

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
November 9, 2026

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ARCHITECTURAL

PROJECT DIRECTORY

CLIENT

M'AKOLA DEVELOPMENT SERVICES

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

ARCHITECT
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, BC V6E 3X1
Tel : 604-687-2990

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
Skyline Engineering
4243 Glanford Ave #370
Victoria, BC V8Z 4B9
Tel: 250-590-4133

ELECTRICAL
e2 Engineering
530 Herald St
Victoria, BC V8W 1S6
Tel: 778-433-9391

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

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Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMParchitects.com

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1	ISSUED FOR REZONING	2025-05-23
2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
4	DP RESUBMISSION	2026-06-11
5	DP RESUBMISSION #2	2026-09-02
6	DP RESUBMISSION #3	2026-11-06

REGISTERED ARCHITECT XINER LIU BRITISH COLUMBIA

2026-11-06

Seal

3075 DOUGLAS

Victoria, BC

Project

Sheet **A.000**

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

LEGAL ADDRESS: LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 13031
PID 004-698-452

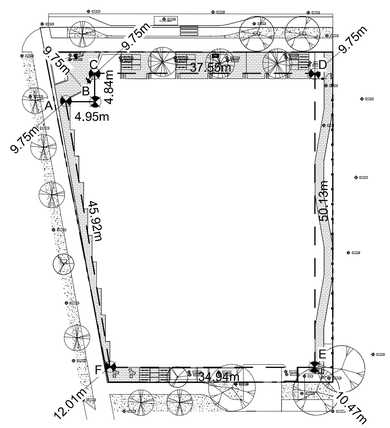
CIVIC ADDRESS: 3075 DOUGLAS STREET, VICTORIA BC

PROJECT INFORMATION TABLE

ZONE (EXISTING)	C1-CA
PROPOSED ZONE OR SITE SPECIFIC ZONE IF UNSURE, STATE "NEW ZONE"	CD-1
SITE AREA (m²) (PRE ROAD DEDICATION)	2,665.72 m²
SITE AREA (m²) (POST ROAD DEDICATION)	2,457.72 m²
TOTAL FLOOR AREA (m²)	14,423 m² 6
COMMERCIAL FLOOR AREA (m²)	739 m²
FLOOR SPACE RATIO (PRE ROAD DEDICATION)	5.41 6
SITE COVERAGE (%) (PRE ROAD DEDICATION)	71.62%
OPEN SITE SPACE (%) (PRE ROAD DEDICATION)	28.38%
HEIGHT OF BUILDING (m)	65.67 m 6
HEIGHT OF PARAPET (m)	1.07 m
ROOF COVERAGE (%)	36.88%
NUMBER OF STOREYS	23
PARKING STALLS ON SITE	68
BICYCLE PARKING NUMBER	CLASS 1 = 236 | CLASS 2 = 30
OVERSIZED CLASS 1 BICYCLES	36 (15.3%)
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)	33 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	13,633 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)

	COMMERCIAL		COMM. COMMON		RES. UNITS		RES. COMMON		INDOOR AMENITY		PARKING / SERV.		TOTAL GFA		TOTAL AREA (FSR)	
LEVEL	ft²	m²	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	0
LEVEL 1	7,008	651	944	88	0	0	3,815	354	0	0	7,881	732	19,648	1,825	11,767	1,093
BIKE MEZZANINE	0	0	0	0	0	0	1,417	132	0	0	3,641	338	5,057	470	1,417	132
LEVEL 2	0	0	0	0	5,259	489	1,537	143	551	51 6	0	0	7,348	683	7,348	683 6
LEVEL 3	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 4	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 5	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 6	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 7	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 8	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 9	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 10	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 11	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 12	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 13	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 14	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 15	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 16	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 17	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 18	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 19	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 20	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 21	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643	617	6,643	617
LEVEL 22	0	0	0	0	4,078	379	1,216	113	1,148	107	0	0	6,441	598	6,441	598
ROOF	0	0	0	0	0	0	2,045	190	0	0	0	0	2,045	190	2,045	190
TOTAL	7,008	651	944	88	112,467	10,449	33,126	3,077	1,699	158	33,573	3,119	188,816	17,542	155,243	14,423 6
FSR (PRE-DEDICATION)	**0.28**						**5.13** 6		6						**5.41**	

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	
Residential (Market Rental)	No. units < 45 sqm	60	Units	Schedule C Table 1	0.6* Per unit	36	36	**54**
	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	
Residential (Accessible)	All	123	Spaces	Schedule C Table 5	1 Accessible for every 25 spaces 1 Van Accessible for 2-6 Accessible spaces	4 A / 1 VA		**5**
Visitor	0.1 per dwelling unit	208	Units	Schedule C Table 1	0.1 Per unit	20.8	21	**12****
Visitor (Accessible)	All	21	Spaces	Schedule C Table 5	0 Accessible, 1 Van Accessible for 6-25 Spaces	0 A / 1 VA		**2****
Restaurant	All	686 sqm	GFA (sqm)	Schedule C Table 1	1 Space per 25 sm	27.4	27	**12**
Restaurant (Accesible)	All	27	Spaces	Schedule C Table 5	1 Accessible, 1 Van Accessible for 26-50 Spaces	1 A / 1 VA		**2**
TOTAL							**171**	**68**

*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
LONG TERM	Residential	No. units < 45 sqm	104	Units	Schedule C Table 2	1 Per unit	104	234	**234**
		No. units > 45 sqm	104	Units	Schedule C Table 2	1.25 Per unit	130		
	Restaurant	All	663 sqm	GFA (sqm)	Schedule C Table 2	1 Space per 400 sm	1.7	2	**2**
	TOTAL							**236**	**236**
	Land Use	**Breakdown**	**Quantity**	**Variable**	**Reference**	**Requirement Rate**	**Requirement**	**Rounded**	**Proposed**
SHORT TERM	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	**8**
	TOTAL							**28**	**30**

LONG TERM BICYCLE PARKING MIX

	Level	Ground Mounted	Wall Mounted	Oversized	Stacked	TOTAL
LONG TERM	P1	34				34
	L1	2 (Restaurant)		13		15
	Bike Mezzanine	63	13	23	88	187
	TOTAL	**99**	**13**	**36**	**88**	**236**
	Percentage	41.9%	5.5%	15.3%	37.3%	

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	%	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	688.9	ft2	64.00	m2
207	STUDIO D	356.1	ft2	33.08	m2
208	STUDIO E	356.1	ft2	33.08	m2
209	3 BED B	849.5	ft2	78.92	m2
210	1 BED A	548.0	ft2	50.91	m2
	TOTAL	**5,259.5**	ft2	**488.62**	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	688.9	ft2	64.00	m2
307-1007	STUDIO D	356.1	ft2	33.08	m2
308-1008	STUDIO E	356.1	ft2	33.08	m2
309-1009	3 BED B	849.9	ft2	78.96	m2
310-1010	1 BED A	548.0	ft2	50.91	m2
	TOTAL	**43,423.3**	ft2	**4034.16**	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	688.9	ft2	64.00	m2
1107-2107	STUDIO D	356.1	ft2	33.08	m2
1108-2108	1 BED D	404.1	ft2	37.54	m2
1109-2109	2 BED C	801.9	ft2	74.50	m2
1110-2110	1 BED A	548.0	ft2	50.91	m2
	TOTAL	**59,708.3**	ft2	**5,547.1**	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	688.9	ft2	64.00	m2
2207	STUDIO D	356.1	ft2	33.08	m2
2208	1 BED D	404.2	ft2	37.55	m2
	TOTAL	**4,078.2**	ft2	**378.9**	m2

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Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMParchitects.com

6	DP RESUBMISSION #3	2026-11-06
5	DP RESUBMISSION #2	2026-09-02
4	DP RESUBMISSION	2026-06-11
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
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1	ISSUED FOR REZONING	2025-05-23

Revisions YYYY-MM-DD

M'AKOLA HOUSING SOCIETY

TL HOUSING SOLUTIONS

REGISTERED ARCHITECT XINER LIU BRITISH COLUMBIA

2026-11-06

Seal

3075 DOUGLAS

Victoria, BC

Project

PROJECT STATISTICS

Drawing

Scale As indicated

Project 224033

Sheet **A.001**

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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.

0 2 10 20

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

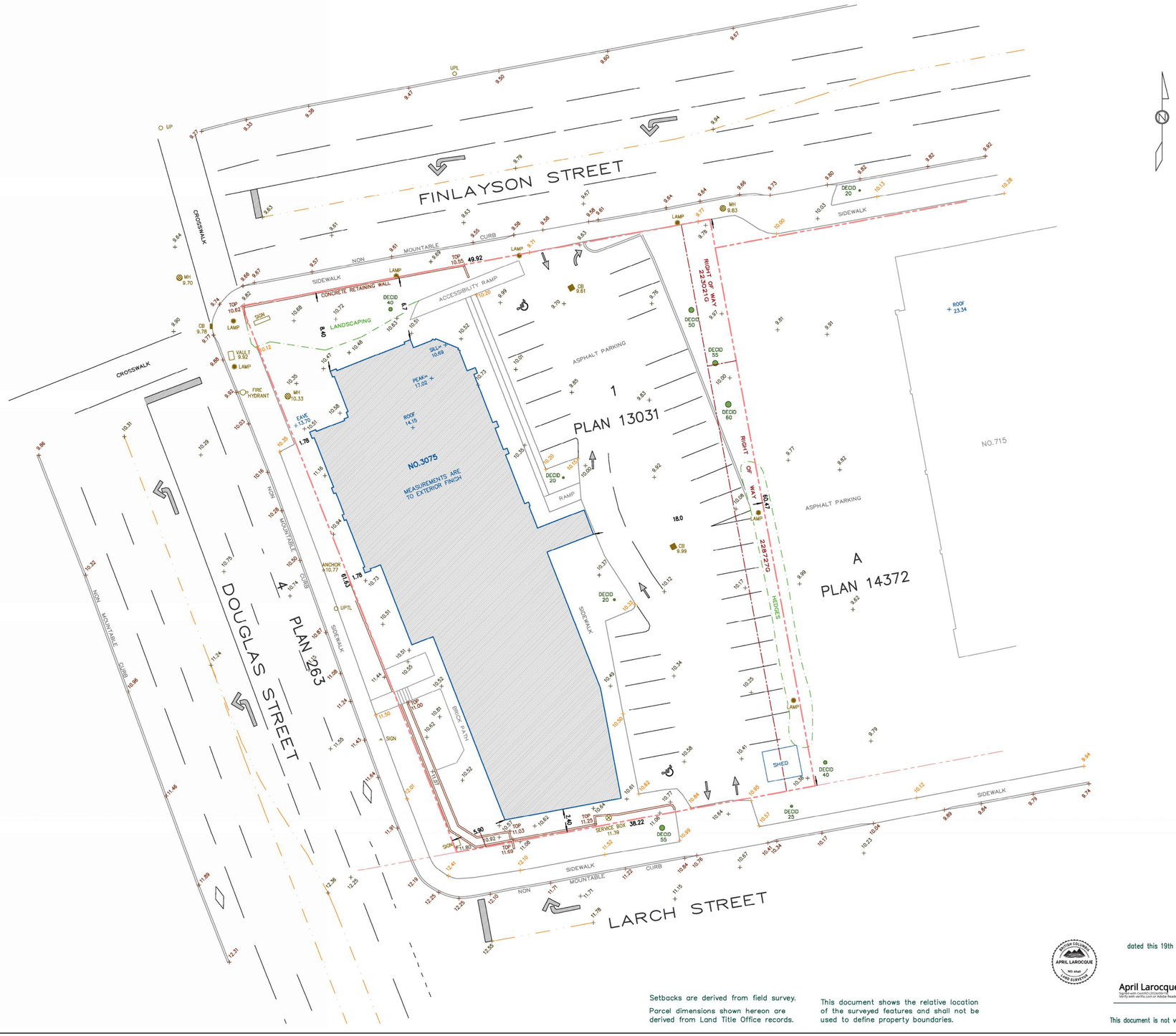
LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

+ – denotes – existing elevation
UP – denotes – utility pole
UPL – denotes – utility pole w/ lamp
UPTL – 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

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.

CERTIFIED CORRECT
dated this 19th day of September, 2024

April Larocque
Signed with Certinfo (2024.09.19) Verify with certify.ca or Adobe Reader.
B.C.L.S
April Larocque
This document is not valid unless digitally signed.

File: 14,385
V.I. POWELL & ASSOCIATES LAND SURVEYING
250-2950 DOUGLAS ST. VICTORIA, BC, V8T 4N4 250-382-8855

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MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
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M'AKOLA HOUSING SOCIETY

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Seal

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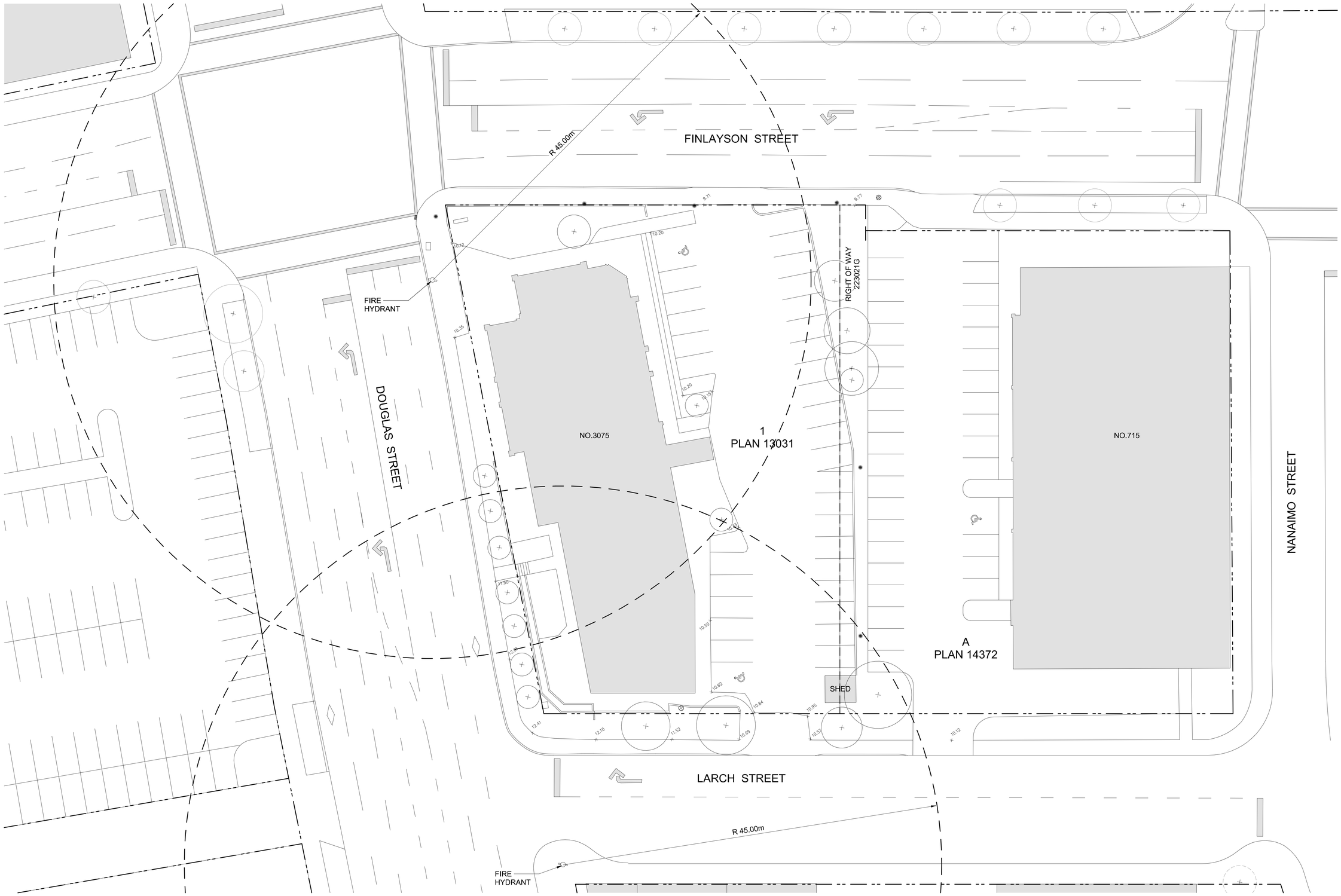
SITE SURVEY

Drawing

Scale

Project 224033

Sheet **A.101**



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Musson Cattell Mackey Partnership

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Oceanic Plaza
1066 West Hastings Street
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REGISTERED ARCHITECT XIHER LIU BRITISH COLUMBIA

2026-11-06

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SITE PLAN EXISTING

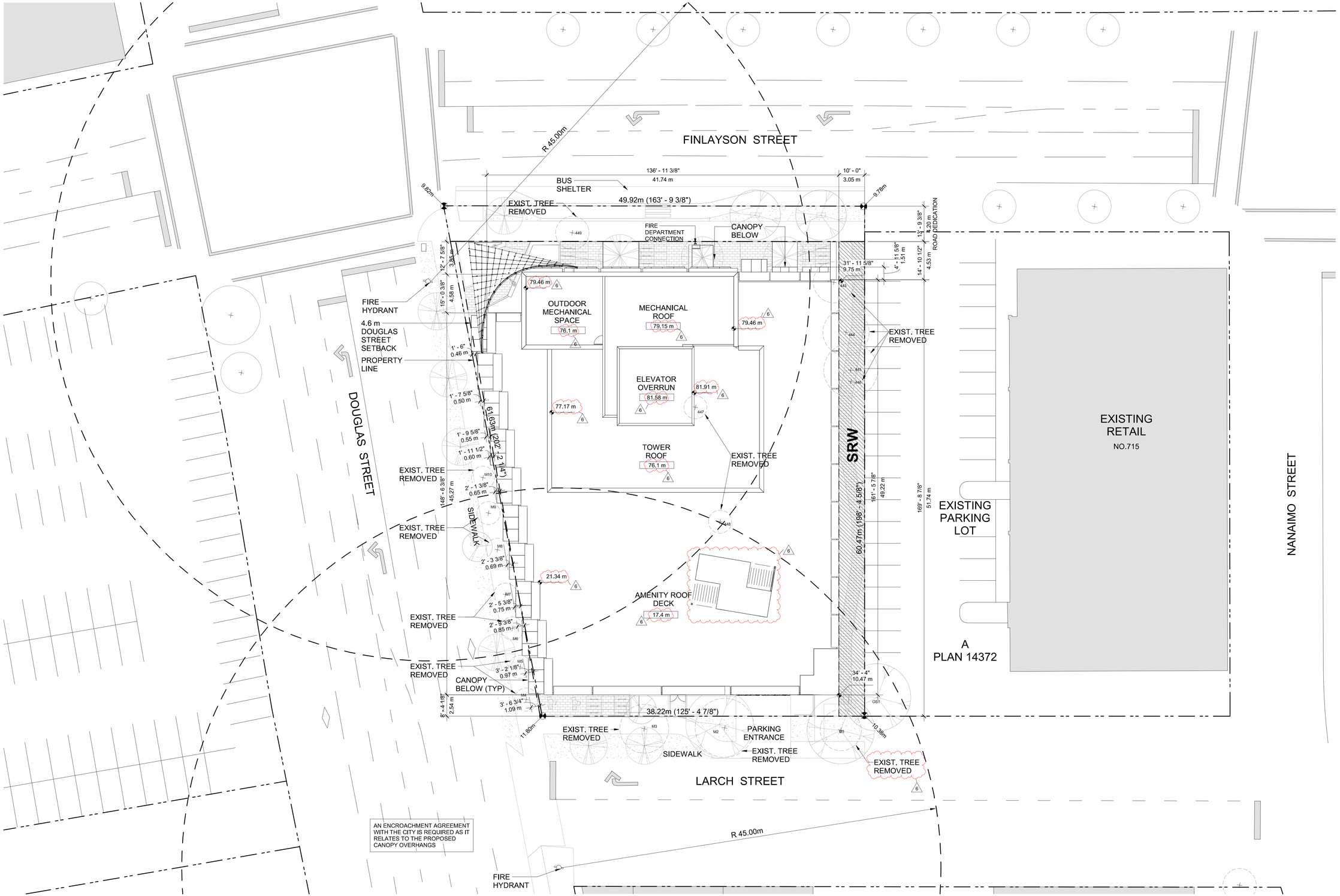
Drawing

Scale 1 : 200

Project 224033

Sheet **A.102**

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

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2026-11-06

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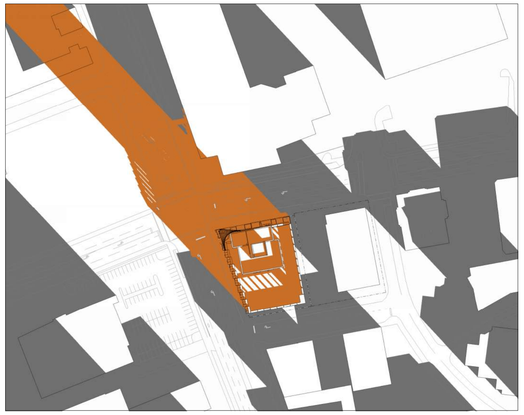
SITE PLAN PROPOSED

Drawing

Scale 1 : 200

Project 224033

Sheet **A.103**



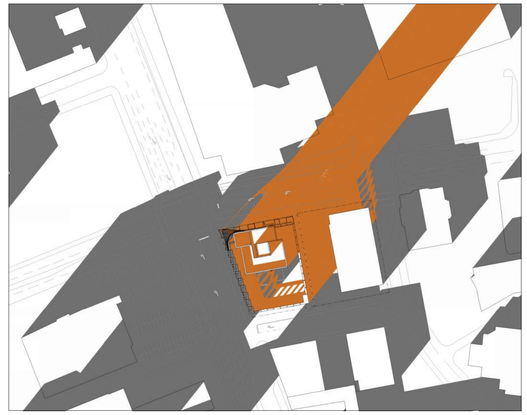
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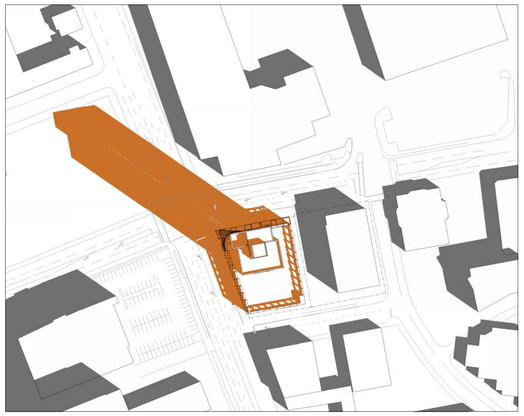
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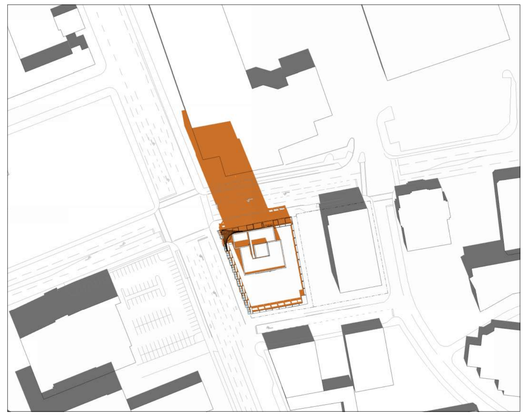
DECEMBER 21 - 2PM



DECEMBER 21 - 4PM



SEPTEMBER 21 - 10AM



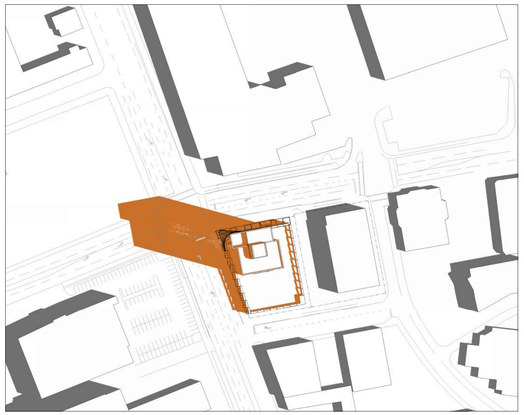
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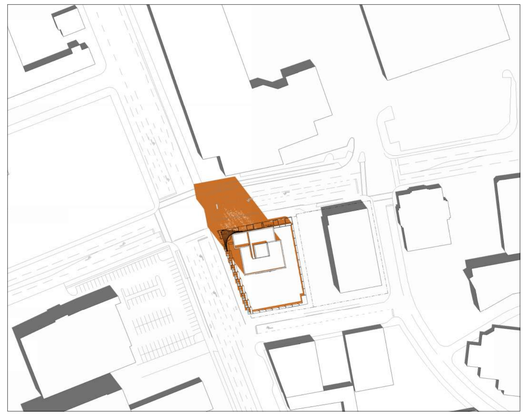
SEPTEMBER 21 - 2PM



SEPTEMBER 21 - 4PM



JUNE 21 - 10AM



JUNE 21 - 12PM



JUNE 21 - 2PM



JUNE 21 - 4PM

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SHADOW STUDIES

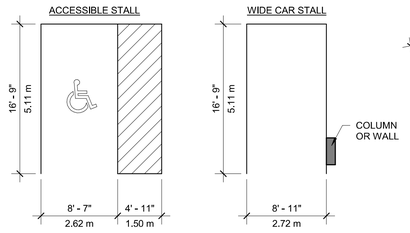
Drawing

Scale

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VEHICLE PARKING STALL SIZES

LEVEL P1

TOTAL PARKING SPACES
54

14 REGULAR SPACES
35 WIDE SPACES
5 ACCESSIBLE SPACE (INCLUDING 1 VAN ACCESSIBLE SPACE)

TOTAL LONG TERM BICYCLE SPACES RESIDENTIAL
34

34 GROUND MOUNTED

NOTE: ACCESSIBLE PARKING SPACES MUST BE MARKED AND SIGNAGE PROVIDED PER PART 5 OF ZB2018.

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LEVEL P1 FLOOR PLAN

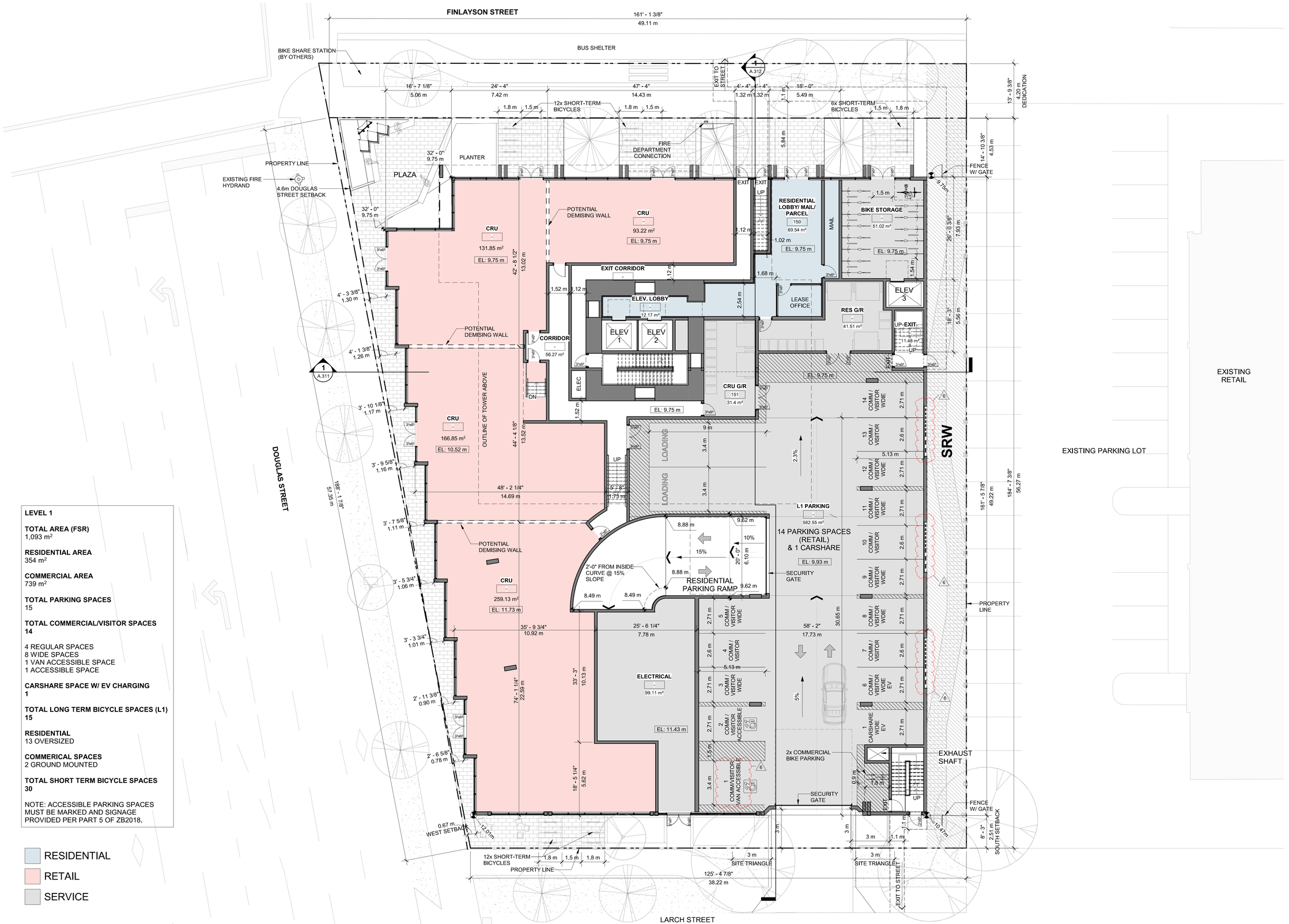
Drawing

Scale As indicated

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LEVEL 1

TOTAL AREA (FSR)
1,093 m²

RESIDENTIAL AREA
354 m²

COMMERCIAL AREA
739 m²

TOTAL PARKING SPACES
15

TOTAL COMMERCIAL/VISITOR SPACES
14

4 REGULAR SPACES
8 WIDE SPACES
1 VAN ACCESSIBLE SPACE
1 ACCESSIBLE SPACE

CARSHARE SPACE W/ EV CHARGING
1

TOTAL LONG TERM BICYCLE SPACES (L1)
15

RESIDENTIAL
13 OVERSIZED

COMMERICAL SPACES
2 GROUND MOUNTED

TOTAL SHORT TERM BICYCLE SPACES
30

NOTE: ACCESSIBLE PARKING SPACES
MUST BE MARKED AND SIGNAGE
PROVIDED PER PART 5 OF ZB2018.

RESIDENTIAL
RETAIL
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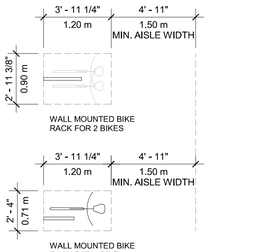
LEVEL 1 FLOOR PLAN

Drawing

Scale 1 : 125

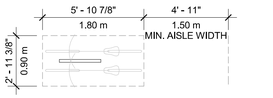
Project 224033

Sheet **A.202**

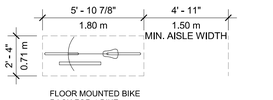


WALL MOUNTED BIKE
RACK FOR 2 BIKES

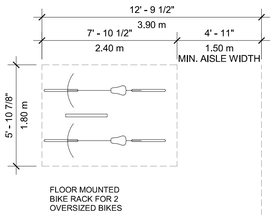
WALL MOUNTED BIKE
RACK FOR 1 BIKE



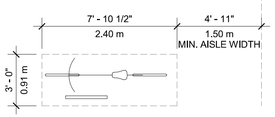
FLOOR MOUNTED BIKE
RACK FOR 2 BIKES



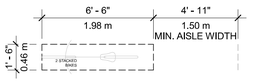
FLOOR MOUNTED BIKE
RACK FOR 1 BIKE



FLOOR MOUNTED
BIKE RACK FOR 2
OVERSIZED BIKES



FLOOR MOUNTED
BIKE RACK FOR 1
OVERSIZED BIKE



STACKED BIKE
RACK FOR 2 BIKES
WITH PNEUMATIC
LIFT

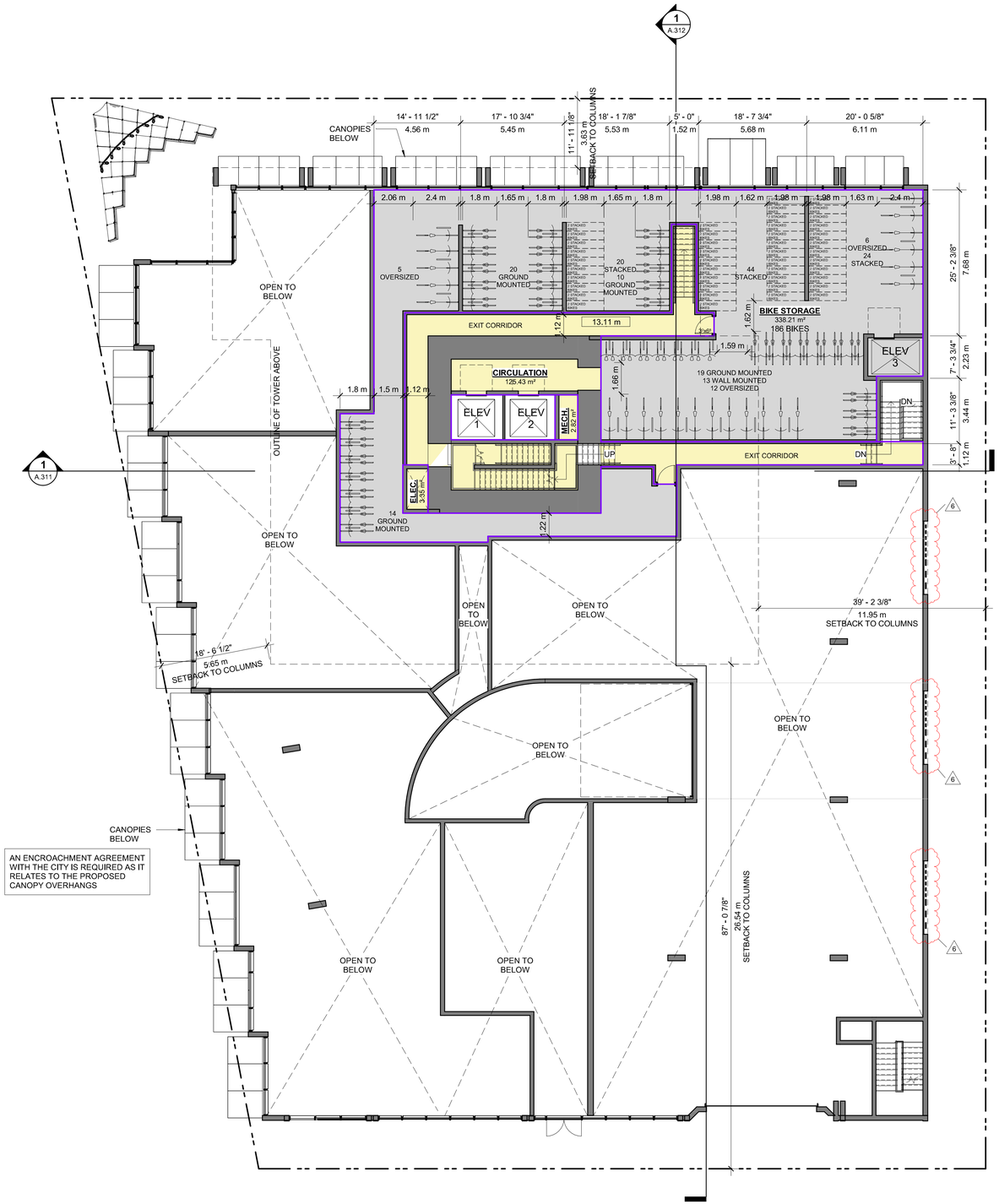
NOTE:
ELECTRICAL OUTLETS PROVIDED FOR 50% LONG-TERM BICYCLE PARKING.
VERTICAL CLEARANCE OF 2.4m TO BE PROVIDED.
COMBINED AISLE AND STALL LENGTH OF 3.6m TO BE PROVIDED.
RACKS MUST BE U-LOCK COMPATIBLE WITH TWO OPTIONS FOR LOCKING A BIKE TO THE RACK.

TYP. BIKE RACKS

LEVEL 1 MEZZANINE

LONG TERM BICYCLE SPACES (L1 MEZZ)
187

RESIDENTAIL SPACES
63 GROUND MOUNTED
13 WALL MOUNTED
23 OVERSIZED
88 STACKED



AN ENCROACHMENT AGREEMENT WITH THE CITY IS REQUIRED AS IT RELATES TO THE PROPOSED CANOPY OVERHANGS

LEVEL 1 MEZZANINE

TOTAL FLOOR AREA (FSR)
132 m²

CIRCULATION/COMMON AREA
132 m²

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BIKE MEZZANINE LEVEL

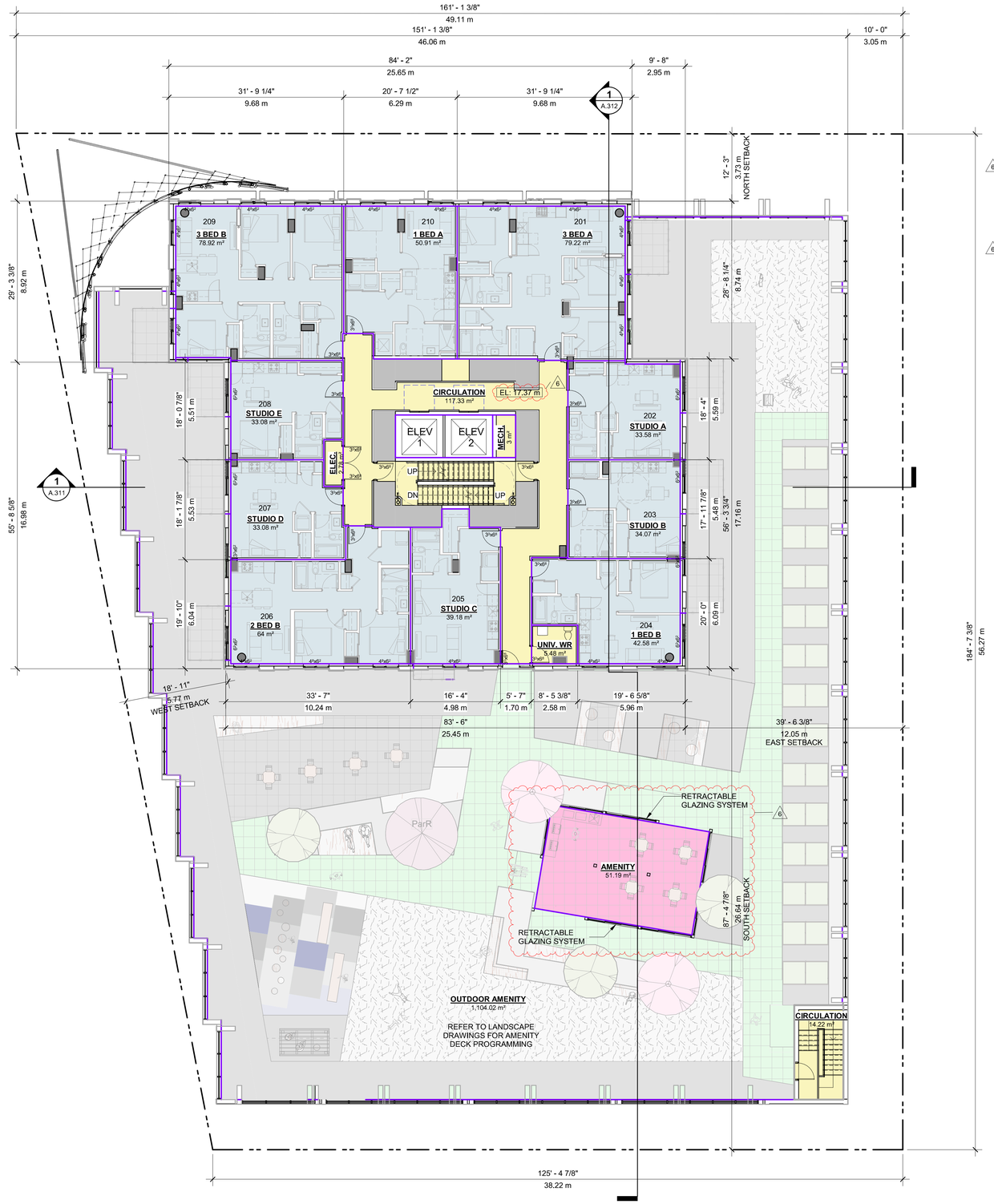
Drawing

Scale As indicated

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Sheet **A.203**

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LEVEL 2

TOTAL FLOOR AREA (FSR)
683m²

SUITE AREA
489m²

CIRCULATION/COMMON AREA
143m²

AMENITY AREA
51m²

TOTAL UNITS

10 UNITS

5	STUDIO
2	ONE BEDROOM
1	TWO BEDROOM
2	THREE BEDROOM

NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.

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LEVEL 2 FLOOR PLAN

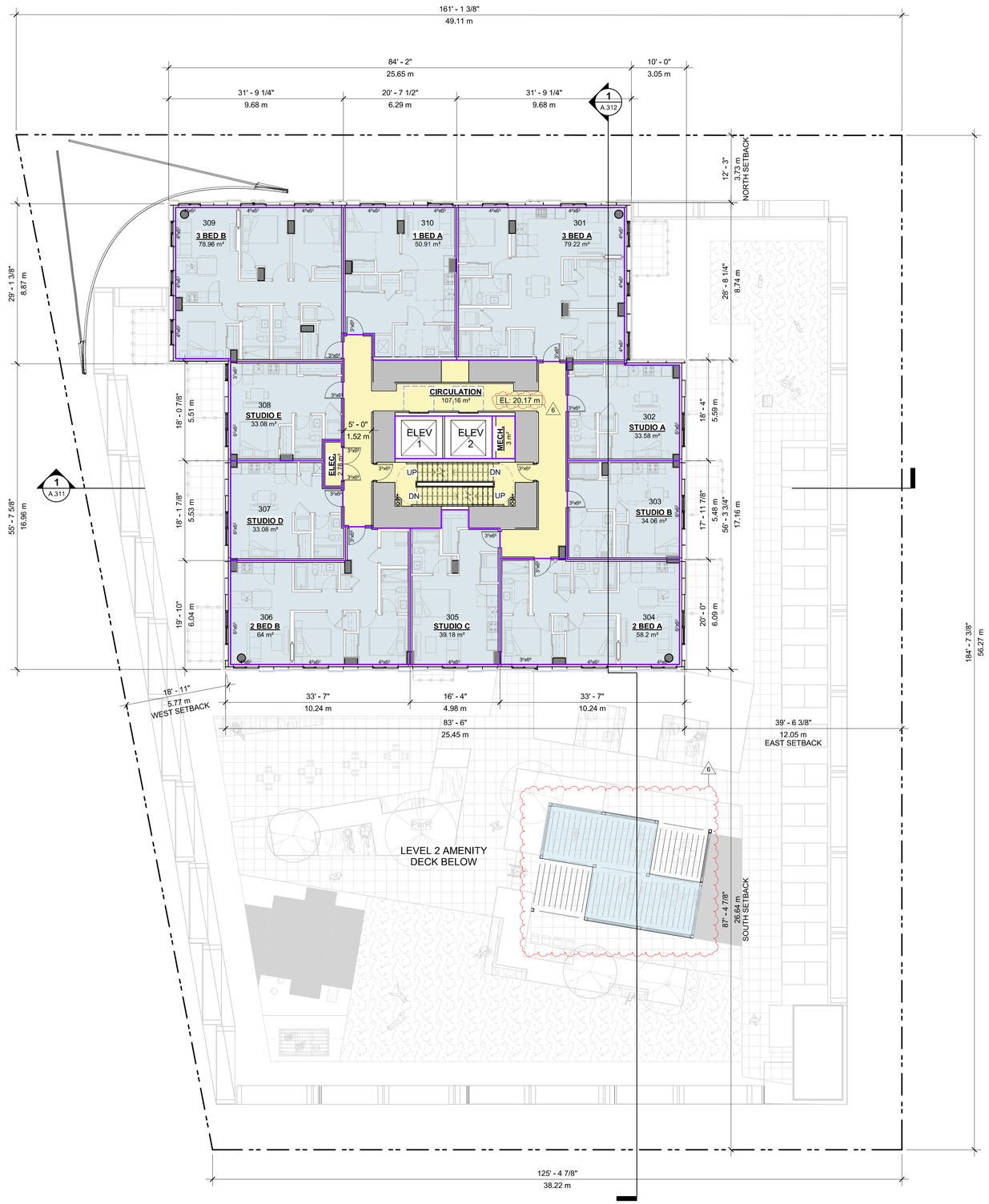
Drawing

Scale 1 : 125

Project 224033

Sheet **A.204**

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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**

NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.

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TYPICAL FLOOR PLAN (3-10)

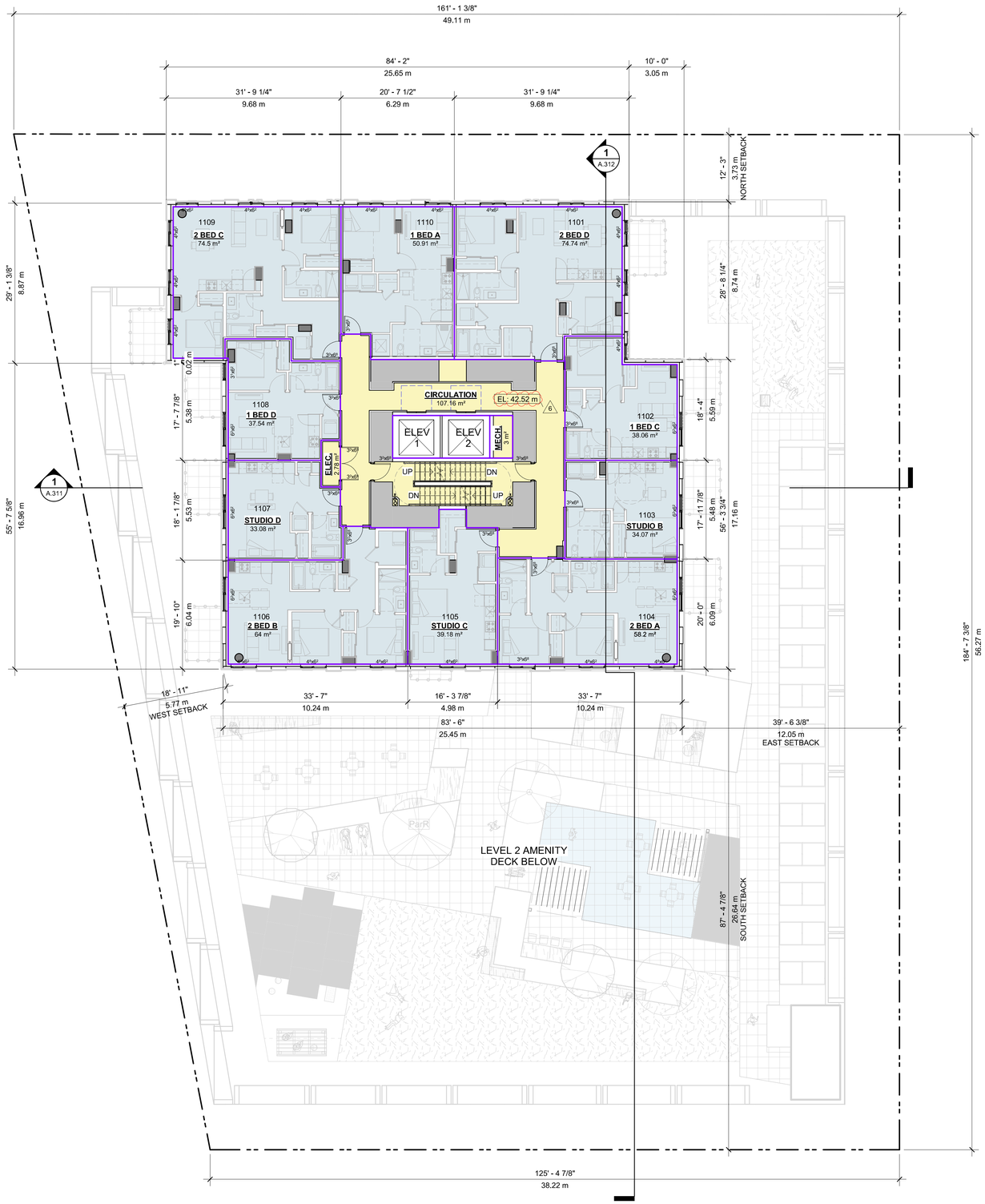
Drawing

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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**

NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.

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TYPICAL FLOOR PLAN (11-21)

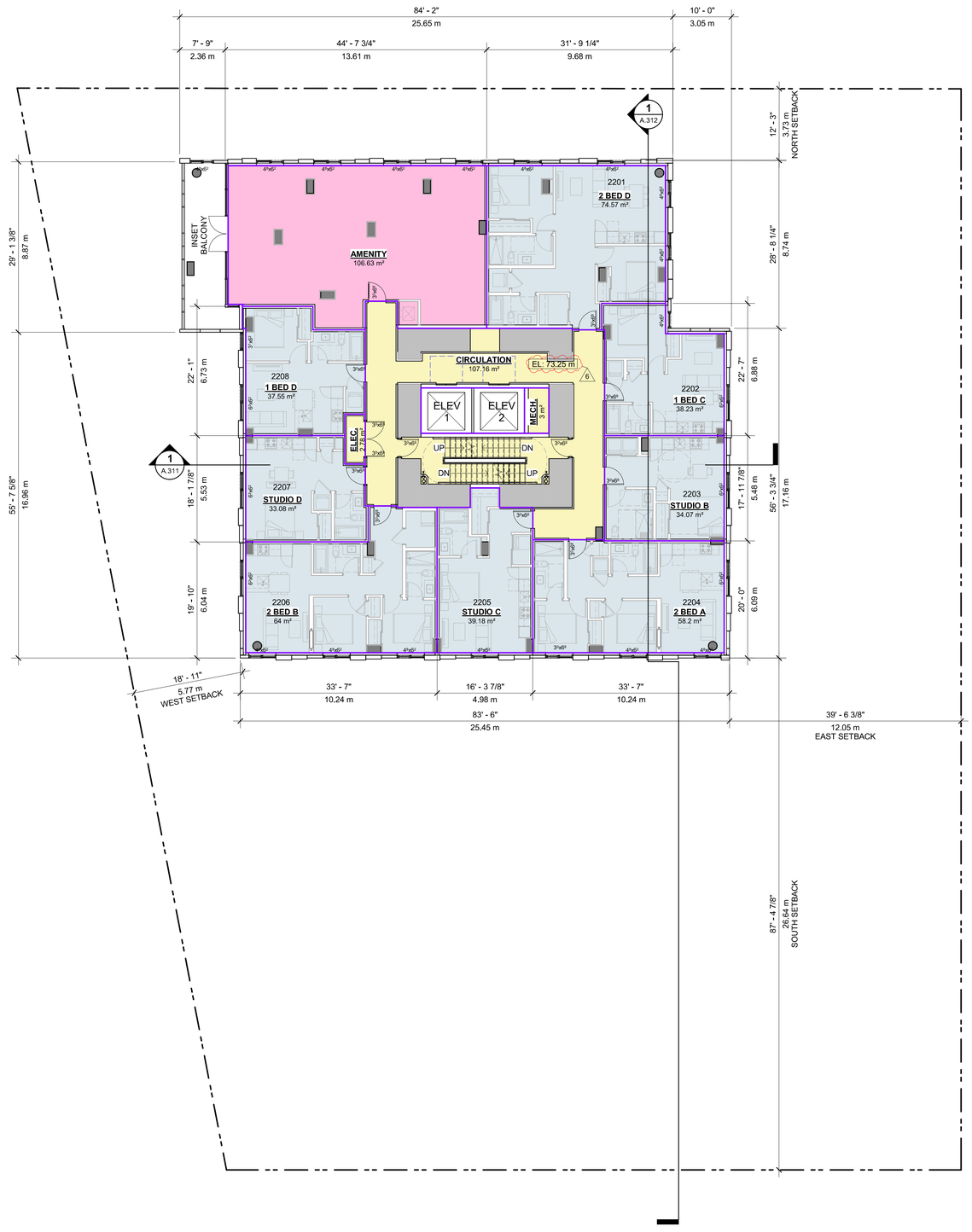
Drawing

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LEVEL 22

TOTAL FLOOR AREA (FSR)
598m²

SUITE AREA
379m²

CIRCULATION AREA
113m²

AMENITY AREA
107m²

TOTAL UNITS

8 UNITS

3	STUDIO
2	ONE BEDROOM
3	TWO BEDROOM
0	THREE BEDROOM

NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.

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LEVEL 22 FLOOR PLAN

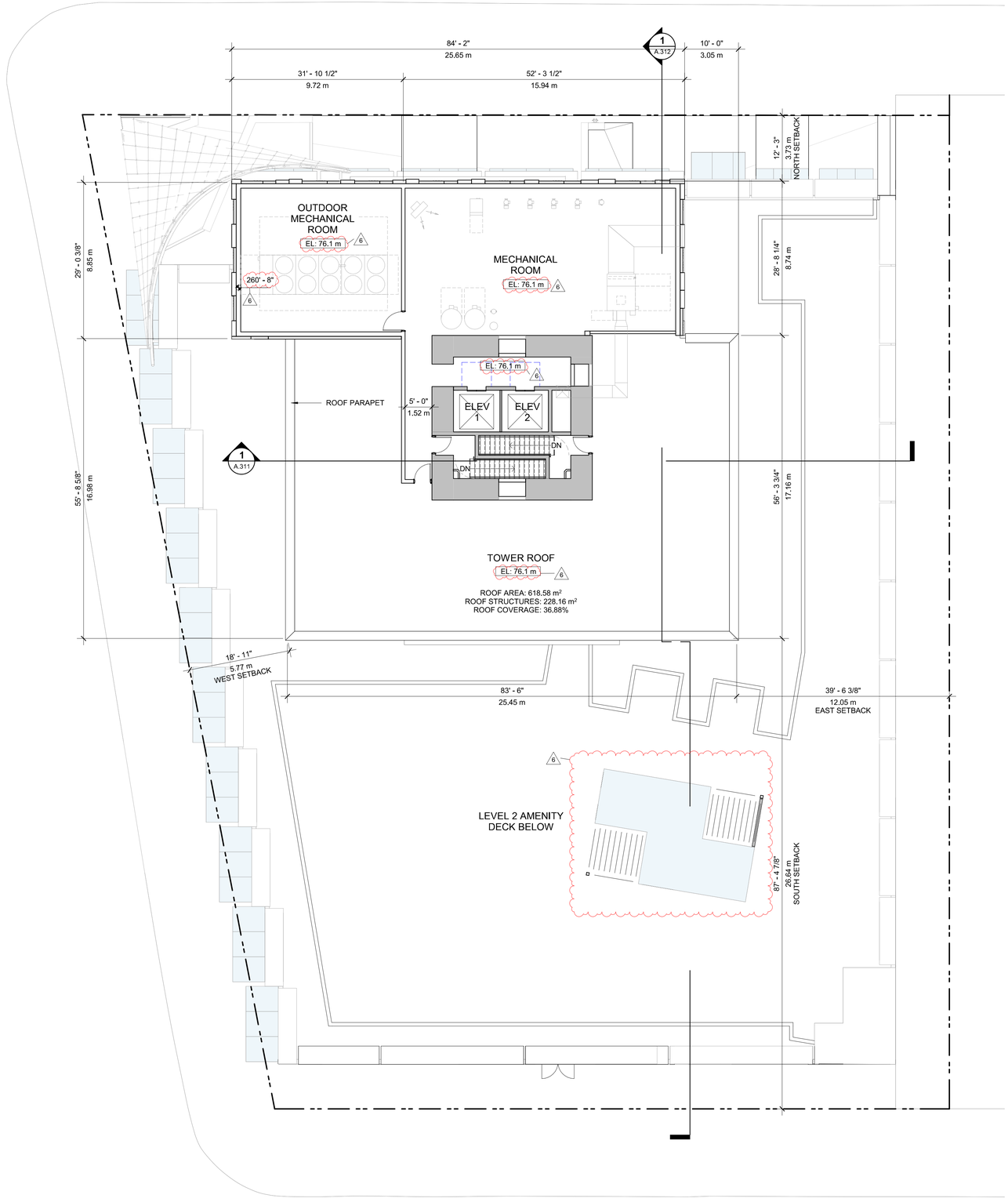
Drawing

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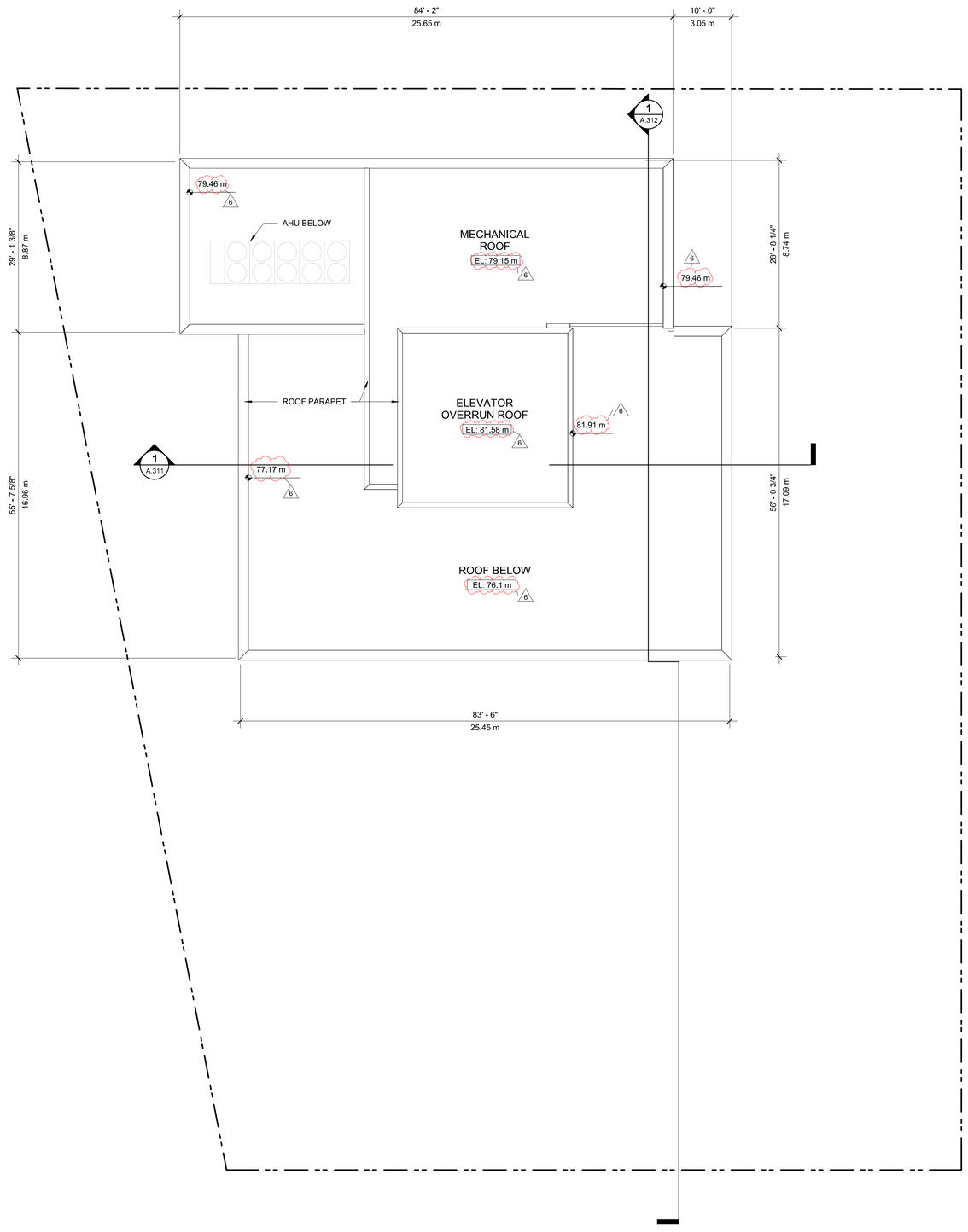
LEVEL 23
MECHANICAL ROOF

Drawing

Scale 1 : 125

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Sheet **A.208**



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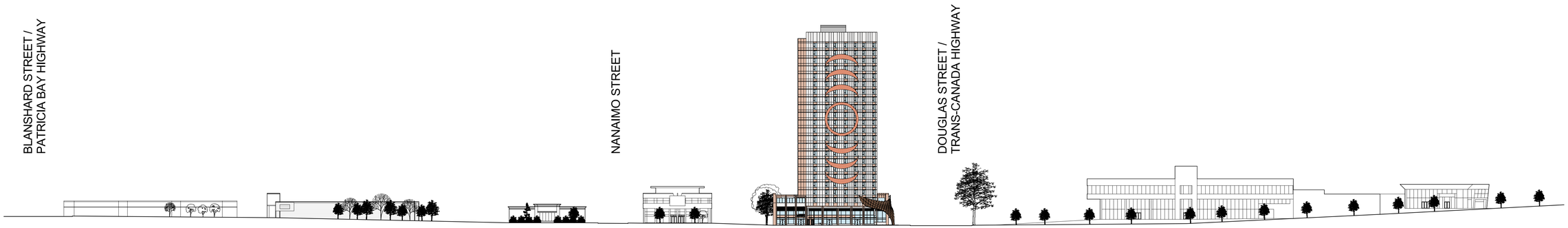
ROOF PLAN

Drawing

Scale 1 : 125

Project 224033

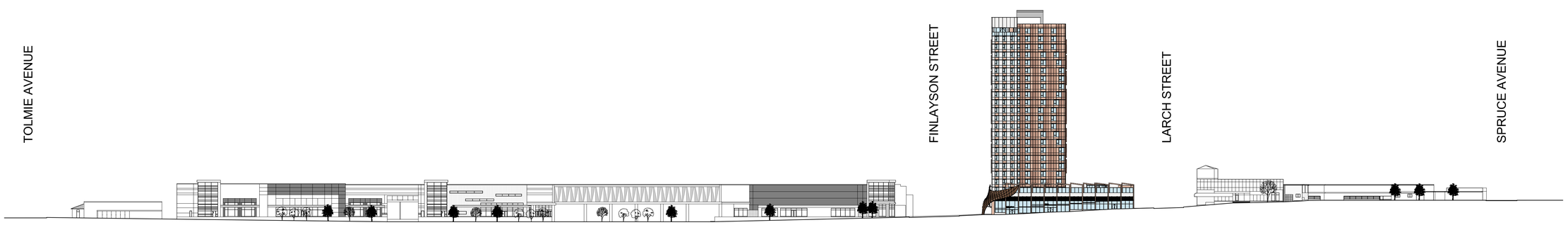
Sheet **A.209**



STREETSCAPE ELEVATION NORTH



STREETSCAPE ELEVATION SOUTH



STREETSCAPE ELEVATION WEST

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STREETSCAPE ELEVATIONS

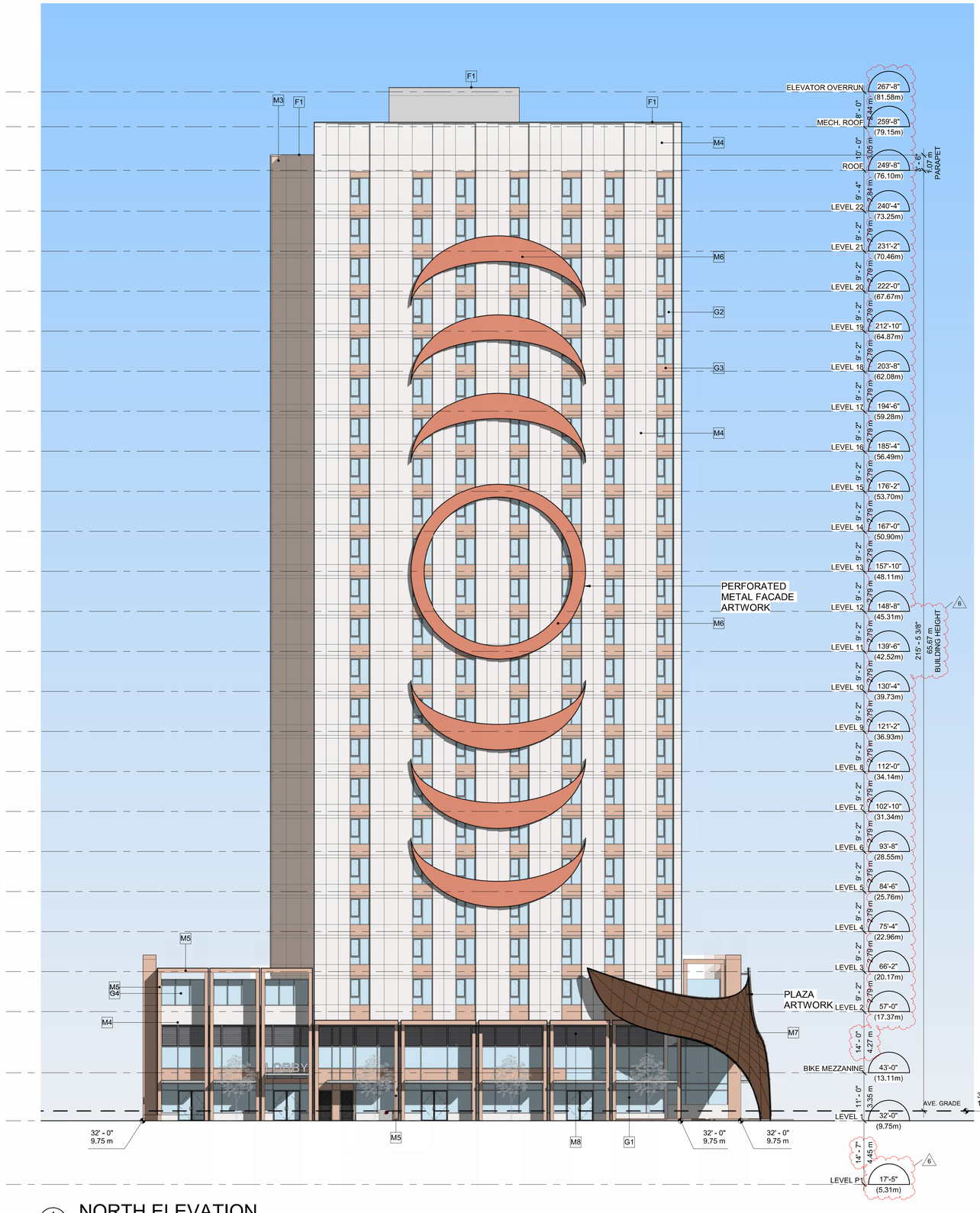
Drawing

Scale 1 : 700

Project 224033

Sheet **A.301**

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1 NORTH ELEVATION

SCALE: 1 : 150

MATERIAL LEGEND

C1	CONCRETE MASONRY UNIT; PAINTED; COLOUR/PATTERN 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
M9	METAL; ALUMINUM SLATS; COLOUR TBD
M10	METAL; EXPANDED METAL MESH

6

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Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
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F. 604. 687. 1771
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2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
1	ISSUED FOR REZONING	2025-05-23

Revisions YYYY-MM-DD

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TL HOUSING SOLUTIONS

REGISTERED ARCHITECT HIMER LIU BRITISH COLUMBIA

2026-11-06

Seal

3075 DOUGLAS

Victoria, BC

Project

NORTH ELEVATION

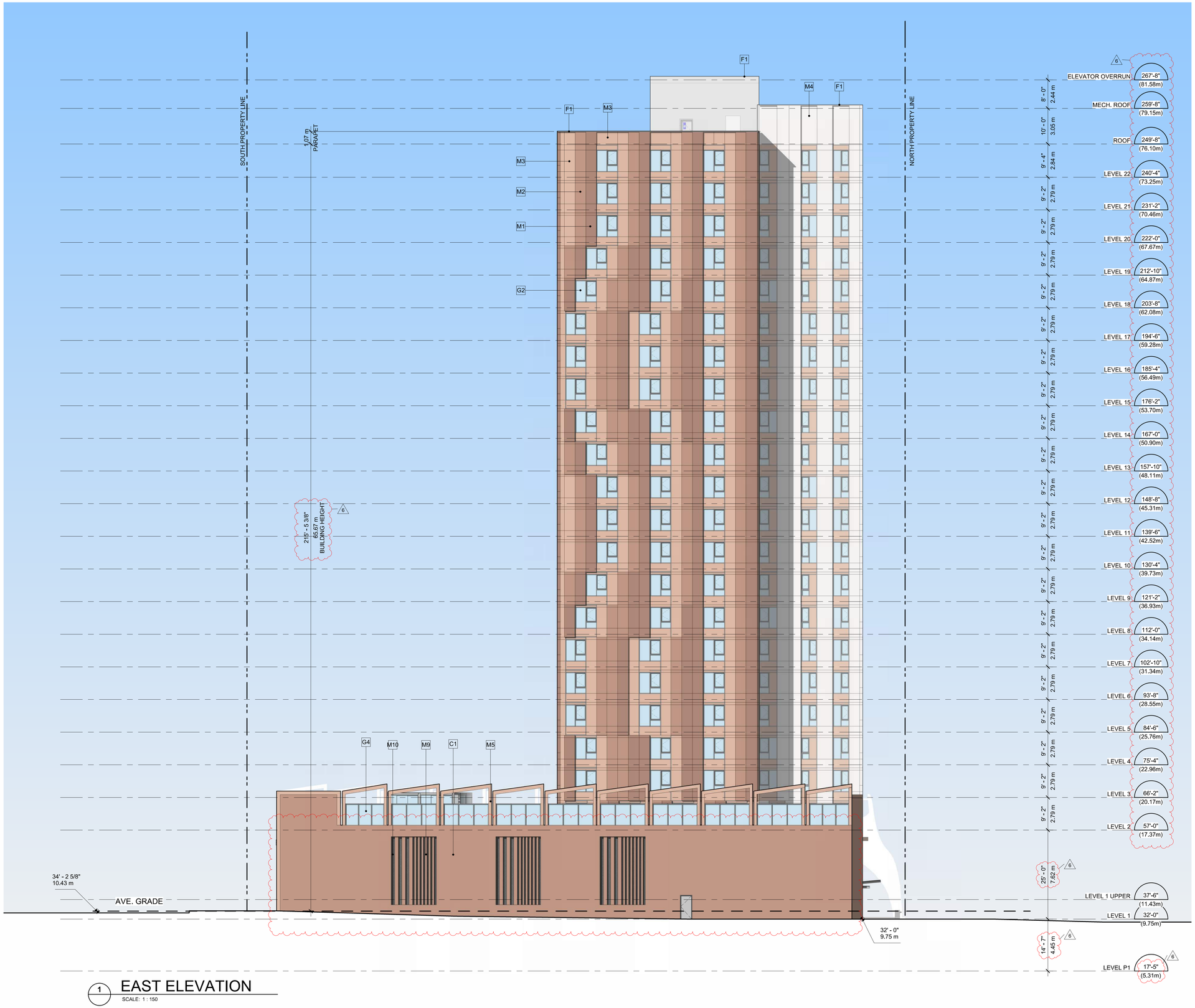
Drawing

Scale 1 : 150

Project 224033

Sheet **A.302**

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MATERIAL LEGEND

C1	CONCRETE MASONRY UNIT; PAINTED; COLOUR/PATTERN TBD
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR
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M8	METAL; MECHANICAL LOUVRE; COLOUR TBD
M9	METAL; ALUMINUM SLATS; COLOUR TBD
M10	METAL; EXPANDED METAL MESH

1 EAST ELEVATION
SCALE: 1 : 150

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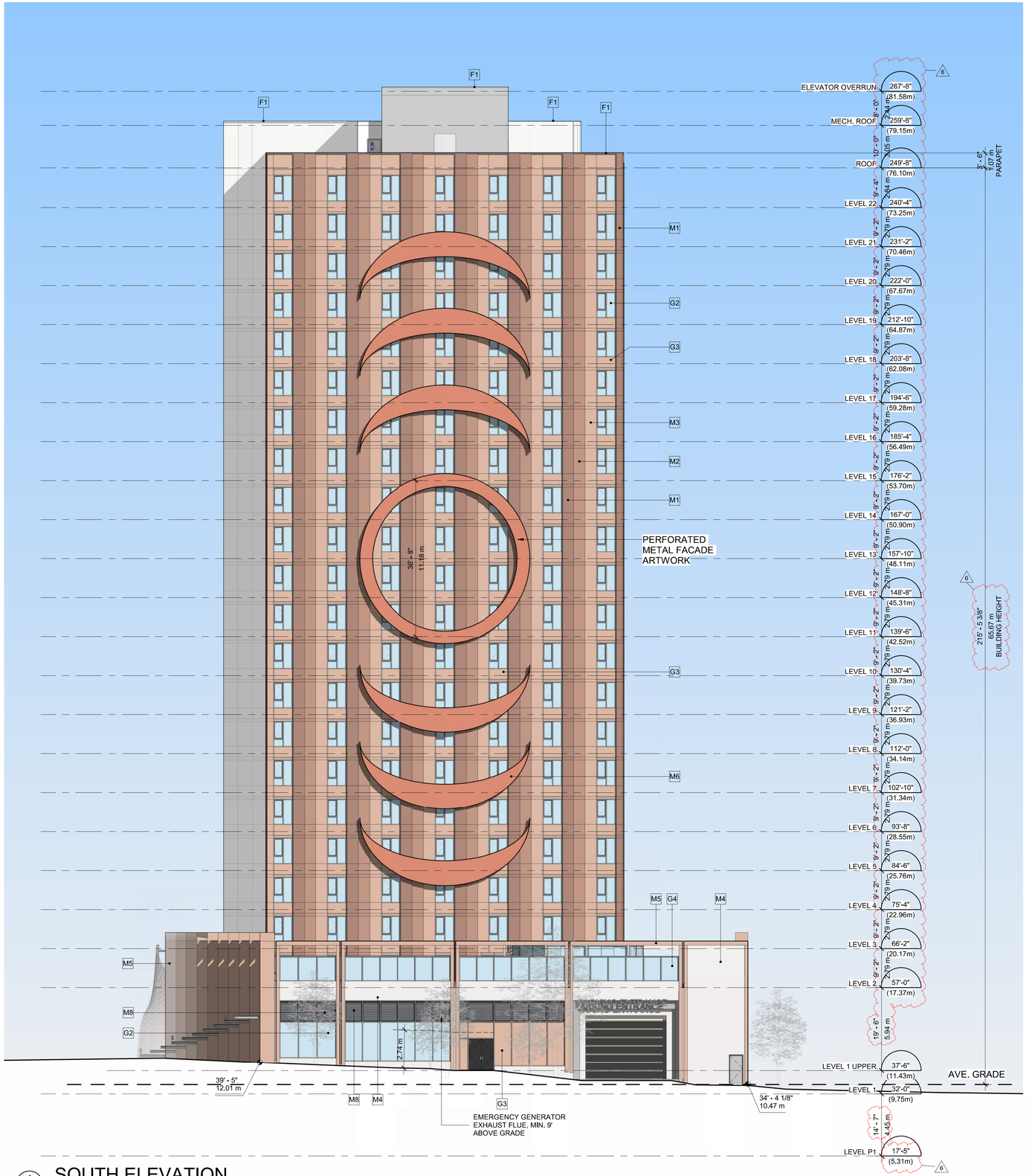
EAST ELEVATION

Drawing

Scale 1 : 150

Project 224033

Sheet A.303



1 SOUTH ELEVATION

SCALE: 1 : 150

MATERIAL LEGEND

C1	CONCRETE MASONRY UNIT; PAINTED; COLOUR/PATTERN TBD
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR
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M9	METAL; ALUMINUM SLATS; COLOUR TBD
M10	METAL; EXPANDED METAL MESH

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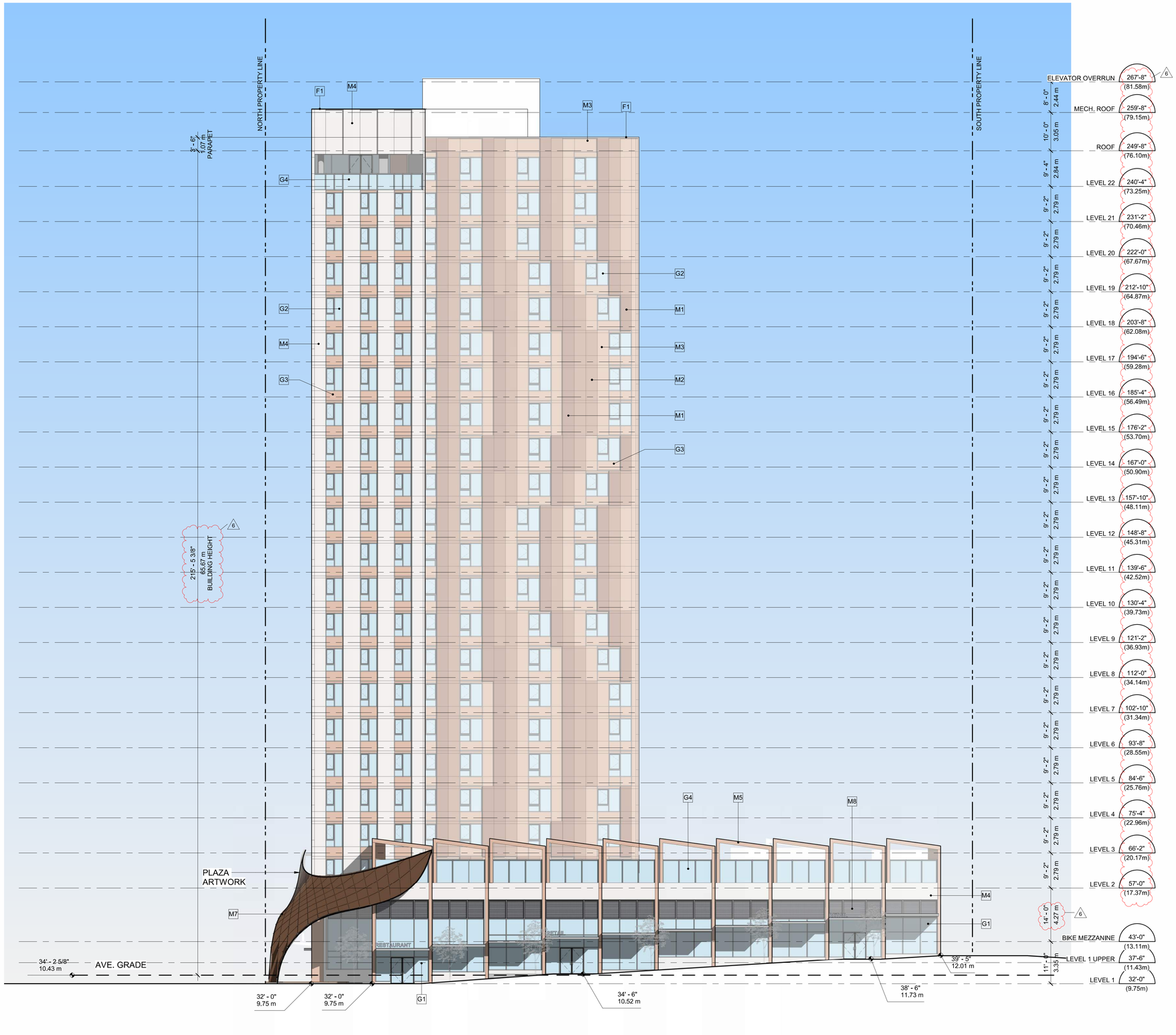
SOUTH ELEVATION

Drawing

Scale 1 : 150

Project 224033

Sheet A.304



MATERIAL LEGEND

C1	CONCRETE MASONRY UNIT; PAINTED; COLOUR/PATTERN TBD
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR
G2	DOUBLE GLAZED WINDOW WALL; CLEAR
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M9	METAL; ALUMINUM SLATS; COLOUR TBD
M10	METAL; EXPANDED METAL MESH

1 WEST ELEVATION
SCALE: 1 : 150

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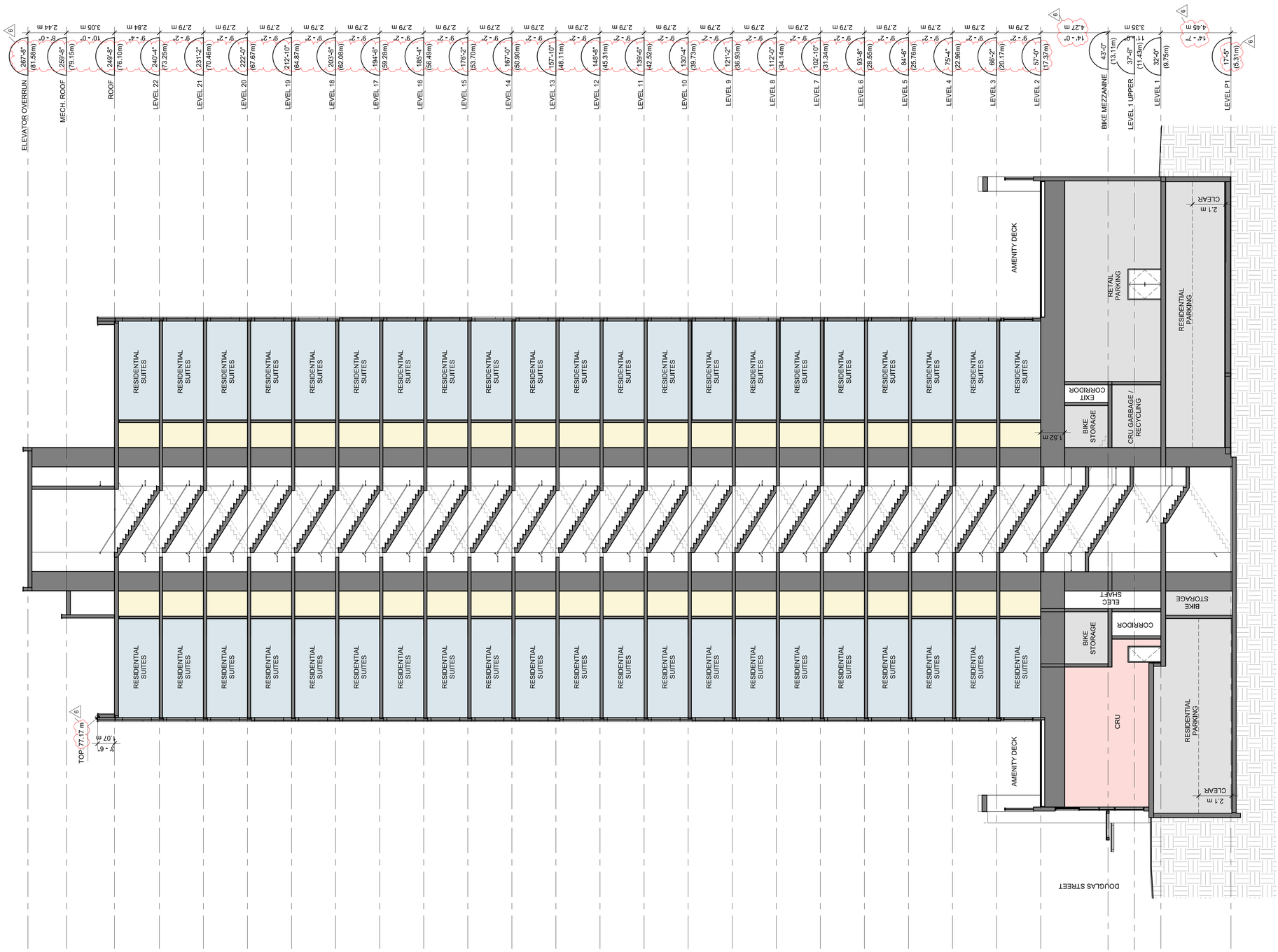
WEST ELEVATION

Drawing

Scale 1 : 150

Project 224033

Sheet A.305



1 EAST-WEST SECTION
SCALE: 1 : 125
A.311

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BUILDING SECTION

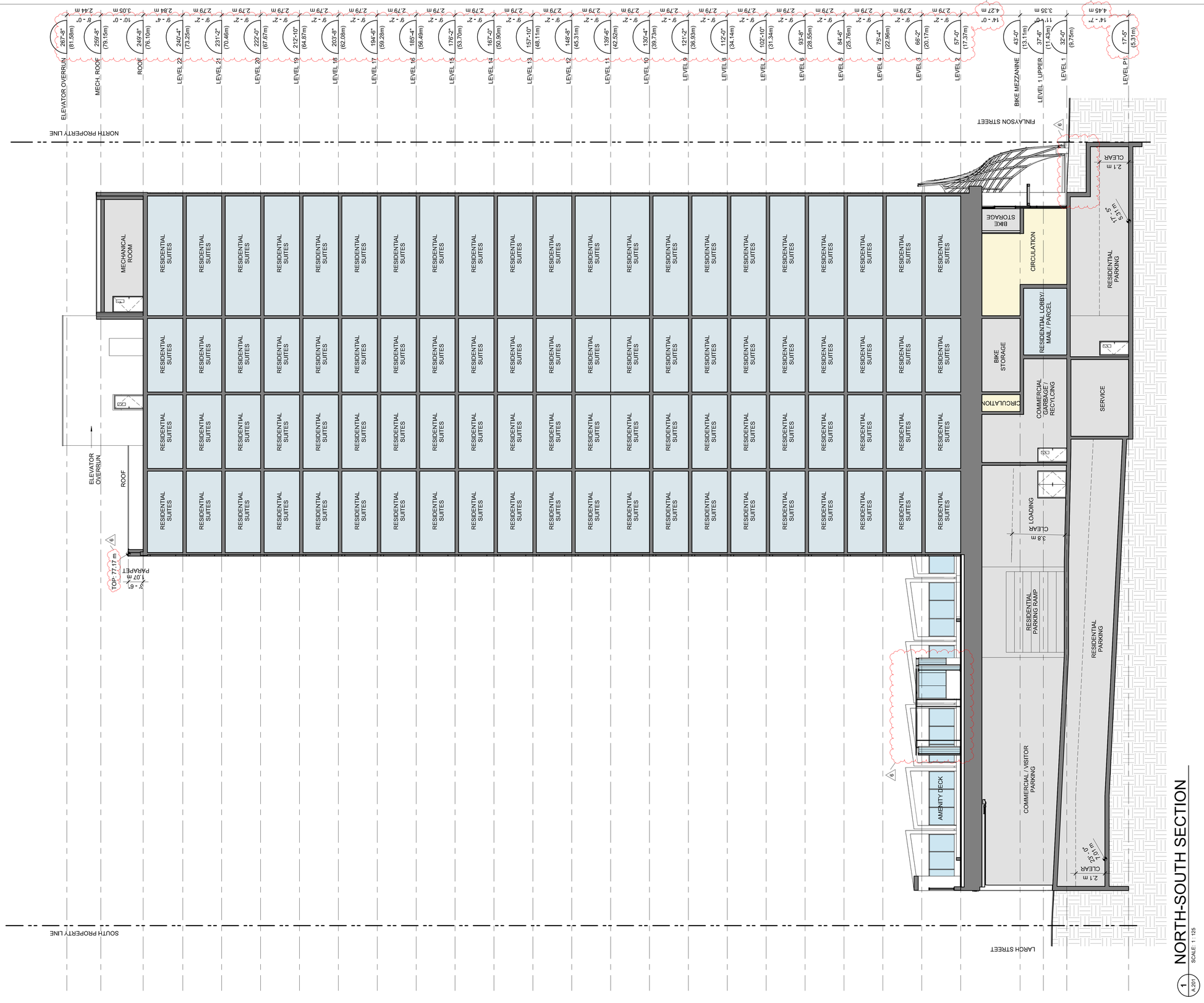
Drawing

Scale 1 : 125

Project 224033

Sheet **A.311**

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1 NORTH-SOUTH SECTION
SCALE: 1 : 125
A.201

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BUILDING SECTION

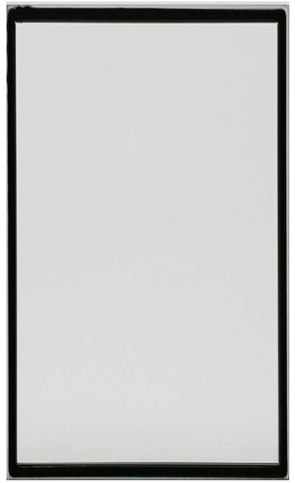
Drawing

Scale 1 : 125

Project 224033

Sheet **A.312**

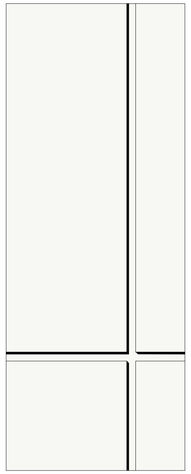
TOWER LEVELS



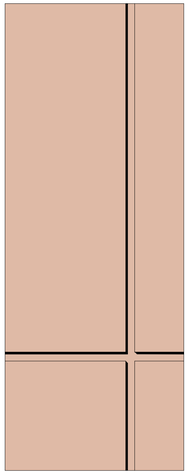
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



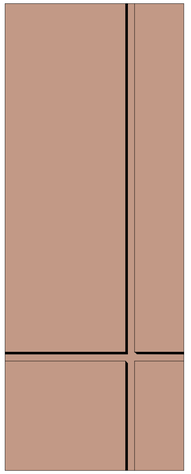
BLACK WINDOW
WALL MULLIONS



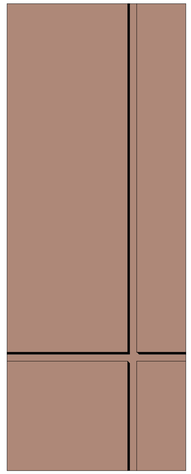
WHITE METAL PANEL



FLUSH METAL PANEL /
SPANDREL PANEL
LIGHT COPPER COLOUR



2" RAISED METAL PANEL
MEDIUM COPPER COLOUR

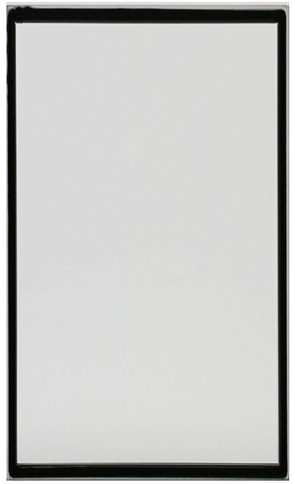


4" RAISED METAL PANEL
COPPER COLOUR



PERFORATED COPPER
ARTWORK

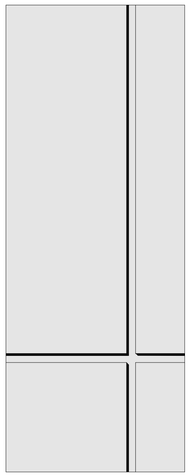
PODIUM



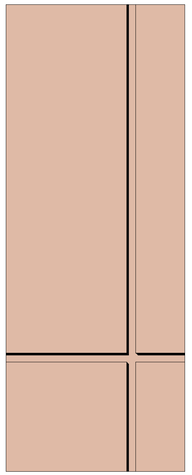
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



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

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1066 West Hastings Street
Suite 1900
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Canada V6E 3X1
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2025-11-06

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MATERIALS

Drawing

Scale 3/4" = 1'-0"

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Sheet **A.321**

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NORTHWEST PERSPECTIVE (SOUTH DOWN DOUGLAS)



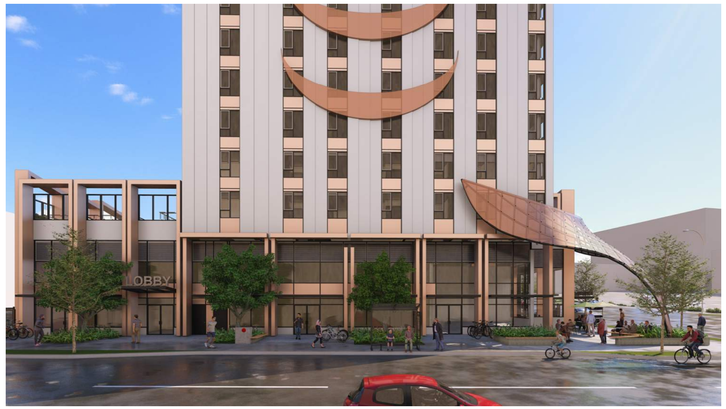
WEST PERSPECTIVE (DOUGLAS)



SOUTHWEST PERSPECTIVE (NORTH DOWN DOUGLAS)



NORTHEAST PERSPECTIVE (FINLAYSON)



PODIUM NORTH ELEVATION (FINLAYSON)



PODIUM PERSPECTIVE (DOUGLAS & LARCH)



PODIUM SOUTH ELEVATION (LARCH)



PODIUM EAST ELEVATION (WALL PAINT PATTERN TBD)



L2 OUTDOOR AMENITY DECK AERIAL VIEW

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BUILDING RENDERINGS

Drawing

Scale

Project 224033

Sheet A.1001