1961 DOUGLAS ST

DELEGATED DEVELOPMENT PERMIT - FEB 24TH 2026



PROJECT INFORMATION			
PROJECT ADDRESS:	1961 DOUGLAS STREET, VICTORIA, BC		
LEGAL DESCRIPTION:	LOT A LOTS 732, 733, 734, 735, 736, 747, 748, 749 AND 751 VICTORIA CITY DISTRICT EPP136668		
ZONING:	CD -19 ZONE		
SITE AREA:	72,357.4 sf (6,722 m²)		
TOTAL FLOOR AREA:	457, 096 sf (42, 465.7 m²)		
COMMERCIAL FLOOR AREA:	65, 831 sf (6,115.7 m²)		
FLOOR SPACE RATIO:	6.32 FSR (MAX. ALLOWED 6.35) *(0.91 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)*		
HEIGHT OF BUILDINGS:	BUILDING A: 55.45 m BUILDING B: 73.13 m BUILDING C: 65.91 m		
NUMBER OF STOREYS:	BUILDING A: 16 STOREYS BUILDING B: 22 STOREYS BUILDING C: 21 STOREYS		
PARKING STALLS: (PROVIDED)	345 PARKING STALLS *(103 COMMERCIAL + 242 RESIDENTIAL)*		
BICYCLE PARKING: (PROVIDED)	643 CLASS 1 BICYCLE SPACES 80 CLASS 2 BICYCLE SPACES		
BUILDING SETBACKS:	SOUTH & NORTH = 3 m (ABOVE 4 STOREYS) WEST = 4.6 m (ABOVE 4 STOREYS) 2 m MAX. BALCONY/DECK PROJECTION OVER SETBACK 3 m ROOFTOP STRUCTURES FROM ROOF EDGE 20 m MIN. BUILDING SEPARATION		
TOTAL NUMBER OF RESIDENTIAL UNITS:	BUILDING A: 153 UNITS BUILDING B: 220 UNITS BUILDING C: 157 UNITS		
UNIT TYPES:	BUILDING A STUDIO = 40.6% 1 BED = 28.9% 2 BED = 22.6% 3 BED = 11.3%	BUILDING B STUDIO = 2.7% 1 BED = 67.7% 2 BED = 23.2% 3 BED = 6.4%	BUILDING C STUDIO = 0.0% 1 BED = 55.4% 2 BED = 39.4% 3 BED = 5.2%
MINIMUM FLOOR AREA:	BUILDING A: 322 sf (30 m²) BUILDING B: 395 sf (36 m²) BUILDING C: 366 sf (34 m²)		
RESIDENTIAL FLOOR PLATE: (AREA ENCLOSED BY EXT.WALLS EXCL. ELEV. SHAFTS, PER GHPC DEFINITIONS)	BUILDING A: 5,813 sf (540.04 m²) BUILDING B: 6,581 sf (612.32 m²) BUILDING C: 6,597 sf (609.16 m²)		
TOTAL RESIDENTIAL FLOOR AREA:	BUILDING A: 100,120 sf (9, 301 m²) BUILDING B: 167,549 sf (15,566 m²) BUILDING C: 124,086 sf (11,527 m²)		
BUILDING CODE SUMMARY			
BUILDING ARTICLES	3.2.2.47, 3.2.2.64, 3.2.2.23, 3.2.2.55, 3.2.2.15		
MAJOR OCCUPANCIES:	A-2, C, D, E, F-3		
FACING # OF STREETS:	3		
SPRINKLERED:	YES		
NON-COMBUSTIBLE:	YES		
HIGH-RISE BUILDING:	YES		
FIRE ALARM REQUIRED:	YES		
STANDPIPE REQUIRED:	YES		
EMERGENCY LIGHTING REQUIRED:	YES		
EMERGENCY GENERATOR REQUIRED:	YES		
EXIT SIGN REQUIRED:	YES		
ALTERNATE SOLUTIONS REQUIRED:	YES		

DRAWING LIST DP

SHEET NUMBER	SHEET NAME	SHEET SCALE
DP A000-1	COVER & PROJECT INFORMATION	N/A
DP A000-2	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 A103a	FLOOR PLAN LOWER GROUND MEZZ	1/8" = 1'-0"
DP A104	FLOOR PLAN UPPER GROUND	1/8" = 1'-0"
DP A105	FLOOR PLAN GROCERY/DAYCARE 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

Final Approved Plans
Adopted Date: June 26, 2026

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CHARD

I	ISSUED FOR DDP	2026-02-24
H	ISSUED FOR DPV RESPONSE RD REVISION	2025-05-30
G	ISSUED FOR DPV RESPONSE	2025-03-12
F	ISSUED FOR DPV RESPONSE	2024-08-09
E	ISSUED FOR DPV RESPONSE	2024-05-07
D	ISSUED FOR DP VARIANCE	2023-12-20
C	ISSUED FOR DP RESPONSE	2022-12-09
B	ISSUED FOR DP RESPONSE	2022-05-13
A	ISSUED FOR REZONING & DP	2022-03-30
Revisions		YYYY-MM-DD

Douglas St

1961 Douglas St and 710 Caledonia Ave, Victoria, BC

COVER & PROJECT INFORMATION

Scale: 1" = 1'-0"
Project: 221823
Sheet: **DP A000-1**

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GROSS FLOOR AREA + FSR

BLDG C - MARKET RENTAL (GSF)

LEVEL	RES. MAIN LOBBY/ MAIL ft²	m²	LOBBY/CIRCULATION ft²	m²	RES. UNITS ft²	m²	AMENITY/ MNG OFFICE ft²	m²	WASTE/RECYCLE ft²	m²	BIKE REPAIR / BIKE SHARE ft²	m²	RESIDENTIAL STORAGE ft²	m²	BLDG STORAGE / SERVICE ROOMS ft²	m²	TOTAL GFA ft²	m²
LEVEL 01	0	0	853	79	0	0	0	0	1038	96	0	0	0	0	115	11	2006	186
LEVEL 02	728	68	2664	247	0	0	374	35	0	0	203	19	342	32	37	3	4348	404
LEVEL 03	0	0	285	26	0	0	0	0	0	0	0	0	0	0	36	3	321	30
LEVEL 04	0	0	280	26	0	0	0	0	0	0	0	0	0	0	0	0	280	26
LEVEL 05	0	0	1067	99	1592	148	3854	358	0	0	0	0	0	0	0	0	6514	605
LEVEL 06	0	0	1040	97	5454	507	0	0	0	0	0	0	0	0	132	12	6626	616
LEVEL 07	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 08	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 09	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 10	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 11	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 12	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 13	0	0	1034	96	5458	507	0	0	0	0	0	0	0	0	40	4	6532	607
LEVEL 14	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 15	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 16	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 17	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 18	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 19	0	0	1034	96	5491	510	0	0	0	0	0	0	0	0	32	3	6557	609
LEVEL 20	0	0	1008	94	4663	433	0	0	0	0	0	0	0	0	150	14	5821	541
LEVEL 21	0	0	1008	94	4663	433	0	0	0	0	0	0	0	0	60	6	5731	532
LEVEL 22 - AMENITY	0	0	998	93	2611	243	70	7	0	0	0	0	0	0	0	0	3680	342
	728	68	22648	2104	90332	8392	4299	399	1038	96	203	19	342	32	955	89	120545	11199

BLDG C - COMMERCIAL (GSF)

LEVEL	RETAIL UNITS ft²	m²	RESTAURANT/COFFEE ft²	m²	GROCERY ft²	m²	DAYCARE ft²	m²	CIRCULATION ft²	m²	WASTE/RECYCLE/BLDG STOR./SERVICE ft²	m²	TOTAL GFA ft²	m²
LEVEL 01	5706	530	0	0	0	0	0	0	2129	198	1158	108	8993	835
LEVEL 02	1332	124	5265	489	1698	158	0	0	283	26	0	0	8578	797
LEVEL 03	0	0	0	0	34083	3166	4893	455	704	65	0	0	39681	3686
LEVEL 04	0	0	0	0	0	0	0	0	183	17	0	0	183	17
	7038	654	5265	489	35782	3324	4893	455	3299	306	1158	108	57435	5336

BLDG C

LEVEL	RESIDENTIAL & COMMERCIAL TOTAL (GSF) ft²	m²
LEVEL 01	10999	1022
LEVEL 02	12927	1201
LEVEL 03	40002	3716
LEVEL 04	464	43
LEVEL 05	6514	605
LEVEL 06	6626	616
LEVEL 07	6557	609
LEVEL 08	6557	609
LEVEL 09	6557	609
LEVEL 10	6557	609
LEVEL 11	6557	609
LEVEL 12	6557	609
LEVEL 13	6532	607
LEVEL 14	6557	609
LEVEL 15	6557	609
LEVEL 16	6557	609
LEVEL 17	6557	609
LEVEL 18	6557	609
LEVEL 19	6557	609
LEVEL 20	5821	541
LEVEL 21	5731	532
LEVEL 22 - AMENITY	3680	342
	177980	16535

UNIT BREAKDOWN

BLDG C - RENTAL

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 05	0	2	1	0	3
LEVEL 06	0	6	4	0	10
LEVEL 07	0	6	4	0	10
LEVEL 08	0	6	4	0	10
LEVEL 09	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	0	6	4	0	10
LEVEL 14	0	6	4	0	10
LEVEL 15	0	6	4	0	10
LEVEL 16	0	6	4	0	10
LEVEL 17	0	6	4	0	10
LEVEL 18	0	6	4	0	10
LEVEL 19	0	6	4	0	10
LEVEL 20	0	0	1	4	5
LEVEL 21	0	0	1	4	5
LEVEL 22 - AMENITY	0	1	3	0	4
	0	87 (55.2%)	62 (39.6%)	8 (5.2%)	157 (100%)

ACCESSIBLE UNITS	0	
FAMILY UNITS	69	44.8%

STORAGE LOCKERS

LEVEL	LOCKER
LEVEL P2	19
LEVEL 02	5
TOTAL:	24

*NOTE: STORAGE LOCKERS ARE NOT REQUIRED AS PER BYLAW.

SITE SUMMARY

SITE AREA (m²)	RES. TOTAL - AREA	COMM. TOTAL AREA	TOTAL FSR	COMMERCIAL FSR	RESIDENTIAL FSR BLDG A (BCH)	BLDG B (RENTAL)	BLDG C (RENTAL)	RESIDENTIAL TOTAL
6722 m²	36350 m²	6115.7 m²	6.32	0.91	1.38	2.36	1.67	5.41

SITE COVERAGE

SITE COVERAGE m²	%
5576 m²	82.9

TOWER FLOOR PLATES

BUILDING A (BCH)	BUILDING B (RENTAL)	BUILDING C (RENTAL)
583 m²	667 m²	660 m²

(TOTAL AREA INCLUDING EXT. WALLS & ELEV. SHAFTS)

BUILDING HEIGHTS

	HEIGHT (ft)	HEIGHT (m)	HEIGHT (STOREYS)
BUILDING A - BCH	181'-11"	55.445m	16 STOREYS
BUILDING B - RENTAL	239'-11"	73.13m	22 STOREYS
BUILDING C - RENTAL	216'-3"	65.92m	21 STOREYS

AVERAGE GRADE CALCULATION

A-B =	(9.63m + 17.17m)/2] x 91.87m =	1231.06
B-C =	17.17m + 18.59m)/2] x 73.32m	1310.96
C-D =	18.59m + 12.52m)/2] x 91.63m	1425.30
D-A =	(12.52m + 9.63m)/2] x 73.32m =	812.02
AVG GRADE =	4,779.20 / 330.13m =	**14.46m**

GROSS FLOOR AREA + FSR

BLDG B - MARKET RENTAL & CONDO (GSF)

LEVEL	RES. MAIN LOBBY/ MAIL ft²	m²	LOBBY/CIRCULATION ft²	m²	RES. UNITS ft²	m²	AMENITY/ MNG OFFICE ft²	m²	WASTE/RECYCLE ft²	m²	BIKE REPAIR / BIKE SHARE ft²	m²	RESIDENTIAL STORAGE ft²	m²	BLDG STORAGE / SERVICE ROOMS ft²	m²	TOTAL GFA ft²	m²
LEVEL 01	0	0	783	73	0	0	0	0	0	0	0	0	0	0	0	0	783	73
LEVEL 02	1554	144	3064	285	0	0	2742	255	909	84	299	28	376	35	1433	133	10376	964
LEVEL 03	0	0	972	90	0	0	0	0	0	0	0	0	0	0	33	3	1005	93
LEVEL 04	0	0	2036	189	5830	542	0	0	0	0	0	0	2280	212	95	9	10241	951
LEVEL 05	0	0	2045	190	9830	913	0	0	0	0	0	0	34	3	94	9	12002	1115
LEVEL 06	0	0	1967	183	9863	916	0	0	0	0	0	0	66	6	106	10	12002	1115
LEVEL 07	0	0	1967	183	9862	916	0	0	0	0	0	0	66	6	106	10	12002	1115
LEVEL 08	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 09	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6592	612
LEVEL 10	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 11	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 12	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6592	612
LEVEL 13	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6592	612
LEVEL 14	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6592	612
LEVEL 15	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 16	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 17	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 18	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6592	612
LEVEL 19	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 20	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6591	612
LEVEL 21	0	0	918	85	5615	522	0	0	0	0	0	0	0	0	58	5	6592	612
LEVEL 22	0	0	892	83	5432	505	0	0	0	0	0	0	0	0	56	5	6380	593
LEVEL 23	0	0	892	83	5314	494	0	0	0	0	0	0	0	0	56	5	6263	582
LEVEL 24	0	0	865	80	5345	497	0	0	0	0	0	0	0	0	56	5	6266	582
LEVEL AMENITY ROOF (BLDG B)	0	0	819	76	0	0	135	13	0	0	0	0	0	0	50	5	1004	93
	1554	144	29155	2709	130088	12086	2877	267	909	84	299	28	2822	262	2900	269	170603	15850

*LVLS 04-07 RENTAL UNITS

BLDG B - COMMERCIAL (GSF)

LEVEL	CO-WORK ft²	m²	CIRCULATION ft²	m²	WASTE/RECYCLE/BLDG STOR./SERVICE ft²	m²	TOTAL GFA ft²	m²
LEVEL 02	3606	335	67	6	337	31	4011	373
LEVEL 03	4119	383	263	24	0	0	4383	407
	7726	718	331	31	337	31	8393	780

BLDG B

LEVEL	RESIDENTIAL & COMMERCIAL TOTAL (GSF) ft²	m²
LEVEL 01	783	73
LEVEL 02	14387	1337
LEVEL 03	5387	500
LEVEL 04	10241	951
LEVEL 05	12002	1115
LEVEL 06	12002	1115
LEVEL 07	12002	1115
LEVEL 08	6591	612
LEVEL 09	6592	612
LEVEL 10	6591	612
LEVEL 11	6591	612
LEVEL 12	6592	612
LEVEL 13	6592	612
LEVEL 14	6592	612
LEVEL 15	6591	612
LEVEL 16	6591	612
LEVEL 17	6591	612
LEVEL 18	6592	612
LEVEL 19	6591	612
LEVEL 20	6591	612
LEVEL 21	6592	612
LEVEL 22	6380	593
LEVEL 23	6263	582
LEVEL 24	6266	582
LEVEL AMENITY ROOF (BLDG B)	1004	93
	178996	16629

UNIT BREAKDOWN

BLDG B - RENTAL & CONDO

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 04	2 *	9	0	1	12
LEVEL 05	0	11	2	3	16
LEVEL 06	2	10	3	2	17
LEVEL 07	2	10	3	2	17
LEVEL 08	0	8	2	0	10
LEVEL 09	0	8	2	0	10
LEVEL 10	0	8	2	0	10
LEVEL 11	0	8	2	0	10
LEVEL 12	0	8	2	0	10
LEVEL 13	0	8	2	0	10
LEVEL 14	0	8	2	0	10
LEVEL 15	0	8	2	0	10
LEVEL 16	0	6	2	1	9
LEVEL 17	0	6	2	1	9
LEVEL 18	0	6	2	1	9
LEVEL 19	0	6	2	1	9
LEVEL 20	0	6	2	1	9
LEVEL 21	0	6	2	1	9
LEVEL 22	0	3	5	0	8
LEVEL 23	0	3	5	0	8
LEVEL 24	0	3	5	0	8
	6 (2.7%)	149 (67.7%)	51 (23.2%)	14 (6.4%)	220 (100%)

* GUEST

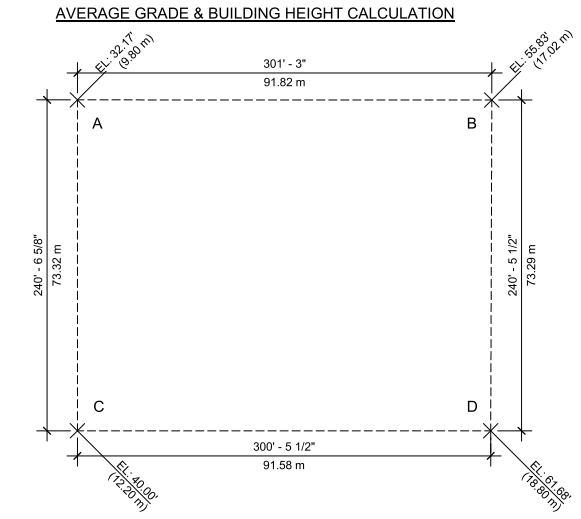
ACCESSIBLE UNITS	0	
FAMILY UNITS	65	29.5%

STORAGE LOCKERS

LEVEL	LOCKER
LEVEL 02	4
LEVEL 04	46
LEVEL P1	11
TOTAL:	61

*NOTE: STORAGE LOCKERS ARE NOT REQUIRED AS PER BYLAW.

AVERAGE GRADE & BUILDING HEIGHT CALCULATION



NOTE:
AVERAGE GRADE CALCULATION APPROVED WITH INITIAL DP/RZ BASED ON SURVEY INFO PROVIDED WITH DP/RZ PACKAGE AT THE TIME

GROSS FLOOR AREA + FSR

BLDG A - BC HOUSING - BELOW MARKET RENTAL (GSF)

LEVEL	RES. MAIN LOBBY/ MAIL ft²	m²	LOBBY/CIRCULATION ft²	m²	RES. UNITS ft²	m²	AMENITY/ MNG OFFICE ft²	m²	WASTE/RECYCLE ft²	m²	BIKE REPAIR / BIKE SHARE m²	ft²	RESIDENTIAL STORAGE ft²	m²	BLDG STORAGE / SERVICE ROOMS ft²	m²	TOTAL GFA ft²	m²
LEVEL 01	0	0	822	76	0	0	0	0	0	0	0	0	0	0	2340	217	3162	294
LEVEL 01 - MEZZ	0	0	753	70	0	0	0	0	0	0	0	0	0	0	0	0	753	70
LEVEL 02	660	61	2013	187	0	0	0	0	410	38	0	0	0	0	0	0	3083	286
LEVEL 03	0	0	589	55	0	0	0	0	0	0	0	0	0	0	0	0	589	55
LEVEL 04	0	0	1678	156	1407	131	640	59	0	0	0	0	0	0	1635	152	5360	498
LEVEL 05	0	0	1001	93	4069	378	691	64	0	0	0	0	0	0	31	3	5792	538
LEVEL 06	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 07	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 08	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 09	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 10	0	0	1028	96	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 11	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 12	0	0	1028	96	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 13	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 14	0	0	1028	96	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 15	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 16	0	0	1028	96	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 17	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 18	0	0	1028	95	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
LEVEL 19	0	0	1028	96	4751	441	0	0	0	0	0	0	0	0	34	3	5813	540
	660	61	21245	1974	71987	6688	1332	124	410	38	0	0	0	0	4487	417	100120	9301

UNIT BREAKDOWN

BLDG A - BC HOUSING - BELOW MARKET RENTAL

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 04	2	0	1	0	3
LEVEL 05	4	2	1	1	8
LEVEL 06	4	2	2	1	9
LEVEL 07	4	2	2	1	9
LEVEL 08	4	2	2	1	9
LEVEL 09	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	2	3	2	1	8
LEVEL 17	2	3	2	1	8
LEVEL 18	2	3	2	1	8
LEVEL 19	2	3	2	1	8
	54 (40.6%)	34 (25.5%)	30 (22.6%)	15 (11.3%)	133 (100%)

ACCESSIBLE UNITS	30	
FAMILY UNITS	45	33.8%

STORAGE LOCKERS PROVIDED ON L04 (11+12=23 TOTAL) REF. TO PLANS

*NOTE: STORAGE LOCKERS ARE NOT REQUIRED AS PER BYLAW.

FSR EXCLUSIONS

PARKING / LOADING / BIKE STORAGE (EXCLUDED FROM FSR)

LEVEL	CIRCULATION ft²	m²	GROCERY PARKING ft²	m²	BC HOUSING PARKING ft²	m²	COMMERCIAL PARKING ft²	m²	RESIDENTIAL PARKING ft²	m²	RETAIL BIKES / EOT ft²	m²	RESIDENTIAL STORAGE ft²	m²	BLDG STORAGE / SERVICE ROOMS ft²	m²	LOADING ft²	m²	RESIDENTIAL BIKE STORAGE ft²	m²	TOTAL GSF ft²	m²
..LEVEL P2	1460	136	0	0	0	0	0	0	21627	2009	0	0	1564	145	0	0	0 SF	0 m²	0 SF	0 m²	24651	2290
.LEVEL P1	2799	260	0	0	15893	1476	0	0	44968	4178	0	0	0	0	5270	490	0 SF	0 m²	0 SF	0 m²	68929	6404
LEVEL 01	1594	148	21805	2026	1305	121	15252	1417	735	68	1452	135	0	0	0	0	4105 SF	381 m²	0 SF	0 m²	46248	4297
LEVEL 01 - MEZZ	0	0	3869	359	3080	286	0	0	0	0	0	0	0	0	0	0	0 SF	0 m²	0 SF	0 m²	6949	646
LEVEL 02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9017 SF	838 m²	9179 SF	853 m²	18197	1691
	5853	544	25675	2385	20277	1884	15252	1417	67329	6255	1452	135	1564	145	5270	490	13122 SF	1219 m²	9179 SF	853 m²	164974	15327

RESIDENTIAL BIKE PARKING

	LONG TERM BLDG A 1 SPACE/UNIT (<45m²)	BLDG A 1.25 SPACE/UNIT (>45m²)	BLDG A TOTAL	BLDG B 1 SPACE/UNIT (<45m²)	BLDG B 1.25 SPACE/UNIT (>45m²)	BLDG B TOTAL	BLDG C 1 SPACE/UNIT (<45m²)	BLDG C 1.25 SPACE/UNIT (>45m²)	BLDG C TOTAL	TOTAL	SHORT TERM BLDG A 0.1 SPACE/UNIT	BLDG B 0.1 SPACE/UNIT	BLDG C 0.1 SPACE/UNIT	TOTAL
REQUIRED	54	99	153	21	249	270	29	160	189	612	13	22	16	51
PROVIDED			153			270			192	615	13	22	16	51

COMMERCIAL BIKE PARKING

	LONG TERM RETAIL 1 SPACE/200m²	RESTAURANT 1 SPACE/400m²	GROCERY 1 SPACE/200m²	DAYCARE 1 SPACE/700m²	CO-WORK 1 SPACE/150m²	TOTAL	SHORT TERM RETAIL 1 SPACE/200m²	RESTAURANT 1 SPACE/100m²	GROCERY 1 SPACE/200m²	DAYCARE 1 SPACE/200m²	CO-WORK 1 SPACE/400m²	TOTAL
REQUIRED	3	1	17	1	5	27	3	5	17	2	2	29
PROVIDED	4	1	17	1	5	28	3	5	17	2	2	29

*ADDITIONAL 2V & 6 OZ COMM. STALLS PROVIDED AT E.O.T.

RESIDENTIAL & COMMERCIAL LONG TERM BIKE PARKING TOTALS

REQUIRED	635
PROVIDED	643

*ADDITIONAL 2V & 6 OZ COMM. STALLS PROVIDED AT E.O.T.

RESIDENTIAL & COMMERCIAL LONG TERM BIKE PARKING STALLS BY TYPE

	OVERSIZED	HORIZONTAL	VERTICAL (max. 50%)	TOTAL
PROVIDED	68	297	278	643

TOTAL SHORT TERM BIKES PROVIDED ON SITE = 80 (RESIDENTIAL + COMMERCIAL) - REFER TO LANDSCAPE DRAWINGS FOR DETAILS

RESIDENTIAL CAR PARKING

	BLDG A - BC HOUSING - BELOW MARKET RENTAL 0.20 SPACES/UNIT (<45m²) 0.20 x 54	0.50 SPACES/UNIT (45m²-70m²) 0.50 x 64	0.75 SPACES/UNIT (>70m²) 0.75 x 15	0.1 SPACES/UNIT VISITOR 0.1 x 133	TOTAL	BLDG B - RENTAL 0.50 SPACES/RENTAL UNIT+ 0.65 SPACES/CONDO UNIT (<45m²) (0.50x7)+(0.65x14)	0.60 SPACES/RENTAL UNIT + 0.80 SP./CONDO UNIT (45m²-70m²) (0.60x39)+(0.80x99)	1.00 SPACES/RENTAL UNIT + 1.20 SP./CONDO UNIT (> 70m²) (1.00x16)+(1.20x45)	0.1 SPACES/UNIT VISITOR	TOTAL	BLDG C - RENTAL 0.50 SPACES/UNIT (<45m²)	0.60 SPACES/UNIT (45m²-70m²)	1.00 SPACES/UNIT (>70m²)	0.1 SPACES/UNIT VISITOR	TOTAL	TOTAL
REQUIRED	11	32	11	13	67	13	103	70	22	208	15	71	10	16	112	387
PROVIDED			60	*5	60			100	*5	100			82	*6	82	242

RESIDENTIAL ACCESSIBLE PARKING

1 ACCESSIBLE SP. / 25 PARKING SP. AND 1 VAN ACCESSIBLE SP. / 6 ACCESSIBLE SP.

	BLDG A REG. ACCESS.	VAN ACCESS.	TOTAL	VISITORS REG. ACCESS.	VAN ACCESS.	TOTAL	TOTAL	BLDG B REG. ACCESS.	VAN ACCESS.	TOTAL	VISITORS REG. ACCESS.	VAN ACCESS.	TOTAL	TOTAL	BLD C REG. ACCESS.	VAN ACCESS.	TOTAL	VISITORS REG. ACCESS.	VAN ACCESS.	TOTAL	TOTAL	TOTAL
REQUIRED	2	1	3	0	1	1	4	3	1	4	0	1	1	5	3	1	4	0	1	1	5	14
PROVIDED	2	1	3	0	1	1	4	3	1	4	0	1	1	5	4	1	5	0	1	1	6	15

COMMERCIAL CAR PARKING

	RETAIL - 1 SPACE/80m²	RESTAURANT - 1 SPACE/40m²	GROCERY - 1 SPACE/50m²	DAYCARE - 1 SPACE/100m²	CO-WORK - 1 SPACE/70m²	TOTAL
REQUIRED	8	12	68	5	10	103
PROVIDED	8	12	68	5	10	103

+ 2 CAR SHARE (REQ.)
+ 6 CAR SHARE (PROVIDED)

*RESIDENTIAL VISITOR STALLS TO BE SHARED WITH COMMERCIAL RETAIL (13 REGULAR + 3 ACCESSIBLE).

COMMERCIAL ACCESSIBLE PARKING

	RETAIL REG. ACCESS.	VAN ACCESS.	TOTAL	RESTAURANT REG. ACCESS.	VAN ACCESS.	TOTAL	GROCERY REG. ACCESS.	VAN ACCESS.	TOTAL	DAYCARE REG. ACCESS.	VAN ACCESS.	TOTAL	CO-WORK REG. ACCESS.	VAN ACCESS.	TOTAL	TOTAL
REQUIRED	0	1	1	0	1	1	2	1	3	0	0	0	0	1	1	6
PROVIDED	1	2	3	1	1	2	1	2	3	1	0	1	1	0	1	10

RESIDENTIAL & COMMERCIAL ACCESSIBLE PARKING TOTALS

REQUIRED	20
PROVIDED	28

RESIDENTIAL & COMMERCIAL CAR PARKING TOTALS

REQUIRED	487
PROVIDED	345

+ 2 CAR SHARE (REQ.)
+ 6 CAR SHARE (PROVIDED)

*RESIDENTIAL VISITOR STALLS TO BE SHARED WITH COMMERCIAL RETAIL (13 REGULAR + 3 ACCESSIBLE).

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A	ISSUED FOR REZONING & DP	2022-03-30
Revisions		YYYY-MM-DD

Seal

Douglas St

1961 Douglas St and 710 Caledonia Ave, Victoria, BC

Project

PROJECT STATISTICS

Drawing

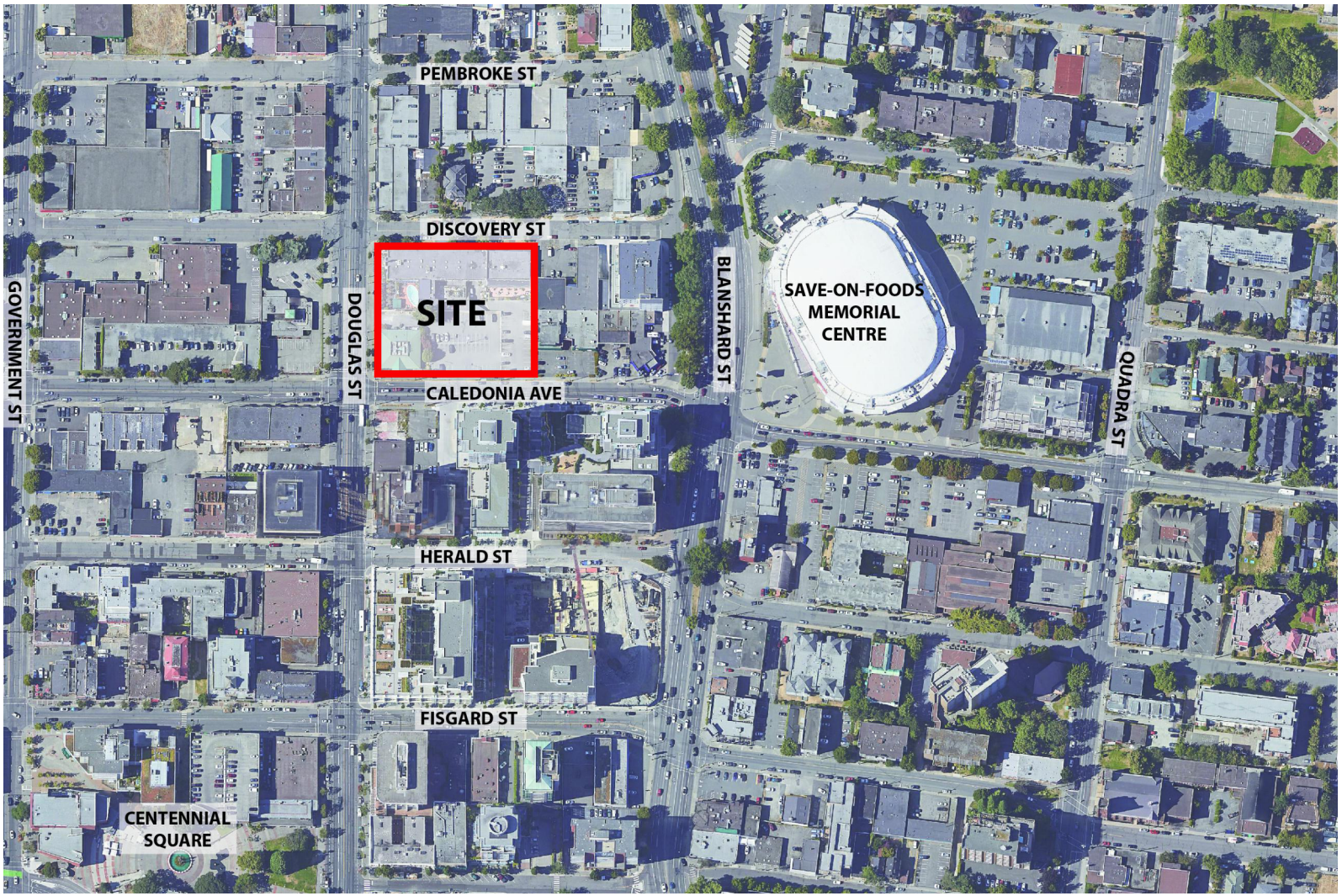
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Project: 221023

Sheet

DP A000-2

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PROJECT NORTH
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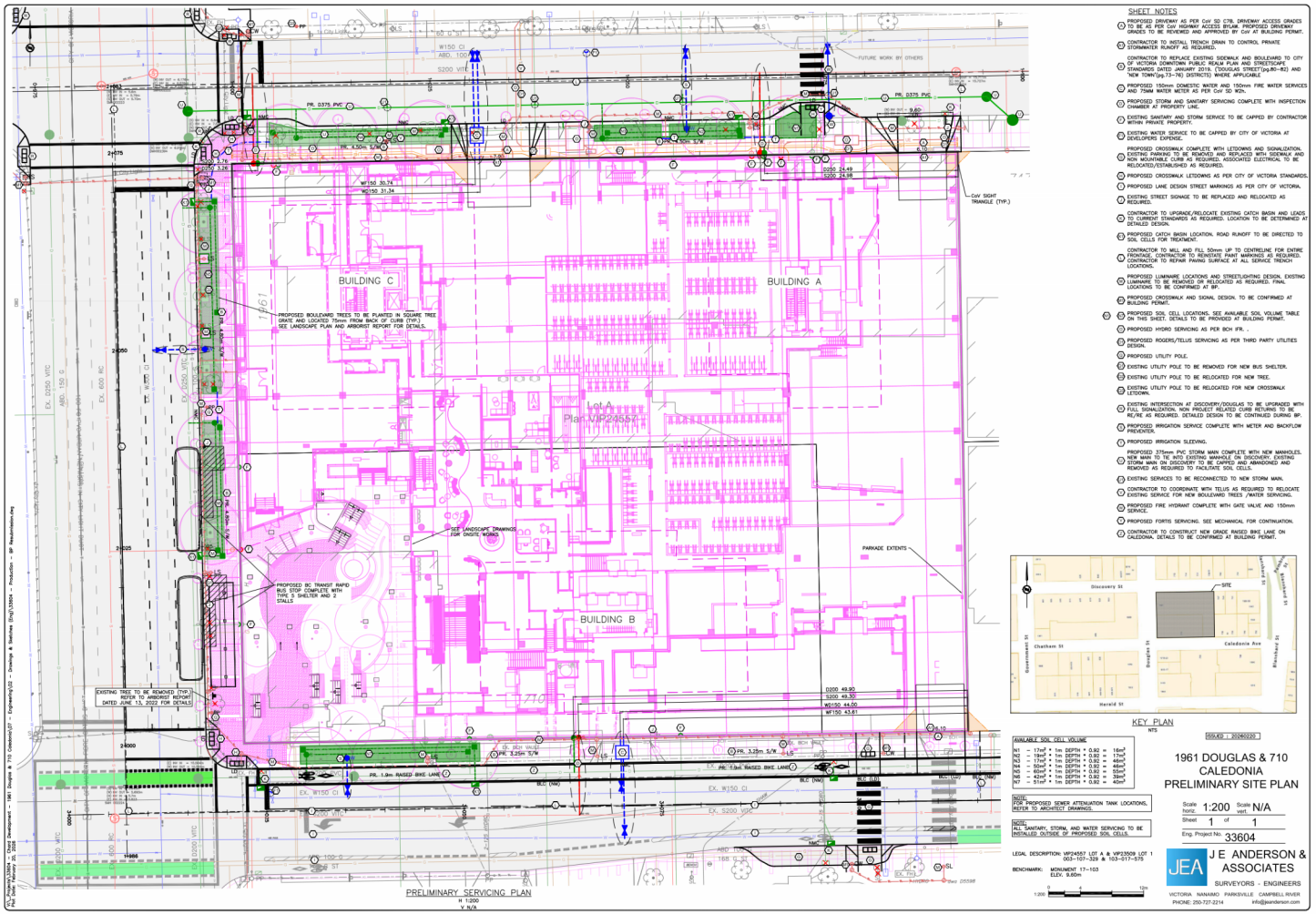
CONTEXT

Scale 1/8" = 1'-0"

Project 221023

Sheet DP A001

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SHEET NOTES

1. PROPOSED DRIVEWAY AS PER CoV SD C7B. DRIVEWAY ACCESS GRADES TO BE AS PER CoV HIGHWAY ACCESS BYLAW. PROPOSED DRIVEWAY GRADES TO BE REVIEWED AND APPROVED BY CoV AT BUILDING PERMIT.
2. CONTRACTOR TO INSTALL TRENCH DRAIN TO CONTROL PRIVATE STORMWATER RUNOFF AS REQUIRED.
3. CONTRACTOR TO REPLACE EXISTING SIDEWALK AND BOULEVARD TO CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS DATED JANUARY 2019, ("DOUGLAS STREET" (pg.90–92) AND "NEW TOWN"(pg.73–76) DISTRICTS) WHERE APPLICABLE.
4. PROPOSED 150mm DOMESTIC WATER AND 150mm FIRE WATER SERVICES AND 75MM WATER METER AS PER CoV SD W2h.
5. PROPOSED STORM AND SANITARY SERVICING COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE.
6. EXISTING SANITARY AND STORM SERVICE TO BE CAPPED BY CONTRACTOR WITHIN PRIVATE PROPERTY.
7. EXISTING WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
8. PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING PARKING TO BE REMOVED AND REPLACED WITH SIDEWALK AND NON MOUNTABLE CURB AS REQUIRED. ASSOCIATED ELECTRICAL TO BE RELOCATED/ESTABLISHED AS REQUIRED.
9. PROPOSED CROSSWALK LETDOWNS AS PER CITY OF VICTORIA STANDARDS.
10. PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.
11. EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.
12. CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS AS REQUIRED. LOCATION TO BE DETERMINED AT DETAILED DESIGN.
13. PROPOSED CATCH BASIN LOCATION. ROAD RUNOFF TO BE DIRECTED TO SOIL CELLS FOR TREATMENT.
14. CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.
15. PROPOSED LUMINARE LOCATIONS AND STREETLIGHTING DESIGN. EXISTING LUMINARE TO BE REMOVED OR RELOCATED AS REQUIRED. FINAL LOCATIONS TO BE CONFIRMED AT BP.
16. PROPOSED CROSSWALK AND SIGNAL DESIGN. TO BE CONFIRMED AT BUILDING PERMIT.
17. PROPOSED SOIL CELL LOCATIONS. SEE AVAILABLE SOIL VOLUME TABLE ON THIS SHEET. DETAILS TO BE PROVIDED AT BUILDING PERMIT.
18. PROPOSED HYDRO SERVICING AS PER BCH #76. .
19. PROPOSED ROGERS/TELUS SERVICING AS PER THIRD PARTY UTILITIES DESIGN.
20. PROPOSED UTILITY POLE.
21. EXISTING UTILITY POLE TO BE REMOVED FOR NEW BUS SHELTER.
22. EXISTING UTILITY POLE TO BE RELOCATED FOR NEW TREE.
23. EXISTING UTILITY POLE TO BE RELOCATED FOR NEW CROSSWALK LETDOWN.
24. EXISTING INTERSECTION AT DISCOVERY/DOUGLAS TO BE UPGRADED WITH FULL SIGNALIZATION. NON PROJECT RELATED CURB RETURNS TO BE RE/RE AS REQUIRED. DETAILED DESIGN TO BE CONTINUED DURING BP.
25. PROPOSED IRRIGATION SERVICE COMPLETE WITH METER AND BACKFLOW PREVENTER.
26. PROPOSED IRRIGATION SLEEVING.
27. PROPOSED 375mm PVC STORM MAIN COMPLETE WITH NEW MANHOLES. NEW MAIN TO TIE INTO EXISTING MANHOLE ON DISCOVERY. EXISTING STORM MAIN ON DISCOVERY TO BE CAPPED AND ABANDONED AND REMOVED AS REQUIRED TO FACILITATE SOIL CELLS.
28. EXISTING SERVICES TO BE RECONNECTED TO NEW STORM MAIN.
29. CONTRACTOR TO COORDINATE WITH TELUS AS REQUIRED TO RELOCATE EXISTING SERVICE FOR NEW BOULEVARD TREES /WATER SERVICING.
30. PROPOSED FIRE HYDRANT COMPLETE WITH GATE VALVE AND 150mm SERVICE.
31. PROPOSED FORTIS SERVICING. SEE MECHANICAL FOR CONTINUATION.
32. CONTRACTOR TO CONSTRUCT NEW GRADE RAISED BIKE LANE ON CALEDONIA. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

KEY PLAN
NTS

AVAILABLE SOIL CELL VOLUME

N1	17m² * 1m DEPTH * 0.92 =	16m³
N2	19m² * 1m DEPTH * 0.92 =	17m³
N3	51m² * 1m DEPTH * 0.92 =	46m³
N4	50m² * 1m DEPTH * 0.92 =	46m³
N5	60m² * 1m DEPTH * 0.92 =	55m³
N6	42m² * 1m DEPTH * 0.92 =	39m³
N7	51m² * 1m DEPTH * 0.92 =	46m³

NOTE: FOR PROPOSED SEWER ATTENUATION TANK LOCATIONS, REFER TO ARCHITECT DRAWINGS.

NOTE: ALL SANITARY, STORM AND WATER SERVICING TO BE INSTALLED OUTSIDE OF PROPOSED SOIL CELLS.

LEGAL DESCRIPTION: VIP24587 LOT A & VIP23509 LOT 1
003-107-329 & 103-917-976

BENCHMARK: MONUMENT 17–103
ELEV: 9.00m

1:200

ISSUED : 20240220

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SITE PLAN

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

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

ISSUED FOR DDP CIVIL PLAN - FOR REFERENCE ONLY

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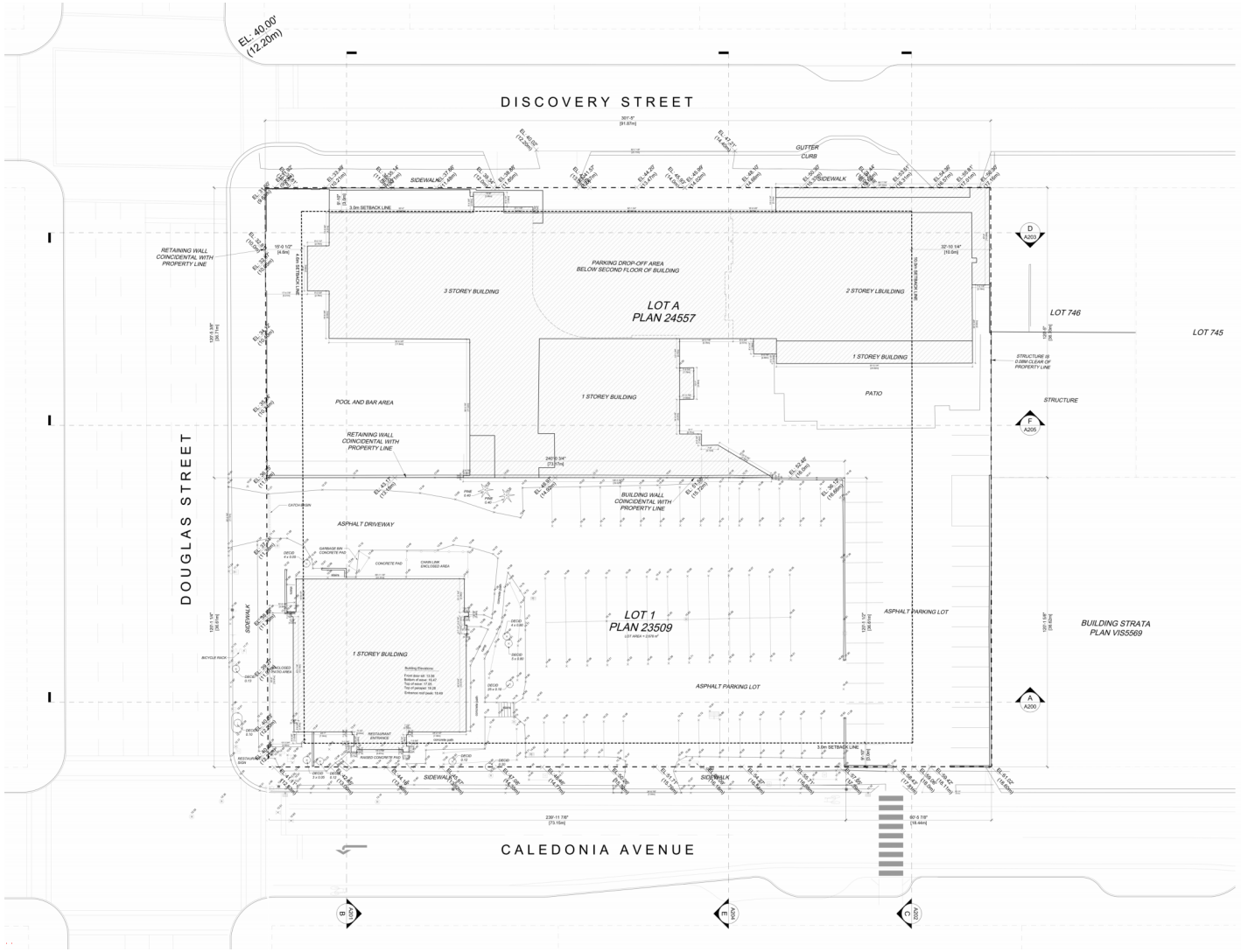
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Scale

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Issue
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Project
SITE PLAN EXISTING

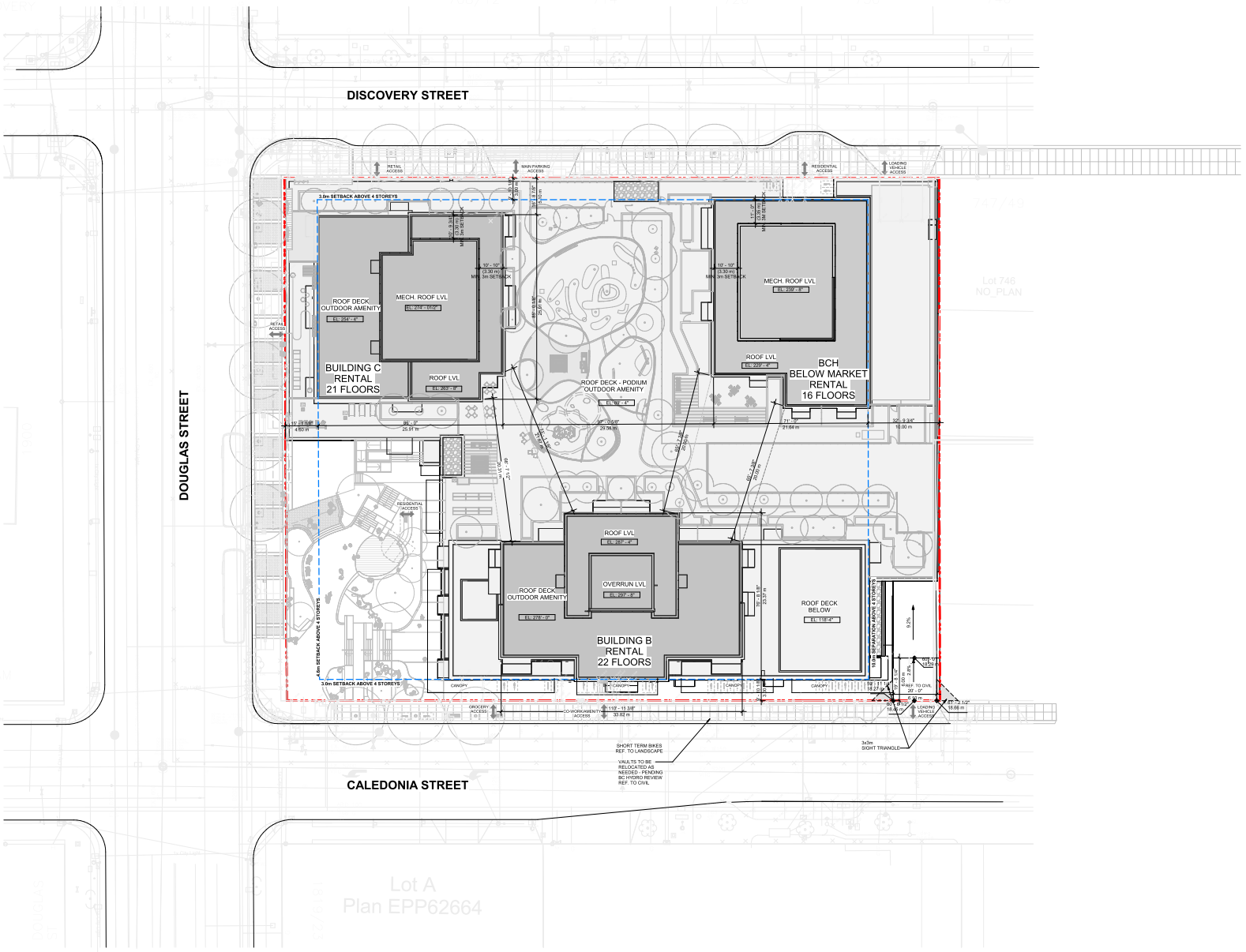
Drawing

Scale 1/16" = 1'-0"

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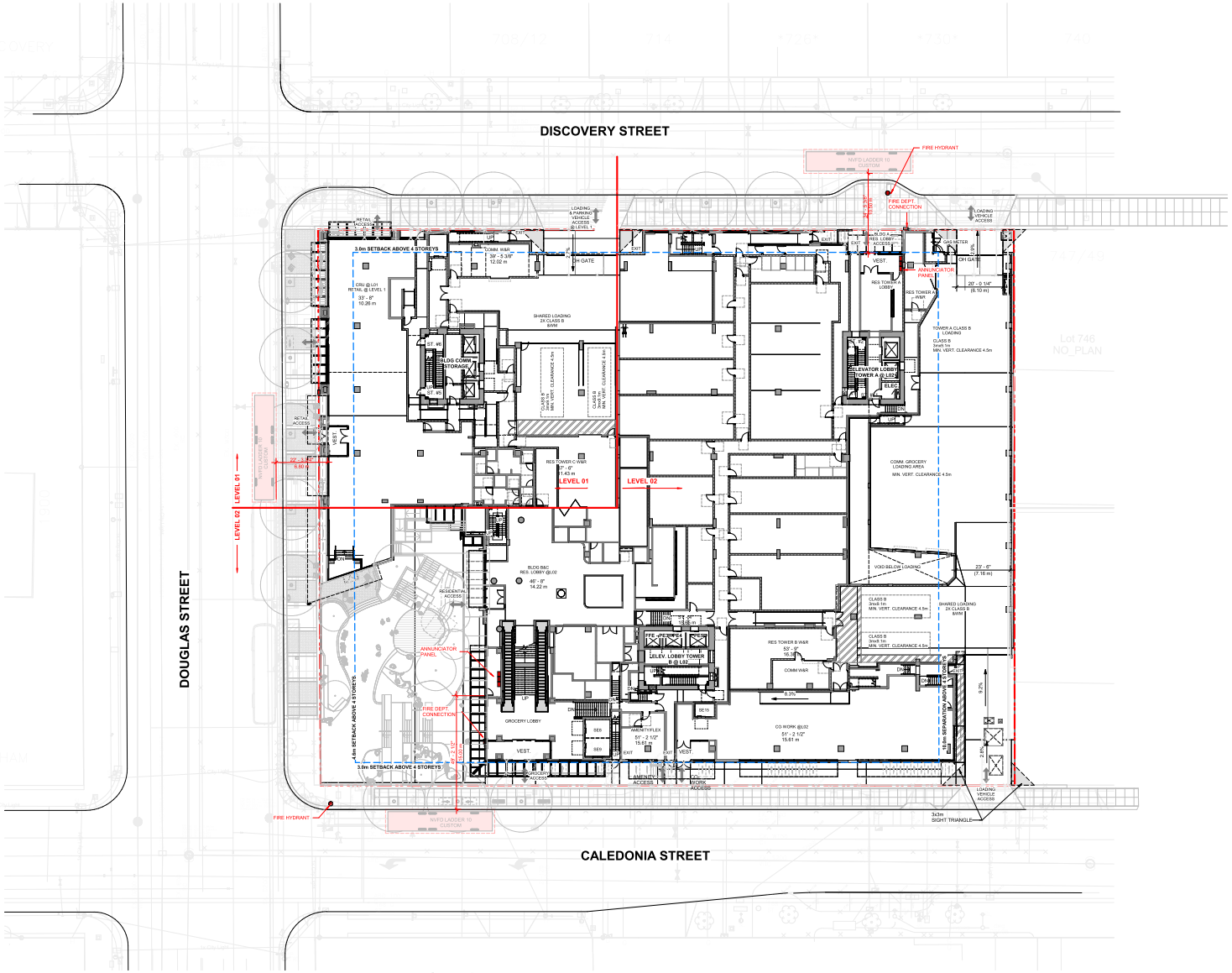
SITE PLAN PROPOSED

Scale 1/16" = 1'-0"

Project 221023

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Seal

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FIRE DEPT. ACCESS PLAN

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Street
Douglas St

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Project
FLOOR PLAN PARKING LEVEL P2

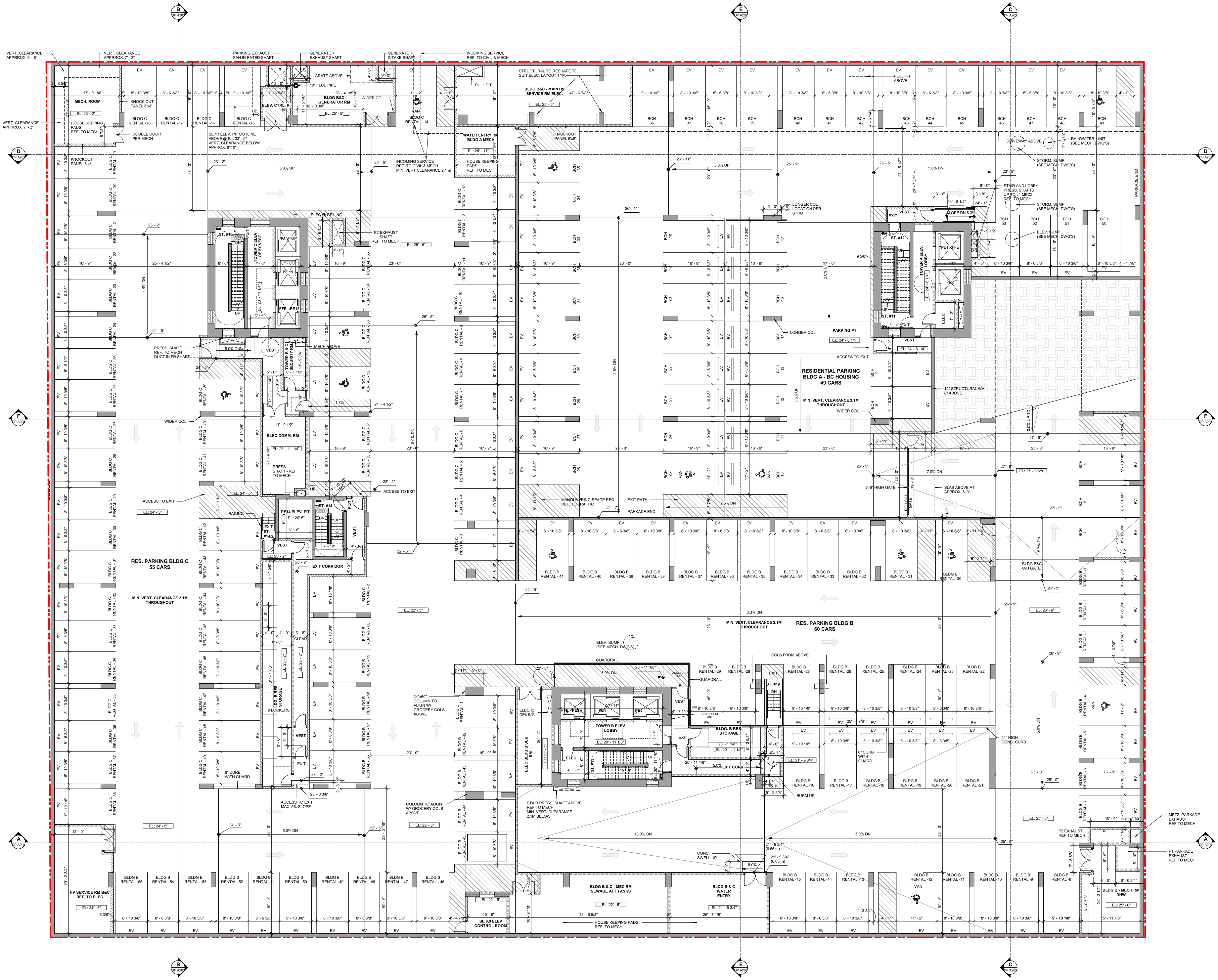
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CHARD

I	ISSUED FOR DDP	2026-02-24
H	ISSUED FOR DPV RESPONSE REVISION	2025-05-30
G	ISSUED FOR DPV RESPONSE	2025-03-12
F	ISSUED FOR DPV RESPONSE	2024-08-09
E	ISSUED FOR DPV RESPONSE	2024-05-07
D	ISSUED FOR DP VARIANCE	2023-12-20
C	ISSUED FOR DP RESPONSE	2022-12-09
B	ISSUED FOR DP RESPONSE	2022-06-13
A	ISSUED FOR REZONING & DP	2022-03-30

Revisions YYYY-MM-DD

Seal

Douglas St

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Project

FLOOR PLAN PARKING LEVEL P1

Drawing

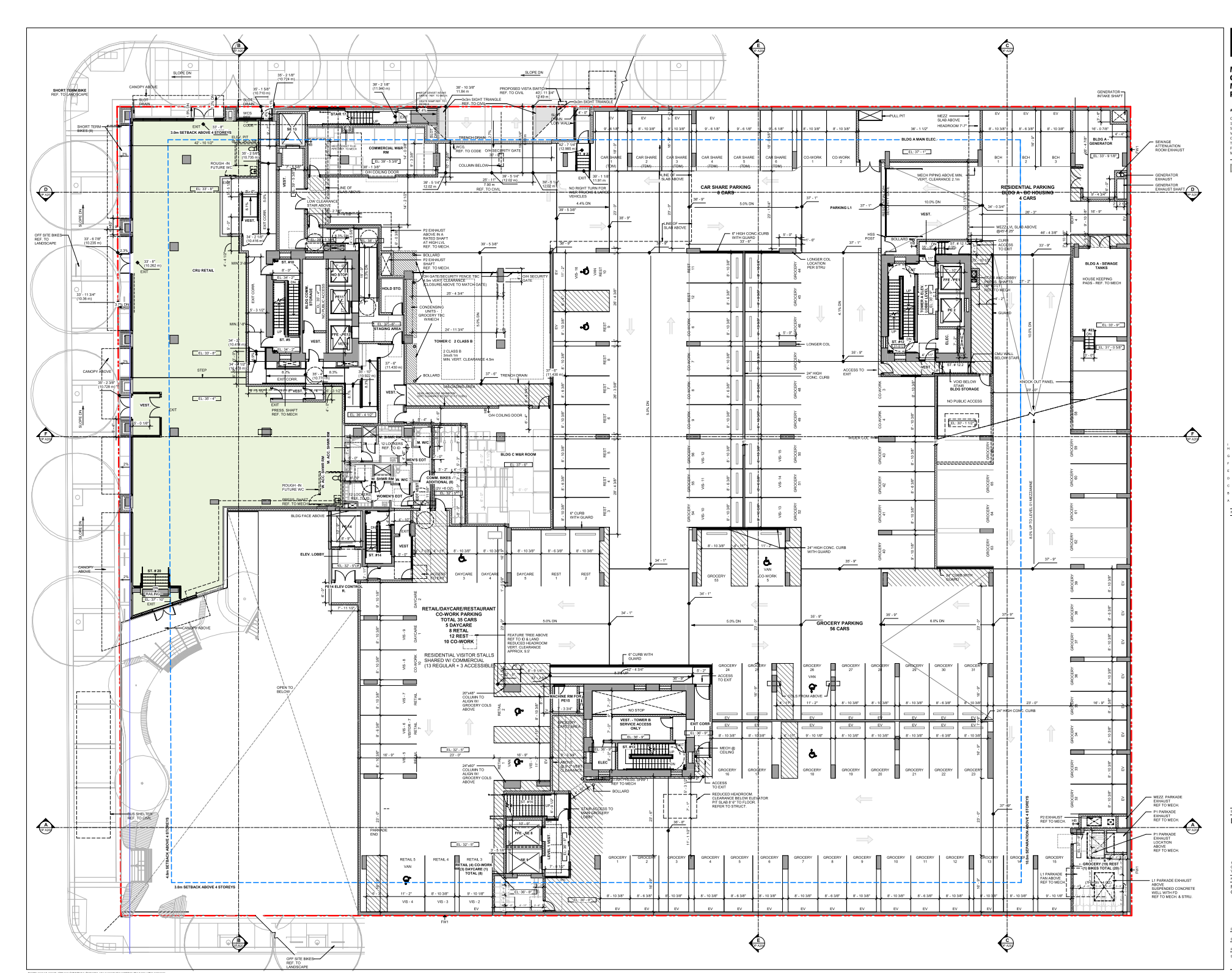
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Project 221023

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B	ISSUED FOR DP RESPONSE	2022-06-13
A	ISSUED FOR REZONING 6.5#	2022-03-30

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FLOOR PLAN LOWER GROUND

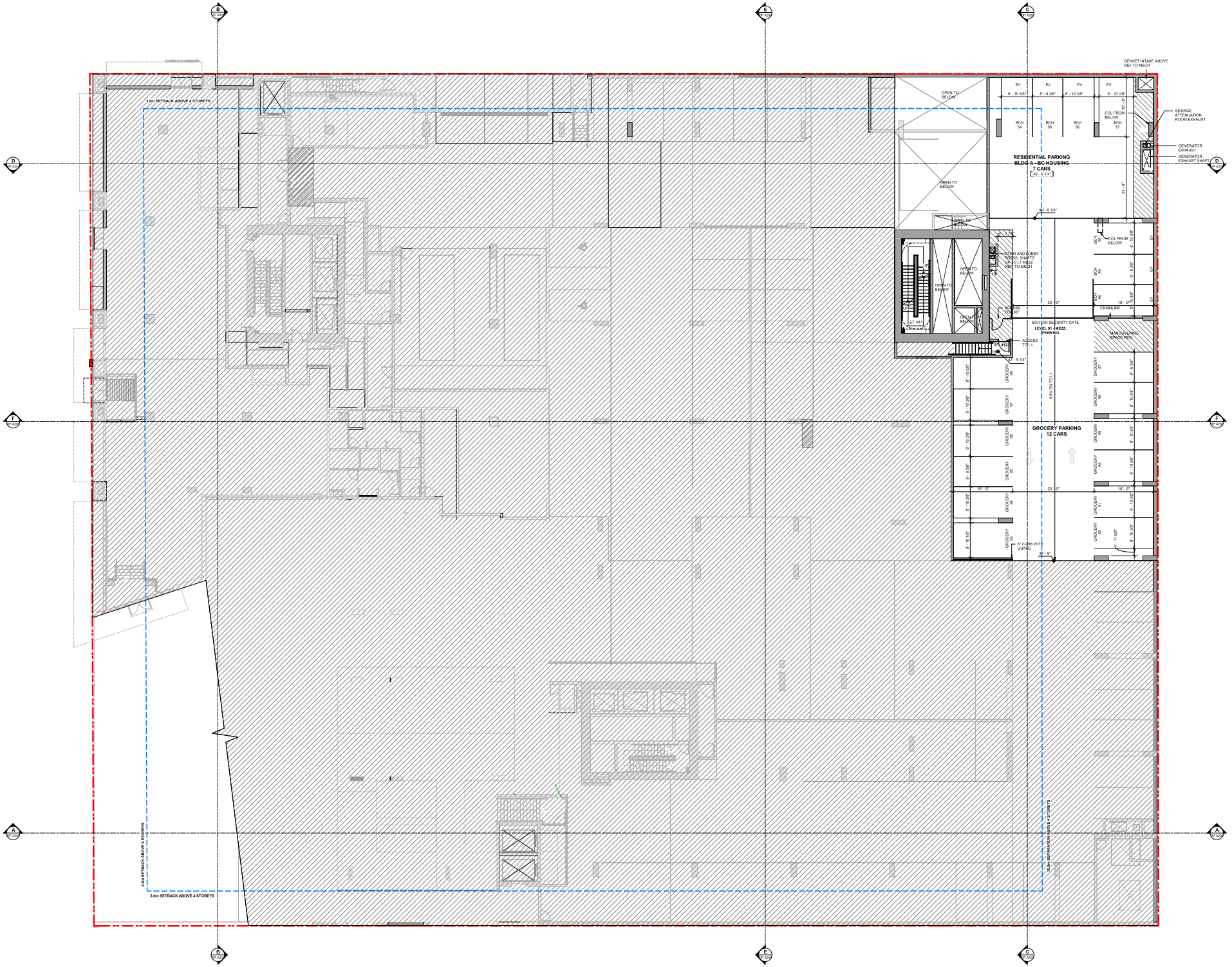
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A	ISSUED FOR REZONING & DP	2022-03-30

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FLOOR PLAN LOWER GROUND MEZZ

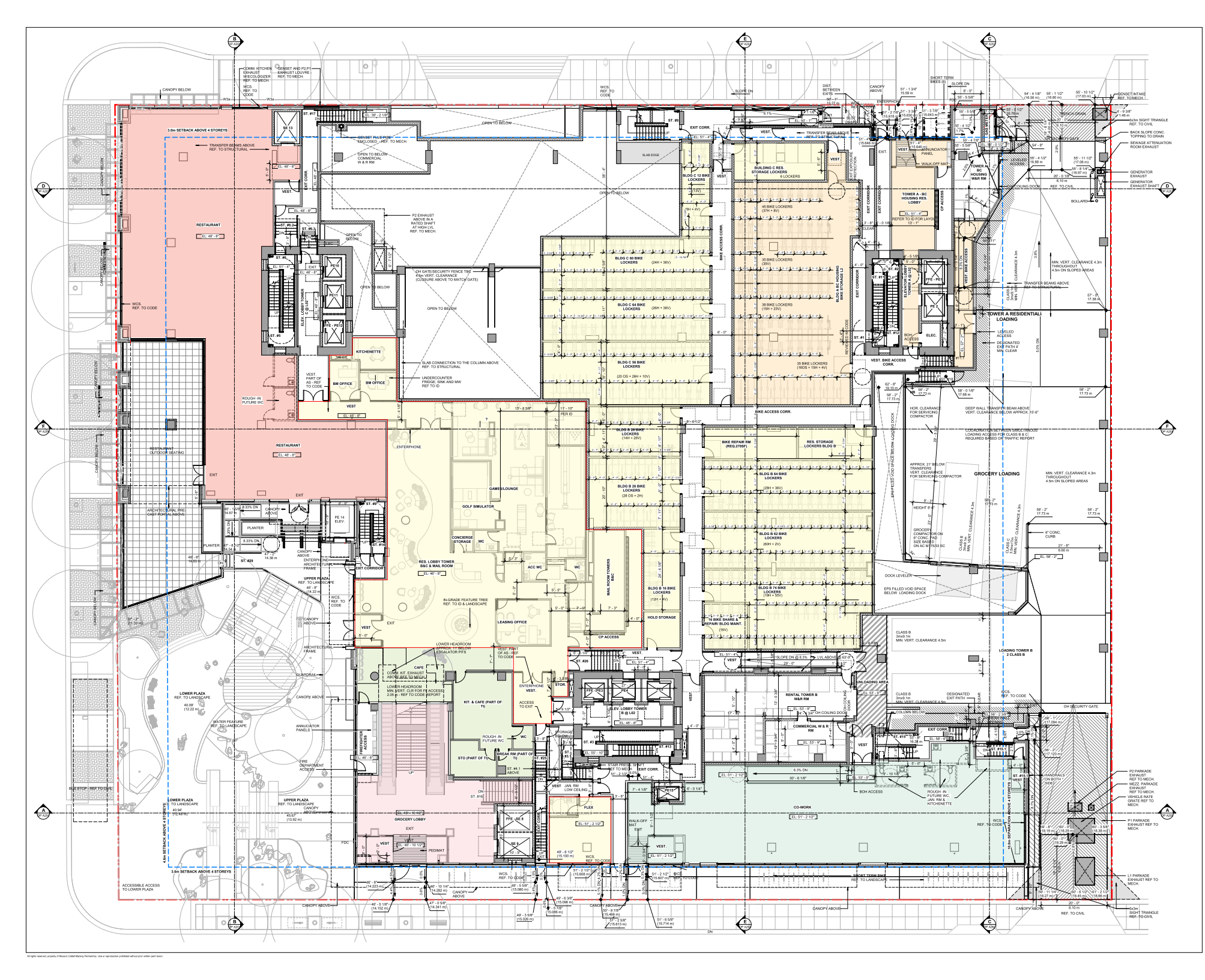
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FLOOR PLAN UPPER GROUND

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Revisions YYYY-MM-DD

Seal

Douglas St

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Project

FLOOR PLAN GROCERY/DAYCARE LEVEL

Drawing

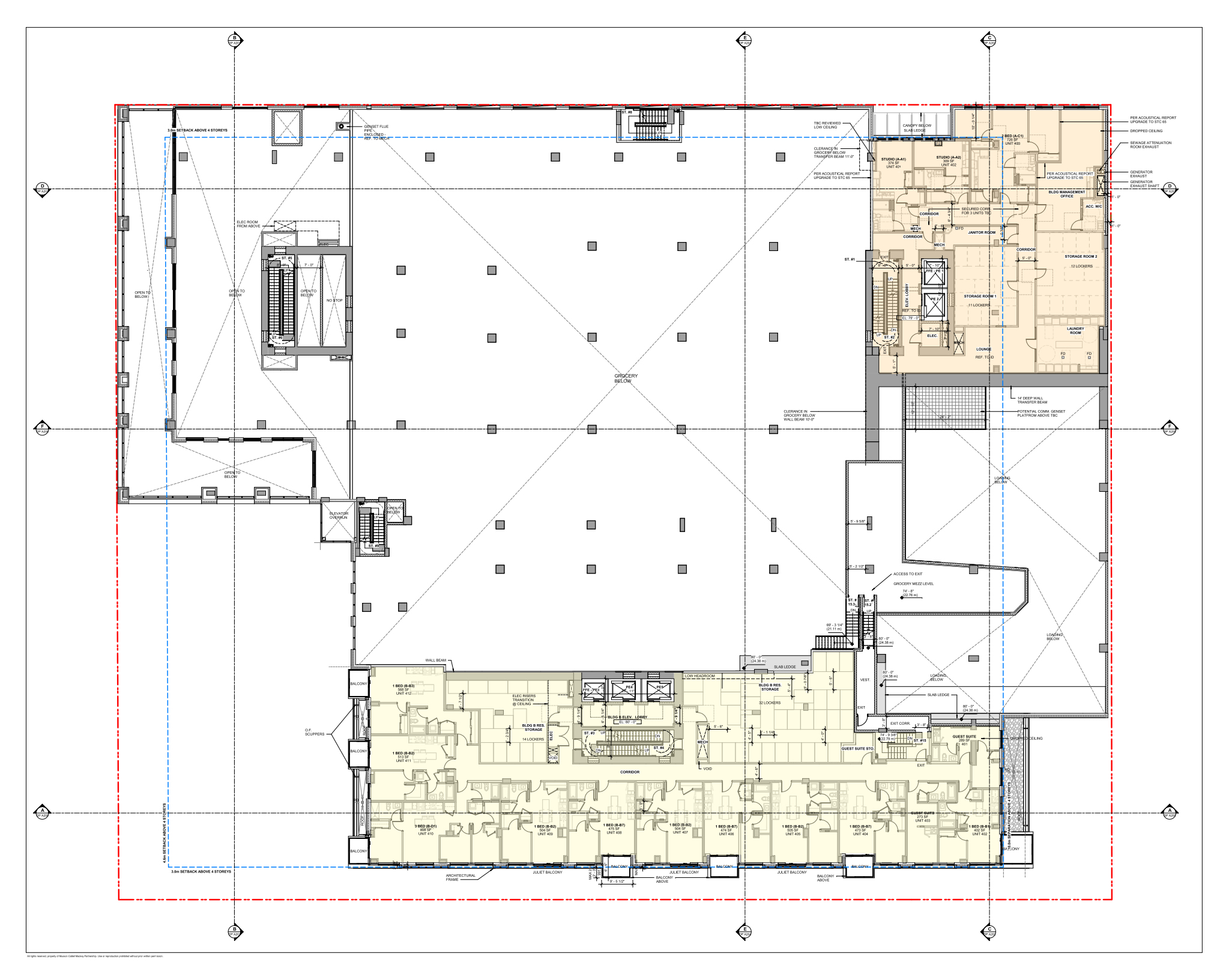
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Street
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Project
FLOOR PLAN RESIDENTIAL PODIUM LEVEL (BLDG A - MEZZ.)

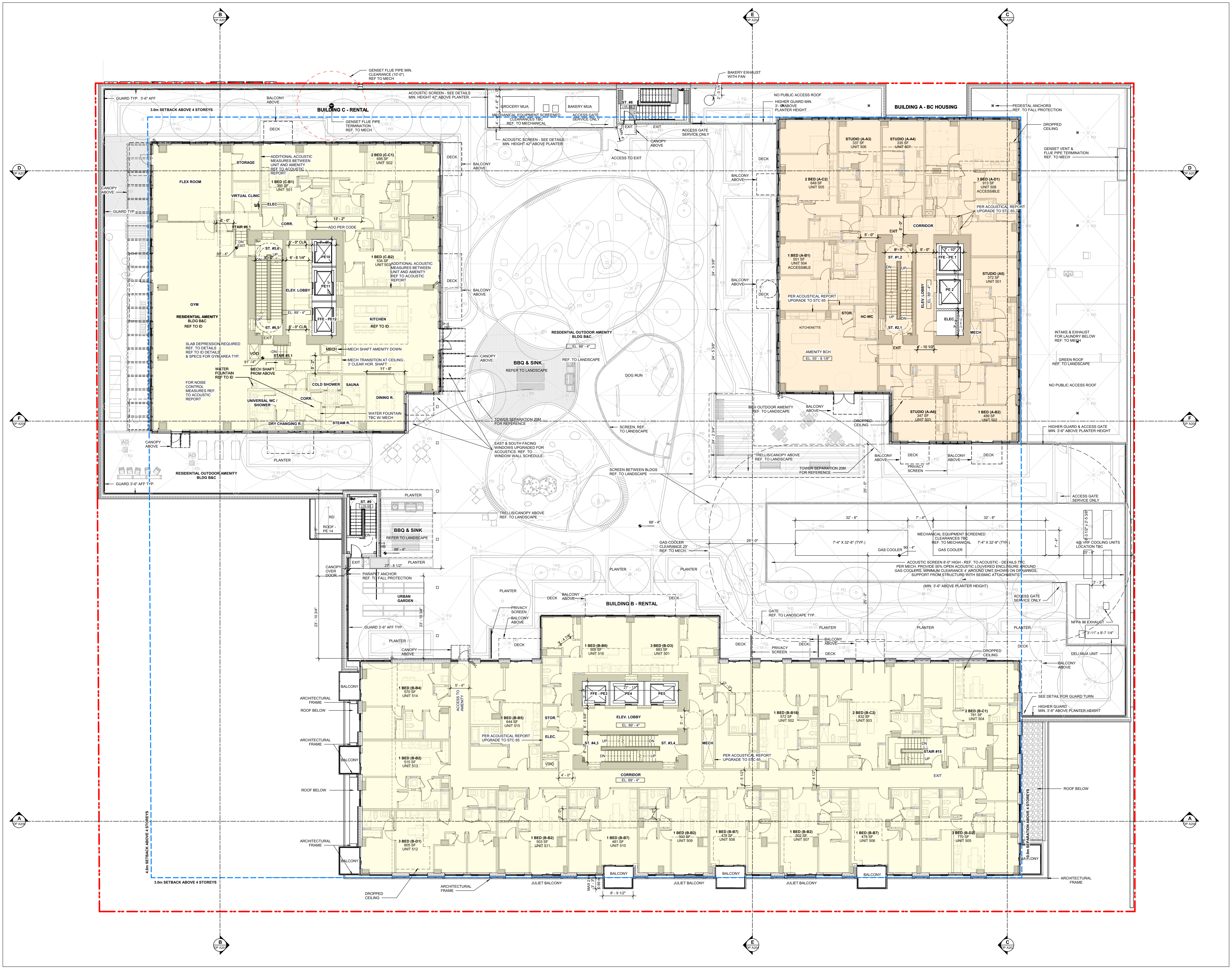
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Revisions		YYYY-MM-DD

Seal

Douglas St

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Project

FLOOR PLAN RESIDENTIAL PODIUM LEVEL (AMENITY)

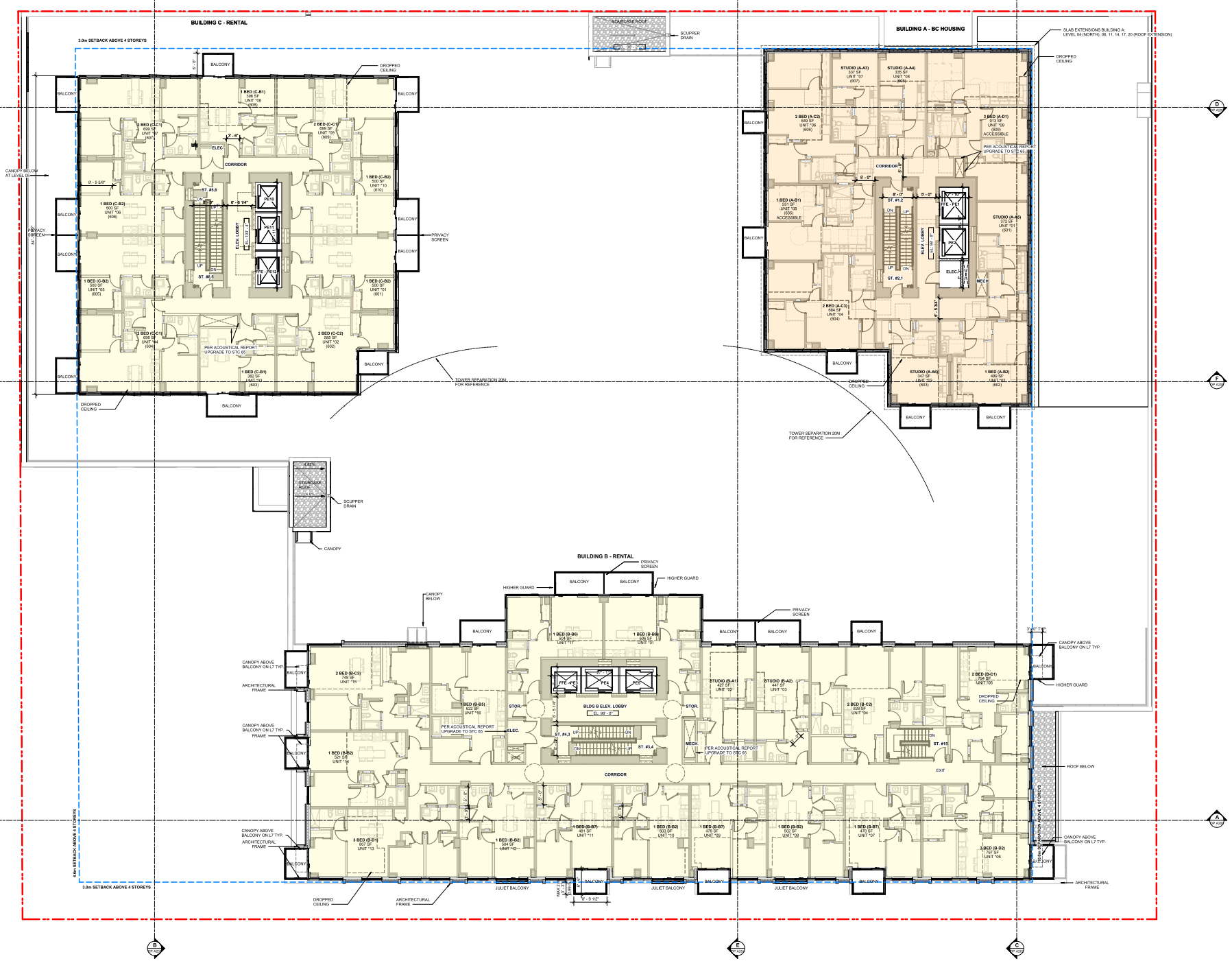
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FLOOR PLAN RESIDENTIAL (BLDG A - L06-15, BLDG B - L06-07, BLD C - L06-19)

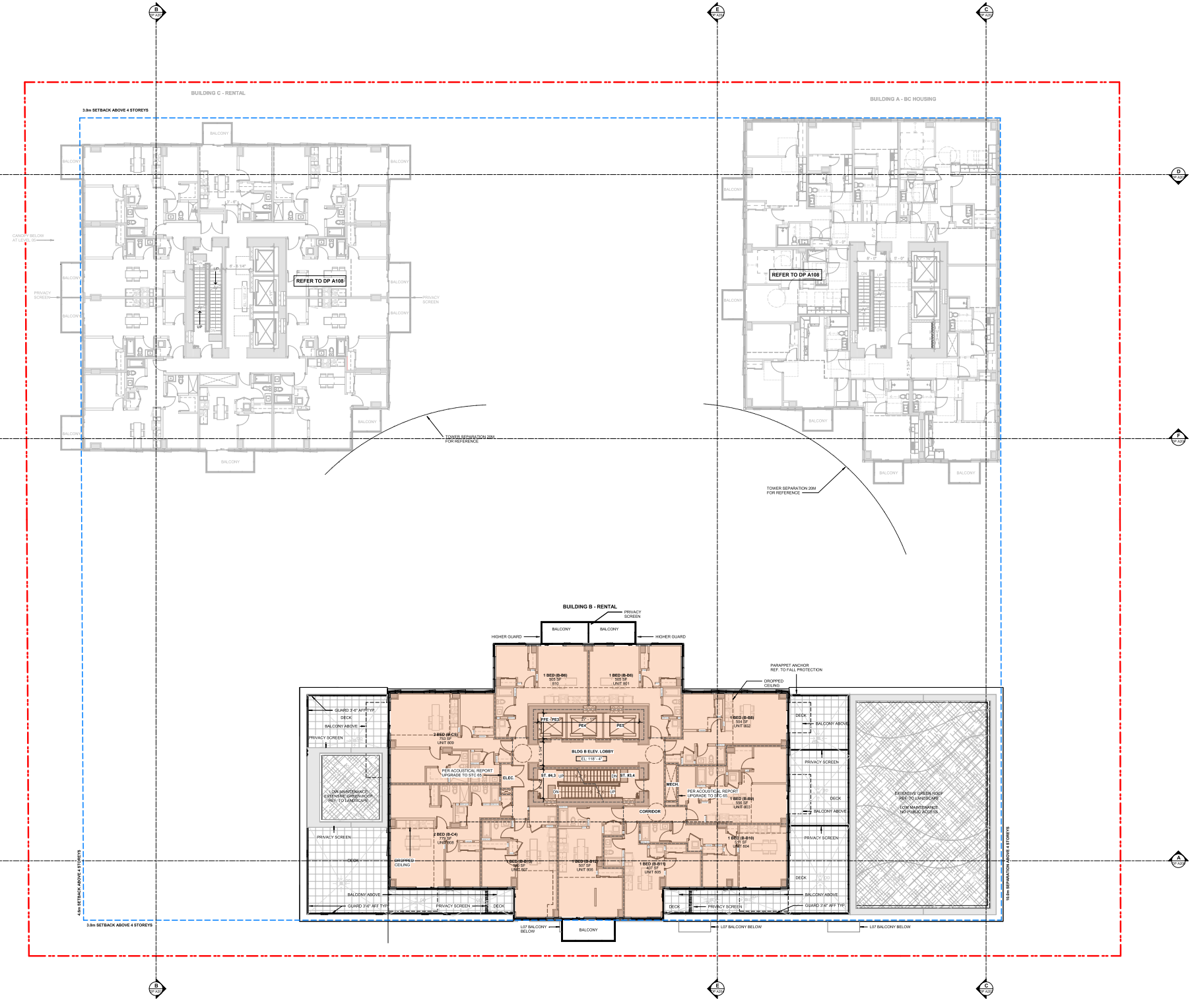
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Revisions		YYYY-MM-DD

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FLOOR PLAN RESIDENTIAL (BLDG B - L08)

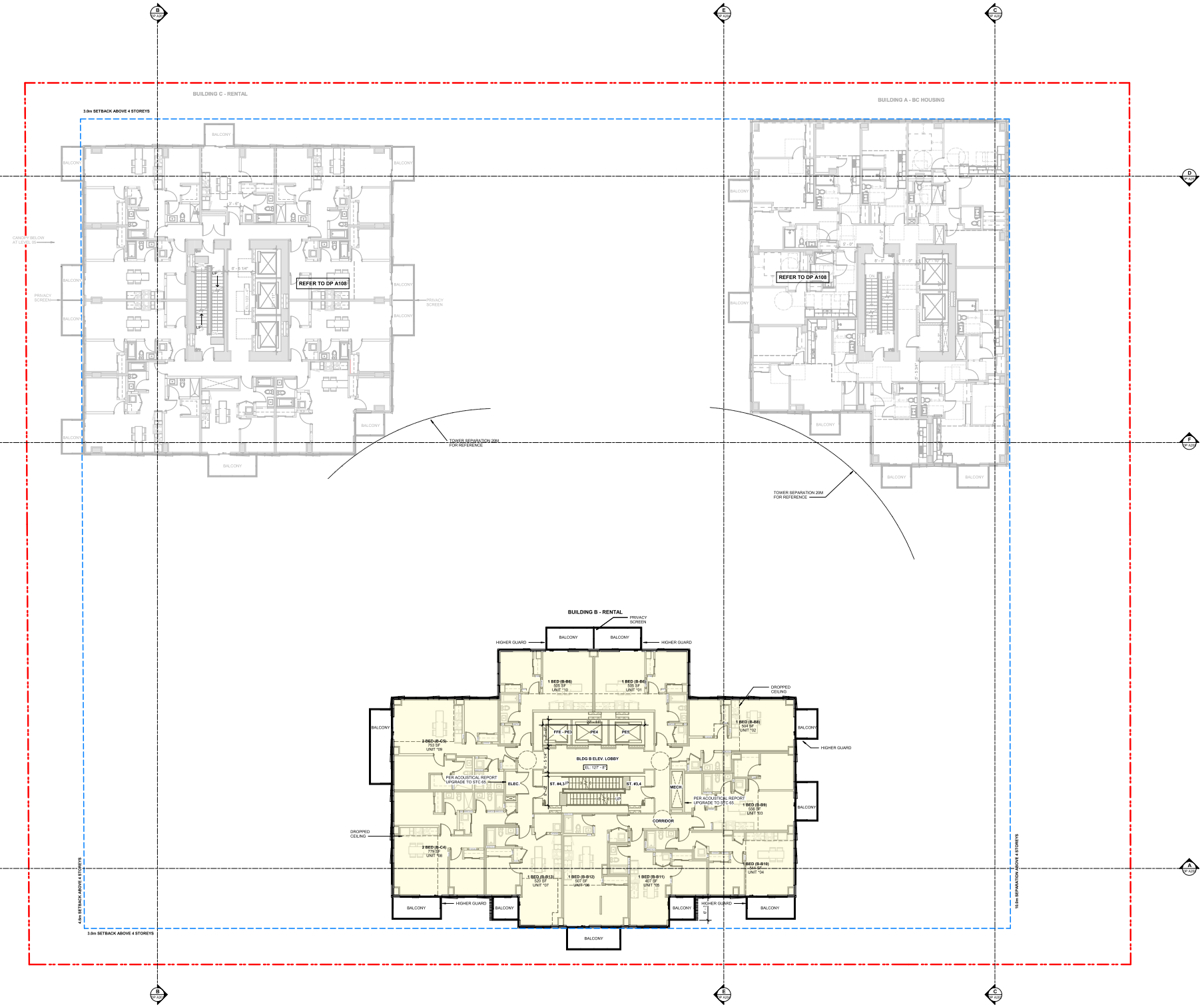
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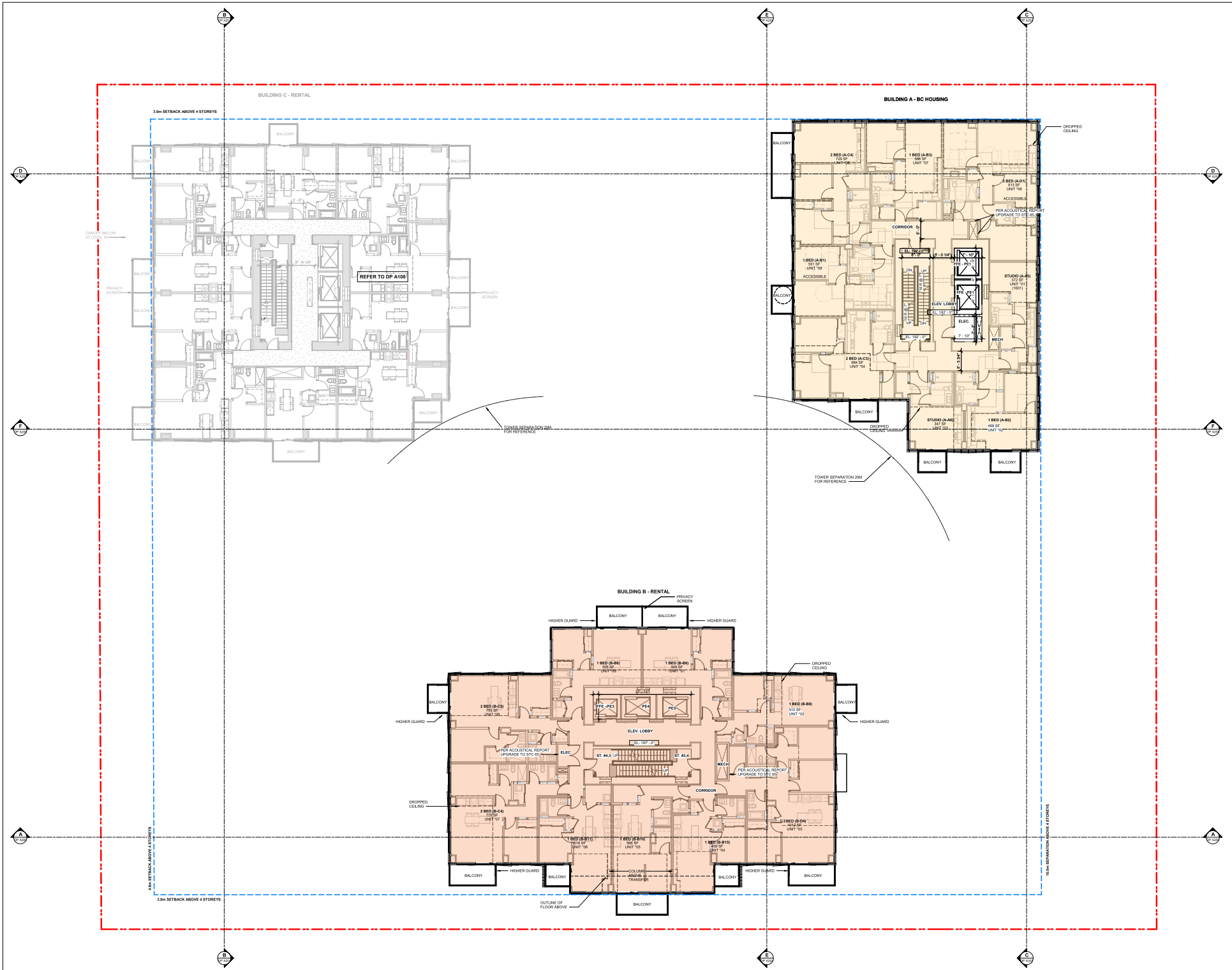
FLOOR PLAN RESIDENTIAL (BLDG B - L09-15)

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Revisions		YYYY-MM-DD

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Project
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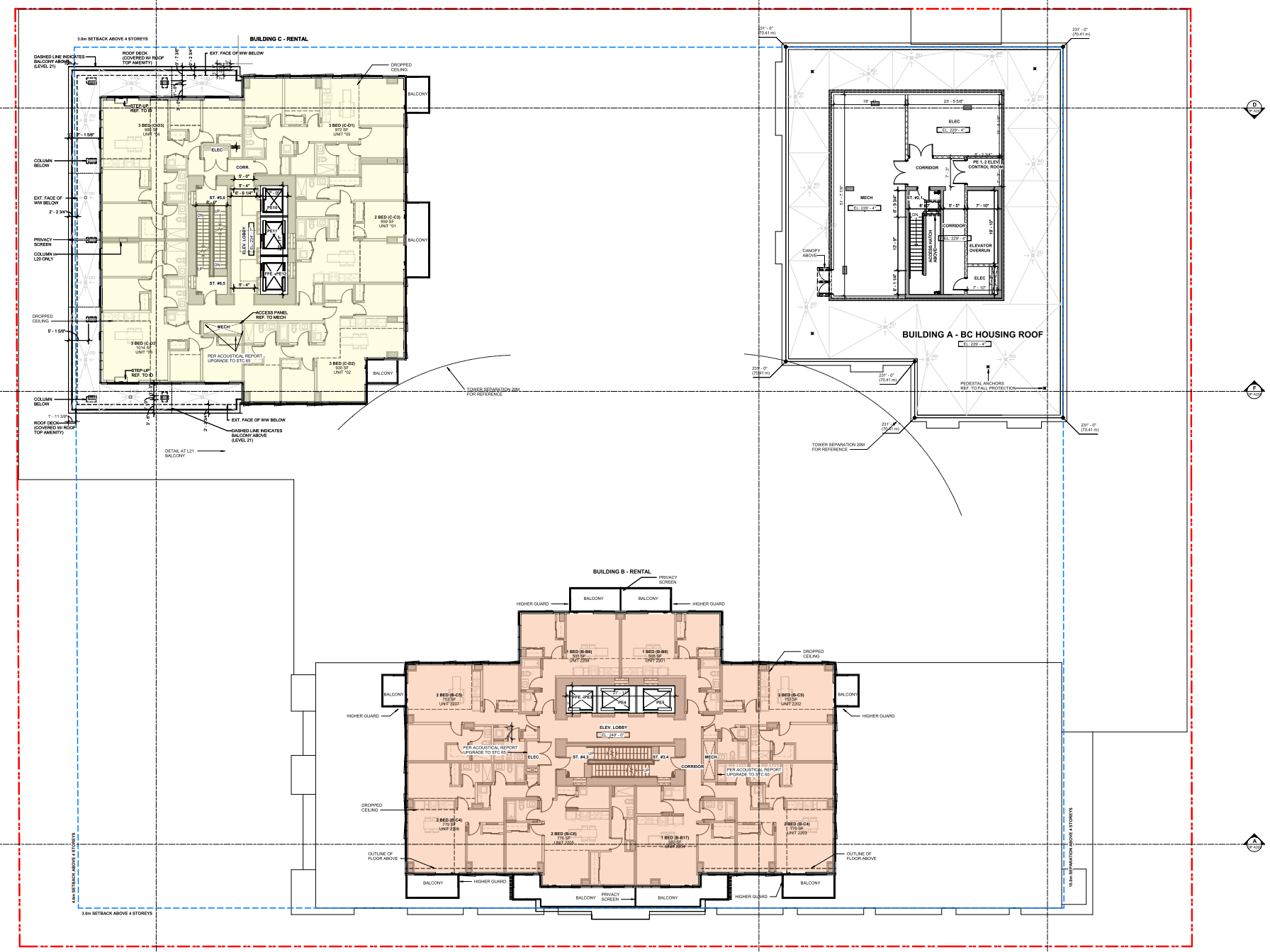
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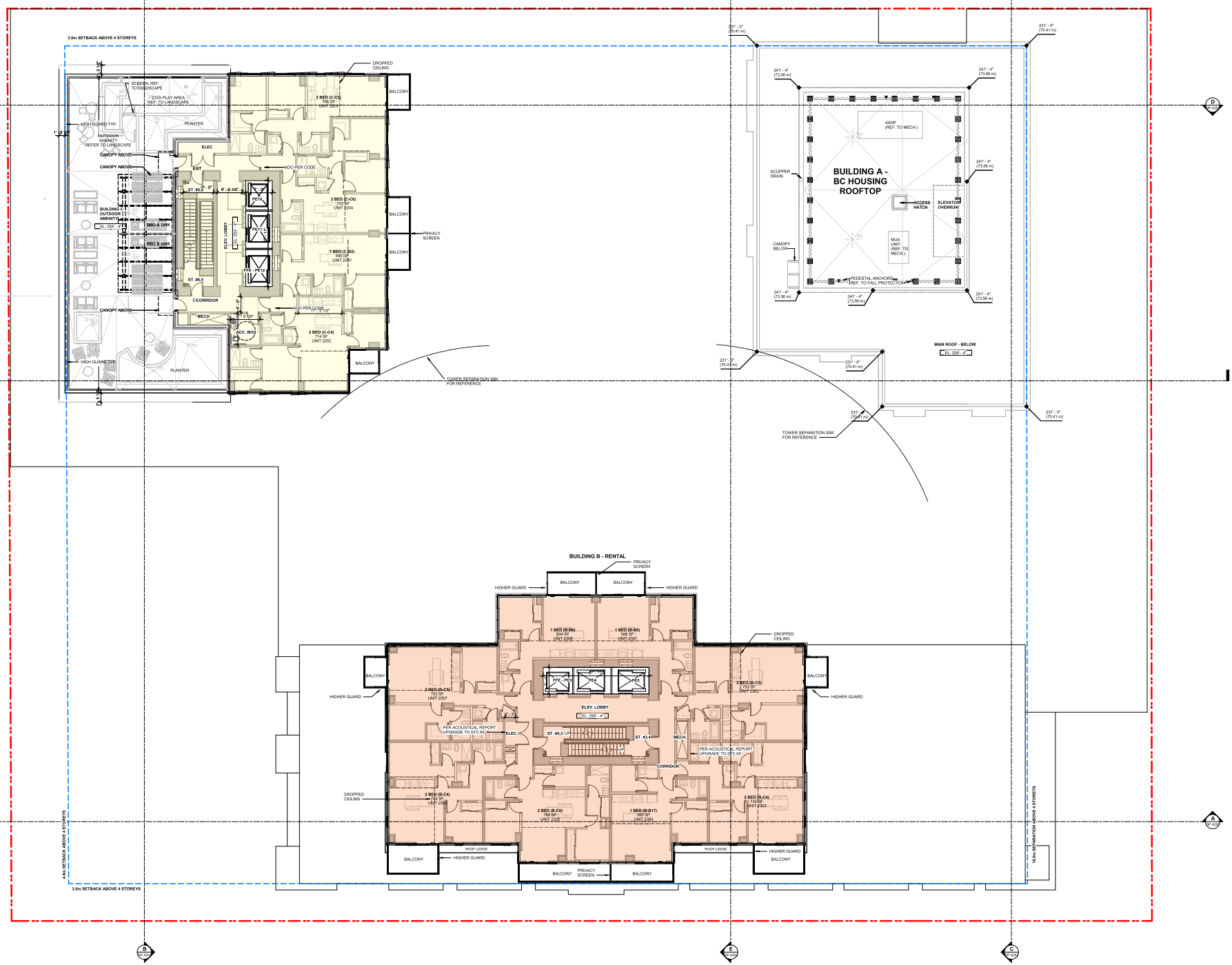
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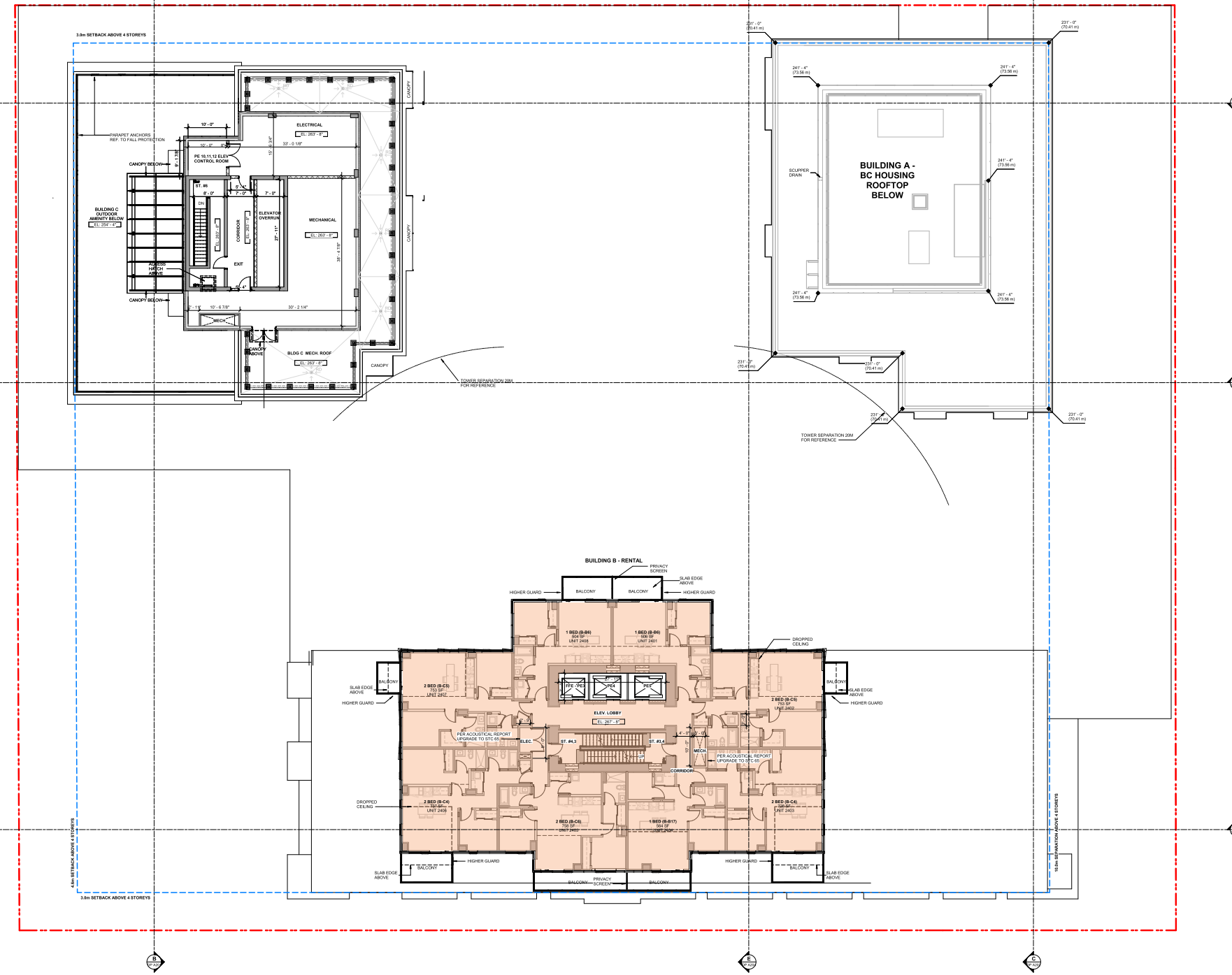
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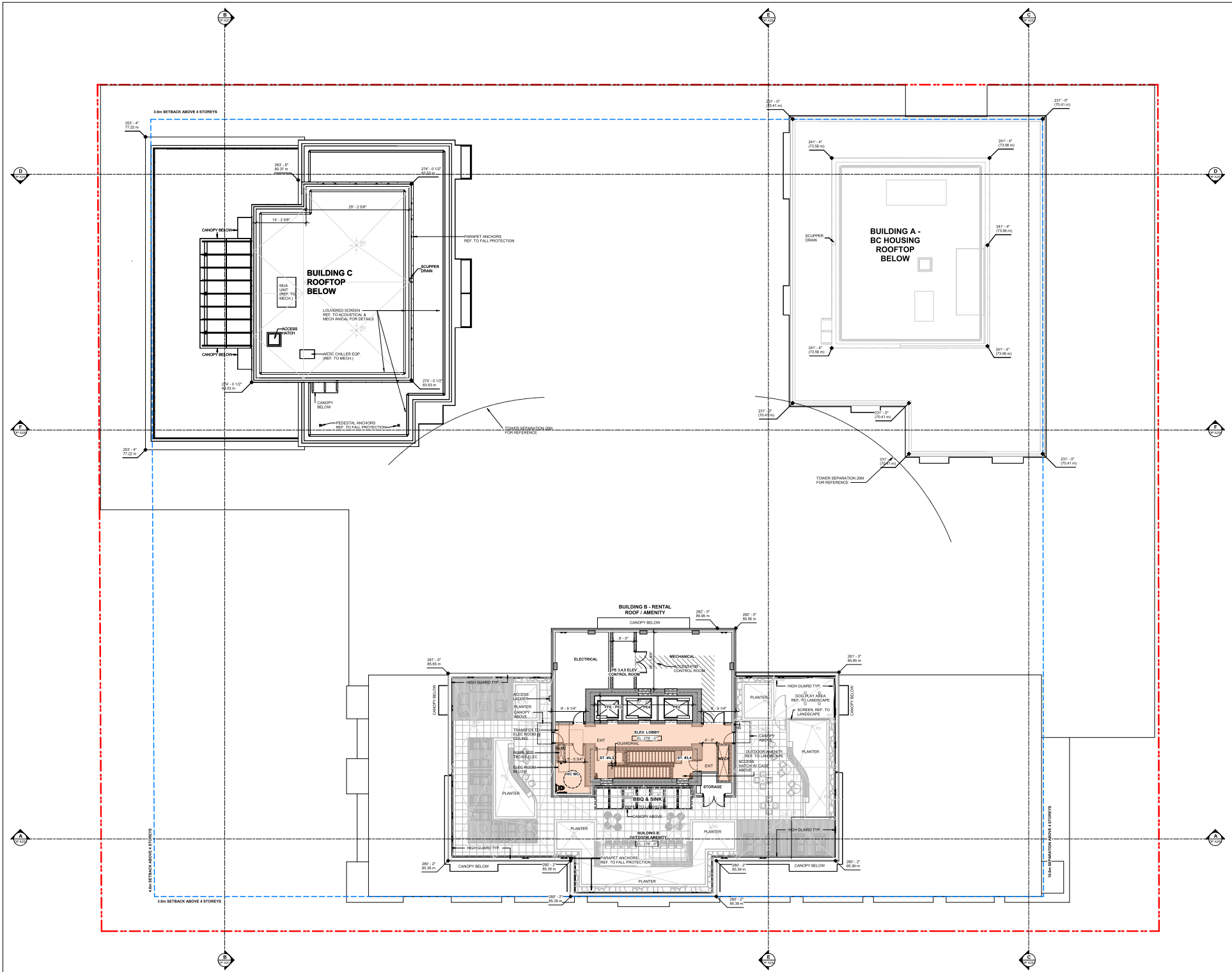
FLOOR PLAN RESIDENTIAL (BLDG B - L24)

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Revisions YYYY-MM-DD

Street
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Project
FLOOR PLAN RESIDENTIAL (BLDG B - AMENITY ROOF)

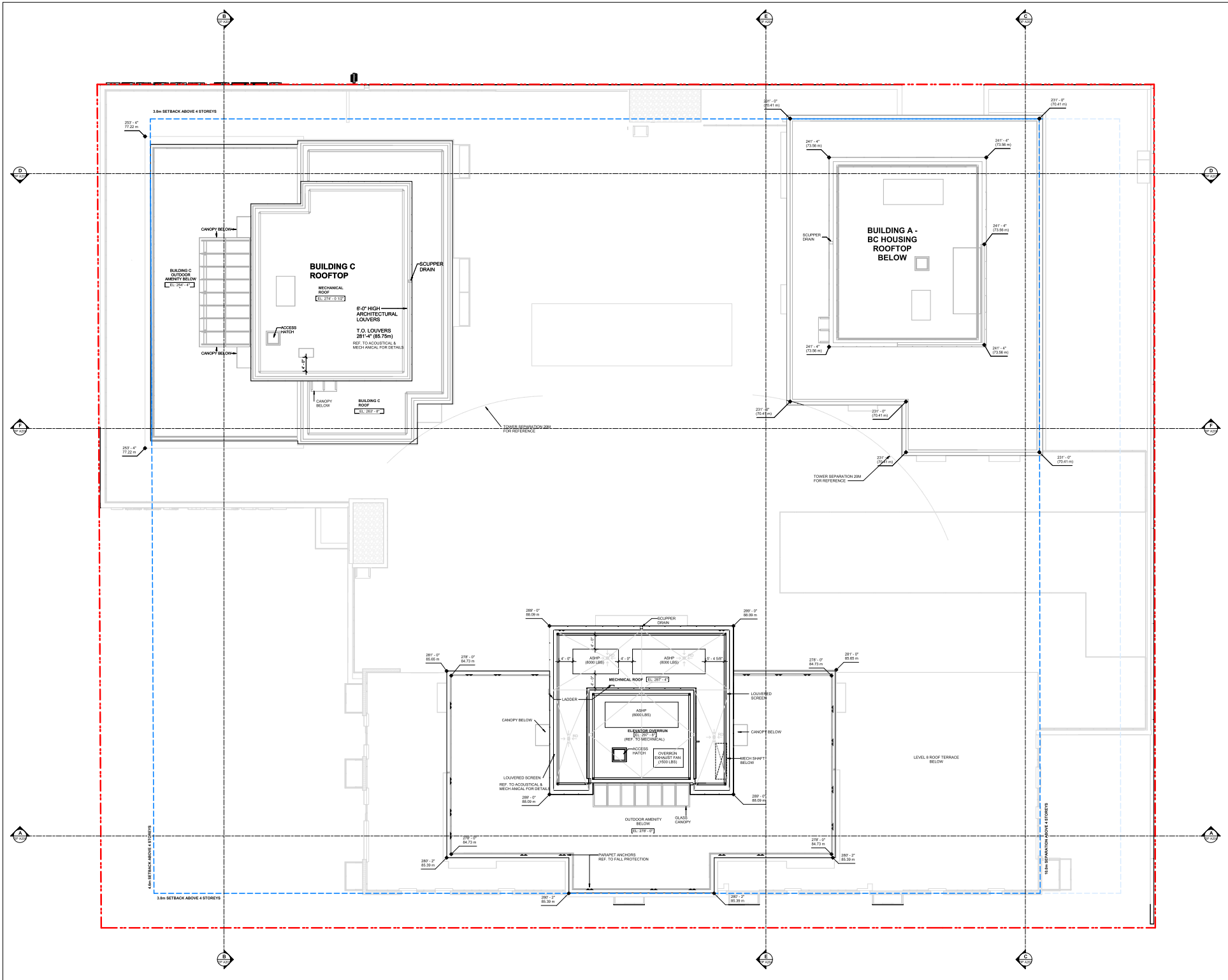
Drawing

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PROJECT NORTH | TRUE NORTH

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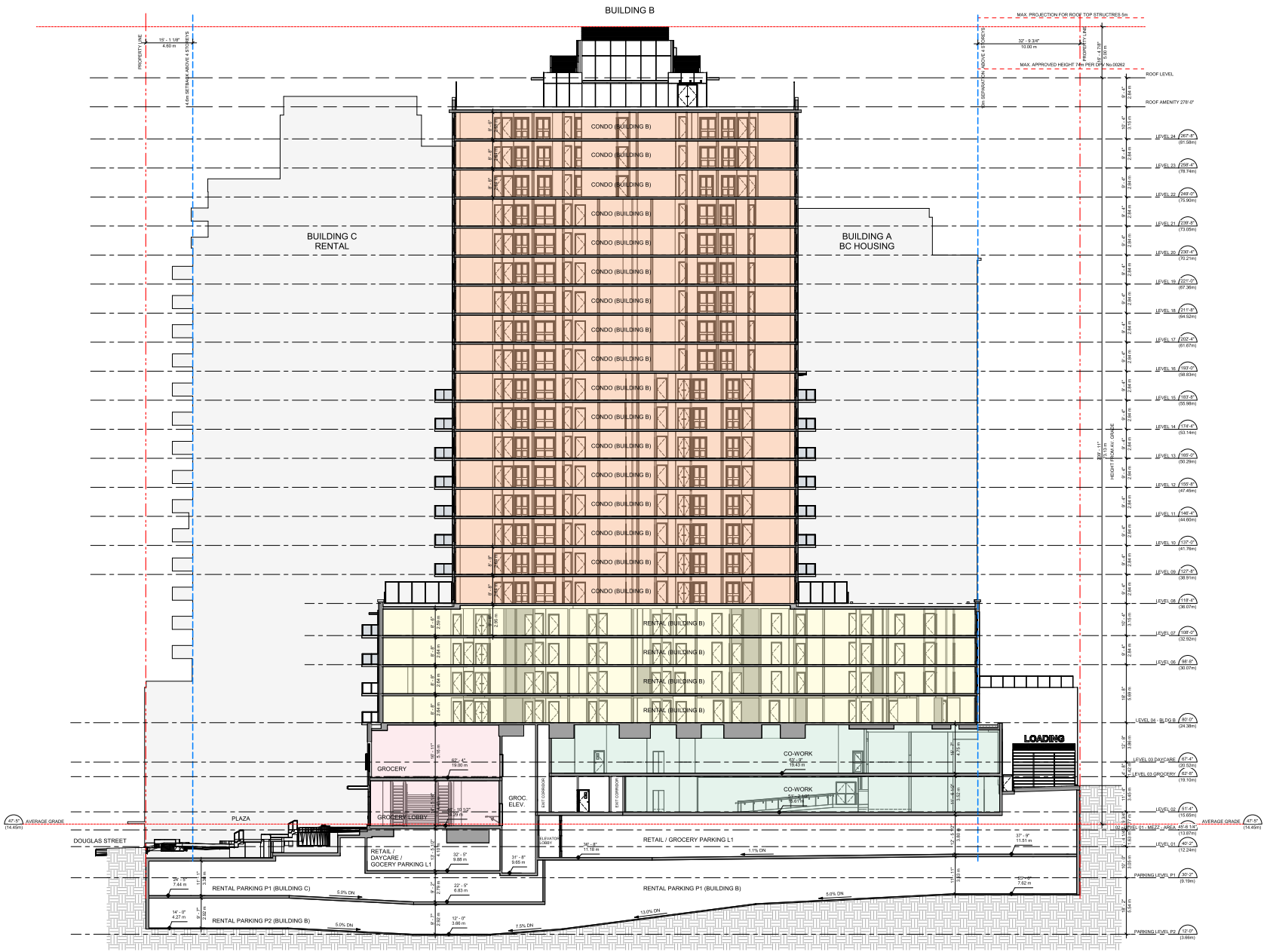
FLOOR PLAN ROOFTOPS

Scale 1/8" = 1'-0"

Project 221023

Sheet **DP A116**

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I	ISSUED FOR DDP	2026-02-24
H	ISSUED FOR DPV RESPONSE REVISION	2025-05-30
G	ISSUED FOR DPV RESPONSE	2025-03-12
F	ISSUED FOR DPV RESPONSE	2024-08-09
E	ISSUED FOR DPV RESPONSE	2024-05-07
D	ISSUED FOR DP VARIANCE	2023-12-20
C	ISSUED FOR DP RESPONSE	2022-12-09
B	ISSUED FOR DP RESPONSE	2022-06-13
A	ISSUED FOR REZONING & DP	2022-03-30

Revisions YYYY-MM-DD

Douglas St

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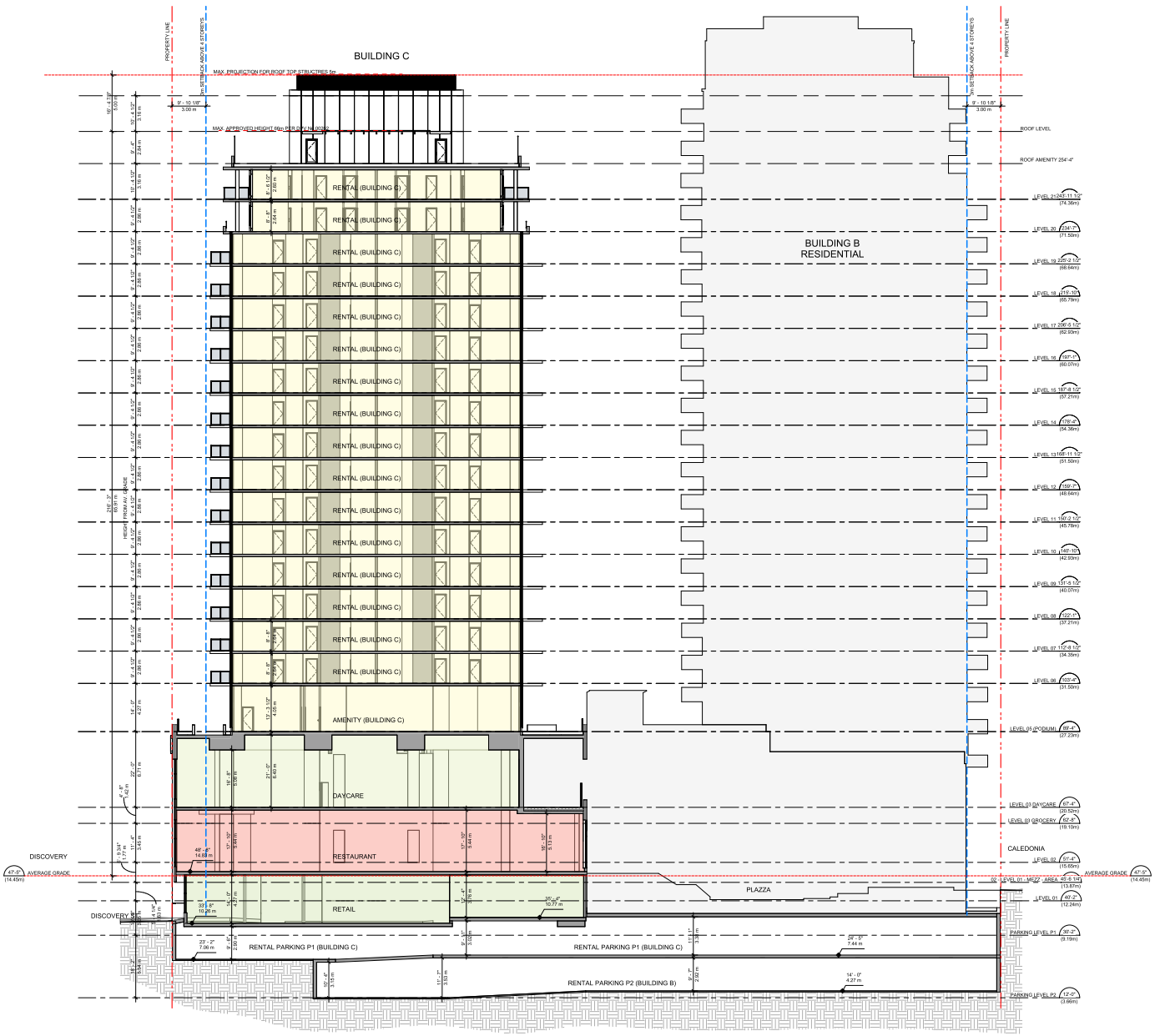
BUILDING SECTION A

3/32" = 1'-0"

221023

DP A200

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A	ISSUED FOR REZONING & DP	2022-03-30

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Street
Douglas St

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Project
BUILDING SECTION B

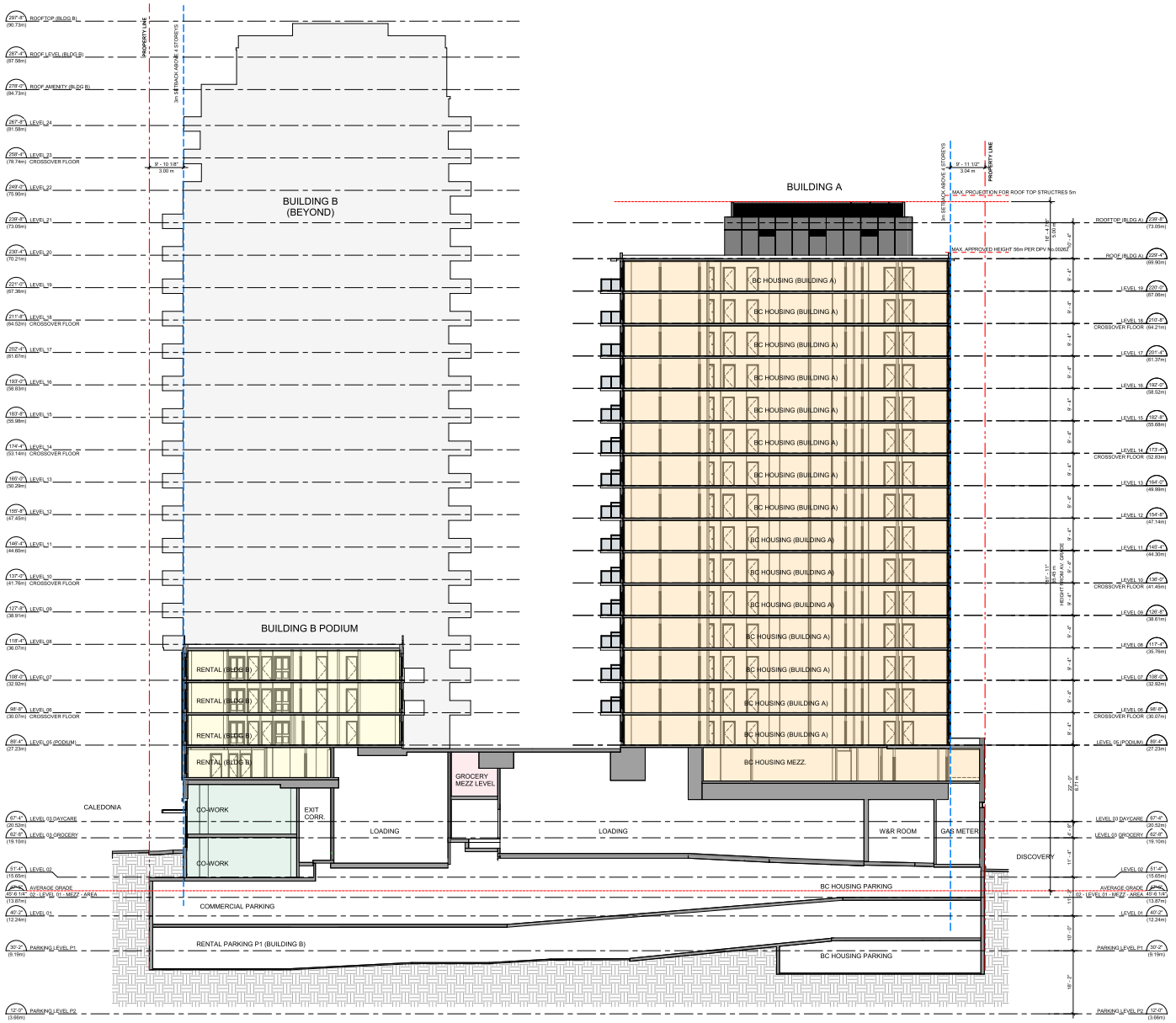
Drawing

Scale 3/32" = 1'-0"

Project 221023

Sheet
DP A201

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

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B	ISSUED FOR DP RESPONSE	2022-06-13
A	ISSUED FOR REZONING & DP	2022-03-30

Revisions YYYY-MM-DD

Street
Douglas St

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Project
BUILDING SECTION C

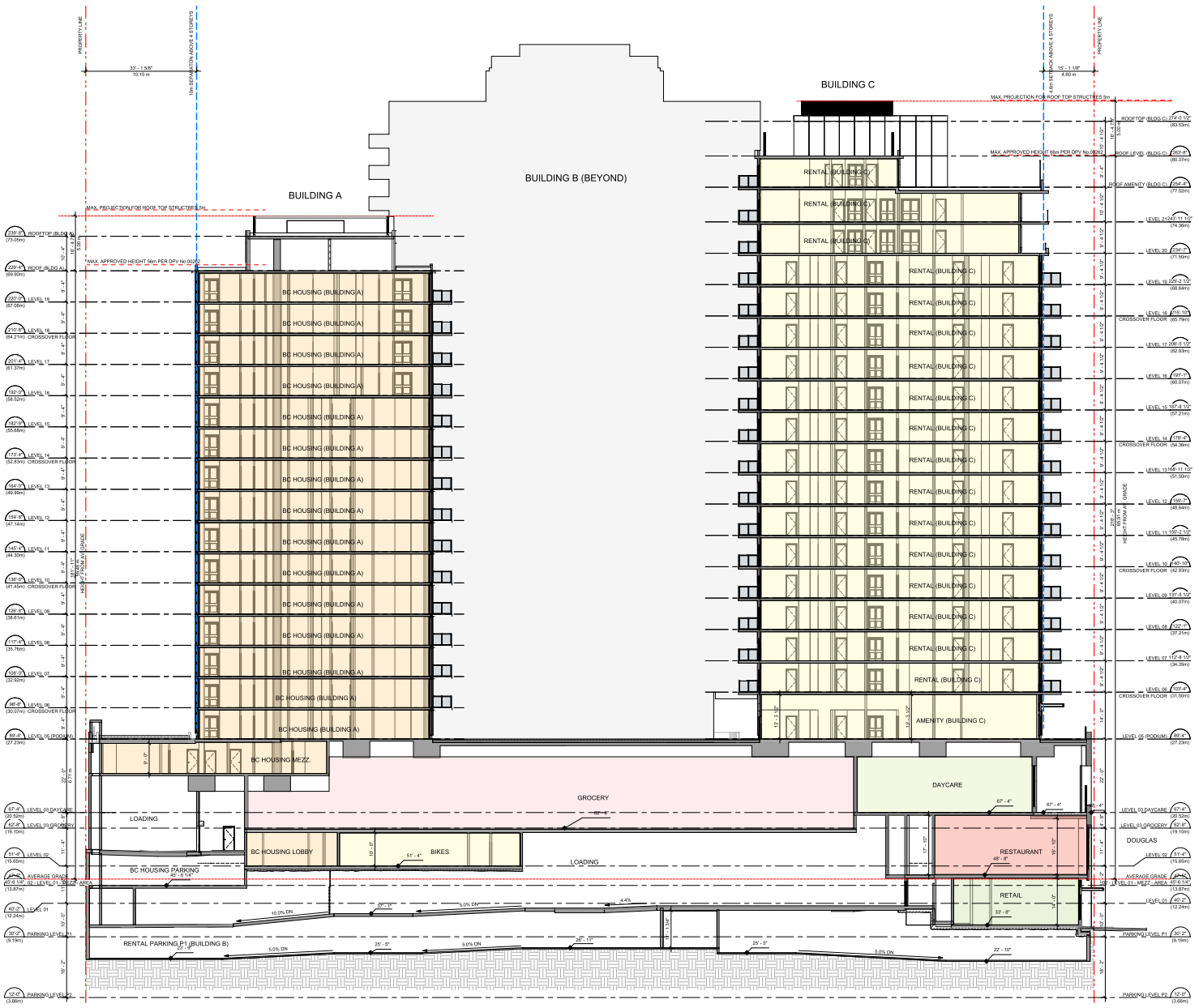
Drawing

Scale 3/32" = 1'-0"

Project 221823

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DP A202

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A	ISSUED FOR REZONING & DP	2022-03-30

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Street
Douglas St

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Project
BUILDING SECTION D

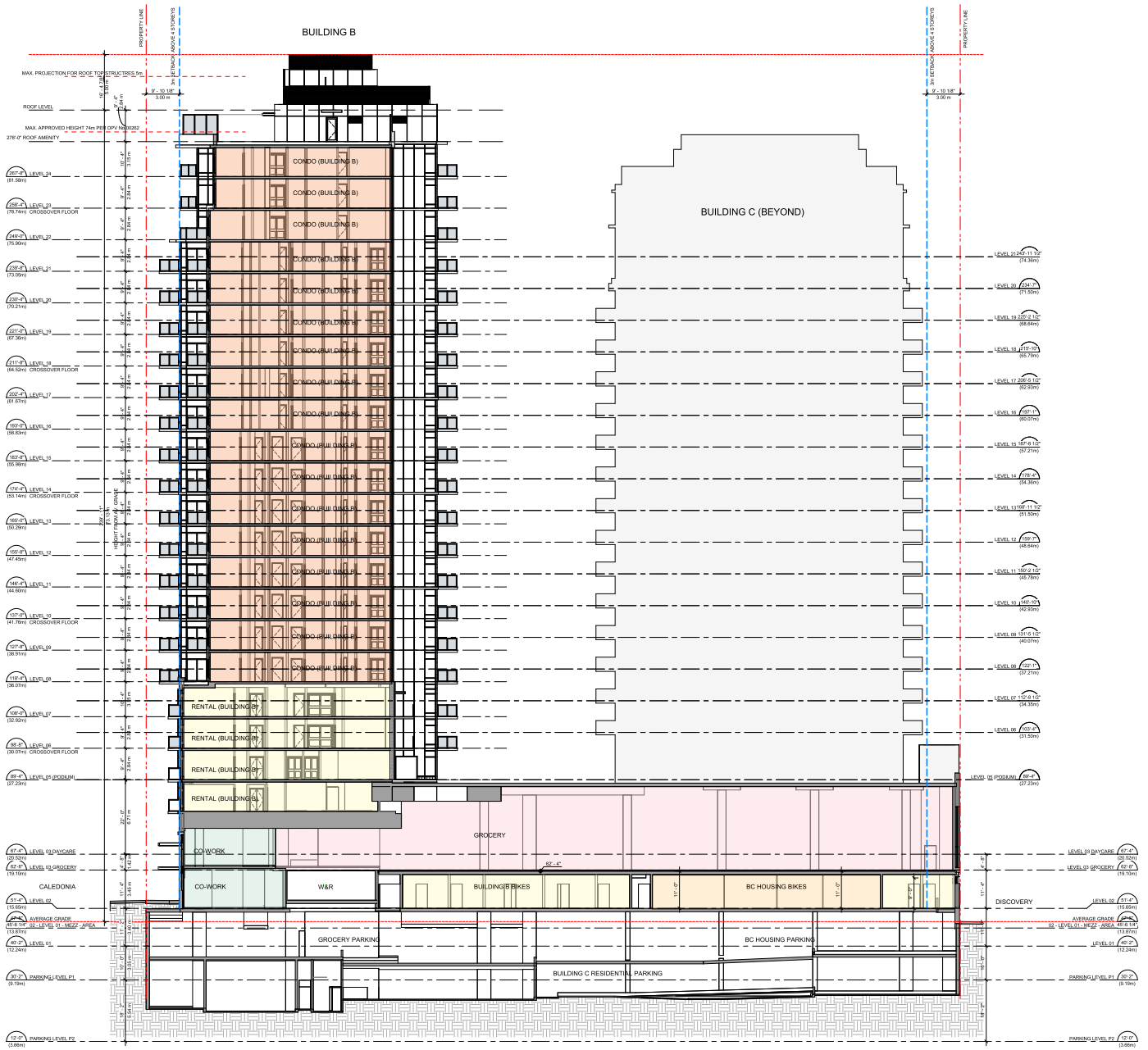
Drawing

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E DP BUILDING SECTION E
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A	ISSUED FOR REZONING & DP	2022-03-30

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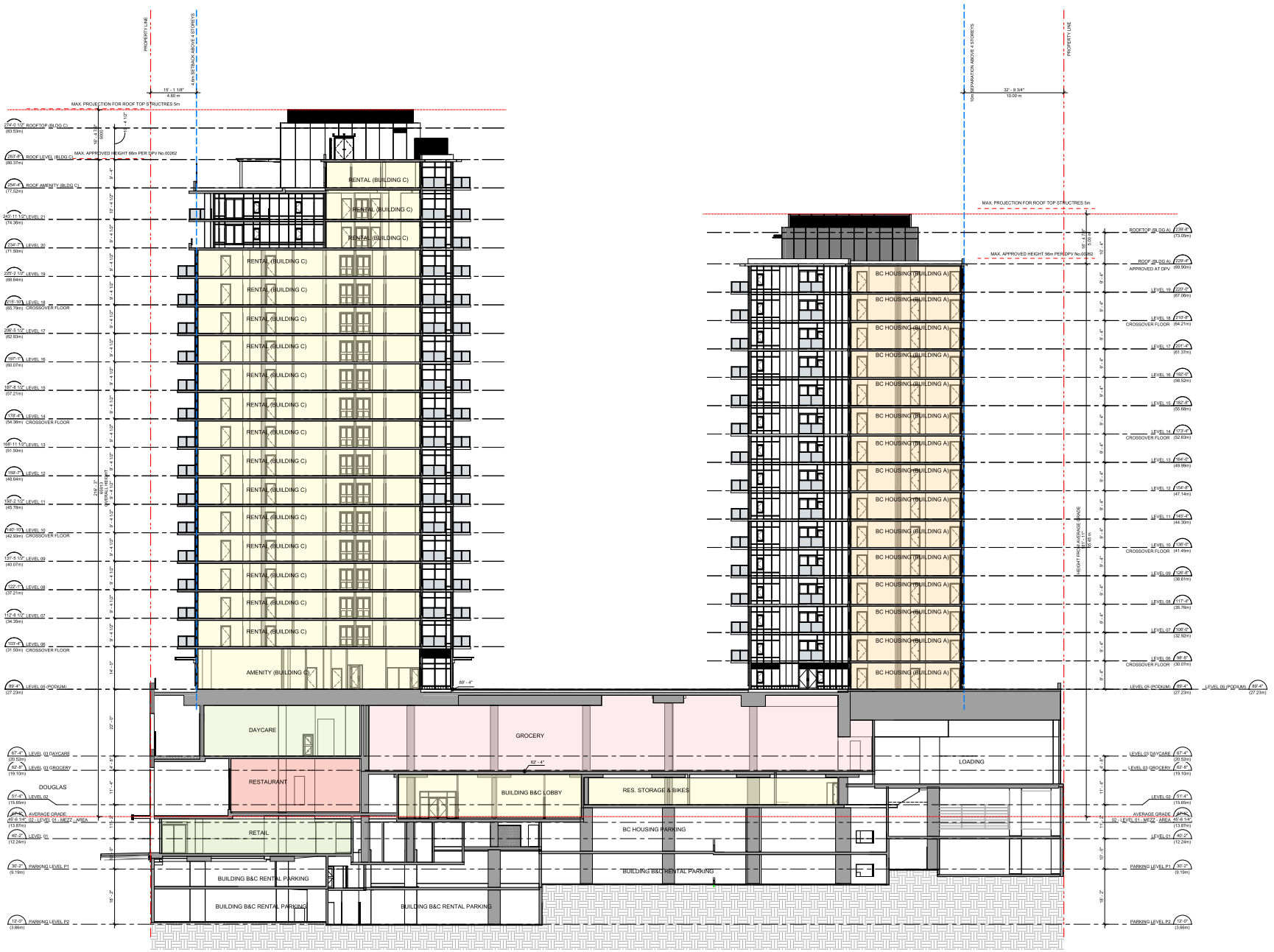
BUILDING SECTION E

Scale 3/32" = 1'-0"

Project 221023

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F DP BUILDING SECTION F
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PROJECT NORTH / TRUE NORTH

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A	ISSUED FOR REZONING & DP	2022-03-30
Revisions		YYYY-MM-DD

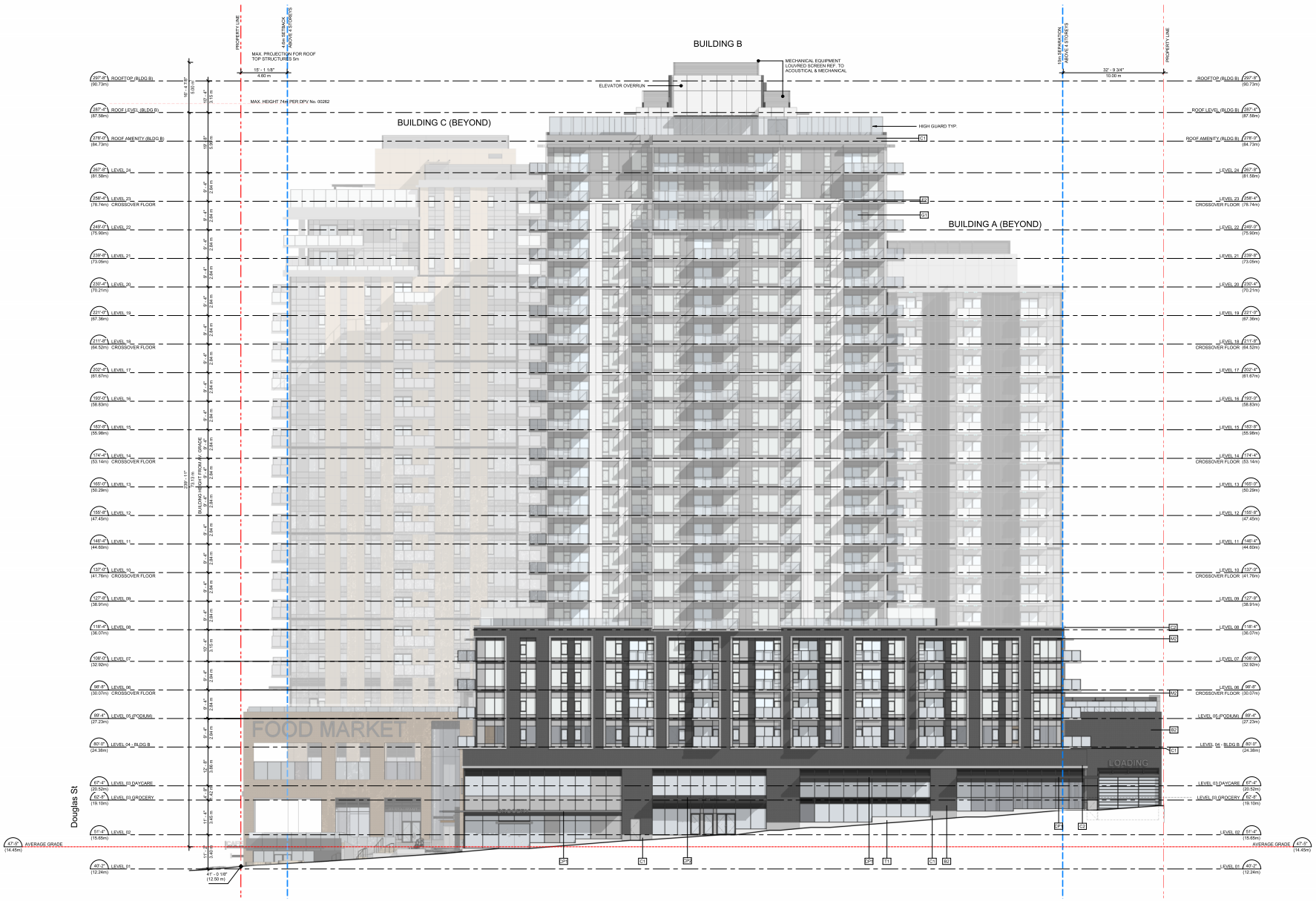
Douglas St

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BUILDING SECTION F

Drawing:
Scale: 3/32" = 1'-0"
Project: 221823
Sheet: DP A205

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MATERIAL LEGEND

B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHARCOAL	G5	PRIVACY SCREEN - FROSTED GLASS (FRAME MATCH WW MULLION)	M4	COMPOSITE METAL PANEL - PODIUM NORTH - WOOD
B2	BRICK VENEER - PODIUM SOUTH - MIDNIGHT SKY	CP2	TIMBER RAFTERS CANOPY - RESIDENTIAL ENTRY	G6	CURTAIN WALL CLEAR GLASS	M5	PREFORMED METAL PANEL BLDG "A" - CHARCOAL, BLDG "B" - WHITE & BLDG "C" - CHAMPAGNE
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F2	STARLINE WW FRAME - BLDG"B" - WHITE	L1	ARCHITECTURAL LOUVERS - CHARCOAL	S1	STEEL CHANNEL - COLOUR - BENJAMIN MOORE; RACOON FUR
C1	ARCHITECTURAL EXPOSED CONCRETE	F3	STARLINE WW FRAME - BLDG"C" - CHARCOAL	M1	COMPOSITE METAL PANEL - BLDG "A" - CHARCOAL	T1	TILE FINISH
C2	PRECAST CONCRETE	G1	STARLINE WW CLEAR GLASS	M1(FLAT)	COMPOSITE FLAT METAL PANEL - BLDG "A" - CHARCOAL		
CB1	CONCRETE BLOCK INFILL	G2	STARLINE WW SPANDREL GLASS - GRAY CHARLSTON	M2	COMPOSITE METAL PANEL - BLDG "B" - WHITE		
		G3	CLEAR TEMPERED GUARDRAIL GLASS	M3	COMPOSITE METAL PANEL - BLDG "C" - CHAMPAGNE		

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PROJECT NORTH / TRUE NORTH

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G	ISSUED FOR DPV RESPONSE	2025-03-12
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D	ISSUED FOR DP VARIANCE	2023-12-20
C	ISSUED FOR DP RESPONSE	2022-12-09
B	ISSUED FOR DP RESPONSE	2022-05-13
A	ISSUED FOR REZONING & DP	2022-03-30

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Street
Douglas St

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Project
BUILDING ELEVATION SOUTH

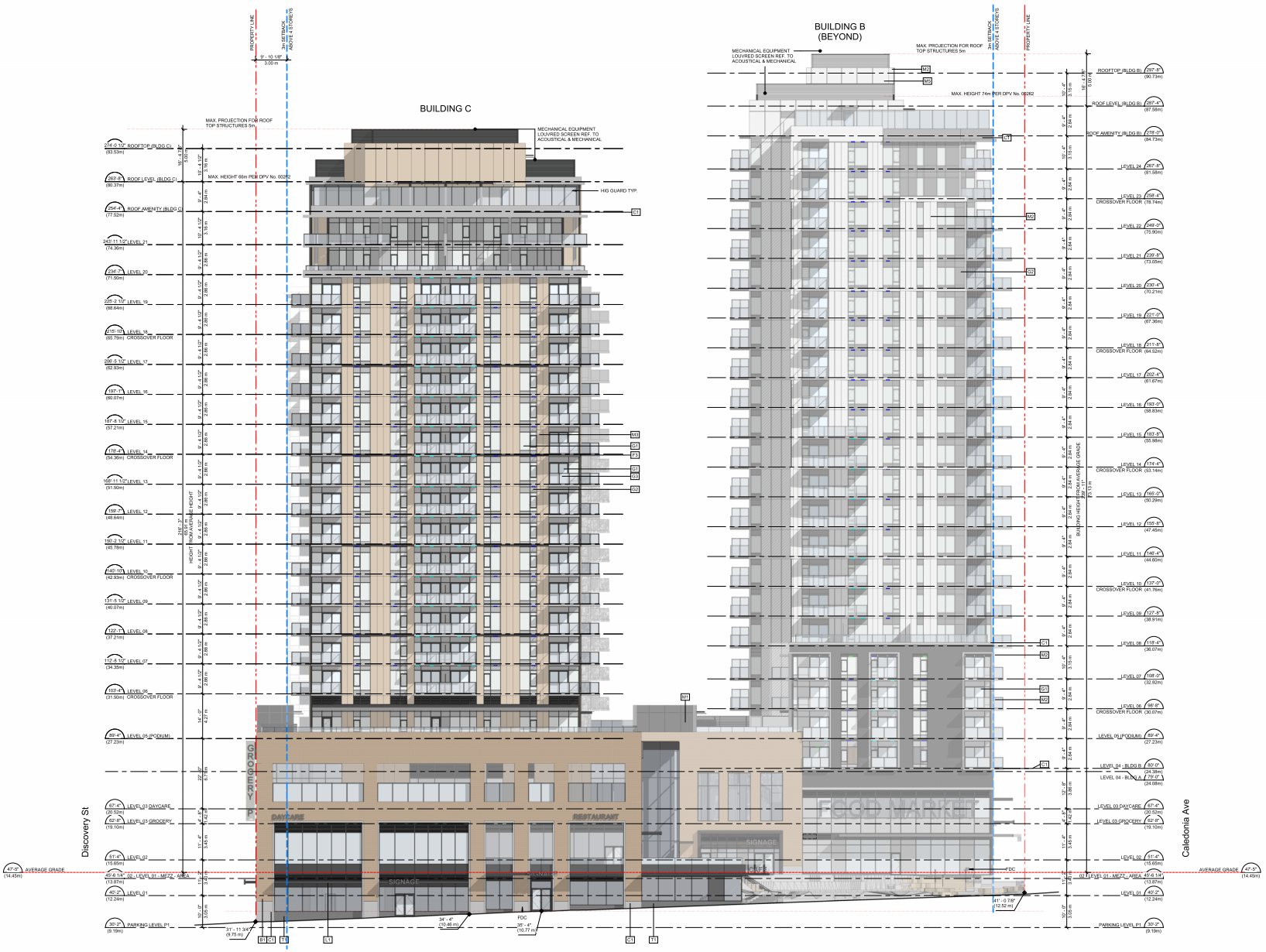
Drawing

Scale 3/32" = 1'-0"

Project 221023

Sheet
DP A300

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MATERIAL LEGEND

B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHARCOAL	G5	PRIVACY SCREEN - FROSTED GLASS (FRAME MATCH WW MULLION)	M4	COMPOSITE METAL PANEL - PODIUM NORTH - WOOD
B2	BRICK VENEER - PODIUM SOUTH - MIDNIGHT SKY	CP2	TIMBER RAFTERS CANOPY - RESIDENTIAL ENTRY	G6	CURTAIN WALL CLEAR GLASS	M5	PREFORMED METAL PANEL BLDG "A" - CHARCOAL, BLDG "B" - WHITE & BLDG "C" - CHAMPAGNE
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F2	STARLINE WW FRAME - BLDG"B" - WHITE	L1	ARCHITECTURAL LOUVERS - CHARCOAL	S1	STEEL CHANNEL - COLOUR - BENJAMIN MOORE, RACOON FUR
C1	ARCHITECTURAL EXPOSED CONCRETE	F3	STARLINE WW FRAME - BLDG"C" - CHARCOAL	M1	COMPOSITE METAL PANEL - BLDG "A" - CHARCOAL	T1	TILE FINISH
C2	PRECAST CONCRETE	G1	STARLINE WW CLEAR GLASS	M1(FLAT)	COMPOSITE FLAT METAL PANEL - BLDG "A" - CHARCOAL		
CB1	CONCRETE BLOCK INFILL	G2	STARLINE WW SPANDREL GLASS - GRAY CHARLSTON	M2	COMPOSITE METAL PANEL - BLDG "B" - WHITE		
		G3	CLEAR TEMPERED GUARDRAIL GLASS	M3	COMPOSITE METAL PANEL - BLDG "C" - CHAMPAGNE		

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PROJECT NORTH / TRUE NORTH

I	ISSUED FOR DDP	2026-02-24
H	ISSUED FOR DPV RESPONSE REVISION	2025-05-30
G	ISSUED FOR DPV RESPONSE	2025-03-12
F	ISSUED FOR DPV RESPONSE	2024-08-09
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D	ISSUED FOR DP VARIANCE	2023-12-20
C	ISSUED FOR DP RESPONSE	2022-12-09
B	ISSUED FOR DP RESPONSE	2022-06-13
A	ISSUED FOR REZONING & DP	2022-03-30

Revisions YYYY-MM-DD

Seal

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Project

BUILDING ELEVATION WEST

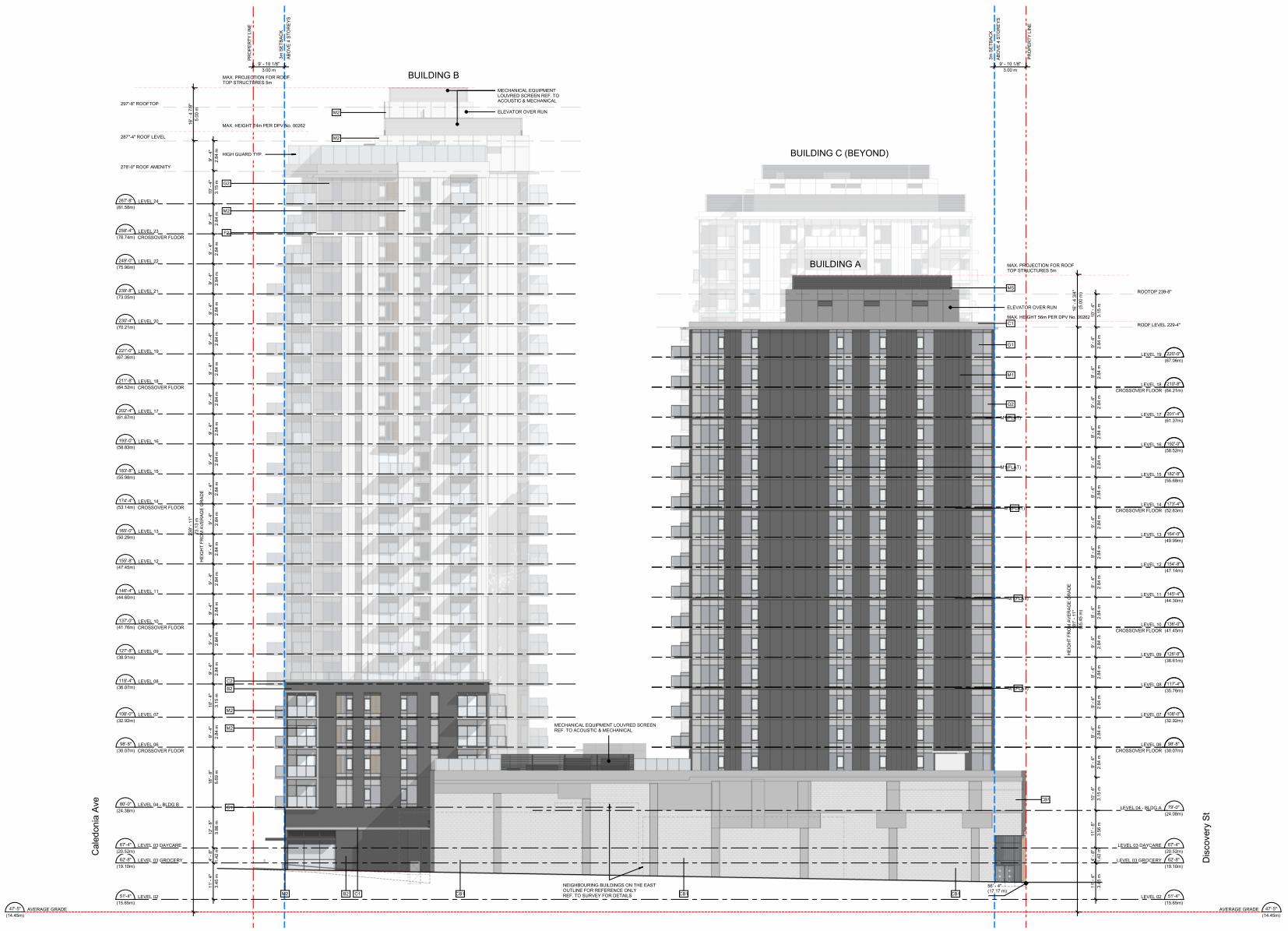
Drawing

Scale 3/32" = 1'-0"

Project 221023

Sheet

DP A301



MATERIAL LEGEND

B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHARCOAL	G5	PRIVACY SCREEN - FROSTED GLASS (FRAME MATCH WW MULLION)	M4	COMPOSITE METAL PANEL - PODIUM NORTH - WOOD
B2	BRICK VENEER - PODIUM SOUTH - MIDNIGHT SKY	CP2	TIMBER RAFTERS CANOPY - RESIDENTIAL ENTRY	G6	CURTAIN WALL CLEAR GLASS	M5	PREFORMED METAL PANEL BLDG "A" - CHARCOAL, BLDG "B" - WHITE & BLDG "C" - CHAMPAGNE
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F2	STARLINE WW FRAME - BLDG"C" - CHARCOAL	L1	ARCHITECTURAL LOUVERS - CHARCOAL	S1	STEEL CHANNEL - COLOUR - BENJAMIN MOORE, RACOON FUR
C1	ARCHITECTURAL EXPOSED CONCRETE	F3	STARLINE WW FRAME - BLDG"C" - CHARCOAL	M1	COMPOSITE METAL PANEL - BLDG "A" - CHARCOAL	T1	TILE FINISH
C2	PRECAST CONCRETE	G1	STARLINE WW CLEAR GLASS	M1(FLAT)	COMPOSITE FLAT METAL PANEL - BLDG "A" - CHARCOAL		
CB1	CONCRETE BLOCK INFILL	G2	STARLINE WW SPANDREL GLASS - GRAY CHARLSTON	M2	COMPOSITE METAL PANEL - BLDG "B" - WHITE		
		G3	CLEAR TEMPERED GUARDRAIL GLASS	M3	COMPOSITE METAL PANEL - BLDG "C" - CHAMPAGNE		

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A	ISSUED FOR REZONING & DP	2022-03-30
Revisions		YYYY-MM-DD

Douglas St

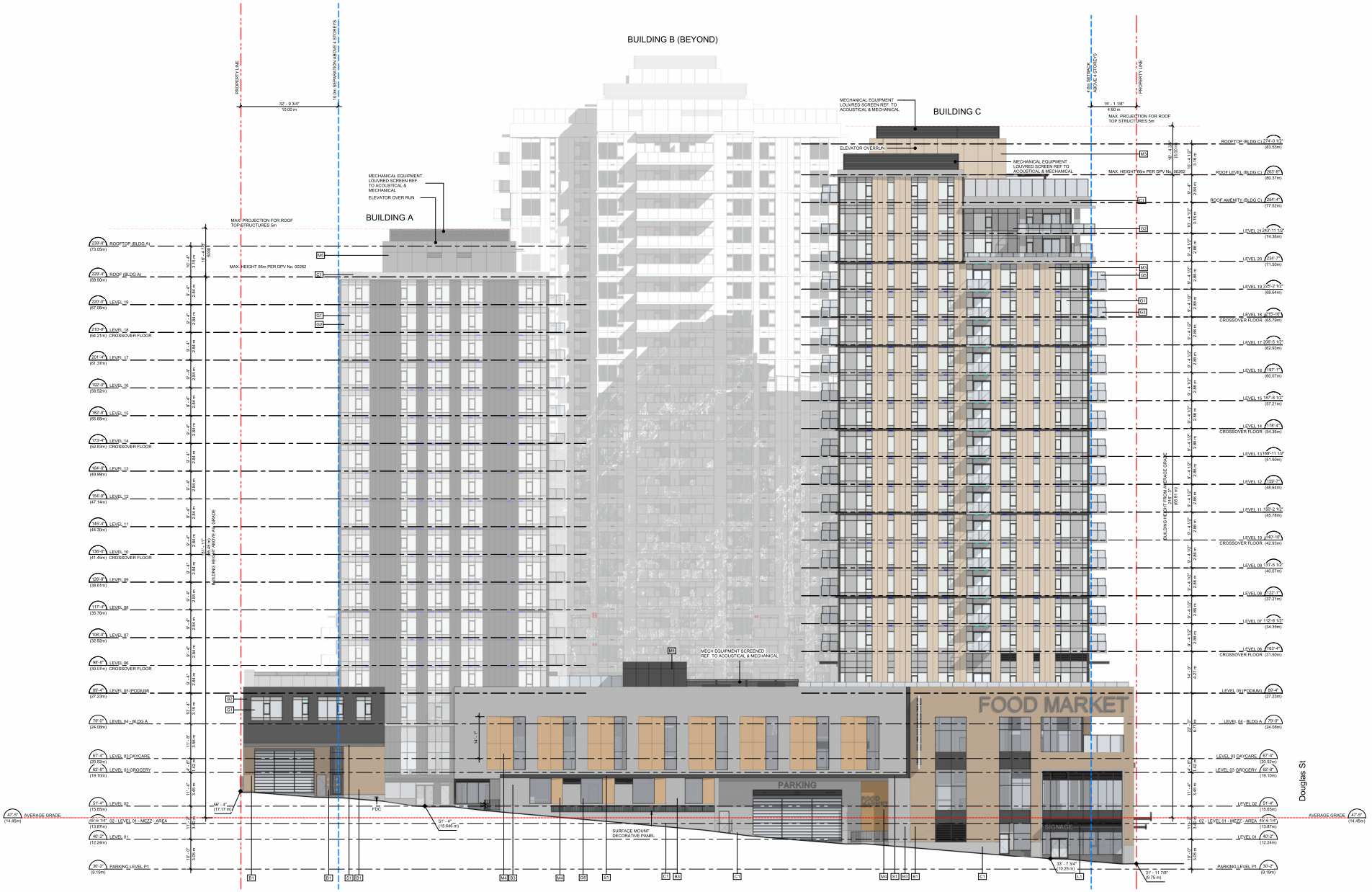
1961 Douglas St and 710 Caledonia Ave, Victoria, BC

BUILDING ELEVATION EAST

Scale 3/32" = 1'-0"

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Sheet DP A302



MATERIAL LEGEND

B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHARCOAL	G5	PRIVACY SCREEN - FROSTED GLASS (FRAME MATCH WW MULLION)	M4	COMPOSITE METAL PANEL - PODIUM NORTH - WOOD
B2	BRICK VENEER - PODIUM SOUTH - MIDNIGHT SKY	CP2	TIMBER RAFTERS CANOPY - RESIDENTIAL ENTRY	G6	CURTAIN WALL CLEAR GLASS	M5	PREFORMED METAL PANEL BLDG "A" - CHARCOAL, BLDG "B" - WHITE & BLDG "C" - CHAMPAGNE
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F2	STARLINE WW FRAME - BLDG"B" - WHITE	L1	ARCHITECTURAL LOUVERS - CHARCOAL	S1	STEEL CHANNEL - COLOUR - BENJAMIN MOORE, RACOON FUR
C1	ARCHITECTURAL EXPOSED CONCRETE	F3	STARLINE WW FRAME - BLDG"C" - CHARCOAL	M1	COMPOSITE METAL PANEL - BLDG "A" - CHARCOAL	T1	TILE FINISH
C2	PRECAST CONCRETE	G1	STARLINE WW CLEAR GLASS	M1(FLAT)	COMPOSITE FLAT METAL PANEL - BLDG "A" - CHARCOAL		
CB1	CONCRETE BLOCK INFILL	G2	STARLINE WW SPANDREL GLASS - GRAY CHARLSTON	M2	COMPOSITE METAL PANEL - BLDG "B" - WHITE		
		G3	CLEAR TEMPERED GUARDRAIL GLASS	M3	COMPOSITE METAL PANEL - BLDG "C" - CHAMPAGNE		

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A	ISSUED FOR REZONING 8.5#	2022-03-30

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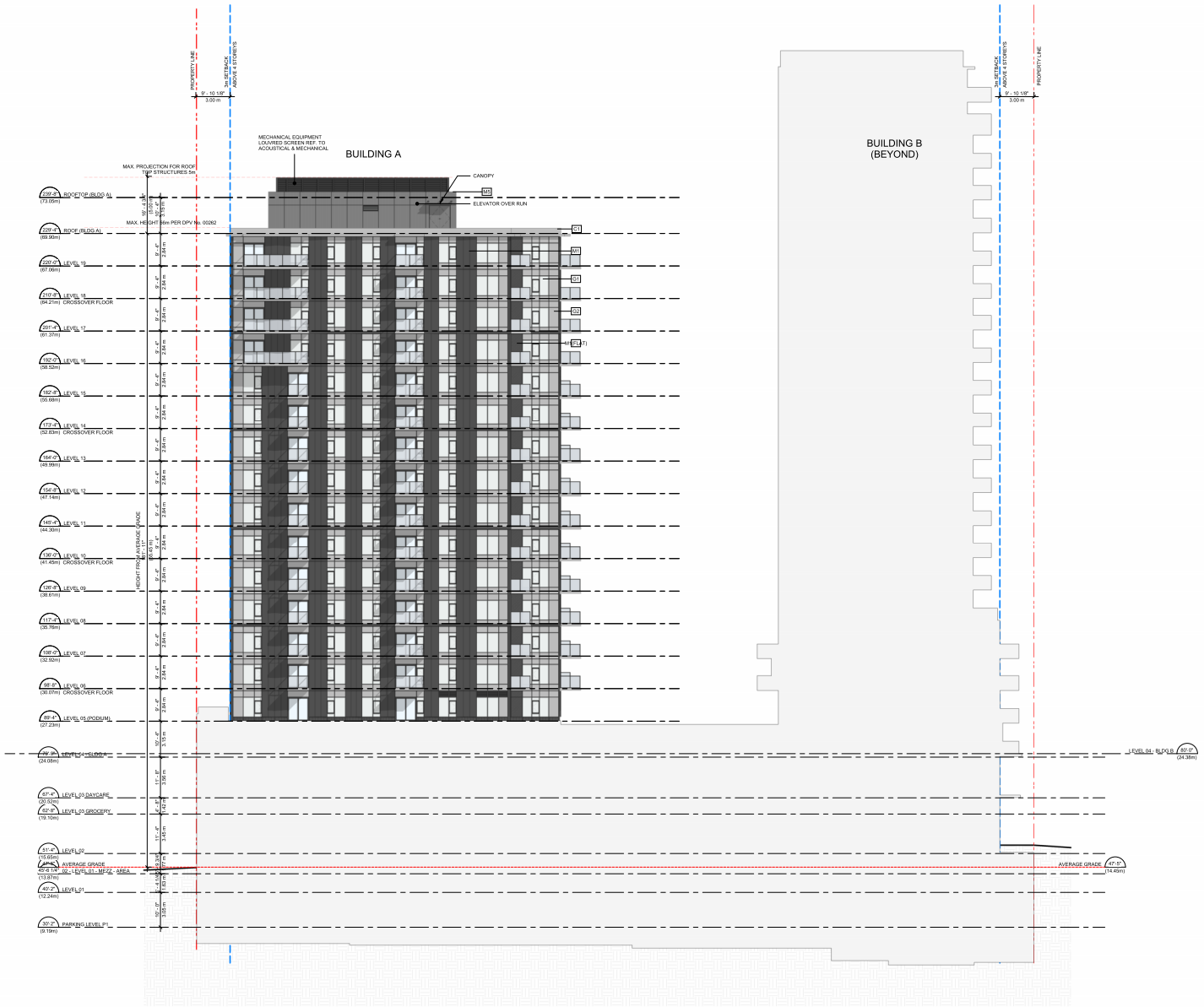
BUILDING ELEVATION NORTH

Scale 3/32" = 1'-0"

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MATERIAL LEGEND

B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHARCOAL	G5	PRIVACY SCREEN - FROSTED GLASS (FRAME MATCH WW MULLION)	M4	COMPOSITE METAL PANEL - PODIUM NORTH - WOOD
B2	BRICK VENEER - PODIUM SOUTH - MIDNIGHT SKY	CP2	TIMBER RAFTERS CANOPY - RESIDENTIAL ENTRY	G6	CURTAIN WALL CLEAR GLASS	M5	PREFORMED METAL PANEL BLDG "A" - CHARCOAL, BLDG "B" - WHITE & BLDG "C" - CHAMPAGNE
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F2	STARLINE WW FRAME - BLDG"B" - WHITE	L1	ARCHITECTURAL LOUVERS - CHARCOAL	S1	STEEL CHANNEL - COLOUR - BENJAMIN MOORE; RACOON FUR
C1	ARCHITECTURAL EXPOSED CONCRETE	F3	STARLINE WW FRAME - BLDG"C" - CHARCOAL	M1	COMPOSITE METAL PANEL - BLDG "A" - CHARCOAL	T1	TILE FINISH
C2	PRECAST CONCRETE	G1	STARLINE WW CLEAR GLASS	M1(FLAT)	COMPOSITE FLAT METAL PANEL - BLDG "A" - CHARCOAL		
CB1	CONCRETE BLOCK INFILL	G2	STARLINE WW SPANDREL GLASS - GRAY CHARLSTON	M2	COMPOSITE METAL PANEL - BLDG "B" - WHITE		
		G3	CLEAR TEMPERED GUARDRAIL GLASS	M3	COMPOSITE METAL PANEL - BLDG "C" - CHAMPAGNE		

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Revisions YYYY-MM-DD

Douglas St

1961 Douglas St and 710 Caledonia Ave, Victoria, BC

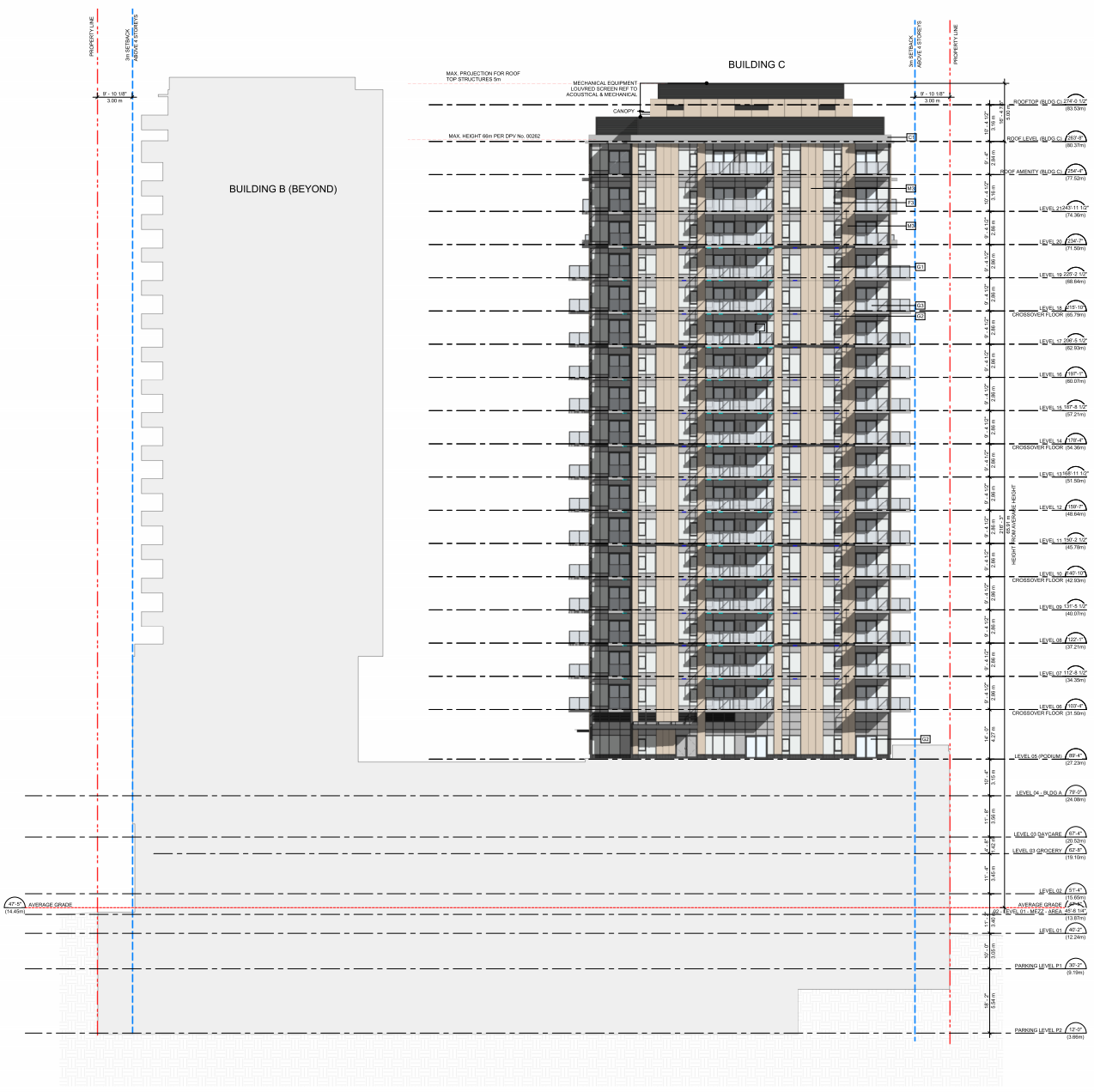
BUILDING A ELEVATION WEST

Scale 3/32" = 1'-0"

Project 221023

Sheet

DP A304



MATERIAL LEGEND

B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHARCOAL	G5	PRIVACY SCREEN - FROSTED GLASS (FRAME MATCH WW MULLION)	M4	COMPOSITE METAL PANEL - PODIUM NORTH - WOOD
B2	BRICK VENEER - PODIUM SOUTH - MIDNIGHT SKY	CP2	TIMBER RAFTERS CANOPY - RESIDENTIAL ENTRY	G6	CURTAIN WALL CLEAR GLASS	M5	PREFORMED METAL PANEL BLDG "A" - CHARCOAL, BLDG "B" - WHITE & BLDG "C" - CHAMPAGNE
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F2	STARLINE WW FRAME - BLDG"B" - WHITE	L1	ARCHITECTURAL LOUVERS - CHARCOAL	S1	STEEL CHANNEL - COLOUR - BENJAMIN MOORE; RACOON FUR
C1	ARCHITECTURAL EXPOSED CONCRETE	F3	STARLINE WW FRAME - BLDG"C" - CHARCOAL	M1	COMPOSITE METAL PANEL - BLDG "A" - CHARCOAL	T1	TILE FINISH
C2	PRECAST CONCRETE	G1	STARLINE WW CLEAR GLASS	M1(FLAT)	COMPOSITE FLAT METAL PANEL - BLDG "A" - CHARCOAL		
CB1	CONCRETE BLOCK INFILL	G2	STARLINE WW SPANDREL GLASS - GRAY CHARLSTON	M2	COMPOSITE METAL PANEL - BLDG "B" - WHITE		
		G3	CLEAR TEMPERED GUARDRAIL GLASS	M3	COMPOSITE METAL PANEL - BLDG "C" - CHAMPAGNE		

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CHARD

I	ISSUED FOR DDP	2026-02-24
H	ISSUED FOR DPV RESPONSE REVISION	2025-05-30
G	ISSUED FOR DPV RESPONSE	2025-03-12
F	ISSUED FOR DPV RESPONSE	2024-08-09
E	ISSUED FOR DPV RESPONSE	2024-05-07
D	ISSUED FOR DP VARIANCE	2023-12-20
C	ISSUED FOR DP RESPONSE	2022-12-09
B	ISSUED FOR DP RESPONSE	2022-06-13
A	ISSUED FOR REZONING & DP	2022-03-30

Revisions YYYY-MM-DD

Douglas St

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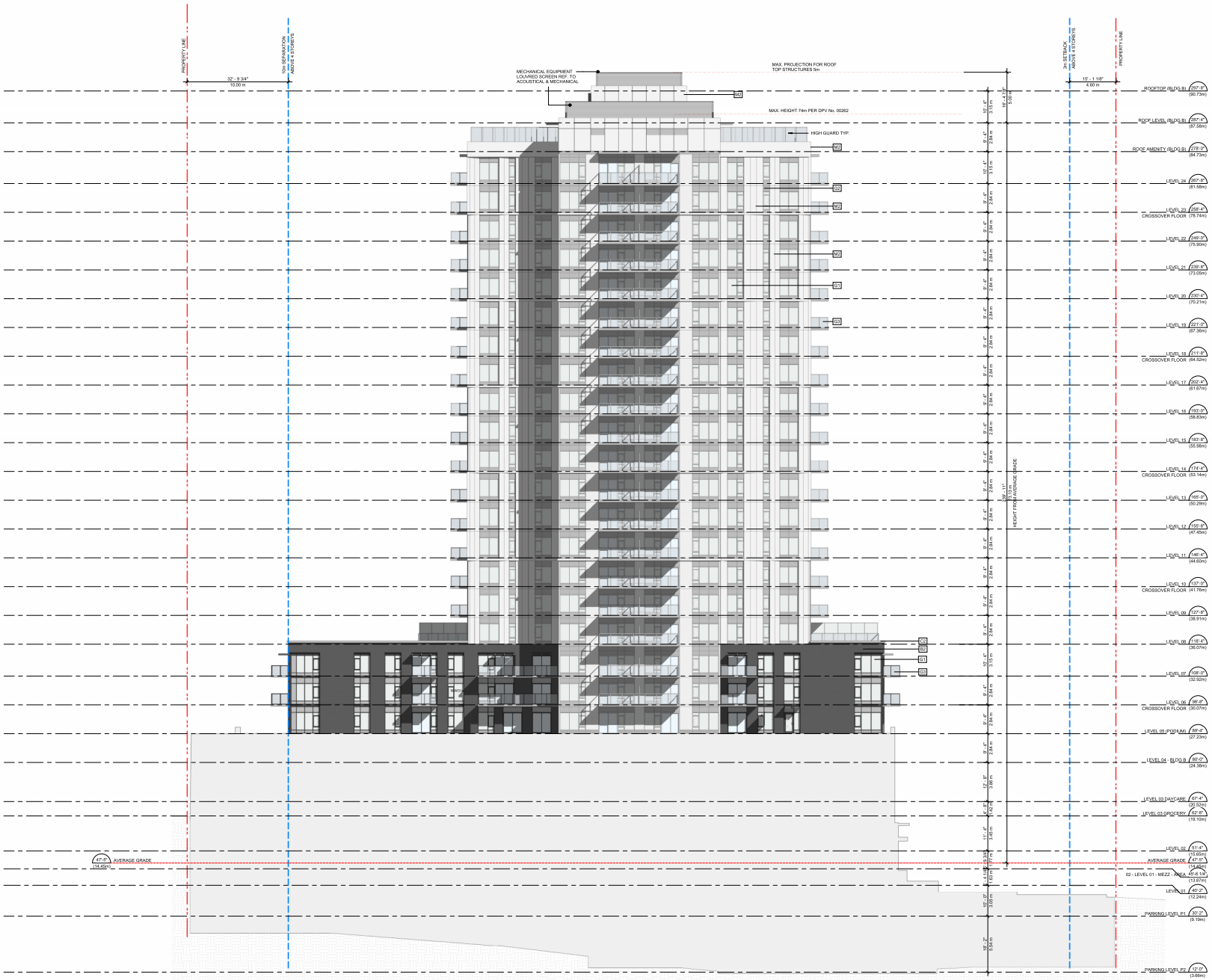
BUILDING C
ELEVATION EAST

Scale 3/32" = 1'-0"

Project 221823

Sheet DP A305

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MATERIAL LEGEND

B1	BRICK VENEER - PODIUM - CANYON MIST	CP1	STRUCTURAL STEEL GLASS CANOPY - CHARCOAL	G5	PRIVACY SCREEN - FROSTED GLASS (FRAME MATCH WW MULLION)	M4	COMPOSITE METAL PANEL - PODIUM NORTH - WOOD
B2	BRICK VENEER - PODIUM SOUTH - MIDNIGHT SKY	CP2	TIMBER RAFTERS CANOPY - RESIDENTIAL ENTRY	G6	CURTAIN WALL CLEAR GLASS	M5	PREFORMED METAL PANEL BLDG "A" - CHARCOAL, BLDG "B" - WHITE & BLDG "C" - CHAMPAGNE
B3	BRICK VENEER - PODIUM - CASTLE GRAY	F2	STARLINE WW FRAME - BLDG"B" - WHITE	L1	ARCHITECTURAL LOUVERS - CHARCOAL	S1	STEEL CHANNEL - COLOUR - BENJAMIN MOORE; RACOON FUR
C1	ARCHITECTURAL EXPOSED CONCRETE	F3	STARLINE WW FRAME - BLDG"C" - CHARCOAL	M1	COMPOSITE METAL PANEL - BLDG "A" - CHARCOAL	T1	TILE FINISH
C2	PRECAST CONCRETE	G1	STARLINE WW CLEAR GLASS	M1(FLAT)	COMPOSITE FLAT METAL PANEL - BLDG "A" - CHARCOAL		
CB1	CONCRETE BLOCK INFILL	G2	STARLINE WW SPANDREL GLASS - GRAY CHARLSTON	M2	COMPOSITE METAL PANEL - BLDG "B" - WHITE		
		G3	CLEAR TEMPERED GUARDRAIL GLASS	M3	COMPOSITE METAL PANEL - BLDG "C" - CHAMPAGNE		

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A	ISSUED FOR REZONING & DP	2022-03-30

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Douglas St

1961 Douglas St and 710 Caledonia Ave, Victoria, BC

BUILDING B
ELEVATION NORTH

Scale 3/32" = 1'-0"

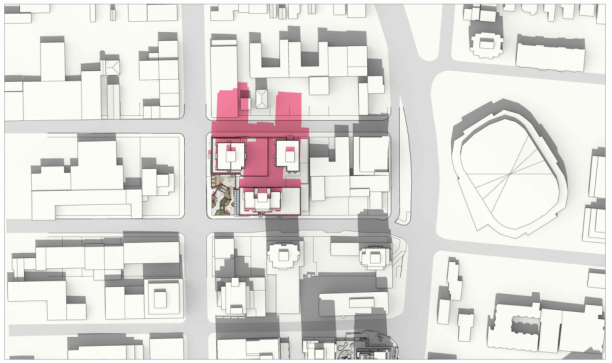
Project 221023

Sheet **DP A306**

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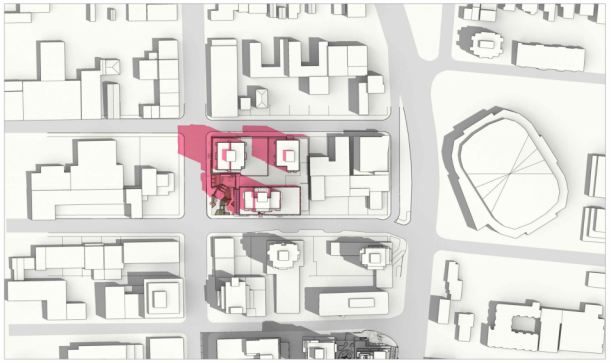
1 - SPRING/FALL EQUINOX - March 20 /Sept 22 10AM



2 - SPRING/FALL EQUINOX - March 20 /Sept 22 12PM



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



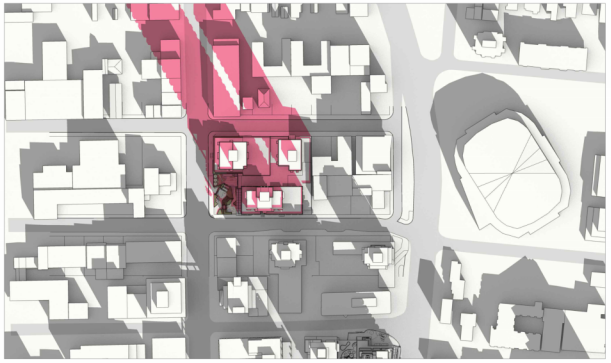
4 - SUMMER SOLSTICE - June 21 10AM



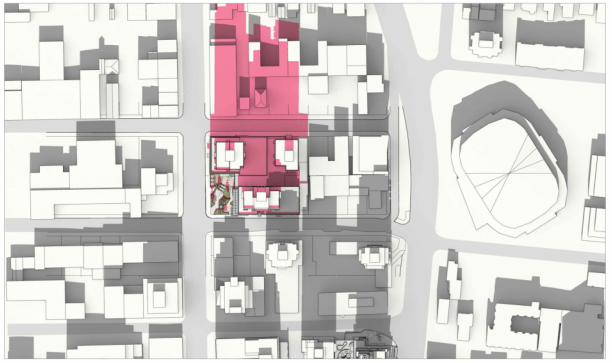
5 - SUMMER SOLSTICE - June 21 12PM



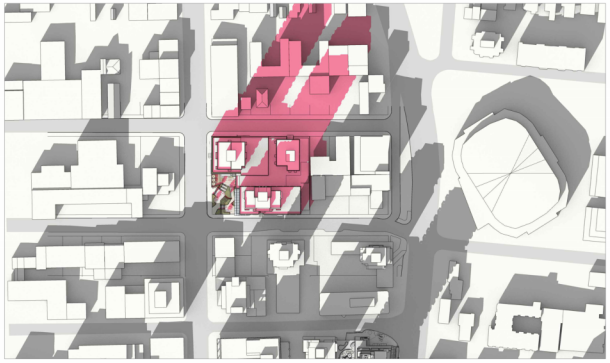
6 - SUMMER SOLSTICE - June 21 2PM



4 - WINTER SOLSTICE - Dec 21 10AM



5 - WINTER SOLSTICE - Dec 21 12PM



6 - WINTER SOLSTICE - Dec 21 2PM

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CHARD

PROJECT NORTH / TRUE NORTH

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Douglas St

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SHADOW / SUN STUDY

Drawing

Scale

Project 221023

Sheet

DP A500



CALEDONIA AVE & DOUGLAS ST

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Street
Douglas St

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Project
3D VIEWS

Drawing

Scale

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Sheet
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CALEDONIA AVE & DOUGLAS ST - PLAZA

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Issue
Douglas St

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Project
3D VIEWS

Drawing

Scale

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DISCOVERY ST & DOUGLAS ST

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3D VIEWS

Drawing

Scale

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