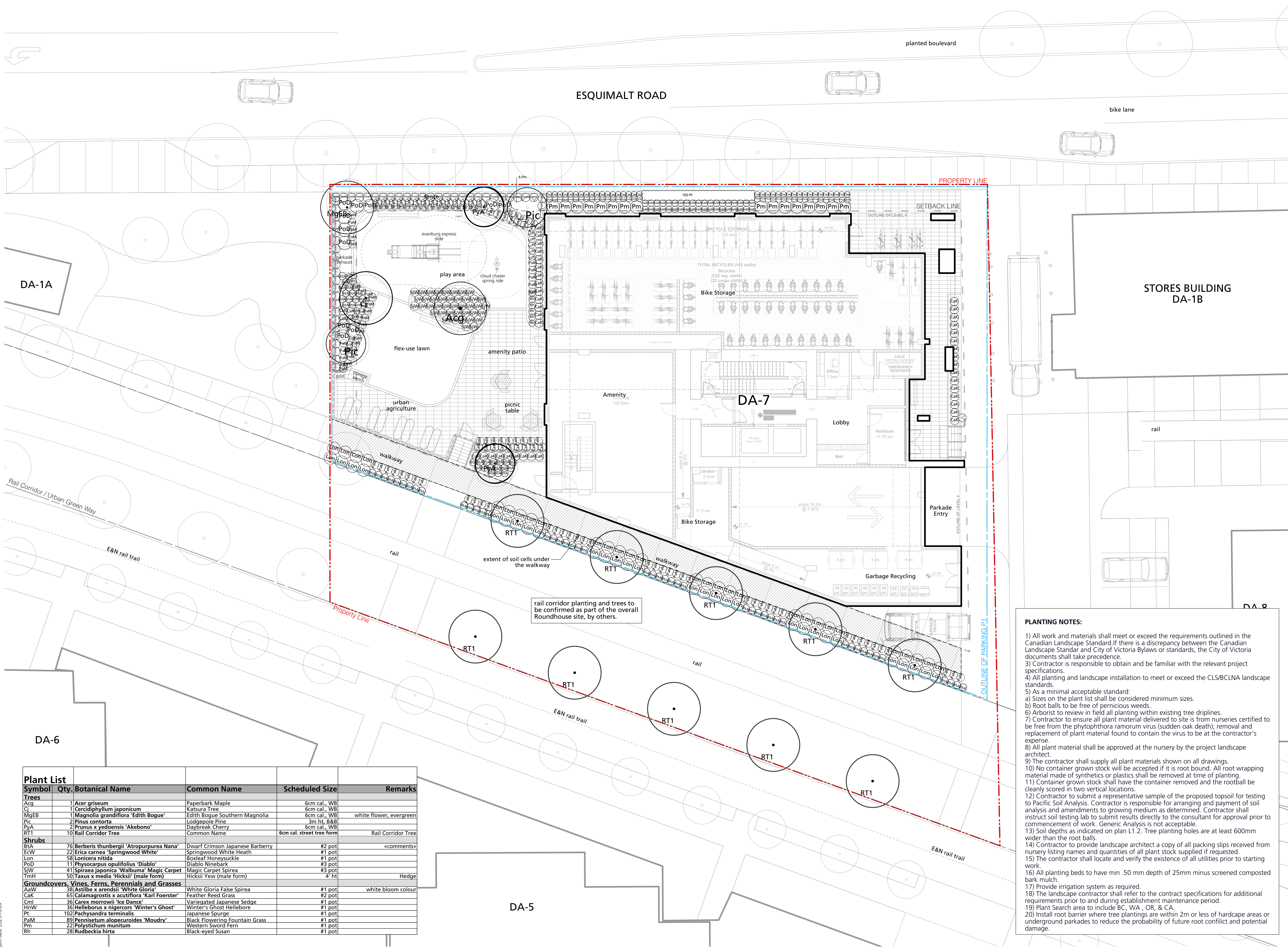
Soil Depth Plan

Project North:	pn	Drawn By:	KC/JLW
	1	Checked By:	JP
Scale:	1:125	Job No.:	25-066
Sheet No.:			

TOTAL SOIL VOLUMES FOR ALL LEVELS

	900mm Depth of Soil
	600mm Depth of Soil
	300mm Depth of Soil

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Plant List				
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size
Trees				
Acg	1	Acer griseum	Paperbark Maple	6cm cal., WB
CJ	1	Cercidiphyllum japonicum	Katsura Tree	6cm cal., WB
MaEB	1	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Southern Magnolia	6cm cal., WB
Pic	2	Pinus contorta	Lodgepole Pine	3m ht, E&B
PyA	2	Prunus x yedoensis 'Akebono'	Daybreak Cherry	6cm cal., WB
RT1	10	Rail Corridor Tree	Common Name	6cm cal. street tree form
Shrubs				
BtA	76	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Crimson Japanese Barberry	#2 pot
EcW	22	Erica carnea 'Springwood White'	Springwood White Heath	#1 pot
Lon	58	Lonicera nitida	Boxleaf Honeysuckle	#1 pot
PoD	11	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#3 pot
SjW	41	Spiraea japonica 'Walburna' Magic Carpet	Magic Carpet Spirea	#3 pot
TmH	50	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht
Groundcovers, Vines, Ferns, Perennials and Grasses				
AaW	38	Astilbe x arendsii 'White Gloria'	White Gloria False Spirea	#1 pot
CaK	65	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot
Cml	36	Carex morrowii 'Ice Dance'	Variegated Japanese Sedg	#1 pot
HnW	36	Heileborus x nigercors 'Winter's Ghost'	Winter's Ghost Hellebore	#1 pot
Pt	102	Pachysandra terminalis	Japanese Spurge	#1 pot
PaM	89	Pennisetum alopecuroides 'Moudry'	Black Flowering Fountain Grass	#1 pot
Pm	22	Polystichum munitum	Western Sword Fern	#1 pot
Rh	28	Rudbeckia hirta	Black-eyed Susan	#1 pot

PLANTING NOTES:

- 1) All work and materials shall meet or exceed the requirements outlined in the Canadian Landscape Standard. If there is a discrepancy between the Canadian Landscape Standard and City of Victoria Bylaws or standards, the City of Victoria documents shall take precedence.
- 2) Contractor is responsible to obtain and be familiar with the relevant project specifications.
- 3) All planting and landscape installation to meet or exceed the CLS/BCLNA landscape standards.
- 4) As a minimal acceptable standard:
 - a) Sizes on the plant list shall be considered minimum sizes.
 - b) Root balls to be free of pernicious weeds.
- 5) Arborist to review in field all planting within existing tree driplines.
- 6) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death); removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- 7) All plant material shall be approved at the nursery by the project landscape architect.
- 8) The contractor shall supply all plant materials shown on all drawings.
- 9) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- 10) Container grown stock shall have the container removed and the rootball be clearly scored in two vertical locations.
- 11) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 12) Soil depths as indicated on plan L1.2. Tree planting holes are at least 600mm wider than the root balls.
- 13) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied if requested.
- 14) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 15) All planting beds to have min .50 mm depth of 25mm minus screened composted bark mulch.
- 16) Provide irrigation system as required.
- 17) The landscape contractor shall refer to the contract specifications for additional requirements prior to and during establishment maintenance period.
- 18) Plant Search area to include BC, WA, OR, & CA.
- 19) Install root barrier where tree plantings are within 2m or less of hardscape areas or underground parkades to reduce the probability of future root conflict and potential damage.

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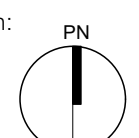
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Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Landscape Planting Plan

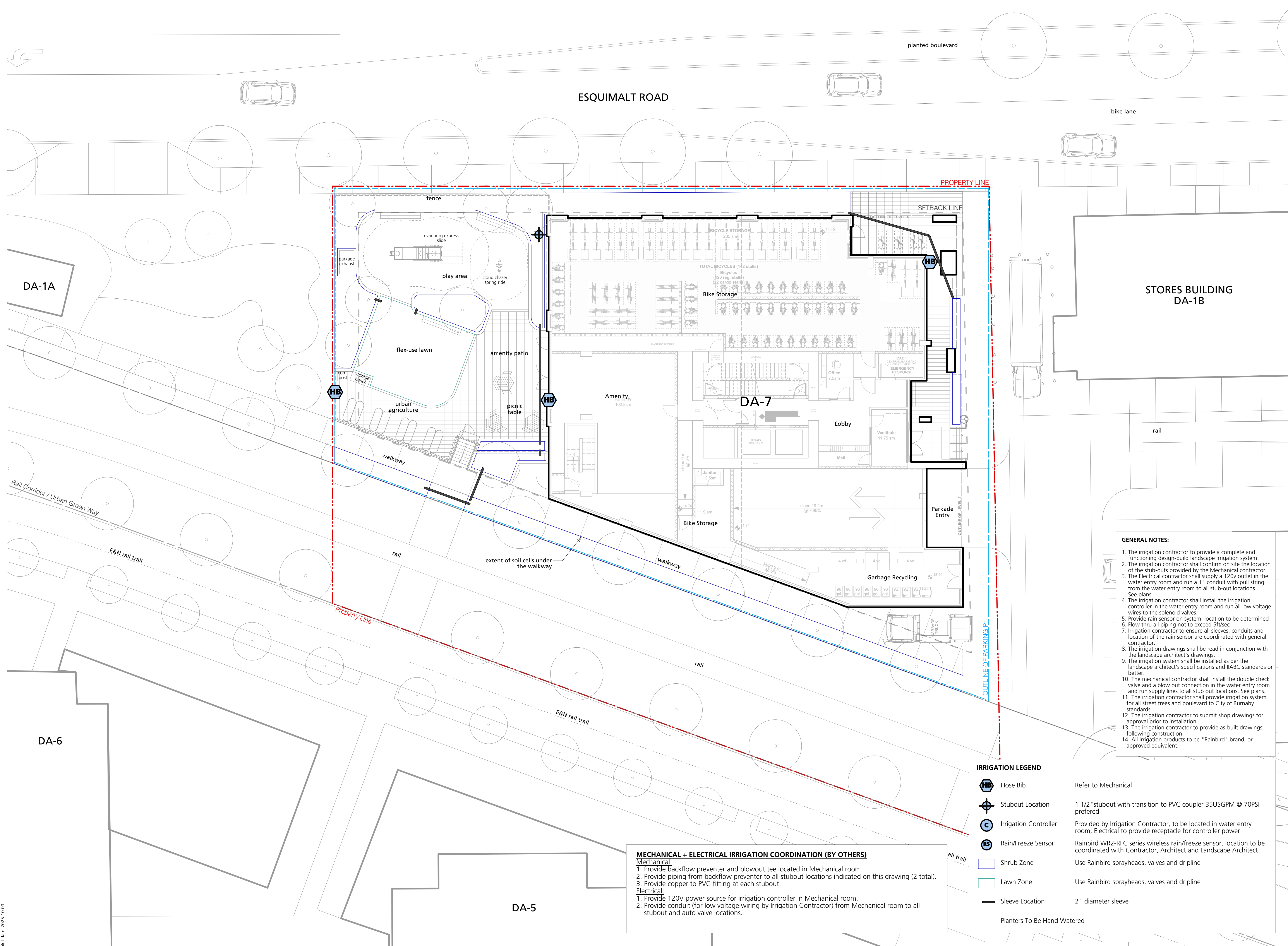
Project North:  Drawn By: KC/JLW

Checked By: JP

Scale: 1:125 Job No.: 25-066

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Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Irrigation Coordination Plan

Project North:

PN

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Checked By:

JP

Scale:

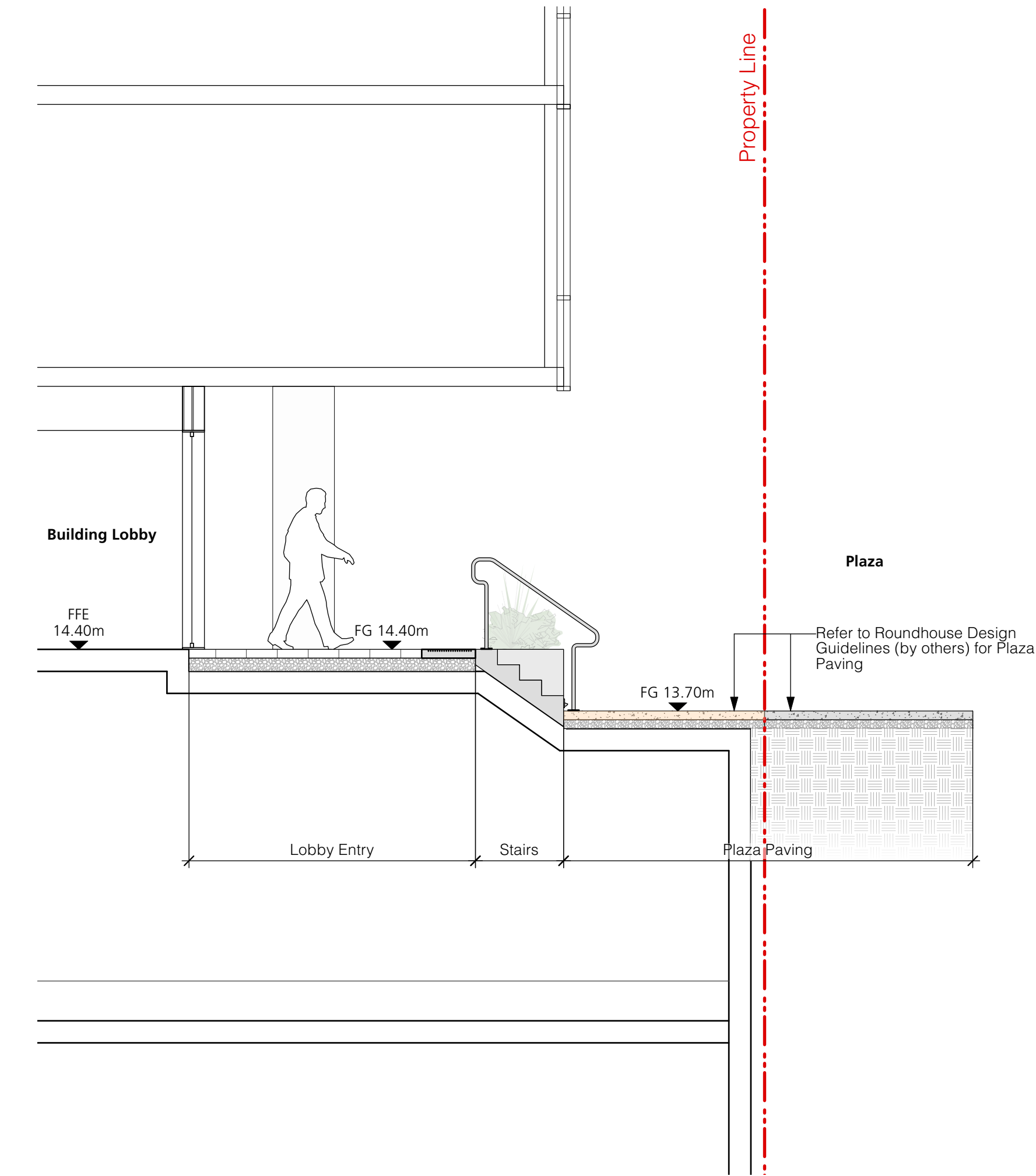
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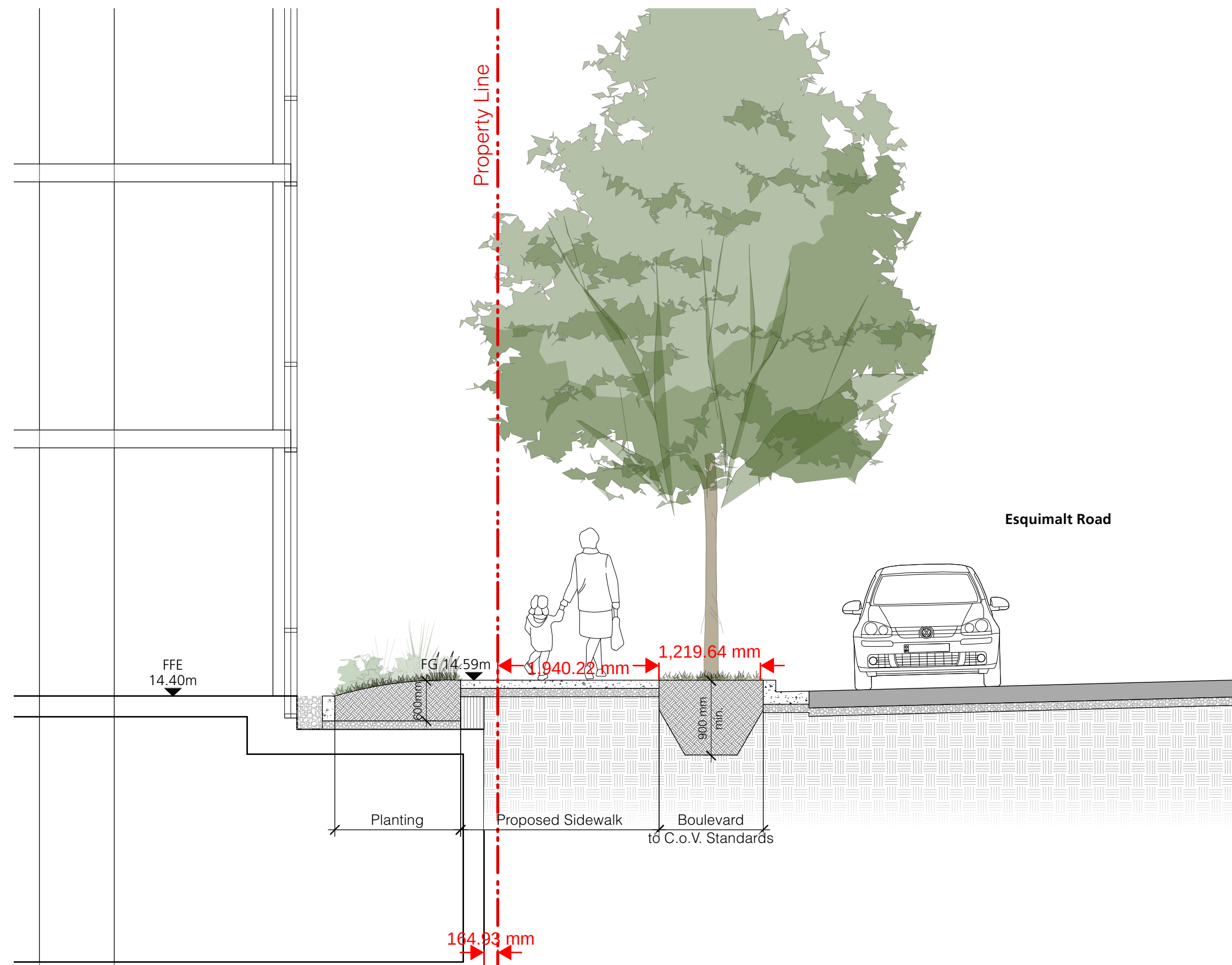
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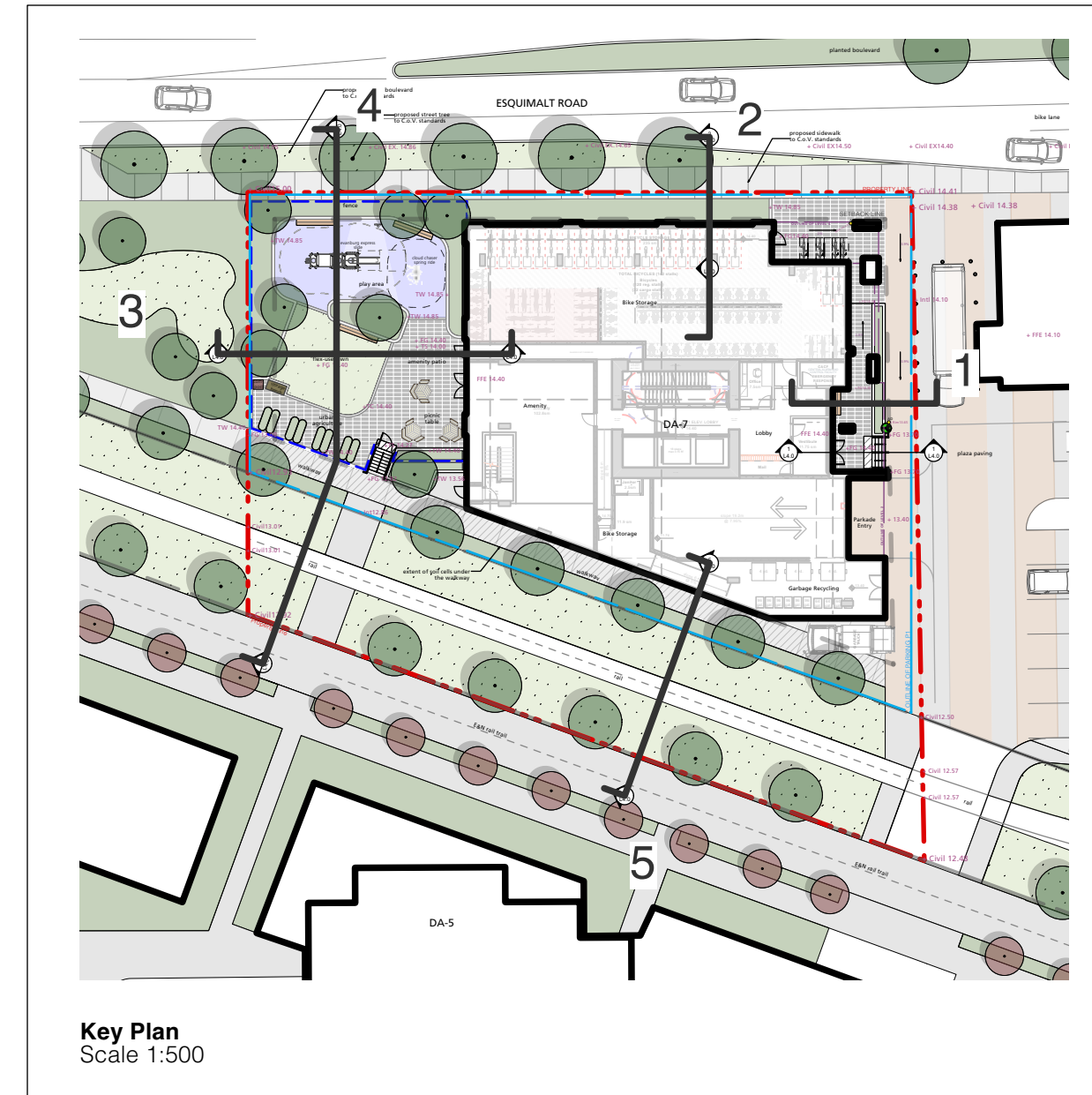
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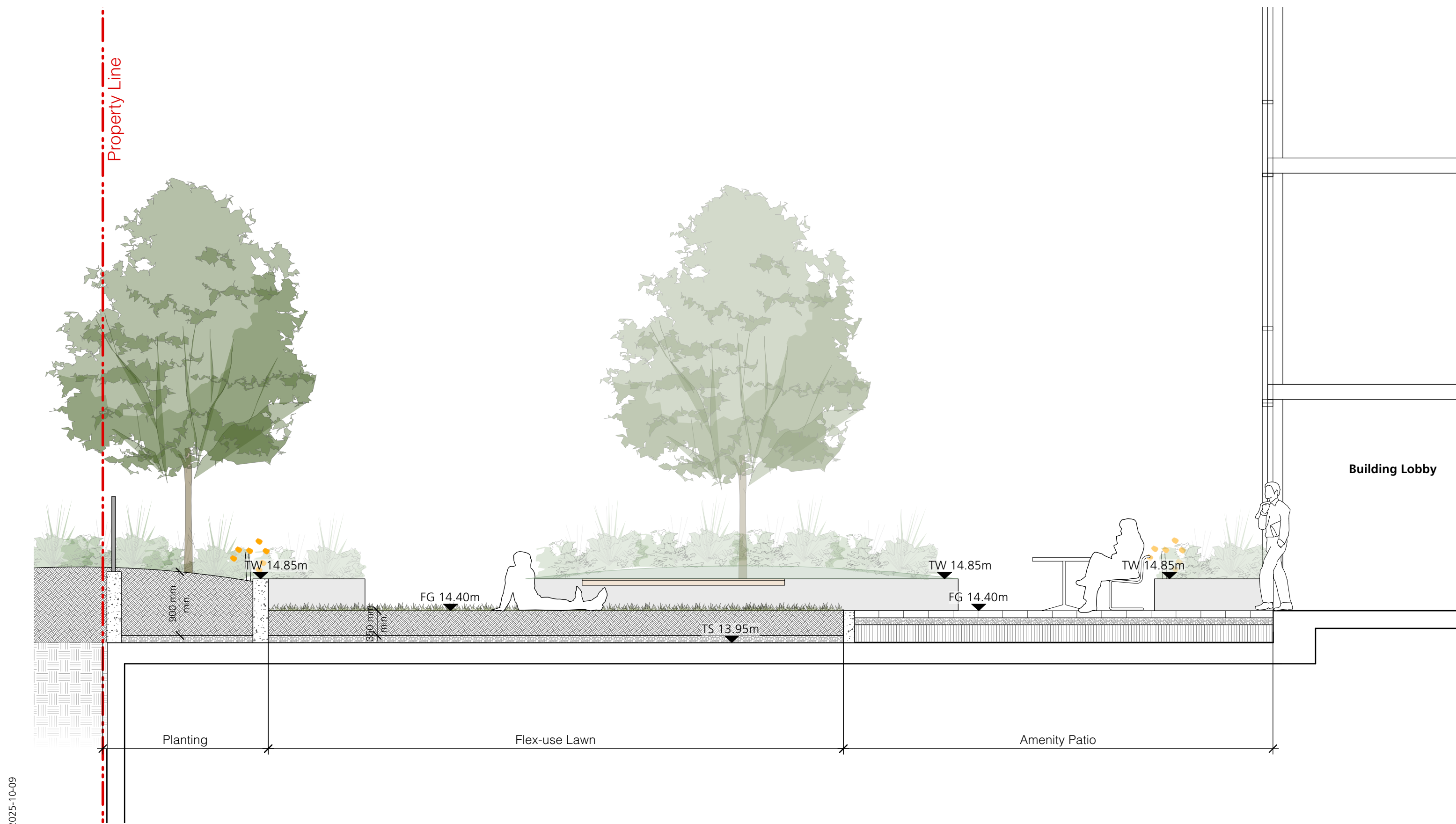
1 Lobby entry to plaza
1:50



2 Section through building and city sidewalk
1:50



Key Plan
Scale 1:500



3 Section through flex-use lawn and amenity patio
1:50

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Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Illustrative
Landscape Sections

Project North:

Drawn By:

KC

Checked By:

JP

Scale:

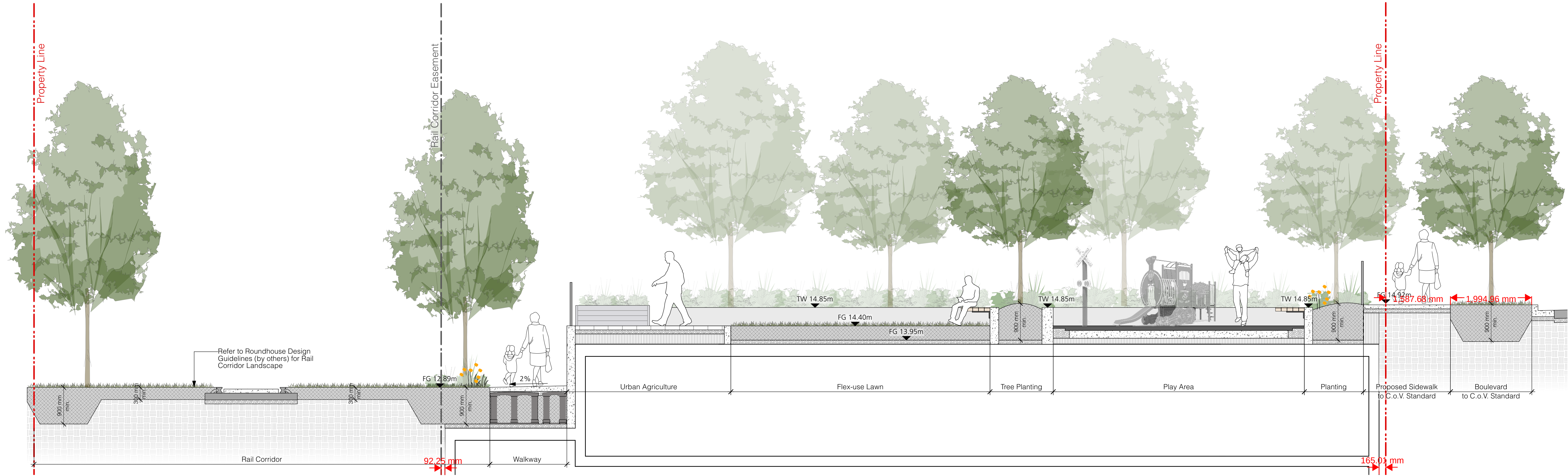
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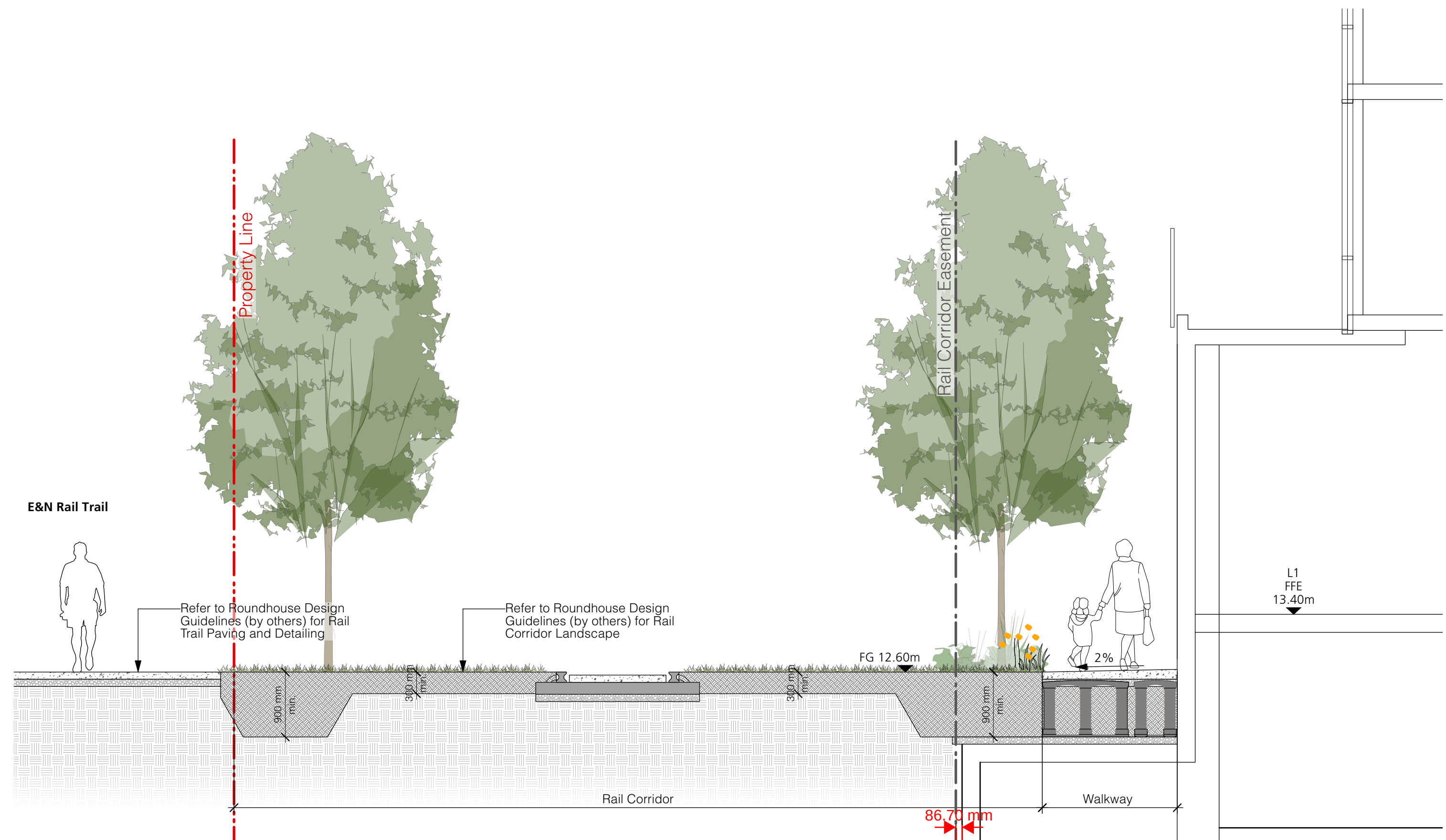
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4 Section through amenity area
1:50



5 Section through rail trail
1:50

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Client:

TL HOUSING
SOLUTIONS

Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Illustrative
Landscape Sections

Project North:

Drawn By:

KC

Checked By:

JP

Scale:

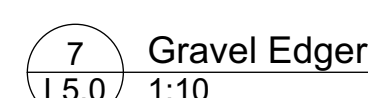
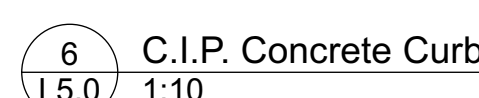
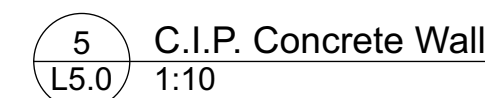
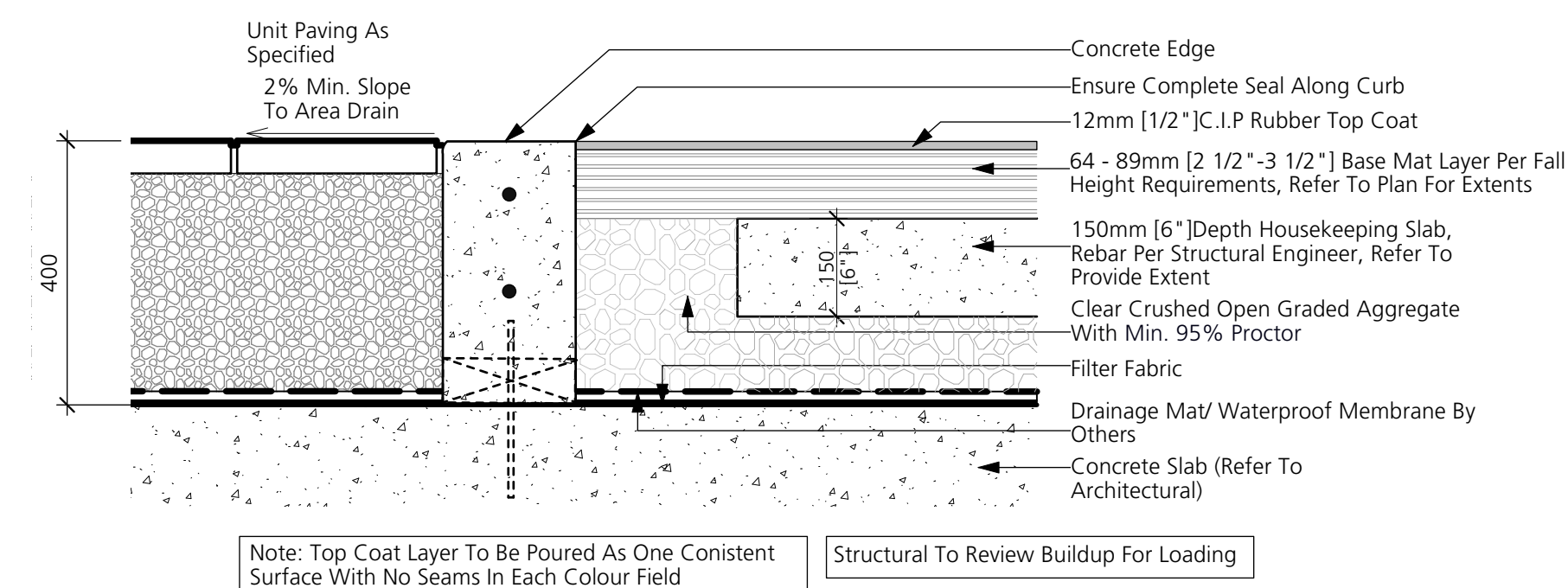
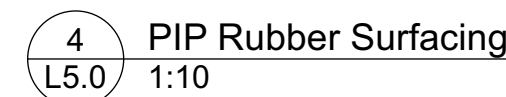
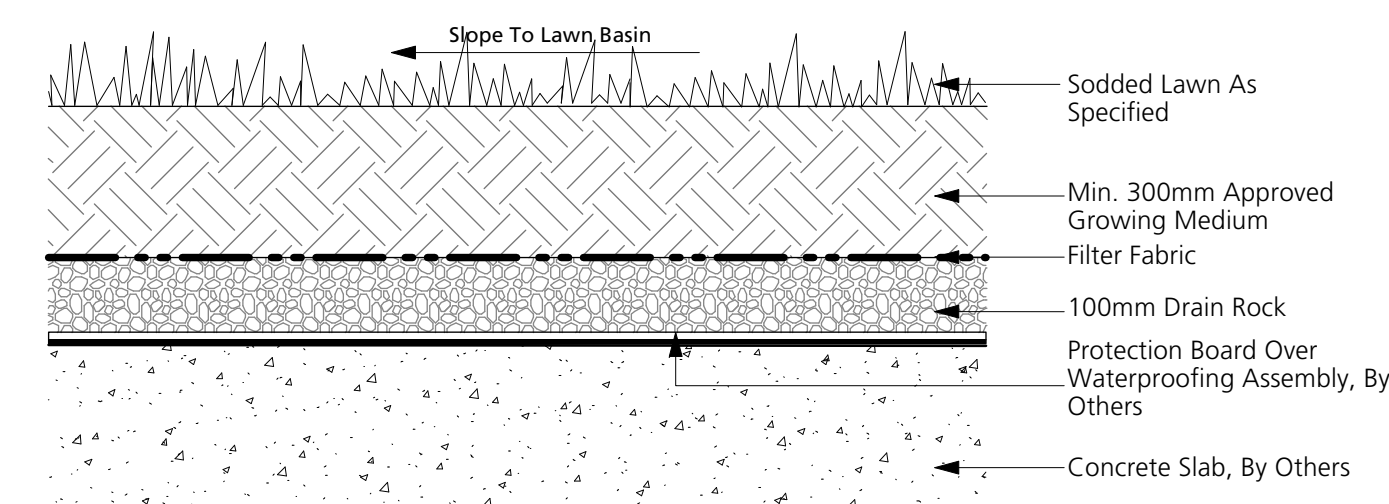
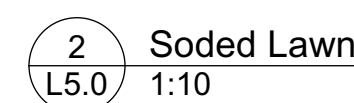
Job No.:

As Shown

25-066

Sheet No.:

Issues		
No.	Description	Date
1	Issued for DP	2025/10/01



TL HOUSING SOLUTIONS 

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

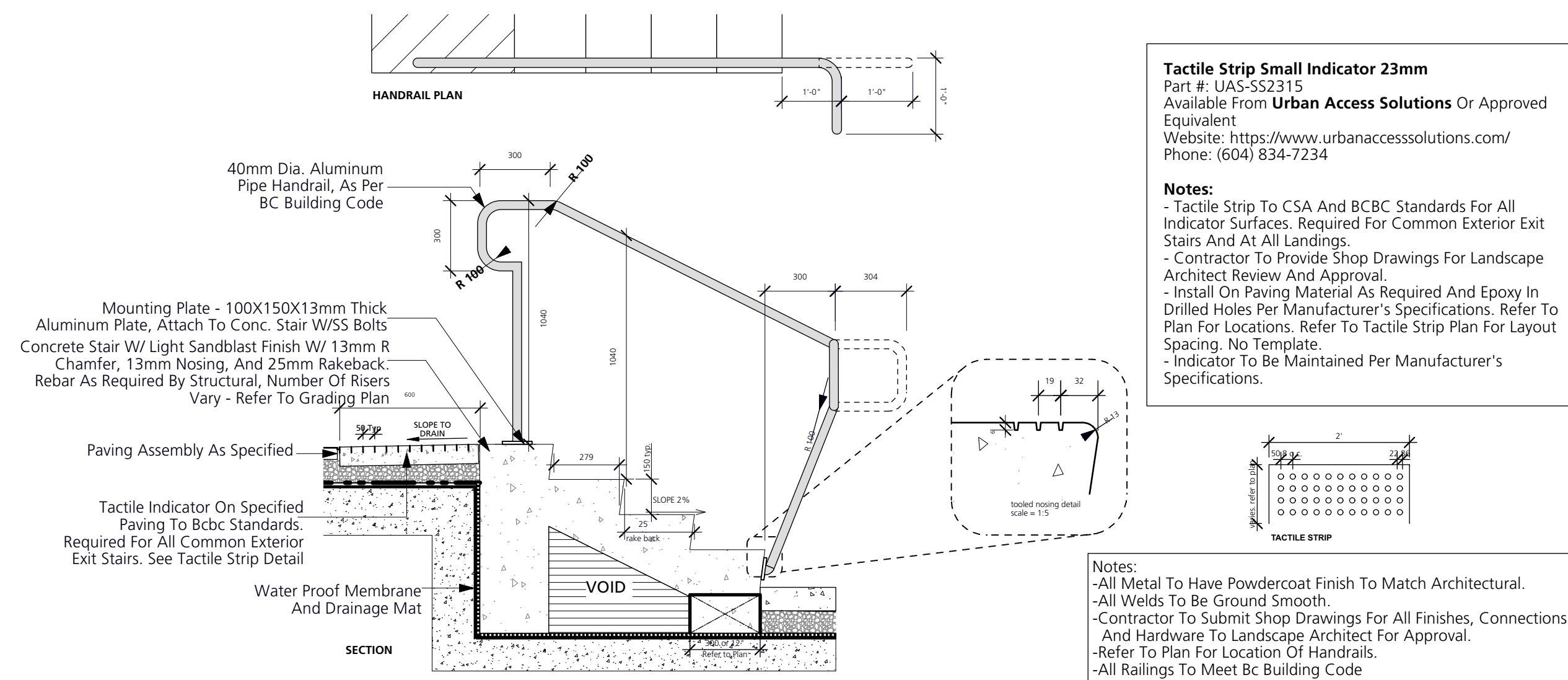
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h:  Drawn By: SZ
Checked By: JP

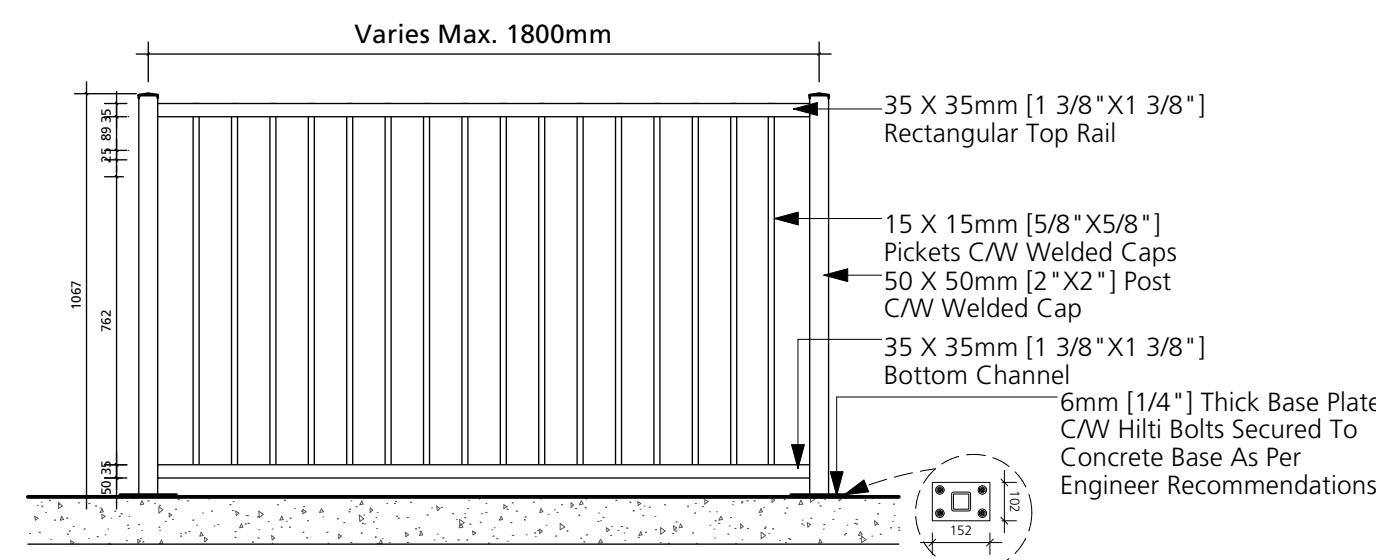
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L5.0

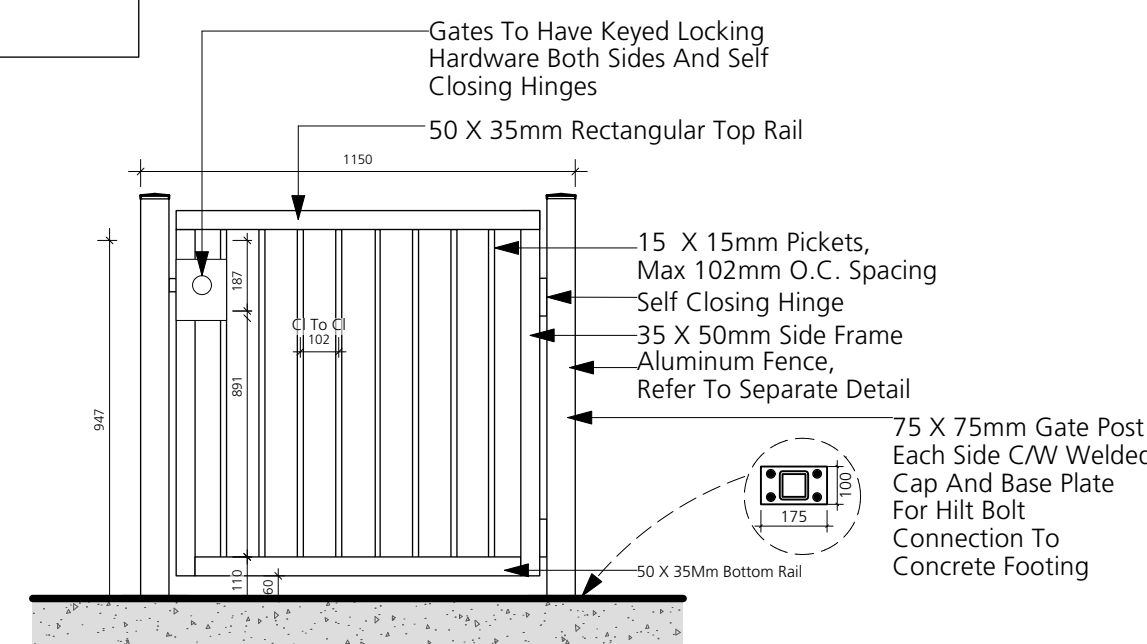
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No.	Description	Date
1	Issued for DP	2025/10/0



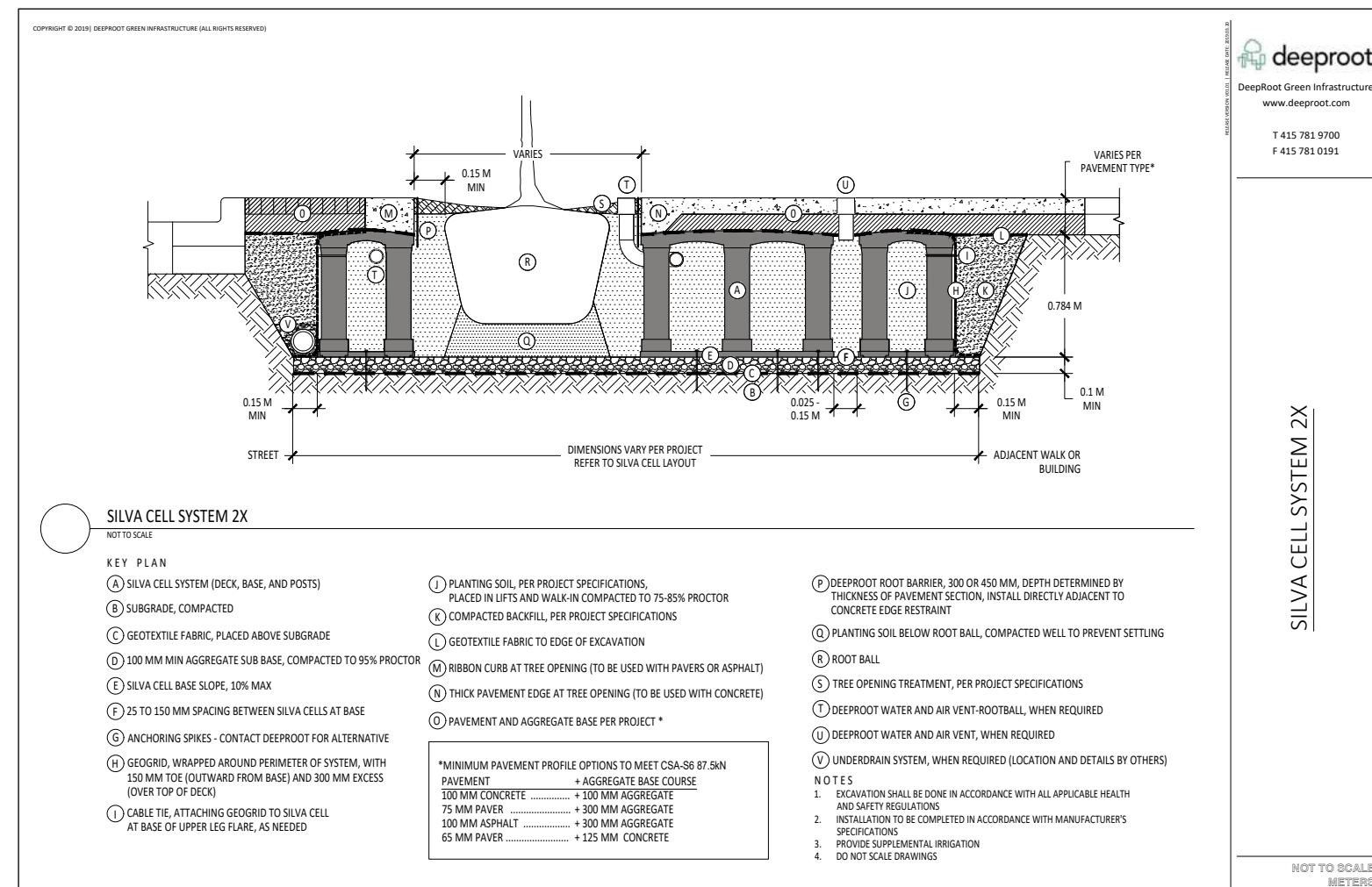
8 C.I.P. Concrete Stair
L5.1 1:20



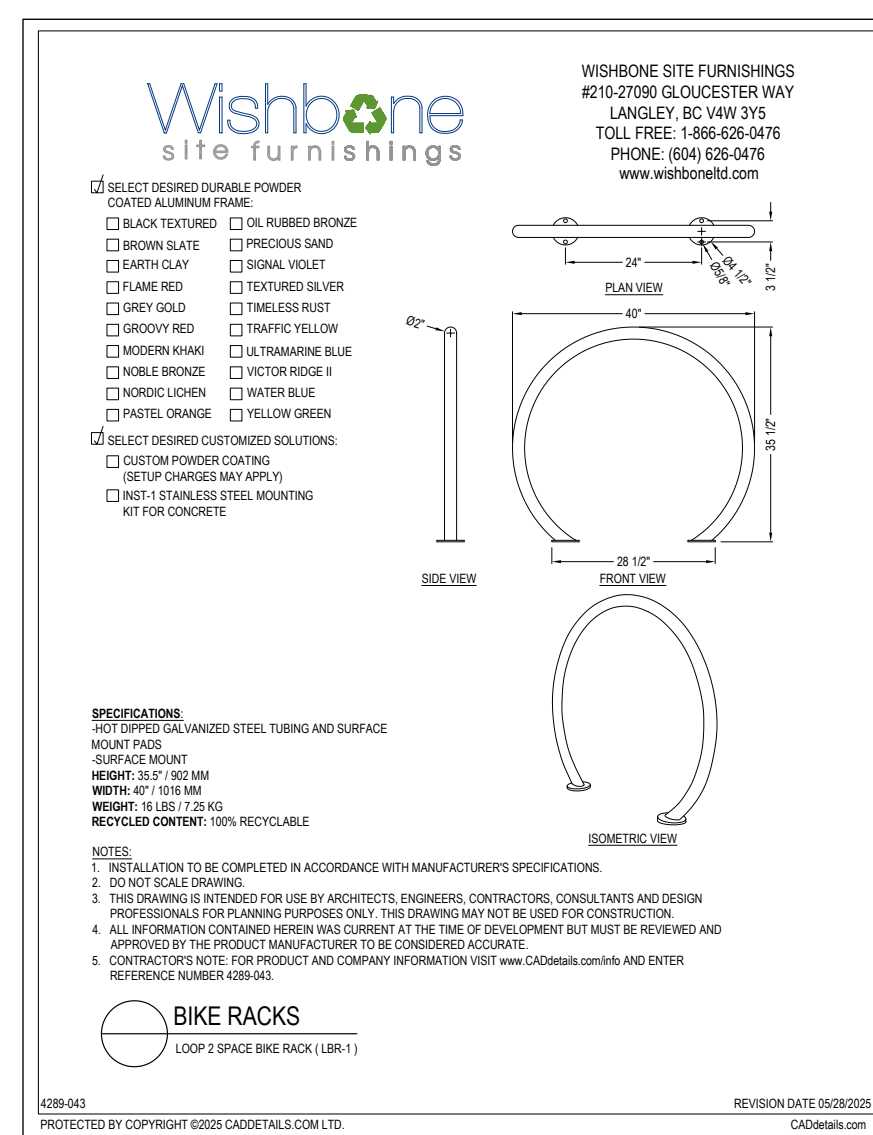
9	Metal Fence
L5.1	1:20



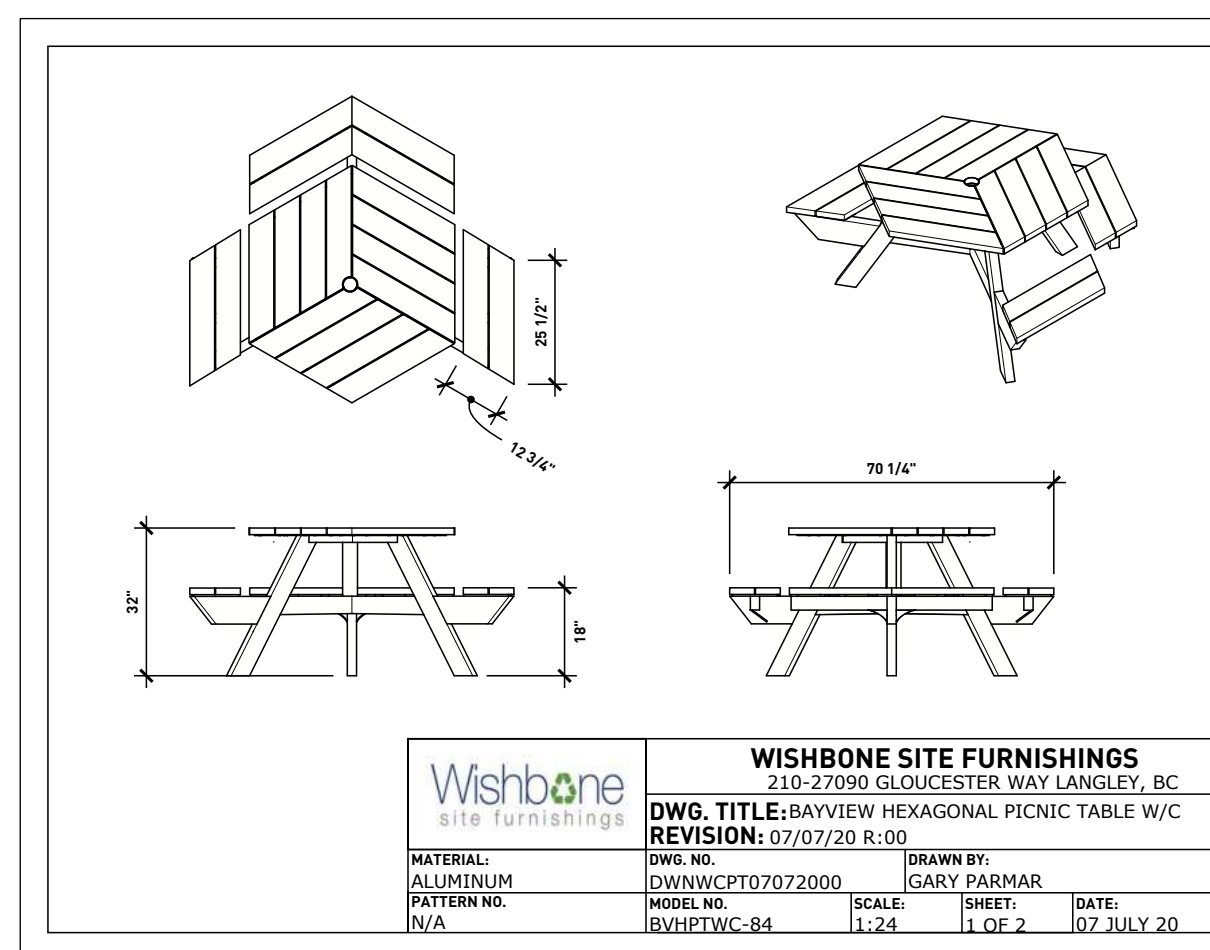
10	Metal Gate
L5.1	1:20



11 Deeproot Silva Cell System
L5.1 NTS



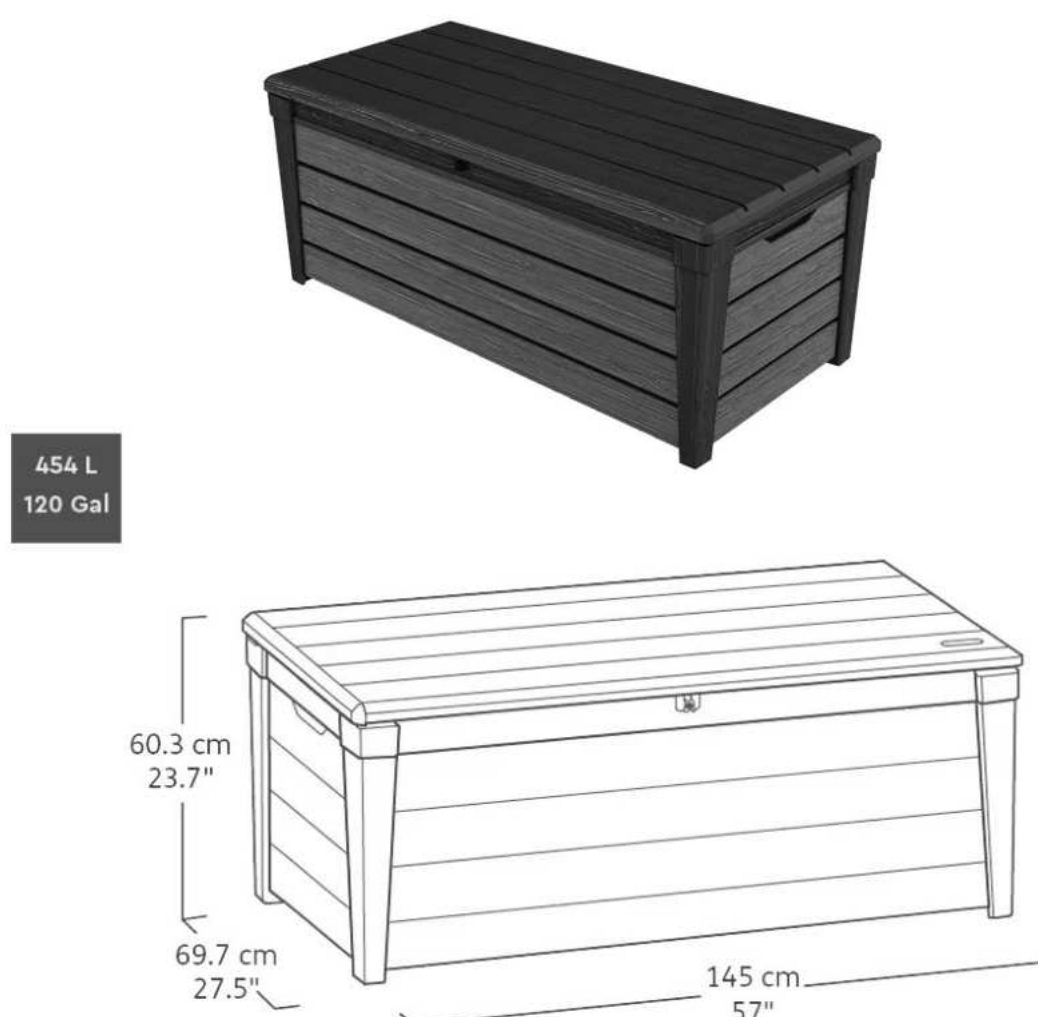
12	Bike Rack
L5.1	NTS



13	Picnic Table
L5.1	NTS



14	Garden Planter
L5.1	NTS



15	Outdoor Storage Bench
L5.1	NTS



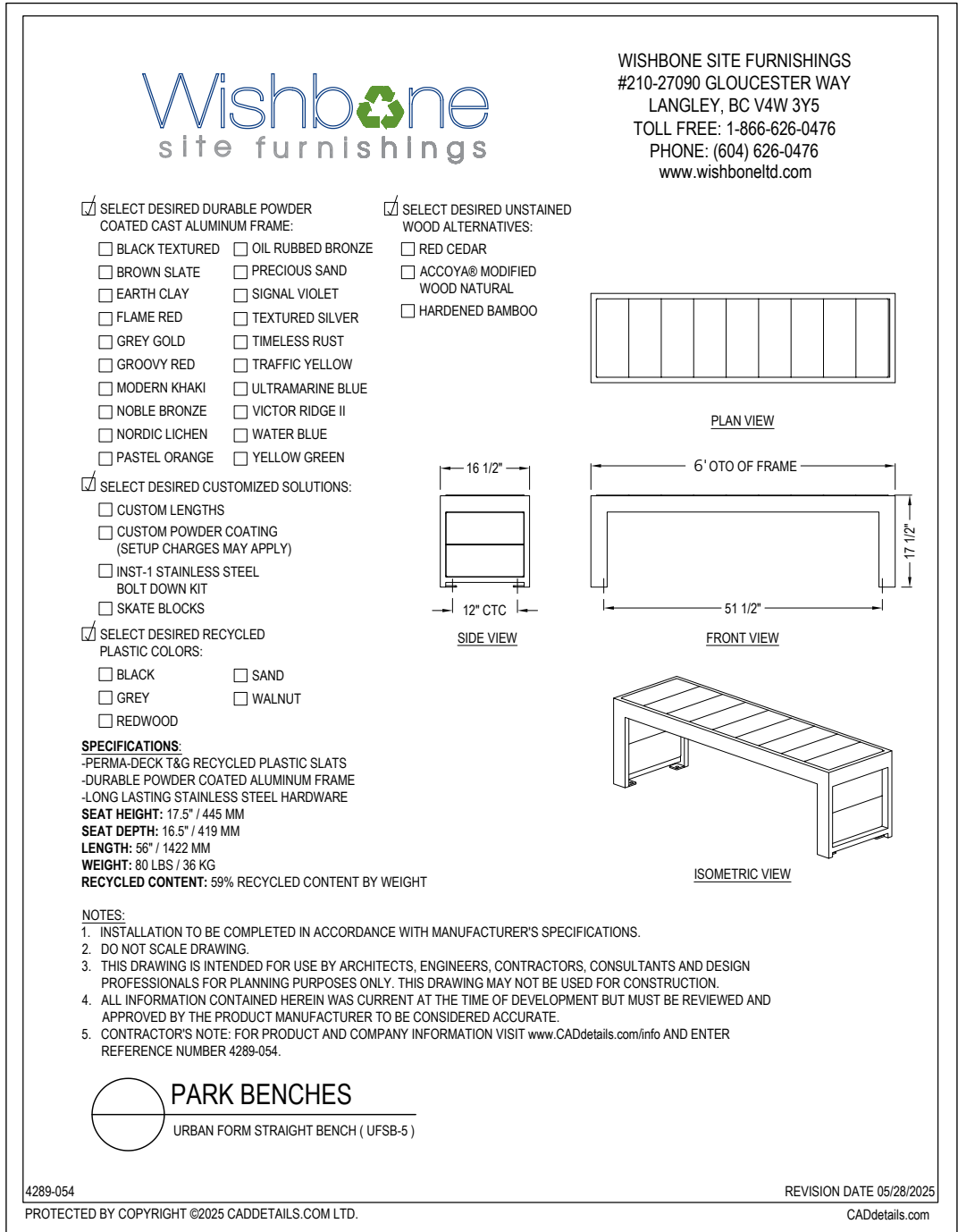
16	Composter
L5.1	NTS

Product: IM4000 43 Gallon Dual Chamber
Tumbling Composter
Qty: 1
Size: 28"D x 30"W x 36"H
Available From **FCMP Outdoor**
Website: <https://www.fcmonline.com>
Tel: (519) 858-5795

Installation: Refer To Manufacturer's
Specifications.

Project North:	PN	Drawn By:	SZ
		Checked By:	JP
Scale:	Job No.:		25-066
Sheet No.:			

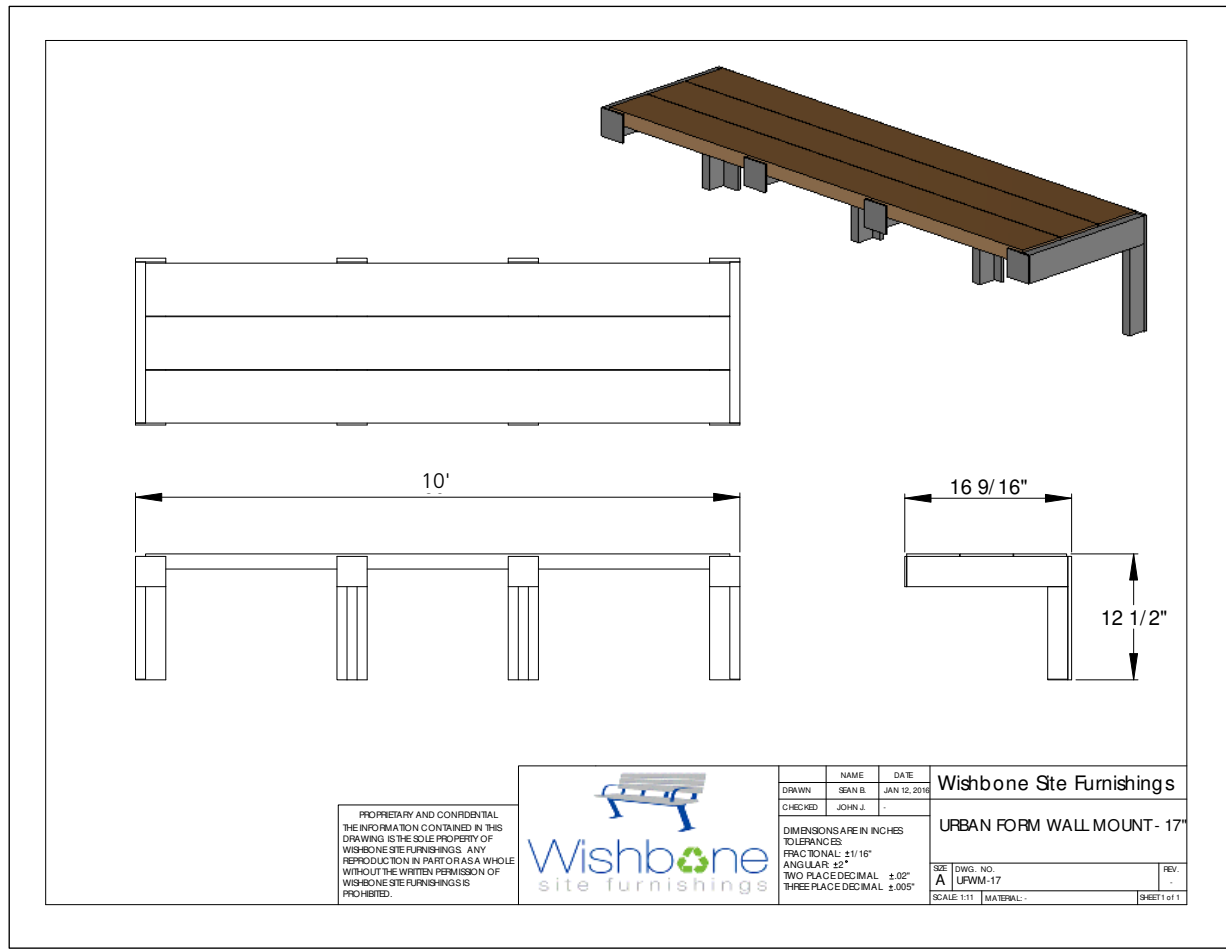
Issues	No.	Description	Date
	1	Issued for DP	2025/10/09



Product: Urban Form Backless Bench
Model: UF5B-6
Finish: Textured Powdered
Color: Walnut, Textured Silver
Qty: Refer To Plan

Available from **Wishbone**
Website: www.wishbonetd.com
Tel: (866) 626-0476

Installation: Surface Mount, Bolted Into Place
With Tamper Proof Bolts.
Refer To Manufacturer's Specifications.



Product: Urban Form Wall Mount Bench
Model: UFWM-17
Finish: Textured Powdered
Color: Walnut, Textured Silver
Qty: Refer To Plan

Available from **Wishbone**
Website: www.wishbonetd.com
Tel: (866) 626-0476

Installation: Surface Mount, Bolted Into Place
With Tamper Proof Bolts.
Refer To Manufacturer's Specifications.

17
L5.2 Freestanding Backless Bench w/o Armrests
NTS

Evansburg Express
Model: C19-Z2

Qty: 1
Colour: Available In Various Colour Schemes

Installation:
1.) Mount to c.i.p. concrete housekeeping slab as per manufacturer's specifications.
2.) To be installed by a CSA certified installer
3.) Contractor to provide certification of CSLA installation at completion of projects for all equipment and paly surfacing.
4.) Contractor to confirm with play equipment supplier the fall height and surfacing depth

Available from ImpPlay
Phone: 800.661.1462
Website: www.blueimp.com

18
L5.2 Wall Mounted Bench w/o Back and Armrests
NTS

Cloud Chaser

Model: CN-30-11

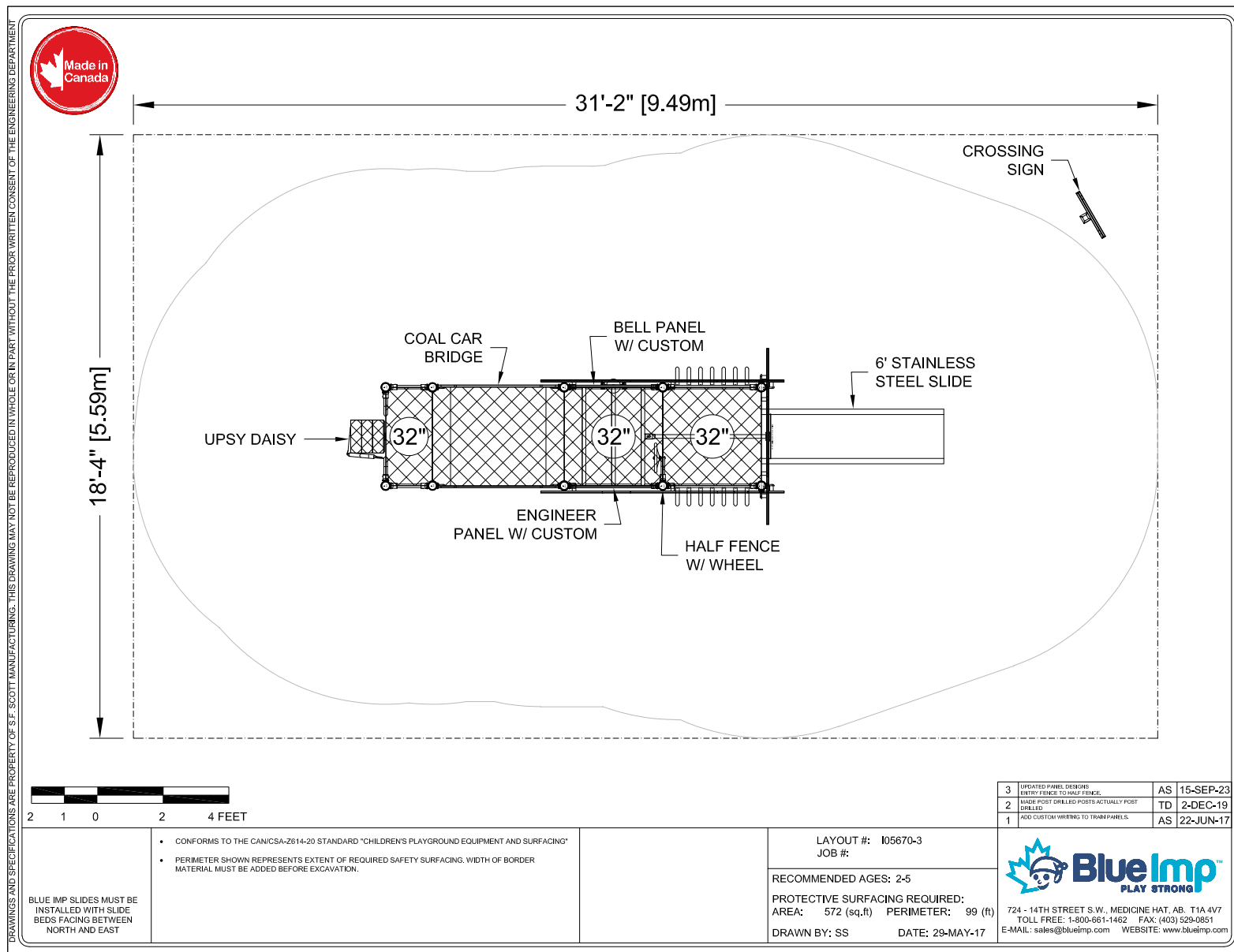
Qty: 1

Colour: Standard Colour

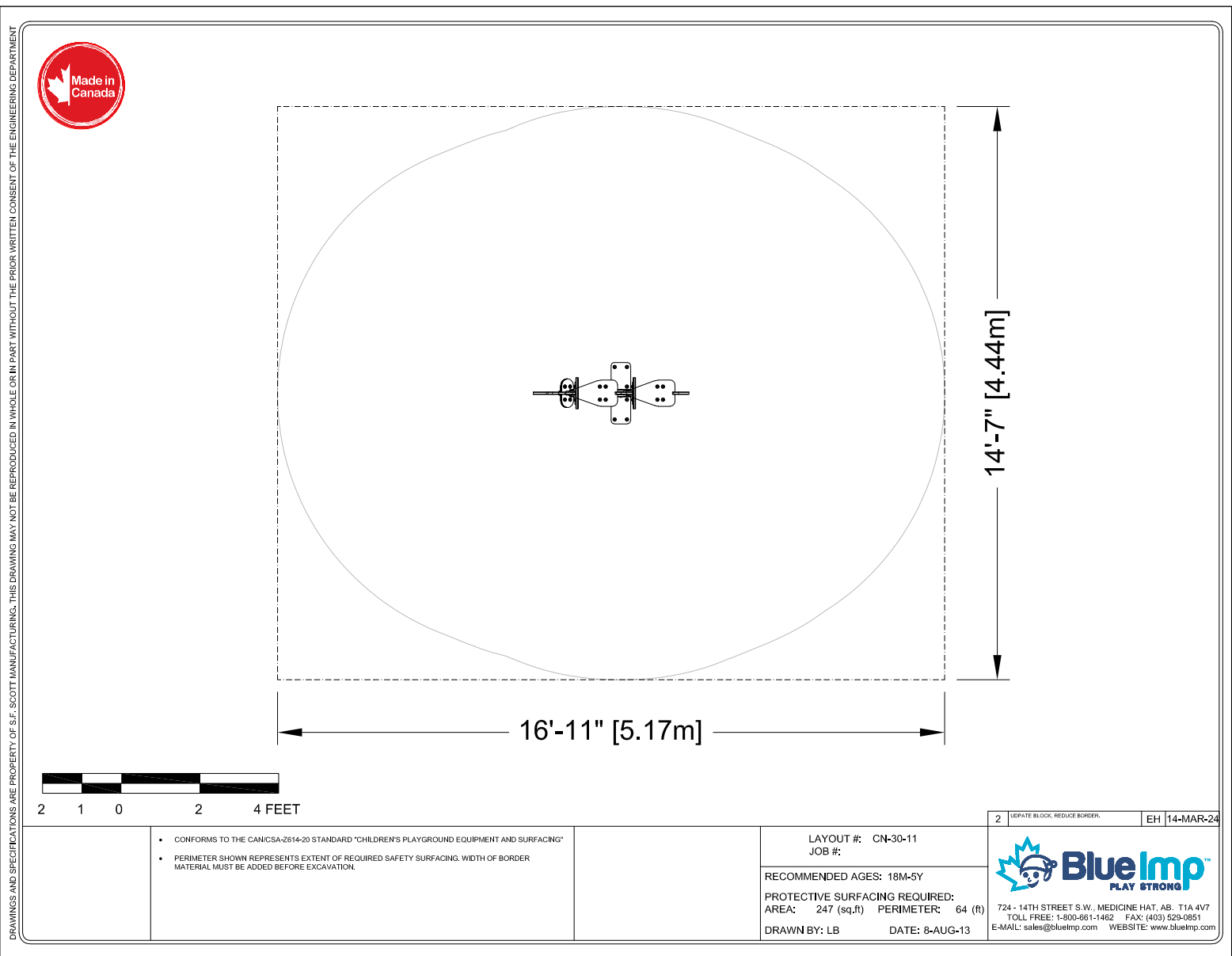
Installation:

- 1.) Mount to c.i.p. concrete housekeeping slab as per manufacturer's specifications.
- 2.) To be installed by a CSA certified installer
- 3.) Contractor to provide certification of CSLA installation at completion of projects for all equipment and paly surfacing.
- 4.) Contractor to confirm with play equipment supplier the fall height and surfacing depth

Available from ImpPlay
Phone: 800.661.1462
Website: www.blueimp.com



A - Slide



B - Spring Rider

19
L5.2 Play Structure
NTS

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Client:

TL HOUSING
SOLUTIONS

Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Landscape Details

Project North:	PN	Drawn By:	SZ
	1	Checked By:	JP
Scale:		Job No.:	25-066
Sheet No.:			



Paving



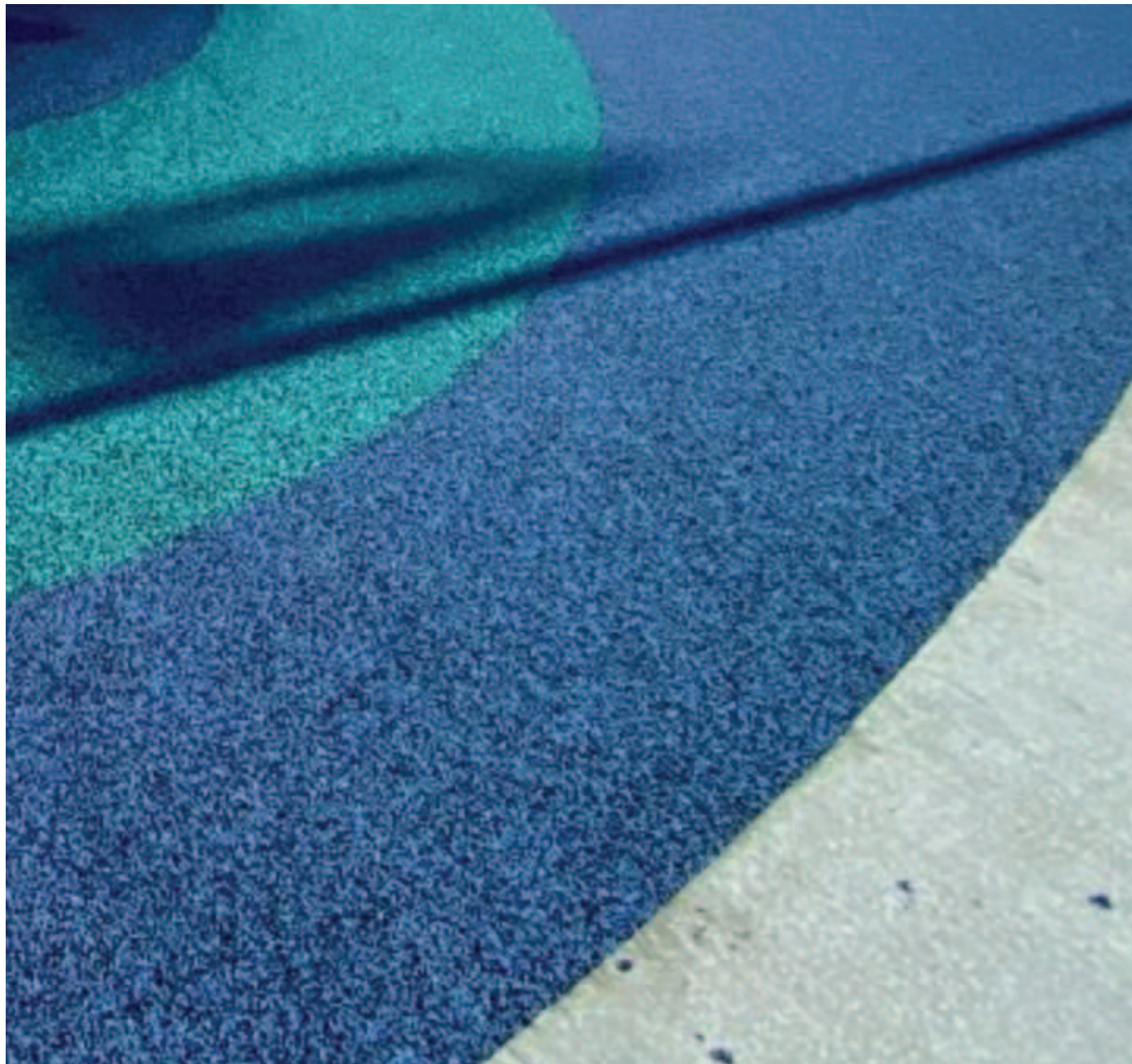
Bike Rack



Bench Seating



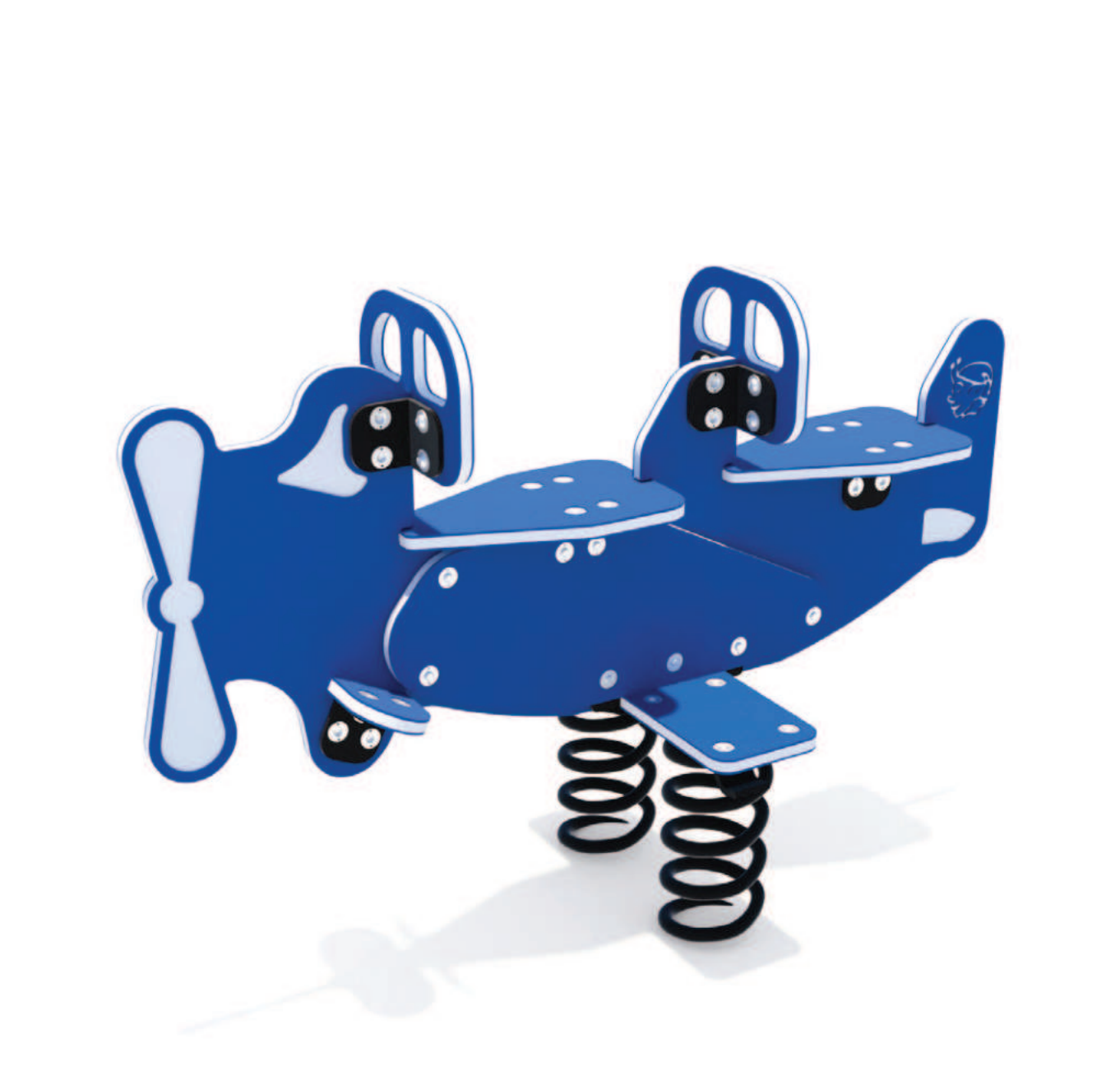
Concrete Planter



Rubber Surfacing



Play Structure-Train Themed



Play Structure-Spring Rider



Picnic Table



Urban Agriculture



Perennials+Ornamental Grasses



Flex-use lawn



Planting-Structural Trees

Issues		
No.	Description	Date
1	Issued for DP	2025/10/09

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Client:

TL HOUSING SOLUTIONS

Project Title:

GVHS Lime Bay
251 Esquimalt Rd (DA-7)

Drawing Title:

Landscape Precedent Images

Project North:	PN	Drawn By:	SZ
	1	Checked By:	JP
Scale:		Job No.:	25-066
Sheet No.:			



251 Esquimalt Road, Victoria, BC

STANTEC FILE No: 115825091
DATE: October 20, 2025

DRAWING LIST	
DWG #	DESCRIPTION
<u>CIVIL DRAWINGS</u>	
G-100	EXISTING CONDITIONS
G-101	GENERAL ARRANGEMENT PLAN
C-102	GRADING PLAN
C-104	SITE UTILITIES PLAN
C-105	STORMWATER MANAGEMENT PLAN



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Revision	By	Appd	YYYY.MM.DD

ISSUED FOR DP	CT	LV	2025.10.20
Issued	By	Appd	YYYY.MM.DD
File Name: 115825091_G100_EXISTING CONDITIONS	CT	LV	2025.10.20
	Dwn.	Dsgn.	Chkd.
			YYYY.MM.DD

Permit/Seal



Client/Project Logo

Client/Project

TL Housing Solutions Ltd

GVHS Lime Bay

251 Esquimalt Road, Victoria, BC

Title

EXISTING CONDITION

115825091 1:200

Project No.	Scale
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A	1 of 5	G-100
Revision	Sheet	Drawing No.



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Revision	By	Appd	YYYY.MM.

ISSUED FOR DP	CT	LV	2025.10.2
Issued	By	Appd	YYYY.MM.
File Name: 115825091_G101_GENERAL_ARRANGEMENT_PLAN	CT	LV	2025.10.2
Dwn.	Dsgn.	Chkd.	YYYY.MM.

Permit/Seal



Client/Project Logo

Client/Project

TL Housing Solutions Ltd

GVHS Lime Bay

251 Esquimalt Road, Victoria, BC

Title

GENERAL ARRANGEMENT PLAN

115825091 1:200

Project No.	Scale
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A 2 of 5 G-101

Revision	Sheet	Drawing No.
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GENERAL ARRANGEMENT NOTES:

1. THE SITE PLAN REFLECTS PROPOSED FRONTAGE IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT APPLICATION DA-8. EXISTING CONDITIONS ALONG ESQUIMALT ROAD ARE NOT SHOWN.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON UNDERGROUND PARKING. THE DA-8 CONCEPT DRAWING ILLUSTRATES THE ABOVE-GRADE PARKING LAYOUT ONLY.
3. DRIVEWAY ACCESS IS INCLUDED AS PART OF DA-8 AND CONNECTS DIRECTLY TO ESQUIMALT ROAD. TEMPORARY ACCESS WILL BE PROVIDED THROUGH THE DA-8 PARCEL DURING CONSTRUCTION.
4. BICYCLE STORAGE DETAILS ARE PROVIDED IN THE ARCHITECTURAL DRAWINGS.





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Revision By Appd YYYY.MM.DD

ISSUED FOR DP	CT	LV	2025.10.20
Issued	By	Appd	YYYY.MM.DD
File Name: 115825091_C102_GRADING_PLAN	CT	LV	2025.10.20
	Dwn.	Dsgn.	Chkd.
			YYYY.MM.DD

Permit/Seal



Client/Project Logo

Client/Project

TL Housing Solutions Ltd

GVHS Lime Bay

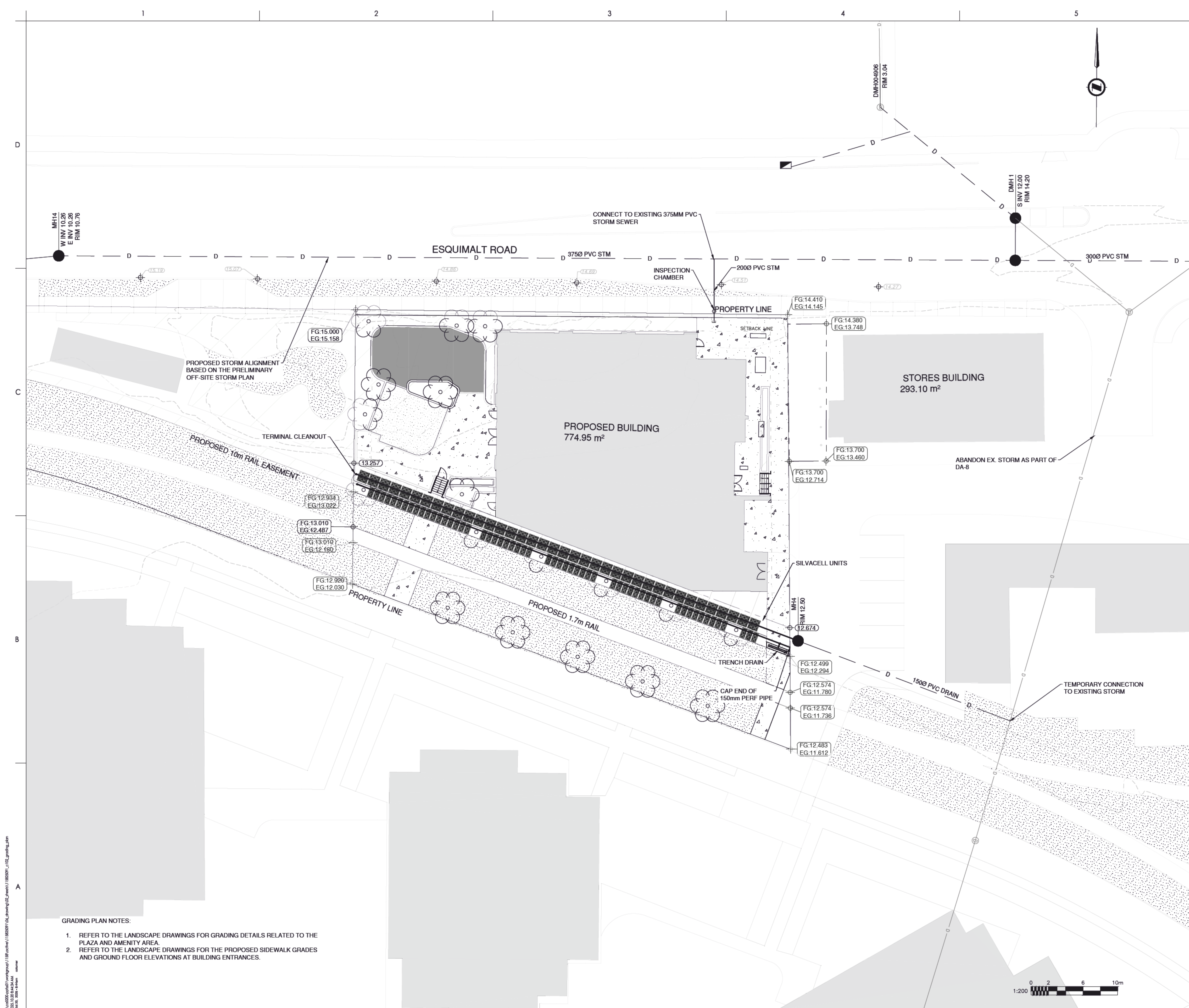
251 Esquimalt Road, Victoria, BC

Title

GRADING PLAN

115825091	1:200
Project No.	Scale

A	3 of 5	C-102
Revision	Sheet	Drawing No.



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LEGEND

	PROPOSED WATER
	EXISTING WATER
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED STORM
	EXISTING STORM
	PROPOSED STORM MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	INSPECTION CHAMBER
	GATE VALVE
	FIRE HYDRANT

Revision By Appd YYYY.MM.DD

ISSUED FOR DP	CT	LV	2025.10.20
Issued	By	Appd	YYYY.MM.DD
File Name: 115825091_C104_UTILITIES_PLAN	CT	LV	2025.10.20
	Dwnl.	Dsgn.	Chkd.

Permit/Seal



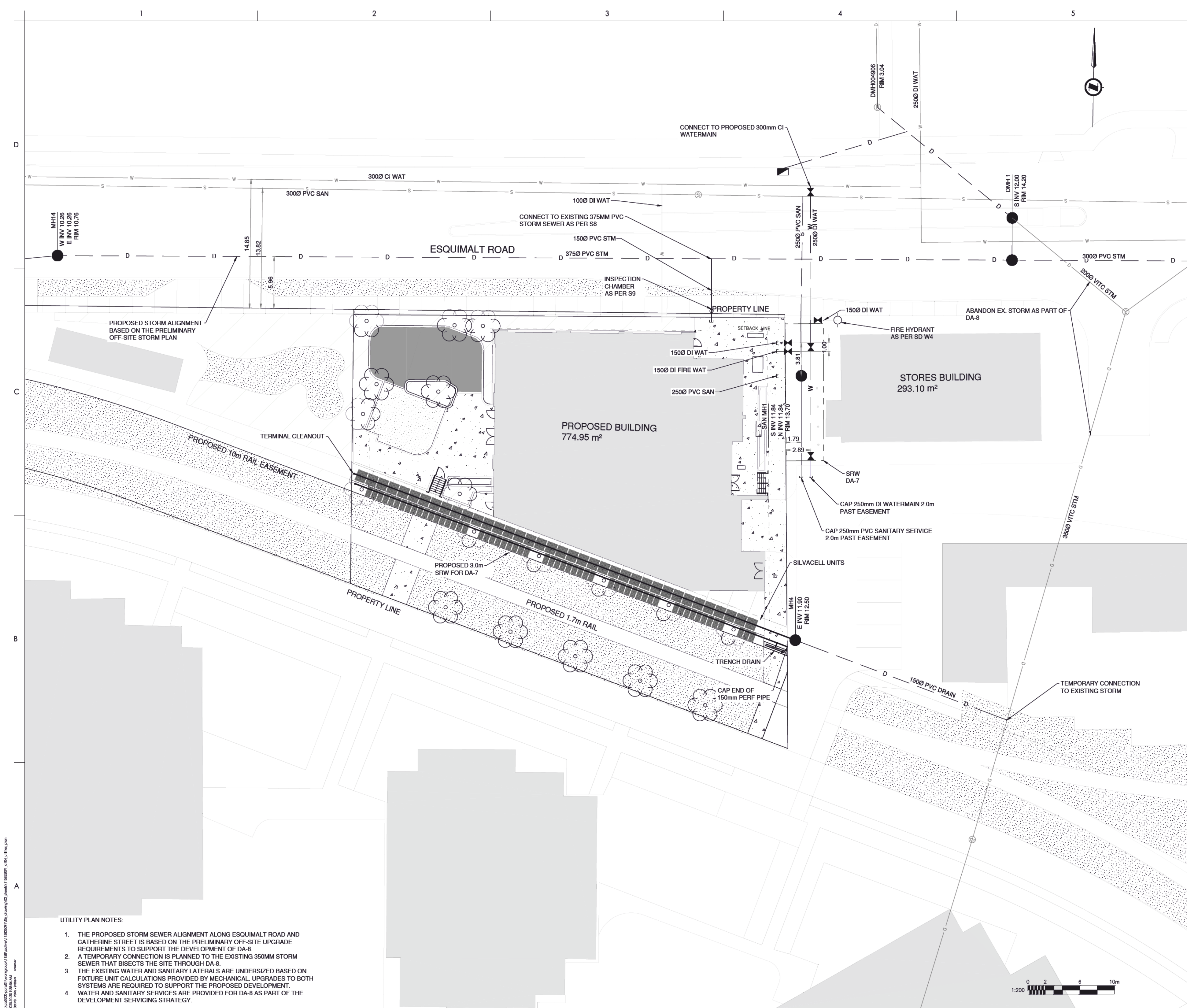
Client/Project Logo

Client/Project
TL Housing Solutions Ltd
GVHS Lime Bay

251 Esquimalt Road, Victoria, BC
Title

UTILITIES PLAN

115825091	1:200
Project No.	Scale
A	4 of 5
Revision	Sheet
	C-104
	Drawing No.



UTILITY PLAN NOTES:

1. THE PROPOSED STORM SEWER ALIGNMENT ALONG ESQUIMALT ROAD AND CATHERINE STREET IS BASED ON THE PRELIMINARY OFF-SITE UPGRADE REQUIREMENTS TO SUPPORT THE DEVELOPMENT OF DA-8.
2. A TEMPORARY CONNECTION IS PLANNED TO THE EXISTING 350MM STORM SEWER THAT BISECTS THE SITE THROUGH DA-8.
3. THE EXISTING WATER AND SANITARY LATERALS ARE UNDERSIZED BASED ON FIXTURE UNIT CALCULATIONS PROVIDED BY MECHANICAL. UPGRADES TO BOTH SYSTEMS ARE REQUIRED TO SUPPORT THE PROPOSED DEVELOPMENT.
4. WATER AND SANITARY SERVICES ARE PROVIDED FOR DA-8 AS PART OF THE DEVELOPMENT SERVICING STRATEGY.



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Revision	By	Appd	YYYY.MM.D

ISSUED FOR DP	CT	LV	2025.10.2
Issued	By	Appd	YYYY.MM.D
File Name: 115825091_C105_STORMWATER_MANAGEMENT_PLA	LV		2025.10.2
Dwn.	Dsgn.	Chkd.	YYYY.MM.D

Permit/Seal



Client/Project Logo

Client/Project

TL Housing Solutions Ltd

GVHS Lime Bay

251 Esquimalt Road, Victoria, BC

Title

STORMWATER MANAGEMENT PLAN

115825091	1:200
Project No.	Scale

A	5 of 5	C-105
Revision	Sheet	Drawing No.

