

Rezoning & Development Permit Application (Revision 2)

919 and 923 Caledonia Avenue, Victoria BC

Hillel Architecture inc

697 St Patrick Street, Victoria, BC, V8S 4X4

Along this Caledonia streetscape, 4 residences once remained, each built at the same time, each with subtly different exterior details to differentiate the homes: 919, 923, 929, and 933 Caledonia.

This project intent is to build a new foundation at '923' currently vacant, and to place '919' on this new foundation, repair and heritage designate this home. This restored home would then reside adjacent to the neighbour's currently restored home at 929 Caledonia.

Our project would provide a streetscape setting, and 929 Caledonia would no longer be alone.

In the former location - 919 Caledonia - a new home is intended to respect the design cues from these two heritage homes. This extends that street scape to three homes in a row, of matching scale, maintaining this street's character, each home supporting each other.

Behind these street front homes, a multi-family building housing 16 units, and taking design cues from the heritage homes in order that this small composition of elements read harmoniously together, sharing architectural style, a selection of materials, a colour palette, & select details.

PROPERTY OWNER

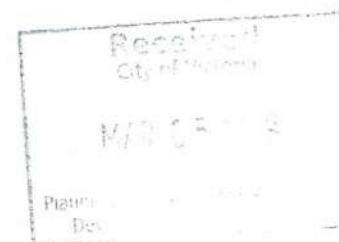
Name: Novus Properties Inc.
Address: Oak Bay, British Columbia, Canada
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ARCHITECT OF RECORD

Name: Hillel Architecture Inc.
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Phone: 250.592.9198 peter@hillelarch.ca
Email: peter@hillelarch.ca

LANDSCAPE ARCHITECT

Name: Jim Partlow
Lombard North Group
Address: 836 Cormorant Street, Victoria BC
Phone: 250.386.3336
Email: lombard@shaw.ca



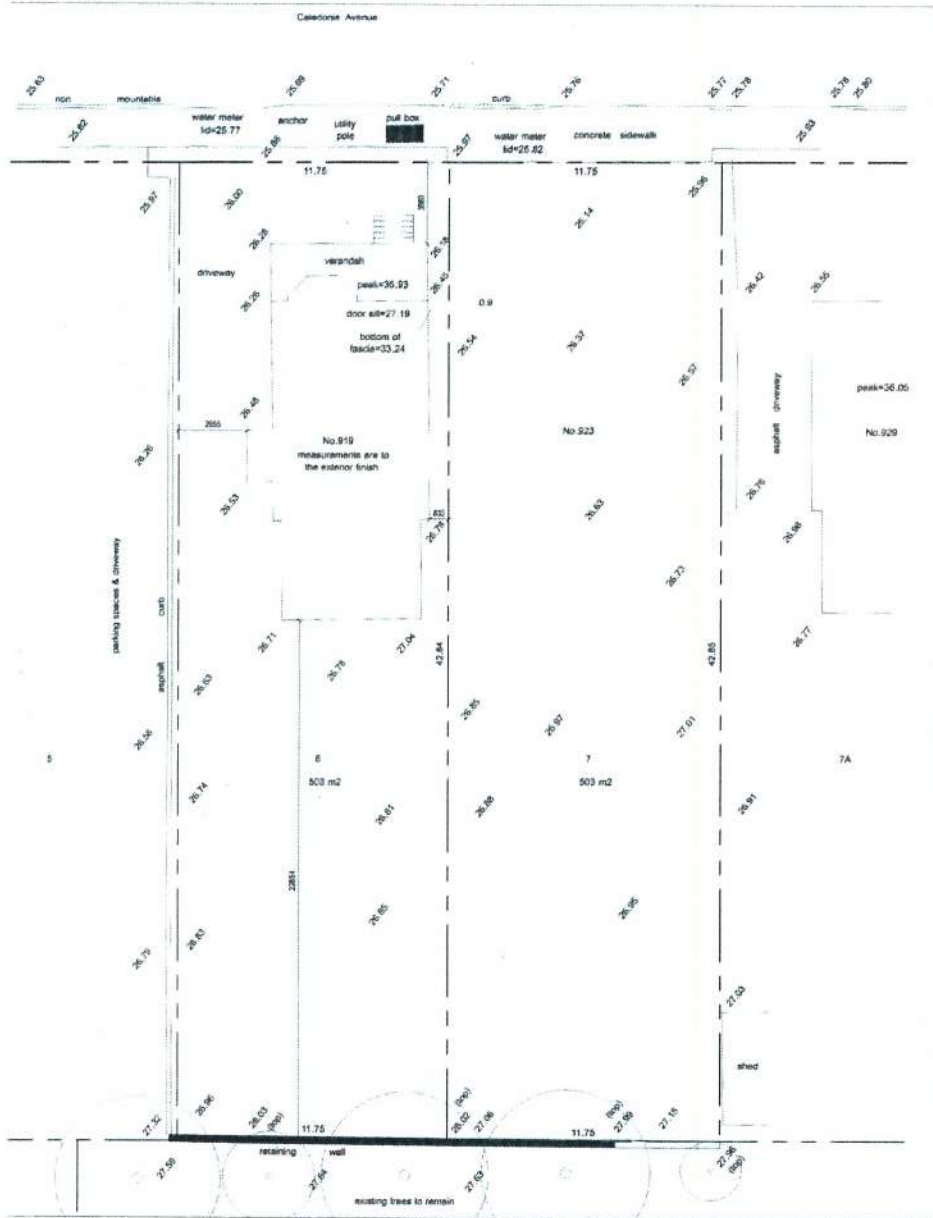
Rezoning Application & Development Permit
919 & 923 Caledonia Avenue, Victoria

Hillel Architecture inc

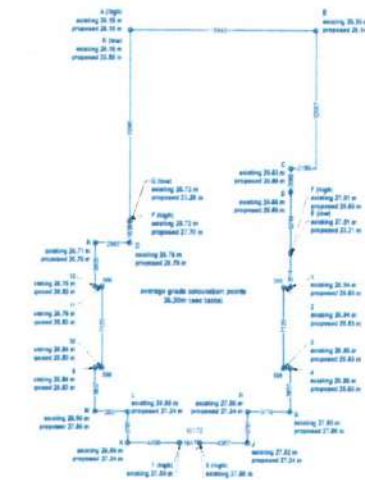
DRAWING LIST

ARCHITECTURAL

- AD0 Cover Sheet
- A1.1 Existing Site Survey Plan
- A1.2 Proposed Site Plan & Project Data
- A1.3 Street Elevation
- A1.4 Heritage Building Elevation
- A2.1 Porch & Ground Floor Plan
- A2.2 Second & Third Floor Plan
- A2.3 Fourth Floor & Roof Plan
- A3.1 Heritage Home Elevations
- A3.2 New Home Elevations
- A3.3 Multi-Family Elevations
- A3.4 Multi-Family Elevations
- A4.1 Building Section
- A4.2 Exterior Colour Scheme
- P1 Landscape Plan



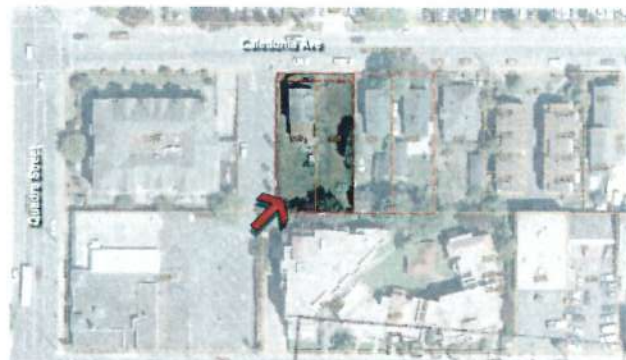
5 Building Streetscape
metric scale: NTS



3 Average Grade Points
metric scale: NTS

Station	Spot	Elev	Factor	Average	Distance	Factor	Total Factor	Factor	Average grade (feet below)	Feet below
A-B	26.18	26.14	26.17	15.00	477.75					
B-C	26.14	26.00	26.07	14.28	578.56					
C-D	26.04	25.99	26.00	2.08	54.80					
D-E	25.85	25.71	25.78	2.50	70.75					
E-F	26.03	26.03	26.04	3.01	82.15					
F-G	26.03	26.03	26.03	0.01	15.00					
G-H	26.03	26.03	26.03	1.12	188.87					
H-I	26.03	26.03	26.03	0.01	15.00					
I-J	26.03	26.03	26.03	0.01	15.00					
J-K	26.03	26.03	26.03	0.01	15.00					
K-L	26.03	26.03	26.03	0.01	15.00					
L-M	26.03	26.03	26.03	0.01	15.00					
M-N	26.03	26.03	26.03	0.01	15.00					
N-O	26.03	26.03	26.03	0.01	15.00					
O-P	26.03	26.03	26.03	0.01	15.00					
P-Q	26.03	26.03	26.03	0.01	15.00					
Q-R	26.03	26.03	26.03	0.01	15.00					
R-S	26.03	26.03	26.03	0.01	15.00					
S-T	26.03	26.03	26.03	0.01	15.00					
T-U	26.03	26.03	26.03	0.01	15.00					
U-V	26.03	26.03	26.03	0.01	15.00					
V-W	26.03	26.03	26.03	0.01	15.00					
W-X	26.03	26.03	26.03	0.01	15.00					
X-Y	26.03	26.03	26.03	0.01	15.00					
Y-Z	26.03	26.03	26.03	0.01	15.00					
Z-A	26.03	26.03	26.03	0.01	15.00					
TOTAL				112.00	2087.51				Average Grade	26.03

4 Average Grade Table
metric scale: NTS



2 Site Context Plan
metric scale: NTS

Rezoning & Development Permit Application 919 & 923 Caledonia Avenue, Victoria

Hillel Architecture Inc.

Project	919 & 923 Caledonia Avenue
Client	919 & 923 Caledonia Avenue
Address	919 & 923 Caledonia Avenue
City	Victoria
State	British Columbia
Country	Canada

919 & 923 Caledonia Avenue

Existing Site Survey

Scale: 1:100

North Arrow

Site Survey

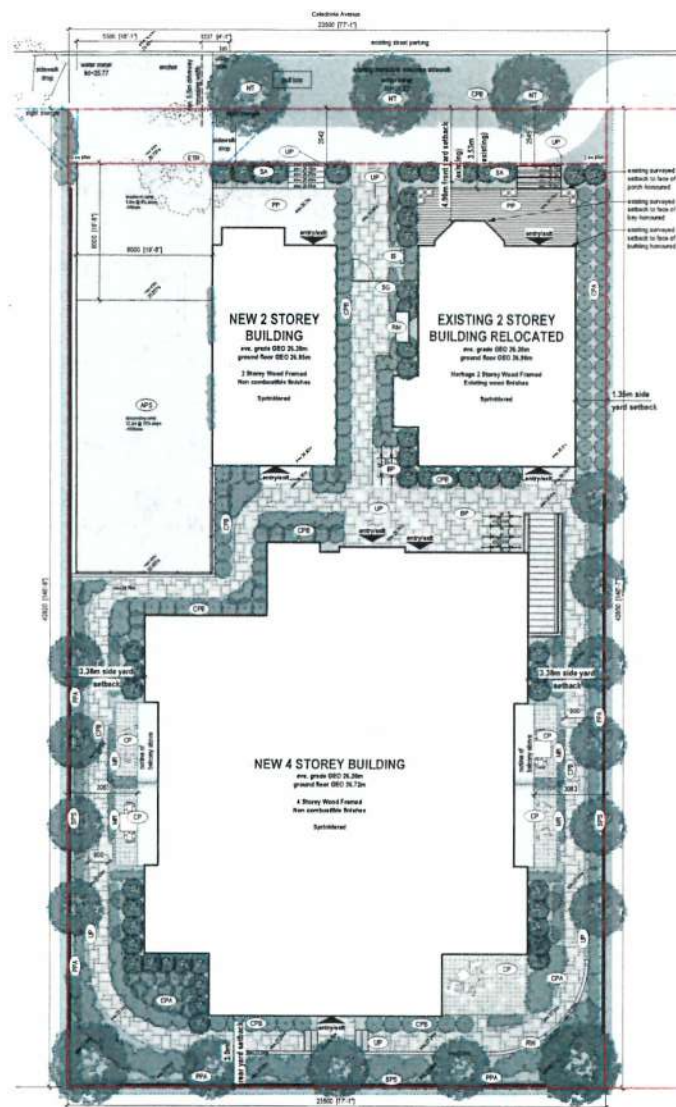
Scale: 1:100

Site Survey

Scale: 1:100

MAR 05 2019

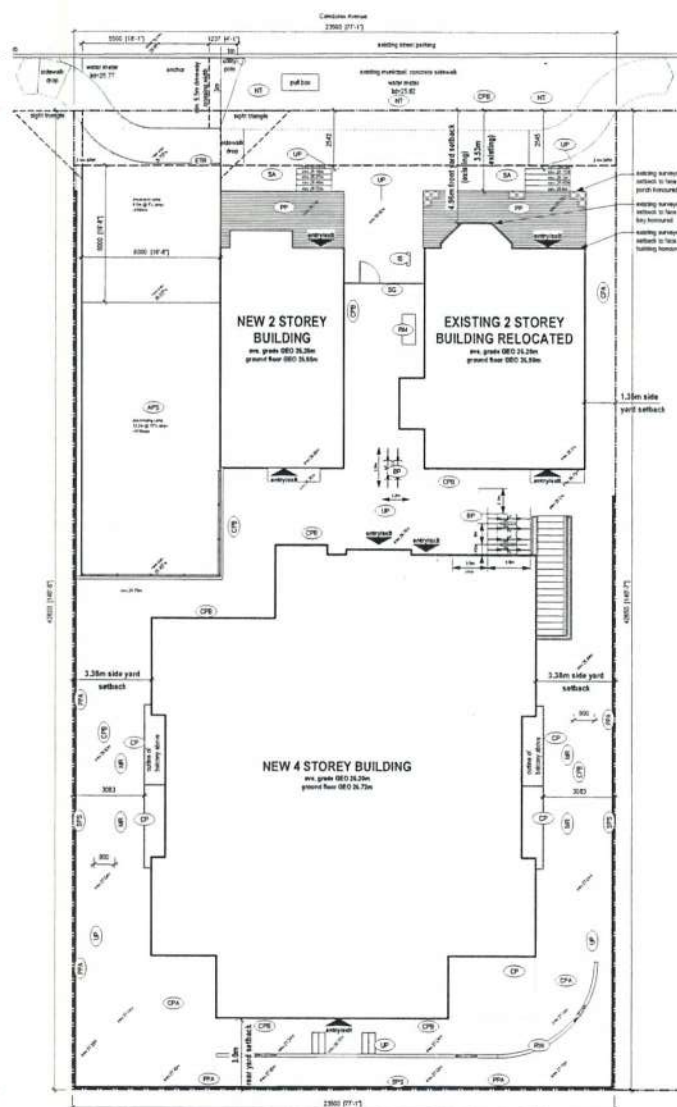
Planning & Development



1 Site Finishes Plan
A1.1
metric scale 1:100

SITE FINISHES LEGEND

- | | |
|---|---|
| (S) existing trees to be retained | (S) site privacy screening - under treeing |
| (S) needed or added grass areas (private area) | (S) low mowed rolling |
| (S) approximate location of new tree planting area | (S) on site class 2 material - red - site parking / truck |
| (S) low mowed area surrounding coloured planting border | (S) stormwater system |
| (S) common planting area | (S) security gate |
| (S) higher privacy screening planting area | (S) security wall |
| (S) raised private path | (S) 200 x 200 concrete pavers - ground floor patio & shared |
| (S) new asphalt surface - drive aisle | (S) vehicle as located in lot or parking between the parcel |
| (S) wet paved area with colour pattern - pedestrian walkway | (S) retaining wall |
| (S) and gate area as located | |



2 Site Layout Plan
A1.2
metric scale 1:100

LEGAL DATA

CIVIC ADDRESS
919 & 923 Caledonia Avenue
Victoria, British Columbia

LEGAL ADDRESS
Lots 6 & 7, Suburban Lot 7,
Victoria City Plan 2501
PID: 006-235-307 & 903-373-111
Zone: R-2 & R-2

SURVEY INFORMATION
based on legal survey by Powell & Associates
BC Land Surveyors, Inc. 12364-16
dated July 20, 2018

PROJECT DATA

ZONING

site area (m²)

site coverage % max

open space

height of building (m)

number of storeys

average grade

DENSITY:

total floor area

horizontal hwy area for site coverage

floor space ratio

SETBACKS:

front (north)

rear (south)

side (west)

side (east)

PARKING

parking stalls on site

0.6 square per suite less than

1 space per suite over 70m²

total residential stalls

visitor parking 0.1 per suite

total visitor stalls

bicycle parking

wing of parking area

RESIDENTIAL SUITES:

1 bedroom, 2 Bedroom units

1 Bedroom units

2 Bedroom units

Ground potential access

FLOOR AREA SUMMARY

1 bedroom, 2 Bedroom units

1 Bedroom units

2 Bedroom units

Ground potential access

total floor area: 1,323.03 m²

(measured to inside face of gypsum wallboard finish)

total floor area: 1,323.03 m²

(measured to inside face of gypsum wallboard finish)

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(measured to inside face of gypsum wallboard finish)

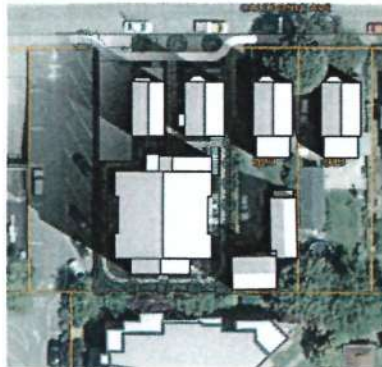
CITY OF VICTORIA
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MAR 07 2019
DEEMED
MAR 05 2019

Rezoning & Development Permit Application
919 & 923 Caledonia Avenue, Victoria
Hillel Architecture Inc.

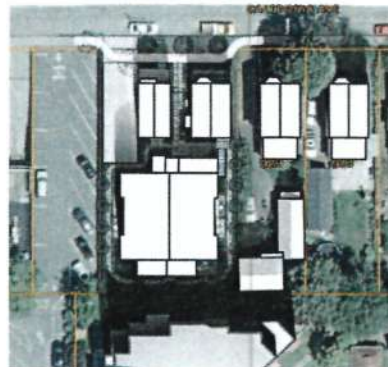
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3	February 15, 2019	Client	Receiving & P&P Review 1
4	February 15, 2019	Client	Receiving & P&P Review 1
5	February 15, 2019	Client	Receiving & P&P Review 1
6	February 15, 2019	Client	Receiving & P&P Review 1
7	February 15, 2019	Client	Receiving & P&P Review 1
8	February 15, 2019	Client	Receiving & P&P Review 1
9	February 15, 2019	Client	Receiving & P&P Review 1
10	February 15, 2019	Client	Receiving & P&P Review 1

919 & 923 Caledonia Avenue
Proposed Site Plan & Project Data
A1.2

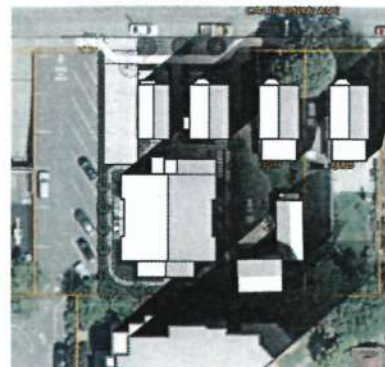
March 21st, Spring Equinox 9AM
Sun altitude 27.5° / -54° from South



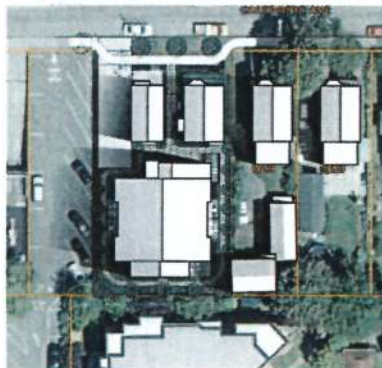
March 21st, Spring Equinox 12 Noon
Sun altitude 42° / -0° from South



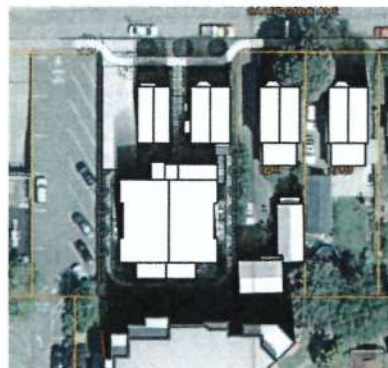
March 21st, Spring Equinox 3PM
Sun altitude 27.5° / +54° from South



June 21st, Summer Solstice 9AM
Sun altitude 46.5° / -72.5° from South



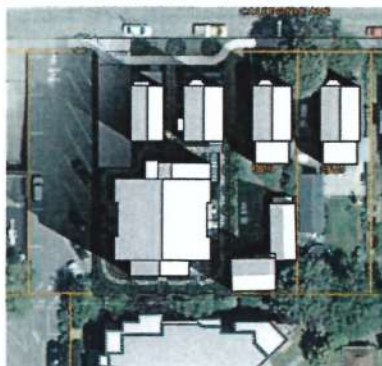
June 21st, Summer Solstice 12 Noon
Sun altitude 64° / -0° from South



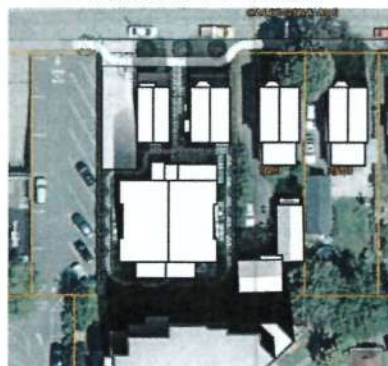
June 21st, Summer Solstice 3PM
Sun altitude 46.5° / -72.5° from South



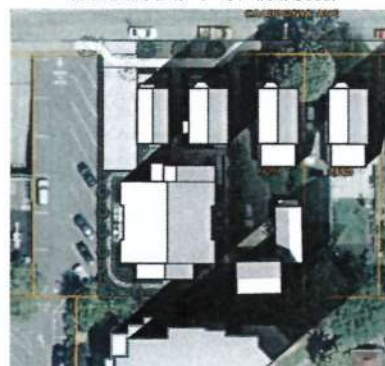
September 21st, Fall Equinox 9AM
Sun altitude 27.5° / -54° from South



September 21st, Fall Equinox 12 Noon
Sun altitude 42° / -0° from South



September 21st, Fall Equinox 3PM
Sun altitude 27.5° / +54° from South



March 21st

June 21st

September 21st

March 21st, Spring Equinox 3PM
Sun altitude 27.5° / +54° from South



In the fall and spring - several weeks before and after March 21st - the roof's ridgeline defines the length of the shadows. At this time of year, all buildings shade all buildings. As shown above, the sloped roof building offers a considerably lower extent of shading than that of a flat roof.

On the fourth floor, the building volume is removed is all four corners, lowering the roof a full storey in these critical corner roof areas, greatly diminishing the shadows cast.

June 21st, Summer Solstice 3PM
Sun altitude 46.5° / -72.5° from South



In the outdoor social weeks - several weeks before and after June 21st - the ridgeline no longer defines the length of the shadows. It is the lower fascia that only a sloped roof provides that defines the shadows.

In the midday warmth of summer all shadows are cast northward towards Caledonia, the new building casting shadows only on its own site.

September 21st, Fall Equinox 3PM
Sun altitude 27.5° / +54° from South



During the winter months, all four of the heritage buildings, and existing cedar hedging, will shade each other. As shown above, a sloped roof building offers a considerably lower extent of shading than would parapets of a flat roof. With the sun lower in the sky during this season, the shadows are longer with density decreasing over distance.

Received
City of Victoria
MAR 05 2010

Rezoning & Development Permit Application 919 & 923 Caledonia Avenue, Victoria

Hillel Architecture Inc.

Prepared By	Reviewed By	Checked By	Approved By
Author	Checker	Reviewer	Approver
Date	Date	Date	Date

919 & 923 Caledonia Avenue
Shadow Study
Scale: 1:100
Date: 2010-03-05
Sheet: A1.3

MAR 05 2019

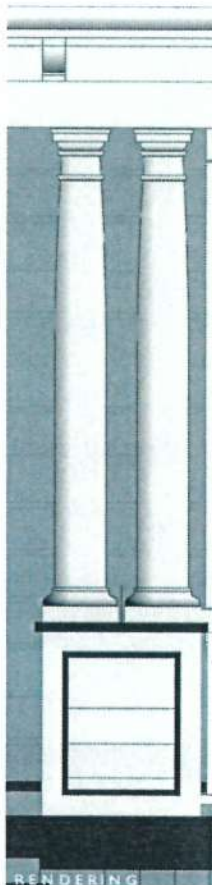
Planning & Development
Developing Victoria

Hillel Architecture Inc.

Rezoning & Development Permit Application
919 & 923 Caledonia Avenue



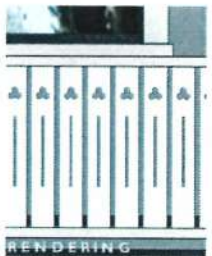
1 Structural Column Elevation
Metric scale NTS



Restoration intent: Establish level of deterioration and structural sufficiency to each component, replacing with new when prudent for safety and long term occupancy.



2 Railing Elevation
Metric scale NTS



Restoration intent: Railings on site to be used as templates for cutting new replacement pieces for structural sufficiency. Existing railings display deterioration beyond reuse of components.



3 Window Elevation
Metric scale NTS

Paint colours of new composition are inspired by existing as found conditions. New colours however are using established heritage colour palette of the period.



Restoration intent: Establish level of deterioration to each component, replacing with new when prudent. New windows shall be cut to match existing field records. New windows reproduce dimensions and framing style of existing windows while meeting contemporary performance standards.



4 Bay Window Elevation
Metric scale NTS

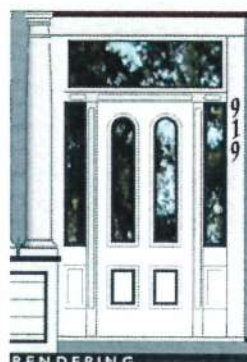
Paint colours of new composition are inspired by existing as found conditions. New colours however are using established heritage colour palette of the period.



Restoration intent: Establish level of deterioration to each component, replacing with new when prudent. New components shall be cut to match existing field records. Sufficient existing components exist to permit a complete record of current time, finishes, siding, and fastings.



5 Front Door Elevation
Metric scale NTS



Restoration intent: Weather protected door outside for refinishing and reglazing. Additional glazing permits modern entry while being in keeping with heritage of the home / style of the period.



EXISTING

Revised architectural photography used to record all existing features to the same extent as shown here for front elevation only.



6 Front Elevation
Metric scale NTS

Note: Retain existing heritage house to new foundation

919 Caledonia Avenue, built in the 1900s, is one of just a handful of houses still in existence within Victoria. The house is a good representation of popular buildings built in the area with similarities found in the design, materials, details and ornamentation. The two-story, front gabled home-style house is one of a set of four similar houses in a row.

The neighbouring house at 923 Caledonia Avenue retains the original stucco course and house in the front gable creating the appearance of a chimney. Similar to 923 Caledonia, 919 Caledonia has a hip-roofed angled bay with porches on the rear facade to the right of the entry porch. Both 919 and 923 Caledonia also have their original transoms and side lights at the front entry door.

It is possible that Thomas Hooper was involved in building of at least some of the houses within the cluster on Caledonia. His signature can be found on the plumbing plans for 919 Caledonia.

Author: Hillel Architecture Inc.	Revised: Hillel Architecture Inc.
Client: City of Victoria	Project: 919 & 923 Caledonia Avenue
Date: February 1, 2019	Version: 1.0
Drawn: Hillel Architecture Inc.	Checked: Hillel Architecture Inc.
Scale: 1/8" = 1'-0"	Scale: 1/8" = 1'-0"
Notes: See attached drawings for details.	Notes: See attached drawings for details.

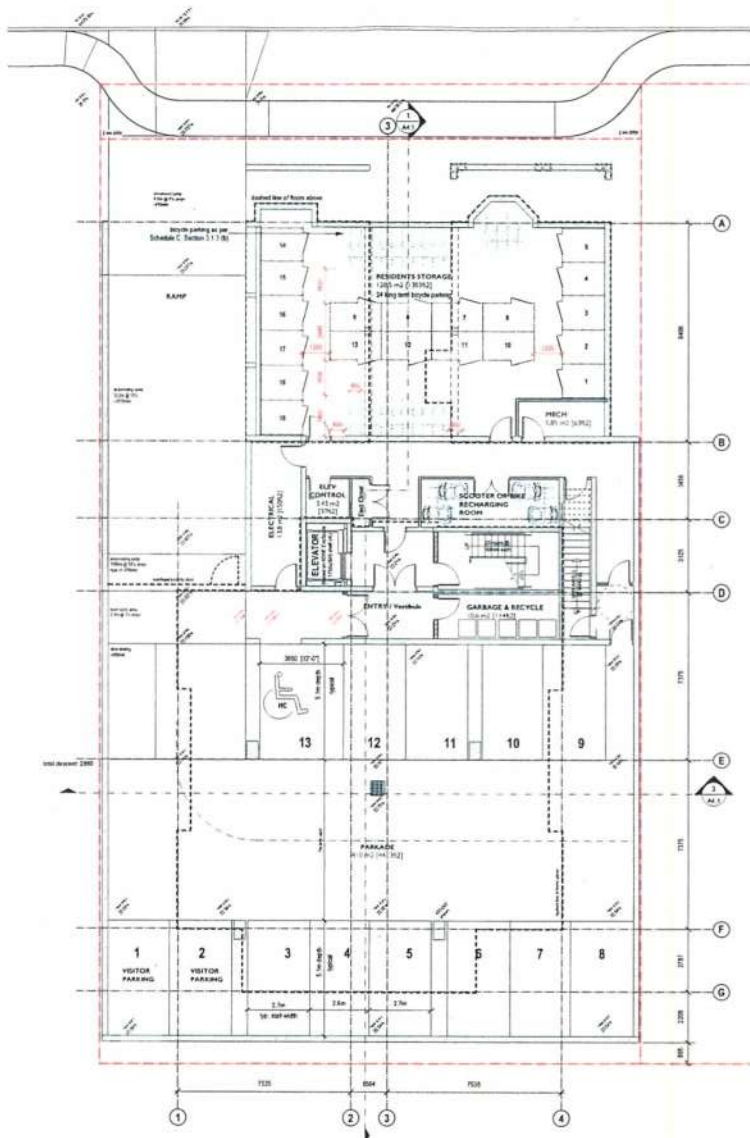
919 & 923 Caledonia Avenue

Project: 919 & 923 Caledonia Avenue

Proposed: [Signature]

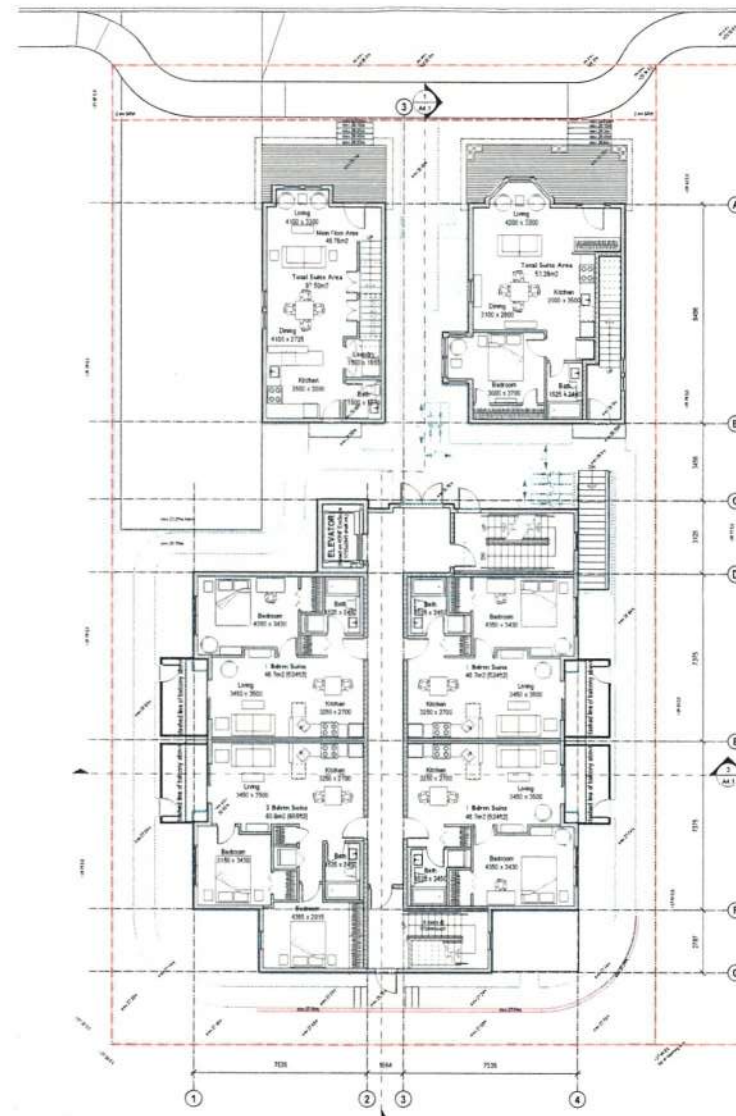
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Sheet: A1.1



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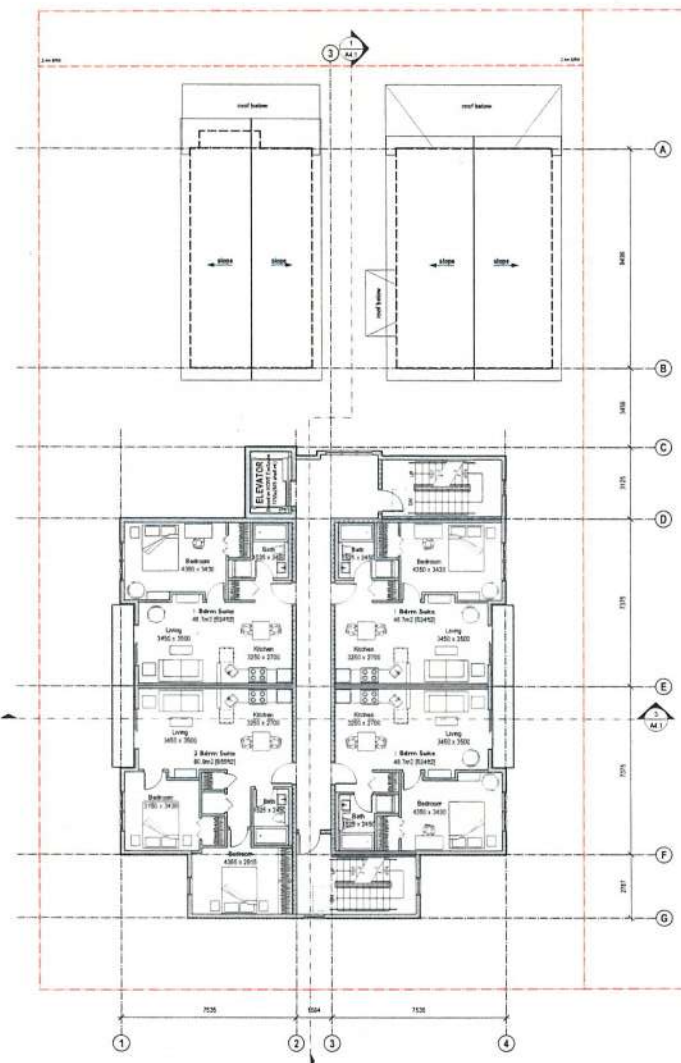
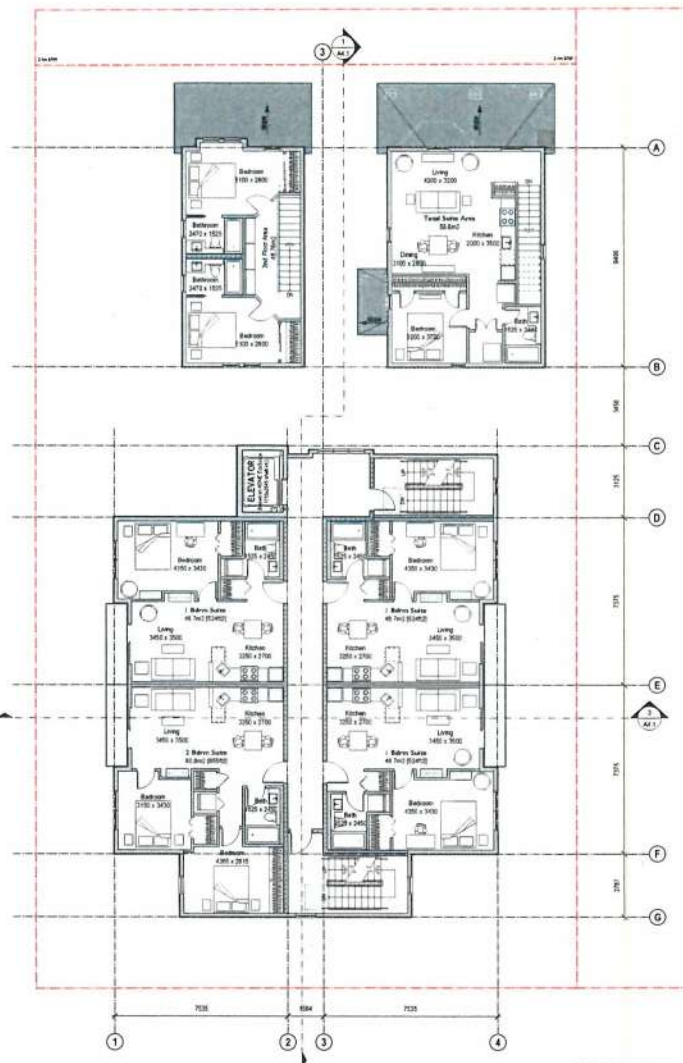
DEEMED
MAR 05 2019



Rezoning & Development Permit Application
919 & 923 Caledonia Avenue, Victoria
 Hillel Architecture Inc.

1	February 28, 2019	Client	Rezoning & DP Application
2	March 12, 2019	Client	Rezoning & DP Application
3	March 12, 2019	Client	Rezoning & DP Application
4	March 12, 2019	Client	Rezoning & DP Application
5	March 12, 2019	Client	Rezoning & DP Application
6	March 12, 2019	Client	Rezoning & DP Application
7	March 12, 2019	Client	Rezoning & DP Application
8	March 12, 2019	Client	Rezoning & DP Application
9	March 12, 2019	Client	Rezoning & DP Application
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11	March 12, 2019	Client	Rezoning & DP Application
12	March 12, 2019	Client	Rezoning & DP Application
13	March 12, 2019	Client	Rezoning & DP Application

919 & 923 Caledonia Avenue
 Parkade & Ground Floor Plan
 A2.1



Received
City of Victoria
MAR 05 2019
Planning & Development Services Division

Rezoning & Development Permit Application
919 & 923 Caledonia Avenue, Victoria
Hillel Architecture Inc.

1	2018	February 28, 2018	Issue	Revising 1.0P Approved 1
2	2018	October 10, 2018	Issue	Revising 1.0P Approved 1
3	2018	November 27, 2018	Issue	Revising 1.0P Approved 1
4	2018	Dec 10	Issue	Revising 1.0P Approved 1
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9	2018	Dec 10	Issue	Revising 1.0P Approved 1
10	2018	Dec 10	Issue	Revising 1.0P Approved 1

919 & 923 Caledonia Avenue
Second & Third Floor Plans
A2.2



1



2

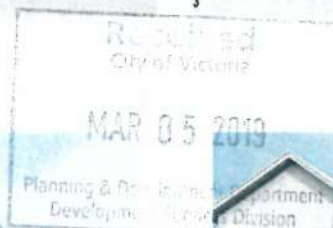


3



4

1 Pedestrian and vehicle views while travelling along the Caledonia streetscape from East to West
Metric scale: 1:75



1



2

Tying composition together: single family forms share similar volumes, roof slopes, and building height. Although details differ, both residences share an approach to porches, twin columns, window proportions, bay windows, and railings.



3



4

The multi family form: respects scale, progression of elements, a silhouette which is supportive, will share the colour scheme but differs in use, and extends the heritage precinct with this backdrop.

Hillel Architecture Inc.

Rezoning Application & Development Permit
919 & 923 Caledonia Avenue

1	10	10/10/2018	10/10/2018	10/10/2018
2	10	10/10/2018	10/10/2018	10/10/2018
3	10	10/10/2018	10/10/2018	10/10/2018
4	10	10/10/2018	10/10/2018	10/10/2018

919 & 923 Caledonia Avenue	
City of Victoria	
A3D	



1 East Exterior Elevation
A3.1 photo scale: 1/12



2 North Exterior Elevation
A3.1 photo scale: 1/12



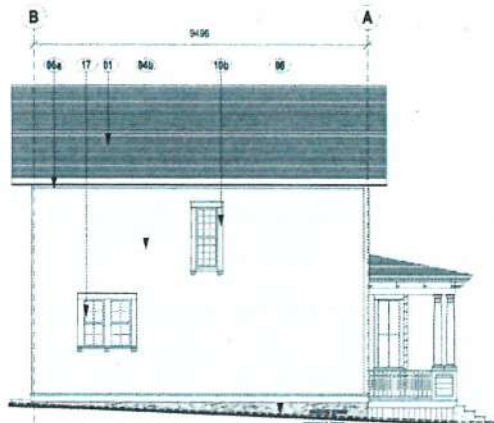
3 West Exterior Elevation
A3.1 photo scale: 1/12



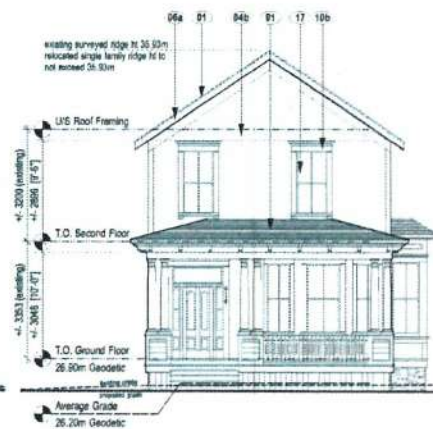
4 South Exterior Elevation
A3.1 photo scale: 1/12

Hillel Architecture Inc

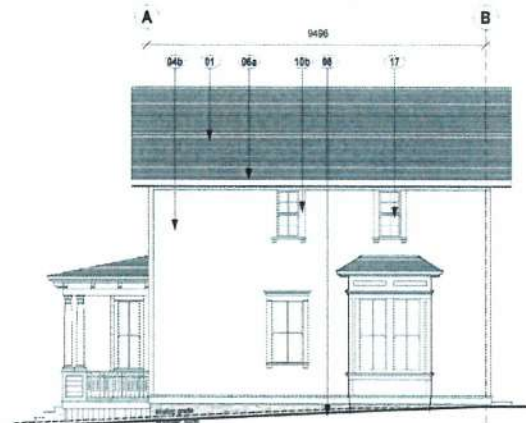
Receiving Application & Development Permit
919 & 923 Caledonia Avenue



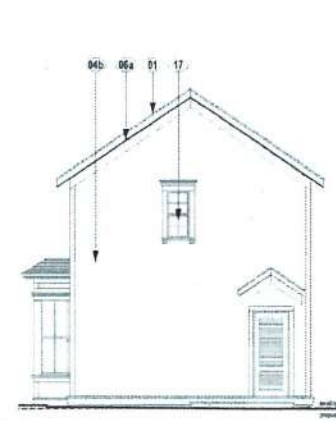
5 East Exterior Elevation
A3.1 photo scale: 1/12



6 North Exterior Elevation
A3.1 photo scale: 1/12



7 West Exterior Elevation
A3.1 photo scale: 1/12



8 South Exterior Elevation
A3.1 photo scale: 1/12

CITY OF VICTORIA
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MAR 07 2019

DEEMED
MAR 05 2019

EXTERIOR FINISHES LEGEND

List of finishes taken from all relevant 2D drawings based on documented Heritage Planes

Roofing & Siding Details

- 01 Heavy duty asphalt, 20 year
- 02 Pine shingle metal roofing
- 03 Cedar
- 04 Vertical cedar shingle, 12 year
- 05 Heritage red brick
- 06 Cementitious fibre board, smooth, dark
- 07 Heritage white, light colour, 1
- 08 Heritage dark blue, 12 year
- 09 Cementitious fibre board, smooth, dark
- 10 Heritage white, light colour, 1
- 11 Heritage dark blue, 12 year
- 12 Heritage white, light colour, 1
- 13 Heritage dark blue, 12 year

- 14 Heritage white, light colour, 1
- 15 Heritage dark blue, 12 year
- 16 Cementitious fibre board, smooth, dark
- 17 Heritage white, light colour, 1
- 18 Heritage dark blue, 12 year
- 19 Cementitious fibre board, smooth, dark
- 20 Heritage white, light colour, 1
- 21 Heritage dark blue, 12 year
- 22 Heritage white, light colour, 1
- 23 Heritage dark blue, 12 year
- 24 Heritage white, light colour, 1
- 25 Heritage dark blue, 12 year

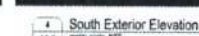
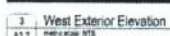
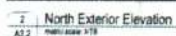
Exterior Components

- 01 Vinyl window, 12 year, dark grey, 12 year
- 02 Dark grey, smooth, 12 year
- 03 Dark grey, smooth, 12 year
- 04 Dark grey, smooth, 12 year
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- 24 Dark grey, smooth, 12 year
- 25 Dark grey, smooth, 12 year

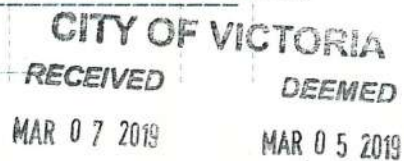
Exterior Finishes

- 01 Heritage white, light colour, 1
- 02 Heritage dark blue, 12 year
- 03 Heritage white, light colour, 1
- 04 Heritage dark blue, 12 year
- 05 Heritage white, light colour, 1
- 06 Heritage dark blue, 12 year
- 07 Heritage white, light colour, 1
- 08 Heritage dark blue, 12 year
- 09 Heritage white, light colour, 1
- 10 Heritage dark blue, 12 year
- 11 Heritage white, light colour, 1
- 12 Heritage dark blue, 12 year
- 13 Heritage white, light colour, 1
- 14 Heritage dark blue, 12 year
- 15 Heritage white, light colour, 1
- 16 Heritage dark blue, 12 year
- 17 Heritage white, light colour, 1
- 18 Heritage dark blue, 12 year
- 19 Heritage white, light colour, 1
- 20 Heritage dark blue, 12 year
- 21 Heritage white, light colour, 1
- 22 Heritage dark blue, 12 year
- 23 Heritage white, light colour, 1
- 24 Heritage dark blue, 12 year
- 25 Heritage white, light colour, 1

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200
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Phone: 919.842.3100 Caledonia Avenue
New Single Family Building Elevations

List of *Typha* species, all elevations. All values: based from documented 1890s values.

25. Heavy Blue is half of 10 mg.
26. The correct order of the eggs
27. A. black
B. black
C. black
D. black
28. The correct order of the eggs
29. A. black
B. black
C. black
D. black

9. Conventions for writing "and":
- a) ☐ \wedge ☐ \cap ☐ and ☐ and ☐ and
 - b) ☐ \wedge ☐ \cap ☐ and ☐ and ☐ and
 - c) ☐ \wedge ☐ \cap ☐ and ☐ and ☐ and
 - d) ☐ \wedge ☐ \cap ☐ and ☐ and ☐ and
10. Conventions for writing "or":
- a) ☐ \vee ☐ \cup ☐ or ☐ or ☐ or
 - b) ☐ \vee ☐ \cup ☐ or ☐ or ☐ or
 - c) ☐ \vee ☐ \cup ☐ or ☐ or ☐ or
 - d) ☐ \vee ☐ \cup ☐ or ☐ or ☐ or
11. Conventions for writing "not":
- a) ☐ \neg ☐ \sim ☐ not ☐ not ☐ not
 - b) ☐ \neg ☐ \sim ☐ not ☐ not ☐ not
 - c) ☐ \neg ☐ \sim ☐ not ☐ not ☐ not
 - d) ☐ \neg ☐ \sim ☐ not ☐ not ☐ not
12. Conventions for writing "if and only if":
- a) ☐ \iff ☐ \Leftrightarrow ☐ if and only if ☐ if and only if
 - b) ☐ \iff ☐ \Leftrightarrow ☐ if and only if ☐ if and only if
 - c) ☐ \iff ☐ \Leftrightarrow ☐ if and only if ☐ if and only if
 - d) ☐ \iff ☐ \Leftrightarrow ☐ if and only if ☐ if and only if

- [illegible]



12. They wouldn't have assembly with their first two projects and mental therapy.
13. Both kinds of therapy would go along with their system.
14. One of the parties had their assembly that would be situated.
15. In the center of the system, the different mental parts of a person using hardware or their own own ideas and ideas of how many parts work.
16. From parts of them.
17. As part of their therapy, they would be given therapy for their own.

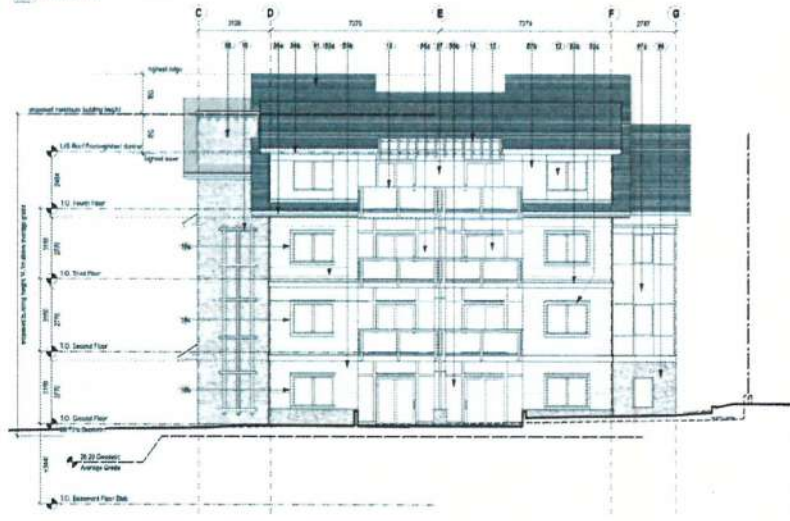
- 18. **Autism** is a range of developmental disabilities that affect communication and social interaction.
- 19. **Asperger's syndrome** is a form of autism that is characterized by difficulties in social interaction and restricted interests.
- 20. **Down's syndrome** is a genetic condition that results in intellectual disability and physical characteristics such as a flat face and a protruding tongue.
- 21. **Intellectual disability** is a condition characterized by below-average intelligence and difficulties in social interaction.
- 22. **Phenylketonuria** is a genetic condition that results in intellectual disability if not treated with a special diet.
- 23. **Sickle cell anemia** is a genetic condition that results in anemia and pain in the joints and bones.
- 24. **Tay-Sachs disease** is a genetic condition that results in intellectual disability and physical characteristics such as a large head and a cherry-red spot in the eye.
- 25. **Tuberous sclerosis** is a genetic condition that results in intellectual disability and physical characteristics such as a large head and a seizure disorder.
- 26. **Williams syndrome** is a genetic condition that results in intellectual disability and physical characteristics such as a large head and a seizure disorder.
- 27. **X-linked recessive inheritance** is a pattern of inheritance in which the gene for a trait is located on the X chromosome and the trait is only expressed in males.
- 28. **Y-linked inheritance** is a pattern of inheritance in which the gene for a trait is located on the Y chromosome and the trait is only expressed in males.
- 29. **Autosomal recessive inheritance** is a pattern of inheritance in which the gene for a trait is located on one of the autosomes and the trait is only expressed in individuals who are homozygous for the trait.
- 30. **Autosomal dominant inheritance** is a pattern of inheritance in which the gene for a trait is located on one of the autosomes and the trait is expressed in individuals who are heterozygous for the trait.



1 West Exterior Elevation
sheet scale: 1:100



2 South Exterior Elevation
sheet scale: 1:100



3 West Exterior Elevation
sheet scale: 1:100

EXTERIOR FINISHES LEGEND

List of finishes to be used in the exterior of the building. For exterior finish, see the exterior finish schedule.

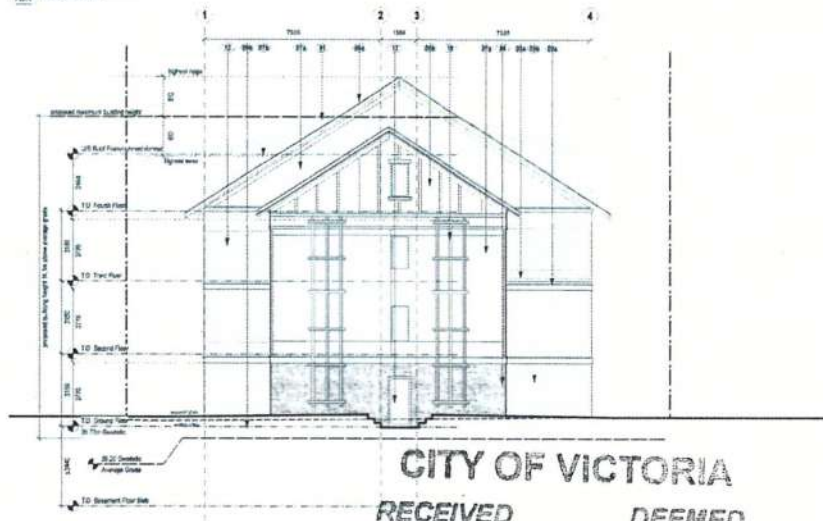
Roofing & Exterior Finish

- 1. Green roof system with gravel
- 2. Flat roof system with gravel
- 3. Flat roof system with gravel
- 4. Flat roof system with gravel
- 5. Flat roof system with gravel
- 6. Flat roof system with gravel
- 7. Flat roof system with gravel
- 8. Flat roof system with gravel
- 9. Flat roof system with gravel
- 10. Flat roof system with gravel

- 11. Concrete masonry block
- 12. Concrete masonry block
- 13. Concrete masonry block
- 14. Concrete masonry block
- 15. Concrete masonry block
- 16. Concrete masonry block
- 17. Concrete masonry block
- 18. Concrete masonry block
- 19. Concrete masonry block
- 20. Concrete masonry block

- 21. Concrete masonry block
- 22. Concrete masonry block
- 23. Concrete masonry block
- 24. Concrete masonry block
- 25. Concrete masonry block
- 26. Concrete masonry block
- 27. Concrete masonry block
- 28. Concrete masonry block
- 29. Concrete masonry block
- 30. Concrete masonry block

4 South Exterior Elevation
sheet scale: 1:100



CITY OF VICTORIA
RECEIVED DEEMED
MAR 07 2019 MAR 05 2019

Exterior Comments

- 1. High window - clear assembly with dark frame and dark window frame
- 2. High window - clear assembly with dark frame and dark window frame
- 3. High window - clear assembly with dark frame and dark window frame
- 4. High window - clear assembly with dark frame and dark window frame
- 5. High window - clear assembly with dark frame and dark window frame
- 6. High window - clear assembly with dark frame and dark window frame
- 7. High window - clear assembly with dark frame and dark window frame
- 8. High window - clear assembly with dark frame and dark window frame
- 9. High window - clear assembly with dark frame and dark window frame
- 10. High window - clear assembly with dark frame and dark window frame

Exterior Comments

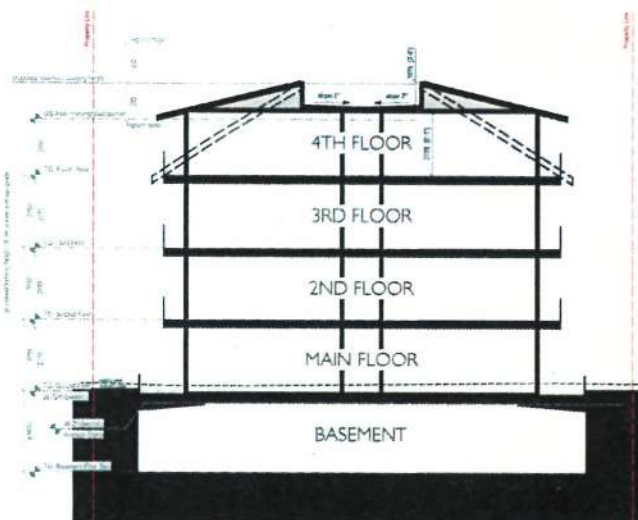
- 1. High window - clear assembly with dark frame and dark window frame
- 2. High window - clear assembly with dark frame and dark window frame
- 3. High window - clear assembly with dark frame and dark window frame
- 4. High window - clear assembly with dark frame and dark window frame
- 5. High window - clear assembly with dark frame and dark window frame
- 6. High window - clear assembly with dark frame and dark window frame
- 7. High window - clear assembly with dark frame and dark window frame
- 8. High window - clear assembly with dark frame and dark window frame
- 9. High window - clear assembly with dark frame and dark window frame
- 10. High window - clear assembly with dark frame and dark window frame

Project	919 & 923 Caledonia Avenue
Client	919 & 923 Caledonia Avenue
Architect	Hillier Architecture Inc.
Engineer	Hillier Architecture Inc.
Designer	Hillier Architecture Inc.
Checker	Hillier Architecture Inc.
Approver	Hillier Architecture Inc.
Date	2019

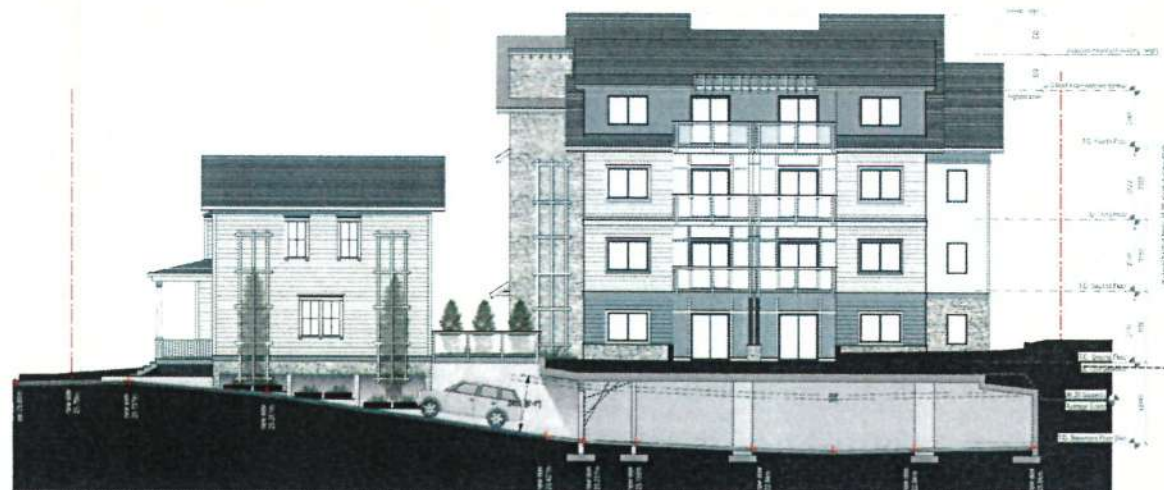
919 & 923 Caledonia Avenue

Building Proposed Elevations

A3.4



1 Section at Flat Roof
Metric scale: 1:100



2 Project Section at Descending Ramp
Metric scale: 1:100



3 Building Section
Metric scale: 1:100

CITY OF VICTORIA

RECEIVED

MAR 07 2019

DEEMED

MAR 05 2019

Planning Application & Development Permit
919 & 923 Caledonia Avenue

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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Project: 919 & 923 Caledonia Avenue	
Project Section:	
Sheet: A4.1	Scale: 1:100



1 Heritage Home Colour Scheme
A4.2 Historic Home NTS



NOTE:
ALL COLOURS TO BE CHOSEN FROM
HISTORIC COLOUR PALETTE
HISTORIC PRESERVATION SOCIETY



2 New Home Colour Scheme
A4.2 Historic Home NTS



NOTE:
ALL COLOURS TO BE CHOSEN FROM
HISTORIC COLOUR PALETTE
HISTORIC PRESERVATION SOCIETY



5 Heritage Home Window Detail
A4.2 Historic Home NTS



6 New Home Window Detail
A4.2 Historic Home NTS



3 Partial Multi Family Colour Scheme
A4.2 Historic Home NTS



NOTE:
ALL COLOURS TO BE CHOSEN FROM
HISTORIC COLOUR PALETTE
HISTORIC PRESERVATION SOCIETY



4 Partial Multi Family Colour Scheme
A4.2 Historic Home NTS



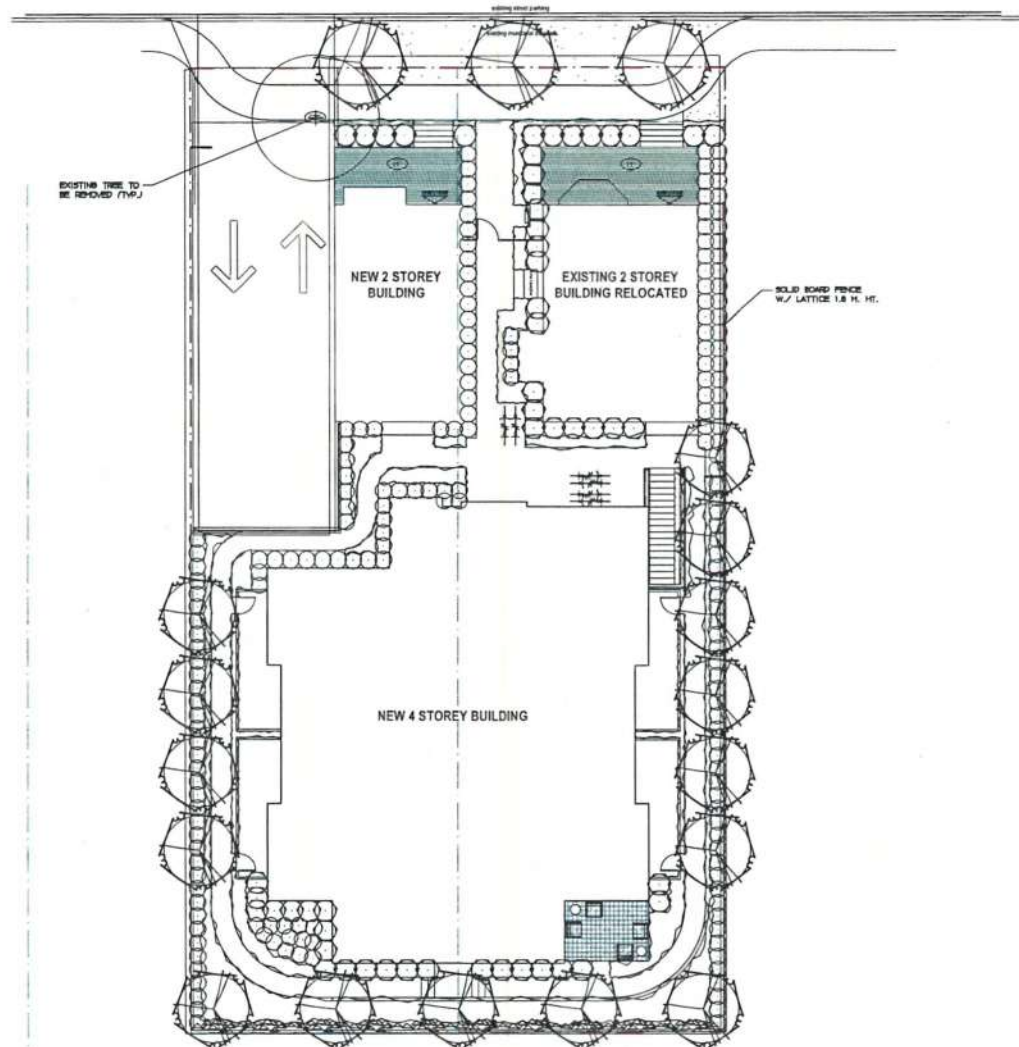
CALEDONIA AVENUE EXTERIOR ELEVATION COLOUR SCHEME

Rezoning & Development Permit Application 919 & 923 Caledonia Avenue

Author	Architect	Revising & Approved
Client	Owner	Revising & Approved
Designer	Architect	Revising & Approved
Engineer	Architect	Revising & Approved
Contractor	Architect	Revising & Approved
Inspector	Architect	Revising & Approved
Permit	Architect	Revising & Approved
Project	Architect	Revising & Approved
Sheet	Architect	Revising & Approved

919 & 923 Caledonia Avenue
Exterior Elevation Color Scheme
A4.2

CITY OF VICTORIA
 RECEIVED DEEMED
 MAR 07 2019 MAR 05 2019



LEGEND

- STREET TREES TO BE A SELECTION OF:
 KOSA DOWOOD, ALTERN. BLACK PEARL,
 SIZE 4.0 CM CAL., APPROXIMATE NO. - 08
- ROADSIDE OVERSEEN TREE TO BE BUCKLEBUSH
 SIZE 5.0 CM CAL. 1.5 - 2.0 M. HT., APPROXIMATE NO. - 10
- COLUMBIA DECIDUOUS TREE TO BE A SELECTION OF:
 SWEET COLUMBIA, APRIL, MAGNOLIA, BLOSSOM, BLOSSOM,
 SIZE 5.0 CM CAL., APPROXIMATE NO. - 08
- PERIMETER TREES TO BE A SELECTION OF:
 KOSA DOWOOD, ALTERN. BLACK PEARL, PINK,
 SIZE 4.0 CM CAL., APPROXIMATE NO. - 10
- SMALL TREES TO BE A SELECTION OF:
 KOSA DOWOOD, ALTERN. BLACK PEARL, PINK,
 SIZE 3.0 CM CAL., APPROXIMATE NO. - 10
- VINES TO BE A SELECTION OF:
 BEECH, ALTERN. BLACK PEARL, PINK,
 SIZE 2.0 CM CAL., APPROXIMATE NO. - 10
- PERIMETER TREES TO BE A SELECTION OF:
 KOSA DOWOOD, ALTERN. BLACK PEARL, PINK,
 SIZE 4.0 CM CAL., APPROXIMATE NO. - 10

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A
 FULLY AUTOMATIC OVERHEAD IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT
 INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
 REFER TO ARCHITECTURAL FOR HARD LANDSCAPE &
 GRADES.

1. 10/06/18	1. 10/06/18
2. 11/07/18	2. 11/07/18
3. 11/07/18	3. 11/07/18
4. 11/07/18	4. 11/07/18
5. 11/07/18	5. 11/07/18
6. 11/07/18	6. 11/07/18
7. 11/07/18	7. 11/07/18
8. 11/07/18	8. 11/07/18
9. 11/07/18	9. 11/07/18
10. 11/07/18	10. 11/07/18



919 & 923 CALEDONIA
 VICTORIA, B.C.



LANDSCAPE PLAN | P1