1961 DOUGLAS ST

DEVELOPMENT PERMIT VARIANCE RESPONSE - AUGUST 09, 2024

ATTACHMENT B



PROJECT INFORMATION

PROJECT ADDRESS	1961 DOUGLAS STREET, VICTORIA BC	710 CALEDONIA AVE, VICTORIA BC
LEGAL DESCRIPTION	LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557	LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509
EXISTING ZONING	ZONING: T-1	ZONING: C-1
ADOPTED ZONING	CD-19	
SITE AREA	72,357.5 sf (6,722 m^2)	
TOTAL FLOOR AREA	453,055 sf (42,090 m^2)	
COMMERCIAL FLOOR AREA	62,510 sf (5,807 m^2)	
FLOOR SPACE RATIO	6.25 FSR *(0.84 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)*	
HEIGHT OF BUILDINGS	BUILDING A = 55.45 m BUILDING B = 73.13 m BUILDING C = 65.92 m	
NUMBER OF STOREYS	BUILDING A = 16 STOREYS BUILDING B = 22 STOREYS BUILDING C = 21 STOREYS	
PARKING STALLS	345 PARKING STALLS *(103 COMMERCIAL + 242 RESIDENTIAL)*	
BICYCLE PARKING	643 CLASS 1 BICYCLE SPACES *(28 COMM. + 615 RESD.)* 80 CLASS 2 BICYCLE SPACES *(30 COMM. + 50 RESD.)*	

BUILDING SETBACKS

	BELOW 4 STOREYS	ABOVE 4 STOREYS
BUILDING B FROM SOUTH PL	0m	3m
BUILDING A FROM NORTH PL	0m	3m
BUILDING C FROM NORTH PL	0m	3m
BUILDING A FROM EAST PL	0m	3m
BUILDING C FROM WEST PL	0m	4.6m
ROOF TOP STRUCTURES FROM OUTER EDGE OF THE ROOF		3m

BUILDING SEPARATION ABOVE 4 STOREYS	MIN. 20m
TOTAL NUMBER OF RESIDENTIAL UNITS	BUILDING A = 133 UNITS BUILDING B = 220 UNITS BUILDING C = 154 UNITS

UNIT TYPES

BUILDING A	BUILDING B	BUILDING C
STUDIO = 40.6%	STUDIO = 2.7%	STUDIO = 0.0%
1 BED = 25.5%	1 BED = 67.7%	1 BED = 55.2%
2 BED = 22.6%	2 BED = 23.2%	2 BED = 39.6%
3 BED = 11.3%	3 BED = 6.4%	3 BED = 5.2%

MINIMUM UNIT FLOOR AREA	BUILDING A = 322 sf (30 m^2) BUILDING B = 373 sf (35 m^2) BUILDING C = 366 sf (34 m^2)
RESIDENTIAL FLOOR PLATE SIZE	BUILDING A = 5,813 sf (540.04 m^2) BUILDING B = 6,591 sf (612.32 m^2) BUILDING C = 6,557 sf (609.16 m^2)
TOTAL RESIDENTIAL FLOOR AREA	BUILDING A = 100,156 sf (9,304.79 m^2) BUILDING B = 167,548 sf (15,565.72 m^2) BUILDING C = 124,060 sf (11,525.6 m^2)

DRAWING LIST

		24"X36" SHEETS	11"X17" SHEETS
A000	PROJECT STATISTICS	N.T.S	N.T.S
A001	CONTEXT PLAN	N.T.S	N.T.S
A002	CIVIL PLAN	N.T.S	N.T.S
A003	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
A004	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"	1/32" = 1'-0"
A101	FLOOR PLAN PARKING LEVEL P2	1/16" = 1'-0"	1/32" = 1'-0"
A102	FLOOR PLAN PARKING LEVEL P1	1/16" = 1'-0"	1/32" = 1'-0"
A103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A103A	FLOOR PLAN LOWER GROUND MEZZ	1/16" = 1'-0"	1/32" = 1'-0"
A104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A106	FLOOR PLAN DAYCARE / RESIDENTIAL LEVEL (BLDG A: MEZZ, BLDG B :L02)	1/16" = 1'-0"	1/32" = 1'-0"
A107	FLOOR PLAN RESIDENTIAL LEVEL (BLDG A: L02, BLDG B :L03)	1/16" = 1'-0"	1/32" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L04-05, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L06, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L07-15, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL (BLDG A: L13-16, BLDG B :L16-19, BLDG C: L12-18)	1/16" = 1'-0"	1/32" = 1'-0"
A112	FLOOR PLAN RESIDENTIAL (BLDG B :L20, BLDG C: L19-20)	1/16" = 1'-0"	1/32" = 1'-0"
A113	FLOOR PLAN RESIDENTIAL (BLDG B :L21, BLDG C: L21)	1/16" = 1'-0"	1/32" = 1'-0"
A114	FLOOR PLAN RESIDENTIAL (BLDG B :L22)	1/16" = 1'-0"	1/32" = 1'-0"
A115	FLOOR PLAN ROOF LEVEL (BLDG B :AMENITY)	1/16" = 1'-0"	1/32" = 1'-0"
A116	FLOOR PLAN ROOFTOPS	1/16" = 1'-0"	1/32" = 1'-0"
A200	BUILDING SECTION A	1/16" = 1'-0"	1/32" = 1'-0"
A201	BUILDING SECTION B	1/16" = 1'-0"	1/32" = 1'-0"
A202	BUILDING SECTION C	1/16" = 1'-0"	1/32" = 1'-0"
A203	BUILDING SECTION D	1/16" = 1'-0"	1/32" = 1'-0"
A204	BUILDING SECTION E	1/16" = 1'-0"	1/32" = 1'-0"
A205	BUILDING SECTION F	1/16" = 1'-0"	1/32" = 1'-0"
A300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
A301	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A302	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A303	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A304	BUILDING A ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A305	BUILDING C ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A306	BUILDING B ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A500	SHADOW / SUN STUDY	N.T.S	N.T.S.
A501A-D	3D VIEWS	N.T.S.	N.T.S.
A502A-B	MATERIALS	N.T.S.	N.T.S.

CITY OF VICTORIA
Revisions
Received Date: August 14, 2024

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Seal

Douglas St

Victoria, BC

Project

COVER & PROJECT INFO

Drawing

Scale

Project 221023

Sheet A000

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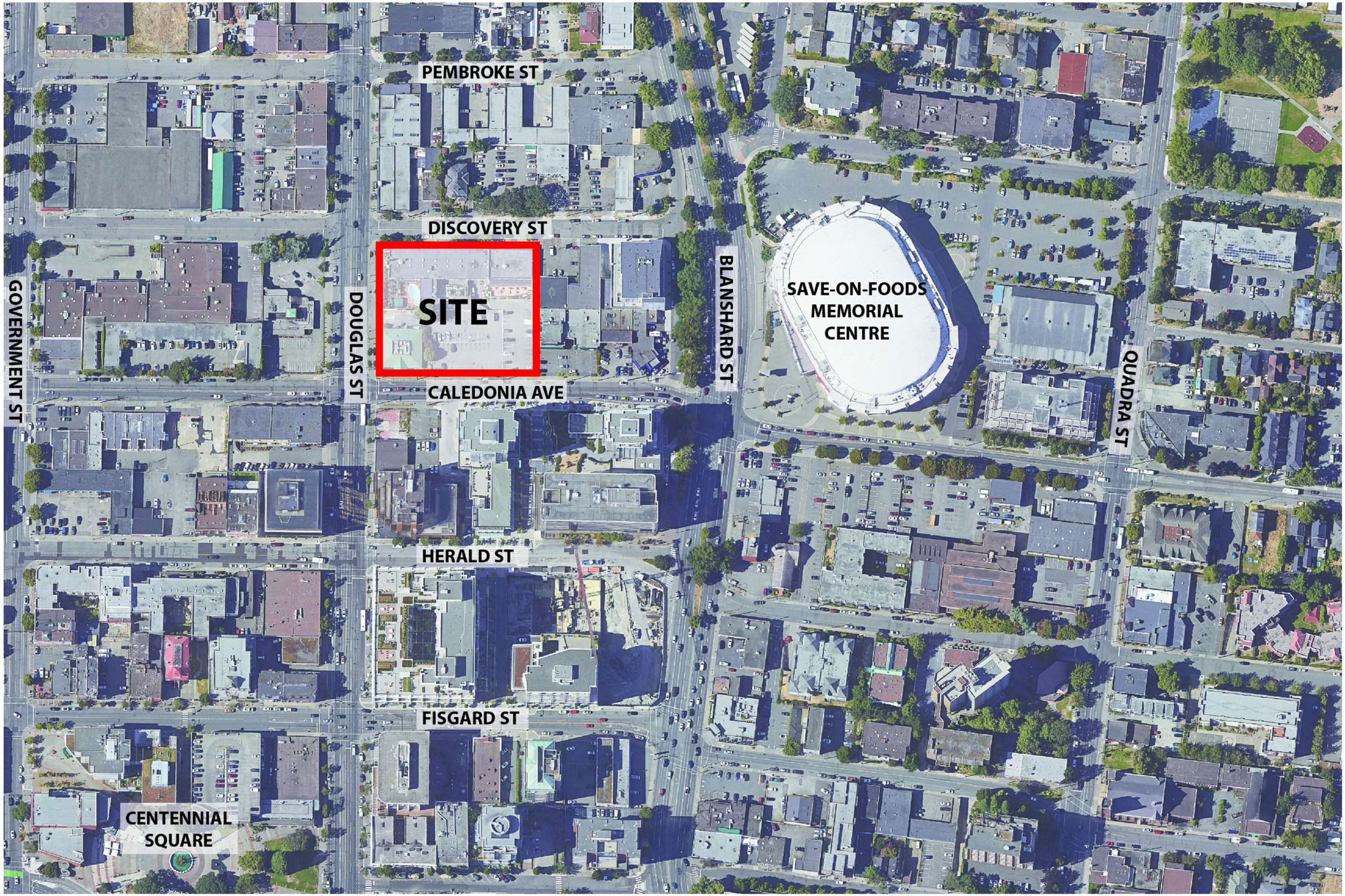
GROSS FLOOR AREA + FSR

	BUILDING C - MARKET RENTAL (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Bldg Storage / Service Rms	**Residential Total**
Level 01 Lower	1,431	1,050		559	1,179			715	**4,934**
Level 01 Upper		2,981				526	729		**4,236**
Grocery level		687							**687**
Level 02									**0**
Level 03		377							**377**
Level 04		1,022		5,870					**6,892**
Level 05		1,034	5,491					32	**6,557**
Level 06		1,034	5,491					32	**6,557**
Level 07		1,034	5,491					32	**6,557**
Level 08		1,034	5,491					32	**6,557**
Level 09		1,034	5,491					32	**6,557**
Level 10		1,034	5,491					32	**6,557**
Level 11		1,034	5,491					32	**6,557**
Level 12		1,034	5,491					32	**6,557**
Level 13		1,034	5,491					32	**6,557**
Level 14		1,034	5,491					32	**6,557**
Level 15		1,034	5,491					32	**6,557**
Level 16		1,034	5,491					32	**6,557**
Level 17		1,034	5,491					32	**6,557**
Level 18		1,034	5,491					32	**6,557**
Level 19		1,008	4,663					60	**5,731**
Level 20		1,008	4,663					60	**5,731**
Level 21 Amenity		998	2,596	80					**3,674**
TOTAL	**1,431**	**23,607**	**88,796**	**6,509**	**1,179**	**526**	**729**	**1,283**	**124,060**

	BUILDING C - COMMERICAL (GSF)							
	Retail Units	Restaurant / Coffee	Grocery	Daycare	Co-Work	Circulation	Waste / Recycle /Bldg Stor.	**Commercial Total**
	4,054					1,787	1,121	**6,962**
		5,549	1,787		4,785	240		**12,361**
								687
			32,297			603		**32,900**
				4,946		169		**5,115**
	4,054	5,549	34,084	4,946	4,785	2,799	1,121	57,338

BUILDING C
RESIDENTIAL & COMMERCIAL TOTAL (GSF)
11,896
16,597
687
32,900
5,492
6,892
6,557
6,557
**6,557



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Seal

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Project

CONTEXT

Drawing

Scale

Project 221023

Sheet A001

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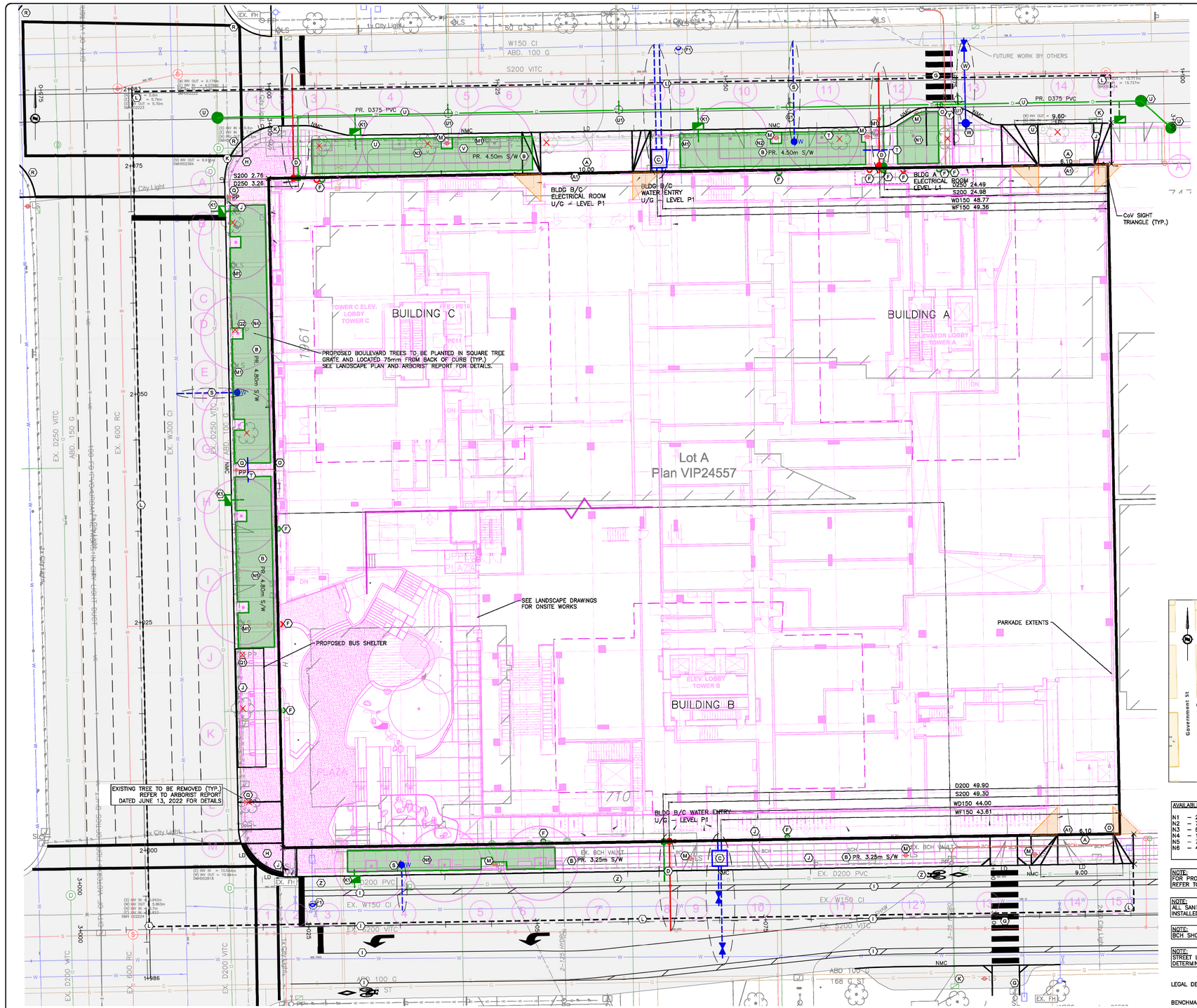


SHEET NOTES

(A) PROPOSED DRIVEWAY AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE B. DRIVEWAY ACCESS GRADES EXCEED CoV HIGHWAY ACCESS BYLAW. PROPOSED DRIVEWAY GRADES TO BE REVIEWED AND APPROVED BY CoV AT BUILDING PERMIT.

(A1) CONTRACTOR TO INSTALL TRENCH DRAIN TO CONTROL PRIVATE STORMWATER RUNOFF AS REQUIRED.

(B) CONTRACTOR TO REPLACE EXISTING SIDEWALK AND BOULEVARD TO CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS DATED JANUARY 2019. ('DOUGLAS STREET'(pg.80–82) AND 'NEW TOWN'(pg.73–76) DISTRICTS) WHERE APPLICABLE

(C) PROPOSED 150mm DOMESTIC WATER AND 150mm FIRE WATER SERVICES AND 75MM WATER METER AS PER CoV SD W2h.

(D) PROPOSED STORM AND SANITARY SERVICING COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE.

(F) EXISTING SANITARY AND STORM SERVICE TO BE CAPPED BY CONTRACTOR WITHIN PRIVATE PROPERTY.

(F1) EXISTING WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

(G) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING PARKING TO BE REMOVED AND REPLACED WITH BOULEVARD AND NON MOUNTABLE CURB AS REQUIRED. ASSOCIATED ELECTRICAL TO BE RELOCATED/ESTABLISHED AS REQUIRED.

(H) PROPOSED CROSSWALK LETDOWNS COMPLETE WITH 1.5m PANEL TRANSITION.

(I) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.

(J) EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.

(K) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS AS REQUIRED. LOCATION TO BE DETERMINED AT DETAILED DESIGN.

(K1) PROPOSED CATCH BASIN LOCATION. ROAD RUNOFF TO BE DIRECTED TO SOIL CELLS FOR TREATMENT.

(L) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.

(M) PROPOSED LUMINAIRE LOCATION. FINAL LOCATIONS TO BE CONFIRMED AT BP.

(M1) EXISTING LUMINAIRE TO BE RE/RE AS REQUIRED. FINAL LOCATIONS AND STREETLIGHTING DESIGN TO BE DETERMINED AT BP.

(N1)–(N6) AVAILABLE AREA FOR PLANTING (BOULEVARD / SOIL CELLS). FINAL CONFIGURATION TO BE DETERMINED DURING DETAILED DESIGN AND FINAL UTILITY COORDINATION.

(O) PROPOSED HYDRO SERVICE.

(O) PROPOSED UTILITY POLE.

(O1) EXISTING UTILITY POLE TO BE REMOVED FOR NEW BUS SHELTER.

(O2) EXISTING UTILITY POLE TO BE RELOCATED FOR NEW TREE.

(R) EXISTING INTERSECTION AT DISCOVERY/DOUGLAS TO BE UPGRADED WITH FULL SIGNALIZATION. NON PROJECT RELATED CURB RETURNS TO BE RE/RE AS REQUIRED. DESIGN TO BE CONTINUED DURING BP.

(S) PROPOSED IRRIGATION SERVICE COMPLETE WITH METER AND BACKFLOW PREVENTER.

(T) PROPOSED IRRIGATION SLEEVING.

(U) PROPOSED 375mm PVC STORM MAIN COMPLETE WITH NEW MANHOLES. NEW MAIN TO TIE INTO EXISTING MANHOLE ON DISCOVERY. EXISTING STORM MAIN ON DISCOVERY TO BE CAPPED AND ABANDONED AND REMOVED AS REQUIRED TO FACILITATE SOIL CELLS.

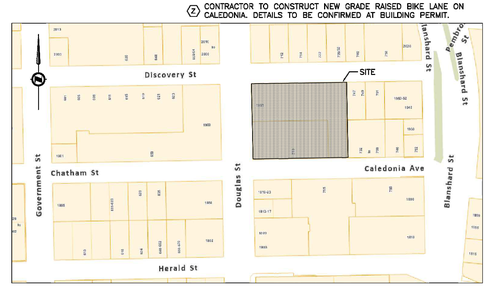
(U1) EXISTING SERVICES TO BE RECONNECTED TO NEW STORM MAIN.

(V) CONTRACTOR TO COORDINATE WITH TELUS AS REQUIRED TO RELOCATE EXISTING SERVICE FOR BOULEVARD TREES.

(W) PROPOSED FIRE HYDRANT COMPLETE WITH GATE VALVE AND 150mm SERVICE.

(Y) PROPOSED FORTIS SERVICING. SEE MECHANICAL FOR CONTINUATION.

(Z) CONTRACTOR TO CONSTRUCT NEW GRADE RAISED BIKE LANE ON CALEDONIA. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.



KEY PLAN
NTS

AVAILABLE SOIL CELL VOLUME

N1	–	23m²	* 1m DEPTH * 0.92 =	21m³
N2	–	75m²	* 1m DEPTH * 0.92 =	69m³
N3	–	89m²	* 1m DEPTH * 0.92 =	82m³
N4	–	105m²	* 1m DEPTH * 0.92 =	97m³
N5	–	70m²	* 1m DEPTH * 0.92 =	64m³
N6	–	47m²	* 1m DEPTH * 0.92 =	43m³

NOTE: FOR PROPOSED SEWER ATTENUATION TANK LOCATIONS, REFER TO ARCHITECT DRAWINGS.

NOTE: ALL SANITARY, STORM, AND WATER SERVICING TO BE INSTALLED OUTSIDE OF PROPOSED SOIL CELLS.

NOTE: BCH SHOWN CONCEPTUALLY. HYDRO REDLINE PENDING.

NOTE: STREET LIGHTING SHOWN CONCEPTUALLY. TO BE DETERMINED AT DETAILED DESIGN STAGE.

LEGAL DESCRIPTION: VIP24557 LOT A & VIP23509 LOT 1
003–107–329 & 103–017–575

BENCHMARK: MONUMENT 17–103
ELEV. 9.60m

1:200 0 4 12m

R. TUCK #26073 ENGINEER OF RECORD 2024.08.09

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SITE PLAN

Scale horiz. 1:200 Scale vert. N/A
Sheet 1 of 1
Eng. Project No. 33604

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT VARIANCE

CONCEPTUAL SERVICING PLAN
H 1:200
V N/A

V:_Projects\33604 – Chard Development – 1961 Douglas & 710 Caledonia\07 – Engineering\02 – Drawings & Sketches (Eng)\33604 – Production – NEW SCHEME.dwg

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Seal

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Project

CIVIL

Drawing

Scale

Project 221023

Sheet A002

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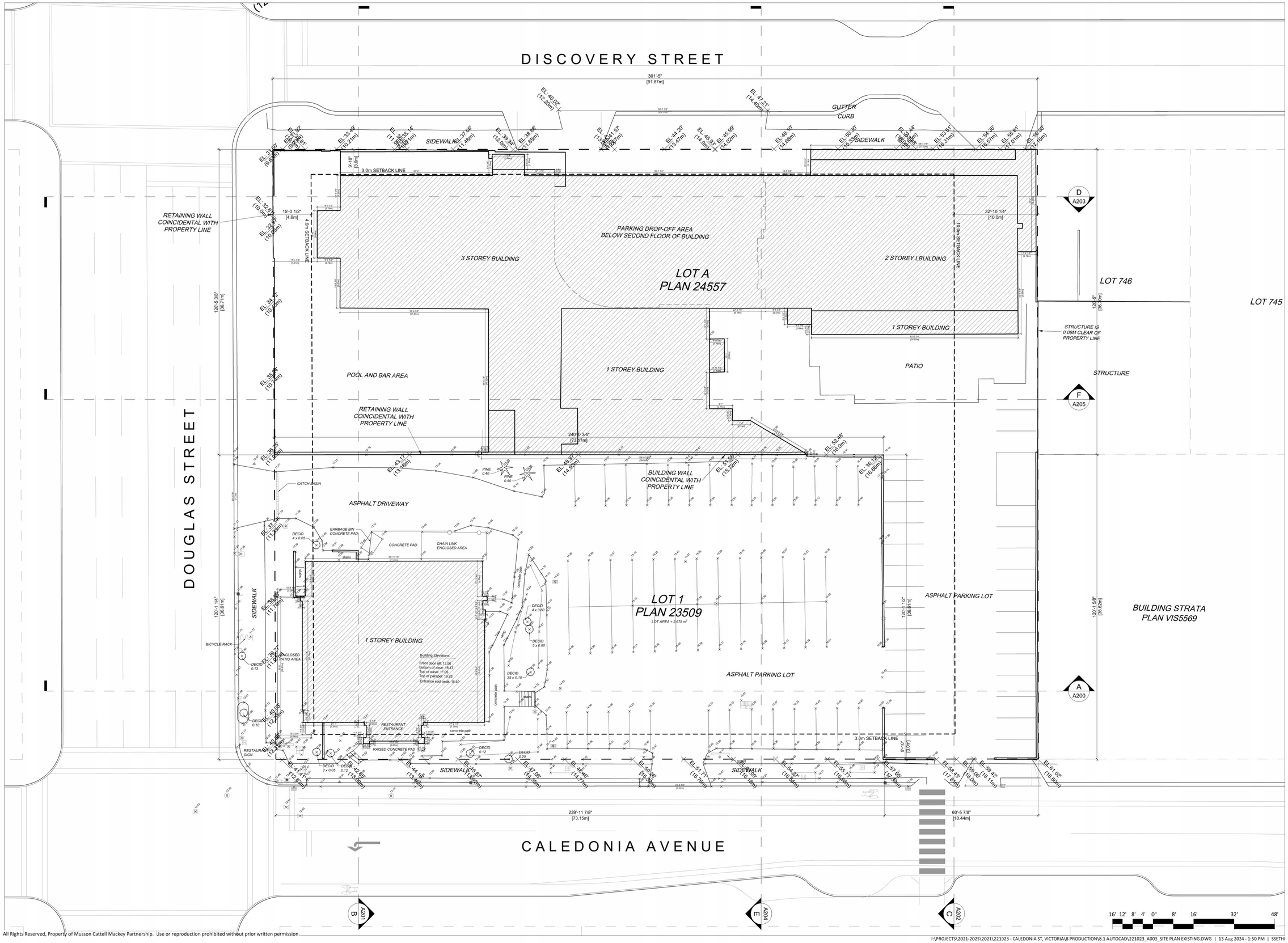

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Victoria, BC

Project

SITE PLAN EXISTING

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A003

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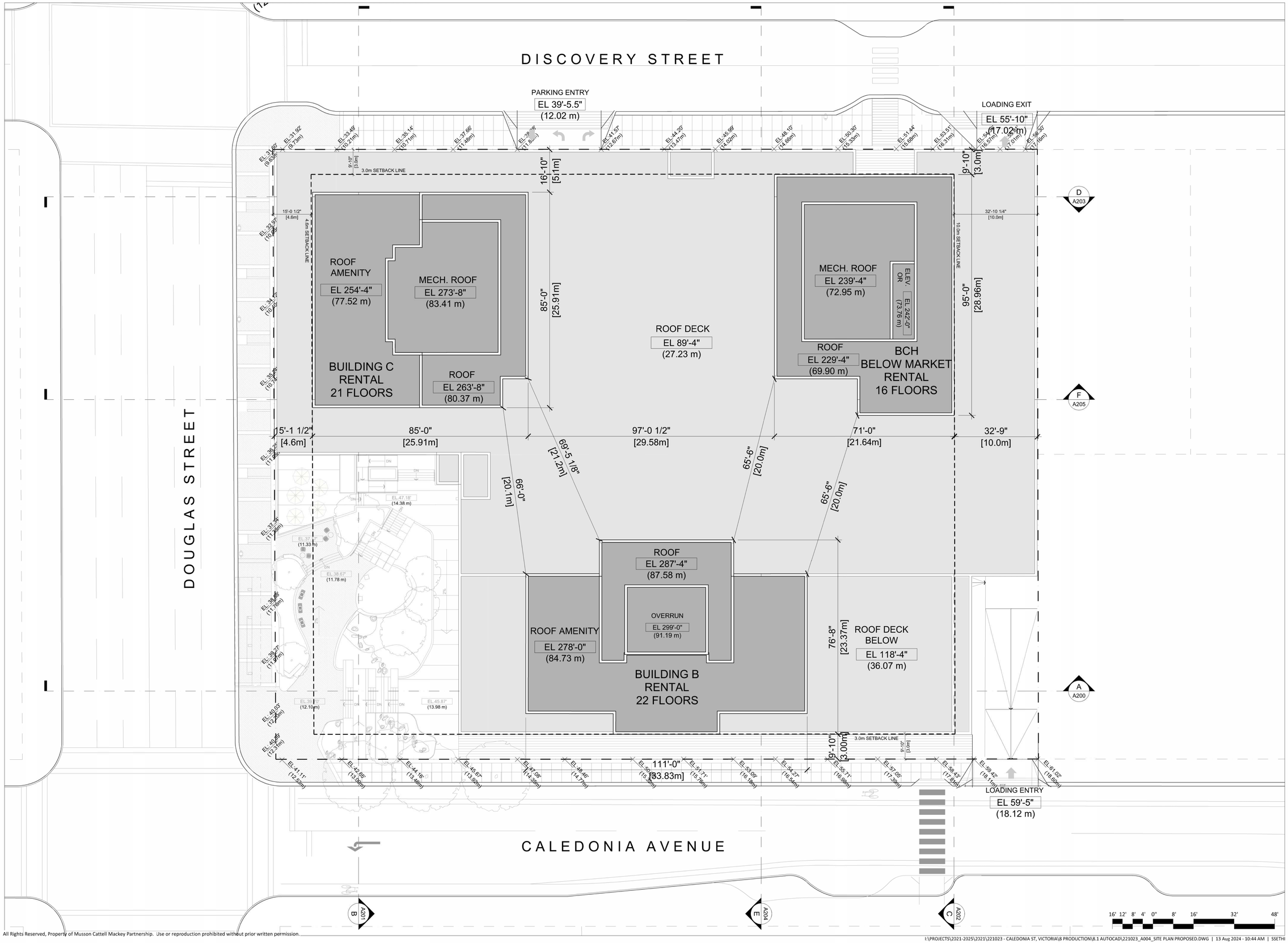

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Seal

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Victoria, BC

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SITE PLAN PROPOSED

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A004

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DISCOVERY STREET

CALEDONIA AVENUE

DOUGLAS STREET

FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

FIRE DEPT. CONNECTION

FIRE DEPT. CONNECTION

ANNUNCIATOR PANEL

ANNUNCIATOR PANEL

NVFD Ladder 10 Custom

NVFD Ladder 10 Custom

NVFD Ladder 10 Custom

8.3m

6.8m

6.8m

3.0m SETBACK LINE

4.6m SETBACK LINE

RETAIL 2,481 SF
EL 33'-8" (10.26 m)

LEASING OFFICE 559 SF

BLDG C RES. LOBBY 1,431 SF
EL 35'-4" (10.77 m)

RETAIL 1,573 SF
EL 35'-4" (10.77 m)

UPPER PLAZA 2,225 SF

LOWER PLAZA 6,410 SF

LOADING
EL 39'-5 3/8" (12.02 m)

CO-WORK 4,785 SF
EL 46'-8" (14.22 m)

NOTE: "CONCEPTUAL PLAN FOR REFERENCE ONLY - FINAL LAYOUT TBD BY TENANT TI"

GROCERY LOBBY 1787 sf
EL 46'-10" (14.27 m)

BLDG B RES. LOBBY 1,415 sf
EL 51'-4" (15.65 m)

RETAIL 1,479 sf
EL 53'-9" (16.38 m)

RETAIL 1,497 sf
EL 57'-2 1/2" (17.44 m)

BLDG C RES. LOBBY 660 sf
EL 51'-4" (15.65 m)

LOADING

VOID BELOW DOCK
EL 58'-2" (17.73m)

BLDG C RES. STORAGE (5 LOCKERS)

BLDG C BIKE STORAGE (150)

BC HOUSING BIKE STORAGE (153)

BLDG B RES. STORAGE (10 LOCKERS)

BLDG B BIKE STORAGE (287)

BIKE REPAIR AREA 543 SF

BIKE SHARE (16V)

BLDG B RESIDENTIAL WASTE & RECYCLE RM

COMMERCIAL WASTE & RECYCLE RM

OH GATE

SHORT TERM BIKES (8)

E-SCOOTER RACK

SHORT TERM BIKES (14)

SHORT TERM BIKES (20)

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Seal

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Victoria, BC

Project

FIRE DEPT ACCESS PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A005

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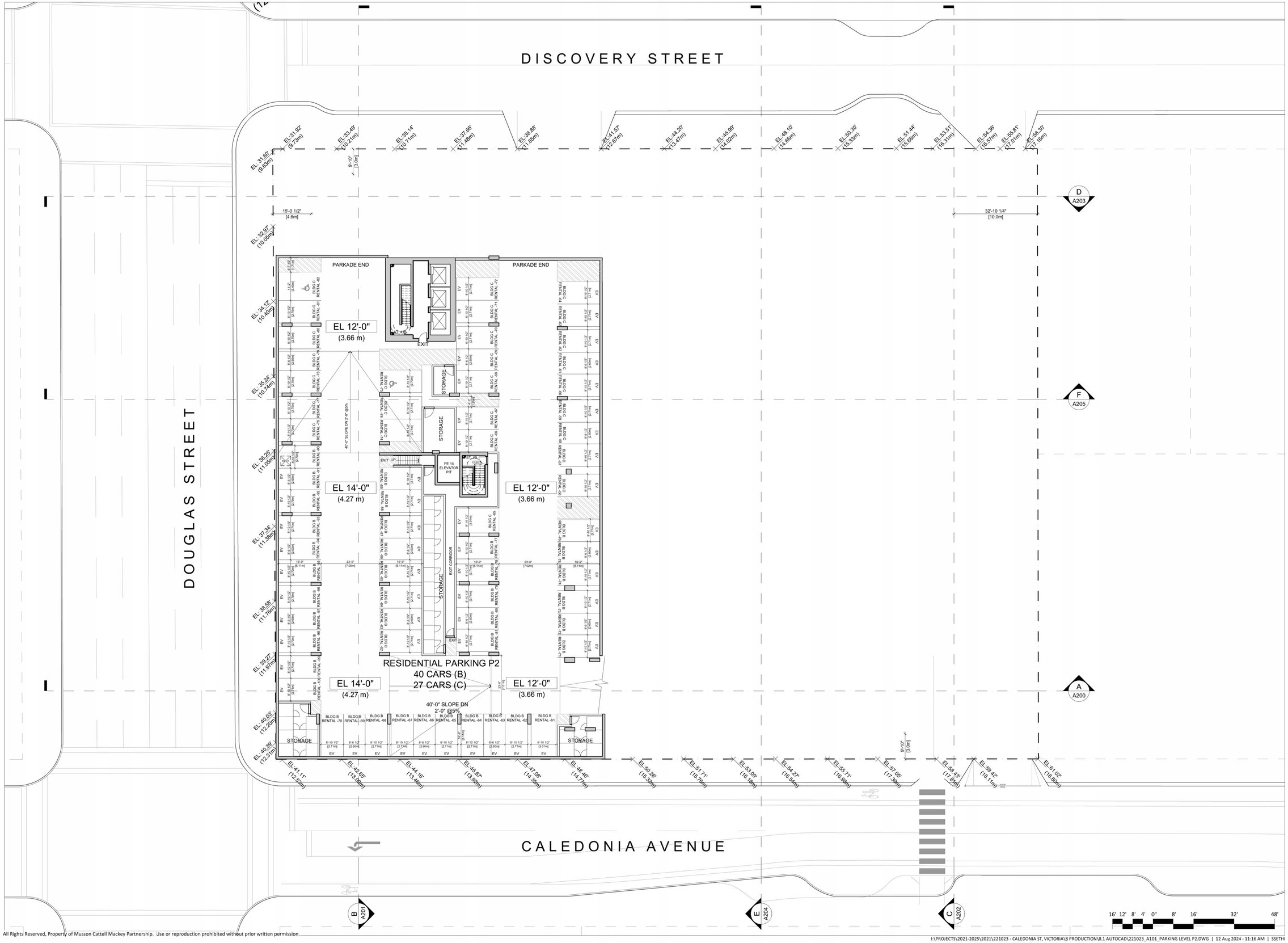

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Seal

Douglas St

Victoria, BC

Project

PARKING LEVEL P2

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A101

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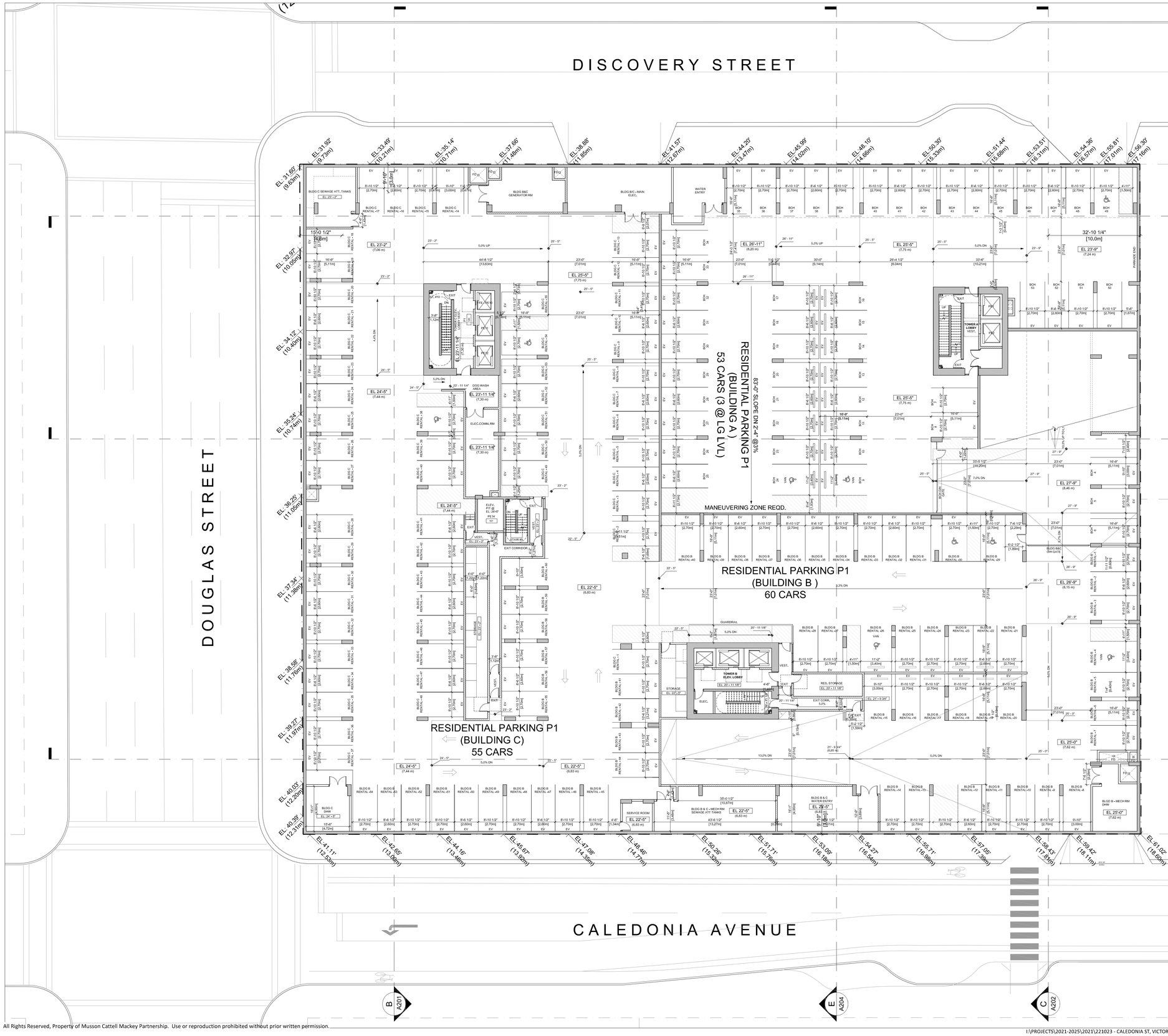

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Seal

Douglas St

Victoria, BC

Project

PARKING LEVEL P1

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A102

16' 12' 8' 4' 0" 8' 16' 32' 48'

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

RETAIL
2,481 SF
EL 33'-8"
(10.26 m)

LEASING OFFICE
559 SF

BLDG C
RES. LOBBY
1,431 SF
EL 35'-4"
(10.77 m)

RETAIL
1,573 SF
EL 35'-4"
(10.77 m)

EL 37'-2"
(11.33 m)

CANOPY ABOVE

LOADING

EL 39'-5 3/8"
(12.02 m)

STAGING AREA

UNLOADING AREA

EL 37'-6"
(11.43 m)

EL 37'-6"
(11.43 m)

RETAIL EDT

RETAIL EDT

RESIDENTIAL HOLD STO.

6 CAR SHARE STALLS

6 CAR SHARE

EL 38'- 9"
(11.81 m)

EL 37'- 1"
(11.30 m)

RETAIL / DAYCARE / CO-WORK PARKING
35 CARS

BCH

EL 33'- 9"
(10.29 m)

BLDG A - SEWAGE TANKS

RES. STORAGE

DAYCARE
REST.
RETAIL

OPEN TO BELOW

EL 34'-1"
(10.39 m)

EL 35'-9"
(10.90 m)

EL 37'- 9"
(11.51 m)

EL 32'-5"
(9.89 m)

EL 36'- 8"
(11.18 m)

GROCERY PARKING
56 CARS

GROCERY/CORE BIKES
(1hr = 6hr +4 GD)

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Douglas St

Victoria, BC

Project

LOWER GROUND

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A103

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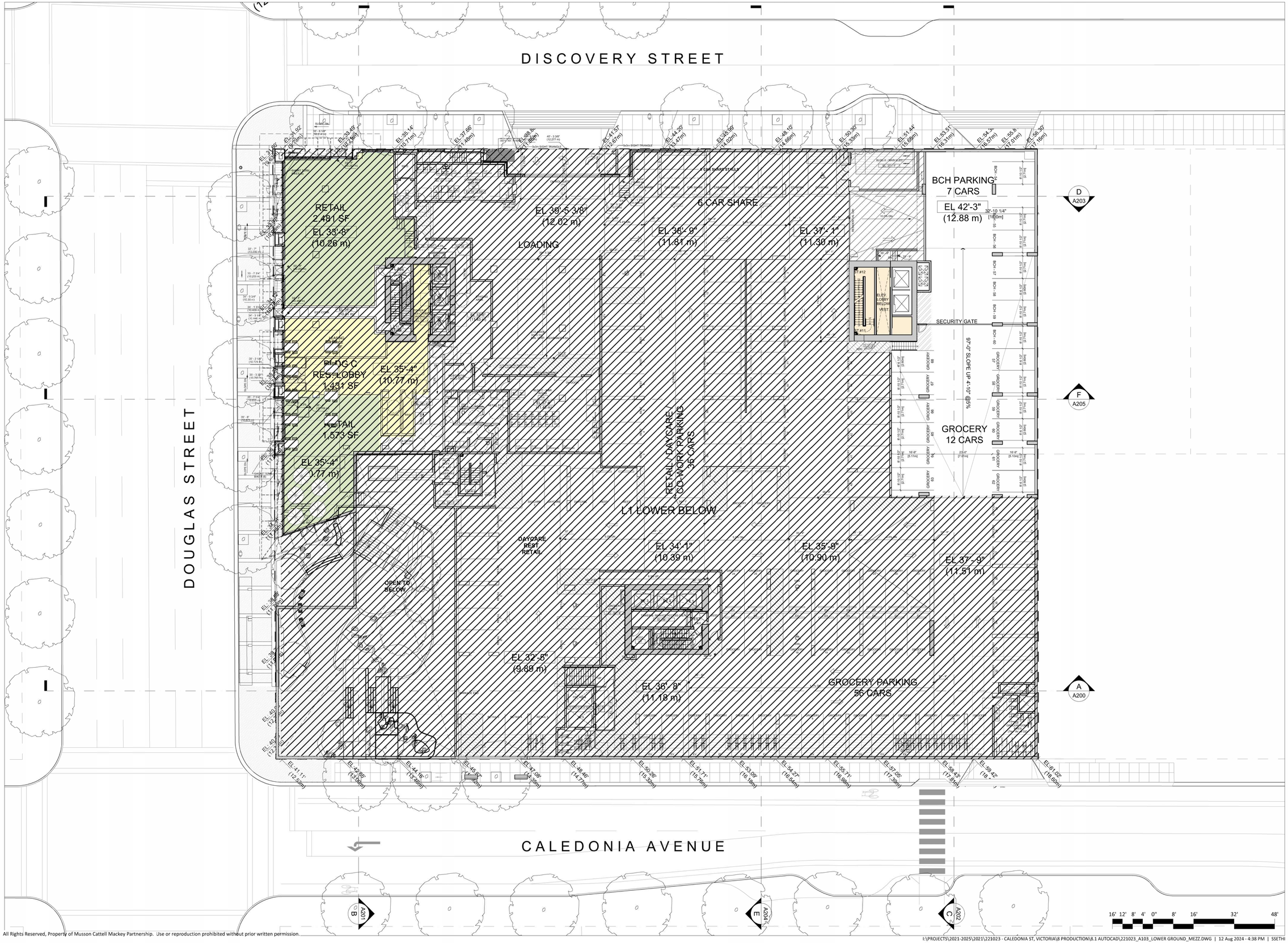

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Victoria, BC

Project

LOWER GROUND MEZZ

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A103A

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

RESTAURANT
5,549 SF
EL 48'-8"
(14.83 m)

RESTAURANT PATIO
1,205 SF

UPPER PLAZA
2,225 SF

LOWER PLAZA
6,410 SF

LOADING BELOW

CO-WORK
4,785 SF
EL 46'-8"
(14.22 m)

NOTE: "CONCEPTUAL PLAN FOR REFERENCE ONLY - FINAL LAYOUT TBD BY TENANT TI"

GROCERY LOBBY
1787 sf
EL 46'-10"
(14.27 m)

BLDG C RES. STORAGE
(5 LOCKERS)

BCH RES. LOBBY
660 sf
EL 51'-4"
(15.65 m)

BC HOUSING BIKE STORAGE
(15)

BLDG C BIKE STORAGE
(100)

BLDG C 12 BIKE LOCKERS
(8H + 4V)

BLDG B RES. STORAGE
(10 LOCKERS)

BLDG B BIKE STORAGE (267)

BIKE REPAIR AREA
543 SF

BIKE SHARE
(16V)

MAIL/ PARCEL RM

HOLD STORAGE

BLDG B RESIDENTIAL WASTE & RECYCLE RM

COMMERCIAL WASTE & RECYCLE RM

BLDG B RES. LOBBY
1,415 sf
EL 51'-4"
(15.65 m)

RETAIL
1,479 sf
EL 53'-9"
(16.38 m)

RETAIL
1,497 sf
EL 57'-2 1/2"
(17.44 m)

LOADING

VOID BELOW DOCK

EL 58'-2"
(17.73m)

EL 56'-0"
(17.07 m)

O/H GATE

TRENCH DRAIN

SHORT TERM BIKES (8)

E-SCOOTER RACK (4)

SHORT TERM BIKES (12)

SHORT TERM BIKES (14)

SHORT TERM BIKES (20)

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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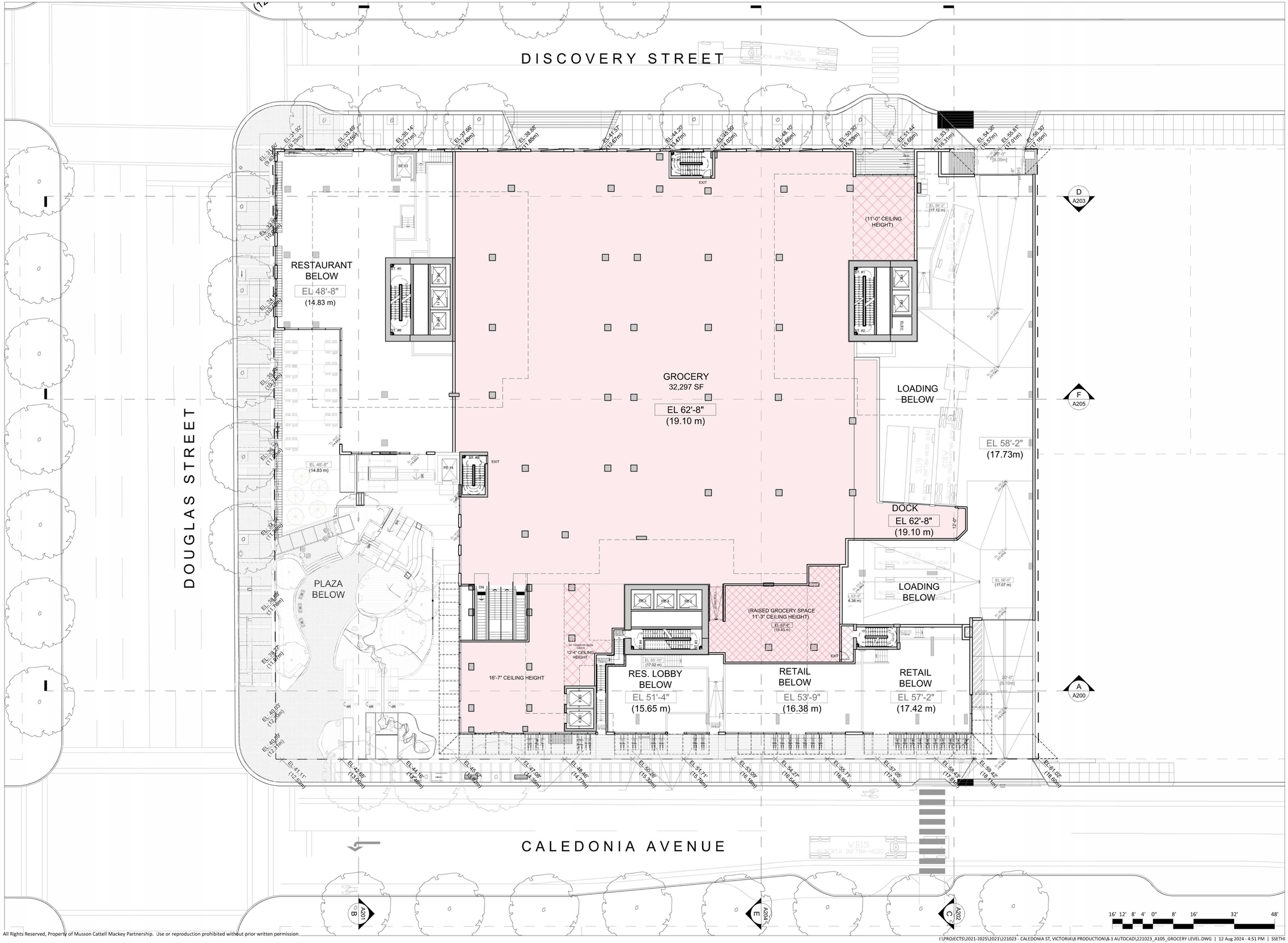
Project

UPPER GROUND

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A104



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Project

GROCERY LEVEL

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A105

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A - BC HOUSING
MEZZANINE

EL 67'-4"
(20.52 m)
DAYCARE
4,946 SF

OUTSIDE PLAY
2,830 SF

PLAZA
BELOW

GROCERY
BELOW

LOADING
BELOW

LOADING
BELOW

STUDIO
STUDIO
2 BED
TYPE C1
699 SQ.FT.
BLDG
MANAGEMENT
OFFICE
677 sf
EL 79'-0"
(24.08 m)
STORAGE /
JANITOR RM
206 sf
STORAGE
432 sf
STORAGE
389 sf
LAUNDRY
RM
525 sf
LOUNGE

1 BED
TYPE B-B3
583 SQ.FT.
1 BED
TYPE B-B2
529 SQ.FT.
BLDG B RES.
STORAGE
(14 LOCKERS)
EL 80'-0"
(24.38 m)
BLDG B RES.
STORAGE
(30 LOCKERS)
GUEST
SUITE
(STUDIO)
3 BED
TYPE B-D1
837 SQ.FT.
1 BED
TYPE B-B2
514 SQ.FT.
1 BED
TYPE B-B1
413 SQ.FT.

59'-4 1/2"
[18.10m]

BUILDING B - RENTAL
L02

195'-5 1/2"
[59.58m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Project

DAYCARE LEVEL

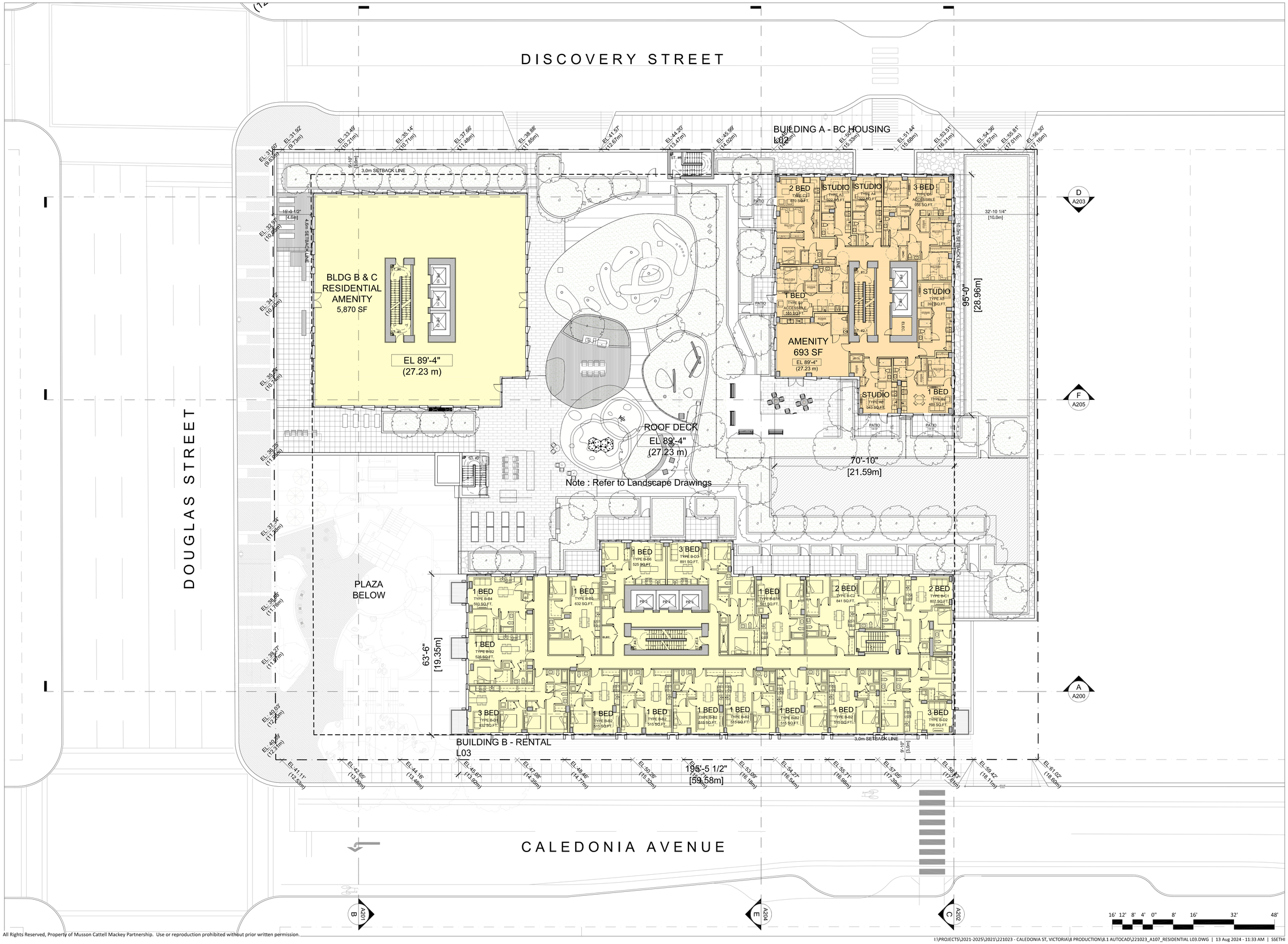
BLDG A: MEZZ
BLDG B: L02

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A106



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RESIDENTIAL

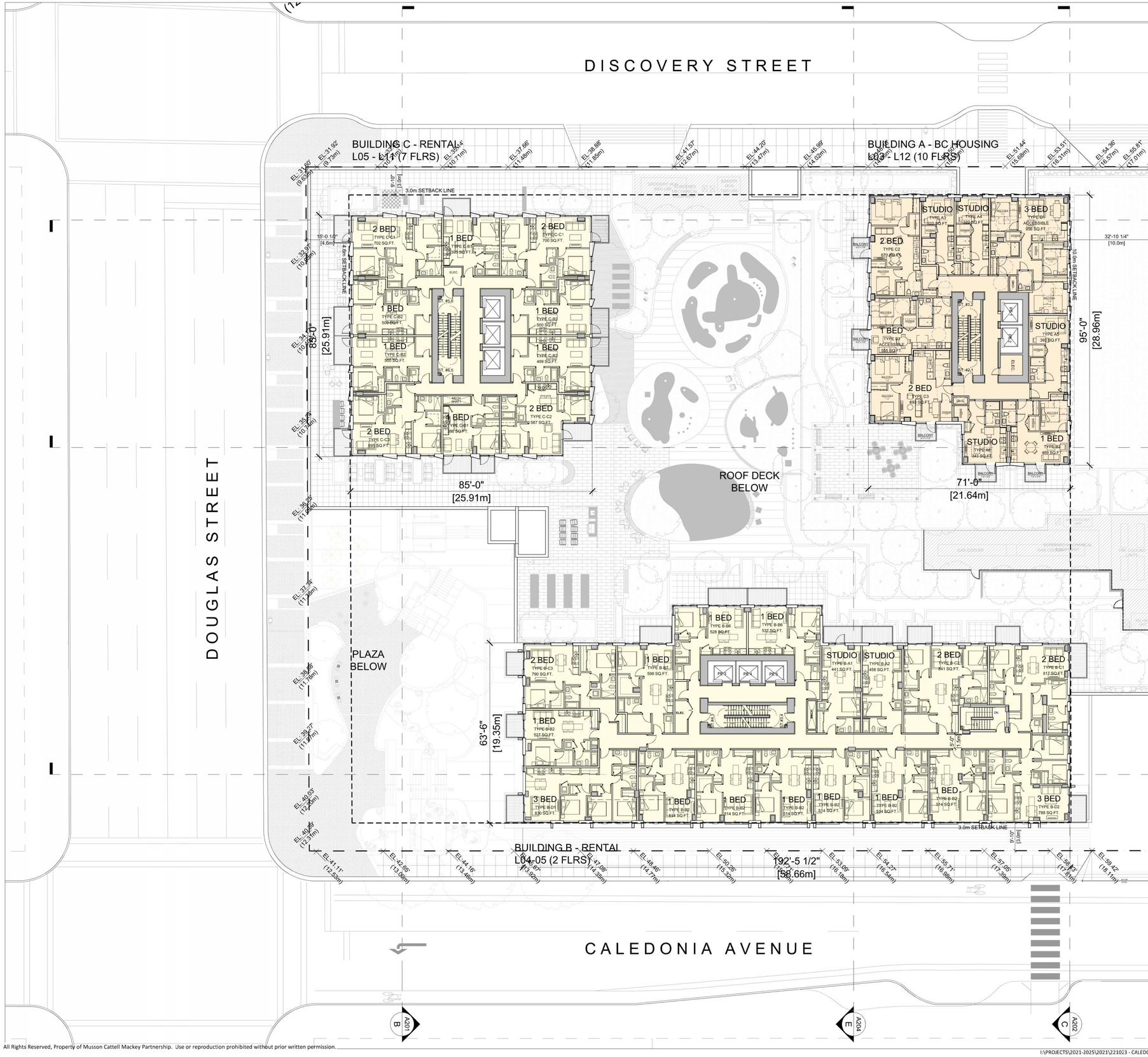
BLDG A: L02
BLDG B: L03

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A107



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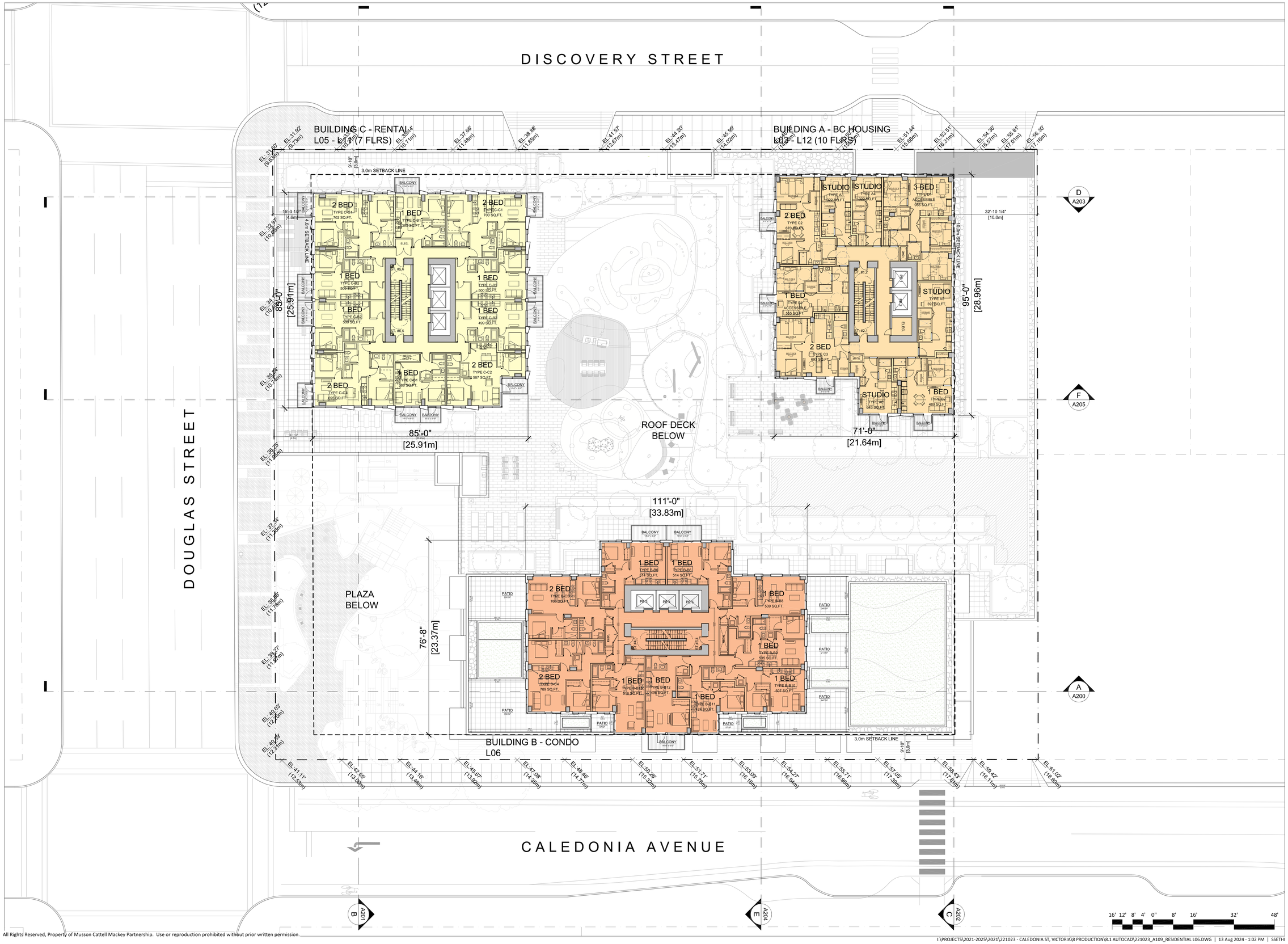
Project

RESIDENTIAL
BLDG A: L03-12
BLDG B: L04-05
BLDG C: L05-11

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A108



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RESIDENTIAL
BLDG A: L03-12
BLDG B: L06
BLDG C: L05-11

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	**A109**

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L11 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

BUILDING B - CONDO
L07-L15 (9 FLRS)

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

ROOF DECK BELOW

PLAZA BELOW

ROOF DECK BELOW

15'-1 1/2" [4.61m]

85'-0" [25.91m]

71'-0" [21.64m]

32'-9" [10.0m]

32'-10 1/4" [10.0m]

95'-0" [28.96m]

111'-0" [33.83m]

76'-8" [23.37m]

9'-10" [3.0m]

D A203

F A205

A A200

B A201

E A204

C A202

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RESIDENTIAL
BLDG A: L03-12
BLDG B: L07-15
BLDG C: L05-11

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A110

16' 12' 8' 4' 0" 8' 16' 32' 48'

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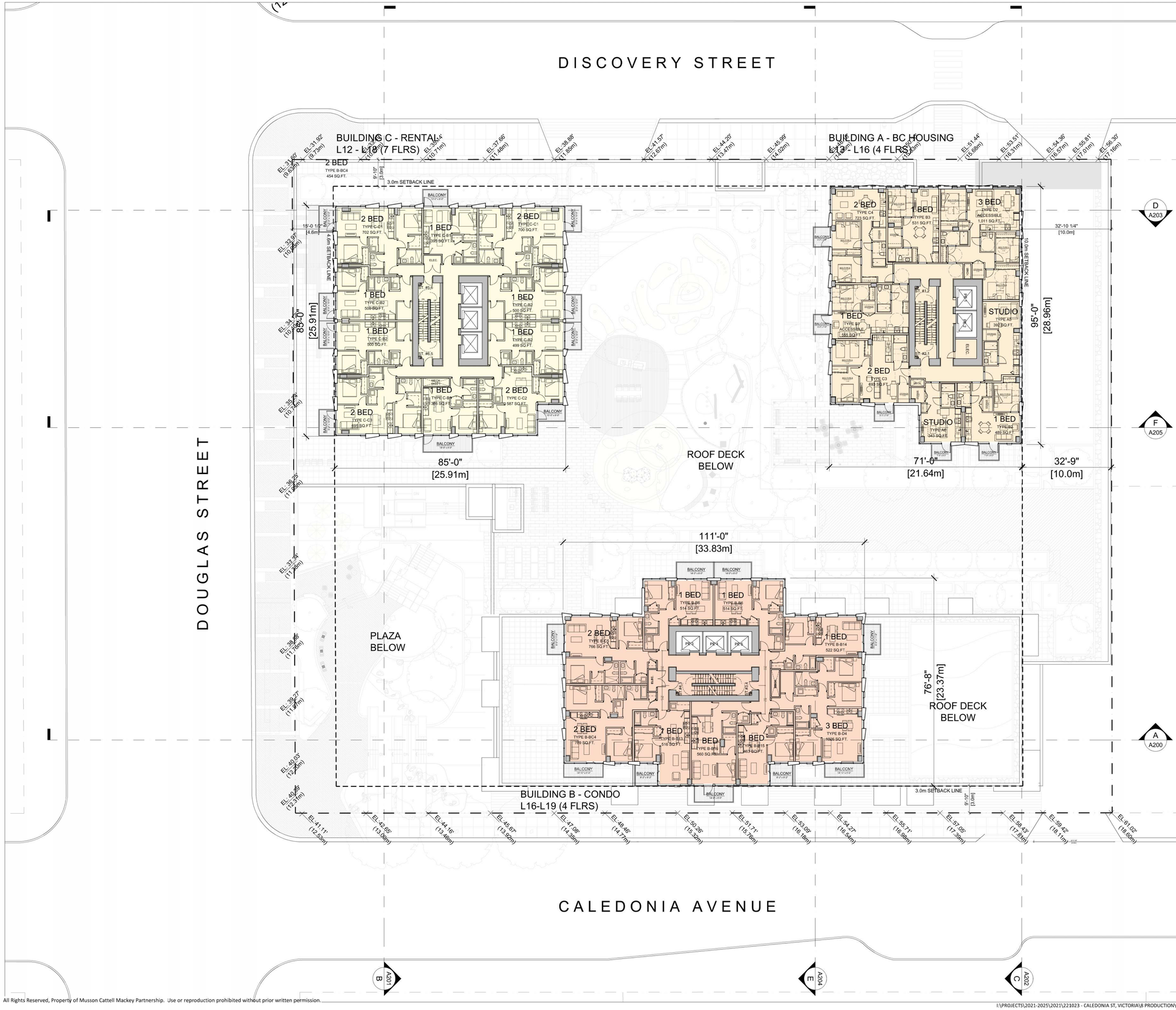

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RESIDENTIAL
BLDG A: L13-16
BLDG B: L16-19
BLDG C: L12-18

Drawing	
Scale	1/16" = 1'-0"
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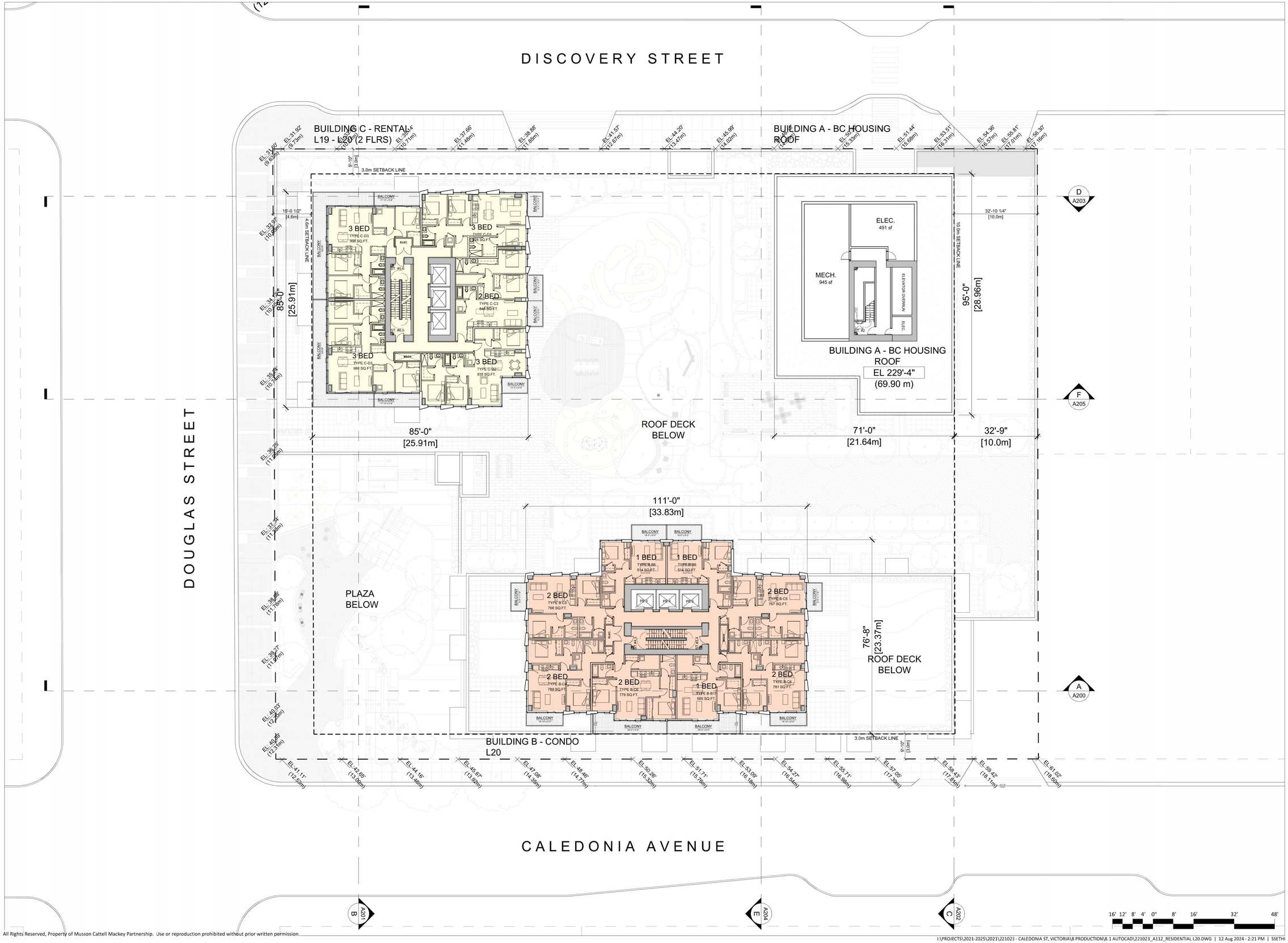

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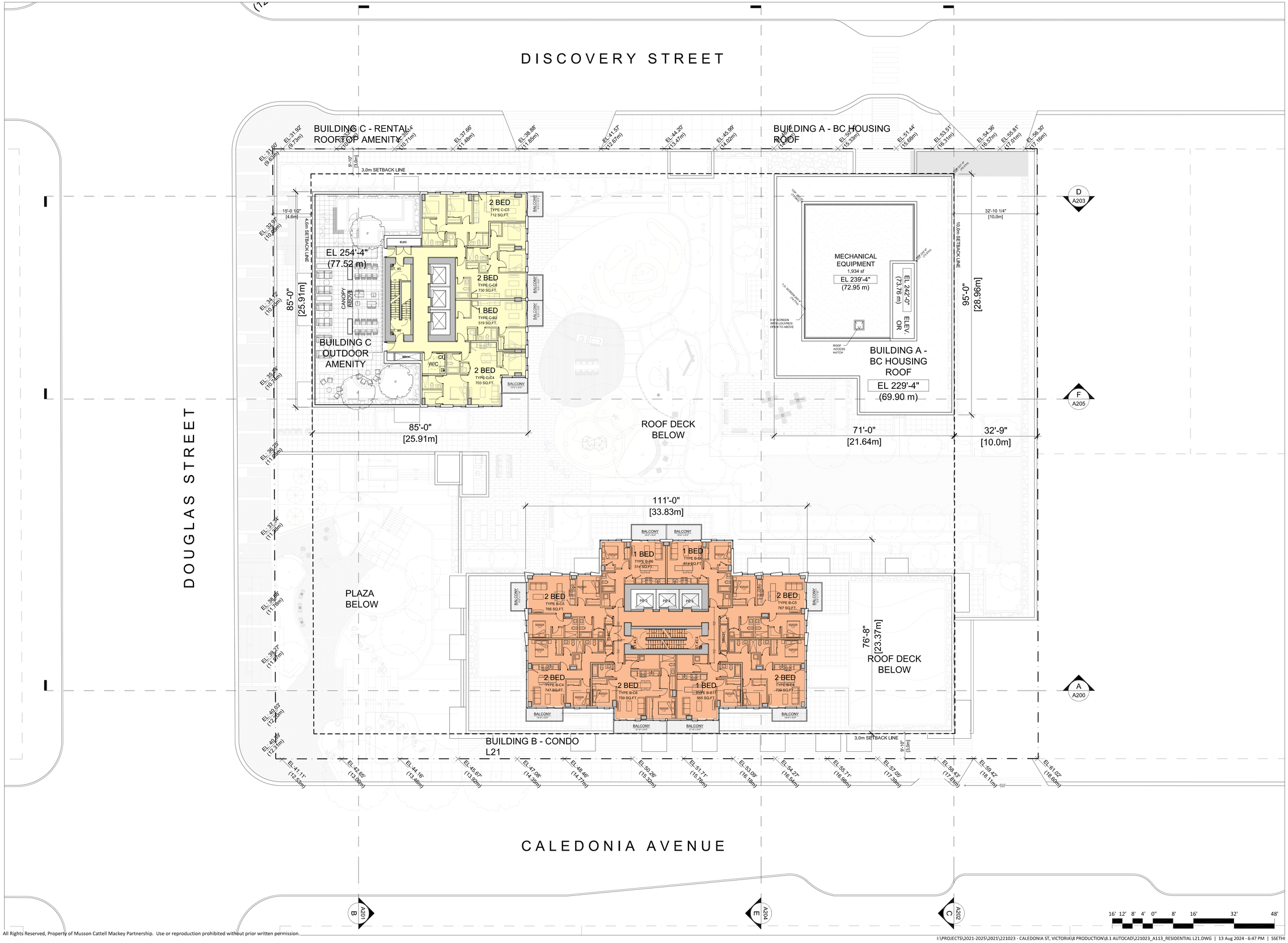
RESIDENTIAL
BLDG B: L20
BLDG C: L19-20

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A112



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Douglas St

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RESIDENTIAL
BLDG B: L21
BLDG C: L21

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A113

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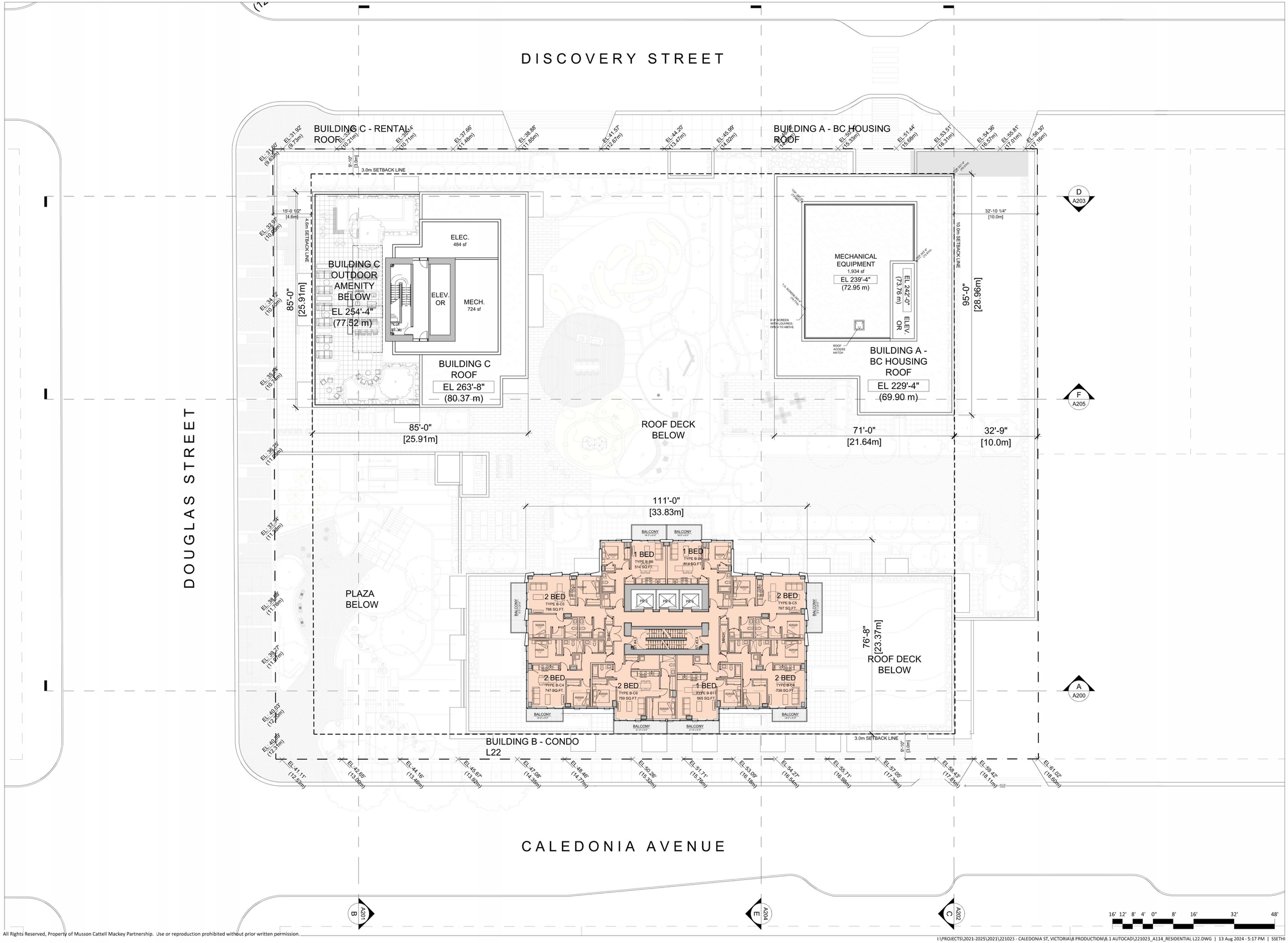

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Seal

Douglas St

Victoria, BC

Project

RESIDENTIAL BLDG B: L22

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A114

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

BUILDING C OUTDOOR AMENITY BELOW
EL 254'-4"
(77.52 m)

MECHANICAL EQUIPMENT
1,955 sf
EL 273'-8"
(83.41 m)

BUILDING C ROOF
EL 263'-8"
(80.37 m)

85'-0"
[25.91m]

MECHANICAL EQUIPMENT
1,934 sf
EL 239'-4"
(72.95 m)

EL 242'-0"
(73.76 m)
ELEV. OR

BUILDING A - BC HOUSING ROOF
EL 229'-4"
(69.90 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

32'-10 1/4"
[10.0m]

111'-0"
[33.83m]

ELEC.
355 sf

MECH.
658 sf

AMENITY

OUTDOOR AMENITY
EL 278'-0"
(84.73 m)

76'-8"
[23.37m]

3.0m SETBACK LINE

EL. 31.60' (9.63m)
EL. 31.92' (9.73m)
EL. 33.49' (10.21m)
EL. 35.14' (10.71m)
EL. 37.66' (11.48m)
EL. 38.86' (11.85m)
EL. 41.57' (12.67m)
EL. 44.20' (13.47m)
EL. 45.99' (14.02m)
EL. 48.10' (14.66m)
EL. 50.30' (15.33m)
EL. 51.44' (15.68m)
EL. 53.51' (16.31m)
EL. 54.36' (16.57m)
EL. 55.81' (17.01m)
EL. 56.30' (17.16m)

EL. 32.97' (10.05m)
EL. 34.12' (10.40m)
EL. 35.26' (10.74m)
EL. 36.25' (11.05m)
EL. 37.54' (11.44m)
EL. 38.66' (11.78m)
EL. 39.27' (11.97m)
EL. 40.05' (12.20m)
EL. 40.56' (12.31m)

EL. 41.11' (12.53m)
EL. 42.65' (13.00m)
EL. 44.16' (13.46m)
EL. 45.67' (13.92m)
EL. 47.08' (14.35m)
EL. 48.46' (14.77m)
EL. 50.26' (15.32m)
EL. 51.71' (15.76m)
EL. 53.09' (16.18m)
EL. 54.27' (16.54m)
EL. 55.71' (16.98m)
EL. 57.05' (17.39m)
EL. 58.42' (17.81m)
EL. 59.42' (18.11m)
EL. 61.02' (18.60m)

D A203
F A205
A A200
B A201
E A204
C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Seal

Douglas St

Victoria, BC

Project

ROOF LEVEL BLDG B: AMENITY

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A115

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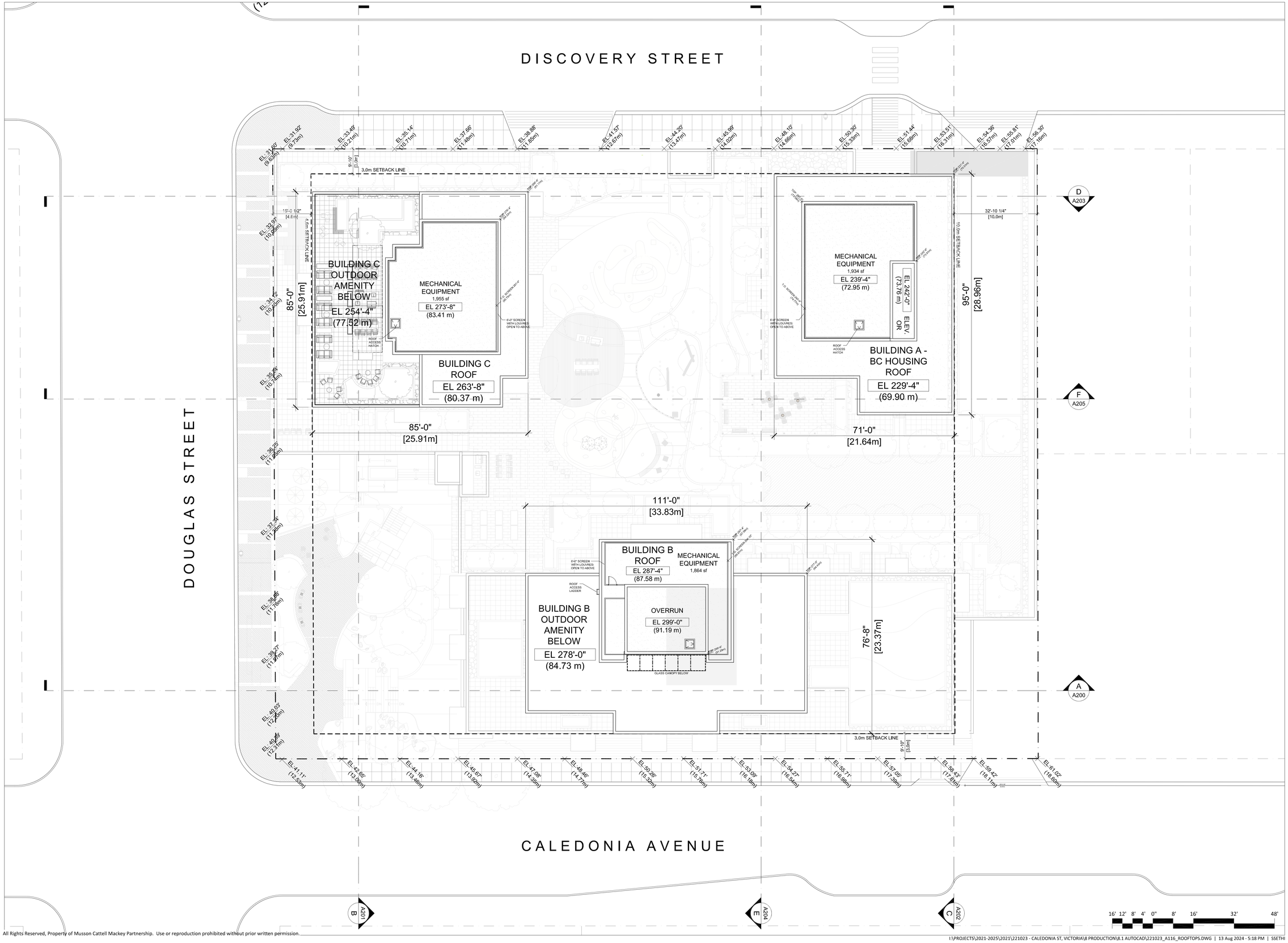

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ROOFTOPS

Drawing	
Scale	1/16" = 1'-0"
Project	221023
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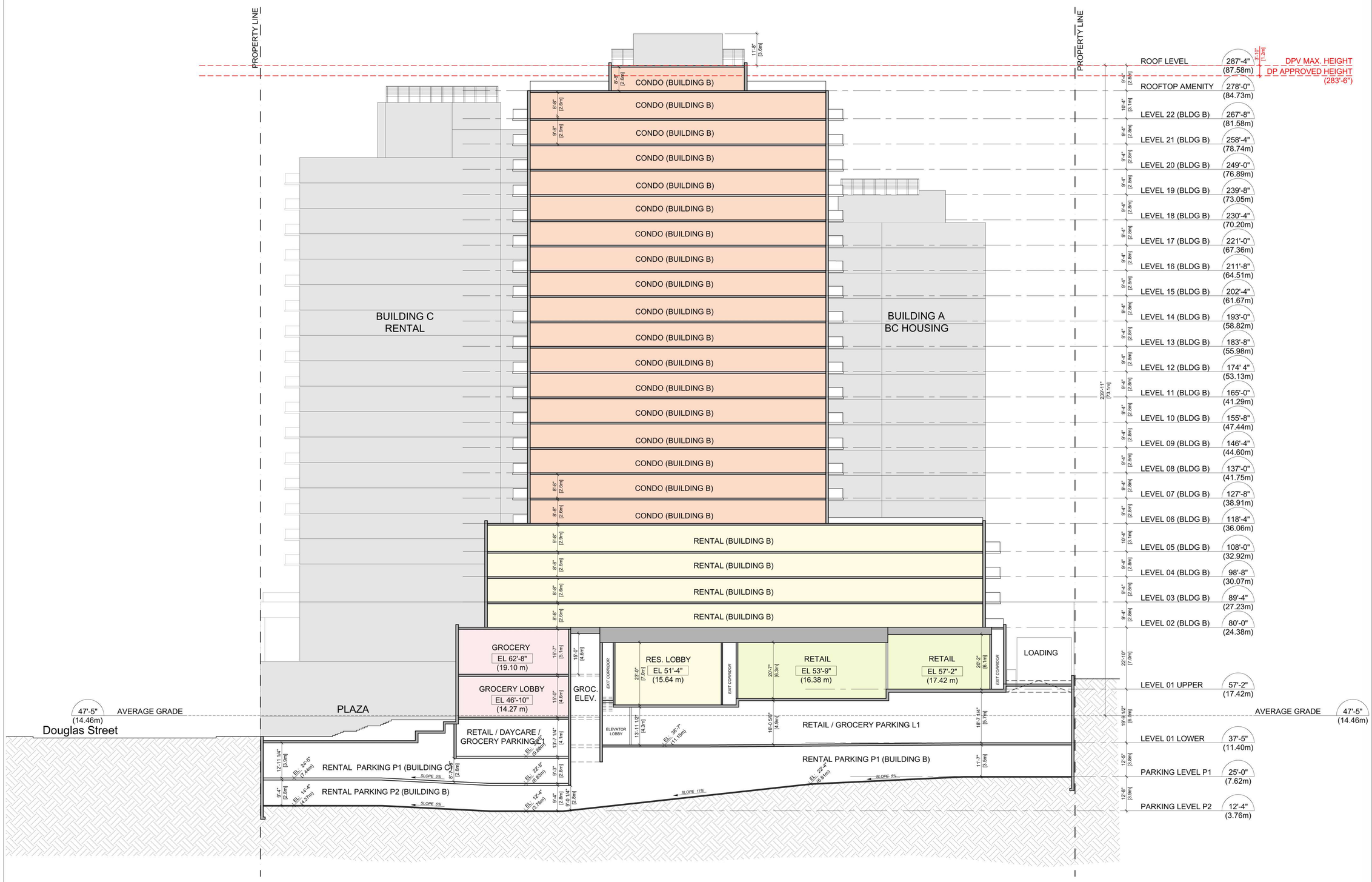

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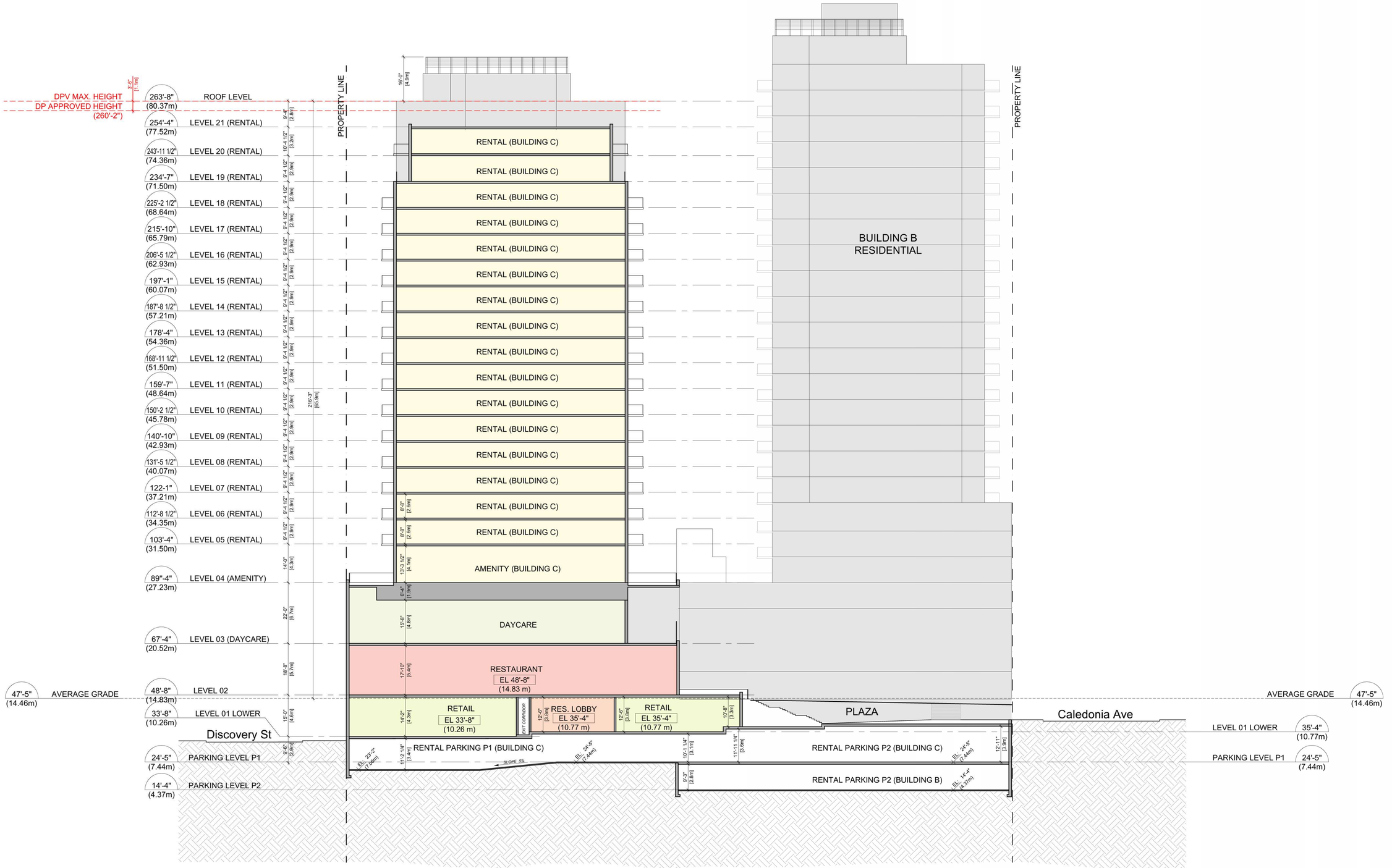
Project

BUILDING SECTION A

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A200



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Victoria, BC

Project

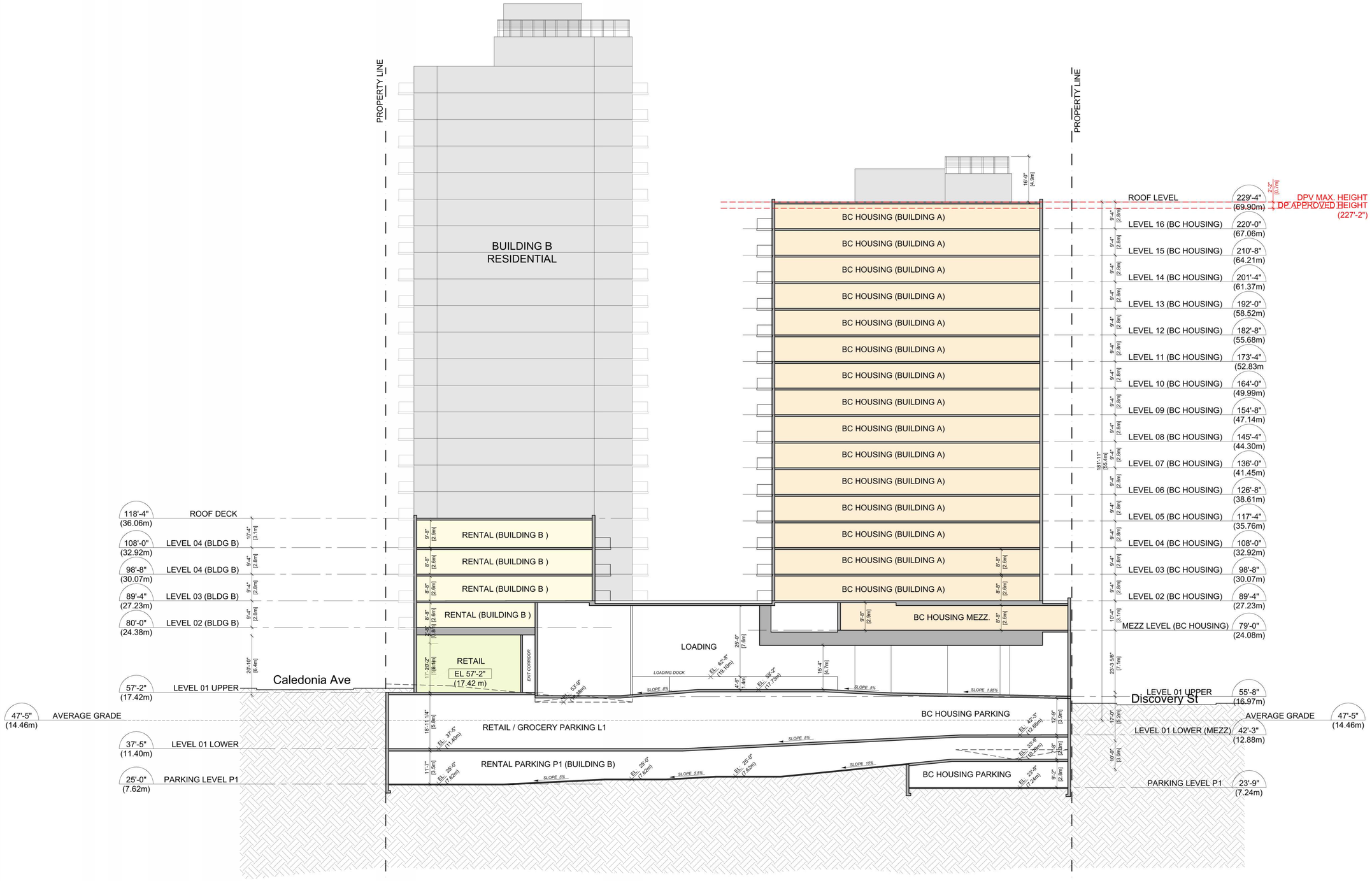
BUILDING SECTION B

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A201



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Project

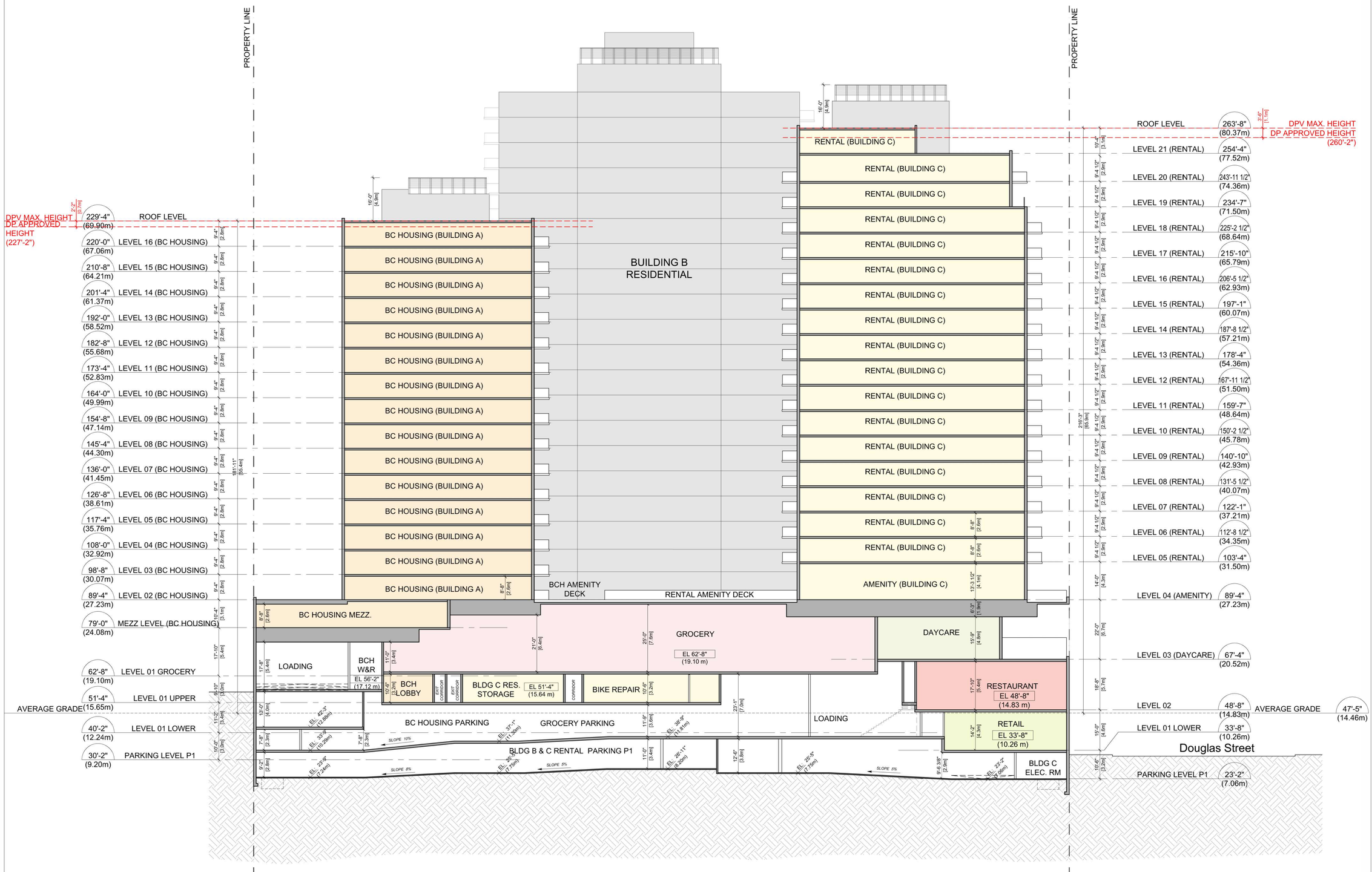
BUILDING SECTION C

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A202



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Seal

Douglas St

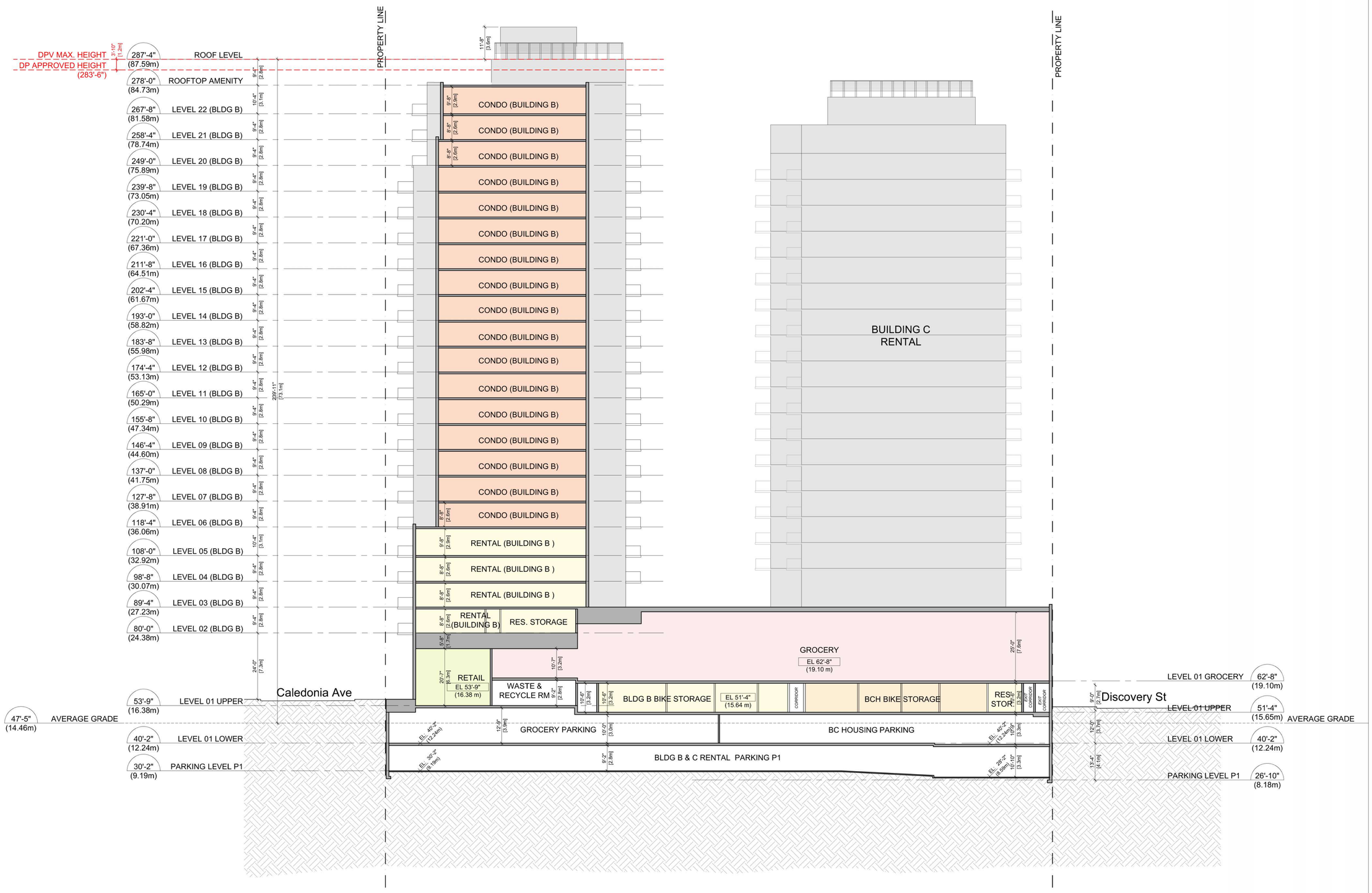
Victoria, BC

Project

BUILDING SECTION D

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A203



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Douglas St

Victoria, BC

Project

BUILDING SECTION E

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A204

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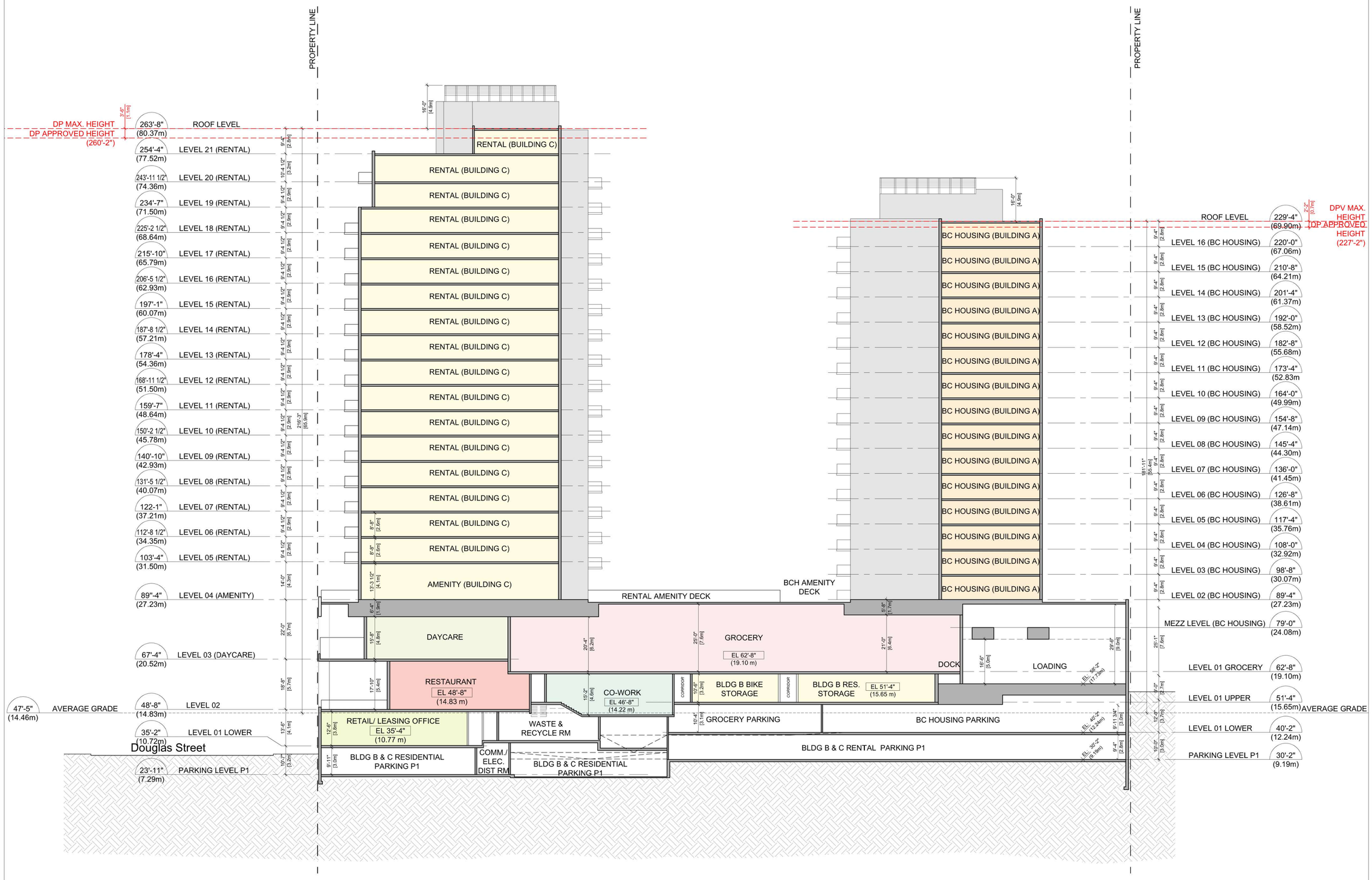

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BUILDING SECTION F

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A205

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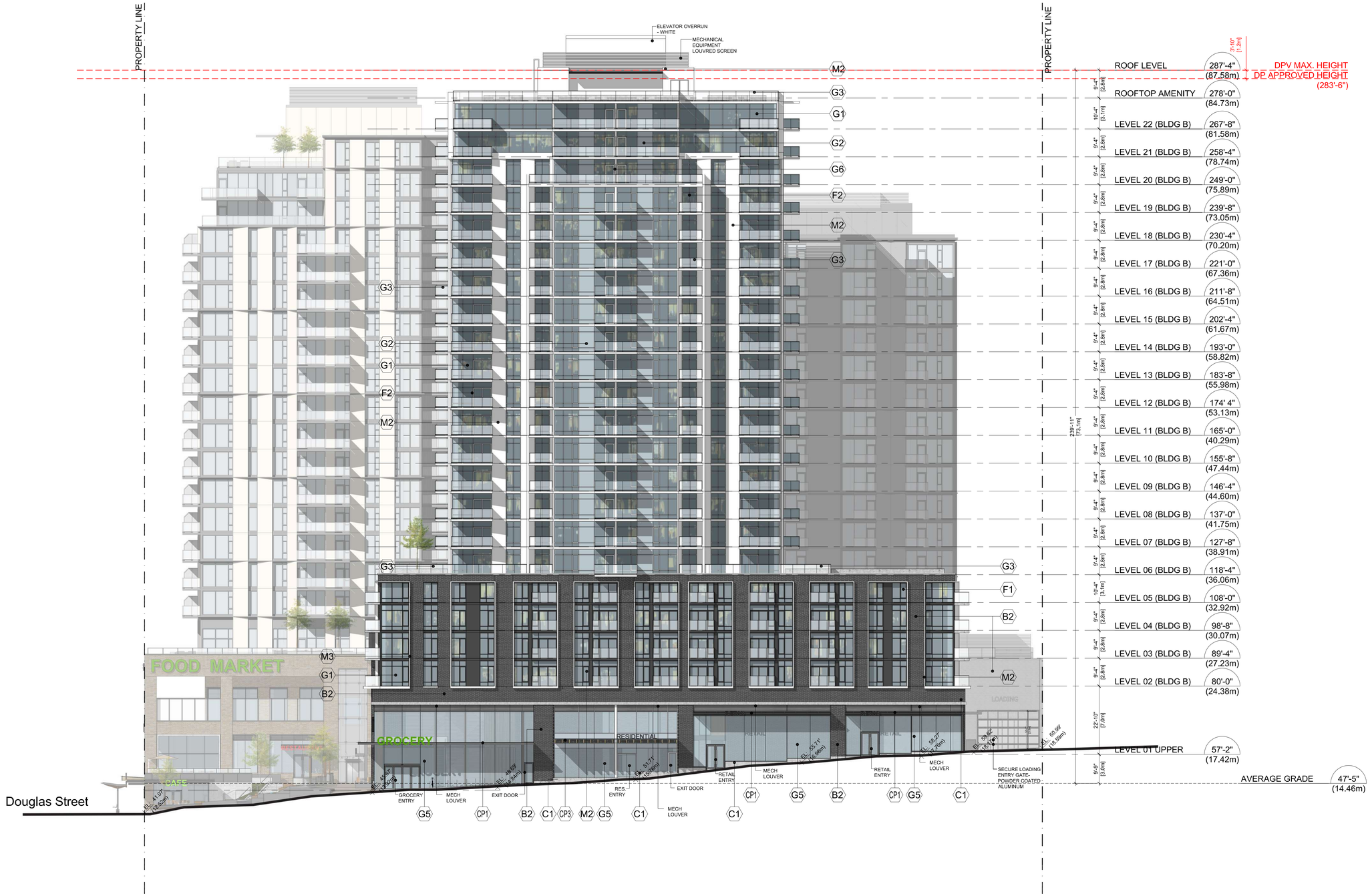

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Seal

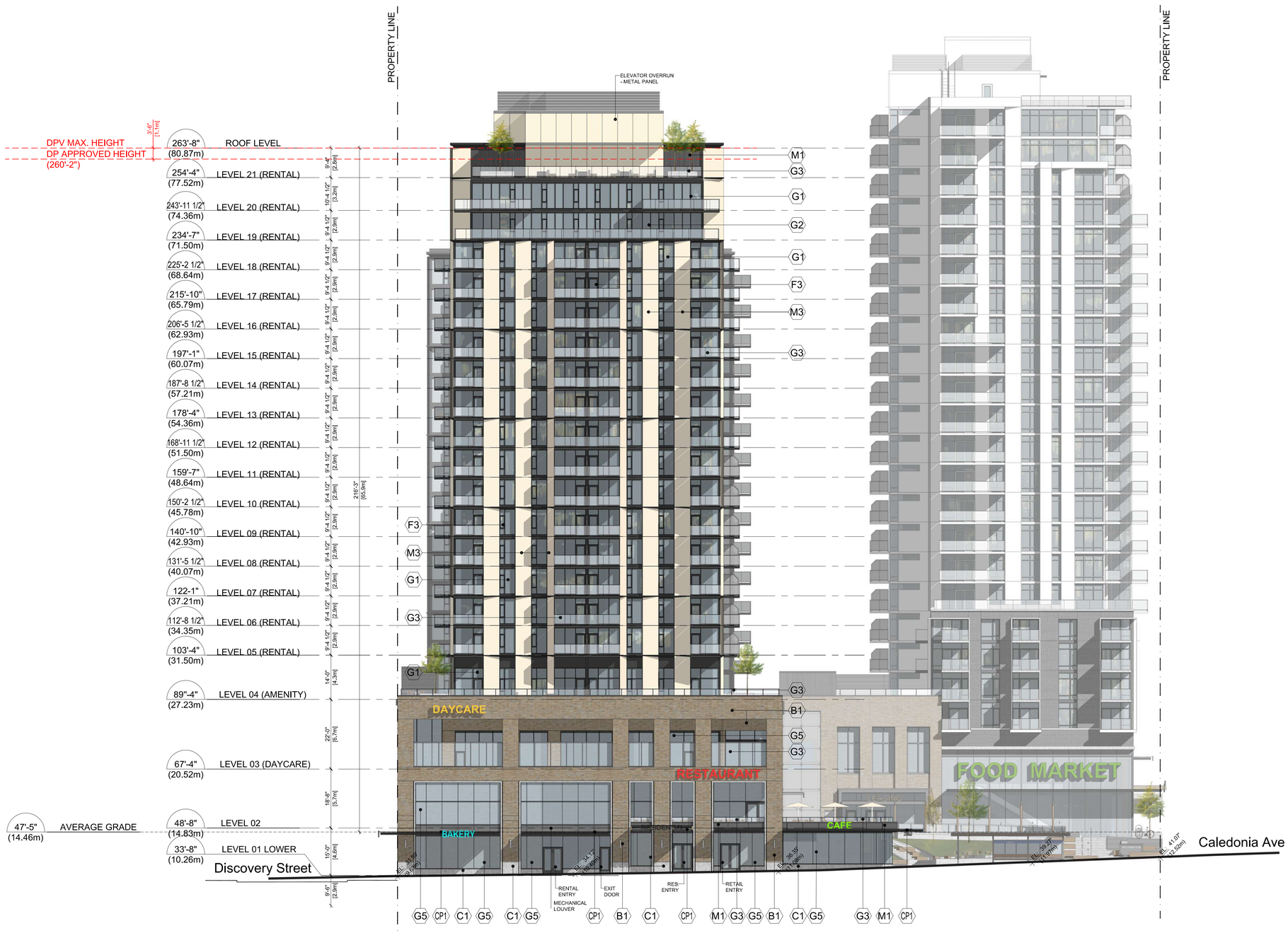
Douglas St

Victoria, BC

Project

BUILDING ELEVATION SOUTH

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A300



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY	
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY	
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY	

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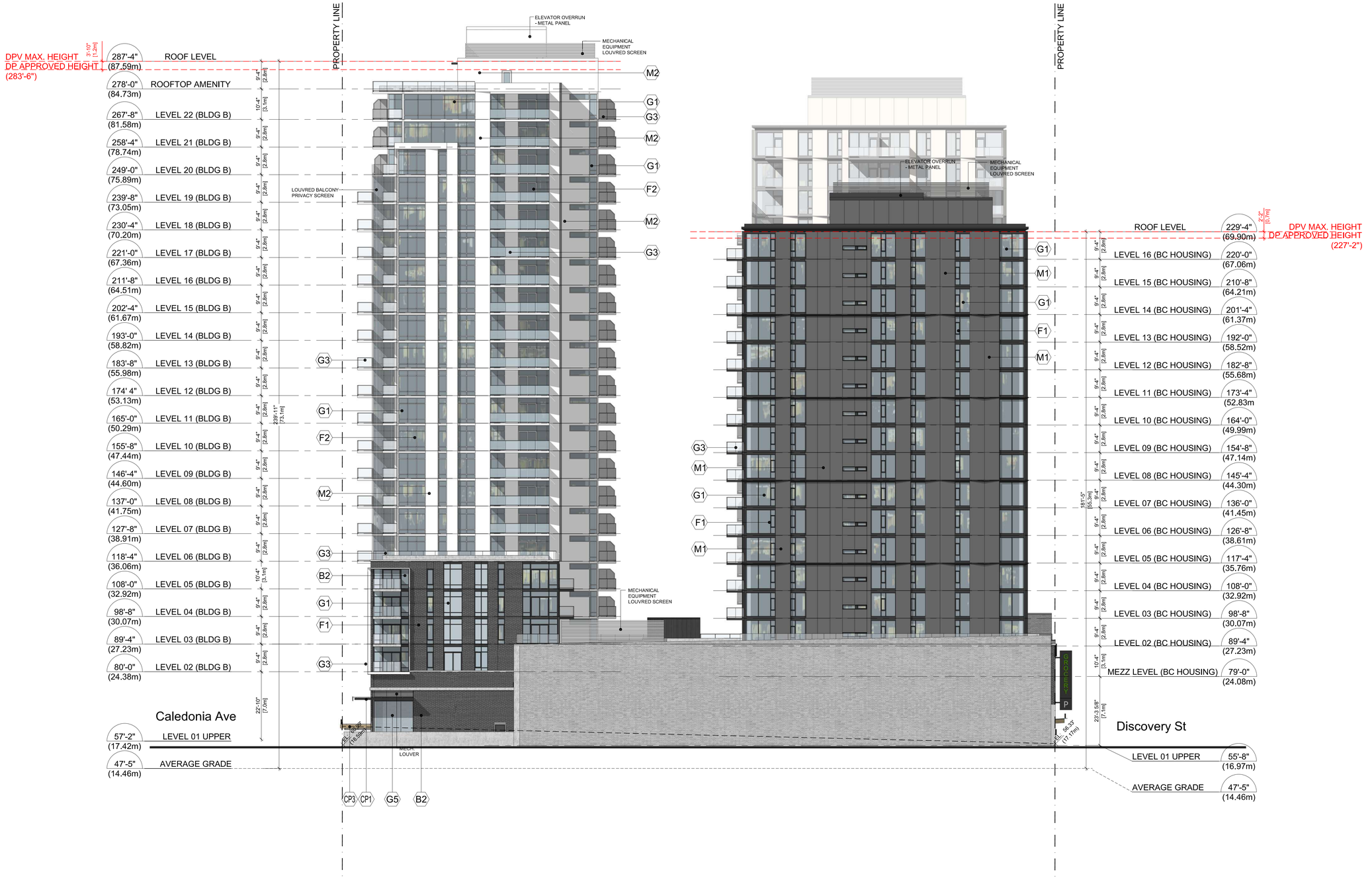
BUILDING ELEVATION WEST

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A301



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
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B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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Seal

Douglas St

Victoria, BC

Project

BUILDING ELEVATION EAST

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A302



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY	
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B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY	

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BUILDING ELEVATION NORTH

Drawing	
Scale	1/16" = 1'-0"
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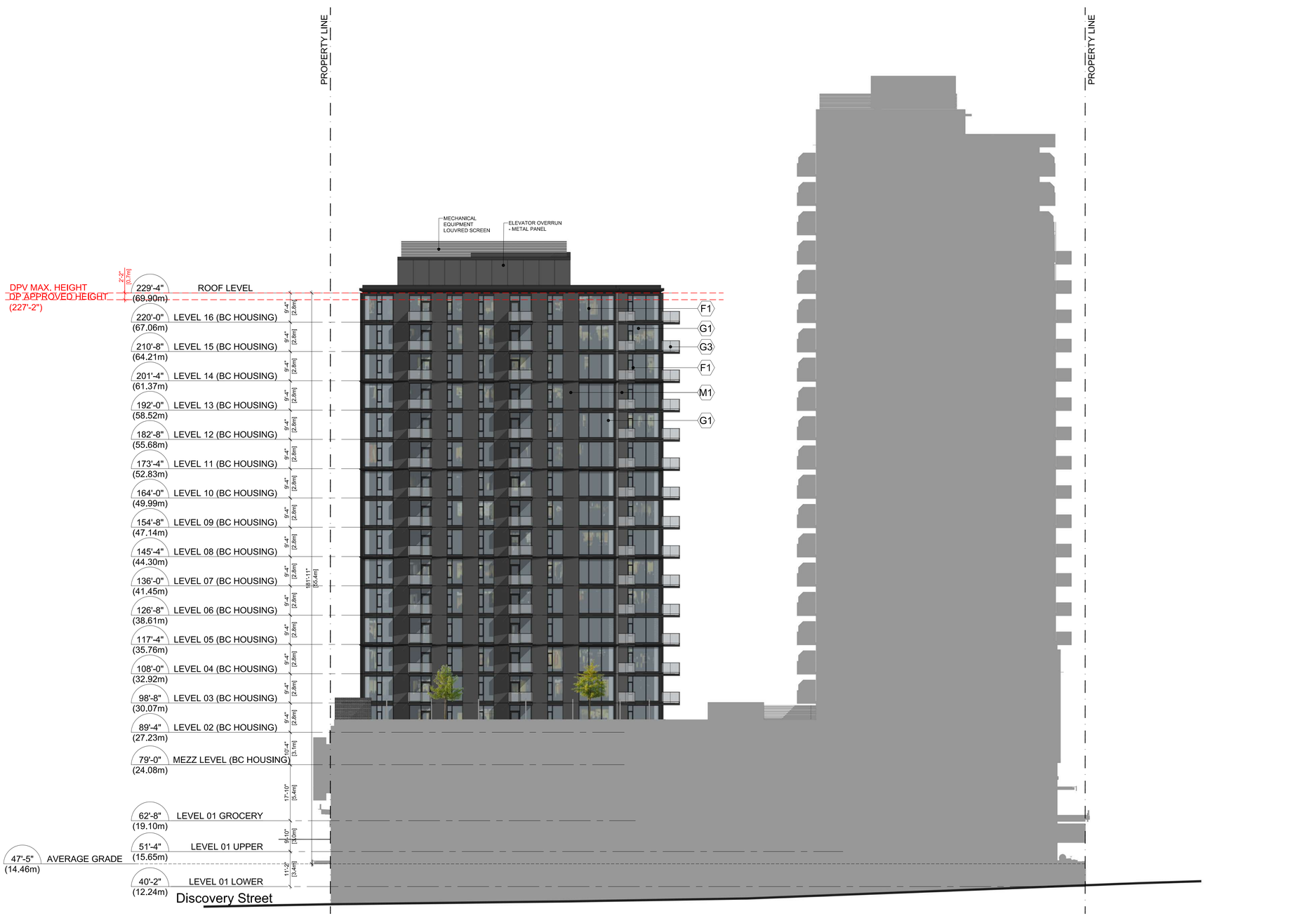
Sheet	A303



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY	
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY	
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY	

16' 12' 8' 4' 0" 8' 16' 32' 48'

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I:\PROJECTS\2021-2025\2021\221023 - CALEDONIA ST, VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221023_A304_BUILDING A ELEVATION WEST.DWG | 13 Aug 2024 - 2:07 PM | SSETHI

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Seal

Douglas St

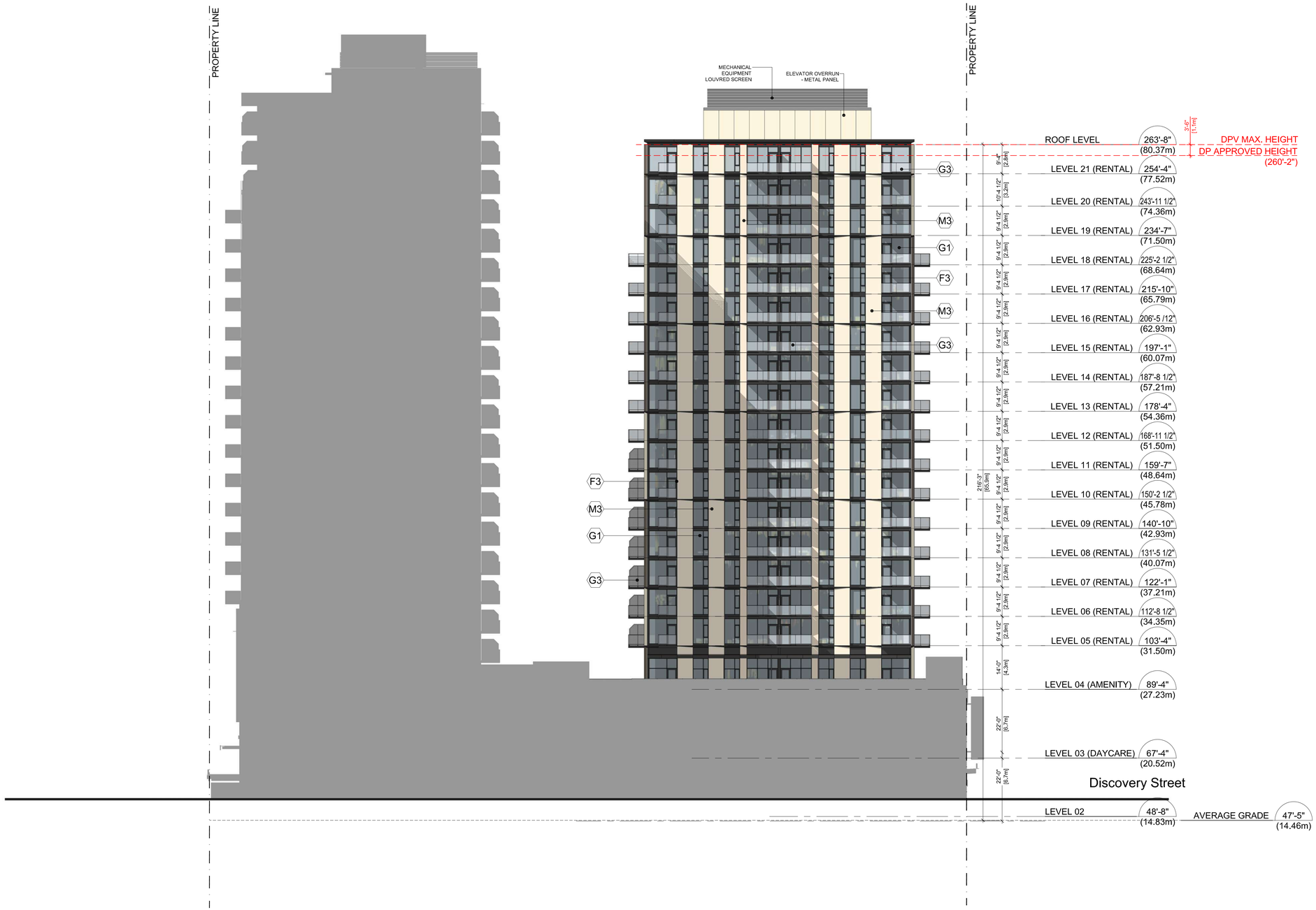
Victoria, BC

Project

BUILDING A ELEVATION WEST

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A304



MATERIAL LEGEND

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I:\PROJECTS\2021-2025\2021\221023 - CALEDONIA ST, VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221023_A305_BUILDING C ELEVATION EAST.DWG | 13 Aug 2024 - 6:12 PM | SSETHI

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Seal

Douglas St

Victoria, BC

Project

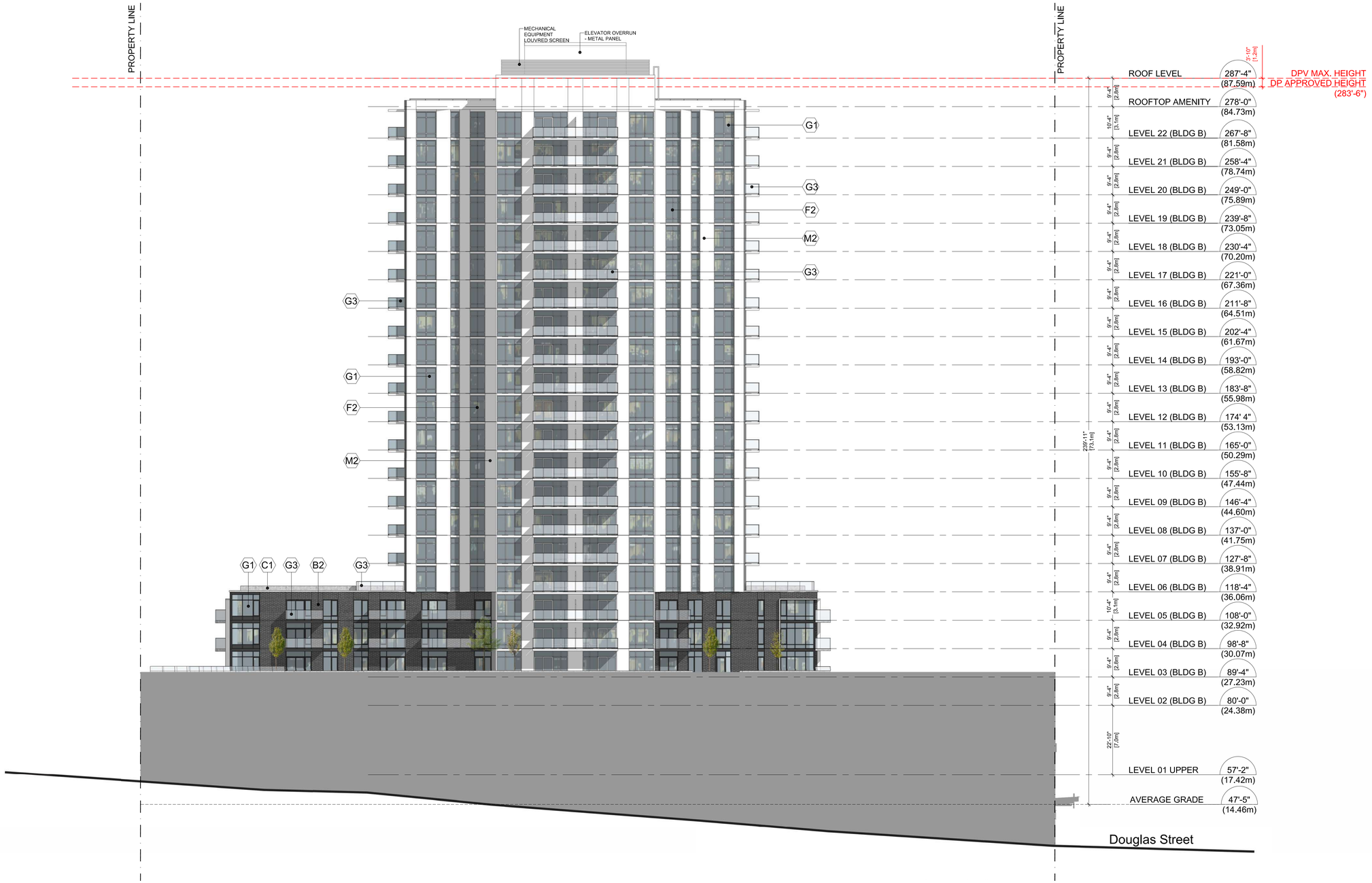
BUILDING C ELEVATION EAST

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A305



MATERIAL LEGEND

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Victoria, BC

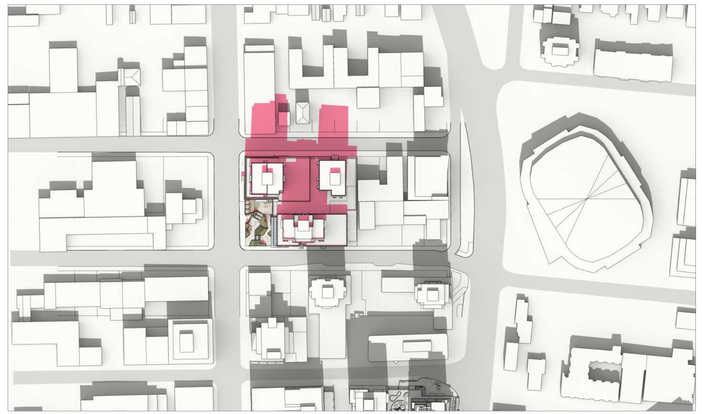
Project

BUILDING B ELEVATION NORTH

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A306



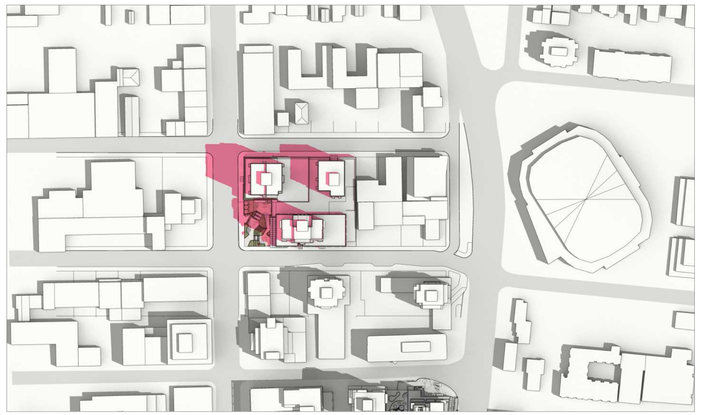
1 - SPRING/FALL EQUINOX - March 20 /Sept 22 10AM



2 - SPRING/FALL EQUINOX - March 20 /Sept 22 12PM



3 - SPRING/FALL EQUINOX - March 20 /Sept 22 2PM



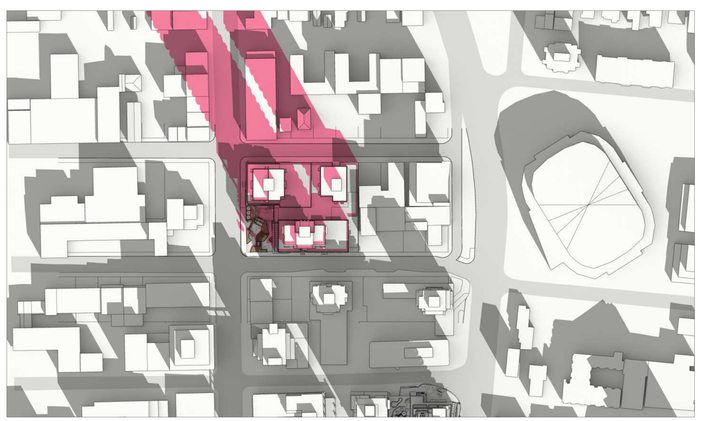
4 - SUMMER SOLSTICE - June 21 10AM



5 - SUMMER SOLSTICE - June 21 12PM



6 - SUMMER SOLSTICE - June 21 2PM



4 - WINTER SOLSTICE - Dec 21 10AM



5 - WINTER SOLSTICE - Dec 21 12PM



6 - WINTER SOLSTICE - Dec 21 2PM

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SHADOW / SUN STUDY

Drawing

Scale

Project 221023

Sheet A500

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1 - CALEDONIA AVE & DOUGLAS ST - AERIAL VIEW
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Seal

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

Scale N.T.S.

Project 221023

Sheet A501 A



1 - CALEDONIA AVE & DOUGLAS ST
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Seal

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

Scale

Project 221023

Sheet A501 B



1 - DISCOVERY ST & DOUGLAS ST
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Seal

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

Scale

Project 221023

Sheet A501 C



1 - PLAZA
N.T.S.



2 - PLAZA
N.T.S.



3 - PLAZA
N.T.S.

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Seal

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

Scale

Project 221023

Sheet A501 D

Building A



Black Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal



Metal Panel- Greyhound

Building C



Charcoal Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal



Metal Panel- Champagne Metallic

Restaurant & Market Podium



Light Brick - Canyon Mist



Metal Panel-
Natural Chestnut



LIGHT BRICK - CASTLE GRAY

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Project

MATERIALS

Drawing

Scale

Project 221023

Sheet A502A

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Building B Tower



White Mullions



Grey Glass (Residential)



Metal Panel- Bone White

Building B Podium



Dark Brick- Coal Creek



Grey Glass (Residential)

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Project

MATERIALS

Drawing

Scale

Project 221023

Sheet A502B

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DRAWING CONTENT

L0.00 COVER
L0.01 PRECEDENT IMAGES
L0.02 TREE MANAGEMENT PLAN
L1.00 LAYOUT MATERIALS PLAN - PLAZA/GROUND LEVEL PLAZA & UPPER GROUND
L1.01 LAYOUT MATERIALS PLAN - OFFICE/ ROOF AMENITY LEVEL
L1.02 LAYOUT MATERIALS PLAN - ROOF TOP AMENITY
L1.03 LAYOUT MATERIALS PLAN - DAYCARE & PENTHOUSE
L2.01 GRADING PLAN
L2.02 SOIL DEPTH COORDINATION PLAN
L2.03 SCHEMATIC LIGHTING PLAN
L3.01 PLANTING PLAN
L4.01 SECTIONS
L4.02 SECTIONS
L4.03 SECTIONS



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6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-26	ISSUED FOR DPV PRIOR-TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR-TO COTW RESPONSE

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
COVER

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NORTH

SCALE
Scale

PROJECT NO.	21061		
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FILE NAME	21061 PLAN-DP.vwx		
PLOTTED	2024-08-09		
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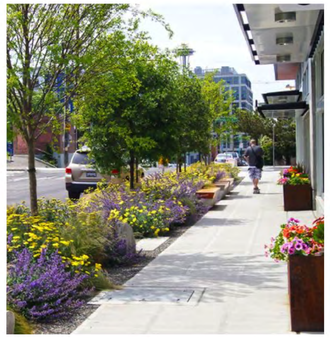






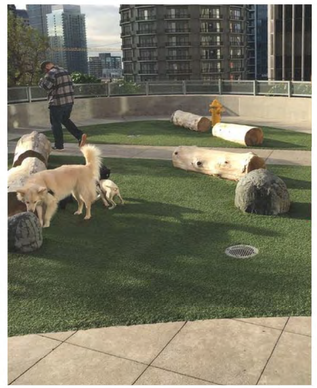

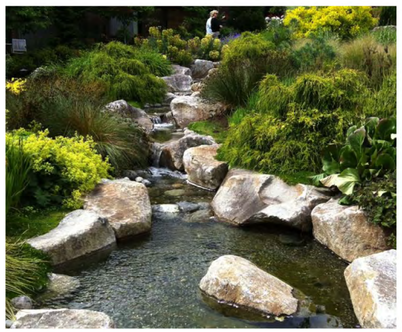

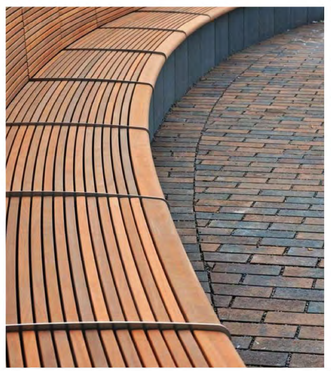





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PROJECT

710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE

PRECEDENT IMAGES

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SCALE

Scale

PROJECT NO.	21061		
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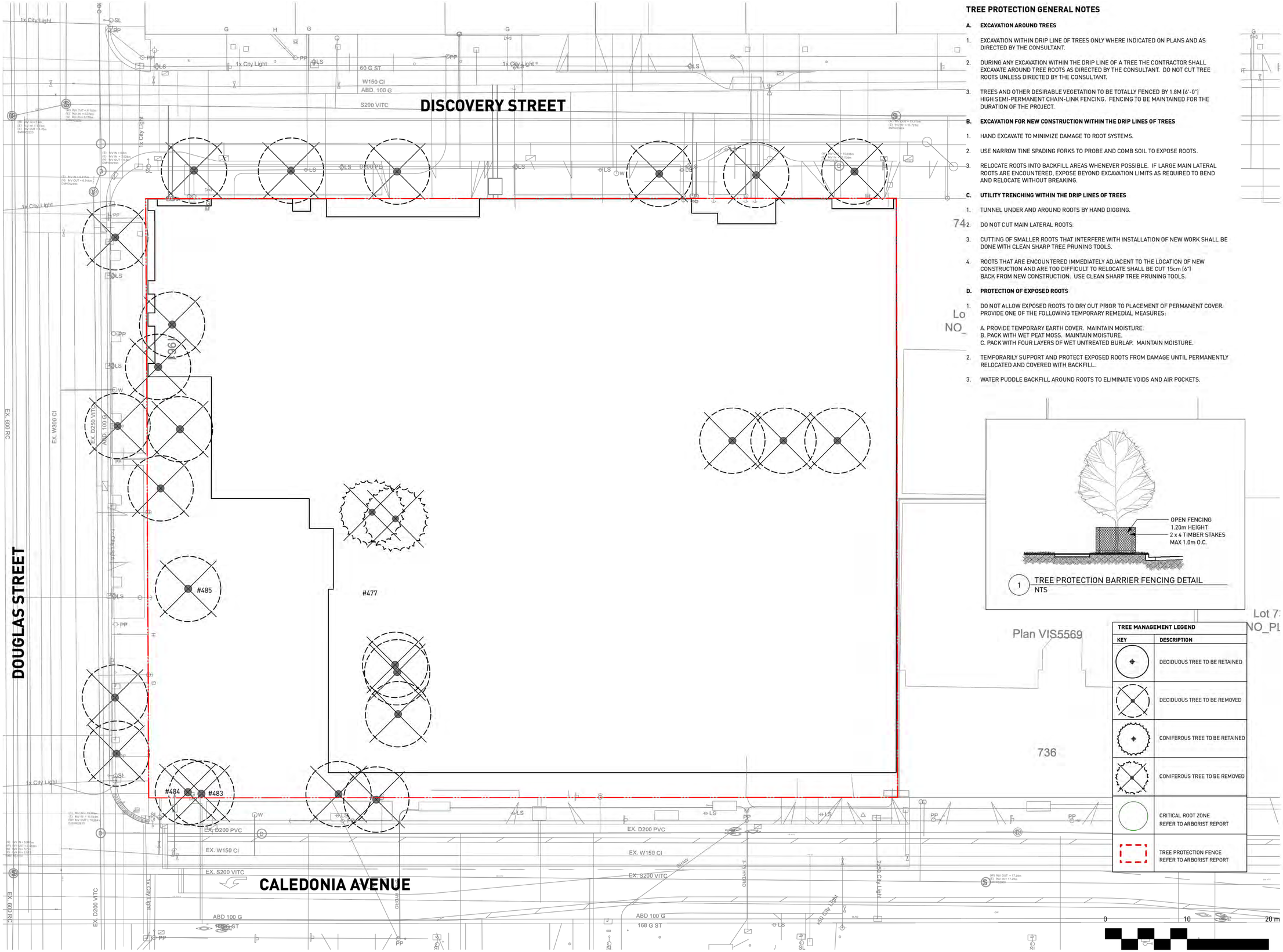
FILE NAME	21061 PLAN-DP.vwx		
PLOTTED	2024-08-09		
DRAWN	TT	REVIEWED	GB

DRAWING

L0.01



TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

1. EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M [6'-0"] HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
2. DO NOT CUT MAIN LATERAL ROOTS.
3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm [6"] BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

D. PROTECTION OF EXPOSED ROOTS

1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:

   A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
   B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
   C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

1 TREE PROTECTION BARRIER FENCING DETAIL
NTS

TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
	DECIDUOUS TREE TO BE RETAINED
	DECIDUOUS TREE TO BE REMOVED
	CONIFEROUS TREE TO BE RETAINED
	CONIFEROUS TREE TO BE REMOVED
	CRITICAL ROOT ZONE REFER TO ARBORIST REPORT
	TREE PROTECTION FENCE REFER TO ARBORIST REPORT

0 10 20 m

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7	2024-04-26	ISSUED FOR DPV PRIOR-TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR-TO COTW RESPONSE

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
TREE MANAGEMENT PLAN

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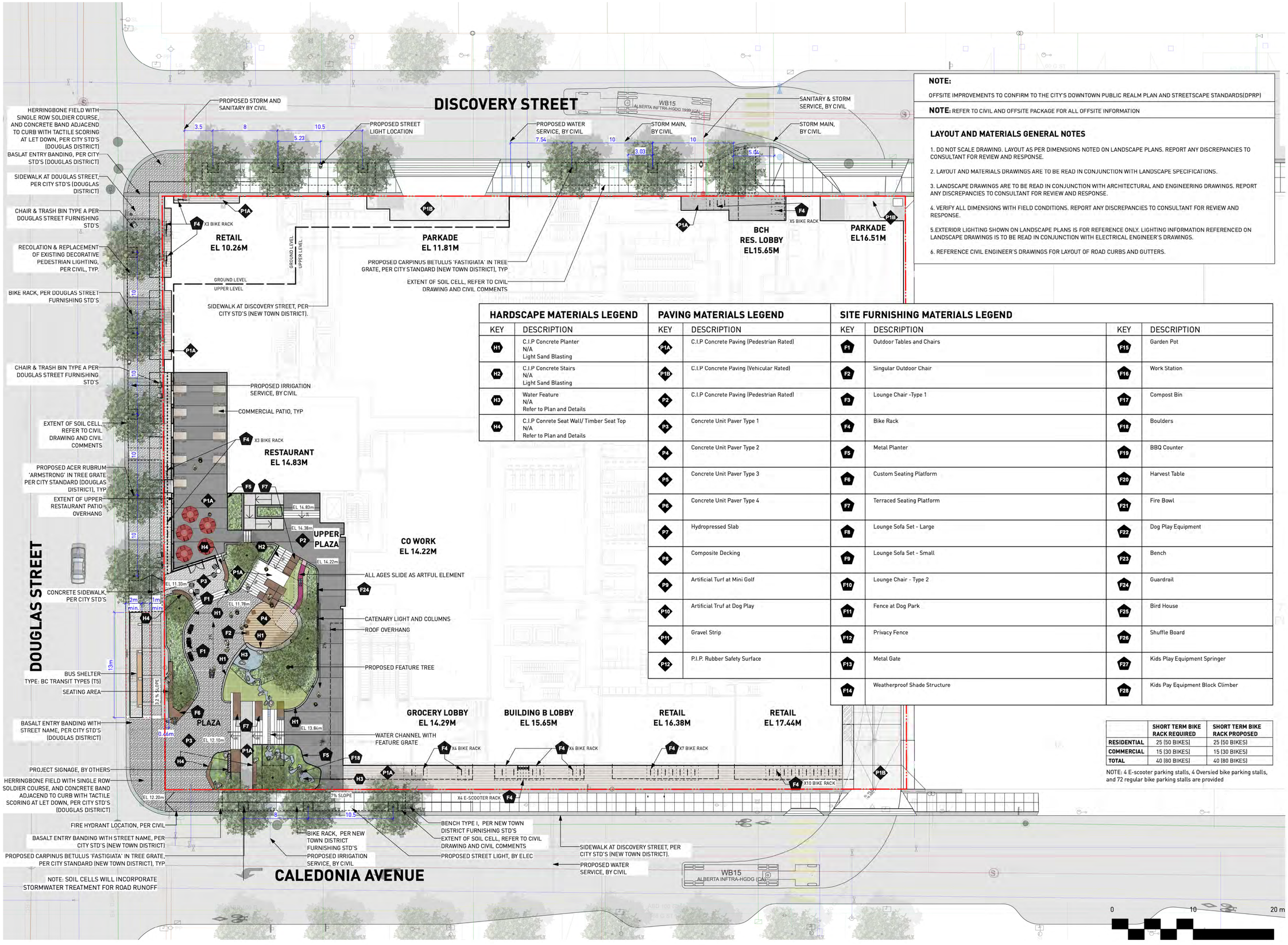
NORTH

SCALE
Scale

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN-DP.vwx		
PLOTTED	2024-08-09		
DRAWN	TT	REVIEWED	GB

DRAWING
L0.02



NOTE:

OFFSITE IMPROVEMENTS TO CONFIRM TO THE CITY'S DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS(DPRP)

NOTE: REFER TO CIVIL AND OFFSITE PACKAGE FOR ALL OFFSITE INFORMATION

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

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5.EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.

6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
H1	C.I.P Concrete Planter N/A Light Sand Blasting
H2	C.I.P Concrete Stairs N/A Light Sand Blasting
H3	Water Feature N/A Refer to Plan and Details
H4	C.I.P Conrete Seat Wall/ Timber Seat Top N/A Refer to Plan and Details

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1A	C.I.P Concrete Paving (Pedestrian Rated)
P1B	C.I.P Concrete Paving (Vehicular Rated)
P2	C.I.P Concrete Paving (Pedestrian Rated)
P3	Concrete Unit Paver Type 1
P4	Concrete Unit Paver Type 2
P5	Concrete Unit Paver Type 3
P6	Concrete Unit Paver Type 4
P7	Hydropressed Slab
P8	Composite Decking
P9	Artificial Turf at Mini Golf
P10	Artificial Truf at Dog Play
P11	Gravel Strip
P12	P.I.P. Rubber Safety Surface

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
F1	Outdoor Tables and Chairs	F15	Garden Pot
F2	Singular Outdoor Chair	F16	Work Station
F3	Lounge Chair -Type 1	F17	Compost Bin
F4	Bike Rack	F18	Boulders
F5	Metal Planter	F19	BBQ Counter
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F7	Terraced Seating Platform	F21	Fire Bowl
F8	Lounge Sofa Set - Large	F22	Dog Play Equipment
F9	Lounge Sofa Set - Small	F23	Bench
F10	Lounge Chair - Type 2	F24	Guardrail
F11	Fence at Dog Park	F25	Bird House
F12	Privacy Fence	F26	Shuffle Board
F13	Metal Gate	F27	Kids Play Equipment Springer
F14	Weatherproof Shade Structure	F28	Kids Pay Equipment Block Climber

	SHORT TERM BIKE RACK REQUIRED	SHORT TERM BIKE RACK PROPOSED
RESIDENTIAL	25 (50 BIKES)	25 (50 BIKES)
COMMERCIAL	15 (30 BIKES)	15 (30 BIKES)
TOTAL	40 (80 BIKES)	40 (80 BIKES)

NOTE: 4 E-scooter parking stalls, 4 Oversied bike parking stalls, and 72 regular bike parking stalls are provided

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PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
PLAZA/GROUND LEVEL

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NORTH

SCALE 1:200

PROJECT NO.	21061
DATE	2021-11-26
FILE NAME	21061 PLAN-DP.vwx
PLOTTED	2024-08-09
DRAWN	TT
REVIEWED	GB

DRAWING
L1.00

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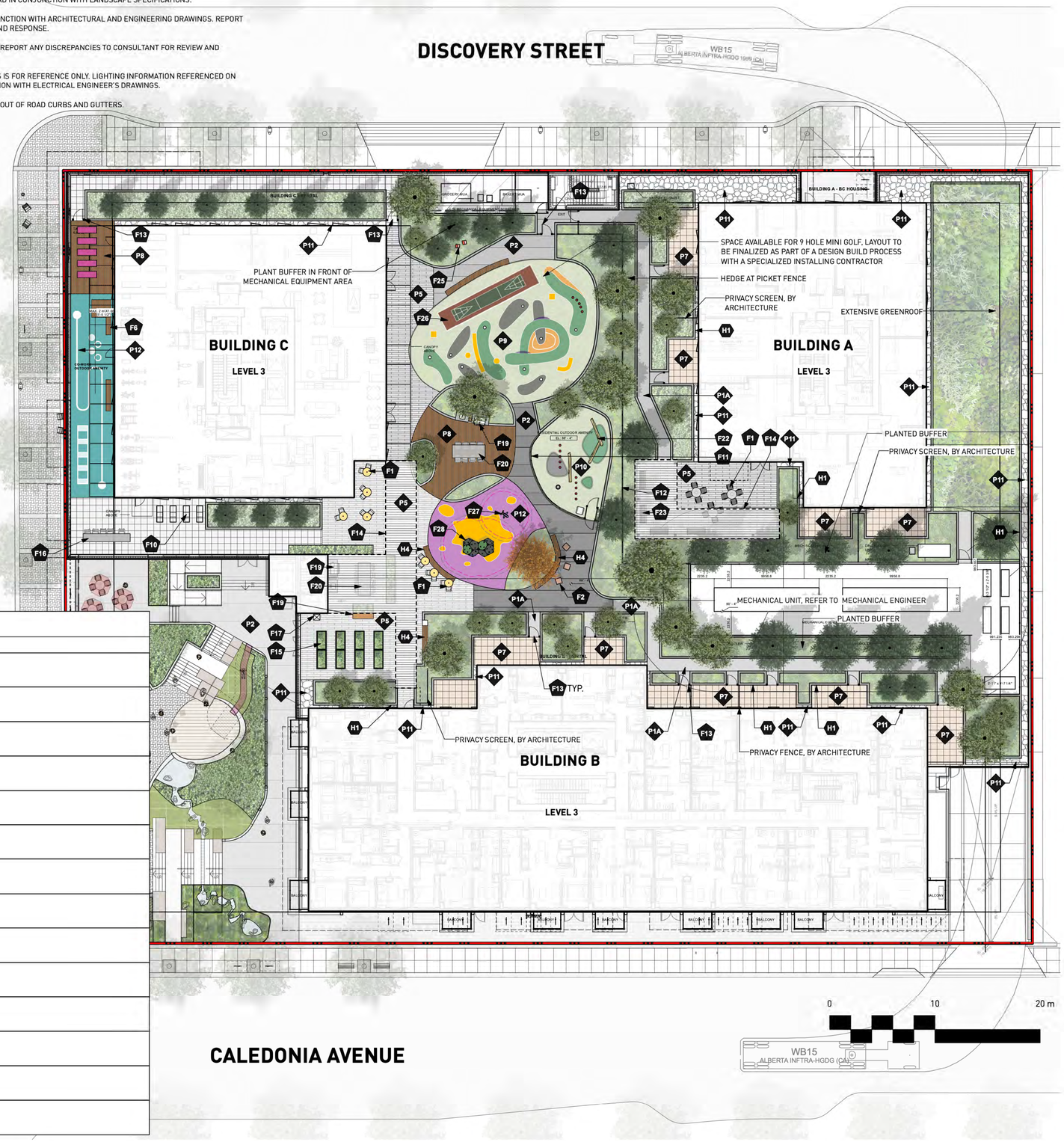

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PROJECT

710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE

LAYOUT AND MATERIALS PLAN
L3 AMENITY LEVEL

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NORTH

SCALE 1:200

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DRAWN	TT
REVIEWED	GB

DRAWING

L1.01

HARDSCAPE MATERIALS LEGEND

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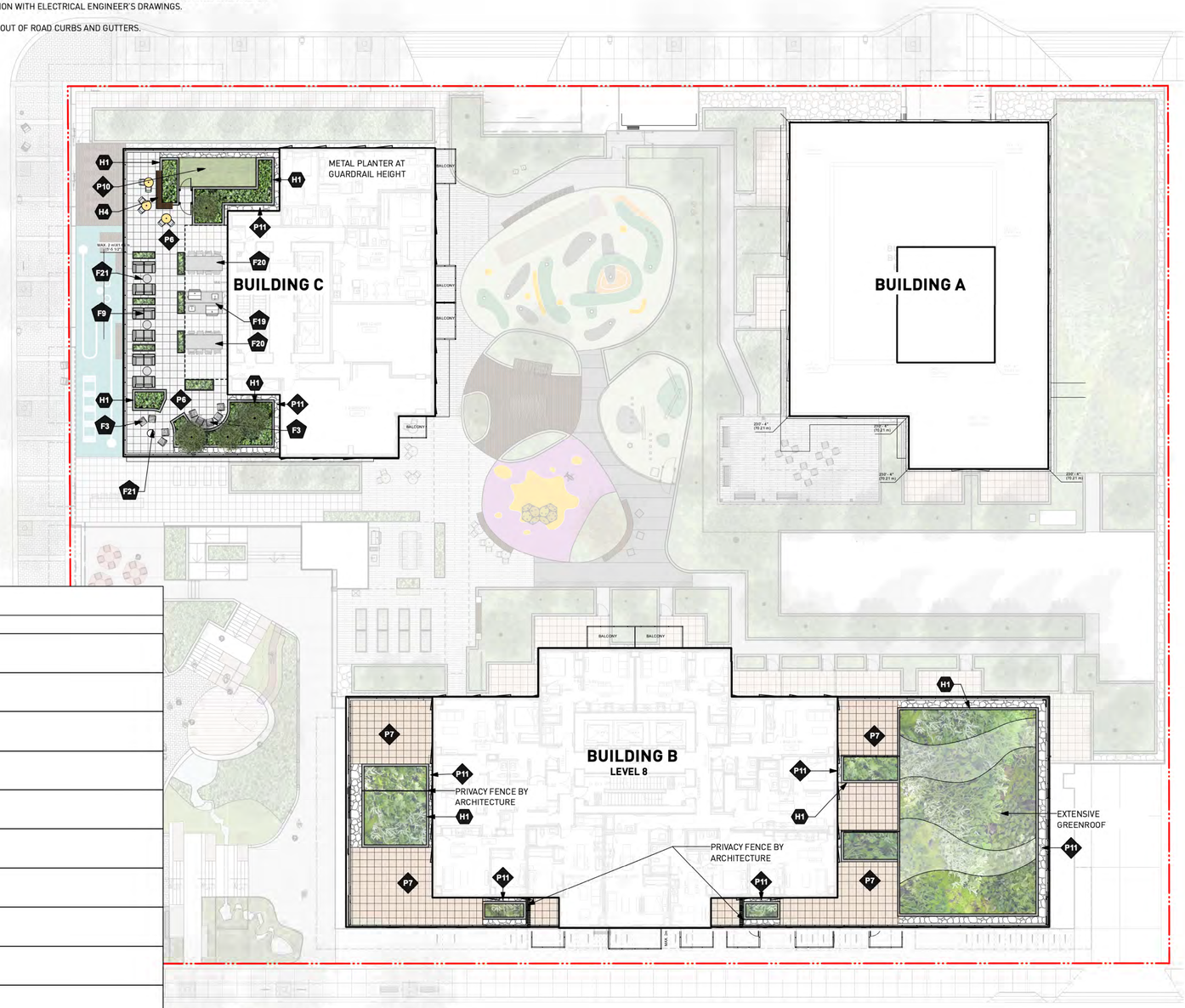

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PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
BLDG C AMENITY ROOF
BLDG B L8 LEVEL

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NORTH

SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN-DP.vwx		
PLOTTED	2024-08-09		
DRAWN	TT	REVIEWED	GB

DRAWING
L1.02

HARDSCAPE MATERIALS LEGEND

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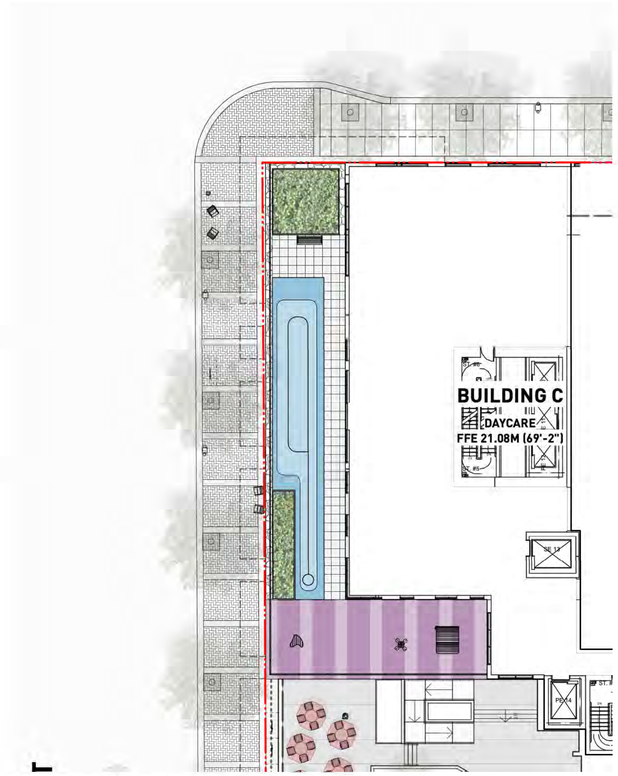
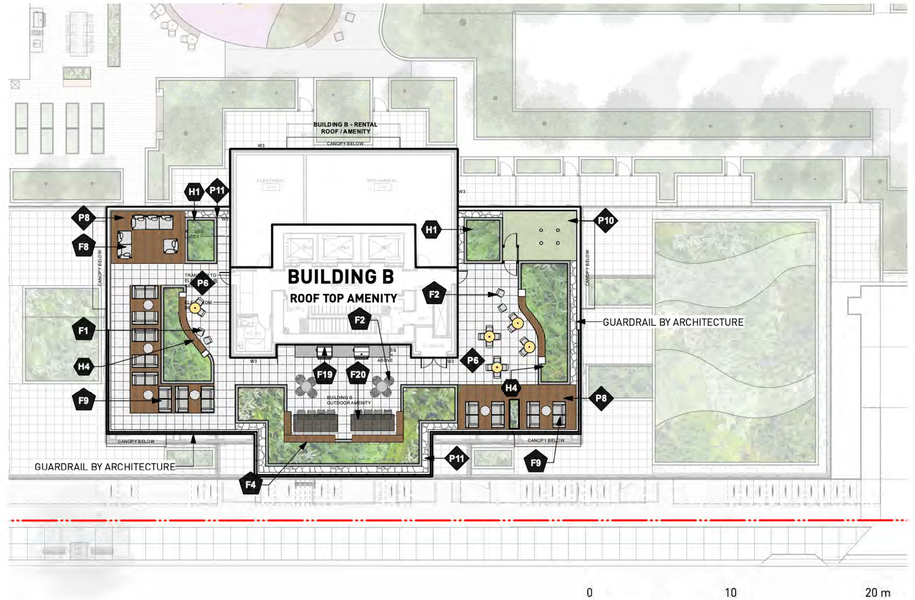


LAYOUT PLAN - DAYCARE LEVEL

**NOTE:LICENCED DAYCARE PLAY AREA SHOWN FOR REFERNCE ONLY.
THIS AREA WILL BE PART OF A SEPARATE APPLICATION BY FUTURE OPERATORS**



LAYOUT PLAN - BUILDING B ROOF TOP AMENITY

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PROJECT

710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE

LAYOUT AND MATERIALS PLAN
BLDG C DAYCARE
BLDG B AMENITY ROOF

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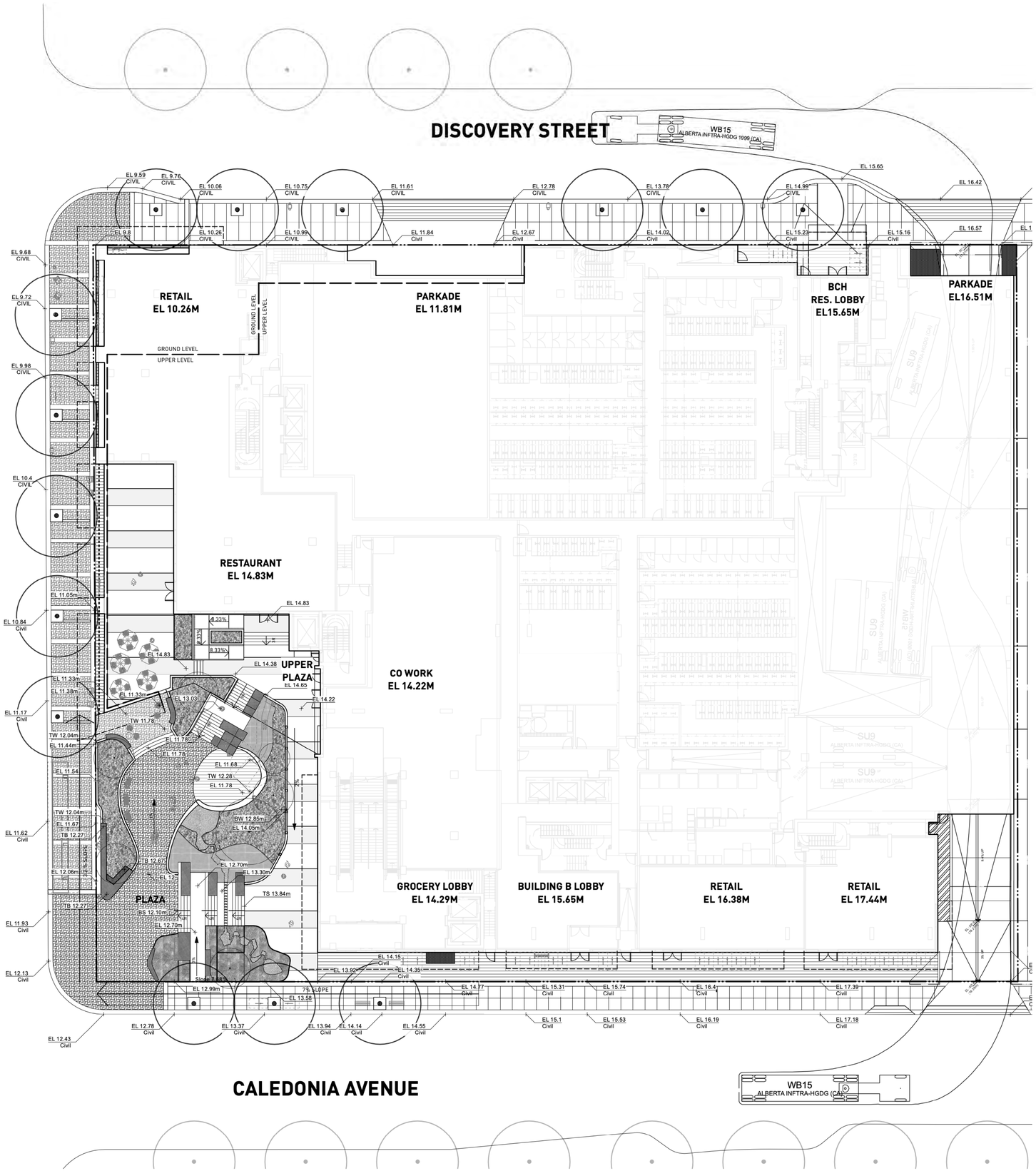
L1.03



GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GRADING LEGEND

EL 0.94m	Existing Elevation
EL 0.94m	Proposed Elevation
FFE 0.94m	Finished Floor Elevation
TW 0.94m	Proposed Top of Wall Elevation
BW 0.94m	Proposed Bottom of Wall Elevation
TS 0.94m	Proposed Top of Stair Elevation
BS 0.94m	Proposed Bottom of Stair Elevation
TC 0.94m	Proposed Top of Curb Elevation
BC 0.94m	Proposed Bottom of Curb Elevation
TR 0.94m	Proposed Top of Ramp Elevation
BR 0.94m	Proposed Bottom of Ramp Elevation
SW 0.94m	Swale Elevation
79.5	Existing Contour
79.5	Proposed Contour
T	Trench Drain
P	Perforated Pipe
AD	Area Drain
LB	Lawn Basin
PD	Planter Drain
CB	Catch Basin
RD	Roof Drain, shown for reference only, see mechanical and architectural drawings

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

0 10 20 m

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DRAWING TITLE
GRADING PLAN

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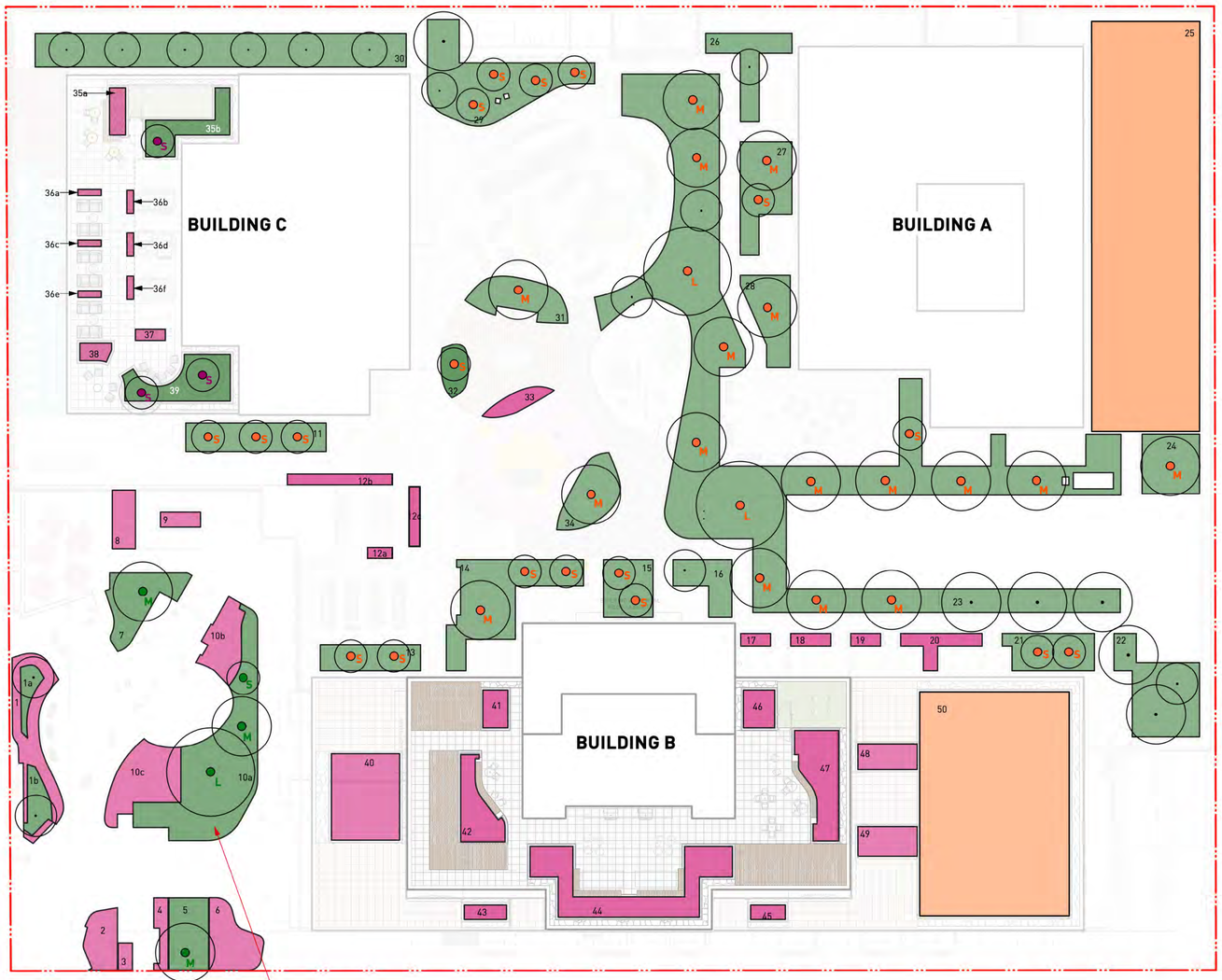
DRAWING
L2.01

DISCOVERY STREET



TO ENSURE 900MM SOIL DEPTH IS PROVIDED AT ROOT BALL, AND MAXIMUM 3:1 SLOPE TRANSITION FROM 900MM TO 600MM SOIL DEPTH AT CONTINUOUS PLANTING AREA.

DOUGLAS STREET

CALEDONIA AVENUE

LEGEND	QUANTITY
900mm DEEP PLANTING AREA	**859M²**
1a	4.8M²
1b	7.1M²
5	16.8M²
7	19.8M²
10a	64.8M²
11	23.0M²
13	15.2M²
14	40.8M²
15	16.6M²
16	13.2M²
21	18.6M²
22	33.4M²
23	313.5M²
24	19.8M²
26	17.4.6M²
27	26.0M²
28	18.6M²
29	49.7M²
30	71.7M²
31	17.4M²
32	6.9M²
34	17.4M²
35b	13.8M²
39	20.0M²
600mm DEEP PLANTING AREA	**318M²**
1	21.8M²
2	10.6M²
3	2.3M²
4	4.9M²
6	16.2M²
8	7.8M²
9	3.6M²
10b	14.1M²
10c	23.6M²
12a	1.5M²
12b	6.4M²
12c	3.6M²
17	2.2M²
18	3.0M²
19	2.2M²
20	8.0M²
33	5.8M²
35a	4.3M²
36a-f	0.9M²
37	1.9M²
38	3.2M²
40	43.0M²
41	5.4M²
42	13.3M²
43	3.5M²
44	36.0M²
45	2.9M²
46	6.8M²
47	20.3M²
48	8.8M²
49	10.1M²
150mm DEEP EXTENSIVE GREEN ROOF TRAY SYSTEME	**450M²**
25	256.2M²
50	193.7M²

TREES PROPOSED FOR THE REPLACEMENT TREES

FLOOR LEVEL	LEGEND	TREE SIZE	PROPSED SOIL VOLUME PER TREE	QTY.		REPLACEMENT TREE COUNT
PLAZA/UP PER GROUND LEVEL	L	LARGE TREE	MIN. 30M3 SOIL VOLUME PER TREE	1	45	TREE COUNT AS REPLACEMENT TREE
	M	MEDIUM TREE	MIN. 15M3 SOIL VOLUME PER TREE	3		
	S	SMALL TREE	MIN. 6M3 SOIL VOLUME PER TREE	1		
LEVEL 3 AMENITY	L	LARGE TREE	MIN. 30M3 SOIL VOLUME PER TREE	2		
	M	MEDIUM TREE	MIN. 15M3 SOIL VOLUME PER TREE	17		
	S	SMALL TREE	MIN. 6M3 SOIL VOLUME PER TREE	18		
LEVEL 21 ROOF TOP AMENITY	S	SMALL TREE	MIN. 6M3 SOIL VOLUME PER TREE	3		
ALL LEVEL	·		MIN. 10M3 SOIL VOLUME PER TREE	20		TREE DOESN'T COUNT AS REPLACEMENT TREE

NOTE: SOIL DEPTH TRANSITION AT CONTINUOUS PLANTING AREA IS ILLUSTRATED FOR REFERENCE ONLY.
900MM SOIL DEPTH NEED TO BE PROVIDED AT TREE ROOT BALL AREA.
MAXIMUM 3:1 SLOPE IS NEEDED AT TRANSITION AREA FROM 900MM TO 600MM SOIL DEPTH

0 10 20 m

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REVISIONS AND ISSUES

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7	2024-04-26	ISSUED FOR DPV PRIOR-TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DPV PRIOR-TO COTW RESPONSE

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
SOIL DEPTH COORDINATION PLAN

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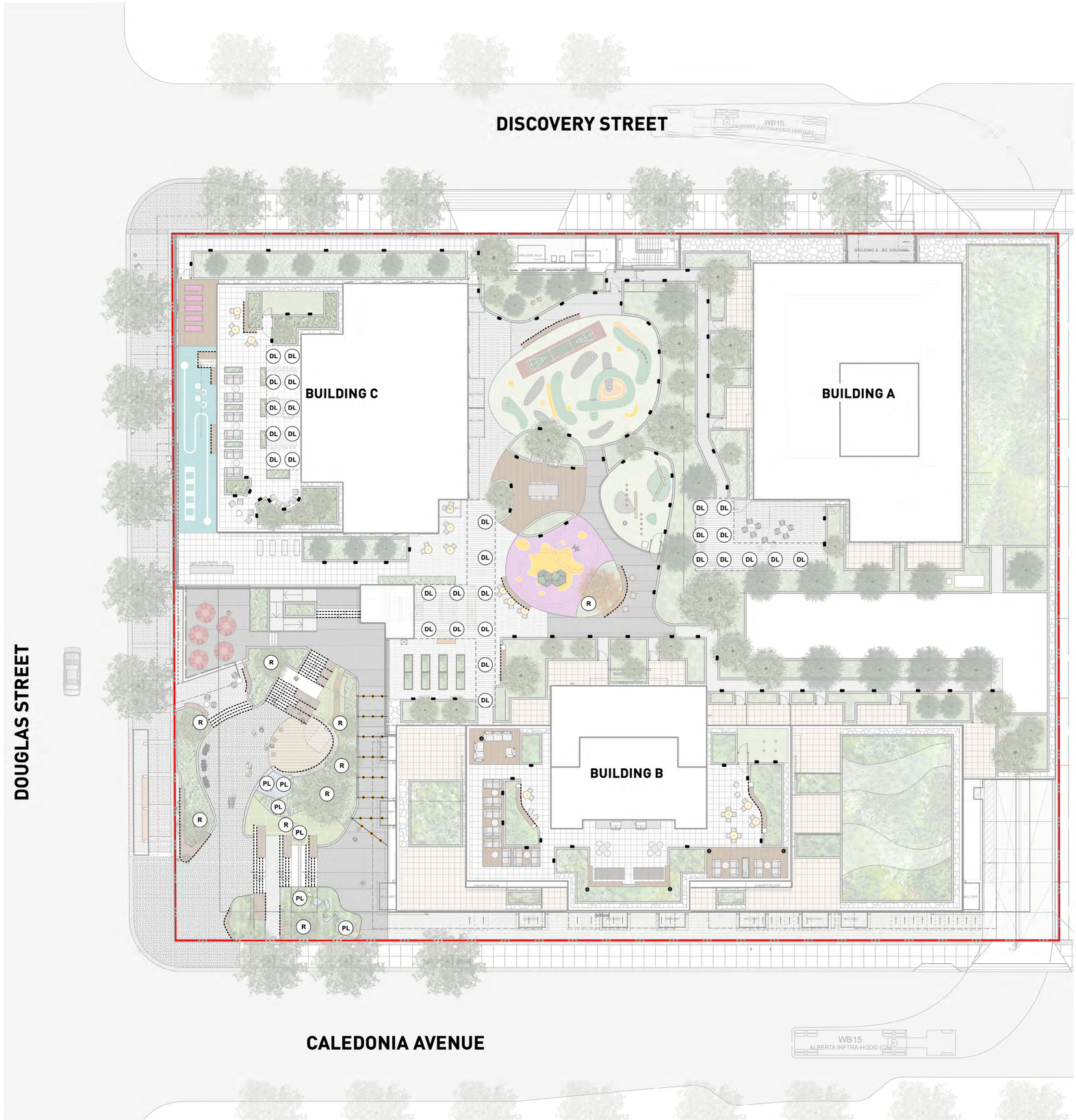
NORTH

SCALE 1:200

PROJECT NO.	21061
DATE	2021-11-26
FILE NAME	21061 PLAN-DP.vwx
PLOTTED	2024-08-09
DRAWN	TT
REVIEWED	GB

DRAWING
L2.02



LIGHTING LEGEND

------	LED Strip Light
	Catenary Light
	Bollard Light
	Wall Light
DL	Down Lighting at Trellis
PL	Light in Water feature
R	Receptacle for Seasonal Light

NOTE: DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION BETWEEN CONTRACTORS.

REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR FIXTURE TYPES AND LAYOUT, CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONSULTANT FOR COMMENTS.

0 10 20 m

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PROJECT

710 CALEDONIA

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DRAWING TITLE

SCHEMATIC LIGHTING PLAN

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PROJECT NO.	21061		
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DRAWING

L2.03

Plant List
21061 710 CALEDONIA

ID	Native/Pollinator/ Food Bearing	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	N	Acer circinatum	Vine Maple	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Nursery grown, minimum 3 stems
AGR		Acer griseum	Paper Bark Maple	5 cm cal. (2" cal.)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) std.
APL		Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
ARJ		Acer rubrum 'Frank Jr.'	Redpointe Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
AXA	P	Amelanchier x grandiflora 'Autumn Brillance'	Autumn Brilliance Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B, Multi-stemmed, dense tree
CCD	P	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Multi-stem, nursery grown
PMZ 1.8m	N	Pseudotsuga menziesii	Douglas Fir	1.8 m ht. (6'-0" ht.)	As Shown	B&B, Uniform, dense branching, nursery growth
QCC	P	Quercus coccinea	Scarlet Oak	3.0 m ht. (9'-0" ht.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
SPS		Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
		Shrubs				
AOL	P	Azalea 'Orchid Lights'	Orchid Lights Azalea	#2 pot	75cm (30")	Well established
AJC	P	Azalea japonica 'Hino Crimson'	Hino Crimson Japanese Azalea	#2 pot	60cm (24")	Well established
CSK		Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot	60cm (24")	Well established, nursery grown
GSH	N, F, P	Gaultheria shallon	Salal	#2 pot	45cm (18")	Well established, nursery grown
LPL		Lonicera pileata	Privet Honeysuckle	#1 pot	45cm (18")	30 cm (12") spread
RSA	N, P	Ribes sanguineum	Flowering Currant	#2 pot	100cm (39")	Well established, nursery grown
RWM	P	Rosa 'White Meidiland'	White Meidiland Rose	#2 pot	45cm (18")	Well established
SJR		Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#2 pot	60cm (24")	Well established
SBA	P	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2 pot	60cm (24")	Well established
TXM		Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B
VCN	P, F	Vaccinium corymbosum 'Northblue'	Northblue Blueberry	#3 pot	120cm (48")	Well established
VOT	P	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	75cm (30")	Well established, nursery grown
		Ground Cover				
ECS		Erica carnea 'Springwood White'	Dwarf White Heath	#1 pot	38cm (15")	15cm (6") height
FVS	N, F	Fragaria vesca	Woodland Strawberry	#1 pot	25 cm (10")	Well established, nursery grown
MRP	N	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	40cm (16")	Well established, nursery grown
PTM		Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height
		Perennials				
AHY	N, P	Anemone hybrida	Japanese Anemone	#1 pot	38 cm (15")	Well established
EPR	P	Echinecea purpurea	Purple Cone Flower	#1 pot	45 cm (18")	Well established
HFE	P	Hosta 'Francee'	Francee Hosta	#1 pot	60 cm (24")	Well established
IVC	P	Iris versicolor	Blue Flag Iris	#1 pot	38 cm (15")	Well established
NFW	P	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 pot	38 cm (15")	Well established
ORV	P, F	Origanum vulgare	Oregano	#1 pot	30cm (12")	Well established
RBG	P	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm (18")	Well established
SLA	P	Stachys lanata	Lamb's Ear	#1 pot	38 cm (15")	Well established
TGR	N	Tellima grandiflora	Fringe Cup	#1 pot	30 cm (12")	Well established, nursery grown
		Ornamental Grasses				
CAK		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	#1 pot	75 cm (30")	Well established
PAH		Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1 pot	45 cm (18")	Well established
		Aquatic Plants				
CSA	N	Carex stipata	Saw Beak Sedge	#1 pot	40 cm (16")	Full dense plant, nursery grown
JEF	N	Juncus effusus	Common Rush	#1 pot	30 cm (12")	Well established
TLA	N	Typha latifolia	Cattail	#1 pot	90 cm (36")	Well established
		Ferns				
BSP	N	Blechnum spicant	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown
PMU	N	Polystichum munitum	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

L3 Amenity


Amelanchier 'Autumn Brilliance'


Polystichum munitum


Anemone hybrida


Vaccinium ovatum


Pseudotsuga menziesii


Tellima grandiflora


Blechnum spicant


Gaultheria shallon


Hosta 'June'


Stewartia pseudocamellia


Calamagrostis 'Karl Foerster'

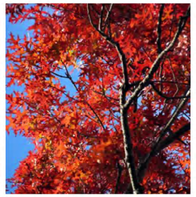

Stachys lanata


Vaccinium 'Northblue'


Nepeta 'Walker's Low'

Terraced Plaza


Acer griseum


Quercus coccinea


Azalea 'Orchid Lights'


Lonicera pileata

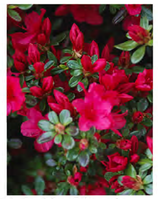

Rudbeckia 'Goldstrum'


Spiraea 'Anthony Waterer'

Roof Top Amentity


Cercis 'Appalachian Red'


Erica 'Springwood White'


Azalea 'Hino Crimson'


Taxus 'H.M. Eddie'


Rosa 'Meidiland White'

Water Feature


Acer glabrum 'Douglasii'


Juncus effusus


Iris versicolor


Cornus 'Kelseyii'


Echinacea purpurea


Acer palmatum 'Green'


Pennisetum 'Hameln'


Ribes sanguineum


Skimmia japonica 'Rubella'


Fragaria vesca

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PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
PLANTING LIST + IMAGES

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NORTH

SCALE
Scale

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 Plant List and Images -DP .vwx		
PLOTTED	2024-08-09		
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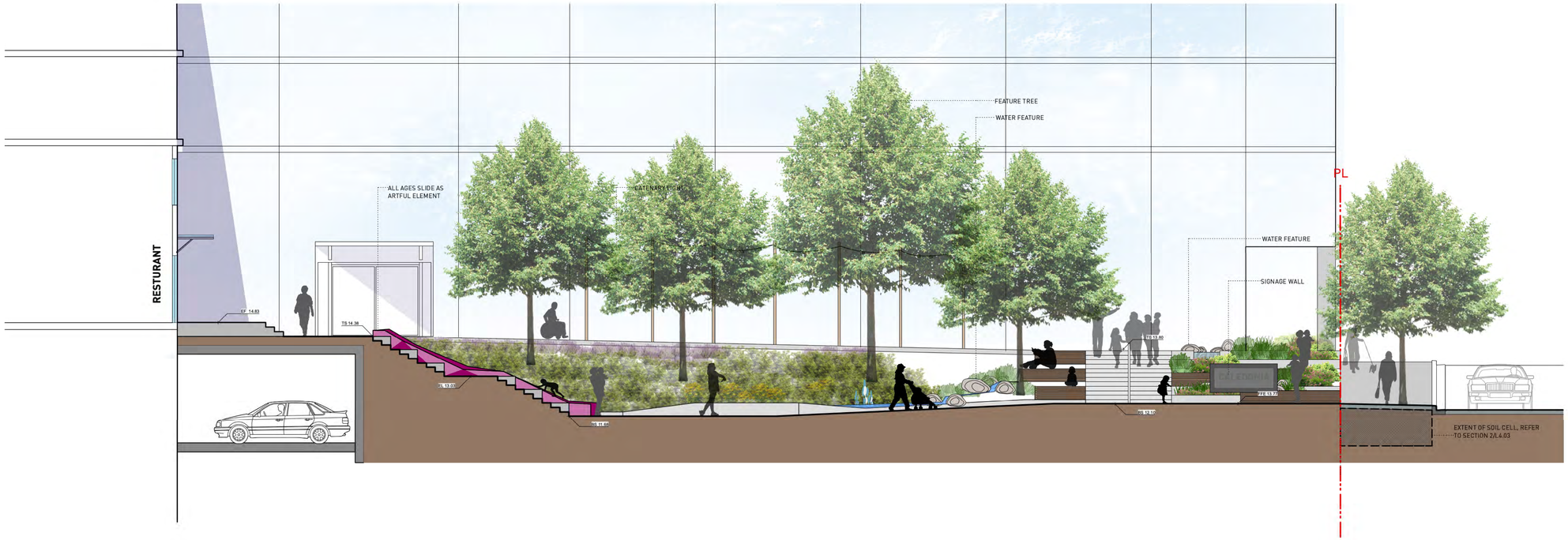
DRAWING
L3.01



1 GROUND LEVEL AND PLAZA AT GROCERY ACCESS
Scale: 1:75



2 GROUND LEVEL AND UPPER PLAZA
Scale: 1:75

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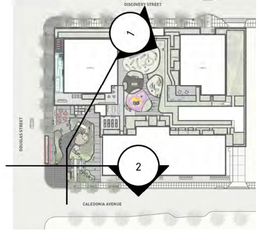

PROJECT
710 CALEDONIA

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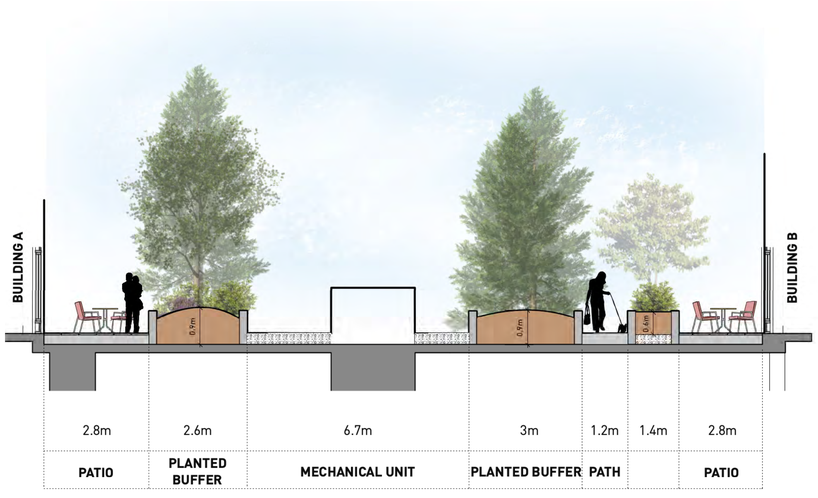
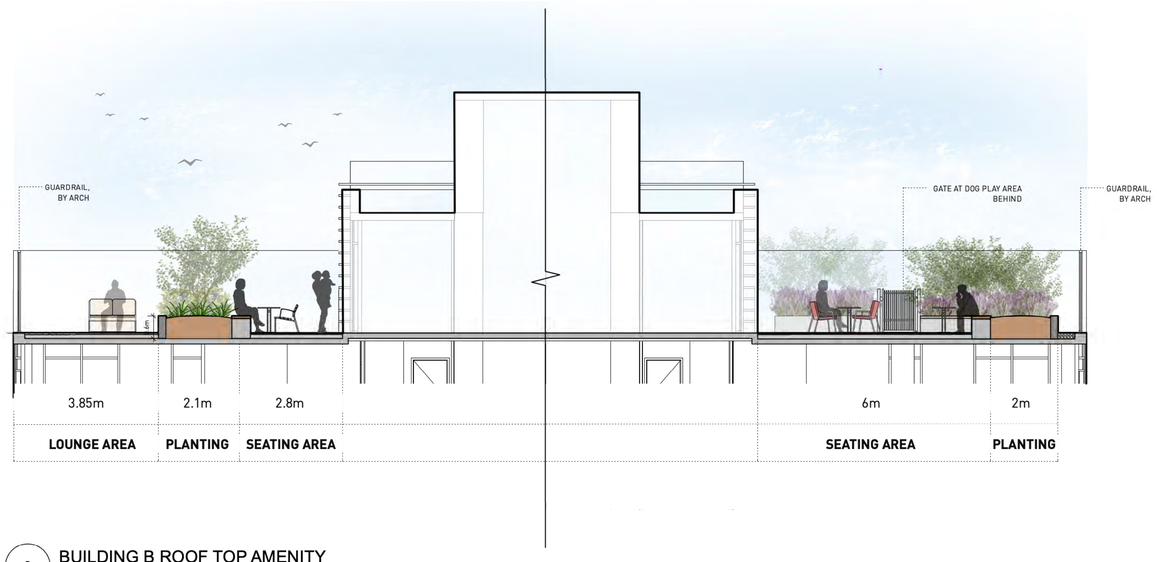
L4.01



1 SECTION BETWEEN BUILDING A AND C AT L3 COURTYARD
Scale: 1:75



2 SECTION BETWEEN BUILDING A AND B AT L3 COURTYARD
Scale: 1:75



3 BUILDING B ROOF TOP AMENITY
Scale: 1:75

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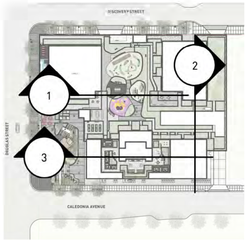

PROJECT
710 CALEDONIA

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DATE	2019-05-10
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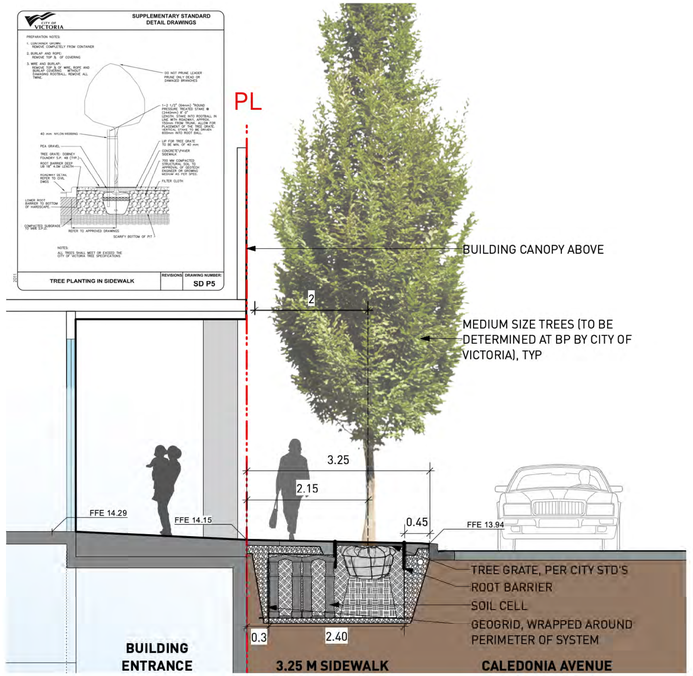
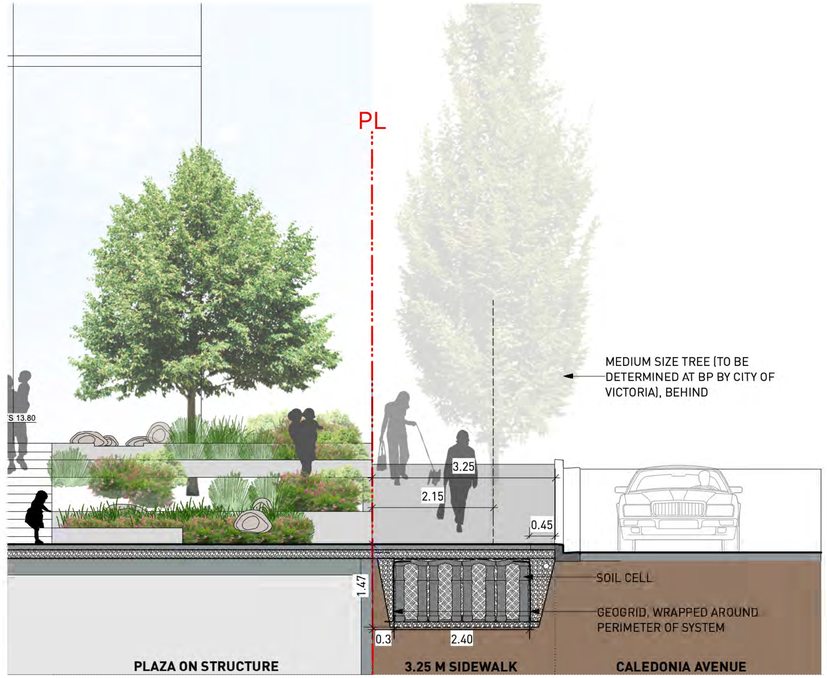
L4.02



1 SECTION AT CALEDONIA AVENUE
Scale: 1:50



2 SECTION AT CALEDONIA AVENUE
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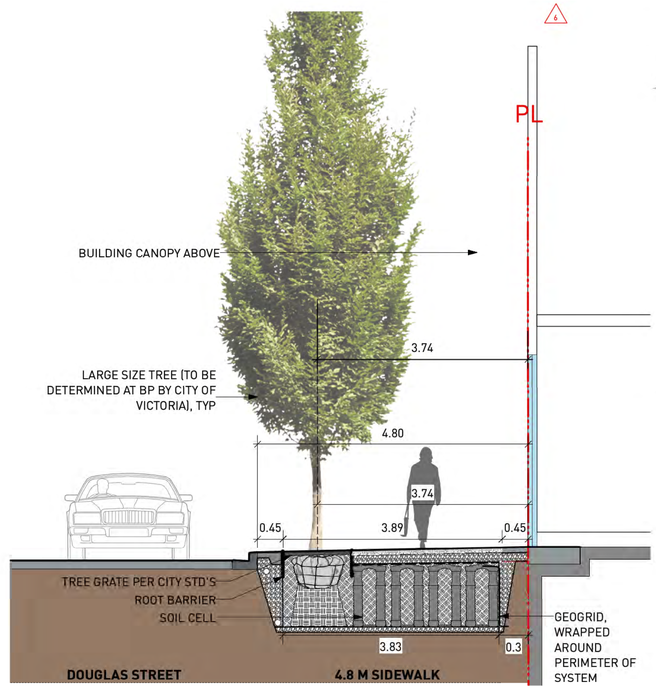
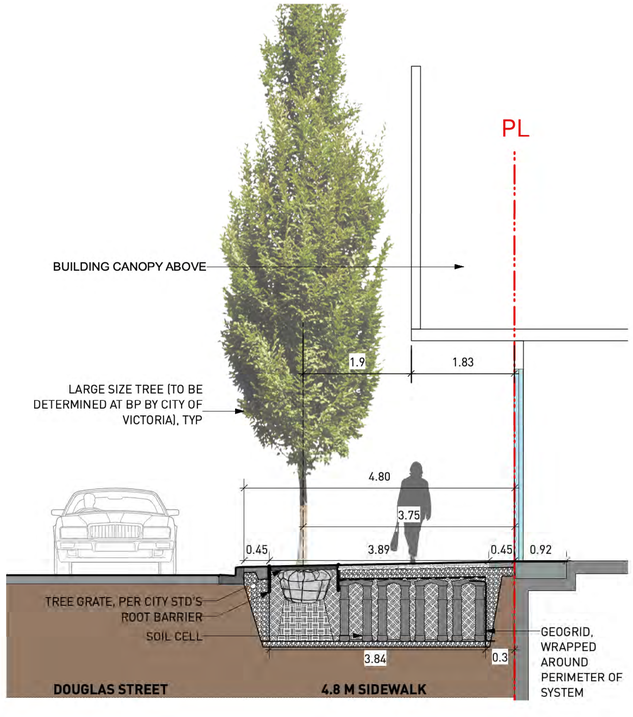
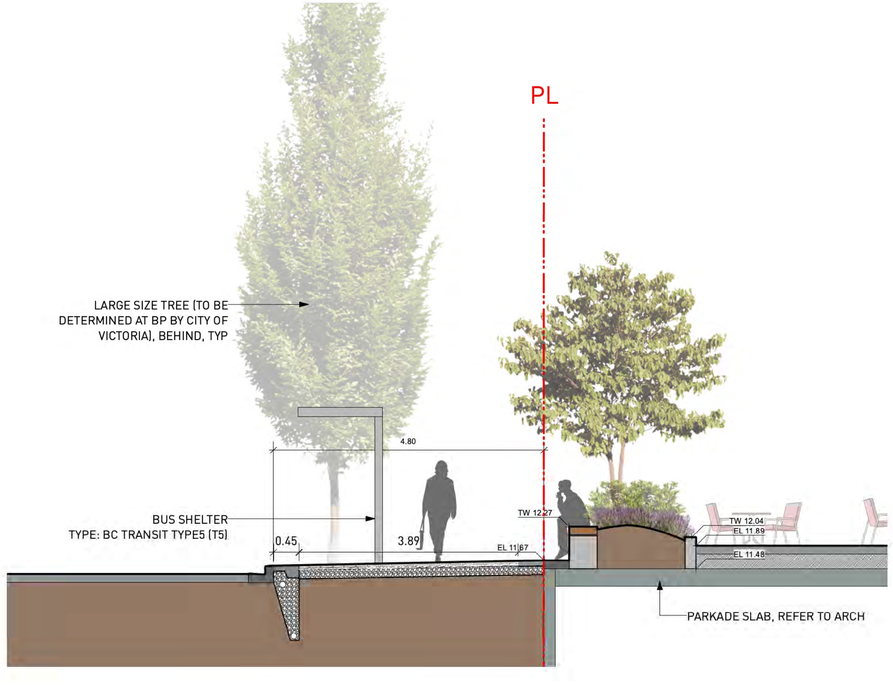


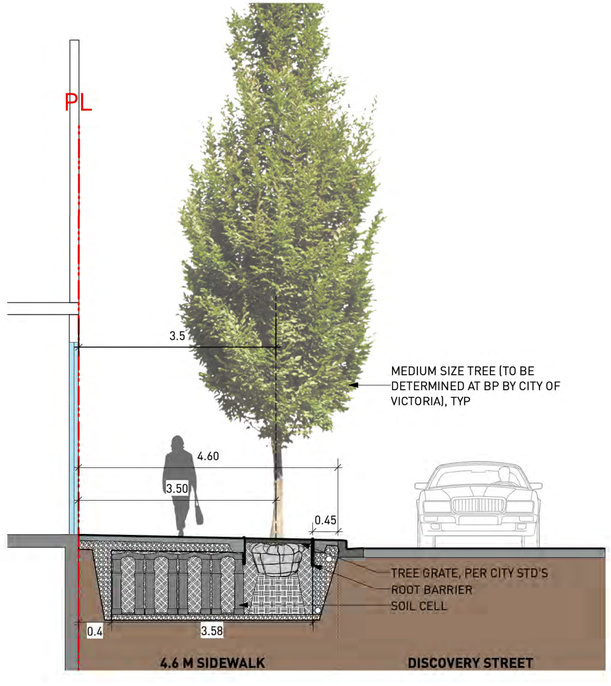
3 SECTION AT DOUGLAS STREET
Scale: 1:50



4 SECTION AT DOUGLAS STREET
Scale: 1:50



5 SECTION AT DOUGLAS STREET
Scale: 1:50



6 SECTION AT DISCOVERY STREET
Scale: 1:50

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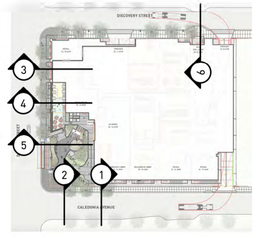

PROJECT
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PLOTTED	2024-08-09
DRAWN	TT
REVIEWED	GB

DRAWING
L4.03

SHEET NOTES

(A) PROPOSED DRIVEWAY AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE B. DRIVEWAY ACCESS GRADES EXCEED CoV HIGHWAY ACCESS BYLAW. PROPOSED DRIVEWAY GRADES TO BE REVIEWED AND APPROVED BY CoV AT BUILDING PERMIT.

(A1) CONTRACTOR TO INSTALL TRENCH DRAIN TO CONTROL PRIVATE STORMWATER RUNOFF AS REQUIRED.

(B) CONTRACTOR TO REPLACE EXISTING SIDEWALK AND BOULEVARD TO CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS DATED JANUARY 2019. ('DOUGLAS STREET'(pg.80–82) AND 'NEW TOWN'(pg.73–76) DISTRICTS) WHERE APPLICABLE

(C) PROPOSED 150mm DOMESTIC WATER AND 150mm FIRE WATER SERVICES AND 75MM WATER METER AS PER CoV SD W2h.

(D) PROPOSED STORM AND SANITARY SERVICING COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE.

(F) EXISTING SANITARY AND STORM SERVICE TO BE CAPPED BY CONTRACTOR WITHIN PRIVATE PROPERTY.

(F1) EXISTING WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

(G) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING PARKING TO BE REMOVED AND REPLACED WITH BOULEVARD AND NON MOUNTABLE CURB AS REQUIRED. ASSOCIATED ELECTRICAL TO BE RELOCATED/ESTABLISHED AS REQUIRED.

(H) PROPOSED CROSSWALK LETDOWNS COMPLETE WITH 1.5m PANEL TRANSITION.

(I) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.

(J) EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.

(K) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS AS REQUIRED. LOCATION TO BE DETERMINED AT DETAILED DESIGN.

(K1) PROPOSED CATCH BASIN LOCATION. ROAD RUNOFF TO BE DIRECTED TO SOIL CELLS FOR TREATMENT.

(L) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.

(M) PROPOSED LUMINAIRE LOCATION. FINAL LOCATIONS TO BE CONFIRMED AT BP.

(M1) EXISTING LUMINAIRE TO BE RE/RE AS REQUIRED. FINAL LOCATIONS AND STREETLIGHTING DESIGN TO BE DETERMINED AT BP.

(N1 – N6) AVAILABLE AREA FOR PLANTING (BOULEVARD / SOIL CELLS). FINAL CONFIGURATION TO BE DETERMINED DURING DETAILED DESIGN AND FINAL UTILITY COORDINATION.

(O) PROPOSED HYDRO SERVICE.

(Q) PROPOSED UTILITY POLE.

(Q1) EXISTING UTILITY POLE TO BE REMOVED FOR NEW BUS SHELTER.

(Q2) EXISTING UTILITY POLE TO BE RELOCATED FOR NEW TREE.

(R) EXISTING INTERSECTION AT DISCOVERY/DOUGLAS TO BE UPGRADED WITH FULL SIGNALIZATION. NON PROJECT RELATED CURB RETURNS TO BE RE/RE AS REQUIRED. DESIGN TO BE CONTINUED DURING BP.

(S) PROPOSED IRRIGATION SERVICE COMPLETE WITH METER AND BACKFLOW PREVENTER.

(T) PROPOSED IRRIGATION SLEEVING.

(U) PROPOSED 375mm PVC STORM MAIN COMPLETE WITH NEW MANHOLES. NEW MAIN TO TIE INTO EXISTING MANHOLE ON DISCOVERY. EXISTING STORM MAIN ON DISCOVERY TO BE CAPPED AND ABANDONED AND REMOVED AS REQUIRED TO FACILITATE SOIL CELLS.

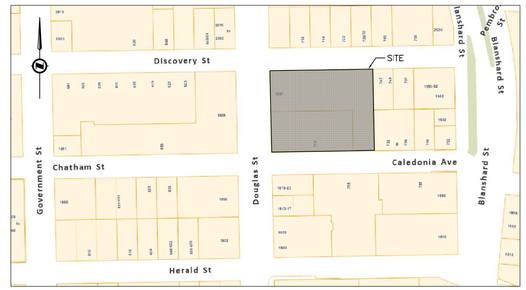
(U1) EXISTING SERVICES TO BE RECONNECTED TO NEW STORM MAIN.

(V) CONTRACTOR TO COORDINATE WITH TELUS AS REQUIRED TO RELOCATE EXISTING SERVICE FOR BOULEVARD TREES.

(W) PROPOSED FIRE HYDRANT COMPLETE WITH GATE VALVE AND 150mm SERVICE.

(Y) PROPOSED FORTIS SERVICING. SEE MECHANICAL FOR CONTINUATION.

(Z) CONTRACTOR TO CONSTRUCT NEW GRADE RAISED BIKE LANE ON CALEDONIA. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.



KEY PLAN
NTS

AVAILABLE SOIL CELL VOLUME

N1	– 23m²	* 1m DEPTH	* 0.92 =	21m³
N2	– 75m²	* 1m DEPTH	* 0.92 =	69m³
N3	– 89m²	* 1m DEPTH	* 0.92 =	82m³
N4	– 105m²	* 1m DEPTH	* 0.92 =	97m³
N5	– 70m²	* 1m DEPTH	* 0.92 =	64m³
N6	– 47m²	* 1m DEPTH	* 0.92 =	43m³

NOTE:
FOR PROPOSED SEWER ATTENUATION TANK LOCATIONS, REFER TO ARCHITECT DRAWINGS.

NOTE:
ALL SANITARY, STORM, AND WATER SERVICING TO BE INSTALLED OUTSIDE OF PROPOSED SOIL CELLS.

NOTE:
BCH SHOWN CONCEPTUALLY. HYDRO REDLINE PENDING.

NOTE:
STREET LIGHTING SHOWN CONCEPTUALLY. TO BE DETERMINED AT DETAILED DESIGN STAGE.

LEGAL DESCRIPTION: VIP24557 LOT A & VIP23509 LOT 1
003–107–329 & 103–017–575

BENCHMARK: MONUMENT 17–103
ELEV. 9.60m

1:200 0 4 12m

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. TUCK
#28072
REGISTERED PROFESSIONAL ENGINEER
2024-08-09

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SITE PLAN

Scale horiz. 1:200 Scale vert. N/A
Sheet 1 of 1
Eng. Project No. 33604

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
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ISSUED FOR DEVELOPMENT PERMIT VARIANCE

CONCEPTUAL SERVICING PLAN
H 1:200
V N/A

V:_Projects\33604 – Chard Development – 1961 Douglas & 710 Caledonia\07 – Engineering\02 – Drawings & Sketches (Eng)\33604 – Production – NEW SCHEME.dwg