



PROJECT LOCATION (NTS)



PROJECT LOCATION (NTS)

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- L5.01 Sections
- L6.01 Details

Civil

- C01 Preliminary Servicing Plan

PROJECT CONTACTS

OWNER

Empresa Properties
204 - 655 Tyee Road
Victoria, BC

Contact:
Karl Robertson
krobertson@empresaproperties.com

ARCHITECT

Cascadia Architects
101-804 Broughton Street
Victoria, BC
250.590.3223

Greg Damant, Architect AIBC,
LEED® AP, MRAIC
greg@cascadiaarchitects.ca

STRUCTURAL ENGINEER

RJC Engineers
330-1515 Douglas Street,
Victoria, BC
250.386.7794

Leon Plett, P.Eng., Struct. Eng.,
MIStructE, LEED® AP
lplett@rjc.ca

ELECTRICAL ENGINEER

E2 Engineering
530 Herald St
Victoria, BC

Contact:
Ricky Duggal, P.Eng
ricky.duggal@e2eng.ca

LANDSCAPE ARCHITECT

Biophilia design collective
1608 Camosun St

Contact: Bianca Bodley
bianca@biophilialcollective.ca

CIVIL

J.E. Anderson & Associates
4212 Glanford Avenue
Victoria, BC
250.727.2214

Contact: Ross Tuck, P.Eng
rtuck@jeanderson.com



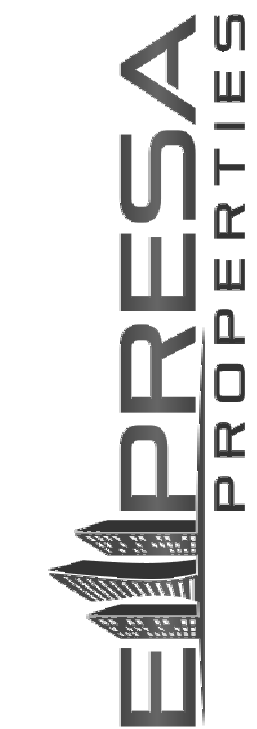
CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

May 2, 2024



EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC
TURNER SITE
October 12, 2023

Project #	Date	Revision
2305	October 12, 2023	2024-05-01
Sheet #	A000	



CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca



1 Street Level View from South on Richmond
SCALE = 1 : 1



2 Street Level View from North on Richmond
SCALE = 1 : 1



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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0.00"

Project North

TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Renderings / 3D Drawings

Date
2024-05-01 2:41:19 PM

Scale
As indicated

Project #
2305

REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024-05-01
BRITISH COLUMBIA

Revision
2024.05.01

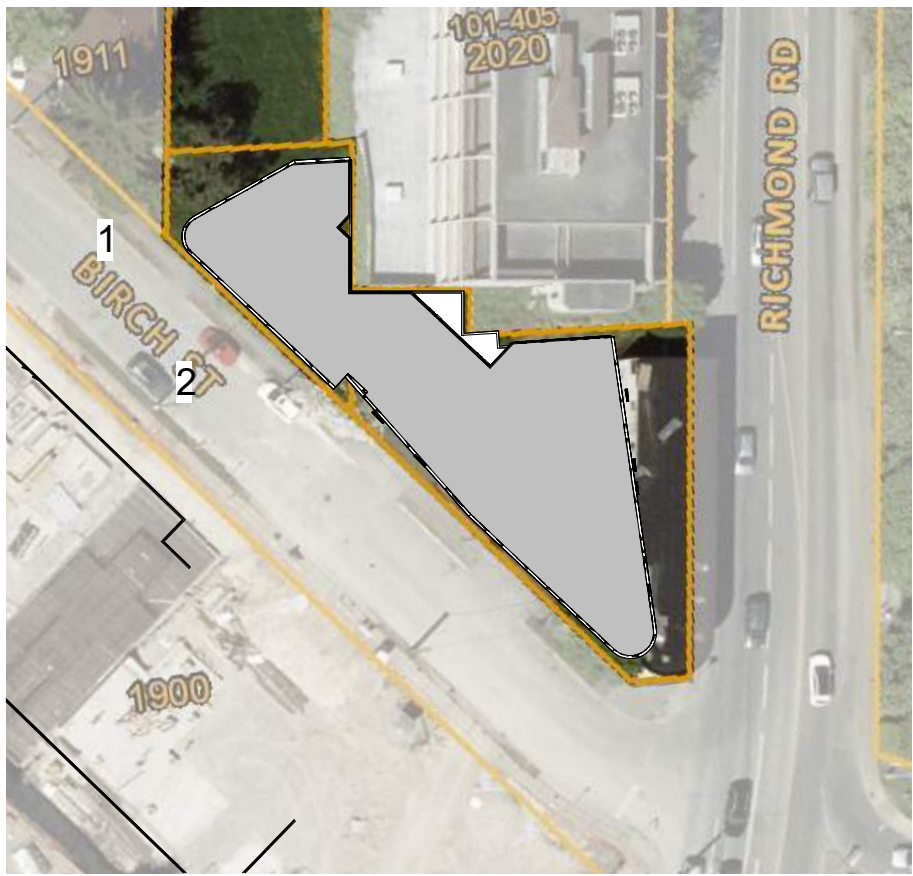
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Sheet #
A010

C:\Users\jld\Documents\2305 Turner Site\Concepts_VLM\Cascade.rvt



1 Birch-North Corner View
SCALE = 1 : 1



2 Birch Street Residential Entry
SCALE = 1 : 1

4	DP Rezoning Resubmission 2	2024.05.01
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NO.	DESCRIPTION	DATE



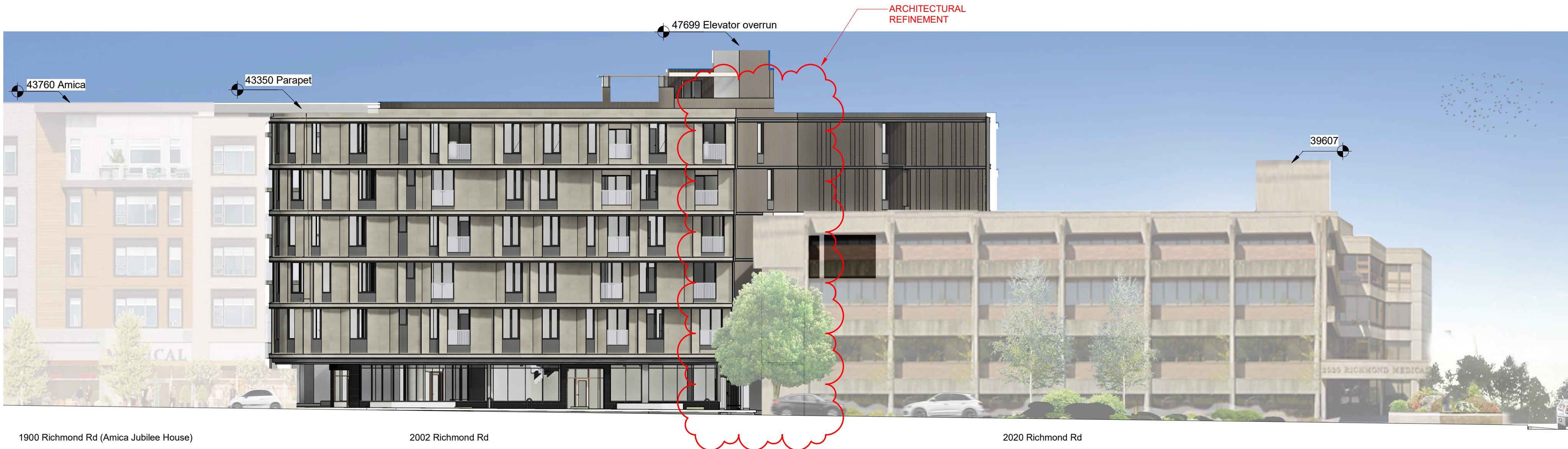
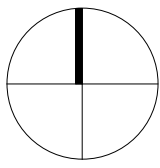
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TURNER SITE		
0.00" Project North		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name Renderings / 3D Drawings		
Date	2024-05-01 2:41:20 PM	
Scale	As indicated	Project # 2305
REGISTERED ARCHITECT GREGORY L.F. DAWSON 2024-05-01 BRITISH COLUMBIA		Revision 2024.05.01 4
		Sheet # A011



1 Birch Street Elevation - Context
SCALE = 1 : 200



2 Richmond Context Building Elevations
SCALE = 1 : 200

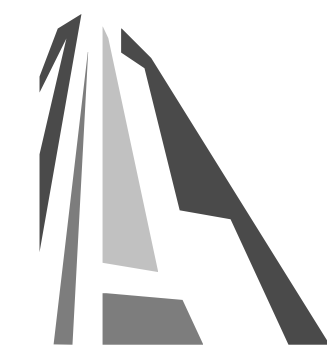


3 Context Section through birch street
SCALE = 1 : 200



4 Context Section through richmond road
SCALE = 1 : 200

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Street Elevation & Section

Date
2024-05-01 2:42:06 PM

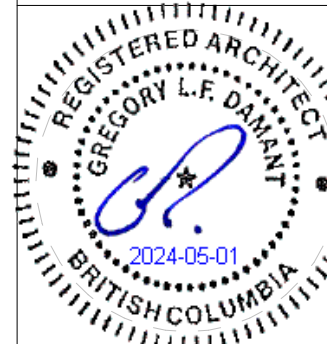
Scale
As indicated

Project #
2305

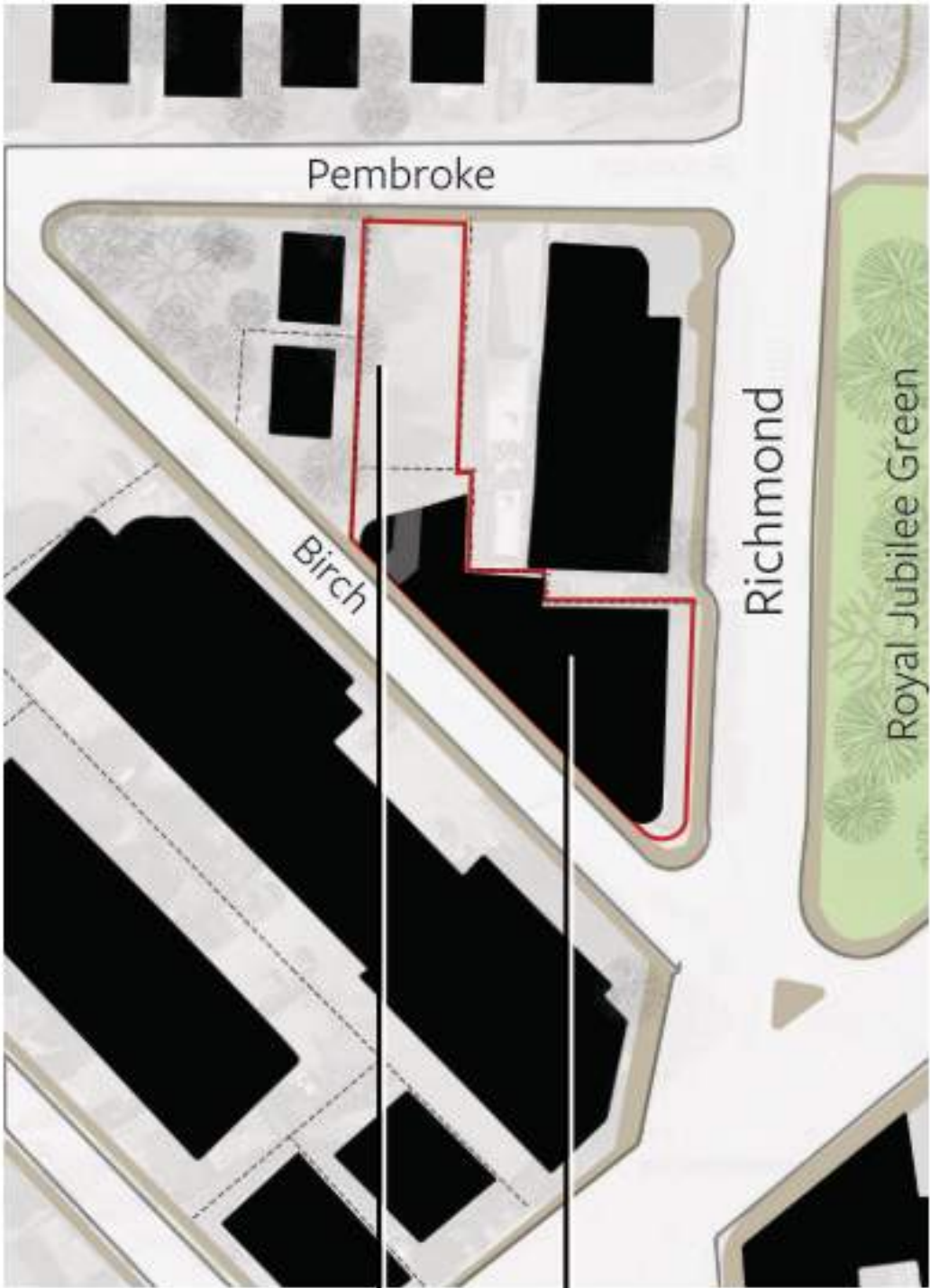
Revision
2024.05.01

4

Sheet #
A012



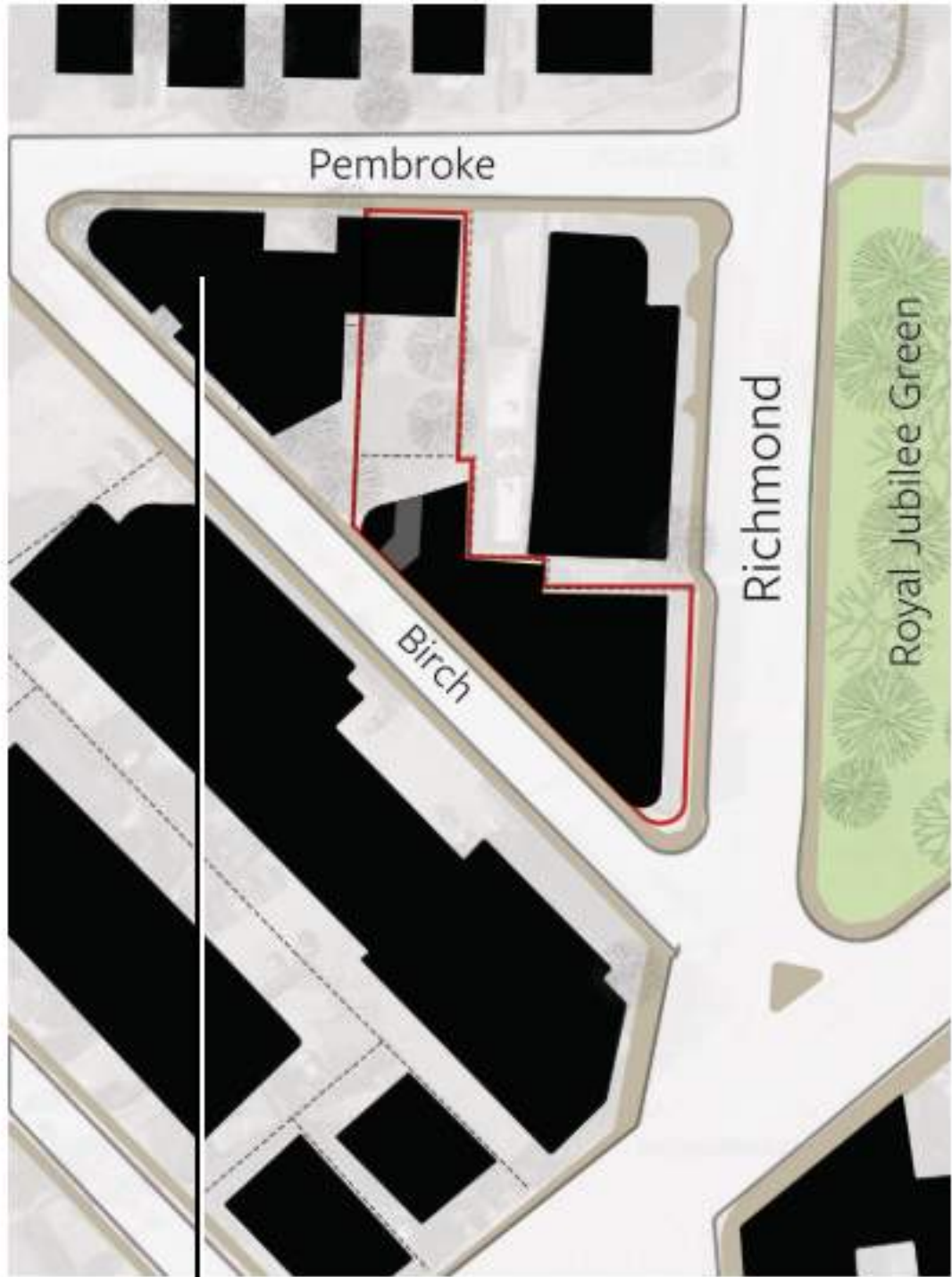
1 Layout of the Buildings



Transitional Condition - Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.

Urban Condition - Concentrate the 6 storey building on the village side.

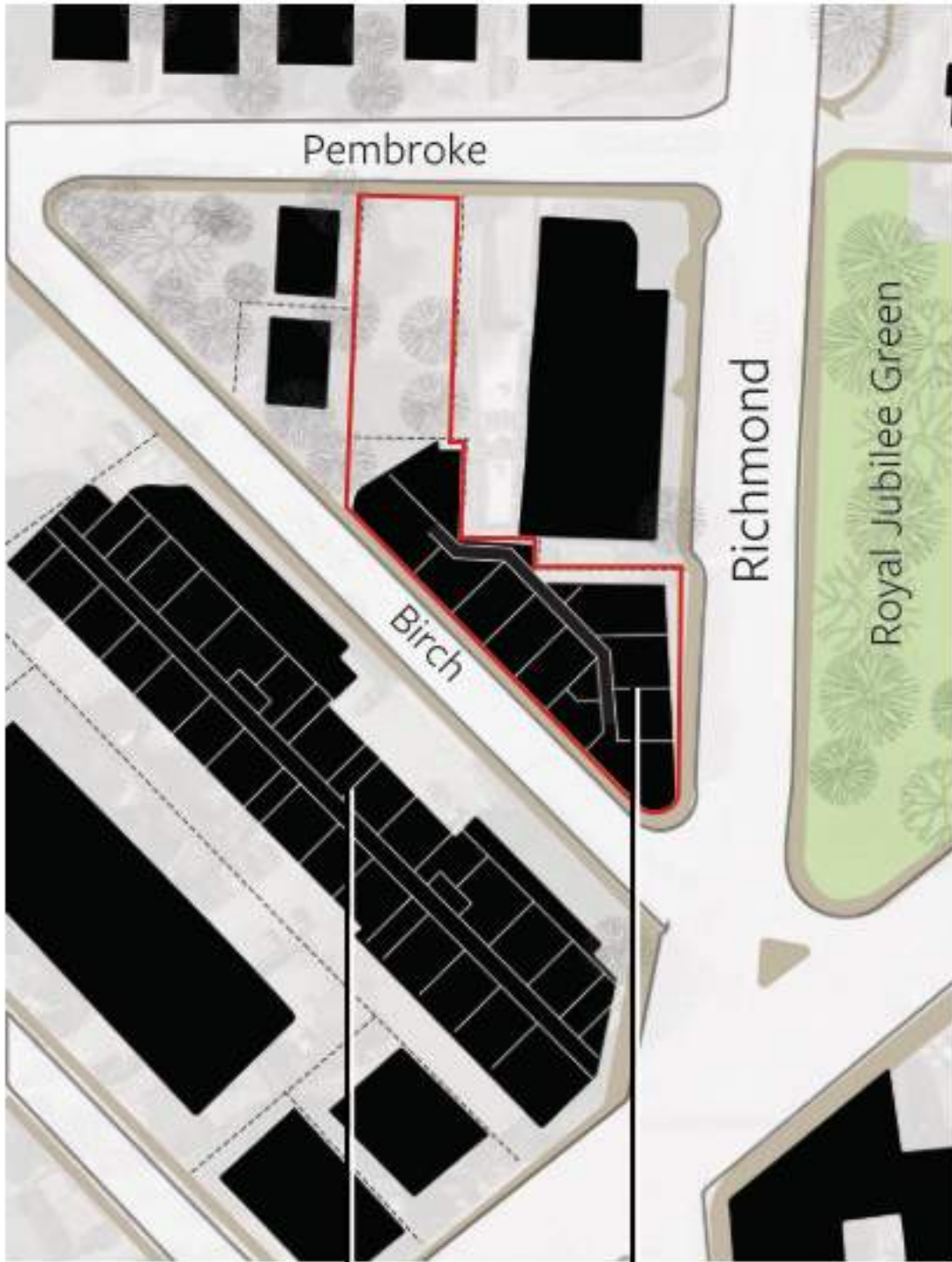
2 Future of the Neighbourhood



Transitional Condition - Future buildings could transition from the urban condition to the single family houses to the north across pembroke.

NOTE: West properties are under seperate ownership and the future of those sites is unknown.

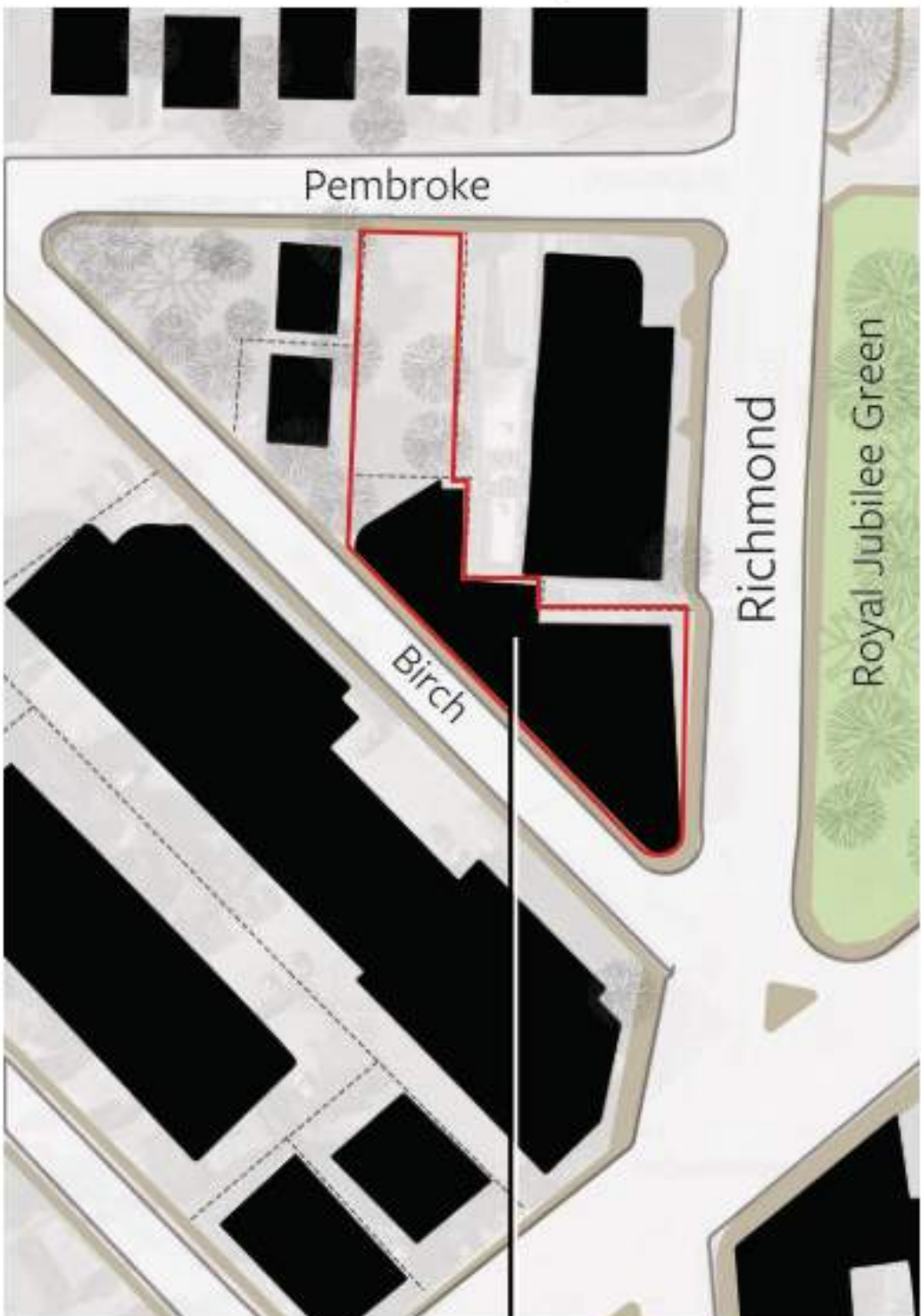
3 Viable floor plates



Conventional residential building layout on a typical city lot.
- Setbacks are possible

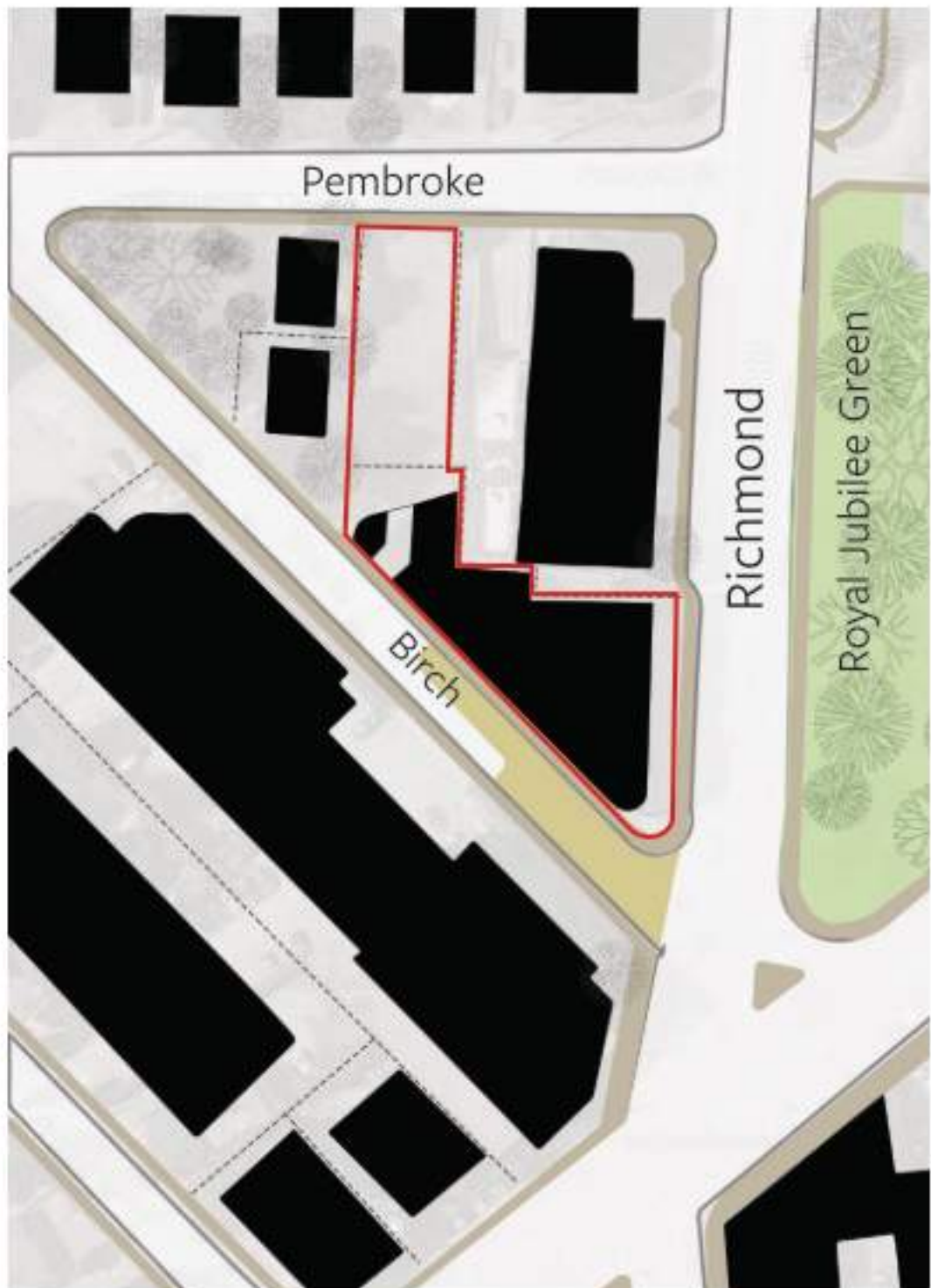
Constrained layout on compressed triangular site pushes the building to the property lines.

4 Density



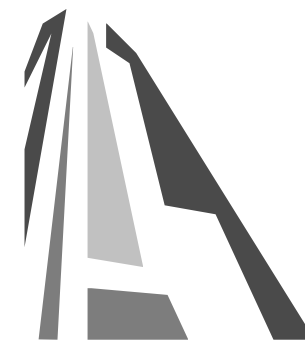
Density is a product of site geometry and OCP height vision of 6 storeys for an urban residential site.

5 Project Priorities



Forming part of Jubilee village, the introduction of a pedestrian plaza at the southern end of Birch street will provide a destination public space for the neighbourhood. The Turner family has been associated with this site for over 100 years, and the plaza is proposed to carry their name.

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Site Strategy

Date
2024-05-01 2:42:06 PM

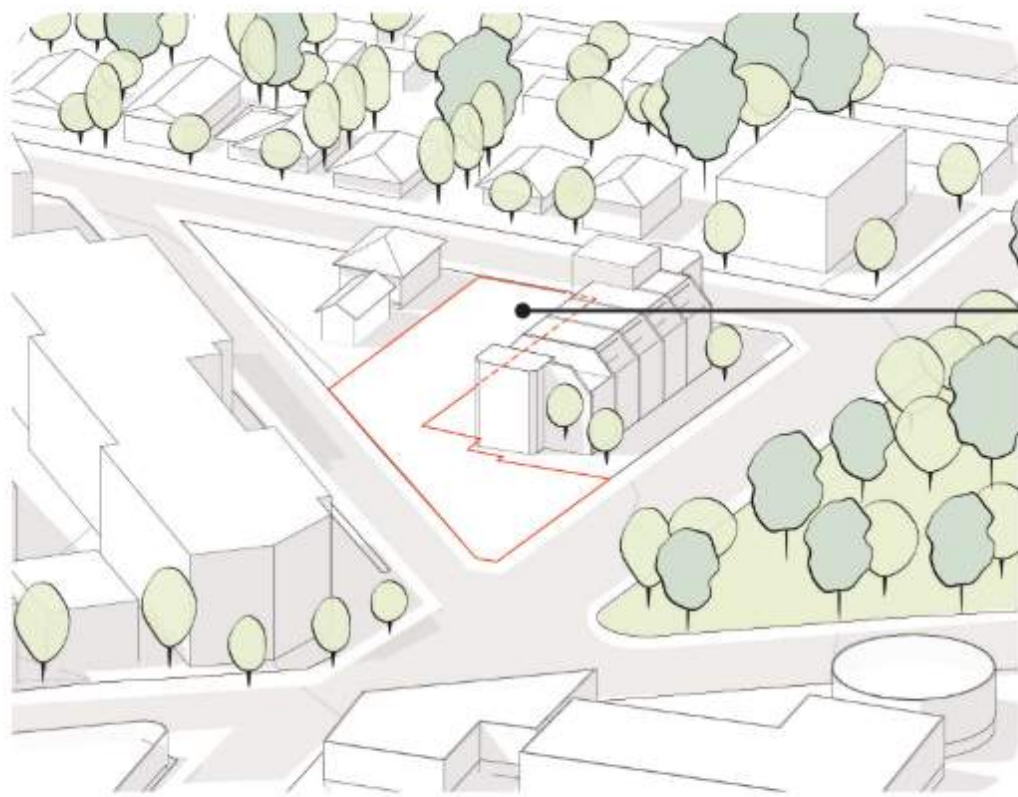
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Project #
2305

Revision
2024.05.01
4

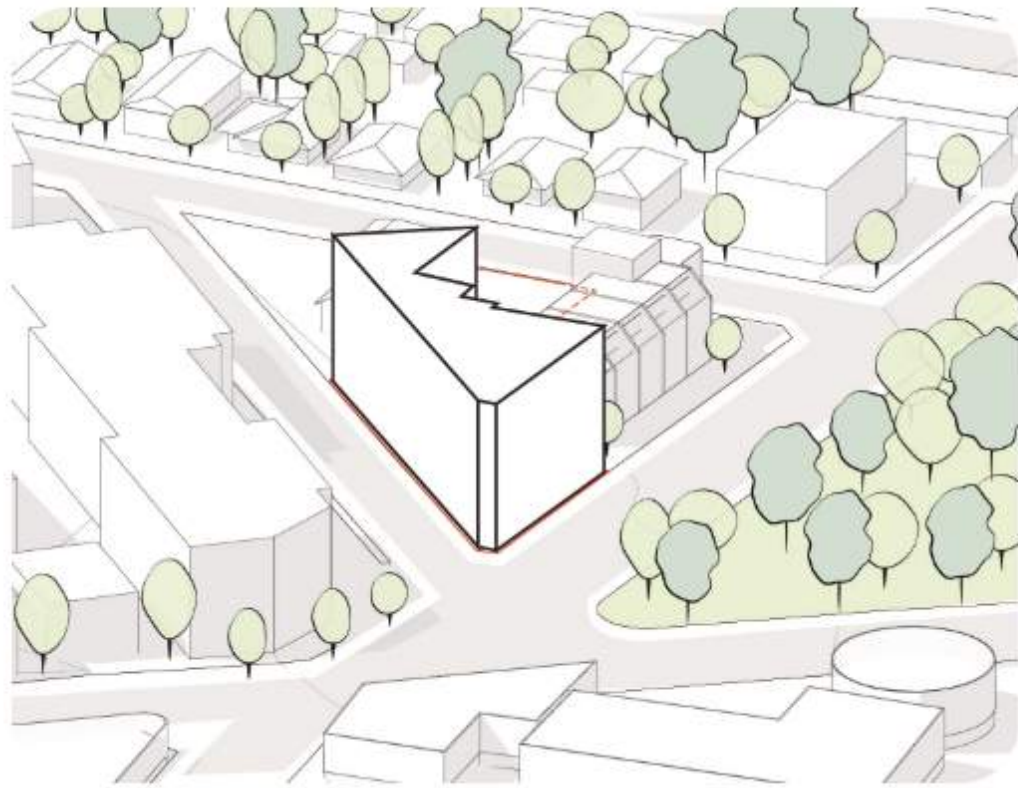
Sheet #
A013





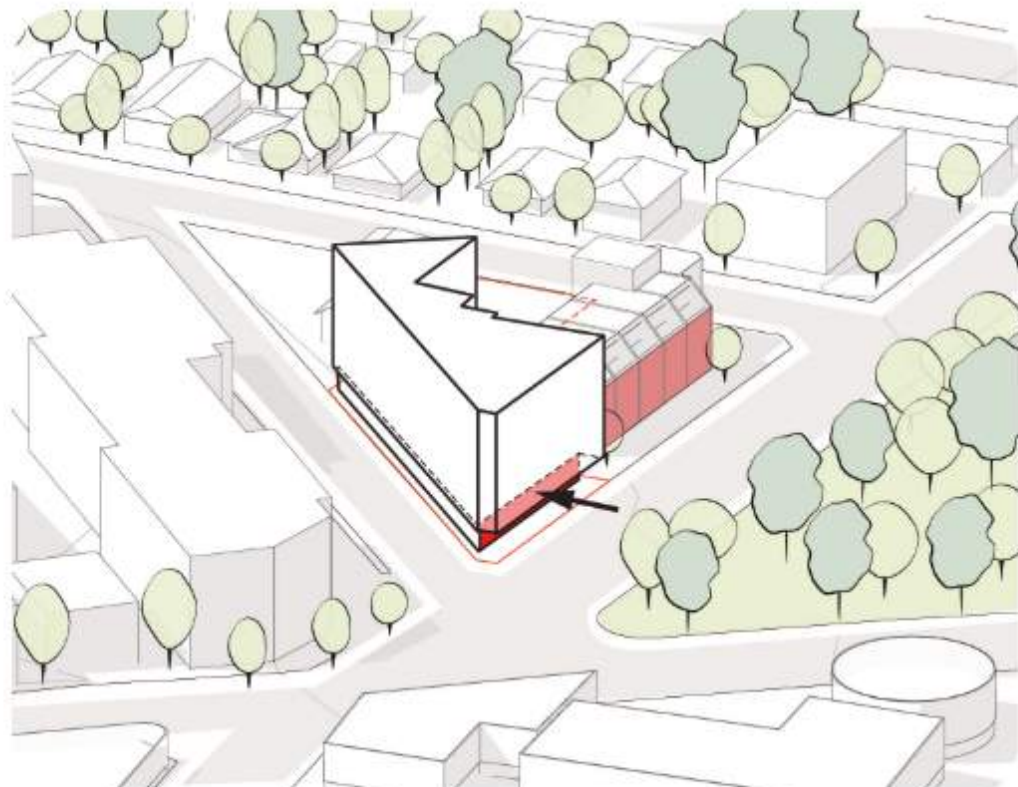
Massing Logic Step 1
Site Constraints

- Transitional Condition - Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.
- FSR : OCP - 2:1
Proposed - 2.95:1



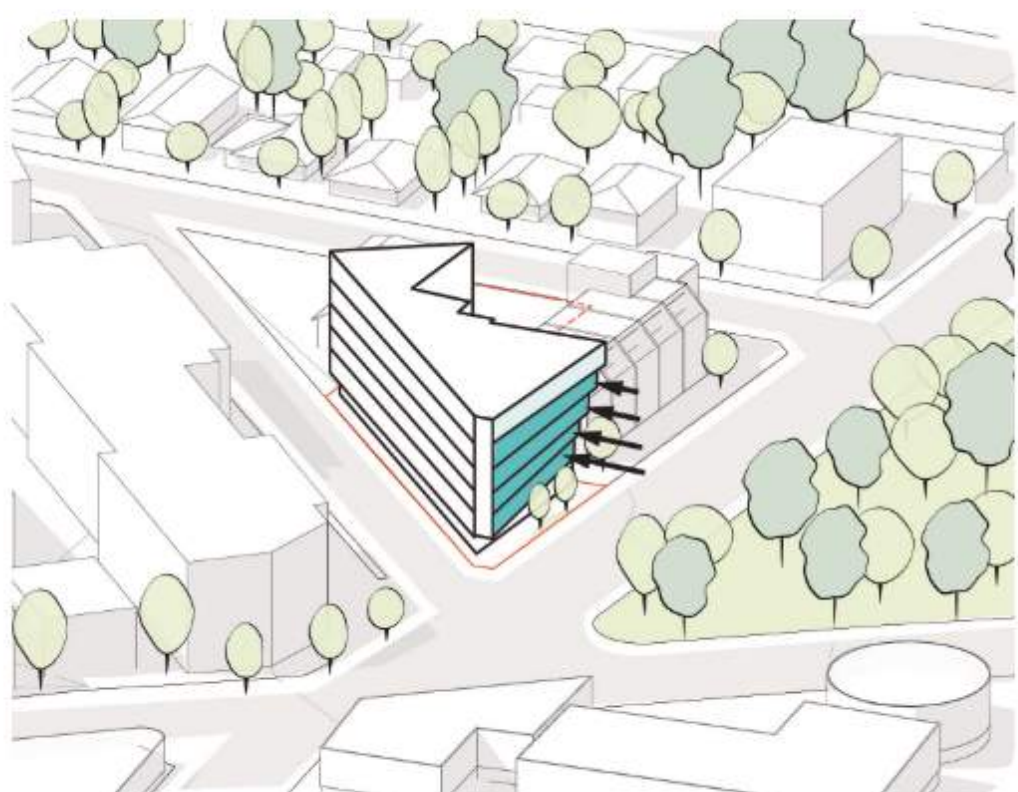
Massing Logic Step 2
Massing

- Urban Condition - Concentrate the 6 storey building on the village side.
- Constrained layout on compressed triangular site pushes the building to the property lines.



Massing Logic Step 3
Relief

- Align ground-floor setbacks with neighbouring buildings



Massing Logic Step 4
Extension

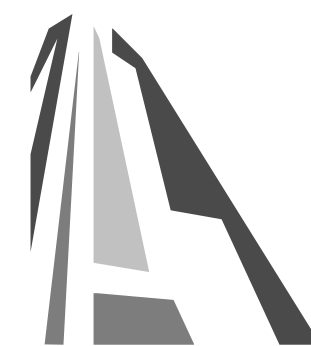
- The architectural design features floor plates that fan from adjacent street wall to street edge.



Massing Logic Step 5
Public space

- Introduce Public plaza

4	DP Rezoning Resubmission 2	2024.05.01
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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Massing Diagram

Date
2024-05-01 2:42:07 PM

Scale
1 : 1

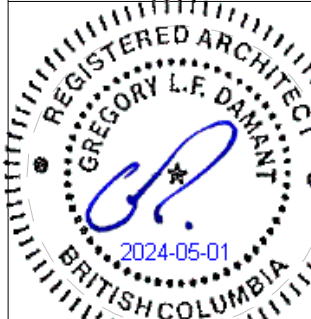
Project #
2305

Revision
2024.05.01

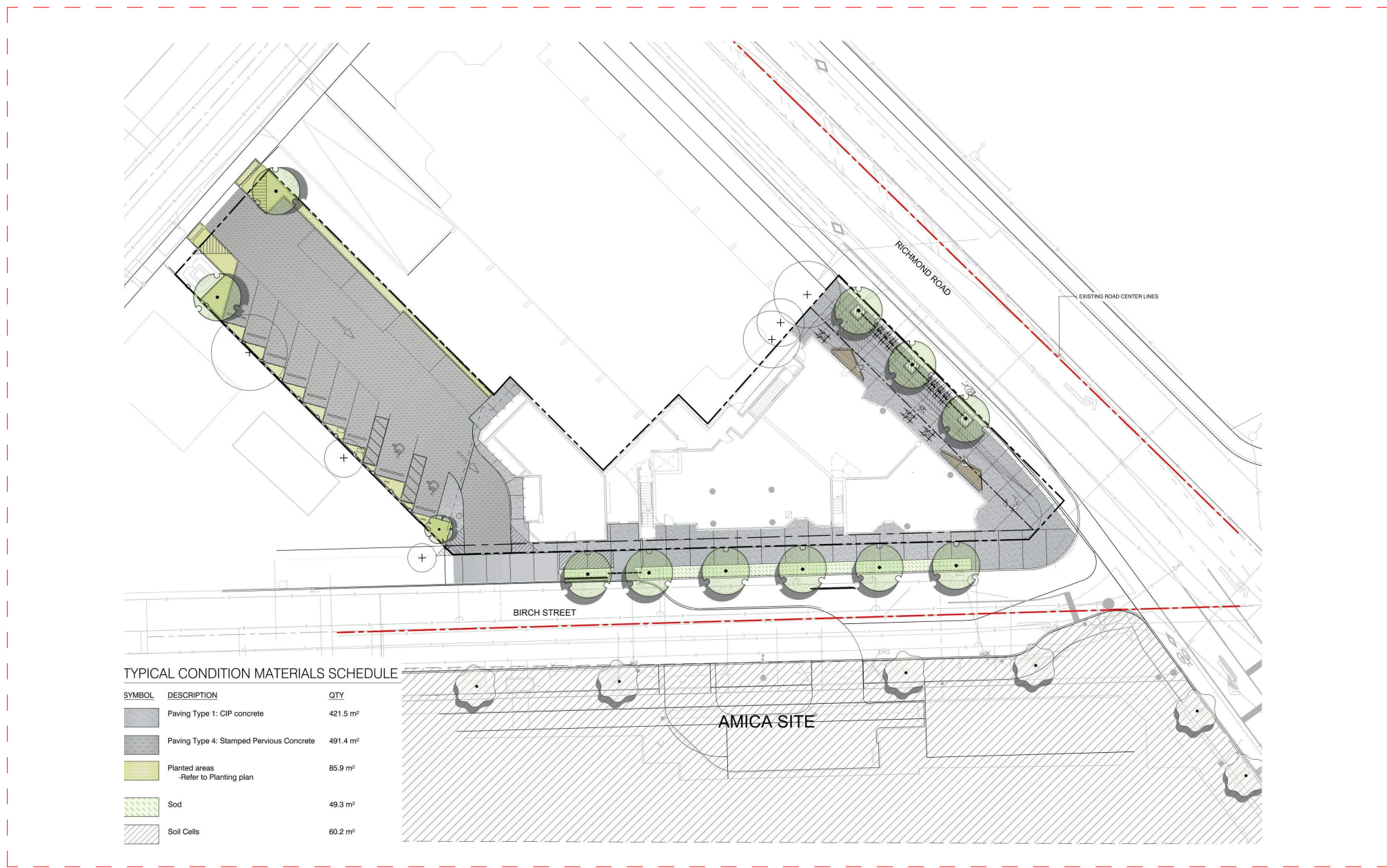
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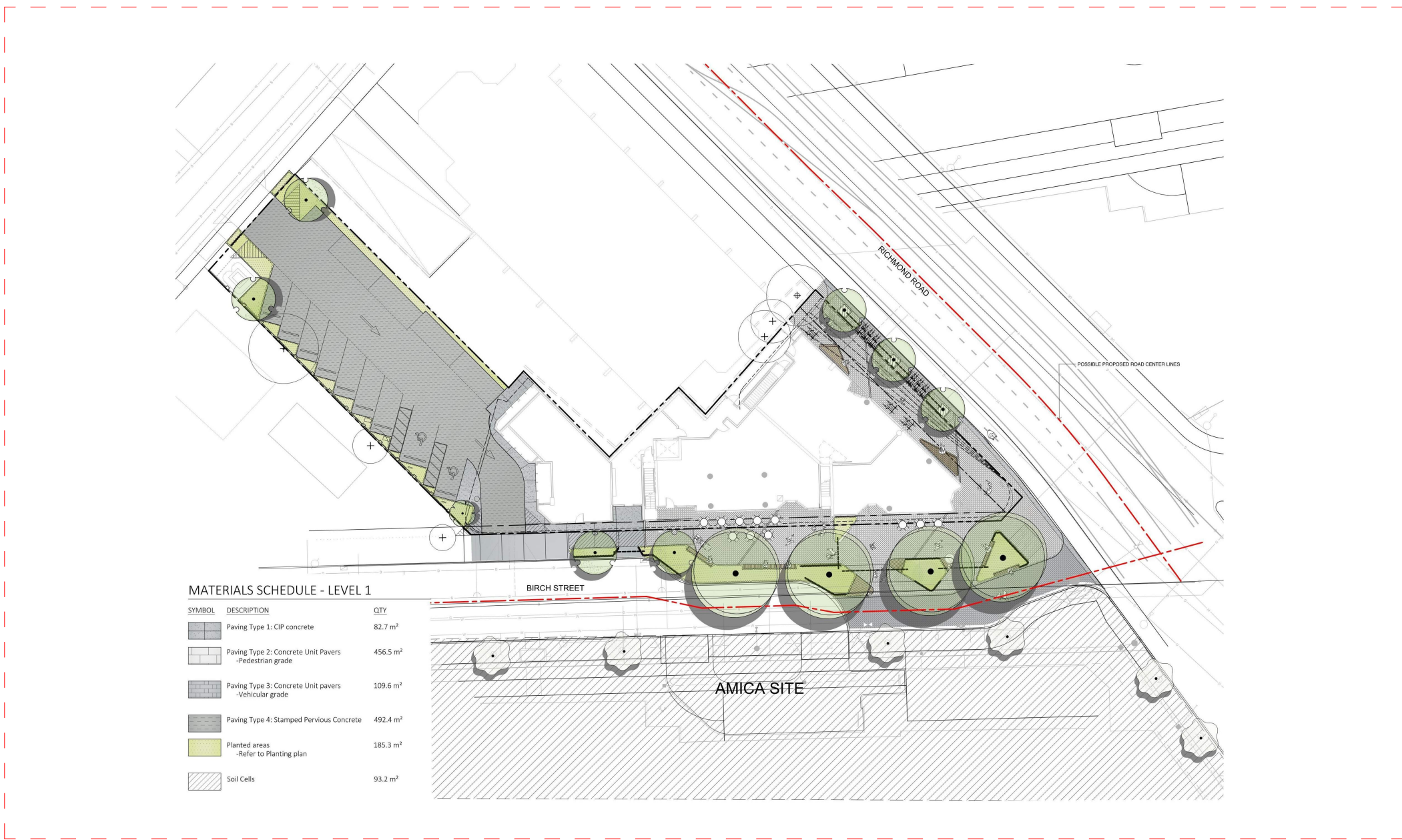
A014



Birch street pedestrian plaza is proposed as a joint effort between Empresa Properties and the City of Victoria. A conventional frontage improvement is shown on the left, and the public plaza is shown on the right. Refer to the cost sharing proposal in the Letter to the Mayor from Empresa properties, accompanying this application



Conventional frontage improvements to centreline of R.O.W, per City of Victoria standards.



Birch street closure and conversion to public plaza. This design represents on-going collaboration between the applicant and the City of Victoria. Design is subject to change through the ongoing collaborative process.

NO.	DESCRIPTION	DATE
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TURNER SITE

30.00'

Project North

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name

Plaza Proposal

Date

October 12, 2023

Scale

Project #

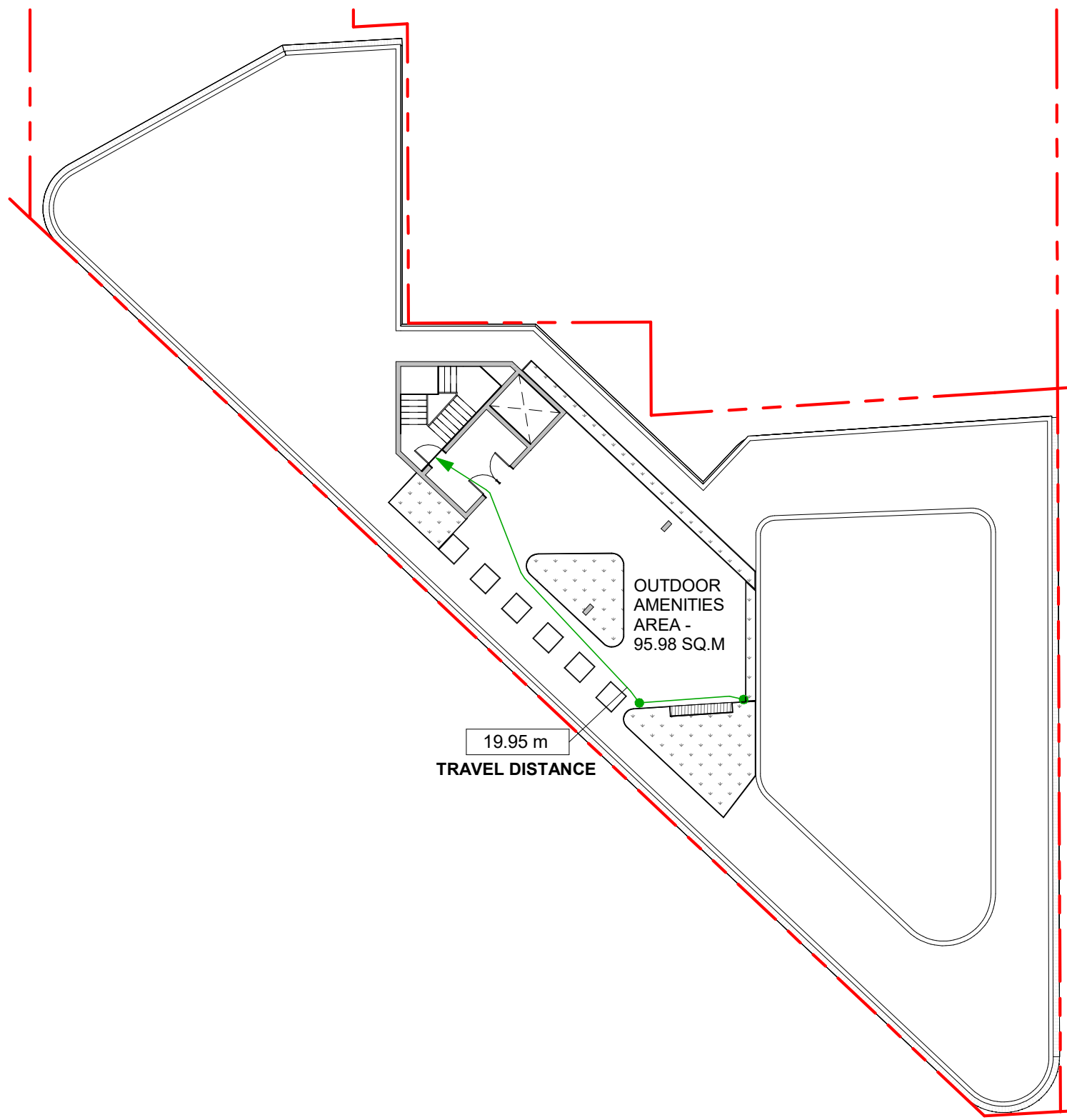
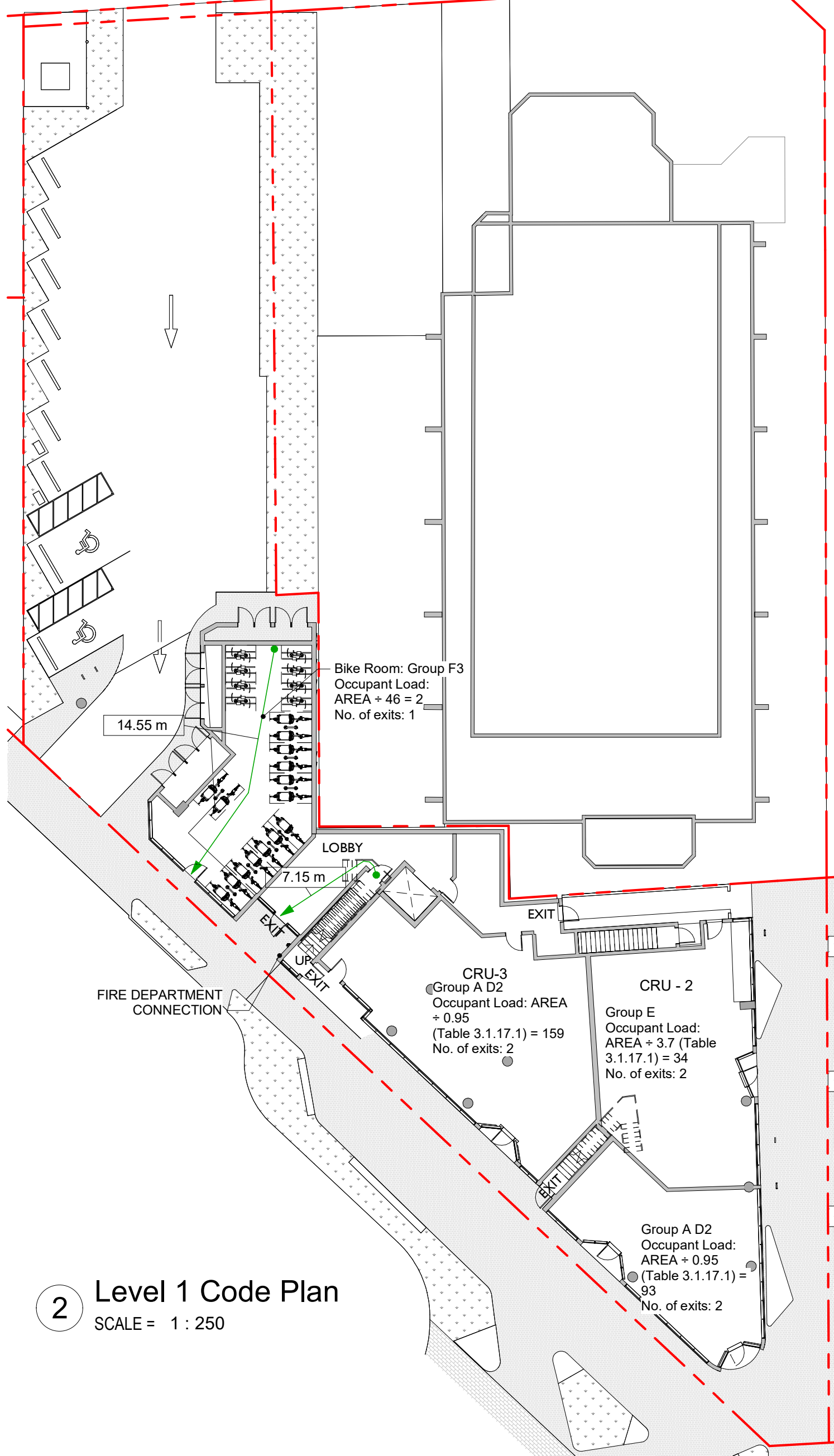
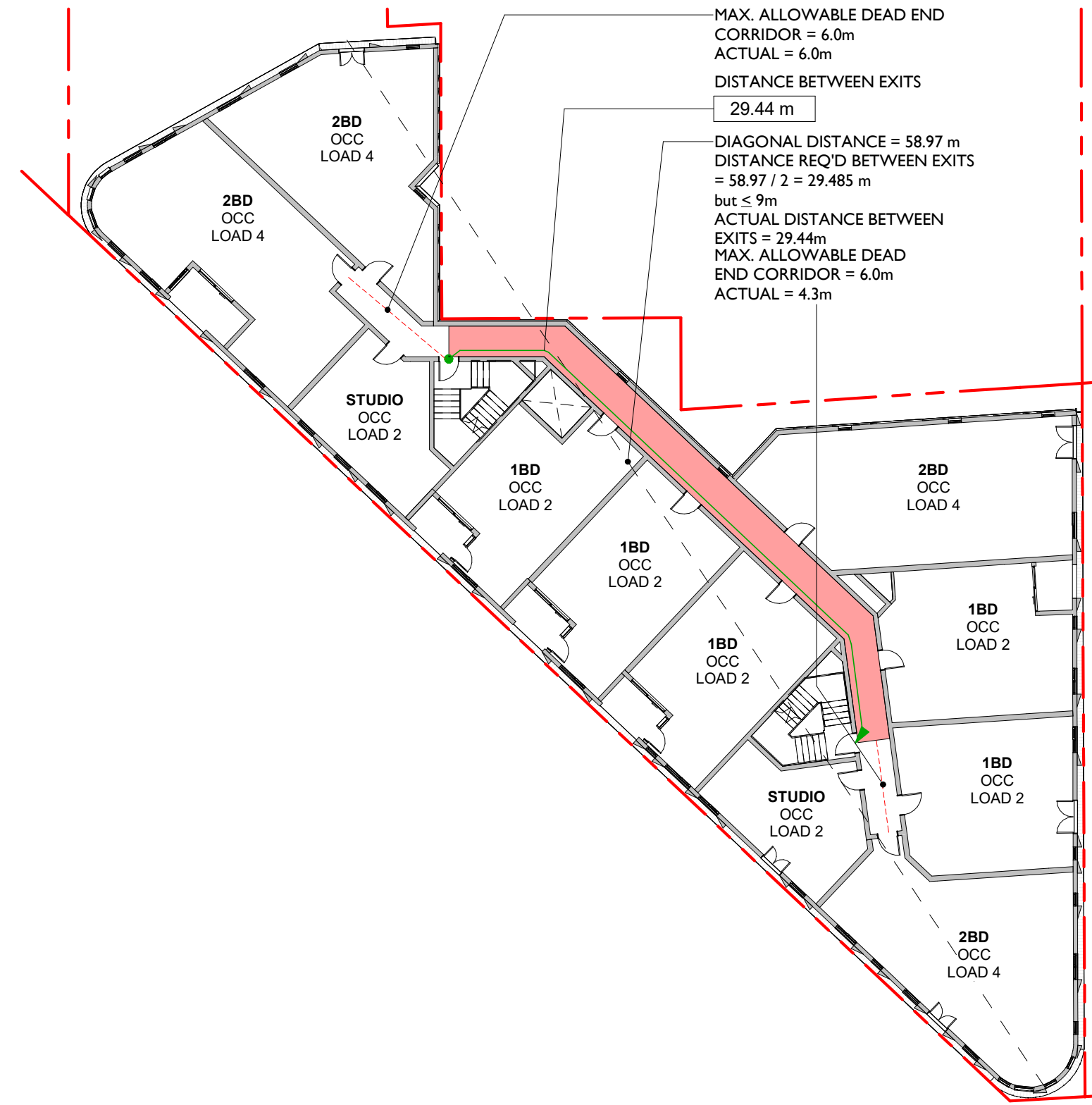
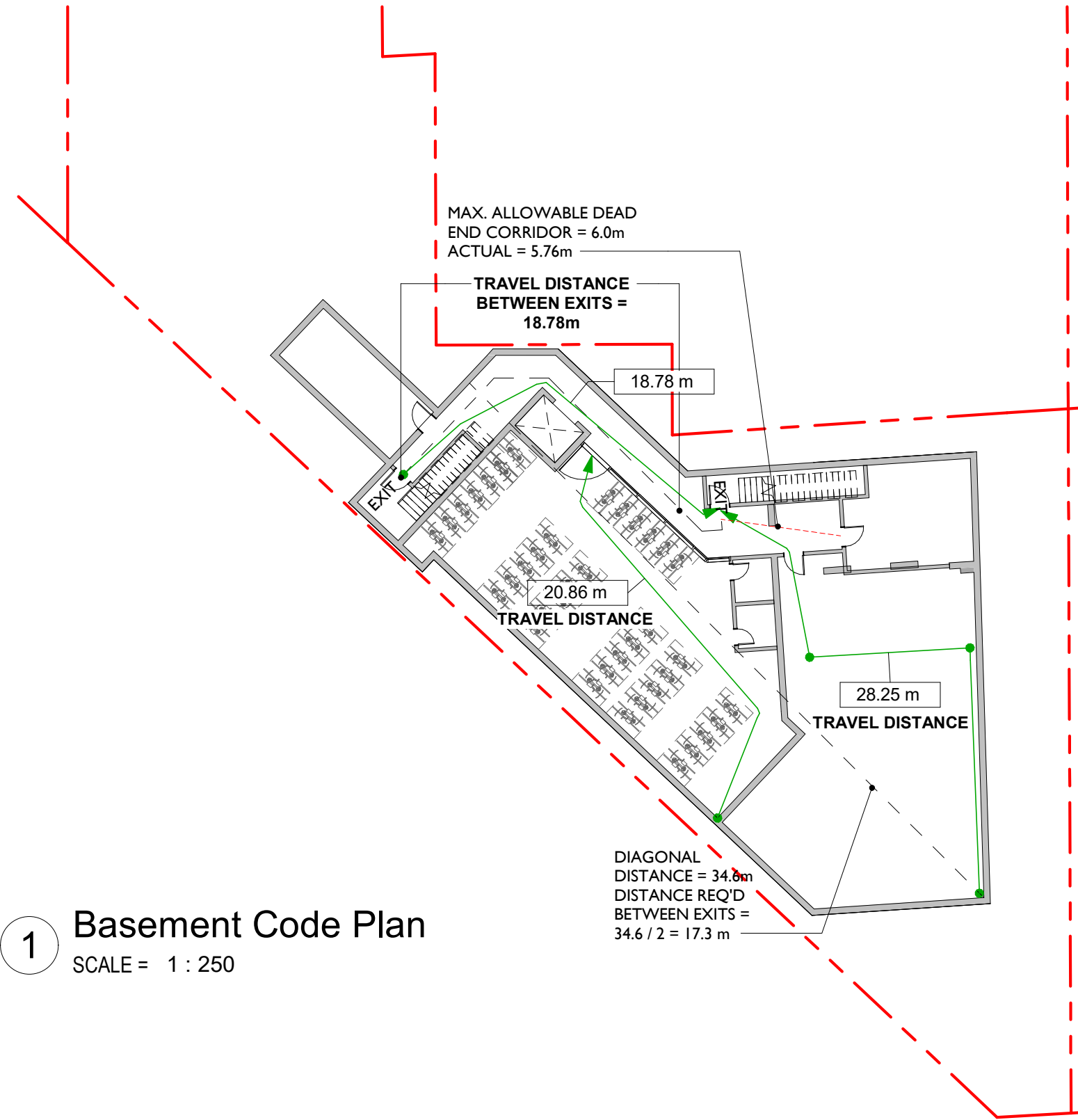
2305

Revision

Sheet #

A015

REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024-05-01
BRITISH COLUMBIA



BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 ☐ A2 ☒ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☒ D ☐ E ☒ F1 ☐ F2 ☐ F3 ☐	3.1.2.1.
BUILDING AREA	920.81 m ² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	21.74 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 24.1 m 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m ²	3.2.2.50
NUMBER OF STREETS FACING	3	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☒	3.2.2.50.
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☒	3.2.8.

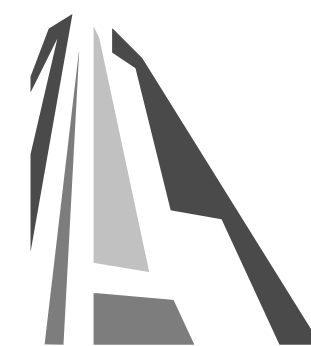
EXITS FROM FLOOR AREAS

NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, BUT NO MORE THAN 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5
MEZZANINE	YES ☐ NO ☒	3.2.8.

FIRE RESISTANCE RATINGS

HORIZONTAL SEPARATIONS	1 hrs FLOORS NA MEZZANINE 1 hrs ROOF (OCCUPIED) 2 hrs BETWEEN GROUP E AND GROUP C	3.2.2.50.(2)
BETWEEN SUITES	1hrs RESIDENTIAL SUITES 2hrs GROUP E AND GROUP A2/C	3.3.1.1. 3.4.4.1.
EXITS	1hrs 2hrs UP TO LEVEL 2	3.4.4.1.

4	DP Rezoning Resubmission 2	2024.05.01
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TURNER SITE



EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Code Data

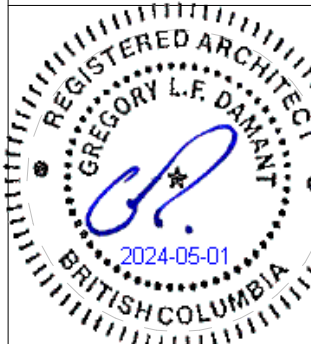
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Scale As indicated Project # 2305

Revision 2024.05.01

Sheet #

A050





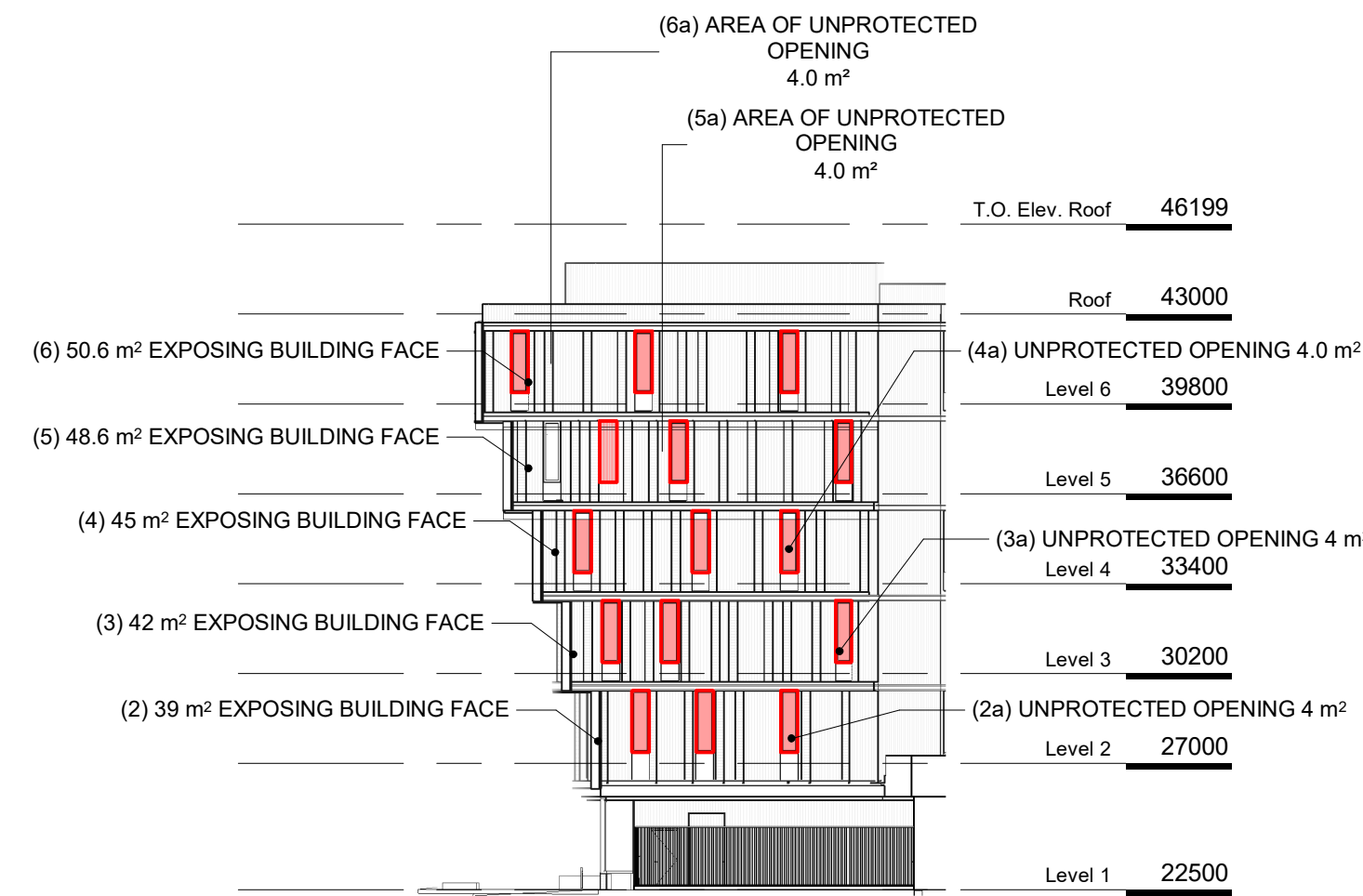
1 RICHMOND RD (East) ELEVATION
SCALE = 1 : 250



2 BIRCH ST ELEVATION
SCALE = 1 : 250



3 NORTH FACING ELEVATION FROM PARKING LOT
SCALE = 1 : 250



5 NORTH FACING ELEVATION FROM 2020 RICHMOND
SCALE = 1 : 250

TABLE 3.2.3.1.-D (BCBC 2018)						
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)	
2	1.26 m	39 m²	14.4%	4	10.3%	
3	1.26 m	42 m²	14.4%	4	9.5%	
4	1.26 m	45 m²	14.4%	4	8.9%	
5	1.26 m	48.6 m²	14.4%	4	8.2%	
6	1.26 m	50.6 m²	14.4%	4	7.9%	

TABLE 3.2.3.7 (BCBC 2018)						
ALL REMAINING COMPARTMENTS						
MIN. FIRE RESISTANCE RATING: 45 MIN						
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE						
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE						

4 EAST FACING ELEVATION FROM 2020 RICHMOND
SCALE = 1 : 250

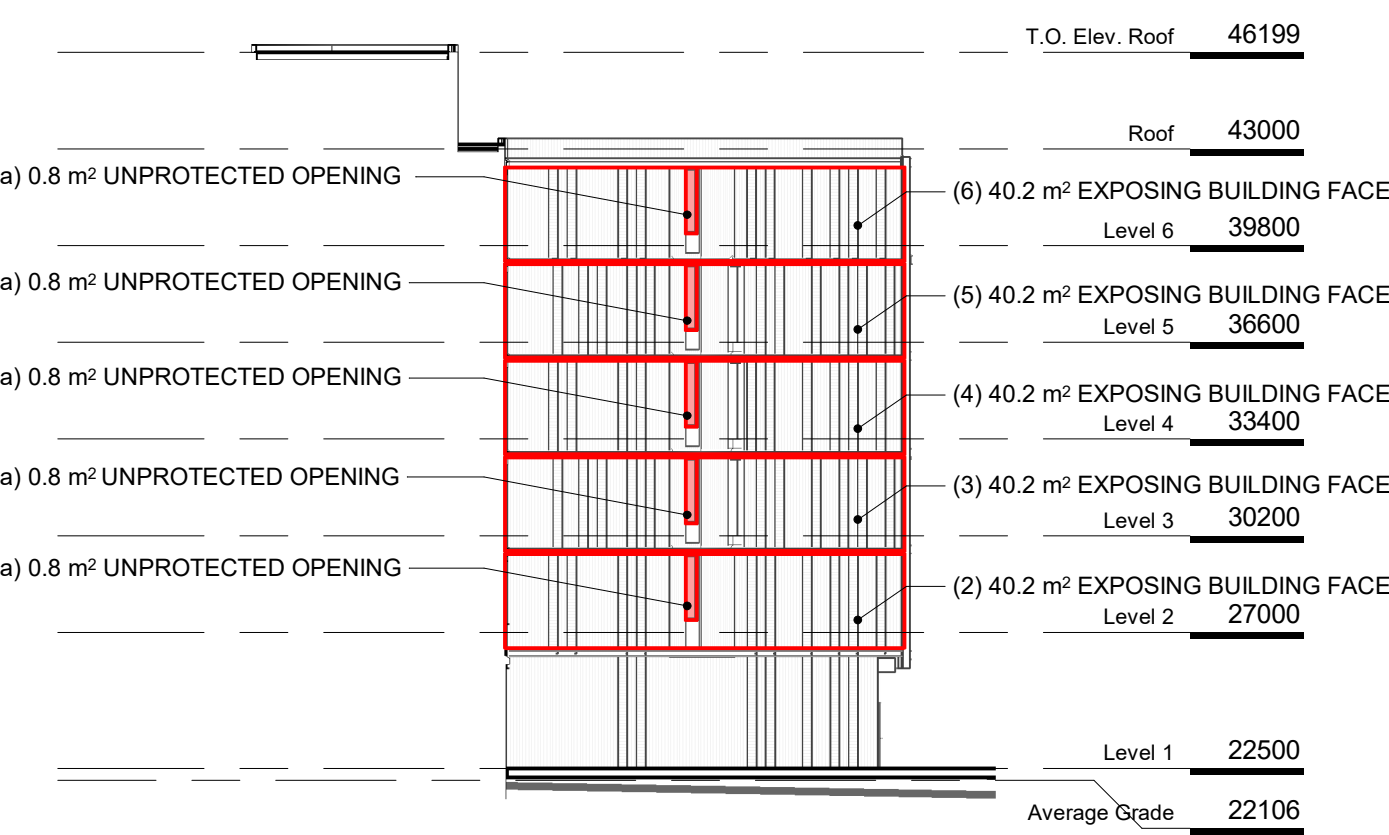


TABLE 3.2.3.1.-D (BCBC 2018)						
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)	
2	0.68 m	40.2 m²	7.93%	0.8	2%	
3	0.68 m	40.2 m²	7.93%	0.8	2%	
4	0.68 m	40.2 m²	7.93%	0.8	2%	
5	0.68 m	40.2 m²	7.93%	0.8	2%	
6	0.68 m	40.2 m²	7.93%	0.8	2%	

TABLE 3.2.3.7 (BCBC 2018)						
ALL COMPARTMENTS						
MIN. FIRE RESISTANCE RATING: 45 MIN						
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE						
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE						

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Spatial Separation

Date
2024-05-01 2:42:15 PM

Scale
1 : 250

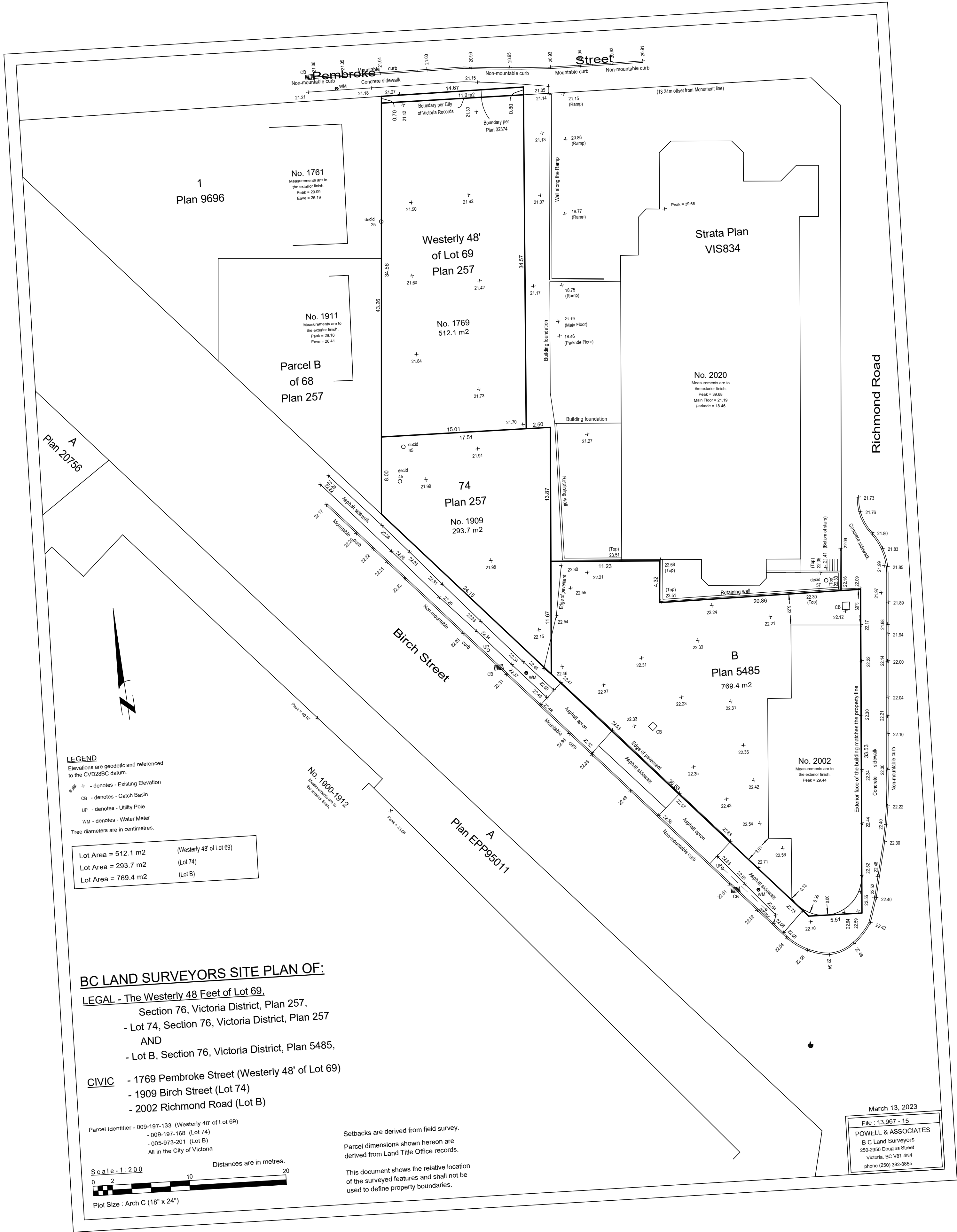
Project #
2305

Revision
2024.05.01

Sheet #
4

REGISTERED ARCHITECT
GREGORY L.F. DAWSON
2024.05.01
BRITISH COLUMBIA

A051

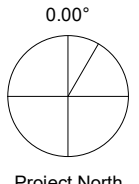


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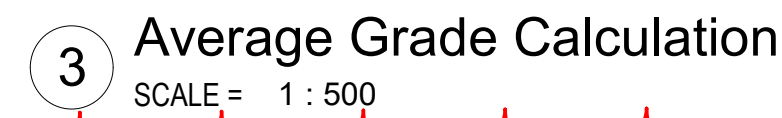
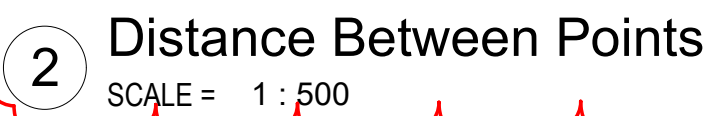


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TURNER SITE		
		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name	Survey	
Date	2024-05-01 2:42:16 PM	
Scale	1 : 250	Project # 2305
	Revision	4
	Sheet #	A100

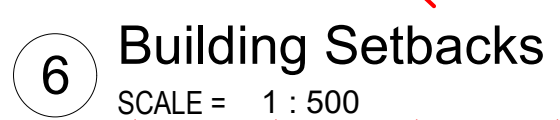
SCALE ADJUSTED FROM 1:200 TO 1:250 TO FIT PAGE - ORIENTED TO PROJECT NORTH



Elevation **22.16**



* MOST RESTRICTIVE CRU USE APPLIED FOR SCHEDULE-C CALCULATIONS

2.

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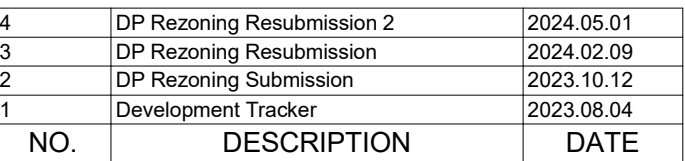


EMPRESA PROPERTIES
02 Richmond Rd, Victoria,
BC

Date 2024-05-01 2:42:19 PM

	Revision
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A101



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EMPRESA PROPERTIES
002 Richmond Rd, Victoria,
BC

Sheet Name

Basement Level

Date 2024-05-01 2:42:23 PM

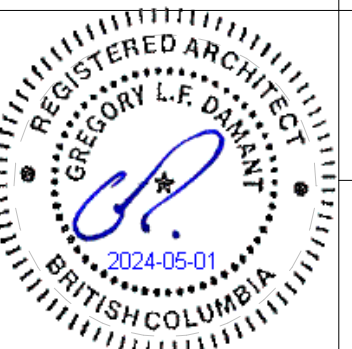
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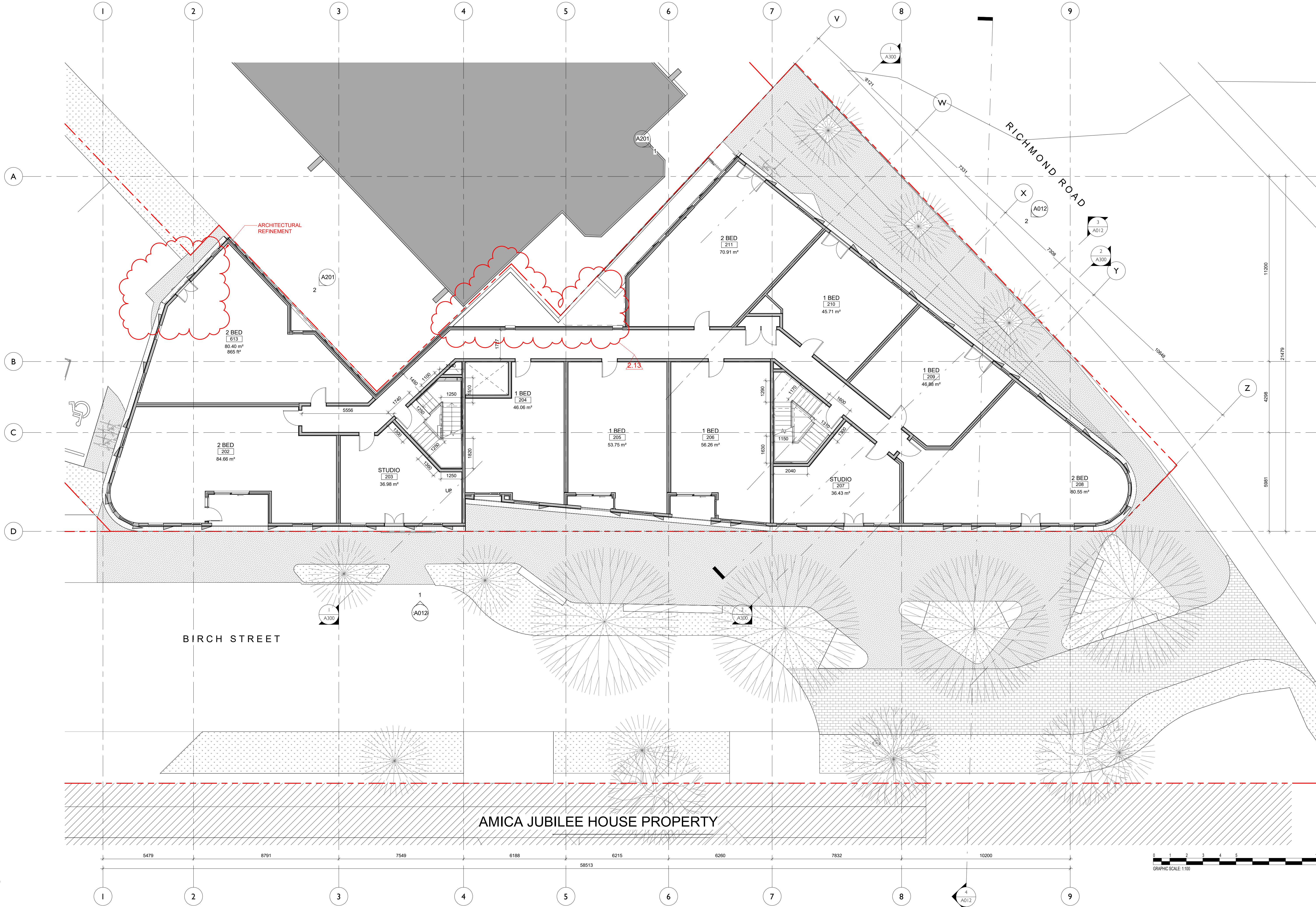
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Revision
2024.05.01

Sheet #

A120





4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE
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2002 Richmond Rd, Victoria, BC

Sheet Name

Level 2

Date

2024-05-01 2:42:31 PM

Scale

1 : 100

Project #

2305

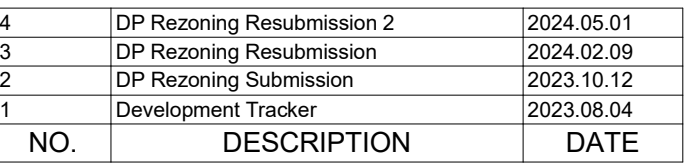
Revision

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Sheet #

A122

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TURNER SITE

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2 Richmond Rd, Victoria,
BC

Sheet Name Level 3

Date October 12, 2023

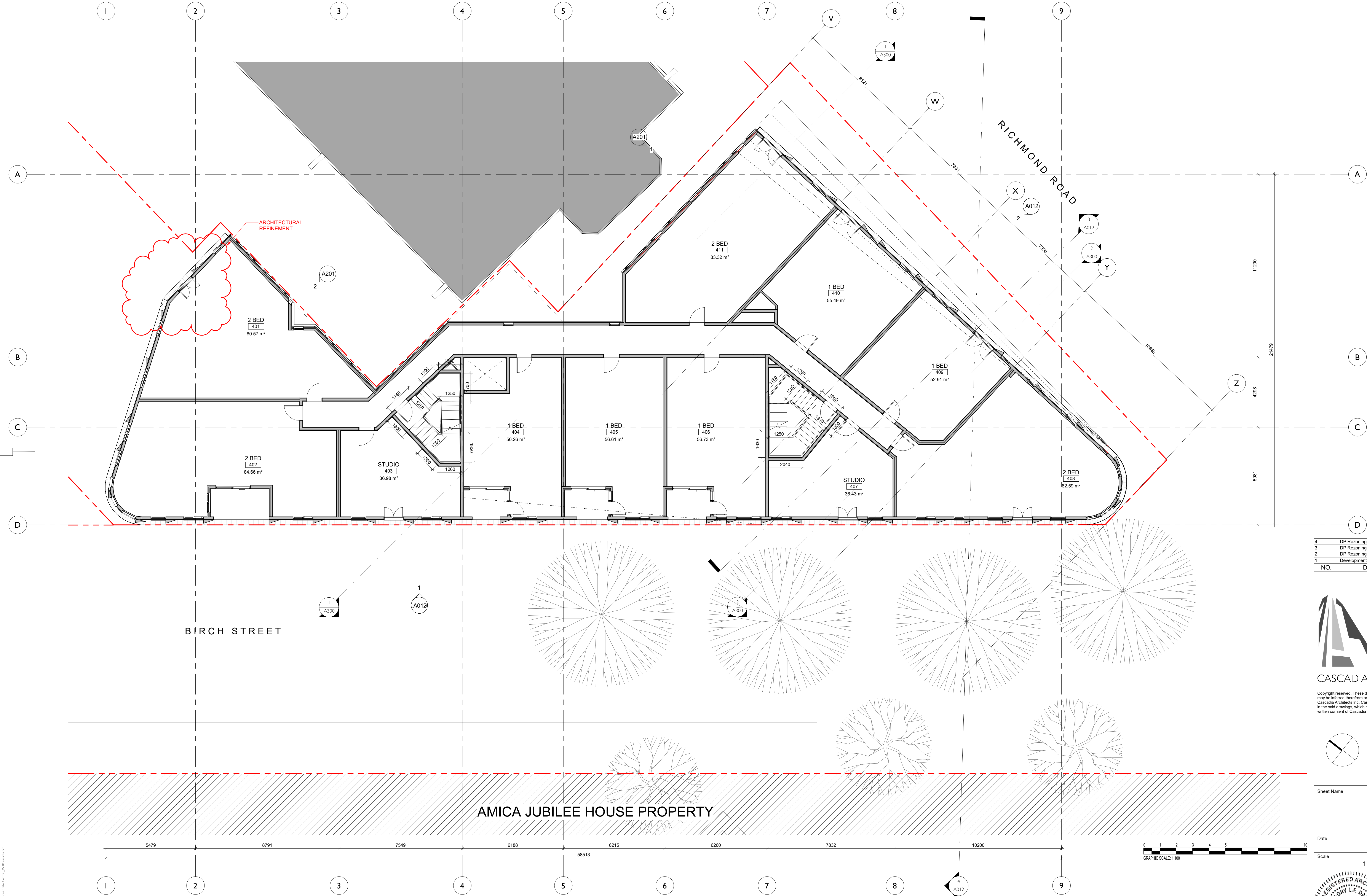
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	Revision 2024.05.01	
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Sheet #

A123

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3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Level 4

Date

2024-05-01 2:42:37 PM

Scale

1 : 100

Project #

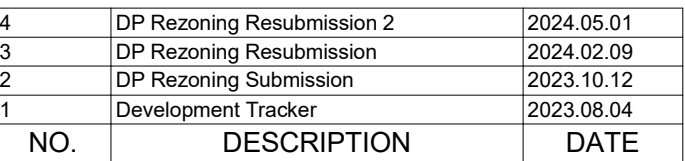
2305

Revision

4

Sheet #

A124



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EMPRESA PROPERTIES
102 Richmond Rd, Victoria,
BC

Sheet Name Level 5

Date 2024-05-01 2:42:40 PM

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Revision
2024.05.01

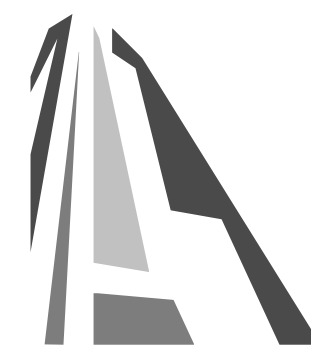
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A125





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3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Level 6

Date
2024-05-01 2:42:42 PM

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Project #
2305

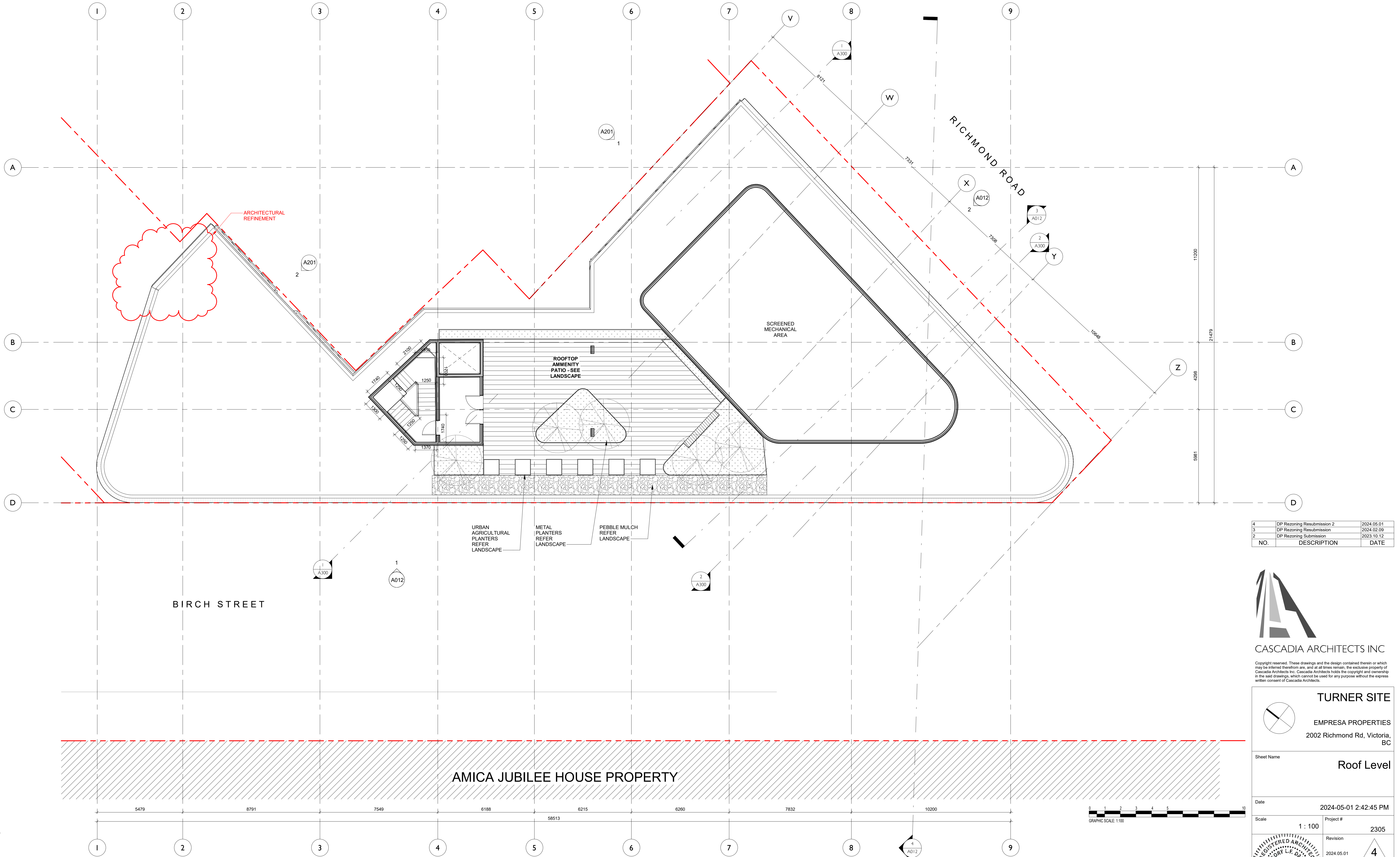
Revision
2024.05.01

4

Sheet #

A126





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3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
NO.	DESCRIPTION	DATE



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TURNER SITE
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Roof Level

Date

2024-05-01 2:42:45 PM

Scale

1 : 100

Project #

2305

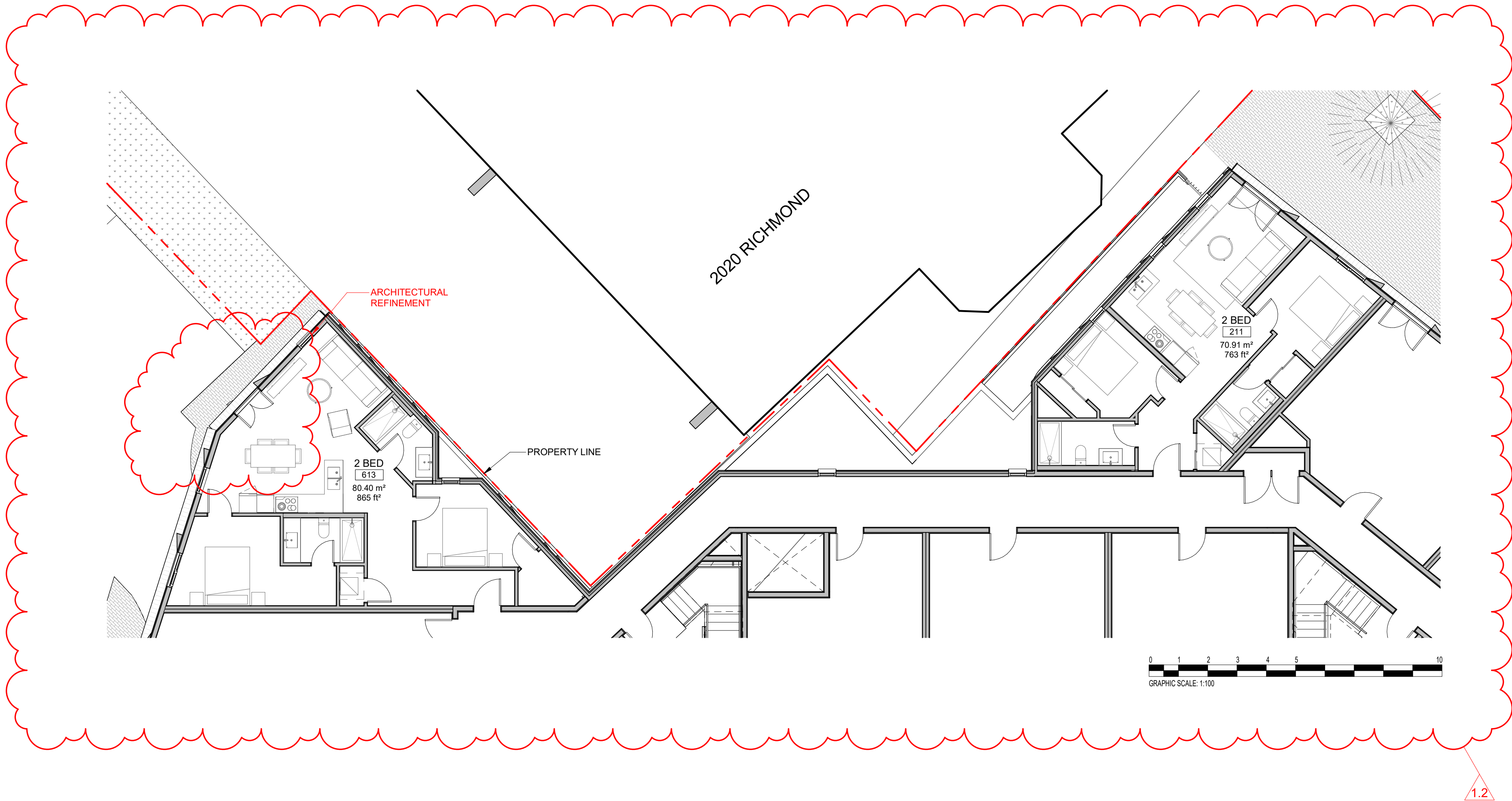
Revision

4

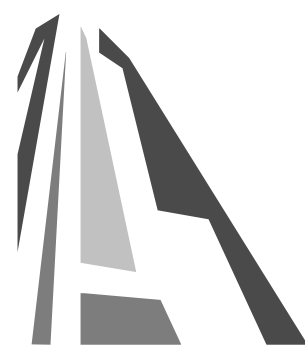
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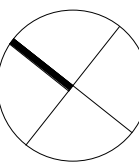


4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
NO.	DESCRIPTION	DATE



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**TURNER SITE**

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Unit Layouts along PL

Date
2024-05-01 2:42:45 PM

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1 : 100

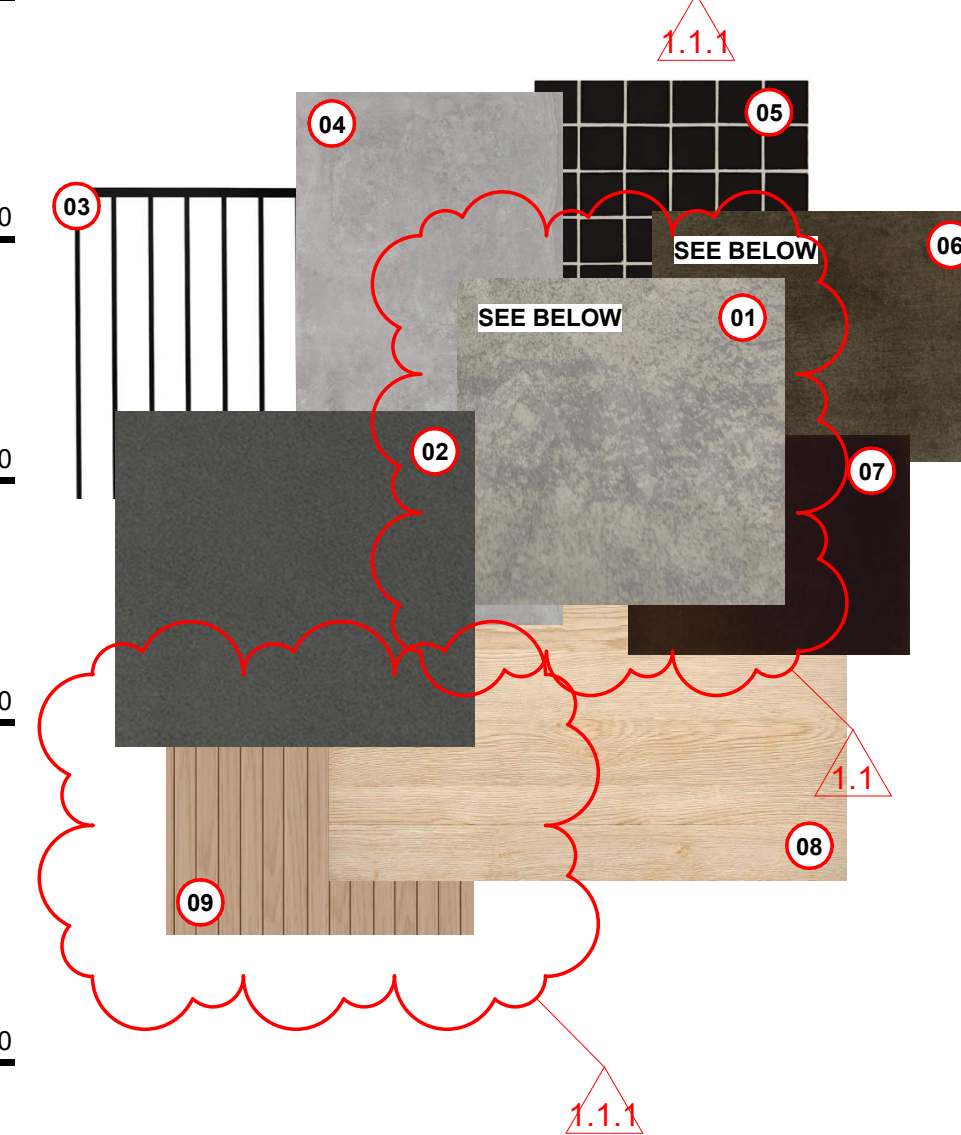
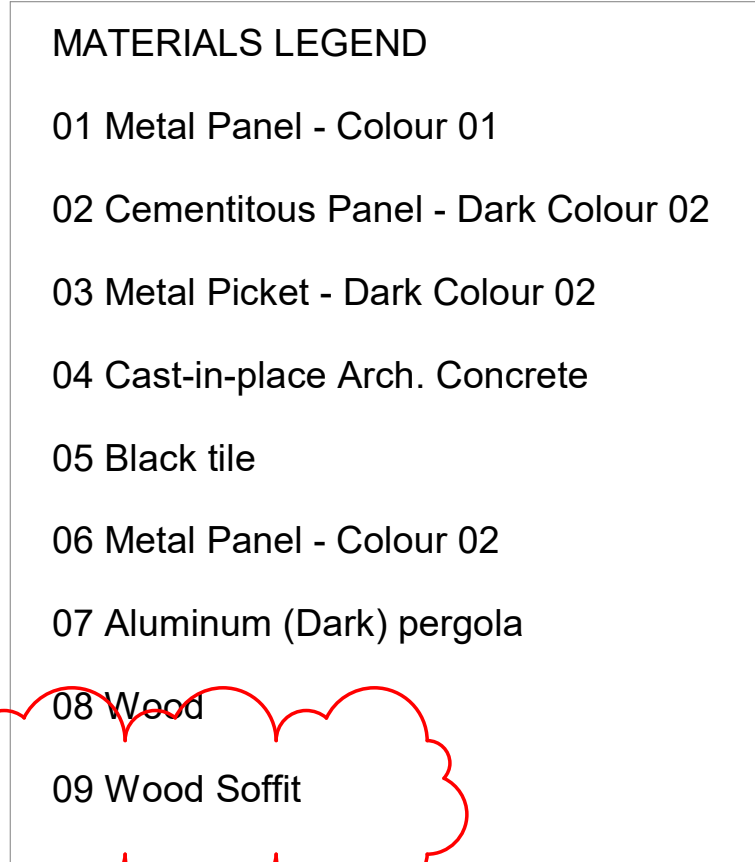
Project #
2305



Revision
2024.05.01

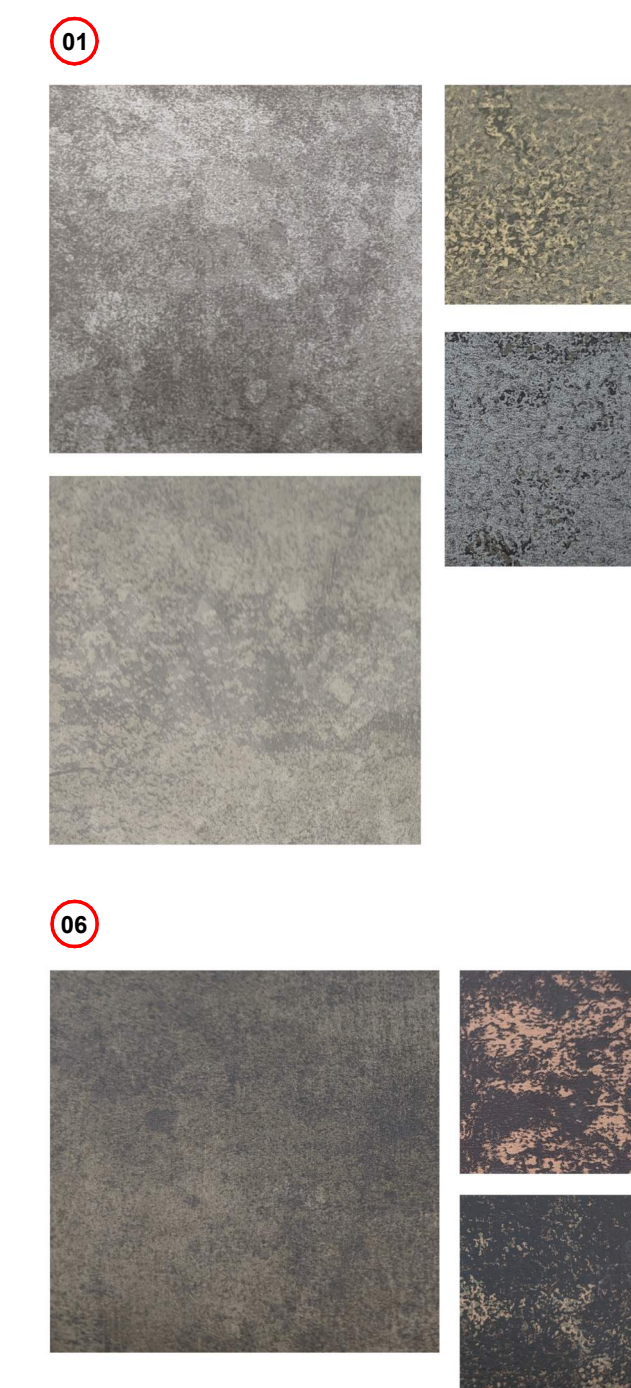
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Sheet #
A128



Range of materials based on availability and cost:

Illustrated are products from Pure + Freeform and Old Country Metals. Both offer custom products based on volume.



4	DP Rezoning Resubmission 2	2024.05.01
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2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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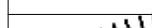
TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name Elevations

Date 2024-05-01 2:43:21 PM

Scale	Project #
As indicated	2305

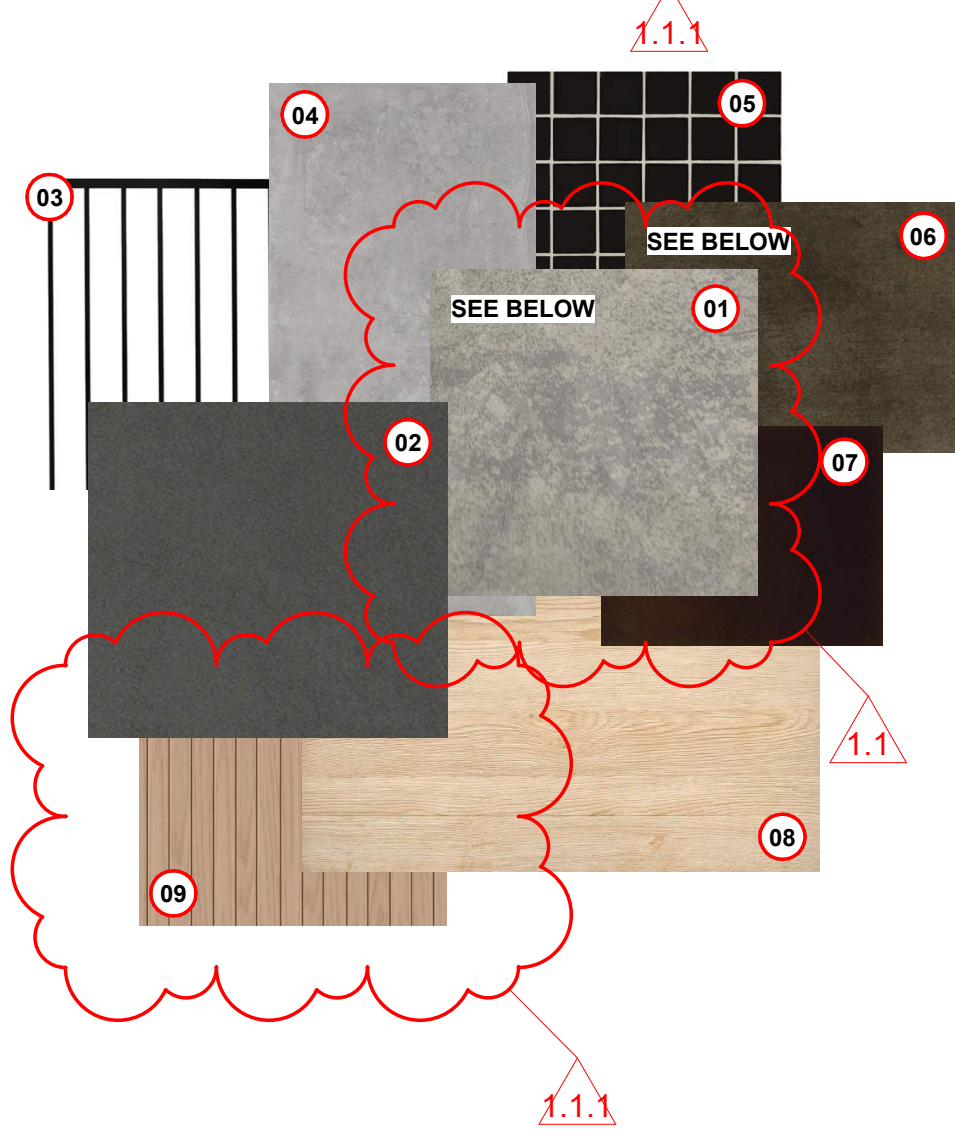
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	2024.05.01	

Sheet #

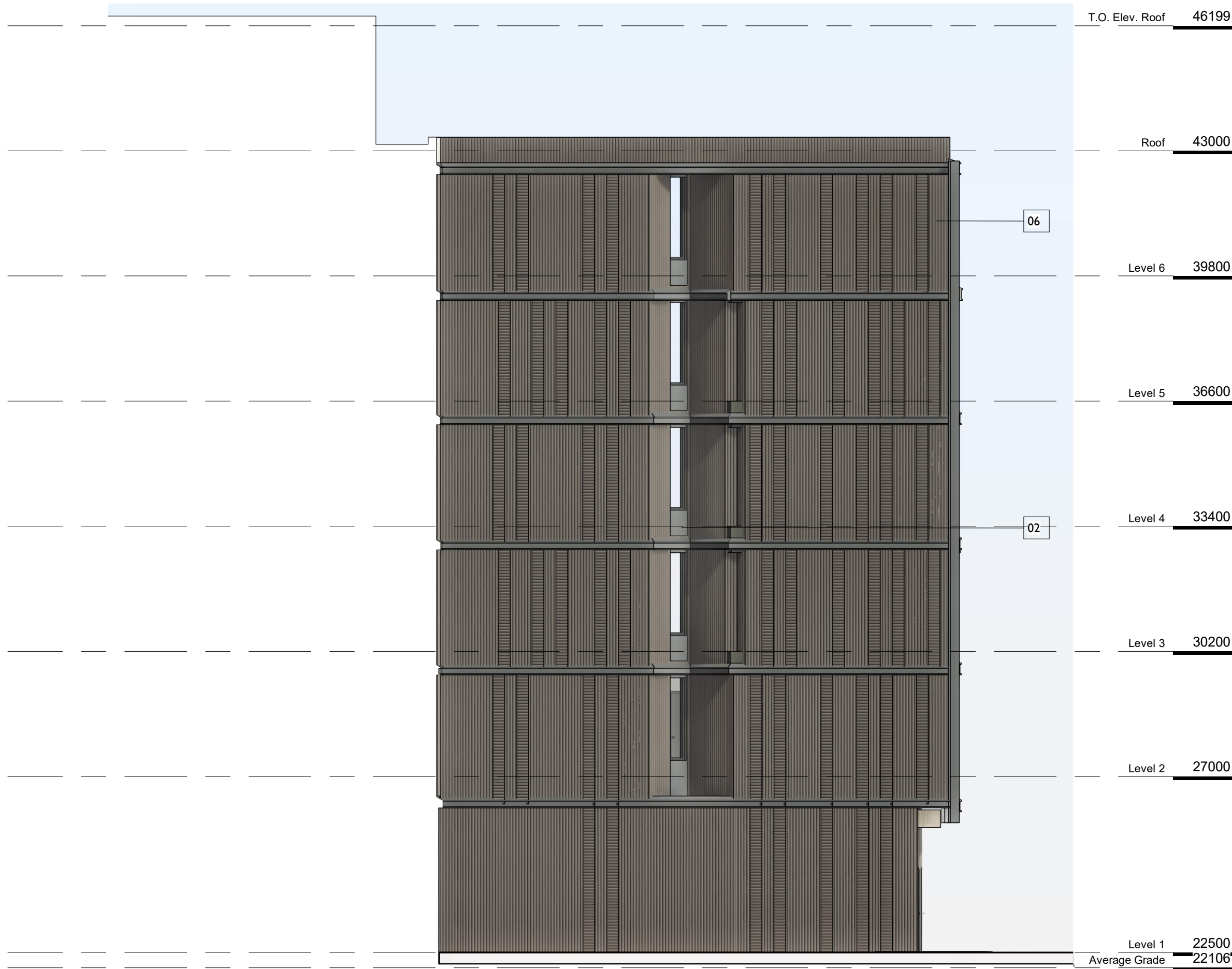
A200



- MATERIALS LEGEND
- 01 Metal Panel - Colour 01
 - 02 Cementitious Panel - Dark Colour 02
 - 03 Metal Picket - Dark Colour 02
 - 04 Cast-in-place Arch. Concrete
 - 05 Black tile
 - 06 Metal Panel - Colour 02
 - 07 Aluminum (Dark) pergola
 - 08 Wood
 - 09 Wood Soffit



1 NORTH FACING ELEVATION FROM 2020 RICHMOND SITE
SCALE = 1 : 100



Range of materials based on availability and cost:
Illustrated are products from Pure + Freeform and Old Country Metals. Both offer custom products based on volume.



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
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NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Elevations

Date
2024-05-01 2:43:37 PM

Scale
As indicated

Project #
2305

Revision
2024.05.01

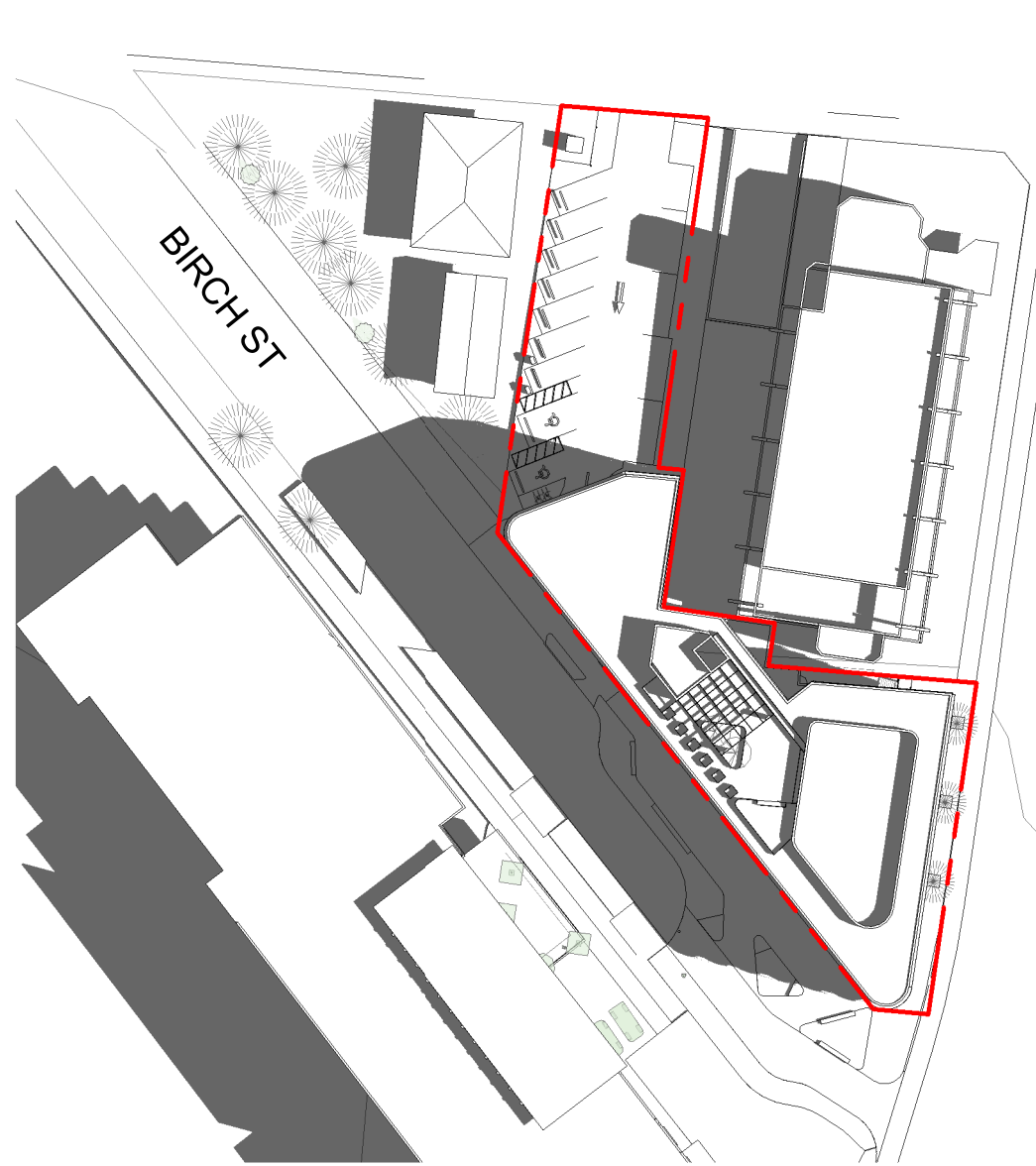
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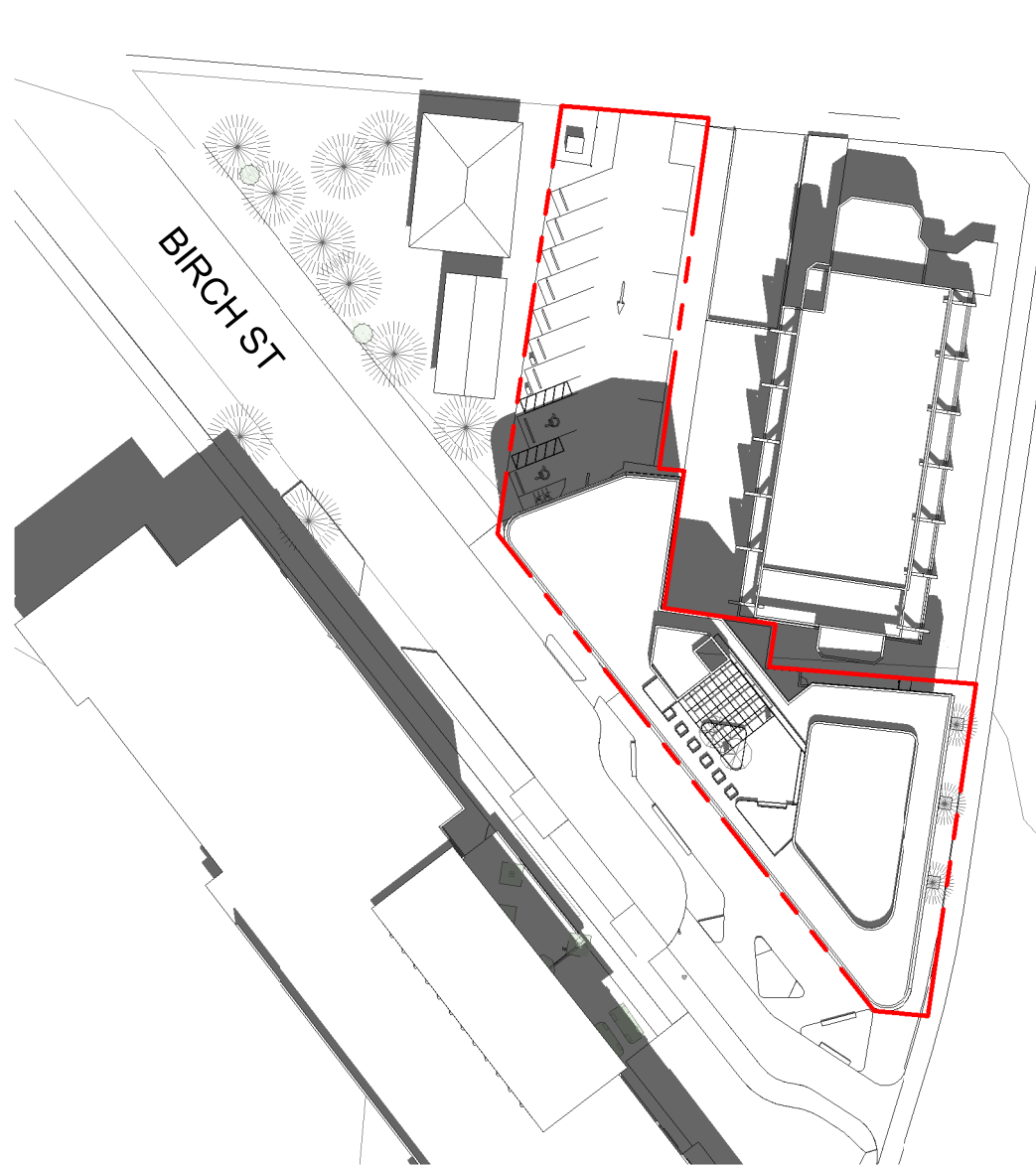
A201



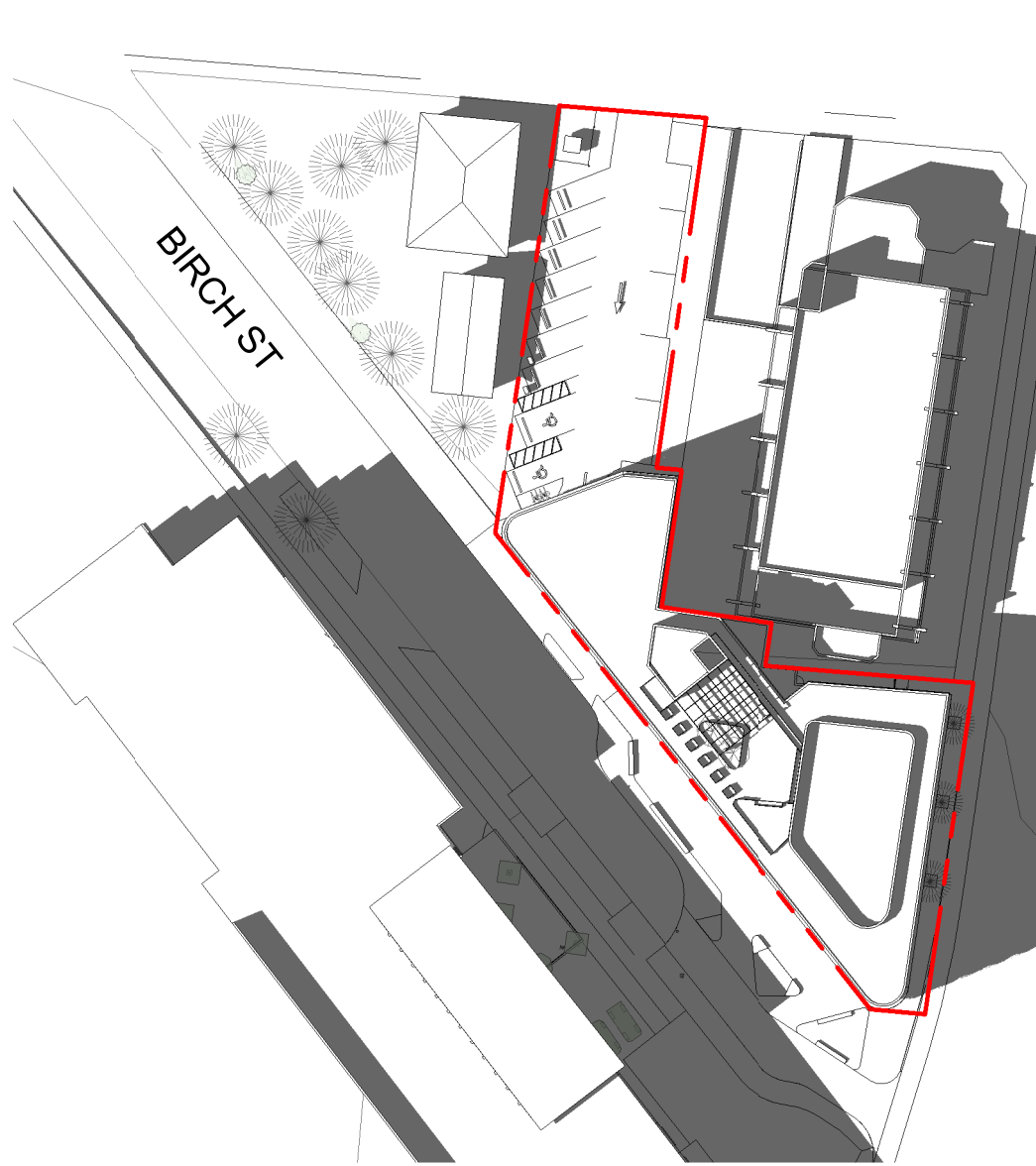
2 EAST FACING ELEVATION FROM 2020 RICHMOND SITE
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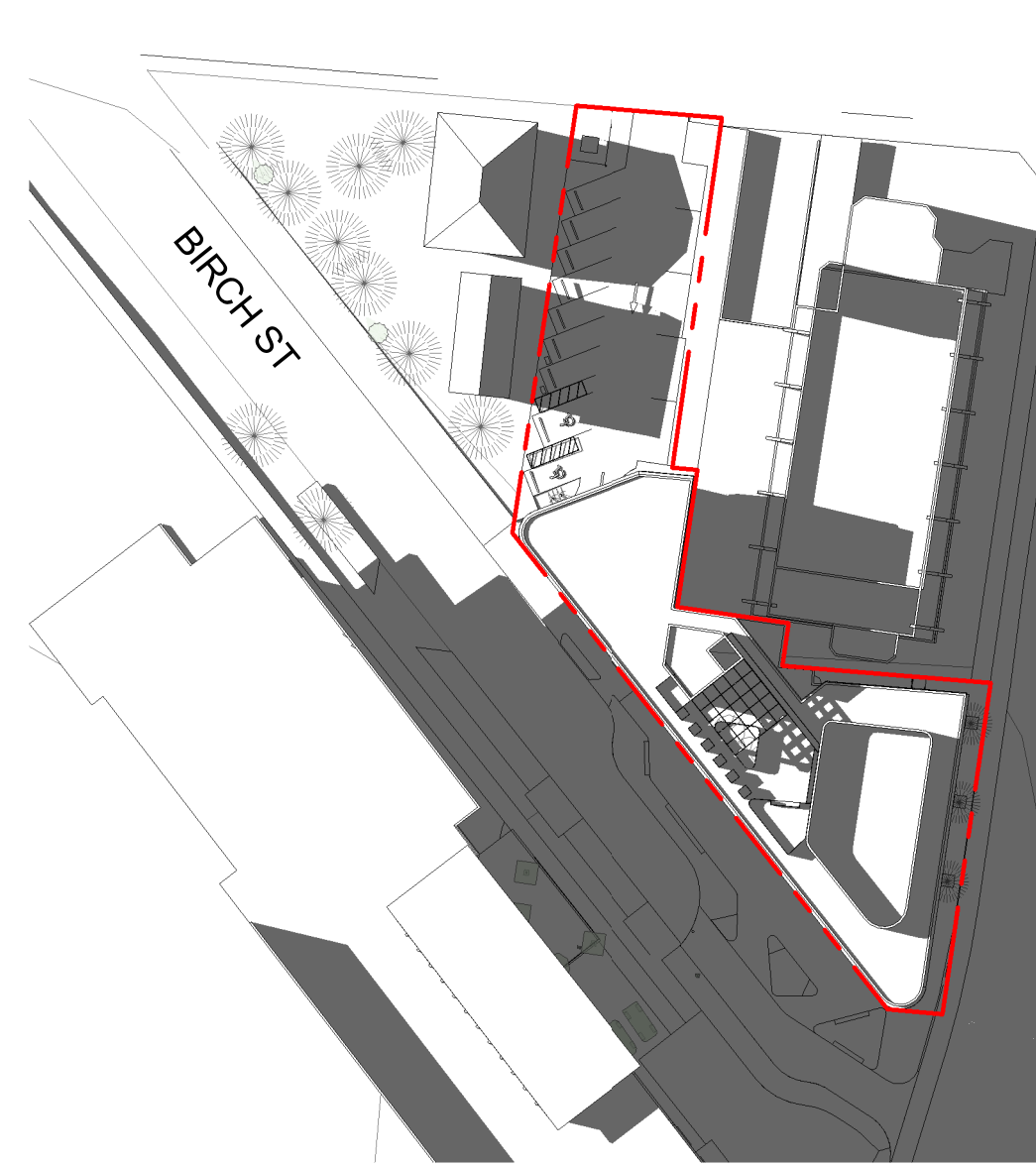
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2 Shadow Study - Summer Solstice 12 PM
SCALE = 1 : 750



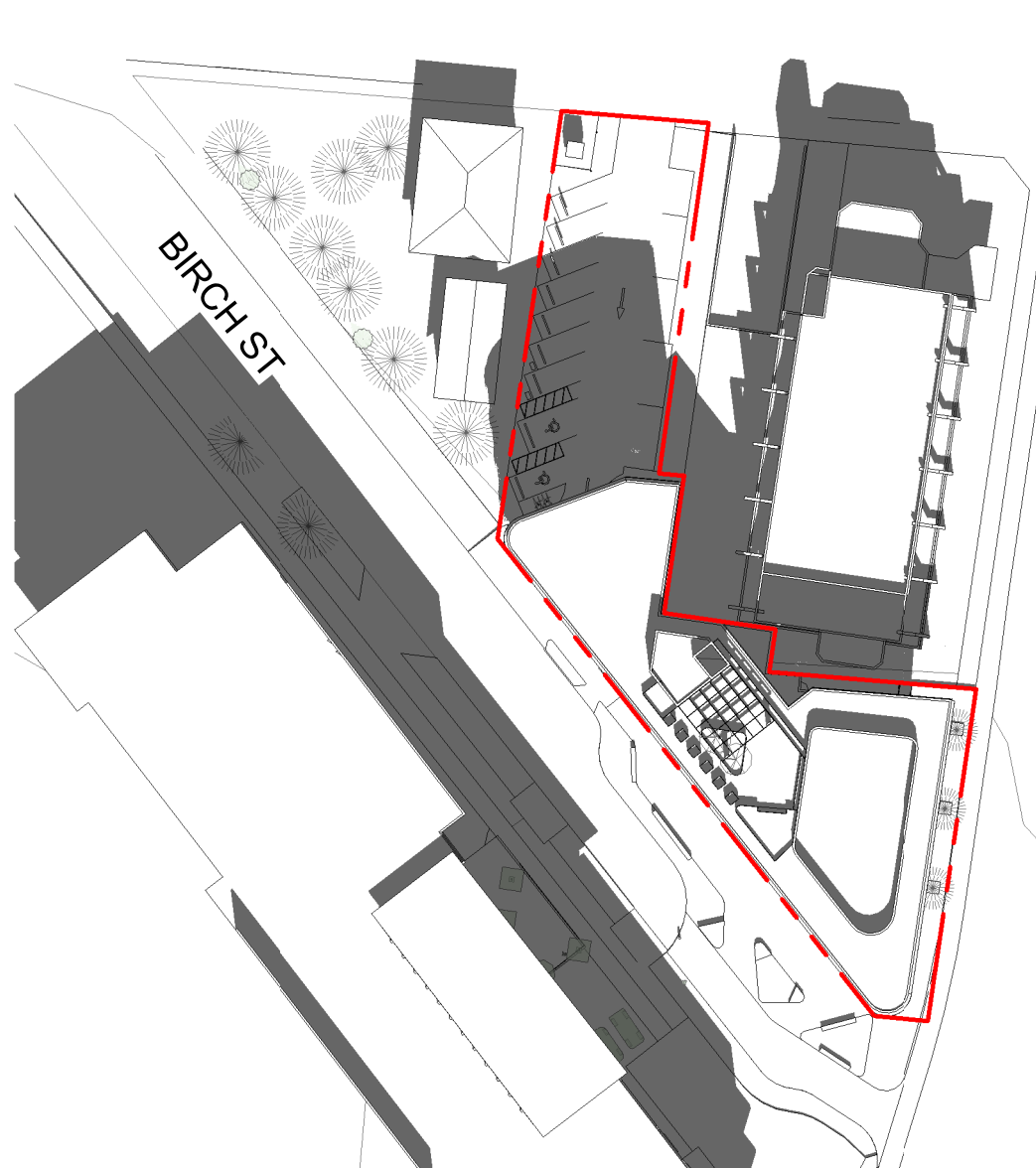
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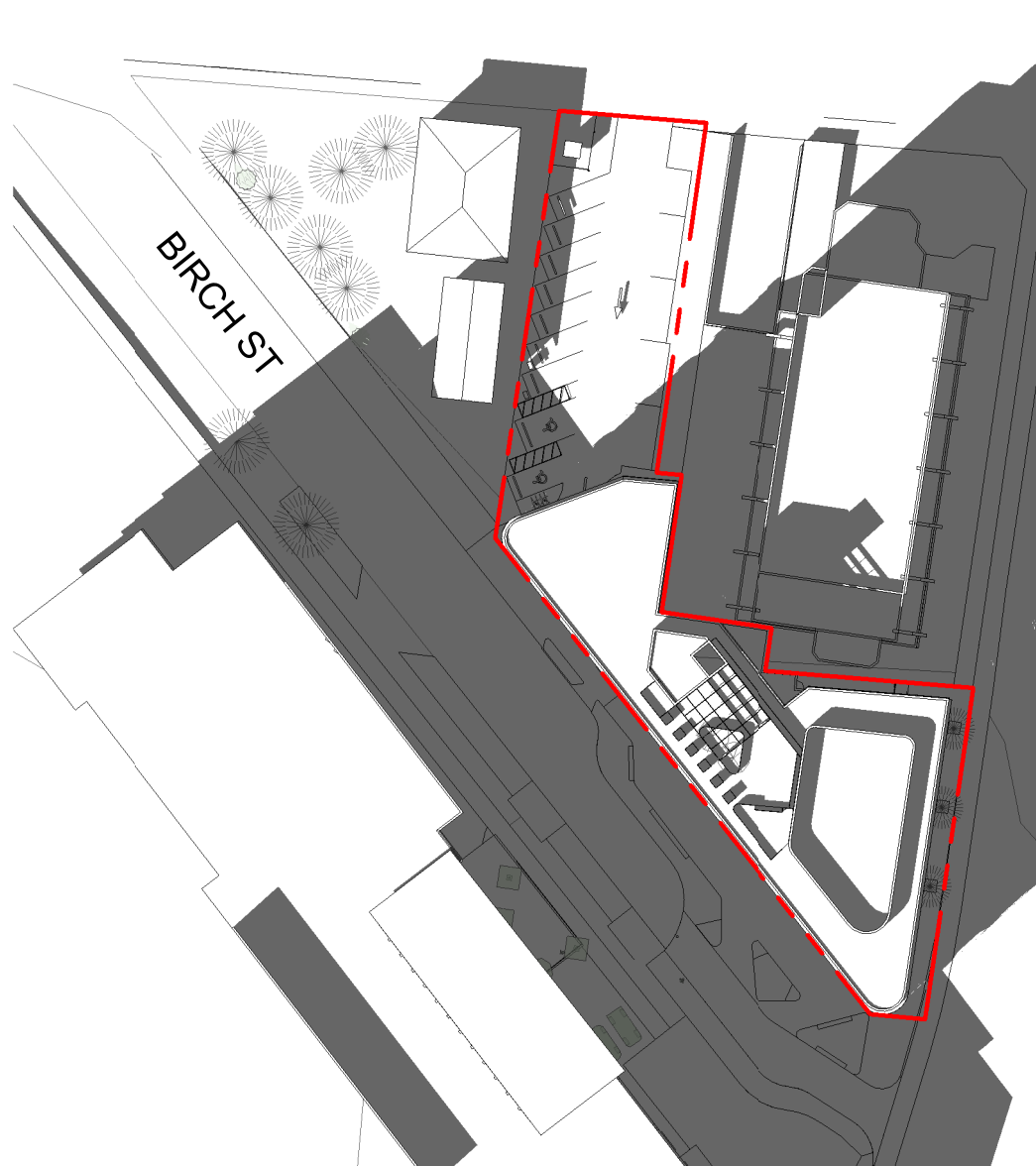
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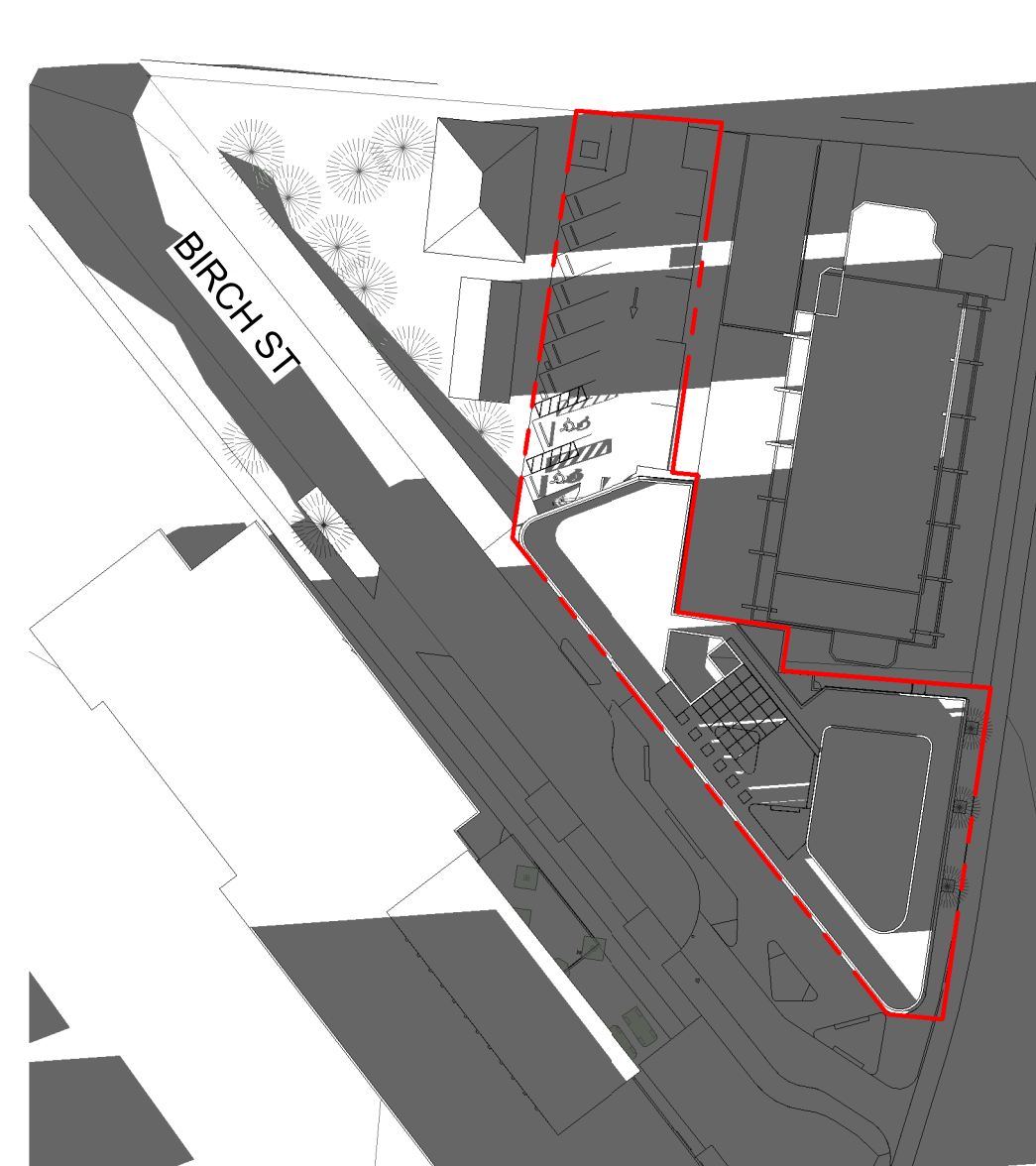
5 Shadow Study - Equinox 9 AM
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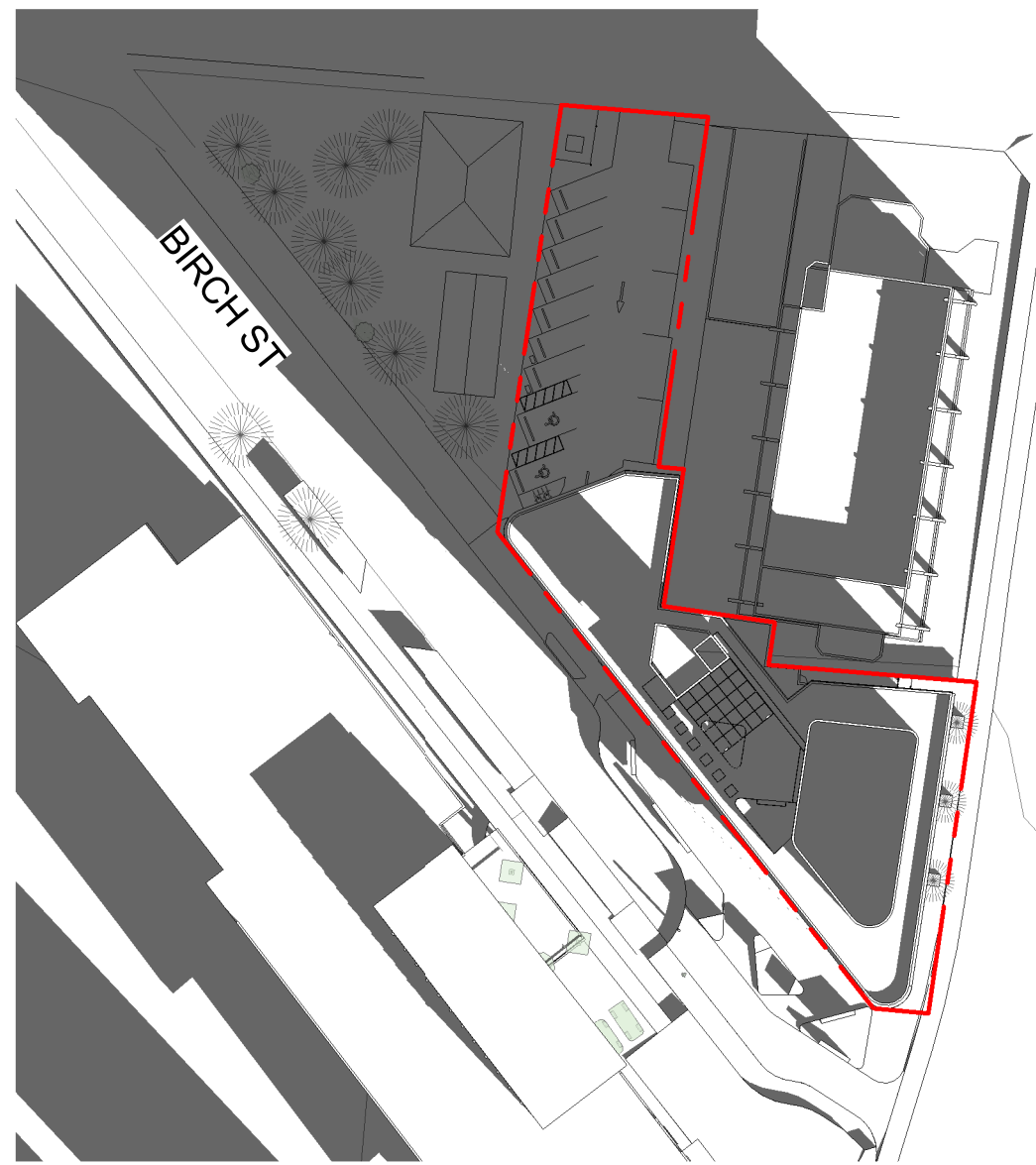
6 Shadow Study - Equinox 12 PM
SCALE = 1 : 750



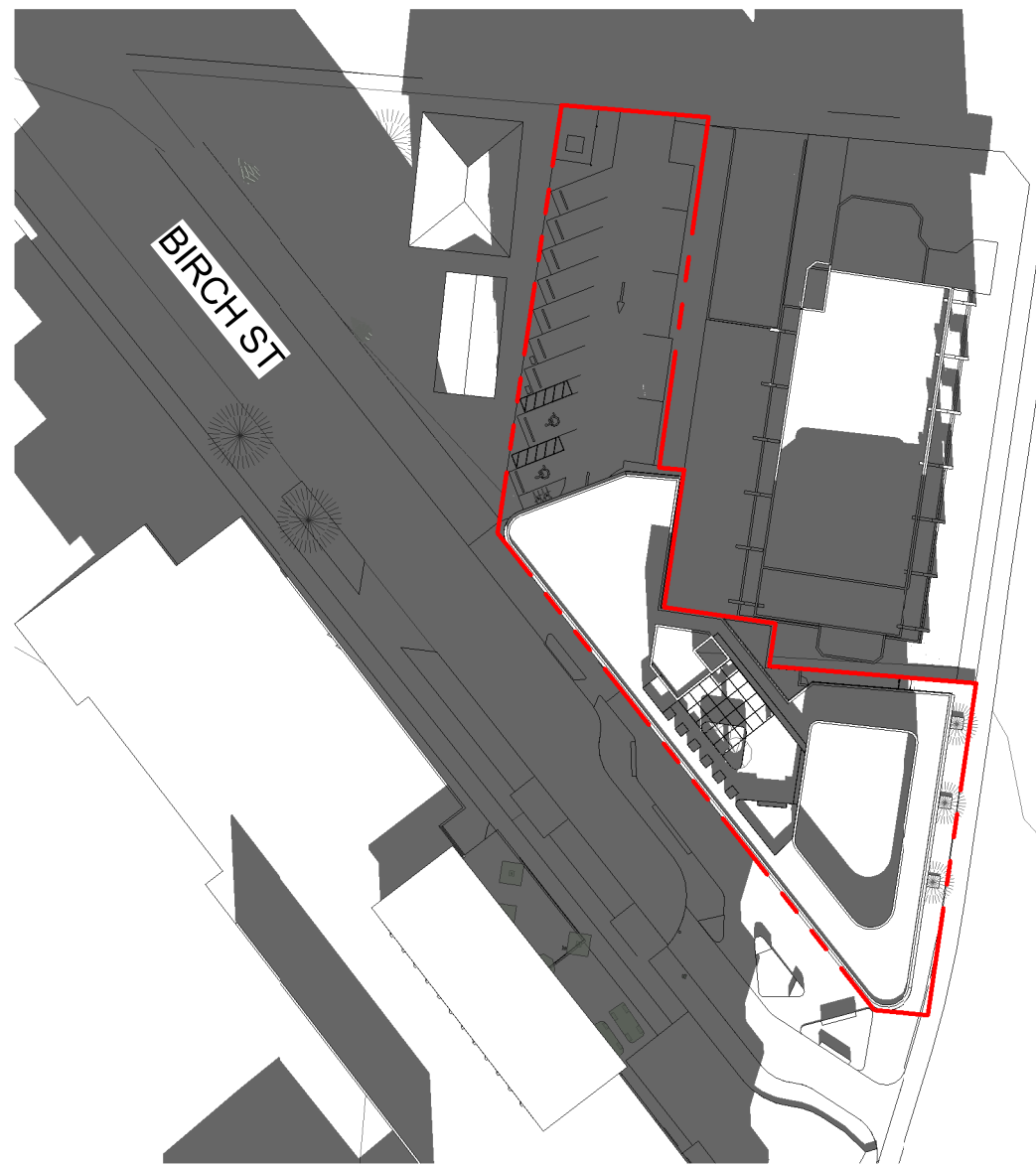
7 Shadow Study - Equinox 3 PM
SCALE = 1 : 750



8 Shadow Study - Equinox 6 PM
SCALE = 1 : 750



9 Shadow Study - Winter Solstice 9 AM
SCALE = 1 : 750



10 Shadow Study - Winter Solstice 12 PM
SCALE = 1 : 750



11 Shadow Study - Winter Solstice 3 PM
SCALE = 1 : 750



12 Shadow Study - Winter Solstice 6 PM
SCALE = 1 : 750

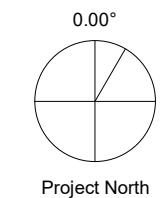
4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name	Shadow Study	
Date	2024-05-01 2:43:54 PM	
Scale	1 : 750	Project # 2305
Revision	2024.05.01	4
Sheet #	A900	



Project North

0.00"

