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VIEW FROM INTERSECTION OF DOUGLAS STREET AND TORONTO STREET. FOR ADDITIONAL RENDERINGS, REFER TO SUBMITTED REZONING PRESENTATION PACKAGE.

Rezoning & Development Permit Revision

23.12.20

ARCHITECTURAL

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DP1.01 EXISTING SITE PLAN
DP1.02 PROPOSED SITE PLAN
DP1.03 AVERAGE GRADE CALCULATION
DP1.04 TOTAL FLOOR AREA PLANS
DP1.05 SITE COVERAGE PLAN & BYLAW FRAMEWORK
DP2.01 PARKADE LEVEL 1
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DP2.03 LEVEL 1 & 2 FLOOR PLANS
DP2.04 LEVEL 3 & 4 FLOOR PLANS
DP2.05 LEVEL 5 & 6 FLOOR PLANS
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CIVIL

PRELIMINARY GRADING PLAN
PRELIMINARY CIVIL SERVICING DRAWING

LANDSCAPE

LANDSCAPE CONCEPT PLAN
TREE MANAGMENT PLAN

SURVEY

PLOT PLAN

NOTE: REFER TO SUBMITTED PRESENTATION PACKAGE FOR SUPPLEMENTAL GRAPHIC INFORMATION INCLUDING SITE ANALYSIS, SHADOW STUDIES, AND RENDERINGS.
DRAWING PACKAGE AND PRESENTATION PACKAGE ARE TO BE REVIEWED IN CONJUNCTION.

CITY OF VICTORIA
Revisions
Received Date: January 26, 2024

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

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PROJECT NO.
22.703

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1 DP1.01 EXISTING SITE PLAN

1 : 300

PROJECT NORTH

SITE LEGEND

PROPERTY LINE	
SETBACK LINE	
(URW) UTILITY RIGHT OF AWAY	
STORM LINE	
GAS LINE	
WATER LINE	
DRAINAGE LINE	
TELEPHONE LINE	
PARKADE OUTLINE	
UTILITY POLE	
TRAFFIC SIGN	
CATCH BASIN	

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20

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Drawing Title

EXISTING SITE PLAN

Sheet

DP1.01

Scale	Project No.
As indicated	22.703

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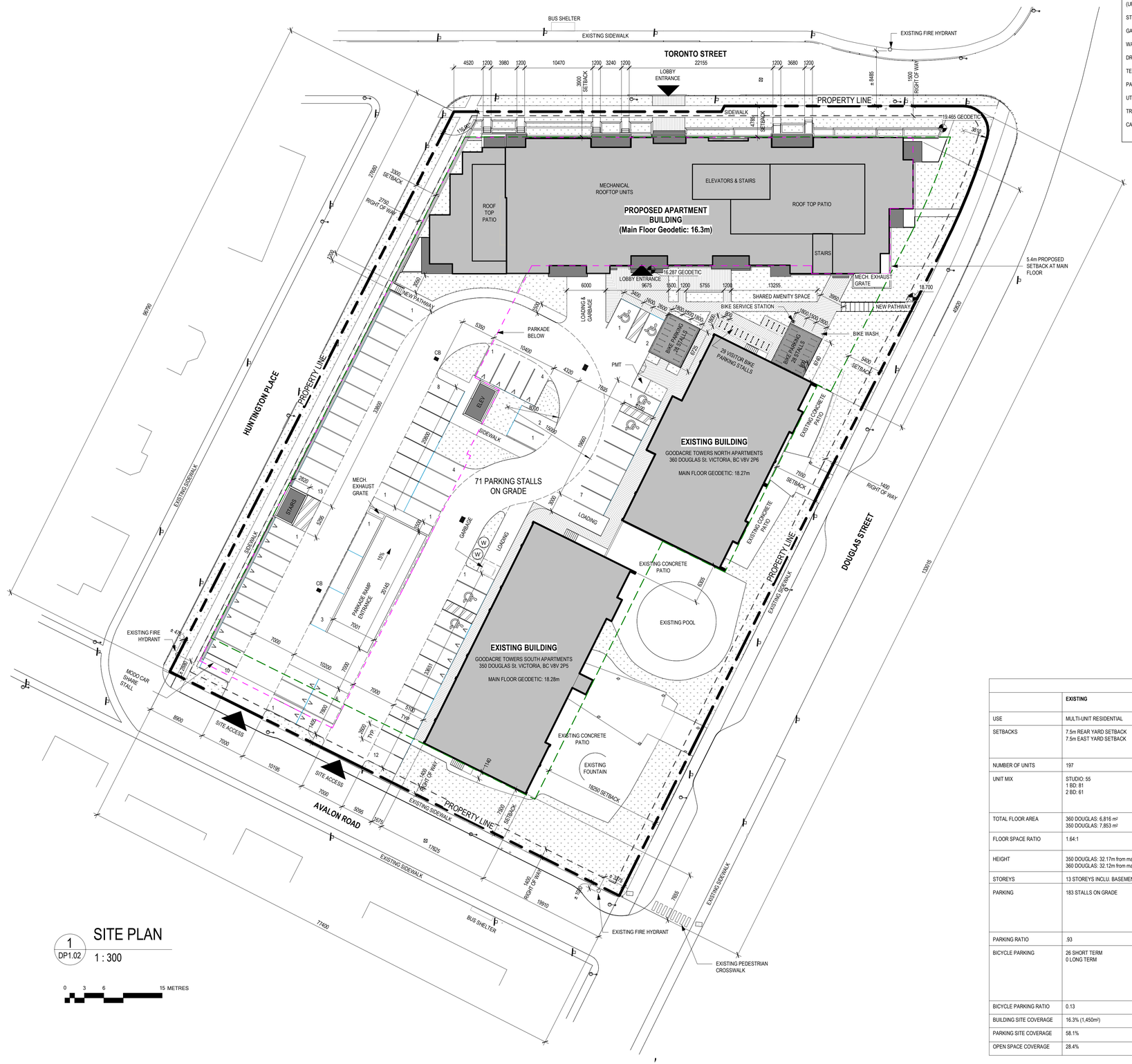

SITE PLAN

1 / DP1.02

1 : 300

0 3 6 15 METRES

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- (URW) UTILITY RIGHT OF AWAY
- STORM LINE
- GAS LINE
- WATER LINE
- DRAINAGE LINE
- TELEPHONE LINE
- PARKADE OUTLINE
- UTILITY POLE
- TRAFFIC SIGN
- CATCH BASIN

PROJECT INFORMATION TABLE

ADDRESS:	350 & 360 Dougles St, Victoria
LEGAL ADDRESS:	LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 19452
EXISTING ZONING:	R3-H MULTI-UNIT RESIDENTIAL
PROPOSED ZONING:	R3-H MULTI-UNIT RESIDENTIAL
SITE AREA:	8933m²
COMMERCIAL FLOOR AREA:	0m²
FRONT YARD SETBACK:	3.9m NORTH SIDE
REAR YARD SETBACK:	7.5m SOUTH SIDE
SIDE YARD SETBACK:	3.3m WEST SIDE
SIDE YARD SETBACK:	5.4m EAST SIDE
PROJECTIONS INTO SETBACKS: (MAXIMUM)	BALCONIES: 0.7m CANOPIES: 1.0m STEPS: 2.7m
TOTAL NUMBER OF UNITS:	90 UNITS
UNIT TYPE:	1 BEDROOM: 39 1 BEDROOM +DEN: 21 2 BEDROOM: 26 3 BEDROOM: 4
GROUND-ORIENTATED UNITS:	12 UNITS
MINIMUM UNIT FLOOR AREA:	47m²

ZONING COMPARISON

	EXISTING	PERMITTED (R3-H) FOR COMPARISON ONLY	PROPOSED (NEW BLDG ONLY)	PROPOSED (ENTIRE SITE)
USE	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL
SETBACKS	7.5m REAR YARD SETBACK 7.5m EAST YARD SETBACK	7.5m SETBACK FROM CENTRELINE OF STREET, HAVING A BOUNDARY IN COMMON	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK
NUMBER OF UNITS	197	N/A	90	287
UNIT MIX	STUDIO: 55 1 BD: 81 2 BD: 61	N/A	1 BD: 39 1BD+DEN: 21 2 BD: 26 3 BD: 4	STUDIO: 55 1 BD: 120 1BD+DEN: 21 2 BD: 87 3 BD: 4
TOTAL FLOOR AREA	360 DOUGLAS: 6,816 m² 350 DOUGLAS: 7,853 m²		7,223m²	21,892 m²
FLOOR SPACE RATIO	1.64:1	1.68 2.0 (OCP)	0.81:1	2.45:1
HEIGHT	350 DOUGLAS: 32.17m from main 360 DOUGLAS: 32.12m from main	34m	24.3m FROM AVE GRADE	34m
STOREYS	13 STOREYS INCLU. BASEMENT		6 STOREYS	13 STOREYS
PARKING	183 STALLS ON GRADE	DEPENDENT ON UNIT SIZE	-	155 UNDERGROUND, 71 SURFACE INCLUDING: • ONE MODO CAR SHARE • 23 VISITOR • 8 ACCESSIBLE **TOTAL: 226 STALLS**
PARKING RATIO	.93	N/A	-	0.79
BICYCLE PARKING	26 SHORT TERM 0 LONG TERM	DEPENDENT ON UNIT SIZE	3 SHORT TERM 277 LONG TERM (39 oversized, 191 with electrical receptacles) • 56 AT GRADE • 94 IN PARKADE • 127 IN MAIN FLOOR BIKE ROOM	29 SHORT TERM 277 LONG TERM 68 LONG TERM (TO BE PROVIDED IN EXISTING BUILDINGS AS PART OF EXISTING PROJECT, 10 TO BE OVERSIZED) **TOTAL: 374**
BICYCLE PARKING RATIO	0.13	-	3.1	1.3
BUILDING SITE COVERAGE	16.3% (1,450m²)	14%	32.7% (2,919m²)	48.9% (4,369m²)
PARKING SITE COVERAGE	58.1%	N/A	-	29.4% (2,623m²)
OPEN SPACE COVERAGE	28.4%	40%	-	21.7%

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20

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PROPOSED SITE PLAN

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DP1.02

Scale

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1 DP1.03 NATURAL/EXISTING GRADE PLAN

1 : 300

0 3 6 15 METRES

PROJECT NORTH

GRADES TO CALCULATE BUILDING HEIGHT

GRADE POINTS	ELEVATION	FROM	TO	AVERAGE ELEVATION	X	DISTANCE	=	TOTALS
A	16.3	A	B	15.7		89.7		1406.4
B	15.1	B	C	16.9		68.7		1164.0
C	18.8	C	D	18.8		10.8		202.1
D	18.8	D	E	18.4		3.6		65.5
E	18.0	E	F	18.2		10.1		184.0
F	18.4	F	G	17.4		15.2		263.0
G	16.3	G	H	16.3		1.3		21.3
H	16.3	H	I	16.3		37.3		608.6
I	16.3	I	J	15.6		1.3		20.4
J	16.3	J	K	15.6		3.4		52.7
K	16.3	K	L	15.4		18.0		276.5
L	15.4	L	M	15.5		5.0		77.9
M	15.6	M	N	16.0		57.3		916.8
N	16.4	N	A	16.3		22.8		372.3
						344.4		**5631.7**

Average Grade: **16.35**

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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AVERAGE GRADE CALCULATION

Sheet

DP1.03

Scale

1 : 300

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22.703

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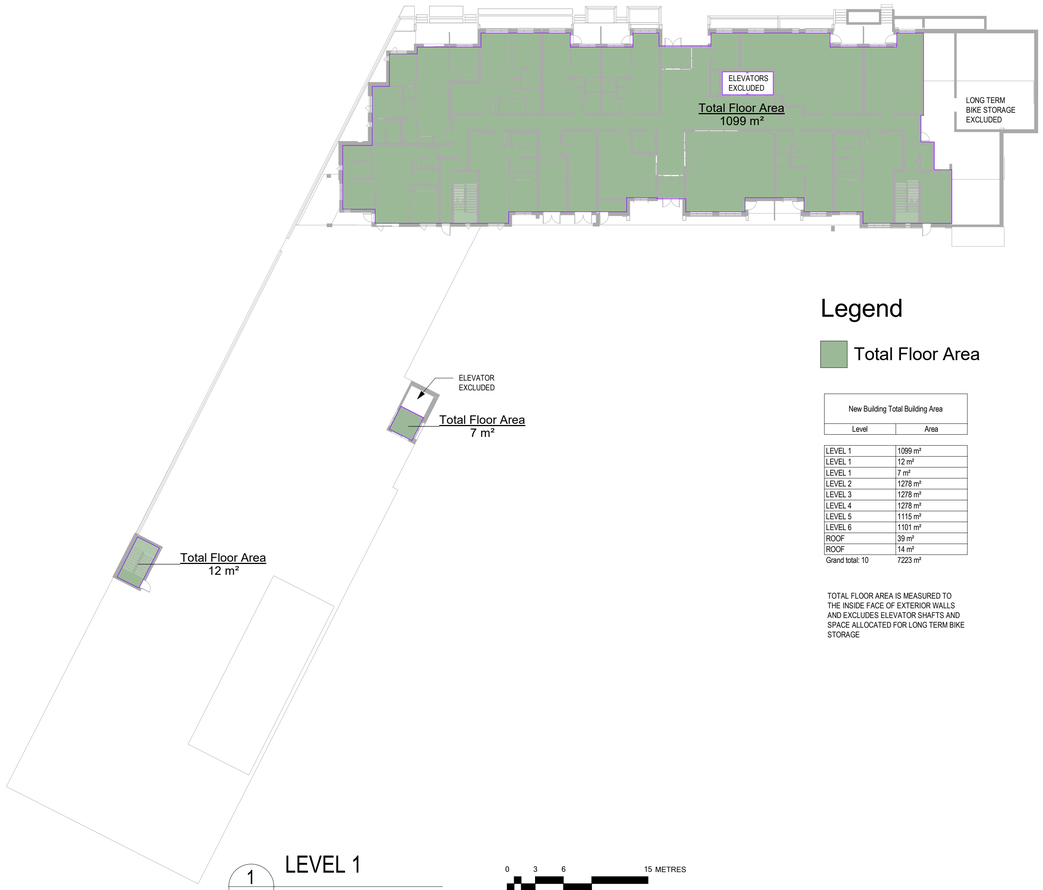


1 DP1.04 LEVEL 1
1 : 300

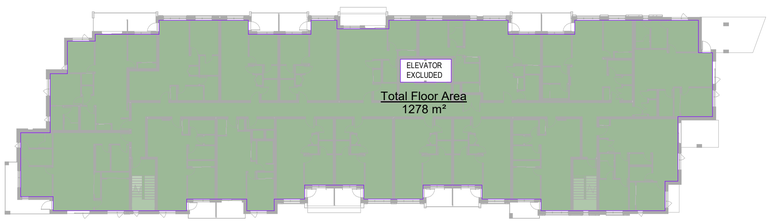
0 3 6 15 METRES

Legend

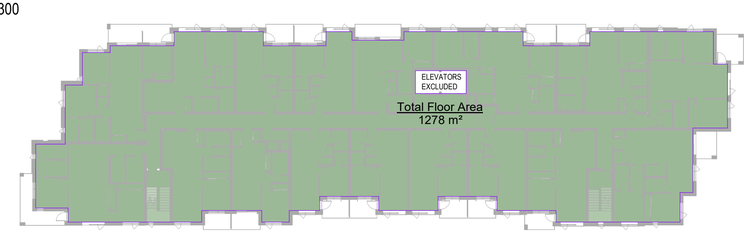
Total Floor Area

New Building Total Building Area	
Level	Area
LEVEL 1	1099 m²
LEVEL 1	12 m²
LEVEL 1	7 m²
LEVEL 2	1278 m²
LEVEL 3	1278 m²
LEVEL 4	1278 m²
LEVEL 5	1115 m²
LEVEL 6	1101 m²
ROOF	39 m²
ROOF	14 m²
Grand total: 10	7223 m²

TOTAL FLOOR AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS AND EXCLUDES ELEVATOR SHAFTS AND SPACE ALLOCATED FOR LONG TERM BIKE STORAGE



2 DP1.04 LEVEL 2
1 : 300

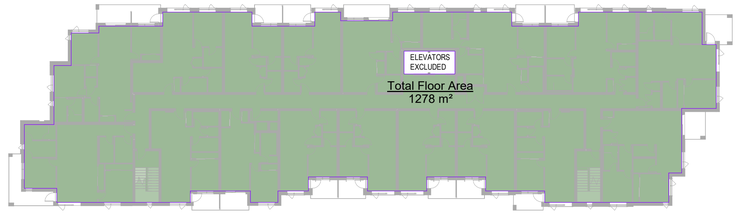


3 DP1.04 LEVEL 3
1 : 300

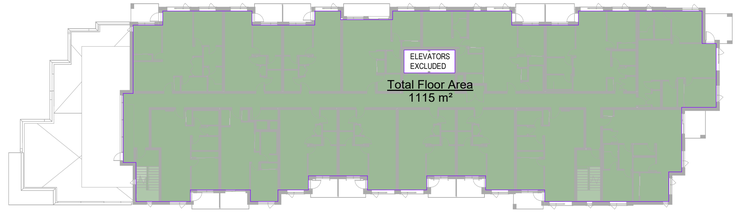
PROJECT NORTH

Unit Summary

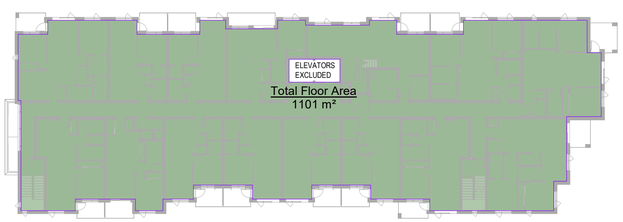
Unit Type	1BD A	1BD B	1BD+D A	1BD+D B	1BD+D C	2BD A	2BD B	2BD C	2BD D	2BD E	2BD F	3BD	TOTALS BY LEVEL
Unit Configuration	1 bed	1 bed	1 bed + den	1 bed + den	1 bed + den	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	3 bed	
Unit Size (sf)	507	523	652	602	692	822	861	824	840	908	978	924	
Unit Size (sm)	47.1	48.6	60.5	55.9	64.2	76.3	80.0	76.5	78.0	84.4	90.9	85.8	
Level 1	4	0	2	0	1	0	0	0	0	1	1	1	**10**
Level 2	6	1	2	1	1	1	1	0	1	1	1	1	**17**
Level 3	6	1	2	1	1	1	1	0	1	1	1	1	**17**
Level 4	6	1	2	1	1	1	1	0	1	1	1	1	**17**
Level 5	6	1	2	1	0	1	1	1	1	1	0	0	**15**
Level 6	6	1	2	1	0	1	1	1	1	0	0	0	**14**
TOTALS	**34**	**5**	**12**	**5**	**4**	**5**	**5**	**2**	**5**	**5**	**4**	**4**	**90**
% by Type	**38%**	**6%**	**13%**	**6%**	**4%**	**6%**	**6%**	**2%**	**6%**	**6%**	**4%**	**4%**	**100%**
UNIT MIX	1 bed		1 bed + den			2 bed						3 bed	
%	43%		23%			29%						4%	
#	39		21			26						4	



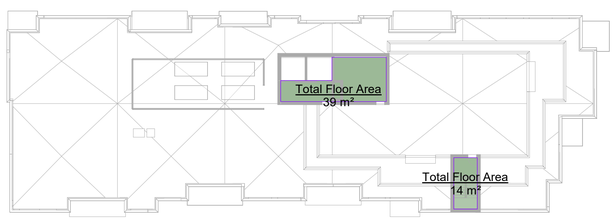
4 DP1.04 LEVEL 4
1 : 300



5 DP1.04 LEVEL 5
1 : 300



6 DP1.04 LEVEL 6
1 : 300



7 DP1.04 ROOF
1 : 300

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

[redacted]

Issued/ Revision Schedule

no.	description	date
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TOTAL FLOOR AREA PLANS

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DP1.04

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1 : 300	22.703

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Legend

- 350 DOUGLAS
- 360 DOUGLAS
- AREA A - OPEN SITE
- AREA B - OPEN SITE
- BIKE STORAGE 1
- BIKE STORAGE 2
- NEW BUILDING

Area Schedule (Site Coverage)

Comments	Name	Area
AREA A		
AREA A	NEW BUILDING	2843 m²
AREA A	AREA A - OPEN SITE	1557 m²
		4399 m²
AREA B		
AREA B	350 DOUGLAS	816 m²
AREA B	360 DOUGLAS	634 m²
AREA B	BIKE STORAGE 1	38 m²
AREA B	BIKE STORAGE 2	38 m²
AREA B	AREA B - OPEN SITE	3008 m²
		4534 m²
Grand total: 7		8933 m²

SITE COVERAGE INCLUDES ALL STRUCTURES INCLUDING BUILDINGS (TO EXTERIOR FACE OF WALL), STAIRS, LANDINGS, CANOPIES, BALCONIES, AND OTHER BUILDING PROJECTIONS. PARKADE STRUCTURES THAT PROJECT MORE THAN 0.6m ABOVE EXISTING GRADE ARE ALSO INCLUDED.

0 2.5 5 12.5METRES

1 DP1.05 SITE COVERAGE AREA PLAN

1 : 250

PROJECT NORTH

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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SITE COVERAGE PLAN & BYLAW FRAMEWORK

Sheet

DP1.05

Scale

1 : 250

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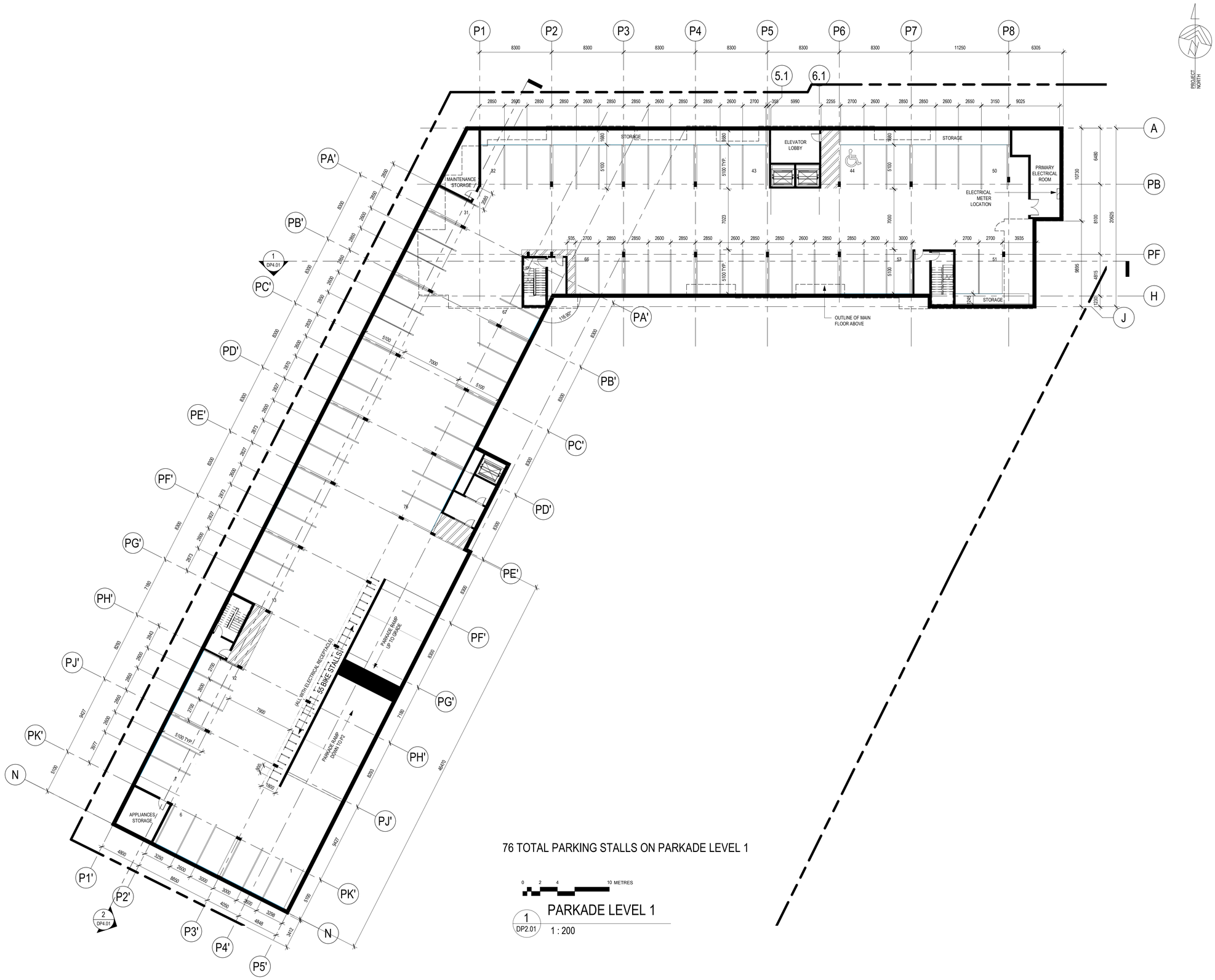

76 TOTAL PARKING STALLS ON PARKADE LEVEL 1

0 2 4 10 METRES

1 DP2.01 PARKADE LEVEL 1

1 : 200

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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PARKADE LEVEL 1

Sheet

DP2.01

Scale	Project No.
1 : 200	22.703

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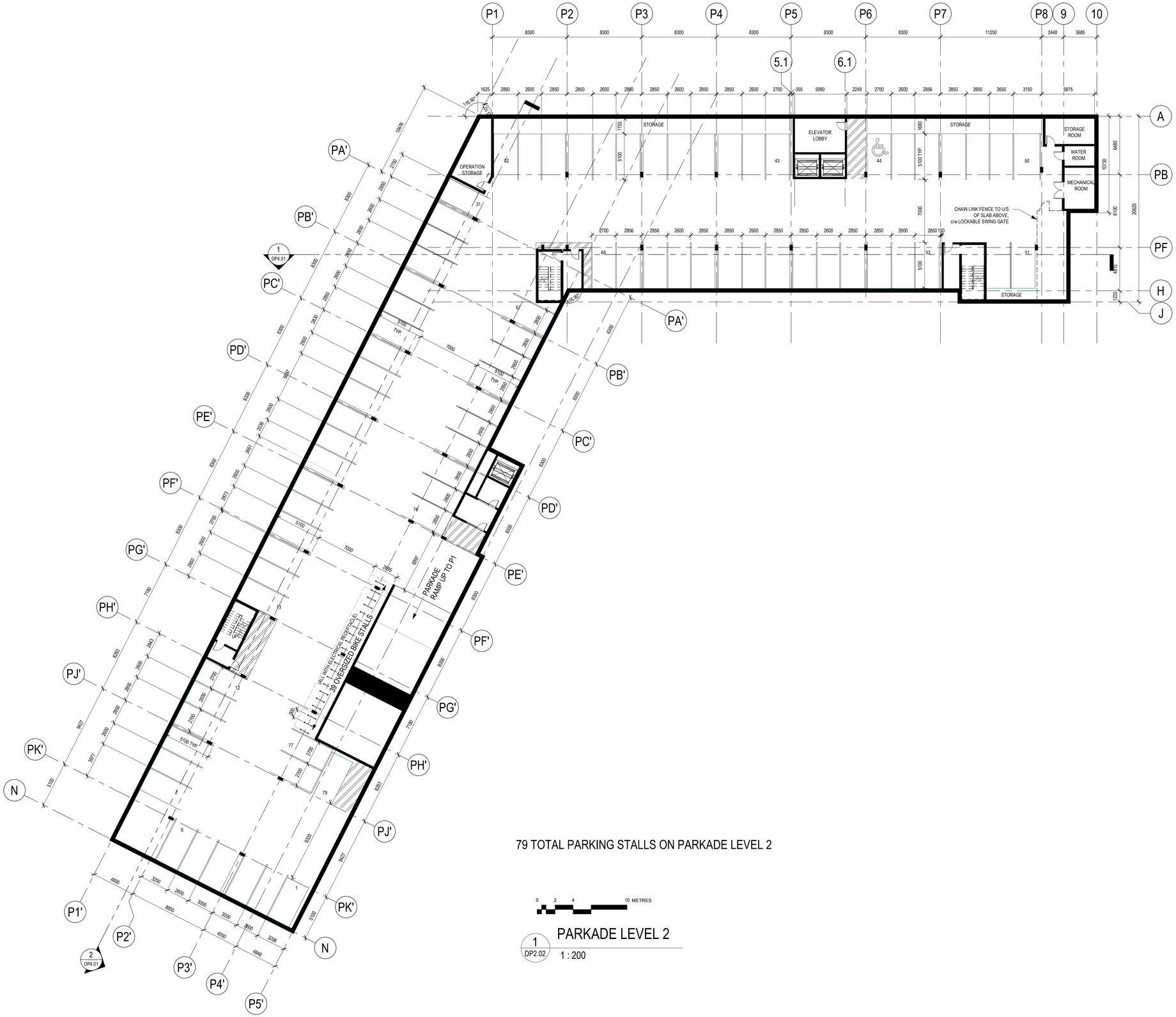

79 TOTAL PARKING STALLS ON PARKADE LEVEL 2

0 2 4 10 METRES

1 DP2.02 PARKADE LEVEL 2

1 : 200

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PARKADE LEVEL 2

Sheet

DP2.02

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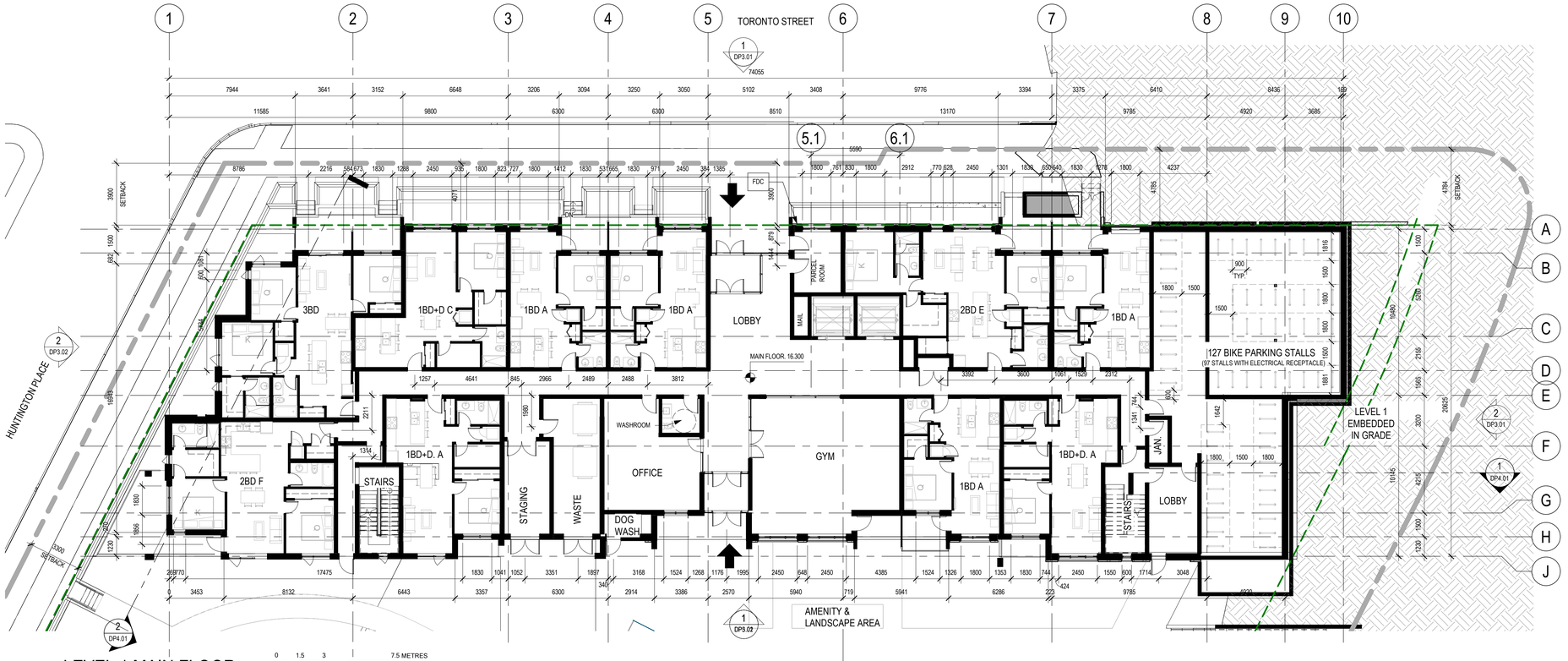
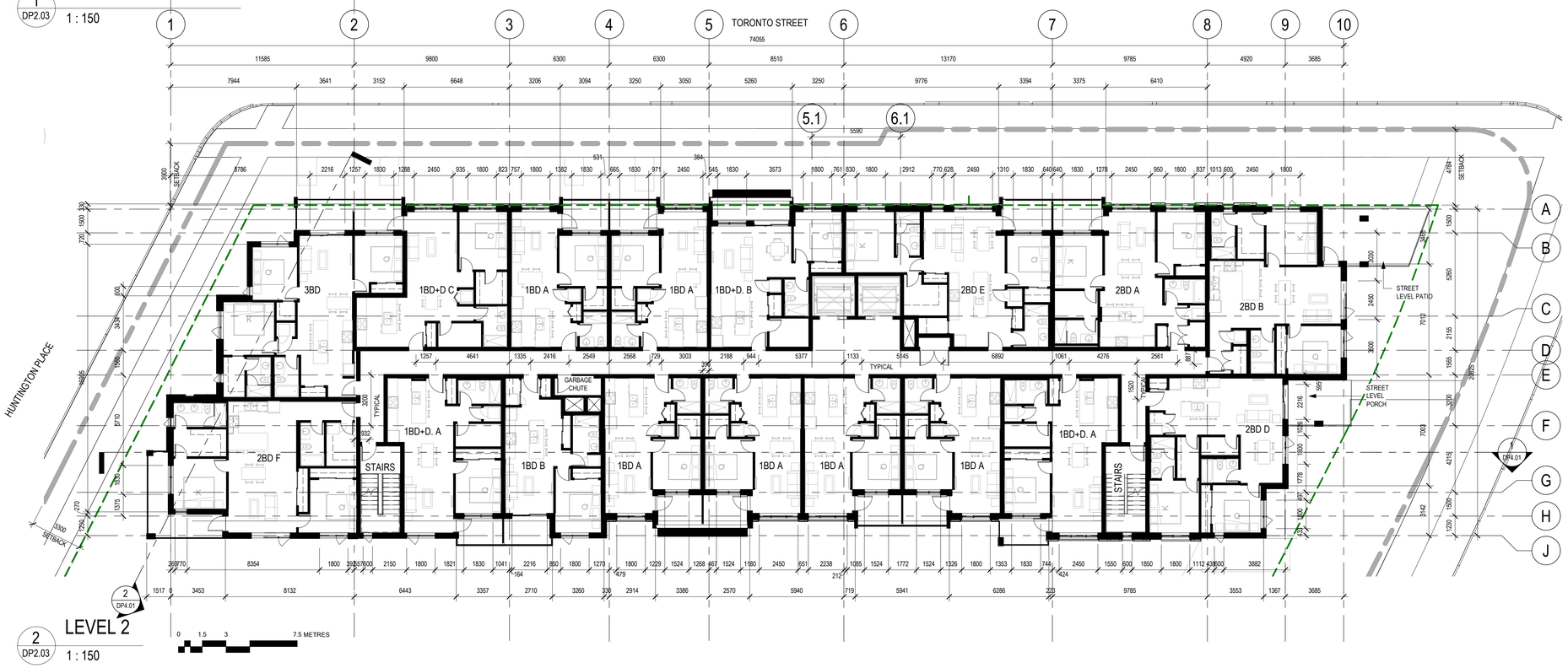


1 DP2.03 LEVEL 1 MAIN FLOOR

1 : 150

0 1.5 3 7.5 METRES



2 DP2.03 LEVEL 2

1 : 150

0 1.5 3 7.5 METRES

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20

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LEVEL 1 & 2 FLOOR PLANS

Sheet

DP2.03

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1 : 150	22.703

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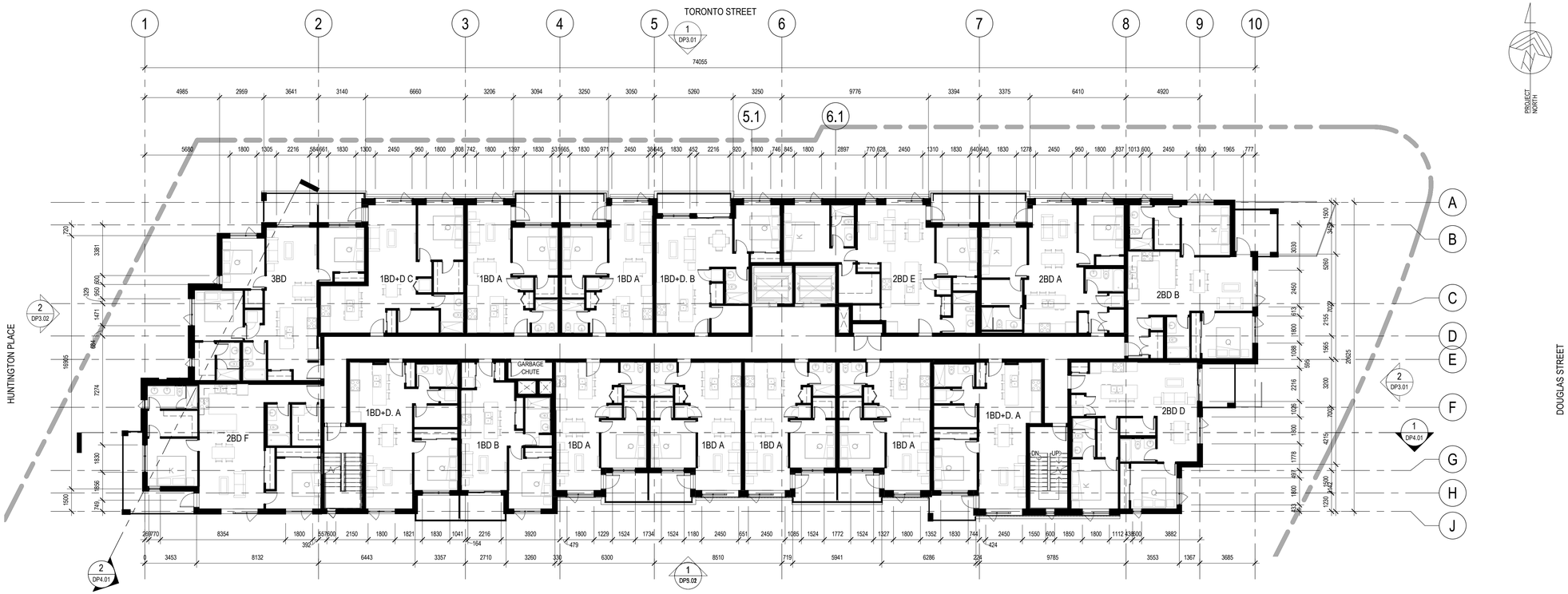
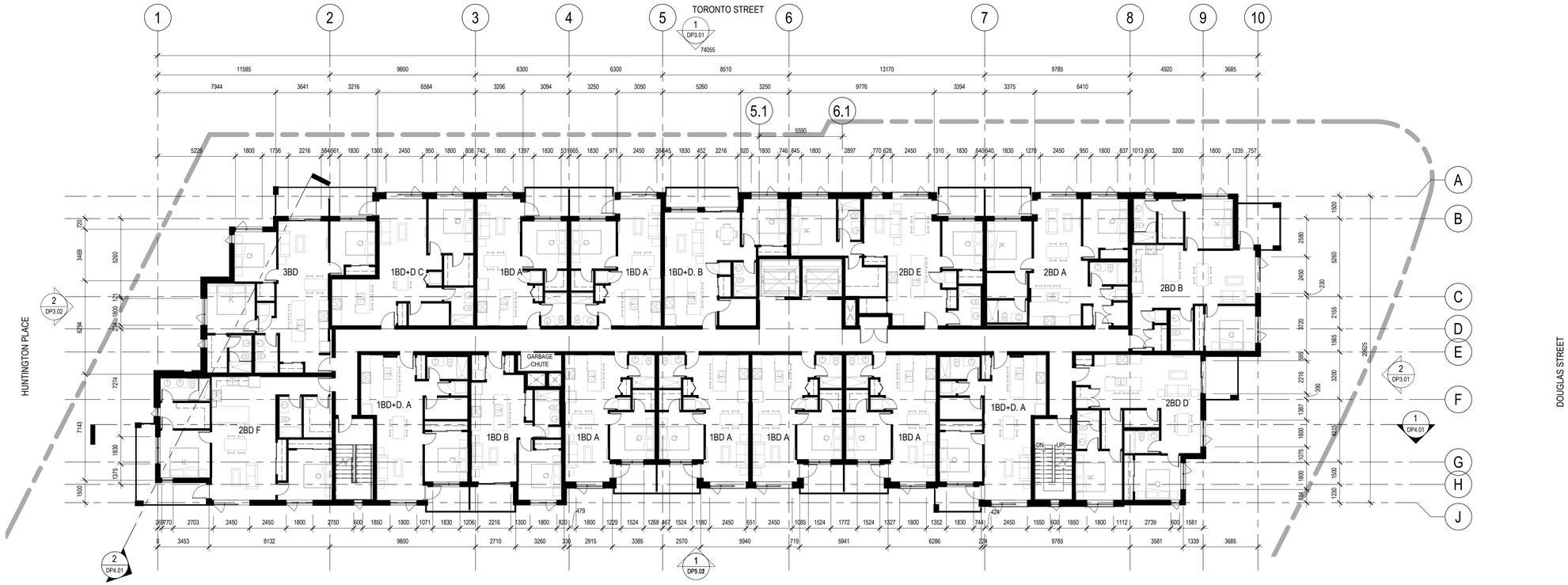


1 DP2.04 Level 3 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES



2 DP2.04 LEVEL 4 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES

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no.	description	date
1	Issue #1 for Development Permit	23.05.17
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LEVEL 3 & 4 FLOOR PLANS

Sheet

DP2.04

Scale

1 : 150

Project No.

22.703

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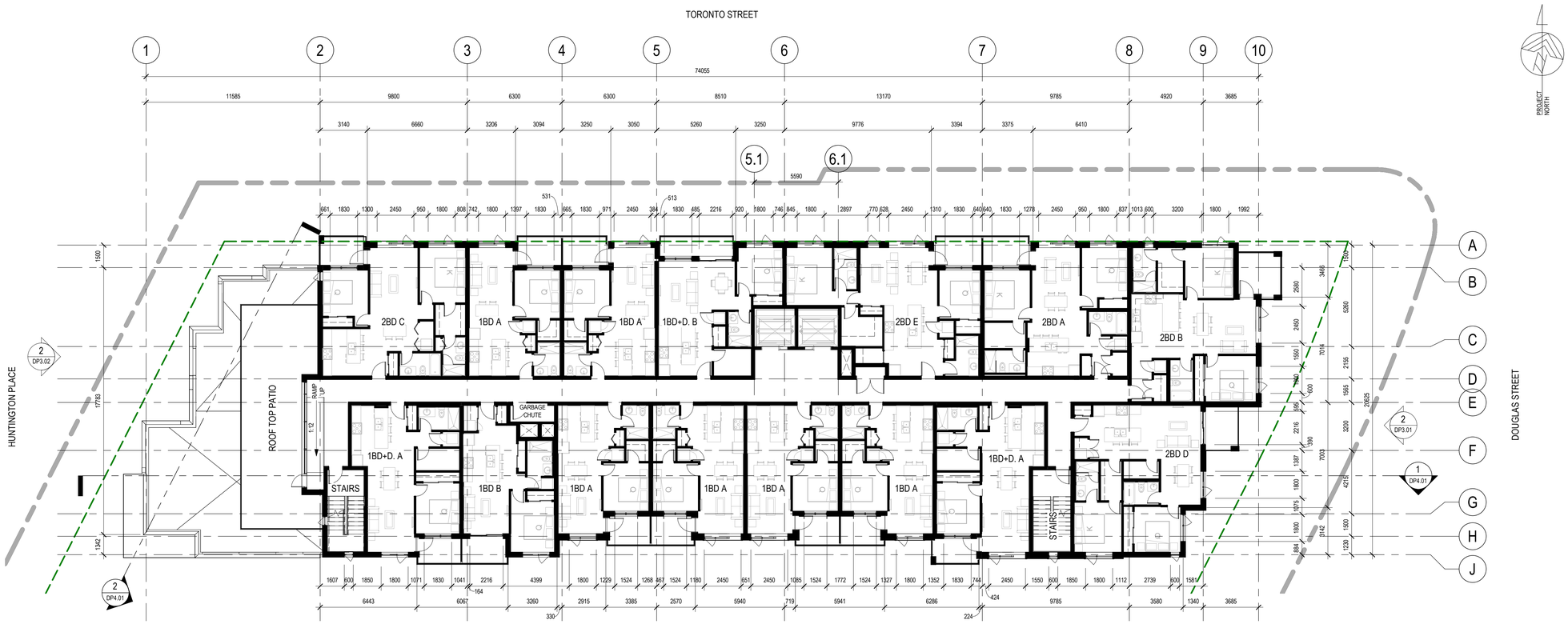

1 DP2.05 LEVEL 5 FLOOR PLAN
1 : 150

2 DP2.05 LEVEL 6 FLOOR PLAN
1 : 150

0 1.5 3 7.5 METRES

DOUGLAS STREET APARTMENTS

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1	Issue #1 for Development Permit	23.05.17
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LEVEL 5 & 6 FLOOR PLANS

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DP2.05

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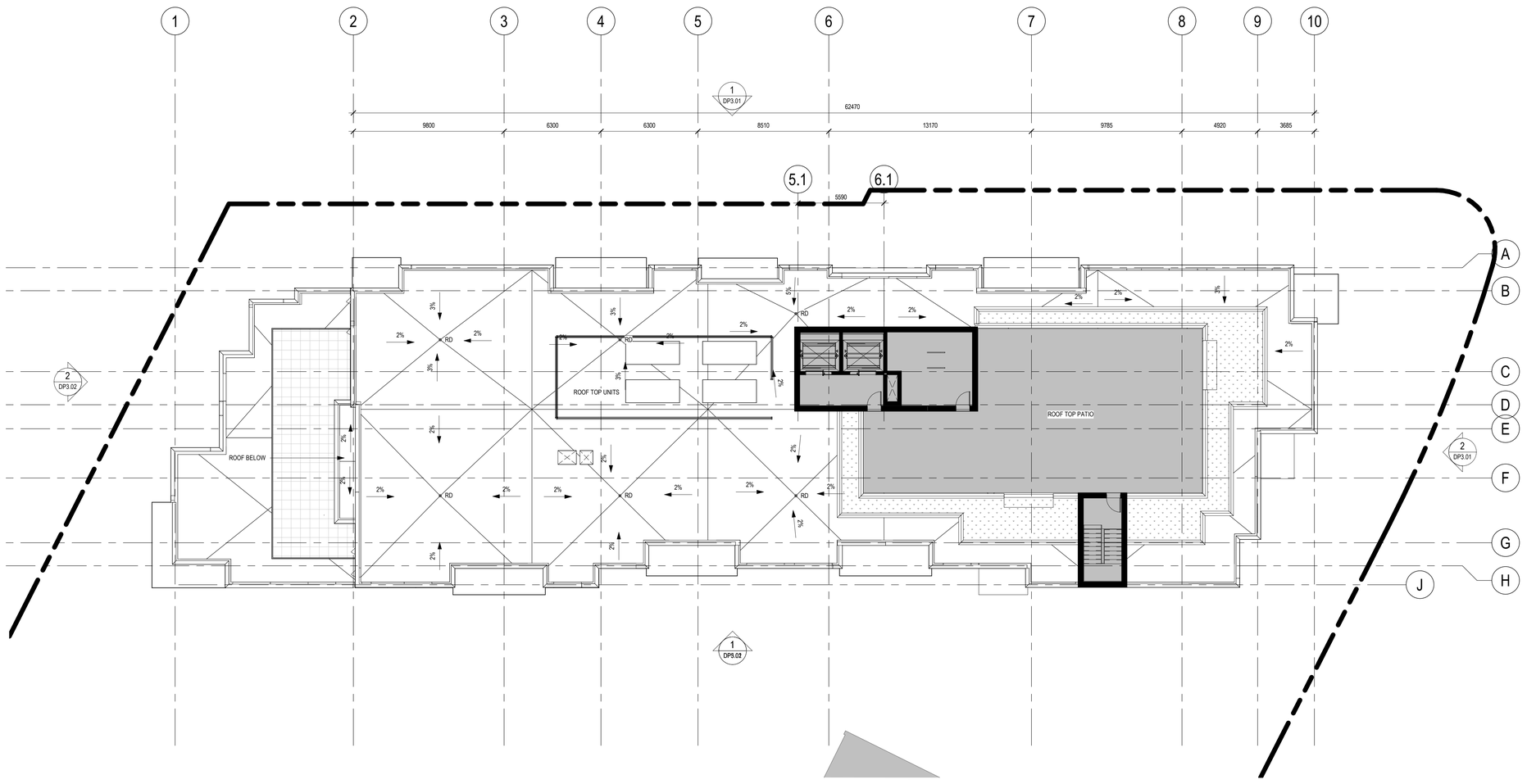

1 DP2.06 ROOF PLAN

1 : 150

0 1.5 3 7.5 METRES

PROJECT NORTH

DOUGLAS STREET APARTMENTS

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2	Rezoning & Development Permit Revision	23.12.20

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ROOF/ AMENITY PLAN

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DP2.06

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1 DP3.01 NORTH ELEVATION

1 : 150

2 DP3.01 EAST ELEVATION

1 : 150

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	WHITE PANEL (FIBRE CEMENT OR SIM.)
02	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME DOUBLE GLAZED WINDOWS
12	CHARCOAL FRAME DOUBLE GLAZED DOORS
13	CHARCOAL FRAME DOUBLE GLAZED STOREFRONT
14	SMOOTH PANELS (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
19A	CHARCOAL METAL FLASHING
19B	WHITE METAL FLASHING
20	ROOF TOP UNITS
22	RETAINING WALL/ PLANTER WITH BRICK CLADDING
23	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
25A	BOARD AND BATTEN, COLOUR WHITE
25B	BOARD AND BATTEN, COLOUR LIGHT GREY
26	PRECAST CONCRETE SILL, COLOUR GREY
27	CONCRETE STAIR

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
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BUILDING ELEVATIONS

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DP3.01

Scale	Project No.
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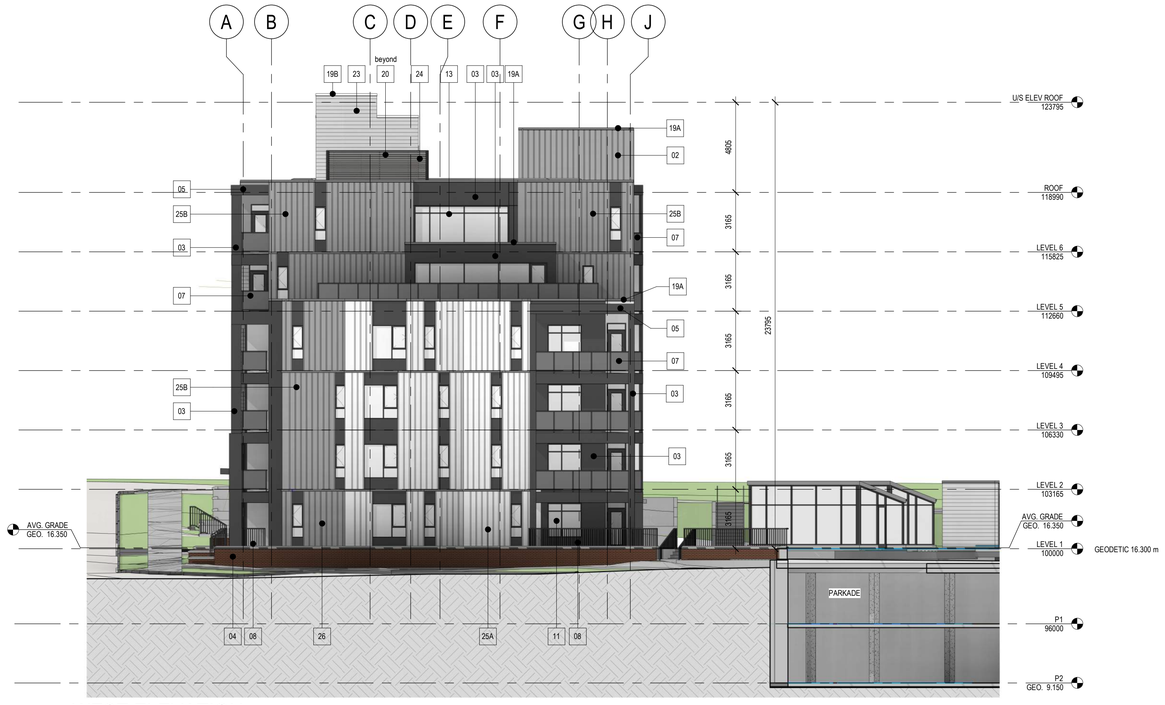
1 DP3.02

SOUTH ELEVATION

1 : 150



2 DP3.02

WEST ELEVATION

1 : 150

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	WHITE PANEL (FIBRE CEMENT OR SIM.)
02	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME DOUBLE GLAZED WINDOWS
12	CHARCOAL FRAME DOUBLE GLAZED DOORS
13	CHARCOAL FRAME DOUBLE GLAZED STOREFRONT
14	SMOOTH PANELS (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
19A	CHARCOAL METAL FLASHING
19B	WHITE METAL FLASHING
20	ROOF TOP UNITS
22	RETAINING WALL/ PLANTER WITH BRICK CLADDING
23	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
25A	BOARD AND BATTEN, COLOUR WHITE
25B	BOARD AND BATTEN, COLOUR LIGHT GREY
26	PRECAST CONCRETE SILL, COLOUR GREY
27	CONCRETE STAIR

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20

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BUILDING ELEVATIONS

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DP3.02

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1 : 150	22.703

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EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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BUILDING CONTEXT ELEVATIONS

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DP3.03

Scale	Project No.
1 : 1	22.703

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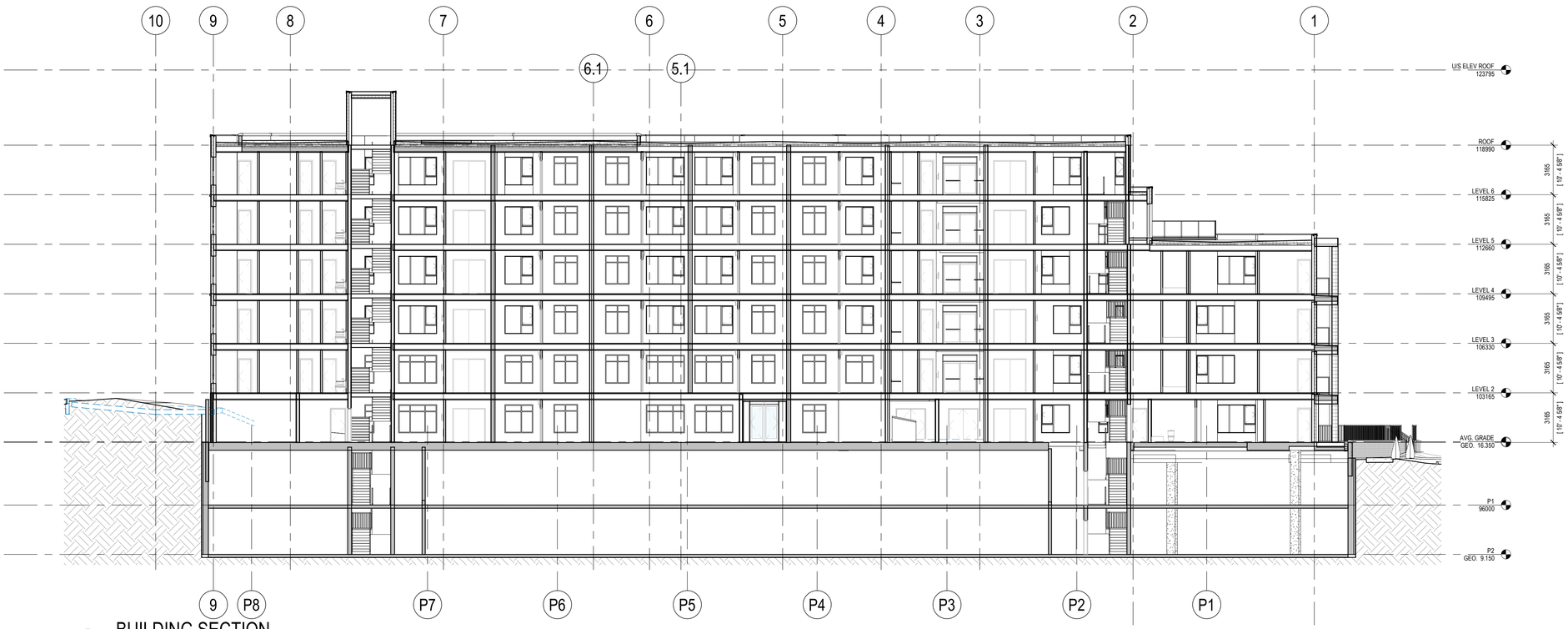
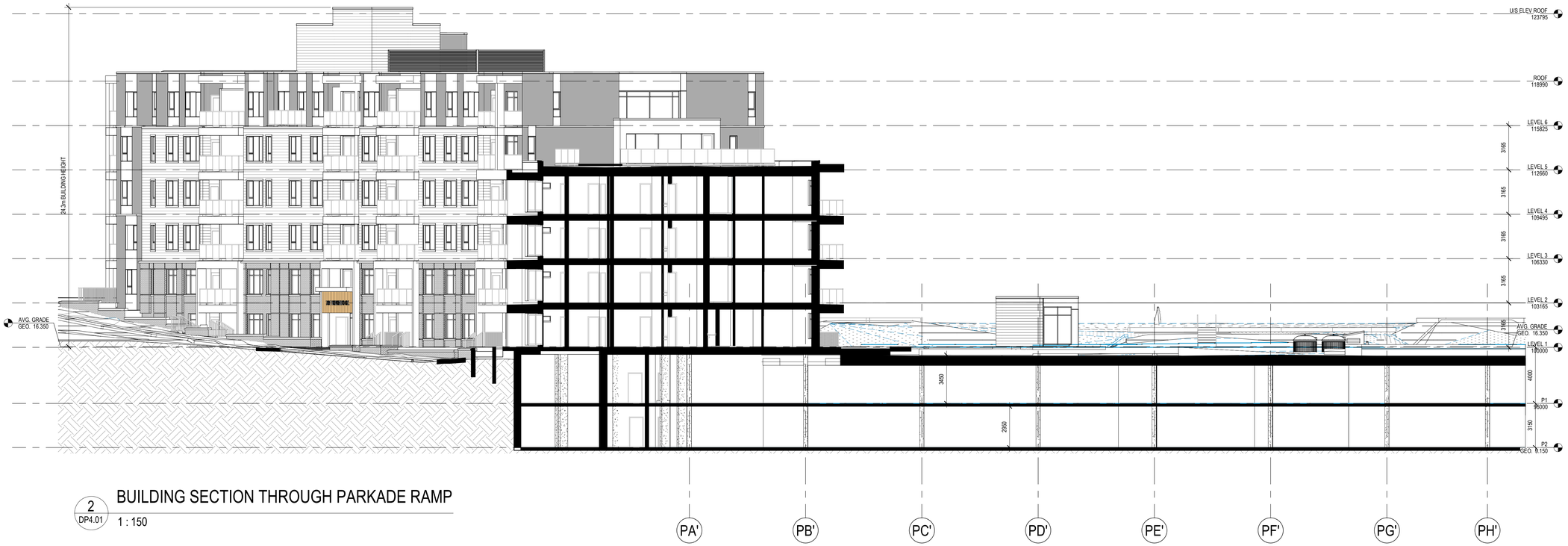


1 DP4.01 BUILDING SECTION

1 : 150



2 DP4.01 BUILDING SECTION THROUGH PARKADE RAMP

1 : 150

DOUGLAS STREET APARTMENTS

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no.	description	date
1	Issue #1 for Development Permit	23.05.17
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BUILDING SECTIONS

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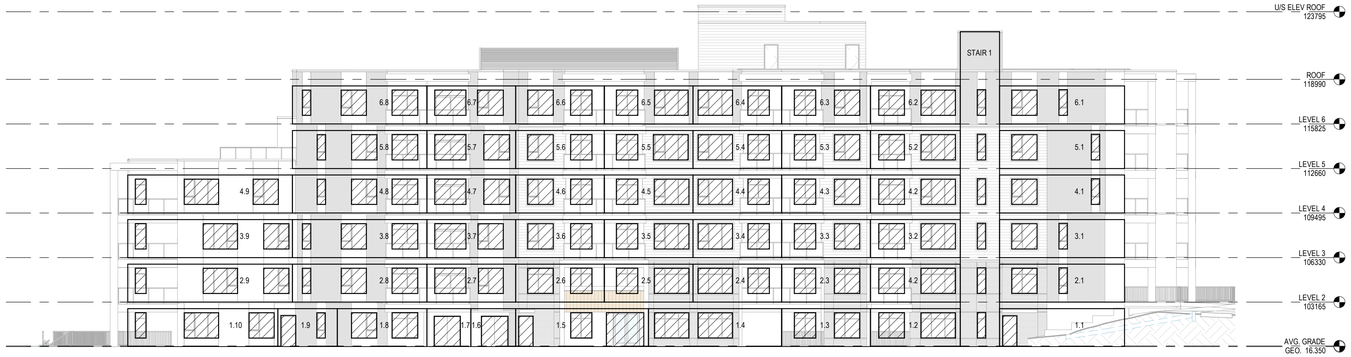

1 DP5.01

SOUTH ELEVATION

1 : 200

2 DP5.01

CODE SITE PLAN

1 : 500

SOUTH ELEVATION LIMITING DISTANCE CALCS (TABLE 3.2.3.1.-D)

FIRE COMPARTMENT	LIMITING DISTANCE (m)	EXPOSING FACE (m2)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (m2)	PROPOSED OPENINGS (%)	REQ'D FIRE RATING	REQ'D CONSTRUCTION	REQ'D CLADDING
6.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
6.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
6.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
6.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
6.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
6.6	15.0	17.0	100%	6.0	35%	-	-	-
6.7	9+	17.0	100%	7.3	43%	-	-	-
6.8	9+	25.8	100%	7.6	29%	-	-	-
STAIR 1	8.9 (D2)	61.8	99%	8.1	13%	45 minute	combustible or non-combustible	combustible or non-combustible
5.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
5.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
5.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
5.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
5.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
5.6	15.0	17.0	100%	6.0	35%	-	-	-
5.7	9+	17.0	100%	7.3	43%	-	-	-
5.8	9+	25.8	100%	7.6	29%	-	-	-
4.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
4.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
4.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
4.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
4.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
4.6	15.0	17.0	100%	6.0	35%	-	-	-
4.7	9+	17.0	100%	7.3	43%	-	-	-
4.8	9+	25.8	100%	7.6	29%	-	-	-
4.9	9+	35.6	100%	9.0	25%	-	-	-
3.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
3.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
3.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
3.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
3.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
3.6	15.0	17.0	100%	6.0	35%	-	-	-
3.7	9+	17.0	100%	7.3	43%	-	-	-
3.8	9+	25.8	100%	7.6	29%	-	-	-
3.9	9+	35.6	100%	9.0	25%	-	-	-
2.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
2.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
2.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
2.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
2.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
2.6	15.0	17.0	100%	6.0	35%	-	-	-
2.7	9+	17.0	100%	7.3	43%	-	-	-
2.8	9+	25.8	100%	7.6	29%	-	-	-
2.9	9+	35.6	100%	9.0	25%	-	-	-
1.1	10.6 (D1)	24.0	100%	2.3	10%	-	-	-
1.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
1.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
1.4	3.6 (D5)	25.6	35%	8.8	34%	45 minute	combustible or non-combustible	non-combustible
1.5	8.7	25.5	100%	11.4	45%	-	-	-
1.6	9+	8.5	100%	4.0	47%	-	-	-
1.7	9+	8.5	100%	4.0	47%	-	-	-
1.8	9+	17.2	100%	6.5	38%	-	-	-
1.9	9+	11.4	100%	3.4	30%	-	-	-
1.1	9+	28.8	100%	9.0	31%	-	-	-
Existing building (table 3.2.3.1.-B; Less than 3:1 ratio)	7.0	21.0	100%	3.4	16%			

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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[redacted]

Issued/ Revision Schedule

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DP5.01

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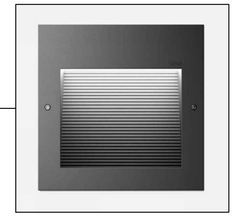
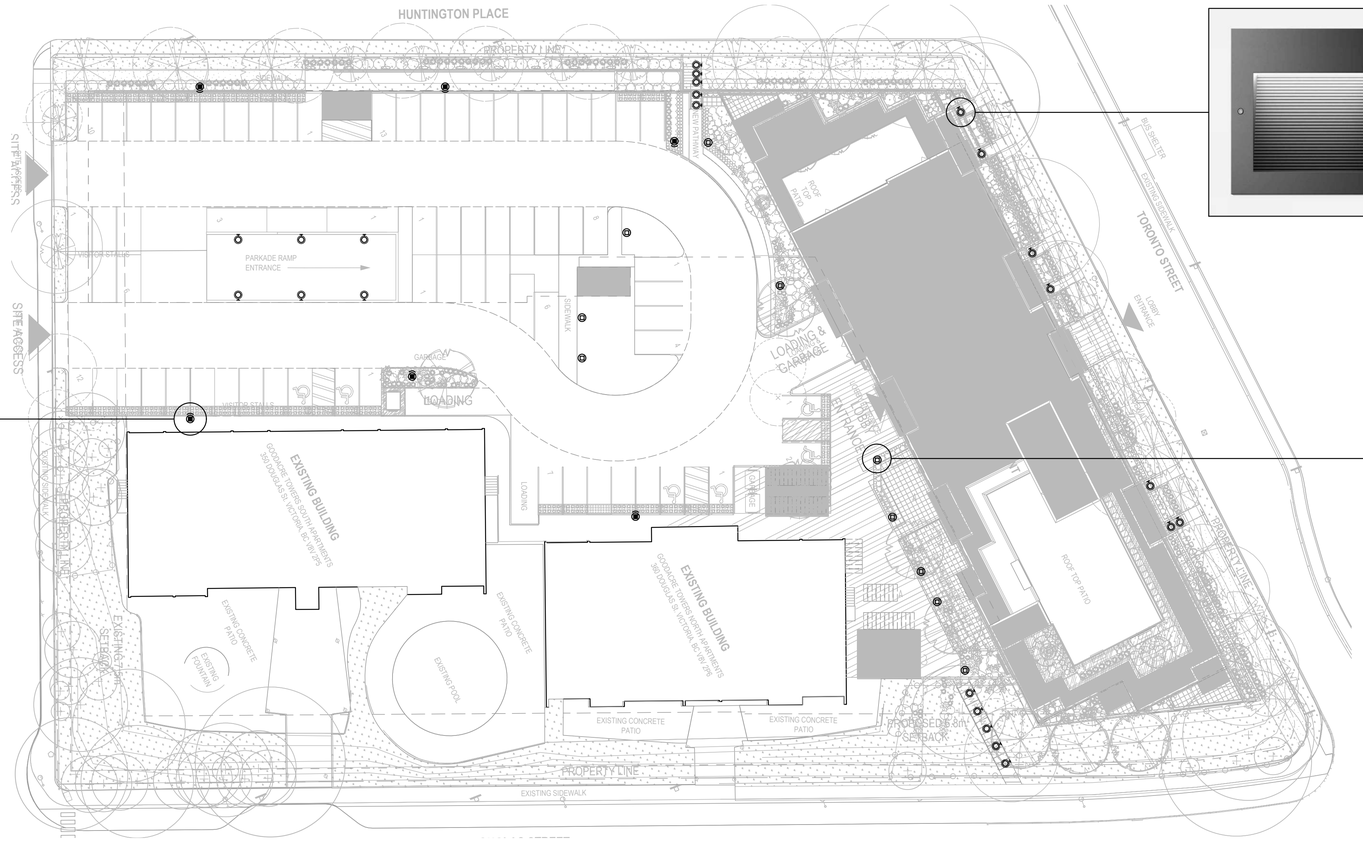
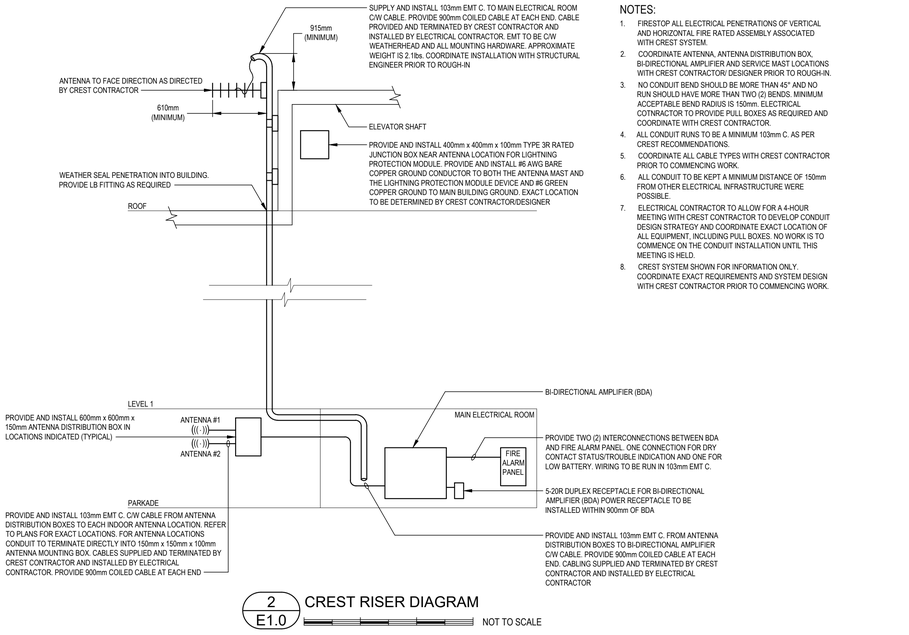




PROJECT NORTH

1 / E1.0 SITE LIGHTING LAYOUT

0 6000 12000 18000 1:300



2 / E1.0 CREST RISER DIAGRAM

NOT TO SCALE

NOTES:

1. FIRESTOP ALL ELECTRICAL PENETRATIONS OF VERTICAL AND HORIZONTAL FIRE RATED ASSEMBLY ASSOCIATED WITH CREST SYSTEM.
2. COORDINATE ANTENNA, ANTENNA DISTRIBUTION BOX, BI-DIRECTIONAL AMPLIFIER AND SERVICE MAST LOCATIONS WITH CREST CONTRACTOR/ DESIGNER PRIOR TO ROUGH-IN.
3. NO CONDUIT BEND SHOULD BE MORE THAN 45° AND NO RUN SHOULD HAVE MORE THAN TWO (2) BENDS. MINIMUM ACCEPTABLE BEND RADIUS IS 150mm. ELECTRICAL COTNRACTOR TO PROVIDE PULL BOXES AS REQUIRED AND COORDINATE WITH CREST CONTRACTOR.
4. ALL CONDUIT RUNS TO BE A MINIMUM 103mm C. AS PER CREST RECOMMENDATIONS.
5. COORDINATE ALL CABLE TYPES WITH CREST CONTRACTOR PRIOR TO COMMENCING WORK.
6. ALL CONDUIT TO BE KEPT A MINIMUM DISTANCE OF 150mm FROM OTHER ELECTRICAL INFRASTRUCTURE WERE POSSIBLE.
7. ELECTRICAL CONTRACTOR TO ALLOW FOR A 4-HOUR MEETING WITH CREST CONTRACTOR TO DEVELOP CONDUIT DESIGN STRATEGY AND COORDINATE EXACT LOCATION OF ALL EQUIPMENT, INCLUDING PULL BOXES. NO WORK IS TO COMMENCE ON THE CONDUIT INSTALLATION UNTIL THIS MEETING IS HELD.
8. CREST SYSTEM SHOWN FOR INFORMATION ONLY. COORDINATE EXACT REQUIREMENTS AND SYSTEM DESIGN WITH CREST CONTRACTOR PRIOR TO COMMENCING WORK.

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issued for Development Permit	DEC. 20, 2023

Seal

Permit

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Drawing Title

SITE LIGHTING LAYOUT

Sheet

E1.0

Scale	Project No.
AS NOTED	0122.0232

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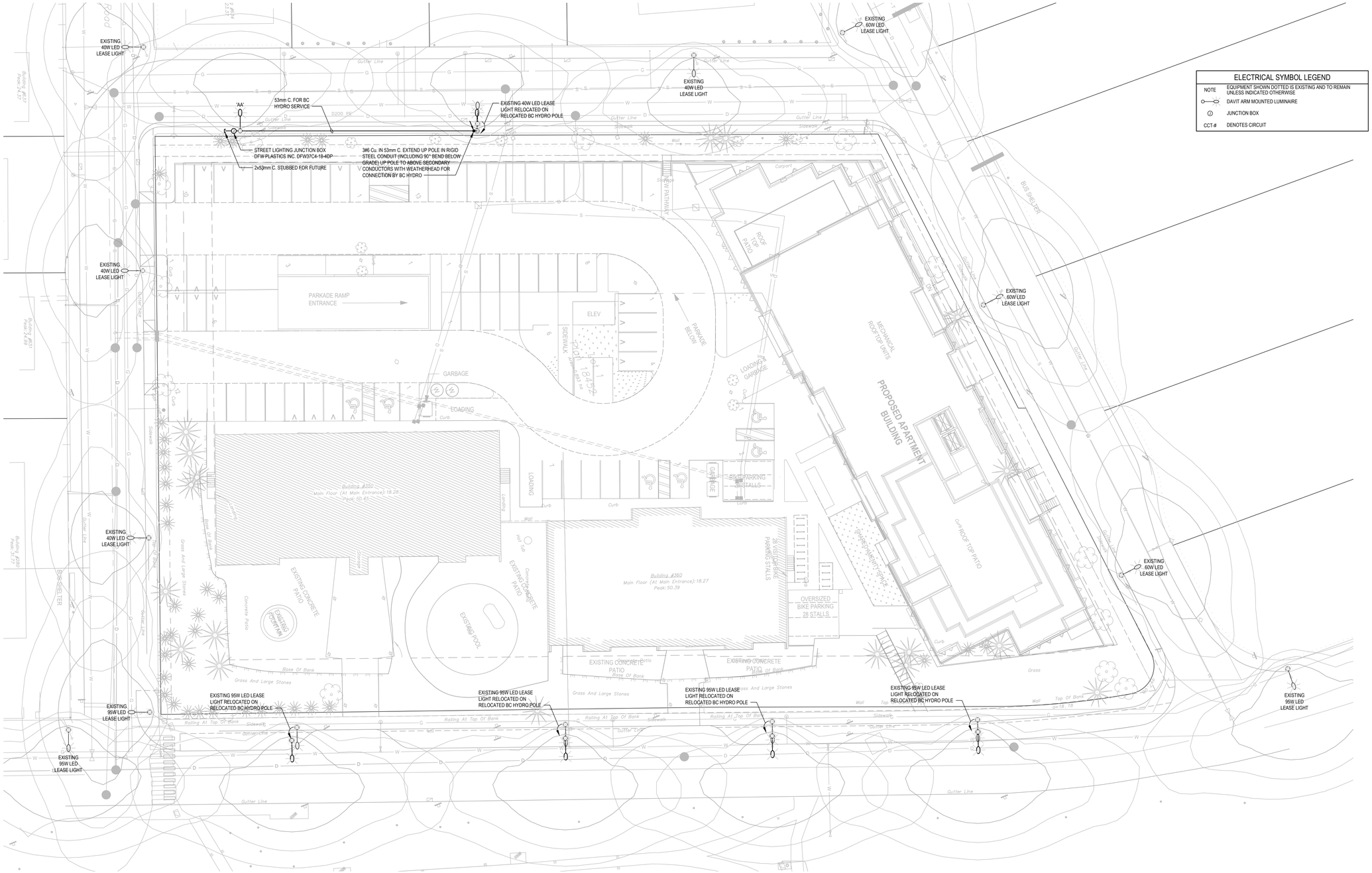
22.703 Douglas Street Apartments_detached.rvt



ELECTRICAL SYMBOL LEGEND	
NOTE	EQUIPMENT SHOWN DOTTED IS EXISTING AND TO REMAIN UNLESS INDICATED OTHERWISE
	DAVIT ARM MOUNTED LUMINAIRE
J	JUNCTION BOX
CCT-#	DENOTES CIRCUIT

1 / E2.0 OFFSITE STREET LIGHTING LAYOUT

5000 10000 15000 1:250

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	DOUGLAS ST	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	MAJOR	
ILLUMINANCE LEVEL (AVG)	11.0 lux	13.1 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	3.0:1	3.0:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	TORONTO ST	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	9.7 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	2.9:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	HUNTINGTON PLACE	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	8.5 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	3.5:1

ILLUMINATION DESIGN CRITERIA		
	DESIGN REQUIREMENTS	DESIGN ACHIEVED
STREET NAME	AVALON RD	
PEDESTRIAN CONFLICT	MEDIUM	
ROAD CLASSIFICATION	COLLECTOR	
ILLUMINANCE LEVEL (AVG)	8.0 lux	10.4 lux
ILLUMINANCE UNIFORMITY RATIO (AVG:MIN)	4.0:1	3.6:1

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

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Seal

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Drawing Title

OFFSITE STREET LIGHTING LAYOUT

Sheet

E2.0

Scale: AS NOTED

Project No.: 0122.0232

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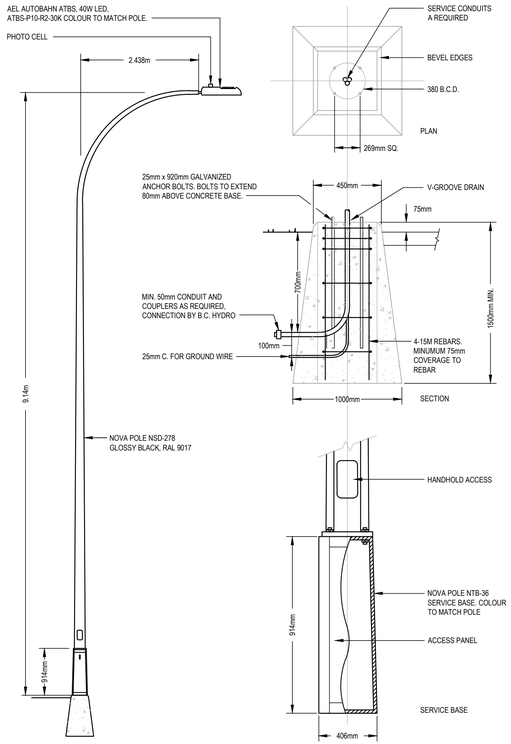
22.703 Douglas Street Apartments_detached.rvt

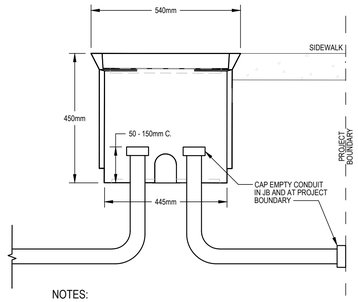


NOTES:

1. POLE BASE BACK-FILL TO CONFORM TO MMCD SPECIFICATIONS, LATEST EDITION.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. PROVIDE AND INSTALL A GROUND PLATE MIN 600mm DEEP, CHEMICALLY CHARGED GROUND ROD, OR TWO GROUND RODS MIN 3m APART ADJACENT TO POLE BASE. GROUND ROD TO EXTEND 0.8m PAST BOTTOM OF CONCRETE AND MINIMUM 3.0m LONG. REFER TO CEC 10-102.2.
4. CONFIRM BOLT CIRCLE RADIUS REQUIREMENTS WITH POLE MANUFACTURER PRIOR TO INSTALLATION OF CONCRETE BASES.
5. CONCRETE POLE BASE TO MEET MMCD STANDARDS. TYPE 'C1' CONCRETE POLE BASE SUITABLE FOR SERVICE BASE. NANAIMO PRECAST LTD., FRASER PRECAST LTD., OR APPROVED EQUAL. ANY CAST IN PLACE POLE BASES MUST BE REVIEWED AND SIGNED OFF BY A BC REGISTERED STRUCTURAL ENGINEER PRIOR TO AND AFTER POURING OF CONCRETE. ALL ASSOCIATED COST FOR THE SERVICES OF A STRUCTURAL ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1 / E2.1 TYPE 'AA' POLE DETAIL

NOT TO SCALE

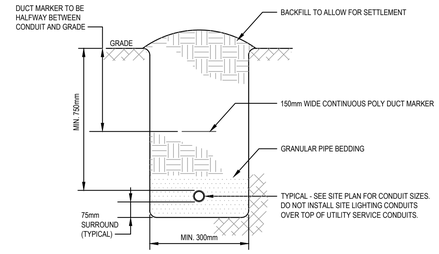


NOTES:

1. STREET LIGHTING JUNCTION BOX - DFW PLASTICS INC. DFW37C4-18-4DP BLANK C/W MANUFACTURERS BOLT DOWN LID.

2 / E2.1 JUNCTION BOX DETAIL

NOT TO SCALE



3 / E2.1 TYPICAL TRENCH SECTION

NOT TO SCALE

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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Drawing Title

OFFSITE STREET LIGHTING DETAILS

Sheet

E2.1

Scale	Project No.
AS NOTED	0122.0232

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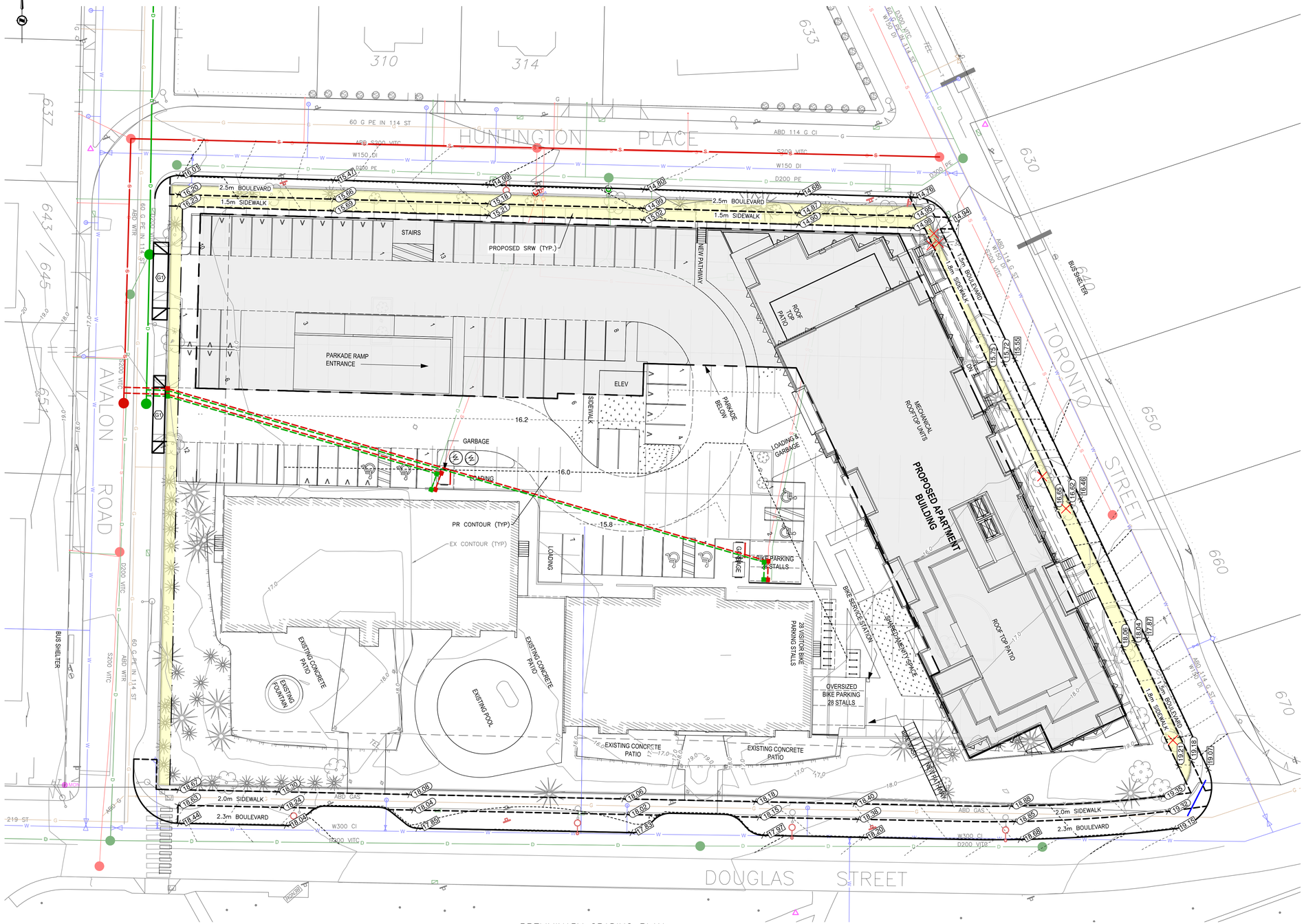
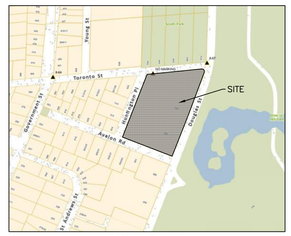


PRELIMINARY GRADING PLAN
H 1:250

SHEET NOTES:

GRADING

1. RESIDENTIAL DRIVEWAY TO SLOPE AT 8% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
2. COMMERCIAL DRIVEWAY TO SLOPE AT 3% MAX FOR 6m AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
3. PROPOSED DRIVEWAY TO HAVE FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b



KEY PLAN
NTS

LEGAL DESCRIPTIONS: LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452.

BENCHMARK: MONUMENT 8–67 ELEV. 19.317m

NOTE: ALL SEWER, DRAIN, WATER LOCATIONS AND ELEVATIONS DERIVED FROM CITY OF VICTORIA RECORD DRAWINGS.

350-360 DOUGLAS STREET PRELIMINARY GRADING PLAN

Scale horiz. 1:250 Scale vert. N/A

Sheet 1 of 1

Eng. Project No. 33265

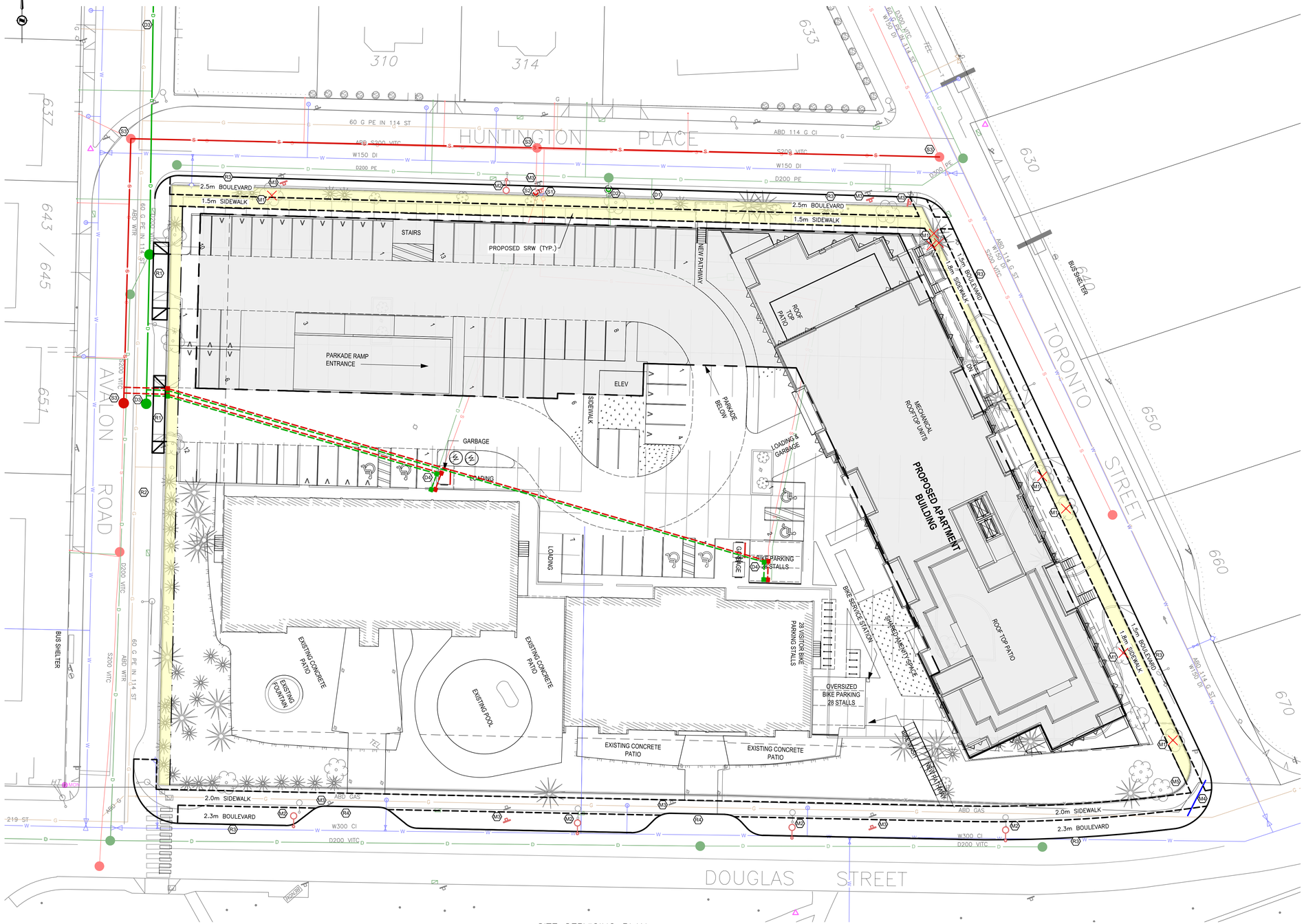
Drafted by. JA

LEGEND					
LAMP STANDARD	LS	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	PP	CATCHBASIN		METER	W
U/G WIRING	UE		MANHOLE	D	FLUSH VALVE	
GAS	G		SERVICE RISER		VALVE	
WATER	W		MOUNTABLE CURB	MC	REDUCER	
SEWER	S		NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN			EDGE ASPHALT		AIR VALVE	

1:250 0 5 15m

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

PRELIMINARY GRADING PLAN



SITE SERVICING PLAN
H 1:250

SHEET NOTES:

DRAIN

- (D1) EXISTING DRAIN SERVICE TO BE REUSED FOR PROPOSED BUILDING.
- (D2) EXISTING DRAIN SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA CREWS AT DEVELOPERS EXPENSE.
- (D3) EXISTING DRAIN TO BE REUSED AS REQUIRED.
- (D4) EXISTING ONSITE DRAIN SERVICES TO BE REDIRECTED AS REQUIRED.

SANITARY

- (S1) EXISTING SANITARY SERVICE TO BE REUSED FOR PROPOSED BUILDING
- (S2) EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA CREWS AT DEVELOPERS EXPENSE.
- (S3) EXISTING SANITARY SEWER TO BE REUSED AS REQUIRED.
- (S4) EXISTING ONSITE SANITARY SERVICES TO BE REDIRECTED AS REQUIRED.

ROAD

- (R1) PROPOSED 7.0m DRIVEWAY COMPLETE WITH FULL PANEL DROPS AS PER CITY OF VICTORIA SDD C7b AND HIGHWAY ACCESS BYLAW.
- (R2) EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN ON AVALON ROAD.
- (R3) EXISTING ROAD TO BE RE/RE COMPLETE WITH NEW CURB, GUTTER, BOULEVARD AND SEPARATED SIDEWALK.
- (R4) PROPOSED LOADING ZONE.

MISCELLANEOUS

- (M1) EXISTING TREE TO BE REMOVED AS REQUIRED.
- (M2) EXISTING POLE TO BE RELOCATED AS REQUIRED.
- (M3) EXISTING SIGN TO BE RELOCATED AS REQUIRED.
- (M4) PROPOSED IRRIGATION SLEEVE.
- (M5) EXISTING RETAINING WALL TO BE RETAINED.

KEY PLAN
NTS

LEGAL DESCRIPTIONS: LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452.

BENCHMARK: MONUMENT 8-67 ELEV. 19.317m

NOTE: ALL SEWER, DRAIN, WATER LOCATIONS AND ELEVATIONS DERIVED FROM CITY OF VICTORIA RECORD DRAWINGS.

350-360 DOUGLAS STREET PRELIMINARY CIVIL SERVICING DRAWING

Scale horiz.	1:250	Scale vert.	N/A
Sheet	1	of	1
Eng. Project No.	33265		
Drafted by.	JA		

LEGEND

LAMP STANDARD	LS	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	PP	CATCHBASIN		METER	W
U/G WIRING	UE		MANHOLE	D	FLUSH VALVE	
GAS	G		SERVICE RISER		VALVE	
WATER	W		MOUNTABLE CURB	MC	REDUCER	
SEWER	S		NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN			EDGE ASPHALT		AIR VALVE	

1:250 0 5 15m

PRELIMINARY SERVICING PLAN DRAFT

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

6 - Large coniferous trees along Huntington Place. Species to be determined by City of Victoria Parks Department

6- Large canopy deciduous trees along Huntington Place. Species to be determined by City of Victoria Parks Department

3 - Ironwood (deciduous) trees at northwest face of building

3 - Redbud (deciduous) trees at center of parking lot

2 - Red Maple (deciduous) trees along building and parking areas.

1 - Garry Oak (deciduous) trees at center of planting area

7 - Ironwood (deciduous) trees on rooftop planting areas.

900mm (3ft) ht. Decorative metal fence along top of the wall

2- Small canopy deciduous trees along north Avalon st. Species to be determined by City of Victoria Parks Department

Planting bed extension allows for groundcover planting under car overhangs (Typ.)

1800mm (6ft) ht. wood privacy fence between unit entrances.

Planting along northern property line features partial-sun native and adaptive shrubs, perennials and ornamental grasses (Typ.)

6 - Large canopy deciduous trees along northern property limit. Species to be determined by City of Victoria Parks Department

Underground parking limit

Common amenity patio with BBQ attached to interior gym space.

4 - Magnolia (deciduous) trees along building street-level concrete planters.

4 - Ironwood (deciduous) trees at southwest face of building

Modular raised metal planter assembly along perimeter of roof deck. Roof deck plantings feature drought tolerant, sun-adapted native and adaptive shrubs, perennials and small trees

4 - Small canopy deciduous trees along Toronto St.. Species to be determined by City of Victoria Parks Department

Unit patios are surrounded by planting beds and feature large format decorative concrete pavers (Typ.)

5.4m Proposed Setback at main floor

6 - Garry Oak (deciduous) trees along Douglas st.

2- 1800mm Wood benches for seating

(28 spots) Bicycle Parking Area including service station and bike wash.

Decorative concrete banding in main entry plaza

Common rooftop deck with outdoor kitchen and dining amenities. Furniture to be supplied by the owner

Existing and Retained Trees

HUNTINGTON PLACE

DOUGLAS STREET

AVALON ROAD

TORONTO STREET

EXISTING BUILDING

EXISTING BUILDING

EXISTING POOL

EXISTING FOUNTAIN

EXISTING CONCRETE PATIO

PARKADE RAMP ENTRANCE

LOADING

LOADING & GARBAGE

LOBBY ENTRANCE

NEW PATHWAY

SITE ACCESS

SIDEWALK

PROPERTY LINE

EXISTING SIDEWALK

Recommended Nursery Stock

75% OF PLANT STOCK IS: N - Denotes Native Species; PH - Denotes Pollinator Habitat; FB - Denotes Fruit Bearing

Trees

Total: 56

	Botanical Name	Common Name	Size
	Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal
PH	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
	Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
	Parrotia persica	Persian Ironwood	6cm cal.
N	Quercus garryana	Garry Oak	6cm cal
	Street Trees - Species to be determined	by the City of Victoria Parks Dept.	---

Large Shrubs

Total: 124

	Botanical Name	Common Name	Size
PH	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
PH	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange	#7 pot
PH	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	#7 pot
PH N	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

Medium Shrubs

Total: 173

	Botanical Name	Common Name	Size
	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
FB N	Mahonia aquifolium	Tall Oregon Grape	#5 pot
PH N	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

Small Shrubs

Total: 280

	Botanical Name	Common Name	Size
	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
N	Gaultheria shallon	Salal	#1 pot
FB N	Mahonia repens	Creeping Oregon Grape	#1 pot
PH	Rosmarinus officinalis	Rosemary	#1 pot
FB	Vaccinium 'Sunshine Blue'	Sunshine Blue Blueberry	#1 pot

Perennials, Annuals and Ferns

Total: 736

	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
PH	Lavandula stoechas 'Anouk'	Anouk Lavender	#1 pot
N	Polystichum munitum	Sword Fern	#1 pot

Groundcovers

Total: 839

	Botanical Name	Common Name	Size
FB N	Fragaria chiloensis	Coastal Strawberry	#1 pot

Vines

Total: 23

	Botanical Name	Common Name	Size
PH	Clematis viticella 'Polish Spirit'	Polish Spirit Clematis	#5 pot

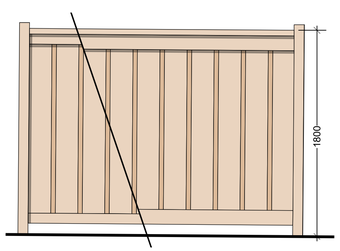
Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

MATERIALS LEGEND

- Asphalt / Roadways
- Colored & sawcut concrete - Concrete sidewalks and plazas
- Decorative concrete pavers - Ground level patios
- Composite wood decking - Rooftop patio
- Aggregate - Maintenance access paths
- Planting beds
- Grass - Sod lawn

EXISTING TREE (RETAINED)

EXISTING TREE (REMOVED)



1 1800mm Ht. Cedar Privacy Fence
Scale: 1:25

5 10 15

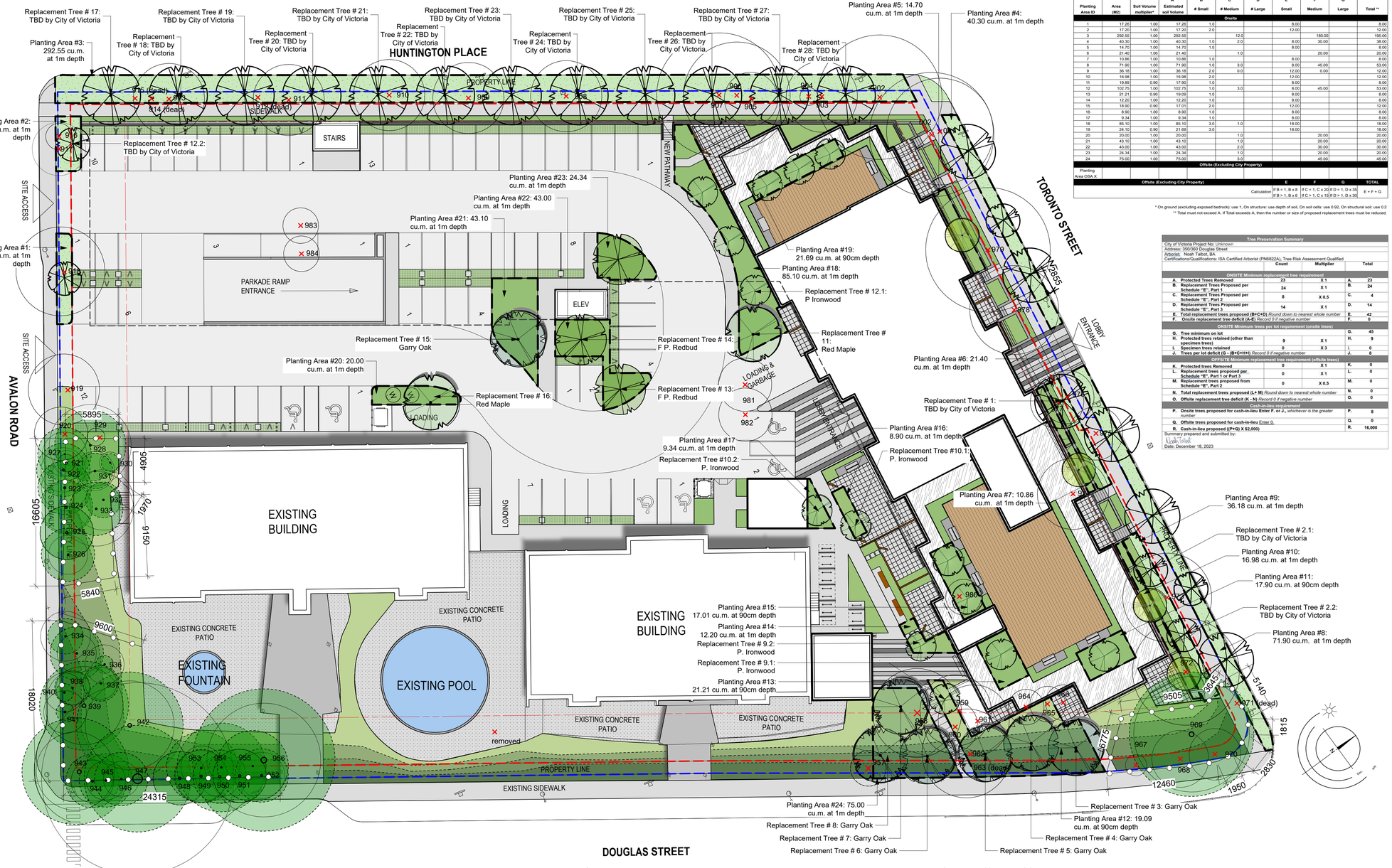
Dec 20 - 23
Jun 05 - 23
Oct 10 - 22

350/360 Douglas St. Starlight | Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: Nov 5 - 21



SOIL TABLE

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated soil Volume	Replacement Trees Proposed B # Small	C # Medium	D # Large	Soil Volume Required (m3) E Small	F Medium	G Large	Total **
Onsite										
1	17.26	1.00	17.26	1.0			8.00			8.00
2	17.20	1.00	17.20	2.0			12.00			12.00
3	292.55	1.00	292.55		12.0			180.00		195.00
4	40.30	1.00	40.30	1.0	2.0		8.00	30.00		38.00
5	14.70	1.00	14.70	1.0			8.00			8.00
6	21.40	1.00	21.40		1.0			20.00		20.00
7	10.86	1.00	10.86	1.0			8.00			8.00
8	71.90	1.00	71.90	1.0	3.0		8.00	45.00		53.00
9	36.18	1.00	36.18	2.0	0.0		12.00	0.00		12.00
10	16.98	1.00	16.98	2.0			12.00			12.00
11	16.89	0.90	17.90	1.0			8.00			8.00
12	102.75	1.00	102.75	1.0	3.0		8.00	45.00		53.00
13	21.21	0.90	19.09	1.0			8.00			8.00
14	12.20	1.00	12.20	1.0			8.00			8.00
15	18.90	0.90	17.01	2.0			12.00			12.00
16	8.90	1.00	8.90	1.0			8.00			8.00
17	9.34	1.00	9.34	1.0			8.00			8.00
18	85.10	1.00	85.10	3.0	1.0		18.00			18.00
19	24.10	0.90	21.69	3.0			18.00			18.00
20	20.00	1.00	20.00		1.0			20.00		20.00
21	43.10	1.00	43.10		1.0			20.00		20.00
22	43.00	1.00	43.00		2.0			30.00		30.00
23	24.34	1.00	24.34		1.0			20.00		20.00
24	75.00	1.00	75.00		3.0			45.00		45.00
Offsite (Excluding City Property)										
Planting Area OSA x					1.0			8.00		8.00
Offsite (Excluding City Property)										
Calculation				E If B = 1, B x 8 If B > 1, B x 6		F If C = 1, C x 20 If C > 1, C x 15		G If D = 1, D x 30 If D > 1, D x 30		TOTAL E + F + G

* On ground (excluding exposed bedrock); use 1. On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

Tree Preservation Summary

City of Victoria Project No: Unknown
Address: 350/360 Douglas Street
Arborist: Noah Talbot, BA
Certifications/Qualifications: ISA Certified Arborist (PN6522A), Tree Risk Assessment Qualified

	Count	Multiplier		Total
ONSITE Minimum replacement tree requirement				
A. **Protected Trees Removed**	23	X 1	A.	23
B. **Replacement Trees Proposed per Schedule "E", Part 1**	24	X 1	B.	24
C. **Replacement Trees Proposed per Schedule "E", Part 2**	8	X 0.5	C.	4
D. **Replacement Trees Proposed per Schedule "E", Part 3**	14	X 1	D.	14
E. **Total replacement trees proposed (B+C+D)** *Round down to nearest whole number*			E.	42
F. **Onsite replacement tree deficit (A-E)** *Record 0 if negative number*			F.	0
ONSITE Minimum trees per lot requirement (onsite trees)				
G. **Tree minimum on lot**			G.	45
H. **Protected trees retained (other than specimen trees)**	9	X 1	H.	9
I. **Specimen trees retained**	0	X 3	I.	0
J. **Trees per lot deficit (G - (B+C+H+I))** *Record 0 if negative number*			J.	8
OFFSITE Minimum replacement tree requirement (offsite trees)				
K. **Protected Trees Removed**	0	X 1	K.	0
L. **Replacement trees proposed per Schedule "E", Part 1 or Part 3**	0	X 1	L.	0
M. **Replacement trees proposed from Schedule "E", Part 2**	0	X 0.5	M.	0
N. **Total replacement trees proposed (L+ M)** *Round down to nearest whole number*			N.	0
O. **Offsite replacement tree deficit (K - N)** *Record 0 if negative number*			O.	0
Cash-in-lieu requirement				
P. **Onsite trees proposed for cash-in-lieu** Enter *P*, or *J*, *whichever is the greater number*			P.	8
Q. **Offsite trees proposed for cash-in-lieu** Enter Q.			Q.	0
R. **Cash-in-lieu proposed ((P+Q) X $2,000)**			R.	16,000

Summary prepared and submitted by:
Noah Talbot
Date: December 18, 2023

TREE INVENTORY

Tag or ID #	Surveyed (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected (Yes / No)	Name Common	Name Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Health	Condition Structural	Condition Form	Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks
901	Y	On	N	Norway maple	*Acer platanoides*	33	8	n/a	4	Dead	Dead	Unsuitable	Moderate		Dead, No foliage. Likely suppressed by two adjacent trees
0001	Y	Mohared	Y	Deodar cedar	*Cedrus deodara*	47	15	4.7	6	Fair to good	Poor	Conditional	Good		Asymmetrical crown, multiple leaders, sap sucker wounds, some included bark
0002	Y	Mohared	Y	Deodar cedar	*Cedrus deodara*	71	15	7.1	7	Fair to good	Poor	Conditional	Good		Large extended lower limb/new leader, historical clearance pruning along park lot side, die back
902	Y	On	Y	Norway maple	*Acer platanoides*	40	12	4.8	7	Fair to poor	Fair to poor	Conditional	Moderate		One major stem is late stage decline, some included bark unions, historical pruning wounds, some dead branches with decay
903	Y	On	N	American Hornbeam	*Carpinus caroliniana* Chamaecyparis lawsoniana	29	12	2.9	4	Fair to poor	Fair to poor	Conditional	Good		Multiple stems at 3m, multiple inclusions at union, deback in upper canopy, small grafted root observed
904	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	16	4	1.9	1	Fair to poor	Poor	Conditional	Moderate		Suppressed by 903, historically topped, multiple leaders, suppressed by 906, various inclusions, asymmetrical crown
905	Y	On	N	American Hornbeam	*Carpinus caroliniana*	17	12	1.7	3	Fair	Fair	Conditional	Good		
906	Y	On	Y	Deodar cedar	*Cedrus deodara*	52	20	5.2	6	Fair to good	Fair to good	Suitable	Good		Codominant crown with 907, small dead wood
907	Y	On	Y	Deodar cedar	*Cedrus deodara*	55	20	5.5	7	Fair to good	Fair to good	Suitable	Good		Asymmetrical crown with 906, small dead wood, small cabled wounds, some wood pecker damage
908	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	42	12	4.2	6	Fair to good	Fair to poor	Conditional	Good		Multiple stems at 2m above grade, many inclusions, some small dead wood, corrected lean at 10m
909	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	30	10	3	4	Fair	Fair to poor	Conditional	Good		Multiple leaders, historical improper pruning, some pruning wounds with decay, some large limbs over sidewalk, some inclusions in open canopy
910	Y	On	N	English Holly	*Ilex aquifolium*	29	9	2.9	4	Fair to good	Fair to poor	Conditional	Good		Multiple stems at 3m, many inclusions, some small dead wood, corrected lean at 1m above grade, fine foliage, possible die back
911	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	32	10	3.2	4	Fair	Fair to poor	Conditional	Good		Large dead stem on sidewalk side with possible cavity nests, cabled wounds, damaged/deflected leader, some inclusions in open canopy, base, crown conflicts with existing overhead utilities
912	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	20	8	n/a	1	Dead	Dead	Conditional	Moderate		Dead, partially failed and heavy lean into 913
913	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	32	12	3.2	4	Fair to good	Fair to poor	Conditional	Good		Large stem die back, cabled wounds with internal decay, some included bark, historical cutting pruning, codominant stems, included bark at base, epicormic growth, suppressed, likely competition between individuals, excellent
914	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	17	6	n/a	1	Dead	Dead	Unsuitable	Moderate		Dead, partially failed and heavy lean into 913
915	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	14	6	n/a	1	Dead	Dead	Unsuitable	Moderate		Dead, brown foliage
916	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	1.5	Fair	Fair to good	Suitable	Moderate		Foliage dieback, suppressed by 917
917	Y	On	Y	Norway maple	*Acer platanoides*	28,25	12	4.9	3	Fair	Fair	Suitable	Moderate		Some utility pruning, will like need some additional utility pruning, multiple leaders, suppressed, some included bark, small dead wood in canopy with decay, cabled wounds
918	Y	On	Y	Norway maple	*Acer platanoides*	49	12	5.9	5	Fair	Fair	Suitable	Moderate		Large dead stem on sidewalk side with possible cavity nests, cabled wounds, damaged/deflected leader, some inclusions in open canopy, base, crown conflicts with existing overhead utilities
919	Y	On	Y	Norway maple	*Acer platanoides*	32	10	3.8	4	Fair	Fair to poor	Conditional	Moderate		Large stem die back, cabled wounds with internal decay, some included bark, historical cutting pruning, codominant stems, included bark at base, epicormic growth, suppressed, likely competition between individuals, excellent
920	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	14,14	10	2.7	3	Fair	Fair to poor	Conditional	Moderate		Included bark between stems, extensive surface rooting.
921	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate		Competition crown with 976 and partially attached at base, multiple leaders, surface roots, included bark between
922	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate		Planted in row
923	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	22	10	2.6	3	Fair	Fair to good	Conditional	Moderate		Planted in row, thinning foliage with browning
924	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	23	10	2.8	3	Fair	Fair to good	Conditional	Moderate		Planted in row
925	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	25	10	3	3	Fair	Fair to good	Conditional	Moderate		Planted in row
926	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	18	10	2.2	3	Fair	Fair to good	Conditional	Moderate		Planted in row
927	Y	On	N	Ash sp.	*Fraxinus* sp.	8,6	8	1.4	1	Fair	Fair	Conditional	Moderate		Within row of cedars, likely suppressed, Codominant stems with included bark at base, historically pruned
928	Y	On	Y	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	18,17,17,6,6	10	4.6	4	Fair	Fair to poor	Conditional	Moderate		Multiple stems with included bark at base, corrected lean
929	Y	On	N	Ash sp.	*Fraxinus* sp.	11	8	1.3	1	Fair	Fair	Conditional	Moderate		Suppressed, multiple leaders, small wounds with decay
930	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	10	6	1.2	1	Fair	Fair to poor	Conditional	Moderate		Corrected lean at base
931	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	18	8	2.2	2	Fair	Fair to poor	Conditional	Moderate		Codominant stems twisted together, thin crown
932	Y	On	Y	Lawson cypress	*Chamaecyparis lawsoniana*	14,13,7,7,18	10	3.4	2	Fair	Fair	Conditional	Moderate		Multiple stems at 1m, included bark between 7 and18 stem, suppressed by 933
933	Y	On	Y	Shore pine	*Pinus contorta*	16,12,14,7	10	4.2	3	Poor	Fair to poor	Conditional	Good		Multiple stems with included bark between 16 and 12 stem, large percentage of the foliage is absent, historical pruning wounds, large insatiated basal on 35cm stem, suppressed
934	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	12,16	10	2.8	2	Fair	Fair to poor	Conditional	Moderate		Multiple stems with included bark at base, thin canopy, die back in upper canopy
935	Y	On	N	Douglas-fir	*Pseudotsuga menziesii*	18	12	2.2	3	Fair	Fair to good	Suitable	Moderate		Bends in trunk
936	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	18	10	2.2	1	Fair	Fair to poor	Suitable	Moderate		Corrected lean at base, thin canopy, some die back
937	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	15	8	1.8	2	Poor	Fair	Suitable	Moderate		Corrected lean at base, thin canopy, some die back, possible historical codominant stem
938	Y	On	N	Douglas-fir	*Pseudotsuga menziesii*	16	8	1.9	3	Fair	Fair	Suitable	Moderate		Corrected lean at base, deflected leader, suppressed by 939
939	Y	On	Y	Douglas-fir	*Pseudotsuga menziesii*	37	15	4.4	5	Fair	Conditional	Suitable	Moderate		Thin canopy, damaged lower west canopy, die back in upper canopy
940	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	18	8	2.2	1	Fair	Fair to poor	Conditional	Moderate		Multiple leaders, asymmetrical crown, likely historical utility pruning
941	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	20	8	2.4	1	Poor	Fair to poor	Conditional	Moderate		Multiple leaders, sparse canopy, historical utility pruning, late stage decline
942	Y	On	Y	Douglas-fir	*Pseudotsuga menziesii*	42	15	5.0	6	Poor	Fair	Conditional	Moderate		Thinning canopy, lower canopy pruning, die back in upper canopy, deflected trunk, backfilled around root collar
943	Y	On	Y	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	20	8	2.4	3	Fair to poor	Fair to poor	Conditional	Moderate		Codominant stems fixed at 8m above grade with included bark, historical pruning wounds, historically suppressed canopy
944	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	20	8	2.4	3	Fair to poor	Fair to poor	Conditional	Moderate		Suppressed by black lotus, multiple leaders, sparse canopy
945	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	18	8	2.2	3	Fair to poor	Fair to poor	Conditional	Moderate		Suppressed by black locust, multiple leaders, sparse canopy
946	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	17	8	2.0	3	Fair to poor	Fair to poor	Conditional	Moderate		Suppressed by black lotus, multiple leaders, sparse canopy
947	Y	On	Y	Black locust	*Robinia pseudoacacia*	108	20	10.8	6	Fair	Fair to poor	Suitable	Good		Historical codominant stem failure at base with associated decay, deflected leader, historical pruning wounds, historically suppressed canopy, historical pruning cuts with associated decay
948	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	25	10	3	3	Fair	Fair to poor	Suitable	Moderate		Historical suppressed, thin canopy, die back, planted in row
949	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	24	10	2.9	3	Fair	Fair to poor	Conditional	Moderate		Planted in row, multileaderes, bark inclusions
950	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	19	10	2.3	3	Fair	Fair to poor	Suitable	Moderate		Planted in row, corrected lean, possible damage to leader
951	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	25	10	3	3	Fair	Fair to poor	Conditional	Moderate		Planted in row, die back, codominant stems with included bark
952	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata* var. *Excelsa*	22	10	2.6	3	Fair	Fair to poor	Conditional	Moderate		Planted in row, die back, codominant stems with included bark, heavily suppressed by black locus
953	N	On	N	Black locust	*Robinia pseudoacacia*	19, 8	10	2.4	4	Fair	Fair	Suitable	Good		Multiple stems with inclusion at base, historical pruning wounds
954	N	On	N	Black locust	*Robinia pseudoacacia*	14	8	1.4	5	Fair	Fair to good	Suitable	Good		Photolrophic lean, pruning wound with some surface decay,
955	N	On	N	Black locust	*Robinia pseudoacacia*	15	8	1.5	4	Fair	Fair to good	Suitable	Good		Photolrophic lean, suppressed by larger black locus. Multistemeters, included bark at union at 3m above grade, standing water in union, historical pruning wounds, included bark at other unions
956	Y	On	Y	Black locust	*Robinia pseudoacacia*	94	15	6.4	8	Fair	Fair	Conditional	Good		Multiple stems, some canker present, some included bark at branch unions
957	N	On	N	European mountain ash	*Sorbus aucuparia*	11,11,16,5,5,5	8	2.0	2	Fair to poor	Fair	Suitable	Moderate		
958	Y	On	Y	Lawson cypress	*Chamaecyparis lawsoniana*	53	20	6.4	5	Fair to good	Fair to good	Suitable	Moderate		Sap sucker damage, roots lifting adjacent asphalt.
959	Y	On	Y	Shore pine	*Pinus contorta*	34	20	3.4	4	Fair to poor	Fair	Conditional	Good		Asymmetrical crown, pruning of lower canopy, thin foliage, suppressed
960	Y	On	Y	Shore pine	*Pinus contorta*	29	20	2.9	3	Fair to poor	Conditional	Good			Asymmetrical crown, pruning of lower canopy, thin foliage, suppressed, multiple leaders, small dead wood
961	Y	On	N	Shore pine	*Pinus contorta*	23	15	2.3	4	Poor	Fair to poor	Conditional	Good		Asymmetrical crown, pruning of lower canopy, thin foliage, sparse canopy, suppressed, multiple leaders, small dead wood, late stage decline
962	Y	On	N	Ash sp.	*Fraxinus* sp.	22	8	2.6	5	Fair	Fair	Suitable	Moderate		Pruning wounds with decay, historically suppressed
963	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	28	10	n/a	2	Dead	Dead	Unsuitable	Moderate		Twisted stems, brown foliage
964	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	2	Fair	Fair to poor	Conditional	Moderate		Multiple leaders, thin canopy, historical clearance pruning along park lot side, die back
965	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	2	Fair	Fair	Conditional	Moderate		Large extended lower limb/new leader, historical clearance pruning along park lot side, die back
966	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	12,13	8	2.4	2	Fair	Fair to poor	Conditional	Moderate		Multiple stems, included bark at unions, mechanical damage at base
967	N	On	N	Ash sp.	*Fraxinus* sp.	5,5,4,3	4	1.2	1	Fair to good	Fair	Conditional	Moderate		Suppressed by 966
968	Y	On	Y	Scott's pine	*Pinus sylvestris*	32	3	3.2	8	Fair	Fair to poor	Conditional	Good		Substantial trunk curvature, lateral growth form, historical large pruning wounds in calused
969	Y	On	Y	London plane	*Platanus X hispanica*	54	15	6.5	7	Fair	Fair	Suitable	Moderate		Historical heeding cuts over Douglas street, unions with included bark, small dead wood in canopy, multiple stems
970	Y	On	Y	False cypress	*Chamaecyparis* sp.	11,11,16,5,5,5	4	2.9	2	Fair to poor	Fair to poor	Conditional	Good		Multiple stems with included bark, suppressed, canopy is absent along the southwest side, heavy lean
971	Y	On	N	False cypress	*Chamaecyparis* sp.	10,7,5,3,3,3	4	n/a	1	Dead	Dead	Unsuitable	Good		Dead, borer activity, heavy lean
972	Y	On	Y	Norway maple	*Acer platanoides*	47	15	5.6	6	Fair	Fair to poor	Conditional	Moderate		Multiple leaders, historical improper pruning, some pruning wounds with decay, some large limbs over sidewalk, some inclusions in open canopy
973	Y	On	Y	Norway maple	*Acer platanoides*	43	10	5.2	5	Fair to poor	Fair to poor	Conditional	Moderate		Multiple stems at 3m, many inclusions, some small dead wood, corrected lean at 1m above grade, fine foliage, possible die back
974	Y	On	Y	Douglas-fir	*Pseudotsuga menziesii*	51	20	6.1	4	Fair to good	Fair to good	Suitable	Moderate		Inclusions between main trunks, multiple stems, extensive surface roots
975	Y	On	Y	Ash sp.	*Fraxinus* sp.	12,14,10,13	8	3.5	3	Fair to good	Fair to poor	Conditional	Moderate		Included bark, adjacent holly, heavy trunk curvature,
976	Y	On	N	Ash sp.	*Fraxinus* sp.	16,7	8	2.4	3	Fair	Fair to poor	Conditional	Moderate		Included bark between stems, extensive surface rooting.
977	Y	On	N	English Holly	*Ilex aquifolium*	16,7	6	2.0	3	Fair to good	Fair to poor	Conditional	Good		Competition crown with 976 and partially attached at base, multiple leaders, surface roots, included bark between
978	Y	On	Y	Shore pine	*Pinus contorta*	37	12	3.7	5	Fair	Fair to poor	Conditional	Good		Multiple leaders, large socket wound from branch tear out, thin canopy, lower canopy clearance pruned, plastic sheeting over root zone
979	Y	On	Y	Norway maple	*Acer platanoides*	54	12	6.5	7	Fair to good	Fair	Conditional	Moderate		Plastic over root zone, large historic pruning wounds with associated decay, dead wood in canopy, not a vigorous specimen, some decay present
980	Y	On	N	Ash sp.	*Fraxinus* sp.	11,10	6	2.0	2	Fair to good	Fair	Conditional	Moderate		Multiple stems, included bark at base, surface roots, possible canker or mechanical damage, in tree island
981	Y	On	N	Norway maple	*Acer platanoides*	12	4	1.4	3	Fair to good	Fair	Suitable	Moderate		In tree island
982	Y	On	N	Norway maple	*Acer platanoides*	14	6	1.7	3	Fair to good	Fair	Suitable	Moderate		Multiple stems, mechanical damage at base, historical pruning, small dead wood
983	Y	On	N	Tulip tree	*Liriodendron tulipifera*	20	8	2.4	2	Fair to poor	Fair to poor	Conditional	Moderate		Dead previous codom stem, codominant leaders with included bark, in tree island, wound with decay in upper canopy
984	Y	On	N	Tulip tree	*Liriodendron tulipifera*	13	8	1.6	2	Fair to poor	Fair to poor	Conditional	Moderate		Sap sucker, historical pruning wounds, mechanical damage at base, in tree island

TREE LEGEND

5 10 15

Dec 20 - 23
Jun 05 - 23
Oct 10 - 22

TREE PROTECTION NOTES

Tree protection barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
Arborist supervision: All excavation occurring within the critical root zones of protected trees must be completed under the supervision of the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

Methods to avoid soil compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
- Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Mulching: Mulching can be an important proactive step in maintaining health or trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.
Pruning: We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

Paved surfaces above tree roots: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area. To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilitized by Grasspave, Gravelpave, Grasscrete and open-grid systems.
Blasting and rock removal:Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibrations and overall impact to the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
Scaffolding:This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).
Landscaping and irrigation systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technical consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on the tree health and can lead to root and trunk decay.
Arborists role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
-

Site Plan Of:
Lot 1, Beckley Farm, Victoria City, Plan 18452.

5 4 3 2 1 0 5 10 15

Scale = 1:200

Dated this 24th day of February, 2017.

Distances and elevationsshown are in metres.

Elevations are geodetic and derived from OCM 8-67.

Legend:

- Lamp Standard
- Tree
- Man Hole
- Water Valve
- Unknown Service
- Catch Basin
- Utility Pole
- Gas Valve
- Anchor
- Fire Hydrant
- Elevation

Wey Mayenburg Land Surveying Inc.

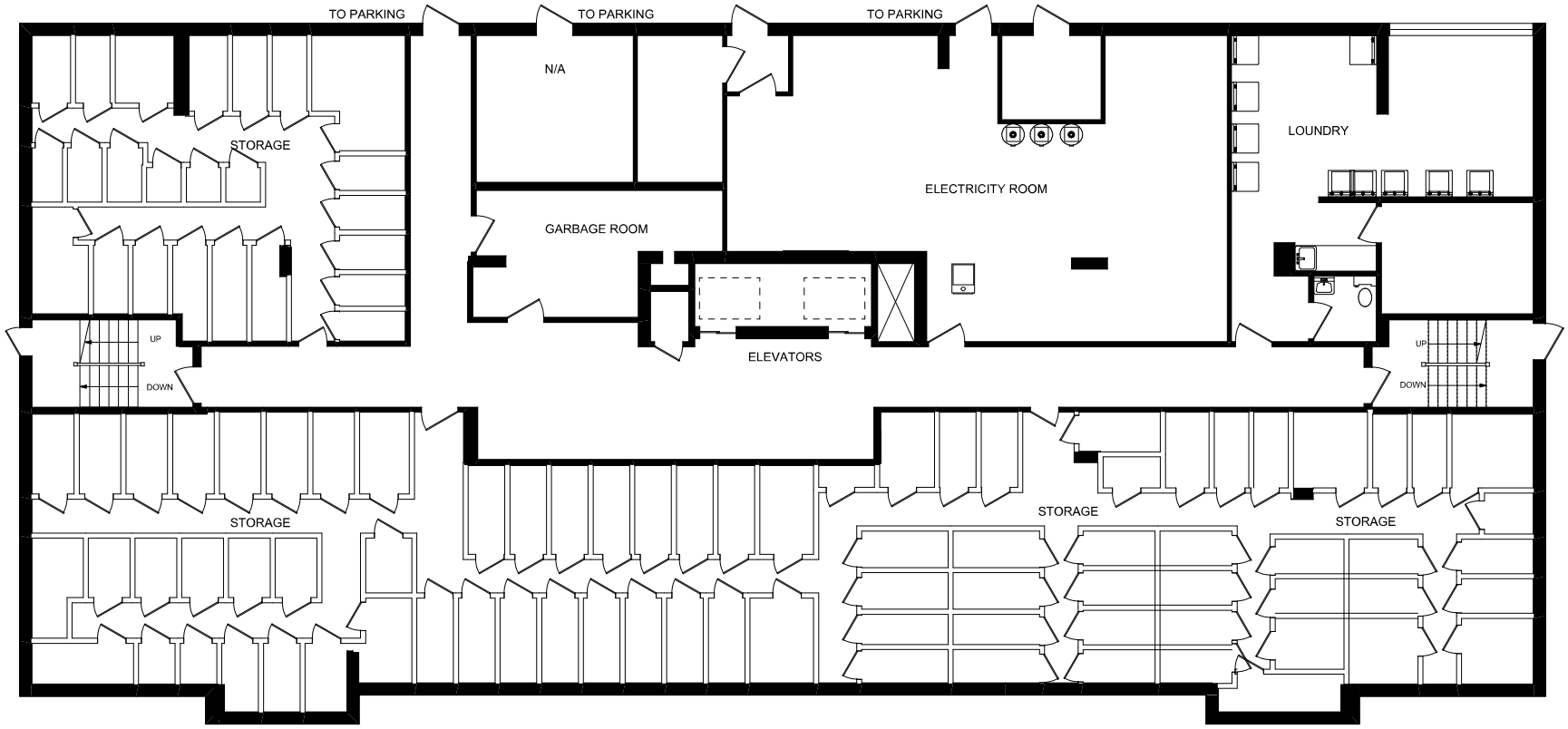
www.weysurveys.com

#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155

File: 170062\SIT\CH

350 DOUGLAS STREET

VICTORIA, BC



BASEMENT FLOOR

Starlight INVESTMENTS

NOVEMBER 2017

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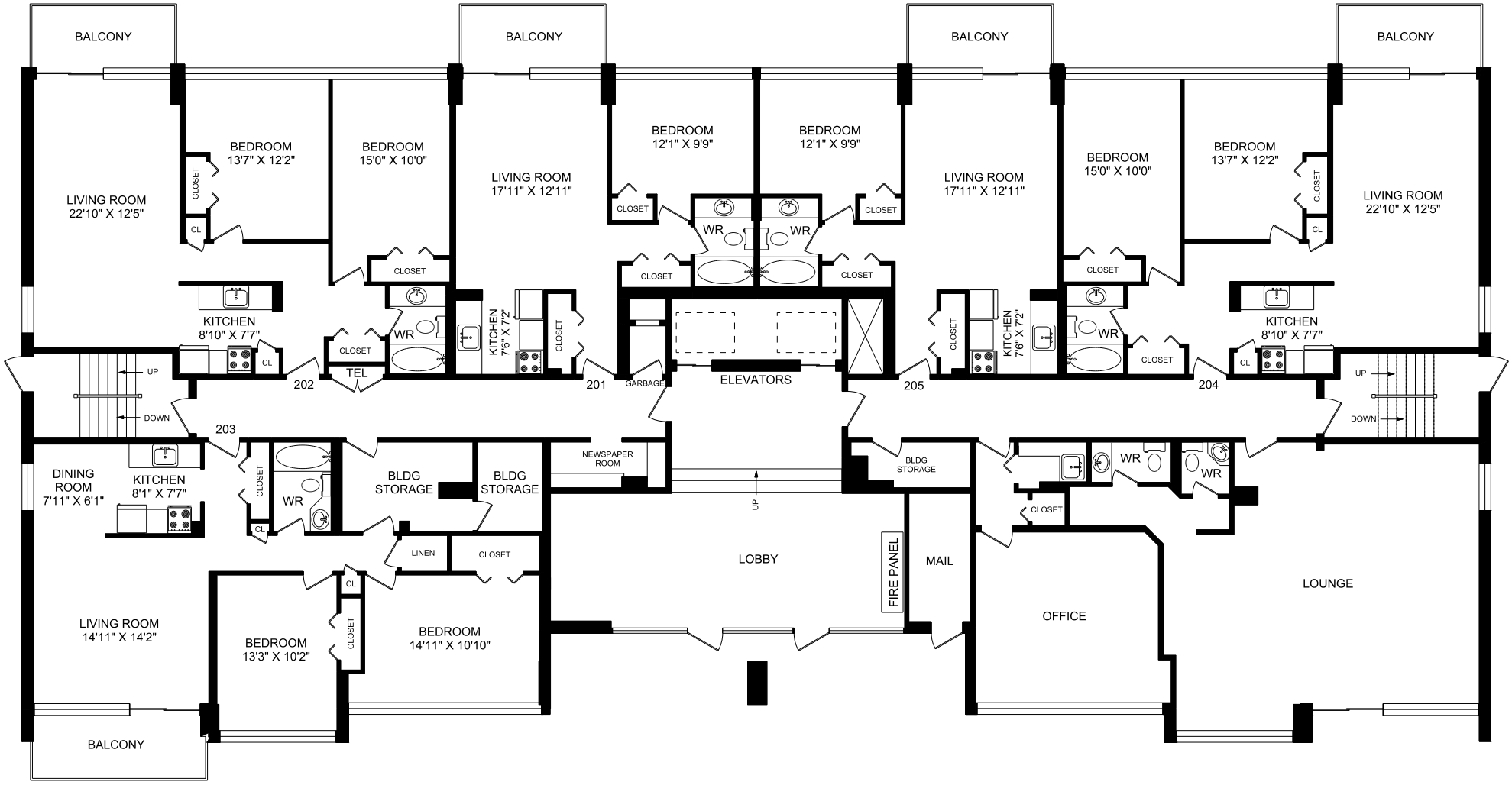
350 DOUGLAS STREET

VICTORIA, BC



MAIN FLOOR

Starlight INVESTMENTS

OCTOBER 2015

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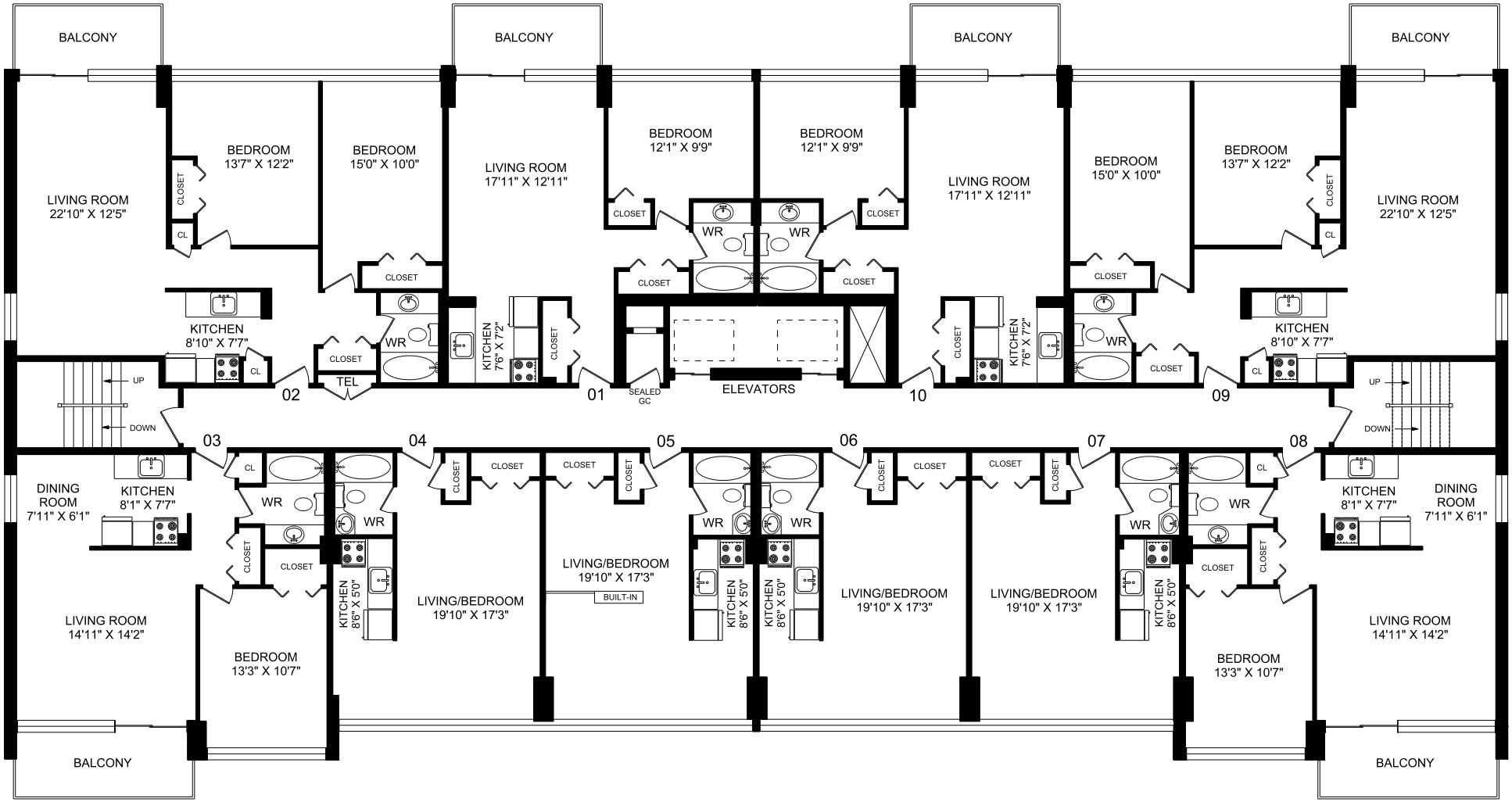
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

350 DOUGLAS STREET

VICTORIA, BC



TYPICAL FLOOR
FLOORS 3-14

Starlight INVESTMENTS
OCTOBER 2015

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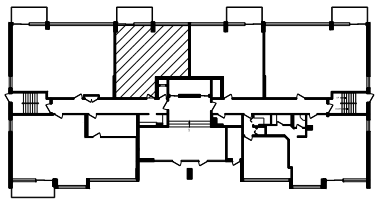
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

350 DOUGLAS STREET

VICTORIA, BC

UNIT 201 - 1 BEDROOM
600 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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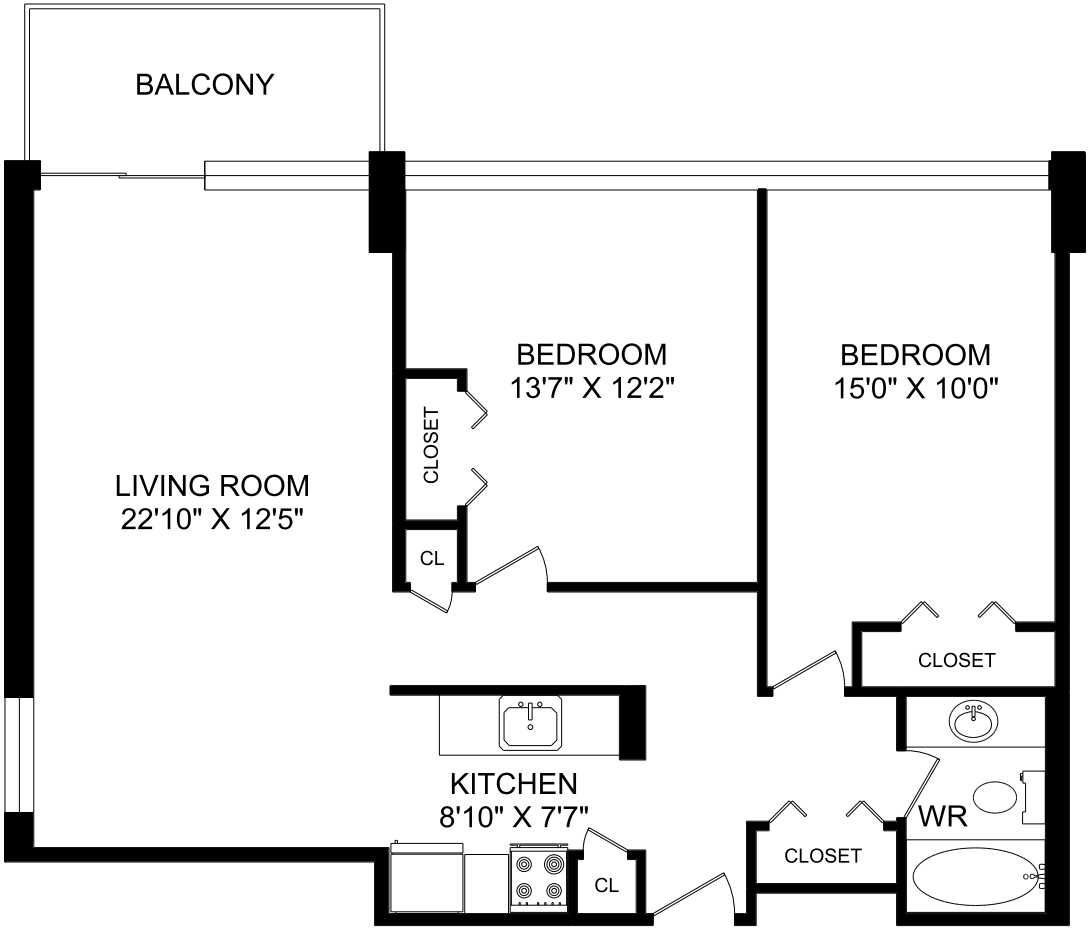
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

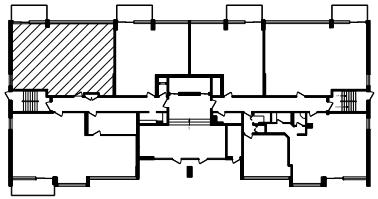
350 DOUGLAS STREET

VICTORIA, BC



UNIT 202 - 2 BEDROOM
930 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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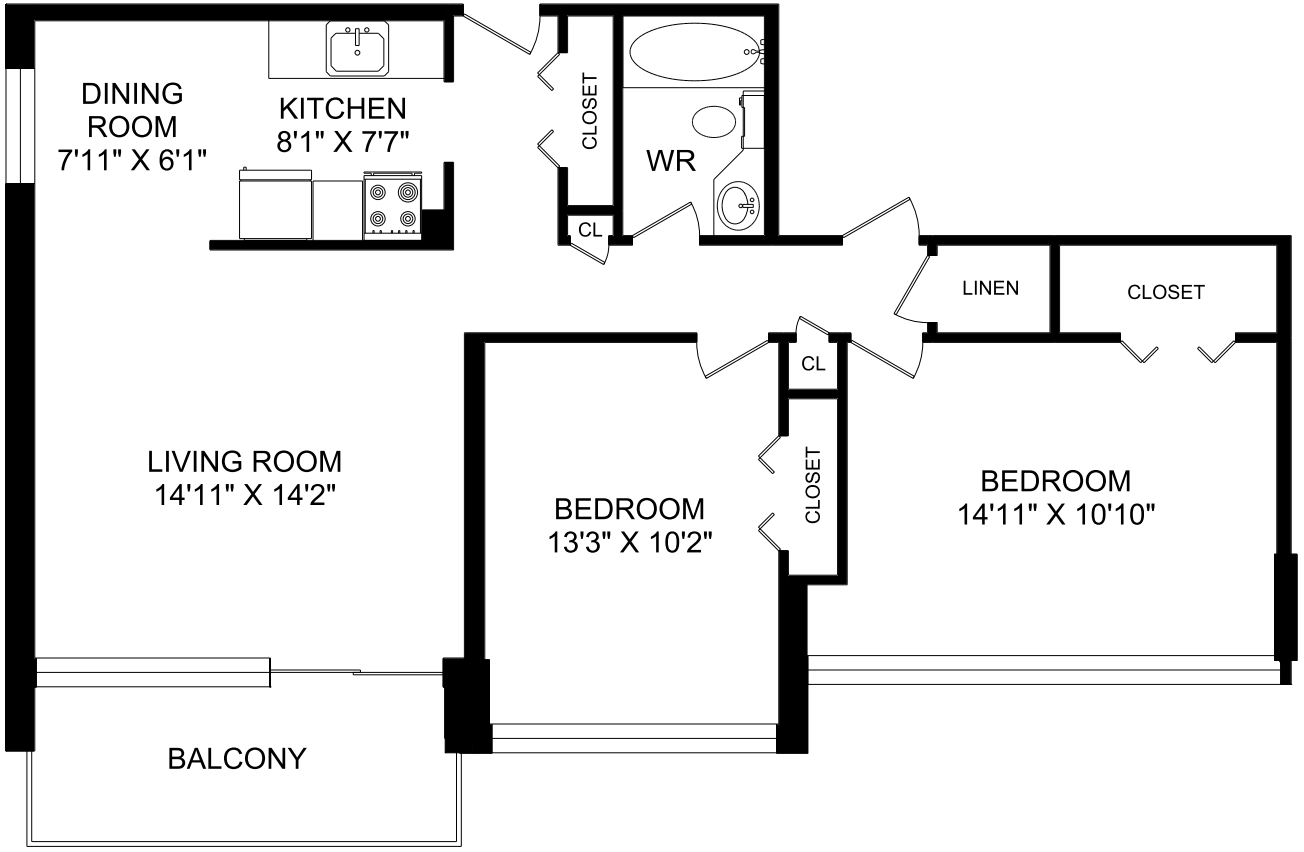
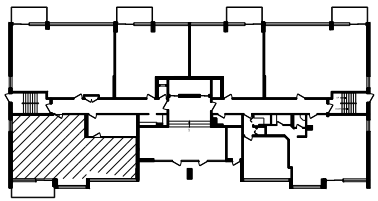
350 DOUGLAS STREET

VICTORIA, BC



UNIT 203 - 2 BEDROOM
935 SQ.FT.

KEYPLAN



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OCTOBER 2015

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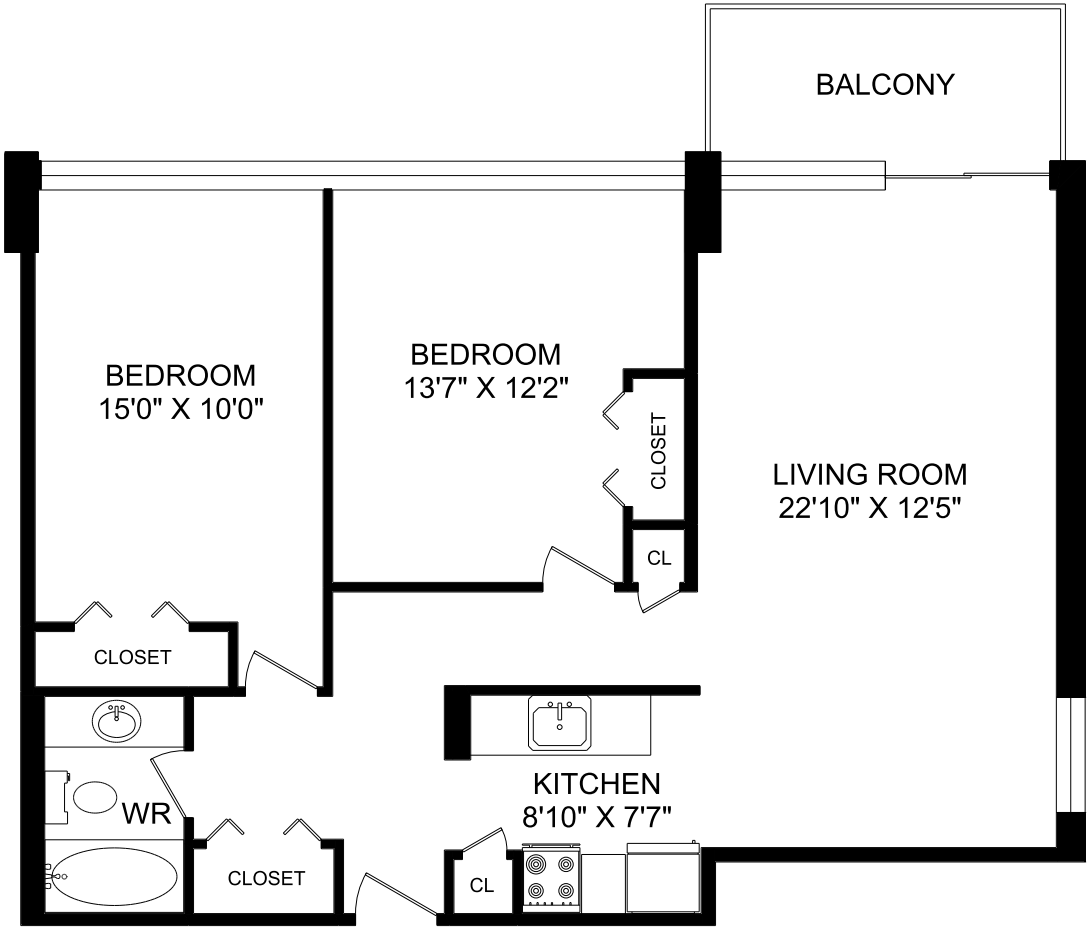
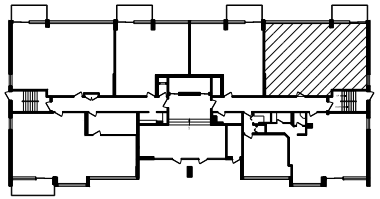
350 DOUGLAS STREET

VICTORIA, BC



UNIT 204 - 2 BEDROOM
938 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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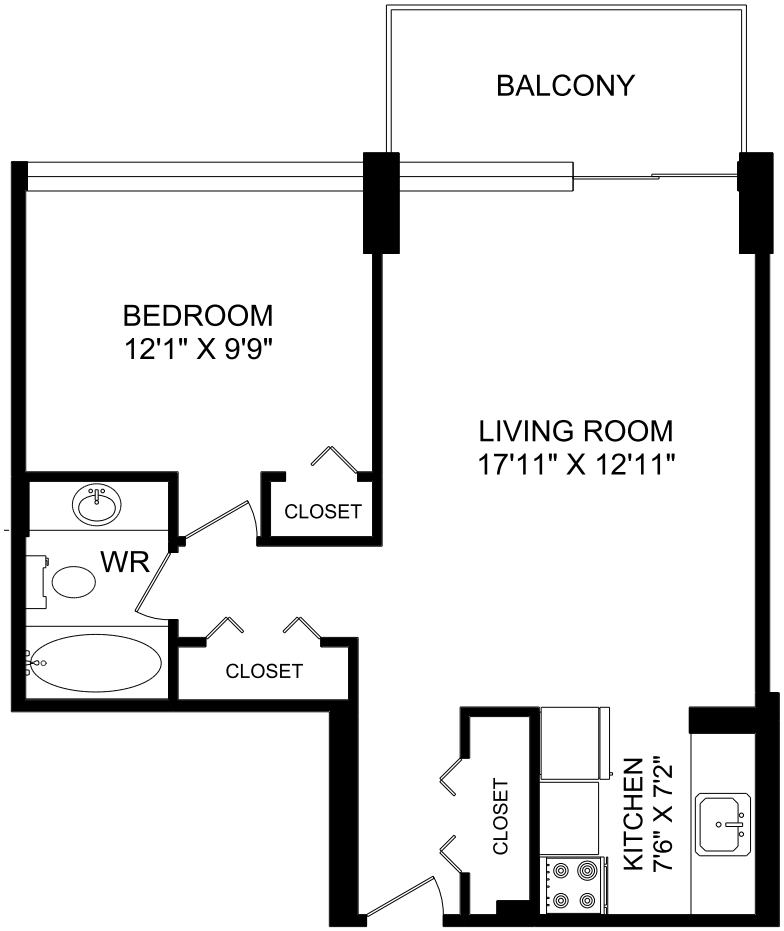
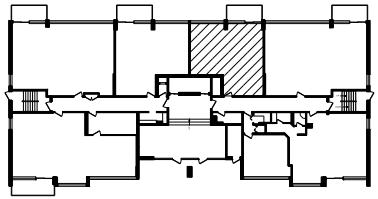
350 DOUGLAS STREET

VICTORIA, BC



UNIT 205 - 1 BEDROOM
600 SQ.FT.

KEYPLAN



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OCTOBER 2015

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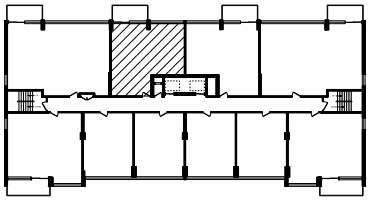
350 DOUGLAS STREET

VICTORIA, BC

UNIT 01 - 1 BEDROOM
600 SQ.FT.

KEYPLAN



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OCTOBER 2015

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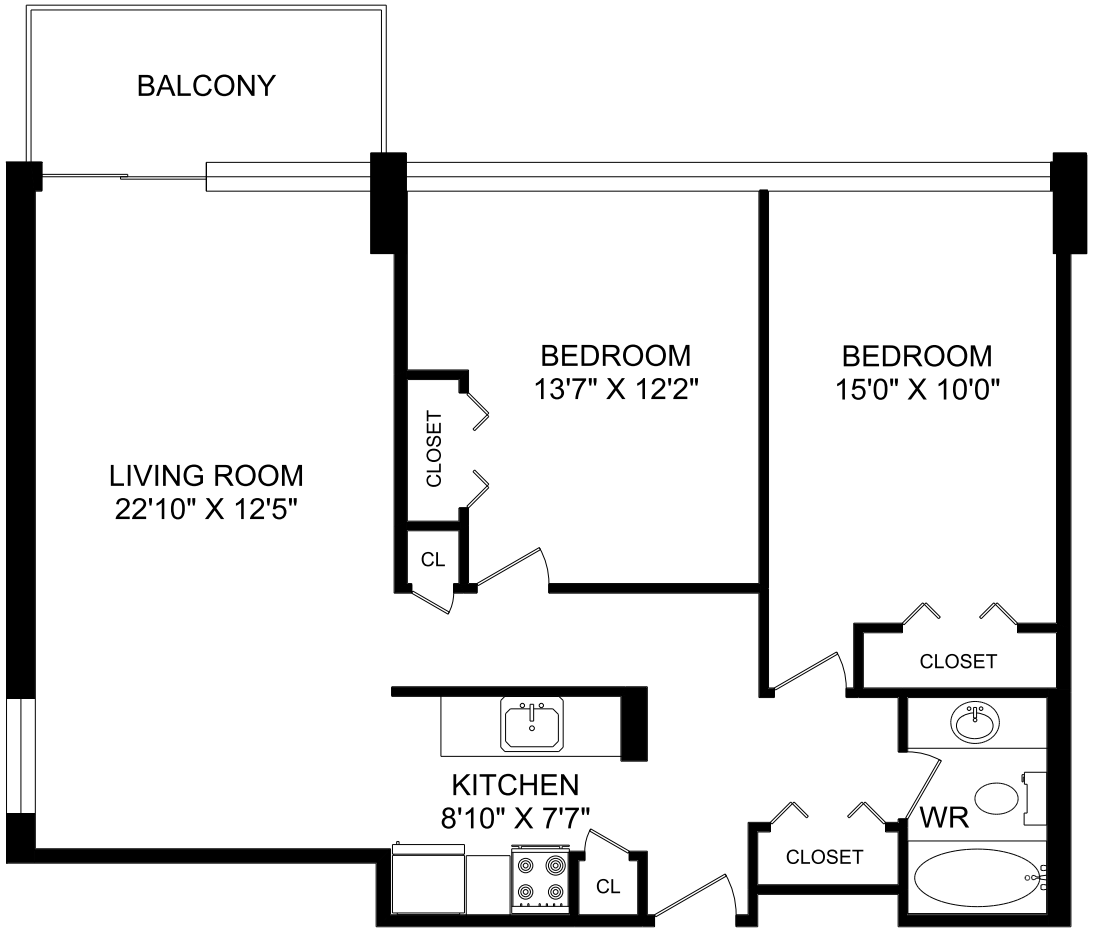
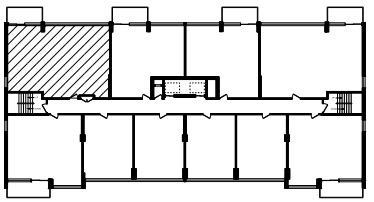
350 DOUGLAS STREET

VICTORIA, BC



UNIT 02 - 2 BEDROOM
930 SQ.FT.

KEYPLAN



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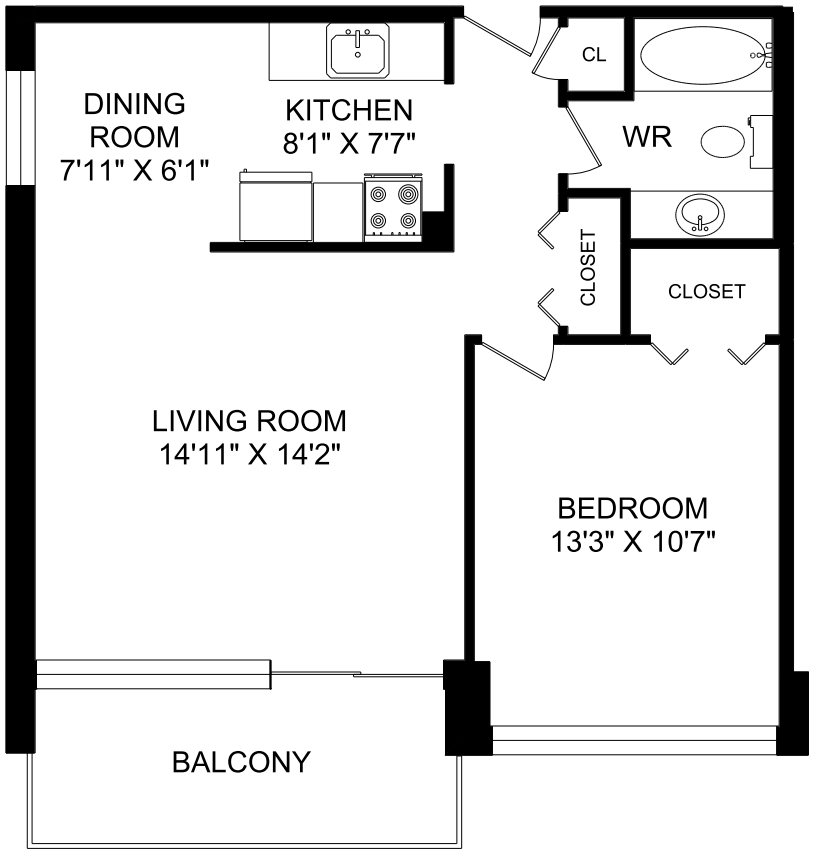
350 DOUGLAS STREET

VICTORIA, BC



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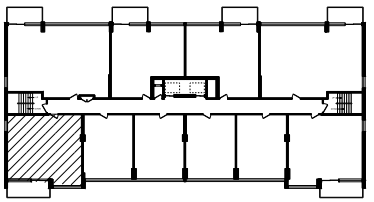

UNIT 03 - 1 BEDROOM
672 SQ.FT.

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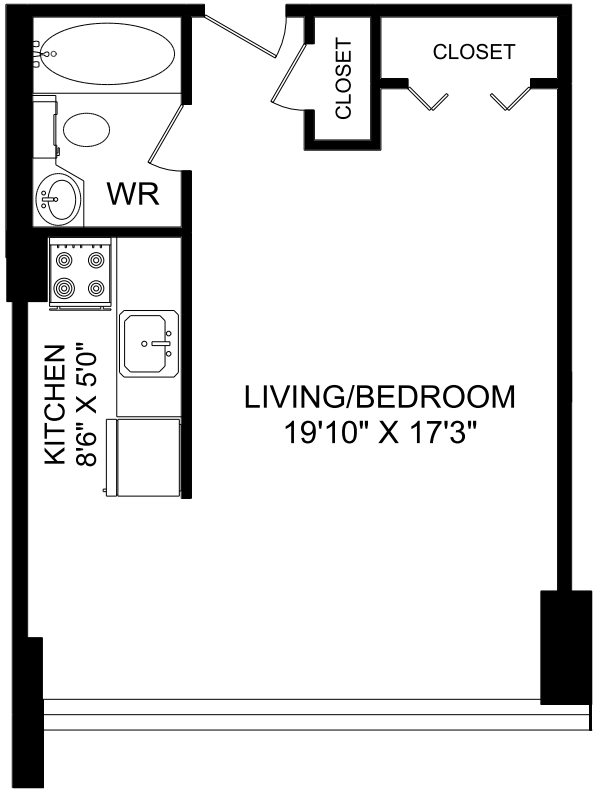
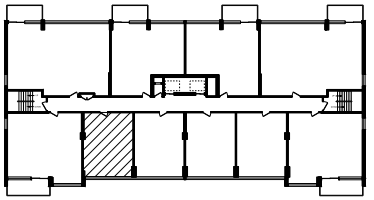
350 DOUGLAS STREET

VICTORIA, BC



UNIT 04 - BACHELOR
420 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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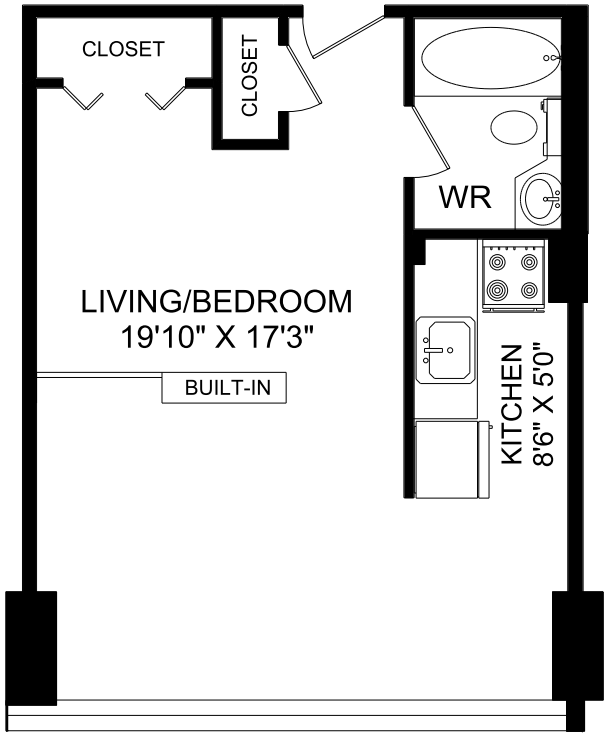
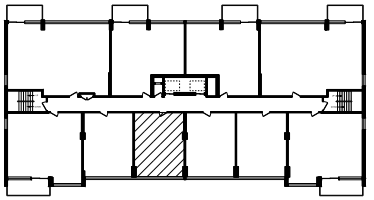
350 DOUGLAS STREET

VICTORIA, BC



UNIT 05 - BACHELOR
420 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
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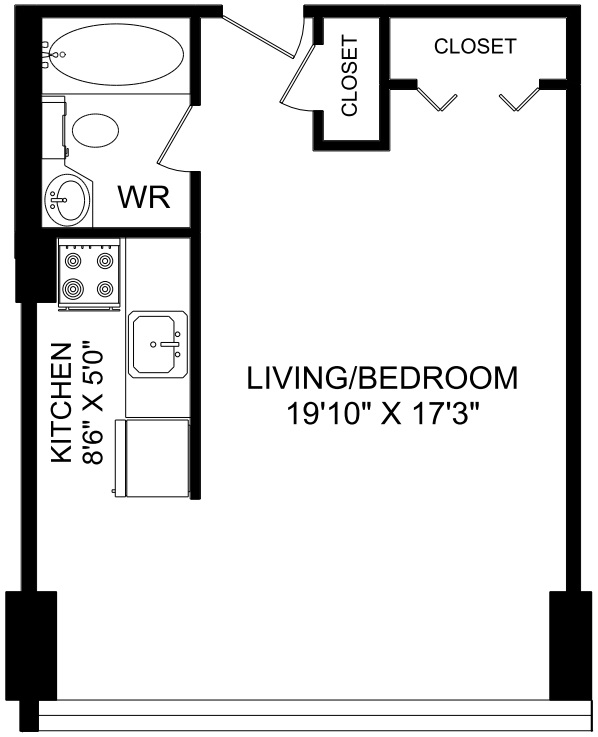
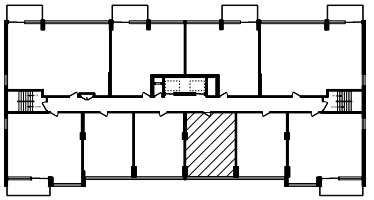
350 DOUGLAS STREET

VICTORIA, BC



UNIT 06 - BACHELOR
420 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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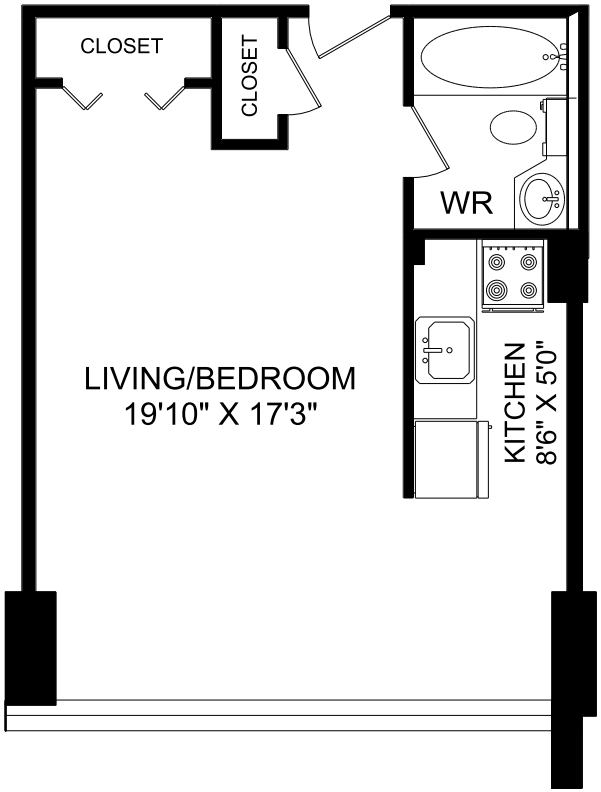
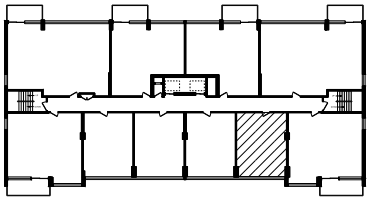
350 DOUGLAS STREET

VICTORIA, BC



UNIT 07 - BACHELOR
420 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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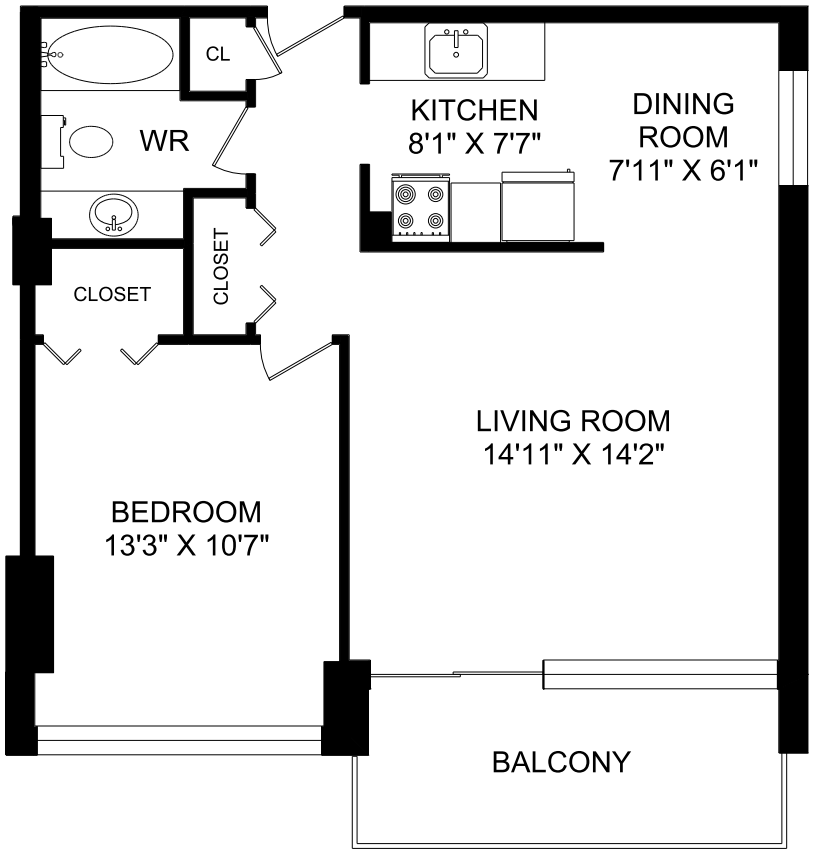
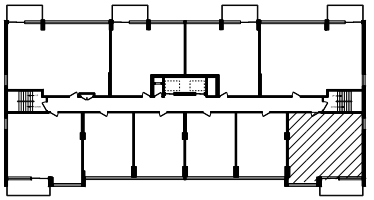
350 DOUGLAS STREET

VICTORIA, BC



UNIT 08 - 1 BEDROOM
658 SQ.FT.

KEYPLAN



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OCTOBER 2015

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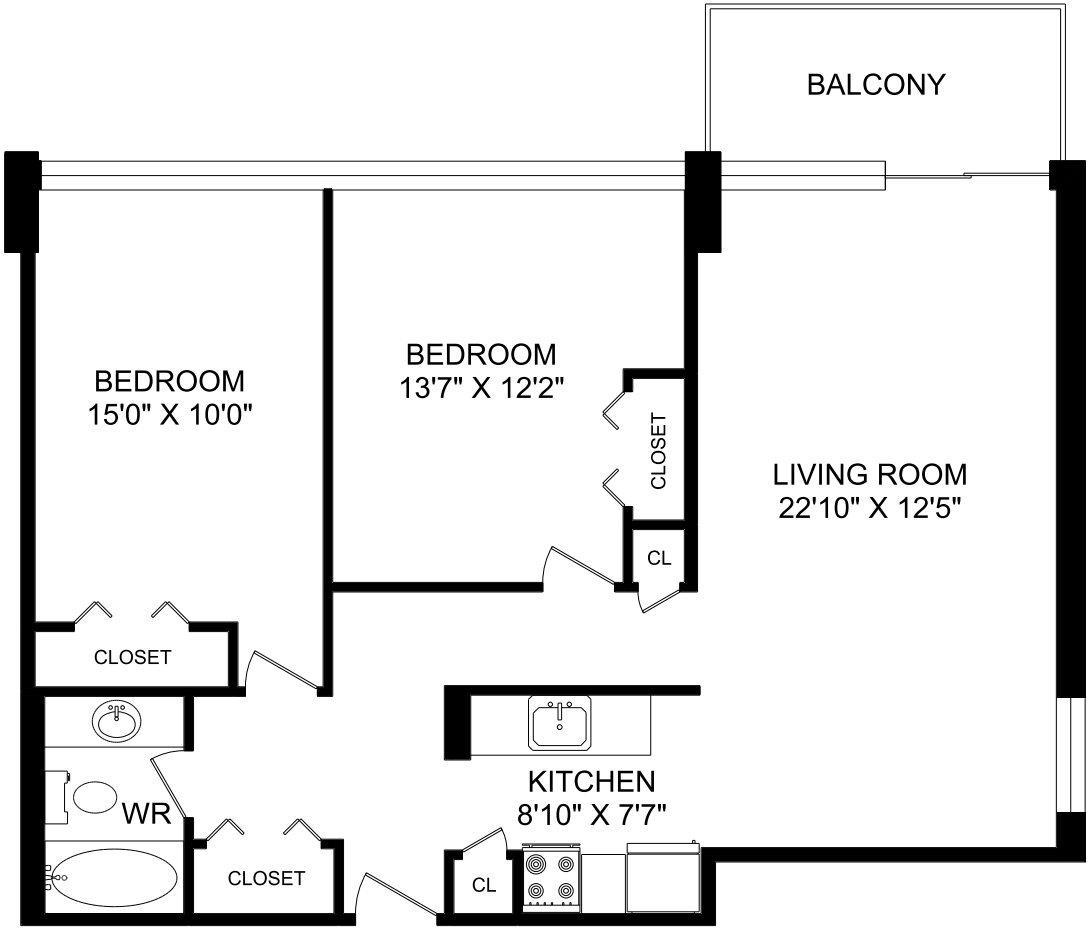
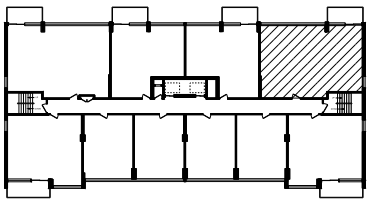
350 DOUGLAS STREET

VICTORIA, BC



UNIT 09 - 2 BEDROOM
938 SQ.FT.

KEYPLAN



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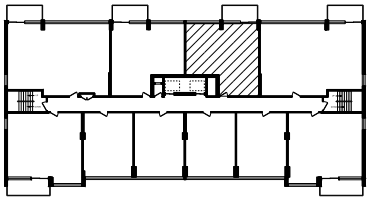
350 DOUGLAS STREET

VICTORIA, BC

UNIT 10 - 1 BEDROOM
600 SQ.FT.

KEYPLAN



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OCTOBER 2015

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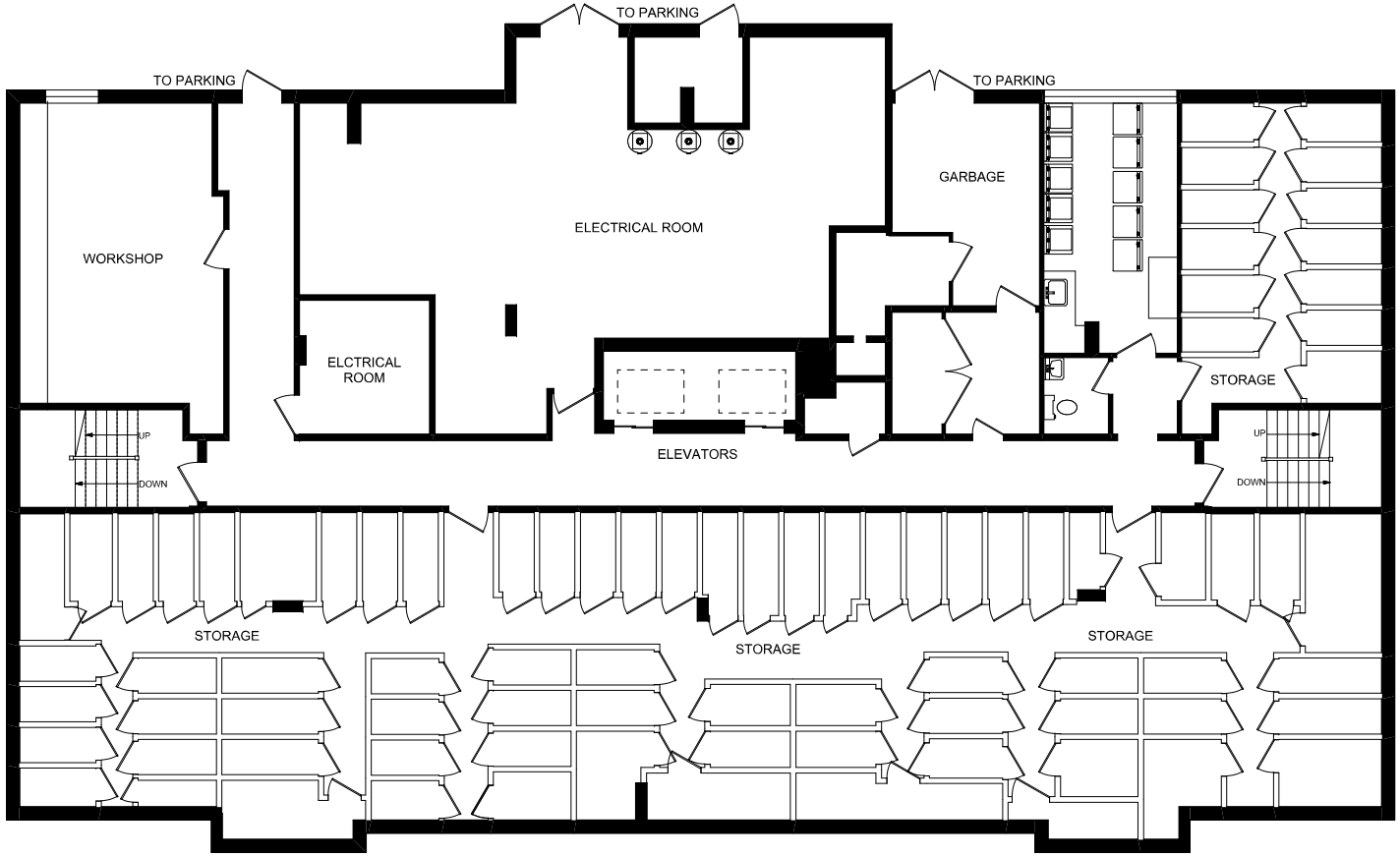
360 DOUGLAS STREET

VICTORIA, BC



BASEMENT FLOOR

Starlight INVESTMENTS

NOVEMBER 2017

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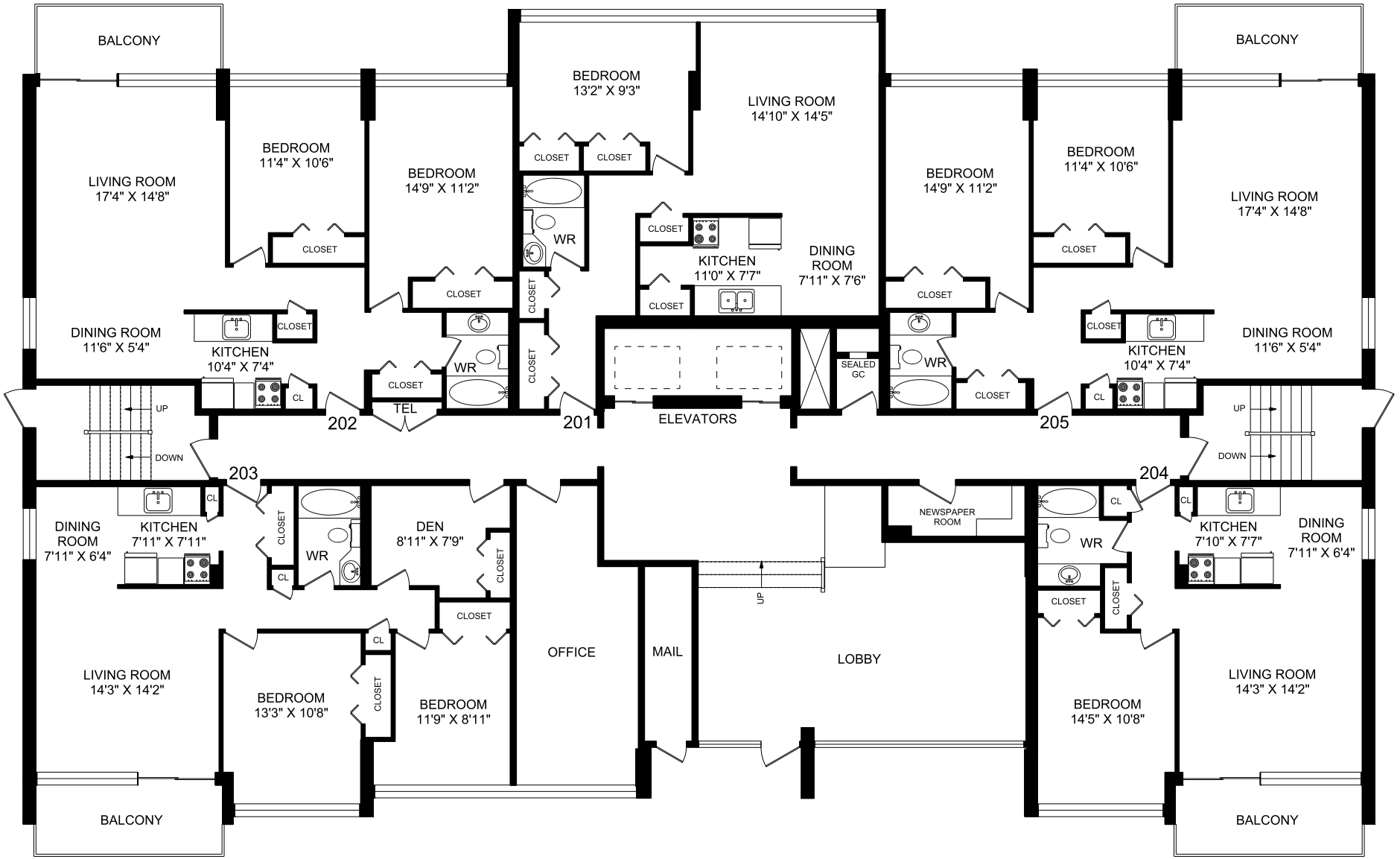
360 DOUGLAS STREET

VICTORIA, BC



SECOND FLOOR

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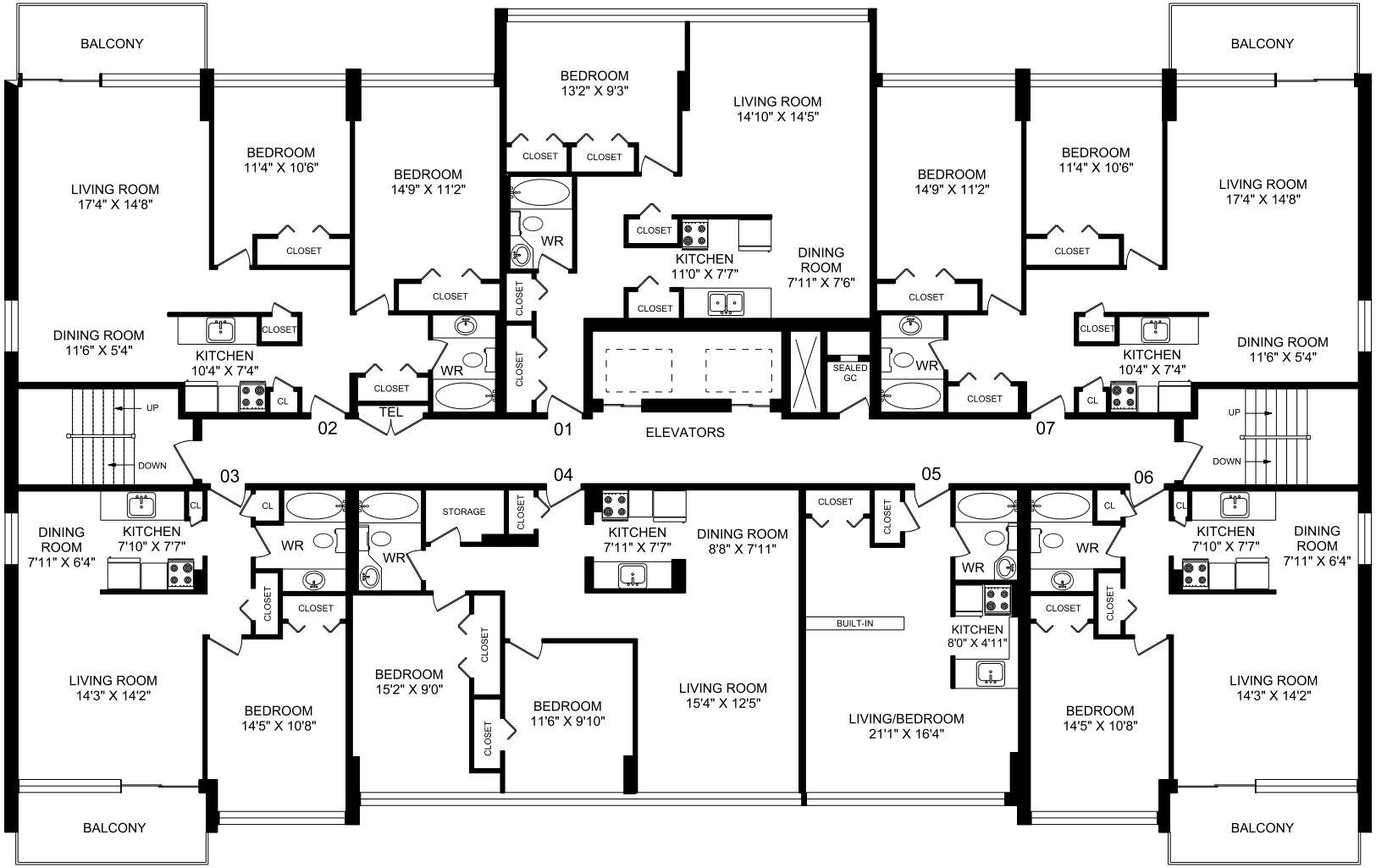
360 DOUGLAS STREET

VICTORIA, BC



TYPICAL FLOOR
FLOORS 3-14

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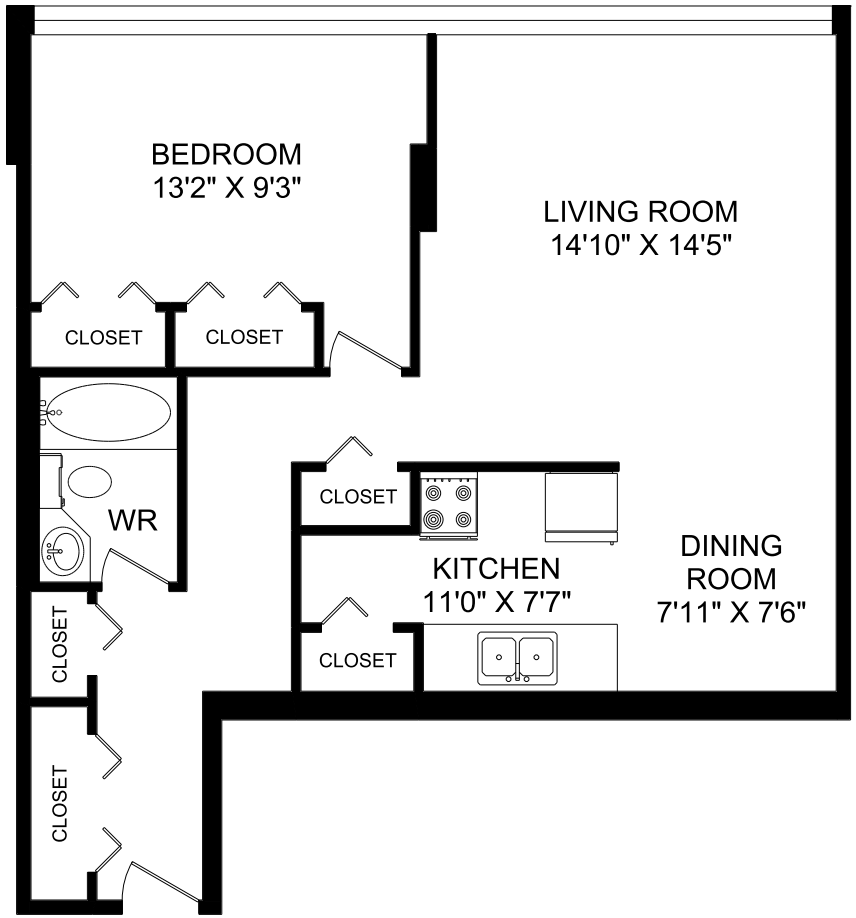
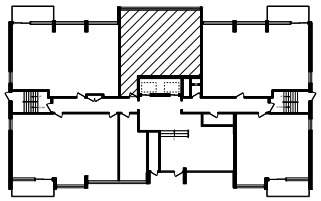
360 DOUGLAS STREET

VICTORIA, BC



UNIT 201 - 1 BEDROOM
725 SQ.FT.

KEYPLAN



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OCTOBER 2015

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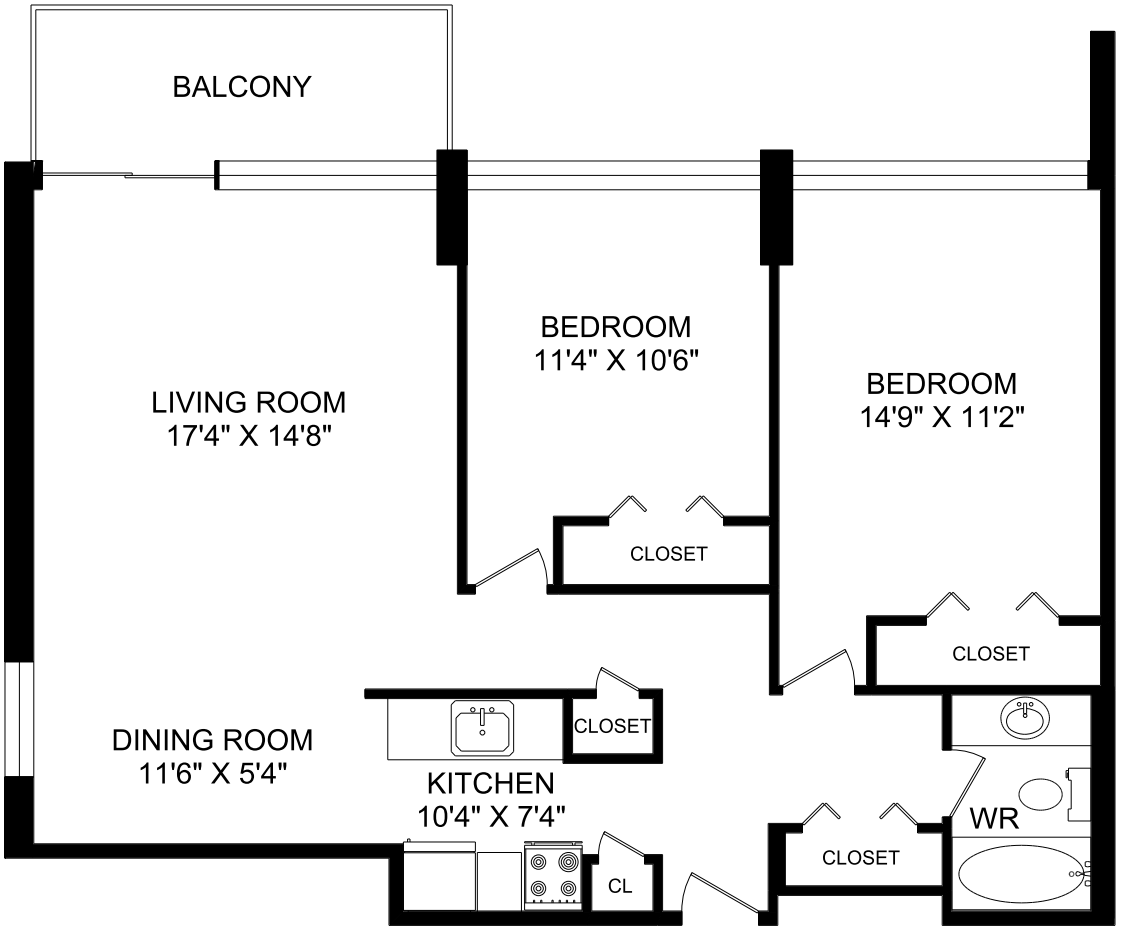
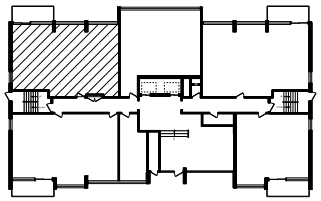
360 DOUGLAS STREET

VICTORIA, BC



UNIT 202 - 2 BEDROOM
977 SQ.FT.

KEYPLAN



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OCTOBER 2015

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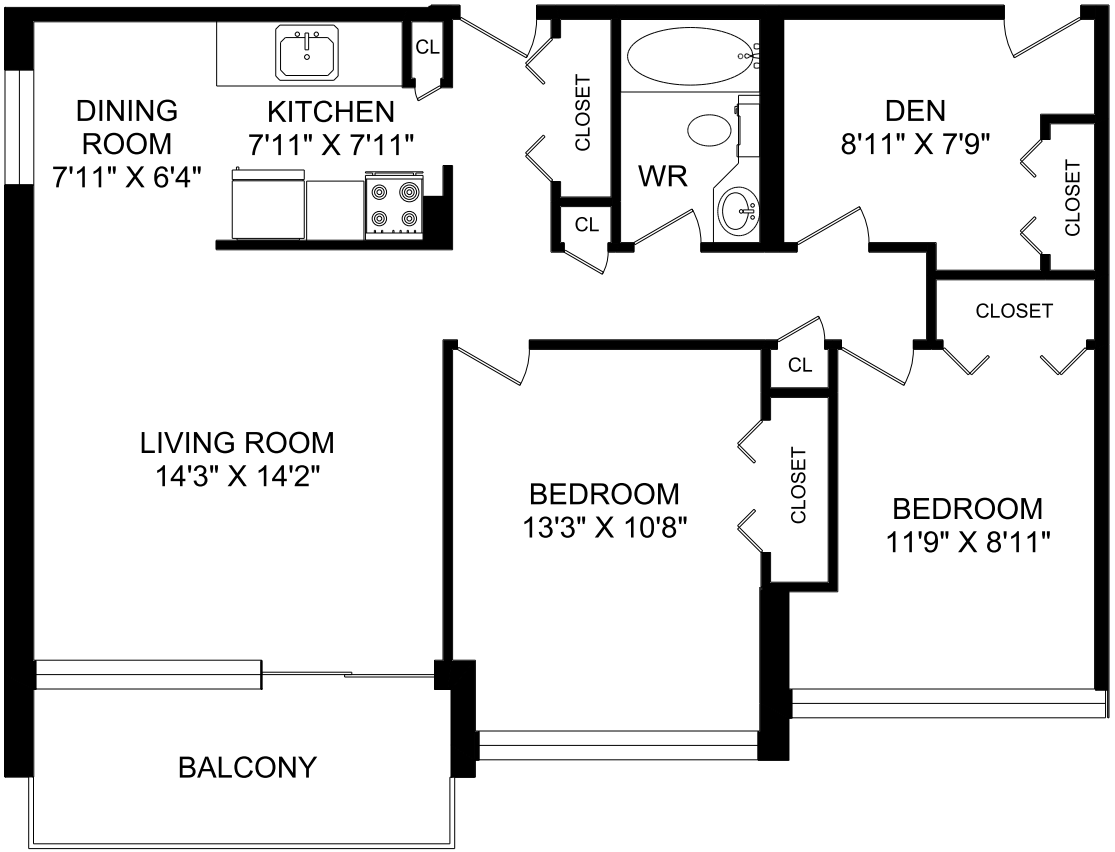
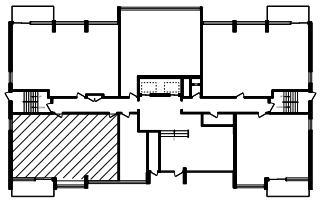
360 DOUGLAS STREET

VICTORIA, BC



UNIT 203 - 2 BEDROOM
940 SQ.FT.

KEYPLAN



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OCTOBER 2015

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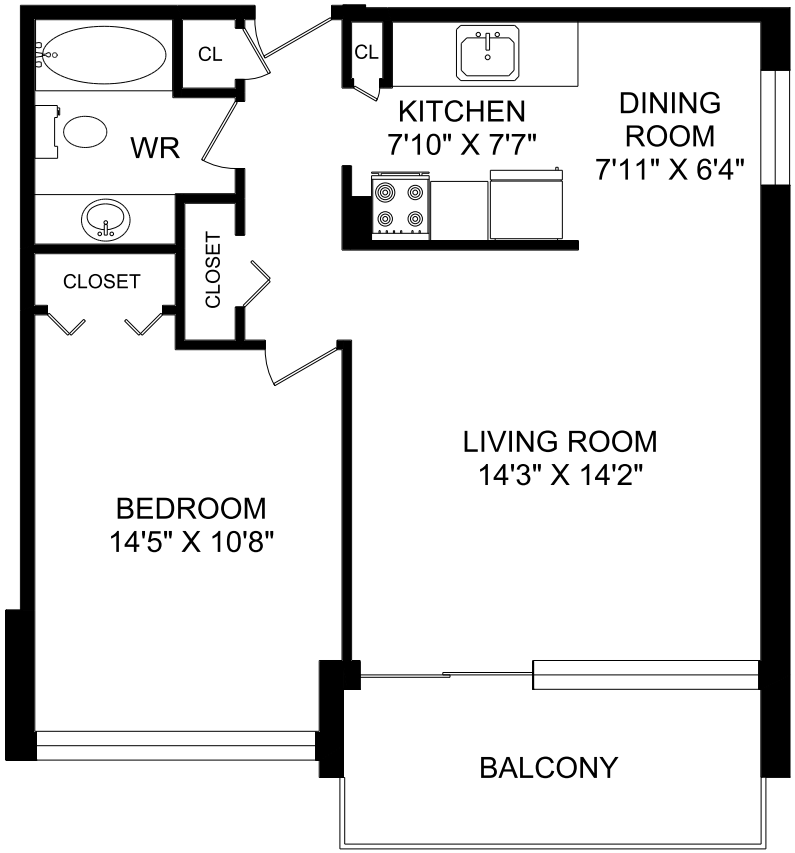
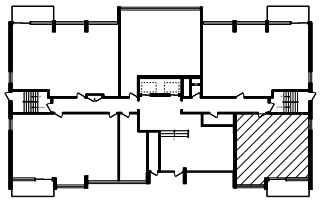
360 DOUGLAS STREET

VICTORIA, BC



UNIT 204 - 1 BEDROOM
660 SQ.FT.

KEYPLAN



Starlight INVESTMENTS
OCTOBER 2015

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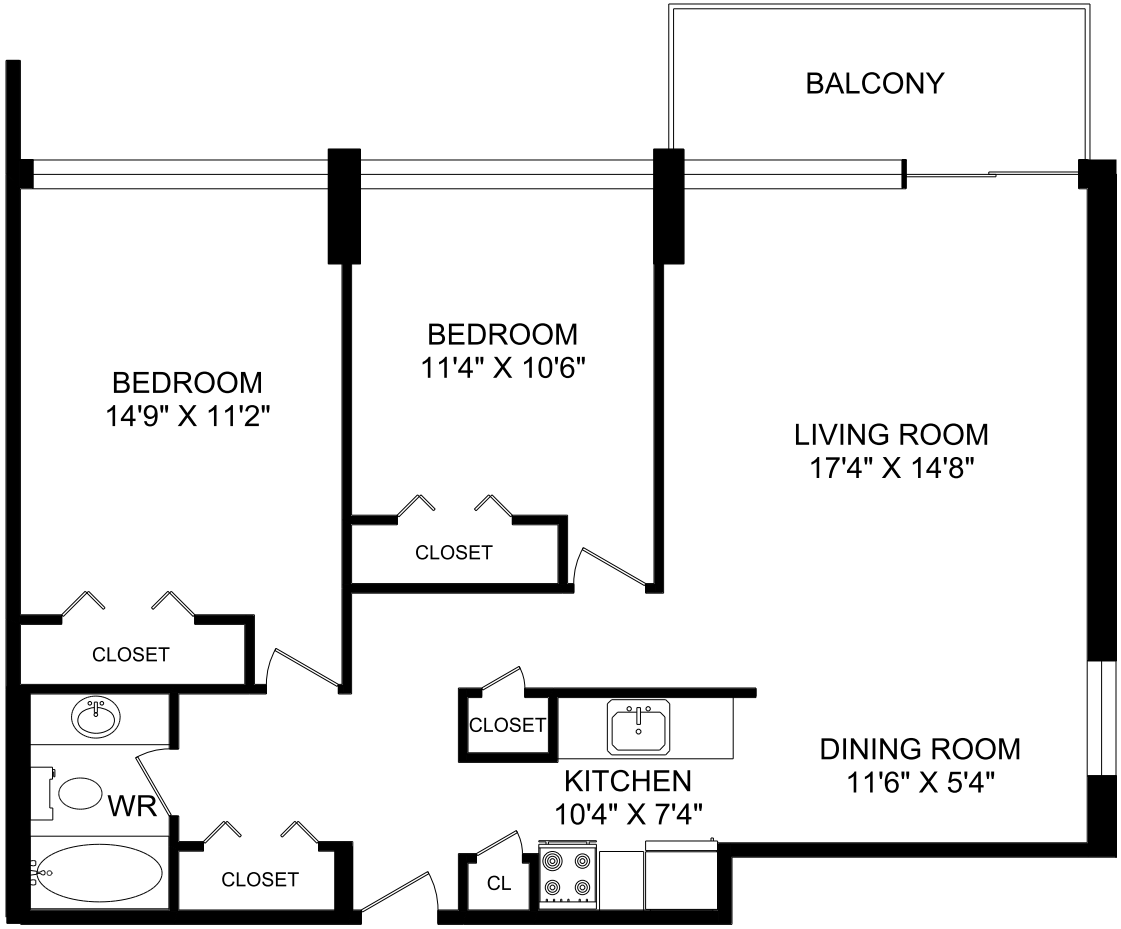
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

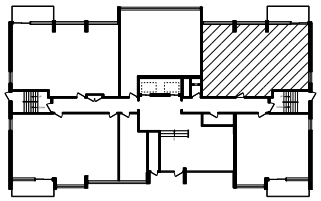
360 DOUGLAS STREET

VICTORIA, BC



UNIT 205 - 2 BEDROOM
977 SQ.FT.

KEYPLAN



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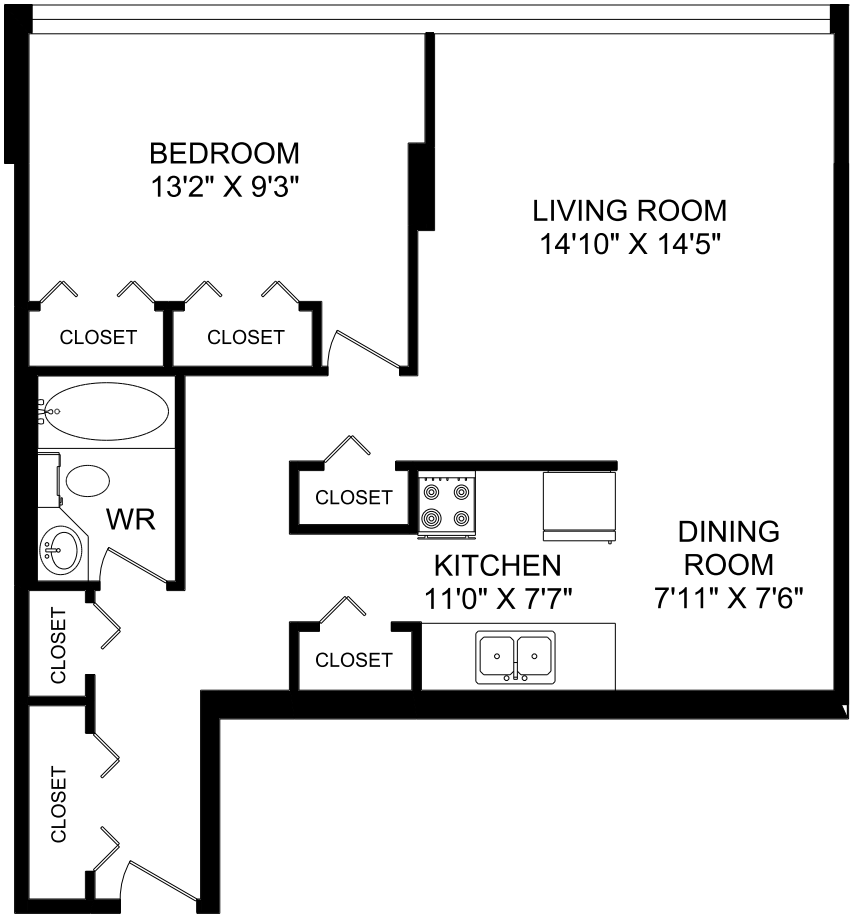
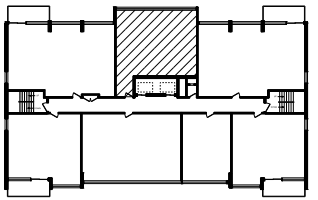
360 DOUGLAS STREET

VICTORIA, BC



UNIT 01 - 1 BEDROOM
730 SQ.FT.

KEYPLAN



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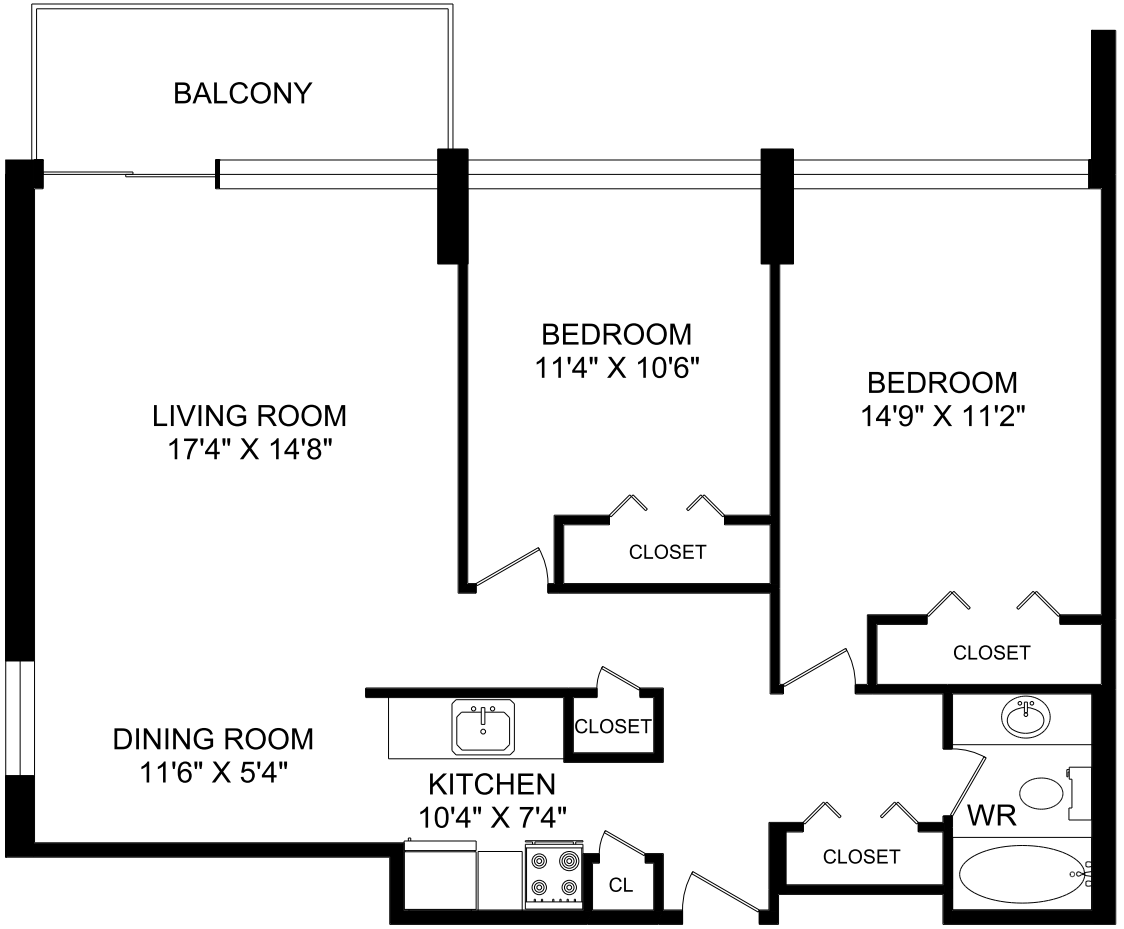
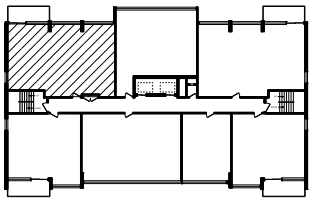
360 DOUGLAS STREET

VICTORIA, BC



UNIT 02 - 2 BEDROOM
970 SQ.FT.

KEYPLAN



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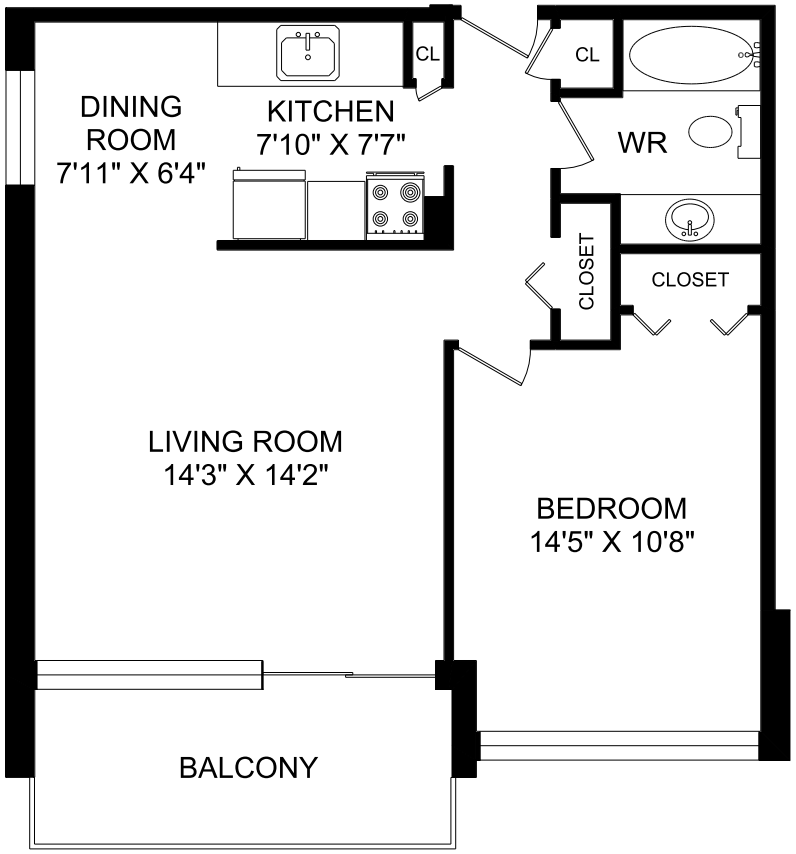
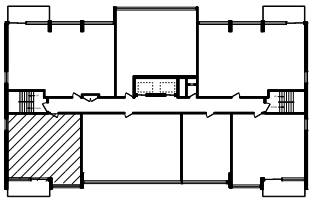
VICTORIA, BC



UNIT 03 - 1 BEDROOM
648 SQ.FT.

KEYPLAN



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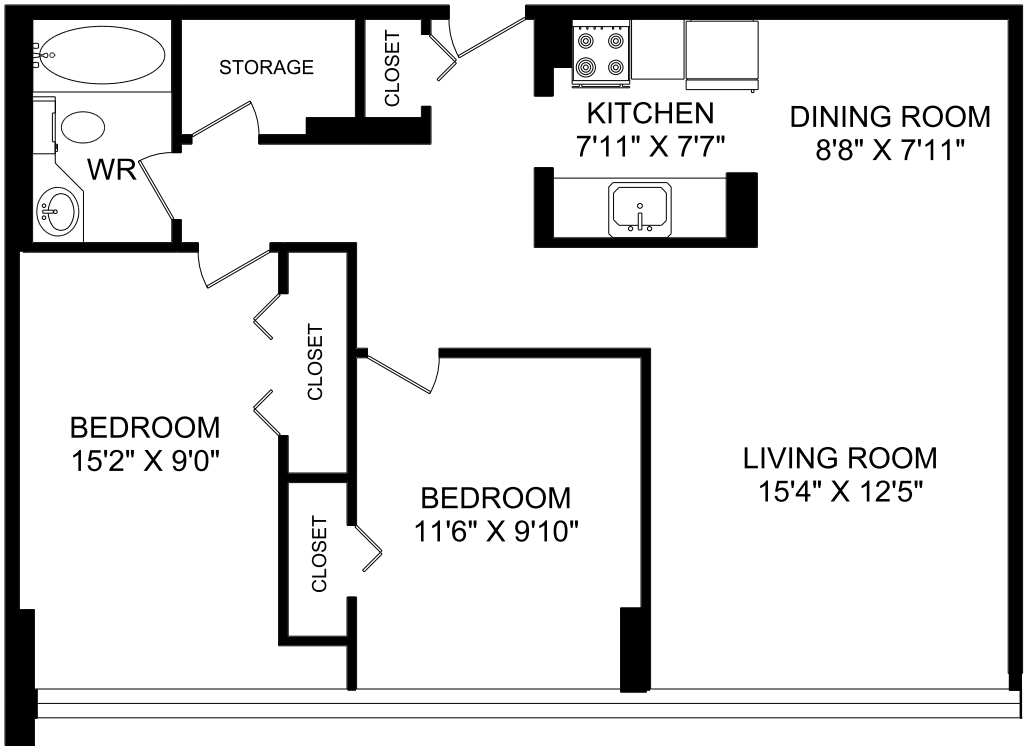
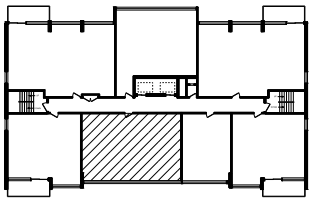
VICTORIA, BC



UNIT 04 - 2 BEDROOM
860 SQ.FT.

KEYPLAN



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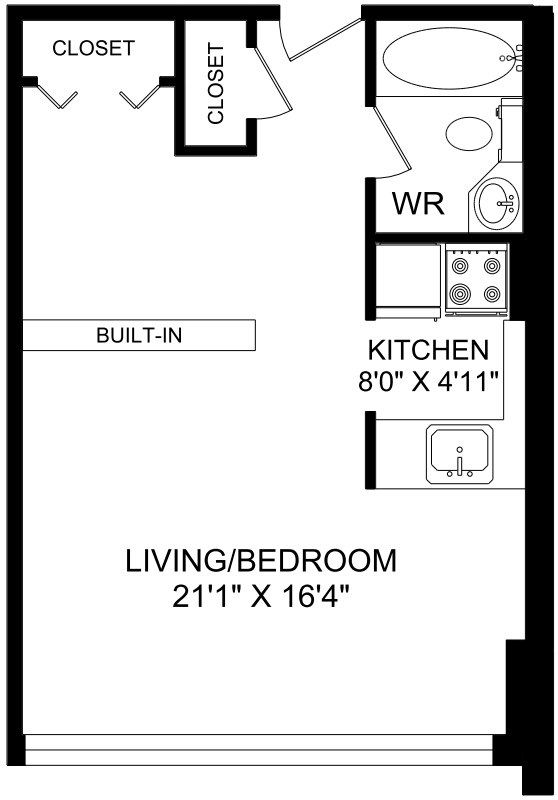
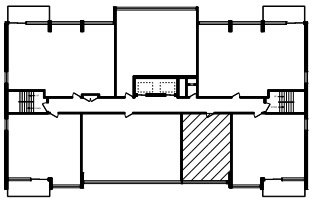
VICTORIA, BC



UNIT 05 - BACHELOR
422 SQ.FT.

KEYPLAN



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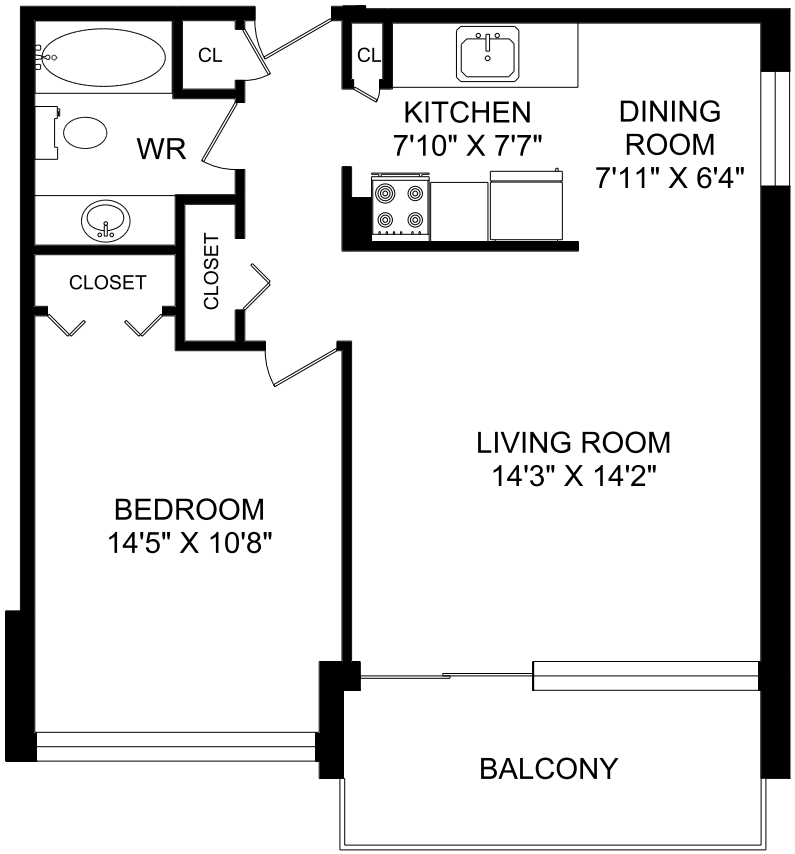
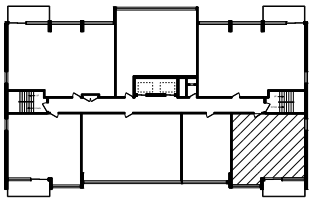


UNIT 06 - 1 BEDROOM
653 SQ.FT.

KEYPLAN



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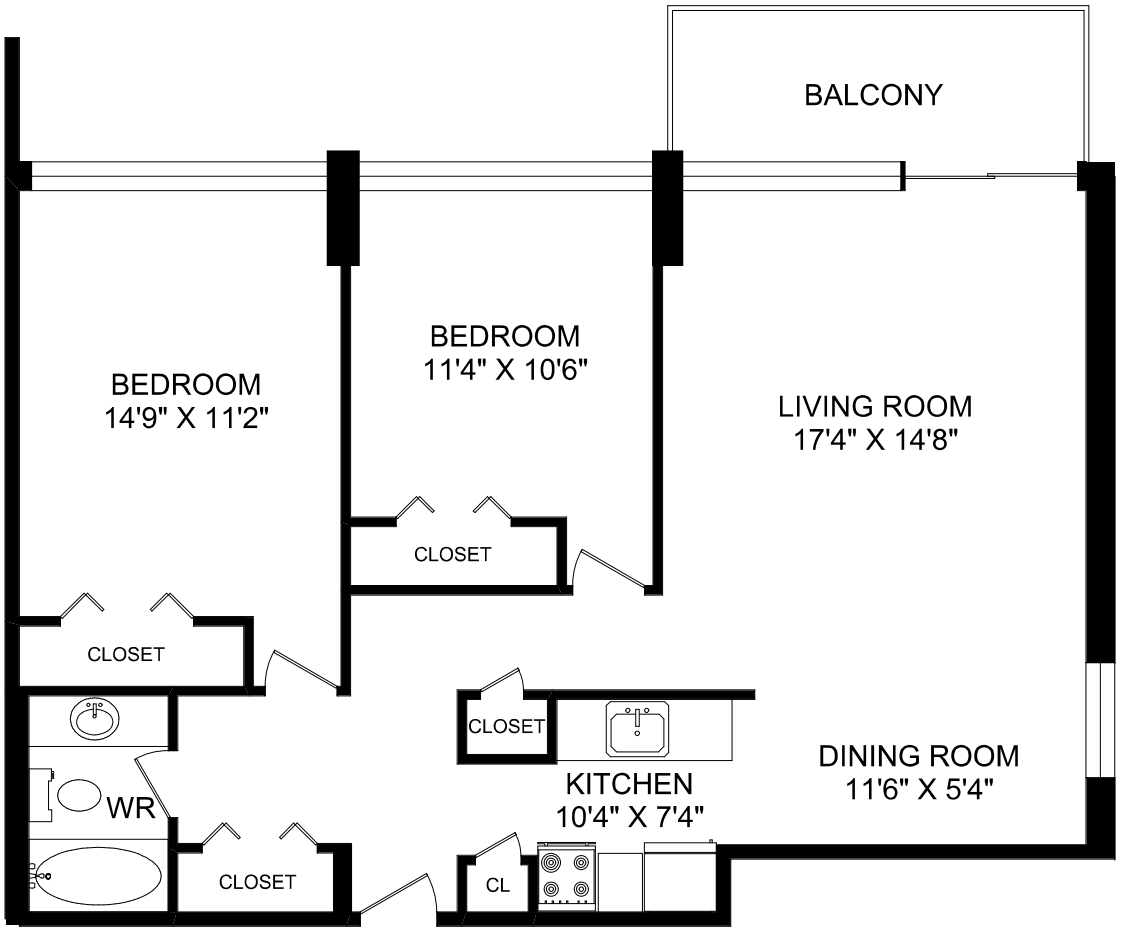
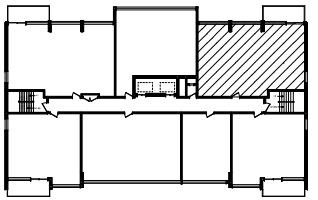
VICTORIA, BC



UNIT 07 - 2 BEDROOM
977 SQ.FT.

KEYPLAN



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