

Rezoning & Development Permit Revision

24.07.05



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

DOUGLAS STREET APARTMENTS

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

Architecture	Structural	Mechanical	Electrical	Civil	Landscape
METAFOR ARCHITECTURE INC 200, 11460 Jasper Ave NW Edmonton, AB T5K 0M1 t: 780.490.5330 www.METAFOR.studio	Skyline Engineering Ltd. 380-4243 Glanford Ave Victoria, BC V8Z 4B9 t: 250.590.4133 www.skylineengineering.ca	m3 Mechanical Engineering Inc. 501-1803 Douglas St Victoria, BC V8T 5C3 t: 250.940.2256 www.m3mech.ca	AES Engineering 500-3795 Carey Road Victoria, BC V8Z 6T8 t: 250.381.6191 www.aesengr.com	JE Anderson & Associates 4212 Glanford Ave Victoria, BC V8Z 4B7 t: 250.727.2214 www.jeanderson.com	LADR 3-864 Queens Ave, Street Level Victoria, BC V8T 1M5 t: 250.598.0105 www.ladrla.ca

ARCHITECTURAL

DP0.00	COVER
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
DP2.02	PARKADE LEVEL 2
DP2.03	LEVEL 1 & 2 FLOOR PLANS
DP2.04	LEVEL 3 & 4 FLOOR PLANS
DP2.05	LEVEL 5 & 6 FLOOR PLANS
DP2.06	ROOF/AMENITY PLAN
DP3.01	BUILDING ELEVATIONS
DP3.02	BUILDING ELEVATIONS
DP3.03	BUILDING CONTEXT ELEVATIONS
DP4.01	BUILDING SECTIONS
DP5.01	BUILDING CODE

ELECTRICAL

E1.0	SITE LIGHTING LAYOUT
E2.0	OFFSITE STREET LIGHTING LAYOUT
E2.1	OFFSITE STREET LIGHTING DETAILS

CIVIL

PRELIMINARY	GRADING PLAN
PRELIMINARY	CIVIL SERVICES DRAWING

LANDSCAPE

LANDSCAPE	CONCEPT PLAN
TREE	MANAGEMENT PLAN

SURVEY

PLOT	PLAN
------	------

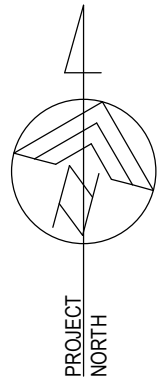
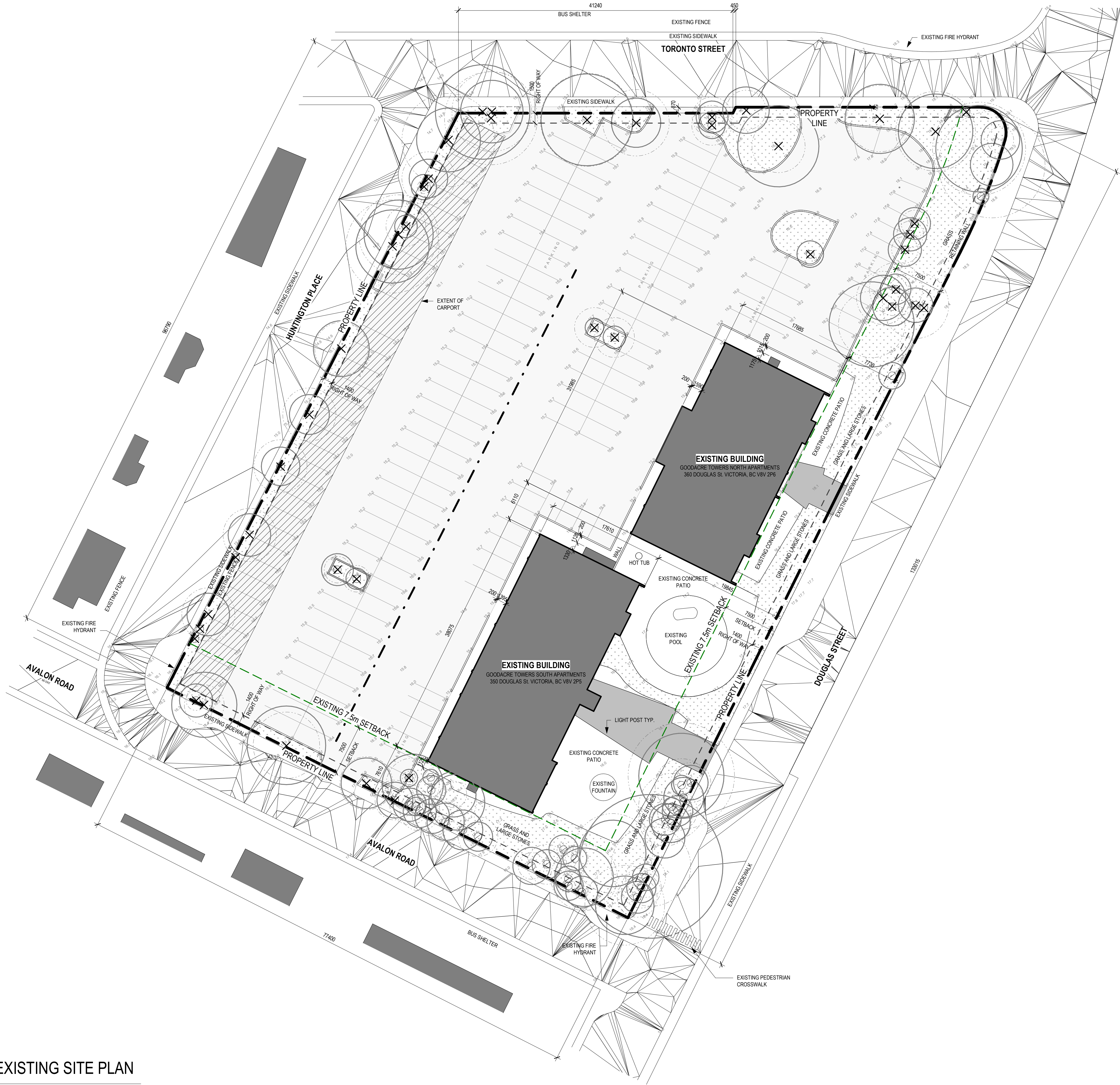
NOTE: REFER TO SUBMITTED PRESENTATION PACKAGE FOR SUPPLEMENTAL GRAPHIC INFORMATION INCLUDING SITE ANALYSIS, SHADOW STUDIES, AND RENDERINGS. DRAWING PACKAGE AND PRESENTATION PACKAGE ARE TO BE REVIEWED IN CONJUNCTION.

CITY OF VICTORIA

Revisions

Received Date:
July 17, 2024

C:\AutoDesk_Temp\Revit2021\22703 Douglas Street Apartments_1\yeldv\K231.vrt



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
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

EXISTING SITE PLAN

Sheet

DP1.01

Scale

As indicated

Project No.

22.703

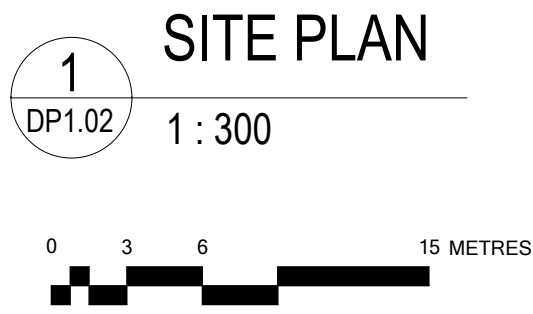
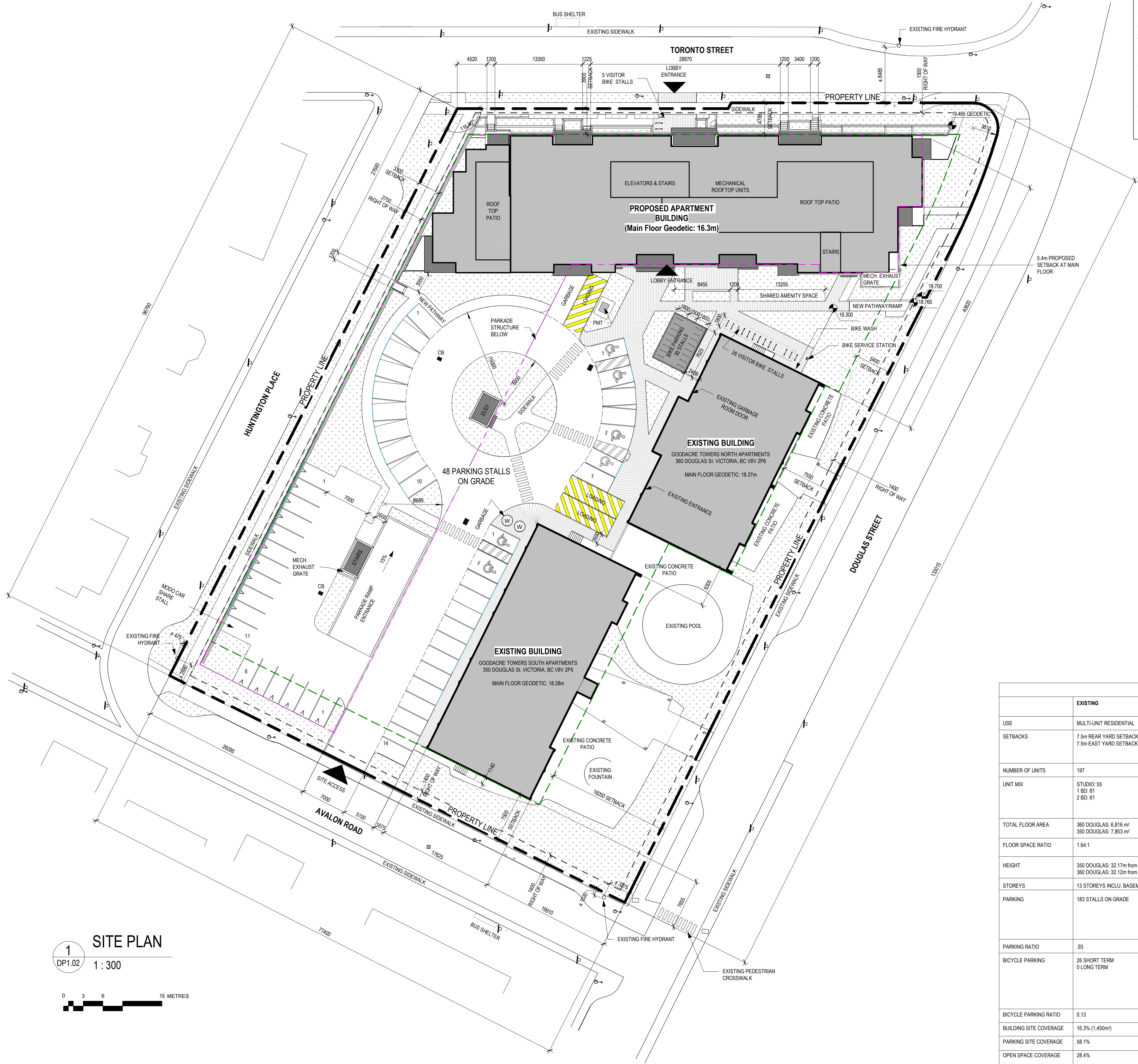
EXISTING SITE PLAN

1
DP1.01

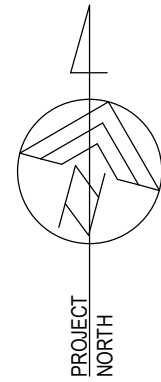
1 : 300

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.

C:\AutoDesk_Temp\Rev\2021\22\203 Douglas Street Apartments_1\ydb\DWG\21\1.rvt



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 Douglas St. Victoria
LEGAL ADDRESS:	LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452
EXISTING ZONING:	R3-H MULTI-UNIT RESIDENTIAL
PROPOSED ZONING:	R3-H MULTI-UNIT RESIDENTIAL
SITE AREA:	8933m ²
COMMERCIAL FLOOR AREA:	0m ²
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: 34 1 BEDROOM + DEN: 21 2 BEDROOM: 31 3 BEDROOM: 4
GROUND-ORIENTATED UNITS:	10 UNITS
MINIMUM UNIT FLOOR AREA:	47m ²
PARKING STALL SIZE:	2600 X 5100
LOADING STALL SIZE:	3000 X 9000

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: 34 1BD+DEN: 21 2 BD: 31 3 BD: 4	STUDIO: 55 1 BD: 115 1BD+DEN: 21 2 BD: 92 3 BD: 4
TOTAL FLOOR AREA	360 DOUGLAS: 6,816 m ² 350 DOUGLAS: 7,853 m ²		7,244m ²	21,913 m ²
FLOOR SPACE RATIO	1.64:1	1.68 2.0 (OCP)	0.81:1	2.45:1
HEIGHT	360 DOUGLAS: 32.17m from main 360 DOUGLAS: 32.12m from main	34m	24.3m FROM AVE GRADE	34m
STOREYS	13 STOREYS INCL. BASEMENT		6 STOREYS	13 STOREYS
PARKING	183 STALLS ON GRADE	DEPENDENT ON UNIT SIZE	-	164 UNDERGROUND, 48 SURFACE INCLUDING: • ONE MODO CAR SHARE • 16 VISITOR • 8 ACCESSIBLE TOTAL: 212 STALLS
PARKING RATIO	.93	N/A	-	0.73
BICYCLE PARKING	26 SHORT TERM 0 LONG TERM	DEPENDENT ON UNIT SIZE	3 SHORT TERM 283 LONG TERM (191 with electrical receptacles) • 30 AT GRADE • 126 IN PARKADE • 127 IN MAIN FLOOR BIKE ROOM	26 SHORT TERM 256 LONG TERM 67 LONG TERM (TO BE PROVIDED IN EXISTING BUILDINGS AS PART OF EXISTING PROJECT, 39 TO BE OVERSIZED) TOTAL: 349 LONG TERM
BICYCLE PARKING RATIO	0.13	-	3.1	1.22
BUILDING SITE COVERAGE	16.3% (1,450m ²)	14%	33.2% (2,939m ²)	49.1% (4,389m ²)
PARKING SITE COVERAGE	58.1%	N/A	-	25.7% (2,295m ²)
OPEN SPACE COVERAGE	28.4%	40%	-	25.2%

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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

PROPOSED SITE PLAN

Sheet

DP1.02

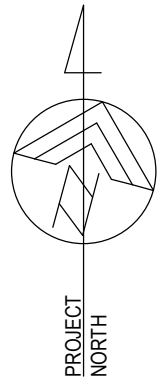
Scale

As indicated

Project No.

22.703

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.



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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

AVERAGE GRADE
CALCULATION

Sheet

DPI.03

Scale

Project No.

1 : 300

22.703

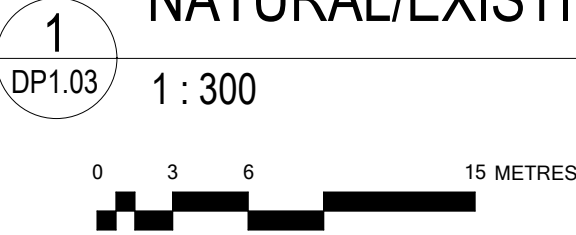


GRADES TO CALCULATE BUILDING HEIGHT

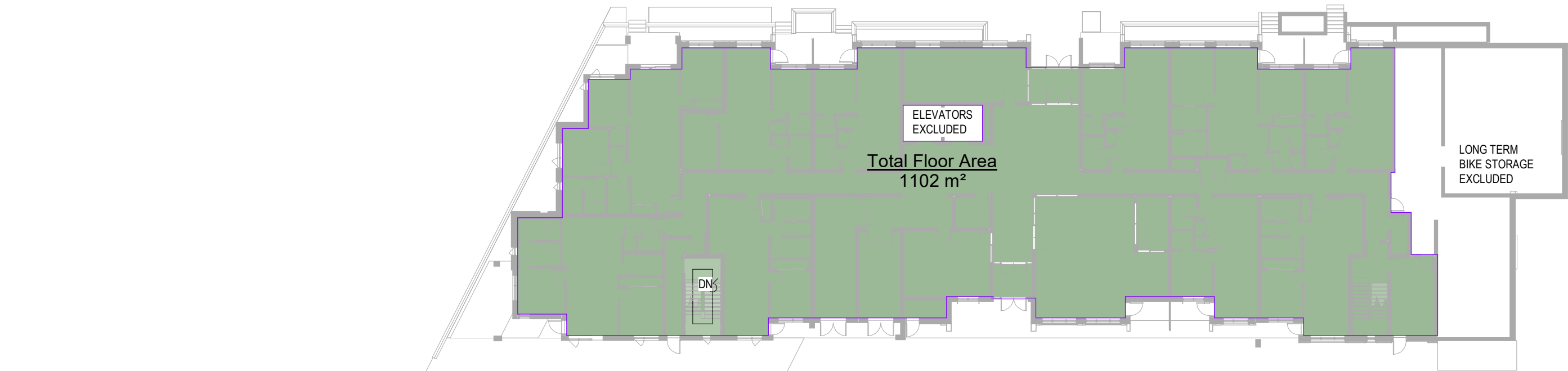
GRADE POINTS	ELEVATION	FROM	TO	AVERAGE ELEVATION	X	DISTANCE	=	TOTALS
A	16.3	A	B	15.7		89.7		1406.4
B	15.1	B	C	16.9		68.7		1164.0
C	18.8	C	D	18.8		10.8		202.1
D	18.8	D	E	18.4		3.6		65.5
E	18.0	E	F	18.2		10.1		184.0
F	18.4	F	G	17.4		15.2		263.0
G	16.3	G	H	16.3		1.3		21.3
H	16.3	H	I	15.9		37.3		593.7
I	15.5	I	J	16.0		79.4		1266.4
J	16.4	J	A	16.3		22.8		372.3
						338.8		5538.9

Average Grade: 16.35

NATURAL/EXISTING GRADE PLAN



C:\AutoDesk_Temp\Revit(2021)\221703 Douglas Street Apartments_1\yeldb\DWG21.rvt



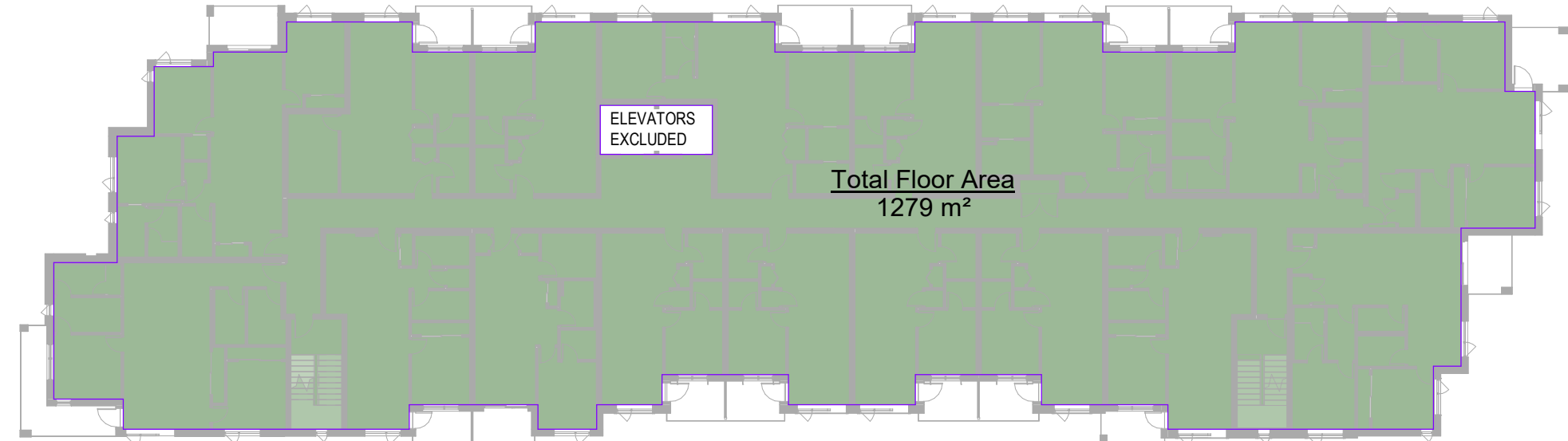
Legend

Total Floor Area

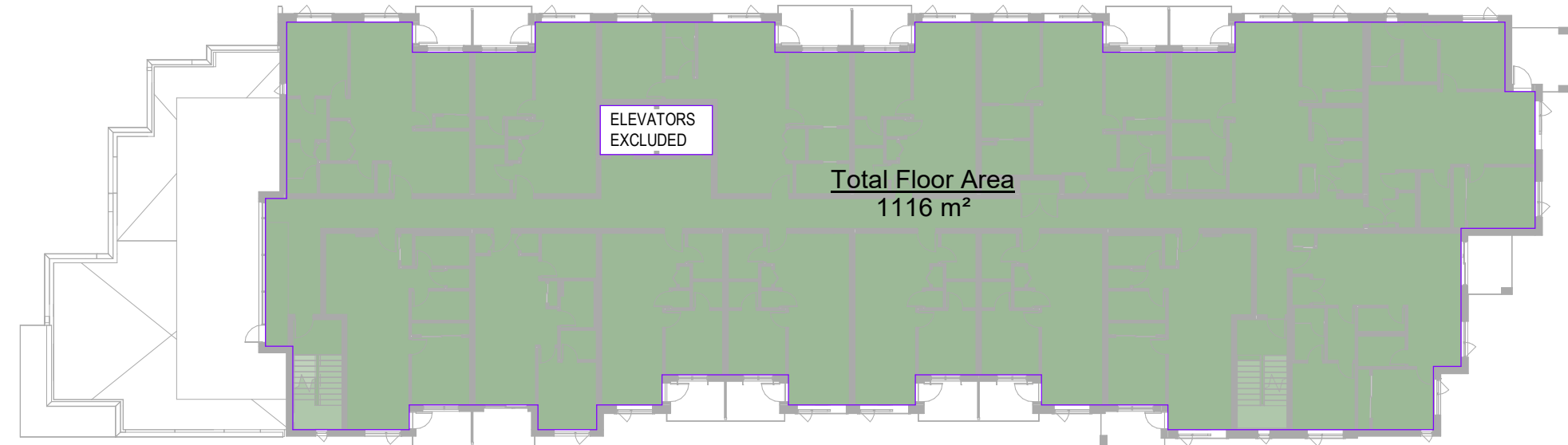
New Building Total Building Area	
Level	Area
LEVEL 1	1102 m²
LEVEL 1	16 m²
LEVEL 1	14 m²
LEVEL 2	1279 m²
LEVEL 3	1279 m²
LEVEL 4	1279 m²
LEVEL 5	1116 m²
LEVEL 6	1105 m²
ROOF	43 m²
Grand total: 10	7246 m²

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

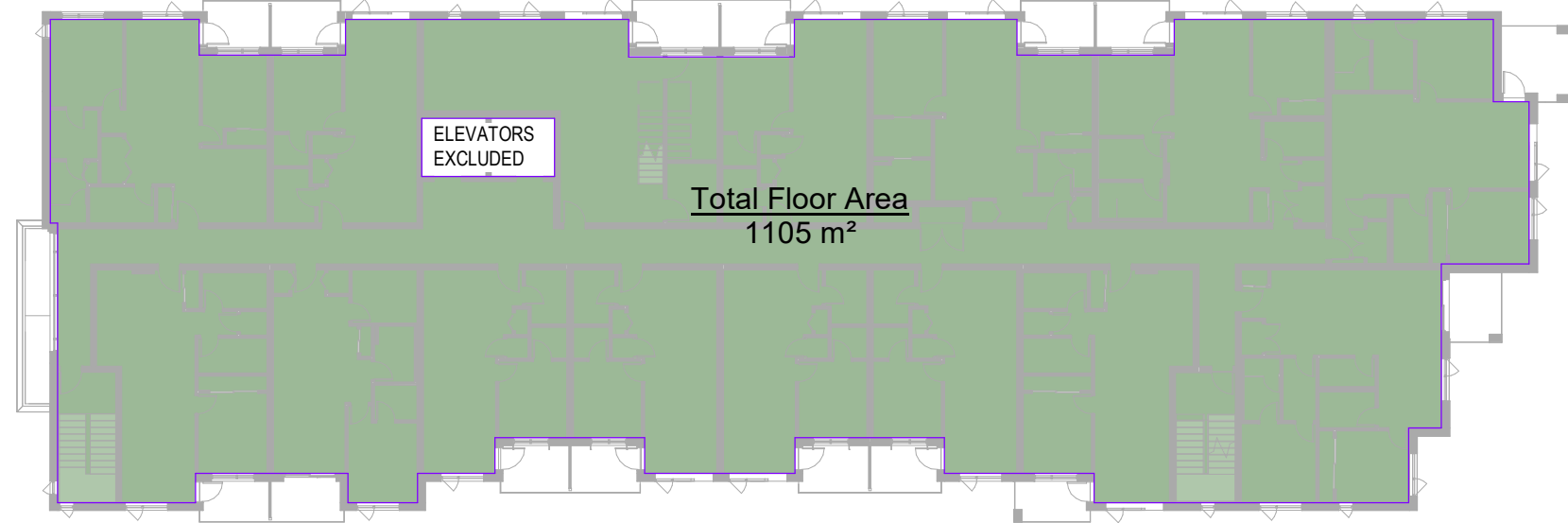
Unit Summary												
Unit Type	1BD A	1BD+D A	1BD+D B	1BD+D C	2BD A	2BD B	2BD C	2BD D	2BD E	2BD F	2BD G	3BD
Unit Configuration	1 bed	1 bed + den	1 bed + den	1 bed + den	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	3 bed
Unit Size (sf)	543	689	637	689	871	879	821	864	788	984	826	969
Unit Size (sm)	50.4	64.0	59.2	64.0	80.9	81.7	76.3	80.3	73.2	91.4	76.7	90.0
Level 1	4	2	0	1	0	1	0	0	1	0	0	1
Level 2	6	2	1	1	1	1	1	1	1	1	0	1
Level 3	6	2	1	1	1	1	1	1	1	1	0	1
Level 4	6	2	1	1	1	1	1	1	1	1	0	1
Level 5	6	2	1	0	1	1	1	1	1	0	1	0
Level 6	6	2	1	0	1	1	0	1	1	0	1	0
TOTALS	34	12	5	4	5	6	4	5	6	3	2	4
% by Type	38%	13%	6%	4%	6%	7%	4%	6%	7%	3%	2%	4%
UNIT MIX	1 bed	1 bed + den			2 bed							3 bed
%	38%	23%			34%							4%
#	34	21			31							4



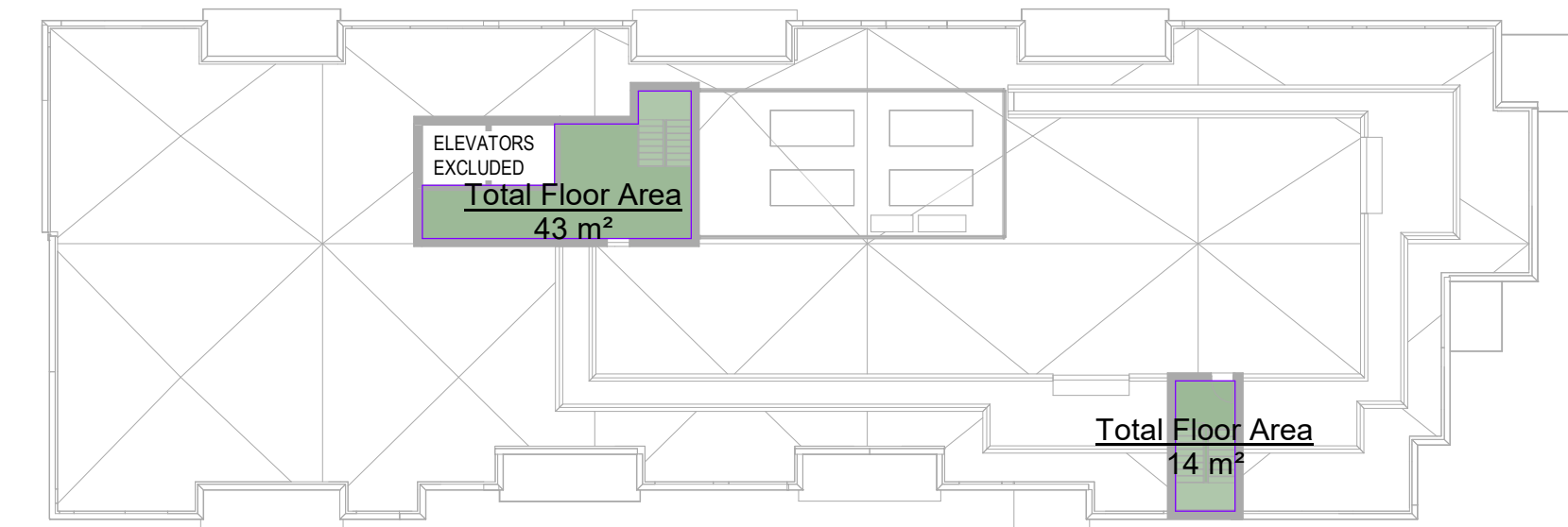
4
DP1.04
LEVEL 4
1 : 300



5
DP1.04
LEVEL 5
1 : 300

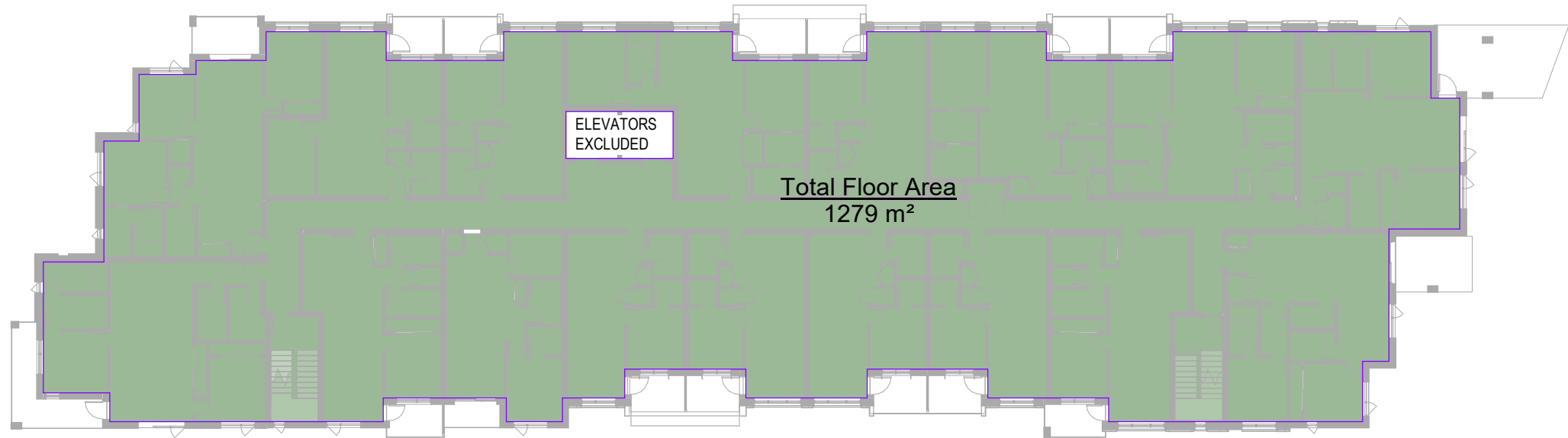


6
DP1.04
LEVEL 6
1 : 300

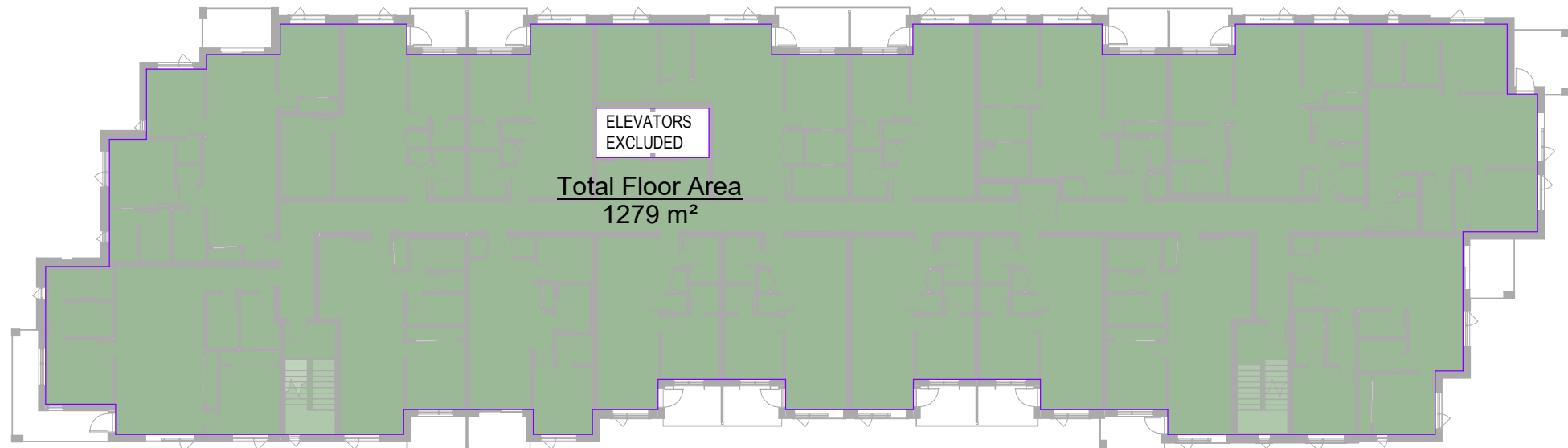


7
DP1.04
ROOF
1 : 300

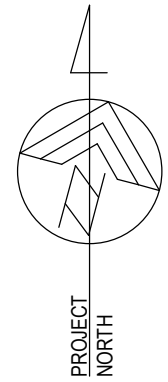
1
DP1.04
LEVEL 1
1 : 300



2
DP1.04
LEVEL 2
1 : 300



3
DP1.04
LEVEL 3
1 : 300



DOUGLAS STREET APARTMENTS

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

Issued/ Revision Schedule

no.	description	date
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title
TOTAL FLOOR AREA PLANS

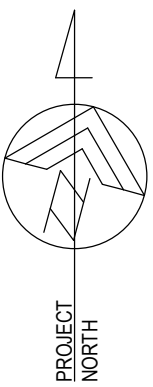
DP1.04

Scale
1 : 300

Project No.
22.703

Sheet

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.



DOUGLAS STREET
APARTMENTS

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

Issued/ Revision Schedule

no.	description	date
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

SITE COVERAGE PLAN & BYLAW
FRAMEWORK

Sheet

DP1.05

Scale

1 : 250

Project No.

22.703

Area Schedule (Site Coverage)		
Comments	Name	Area
AREA A		
AREA A	NEW BUILDING	2939 m²
AREA A	AREA A - OPEN SITE	1460 m²
		4399 m²
AREA B		
AREA B	350 DOUGLAS	816 m²
AREA B	360 DOUGLAS	634 m²
AREA B	BIKE STORAGE	43 m²
AREA B	AREA B - OPEN SITE	3040 m²
		4533 m²
Grand total:		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.

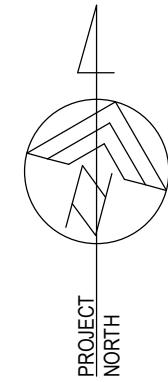
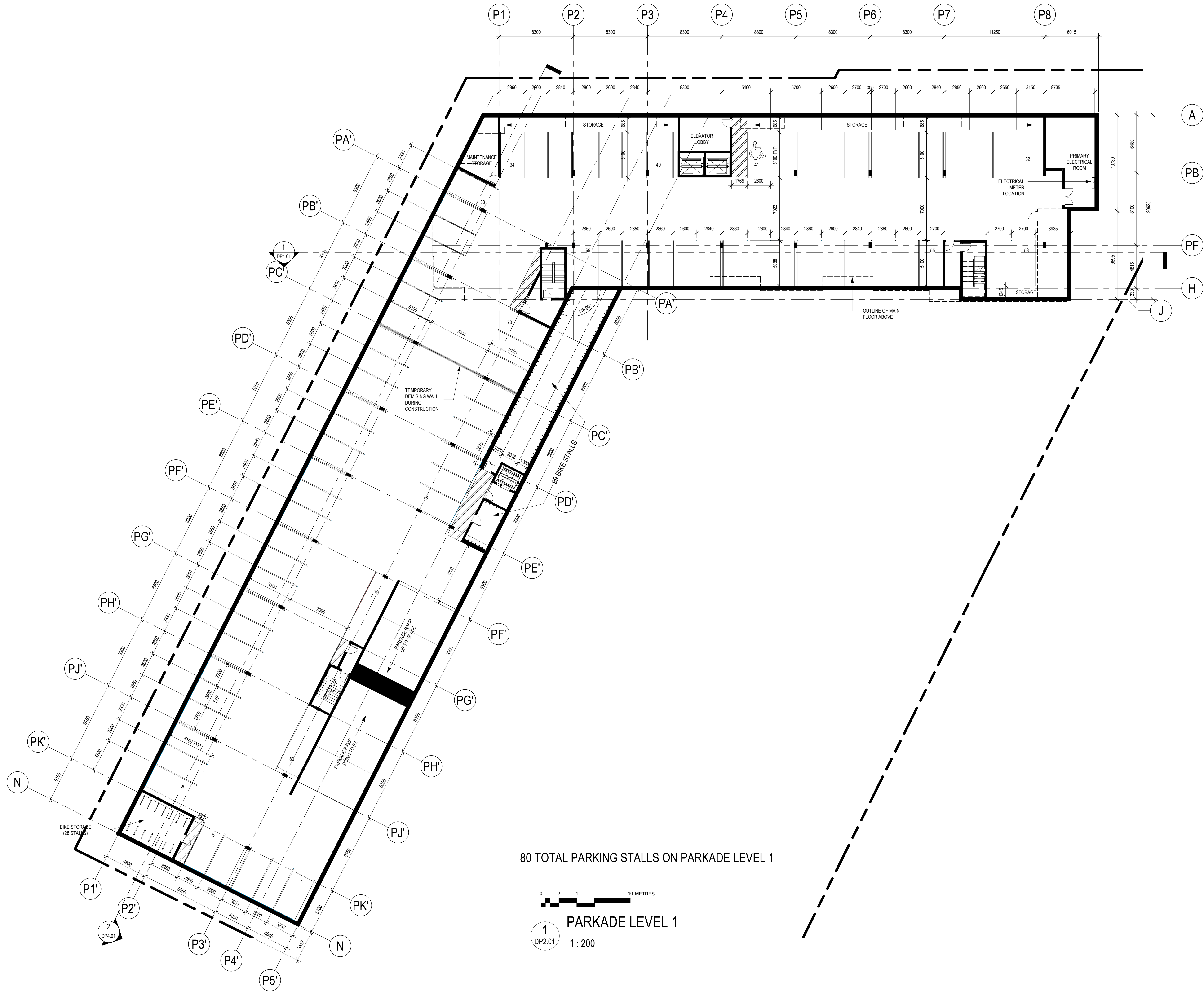


1
DP1.05

SITE COVERAGE AREA PLAN

1 : 250

C:\AutoDesk_Temp\Revit\2021\22.703 Douglas Street Apartments_1\kyleb\K2\21.vrt



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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

PARKADE LEVEL 1

Sheet

DP2.01

Scale

1 : 200

Project No.

22.703

80 TOTAL PARKING STALLS ON PARKADE LEVEL 1

0 2 4 10 METRES

PARKADE LEVEL 1

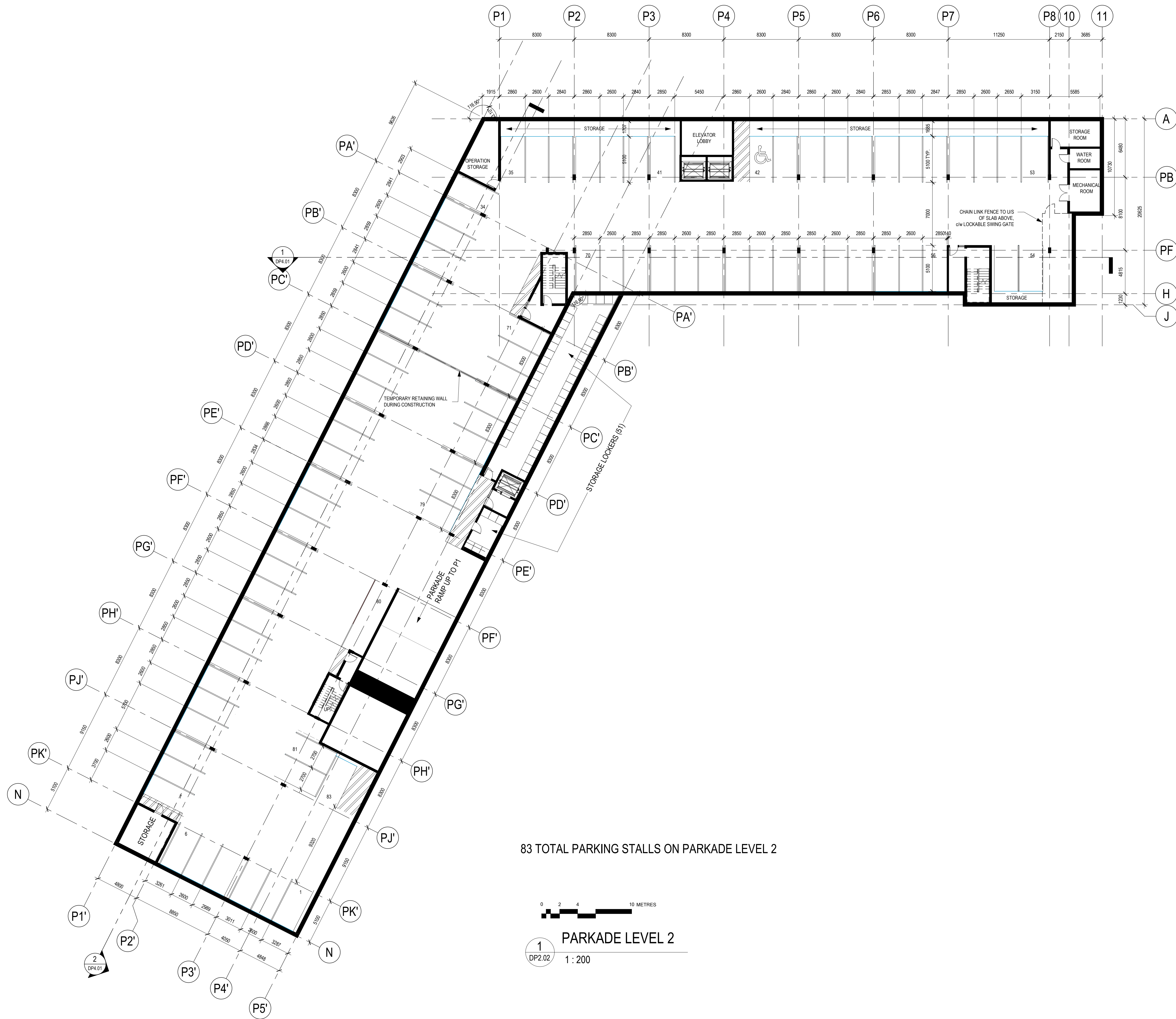
1

DP2.01

1 : 200

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.

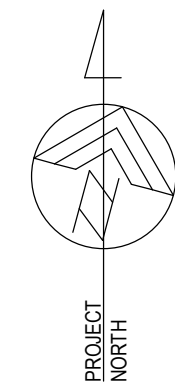
C:\AutoDesk_Temp\Revit\2021\22703 Douglas Street Apartments_1\kyleb\251\1.vrt



83 TOTAL PARKING STALLS ON PARKADE LEVEL 2



1
DP2.02
PARKADE LEVEL 2
1 : 200



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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

PARKADE LEVEL 2

Sheet

DP2.02

Scale

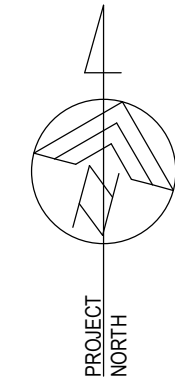
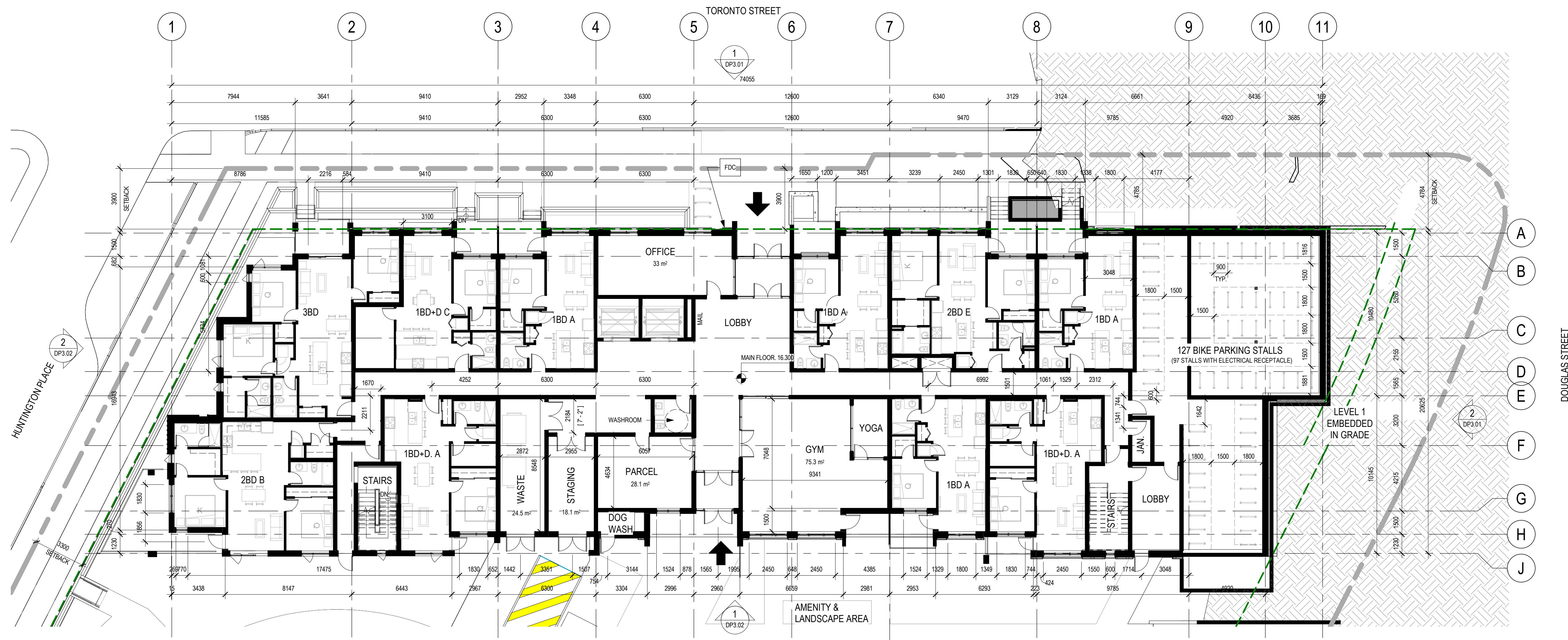
1 : 200

Project No.

22.703

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.

C:\AutoDesk_Temp\Rev\2021\22.703 Douglas Street Apartments_kyleb\DWG\21.vrt



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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title
LEVEL 1 & 2 FLOOR PLANS

DP2.03

Sheet

Scale

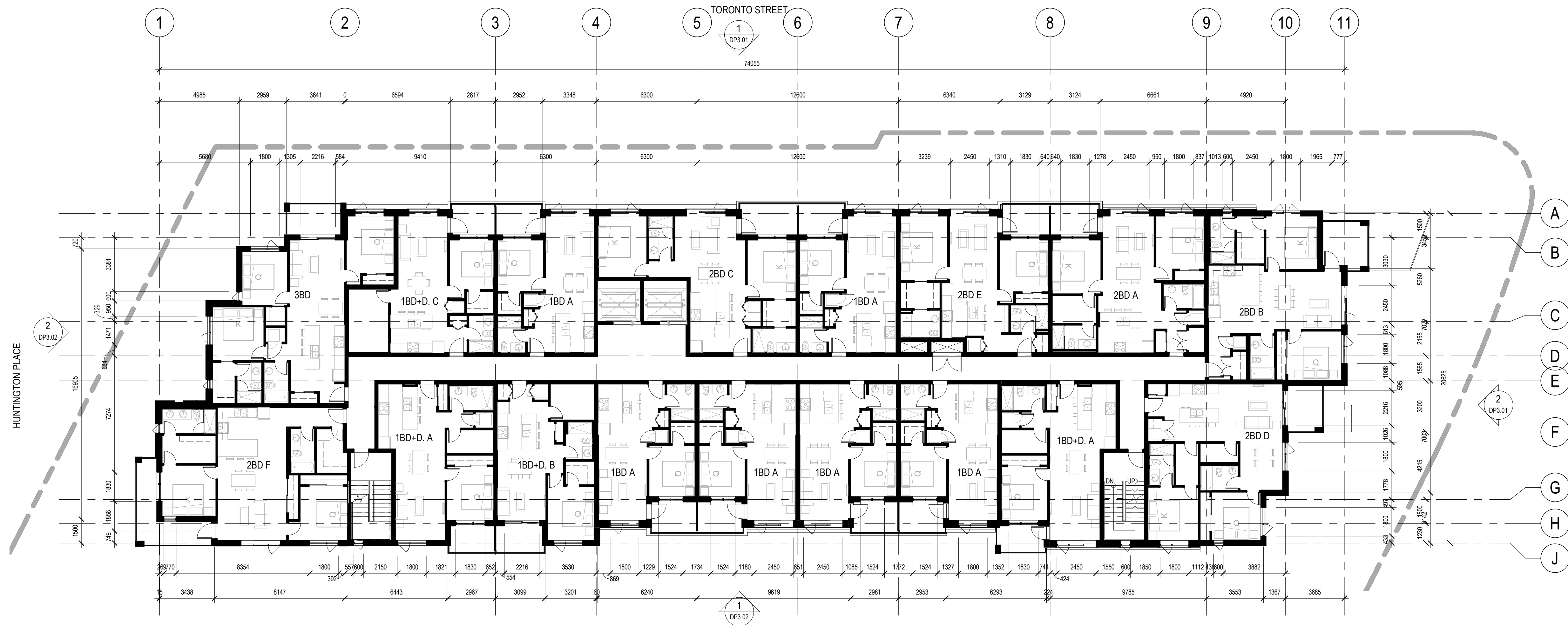
1 : 150

Project No.

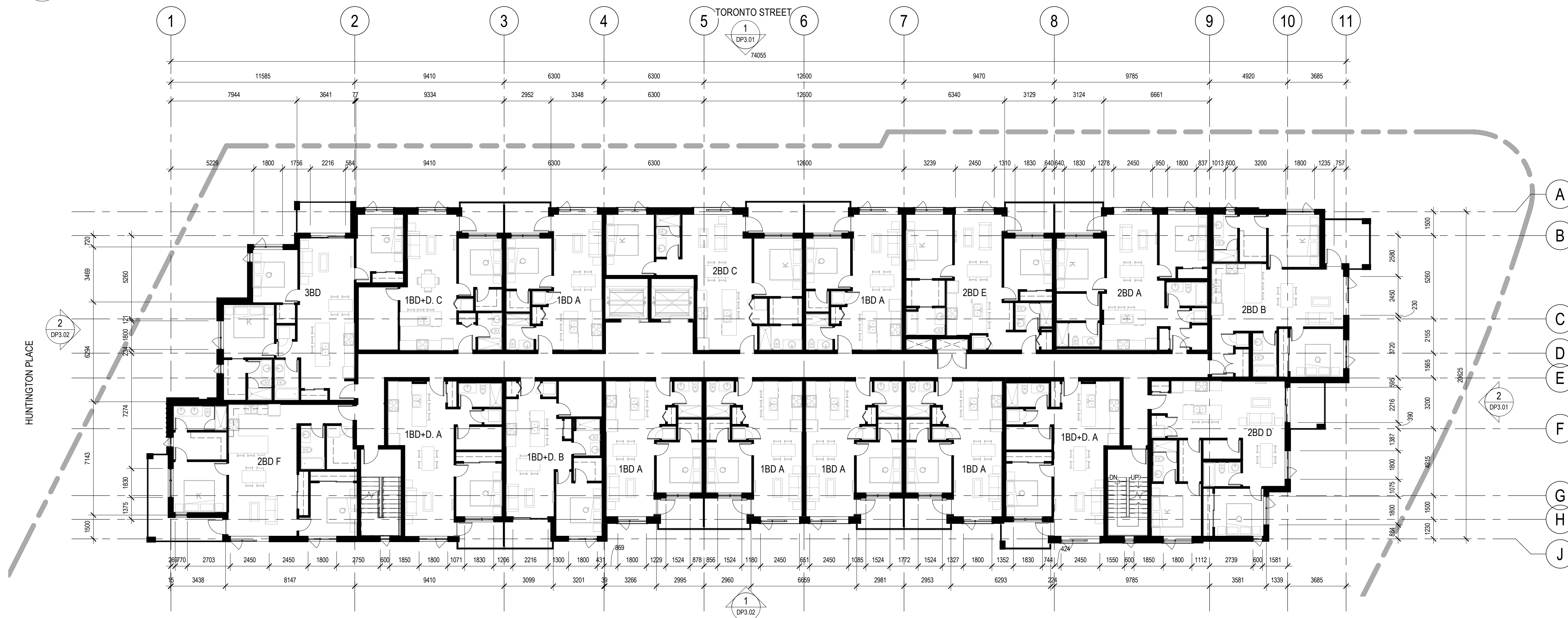
22.703

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.

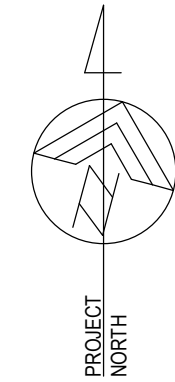
C:\AutoDesk_Temp\Revit\2021\22703 Douglas Street Apartments_1\level\DWG\21\1.vrt



1
DP2.04
Level 3 FLOOR PLAN
1 : 150



2
DP2.04
LEVEL 4 FLOOR PLAN
1 : 150



DOUGLAS STREET

DOUGLAS STREET

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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant

METAFOR

310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

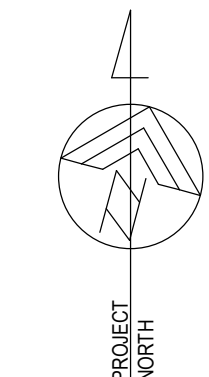
Drawing Title
LEVEL 3 & 4 FLOOR PLANS

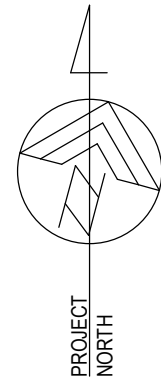
Sheet

DP2.04

Scale	Project No.
1 : 150	22.703

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.





DOUGLAS STREET
APARTMENTS

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

Issued/ Revision Schedule

no.	description	date
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

ROOF/ AMENITY PLAN

Sheet

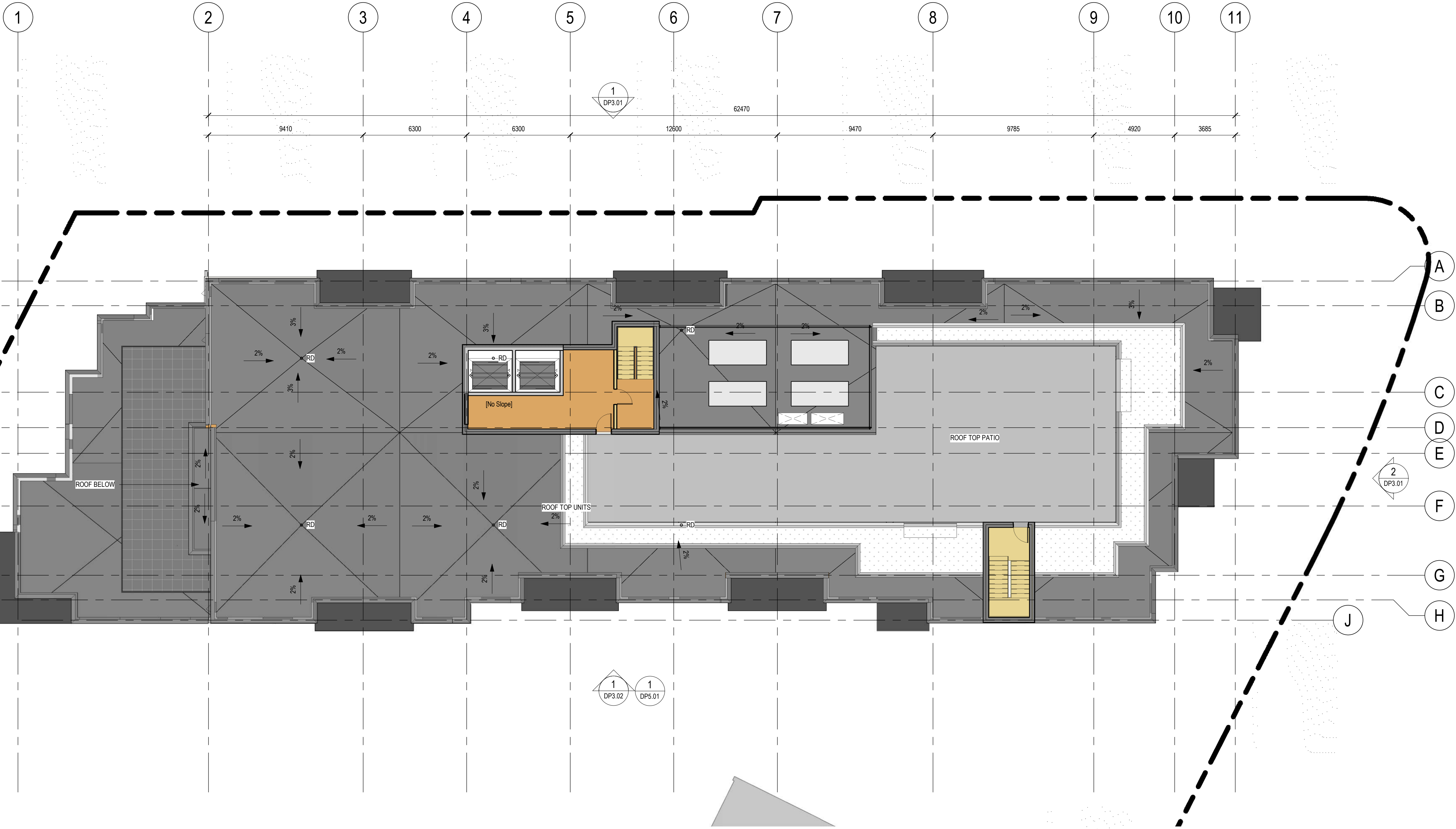
DP2.06

Scale

1 : 150

Project No.

22.703



ROOF PLAN

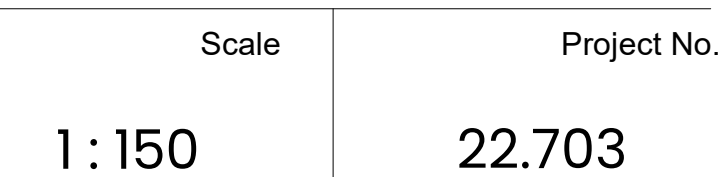
1
DP2.06
1 : 150

0 1.5 3 7.5 METRES

Seal

Permit

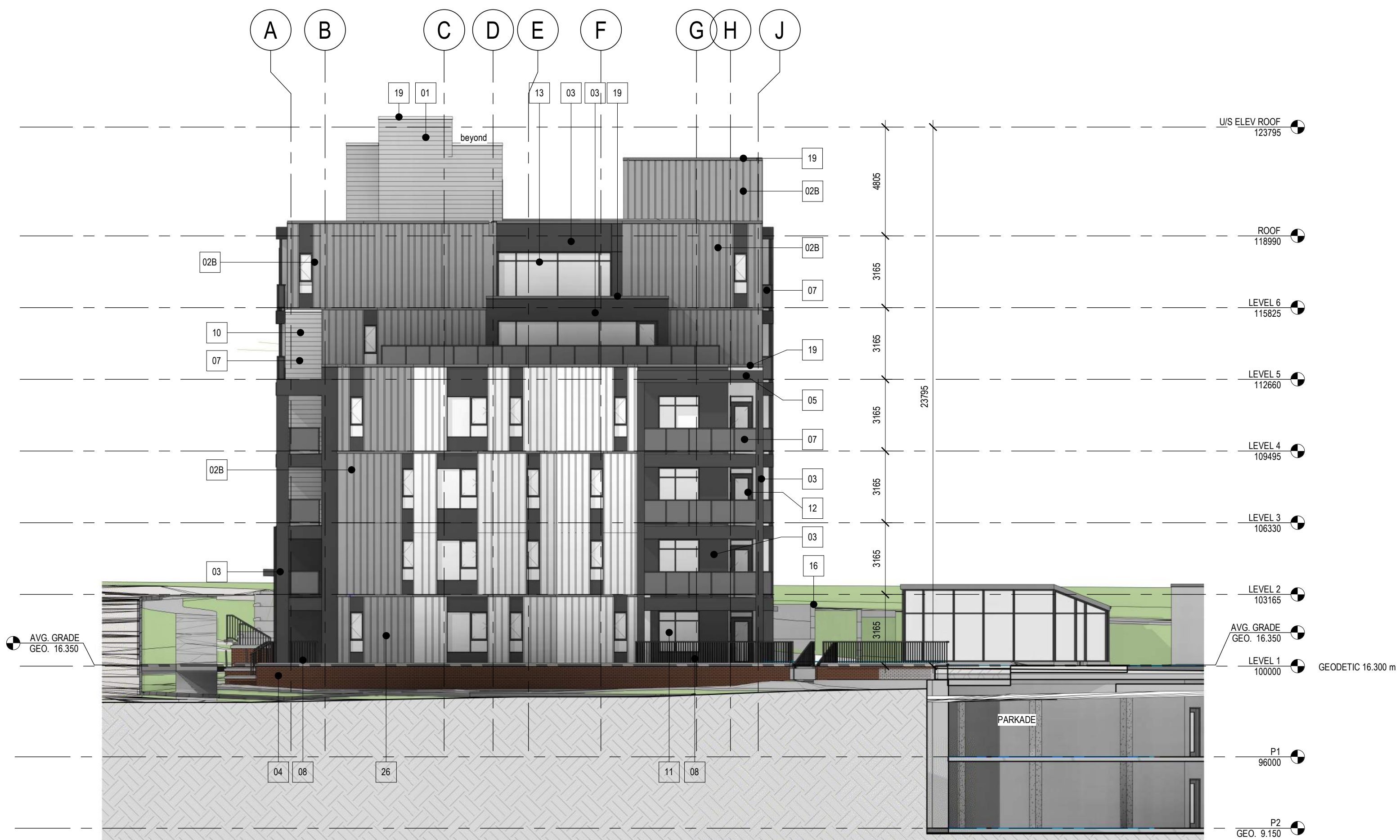
Consultant



C:\AutoDesk_Temp\Revit\2021\22.703 Douglas Street Apartments_kylebdkv62h.vrt



1
DP3.02
SOUTH ELEVATION
1 : 150



2
DP3.02
WEST ELEVATION
1 : 150

EXTERIOR ELEVATION LEGEND	
Key Value	Keynote Text
01	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
02A	BOARD AND BATTEN, COLOUR WHITE
02B	BOARD AND BATTEN, COLOUR LIGHT GREY
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE WOOD ACCENT AND METAL CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME WINDOWS
12	CHARCOAL FRAME DOORS
12B	CHARCOAL FRAME SLIDING DOORS
13	CHARCOAL FRAME STOREFRONT
14	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
16	CONCRETE RETAINING WALL
19	METAL FLASHING - COLOUR TO MATCH ADJACENT
21	WOOD-GRAIN FINISH SOFFIT (FORMED METAL PANEL)
22	RETAINING WALL/PLANTER WITH BRICK CLADDING
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
26	ACCENT BEND, COLOUR GREY
27	CONCRETE STAIR

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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant

METAFOR

310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title
BUILDING ELEVATIONS

Sheet
DP3.02

Scale
1 : 150

Project No.
22.703

COPYRIGHTED. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. These drawings are to be read in conjunction with the specifications, structural, mechanical and electrical drawings. The drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

BUILDING CONTEXT
ELEVATIONS

Sheet

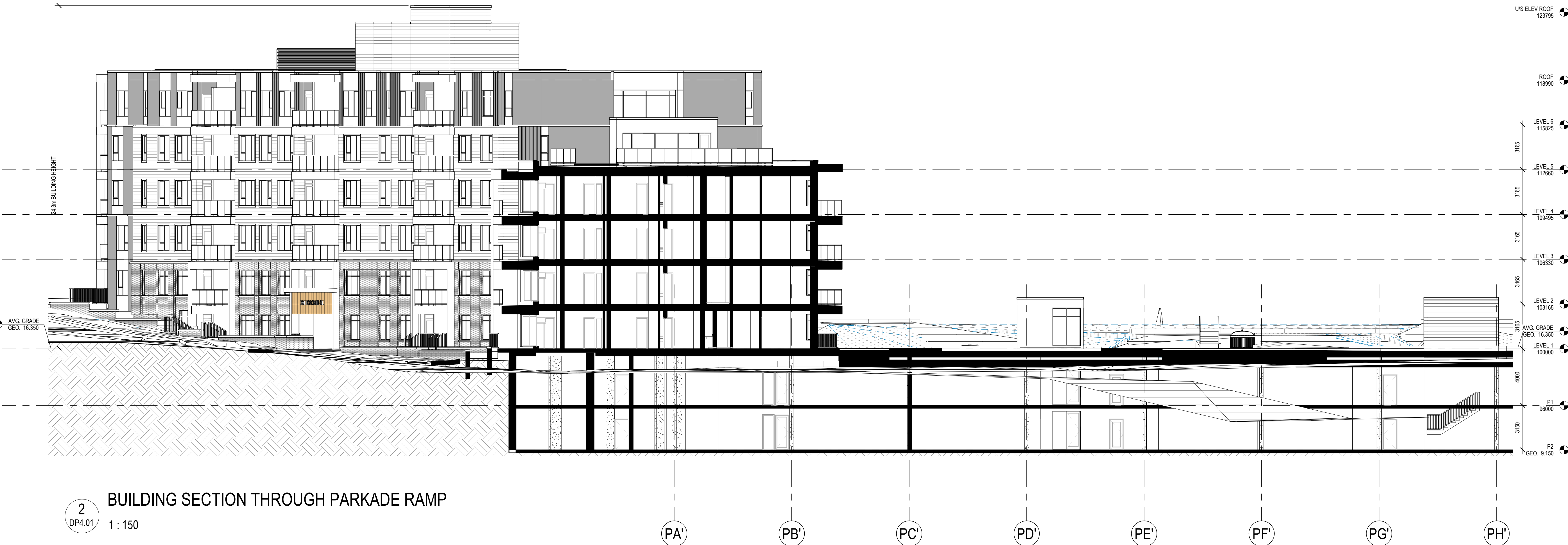
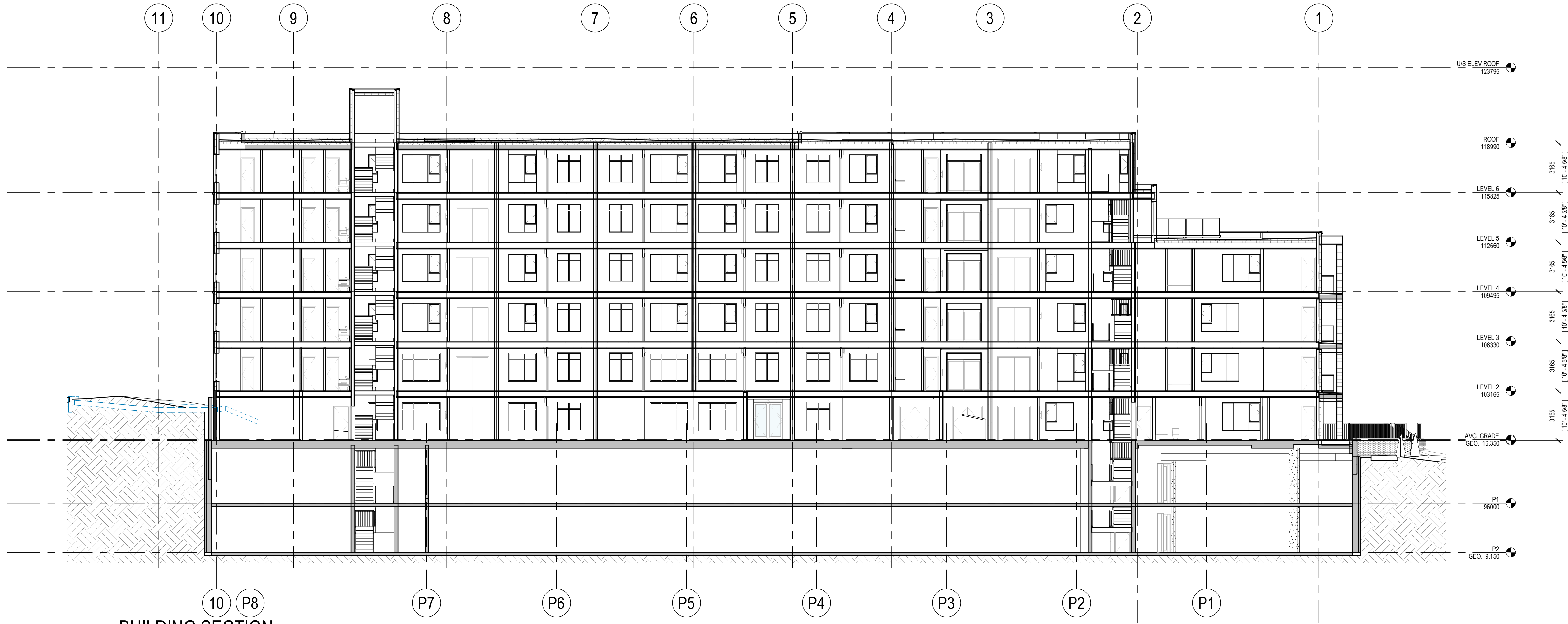
DP3.03

Scale

1 : 1

Project No.

22.703



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
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700
200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330
CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title
BUILDING SECTIONS

Sheet
DP4.01
Scale
1: 150
Project No.
22.703

DOUGLAS STREET
APARTMENTS

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

Issued/ Revision Schedule

no.	description	date
2	Rezoning & Development Permit Revision	23.12.20
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

Consultant



310, 625 11 Ave SW
Calgary, AB T2P 0E1
T: 403.264.8700

200, 11460 Jasper Ave NW
Edmonton, AB T5K 0M1
T: 780.490.5330

CALGARY | EDMONTON
www.METAFOR.studio

Architecture
Building Envelope
Commissioning
Interior Design
Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title

BUILDING CODE

Sheet

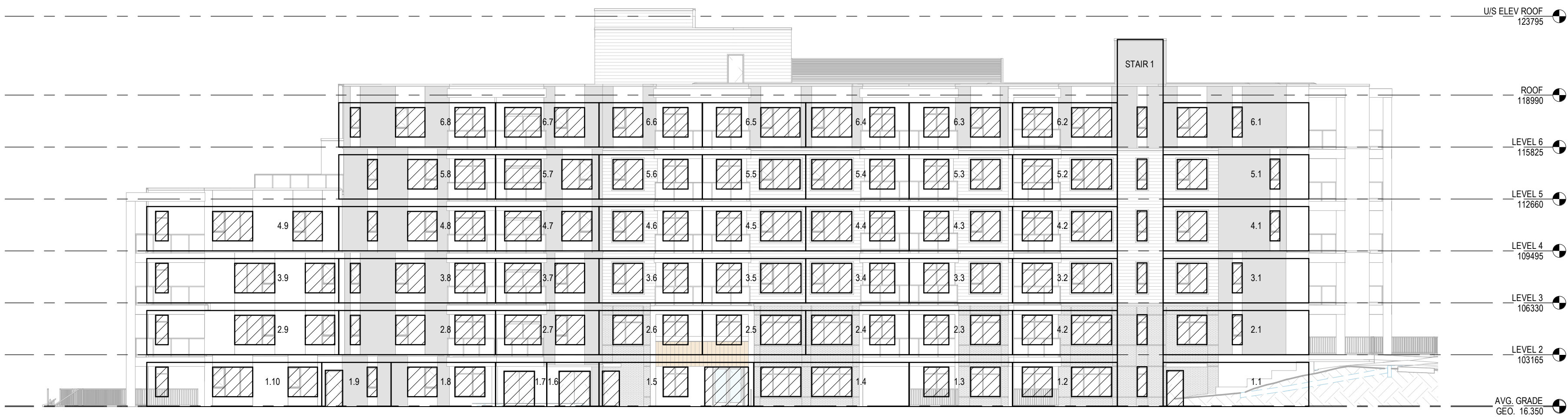
DP5.01

Scale

As indicated

Project No.

22.703



SOUTH ELEVATION

1
DP5.01

1 : 200



CODE SITE PLAN

2
DP5.01

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%	-	-	-	-

