

# 1961 DOUGLAS ST

DELEGATED DEVELOPMENT PERMIT - FEB 24TH 2026



PROJECT INFORMATION	
PROJECT ADDRESS:	1961 DOUGLAS STREET, VICTORIA, BC
LEGAL DESCRIPTION:	LOT 4 & LOTS 233, 234, 236, 235, 236, 147, 748, 749 AND 751 VICTORIA CITY DISTRICT EPP136669
ZONING:	ED-19 ZONE
SITE AREA:	7,577 SQ FT (697 SQ M)
TOTAL FLOOR AREA:	425,006 SQ FT (39,367 SQ M)
COMMERCIAL FLOOR AREA:	85,937 SQ FT (7,913 SQ M)
FLOOR SPACE RATIO:	6.32 FSR (MAX. ALLOWED 6.32), (5.31 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)
HEIGHT OF BUILDINGS:	BUILDING A: 38.41 M BUILDING B: 35.13 M BUILDING C: 35.91 M
NUMBER OF STOREYS:	BUILDING A: 16 STOREYS BUILDING B: 22 STOREYS BUILDING C: 23 STOREYS
PARKING STALLS (PROVIDED):	345 PARKING STALLS (170 COMMERCIAL + 175 RESIDENTIAL)
BIKE/PARKING (PROVIDED):	543 CLASS 1 BIKE/PARKING SPACES 81 CLASS 2 BIKE/PARKING SPACES
BALCONY SETBACKS:	SOUTH & NORTH: 3 M (ABOVE 4 STOREYS) 750 MM MAX. BALCONY/DECK PROJECTION OVER SETBACK 2 M ROOF TOP PROJECTION FROM ROOF EDGE 20 M MAX. BUILDING SEPARATION
TOTAL NUMBER OF RESIDENTIAL UNITS:	BUILDING A: 133 UNITS BUILDING B: 204 UNITS BUILDING C: 187 UNITS
UNIT TYPES:	BUILDING A: BUILDING B: BUILDING C: STUDIO + 40% STUDIO + 27% STUDIO + 54% 1 BED + 23% 1 BED + 15.7% 1 BED + 18.4% 2 BED + 10% 2 BED + 11.3% 2 BED + 18.4% 3 BED + 11.3% 3 BED + 6.4% 3 BED + 5.2%
MINIMUM FLOOR AREA:	BUILDING A: 502 SQ FT (46 SQ M) BUILDING B: 388 SQ FT (36 SQ M) BUILDING C: 398 SQ FT (37 SQ M)
RESIDENTIAL FLOOR PLATE (AND OCCUPANCY CATEGORY):	BUILDING A: 407,000 SQ FT (37,700 SQ M) BUILDING B: 407,000 SQ FT (37,700 SQ M) BUILDING C: 407,000 SQ FT (37,700 SQ M)
TOTAL RESIDENTIAL FLOOR AREA:	BUILDING A: 165,120 SQ FT (15,301 SQ M) BUILDING B: 167,344 SQ FT (15,566 SQ M) BUILDING C: 166,542 SQ FT (15,507 SQ M)
<b>BUILDING CODE SUMMARY</b>	
BUILDING ARTICLES:	3.2.2.47, 3.2.2.48, 3.2.2.21, 3.2.2.25, 3.2.2.15
MAJOR OCCUPANCIES:	R-1, C, S, R-2, R-3
FACING # OF STREETS:	3
STRAKING:	YES
NON-COMBUSTIBLE:	YES
HIGH-RISE BUILDING:	YES
FIRE ALARM REQUIRED:	YES
STAMPING REQUIRED:	YES
EMERGENCY LIGHTING:	REQUIRED
EMERGENCY GENERATOR:	REQUIRED
SMF SIGN REQUIRED:	YES
ALTERNATE SOLUTIONS:	REQUIRED

DRAWING LIST DP		
SHEET NUMBER	SHEET NAME	SHEET SCALE
DP A0001	COVER & PROJECT INFORMATION	N/A
DP A0002	PROJECT STATISTICS	N/A
DP A001	CONTEXT	N/A
DP A002	CIVIL PLAN FOR REFERENCE ONLY	N/A
DP A003	SITE PLAN EXISTING	1/16" = 1'-0"
DP A004	SITE PLAN PROPOSED	1/16" = 1'-0"
DP A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"
DP A101	FLOOR PLAN PARKING LEVEL P2	1/8" = 1'-0"
DP A102	FLOOR PLAN PARKING LEVEL P1	1/8" = 1'-0"
DP A103	FLOOR PLAN LOWER GROUND	1/8" = 1'-0"
DP A103B	FLOOR PLAN LOWER GROUND MEZZ	1/8" = 1'-0"
DP A104	FLOOR PLAN UPPER GROUND	1/8" = 1'-0"
DP A105	FLOOR PLAN RESIDENTIAL (GYMNASIUM LEVEL)	1/8" = 1'-0"
DP A106	FLOOR PLAN RESIDENTIAL (PODIUM LEVEL (BLDG A - MEZZ))	1/8" = 1'-0"
DP A107	FLOOR PLAN RESIDENTIAL (PODIUM LEVEL (AMENITY))	1/8" = 1'-0"
DP A108	FLOOR PLAN RESIDENTIAL (BLDG A - L06-15, BLDG B - L06-07, BLD C - L06-19)	1/8" = 1'-0"
DP A109	FLOOR PLAN RESIDENTIAL (BLDG B - L08)	1/8" = 1'-0"
DP A110	FLOOR PLAN RESIDENTIAL (BLDG B - L09-15)	1/8" = 1'-0"
DP A111	FLOOR PLAN RESIDENTIAL (BLDG A - L16-19, BLDG B - L16-21)	1/8" = 1'-0"
DP A112	FLOOR PLAN RESIDENTIAL (BLDG B - L22, BLDG C - L20-21)	1/8" = 1'-0"
DP A113	FLOOR PLAN RESIDENTIAL (BLDG B - L23, BLDG C - AMENITY ROOF)	1/8" = 1'-0"
DP A114	FLOOR PLAN RESIDENTIAL (BLDG B - L24)	1/8" = 1'-0"
DP A115	FLOOR PLAN RESIDENTIAL (BLDG B - AMENITY ROOF)	1/8" = 1'-0"
DP A116	FLOOR PLAN ROOFTOPS	1/8" = 1'-0"
DP A200	BUILDING SECTION A	3/32" = 1'-0"
DP A201	BUILDING SECTION B	3/32" = 1'-0"
DP A202	BUILDING SECTION C	3/32" = 1'-0"
DP A203	BUILDING SECTION D	3/32" = 1'-0"
DP A204	BUILDING SECTION E	3/32" = 1'-0"
DP A205	BUILDING SECTION F	3/32" = 1'-0"
DP A300	BUILDING ELEVATION SOUTH	3/32" = 1'-0"
DP A301	BUILDING ELEVATION WEST	3/32" = 1'-0"
DP A302	BUILDING ELEVATION EAST	3/32" = 1'-0"
DP A303	BUILDING ELEVATION NORTH	3/32" = 1'-0"
DP A304	BUILDING A ELEVATION WEST	3/32" = 1'-0"
DP A305	BUILDING C ELEVATION EAST	3/32" = 1'-0"
DP A306	BUILDING B ELEVATION NORTH	3/32" = 1'-0"
DP A500	SHADOW / SUN STUDY	N/A
DP A501a	3D VIEWS	N/A
DP A501b	3D VIEWS	N/A
DP A501c	3D VIEWS	N/A
DP A501d	3D VIEWS	N/A
DP A501e	3D VIEWS	N/A
DP A501f	3D VIEWS	N/A
DP A501g	3D VIEWS	N/A
DP A502	MATERIAL BOARD	N/A

- I 3D RENDER FOR DP 2024.04.24
- II 3D RENDER FOR DP 2024.04.24
- III 3D RENDER FOR DP 2024.04.24
- IV 3D RENDER FOR DP 2024.04.24
- V 3D RENDER FOR DP 2024.04.24
- VI 3D RENDER FOR DP 2024.04.24
- VII 3D RENDER FOR DP 2024.04.24
- VIII 3D RENDER FOR DP 2024.04.24
- IX 3D RENDER FOR DP 2024.04.24
- X 3D RENDER FOR DP 2024.04.24
- XI 3D RENDER FOR DP 2024.04.24
- XII 3D RENDER FOR DP 2024.04.24
- XIII 3D RENDER FOR DP 2024.04.24
- XIV 3D RENDER FOR DP 2024.04.24
- XV 3D RENDER FOR DP 2024.04.24
- XVI 3D RENDER FOR DP 2024.04.24
- XVII 3D RENDER FOR DP 2024.04.24
- XVIII 3D RENDER FOR DP 2024.04.24
- XIX 3D RENDER FOR DP 2024.04.24
- XX 3D RENDER FOR DP 2024.04.24
- XXI 3D RENDER FOR DP 2024.04.24
- XXII 3D RENDER FOR DP 2024.04.24
- XXIII 3D RENDER FOR DP 2024.04.24
- XXIV 3D RENDER FOR DP 2024.04.24
- XXV 3D RENDER FOR DP 2024.04.24
- XXVI 3D RENDER FOR DP 2024.04.24
- XXVII 3D RENDER FOR DP 2024.04.24
- XXVIII 3D RENDER FOR DP 2024.04.24
- XXIX 3D RENDER FOR DP 2024.04.24
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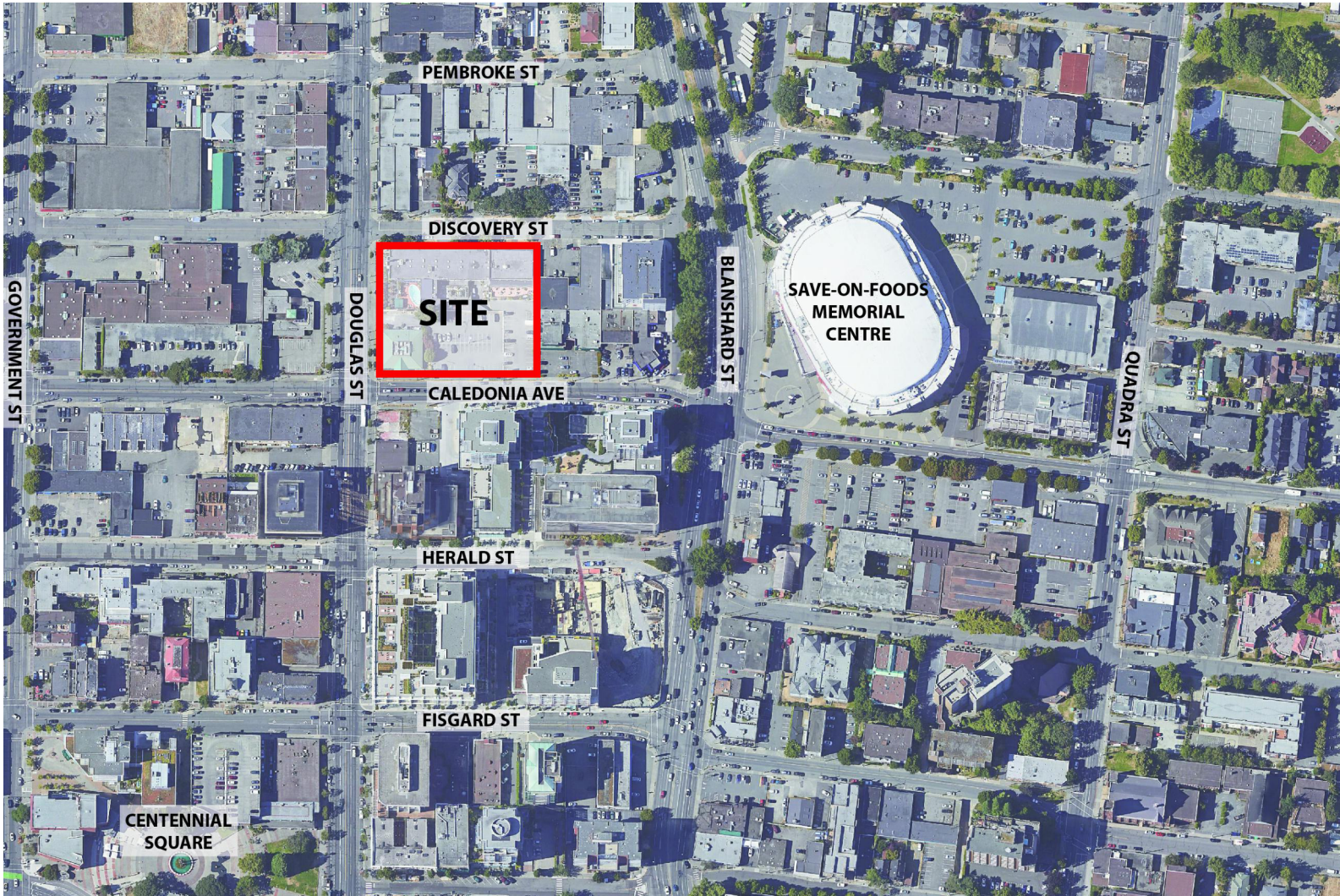
Douglas St

1961 Douglas St and 710  
 Colwood Road  
 Victoria, BC  
 V8N 4L1

COVER & PROJECT  
 INFORMATION

Scale: 1" = 1'-0"  
 Date: 2024.02.26  
 Sheet:

GROSS FLOOR AREA + FSR													
BLDG C - MARKET RENTAL (GSF)													
RES. MAIN LOBBY MAIL	LOBBY/CIRCULATION	RES. UNITS	AMENITY/ MNG OFFICE	WATER/RECYCLE	BIKE REPAIR/ BIKE SHARE	RESIDENTIAL STORAGE	BIOS STORAGE/ SERVICE ROOMS	TOTAL GFA					
LEVEL	FT	FT	FT	FT	FT	FT	FT	FT	FT	FT	FT	FT	FT
LEVEL 01	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 02	220	60	2524	267	0	0	0	283	13	342	33	37	13
LEVEL 03	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 04	0	0	289	28	0	0	0	0	0	0	0	0	0
LEVEL 05	0	0	297	28	0	0	0	0	0	0	0	0	0
LEVEL 06	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 07	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 08	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 09	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 10	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 11	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 12	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 13	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 14	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 15	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 16	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 17	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 18	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 19	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 20	0	0	1540	151	0	0	0	0	0	0	0	0	0
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LEVEL 22	0	0	1540	151	0	0	0	0	0	0	0	0	0
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LEVEL 27	0	0	1540	151	0	0	0	0	0	0	0	0	0
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LEVEL 29	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 30	0	0	1540	151	0	0	0	0	0	0	0	0	0
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LEVEL 80	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 81	0	0	1540	151	0	0	0	0	0	0	0	0	0
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LEVEL 83	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 84	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 85	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 86	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 87	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 88	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 89	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 90	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 91	0	0	1540	151	0	0	0	0	0	0	0	0	0
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LEVEL 93	0	0	1540	151	0	0	0	0	0	0	0	0	0
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LEVEL 97	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 98	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 99	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 100	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 101	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 102	0	0	1540	151	0	0	0	0	0	0	0	0	0
LEVEL 103	0	0	1540	151	0	0	0	0	0	0	0	0	0
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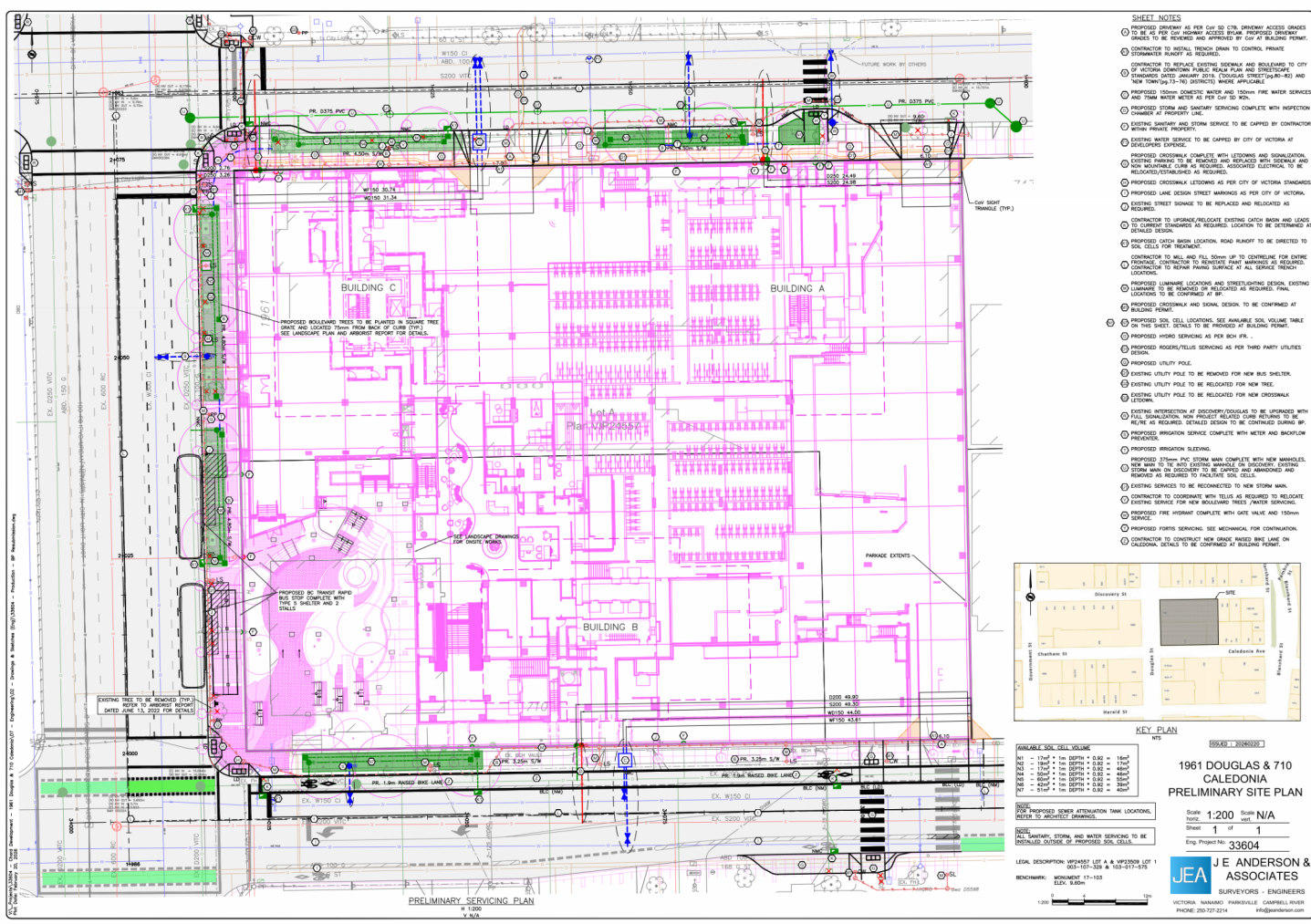
I	ISSUED FOR O.P.	2024-03-24
H	RESPONDING TO VARIATION	2023-06-20
F	ISSUED FOR O.P.	2024-08-09
G	ISSUED FOR O.P.	2024-05-07
D	ISSUED FOR O.P.	2023-10-30
C	VARIANCE	2023-12-09
B	ISSUED FOR O.P.	2022-06-13
A	ISSUED FOR PRELIMINARY	2022-03-30
Prepared by:		YVYI/MACD

Douglas St

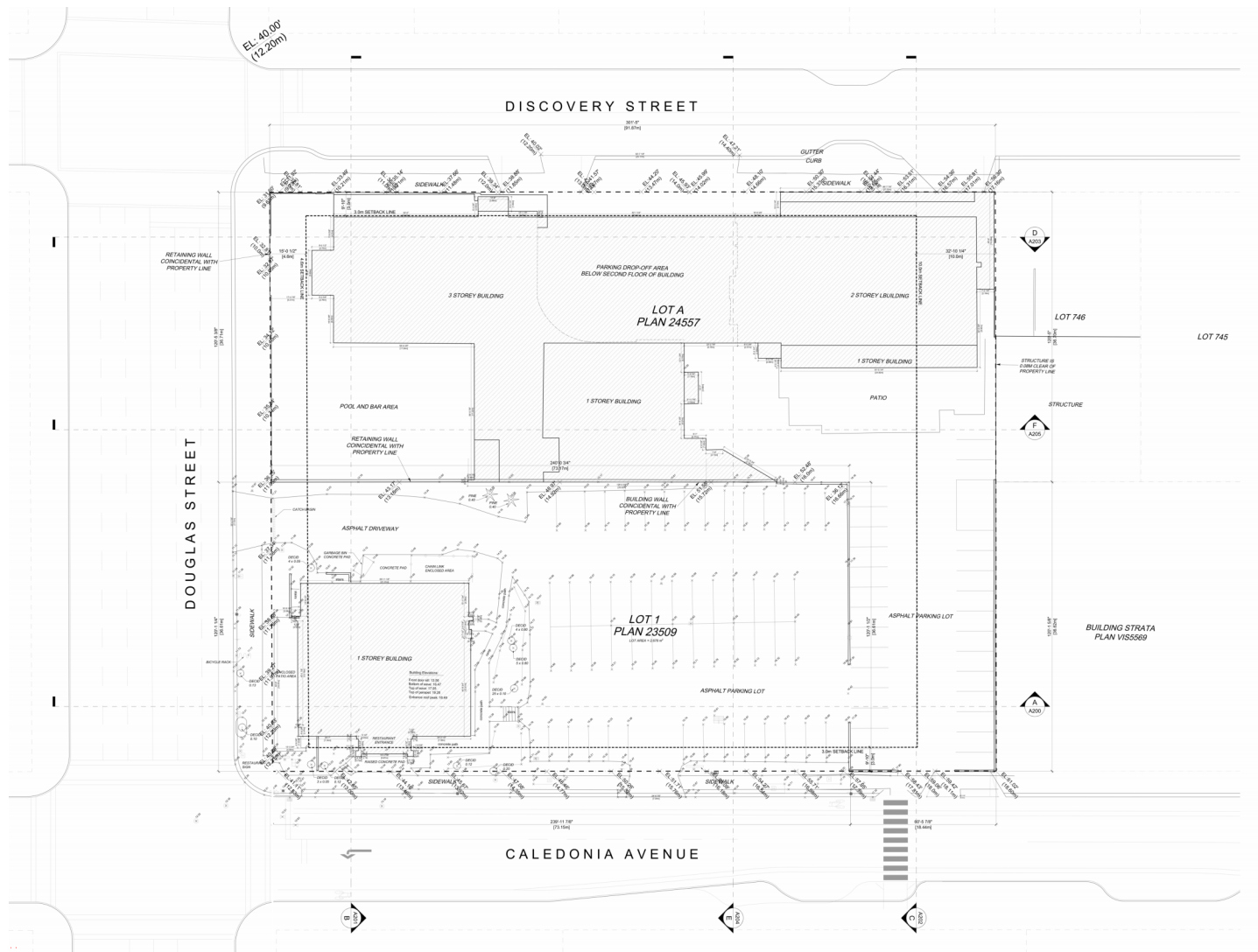
1961 Douglas St and 710  
Caledonia Ave  
Vancouver, BC  
Canada

CONTEXT

Scale: 1:100  
Date: 2024  
Sheet:



ISSUED FOR DDP CIVIL PLAN - FOR REFERENCE ONLY

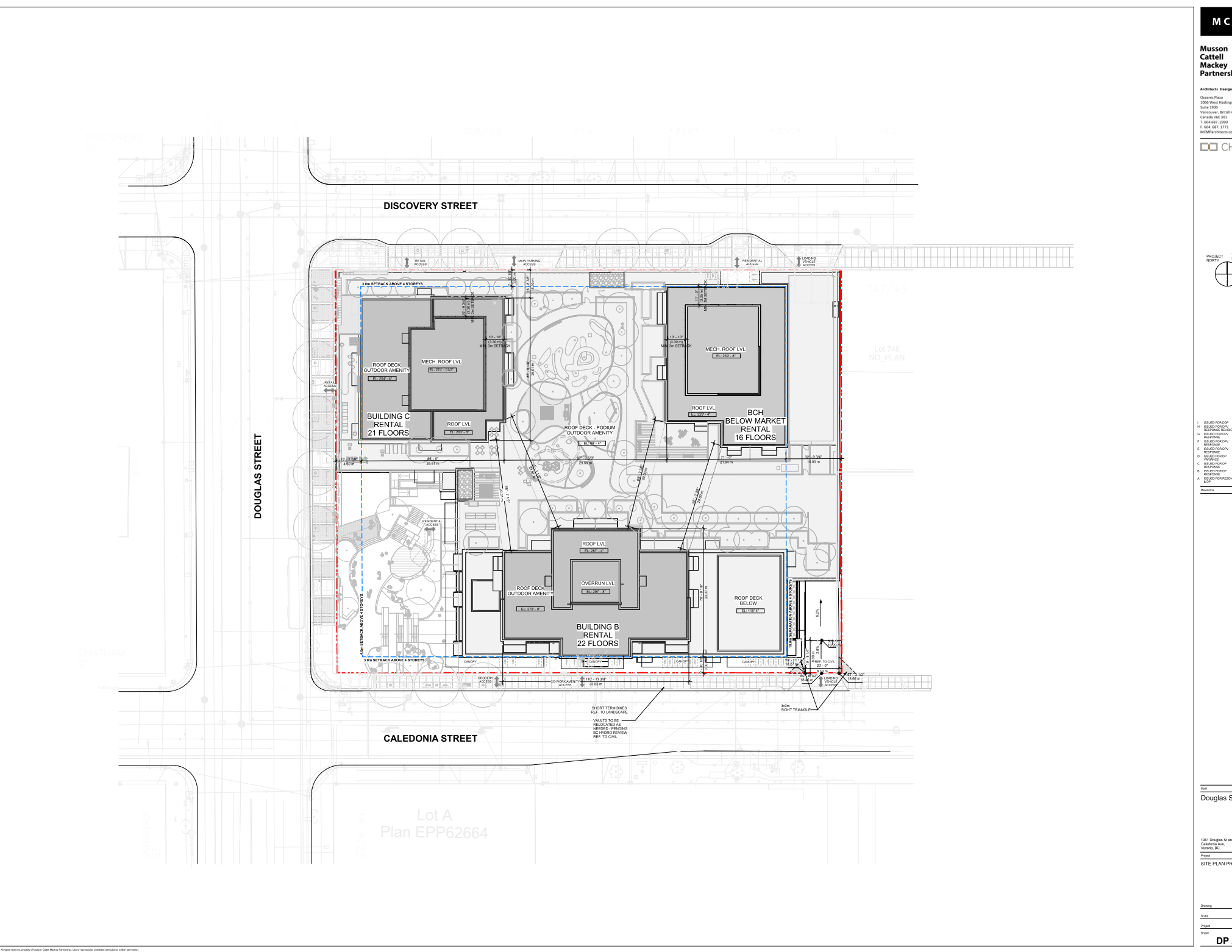


I	REVISION FOR O.P.V.	2018-02-24
H	REVISION FOR O.P.V.	2018-06-20
G	RESPONSE TO REVIEW	2018-07-12
F	REVISION FOR O.P.V.	2018-08-09
E	REVISION FOR O.P.V.	2018-09-07
D	REVISION FOR O.P.V.	2018-10-01
C	VARIANCE	2018-12-09
B	REVISION FOR O.P.V.	2019-01-13
A	REVISION FOR O.P.V.	2019-02-20
E	REVISION FOR PRELIMINARY	2019-02-20
Revised		YYYY-MM-DD

Douglas St

1961 Douglas St and 710  
Caledonia Ave  
Vancouver, BC  
Canada  
SHEET: SITE PLAN EXISTING

Scale: 1/8" = 1'-0"  
Date: 2019  
Sheet:

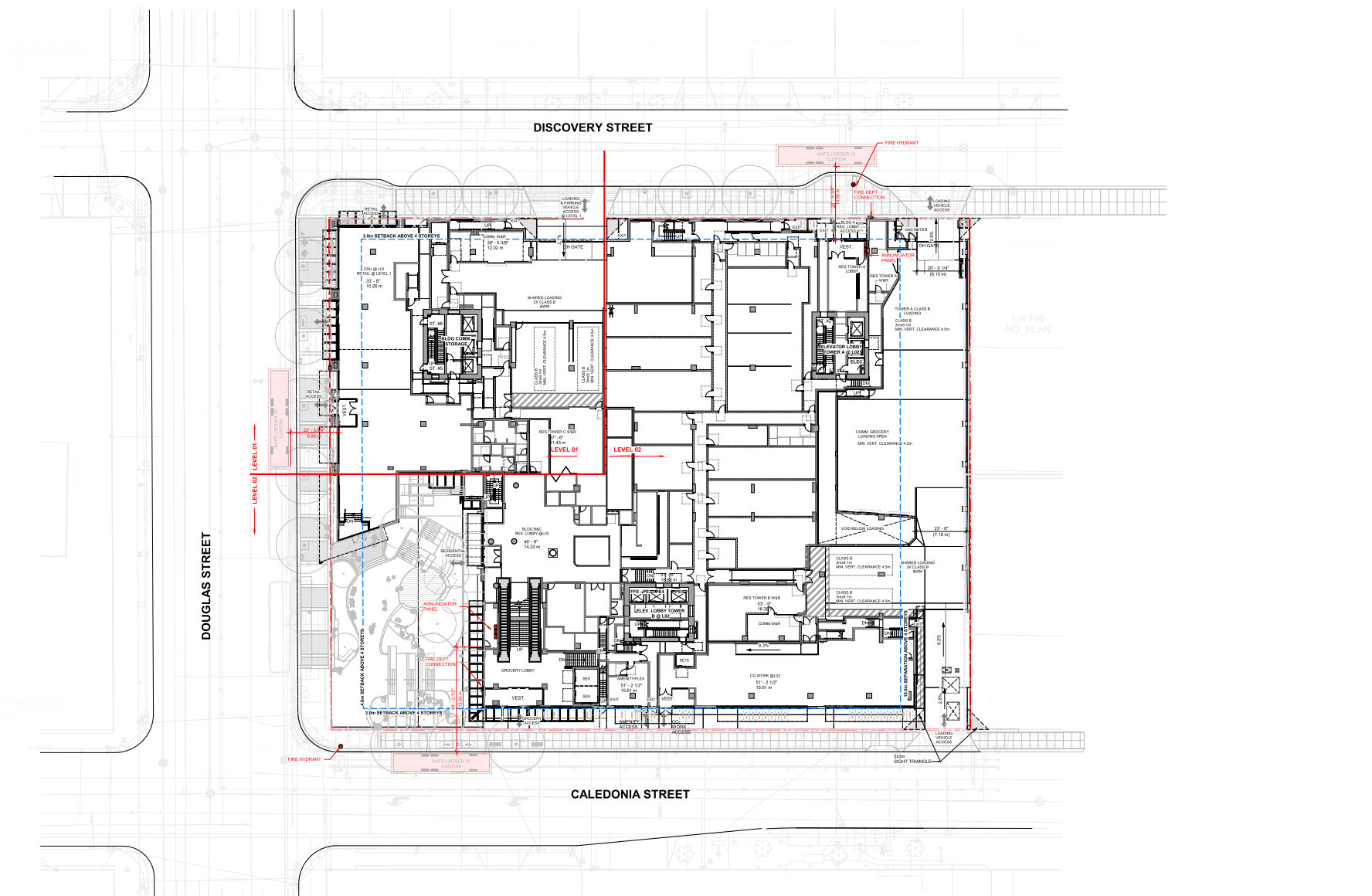


I	ISSUED FOR CONSTRUCTION	2024-03-24
II	ISSUED FOR CONSTRUCTION	2024-03-24
III	ISSUED FOR CONSTRUCTION	2024-03-24
IV	ISSUED FOR CONSTRUCTION	2024-03-24
V	ISSUED FOR CONSTRUCTION	2024-03-24
VI	ISSUED FOR CONSTRUCTION	2024-03-24
VII	ISSUED FOR CONSTRUCTION	2024-03-24
VIII	ISSUED FOR CONSTRUCTION	2024-03-24
IX	ISSUED FOR CONSTRUCTION	2024-03-24
X	ISSUED FOR CONSTRUCTION	2024-03-24
XI	ISSUED FOR CONSTRUCTION	2024-03-24
XII	ISSUED FOR CONSTRUCTION	2024-03-24
XIII	ISSUED FOR CONSTRUCTION	2024-03-24
XIV	ISSUED FOR CONSTRUCTION	2024-03-24
XV	ISSUED FOR CONSTRUCTION	2024-03-24
XVI	ISSUED FOR CONSTRUCTION	2024-03-24
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XVIII	ISSUED FOR CONSTRUCTION	2024-03-24
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XXVII	ISSUED FOR CONSTRUCTION	2024-03-24
XXVIII	ISSUED FOR CONSTRUCTION	2024-03-24
XXIX	ISSUED FOR CONSTRUCTION	2024-03-24
XXX	ISSUED FOR CONSTRUCTION	2024-03-24

Douglas St

1961 Douglas St and 710  
Caledonia Street  
Vancouver, BC  
Canada  
SITE PLAN PROPOSED

Scale: 1/8" = 1'-0"  
Date: 2024-03-24  
Sheet: 01



Lot A  
 Plan EPP62664

I	REVISED FOR O.P.	2024.02.24
II	REVISED FOR O.P.	2023.06.20
III	RESPONSE TO REVIEW	2023.02.12
IV	REVISED FOR O.P.	2024.08.09
V	REVISED FOR O.P.	2024.02.07
VI	REVISED FOR O.P.	2023.12.29
VII	VARIANCE	2023.12.09
VIII	REVISED FOR O.P.	2023.08.13
IX	REVISED FOR O.P.	2022.05.30
X	REVISED FOR PRELIMINARY	2022.05.30
Author		YVON MACKAY

Douglas St

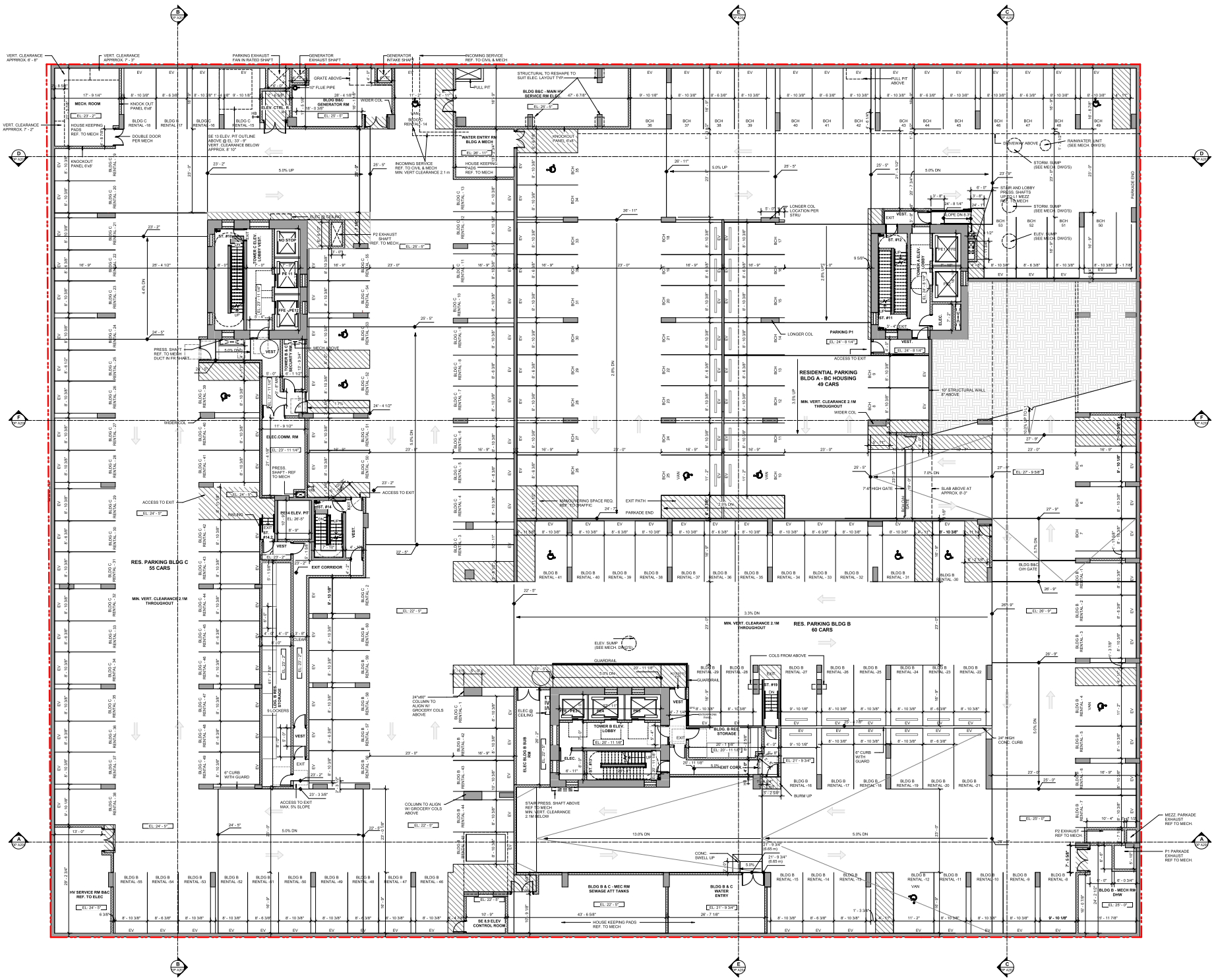
1961 Douglas St and 1710  
 Caledonia Street  
 Victoria, BC  
 V8M 1Y1  
 FIRE DEPT. ACCESS  
 PLAN

Scale: 1/8" = 1'-0"  
 Date: 2024.02.24  
 Sheet: DP A005



1	REVISED FOR OUP	2004-03-24
2	REVISED FOR OUP	2004-03-24
3	REVISED FOR OUP	2004-03-24
4	REVISED FOR OUP	2004-03-24
5	REVISED FOR OUP	2004-03-24
6	REVISED FOR OUP	2004-03-24
7	REVISED FOR OUP	2004-03-24
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Revised: YYYY/MM/DD

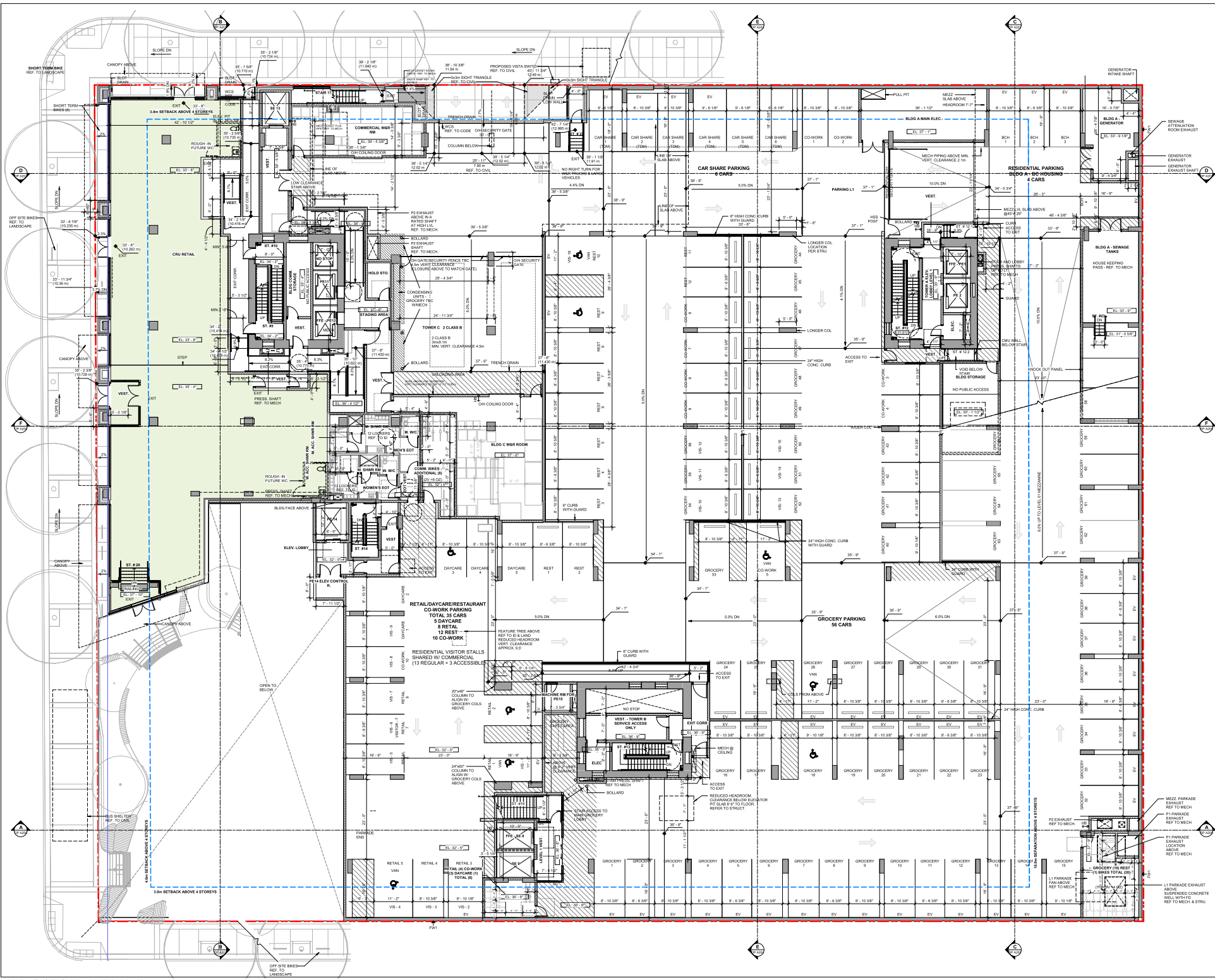


Douglas St

1961 Douglas St and 710  
Cambria Park  
Vancouver, BC  
Canada  
FLOOR PLAN PARKING  
LEVEL P1

Date: 10/11/07  
Sheet: 01010  
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- 1. RISE-UP FOR COP 2024-04
- 2. RISE-UP FOR COP 2024-04
- 3. RISE-UP FOR COP 2024-04
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- 100. RISE-UP FOR COP 2024-04



Douglas St

1561 Douglas St and 710  
Columbia St  
Vancouver, BC  
Canada

FLOOR PLAN LOWER  
GROUND

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Sheet: 01010  
Rev:

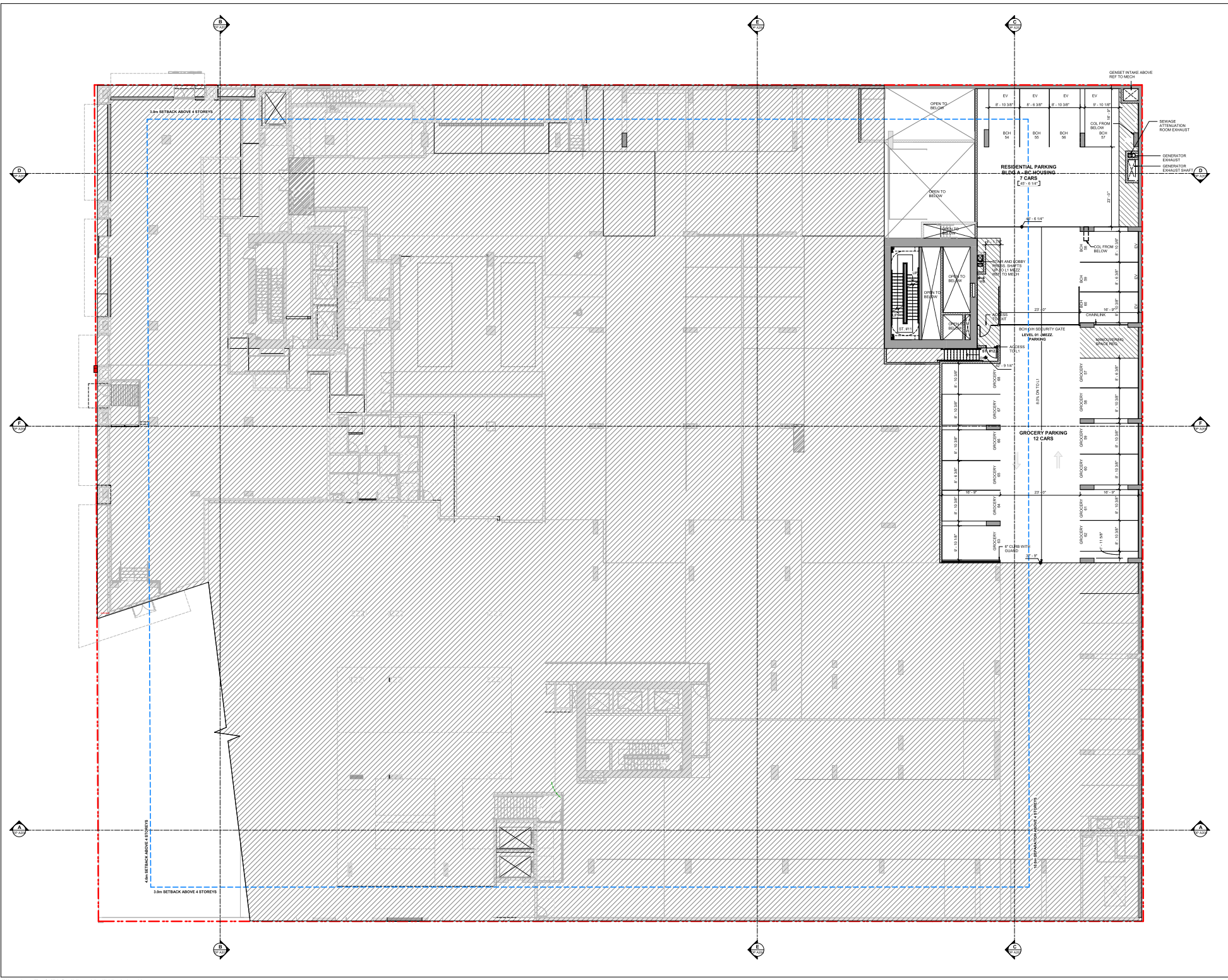
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F	REVISION FOR O.P.V.	2018-08-09
E	REVISION FOR O.P.V.	2018-09-07
D	REVISION FOR O.P.V.	2018-10-26
C	REVISION FOR O.P.V.	2018-12-09
B	REVISION FOR O.P.V.	2019-01-13
A	REVISION FOR O.P.V.	2019-02-20
	REVISION FOR PRELIMINARY	2019-03-30
	REVISION	XXXX-XXXX

Douglas St

1061 Douglas St and 710  
 Columbia St  
 Victoria, BC

FLOOR PLAN LOWER  
 GROUND MEZZ

Scale: 1/8" = 1'-0"  
 Date: 2019  
 Sheet: DP A103a



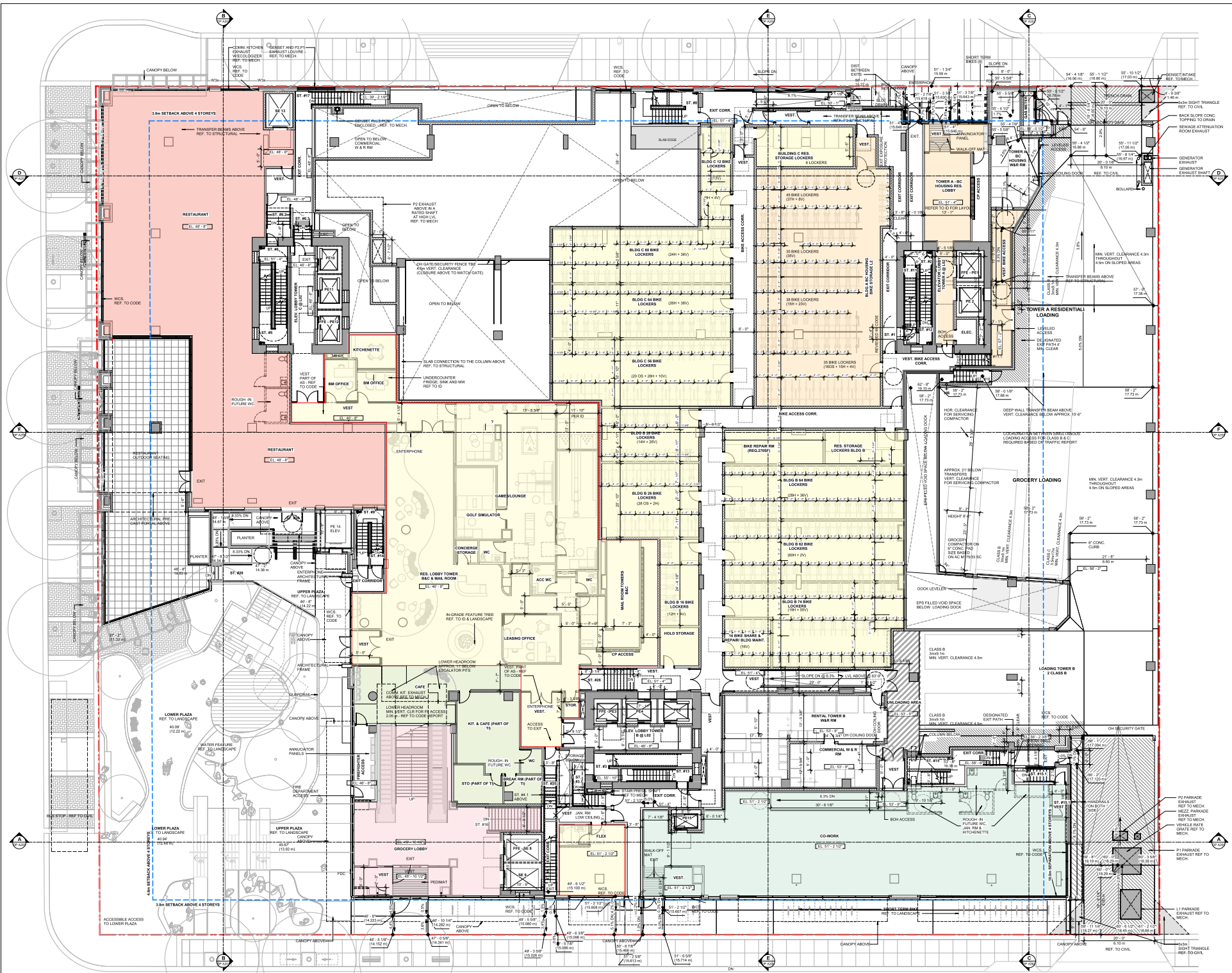
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- 8. 100% FOR COP
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- 10. 100% FOR COP

DATE: 10/11/2011

BY: YYY/MCC



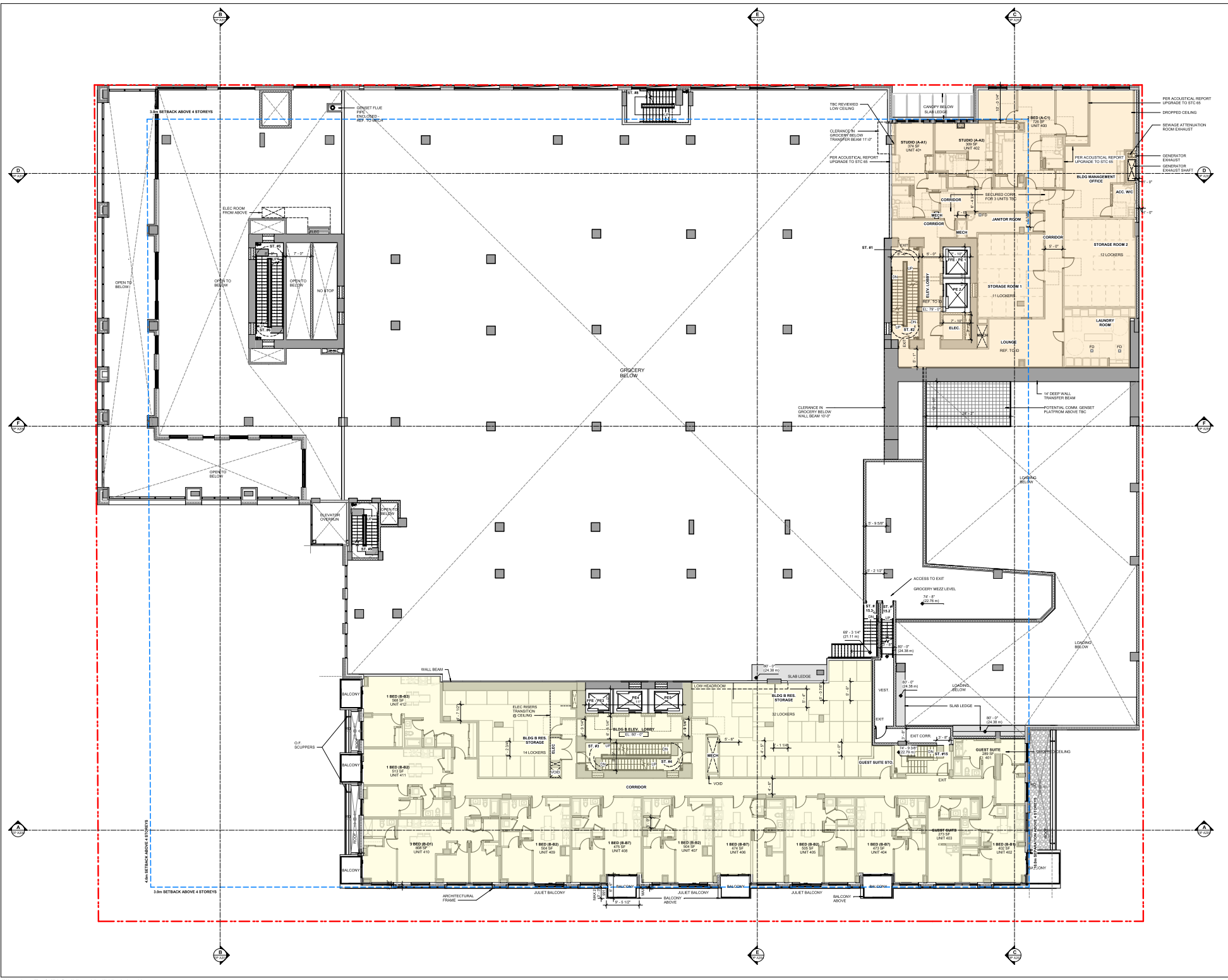
Douglas St

1961 Douglas St and 710  
Camborne St  
Vancouver, BC  
Canada

FLOOR PLAN UPPER  
GROUND

Scale: 1/8" = 1'-0"  
 Date: 10/11/2011  
 By: YYY/MCC





- I. 100% FOR COP 2024-04
- II. 90% FOR COP 2024-04
- III. 80% FOR COP 2024-04
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Douglas St

1961 Douglas St and 710  
Columbia Park  
Vancouver, BC

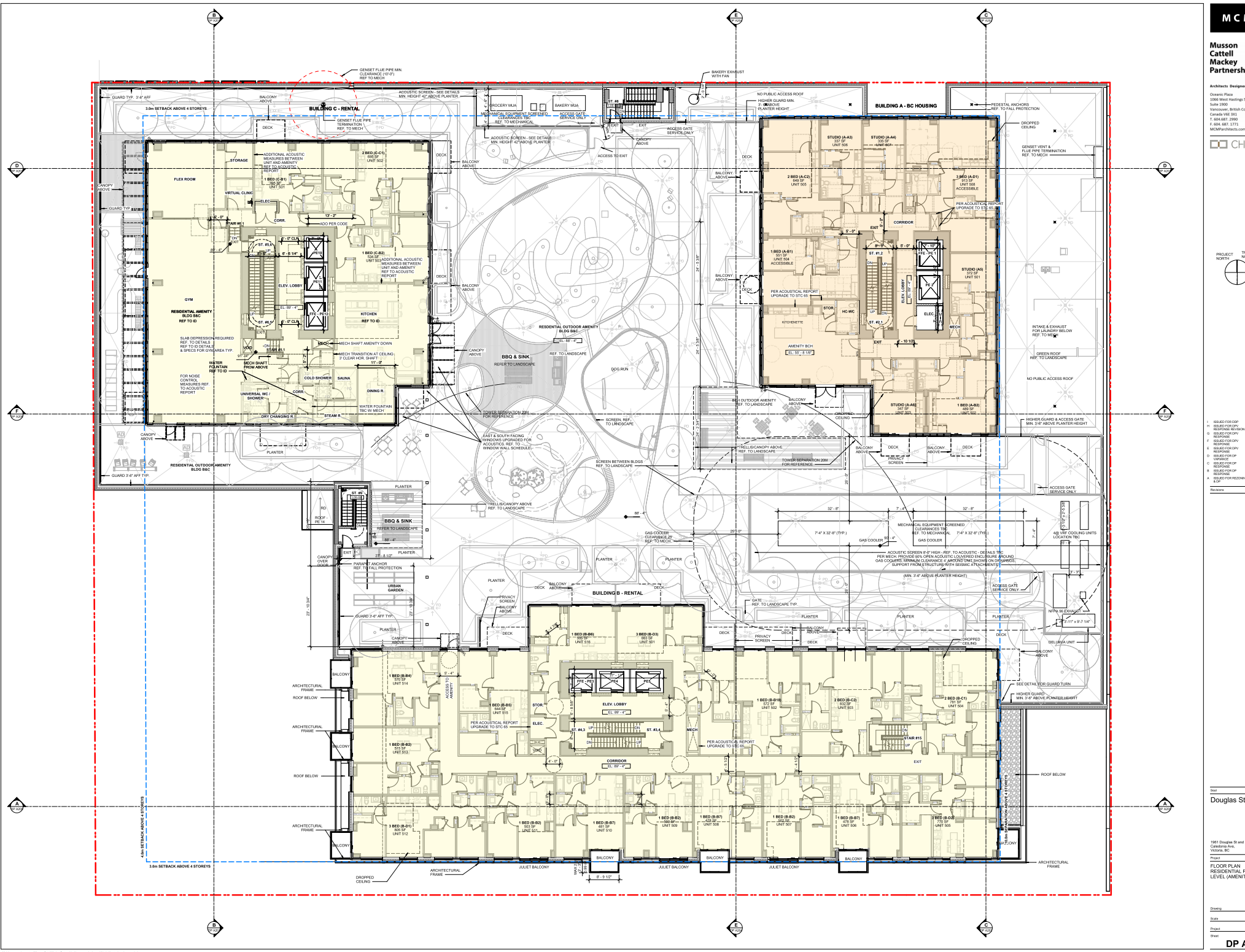
FLOOR PLAN  
RESIDENTIAL PODIUM  
LEVEL (BLDG A-  
MEZZ.)

Scale: 1/8" = 1'-0"  
Date: 2024-04  
Sheet: DP A106

DP A106

1	REVISED FOR COP	2024-02-24
2	REVISED FOR COPY	2024-02-24
3	REVISED FOR COPY	2024-02-12
4	REVISED FOR COPY	2024-08-09
5	REVISED FOR COPY	2024-08-07
6	REVISED FOR COPY	2024-02-29
7	REVISED FOR COPY	2023-12-09
8	REVISED FOR COPY	2023-08-13
9	REVISED FOR COPY	2023-05-30
A	REVISED FOR REDLINE	2022-05-30

Revised: YYYY-MMM-DD

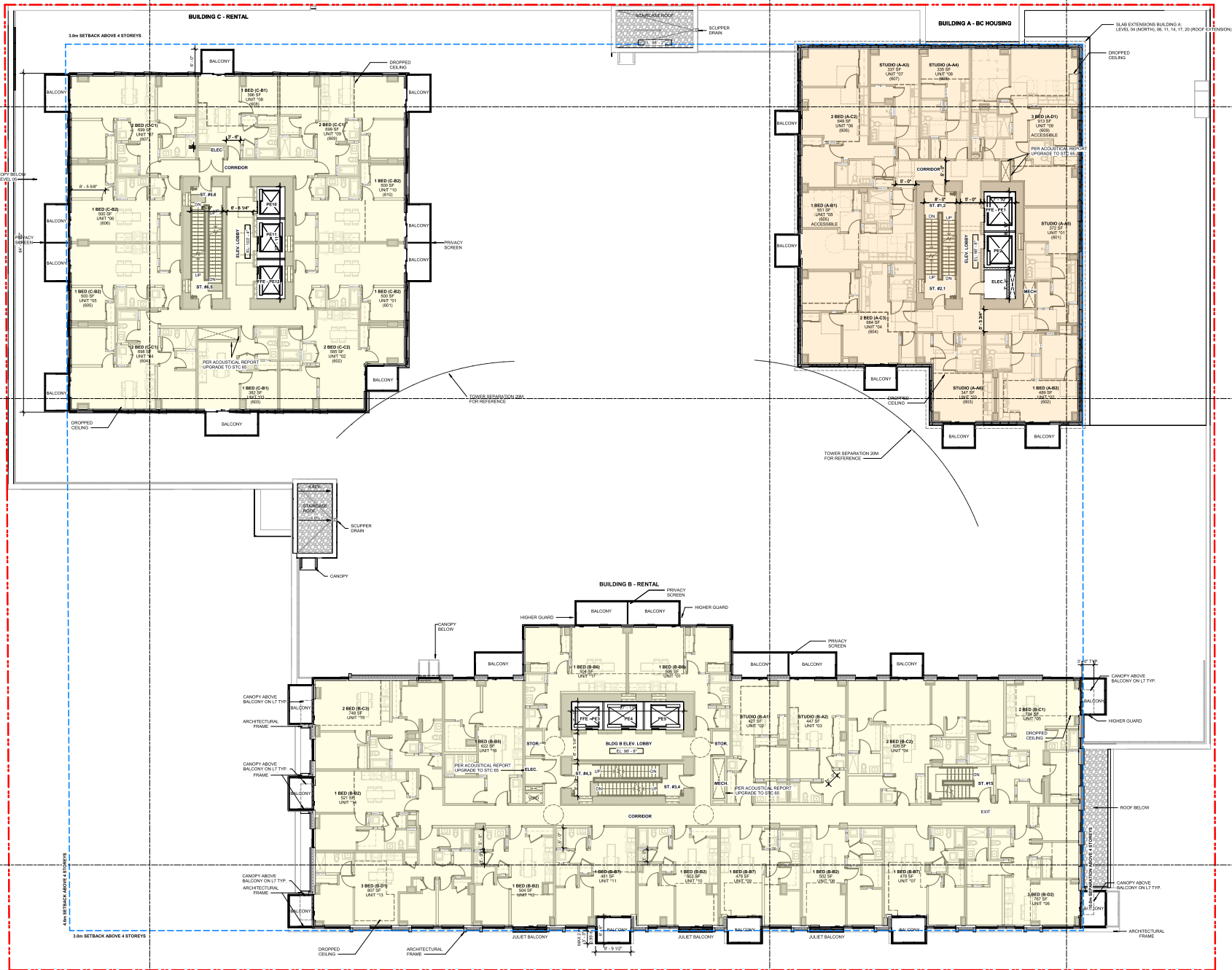


Douglas St

1961 Douglas St and 710  
 Columbia Park  
 Victoria, BC  
 Project

FLOOR PLAN RESIDENTIAL PODIUM LEVEL (AMENITY)

Scale: 1/8" = 1'-0"  
 Date: 2024-02-24  
 Sheet: 0101



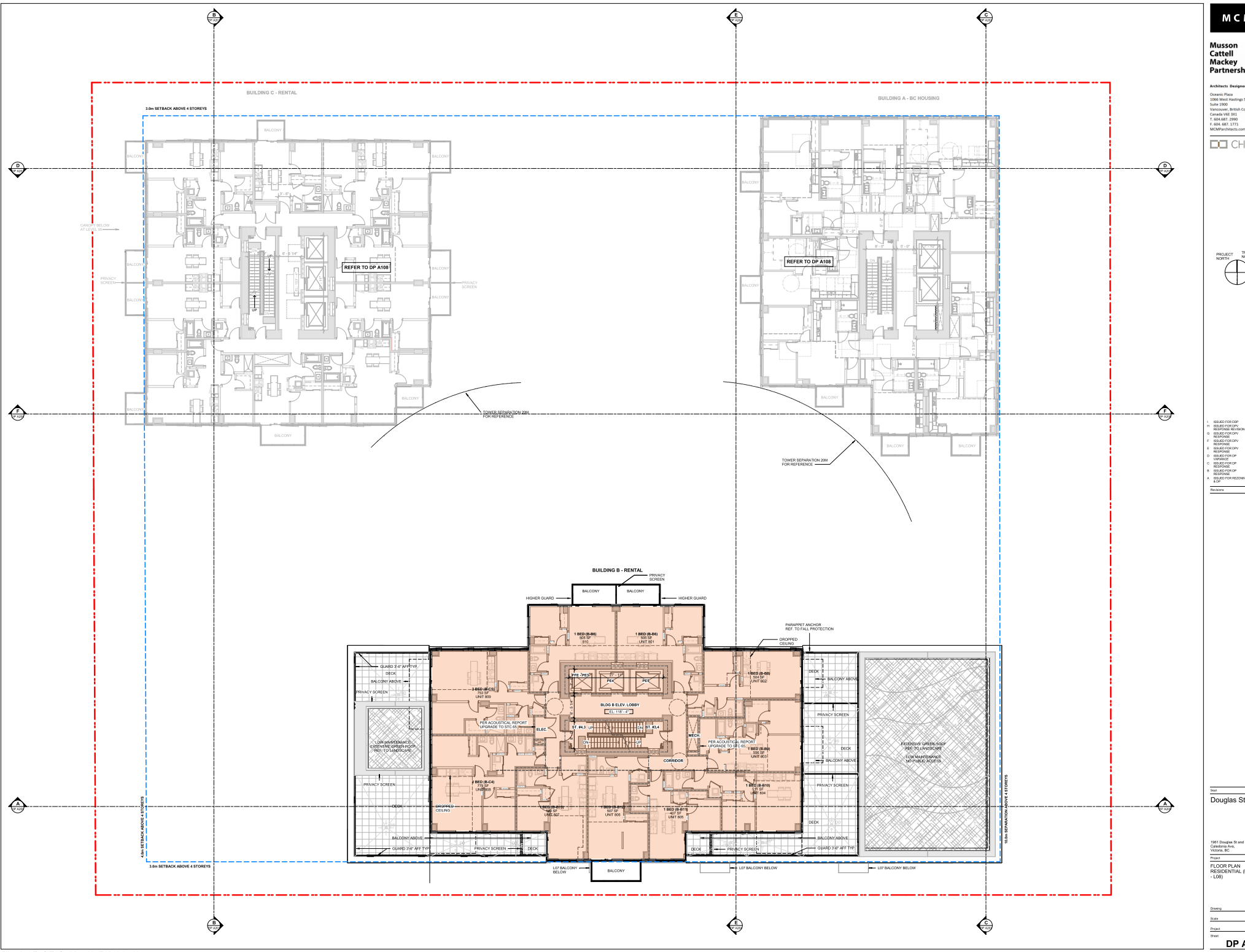
Douglas St

1961 Douglas St and 710  
Columbia Park  
Vancouver, BC  
Canada

FLOOR PLAN  
RESIDENTIAL (BLDG A -  
L06-15, BLDG B -  
L06-07, BLDG C - L06-19)

Scale: 1/8" = 1'-0"  
Date: 2024-02-24  
Sheet: 0101

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H	ISSUED FOR O.P.	2024-03-21
F	ISSUED FOR O.P.	2024-03-12
G	ISSUED FOR O.P.	2024-03-09
E	ISSUED FOR O.P.	2024-03-07
D	ISSUED FOR O.P.	2024-03-01
C	ISSUED FOR O.P.	2023-12-09
B	ISSUED FOR O.P.	2023-08-13
A	ISSUED FOR PRELIM.	2023-03-30
Revised		YYYY-MM-DD



Douglas St

1961 Douglas St and 710  
 Columbia St  
 Victoria, BC

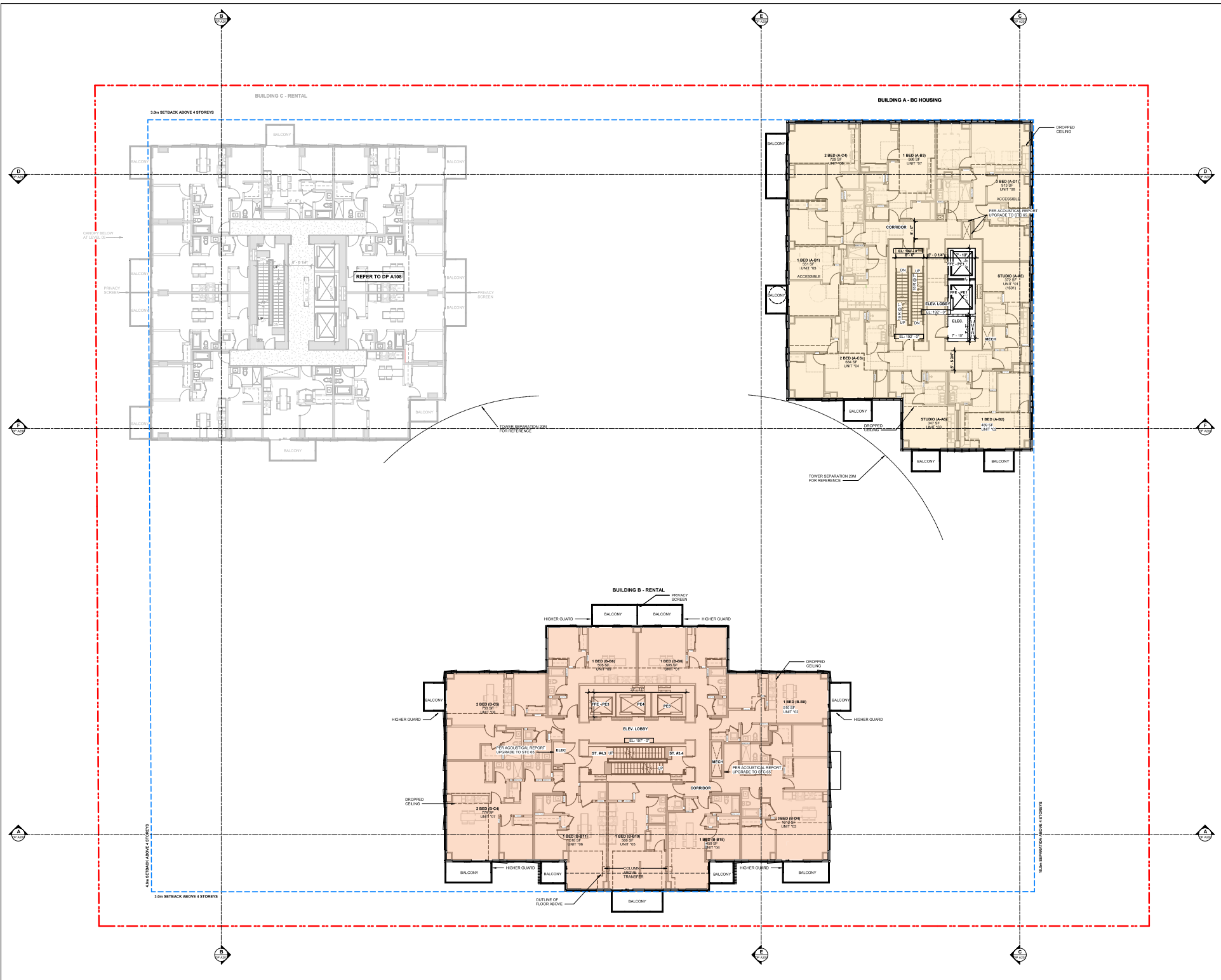
FLOOR PLAN  
 RESIDENTIAL (BLDG B -  
 LUB)

Scale: 1/8" = 1'-0"  
 Date: 2024  
 Sheet: DP A109



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H	RESPONSE TO REVIEW	2023-06-30
G	ISSUED FOR PERMIT	2025-03-12
F	ISSUED FOR CONSTRUCTION	2024-08-09
E	ISSUED FOR CONSTRUCTION	2024-05-07
D	ISSUED FOR CONSTRUCTION	2023-10-30
C	ISSUED FOR CONSTRUCTION	2023-12-09
B	ISSUED FOR CONSTRUCTION	2022-06-13
A	ISSUED FOR CONSTRUCTION	2022-03-30

Revised: YYYY-MMM-DD



Douglas St

1961 Douglas St and 710  
 Columbia St  
 Victoria, BC  
 Canada

FLOOR PLAN  
 RESIDENTIAL (BLDG A  
 + L1, L2, L3, BLDG B  
 L1, L2)

DP A111

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G	ISSUED FOR O.P.	2018-05-12
F	ISSUED FOR O.P.	2018-08-09
E	ISSUED FOR O.P.	2018-09-07
D	ISSUED FOR O.P.	2018-10-01
C	ISSUED FOR O.P.	2018-12-09
B	ISSUED FOR O.P.	2019-01-13
A	ISSUED FOR PRELIMINARY	2019-03-30
Revised:		YYYY-MM-DD

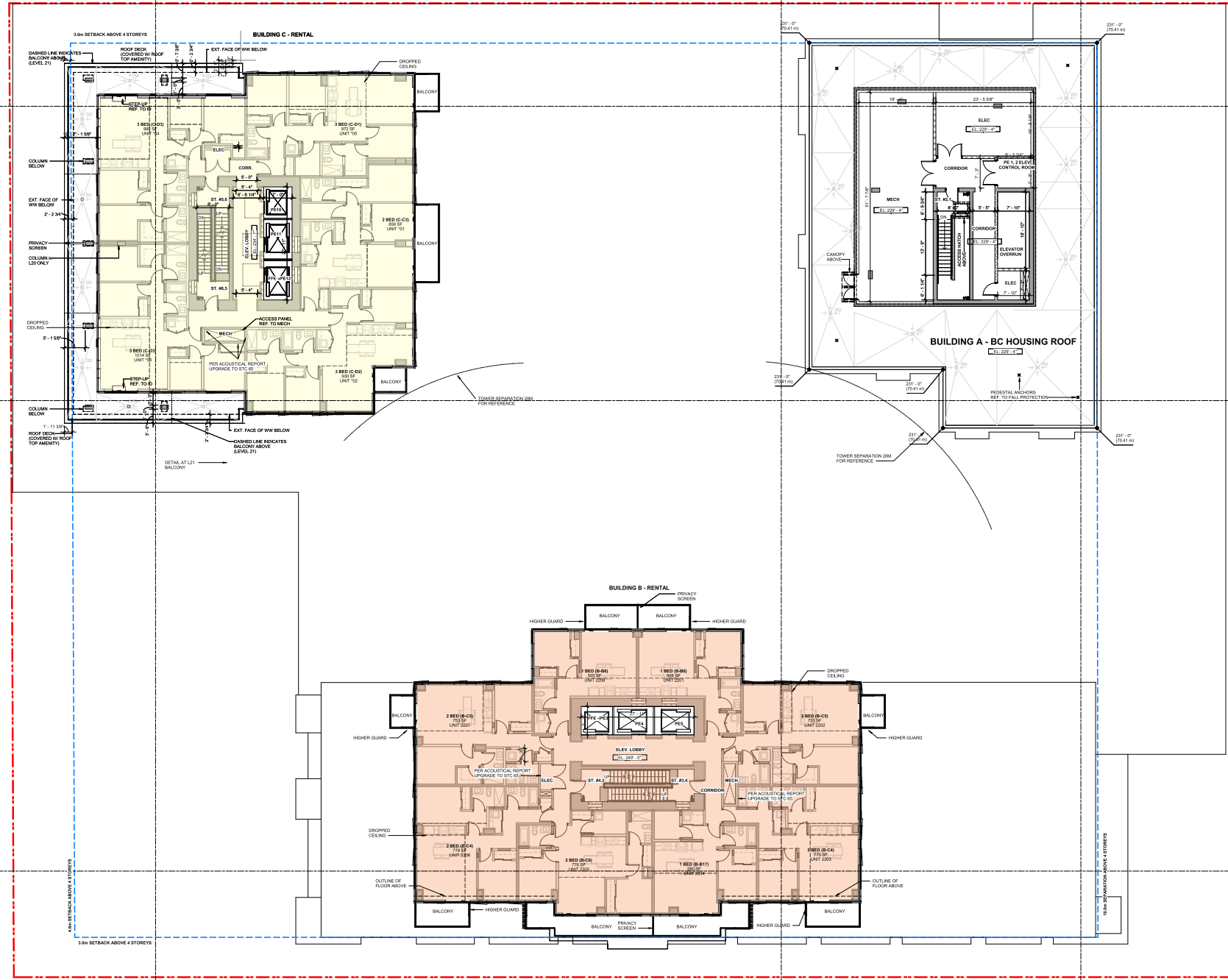
Douglas St

1961 Douglas St and 710  
 Cambridge Park  
 Victoria, BC

FLOOR PLAN  
 RESIDENTIAL (BLDG B  
 - L22, BLDG C - L20-21)

Scale: 1/8" = 1'-0"  
 Date: 2/18/20  
 Sheet: 2/18/20

DP A112



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H	ISSUED FOR O.P.	2024-03-20
M	RESPONDING REVISED	2024-03-12
N	ISSUED FOR O.P.	2024-03-12
F	ISSUED FOR O.P.	2024-04-09
E	ISSUED FOR O.P.	2024-04-07
D	ISSUED FOR O.P.	2024-04-01
G	ISSUED FOR O.P.	2024-02-09
C	ISSUED FOR O.P.	2024-02-09
B	ISSUED FOR O.P.	2024-04-13
A	ISSUED FOR O.P.	2024-02-09
L	ISSUED FOR O.P.	2024-02-09
Rev	Revised	YYYY-MM-DD

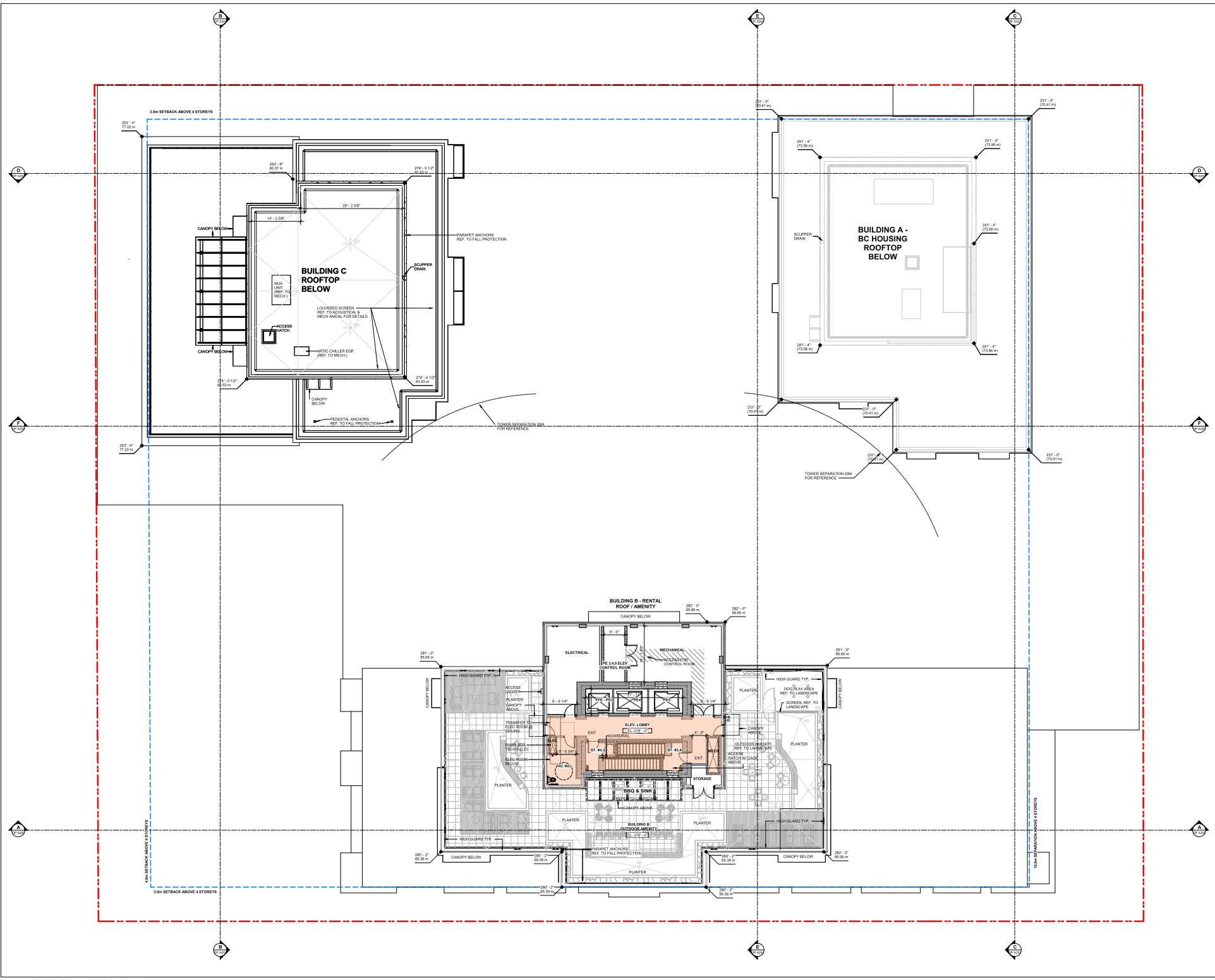
**Douglas St**

1561 Douglas St and 710  
 Columbia St  
 Victoria, BC

**FLOOR PLAN  
 RESIDENTIAL (BLDG B  
 - AMENITY ROOF)**

Scale: 1/8" = 1'-0"  
 Date: 2024-03-12  
 Sheet: 20102

**DP A115**

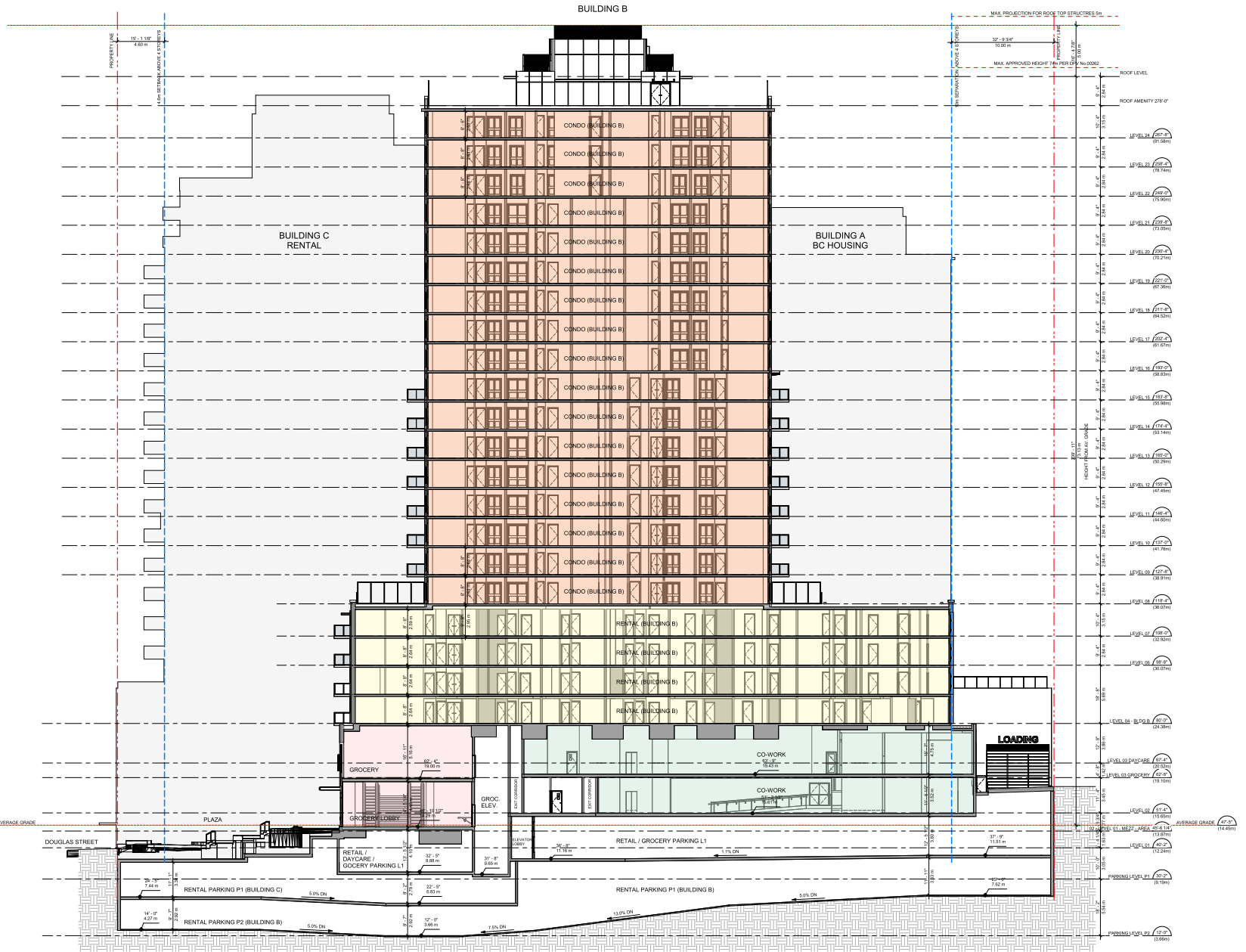


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M	RESPONDING AGREEMENT	2005-03-12
N	REDCO FOR CAP	2004-08-09
F	REDCO FOR CAP	2004-08-09
R	REDCO FOR CAP	2004-03-07
D	REDCO FOR CAP	2002-10-30
V	VARIANCE	2002-10-09
C	REDCO FOR CAP	2002-06-13
B	REDCO FOR CAP	2002-03-30
A	REDCO FOR PRELIM	2002-03-30

Revised: YYYY-MMM-DD



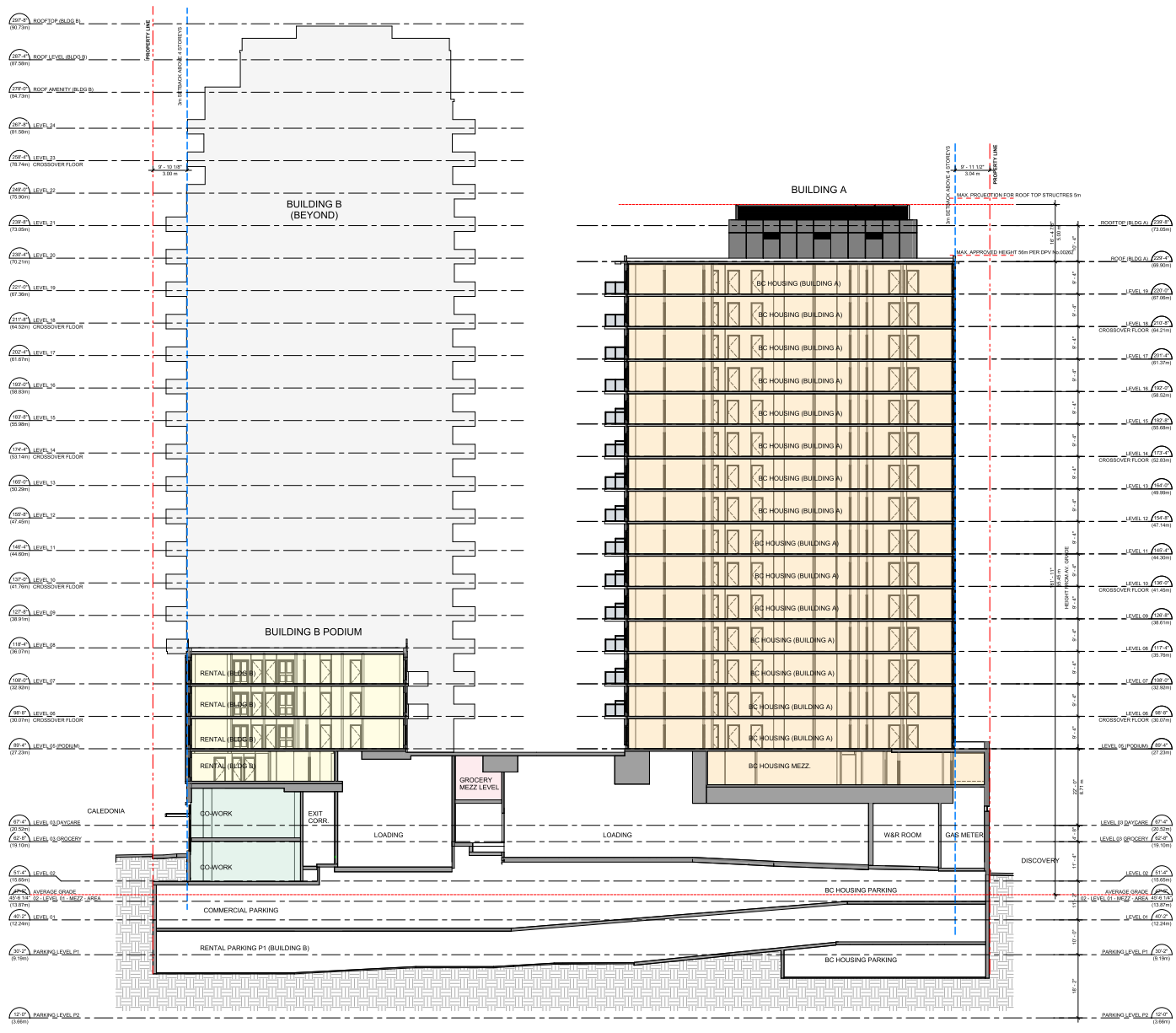
Douglas St

1961 Douglas St and 710  
Columbia St  
Vancouver, BC  
Canada

BUILDING SECTION A

Scale: 3/8" = 1'-0"  
Date: 2016  
Sheet: DP AP 200





DP BUILDING SECTION C  
SCALE: 1/8" = 1'-0"

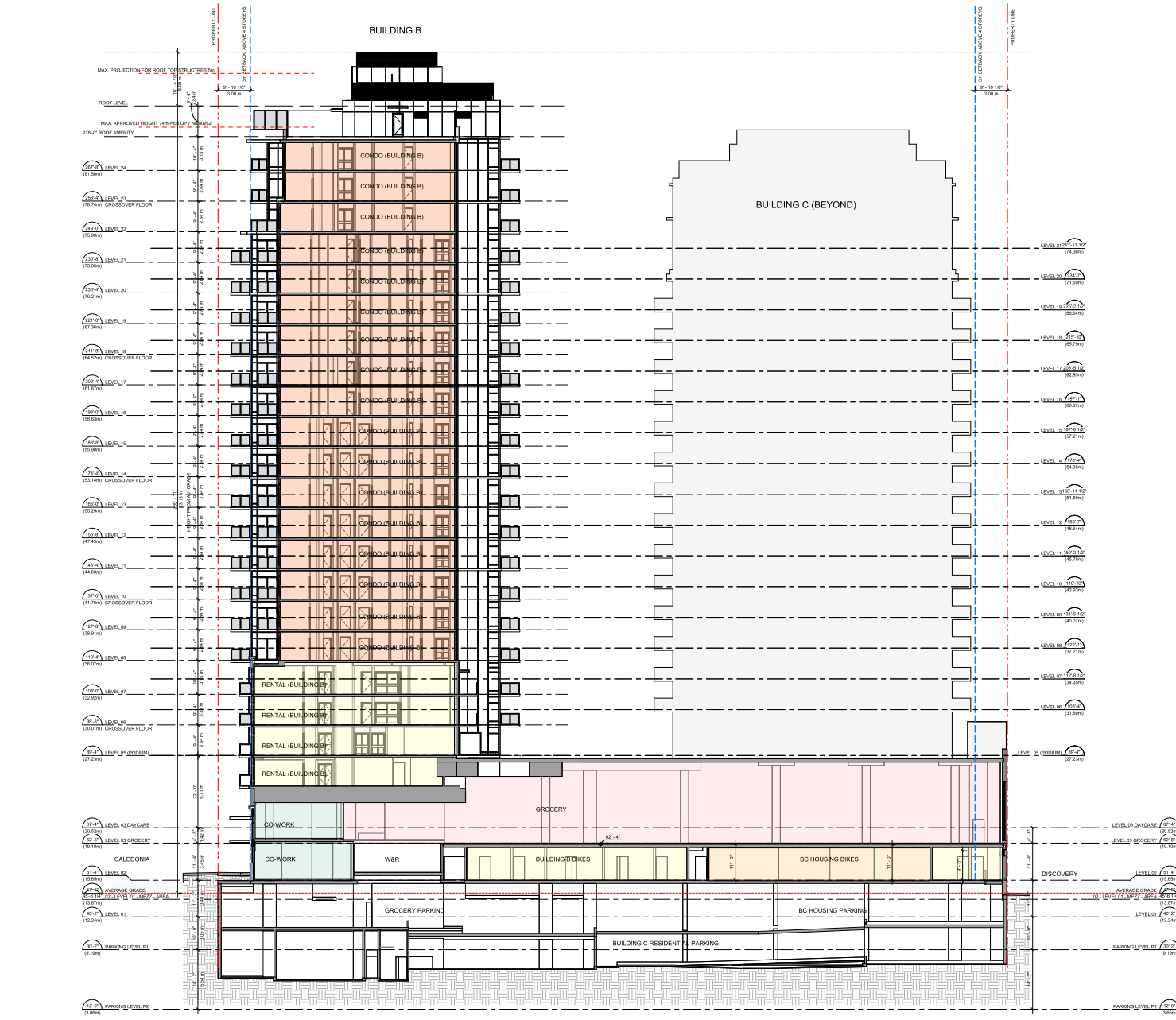
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X	REVISION FOR O.P.	2024-03-24
XI	REVISION FOR O.P.	2024-03-24
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XV	REVISION FOR O.P.	2024-03-24
XVI	REVISION FOR O.P.	2024-03-24
XVII	REVISION FOR O.P.	2024-03-24
XVIII	REVISION FOR O.P.	2024-03-24
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XXV	REVISION FOR O.P.	2024-03-24
XXVI	REVISION FOR O.P.	2024-03-24
XXVII	REVISION FOR O.P.	2024-03-24
XXVIII	REVISION FOR O.P.	2024-03-24
XXIX	REVISION FOR O.P.	2024-03-24
XXX	REVISION FOR O.P.	2024-03-24

Douglas St

1961 Douglas St and 710  
Caledonia Pl  
Vancouver, BC  
Canada  
BUILDING SECTION C

DATE: 2024-03-24  
DRAWN: [Name]  
CHECKED: [Name]





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E	REVISION FOR O.P.	2024-03-07
D	REVISION FOR O.P.	2023-12-20
C	REVISION FOR O.P.	2023-12-09
B	REVISION FOR O.P.	2023-08-13
A	REVISION FOR PRELIMINARY	2023-03-30
Drawn by		YVYI/MACD

**E DP BUILDING SECTION E**  
SCALE: 3/32" = 1'-0"

Douglas St

1961 Douglas St and 710  
Caledonia Place  
Vancouver, BC  
Canada  
BUILDING SECTION E

Sheet  
Date  
Scale  
Sheet



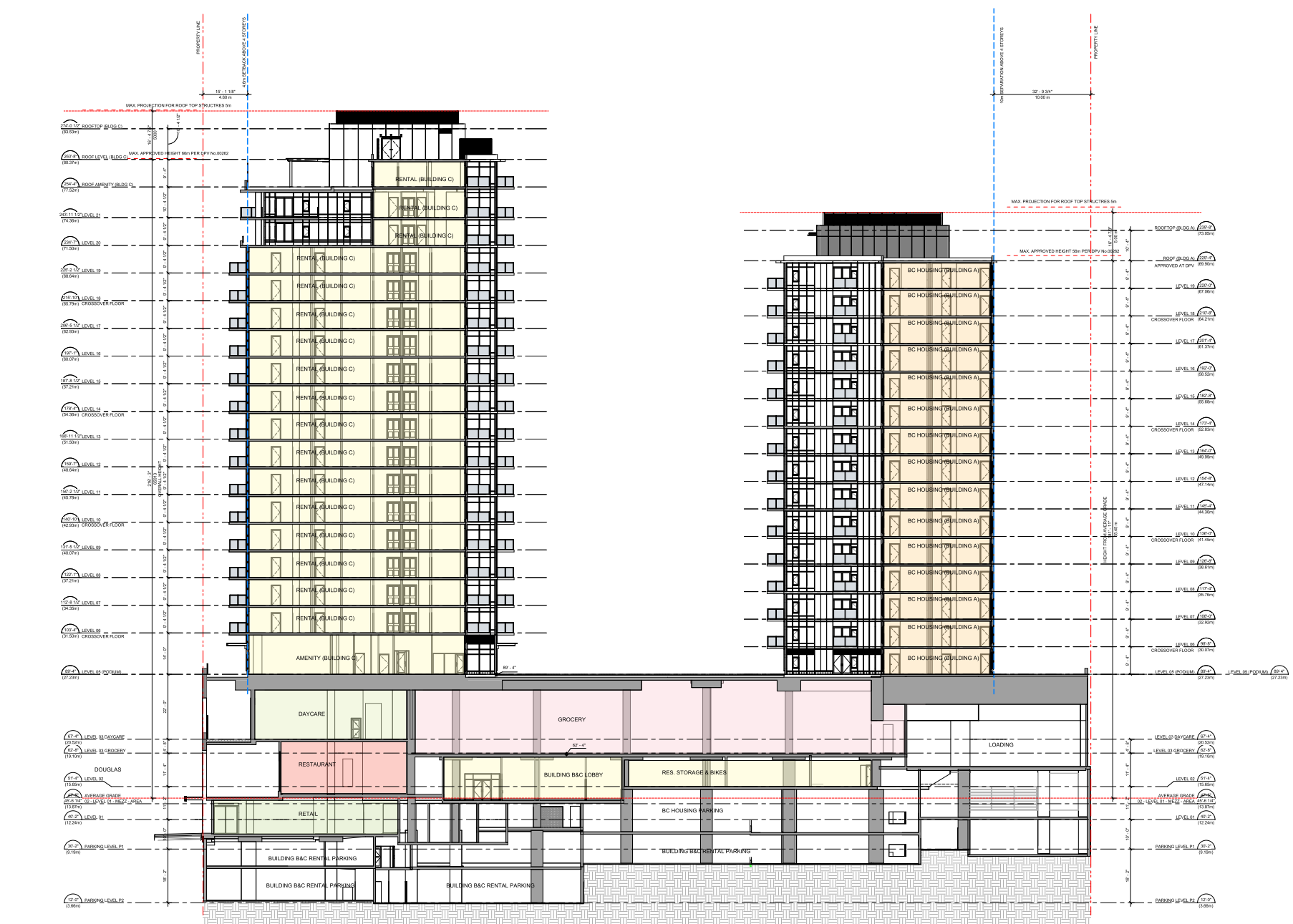
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Douglas St

1961 Douglas St and 710  
Columbia St  
Vancouver, BC  
Canada  
BUILDING SECTION F

Scale: 1/8" = 1'-0"  
Date: 2018  
Sheet: 2018

DP A205



F DP BUILDING SECTION F  
SCALE: 1/8" = 1'-0"

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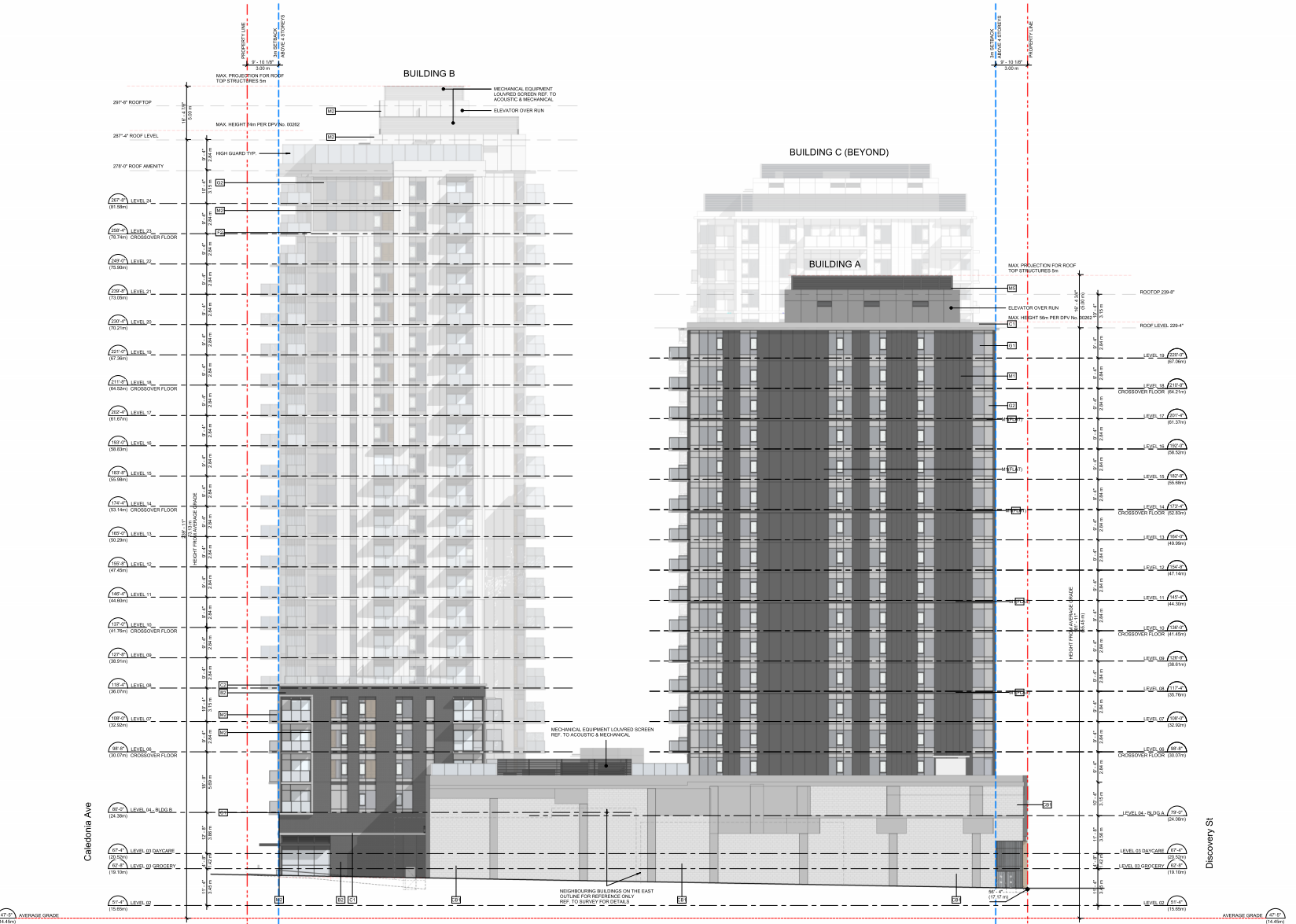


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100	REVISED FOR O.P.	2024-03-24

Douglas St

1561 Douglas St and 710  
 Columbia St  
 Victoria, BC  
 V8W 2E1  
**BUILDING ELEVATION  
 EAST**

Scale: 3/8" = 1'-0"  
 Date: 2024-03-24  
 Project: 24000



MATERIAL LEGEND			
B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHROMIUM
B2	BRICK VENEER - PODIUM SOUTH - MORGENTHAU SKY	CP2	TIMBER ENTRY CANOPY - RESIDENTIAL ENTRY
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F1	STAINLESS STEEL FRAME - BLDG "A" - CHROMIUM
C1	ARCHITECTURAL EXPOSED CONCRETE	F2	STAINLESS STEEL FRAME - BLDG "X" - CHROMIUM
C2	PRECAST CONCRETE	F3	STAINLESS STEEL FRAME - BLDG "Y" - CHROMIUM
C3	CONCRETE BLOCK INFILL	G1	STAINLESS STEEL FRAME - BLDG "Z" - CHROMIUM
		G2	STAINLESS STEEL FRAME - BLDG "A" - CHROMIUM
		G3	STAINLESS STEEL FRAME - BLDG "X" - CHROMIUM
		G4	STAINLESS STEEL FRAME - BLDG "Y" - CHROMIUM
		G5	STAINLESS STEEL FRAME - BLDG "Z" - CHROMIUM
		G6	STAINLESS STEEL FRAME - BLDG "A" - CHROMIUM
		G7	STAINLESS STEEL FRAME - BLDG "X" - CHROMIUM
		G8	STAINLESS STEEL FRAME - BLDG "Y" - CHROMIUM
		G9	STAINLESS STEEL FRAME - BLDG "Z" - CHROMIUM
		G10	STAINLESS STEEL FRAME - BLDG "A" - CHROMIUM
		G11	STAINLESS STEEL FRAME - BLDG "X" - CHROMIUM
		G12	STAINLESS STEEL FRAME - BLDG "Y" - CHROMIUM
		G13	STAINLESS STEEL FRAME - BLDG "Z" - CHROMIUM
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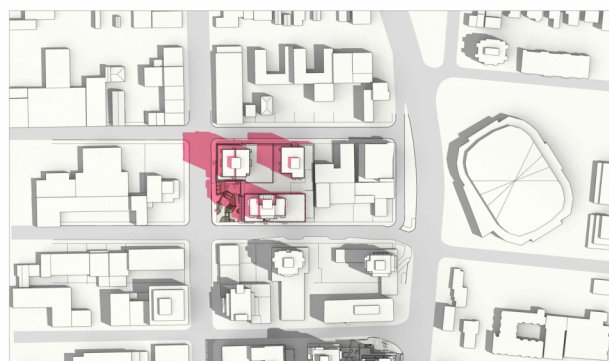
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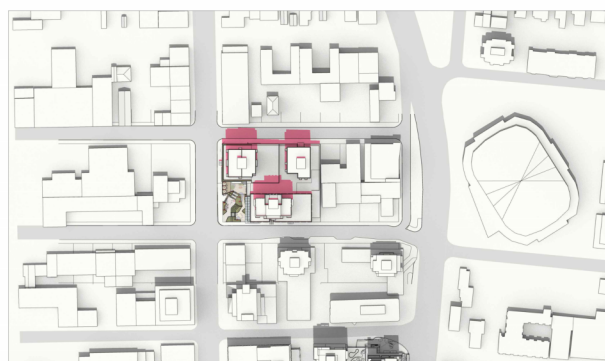
2 SPRING/FALL EQUINOX - March 20 /Sept 22 12PM



3 SPRING/FALL EQUINOX - March 20 /Sept 22 2PM



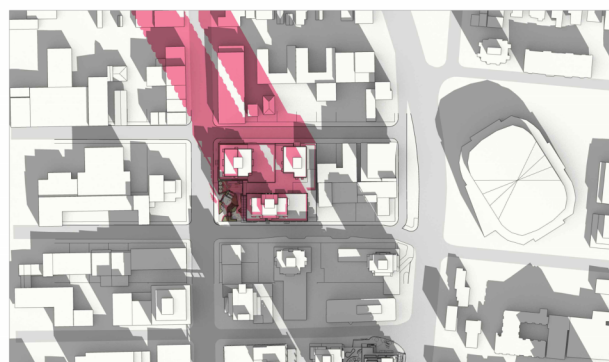
4 SUMMER SOLSTICE - June 21 10AM



5 SUMMER SOLSTICE - June 21 12PM



6 SUMMER SOLSTICE - June 21 2PM



4 WINTER SOLSTICE - Dec 21 10AM



5 WINTER SOLSTICE - Dec 21 12PM



6 WINTER SOLSTICE - Dec 21 2PM

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LXVII	ISSUED FOR O.P.	2019-08-14
LXVIII	ISSUED FOR O.P.	2019-08-21
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LXXXV	ISSUED FOR O.P.	2019-12-18
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LXXXVIII	ISSUED FOR O.P.	2020-01-08
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LXXXXXIX	ISSUED FOR O.P.	2020-06-04
LXXXXXX	ISSUED FOR O.P.	2020-06-11
LXXXXXXI	ISSUED FOR O.P.	2020-06-18
LXXXXXXII	ISSUED FOR O.P.	2020-06-25
LXXXXXXIII	ISSUED FOR O.P.	2020-07-02
LXXXXXXIV	ISSUED FOR O.P.	2020-07-09
LXXXXXXV	ISSUED FOR O.P.	2020-07-16
LXXXXXXVI	ISSUED FOR O.P.	2020-07-23
LXXXXXXVII	ISSUED FOR O.P.	2020-07-30
LXXXXXXVIII	ISSUED FOR O.P.	2020-08-06
LXXXXXXIX	ISSUED FOR O.P.	2020-08-13
LXXXXXXX	ISSUED FOR O.P.	2020-08-20
LXXXXXXXI	ISSUED FOR O.P.	2020-08-27
LXXXXXXXII	ISSUED FOR O.P.	2020-09-03
LXXXXXXXIII	ISSUED FOR O.P.	2020-09-10
LXXXXXXXIV	ISSUED FOR O.P.	2020-09-17
LXXXXXXXV	ISSUED FOR O.P.	2020-09-24
LXXXXXXXVI	ISSUED FOR O.P.	2020-10-01
LXXXXXXXVII	ISSUED FOR O.P.	2020-10-08
LXXXXXXXVIII	ISSUED FOR O.P.	2020-10-15
LXXXXXXXIX	ISSUED FOR O.P.	2020-10-22
LXXXXXXX	ISSUED FOR O.P.	2020-10-29
LXXXXXXXI	ISSUED FOR O.P.	2020-11-05
LXXXXXXXII	ISSUED FOR O.P.	2020-11-12
LXXXXXXXIII	ISSUED FOR O.P.	2020-11-19
LXXXXXXXIV	ISSUED FOR O.P.	2020-11-26
LXXXXXXXV	ISSUED FOR O.P.	2020-12-03
LXXXXXXXVI	ISSUED FOR O.P.	2020-12-10
LXXXXXXXVII	ISSUED FOR O.P.	2020-12-17
LXXXXXXXVIII	ISSUED FOR O.P.	2020-12-24
LXXXXXXXIX	ISSUED FOR O.P.	2021-01-01
LXXXXXXX	ISSUED FOR O.P.	2021-01-08
LXXXXXXXI	ISSUED FOR O.P.	2021-01-15
LXXXXXXXII	ISSUED FOR O.P.	2021-01-22
LXXXXXXXIII	ISSUED FOR O.P.	2021-01-29
LXXXXXXXIV	ISSUED FOR O.P.	2021-02-05
LXXXXXXXV	ISSUED FOR O.P.	2021-02-12
LXXXXXXXVI	ISSUED FOR O.P.	2021-02-19
LXXXXXXXVII	ISSUED FOR O.P.	2021-02-26
LXXXXXXXVIII	ISSUED FOR O.P.	2021-03-05
LXXXXXXXIX	ISSUED FOR O.P.	2021-03-12
LXXXXXXX	ISSUED FOR O.P.	2021-03-19
LXXXXXXXI	ISSUED FOR O.P.	2021-03-26
LXXXXXXXII	ISSUED FOR O.P.	2021-04-02
LXXXXXXXIII	ISSUED FOR O.P.	2021-04-09
LXXXXXXXIV	ISSUED FOR O.P.	2021-04-16
LXXXXXXXV	ISSUED FOR O.P.	2021-04-23
LXXXXXXXVI	ISSUED FOR O.P.	2021-04-30
LXXXXXXXVII	ISSUED FOR O.P.	2021-05-07
LXXXXXXXVIII	ISSUED FOR O.P.	2021-05-14
LXXXXXXXIX	ISSUED FOR O.P.	2021-05-21
LXXXXXXX	ISSUED FOR O.P.	2021-05-28
LXXXXXXXI	ISSUED FOR O.P.	2021-06-04
LXXXXXXXII	ISSUED FOR O.P.	2021-06-11
LXXXXXXXIII	ISSUED FOR O.P.	2021-06-18
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LXXXXXXXVI	ISSUED FOR O.P.	2021-09-17
LXXXXXXXVII	ISSUED FOR O.P.	2021-09-24
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LXXXXXXX	ISSUED FOR O.P.	2021-12-24
LXXXXXXXI	ISSUED FOR O.P.	2022-01-01
LXXXXXXXII	ISSUED FOR O.P.	2022-01-08
LXXXXXXXIII	ISSUED FOR O.P.	2022-01-15
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LXXXXXXXVI	ISSUED FOR O.P.	2022-02-05
LXXXXXXXVII	ISSUED FOR O.P.	2022-02-12
LXXXXXXXVIII	ISSUED FOR O.P.	2022-02-19
LXXXXXXXIX	ISSUED FOR O.P.	2022-02-26
LXXXXXXX	ISSUED FOR O.P.	2022-03-05
LXXXXXXXI	ISSUED FOR O.P.	2022-03-12
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LXXXXXXX	ISSUED FOR O.P.	2022-05-14
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LXXXXXXXV	ISSUED FOR O.P.	2023-06-04
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LXXXXXXXIX	ISSUED FOR O.P.	2024-01-29
LXXXXXXX	ISSUED FOR O.P.	2024-02-05
LXXXXXXXI	ISSUED FOR O.P.	2024-02-12
LXXXXXXXII	ISSUED FOR O.P.	2024-02-19
LXXXXXXXIII	ISSUED FOR O.P.	





I	REVISION FOR CPV	2024-02-24
H	REVISION FOR CPV	2023-09-21
G	REVISION FOR CPV	2025-01-12
F	REVISION FOR CPV	2024-08-09
E	REVISION FOR CPV	2024-05-07
D	REVISION FOR CPV	2023-10-31
C	REVISION FOR CPV	2023-12-09
B	REVISION FOR CPV	2022-08-13
A	REVISION FOR PRELIM	2022-05-30
	REVISION	YYYY-MM-DD

Douglas St

1561 Douglas St and 710  
Caledonia Plaza  
Vancouver, BC  
Canada  
3D VIEWS

Scale  
Date  
Sheet  
Drawn

DP A501b

CALEDONIA AVE & DOUGLAS ST - PLAZA



I	REVISED FOR COP	2024-02-24
H	REVISIONS REVISION	2023-09-21
G	REVISED FOR COP	2025-02-12
F	REVISED FOR COP	2024-08-09
E	REVISED FOR COP	2024-02-07
D	REVISED FOR COP	2023-10-31
C	REVISED FOR COP	2023-12-09
B	REVISED FOR COP	2022-08-13
A	REVISED FOR PRELIM	2022-05-30
	REVISION	YYYY-MM-DD

DISCOVERY ST & DOUGLAS ST

Douglas St

1561 Douglas St and 1710  
Columbia St  
Vancouver, BC  
Canada  
3D VIEWS

Scale  
Date  
Sheet  
Drawn