

1961 DOUGLAS ST

REZONING AND DEVELOPMENT PERMIT APPLICATION - MARCH 30, 2022



**Musson
Cattell
Mackey
Partnership**

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PROJECT INFORMATION

PROJECT ADDRESS LEGAL DESCRIPTION	1961 DOUGLAS STREET, VICTORIA BC LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557 ZONING: T-1	710 CALEDONIA AVE, VICTORIA BC LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509 ZONING: C-1	
EXISTING ZONING			
PROPOSED ZONING			
SITE AREA	72,357.5 sf (6,722.2 m ²)		
TOTAL FLOOR AREA	491,798 sf (45,689.5 m ²)		
COMMERCIAL FLOOR AREA	98,926 sf (9,190.5 m ²)		
FLOOR SPACE RATIO	6.80 FSR <i>(1.37 FSR COMMERCIAL + 5.43 FSR RESIDENTIAL)</i>		
HEIGHT OF BUILDINGS	BUILDING A = 54.785 m BUILDING B = 71.955 m BUILDING C = 64.843 m		
NUMBER OF STOREYS	BUILDING A = 16 STOREYS BUILDING B = 21 STOREYS BUILDING C = 20 STOREYS		
PARKING STALLS	440 PARKING STALLS <i>(166 COMMERCIAL + 274 RESIDENTIAL)</i>		
BICYCLE PARKING	600 CLASS 1 BICYCLE SPACES 80 CLASS 2 BICYCLE SPACES		
BUILDING SETBACKS	BUILDING B FROM SOUTH PL = 3.0 m BUILDING A FROM NORTH PL = 3.0 m BUILDING C FROM NORTH PL = 5.1 m BUILDING A FROM EAST PL = 10.0 m BUILDING C FROM WEST PL = 4.6 m		
TOTAL NUMBER OF RESIDENTIAL UNITS	BUILDING A = 137 UNITS BUILDING B = 145 UNITS BUILDING C = 169 UNITS		
UNIT TYPES	BUILDING A STUDIO = 45.3% 1 BED = 21.9% 2 BED = 21.9% 3 BED = 10.9%	BUILDING B STUDIO = 8.3% 1 BED = 53.8% 2 BED = 26.9% 3 BED = 11.0%	BUILDING C STUDIO = 9.5% 1 BED = 55.0% 2 BED = 30.8% 3 BED = 4.7%
MINIMUM UNIT FLOOR AREA	BUILDING A = 334 sf (31 m ²) BUILDING B = 480 sf (45 m ²) BUILDING C = 420 sf (39 m ²)		
RESIDENTIAL FLOOR PLATE SIZE	BUILDING A = 6,275 sf (582.97 m ²) BUILDING B = 7,175 sf (666.58 m ²) BUILDING C = 7,100 sf (658.61 m ²)		
TOTAL RESIDENTIAL FLOOR AREA	BUILDING A = 107,057 sf (9,945.92 m ²) BUILDING B = 140,375 sf (13,041.30 m ²) BUILDING C = 145,440 sf (13,511.80 m ²)		

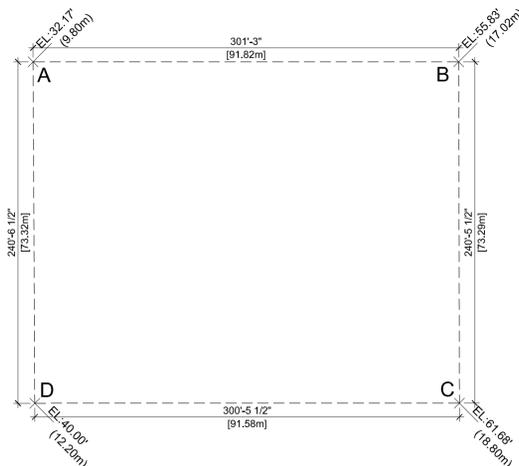
DRAWING LIST

	24"X36" SHEETS	11"X17" SHEETS
A000	PROJECT STATISTICS	N.T.S
A001	CONTEXT PLAN	N.T.S
A002	CIVIL PLAN	N.T.S
A003	SITE PLAN EXISTING	1/16" = 1'-0"
A004	SITE PLAN PROPOSED	1/16" = 1'-0"
A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"
A100	FLOOR PLAN P3	1/16" = 1'-0"
A101	FLOOR PLAN P2	1/16" = 1'-0"
A102	FLOOR PLAN P1	1/16" = 1'-0"
A103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"
A104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"
A105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"
A106	FLOOR PLAN OFFICE + DAYCARE LEVEL	1/16" = 1'-0"
A107	FLOOR PLAN OFFICE LEVELS	1/16" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL LEVEL 05	1/16" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL LEVELS 06-14	1/16" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL LEVELS 15-20	1/16" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL LEVEL 21	1/16" = 1'-0"
A112	FLOOR PLAN ROOF LEVELS	1/16" = 1'-0"
A200	BUILDING SECTION A	1/16" = 1'-0"
A201	BUILDING SECTION B	1/16" = 1'-0"
A202	BUILDING SECTION C	1/16" = 1'-0"
A203	BUILDING SECTION D	1/16" = 1'-0"
A204	BUILDING SECTION E	1/16" = 1'-0"
A205	BUILDING SECTION F	1/16" = 1'-0"
A300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"
A301	BUILDING ELEVATION WEST	1/16" = 1'-0"
A302	BUILDING ELEVATION EAST	1/16" = 1'-0"
A303	BUILDING ELEVATION NORTH	1/16" = 1'-0"

AVERAGE GRADE CALCULATION

A-B [(9.80m + 17.02m)/2] X 91.82m = 1,231.31
 B-C [(17.02m + 18.80m)/2] X 73.29m = 1,312.62
 C-D [(18.80m + 12.20m)/2] X 91.58m = 1,419.49
 D-A [(12.20m + 9.80m)/2] X 73.32m = 806.52

AV. GRADE CALCULATION:
 4,769.94 / 330.10m = 14.45m



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Victoria, BC
 Project

**COVER &
PROJECT INFO**

Drawing
 Scale
 Project 221023
 Sheet **A000**



GROSS FLOOR AREAS + FSR

BUILDING B - CONDO	RESIDENTIAL	COMMERCIAL
	GSF	GSF
Level 1 - Condo Lobby/Bikes/Res. Storage/Office Lobby/Retail/W&R (EL 15.3m-17.1m)	9,938	5,427
Level 2 - Office/Condo Storage (EL 22.9m)	4,896	9,642
Level 3 - Office (EL 26.6m)	800	15,723
Level 4 - Office (EL 30.2m)	800	15,723
Level 5 - Condo / Amenity	7,175	
Level 6 - Condo	7,175	
Level 7 - Condo	7,175	
Level 8 - Condo	7,175	
Level 9 - Condo	7,175	
Level 10 - Condo	7,175	
Level 11 - Condo	7,175	
Level 12 - Condo	7,175	
Level 13 - Condo	7,175	
Level 14 - Condo	7,175	
Level 15 - Condo	7,175	
Level 16 - Condo	7,175	
Level 17 - Condo	7,175	
Level 18 - Condo	7,175	
Level 19 - Condo	7,175	
Level 20 - Condo	7,175	
Level 21 - Condo	7,175	
Level 21 Upper - Condo	1,166	
Roof	800	
TOTAL	140,375	46,515

186,890

BUILDING C - RENTAL	RESIDENTIAL	COMMERCIAL
	GSF	GSF
Level 1 Lower - Rental Lobby/W&R/Retail/Comm. Bikes (EL 9.8m-12.2m)	3,238	6,322
Level 1 Upper - Bikes/Storage/Amenity/Restaurant/Retail (EL 14.2m-15.9m)	15,642	12,044
Level 3 - Grocery /Daycare (EL 18.6m-21.1m)	905	34,045
Level 4 - Rental / Amenity (EL 28.1m)	7,100	
Level 5 - Rental	7,100	
Level 6 - Rental	7,100	
Level 7 - Rental	7,100	
Level 8 - Rental	7,100	
Level 9 - Rental	7,100	
Level 10 - Rental	7,100	
Level 11 - Rental	7,100	
Level 12 - Rental	7,100	
Level 13 - Rental	7,100	
Level 14 - Rental	7,100	
Level 15 - Rental	7,100	
Level 16 - Rental	7,100	
Level 17 - Rental	7,100	
Level 18 - Rental	7,100	
Level 19 - Rental	7,100	
Level 20 - Rental	7,100	
Roof Amenity	4,050	
Roof	905	
TOTAL	145,440	52,411

197,851

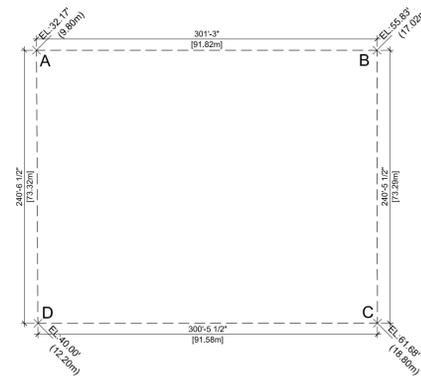
BUILDING A - BC HOUSING	GSF
Level 1 - BCH Lobby/Bikes / W&R (EL 15.6m-15.9m)	6,295
Mezzanine - (EL 22.9m)	5,757
Level 2 - BCH / Amenity (EL 26.6m)	6,275
Level 3 - BCH	6,275
Level 4 - BCH	6,275
Level 5 - BCH	6,275
Level 6 - BCH	6,275
Level 7 - BCH	6,275
Level 8 - BCH	6,275
Level 9 - BCH	6,275
Level 10 - BCH	6,275
Level 11 - BCH	6,275
Level 12 - BCH	6,275
Level 13 - BCH	6,275
Level 14 - BCH	6,275
Level 15 - BCH	6,275
Level 16 - BCH	6,275
Roof	880
TOTAL	107,057

COMMERCIAL	GSF						
	OFFICE	RETAIL	RESTAURANT /COFFEE	GROCERY	DAYCARE	BIKES/W&R /CIRCULATION	TOTAL
Level 1 - Lower (EL 9.8m-12.2m)		5,000				1,492	6,492
Level 1 - Upper (EL 14.2m-17.1m)	1,340	1,915	6,602	4,262		3,182	17,301
Level 2 - (EL 18.6m-22.9m)	8,924			28,114	5,931	718	43,687
Level 3 - (EL 26.6m)	15,723						15,723
Level 4 - (EL 30.2m)	15,723						15,723
TOTAL	41,710	6,915	6,602	32,376	5,931	5,392	98,926

SITE AREA	72,357.5 SF
COMMERCIAL	1.37 FSR
RESIDENTIAL	5.43 FSR
BUILDING A - BCH	1.48 FSR
BUILDING B - CONDO	1.94 FSR
BUILDING C - RENTAL	2.01 FSR

BUILDING HEIGHTS	HEIGHT (ft)	HEIGHT (m)	HEIGHT (STOREYS)
	BUILDING A - BCH	179'-9"	54.785m
BUILDING B - CONDO	236'-1"	71.955m	21 STOREYS
BUILDING C - RENTAL	212'-9"	64.843m	20 STOREYS

AVERAGE GRADE CALCULATION	
A-B =	[(9.80m + 17.02m)/2] x 91.82m = 1231.31
B-C =	[(17.02m + 18.80m)/2] x 73.29m = 1312.62
C-D =	[(18.80m + 12.20m)/2] x 91.58m = 1419.49
D-A =	[(12.20m + 9.80m)/2] x 73.32m = 806.52
AVG GRADE =	4,769.94 / 330.10m = 14.45m



UNIT BREAKDOWN

CONDO	STUDIO	1 BED	2 BED	3 BED	TOTAL
	Level 5	0	3	3	0
Level 6	0	5	4	0	9
Level 7	0	5	4	0	9
Level 8	0	5	4	0	9
Level 9	0	5	4	0	9
Level 10	0	5	4	0	9
Level 11	0	5	4	0	9
Level 12	0	5	4	0	9
Level 13	0	5	4	0	9
Level 14	0	5	4	0	9
Level 15	2	5	0	2	9
Level 16	2	5	0	2	9
Level 17	2	5	0	2	9
Level 18	2	5	0	2	9
Level 19	2	5	0	2	9
Level 20	2	5	0	2	9
Level 21	0	0	0	4	4
TOTAL	12	78	39	16	145

RENTAL	STUDIO	1 BED	2 BED	3 BED	TOTAL
	Level 4	0	5	4	0
Level 5	0	6	4	0	10
Level 6	0	6	4	0	10
Level 7	0	6	4	0	10
Level 8	0	6	4	0	10
Level 9	0	6	4	0	10
Level 10	0	6	4	0	10
Level 11	0	6	4	0	10
Level 12	0	6	4	0	10
Level 13	2	5	2	1	10
Level 14	2	5	2	1	10
Level 15	2	5	2	1	10
Level 16	2	5	2	1	10
Level 17	2	5	2	1	10
Level 18	2	5	2	1	10
Level 19	2	5	2	1	10
Level 20	2	5	2	1	10
TOTAL	16	93	52	8	169

BC HOUSING- BELOW MARKET RENTAL	STUDIO	1 BED	2 BED	3 BED	TOTAL
	Mezzanine	2	0	1	0
Level 2	4	2	1	1	8
Level 3	4	2	2	1	9
Level 4	4	2	2	1	9
Level 5	4	2	2	1	9
Level 6	4	2	2	1	9
Level 7	4	2	2	1	9
Level 8	4	2	2	1	9
Level 9	4	2	2	1	9
Level 10	4	2	2	1	9
Level 11	4	2	2	1	9
Level 12	4	2	2	1	9
Level 13	4	2	2	1	9
Level 14	4	2	2	1	9
Level 15	4	2	2	1	9
Level 16	4	2	2	1	9
TOTAL	62	30	30	15	137

UNIT MIX	
STUDIO	8.3%
1 BED	53.8%
2 BED	26.9%
3 BED	11.0%
Total	100.0%

STORAGE LOCKERS	
P2	17
Level 1	57
Level 2	79
Total	153

UNIT MIX	
STUDIO	9.5%
1 BED	55.0%
2 BED	30.8%
3 BED	4.7%
Total	100.0%

STORAGE LOCKERS	
P3	22
P2	23
P1	18
Level 1	106
Total	169

UNIT MIX	
STUDIO	45.3%
1 BED	21.9%
2 BED	21.9%
3 BED	10.9%
Total	100.0%

CAR PARKING REQUIREMENTS

RESIDENTIAL						
CONDO						
	0.65 SPACES/UNIT (< 45m²)	0.80 SPACES/UNIT (45m²-70m²)	1.20 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL	
REQUIRED	9.8	60.0	66.0	14.5	150	
PROVIDED	~0.65 SPACES/UNIT = 97				107	
RENTAL						
	0.50 SPACES/UNIT (< 45m²)	0.60 SPACES/UNIT (45m²-70m²)	1.00 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL	
REQUIRED	21.0	71.4	8.0	16.9	117	
PROVIDED	~0.5 SPACES/UNIT = 83				93	
BC HOUSING- BELOW MARKET RENTAL						
	0.20 SPACES/UNIT (< 45m²)	0.50 SPACES/UNIT (45m²-70m²)	0.75 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL	
REQUIRED	12.4	22.5	22.5	13.7	71	
PROVIDED	~0.45 SPACES/UNIT = 64				74	
RESIDENTIAL TOTAL						
REQUIRED					339	
PROVIDED					274	
COMMERCIAL						
	OFFICE 1 SPACE /70m²	RETAIL 1 SPACE /80m²	RESTAURANT 1 SPACE /40m²	GROCERY 1 SPACE /50m²	DAYCARE 1 SPACE /100m²	TOTAL
REQUIRED	55	8	15	52	6	136
PROVIDED	53	10	16	81	6	166
RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL						
REQUIRED					475	
PROVIDED					440	

BIKE PARKING REQUIREMENTS

RESIDENTIAL LONG TERM BIKES			
CONDO			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	15	162.5	178
PROVIDED	~1.2 SPACES/UNIT = 179		179
RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	42.0	158.8	201
PROVIDED	~1.2 SPACES/UNIT = 202		202
BC HOUSING- BELOW MARKET RENTAL			
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	62.0	93.8	156
PROVIDED	~1.1 SPACES/UNIT = 157		157
LONG TERM RESIDENTIAL TOTAL			
REQUIRED			534
PROVIDED			538
RESIDENTIAL SHORT TERM BIKES			
CONDO			
0.1 SHORT TERM BIKES/UNIT			
REQUIRED			14.5
PROVIDED			14
RENTAL			
0.1 SHORT TERM BIKES/UNIT			
REQUIRED			16.9
PROVIDED			17
BCH- BELOW MARKET RENTAL			
0.1 SHORT TERM BIKES/UNIT			
REQUIRED			13.7
PROVIDED			14
SHORT TERM RESIDENTIAL TOTAL			
REQUIRED			45
PROVIDED			45

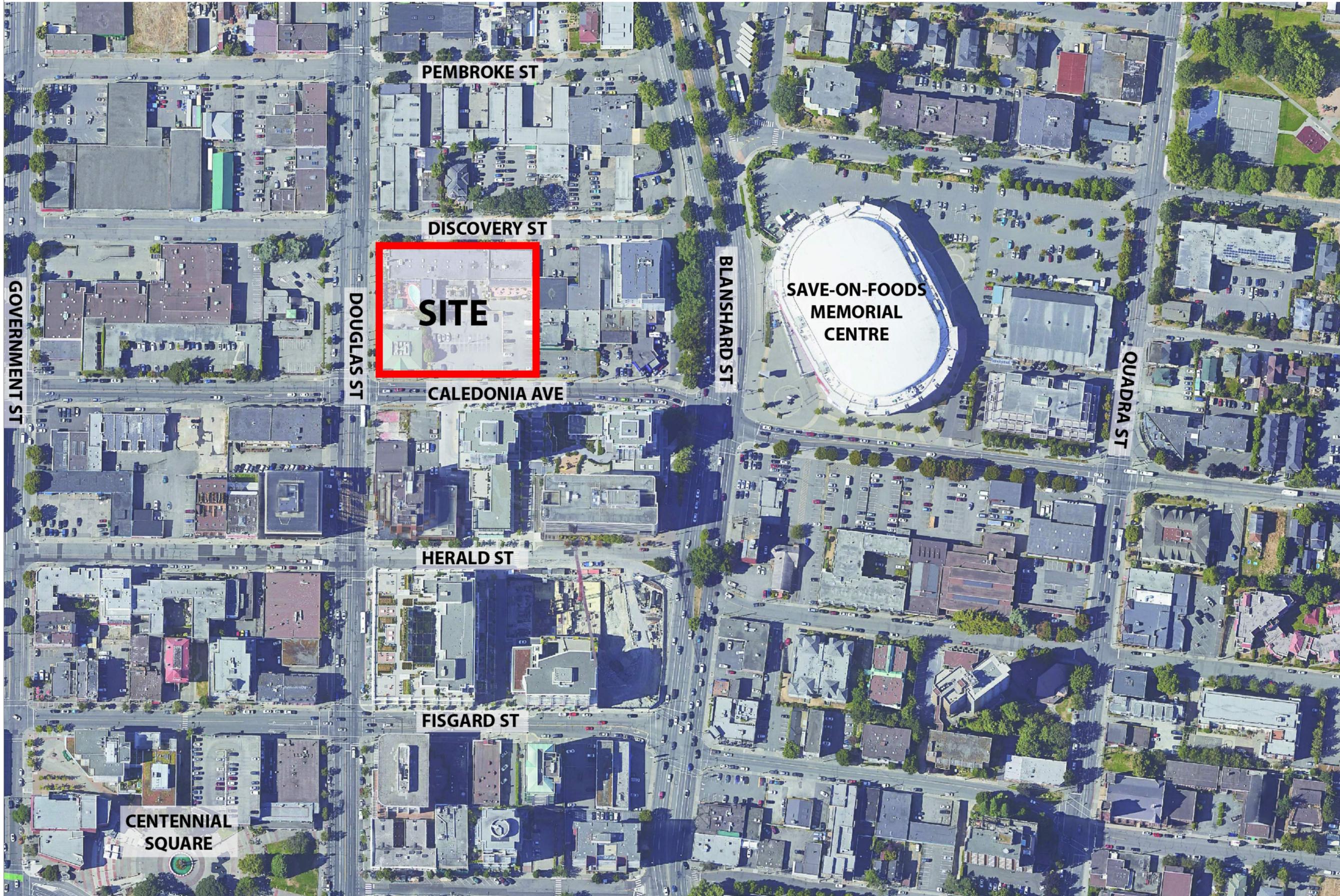
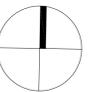
COMMERCIAL LONG TERM BIKE REQUIREMENTS						
	OFFICE 1 SPACE /150m²	RETAIL 1 SPACE /200m²	RESTAURANT 1 SPACE /400m²	GROCERY 1 SPACE /200m²	DAYCARE 1 SPACE /700m²	TOTAL
REQUIRED	26	3	2	13	1	44
PROVIDED	26	6	4	24	2	62
COMMERCIAL SHORT TERM BIKE REQUIREMENTS						
	OFFICE 1 SPACE /400m²	RETAIL 1 SPACE /200m²	RESTAURANT 1 SPACE /100m²	GROCERY 1 SPACE /200m²	DAYCARE 1 SPACE /200m²	TOTAL
REQUIRED	10	3	6	13	3	35
PROVIDED	10	3	6	13	3	35
RESIDENTIAL + COMMERCIAL LONG TERM BIKE PARKING TOTAL						
REQUIRED					578	
PROVIDED					600	
RESIDENTIAL + COMMERCIAL SHORT TERM BIKE PARKING TOTAL						
REQUIRED					80	
PROVIDED					80	



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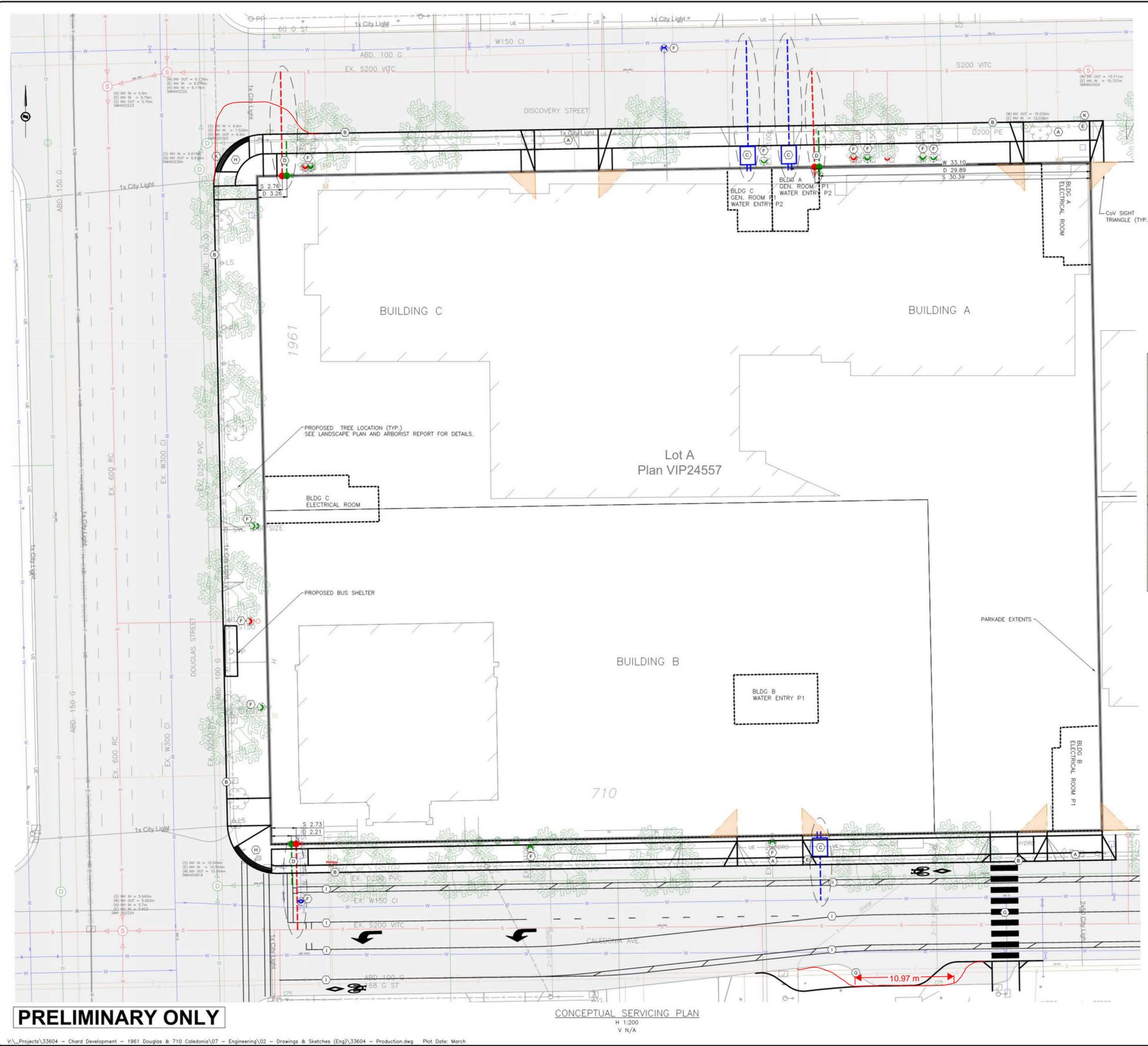
CONTEXT

Drawing

Scale

Project 221023

Sheet **A001**



SHEET NOTES

- (A) PROPOSED DRIVEWAY AS PER COV SDD TA-64
- (B) REPAIR AND REINSTATE EXISTING SIDEWALK AND BOULEVARD.
- (C) PROPOSED 100mm DOMESTIC WATER AND 150mm FIRE WATER AND 75MM WATER METER AS PER COV SD W2h.
- (D) PROPOSED 200mm SANITARY SERVICE AND 200mm STORM SERVICE.
- (E) EXISTING STREET SIGNAGE TO BE RELOCATED AS REQUIRED.
- (F) EXISTING SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- (G) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING CUTTER AND PARKING AREA TO BE RELOCATED AS REQUIRED.
- (H) PROPOSED CROSSWALK LETDOWN COMPLETE WITH 1.5m PANEL TRANSITION.
- (I) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.
- (J) EXISTING STREET SIGNAGE TO BE RELOCATED AS REQUIRED.
- (K) EXISTING CATCH BASIN AND LEAD TO BE RELOCATED AS REQUIRED.



KEY PLAN

LEGAL DESCRIPTION: VIP24557 LOT A & VIP23509 LOT 1
003-107-329 & 103-017-575
BENCHMARK: MONUMENT 17-103
ELEV. 9.60m

1961 DOUGLAS & 710 CALEDONIA
PRELIMINARY SERVICING PLAN

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

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

PRELIMINARY ONLY

CONCEPTUAL SERVICING PLAN
H 1:200
V N/A



V:\Projects\33604 - Chard Development - 1961 Douglas & 710 Caledonia\07 - Engineering\02 - Drawings & Sketches (Eng)\33604 - Production.dwg Plot Date: March

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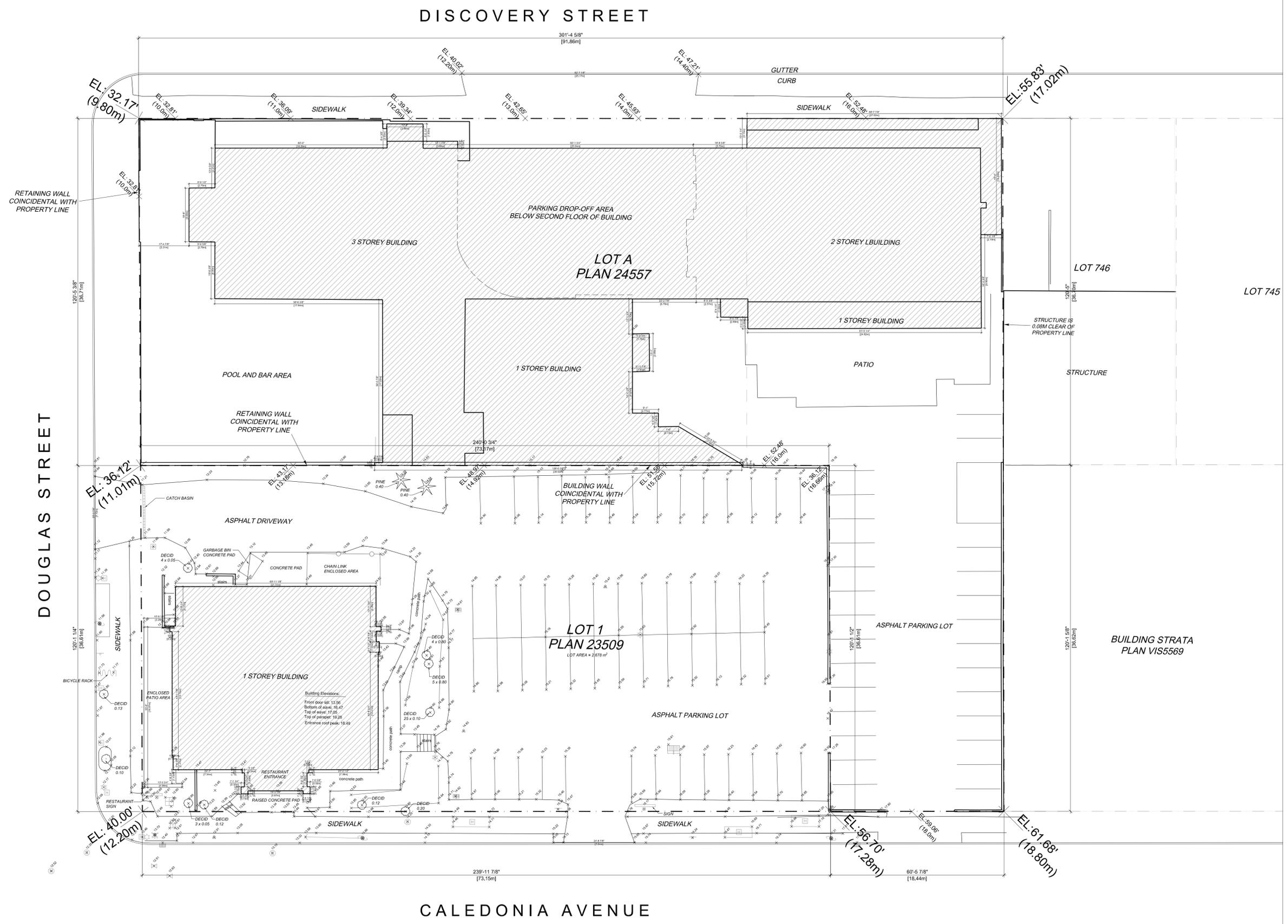
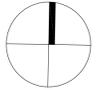
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CIVIL

Drawing
Scale
Project 221023

Sheet **A002**



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**SITE PLAN
EXISTING**

Drawing
Scale 1/16" = 1'-0"

Project 221023
Sheet **A003**

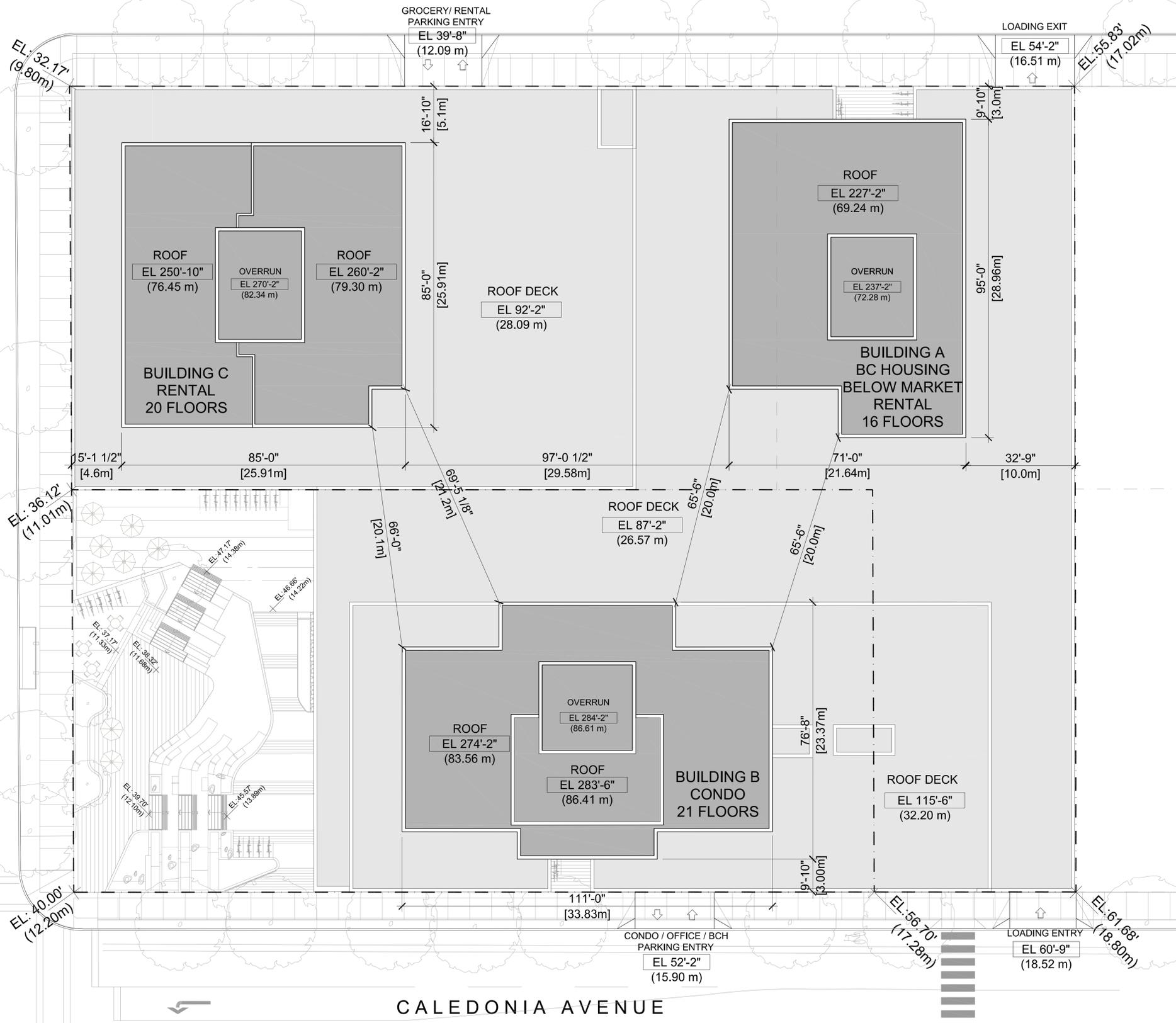




DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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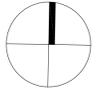
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**SITE PLAN
 PROPOSED**

Drawing
 Scale 1/16" = 1'-0"
 Project 221023

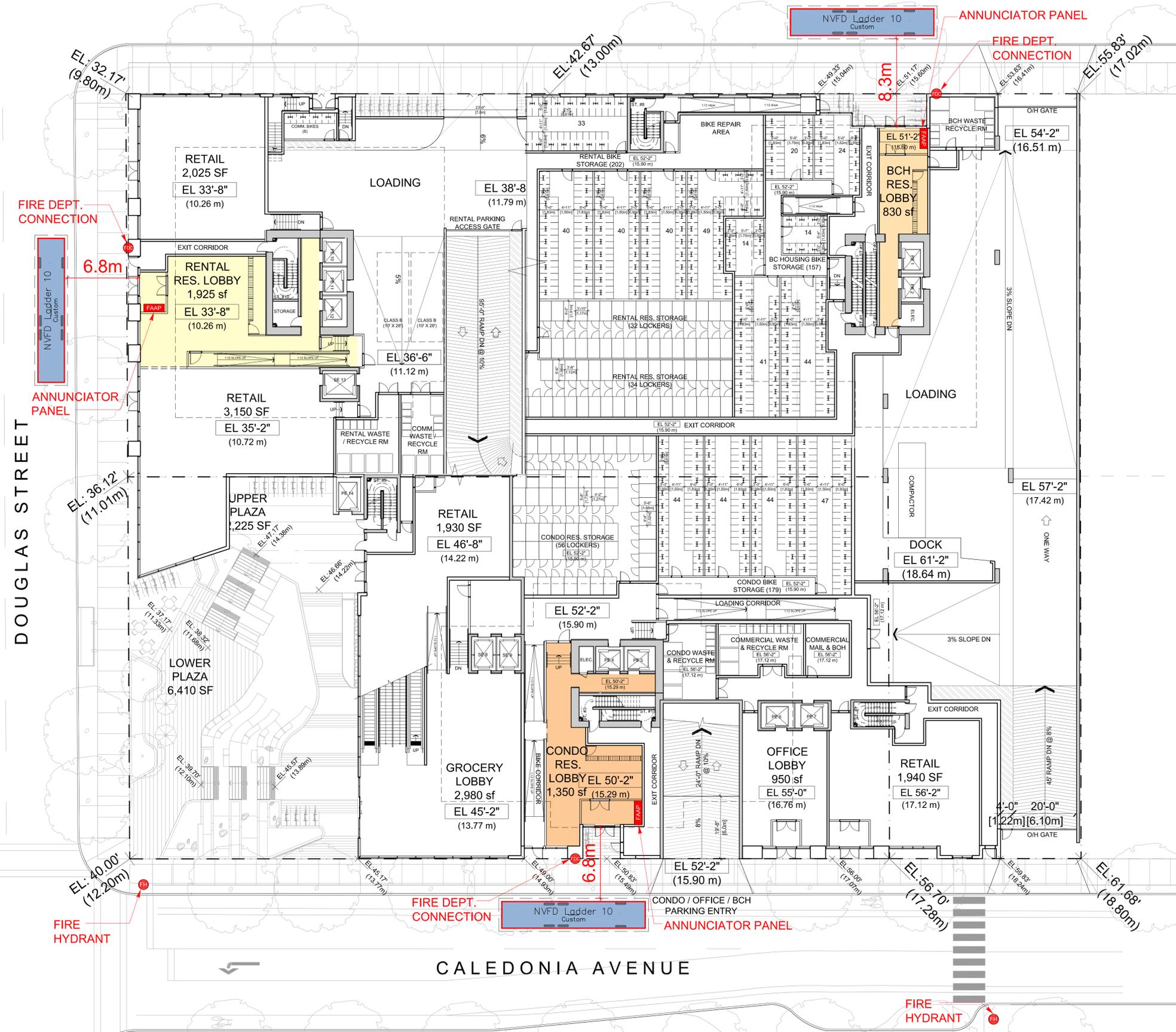
Sheet **A004**



DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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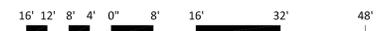
Victoria, BC
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FIRE DEPT
ACCESS PLAN

Drawing
Scale 1/16" = 1'-0"

Project 221023

Sheet A005





DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

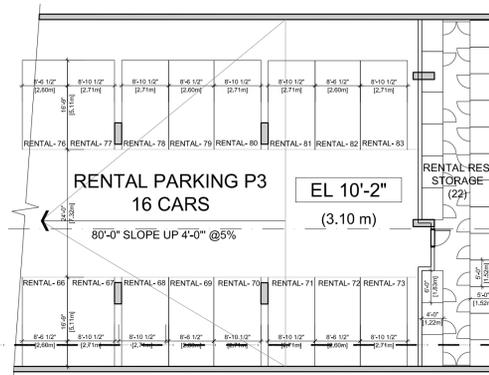
EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)



D
A203

F
A205

A
A200

B
A201

E
A204

C
A202



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PARKING
LEVEL P3

Drawing
Scale 1/16" = 1'-0"
Project 221023

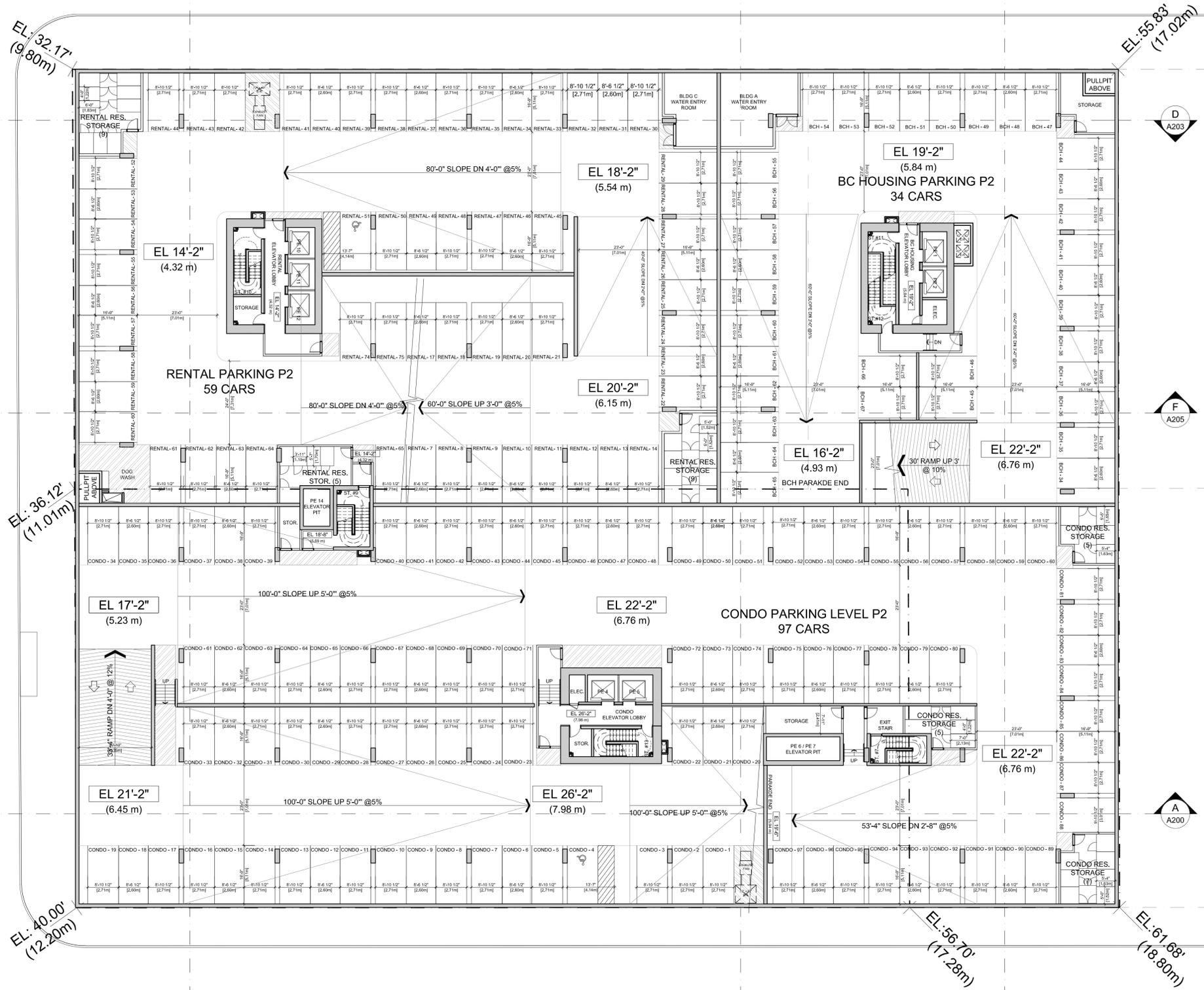
Sheet
A100

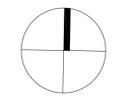


DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

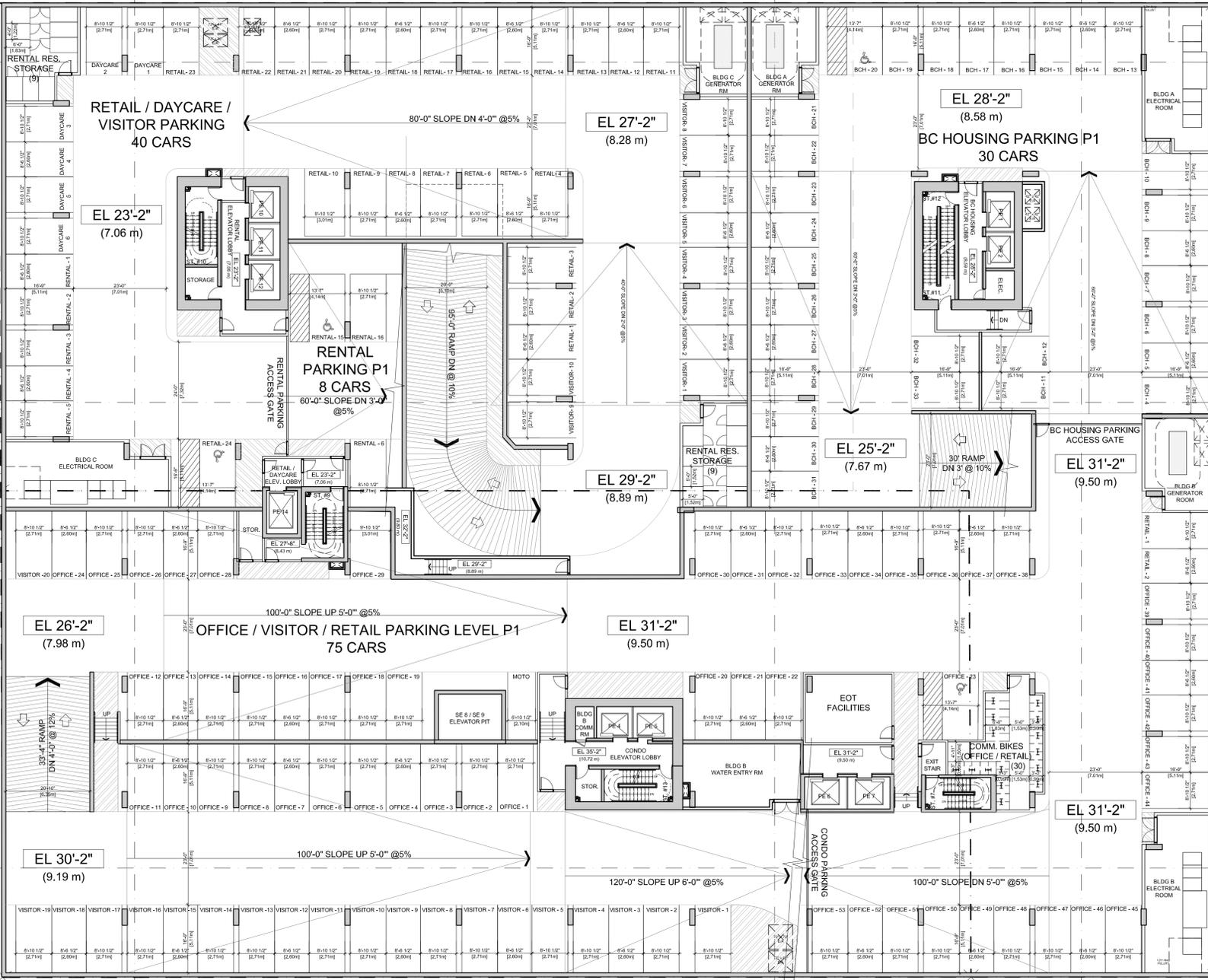
EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.29m)

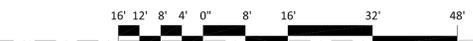
EL: 61.68'
(18.80m)

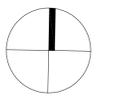


B A201

E A204

C A202





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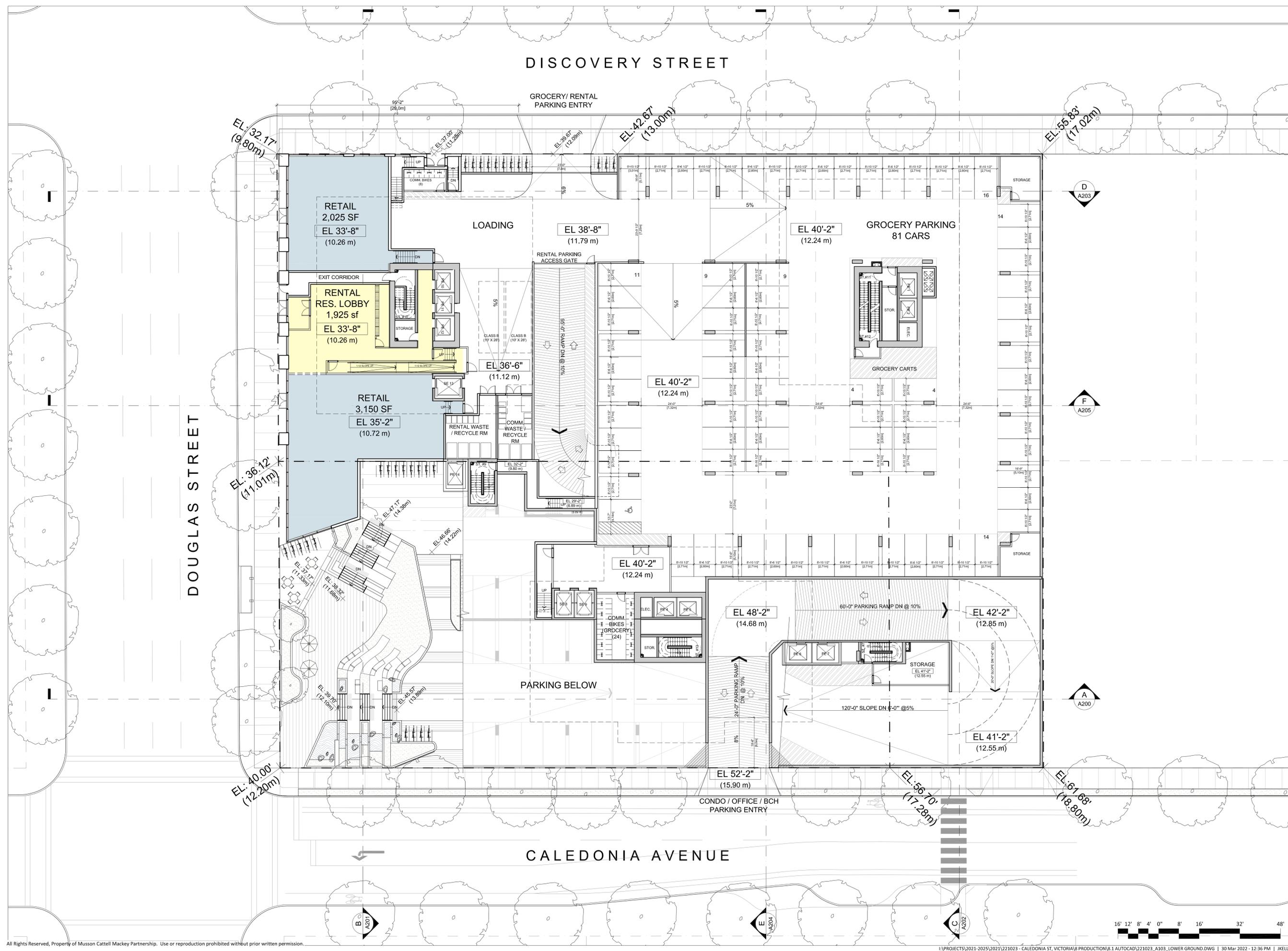
Seal
 Douglas St

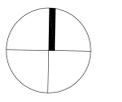
Victoria, BC
 Project

**LOWER
 GROUND**

Drawing
 Scale 1/16" = 1'-0"
 Project 221023

Sheet **A103**





DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 42.67'
(13.00m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 45.17'
(13.77m)

EL: 46.88'
(14.22m)

EL: 48.88'
(14.90m)

EL: 50.2'
(15.29m)

EL: 52.2'
(15.90m)

EL: 56.70'
(17.28m)

EL: 57.2'
(17.42m)

EL: 61.68'
(18.80m)

RESTAURANT
4,840 SF
EL 47'-2"
(14.38 m)

GUEST SUITE
440 SF
EL 47'-2"
(14.38 m)

RENTAL AMENITY GYM
2,380 SF
EL 52'-2"
(15.90 m)

RENTAL OFFICE
1,005 SF

RENTAL RES. STORAGE
(4 LOCKERS)

RENTAL RES. STORAGE
(36 LOCKERS)

UPPER PLAZA
2,225 SF
EL 47'-11"
(14.58m)

LOWER PLAZA
6,410 SF

RETAIL
1,930 SF
EL 46'-8"
(14.22 m)

GROCERY LOBBY
2,980 sf
EL 45'-2"
(13.77 m)

CONDO RES. LOBBY
EL 50'-2"
1,350 sf (15.29 m)

OFFICE LOBBY
950 sf
EL 55'-0"
(16.76 m)

RETAIL
1,940 SF
EL 56'-2"
(17.12 m)

RENTAL BIKE STORAGE (202)

BIKE REPAIR AREA

RENTAL RES. STORAGE (32 LOCKERS)

RENTAL RES. STORAGE (34 LOCKERS)

CONDO RES. STORAGE (56 LOCKERS)

CONDO BIKE STORAGE (179)

BCH RES LOBBY
830 SF
EL 51'-2"
(15.60 m)

LOADING

DOCK
EL 61'-2"
(18.64 m)

CONDO WASTE & RECYCLE RM (179)

COMMERCIAL WASTE & RECYCLE RM (17.12 m)

COMMERCIAL MAIL & BOH (17.12 m)

CONDO / OFFICE / BCH PARKING ENTRY

EL 54'-2"
(16.51 m)

EL 57'-2"
(17.42 m)

EL 56'-2"
(17.12 m)

EL 56'-70"
(17.28m)

EL 59.83'
(18.24m)

EL 61.68'
(18.80m)

D A203

F A205

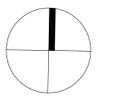
A A200

B A201

E A204

C A202

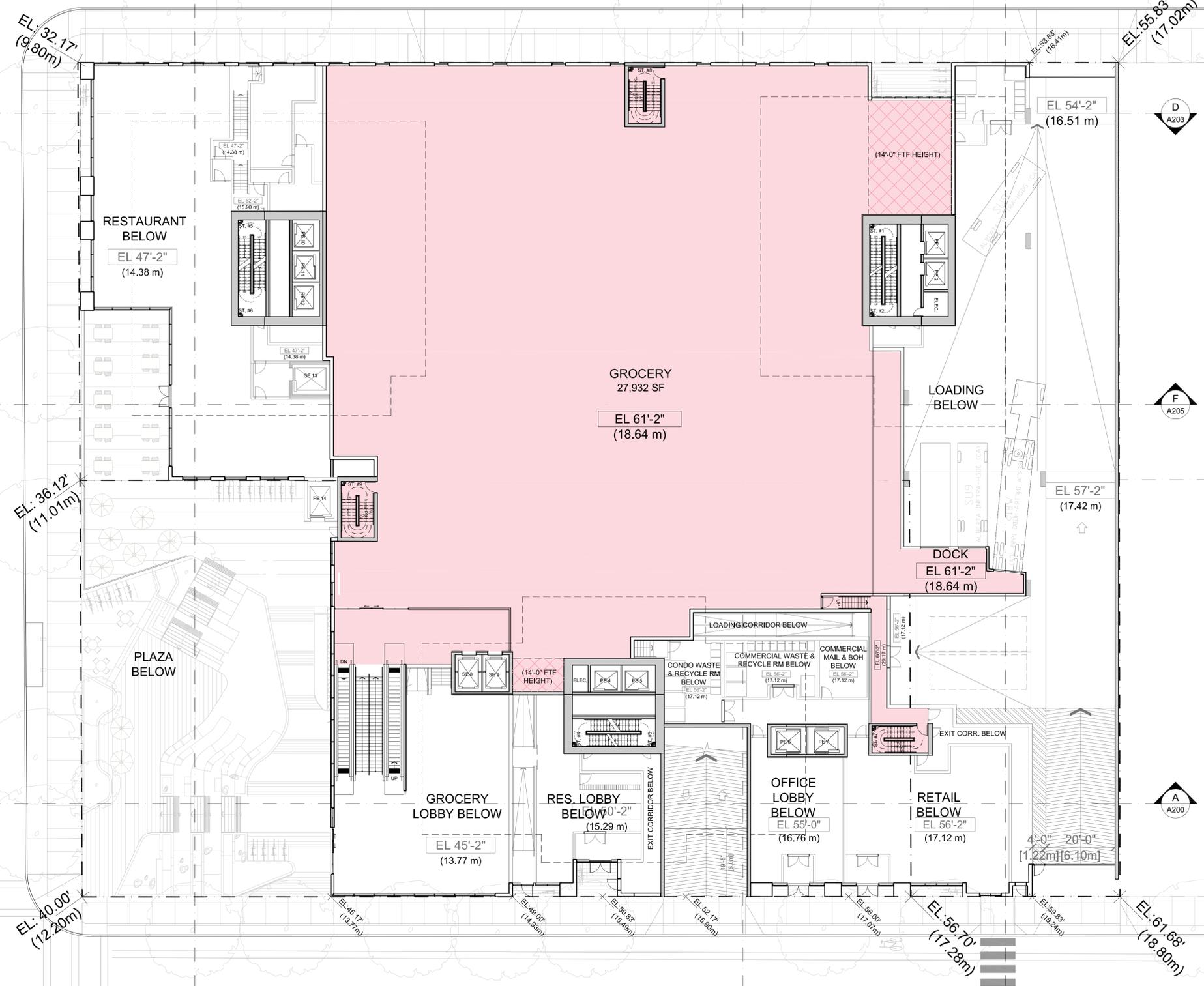
16' 12' 8' 4' 0" 8' 16' 32' 48'



DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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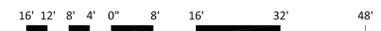
Victoria, BC
Project

GROCERY LEVEL

Drawing
Scale 1/16" = 1'-0"

Project 221023

Sheet **A105**



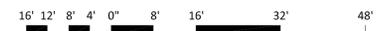
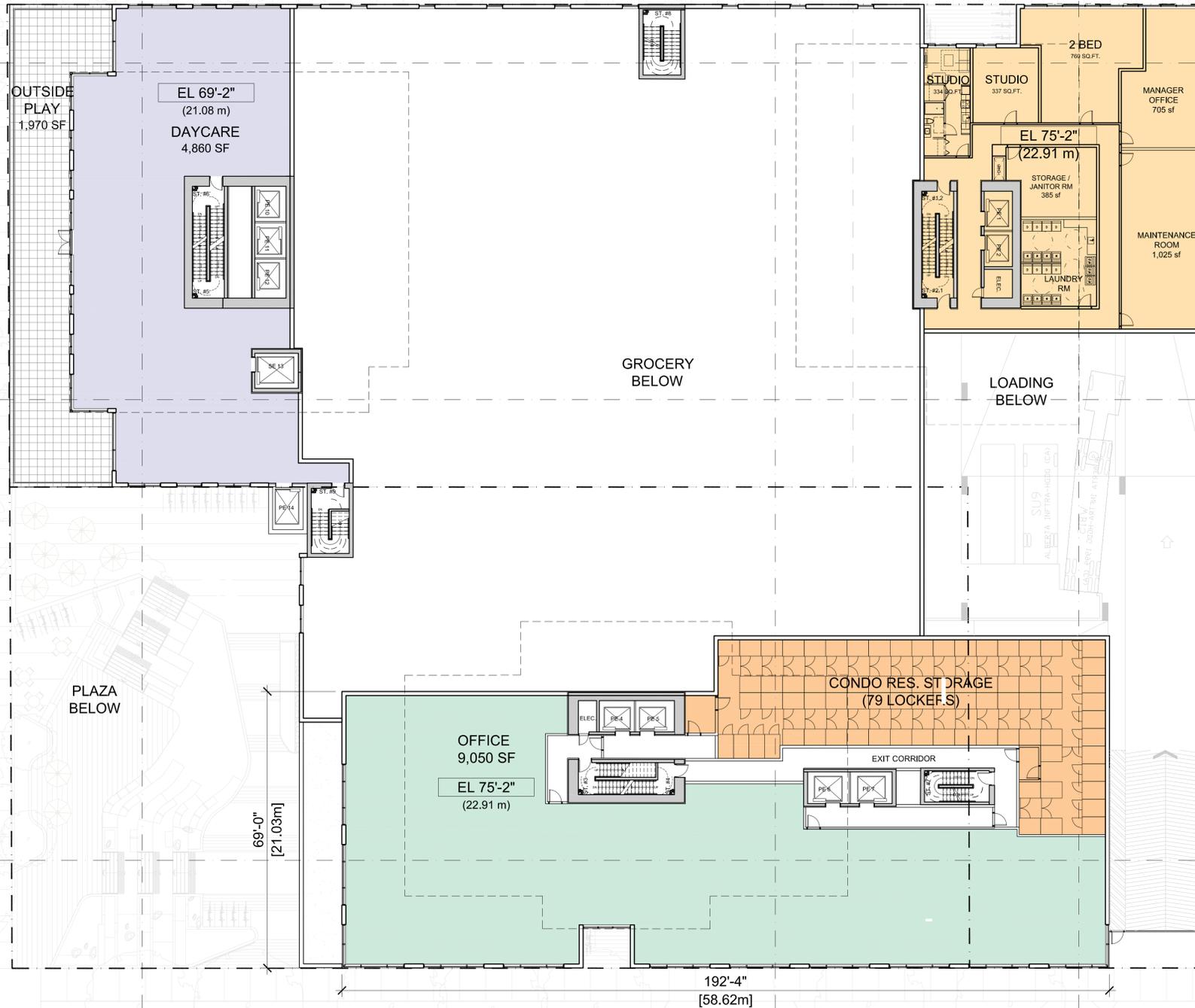


DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A - BC HOUSING
MEZZANINE





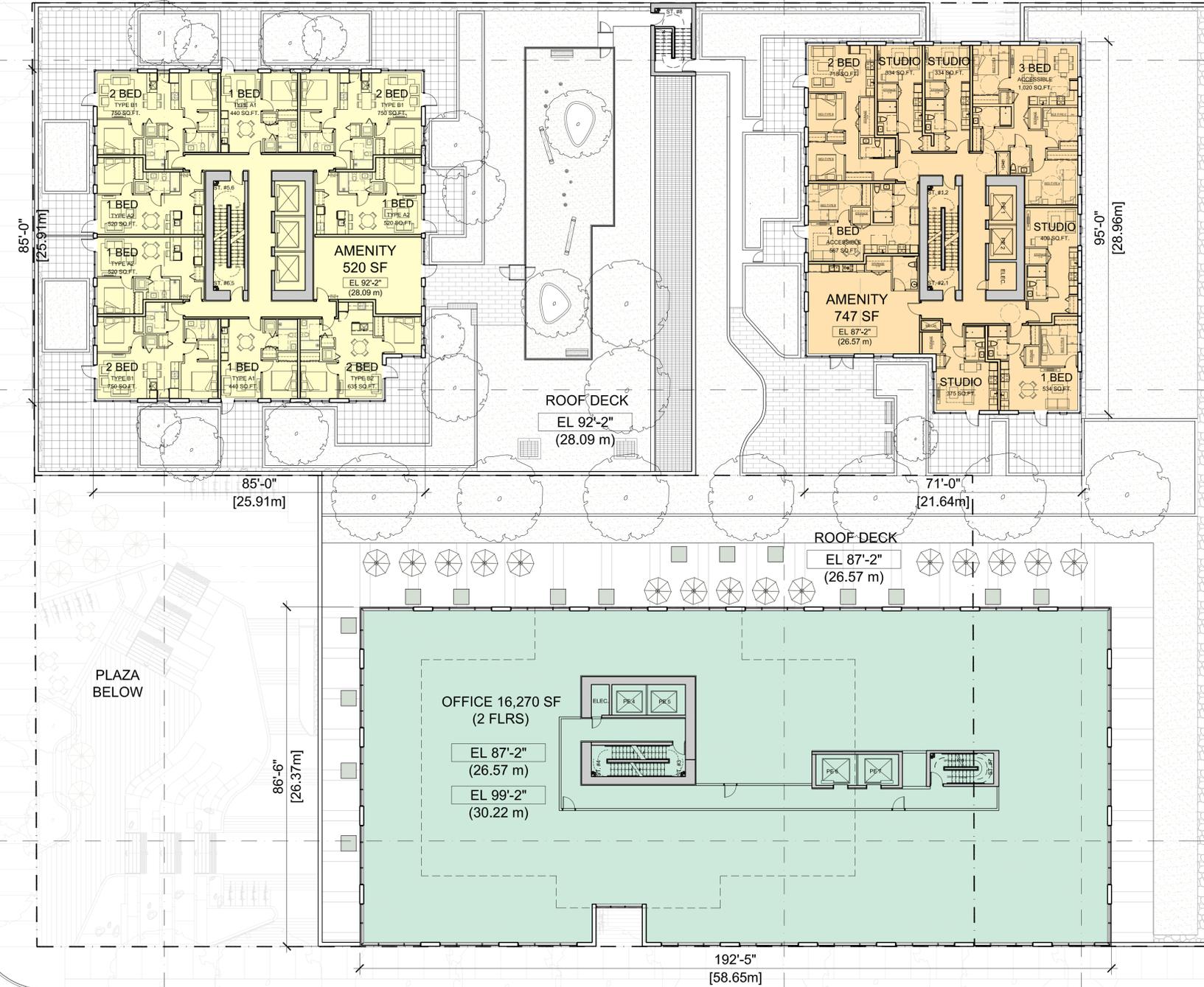
DISCOVERY STREET

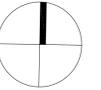
BUILDING C - RENTAL
L04

BUILDING A - BC HOUSING
L02

DOUGLAS STREET

CALEDONIA AVENUE





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Douglas St

Victoria, BC
Project

**RESIDENTIAL
LEVEL 05**

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A108**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L12 (8 FLRS)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

BUILDING B - CONDO
L05

ROOF DECK
BELOW

ROOF DECK
BELOW

PLAZA
BELOW

AMENITY
1,895 SF

AMENITY
ROOF DECK

EL: 32.17'
(9.80m)

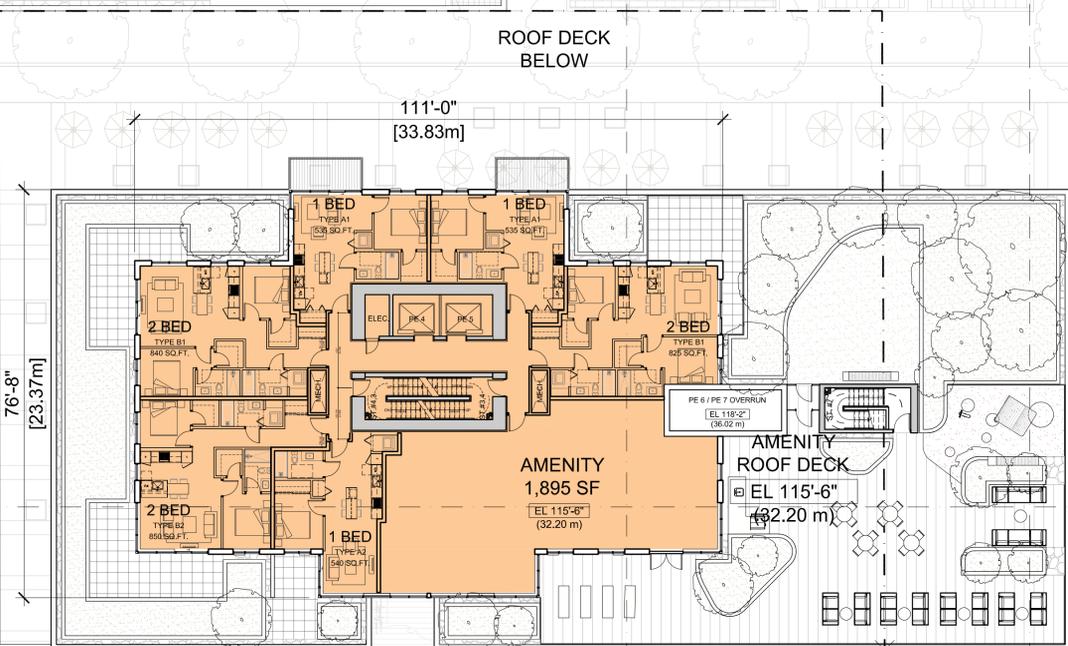
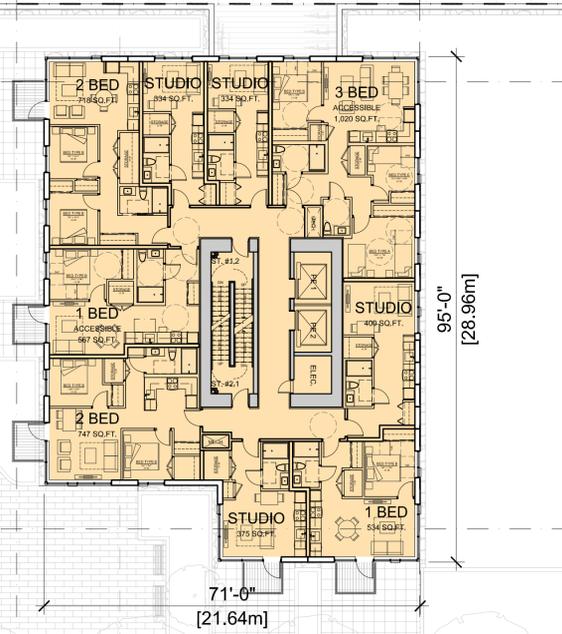
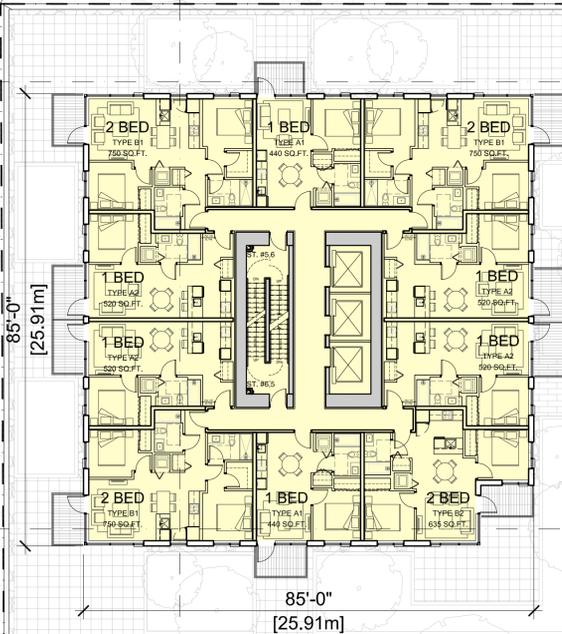
EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)



B A201

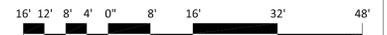
E A204

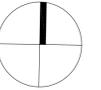
C A202

D A203

F A205

A A200





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**RESIDENTIAL
LEVELS 06-14**

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A109**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L12 (8 FLRS)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

BUILDING B - CONDO
L06 - L14 (9 FLRS)

ROOF DECK
BELOW

ROOF DECK
BELOW

ROOF DECK
BELOW



EL.: 32.17'
(9.80m)

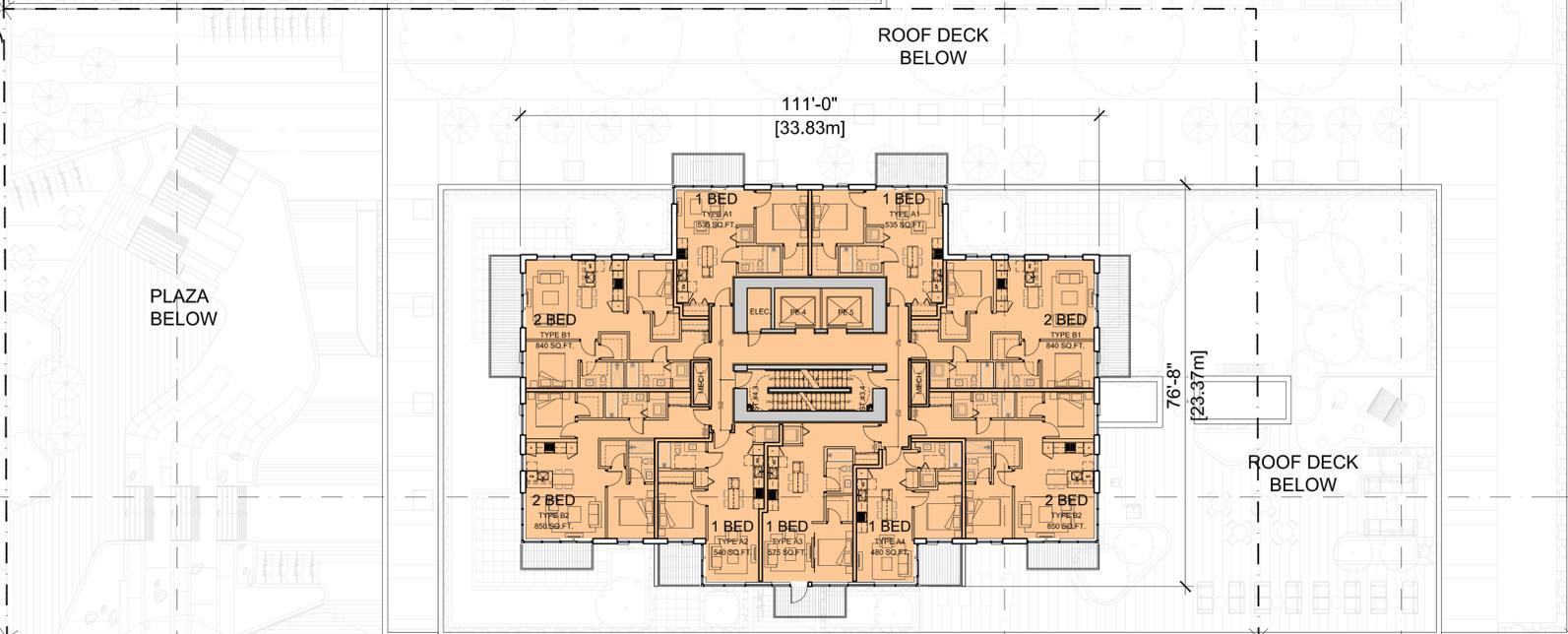
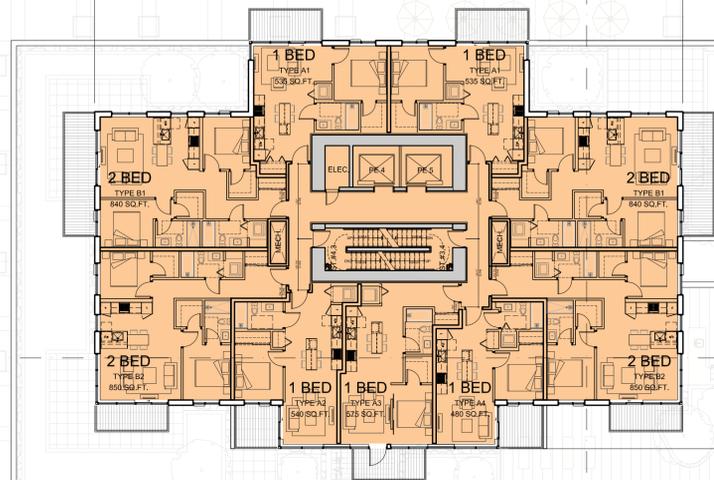
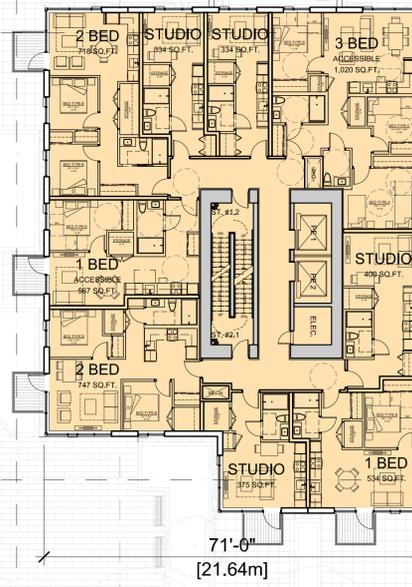
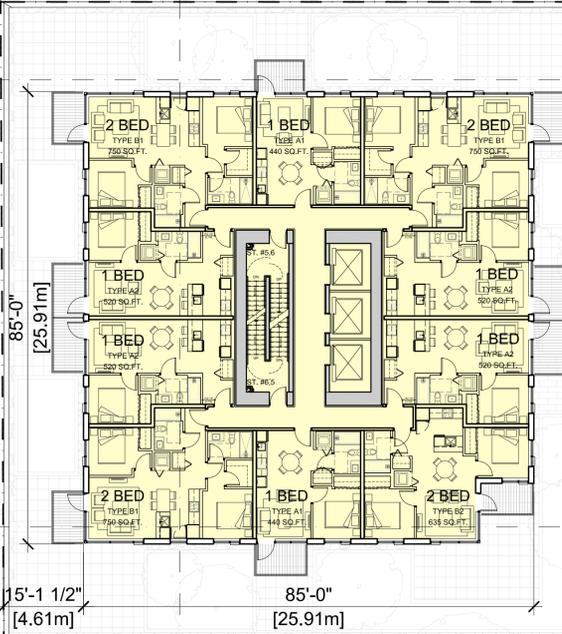
EL.: 55.83'
(17.02m)

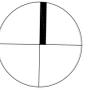
EL.: 36.12'
(11.01m)

EL.: 40.00'
(12.20m)

EL.: 56.70'
(17.28m)

EL.: 61.68'
(18.80m)





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**RESIDENTIAL
LEVELS 15-20**

Drawing
Scale 1/16" = 1'-0"

Project 221023

Sheet **A110**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L13 - L20 (8 FLRS)

BUILDING A - BC HOUSING
L03 - L16 (14 FLRS)

BUILDING B - CONDO
L15 - L20 (6 FLRS)

ROOF DECK
BELOW

ROOF DECK
BELOW

ROOF DECK
BELOW

PLAZA
BELOW

EL: 32.17'
(9.80m)

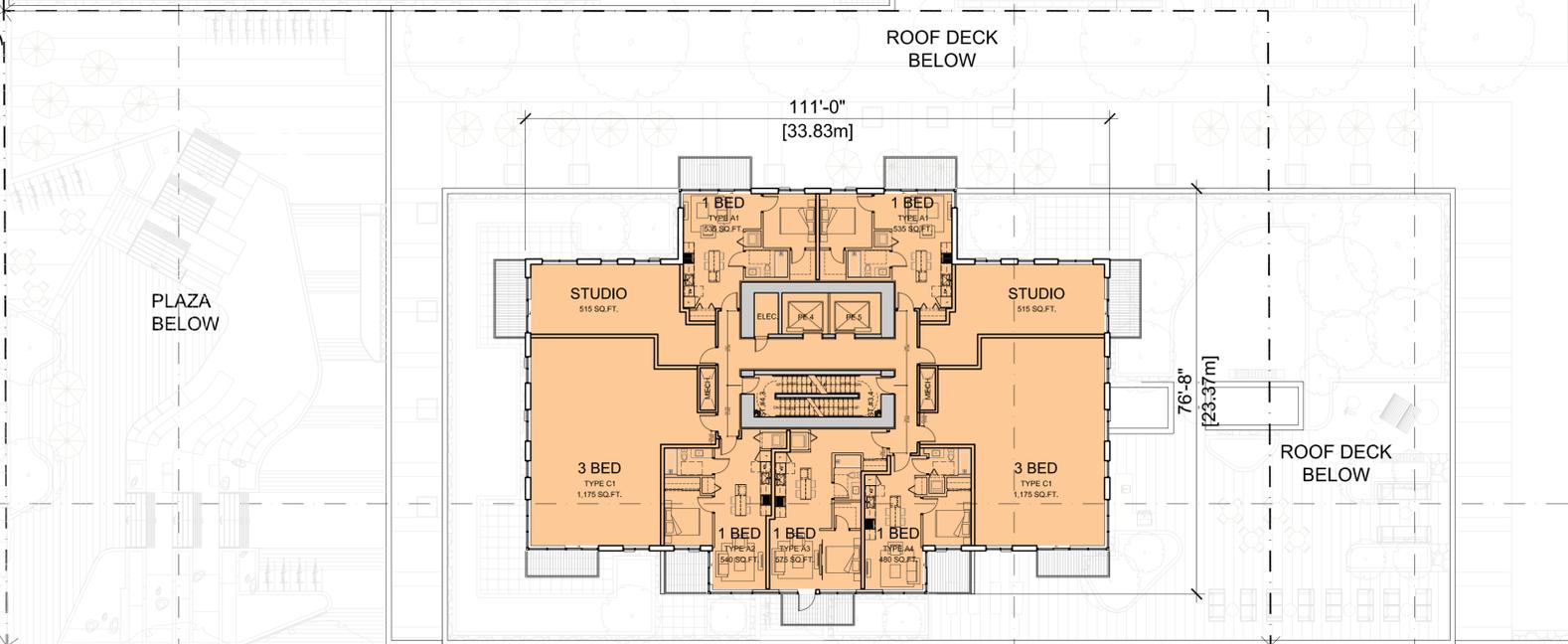
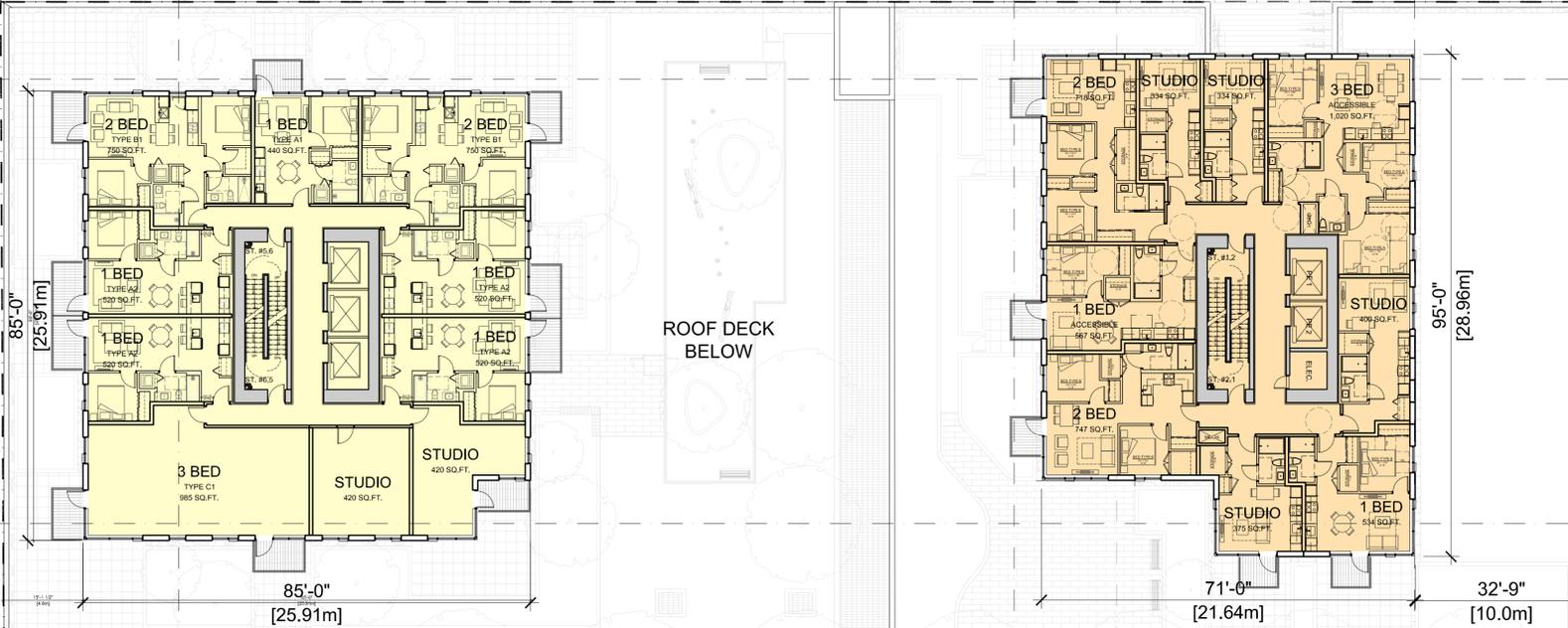
EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)



B A201

E A204

C A202

A A200

F A205

D A203

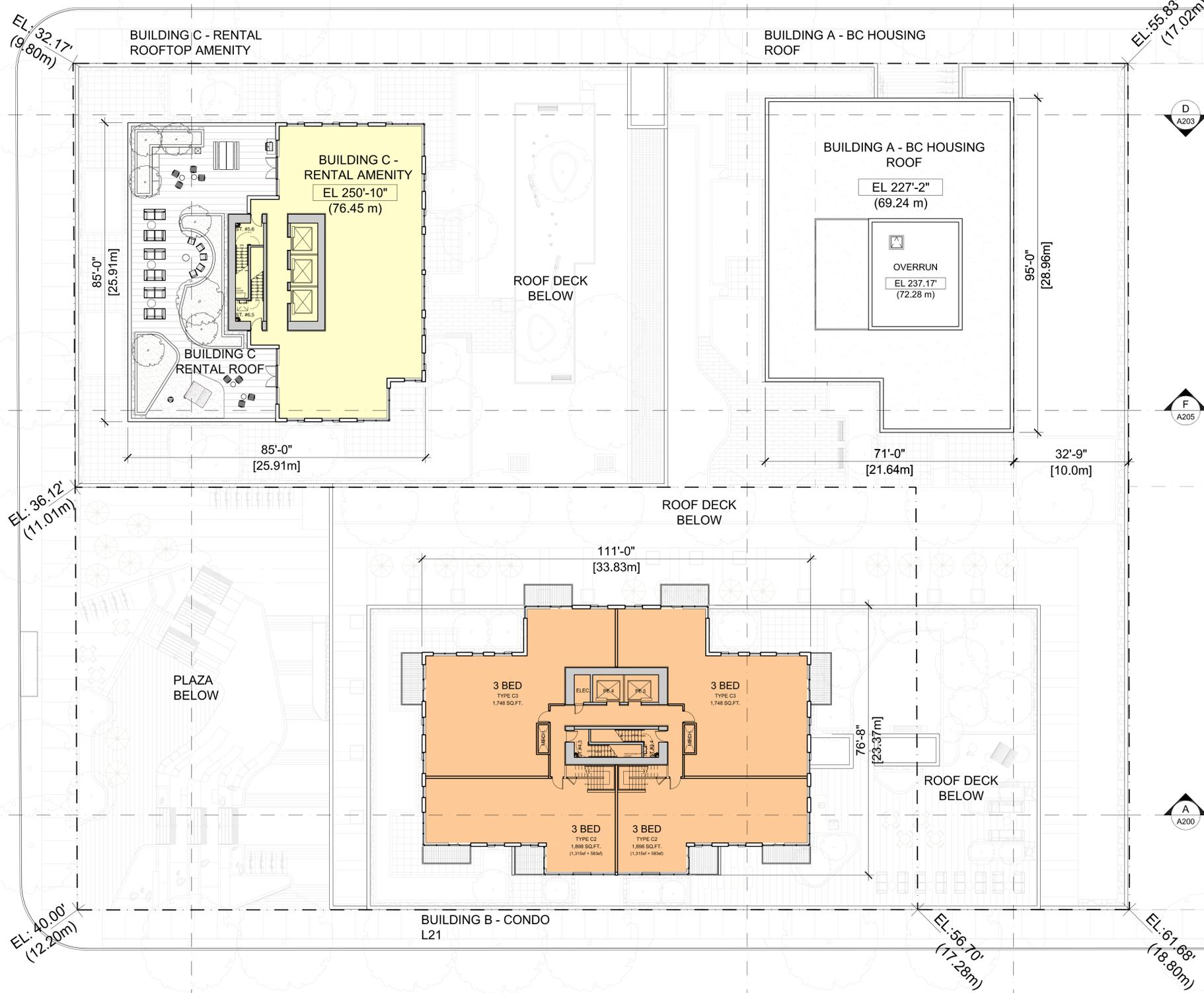


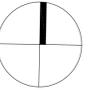


DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

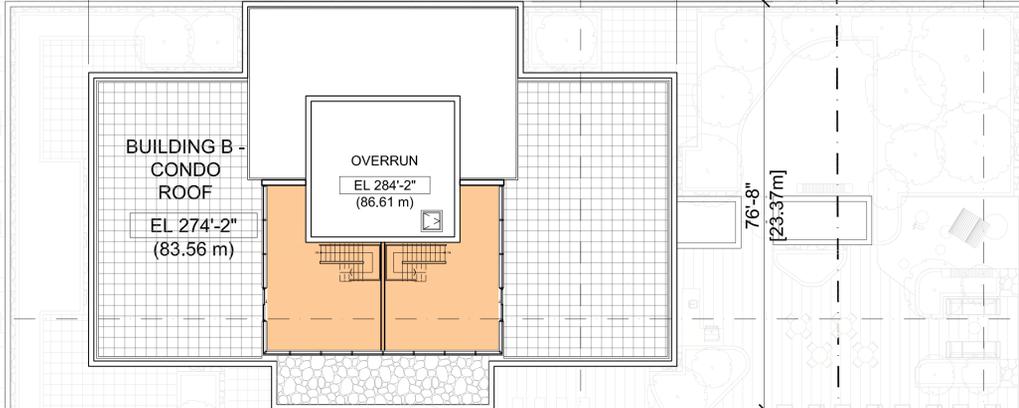
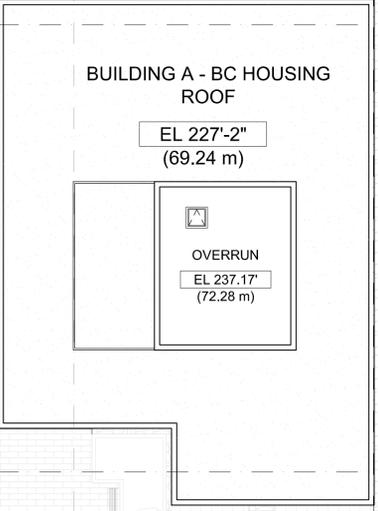
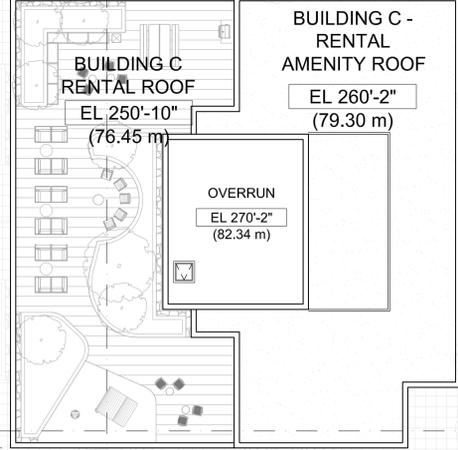
EL: 55.83'
(17.02m)

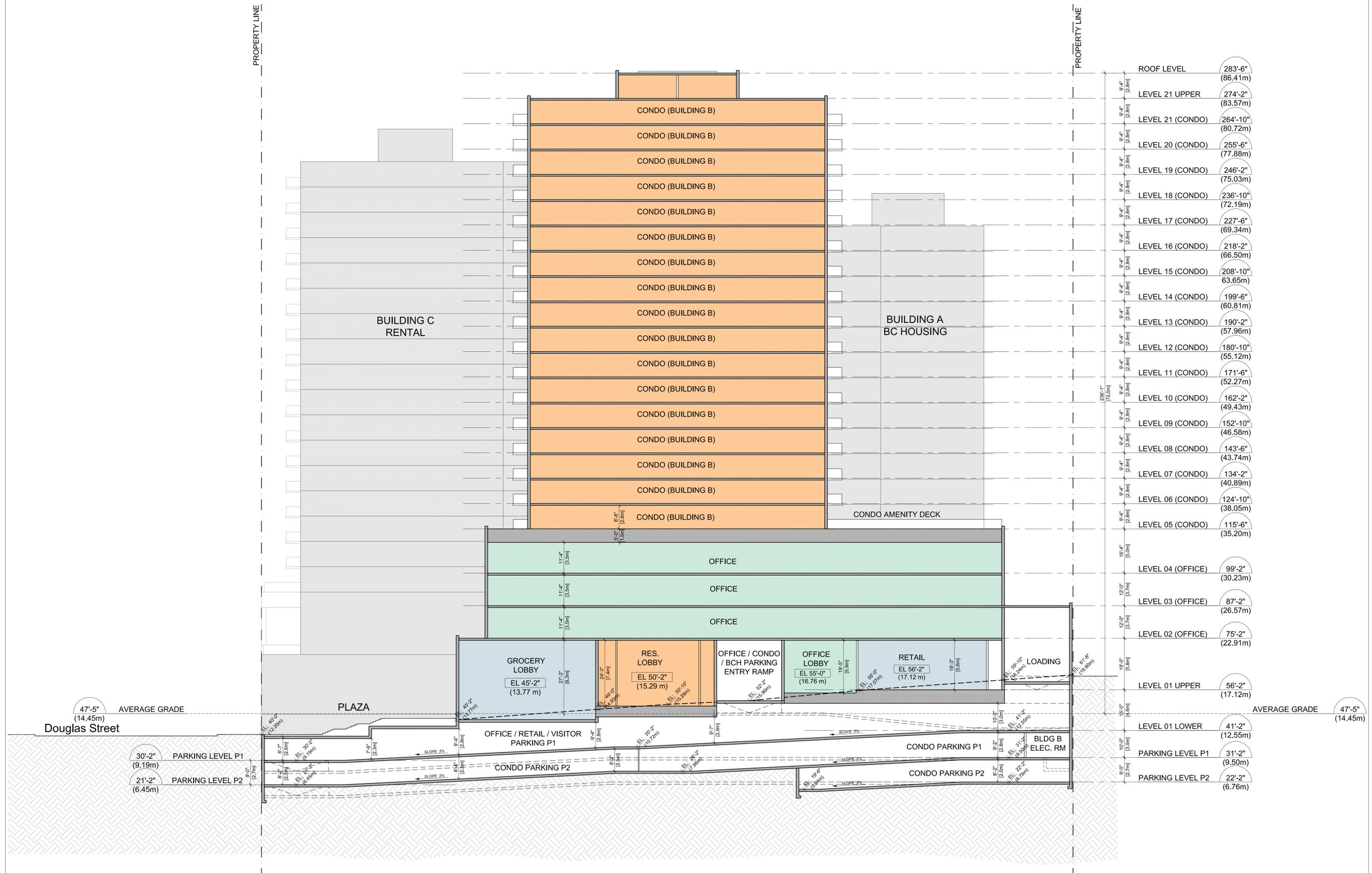
EL: 36.12'
(11.01m)

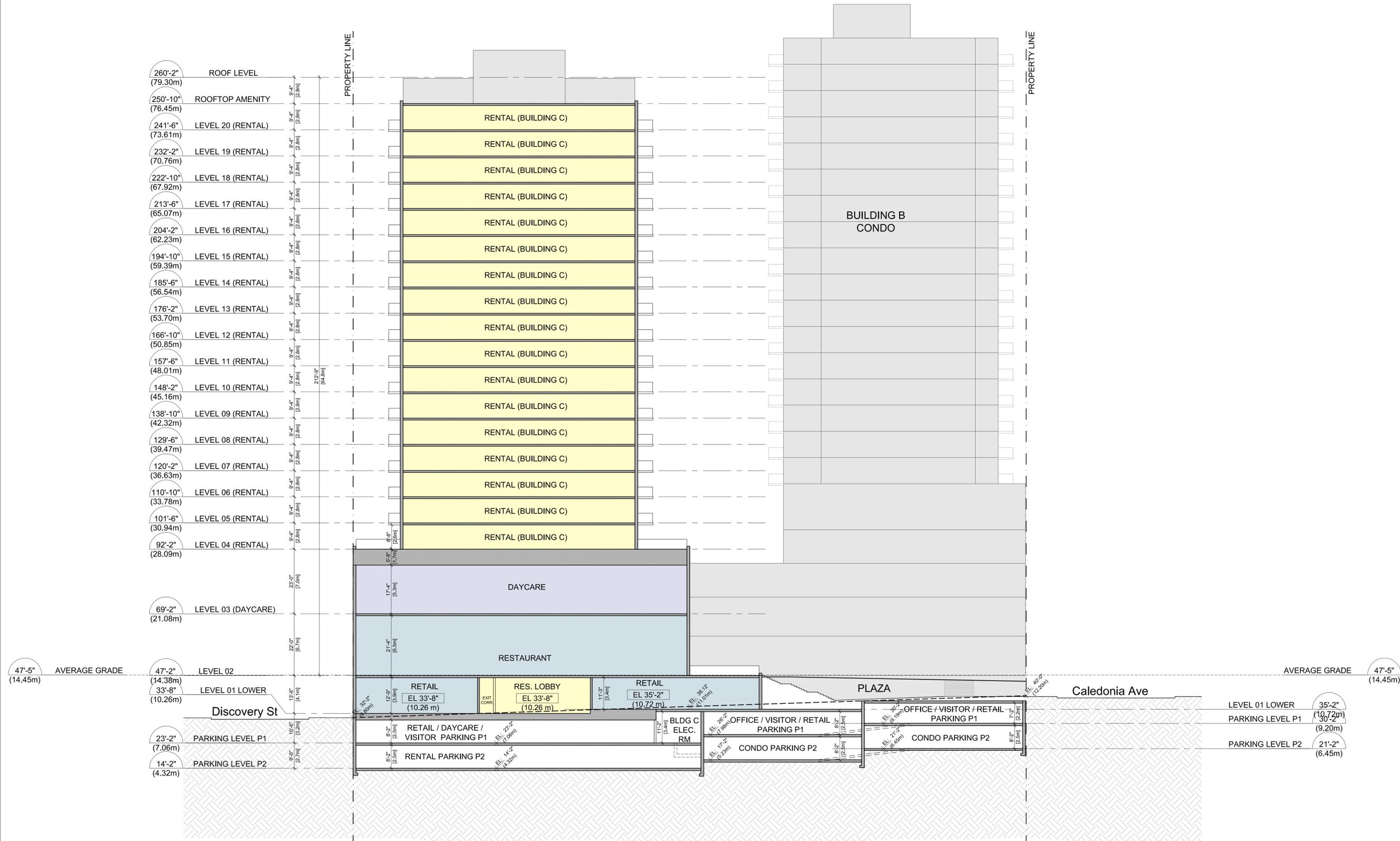
EL: 40.00'
(12.20m)

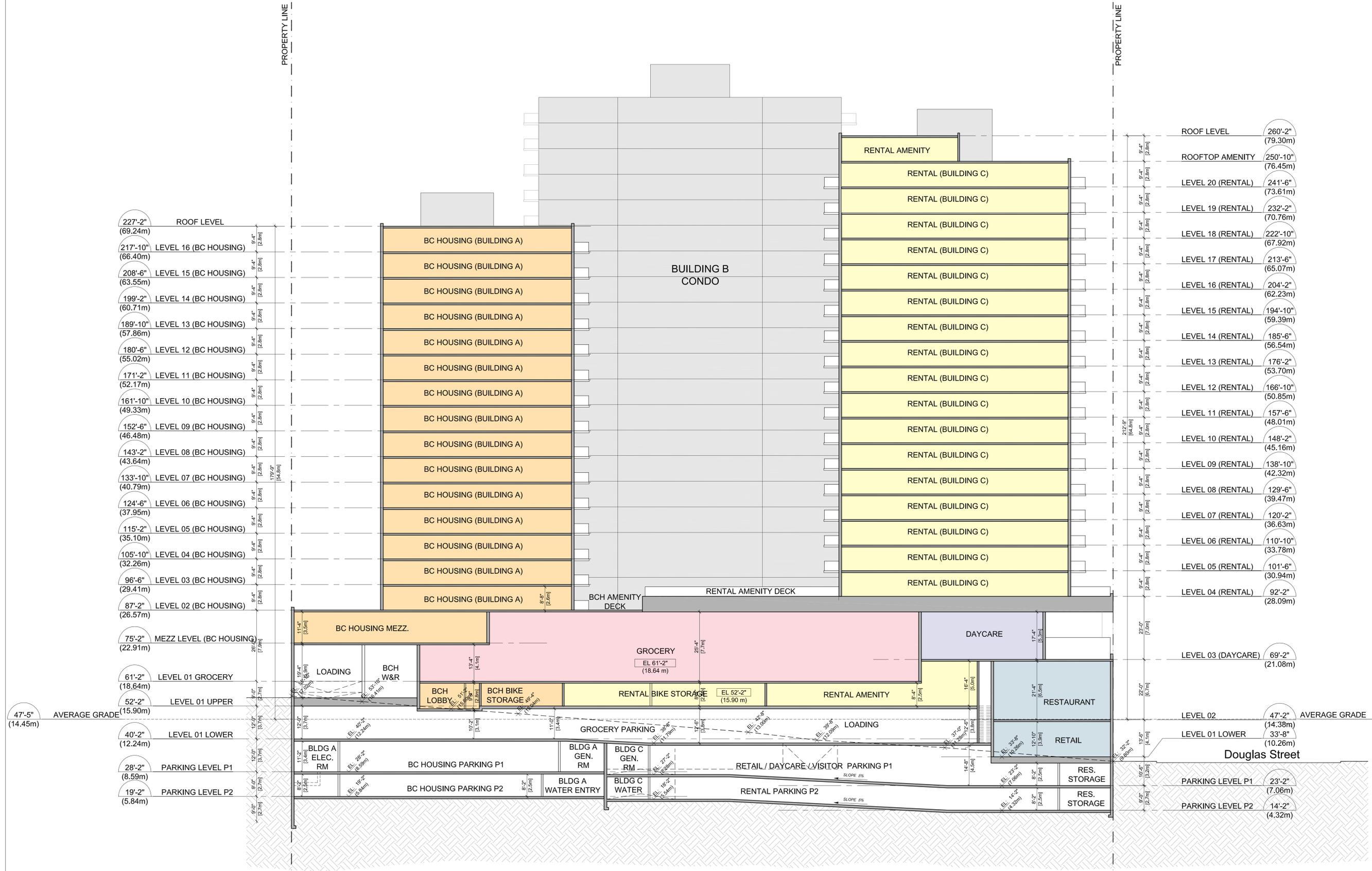
EL: 56.70'
(17.29m)

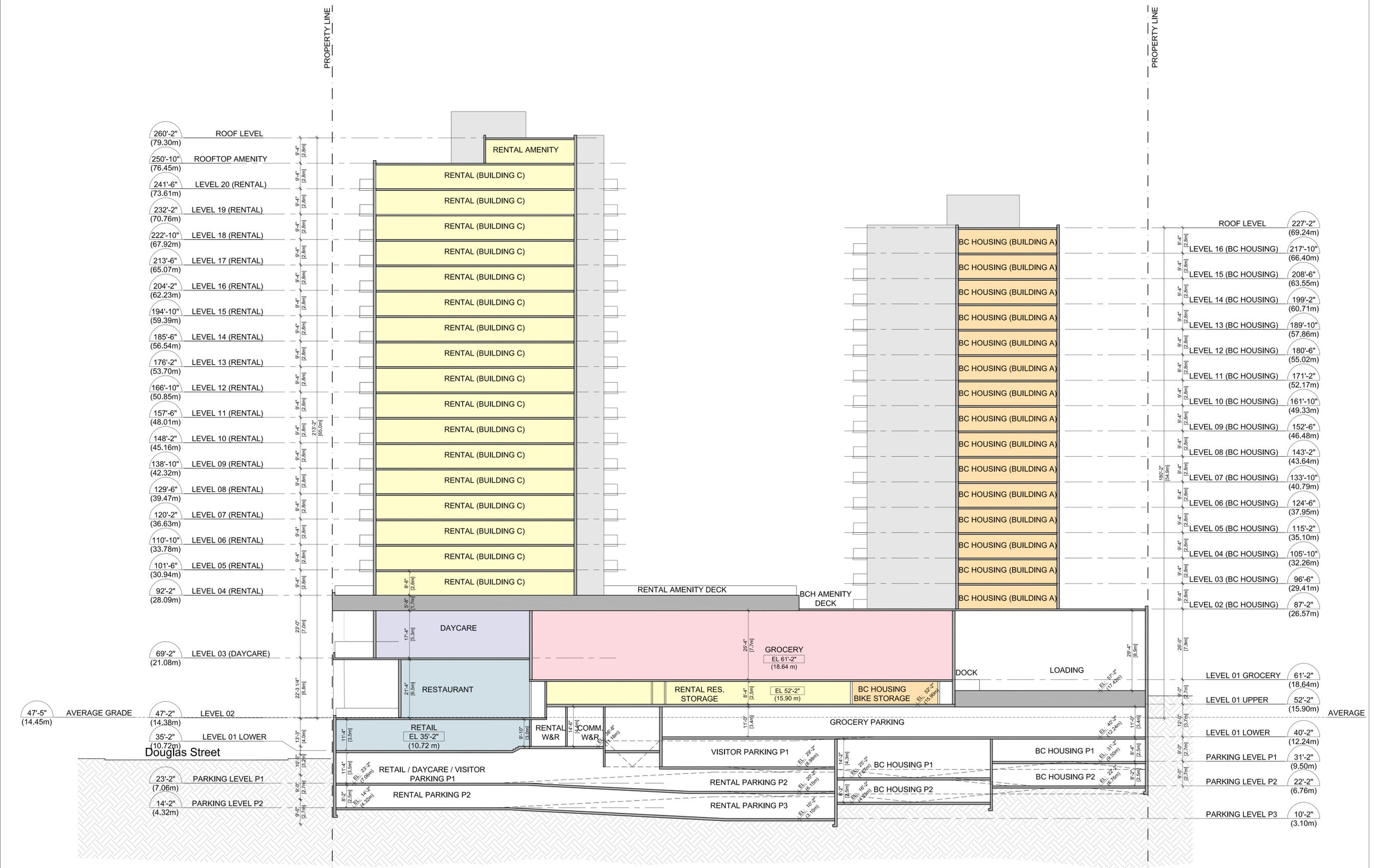
EL: 61.68'
(18.80m)











PROPERTY LINE

PROPERTY LINE



ROOF LEVEL	283'-6"	(86.41m)
LEVEL 21 UPPER	274'-2"	(83.57m)
LEVEL 21 (CONDO)	264'-10"	(80.72m)
LEVEL 20 (CONDO)	255'-6"	(77.88m)
LEVEL 19 (CONDO)	246'-2"	(75.03m)
LEVEL 18 (CONDO)	236'-10"	(72.19m)
LEVEL 17 (CONDO)	227'-6"	(69.34m)
LEVEL 16 (CONDO)	218'-2"	(66.50m)
LEVEL 15 (CONDO)	208'-10"	(63.65m)
LEVEL 14 (CONDO)	199'-6"	(60.81m)
LEVEL 13 (CONDO)	190'-2"	(57.96m)
LEVEL 12 (CONDO)	180'-10"	(55.12m)
LEVEL 11 (CONDO)	171'-6"	(52.27m)
LEVEL 10 (CONDO)	162'-2"	(49.43m)
LEVEL 09 (CONDO)	152'-10"	(46.58m)
LEVEL 08 (CONDO)	143'-6"	(43.74m)
LEVEL 07 (CONDO)	134'-2"	(40.89m)
LEVEL 06 (CONDO)	124'-10"	(38.05m)
LEVEL 05 (CONDO)	115'-6"	(35.20m)
LEVEL 04 (OFFICE)	99'-2"	(30.23m)
LEVEL 03 (OFFICE)	87'-2"	(26.57m)
LEVEL 02 (OFFICE)	75'-2"	(22.91m)
LEVEL 01 UPPER	56'-2"	(17.12m)

47'-5" (14.45m) AVERAGE GRADE
45'-2" (13.77m) LEVEL 01 LOWER
Douglas Street

AVERAGE GRADE 47'-5" (14.45m)





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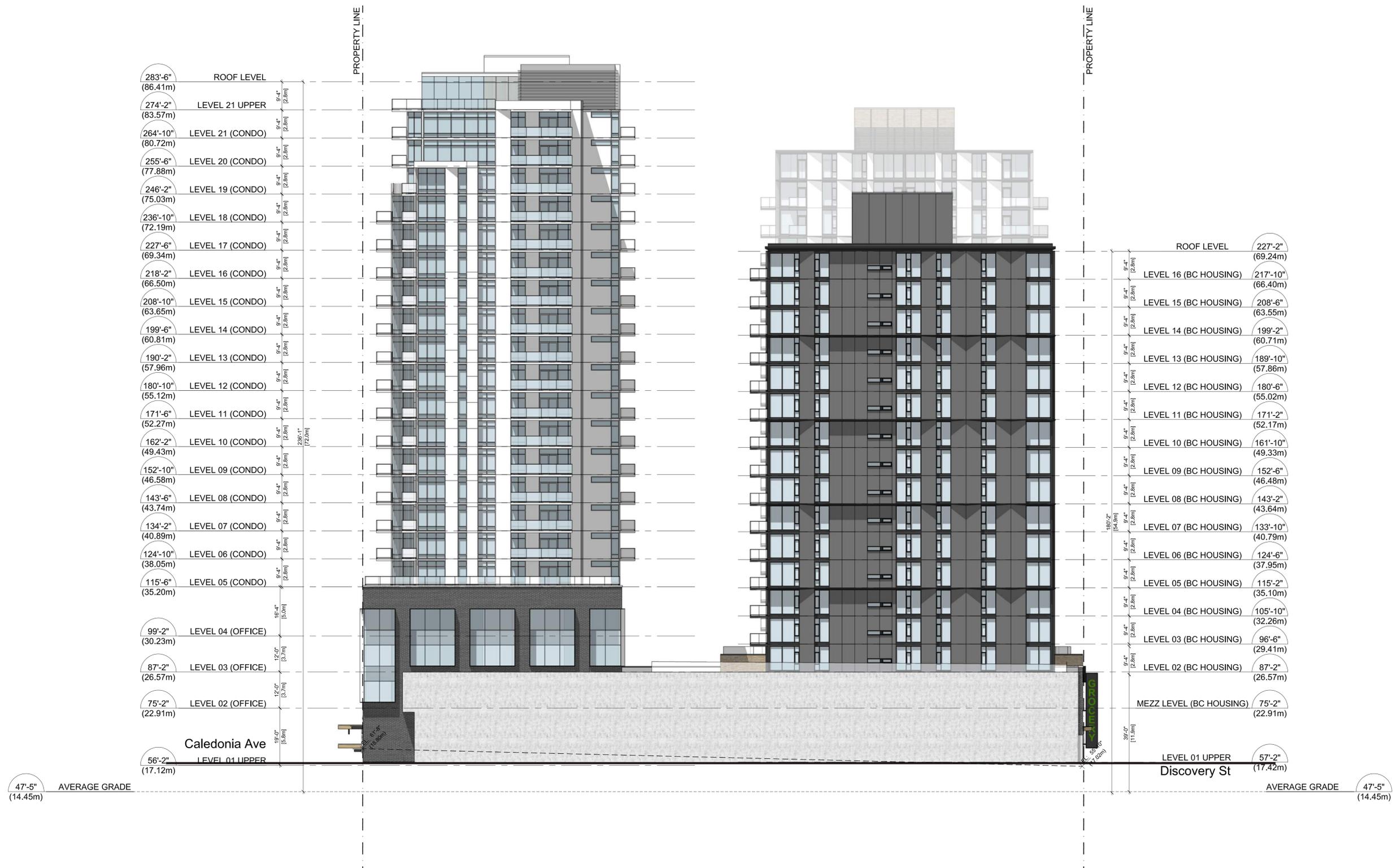
**BUILDING
ELEVATION
WEST**

Drawing
Scale 1/16" = 1'-0"

Project 221023

Sheet **A301**







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Seal

Douglas St

Victoria, BC

Project

**BUILDING
ELEVATION
NORTH**

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet **A303**

