Advisory Design Panel Report
For the Meeting of May 26, 2022

To:	Advisory Design Panel	**Date:**	May 18, 2022
From:	Leanne Taylor, Senior Planner		
Subject:	**Development Permit with Variances Application No. 00205 for 710 Caledonia Street and 1961 Douglas Street**		

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 710 Caledonia and 1961 Douglas Street and provide advice to Council.

The proposal is for a mixed-use development consisting of three residential towers above a commercial podium. The tower heights range from 16 to 21 storeys and the proposed density is 6.80:1 floor space ratio (FSR). The proposed uses include approximately 451 dwelling units (non-market rental housing, purpose-built rental and market condo), a daycare, grocery store, office and retail. The variances are related to height and parking. A rezoning and amendment to the Official Community Plan are required to facilitate this development.

The subject properties are designated Core Employment in the *Official Community Plan* (OCP, 2012), which supports residential mixed-use, work/ live, and commercial uses, including office, hotels and other visitor accommodation, located between Douglas Street and Blanshard Street. The OCP supports building heights up to 15 storeys and a base density of 3:1 FSR up to a maximum of 5:1 FSR, of which the residential density does not exceed 3:1 FSR.

The *Burnside Gorge Neighbourhood Plan* refers to the *Downtown Core Area Plan* (DCAP) for land use policies related to use, height and density. DCAP identifies the subject properties within the Rock Bay District, which envisions the area as a key employment centre that attracts a range of commercial and light industrial businesses to provide a more diversified and resilient employment base. The Plan encourages high density residential and commercial development within the Douglas Street/Blanshard Street Corridor. The Plan also envisions a large urban plaza on the site. Building heights up to 60m (approximately 20 storeys) and a base density of 3:1 FSR up to a maximum of 5:1 FSR, of which the residential density does not exceed 3:1 FSR is supported in the Plan.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- design of the urban plaza
- design of the building to street interface along Discovery Street
- design of upper storeys and rooftop of Building C
- floor heights of the retail units along Douglas Street

- balconies and rooftop amenity space
- selection and application of exterior finishes
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant:	Ms. Mackenzie Biggar Chard Developments
Architect:	Mr. Mark Whitehead, Architect AIBC MCMP Architects
Development Permit Area:	Development Permit Area 7A, Corridors
Heritage Status:	N/A

Description of Proposal

The proposal is for a mixed-use development consisting of three residential towers above a commercial podium. The tower heights range from 16 to 21 storeys and the proposed density is 6.80:1 FSR. The proposed uses include approximately 451 dwelling units (137 below-market rental, 169 purpose-built rental and 145 market condo), a daycare for approximately 37 children, a large grocery store, office and retail. The variances are related to height and parking.

The proposal includes the following major design components:

Architectural

- three storey podium fronting Douglas and Discovery Street and a four-storey podium on Caledonia Street (podium height is approximately 18m)
- podium covers the majority of the site with a public plaza carved out on the southwest corner
- exterior materials include light and dark brick, metal panels, composite wood panels, grey glass, architectural concrete, and glulam and steel canopies
- podium is clad in brick and the towers are clad in power-coated angled metal panels that alternate directions (every third floor the angled panel changes direction)
- glass elevator, lit at night, as a focal point in the plaza
- frosted glass canopies above the retail units
- large canopies above the recessed residential entryways on Caledonia, Douglas and Discovery Streets.

Indoor and Outdoor Space and Landscaping

- balconies for dwelling units on the south and west elevations for Building A (non-market housing) and for all dwelling units in Buildings B (purpose-built rental) and C (market condo)
- 800m² plaza consisting of terraced seating, tables and chairs, water feature, trees and soft landscaping
- outdoor patio seating for restaurant on upper plaza

- amenity roof deck on level four (lower podium) of Building A, includes amenities such as a walking path, outdoor furniture and some tree planting
- amenity roof decks on level four (lower podium) and level five of Building B, includes amenities such as BBQ space, outdoor seating, outdoor stretching and yoga area, children's play area, dog areas, tree planting and garden planters
- amenity roof decks on level four (lower podium) and level 21 of Building C, includes amenities such as a BBQ area, harvest table, outdoor seating, outdoor fire pit with seats, children's play area, tree planting and raised garden beds
- outdoor play area for daycare located on a roof deck facing Douglas Street
- all residential towers have indoor amenity space for residents.

Siting, Access and Setbacks

- podium located at property boundaries (zero lot line)
- three residential towers with a separation distance of 20m from corner to corner
- a tower setback of 10m from the east property line
- tower setbacks of 3m and greater from the property lines (i.e. streetwall)
- Building A has a north-south orientation and Buildings B and C have east-west orientation
- access to underground parkades on Caledonia and Discovery Street and a service driveway and loading area for delivery trucks along the east side of site (enter on Caledonia Street and exit onto Discovery Street)
- three levels of underground parking.

The following data table compares the proposal with the existing C-1 Zone, Limited Service District and T-1 Zone, Limited Transient Accommodation District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Additionally, key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	C-1 Zone	T-1 Zone	OCP Policy	DCAP
Site area (m^2) – minimum	6722.20	n/a	920		
Density (Floor Space Ratio) – maximum	**6.80:1* (5.43:1 residential and 1.37:1 commercial)**	1.40:1	1.60:1	5:1 (max residential density up to 3:1)	5:1 (max residential density up to 3:1)
Total floor area (m^2) – maximum	**45,689.50***	9411.08	10,755.52		
Height (m) – maximum	**72***	12	18.50	n/a	60
Storeys – maximum	Building A – 16 Building B – 21 Building C - 20	n/a	n/a	15	20
Site coverage (%) – maximum	TBD	n/a	30		
Open site space (%) –	TBD	n/a	60		

Zoning Criteria	Proposal	C-1 Zone	T-1 Zone	OCP Policy	DCAP
minimum					
Setbacks (m) – minimum					
Douglas Street (Front)	**0* (podium) 4.60 (tower)**	6	13.50		
Rear (E)	**0* (podium) 10* (tower)**	36	36		
Discovery Street	**0* (podium) 3* (tower)**	2.40	36		
Caledonia Street	**0* (podium) 3* (tower)**	2.40	36		
Vehicle parking – minimum	**274* (residential) 166* (commercial)**	293 (residential) 136 (commercial)			
Visitor vehicle parking - minimum	**30***	45			
Bicycle parking stalls – minimum					
Long-term	600	579			
Short-term	80	80			

Sustainability Features

The application proposes the following sustainability features:

- Building A will meet BC Energy Step Code 3
- Building B will meet BC Energy Step Code 2
- Building C will target LEED Silver equivalency and/or certification
- low-carbon energy systems combined with high performing building envelope
- alternatives to car ownership such as ample bicycle parking and end-of-trip facilities.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject properties are designated Core Employment in the *Official Community Plan* (OCP, 2012), which supports residential mixed-use, work/ live, and commercial, including office, hotels and other visitor accommodation, for the areas located between Douglas Street and Blanshard Street. The OCP supports building heights up to 15 storeys and a base density of 3:1 FSR up to a maximum of 5:1 FSR, of which the residential density does not exceed 3:1 FSR. This proposal is also advancing several OCP objectives related to housing, employment, placemaking (urban design), and community well-being.

The OCP identifies the subject properties within Development Permit Area (DPA) 7A: Corridors, which envisions the revitalization of the commercial uses along Douglas Street with high quality architecture, landscape and urban design to enhance its appearance, achieve coherent design, strengthen commercial viability and encourage pedestrian use. This DPA identifies Douglas Street as a significant transportation corridor with rapid transit, to be designed as a "complete street" that serves all transportation modes (pedestrians, cyclists, public transit passengers and vehicles, commercial vehicles and automobiles). This proposal further advances the objectives of this DPA by revitalizing this prominent corner site on the edge of the Central Business District with high-quality architecture, public realm and placemaking features.

Downtown Core Area Plan

Land Use Policies

The subject properties are located in the Rock Bay area of the *Burnside Gorge Neighbourhood Plan.* However, given the proximity to the downtown core, the Plan refers to the *Downtown Core Area Plan* (DCAP) for land use policies related to use, height and density. DCAP identifies the subject properties within the Rock Bay District, which envisions the area as a key employment centre that attracts a range of commercial and light industrial businesses to provide a more diversified and resilient employment base. The Plan encourages high density residential and commercial development within the Douglas Street/Blanshard Street Corridor. Building heights up to 60m (approximately 20 storeys) and a base density of 3:1 FSR up to a maximum of 5:1 FSR, of which the residential density does not exceed 3:1 FSR is supported in the Plan. This proposal will introduce some significant employment uses in this neighbourhood, including a large grocery store and office uses.

The Plan also envisions a large urban plaza on the site that is generally 800m² to 1200m² in size to provide formal open space within the north end of Downtown along Douglas Street. The Plan states that new plazas are to be located along prominent or active streets, in close proximity to major transit stations, in order to contribute to street vitality and improve their visibility. Locating plazas on corner locations with a south to south/west exposure to maximize access to sunlight is ideal according to the policies. Ensuring plazas are directly adjacent to and provide direct access to the pedestrian and cycling networks is also encouraged in the Plan. The applicant is proposing an 800m² urban public plaza on the southwest corner of the site flanked by Douglas and Caledonia Street, which is situated in a highly visible area with access to sunlight and connected to the pedestrian and cycling network. The applicant, BC Transit and the city are working together on a new transit station adjacent to the plaza on Douglas Street. Other important plaza design criteria summarized in DCAP include:

- *incorporate weather protection elements such as canopies and awnings on building faces that are located directly adjacent to a plaza*
- *ensure that seating, play areas and other public amenities are located and designed to provide protection from the elements including wind and rain*
- *encourage the use of high-quality finishing materials with detailed architectural quality*
- *ensure that a new plaza is individually designed to reflect and complement the surrounding context and to provide a distinctive identity and character*
- *ensure that the overall design, layout and materials result in attractive, identifiable and welcoming spaces*
- *where a plaza integrates terraced or stepped areas, locate these along the perimeter to provide views across the plaza*

- *ensure the plaza is designed to allow access and use by people with varying mobility needs*
- *meet CPTED design principals with respect to sightlines, lighting, activation, landscaping and wayfinding*
- *consider the use and design of unique public amenities to enhance and define the character of a plaza such as water features, public art, architecturally designed play equipment, wayfinding signage, public memorials, ornamental landscaping and lighting features*
- *provide adequate soil volume and/or soil cells to support health tree planting and growth*
- *ensure a plaza is designed to accommodate a range of both passive and active uses and functions that are appropriate for the location, type and scale of space.*

The proposed plaza design meets some of the above design criteria; however, several important elements described above are missing in the current design; this has been communicated to the applicant. The applicant has indicated to staff that they have full intention to redesign the plaza to further comply with the design criteria and address the concern that the plaza has a "corporate-feel" and lacks unique amenities to enhance the character of the area. Under the Issues and Analysis section of the report, staff is also requesting the Panel's input on the design of the plaza to assist the applicant in meeting the design aspirations to create a special place for the neighbourhood.

DCAP Design Guidelines

In March 2022, Council adopted new DCAP design guidelines that will come into effect this June. Staff considered these design guidelines when evaluating this proposal as they will apply while this proposal is still in process.

The new design guidelines recommend a site area of 1400m² for corner sites to accommodate a mid to high-rise building (one tower) in order to meet appropriate tower setbacks, maintain access to sunlight and sky views from public open spaces, and minimize impacts on neighbouring lots. The combined site area is 6,722.2m² for the three towers. For high-rise buildings, the new guidelines encourage a 10m setback from the side and rear property lines and where a parcel contains more than one residential tower, a minimum 20m separation distance between the closest points of the residential towers is recommended. In addition, the design guidelines recommend locating tall buildings in a manner that generally achieves a staggered formation within a block and in response to adjacent tall buildings on neighbouring blocks to achieve desired building separation, sunlight access and sky-view as well as to mitigate wind. The proposal generally complies with the design guidelines pertaining to the siting of the three towers.

The new design guidelines encourage a minimum 3 m setback of the tower from all property lines fronting public streets. The proposal is either meeting or exceeding this tower setback from the public streets.

The design guidelines recommend that the tower floor plates do not exceed a maximum size of 650m². The tower floor plate sizes for Building A are 582.97m², Building B is 666.58m² and Building C is 658.61m². Building B and C have tower floor plate sizes that are slightly above the maximum recommended in the guidelines. Lastly, the design guidelines recommend a maximum floor plate width of 24m and a north to south orientation. The floor plate widths of Building A are 21.64m with a north-south orientation, Building B is 58.65m with an east-west orientation, and Building C is 25.91m also with an east-west orientation. The applicant has introduced breaks in the massing to reduce the visual impact of longer floor plate widths; however, staff particularly

have concerns with the bulkiness of the upper storey of Building B, which is discussed under the issues and analysis section in order to seek feedback from the panel on this aspect of the design.

Design Guidelines for Development Permit Area 7A: Corridors

- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Appendix 3: Sidewalk Width Guidelines and Appendix 4: Building Design Guidelines in the Downtown Core Area Plan.*

ISSUES AND ANALYSIS

The following section(s) identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

Design of the Urban Plaza

As noted above, DCAP envisions a large urban plaza on the site that is generally 800m² to 1200m² in size to provide formal open space within the north end of Downtown along Douglas Street. The applicant is proposing an 800m² urban public plaza on the south west corner of the site flanked by Douglas and Caledonia Street. Summarized above are the design principles for an urban plaza at this location. Staff invite the ADP's input on the proposed plaza design and potential approaches to address grade changes in this area in order to maximize publicly useable space to assist the applicant in the design of this important amenity for the neighbourhood.

Design of Building to Street Interface along Discovery Street

The design guidelines strongly encourage visually interesting street walls for pedestrians. The guidelines recommend locating large format commercial uses on upper floors or below grade and where at grade locations are necessary, locate large format uses toward the building interior and include frequent entries, shop windows and smaller retail units around the periphery. The intent of this design guideline is to activate streets, create visual interest and avoid large expanses of blank walls associated with large format commercial uses.

Staff is particularly interested in seeking ADP's feedback on the architectural expression of the section of streetwall that is occupied by the grocery store, bike rooms and underbuilding parking. The applicant is proposing some glazing and a composite wood panel accent material around the windows to break up the mass; however, staff welcomes ADP's input on this aspect of the design.

Design of Upper Storeys and Rooftop of Building C

The design guidelines recommend a distinctive roof top to terminate towers that distinguish the building from others and contribute to an interesting and varied skyline. The guidelines provide some strategies for achieving this, such as:

- *stepping back the upper floors of buildings*
- *incorporating a significant vertical element or finial*
- *incorporating a decorative roof "top hat"*
- *screening mechanical equipment creatively*

- *incorporating roof top landscaping and green roof features.*

Staff have concerns with the bulkiness of the upper storeys and rooftop termination of Building C and invite ADP's input on this aspect of the design.

Floor heights of retail units along Douglas Street

The design guidelines recommend a minimum floor height of 4.5m for ground floor commercial space to allow for access to natural light, spaciousness and greater flexibility for future changes of use. The applicant is proposing floor heights of 4.1m for the retail units fronting Douglas Street. Staff invite the ADP's input on the appropriateness of the proposed floor heights of the retail units fronting Douglas Street.

Balconies and Rooftop Amenity Space

The design guidelines encourage a range of shared outdoor amenity spaces that are available for all building residents and encourage social interaction, play and urban food production. Incorporating outdoor common spaces into upper storey terraces and rooftops are strongly encouraged. Integrating useable and comfortable balconies and other private outdoor spaces with a minimum depth of 2m and width of 2.7m is also recommended in the design guidelines. The design guidelines state that balconies should contribute to a cohesive tower composition and expression while supporting building energy performance and minimizing increases to perceived bulk and mass of buildings. Staff invite the ADP's input on the integration and design of balconies and private rooftop patios as well as the design and programming of the rooftop amenity spaces in all three towers.

Selection and Application of Exterior Finishes

The design guidelines recommend the use of high-quality, durable materials to maintain the condition of facades, a variety of textures and details in the exterior cladding materials and the use of durable natural materials for building features and accents to achieve visual interest. The proposed exterior materials include light and dark brick, metal panels, composite wood panels, grey glass, architectural concrete, and glulam and steel canopies. The podium is clad in brick and the towers are clad in power-coated angled metal panels that alternate directions (every third floor the angled panel changes direction). The canopies above the retail units are frosted glass. Staff invite ADP's input on the selection and application of exterior finishes.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00205 for 710 Caledonia and 1961 Douglas Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00205 for 710 Caledonia and 1961 Douglas Street be approved with the following changes:

- as listed by the ADP.

Option Three

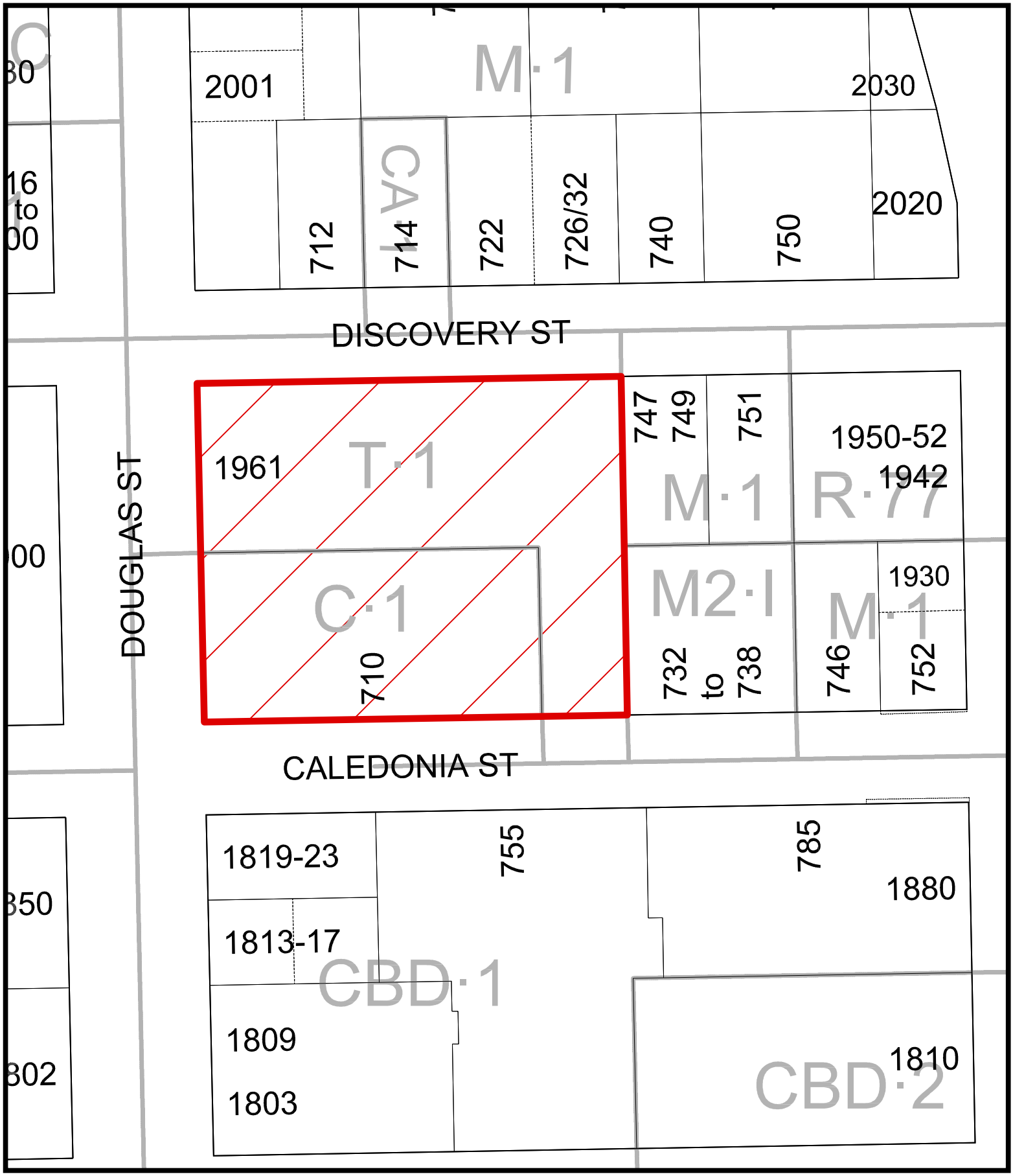
That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00205 for 710 Caledonia and 1961 Douglas Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped April 4, 2022
- Architectural booklet dated April 4, 2022
- Arborist report dated March 24, 2022
- Applicant's letter dated March 29, 2022.

cc: Mackenzie Biggar, Chard Developments, Applicant; Mark Whitehead, MCMP Architects, Architect.



N

710 Caledonia Ave. & 1961 Douglas St.
Rezoning No.00815

CITY OF VICTORIA

N

710 Caledonia Ave. & 1961 Douglas St.
Rezoning No.00815

CITY OF VICTORIA

1961 DOUGLAS ST

REZONING AND DEVELOPMENT PERMIT APPLICATION - MARCH 30, 2022

PROJECT INFORMATION

PROJECT ADDRESS LEGAL DESCRIPTION EXISTING ZONING	1961 DOUGLAS STREET, VICTORIA BC LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557 ZONING: T-1	710 CALEDONIA AVE, VICTORIA BC LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509 ZONING: C-1
PROPOSED ZONING		
SITE AREA	72,357.5 sf (6,722.2 m^2)	
TOTAL FLOOR AREA	491,798 sf (45,689.5 m^2)	
COMMERCIAL FLOOR AREA	98,926 sf (9,190.5 m^2)	
FLOOR SPACE RATIO	6.80 FSR *(1.37 FSR COMMERCIAL + 5.43 FSR RESIDENTIAL)*	
HEIGHT OF BUILDINGS	BUILDING A = 54.785 m BUILDING B = 71.955 m BUILDING C = 64.843 m	
NUMBER OF STOREYS	BUILDING A = 16 STOREYS BUILDING B = 21 STOREYS BUILDING C = 20 STOREYS	
PARKING STALLS	440 PARKING STALLS *(166 COMMERCIAL + 274 RESIDENTIAL)*	
BICYCLE PARKING	600 CLASS 1 BICYCLE SPACES 80 CLASS 2 BICYCLE SPACES	
BUILDING SETBACKS	BUILDING B FROM SOUTH PL = 3.0 m BUILDING A FROM NORTH PL = 3.0 m BUILDING C FROM NORTH PL = 5.1 m BUILDING A FROM EAST PL = 10.0 m BUILDING C FROM WEST PL = 4.6 m	
TOTAL NUMBER OF RESIDENTIAL UNITS	BUILDING A = 137 UNITS BUILDING B = 145 UNITS BUILDING C = 169 UNITS	
UNIT TYPES	BUILDING A STUDIO = 45.3% 1 BED = 21.9% 2 BED = 21.9% 3 BED = 10.9%	BUILDING B STUDIO = 8.3% 1 BED = 53.8% 2 BED = 26.9% 3 BED = 11.0%
		BUILDING C STUDIO = 9.5% 1 BED = 55.0% 2 BED = 30.8% 3 BED = 4.7%
MINIMUM UNIT FLOOR AREA	BUILDING A = 334 sf (31 m^2) BUILDING B = 480 sf (45 m^2) BUILDING C = 420 sf (39 m^2)	
RESIDENTIAL FLOOR PLATE SIZE	BUILDING A = 6,275 sf (582.97m^2) BUILDING B = 7,175 sf (666.58 m^2) BUILDING C = 7,100 sf (658.61 m^2)	
TOTAL RESIDENTIAL FLOOR AREA	BUILDING A = 107,057 sf (9,945.92m^2) BUILDING B = 140,375 sf (13,041.30 m^2) BUILDING C = 145,440 sf (13,511.80 m^2)	

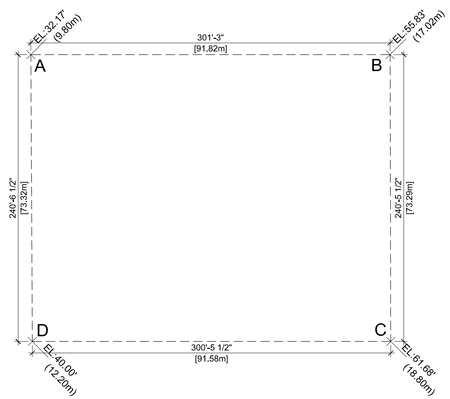
DRAWING LIST

		24"X36" SHEETS	11"X17" SHEETS
A000	PROJECT STATISTICS	N.T.S	N.T.S
A001	CONTEXT PLAN	N.T.S	N.T.S
A002	CIVIL PLAN	N.T.S	N.T.S
A003	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
A004	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"	1/32" = 1'-0"
A100	FLOOR PLAN P3	1/16" = 1'-0"	1/32" = 1'-0"
A101	FLOOR PLAN P2	1/16" = 1'-0"	1/32" = 1'-0"
A102	FLOOR PLAN P1	1/16" = 1'-0"	1/32" = 1'-0"
A103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A106	FLOOR PLAN OFFICE + DAYCARE LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A107	FLOOR PLAN OFFICE LEVELS	1/16" = 1'-0"	1/32" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL LEVEL 05	1/16" = 1'-0"	1/32" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL LEVELS 06-14	1/16" = 1'-0"	1/32" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL LEVELS 15-20	1/16" = 1'-0"	1/32" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL LEVEL 21	1/16" = 1'-0"	1/32" = 1'-0"
A112	FLOOR PLAN ROOF LEVELS	1/16" = 1'-0"	1/32" = 1'-0"
A200	BUILDING SECTION A	1/16" = 1'-0"	1/32" = 1'-0"
A201	BUILDING SECTION B	1/16" = 1'-0"	1/32" = 1'-0"
A202	BUILDING SECTION C	1/16" = 1'-0"	1/32" = 1'-0"
A203	BUILDING SECTION D	1/16" = 1'-0"	1/32" = 1'-0"
A204	BUILDING SECTION E	1/16" = 1'-0"	1/32" = 1'-0"
A205	BUILDING SECTION F	1/16" = 1'-0"	1/32" = 1'-0"
A300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
A301	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A302	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A303	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"

AVERAGE GRADE CALCULATION

A-B [(9.80m + 17.02m)/2] X 91.82m = 1,231.31
B-C [(17.02m + 18.80m)/2] X 73.29m = 1,312.62
C-D [(18.80m + 12.20m)/2] X 91.58m = 1,419.49
D-A [(12.20m + 9.80m)/2] X 73.32m = 806.52

AV. GRADE CALCULATION:
4,769.94 / 330.10m = 14.45m



Original Submission
Received Date: April 4, 2022

MCM

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30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

COVER & PROJECT INFO

Drawing

Scale

Project 221023

Sheet A000

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GROSS FLOOR AREAS + FSR

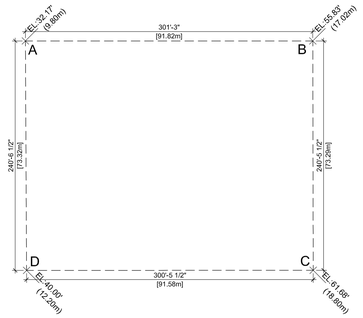
BUILDING B - CONDO	RESIDENTIAL	COMMERCIAL
	GSF	GSF
Level 1 - Condo Lobby/Bikes/Res. Storage/ Office Lobby/Retail/W&R (EL 15.3m-17.1m)	9,938	5,427
Level 2 - Office/Condo Storage (EL 22.9m)	4,896	9,642
Level 3 - Office (EL 26.6m)	800	15,723
Level 4 - Office (EL 30.2m)	800	15,723
Level 5 - Condo / Amenity	7,175	
Level 6 - Condo	7,175	
Level 7 - Condo	7,175	
Level 8 - Condo	7,175	
Level 9 - Condo	7,175	
Level 10 - Condo	7,175	
Level 11 - Condo	7,175	
Level 12 - Condo	7,175	
Level 13 - Condo	7,175	
Level 14 - Condo	7,175	
Level 15 - Condo	7,175	
Level 16 - Condo	7,175	
Level 17 - Condo	7,175	
Level 18 - Condo	7,175	
Level 19 - Condo	7,175	
Level 20 - Condo	7,175	
Level 21 - Condo	7,175	
Level 21 Upper - Condo	1,166	
Roof	800	
TOTAL	140,375	46,515
	186,890	

BUILDING C- RENTAL	RESIDENTIAL	COMMERCIAL
	GSF	GSF
Level 1 Lower - Rental Lobby/W&R/Retail/ Comm. Bikes (EL 9.8m-12.2m)	3,238	6,322
Level 1 Upper - Bikes/Storage/Amenity/ Restaurant/Retail (EL 14.2m-15.9m)	15,642	12,044
Level 3 - Grocery /Daycare (EL 18.6m-21.1m)	905	34,045
Level 4 - Rental / Amenity (EL 28.1m)	7,100	
Level 5 - Rental	7,100	
Level 6 - Rental	7,100	
Level 7 - Rental	7,100	
Level 8 - Rental	7,100	
Level 9 - Rental	7,100	
Level 10 - Rental	7,100	
Level 11 - Rental	7,100	
Level 12 - Rental	7,100	
Level 13 - Rental	7,100	
Level 14 - Rental	7,100	
Level 15 - Rental	7,100	
Level 16 - Rental	7,100	
Level 17 - Rental	7,100	
Level 18 - Rental	7,100	
Level 19 - Rental	7,100	
Level 20 - Rental	7,100	
Roof Amenity	4,050	
Roof	905	
TOTAL	145,440	52,411
	197,851	

BUILDING A- BC HOUSING	GSF
Level 1 - BCH Lobby/Bikes / W&R (EL 15.6m-15.9m)	6,295
Mezzanine - (EL 22.9m)	5,757
Level 2 - BCH / Amenity (EL 26.6m)	6,275
Level 3 - BCH	6,275
Level 4 - BCH	6,275
Level 5 - BCH	6,275
Level 6 - BCH	6,275
Level 7 - BCH	6,275
Level 8 - BCH	6,275
Level 9 - BCH	6,275
Level 10 - BCH	6,275
Level 11 - BCH	6,275
Level 12 - BCH	6,275
Level 13 - BCH	6,275
Level 14 - BCH	6,275
Level 15 - BCH	6,275
Level 16 -BCH	6,275
Roof	880
TOTAL	107,057

COMMERCIAL	GSF						
	OFFICE	RETAIL	RESTAURANT /COFFEE	GROCERY	DAYCARE	BIKES/W&R/ CIRCULATION	TOTAL
Level 1 - Lower (EL 9.8m-12.2m)		5,000				1,492	6,492
Level 1 - Upper (EL 14.2m-17.1m)	1,340	1,915	6,602	4,262		3,182	17,301
Level 2 - (EL 18.6m-22.9m)	8,924			28,114	5,931	718	43,687
Level 3 - (EL 26.6m)	15,723						15,723
Level 4 - (EL 30.2m)	15,723						15,723
TOTAL	41,710	6,915	6,602	32,376	5,931	5,392	98,926

AVERAGE GRADE CALCULATION		
A-B =	[(9.80m + 17.02m)/2] x 91.82m =	1231.31
B-C =	[(17.02m + 18.80m)/2] x 73.29m =	1312.62
C-D =	[(18.80m + 12.20m)/2] x 91.58m =	1419.49
D-A =	[(12.20m + 9.80m)/2] x 73.32m =	806.52
AVG GRADE =	4,769.94 / 330.10m =	14.45m



SITE AREA	72,357.5	SF
COMMERCIAL	1.37	FSR
RESIDENTIAL	5.43	FSR
BUILDING A - BCH	1.48	FSR
BUILDING B - CONDO	1.94	FSR
BUILDING C - RENTAL	2.01	FSR

BUILDING HEIGHTS	HEIGHT (ft)	HEIGHT (m)	HEIGHT (STOREYS)
BUILDING A - BCH	179'-9"	54.785m	16 STOREYS
BUILDING B - CONDO	236'-1"	71.955m	21 STOREYS
BUILDING C - RENTAL	212'-9"	64.843m	20 STOREYS

UNIT BREAKDOWN

CONDO					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 5	0	3	3	0	6
Level 6	0	5	4	0	9
Level 7	0	5	4	0	9
Level 8	0	5	4	0	9
Level 9	0	5	4	0	9
Level 10	0	5	4	0	9
Level 11	0	5	4	0	9
Level 12	0	5	4	0	9
Level 13	0	5	4	0	9
Level 14	0	5	4	0	9
Level 15	2	5	0	2	9
Level 16	2	5	0	2	9
Level 17	2	5	0	2	9
Level 18	2	5	0	2	9
Level 19	2	5	0	2	9
Level 20	2	5	0	2	9
Level 21	0	0	0	4	4
TOTAL	12	78	39	16	145

RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 4	0	5	4	0	9
Level 5	0	6	4	0	10
Level 6	0	6	4	0	10
Level 7	0	6	4	0	10
Level 8	0	6	4	0	10
Level 9	0	6	4	0	10
Level 10	0	6	4	0	10
Level 11	0	6	4	0	10
Level 12	0	6	4	0	10
Level 13	2	5	2	1	10
Level 14	2	5	2	1	10
Level 15	2	5	2	1	10
Level 16	2	5	2	1	10
Level 17	2	5	2	1	10
Level 18	2	5	2	1	10
Level 19	2	5	2	1	10
Level 20	2	5	2	1	10
TOTAL	16	93	52	8	169

BC HOUSING- BELOW MARKET RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Mezzanine	2	0	1	0	3
Level 2	4	2	1	1	8
Level 3	4	2	2	1	9
Level 4	4	2	2	1	9
Level 5	4	2	2	1	9
Level 6	4	2	2	1	9
Level 7	4	2	2	1	9
Level 8	4	2	2	1	9
Level 9	4	2	2	1	9
Level 10	4	2	2	1	9
Level 11	4	2	2	1	9
Level 12	4	2	2	1	9
Level 13	4	2	2	1	9
Level 14	4	2	2	1	9
Level 15	4	2	2	1	9
Level 16	4	2	2	1	9
TOTAL	62	30	30	15	137

UNIT MIX	
STUDIO	8.3%
1 BED	53.8%
2 BED	26.9%
3 BED	11.0%
Total	100.0%

STORAGE LOCKERS	
P2	17
Level 1	57
Level 2	79
Total	153

UNIT MIX	
STUDIO	9.5%
1 BED	55.0%
2 BED	30.8%
3 BED	4.7%
Total	100.0%

STORAGE LOCKERS	
P3	22
P2	23
P1	18
Level 1	106
Total	169

UNIT MIX	
STUDIO	45.3%
1 BED	21.9%
2 BED	21.9%
3 BED	10.9%
Total	100.0%

CAR PARKING REQUIREMENTS

RESIDENTIAL					
CONDO					
	0.65 SPACES/UNIT (< 45m²)	0.80 SPACES/UNIT (45m²-70m²)	1.20 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	9.8	60.0	66.0	14.5	150
PROVIDED	~0.65 SPACES/UNIT = 97			10	107
RENTAL					
	0.50 SPACES/UNIT (< 45m²)	0.60 SPACES/UNIT (45m²-70m²)	1.00 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	21.0	71.4	8.0	16.9	117
PROVIDED	~0.5 SPACES/UNIT = 83			10	93
BC HOUSING- BELOW MARKET RENTAL					
	0.20 SPACES/UNIT (< 45m²)	0.50 SPACES/UNIT (45m²-70m²)	0.75 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	12.4	22.5	22.5	13.7	71
PROVIDED	~0.45 SPACES/UNIT = 64			10	74
RESIDENTIAL TOTAL					
REQUIRED					339
PROVIDED					274

COMMERCIAL						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /70m²	1 SPACE /80m²	1 SPACE /40m²	1 SPACE /50m²	1 SPACE /100m²	
REQUIRED	55	8	15	52	6	136
PROVIDED	53	10	16	81	6	166
RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL						
REQUIRED						475
PROVIDED						440

BIKE PARKING REQUIREMENTS

RESIDENTIAL			
LONG TERM BIKES			
CONDO			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	15	162.5	178
PROVIDED	~1.2 SPACES/UNIT = 179		179
RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	42.0	158.8	201
PROVIDED	~1.2 SPACES/UNIT = 202		202
BC HOUSING- BELOW MARKET RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	62.0	93.8	156
PROVIDED	~1.1 SPACES/UNIT = 157		157
LONG TERM RESIDENTIAL TOTAL			
REQUIRED			534
PROVIDED			538

RESIDENTIAL	
SHORT TERM BIKES	
CONDO	
0.1 SHORT TERM BIKES/UNIT	
REQUIRED	14.5
PROVIDED	14
RENTAL	
0.1 SHORT TERM BIKES/UNIT	
REQUIRED	16.9
PROVIDED	17
BCH- BELOW MARKET RENTAL	
0.1 SHORT TERM BIKES/UNIT	
REQUIRED	13.7
PROVIDED	14
SHORT TERM RESIDENTIAL TOTAL	
REQUIRED	45
PROVIDED	45

COMMERCIAL LONG TERM BIKE REQUIREMENTS						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /150m²	1 SPACE /200m²	1 SPACE /400m²	1 SPACE /200m²	1 SPACE /700m²	
REQUIRED	26	3	2	13	1	44
PROVIDED	26	6	4	24	2	62

COMMERCIAL SHORT TERM BIKE REQUIREMENTS						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /400m²	1 SPACE /200m²	1 SPACE /100m²	1 SPACE /200m²	1 SPACE /200m²	
REQUIRED	10	3	6	13	3	35
PROVIDED	10	3	6	13	3	35
RESIDENTIAL + COMMERCIAL LONG TERM BIKE PARKING TOTAL						
REQUIRED						578
PROVIDED						600
RESIDENTIAL + COMMERCIAL SHORT TERM BIKE PARKING TOTAL						
REQUIRED						80
PROVIDED						80

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Seal

Douglas St

Victoria, BC

Project

PROJECT STATISTICS

Drawing

Scale

Project 221023

Sheet A000

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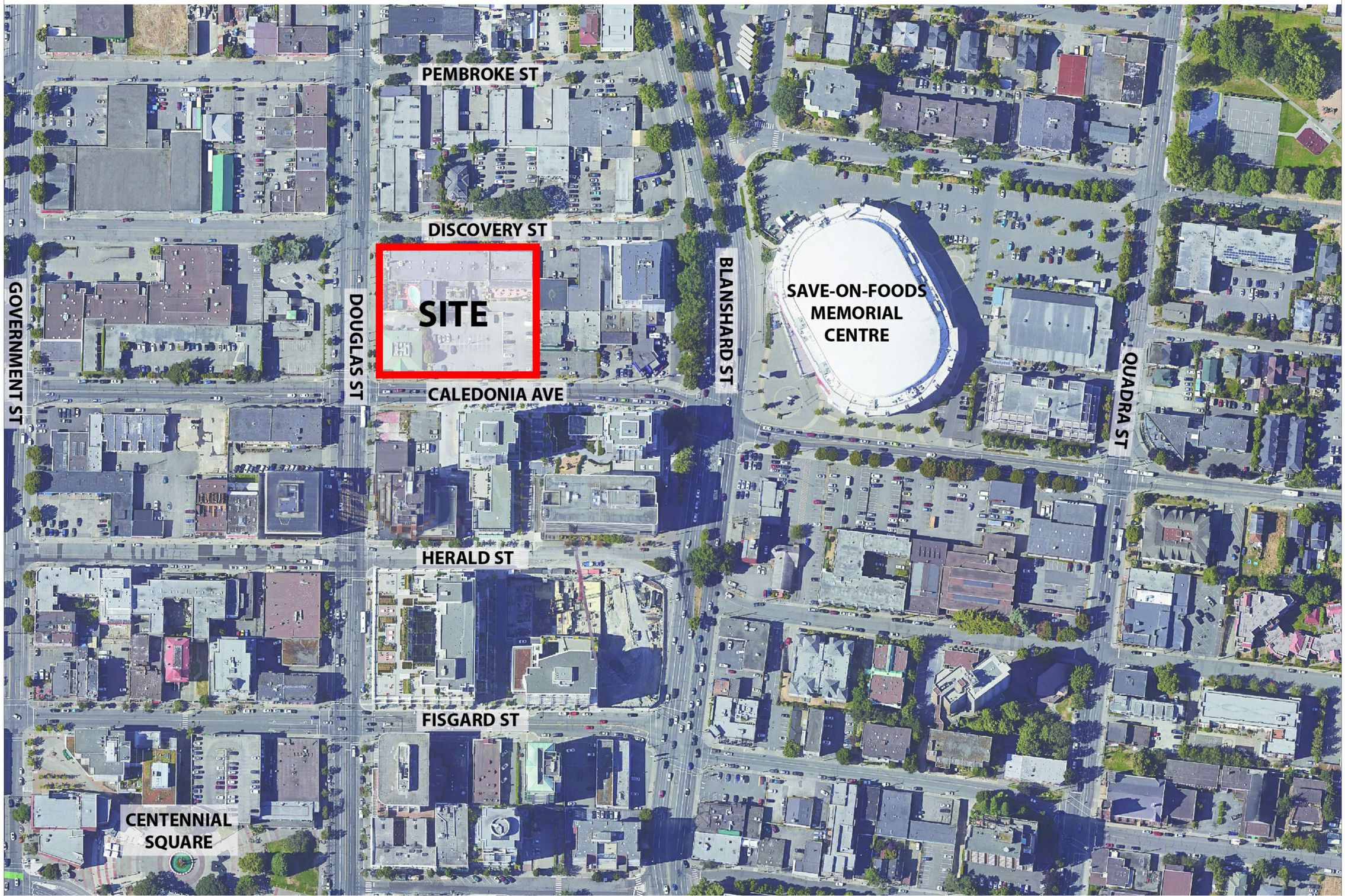

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Victoria, BC

Project

CONTEXT

Drawing

Scale

Project 221023

Sheet A001

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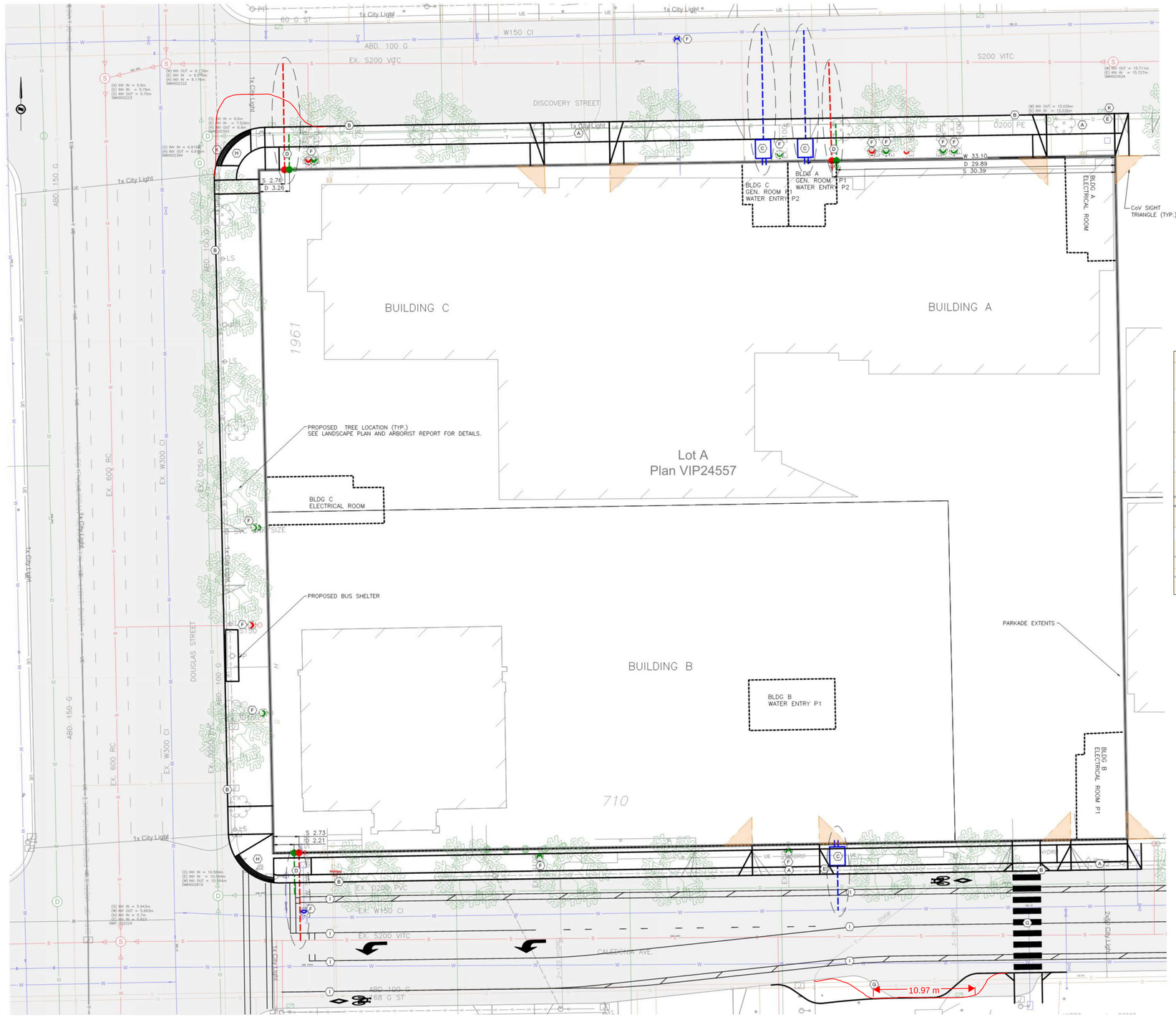

SHEET NOTES

(A) PROPOSED DRIVEWAY AS PER CoV SDD TA-64

(B) REPAIR AND REINSTATE EXISTING SIDEWALK AND BOULEVARD.

(C) PROPOSED 100mm DOMESTIC WATER AND 150mm FIRE WATER AND 75MM WATER METER AS PER CoV SD W2h.

(D) PROPOSED 200mm SANITARY SERVICE AND 200mm STORM SERVICE.

(E) EXISTING STREET SIGNAGE TO BE RELOCATED AS REQUIRED.

(F) EXISTING SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

(G) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING GUTTER AND PARKING AREA TO BE RELOCATED AS REQUIRED.

(H) PROPOSED CROSSWALK LETDOWN COMPLETE WITH 1.5m PANEL TRANSITION.

(I) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.

(J) EXISTING STREET SIGNAGE TO BE RELOCATED AS REQUIRED.

(K) EXISTING CATCH BASIN AND LEAD TO BE RELOCATED AS REQUIRED.

KEY PLAN
NTS

LEGAL DESCRIPTION: VIP24557 LOT A & VIP23509 LOT 1
003-107-329 & 103-017-575

BENCHMARK: MONUMENT 17-103
ELEV. 9.60m

CONCEPTUAL SERVICING PLAN
H 1:200
V N/A

1:200 0 4 8 12m

PRELIMINARY ONLY

V:_Projects\33604 - Chard Development - 1961 Douglas & 710 Caledonia\07 - Engineering\02 - Drawings & Sketches (Eng)\33604 - Production.dwg Plot Date: March

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SERVICING PLAN

Scale horiz. 1:200 Scale vert. N/A
Sheet 1 of 1
Eng. Project No. 33604

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
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Victoria, BC

Project

CIVIL

Drawing

Scale

Project 221023

Sheet A002

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

301'-4 5/8" [91.86m]

EL: 32.17' (9.80m)

EL: 32.81' (10.00m)

EL: 36.09' (11.00m)

EL: 39.34' (12.00m)

EL: 42.65' (13.00m)

EL: 45.93' (14.00m)

EL: 52.49' (16.00m)

EL: 55.83' (17.02m)

EL: 40.03' (12.20m)

EL: 47.21' (14.40m)

GUTTER

CURB

SIDEWALK

SIDEWALK

EL: 32.81' (10.00m)

RETAINING WALL COINCIDENTAL WITH PROPERTY LINE

PARKING DROP-OFF AREA BELOW SECOND FLOOR OF BUILDING

3 STOREY BUILDING

LOT A PLAN 24557

2 STOREY LBUILDING

LOT 746

LOT 745

120'-5 3/8" [36.71m]

1 STOREY BUILDING

STRUCTURE IS 0.08M CLEAR OF PROPERTY LINE

120'-5" [36.10m]

POOL AND BAR AREA

1 STOREY BUILDING

PATIO

STRUCTURE

RETAINING WALL COINCIDENTAL WITH PROPERTY LINE

240'-0 3/4" [73.17m]

EL: 36.12' (11.01m)

EL: 43.17' (13.16m)

EL: 48.97' (14.93m)

EL: 51.58' (15.72m)

EL: 52.48' (16.0m)

EL: 38.12' (16.66m)

PINE 0.40

PINE 0.40

BUILDING WALL COINCIDENTAL WITH PROPERTY LINE

CATCH BASIN

ASPHALT DRIVEWAY

GARBAGE BIN CONCRETE PAD

DECID 4 x 0.05

CONCRETE PAD

CHAIN LINK ENCLOSED AREA

20 stairs

keeps

concrete path

LOT 1 PLAN 23509

LOT AREA = 2,678 m²

DECID 4 x 0.80

DECID 5 x 0.80

DECID 25 x 0.10

ASPHALT PARKING LOT

ASPHALT PARKING LOT

120'-1 1/4" [36.61m]

SIDEWALK

BICYCLE RACK

DECID 0.13

ENCLOSED PATIO AREA

1 STOREY BUILDING

Building Elevations:
Front door sill: 13.56
Bottom of eave: 16.47
Top of eave: 17.05
Top of parapet: 19.26
Entrance roof peak: 19.49

DECID 0.10

RESTAURANT ENTRANCE

concrete path

RESTAURANT SIGN

RAISED CONCRETE PAD

DECID 0.12

DECID 0.20

DECID 3 x 0.05

DECID 0.12

SIGN

SIDEWALK

SIDEWALK

EL: 40.00' (12.20m)

EL: 56.70' (17.28m)

EL: 59.05' (18.0m)

EL: 61.68' (18.80m)

120'-1 1/2" [36.61m]

120'-1 5/8" [36.62m]

BUILDING STRATA PLAN VIS5569

239'-11 7/8" [73.15m]

60'-5 7/8" [18.44m]

16' 12' 8' 4' 0" 8' 16' 32' 48'

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SITE PLAN EXISTING

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A003

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

GROCERY/ RENTAL
PARKING ENTRY
EL 39'-8"
(12.09 m)

LOADING EXIT
EL 54'-2"
(16.51 m)

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

16'-10"
[5.1m]

9'-10"
[3.0m]

ROOF
EL 250'-10"
(76.45 m)

OVERRUN
EL 270'-2"
(82.34 m)

ROOF
EL 260'-2"
(79.30 m)

85'-0"
[25.91m]

ROOF DECK
EL 92'-2"
(28.09 m)

BUILDING C
RENTAL
20 FLOORS

ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237'-2"
(72.28 m)

95'-0"
[28.96m]

BUILDING A
BC HOUSING
BELOW MARKET
RENTAL
16 FLOORS

15'-1 1/2"
[4.6m]

85'-0"
[25.91m]

97'-0 1/2"
[29.58m]

71'-0"
[21.64m]

32'-9"
[10.0m]

EL: 36.12'
(11.01m)

69'-5 1/8"
[21.2m]

66'-0"
[20.1m]

ROOF DECK
EL 87'-2"
(26.57 m)

65'-6"
[20.0m]

65'-6"
[20.0m]

EL: 47.17'
(14.38m)

EL: 46.66'
(14.22m)

EL: 37.17'
(11.33m)

EL: 38.32'
(11.68m)

EL: 39.70'
(12.10m)

EL: 45.57'
(13.89m)

OVERRUN
EL 284'-2"
(86.61 m)

ROOF
EL 274'-2"
(83.56 m)

ROOF
EL 283'-6"
(86.41 m)

BUILDING B
CONDO
21 FLOORS

76'-8"
[23.37m]

ROOF DECK
EL 115'-6"
(32.20 m)

9'-10"
[3.00m]

EL: 40.00'
(12.20m)

111'-0"
[33.83m]

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

CONDO / OFFICE / BCH
PARKING ENTRY
EL 52'-2"
(15.90 m)

LOADING ENTRY
EL 60'-9"
(18.52 m)

16' 12' 8' 4' 0" 8' 16' 32' 48'

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SITE PLAN PROPOSED

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A004

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

NVFD Ladder 10 Custom

ANNUNCIATOR PANEL

FIRE DEPT. CONNECTION

8.3m

6.8m

EL: 32.17' (9.80m)

EL: 42.67' (13.00m)

EL: 55.83' (17.02m)

EL: 36.12' (11.01m)

EL: 40.00' (12.20m)

EL: 56.70' (17.28m)

EL: 61.68' (18.80m)

RETAIL 2,025 SF
EL 33'-8" (10.26 m)

RETAIL 3,150 SF
EL 35'-2" (10.72 m)

RETAIL 1,925 sf
EL 33'-8" (10.26 m)

RETAIL 1,930 SF
EL 46'-8" (14.22 m)

LOADING

EL 38'-8" (11.79 m)

EL 36'-6" (11.12 m)

RENTAL PARKING ACCESS GATE

95'-0" RAMP DN @ 10%

RENTAL WASTE / RECYCLE RM

COMM. WASTE / RECYCLE RM

BIKE REPAIR AREA

RENTAL BIKE STORAGE (202)

BC HOUSING BIKE STORAGE (157)

RENTAL RES. STORAGE (32 LOCKERS)

RENTAL RES. STORAGE (34 LOCKERS)

CONDO RES. STORAGE (56 LOCKERS)

CONDO BIKE STORAGE (179)

BCH WASTE RECYCLE RM

BCH RES LOBBY 830 sf

EL 51'-2" (15.60 m)

EL 54'-2" (16.51 m)

O/H GATE

3% SLOPE DN

LOADING

COMPACTOR

DOCK
EL 61'-2" (18.64 m)

EL 57'-2" (17.42 m)

ONE WAY

EXIT CORRIDOR

LOADING CORRIDOR

UPPER PLAZA 2,225 SF

LOWER PLAZA 6,410 SF

GROCERY LOBBY 2,980 sf
EL 45'-2" (13.77 m)

CONDO RES. LOBBY 1,350 sf
EL 50'-2" (15.29 m)

EL 52'-2" (15.90 m)

CONDO WASTE & RECYCLE RM
EL 56'-2" (17.12 m)

COMMERCIAL WASTE & RECYCLE RM
EL 56'-2" (17.12 m)

COMMERCIAL MAIL & BOH
EL 56'-2" (17.12 m)

OFFICE LOBBY 950 sf
EL 55'-0" (16.76 m)

RETAIL 1,940 SF
EL 56'-2" (17.12 m)

24'-0" RAMP DN @ 10%

45' RAMP DN @ 9%

8%

4'-0" [1.22m]

20'-0" [6.10m]

O/H GATE

CONDO / OFFICE / BCH PARKING ENTRY

FIRE HYDRANT

FIRE DEPT. CONNECTION

ANNUNCIATOR PANEL

FIRE HYDRANT

16' 12' 8' 4' 0" 8' 16' 32' 48'

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I:\PROJECTS\2021-2025\2021\221023 - CALEDONIA ST, VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221023_A005_FIRE DEPARTMENT ACCESS PLAN.DWG | 30 Mar 2022 - 12:24 PM | JKELLY

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Seal

Douglas St

Victoria, BC

Project

FIRE DEPT ACCESS PLAN

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A005

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

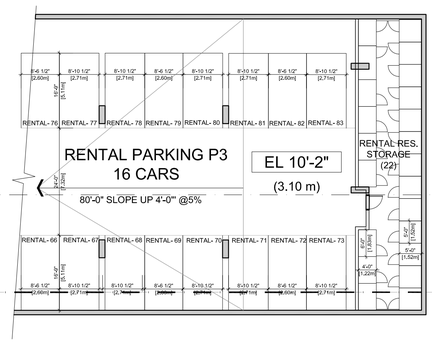
EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)



D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P3

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet **A100**

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

RENTAL RES. STORAGE (9)

BLDG C WATER ENTRY ROOM

BLDG A WATER ENTRY ROOM

PULPIT ABOVE

STORAGE

80'-0" SLOPE DN 4'-0"" @5%

EL 18'-2"
(5.54 m)

EL 19'-2"
(5.84 m)

BC HOUSING PARKING P2
34 CARS

EL 14'-2"
(4.32 m)

RENTAL ELEVATOR LOBBY

BCH PARKING ELEVATOR LOBBY

ELEC.

RENTAL PARKING P2
59 CARS

80'-0" SLOPE DN 4'-0"" @5%

60'-0" SLOPE UP 3'-0"" @5%

EL 20'-2"
(6.15 m)

EL 16'-2"
(4.93 m)

BCH PARAKDE END

30' RAMP UP 3' @ 10%

EL 22'-2"
(6.76 m)

DOG WASH

RENTAL RES. STOR. (5)

PE 14 ELEVATOR PIT

EL 18'-8"

RENTAL RES. STORAGE (9)

CONDO RES. STORAGE (5)

100'-0" SLOPE UP 5'-0"" @5%

EL 17'-2"
(5.23 m)

EL 22'-2"
(6.76 m)

CONDO PARKING LEVEL P2
97 CARS

38'-4" RAMP DN 4'-0" @ 12%

CONDO ELEVATOR LOBBY

PE 6 / PE 7 ELEVATOR PIT

EXIT STAIR

CONDO RES. STORAGE (5)

CONDO RES. STORAGE (7)

EL 21'-2"
(6.45 m)

EL 26'-2"
(7.98 m)

100'-0" SLOPE UP 5'-0"" @5%

100'-0" SLOPE UP 5'-0"" @5%

53'-4" SLOPE DN 2'-8"" @5%

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P2

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A101

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL.:55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL:56.70'
(17.28m)

EL:61.68'
(18.80m)

RENTAL RES. STORAGE (9)

DAYCARE 2

DAYCARE 1

RETAIL - 23 … RETAIL - 11

BLDG C GENERATOR RM

BLDG A GENERATOR RM

BCH - 20 … BCH - 13

BLDG A ELECTRICAL ROOM

RETAIL / DAYCARE / VISITOR PARKING
40 CARS

80'-0" SLOPE DN 4'-0" @5%

EL 27'-2"
(8.28 m)

EL 28'-2"
(8.58 m)

BC HOUSING PARKING P1
30 CARS

EL 23'-2"
(7.06 m)

RETAIL - 10 … RETAIL - 5

RENTAL ELEVATOR LOBBY

EL 23'-2"
(7.06 m)

ST #10

STORAGE

ST #9

ST #8

ST #7

ST #12

ST #11

BC HOUSING ELEVATOR LOBBY

ELEC.

DN

RENTAL - 15 … RENTAL - 16

RENTAL PARKING P1
8 CARS
60'-0" SLOPE DN 3'-0" @5%

55'-0" RAMP DN @ 10%

RENTAL PARKING ACCESS GATE

RETAIL - 4 … RETAIL - 1

VISITOR - 9 … VISITOR - 1

RETAIL - 24

RENTAL - 6

BLDG C ELECTRICAL ROOM

RETAIL / DAYCARE ELEV. LOBBY

EL 23'-2"
(7.06 m)

PE #14

ST. #3

STOR.

EL 27'-8"
(8.43 m)

EL 29'-2"
(8.89 m)

EL 29'-2"
(8.89 m)

RENTAL RES. STORAGE (9)

EL 25'-2"
(7.67 m)

30' RAMP
DN 3' @ 10%

BC HOUSING PARKING ACCESS GATE

EL 31'-2"
(9.50 m)

BLDG B GENERATOR ROOM

VISITOR -20 … OFFICE - 29

OFFICE - 30 … OFFICE - 38

100'-0" SLOPE UP 5'-0" @5%

EL 26'-2"
(7.98 m)

OFFICE / VISITOR / RETAIL PARKING LEVEL P1
75 CARS

EL 31'-2"
(9.50 m)

OFFICE - 12 … OFFICE - 19

MOTO

33'-4" RAMP
DN 4'-0" @ 12%

SE 8 / SE 9 ELEVATOR PIT

BLDG B COMM. RM

PE 4

PE 5

EL 35'-2"
(10.72 m)

CONDO ELEVATOR LOBBY

STOR.

BLDG B WATER ENTRY RM

OFFICE - 20 … OFFICE - 23

EOT FACILITIES

EL 31'-2"
(9.50 m)

PE 6

PE 7

EXIT STAIR

COMM. BIKES (OFFICE / RETAIL) (30)

OFFICE - 11 … OFFICE - 1

EL 31'-2"
(9.50 m)

EL 30'-2"
(9.19 m)

100'-0" SLOPE UP 5'-0" @5%

120'-0" SLOPE UP 6'-0" @5%

CONDO PARKING ACCESS GATE

100'-0" SLOPE DN 5'-0" @5%

VISITOR - 19 … VISITOR - 1

OFFICE - 53 … OFFICE - 45

BLDG B ELECTRICAL ROOM

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P1

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A102

DISCOVERY STREET

GROCERY/ RENTAL PARKING ENTRY

99'-2" [28,0m]

EL.: 32.17' (9.80m)

EL.: 37.00' (11.28m)

EL.: 39.67' (12.09m)

EL.: 42.67' (13.00m)

EL.: 55.83' (17.02m)

RETAIL 2,025 SF
EL 33'-8" (10.26 m)

RETAIL 3,150 SF
EL 35'-2" (10.72 m)

RETAIL RES. LOBBY 1,925 sf
EL 33'-8" (10.26 m)

EXIT CORRIDOR

COMM. BIKES (8)

LOADING

EL 38'-8" (11.79 m)

RENTAL PARKING ACCESS GATE

EL 36'-6" (11.12 m)

CLASS B (10' X 28')

CLASS B (10' X 28')

95'-0" RAMP DN @ 10%

RENTAL WASTE / RECYCLE RM

COMM. WASTE / RECYCLE RM

EL 40'-2" (12.24 m)

GROCERY PARKING 81 CARS

GROCERY CARTS

STOR.

ELEC.

STORAGE

EL 32'-2" (9.80 m)

EL 29'-2" (8.89 m)

EL 40'-2" (12.24 m)

EL 48'-2" (14.68 m)

60'-0" PARKING RAMP DN @ 10%

EL 42'-2" (12.85 m)

24'-0" PARKING RAMP DN @ 10%

120'-0" SLOPE DN 6'-0" @5%

EL 41'-2" (12.55 m)

EL 52'-2" (15.90 m)

PARKING BELOW

COMM. BIKES - GROCERY (24)

CONDO / OFFICE / BCH PARKING ENTRY

EL.: 40.00' (12.20m)

EL.: 56.70' (17.28m)

EL.: 61.68' (18.80m)

DOUGLAS STREET

EL.: 36.12' (11.01m)

EL.: 47.17' (14.38m)

EL.: 46.66' (14.22m)

EL.: 37.17' (11.33m)

EL.: 38.32' (11.68m)

EL.: 30.70' (12.10m)

EL.: 45.57' (13.88m)

CALEDONIA AVENUE

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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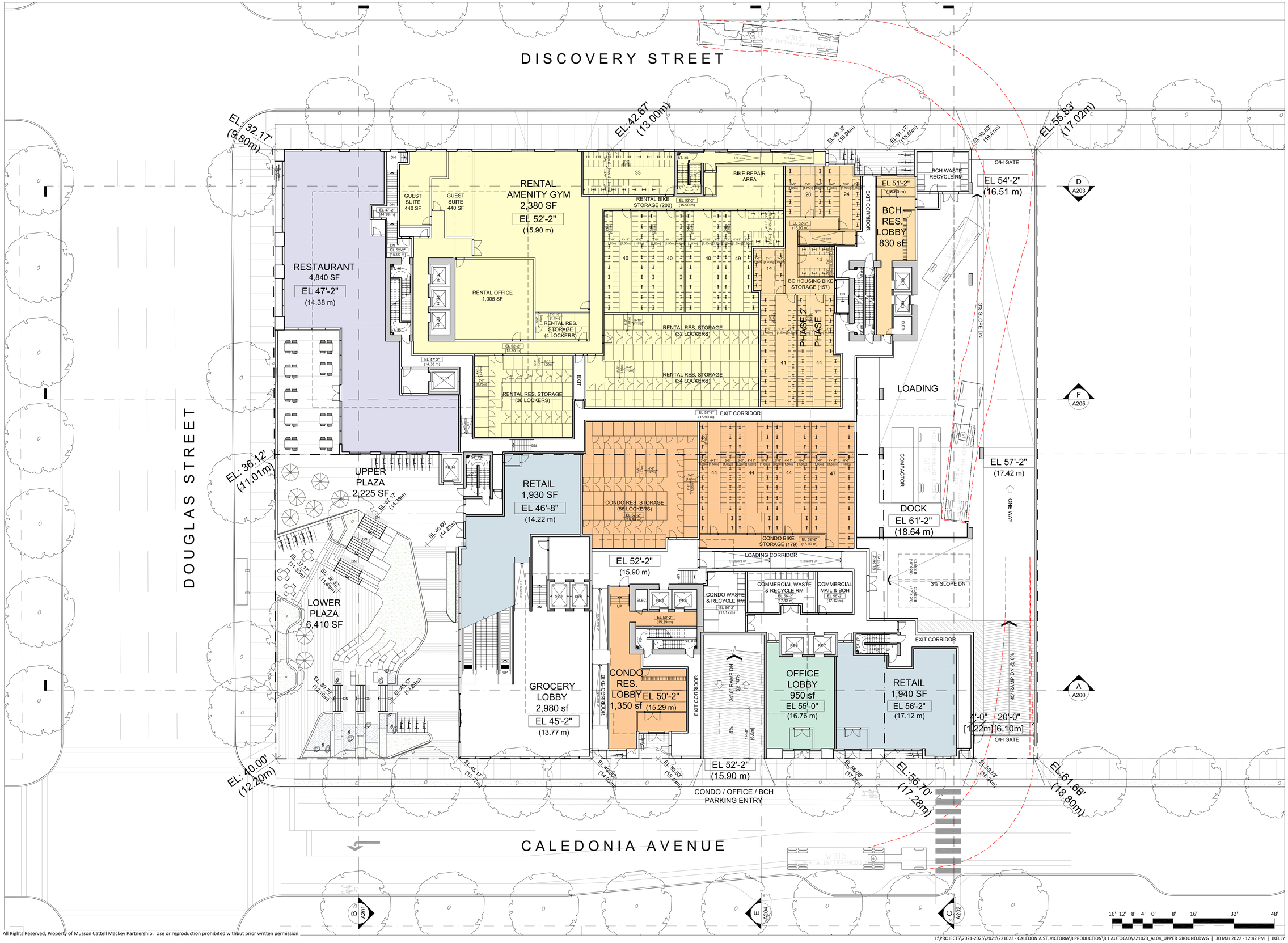
LOWER GROUND

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A103



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UPPER GROUND

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A104

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 53.83'
(16.41m)

EL: 55.83'
(17.02m)

EL: 45.17'
(13.77m)

EL: 49.00'
(14.93m)

EL: 50.83'
(15.49m)

EL: 52.17'
(15.90m)

EL: 56.00'
(17.07m)

EL: 56.70'
(17.28m)

EL: 59.83'
(18.24m)

EL: 61.68'
(18.80m)

RESTAURANT
BELOW
EL 47'-2"
(14.38 m)

GROCERY
27,932 SF
EL 61'-2"
(18.64 m)

LOADING
BELOW

EL 54'-2"
(16.51 m)

EL 57'-2"
(17.42 m)

DOCK
EL 61'-2"
(18.64 m)

(14'-0" FTF HEIGHT)

PLAZA
BELOW

LOADING CORRIDOR BELOW

CONDO WASTE
& RECYCLE RM
BELOW
EL 55'-2"
(17.12 m)

COMMERCIAL WASTE &
RECYCLE RM BELOW
EL 55'-2"
(17.12 m)

COMMERCIAL
MAIL & BOH
BELOW
EL 55'-2"
(17.12 m)

EXIT CORR. BELOW

GROCERY
LOBBY BELOW
EL 45'-2"
(13.77 m)

RES. LOBBY
BELOW
EL 50'-2"
(15.29 m)

EXIT CORRIDOR BELOW

OFFICE
LOBBY
BELOW
EL 55'-0"
(16.76 m)

RETAIL
BELOW
EL 56'-2"
(17.12 m)

4'-0" 20'-0"
[1.22m] [6.10m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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GROCERY LEVEL

Drawing

Scale 1/16" = 1'-0"

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Sheet A105

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A - BC HOUSING
MEZZANINE

OUTSIDE PLAY
1,970 SF

EL 69'-2"
(21.08 m)

DAYCARE
4,860 SF

GROCERY
BELOW

LOADING
BELOW

PLAZA
BELOW

2 BED
769 SQ.FT.

STUDIO
334 SQ.FT.

STUDIO
337 SQ.FT.

MANAGER
OFFICE
705 sf

EL 75'-2"
(22.91 m)

STORAGE /
JANITOR RM
385 sf

MAINTENANCE
ROOM
1,025 sf

LAUNDRY
RM

ELEC.

OFFICE
9,050 SF

EL 75'-2"
(22.91 m)

CONDO RES. STORAGE
(79 LOCKERS)

EXIT CORRIDOR

69'-0"
[21.03m]

192'-4"
[58.62m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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OFFICE & DAYCARE LEVEL

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A106

DISCOVERY STREET

BUILDING C - RENTAL
L04

BUILDING A - BC HOUSING
L02

2 BED TYPE B1 750 SQ.FT.
1 BED TYPE A1 440 SQ.FT.
2 BED TYPE B1 750 SQ.FT.
1 BED TYPE A2 520 SQ.FT.
1 BED TYPE A2 520 SQ.FT.
AMENITY 520 SF
EL 92'-2" (28.09 m)
1 BED TYPE A2 520 SQ.FT.
2 BED TYPE B1 750 SQ.FT.
1 BED TYPE A1 440 SQ.FT.
2 BED TYPE B2 635 SQ.FT.
ST. #5.6
ST. #5.5
ST. #8

85'-0" [25.91m]

ROOF DECK
EL 92'-2" (28.09 m)

2 BED 715 SQ.FT.
STUDIO 334 SQ.FT.
STUDIO 334 SQ.FT.
3 BED ACCESSIBLE 1,029 SQ.FT.
1 BED ACCESSIBLE 567 SQ.FT.
STUDIO 406 SQ.FT.
AMENITY 747 SF
EL 87'-2" (26.57 m)
STUDIO 375 SQ.FT.
1 BED 534 SQ.FT.
ST. #1.2
ST. #2.1
ELEC.

95'-0" [28.96m]

71'-0" [21.64m]

D A203

F A205

ROOF DECK
EL 87'-2" (26.57 m)

DOUGLAS STREET

PLAZA BELOW

OFFICE 16,270 SF (2 FLRS)
EL 87'-2" (26.57 m)
EL 99'-2" (30.22 m)
ELEC.
PS-4
PS-5
PS-6
PS-7

86'-6" [26.37m]

192'-5" [58.65m]

A A200

CALEDONIA AVENUE

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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OFFICE LEVELS

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A107

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L12 (8 FLRS)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

85'-0"
[25.91m]

95'-0"
[28.96m]

71'-0"
[21.64m]

111'-0"
[33.83m]

76'-8"
[23.37m]

ROOF DECK
BELOW

PLAZA
BELOW

AMENITY
1,895 SF
EL 115'-6"
(32.20 m)

AMENITY
ROOF DECK
EL 115'-6"
(32.20 m)

PE 6 / PE 7 OVERRUN
EL 118'-2"
(36.02 m)

BUILDING B - CONDO
L05

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL 05

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A108

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L05 - L12 (8 FLRS)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

EL: 55.83'
(17.02m)

2 BED TYPE B1 750 SQ.FT.
1 BED TYPE A1 440 SQ.FT.
2 BED TYPE B1 750 SQ.FT.
1 BED TYPE A2 520 SQ.FT.
1 BED TYPE A2 520 SQ.FT.
1 BED TYPE A2 520 SQ.FT.
1 BED TYPE A2 520 SQ.FT.
ST. #5.6
ST. #5.5
2 BED TYPE B1 750 SQ.FT.
1 BED TYPE A1 440 SQ.FT.
2 BED TYPE B2 635 SQ.FT.

85'-0"
[25.91m]

ROOF DECK
BELOW

15'-1 1/2"
[4.61m]

85'-0"
[25.91m]

2 BED 715 SQ.FT.
STUDIO 334 SQ.FT.
STUDIO 334 SQ.FT.
3 BED ACCESSIBLE 1,020 SQ.FT.
ST. #1.2
1 BED ACCESSIBLE 667 SQ.FT.
STUDIO 400 SQ.FT.
ELEC.
ST. #2.1
2 BED 747 SQ.FT.
STUDIO 375 SQ.FT.
1 BED 534 SQ.FT.

95'-0"
[28.96m]

71'-0"
[21.64m]

32'-9"
[10.0m]

D
A203

F
A205

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]

PLAZA
BELOW

1 BED TYPE A1 535 SQ.FT.
1 BED TYPE A1 535 SQ.FT.
2 BED TYPE B1 840 SQ.FT.
ELEC.
PK-4
PK-5
2 BED TYPE B1 840 SQ.FT.
MECH.
PK-3
PK-6
MECH.
2 BED TYPE B2 850 SQ.FT.
2 BED TYPE B2 850 SQ.FT.
1 BED TYPE A3 525 SQ.FT.
1 BED TYPE A4 480 SQ.FT.
2 BED TYPE B2 850 SQ.FT.

76'-8"
[23.37m]

ROOF DECK
BELOW

A
A200

EL: 40.00'
(12.20m)

BUILDING B - CONDO
L06 - L14 (9 FLRS)

EL: 56.70'
(17.28m)

EL: 61.68'
(19.80m)

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVELS 06-14

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A109

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L13 - L20 (8 FLRS)

2 BED
TYPE B1
750 SQ.FT.

1 BED
TYPE A1
440 SQ.FT.

2 BED
TYPE B1
750 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

3 BED
TYPE C1
985 SQ.FT.

STUDIO
420 SQ.FT.

STUDIO
420 SQ.FT.

85'-0"
[25.91m]

85'-0"
[25.91m]

ROOF DECK
BELOW

EL:55.83'
(17.02m)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

2 BED
715 SQ.FT.

STUDIO
334 SQ.FT.

STUDIO
334 SQ.FT.

3 BED
ACCESSIBLE
1,020 SQ.FT.

1 BED
ACCESSIBLE
567 SQ.FT.

STUDIO
400 SQ.FT.

2 BED
747 SQ.FT.

STUDIO
375 SQ.FT.

1 BED
534 SQ.FT.

95'-0"
[28.96m]

71'-0"
[21.64m]

32'-9"
[10.0m]

D
A203

F
A205

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]

PLAZA
BELOW

1 BED
TYPE A1
535 SQ.FT.

1 BED
TYPE A1
535 SQ.FT.

STUDIO
515 SQ.FT.

STUDIO
515 SQ.FT.

3 BED
TYPE C1
1,175 SQ.FT.

3 BED
TYPE C1
1,175 SQ.FT.

1 BED
TYPE A3
575 SQ.FT.

1 BED
TYPE A4
480 SQ.FT.

76'-8"
[23.37m]

ROOF DECK
BELOW

A
A200

EL: 40.00'
(12.20m)

BUILDING B - CONDO
L15 - L20 (6 FLRS)

EL:56.70'
(17.28m)

EL:61.68'
(18.80m)

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Douglas St

Victoria, BC

Project

RESIDENTIAL LEVELS 15-20

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A110

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
ROOFTOP AMENITY

BUILDING C -
RENTAL AMENITY
EL 250'-10"
(76.45 m)

BUILDING C
RENTAL ROOF

85'-0"
[25.91m]

85'-0"
[25.91m]

ROOF DECK
BELOW

BUILDING A - BC HOUSING
ROOF

EL:55.83'
(17.02m)

BUILDING A - BC HOUSING
ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

32'-9"
[10.0m]

D
A203

F
A205

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]

PLAZA
BELOW

3 BED
TYPE C3
1,748 SQ.FT.

3 BED
TYPE C3
1,748 SQ.FT.

ELEC.

PK-4

PK-5

MECH.

MECH.

PK-3

PK-6

3 BED
TYPE C2
1,898 SQ.FT.
(1,315sf + 583sf)

3 BED
TYPE C2
1,898 SQ.FT.
(1,315sf + 583sf)

76'-8"
[23.37m]

ROOF DECK
BELOW

A
A200

EL: 40.00'
(12.20m)

BUILDING B - CONDO
L21

EL:56.70'
(17.28m)

EL:61.68'
(19.80m)

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL 21

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A111

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

BUILDING C RENTAL ROOF
EL 250'-10"
(76.45 m)

BUILDING C - RENTAL AMENITY ROOF
EL 260'-2"
(79.30 m)

OVERRUN
EL 270'-2"
(82.34 m)

85'-0"
[25.91m]

85'-0"
[25.91m]

BUILDING A - BC HOUSING ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

111'-0"
[33.83m]

BUILDING B - CONDO ROOF
EL 274'-2"
(83.56 m)

OVERRUN
EL 284'-2"
(86.61 m)

76'-8"
[23.37m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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ROOF LEVEL

Drawing

Scale 1/16" = 1'-0"

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Sheet A112

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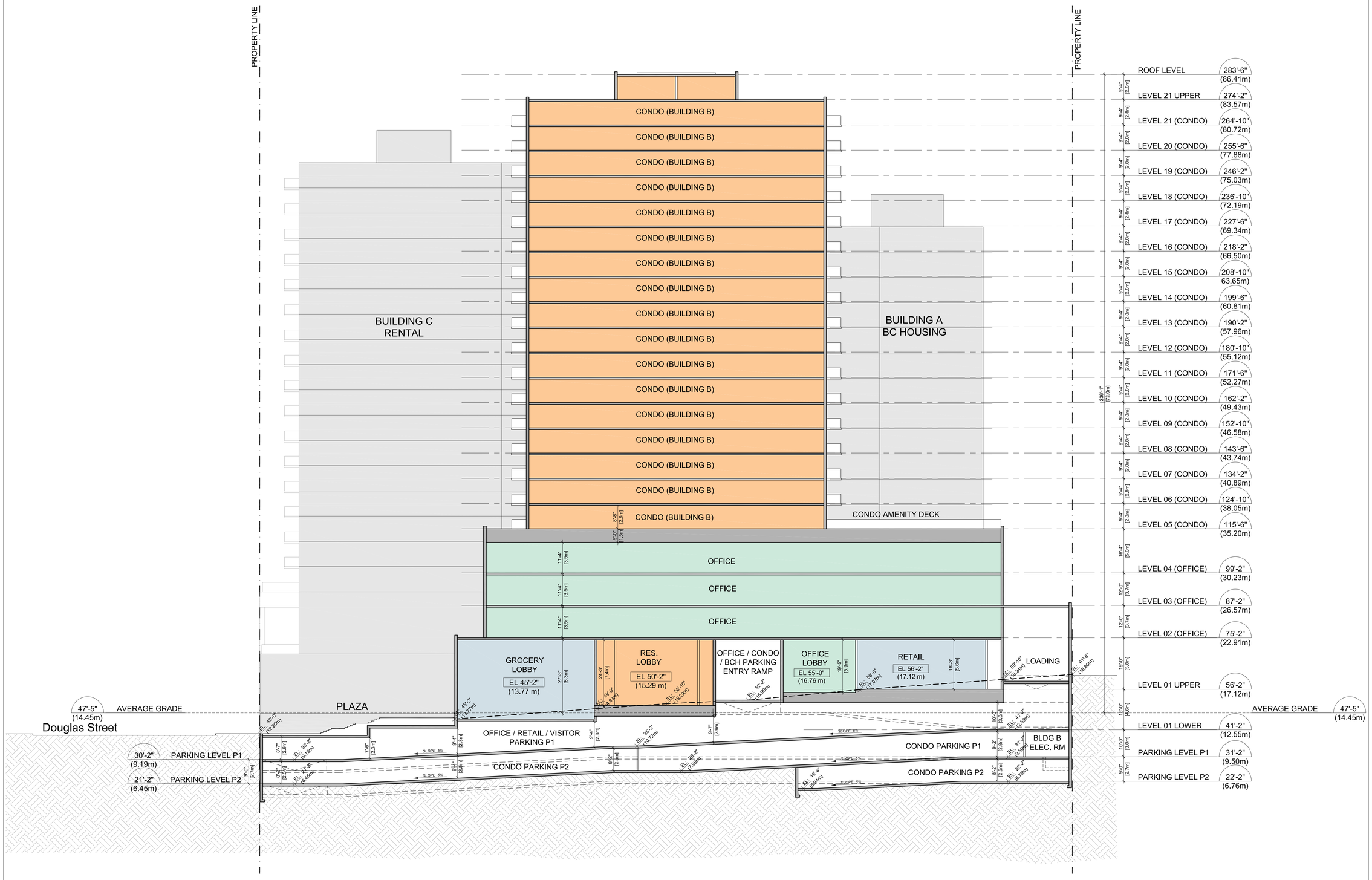

16' 12' 8' 4' 0" 8' 16' 32' 48'

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BUILDING SECTION A

Drawing

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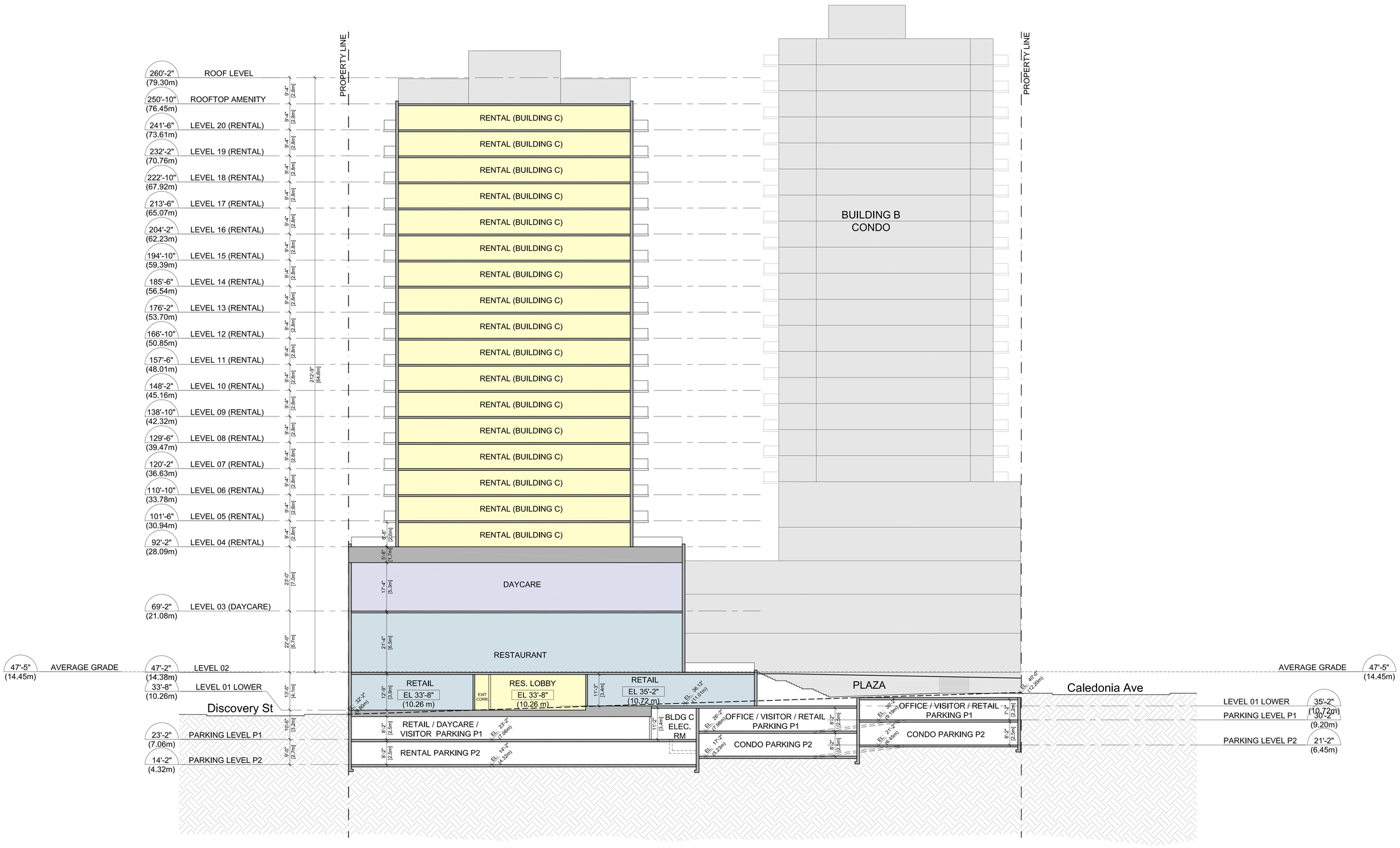
Project 221023

Sheet A200



16' 12' 8' 4' 0" 8' 16' 32' 48'

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BUILDING SECTION B

Drawing

Scale 1/16" = 1'-0"

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Sheet A201

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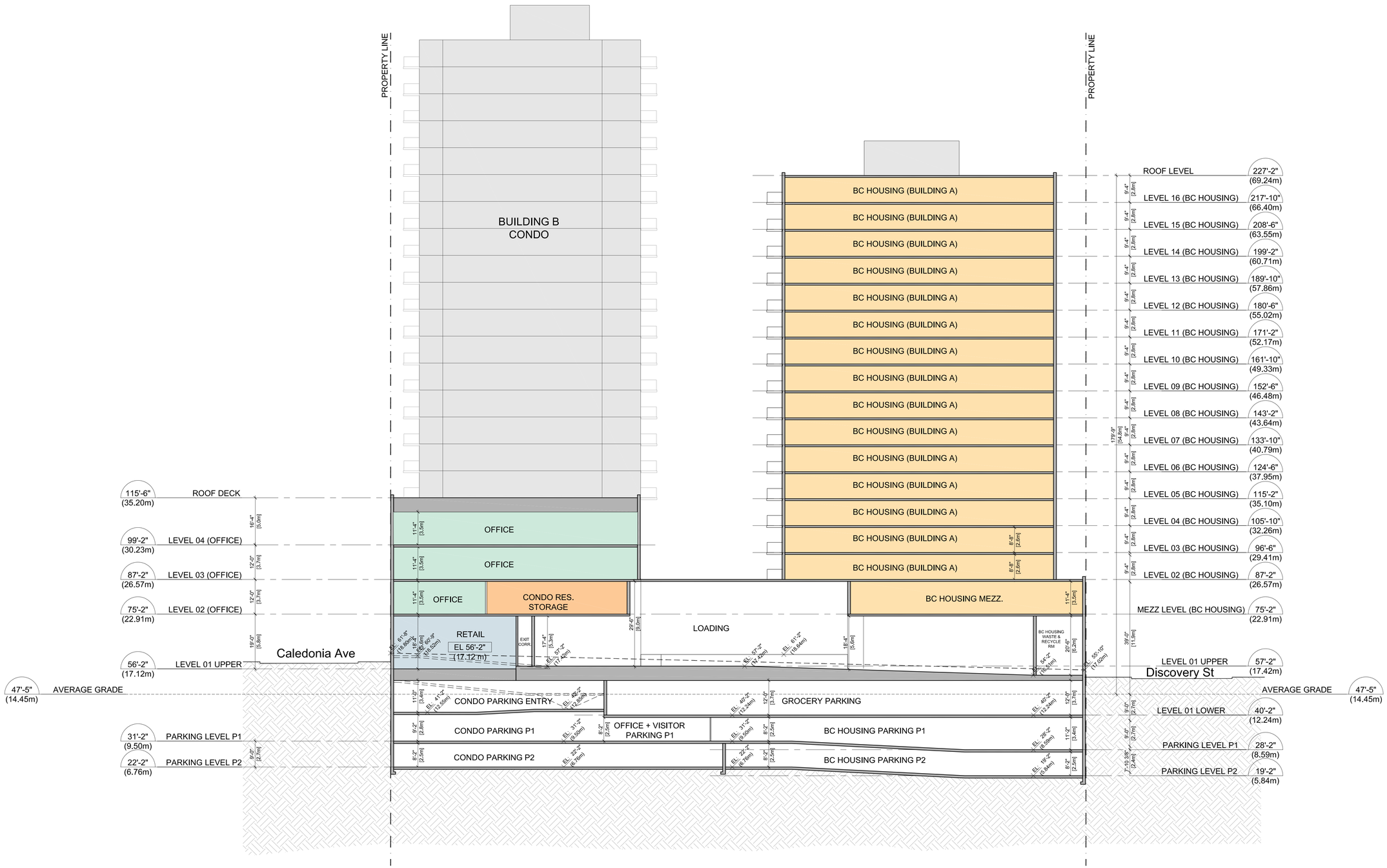

16' 12' 8' 4' 0" 8' 16' 32' 48'

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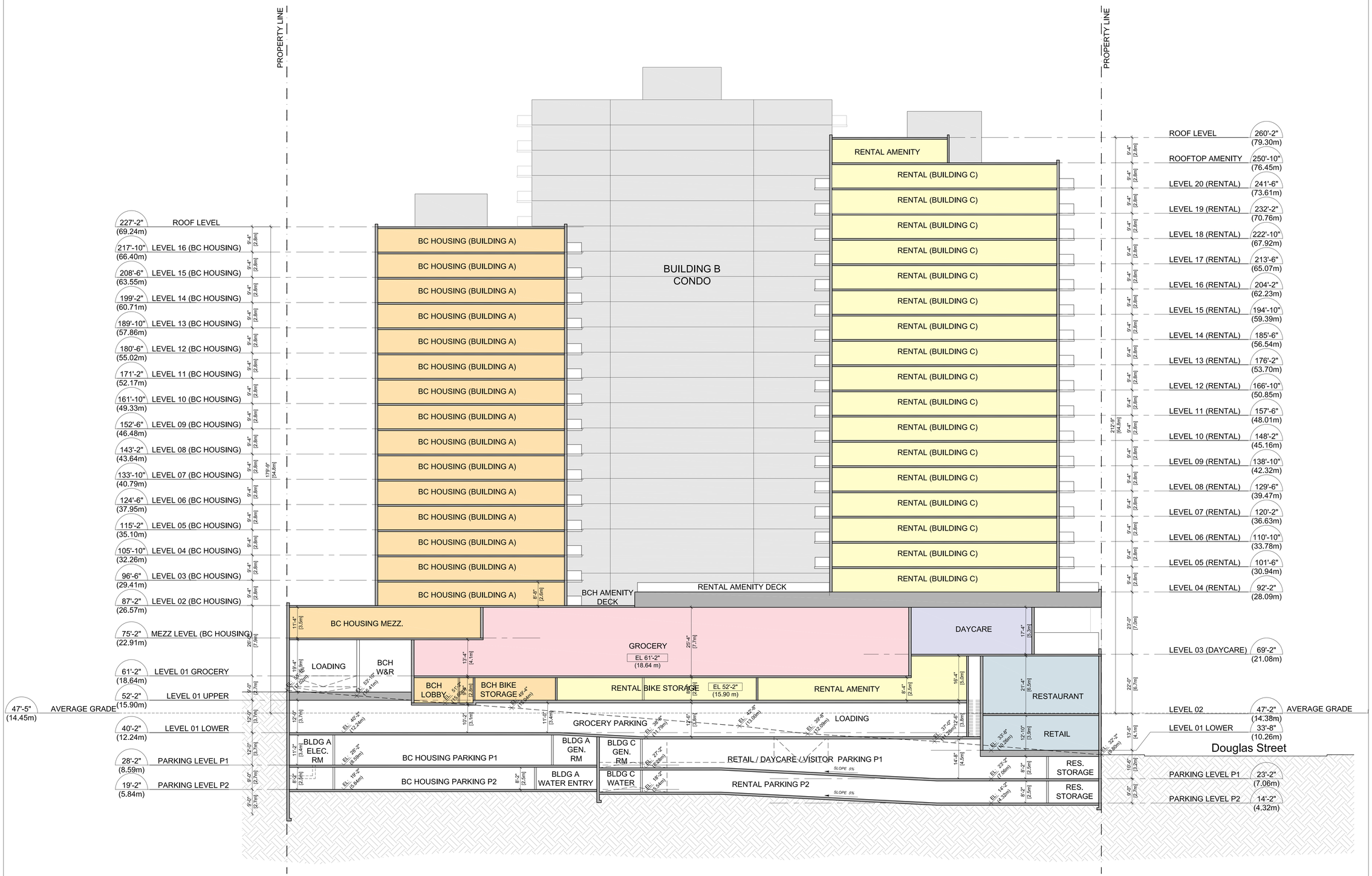
BUILDING SECTION C

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A202



16' 12' 8' 4' 0" 8' 16' 32' 48'

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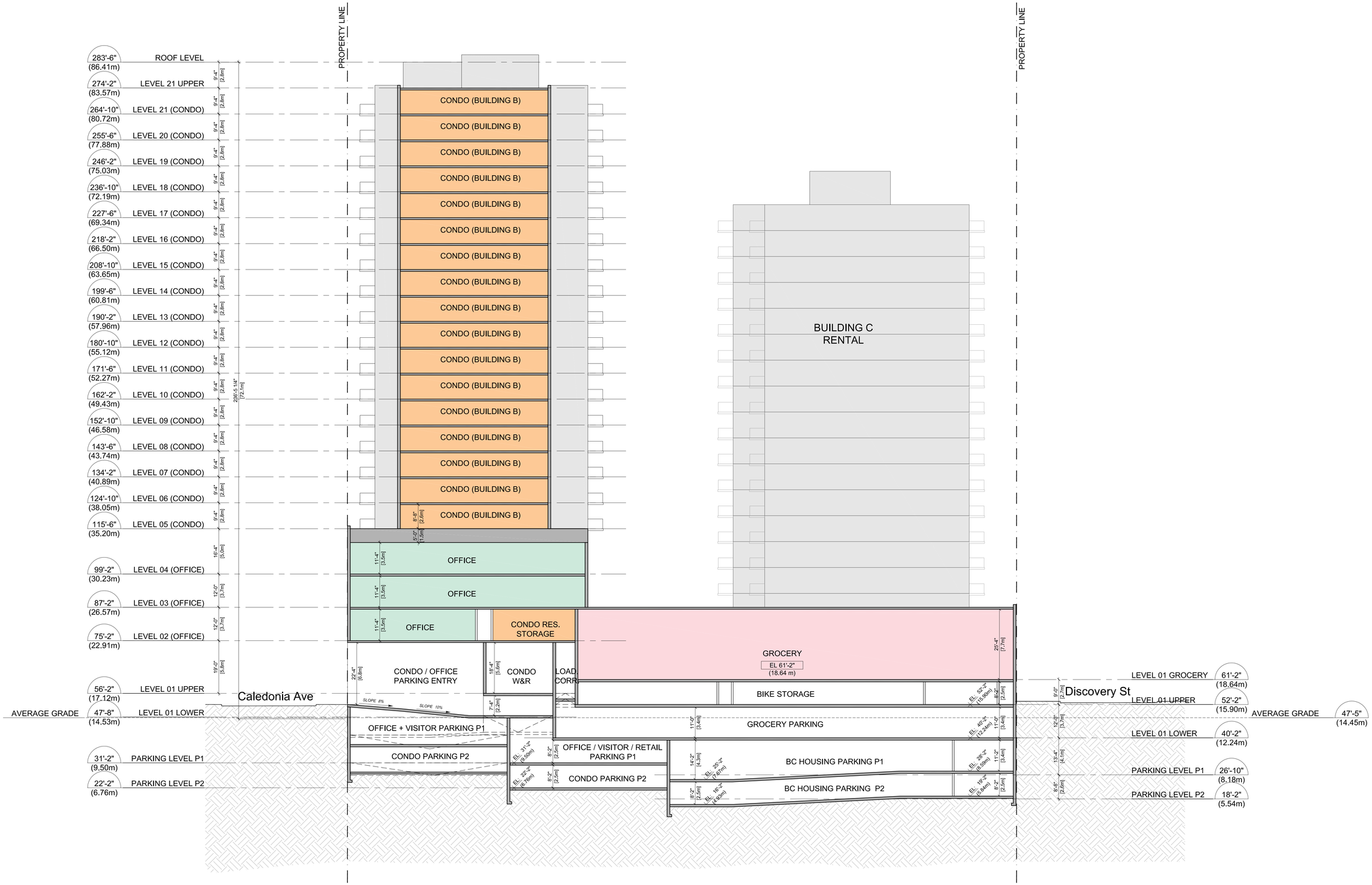
Project

BUILDING SECTION D

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A203



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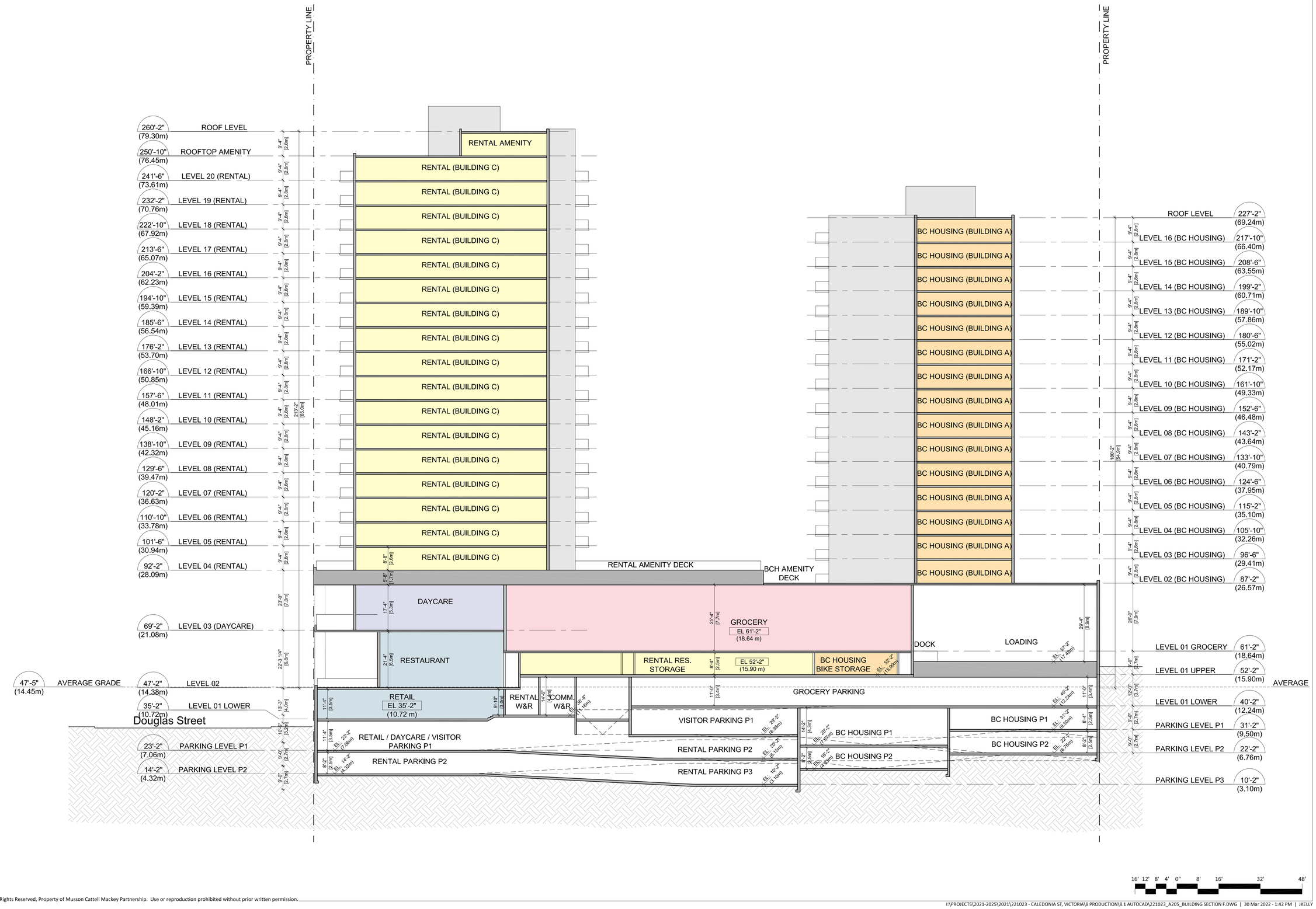
BUILDING SECTION E

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A204



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BUILDING SECTION F

Drawing

Scale 1/16" = 1'-0"

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Sheet A205

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Project

BUILDING ELEVATION SOUTH

Drawing

Scale 1/16" = 1'-0"

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Sheet A300

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BUILDING ELEVATION WEST

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A301

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BUILDING ELEVATION EAST

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A302

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Douglas St

Victoria, BC

Project

BUILDING ELEVATION NORTH

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A303

DRAWING CONTENTS

L0.00	COVER
L0.01	PRECEDENT IMAGES
L0.02	TREE MANAGEMENT PLAN
L1.00	LAYOUT AND MATERIALS PLAN-PLAZA/GROUND LEVELPLAZA & UPPER GROUND
L1.01	LAYOUT AND MATERIALS PLAN-DAY CARE/ OFFICE/ ROOF AMENITY LEVEL
L1.02	LAYOUT AND MATERIALS PLAN-ROOF TOP AMENITY
L1.03	BIKE RACK COUNTINGPLAZA & UPPER GROUND
L2.01	GRADING PLAN
L3.01	PLANTING PLAN
L4.01	SECTIONS
L4.02	SECTIONS

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP

PROJECT

710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE

COVER

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NORTH

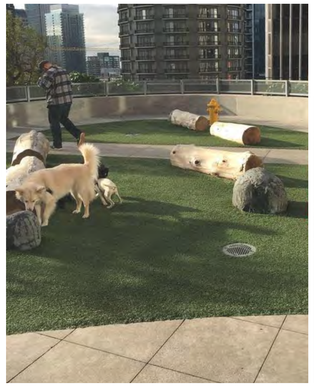
SCALE

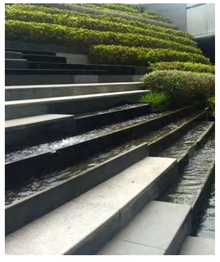
Scale

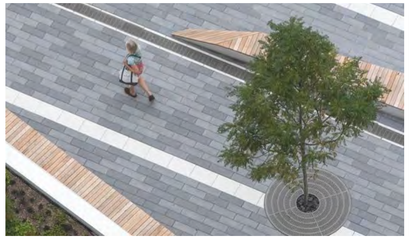
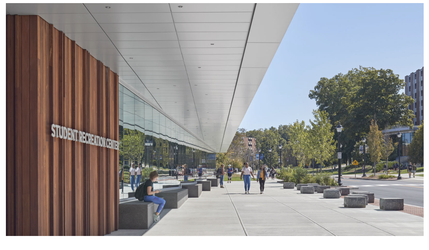
PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	Untitled 1		
PLOTTED	2022-03-30		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING

L0.00





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1	2022-03-30	ISSUED FOR DP

PROJECT

710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE

PRECEDENT IMAGES

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NORTH

SCALE

Scale

PROJECT NO.	21061		
DATE	2021-11-26		
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PLOTTED	2022-03-29		
DRAWN	TT	REVIEWED	JZ/GB

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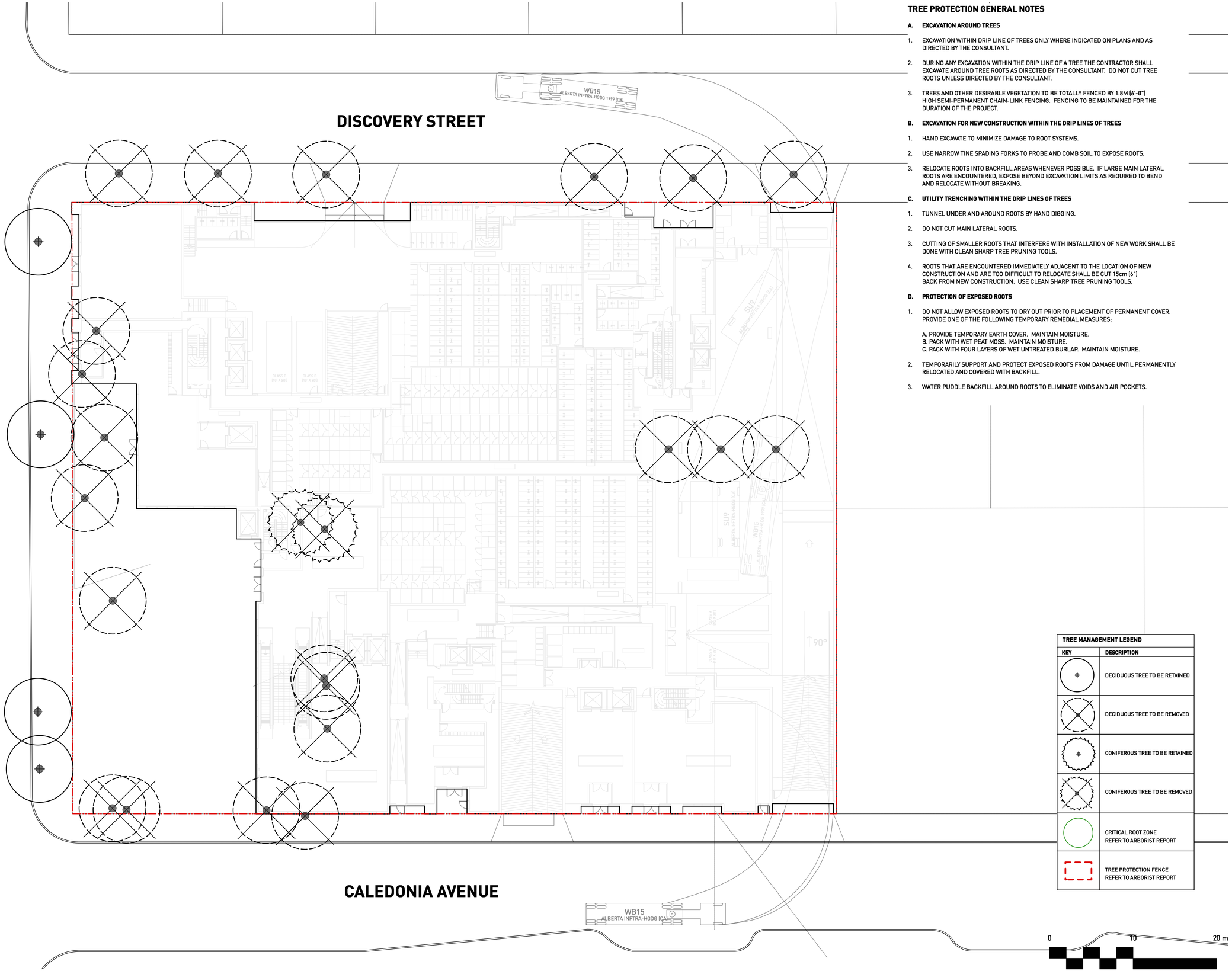

TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

1. EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M [6'-0"] HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
2. DO NOT CUT MAIN LATERAL ROOTS.
3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm [6"] BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

D. PROTECTION OF EXPOSED ROOTS

1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:

   A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
   B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
   C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
	DECIDUOUS TREE TO BE RETAINED
	DECIDUOUS TREE TO BE REMOVED
	CONIFEROUS TREE TO BE RETAINED
	CONIFEROUS TREE TO BE REMOVED
	CRITICAL ROOT ZONE REFER TO ARBORIST REPORT
	TREE PROTECTION FENCE REFER TO ARBORIST REPORT

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2022-03-30	ISSUED FOR DP

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
TREE MANAGEMENT PLAN

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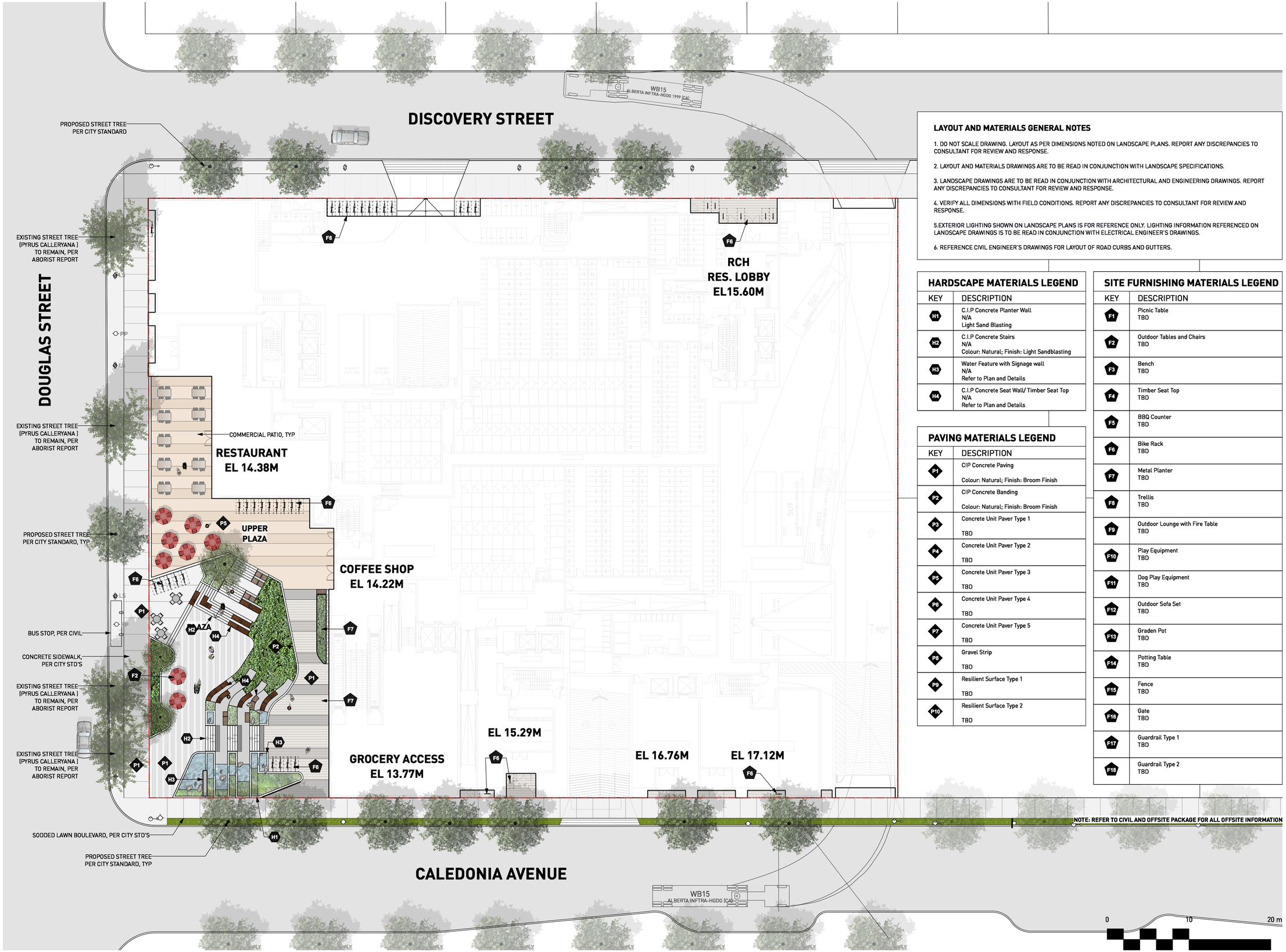
NORTH

SCALE
Scale

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN.vwx		
PLOTTED	2022-03-29		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING
L0.02



LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

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3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

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

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
H1	C.I.P Concrete Planter Wall N/A Light Sand Blasting
H2	C.I.P Concrete Stairs N/A Colour: Natural; Finish: Light Sandblasting
H3	Water Feature with Signage wall N/A Refer to Plan and Details
H4	C.I.P Concrete Seat Wall/ Timber Seat Top N/A Refer to Plan and Details

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1	CIP Concrete Paving Colour: Natural; Finish: Broom Finish
P2	CIP Concrete Banding Colour: Natural; Finish: Broom Finish
P3	Concrete Unit Paver Type 1 TBD
P4	Concrete Unit Paver Type 2 TBD
P5	Concrete Unit Paver Type 3 TBD
P6	Concrete Unit Paver Type 4 TBD
P7	Concrete Unit Paver Type 5 TBD
P8	Gravel Strip TBD
P9	Resilient Surface Type 1 TBD
P10	Resilient Surface Type 2 TBD

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
F1	Picnic Table TBD
F2	Outdoor Tables and Chairs TBD
F3	Bench TBD
F4	Timber Seat Top TBD
F5	BBQ Counter TBD
F6	Bike Rack TBD
F7	Metal Planter TBD
F8	Trellis TBD
F9	Outdoor Lounge with Fire Table TBD
F10	Play Equipment TBD
F11	Dog Play Equipment TBD
F12	Outdoor Sofa Set TBD
F13	Graden Pot TBD
F14	Potting Table TBD
F15	Fence TBD
F16	Gate TBD
F17	Guardrail Type 1 TBD
F18	Guardrail Type 2 TBD

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PROJECT
710 CALEDONIA

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DRAWING TITLE
LAYOUT AND MATERIALS PLAN-PLAZA/GROUND LEVEL PLAZA & UPPER GROUND

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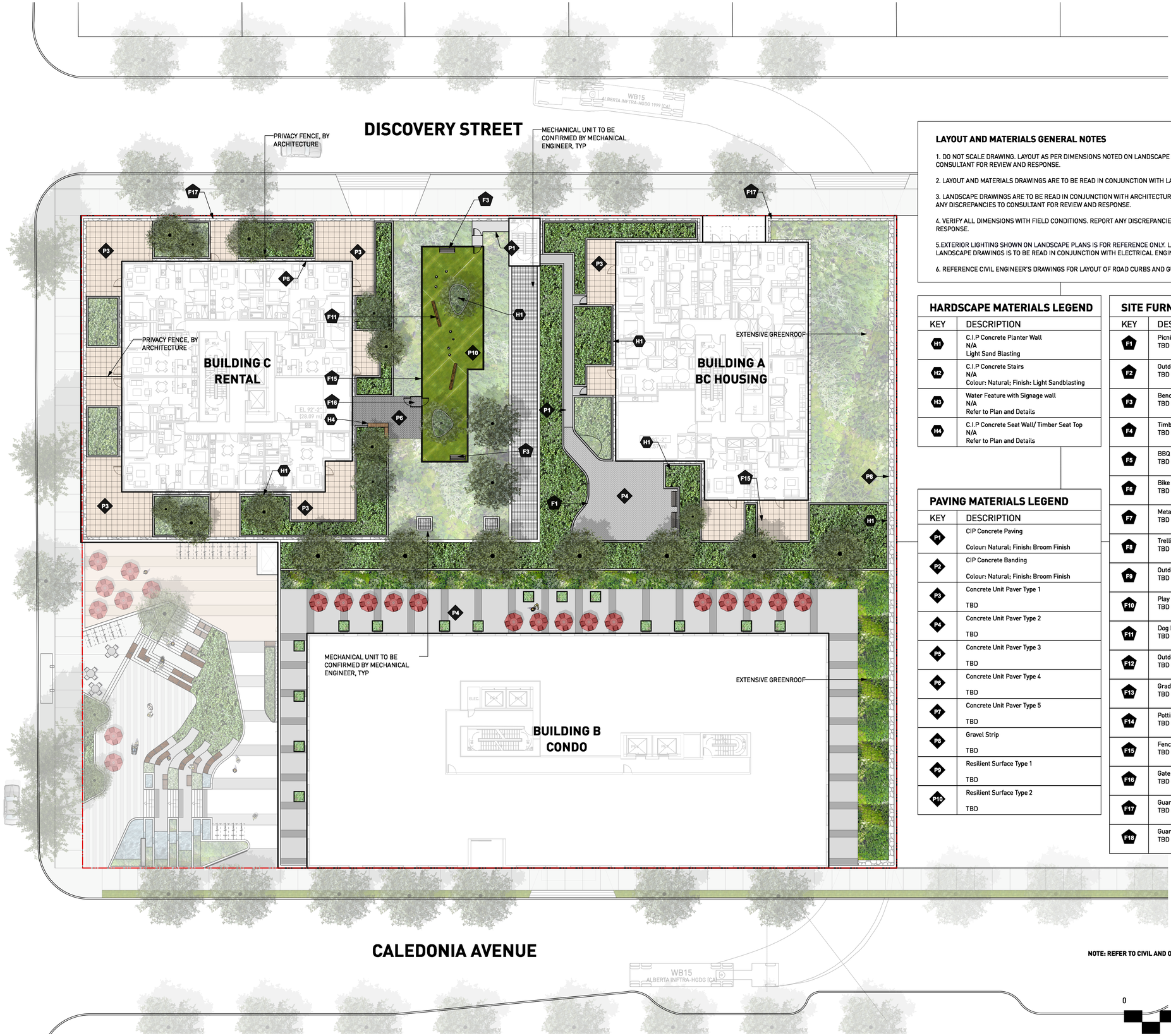
NORTH

SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN.vwx		
PLOTTED	2022-03-29		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING
L1.00



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F17	Guardrail Type 1 TBD
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NOTE: REFER TO CIVIL AND OFFSITE PACKAGE FOR ALL OFFSITE INFORMATION

0 10 20 m

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PROJECT
710 CALEDONIA

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LAYOUT AND MATERIALS PLAN-DAY CARE/ OFFICE/ ROOF AMENITY LEVEL

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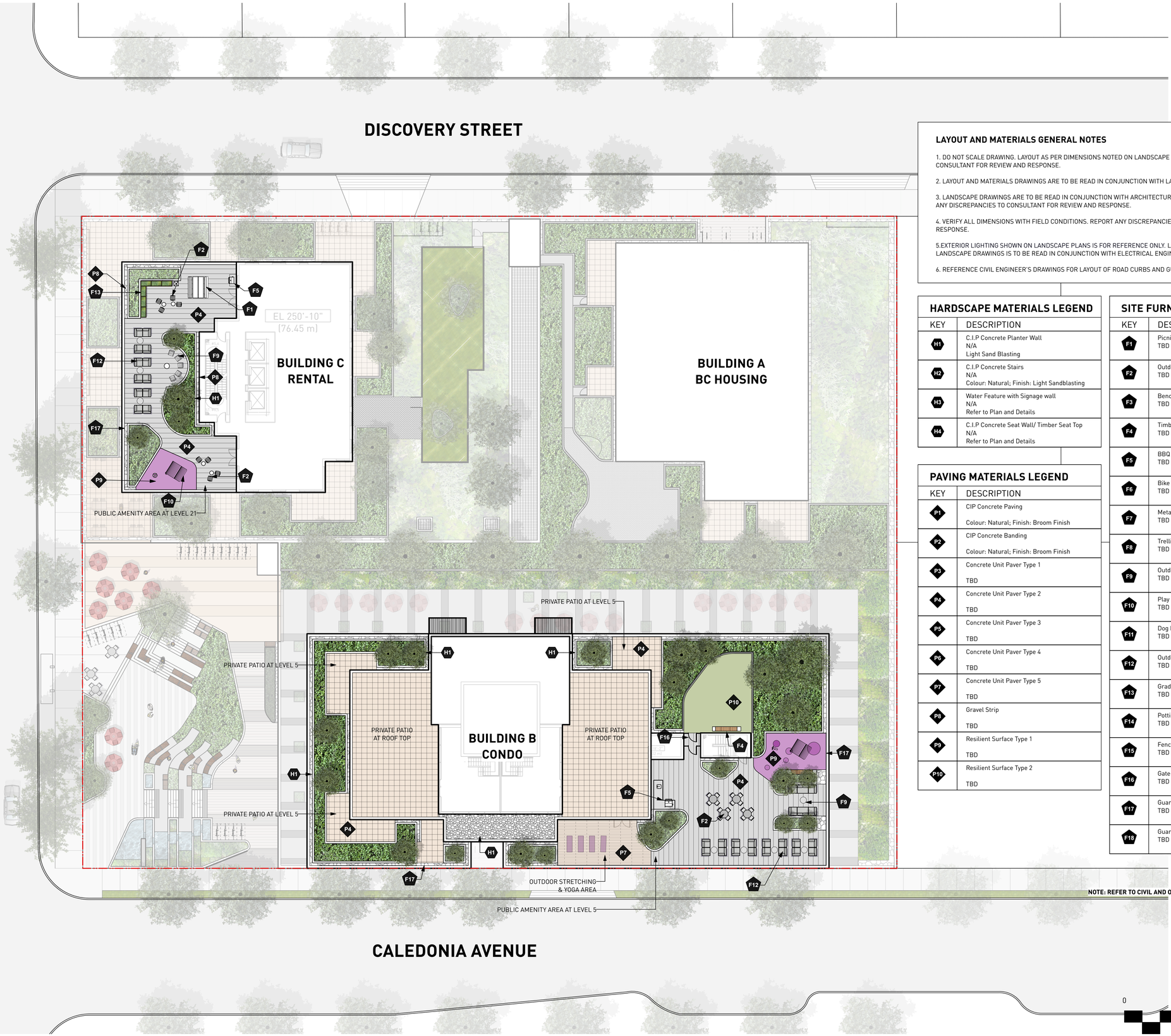
NORTH

SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN.vwx		
PLOTTED	2022-03-29		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING
L1.01



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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2022-03-25	ISSUED FOR DP

PROJECT

710 CALEDONIA

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DRAWING TITLE

LAYOUT AND MATERIALS PLAN-ROOF TOP AMENITY

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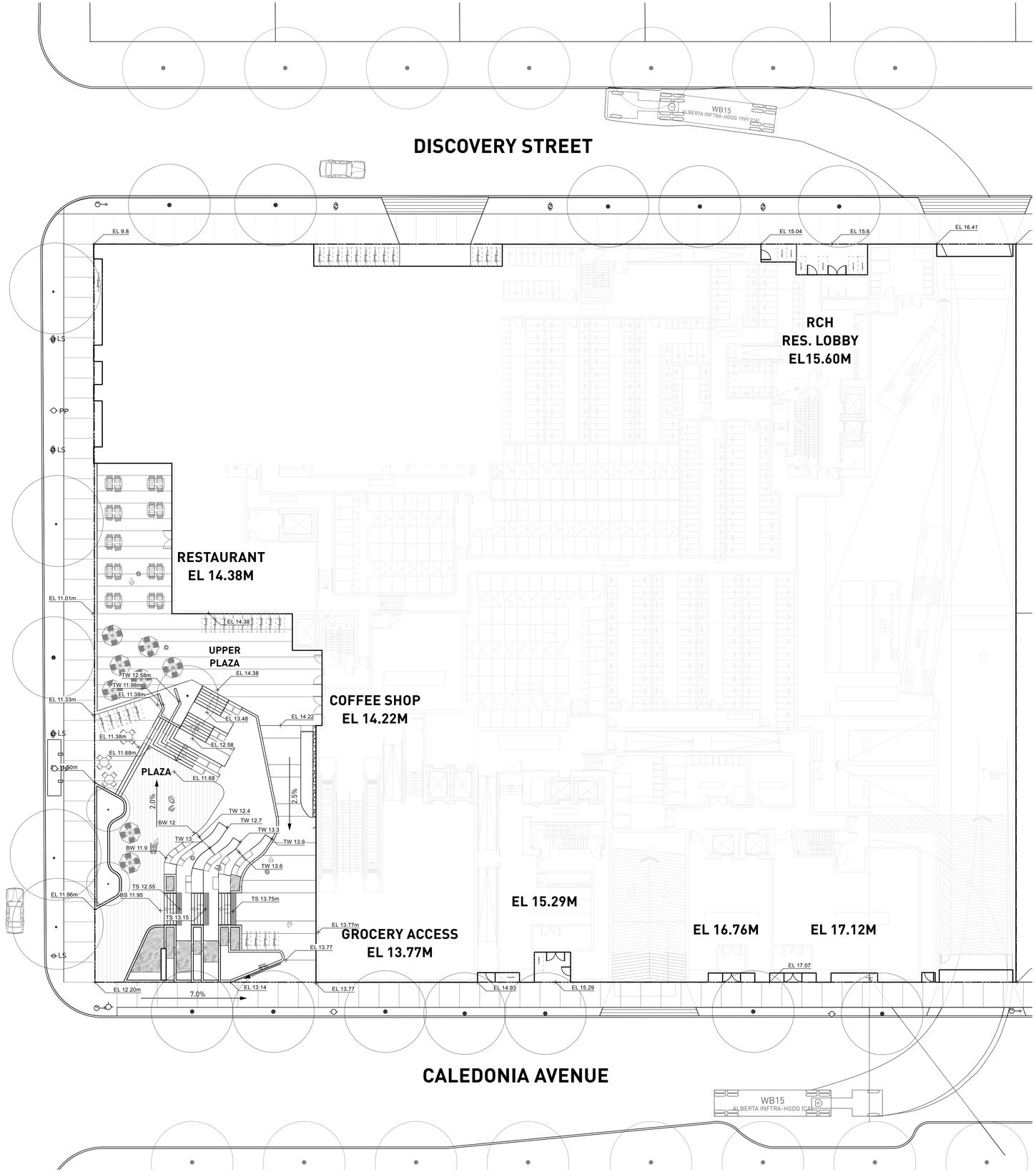
NORTH

SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	Untitled 1		
PLOTTED	2022-03-30		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING

L1.02



GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GRADING LEGEND

EL 0.94m	Existing Elevation
EL 0.94m	Proposed Elevation
FFE 0.94m	Finished Floor Elevation
TW 0.94m	Proposed Top of Wall Elevation
BW 0.94m	Proposed Bottom of Wall Elevation
TS 0.94m	Proposed Top of Stair Elevation
BS 0.94m	Proposed Bottom of Stair Elevation
TC 0.94m	Proposed Top of Curb Elevation
BC 0.94m	Proposed Bottom of Curb Elevation
TR 0.94m	Proposed Top of Ramp Elevation
BR 0.94m	Proposed Bottom of Ramp Elevation
SW 0.94m	Swale Elevation
- - - 79.5 - - -	Existing Contour
79.5	Proposed Contour
T	Trench Drain
P	Perforated Pipe
AD	Area Drain
LB	Lawn Basin
PD	Planter Drain
CB	Catch Basin
RD	Roof Drain, shown for reference only, see mechanical and architectural drawings

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

0 10 20 m

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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PROJECT
710 CALEDONIA

ADDRESS
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DRAWING TITLE
GRADING PLAN

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NORTH

SCALE 1:200

PROJECT NO.	21061		
DATE	2021-11-26		
FILE NAME	21061 PLAN.vwx		
PLOTTED	2022-03-29		
DRAWN	TT	REVIEWED	JZ/GB

DRAWING
L2.01

Plant List
21061 710 CALEDONIA

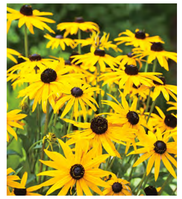
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	1	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGR	1	Acer griseum	Paper Bark Maple	5 cm cal. [2" cal.]	As Shown	B&B, Uniform branching, dense tree, 6' [1.8m] std.
APL	1	Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. [8'ht. x 6'w.]	As Shown	B&B, Specimen and densely branched, no included bark
ARJ	1	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
AXA	1	Amelanchier x grandiflora 'Autumn Brillance'	Autumn Brilliance Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
CCD	1	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Multi-stem, nursery grown
PMZ 1.8m	1	Pseudotsuga menziesii	Douglas Fir	1.8 m ht. [6'-0" ht.]	As Shown	B&B, Uniform, dense branching, nursery growth
SPS	1	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
		Shrubs				
AOL	1	Azalea 'Orchid Lights'	Orchid Lights Azalea	#2 pot	75cm [30"]	Well established
AJC	1	Azalea japonica 'Hino Crimson'	Hino Crimson Japanese Azalea	#2 pot	60cm [24"]	Well established
CSK	1	Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot	60cm [24"]	Well established, nursery grown
GSH	1	Gaultheria shallon	Salal	#2 pot	45cm [18"]	Well established, nursery grown
LPL	1	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm [18"]	30 cm [12"] spread
RSA	1	Ribes sanguineum	Flowering Currant	#2 pot	100cm [39"]	Well established, nursery grown
RWM	1	Rosa 'White Meidiland'	White Meidiland Rose	#2 pot	45cm [18"]	Well established
SJR	1	Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#2 pot	60cm [24"]	Well established
TXM	1	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm [24"]	Well established, dense hedging plant / B & B
VCN	1	Vaccinium corymbosum 'Northblue'	Northblue Blueberry	#3 pot	120cm [48"]	Well established
VOT	1	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	75cm [30"]	Well established, nursery grown
		Ground Cover				
ECS	1	Erica carnea 'Springwood White'	Dwarf White Heath	#1 pot	38cm [15"]	15cm [6"] height
FVS	1	Fragaria vesca	Woodland Strawberry	#1 pot	25 cm [10"]	Well established, nursery grown
MRP	1	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	40cm [16"]	Well established, nursery grown
PTM	1	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm [15"]	10cm [4"] height
		Perennials				
AHY	1	Anemone hybrida	Japanese Anemone	#1 pot	38 cm [15"]	Well established
AAD	1	Astilbe arendsii 'Rheinland'	Rheinland Astilbe	#1 pot	38 cm [15"]	Well established
HFE	1	Hosta 'Francee'	Francee Hosta	#1 pot	60 cm [24"]	Well established
IVC	1	Iris versicolor	Blue Flag Iris	#1 pot	38 cm [15"]	Well established
NFW	1	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 pot	38 cm [15"]	Well established
ORV	1	Origanum vulgare	Oregano	#1 pot	30cm [12"]	Well established
SLA	1	Stachys lanata	Lamb's Ear	#1 pot	38 cm [15"]	Well established
TGR	1	Tellima grandiflora	Fringe Cup	#1 pot	30 cm [12"]	Well established, nursery grown
		Ornamental Grasses				
CAK	1	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	#1 pot	75 cm [30"]	Well established
PAH	1	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1 pot	45 cm [18"]	Well established
		Aquatic Plants				
CSA	1	Carex stipata	Saw Beak Sedge	#1 pot	40 cm [16"]	Full dense plant, nursery grown
JEF	1	Juncus effusus	Common Rush	#1 pot	30 cm [12"]	Well established
TLA	1	Typha latifolia	Cattail	#1 pot	90 cm [36"]	Well established
		Ferns				
BSP	1	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	1	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

Terraced Plaza

Acer griseum

Azalea 'Orchid Lights'

Lonicera pileata


Rudbeckia 'Goldstrum'

Spiraea 'Anthony Waterer'

Rain Garden

Acer glabrum 'Douglasii'

Juncus effusus

Iris versicolor

Cornus 'Kelseyii'

Echinacea purpurea

Play Area

Stewartia pseudocamellia

Calamagrostis 'Karl Foerster'

Stachys lanata

Vaccinium 'Northblue'

Nepeta 'Walker's Low'

Urban Forest

Amelanchier 'Autumn Brilliance'

Polystichum munitum

Anemone hybrida

Vaccinium ovatum

Hosta 'June'

Pseudotsuga menziesii

Tellima grandiflora

Astilbe 'Rheinland

Blechnum spicant

Gaultheria shallon

Dog Park/BBQ/Private Patios

Cercis 'Appalachian Red'

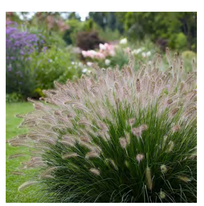
Erica 'Springwood White'

Azalea 'Hino Crimson'

Taxus 'H.M. Eddie'

Rosa 'Meidiland White'

Acer palmatum 'Green'


Pennisetum 'Hameln'

Ribes sanguineum

Skimmia japonica 'Rubella'

Fragaria vesca

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REVISIONS AND ISSUES

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PROJECT
710 CALEDONIA

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DRAWING TITLE
PLANTING LIST + IMAGES
IMAGES

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NORTH

SCALE
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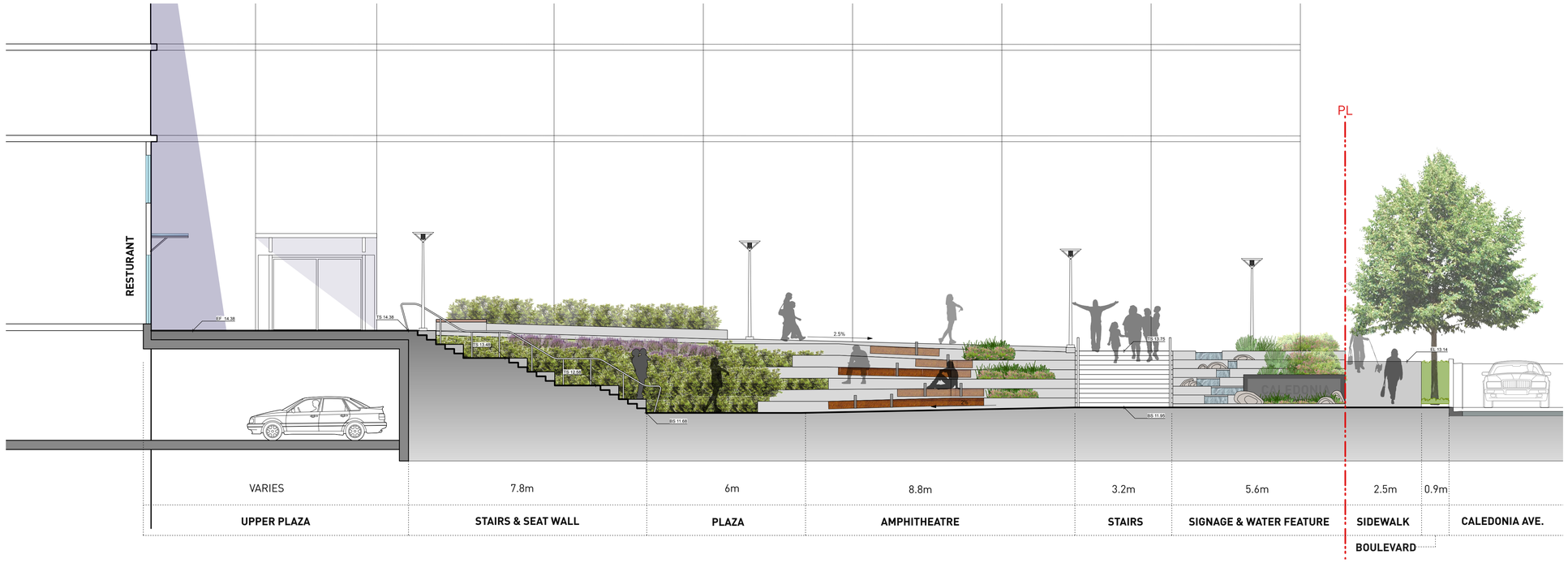
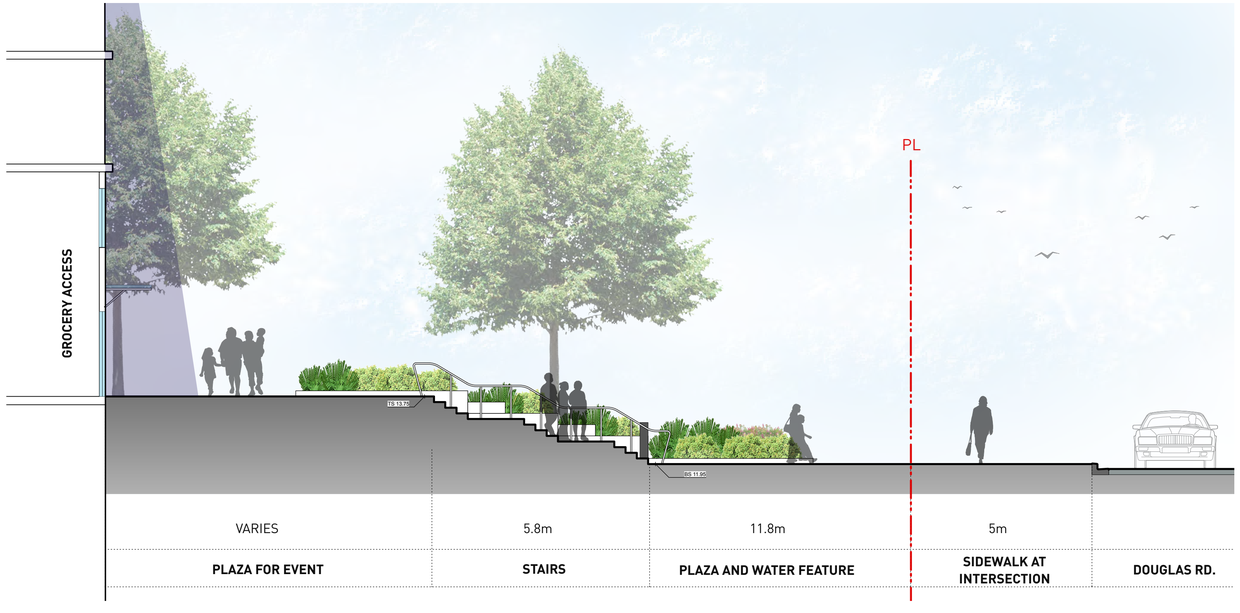
PROJECT NO.	21061
DATE	2021-11-26
FILE NAME	21061 Plant List and Images HP.vwx
PLOTTED	2022-03-29
DRAWN	TT
REVIEWED	JZ/GB

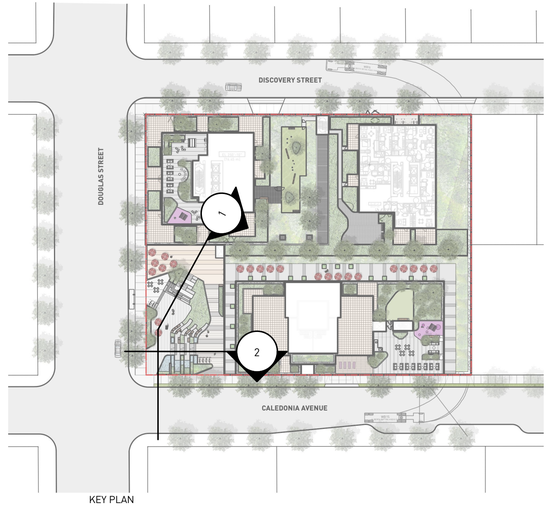
DRAWING
L3.01



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



2 GROUND LEVEL AND UPPER PLAZA
Scale: 1:75



KEY PLAN

PWL partnership

PWL Partnership Landscape Architects Inc

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
A	2022-03-30	ISSUED FOR DP

PROJECT
710 CALEDONIA

ADDRESS
710 CALEDONIA

DRAWING TITLE
SECTIONS

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NORTH

SCALE
Scale

PROJECT NO.	21061		
DATE	2019-05-10		
FILE NAME	21061 SECTIONS.vwx		
PLOTTED	2022-03-29		
DRAWN	TT	REVIEWED	GB

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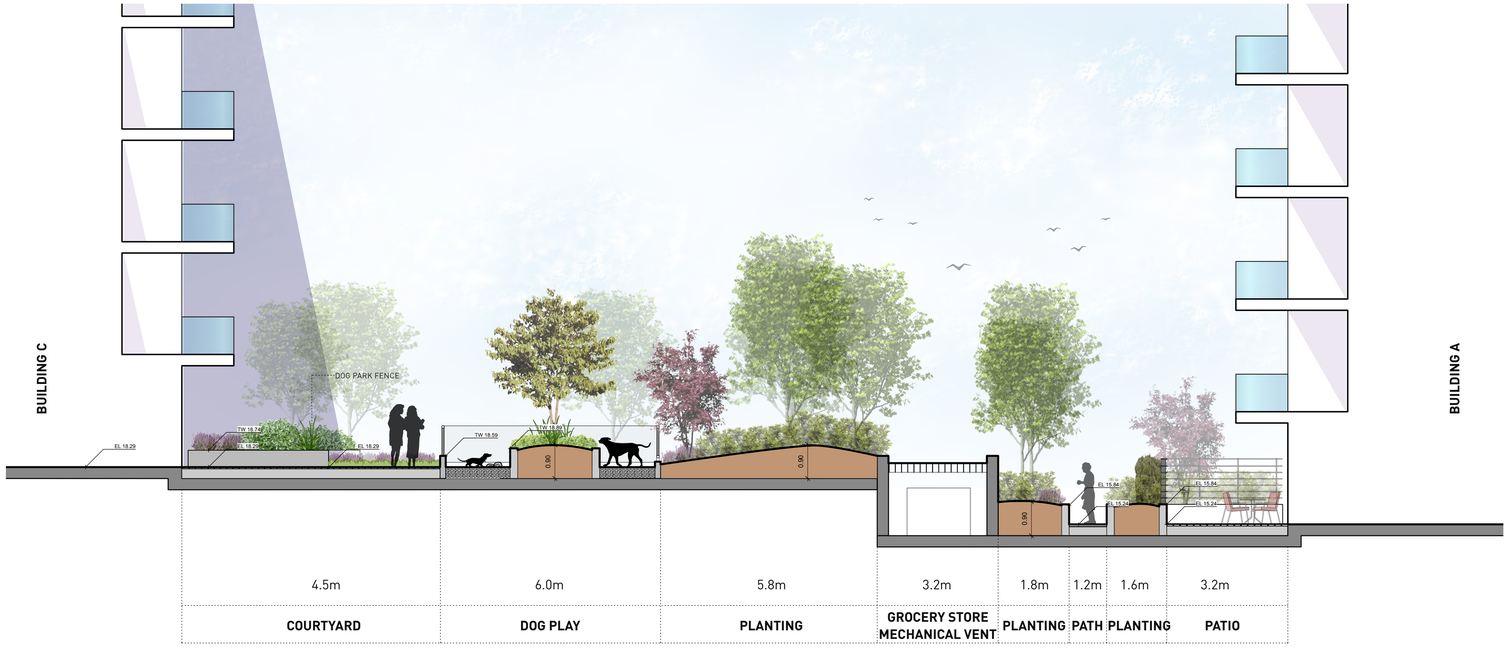

3 ROOF TOP AMENITY AT BUILDING A & C
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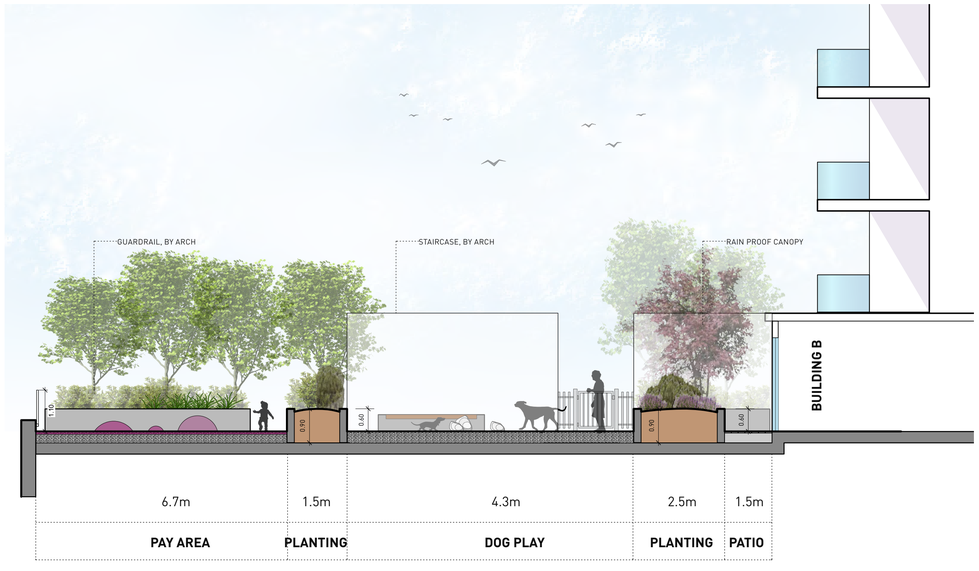

4 ROOF TOP AMENITY AT BUILDING B
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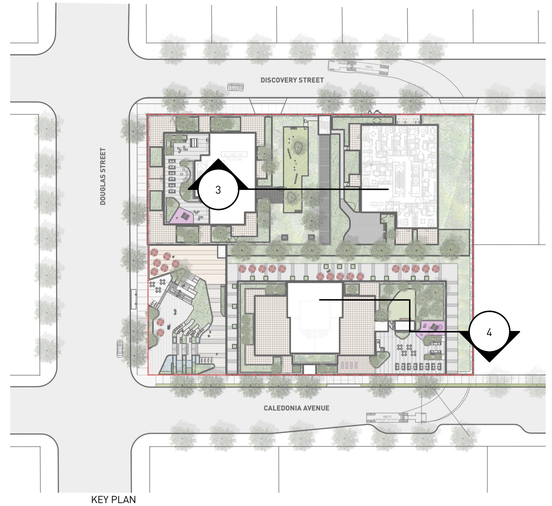

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NORTH

SCALE
Scale

PROJECT NO.	21061		
DATE	2019-05-10		
FILE NAME	21061 SECTIONS.vwx		
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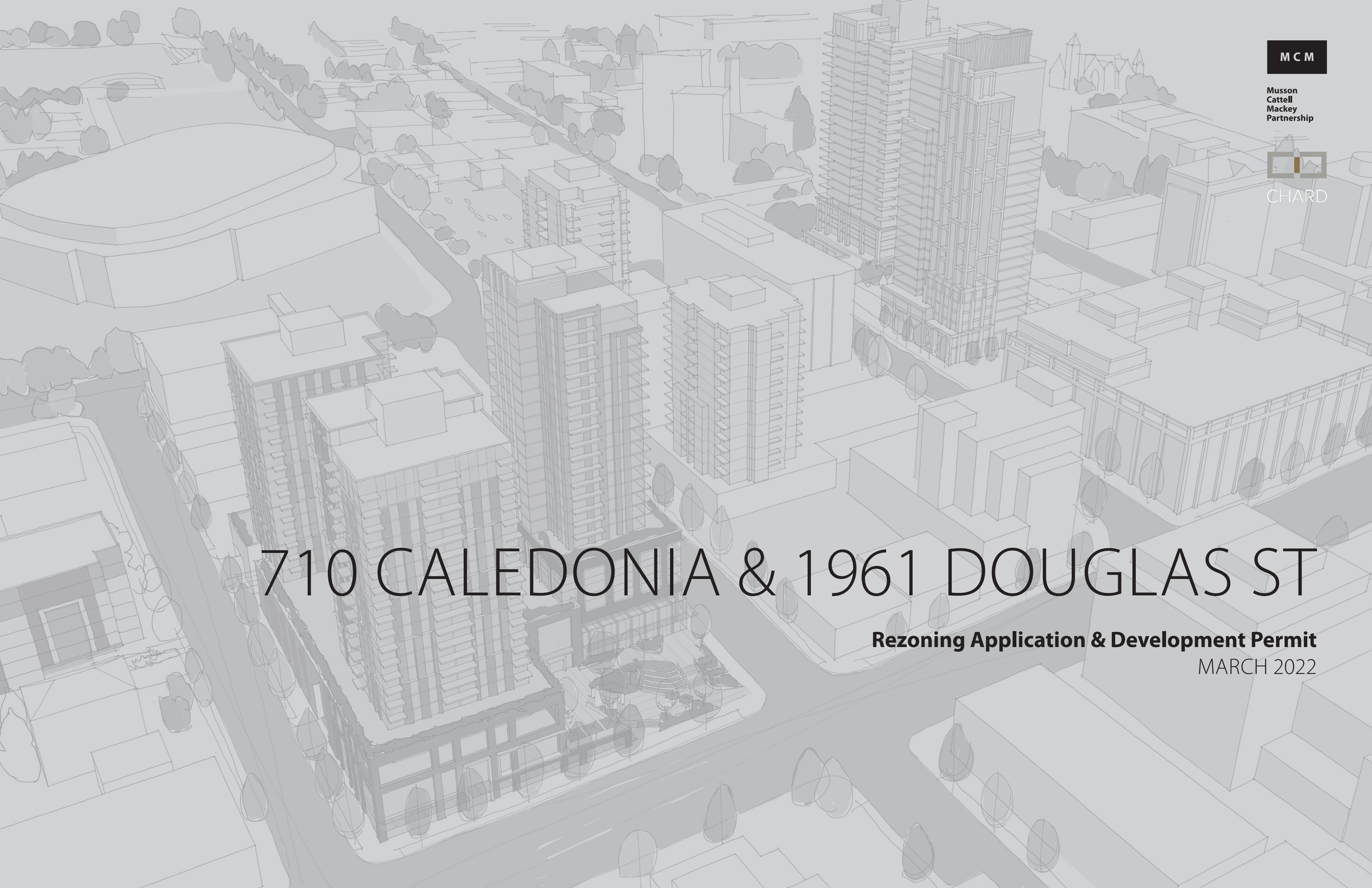

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710 CALEDONIA & 1961 DOUGLAS ST

Rezoning Application & Development Permit

MARCH 2022

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710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

710 Caledonia & 1961 Douglas St

Project # 221023

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS
SUBMITTED TO: CITY OF VICTORIA
SUBMITTED ON: MARCH 2022

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710 CALEDONIA

1961 DOUGLAS

REZONING & DEVELOPMENT PERMIT BOOKLET

MARCH 2022

INTRODUCTION

INTRODUCTION

This application puts forth a proposal to rezone the site at 1961 Douglas Street, zoned T-1, and 710 Caledonia Avenue, zoned C-1 to a site specific zone to allow:

- an increase to 6.80 FSR
- maximum 21 storey height

The applicant team has been working closely with the City, researching the community, and applicable policies to prepare a design that is well poised to serve the needs of Victoria.

This proposal represents a vision for a inclusive community that encourages broader engagement with the surrounding neighbourhood. The design and rationale presented herein reflects that and includes:

- one-third of the of the homes in the proposal will be belowmarket; owned by BC Housing upon completion.
- significant public realm improvements with the creation of an 800sm urban plaza designed as a neighborhood destination
- a variety of family- and pet-friendly amenities, in each building.
- The proposed childcare will be a welcome addition to the area. Its proximity to a significant transit hub will eliminate an additional stop to and from work for commuting parents.

Retail space on site will exceed what is currently in place and will be community-serving. Extensive exterior patio space will facilitate access to fresh air and healthy enjoyment of these retail spaces. The grocery store anchor tenant will service a need that is not currently addressed within the existing neighborhood. The goal is to create a project that encourages not just the residents of the project but the neighborhood to walk, shop locally, and enrich the city with a truly pedestrian culture.

40,000sf of office responds to the Rock Bay District objective to develop an employment based environment that attracts emergent employment sectors, such as high-tech, to the neighborhood. Office uses will enliven the site throughout the day making this project filled with people all day long.

Applicant team has chosen to take a holistic approach to balance community needs. Our goal is to create a thriving, inclusive hub that engages residents and neighbours.

ANALYSIS

PROPOSAL SUMMARY

The proposal consists of three residential towers (21, 21 and 16 storeys), anchored by a strong, pedestrian-oriented podium. A south and west-facing plaza is proposed at the corner of Douglas Street and Caledonia Avenue. The plaza is the heart of the project with the focus of commercial spaces directly connected to the plaza or with strong visual presence towards the plaza. These potential uses include restaurant, café, grocery store, childcare, and office. The plaza is a public node, and further establishes the Douglas corridor as a vibrant urban neighborhood. Indoor and outdoor amenity uses for the residential towers will happen at the upper floor terraces and roofs. Each residential building will have access to a separate and private outdoor amenity.

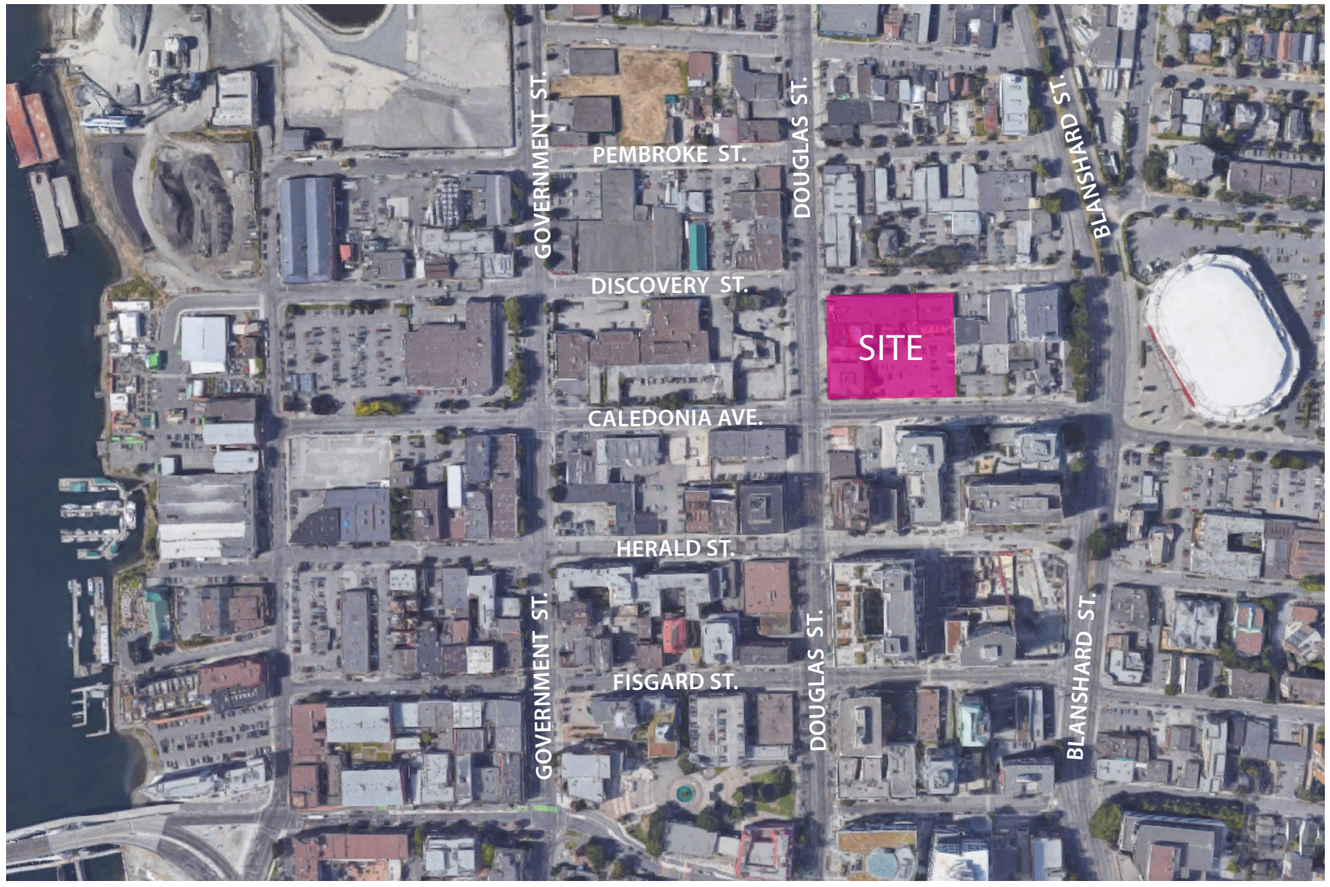
The Proposal

- FSR: 6.80
- 306 rental units
- 35% 2-and 3-bed units

The development proposes a residential parking rate of 0.65 stalls per unit for Building B, 0.5 stalls per units for Building C, and 0.45 stalls per unit for Building A. The visitor parking rate is 0.1 stalls per unit for all residential types.

Site Context

The subject site is in the Rock Bay District, at the intersection where the Rock Bay District borders the Central Business District and the Historic Commercial District. The site is located along the Douglas Street Transit Corridor. It faces Douglas Street, and fronts Caledonia Avenue and Discovery Street. Douglas Street holds a mix of commercial uses. Light industrial and a mix of commercial and residential are located to the north and east of the site, and a mix of residential types, including residential towers sit to the south of the site.



Site

The site is significantly sloped, and presents particular challenges in managing the substantail back-of-house needs for the varied commercial and residential uses, and access to underground parking without hindering the three street frontages. These needs are mainly contained in a covered loading lane at the eastern property line. The significant slope of the site necessitated thoughtful consideration in developing an active ground floor and plaza.

Building

This 45,690 sm. proposal consists of:

36,499 sm. residential,

670 sm. extensive indoor amenity (including fitness facility),

4,264 sm. of community-oriented retail,

551 sm. childcare serving 37 children,

3 parking levels including bicycle storage, and

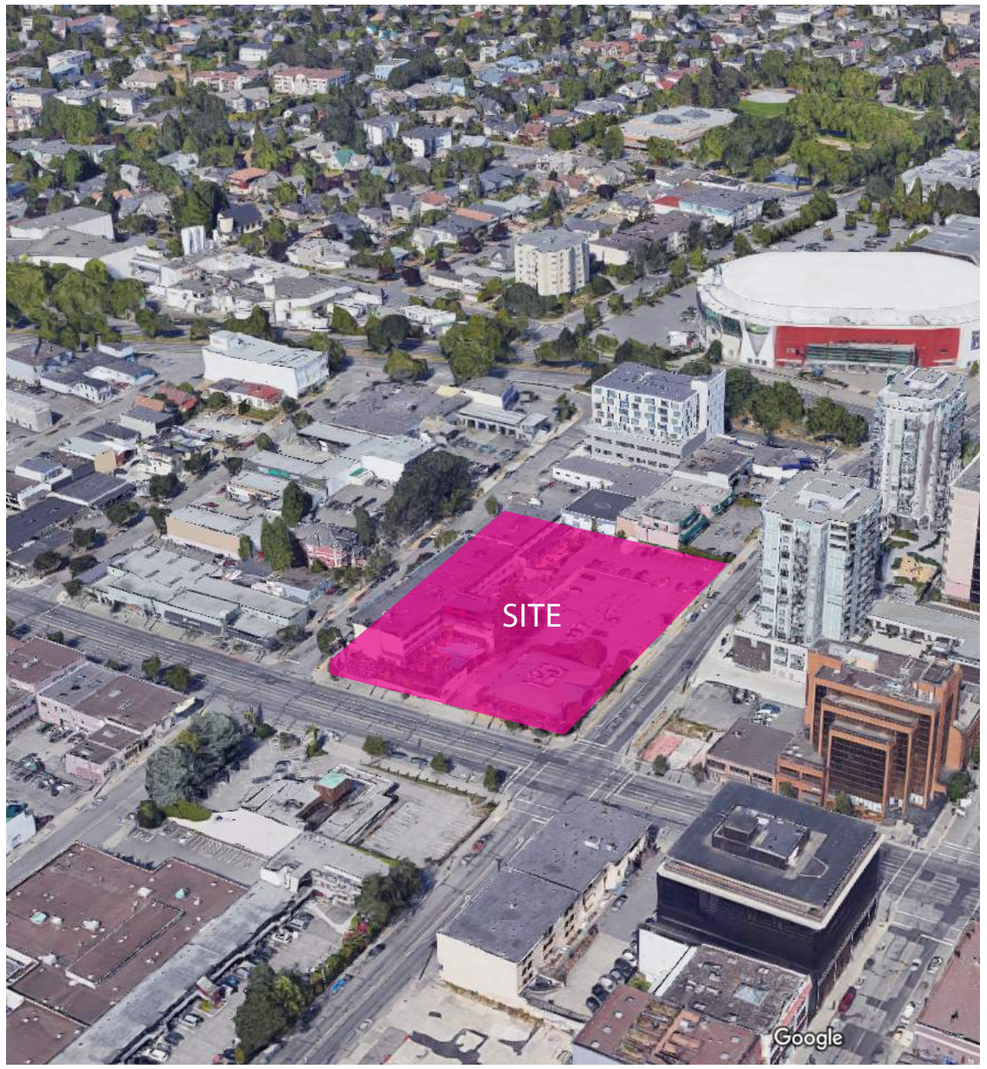
a generous outdoor plaza.

SITE CONTEXT

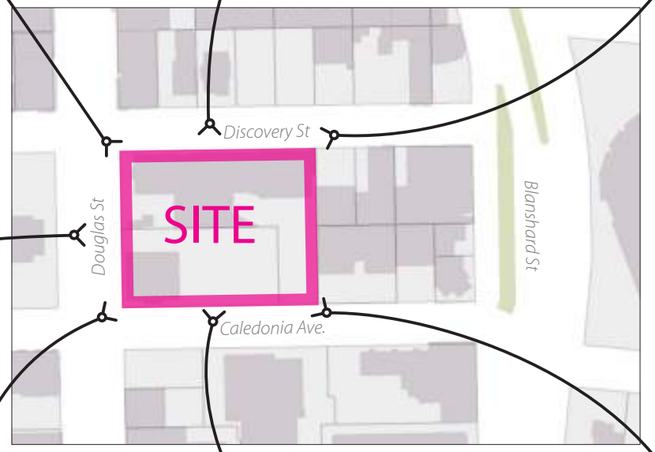
The Site is located along the Douglas Street Transit Corridor. A network of shared bike lanes surround the site connecting to painted bike lanes on Blanshard, and Douglas Street south of Herald Street. These bike lanes connect to the greater AAA protected bike lanes. South of the site, on Caledonia Avenue, the Hudson Place pedestrian mid-block walkway terminates. A mid-block street crossing will allow pedestrians to cross Caledonia Avenue, and have direct access to the proposed plaza, at the corner of Caledonia Avenue and Douglas Street. The site context supports prioritization of pedestrians, bikes, and public transportation.

Light industrial uses are to the north and east of the site. To the east of the site, across Blanchard Street is the Save-On-Foods Memorial Centre. A variety of high-rise residential towers, office buildings, and retail uses are located to the south of the site. As one travels south, Douglas Street becomes more activated by retail and commercial activity.

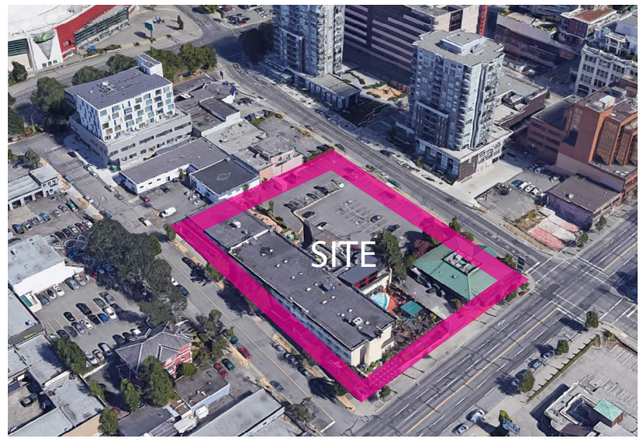
Aerial view looking south across Victoria



Aerial view looking east at the Site



Key Plan



Aerial view from Site

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PROPOSED BUILDING IN CONTEXT

710 CALEDONIA

1961 DOUGLAS

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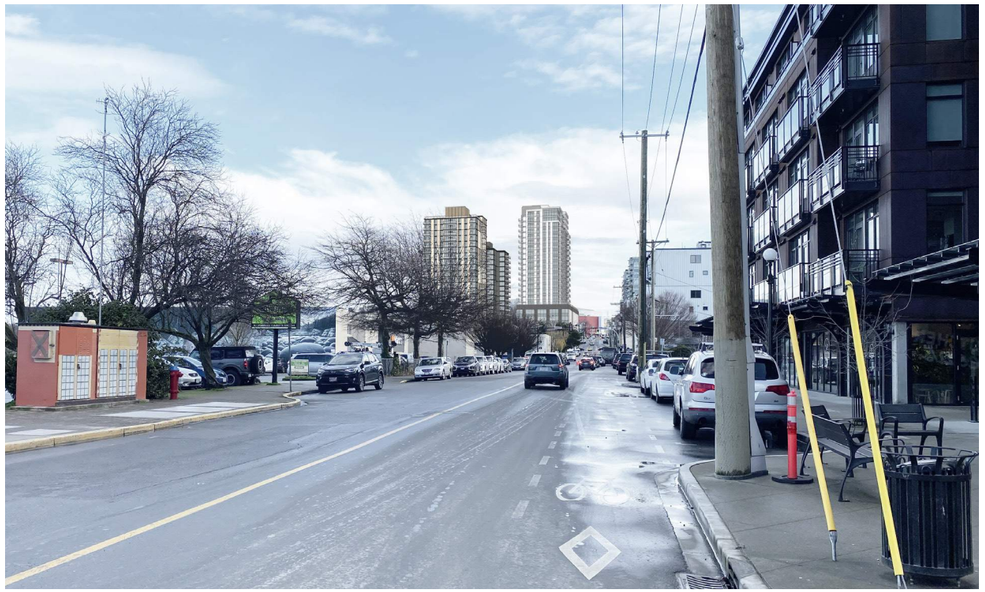
Douglas St. & Chatham St. looking east

Blanshard St. & Caledonia Ave. looking west

Save On Foods Memorial Centre plaza looking west

PROPOSED BUILDING IN CONTEXT



Store St. & Chatham St. looking east

Douglas St. & Herald St. looking north

Government St. & Chatham looking east

Discovery St. looking east

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PROPOSED BUILDING IN CONTEXT

710 CALEDONIA

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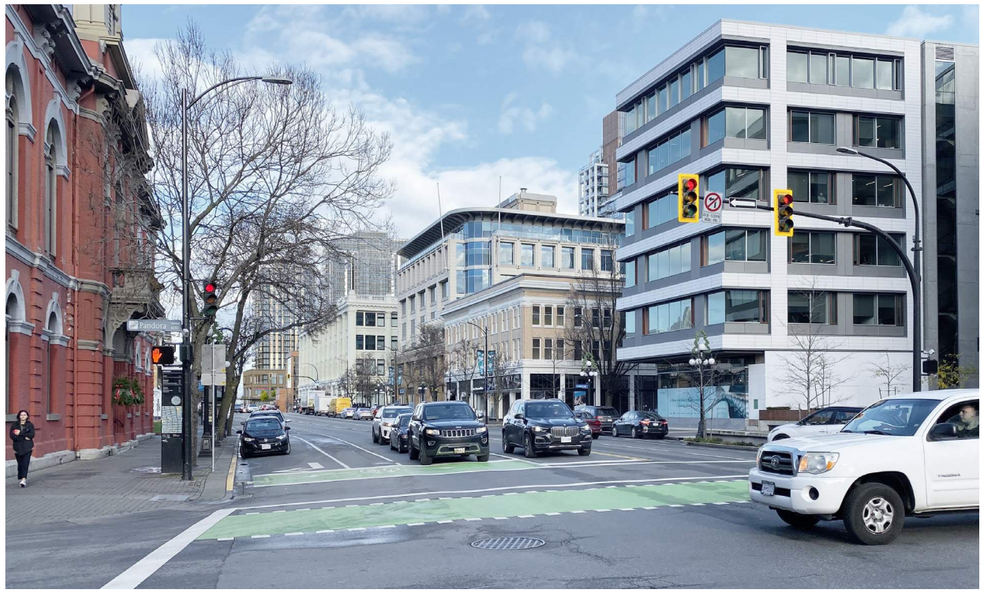


Douglas St. & Pandora Ave. looking north

Quadra St. & Caledonia St. looking west

ANALYSIS

DESIGN PRINCIPLES

This proposal is for a high quality residential development providing rental housing, both market rate and below market, as well as stratified condo. The development is built for longevity, and replete with practical amenities, that will serve families (and pets), improve livability, and build community. The foundation of the community is the commercial podium making this site a 24 hour community. The provision of office space, the grocery store, the childcare, and restaurants and small retail stores will activate and encourage movement around and through the site. At the core of the development is the plaza serving as a heart, not just for the development, but for the neighborhood as a whole.

Community Hub

The proposed plaza will be the heart of this site: a natural point of meeting and connection, supported by the uses surrounding it. The proponent's hope is for this space to transform with the seasons, providing opportunities for gatherings and events such as farmers' markets, pop-up shops, and food truck events.

The retail units will be destination retail, not service retail. Retail patios, a childcare, and grocery store entry will animate the plaza by providing diverse uses and users. To date, the site has been car-oriented, and this mix of uses is essential to transforming it into a pedestrian-friendly destination and active community hub.

Connectivity

City standard sidewalks will be lined with active uses along Caledonia Avenue, and Douglas Street. The sidewalk will lead pedestrians to the plaza. The proponent has worked with the grades of the site to develop an exciting multi-tiered plaza with accessible access to both lower and upper plazas from the city sidewalks.

View of the plaza facing Douglas St.

This multi-tiered plaza allows the stacking of commercial uses, and concentrates the commercial centre of the project at the plaza. Uses that surround the plaza with direct access and visual connection to the plaza are; office, grocery, café, restaurant, and childcare. The amount of uses will encourage a flow of people to and through the plaza, giving the plaza life and activity.

DESIGN PRINCIPLES

Inclusive Community

This proposal delivers on a number or priorities that will make the community attractive, affordable and convenient for a broad range of demographics families. These include a diverse range of housing options, close proximity to the Douglas Street Transit Corridor, childcare services, and a full-size grocery store. It is not just the convenience, and affordability of the housing, but the time saved that can be spent focused where the real value to the community lies. Close to transit, the City Centre, employment centres, and the daily commercial uses provided on site make this site an incredible opportunity for a high density, livable community.

Pride of Place

Significant development of the Douglas Street Corridor, particularly stemming from the City Centre, represents a dramatic community transformation. Outwardly, placemaking and enhancement of the public realm foster pride of place. Inwardly, functional and livable spaces for residents nurture pride of place.

No 'Back of House' Side

"Back of house" programming in this proposal (loading, waste and recycling, staging) are contained in a covered back lane, to create the best possible public realm experience on all sides of the site. This helps to maintain all three sides as "front" elevations. It is important to note the significant loading requirements required by the grocer. Significant effort was made through the design process to screen loading from the public realm to preserve a enjoyable experience.

View from the corner Douglas St. & Caledonia Ave.

MASSING DIAGRAMS

Buildings, are separated by 20m, corner to corner, allowing sun penetration into the common upper storey terrace.

A pattern of angled metal panels that alternates direction, adds visual interest to the facades. The change of slope affects the sunlight bouncing off the metal panel creating a dynamic texture and pattern up the building.

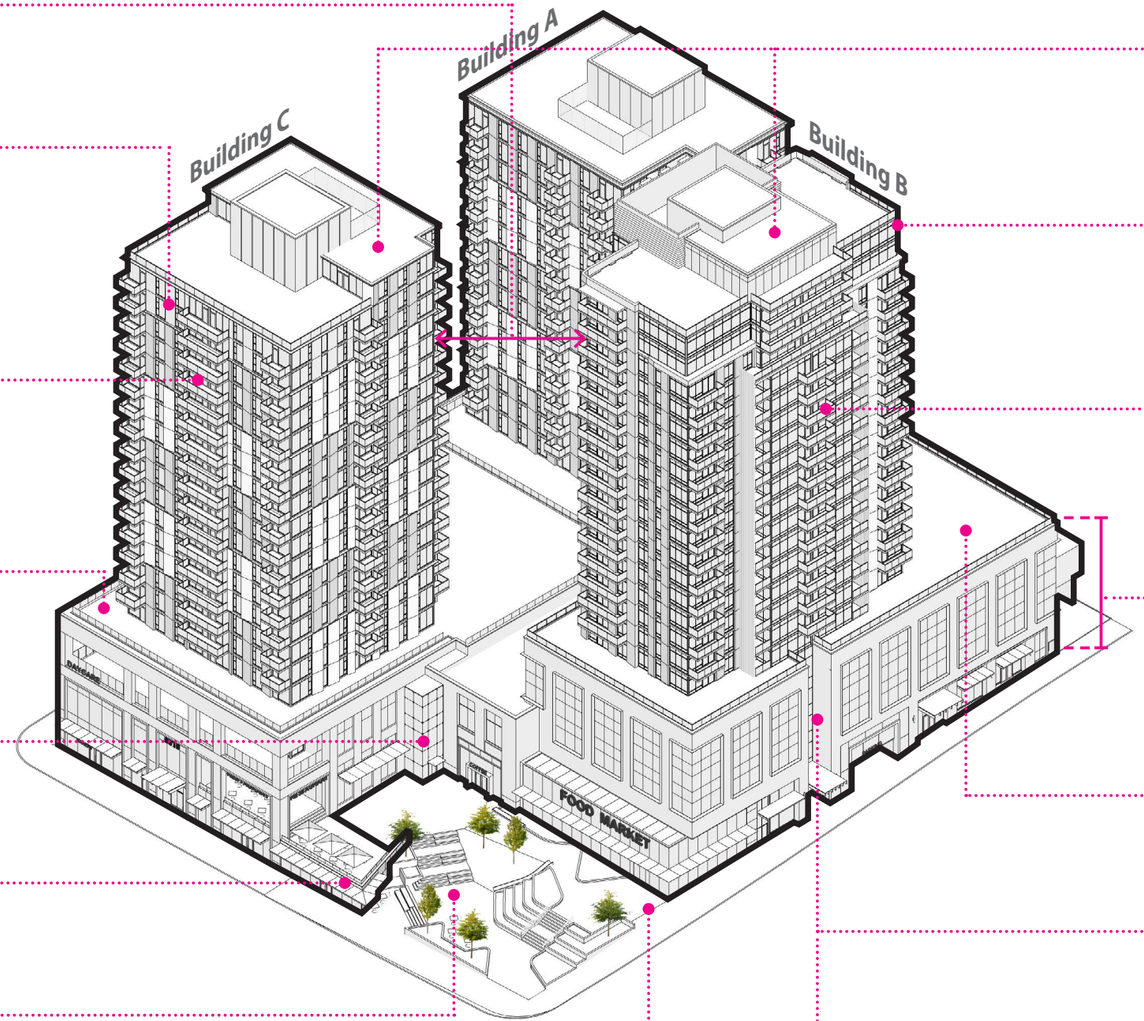
Balconies on the south and west elevations were added to the rental building to help mitigate against solar gain. To minimize thermal bridging, and extra exterior wall, all balconies are cantilevered from the face of the building. Maintaing a simple skin is important for the energy efficiency and sustainability of the project.

All towers have been setback 3m, ogreater, from the property lines. The building podium denotes the pedestrian realm, and is treated architecturally different. The podium is clad in brick, with high quality detail in concrete and steel.

The retail parking will have an elevator dedicated to the retail, restaurant and childcare uses. This retail elevator serves as a focal point in the plaza, and will be a glass elevator, lit at night, that will be highly visible.

Weather protection has been provided on all commercial street and plaza frontages. Canopies will all be frosted glass to allow daylight penetration.

Sub-areas in the plaza are developed through working with the topography. The upper and lower plazas share common uses of seating and movement, the upper plaza functions more as circulation, with access to the grocery, café, childcare, and restaurant entrances. The lower plaza offers ample seating areas, also the stairs connecting both plazas provide amphitheater style seating. Landscaping and trees in the plaza will provide shading throughout the day.



The mid-block walkway from Hudson Mews will guide the neighbourhood to the significant public plaza, retail, and grocery store acting as a beacon to the entrance to downtown Victoria on Douglas. This will enhance CPTED principals and support the local retailers succeed.

Building B and Building C, the two tallest, step back at the top floor and each have a separate building top expression. Where roof top landscaping will be incorporated. Building C will have a common outdoor amenity on the roof, and Building B will have private terraces on the roof.

Given the grade on the site, Building C will optically appear shorter than Building B and have a geodetic difference of 23'-4".

Building C is divided into an east and west massing. The eastern massing travels to the roof providing a significant vertical expression. The two masses are divided by a vertical expression of stacked balconies.

Building B is orientated east-west. The rectangular footprint is orientated to maximize solar gain from the south, and to decrease the building temperature differential from the north and south sides.

Using the advantage of the significant grades on site, t he podium varies on all street frontages from 3 - 4 stories. This provides a comfortable, well defined, street enclosure.

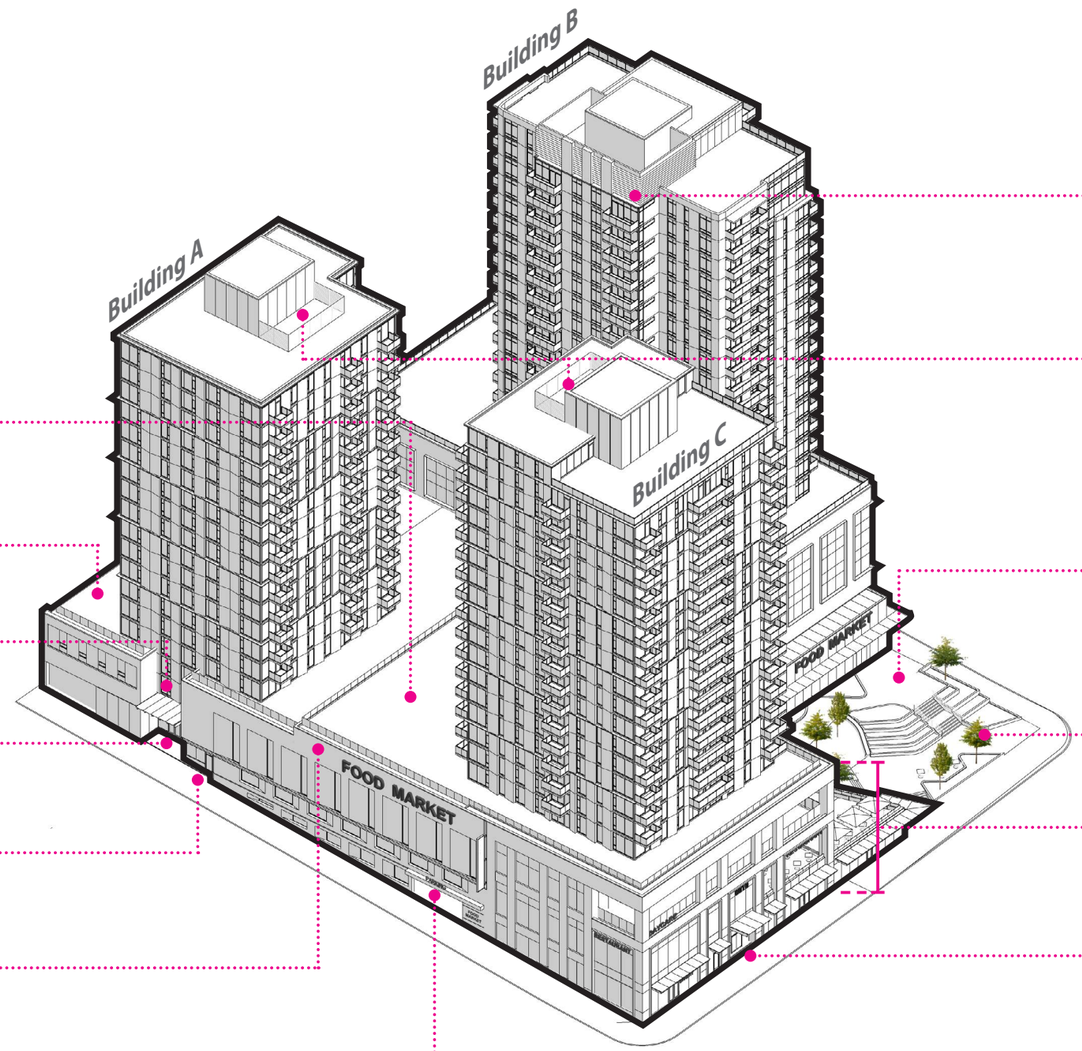
Adjacent private balconies will have direct access to common terraces. The roof terraces of the base building will be the outdoor amenity for the residential towers, and they will incorporate landscaping.

Vertical breaks in the podium along Caledonia Ave associated with lobby entry for Building B.

Entrances to the residential towers are emphasized through canopies with warm wood tones and additional lighting.

N

MASSING DIAGRAMS



The towers were arranged on the edges of the site to allow for a generousoutdoor terrace forested with new trees between all three towers. 20m corner to corner separation allows for generous sunlight access.

Building A is setback 10m from the east property line.

Vertical breaks in the podium along Discovery St associated with lobby entry for the Building A.

The Building A entrance is recessed 3m from the building face along Discovery St.

The bicycle storage rooms are located on the upper ground floor, accessed at grade, and cocooned in the middle of the site, surrounded by active uses.

The podium of the project will be clad in brick, while the towers will be clad in powercoated metal panel.

Access to parking from the plaza and grocery store can be via an accessible elevator or stair

The tallest building, Building B, uses the mechanical equipment screening as a compositional element. It forms a piece of the building top, that is a piece of the strong vertical massing that travels down the south elevation to the lobby.

The mechanical screens for Building A and C are placed away from the neighbouring property and City streets. This allows them to be discreetly placed on the building, screened, and placed behind the elevator overruns.

The 800 sm fully accessible plaza is visible from Douglas Street and Caledonia Ave, facing South and West offering maximum sun exposure.

Various types of seating are proposed; fixed seating, temporary seating, and amphitheater seating. Views to the public realm along Douglas St and Caledonia Ave. will be unobstructed.

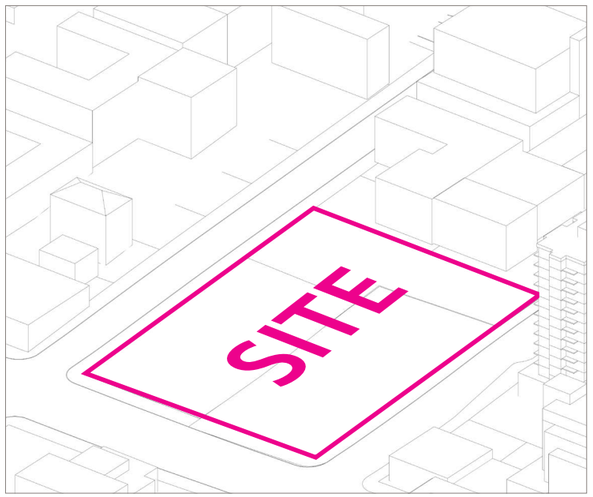
Ttrees and bermed landscaping in the plaza to help mitigate wind

The podium height of 18m (60') relates to the existing building heights along Douglas St.

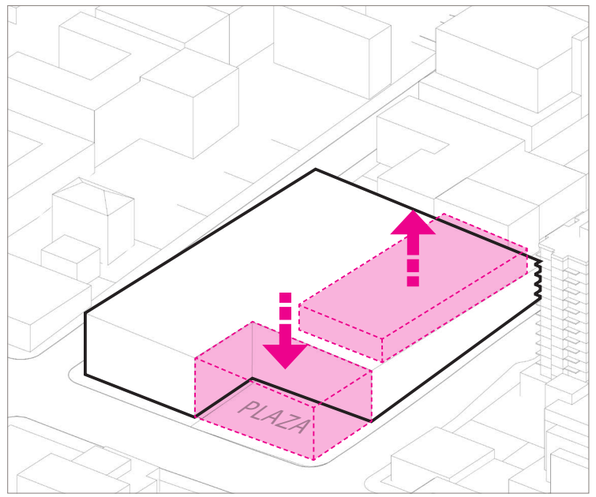
Residential and Lobby entries are intermingled with retail uses allowing for continuous active uses along the sidewalk. Limit lobby access to one point in order to allow a greater amount of active retail spaces.

N

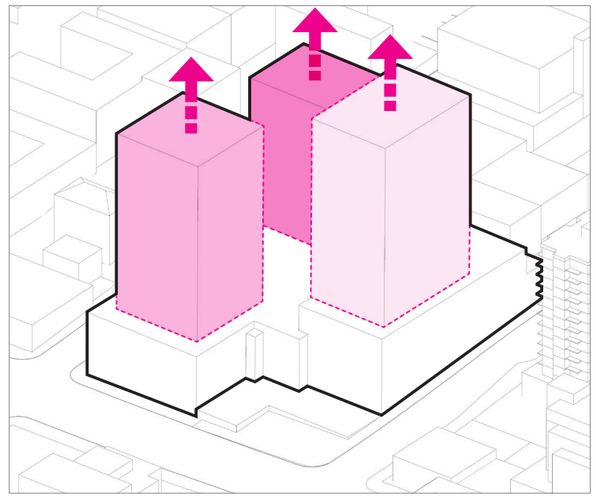
MASSING DIAGRAMS



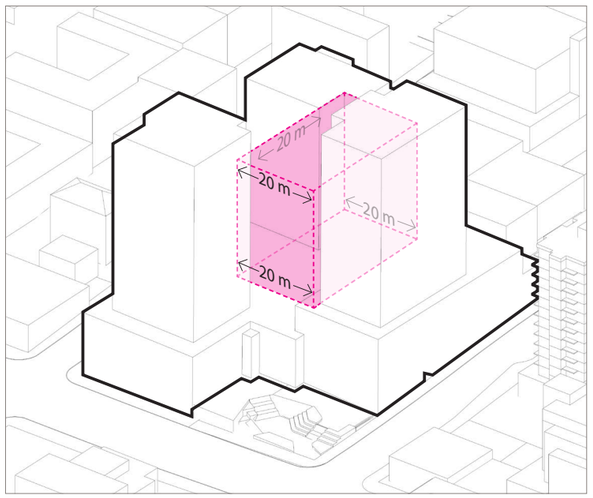
The Site is rectangular, and slopes from the east to the west down to Douglas St. The existing buildings will be removed.



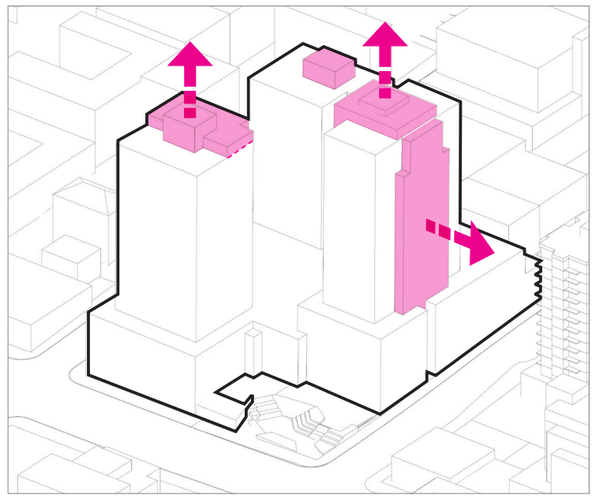
The Podium covers majority of the site, creating a strong street wall, with a public plaza carved out on the south west corner.



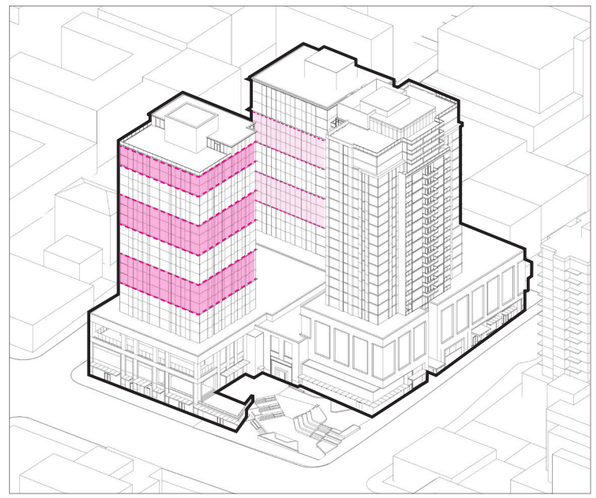
Three Towers will extrude from the podium, at varying heights, complementing the site grading and surrounding context.



Building Separation has informed the foot print of the towers, to create the 20m separation between all three buildings.



Roof Articulation creates movement in the towers massing, and allows space amenity.



3 Floor Expression is a key feature of the towers, alternating the three storey expression will divide the massing.

MASSING AND FORM

The proposed massing creates diverse housing options while maintaining a pedestrian-scaled base. Subtle and judicious tectonics make this proposal eye-catching while maintaining functional residential units at or below market rates.

This project provides the neighborhood an opportunity to boldly establish an active street wall. As such, it is a fabric building, and we see the length of the three street frontages as an asset in defining the street and plaza. Podium articulation is key in creating a compelling project and a street wall that is fitting for the width of Douglas Street (30m), Discovery Street (20m), and Caledonia Avenue (20m).

The podium is broken into two parts, coming together at the inside corner of the plaza where the retail/childcare elevator is located. Massing is evenly distributed around the site with an average of 18m street wall. The substantial podium provides strong edges for the plaza, and defines the outdoor space.

The residential towers setback from the property line allowing the podium to define the scale of the public realm. The towers are sculpted in plan to allow for 20m separations between towers. At the tops of Building B and C, the towers step and articulate to provide elegant building top expressions.

A key feature of the towers is the alternating, three storey expression. The metal panel cladding is angled in plan. Every third floor, the angled panel changes direction. This gives the façade a subtle pattern, and allows the reflection of sunlight to subtly change the colour and temperature of the panel.

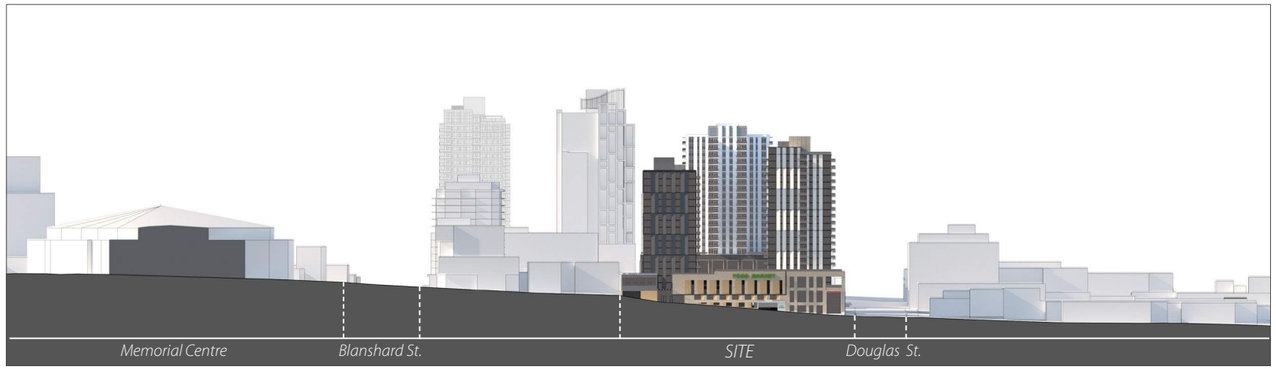
The skin treatment is similar for each building, but each are differentiated by colour. The tallest building, Building B, is white, Building C is champagne, and Building A is charcoal. The changes to value and colour throughout the project adds to the visual interest of the towers on the skyline.

The residential area is distributed between three towers, with the tallest building being Building B on the south. The towers vary in height by three floor increments to provide a varied skyline. The building heights rise from north to south, following the Cross Town Concept established in the DCAP. This gesture is further reinforced within the context, where the building heights crescendo at the Hudson Place development.

Massing Details

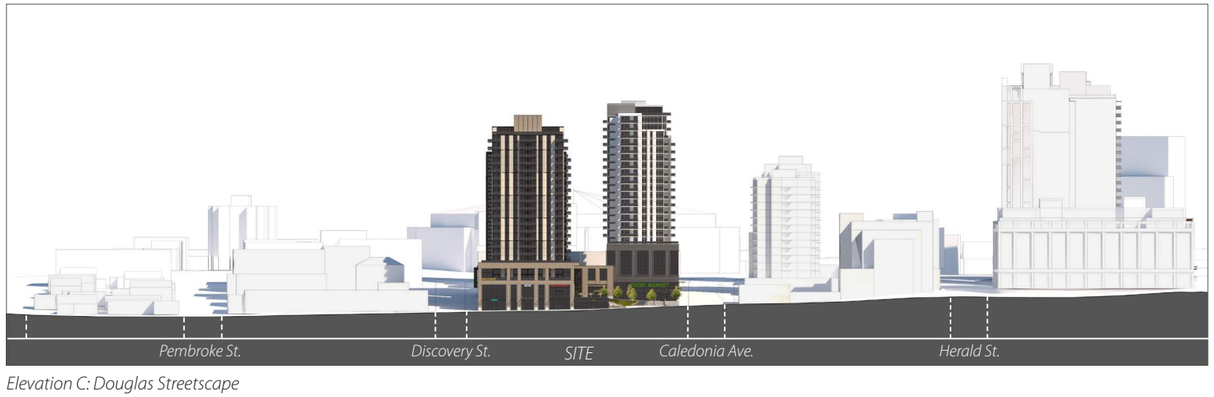
HEIGHT CONCEPT

The proposal will bring a rich diversity of residential and commercial uses to the community including below market rental, intensive employment, homeownership, to purpose built rental. The proposal achieves significant community contributions through an active 800sm urban plaza and sustainable residential affordability with a below-market component that exceeds the Inclusionary Housing Policy. On a site with extreme grades, the feasibility of diverse uses and community contributions are restricted; thus, the proposal is requesting a relaxation in building heights. To ensure the success of the plaza, the proponent has developed a multi-level commercial podium defining the public realm. The significant scale of the commercial podium, working with the grades of the site, the large format grocer, and the required loading for the grocer and commercial uses, push the towers above the suggested building height. The proponent's goal of developing a framework for a successful plaza for the neighbourhood led to the development of a space with small active retail, childcare, large grocery tenant, and commercial office. Multiple entries to the commercial uses line the plaza, providing activity and eyes to the space. The significant diversity of uses is in line with the Rock Bay District's objectives of maintaining a diversity of uses. These commercial uses form the podium of the proposal, providing a strong and active street wall to Douglas Street, Caledonia Avenue, and the proposed plaza. The residential towers all sit on the commercial podium. Within the context of our development, the Hudson Place towers have a building height of 81m and 79m. To the north of Hudson Place, the Hudson Walk towers have buildings heights of 49m and 46m. The towers of our proposal are Building A 55m, Building B 69m, and Building C 62m. The proposed towers offer a diverse skyline, not only with the project site, but in the greater context of the city. Hudson Place maintains a hierarchy in building height, and the goal of the Cross Town Concept, with building heights rising towards the intersection of Douglas and Yates is preserved.



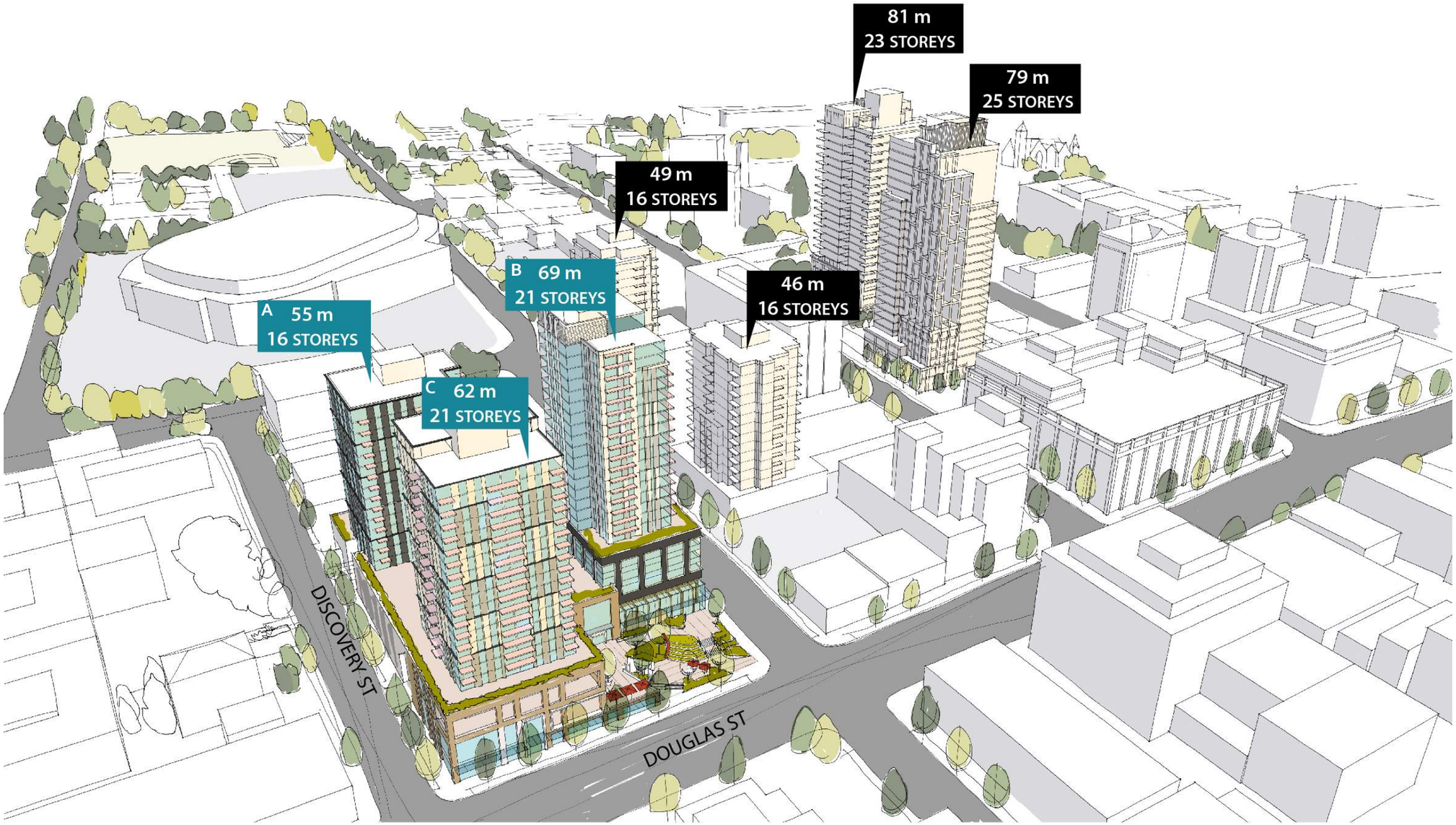
Elevation A: Discovery Streetscape

Elevation B: Caledonia Streetscape



Elevation C: Douglas Streetscape

HEIGHT CONCEPT



Context & future building hieghts

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RENDER

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1961 DOUGLAS

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RENDER: PLAZA

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MATERIALS

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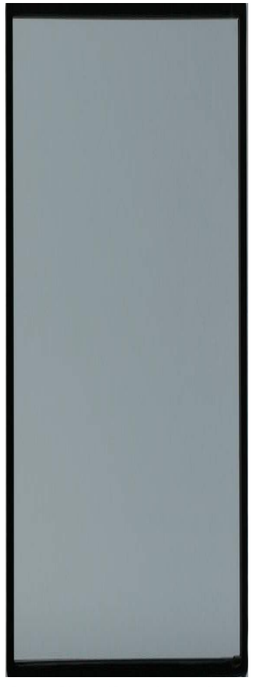
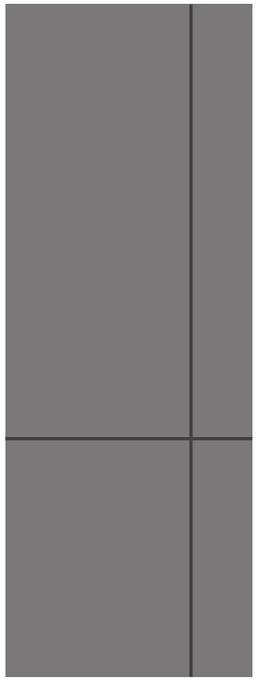
Building A



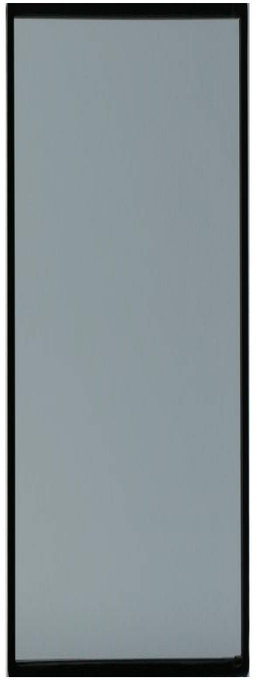
Grey Glass (Residential)

Black Mullions



Charcoal Metal Panel

Building C



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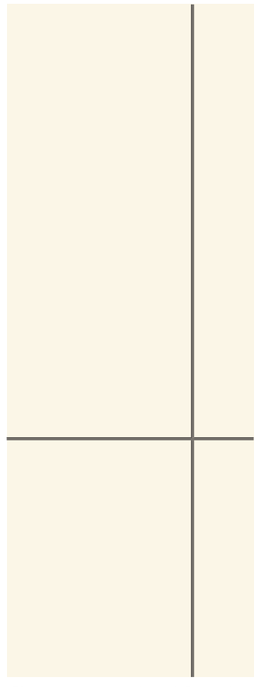


Champagne Metal Panel

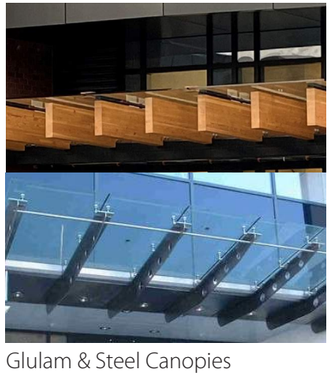
Restaurant & Market Podium

Light Brick - Canyon Mist

Architectural Concrete Details

Composite Wood Panels

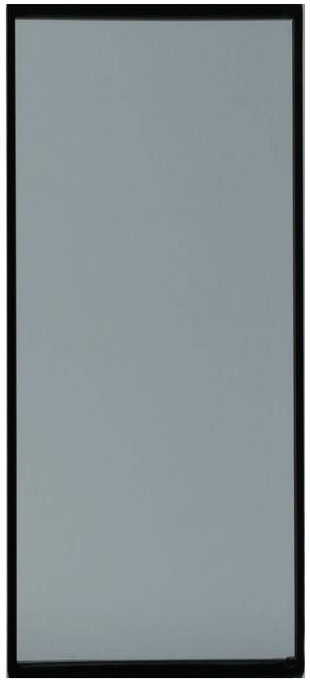
Flat Top Metal Mesh



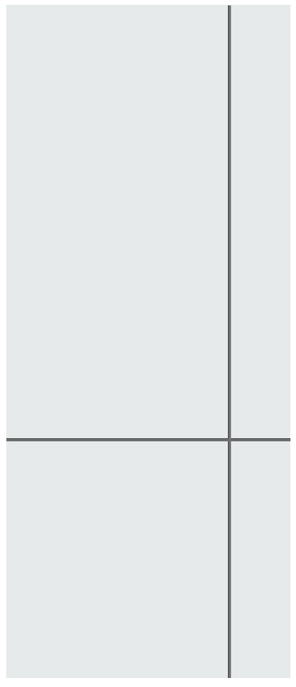
Glulam & Steel Canopies

MATERIALS

Building B


Grey Glass (Residential)

White Mullions

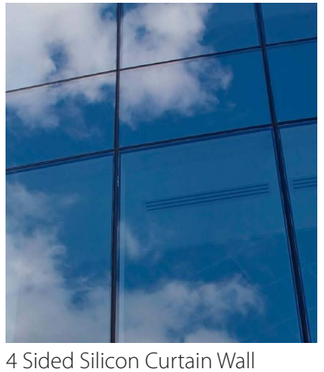

White Metal Panel

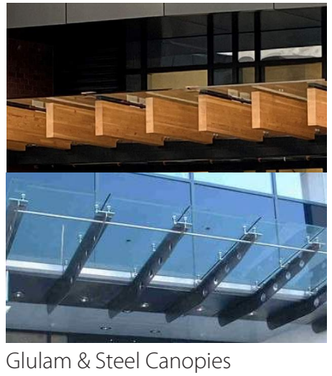
Office Podium

Dark Grey Brick

Architectural Concrete Details

Stainless Steel Window Surrounds


4 Sided Silicon Curtain Wall


Glulam & Steel Canopies

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SHADOW STUDY

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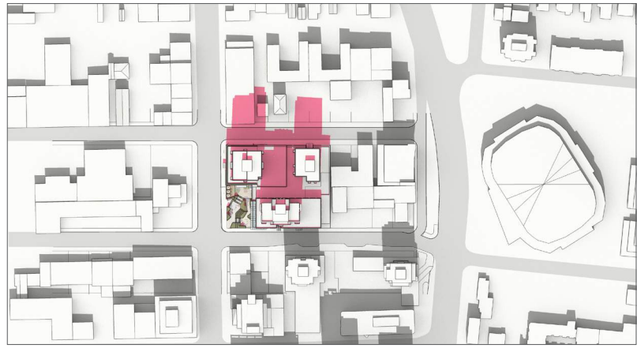
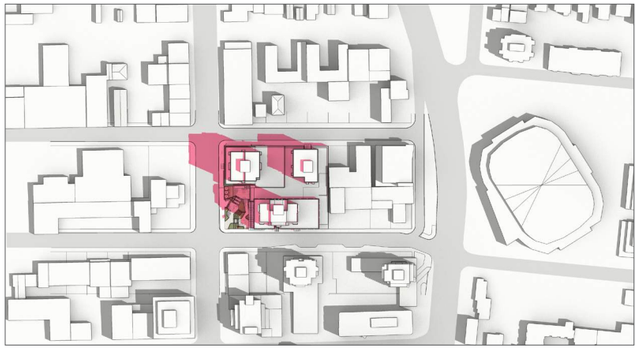
Spring / Fall Equinox - March 20 / Sept 22 10AM

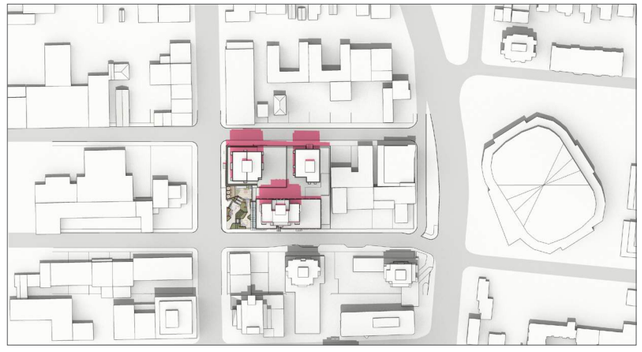


Spring / Fall Equinox - March 20 / Sept 22 12PM

Spring / Fall Equinox - March 20 / Sept 22 2PM



Summer Solstice - June 21 10AM



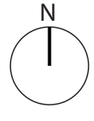
Summer Solstice - June 21 12PM

Summer Solstice - June 21 2PM

Winter Solstice - Dec 21 10AM

Winter Solstice - Dec 21 12PM

Winter Solstice - Dec 21 2PM



PUBLIC REALM

This proposal is poised to transform the subject site from a suburban, vehicle-oriented commercial site into a vibrant, pedestrian-oriented community hub. In concert, the following meaures play important roles in enriching the public realm:

- Minimized parking access and hiding of 'back of house' uses from the street
- Provision of a generous plaza
- Provision of an outdoor restaurant patio beyond the extents of the plaza
- Provision of an outdoor childcare area beyond the extents of the plaza
- Consideration of staggered uses, safety, accessibility, and lighting
- Convenient access to daycare from both the underground parkade as well as direct pedestrian access from the plaza
- Community- and pedestrian-oriented destination retail
- Grocery store parking that is conveniently accessed from the street, and hidden within the podium
- Establishment of a strong street wall along Douglas Street, Caledonia Ave, and Discovery Street
- Legible and convenient residential lobbies

The applicant team has proactively engaged City Engineering in preapplication meetings, and will continue to work with City design standards and the site vision to arrive at solutions that meet City requirements, enhance the public realm, and ensure an encouraging public realm experience around the perimeter of the development.

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VEHICULAR AND PEDESTRIAN SITE ACCESS

1 Parking entry

2 loading entry

3 Loading

4 Bike access

5 Waste and recycling

6 Plaza access point

7 Bicycle storage

8 Residential lobby entry

9 Office access

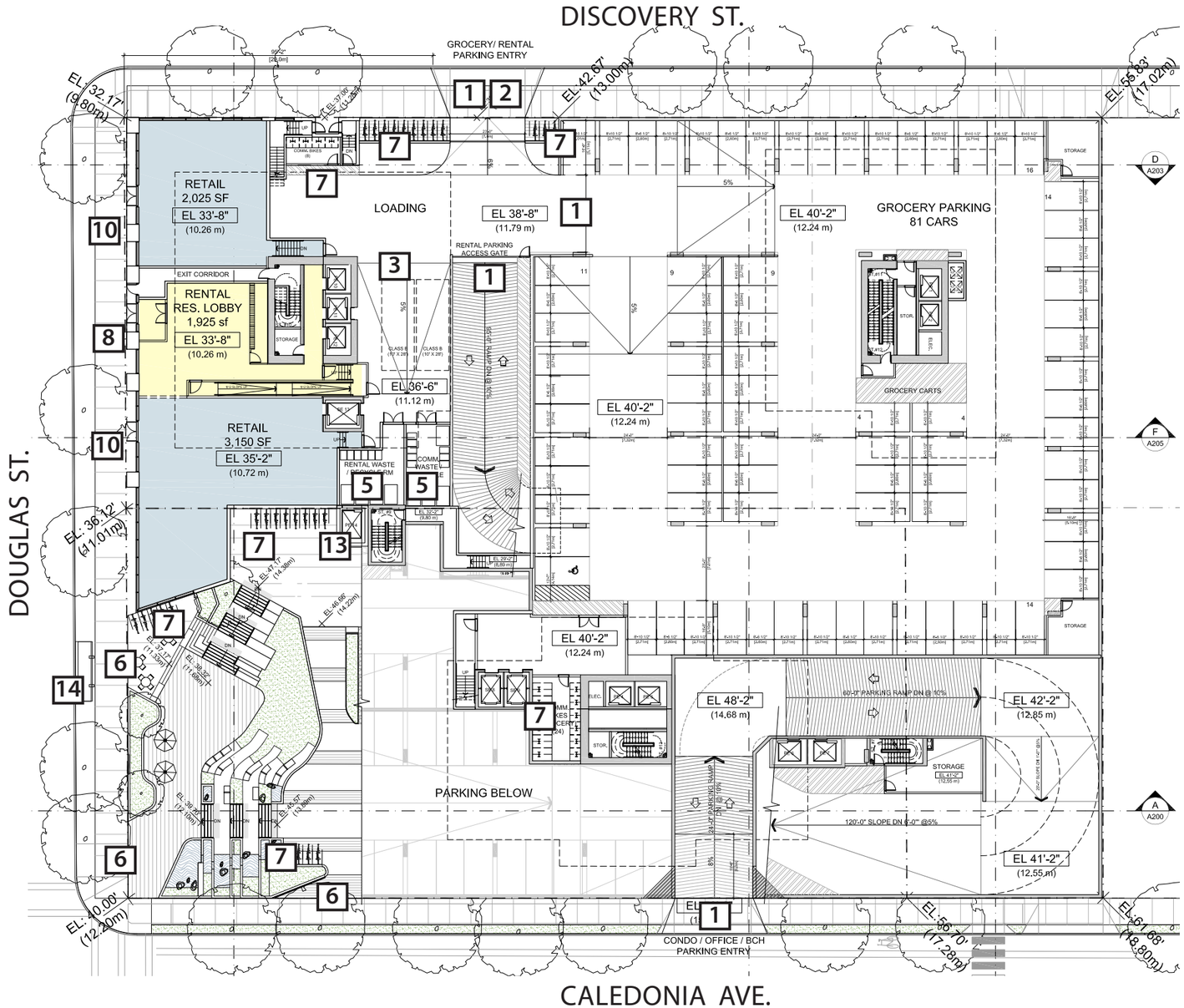
10 Retail access

11 Restaurant access

12 Grocery access

13 Plaza elevator (childcare and below grade parking access)

14 Bus stop



Plan: Lower Ground Floor

VEHICULAR AND PEDESTRIAN SITE ACCESS

1 Parking entry

2 loading entry

3 Loading

4 Bike access

5 Waste and recycling

6 Plaza access point

7 Bicycle storage

8 Residential lobby entry

9 Office access

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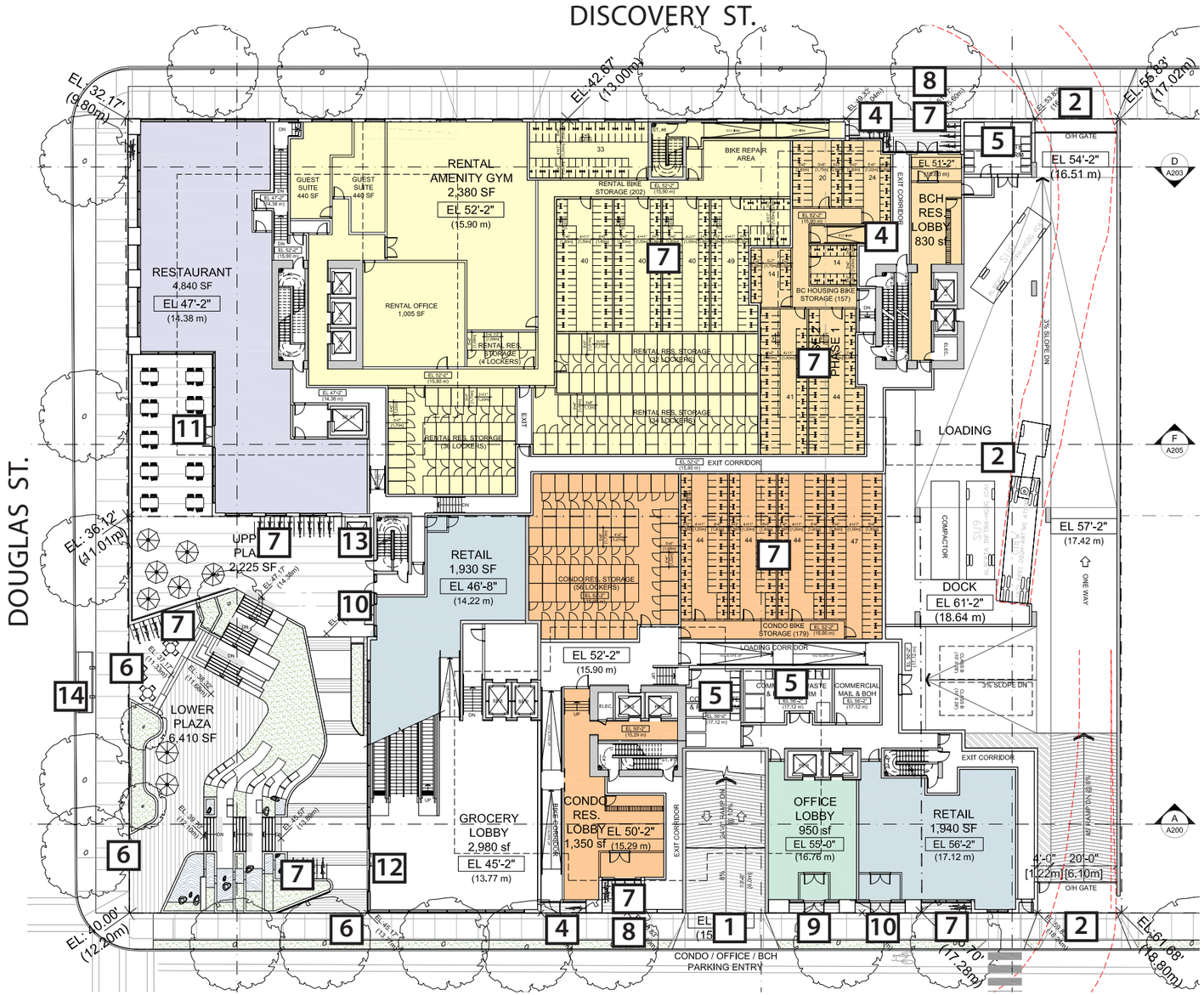


Plan: Upper Ground Floor

SUSTAINABLE DESIGN STRATEGY

Sustainability Approach

The design of this proposal strives to balance numerous sustainability goals that contribute to the broader success of the overall design. The Site will change from its current condition of a pad restaurant, motel, and surface parking to a development that will activate the immediate neighbourhood, offer a diverse range of housing and deliver employment-generating space for the long term.

Green Infrastructure

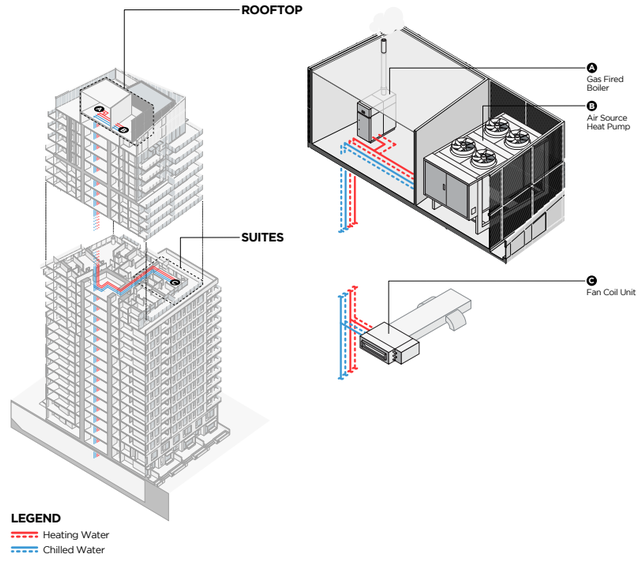
The landscape contributes to site sustainability measures in many ways. With respect to storm water, the growing medium and plant cover at all levels acts like a sponge and absorbs rainwater, releasing it slowly into the building's storm system. Planting and lawn areas contribute to the reduction of summer temperature extremes and reduce reflected sunlight. The plant material selection and urban agriculture areas promote biodiversity in the urban environment and provide space for insects and songbirds. Hard landscape materials are selected for their robust nature and long-term durability. The landscape spaces and courtyards promote strong physiological well-being for the residents who overlook these spaces.

Energy Performance Target

The applicant team has proactively worked to identify strategies to achieve desired energy targets. This analysis included review and coordination of mechanical system**s**, envelope assemblies, exterior building design and parametric modeling to achieve those targets. The proponent has chosen a Low Carbon Energy System combined with high performing envelope, making operational carbon and energy consumption sensitivity a priority.

Pursuit of LEED Silver Certification

Although LEED certification is not required by the City of Victoria for a project of this type, the proponent has elected to pursue a LEED certified design.



Air Source Heat Pump System

TRANSPORTATION

Transportation

The location proposed uses and existing context of this proposal provide residents, workers and visitors with access to most, if not all, of their day to day needs within a short walk, cycle, roll or transit trip – a '15-minute neighbourhood'. The proposed design supports this initiative by encouraging active forms of transportation, improved access to transit and reduced reliance upon vehicular transport.

Active Modes of Transportation

The proposed design includes infrastructure to support various modes of active transportation including forms of walking, cycling and rolling. Located within close proximity to the downtown core, the site achieves a 'Walkers' and 'Biker's' Paradise' rating on the Walk Score website. In recognition of this superior location, the proposal capitalizes upon pedestrian connectivity through short and long term bike parking in excess of the city's schedule C requirement, end of trip facilities, an added bike lane along Caledonia, open circulation with a generous urban plaza as well as active storefronts along the perimeter of the site.

Access to Transit

The site location benefits from existing, immediate access to transit in an area earmarked for continued growth. Aligning with Victoria's Rapid Transit Project, the proposal will include a new bus stop and infrastructure on the corner of Douglas and Caledonia. The bus stop has been incorporated into the design of the urban plaza with wayfinding signage to complement the pedestrian experience for local workers and/or visitors.

Off-Street Parking

All parking requirements for the proposed uses will be accommodated within the site. This will help ensure the needs of the new development are accommodated and not reliant upon on-street parking. Parking access and allocation has been thoughtfully designed to capitalize on significant grades of the site, meet the needs of all proposed uses and minimize negative effects on the existing neighborhood and businesses. While the proposal does meet overall parking requirements, the proposed commercial parking counts will exceed the city's schedule C requirement. To further support reduced reliance on vehicles, the proponent has worked with a transportation management consultant to determine adequate traffic demand measures (as listed in the Traffic analysis report) to encourage alternative transportation methods.

LANDSCAPE CONCEPT AND RATIONALE

The landscape design of 1961 Douglas embraces the City of Victoria's Urban Design Principles by embodying the spirit of animated outdoor lifestyle, improving, and enhancing pedestrian connectivity and maintaining the character of the community.

The Plaza & Streetscape

The plaza at 1961 Douglas is one of a few local street corner open spaces that introduce landscape areas and public open space within the urban fabric of the neighbourhood. The plaza design maximizes its feeling of publicness by opening out toward the sidewalk and the surrounding neighbourhood, providing opportunity for seating and feature planting. The green spaces like these not only provide local neighbourhood residents opportunities to pause while out for a walk but adds character and identity elements to the neighbourhood.

Given the grading change along the Douglas and Caledonia, the plaza has been designed with terraced landscape forms. The upper and lower plaza will be detailed with low seat walls/steps, play elements and planting areas that respond to the character and theme of the project. The outdoor dining and seating area next to the upper plaza restaurant brings interior atmosphere and energy to the plaza and further contribute a vibrant interface to the public realm. A water feature has been introduced to drown out the noise from the street and invite the visitors to the plaza.

The universal accessibility is provided for pubic to access all the plaza and street level units. Effort has been put into the design of streetscape to reduce the scale of the development to respond to a 'people' scale. This is more in keeping with a pedestrian street character and in turn a place that feels friendly and inviting to live in a and visit. We are striving to create a community for future residents, office workers, visitors and retailers. To achieve this the landscape of the street edge, walkway, building front door entrances and parkade entrances have been shaped to encourage a sense of safe, vibrant, and eco-friendly community.

Lower Podium

The lower podium landscape space is defined by Building C to the west, Building B to the south, and Building A to the east. The podium level landscape further responds to the idea of creating neighbourhood and community. Each building's interior space is connected with its own outdoor space with tree planting areas to provide green buffers in between them. The landscape spaces at the lower podium level have allowed us to respond to the theme of nature and urban expression in an integrated manner.

The outdoor space for Building C has been designed to accommodate a dog area with accesses from the building amenity room and the staircase shaft on the podium. The residential units that touch the courtyard will have their own outdoor patio. These private spaces provide an active edge to the building and podium outdoor space, introduce direct eyes on the courtyard and recognize the structure of the residential neighbourhood. The outdoor patio for the Building A provides a garden themed walking path and gathering space with outdoor furniture for residents to enjoy their outdoor activities. The landscape space for the office side offers flexible space with movable planters and furniture. It has potential to respond the interior office floor plan that occupies the entire floor of the building.

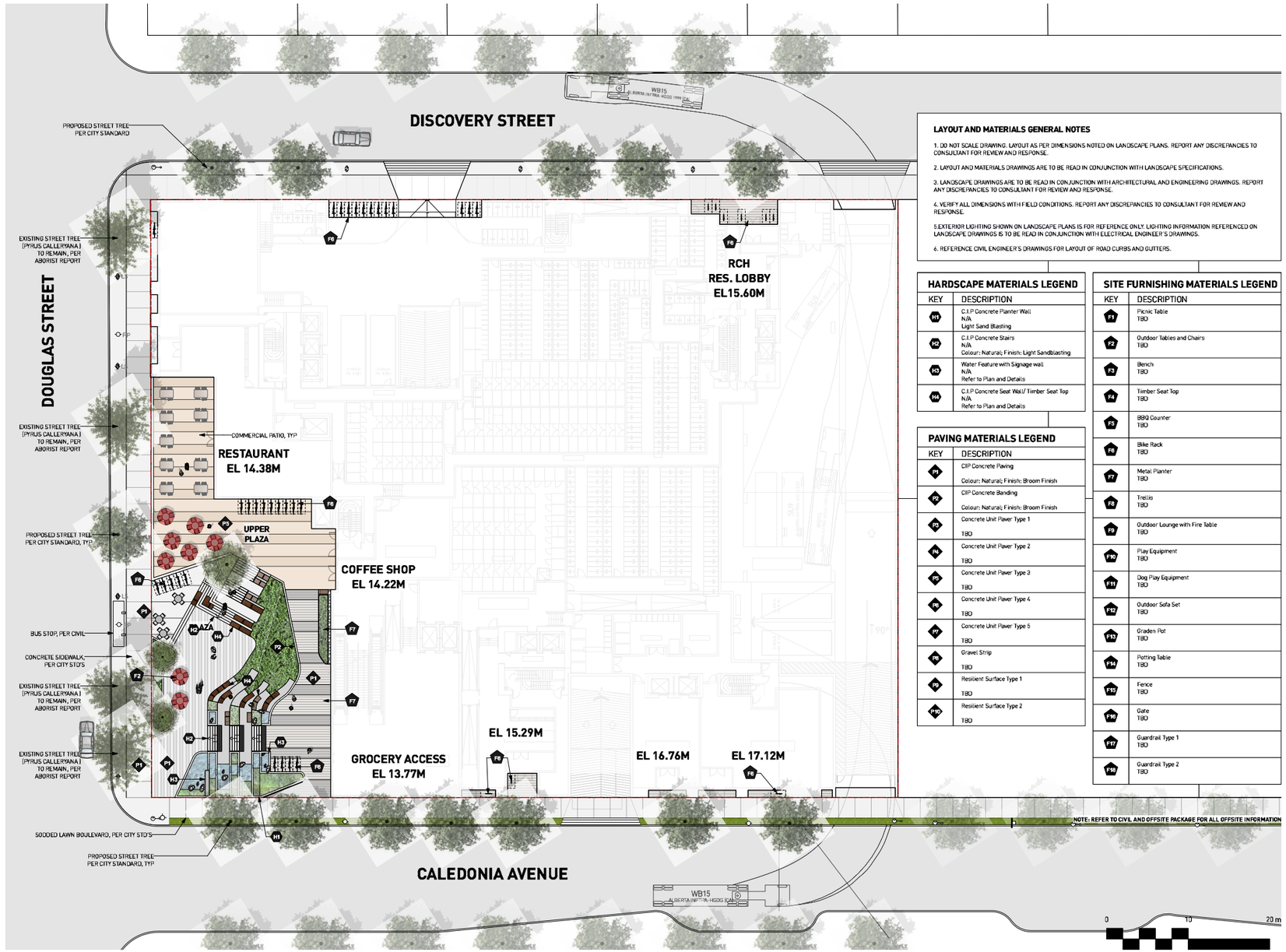
Office/Condo Tower Level 5

Building B Level 5 landscape area provides an opportunity for more active recreation by taking advantage of its south facing direction and the views to downtown Victoria. The private patios abutting the interior units provide garden planters decorating the edges of the building. The outdoor amenity space provides seating and gathering spaces in both sun and shade for residents to enjoy with friends and family. A sun deck has been located to the south side for residents to enjoy the southern view. A children's playground sits to the east edge across to the open area to present minimal noise level to the residential units to the west.

Rental Tower Level 21

Building C Level 21 podium landscape area provides an opportunity for active recreation by incorporating BBQ set, harvest table, lounges, outdoor fire pit with seats and urban agriculture beds for larger and smaller group of people. The residents can access either the north side patio or south one for different gatherings or events. Another children playground is located next to the south side patio for maximized sun exposure.

LANDSCAPE PLAN



LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
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5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
H1	C.I.P Concrete Planter Wall N/A Light Sand Blasting
H2	C.I.P Concrete Stairs N/A Colour: Natural; Finish: Light Sandblasting
H3	Water Feature with Signage wall N/A Refer to Plan and Details
H4	C.I.P Concrete Seat Wall/ Timber Seat Top N/A Refer to Plan and Details

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1	CIP Concrete Paving Colour: Natural; Finish: Broom Finish
P2	CIP Concrete Banding Colour: Natural; Finish: Broom Finish
P3	Concrete Unit Paver Type 1 TBD
P4	Concrete Unit Paver Type 2 TBD
P5	Concrete Unit Paver Type 3 TBD
P6	Concrete Unit Paver Type 4 TBD
P7	Concrete Unit Paver Type 5 TBD
P8	Gravel Strip TBD
P9	Resilient Surface Type 1 TBD
P10	Resilient Surface Type 2 TBD

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
F1	Picnic Table TBD
F2	Outdoor Tables and Chairs TBD
F3	Bench TBD
F4	Timber Seat Top TBD
F5	BBQ Counter TBD
F6	Bike Rack TBD
F7	Metal Planter TBD
F8	Trellis TBD
F9	Outdoor Lounge with Fire Table TBD
F10	Play Equipment TBD
F11	Dog Play Equipment TBD
F12	Outdoor Sofa Set TBD
F13	Graden Pot TBD
F14	Potting Table TBD
F15	Fence TBD
F16	Gate TBD
F17	Guardrail Type 1 TBD
F18	Guardrail Type 2 TBD

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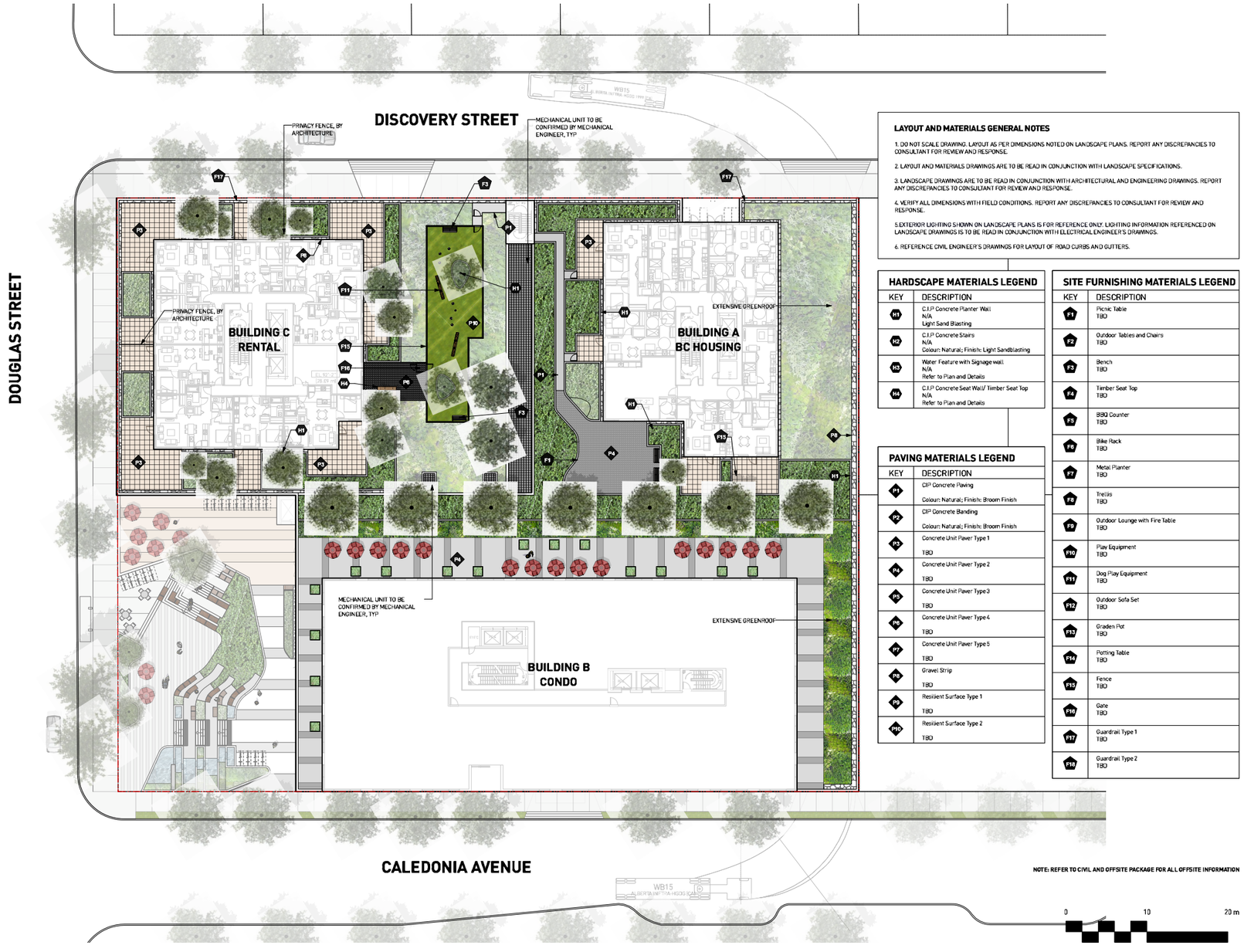
PWL partnership

LANDSCAPE PLAN



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

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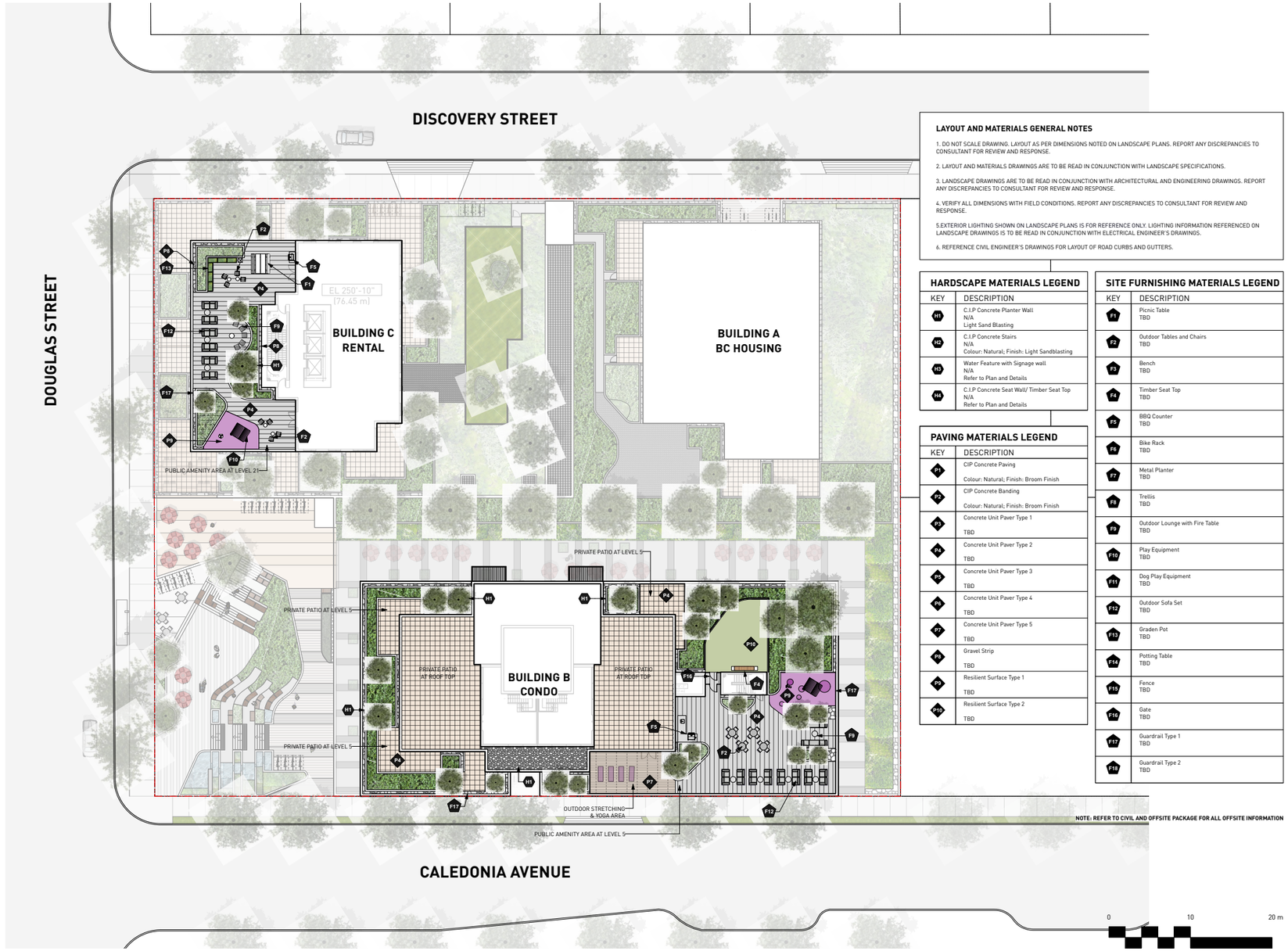
LANDSCAPE PLAN



LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
H1	C.I.P Concrete Planter Wall N/A Light Sand Blasting
H2	C.I.P Concrete Stairs N/A Colour: Natural; Finish: Light Sandblasting
H3	Water Feature with Signage wall N/A Refer to Plan and Details
H4	C.I.P Concrete Seat Wall/ Timber Seat Top N/A Refer to Plan and Details

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1	CIP Concrete Paving Colour: Natural; Finish: Broom Finish
P2	CIP Concrete Banding Colour: Natural; Finish: Broom Finish
P3	Concrete Unit Paver Type 1 TBD
P4	Concrete Unit Paver Type 2 TBD
P5	Concrete Unit Paver Type 3 TBD
P6	Concrete Unit Paver Type 4 TBD
P7	Concrete Unit Paver Type 5 TBD
P8	Gravel Strip TBD
P9	Resilient Surface Type 1 TBD
P10	Resilient Surface Type 2 TBD

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
F1	Picnic Table TBD
F2	Outdoor Tables and Chairs TBD
F3	Bench TBD
F4	Timber Seat Top TBD
F5	BBQ Counter TBD
F6	Bike Rack TBD
F7	Metal Planter TBD
F8	Trellis TBD
F9	Outdoor Lounge with Fire Table TBD
F10	Play Equipment TBD
F11	Dog Play Equipment TBD
F12	Outdoor Sofa Set TBD
F13	Graden Pot TBD
F14	Potting Table TBD
F15	Fence TBD
F16	Gate TBD
F17	Guardrail Type 1 TBD
F18	Guardrail Type 2 TBD

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

MCM

Musson
Cattell
Mackey
Partnership

710 CALEDONIA

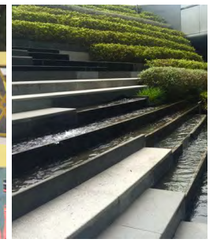
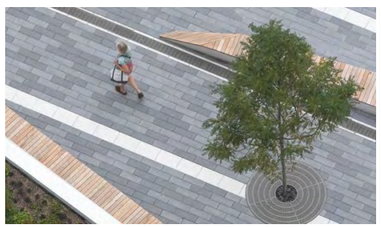
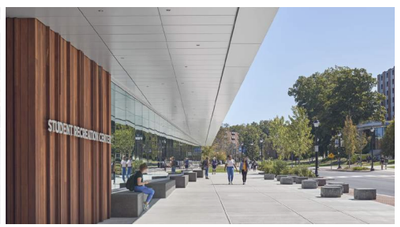
1961 DOUGLAS

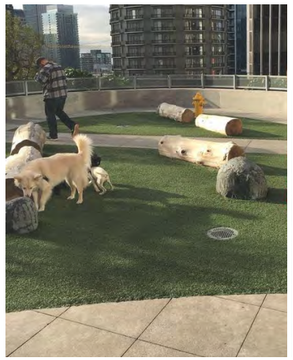
REZONING & DEVELOPMENT PERMIT BOOKLET

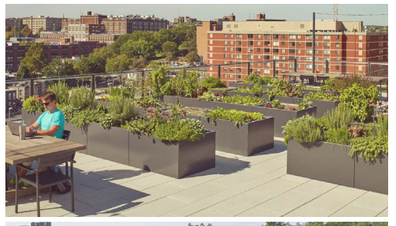
MARCH 2022

PWL partnership

LANDSCAPE CONCEPT IMAGES





LANDSCAPE: PLANTING

Terraced Plaza/ Rain Garden/ Play area

Acer griseum

Azalea 'Orchid Lights'

Lonicera pileata

Rudbeckia 'Goldstrum'

Spiraea 'Anthony Waterer'

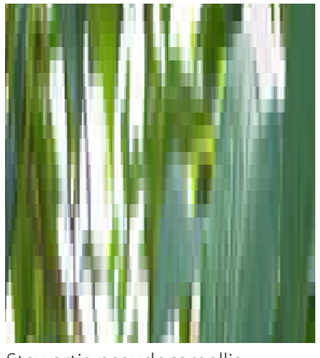
Acer glabrum 'Douglasii'

Juncus effusus

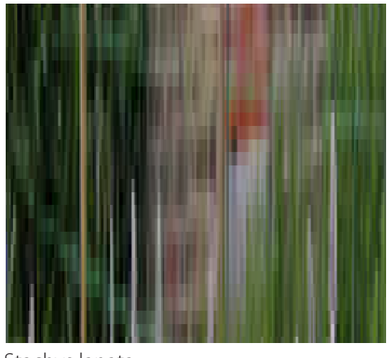
Iris versicolor

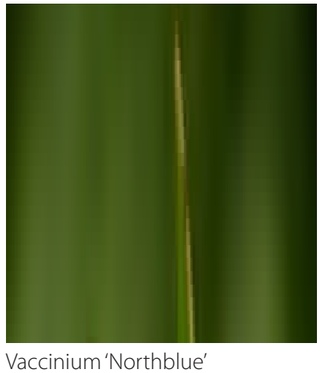
Cornus 'Kelseyii'

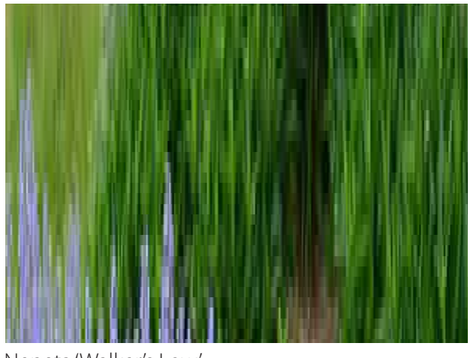
Echinacea purpurea


Stewartia pseudocamellia

Calamagrostis 'Karl Foerster'


Stachys lanata


Vaccinium 'Northblue'


Nepeta 'Walker's Low'

LANDSCAPE: PLANTING

Dog Park/ BBQ/ Private Patios

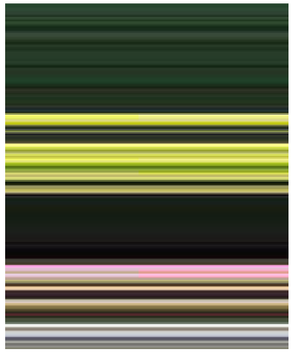
Cercis 'Appalachian Red'

' Erica 'Springwood White'

Azalea 'Hino Crimson'

Taxus 'H.M. Eddie'

Rosa 'Meidiland White'


Acer palmatum 'Green'

Pennisetum 'Hameln'

Ribes sanguineum

Skimmia japonica 'Rubella'

Fragaria vesca

LANDSCAPE: PLANTING

Urban Forest

Amelanchier 'Autumn Brilliance'

Polystichum munitum

Anemone hybrida

Vaccinium ovatum

Hosta 'June'

Pseudotsuga menziesii

Tellima grandiflora

Astilbe 'Rheinland'

Blechnum spicant

Gaultheria shallon

ARCHITECTURE

ARCHITECTURAL DRAWINGS

1961 DOUGLAS ST

REZONING AND DEVELOPMENT PERMIT APPLICATION - MARCH 30, 2022

PROJECT INFORMATION

PROJECT ADDRESS LEGAL DESCRIPTION EXISTING ZONING	1961 DOUGLAS STREET, VICTORIA BC LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557 ZONING: T-1	710 CALEDONIA AVE, VICTORIA BC LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509 ZONING: C-1
PROPOSED ZONING		
SITE AREA	72,357.5 sf (6,722.2 m^2)	
TOTAL FLOOR AREA	491,798 sf (45,689.5 m^2)	
COMMERCIAL FLOOR AREA	98,926 sf (9,190.5 m^2)	
FLOOR SPACE RATIO	6.80 FSR *(1.37 FSR COMMERCIAL + 5.43 FSR RESIDENTIAL)*	
HEIGHT OF BUILDINGS	BUILDING A = 54.785 m BUILDING B = 71.955 m BUILDING C = 64.843 m	
NUMBER OF STOREYS	BUILDING A = 16 STOREYS BUILDING B = 21 STOREYS BUILDING C = 20 STOREYS	
PARKING STALLS	440 PARKING STALLS *(166 COMMERCIAL + 274 RESIDENTIAL)*	
BICYCLE PARKING	600 CLASS 1 BICYCLE SPACES 80 CLASS 2 BICYCLE SPACES	
BUILDING SETBACKS	BUILDING B FROM SOUTH PL = 3.0 m BUILDING A FROM NORTH PL = 3.0 m BUILDING C FROM NORTH PL = 5.1 m BUILDING A FROM EAST PL = 10.0 m BUILDING C FROM WEST PL = 4.6 m	
TOTAL NUMBER OF RESIDENTIAL UNITS	BUILDING A = 137 UNITS BUILDING B = 145 UNITS BUILDING C = 169 UNITS	
UNIT TYPES	BUILDING A STUDIO = 45,3% 1 BED = 21,9% 2 BED = 21,9% 3 BED = 10,9%	BUILDING B STUDIO = 8,3% 1 BED = 53,8% 2 BED = 26,9% 3 BED = 11,0%
		BUILDING C STUDIO = 9,5% 1 BED = 55,0% 2 BED = 30,8% 3 BED = 4,7%
MINIMUM UNIT FLOOR AREA	BUILDING A = 334 sf (31 m^2) BUILDING B = 480 sf (45 m^2) BUILDING C = 420 sf (39 m^2)	
RESIDENTIAL FLOOR PLATE SIZE	BUILDING A = 6,275 sf (582.97m^2) BUILDING B = 7,175 sf (666.58 m^2) BUILDING C = 7,100 sf (658.61 m^2)	
TOTAL RESIDENTIAL FLOOR AREA	BUILDING A = 107,057 sf (9,945.92m^2) BUILDING B = 140,375 sf (13,041.30 m^2) BUILDING C = 145,440 sf (13,511.80 m^2)	

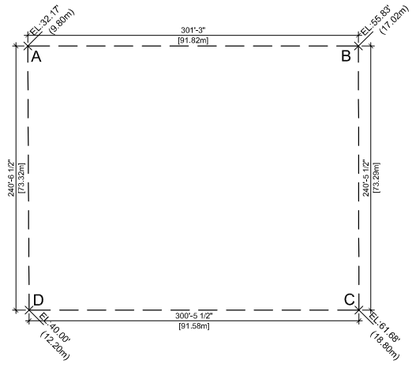
DRAWING LIST

		24"X36" SHEETS	11"X17" SHEETS
A000	PROJECT STATISTICS	N.T.S	N.T.S
A001	CONTEXT PLAN	N.T.S	N.T.S
A002	CIVIL PLAN	N.T.S	N.T.S
A003	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
A004	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"	1/32" = 1'-0"
A100	FLOOR PLAN P3	1/16" = 1'-0"	1/32" = 1'-0"
A101	FLOOR PLAN P2	1/16" = 1'-0"	1/32" = 1'-0"
A102	FLOOR PLAN P1	1/16" = 1'-0"	1/32" = 1'-0"
A103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A106	FLOOR PLAN OFFICE + DAYCARE LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A107	FLOOR PLAN OFFICE LEVELS	1/16" = 1'-0"	1/32" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL LEVEL 05	1/16" = 1'-0"	1/32" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL LEVELS 06-14	1/16" = 1'-0"	1/32" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL LEVELS 15-20	1/16" = 1'-0"	1/32" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL LEVEL 21	1/16" = 1'-0"	1/32" = 1'-0"
A112	FLOOR PLAN ROOF LEVELS	1/16" = 1'-0"	1/32" = 1'-0"
A200	BUILDING SECTION A	1/16" = 1'-0"	1/32" = 1'-0"
A201	BUILDING SECTION B	1/16" = 1'-0"	1/32" = 1'-0"
A202	BUILDING SECTION C	1/16" = 1'-0"	1/32" = 1'-0"
A203	BUILDING SECTION D	1/16" = 1'-0"	1/32" = 1'-0"
A204	BUILDING SECTION E	1/16" = 1'-0"	1/32" = 1'-0"
A205	BUILDING SECTION F	1/16" = 1'-0"	1/32" = 1'-0"
A300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
A301	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A302	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A303	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"

AVERAGE GRADE CALCULATION

A-B [(9.80m + 17.02m)/2] X 91.82m = 1,231.31
B-C [(17.02m + 18.80m)/2] X 73.29m = 1,312.62
C-D [(18.80m + 12.20m)/2] X 91.58m = 1,419.49
D-A [(12.20m + 9.80m)/2] X 73.32m = 806.52

AV. GRADE CALCULATION:
4,769.94 / 330.10m = 14.45m



MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

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MCMPartchitects.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

COVER & PROJECT INFO

Drawing

Scale

Project 221023

Sheet A 000

GROSS FLOOR AREAS + FSR

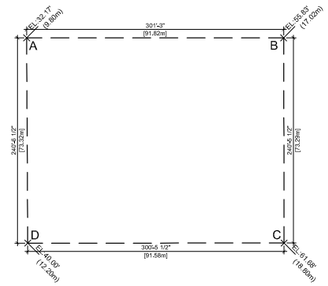
BUILDING B - CONDO	RESIDENTIAL	COMMERCIAL
	GSF	GSF
Level 1 - Condo Lobby/Bikes/Res. Storage/ Office Lobby/Retail/W&R (EL 15.3m-17.1m)	9,938	5,427
Level 2 - Office/Condo Storage (EL 22.9m)	4,896	9,642
Level 3 - Office (EL 26.6m)	800	15,723
Level 4 - Office (EL 30.2m)	800	15,723
Level 5 - Condo / Amenity	7,175	
Level 6 - Condo	7,175	
Level 7 - Condo	7,175	
Level 8 - Condo	7,175	
Level 9 - Condo	7,175	
Level 10 - Condo	7,175	
Level 11 - Condo	7,175	
Level 12 - Condo	7,175	
Level 13 - Condo	7,175	
Level 14 - Condo	7,175	
Level 15 - Condo	7,175	
Level 16 - Condo	7,175	
Level 17 - Condo	7,175	
Level 18 - Condo	7,175	
Level 19 - Condo	7,175	
Level 20 - Condo	7,175	
Level 21 - Condo	7,175	
Level 21 Upper - Condo	1,166	
Roof	800	
TOTAL	140,375	46,515
	186,890	

BUILDING C- RENTAL	RESIDENTIAL	COMMERCIAL
	GSF	GSF
Level 1 Lower - Rental Lobby/W&R/Retail/ Comm. Bikes (EL 9.8m-12.2m)	3,238	6,322
Level 1 Upper - Bikes/Storage/Amenity/ Restaurant/Retail (EL 14.2m-15.9m)	15,642	12,044
Level 3 - Grocery /Daycare (EL 18.6m-21.1m)	905	34,045
Level 4 - Rental / Amenity (EL 28.1m)	7,100	
Level 5 - Rental	7,100	
Level 6 - Rental	7,100	
Level 7 - Rental	7,100	
Level 8 - Rental	7,100	
Level 9 - Rental	7,100	
Level 10 - Rental	7,100	
Level 11 - Rental	7,100	
Level 12 - Rental	7,100	
Level 13 - Rental	7,100	
Level 14 - Rental	7,100	
Level 15 - Rental	7,100	
Level 16 - Rental	7,100	
Level 17 - Rental	7,100	
Level 18 - Rental	7,100	
Level 19 - Rental	7,100	
Level 20 - Rental	7,100	
Roof Amenity	4,050	
Roof	905	
TOTAL	145,440	52,411
	197,851	

BUILDING A- BC HOUSING	GSF
Level 1 - BCH Lobby/Bikes / W&R (EL 15.6m-15.9m)	6,295
Mezzanine - (EL 22.9m)	5,757
Level 2 - BCH / Amenity (EL 26.6m)	6,275
Level 3 - BCH	6,275
Level 4 - BCH	6,275
Level 5 - BCH	6,275
Level 6 - BCH	6,275
Level 7 - BCH	6,275
Level 8 - BCH	6,275
Level 9 - BCH	6,275
Level 10 - BCH	6,275
Level 11 - BCH	6,275
Level 12 - BCH	6,275
Level 13 - BCH	6,275
Level 14 - BCH	6,275
Level 15 - BCH	6,275
Level 16 -BCH	6,275
Roof	880
TOTAL	107,057

AVERAGE GRADE CALCULATION		
A-B =	[(9.80m + 17.02m)/2] x 91.82m =	1231.31
B-C =	[(17.02m + 18.80m)/2] x 73.29m =	1312.62
C-D =	[(18.80m + 12.20m)/2] x 91.58m =	1419.49
D-A =	[(12.20m + 9.80m)/2] x 73.32m =	806.52
AVG GRADE =	4,769.94 / 330.10m =	**14.45m**

COMMERCIAL	GSF						
	OFFICE	RETAIL	RESTAURANT /COFFEE	GROCERY	DAYCARE	BIKES/W&R/ CIRCULATION	TOTAL
Level 1 - Lower (EL 9.8m-12.2m)		5,000				1,492	**6,492**
Level 1 - Upper (EL 14.2m-17.1m)	1,340	1,915	6,602	4,262		3,182	**17,301**
Level 2 - (EL 18.6m-22.9m)	8,924			28,114	5,931	718	**43,687**
Level 3 - (EL 26.6m)	15,723						**15,723**
Level 4 - (EL 30.2m)	15,723						**15,723**
TOTAL	**41,710**	**6,915**	**6,602**	**32,376**	**5,931**	**5,392**	**98,926**



SITE AREA	72,357.5	SF
COMMERCIAL	1.37	FSR
RESIDENTIAL	5.43	FSR
BUILDING A - BCH	1.48	FSR
BUILDING B - CONDO	1.94	FSR
BUILDING C - RENTAL	2.01	FSR

BUILDING HEIGHTS	HEIGHT (ft)	HEIGHT (m)	HEIGHT (STOREYS)
BUILDING A - BCH	179'-9"	54.785m	16 STOREYS
BUILDING B - CONDO	236'-1"	71.955m	21 STOREYS
BUILDING C - RENTAL	212'-9"	64.843m	20 STOREYS

UNIT BREAKDOWN

CONDO					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 5	0	3	3	0	**6**
Level 6	0	5	4	0	**9**
Level 7	0	5	4	0	**9**
Level 8	0	5	4	0	**9**
Level 9	0	5	4	0	**9**
Level 10	0	5	4	0	**9**
Level 11	0	5	4	0	**9**
Level 12	0	5	4	0	**9**
Level 13	0	5	4	0	**9**
Level 14	0	5	4	0	**9**
Level 15	2	5	0	2	**9**
Level 16	2	5	0	2	**9**
Level 17	2	5	0	2	**9**
Level 18	2	5	0	2	**9**
Level 19	2	5	0	2	**9**
Level 20	2	5	0	2	**9**
Level 21	0	0	0	4	**4**
TOTAL	**12**	**78**	**39**	**16**	**145**

UNIT MIX	
STUDIO	8.3%
1 BED	53.8%
2 BED	26.9%
3 BED	11.0%
Total	**100.0%**

STORAGE LOCKERS	
P2	17
Level 1	57
Level 2	79
Total	**153**

RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 4	0	5	4	0	**9**
Level 5	0	6	4	0	**10**
Level 6	0	6	4	0	**10**
Level 7	0	6	4	0	**10**
Level 8	0	6	4	0	**10**
Level 9	0	6	4	0	**10**
Level 10	0	6	4	0	**10**
Level 11	0	6	4	0	**10**
Level 12	0	6	4	0	**10**
Level 13	2	5	2	1	**10**
Level 14	2	5	2	1	**10**
Level 15	2	5	2	1	**10**
Level 16	2	5	2	1	**10**
Level 17	2	5	2	1	**10**
Level 18	2	5	2	1	**10**
Level 19	2	5	2	1	**10**
Level 20	2	5	2	1	**10**
TOTAL	**16**	**93**	**52**	**8**	**169**

UNIT MIX	
STUDIO	9.5%
1 BED	55.0%
2 BED	30.8%
3 BED	4.7%
Total	**100.0%**

STORAGE LOCKERS	
P3	22
P2	23
P1	18
Level 1	106
Total	**169**

BC HOUSING- BELOW MARKET RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Mezzanine	2	0	1	0	**3**
Level 2	4	2	1	1	**8**
Level 3	4	2	2	1	**9**
Level 4	4	2	2	1	**9**
Level 5	4	2	2	1	**9**
Level 6	4	2	2	1	**9**
Level 7	4	2	2	1	**9**
Level 8	4	2	2	1	**9**
Level 9	4	2	2	1	**9**
Level 10	4	2	2	1	**9**
Level 11	4	2	2	1	**9**
Level 12	4	2	2	1	**9**
Level 13	4	2	2	1	**9**
Level 14	4	2	2	1	**9**
Level 15	4	2	2	1	**9**
Level 16	4	2	2	1	**9**
TOTAL	**62**	**30**	**30**	**15**	**137**

UNIT MIX	
STUDIO	45.3%
1 BED	21.9%
2 BED	21.9%
3 BED	10.9%
Total	**100.0%**

CAR PARKING REQUIREMENTS

RESIDENTIAL					
CONDO					
	0.65 SPACES/UNIT (< 45m²)	0.80 SPACES/UNIT (45m²-70m²)	1.20 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	9.8	60.0	66.0	14.5	**150**
PROVIDED	~0.65 SPACES/UNIT = 97			10	**107**
RENTAL					
	0.50 SPACES/UNIT (< 45m²)	0.60 SPACES/UNIT (45m²-70m²)	1.00 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	21.0	71.4	8.0	16.9	**117**
PROVIDED	~0.5 SPACES/UNIT = 83			10	**93**
BC HOUSING- BELOW MARKET RENTAL					
	0.20 SPACES/UNIT (< 45m²)	0.50 SPACES/UNIT (45m²-70m²)	0.75 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	12.4	22.5	22.5	13.7	**71**
PROVIDED	~0.45 SPACES/UNIT = 64			10	**74**
RESIDENTIAL TOTAL					
REQUIRED					**339**
PROVIDED					**274**

COMMERCIAL						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /70m²	1 SPACE /80m²	1 SPACE /40m²	1 SPACE /50m²	1 SPACE /100m²	
REQUIRED	55	8	15	52	6	**136**
PROVIDED	53	10	16	81	6	**166**
RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL						
REQUIRED						**475**
PROVIDED						**440**

BIKE PARKING REQUIREMENTS

RESIDENTIAL			
LONG TERM BIKES			
CONDO			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	15	162.5	**178**
PROVIDED	~1.2 SPACES/UNIT = 179		**179**
RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	42.0	158.8	**201**
PROVIDED	~1.2 SPACES/UNIT = 202		**202**
BC HOUSING- BELOW MARKET RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	62.0	93.8	**156**
PROVIDED	~1.1 SPACES/UNIT = 157		**157**
LONG TERM RESIDENTIAL TOTAL			
REQUIRED			**534**
PROVIDED			**538**

RESIDENTIAL	
SHORT TERM BIKES	
CONDO	
	0.1 SHORT TERM BIKES/UNIT
REQUIRED	14.5
PROVIDED	14
RENTAL	
	0.1 SHORT TERM BIKES/UNIT
REQUIRED	16.9
PROVIDED	17
BCH- BELOW MARKET RENTAL	
	0.1 SHORT TERM BIKES/UNIT
REQUIRED	13.7
PROVIDED	14
SHORT TERM RESIDENTIAL TOTAL	
REQUIRED	**45**
PROVIDED	**45**

COMMERCIAL LONG TERM BIKE REQUIREMENTS						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /150m²	1 SPACE /200m²	1 SPACE /400m²	1 SPACE /200m²	1 SPACE /700m²	
REQUIRED	26	3	2	13	1	**44**
PROVIDED	26	6	4	24	2	**62**

COMMERCIAL SHORT TERM BIKE REQUIREMENTS						
	OFFICE	RETAIL	RESTAURANT	GROCERY	DAYCARE	TOTAL
	1 SPACE /400m²	1 SPACE /200m²	1 SPACE /100m²	1 SPACE /200m²	1 SPACE /200m²	
REQUIRED	10	3	6	13	3	**35**
PROVIDED	10	3	6	13	3	**35**
RESIDENTIAL + COMMERCIAL LONG TERM BIKE PARKING TOTAL						
REQUIRED						**578**
PROVIDED						**600**
RESIDENTIAL + COMMERCIAL SHORT TERM BIKE PARKING TOTAL						
REQUIRED						**80**
PROVIDED						**80**

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Seal

Douglas St

Victoria, BC

Project

PROJECT STATISTICS

Drawing

Scale

Project 221023

Sheet A 000

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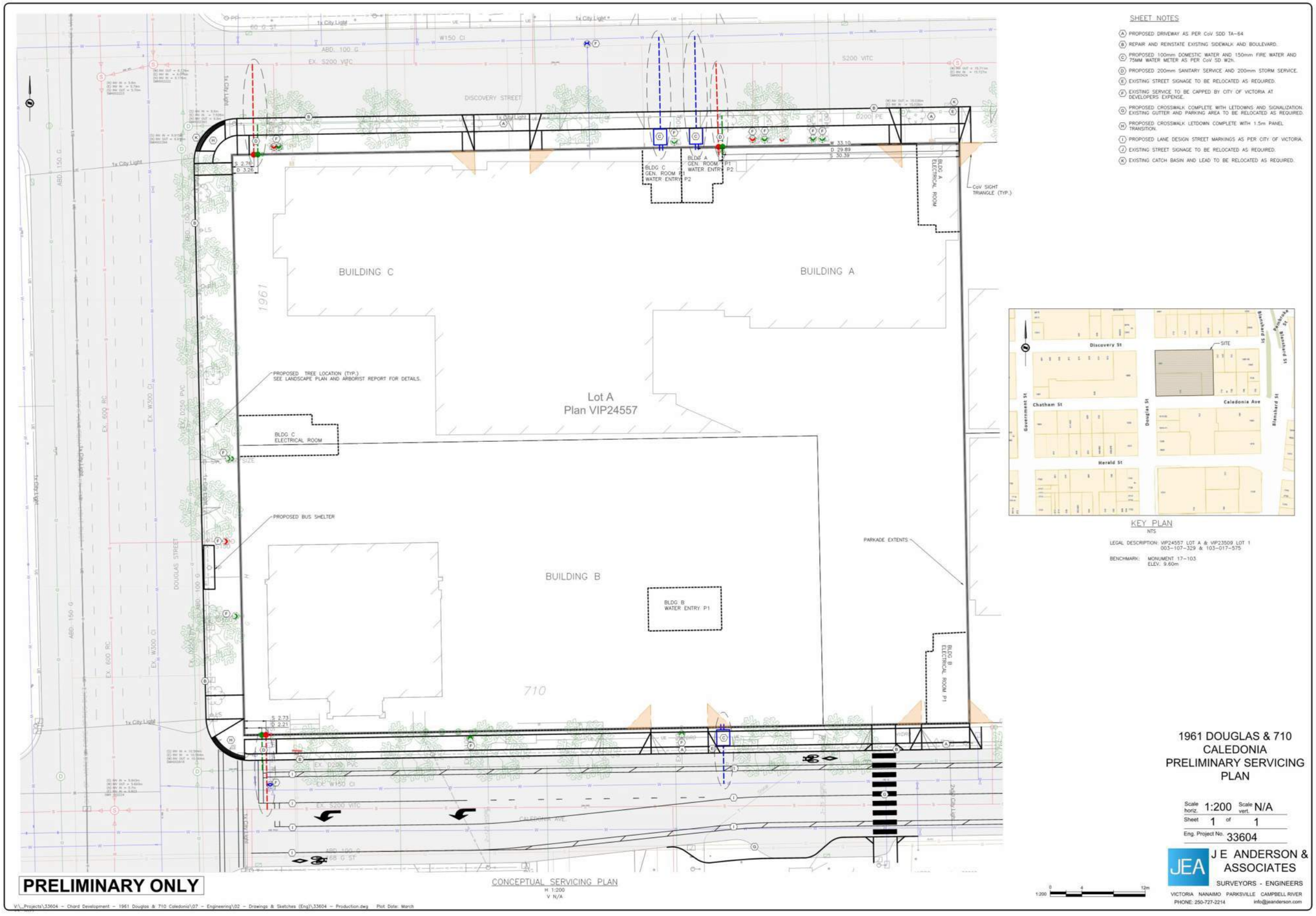

CONCEPTUAL SERVICING PLAN
H 1:200
V N/A

PRELIMINARY ONLY

V:_Projects\33604 - Chard Development - 1961 Douglas & 710 Caledonia\07 - Engineering\02 - Drawings & Sketches (Eng)\33604 - Production.dwg Plot Date: March

SHEET NOTES

(A) PROPOSED DRIVEWAY AS PER CoV SDD TA-64

(B) REPAIR AND REINSTATE EXISTING SIDEWALK AND BOULEVARD.

(C) PROPOSED 100mm DOMESTIC WATER AND 150mm FIRE WATER AND 75MM WATER METER AS PER CoV SD W2h.

(D) PROPOSED 200mm SANITARY SERVICE AND 200mm STORM SERVICE.

(E) EXISTING STREET SIGNAGE TO BE RELOCATED AS REQUIRED.

(F) EXISTING SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

(G) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING GUTTER AND PARKING AREA TO BE RELOCATED AS REQUIRED.

(H) PROPOSED CROSSWALK LETDOWN COMPLETE WITH 1.5m PANEL TRANSITION.

(I) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.

(J) EXISTING STREET SIGNAGE TO BE RELOCATED AS REQUIRED.

(K) EXISTING CATCH BASIN AND LEAD TO BE RELOCATED AS REQUIRED.

KEY PLAN
NTS

LEGAL DESCRIPTION: VIP24557 LOT A & VIP23509 LOT 1
003-107-329 & 103-017-575

BENCHMARK: MONUMENT 17-103
ELEV. 9.60m

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SERVICING PLAN

Scale horiz. 1:200 Scale vert. N/A
Sheet 1 of 1
Eng. Project No. 33604

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

1:200 0 4 12m

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CIVIL

Drawing

Scale

Project 221023

Sheet A 002

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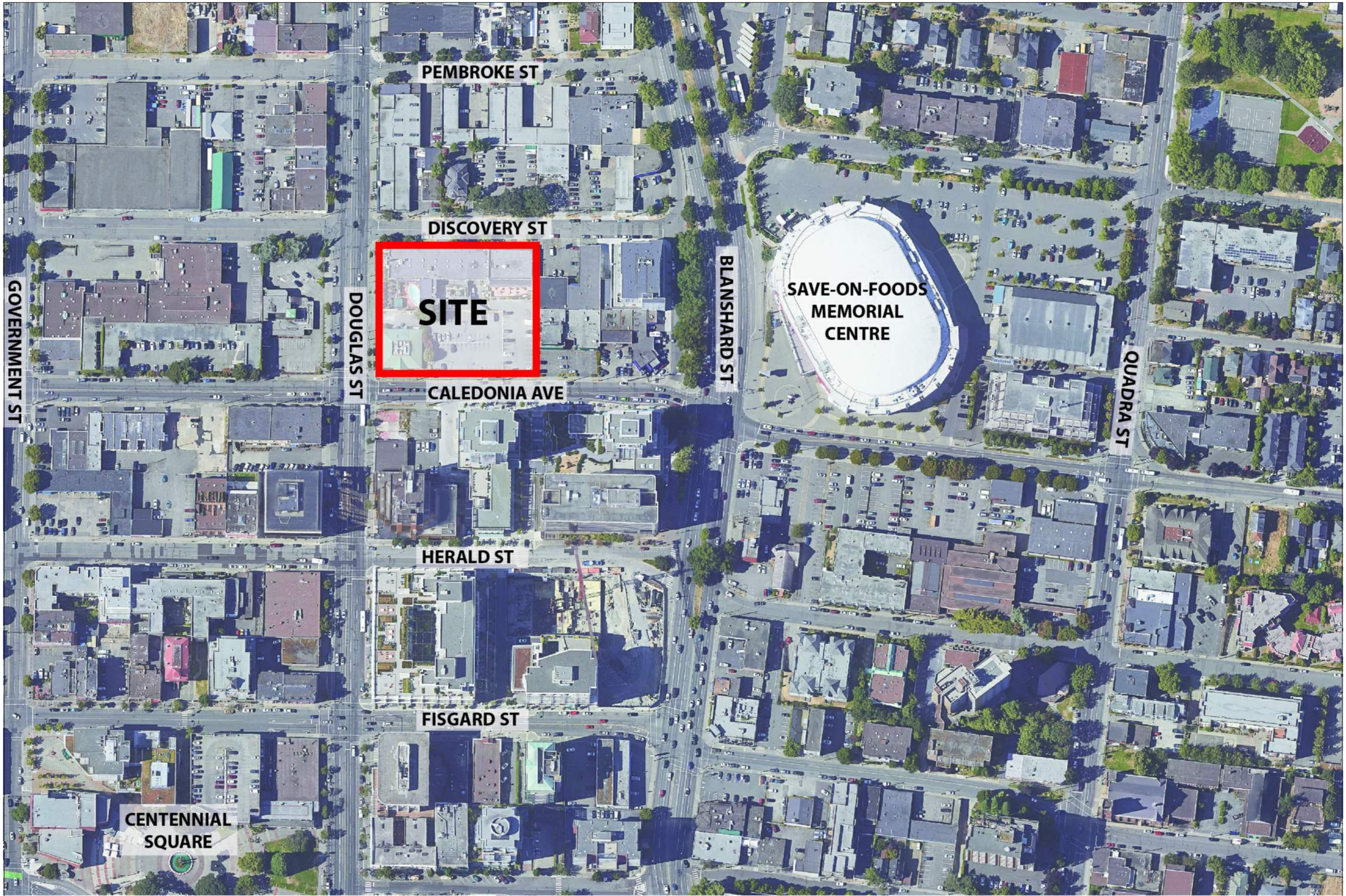

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CONTEXT

Drawing

Scale

Project 221023

Sheet A 001

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DISCOVERY STREET

301'-4 5/8" [91.86m]

EL. 40.02' (12.20m)

EL. 47.21' (14.40m)

GUTTER

CURB

EL. 55.83' (17.02m)

EL. 32.17' (9.80m)

EL. 32.81' (10.0m)

EL. 36.09' (11.0m)

SIDEWALK

EL. 39.34' (12.0m)

EL. 42.65' (13.0m)

EL. 45.93' (14.0m)

SIDEWALK

EL. 52.48' (16.0m)

EL. 32.8' (10.0m)

RETAINING WALL COINCIDENTAL WITH PROPERTY LINE

PARKING DROP-OFF AREA BELOW SECOND FLOOR OF BUILDING

3 STOREY BUILDING

LOT A PLAN 24557

2 STOREY LBUILDING

LOT 746

1 STOREY BUILDING

STRUCTURE IS 0.08M CLEAR OF PROPERTY LINE

PATIO

STRUCTURE

1 STOREY BUILDING

POOL AND BAR AREA

RETAINING WALL COINCIDENTAL WITH PROPERTY LINE

240'-0 3/4" (73.17m)

EL. 52.48' (16.0m)

EL. 43.11' (13.14m)

EL. 46.91' (14.30m)

EL. 51.58' (15.72m)

EL. 36.12' (11.01m)

BUILDING WALL COINCIDENTAL WITH PROPERTY LINE

EL. 36.12' (16.68m)

CATCH BASIN

ASPHALT DRIVEWAY

DECID 4 x 0.05

GARBAGE BIN CONCRETE PAD

CONCRETE PAD

CHAIN LINK ENCLOSED AREA

DECID 4 x 0.80

DECID 5 x 0.80

DECID 25 x 0.10

LOT 1 PLAN 23509

LOT AREA = 2,678 m²

ASPHALT PARKING LOT

ASPHALT PARKING LOT

BUILDING STRATA PLAN VIS5569

SIDEWALK

BICYCLE RACK

ENCLOSED PATIO AREA

1 STOREY BUILDING

Building Elevations:
Front doorsill: 13.26
Bottom of slope: 16.47
Top of slope: 17.65
Top of parapet: 18.25
Entrance roof beam: 19.49

DECID 0.13

DECID 0.10

RESTAURANT ENTRANCE

RAISED CONCRETE PAD

RESTAURANT SIGN

DECID 3 x 0.05

DECID 0.12

DECID 0.12

DECID 0.20

SIDEWALK

SIGN

SIDEWALK

EL. 40.00' (12.20m)

EL. 56.70' (17.28m)

EL. 59.06' (18.0m)

EL. 61.68' (18.80m)

239'-11 7/8" [73.15m]

60'-5 7/8" [18.44m]

DOUGLAS STREET

120'-5 3/8" [36.71m]

120'-1 1/4" [36.61m]

120'-4 1/2" [36.69m]

120'-4 5/8" [36.62m]

CALEDONIA AVENUE

16' 12' 8' 4' 0" 8' 16' 32' 48'

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SITE PLAN EXISTING

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 003

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

GROCERY/ RENTAL
PARKING ENTRY
EL 39'-8"
(12.09 m)

LOADING EXIT
EL 54'-2"
(16.51 m)

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

16'-10"
[5.1m]

9'-10"
[3.0m]

ROOF
EL 250'-10"
(76.45 m)

OVERRUN
EL 270'-2"
(82.34 m)

ROOF
EL 260'-2"
(79.30 m)

85'-0"
[25.91m]

ROOF DECK
EL 92'-2"
(28.09 m)

BUILDING C
RENTAL
20 FLOORS

ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237'-2"
(72.28 m)

95'-0"
[28.96m]

BUILDING A
BC HOUSING
BELOW MARKET
RENTAL
16 FLOORS

15'-1 1/2"
[4.6m]

85'-0"
[25.91m]

97'-0 1/2"
[29.58m]

71'-0"
[21.64m]

32'-9"
[10.0m]

EL: 36.12'
(11.01m)

69'-5 1/8"
[21.2m]

66'-0"
[20.1m]

65'-6"
[20.0m]

ROOF DECK
EL 87'-2"
(26.57 m)

65'-6"
[20.0m]

EL 47.17'
(14.38m)

EL 46.66'
(14.22m)

EL 37.17'
(11.33m)

EL 38.72'
(11.68m)

EL 39.72'
(12.10m)

EL 45.57'
(13.89m)

OVERRUN
EL 284'-2"
(86.61 m)

ROOF
EL 274'-2"
(83.56 m)

ROOF
EL 283'-6"
(86.41 m)

BUILDING B
CONDO
21 FLOORS

76'-8"
[23.37m]

ROOF DECK
EL 115'-6"
(32.20 m)

9'-10"
[3.00m]

EL: 40.00'
(12.20m)

111'-0"
[33.83m]

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

CONDO / OFFICE / BCH
PARKING ENTRY
EL 52'-2"
(15.90 m)

LOADING ENTRY
EL 60'-9"
(18.52 m)

16' 12' 8' 4' 0" 8' 16' 32' 48'

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SITE PLAN PROPOSED

Drawing	
Scale	1/32" = 1'-0"
Project	221023
Sheet	A 004

DISCOVERY STREET

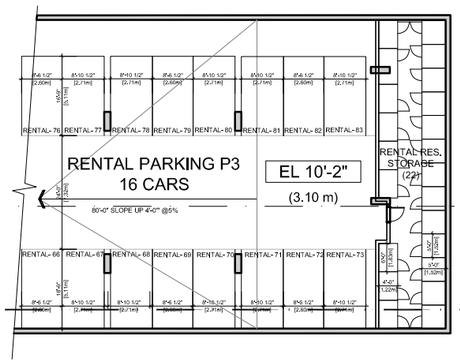
EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

D
A203

F
A205

A
A200



DOUGLAS STREET

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

CALEDONIA AVENUE

16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P3

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 100

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

RENTAL RES. STORAGE (9)

RENTAL PARKING P2
59 CARS

EL 18'-2"
(5.54 m)

EL 14'-2"
(4.32 m)

EL 20'-2"
(6.15 m)

80'-0" SLOPE DN 4'-0" @5%

60'-0" SLOPE UP 3'-0" @5%

RENTAL RES. STOR. (5)

RENTAL RES. STORAGE (9)

DOG WASH

PULLPIT ABOVE

PE 14 ELEVATOR PIT

EL 18'-8"

BLDG C WATER ENTRY ROOM

BLDG A WATER ENTRY ROOM

EL 19'-2"
(5.84 m)

BC HOUSING PARKING P2
34 CARS

PULLPIT ABOVE

STORAGE

EL 16'-2"
(4.93 m)

BCH PARAKDE END

30' RAMP UP 3' @ 10%

EL 22'-2"
(6.76 m)

CONDO PARKING LEVEL P2
97 CARS

EL 17'-2"
(5.23 m)

100'-0" SLOPE UP 5'-0" @5%

EL 22'-2"
(6.76 m)

54' RAMP DN 4'-0" @ 12%

CONDO ELEVATOR LOBBY

STOR.

PE 6 / PE 7 ELEVATOR PIT

STORAGE

EXIT STAIR

CONDO RES. STORAGE (5)

CONDO RES. STORAGE (7)

EL 21'-2"
(6.45 m)

EL 26'-2"
(7.98 m)

100'-0" SLOPE UP 5'-0" @5%

RAMP DN 10%

53'-4" SLOPE DN 7'-0" @5%

D
A203

F
A205

A
A200

16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P2

Drawing

Scale 1/32" = 1'-0"

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Sheet A 101

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

RETAIL / DAYCARE /
VISITOR PARKING
40 CARS

EL 23'-2"
(7.06 m)

EL 27'-2"
(8.28 m)

EL 28'-2"
(8.58 m)

BC HOUSING PARKING P1
30 CARS

RENTAL
PARKING P1
8 CARS

EL 29'-2"
(8.89 m)

EL 25'-2"
(7.67 m)

EL 31'-2"
(9.50 m)

EL 26'-2"
(7.98 m)

OFFICE / VISITOR / RETAIL PARKING LEVEL P1
75 CARS

EL 30'-2"
(9.19 m)

RENTAL RES. STORAGE (9)

BLDG C GENERATOR RM

BLDG A GENERATOR RM

BLDG A ELECTRICAL ROOM

BLDG C ELECTRICAL ROOM

BLDG B COMM RM

BLDG B WATER ENTRY RM

EOT FACILITIES

BLDG B ELECTRICAL ROOM

BLDG B GENERATOR ROOM

RENTAL ELEVATOR LOBBY

CONDO ELEVATOR LOBBY

BC HOUSING ELEVATOR LOBBY

SE 8 / SE 9 ELEVATOR PIT

RENTAL PARKING ACCESS GATE

CONDO PARKING ACCESS GATE

BC HOUSING PARKING ACCESS GATE

30 RAMP DN 3' @ 10%

39'-4" RAMP DN 4'-0" @ 12.5%

55'-0" RAMP DN @ 10%

100'-0" SLOPE UP 5'-0" @5%

80'-0" SLOPE DN 4'-0" @5%

120'-0" SLOPE UP 6'-0" @5%

100'-0" SLOPE DN 5'-0" @5%

16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P1

Drawing	
Scale	1/32" = 1'-0"
Project	221023
Sheet	A 102

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

GROCERY/ RENTAL PARKING ENTRY

95'-2" [29.0m]

EL: 32.17' (9.80m)

EL: 37.00' (11.28m)

EL: 39.67' (12.09m)

EL: 42.67' (13.00m)

EL: 55.83' (17.02m)

EL: 36.12' (11.01m)

EL: 40.00' (12.20m)

EL: 47.17' (14.38m)

EL: 46.68' (14.22m)

EL: 37.17' (11.33m)

EL: 38.32' (11.68m)

EL: 39.98' (12.19m)

EL: 45.57' (13.88m)

EL: 56.70' (17.28m)

EL: 61.68' (18.80m)

RETAIL
2,025 SF
EL 33'-8"
(10.26 m)

RETAIL
3,150 SF
EL 35'-2"
(10.72 m)

LOADING

EL 38'-8"
(11.79 m)

RENTAL PARKING ACCESS GATE

EXIT CORRIDOR

RENTAL RES. LOBBY
1,925 sf
EL 33'-8"
(10.26 m)

STORAGE

CLASS B (10' X 28')

CLASS B (10' X 28')

EL 36'-6"
(11.12 m)

84'-0" RAMP DN @ 10%

RENTAL WASTE / RECYCLE RM

COMM. WASTE/ RECYCLE RM

COMM. BIKES (8)

UP

DN

EL 32'-2"
(9.80 m)

EL 29'-2"
(8.89 m)

EL 40'-2"
(12.24 m)

GROCERY PARKING
81 CARS

GROCERY CARTS

STOR.

ELEC.

STORAGE

EL 40'-2"
(12.24 m)

EL 40'-2"
(12.24 m)

60'-0" PARKING RAMP DN @ 10%

EL 48'-2"
(14.68 m)

EL 42'-2"
(12.85 m)

24'-7" PARKING RAMP DN @ 8%

STORAGE
EL 41'-2"
(12.55 m)

120'-0" SLOPE DN @ 6'-0" @5%

EL 41'-2"
(12.55 m)

EL 52'-2"
(15.90 m)

CONDO / OFFICE / BCH PARKING ENTRY

PARKING BELOW

D
A203

F
A205

A
A200

16' 12' 8' 4' 0" 8' 16' 32' 48'

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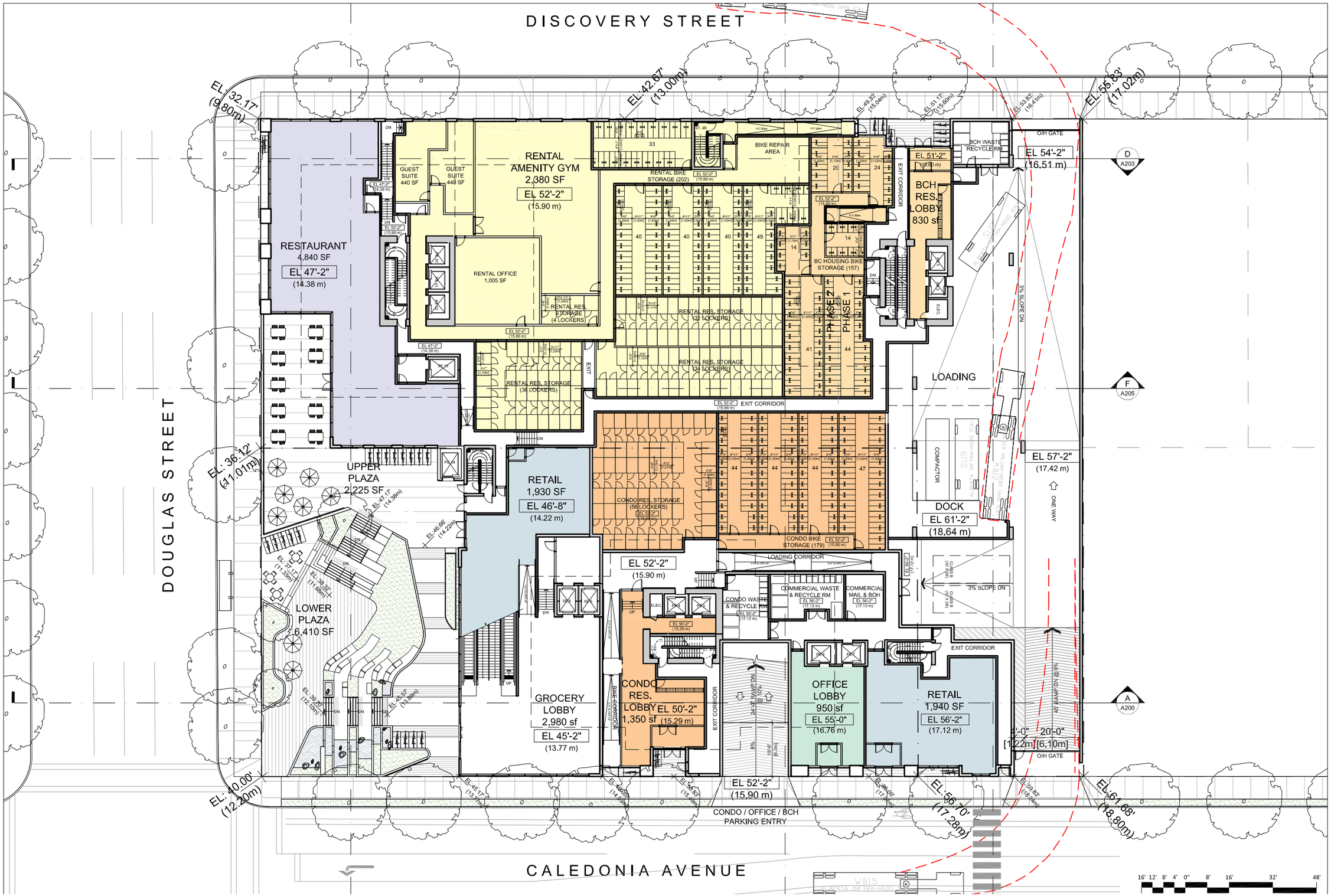
LOWER GROUND

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 103



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Douglas St

Victoria, BC

Project

UPPER GROUND

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 104

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 55.83'
(17.02m)

EL: 53.83'
(16.41m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

EL: 45.17'
(13.77m)

EL: 49.00'
(14.93m)

EL: 50.83'
(15.49m)

EL: 52.17'
(15.90m)

EL: 56.00'
(17.07m)

EL: 59.83'
(18.24m)

RESTAURANT
BELOW
EL 47'-2"
(14.38 m)

GROCERY
27,932 SF
EL 61'-2"
(18.64 m)

EL 54'-2"
(16.51 m)

EL 57'-2"
(17.42 m)

LOADING
BELOW

DOCK
EL 61'-2"
(18.64 m)

(14'-0" FTF HEIGHT)

PLAZA
BELOW

GROCERY
LOBBY BELOW
EL 45'-2"
(13.77 m)

RES. LOBBY
BELOW
EL 50'-2"
(15.29 m)

OFFICE
LOBBY
BELOW
EL 55'-0"
(16.76 m)

RETAIL
BELOW
EL 56'-2"
(17.12 m)

EXIT CORRIDOR BELOW

LOADING CORRIDOR BELOW

CONDO WASTE
& RECYCLE RM
BELOW
EL 50'-2"
(17.12 m)

COMMERCIAL WASTE &
RECYCLE RM BELOW
EL 50'-2"
(17.12 m)

COMMERCIAL
MAIL & BOH
BELOW
EL 56'-2"
(17.12 m)

EXIT CORR. BELOW

4'-0" 20'-0"
[1.22m] [6.10m]

D
A203

F
A205

A
A200

16' 12' 8' 4' 0" 8' 16' 32' 48'

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GROCERY LEVEL

Drawing

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Sheet A 105

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A - BC HOUSING
MEZZANINE

OUTSIDE PLAY
1,970 SF

EL 69'-2"
(21.08 m)
DAYCARE
4,860 SF

GROCERY
BELOW

STUDIO
334 SQ.FT.

STUDIO
337 SQ.FT.

2 BED
764 SQ.FT.

MANAGER OFFICE
705 sf

EL 75'-2"
(22.91 m)

STORAGE / JANITOR RM
385 sf

MAINTENANCE ROOM
1,025 sf

LAUNDRY RM

LOADING
BELOW

D
A203

F
A205

PLAZA
BELOW

OFFICE
9,050 SF
EL 75'-2"
(22.91 m)

CONDO RES. STORAGE
(79 LOCKERS)

EXIT CORRIDOR

69'-0"
[21.03m]

192'-4"
[58.62m]

A
A200

16' 12' 8' 4' 0" 8' 16' 32' 48'

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OFFICE & DAYCARE LEVEL

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 106

DISCOVERY STREET

BUILDING C - RENTAL
L04

BUILDING A - BC HOUSING
L02

AMENITY
520 SF
EL 92'-2"
(28.09 m)

ROOF DECK
EL 92'-2"
(28.09 m)

AMENITY
747 SF
EL 87'-2"
(26.57 m)

ROOF DECK
EL 87'-2"
(26.57 m)

OFFICE 16,270 SF
(2 FLRS)
EL 87'-2"
(26.57 m)
EL 99'-2"
(30.22 m)

PLAZA
BELOW

85'-0"
[25.91m]

71'-0"
[21.64m]

95'-0"
[28.96m]

86'-6"
[26.37m]

192'-5"
[58.65m]

D
A203

F
A205

A
A200

DOUGLAS STREET

CALEDONIA AVENUE

16' 12' 8' 4' 0" 8' 16' 32' 48'

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OFFICE LEVELS

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 107

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L12 (8 FLRS)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

BUILDING B - CONDO
L05

PLAZA
BELOW

ROOF DECK
BELOW

ROOF DECK
BELOW

AMENITY
1,895 SF
EL 115'-6"
(32.20 m)

AMENITY
ROOF DECK
EL 115'-6"
(32.20 m)

EL 118'-2"
(36.02 m)

EL: 32.17'
(9.80m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 55.83'
(17.02m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

85'-0"
[25.91m]

85'-0"
[25.91m]

95'-0"
[28.96m]

71'-0"
[21.64m]

111'-0"
[33.83m]

76'-8"
[23.37m]

D
A203

F
A205

A
A200

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL

Drawing

Scale 1/32" = 1'-0"

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Sheet **A 108**

DISCOVERY STREET

BUILDING C - RENTAL
L05 - L12 (8 FLRS)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

ROOF DECK
BELOW

85'-0"
[25.91m]

95'-0"
[28.96m]

15'-1 1/2"
[4.61m]

85'-0"
[25.91m]

71'-0"
[21.64m]

32'-9"
[10.0m]

D
A203

F
A205

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]

DOUGLAS STREET

PLAZA
BELOW

76'-8"
[23.37m]

ROOF DECK
BELOW

A
A200

BUILDING B - CONDO
L06 - L14 (9 FLRS)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

CALEDONIA AVENUE

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVELS 06-14

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 109

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L13 - L20 (8 FLRS)

2 BED
TYPE E1
750 SQ.FT.

1 BED
TYPE A1
440 SQ.FT.

2 BED
TYPE E1
750 SQ.FT.

1 BED
TYPE A1
440 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

3 BED
TYPE C1
985 SQ.FT.

STUDIO
420 SQ.FT.

STUDIO
420 SQ.FT.

85'-0"
[25.91m]

85'-0"
[25.91m]

ROOF DECK
BELOW

EL: 55.83'
(17.02m)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

2 BED
747 SQ.FT.

STUDIO
334 SQ.FT.

STUDIO
334 SQ.FT.

3 BED
ACCESSIBLE
1,020 SQ.FT.

1 BED
ACCESSIBLE
567 SQ.FT.

STUDIO
405 SQ.FT.

2 BED
747 SQ.FT.

STUDIO
375 SQ.FT.

1 BED
540 SQ.FT.

95'-0"
[28.96m]

71'-6"
[21.64m]

32'-9"
[10.0m]

D
A203

F
A205

EL: 36.12'
(11.01m)

ROOF DECK
BELOW

111'-0"
[33.83m]

PLAZA
BELOW

1 BED
TYPE A1
535 SQ.FT.

1 BED
TYPE A1
535 SQ.FT.

STUDIO
515 SQ.FT.

STUDIO
515 SQ.FT.

3 BED
TYPE C1
1,175 SQ.FT.

3 BED
TYPE C1
1,175 SQ.FT.

1 BED
TYPE A1
535 SQ.FT.

1 BED
TYPE A1
535 SQ.FT.

1 BED
TYPE A4
480 SQ.FT.

76'-8"
[23.37m]

ROOF DECK
BELOW

A
A200

EL: 40.00'
(12.20m)

BUILDING B - CONDO
L15 - L20 (6 FLRS)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVELS 15-20

Drawing	
Scale	1/32" = 1'-0"
Project	221023
Sheet	A 110

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL ROOFTOP AMENITY

BUILDING A - BC HOUSING ROOF

EL: 32.17' (9.80m)

EL: 55.83' (17.02m)

BUILDING C - RENTAL AMENITY
EL 250'-10"
(76.45 m)

85'-0" [25.91m]

BUILDING C RENTAL ROOF

ROOF DECK BELOW

BUILDING A - BC HOUSING ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

95'-0" [28.96m]

D
A203

F
A205

71'-0" [21.64m]

32'-9" [10.0m]

EL: 36.12' (11.01m)

ROOF DECK BELOW

111'-0" [33.83m]

PLAZA BELOW

3 BED
TYPE C3
1,748 SQ.FT.

3 BED
TYPE C3
1,748 SQ.FT.

3 BED
TYPE C2
1,898 SQ.FT.
(1,315sf + 583sf)

3 BED
TYPE C2
1,898 SQ.FT.
(1,315sf + 583sf)

76'-8" [23.37m]

ROOF DECK BELOW

A
A200

EL: 40.00' (12.20m)

BUILDING B - CONDO L21

EL: 56.70' (17.28m)

EL: 61.68' (18.80m)

16' 12' 8' 4' 0" 8' 16' 32' 48'

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RESIDENTIAL LEVEL 21

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 111

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)

BUILDING C -
RENTAL
AMENITY ROOF
EL 260'-2"
(79.30 m)

BUILDING C
RENTAL ROOF
EL 250'-10"
(76.45 m)

OVERRUN
EL 270'-2"
(82.34 m)

85'-0"
[25.91m]

85'-0"
[25.91m]

BUILDING A - BC HOUSING
ROOF
EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

111'-0"
[33.83m]

BUILDING B -
CONDO
ROOF
EL 274'-2"
(83.56 m)

OVERRUN
EL 284'-2"
(86.61 m)

76'-8"
[23.37m]

D
A203

F
A205

A
A200

16' 12' 8' 4' 0" 8' 16' 32' 48'

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ROOF LEVEL

Drawing

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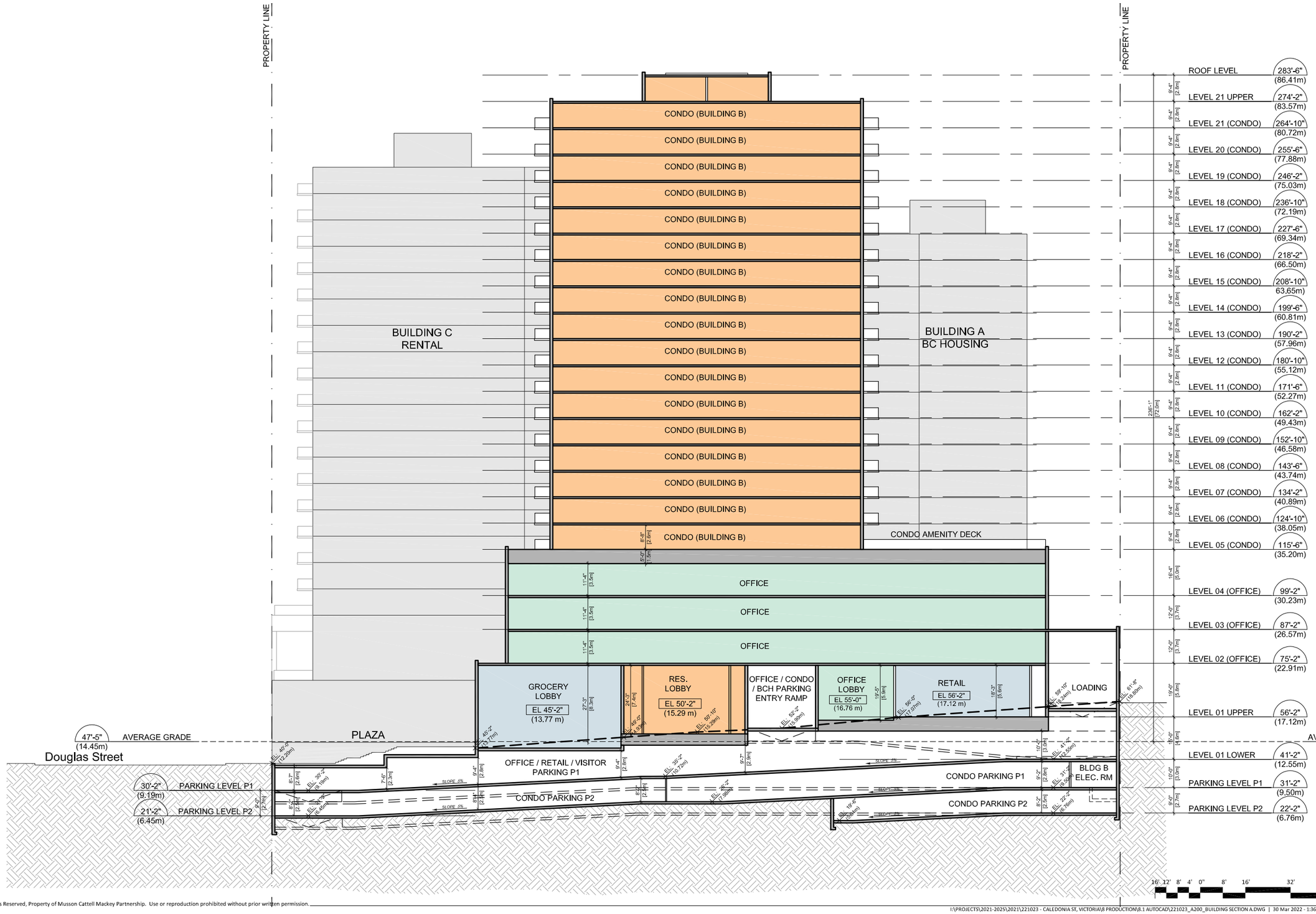
Sheet A 112



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BUILDING SECTION A

Drawing

Scale 1/32" = 1'-0"

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Sheet A 200

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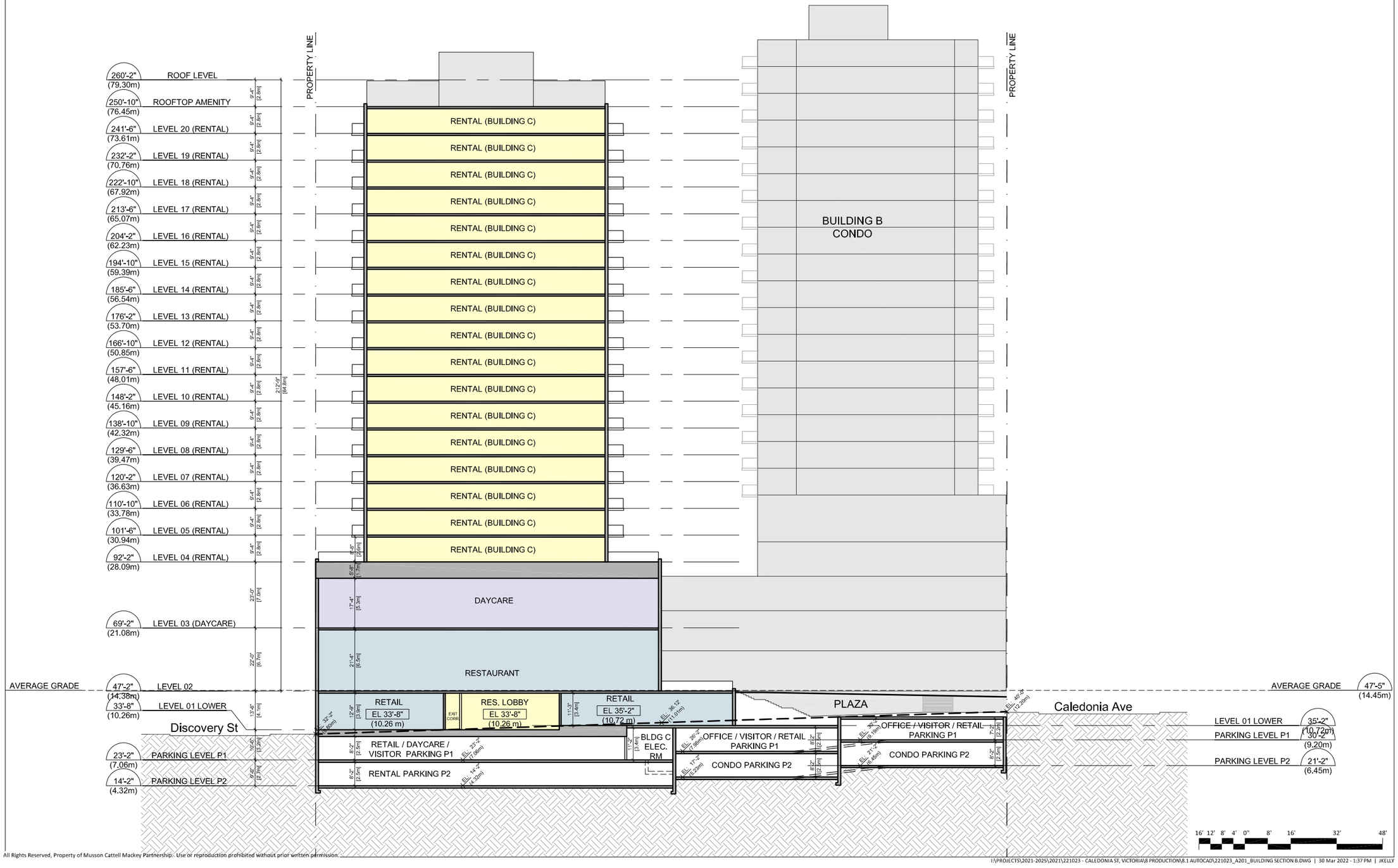

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BUILDING SECTION B

Drawing

Scale 1/32" = 1'-0"

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Sheet **A 201**

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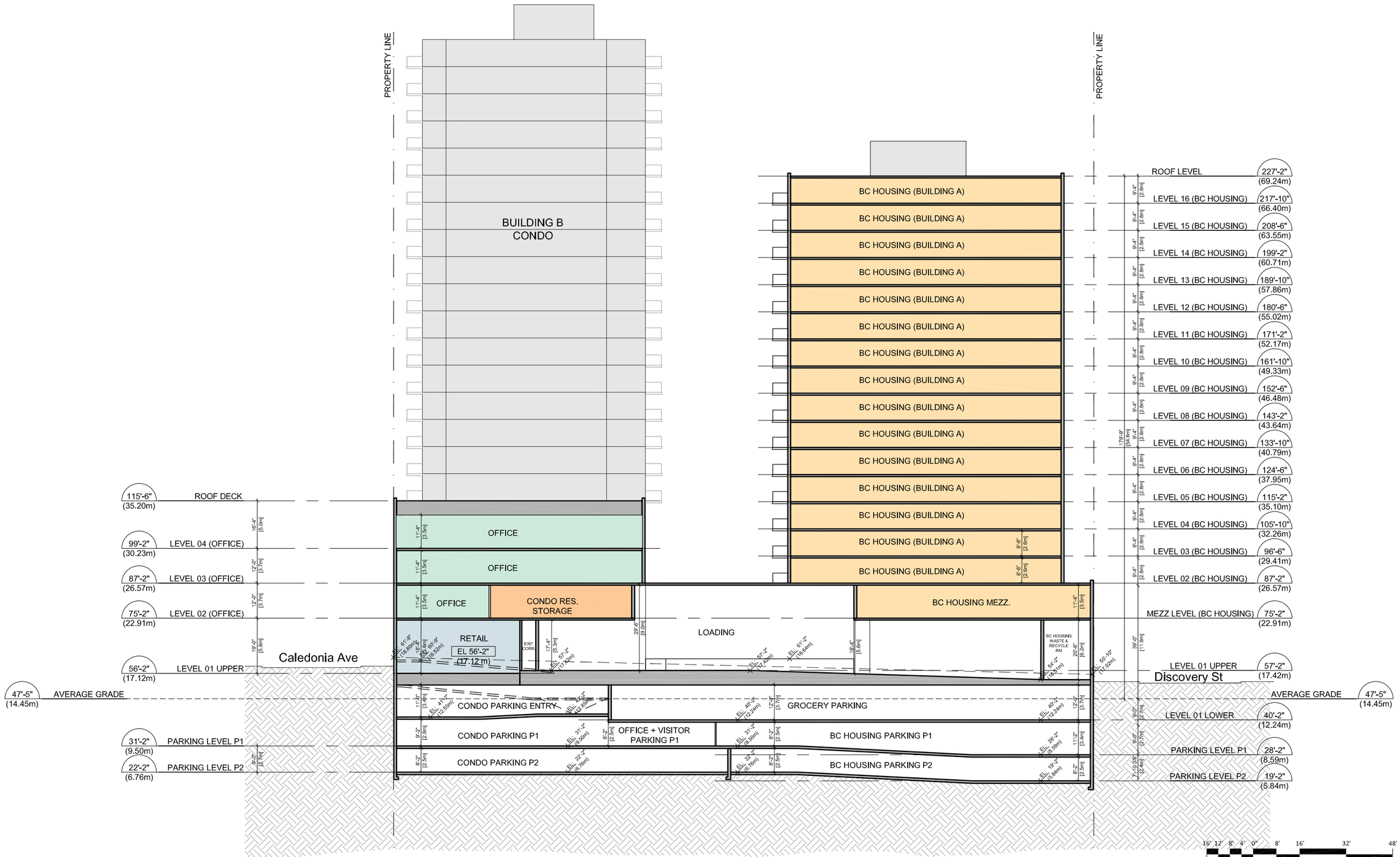

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BUILDING SECTION C

Drawing

Scale 1/32" = 1'-0"

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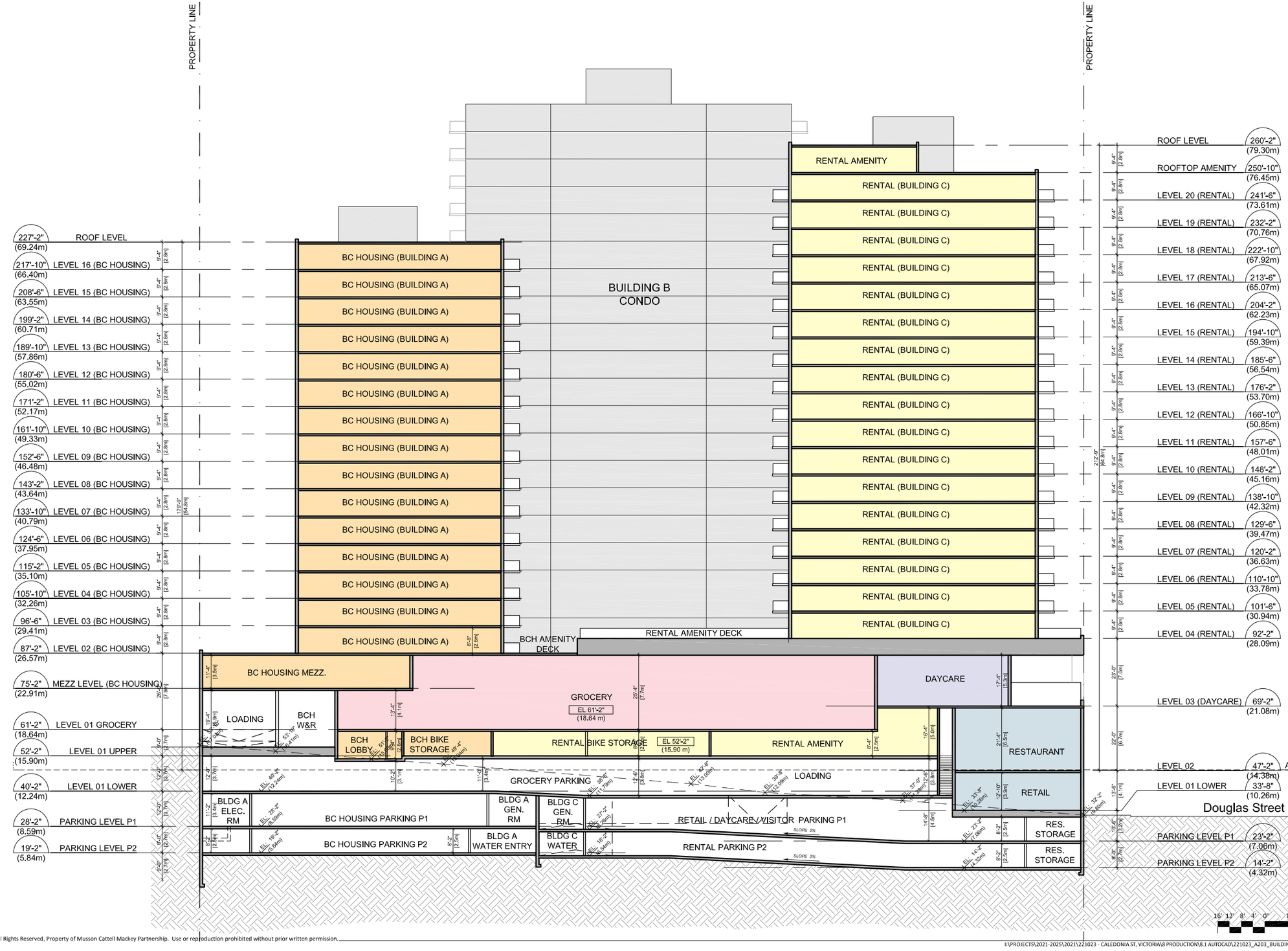
Sheet A 202



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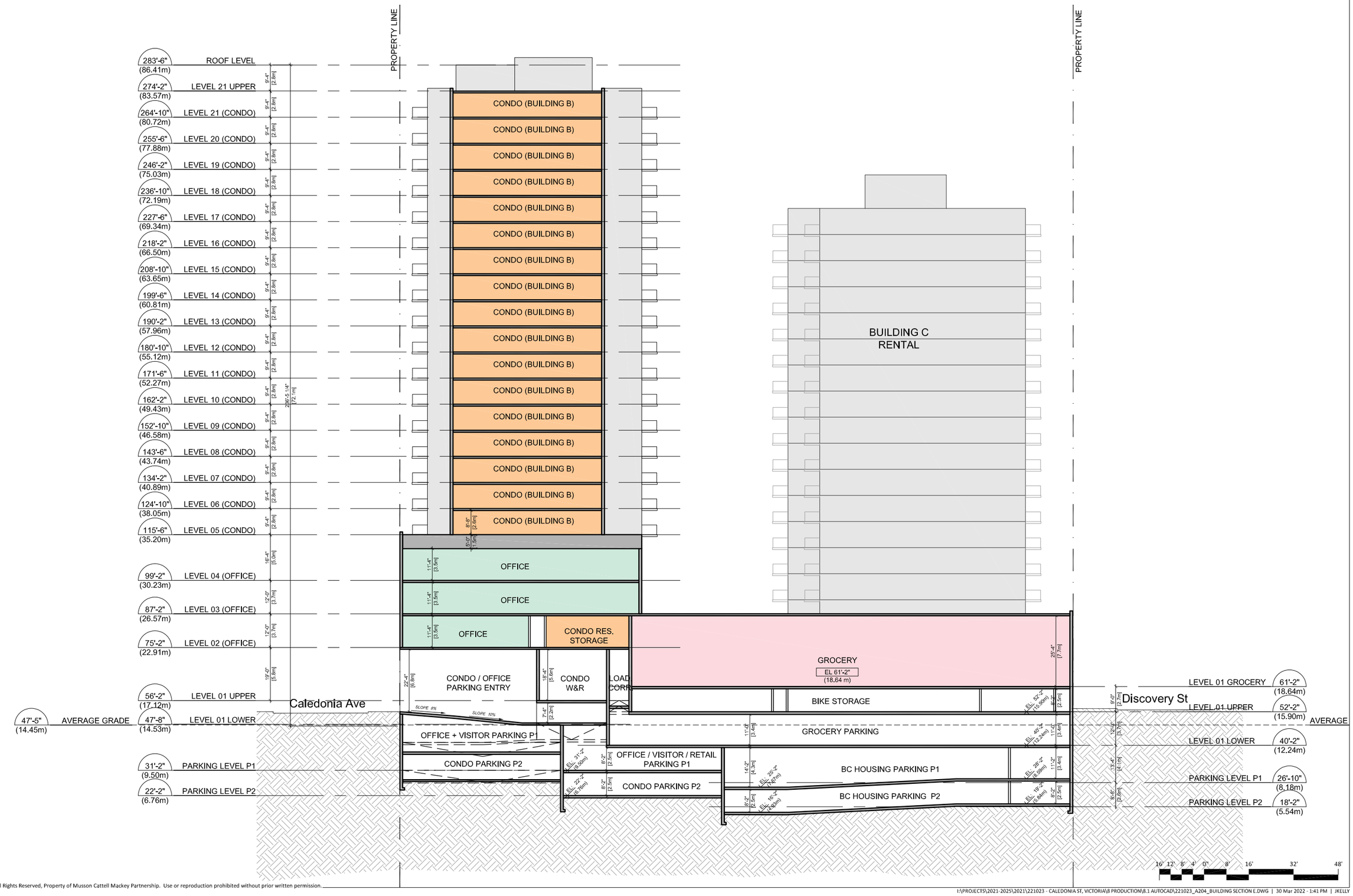
BUILDING SECTION D

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 203



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BUILDING SECTION E

Drawing

Scale 1/32" = 1'-0"

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Sheet A 204

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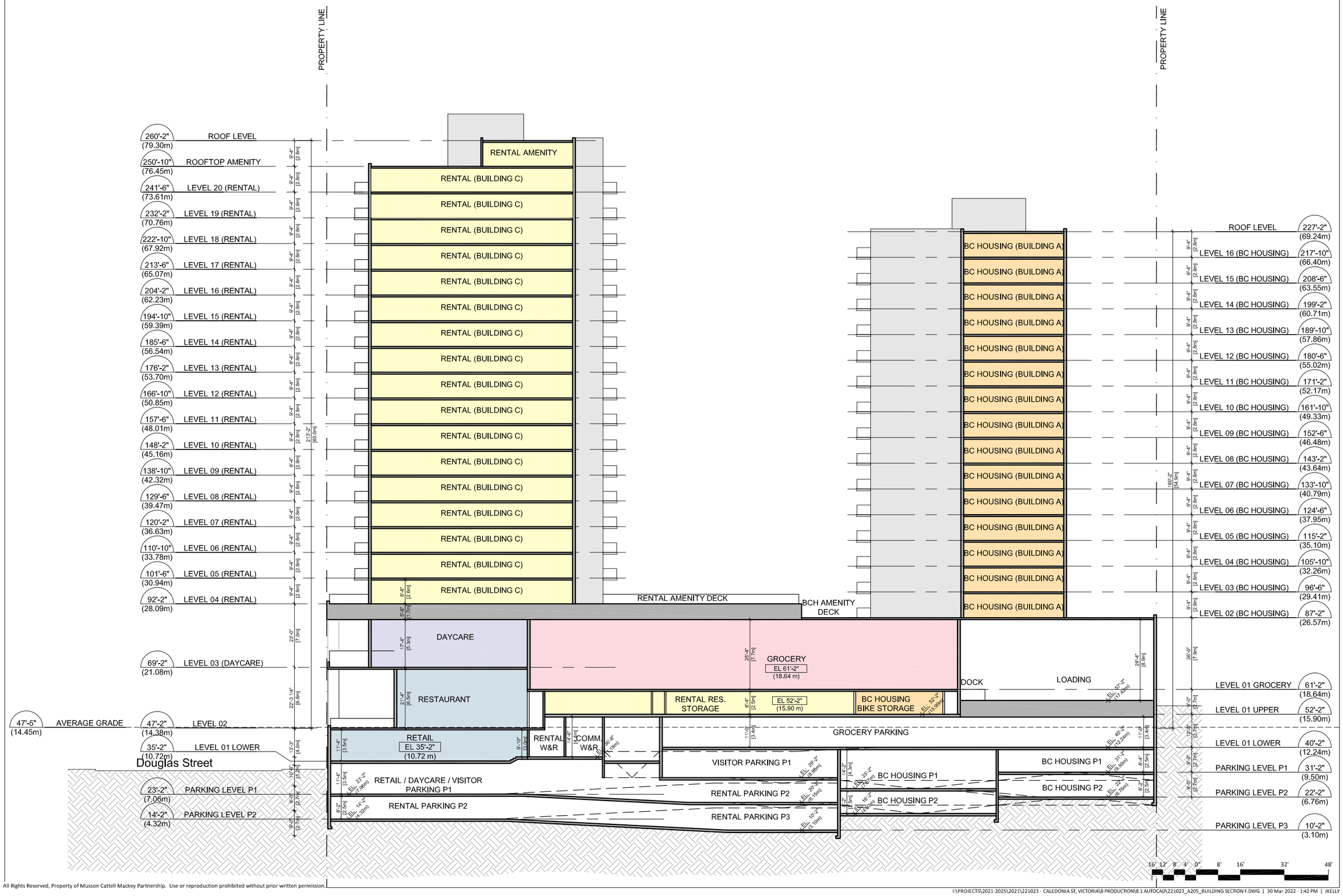

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Seal

Douglas St

Victoria, BC

Project

BUILDING SECTION F

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 205

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Victoria, BC

Project

BUILDING ELEVATION SOUTH

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet A 300

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Victoria, BC

Project

BUILDING ELEVATION WEST

Drawing	
Scale	1/32" = 1'-0"
Project	221023
Sheet	A 301

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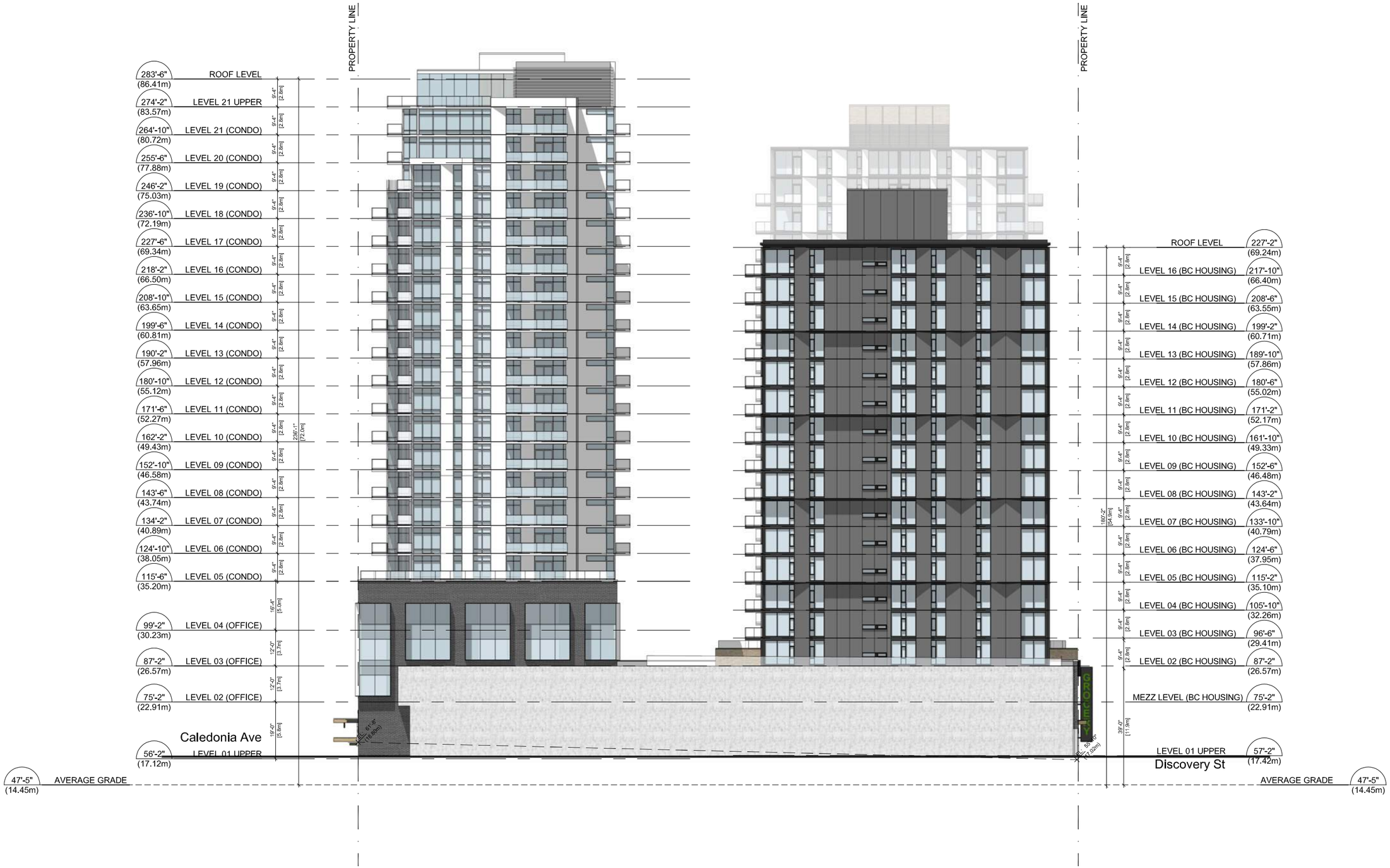

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Victoria, BC

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BUILDING ELEVATION EAST

Drawing

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Project 221023

Sheet A 302

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Seal

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Victoria, BC

Project

BUILDING ELEVATION NORTH

Drawing	
Scale	1/32" = 1'-0"
Project	221023
Sheet	A 303

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ACKNOWLEDGEMENTS AND PROJECT TEAM

Proponent
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Partnership Architects
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Mechanical and Energy
AME Group

Structural and Envelope
RJC Engineers

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Bunt Associates &
Engineering

Landscape
PWL Partnership

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1961 Douglas Street / 710 Caledonia Street

Tree Protection Plan Report

PREPARED FOR:

Caledonia Equity Limited Partnership
500-509 Richards Street
Vancouver, BC V6B 2Z6

PREPARED BY:

Peter McAra
Regional Inventory Arborist
ISA Certified Arborist #PN-7521A
ISA Tree Risk Assessment Qualified

PROVIDED BY:

Trevor Coey
Arborist Representative
ISA Certified Arborist # PN-1890A
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BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

Submitted on March 24, 2022

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Summary

Caledonia Equity Limited Partnership will be re-developing a property located at 1961 Douglas Street / 710 Caledonia Street in Victoria, BC. As part of the design review process, the City of Victoria requests a tree preservation plan. Caledonia Equity Limited Partnership asked Bartlett Tree Experts to perform a tree inventory and prepare a Tree Preservation Report for the property as part of their submission to the City of Victoria.

Of the 29 trees included in our inventory, 14 trees are protected and cannot be removed without approval from the City of Victoria. Of those 14 protected trees, 12 are municipally owned or shared trees and 2 are of a diameter at breast height (DBH) above 30 cm (Deodar cedars – *Cedrus deodora* #475-476).

The 12 municipally owned trees are as follows: 1 Sweetgum (*Liquidambar styraiflua)* #481 which is a shared tree*, 4* Callery Pear (*Pyrus calleryana*) #486-489, 2 European white birch (*Betula pendula*) #494-495, 2 River birch (*Betula nigra* 'dura-heat') #496 & 500,1 Japanese cherry (*Prunus serrulata*) #497, 1 Purple leaf plum (*Prunus cerasifera*) #498 and 1 Paper birch (*Betula papyifera*) #499.

The plans include demolishing the existing structures on both properties and parking lots to build a larger three-building structure, re-orient the parking lots, and relocate the driveways. Impacts to each tree are listed in the Tree Inventory (Appendix II). Based on my evaluation of the plans:

- 24 trees will need to be removed (7 are municipally owned street trees).
- 5 trees can be preserved.

To help protect the preserved trees from excessive construction impacts, I recommend following the Tree Preservation Guidelines found within this report.

Introduction

In October 2021, Caledonia Equity Limited Partnership retained Bartlett Tree to perform a tree inventory and prepare a Tree Preservation Report for the two properties at 1961 Douglas Street and 710 Caledonia Street in Victoria, BC. The intended purpose of this report is to provide recommendations based on the impacts to the trees from my interpretations of the provided site plans provided, as part of their submission to the City of Victoria.

Assignment

This report communicates impacts to trees from construction to the city and to the client. The City of Victoria requires a Tree Protection Plan as part of their design review process. The report is designed to provide the design team with the tree related details they will need to prepare a Tree Preservation Plan to meet that requirement, including:

- observations of the health and structural condition of the trees,
- evaluation of the impacts to trees based on development plans, and
- guidelines for tree preservation throughout the development process

Limits of the Assignment

The tree assessment was performed from the ground for visual conditions. This tree inventory was not a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this report.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

Illustrations, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plans of the property in question may not arise in the future.

Methods

Trees were assessed on October 4, 2021. The assessment included all trees 10 cm and greater in diameter and Street Trees of any size on, or with canopies overhanging, the site.

1. Affix a sequentially numbered tag to the main trunk of each accessible tree;
2. Identifying the species of tree;
3. Measuring the trunk diameter at a point 1.4 m above grade;
4. Evaluating the health and structural condition:

Good A healthy tree that may have a slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected;

Fair Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care;

Poor Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated;

Observations

On the site was a restaurant with an asphalt parking lot covering most of the site, and a hotel comprised of several buildings with a bar, outdoor pool and deck. 29 trees surround the perimeter of the site. Of the 29 trees, two were in good condition, 19 were fair, and 8 were poor at the date of the site visit (Table 1). 12 are municipally owned or shared trees: 1 Sweetgum (*Liquidambar styraiflua)* #481 which is a shared tree*, 4* Callery Pear (*Pyrus calleryana*) #486-489, 2 European white birch (*Betula pendula*) #494-495, 2 River birch (*Betula nigra* 'dura-heat') #496 & 500,1 Japanese cherry (*Prunus serrulata*) #497, 1 Purple leaf plum (*Prunus cerasifera*) #498 and 1 Paper birch (*Betula papyifera*) #499.

TABLE 1: TREE CONDITION AND ABUNDANCE

Common Name	Scientific Name	Dead	Poor	Fair	Good	Total
Cedar-Deodar	*Cedrus deodora*	-	-	2	-	2
Prunus lusitanica	*Prunus lusitanica*	-	-	1	-	1
Maple-Japanese	*Acer palmatum*	-	-	2	-	2
Willow-Bebb's	*Salix bebbiana*	-	-	1	-	1
Sweetgum	*Liquidambar styraiflua*	-	1	2	-	3
Firethorn-Scarlet	*Pyracantha coccinea*	-	1	-	-	1
Photinia	*Photinia Glansmispel x frseri*	-	1	-	-	1
Pear-Callery	*Pyrus calleryana*	-	-	4	-	4
Dogwood-Red osier	*Cornus sericea*	-	-	1	-	1
Cherry-Japanese	*Prunus serrulata*	-	2	-	-	2
Camellia-Species	*Camellia-Sp.*	-	1	1	-	2
Birch-European white	*Betula pendula*	-	-	2	-	2
Plum-Purple leaf	*Prunus cerasifera*	-	1	-	-	1
Birch-Paper	*Betula papyrifera*	-	1	-	-	1
Birch-River	*Betula nigra* 'dura-heat'	-	-	-	2	2
Maple-Silver	*Acer saccharinum*	-	-	3	-	3
Total		**-**	**8**	**19**	**2**	**29**

Tree Impacts

Photo 1. Callery pear #486 was in fair condition with a dense, slightly unbalanced canopy.

The four Callery pear trees #486-489 will be retained. These trees are municipally owned. It would be difficult to establish protective fencing around them due to the adjacent sidewalk. Instead, a pedestrian corridor should be constructed between the trees and the subject property during the demolition and construction phases of the project. This is for public safety and tree protection.

Municipally owned white birch trees (*Betula pendula*) #494-495 may require removal due to the proximity of their canopies to the structure and their roots are likely to be impacted because of how close they are to the proposed building. Before these trees may be removed, a permit from the City of Victoria would be required and replacement trees would also need to be paid for and installed as a condition of the permit.

The smaller City of Victoria owned River birches (*Betula nigra*) #496 will require removal based on its vicinity to the proposed driveway. Tree #500 will not require removal at this time based on provided plans. A protective fence should be erected around the tree within the allotted grassed area to the calculated TPZ.

Municipally shared trees #497 Japanese cherry (*Prunus serrulata*) and #498 purple leaf plum (*Prunus cerasifera*) will require removal due to their location. Tree #498 is also within vicinity to proposed underground utility service entry. Both trees fall within the building envelope. A permit will be required from the City of Victoria to remove the trees.

Municipally owned paper birch (*Betula papyrifera*) #499 will require removal due to its canopy's proximity to the proposed building structure driveway. Before these trees may be removed, a permit from the City of Victoria would be required. Replacement trees would also need to be paid for and installed as a condition of the permit.

Sweetgum (*Liquidambar styraiflua)* #481 is a shared tree which also requires removal. It is also within the envelope of the proposed structure. A permit from the City of Victoria is required.

The two deodar cedar (*cedrus deodora*) #475-476 are within the building envelope and will require removal. These trees are protected due to their DBH. A permit will be required from the City of Victoria.

All remaining trees included in the inventory are located on private property and do not meet the minimum size requirement to be protected. No permit will be required to remove these trees, all of which fall within the envelope of the proposed structure.

I reviewed the *Site Plans* created by J. Kelly (dated October 27, 2021) to evaluate impacts to trees. I estimated the locations of trees being removed from the *Preliminary Site Plan Layout*.

The *Site Plan* includes demolishing the existing structures and parking lot in order to install a larger multi-building residential and commercial structure with lower levels for a grocery store, offices and plaza, and to construct an underground parkade. Impacts to each tree are listed in the Tree Inventory (Appendix II). Based on my evaluation of the plans:

- 24 trees will need to be removed (including 7 street trees).
- 5 street trees can be preserved.

To protect the remaining trees from construction impacts, I recommend following the Tree Preservation Guidelines provided in this report.

Tree Preservation Guidelines

Tree preservation is intended to not only foster tree survival during development, but also to promote maintenance of tree health and beauty into the future. Retained trees that are injured or damaged during construction or are insufficiently maintained afterward become a liability rather than an asset. How individual trees respond to disturbances will depend on the extent of excavation and grading, the care with which demolition is undertaken, and the construction methods employed. Coordinating any construction activity inside the Tree Protection Zone (TPZ) can minimize these impacts.

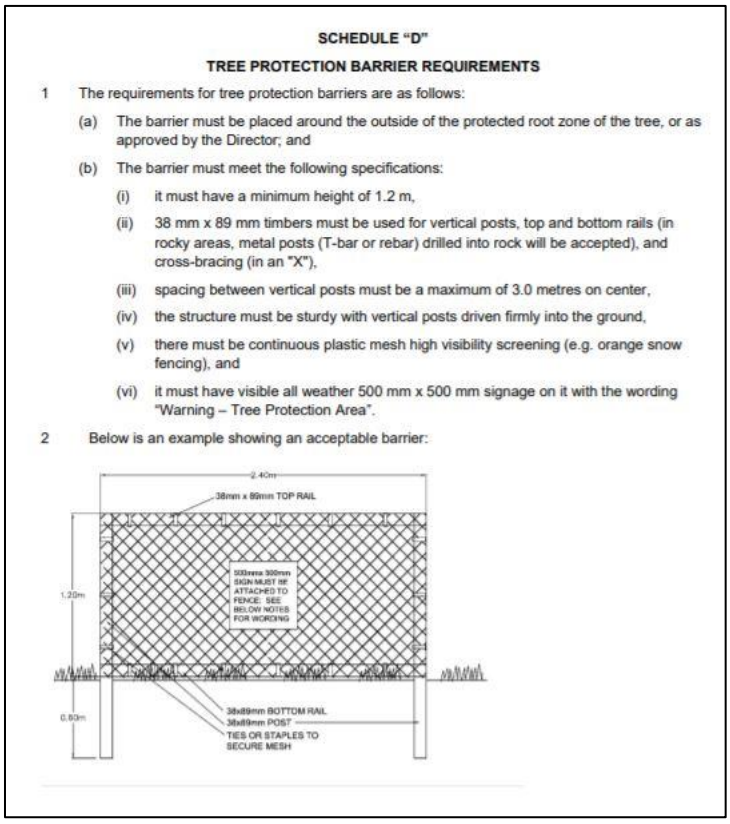
The following recommendations will reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design Recommendations

1. Any changes to the plans involving the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Irrigation systems must be designed to prevent severing roots larger than 2 cm in diameter within the **TREE PROTECTION ZONE** during trenching.
3. **Tree Preservation Guidelines** prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
4. Provide a pedestrian corridor along Douglas Street for the duration of the project. This will act as both a safe place for pedestrians to travel and protect the four Callery pear trees from construction damage.
5. Ensure adequate, but not excessive, water is supplied to trees to be retained. In most cases, occasional irrigation will be required. Avoid directing runoff toward trees.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved on the Tree Protection Plan prepared by the project arborist. Tree Protection Zones are shown on Appendix I - Tree Inventory Map with distances from the trunk listed in Appendix II - Tree Inventory Data.
   a. Tree protection fences shall be installed to encompass the **TREE PROTECTION ZONE.** As detailed in this image below:



SCHEDULE "D"

TREE PROTECTION BARRIER REQUIREMENTS

1 The requirements for tree protection barriers are as follows:

(a) The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and

(b) The barrier must meet the following specifications:

(i) it must have a minimum height of 1.2 m,

(ii) 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),

(iii) spacing between vertical posts must be a maximum of 3.0 metres on center,

(iv) the structure must be sturdy with vertical posts driven firmly into the ground,

(v) there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and

(vi) it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning – Tree Protection Area".

2 Below is an example showing an acceptable barrier:

   b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
   c. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**. Any excavation, grading or digging within a retained tree's Protected Root Zone (TPZ) must be monitored at the time of work by the Project Arborist.
   d. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Pre-demolition and Pre-construction Treatments and Recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences are to remain until all grading and construction is completed. The trees will require protective tree fencing to be erected around their Protected Root Zones (PRZ). However, due to the presence of the sidewalk and road, the fencing will not be able to fully protect the entire TPZ as described limitations of space available between the sidewalk and road the fencing will not include the complete PRZ as described in the Tree Inventory (Appendix II).
2. Apply and maintain 4-6 inches wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2 feet from the base of tree trunk(if possible the space available for the four Callery pear trees may not be able to hold this due to space limitations to enable pedestrian coridor).
3. Prune trees to be preserved to remove dead branches 2 inches and larger in diameter, raise canopies as needed for construction activities.
    a. All pruning shall be done by an ISA Certified Arborist® or ISA Certified Tree Worker® in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2019) and adhere to the most recent editions of the American National Standard Z133.1 Safety Requirements 2017 for Tree Care Operations and ANSI A300 (Part 1)- Pruning 2017.
    b. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.

Recommendations for Tree Protection during Construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.

6. If roots are 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.
8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
9. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of Impacted Trees

Preserved trees will experience a physical environment different from that of the pre-development conditions. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

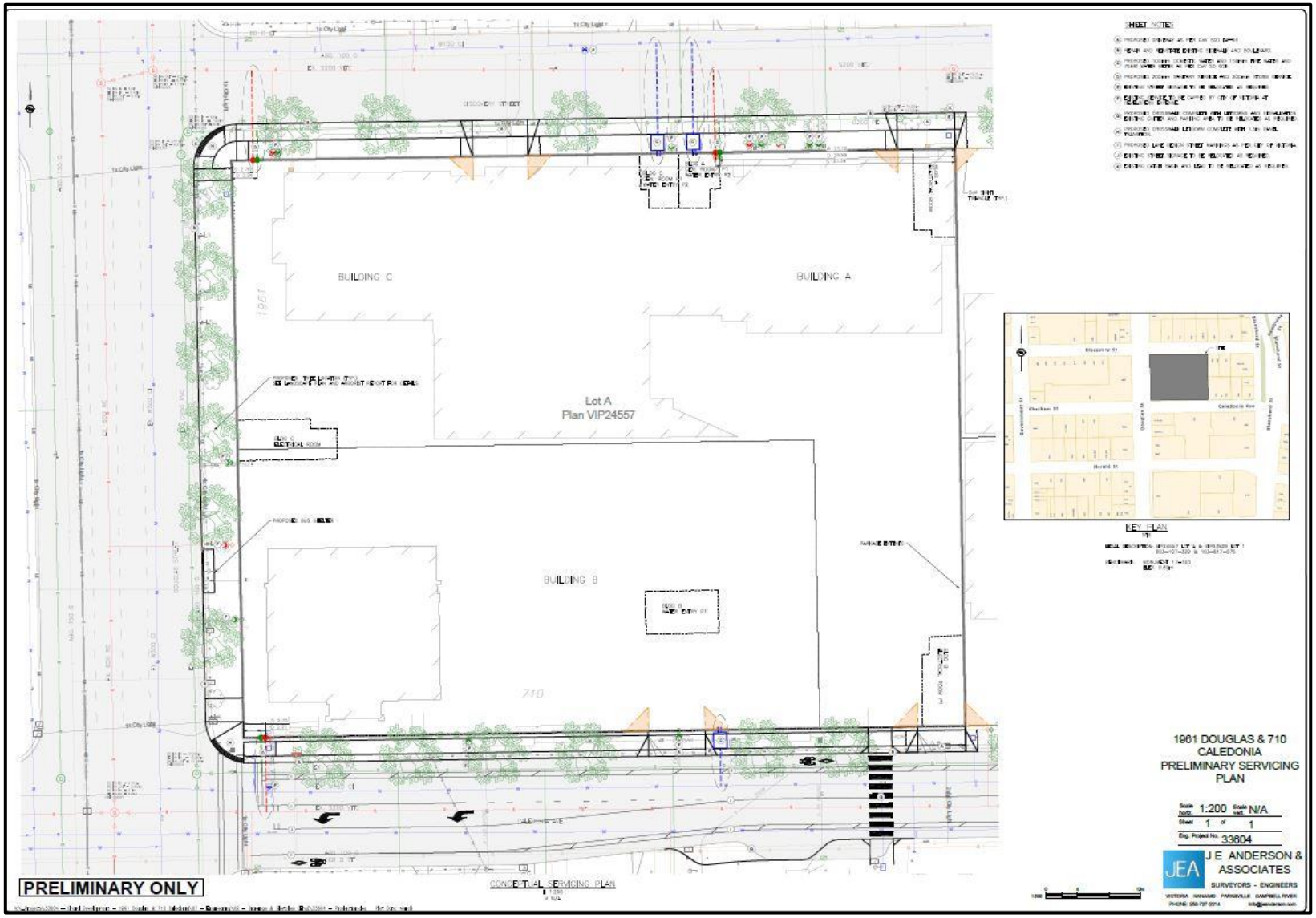
If you have any questions about my observations or recommendations, please contact me.

Peter McAra

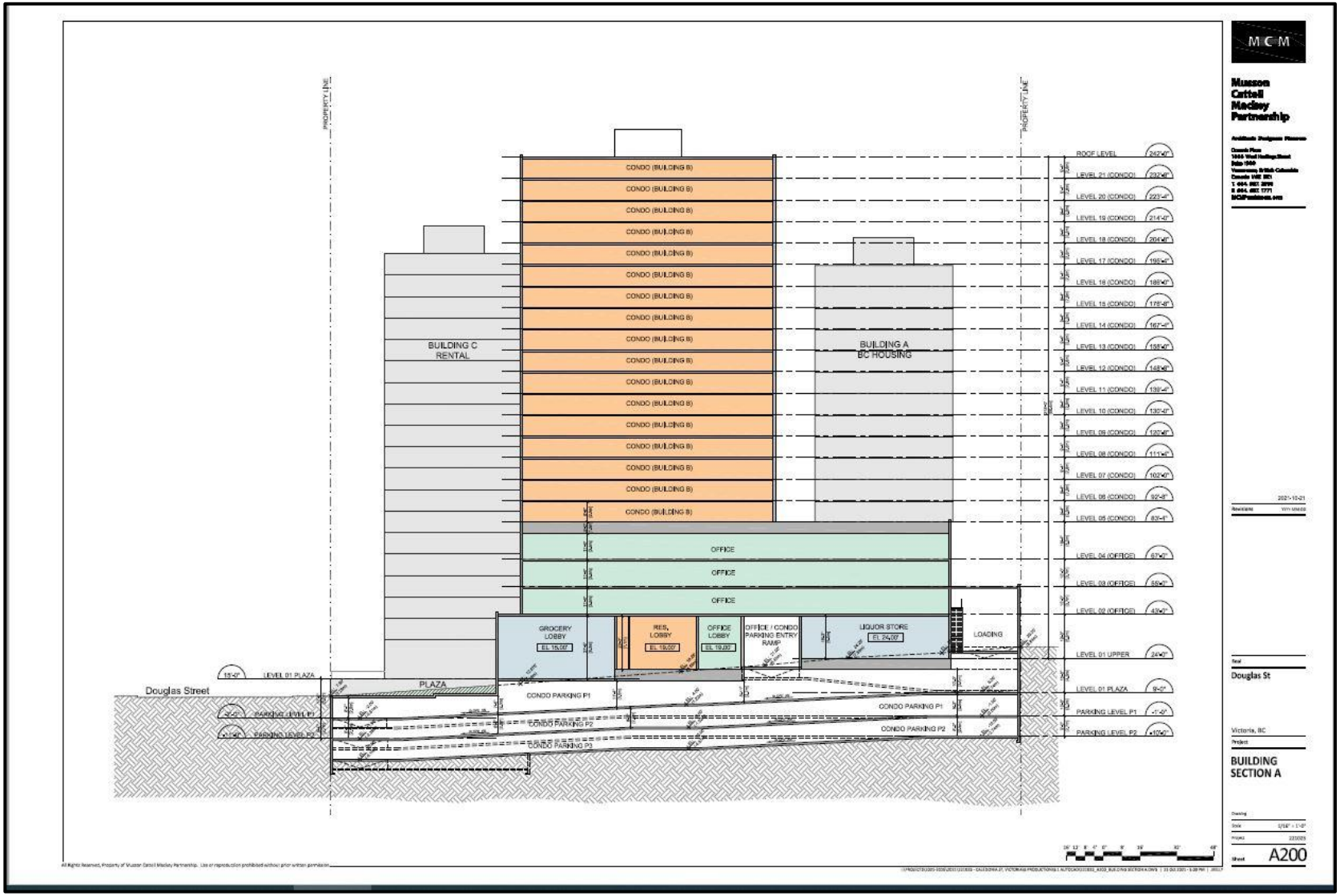
Peter McAra
pmcara@bartlett.com

Appendix I – Site Plans

Site layout provided by a satellite image



Preliminary Site Plan Layout



Building Section A Plan Layout

Appendix II – Tree Inventory Table

Tree ID	Species	Common Name	Condition	DBH (cm)	Status	Disposition	PRZ (m)	Canopy Radius (m)	Comments
475	*Cedrus deodora*	Cedar-Deodar	Fair	58, 44	Protected	Remove	11	6.0	Within building envelope
476	*Cedrus deodora*	Cedar-Deodar	Fair	51	Protected	Remove	9.2	6.0	Within building envelope
477	*Prunus lusitanica*	Laurel-Portuguese	Fair	15, 10, 10	Unprotected	Remove	2.7	1.0	Within building envelope
478	*Acer palmatum*	Maple-Japanese	Fair	13, 10, 8	Unprotected	Remove	2.3	1.5	Within building envelope
479	*Acer palmatum*	Maple-Japanese	Fair	8, 8, 8	Unprotected	Remove	1.4	1.5	Within building envelope
480	*Salix bebbiana*	Willow-Bebb's	Fair	18, 16, 16	Unprotected	Remove	3.2	2.0	Within building envelope
481	*Liquidambar styraiflua*	Sweetgum	Fair	24	Protected	Remove	4.3	2	Within building envelope
482	*Liquidambar styraiflua*	Sweetgum	Poor	16	Unprotected	Remove	2.9	2.0	Within building envelope
483	*Liquidambar styraiflua*	Sweetgum	Fair	18	Unprotected	Remove	3.2	2.0	Within building envelope
484	*Pyracantha coccinea*	Firethorn-Scarlet	Poor	15, 12, 12	Unprotected	Remove	2.7	1.5	Within building envelope
485	*Photinia Glansmispel x frseri*	Photinia	Poor	12, 12, 6	Unprotected	Remove	2.2	1.0	Within building envelope
486	*Pyrus calleryana*	Pear-Callery	Fair	13	Protected	Retain and Protect	2.3	1.5	Boulevard tree on Douglas Street
487	*Pyrus calleryana*	Pear-Callery	Fair	17	Protected	Retain and Protect	3.1	1.5	Boulevard tree on Douglas Street
488	*Pyrus calleryana*	Pear-Callery	Fair	12	Protected	Retain and Protect	2.2	1.0	Boulevard tree on Douglas Street
489	*Pyrus calleryana*	Pear-Callery	Fair	18	Protected	Retain and Protect	3.2	1.0	Boulevard tree on Douglas Street
490	*Cornus sericea*	Dogwood-Red osier	Fair	10, 8, 8	Unprotected	Remove	1.8	1.0	Within building envelope

Tree ID	Species	Common Name	Condition	DBH (cm)	Status	Disposition	PRZ (m)	Canopy Radius (m)	Comments
491	*Prunus serrulata*	Cherry-Japanese	Poor	18, 14	Unprotected	Remove	3.2	0.5	Within building envelope
492	*Camellia-Sp.*	Camellia-Species	Poor	18	Unprotected	Remove	3.2	0.5	Within building envelope
493	*Camellia-Sp.*	Camellia-Species	Fair	23	Unprotected	Remove	4.1	0.5	Within building envelope
494	*Betula pendula*	Birch-European white	Fair	31	Protected	*Remove	5.6	4.5	Boulevard tree on Discovery Street
495	*Betula pendula*	Birch-European white	Fair	22	Protected	*Remove	4.0	3.0	Boulevard tree on Discovery Street
496	*Betula nigra* 'dura-heat'	Birch-River	Good	8	Protected	*Remove	1.4	1.5	Within vicinity of proposed driveway
497	*Prunus serrulata*	Cherry-Japanese	Poor	43	Protected	*Remove	7.7	6.0	Within building envelope
498	*Prunus cerasifera*	Plum-Purple leaf	Poor	29, 28	Protected	*Remove	5.2	4.0	Within vicinity of proposed utility service entry
499	*Betula papyrifera*	Birch-Paper	Poor	37	Protected	*Remove	6.7	3.5	Within vicinity of proposed utility service entry
500	*Betula nigra* 'dura-heat'	Birch-River	Good	5	Protected	Retain and Protect	0.9	0.5	Boulevard tree on Discovery Street
501	*Acer saccharinum*	Maple-Silver	Fair	14	Unprotected	Remove	2.5	1.5	Within building envelope
502	*Acer saccharinum*	Maple-Silver	Fair	13	Unprotected	Remove	2.3	1.0	Within building envelope
503	*Acer saccharinum*	Maple-Silver	Fair	14	Unprotected	Remove	2.5	2.0	Within building envelope

*Permit to remove municipal tree required

** Protected Root Zone (TPZ) is calculated using DBH x 18

Appendix III – Photographs

Trees #475-476 as viewed with a north facing perspective (10/04/2021).

Trees #483-484 as viewed with a west facing perspective (10/04/2021).

Tree #494 as viewed with a west facing perspective (10/04/2021).

Trees #501 as viewed with a northwest facing perspective (10/04/2021).

CHARD

March 29, 2022

Mayor Helps & Council City
of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor & Council,

RE: Application to Rezone 710 Caledonia Avenue & 1961 Douglas Street

This letter has been written to accompany a Rezoning and Development Permit Application for the above noted properties.

The proposed mixed-use development, presented through a progressive partnership between Chard Development Ltd. (on behalf of 710 Caledonia Equity Limited Partnership) and BC Housing, occupies the properties located at 710 Caledonia Avenue and 1961 Douglas Street within the Burnside Gorge neighbourhood. Bound by Douglas, Caledonia and Discovery Streets, the vision for this redevelopment is a socially conscious, inclusive community comprised of three distinct buildings over a shared commercial podium that includes office, a full-service grocery store, childcare and a large public urban plaza.

This development will create a complete community which includes a diversity of employment-generating spaces, below-market residential rental housing (with rents starting at $375 per month), market residential rental and home ownership opportunities. Active transportation and accessibility are at the heart of this application, with environmental standards exceeding City policy.

We are seeking to amend these properties from the current zoning to a new, site-specific zoning. The project supports many of the OCP and DCAP policies in the City of Victoria including doubling the affordability required under the Inclusionary Housing Policy, responding to principles outlined in the Climate Leadership Plan as well as the Urban Forest Master Plan, Go Victoria Mobility Strategy, and Housing Strategy Phases 1 and 2.

Building A, positioned at the northeast corner of the site along Discovery, will provide 16-storeys of below-market rental housing to be owned and operated by BC Housing. **Building B** will combine market condominium homes above retail and office space in response to the intensive employment guidelines of the Rock Bay District. This 21-storey building will occupy the southern edge of the subject site along Caledonia. At 21-storeys, **Building C** sits at the northwest corner of the site and will offer purpose-built market rental homes atop commercial retail, a restaurant, a childcare facility, and a large full-service grocery store. Parking for the development will be accessed through two separate street entrances depending on the building use and intensive employment function. The commercial truck and garbage facilities will be enclosed and secured.

This application is being proposed in conjunction with the 722, 726 & 732 Discovery Street application, which will provide replacement permanent purpose-built modular housing for most of the existing residents in the Capital City Center Hotel temporary shelter located at 1961 Douglas Street. This modular housing project will be constructed prior to construction commencing at 710 Caledonia and 1961 Douglas to ensure there is no

displacement of current tenants.

Located on the edge of the City's proposed Innovation District, just a few blocks from the Upper Harbour, Phillips Brewery, Save-On-Foods Memorial Arena, the Victoria Public Market and historic Chinatown, this site would mark the northern gateway to Downtown Victoria. The vision for this development is to provide a progressive, complete community that aims to meet the needs of all residents through diverse housing options, employment space, community-serving retail, childcare, public open space, and multi-modal transportation options. The unique partnership between Chard and BC Housing, as well as the scale and articulation of the property, permit a holistic approach that would not be possible without the property consolidation.

KEY PROJECT BENEFITS

The proposed mixed-use development contributes responsible densification by meeting public and private needs and demands. Specific community benefits are outlined below:

A Diverse Range of Housing

The project exceeds the City of Victoria's Inclusionary Housing Policy. While the policy requires that 20% of a building be below-market rental, the partnership between BC Housing and Chard allows close to 40% of the qualified homes to be below-market rental. This innovative partnership with BC Housing delivers almost double the requirement outlined by the policy.

The below-market building, owned by BC Housing, will offer 20% of the suites at shelter rates, 50% of suites at rent geared to income, and 30% at near market rents. Rent ranges for these homes will reflect the BC Housing HILS (Housing Income Limits) which are updated annually and the BC Housing 'Shelter Rate' which is tied to income assistance levels.

A diverse mix of housing options are being proposed including purpose-built market rental (approximately 169 units), below-market rental (approximately 137 units) and market condominium (approximately 145 units) for a total of 451 housing units in the project. This community will welcome a range of age groups, family structures and income levels. In tandem with the concurrent application for 722, 726 & 732 Discovery Street, the proposed development offers housing types that reach four levels of the housing continuum.

No Displacement of Residents or Businesses

As a result of Covid-19, the former White Spot restaurant closed permanently in mid-2021 and the property has remained vacant since. The adjacent property (the Capital City Center Hotel) is currently occupied as an emergency shelter owned by BC Housing and operated by Our Place Society. Through a relationship with BC Housing, and the concurrent rezoning application for 722, 726 & 732 Discovery Street, the majority of residents of that temporary shelter at 1961 Douglas Street would be relocated to newly constructed, permanent modular housing within their known neighbourhood prior to construction commencing on the former White Spot and hotel property. A small number would be relocated to other supportive housing sites under construction in Victoria.

Public Plaza and Public Realm Improvements

The corner of Douglas and Caledonia will accommodate an approximately 9,000 sf public plaza that showcases the extensive grading of the development and includes seating, play space, meeting areas and extensive hard and soft landscape features. Activation of this corner will bring a new pedestrian-level presence to the neighbourhood and complement existing, proposed and future uses.

Overall building design, access points, public areas and circulation have been designed to prioritize the safety and security of all users, at every scale of the development. Integration of CPTED (Crime Prevention Through Environmental Design) has guided the overall approach to design to ensure security, comfort and quality of life.

The concept of the urban plaza is to provide a common access and meeting place for the neighbourhood with activation through a restaurant, childcare facility, and grocery store. All hard and soft landscape features on site are designed with CPTED principals in mind to eliminate hidden corners and ensure clear sightlines for users.

A Dedicated Childcare Facility

The proposal addresses the significant need for childcare facilities within the City of Victoria through a purpose-built, 4,830 sf private childcare facility. This will be located on the third floor of Building B and includes a secure outdoor play area with western exposure, designed to maximize sunlight.

Community-Serving Retail and Large Grocer

Retail space positioned around the public plaza is intended to include a restaurant, coffee shop and other community-serving uses. The expansive 30,000 sf retail space will be occupied by a full-size grocery store. The grocery store will be a significant benefit to the current and future residents creating a 15-minute neighbourhood for the thousands living in the area. The development also responds to the intensive employment guidelines of the Rock Bay District by providing over 41,000 sf of office space.

We consider the grocery store to be a significant community benefit for the current, future and developing Rock Bay community. Proximity to a grocer is a key consideration for residents when moving into new communities, but large scale grocers are challenging to secure given their size, loading, garbage and customer parking requirements. We are pleased to say that we have secured a major food store anchor and have been able to incorporate their considerable spatial requirements into this development permit application.

Employment and Economic Renewal

The inclusion of three storeys of office space in addition to the childcare facility, community serving retail and large-scale grocer, results in a walkable, transit-oriented employment centre. This permanent, employment-generating space is estimated to generate over 1,000 jobs within 41,500 sf of office space, a 6,000-sf childcare facility, and 97,000 sf of community-serving retail space. Construction of the development will also result in the creation of over 2,000 jobs during construction.

Amenities

Each residential building will offer unique amenities to service residents and improve both affordability and livability. Building A will have an indoor amenity room connected to a dedicated, private outdoor space for residents which will include pet-friendly facilities. Building B will feature a large outdoor area on the rooftop of the podium and will feature connected indoor and outdoor space for all demographics including children and pets. Building C, the market rental homes, will offer three unique amenity spaces including indoor and outdoor rooftop space, a dedicated pet run on the podium, and a fitness facility in the podium.

A Sustainable, Transit-Oriented, 15-Minute Neighbourhood

The location, proposed uses and existing context of this new development provide residents, workers and visitors with access to most, if not all, of their day to day needs within a short walk, cycle or transit trip – a '15-minute neighbourhood'. To further encourage active forms of transportation, the proposal includes ample bike parking/storage, end-of-trip facilities, and improved pedestrian circulation (sidewalks, accessibility across the natural grades of the site).

Each component of the overall development will aim to either meet or exceed provincial and municipal energy requirements. Building A will be fully compliant with BC Housing Design Guidelines and Construction Standards which meet BC Energy Step Code 3. Building B will meet BC Energy Step Code 2 while Building C will target LEED Silver equivalency and/or certification.

This redevelopment will result in a sustainable, inclusive 15-minute neighbourhood at the northern gateway to

Downtown where Victorian's will live, work and play.

OCP & ZONING RELAXATIONS

The property is strategically sited between Douglas and Blanshard and intended to accommodate increased multi-use density under the Downtown Core Area Plan (DCAP). It has excellent access to public transit and is positioned to become a core employment hub and residential centre. To realize the many benefits outlined above, we are asking Council to approve the proposed development with the following relaxations to the OCP:

Height

The Downtown Core Area Plan contemplates heights of 60m or approximately 20 storeys. The proposed development contemplates heights as follows:

	DCAP	BUILDING A (Below-Market Rental)	BUILDING B (Office/Condo)	BUILDING C (Market Rental)
HEIGHT	60m	55m	62m	69m
STOREYS	Approx. 20	16	21	21

Building A is proposed within the height contemplated by the DCAP; Buildings B and C represent a relaxation of 2 metres and 9 metres respectively. This variance is in line with other recently approved applications and is, in fact, 6 metres less than the variance awarded for 777 Herald Street (Hudson Place One) which was approved at 75 metres.

The buildings have been designed to step down from the existing Hudson Place One building given the grades on the site and respecting the intent of the DCAP to tier the buildings heights away from the city centre.

Density

The project is proposed to have a combined density of 6.76:1. The DCAP contemplates increased multi-use density in this strategic location at the northern gateway into Downtown Victoria. If proposed exclusively as commercial development, existing zoning would permit a density of 5:1. Residential density is contemplated under DCAP at 3:1 with commercial density of 2:1.

1961 Douglas Street and 710 Caledonia is envisioned as a diverse, mixed-use development that includes both uses, and is proposed at a combined density of 6.76:1 allocated as follows:

	DCAP	BUILDING A (Below-Market Rental)	BUILDING B (Office/Condo)	BUILDING C (Market Rental)
RESIDENTIAL	3.0	1.93	1.99	1.49
COMMERCIAL	2.0	1.35		

By comparison, recent rezoning applications for 777 Herald Street and 1701 Blanshard Street were approved at over 7.465:1 and 7.43:1 respectively. In addition, Yates on Yates and Vivid at the Yates were approved at a combined density of 7.53:1.

Parking

When considered as a whole, parking across the site will exceed requirements noted within the OCP. Adjustments to the assigned uses of parking are proposed as follows to meet market requirements:

	REQUIRED		PROPOSED		VARIANCE	
	Spaces	**Ratio**	**Spaces**	**Ratio**	**Spaces**	**Ratio**
RESIDENTIAL	339	0.75 per suite	274	0.61 per suite	-65	-0.14
COMMERCIAL	136	1.31 per 80m²	166	1.60 per 80m²	+30	+0.29
TOTAL	**475**		**440**		**-35**	

A relaxation of the residential parking requirement is proposed to reflect the location of the development, the concept of a '15-minute neighbourhood' and an overall design approach to support active forms of transportation. Located within an urban city context, this site benefits from existing, immediate access to transit in an area earmarked for continued growth. The overall design approach reflects a development where residents have access to their day to day needs within a distance manageably achieved by walking, cycling or rolling. Reduced reliance on vehicles is further supported by the inclusion of additional bike parking, bike maintenance facilities, end-of-trip facilities, and an improved pedestrian public realm. A car-share program has also been proposed to address longer trip requirements while also helping to reduce parking requirements.

The proposed off-street commercial parking count will ensure that needs of the new development are accommodated and not reliant upon on-street parking.

SUMMARY

Guided by proven urban planning principles and socially conscious objectives, we believe this proposal delivers a diverse mix of housing that will appeal to a broad range of Victoria residents. Further, we believe this project will serve the existing and future community by generating employment opportunities, providing community-serving retail, and activating the public realm to improve comfort and quality of life in this area. In addition, the proposed development will provide significant economic benefit to the City of Victoria in both the short and long term.

For over 18 years, Chard Development Ltd. has been developing mixed-use, primarily residential projects in the City of Victoria. From Corazon to Haven. and the many projects in between and currently underway, these projects have helped to reinvigorate the City centre, bringing diverse housing options and retail vigor to a broad section of Victorians. With the development of 1961 Douglas Street and 710 Caledonia Avenue, Chard is excited to have the opportunity to once again demonstrate that we are builders of – and believers in – Victoria.

This is a unique opportunity to holistically plan and develop an inclusive community that touches four levels of the housing continuum and firmly establishes the existence of a complete, 15-minute neighbourhood at the northern gateway to Downtown Victoria. We appreciate Council's consideration of this application and look forward to working with you to make this diverse community a reality.

Sincerely,

CHARD DEVELOPMENT LTD.

Byron Chard
President & CEO

BC HOUSING

Vincent Tong
Vice President, Development Services & Asset Strategies

CC: Hon. David Eby, Minister of Housing
Karen Hoese, Director of Sustainable Planning & Community Development, City of Victoria
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