1961 DOUGLAS ST

DEVELOPMENT PERMIT VARIANCE RESPONSE - MARCH 12, 2025



DRAW	ING LIST	24"X36" SHEETS	11"X17" SHEET
A000	PROJECT STATISTICS	N.T.S	N.T.S
A001	CONTEXT PLAN	N.T.S	N.T.S
4002	CIVIL PLAN	N.T.S	NTS
\003	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
\004	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
4005	FIRE DEPT, ACCESS PLAN	1/16" = 1'-0"	1/32" = 1'-0"
\101	FLOOR PLAN PARKING LEVEL P2	1/16" = 1'-0"	1/32" = 1'-0"
\102	FLOOR PLAN PARKING LEVEL P1	1/16" = 1'-0"	1/32" = 1'-0"
\103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
\103A	FLOOR PLAN LOWER GROUND MEZZ	1/16" = 1'-0"	1/32" = 1'-0"
\104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
\105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
4106	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 ±.03)	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 1.20, BLDG C 1.19-20)	1/16" = 1'-0"	1/32" = 1'-0"
4113	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"
4116	FLOOR PLAN ROOFTOPS	1/16" = 1'-0"	1/32" = 1'-0"
4200	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"
4203	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"
4300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
4301	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
4302	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
4303	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
4304	BUILDING A ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
4305	BUILDING C ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
4306	BUILDING B ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
4500	SHADOW / SUN STUDY	NLT.S	N.T.S.
4501A-D	3D VIEWS	NLT.S.	N.T.S.
4502A-B	MATERIALS	N.T.S.	N.T.S.

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ATTACHMENT B

PROJECT INFORMATION

PROJECT ADDRESS LEGAL DESCRIPTION EXISTING ZONING		STREET, VICTORIA BC 736, 747, 748, 749 & 752		AVE, VICTORIA BC 32, 633, 634 & 735	•
ADOPTED ZONING		CD-19			_
SITE AREA		72,357.5 sf (6,722 m ²)			_
TOTAL FLOOR AREA		452,192 sf (42,010 m ²)			_
COMMERCIAL FLOOR AREA		62,510 sf (5,807 m ²)			_
FLOOR SPACE RATIO		6.25 FSR (0.84 FSR COMMERCIAL + 5.4	1 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 STORE BUILDING B = 22 STORE BUILDING C = 21 STORE	YS		_
PARKING STALLS		345 PARKING STALLS (103 COMMERCIAL + 242 RES	IDENTIAL)		
BICYCLE PARKING		643 CLASS 1 BICYCLE S 80 CLASS 2 BICYCLE SF ADDITIONAL 2V & 60Z PROVI	PACES (30 COMM. + 50		_
BUILDING SETBACKS		BUILDING B FROM SOUT BUILDING A FROM NOR BUILDING C FROM NOR BUILDING A FROM EAST BUILDING C FROM WES ROOF TOP STRUCTURE	TH PL TH PL TH PL T PL T PL	REYS ABOVE 4 ST Om Om Om Om Om GE OF THE ROOF	OREY: 3m 3m 3m 3m 4.6m 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 STUDIO = 40.6% 1 BED = 25.5% 2 BED = 22.6% 3 BED = 11.3%	BUILDING B STUDIO = 2.7% 1 BED = 67.7% 2 BED = 23.2% 3 BED = 6.4%	BUILDIN STUDIO = 1 BED = 5 2 BED = 3 3 BED = 5	0.0% 5.2% 9.6%	
MINIMUM UNIT FLOOR AREA		BUILDING A = 322 sf (30 BUILDING B = 373 sf (35 BUILDING C = 366 sf (34	m ²)		
RESIDENTIAL FLOOR PLATE SIZE		BUILDING A = 5,813 sf (5 BUILDING B = 6,591 sf (6 BUILDING C = 6,557 sf (6	12.32 m ²)		
TOTAL RESIDENTIAL FLOOR AREA		BUILDING A = 100,156 sf BUILDING B = 167,160 sf BUILDING C = 124,379 sf	(15,565.72 m ²)		

Musson Cattell Mackey Partnership

МСМ

Architects Designers Planne Oesenia Plass 1066 Wart Hastings Street Suita 1900 Vancouver, British Columbia Canada Vél 3X1 1. 604. 687, 1971 H. Chillecta, com



ieal
Douglas St

Victoria, BC

Project.

Sheet

COVER & PROJECT INFO

> 221023 A000

| KUSS

 | FLOOR AREA + FSR

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 | BUILDING C - MARKET RENTAL (GSF)

 | | | No |

 | | BUILDING C
 | - COMMERICA | L (GSF) | |
 |
 |

 | BUILDING C | BLDG

 | C - RENTAL
 |
 |
 | | | SITE AREA
 | 72,3 | 157.5 SF |
 | MC |
|

 | Residential
Lobby/Mail Groulation Residential
Units

 | Amenity /
Mng Office | Waste /
Recycle | Bike
Repair/ Residentia
Bike Storage | Bldg Storage
Service Rms

 | Residential
Total |
 | Restaurant / | | Davcare |
 | Wz
Recyc
 | iste /
le /Bldg
tor. Total

 | RESIDENTIAL &
COMMERCIAL
TOTAL (GSF) | -

 | STUDIO
 | 1 BED 2 BED
 | 3 BED TOTAL
 | UNIT MIX
STUDIO | 0.0% | COMMERCIAL
RESIDENTIAL
 | | 0.84 FSR
5.41 FSR |
 | |
| Lower
Upper

 | 1,431 1,050

 | 559 | 1,179 | Share | 715

 | 4,934 | Recail Units
4,054
 | | Grocery | Daycare |
 | 1,787 1,
 | 121 6,962

 | 11,896 |

 |
 |
 |
 | 1 BED | 55.2% | BUILDING A -
BUILDING B -
 | | 1.38 FSR
2.31 FSR |
 | |
| level

 | 2,981 687

 | | | 526 729 |

 | 4,236 |
 | 5,549 | | |
 | 240
 | 12,361

 | 16,597
687 | Level

 |
 | 6 4
6 4
 | 0 10
 | 2 BED
3 BED | 39.6%
5.2% | BUILDING C -
 | RENTAL | 1.71 FSR |
 | Musson |
|

 | 377

 | | | |

 | 0
377 |
 | | 32,297 | 4,945 |
 | 603
169
 | 32,900

 | 32,900
5,492 | Level

 | 7 0
 | 6 4
 | 0 10
 | Total | 100% | SITE COVERAGE
 | | 85.4% |
 | Cattell
Mackey |
|

 | 1,022
1,034 5,491

 | 5,870 | | | 32

 | 6,892
6,557 |
 | | | |
 |
 |

 | 6,892
6,557 | Level

 | 9 0
 | 6 4
6 4
 | 0 10
 | Accessible | 0 | OPEN SITE SPACE
 | | 85.4%
11.9% |
 | Partners |
|

 | 1,034 5,491
1,034 5,491

 | | | | 32

 | 6,557
6,557 |
 | | | |
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 | 6,557
6,557 | Level

 | 10 0
 | 6 4
6 4
 | 0 10
 | Units | 69 |
 | | |
 | |
|

 | 1,034 5,491
1,034 5,491

 | | | | 32

 | 6,557 |
 | | | |
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 |

 | 6,557 6,557 | Level

 |
 | 6 4
 | 0 10
 | Family Units | 44.8% | BUILDING HEIGHT
 | | |
 | felificate Dally |
| 9
0

 | 1,034 5,491
1,034 5,491

 | | | | 32

 | 6,557 |
 | | | |
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 | 6,557 6,557 | Level

 |
 | 6 4
 | 0 10
 | | | BUILDING A - BCH
 | 181'-11 | 1' 55.45m |
 | Strands Firm
1995 West (Sedia |
| 2

 | 1,034 5,491

 | | | | 32
32

 | 6,557 |
 | | | |
 |
 |

 | 6,557 | Level

 |
 | 6 4
6 4
 | 0 10
 | | | BUILDING B - RENTA
BUILDING C - RENTA
 | L/CONDO 239'-11 | 1° 73.13m
3° 65.92m | 22 STOREYS
 | Tallo 1990
Vincenza, Initia |
| 3
4

 | 1,034 5,491
1,034 5,491

 | | | | 32

 | 6,557
6,557 |
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 | 6,557
6,557 | Level

 |
 | 6 4
 | 0 10
 | STORAGE LOO | |
 | | |
 | Canada 1997 201
1. 004. 007. 2000 |
| 15

 | 1,034 5,491
1,034 5,491

 | | | | 32
32

 | 6,557
6,557 |
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 | 6,557
6,557 | Level

 |
 | 6 4
6 4
 | 0 10
 | Level P2 23 | |
 | | |
 | T. 404. 407. 200
T. 404. 407. 200 |
| 17

 | 1,034 5,491
1,034 5,491

 | | | | 32

 | 6,557 |
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 | _

 | 6,557
6,557 | Level

 |
 | 0 1
 | 4 5
 | Upper grd 5 | | TOWER FLOOR PL
 | | A WIDTH | LENGTH
 | |
| 19

 | 1,008 4,663
1,008 4,663

 | | | | 60

 | 5,731
5,731 |
 | | | |
 |
 |

 | 5,731
5,731 | Level

 |
 | 0 1 1 3
 | 4 5
0 4
 | | | BUILDING A -
 | | .m. 21.6m | 29.0m
 | |
| 20
21 Amenity
L

 | 998 2,596
1,431 23,607 88,796

 | 80 | 1,179 | 526 729 |

 | 3,674 | 4.054
 | 5 549 | 24.084 | 4 946 | 4 795
 | 2 799 1
 | 121 57,338

 | 3,674 181,398 | TOTA

 | 0
 | 85 61
 | 8 154
 | | | BUILDING C -
 | RENTAL 660 sq.i | .m. 25.9m |
 | |
|

 | 1,451 23,607 86,770

 | 0,505 | 1,175 | 526 729 | 1,265

 | 124,000 | 4,034
 | 3,349 | 34,084 | 4,540 | 4,785
 | 2,755 1,
 | 121 37,536

 | 101,330 |

 |
 |
 |
 | Note: Storage lockers an | not required as per Byle |
 | | |
 | |
|

 | BUILDING B - MARKET RENTAL & CONDO

 | 1 | | Bike |

 | | BUILDING B
 | - COMMERICA | L (GSF) | 1 |
 |
 |

 | BUILDING B | BLDG

 | B - RENTAL & CONDO
STUDIO
 |
 |
 | | | AVERAGE GRADE
 | CALCULATION | |
 | |
|

 | Residential
Lobby/Mail Circulation Residential
Units

 | Amenity /
Mng Office | Waste /
Recycle | Repair/ Residentia
Bike Storage | Bidg Storage
Service Rms

 | Residential
Total |
 | ail Haite | Circu Lat | Waste /
Recycle /
BOH | Commercial
Total
 |
 |

 | RESIDENTIAL &
COMMERCIAL
TOTAL (GSF) | Level

 |
 |
 |
 | 12 UNIT | | A-B =
 | [(9.63m + 17.17m)/2] | x 91.87m = 1231.0 | 16
 | |
| 01 Lower

 | 687

 | | | Share |

 | 687 |
 | ail Units | Circulation | | Total
3.478
 |
 |

 | 687 | Level

 |
 | 11 2
 |
 | 16 STUD | |
 | [(17.17m + 18.59m)/2] | |
 | |
| 101 Upper
ery level

 | 1,676 3,314
786

 | | 993 | 738 575 | 205

 | 7,501
786 | 2
 | 1,976 | 97 | 405 | 3,478
 |
 |

 | 10,979
786 | Level

 |
 | 10 10
 | 2
 | 17 2 BEE | 23.2% |
 | [{18.59m + 12.52m}/2] | |
 | |
| 02
03

 | 1,889 5,849
2,124 9,694

 | | | 2,157 | 84
106

 | 9,979
11,990 |
 | | | |
 |
 |

 | 9,979
11,990 | Level

 |
 | 8 2
 |
 | 10 3 BEE | |
 | [(12.52m + 9.63m)/2] | x 73.32m = 812.02 |
 | |
| 04
105

 | 1,967 9,852
1,967 9,852

 | | | 65
65 | 105

 | 11,991
11,991 |
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 | 11,991
11,991 | Level

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 | 8 2
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 | 10 | | AVG GRADE =
 | 4,779.20 / 330.1 | 13m = 14.46m | n
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 | 918 5,615
918 5,615

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 | 6,591 |
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6,591 | Level

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 | 918 5,615

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 | | | -1997 I.TM
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 | 918 5,615

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 | 6,591 |
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 | 6,591 | Level

 | 12 0
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 | 0
 | 10 | 29.5% | 17 a com
 | 301'6'
[91,87m] | | - Proprietor
 | |
| 11

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918 5,615

 | | | | 58

 | 6,591 6,591 |
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 | 30 MAY 2025
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8 Level
8 Level
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7/ote: Storage Ecolers an | ERS 10
P1 10
r grd 10
2 44
3-5 |
 | 360-7 14" | |
 | 09 AUGUST 2
ISSUE 300 NP
107 MAY 2023
ISSUE 300 NP
20 DECEMBER
ISSUE 100 NP
09 DECEMBER
ISSUE 100 NP
13 JUNE 2022
ISSUE 100 NP
30 MARCH 22
ISSUE 100 NP |
| el 17
el 18
el 19
el 20
el 21

 | 918 5.615 918 5.615 918 5.615 918 5.615 802 5.432 805 5.345 927 1.676 20,162 125,548 BUILDING A- BC HOUSING- BILDOW MAR Residential Periadential no. 1

 | KET RENTAL (G | SF) | | 58
58
58
56
56
56
125
1,713

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6,591
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167,160 |
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 | 6,591
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8 Level
8 Level
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(P1.22-0) | | C
 | 09 AUGUST 2
ISSUED TOR DP,
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 | KET RENTAL (G | | Bike | 58
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Bldg Storage,
Service Rms

 | 6,591
6,591
6,591
6,380
6,262
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167,160
Residential
Total |
 | 2,976 | 97 | 405 | 3,478
 |
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 | 6,591
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 | 6 2 6 2 3 5 3 5 149 5 WMARKET RENTAL 2 1BED 2
 | 1 1 0 0 0 1 1 14
 | 9 Level
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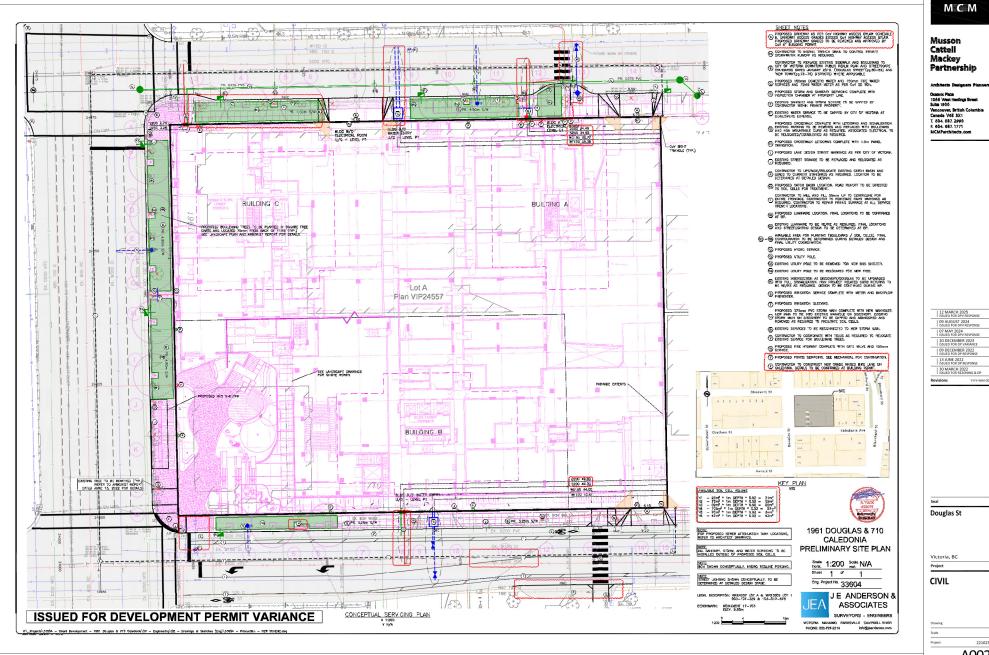


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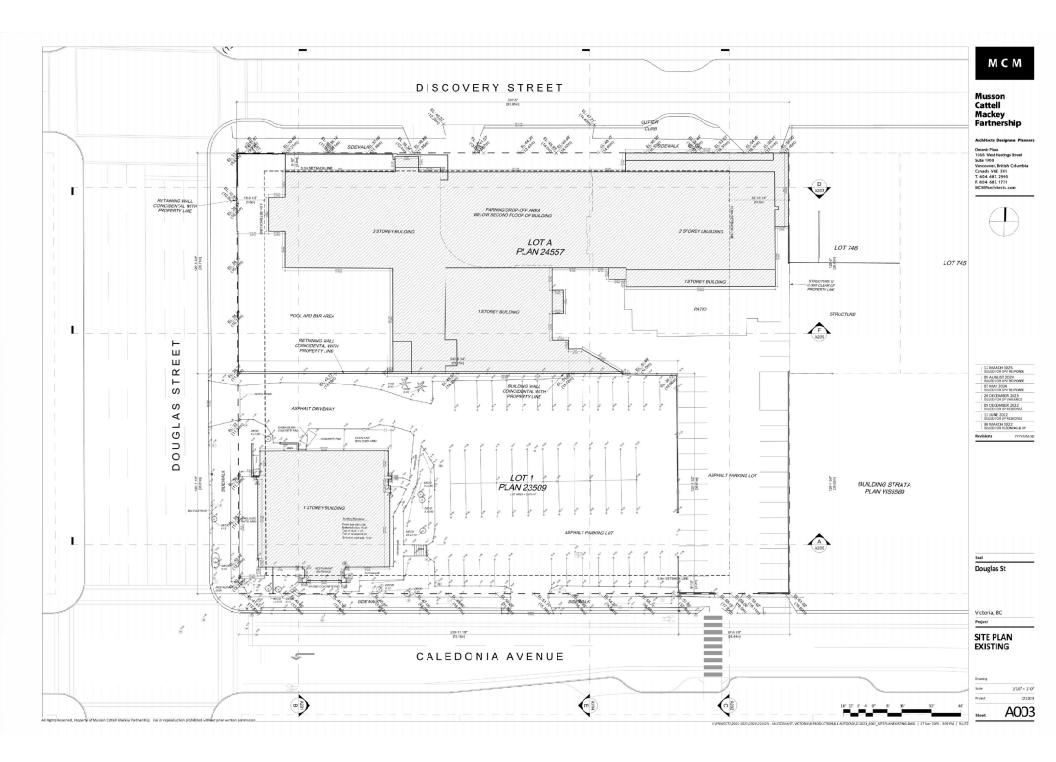
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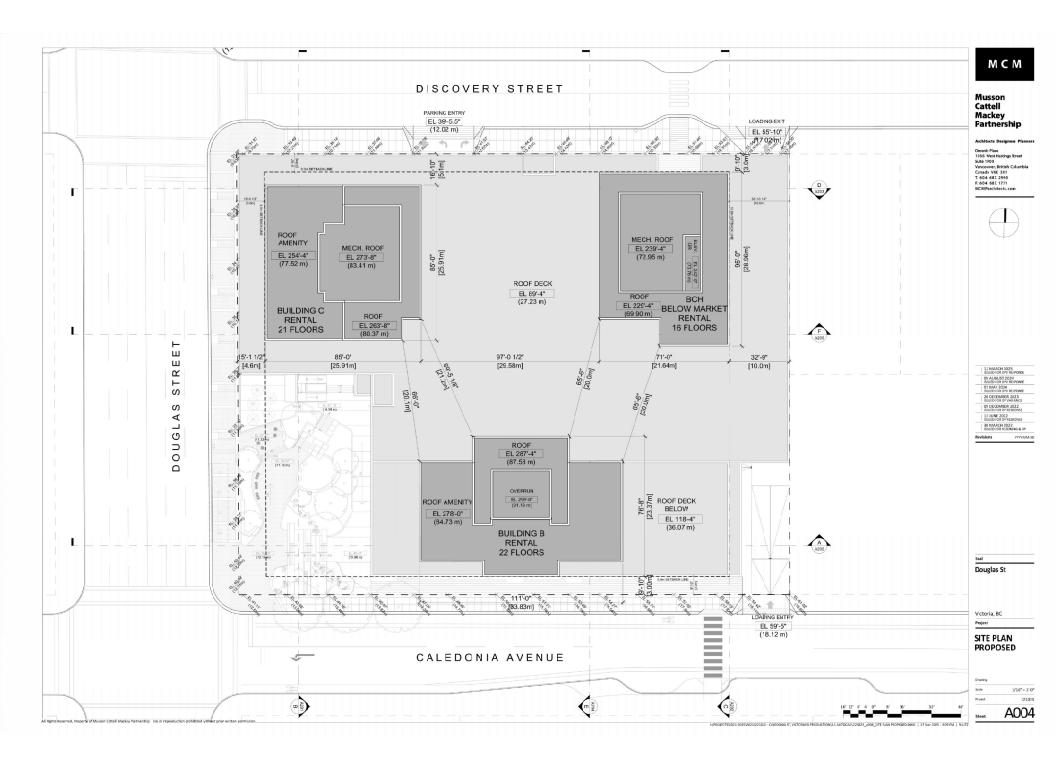
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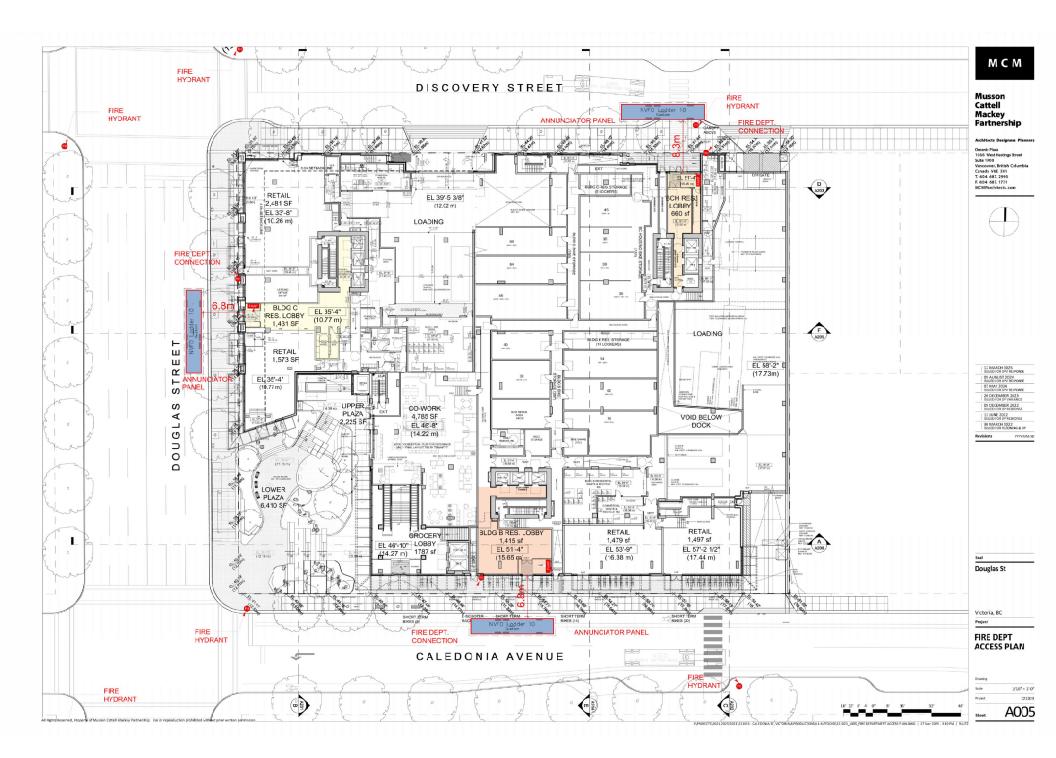
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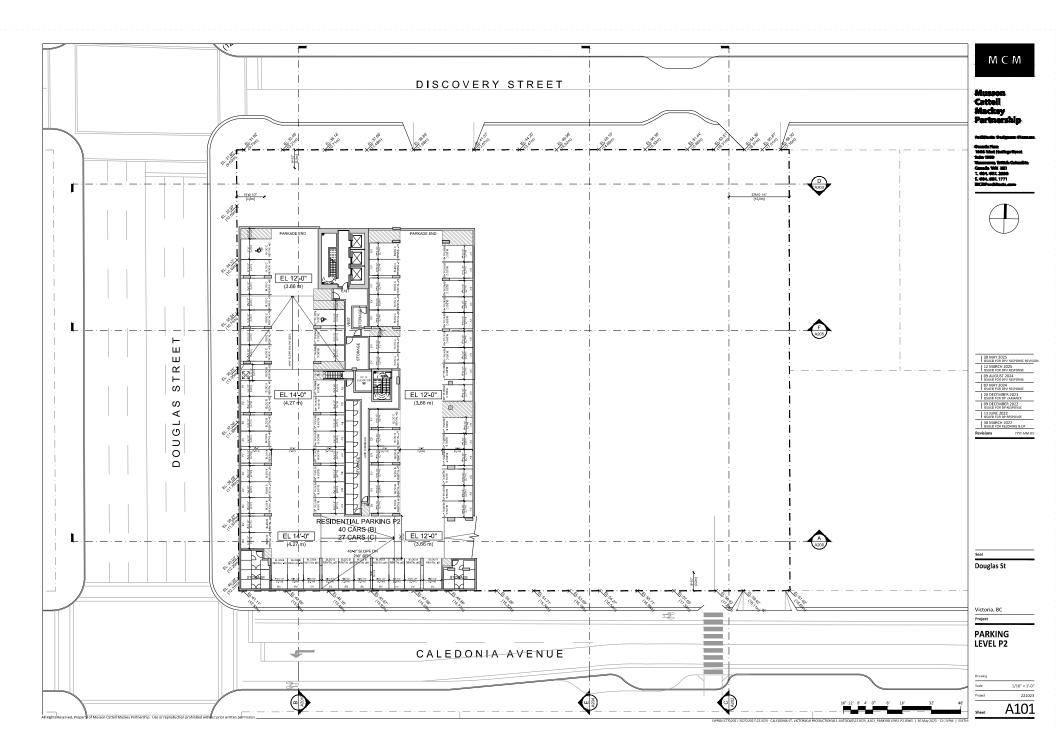
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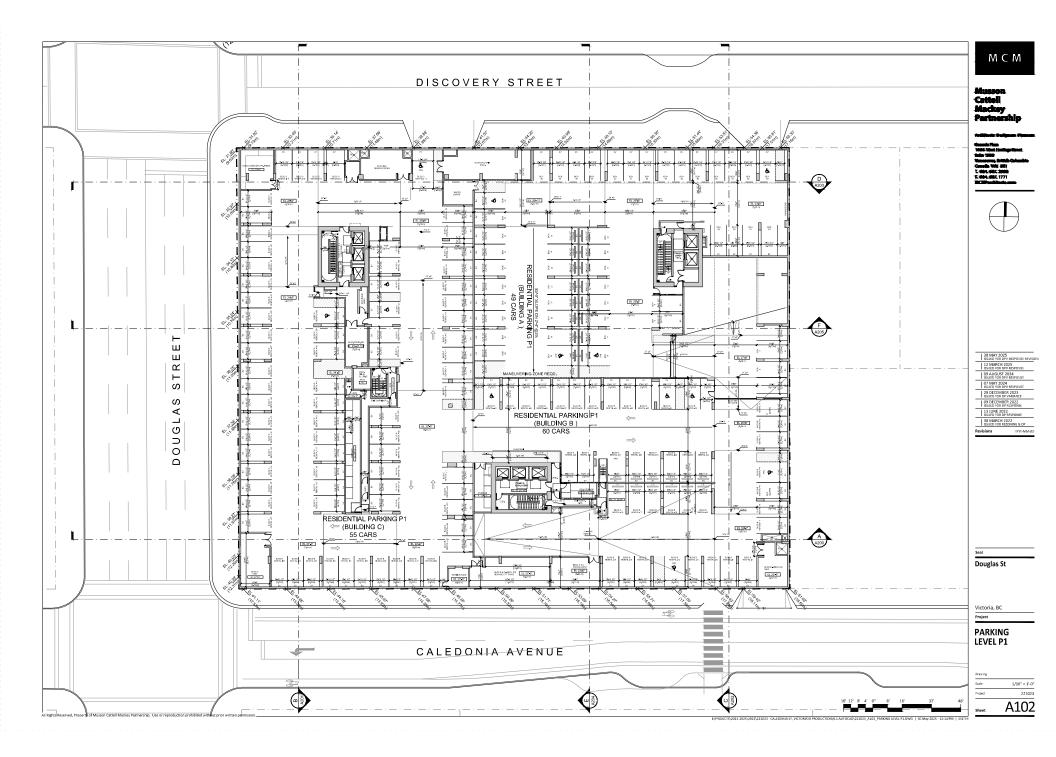
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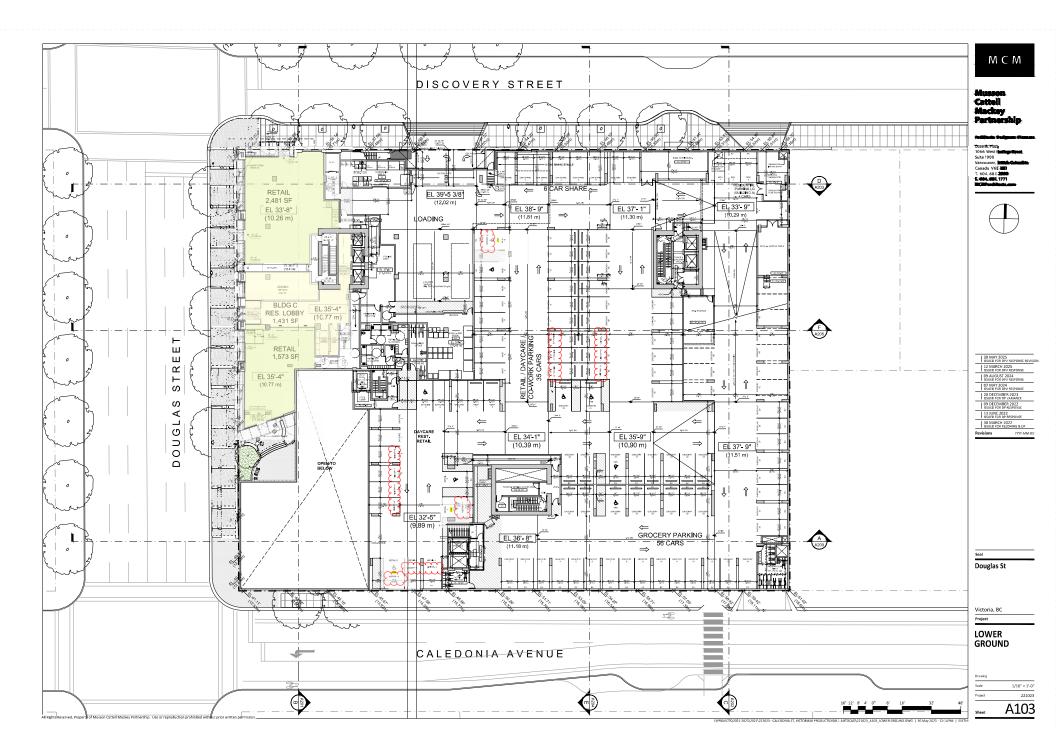


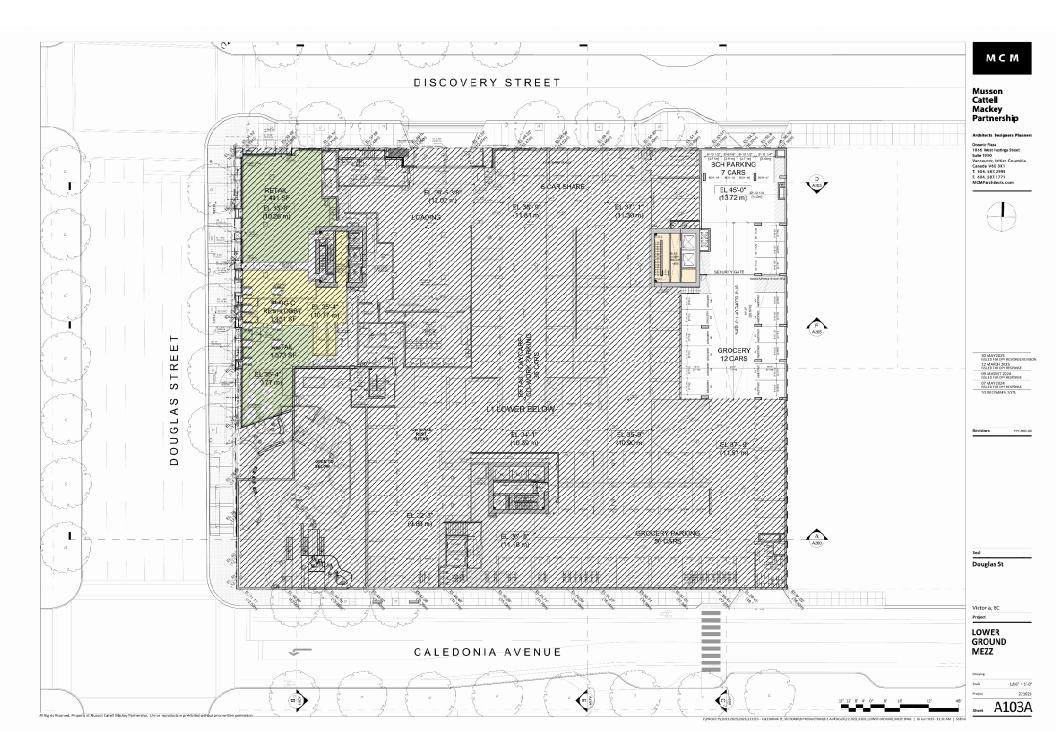


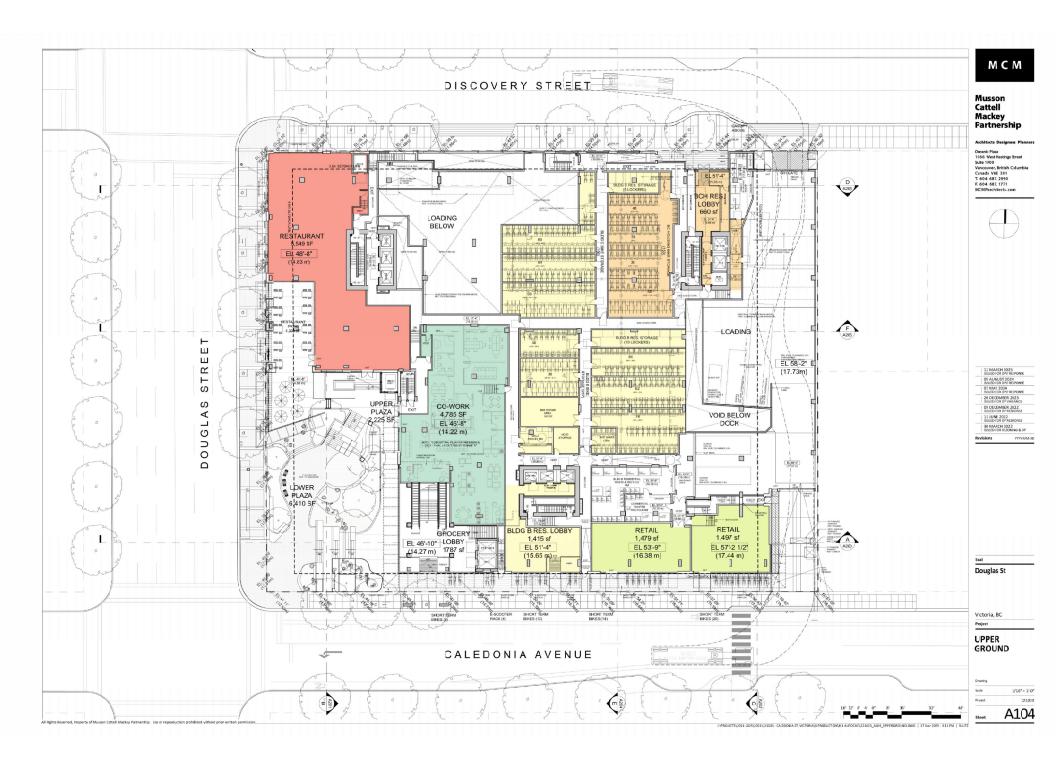


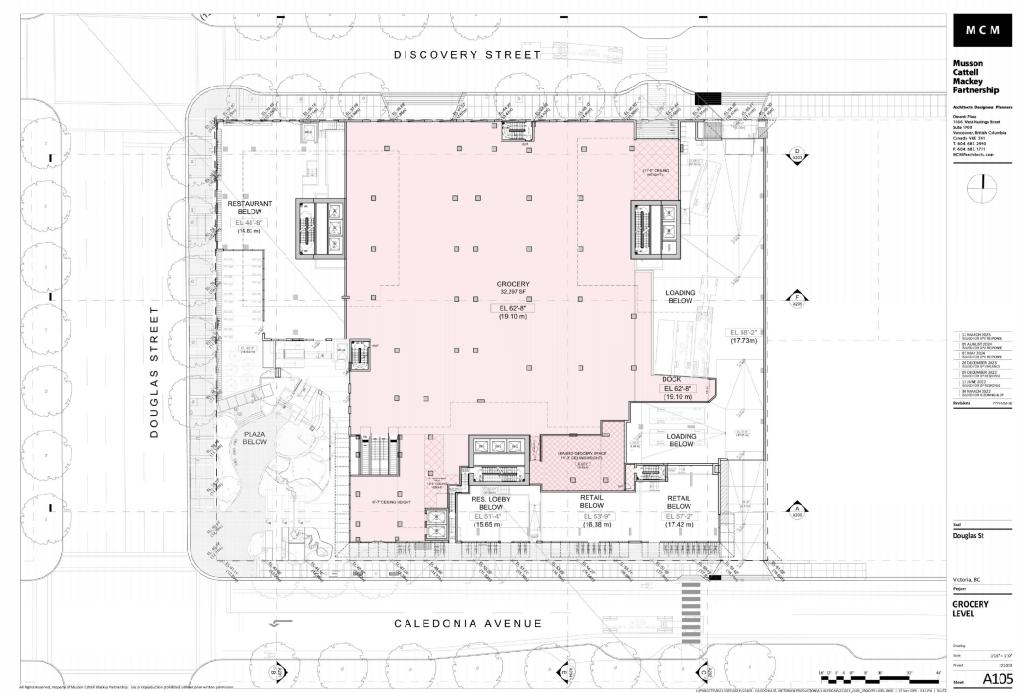




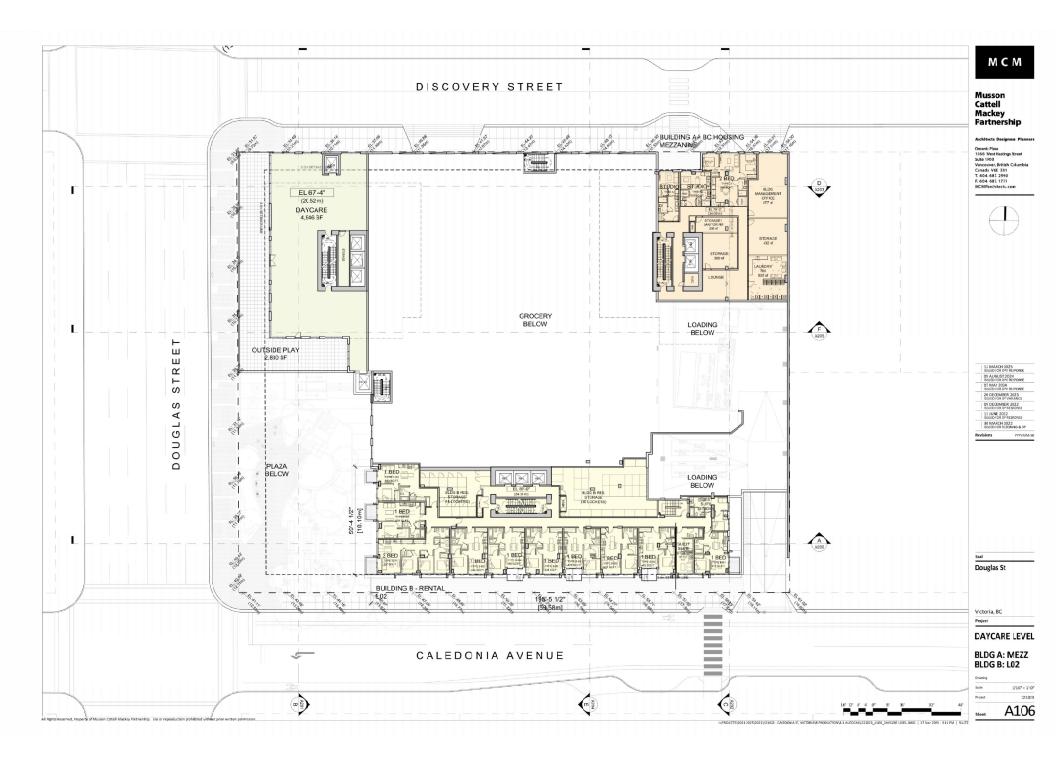


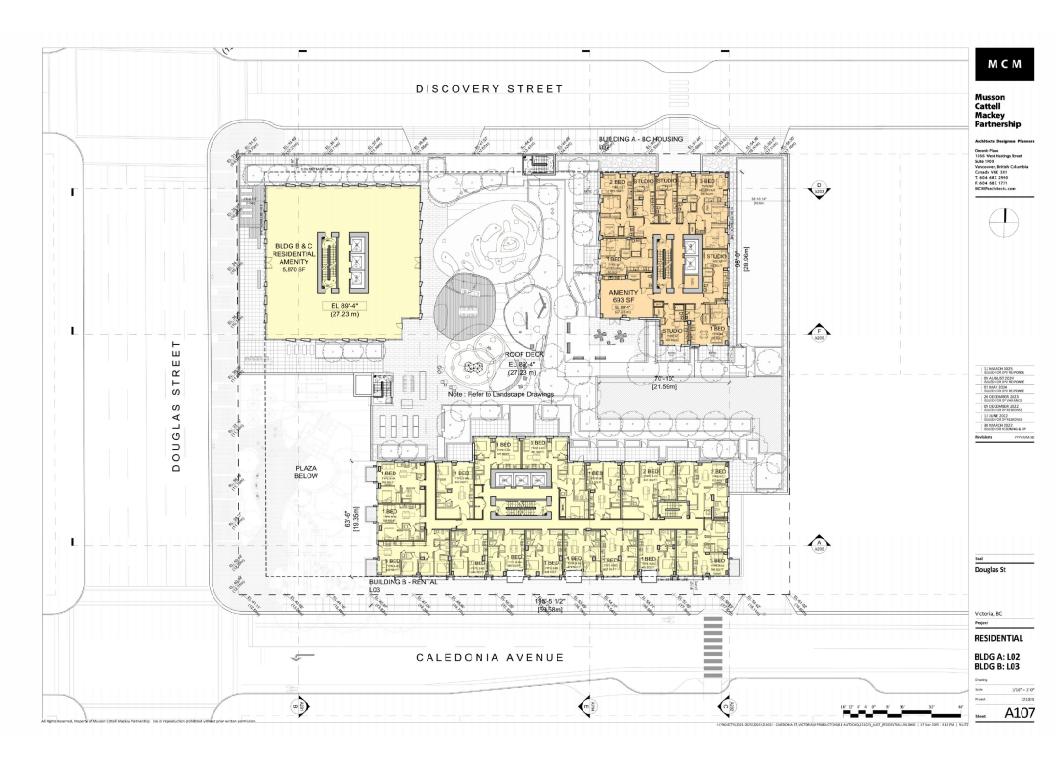


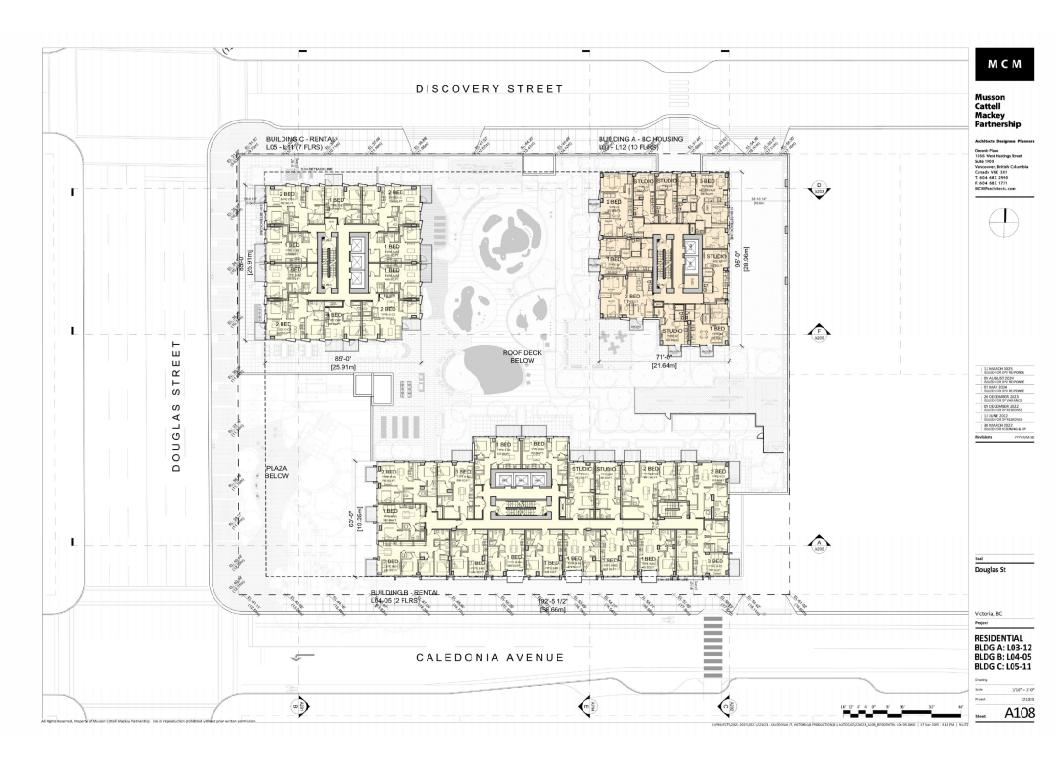


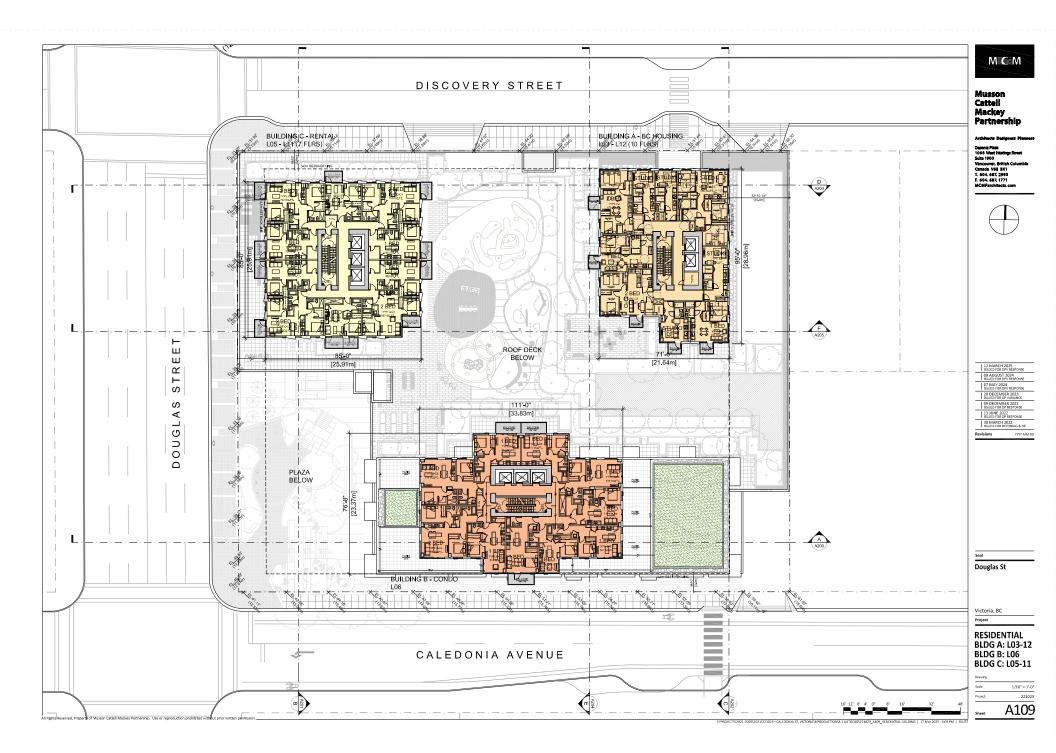


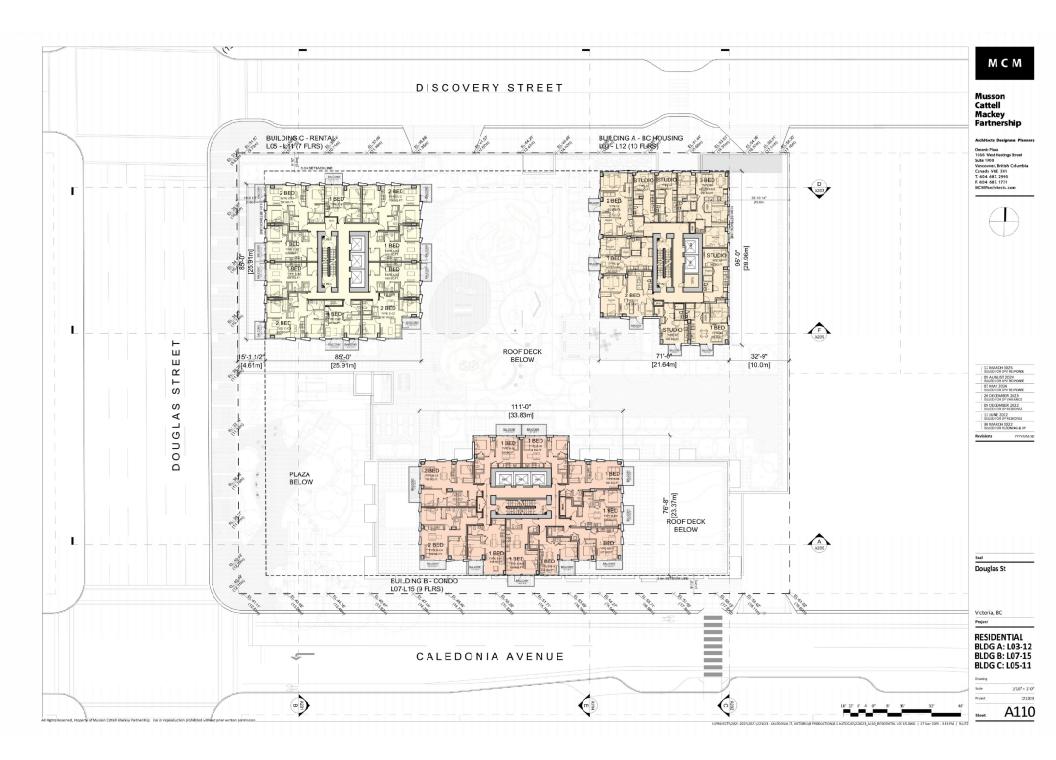
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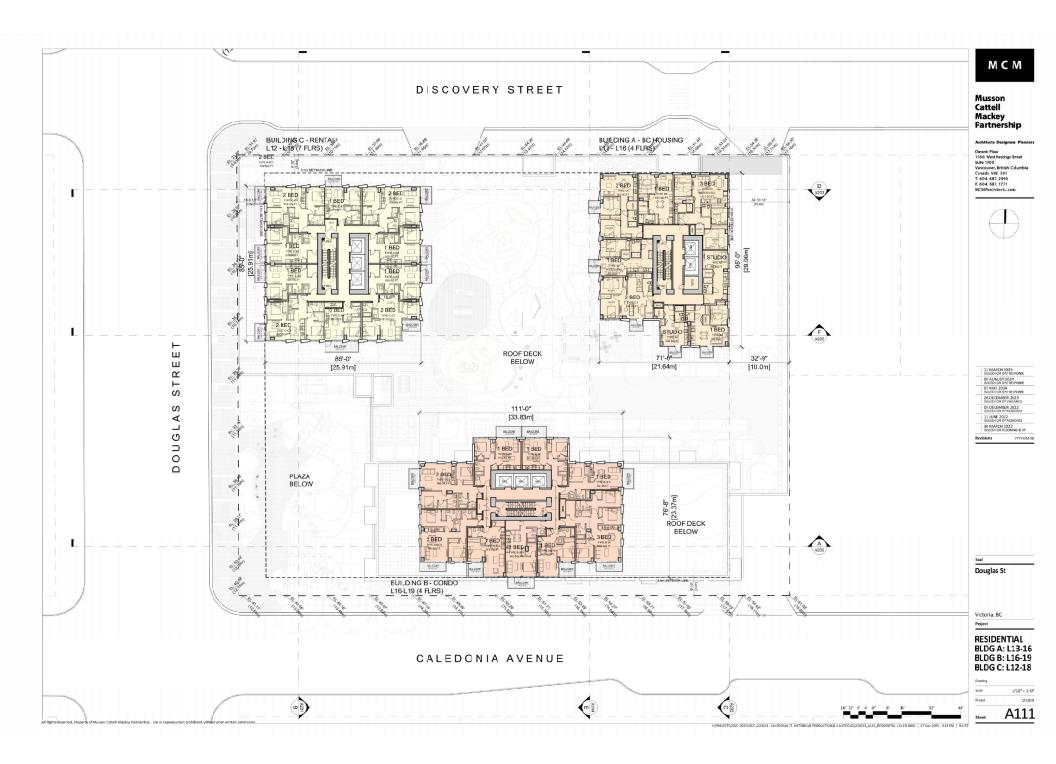


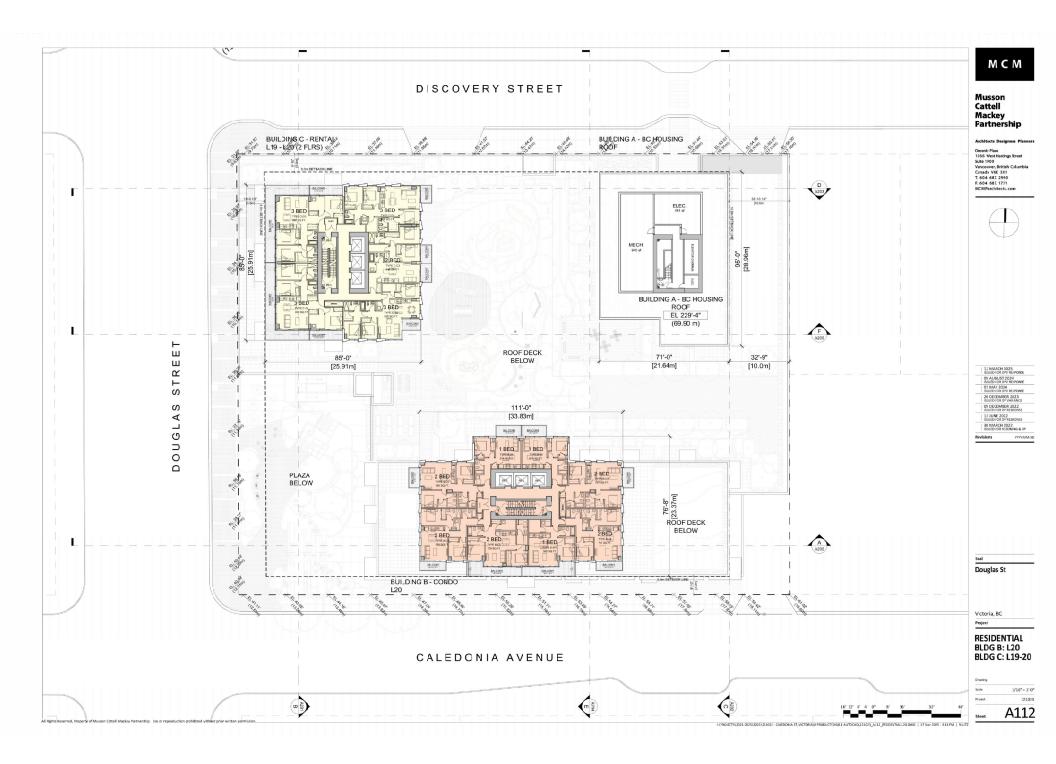


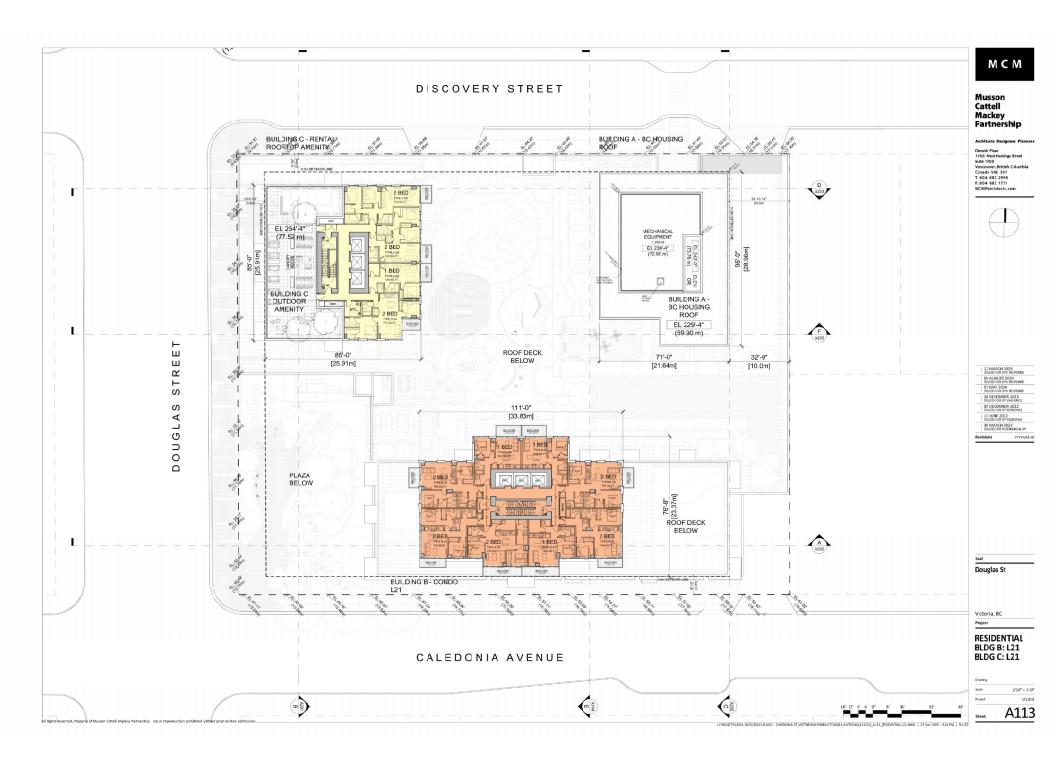


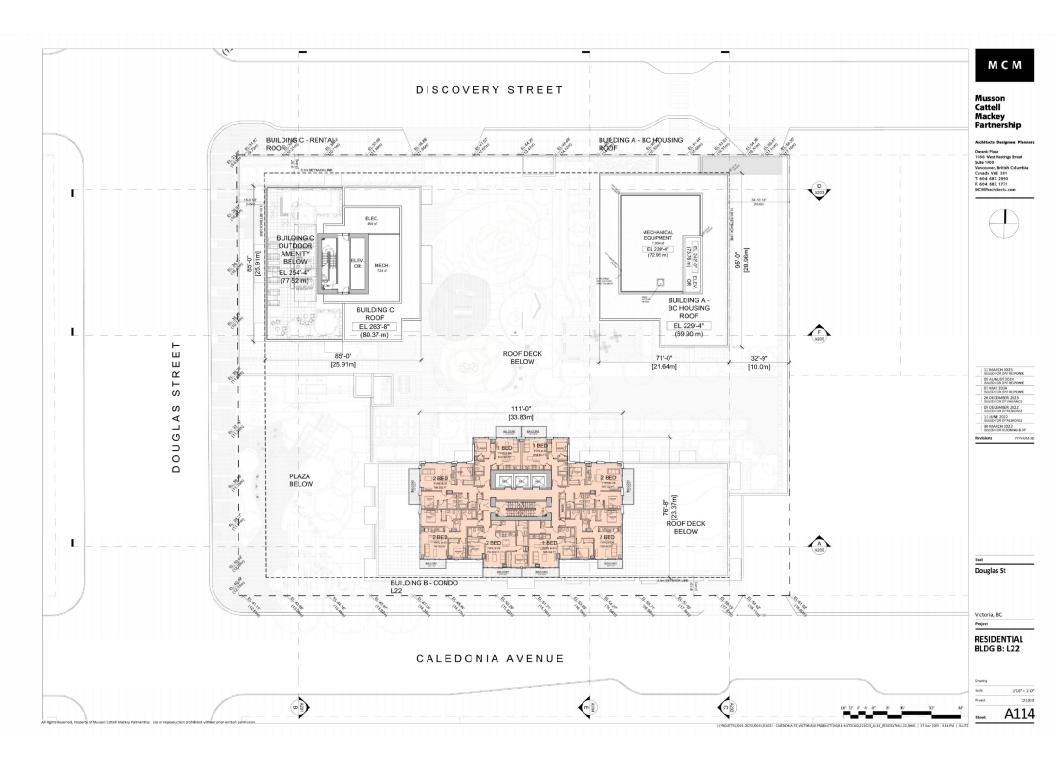


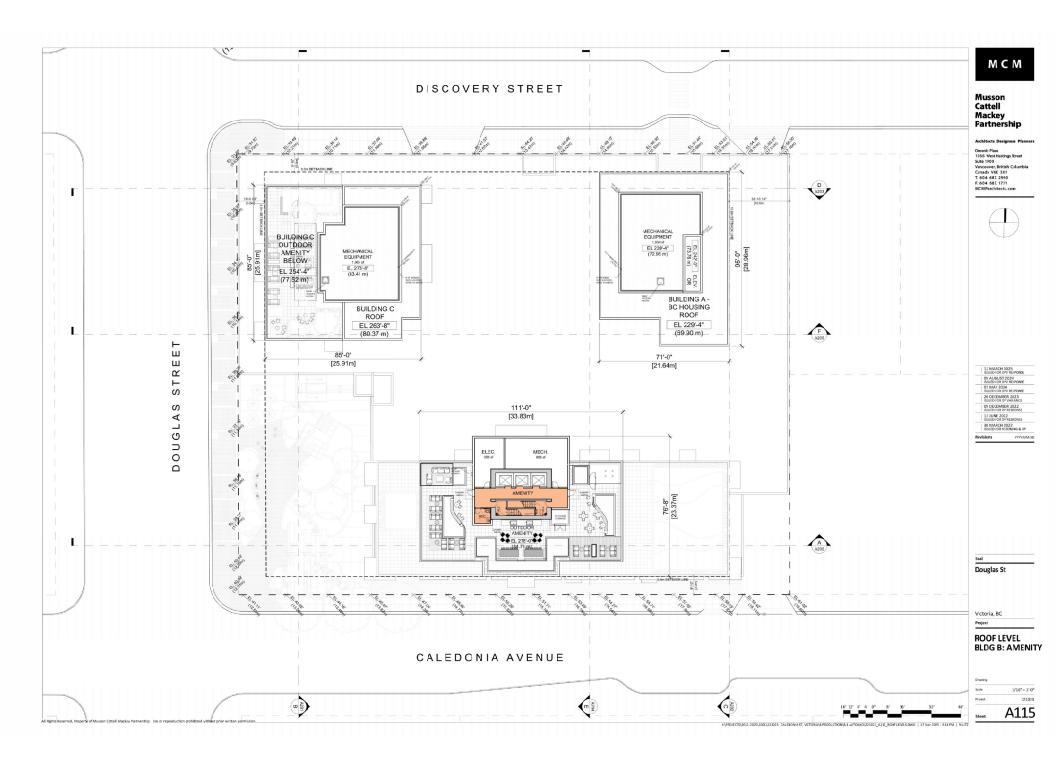












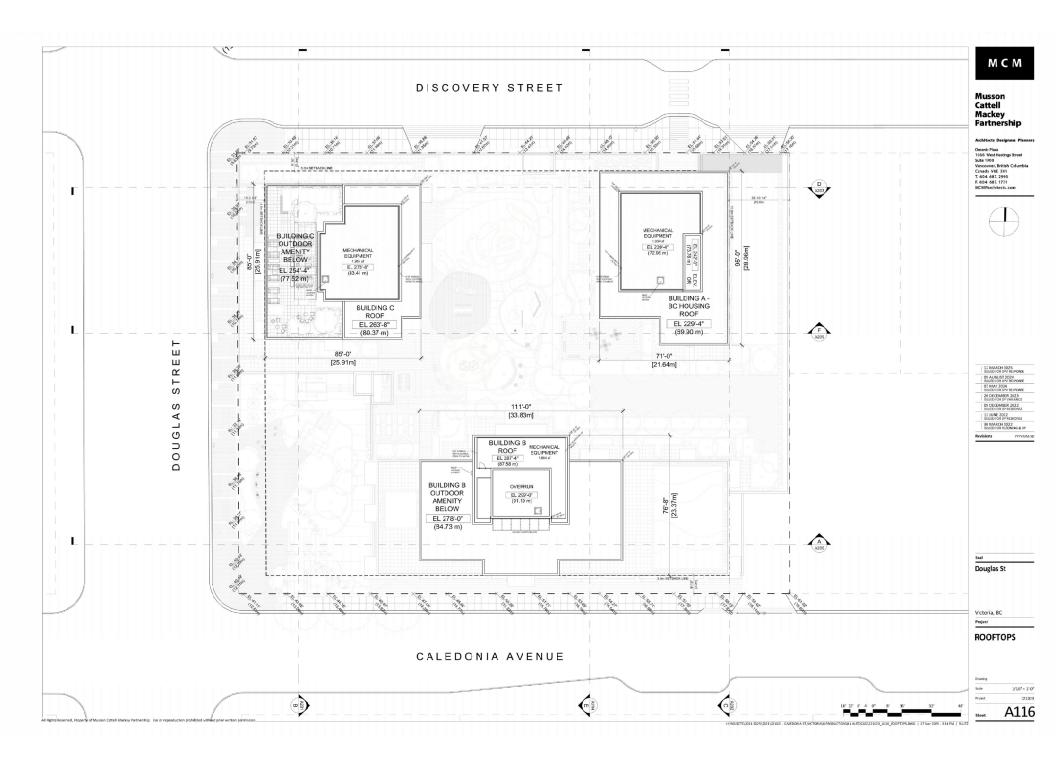
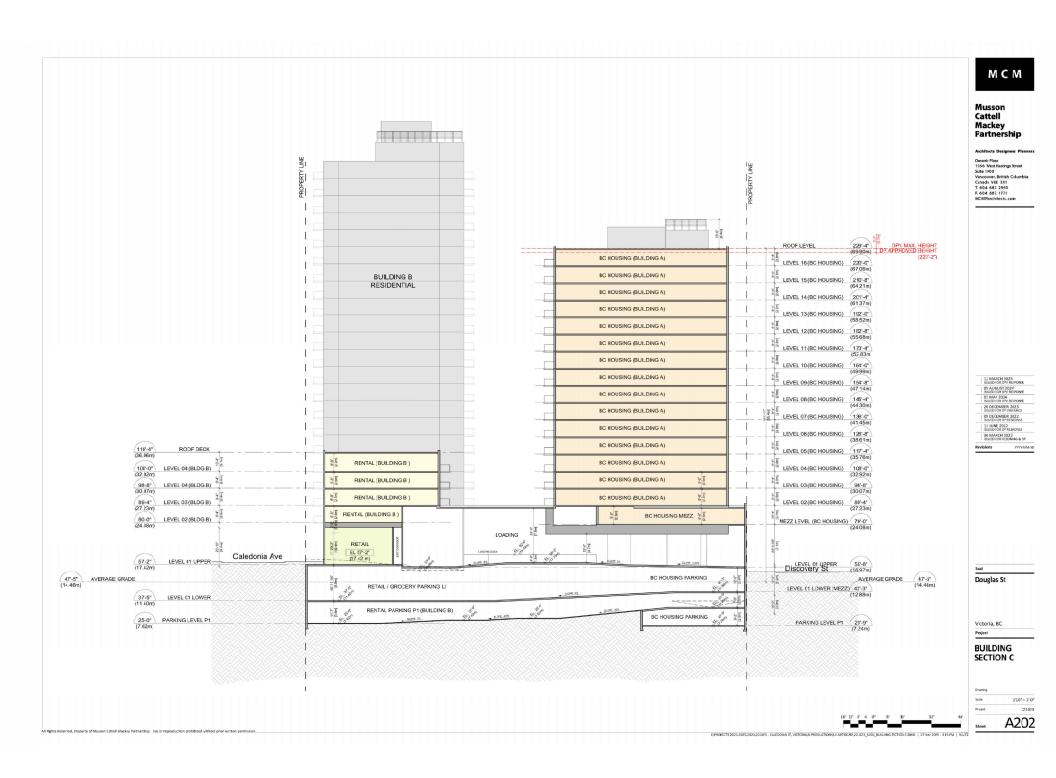


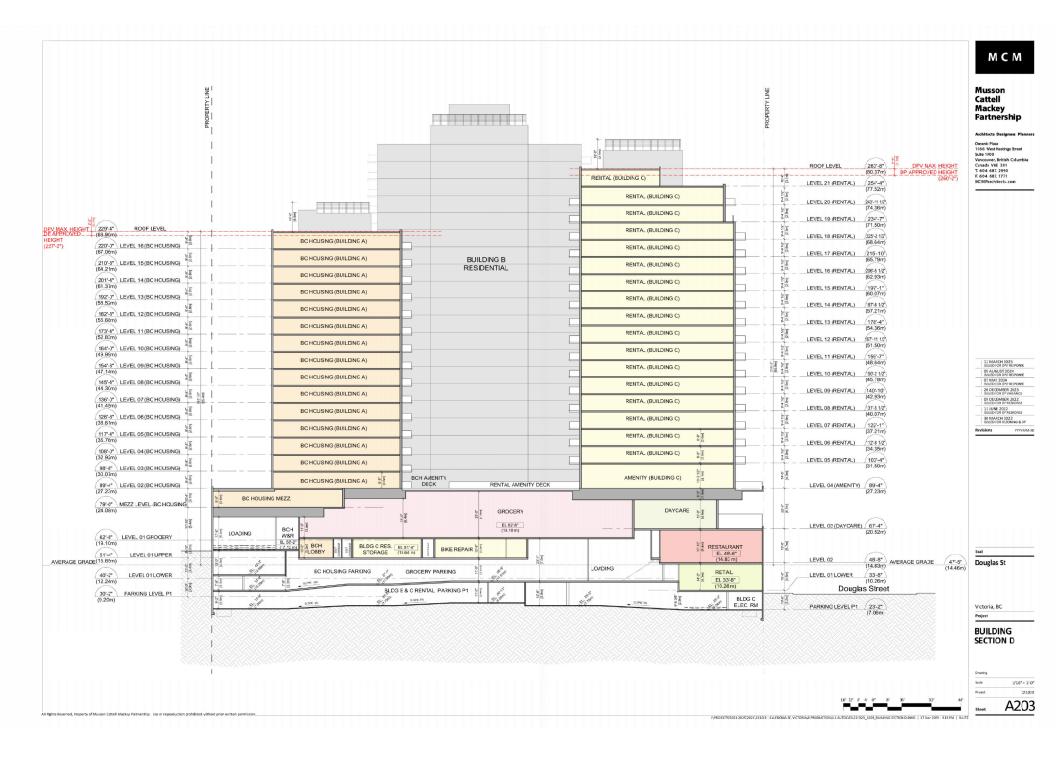
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(47.5°) AVERAGE GRADE (14.48m) Douglas Street	P.AZA RETAIL (BULCHING B)	Image: Second	In such that the marked of the such that that that the such that that that that that that that th
All Refers Exerved, Importy of Musico Cittell Madery Patriceting. Jac or regolection prohibited whote pa	Image: State of the state o	(11.40n) PARKING LEVE. P: 25'.40' (7.52n) PARKING LEVE. P2 12'.4' (3.76n) 15'.12'. F. 4. 0' 5' 5' 32' 4F	Vctoria, BC Poject BUILDING SECTION A Sole 1/16*= 1*0* Priest 121023 Sleet A200

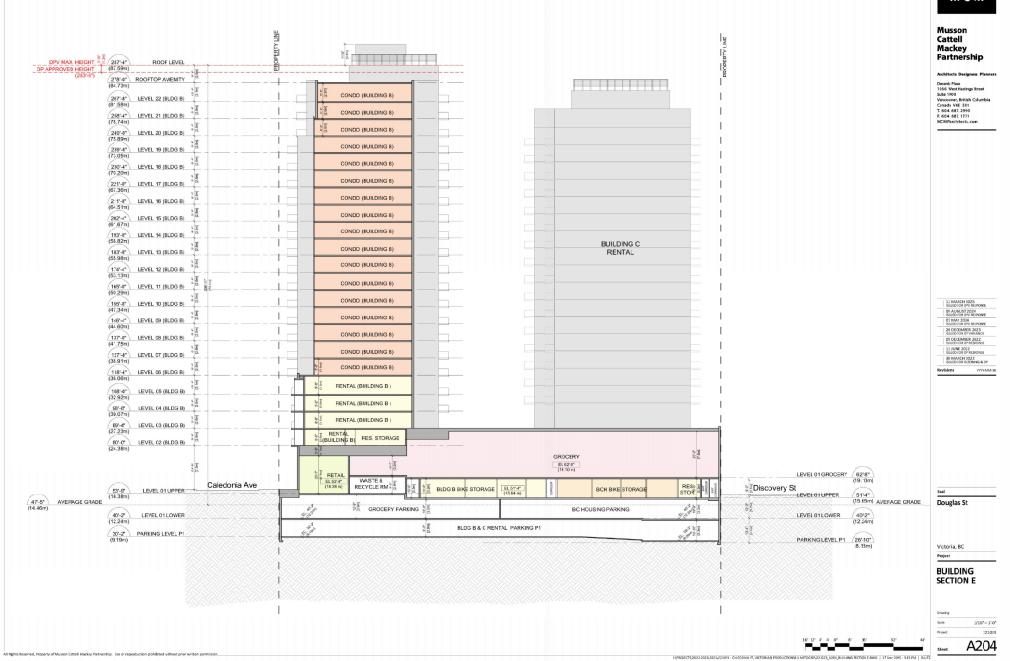
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DPV MAX. HEIGHT	263-8°, ROOF LEVEL	Part of the second seco			DERTYLINE		Architects Designers Oreanic Plaza 1(66 West Hastings Stre Suite 1900 Vancouver, British Colu Canads V6E 3X1 T. 604 687, 2990	
(260'-2")	(77.52m)	RENTAL (BUILDING C)					F. 604, 687, 1771 MCMParchitects.com	
	(74.35m)	RENTAL (BUILDING C)						
	234-7" LEVEL 19 (RENTAL) (71.50m) 225-21/2 LEVEL 18 (RENTAL) 225-21/2 LEVEL 18 (RENTAL)	RENTAL (BUILDING C)						
	(68.64m) (215-10° LEVEL 17 (RENTAL)	RENTAL (BUILDING C)						
	(65.79m)	RENTAL (BUILDING C)		BUILDING B RESIDENTIAL				
	(62.93m)	RENTAL (BUILDING C)						
	(60.07m)	RENTAL (BUILDING C)						
	(57.21m)	RENTAL (BUILDING C)						
	(\$4.35m) (8-111/2) LEVEL 12 (RENTAL)	RENTAL (BUILDING C)						
	159'7" LEVEL 11 (RENTAL)	RENTAL (BUILDING C)					110 MARCH 2025	
	(48.64m) (150-21/2' LEVEL 10 (RENTAL)	RENTAL (BUILDING C)					12 MARCH 2025 ISSUED FOR DPV RE 09 AUGUST 2024 ISSUED FOR DPV RE	
	(42.93m)	RENTAL (BUILDING C)					07 MAY 2024 ISSUED FOR DPV RES 20 DECEMBER 20 ISSUED FOR DP VAR	
	(1)1'-51/2" LEVEL 08 (RENTAL)	RENTAL (BUILDING C)					09 DECEMBER 20 ISSUED FOR DF RESP 13 JUNE 2022 ISSUED FOR DF RESP	
	122:1* LEVEL 07 (RENTAL)	RENTAL (BUILDING C)					30 MARCH 2022 ISSUED FOR REZOND Revisions	
	(12-81/2*) LEVEL06 (RENTAL)	RENTAL (BUILDING C)						
	(34.35m) (31.55m)							
	89°-4" LEVEL04 (AMENITY) (27.23m)	AMENITY (BUILDING C)						
	67'4" LEVEL 03 (DAYCARE)	4) E by III 22 3. DAYCARE						
	(20.52m)	b 7						
AVERAGE GRADE	48'-3" LEVEL 02	世 単 単 単 単 単 単 単 一 単 一 単 一 単 一 一 日 48'-8' (14.83 m)			Í	AVERAGE GRADE 47-5"	Scal Douglas St	
	('4.83m) 33'8" LEVE_ 0' LOWER	RETAIL RES. LOBBY	Part EL 35'-4'	FLAZA	Caledonia Ave	(14.46m)	Douglas St	
	Discovery St	المركز EL 35-8* المركز EL 35-4* المركز المركز <th td="" ال<=""><td>(10.77 m)</td><td>RENTAL PARKING P2 (BUILDING C)</td><td></td><td>LEVEL 01 LOWER 35'-4" (10.77m)</td><td></td></th>	<td>(10.77 m)</td> <td>RENTAL PARKING P2 (BUILDING C)</td> <td></td> <td>LEVEL 01 LOWER 35'-4" (10.77m)</td> <td></td>	(10.77 m)	RENTAL PARKING P2 (BUILDING C)		LEVEL 01 LOWER 35'-4" (10.77m)	
	(7.44m)	10	11- 12- 13- 14-	Mat		PARKING LEVEL F1 24'-5" (7.44m)	Vctoria, BC Project	
	(14'4" PARKING LEVEL P2 (4.37m)			RENTAL PARKING P2 (BUILDING B)			BUILDING	
					1		SECTION B	
							Driwing Sole	
						16' 17' 1' A' 0' 9' 16' 2'' 7'' A''	Sleet A	

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							Oreani: Plaza 1066 West Hastings Streel Sute 1900 Vincouver, British Columbia Crands V 68 3X1 T. 604 687, 2990 F. 604 687, 1771 MCMParchitects.com
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(114-4" LEVEL 07 RENTAL) (34.85m)		1.			LEVEL 06 (BLDG B	(34.85m)	09 DECEMBER 2022 ISUEDIOR D' RESIONSE 13 JUNE 2022 ISUEDIOR D' RESIONSE 30 MARCH 2022 ISUEDIOR REZONING & SP
114-4* LEVEL 07 RENTAL) (34 45m)		RENTAL (EUILDING C)		RENTAL (BUILDING B)	LEVEL 05 (BLDG B	(32.0011)	Revisions YYYYMM-3D
(29.:6m)		RENTAL (EUILDING C)	ROOF DECK	RENTAL (BUILDING B)	LEVEL 04 (BLDG B	(29.16m)	
(26.31m)		भूम भूम भूम	¥.¢	RENTAL (BUILDING B)		(26.31m) (77-0")	
5- 10		5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	GROCERY EL 81-27 (1864 m)	0 5.66	LEVEL 02 (BLDG B	(23.47m)	
(18.64m) (18.64m) (18.64m) (15.90m)		the street and the st	(1864 m)	10-10-	191-10 [81,7m]		
52-2" LEVEL (1 UPPER (15.90m)		CORRIDOR	ANENITY		Caledonia AveLEVEL 01 UPPER	45-2" AVERAGE GRADE (47-5") (13.77m) (14.45m)	
39-2" LEVEL 01 LOWER (11.94m)	Discovery St	LOADING JUNE	Negel RETAIL PARKING		Caledonia Ave LEVEL 01 UPPER	(13.77m) (14.45m)	Stat Douglas St
25'-5" PARKING .EVEL P1 (7.75m)		RENTAL PARKING	b I H H	Strates -		1 (31-4") (9.55m)	Lougias St
(7.75m)							
							Vctoria, BC Poject
							PODIUM
							SECTION
							Driwing
							Sole 1/16" = 1'-0" Project 221023
ts Reserved, Froperty of Musson Cattell Mackey Partnership.	se or reproduction prohibited vithout prior written permission					12" 8" 4" 0" 8" 16" 32" 48"	sleet A201B
					I\PROFECTS'2021 2025;2021;2210/3 - CALEDONIA ST, VICTORIA;8 PRODUCTION\B.1 AUTO	PUTCE NEST RENT BUILDING SCHON BLOWG 17 Nor 2015 - 315 PM RUT	12

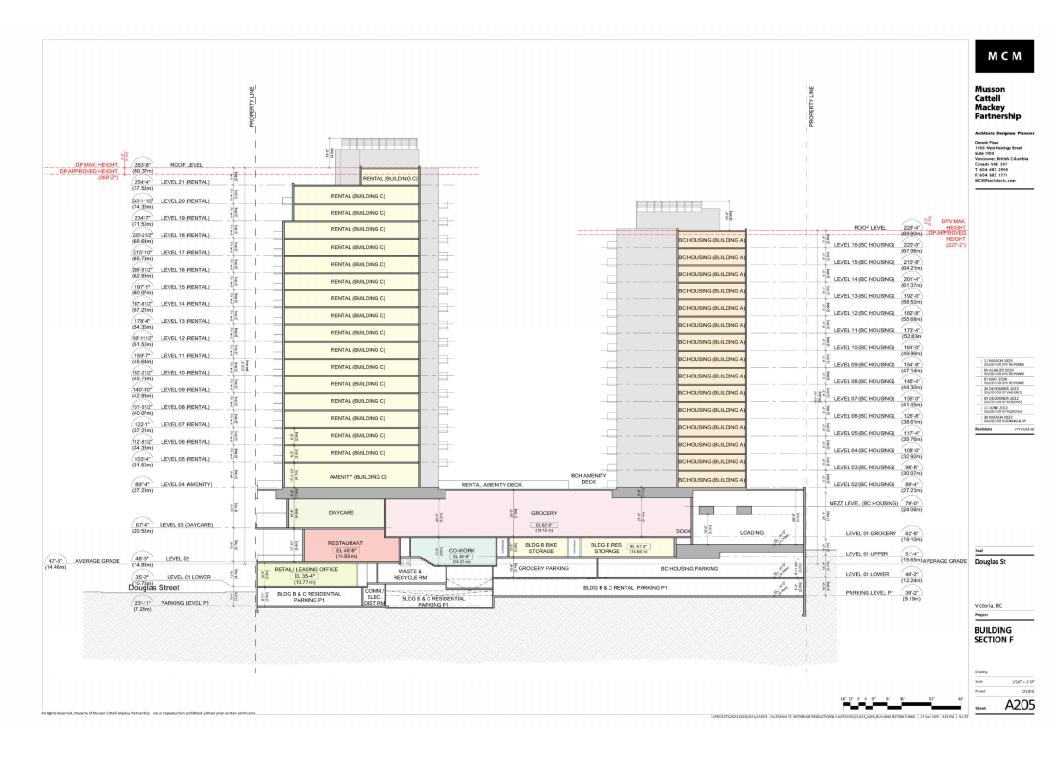
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In PROJECTS (2021-2025) (221/22033 - CAEDDWAST VICTORIA)8 PRODUCTOR (& 1 AUTOCAR/221/23_801_UULDING ELEVATOR WEST, DWG | 17 Nor 2015 - 316 PN | RLUTZ

(227'-2")

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ROOF LEVEL

LEVEL 16 (BC HOUSING) (220'-0" (67.06m)

LEVEL 15 (BC HOUSING) (210'-8" (64.21m)

LEVEL 14 (BC HOUSING) (201'-4") (61.37m)

LEVEL 13 (BC HOUSING) 192'-0" (58.52m)

LEVEL 12 (BC HOUSING) (182'-8" (55.68m)

LEVEL 11 (BC HOUSING) (173'-4" (52.83m

LEVEL 10 (BC HOUSING) (164'-0" (49.99m)

LEVEL D9 (BC HOUSING) (154'-8" (47.14m)

LEVEL D8 (BC HOUSING) (145'-4") (44.30m)

LEVEL 06 (BC HOUSING) (126'-8" (38.61m)

LEVEL 05 (BC HOUSING) (117'-4") (35.76m)

LEVEL 04 (BC HOUSING) (108'-0" (32.92m)

LEVEL 03 (BC HOUSING) 98-8" (30.07m)

LEVEL 02 (BC HOUSING) (89'-4" (27.23m)

MEZZ LEVEL (BC HOUSING) 79'-0" (24.08m)

(16.97m)

(14.46m)

Discovery St

LEVEL 01 UPPER

AVERAGE GRADE

9.4"

9.4°

9-4" [2.8m]

9-4"

9-4" [2.8m]

9-4" [2.8m]

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Architects Designers Planner



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	ria, BC	

BUILDING ELEVATION EAST

MATERIAL LEGEND						Dowing	
B1 LIGHT BRICK - CANYON NIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE G1 RESIDENTIAL GLAZING GREY CLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CPD CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY	Sole	1/16"= 1'-0"
B2 DAFK GREY BRICK	(MI) COMPOSITE NETAL 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	Project	221023
B3 LIGHT GREY BRICK	(M2) COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD G3 ALUMINUM& GLASS GLARDRAIL	6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCCAL GREY FRAME	CP2 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY	Sleet	A302
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DPV MAX, HEIGHT DP APPROVED HEIGHT (87,59m) (283'-6")

ROOF LEVEL

.EVEL 22 (BLDG B)

LEVEL 21 (BLDG B)

LEVEL 20 (BLDG B)

LEVEL 19 (BLDG B)

_EVEL 18 (BLDG B)

LEVEL 17 (BLDG B)

.EVEL 16 (BLDG B)

LEVEL 15 (BLDG B)

.EVEL 14 (BLDG B)

LEVEL 13 (BLDG B)

_EVEL 12 (BLDG B)

LEVEL 11 (BLDG B)

LEVEL 10 (BLDG B)

LEVEL 09 (BLDG B)

LEVEL 08 (BLDG B)

.EVEL 07 (BLDG B)

LEVEL D6 (BLDG B)

.EVEL 05 (BLDG B)

LEVEL 04 (BLDG B)

LEVEL 03 (BLDG B)

LEVEL 02 (BLDG B)

Caledonia Ave

LEVEL 0' UPPER

AVERAGE GRADE

(84.73m) ROOFTOP AMENITY

267'-8" (81.58m)

258'4" (78.74m)

249'-0" (75.89m)

239'8" (73.05m)

(70.20m)

(67.36m)

211'-8" (64.51m)

202'4" (61.6'm)

(58.82m)

183'-8"

(55.98m)

174'4"

(53.13m)

165'0"

(50.29m)

155'-8" (47.44m)

146'4"

(44.60m

(41.75m)

(38.91m)

118'4"

(36.06m)

108'-0"

(32.92m)

98'-3" (30.0^{*}m)

89'-4" (27.23m)

80'-)" (24.38m)

57'-2" (17.42m)

(14.46m)

9.4°

10'-4"

94°

9'4' [2.8m]

9.4°

9'4"

9-4"

9.4° 2.8m]

9'-4"

9.4°

9.4°

9:4"

9'4'

9-4" [2.8m]

9:4°

9.4° [2.8m]

9:4" [2.8m]

10'4' [3.1m]

9:4°

9.4⁻ [2.8m]

9.4°

227-10"

9.4" [2.8m] 228-11" 70.1m]

- ELENATOR OVERRU - METAL PANEL

EQUIPMENT LOUVRED SCP

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EQUIPMENT LOUVRED SCREE

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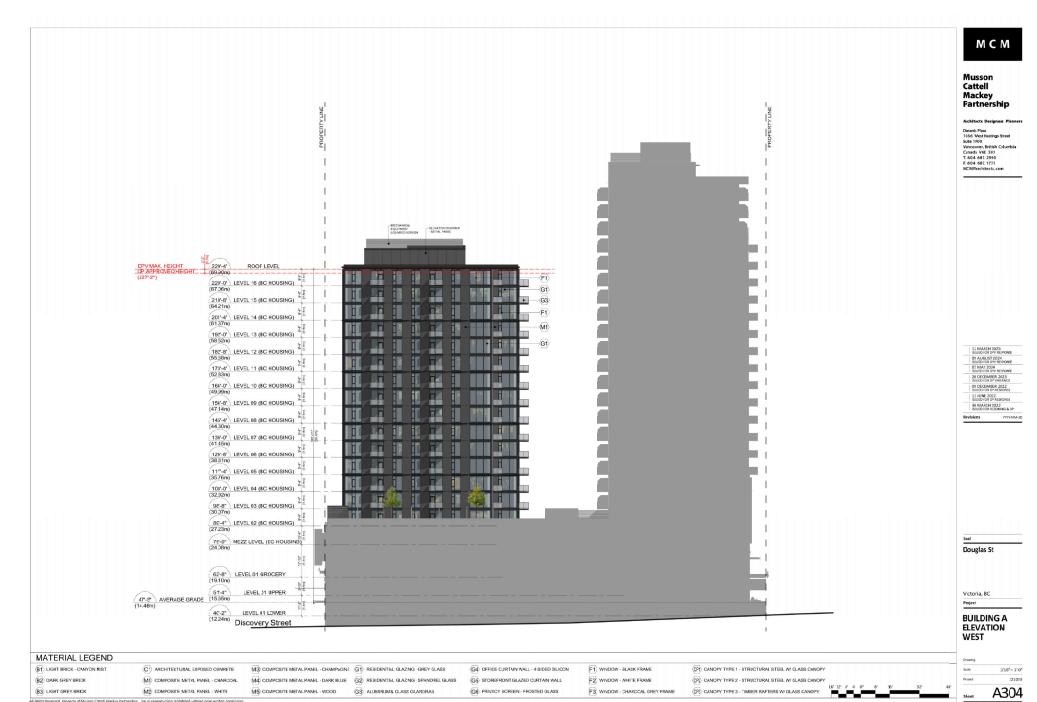
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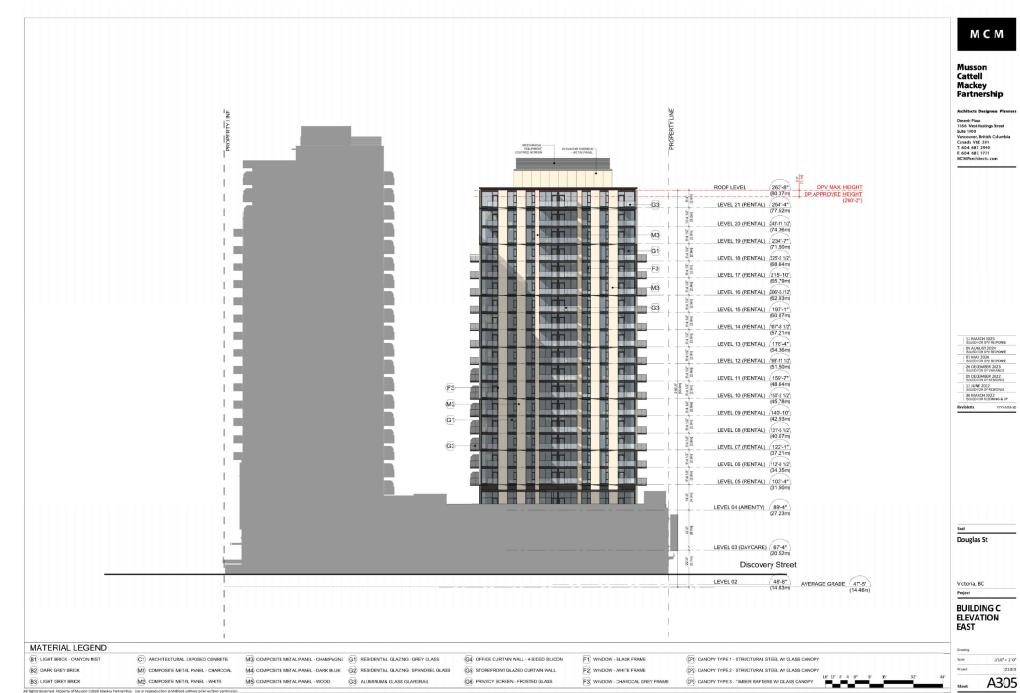
Mackey **Partnership**



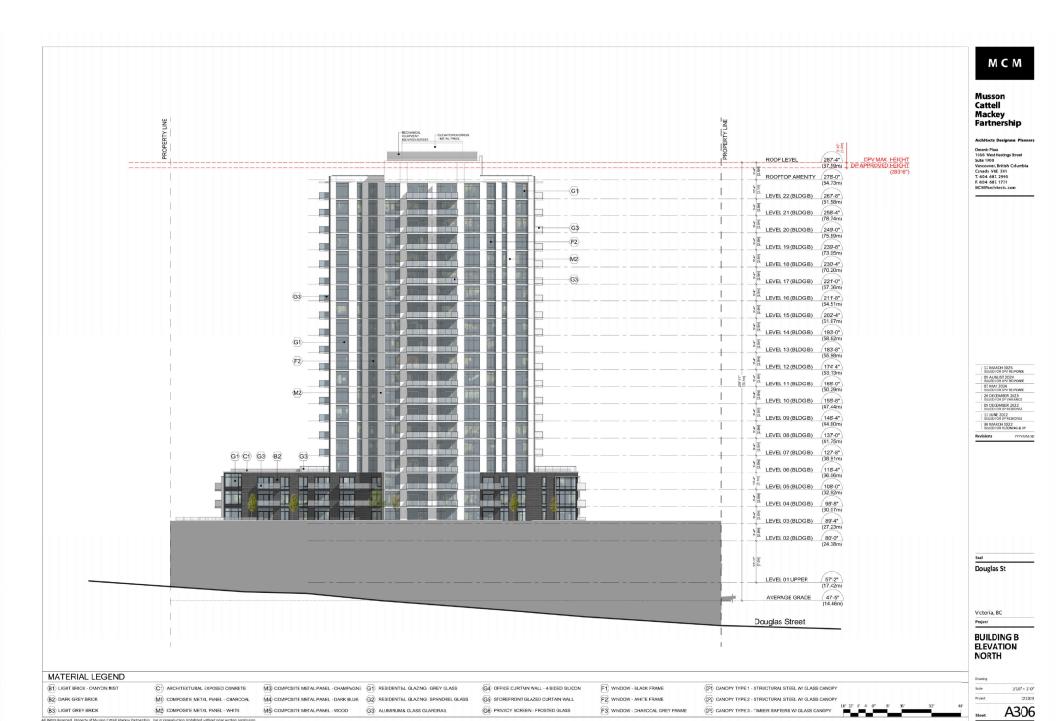
h/project5/2021-2025/2021/2:1023 - CALIDONIA ST, YICTORIA/8 PRODUCTION/8.1 AUTOCAD/2210/3_A333_BUILDING ELE/ATION NO/TH.DWG | 17 Mar 2015 - 316 PN | RLUTZ



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El/ROJETTS\2221-2825\2821\221023 - CALIDONA 5T, WETCRIA\8 PROEUCTION(& LAUTOCAD/2210/3_A355_BJILDING C & EVATON ELST.DWG | 17 Nor 2015 - 3 17 PN | RUTZ



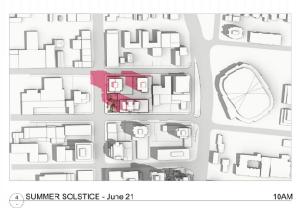
H/PROJECTS/2021-2023/2021/223323 - CALECONIA ST, VICTORIN/8 PRODUCTION(8.1 AUTOCAD/221023,A304_BUILDINGB ELEVATION NOTHLONG | 17 Nar 2015 - 317 PN | RUTZ



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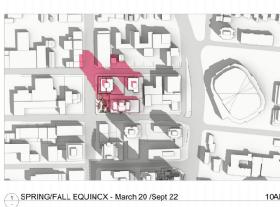






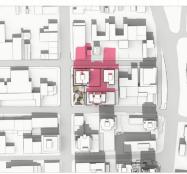


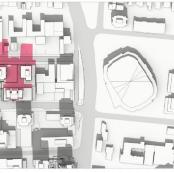




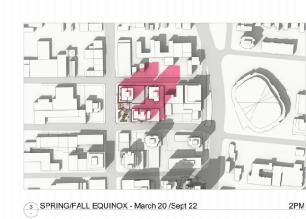


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Cattell Mackey **Fartnership**

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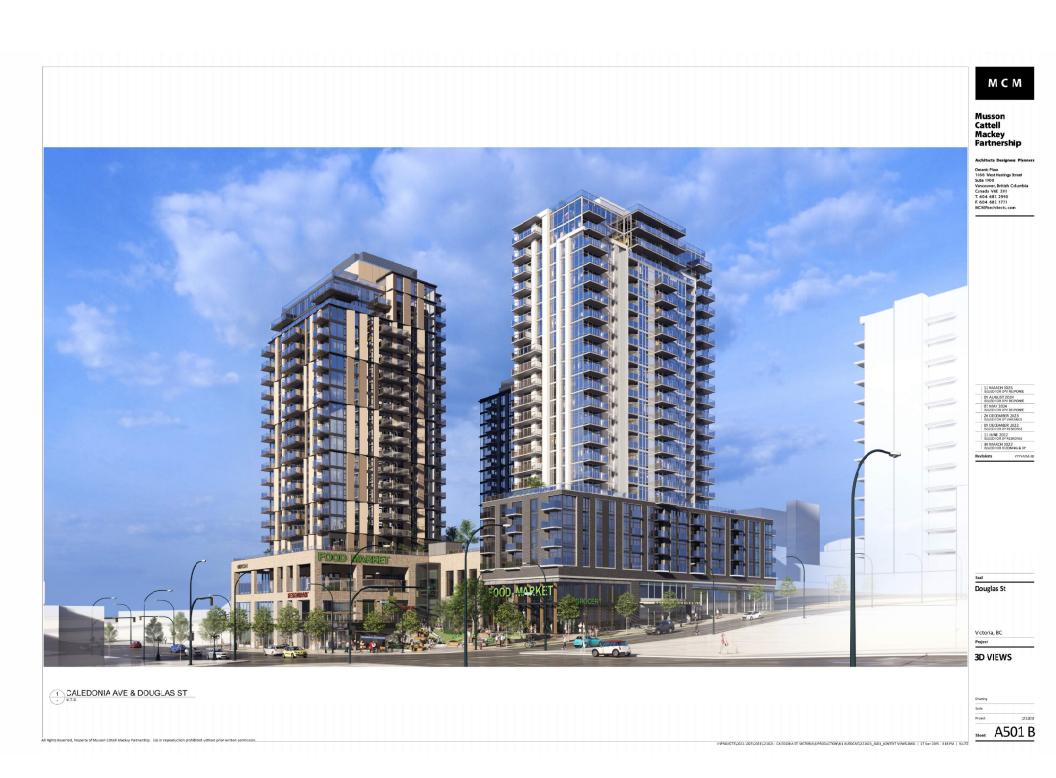
Stal Douglas St Vctoria, BC Project SHADOW / SUN STUDY

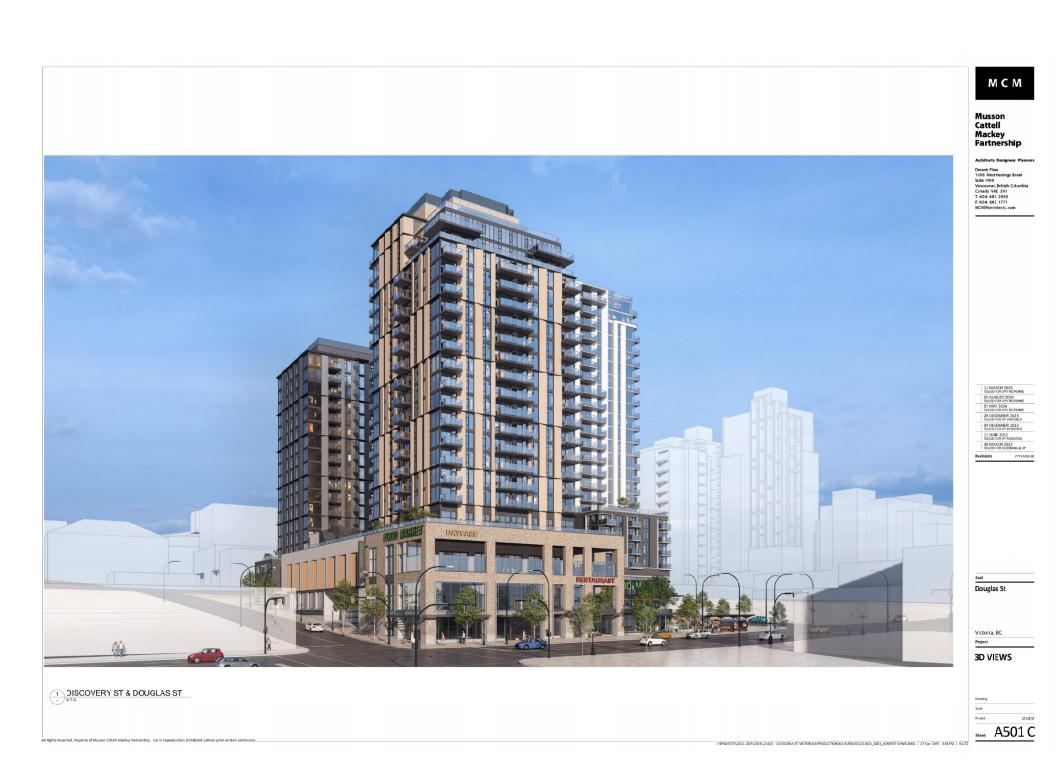
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Musson Cattell Mackey Fartnership

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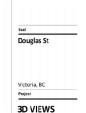
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EPROJICTS\2021-2025\2021-21023-CALEDONIA ST. VICTORIA\8 PRODUCTION\8.1 AUXOCAC\221423_6501_IONTECT VIRWS.DWG | 17 Nar 2015 - 3.18 PN | RUTZ

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12 MARCH 2025 ISSUED FOR DPV RESPONSE 09 AUGUST 2024 ISSUED FOR DPV REPONSE 07 MAY 2024 ISSUED FOR DPV REPONSE 20 DECEMBER 2023 ISSUED FOR DP VARIANCE 09 DECEMBER 2022 ISSUED FOR DP RESPONSE 13 JUNE 2022 ISSUED FOR D^a RESPONSE 30 MARCH 2022 ISSUED FOR REZONING & 2P Revisions YYYYMM-3D



Grey Glass (Residential)

Building A











Metal Panel-Dusty Charcoal

Metal Panel- Greyhound



Building C

Metal Panel-Dusty Charcoal

Metal Panel- Champagne Metallic



MATERIALS

Dowing Sole Project 221023 sleet A502A

Restaurant & Market Podium



Light Brick - Canyon Mist

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Natural Chestnut

LIGHT BRICK · CASTLE GRAY

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Building B Tower





Grey Glass (Residential)

Metal Panel-Bone White

Building B Podium



Dark Brick- Coal Creek

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Grey Glass (Residential)

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Musson Cattell Mackey Fartnership

Architects Designess Planners Oreanic Plasa 1166 West Hastings Street Suite 1900 Vancouver, British Columbia Canada V6E 3X1 T. 604 682. 2990 F. 604. 682. 1721 MCMParchitects.com



sial Douglas St Vctoria, BC



I-\/ROJE:TS\2212-2825\2621\221023- CAL2DONA ST, #CTORIA\8 PROLUCTION\8.: AUTOCAD(221023_A02_MATERALS.DWG | 17 Nar 2015 - 3 19 PM | RUTZ

DRAWING CONTENT

10.00 COVER LO.01 PRECEDENT IMAGES LO.02 TREE MANAGEMENT PLAN LO.03 NOTES AND LEGENDS LI.00 LAYOUT MATERIALS PLAN - PLAZA/GROUND LEVEL PLAZA & UPPER GROUND LI.01 LAYOUT MATERIALS PLAN - PLAZA/GROUND LEVEL PLAZA & UPPER GROUND LI.01 LAYOUT MATERIALS PLAN - OFFICE/ ROOF AMENITY LEVEL LI.02 LAYOUT MATERIALS PLAN - DAYCARE & PENTHOUSE LI.04 LAYOUT MATERIALS PLAN - OFF SITE LI.03 GRADING PLAN - ENLARGEMENT PLAN LI.03 OFL DATION FLAN LI.03 LEVENTIC LIGHTING PLAN LI.03 SCHEMATIC LIGHTING PLAN LI.03 SECTIONS



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PROJECT NO.	2022-05-25		
FILE NAME	21061 PLAN	.vwx	
PLOTTED	2025-03-27		
DRAWN	TT	REVIEWED	GB
DRAWING			

DP L0.00

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ADDRESS 1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC

DOUGLAS ST

PARTNERSHIP Sth Floor, East Asiatic House 1201 West Pender St, Vancouver, BC V6E 2V2 T 6004.686.111

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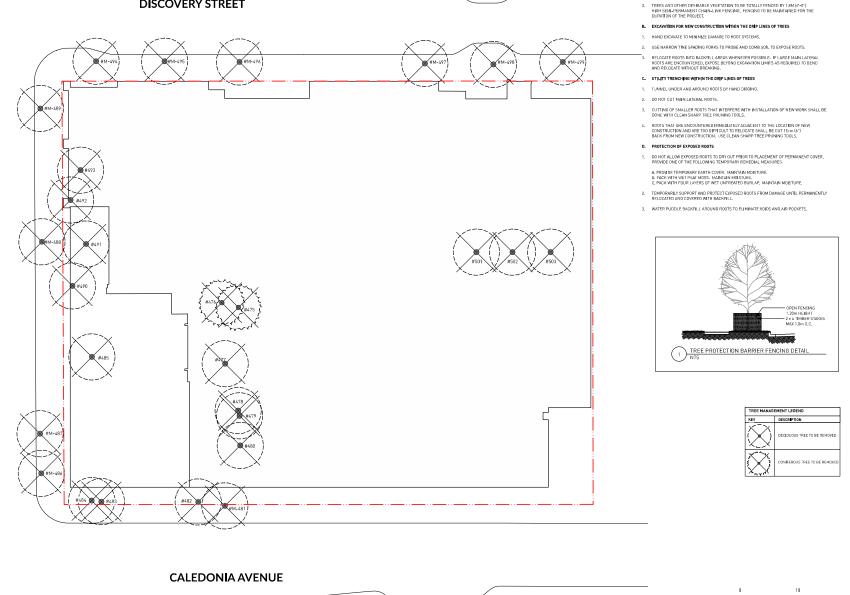
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Sth Floor, East Asiatic House 1201 West Pender St, Vancouver, BC V6E 2V2 T 604.688.6111

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DOUGLAS ST

LEGEND
CRIPTION
DUOUS TREE TO BE REMOVED
IFEROUS TREE TO BE REMOVED

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.

DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT OUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.

DRAWING TITLE	
TREE	MANAGEMENT
PLAN	

1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC



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DP L0.02

DOUGLAS STREET

DISCOVERY STREET

5th Floor, East Asiatic House 1201 West Pender St, Vancouver, BC V6E 2V2 T 604,688,6111

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 Info and
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 BSUED FOR 400 (WOLKESS SET

 10
 2024-10-25
 BSUED FOR 50% PROGRESS SET

 11
 2024-20-20
 BSUED FOR 10% PROGRESS SET

 12
 2025-01-17
 BSUED FOR EXCAVATION ONLY PERMIT

 13
 2025-02-21
 BSUED FOR 80% PROGRESS FOR EXCAVATION ONLY PERMIT

14 2025-02-28 RE-ISSUED FOR FULL BP 15 2025-03-27 RE-ISSUED FOR DP VARIANCE

HARDSCAPE MATERIALS LEGEND KEY DESCRIPTION C.I.P Concrete Plante 0 N/A Colour: N/A / Finish: Light Sand Blasting C.I.P Concrete Stairs with Handrails ø N/A Colour: N/A / Finish: Light Sand Blasting / Handrails: Stainless steel Boulder Wall along water feature œ N/A Colour: N/A / Finish: N/A C.I.P Concrete Seat Wall with Timber Seat Top 69 N/A Bench Top Material: IPE / Colour: No stain, UV Coating/ Finish: S4S Custom Terraced Seating Platform N/A 69 Platform Material: IPE / Colour: No stain, UV Costing/ Finish: S4S Custom Seating Platform N/A • PlatformMaterial: IPE / Colour: No stain, UV Coating/ Finish: S4S C.LP Concrete Seat Wall N/A Colour: N/A / Finish: Light Sand Blasting ۲

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.
- GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS, REPORT ANY DISCREPARTIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
- 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.
- 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.

LANDSCAPE CONSTRUCTION NOTES

CONTRACT DOCUMENTS:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE LANDSCAPE CREW ON SITE ALWAYS HAS AND IS WORKING WITH THE LATEST CONTRACT DOCUMENTS (LE. DRAWINGS, REVISIONS, SITE INSTRUCTIONS, ETC.)

COMPLIANCE:

PWL SHALL NOT ACCEPT RESPONSIBILITY OR LIABILITY AS IT RELATES TO THE LANDSCAPE CONSTRUCTION DUE TO DISREGARDS, ALTERATION OR FAILURE TO COMPLY WITH THE DESIGN, DRAWINGS, SPECIFICATIONS OR RECOMMENDATIONS OF THIS PROJECT DURING THE CONSTRUCTION STAGE.

CONSTRUCTION STAGE FIELD REVIEW:

- FIELD REVIEW BY PWL SHOULD NOT BE CONSTRUED TO RELEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENT; CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM THE PROJECT REQUIREMENTS.
- FIELD REVIEW REPORT BY PWL IS THE STATEMENT OF THE FIELD REVIEWER THAT, TO THE BEST OF HIS OR HER NOWLEDGE, INFORMATION AND BELIEF, THE INSTALLATION IS IN ACCORDANCE WITH THE GENERALINEET OF THE DESIGN AND DERENAL COMPLACE WITI THE PLAN AND SPECIFICATION ON THIS PROJECT. FIELD REVIEW SERVICES DO NOT ASSUME RESPONSIBILITY FOR THE UNKNOC OCCUTITACTORY

KEY	DESCRIPTION
•	C.I.P Concrete Paving [Pedestrian Rated] N/A Colour: Natural, Finish: Medium Broom. Pattern: Sawcut Joints.
¢	C.I.P Concrete Paving [Vehicular Rated, Refer to Civil] N/A Colour: Natural, Finish: Medium Broom, Pattern: Sawcut Joints.
•	Coloured C.LP Concrete Paving N/A Integral Charcoal, Finish: Medium Broom, Pattern: Sawcut Joints, No troweled frame or joints.
•	Concrete Unit Paver Type 1 Colou: Charcoal Grey / Finish: Unsealed / Pattern: Herringbone
\$	Concrete Unit Paver Type 2 Broadway Simm Colour: 75%Natural, 25%Ash/ Finish: Unsealed / Pattern: Running bond
Pő	Concrete Unit Paver Type 3 Broadway ś5mm Colour: Natural / Finish: Unsealed / Pattern: Running bond
•	Hydropnessed Slab on Pedestals Texada Hydrapnessed Slabs Colour: Natural
P3	Procelain Paver on Pedestals Glocal Colour: Type GC04
•	Artificial Turf at Dog Play SYNPro PET Colour: Field Green + Olive + Apple
•	Mainlenance Strip N/A N/A
•	P.I.P. Rubber Safety Surface LANDSAFE® pour in place rubber surfacing Colour: TBD
•	Compsite Decking 2" Square Edee Board Trex Transcend Colour: Havana Gold

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.
- 2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 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 ENGINEERS DRAWINGS.
- 6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIMI LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- 2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
 PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION, GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND REPORTS
- 8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS, PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

Y	DESCRIPTION	KEY	DESCRIPTION
1	Outdoor Bistro Table Chipman Table Colour: Thanium Metallic / Finish: Powdercoated Metal	22	Backless Bench MultipliCITY Bench Colour: Titanium Metallic / Finish: Powdercoated Metal Timber: pe
1	Ouidoor Bistro Chair Chipman Chair Colour: Titanium Metallic / Finish: Powdercoated Metal	12	Potting Table and Storage Custom Timber Colour: Tight knot Red Cedarm, Finish: Skikkens Ceto 1 Translucent Wood Finish - 078 Natural/ Metal Colour: Powdercoated RAL 7015 State Grey
1	Lounge Chair Cochran Chaise Lounge Coleur: Titanium Metallic / Finish: Powdercoated Metal Fabric: MeldStoneTM Colour: Natural Ecru	12	Fire Table Fire Table Colour: Cinder
	Bike Rack Edgetyre, STE110 Colour: Grey Aluminium / Finish: Powdercosted Metal	25	Fire Bawl Herni Firebowl Colour: Cinder
,	E Scooter Rack Trot, STR410 Colour: Grey Aluminium / Finish: Powdercoated Metal	128	Fire Hydrant for Dag play area Item# FAM-QL5468 Colour: Red
1	Pebble Seat Cast Stone Colour: Light Grey, Finish: Molded fiber-reinforced light weight concrete with integral colour pigment		Dog Play Log Refer to Details N/A
,	Metal Grate Tritle Wave Powder Coated: Stone	1	Metal Planter Custom Colour: State Finish: Durable, UV rated powder coate
1	Glass Guardrail Custom N/A	120	Kids Play Equipment Springer Springer Robinia Wood
,	Post far Catenary Light Kila Metal/Pawder Coated Wood Accoya	130	Kids Play Equipment Block Climber BLOOX 2
,	Metal Gate at Dog Park Custom Colour: RAL: 9007 Gray atuminium/Finish: Pre-finished Atuminum, Powder Coated Black	131	Backed Bench MBE-2300-00017 Colour: Titanium Metallic / Finish: Powdercoated Metal Timber.tpe
1	Metal Fence at Dog Park Custom Colour: RAL: 9007 Gray aluminium/Finish: Pre-Finished Aluminum, Powder Coated Black	132	Cluster Seating MTB-1100-00014 Colour: Titanium Metallic / Finish: Powdercoated Metal Timber:]pe
1	Privacy Fence Between Building A and B/C 4' Omega Architectural Fence Panel Colour: Black/Finish: Pre-galvanized and Polyester powder coated	F33	Bird House Cedar Post with Bird House Natual Cedar with Clear Coat, Bird House Calour: RAL 1015
,	Metal Gate Between Building A and B/C 6' Omega Architectural Single Swing Gate Colour: Black/ Finish: Pre-galvanized and Polyester powder coaled	1	Outdoor Sofa Lounge N/A
	Metal Gate Dustom Colour: RAL: 9007 Gray aluminium/Finish: Pre-Enished Aluminum, Powder Coated Black	F B5	Weatherproof Trellis at Building A Matal and Timber Trellis with Glass Top Wood componentist to be Coder, Sanded with natural stain. All metal components to be galvainized. Frame structure to be painted RAL: 9007 Gray aluminium. Tampered Glass Top, thickness and attachmed Hoatis per Trade Sow engineer.
1	Adirondack Chair Americana Colour: Appla Red/ Finish: High-Density Polyethylene	138	Wesherproof Trellis at Public Arrenity Metal and Timber Trellis with Glass Top Wead companents to be Cedar: Sanded with natural stain. All metal companents to be galvainized. Frame structure to be painted RAL: 9007 Gray aluminium, Tampervd Glass Top, thickness and attachment detains per Trade so we negineer.
1	Bar Top Jessie Rail Top Basic Unit Colour: Titanium Metallic / Finish: Powdercoated Metal	F37	Offsite Recycling Bin Type A Litter Bin with Recycling Component, Modern Metal Bin Glossy Black (RAL 9017) Baked on Powder Coat
1	Bar Stool Marrison Stool Colour:Thanium Metallis/ Ipe	139	Offisite Tree Grate Square Tree Grate, Contemporary Metal
1	Compost Bin Compost Bin: Free Garden Earth Coleur: Black	F39	Offisite Tree Guard Metal Tree Guard Glossy Black (RAL 9017) Baked on Powder Coat
1	Urban Agriculture Boxes Throughs Powder Coated Altuminum, State colour	ter ter	Offisite Bike Rack Standard Bike Rack Glossy Black (RAL 9017) Baked on Powder Coat
,	BBQ Counter Meadow 36 Top Mounted Sink	ŵ	Offsite Bench Wood Chair with Backrest, Heritage Chair Glossy Black (RAL9017) Baked-on Powder Coat Frame, Varnished Slats

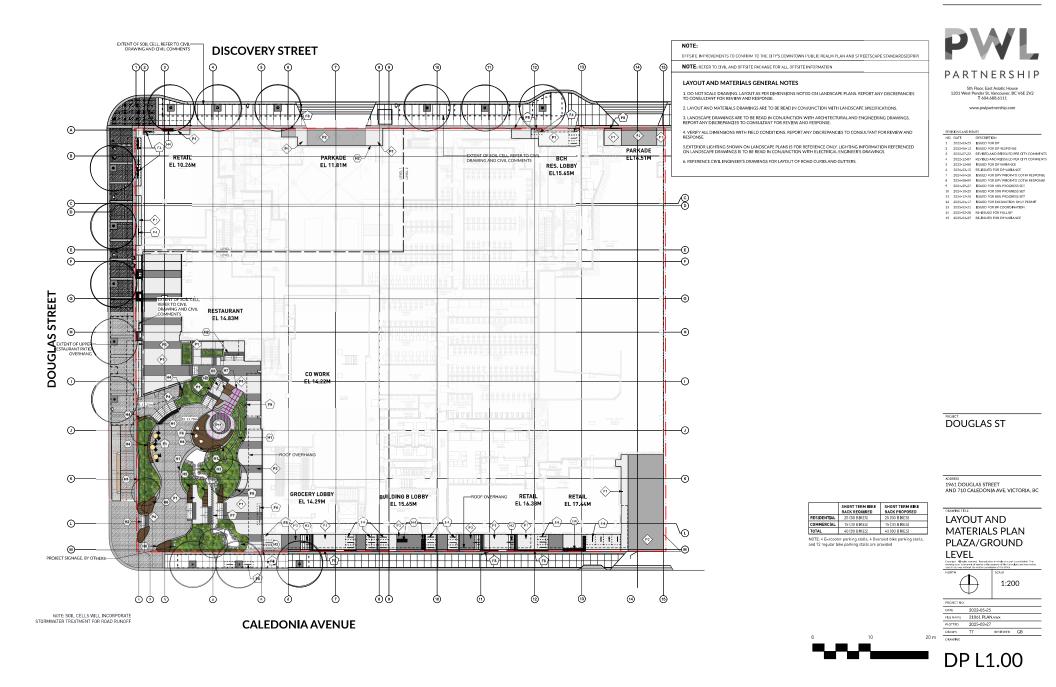
DOUGLAS ST

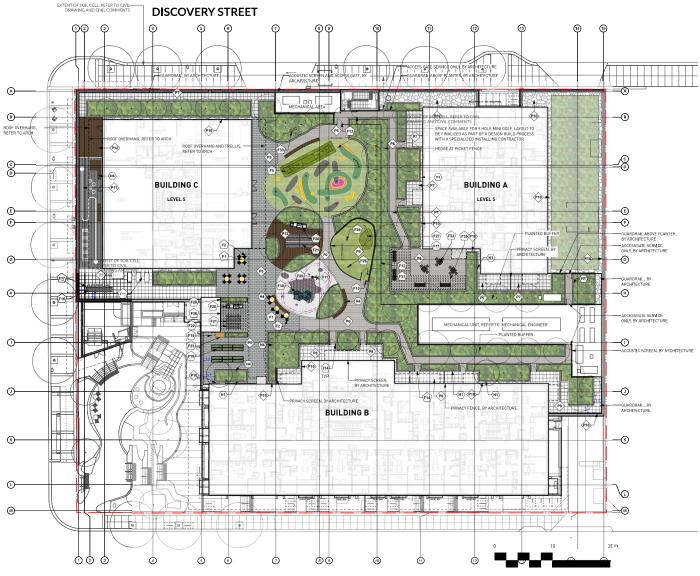
ADDRESS 1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC

NOTES AND LEGENDS

		SCALE N/A	
PROJECT NO.		-	
DATE	2022-05-2	5	
FILE NAME	21061 PLA	N.vwx	
PLOTTED	2025-03-2	7	
DRAWN	TT	REVEWED	GB

DP L0.03







REVISIONS AND ISSUES

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NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-08	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-BSUED 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
9	2024-09-27	BSUED FOR 40N PROGRESS SET
10	2024-10-25	ISSUED FOR 50N PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION

14 2025-02-28 RE-ISSUED FOR FULL BP 15 2025-03-27 RE-ISSUED FOR DP VARIANCE

DOUGLAS ST

DRAWING TIFLE LAYOUT AND

1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC

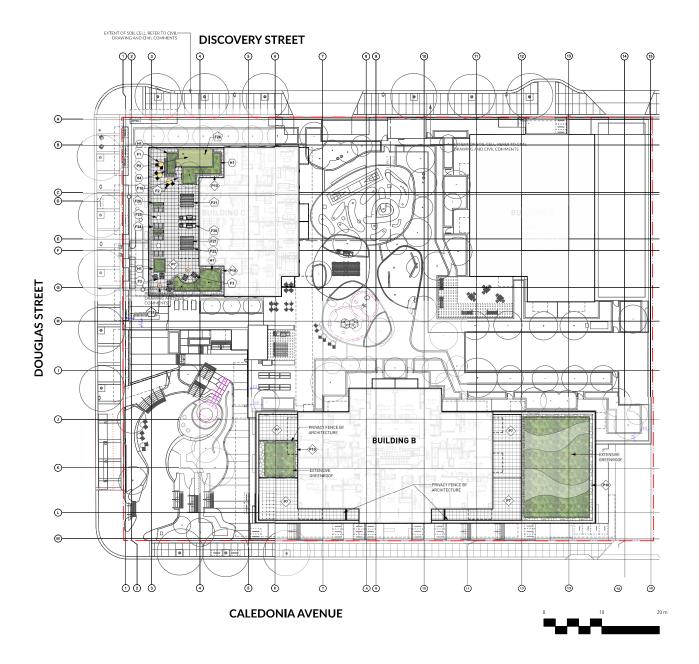
MATERIALS PLAN

L3 AMENITY LEVEL

ADDRESS

CALEDONIA AVENUE







INCOME AND RELE

NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-12-08	ISSUED FOR DP VARIANCE
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
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET

 11
 2024-12-20
 ISSUED FOR 80% PROGRESS SET

 12
 2025-01-17
 ISSUED FOR EXCAVATION ONLY PERMIT

 13
 2025-02-18
 ISSUED FOR 8P CORRENATION

 14
 2025-02-28
 RE-ISSUED FOR FULL BP

 15
 2025-02-27
 RE-ISSUED FOR DP VARIANCE

DOUGLAS ST

ADDRESS 1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC

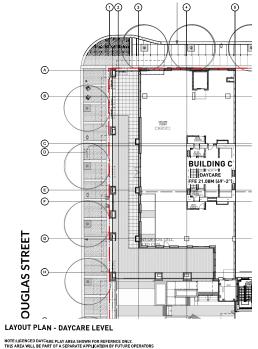
DRAWING TITLE LAYOUT AND MATERIALS PLAN **BLDG C AMENITY** ROOF BLDG B L8 LEVEL \oplus 1:200 PROJECT NO. DATE 2022-05-25 FLE NAME 21061 PLAN.vwx PLOTTED 2025-03-27 DRAWN DRAWING REVIEWED GB TT





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NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-22	REVISED AND REISSUED PER CITY COMMENT
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10	2024-10-25	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-21	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE

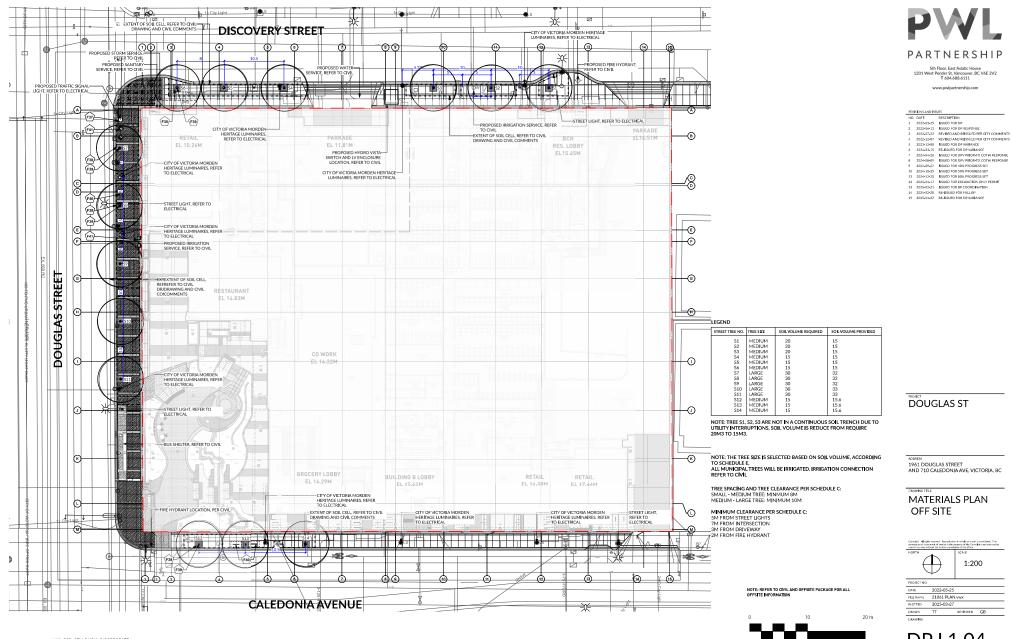




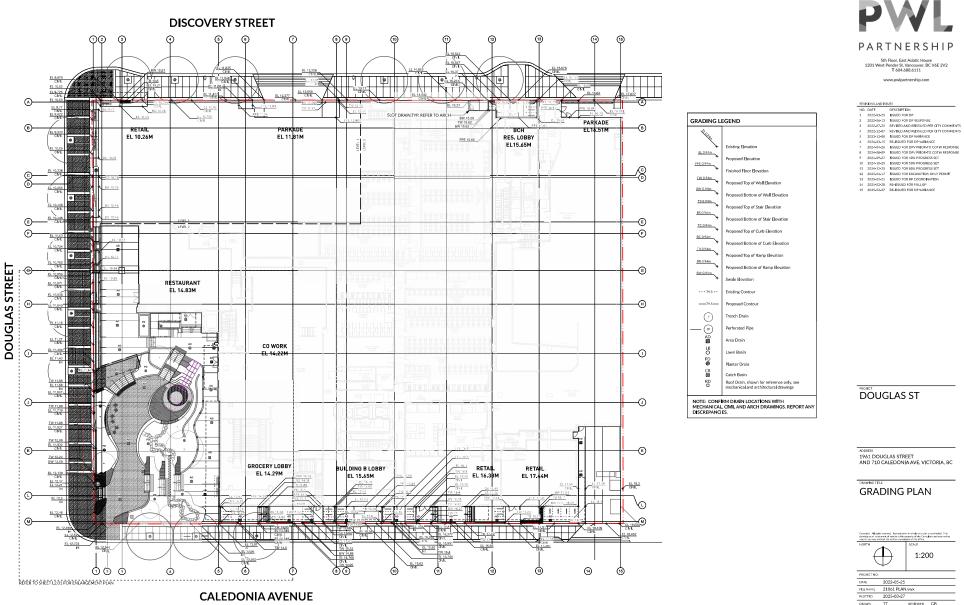
DOUGLAS ST

ADDRESS 1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC





NOTE: SOIL CELLS WILL INCORPORATE STORMWATER TREATMENT FOR ROAD RUNOFF



CALEDONIA AVENUE

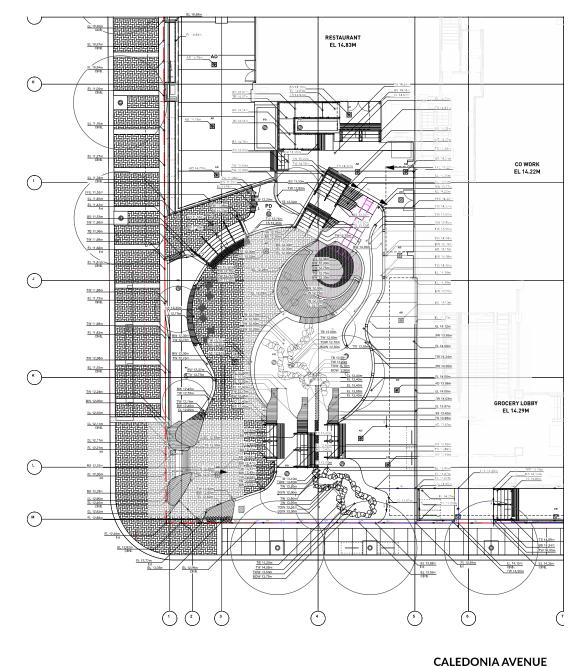
DP L2.01

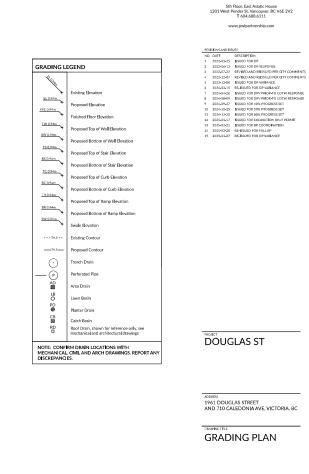
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DRAWING

20 m









PARTNERSHIP

DP L2.02

20 m

DISCOVERY STREET LEGEND QUANTITY 888.03M² 35.0M² 35.0M² 45.9M² 55.9M² 9.1M² 71.7M² 47.35M² 307.0M² 307.0M² 13.4M² 26M² 18.2M² 18.1M² 7.6M² 23.0M² 13 16 20 23.0M² 17.18M² 9.4M² 45.1M² 11.5M² 0 21.8M² 25.5M² 33.4M² 18.1M² 0 0 25 27 28 29 13.8M² 19.9M² 33 BUILDING C BUILDING A 38 36--146.6M² 13.944⁹ 9.944² 2.944² 5.754² 3.754² 3.754² 3.754² 4.754² 0.954² 3.854² 5.454² 3.6544² 37 DOUGLAS STREET $(\mathbf{O}_{\mathsf{S}})$ $(\mathbf{O}_{\mathsf{S}})$ $(\mathbf{O}_{\mathsf{S}})^{\mathsf{R}}$ 0 • • •**,** þ • 1 7 20.6M² 6.8M² 42 REEN 480.2M² 3 **O**S (●s) (●s) 30 31 32 253.1M² 30.3M² 0 . • 196.8M² (Os) 22 39 42 BUILDING B TREES PROPOSED FOR THE REPLACEMENT TREES FLOOR LEVEL TREE SIZE PROPSED SOIL VOLUME PER TREE QTY. REPLACEMENT TREE COUNT LEGEND LARGE TREE MIN. 30M3 SOIL VOLUME PER TR PLAZA/U PPER GROUND LEVEL (•) EDIUM TREE MIN. 15M3 SOIL VOLUME PER • MALLTREE MIN. 6M3 SOIL VOLUME PER TR TREE COUNT AS REPLACEMENT TREE ٩ LARGE TREE MIN. 30M3 SOIL VOLUME PER TRE LEVEL 3 AMENITY -(•) MEDIUM TREE MIN. 15M3 SOIL VOLUME PER TI \odot MALL TREE MIN. 6M3 SOIL VOLUME PER TI 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. LEVEL 21 ROOF ۲ MALLTREE MIN. 6M3 SOIL VOLUME PER TR ALL LEVEL \odot 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 31 SLOPE IS NEEDED AT TRANSITION AREA FROM 900MM TO 600MM SOIL DEPTH CALEDONIA AVENUE

DP L3.00

5th Floor, East Asiatic House 1201 West Pender St, Vancouver, BC V6E 2V2 T 604.688.6111 www.pwlpartnership.com

PARTNERSHIP

 INCREMENTANDE EXERCISION

 100. DAT
 DESCRIPTION

 1
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 BRUTO TODE PREVOVER

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 BRUTO TODE PREVOVER

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 BRUTO TODE PREVOVERCE

 14
 2020-20-20
 BRUTO TODE PREVOVERCE

DOUGLAS ST

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DRAWING TITLE SOIL DEPTH COORDINATION PLAN

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1:200

REVEWED GB

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PROJECT NO. DATE 2022-05-25

DRAWN DRAWING

20 m

10

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FLE NAME 21061 PLAN.vwx PLOTTED 2025-03-27

TT

lant	List – On Site					
	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover	Spacing	Remarks
				(Trees Only)		
	Trees					
:R	Acer circinatum	Vine Maple	2.4 m ht (8-0" ht)	3.6 m	As Shown	B&B. Nursery grown, minimum 3 stems
iR .	Acer griseum	Paper Bark Maple	6 cm cal. [2,5" cal.]	4,5 m	As Shown	868. Uniform branching, dense tree, 6 [1.8m] std.
L	Acer palmatum Green	Green Japanese Maple	2.4 m ht x 1.8 m w (8 ht x 6 w)	4.9 m	As Shown	B&B. Specimen and densely branched, no included bark
0	Ager rubrum 'Frank Jr.'	Redpointe Red Maple	8 cm cal. [3" cal.]	6.8 m	As Shown	B&B, Uniform branching, dense tree, 7 (2.1 m) atd.
(A	Amelanchier x grandiflora: Autumn Brillance	Autumn Brilliance Serviceberry	3.0 m ht. (9-01 ht.)	3.6 m	As Shown	B&B, Multi-stemmed, dense tree
КΩ	Cornus kousa	Kousa Dogwood	2.4 m ht (8-0" ht)	3,0 m	As Shown	B&B, Well branched, dense tree
0R-4	Picea omorika	Serbian Spruce	4 m ht. [13 - 0" ht.]	4,9 m	As Shown	B&B, Well branched, dense tree
00	Querous coccinea	Scarlet Dak	8 cm cal. [3" cal.]	6.7 m	As Shown	BSB, Uniform branching, dense tree, 7 (2.1 m) atd
<i>r</i> ,	Stewartia pseudocamellia	Japanese Stewartia	6 cm cai 2.5" cai	4.2 m	As Shown	B&B, Well branched, dense free
	Shrubs					
DL.	Azalea Orchid Lights	Orchid Lights Azalea	#2 pot		75cm (301)	Well established
C	Azalea japonica 'Hino Crimson'	Hino Crimson Japanese Azalea	#2 pot		60cm (24*)	Well established
ж	Cornus sericea Kelseyii	Kelseyi Dogwood	#2 pot		60cm (24*)	Well established, nursery grown
SH	Gaultheria shallon	Salat	#2 pot		75cm [30*]	Well established, nursery grown
1	Lonicera pileata	Privet Honeyauckle	#1 pot		75cm (30*)	30 cm [121] apreed
5,4,	Ribes sanguineum	Flowaring Currant	#2 po1		100cm 13911	Well established, nursery grown
4P	Rosa Neidiland Pink	Meidiland Pink Rose	#2 pot		45cm [18*]	Well established
JR BA	Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmla	#2 po1		60cm [24"]	Well established
	Spiraea burnalda: Anthony Waterer	Anthony Waterer Spiraea	₩2 pot		60cm [24*]	Well established
M N	Tasus x media H M Eddie	H.M.Eddle Yew	1.5m		60cm (24*)	Well established, dense hedging plant / B & B
an W	Vaccinium corymbouem Northblue	Northblue Blueberry	#3 pot #3 pot		120cm (481) 75cm (301)	Well established Well established, nursery prown
v.	Vaccinium ovatum	Everpreen Huckleberry	#3 po1		710m (30-)	Well established, nursery prown
	Ground Cover		¥1 pot			
CP /S	Erica cames: Springwood Pink Franaria vesca	Spring Pink Winter Heath Woodland Strawberry			45cm [18*]	15cm (61) height
VS IRP	Fragaria wisca Mahania nervosa		W1 pol		25 cm (10*)	Well established, nursery grown
RP DM		Dwarf Oregon Grape	#1 pot #1 pot		40cm [16"] 38cm [15"]	Well established, nursery grown 10cm (41) height
110	Pachysandra terminalis	Japanese Spurge	. # 1 201		38011191	Jacob A Thoras
00	Perennials Anemore hybrida Curtain Call	Curtain Cell Japanese Anemone	¥1 pet		38 cm [15*]	Well established
PR	Anemone hybrida Curtain Call Echinecea purgunea	Purele Cone Flower	#1 pol #1 pol		38 cm (16*) 45 cm (18*)	Well established
FE	Hosta Francea	Francee Hosta	#1 pot #1 pot		60 cm (24*)	Well established
c	ris versical pr	Plan Flan Iris	#1 pot		40 cm (16*)	Well established
с FW	Nepeta a faassenii Walker's Low	Walker's Low Catmint	#1 pot		38 cm (15")	Well established
RV	Origanum valgara	Dregang	#1 pot		30cm [127]	Well established
80	Rudbackia fulgida Goldstrum	Black-Eved Susan	#1 po1		45 cm [181]	Well established
LA .	Stachya lanata	Lamb 6 Ear	#1 pet		38 cm (15*)	Well established
R	Tellima granditiora	Frinse Cup	#1 poi		38 cm (15*)	Well established, nursery prown
	Ornamental Grasses					
WK .	Calamagnetis & acutifiora Karl Foerater	Karl Foerster Feather Reedgrass	#2 pot		75 cm (39*)	Well established
ч	Pennisetum alopecuroides Hamelin	Dwarf Fountain Brass	¥1 col		45 cm (18*)	Well established
	Aquatic Plants					
54	Carex stipata	Saw Beak Sedge	#1 pot		40 cm [16"]	Full dense plant, nursery grown
F	Juncus offunus	Common Rush	₩1 pot		45 cm (18*)	Well established
	Ferns					
SP	Blechnum spicant	Deer Fem	#1 pot		38 cm (15*)	Well established, nursery grown
ΑU	Polystichum munitum	Western Sword Fern	¥1 pot		45 cm (18*)	Well established, nursery grown
lant	List – Off Site					
D	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
	Trees					
RA	Acer rubrum Armstrong	Armstrong Red Maple	Scm cal. (3" cal.)	8,0 m	As Shown	B&B. Uniform branching, dense tree, 7 (2.1 m) std.
BF	Carpines betulus Fastiniste	Pyramidal European Hornbeam	5 cm cal. 12" cal.	8.0 m	An Shown	B&B. Dense plant, peod branching within 2 10 é mì el around

Terraced Plaza



Acer griseum

Azalea Orchid Lights Lonicera pileata Rudbeckia Goldstrum



16 Acer glabrum Douglasii



Quercus coccinea

Juncus effusus



ris versicolor



Cornus Kelseyii



Echinacea purpurea

Spiraea 'Anthony Waterer

Acer palmatum 'Green'

Cercis Appalachian Red



.





Azalea 'Hino Crimson'









Fragaria vesca



ADDRESS 1961 DOUGLAS STREET AND 710 CALEDONIA AVE, VICTORIA, BC

DOUGLAS ST







	Cale of
	12 Martin
ne hybrida	Vaccinium ovatum



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- IDEDEX.440 EBMS

 ND. DMF
 CRCCHTEN

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 2
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 BALD FOR DP REMOVE

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 2020-X25
 READ FOR DP NUMARCE



















Roof Top Amentity

DRAWING TITLE

PLANT LIST ENTIRE SITE

DRAWN TT REVIEWED GB



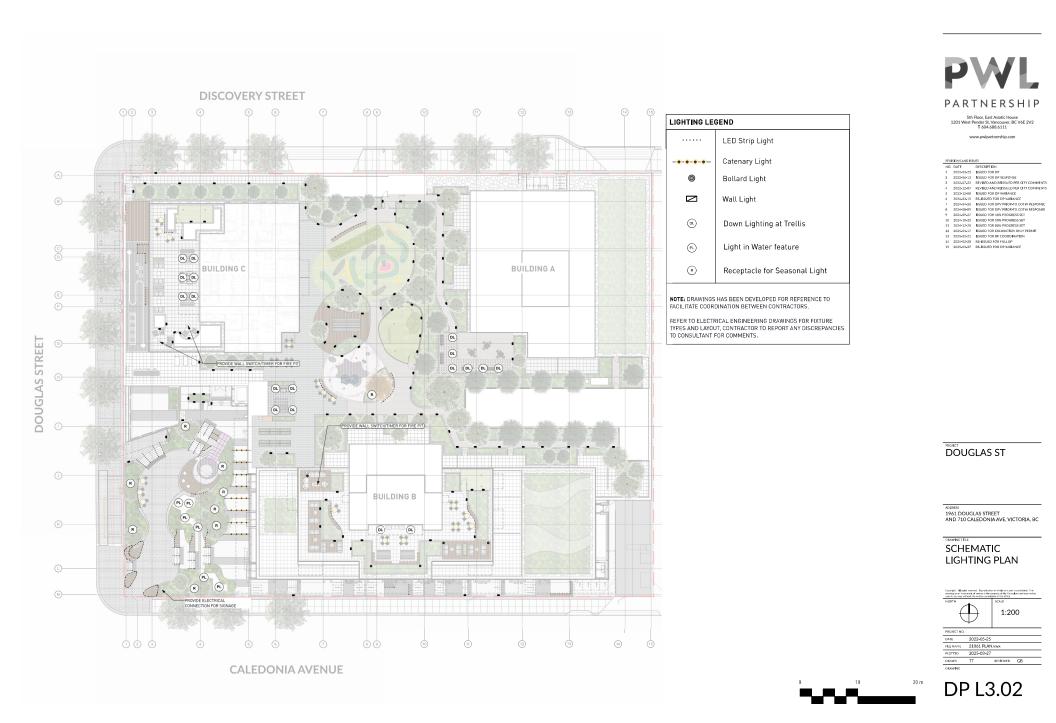
Taxus H.M. Eddie

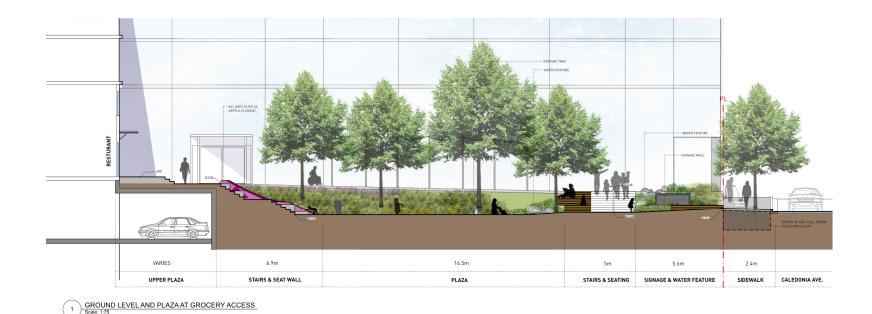
L3 Amenity













5th Floor, East Asiatic House 1201 West Pender Street Vancouver BC Canada VIE 2VC www.pwip T 604.688.6111 F 604.688.6112

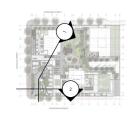
 Bitsband Sold
 Description

 NO
 DATE
 DESCRIPTION

 5
 2022-07-22
 RIMSED AND RESSUED FER CITY COMMENTS

 5
 2022-12-06
 ISSUED FOR DP WARKINGE

 6
 2025-00-27
 RELISSUED FOR DP WARKINGE

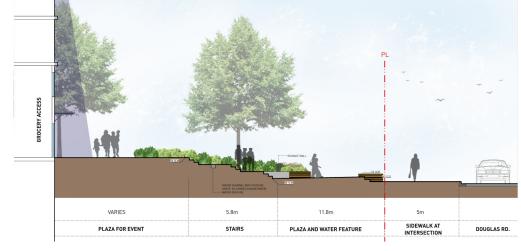


PROJEC 710 CALEDONIA

710 CALEDONIA







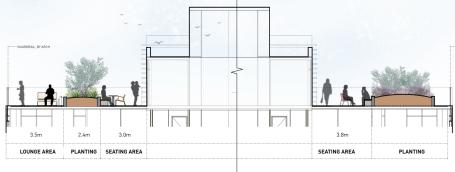
2 GROUND LEVEL AND UPPER PLAZA Scale: 1:75



3 BUILDING B ROOF TOP AMENITY Scale: 1:75

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

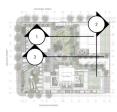




PWL partnership







710 CALEDONIA

ADDRESS		
710 CALEDONIA		

SECTIONS

 \oplus Scale PROJECT NO. 21061 2019-05-10 21061 SECTIONS www JL. NAM 2025-03-27 PLOTTED

L4.02

