





CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
December 9, 2025

Musson
Cattell
Mackey
Partnership

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Revisions	YYYY-MM-DD
1 ISSUED FOR REZONING	2025-05-23
2 ISSUED FOR BC HOUSING REVIEW	2025-06-19
3 ISSUED FOR DEVELOPMENT PERMIT	2025-10-10

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ARCHITECTURAL

PROJECT DIRECTORY

CLIENT



Makola Development Services
731 Station Ave #107
Victoria, BC V9B 5R5
Tel: 778-265-7489

ARCHITECT

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Architects Designers Planners
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MECHANICAL

WSP
3600 Uptown Blvd
Victoria, BC V8Z 0B9
Tel: 250-384-5510

TRAFFIC

WATT Consulting Group
740 Hillside Ave #302
Victoria, BC V8T 1Z4
Tel: 250-388-9877

LANDSCAPE

MDI Landscape Architects
3388A Tennyson Ave
Victoria, BC V8Z 3P6
Tel: 250-412-2891

GEO TECHICAL

Ryzuk
771 Vernon Ave #100
Victoria, BC V8X 5A7
Tel: 250-475-3131

CONTRACTOR

TL Housing Solutions
1701 Douglas St #7
Victoria, BC V8W 0B8
Tel: 778-247-0234

STRUCTURAL

RJC
1515 Douglas St #330
Victoria, BC V8W 0E4
Tel: 250-386-7794

ELECTRICAL

WSP
3600 Uptown Blvd
Victoria, BC V8Z 0B9
Tel: 250-384-5510

SURVEYOR

V.I. Powell
2950 Douglas St. #250
Victoria, BC V8T 4N4
Tel: 250-382-8855

CIVIL

JE Anderson
4212 Glanford Avenue
Victoria, BC V8Z 4B7
Tel: 250-727-3395

ENERGY & SUSTAINABILITY

Focal Engineering
467 John St second floor
Victoria, BC V8T 5H1
Tel: 250-516-6088

BUILDING ENVELOPE

Sense Engineering
788 Copping St #104
North Vancouver, BC V7M 3G6
Tel: 604-396-2850

3075 DOUGLAS

224033



Seal
3075 DOUGLAS

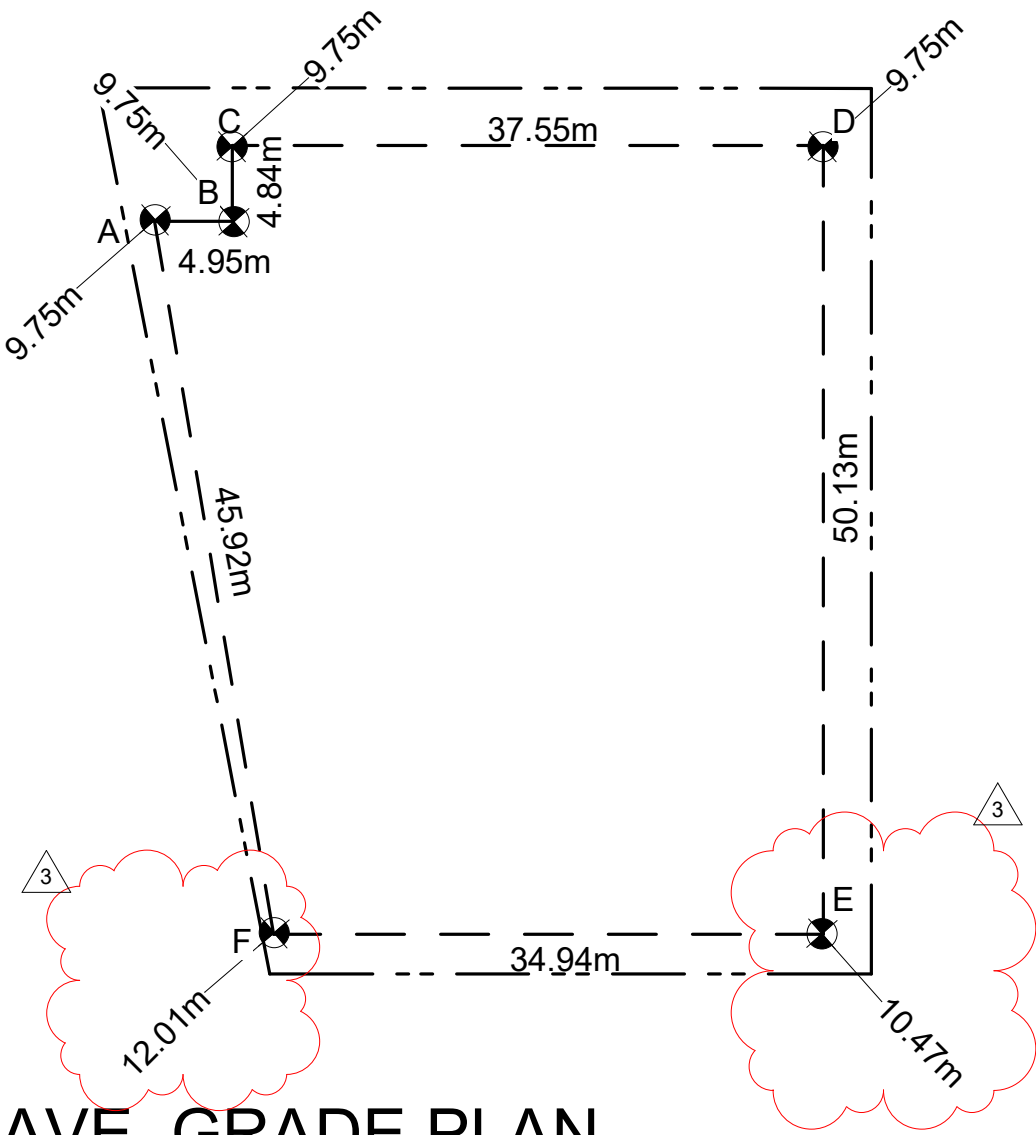
Victoria, BC
Project

PROPOSED USES, SITE AREA, SETBACK, HEIGHT, PARKING SUMMARY, LOADING

LEGAL ADDRESS: LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 13031
PID 004-698-452
CIVIC ADDRESS: 3075 DOUGLAS STREET, VICTORIA BC

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C1-CA
PROPOSED ZONE OR SITE SPECIFIC ZONE IF UNSURE, STATE 'NEW ZONE'	CD-1
SITE AREA (m²) (POST ROAD DEDICATION)	2,457.67 m²
TOTAL FLOOR AREA (m²)	17,397 m²
COMMERCIAL FLOOR AREA (m²)	686 m²
FLOOR SPACE RATIO	5.81
SITE COVERAGE (%)	76.71%
OPEN SITE SPACE (%)	23.29%
HEIGHT OF BUILDING (m)	68.11 m
NUMBER OF STOREYS	23
PARKING STALLS ON SITE	69
BICYCLE PARKING NUMBER	CLASS 1 = 234 CLASS 2 = 30
OVERSIZED CLASS 1 BICYCLES	36 (15.4%)
BUILDING SETBACKS (M)	
NORTH SETBACK	4.2 m
SOUTH SETBACK	2.51 m
EAST SETBACK	3.05 m
WEST SETBACK	.67 m
COMBINED SIDE YARDS	N/A
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	208
UNIT TYPE	STUDIO, 1, 2, & 3 BR
GROUND-ORIENTATED UNITS	N/A
MINIMUM UNIT FLOOR AREA (m²)	32.76 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	13,602 m²

AVERAGE GRADE CALCULATION		
A-B	[(9.75m + 9.75m)/2] x 4.95m	= 48.26m
B-C	[(9.75m + 9.75m)/2] x 4.84m	= 47.2m
C-D	(9.75m + 9.75m)/2] x 37.55m	= 366.11m
D-E	[(9.75m + 10.47m)/2] x 50.13m	= 506.81m
E-F	[(10.47m+ 12.01m)/2] x 34.94m	= 392.73m
F-A	[(12.01m + 9.75m)/2] x 45.92m	= 499.61m
	178.33m (PERIMETER)	= 1,860.72m
		= 1,860.72m / 178.33m
		= 10.43m



AVE. GRADE PLAN

FSR AREAS (TOTAL AREA)															
LEVEL	COMMERCIAL		COMM. COMMON		RES. UNITS		RES. COMMON		INDOOR AMENITY		PARKING / SERV.		TOTAL GFA		TOTAL AREA (FSR)
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	
LEVEL P1	0	0	0	0	0	0	0	0	0	0	22,052	2,049	22,052	2,049	0
LEVEL 1	6,524	606	864	80	0	0	3,610	335	0	0	8,649	804	19,648	1,825	10,999
BIKE MEZZANINE	0	0	0	0	0	0	1,344	125	0	0	2,510	233	3,854	358	1,344
LEVEL 2	0	0	0	0	5,259	489	1,537	143	0	0	0	0	6,797	631	6,797
LEVEL 3	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 4	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 5	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 6	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 7	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 8	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 9	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 10	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 11	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 12	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 13	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 14	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 15	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 16	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 17	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 18	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 19	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 20	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 21	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643
LEVEL 22	0	0	0	0	4,077	379	1,216	113	1,148	107	0	0	6,441	598	6,441
ROOF	0	0	0	0	0	0	1,990	185	0	0	0	0	1,990	185	1,990
TOTAL	6,524	606	864	80	112,466	10,448	32,793	3,047	1,148	107	33,211	3,085	187,007	17,374	153,796
FSR		0.28					5.53								5.81

VEHICLE PARKING BASELINE CALCULATIONS								
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
Residential (Affordable)	No. units < 45 sqm	44	Units	Schedule C Table 1	0.2	Per unit	8.8	9
	No. units 45 < 70 sqm	26	Units	Schedule C Table 1	0.5	Per unit	13	13
	No. units >70 sqm	18	Units	Schedule C Table 1	0.75	Per unit	13.5	14
	No. units < 45 sqm	60	Units	Schedule C Table 1	0.6*	Per unit	36	36
Residential (Market Rental)	No. units 45 < 70 sqm	36	Units	Schedule C Table 1	0.7*	Per unit	25.2	25
	No. units >70 sqm	24	Units	Schedule C Table 1	1.1*	Per unit	26.4	26
	Visitor	208	Units	Schedule C Table 1	0.1	Per unit	20.8	21
Restaurant	All	686 sqm	GFA (sqm)	Schedule C Table 1	1	Space per 25 sm	27.4	27
TOTAL							171	69
*Schedule C Table 1 - Village / Centre ** Visitor Parking to be shared with Commerical Parking								

BICYCLE PARKING BASELINE CALCULATIONS								
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
Residential	No. units < 45 sqm	104	Units	Schedule C Table 2	1	Per unit	104	
	No. units > 45 sqm	104	Units	Schedule C Table 2	1.25	Per unit	130	234
Restaurant	All	663 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 400 sm	1.7	2
TOTAL							236	236
Residential	No. units	208	Units	Schedule C Table 2	0.1	Per unit	20.8	21
								22
Restaurant	All	686 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 100 sm	6.9	7
TOTAL							28	30

TOTAL UNIT MIX					
LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 1	0	0	0	0	0
LEVEL 2	5	2	1	2	10
LEVEL 3	5	1	2	2	10
LEVEL 4	5	1	2	2	10
LEVEL 5	5	1	2	2	10
LEVEL 6	5	1	2	2	10
LEVEL 7	5	1	2	2	10
LEVEL 8	5	1	2	2	10
LEVEL 9	5	1	2	2	10
LEVEL 10	5	1	2	2	10
LEVEL 11	3	3	4	0	10
LEVEL 12	3	3	4	0	10
LEVEL 13	3	3	4	0	10
LEVEL 14	3	3	4	0	10
LEVEL 15	3	3	4	0	10
LEVEL 16	3	3	4	0	10
LEVEL 17	3	3	4	0	10
LEVEL 18	3	3	4	0	10
LEVEL 19	3	3	4	0	10
LEVEL 20	3	3	4	0	10
LEVEL 21	3	3	4	0	10
LEVEL 22	3	2	3	0	8
ROOF	0	0	0	0	0

GRAND TOTAL UNIT MIX							
STUDIO	1 BED	2 BED	3 BED	TOTAL			
AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%
81	38.9%	45	21.6%	64	30.8%	18	8.7%
				208	100%		

LEVEL 2 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
201	3 BED A	852.7 ft²	79.22 m²
202	STUDIO A	361.5 ft²	33.58 m²
203	STUDIO B	366.7 ft²	34.07 m²
204	1 BED B	458.3 ft²	42.58 m²
205	STUDIO C	421.7 ft²	39.18 m²
206	2 BED B	692.4 ft²	64.33 m²
207	STUDIO D	352.6 ft²	32.76 m²
208	STUDIO E	354.3 ft²	32.92 m²
209	3 BED B	851.6 ft²	79.08 m²
210	1 BED A	548.0 ft²	50.91 m²
	TOTAL	5,259.6 ft²	488.63 m²

LEVEL 3-10 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
301-1001	3 BED A	852.7 ft²	79.22 m²
302-1002	STUDIO A	361.5 ft²	33.58 m²
303-1003	STUDIO B	366.6 ft²	34.06 m²
304-1004	2 BED A	626.5 ft²	58.20 m²
305-1005	STUDIO C	421.7 ft²	39.18 m²
306-1006	2 BED B	692.4 ft²	64.33 m²
307-1007	STUDIO D	352.6 ft²	32.76 m²
308-1008	STUDIO E	354.3 ft²	32.92 m²
309-1009	3 BED B	851.6 ft²	79.12 m²
310-1010	1 BED A	548.0 ft²	50.91 m²
	TOTAL	43,424.2 ft²	4034.24 m²

LEVEL 11-21 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
1101-2101	2 BED D	804.5 ft²	74.74 m²
1102-2102	1 BED C	409.7 ft²	38.06 m²
1103-2103	STUDIO B	366.7 ft²	34.07 m²
1104-2104	2 BED A	626.5 ft²	58.20 m²
1105-2105	STUDIO C	421.7 ft²	39.18 m²
1106-2106	2 BED B	692.4 ft²	64.33 m²
1107-2107	STUDIO D	352.6 ft²	32.76 m²
1108-2108	1 BED D	403.3 ft²	37.47 m²
1109-2109	2 BED C	802.7 ft²	74.57 m²
1110-2110	1 BED A	548.0 ft²	50.91 m²
	TOTAL	59,709.5 ft²	5,547.2 m²

LEVEL 22 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
2201	2 BED D	802.7 ft²	74.57 m²
2202	1 BED C	411.5 ft²	38.23 m²
2203	STUDIO B	366.7 ft²	34.07 m²
2204	2 BED A	626.5 ft²	58.20 m²
2205	STUDIO C	421.7 ft²	39.18 m²
2206	2 BED B	692.4 ft²	64.33 m²
2207	STUDIO D	352.6 ft²	32.76 m²
2208	1 BED D	403.4 ft²	37.48 m²
	TOTAL	4,077.6 ft²	378.8 m²

MCM

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MCMPartners.com

3 ISSUED FOR DEVELOPMENT PERMIT 2025-10-10
2 ISSUED FOR BC HOUSING REVIEW 2025-06-19
1 ISSUED FOR REZONING 2025-05-23

Revisions YYYY-MM-DD



Seal

3075 DOUGLAS

Victoria, BC

Project

PROJECT
STATISTICS

Drawing

Scale As indicated

Project 224033

Sheet

A.001

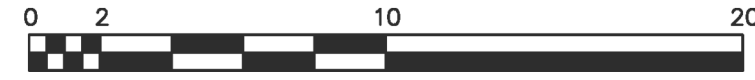
BC LAND SURVEYORS SITE PLAN OF:

Civic: 3075 Douglas Street

Legal – Lot 1, Section 4, Victoria District, Plan 13031

Parcel Identifier: 004-698-452 In the City of Victoria

Scale – 1:200 Distances are in metres.



The intended print size is 34" by 22" (ANSI D).

LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

- + - denotes - existing elevation
- UP O - denotes - utility pole
- UPL O - denotes - utility pole w/ lamp
- UPTL O - denotes - utility pole w/ transformer & lamp
- CB - denotes - catch basin lid
- MH - denotes - manhole lid

Tree diameters are in centimetres.

Lot Area = 2665 m2

The following non-financial charges are shown on the current title and may affect the property.
228727G - Right of Way
223021G - Right of Way

File: 14,385
V.I. POWELL & ASSOCIATES
LAND SURVEYING
250-2850 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250-382-8855



CERTIFIED CORRECT
dated this 19th day of September, 2024

April Larocque
B.C.L.S.
April Larocque
This document is not valid unless digitally signed.

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

M C M

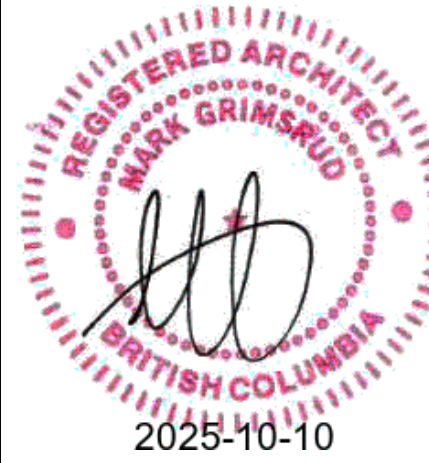
Musson
Cattell
Mackey
Partnership

Architects Designers Planners

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Revisions	YYYY-MM-DD
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Victoria, BC
Project
SITE SURVEY

Drawing
Scale
Project 224033
Sheet
A.101

3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
1	ISSUED FOR REZONING	2025-05-23

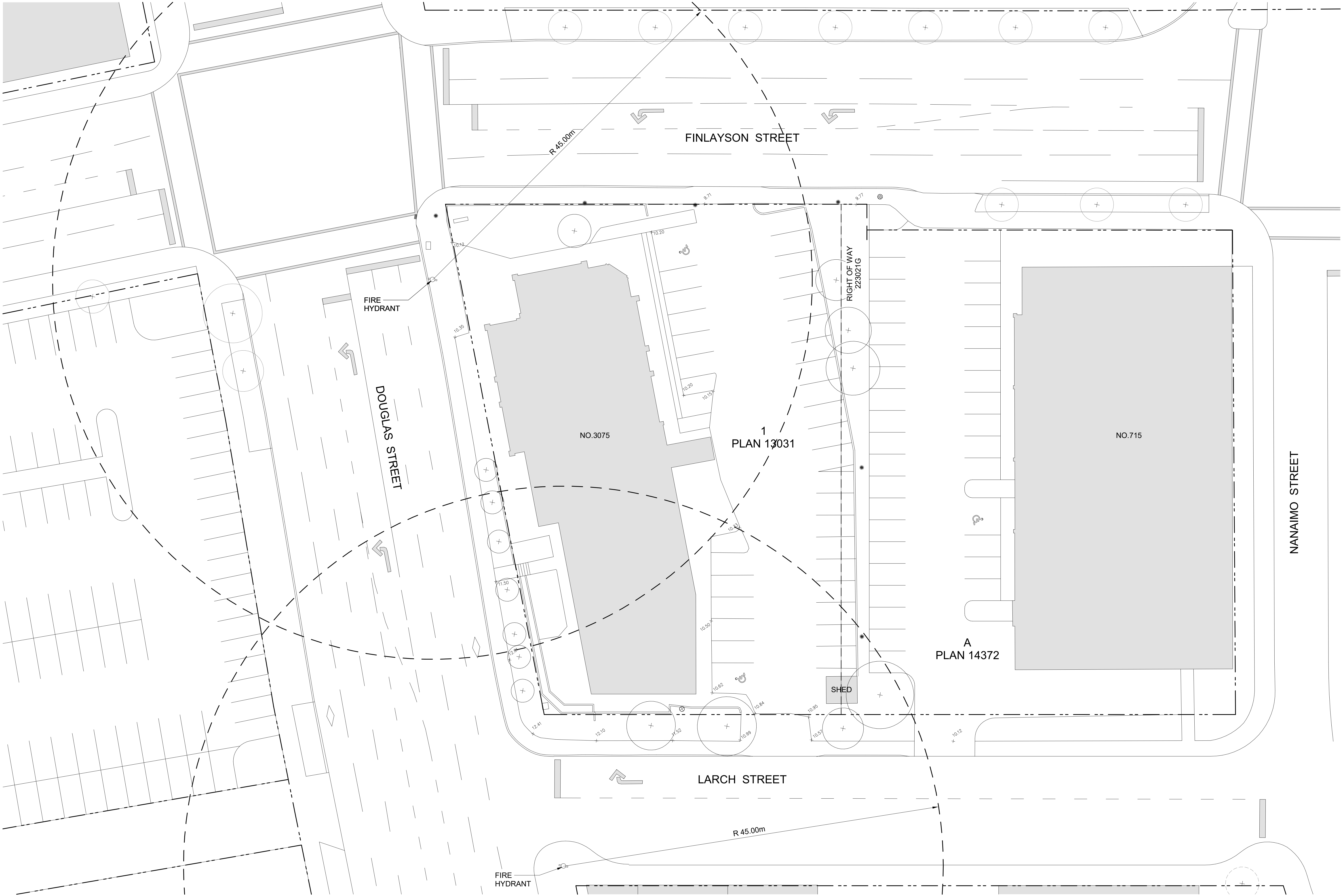
Revisions	YYYY-MM-DD
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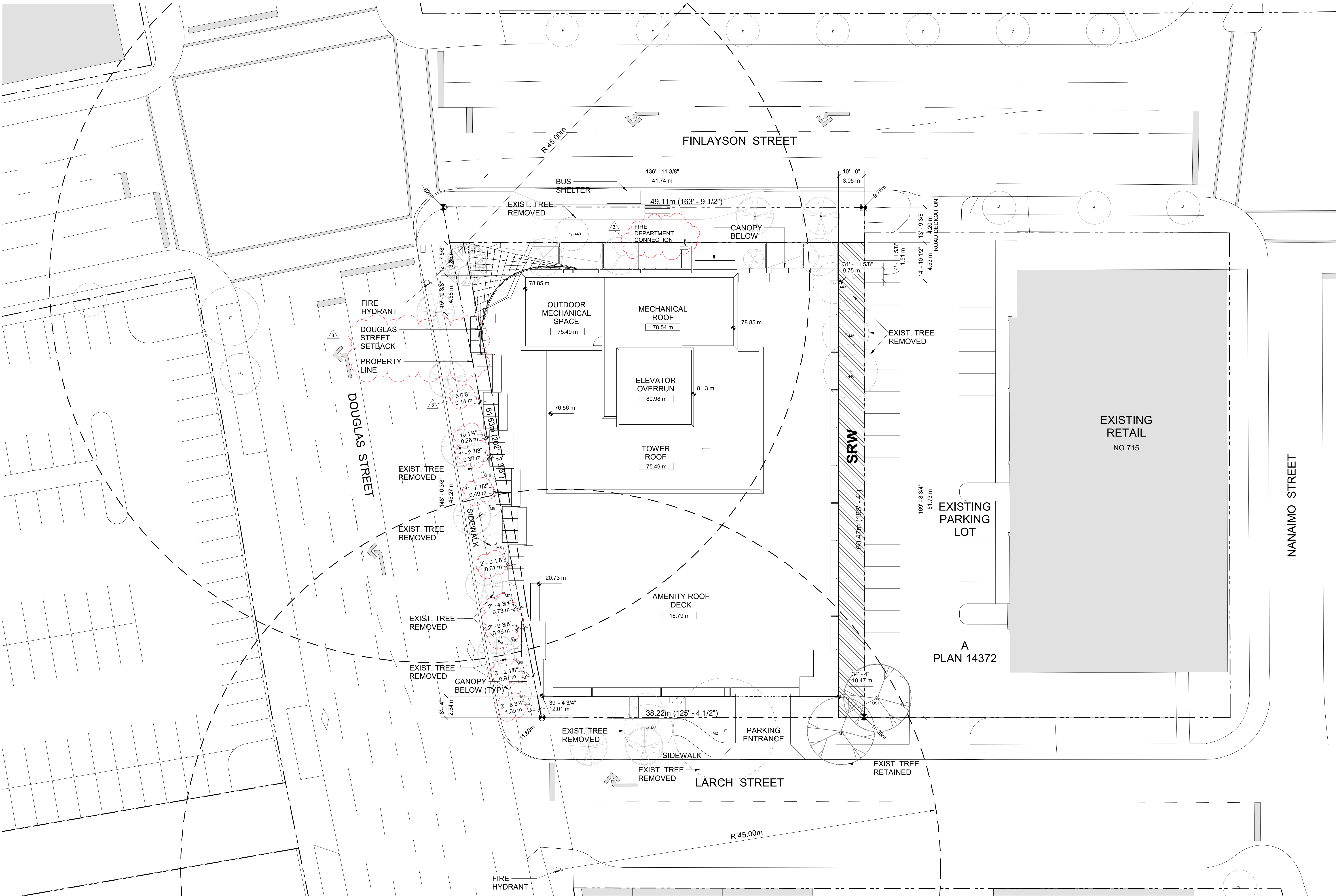


Seal
3075 DOUGLAS

Victoria, BC
Project
SITE PLAN EXISTING

Drawing
Scale 1 : 200
Project 224033
Sheet
A.102





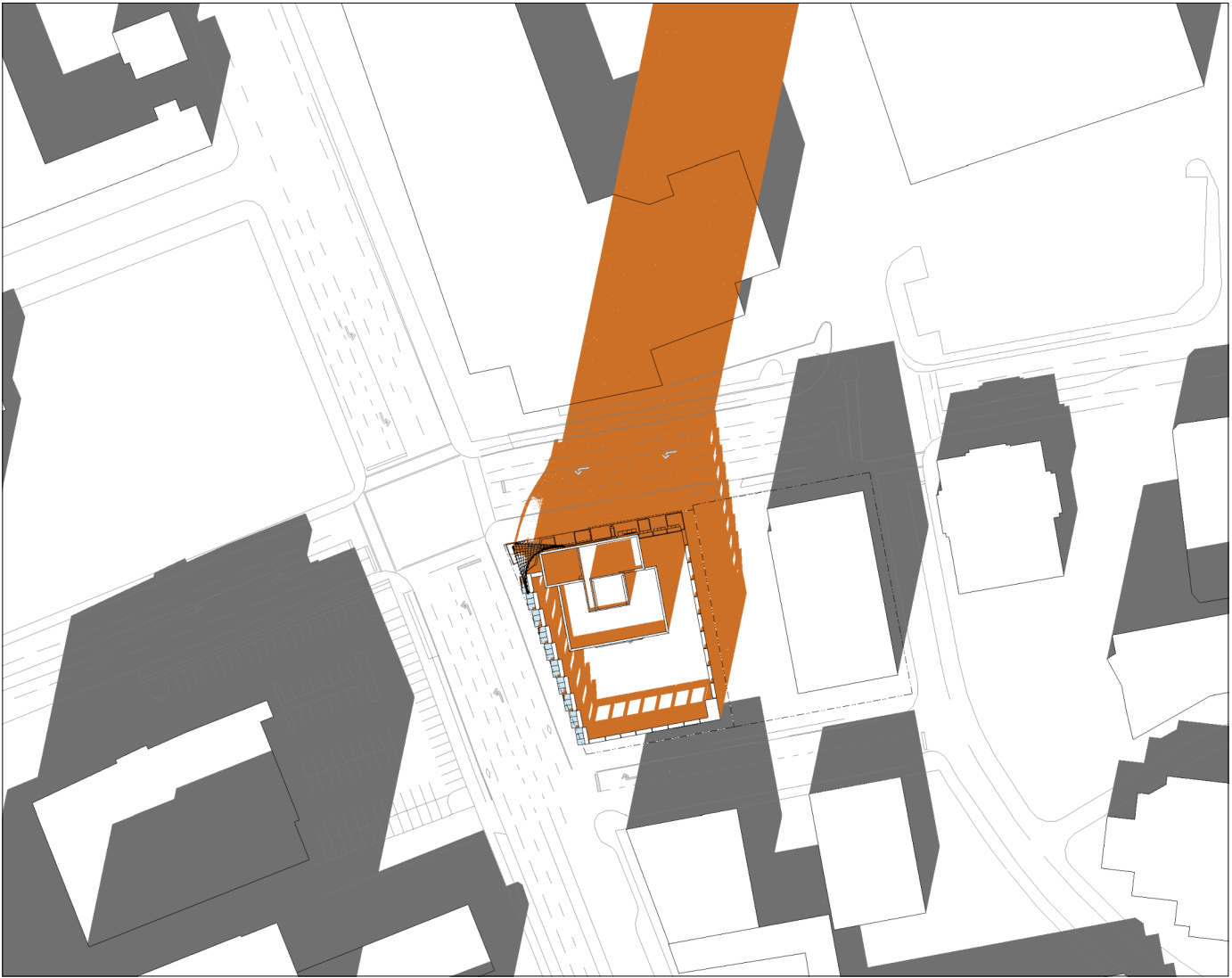
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PLANTING,
HARDSCAPE & FURNISHING DETAILS.
REFER TO CIVIL DRAWINGS FOR SITE SERVICING DETAILS.



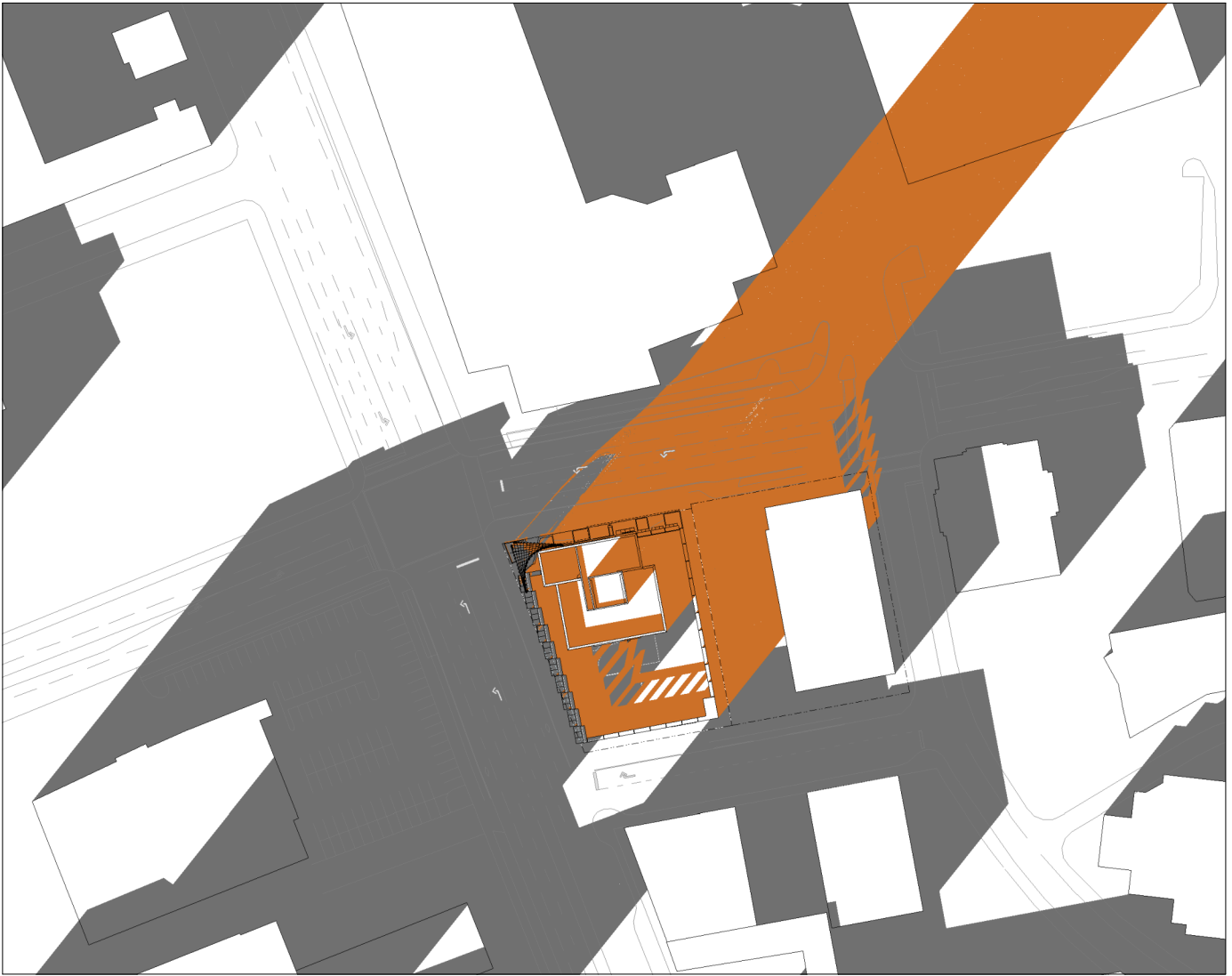
DECEMBER 21 - 10AM



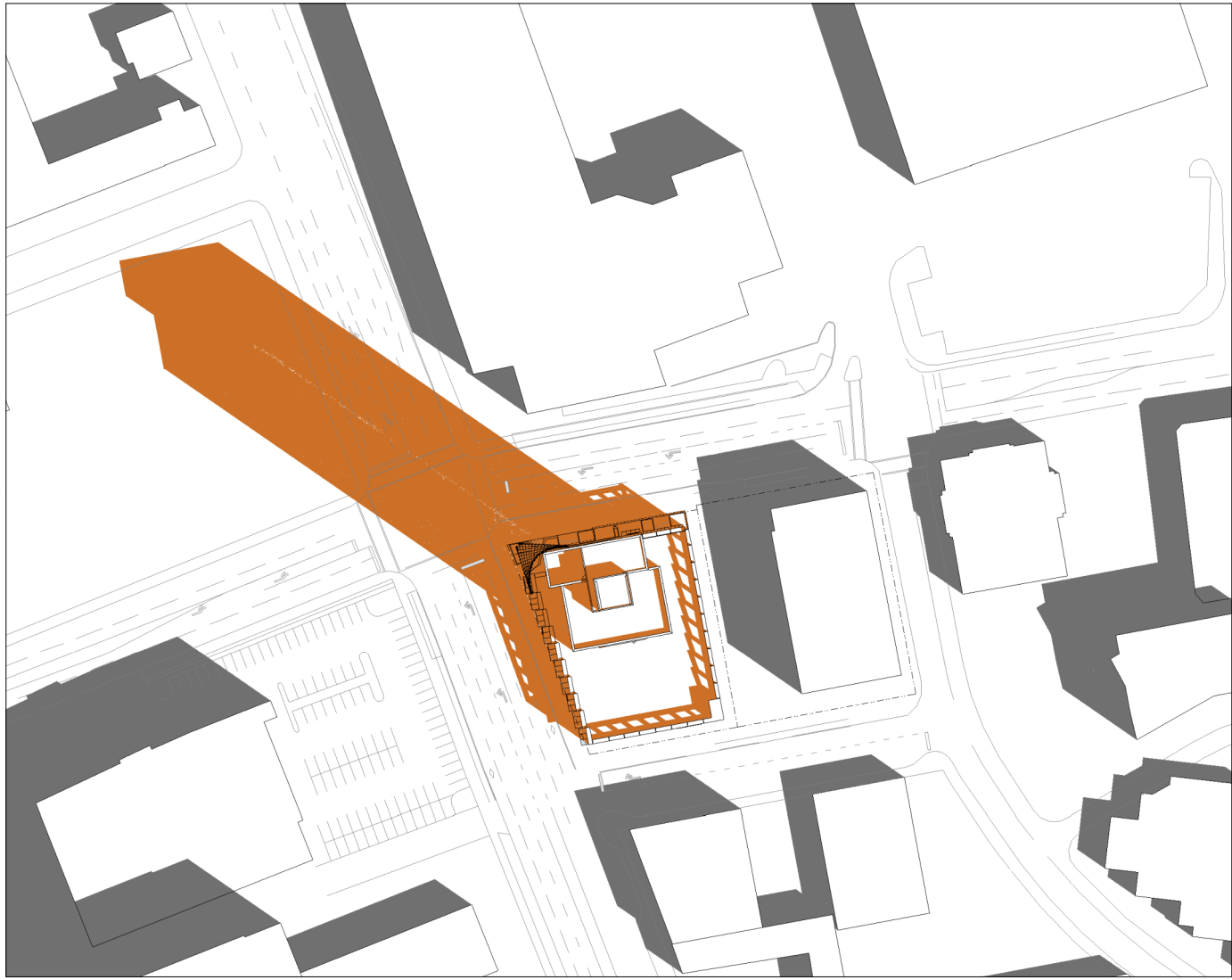
DECEMBER 21 - 12PM



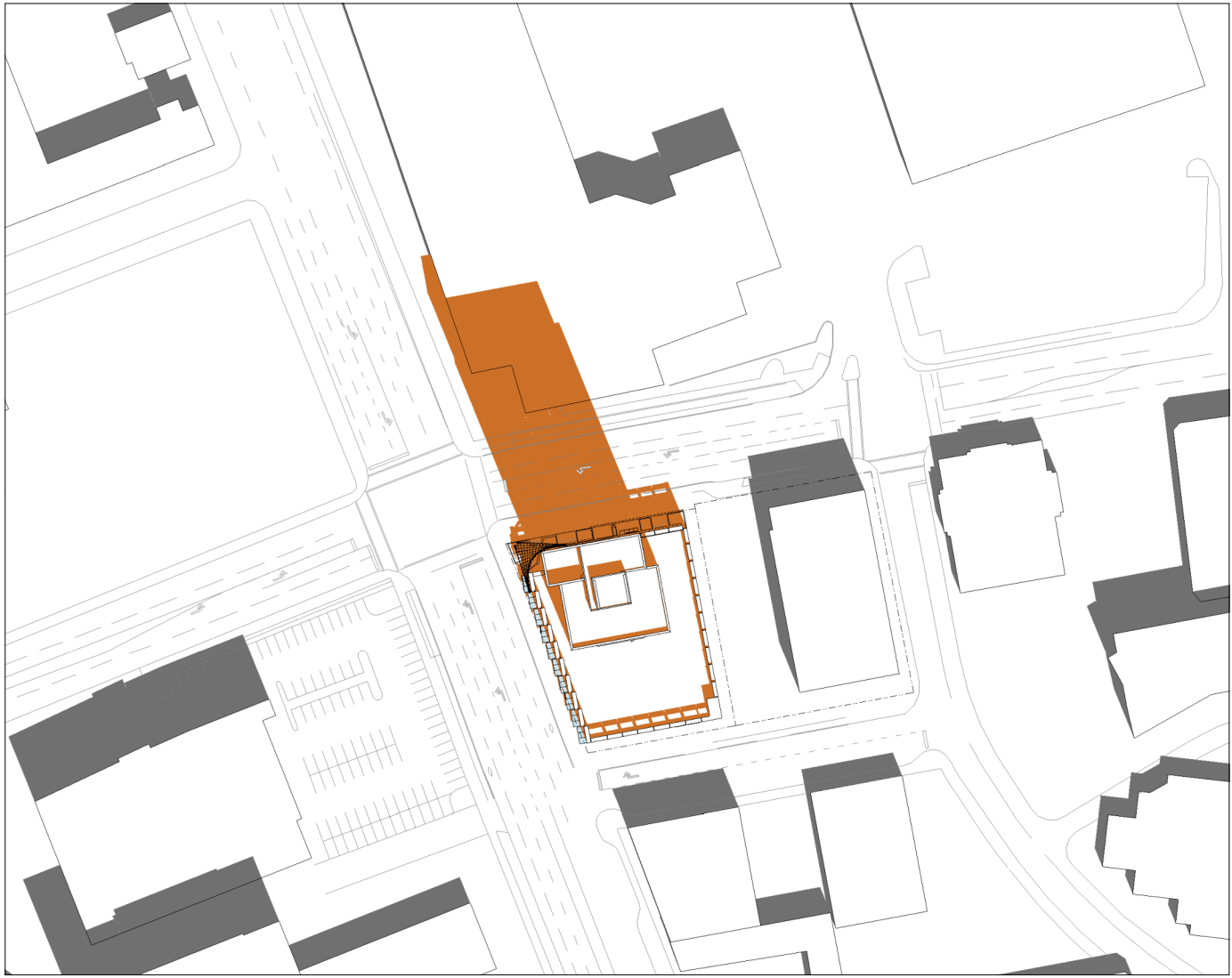
DECEMBER 21 - 2PM



DECEMBER 21 - 4PM



SEPTEMBER 21 - 10AM



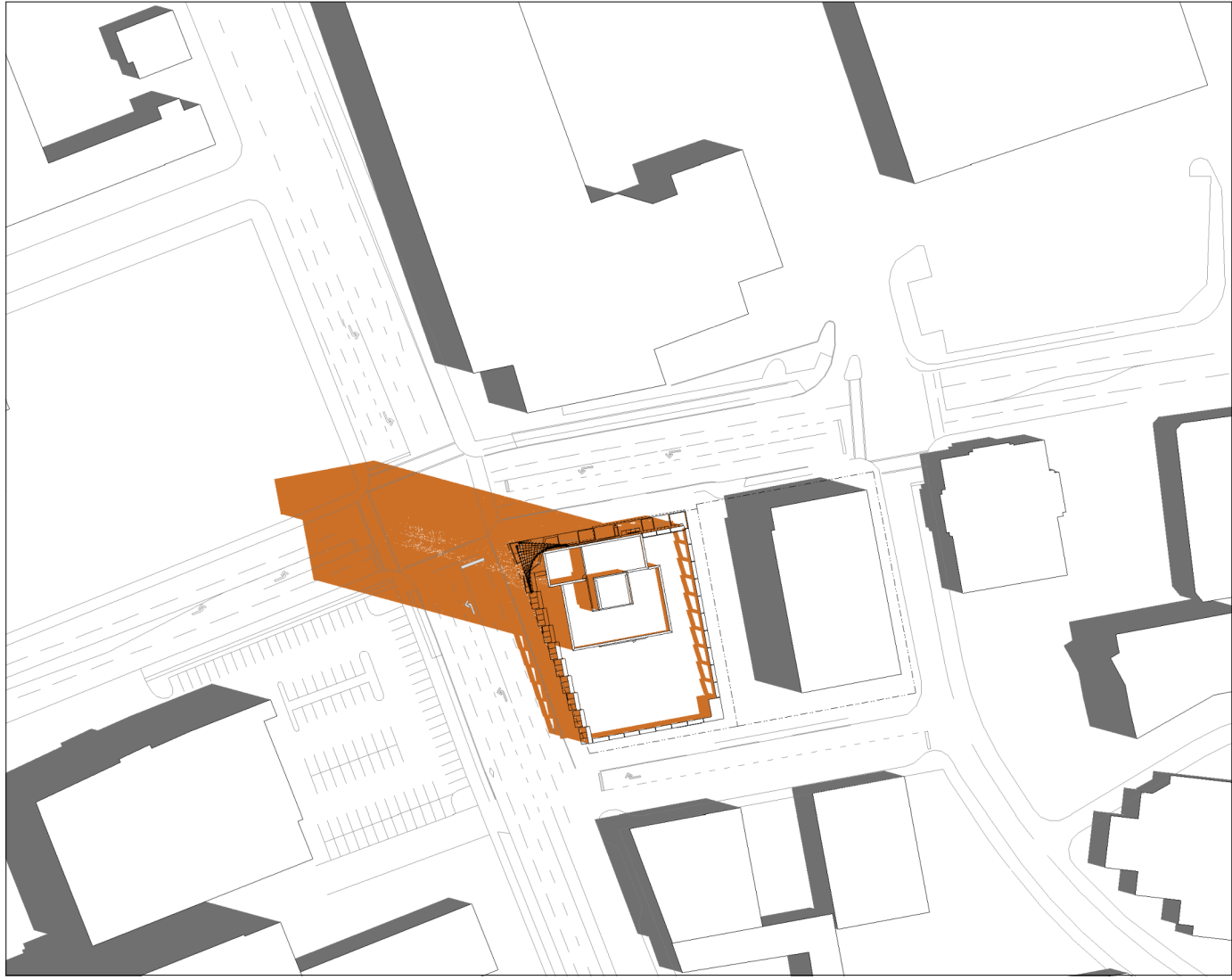
SEPTEMBER 21 - 12PM



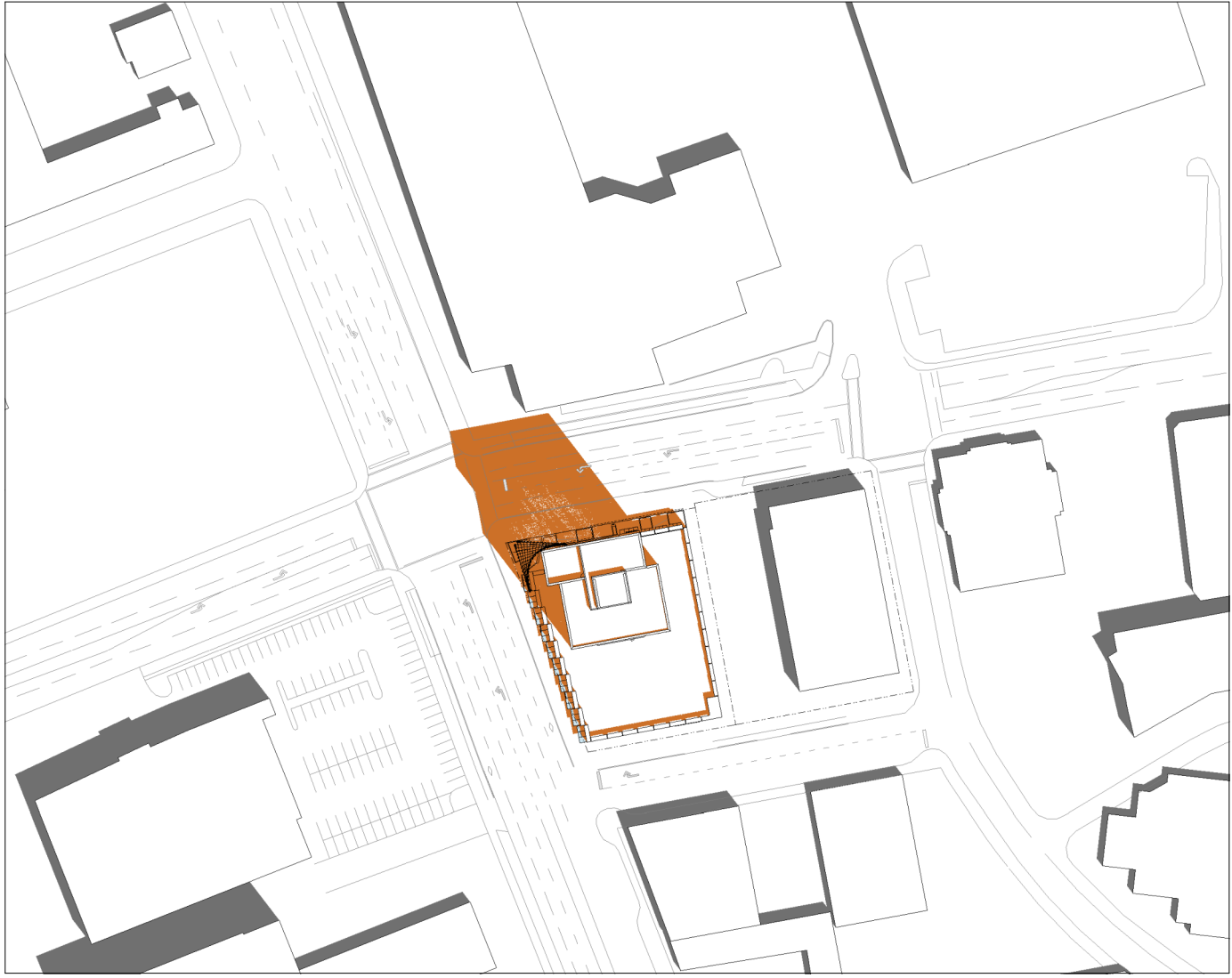
SEPTEMBER 21 - 2PM



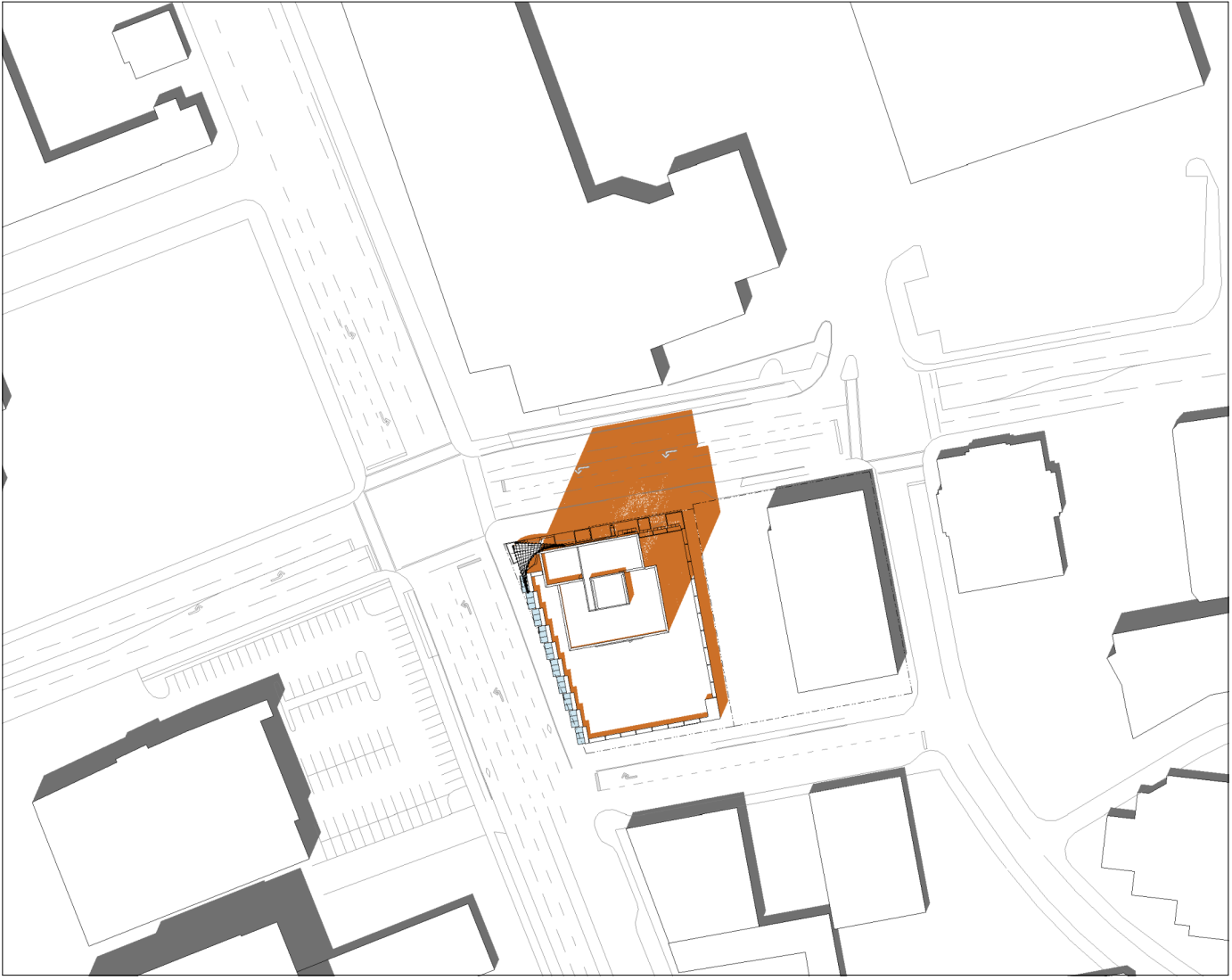
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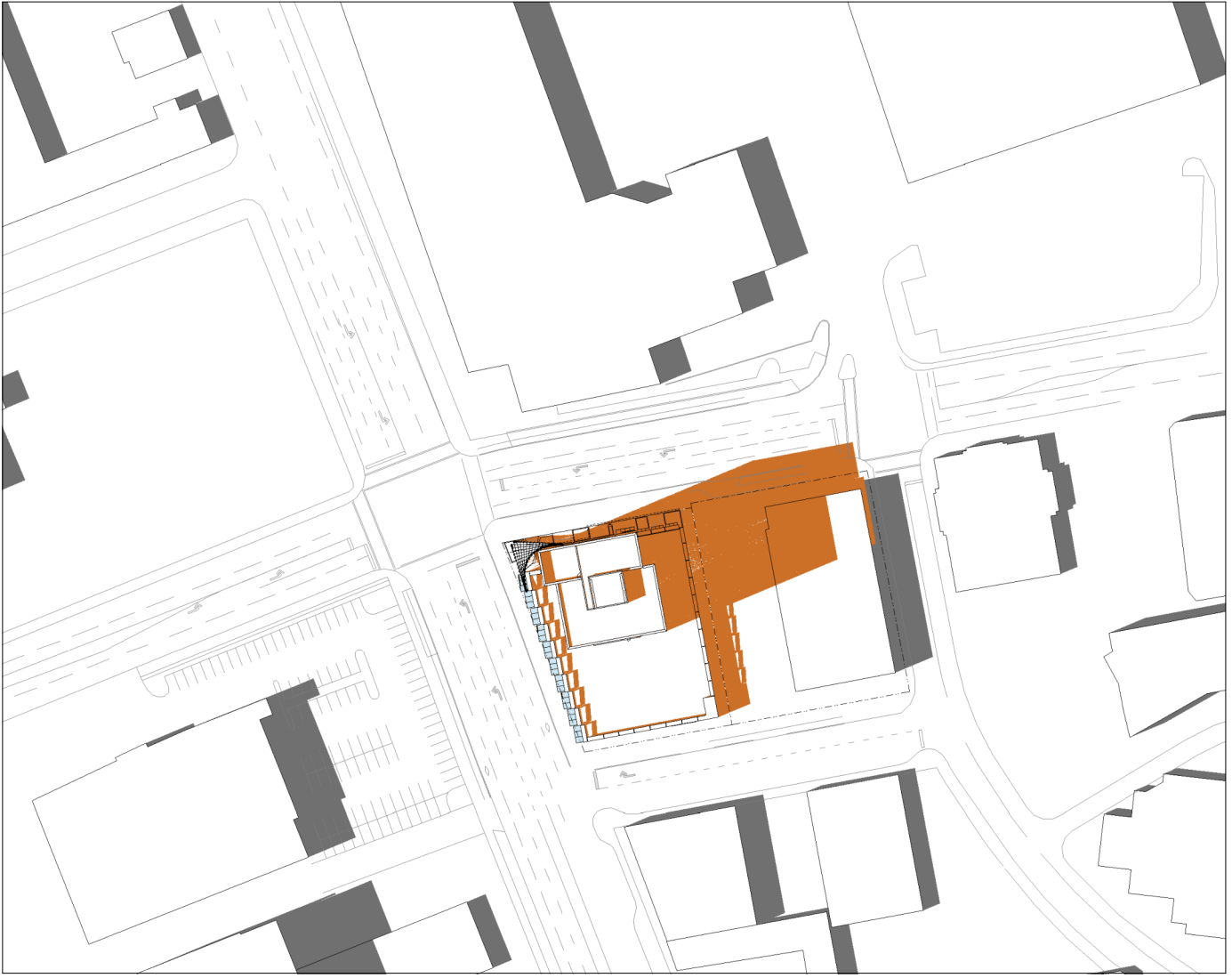
JUNE 21 - 10AM



JUNE 21 - 12PM



JUNE 21 - 2PM



JUNE 21 - 4PM

M C M

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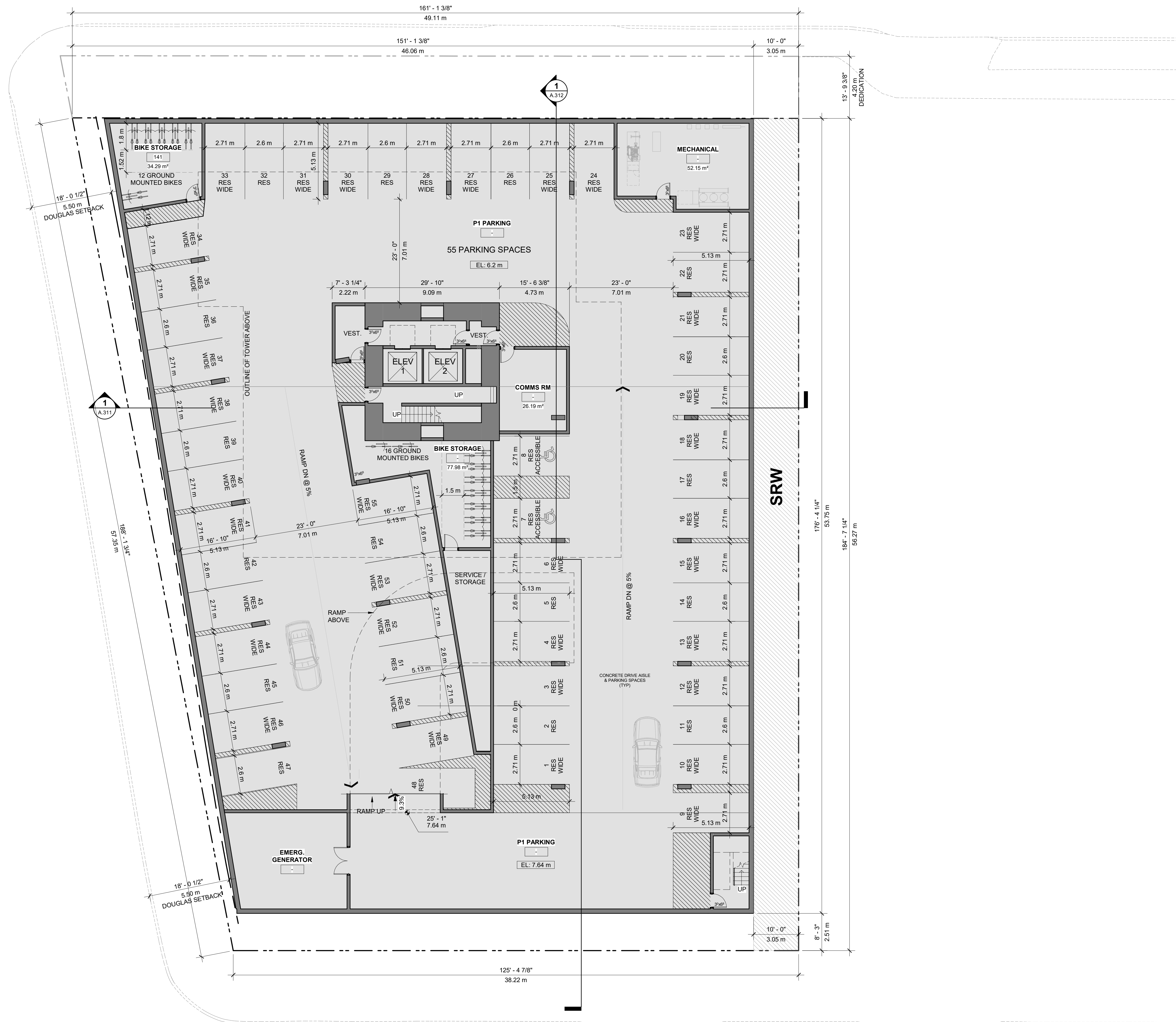
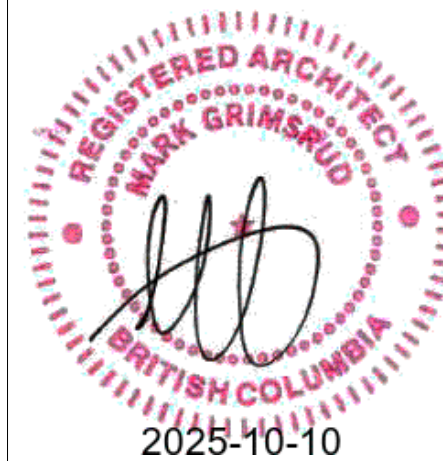
Revisions YYYY-MM-DD



Seal
3075 DOUGLAS

Victoria, BC
Project
SHADOW STUDIES

Drawing
Scale
Project 224033
Sheet
A.104



LEVEL P1

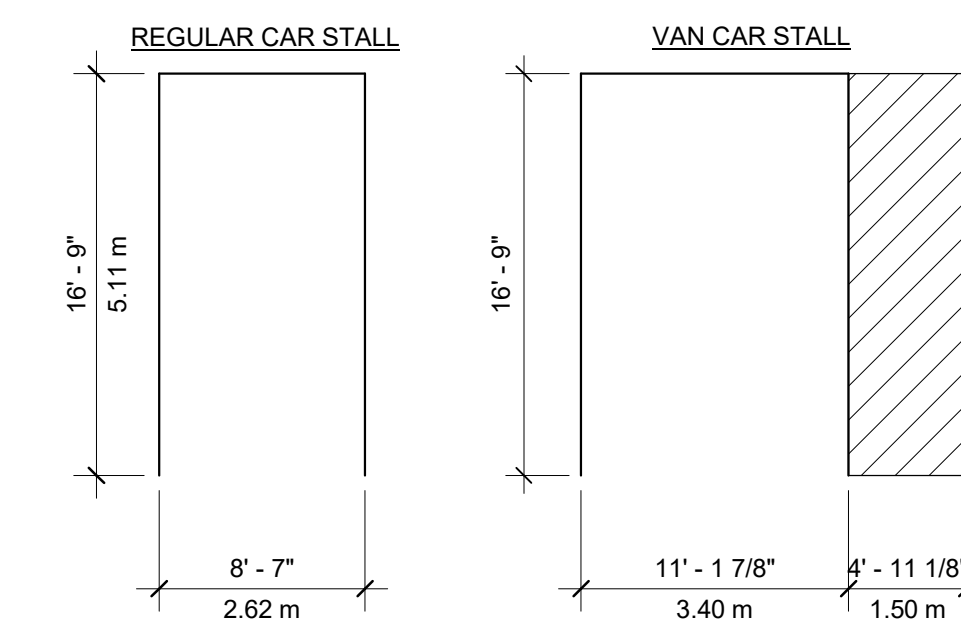
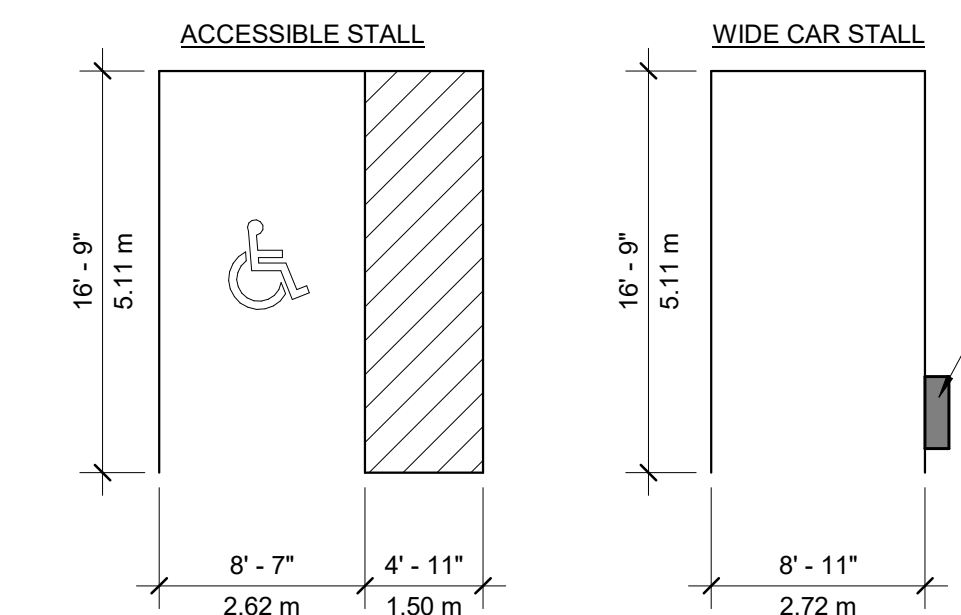
TOTAL PARKING SPACES
55

17 REGULAR SPACES
36 WIDE SPACES
2 ACCESSIBLE SPACE

TOTAL LONG TERM BICYCLE SPACES
RESIDENTIAL
28

28 GROUND MOUNTED

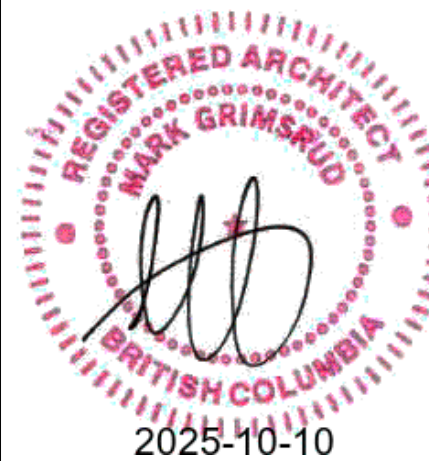
SERVICE



VEHICLE PARKING STALL SIZES

Oceanic Plaza
1066 West Hastings Street
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MCMPArchitects.com

3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-16
2	ISSUED FOR BC HOUSING REVIEW	2025-06-18
1	ISSUED FOR REZONING	2025-05-27

Revisions YYYY-MM-DD

Seal

3075 DOUGLAS

Victoria, BC

Project

BIKE MEZZANINE
LEVEL

Drawing

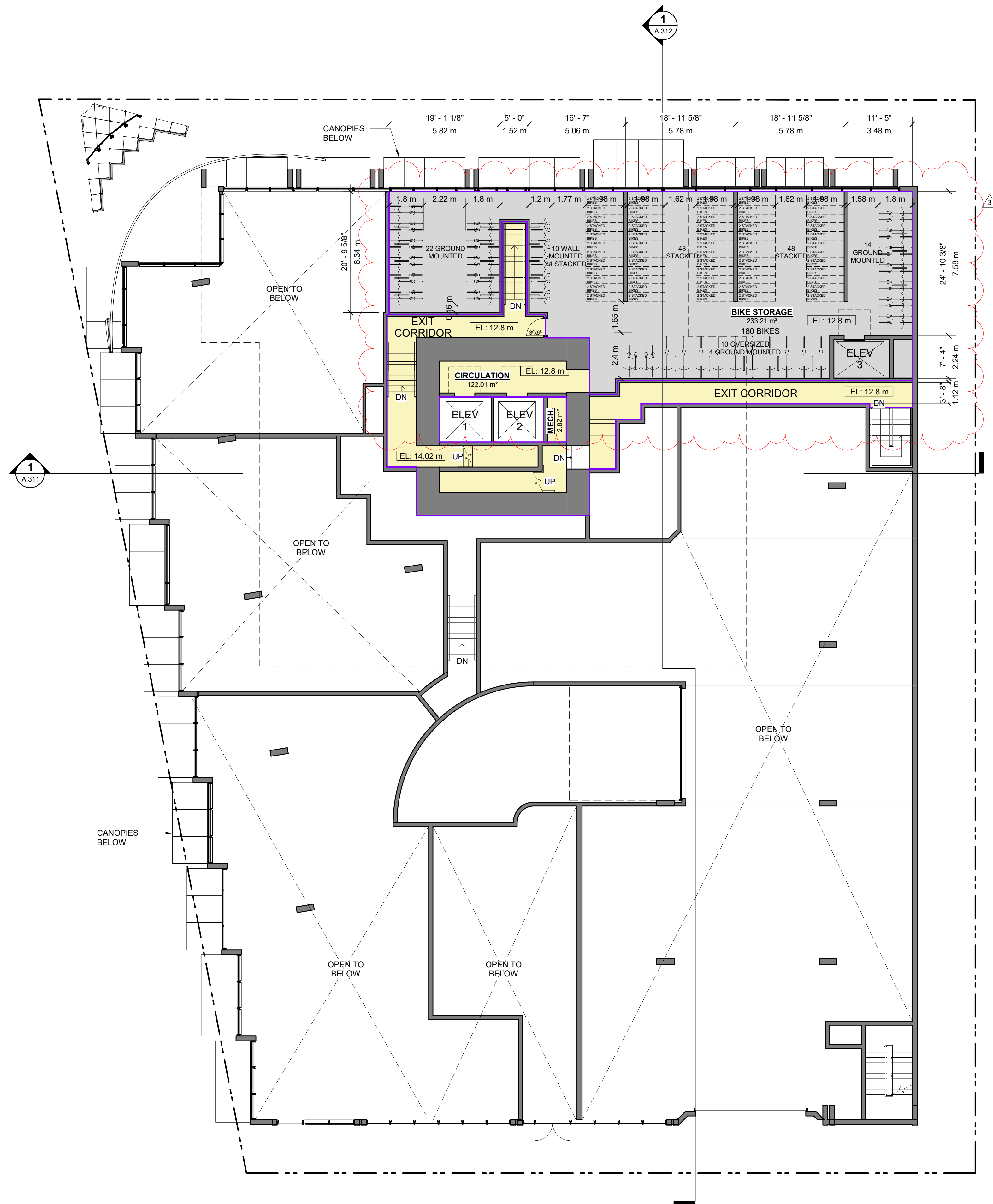
Scale As indicated

Project 224033

A 203

Sheet **A.200**

A.20



LEVEL 1 MEZZANINE

TOTAL FLOOR AREA (FSR)
125m²

CIRCULATION/COMMON AREA
125m²

3'-11 1/4"
1.20 m

4'-11"
1.50 m
MIN. AISLE WIDTH

2'-11 3/8"
0.90 m

WALL MOUNTED BIKE
RACK FOR 2 BIKES

3

WALL MOUNTED BIKE
BACK FOR 3 BIKES

Diagram illustrating the dimensions for a floor-mounted bike rack. The rack is shown with a width of 5' - 10 7/8" (1.80 m) and a depth of 2' - 11 3/8" (0.90 m). The minimum aisle width required is 4' - 11" (1.50 m). The diagram also shows a side view of the rack with a depth of 0.90 m. The text "FLOOR MOUNTED BIKE RACK" is written below the diagram.

FLOOR MOUNTED BIK

Diagram illustrating the dimensions for a floor mounted bike rack for 1 bike. The rack is shown with a width of 2' - 4" (0.71 m) and a depth of 5' - 10 7/8" (1.80 m). The aisle width is specified as 4' - 11" (1.50 m). The text "MIN. AISLE WIDTH" is present. The rack is labeled "FLOOR MOUNTED BIKE RACK FOR 1".

FLOOR MOUNTED
BIKE RACK FOR 1

Diagram illustrating a 2-lane bus stop layout with dimensions:

- Overall width: 12' - 9 1/2" (3.90 m)
- Distance between bus lanes: 7' - 10 1/2" (2.40 m)
- Distance from bus lane to curb: 4' - 11" (1.50 m)
- Minimum aisle width: MIN. AISLE WIDTH
- Overall depth: 5' - 10 7/8" (1.80 m)

Diagram illustrating the layout of a 2-stacked book. The total width is 6' - 6" (1.98 m). The width of the book is 4' - 11" (1.50 m). The minimum aisle width is indicated as MIN. AISLE WIDTH. The height of the book is 1' - 6" (0.46 m). The diagram shows a dashed rectangle representing the book and a solid rectangle representing the aisle.

2 STACKED
BOXES

NOTE:
ELECTRICAL OUTLETS PROVIDED FOR 50% LONG-TERM BICYCLE PARKING.
VERTICAL CLEARANCE OF 2.4m TO BE PROVIDED.
COMBINED AISLE AND STALL LENGTH OF 3.6m TO BE PROVIDED.
RACKS MUST BE U-LOCK COMPATIBLE WITH TWO OPTIONS FOR LOCKING A BIKE TO THE RACK.

TYP. BIKE RACKS

LEVEL 1 MEZZANINE

**TOTAL LONG TERM BICYCLE
SPACES (L1 MEZZ)
180**

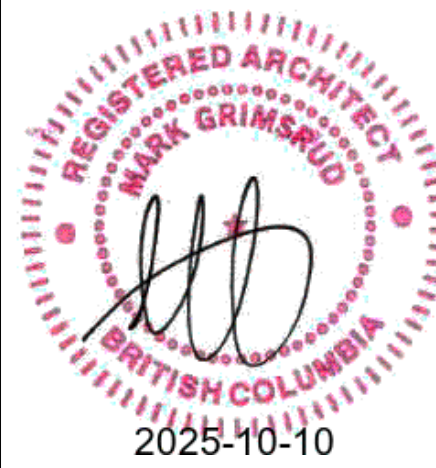
RESIDENTIAL SPACES
40 GROUND MOUNTED
10 WALL MOUNTED
120 STACKED
10 OVERSIZED

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Revisions	YYYY-MM-DD
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Seal

3075 DOUGLAS

Victoria, BC

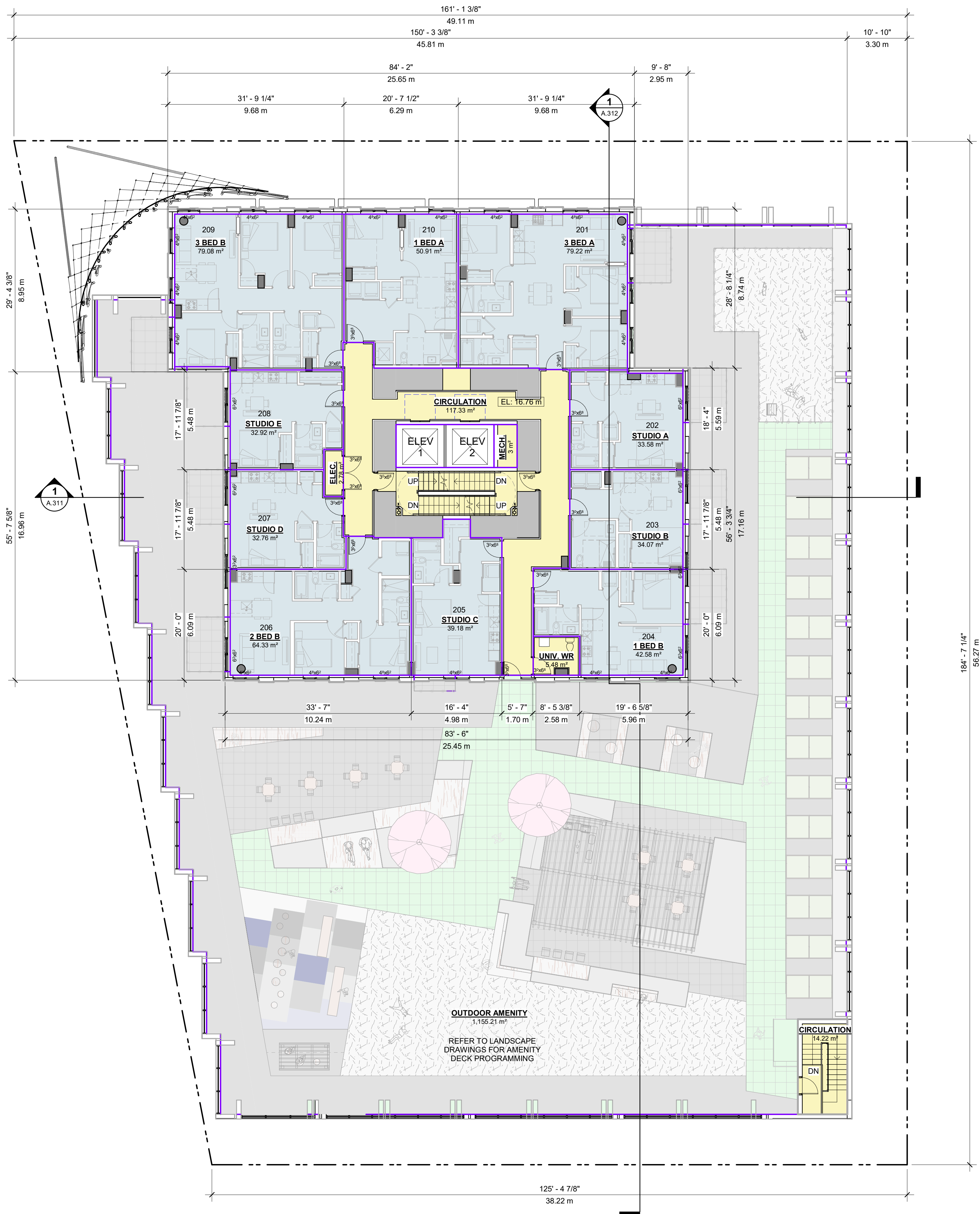
Project

LEVEL 2 FLOOR PLAN

Drawing

Scale 1 : 125

Project 224033

A.204



TL HOUSING
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Victoria, BC

Project

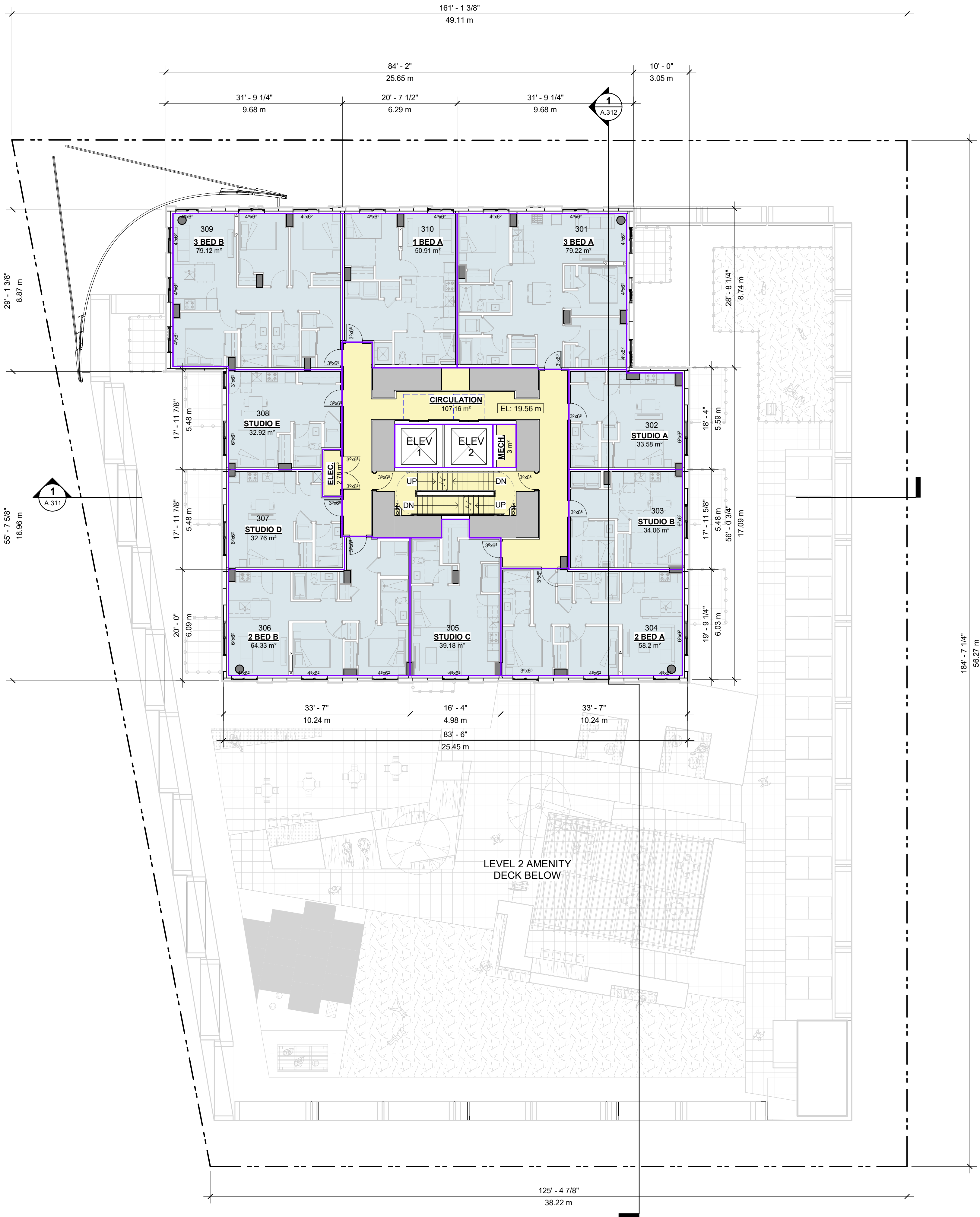
TYPICAL FLOOR
PLAN (3-10)

Drawing

Scale 1 : 125

Project 224033

Sheet **A.205**



LEVEL 3-10

TOTAL FLOOR AREA (FSR)
617m²

SUITE AREA
503m²

CIRCULATION AREA
114m²

TOTAL UNITS

10 UNITS

- 5 STUDIO
- 1 ONE BEDROOM
- 2 TWO BEDROOM
- 2 THREE BEDROOM

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TYPICAL FLOOR
PLAN (11-21)

Drawing

Scale

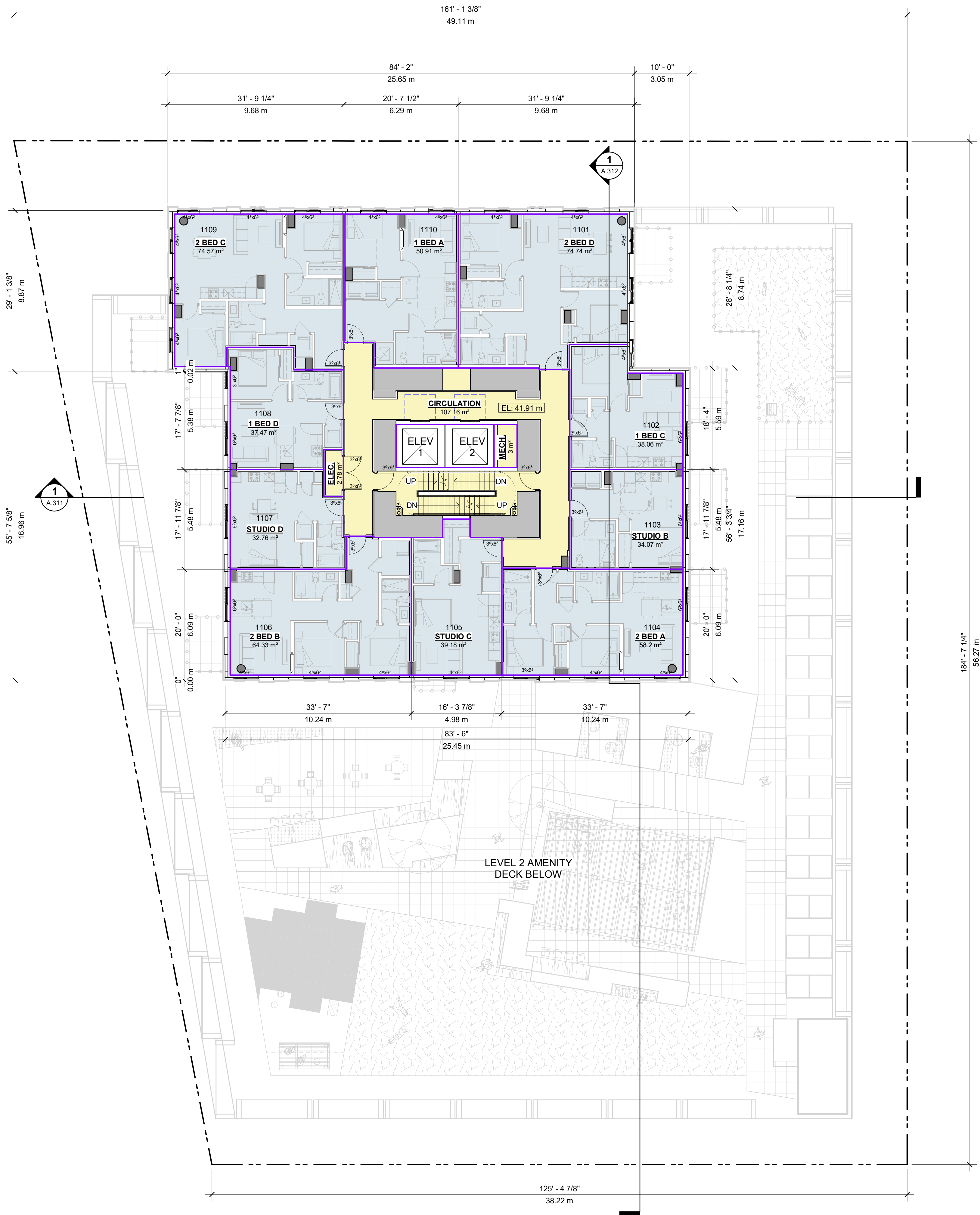
1 : 125

Project

224033

Sheet

A.206

**LEVEL 11-21**

TOTAL FLOOR AREA (FSR)
617m²

SUITE AREA
504m²

CIRCULATION/COMMON AREA
113m²

TOTAL UNITS**10 UNITS**

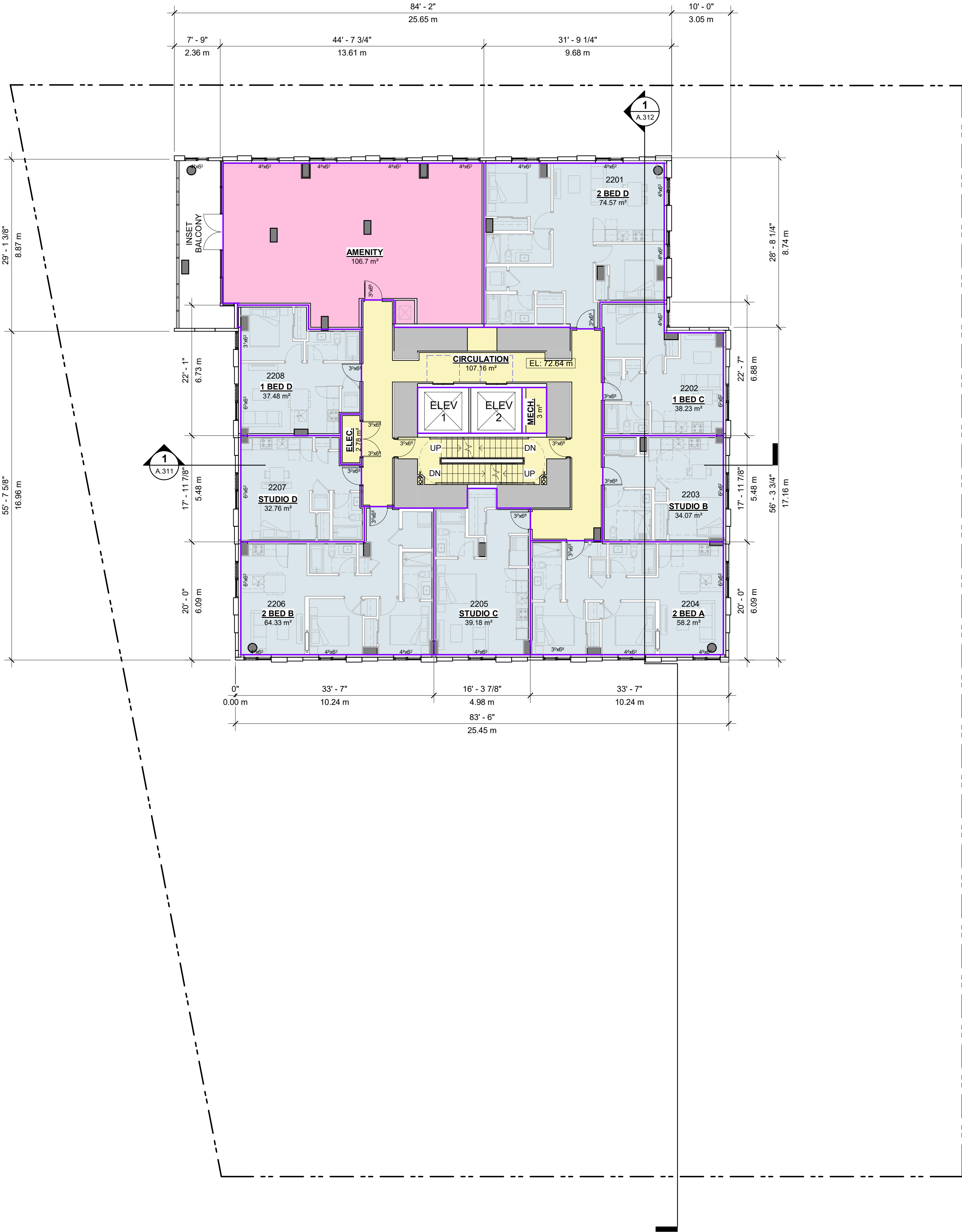
3 STUDIO
3 ONE BEDROOM
4 TWO BEDROOM
0 THREE BEDROOM



Seal
3075 DOUGLAS

Victoria, BC
Project
LEVEL 22 FLOOR
PLAN

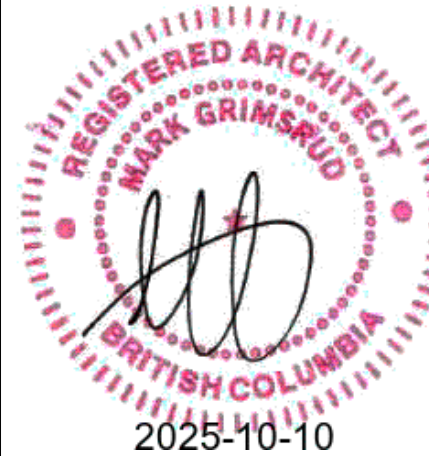
Drawing
Scale 1 : 125
Project 224033
Sheet
A.207



LEVEL 22	
TOTAL FLOOR AREA (FSR)	
598m ²	
SUITE AREA	
379m ²	
CIRCULATION AREA	
113m ²	
AMENITY AREA	
107m ²	
TOTAL UNITS	
8 UNITS	
3	STUDIO
2	ONE BEDROOM
3	TWO BEDROOM
0	THREE BEDROOM

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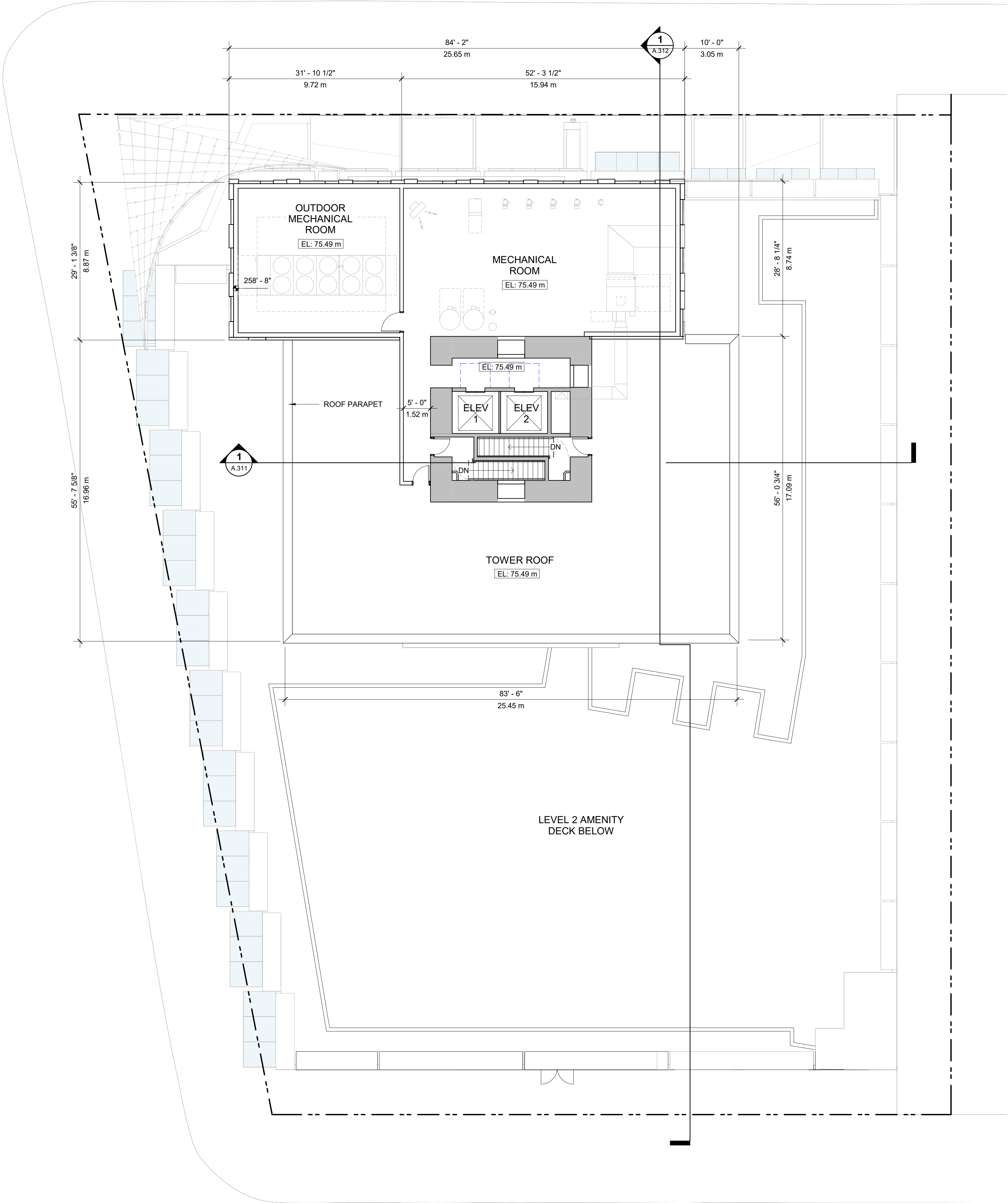
Revisions	YYYY-MM-DD
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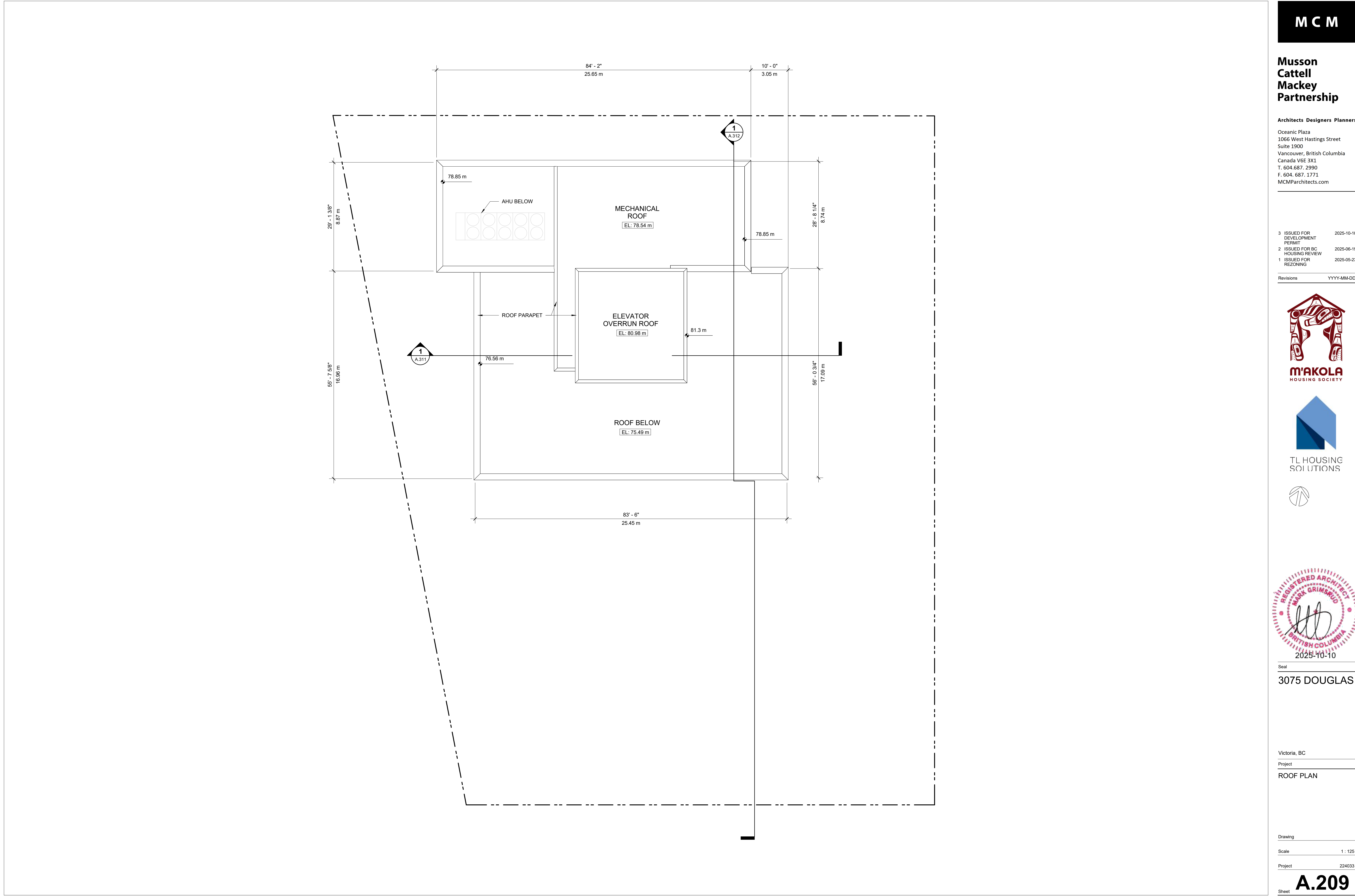


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Victoria, BC
Project
LEVEL 23
MECHANICAL ROOF

Drawing
Scale 1 : 125
Project 224033
Sheet
A.208





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Seal
3075 DOUGLAS

Victoria, BC
Project
ROOF PLAN

Drawing
Scale 1 : 125
Project 224033
Sheet
A.209

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1	ISSUED FOR REZONING	2025-05-23

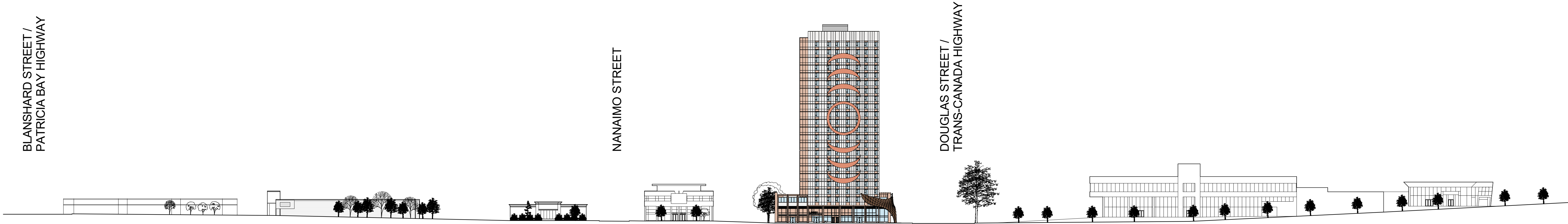
Revisions	YYYY-MM-DD
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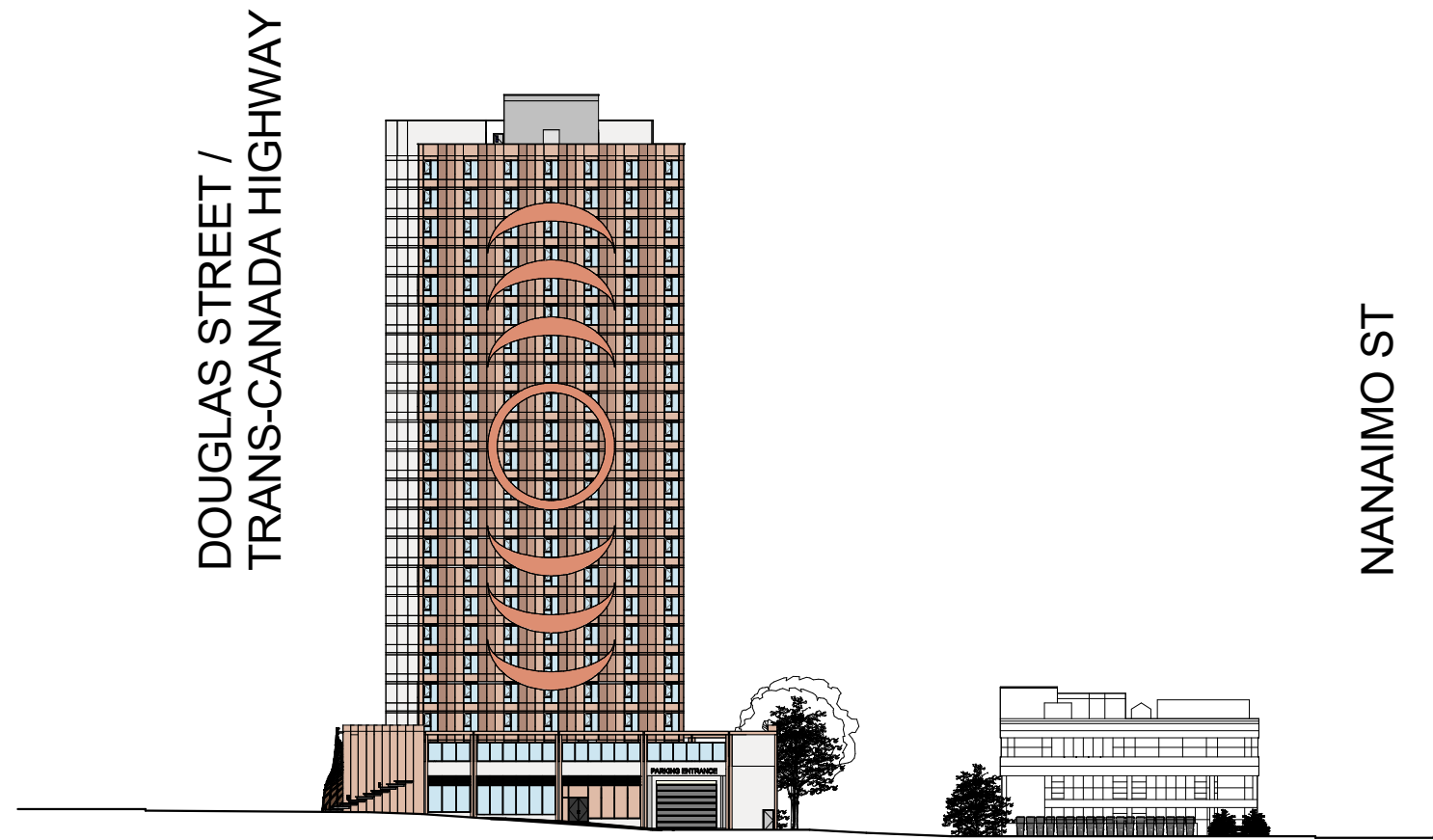
Seal
3075 DOUGLAS

Victoria, BC
Project
STREETSCAPE ELEVATIONS

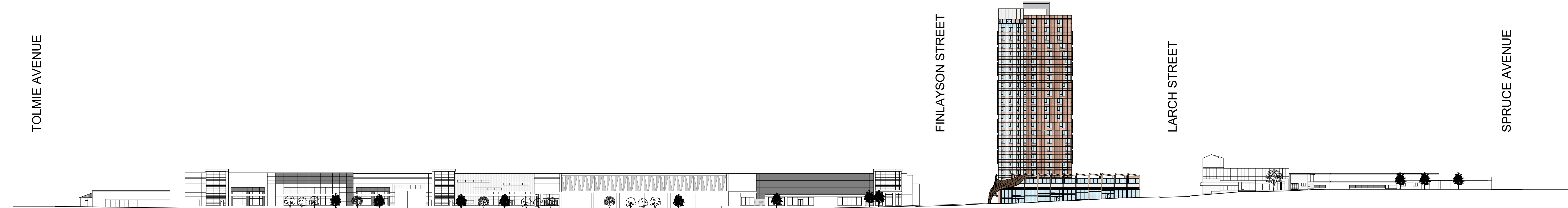
Drawing
Scale 1 : 700
Project 224033
Sheet
A.301



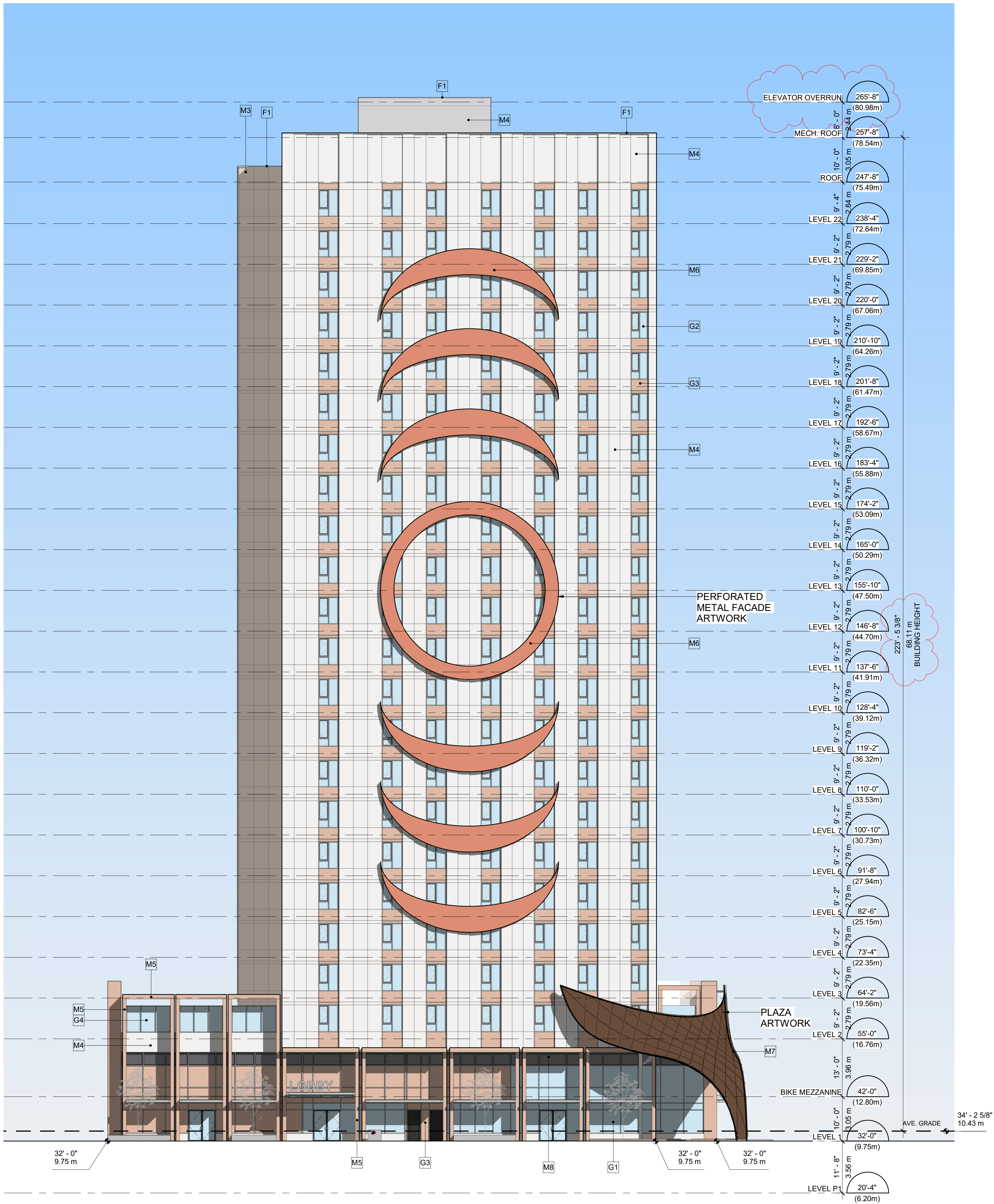
STREETSCAPE ELEVATION NORTH



STREETSCAPE ELEVATION SOUTH



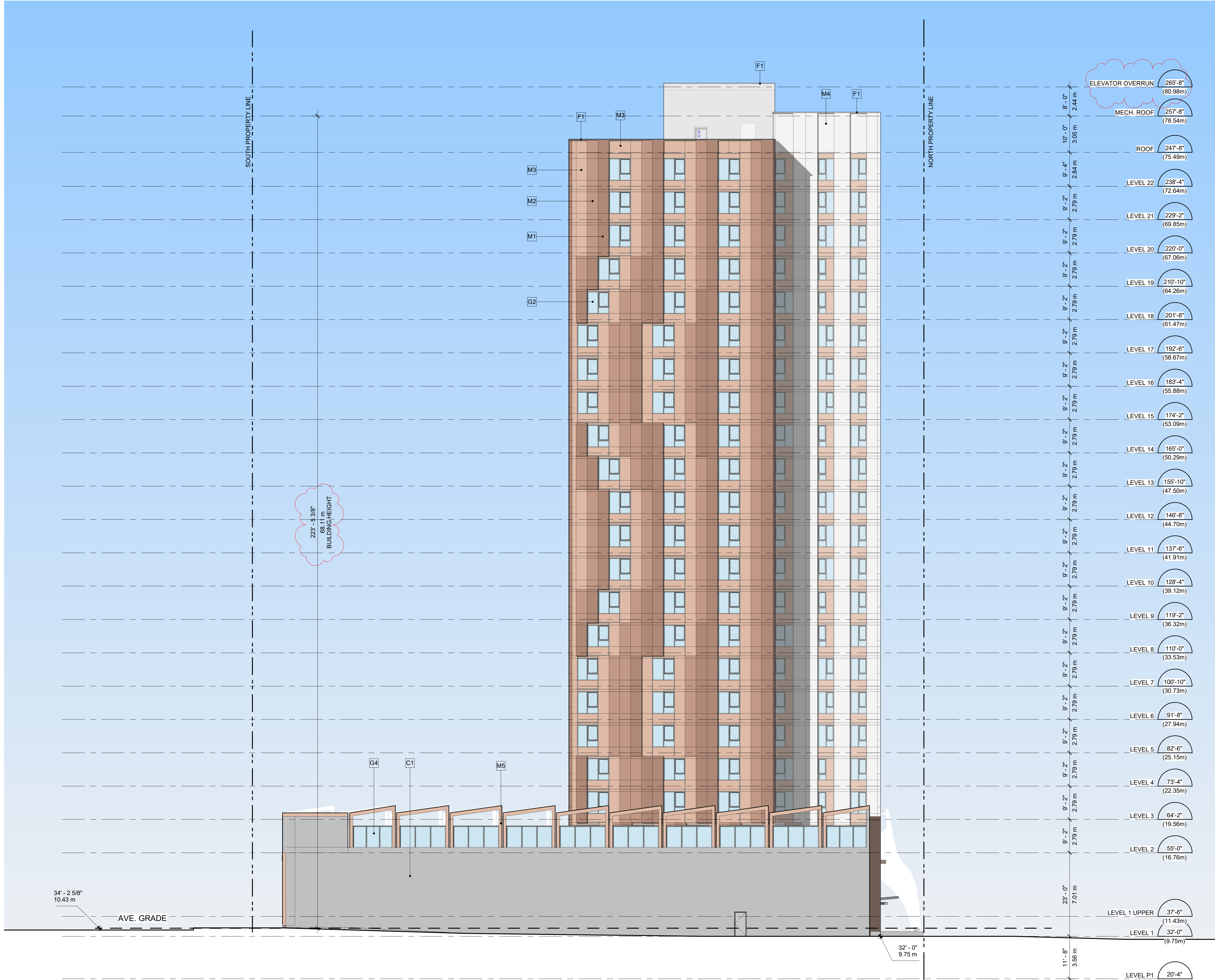
STREETSCAPE ELEVATION WEST



MATERIAL LEGEND	
C1	CONCRETE BLOCK; PAINTED; COLOUR TBD
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR
G2	DOUBLE GLAZED WINDOW WALL; CLEAR
G3	BACK PAINTED INSULATED SPANDREL PANEL; LIGHT COPPER
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
M1	METAL; 4" RAISED METAL PANEL; COLOUR COPPER
M2	METAL; 2" RAISED METAL PANEL; COLOUR MEDIUM COPPER
M3	METAL; FLUSH METAL PANEL; COLOUR LIGHT COPPER
M4	METAL; COMPOSITE METAL PANEL; COLOUR WHITE
M5	METAL; COMPOSITE METAL PANEL; COLOUR LIGHT COPPER
M6	METAL; PERFORATED SCREEN ARTWORK; COLOUR COPPER
M7	METAL; CUSTOM FRAME ARTWORK; COLOUR COPPER
M8	METAL; MECHANICAL LOUVRE; COLOUR TBD



1 NORTH ELEVATION
SCALE: 1 : 150



MATERIAL LEGEND	
C1	CONCRETE BLOCK; PAINTED; COLOUR TBD
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR
G2	DOUBLE GLAZED WINDOW WALL; CLEAR
G3	BACK PAINTED INSULATED SPANDREL PANEL; LIGHT COPPER
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
M1	METAL; 4" RAISED METAL PANEL; COLOUR COPPER
M2	METAL; 2" RAISED METAL PANEL; COLOUR MEDIUM COPPER
M3	METAL; FLUSH METAL PANEL; COLOUR LIGHT COPPER
M4	METAL; COMPOSITE METAL PANEL; COLOUR WHITE
M5	METAL; COMPOSITE METAL PANEL; COLOUR LIGHT COPPER
M6	METAL; PERFORATED SCREEN ARTWORK; COLOUR COPPER
M7	METAL; CUSTOM FRAME ARTWORK; COLOUR COPPER
M8	METAL; MECHANICAL LOUVRE; COLOUR TBD





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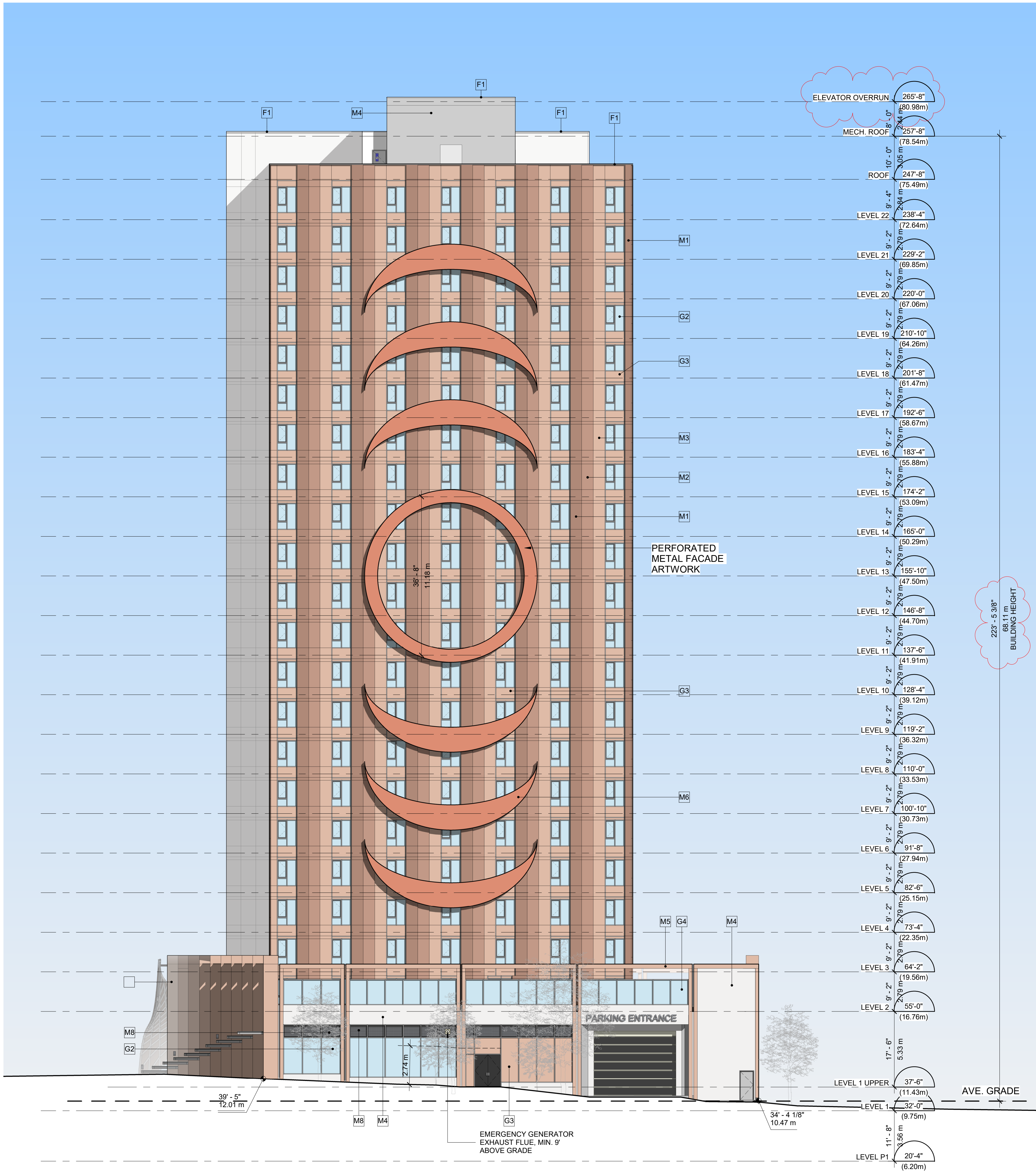
SOUTH ELEVATION

Drawing

Scale 1 : 150

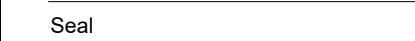
Project 224033

Sheet A.304



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3075 DOUGLAS

WEST ELEVATION

Scale 1 : 150

Project 224033

A 305

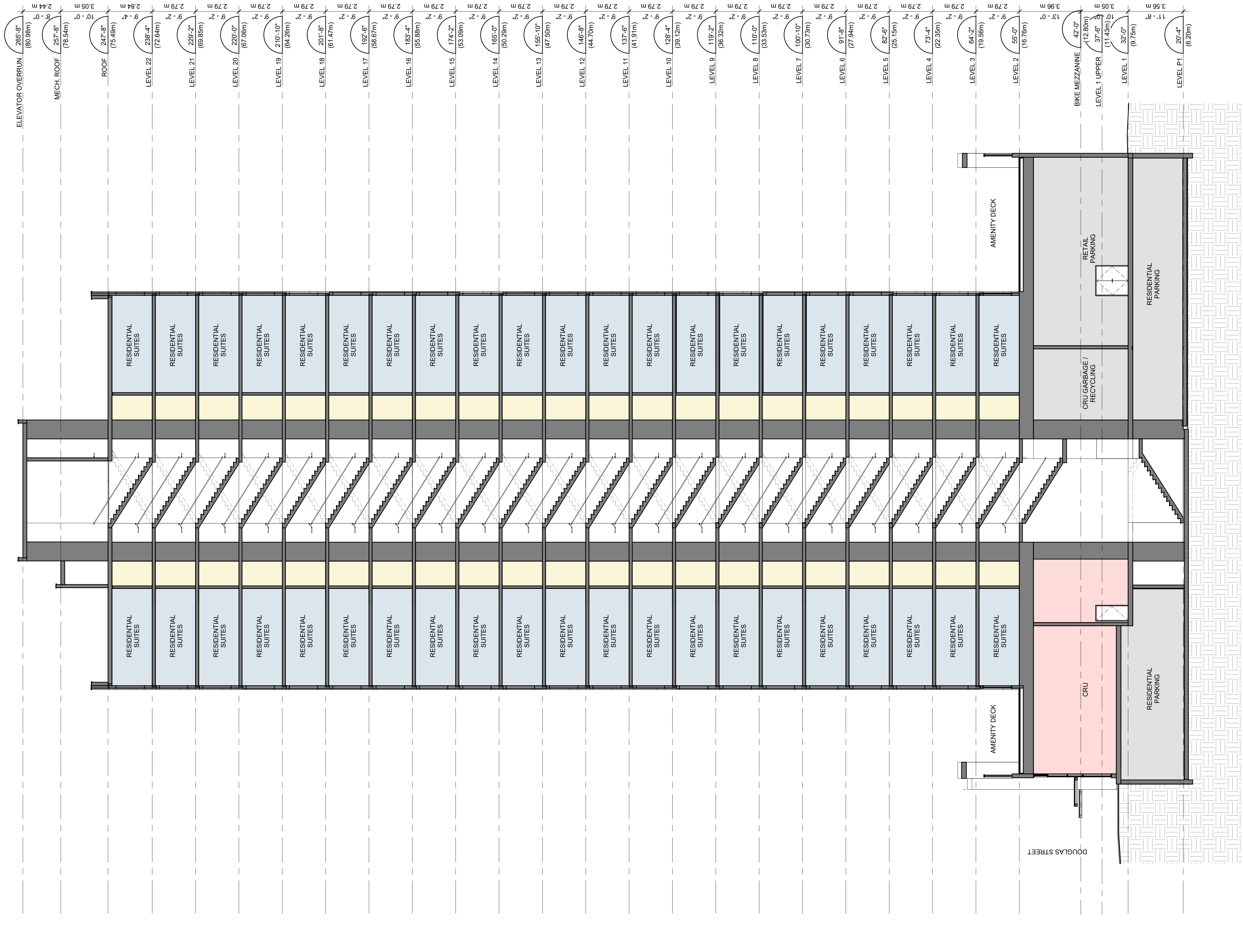
Shee





Seal
3075 DOUGLAS

Victoria, BC
Project
BUILDING SECTION



EAST-WEST SECTION
SCALE: 1 : 125

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TL HOUSING
SOLUTIONS

Seal

3075 DOUGLAS

Victoria, BC

Project

BUILDING SECTION

Drawing

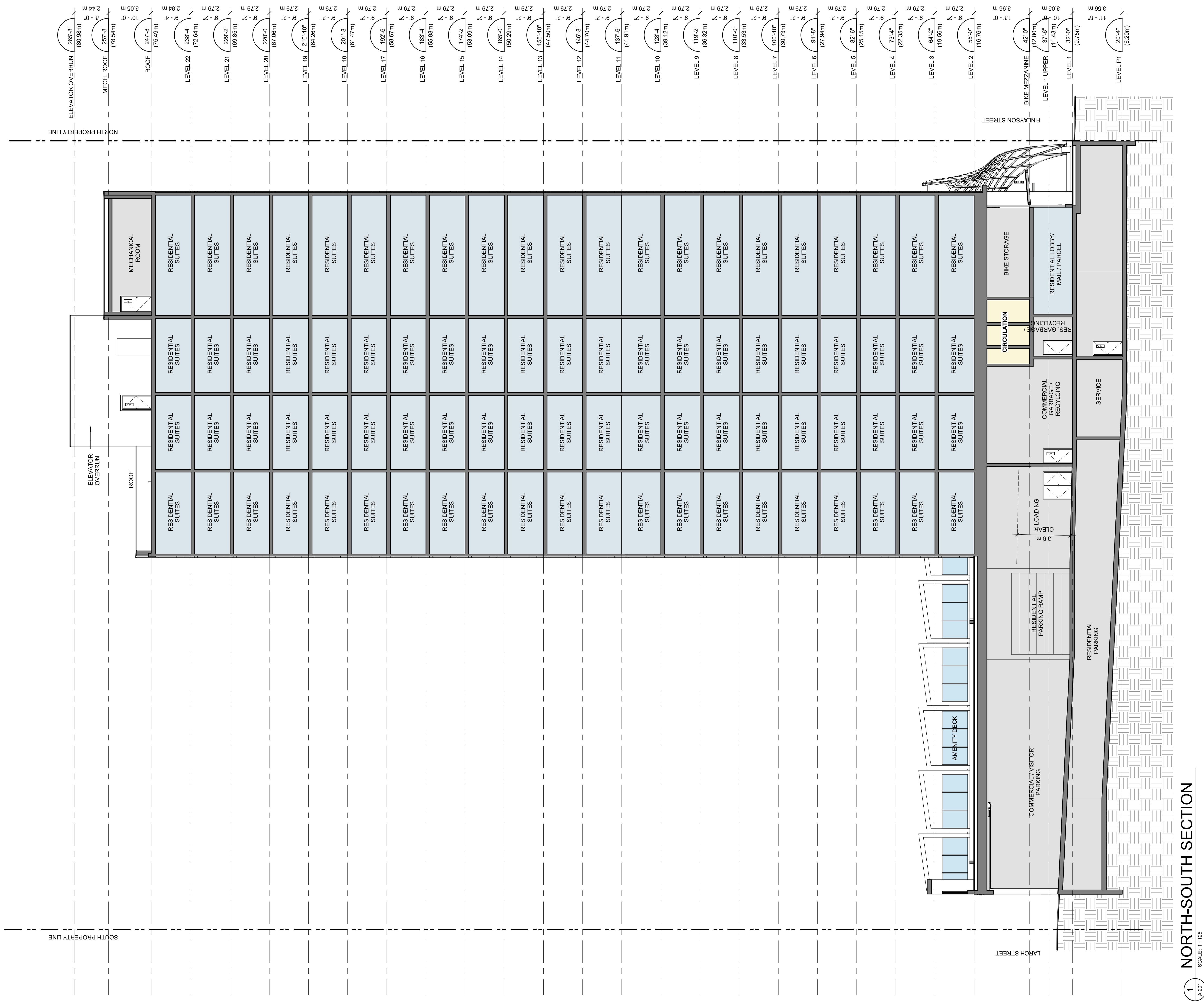
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Project 224033

A 312

Sheet **A.512**

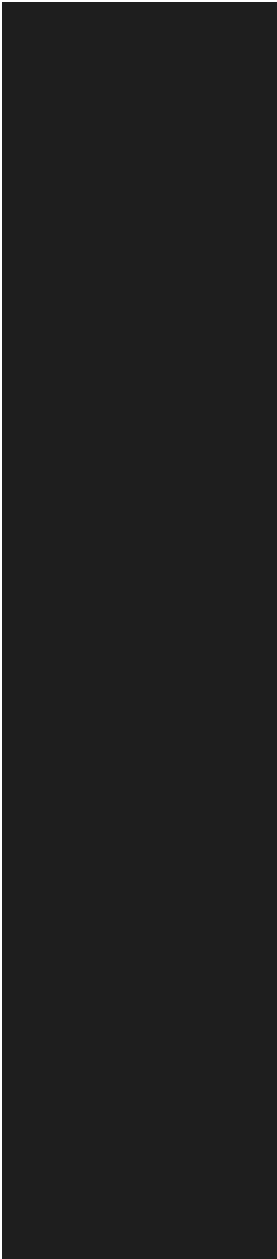
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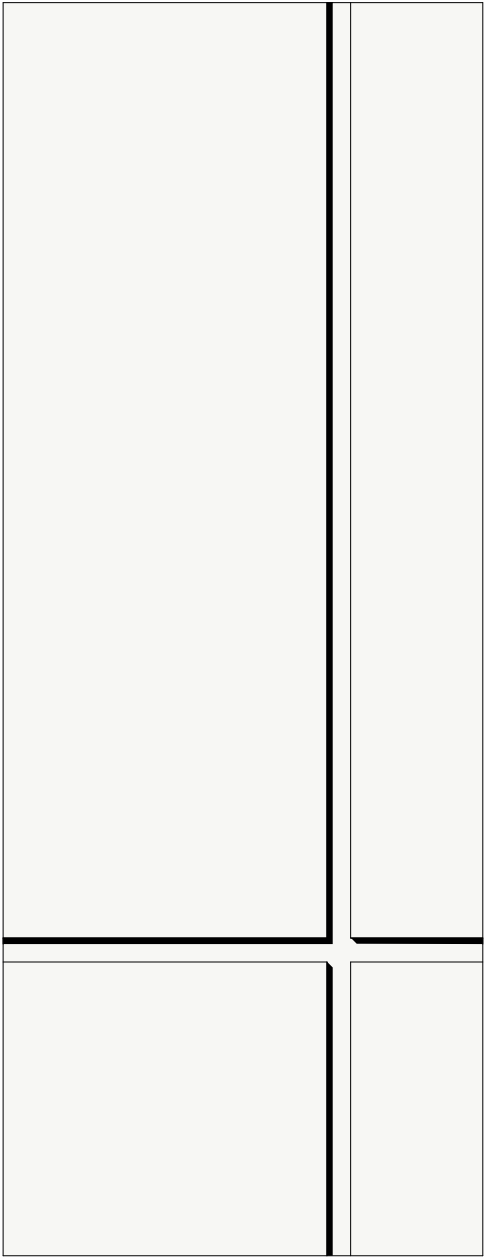
TOWER LEVELS



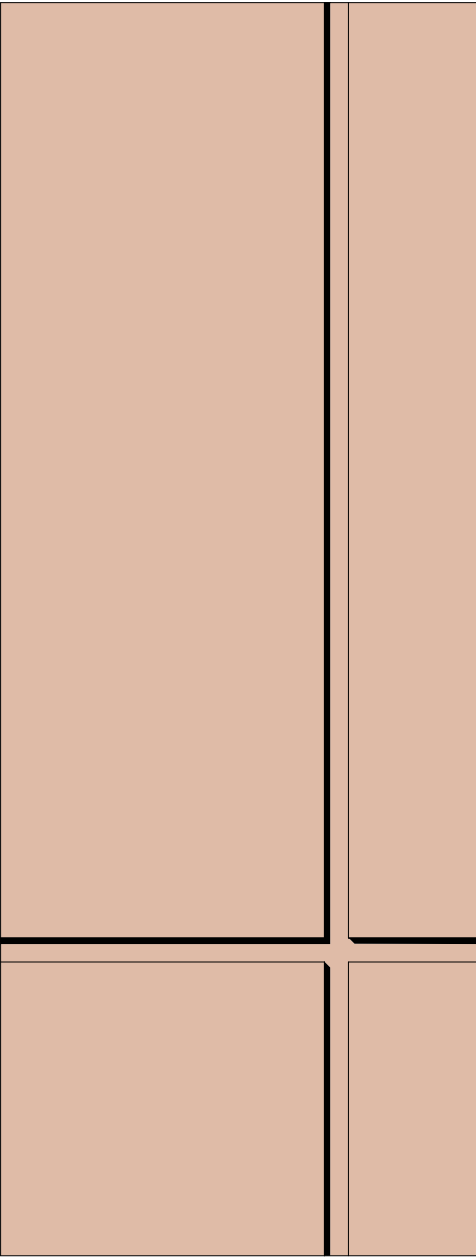
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



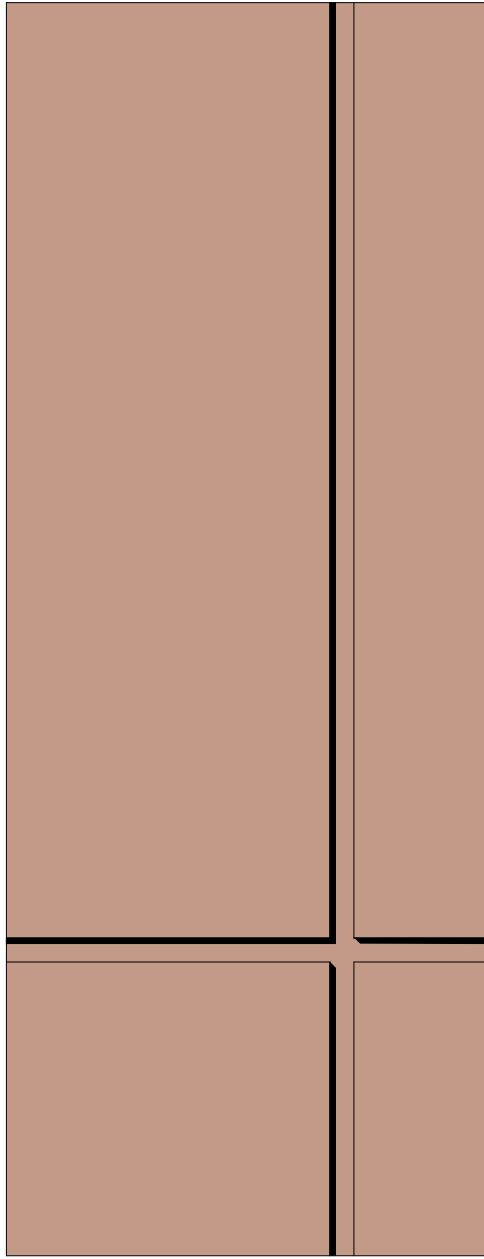
BLACK WINDOW
WALL MULLIONS



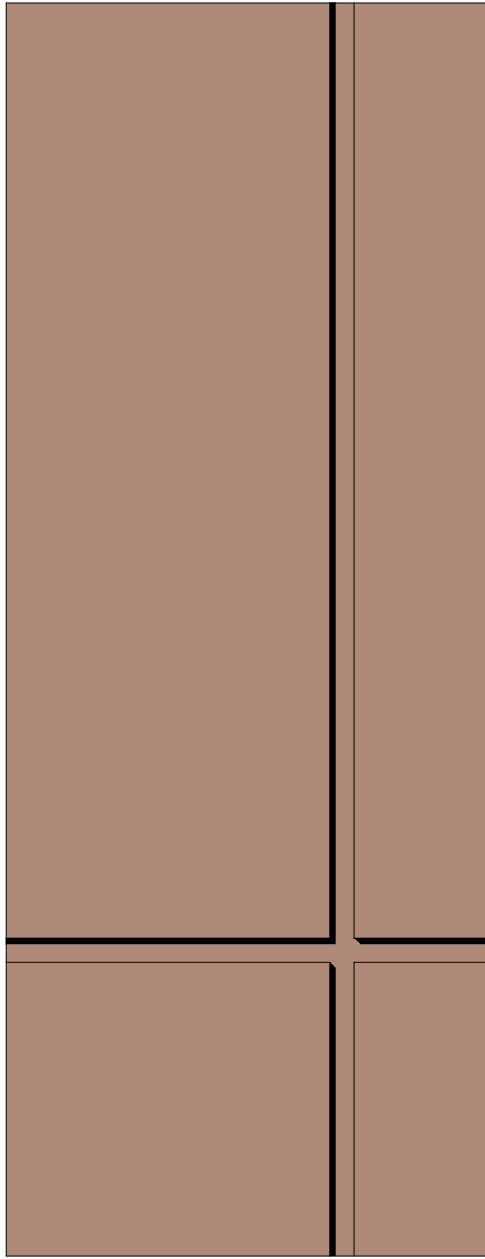
WHITE METAL PANEL



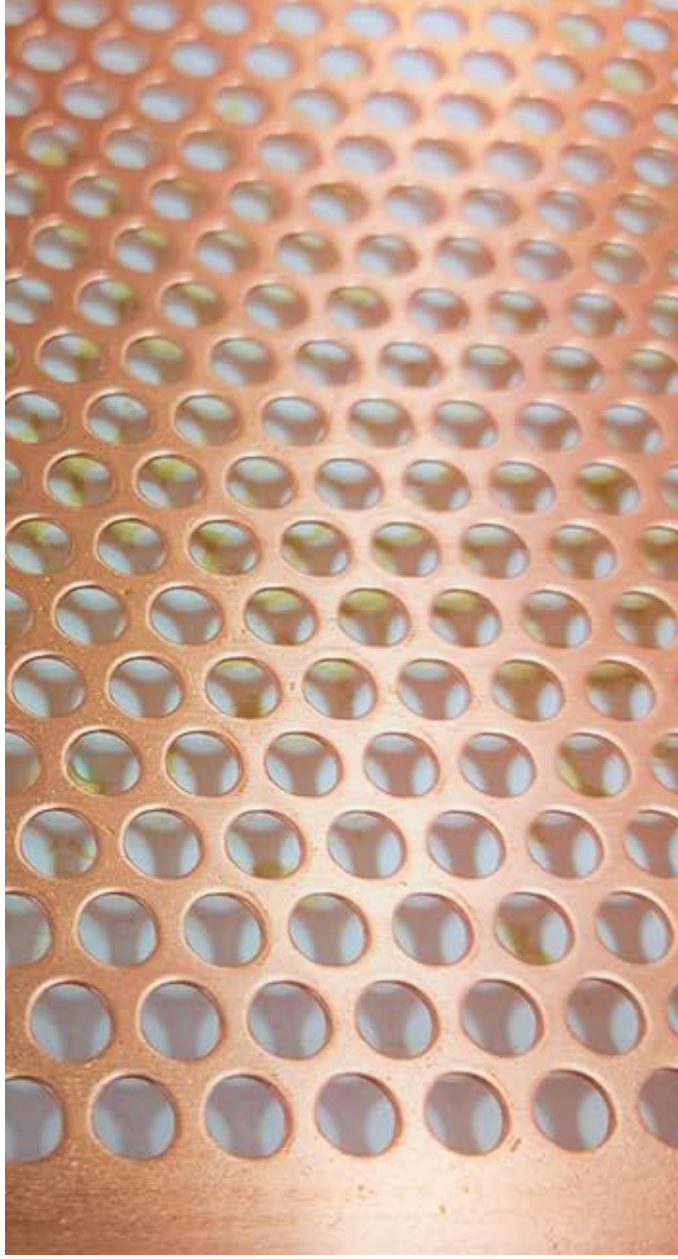
FLUSH METAL PANEL /
SPANDREL PANEL
LIGHT COPPER COLOUR



2" RAISED METAL PANEL
MEDIUM COPPER COLOUR

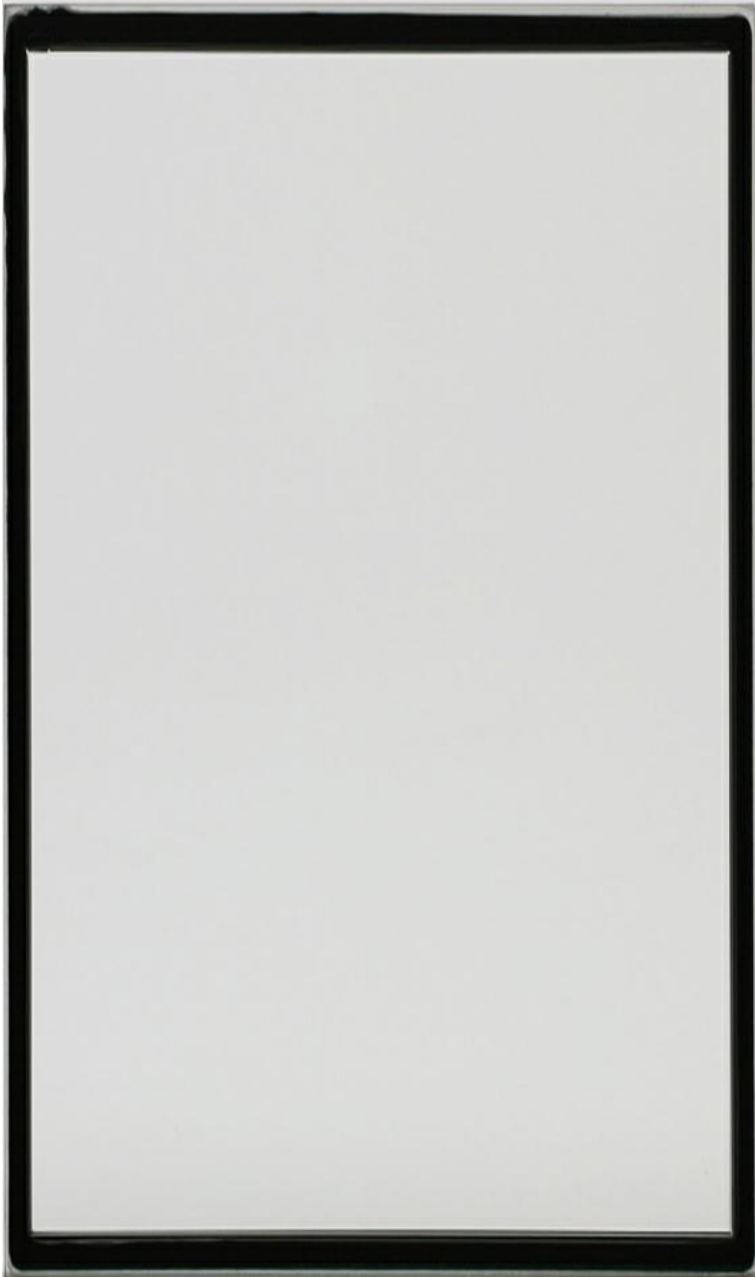


4" RAISED METAL PANEL
COPPER COLOUR

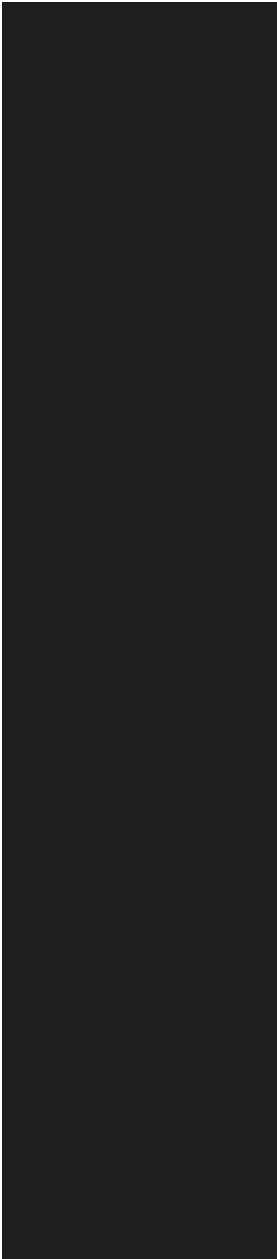


PERFORATED COPPER
ARTWORK

PODIUM



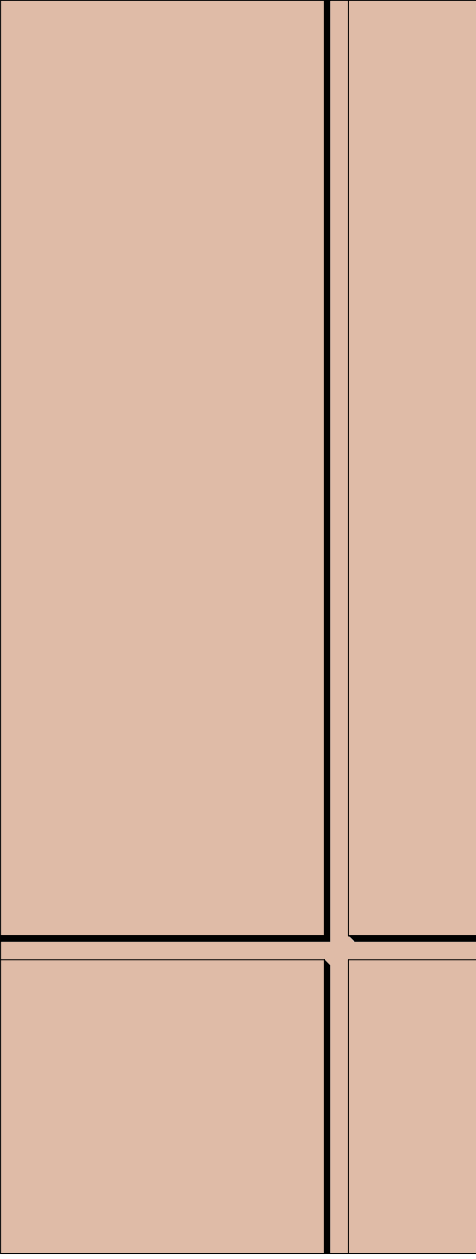
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



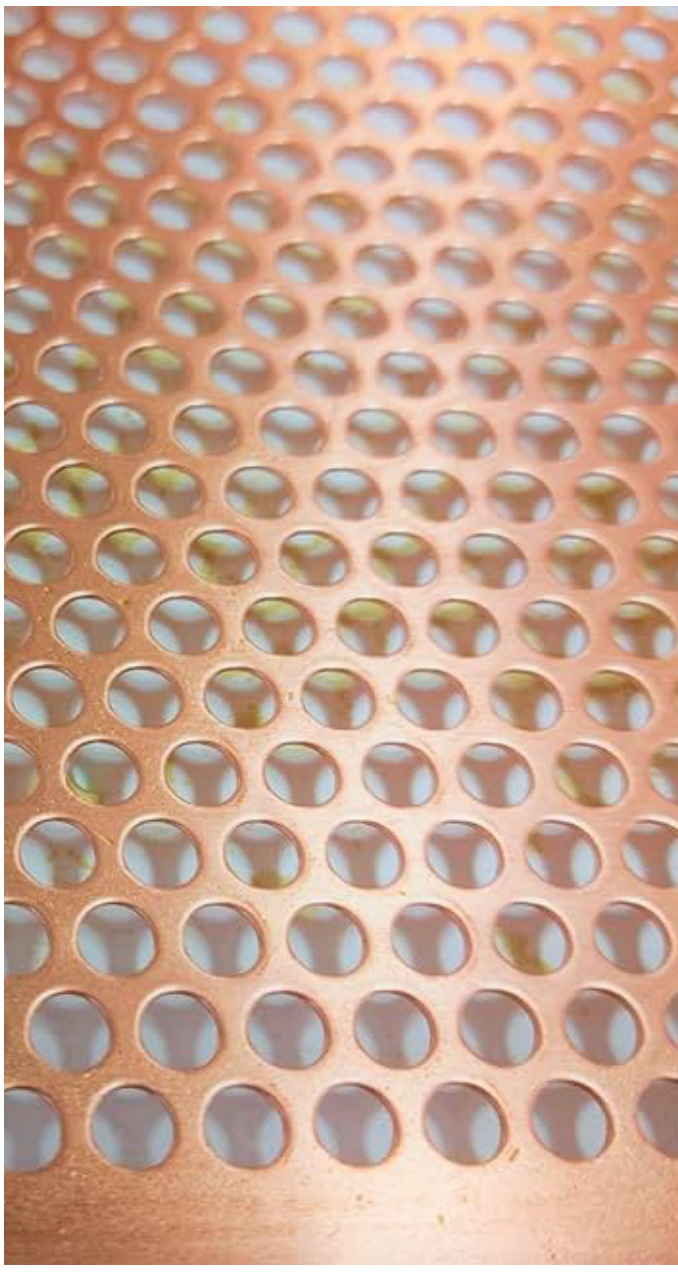
BLACK WINDOW
WALL MULLIONS



COMPOSITE METAL PANEL
WHITE COLOUR



COMPOSITE METAL PANEL
LIGHT COPPER COLOUR



PERFORATED COPPER
ARTWORK



BLACK PAINTED STEEL CANOPY
W/ LAMINATED GLAZING





NORTHWEST PERSPECTIVE (SOUTH DOWN DOUGLAS)



WEST PERSPECTIVE (DOUGLAS)



SOUTHWEST PERSPECTIVE (NORTH DOWN DOUGLAS)



NORTHEAST PERSPECTIVE (FINLAYSON)



Seal
3075 DOUGLAS

Victoria, BC
Project
BUILDING
RENDERINGS

Drawing
Scale
Project
224033
Sheet
A.1001

Connie Watts

Connie Watts is an interdisciplinary artist, writer, curator, educator and designer of Nuu-chah-nulth, Gitxsan and Kwakwaka'wakw ancestry. She has a Bachelor of Interior Design from the University of Manitoba, and her MFA from Emily Carr University.

Her award-winning artwork is rooted in forms and knowledge drawn from First Nations cultures, while incorporating modern fabrication and design techniques. Watts fuses the very essence of being a Northwest Coast Native to the ever-changing complex world. She has shown nationally and internationally, and her work is included in numerous corporate & civic collections.

Connie's Interior Design and Management projects are highlighted by the interior of the Songhees Wellness Centre which fused art, architecture and design with the Songhees culture as well as managing the Vancouver 2010 winter Olympics' Aboriginal Art Program.

Connie has been affiliated with First Peoples Cultural Council Board, YVR Arts Foundation Board, Emily Carr Board of Governors, the British Columbia Arts Council Board, the Vancouver Foundation and the Contemporary Art Gallery, among other institutions.

Artist Statement

Respect is the guiding force for the 3075 Douglas Street building project's art and design. As a Nuu-chah-nulth, Gitxsan and Kwakwaka'wakw artist and designer, Connie wanted to honour our old ways of our artists traveling great distances to come together to share knowledge, ways and our creative gifts. This project centres on leading with respect and working together; this is what is at the centre of our First Nations' potlatching communities.

The circle design with crescents moving out from the centre is like a drop of water that ripples out. Water connected us. It was our strength used for healing, providing a wealth of food and ease of traveling. The extension of circle to the three crescents on the top and bottom honours this vast connectivity of our water and waterways.

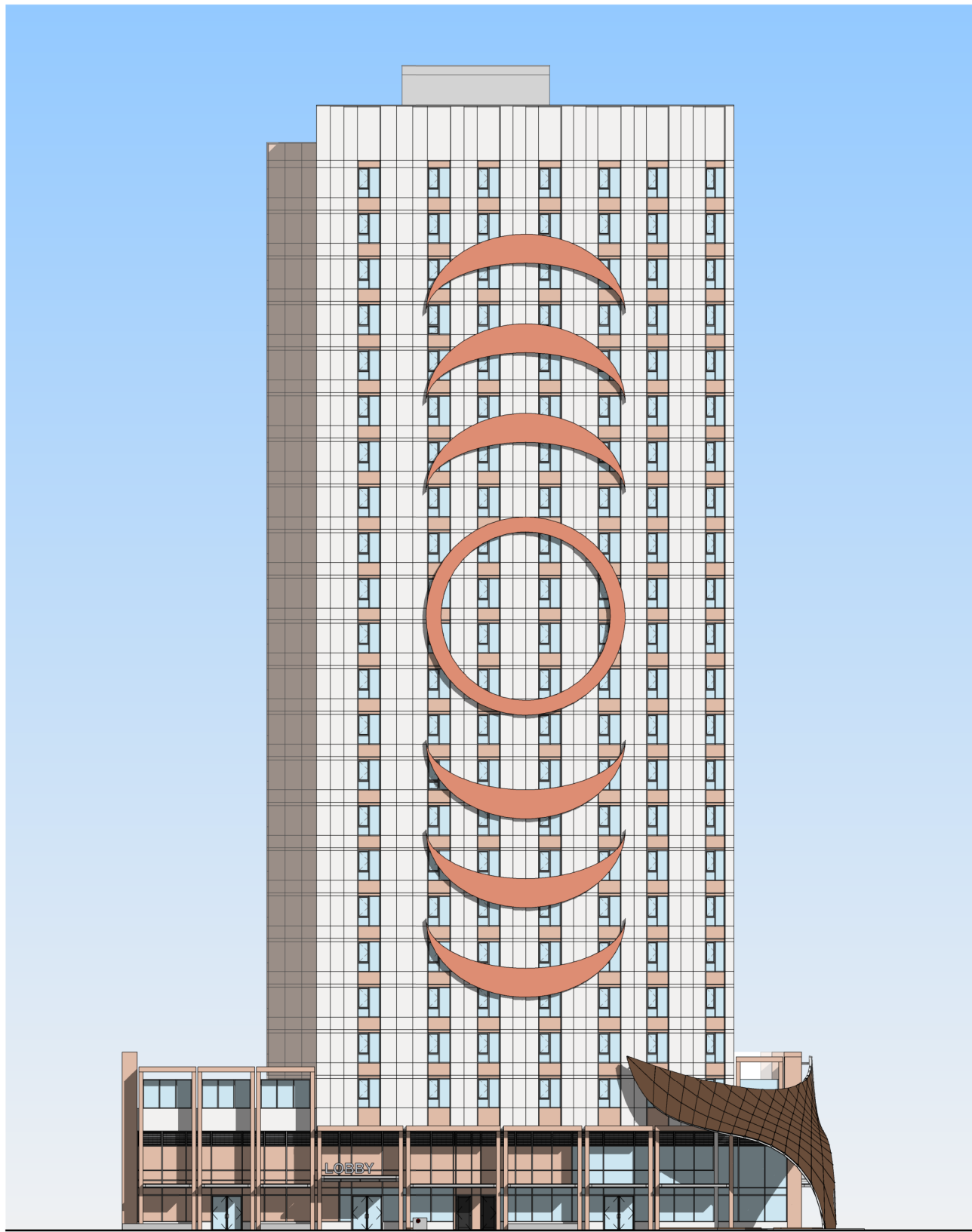
Welcoming you into the building is the trigon. It's four points, the three surface points and a fourth inner point represent the four parts of human nature: the physical; the mental; the emotional; and the spiritual. Four is an important ritual number and is central to our teachings. In our cultural ways, everything is alive, including ways we create. With this in mind, all the artistic designs are like beings that are honouring the local Nations, our First Nations' histories and bring respect and good energy to the building residents.



LIFE ENERGY - 2020 (M'AKOLA HOUSING SOCIETY MAIN OFFICE)



KINSHIP OF PLAY - 2010 (PARKSVILLE DOWNTOWN BA)



FACADE ARTWORK (NORTH ELEVATION)



CORNER TRIGON ARTWORK (NORTHWEST)



CORNER TRIGON ARTWORK (NORTH)

