

PROJECT INFORMATION

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

LEGAL DESCRIPTION
LOT 4 VIP205 SECTION 8R VICTORIA
LOT 5 VIP205 SECTION 8R VICTORIA
LOT 6 VIP205 SECTION 8R VICTORIA
LOT 7 VIP205 SECTION 8R VICTORIA
1/36 OF LOT 6 VIP205 SECTION 8R VICTORIA
REM LOT 8 VIP205 SECTION 8R VICTORIA
LOT 9 VIP205 SECTION 8R VICTORIA
LOT 18 VIP205 SECTION 8R 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, 12.30 M
APARTMENT 2	5 STOREYS	5 STOREYS, 14.58 M
TOWNHOUSE 1	3 STOREYS	4 STOREYS, 11.05 M
TOWNHOUSE 2	3 STOREYS	3 STOREYS, 10.65 M
TOWNHOUSE 3	3 STOREYS	3 STOREYS, 9.40 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	658 SM	637 SM
LEVEL 3	631 SM	608 SM
LEVEL 4	631 SM	608 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	2467 SM	2372 SM
** DOES NOT CONTRIBUTE TO FSR.		

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	2413 SM
** DOES NOT CONTRIBUTE TO FSR.		

TOWNHOUSE 3		
LEVEL 1	231 SM	222 SM
LEVEL 2	243 SM	235 SM
LEVEL 3	253 SM	248 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
15 TWO BED @	61 - 78 SM
5 ACCESSIBLE TWO BED @	77 SM
11 THREE BED @	88 - 98 SM
1 ACCESSIBLE THREE BED @	98 SM
8 FOUR BED @	88 - 118 SM
97 TOTAL	

<u>TOWNHOUSES 1-3</u>	
55 TWO BED @	81 - 90 SM
2 ACCESSIBLE TWO BED @	104 SM
2 THREE BED @	118 SM
<u>2 FOUR BED @</u>	<u>130 SM</u>

VEHICLE PARKING	
PARKADE	112
SURFACE	5
TOTAL	117

BICYCLE PARKING	
LONG TERM	194
SHORT TERM	30
TOTAL	224

VICTORIA ZONING BYLAW SUMMARY

ZONING
R-X
R-2

USE

RESIDENTIAL

FLOOR SPACE RATIO

GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
11193/8681.1 = 1.29

SITE COVERAGE

(SEE A202b FOR CALCULATION)
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
4657/8681.1 = 57%

OPEN SITE SPACE

(SEE A202c FOR CALCULATION)
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
8681.1 - 5225 = 3456.1

OPEN SITE SPACE/ SITE AREA
3456.1/ 8681.1 = 40%

AVERAGE GRADE (GEODETIC)
(SEE A202a FOR CALCULATION)

APARTMENT 1	
APARTMENT 2	
TOWNHOUSE 1	
TOWNHOUSE 2	
TOWNHOUSE 3	
BUILDING 1	33.2 M

TOWNHOUSE 2	32.6 M
BUILDING 2	32.6 M

HEIGHT OF BUILDINGS

(AS MEASURED FROM AVERAGE GRADE).

APARTMENT 1	12.300 M
APARTMENT 2	14.980 M
TOWNHOUSE 1	11.050 M
TOWNHOUSE 2	10.650 M
TOWNHOUSE 3	9.400 M

VEHICLE PARKING

< 45 SM	2 X 14 = 2.8
45 - 70 SM	5 X 58 = 29
> 70 SM	75 X 88 = 66.5
SUBTOTAL	98.3 (98)
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 - 3005 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 - FULL 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 - FULL 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 - FULL 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 - FULL SPRINKLERED
HEIGHT - 5 STOREYS, 14.98 M
AREA - 831 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 - FULL 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 - FULL SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 645 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 - FULL 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 - FULL SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 645 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 - FULL SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 253 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

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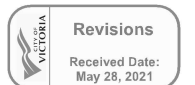
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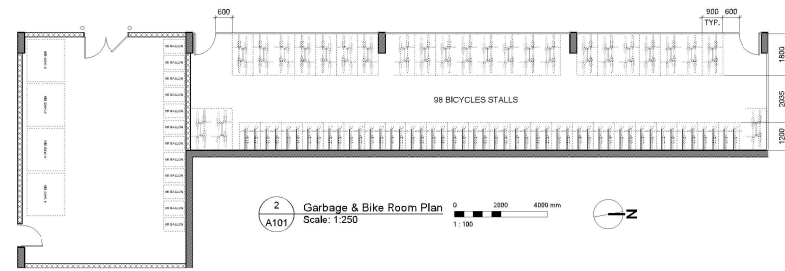
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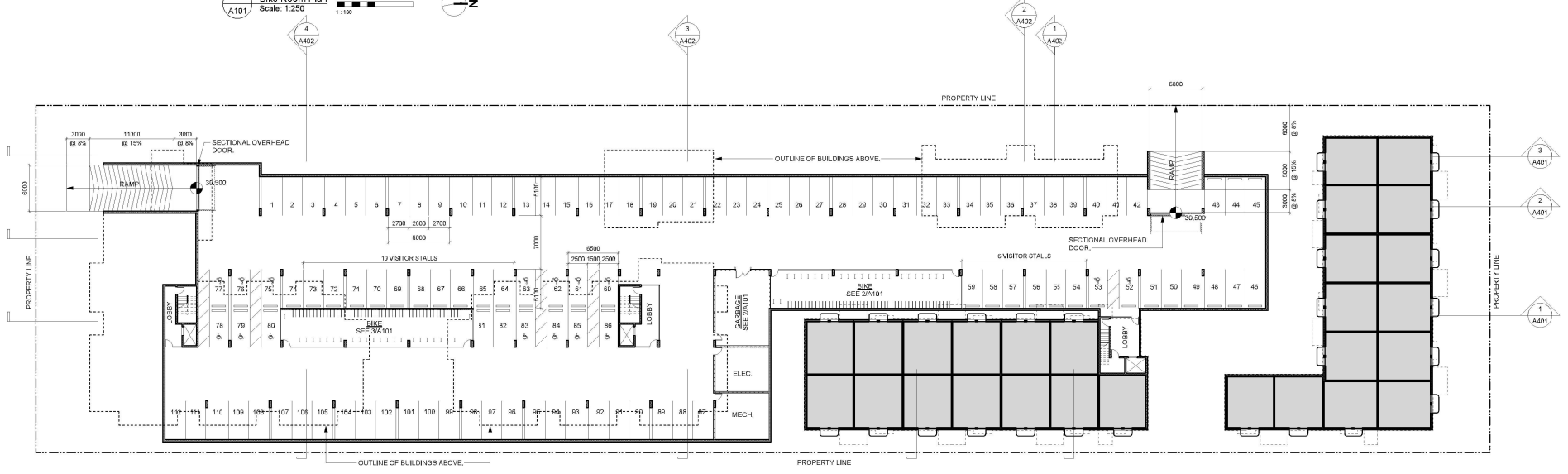
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1	18/12/21	RESPONSE TO PLANNING REVIEW
2	20/01/22	RESPONSE TO PLANNING REVIEW
3	20/01/22	RESPONSE TO PLANNING REVIEW
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98	20/01/22	RESPONSE TO PLANNING REVIEW
99	20/01/22	RESPONSE TO PLANNING REVIEW
100	20/01/22	RESPONSE TO PLANNING REVIEW



2
A101



1 Parkade & LO Plan
A101 Scale: 1:250

0 5000 10000 mm
1:250

N

VEHICLE PARKING CALCULATION

UNITS < 45 SM	$14 \times 2 = 28$
UNITS 45-70 SM	$58 \times 5 = 29$
UNITS > 70 SM	$86 \times 75 = 64.5$
SUBTOTAL	96.3 (96)
VISITOR	$158 \times 1 = 15.8 (16)$
TOTAL REQUIRED	112
PROVIDED	117 (5 SURFACE)

LONG TERM BIKE PARKING CALCULATION

UNITS < 45 SM	$14 \times 1 = 14$
UNITS > 45 SM	$144 \times 1.25 = 180$
TOTAL REQUIRED	194
PROVIDED	194

5	18/9/01	RE-REQUEST FOR COTW
6	18/9/13	RE-REQUEST FOR COTW
3	18/9/06	REQUEST FOR COTW
2	18/9/15	REQUEST FOR COTW
1	18/12/16	REQUEST TO PLANNING REVIEW
Date	Date	Description
Latest date	SEPTEMBER 2020	Meeting No. TST/20/200 Planning
Initiated by	FMP	Head of Hg
Lead	AS EHOWAN	Project Director TST

**ISSUED FOR DP
& REZONING**

dHKA

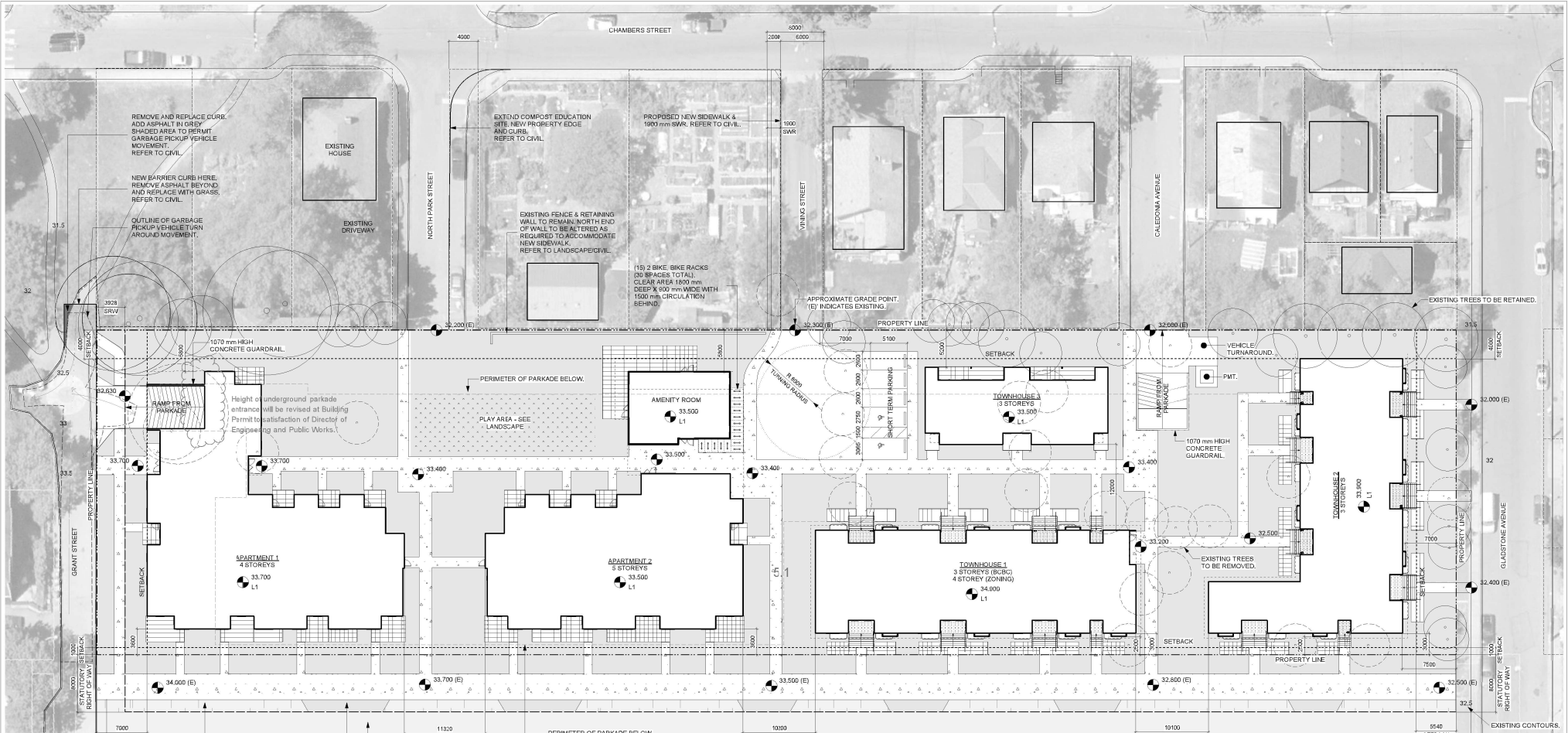
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Parkade & LO Plan

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1
A201
Site Plan
Scale: 1:250

PROJECT INFORMATION TABLE			
ZONE (EXISTING)	-	MINIMUM NEW BUILDING SETBACKS (M)	
PROPOSED ZONE	NEW ZONE	FRONT YARD (SOUTH)	7.0
SITE AREA (SM)	8881.1	REAR YARD (NORTH)	5.54
TOTAL NEW FLOOR AREA (SM)	11193	SIDE YARD (WEST)	4
COMMERCIAL FLOOR AREA (SM)	0	SIDE YARD (EAST)	1
FLOOR SPACE RATIO	1.29	COMBINED SIDE YARDS	5
SITE COVERAGE (%)	57%	NEW RESIDENTIAL USE DETAILS	
OPEN SITE SPACE (%)	40%	TOTAL NUMBER OF NEW UNITS	158
MAXIMUM HEIGHT OF NEW BUILDINGS (M)	14.880 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

SL	20210507	ISSUED FOR COUNCIL
5	19/04/21	REDADES FOR COUNCIL
4	18/04/21	REDADES FOR COUNCIL
3	18/04/21	REDADES FOR COUNCIL
2	20/01/21	ISSUED FOR COUNCIL
1	18/12/20	RESPONSE TO PLANNING RESUBMIT

NOTE: All dimensions are given in millimetres.

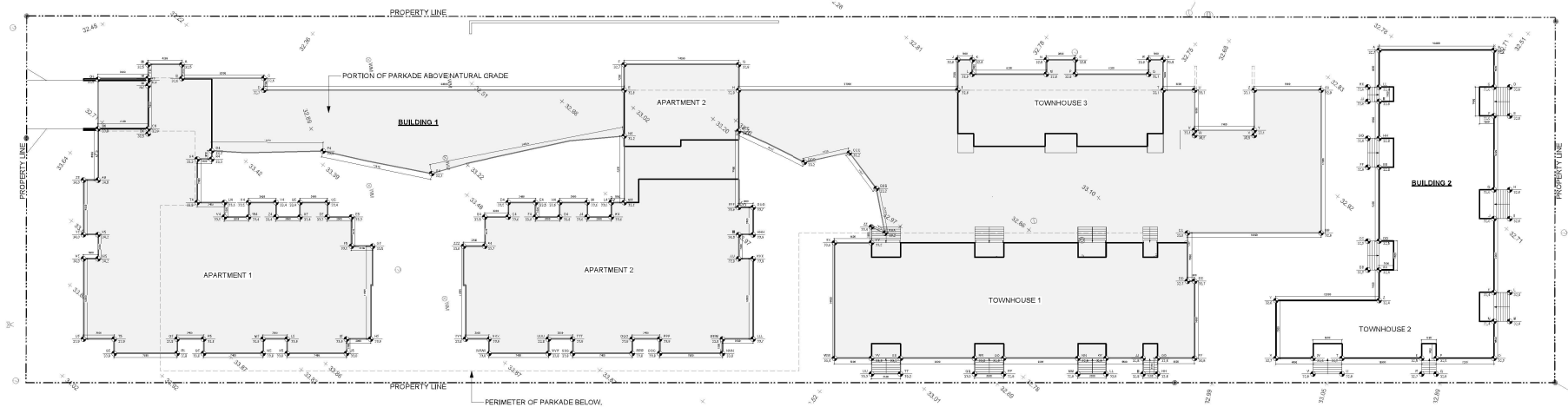
ISSUED FOR DP & REZONING



dhKarchitects
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Caledonia
Victoria BC

Architectural Site Plan
A201



BUILDING 1 - AVERAGE GRADE CALCULATION

INCLUDES SUM OF ALL PORTION OF BUILDINGS OVER PARKADE :

- 1) APARTMENT 1
- 2) APARTMENT 2
- 3) TOWNHOUSE 1
- 4) TOWNHOUSE 3
- 5) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
AKB	32.5	32.6	2	32.6	1.8	57.0
BAC	32.6	32.6	2	32.6	10.3	335.8
CAD	32.6	32.7	2	32.7	1.5	49.0
DAE	32.7	32.8	2	32.8	44.9	1470.5
EAF	32.8	32.7	2	32.8	3.2	104.8
FAG	32.7	32.6	2	32.6	14.2	465.1
GAH	32.8	32.9	2	32.9	3.2	105.1
HBI	32.9	32.6	2	32.8	27.3	894.1
IJJ	32.6	32.6	2	32.6	3.8	123.9
IAK	32.6	32.6	2	32.6	1.8	58.7
KAL	32.6	32.6	2	32.6	1.8	58.7
LAM	32.6	32.8	2	32.7	9.2	300.8
MEN	32.8	32.8	2	32.8	1.8	59.0
NBO	32.8	32.8	2	32.8	3.6	118.1
OPP	32.6	32.6	2	32.6	1.8	58.0
PAQ	32.8	33.1	2	33.0	9.2	303.1
QAR	33.1	33.0	2	33.1	1.8	59.5
RAS	33.0	33.0	2	33.0	1.8	58.4
SAT	33.0	33.1	2	33.1	3.8	125.6
TAU	33.1	33.1	2	33.1	3.8	125.1
UVV	33.1	33.1	2	33.1	5.0	165.5
VWW	33.1	33.0	2	33.0	0.0	0.0
WXX	33.0	30.5	2	30.6	7.4	225.0
XAY	30.5	33.1	2	31.8	0.0	0.0
YAZ	33.1	33.1	2	33.1	5.0	165.5
ZAA	33.1	32.9	2	33.0	8.3	273.9
AAAB	32.9	32.8	2	32.9	17.8	584.7
BBAC	32.8	32.0	2	32.9	76.6	5461.1
CCAD	33.0	32.7	2	32.9	6.0	197.1
DDAE	32.7	32.7	2	32.7	0.0	0.0
EEFF	32.7	32.8	2	32.8	9.6	314.4
FFGG	32.8	32.8	2	32.8	4.6	150.9
GGHH	32.8	32.8	2	32.8	2.0	64.9
HHII	32.8	32.8	2	32.8	1.8	58.0
IIJJ	32.8	32.8	2	32.8	2.0	64.9
JJAK	32.8	32.8	2	32.8	4.6	150.9
KKAL	32.8	32.8	2	32.8	2.0	64.9
LLAM	32.8	32.8	2	32.8	3.6	118.1
MMNN	32.8	32.8	2	32.8	2.0	64.9
NNOO	32.8	32.9	2	32.9	9.2	302.2
OOPP	32.9	32.8	2	32.9	2.0	64.9
PPQQ	32.8	33.0	2	32.9	3.6	118.4
QQRR	33.0	33.0	2	33.0	2.0	64.9
RRSS	33.0	33.2	2	33.1	9.2	304.5
SSAT	33.2	33.2	2	33.2	2.0	65.1
TTAU	33.2	33.3	2	33.3	3.6	119.7
UUVV	33.3	33.3	2	33.3	2.0	65.1
VVWW	33.3	33.4	2	33.4	4.6	153.4
WVXX	33.4	33.6	2	33.5	14.4	482.4
XXYY	33.6	33.5	2	33.6	4.6	154.3
YYZZ	33.5	33.4	2	33.5	2.0	65.6

CONTINUED

ZZAA	33.4	33.2	2	33.3	1.8	61.3
AAAB	33.2	33.2	2	33.2	5.6	187.4
BBAC	33.2	33.2	2	33.2	5.6	184.9
CCAD	33.2	33.2	2	33.2	5.7	188.2
DDAE	33.2	33.2	2	33.2	8.1	263.1
EEFF	33.2	33.8	2	33.5	9.5	318.3
FFGG	33.6	33.7	2	33.6	1.6	49.8
GGHH	33.7	33.9	2	33.8	3.4	114.9
HHII	33.9	34.0	2	34.0	1.6	51.1
IIJJ	34.0	33.9	2	34.0	3.0	101.9
JJAK	33.9	33.9	2	33.9	1.8	61.0
KKAL	33.9	33.7	2	33.8	10.0	338.0
LLAM	33.7	33.8	2	33.8	3.6	123.3
MMNN	33.8	33.8	2	33.8	1.8	59.8
NNOO	33.8	33.8	2	33.8	7.8	263.6
OOPP	33.8	33.8	2	33.8	1.6	50.8
PPQQ	33.8	33.8	2	33.8	3.6	116.9
QQRR	33.8	33.8	2	33.8	1.8	59.8
RRSS	33.8	33.8	2	33.8	7.4	250.3
SSAT	33.8	33.8	2	33.8	1.8	60.8
TTAU	33.8	33.8	2	33.8	3.0	101.4
UUVV	33.8	33.8	2	33.8	1.8	59.8
VVWW	33.8	33.8	2	33.8	7.4	250.1
WVXX	33.8	33.8	2	33.8	1.8	59.8
XXYY	33.8	33.8	2	33.8	3.0	101.4
YYZZ	33.8	33.6	2	33.7	11.6	386.7
ZZAA	33.6	33.7	2	33.7	2.0	65.9
AAAB	33.7	33.5	2	33.6	3.6	122.1
BBAC	33.5	33.5	2	33.5	3.0	100.7
CCAD	33.5	33.5	2	33.5	1.6	49.4
DDAE	33.5	33.5	2	33.5	3.4	113.9
EEFF	33.5	33.5	2	33.5	1.6	49.4
FFGG	33.5	33.6	2	33.6	3.0	100.8
GGHH	33.6	33.6	2	33.6	1.6	49.5
HHII	33.6	33.6	2	33.6	3.4	114.2
IIJJ	33.6	33.6	2	33.6	1.6	49.5
JJAK	33.6	33.6	2	33.6	3.0	100.8
KKAL	33.6	33.6	2	33.6	1.6	49.5
LLAM	33.6	33.6	2	33.6	1.6	49.5
MMNN	33.6	33.6	2	33.6	8.3	276.7
NNOO	33.2	33.2	2	33.2	24.5	811.9
OOPP	33.2	33.2	2	33.2	13.8	458.5
PPQQ	33.2	33.2	2	33.2	13.9	460.3
QQRR	33.2	33.3	2	33.3	1.1	35.2
RRSS	33.3	33.3	2	33.3	1.6	49.9
SSAT	33.3	33.8	2	33.6	5.4	181.2
TTAU	33.8	33.8	2	33.7	3.4	114.6
UUVV	33.8	33.8	2	33.6	1.6	49.4
VVWW	33.5	33.5	2	33.5	3.0	100.4
WVXX	33.4	33.5	2	33.5	1.6	49.2
XXYY	33.5	33.4	2	33.5	3.4	113.7
YYZZ	33.4	33.4	2	33.4	1.6	49.1
ZZAA	33.4	33.4	2	33.4	3.0	100.2

AVERAGE GRADE FOR BUILDING 1

X length of side	TOTAL
Perimeter	682.2
GRADE = TOTAL/Perimeter	33.2

CONTINUED

ZZAA	33.4	33.4	2	33.4	1.8	60.1
AAAB	33.4	33.4	2	33.4	3.4	113.6
BBAC	33.4	33.2	2	33.4	1.6	49.0
CCAD	33.3	33.2	2	33.3	3.0	99.0
DDAE	33.3	33.5	2	33.4	3.6	121.4
EEFF	33.5	33.5	2	33.5	2.6	88.4
FFGG	33.5	33.8	2	33.7	11.7	392.2
GGHH	33.8	33.8	2	33.8	3.0	101.4
HHII	33.8	33.8	2	33.8	1.8	60.8
IIJJ	33.8	33.8	2	33.8	3.4	114.9
JJAK	33.8	33.8	2	33.8	1.8	59.8
KKAL	33.8	33.8	2	33.8	3.0	101.4
LLAM	33.8	33.8	2	33.8	7.4	250.1
MMNN	33.8	33.8	2	33.8	3.4	114.9
OOPP	33.8	33.8	2	33.8	1.8	59.8
PPQQ	33.8	33.8	2	33.8	3.4	114.9
QQRR	33.8	33.8	2	33.8	1.8	59.8
RRSS	33.8	33.8	2	33.8	7.8	264.0
SSAT	33.8	33.8	2	33.8	1.8	61.0
TTAU	33.8	33.8	2	33.8	3.6	123.8
UUVV	33.8	34.0	2	34.0	19.0	336.5
VVWW	34.0	34.2	2	34.1	1.8	61.4
WVXX	34.2	34.2	2	34.2	3.0	102.6
XXYY	34.2	34.0	2	34.1	1.8	61.4
YYZZ	34.0	34.0	2	34.0	6.8	231.2
ZZAA	34.0	34.0	2	34.0	1.8	61.2
AAAB	34.0	33.0	2	33.5	6.4	214.4
BBAC	33.0	32.9	2	33.0	6.2	204.3
CCAD	32.9	30.5	2	31.7	0.0	0.0
DDAE	30.5	30.5	2	30.5	6.0	183.0
EEFF	30.5	32.6	2	31.6	0.0	0.0
FFGG	32.6	32.5	2	32.6	6.2	201.6
GGHH	32.5	32.6	2	32.6	6.2	201.6
HHII	32.6	32.5	2	32.6	1.7	55.3
IIJJ	32.5	32.5	2	32.5	4.2	138.5

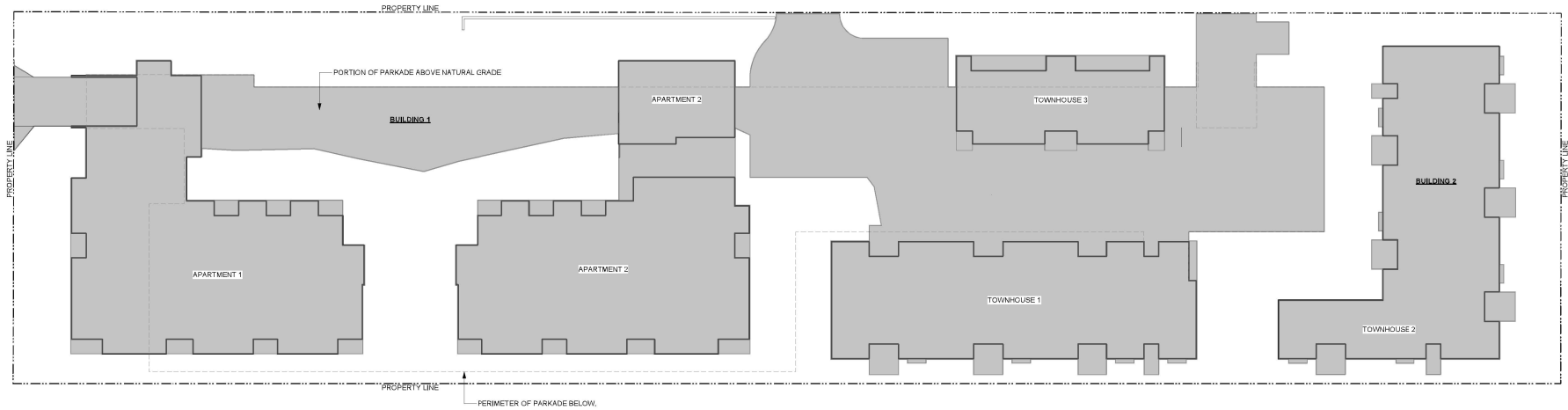
AVERAGE GRADE FOR BUILDING 2

X length of side	TOTAL
Perimeter	160.4
GRADE = TOTAL/Perimeter	32.8

GRADE CALCULATION

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
AAB	32.7	32.6	2	32.7	14.4	471.6
BAC	32.6	32.6	2	32.6	4.6	150.0
CAD	32.6	32.6	2	32.6	2.0	63.9
DAE	32.6	32.6	2	32.6	3.6	117.4
EAF	32.6	32.6	2	32.6	2.0	63.9
FAG	32.6	32.6	2	32.6	9.2	299.8
GAH	32.6	32.6	2	32.6	2.0	63.9
HBI	32.6	32.6	2	32.6	3.6	117.4
IJJ	32.6	32.6	2	32.6	2.0	63.9
IAK	32.6	32.4	2	32.5	9.2	299.0
KAL	32.4	32.4	2	32.4	2.0	63.5
LAM	32.4	32.4	2	32.4	3.6	116.6
MEN	32.4	32.4	2	32.4	2.0	63.5
NBO	32.4	32.5	2	32.5	4.6	149.3
OPP	32.5	32.5	2	32.5	7.2	234.0
PAQ	32.5	32.8	2	32.7	2.0	64.9
QAR	32.8	32.8	2	32.8	1.8	59.0
RAS	32.7	32.5	2	32.6	2.0	63.9
SAT	32.5	32.5	2	32.5	10.0	325.9
TAU	32.5	32.8	2	32.7	2.0	64.9
UVV	32.8	32.8	2	32.8	3.6	118.1
VWW	32.8	32.8	2	32.8	2.0	64.9
WXX	32.6	32.7	2	32.7	4.6	150.2
XAY	32.7	32.6	2	32.7	7.2	234.0
YAZ	32.8	32.4	2	32.6	12.8	416.0
ZAA	32.4	32.4	2	32.4	3.6	123.1
AAAB	32.4	32.5	2	32.5	1.6	51.9
BBAC	32.5	32.5	2	32.5	3.6	117.9
CCAD	32.5	32.5	2	32.5	1.6	51.9
DDAE	32.5	32.6	2	32.7	9.2	299.8
EEFF	32.8	32.8	2	32.8	1.6	52.5
FFGG	32.8	32.8	2	32.8	3.6	118.1
GGHH	32.8	32.8	2	32.8	1.6	52.5
HHII	32.8	32.8	2	32.8	4.6	150.9
IIJJ	32.8	32.8	2	32.8	1.6	52.5
JJAK	32.8	32.8	2	32.8	1.8	59.0
KKAL	32.8	32.8	2	32.8	1.6	52.5
LLAM	32.8	32.7	2	32.8	4.6	150.7

5	18/8/17	RE-REQUEST FOR COTW
6	18/8/17	RE-REQUEST FOR COTW
8	18/8/16	ISSUED FOR COTW
2	18/8/16	ISSUED FOR COTW
1	18/1/16	RESPONSE TO PLANNING REVIEW
Date	Date	Description
18/1/16	SEPTEMBER 2017	Planning file
18/8/16	SEPTEMBER 2017	18/8/16 Planning
18/8/16	N/A	18/8/16
18/8/16	AS SHOWN	18/8/16



OPEN SITE SPACE - CALCULATION

PORTION OF THAT'S LANDSCAPED AND NOT OCCUPIED OR OBSTRUCTED LOT OCCUPIED BY ANY BUILDING OR PORTION OF BUILDING.

AREA INCLUDES

- 1.) APARTMENT 1
- 2.) APARTMENT 2
- 3.) TOWNHOUSE 1
- 4.) TOWNHOUSE 3
- 5.) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

CURRENT:
LOT 8,681.1m² - BUILDINGS, DRIVEWAYS & SURFACE PARKING 5,225 m²= 3,456.1 m²/8681.1 = 40%

1	1000001	REBUILT FOR LOT 10
2	1000002	REBUILT FOR LOT 10
3	1000003	REBUILT FOR LOT 10
4	1000004	REBUILT FOR LOT 10
5	1000005	REBUILT FOR LOT 10
6	1000006	REBUILT FOR LOT 10
7	1000007	REBUILT FOR LOT 10
8	1000008	REBUILT FOR LOT 10
9	1000009	REBUILT FOR LOT 10
10	1000010	REBUILT FOR LOT 10
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13	1000013	REBUILT FOR LOT 10
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98	1000098	REBUILT FOR LOT 10
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NOTE: All dimensions are given in millimeters.

ISSUED FOR DP & REZONING



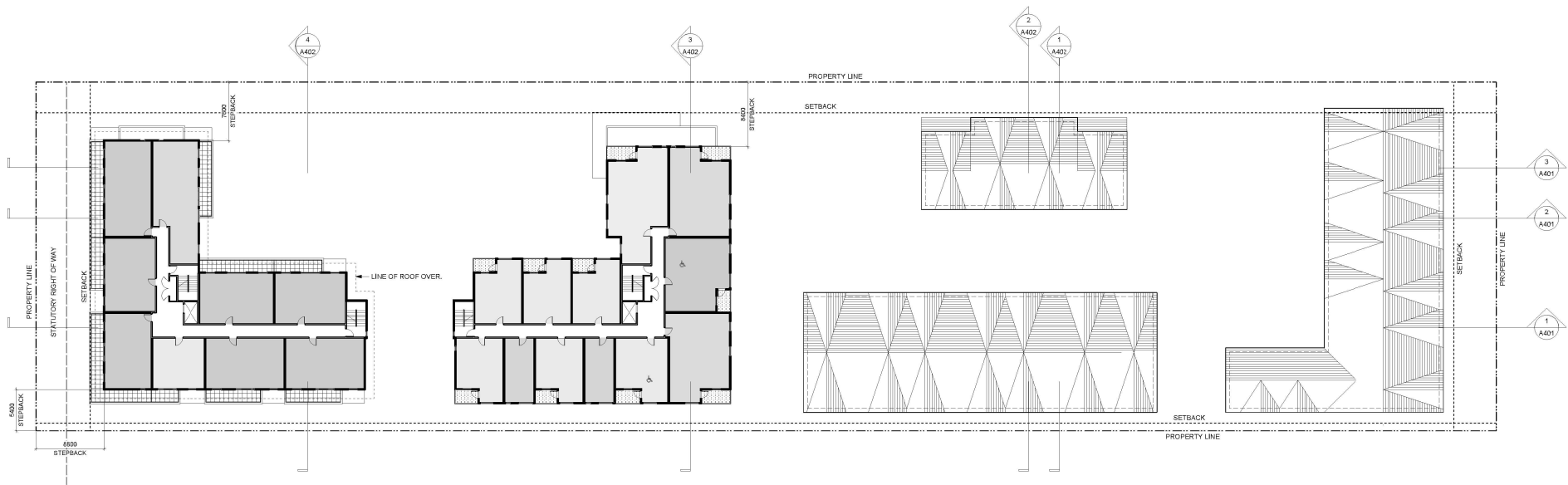
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Caledonia
Victoria BC

Open Site Space Calculations

A202c

5



1
A206
L4 Plan
Scale: 1:250



- GRAPHIC LEGEND:**
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

NO.	DESCRIPTION	REMARKS
1	10/10/10	REMARKS FOR L4 PLAN
2	10/10/10	REMARKS FOR L4 PLAN
3	10/10/10	REMARKS FOR L4 PLAN
4	10/10/10	REMARKS FOR L4 PLAN
5	10/10/10	REMARKS FOR L4 PLAN
6	10/10/10	REMARKS FOR L4 PLAN
7	10/10/10	REMARKS FOR L4 PLAN
8	10/10/10	REMARKS FOR L4 PLAN
9	10/10/10	REMARKS FOR L4 PLAN
10	10/10/10	REMARKS FOR L4 PLAN

ISSUED FOR DP & REZONING

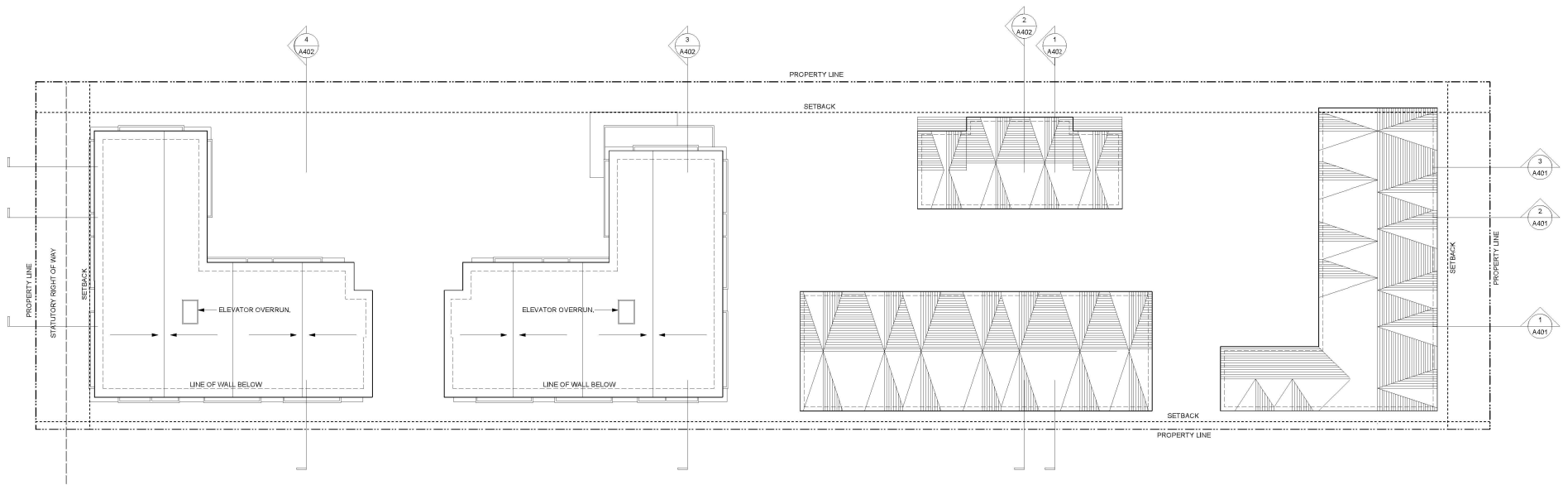
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Caledonia
Victoria BC

L4 Plan

A206

5



1
A208
Roof Plan
Scale: 1:250



NO.	DESCRIPTION	REMARKS
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NOTE: All dimensions are in millimeters unless otherwise stated.

ISSUED FOR DP & REZONING

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10000 STREET
10000 STREET
10000 STREET

Caledonia

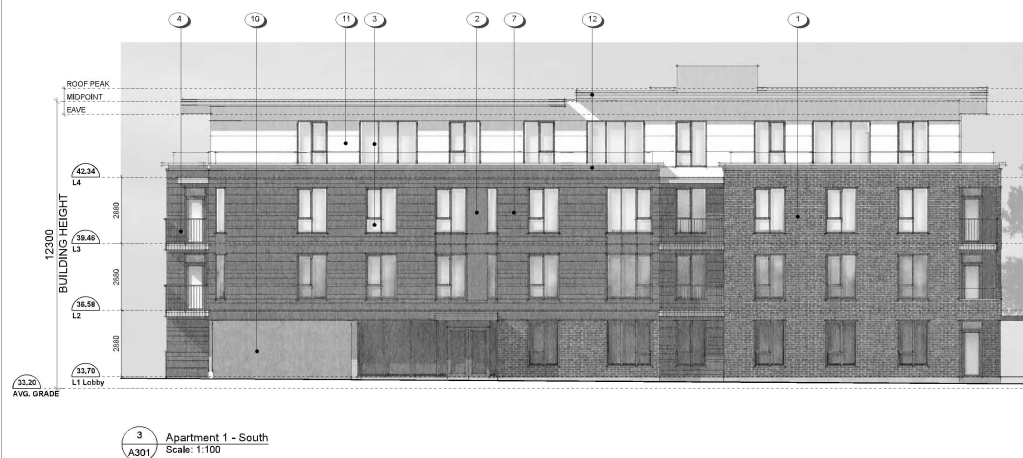
Victoria BC

Roof Plan

Scale: 1:250

A208

5



COLOUR & MATERIALS LEGEND

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

0 2500 5000mm
1:100

NO.	DATE	REVISION
1	2020/01/01	REVISION FOR CLT
2	2020/01/01	REVISION FOR CLT
3	2020/01/01	REVISION FOR CLT
4	2020/01/01	REVISION FOR CLT
5	2020/01/01	REVISION FOR CLT
6	2020/01/01	REVISION FOR CLT
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19	2020/01/01	REVISION FOR CLT
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21	2020/01/01	REVISION FOR CLT
22	2020/01/01	REVISION FOR CLT
23	2020/01/01	REVISION FOR CLT
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25	2020/01/01	REVISION FOR CLT
26	2020/01/01	REVISION FOR CLT

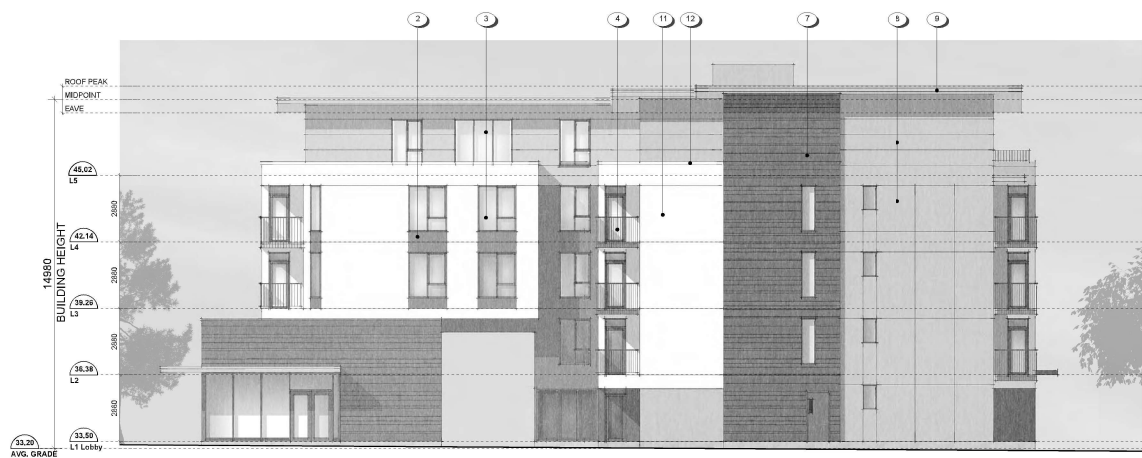
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

<p>dH Karchitects Architects 100-1000 100th Ave S.E. 100th Ave S.E. 100th Ave S.E. 100th Ave</p>	<p>Caledonia Victoria BC</p> <p>Elevations - Apartment 1</p> <p>A301</p>	<p>5</p>
---	---	-----------------



1 Apartment 2 - North
Scale: 1:100



2 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 SOFFT - Warm Grey - Apartment 2 Only
- 10 PAINTED CONCRETE - Warm Grey
- 11 FIBRE CEMENT PANEL - Warm White
- 12 SOFFT - 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 - Charthouse



NO.	DATE	REVISION
1	2024/01/11	ISSUED FOR DP & REZONING
2	2024/01/11	ISSUED FOR DP & REZONING
3	2024/01/11	ISSUED FOR DP & REZONING
4	2024/01/11	ISSUED FOR DP & REZONING
5	2024/01/11	ISSUED FOR DP & REZONING
6	2024/01/11	ISSUED FOR DP & REZONING
7	2024/01/11	ISSUED FOR DP & REZONING
8	2024/01/11	ISSUED FOR DP & REZONING
9	2024/01/11	ISSUED FOR DP & REZONING
10	2024/01/11	ISSUED FOR DP & REZONING
11	2024/01/11	ISSUED FOR DP & REZONING
12	2024/01/11	ISSUED FOR DP & REZONING
13	2024/01/11	ISSUED FOR DP & REZONING
14	2024/01/11	ISSUED FOR DP & REZONING
15	2024/01/11	ISSUED FOR DP & REZONING
16	2024/01/11	ISSUED FOR DP & REZONING
17	2024/01/11	ISSUED FOR DP & REZONING
18	2024/01/11	ISSUED FOR DP & REZONING
19	2024/01/11	ISSUED FOR DP & REZONING
20	2024/01/11	ISSUED FOR DP & REZONING
21	2024/01/11	ISSUED FOR DP & REZONING
22	2024/01/11	ISSUED FOR DP & REZONING
23	2024/01/11	ISSUED FOR DP & REZONING
24	2024/01/11	ISSUED FOR DP & REZONING
25	2024/01/11	ISSUED FOR DP & REZONING
26	2024/01/11	ISSUED FOR DP & REZONING

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING



dH Karchitects
ARCHITECTS
1111 1111 1111 1111
1111 1111 1111 1111
1111 1111 1111 1111

Caledonia
Victoria BC

Elevations - Apartment 2

PROJECT NO. **A302**

DATE **5**



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

5	2008/01	RECEIVED FOR CG	
6	2008/12	RECEIVED FOR CG	
7	2009/04	RECEIVED FOR CG	
8	2009/11	ISSUED FOR CG	
9	19/11/19	RECEIVED FOR PLANNING REVIEW	
Date	Date	Date	
after date	SEPTEMBER 2008	after date	19/12/2008 Plans
Project No	S/LD	Project No	0
Code	AS ENCHON	Project Number	

NOTE: All dimensions are shown in millimeters.

dhKArchitects
 MANAGING OFFICE
 103-1130 SULLY BLVD
 MANASSAS, VA 20108
 T 1-250-688-5810

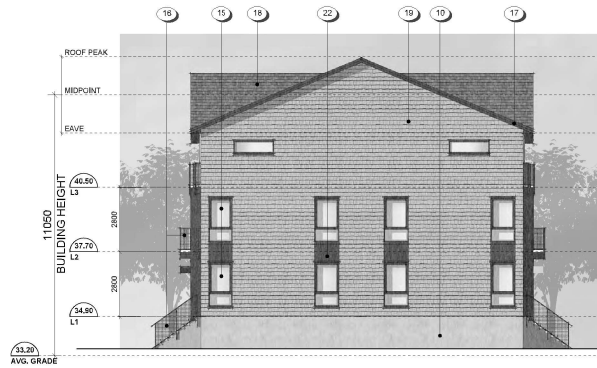
Caledonia
Victoria BC

Elevations - Apartment 2

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1 Townhouse 1 - North
A304 Scale: 1:100



3 Townhouse 1 - South
A304 Scale: 1:100



2 Townhouse 1 - East
A304 Scale: 1:100



4 Townhouse 1 - West
A304 Scale: 1:100

COLOUR & MATERIALS LEGEND

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

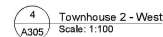
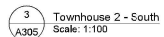
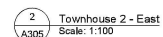
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1	2000001	REVISION FOR CLT
2	2000002	REVISION FOR CLT
3	2000003	REVISION FOR CLT
4	2000004	REVISION FOR CLT
5	2000005	REVISION FOR CLT
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8	2000008	REVISION FOR CLT
9	2000009	REVISION FOR CLT
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12	2000012	REVISION FOR CLT
13	2000013	REVISION FOR CLT
14	2000014	REVISION FOR CLT
15	2000015	REVISION FOR CLT
16	2000016	REVISION FOR CLT
17	2000017	REVISION FOR CLT
18	2000018	REVISION FOR CLT
19	2000019	REVISION FOR CLT
20	2000020	REVISION FOR CLT
21	2000021	REVISION FOR CLT
22	2000022	REVISION FOR CLT
23	2000023	REVISION FOR CLT
24	2000024	REVISION FOR CLT
25	2000025	REVISION FOR CLT
26	2000026	REVISION FOR CLT
27	2000027	REVISION FOR CLT
28	2000028	REVISION FOR CLT
29	2000029	REVISION FOR CLT
30	2000030	REVISION FOR CLT

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**

 dhKarchitects ARCHITECTS 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000	
Caledonia Victoria BC	
Elevations - Townhouse 1	
A304	5



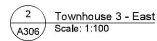
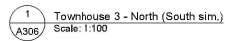
1	BROCK VENEER - Red - Apartment 1 Only	14	FIBRE CEMENT LAP SIDING - White
2	FIBRE CEMENT PANEL - Teal	15	VINYL WINDOWS & DOORS - Dark Grey
3	VINYL WINDOWS & DOORS - Teal	16	PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
4	PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal	17	METAL FLASHING - Dark Grey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

[illegible]

NOTE: All drawings are shown in millimeter.

ISSUED FOR DP
& REZONING





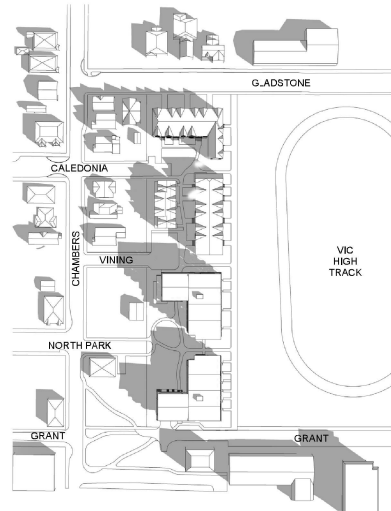
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2	2008/1	RE-ASSUED FOR COTW
4	2008/3	RE-ASSUED FOR COTW
8	2008/6	RE-ASSUED FOR COTW
2	2009/11	ASSUED FOR ACP
7	19/11/16	REFERRANCE TO PLANNING REVIEW
Date	Date	Job number
date: 15	SEPTEMBER 2008	date: 15
name: Mr	SAC	name: Mr
code	AS SHOWN	code: 1
		project number: 1007.2.X322 (PRIORITY)
		1007

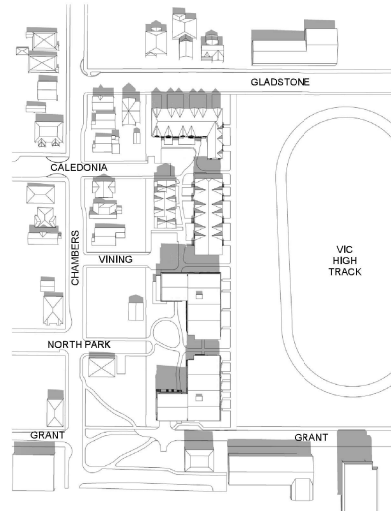
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

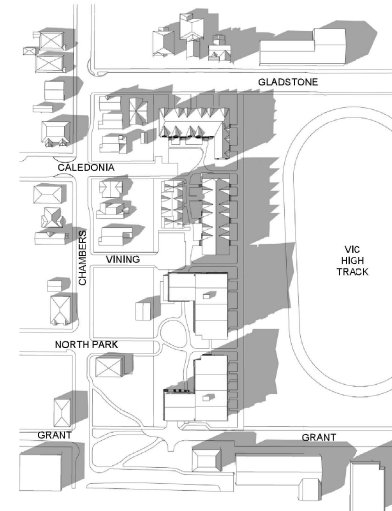


PROPOSED

A black and white line drawing of a street map section. The map shows a grid of streets: GLADSTONE (top), CALEDONIA (middle), CHAMBERS (left), VINING (middle), NORTH PARK (bottom), GRANT (bottom), and VIC HIGH TRACK (right). Buildings are represented by simple geometric shapes with some having cross-hatching. A large oval shape on the right is labeled 'VIC HIGH TRACK'.

PROPOSED

An aerial map of the Gladstone area. The map shows a grid of streets including Gladstone, Caledonia, Chambers, Vinin, North Park, and Grant. Buildings are represented by 3D isometric models. A large oval area on the right is labeled 'VIC HIGH TRACK'.

PROPOSED

5	18/09/1	REMOVED FOR CO
6	18/09/3	REMOVED FOR CO
5	18/09/6	ISSUED FOR CO
2	18/09/10	ISSUED FOR CO
7	18/12/16	RESPONSE TO PLANNING NEW
Pos	Date	Description
18/09/01	DEPTEN DEV 2020	Meeting No 100 AGO Shadow Studies
18/09/03	N/C	Shed of AG
18/09/06	N/C	prop of AG

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**





BEFORE - LOOKING WEST - FROM VIC HIGH




AFTER - LOOKING WEST - FROM VIC HIGH

5	100001	REBUILT FOR LOT 5
4	100002	REBUILT FOR LOT 4
3	100003	REBUILT FOR LOT 3
2	100004	REBUILT FOR LOT 2
1	100005	REBUILT FOR LOT 1
6	100006	REBUILT FOR LOT 6
7	100007	REBUILT FOR LOT 7
8	100008	REBUILT FOR LOT 8
9	100009	REBUILT FOR LOT 9
10	100010	REBUILT FOR LOT 10
11	100011	REBUILT FOR LOT 11
12	100012	REBUILT FOR LOT 12
13	100013	REBUILT FOR LOT 13
14	100014	REBUILT FOR LOT 14
15	100015	REBUILT FOR LOT 15
16	100016	REBUILT FOR LOT 16
17	100017	REBUILT FOR LOT 17
18	100018	REBUILT FOR LOT 18
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52	100052	REBUILT FOR LOT 52
53	100053	REBUILT FOR LOT 53
54	100054	REBUILT FOR LOT 54
55	100055	REBUILT FOR LOT 55
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59	100059	REBUILT FOR LOT 59
60	100060	REBUILT FOR LOT 60
61	100061	REBUILT FOR LOT 61
62	100062	REBUILT FOR LOT 62
63	100063	REBUILT FOR LOT 63
64	100064	REBUILT FOR LOT 64
65	100065	REBUILT FOR LOT 65
66	100066	REBUILT FOR LOT 66
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68	100068	REBUILT FOR LOT 68
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95	100095	REBUILT FOR LOT 95
96	100096	REBUILT FOR LOT 96
97	100097	REBUILT FOR LOT 97
98	100098	REBUILT FOR LOT 98
99	100099	REBUILT FOR LOT 99
100	100100	REBUILT FOR LOT 100

NOTE: All dimensions are approximate.

ISSUED FOR DP
& REZONING

	dH Architects 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000
Caledonia Victoria BC	
View Analysis	
A308	5



6	18/9/01	REQUESTED FOR COTW
5	18/9/01	REQUESTED FOR COTW
4	18/9/01	ISSUED FOR COTW
3	18/9/01	ISSUED FOR COTW
2	18/9/01	ISSUED FOR COTW
1	18/7/01	RESPONSE TO PLANNING REVIEW
Date	Date	Description
DATE	SEPTEMBER 2001	MAYOR'S 100 ASQ Shadow Sub-committee
STATUS	N/C	REMOVED BY RAGG
FILED	N/C	EXPIRATION DATE 1997

NOTE: All distances are shown in red in km.

**ISSUED FOR DP
& REZONING**





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.

1	1000001	REBUILT FOR COTY
2	1000002	REBUILT FOR COTY
3	1000003	REBUILT FOR COTY
4	1000004	REBUILT FOR COTY
5	1000005	REBUILT FOR COTY
6	1000006	REBUILT FOR COTY
7	1000007	REBUILT FOR COTY
8	1000008	REBUILT FOR COTY
9	1000009	REBUILT FOR COTY
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12	1000012	REBUILT FOR COTY
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73	1000073	REBUILT FOR COTY
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97	1000097	REBUILT FOR COTY
98	1000098	REBUILT FOR COTY
99	1000099	REBUILT FOR COTY
100	1000100	REBUILT FOR COTY

NOTE: All information is based on the best available information at the time of the report. The information is not intended to be used for any purpose other than the purpose for which it was prepared. The information is not intended to be used for any purpose other than the purpose for which it was prepared.

**ISSUED FOR DP
& REZONING**

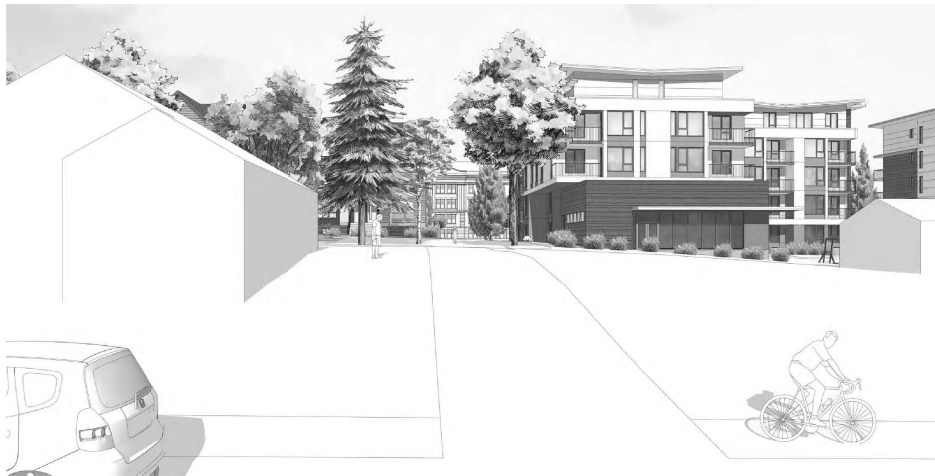
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Caledonia Victoria BC	
View Analysis	
A310	5



LOOKING SOUTH - GLADSTONE AVENUE



LOOKING EAST - NORTH PARK STREET



LOOKING EAST - VINING STREET

NO.	DATE	DESCRIPTION
1	10/10/21	REVISION FOR CITY
2	10/10/21	REVISION FOR CITY
3	10/10/21	REVISION FOR CITY
4	10/10/21	REVISION FOR CITY
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99	10/10/21	REVISION FOR CITY
100	10/10/21	REVISION FOR CITY

NOTE: All dimensions are in millimeters.

ISSUED FOR DP & REZONING

dHkarchitects
 1111 11th Street
 Victoria BC V8W 2E1
 Tel: 250-363-1111
 Fax: 250-363-1112
 Email: info@dhkarchitects.com

Caledonia
 Victoria BC

Perspective Studies

DATE: 10/10/21
 DRAWN: J. K. 10/10/21
 CHECKED: J. K. 10/10/21
 APPROVED: J. K. 10/10/21

A311 **5**



5	18/09/1	RESPONSE FOR CO
6	18/9/13	RESPONSE FOR CO
3	18/9/206	RESPONSE FOR CO
2	20/9/10	RESPONSE FOR CO
1	18/12/16	RESPONSE TO PLANNING REV
No.	Date	Description
cell note	SEPTEMBER 2023	Meeting No. 1901 ASD Shadow Studies
minutes	NLC	agenda of the
update	17/11	update to the

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

[illegible]



1
A313 Context Elevations
Scale: 1: 300

1	200000.0	REQUIREMENT FOR COLOUR
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100	200000.0	REQUIREMENT FOR COLOUR

ISSUED FOR DP
& REZONING



dH Karchitects
ARCHITECTS
1000 10th Street
Victoria BC V8W 2E1
Tel: 250-363-1111
Fax: 250-363-1112
www.dhkarchitects.com

Caledonia
Victoria BC

Streetscape Elevations

A313

5

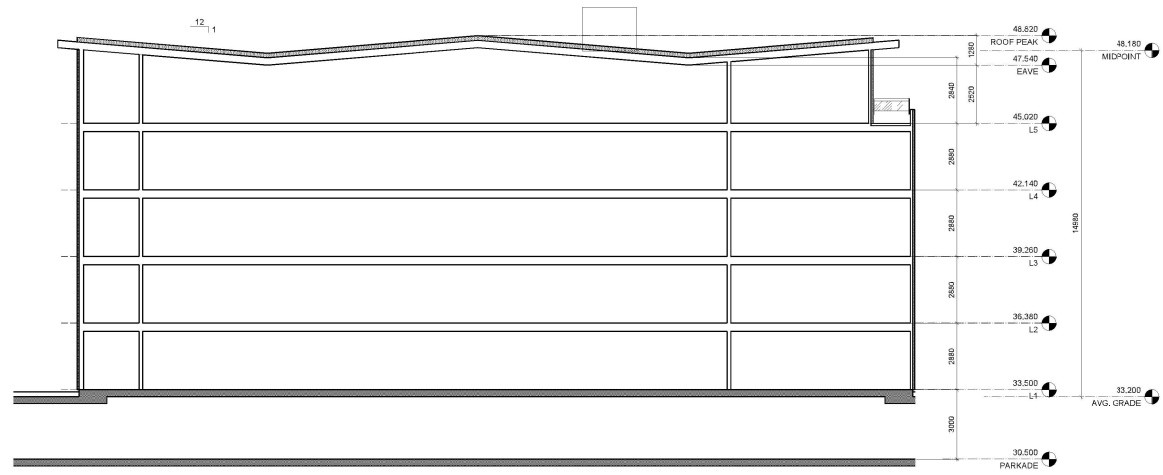




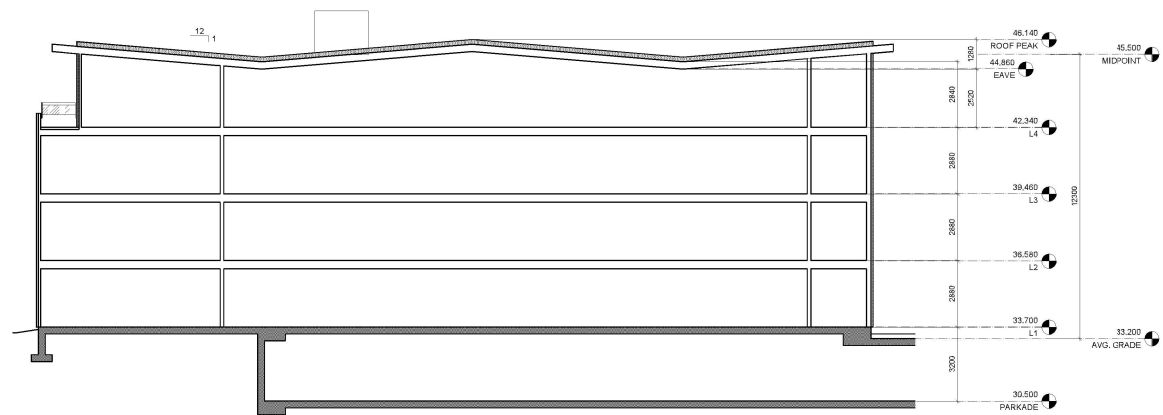
NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**





2 Apartment 2 Building Section
Scale: 1:100
A403



1 Apartment 1 Building Section
Scale: 1:100
A403

NO.	REVISION	DATE
1	ISSUED FOR DP	2023-10-10
2	ISSUED FOR DP	2023-10-10
3	ISSUED FOR DP	2023-10-10
4	ISSUED FOR DP	2023-10-10
5	ISSUED FOR DP	2023-10-10
6	ISSUED FOR DP	2023-10-10
7	ISSUED FOR DP	2023-10-10
8	ISSUED FOR DP	2023-10-10
9	ISSUED FOR DP	2023-10-10
10	ISSUED FOR DP	2023-10-10

NOTE: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

ISSUED FOR DP & REZONING

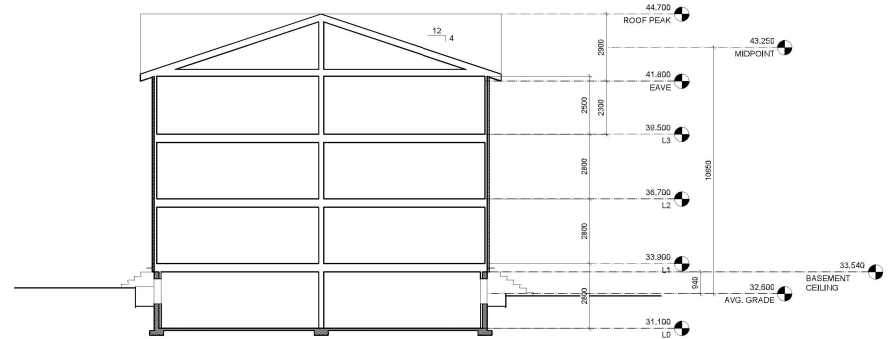
dHkarchitects
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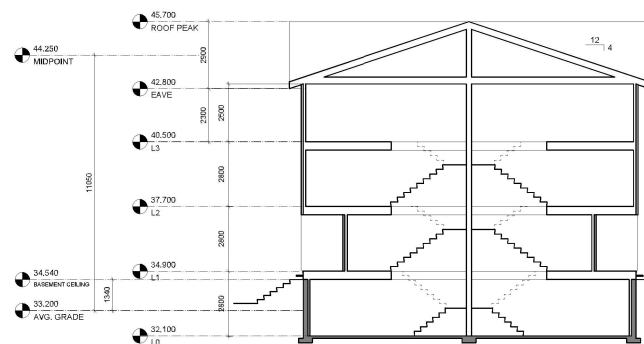
Building Sections

A403

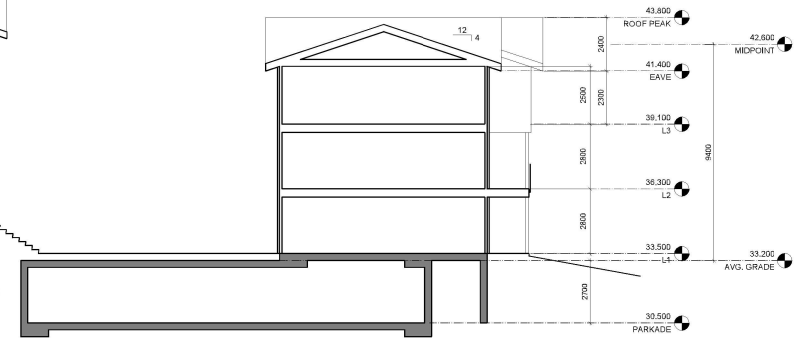
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2 Townhouse 2 Building Section
A404 Scale: 1:100



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



NO.	REVISION	DATE
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3	ISSUED FOR DP	10/10/2020
4	ISSUED FOR DP	10/10/2020
5	ISSUED FOR DP	10/10/2020
6	ISSUED FOR DP	10/10/2020
7	ISSUED FOR DP	10/10/2020
8	ISSUED FOR DP	10/10/2020
9	ISSUED FOR DP	10/10/2020
10	ISSUED FOR DP	10/10/2020

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1111 1111 1111 1111

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Victoria BC

Building Sections

A404

5



2 L1 Plan - Apartment 1
Scale: 1:100



1 L1 Plan - Apartment 2
Scale: 1:100

1	101/101	RESIDENTIAL FOR CLOTH
2	101/102	RESIDENTIAL FOR CLOTH
3	101/103	RESIDENTIAL FOR CLOTH
4	101/104	RESIDENTIAL FOR CLOTH
5	101/105	RESIDENTIAL FOR CLOTH
6	101/106	RESIDENTIAL FOR CLOTH
7	101/107	RESIDENTIAL FOR CLOTH
8	101/108	RESIDENTIAL FOR CLOTH
9	101/109	RESIDENTIAL FOR CLOTH
10	101/110	RESIDENTIAL FOR CLOTH
11	101/111	RESIDENTIAL FOR CLOTH
12	101/112	RESIDENTIAL FOR CLOTH
13	101/113	RESIDENTIAL FOR CLOTH
14	101/114	RESIDENTIAL FOR CLOTH
15	101/115	RESIDENTIAL FOR CLOTH
16	101/116	RESIDENTIAL FOR CLOTH
17	101/117	RESIDENTIAL FOR CLOTH
18	101/118	RESIDENTIAL FOR CLOTH
19	101/119	RESIDENTIAL FOR CLOTH
20	101/120	RESIDENTIAL FOR CLOTH
21	101/121	RESIDENTIAL FOR CLOTH
22	101/122	RESIDENTIAL FOR CLOTH
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24	101/124	RESIDENTIAL FOR CLOTH
25	101/125	RESIDENTIAL FOR CLOTH
26	101/126	RESIDENTIAL FOR CLOTH
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96	101/196	RESIDENTIAL FOR CLOTH
97	101/197	RESIDENTIAL FOR CLOTH
98	101/198	RESIDENTIAL FOR CLOTH
99	101/199	RESIDENTIAL FOR CLOTH
100	101/200	RESIDENTIAL FOR CLOTH

ISSUED FOR DP & REZONING

dHkarchitects

101/101, 101/102, 101/103, 101/104, 101/105, 101/106, 101/107, 101/108, 101/109, 101/110, 101/111, 101/112, 101/113, 101/114, 101/115, 101/116, 101/117, 101/118, 101/119, 101/120, 101/121, 101/122, 101/123, 101/124, 101/125, 101/126, 101/127, 101/128, 101/129, 101/130, 101/131, 101/132, 101/133, 101/134, 101/135, 101/136, 101/137, 101/138, 101/139, 101/140, 101/141, 101/142, 101/143, 101/144, 101/145, 101/146, 101/147, 101/148, 101/149, 101/150, 101/151, 101/152, 101/153, 101/154, 101/155, 101/156, 101/157, 101/158, 101/159, 101/160, 101/161, 101/162, 101/163, 101/164, 101/165, 101/166, 101/167, 101/168, 101/169, 101/170, 101/171, 101/172, 101/173, 101/174, 101/175, 101/176, 101/177, 101/178, 101/179, 101/180, 101/181, 101/182, 101/183, 101/184, 101/185, 101/186, 101/187, 101/188, 101/189, 101/190, 101/191, 101/192, 101/193, 101/194, 101/195, 101/196, 101/197, 101/198, 101/199, 101/200

Caledonia
Victoria BC

L1 Plan - Apartments

A601 5

- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE



2 L2 Plan - Apartment 1
Scale: 1:100



1 L2 Plan - Apartment 2
Scale: 1:100

NO.	DESCRIPTION	REMARKS
1	101/101	REMARKS FOR L2 PLAN
2	101/102	REMARKS FOR L2 PLAN
3	101/103	REMARKS FOR L2 PLAN
4	101/104	REMARKS FOR L2 PLAN
5	101/105	REMARKS FOR L2 PLAN
6	101/106	REMARKS FOR L2 PLAN
7	101/107	REMARKS FOR L2 PLAN
8	101/108	REMARKS FOR L2 PLAN
9	101/109	REMARKS FOR L2 PLAN
10	101/110	REMARKS FOR L2 PLAN
11	101/111	REMARKS FOR L2 PLAN
12	101/112	REMARKS FOR L2 PLAN
13	101/113	REMARKS FOR L2 PLAN
14	101/114	REMARKS FOR L2 PLAN
15	101/115	REMARKS FOR L2 PLAN
16	101/116	REMARKS FOR L2 PLAN
17	101/117	REMARKS FOR L2 PLAN
18	101/118	REMARKS FOR L2 PLAN
19	101/119	REMARKS FOR L2 PLAN
20	101/120	REMARKS FOR L2 PLAN

NOTE: 1. All dimensions are in millimeters (mm).

ISSUED FOR DP
& REZONING

GRAPHIC LEGEND:

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

dHArchitects
1111 1111 1111
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1111 1111 1111

Caledonia
Victoria BC

L2 Plan - Apartments

A602

5



2 L3 Plan - Apartment 1
Scale: 1:100



1 L3 Plan - Apartment 2
Scale: 1:100

NO.	DESCRIPTION	REMARKS
1	101/101	REMARKS FOR L3 PLAN
2	101/102	REMARKS FOR L3 PLAN
3	101/103	REMARKS FOR L3 PLAN
4	101/104	REMARKS FOR L3 PLAN
5	101/105	REMARKS FOR L3 PLAN
6	101/106	REMARKS FOR L3 PLAN
7	101/107	REMARKS FOR L3 PLAN
8	101/108	REMARKS FOR L3 PLAN
9	101/109	REMARKS FOR L3 PLAN
10	101/110	REMARKS FOR L3 PLAN

NOTE: 1. All dimensions are in millimeters (mm).

**ISSUED FOR DP
& REZONING**

- GRAPHIC LEGEND:**
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

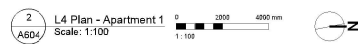
dHArchitects
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Caledonia
Victoria BC

L3 Plan - Apartments

A603

5



NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**



Caledonia
Victoria BC

L4 Plan - Apartments

A604

5

- GRAPHIC LEGEND:

-  STUDIO
 1 BEDROOM
 2 BEDROOM
 3 BEDROOM
 4 BEDROOM
 ACCESSIBLE



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



- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

1	101001	RESERVED FOR LOT 101
2	101002	RESERVED FOR LOT 102
3	101003	RESERVED FOR LOT 103
4	101004	RESERVED FOR LOT 104
5	101005	RESERVED FOR LOT 105
6	101006	RESERVED FOR LOT 106
7	101007	RESERVED FOR LOT 107
8	101008	RESERVED FOR LOT 108
9	101009	RESERVED FOR LOT 109
10	101010	RESERVED FOR LOT 110
11	101011	RESERVED FOR LOT 111
12	101012	RESERVED FOR LOT 112
13	101013	RESERVED FOR LOT 113
14	101014	RESERVED FOR LOT 114
15	101015	RESERVED FOR LOT 115
16	101016	RESERVED FOR LOT 116
17	101017	RESERVED FOR LOT 117
18	101018	RESERVED FOR LOT 118
19	101019	RESERVED FOR LOT 119
20	101020	RESERVED FOR LOT 120

ISSUED FOR DP
& REZONING

dH Architects
1111 1111 1111
1111 1111 1111
1111 1111 1111

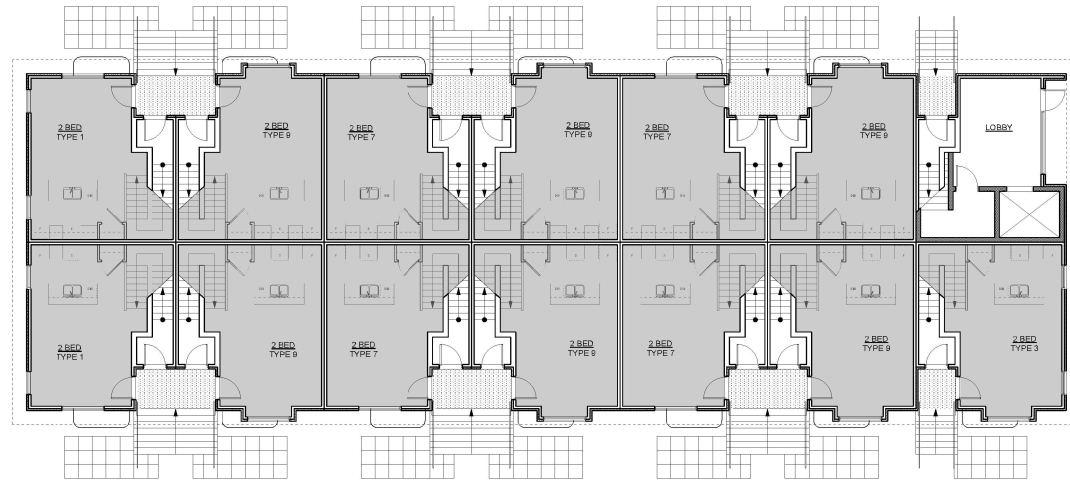
Caledonia
Victoria BC

L5 Plan - Apartments

1
A605

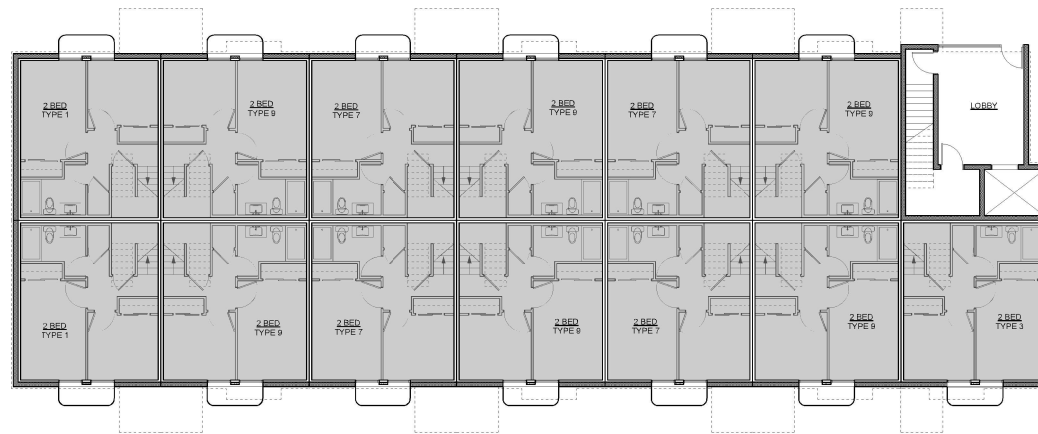
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- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE



2 L1 Plan
A606 Scale: 1:100

0 2000 4000 mm
1:100



1 L0 Plan
A606 Scale: 1:100

0 2000 4000 mm
1:100



NO.	DATE	DESCRIPTION
1	18/11/2016	REVISION FOR LAYOUT
2	18/11/2016	REVISION FOR LAYOUT
3	18/11/2016	REVISION FOR LAYOUT
4	18/11/2016	REVISION FOR LAYOUT
5	18/11/2016	REVISION FOR LAYOUT
6	18/11/2016	REVISION FOR LAYOUT
7	18/11/2016	REVISION FOR LAYOUT
8	18/11/2016	REVISION FOR LAYOUT
9	18/11/2016	REVISION FOR LAYOUT
10	18/11/2016	REVISION FOR LAYOUT
11	18/11/2016	REVISION FOR LAYOUT
12	18/11/2016	REVISION FOR LAYOUT
13	18/11/2016	REVISION FOR LAYOUT
14	18/11/2016	REVISION FOR LAYOUT
15	18/11/2016	REVISION FOR LAYOUT
16	18/11/2016	REVISION FOR LAYOUT
17	18/11/2016	REVISION FOR LAYOUT
18	18/11/2016	REVISION FOR LAYOUT
19	18/11/2016	REVISION FOR LAYOUT
20	18/11/2016	REVISION FOR LAYOUT

NOTE: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED

ISSUED FOR DP & REZONING

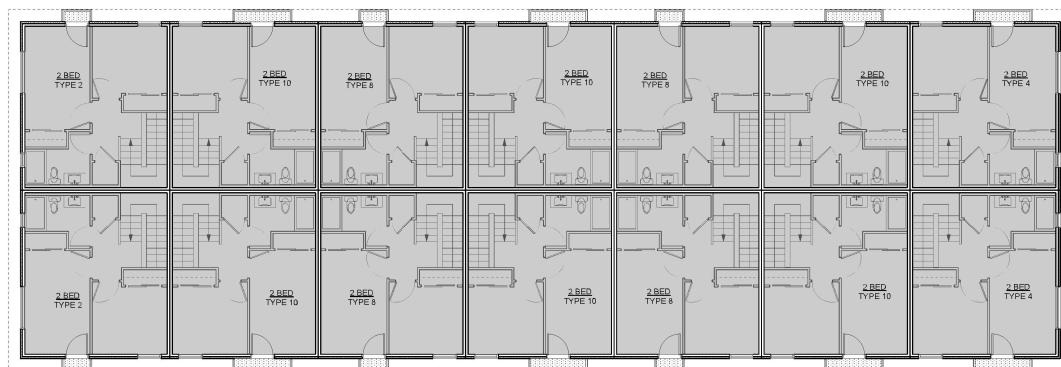
dHArchitects
1111 1111 1111
1111 1111 1111

Caledonia
Victoria BC

Townhouse 1

Project: A606

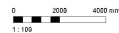
Sheet: 5



2 L3 Plan
A607 Scale: 1:100



1 L2 Plan
A607 Scale: 1:100

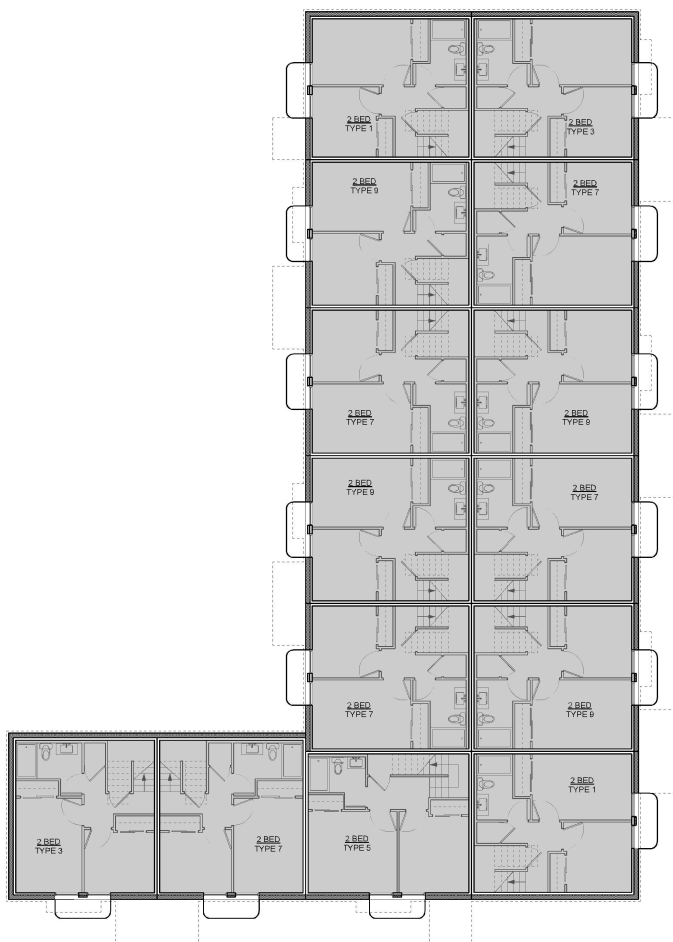


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6	18/09/1	REMOVED FOR CO
3	18/09/6	ISSUED FOR CO
2	18/09/11	ISSUED FOR CO
1	18/12/16	RESPONSE TO PLANNING NEW
Date	Date	Description
18/09/01	SEPTEMBER 2020	Meeting No. 18/12/2020 Plans
18/09/01	FVP	18/09/01
18/09/01	18/09/01	18/09/01

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING





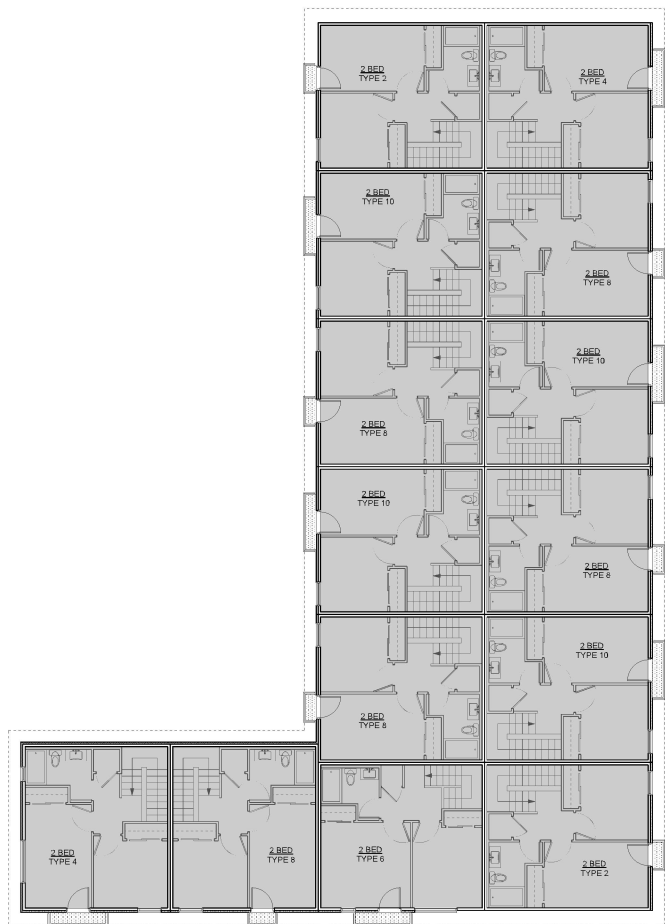
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6	18/09/1	REMOVED FOR CO
3	18/09/6	ISSUED FOR CO
2	18/09/11	ISSUED FOR CO
1	18/12/16	RESPONSE TO PLANNING NEW
Date	Date	Description
18/09/01	SEPTEMBER 2020	Meeting No. 18/2-2-2020 Plans
18/09/06	FVP	Final of G
18/09/11	ISSUE PLAN	Final of G

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING



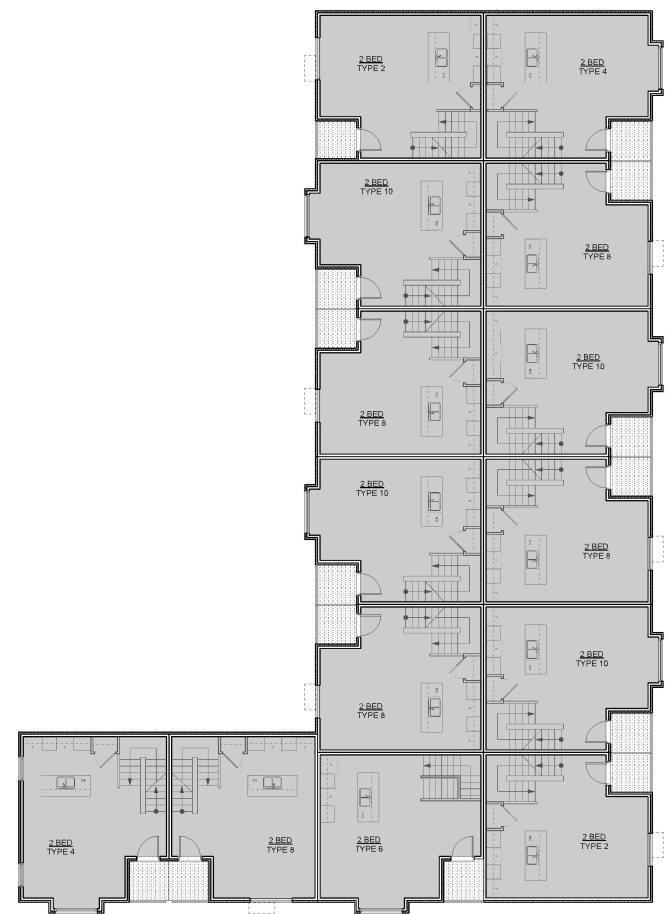
- GRAPHIC LEGEND
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE



3 L3 Plan
Scale: 1:100

0 2000 4000 mm
1:100

North Arrow



1 L2 Plan
Scale: 1:100

0 2000 4000 mm
1:100

North Arrow

Unit	Area	Notes
1	181.01m ²	RESERVED FOR L2P
2	181.01m ²	RESERVED FOR L2P
3	181.01m ²	RESERVED FOR L2P
4	181.01m ²	RESERVED FOR L2P
5	181.01m ²	RESERVED FOR L2P
6	181.01m ²	RESERVED FOR L2P
7	181.01m ²	RESERVED FOR L2P
8	181.01m ²	RESERVED FOR L2P
9	181.01m ²	RESERVED FOR L2P
10	181.01m ²	RESERVED FOR L2P

NOTE: All dimensions are in millimeters.

ISSUED FOR DP & REZONING

dHkarchitects
1111 111 111 111
1111 111 111 111
1111 111 111 111

Caledonia
Victoria BC

Townhouse 2

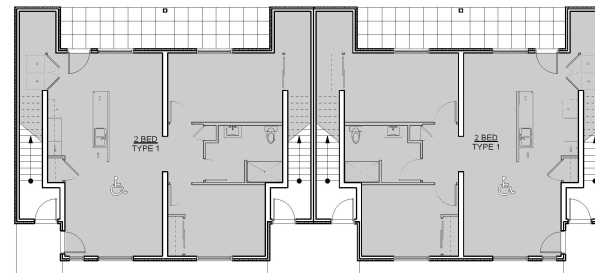
Project: A609
Sheet: 5



3 L3 Plan - Townhouse 3 0 2000 4000 mm
A610 Scale: 1:100 1: 100








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



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

GRAPHIC LEGEND:

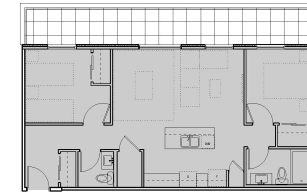
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM
-  ACCESSIBLE

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8	28/9/01	REMOVED FOR COPY
9	28/9/01	REMOVED FOR COPY
2	28/9/01	REMOVED FOR COPY
7	18/12/05	RESPONSE TO PLANNING REVIEW
Date	Date	Description
date:	SEPTEMBER 2020	Filing No: TST/2/2020 Planning
activity:	FUP	Project No: 2009
code:	A5 SHOWN	project number: 1037

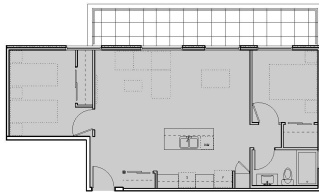
NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**

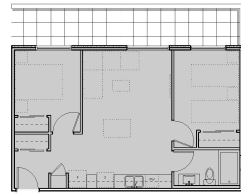
- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE



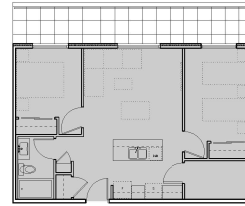
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QUANTITY 78 SM
1
14 2 Bed Type 7
A701 Scale: 1:100



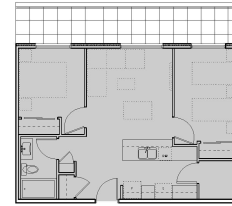
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QUANTITY 76 SM
1
13 2 Bed Type 6
A701 Scale: 1:100



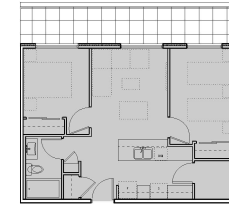
AREA
QUANTITY 61 SM
3
12 2 Bed Type 5
A701 Scale: 1:100



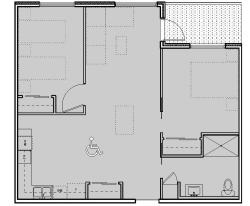
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QUANTITY 70 SM
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11 2 Bed Type 4
A701 Scale: 1:100



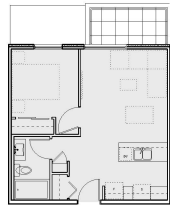
AREA
QUANTITY 65 SM
4
10 2 Bed Type 3
A701 Scale: 1:100



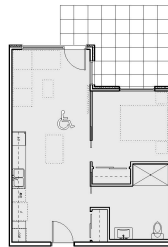
AREA
QUANTITY 63 SM
2
9 2 Bed Type 2
A701 Scale: 1:100



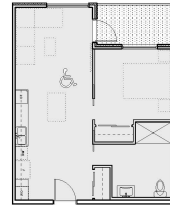
AREA
QUANTITY 77 SM
5
8 2 Bed Type 1 - Accessible
A701 Scale: 1:100



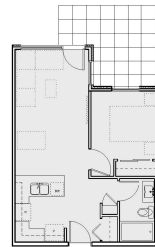
AREA
QUANTITY 47 SM
2
7 1 Bed Type 3
A701 Scale: 1:100



AREA
QUANTITY 53 SM
2
6 1 Bed Type 2B - Accessible
A701 Scale: 1:100



AREA
QUANTITY 53 SM
5
5 1 Bed Type 2A - Accessible
A701 Scale: 1:100



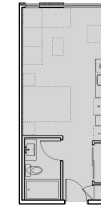
AREA
QUANTITY 48 SM
4
4 1 Bed Type 1B
A701 Scale: 1:100



AREA
QUANTITY 46 SM
32
3 1 Bed Type 1A
A701 Scale: 1:100



AREA
QUANTITY 34 SM
4
2 Studio Type 1B
A701 Scale: 1:100



AREA
QUANTITY 34 SM
10
1 Studio Type 1A
A701 Scale: 1:100



NO.	REVISION	DATE
1	ISSUED FOR DP & REZONING	10/10/2023
2	ISSUED FOR DP & REZONING	10/10/2023
3	ISSUED FOR DP & REZONING	10/10/2023
4	ISSUED FOR DP & REZONING	10/10/2023
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6	ISSUED FOR DP & REZONING	10/10/2023
7	ISSUED FOR DP & REZONING	10/10/2023
8	ISSUED FOR DP & REZONING	10/10/2023
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10	ISSUED FOR DP & REZONING	10/10/2023
11	ISSUED FOR DP & REZONING	10/10/2023
12	ISSUED FOR DP & REZONING	10/10/2023
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14	ISSUED FOR DP & REZONING	10/10/2023

ISSUED FOR DP & REZONING

dHkarchitects

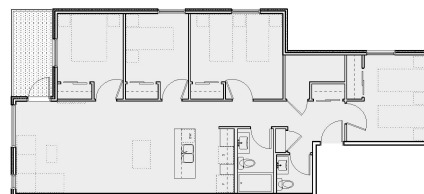
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Caledonia
Victoria BC

Apartment Unit Plans

UNIT: A701

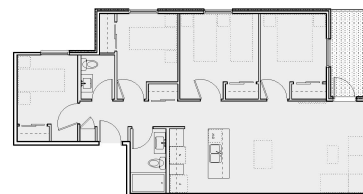
QUANTITY: 5



AREA 118 SM
QUANTITY 2

9
A702

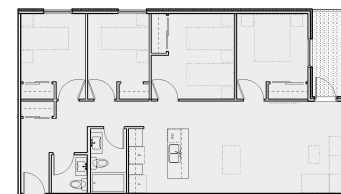
4 Bed Type 3
Scale: 1:100



AREA 98 SM
QUANTITY 2

8
A702

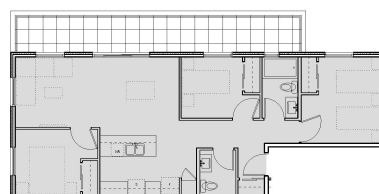
4 Bed Type 2
Scale: 1:100



AREA 108 SM
QUANTITY 2

7
A702

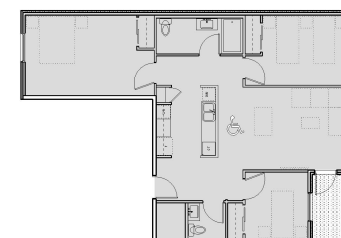
4 Bed Type 1
Scale: 1:100



AREA 88 SM
QUANTITY 1

6
A702

3 Bed Type 5
Scale: 1:100



AREA 98 SM
QUANTITY 1

5
A702

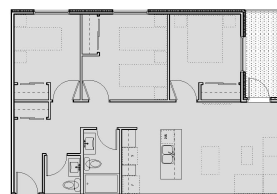
3 Bed Type 4 - Accessible
Scale: 1:100



AREA 88 SM
QUANTITY 1

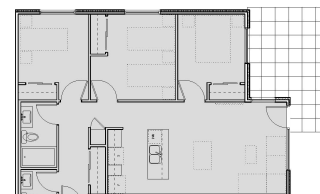
4
A702

3 Bed Type 3
Scale: 1:100



AREA 88 SM
QUANTITY 2

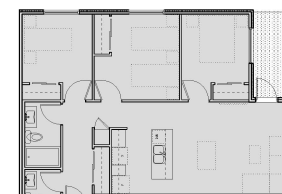
3 3 Bed Type 2
A702 Scale: 1:100



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

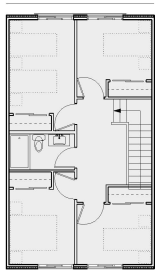
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4	18/9/01	REMOVED FOR CO	
3	18/9/06	REMOVED FOR CO	
2	20/9/10	ISSUED FOR CO	
1	18/12/16	RESPONSE TO PLANNED RESP	
Date	Date	Description	
add note	SEPTEMBER 2020	Meeting No	1817-2-2020 PENDING
minutes	[FVP]	about 10 min	2
links	A.P.H.C.H.M.I	documents	

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING



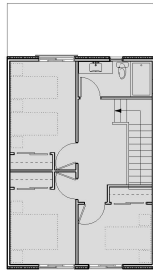
- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE



L1 - SECOND FLOOR
AREA
QUANTITY 130 SM
2
3 4 Bed Type 1
A704
Scale: 1:100



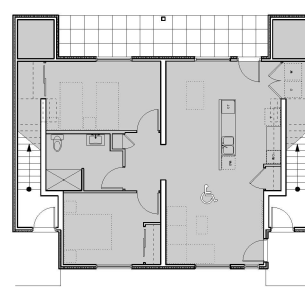
L0 - FIRST FLOOR



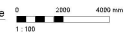
L1 - SECOND FLOOR
AREA
QUANTITY 118 SM
2
2 3 Bed Type 1
A704
Scale: 1:100



L0 - FIRST FLOOR



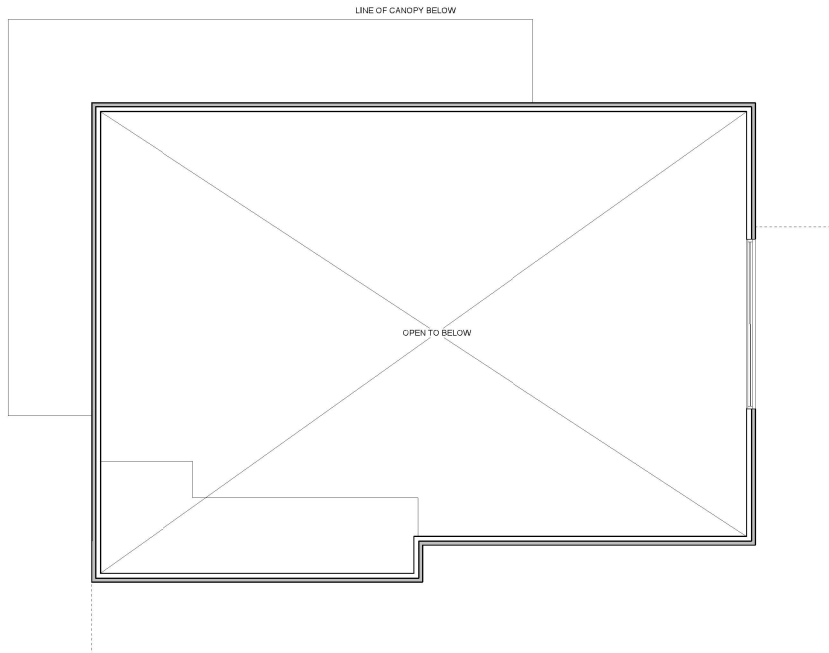
L1 - SECOND FLOOR
AREA
QUANTITY 104 SM
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1 2 Bed Type 1 - Accessible
A704
Scale: 1:100



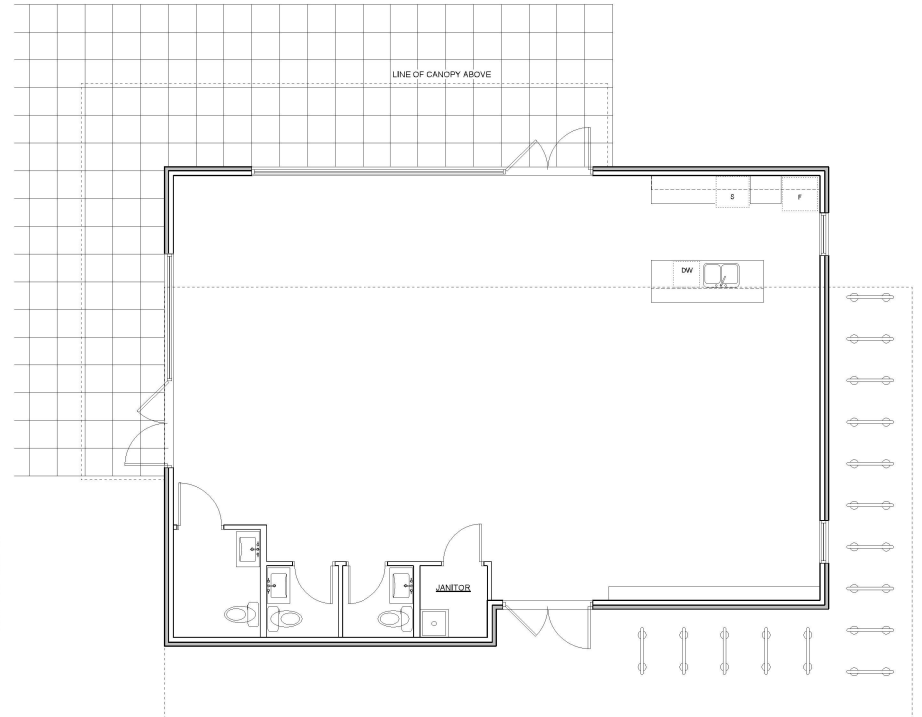
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10	10/10/11	ISSUED FOR CONSTRUCTION

ISSUED FOR DP & REZONING

PROJECT 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111	CLIENT 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111	DATE 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111	SCALE 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111 1111
Caledonia Victoria BC			
Townhouse 3 Unit Plans			
A704			5



2 Amenity Room - L2
Scale: 1:50



1 Amenity Room - L1
Scale: 1:50

NO.	DESCRIPTION	QUANTITY	UNIT
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4	1000000	1	SM
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99	1000000	1	SM
100	1000000	1	SM

NOTE: All dimensions are in millimeters (mm).

ISSUED FOR DP
& REZONING

dHkarchitects
ARCHITECTS
1111 1111 1111 1111
1111 1111 1111 1111
1111 1111 1111 1111

Caledonia
Victoria BC

Amenity Room

DATE: 11/11/2023
DRAWN: 11/11/2023
CHECKED: 11/11/2023
APPROVED: 11/11/2023

PROJECT: 11/11/2023
SHEET: 11/11/2023
TOTAL: 11/11/2023

11/11/2023
11/11/2023
11/11/2023

APARTMENTS 1 & 2



TOWNHOUSES 1, 2 & 3



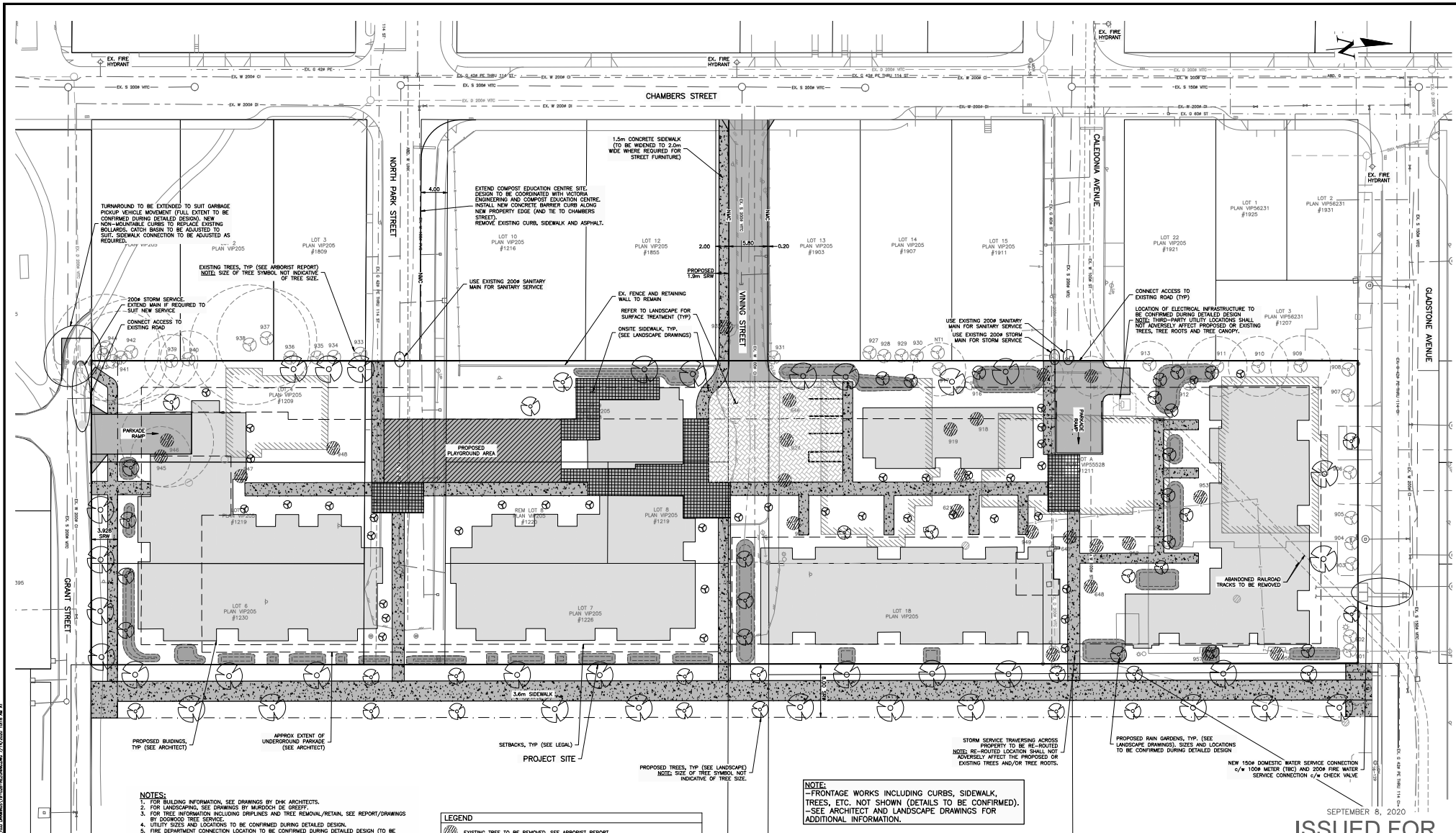
COLOUR & MATERIAL LEGEND

- 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

NO.	DATE	REVISION
1	2024/01/11	REVISION FOR COLOR
2	2024/01/11	REVISION FOR COLOR
3	2024/01/11	REVISION FOR COLOR
4	2024/01/11	REVISION FOR COLOR
5	2024/01/11	REVISION FOR COLOR
6	2024/01/11	REVISION FOR COLOR
7	2024/01/11	REVISION FOR COLOR
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19	2024/01/11	REVISION FOR COLOR
20	2024/01/11	REVISION FOR COLOR
21	2024/01/11	REVISION FOR COLOR
22	2024/01/11	REVISION FOR COLOR
23	2024/01/11	REVISION FOR COLOR
24	2024/01/11	REVISION FOR COLOR
25	2024/01/11	REVISION FOR COLOR
26	2024/01/11	REVISION FOR COLOR

NOTED: All dimensions are shown in millimeters.	
ISSUED FOR DP & REZONING	
	dhKarchitects
PROJECT OFFICE: 107-1100 14th Avenue Victoria BC V8W 2C9 P 250.683.8888 F 250.683.8889	MANAGER OFFICE: 107-1100 14th Avenue Victoria BC V8W 2C9 P 250.683.8888 F 250.683.8889
ADDRESS: Caledonia Victoria BC	
PROJECT: Colours & Materials	
CONTRACT: PRELIMINARY, THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF dhKarchitects	DATE: 2024/01/11 BY: [Signature] FOR: [Signature]
A801	5



NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY DMK ARCHITECTS.
2. FOR LANDSCAPING, SEE DRAWINGS BY MURDOCH DE GREFF.
3. FOR TREE INFORMATION INCLUDING DEPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY DODDROD 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 CAPED 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 BONECALL).

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 MCELHANNY LTD.

SEPTEMBER 8, 2020

**ISSUED FOR
REZONING**

1:500 0 10 30m

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

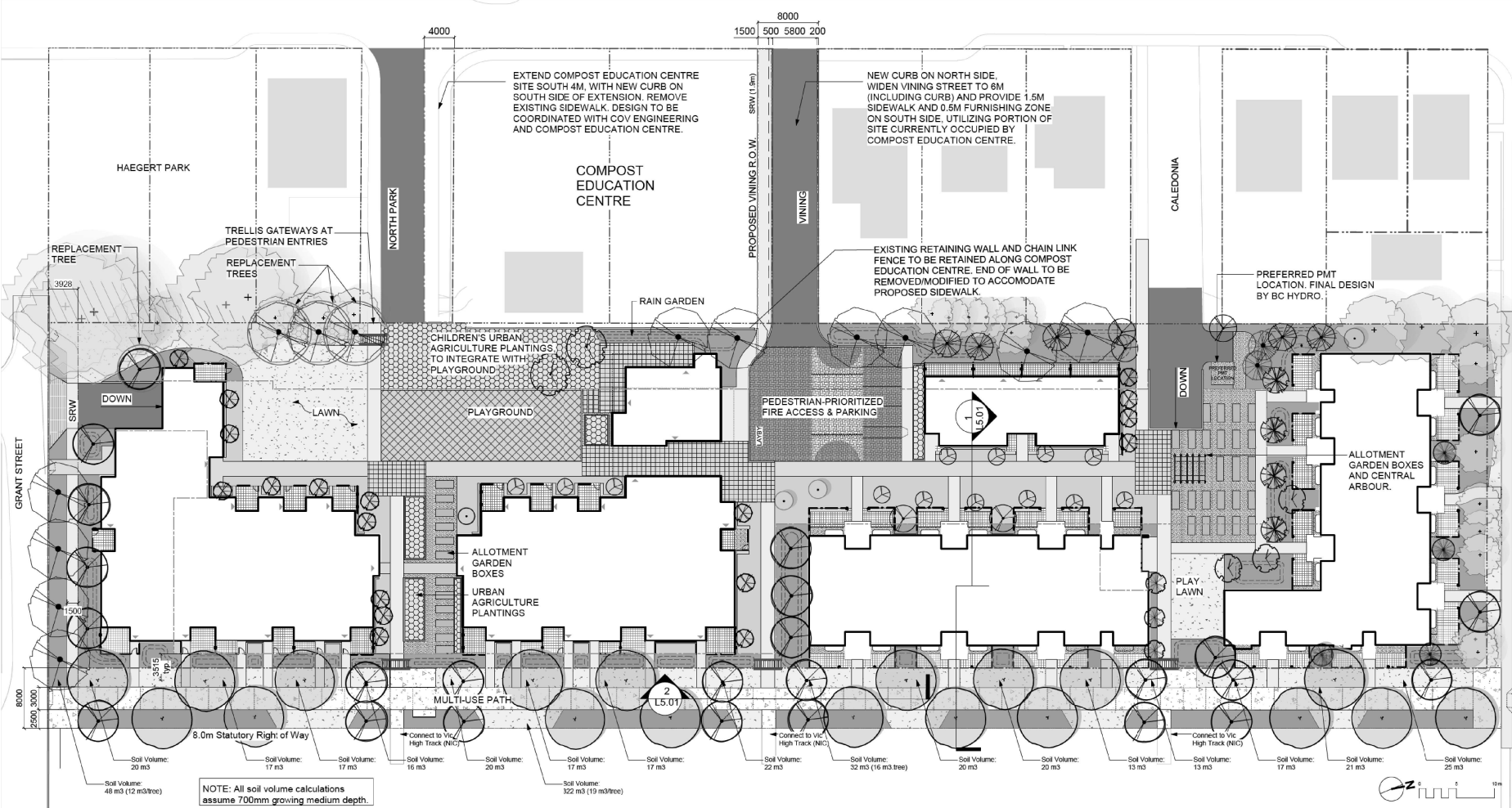
**McElhanney**

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-6221

SEAL

PROJECT: CAPITAL REGION HOUSING CORPORATION CALEDONIA REDEVELOPMENT	SCALE HORIZ: 1:500	VERT:
TITLE: CONCEPTUAL SERVICING	PROJECT NO. 19-028	ISSUED/REVISION
	APPROVING AUTHORITY FILE NO.	
	DRAWING NO. 19-028-REZONING	



LANDSCAPE TYPOLOGIES



NOT FOR CONSTRUCTION

rev no	description	date
10	RZDP Revision	20.11.24
9	RZDP Revision	20.07.10
8	RZDP Revision	20.04.27
7	RZDP Revision	20.04.07
6	RZDP 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	RZDP Revision	19.12.16
1	RezonningDP	19.09.26



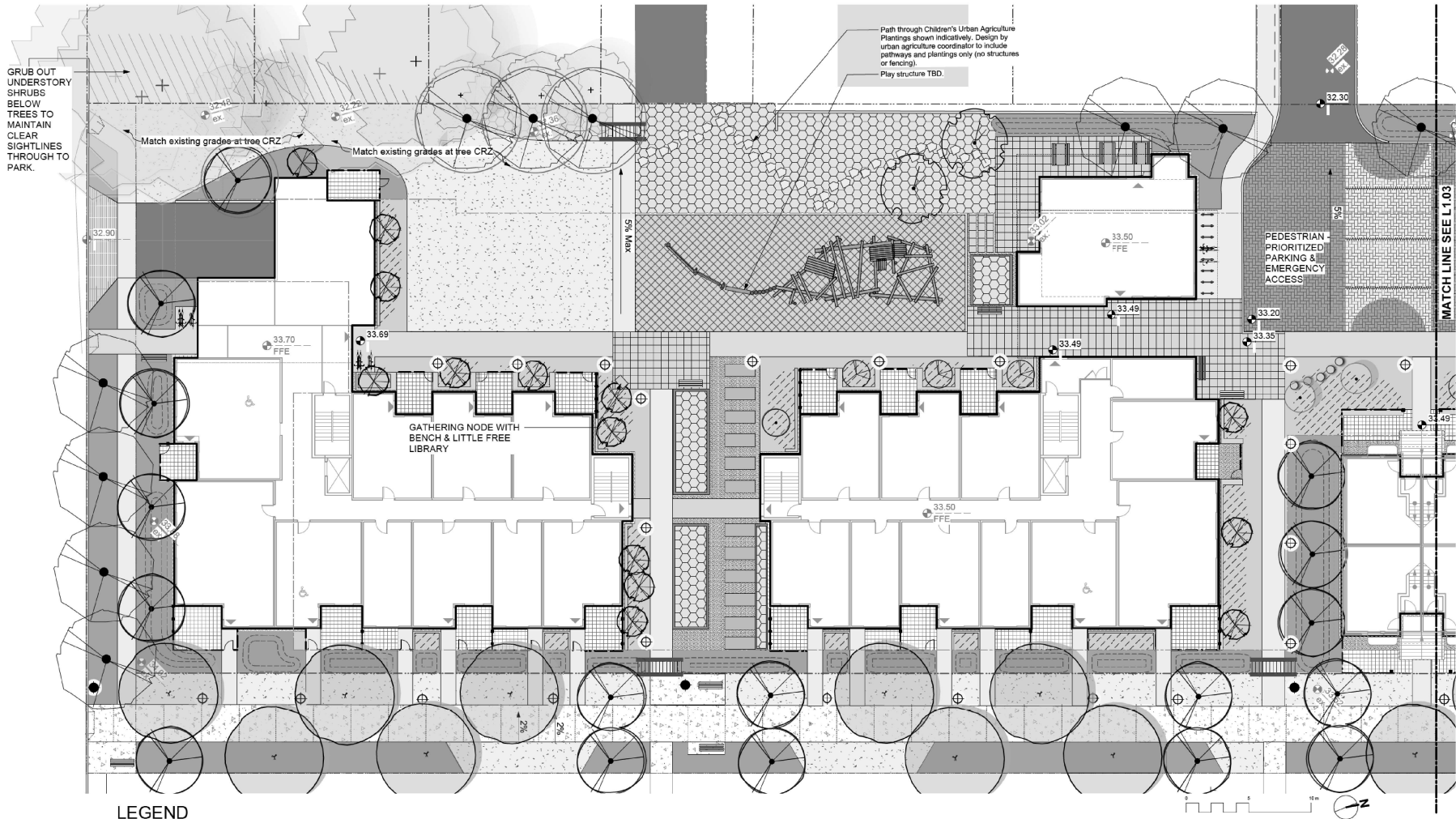
client
CRD Housing Corporation
 631 Fisgard Ave.
 Victoria, BC

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	P&G
revision no.	sheet no.

L1.01



LEGEND

	Property line		Cast in Place Concrete Paving		Proposed Urban Agriculture Plantings		Trellis Gateway at Entries
	Extent of Parkade, below		Cast in Place Concrete Paving: Greenway, Toolcut control joints on 3m spacing with Green Flash applied after tooling to increase path smoothness		Raised Planter for Common Urban Agriculture		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 1		Lawn Area		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Concrete Unit Paving, Type 2		Native Plant & Pollinator Planting Area: On Grade		Bench
	Existing Landscape Grade		Crushed Gravel Surfacing (Unbound)		Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth		Bike Rack (2 Stalls): Total 30 Stalls
	Architectural grade, provided for reference only		Vehicular Concrete Unit Paving		Native Plant, Herb & Pollinator Planting Area: Mounted Soil on Slab, to 600mm depth		Gravel Maintenance Edge, 300mm wide
	Proposed Landscape Grade		Asphalt Paving		Existing Tree for Retention (Refer to Arbores Report and Tree Retention & Removal Plan for full details and management strategies)		Bollard Light: Landscape Forms Ashbury Path Light
	TW Top of Wall, BW Bottom of Wall, TOC Top of Curb, BC Bottom of Curb		Rubber Playground Surfacing		Critical Root Zone		Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be supplied by COV
	TP Top of Pool, BP Bottom of Pool, TS Top of Stairs, BS Bottom of Stairs		Rain Garden Area				Replacement Tree Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks
	Retaining/Parter Wall						
	Retaining/Parter Sealing Wall						
	Landscape Screen, 1800 mm height						
	Wood Picket Fence, 1000 mm height						

DRAWING NOTES

- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 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.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

NOT FOR CONSTRUCTION

rev	no	description	date
10	RZDP Revision	20.11.24	
9	RZDP Revision	20.07.10	
8	RZDP Revision	20.04.27	
7	RZDP Revision	20.04.07	
6	RZDP Revision	20.04.03	
5	For DOTW	20.02.04	
4	Issued for ADP	20.01.15	
2	RZDP Revision	19.12.16	
1	RezonningDP	19.09.26	



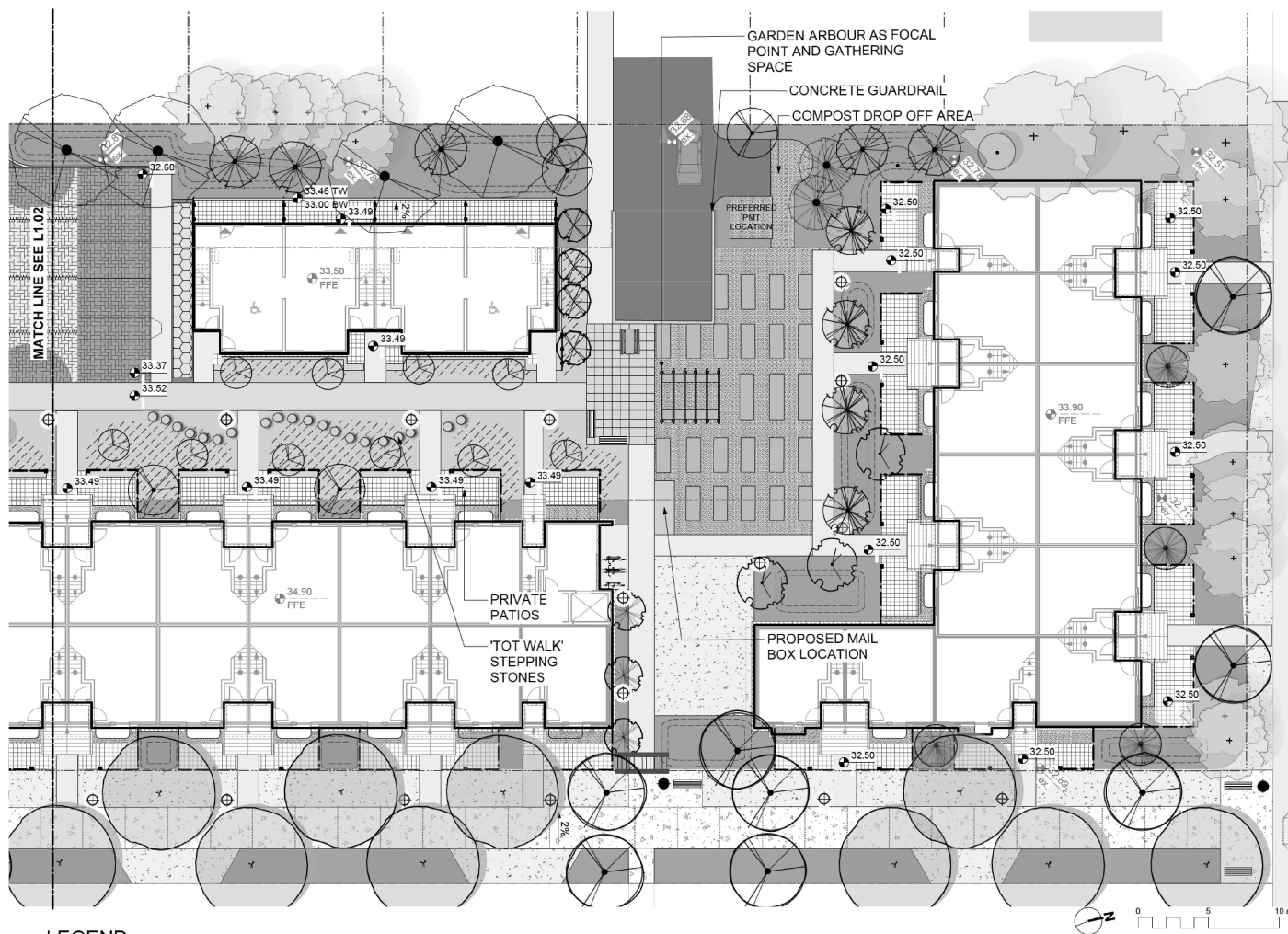
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Materials South

project no.	119.18
scale	1: 150 @ 24"x36"
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checked by	PBG
revision no.	sheet no.

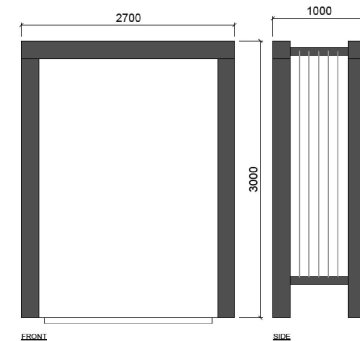
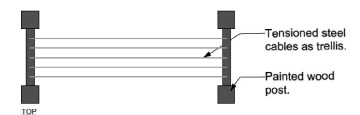
L1.02



Repurposed Fence Board every 2.6 Pickets.



Proposed Picket Fence Detail



Proposed Trellis Detail

LEGEND

Property line	Cast in Place Concrete Paving	Proposed Urban Agriculture Plantings	Trellis Gateway at Entries
Extent of Parkade, below	Cast in Place Concrete Paving: Greenway. Towed control joints on 2m spacing with Broom Finish applied after tending to increase path smoothness.	Raised Planter for Common Urban Agriculture	Picnic Table
Rain garden - TOP OF POOL	Concrete Unit Paving, Type 1	Lawn Area	Allotment Garden Box
Rain garden - BOTTOM OF POOL	Concrete Unit Paving, Type 2	Native Plant & Pollinator Planting Area: On Grade	Bench
Existing Landscape Grade	Crushed Gravel Surfacing (Unbound)	Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth	Bike Rack (2 Stalls): Total 30 Stalls
Architectural grade, provided for reference only	Vehicular Concrete Unit Paving	Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth	Gravel Maintenance Edge, 300mm wide.
Proposed Landscape Grade	Asphalt Paving	Existing Tree for Retention (Refer to Arbores Report and Tree Retention & Removal Plan for full details and management strategies)	Bollard Light: Landscape Forms Ashbery Path Light
TW Top of Wall	Rubber Playground Surfacing		Pedestrian Pole Light: Ashbery fixture on B cluster pole, to be supplied by COV.
BW Bottom of Wall	Rain Garden Area		Replacement Tree Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks.
TP Top of Pool			
BP Bottom of Pool			
TS Top of Stairs			
BS Bottom of Stairs			
Retaining/Plarier Wall			
Retaining/Plarier Sealing Wall			
Landscape Screen, 1800 mm height.			
Wood Picket Fence, 1000 mm height.			

NOT FOR CONSTRUCTION

rev no	description	date
10	RZ/DP Revision	20.11.24
9	RZ/DP Revision	20.07.10
8	RZ/DP Revision	20.04.27
7	RZ/DP Revision	20.04.07
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	Rezonning/DP	19.05.26



client

CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project

Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title

Landscape
Materials North

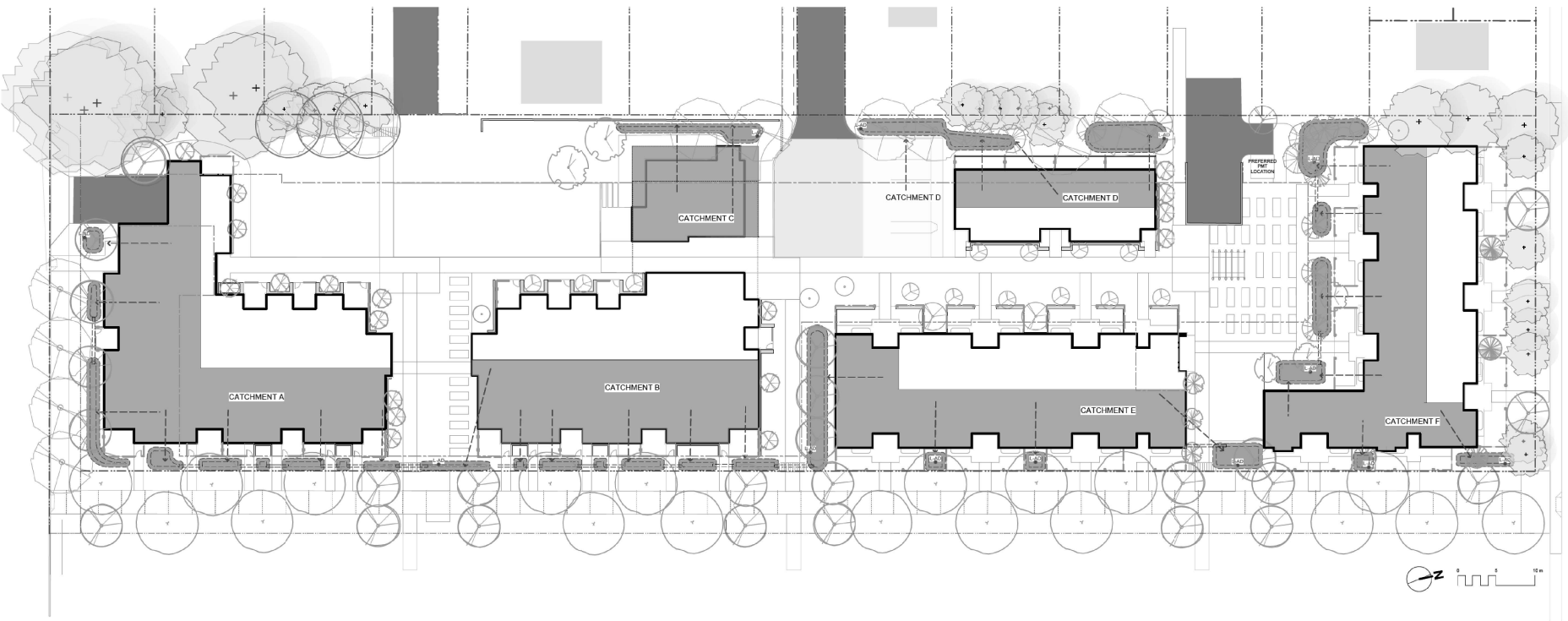
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checked by	PBG
revision no.	sheet no.



L1.03

DRAWING NOTES

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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	190.0	9.5	0.60	0.8	13.0	9.8	0.3	7.8
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	16.5	0.3	19.8
Catchment F	415.0	20.8	0.60	0.8	63.0	47.3	26.5	37.8
total	2170.0	108.5			204.0	146.8	38.3	122.4

Assumptions

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

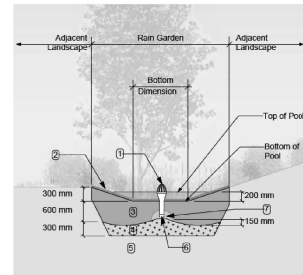
RAIN WATER MANAGEMENT NOTES

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 absorbent 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.



TYPICAL RAIN GARDEN

- Overflow drain, 200 mm domed grate + adaptor
- Composted mulch, 50-70 mm depth
- Bio-retention growing medium, 600 mm depth
- Scarified/sifted subgrade, 300 mm depth
- Existing subgrade/native material
- 100 mm diameter (min) perforated pipe
- 25 mm diameter drain rock, 100 mm depth

Scale: 1:50

LEGEND

Property line	
Extent of Parkade, below	
Rain garden - TOP OF POOL	
Rain garden - BOTTOM OF POOL	
Existing Landscape Grade	
Architectural grade, provided for reference only	
Proposed Landscape Grade	
TW Top of Wall BW Bottom of Wall TQC Top of Curb BC Bottom of Curb	TP Top of Pool BP Bottom of Pool TS Top of Stairs BS Bottom of Stairs
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)	
Rain Garden Overflow Drain to Storm System	
Culvert Rain Garden Connection	

NOT FOR CONSTRUCTION

rev no	description	date
10	RZDP Revision	20.11.24
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1	RezonningDP	19.09.26



client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Stormwater
Management

project no. 119.18

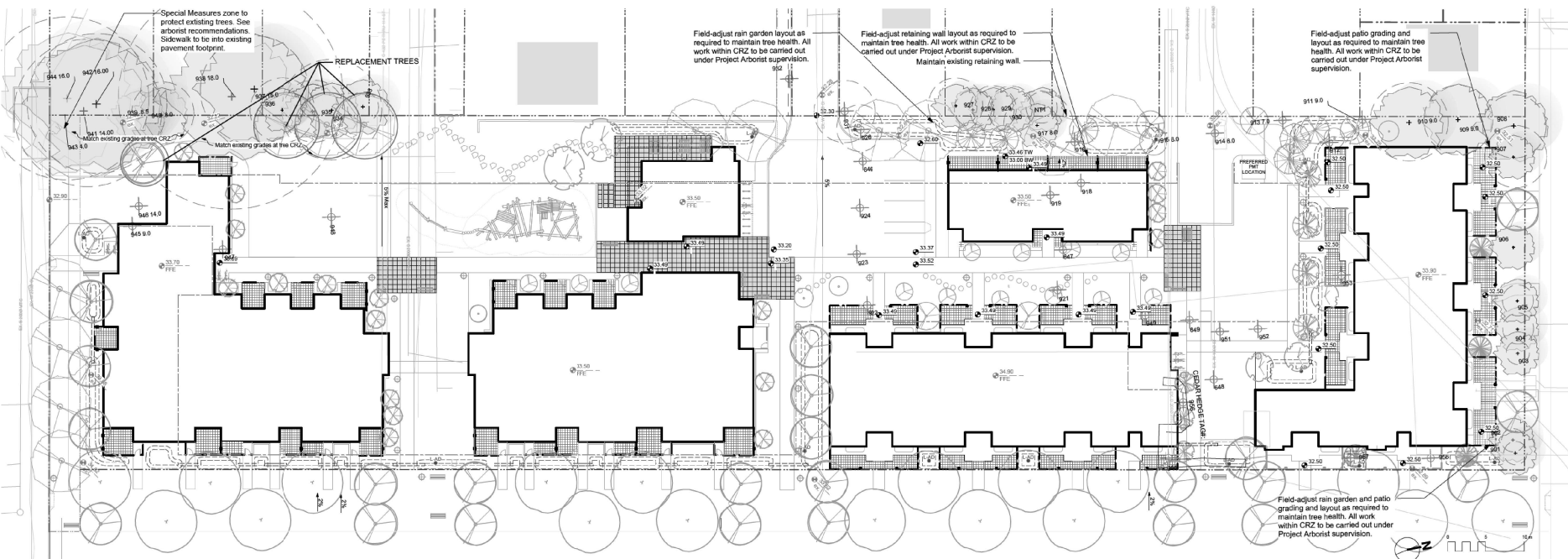
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revision no. sheet no.

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- DRAWING NOTES**
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 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - 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.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

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 received from Talbot Mackenzie & Associates, 03/04/2020. Refer to Arborist report for details and Arborist recommendations.

LEGEND

Property line

Extent of Parkade, below

Rain garden - TOP OF POOL

Rain garden - BOTTOM OF POOL

Existing Landscape Grade

Architectural grade, provided for reference only

Proposed Landscape Grade

TW Top of Wall TP Top of Pool
BW Bottom of Wall BP Bottom of Pool
TOC Top of Curb TS Top of Stairs
BC Bottom of Curb BS Bottom of Stairs

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

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).

Tree Tag

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

NOT FOR CONSTRUCTION

10	RZDP Revision	20.11.24	
9	RZDP Revision	20.07.10	
8	RZDP Revision	20.04.27	
7	RZDP Revision	20.04.07	
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4	Issued for ADP	20.01.15	
2	RZDP Revision	19.12.16	
1	RezonningDP	19.09.26	
rev	no.	description	date

Murdoch de Greeff INC
Landscape Planning & Design
100 - 104 Cranberry Road
Victoria, BC V8E 1G1
Phone: 250-410-0881
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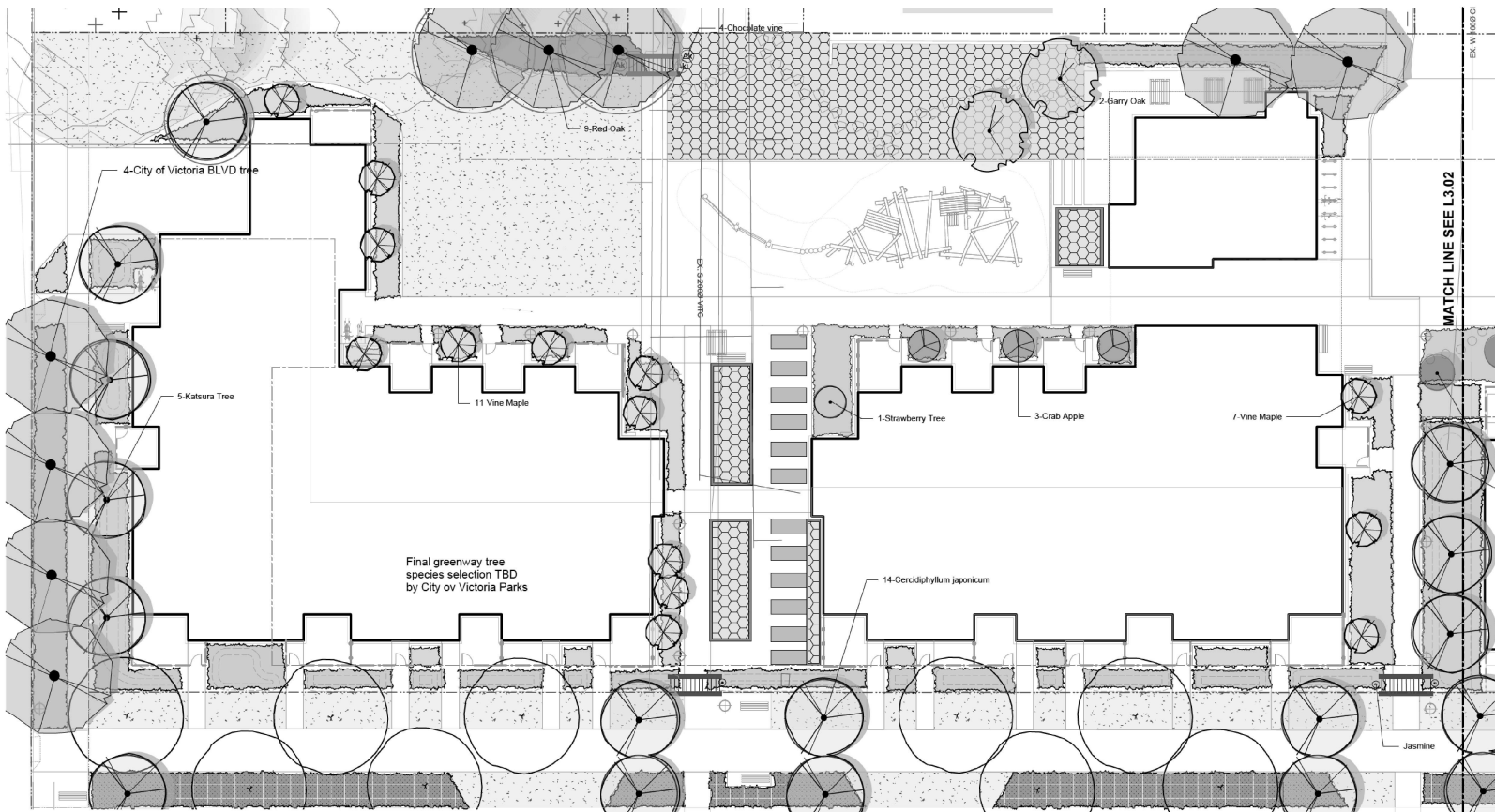
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
393
2020-11-24

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Tree Retention & Removal Plan

project no. 119.18
scale 1:250 @ 24"x36"
drawn by TB
checked by P&G
revision no. sheet no.
L1.05



PLANT LIST

TREES

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
18	1	Acer circinnatum	Vine Maple	1.5 m ht.
1	1	Arbutus unedo	Strawberry Tree	1.2 m ht. b&b
4	1	Calocedrus decurrens	Incense Cedar	1.5 m ht. b&b
25	1	Cercidiphyllum japonicum	Katsura Tree	5.0m cal. b&b
5	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht.
4	1	City of Victoria BLVD tree	As PER COV Parks	5.0m cal. b&b
2	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht. b&b
2	1	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	4.0 cm cal. b&b
1	1	Corylus 'Felix'	Petite Hazelnut	1.5m height, b&b
3	1	Corylus 'Jefferson'	Jefferson Hazelnut	1.5m height, b&b
2	1	Ficus carica 'Mission'	Black Mission Fig	#10 pot
13	1	Malus 'Sugar Tyme'	Crab Apple	#10 pot, Min 1.2m ht.
3	1	Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht. b&b
3	1	Picea omorika	London Planetree	1.5m ht. b&b
19	1	Platanus acerifolia	London Planetree	4.0 cm cal. b&b
2	1	Pseudotsuga menziesii	Douglas Fir	1.5m ht. b&b
5	1	Quercus garryana	Garry Oak	4.0m cal. b&b
9	1	Quercus rubra	Red Oak	5.0m 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
Lw	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
Rt	144	Ruthecia latifolia	Black-Eyed Susan	#1 pot
Sam	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	#0 pot

VINES

Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Ja	4	Jasminum nudiflorum	Jasmine	#1 pot
Alk	4	Alicia quinata	Chocolate vine	#2 pot
Act	4	Actinidia arguta	Hardy Kiwi	#0 pot

PLANT LIST

RAIN GARDEN PLANTS:

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
Co	972	Carex obnuptia	Slough Sedge	#1 pot
Csc	108	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	433	Cornus sericea 'Kelsey'	Dwarf Red-twigged Dogwood	#1 pot
Jag	972	Juncus 'Carmens 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	186	Fraxinus vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	417	Gaultheria shallon	Sail	#1 pot
Myc	103	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	290	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Pri	44	Prinosiphium levisii	Mock Orange	#3 pot
Pm	530	Polystichum maritimum	Sword Fern	#1 pot
Ruc	186	Ribes uva-crispa	Gooseberry	#2 pot
Rh	113	Rosa nutkana	Noctika Rose	#1 pot
Sd	44	Spiraea douglasii	Hardhack	#1 pot
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Vd	106	Vaccinium ovatum 'Thunderbolt'	Evergreen Huckleberry	#3 pot
Vh	290	Vancouveriana hexandra	Inside-out Flower	Sp3

GREENWAY NATIVE PLANTS:

Gsh	76	Gaultheria shallon	Sail	#1 pot / 40cm o.c.
Ma	126	Malva aquilum	Oregon Grape	#2 pot
Mar	126	Malva repens	Prostrate Oregon Grape	#1 pot
Sa	126	Symphoricarpos alba	Snowberry	#1 pot

PLANTING LEGEND

NATIVE SHRUB PLANTINGS

- Sword Fern
- Snowberry
- Evergreen Huckleberry

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
- Sail
- 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

- Sail
- 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

- 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.
- Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
- Specifications, for all boulevard planting areas (unless otherwise indicated).
- 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.
- Boulevard irrigation point of connection to be 19 mm service from existing water connection on Grand 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.
- 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

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

ON-SLAB TREE PLANTING NOTES

- For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A diemple board (drain mat) will be installed over the root barrier in most applications.
- Parkade walls and foundation walls will be protected with a diemple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the following 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.

NOT FOR CONSTRUCTION

rev	no	description	date
10	RZDP Revision	20.11.24	
9	RZDP Revision	20.07.10	
8	RZDP Revision	20.04.27	
7	RZDP Revision	20.04.07	
6	RZDP Revision	20.04.03	
5	For COTW	20.02.04	
4	Issued for ADP	20.01.15	
2	RZDP Revision	19.12.16	
1	Revised/DP	19.09.26	



client

CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project

Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title

Planting Plan South

project no. 119.18

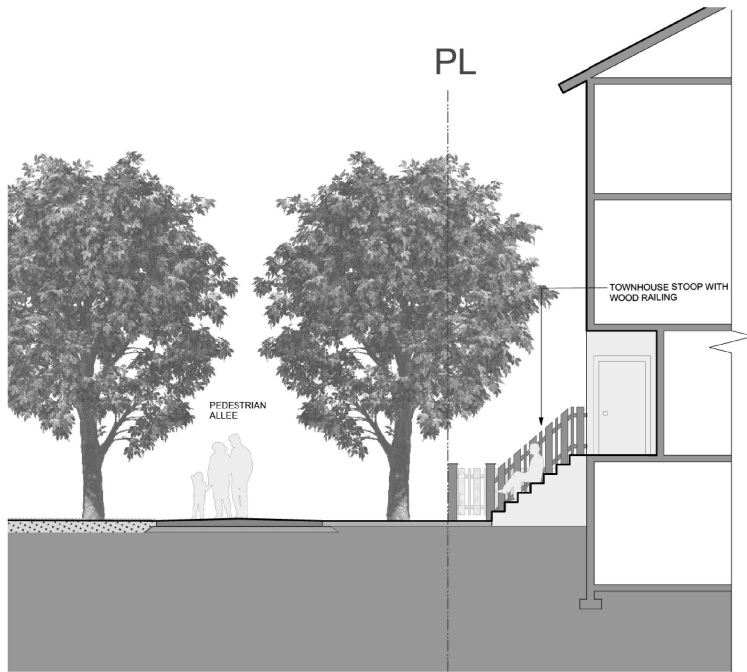
scale 1: 150 @ 24"x36"

drawn by TB

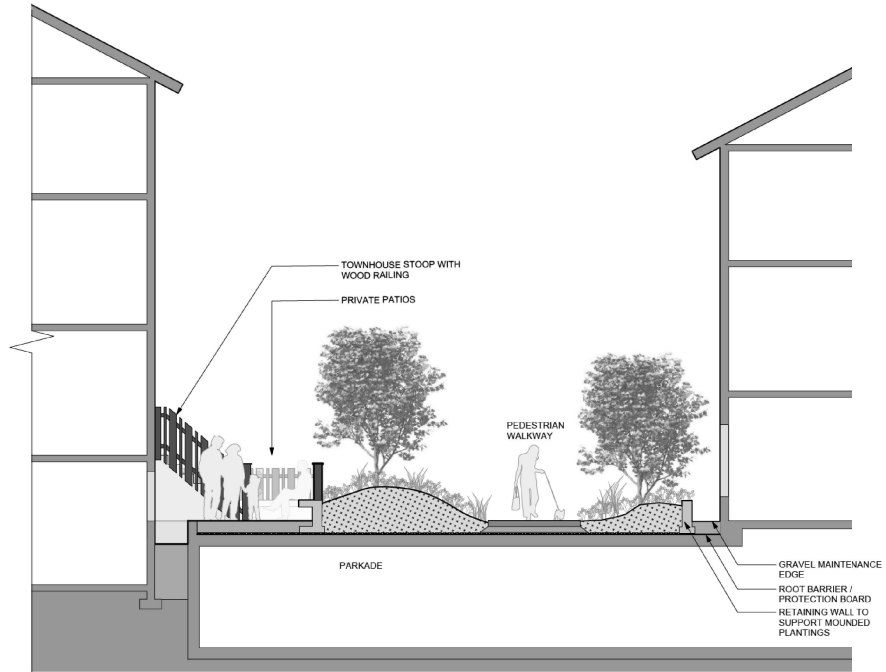
checked by P&G

revision no. sheet no.

L3.01



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



2 Section at Pedestrian Walkway
Scale: 1:50

NOT FOR CONSTRUCTION

rev no	description	date
10	RZDP Revision	20.11.24
9	RZDP Revision	20.07.10
8	RZDP Revision	20.04.27
7	RZDP Revision	20.04.07
6	RZDP Revision	20.04.03
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4	Issued for ADP	20.01.15
2	RZDP Revision	19.12.16
1	RezoningDP	19.09.26



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 P&G
revision no. sheet no.

L5.01