



Project Summary

Skyhomes is an expressive gateway to Victoria West and the Railyards community becoming of the final phase of the Railyards Master Plan Development. It features generous family oriented units, playful and expressive roof-lines, and contemporary industrial materials and colours. Skyhomes is a two part design separated by a spacious courtyard. The north-eastern portion is a row of 5 multi-level skyhomes fronting bridges park which feature ground oriented patios and entries, 2nd level living and balconies, 3rd floor bedrooms and roof top patios. The south-western portion of the building is a 6 storey multi-residential building, which features 2 level units at grade (facing the courtyard and the Tyee rd) with 4 levels of generous units above.

The extensively planted courtyard proves both privacy for the ground level suites while connecting visually to phase 1 and 2 courtyards. A public multi-use pathway links Panorama to the shopping area at Tyee Road and Bay Street. This passes through Victoria West Entry Park, down to Bridges Park and Tot lot and on to the 55 km Galloping Goose Trail.

Project Summary
38 Residential units.
Building 1 includes 33 units with 9 - 2 level - 2 bedroom skyhomes. 4 - Studio units, 20 - 2 bedroom units.
Building 2 includes 5 - 3 level 2 bedroom units with ground floor flex space and roof top patios.
Below grade parking includes 49 required stalls, 4 visitor stalls and 2 additional stalls for a total of 55 stalls
Total gross floor area of both buildings is: 45,864 sq.ft.



215 - 35 West 5th Avenue, Vancouver, BC V5Y 1H4
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L	Re-issued for Development Permit	18 Feb 2021
K	Re-issued for Building Permit	28 May 2020
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No.	Description	Date


PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Coversheet

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SLA	Issue Date
SCALE	REVIEWED
1 : 12	SLA
Project Number	PROJECT NO



Revisions

Received Date:
February 22, 2021

A0.00
REV



Zoning Summary

Legal Address:
"SUBDIVISION PLAN OF LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN VIP74947 EXCEPT THAT PART IN PLANS VIP76024, VIP77616, VIP84119, VIP88377, VIP89279 AND EPP35998"

Civic Address: "701 Tyee Road, Victoria, BC"
Zoning: CD-5 Railyards Residential Commercial District
Permitted Area: "DA-H, DA-J"
Total Site Area: 7985 sq.m. (H+J)
Lot J Area: 3010 sq.m. (J)
Allowable Height: 31.00m (J) (Geodetic)
Proposed Height: 30.94m
Allowable FSR: 2.35 (J)
Proposed FSR: 1.63

Code Summary

Refer to LMDG Fire Protection and Life Safety Building Code Outline Report dated 29 November 2018.

Project Team

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Drawing List

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Total: 28	

Area Summary

Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	166 SF
Level 1 (Parking Entry)	Stor.	178 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	186 SF
		1746 SF
Level 2	Residential	3247 SF
		3247 SF
Level 3 (Tyee Grade)	Residential	3713 SF
Level 3 (Tyee Grade)	Residential	1830 SF
Level 3 (Tyee Grade)	Residential	3247 SF
Level 3 (Tyee Grade)	Circulation	1171 SF
		9980 SF
Level 4	Circulation	153 SF
Level 4	Circulation	156 SF
Level 4	Residential	1838 SF
Level 4	Residential	3505 SF
Level 4	Residential	128 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF
Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF
Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF
Level 7	Residential	2920 SF
Level 7	Residential	2341 SF
Level 7	Circulation	858 SF
		6120 SF
Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
		6111 SF
Grand total		45864 SF

Gross Floor Area Summary	
Phase 2*	7020 SF
Phase 3	45864 SF
Grand Total	52,884 SF
* Portion within Lot J	

Units

Unit Type Count	
Unit Type	Count
Tyee 2 SH	3
Studio	4
Goose SH	5
Courtyard SH	6
2 Bed	20
38	

Unit Size Summary

Units Below 46sm	
Unit Type	Count
Studio	4
4	

Units Above 46sm or 1 Bed	
Unit Type	Count
Tyee 2 SH	3
Goose SH	5
Courtyard SH	6
2 Bed	20
34	

Parking Requirements
CD-5 Zone 12.5.6 (d & e)

Parking Requirements
1.0 stall per Unit below 46sm = 4 Stalls
1.3 stalls per Unit Above 46sm
or 1 Bedroom = 44 Stalls
Total Required: = 48 Stalls

Accessible Parking Requirements
BCBC 2012 3.8.3.4.(2)
After 50 stalls 1.0 per 50 stalls = 1 Stalls

Visitor Parking Requirements
1.0 per 10 Units = 4 Stalls

Vehicle Parking Summary

Vehicle Parking Summary	
Type	Provided
Residential	
Accessible Stall	1
Regular Stall	50
51	
Visitor	
Regular Stall	4
4	

Bicycle Requirements
Schedule C 80-159

Bicycle Parking Requirement
Long Term Parking
1.0 per Unit below 46sm = 4 Stalls
1.25 per Unit Above 46sm = 43 Stalls
Total Required: = 47 Stalls

Min. 50% Horizontal = 24 Stalls

Short Term Parking
0.1 per Unit = 4 Stalls

Bicycle Parking Summary

Bicycle Parking Summary	
Stall Type	Count
Residential	
Bicycle Stall (Horizontal)	26
Bicycle Stall (Vertical)	22
48	
Grand total	48

Storage Locker Summary

Storage Locker Summary	
Type	Count
Storage Locker	34

* Goose facing skyhomes have storage provided within unit

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PROJECT
Skyhomes at the Railyards

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Victoria, BC

DRAWING
Project Stats

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Project Number PROJECT NO

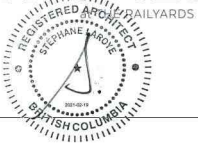
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SKYHOMES



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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Site Plan Existing

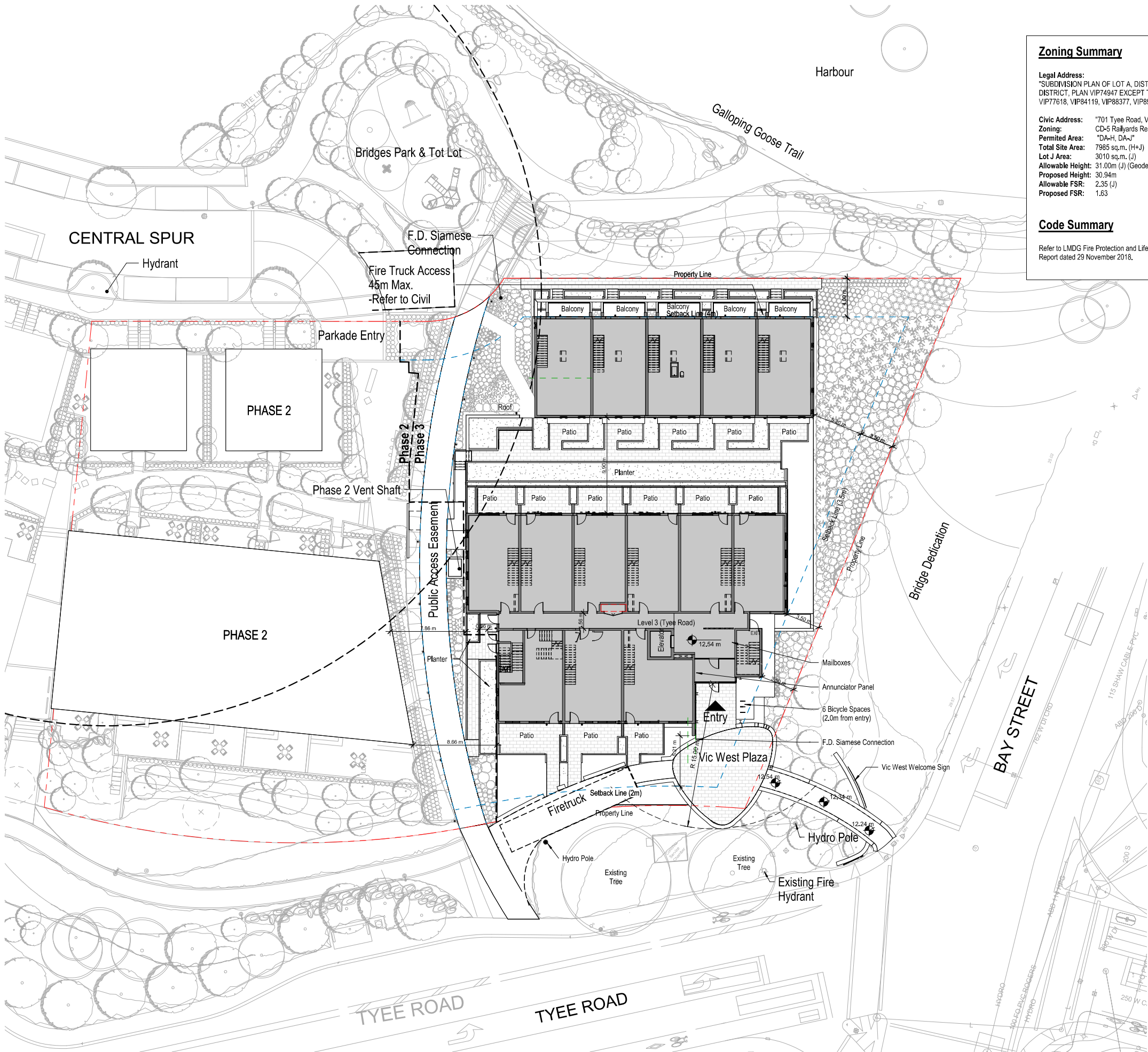
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Project Number PROJECT NO

A0.02

Issued for DP - Feb 18, 2021



Zoning Summary

Legal Address: "SUBDIVISION PLAN OF LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN VIP74947 EXCEPT THAT PART IN PLANS VIP76024, VIP77618, VIP84119, VIP88377, VIP89279 AND EPP35998"

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Zoning: CD-5 Railyards Residential Commercial District

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Total Site Area: 7985 sq.m. (H+J)

Lot J Area: 3010 sq.m. (J)

Allowable Height: 31.00m (J) (Geodetic)

Proposed Height: 30.94m

Allowable FSR: 2.35 (J)

Proposed FSR: 1.63

Code Summary

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Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Site Plan Proposed

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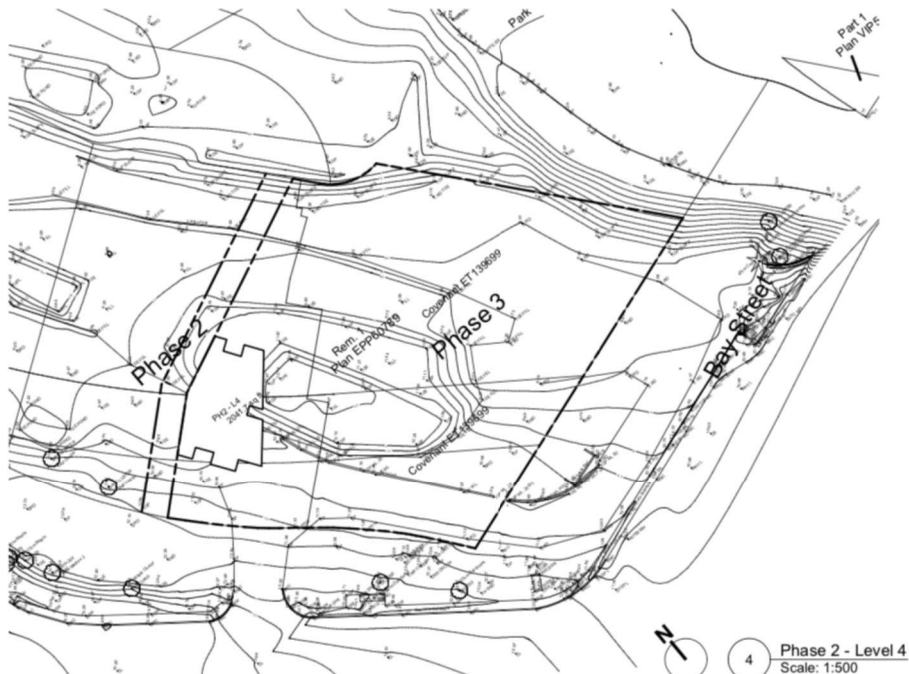
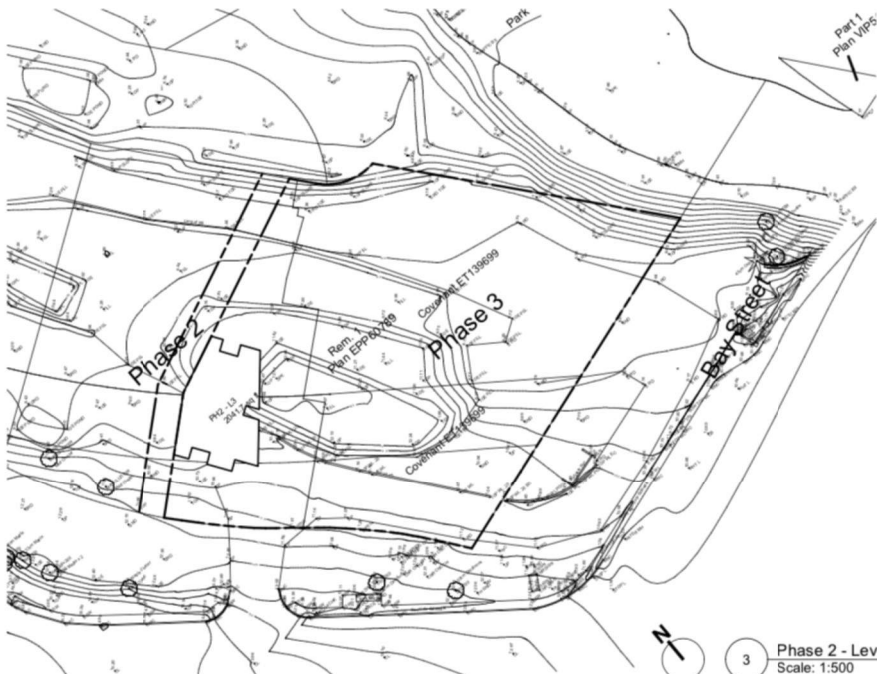
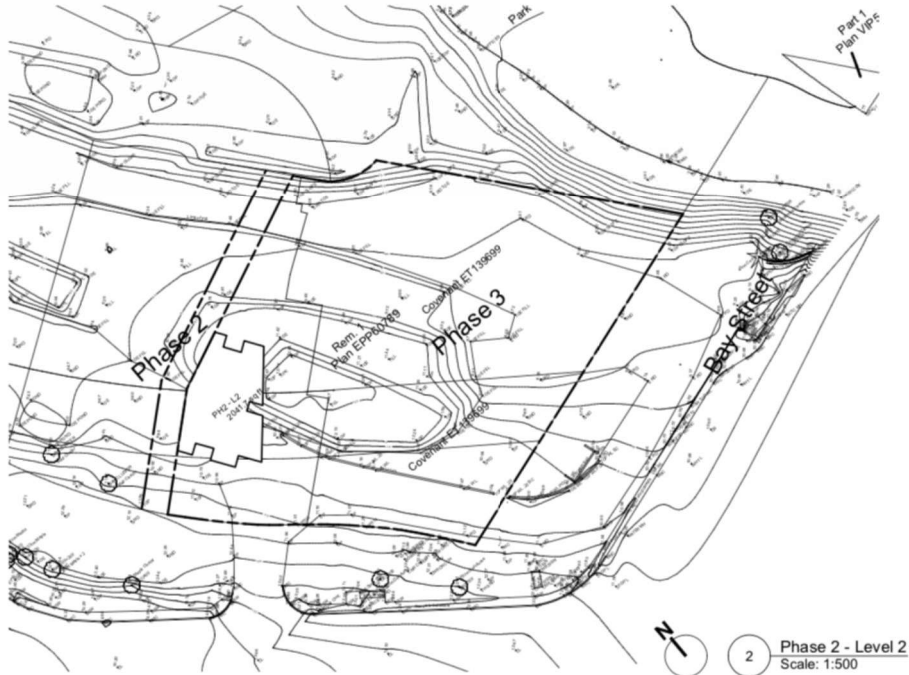
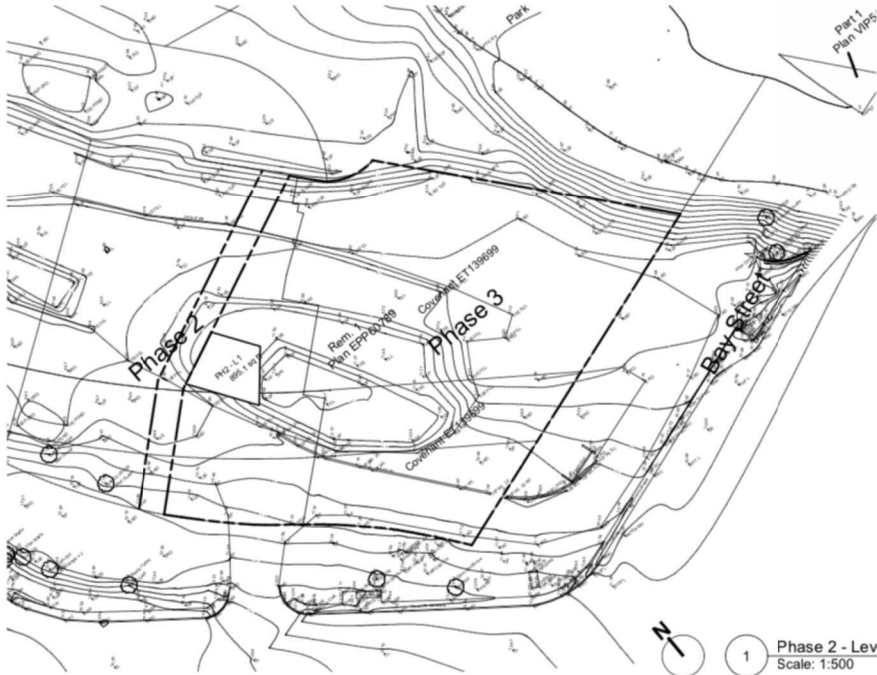
SKYHOMES



SEAL

Phase 2 Floor Areas

(within Lot J)	895.1 sq.ft.
PH2 - L1	2,041.7 sq.ft.
PH2 - L2	2,041.7 sq.ft.
PH2 - L3	2,041.7 sq.ft.
PH2 - L4	2,041.7 sq.ft.
Total	7020.2 sq.ft.



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DRAWING
Site plan - Phase 2 Areas

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SKYHOMES



SEAL



1 Bay Street Context Elevation
1 : 500



2 Central Spur / Harbour
Context Elevation
1 : 500



3 Tyee Street Context
Elevation
1 : 500

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DRAWING
Context Elevations

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SKYHOMES



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PROJECT
Skyhomes at the Railyards

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DRAWING
Average Grade

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Project Number	PROJECT NO

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AVREAGE GRADE SUMMARY

PHASE 3 BUILDING 1

Grade Points		
Grade Point A:	11.52	Grade Point E: 12.46
Grade Point B:	12.6	Grade Point F: 12.46
Grade Point C:	12.6	Grade Point G: 9.79
Grade Point D:	11.3	

Calculations			
Grade Points	Average of Points	Distance B/W Grades Pts.	Totals
Point B&C:	12.6	x 58.50 m	737.10
Point C&D:	11.95	x 10.42 m	124.52
Point E&F:	11.88	x 33.29 m	395.49
Point G&A:	12.46	x 10.30 m	128.34
			1385.44

Average Grade For Building 1: 12.31

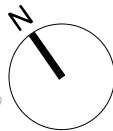
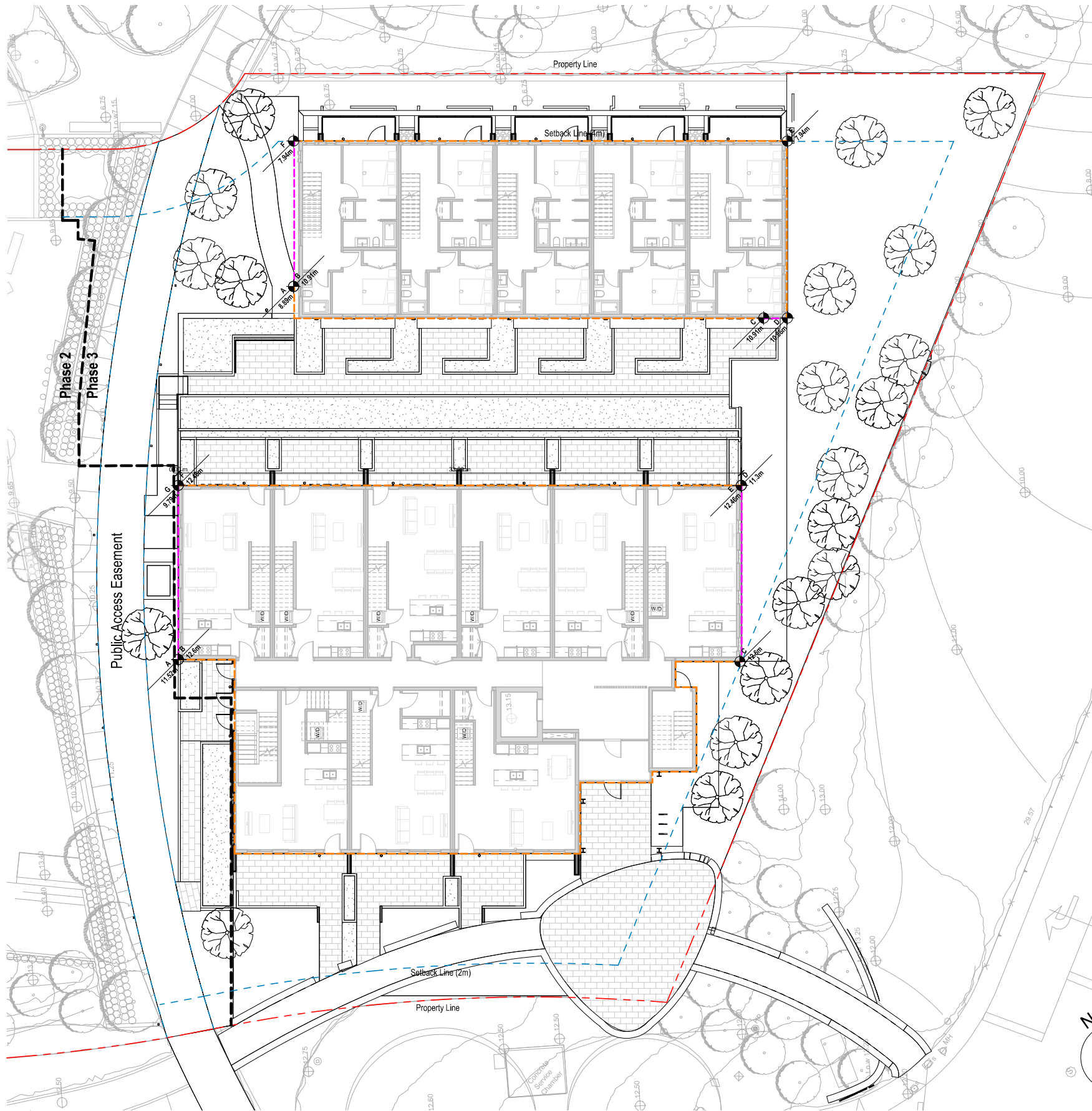
PHASE 3 BUILDING 2

Grade Points		
Grade Point A:	8.9	Grade Point E: 7.94
Grade Point B:	10.91	Grade Point F: 7.94
Grade Point C:	10.91	
Grade Point D:	10.86	

Calculations			
Grade Points	Average of Points	Distance B/W Grades Pts.	Totals
Point B&C:	10.91	x 29.70 m	324.03
Point C&D:	10.885	x 1.36 m	14.80
Point D&E:	9.4	x 10.46 m	98.32
Point E&F:	7.94	x 29.16 m	231.53
Point F&A:	8.42	x 8.60 m	72.41
			741.10

Average Grade For Building 2: 9.35

Phase 1 Average Grade	10.6
Phase 2 Average Grade	11.6
Phase 3 Average Grade	10.83



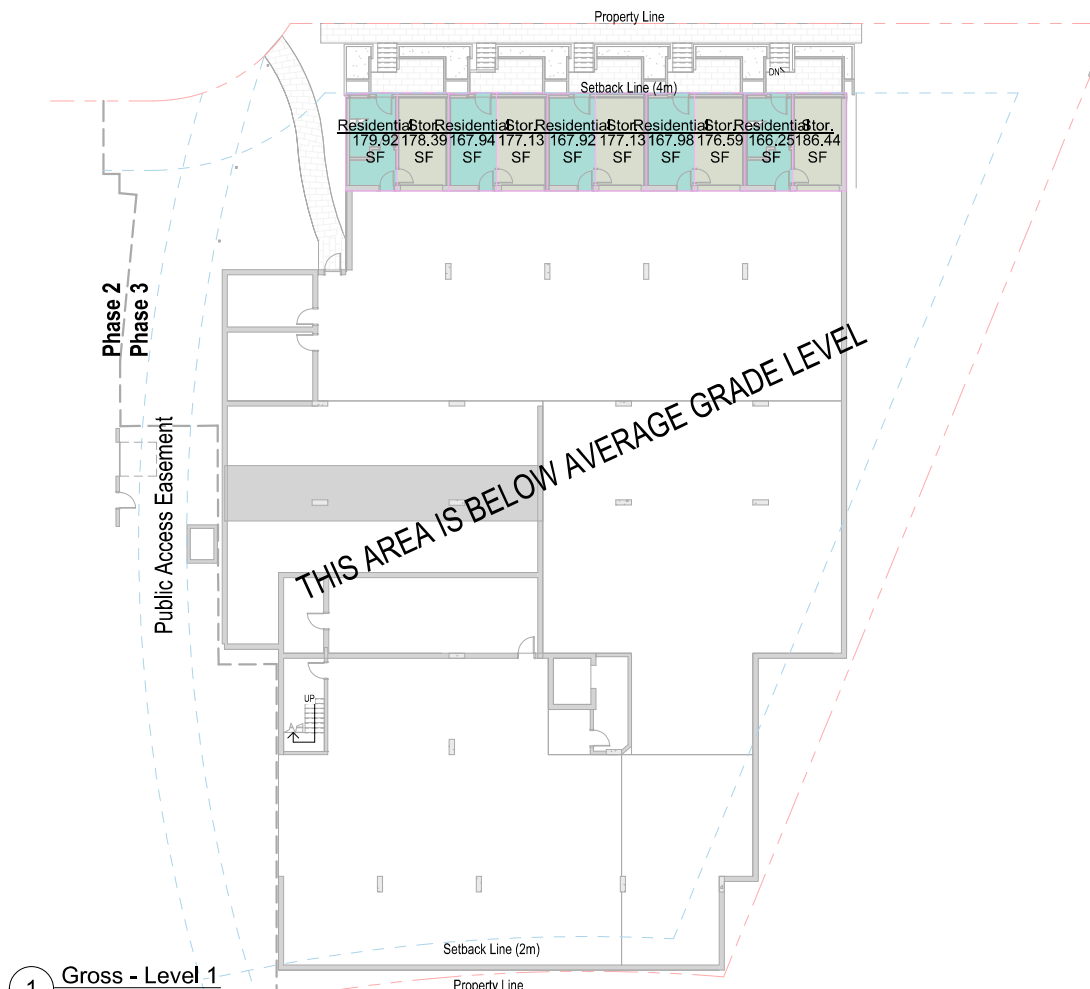


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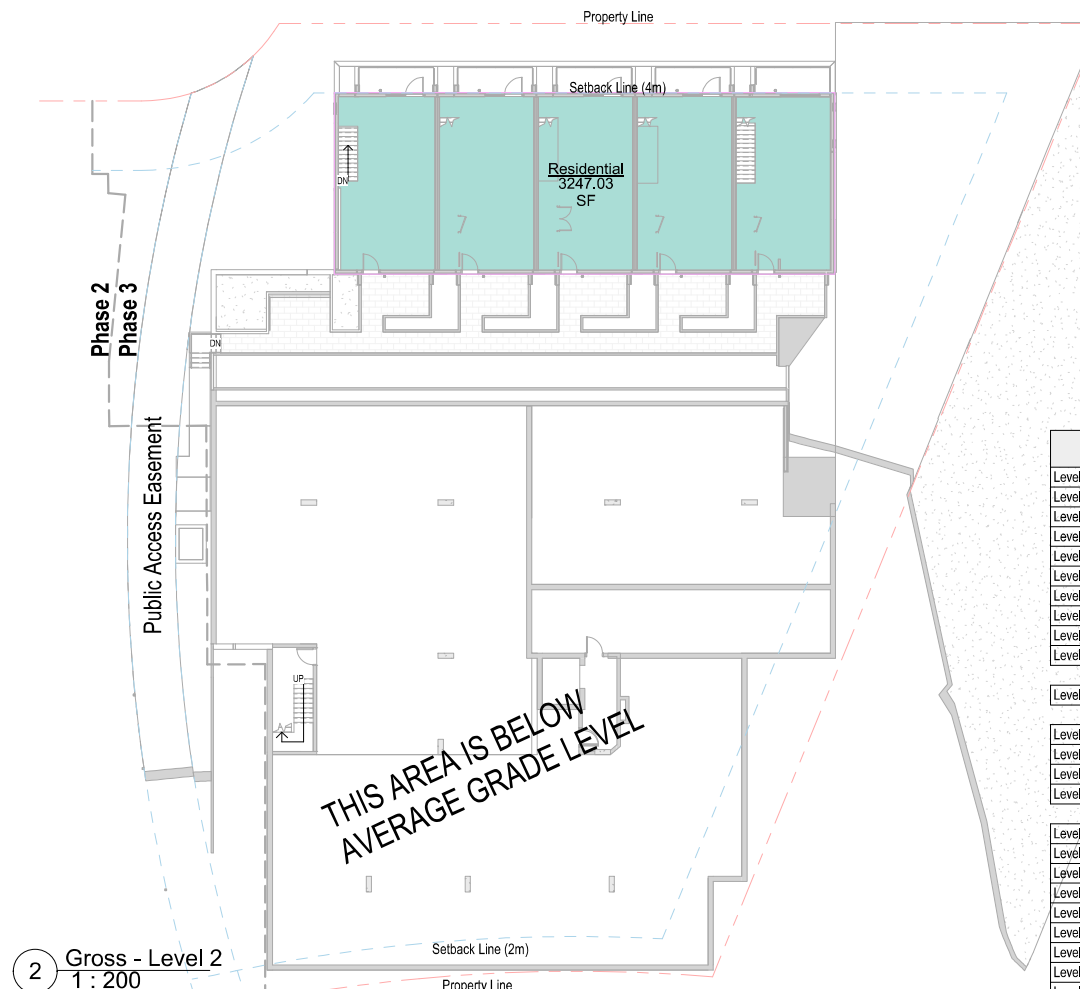
SKYHOMES



SEAL



1 Gross - Level 1
1 : 200



2 Gross - Level 2
1 : 200



3 Gross - Level 3
1 : 200



4 Gross - Level 4
1 : 200

Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
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Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
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Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
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		3247 SF

Level 3 (Tyee Grade)	Residential	3713 SF
Level 3 (Tyee Grade)	Residential	1830 SF
Level 3 (Tyee Grade)	Residential	3247 SF
Level 3 (Tyee Grade)	Circulation	1171 SF
		9960 SF

Level 4	Circulation	153 SF
Level 4	Circulation	156 SF
Level 4	Residential	1838 SF
Level 4	Residential	3505 SF
Level 4	Residential	128 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF

Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF

Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF

Level 7	Residential	2920 SF
Level 7	Residential	2341 SF
Level 7	Circulation	858 SF
		6120 SF

Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
		6111 SF
Grand total		45864 SF

Gross Floor Area Summary		
Phase 2*		7020 SF
Phase 3		45864 SF
Grand Total		52,884 SF
* Portion within Lot J		

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No.	Description	Date

PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Overall Areas

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SCALE 1 : 200	REVIEWED SLA

Project Number PROJECT NO

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SKYHOMES



SEAL

Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	166 SF
Level 1 (Parking Entry)	Stor.	178 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	186 SF
		1746 SF
Level 2	Residential	3247 SF
		3247 SF
Level 3 (Tyee Grade)	Residential	3713 SF
Level 3 (Tyee Grade)	Residential	1830 SF
Level 3 (Tyee Grade)	Residential	3247 SF
Level 3 (Tyee Grade)	Circulation	1171 SF
		9960 SF
Level 4	Circulation	153 SF
Level 4	Circulation	156 SF
Level 4	Residential	1838 SF
Level 4	Residential	3505 SF
Level 4	Residential	128 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF
Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF
Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF
Level 7	Residential	2920 SF
Level 7	Residential	2341 SF
Level 7	Circulation	858 SF
		6120 SF
Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
		6111 SF
Grand total		45864 SF

Gross Floor Area Summary		
Phase 2*		7020 SF
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Grand Total		52,884 SF
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PROJECT
Skyhomes at the Railyards

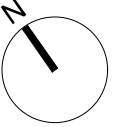
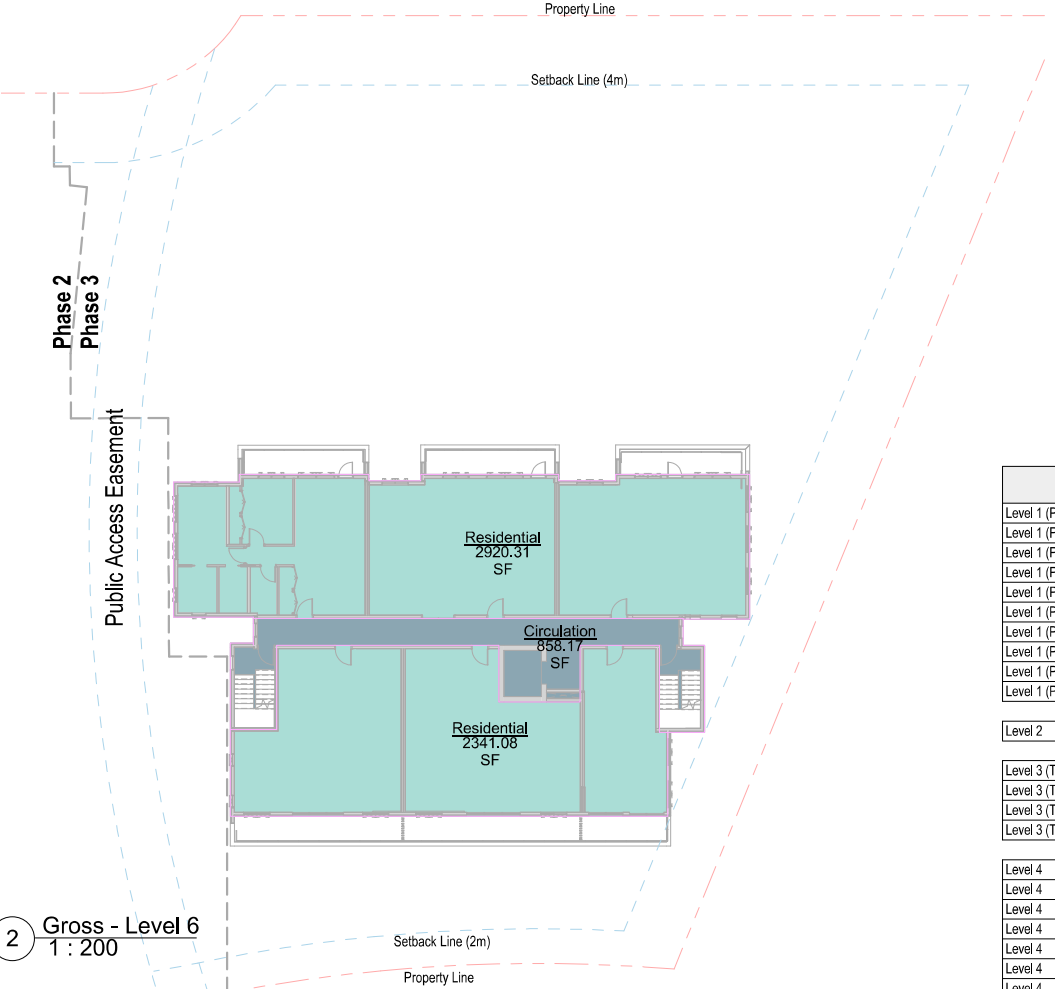
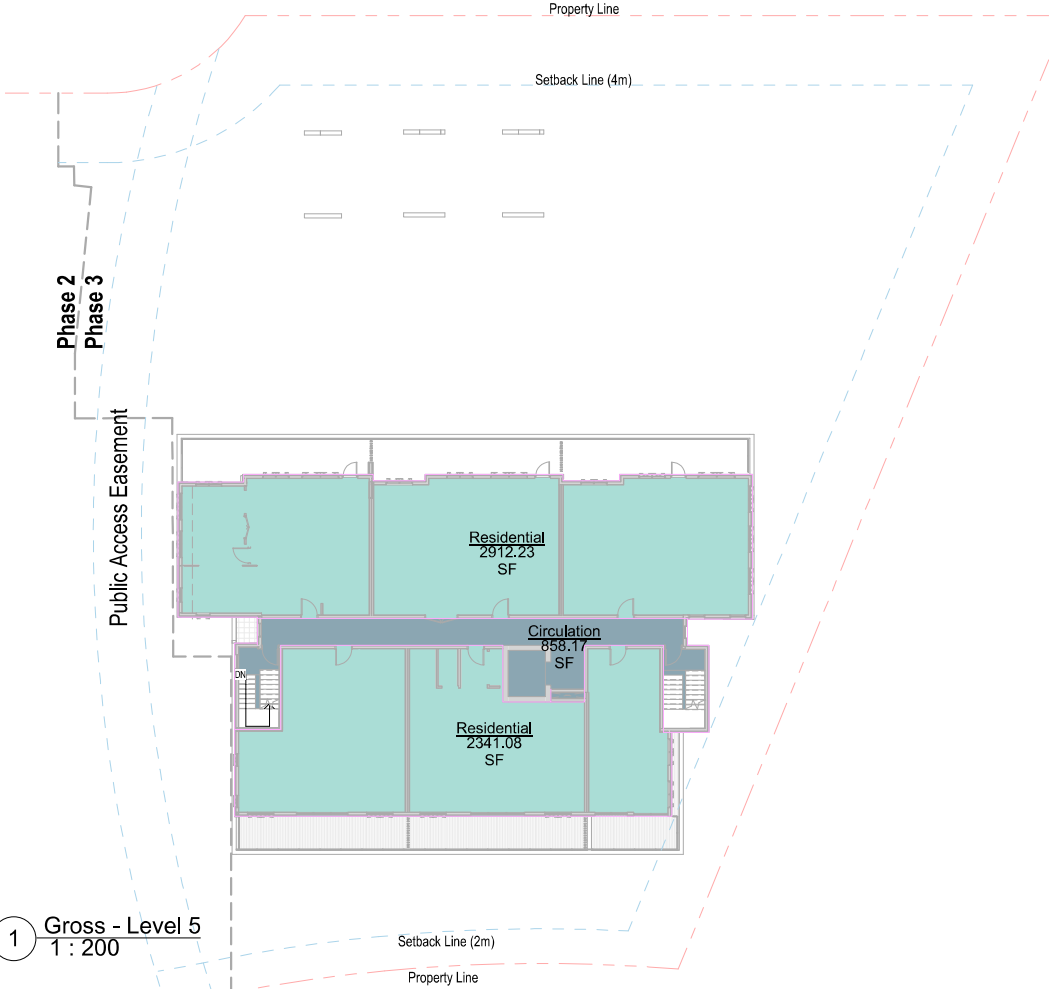
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SCALE	1 : 200	REVIEWED	SLA
Project Number		PROJECT NO	

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AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING WEST FROM GALLOPING GOOSE TRAIL



AERIAL VIEW LOOKING SOUTH FROM BRIDGES PARK



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SKYHOMES



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PROJECT
Skyhomes at the Railyards

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DRAWING
Artistic Renderings

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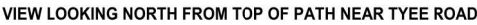
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SEAL



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PROJECT
Skyhomes at the Railyards

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Issued for DP - Feb 18, 2021



VIEW LOOKING SOUTH FROM END OF CENTRAL SPUR



AERIAL VIEW LOOKING WEST



VIEW LOOKING NORTH FROM VIC WEST PLAZA



VIEW LOOKING NORTH WEST FROM TUESS ROAD AND BAY STREET AT DUSK



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SKYHOMES



SEAL

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PROJECT
Skyhomes at the Railyards

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SCALE	REVIEWED
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Project Number	PROJECT NO

A0.11



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VIEW LOOKING WEST FROM BAY STREET BRIDGE DECK



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PROJECT
Skyhomes at the Railyards

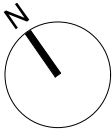
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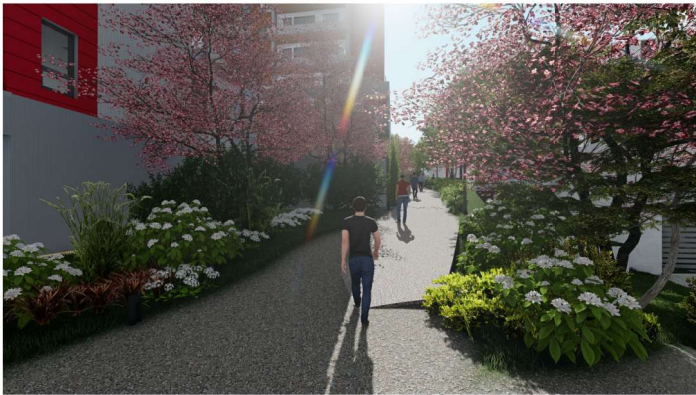
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SLA	Issue Date
SCALE	REVIEWED
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Project Number	PROJECT NO

A0.12
REV





LOOKING SOUTH WEST AT BASE OF PATH



VIEW FROM PUBLIC EASEMENT PATH LOOKING NORTH NEAR COURTYARDS



VIEW LOOKING NORTH EAST ALONG PATH NEAR TYEE ROAD



PERSPECTIVE SECTION SHARED PATHWAY

Ped. Lighting in steel channel



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SKYHOMES



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PROJECT
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DRAWING
Public Easement Views

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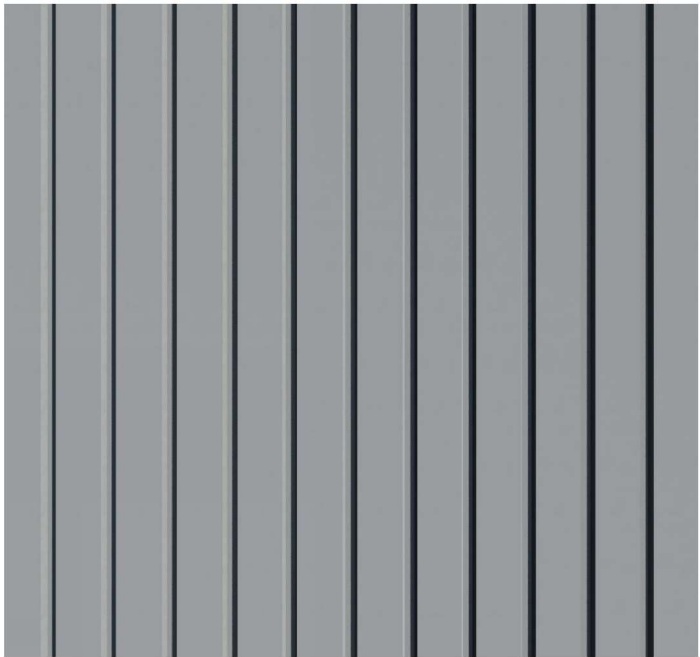
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SLA	Issue Date
SCALE	REVIEWED
	SLA
Project Number	PROJECT NO

A0.13

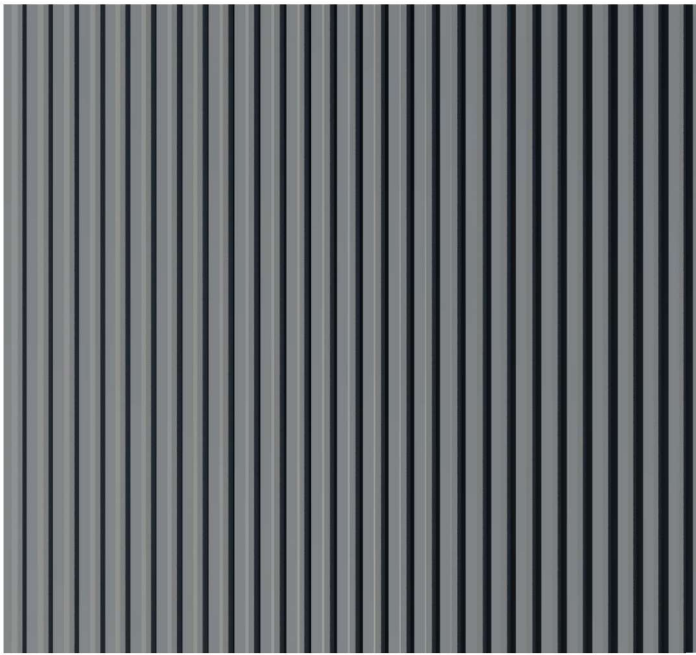




1.



2.



3.

MATERIAL LEGEND	
NO.	Mataaterial
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
12	Painted Louvers
13	Cap Flashing - Charcoal
14	Vinyl Window - Charcoal Frame
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage
20	Insulated Metal Panel - Smooth Finish

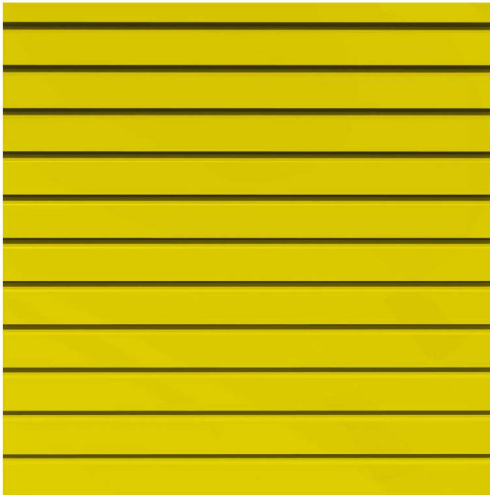


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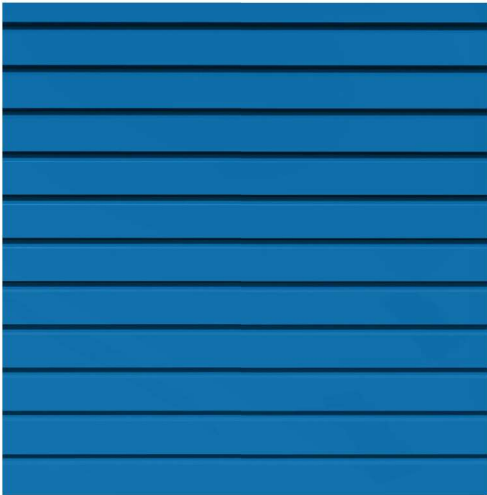
SKYHOMES



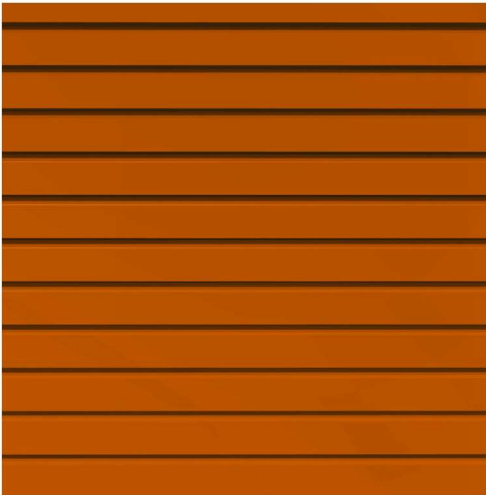
SEAL



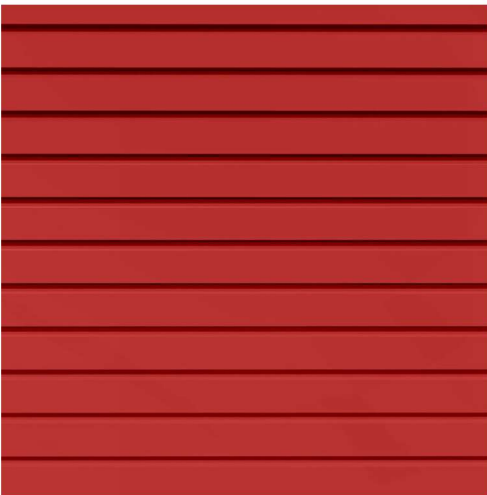
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5.



6.



7.



8.



11.

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
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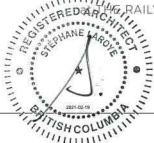
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Materials

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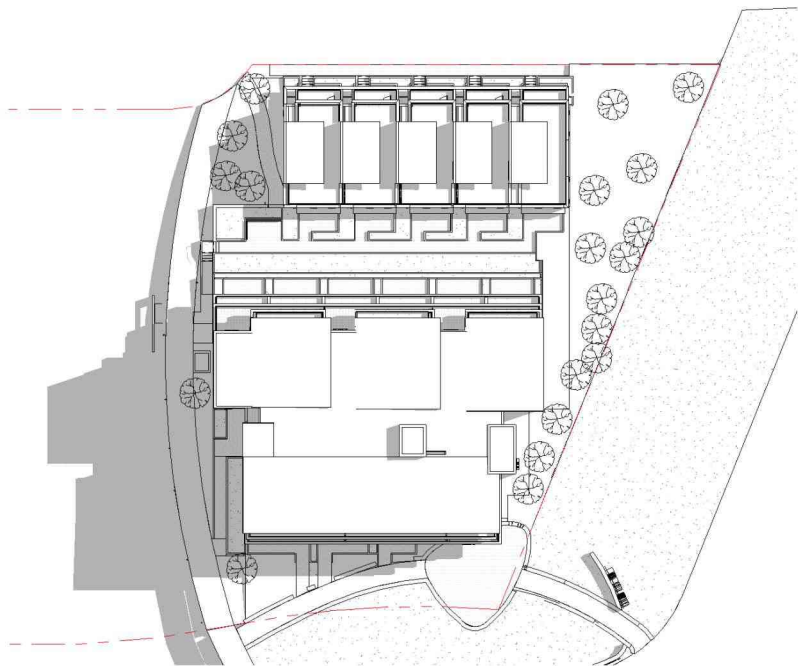
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SCALE	REVIEWED
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Project Number	PROJECT NO

A0.14

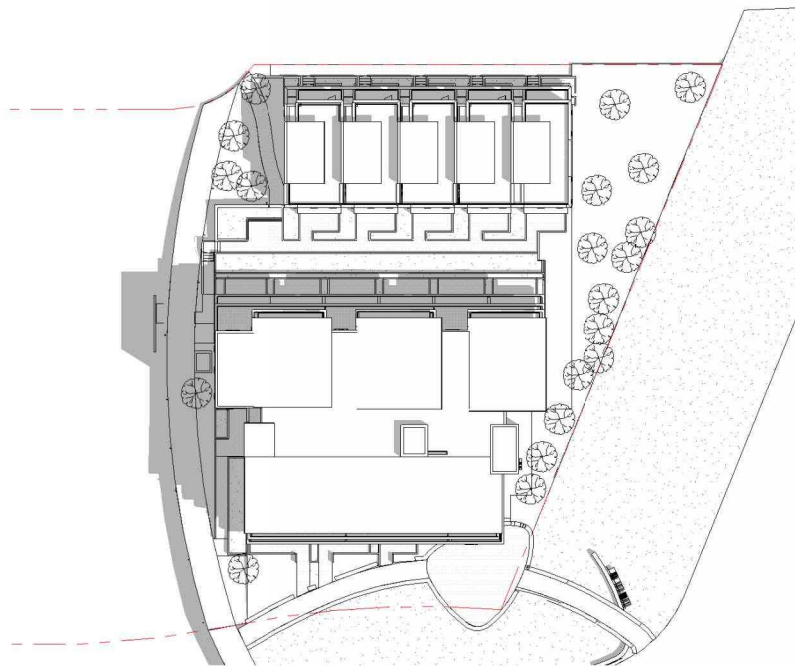




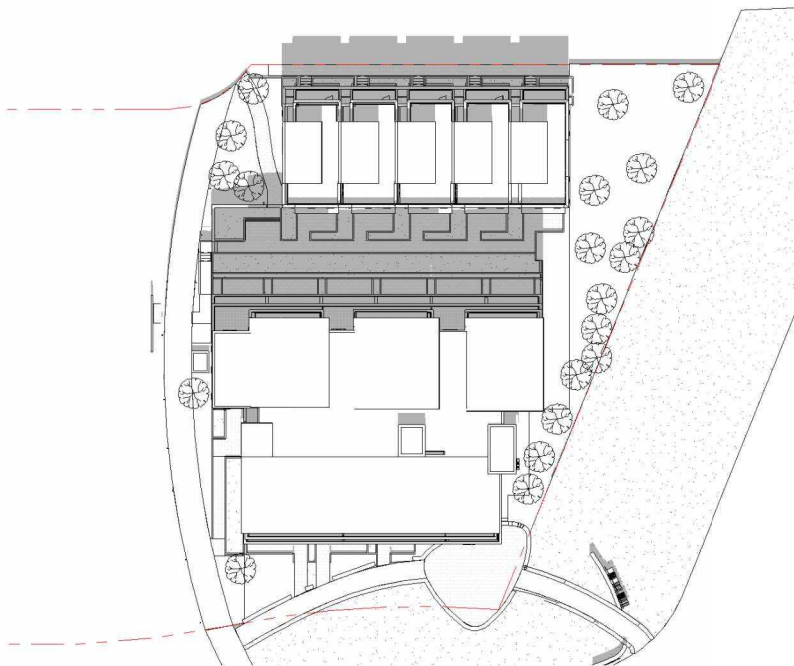
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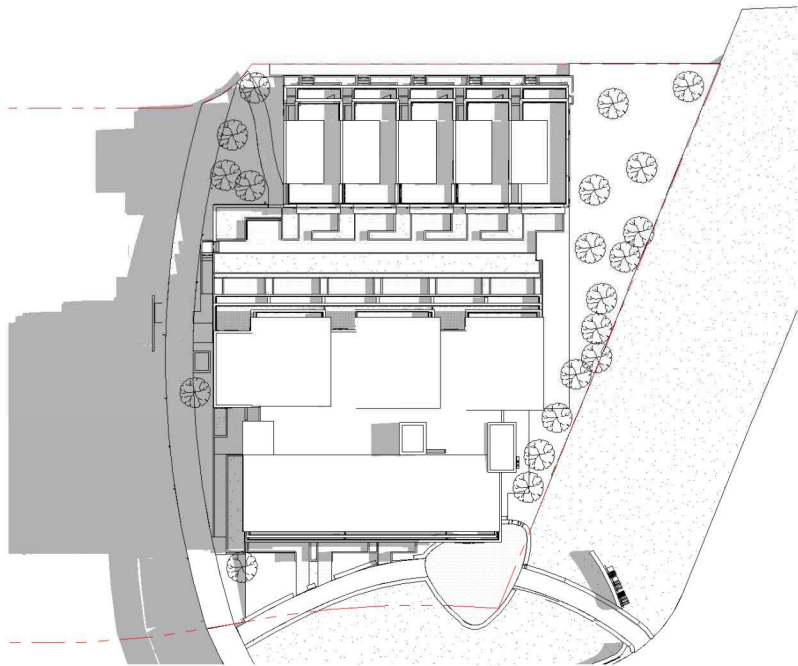
Shadow Study - June 21st
(10am)
1 : 350



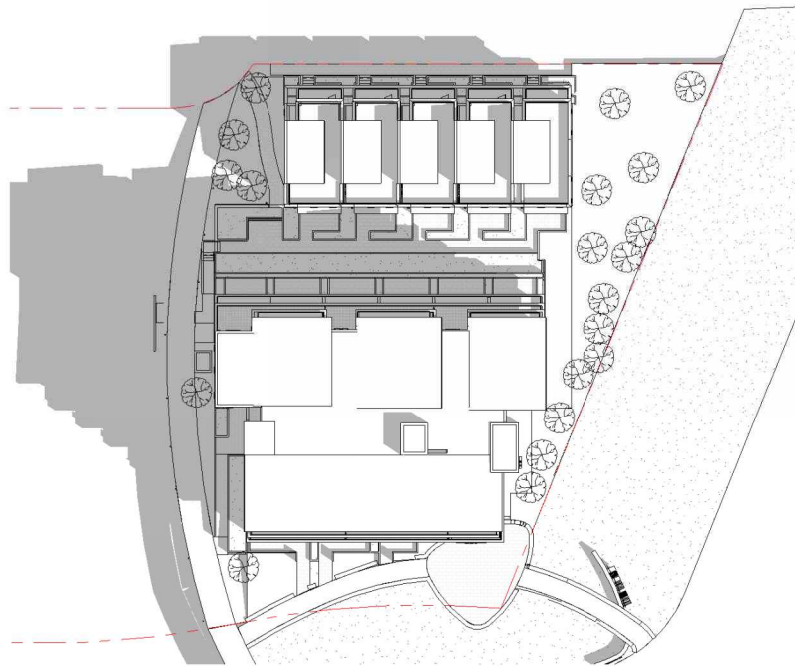
Shadow Study - June 21st
(12pm)
1 : 350



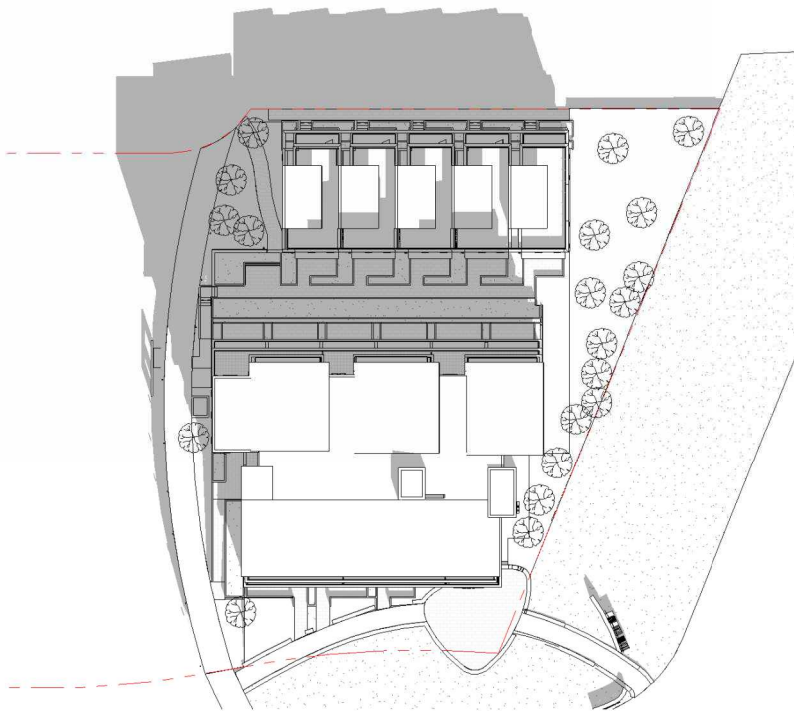
Shadow Study - June 21st
(2pm)
1 : 350



Shadow Study - Sept / March
21st (10am)
1 : 350



Shadow Study - Sept / March
21st (12pm)
1 : 350



Shadow Study - Sept / March
21st (2pm)
1 : 350



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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Shadow Studies

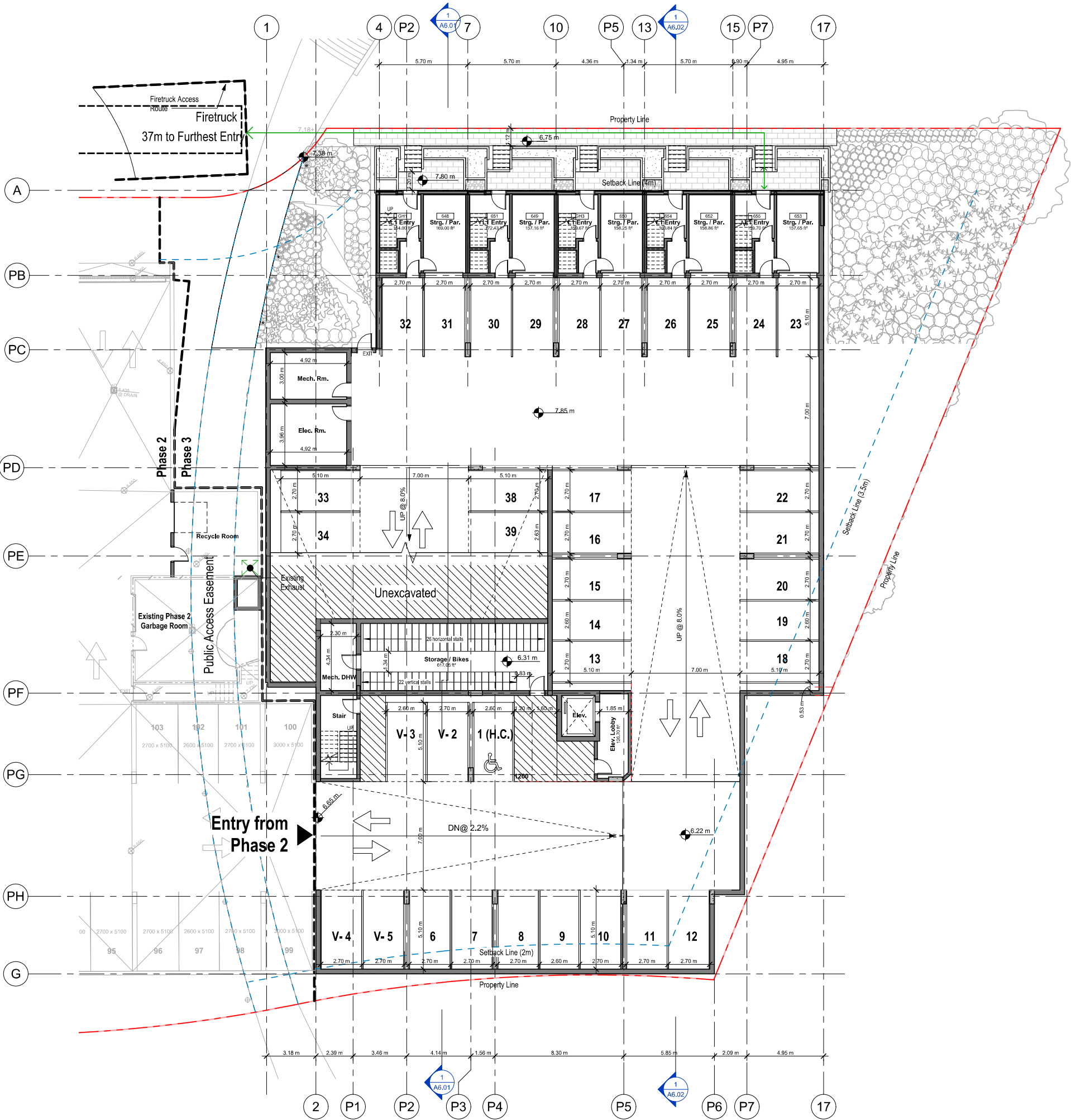
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DRAWN	SLA	DATE	Issue Date
SCALE	1 : 350	REVIEWED	SLA
Project Number	PROJECT NO		

Parking Requirements	
CD-5 Zone 12.5.6 (d & e)	
Parking Requirements	
1.0 stall per Unit below 46sm	= 4 Stalls
1.3 stalls per Unit Above 46sm	= 44 Stalls
or 1 Bedroom	= 44 Stalls
Total Required	= 48 Stalls
Accessible Parking Requirements	
BCBC 2012 3.8.3.4.(2)	
After 50 stalls 1.0 per 50 stalls	
= 1 Stalls	
Visitor Parking Requirements	
1.0 per 10 Units	
= 4 Stalls	
Parking Provided	
Regular Stalls	= 55
Accessible Stalls	= 1
= 56	
Bicycle Requirements	
Schedule C 80-159 (Table 2)	
Bicycle Parking Requirement	
Long Term Parking	
1.0 per Unit below 45sm	= 4 Stalls
1.25 per Unit Above 45sm	= 42.5 Stalls
Total Required:	= 47 Stalls
Min. 50% Horizontal	= 24 Stalls
Short Term Parking	
Greater of 6 per building or	= 6 Stalls
0.1 per Unit	= 4 Stalls
Total Provided:	= 6 Stalls

Unit Type Count	
Unit Type	Count
Tyee 2 SH	3
Studio	4
Goose SH	5
Courtyard SH	6
2 Bed	20
	38

Vehicle Parking Summary	
Type	Provided
Residential	
Accessible Stall	1
Regular Stall	50
	51
Visitor	
Regular Stall	4
	4



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SKYHOMES



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PROJECT
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DRAWING
Level 1 Plan (P2)

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PROJECT
Skyhomes at the Railyards

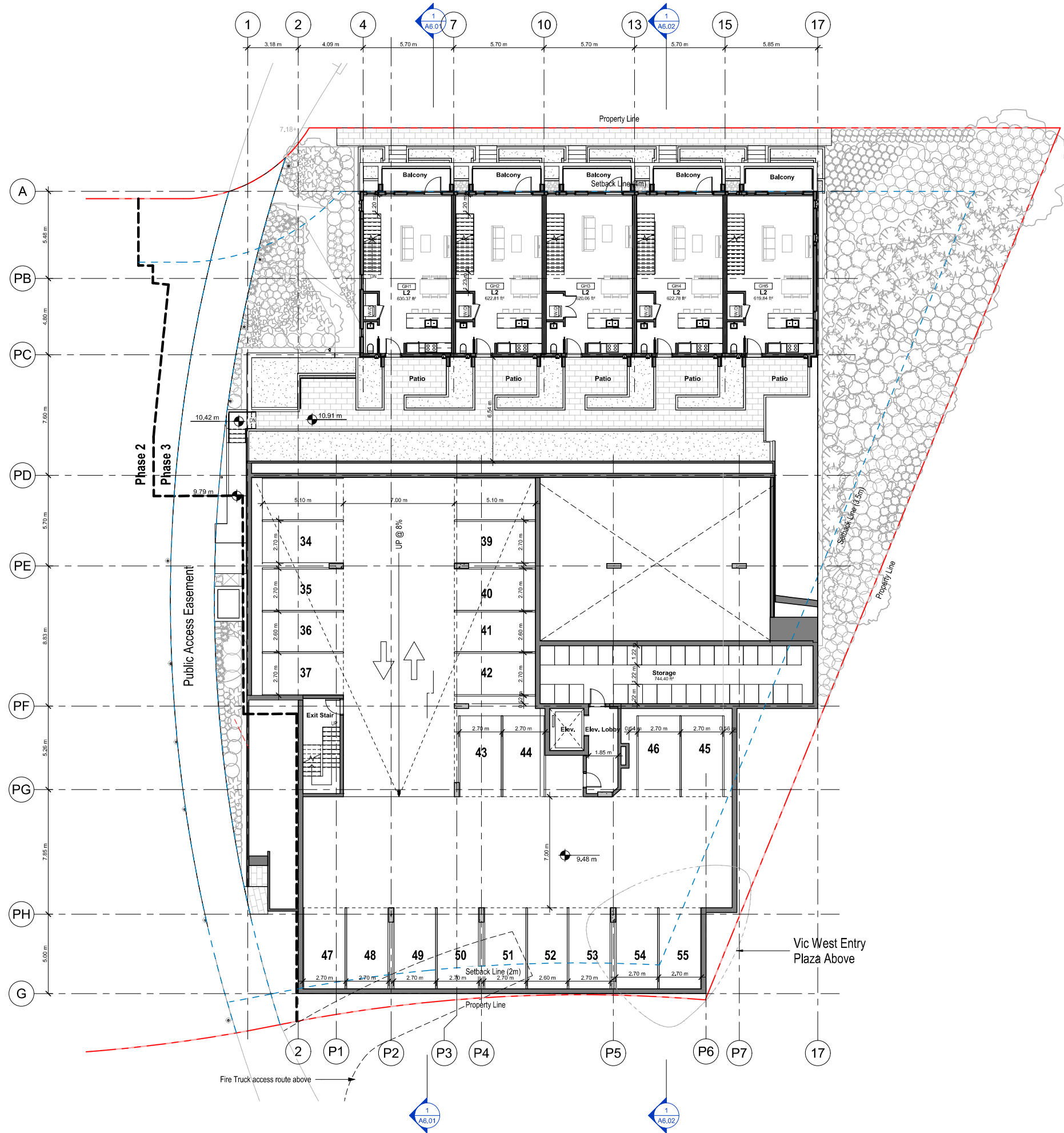
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DRAWING
Level 2 Plan (P1)

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1 : 125	SLA
Project Number	PROJECT NO

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SKYHOMES



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No.	Description	Date

PROJECT
Skyhomes at the Railyards

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Victoria, BC

DRAWING
Level 3 Plan (Tyee)

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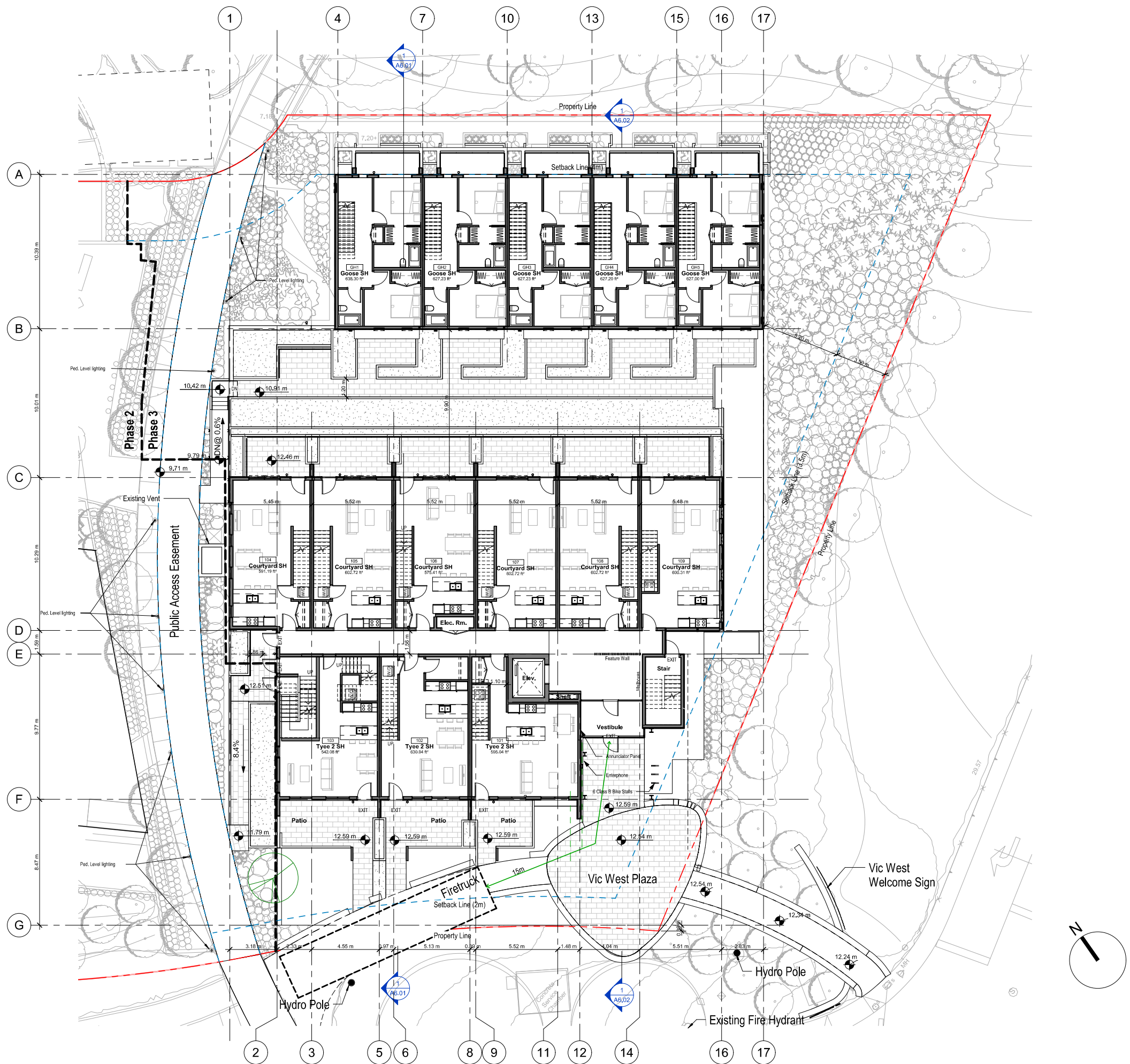
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SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA
Project Number	PROJECT NO

A2.06



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SKYHOMES



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PROJECT
Skyhomes at the Railyards

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DRAWING
Levels 4

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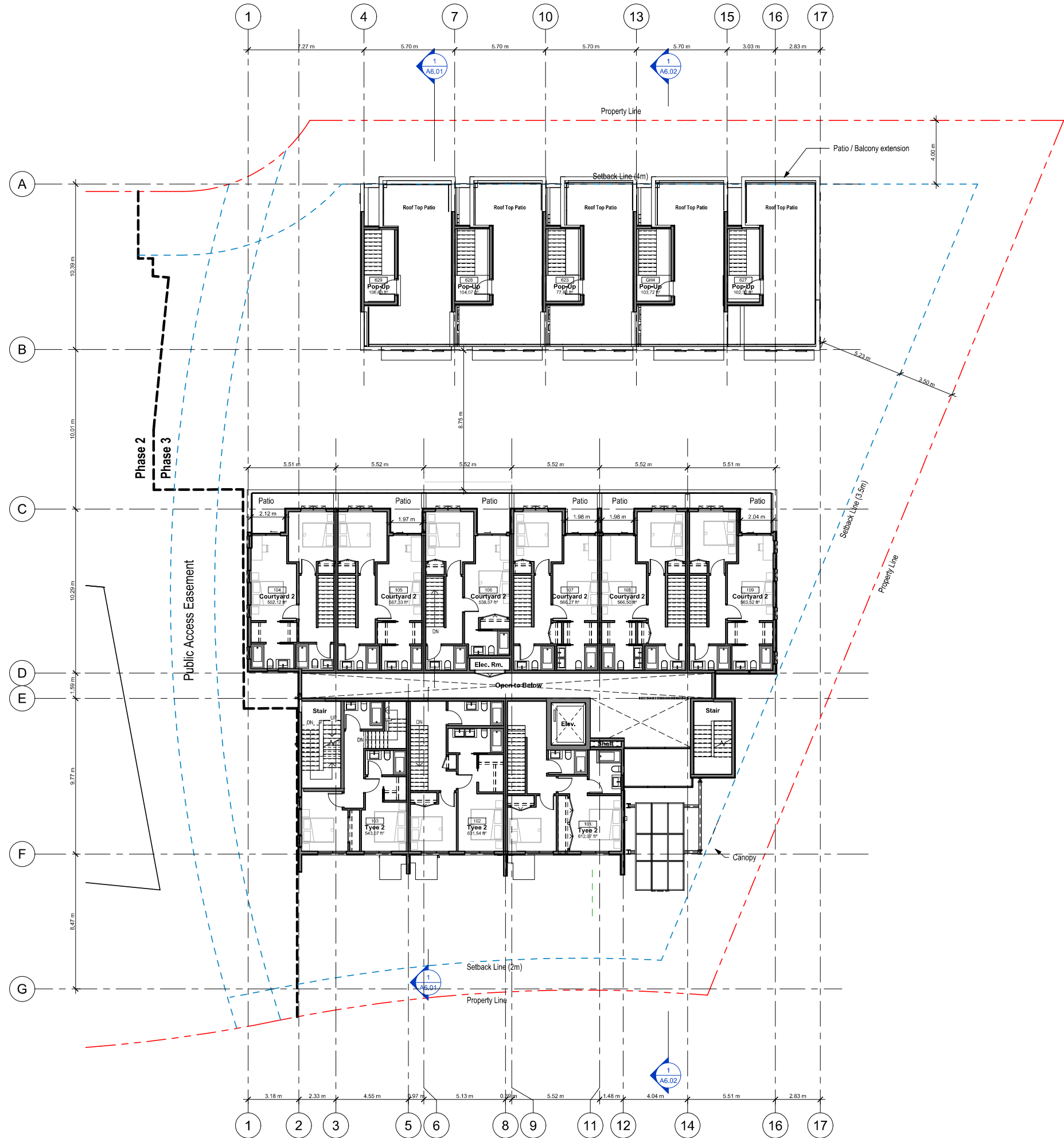
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SCALE	1 : 125	REVIEWED	SLA

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Levels 5

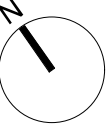
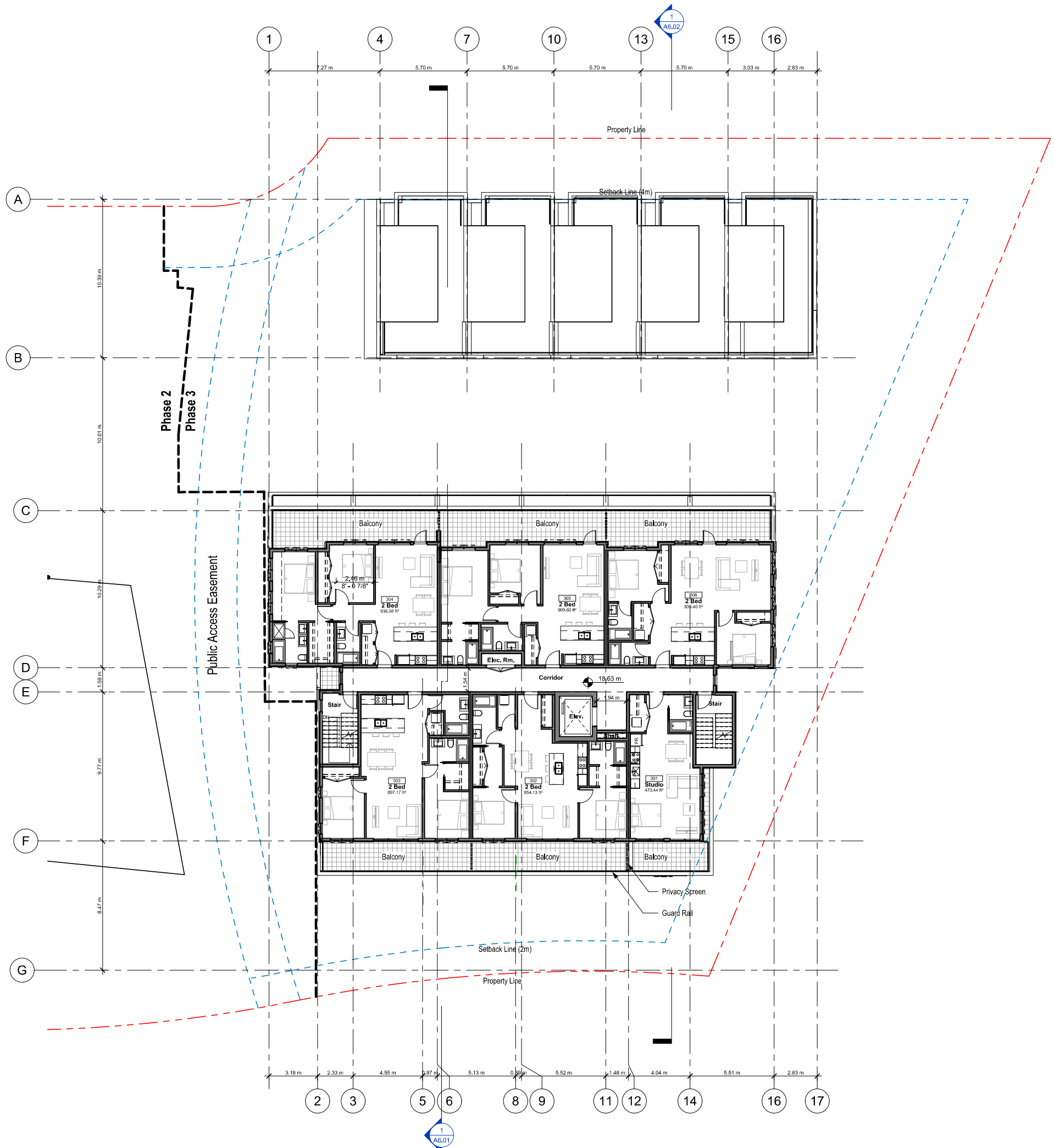
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SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA
Project Number	PROJECT NO

A2.08



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SKYHOMES



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PROJECT
Skyhomes at the Railyards

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DRAWING
Levels 6-8

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SCALE	REVIEWED
1 : 125	SLA

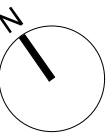
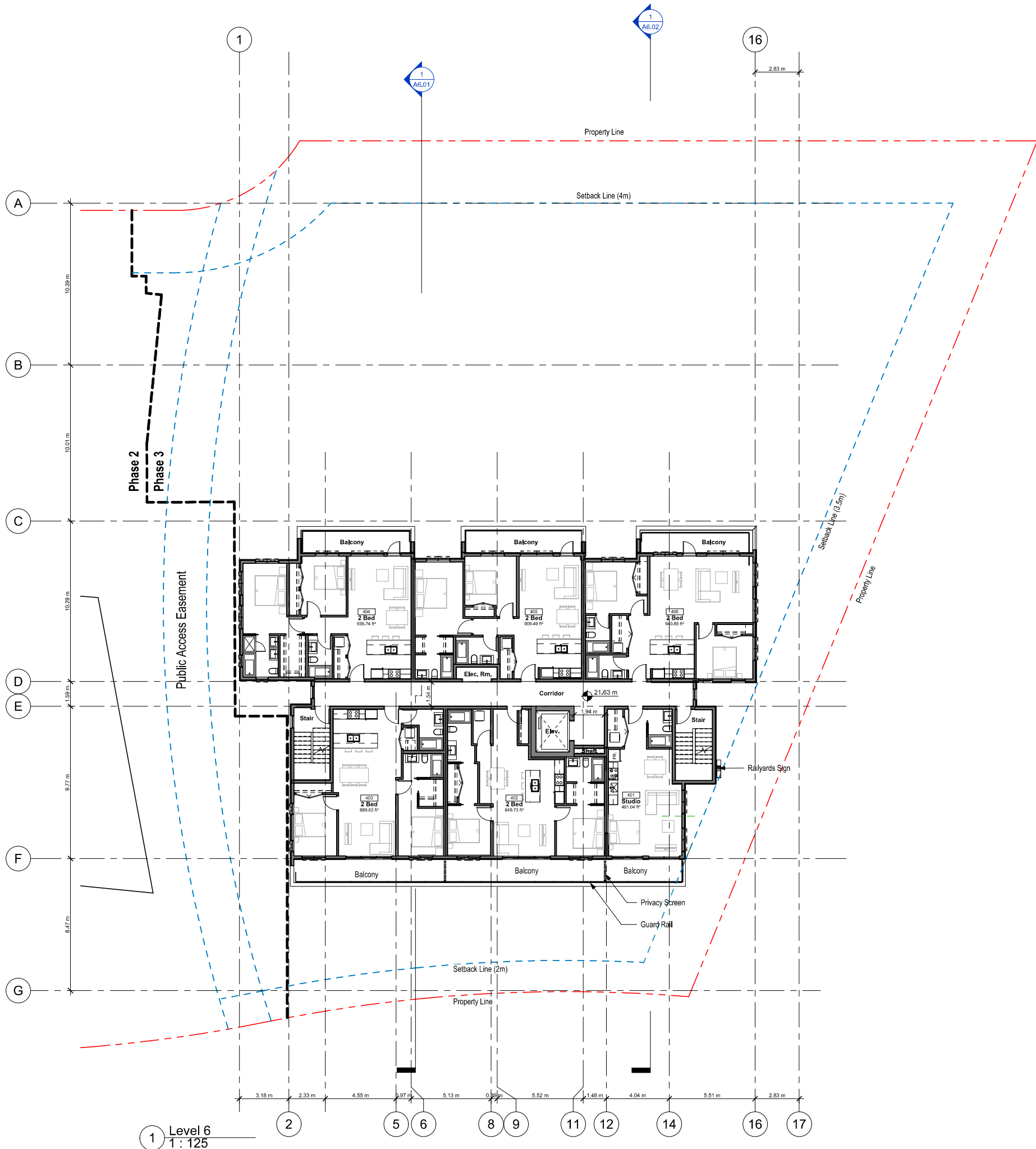
Project Number PROJECT NO

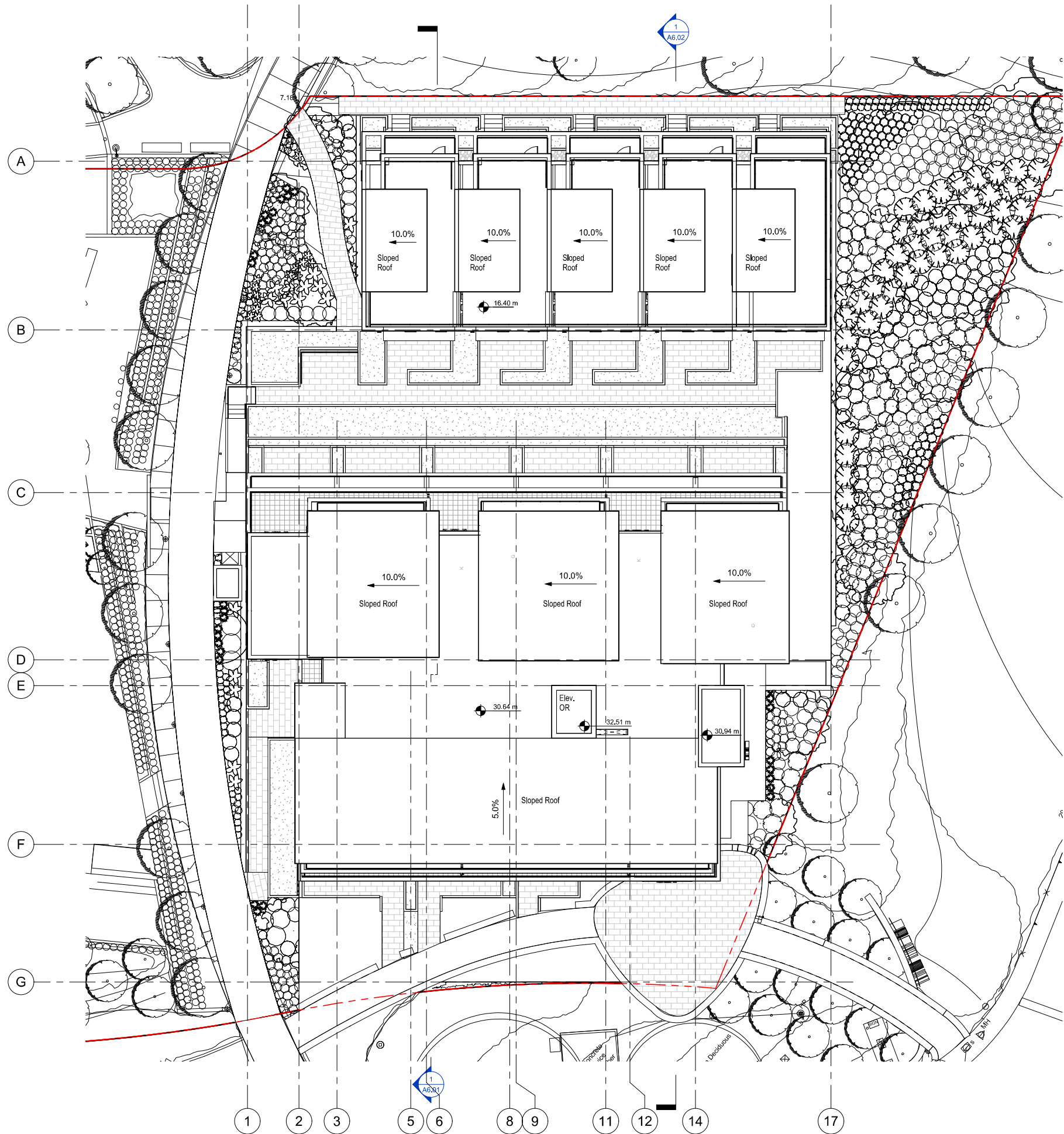
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1 Roof(1)
1 : 125



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PROJECT
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DRAWING
Roof Plan

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SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA

Project Number PROJECT NO

A2.10

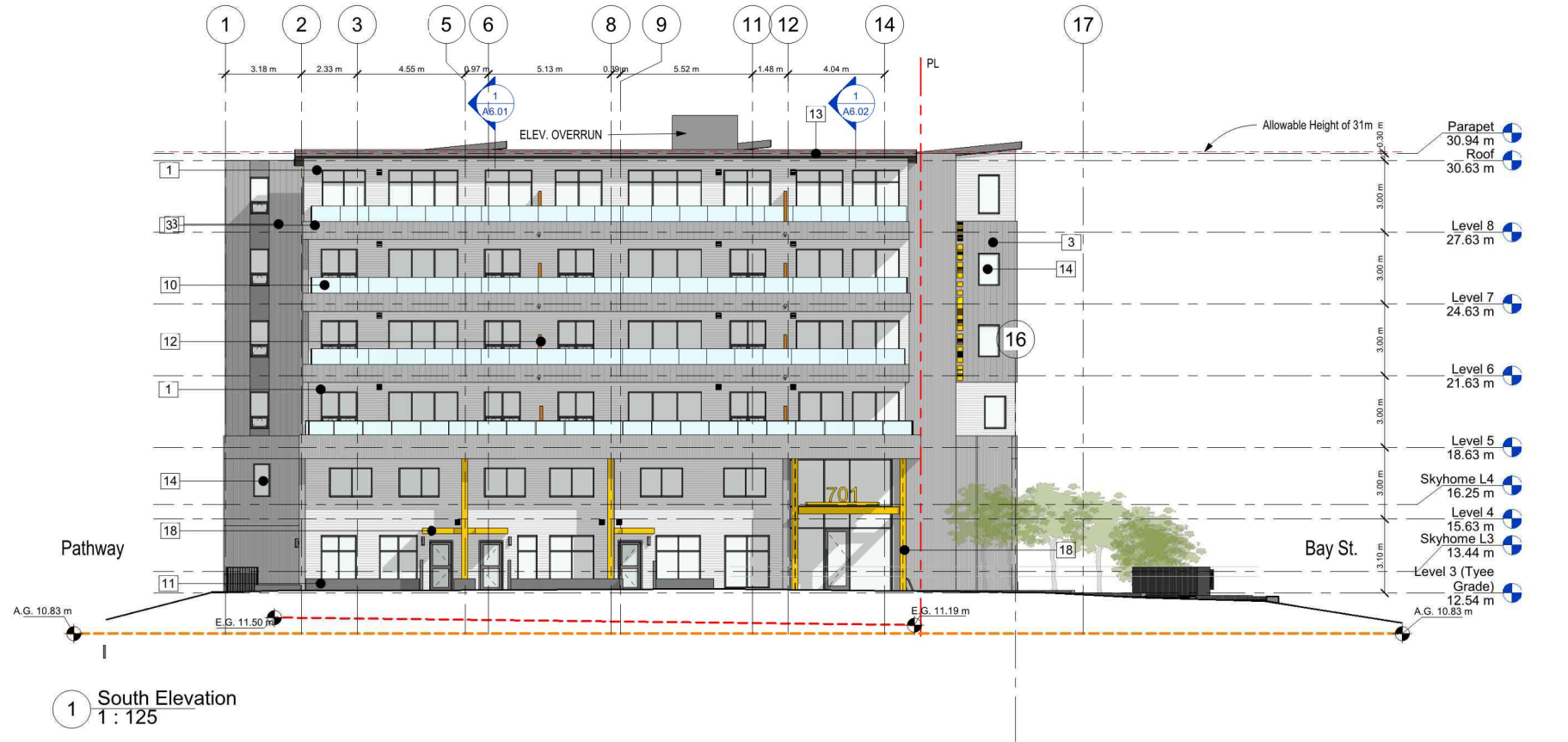


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MATERIAL LEGEND	
NO.	Material
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
12	Painted Louvers
13	Cap Flashing - Charcoal
14	Vinyl Window - Charcoal Frame
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage
20	Insulated Metal Panel - Smooth Finish

GRADING LEGEND	
Finished Grade (FG)	—————
Survey Existing Grade (EG)	- - - - -
Average Grade (AG)	- - - - -
Note: All grades taken along Property Line or Phase Line.	



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PROJECT
Skyhomes at the Railyards

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DRAWING
South & East Elevations

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SLA	Issue Date
SCALE	REVIEWED
As indicated	SLA
Project Number	PROJECT NO

A5.01

MATERIAL LEGEND	
NO.	Material
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
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14	Vinyl Window - Charcoal Frame
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17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage
20	Insulated Metal Panel - Smooth Finish

GRADING LEGEND	
Finished Grade (FG)	—
Survey Existing Grade (EG)	- - - - -
Average Grade (AG)	- - - - -
Note: All grades taken along Property Line or Phase Line.	



1 Courtyard North Elevation
1:125

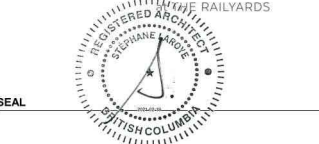


2 Courtyard South Elevation
1:125



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PROJECT
Skyhomes at the Railyards

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DRAWING
Courtyard Elevations

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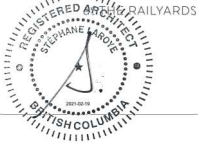
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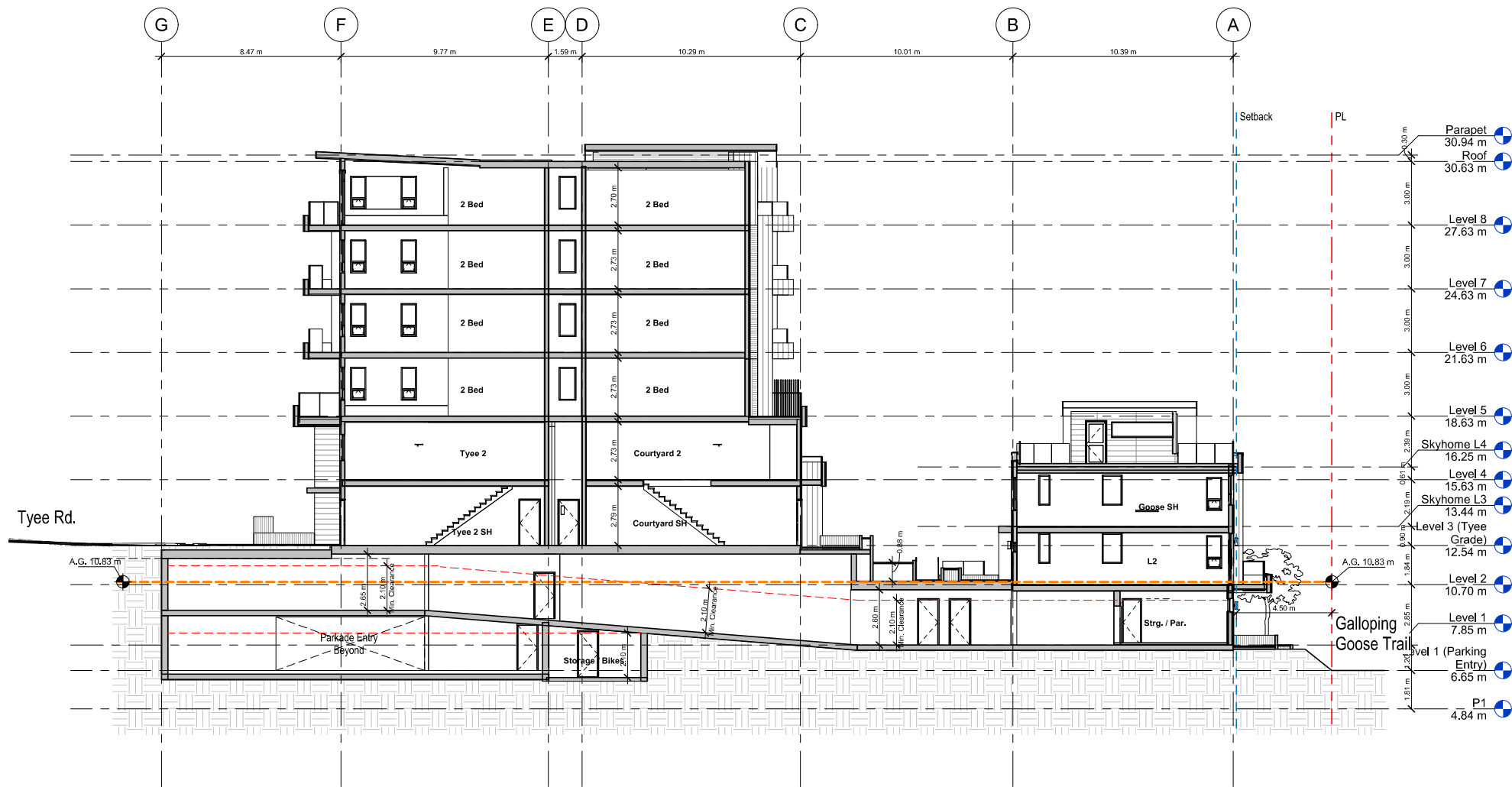


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PROJECT
Skyhomes at the Railyards

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DRAWING
Building Section

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Project Number PROJECT NO

A6.01



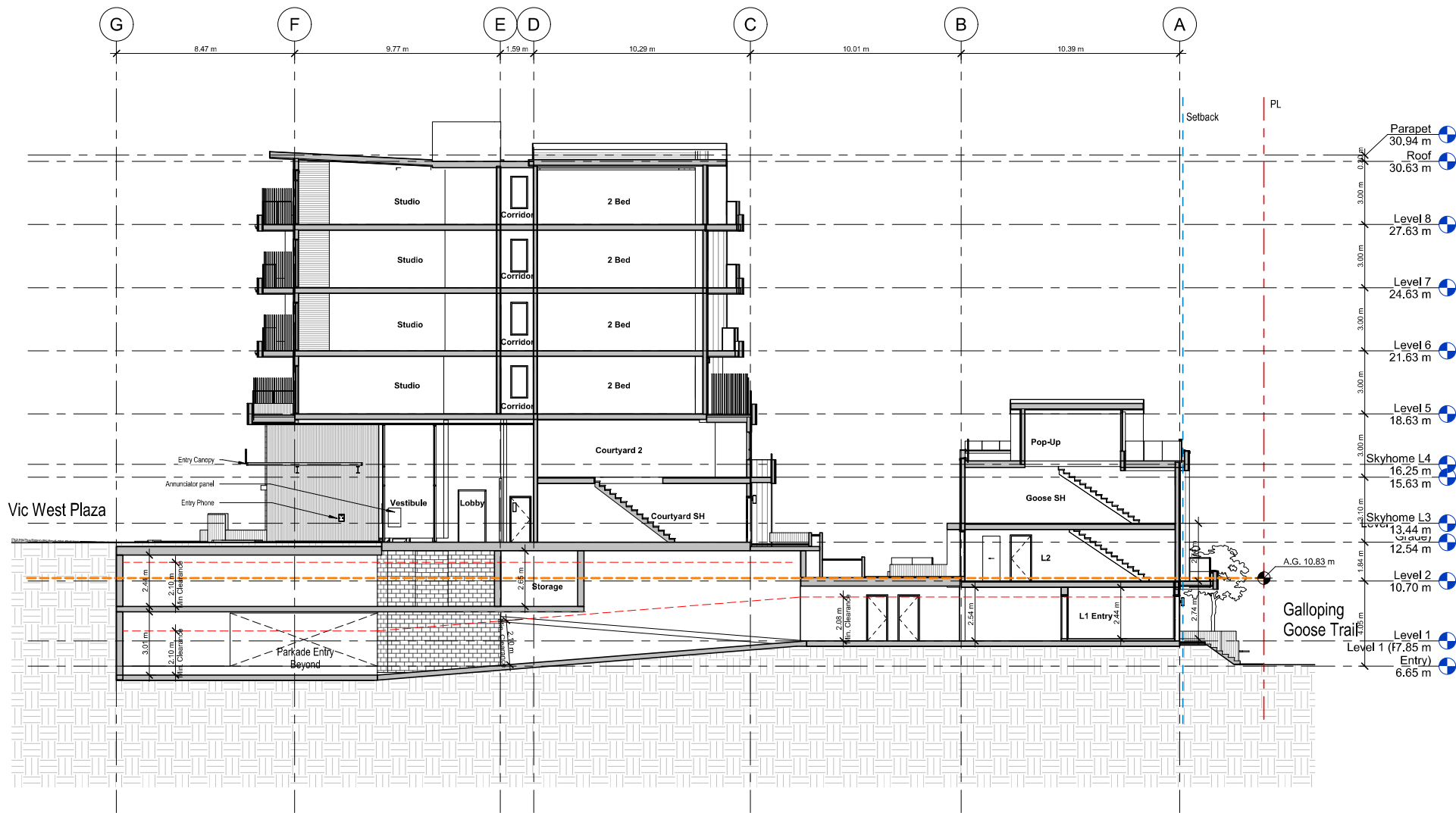
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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Building Section

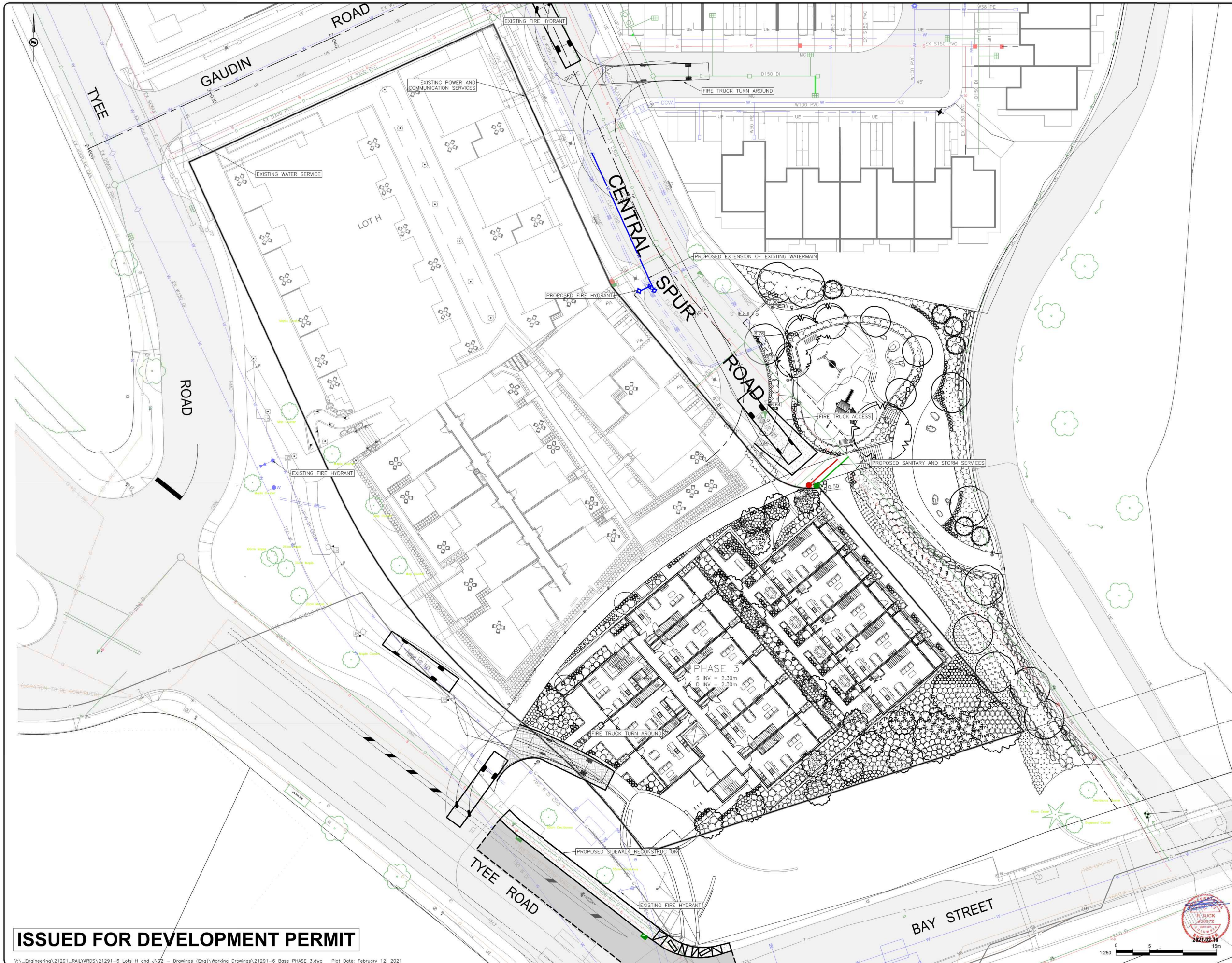
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Project Number PROJECT NO

A6.02





ISSUED FOR DEVELOPMENT PERMIT

RAILYARDS
HORIZON PHASE 3
PRELIMINARY SITE
SERVICING PLAN

Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 21291-6

JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395



LEVEL 1 PLANTING



LEVEL 2 PLANTING



LEVEL 3 PLANTING

Skyhomes | Landscape Levels



LADR LANDSCAPE ARCHITECTS

Project No: 1810 Feb 4-21

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105