

1961 DOUGLAS ST
DEVELOPMENT PERMIT VARIANCE RESPONSE - MARCH 12, 2025



DRAWING LIST24"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: L102, BLDG B: L102)	1/16" = 1'-0"	1/32" = 1'-0"
A107	FLOOR PLAN RESIDENTIAL LEVEL (BLDG A: L102, BLDG B: L103)	1/16" = 1'-0"	1/32" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL (BLDG A: L103-12, BLDG B: L104-05, BLDG C: L105-11)	1/16" = 1'-0"	1/32" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL (BLDG A: L103-12, BLDG B: L106, BLDG C: L105-11)	1/16" = 1'-0"	1/32" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL (BLDG A: L103-12, BLDG B: L107-15, BLDG C: L105-11)	1/16" = 1'-0"	1/32" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL (BLDG A: L113-16, BLDG B: L116-19, BLDG C: L112-16)	1/16" = 1'-0"	1/32" = 1'-0"
A112	FLOOR PLAN RESIDENTIAL (BLDG B: L120, BLDG C: L119-20)	1/16" = 1'-0"	1/32" = 1'-0"
A113	FLOOR PLAN RESIDENTIAL (BLDG B: L121, BLDG C: L121)	1/16" = 1'-0"	1/32" = 1'-0"
A114	FLOOR PLAN RESIDENTIAL (BLDG B: L122)	1/16" = 1'-0"	1/32" = 1'-0"
A115	FLOOR PLAN ROOF LEVEL (BLDG B: JAMENITY)	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

ATTACHMENT B

PROJECT INFORMATION

PROJECT ADDRESS LEGAL DESCRIPTION	1961 DOUGLAS STREET, VICTORIA BC LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557 ZONING: T-1	710 CALEDONIA AVE, VICTORIA BC LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509 ZONING: C-1
EXISTING ZONING		
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 + 5.41 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.) ADDITIONAL 2V & 60Z PROVIDED AT E.O.T.	
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 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% BUILDING C STUDIO = 0.0% 1 BED = 55.2% 2 BED = 39.8% 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 = 167,160 sf (15,565.72 m ²) BUILDING C = 124,379 sf (11,525.60 m ²)	



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12 MARCH 2025 ISSUED FOR DPV RESPONSE
05 AUGUST 2024 ISSUED FOR DPV RESPONSE
07 MAY 2024 ISSUED FOR DPV RESPONSE
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09 DECEMBER 2022 ISSUED FOR DPV RESPONSE
13 JUNE 2022 ISSUED FOR DPV RESPONSE
30 MARCH 2022 ISSUED FOR RETORNING & DP

Revisions 17771-1884-00

Seal
Douglas St

Victoria, BC
Project

COVER &
PROJECT INFO

Drawing
Scale
Project 221023
Sheet A000

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	Blg Storage / Service Rm	Residential Total
Level 01 Lower	1,431	1,950		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	5,493						6,527
Level 06		1,034	5,493						6,527
Level 07		1,034	5,493						6,527
Level 08		1,034	5,493						6,527
Level 09		1,034	5,493						6,527
Level 10		1,034	5,493						6,527
Level 11		1,034	5,493						6,527
Level 12		1,034	5,493						6,527
Level 13		1,034	5,493						6,527
Level 14		1,034	5,493						6,527
Level 15		1,034	5,493						6,527
Level 16		1,034	5,493						6,527
Level 17		1,034	5,493						6,527
Level 18		1,034	5,493						6,527
Level 19		1,034	5,493						6,527
Level 20		1,034	5,493						6,527
Level 21 Amenity		988	2,596	80					3,664
TOTAL	1,431	23,687	88,796	6,509	1,179	526	729	1,283	124,860

BUILDING C - COMMERCIAL (GSF)									
	Retail Units	Restaurant / Coffee	Grocery	Daycare	Co-Work	Circulation	Waste / Recycle/ Blg Stor.	Commercial Total	
Level 01	4,054	5,549	1,787		4,785	240	1,121	13,366	13,896
Level 02			12,297			603		32,960	6,887
Level 03				4,948		189		5,133	5,493
Level 04									6,892
Level 05									6,527
Level 06									6,527
Level 07									6,527
Level 08									6,527
Level 09									6,527
Level 10									6,527
Level 11									6,527
Level 12									6,527
Level 13									6,527
Level 14									6,527
Level 15									6,527
Level 16									6,527
Level 17									6,527
Level 18									6,527
Level 19									6,527
Level 20									6,527
Level 21									6,527
TOTAL	4,054	5,549	18,084	4,948	4,785	2,799	1,121	57,538	181,388

BUILDING B - MARKET RENTAL + CONDO (GSF)									
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Blg Storage / Service Rm	Residential Total
Level 01 Lower		687							687
Level 01 Upper	1,676	2,114							3,790
Grocery level		786							786
Level 02		1,889	5,849						7,738
Level 03		2,124	9,894						12,018
Level 04		1,967	5,623						7,590
Level 05		1,967	5,623						7,590
Level 06		918	5,615						6,533
Level 07		918	5,615						6,533
Level 08		918	5,615						6,533
Level 09		918	5,615						6,533
Level 10		918	5,615						6,533
Level 11		918	5,615						6,533
Level 12		918	5,615						6,533
Level 13		918	5,615						6,533
Level 14		918	5,615						6,533
Level 15		918	5,615						6,533
Level 16		918	5,615						6,533
Level 17		918	5,615						6,533
Level 18		918	5,615						6,533
Level 19		918	5,615						6,533
Level 20		893	5,642						6,535
Level 21		893	5,334						6,227
Level 22		893	5,345						6,238
Level 23 A/R		927							1,053
TOTAL	1,676	25,822	128,948	0	993	738	2,950	1,713	167,565

BUILDING B - COMMERCIAL (GSF)				
	Retail Units	Circulation	Waste / Recycle / Bldg	Commercial Total
Level 01				
Level 02	2,976	97	405	3,478
Level 03				
Level 04				
Level 05				
Level 06				
Level 07				
Level 08				
Level 09				
Level 10				
Level 11				
Level 12				
Level 13				
Level 14				
Level 15				
Level 16				
Level 17				
Level 18				
Level 19				
Level 20				
Level 21				
Level 22				
Level 23				
TOTAL	2,976	97	405	3,478

BUILDING A - BC HOUSING - BELOW MARKET RENTAL (GSF)									
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Blg Storage / Service Rm	Residential Total
Level 01 Lower		700							700
Level 01 Upper		753							753
Level 01 Mezz		660	1,958		432				3,085
Grocery level		700							700
Mezzanine		1,740	1,959	677					4,376
Level 02		1,081	4,969	691					6,741
Level 03		1,028	4,753						5,813
Level 04		1,028	4,753						5,813
Level 05		1,028	4,753						5,813
Level 06		1,028	4,753						5,813
Level 07		1,028	4,753						5,813
Level 08		1,028	4,753						5,813
Level 09		1,028	4,753						5,813
Level 10		1,028	4,753						5,813
Level 11		1,028	4,753						5,813
Level 12		1,028	4,753						5,813
Level 13		1,028	4,753						5,813
Level 14		1,028	4,753						5,813
Level 15		1,028	4,753						5,813
Level 16		1,028	4,753						5,813
TOTAL	660	21,244	71,942	1,368	432	0	0	4,510	100,156

FSR EXCLUSIONS

PARKING/LOADING/BIKE STORAGE (EXCLUDED FROM FSR)											
	Circulation	Grocery Parking	BC Housing Parking	Commercial Parking	Retail Bldg / Lot	Residential Storage	Blg Storage / Service Rm	Loading	Res. Bike Storage	Total	
Level P2	1,460				21,627	911	1,564			24,682	
Level P1	2,749				61,544	911	4,963			69,117	
Level 01 Lower	2,774	25,552	10,971	1,527	502		1,848	3,760		45,539	
Lower grd mezz			3,486	3,290						6,776	
Level 01 Upper							9,148	9,067		18,215	
TOTAL	6,089	25,552	14,457	4,817	83,711	1,413	1,564	5,547	13,008	9,067	164,629

CAR PARKING REQUIREMENTS

RESIDENTIAL CAR PARKING SPACES									
	0.0 SPACES/UNIT (0.45H)	0.8 SPACES/UNIT (0.45H)	1.0 SPACES/UNIT (0.75H)	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL
REQUIRED	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14
PROVIDED	1	1	1	1	1	1	1	1	1
RESIDENTIAL ACCESSIBLE PARKING SPACES									
	0.0 SPACES/UNIT (0.45H)	0.8 SPACES/UNIT (0.45H)	1.0 SPACES/UNIT (0.75H)	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL
REQUIRED	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14
PROVIDED	1	1	1	1	1	1	1	1	1

COMMERCIAL CAR PARKING SPACES									
	0.0 SPACES/UNIT (0.45H)	0.8 SPACES/UNIT (0.45H)	1.0 SPACES/UNIT (0.75H)	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL
REQUIRED	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14
PROVIDED	1	1	1	1	1	1	1	1	1

BIKE PARKING REQUIREMENTS

RESIDENTIAL BIKE PARKING SPACES									
	0.0 SPACES/UNIT (0.45H)	0.8 SPACES/UNIT (0.45H)	1.0 SPACES/UNIT (0.75H)	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL
REQUIRED	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14
PROVIDED	1	1	1	1	1	1	1	1	1

COMMERCIAL BIKE PARKING SPACES									
	0.0 SPACES/UNIT (0.45H)	0.8 SPACES/UNIT (0.45H)	1.0 SPACES/UNIT (0.75H)	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL	0.1 VISITOR SPACES/UNIT	TOTAL
REQUIRED	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14	0.01 x 14
PROVIDED	1	1	1	1	1	1	1	1	1

MCM

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UNIT BREAKDOWN

BLDG C - RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 5	0	6	4	0	10
Level 6	0	6	4	0	10
Level 7	0	6	4	0	10
Level 8	0	6	4	0	10
Level 9	0	6	4	0	10
Level 10	0	6	4	0	10
Level 11	0	6	4	0	10
Level 12	0	6	4	0	10
Level 13	0	6	4	0	10
Level 14	0	6	4	0	10
Level 15	0	6	4	0	10
Level 16	0	6	4	0	10
Level 17	0	6	4	0	10
Level 18	0	6	4	0	10
Level 19	0	0	1	4	5
Level 20	0	0	1	4	5
Level 21	0	1	3	0	4
TOTAL	0	85	61	8	154

UNIT MIX	
STUDIO	0.0%
1 BED	55.2%
2 BED	39.6%
3 BED	5.2%
Total	100%

Accessible Units	0
Family Units	69
	44.8%

STORAGE LOCKERS	
Level P2	23
Upper grd	5
Total	28



12 MARCH 2025	ISSUED FOR DPIV RESPONSE
09 AUGUST 2024	ISSUED FOR DPIV RESPONSE
07 MAY 2024	ISSUED FOR DPIV RESPONSE
20 DECEMBER 2023	ISSUED FOR DIP VARIANCE
09 DECEMBER 2022	ISSUED FOR DIP RESPONSE
13 JUNE 2022	ISSUED FOR DIP RESPONSE
30 MARCH 2022	ISSUED FOR REWORKING & DIP

Revisions YYYY-MM-DD

Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

CONTEXT

Drawing	
Scale	
Project	221023

Sheet A001





11 MARCH 2025	ISSUED FOR DPV RESPONSE
01 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
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11 MARCH 2022	ISSUED FOR DPV RESPONSE

Revisions: YYYYYY-00

 Site
 Douglas St

 Victoria, BC
 Project

**SITE PLAN
EXISTING**

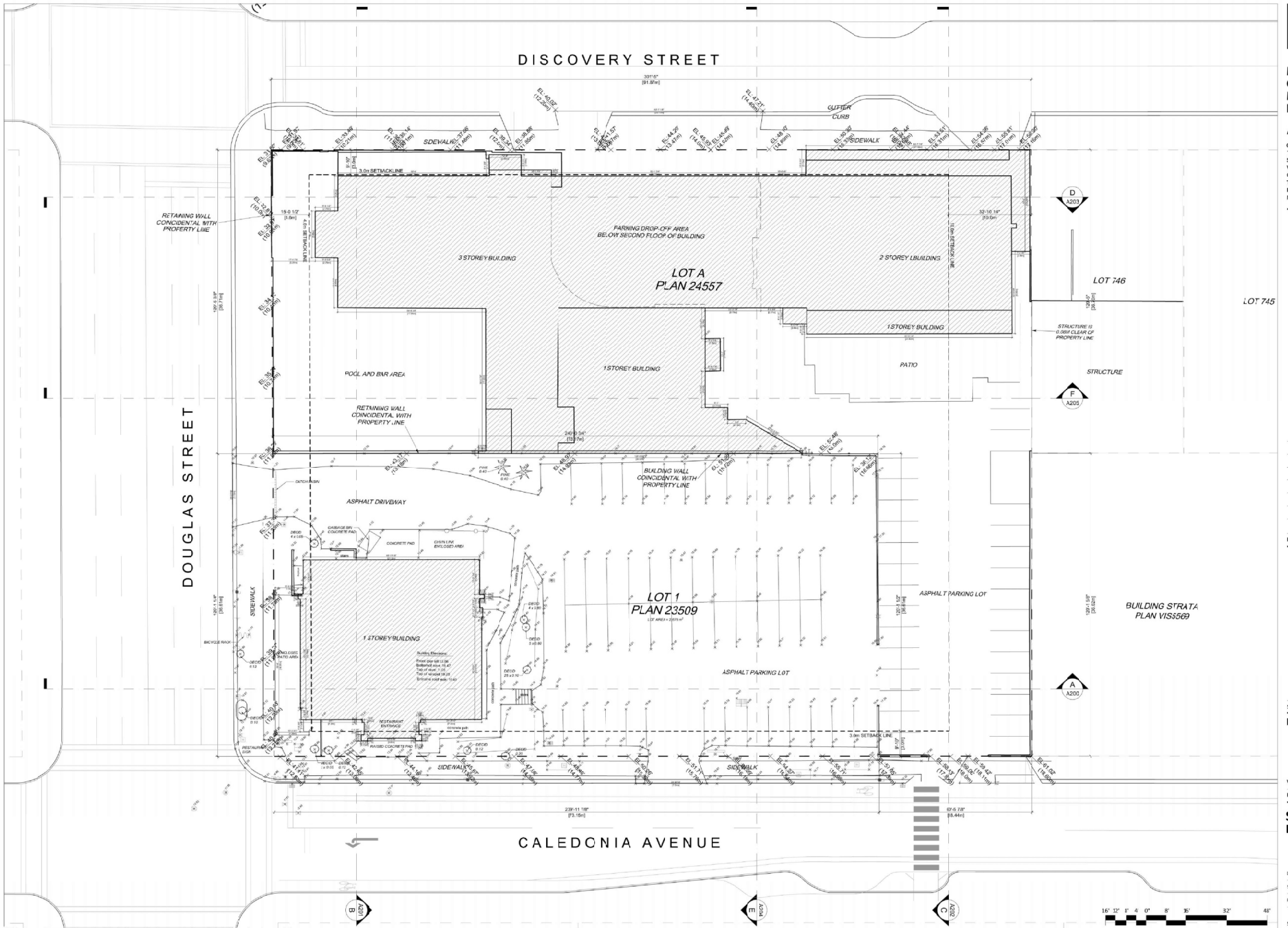
 Drawing
 Scale: 1/16" = 1'-0"
 Project: 21013

 Sheet: **A003**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



Revisions YYY-MM-DD

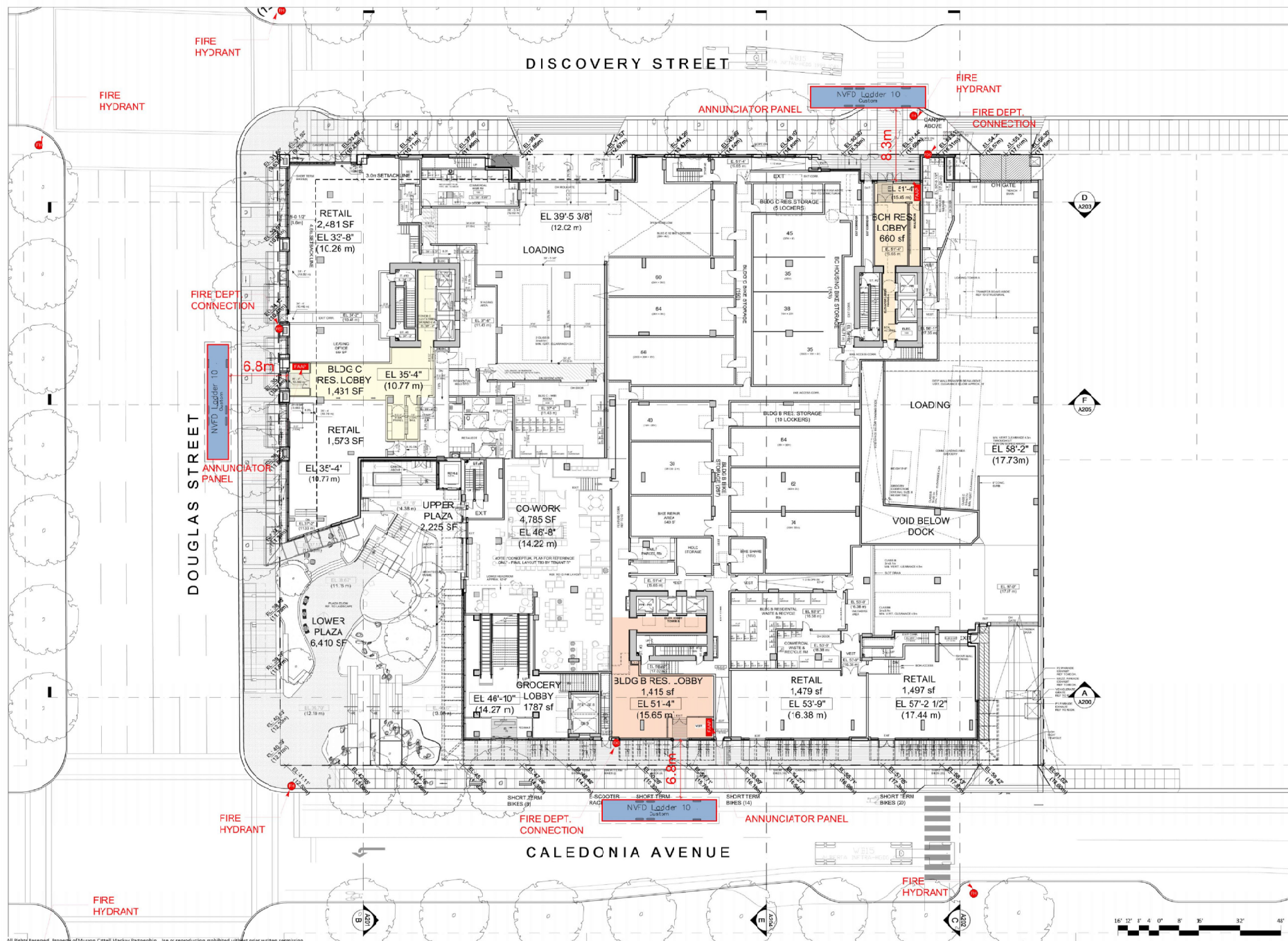
Sleet A004





Revisions YYY-MM-2

Drawing
Scale $1/16" = 1'-4"$
Project 12103
Sheet A005





30 MAY 2025	ISSUED FOR DfV RESPONSE REVISION
12 MARCH 2025	ISSUED FOR DfV RESPONSE
09 AUGUST 2024	ISSUED FOR DfV RESPONSE
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20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2022	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REWORKING & DP
Revisions	YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

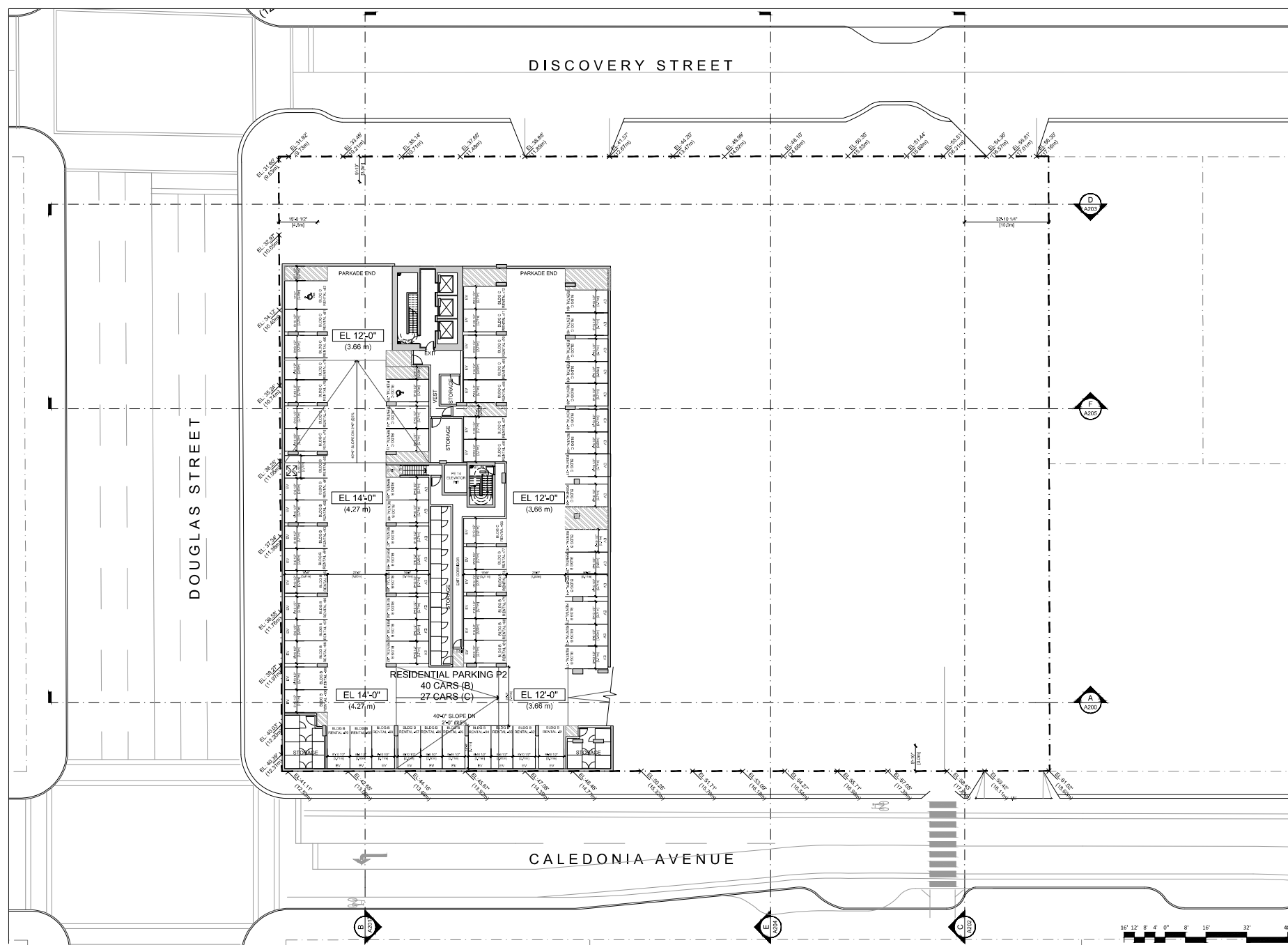
**PARKING
LEVEL P2**

Drawing

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

Project 221023

Sheet A101





30 MAY 2025	ISSUED FOR DFP RESPONSE REVISION
12 MARCH 2025	ISSUED FOR DFP RESPONSE
09 AUGUST 2024	ISSUED FOR DFP RESPONSE
07 MAY 2024	ISSUED FOR DFP RESPONSE
20 DECEMBER 2023	ISSUED FOR DFP RESPONSE
09 DECEMBER 2022	ISSUED FOR DFP RESPONSE
15 JUNE 2022	ISSUED FOR DFP RESPONSE
30 MARCH 2022	ISSUED FOR RESPONSE & OP

Revisions 11111-11111-00

Seal
 Douglas St

Victoria, BC
 Project

**PARKING
 LEVEL P1**

Drawing
 Scale 1/32" = 1'-0"
 Project 221023

Sheet **A102**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

RESIDENTIAL PARKING P1
 (BUILDING A)
 49 CARS

RESIDENTIAL PARKING P1
 (BUILDING B)
 60 CARS

RESIDENTIAL PARKING P1
 (BUILDING C)
 55 CARS



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15 JUNE 2023	ISSUED FOR DPV RESPONSE
30 MARCH 2023	ISSUED FOR DPV RESPONSE
Revisions	YYYY-MM-DD

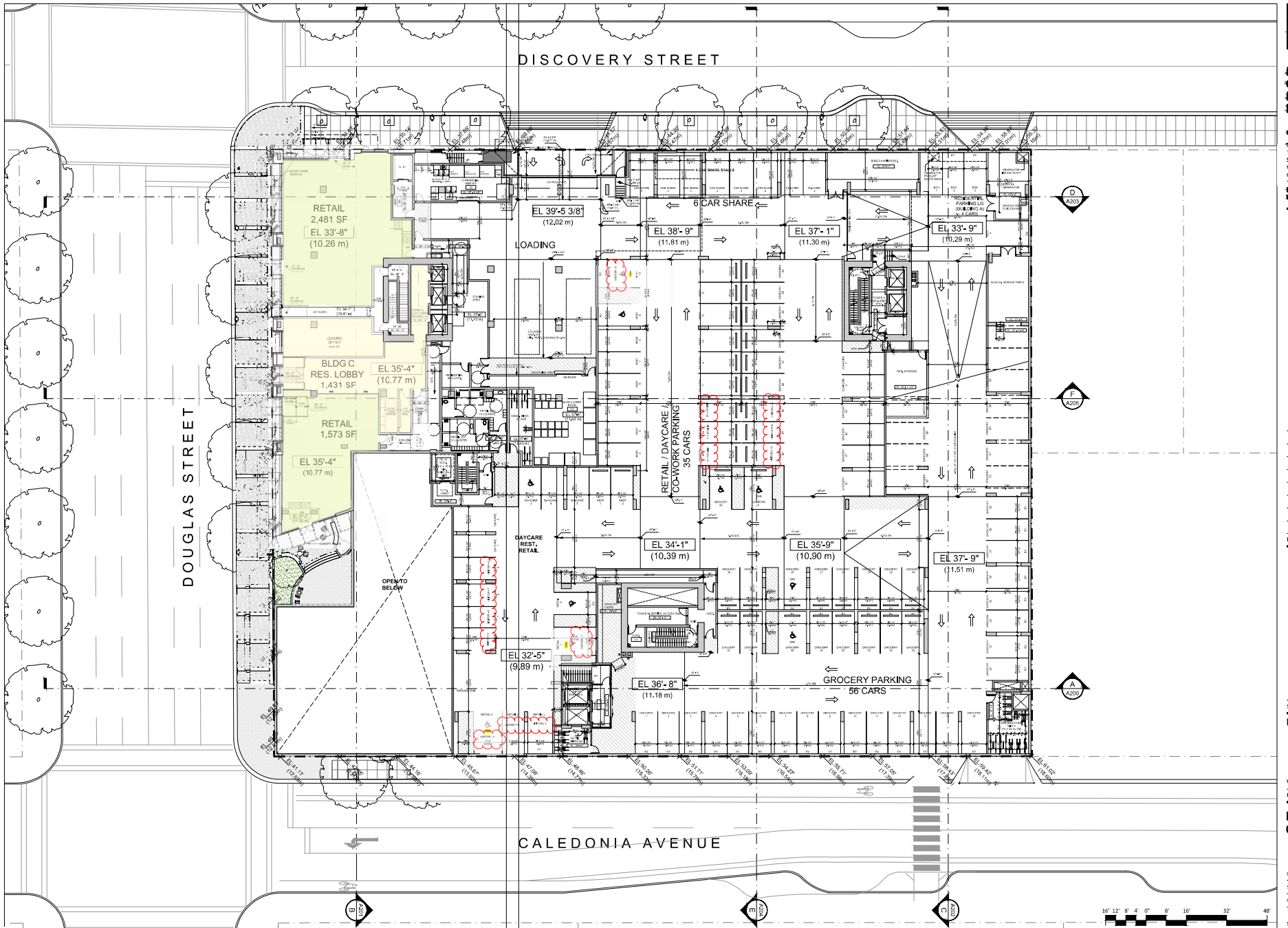
Seal
Douglas St

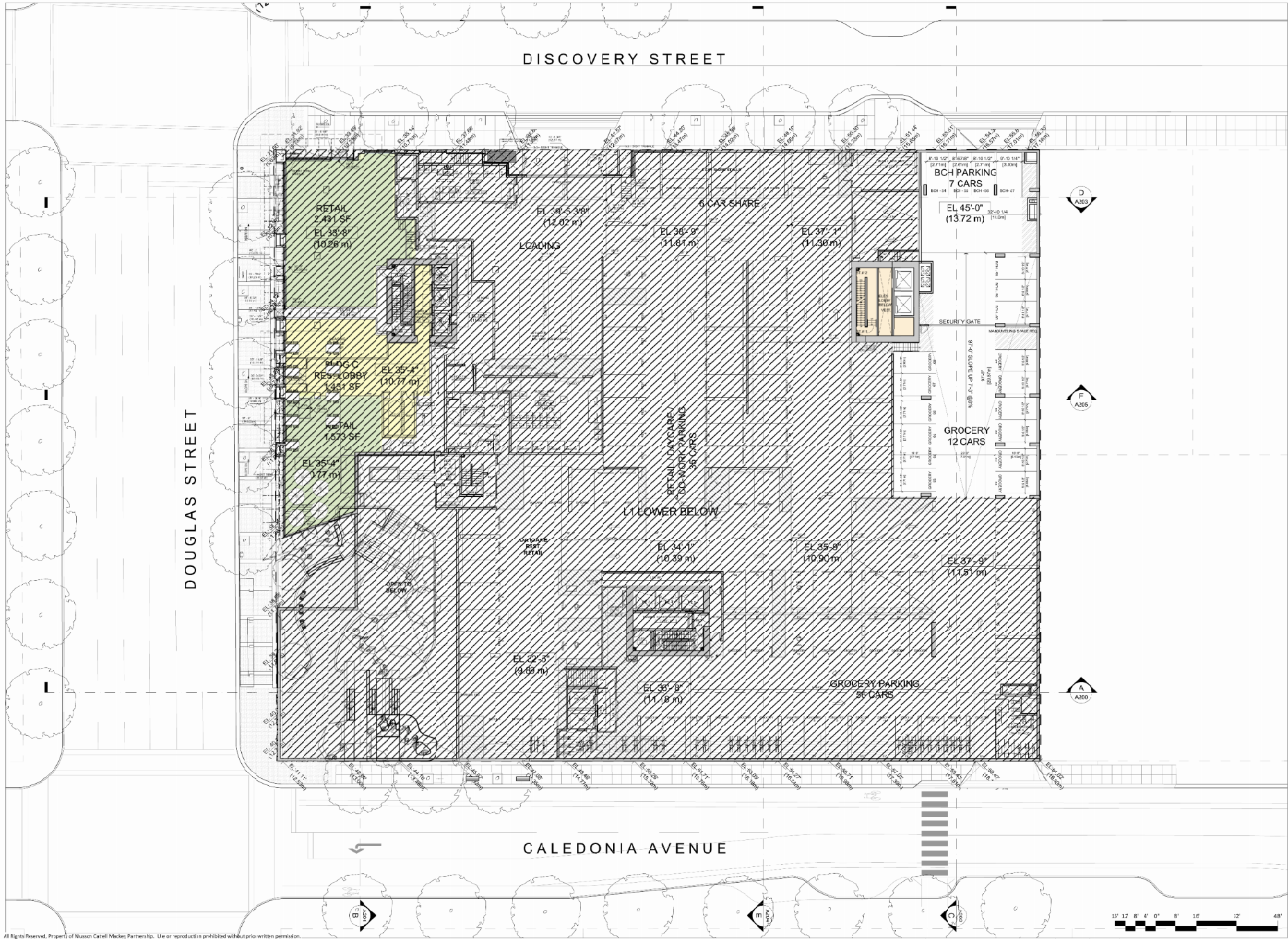
Victoria, BC
Project

**LOWER
GROUND**

Drawing
Scale 1/32" = 1'-0"
Project 221023

Sheet **A103**





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30 MAY 2025
ISSUED FOR OPR RESPONSE/REVISION
12 MARCH 2025
ISSUED FOR OPR RESPONSE
09 AUGUST 2024
ISSUED FOR OPR RESPONSE
07 MAY 2024
ISSUED FOR OPR RESPONSE
20 DECEMBER 2023

Revisors "YYY-MMM-DD"

Seal
Douglas St

Victoria, BC
Project
**LOWER
GROUND
MEZZ**

Drawing
Scale 1/8" = 1'-0"
Project 221023
Sheet **A103A**





11 MARCH 2025	ISSUED FOR DPV RESPONSE
01 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
11 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions: 1111111111-30

Site:
Douglas St

Victoria, BC
Project

**GROCERY
LEVEL**

Drawing:
Scale: 1/16" = 1'-0"
Project: 21013
Sheet: **A105**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

RESTAURANT
BELOW
EL 48'-8"
(14.8 m)

PLAZA
BELOW

GROCERY
32,297 SF
EL 62'-8"
(19.10 m)

LOADING
BELOW

EL 58'-2"
(17.73 m)

DOCK
EL 62'-8"
(19.10 m)

LOADING
BELOW

RES. LOBBY
BELOW
EL 51'-4"
(15.65 m)

RETAIL
BELOW
EL 53'-9"
(16.38 m)

RETAIL
BELOW
EL 57'-2"
(17.42 m)

Revisions YYY-MM-DD

Sleet	A106
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11 MARCH 2025	ISSUED FOR DPV RESPONSE
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07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
11 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REDLINING & IP

Revisions: YYYYSJMA-30

Site:
Douglas St

Victoria, BC
Project

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

Drawing:
Scale: 1/16" = 1'-0"
Project: 21013

Sheet: **A108**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

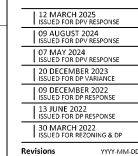
BUILDING C - RENTAL
L05 - L11 (7 FLRS)

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

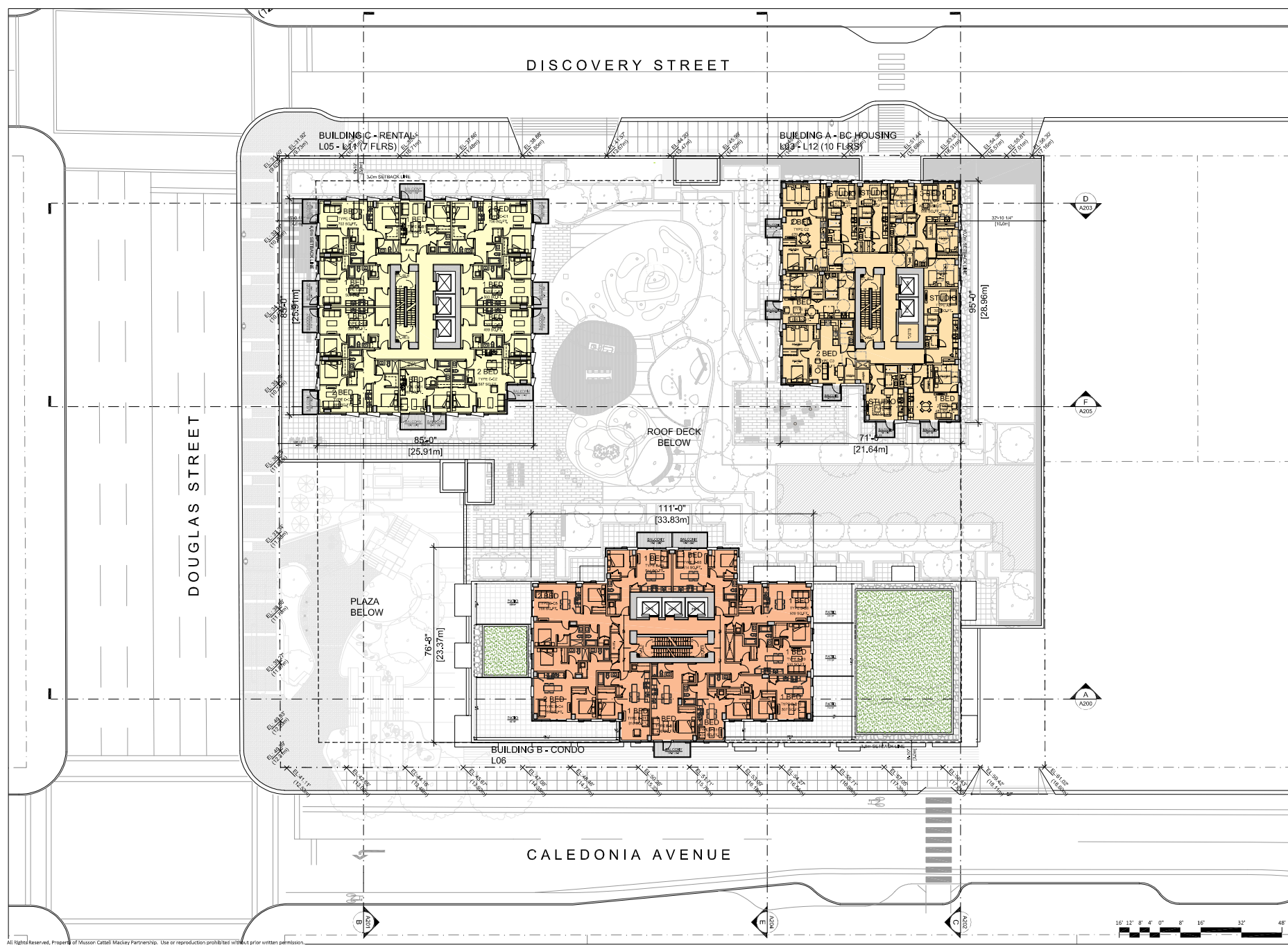
BUILDING B - RENTAL
L04-05 (2 FLRS)

ROOF DECK BELOW

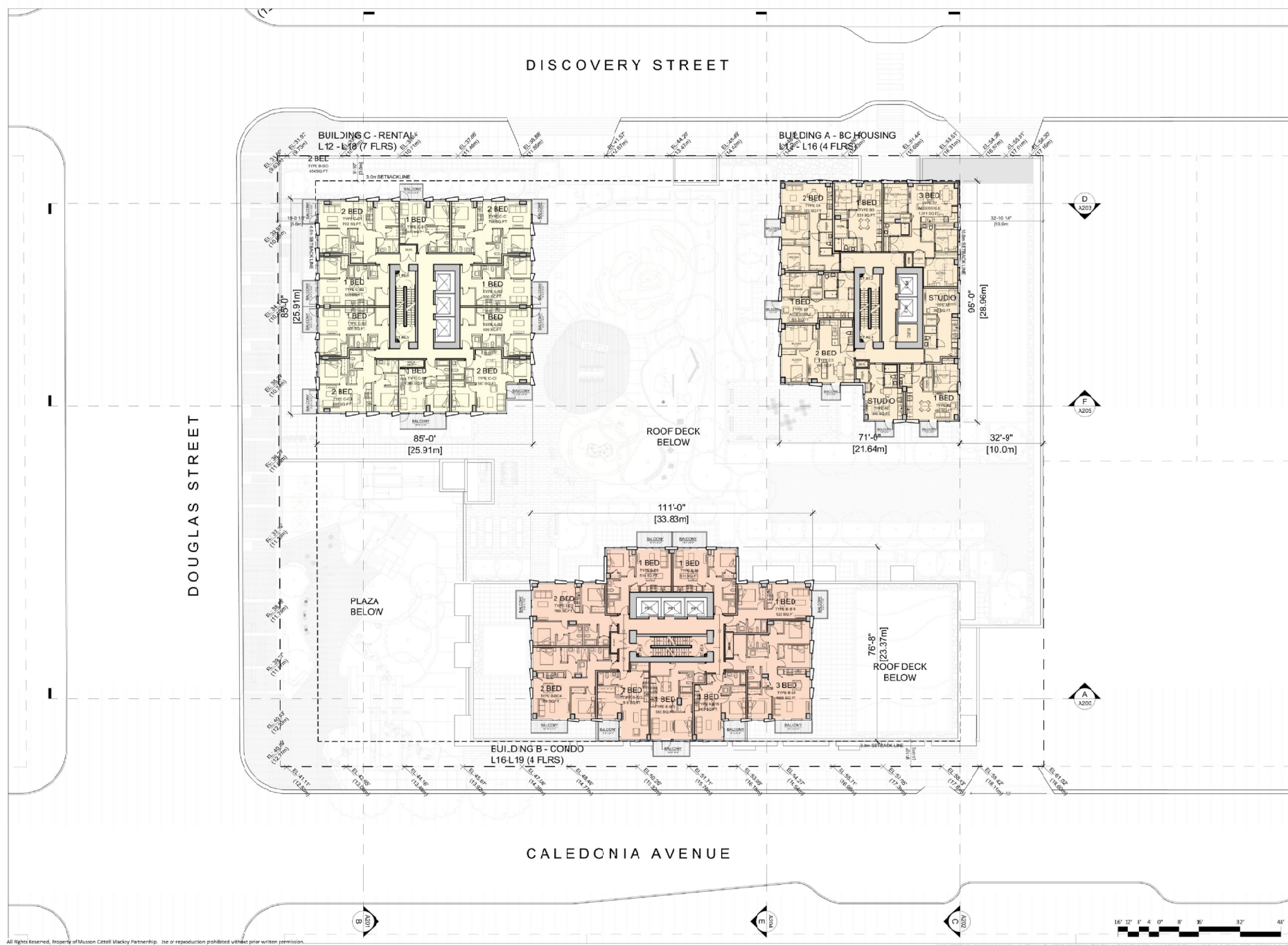
PLAZA BELOW

Revisions YYYY-MM-DD

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









12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYY

Revisions	YMM&
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Douglas St

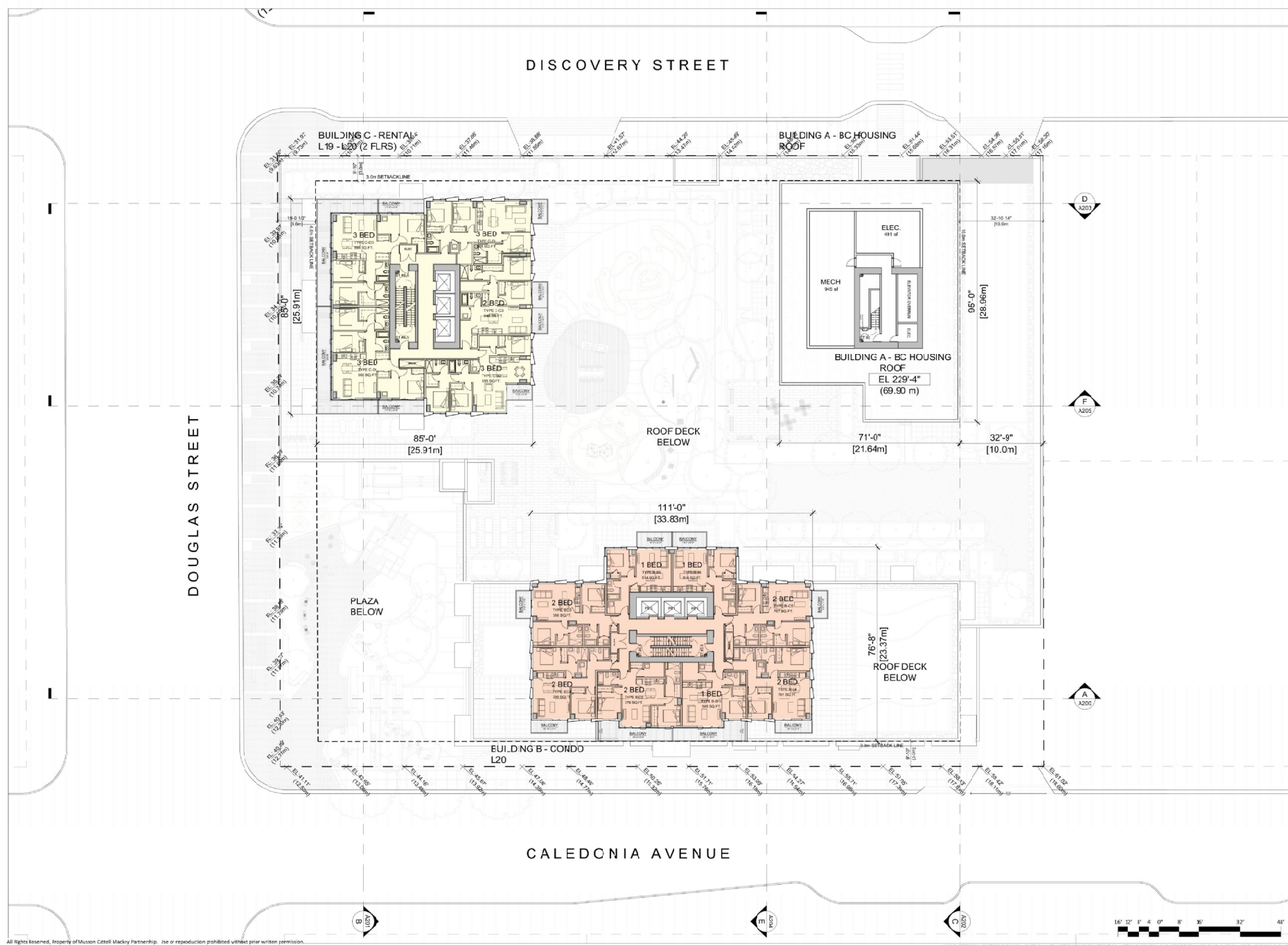
Victoria, BC

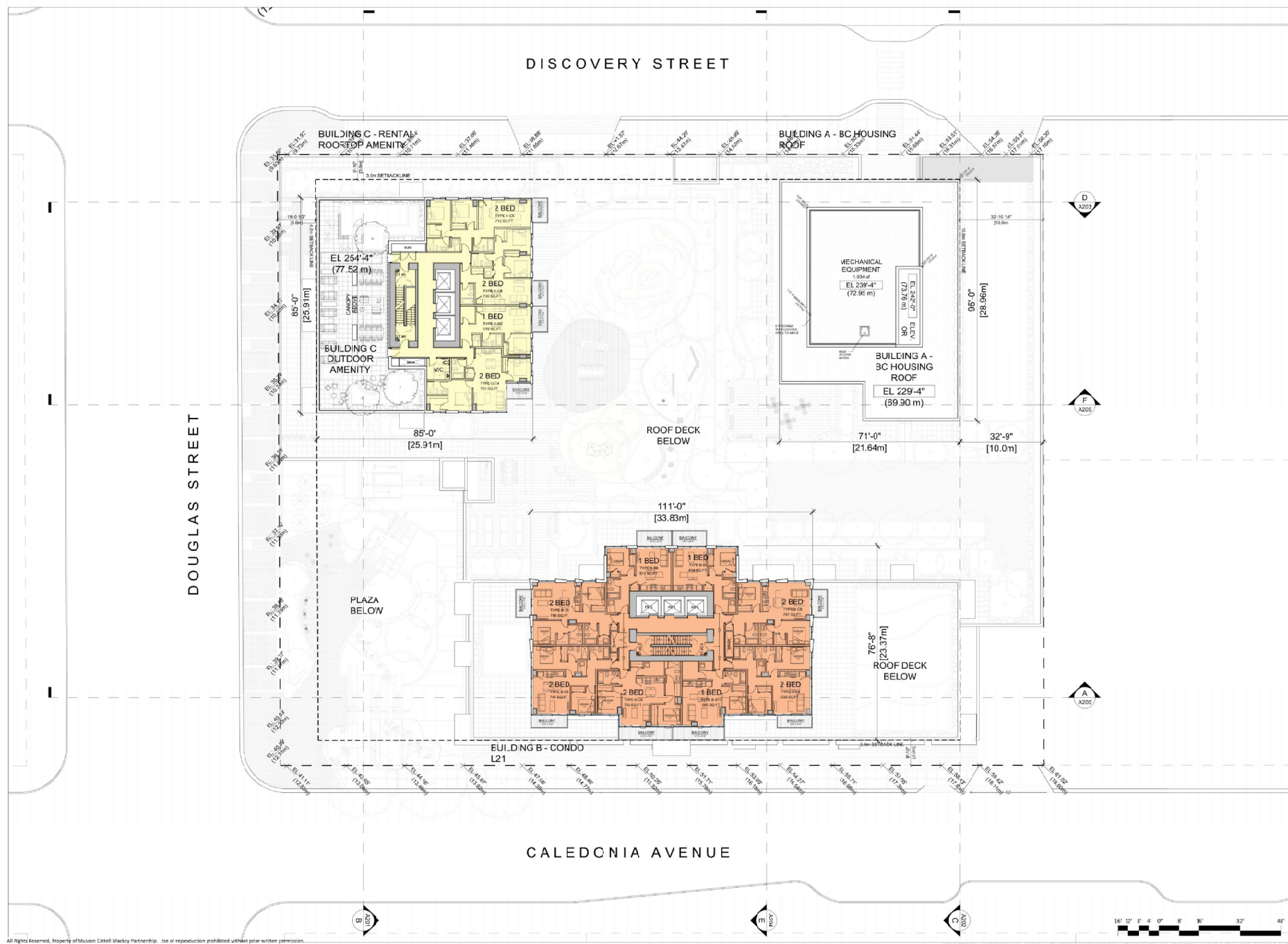
Project

RESIDENTIAL
BLDG B: L20
BLDG C: L19-20

Drawing	
Scale	1/16" = 1'
Project	12

Sleet A11







12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Revisions YYY-MM-DD

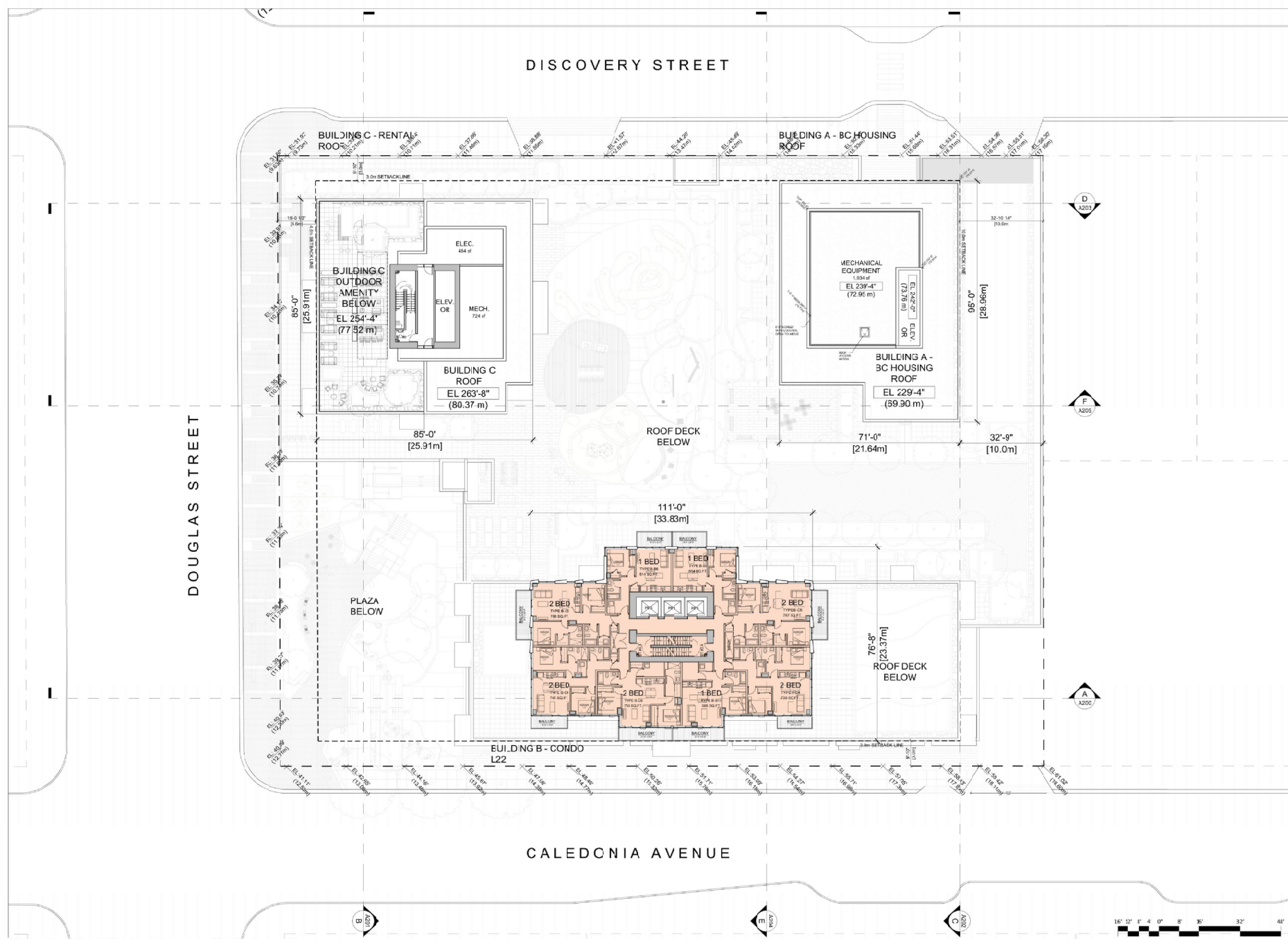
Douglas St

Victoria, BC

Project

**RESIDENTIAL
BLDG B: L22**

Drawling	
Scale	1/16" = 1'-0"
Project	121023
Sleet	A114





11 MARCH 2025	ISSUED FOR DPV RESPONSE
01 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
11 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REDLINING & DP

Revisions: 1111111111

Site
Douglas St

Victoria, BC
Project

**ROOF LEVEL
BLDG B: AMENITY**

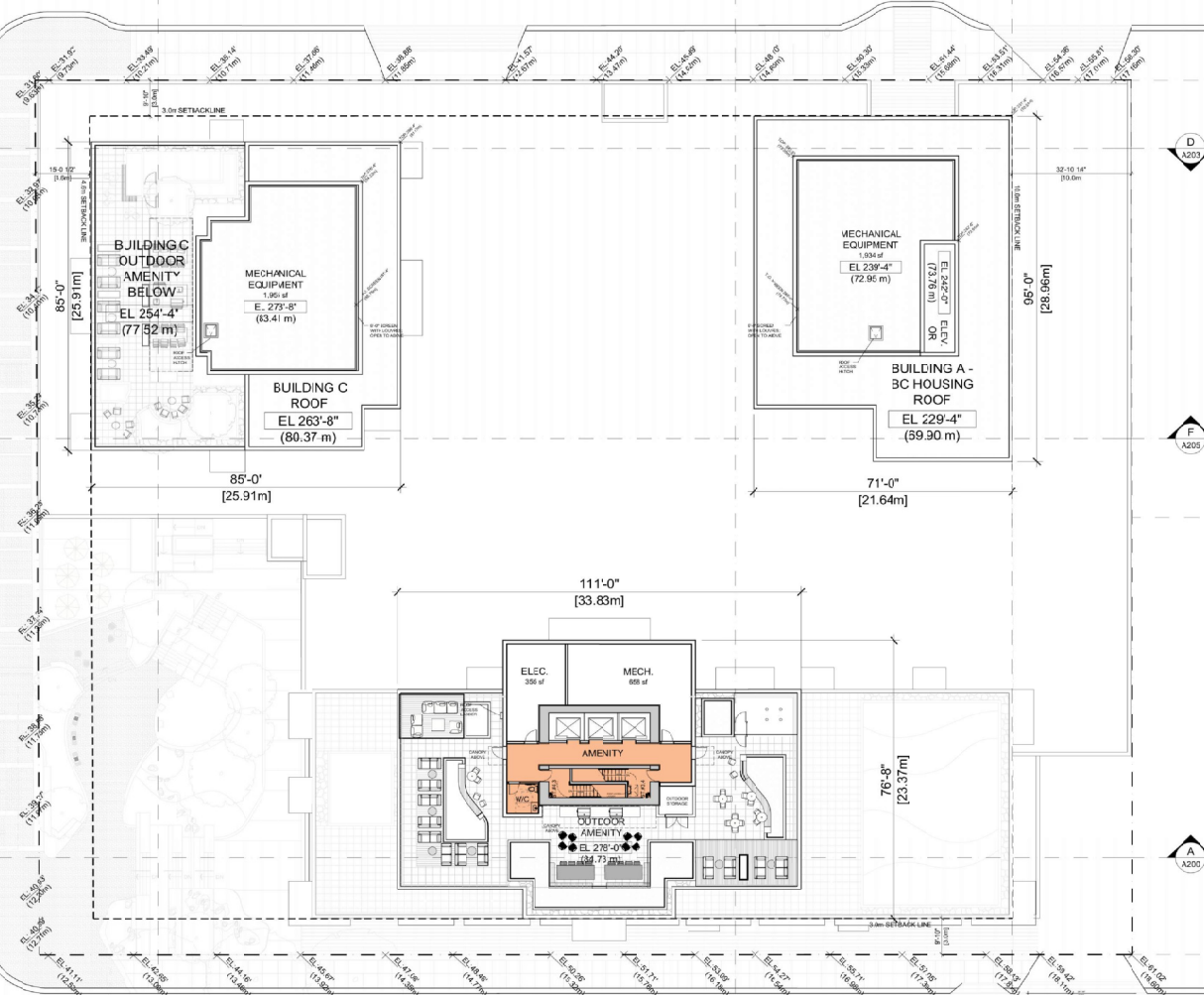
Drawing
Scale: 1/16" = 1'-0"
Project: 21013

Sheet **A115**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
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13 JUNE 2022	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYY-MM

Revisions YYY-MM

Douglas St

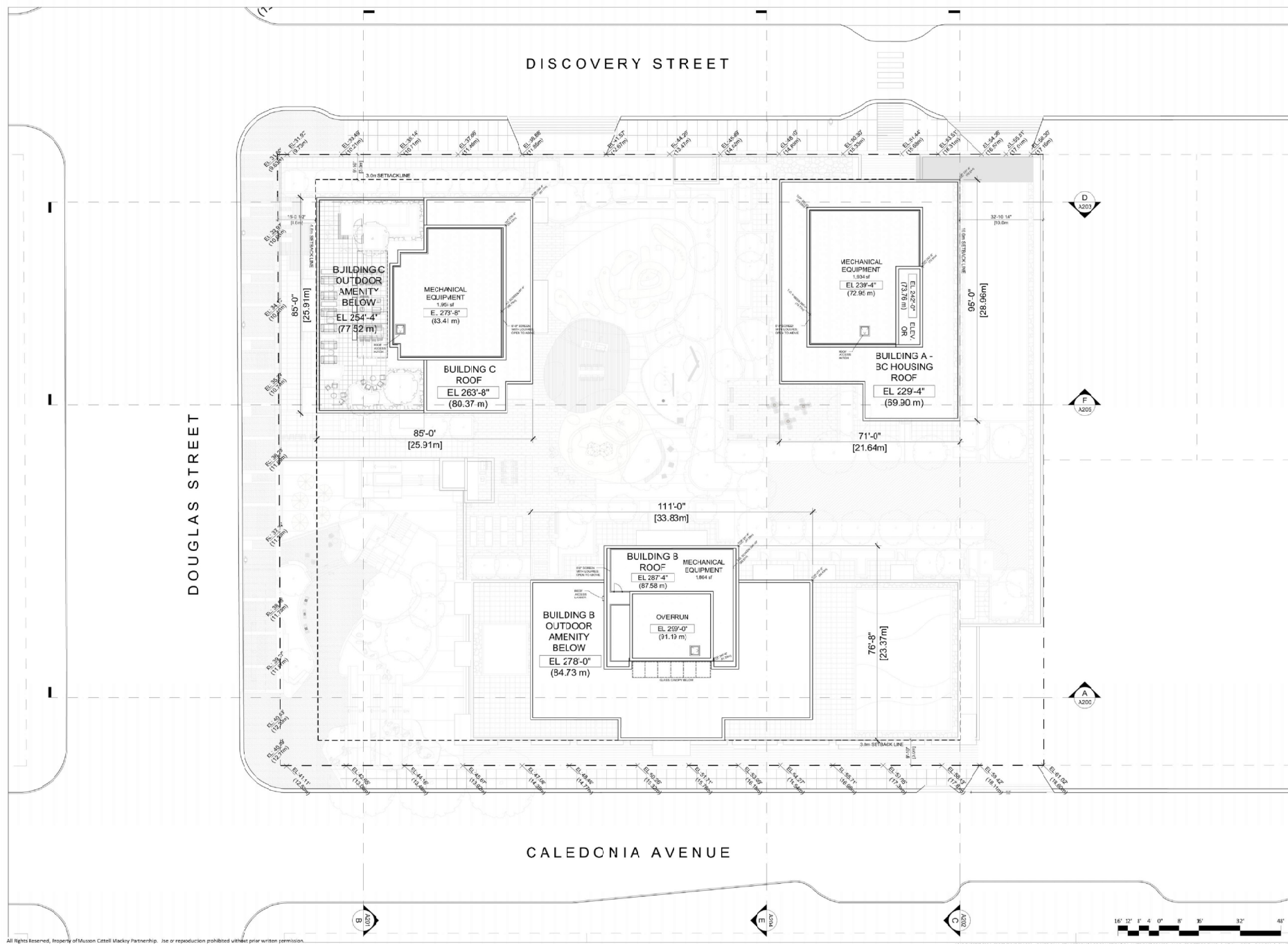
Victoria, BC

Project

ROOFTOPS

Drawing	
Scale	1/16" = 1'
Project	210

Sleet A110



11 MARCH 2025	ISSUED FOR DPV RESPONSE
01 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
11 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions: 1111111111-30

 Soil:
 Douglas St

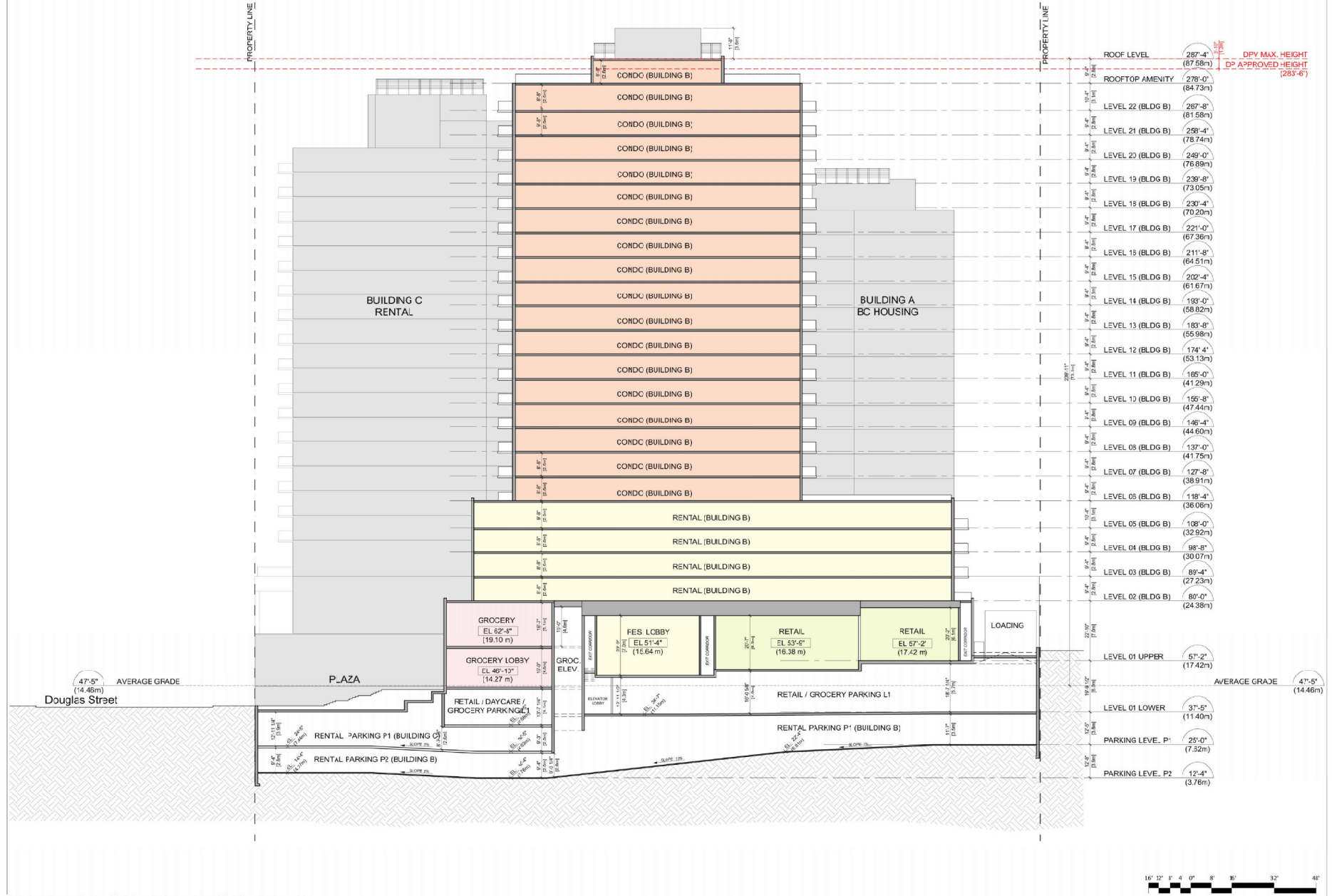
 Victoria, BC
 Project

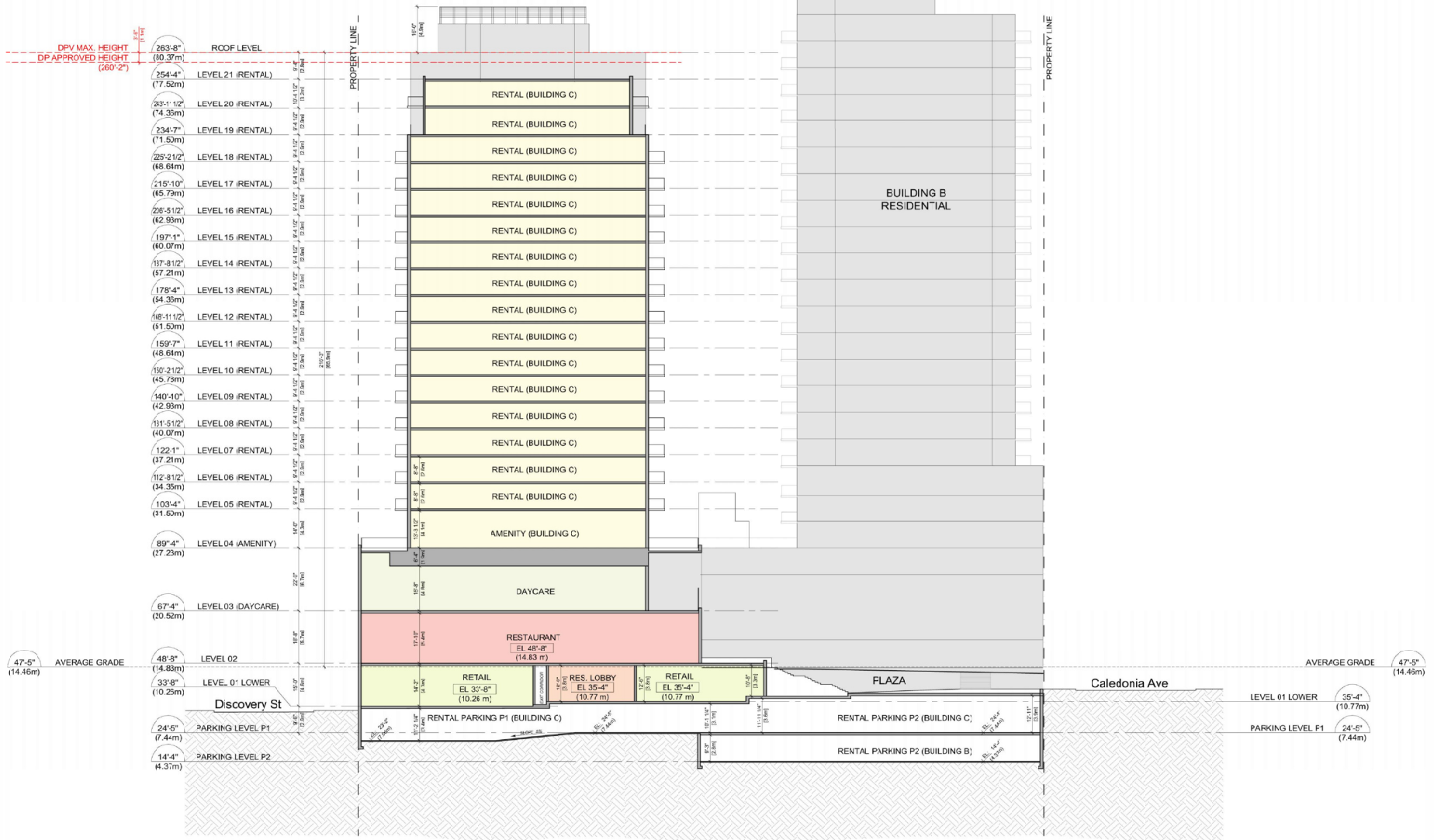
**BUILDING
SECTION A**

Drawing

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

Project: 210103

Sheet: **A200**



11 MARCH 2025	ISSUED FOR DPV RESPONSE
01 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
11 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR DPV RESPONSE
11 MARCH 2022	ISSUED FOR DPV RESPONSE

Revisions: 1111111111-30

Site:
Douglas St

Victoria, BC
Project

**BUILDING
SECTION B**

Drawing

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

Project: 221013

Sheet: A201

12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
13 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Revisions YYY-MM-DD

Sleet **AZULE**

12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2022	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYYMM

Revisions YYY-MM-DD

Sleef **A202**



12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Revisions YYY-MM-DD

Stal

Douglas St

Victoria, BC

Project

**BUILDING
SECTION D**

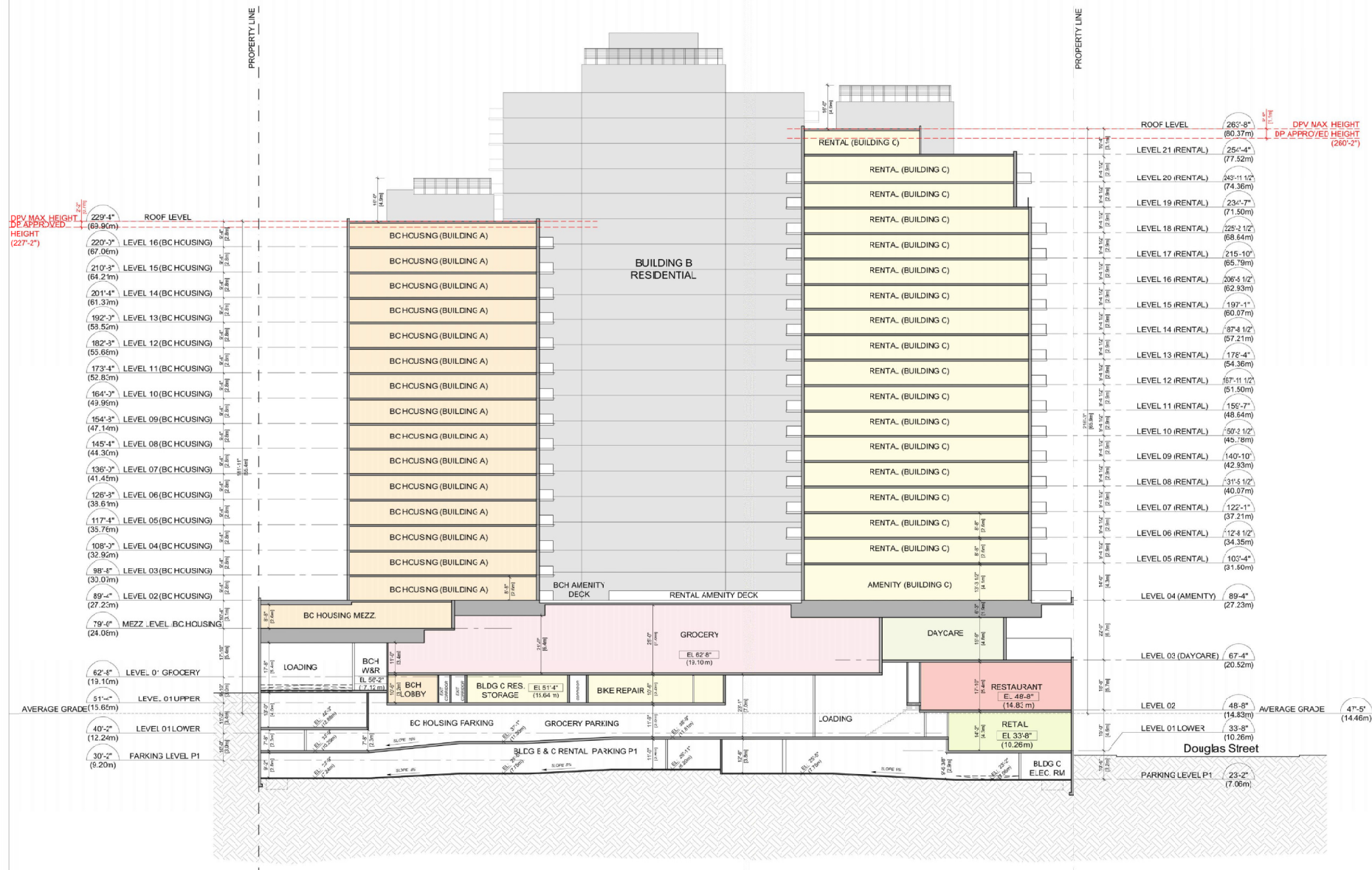
Drawing

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

Project	121023
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Sleet **A203**

DPV MAX HEIGHT
DE APPROVED
HEIGHT
(227'-2")



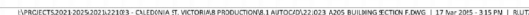
17 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
13 JUNE 2012	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Revisions YYY-MM-DD

Sleet **A204**





12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Douglas St

Victoria, BC

Project

**BUILDING
SECTION F**

Drawing	
Scale	1/16" = 1'-0"
Project	121033

Sleet **A205**

11 MARCH 2025	ISSUED FOR DPV RESPONSE
01 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
11 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions 11111111111111111111

Site

Douglas St

Victoria, BC

Project

BUILDING
ELEVATION
SOUTH

Drawing

Scale 1/16" = 1'-0"

Project 121013

Sheet A300



MATERIAL LEGEND

(B1) LIGHT BRICK - CANYON RUST	(C1) ARCHITECTURAL EXPOSED CONCRETE	(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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I:\PROJECTS\2021-2025\21013\301 - CALDONIA ST, VICTORIA\PRODUCTION\AUTOCAD\21013_301_BUILDING ELEVATION SOUTH.DWG | 17 Mar 2015 - 3:16 PM | RL/TE

12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Revisions YYY-MM-DD

Drawing	
Scale	1/16" = 1'-0"
Project	121023
Sheet	A301



12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DPV RESPONSE
09 DECEMBER 2022	ISSUED FOR DPV RESPONSE
13 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	

Revisions YYY-MM-DD

Douglas St

Victoria, BC
Project

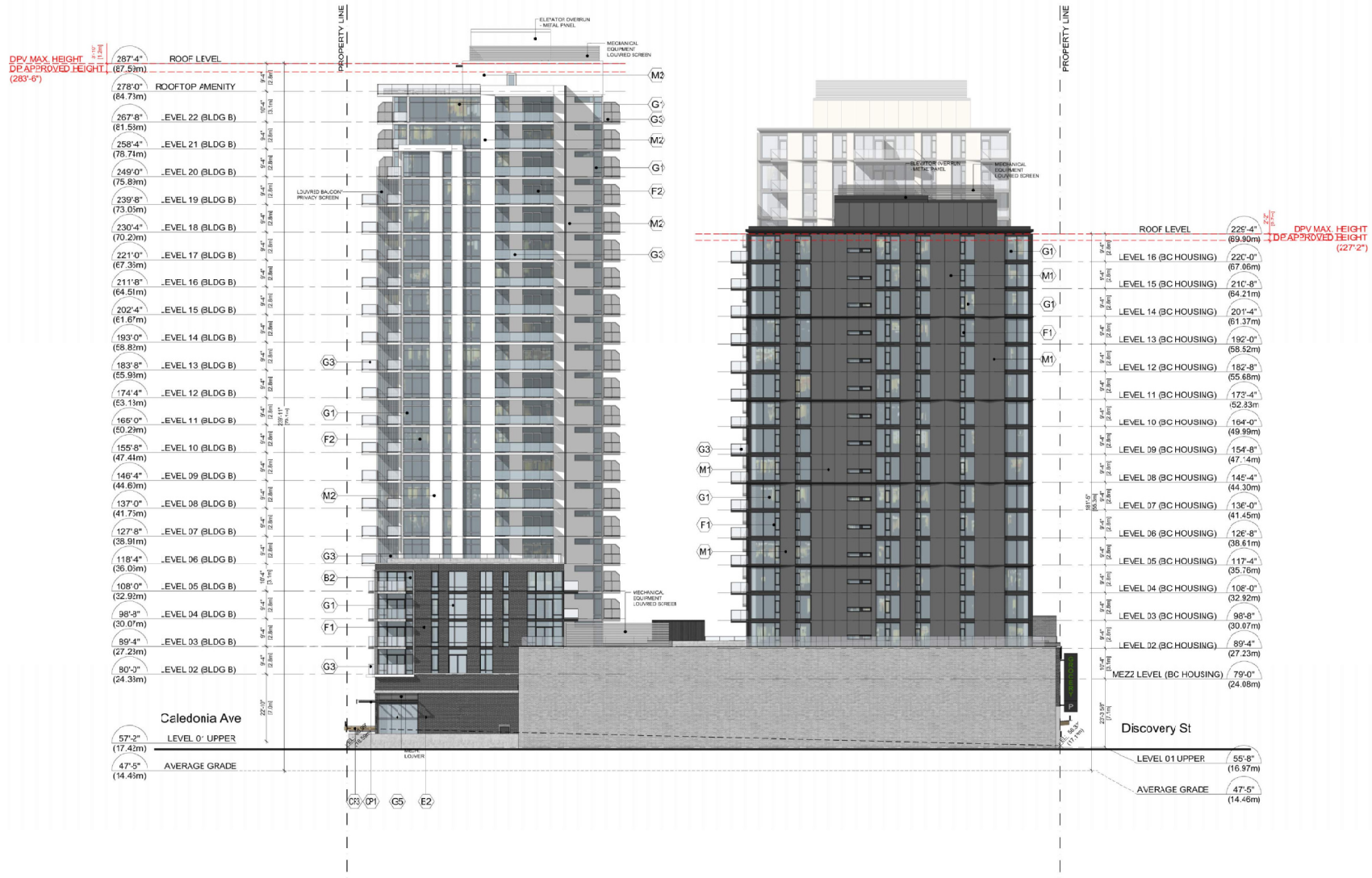
**BUILDING
ELEVATION
EAST**

Drwing

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

Project 121023

Sheet **A302**



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONCRETE	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	G3 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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I:\PROJECTS\2021-2025\2021\221013 - CILEDONIA 5, VICTORIA\B PRODUCTION\JL1 ALTOCAD\221023_4302_BUILDING ELEVATION EAST.DWG | 17 Mar 2015 - 3:16 PM | RLUTZ



12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYY-MM-XX

Revisions YYY-MM-DD

Stal

Douglas St

Victoria, BC

Project

**BUILDING
ELEVATION
NORTH**

Drawing

Sale	1/16" = 1'0"
Project	121023

Project _____ 121023

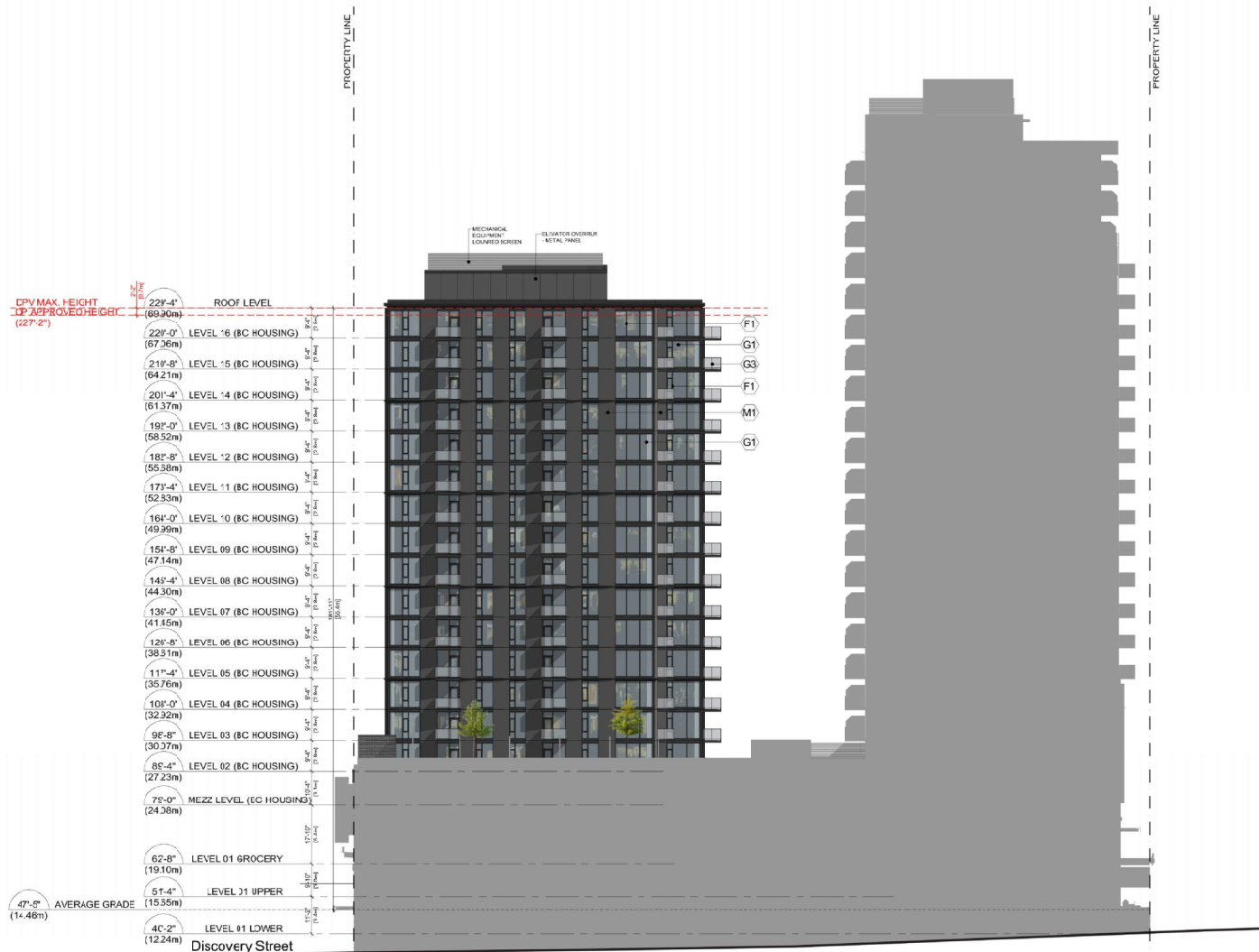
Sleet **A303**

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONCRETE	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

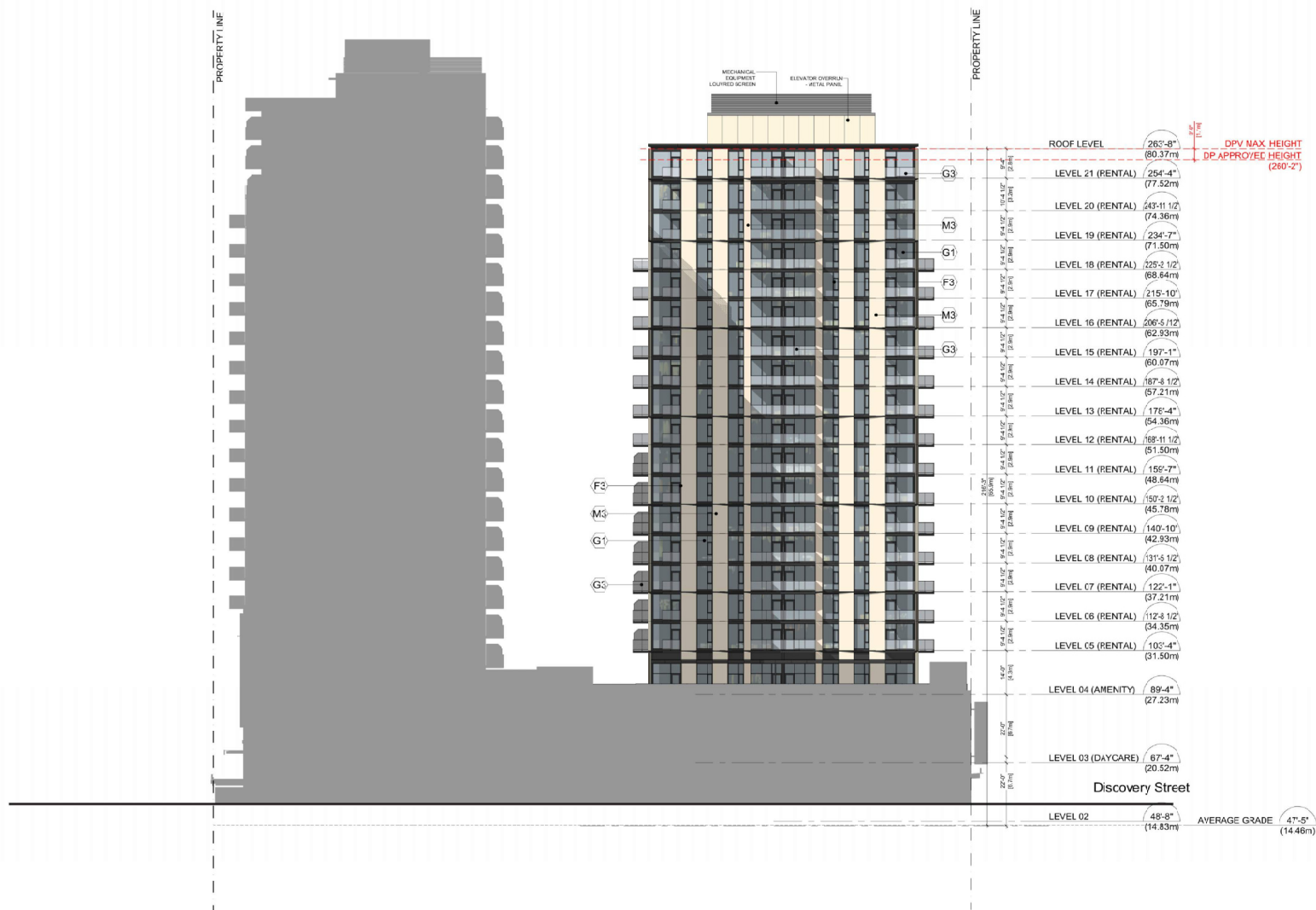
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I:\PROJECTS\2021-2025\2021\2:1023- CALDONIA ST. VICTORIA\8 PRODUCTIONS\8.1 AUTOCAD\2210\3_A303_BUILDING ELEVATION NORTH.DWG | 17 Mar 2025 - 3:16 PM | BLU



B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONCRETE	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

15' 0" 15' 0" 30' 0" 45' 0" 60' 0" 75' 0" 90' 0" 105' 0" 120' 0"



B1	LIGHT BRICK - CANYON MIST	C1	ARCHITECTURAL EXPOSED CONCRETE	M3	COMPOSITE METAL PANEL - CHAMPAGNE	G1	RESIDENTIAL GLAZING - GREY GLASS	G4	OFFICE CURTAIN WALL - 4 SIDED SILICON	F1	WINDOW - SLACK FRAME	CPI	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 - SPANDEL GLASS	G3	STOREFRONT GLAZED CURTAIN WALL	F2	WINDOW - WHITE FRAME	CPT	CANOPY TYPE 2 - TIMBER 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	CN	CANOPY TYPE 3 - TRIMMER RAFTERS W/ GLASS CANOPY

Sale 1/15" = 1'-0"

Printed 12/10/19

12 MARCH 2025	ISSUED FOR DPV RESPONSE
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13 JUNE 2022	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYYMM

Revisions YYY-MM-DD

Stal

Douglas St

Victoria, BC

Project

**BUILDING B
ELEVATION
NORTH**

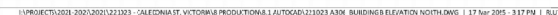
Drawing

Sale	$1/16^9 = 1 \cdot 0^9$
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Project	121023
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A200

Sleet **A306**





1 SPRING/FALL EQUINX - March 20 /Sept 22

10AM



2 SPRING/FALL EQUINOX - March 20 /Sept 22

12PM



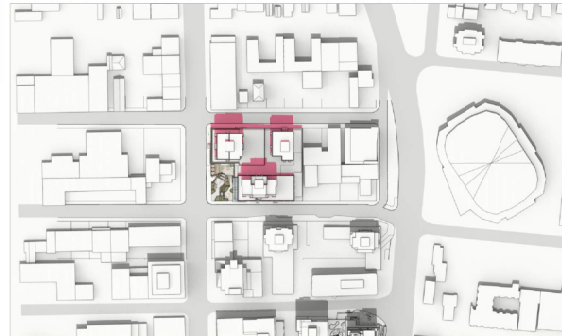
3 SPRING/FALL EQUINOX - March 20 /Sept 22

2PM



4 SUMMER SOLSTICE - June 21

10AM



5 SUMMER SOLSTICE - June 21

12PM



6 SUMMER SOLSTICE - June 21

2PM



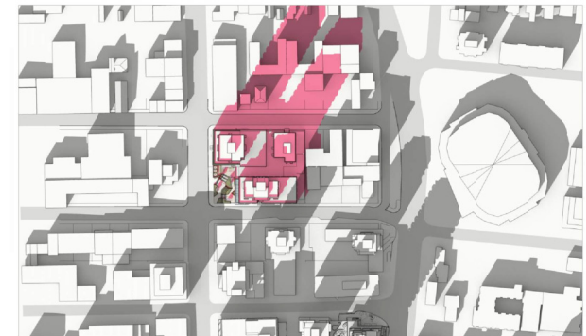
7 WINTER SOLSTICE - Dec 21

10AM



8 WINTER SOLSTICE - Dec 21

12PM



9 WINTER SOLSTICE - Dec 21

2PM

11 MARCH 2025	ISSUED FOR DPV RESPONSE
01 AUGUST 2024	ISSUED FOR DPV RESPONSE
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01 DECEMBER 2022	ISSUED FOR DPV RESPONSE
11 JUNE 2022	ISSUED FOR DPV RESPONSE
30 MARCH 2022	ISSUED FOR REDLINING & DP

Revisions: 1111111111-30

 Site:
 Douglas St

 Project:
 Victoria, BC

**SHADOW / SUN
STUDY**

 Drawing:
 Scale:
 Project: 121013

 Sheet: **A500**



1 CALEDONIA AVE & DOUGLAS ST - AERIAL VIEW
N.T.S.

11 MARCH 2025
ISSUED FOR OPV RESPONSE
01 AUGUST 2024
ISSUED FOR OPV RESPONSE
07 MAY 2024
ISSUED FOR OPV RESPONSE
20 DECEMBER 2023
ISSUED FOR OPV RESPONSE
09 DECEMBER 2022
ISSUED FOR OPV RESPONSE
11 JUNE 2022
ISSUED FOR OPV RESPONSE
30 MARCH 2022
ISSUED FOR REZONING & OP

Revisions 11111111111111111111

Site
Douglas St

Victoria, BC
Project

3D VIEWS

Drawing
Scale N.T.S.
Project 121013

Sheet A501A



12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
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20 DECEMBER 2023	ISSUED FOR DP VARIANCE
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Revisions YYYY-MM

Revisions YYY-MM

Stal

Douglas St

Victoria, BC

3D VIEWS

Drawing	
Scale	
Project	1210

Sleet **A501**



12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2021	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYYMM

Revisions YYY-MM

Steel

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

[illegible]

Project 1214

Sleet A501



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E:\PROJECTS\2021-2025\2021\21021 - CALEDONIA ST VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221623_AS01_CONTEXT VIEWS.DWG | 17 Jan 2025 - 3:18 PM | RUT2

MCM

**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

Oceanic Plaza
1666 West Hastings Street
Suite 1900
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T. 604.682.2990
F. 604.682.1771
MCMParhitects.com

12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
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13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYYMM

Revisions YYY-MM

Scal

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

Sole

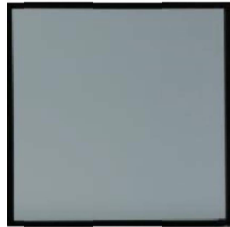
Project 1210

Sleet **A501**

Building A



Black Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal

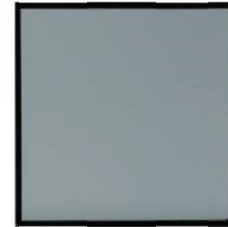


Metal Panel- Greyhound

Building C



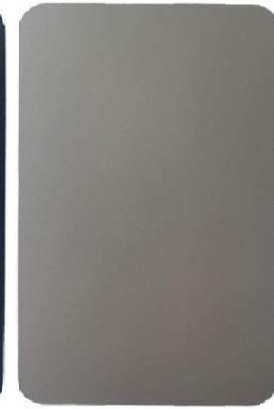
Charcoal Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal



Metal Panel- Champagne Metallic

12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
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13 JUNE 2012	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP
Revisions	YYYYMM-DD

Restaurant & Market Podium



Light Brick - Canyon Mist



Metal Panel-
Natural Chestnut

O:\Users\sseth\Downloads\CastleGray-Mission-Large (1).jpg

LIGHT BRICK - CASTLE GRAY

Douglas St

Project

MATERIALS

Drawing _____
 Sale _____
 Project 121023
 Sheet **A502A**



Metal Panel- Bone White

Figure 1 consists of six rectangular samples of carbonized wood, labeled (a) through (f). The samples are arranged in two rows of three. They show varying degrees of surface texture and color, ranging from dark brown to black, indicating different levels of carbonization.

Grey Glass (Residential)

12 MARCH 2025	ISSUED FOR DPV RESPONSE
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13 JUNE 2021	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Revisions YYYYMM

Seal

Douglas St

Victoria, BC

Project

MATERIALS

Drawing

Sale

Project	121023
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Sleet **A502B**

DRAWING CONTENT

- L0.00 COVER
- L0.01 PRECEDENT IMAGES
- L0.02 TREE MANAGEMENT PLAN
- L0.03 NOTES AND LEGENDS
- 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
- L1.04 LAYOUT MATERIALS PLAN - OFF SITE
- L2.01 GRADING PLAN
- L2.02 GRADING PLAN - ENLARGEMENT PLAN
- L3.00 SOIL DEPTH COORDINATION PLAN
- L3.01 PLANTING PLAN
- L3.02 SCHEMATIC LIGHTING PLAN
- L4.01 SECTIONS
- L4.02 SECTIONS
- L4.03 SECTIONS



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REVISIONS AND ISSUES		
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6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-04	ISSUED FOR DPV F8808-10-0 COTW RESPONSE
8	2024-06-09	ISSUED FOR DPV F8808-10-0 COTW RESPONSE
9	2024-09-27	ISSUED FOR ARL PROGRESS SET
10	2024-10-05	ISSUED FOR ARL PROGRESS SET
11	2024-11-20	ISSUED FOR ARL PROGRESS SET
12	2025-03-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-04-11	ISSUED FOR BP COORDINATION
14	2025-05-28	RE-ISSUED FOR FULL BP
15	2025-05-27	RE-ISSUED FOR DP VARIANCE

PROJECT
DOUGLAS ST

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

DRAWING TITLE
COVER

PROJECT NO.	
DATE	2022-05-25
FILE NAME	Z1061 PLAN.vsw
PROJECT	2025-05-27
DRAWN	TT
REVIEWED	GB
DRAWING	

DP L0.00

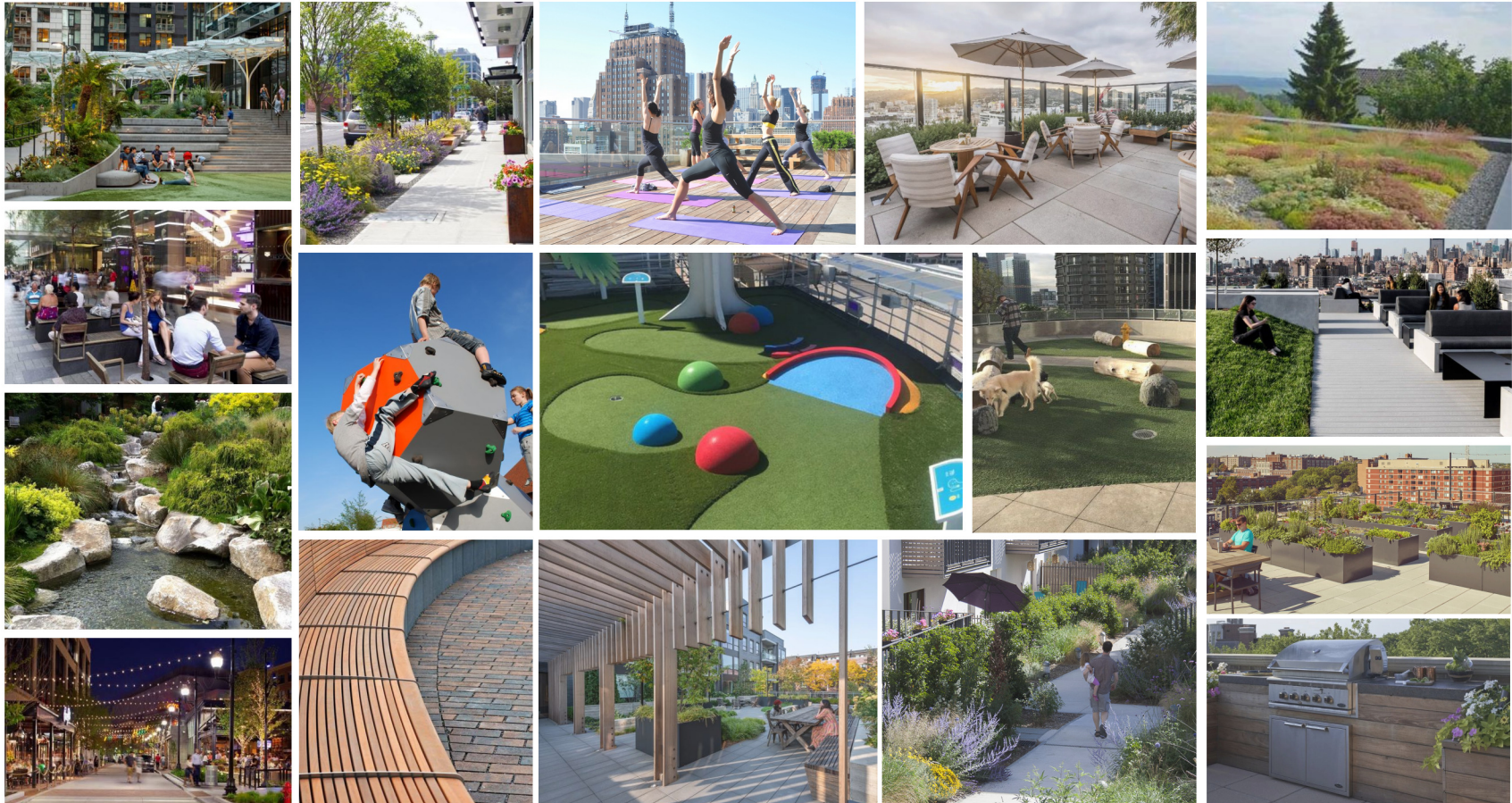
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5	2023-12-08	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-REQUEST FOR DP VARIANCE
7	2024-04-04	ISSUED FOR DPV FR828-10-0 COTW RESPONSE
8	2024-06-09	ISSUED FOR DPV FR828-10-0 COTW RESPONSE
9	2024-09-27	ISSUED FOR HEN PROGRESS SET
10	2024-10-15	ISSUED FOR HEN PROGRESS SET
11	2024-12-20	ISSUED FOR HEN PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-11	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-REQUEST FOR FULL BP
15	2025-03-27	RE-REQUEST FOR DP VARIANCE



PROJECT
DOUGLAS ST

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DRAWING TITLE
PRECEDENT IMAGES

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NORTH	SCALE
PROJECT NO.	2022-05-25
DATE	2022-05-25
FILE NAME	21061 PLAN.VMX
PROJECT	2025-03-27
DRAWN	TT
CHECKED	GB

DP L0.01

DOUGLAS STREET

DISCOVERY STREET

CALEDONIA AVENUE

TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

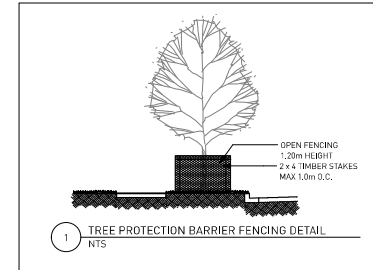
- EXCAVATION WITHIN DRP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- DURING ANY EXCAVATION WITHIN THE DRP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- TREES 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 DRP LINES OF TREES

- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - 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 DRP LINES OF TREES
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - 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

- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



TREE MANAGEMENT LEGEND	
KEY	DESCRIPTION
	DECIDUOUS TREE TO BE REMOVED
	CONIFEROUS TREE TO BE REMOVED

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REVISIONS AND ISSUES

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3	2022-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-13-08	ISSUED FOR DP VARIANCE
6	2023-05-15	REISSUED FOR DP VARIANCE
7	2023-06-06	ISSUED FOR DP FRRP-10 COTW RESPONSE
8	2023-08-09	ISSUED FOR DP FRRP-10 COTW RESPONSE
9	2023-09-27	ISSUED FOR 40% PROGRESS SET
10	2023-10-15	ISSUED FOR 50% PROGRESS SET
11	2023-12-20	ISSUED FOR 60% PROGRESS SET
12	2023-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2023-03-12	ISSUED FOR BP COORDINATION
14	2023-02-28	RE-ISSUED FOR FULL BP
15	2023-03-27	RE-ISSUED FOR DP VARIANCE

PROJECT
DOUGLAS ST

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

DRAWING TITLE
TREE MANAGEMENT
PLAN

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NORTH	SCALE
	Scale
PROJECT NO.	
DATE	2022-05-25
FILE NAME	21061 PLAN.VMX
PROJECT	2023-03-27
DRAWN	TT
CHECKED	GB



DP L0.02



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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 USED IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED, ALL DRAIN LOCATIONS IN LAWN OR PLANTED AREAS TO BE COMPLETELY WITH INSPECTION CHAMBER AND CLEAROUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED, MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (20%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 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 CURB DRAWINGS FOR CURB ELEVATIONS.
10. THE INFO DETERMINED 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 (I.E. 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:

1. FIELD REVIEW BY PW SHOULD NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM THE PROJECT REQUIREMENTS.
2. FIELD REVIEW REPORT BY PW IS THE STATEMENT OF THE FIELD REVIEWER THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, INFORMATION AND BELIEF, THE INSTALLATION IS IN ACCORDANCE WITH THE GENERAL INTENT OF THE DESIGN AND IN GENERAL COMPLIANCE WITH THE PLAN AND SPECIFICATION. ON THE PROJECT, PW PROVIDES CONSULTING SERVICES DO NOT ASSUME RESPONSIBILITY FOR THE WORK OF CONTRACTORS.

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

PLANTING GENERAL NOTES

4. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND THE CANADIAN LANDSCAPE ASSOCIATION.
5. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
6. PLANT MATERIAL SPECIES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SPECIES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
7. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
8. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT PRIOR TO SUBMITTING 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.
10. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWINGS CORRESPOND TO THOSE INDICATED ON PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
11. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
12. 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.


PROJECT
DOUGLAS ST

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

DRAWING TITLE

NOTES AND LEGENDS

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NORTH		SCALE	
		N/A	
PROJECT NO.			
DATE		2022-05-25	
FILE NAME		1061 PLAN.vwx	
PLOTTED		2025-03-27	
DRAWN		TT	REVIEWED GB

DP L0.03

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2022-05-25	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-REQUESTED FOR DP VARIANCE
7	2024-04-04	ISSUED FOR DPV P8808-10 COTW RESPONSE
8	2024-06-09	ISSUED FOR DPV P8808-10 COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-05	ISSUED FOR 10% PROGRESS SET
11	2024-11-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-11	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-REQUESTED FOR FULL BP
15	2025-03-27	RE-REQUESTED FOR DP VARIANCE

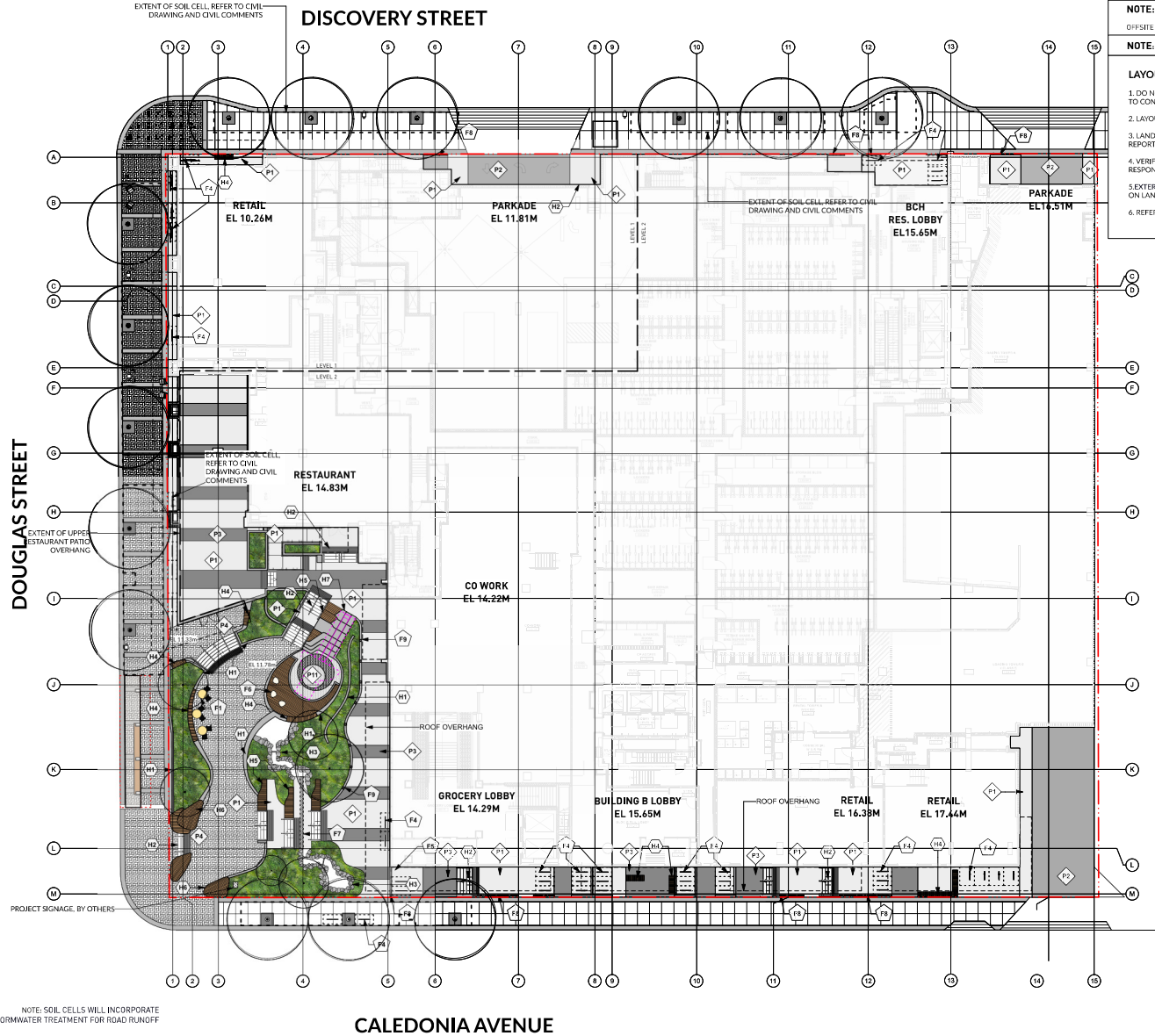
NOTE:

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

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

LAYOUT AND MATERIALS GENERAL NOTES

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



NOTE: SOIL CELLS WILL INCORPORATE STORMWATER TREATMENT FOR ROAD RUNOFF

	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 Oversized bike parking stalls, and 72 regular bike parking stalls are provided

PROJECT
DOUGLAS ST

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

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
PLAZA/GROUND LEVEL



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

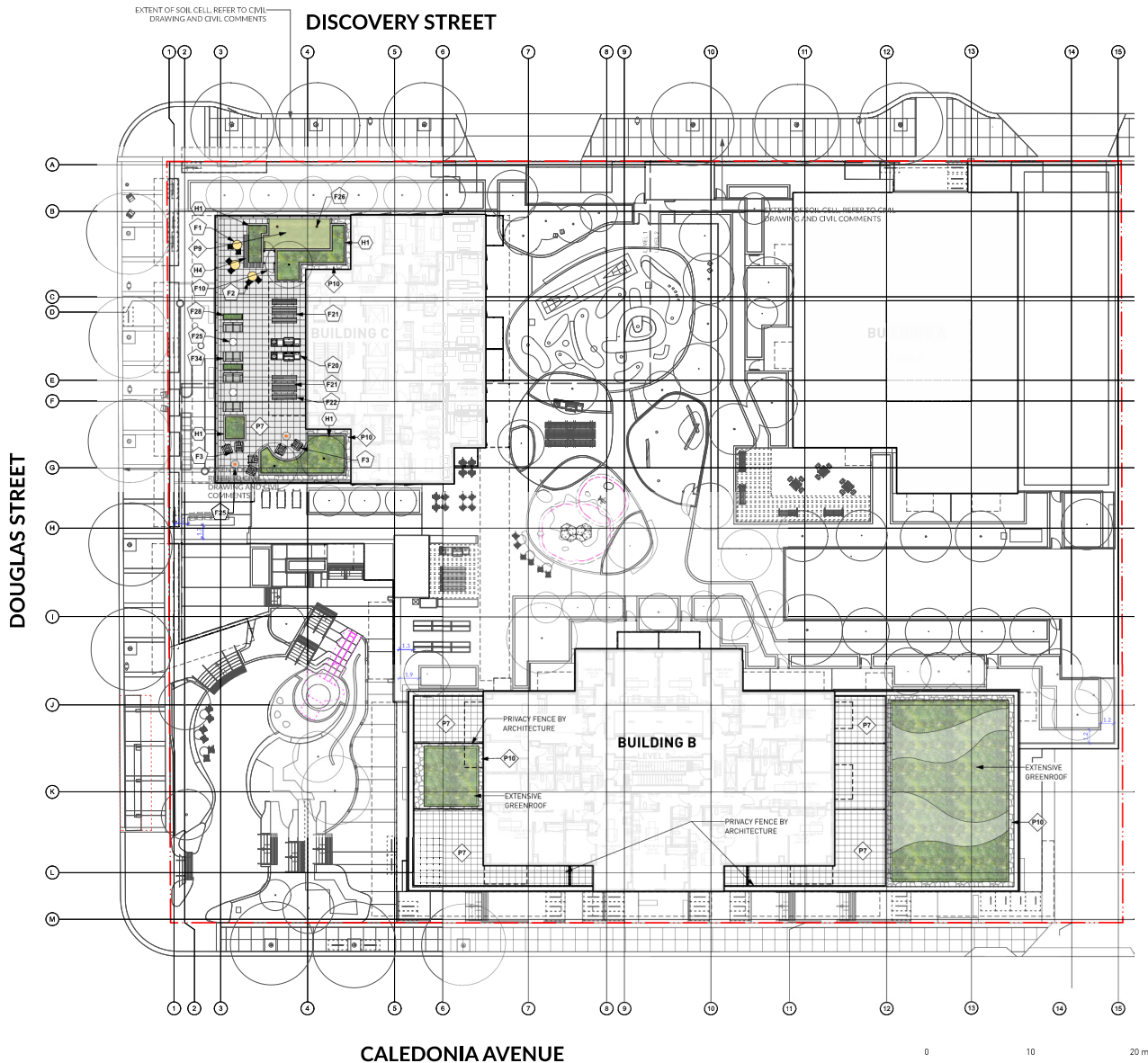


DP L1.00

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4	2022-12-07 REVISED AND RESUBMITTED PER CITY COMMENT
5	2023-03-15 ISSUED FOR DP VARIANCE
6	2024-03-18 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	2024-11-20 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

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

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7	2024-04-04	ISSUED FOR DPV #P808-2024 COTW RESPONSE
8	2024-06-09	ISSUED FOR DPV #P808-2024 COTW RESPONSE
9	2024-09-27	ISSUED FOR ARL PROGRESS SET
10	2024-10-15	ISSUED FOR 10% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-03-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-04-21	ISSUED FOR BP COORDINATION
14	2025-05-28	RE-REQUESTED FOR FULL BP
15	2025-05-27	RE-REQUESTED FOR DP VARIANCE

PROJECT
DOUGLAS ST

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

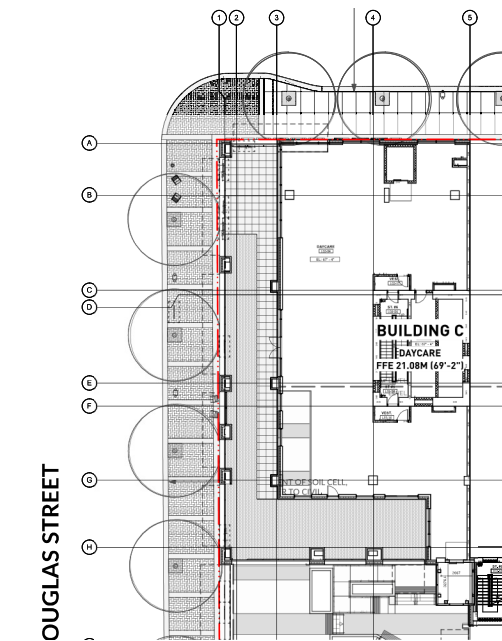
DRAWING TITLE
LAYOUT AND
MATERIALS PLAN
BLDG C AMENITY
ROOF

BLDG B 8 LEVEL



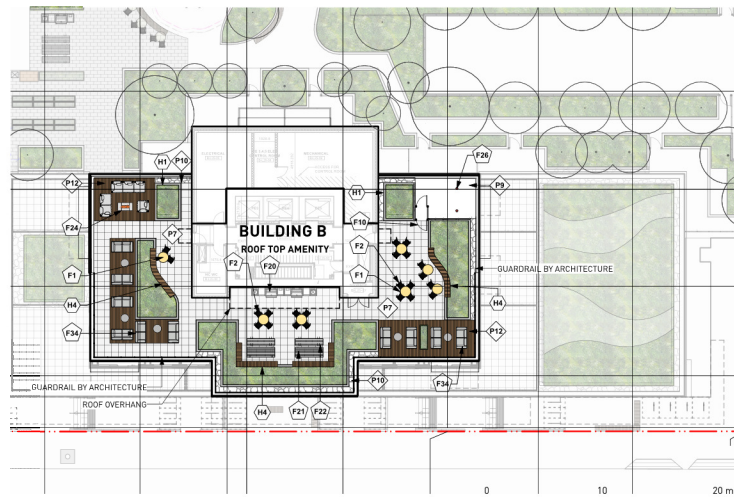
PROJECT NO.	2022-05-25
DATE	2022-05-25
FILE NAME	Z1061 PLAN.vsw
PROJECT	2022-05-27
DRAWN	TT
CHECKED	GB

DP L1.02



LAYOUT PLAN - DAYCARE LEVEL

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



LAYOUT PLAN - BUILDING B ROOF TOP AMENITY

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-05-25	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	2023-13-08	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-04	ISSUED FOR DPV F880-10-0 COTW RESPONSE
8	2024-06-09	ISSUED FOR DPV F880-10-0 COTW RESPONSE
9	2024-09-27	ISSUED FOR ABL PROGRESS SET
10	2024-10-15	ISSUED FOR ABL PROGRESS SET
11	2024-13-20	ISSUED FOR ABL PROGRESS SET
12	2025-03-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-03-21	ISSUED FOR BP COORDINATION
14	2025-03-28	RE-ISSUED FOR FULL BP
15	2025-05-27	RE-ISSUED FOR DP VARIANCE

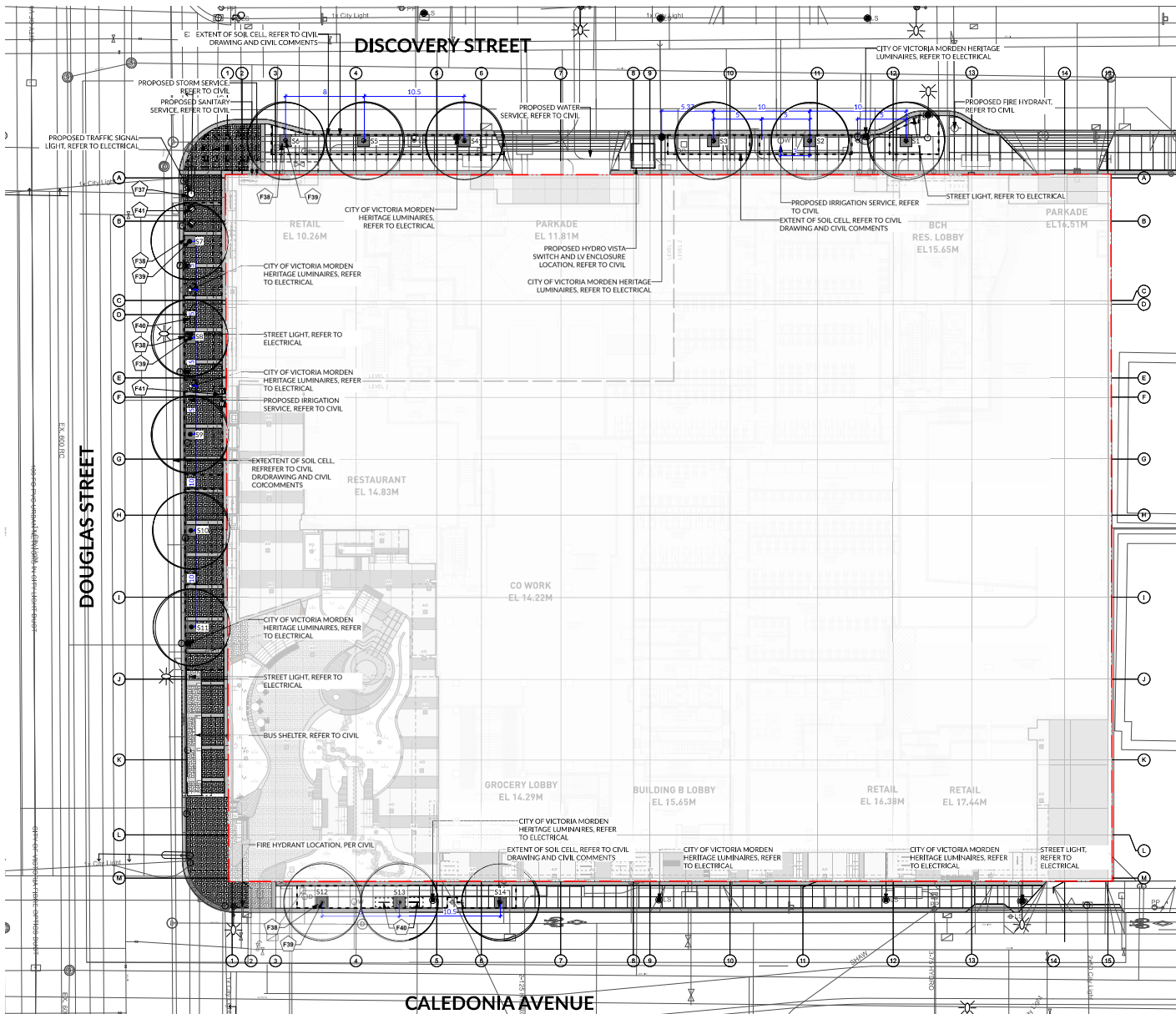
PROJECT
DOUGLAS ST

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

DRAWING TITLE
LAYOUT AND
MATERIALS PLAN
BLDG C DAYCARE
BLDG B AMENITY
ROOF

SCALE
1:200

PROJECT NO.
DATE
2022-05-25
FILE NAME
Z1061 PLAN.vsw
PROJECT
2025-03-27
DRAWN
TT
APPROVED
GB
DRAWING



NOTE: SOIL CELLS WILL INCORPORATE STORMWATER TREATMENT FOR ROAD RUNOFF

LEGEND			
STREET TREE NO.	TREE SIZE	SOIL VOLUME REQUIRED	SOIL VOLUME PROVIDED
S1	MEDIUM	20	15
S2	MEDIUM	20	15
S3	MEDIUM	20	15
S4	MEDIUM	15	15
S5	MEDIUM	15	15
S6	MEDIUM	15	15
S7	LARGE	30	32
S8	LARGE	30	32
S9	LARGE	30	32
S10	LARGE	30	33
S11	LARGE	30	33
S12	MEDIUM	15	15.6
S13	MEDIUM	15	15.6
S14	MEDIUM	15	15.6

NOTE: TREE S1, S2, S3 ARE NOT IN A CONTINUOUS SOIL TRENCH DUE TO UTILITY INTERRUPTIONS, SOIL VOLUME IS REDUCE FROM REQUIRE 20M3 TO 15M3.

NOTE: THE TREE SIZE IS SELECTED BASED ON SOIL VOLUME, ACCORDING TO SCHEDULE E, ALL MUNICIPAL TREES WILL BE IRRIGATED, IRRIGATION CONNECTION REFER TO CIVIL

TREE SPACING AND TREE CLEARANCE PER SCHEDULE C:
SMALL - MEDIUM TREE: MINIMUM 8M
MEDIUM - LARGE TREE: MINIMUM 10M

MINIMUM CLEARANCE PER SCHEDULE C:
5M FROM STREET LIGHTS
7M FROM INTERSECTION
3M FROM DRIVEWAY
2M FROM FIRE HYDRANT

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



REVISIONS AND ISSUES	
NO.	DESCRIPTION
1	2022-05-25 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-REQUESTED FOR DP VARIANCE
7	2024-04-04 ISSUED FOR DP F880-TO COTW RESPONSE
8	2024-06-09 ISSUED FOR DP F880-TO COTW RESPONSE
9	2024-09-27 ISSUED FOR ARI PROGRESS SET
10	2024-10-25 ISSUED FOR 10M PROGRESS SET
11	2024-11-20 ISSUED FOR 8M PROGRESS SET
12	2025-01-17 ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-11 ISSUED FOR BP COORDINATION
14	2025-02-28 RE-REQUESTED FOR FULL BP
15	2025-03-27 RE-REQUESTED FOR DP VARIANCE

PROJECT
DOUGLAS ST

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

DRAWING TITLE
MATERIALS PLAN
OFF SITE

Drawing: Materials Plan, Off-site information. All dimensions are in meters unless otherwise specified. The client is responsible for ensuring that the drawing is used for the intended purpose and is not misinterpreted.	
NORTH	
SCALE 1:200	
PROJECT NO.	
DATE 2022-05-25	
FILE NAME 21061 PLAN.mxd	
PROJECT 2025-03-27	
DRAWN BY TT	
CHECKED BY GB	

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2022-05-25	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	2023-10-08	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-REQUESTED FOR DP VARIANCE
7	2024-04-04	ISSUED FOR DPV P880-10 COTW RESPONSE
8	2024-06-09	ISSUED FOR DPV P880-10 COTW RESPONSE
9	2024-09-27	ISSUED FOR KRL PROGRESS SET
10	2024-10-05	ISSUED FOR TBM PROGRESS SET
11	2024-10-20	ISSUED FOR BNL PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-11	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-REQUESTED FOR FULL BP
15	2025-05-27	RE-REQUESTED FOR DP VARIANCE

GRADING LEGEND

EL 0.00m Existing Elevation
PEL 0.00m Proposed Elevation
FEL 0.00m Finished Floor Elevation
TW 0.00m Proposed Top of Wall Elevation
BW 0.00m Proposed Bottom of Wall Elevation
TS 0.00m Proposed Top of Stair Elevation
TB 0.00m Proposed Bottom of Stair Elevation
TC 0.00m Proposed Top of Curb Elevation
BC 0.00m Proposed Bottom of Curb Elevation
TR 0.00m Proposed Top of Ramp Elevation
BR 0.00m Proposed Bottom of Ramp Elevation
SW 0.00m Swale Elevation
--- 78.5 --- Existing Contour
--- 78.5 --- Proposed Contour
T Trench Drain
P Perforated Pipe
AD Area Drain
LB Lawn Basin
PD Platter 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.

PROJECT
DOUGLAS ST

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

DRAWING TITLE
GRADING PLAN

0 10 20 m

SCALE
1:200

PROJECT NO.
2022-05-25

DATE
2022-05-25

FILE NAME
21061 PLAN.VMX

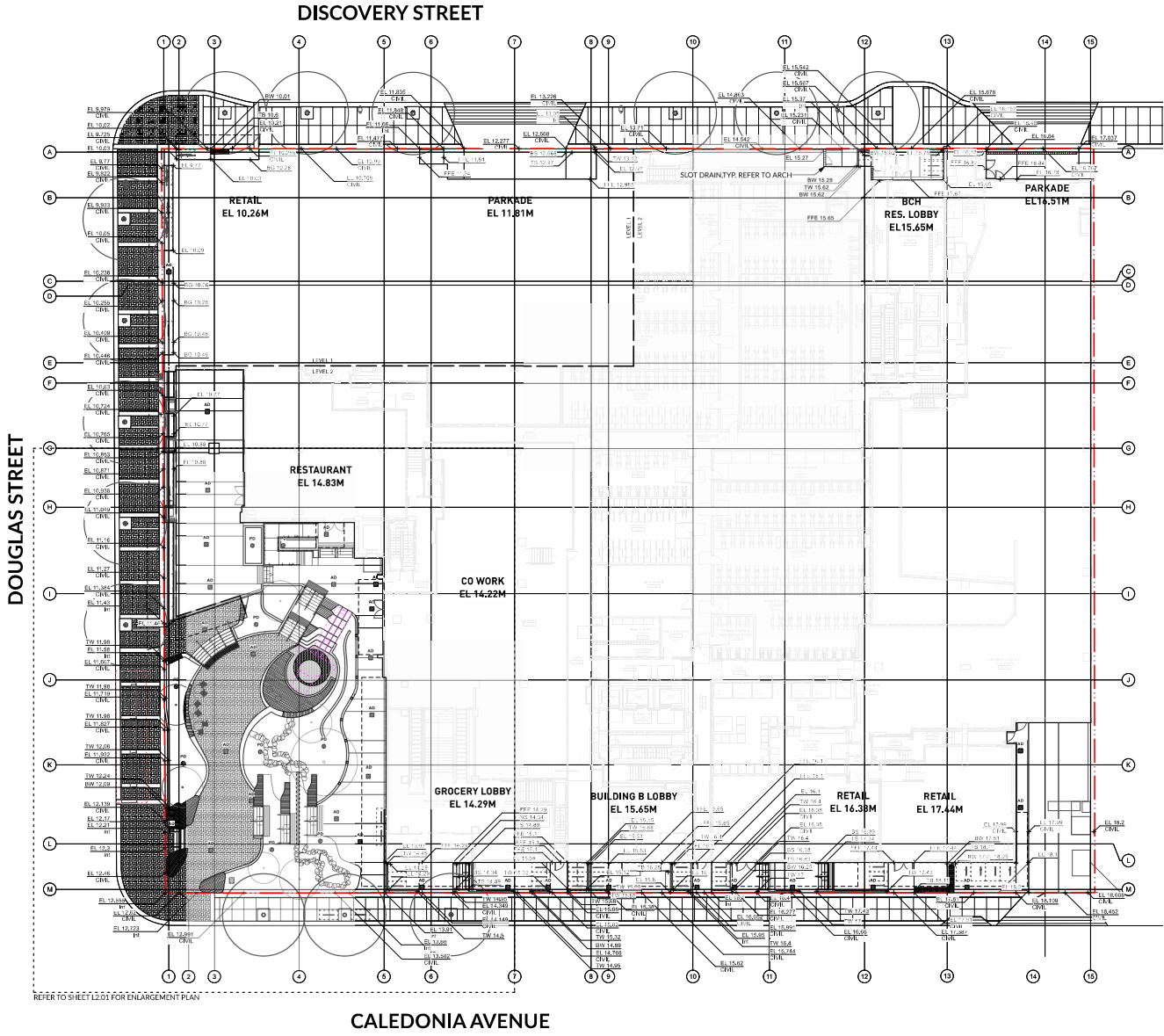
PROJECT
2025-05-27

DRAWN
TT

REVISED
GB

CHECKED

DP L2.01

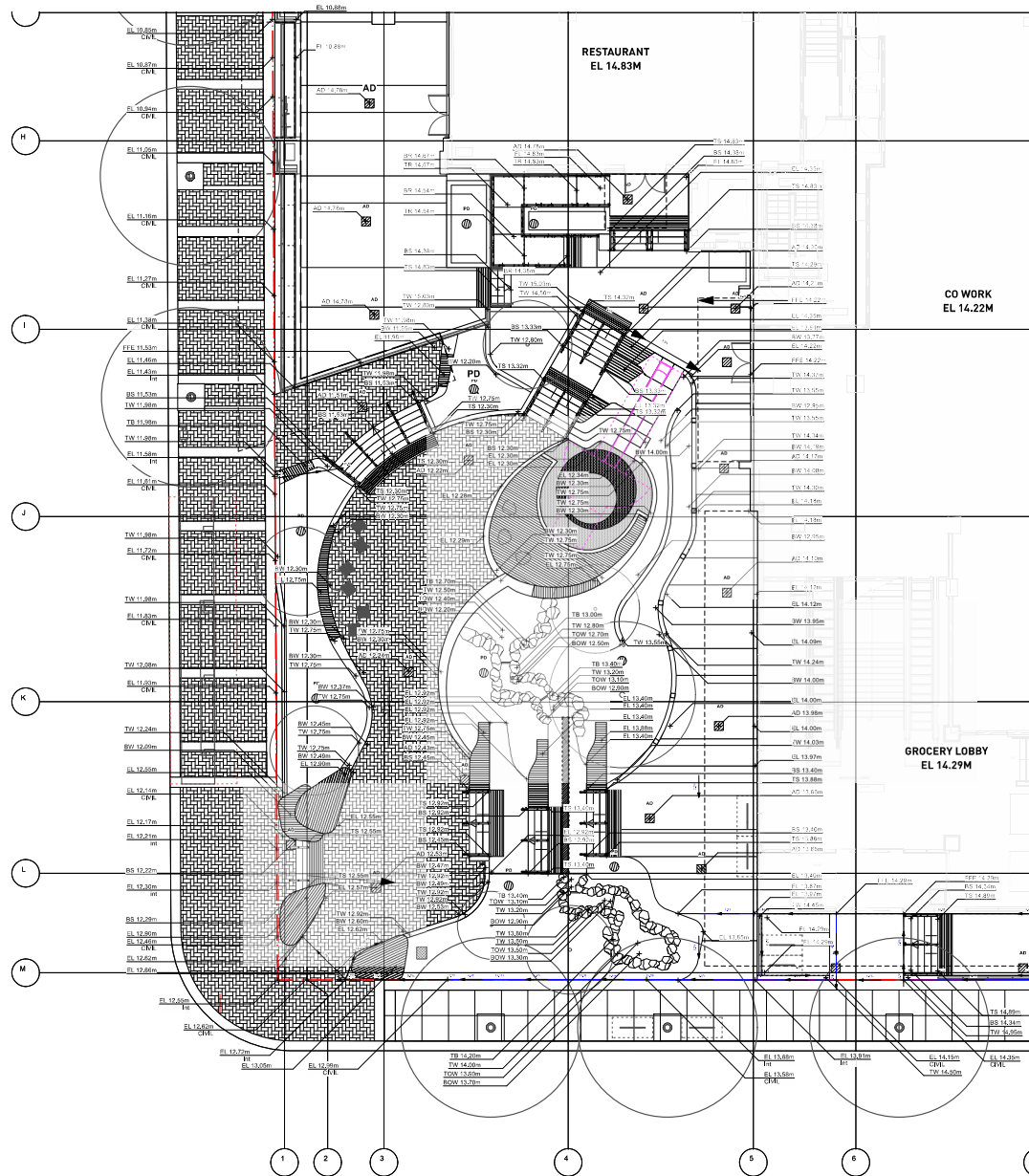


DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

DOUGLAS STREET



CALEDONIA AVENUE



PWL
PARTNERSHIP

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

NO.	DATE	DESCRIPTION
1	2020-03-25	ISSUED FOR DP
2	2020-06-13	ISSUED FOR DP RESPONSE
3	2020-07-22	REVISED AND REISSUED PER CITY COMMENTS
4	2020-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2020-12-08	ISSUED FOR DP VARIANCE
6	2020-03-15	RE-REQUEST FOR DP VARIANCE
7	2020-04-04	ISSUED FOR DPV PROGRESS SET
8	2020-06-09	ISSUED FOR DPV PROGRESS SET
9	2020-09-27	ISSUED FOR DPV PROGRESS SET
10	2020-10-05	ISSUED FOR DPV PROGRESS SET
11	2020-10-20	ISSUED FOR DPV PROGRESS SET
12	2020-10-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2020-10-19	ISSUED FOR DP COORDINATION
14	2020-10-28	RE-REQUEST FOR FULL BP
15	2020-05-27	RE-REQUEST FOR DP VARIANCE

GRADING LEGEND

EL 14.50m
Existing Elevation

EL 14.00m
Proposed Elevation

EL 14.00m
Finished Floor Elevation

EL 14.00m
Proposed Top of Wall Elevation

EL 14.00m
Proposed Bottom of Wall Elevation

EL 14.00m
Proposed Top of Stair Elevation

EL 14.00m
Proposed Bottom of Stair Elevation

EL 14.00m
Proposed Top of Curb Elevation

EL 14.00m
Proposed Bottom of Curb Elevation

EL 14.00m
Proposed Top of Ramp Elevation

EL 14.00m
Proposed Bottom of Ramp Elevation

EL 14.00m
Swale Elevation

--- 79.5 ---
Existing Contour

--- 79.5 ---
Proposed Contour

T
Trench Drain

P
Perforated Pipe

AD
Area Drain

LB
Lawn Basin

PD
Platter 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.

PROJECT
DOUGLAS ST

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

DRAWING TITLE
GRADING PLAN

PROJECT NO.

DATE 2022-05-25

FILE NAME Z1061 PLAN.vsw

PROJECT 2022-05-27

DRAWN TT

CHECKED GB

SCALE
1:200

0 10 20 m

DP L2.02

DOUGLAS STREET

DISCOVERY STREET

CALEDONIA AVENUE



LEGEND	QUANTITY
600mm DEEP PLANTING AREA	888.03M ²
1	35.04M ²
2	45.99M ²
3	55.94M ²
4	9.12M ²
5	71.72M ²
6	47.32M ²
7	307.24M ²
8	13.44M ²
9	26M ²
10	18.23M ²
11	18.11M ²
12	7.60M ²
13	22.24M ²
14	17.18M ²
15	9.40M ²
16	45.11M ²
17	11.53M ²
18	21.81M ²
19	25.51M ²
20	33.44M ²
21	18.11M ²
22	13.81M ²
23	19.91M ²

1000mm DEEP PLANTING AREA	146.6M ²
1	13.91M ²
2	9.91M ²
3	2.91M ²
4	5.91M ²
5	9.91M ²
6	3.71M ²
7	2.71M ²
8	6.21M ²
9	4.71M ²
10	0.91M ²
11	0.91M ²
12	0.91M ²
13	5.41M ²
14	13.81M ²
15	36.01M ²
16	20.61M ²
17	6.81M ²

1500mm DEEP EXTENSIVE GREEN HOOD (BAY SYSTEMS)	480.23M ²
1	253.13M ²
2	30.23M ²
3	196.81M ²

TREES PROPOSED FOR THE REPLACEMENT TREES

FLOOR LEVEL	LEGEND	TREE SIZE	PROPOSED SOIL VOLUME PER TREE	QTY.	REPLACEMENT TREE COUNT
PLAZA/UPPER GROUND LEVEL		LARGE TREE	MIN. 30K43 SOIL VOLUME PER TREE	1	41
		MEDIUM TREE	MIN. 15K43 SOIL VOLUME PER TREE	3	
		SMALL TREE	MIN. 6K43 SOIL VOLUME PER TREE	1	
LEVEL 3 AMENITY		LARGE TREE	MIN. 30K43 SOIL VOLUME PER TREE	2	17
		SMALL TREE	MIN. 6K43 SOIL VOLUME PER TREE	18	
LEVEL 21 ROOF TOP AMENITY		SMALL TREE	MIN. 6K43 SOIL VOLUME PER TREE	3	3
ALL LEVEL			MIN. 30K43 SOIL VOLUME PER TREE	20	TREE DOESN'T COUNT AS REPLACEMENT TREE

NOTE: SOIL DEPTH TRANSITION AT CONTIGUOUS 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



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-05-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
3	2022-07-02	REVISED AND REISSUED PER CITY COMMENTS
4	2022-12-07	REVISED AND REISSUED PER CITY COMMENTS
5	2023-13-08	ISSUED FOR DP VARIANCE
6	2024-03-15	RE-ISSUED FOR DP VARIANCE
7	2024-04-06	ISSUED FOR DP FRESH-TO COTW RESPONSE
8	2024-08-09	ISSUED FOR DP FRESH-TO COTW RESPONSE
9	2024-09-27	ISSUED FOR 40% PROGRESS SET
10	2024-10-15	ISSUED FOR 50% PROGRESS SET
11	2024-12-20	ISSUED FOR 80% PROGRESS SET
12	2025-01-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-02-12	ISSUED FOR BP COORDINATION
14	2025-02-28	RE-ISSUED FOR FULL BP
15	2025-03-27	RE-ISSUED FOR DP VARIANCE

PROJECT
DOUGLAS ST

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

DRAWING TITLE
SOIL DEPTH
COORDINATION
PLAN

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NORTH
SCALE
1:200

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

DP L3.00

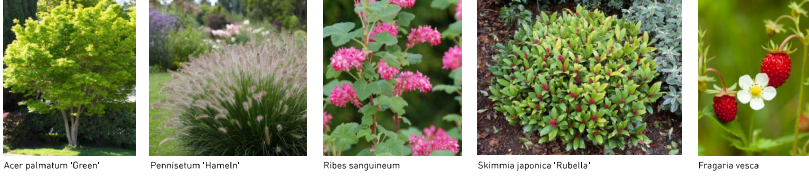
Plant List - On Site						
ID	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
Trees						
ACR	Acer crinitum	Wing Maple	2.4 m H, 15" DBH	3.2 m	As Shown	S&B: Nursery grown, minimum 3 stems
ACR	Acer glabrum	Paper Bark Maple	4 cm db, 12' tall	4.2 m	As Shown	S&B: Upright branching, dense tree, 4' (1.2m) db
APL	Acer palmatum 'Green'	Brown Japanese Maple	2.4 m H, x 1.8 m W, 18" x 6" W	4.2 m	As Shown	S&B: Specimen and densely branched, no included bark
ALJ	Acer rubrum 'Tranx 4'	Redspine Red Maple	8 cm db, 12' tall	4.2 m	As Shown	S&B: Upright branching, dense tree, 7' (2.1m) db
AAA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3.2 m H, 15" DBH	3.2 m	As Shown	S&B: Multi-stemmed, dense tree
AXD	Cornus kousa	Kousa Dogwood	2.4 m H, 15" DBH	3.2 m	As Shown	S&B: Well branched, dense tree
POR4	Picea omorika	Serbian Spruce	4 m H, 11" DBH	4.2 m	As Shown	S&B: Well branched, dense tree
CTC	Quercus coccinea	Scarlet Oak	8 cm db, 12' tall	4.2 m	As Shown	S&B: Upright branching, dense tree, 7' (2.1m) db
ZPS	Swertia pseudocamellia	Japanese Magnolia	8 cm db, 12' tall	4.2 m	As Shown	S&B: Well branched, dense tree
Shrubs						
ADL	Adonis 'Twilight Light'	British Lights Anemone	#1 pot	75cm 100%	75cm 100%	Well established
AJC	Aspidistra japonica 'Hino Crimson'	Hino Crimson Japanese Anemone	#1 pot	45cm 100%	45cm 100%	Well established
CMK	Cornus sericea 'Neroli'	Kousa Dogwood	#1 pot	45cm 100%	45cm 100%	Well established, nursery grown
DSM	Gaultheria shallon	Salal	#1 pot	75cm 100%	75cm 100%	Well established, nursery grown
LJL	Lonicera alba	Privet Honeysuckle	#1 pot	75cm 100%	75cm 100%	Well established, nursery grown
RLA	Ribes sanguineum	Flowering Currant	#1 pot	15cm 100%	15cm 100%	Well established
RMP	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#1 pot	45cm 100%	45cm 100%	Well established
SLR	Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#1 pot	45cm 100%	45cm 100%	Well established
SSM	Spiraea latifolia 'Karl Foerster'	Anthony Waterer Spiraea	#1 pot	45cm 100%	45cm 100%	Well established
TKM	Taxus x media 'H.M. Eddie'	H.M. Eddie Yew	1.5m	45cm 100%	45cm 100%	Well established, dense hedging plant, B & B
VCH	Vaccinium corymbosum 'Northblue'	Northblue Blueberry	#1 pot	75cm 100%	75cm 100%	Well established
VCH	Vaccinium corymbosum	European Blueberry	#1 pot	75cm 100%	75cm 100%	Well established, nursery grown
Ground Cover						
BCP	Erica 'Spring Pink Winter Heat'	Spring Pink Winter Heath	#1 pot	45cm 100%	45cm 100%	Well established
FVS	Fragaria vesca	Wildland Strawberry	#1 pot	25 cm 100%	25 cm 100%	Well established, nursery grown
HMP	Hebe x exoniensis	Dwarf Dragon Shrub	#1 pot	45cm 100%	45cm 100%	Well established, nursery grown
PTB	Psychotria latifolia	Japanese Spicebush	#1 pot	38cm 100%	38cm 100%	Well established
Perennials						
ACC	Adonis Aestivalis 'Fortune Call'	Garden Call Anemone	#1 pot	38 cm 100%	38 cm 100%	Well established
EPB	Echinacea purpurea	Purple Cone Flower	#1 pot	45 cm 100%	45 cm 100%	Well established
HTF	Hosta 'Plantation'	Hosta	#1 pot	45 cm 100%	45 cm 100%	Well established
BLC	Blue Clematis	Blue Clematis	#1 pot	45 cm 100%	45 cm 100%	Well established
BLN	Blue Lobelia	Blue Lobelia	#1 pot	45 cm 100%	45 cm 100%	Well established
BRV	Brunnera racemosa	Brunnera	#1 pot	45 cm 100%	45 cm 100%	Well established
BRD	Brunnera racemosa	Brunnera	#1 pot	45 cm 100%	45 cm 100%	Well established
SLA	Stachys lanata	Lam's Ear	#1 pot	38 cm 100%	38 cm 100%	Well established
TLB	Tillandsia usneoides	Tillandsia	#1 pot	38 cm 100%	38 cm 100%	Well established, nursery grown
Ornamental Grasses						
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1 pot	75 cm 100%	75 cm 100%	Well established
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1 pot	75 cm 100%	75 cm 100%	Well established
Aquatic Plants						
CSA	Carex flacca	Saw Reed	#1 pot	45 cm 100%	45 cm 100%	Well established
EF	Equisetum arvense	Common Horsetail	#1 pot	45 cm 100%	45 cm 100%	Well established
Ferns						
BCP	Erica 'Spring Pink Winter Heat'	Spring Pink Winter Heath	#1 pot	45 cm 100%	45 cm 100%	Well established
BRV	Brunnera racemosa	Brunnera	#1 pot	45 cm 100%	45 cm 100%	Well established

Plant List - Off Site						
ID	Botanical Name	Common Name	Scheduled Size	Proposed Canopy Cover (Trees Only)	Spacing	Remarks
Trees						
AAA	Amelanchier 'Autumn Splendor'	Autumn Splendor Serviceberry	8 cm db, 12' tall	3.2 m	As Shown	S&B: Upright branching, dense tree, 7' (2.1m) db
ALJ	Acer rubrum 'Tranx 4'	Redspine Red Maple	8 cm db, 12' tall	4.2 m	As Shown	S&B: Upright branching, dense tree, 7' (2.1m) db

Terraced Plaza



Water Feature



L3 Amenity

PWL

PARTNERSHIP


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

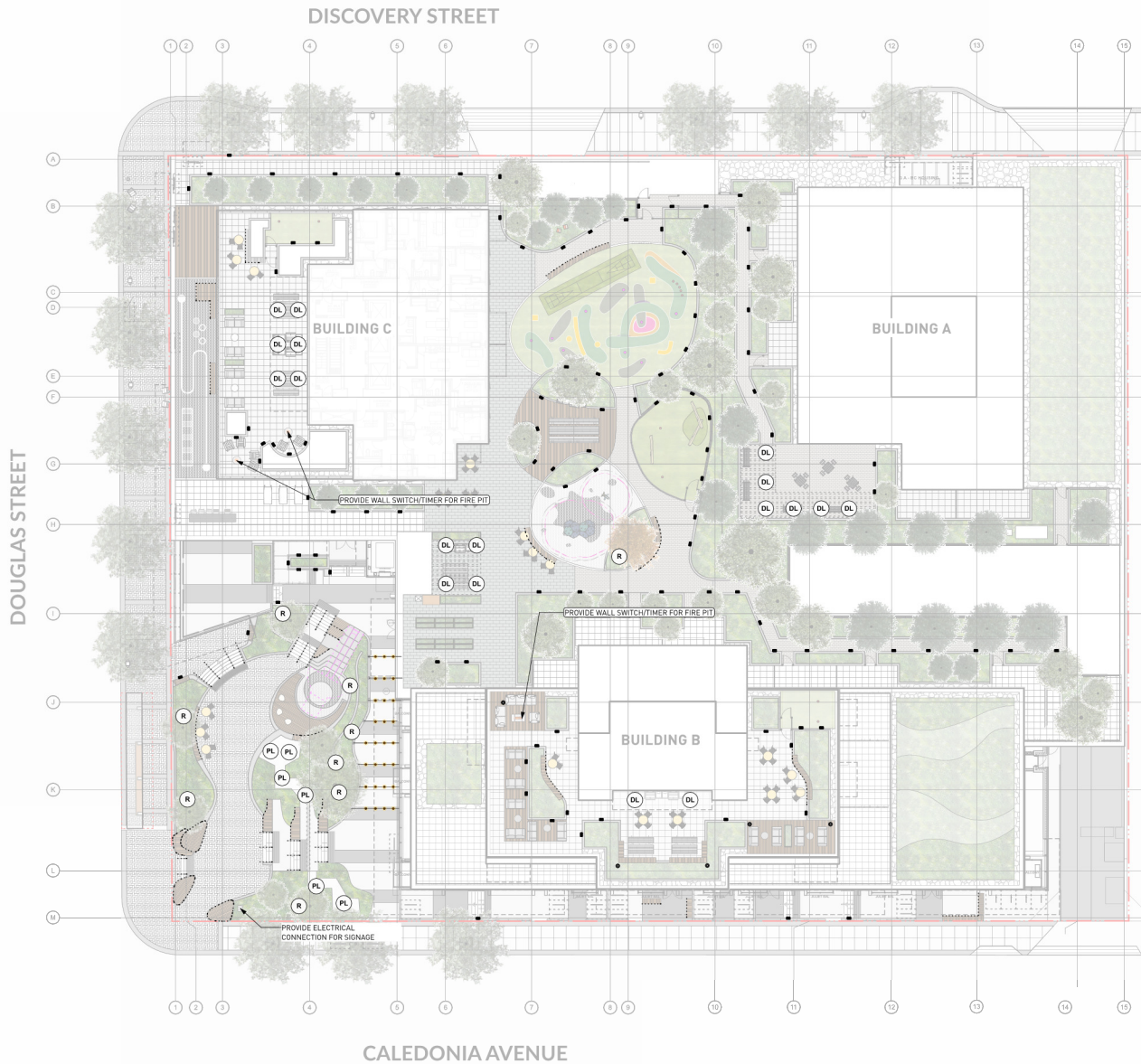
REVISIONS AND ISSUES	
NO.	DATE
1	2022-05-25
2	2022-06-13
3	2022-07-22
4	2022-08-08
5	2022-08-15
6	2022-08-15
7	2022-08-15
8	2022-08-15
9	2022-08-15
10	2022-08-15
11	2022-08-15
12	2022-08-15
13	2022-08-15
14	2022-08-15
15	2022-08-15

DOUGLAS ST

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

PLANT LIST ENTIRE SITE

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



LIGHTING LEGEND

.....

—●—●—●—

⊙

◻

⊙ DL

⊙ PL

⊙ R

LED Strip Light

Catenary Light

Bollard Light

Wall Light

Down Lighting at Trellis

Light in Water feature

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.

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-05-25	ISSUED FOR DP
2	2022-06-13	ISSUED FOR DP RESPONSE
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6	2024-03-15	RE-REQUEST FOR DP VARIANCE
7	2024-04-04	ISSUED FOR DPV FR808-102 COTW RESPONSE
8	2024-06-09	ISSUED FOR DPV FR808-102 COTW RESPONSE
9	2024-09-27	ISSUED FOR ABL PROGRESS SET
10	2024-10-05	ISSUED FOR 10% PROGRESS SET
11	2024-10-20	ISSUED FOR ABL PROGRESS SET
12	2025-03-17	ISSUED FOR EXCAVATION ONLY PERMIT
13	2025-04-11	ISSUED FOR BP COORDINATION
14	2025-05-28	RE-REQUEST FOR FULL BP
15	2025-05-27	RE-REQUEST FOR DP VARIANCE

PROJECT
DOUGLAS ST

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

DRAWING TITLE
SCHEMATIC
LIGHTING PLAN

North Arrow

Scale
1:200

PROJECT NO.

DATE
2022-05-25

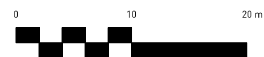
FILE NAME
Z1061 PLAN.vsw

PROJECT
2025-03-27

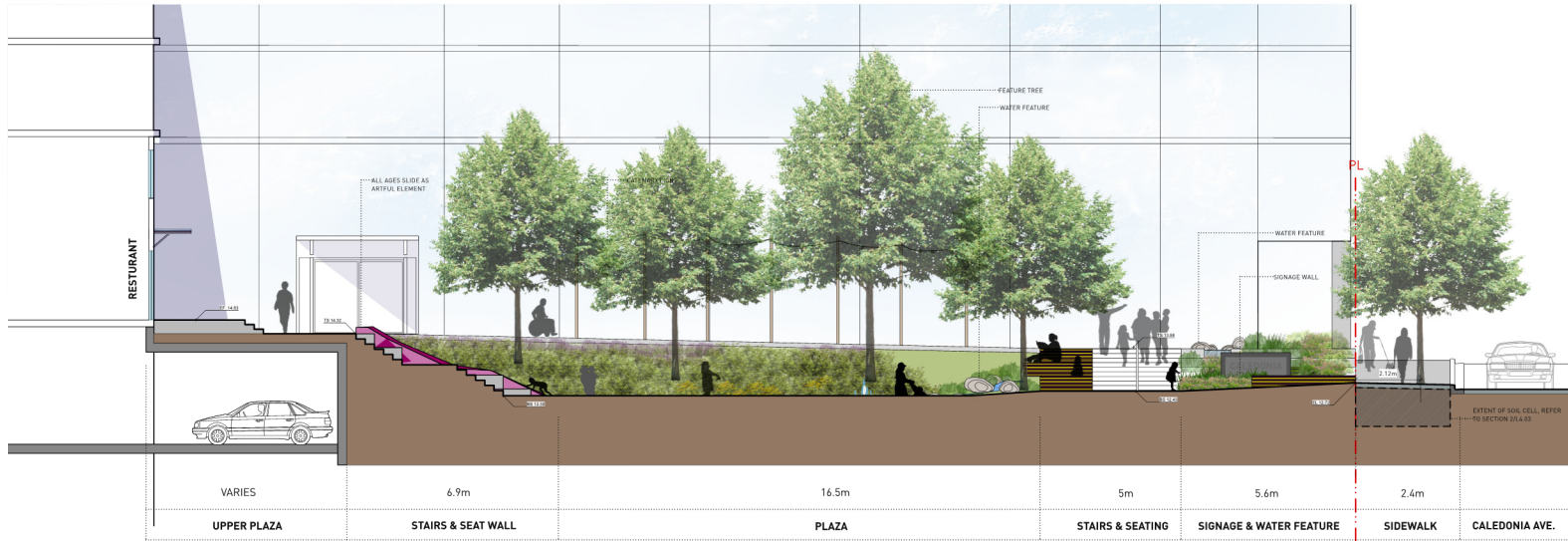
DRAWN
TT

APPROVED
GB

CHECKED

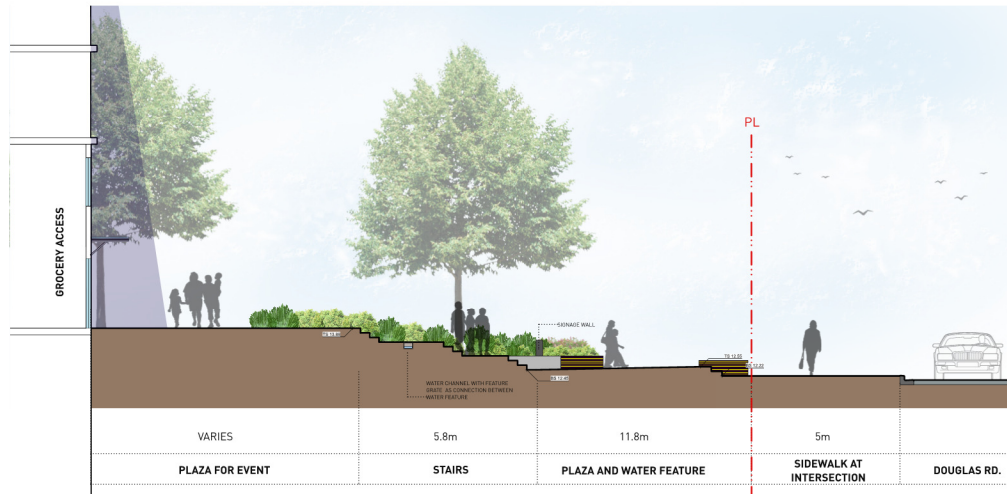


DP L3.02

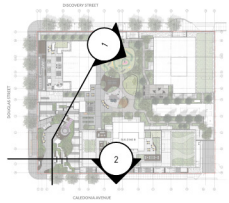


REVISION	DATE	DESCRIPTION
1	2023-09-22	REVISED AND INTEGRATED FOR CITY COMMENTS
2	2023-10-03	ISSUED FOR DP VARIANCE
3	2023-10-07	REVISED FOR DP VARIANCE

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



2 GROUND LEVEL AND UPPER PLAZA
Scale: 1:75



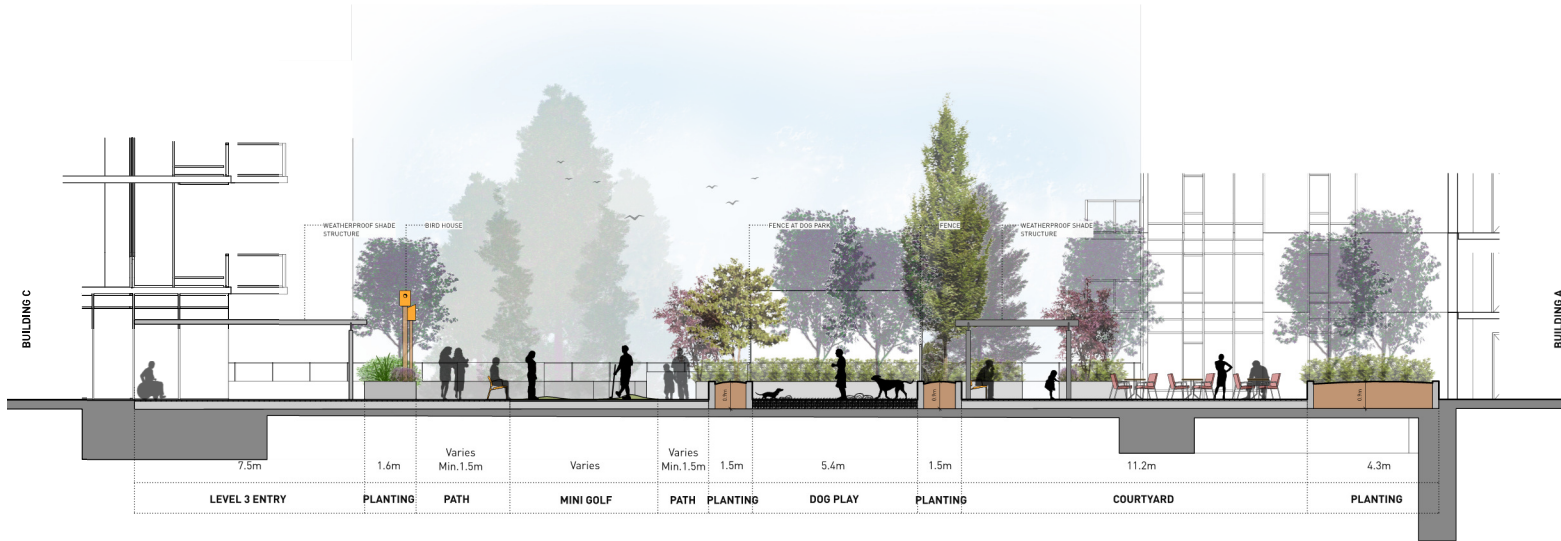
710 CALEDONIA

ADDRESS
710 CALEDONIA

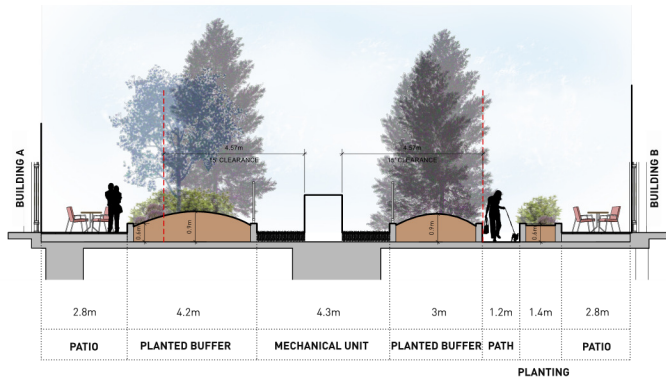
SECTIONS

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<p>North</p>	<p>Scale</p>
PROJECT NO.	21061
DATE	2019-05-10
L. NAME	21061 SECTIONS
REVISED	2023-03-27
DESIGNER	TT
DRIVER	GB

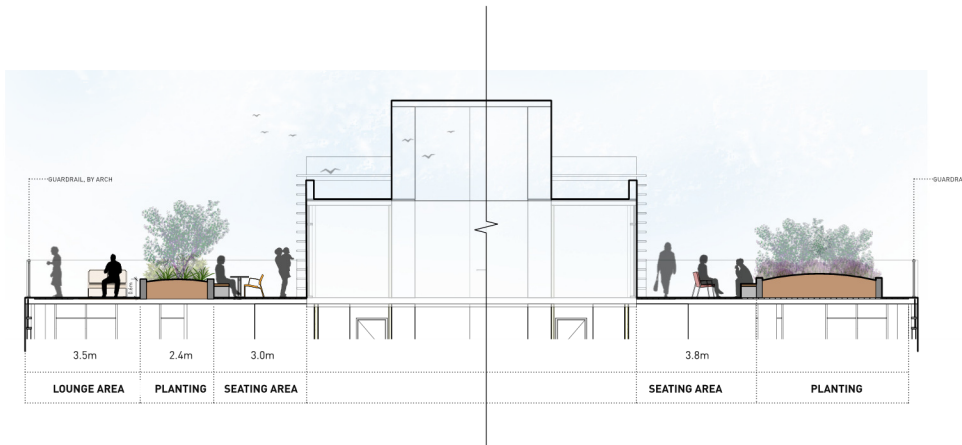
L4.01



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

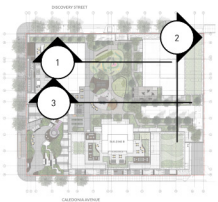


2 SECTION BETWEEN BUILDING A AND B AT L3 COURTYARD
 Scale: 1:75



3 BUILDING B ROOF TOP AMENITY
 Scale: 1:75

NO.	DATE	DESCRIPTION
1	2024-06-22	REVISED AND INTEGRATED FOR CITY COMMENTS
2	2024-06-22	REVISED FOR DP VARIANCE
3	2024-06-22	REVISED FOR DP VARIANCE



PROJECT
710 CALEDONIA

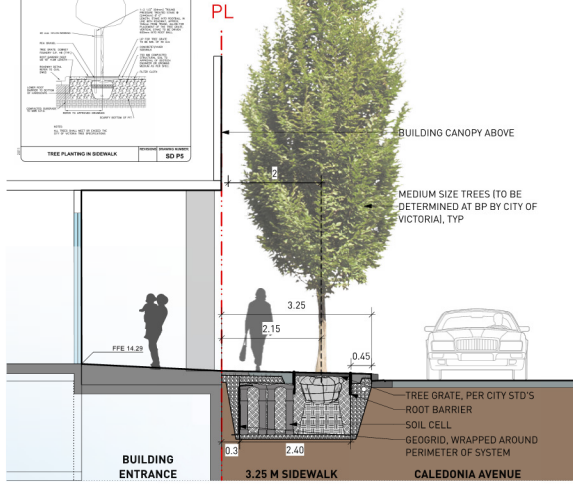
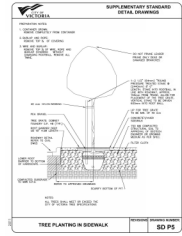
ADDRESS
 710 CALEDONIA

DRAWING TITLE
SECTIONS

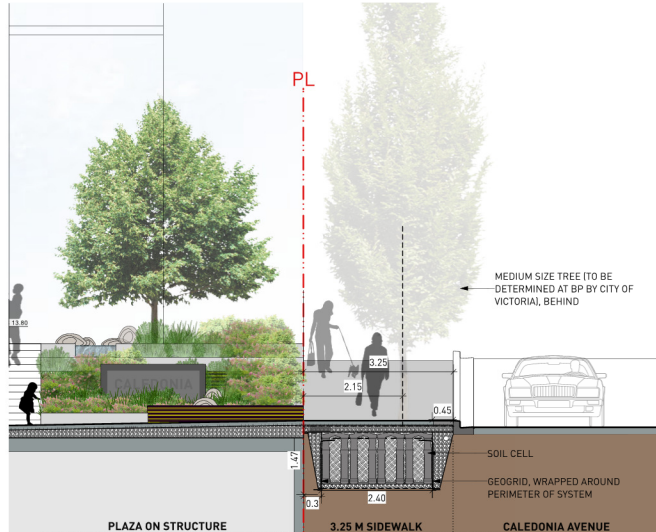
NO.	SCALE
1	Scale
2	Scale
3	Scale

PROJECT NO.	21061
DATE	2019-05-10
L. NAME	21061 SECTIONS
REVISED	2025-03-27
REVISED	TT
REVISED	68

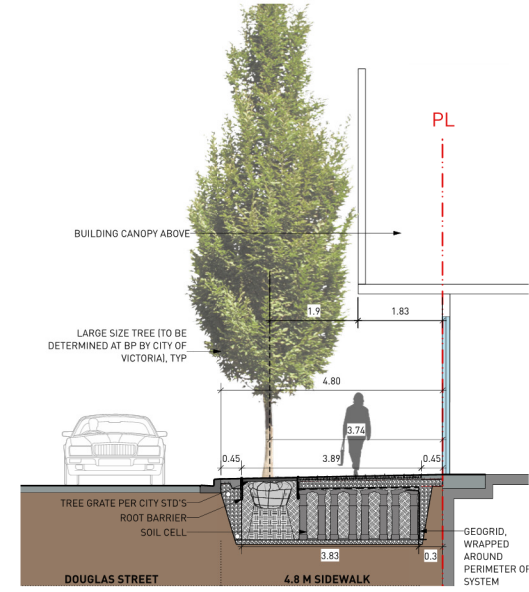
L4.02



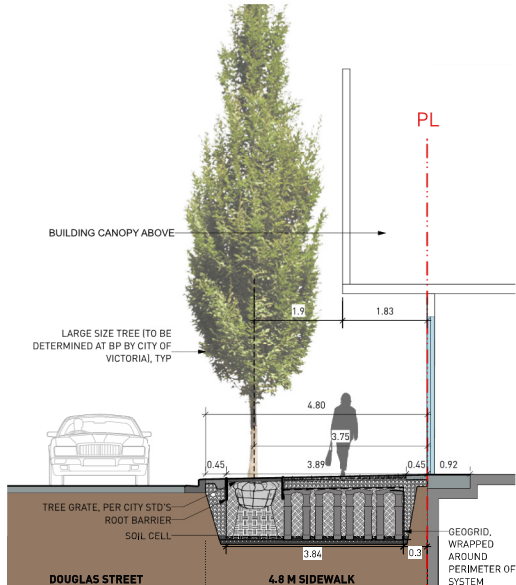
1 SECTION AT CALEDONIA AVENUE
Scale: 1:50



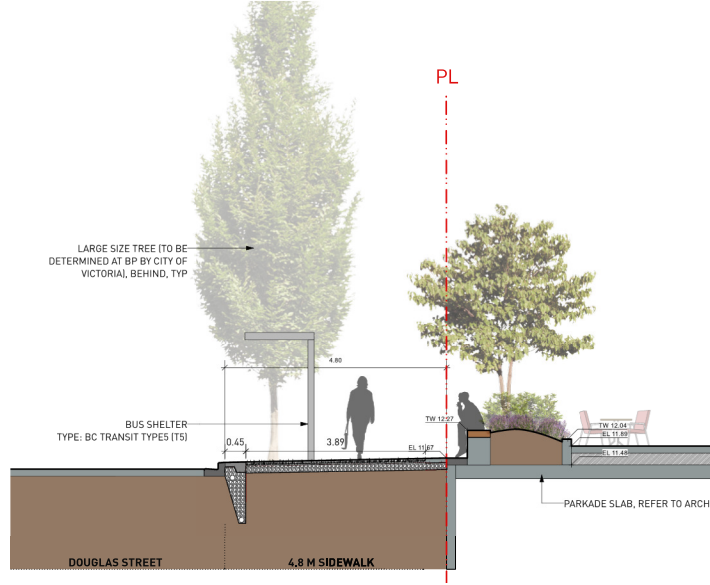
2 SECTION AT CALEDONIA AVENUE
Scale: 1:50



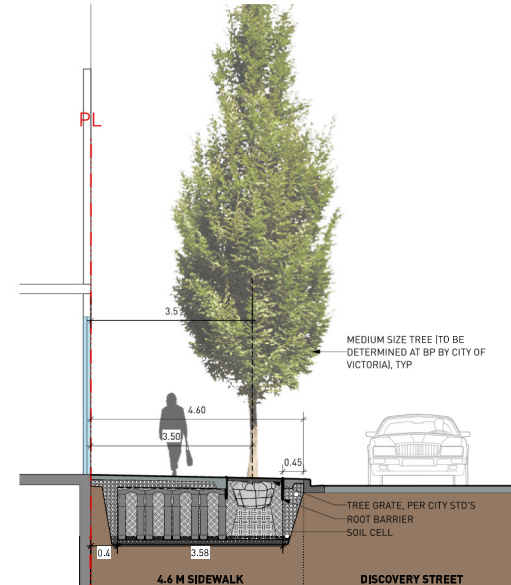
3 SECTION AT DOUGLAS STREET
Scale: 1:50



4 SECTION AT DOUGLAS STREET
Scale: 1:50



5 SECTION AT DOUGLAS STREET
Scale: 1:50



6 SECTION AT DISCOVERY STREET
Scale: 1:50

NO.	DATE	DESCRIPTION
1	2023-05-10	ISSUED FOR DP
2	2023-05-11	ISSUED FOR DP (REVISED)
3	2023-05-12	REVISED AND REQUIRED FOR DP COMMENTS
4	2023-05-17	REVISED AND REQUIRED FOR DP COMMENTS
5	2023-05-18	ISSUED FOR DP (REVISED)
6	2023-05-27	REVISED FOR DP (REVISED)



710 CALEDONIA

ADDRESS
710 CALEDONIA

SECTIONS _ OFFSITE

NO.	SCALE
1	Scale
2	Scale
3	Scale
4	Scale
5	Scale
6	Scale

PROJECT NO. 21061
DATE: 2019-05-10
L. NAME: 21061 SECTIONS
REVISED: 2023-05-27
DRAWN: TT
CHECKED: GB

L4.03