PROJECT INFORMATION

CIVIC ADDRESS
1230 GRANT STREET
1209,1218,1219,1220, and 1226 NORTH PARK STREET
1219 VINING STREET
1235 CALEDONIA AVENUE
1211 GLADESTONE AVENUE

LEGAL DESCRIPTION
LOT 4 VIP205 SECTION SR VICTORIA
LOT 5 VIP205 SECTION SR VICTORIA
LOT 6 VIP205 SECTION SR VICTORIA
LOT 7 VIP205 SECTION SR VICTORIA
N 56' OF LOT 8 VIP205 SECTION SR VICTORIA
REM LOT 8 VIP205 SECTION SR VICTORIA
LOT 9 VIP205 SECTION SR VICTORIA
LOT 18 VIP205 SECTION SR VICTORIA
LOT A SECTION 53, SPRING RIDGE, VIP55528

SITE AREA
8681.1 SM

PROJECT DESCRIPTION
THE PROJECT INVOLVES THE DEVELOPMENT OF 158 AFFORDABLE HOUSING RESIDENTIAL UNITS AND SUPPORT FACILITIES IN 2 APARTMENT AND 3 TOWNHOUSE BUILDINGS OVER ONE BASEMENT LEVEL OF PARKADE.

BUILDING HEIGHTS	BCBC	ZONING
APARTMENT 1	4 STOREYS	4 STOREYS, 12.0 M
APARTMENT 2	5 STOREYS	5 STOREYS, 14.78 M
TOWNHOUSE 1	3 STOREYS	4 STOREYS, 11.25 M
TOWNHOUSE 2	3 STOREYS	3 STOREYS, 10.65 M
TOWNHOUSE 3	3 STOREYS	3 STOREYS, 9.8 M

BUILDING AREAS	BCBC
APARTMENT 1	872 SM
APARTMENT 2	875 SM
TOWNHOUSE 1	653 SM
TOWNHOUSE 2	652 SM
TOWNHOUSE 3	260 SM

GROSS BUILDING AREAS	BCBC	ZONING
PARKADE	3905 SM	275 SM*

* AREA OF PARKADE EXCLUDING EXTERIOR WALLS, VEHICLE AND BICYCLE PARKING AND CIRCULATION.

APARTMENT 1		
LEVEL 1	800 SM	776 SM
LEVEL 2	872 SM	850 SM
LEVEL 3	872 SM	850 SM
LEVEL 4	723 SM	704 SM
TOTAL	3267 SM	3180 SM

APARTMENT 2		
LEVEL 1	789 SM	765 SM
LEVEL 2	656 SM	637 SM
LEVEL 3	831 SM	809 SM
LEVEL 4	831 SM	809 SM
LEVEL 5	690 SM	672 SM
TOTAL	3797 SM	3692 SM

TOWNHOUSE 1		
LEVEL 0	601 SM	566 SM
LEVEL 1	603 SM	581 SM
LEVEL 2	608 SM	592 SM
LEVEL 3	645 SM	633 SM
TOTAL	2457 SM	2372 SM

TOWNHOUSE 2		
LEVEL 0	645 SM	606 SM**
LEVEL 1	607 SM	590 SM
LEVEL 2	607 SM	590 SM
LEVEL 3	645 SM	632 SM
TOTAL	2504 SM	2418 SM

** DOES NOT CONTRIBUTE TO FSR.

TOWNHOUSE 3		
LEVEL 1	231 SM	222 SM
LEVEL 2	243 SM	235 SM
LEVEL 3	253 SM	246 SM
TOTAL	727 SM	703 SM

RESIDENTIAL UNIT SUMMARY

APARTMENTS 1 & 2	
14 STUDIO @	34 SM
38 ONE BED @	47 - 49 SM
7 ACCESSIBLE ONE BED @	53 SM
14 TWO BED @	61 - 76 SM
5 ACCESSIBLE TWO BED @	71 SM
12 THREE BED @	78 - 88 SM
1 ACCESSIBLE THREE BED @	98 SM
6 FOUR BED @	98 - 118 SM
97 TOTAL	

TOWNHOUSES 1 -3	
55 TWO BED @	81 - 90 SM
2 ACCESSIBLE TWO BED @	104 SM
2 THREE BED @	118 SM
4 FOUR BED @	130 SM
61 TOTAL	

VEHICLE PARKING
PARKADE 112
SURFACE 0
TOTAL 112

BICYCLE PARKING
LONG TERM 194
SHORT TERM 30
TOTAL 224

VICTORIA ZONING BYLAW SUMMARY

ZONING
R-K
R-2

USE
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
11759/8681.1 = 1.35

SITE COVERAGE
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
3544/8681.1 = 41%

OPEN SITE SPACE
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
8681.1 - 3460 = 5221.1
OPEN SITE SPACE/ SITE AREA
5221.1/ 8681.1 = 49%

AVERAGE GRADE (GEODETIC)
(SEE SITE PLAN FOR GRADE CALCULATION).

APARTMENT 1	33.5 M
APARTMENT 2	33.4 M
TOWNHOUSE 1	33.0 M
TOWNHOUSE 2	32.6 M
TOWNHOUSE 3	32.8 M

HEIGHT OF BUILDINGS
(AS MEASURED FROM AVERAGE GRADE).

APARTMENT 1	12.000 M
APARTMENT 2	14.780 M
TOWNHOUSE 1	11.250 M
TOWNHOUSE 2	10.650 M
TOWNHOUSE 3	9.800 M

VEHICLE PARKING

< 45 SM	.2 X 14 = 2.8
45 - 70 SM	.5 X 58 = 29
> 70 SM	.75 X 86 = 64.5
SUBTOTAL	96.3 (96)
VISITOR	.1 X 158 = 15.8 (16)
TOTAL REQUIRED	112
PROVIDED	117

BICYCLE PARKING

LONG TERM	
< 45 SM	14 X 11 = 14
> 45 SM	1.25 X 144 = 180
TOTAL LONG TERM REQUIRED	194
TOTAL PROVIDED	194

SHORT TERM	
RESIDENTIAL (THE GREATER OF)	.1 X 158 OR 6 X 5
TOTAL SHORT TERM REQUIRED	30
TOTAL PROVIDED	30

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018,

PARKADE
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
BELOW GRADE PARKADE -
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE FLOORS OF ALL BUILDINGS ABOVE BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULL SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 3905 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

APARTMENT 1
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.51 - GROUP C, UP TO 4 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 4 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON FOUR STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 4 STOREYS
AREA - 872 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - NONE

APARTMENT 2
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 M
ALLOWABLE AREA - 1800 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS, 14.96 M
AREA - 875 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

CODE ANALYSIS CONTINUED

TOWNHOUSE 1
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 3 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 653 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 2
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

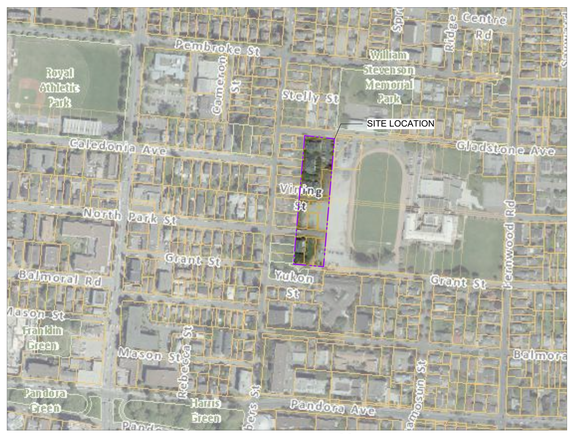
BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 3 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 652 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 3
OCCUPANCY CLASSIFICATIONS (TABLE 9.10.2.1)
GROUP C - RESIDENTIAL

FIRE-RESISTANCE RATINGS (TABLE 9.10.8.1)
USE - RESIDENTIAL (GROUP C)
MAXIMUM HEIGHT - 3 STOREYS
MAXIMUM AREA - 600 SM
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 392 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE



1 / A001 Location Plan
NTS

DRAWING INDEX

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date: April 6, 2020

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 PROJECT INFORMATION
drawn by	FWP	checked by	RAW
scale	SEE DRAWING	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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977 Fort Street
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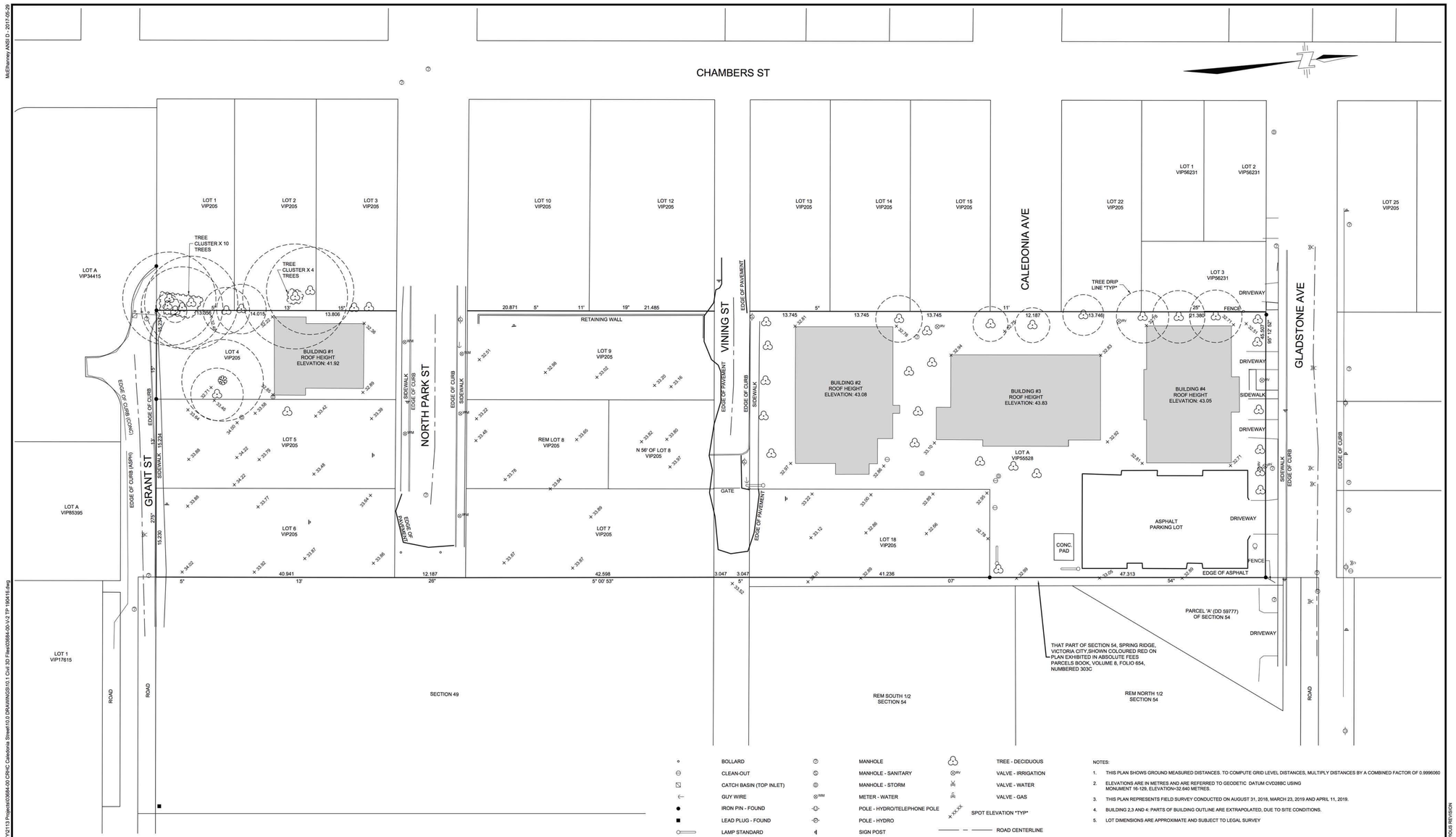
T 1-250-658-3367
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria, BC

drawing title
Project Information

drawing no. A001
revision no. 4



NOTES:

1. THIS PLAN SHOWS GROUND MEASURED DISTANCES. TO COMPUTE GRID LEVEL DISTANCES, MULTIPLY DISTANCES BY A COMBINED FACTOR OF 0.9996060
2. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD28SC USING MONUMENT 16-129, ELEVATION=32.640 METRES.
3. THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON AUGUST 31, 2018, MARCH 23, 2019 AND APRIL 11, 2019.
4. BUILDING 2,3 AND 4: PARTS OF BUILDING OUTLINE ARE EXTRAPOLATED, DUE TO SITE CONDITIONS.
5. LOT DIMENSIONS ARE APPROXIMATE AND SUBJECT TO LEGAL SURVEY

Rev	Date	Description	Drawn	Surv'd	App'd
2	2019-04-16	REVISED WITH ADDTIONAL SURVEY INFO	SA/LM	SM	GQ
1	2019-03-29	REVISED WITH ADDTIONAL SURVEY INFO	SA	SM	GQ
0	2018-09-17	ORIGINAL ISSUE	LM	JC	GQ

0 1:300 15

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
McElhanney Consulting Services Ltd.
Suite 500
3960 Quadra Street
Victoria BC
Canada V8X 4A3
Tel 250 370 9221

Approved Sealed

CAPITAL REGIONAL HOUSING CORP
631 FISGARD ST, PO BOX 1000, VICTORIA, BC

RE-DEVELOPMENT OF CALEDONIA ST PROPERITES
SITE PLAN

1230 GRANT ST, 1209, 1218, 1219, 1220, AND 1226 NORTH PARK ST, 1219 VINING ST, 1235 CALENDONIA AVE

VICTORIA, BC

Drawing No. 03684-00-V-1 TP

Project Number 2113-03684-00 | Rev. 02

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019
drawing file	1907 PROJECT INFORATION
drawn by	FWP
checked by	RAW
scale	SEE DRAWING
project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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project name: Caledonia
Victoria, BC

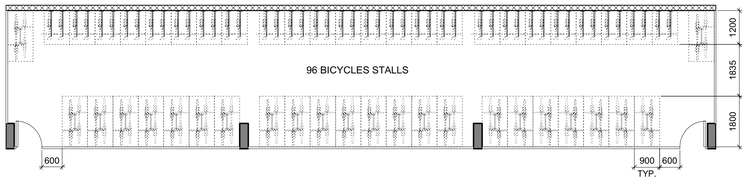
drawing title: Survey

drawing no. A002 | revision no. 4

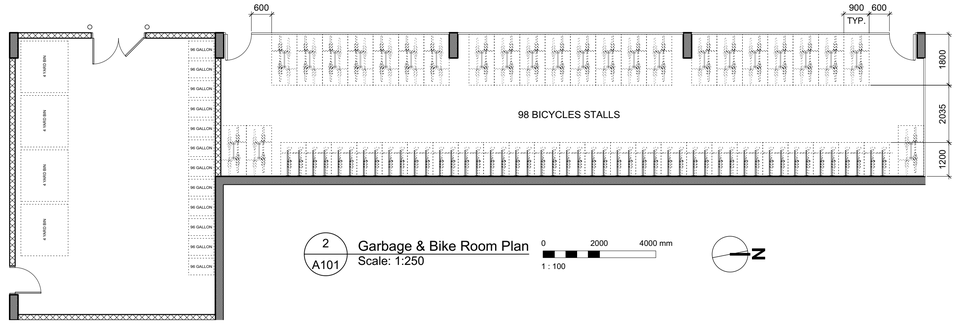
DATE: 2019-04-16, 14:08 FILE: P:\BUR\VER*2\113 Projects\03684-00 CRHC Caledonia Street\10.0 DRAWINGS\10.1 Civil 3D Files\03684-00-V-2 TP 190416.dwg

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 A101 Bike Room Plan
Scale: 1:250
0 2000 4000 mm
1 : 100



2 A101 Garbage & Bike Room Plan
Scale: 1:250
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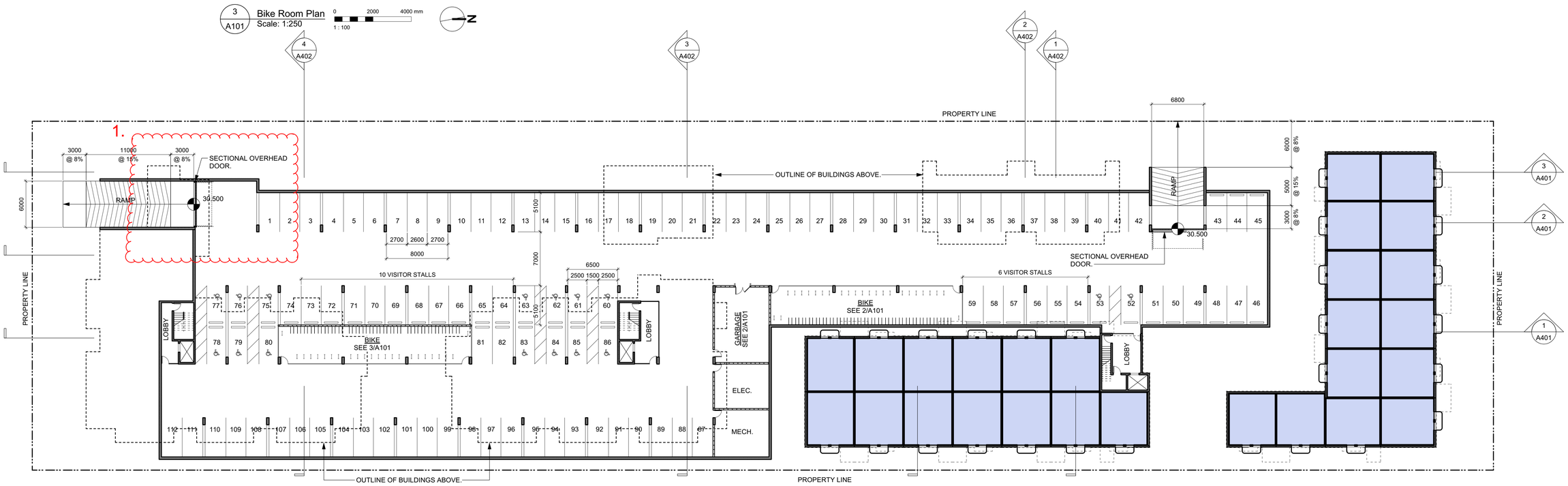
1 : 100



1 A101 Parkade & LO Plan
Scale: 1:250
0 5000 10000 mm
1 : 250

VEHICLE PARKING CALCULATION

UNITS < 45 SM	14 X .2 = 2.8
UNITS 45-70 SM	58 X .5 = 29
UNITS >70 SM	86 X .75 = 64.5
SUBTOTAL	96.3 (96)
VISITOR	158 X .1 = 15.8 (16)
TOTAL REQUIRED	112
PROVIDED	117 (5 SURFACE)

LONG TERM BIKE PARKING CALCULATION

UNITS < 45 SM	14 X 1 = 14
UNITS > 45 SM	144 X 1.25 = 180
TOTAL REQUIRED	194
PROVIDED	194

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019
drawing file	1907 A200 Plans.vwx
drawn by	FWP
checked by	RAW
scale	AS SHOWN
project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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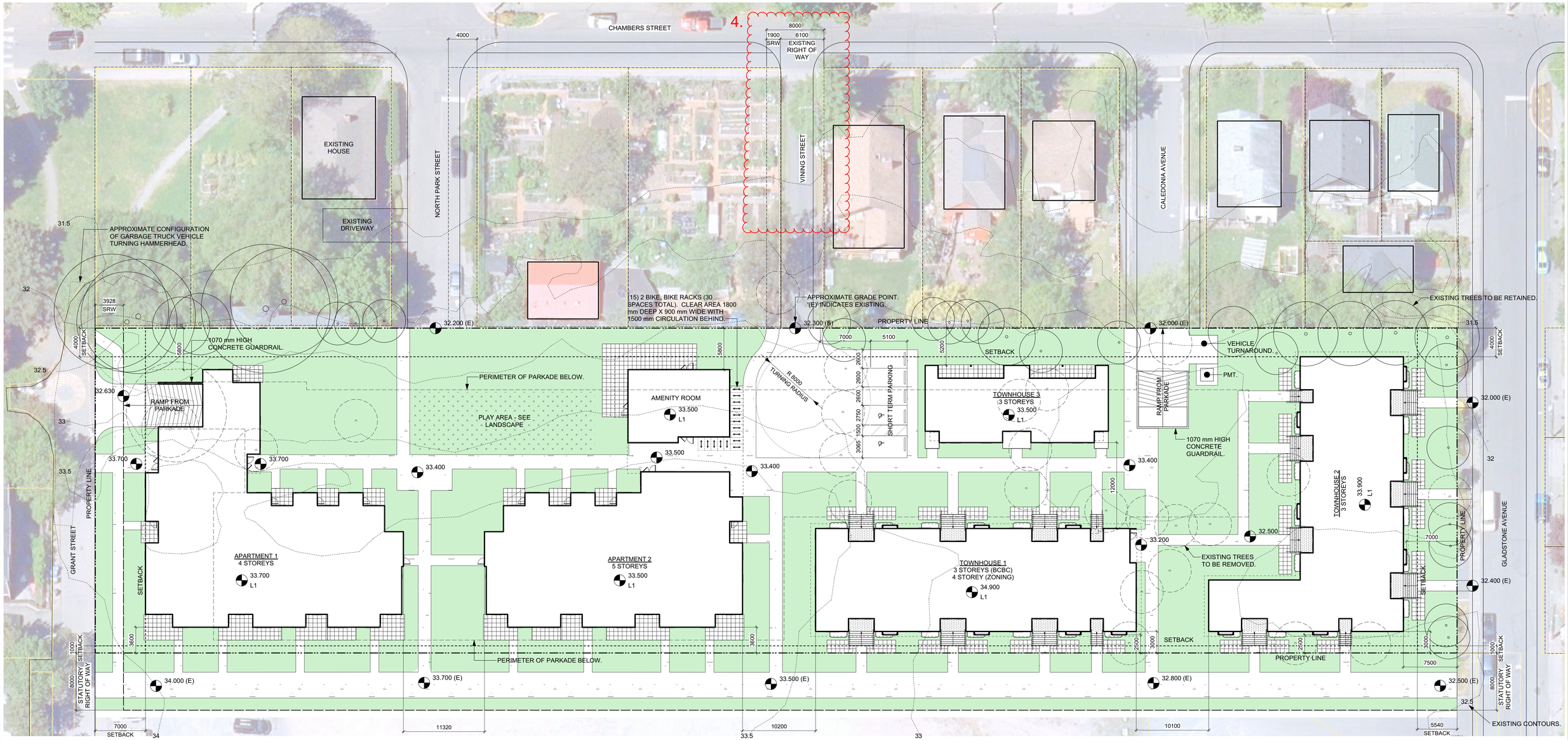
project name: Caledonia
Victoria BC

drawing title: Parkade & LO Plan

drawing no. A101

revision no. 4



1 / A201 Site Plan
Scale: 1:250

0 5000 10000 mm
1 : 250

N

PROJECT INFORMATION TABLE			
ZONE (EXISTING)	-	**MINIMUM NEW BUILDING SETBACKS (M)**	
PROPOSED ZONE	NEW ZONE	FRONT YARD (SOUTH)	7.0
SITE AREA (SM)	8681.1	REAR YARD (NORTH)	5.54
TOTAL NEW FLOOR AREA (SM)	11759	SIDE YARD (WEST)	4
COMMERCIAL FLOOR AREA (SM)	0	SIDE YARD (EAST)	1
FLOOR SPACE RATIO	1.35	COMBINED SIDE YARDS	5
SITE COVERAGE (%)	41%	**NEW RESIDENTIAL USE DETAILS**	
OPEN SITE SPACE (%)	49%	TOTAL NUMBER OF NEW UNITS	158
MAXIMUM HEIGHT OF NEW BUILDINGS (M)	14780 AS MEASURED FROM AVERAGE GRADE	NEW UNIT TYPES	STUDIO, ONE, TWO, THREE, & FOUR BEDROOM
MAXIMUM NUMBER OF STOREYS	5	NEW GROUND ORIENTED UNITS	46
PARKING STALLS (NUMBER) ON SITE	117	MINIMUM NEW UNIT FLOOR AREA (SM)	34
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	224	TOTAL NEW RESIDENTIAL FLOOR AREA (SM)	10358

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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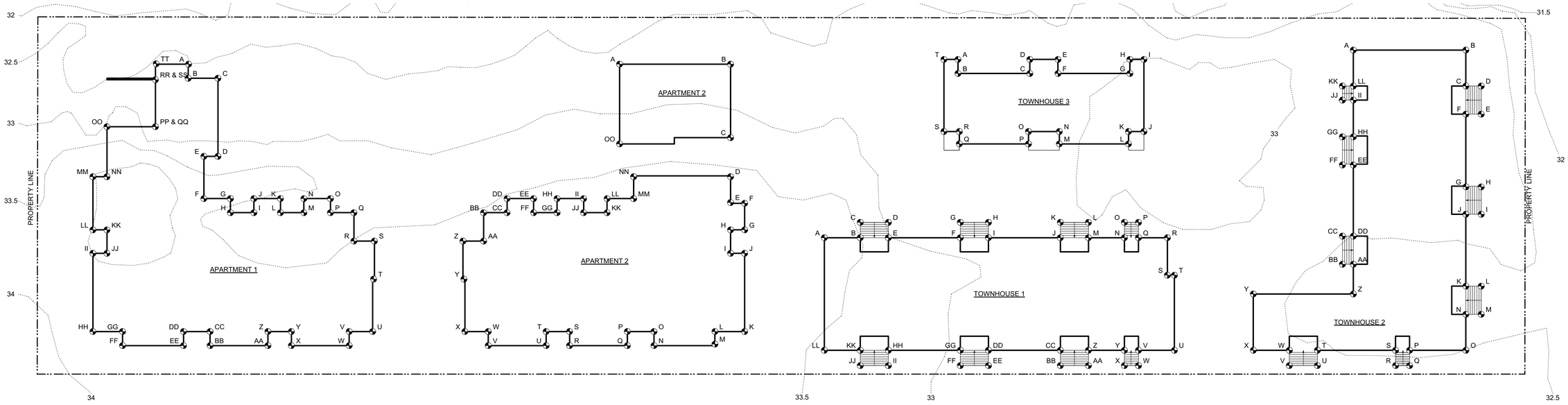
project name
Caledonia
Victoria BC

drawing title
Architectural Site Plan

drawing no. A201

revision no. 4



1 / A202 Average Grade Calculation
Scale: 1:250

0 5000 10000 mm
1 : 250

N

GRADE CALCULATION
APARTMENT 1

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	32.5	32.6	2	32.6	1.8	58.6	
B&C	32.6	32.6	2	32.6	3.8	123.9	
C&D	32.6	33.3	2	33.0	10.0	329.5	
D&E	33.3	33.3	2	33.3	1.8	59.9	
E&F	33.3	33.8	2	33.6	5.4	181.2	
F&G	33.8	33.7	2	33.8	3.4	114.8	
G&H	33.7	33.5	2	33.6	1.8	60.5	
H&I	33.5	38.4	2	36.0	3.0	107.9	
I&J	38.4	33.5	2	36.0	1.8	64.7	
J&K	33.5	33.5	2	33.5	3.4	113.9	
K&L	33.5	33.4	2	33.5	1.8	60.2	
L&M	33.4	33.4	2	33.4	3.0	100.2	
M&N	33.4	33.5	2	33.5	1.8	60.2	
N&O	33.5	33.4	2	33.5	3.4	113.7	
O&P	33.4	33.3	2	33.4	1.8	60.0	
P&Q	33.3	33.3	2	33.3	3.0	99.9	
Q&R	33.3	33.5	2	33.4	3.6	121.4	
R&S	33.5	33.5	2	33.5	2.6	88.4	
S&T	33.5	33.7	2	33.6	4.9	163.6	
T&U	33.7	33.8	2	33.8	6.7	226.0	
U&V	33.8	33.8	2	33.8	3.0	101.4	
V&W	33.8	33.8	2	33.8	1.8	60.8	
W&X	33.8	33.8	2	33.8	7.4	250.1	
X&Y	33.8	33.8	2	33.8	1.8	60.8	
Y&Z	33.8	33.9	2	33.9	3.0	101.6	
Z&AA	33.9	33.9	2	33.9	1.8	61.0	
AA&BB	33.9	33.9	2	33.9	7.4	250.9	
BB&CC	33.9	33.9	2	33.9	1.8	61.0	
CC&DD	33.9	33.9	2	33.9	3.4	115.3	
DD&EE	33.9	33.9	2	33.9	1.8	61.0	
EE&FF	33.9	33.9	2	33.9	7.8	264.4	
FF&GG	33.9	33.9	2	33.9	1.8	61.0	
GG&HH	33.9	33.9	2	33.9	3.8	128.8	
HH&II	33.9	34.0	2	34.0	10.0	339.5	
II&JJ	34.0	34.0	2	34.0	1.9	62.9	
JJ&KK	34.0	34.0	2	34.0	3.0	100.3	
KK&LL	34.0	34.0	2	34.0	1.8	61.2	
LL&MM	34.0	34.0	2	34.0	6.8	231.2	
MM&NN	34.0	34.0	2	34.0	1.8	61.2	
NN&OO	34.0	33.0	2	33.5	6.3	211.6	
OO&PP	33.0	32.9	2	33.0	6.2	204.3	
OO&RR	31.2	31.2	2	31.2	6.2	191.9	
SS&TT	32.6	32.5	2	32.6	1.9	61.8	
TT&A	32.5	32.5	2	32.5	6.3	205.2	
							GRADE = TOTAL/Perimeter
				Perimeter	167.5	5617.8	33.5

GRADE CALCULATION
APARTMENT 2

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	32.7	32.8	2	32.8	14.2	465.1	
B&C	32.8	33.3	2	33.1	9.4	310.7	
C&D	33.3	33.5	2	33.4	5.0	167.0	
D&E	33.5	33.5	2	33.5	3.4	113.9	
E&F	33.5	33.5	2	33.5	1.8	60.3	
F&G	33.5	33.5	2	33.5	3.4	113.9	
G&H	33.5	33.5	2	33.5	1.8	60.3	
H&I	33.5	33.5	2	33.5	3.0	100.5	
I&J	33.5	33.5	2	33.5	1.8	60.3	
J&K	33.5	33.5	2	33.5	10.0	335.0	
K&L	33.5	33.6	2	33.5	3.8	127.4	
L&M	33.6	33.6	2	33.6	1.8	60.5	
M&N	33.6	33.6	2	33.6	7.8	262.1	
N&O	33.6	33.6	2	33.6	1.8	60.5	
O&P	33.6	33.6	2	33.6	3.4	114.2	
P&Q	33.6	33.6	2	33.6	1.8	60.5	
Q&R	33.6	33.7	2	33.7	7.4	249.0	
R&S	33.7	33.7	2	33.7	1.8	60.7	
S&T	33.7	33.7	2	33.7	3.0	101.1	
T&U	33.7	33.7	2	33.7	1.8	60.7	
U&V	33.7	33.7	2	33.7	7.4	249.4	
V&W	33.7	33.7	2	33.7	1.8	60.7	
W&X	33.7	33.7	2	33.7	3.0	101.1	
X&Y	33.7	33.6	2	33.7	6.7	225.3	
Y&Z	33.6	33.6	2	33.6	4.9	163.6	
Z&AA	33.6	33.6	2	33.6	2.6	88.7	
AA&BB	33.6	33.5	2	33.6	3.6	122.0	
BB&CC	33.5	33.5	2	33.5	3.0	100.5	
CC&DD	33.5	33.5	2	33.5	1.8	60.3	
DD&EE	33.5	33.6	2	33.6	3.4	114.1	
EE&FF	33.5	33.5	2	33.5	1.8	60.3	
FF&GG	33.5	33.5	2	33.5	3.0	100.5	
GG&HH	33.5	33.5	2	33.5	1.8	60.3	
HH&II	33.5	33.5	2	33.5	3.4	113.9	
II&JJ	33.5	33.5	2	33.5	1.8	60.3	
JJ&KK	33.5	33.5	2	33.5	3.0	100.5	
KK&LL	33.5	33.5	2	33.5	1.8	60.3	
LL&MM	33.5	33.5	2	33.5	3.4	113.9	
MM&NN	33.5	33.5	2	33.5	2.8	93.8	
NN&OO	33.5	33.3	2	33.5	4.6	153.1	
OO&A	33.3	32.7	2	33.0	10.2	336.6	
							GRADE = TOTAL/Perimeter
				Perimeter	164.0	5482.6	33.4

GRADE CALCULATION
TOWNHOUSE 1

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	33.6	33.5	2	33.6	4.6	153.2	
B&C	33.5	33.4	2	33.5	2.0	65.6	
C&D	33.4	33.0	2	33.2	3.6	119.5	
D&E	33.0	33.0	2	33.0	2.0	64.7	
E&F	33.0	32.9	2	33.0	9.2	303.1	
F&G	32.9	32.9	2	32.9	2.0	64.5	
G&H	32.9	32.9	2	32.9	3.6	118.4	
H&I	32.9	32.9	2	32.9	2.0	64.5	
I&J	32.9	32.8	2	32.9	9.2	302.2	
J&K	32.8	32.9	2	32.9	2.0	64.4	
K&L	32.9	33.0	2	33.0	3.6	118.6	
L&M	33.0	32.8	2	32.9	2.0	64.5	
M&N	32.8	32.7	2	32.8	4.6	150.7	
N&O	32.7	32.8	2	32.8	2.0	64.2	
O&P	32.8	32.9	2	32.9	1.8	59.1	
P&Q	32.9	32.7	2	32.8	2.0	64.3	
Q&R	32.7	32.9	2	32.8	3.7	121.4	
R&S	32.9	32.7	2	32.8	4.8	157.4	
S&T	32.7	32.7	2	32.7	0.9	29.4	
T&U	32.7	32.7	2	32.7	9.6	313.9	
U&V	32.7	32.7	2	32.7	4.6	150.4	
V&W	32.7	32.7	2	32.7	2.0	64.1	
W&X	32.7	32.8	2	32.8	1.8	59.0	
X&Y	32.8	32.8	2	32.8	2.0	64.3	
Y&Z	32.8	32.8	2	32.8	4.6	150.9	
Z&AA	32.8	32.8	2	32.8	2.0	64.3	
AA&BB	32.8	32.9	2	32.9	3.6	118.3	
BB&CC	32.9	32.9	2	32.9	2.0	64.5	
CC&DD	32.9	32.9	2	32.9	9.2	302.7	
DD&EE	32.9	32.9	2	32.9	2.0	64.5	
EE&FF	32.9	33.0	2	33.0	3.6	118.6	
FF&GG	33.0	33.0	2	33.0	2.0	64.7	
GG&HH	33.0	33.2	2	33.1	9.2	304.5	
HH&II	33.2	33.2	2	33.2	2.0	65.1	
II&JJ	33.2	33.3	2	33.3	3.6	119.7	
JJ&KK	33.3	33.3	2	33.3	2.0	65.3	
KK&LL	33.3	33.4	2	33.4	4.6	153.4	
LL&A	33.4	33.6	2	33.5	14.5	484.1	
							GRADE = TOTAL/Perimeter
				Perimeter	149.8	4941.8	33.0

GRADE CALCULATION
TOWNHOUSE 2

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	32.7	32.6	2	32.7	14.4	471.6	
B&C	32.6	32.6	2	32.6	4.6	150.0	
C&D	32.6	32.6	2	32.6	2.0	63.9	
D&E	32.6	32.6	2	32.6	3.6	117.4	
E&F	32.6	32.6	2	32.6	2.0	63.9	
F&G	32.6	32.6	2	32.6	9.2	299.9	
G&H	32.6	32.6	2	32.6	2.0	63.9	
H&I	32.6	32.6	2	32.6	3.6	117.4	
I&J	32.6	32.6	2	32.6	2.0	63.9	
J&K	32.6	32.5	2	32.6	9.2	299.5	
K&L	32.5	32.5	2	32.5	2.0	63.7	
L&M	32.5	32.5	2	32.5	3.6	117.0	
M&N	32.5	32.5	2	32.5	2.0	63.7	
N&O	32.5	32.5	2	32.5	4.6	149.5	
O&P	32.5	32.5	2	32.5	7.2	234.0	
P&Q	32.5	32.5	2	32.5	2.0	63.7	
Q&R	32.5	32.5	2	32.5	1.8	58.5	
R&S	32.5	32.5	2	32.5	2.0	63.7	
S&T	32.5	32.5	2	32.5	10.0	325.0	
T&U	32.5	32.5	2	32.5	2.0	63.7	
U&V	32.5	32.6	2	32.6	3.6	117.2	
V&W	32.6	32.6	2	32.6	2.0	63.9	
W&X	32.6	32.6	2	32.6	4.6	150.0	
X&Y	32.6	32.6	2	32.6	7.2	234.7	
Y&Z	32.6	32.4	2	32.5	12.8	416.0	
Z&AA	32.4	32.5	2	32.5	3.8	123.3	
AA&BB	32.5	32.5	2	32.5	1.4	45.5	
BB&CC	32.5	32.5	2	32.5	3.6	117.0	
CC&DD	32.5	32.5	2	32.5	1.4	45.5	
DD&EE	32.5	32.8	2	32.7	9.2	300.4	
EE&FF	32.8	32.8	2	32.8	1.4	45.9	
FF&GG	32.8	32.8	2	32.8	3.6	118.1	
GG&HH	32.8	32.8	2	32.8	1.4	45.9	
HH&II	32.8	32.8	2	32.8	4.6	150.9	
II&JJ	32.8	32.9	2	32.9	1.4	46.0	
JJ&KK	32.9	32.9	2	32.9	1.8	59.2	
KK&LL	32.9	32.8	2	32.9	1.4	46.0	
LL&A	32.8	32.7	2	32.8	4.6	150.7	
							GRADE = TOTAL/Perimeter
				Perimeter	159.2	5189.9	32.6

GRADE CALCULATION
TOWNHOUSE 3

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL	
A&B	32.6	32.6	2	32.6	1.8	58.7	
B&C	32.6	32.6	2	32.6	9.2	299.9	
C&D	32.6	32.6	2	32.6	1.8	58.7	
D&E	32.6	32.7	2	32.7	3.6	117.5	
E&F	32.7	32.8	2	32.8	1.8	59.0	
F&G	32.8	33.0	2	32.9	9.2	302.7	
G&H	33.0	33.0	2	33.0	1.8	59.4	
H&I	33.0	33.0	2	33.0	1.8	59.4	
I&J	33.0	33.0	2	33.0	9.3	305.7	
J&K	33.0	33.0	2	33.0	2.0	65.2	
K&L	33.0	33.0	2	33.0	1.6	52.3	
L&M	33.0	32.9	2	33.0	8.9	291.6	
M&N	32.9	32.9	2	32.9	1.6	52.1	
N&O	32.9	32.9	2	32.9	4.0	130.0	
O&P	32.9	32.9	2	32.9	1.6	52.1	
P&Q	32.9	32.8	2	32.9	8.9	290.7	
Q&R	32.8	32.8	2	32.8	1.6	52.0	
R&S	32.8	32.8	2	32.8	2.0	64.8	
S&T	32.8	32.6	2	32.7	9.3	303.6	
T&A	32.6	32.6	2	32.6	1.8	58.7	
							GRADE = TOTAL/Perimeter
				Perimeter	83.3	2734.1	32.8

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019
drawing file	1907 A200 Plans.vwx
drawn by	FWP
checked by	RAW
scale	AS SHOWN
project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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project name
Caledonia
Victoria BC

drawing title
Average Grade Calculations

drawing no. A202
revision no. 4

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

UNIT COMPOSITION

APARTMENTS 1&2

UNIT TYPE	L1	L2	L3	L4	L5	TOTAL
STUDIO	4	4	4	2	-	14
1 BED	13	12	12	7	1	45
2 BED	1	1	2	8	8	20
3 BED	3	3	3	3	-	12
4 BED	-	2	3	1	-	6
TOTAL	21	22	24	21	9	97

TOWNHOUSES 1-3

UNIT TYPE	TOTAL
STUDIO	-
1 BED	-
2 BED	57
3 BED	2
4 BED	2
TOTAL	61

OVERALL DEVELOPMENT

UNIT TYPE	TOTAL
STUDIO	14
1 BED	45
2 BED	77
3 BED	14
4 BED	8
TOTAL	158

ACCESSIBLE UNITS

UNIT TYPE	TOTAL
STUDIO	-
1 BED	7
2 BED	7
3 BED	1
4 BED	-
TOTAL	15 (9%)

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
plot date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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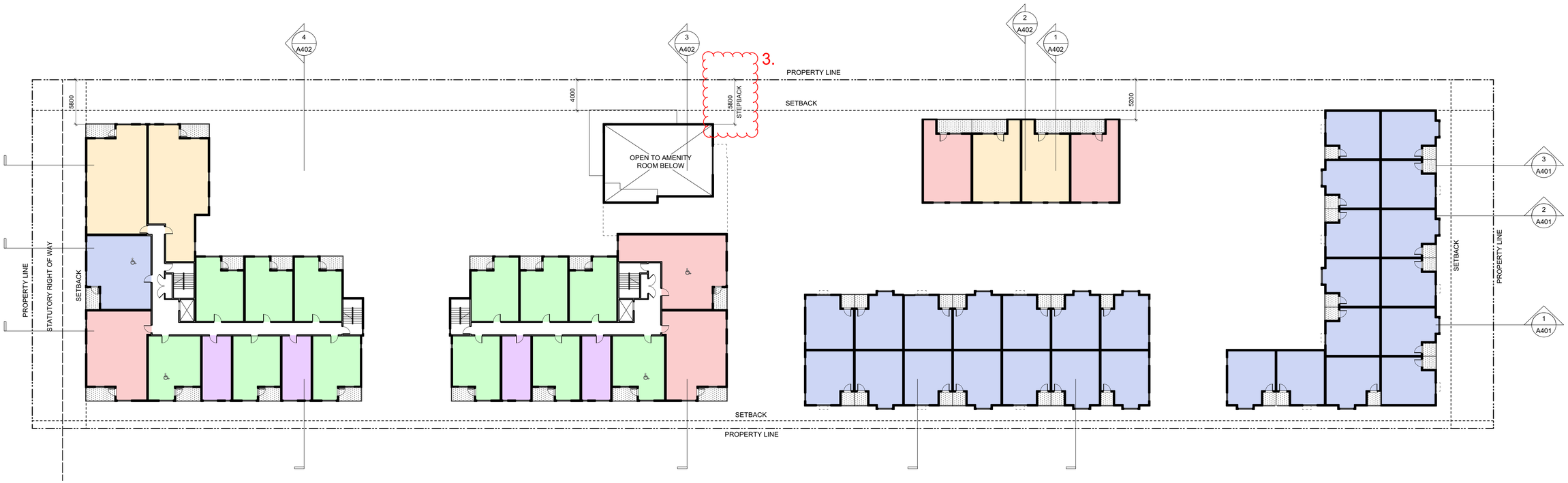
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
L1 Plan

drawing no. A203

revision no. 4



1 / A204 L2 Plan
Scale: 1:250

0 5000 10000 mm
1 : 250

N

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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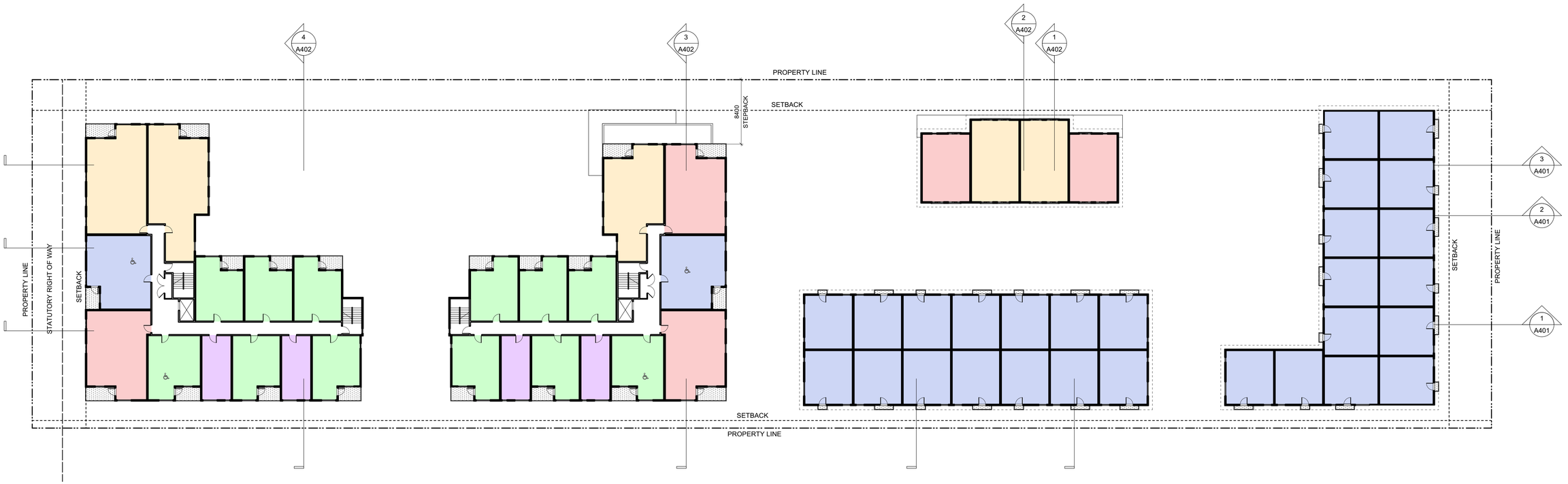
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
L2 Plan

drawing no. A204

revision no. 4



1 / A205 L3 Plan
Scale: 1:250

0 5000 10000 mm
1 : 250

N

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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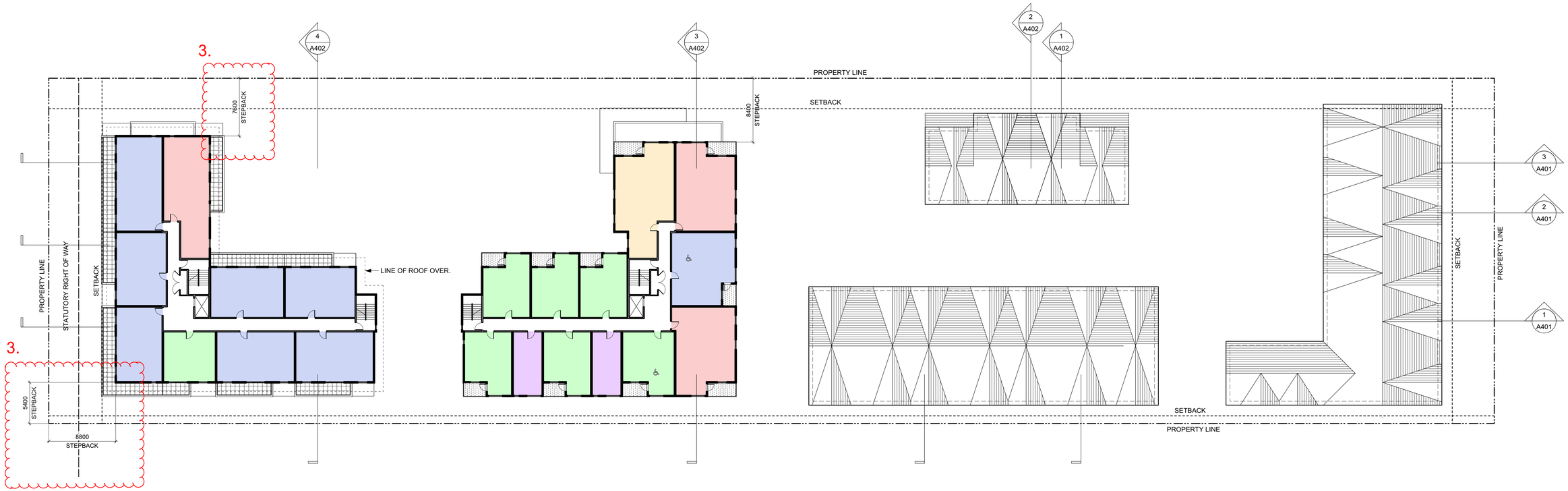
project name
Caledonia
Victoria BC

drawing title
L3 Plan

drawing no. A205

revision no. 4



1 / A206 L4 Plan
Scale: 1:250

0 5000 10000 mm
1 : 250

N

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

dHKarchitects

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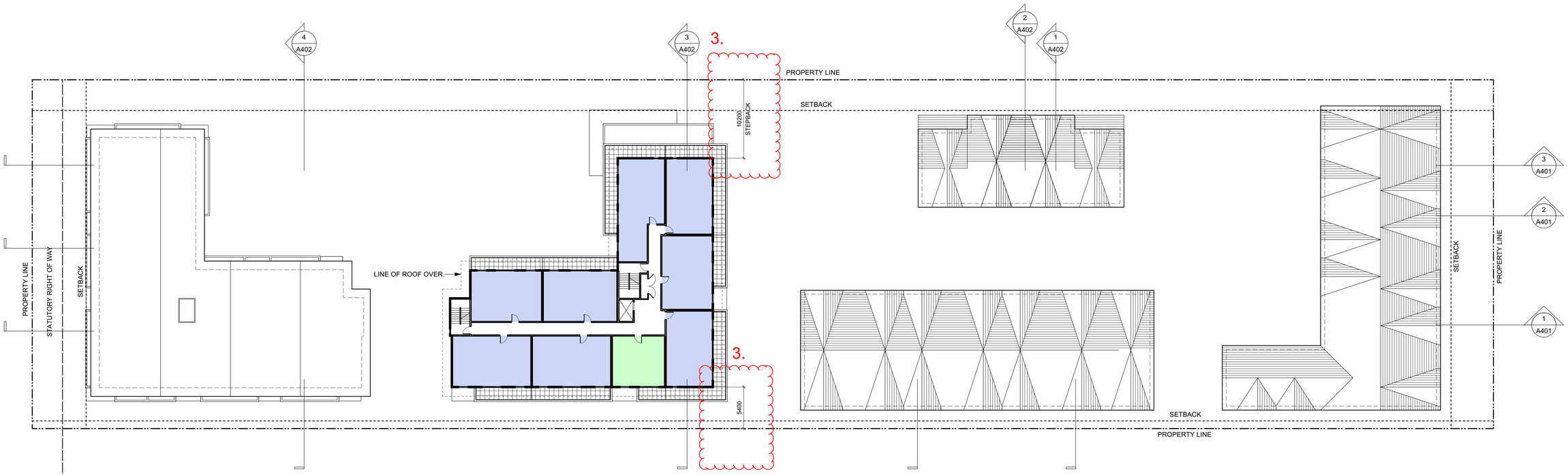
project name
Caledonia
Victoria BC

drawing title
L4 Plan

drawing no. A206

revision no. 4



1 / A207 L5 Plan
Scale: 1:250

0 5000 10000 mm
1 : 250

N

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
plot date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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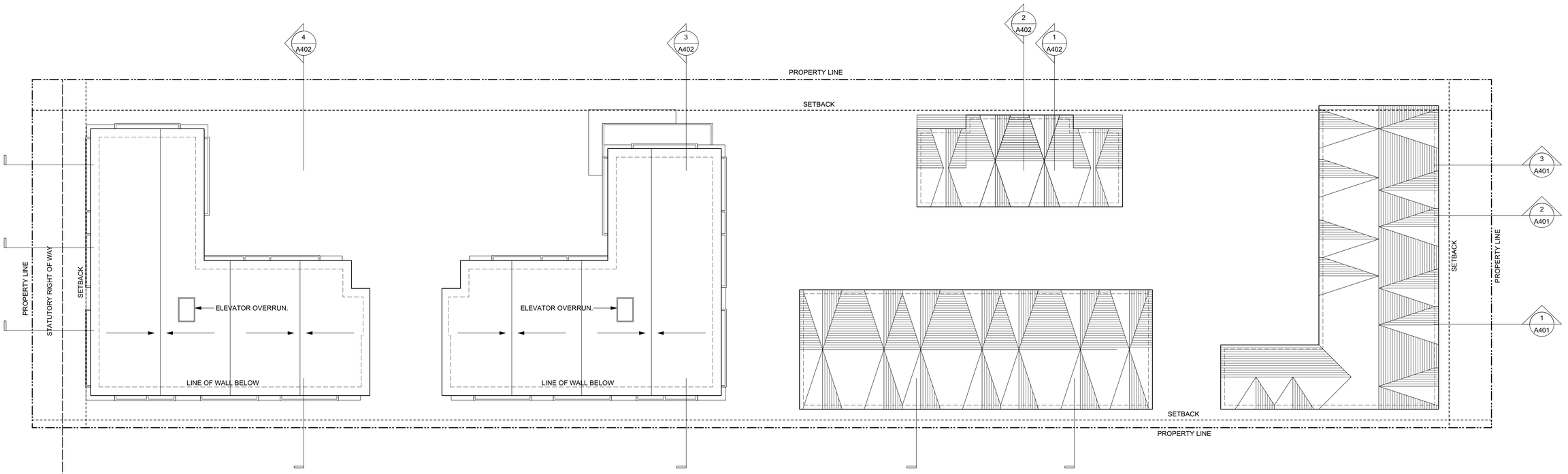
project name
Caledonia
Victoria BC

drawing title
L5 Plan

drawing no. A207

revision no. 4



1 / A208 Roof Plan
Scale: 1:250

0 5000 10000 mm
1 : 250

N

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date: SEPTEMBER 2019	drawing file: 1907 A200 Plans.vwx	
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

dHKarchitects

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T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
Roof Plan

drawing no. A208

revision no. 4

1 / A301 Apartment 1 - North
Scale: 1:100

2 / A301 Apartment 1 - East
Scale: 1:100

3 / A301 Apartment 1 - South
Scale: 1:100

4 / A301 Apartment 1 - West
Scale: 1:100

0 2500 5000mm
1 : 100

COLOUR & MATERIALS LEGEND

1. BRICK VENEER - Red - *Apartment 1 Only*
2. FIBRE CEMENT PANEL - Teal
3. VINYL WINDOWS & DOORS - Teal
4. PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
5. METAL FLASHING - Teal
6. ACCENT PAINT COLOUR - Rust
7. FIBRE CEMENT LAP SIDING - Soft Brown
8. FIBRE CEMENT PANEL - Warm Grey - *Apartment 2 Only*
9. SOFFIT - Warm Grey - *Apartment 2 Only*
10. PAINTED CONCRETE - Warm Grey
11. FIBRE CEMENT PANEL - Warm White
12. SOFFIT - Warm White
13. FIBRE CEMENT LAP SIDING - Medium Blue-Grey
14. FIBRE CEMENT LAP SIDING - White
15. VINYL WINDOWS & DOORS - Dark Grey
16. PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
17. METAL FLASHING - Dark Grey
18. ASPHALT SHINGLES - Warm Grey
19. FIBRE CEMENT SHINGLES - Warm Grey
20. VINYL WINDOWS & DOORS - White
21. METAL DOWNSPOUT & FLASHING - Light Warm Grey
22. FIBRE CEMENT PANEL - Dark Grey
23. FIBRE CEMENT PANEL - Light Grey
24. ACCENT PAINT COLOUR - Bright Orange
25. ACCENT PAINT COLOUR - Bright Blue
26. ACCENT PAINT COLOUR - Chartreuse

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	1:100	project number	1907

NOTE: All dimensions are shown in millimeters

ISSUED FOR DP & REZONING

dHKarchitects

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Nanaimo BC V9T 2K5
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
Elevations - Apartment 1

drawing no. A301
revision no. 4

1 / A302 Apartment 2 - North
Scale: 1:100

2 / A302 Apartment 2 - South
Scale: 1:100

COLOUR & MATERIALS LEGEND

1. BRICK VENEER - Red - *Apartment 1 Only*
2. FIBRE CEMENT PANEL - Teal
3. VINYL WINDOWS & DOORS - Teal
4. PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
5. METAL FLASHING - Teal
6. ACCENT PAINT COLOUR - Rust
7. FIBRE CEMENT LAP SIDING - Soft Brown
8. FIBRE CEMENT PANEL - Warm Grey - *Apartment 2 Only*
9. SOFFIT - Warm Grey - *Apartment 2 Only*
10. PAINTED CONCRETE - Warm Grey
11. FIBRE CEMENT PANEL - Warm White
12. SOFFIT - Warm White
13. FIBRE CEMENT LAP SIDING - Medium Blue-Grey
14. FIBRE CEMENT LAP SIDING - White
15. VINYL WINDOWS & DOORS - Dark Grey
16. PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
17. METAL FLASHING - Dark Grey
18. ASPHALT SHINGLES - Warm Grey
19. FIBRE CEMENT SHINGLES - Warm Grey
20. VINYL WINDOWS & DOORS - White
21. METAL DOWNSPOUT & FLASHING - Light Warm Grey
22. FIBRE CEMENT PANEL - Dark Grey
23. FIBRE CEMENT PANEL - Light Grey
24. ACCENT PAINT COLOUR - Bright Orange
25. ACCENT PAINT COLOUR - Bright Blue
26. ACCENT PAINT COLOUR - Chartreuse

0 2500 5000mm
1 : 100

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	1:100	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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T 1•250•585•5810

project name
Caledonia
Victoria BC

drawing title
Elevations - Apartment 2

drawing no. A302

revision no. 4

1 / A303 Apartment 2 - East
Scale: 1:100

2 / A303 Apartment 2 - West
Scale: 1:100

COLOUR & MATERIALS LEGEND

1. BRICK VENEER - Red - *Apartment 1 Only*
2. FIBRE CEMENT PANEL - Teal
3. VINYL WINDOWS & DOORS - Teal
4. PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
5. METAL FLASHING - Teal
6. ACCENT PAINT COLOUR - Rust
7. FIBRE CEMENT LAP SIDING - Soft Brown
8. FIBRE CEMENT PANEL - Warm Grey - *Apartment 2 Only*
9. SOFFIT - Warm Grey - *Apartment 2 Only*
10. PAINTED CONCRETE - Warm Grey
11. FIBRE CEMENT PANEL - Warm White
12. SOFFIT - Warm White
13. FIBRE CEMENT LAP SIDING - Medium Blue-Grey
14. FIBRE CEMENT LAP SIDING - White
15. VINYL WINDOWS & DOORS - Dark Grey
16. PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
17. METAL FLASHING - Dark Grey
18. ASPHALT SHINGLES - Warm Grey
19. FIBRE CEMENT SHINGLES - Warm Grey
20. VINYL WINDOWS & DOORS - White
21. METAL DOWNSPOUT & FLASHING - Light Warm Grey
22. FIBRE CEMENT PANEL - Dark Grey
23. FIBRE CEMENT PANEL - Light Grey
24. ACCENT PAINT COLOUR - Bright Orange
25. ACCENT PAINT COLOUR - Bright Blue
26. ACCENT PAINT COLOUR - Chartreuse

0 2500 5000mm
1 : 100

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	1:100	project number	1907

NOTE: All dimensions are shown in millimeters.

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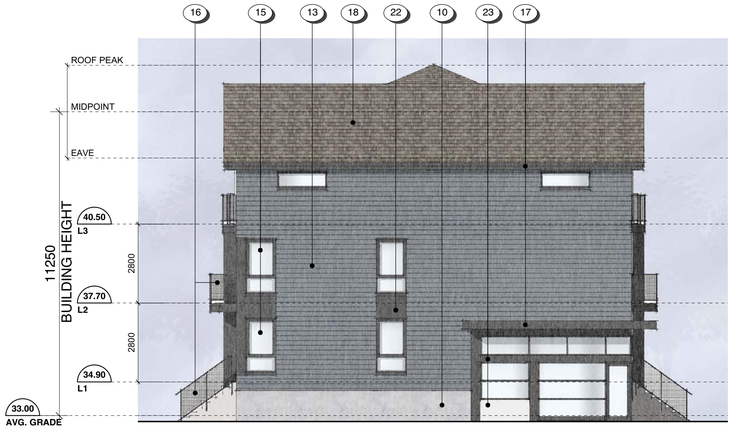
project name
Caledonia
Victoria BC

drawing title
Elevations - Apartment 2

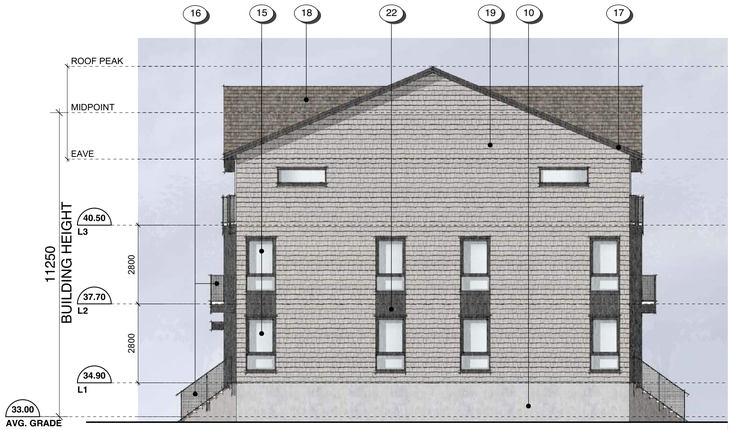
drawing no. A303

revision no. 4



1 / A304 Townhouse 1 - North
Scale: 1:100

2 / A304 Townhouse 1 - East
Scale: 1:100



3 / A304 Townhouse 1 - South
Scale: 1:100

4 / A304 Townhouse 1 - West
Scale: 1:100

COLOUR & MATERIALS LEGEND

1. BRICK VENEER - Red - *Apartment 1 Only*
2. FIBRE CEMENT PANEL - Teal
3. VINYL WINDOWS & DOORS - Teal
4. PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
5. METAL FLASHING - Teal
6. ACCENT PAINT COLOUR - Rust
7. FIBRE CEMENT LAP SIDING - Soft Brown
8. FIBRE CEMENT PANEL - Warm Grey - *Apartment 2 Only*
9. SOFFIT - Warm Grey - *Apartment 2 Only*
10. PAINTED CONCRETE - Warm Grey
11. FIBRE CEMENT PANEL - Warm White
12. SOFFIT - Warm White
13. FIBRE CEMENT LAP SIDING - Medium Blue-Grey
14. FIBRE CEMENT LAP SIDING - White
15. VINYL WINDOWS & DOORS - Dark Grey
16. PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
17. METAL FLASHING - Dark Grey
18. ASPHALT SHINGLES - Warm Grey
19. FIBRE CEMENT SHINGLES - Warm Grey
20. VINYL WINDOWS & DOORS - White
21. METAL DOWNSPOUT & FLASHING - Light Warm Grey
22. FIBRE CEMENT PANEL - Dark Grey
23. FIBRE CEMENT PANEL - Light Grey
24. ACCENT PAINT COLOUR - Bright Orange
25. ACCENT PAINT COLOUR - Bright Blue
26. ACCENT PAINT COLOUR - Chartreuse

0 2500 5000mm
1 : 100

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	1:100	project number	1907

NOTE: All dimensions are shown in millimeters.

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project name
Caledonia
Victoria BC

drawing title
Elevations - Townhouse 1

drawing no. A304
revision no. 4

1 A305 Townhouse 2 - North
Scale: 1:100

2 A305 Townhouse 2 - East
Scale: 1:100

3 A305 Townhouse 2 - South
Scale: 1:100

4 A305 Townhouse 2 - West
Scale: 1:100

0 2500 5000mm
1 : 100

COLOUR & MATERIALS LEGEND

1. BRICK VENEER - Red - *Apartment 1 Only*
2. FIBRE CEMENT PANEL - Teal
3. VINYL WINDOWS & DOORS - Teal
4. PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
5. METAL FLASHING - Teal
6. ACCENT PAINT COLOUR - Rust
7. FIBRE CEMENT LAP SIDING - Soft Brown
8. FIBRE CEMENT PANEL - Warm Grey - *Apartment 2 Only*
9. SOFFIT - Warm Grey - *Apartment 2 Only*
10. PAINTED CONCRETE - Warm Grey
11. FIBRE CEMENT PANEL - Warm White
12. SOFFIT - Warm White
13. FIBRE CEMENT LAP SIDING - Medium Blue-Grey
14. FIBRE CEMENT LAP SIDING - White
15. VINYL WINDOWS & DOORS - Dark Grey
16. PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
17. METAL FLASHING - Dark Grey
18. ASPHALT SHINGLES - Warm Grey
19. FIBRE CEMENT SHINGLES - Warm Grey
20. VINYL WINDOWS & DOORS - White
21. METAL DOWNSPOUT & FLASHING - Light Warm Grey
22. FIBRE CEMENT PANEL - Dark Grey
23. FIBRE CEMENT PANEL - Light Grey
24. ACCENT PAINT COLOUR - Bright Orange
25. ACCENT PAINT COLOUR - Bright Blue
26. ACCENT PAINT COLOUR - Chartreuse

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	1:100	project number	1907

NOTE: All dimensions are shown in millimeters.

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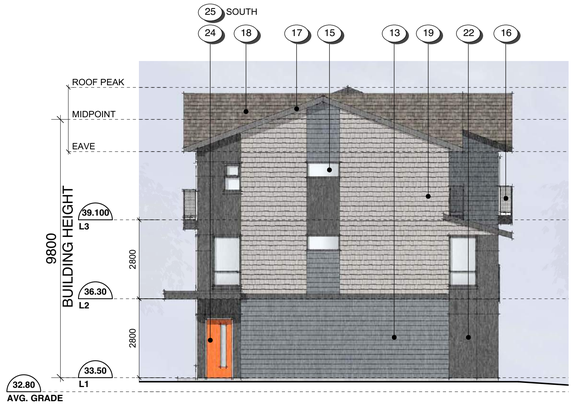
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
Elevations - Townhouse 2

drawing no. A305
revision no. 4



1 / A306 Townhouse 3 - North (South sim.)
Scale: 1:100

2 / A306 Townhouse 3 - East
Scale: 1:100

3 / A306 Townhouse 3 - West
Scale: 1:100

COLOUR & MATERIALS LEGEND

1. BRICK VENEER - Red - *Apartment 1 Only*
2. FIBRE CEMENT PANEL - Teal
3. VINYL WINDOWS & DOORS - Teal
4. PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
5. METAL FLASHING - Teal
6. ACCENT PAINT COLOUR - Rust
7. FIBRE CEMENT LAP SIDING - Soft Brown
8. FIBRE CEMENT PANEL - Warm Grey - *Apartment 2 Only*
9. SOFFIT - Warm Grey - *Apartment 2 Only*
10. PAINTED CONCRETE - Warm Grey
11. FIBRE CEMENT PANEL - Warm White
12. SOFFIT - Warm White
13. FIBRE CEMENT LAP SIDING - Medium Blue-Grey
14. FIBRE CEMENT LAP SIDING - White
15. VINYL WINDOWS & DOORS - Dark Grey
16. PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
17. METAL FLASHING - Dark Grey
18. ASPHALT SHINGLES - Warm Grey
19. FIBRE CEMENT SHINGLES - Warm Grey
20. VINYL WINDOWS & DOORS - White
21. METAL DOWNSPOUT & FLASHING - Light Warm Grey
22. FIBRE CEMENT PANEL - Dark Grey
23. FIBRE CEMENT PANEL - Light Grey
24. ACCENT PAINT COLOUR - Bright Orange
25. ACCENT PAINT COLOUR - Bright Blue
26. ACCENT PAINT COLOUR - Chartreuse

0 2500 5000mm
1 : 100

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A300 Elevations.vwx
drawn by	NLC	checked by	RAW
scale	1:100	project number	1907

NOTE: All dimensions are shown in millimeters.

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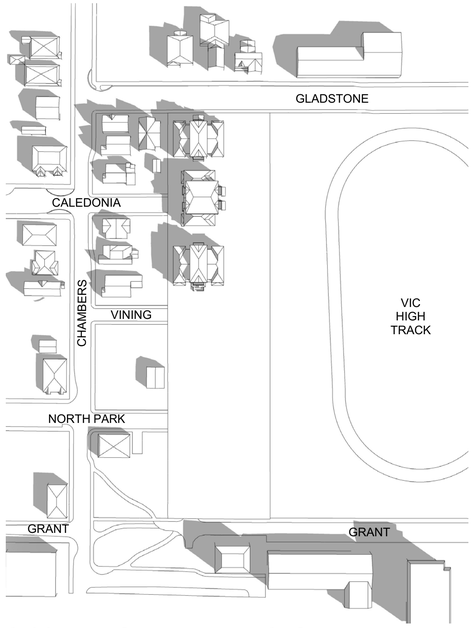
project name
Caledonia
Victoria BC

drawing title
Elevations - Townhouse 3

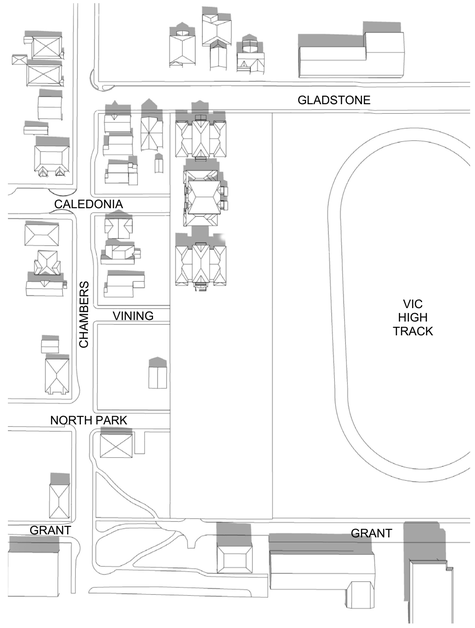
drawing no. A306
revision no. 4

EXISTING



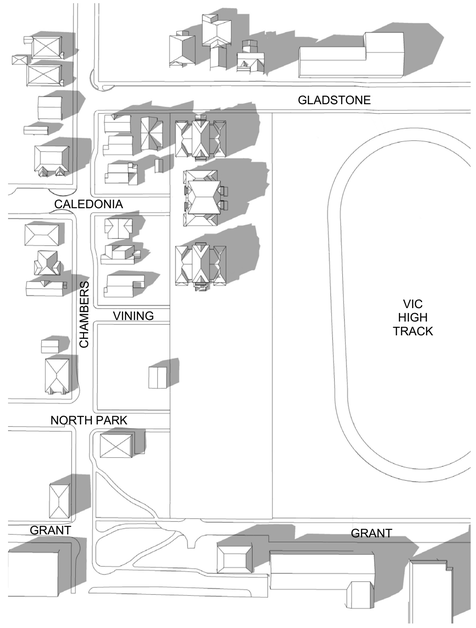
9:00AM - SEPTEMBER 21ST

EXISTING



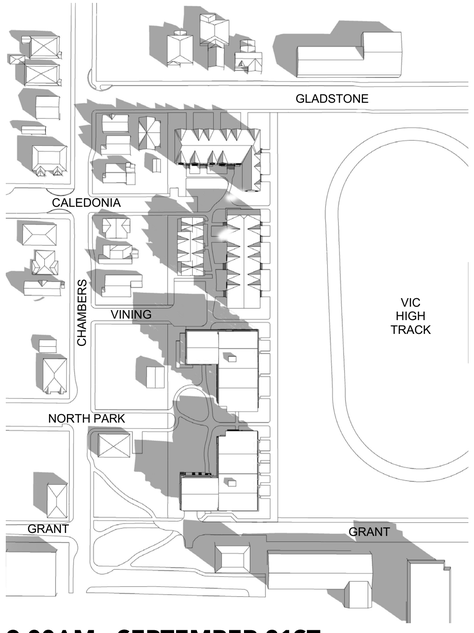
12:00PM - SEPTEMBER 21ST

EXISTING



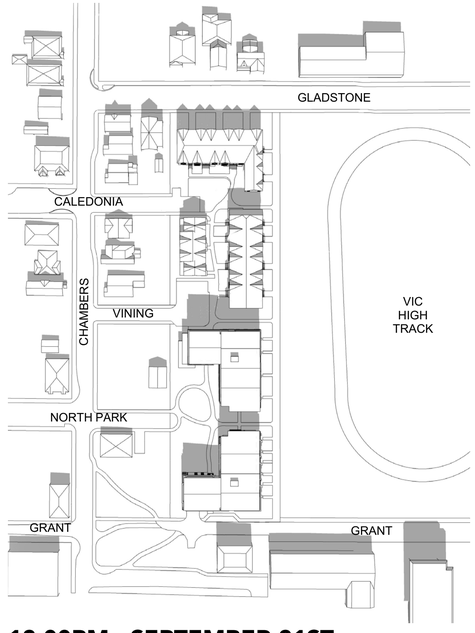
4:00PM - SEPTEMBER 21ST

PROPOSED



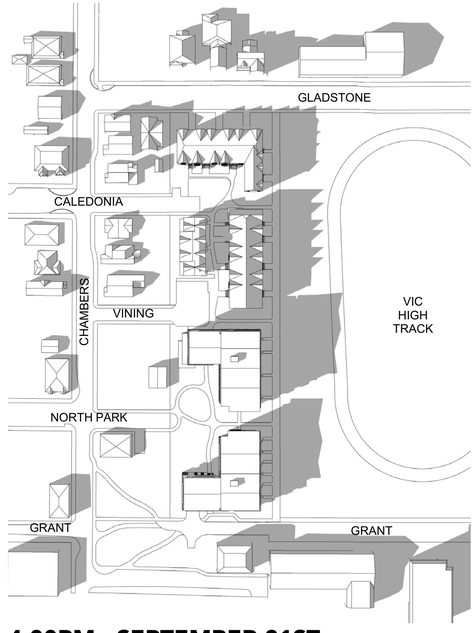
9:00AM - SEPTEMBER 21ST

PROPOSED



12:00PM - SEPTEMBER 21ST

PROPOSED



4:00PM - SEPTEMBER 21ST

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019
drawing file	1907 A307 Shadow Studies.vwx
drawn by	NLC
checked by	RAW
scale	n.t.s.
project number	1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

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project name
Caledonia
Victoria BC

drawing title
Shadow Studies

drawing no. A307

revision no. 4

BEFORE - LOOKING WEST - FROM VIC HIGH

AFTER - LOOKING WEST - FROM VIC HIGH

4.

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date: SEPTEMBER 2019		drawing file: 1907 A307 Shadow Studies.vwx
drawn by: NLC		checked by: RAW
scale: n.t.s.		project number: 1907

NOTE: All dimensions are shown in millimeters.

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project name: Caledonia
Victoria BC

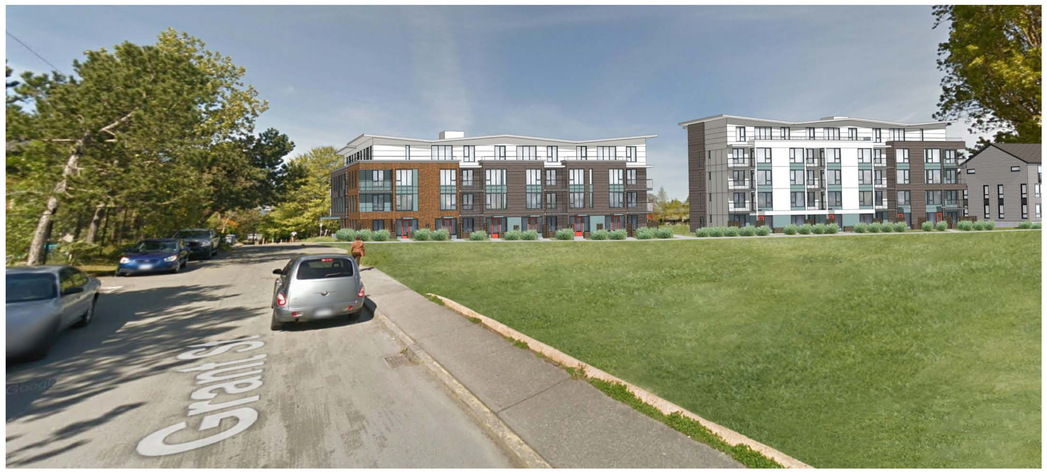
drawing title: View Analysis

drawing no.: A308

revision no.: 4

BEFORE LOOKING WEST - FROM GRANT STREET

BEFORE - LOOKING WEST - FROM GLADSTONE AVENUE



AFTER LOOKING WEST - FROM GRANT STREET

AFTER LOOKING WEST - FROM GLADSTONE AVENUE

4.

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description

plot date	SEPTEMBER 2019	drawing file	1907 A307 Shadow Studies.vwx
drawn by	NLC	checked by	RAW
scale	n.t.s.	project number	1907

NOTE: All dimensions are shown in millimeters.

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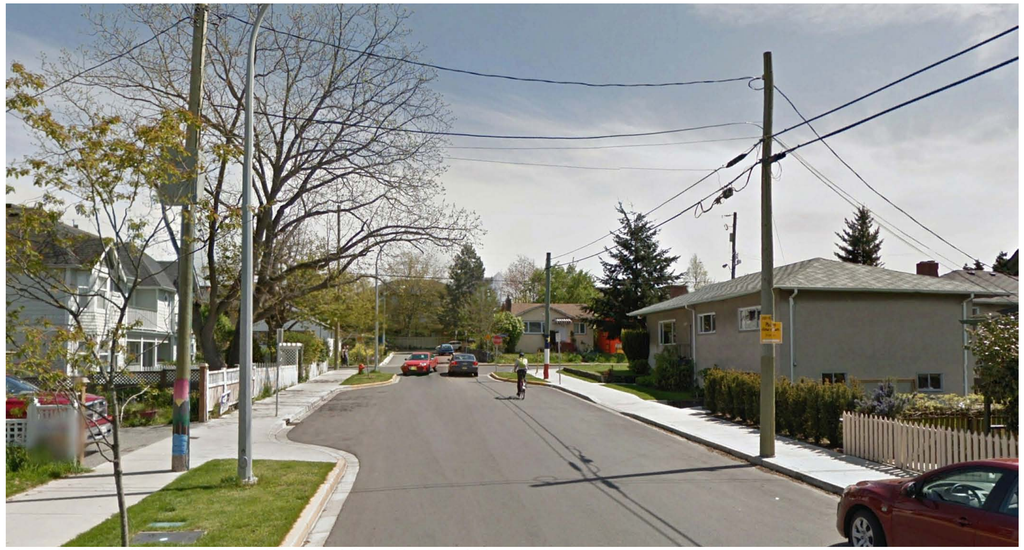
102-5190 Dublin Way
Nanaimo, BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
View Analysis

drawing no. A309

revision no. 4



BEFORE LOOKING EAST - FROM CALEDONIA AVE.

BEFORE LOOKING EAST - FROM NORTH PARK ST.

AFTER LOOKING EAST - FROM CALEDONIA AVE.

AFTER LOOKING EAST - FROM NORTH PARK ST.

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A307 Shadow Studies.vwx
drawn by	NLC	checked by	RAW
scale	n.t.s.	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

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T 1-250-658-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-585-5810

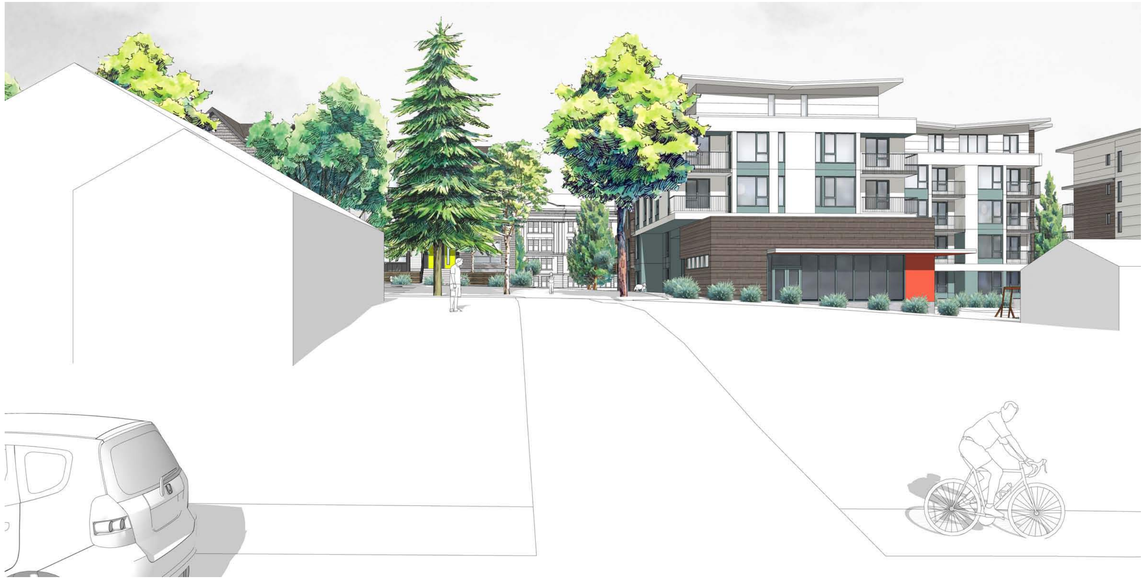
project name
Caledonia
Victoria BC

drawing title
View Analysis

drawing no.	revision no.
A310	4

LOOKING SOUTH - GLADSTONE AVENUE

LOOKING EAST - NORTH PARK STREET



LOOKING EAST - VINING STREET

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date: SEPTEMBER 2019		drawing file: 1907 A307 Shadow Studies.vwx
drawn by: NLC		checked by: RAW
scale: n.t.s.		project number: 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
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project name
Caledonia
Victoria BC

drawing title
Perspective Studies

drawing no. A311

revision no. 4

TOWNHOUSES - AT GLADSTONE AVENUE

APARTMENT - AT GRANT STREET

INTERIOR COURTYARD - LOOKING NORTH

PLAYGROUND & AMENITY AREA - LOOKING NORTH

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev.	Date	Description

plot date	SEPTEMBER 2019	drawing file	1907 A307 Shadow Studies.vwx
drawn by	NLC	checked by	RAW
scale	n.t.s.	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

dHKarchitects

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Victoria BC V8V 3K3
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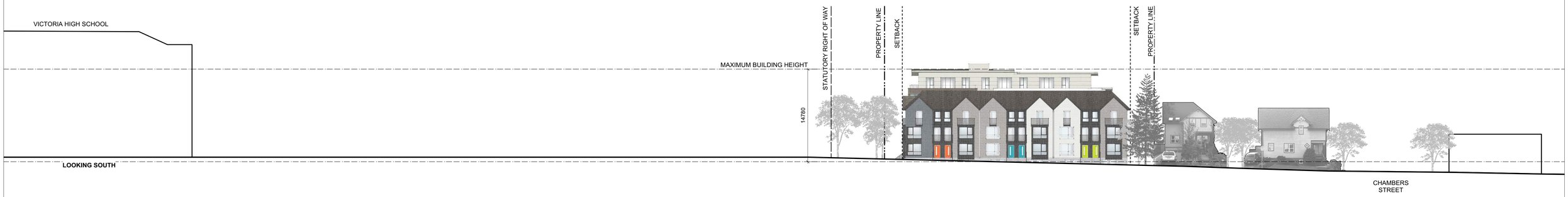
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1•250•585•5810

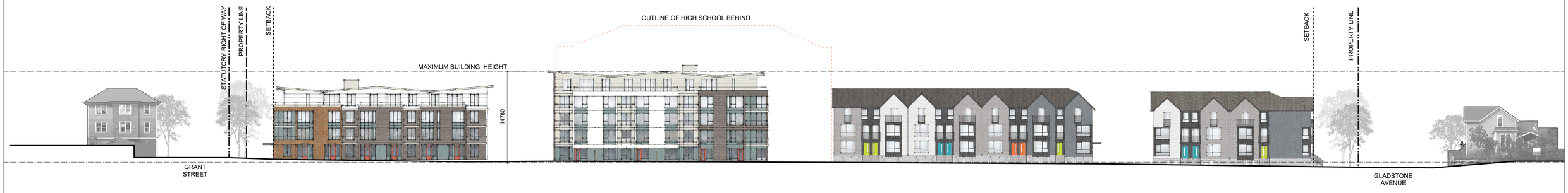
project name
Caledonia
Victoria BC

drawing title
Perspective Studies

drawing no. A312

revision no. 4





1 / A313 Context Elevations
Scale: 1: 300

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev.	Date	Description
plot date: SEPTEMBER 2019		drawing file: 1907 A308 Streetscape Elevations.vwx
drawn by: FWP/NLC		checked by: RAW
scale: 1:300		project number: 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

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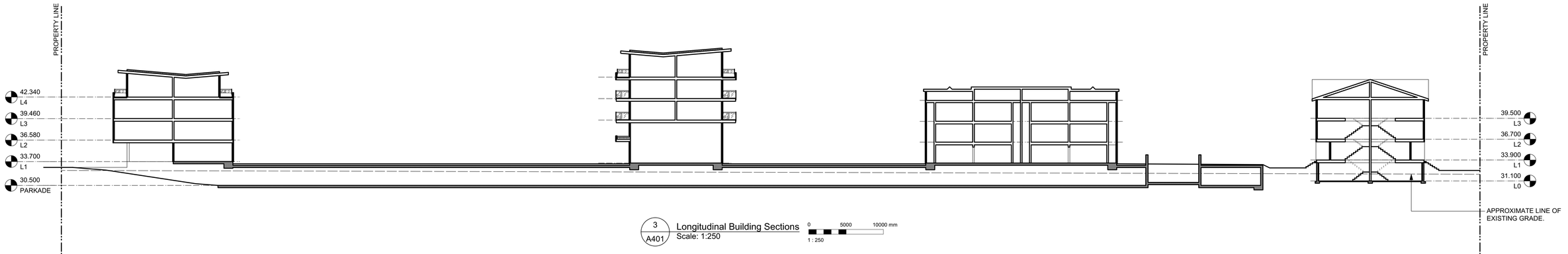
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1+250+585+5810

project name
Caledonia
Victoria BC

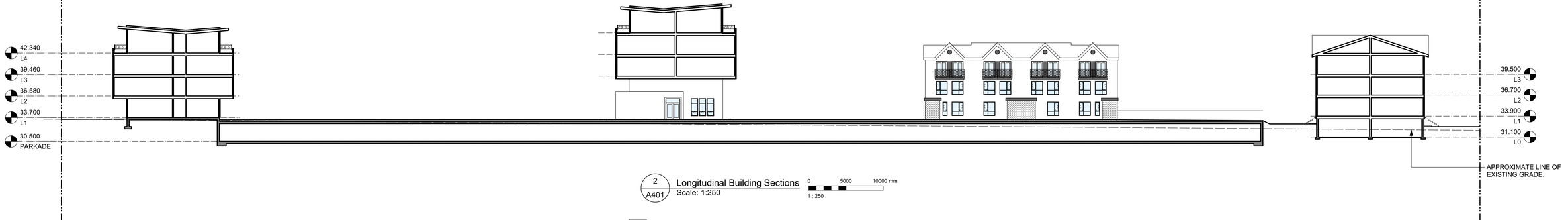
drawing title
Streetscape Elevations

drawing no. A313
revision no. 4



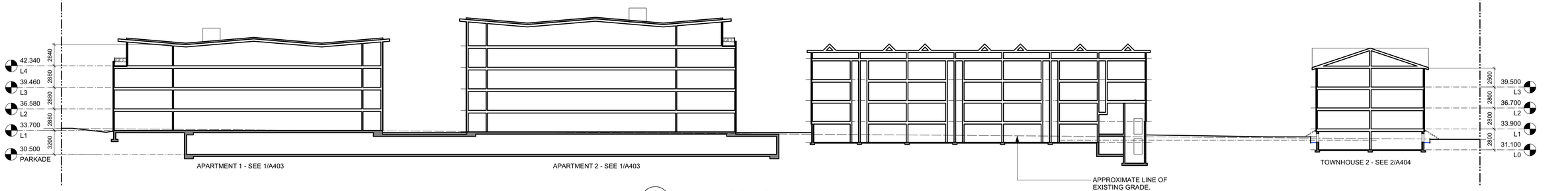
3 / A401 Longitudinal Building Sections
Scale: 1:250

0 5000 10000 mm
1 : 250



2 / A401 Longitudinal Building Sections
Scale: 1:250

0 5000 10000 mm
1 : 250



1 / A401 Longitudinal Building Sections
Scale: 1:250

0 5000 10000 mm
1 : 250

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 Current Elevations & Sections.vwx
drawn by	FWP	checked by	RAW
scale	1:250	project number	1907

NOTE: All dimensions are shown in millimeters.

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T 1•250•658•3367

NANAIMO OFFICE
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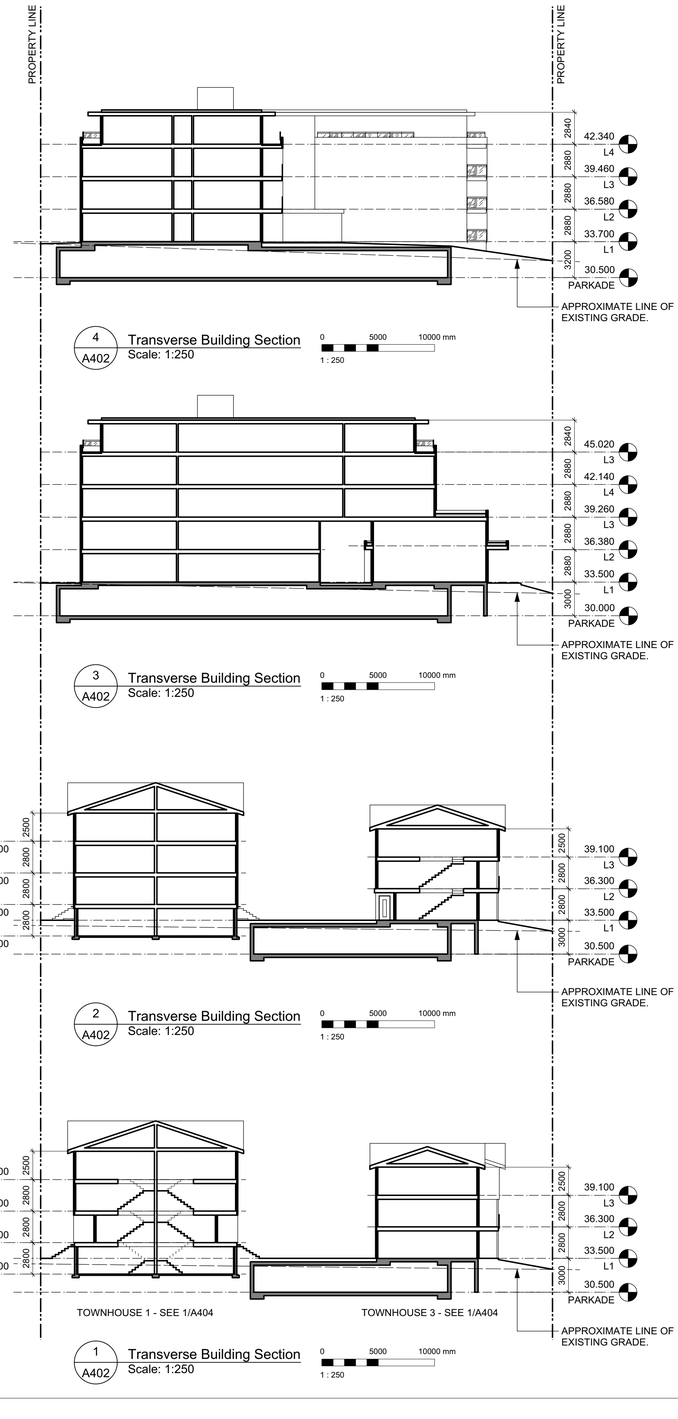
T 1•250•585•5810

project name
Caledonia
Victoria BC

drawing title
Building Sections

drawing no. A401

revision no. 4



4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date	SEPTEMBER 2019	drawing file 1907 Current Elevations & Sections.vwx
drawn by	FWP	checked by RAW
scale	1:250	project number 1907

NOTE: All dimensions are shown in millimeters.

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102-5190 Dublin Way
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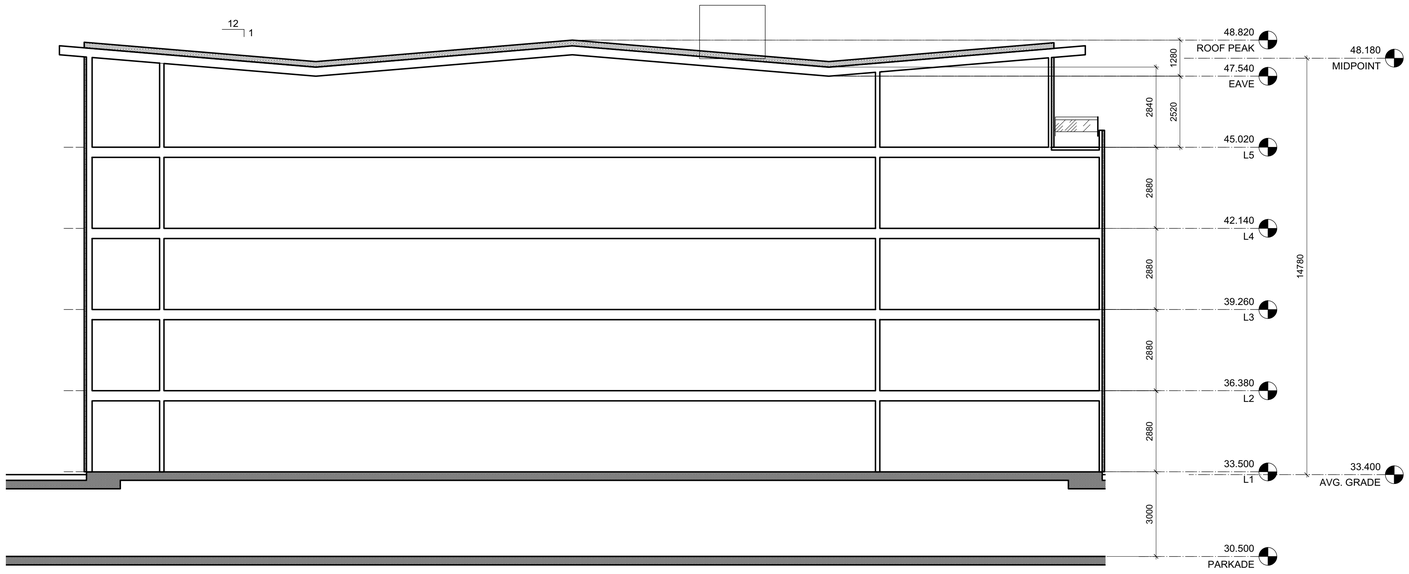
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
Building Sections

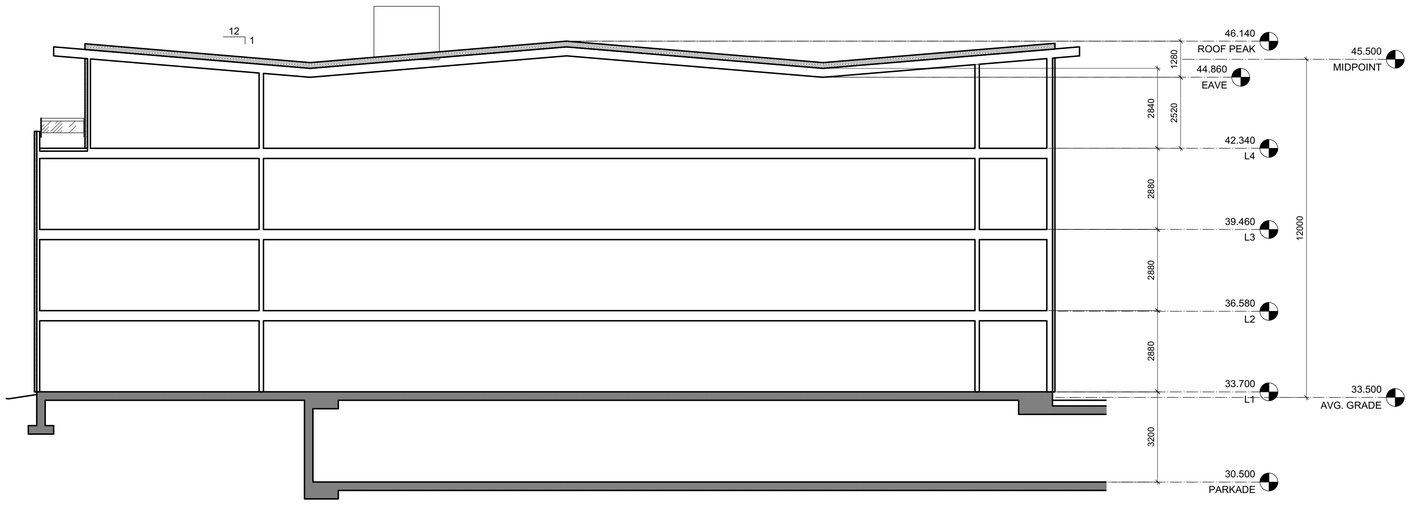
drawing no. A402

revision no. 4



2 / A403 Apartment 2 Building Section
Scale: 1:100

0 2000 4000 mm
1 : 100



1 / A403 Apartment 1 Building Section
Scale: 1:100

0 2000 4000 mm
1 : 100

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019
drawing file	1907 Current Elevations & Sections.vwx
drawn by	FWP
checked by	RAW
scale	1:100
project number	1907

NOTE: All dimensions are shown in millimeters.

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T 1+250+658+3367

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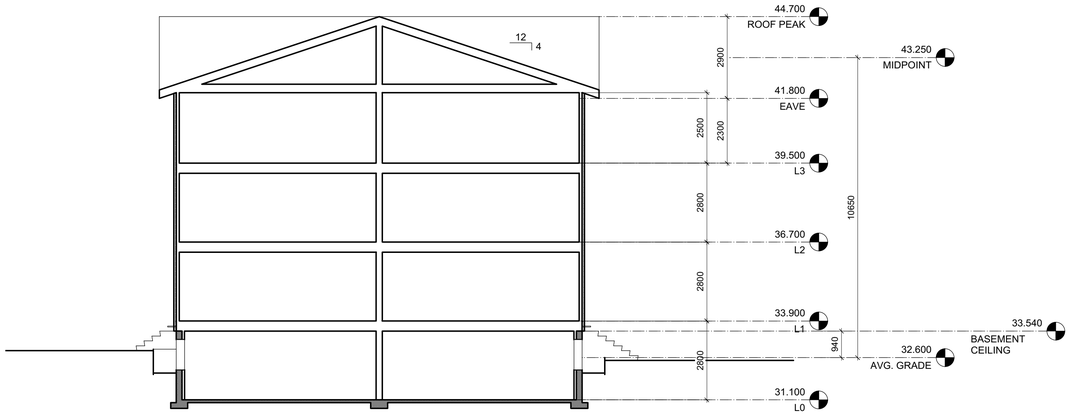
T 1+250+585+5810

project name
Caledonia
Victoria BC

drawing title
Building Sections

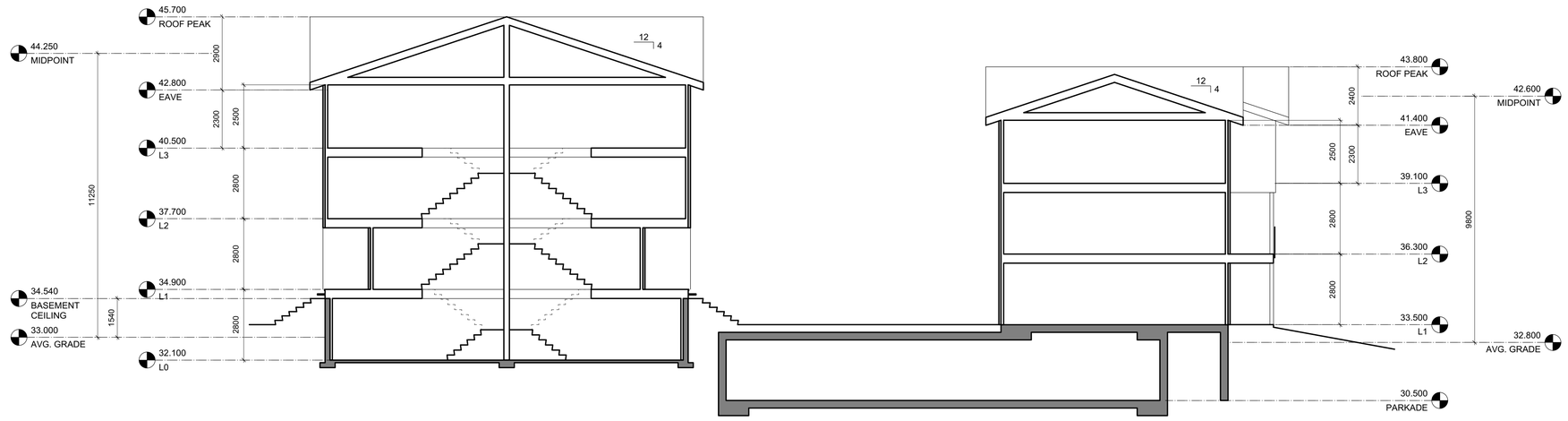
drawing no. A403

revision no. 4



2 / A404 Townshouse 2 Building Section
Scale: 1:100

0 2000 4000 mm
1 : 100



1 / A404 Townhouses 1 & 3 Building Section
Scale: 1:100

0 2000 4000 mm
1 : 100

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019
drawing file	1907 Current Elevations & Sections.vwx
drawn by	FWP
checked by	RAW
scale	1:100
project number	1907

NOTE: All dimensions are shown in millimeters.

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project name
Caledonia
Victoria BC

drawing title
Building Sections

drawing no. A404

revision no. 4

2 / A601 L1 Plan - Apartment 1
Scale: 1:100

0 2000 4000 mm
1 : 100

1 / A601 L1 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date	SEPTEMBER 2019	drawing file: 1907 A200 Plans.vwx
drawn by	FWP	checked by: RAW
scale	AS SHOWN	project number: 1907

NOTE: All dimensions are shown in millimeters.

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

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NANAIMO OFFICE
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Nanaimo BC V9T 2X8
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
L1 Plan - Apartments

drawing no. A601

revision no. 4

2 / A602 L2 Plan - Apartment 1
Scale: 1:100

0 2000 4000 mm
1 : 100

1 / A602 L2 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
plot date	SEPTEMBER 2019	drawing file: 1907 A200 Plans.vwx
drawn by:	FWP	checked by: RAW
scale:	AS SHOWN	project number: 1907

NOTE: All dimensions are shown in millimeters.

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102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
L2 Plan - Apartments

drawing no. A602

revision no. 4

2 A603 L3 Plan - Apartment 1
Scale: 1:100

0 2000 4000 mm
1 : 100

1 A603 L3 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 2X8
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
L3 Plan - Apartments

drawing no. A603

revision no. 4

2 / A604 L4 Plan - Apartment 1
Scale: 1:100

0 2000 4000 mm
1 : 100

1 / A604 L4 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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project name
Caledonia
Victoria BC

drawing title
L4 Plan - Apartments

drawing no. A604
revision no. 4

1 / A605 L5 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100

N

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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102-5190 Dublin Way
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T 1-250-585-5810

project name
Caledonia
Victoria BC

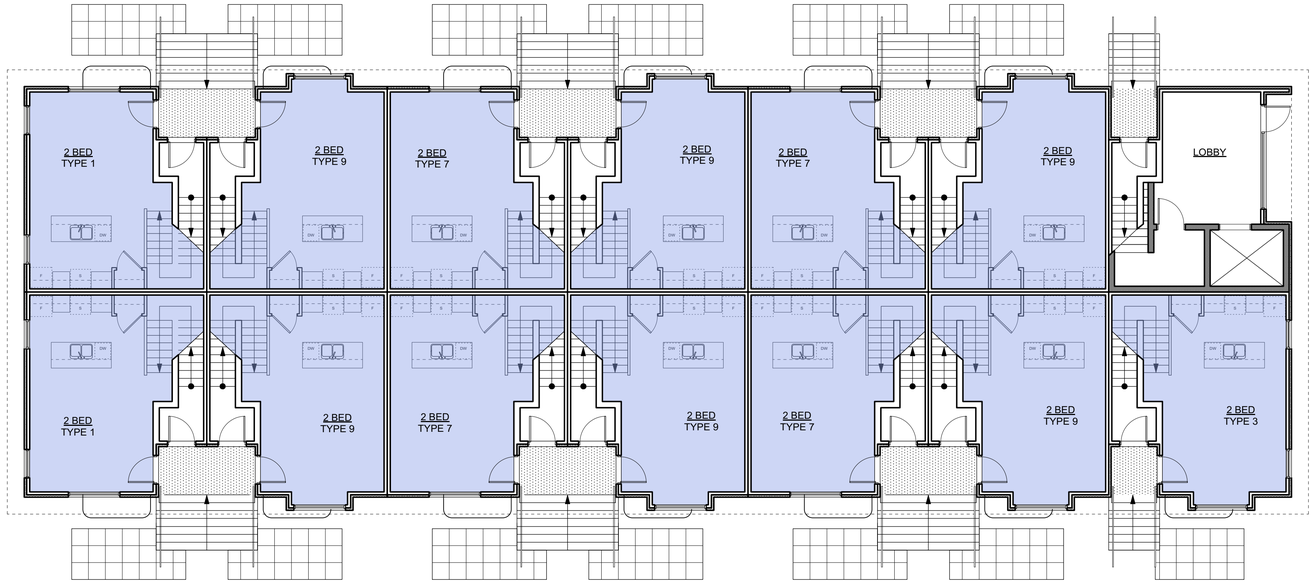
drawing title
L5 Plan - Apartments

drawing no. A605

revision no. 4

GRAPHIC LEGEND:

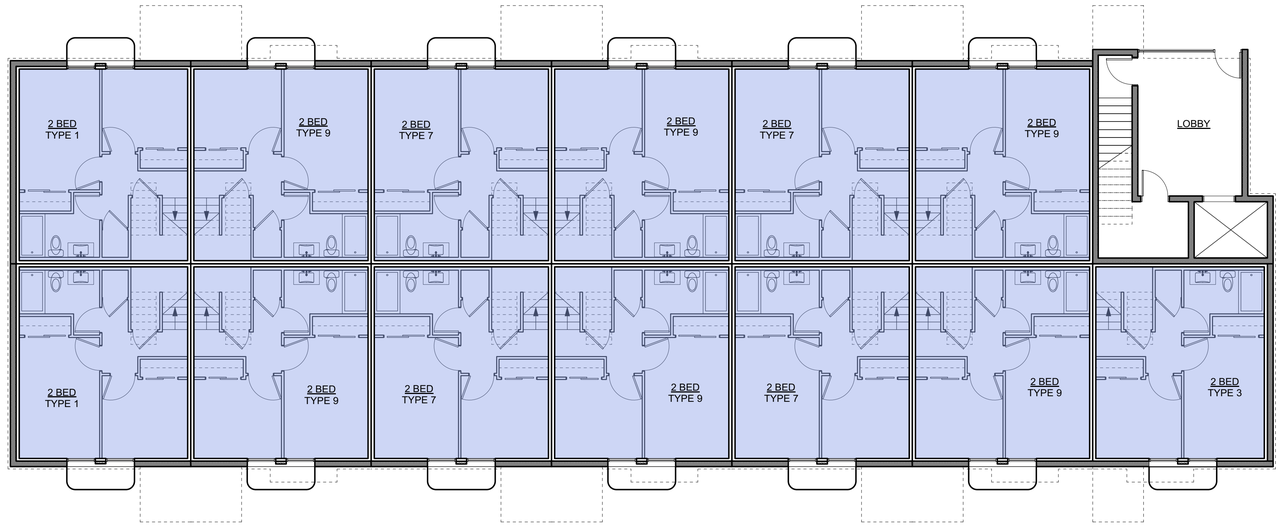
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 / A606 L1 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100

N



1 / A606 L0 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100

N

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev.	Date	Description
plot date	SEPTEMBER 2019	drawing file: 1907 A200 Plans.vwx
drawn by	FWP	checked by: RAW
scale	AS SHOWN	project number: 1907

NOTE: All dimensions are shown in millimeters.

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NANAIMO OFFICE
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T 1•250•585•5810

project name
Caledonia
Victoria BC

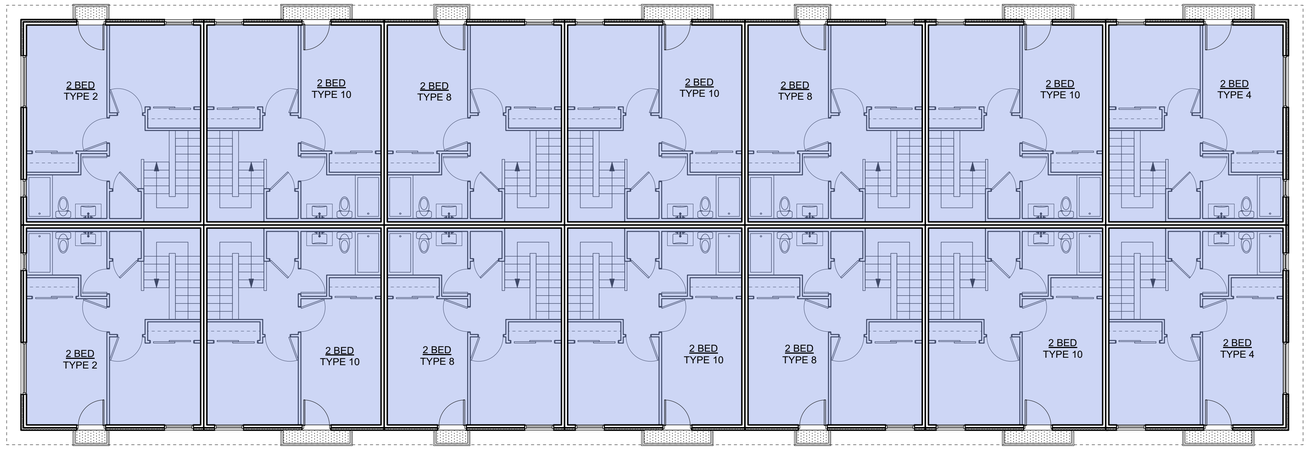
drawing title
Townhouse 1

drawing no. A606

revision no. 4

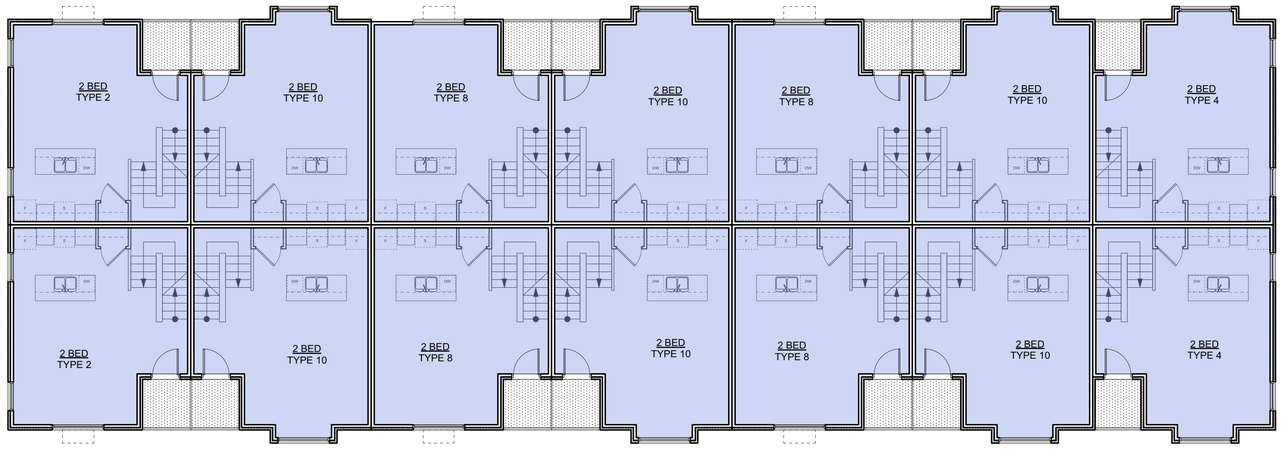
GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 / A607 L3 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100



1 / A607 L2 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev.	Date	Description
plot date	SEPTEMBER 2019	drawing file: 1907 A200 Plans.vwx
drawn by	FWP	checked by: RAW
scale	AS SHOWN	project number: 1907

NOTE: All dimensions are shown in millimeters.

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T 1+250+658+3367

NANAIMO OFFICE
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T 1+250+585+5810

project name
Caledonia
Victoria BC

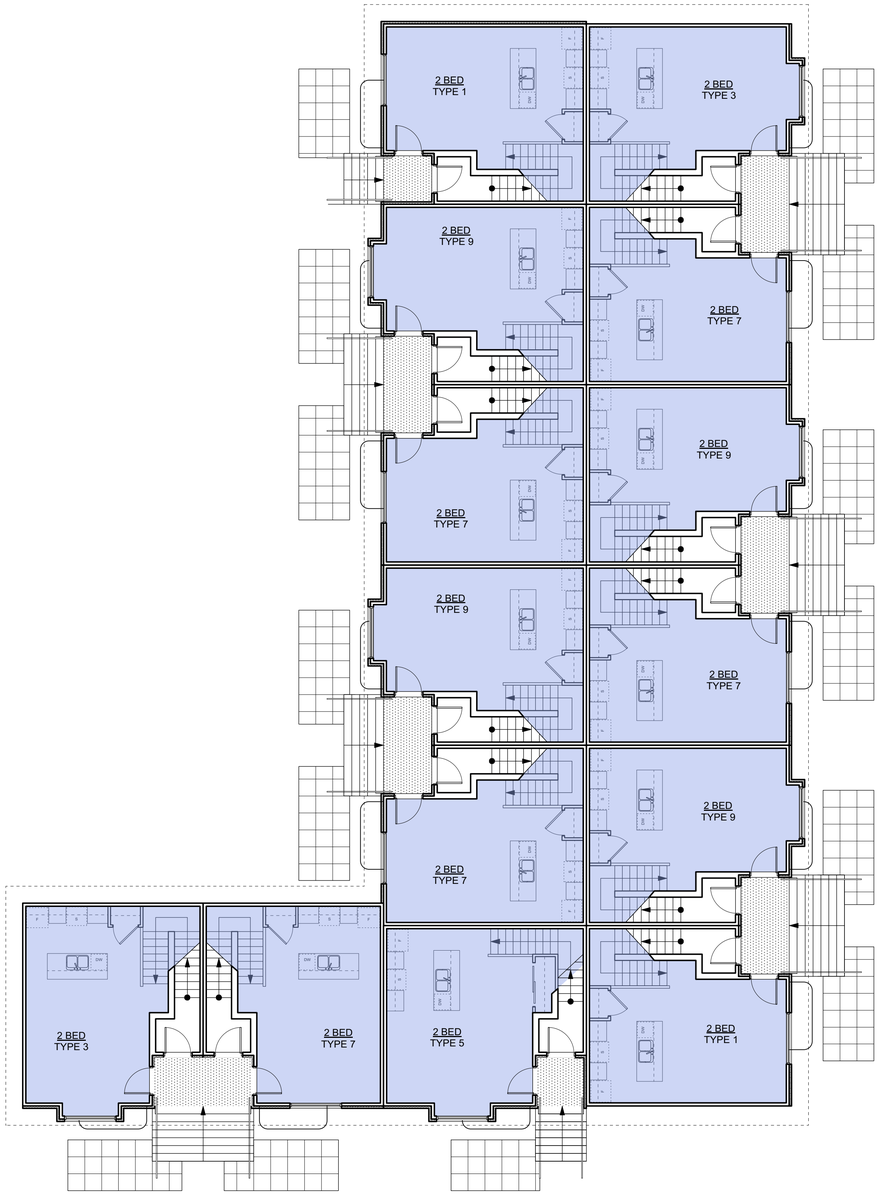
drawing title
Townhouse 1

drawing no. A607

revision no. 4

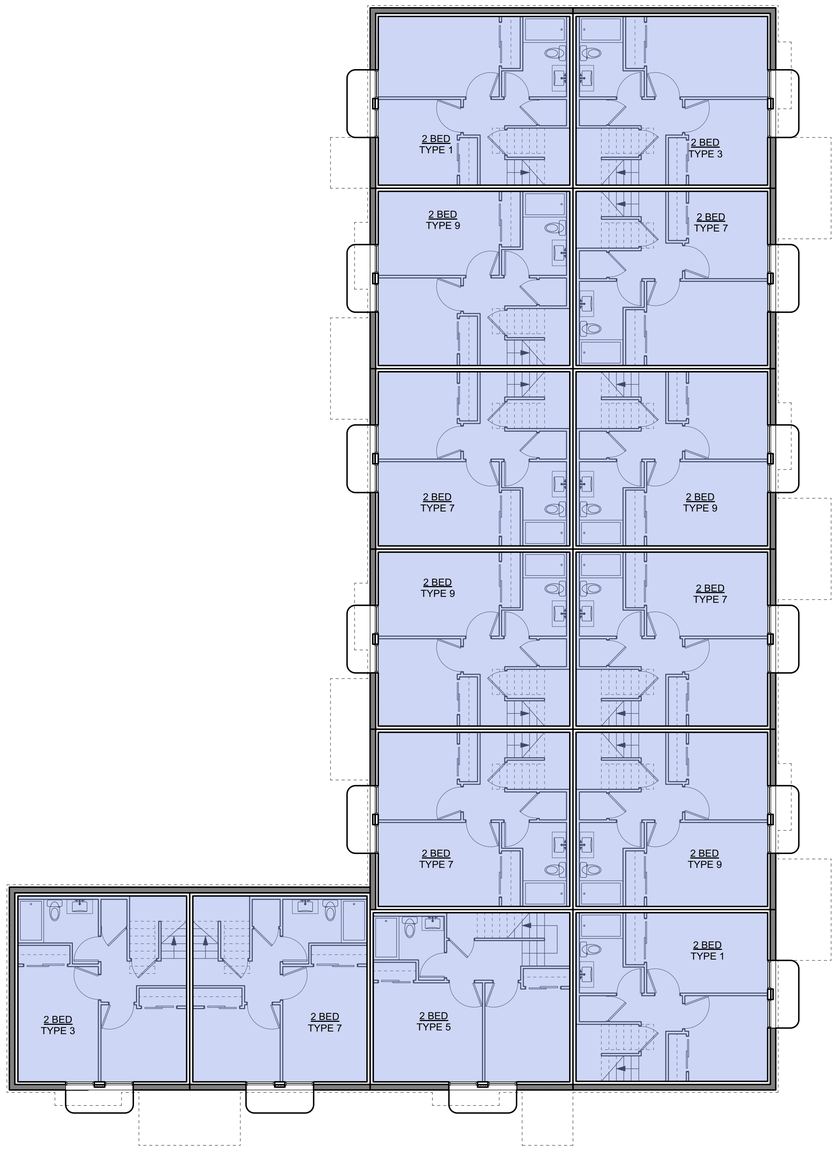
GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 / A608 L1 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100



1 / A608 L0 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev.	Date	Description

print date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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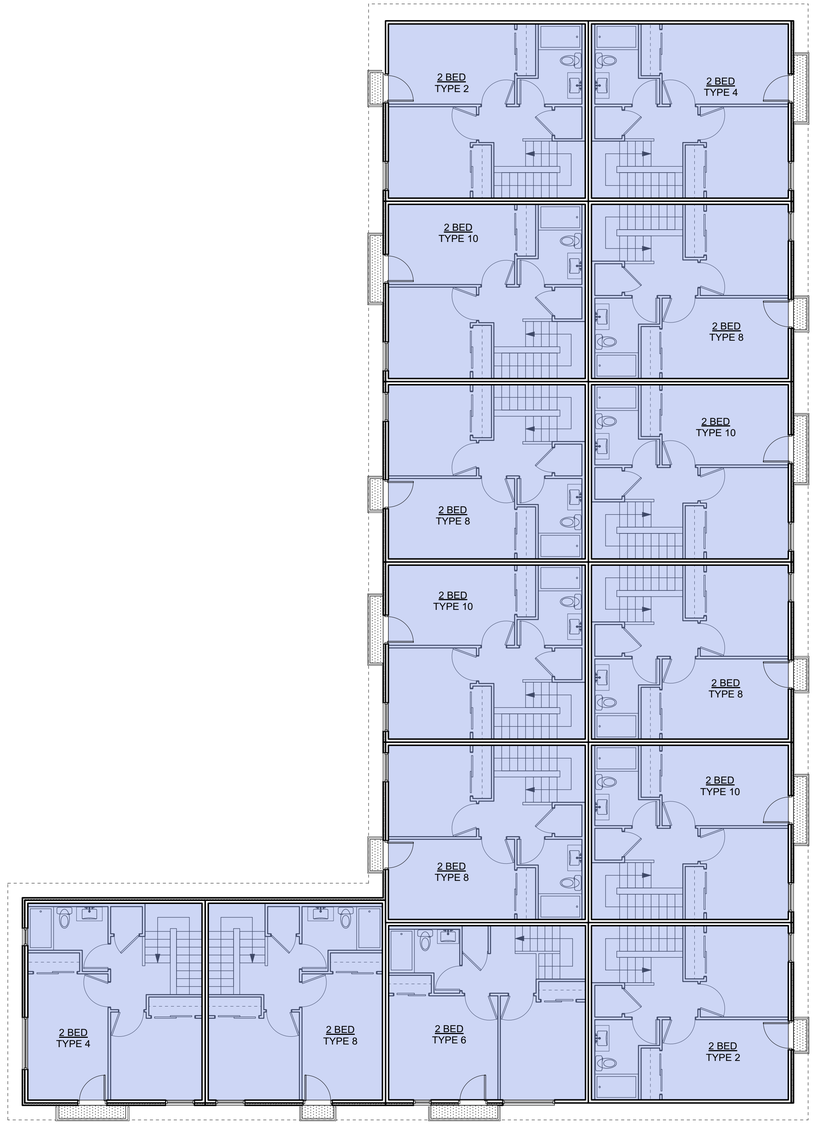
project name
Caledonia
Victoria BC

drawing title
Townhouse 2

drawing no. A608
revision no. 4

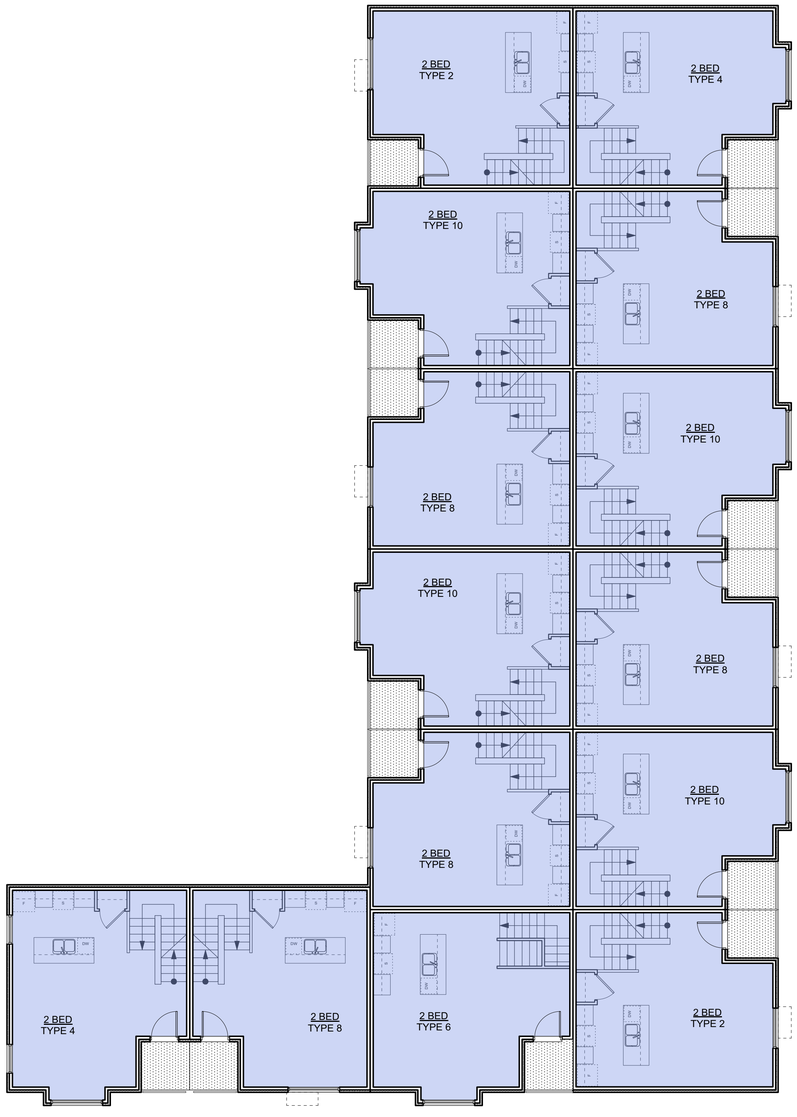
GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 / A609 L3 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100



1 / A609 L2 Plan
Scale: 1:100

0 2000 4000 mm
1 : 100

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev.	Date	Description
plot date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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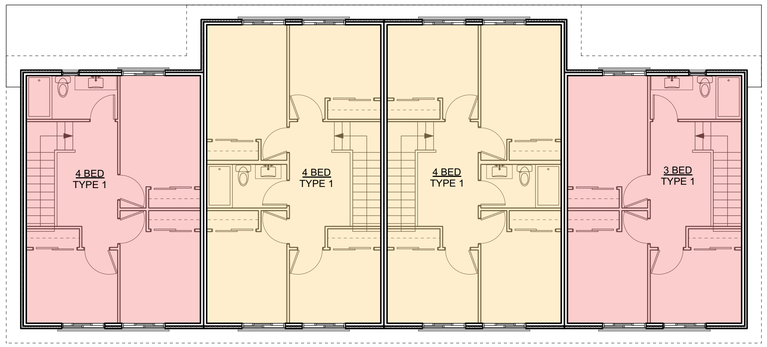
project name
Caledonia
Victoria BC

drawing title
Townhouse 2

drawing no. A609
revision no. 4

GRAPHIC LEGEND:

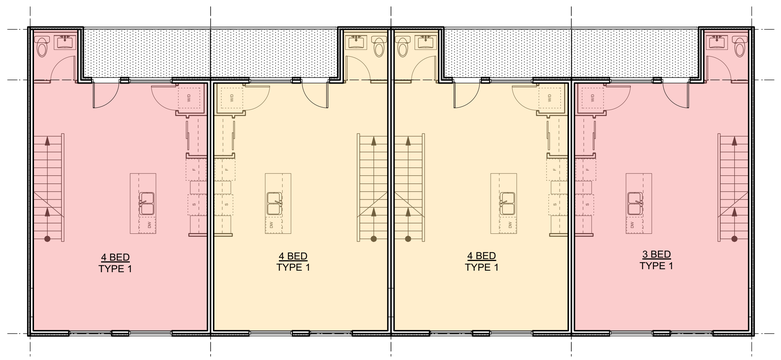
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 / A610 L3 Plan - Townhouse 3
Scale: 1:100

0 2000 4000 mm
1 : 100

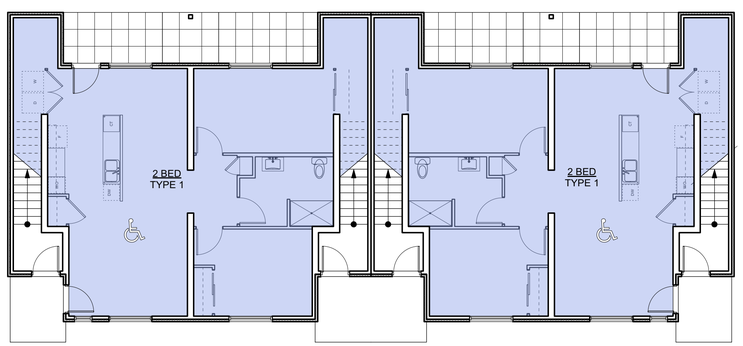
N



2 / A610 L2 Plan - Townhouse 3
Scale: 1:100

0 2000 4000 mm
1 : 100

N



1 / A610 L1 Plan - Townhouse 3
Scale: 1:100

0 2000 4000 mm
1 : 100

N

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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T 1-250-585-5810

project name
Caledonia
Victoria BC

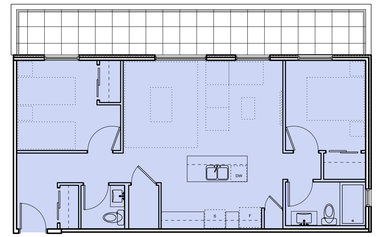
drawing title
Townhouse 3

drawing no. A610

revision no. 4

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



AREA 78 SM
QUANTITY 1

14 / A701 — 2 Bed Type 7
Scale: 1:100

AREA 76 SM
QUANTITY 1

13 / A701 — 2 Bed Type 6
Scale: 1:100

AREA 61 SM
QUANTITY 3

12 / A701 — 2 Bed Type 5
Scale: 1:100

AREA 70 SM
QUANTITY 4

11 / A701 — 2 Bed Type 4
Scale: 1:100

AREA 66 SM
QUANTITY 4

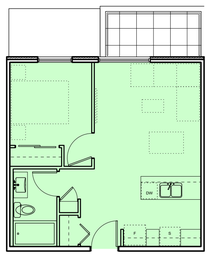
10 / A701 — 2 Bed Type 3
Scale: 1:100

AREA 63 SM
QUANTITY 2

9 / A701 — 2 Bed Type 2
Scale: 1:100

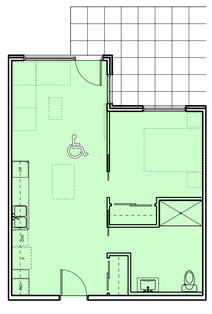
AREA 77 SM
QUANTITY 5

8 / A701 — 2 Bed Type 1 - Accessible
Scale: 1:100



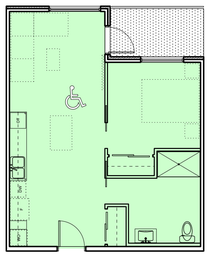
AREA 47 SM
QUANTITY 2

7 / A701 — 1 Bed Type 3
Scale: 1:100



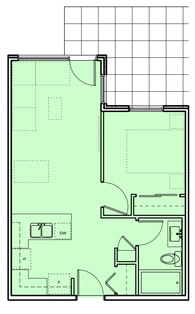
AREA 53 SM
QUANTITY 2

6 / A701 — 1 Bed Type 2B - Accessible
Scale: 1:100



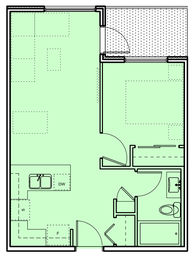
AREA 53 SM
QUANTITY 5

5 / A701 — 1 Bed Type 2A - Accessible
Scale: 1:100



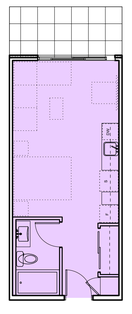
AREA 49 SM
QUANTITY 4

4 / A701 — 1 Bed Type 1B
Scale: 1:100



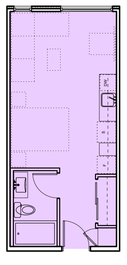
AREA 49 SM
QUANTITY 32

3 / A701 — 1 Bed Type 1A
Scale: 1:100



AREA 34 SM
QUANTITY 4

2 / A701 — Studio Type 1B
Scale: 1:100



AREA 34 SM
QUANTITY 10

1 / A701 — Studio Type 1A
Scale: 1:100

0 2000 4000 mm
1 : 100

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
job date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

dHKarchitects

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T 1-250-658-3367

NANAIMO OFFICE
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Nanaimo BC V9T 2K8
T 1-250-585-5810

project name
Caledonia
Victoria BC

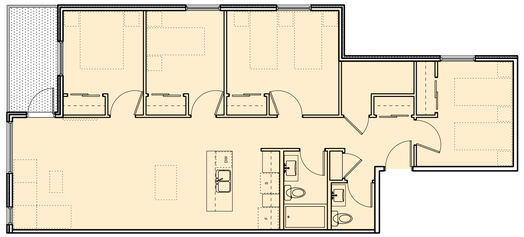
drawing title
Apartment Unit Plans

drawing no. A701

revision no. 4

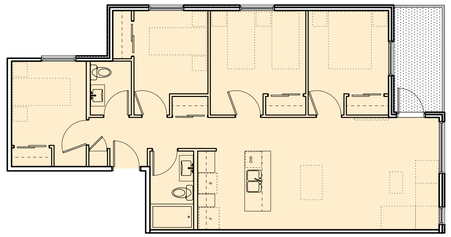
GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



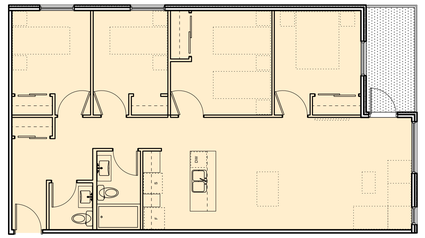
AREA 118 SM
QUANTITY 2

9 / A702 — 4 Bed Type 3
Scale: 1:100



AREA 98 SM
QUANTITY 2

8 / A702 — 4 Bed Type 2
Scale: 1:100



AREA 108 SM
QUANTITY 2

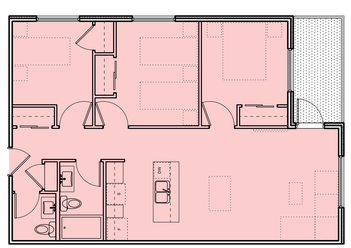
7 / A702 — 4 Bed Type 1
Scale: 1:100

AREA 88 SM
QUANTITY 1

6 / A702 — 3 Bed Type 5
Scale: 1:100

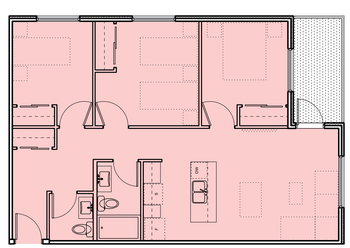
AREA 98 SM
QUANTITY 1

5 / A702 — 3 Bed Type 4 - Accessible
Scale: 1:100



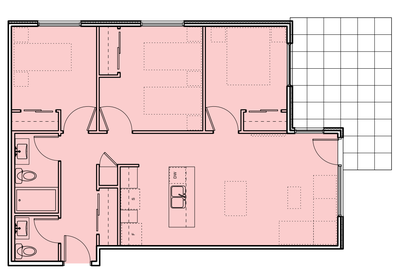
AREA 88 SM
QUANTITY 1

4 / A702 — 3 Bed Type 3
Scale: 1:100



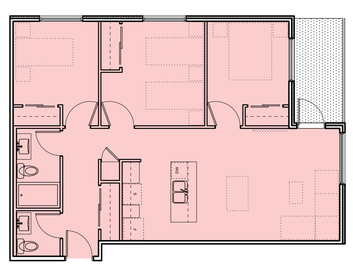
AREA 88 SM
QUANTITY 2

3 / A702 — 3 Bed Type 2
Scale: 1:100



AREA 88 SM
QUANTITY 2

2 / A702 — 3 Bed Type 1B
Scale: 1:100



AREA 88 SM
QUANTITY 5

1 / A702 — 3 Bed Type 1A
Scale: 1:100

0 2000 4000 mm
1 : 100

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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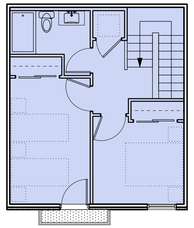
project name
Caledonia
Victoria BC

drawing title
Apartment Unit Plans

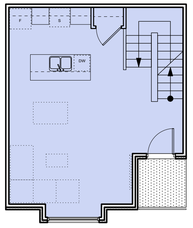
drawing no. A702
revision no. 4

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



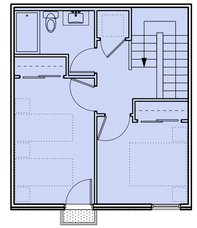
L3 - SECOND FLOOR



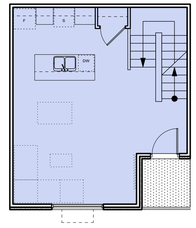
L2 - FIRST FLOOR

AREA 90 SM
QUANTITY 10

10 / A703 — 2 Bed Type 10
Scale: 1:100



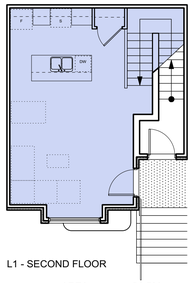
L3 - SECOND FLOOR



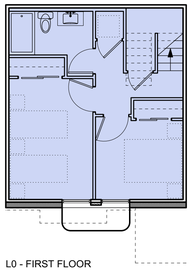
L2 - FIRST FLOOR

AREA 89 SM
QUANTITY 9

9 / A703 — 2 Bed Type 8
Scale: 1:100



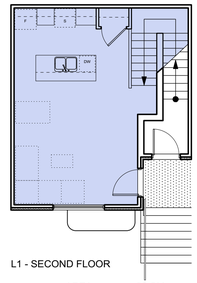
L1 - SECOND FLOOR



L0 - FIRST FLOOR

AREA 84 SM
QUANTITY 10

8 / A703 — 2 Bed Type 9
Scale: 1:100



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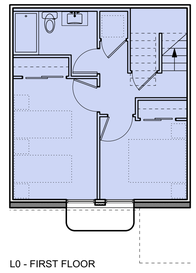
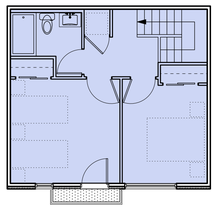


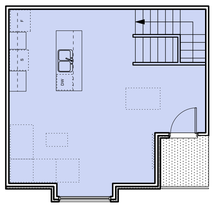
L0 - FIRST FLOOR

AREA 83 SM
QUANTITY 9

7 / A703 — 2 Bed Type 7
Scale: 1:100



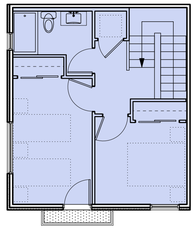
L3 - SECOND FLOOR



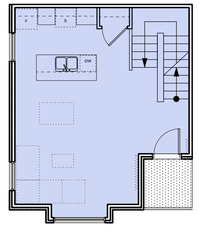
L2 - FIRST FLOOR

AREA 89 SM
QUANTITY 1

6 / A703 — 2 Bed Type 6
Scale: 1:100



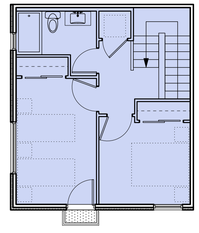
L3 - SECOND FLOOR



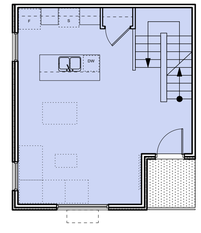
L2 - FIRST FLOOR

AREA 90 SM
QUANTITY 4

5 / A703 — 2 Bed Type 4
Scale: 1:100



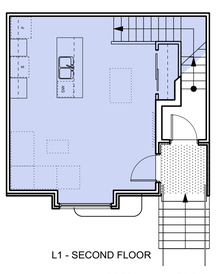
L3 - SECOND FLOOR



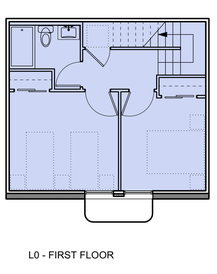
L2 - FIRST FLOOR

AREA 89 SM
QUANTITY 4

4 / A703 — 2 Bed Type 2
Scale: 1:100



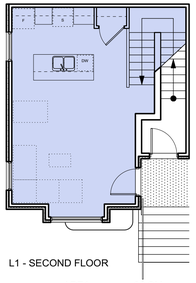
L1 - SECOND FLOOR



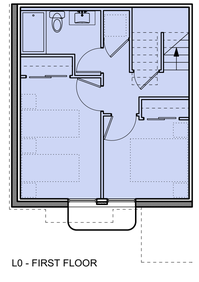
L0 - FIRST FLOOR

AREA 81 SM
QUANTITY 1

3 / A703 — 2 Bed Type 5
Scale: 1:100



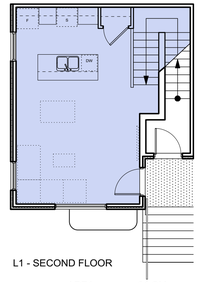
L1 - SECOND FLOOR



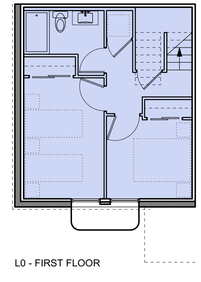
L0 - FIRST FLOOR

AREA 82 SM
QUANTITY 3

2 / A703 — 2 Bed Type 3
Scale: 1:100



L1 - SECOND FLOOR



L0 - FIRST FLOOR

AREA 81 SM
QUANTITY 4

1 / A703 — 2 Bed Type 1
Scale: 1:100

4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev.	Date	Description
plot date	SEPTEMBER 2019	drawing file: 1907 A200 Plans.vwx
drawn by	FWP	checked by: RAW
scale	AS SHOWN	project number: 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

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T 1•250•585•5810

project name
Caledonia
Victoria BC

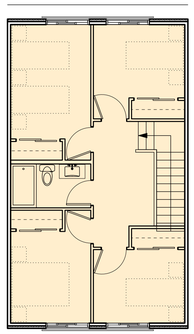
drawing title
Townhouses 1 & 2 Unit Plans

drawing no. A703

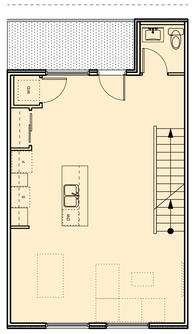
revision no. 4

GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



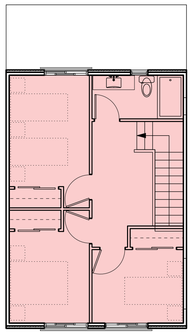
L1 - SECOND FLOOR



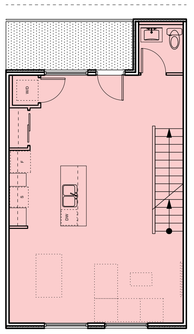
L0 - FIRST FLOOR

AREA 130 SM
QUANTITY 2

3 / A704 — 4 Bed Type 1
Scale: 1:100



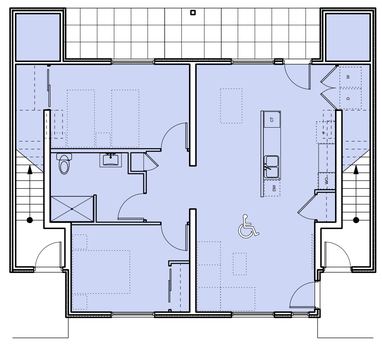
L1 - SECOND FLOOR



L0 - FIRST FLOOR

AREA 118 SM
QUANTITY 2

2 / A704 — 3 Bed Type 1
Scale: 1:100



AREA 104 SM
QUANTITY 2

1 / A704 — 2 Bed Type 1 - Accessible
Scale: 1:100

0 2000 4000 mm
1 : 100

Rev.	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

dHKarchitects

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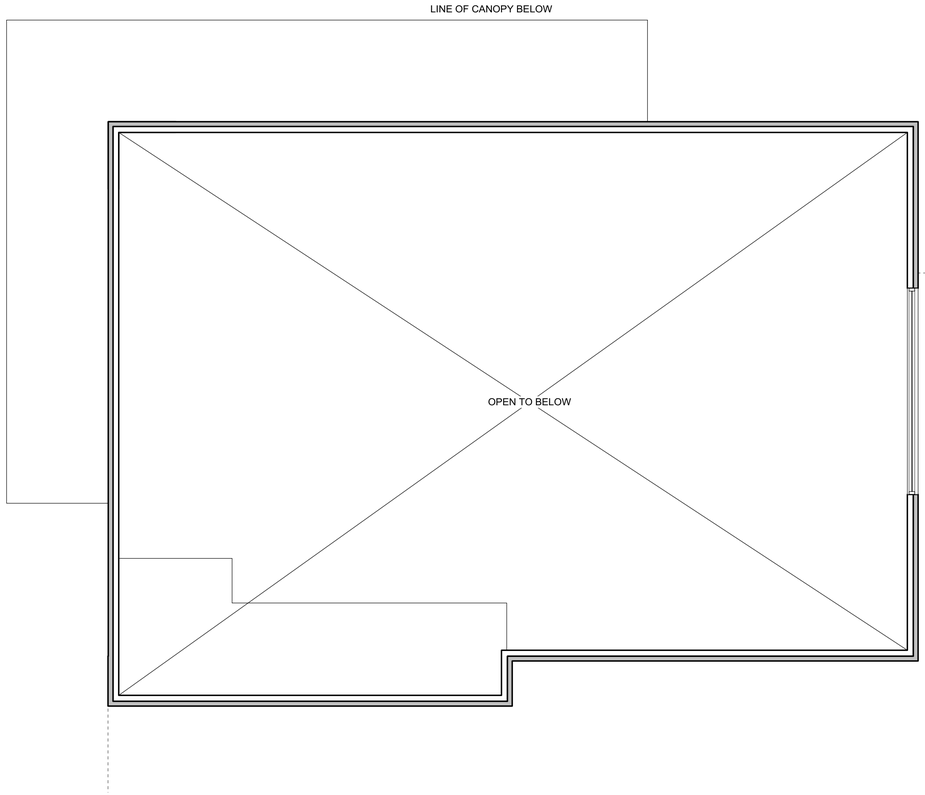
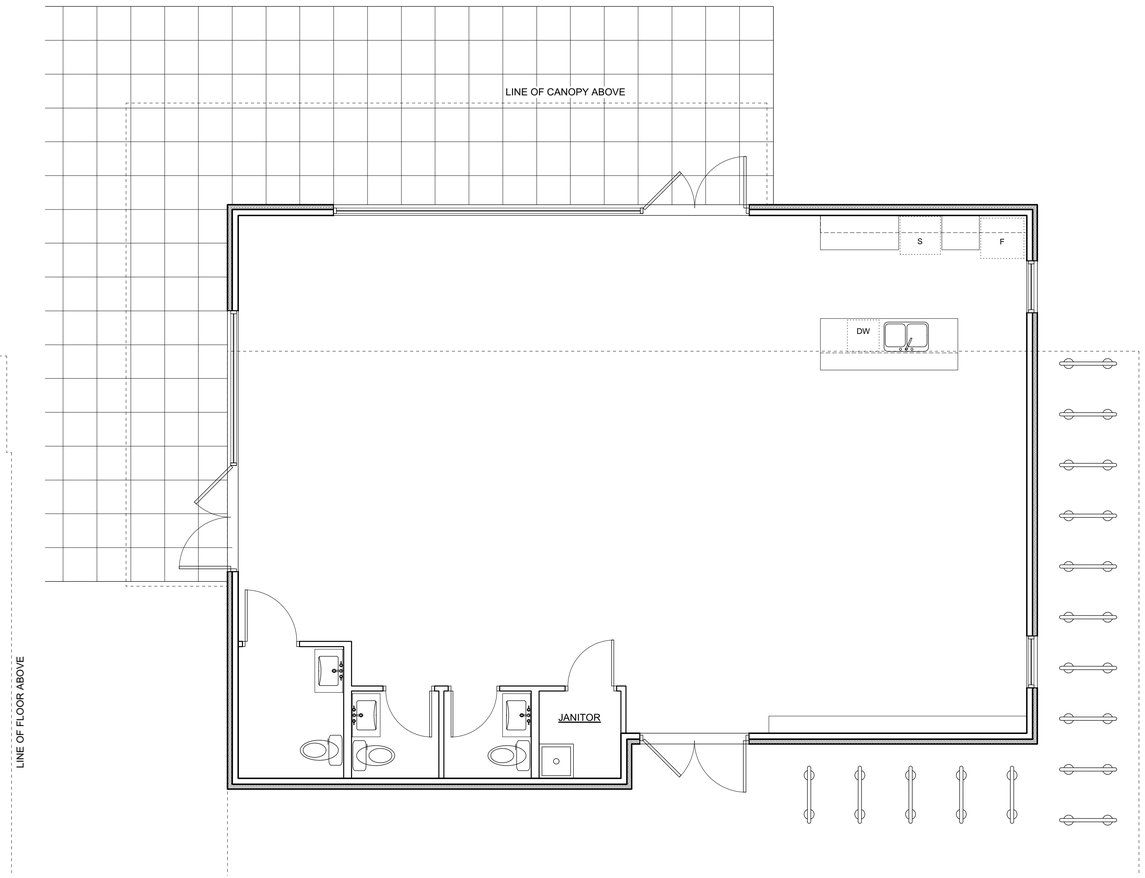
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-585-5810

project name
Caledonia
Victoria BC

drawing title
Townhouse 3 Unit Plans

drawing no. A704
revision no. 4





2 / A705 Amenity Room - L2
Scale: 1:50

0 1000 2000 mm
1 : 50

N

GROSS AREA: 139 SM

1 / A705 Amenity Room - L1
Scale: 1:50

0 1000 2000 mm
1 : 50

N

Rev	Date	Description
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

plot date	SEPTEMBER 2019	drawing file	1907 A200 Plans.vwx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

dHKarchitects

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NANAIMO OFFICE
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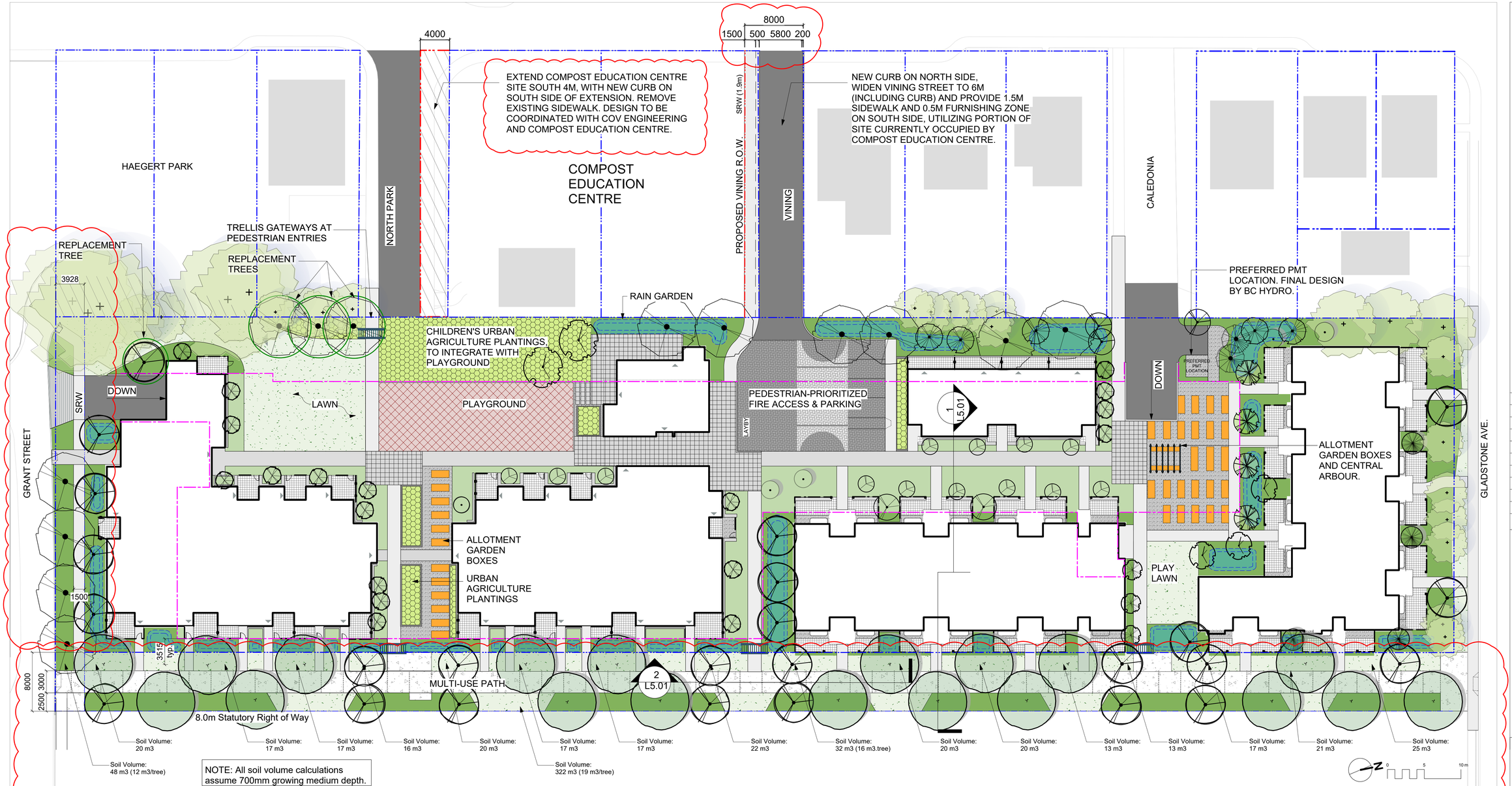
project name
Caledonia
Victoria BC

drawing title
Amenity Room

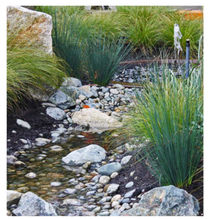
drawing no. A705

revision no. 4



LANDSCAPE TYPOLOGIES

PLAY PLACES that foster fun and creativity.



RAIN GARDENS that slow & cleanse rainwater.

PERSONAL OUTDOOR AREAS that can be modified, beautified and funkified.

GATHERING PLACES that help neighbours get to know each other and support each other.

BICYCLE FACILITIES that make it easy for people of all ages to hop on their bikes.

PLANTINGS that provide food for birds, bees and butterflies.

OUTDOOR SOCIAL SPACES for gethering and sharing food.

PLANTINGS that provide beauty and food for people.

ACTIVE PLAY SPACES that support community sports.

PUBLIC ART that celebrates Fernwood's artistic spirit.

COMMUNITY GARDEN PLOTS that boost local food security.

NOT FOR CONSTRUCTION

rev no	description	date
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
3	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

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Phone: 250.412-2891
Fax: 250.412-2892

client
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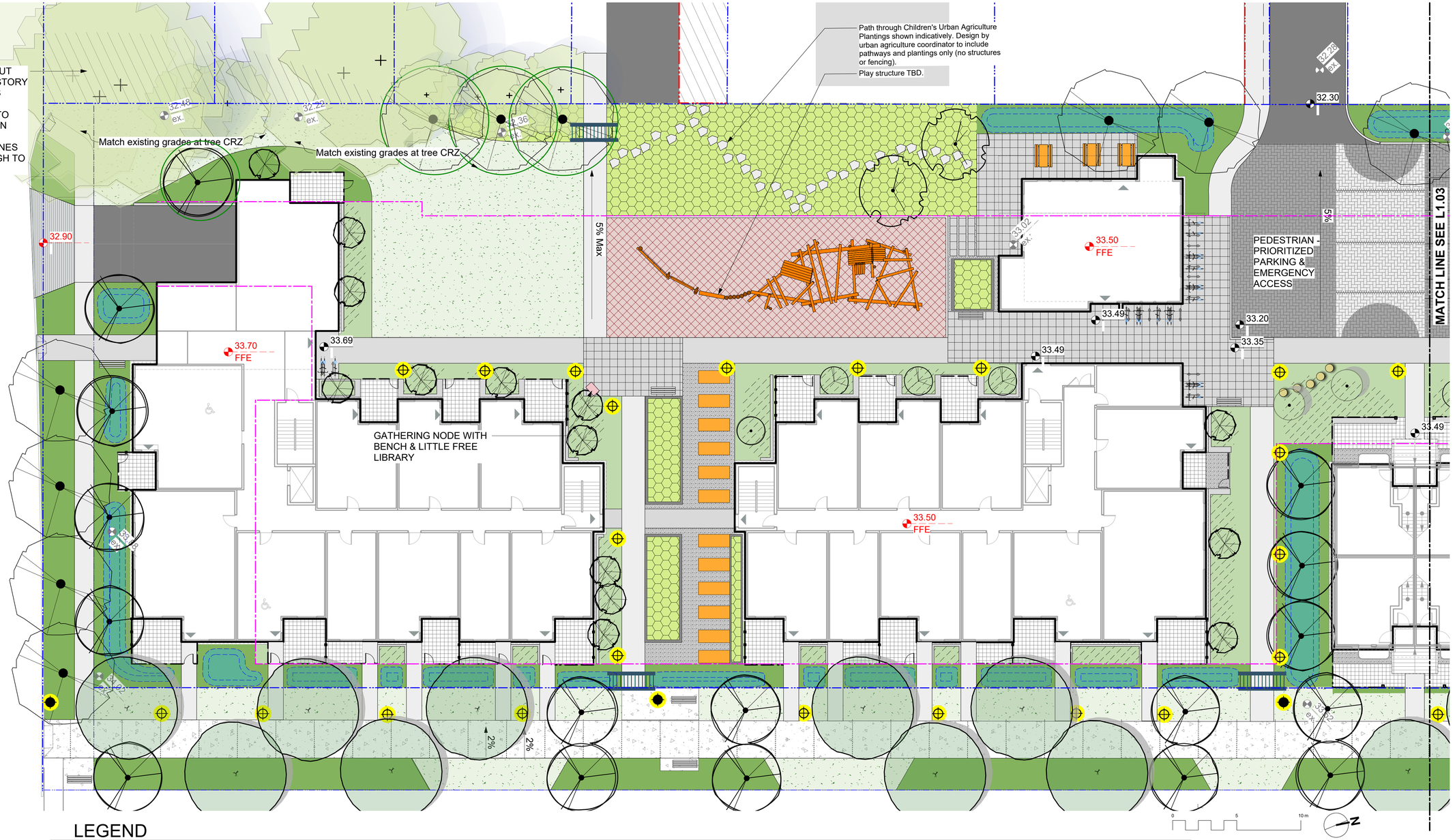
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Overview Plan

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	6
sheet no.	**L1.01**



LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- 45.00 ex. — Existing Landscape Grade
- 45.00 — Architectural grade, provided for reference only
- 45.00 — Proposed Landscape Grade

TW	Top of Wall	TP	Top of Pool
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TOC	Top of Curb	TS	Top of Stairs
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- Retaining/Planter Wall
- Retaining/Planter Seating Wall
- Landscape Screen, 1800 mm height.
- Wood Picket Fence, 1000 mm height.

- Cast in Place Concrete Paving
- Cast in Place Concrete Paving: Greenway. Tooled control joints on 3m. spacing with Broom Finish applied after tooling to increase path smoothness.
- Concrete Unit Paving, Type 1
- Concrete Unit Paving, Type 2
- Crushed Gravel Surfacing (Unbound)
- Vehicular Concrete Unit Paving
- Asphalt Paving
- Rubber Playground Surfacing
- Rain Garden Area

- Proposed Urban Agriculture Plantings
- Raised Planter for Common Urban Agriculture
- Lawn Area
- Native Plant & Pollinator Planting Area: On Grade
- Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth.
- Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth.

Existing Tree for Retention
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

+10 — Critial Root Zone

- Trellis Gateway at Entries
- Picnic Table
- Allotment Garden Box
- Bench
- Bike Rack (2 Stalls): Total 44 Stalls
- Gravel Maintenance Edge, 300mm wide.
- Bollard Light: Landscape Forms Ashbery Path Light.
- Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be suppliedby COV.

Replacement Tree
Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks.

DRAWING NOTES

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2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

rev no	description	date
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

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client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Materials South

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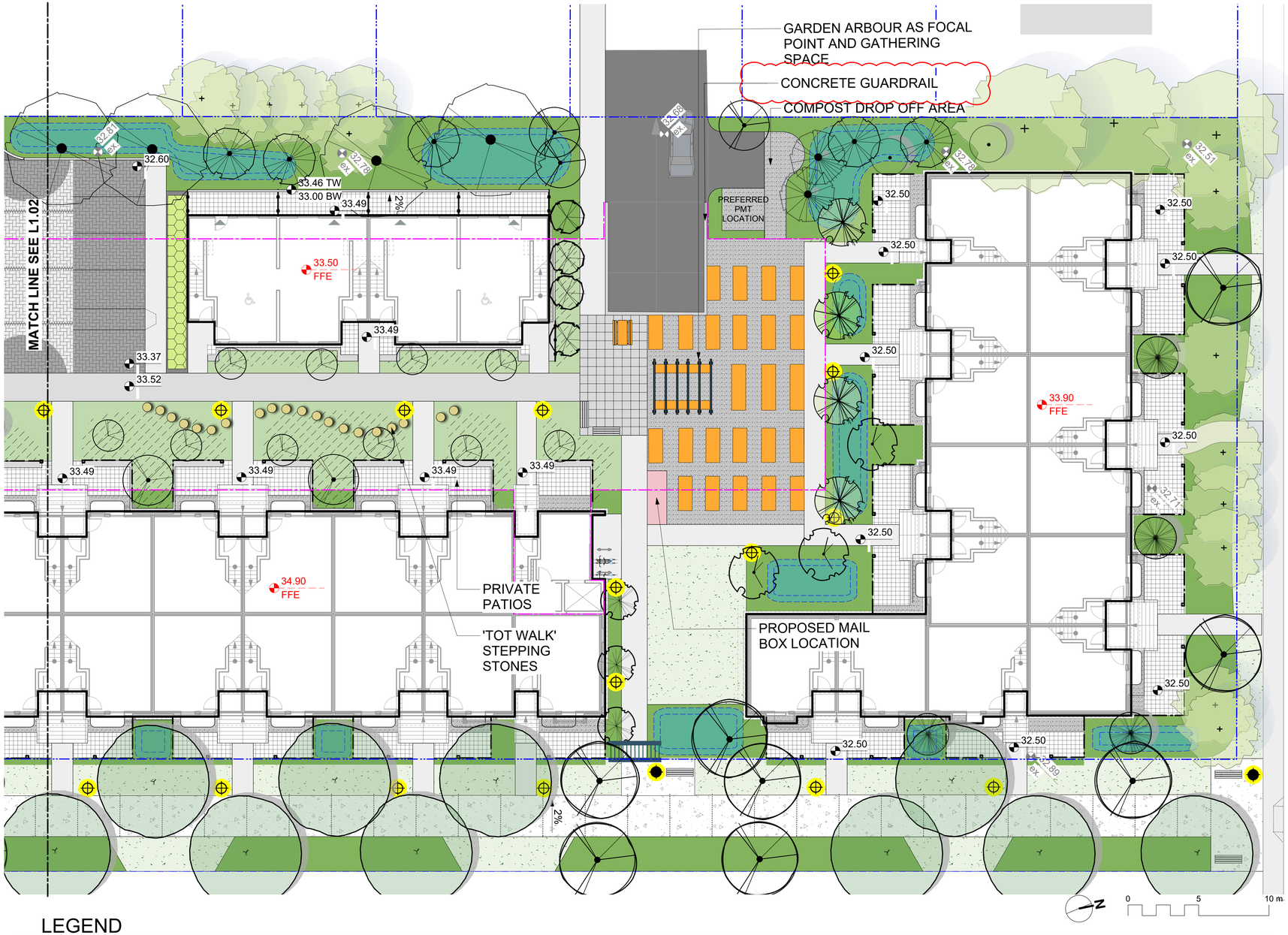
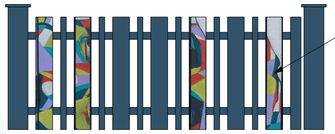
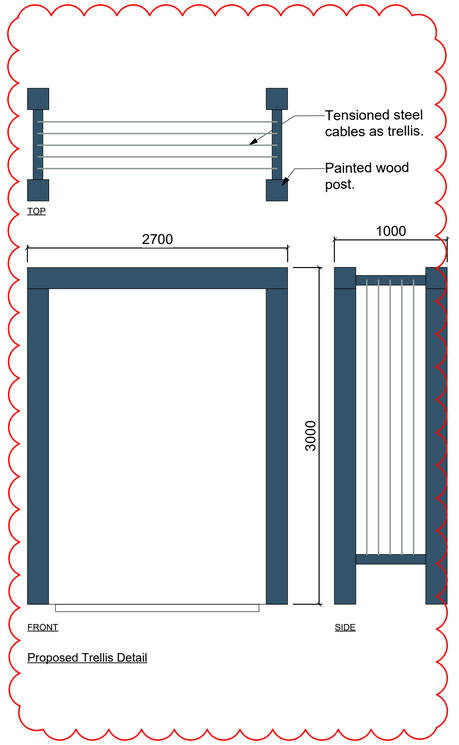
6	**L1.02**





Proposed Picket Fence Detail



Proposed Trellis Detail

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Landscape Materials North

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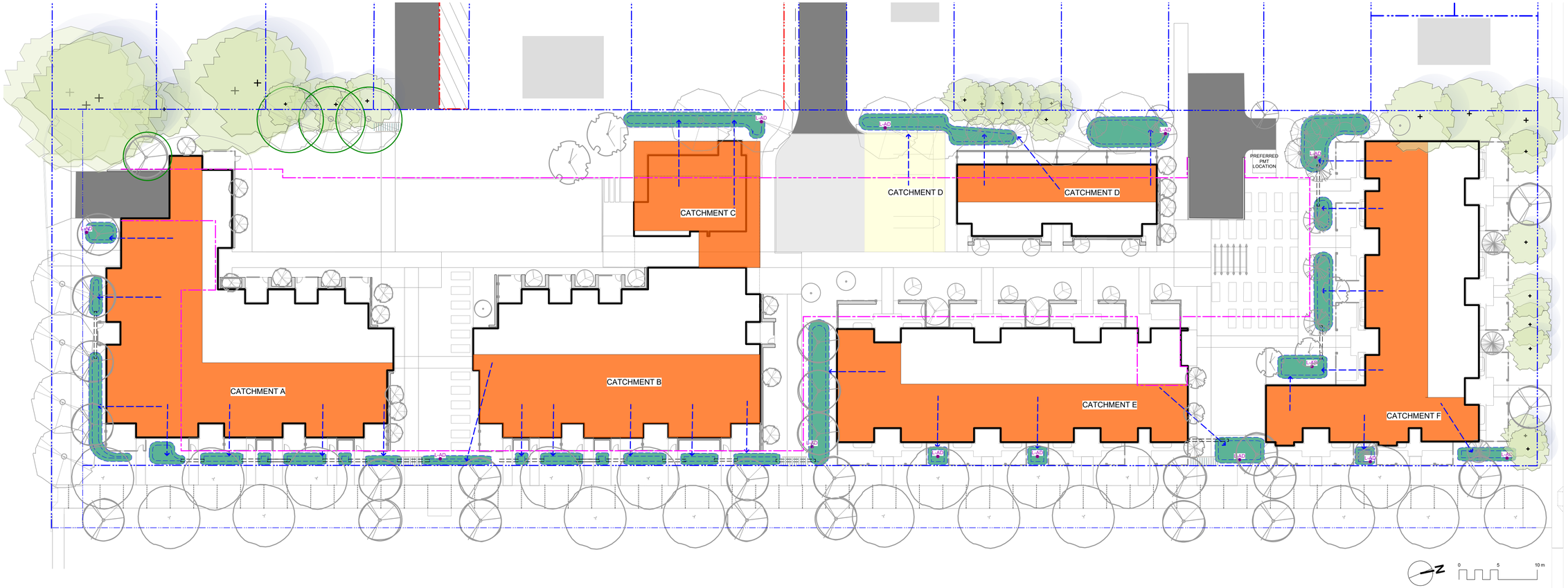


Rain Garden Capacity Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity	Soil Volume
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu.m./day)	(cu.m.)
Catchment A	560.0	28.0	0.60	0.8	40.0	30.0	2.0	24.0
Catchment B	360.0	18.0	0.60	0.8	25.0	18.8	0.8	15.0
Catchment C	220.0	11.0	0.60	0.8	34.0	25.5	14.5	20.4
Catchment D	280.0	14.0	0.60	0.8	30.0	22.5	8.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	415.0	20.8	0.60	0.8	63.0	47.3	26.5	37.8
total	2200.0	110.0			225.0	162.5	52.5	135.0

Assumptions

1 Design storm is a 2 year storm event which equals 5 cm of water, in a 24 hr period.

2 Rain Garden design based on 150 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

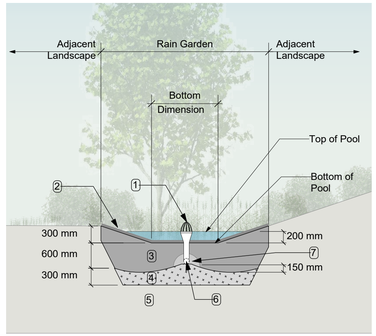
RAIN WATER MANAGEMENT NOTES

Water collected from portions of the building roofs flow to the rain gardens located throughout the site. Rain gardens have been situated on-grade.

Rain gardens are designed to capture, slow flows, and treat runoff. Rain gardens will be designed with underdrains and a high□capacity overflow drain that will be connected to the onsite piped drainage system. The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area, which is the area required to manage Victoria's 2 year storm event.

Walkways will be sloped to drain to adjacent absorbant landscape. Larger paved areas such as driveways and turnarounds will be drained directly to the storm system.

Portions of the roof which cannot be easily connected to rain gardens will be drained directly to the storm system. The roof catchments are shown schematically and will be refined during detailed design.



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 600 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

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- Rain Garden on Grade
- Roof Drains to Rain Garden
- Hardscape Drains to Rain Garden
- Roof / Road / Hardscape Drains Directly to Storm System
- Flow Path (Schematic)
- L-AD — Rain Garden Overflow Drain to Storm System
- Culvert Rain Garden Connection

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Stormwater Management

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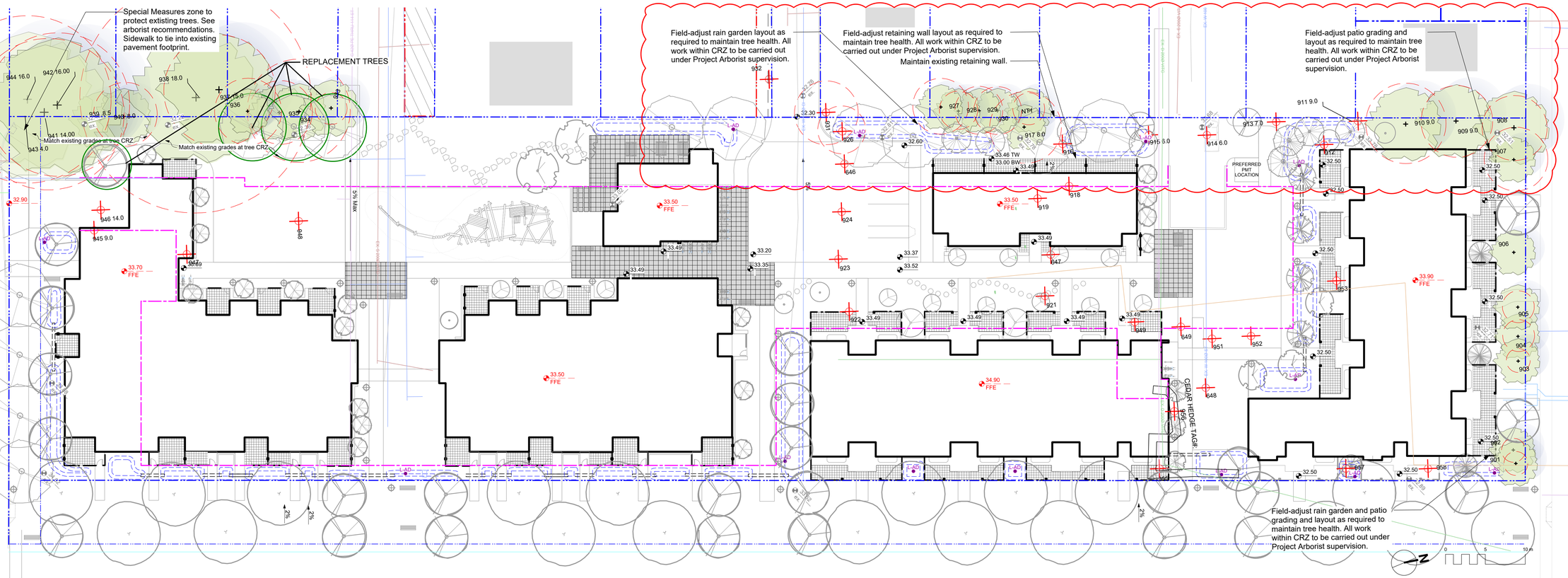

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TREE SUMMARY*

TOTAL TREES TO BE REMOVED:	31
TOTAL TREES TO BE RETAINED:	27
TOTAL BYLAW-PROTECTED TREES TO BE REMOVED:	2
TOTAL PROPOSED REPLACEMENT TREES:	4

* Based on Arborist's Report recieved from Talbot Mackenzie & Associates, 03/04/2020. Refer to Arborist report for details and Arborist recommendations.

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Existing Tree for Retention
(Refer to Arborist Report for full details and management strategies).
10 — Critical Root Zone, Tree Tag

Existing Tree to be Removed
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).
10 — Tree Tag

Replacement Tree
(Species and location to be determined with City of Victoria Parks)

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Tree Retention & Removal Plan

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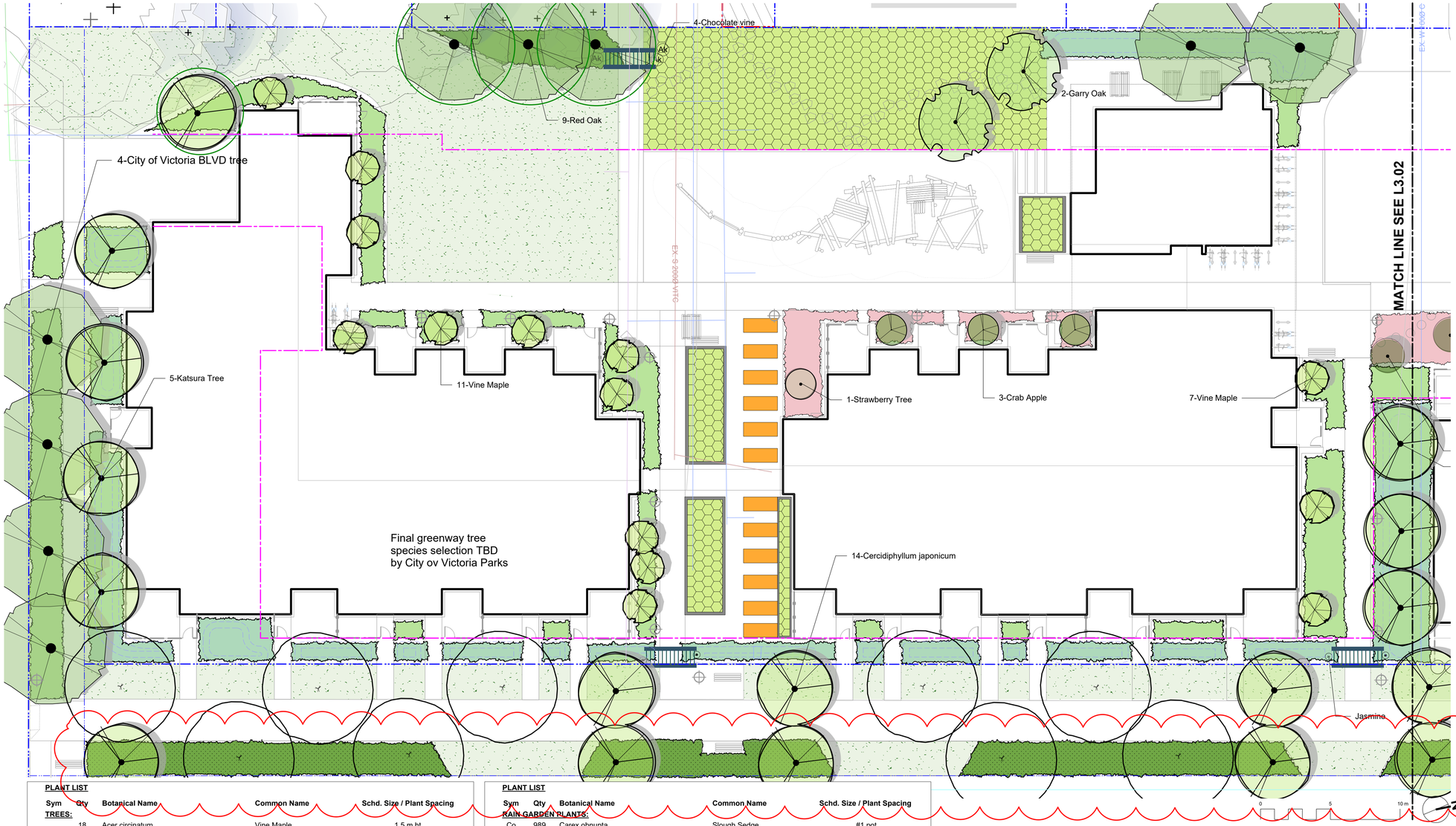

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	18	Acer circinatum	Vine Maple	1.5 m ht.
	1	Arbutus unedo	Strawberry Tree	1.2 m ht, b&b
	4	Calocedrus decurrens	Incense Cedar	1.5 m ht,b&b
	25	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
	5	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
	4	City of Victoria BLVD tree	As PER COV Parks	5.0cm cal, b&b
	2	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht, b&b
	2	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	4.0 cm cal, b&b
	1	Corylus 'Felix'	Felix Hazlenut	1.5m height, b&b
	3	Corylus 'Jefferson'	Jefferson Hazlenut	1.5m height, b&b
	2	Ficus carica 'Mission'	Black Mission Fig	#10 pot
	13	Malus 'Sugar tyme'	Crab Apple	#10 pot, Min 1.2m ht
	3	Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht, b&b
	3	Picea omorika	Serbian Spruce	1.5m ht, b&b
	19	Platanus acerifolia	London Planetree	4.0 cm cal, b&b
	2	Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
	5	Quercus garryana	Garry Oak	4.0cm cal, b&b
	9	Quercus rubra	Red Oak	5.0cm cal, b&b
HERB & POLLINATOR PLANTINGS				
Ana	134	Aster novae-angliae	New England Aster	#1 pot
Cx	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	144	Echinacea purpurea	Purple Coneflower	#1 pot
Lws	110	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Ol	15	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	144	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rof	33	Rosmarinus officinalis	Rosemary	#2 pot
Rf	144	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Ssm	134	Salvia ´ sylvestris 'Mainacht'	May Night Salvia	#1 pot
Slo	15	Salvia officinalis	Culinary Sage	#1 pot
St	184	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vsb	15	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
VINES				
Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Jn	4	Jasminum nudiflorum	Jasmine	#1 pot
Ak	4	Akebia quinata	Chocolate vine	#2 pot
Act	4	Actinidia arguta	Hardy Kiwi	#2 pot

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RAIN GARDEN PLANTS:				
Co	989	Carex obnupta	Slough Sedge	#1 pot
Csc	110	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	440	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	989	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Spn	23	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	23	Spiraea douglasii	Hardhack	#1 pot
NATIVE & EDIBLE SHRUB PLANTINGS				
Fve	188	Fragaria vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	421	Gaultheria shallon	Salal	#1 pot
Myc	103	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	292	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Phl	45	Philadelphus lewisii	Mock Orange	#3 pot
Pm	534	Polystichum munitum	Sword Fern	#1 pot
Ruc	188	Ribes uva-crispa	Gooseberry	#2 pot
Rn	113	Rosa nutkana	Nootka Rose	#1 pot
Sd	45	Spiraea douglasii	Hardhack	#1 pot
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Vsb	33	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
Bbd	26	Vaccinium 'Blue Crop' & 'Duke'	Blueberry 'Blue Crop' & 'Duke'	#3 pot
Vo	107	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vh	292	Vancouveriana hexandra	Inside-out Flower	Sp3
	0			
GREENWAY NATIVE PLANTS:				
Gsh	128	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Ma	128	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	128	Mahonia repens	Prostrate Oregon Grape	#1 pot
Sa	128	Symphoricarpos alba	Snowberry	#1 pot

PLANTING LEGEND

NATIVE SHRUB PLANTINGS
Sword Fern
Snowberry
Evergreen Huckleberry
Salal

RAIN GARDEN PLANTINGS
Soft Common Rush
Hardhack
Slough Sedge
Dwarf Arctic Blue Leaf Willow
Red-twig Dogwood
Dwarf Red-twigged Dogwood

URBAN AGRICULTURE ZONE
Plantings to be designed & managed by Community Partner, Volunteers and Residents.

ALLOTMENT GARDEN BOX

GREENWAY NATIVE PLANTINGS
Snowberry
Oregon Grape
Salal
Prostrate Oregon Grape
One species per bed

HERBS & POLLINATOR PLANTINGS
Purple Coneflower
White Spike Lavandin
New England Aster
Black-Eyed Susan
May Night Salvia
Snow Pavement Rose
Mexican Feathergrass
Feather Reed Grass
Blueberry
Rosemary
Culinary Sage
Garden Oregano

SHADY NATIVE & EDIBLE PLANTINGS
Salal
Gooseberry
Sword Fern
Hardhack
Woodland Strawberry
Mock Orange
Evergreen Huckleberry
Redwood Sorrel
Inside-out Flower

SCREENING HEDGE
Pacific Wax Myrtle

LAWN AREA

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Boulevard irrigation point of connection to be 19 mm service from existing water connection on Grant Street, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

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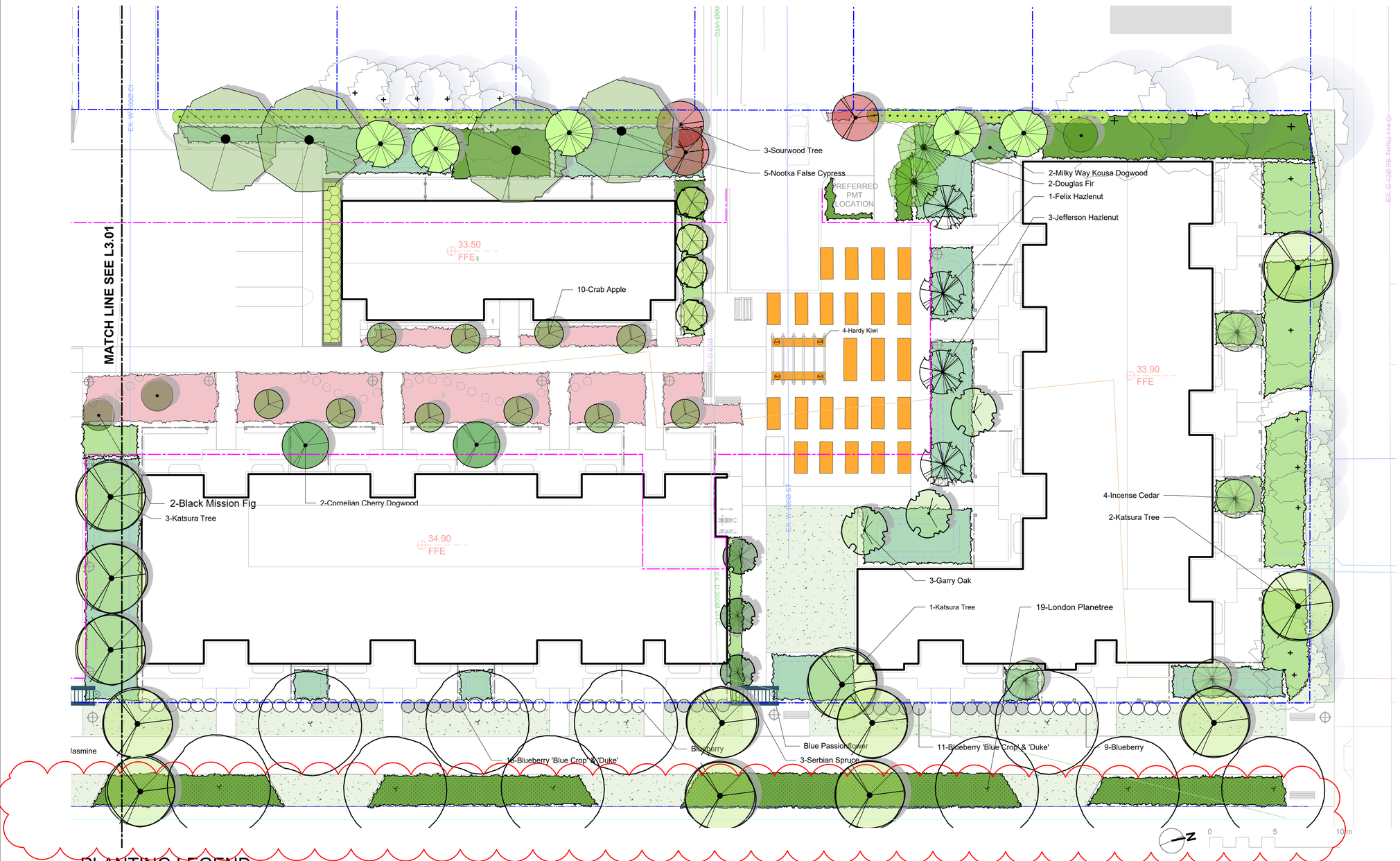
revison no.	sheet no.
6	**L3.01**



BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

PLANTING LEGEND

NATIVE SHRUB PLANTINGS
Sword Fern
Snowberry
Evergreen Huckleberry
Salal

RAIN GARDEN PLANTINGS
Soft Common Rush
Hardhack
Slough Sedge
Dwarf Arctic Blue Leaf Willow
Red-twig Dogwood
Dwarf Red-twigged Dogwood

URBAN AGRICULTURE ZONE
Plantings to be designed & managed by Community Partner, Volunteers and Residents.

ALLOTMENT GARDEN BOX

GREENWAY NATIVE PLANTINGS
Snowberry
Oregon Grape
Salal
Prostrate Oregon Grape
One species per bed

HERBS & POLLINATOR PLANTINGS
Purple Coneflower
White Spike Lavandin
New England Aster
Black-Eyed Susan
May Night Salvia
Snow Pavement Rose
Mexican Feathergrass
Feather Reed Grass
Blueberry
Rosemary
Culinary Sage
Garden Oregano

SHADY NATIVE & EDIBLE PLANTINGS
Salal
Gooseberry
Sword Fern
Hardhack
Woodland Strawberry
Mock Orange
Evergreen Huckleberry
Redwood Sorrel
Inside-out Flower

SCREENING HEDGE
Pacific Wax Myrtle

LAWN AREA

PLANT LIST SEE L3.01

NOT FOR CONSTRUCTION

rev no	description	date
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Planting Plan North

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	6
sheet no.	**L3.02**

1 Section at Pedestrian Allee and Townhouses
Scale: 1:50

2 Section at Pedestrian Walkway
Scale: 1:50

NOT FOR CONSTRUCTION

6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

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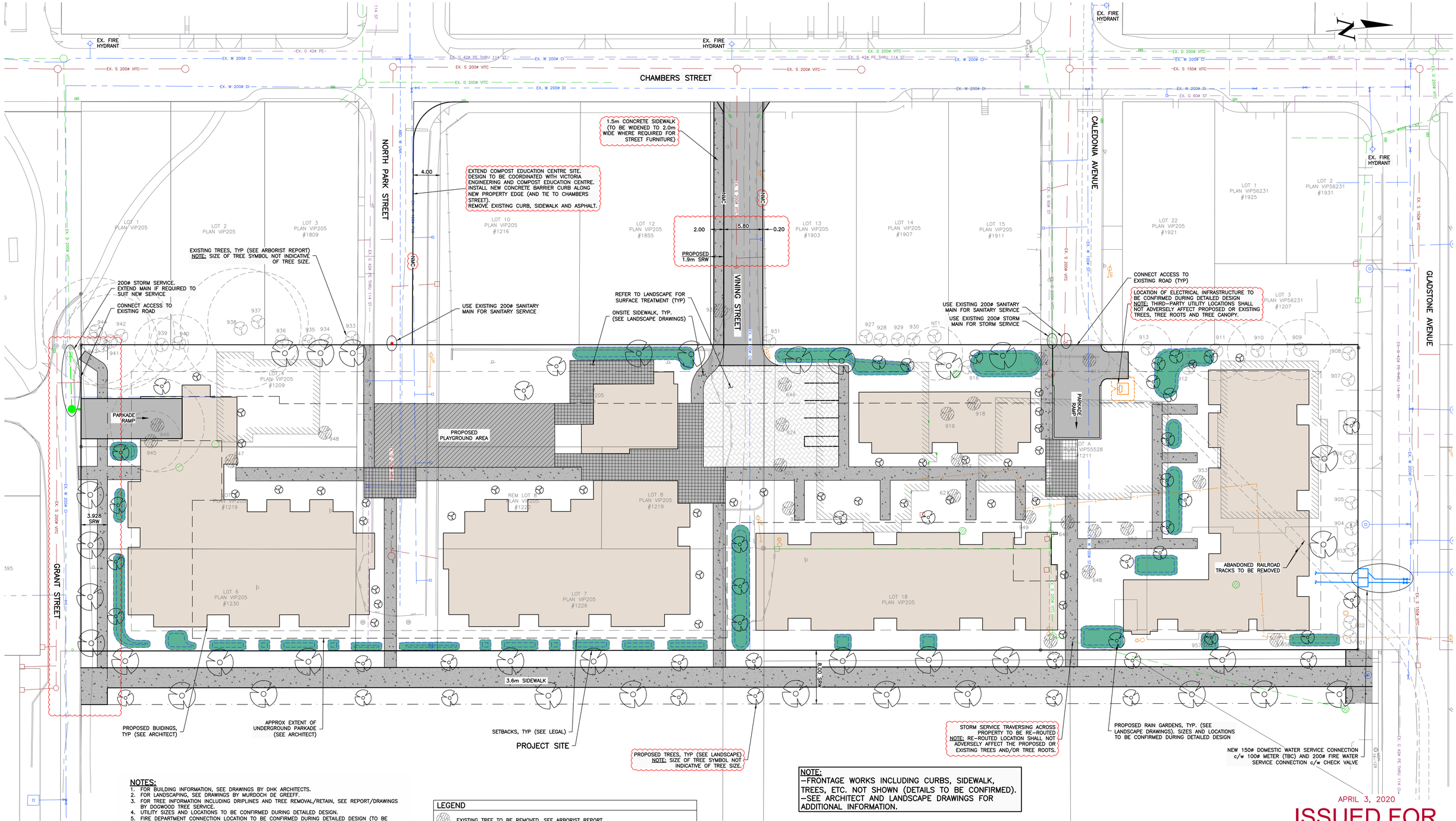
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Sections

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revison no.	sheet no.
6	**L5.01**



PLAN
1:250

NOTES:
1. FOR BUILDING INFORMATION, SEE DRAWINGS BY DHK ARCHITECTS.
2. FOR LANDSCAPING, SEE DRAWINGS BY MURDOCH DE GREEFF.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY DOGWOOD TREE SERVICE.
4. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
6. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
7. EXISTING STORM, SANITARY AND WATER SERVICES TO BE CAPPED AND ABANDONED.
8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).

LEGEND
- EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.
- PROPOSED TREE. SEE LANDSCAPE.

NOTE: SIZE OF TREE SYMBOL (EXISTING AND PROPOSED) NOT INDICATIVE OF TREE SIZE.

NOTE:
-FRONTAGE WORKS INCLUDING CURBS, SIDEWALK, TREES, ETC. NOT SHOWN (DETAILS TO BE CONFIRMED).
-SEE ARCHITECT AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

SEE ARCHITECTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY MCELHANNEY LTD.

APRIL 3, 2020

ISSUED FOR REZONING

1:500 0 10 30m

NO.	DATE	BY	ISSUED

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:
CAPITAL REGION HOUSING CORPORATION
CALEDONIA REDEVELOPMENT

TITLE:
CONCEPTUAL SERVICING

SCALE
HORIZ: 1:500 VERT:

PROJECT NO. 19-028 | ISSUED/REVISION

APPROVING AUTHORITY FILE NO.

DRAWING NO.
19-028-REZONING