



Musson
Cattell
Mackey
Partnership



CHARD

710 CALEDONIA & 1961 DOUGLAS ST

Rezoning Application & Development Permit

MARCH 2022

**710
CALEDONIA**

**1961
DOUGLAS**

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

710 Caledonia & 1961 Douglas St
Project # 221023

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS
SUBMITTED TO: CITY OF VICTORIA
SUBMITTED ON: MARCH 2022

TABLE OF CONTENTS

INTRODUCTION

- 5** INTRODUCTION
- 7** PROPOSAL SUMMARY

ANALYSIS

- 8** SITE CONTEXT
- 10** PROPOSED BUILDINGS IN CONTEXT

ARCHITECTURAL CONCEPT

- 14** DESIGN PRINCIPLES
- 16** MASSING DIAGRAMS
- 19** MASSING & FORM
- 20** HEIGHT CONCEPT
- 22** RENDERINGS
- 26** MATERIALS
- 28** SHADOW STUDY
- 29** PUBLIC REALM
- 30** VEHICULAR AND PEDESTRIAN SITE ACCESS
- 32** SUSTAINABLE DESIGN STRATEGY
- 33** TRANSPORTATION
- 34** LANDSCAPE CONCEPT
- 32** LANDSCAPE PLAN

DRAWINGS

- 43** PROJECT STATISTICS
- 45** ARCHITECTURAL DRAWINGS

APPENDIX

- 72** ACKNOWLEDGEMENTS AND PROJECT TEAM

**710
CALEDONIA**

**1961
DOUGLAS**

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

INTRODUCTION

INTRODUCTION

This application puts forth a proposal to rezone the site at 1961 Douglas Street, zoned T-1, and 710 Caledonia Avenue, zoned C-1 to a site specific zone to allow:

- an increase to 6.80 FSR
- maximum 21 storey height

The applicant team has been working closely with the City, researching the community, and applicable policies to prepare a design that is well poised to serve the needs of Victoria.

This proposal represents a vision for a inclusive community that encourages broader engagement with the surrounding neighbourhood. The design and rationale presented herein reflects that and includes:

- one-third of the of the homes in the proposal will be belowmarket; owned by BC Housing upon completion.
- significant public realm improvements with the creation of an 800sm urban plaza designed as a neighborhood destination
- a variety of family- and pet-friendly amenities, in each building.
- The proposed childcare will be a welcome addition to the area. Its proximity to a significant transit hub will eliminate an additional stop to and from work for commuting parents.

Retail space on site will exceed what is currently in place and will be community-serving. Extensive exterior patio space will facilitate access to fresh air and healthy enjoyment of these retail spaces. The grocery store anchor tenant will service a need that is not currently addressed within the existing neighborhood. The goal is to create a project that encourages not just the residents of the project but the

neighborhood to walk, shop locally, and enrich the city with a truly pedestrian culture.

40,000sf of office responds to the Rock Bay District objective to develop an employment based environment that attracts emergent employment sectors, such as high-tech, to the neighborhood. Office uses will enliven the site throughout the day making this project filled with people all day long.

Applicant team has chosen to take a holistic approach to balance community needs. Our goal is to create a thriving, inclusive hub that engages residents and neighbours.

ANALYSIS

PROPOSAL SUMMARY

The proposal consists of three residential towers (21, 21 and 16 storeys), anchored by a strong, pedestrian-oriented podium. A south and west-facing plaza is proposed at the corner of Douglas Street and Caledonia Avenue. The plaza is the heart of the project with the focus of commercial spaces directly connected to the plaza or with strong visual presence towards the plaza. These potential uses include restaurant, café, grocery store, childcare, and office. The plaza is a public node, and further establishes the Douglas corridor as a vibrant urban neighborhood. Indoor and outdoor amenity uses for the residential towers will happen at the upper floor terraces and roofs. Each residential building will have access to a separate and private outdoor amenity.

The Proposal

- FSR: 6.80
- 306 rental units
- 35% 2-and 3-bed units

The development proposes a residential parking rate of 0.65 stalls per unit for Building B, 0.5 stalls per units for Building C, and 0.45 stalls per unit for Building A. The visitor parking rate is 0.1 stalls per unit for all residential types.

Site Context

The subject site is in the Rock Bay District, at the intersection where the Rock Bay District borders the Central Business District and the Historic Commercial District. The site is located along the Douglas Street Transit Corridor. It faces Douglas Street, and fronts Caledonia Avenue and Discovery Street. Douglas Street holds a mix of commercial uses. Light industrial and a mix of commercial and residential are located to the north and east of the site, and a mix of residential types, including residential towers sit to the south of the site.



Site

The site is significantly sloped, and presents particular challenges in managing the substantial back-of-house needs for the varied commercial and residential uses, and access to underground parking without hindering the three street frontages. These needs are mainly contained in a covered loading lane at the eastern property line. The significant slope of the site necessitated thoughtful consideration in developing an active ground floor and plaza.

Building

This 45,690 sm. proposal consists of:

- 36,499 sm. residential,
- 670 sm. extensive indoor amenity (including fitness facility),
- 4,264 sm. of community-oriented retail,
- 551 sm. childcare serving 37 children,
- 3 parking levels including bicycle storage, and
- a generous outdoor plaza.

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

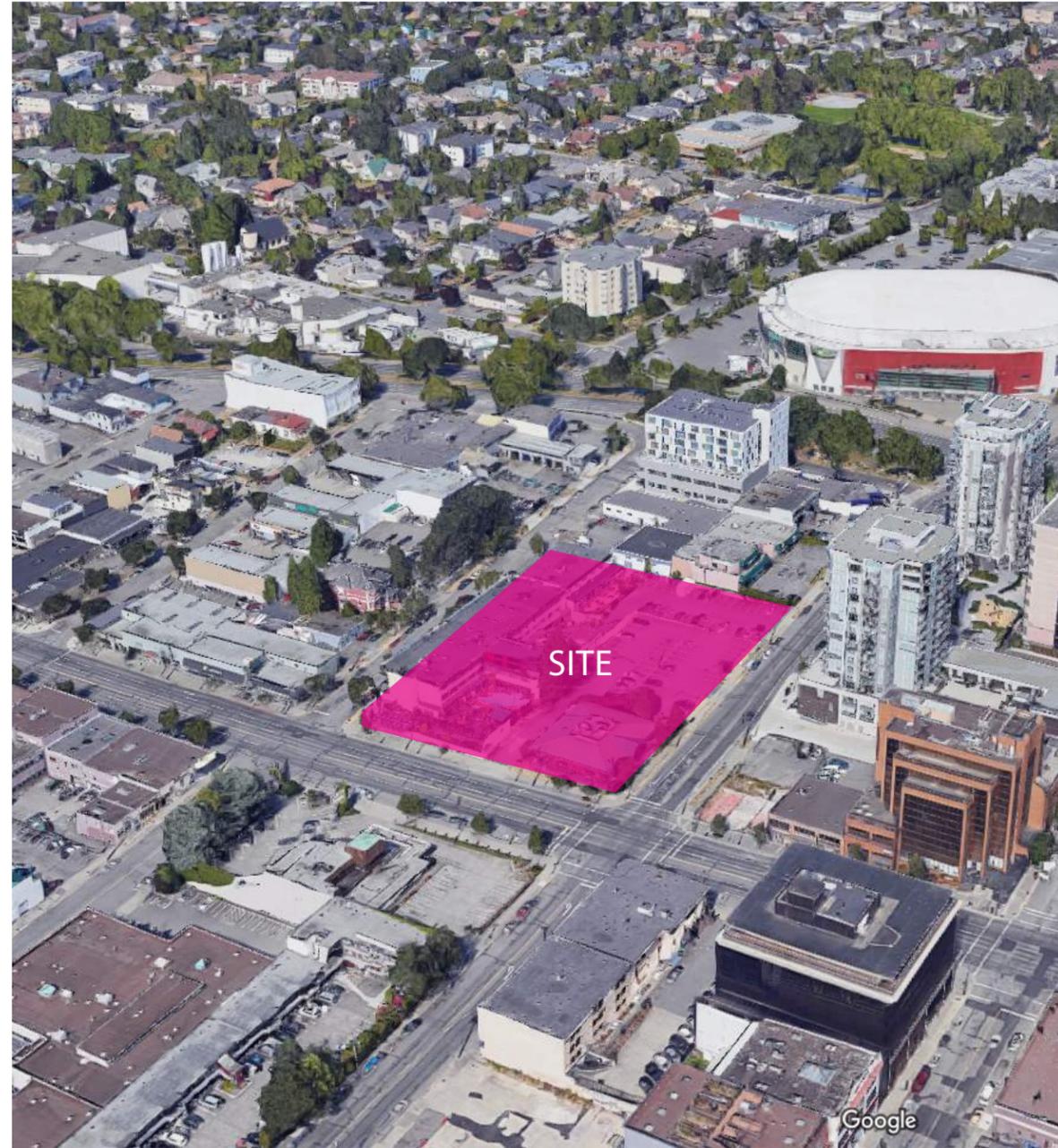
SITE CONTEXT

The Site is located along the Douglas Street Transit Corridor. A network of shared bike lanes surround the site connecting to painted bike lanes on Blanshard, and Douglas Street south of Herald Street. These bike lanes connect to the greater AAA protected bike lanes. South of the site, on Caledonia Avenue, the Hudson Place pedestrian mid-block walkway terminates. A mid-block street crossing will allow pedestrians to cross Caledonia Avenue, and have direct access to the proposed plaza, at the corner of Caledonia Avenue and Douglas Street. The site context supports prioritization of pedestrians, bikes, and public transportation.

Light industrial uses are to the north and east of the site. To the east of the site, across Blanchard Street is the Save-On-Foods Memorial Centre. A variety of high-rise residential towers, office buildings, and retail uses are located to the south of the site. As one travels south, Douglas Street becomes more activated by retail and commercial activity.



Aerial view looking south across Victoria



Aerial view looking east at the Site



A



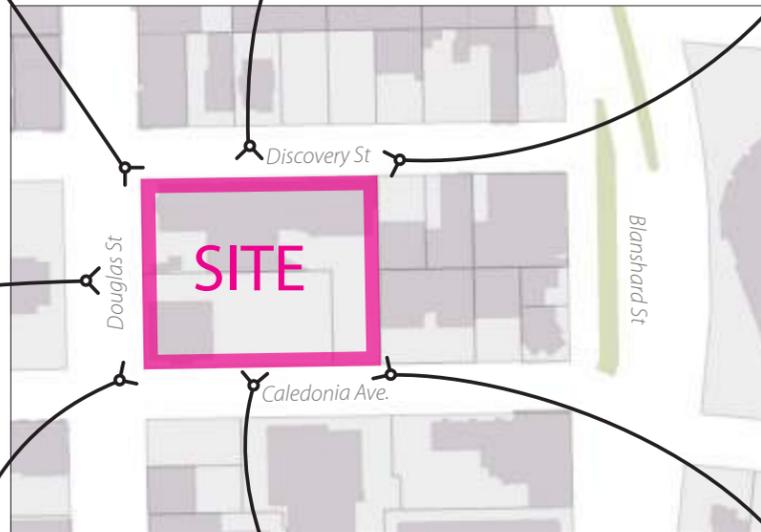
B



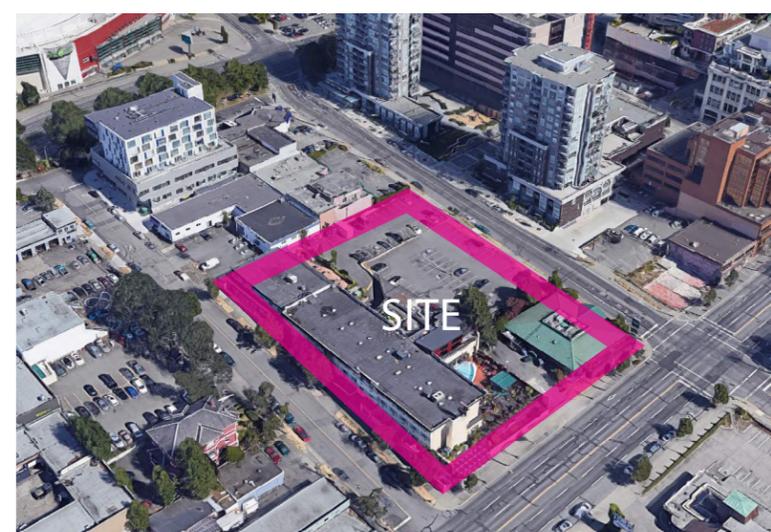
C



G



Key Plan



Aerial view from Site



F



E



D

PROPOSED BUILDING IN CONTEXT

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



Douglas St. & Chatham St. looking east

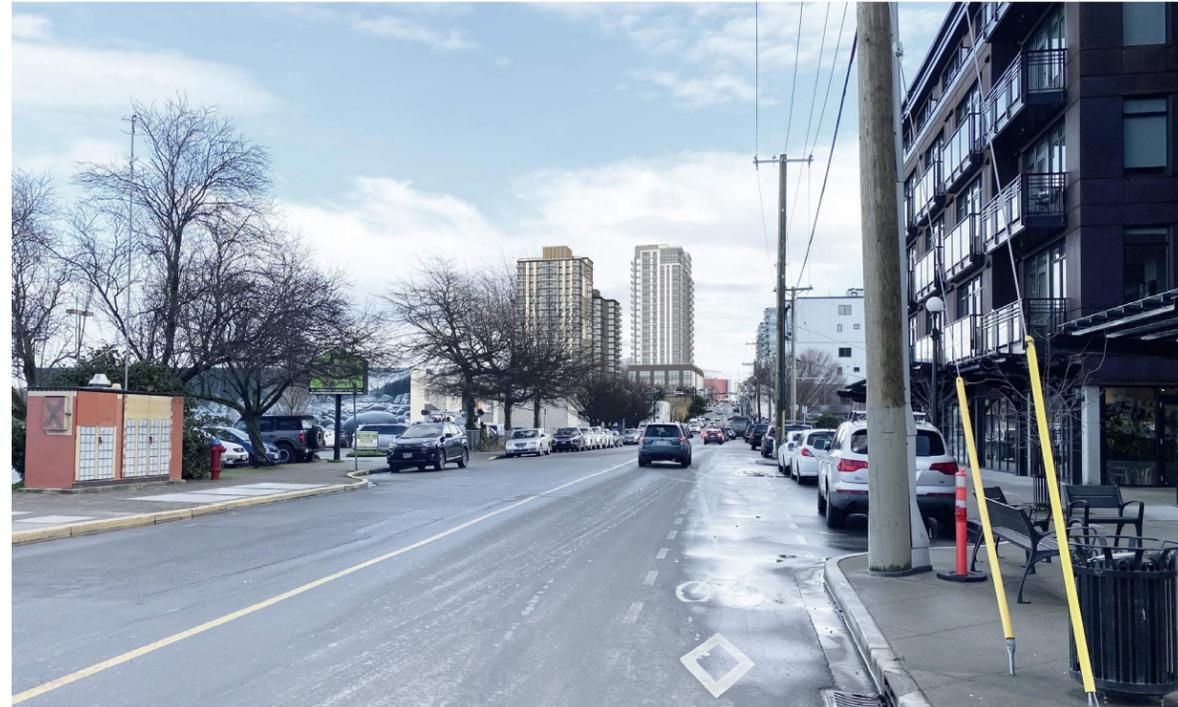


Blanshard St. & Caledonia Ave. looking west



Save On Foods Memorial Centre plaza looking west

PROPOSED BUILDING IN CONTEXT



Store St. & Chatham St. looking east



Douglas St. & Herald St. looking north



Government St. & Chatham looking east



Discovery St. looking east

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

PROPOSED BUILDING IN CONTEXT

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



Douglas St. & Pandora Ave. looking north



Quadra St. & Caledonia St. looking west

ANALYSIS

DESIGN PRINCIPLES

This proposal is for a high quality residential development providing rental housing, both market rate and below market, as well as stratified condo. The development is built for longevity, and replete with practical amenities, that will serve families (and pets), improve livability, and build community. The foundation of the community is the commercial podium making this site a 24 hour community. The provision of office space, the grocery store, the childcare, and restaurants and small retail stores will activate and encourage movement around and through the site. At the core of the development is the plaza serving as a heart, not just for the development, but for the neighborhood as a whole.

Community Hub

The proposed plaza will be the heart of this site: a natural point of meeting and connection, supported by the uses surrounding it. The proponent's hope is for this space to transform with the seasons, providing opportunities for gatherings and events such as farmers' markets, pop-up shops, and food truck events.

The retail units will be destination retail, not service retail. Retail patios, a childcare, and grocery store entry will animate the plaza by providing diverse uses and users. To date, the site has been car-oriented, and this mix of uses is essential to transforming it into a pedestrian-friendly destination and active community hub.

Connectivity

City standard sidewalks will be lined with active uses along Caledonia Avenue, and Douglas Street. The sidewalk will lead pedestrians to the plaza. The proponent has worked with the grades of the site to develop an exciting multi-tiered plaza with accessible access to both lower and upper plazas from the city sidewalks.



View of the plaza facing Douglas St.

This multi-tiered plaza allows the stacking of commercial uses, and concentrates the commercial centre of the project at the plaza. Uses that surround the plaza with direct access and visual connection to the plaza are; office, grocery, café, restaurant, and childcare. The amount of uses will encourage a flow of people to and through the

plaza, giving the plaza life and activity.

DESIGN PRINCIPLES

Inclusive Community

This proposal delivers on a number of priorities that will make the community attractive, affordable and convenient for a broad range of demographics families. These include a diverse range of housing options, close proximity to the Douglas Street Transit Corridor, childcare services, and a full-size grocery store. It is not just the convenience, and affordability of the housing, but the time saved that can be spent focused where the real value to the community lies. Close to transit, the City Centre, employment centres, and the daily commercial uses provided on site make this site an incredible opportunity for a high density, livable community.

Pride of Place

Significant development of the Douglas Street Corridor, particularly stemming from the City Centre, represents a dramatic community transformation. Outwardly, placemaking and enhancement of the public realm foster pride of place. Inwardly, functional and livable spaces for residents nurture pride of place.

No 'Back of House' Side

"Back of house" programming in this proposal (loading, waste and recycling, staging) are contained in a covered back lane, to create the best possible public realm experience on all sides of the site. This helps to maintain all three sides as "front" elevations. It is important to note the significant loading requirements required by the grocer. Significant effort was made through the design process to screen loading from the public realm to preserve a enjoyable experience.



View from the corner Douglas St. & Caledonia Ave.

**710
CALEDONIA**

**1961
DOUGLAS**

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

MASSING DIAGRAMS

710
CALEDONIA1961
DOUGLASREZONING &
DEVELOPMENT
PERMIT
BOOKLETMARCH
2022

Buildings, are separated by 20m, corner to corner, allowing sun penetration into the common upper storey terrace.

A pattern of angled metal panels that alternates direction, adds visual interest to the facades. The change of slope affects the sunlight bouncing off the metal panel creating a dynamic texture and pattern up the building.

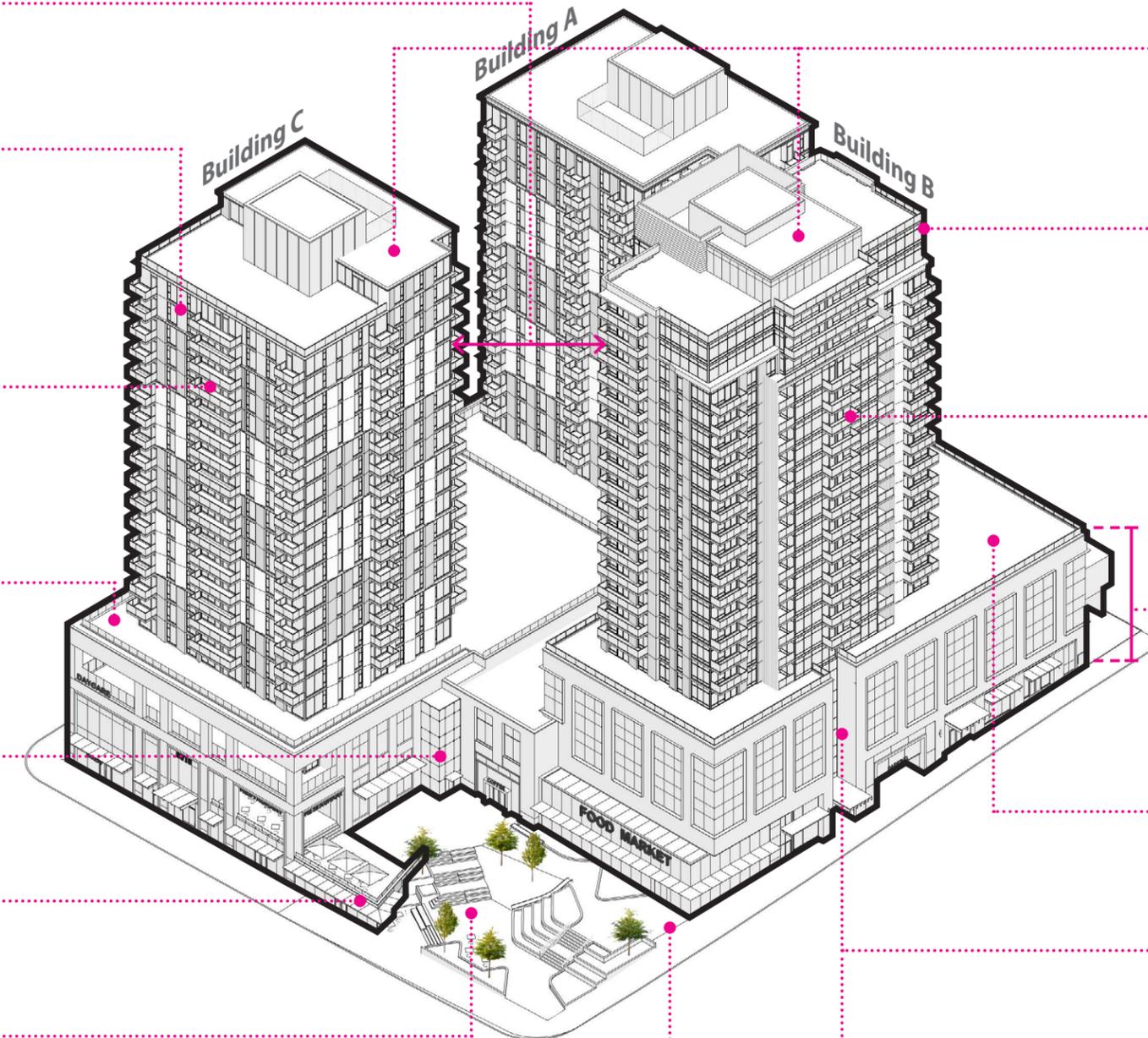
Balconies on the south and west elevations were added to the rental building to help mitigate against solar gain. To minimize thermal bridging, and extra exterior wall, all balconies are cantilevered from the face of the building. Maintaining a simple skin is important for the energy efficiency and sustainability of the project.

All towers have been setback 3m, or greater, from the property lines. The building podium denotes the pedestrian realm, and is treated architecturally different. The podium is clad in brick, with high quality detail in concrete and steel.

The retail parking will have an elevator dedicated to the retail, restaurant and childcare uses. This retail elevator serves as a focal point in the plaza, and will be a glass elevator, lit at night, that will be highly visible.

Weather protection has been provided on all commercial street and plaza frontages. Canopies will all be frosted glass to allow daylight penetration.

Sub-areas in the plaza are developed through working with the topography. The upper and lower plazas share common uses of seating and movement, the upper plaza functions more as circulation, with access to the grocery, café, childcare, and restaurant entrances. The lower plaza offers ample seating areas, also the stairs connecting both plazas provide amphitheater style seating. Landscaping and trees in the plaza will provide shading throughout the day.



The mid-block walkway from Hudson Mews will guide the neighbourhood to the significant public plaza, retail, and grocery store acting as a beacon to the entrance to downtown Victoria on Douglas. This will enhance CPTED principals and support the local retailers succeed.

Building B and Building C, the two tallest, step back at the top floor and each have a separate building top expression. Where roof top landscaping will be incorporated. Building C will have a common outdoor amenity on the roof, and Building B will have private terraces on the roof.

Given the grade on the site, Building C will optically appear shorter than Building B and have a geodetic difference of 23'-4".

Building C is divided into an east and west massing. The eastern massing travels to the roof providing a significant vertical expression. The two masses are divided by a vertical expression of stacked balconies.

Building B is orientated east-west. The rectangular footprint is orientated to maximize solar gain from the south, and to decrease the building temperature differential from the north and south sides.

Using the advantage of the significant grades on site, the podium varies on all street frontages from 3 - 4 stories. This provides a comfortable, well defined, street enclosure.

Adjacent private balconies will have direct access to common terraces. The roof terraces of the base building will be the outdoor amenity for the residential towers, and they will incorporate landscaping.

Vertical breaks in the podium along Caledonia Ave associated with lobby entry for Building B.

Entrances to the residential towers are emphasized through canopies with warm wood tones and additional lighting.



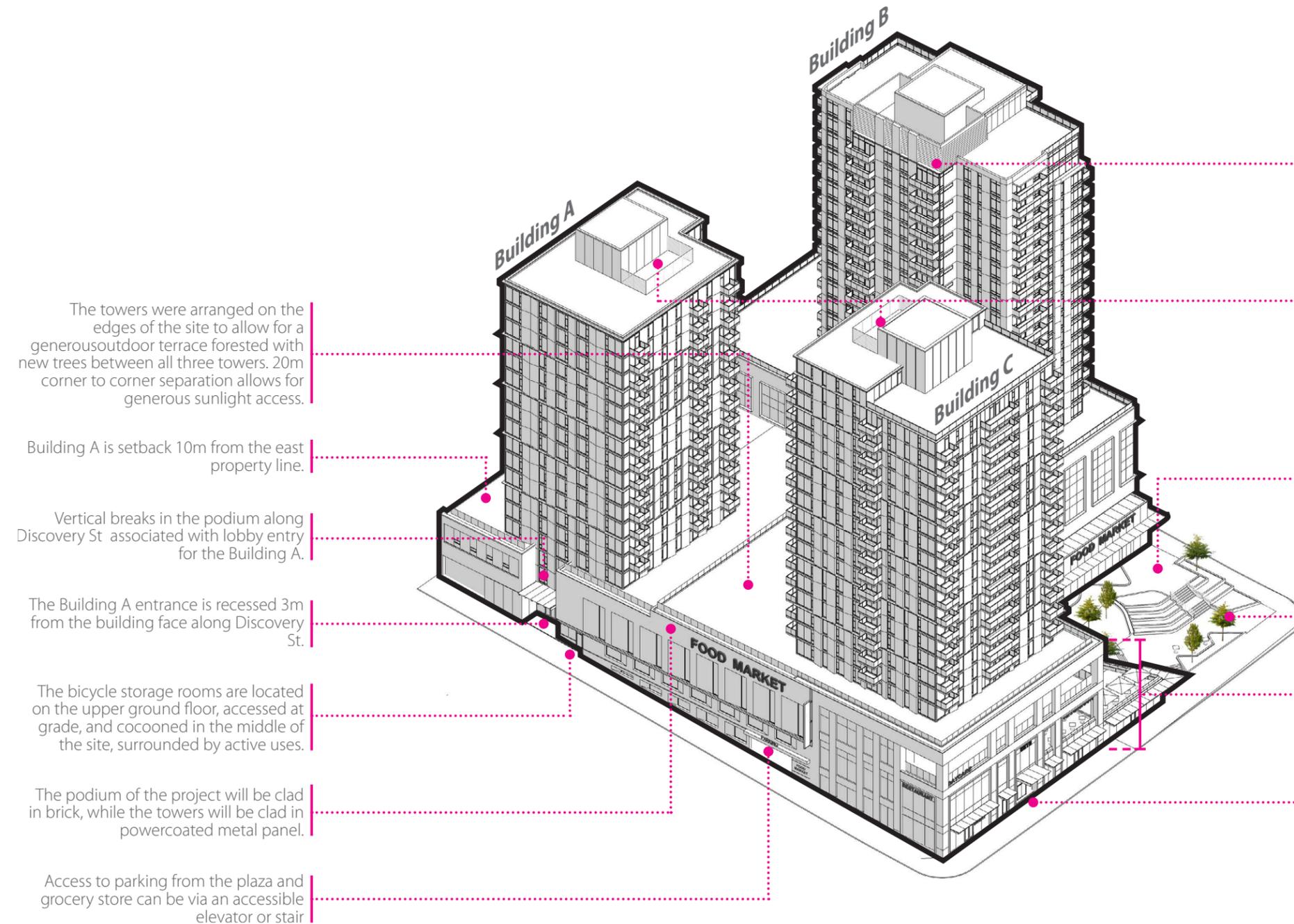
MASSING DIAGRAMS

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



The towers were arranged on the edges of the site to allow for a generous outdoor terrace forested with new trees between all three towers. 20m corner to corner separation allows for generous sunlight access.

Building A is setback 10m from the east property line.

Vertical breaks in the podium along Discovery St associated with lobby entry for the Building A.

The Building A entrance is recessed 3m from the building face along Discovery St.

The bicycle storage rooms are located on the upper ground floor, accessed at grade, and cocooned in the middle of the site, surrounded by active uses.

The podium of the project will be clad in brick, while the towers will be clad in powercoated metal panel.

Access to parking from the plaza and grocery store can be via an accessible elevator or stair

The tallest building, Building B, uses the mechanical equipment screening as a compositional element. It forms a piece of the building top, that is a piece of the strong vertical massing that travels down the south elevation to the lobby.

The mechanical screens for Building A and C are placed away from the neighbouring property and City streets. This allows them to be discreetly placed on the building, screened, and placed behind the elevator overruns.

The 800 sm fully accessible plaza is visible from Douglas Street and Caledonia Ave, facing South and West offering maximum sun exposure.

Various types of seating are proposed; fixed seating, temporary seating, and amphitheater seating. Views to the public realm along Douglas St and Caledonia Ave. will be unobstructed.

Trees and bermed landscaping in the plaza to help mitigate wind

The podium height of 18m (60') relates to the existing building heights along Douglas St.

Residential and Lobby entries are intermingled with retail uses allowing for continuous active uses along the sidewalk. Limit lobby access to one point in order to allow a greater amount of active retail spaces.



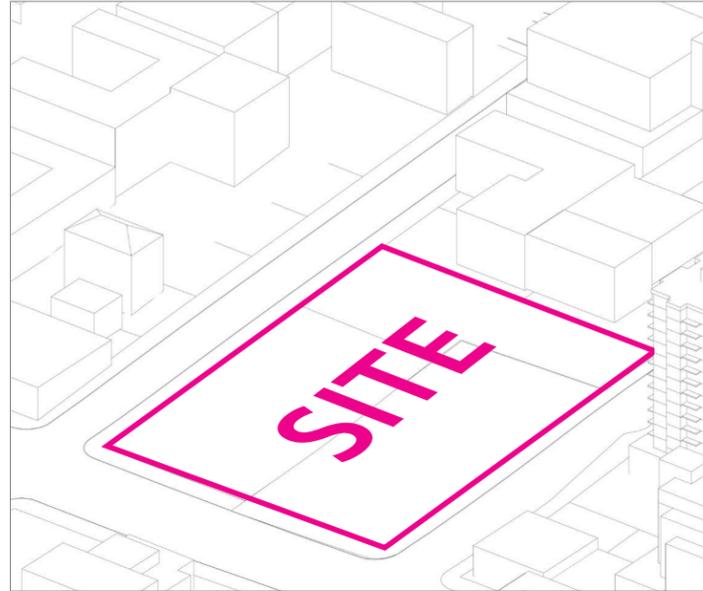
MASSING DIAGRAMS

710
CALEDONIA

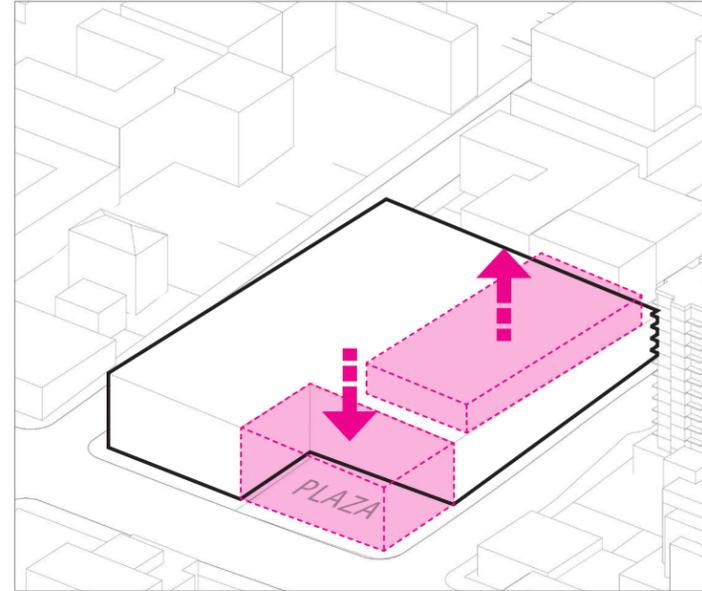
1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

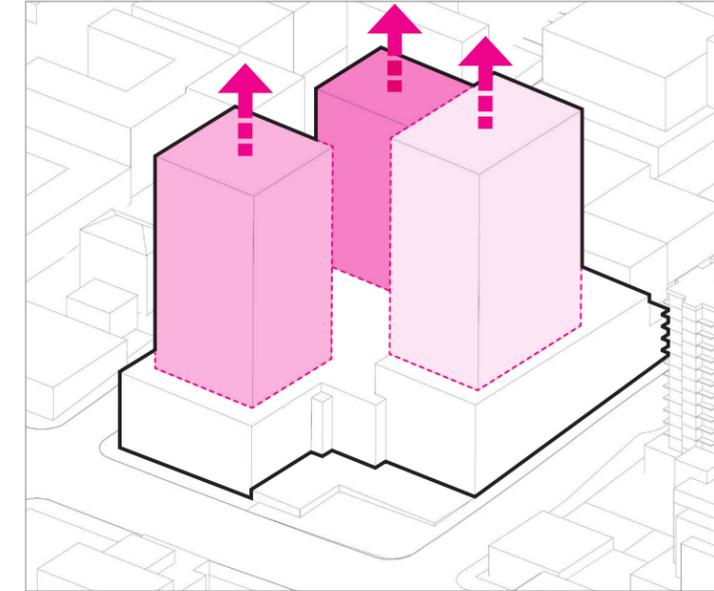
MARCH
2022



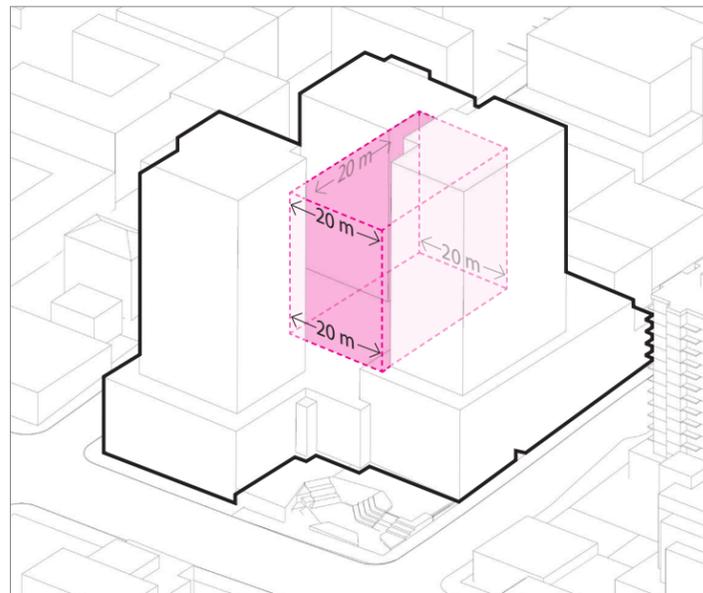
The Site is rectangular, and slopes from the east to the west down to Douglas St. The existing buildings will be removed.



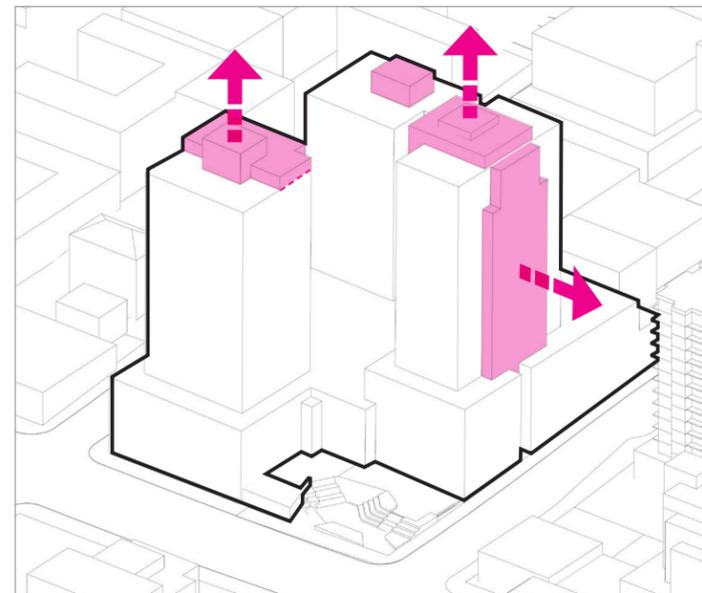
The Podium covers majority of the site, creating a strong street wall, with a public plaza carved out on the south west corner.



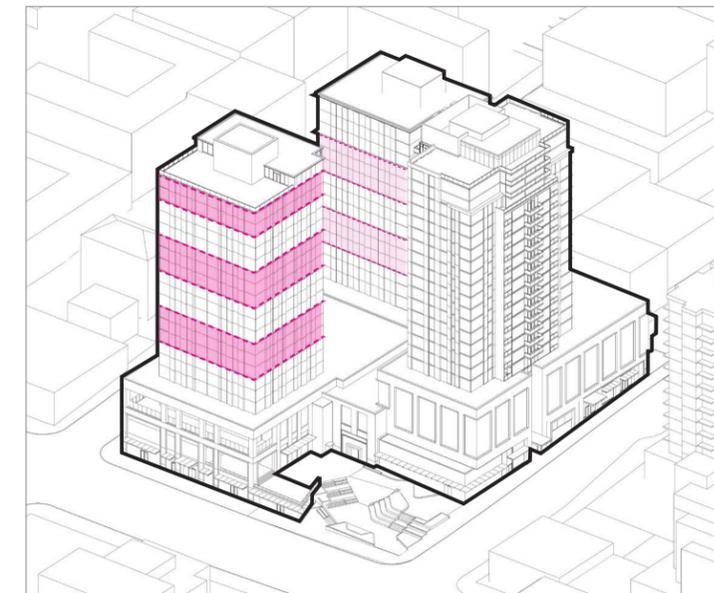
Three Towers will extrude from the podium, at varying heights, complementing the site grading and surrounding context.



Building Separation has informed the foot print of the towers, to create the 20m separation between all three buildings.



Roof Articulation creates movement in the towers massing, and allows space amenity.



3 Floor Expression is a key feature of the towers, alternating the three storey expression will divide the massing.

MASSING AND FORM

The proposed massing creates diverse housing options while maintaining a pedestrian-scaled base. Subtle and judicious tectonics make this proposal eye-catching while maintaining functional residential units at or below market rates.

This project provides the neighborhood an opportunity to boldly establish an active street wall. As such, it is a fabric building, and we see the length of the three street frontages as an asset in defining the street and plaza. Podium articulation is key in creating a compelling project and a street wall that is fitting for the width of Douglas Street (30m), Discovery Street (20m), and Caledonia Avenue (20m).

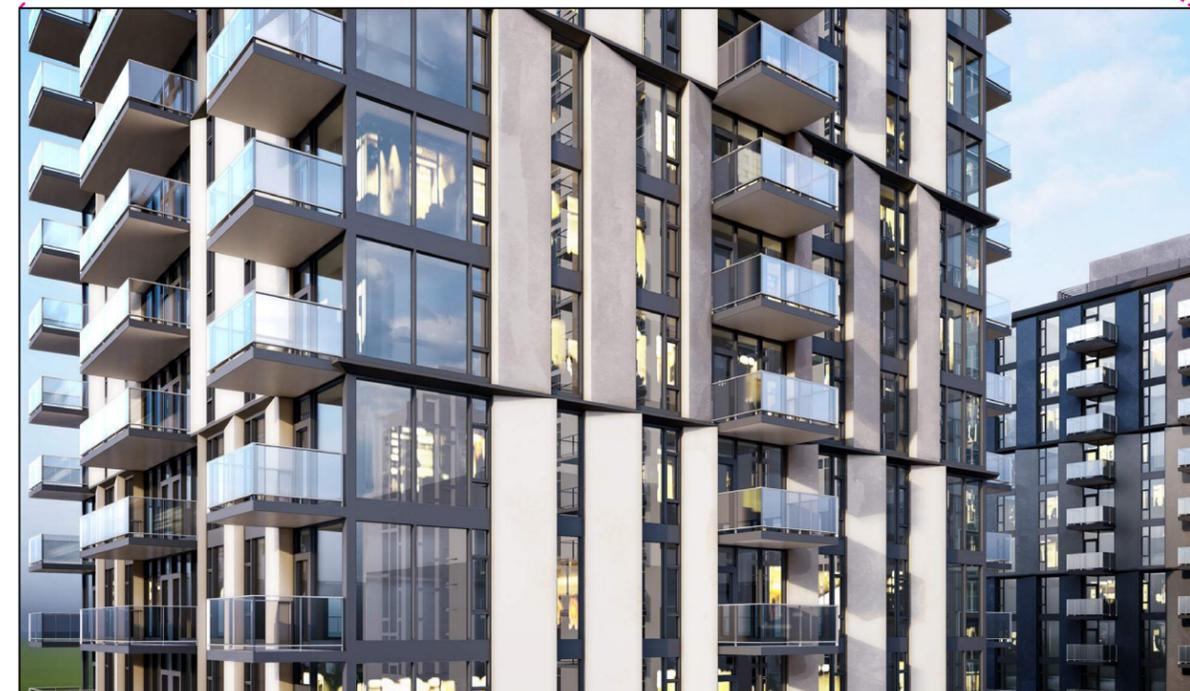
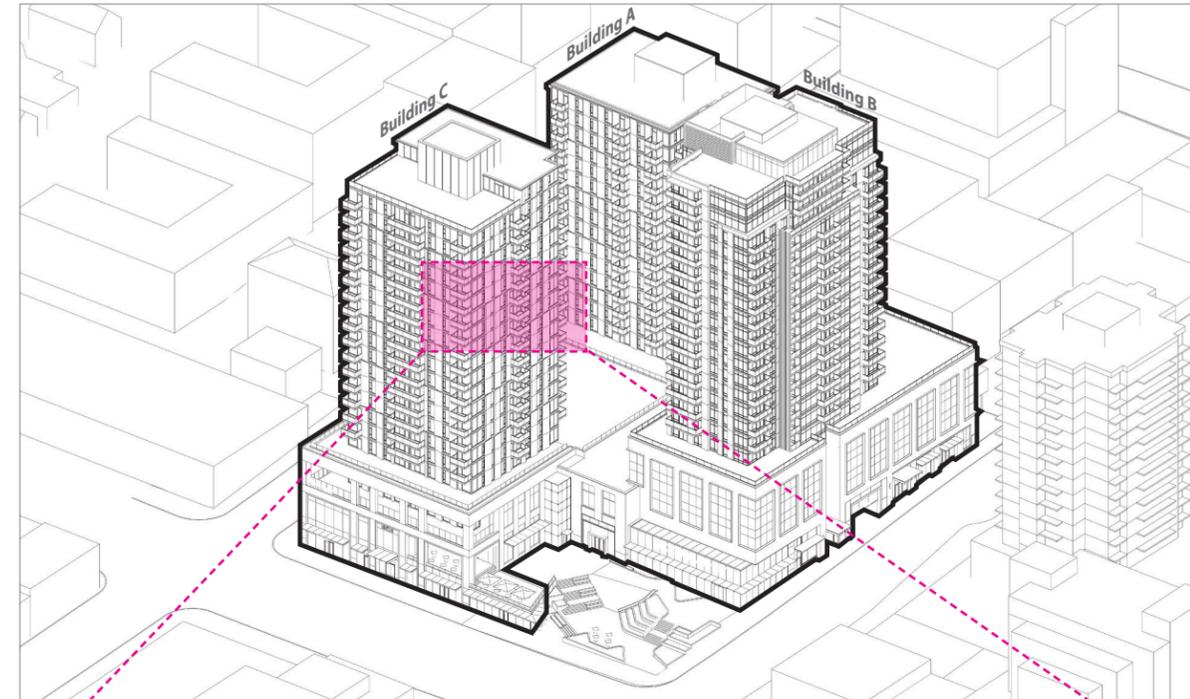
The podium is broken into two parts, coming together at the inside corner of the plaza where the retail/childcare elevator is located. Massing is evenly distributed around the site with an average of 18m street wall. The substantial podium provides strong edges for the plaza, and defines the outdoor space.

The residential towers setback from the property line allowing the podium to define the scale of the public realm. The towers are sculpted in plan to allow for 20m separations between towers. At the tops of Building B and C, the towers step and articulate to provide elegant building top expressions.

A key feature of the towers is the alternating, three storey expression. The metal panel cladding is angled in plan. Every third floor, the angled panel changes direction. This gives the façade a subtle pattern, and allows the reflection of sunlight to subtly change the colour and temperature of the panel.

The skin treatment is similar for each building, but each are differentiated by colour. The tallest building, Building B, is white, Building C is champagne, and Building A is charcoal. The changes to value and colour throughout the project adds to the visual interest of the towers on the skyline.

The residential area is distributed between three towers, with the tallest building being Building B on the south. The towers vary in height by three floor increments to provide a varied skyline. The building heights rise from north to south, following the Cross Town Concept established in the DCAP. This gesture is further reinforced within the context, where the building heights crescendo at the Hudson Place development.



Massing Details

710
CALEDONIA

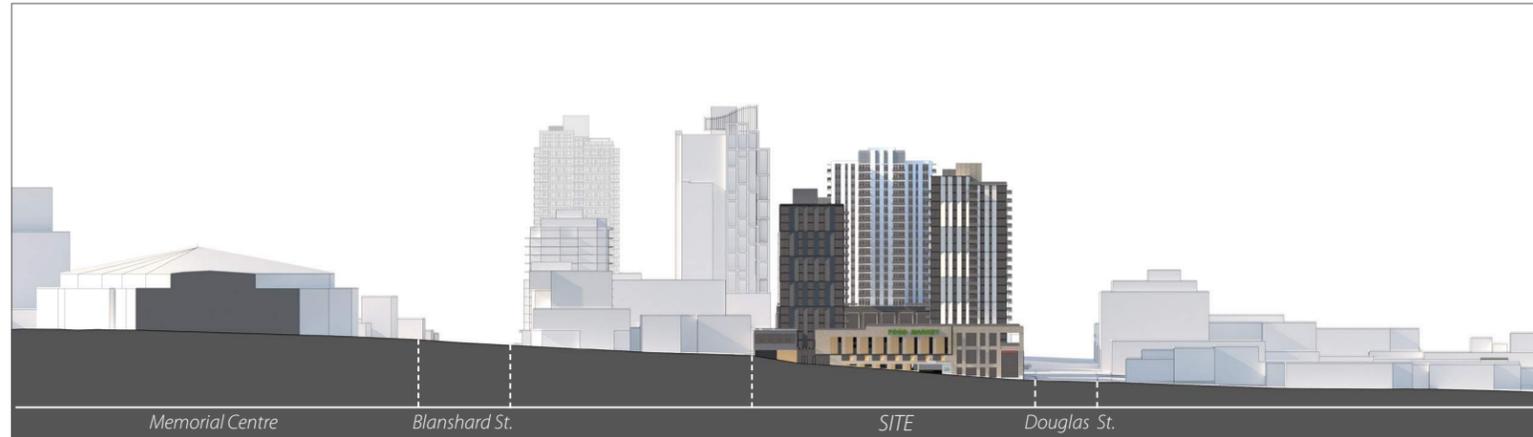
1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

HEIGHT CONCEPT

The proposal will bring a rich diversity of residential and commercial uses to the community including below market rental, intensive employment, homeownership, to purpose built rental. The proposal achieves significant community contributions through an active 800sm urban plaza and sustainable residential affordability with a below-market component that exceeds the Inclusionary Housing Policy. On a site with extreme grades, the feasibility of diverse uses and community contributions are restricted; thus, the proposal is requesting a relaxation in building heights. To ensure the success of the plaza, the proponent has developed a multi-level commercial podium defining the public realm. The significant scale of the commercial podium, working with the grades of the site, the large format grocer, and the required loading for the grocer and commercial uses, push the towers above the suggested building height. The proponent's goal of developing a framework for a successful plaza for the neighbourhood led to the development of a space with small active retail, childcare, large grocery tenant, and commercial office. Multiple entries to the commercial uses line the plaza, providing activity and eyes to the space. The significant diversity of uses is in line with the Rock Bay District's objectives of maintaining a diversity of uses. These commercial uses form the podium of the proposal, providing a strong and active street wall to Douglas Street, Caledonia Avenue, and the proposed plaza. The residential towers all sit on the commercial podium. Within the context of our development, the Hudson Place towers have a building height of 81m and 79m. To the north of Hudson Place, the Hudson Walk towers have buildings heights of 49m and 46m. The towers of our proposal are Building A 55m, Building B 69m, and Building C 62m. The proposed towers offer a diverse skyline, not only with the project site, but in the greater context of the city. Hudson Place maintains a hierarchy in building height, and the goal of the Cross Town Concept, with building heights rising towards the intersection of Douglas and Yates is preserved.



Elevation A: Discovery Streetscape

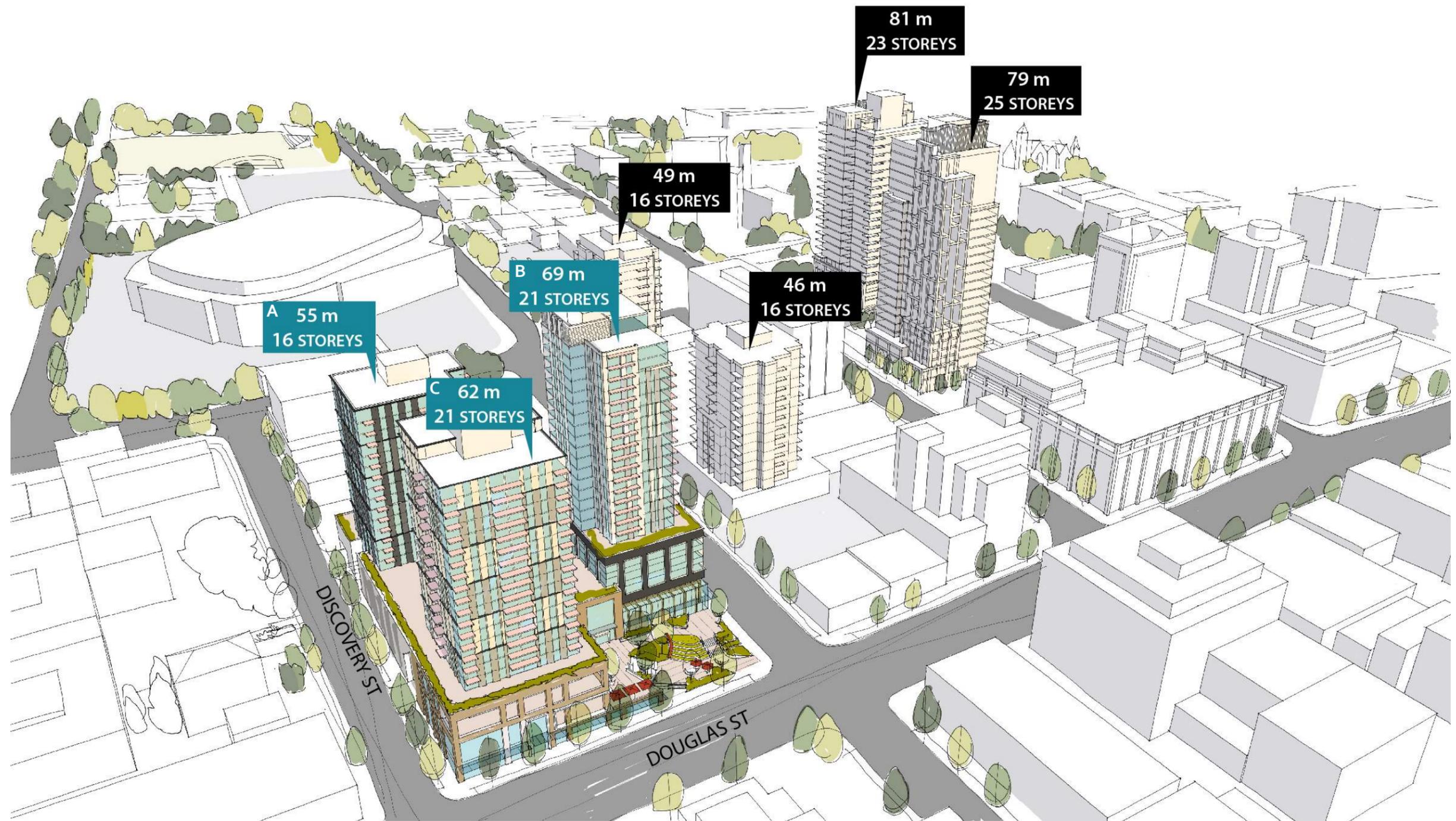


Elevation B: Caledonia Streetscape



Elevation C: Douglas Streetscape

HEIGHT CONCEPT



RENDER

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



RENDER

MCM

Musson
Cattell
Mackey
Partnership



**710
CALEDONIA**

**1961
DOUGLAS**

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

RENDER: PLAZA

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022





Musson
Cattell
Mackey
Partnership

**710
CALEDONIA**

**1961
DOUGLAS**

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

THIS PAGE IS INTENTIONALLY LEFT BLANK

MATERIALS

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

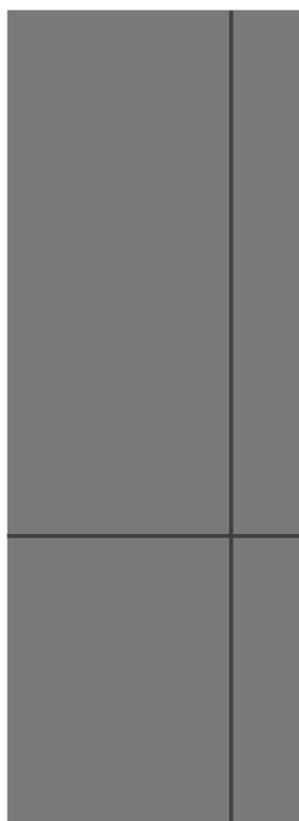
Building A



Grey Glass (Residential)



Black Mullions



Charcoal Metal Panel

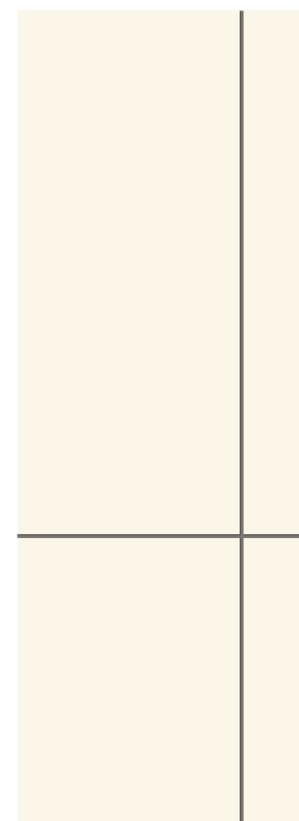
Building C



Grey Glass (Residential)



Charcoal Mullions

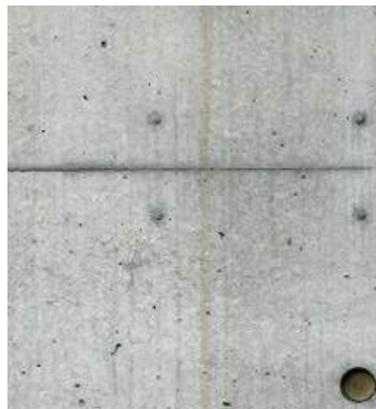


Champagne Metal Panel

Restaurant & Market Podium



Light Brick - Canyon Mist



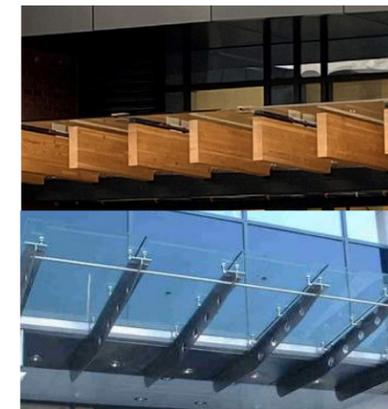
Architectural Concrete Details



Composite Wood Panels



Flat Top Metal Mesh



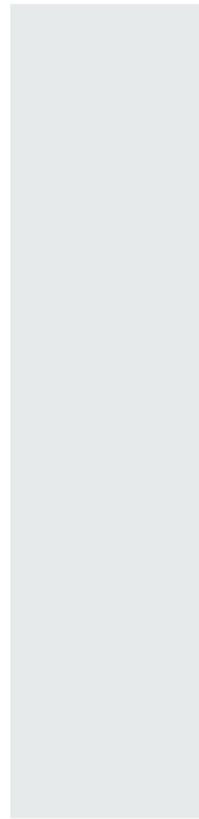
Glulam & Steel Canopies

MATERIALS

Building B



Grey Glass (Residential)



White Mullions

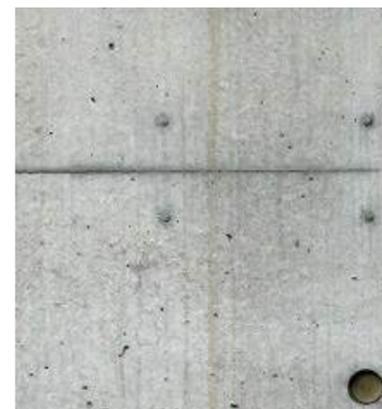


White Metal Panel

Office Podium



Dark Grey Brick



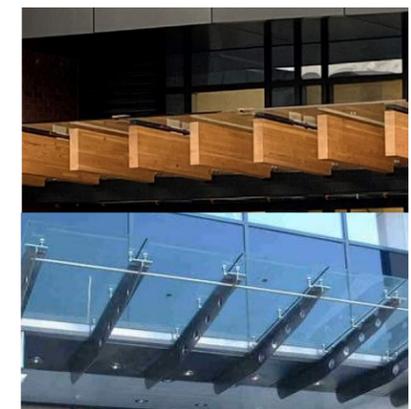
Architectural Concrete Details



Stainless Steel Window Surrounds



4 Sided Silicon Curtain Wall



Glulam & Steel Canopies

SHADOW STUDY

710
CALEDONIA

1961
DOUGLAS

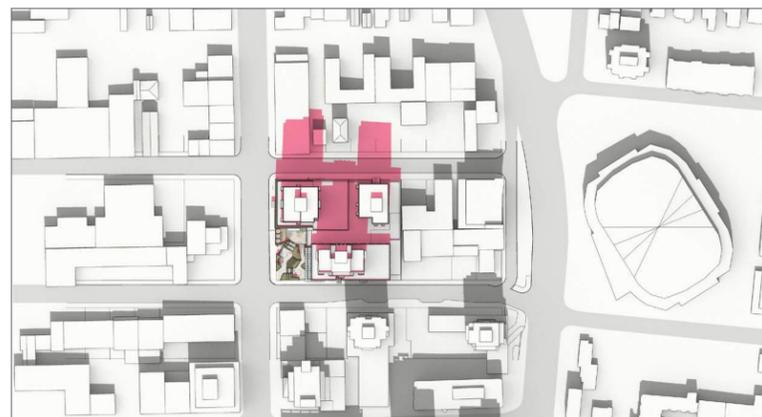
REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



Spring / Fall Equinox - March 20 / Sept 22

10AM



Spring / Fall Equinox - March 20 / Sept 22

12PM



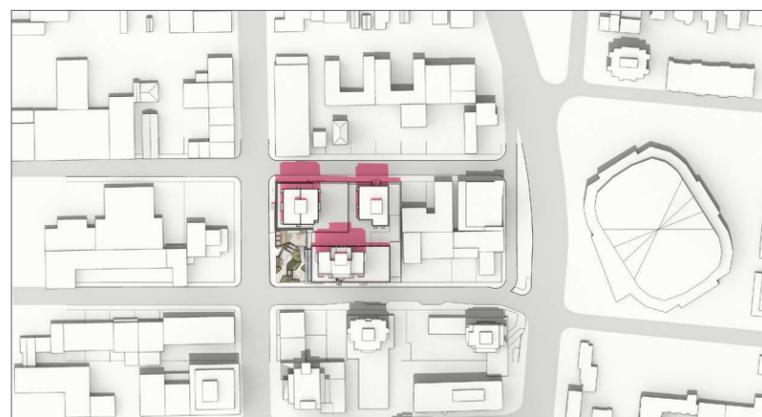
Spring / Fall Equinox - March 20 / Sept 22

2PM



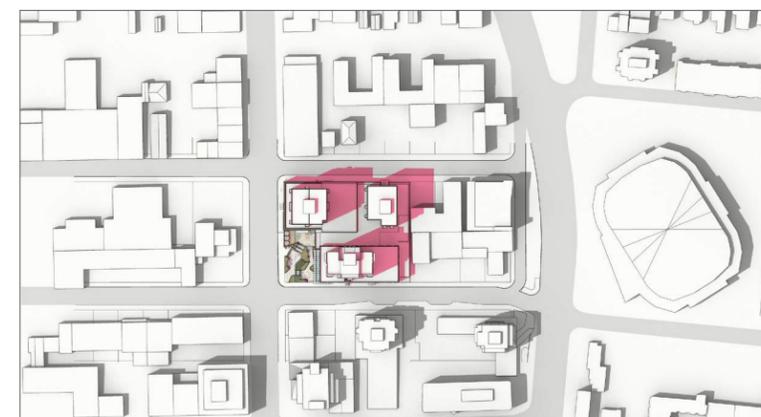
Summer Solstice - June 21

10AM



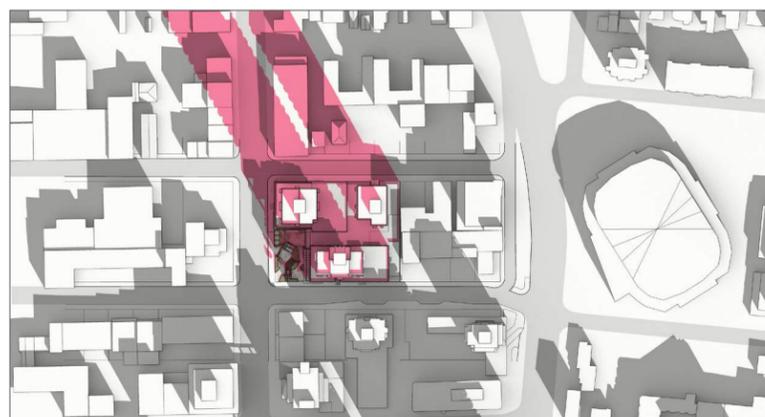
Summer Solstice - June 21

12PM



Summer Solstice - June 21

2PM



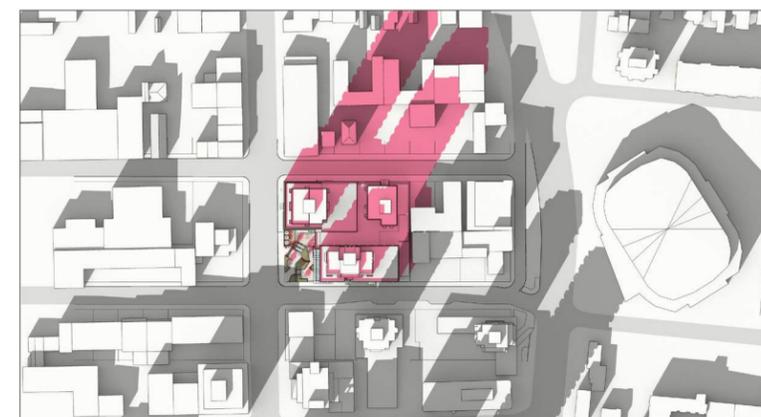
Winter Solstice - Dec 21

10AM



Winter Solstice - Dec 21

12PM



Winter Solstice - Dec 21

2PM



PUBLIC REALM

This proposal is poised to transform the subject site from a suburban, vehicle-oriented commercial site into a vibrant, pedestrian-oriented community hub. In concert, the following measures play important roles in enriching the public realm:

- Minimized parking access and hiding of 'back of house' uses from the street
- Provision of a generous plaza
- Provision of an outdoor restaurant patio beyond the extents of the plaza
- Provision of an outdoor childcare area beyond the extents of the plaza
- Consideration of staggered uses, safety, accessibility, and lighting
- Convenient access to daycare from both the underground parkade as well as direct pedestrian access from the plaza
- Community- and pedestrian-oriented destination retail
- Grocery store parking that is conveniently accessed from the street, and hidden within the podium
- Establishment of a strong street wall along Douglas Street, Caledonia Ave, and Discovery Street
- Legible and convenient residential lobbies

The applicant team has proactively engaged City Engineering in preapplication meetings, and will continue to work with City design standards and the site vision to arrive at solutions that meet City requirements, enhance the public realm, and ensure an encouraging public realm experience around the perimeter of the development.



710
CALEDONIA

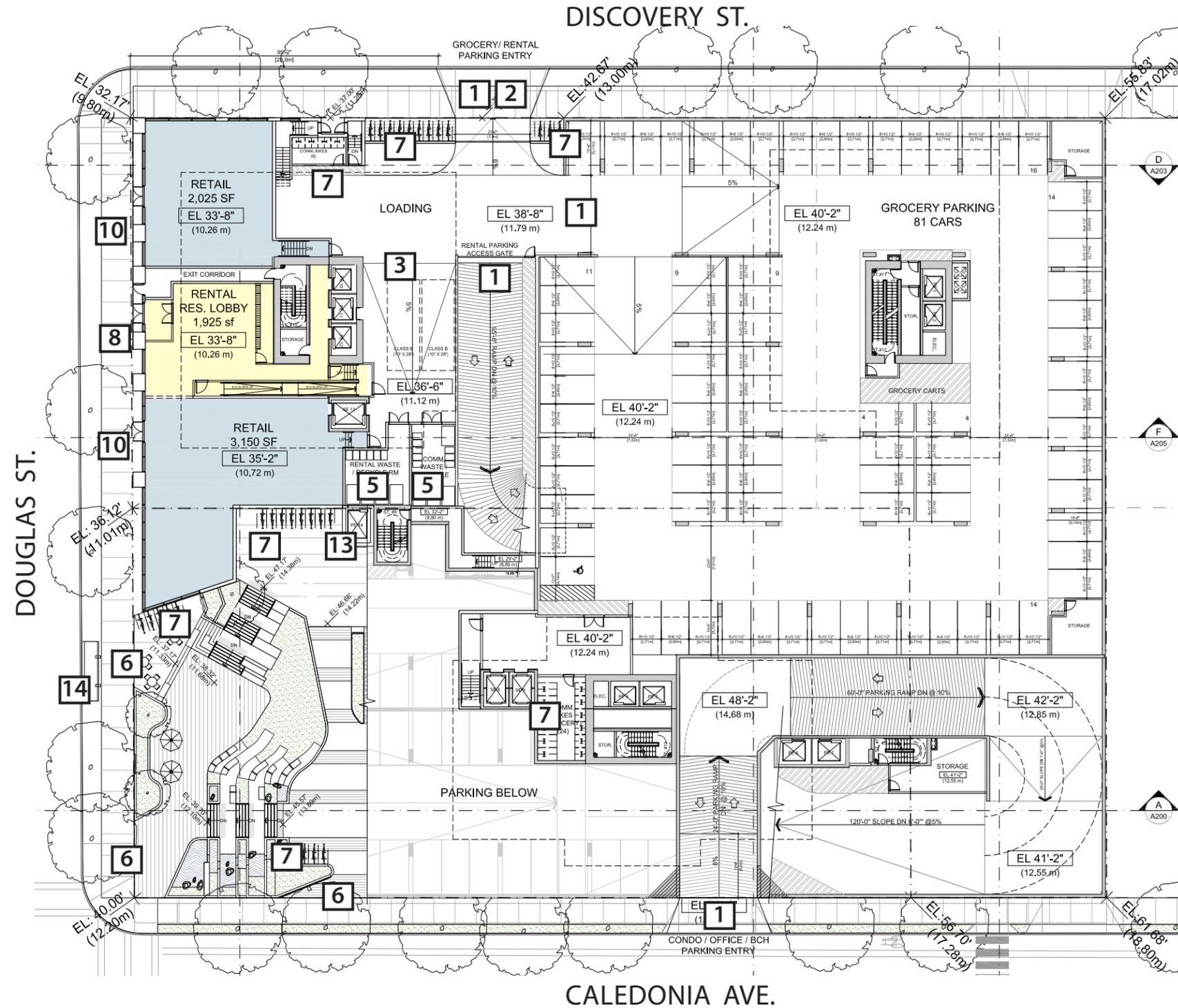
1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

- 1 Parking entry
- 2 loading entry
- 3 Loading
- 4 Bike access
- 5 Waste and recycling
- 6 Plaza access point
- 7 Bicycle storage
- 8 Residential lobby entry
- 9 Office access
- 10 Retail access
- 11 Restaurant access
- 12 Grocery access
- 13 Plaza elevator (childcare and below grade parking access)
- 14 Bus stop

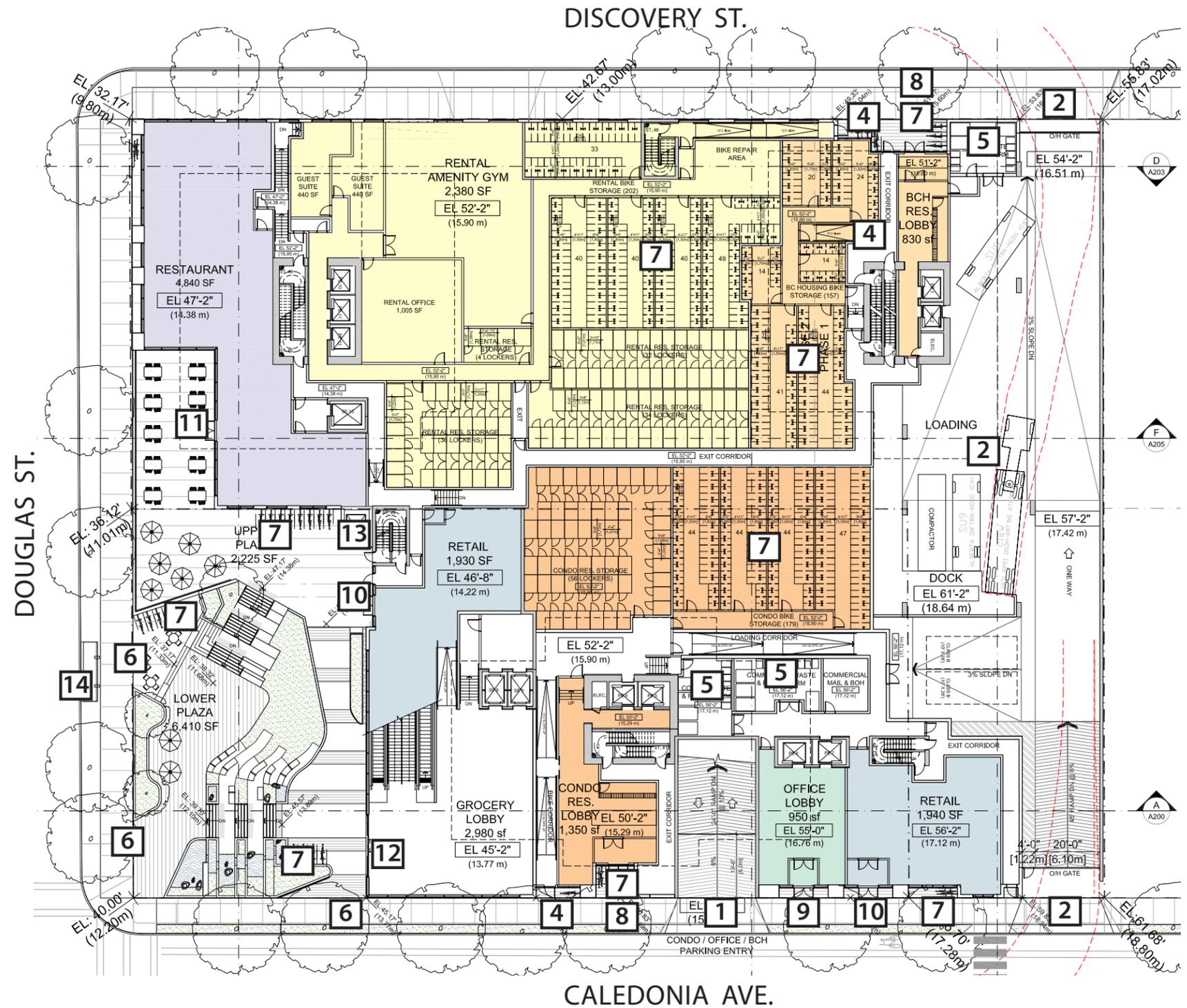
VEHICULAR AND PEDESTRIAN SITE ACCESS



Plan: Lower Ground Floor

VEHICULAR AND PEDESTRIAN SITE ACCESS

- 1 Parking entry
- 2 loading entry
- 3 Loading
- 4 Bike access
- 5 Waste and recycling
- 6 Plaza access point
- 7 Bicycle storage
- 8 Residential lobby entry
- 9 Office access
- 10 Retail access
- 11 Restaurant access
- 12 Grocery access
- 13 Plaza elevator (childcare and below grade parking access)
- 14 Bus stop



Plan: Upper Ground Floor

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

SUSTAINABLE DESIGN STRATEGY

Sustainability Approach

The design of this proposal strives to balance numerous sustainability goals that contribute to the broader success of the overall design. The Site will change from its current condition of a pad restaurant, motel, and surface parking to a development that will **activate the immediate neighbourhood, offer a diverse range of housing and deliver employment-generating space for the long term.**

Green Infrastructure

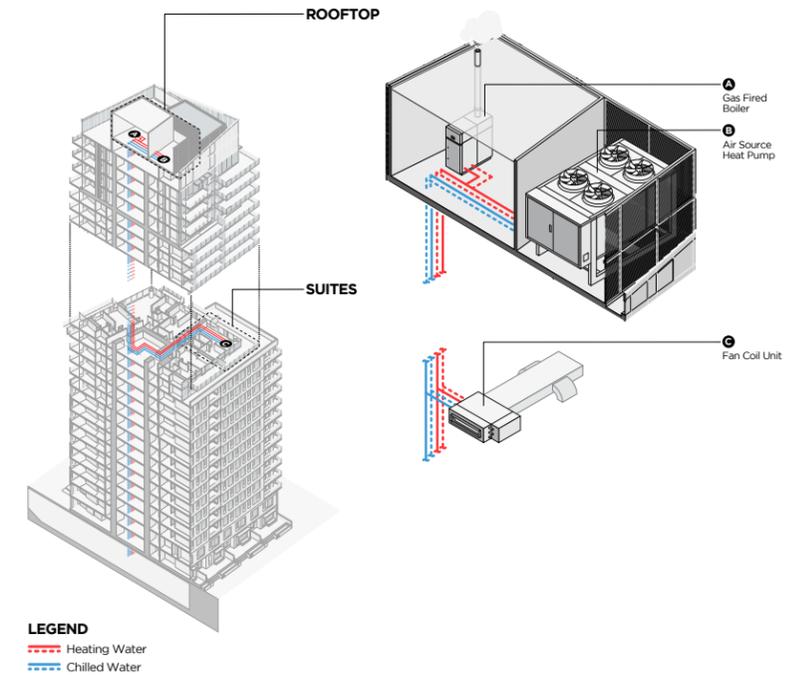
The landscape contributes to site sustainability measures in many ways. With respect to storm water, the growing medium and plant cover at all levels acts like a sponge and absorbs rainwater, releasing it slowly into the building's storm system. Planting and lawn areas contribute to the reduction of summer temperature extremes and reduce reflected sunlight. The plant material selection and urban agriculture areas promote biodiversity in the urban environment and provide space for insects and songbirds. Hard landscape materials are selected for their robust nature and long-term durability. The landscape spaces and courtyards promote strong physiological well-being for the residents who overlook these spaces.

Energy Performance Target

The applicant team has proactively worked to identify strategies to achieve desired energy targets. This analysis included review and coordination of mechanical systems, envelope assemblies, exterior building design and parametric modeling to achieve those targets. The proponent has chosen a Low Carbon Energy System combined with high performing envelope, making operational carbon and energy consumption sensitivity a priority.

Pursuit of LEED Silver Certification

Although LEED certification is not required by the City of Victoria for a project of this type, the proponent has elected to pursue a LEED certified design.



Air Source Heat Pump System



TRANSPORTATION

Transportation

The location proposed uses and existing context of this proposal provide residents, workers and visitors with access to most, if not all, of their day to day needs within a short walk, cycle, roll or transit trip – a '15-minute neighbourhood'. The proposed design supports this initiative by encouraging active forms of transportation, improved access to transit and reduced reliance upon vehicular transport.

Active Modes of Transportation

The proposed design includes infrastructure to support various modes of active transportation including forms of walking, cycling and rolling. Located within close proximity to the downtown core, the site achieves a 'Walkers' and 'Biker's' Paradise' rating on the Walk Score website. In recognition of this superior location, the proposal capitalizes upon pedestrian connectivity through short and long term bike parking in excess of the city's schedule C requirement, end of trip facilities, an added bike lane along Caledonia, open circulation with a generous urban plaza as well as active storefronts along the perimeter of the site.

Access to Transit

The site location benefits from existing, immediate access to transit in an area earmarked for continued growth. Aligning with Victoria's Rapid Transit Project, the proposal will include a new bus stop and infrastructure on the corner of Douglas and Caledonia. The bus stop has been incorporated into the design of the urban plaza with wayfinding signage to complement the pedestrian experience for local workers and/or visitors.

Off-Street Parking

All parking requirements for the proposed uses will be accommodated within the site. This will help ensure the needs of the new development are accommodated and not reliant upon on-street parking. Parking access and allocation has been thoughtfully designed to capitalize on significant grades of the site, meet the needs of all proposed uses and minimize negative effects on the existing neighborhood and businesses. While the proposal does meet overall parking requirements, the proposed commercial parking counts will exceed the city's schedule C requirement. To further support reduced reliance on vehicles, the proponent has worked with a transportation management consultant to determine adequate traffic demand measures (as listed in the Traffic analysis report) to encourage alternative transportation methods.



710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022

LANDSCAPE CONCEPT AND RATIONALE

The landscape design of 1961 Douglas embraces the City of Victoria's Urban Design Principles by embodying the spirit of animated outdoor lifestyle, improving, and enhancing pedestrian connectivity and maintaining the character of the community.

The Plaza & Streetscape

The plaza at 1961 Douglas is one of a few local street corner open spaces that introduce landscape areas and public open space within the urban fabric of the neighbourhood. The plaza design maximizes its feeling of publicness by opening out toward the sidewalk and the surrounding neighbourhood, providing opportunity for seating and feature planting. The green spaces like these not only provide local neighbourhood residents opportunities to pause while out for a walk but adds character and identity elements to the neighbourhood.

Given the grading change along the Douglas and Caledonia, the plaza has been designed with terraced landscape forms. The upper and lower plaza will be detailed with low seat walls/steps, play elements and planting areas that respond to the character and theme of the project. The outdoor dining and seating area next to the upper plaza restaurant brings interior atmosphere and energy to the plaza and further contribute a vibrant interface to the public realm. A water feature has been introduced to drown out the noise from the street and invite the visitors to the plaza.

The universal accessibility is provided for public to access all the plaza and street level units. Effort has been put into the design of

streetscape to reduce the scale of the development to respond to a 'people' scale. This is more in keeping with a pedestrian street character and in turn a place that feels friendly and inviting to live in and visit. We are striving to create a community for future residents, office workers, visitors and retailers. To achieve this the landscape of the street edge, walkway, building front door entrances and parkade entrances have been shaped to encourage a sense of safe, vibrant, and eco-friendly community.

Lower Podium

The lower podium landscape space is defined by Building C to the west, Building B to the south, and Building A to the east. The podium level landscape further responds to the idea of creating neighbourhood and community. Each building's interior space is connected with its own outdoor space with tree planting areas to provide green buffers in between them. The landscape spaces at the lower podium level have allowed us to respond to the theme of nature and urban expression in an integrated manner.

The outdoor space for Building C has been designed to accommodate a dog area with accesses from the building amenity room and the staircase shaft on the podium. The residential units that touch the courtyard will have their own outdoor patio. These private spaces provide an active edge to the building and podium outdoor space, introduce direct eyes on the courtyard and recognize the structure of the residential neighbourhood. The outdoor patio for the Building A provides a garden themed walking path and gathering space with outdoor furniture for residents to enjoy their outdoor activities. The landscape space for the office

side offers flexible space with movable planters and furniture. It has potential to respond the interior office floor plan that occupies the entire floor of the building.

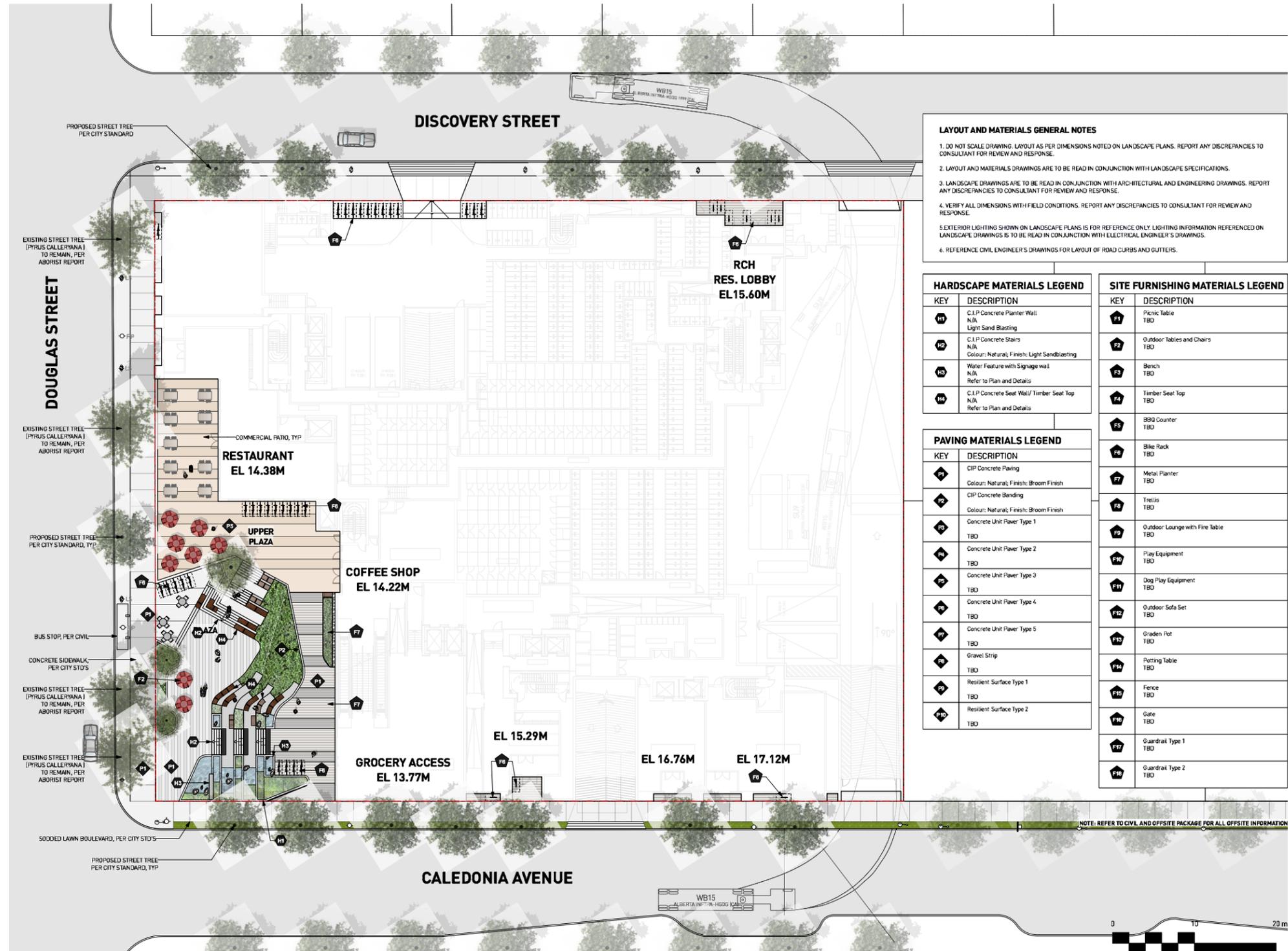
Office/Condo Tower Level 5

Building B Level 5 landscape area provides an opportunity for more active recreation by taking advantage of its south facing direction and the views to downtown Victoria. The private patios abutting the interior units provide garden planters decorating the edges of the building. The outdoor amenity space provides seating and gathering spaces in both sun and shade for residents to enjoy with friends and family. A sun deck has been located to the south side for residents to enjoy the southern view. A children's playground sits to the east edge across to the open area to present minimal noise level to the residential units to the west.

Rental Tower Level 21

Building C Level 21 podium landscape area provides an opportunity for active recreation by incorporating BBQ set, harvest table, lounges, outdoor fire pit with seats and urban agriculture beds for larger and smaller group of people. The residents can access either the north side patio or south one for different gatherings or events. Another children playground is located next to the south side patio for maximized sun exposure.

LANDSCAPE PLAN



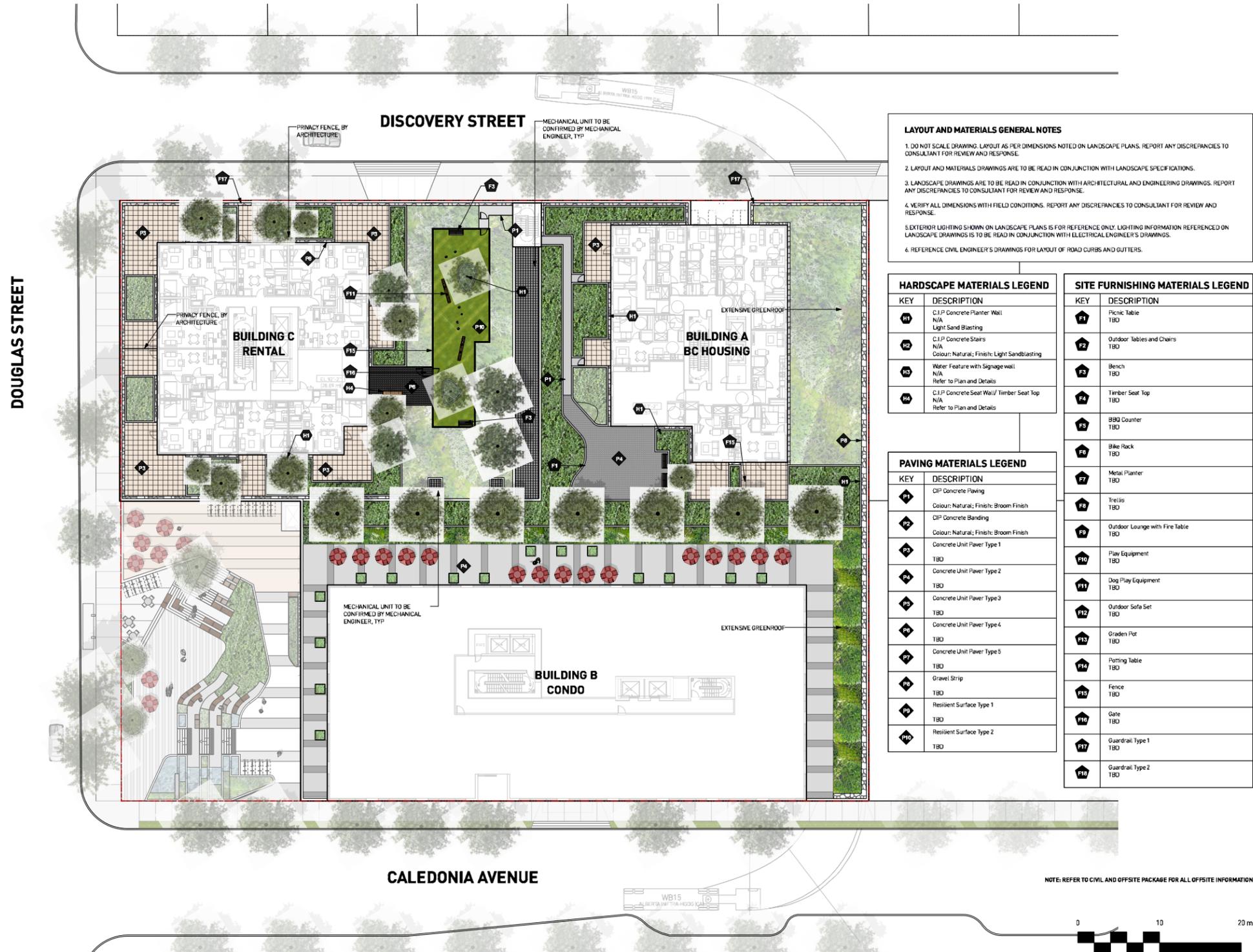
LANDSCAPE PLAN

710
CALEDONIA

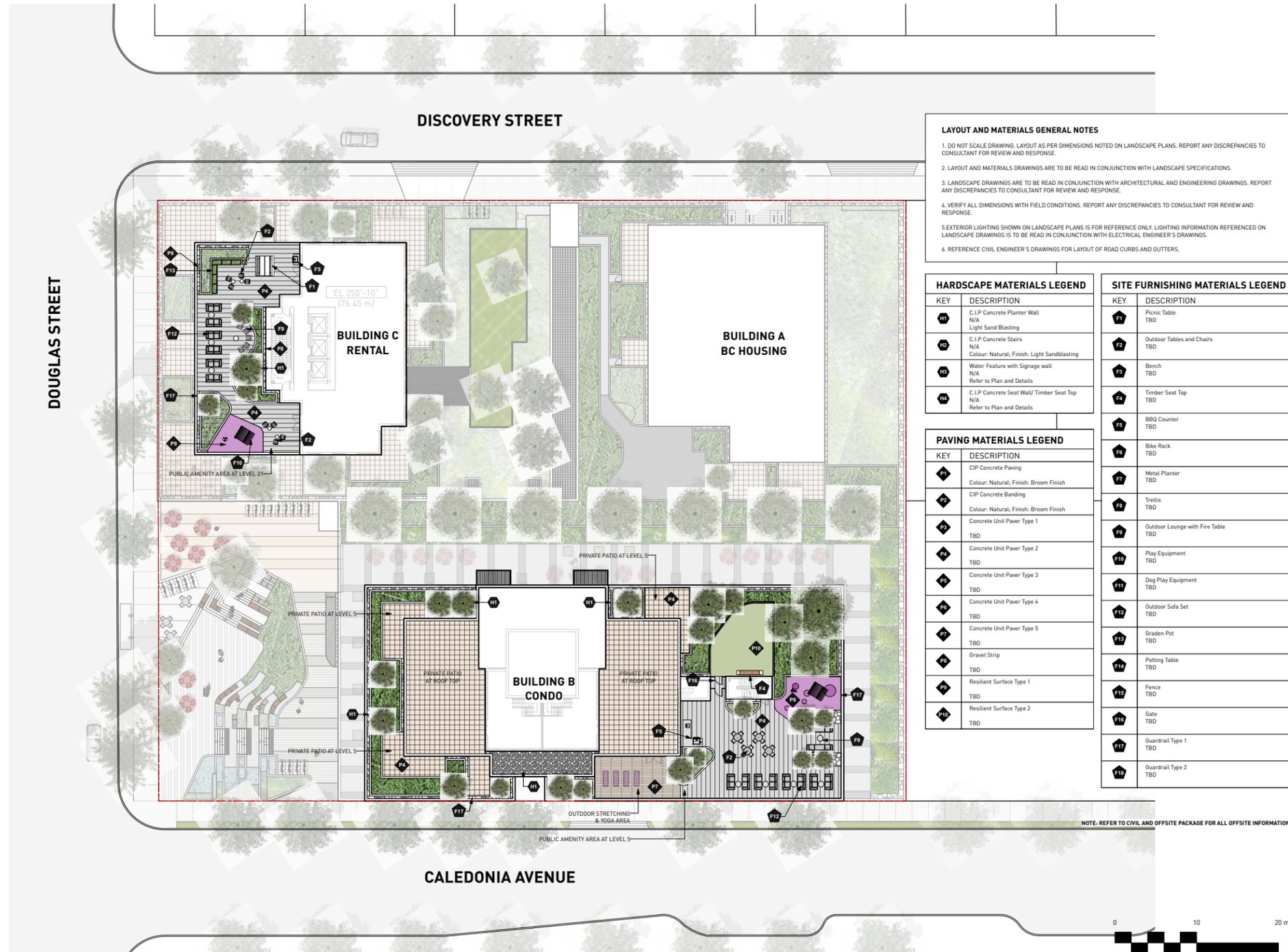
1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



LANDSCAPE PLAN



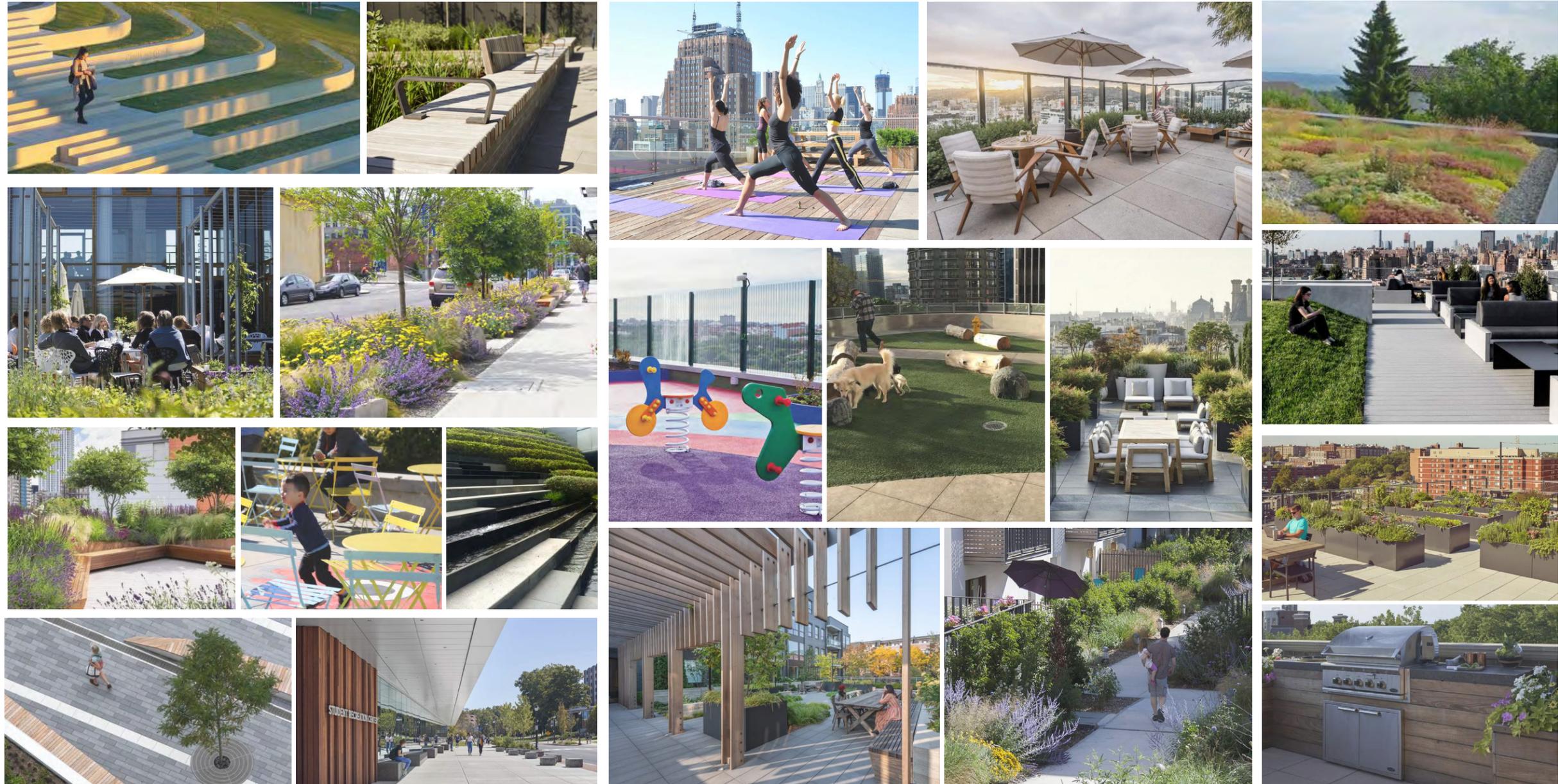
LANDSCAPE CONCEPT IMAGES

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



LANDSCAPE: PLANTING

Terraced Plaza/ Rain Garden/ Play area



Acer griseum



Azalea 'Orchid Lights'



Lonicera pileata



Rudbeckia 'Goldstrum'



Spiraea 'Anthony Waterer'



Acer glabrum 'Douglasii'



Juncus effusus



Iris versicolor



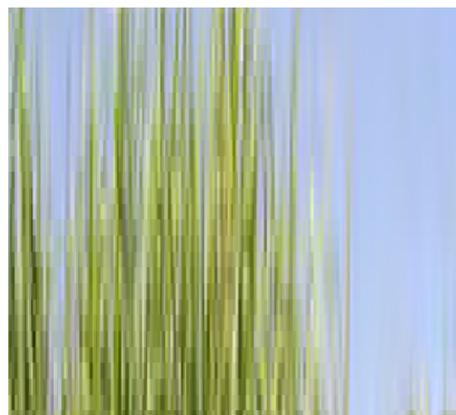
Cornus 'Kelseyii'



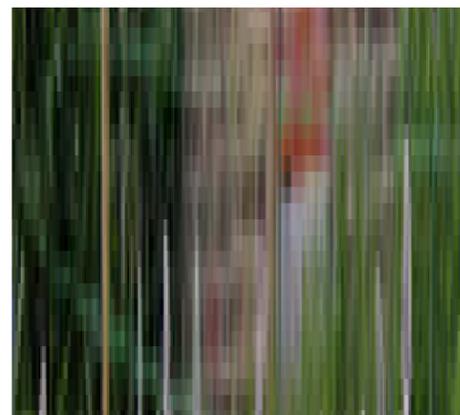
Echinacea purpurea



Stewartia pseudocamellia



Calamagrostis 'Karl Foerster'



Stachys lanata



Vaccinium 'Northblue'



Nepeta 'Walker's Low'

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



PWL partnership

LANDSCAPE: PLANTING

710
CALEDONIA

1961
DOUGLAS

REZONING &
DEVELOPMENT
PERMIT
BOOKLET

MARCH
2022



PWL partnership

Dog Park/ BBQ/ Private Patios



Cercis 'Appalachian Red'



'Erica 'Springwood White'



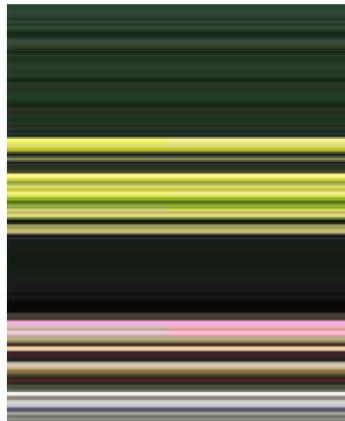
Azalea 'Hino Crimson'



Taxus 'H.M. Eddie'



Rosa 'Meidiland White'



Acer palmatum 'Green'



Pennisetum 'Hameln'



Ribes sanguineum



Skimmia japonica 'Rubella'



Fragaria vesca

LANDSCAPE: PLANTING

Urban Forest



Amelanchier 'Autumn Brilliance'



Polystichum munitum



Anemone hybrida



Vaccinium ovatum



Hosta 'June'



Pseudotsuga menziesii



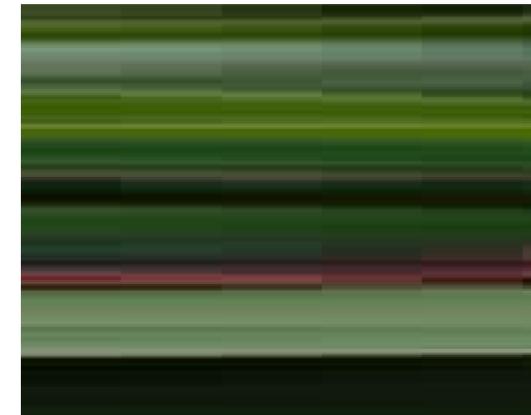
Tellima grandiflora



Astilbe 'Rheinland'

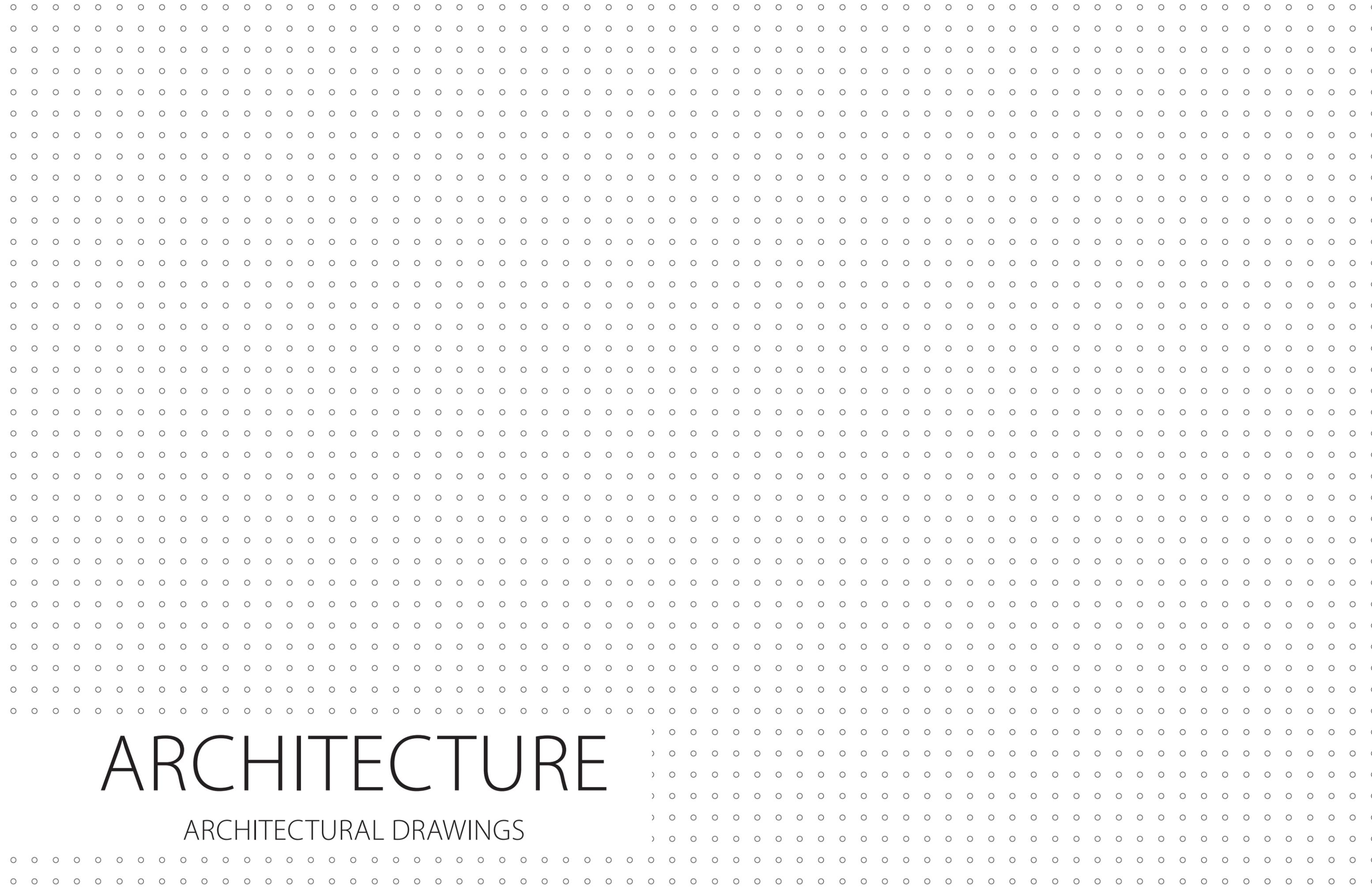


Blechnum spicant



Gaultheria shallon





ARCHITECTURE

ARCHITECTURAL DRAWINGS

1961 DOUGLAS ST

REZONING AND DEVELOPMENT PERMIT APPLICATION - MARCH 30, 2022



**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
MCMPartners.com

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 (1.37 FSR COMMERCIAL + 5.43 FSR RESIDENTIAL)		
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 (166 COMMERCIAL + 274 RESIDENTIAL)		
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)		

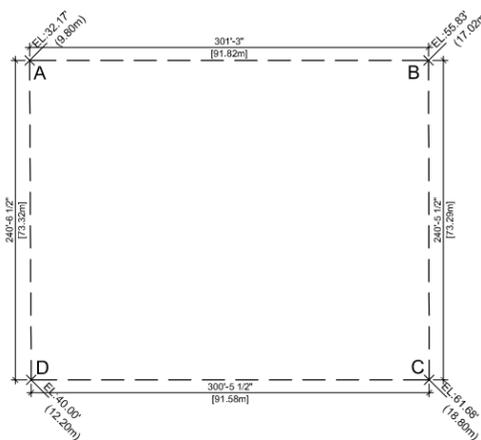
DRAWING LIST

	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	1/32" = 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



30 MARCH 2022
 ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

**COVER &
PROJECT INFO**

Drawing

Scale

Project 221023

Sheet

A 000

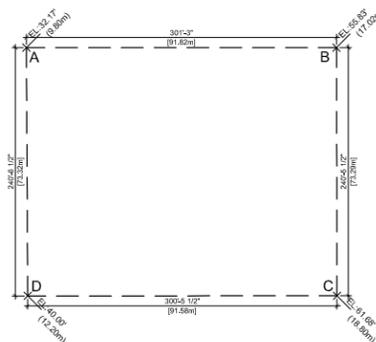
GROSS FLOOR AREAS + FSR

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

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

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

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



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	16 STOREYS
BUILDING B - CONDO	236'-1"	71.955m	21 STOREYS
BUILDING C - RENTAL	212'-9"	64.843m	20 STOREYS

UNIT BREAKDOWN

CONDO	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 5	0	3	3	0	6
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	9
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	3
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
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			
	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			
	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	



**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

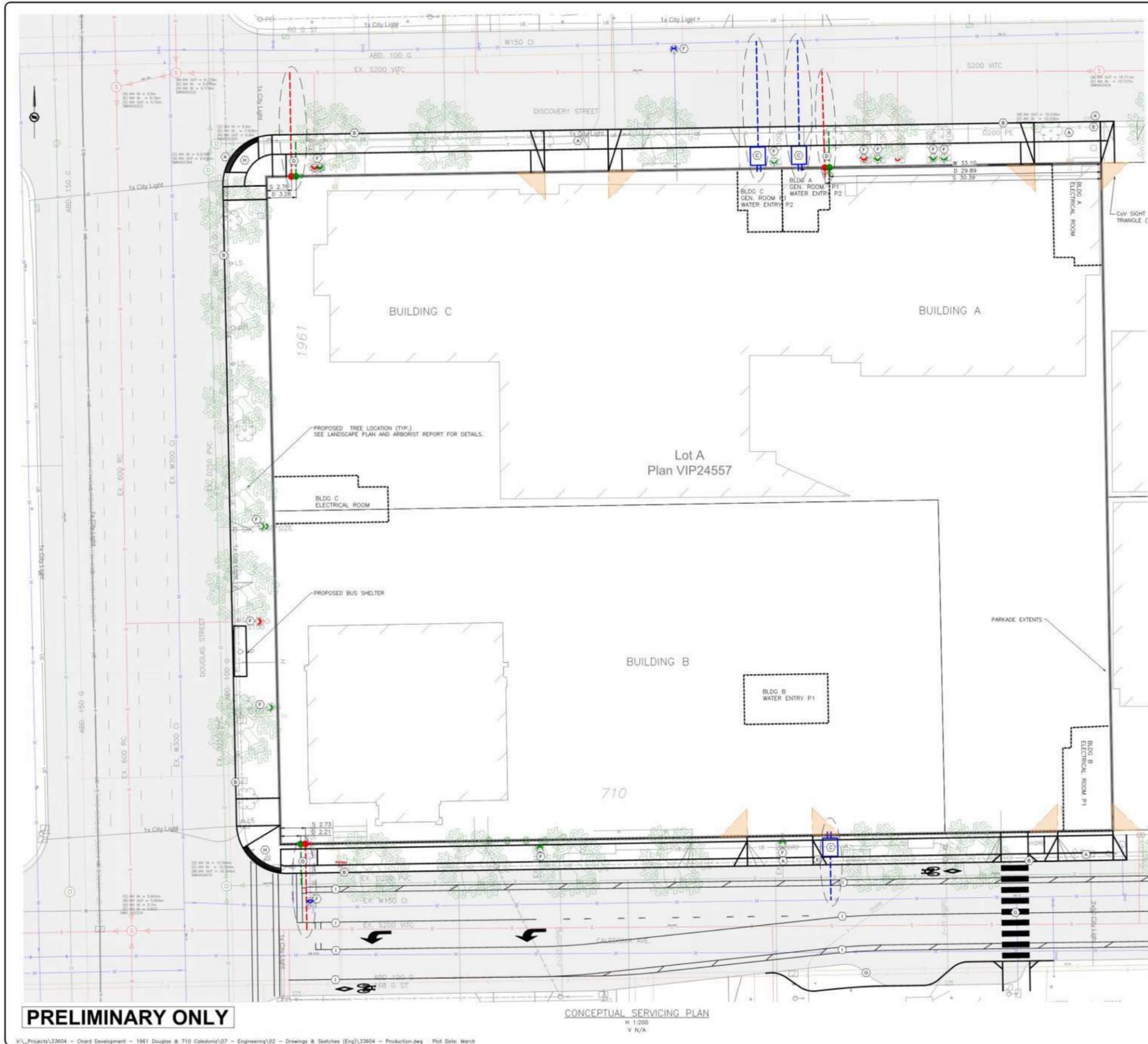
**PROJECT
STATISTICS**

Drawing

Scale

Project 221023

Sheet **A 000**



- SHEET NOTES**
- (A) PROPOSED DRIVEWAY AS PER CIV 500 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 CIV 50-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 GUTTER 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
NTS
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
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
N 1:200
V N/A

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

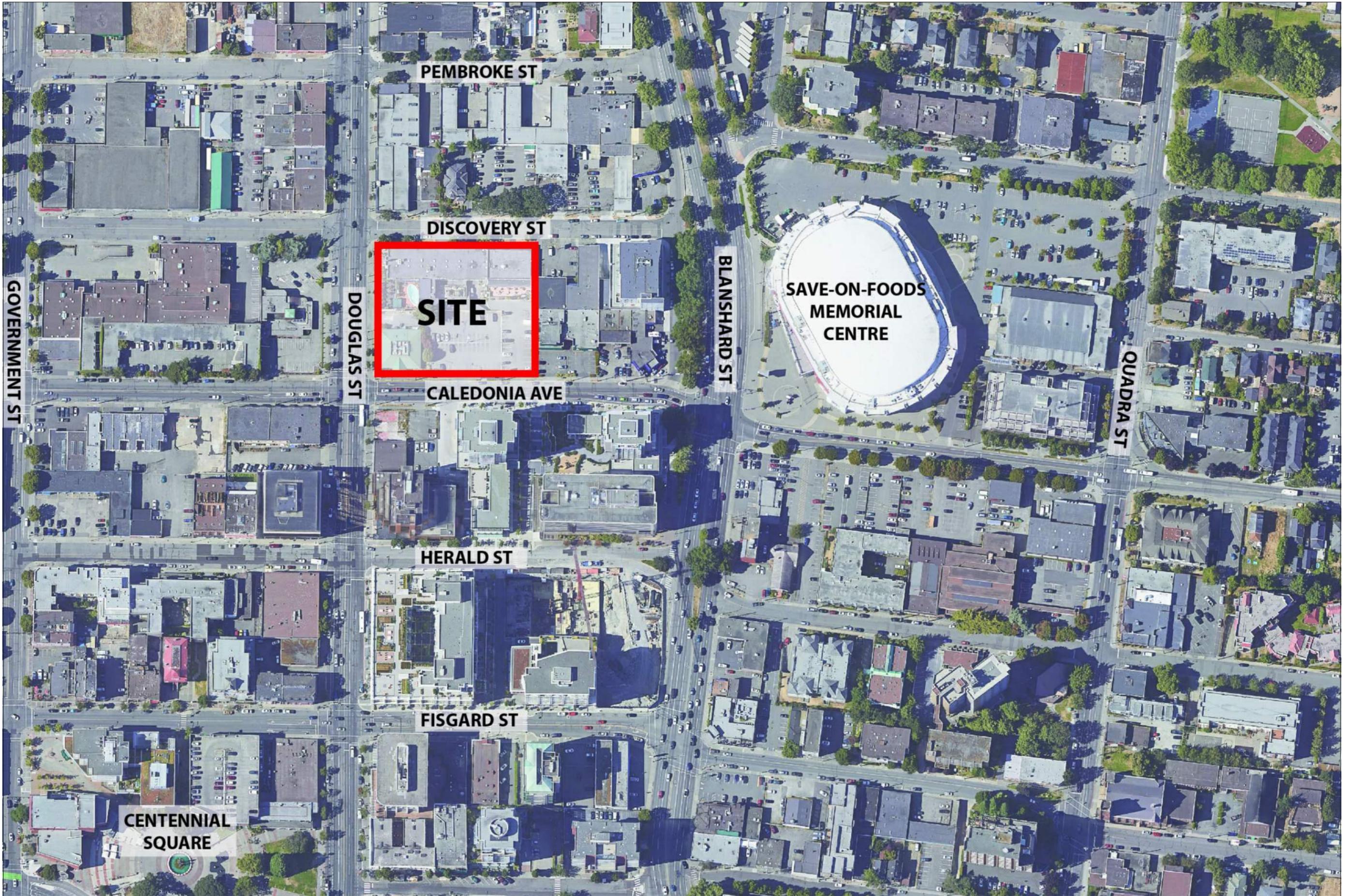
Seal
Douglas St

Victoria, BC
Project

CIVIL

Drawing
Scale
Project 221023

Sheet **A 002**



**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP
Revisions YYY-MM-DD

Seal
Douglas St

Victoria, BC
Project
CONTEXT

Drawing
Scale
Project 221023
Sheet **A 001**



**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
MCMPartners.com



30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

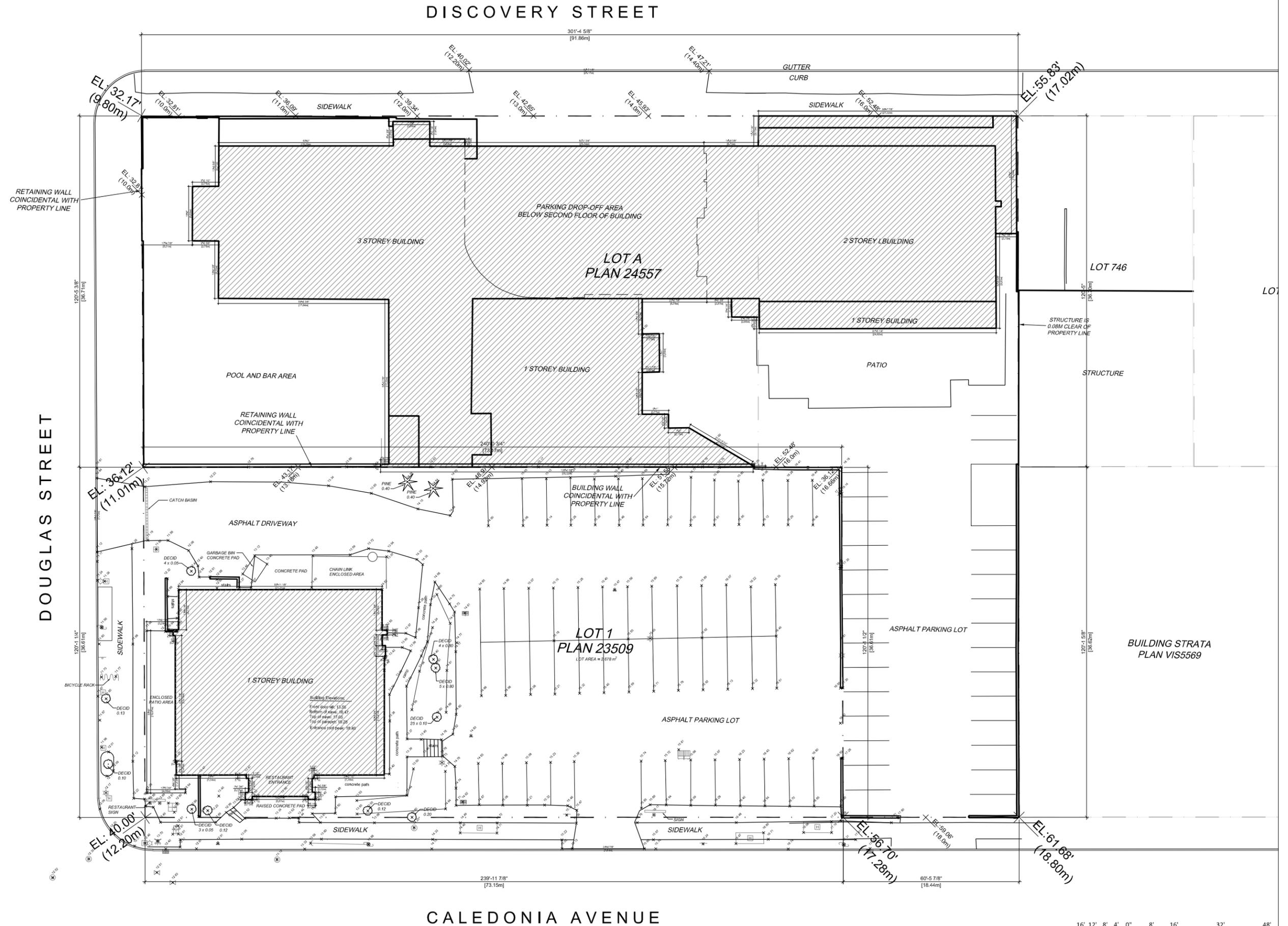
Seal
Douglas St

Victoria, BC
Project

**SITE PLAN
EXISTING**

Drawing
Scale 1/32" = 1'-0"
Project 221023

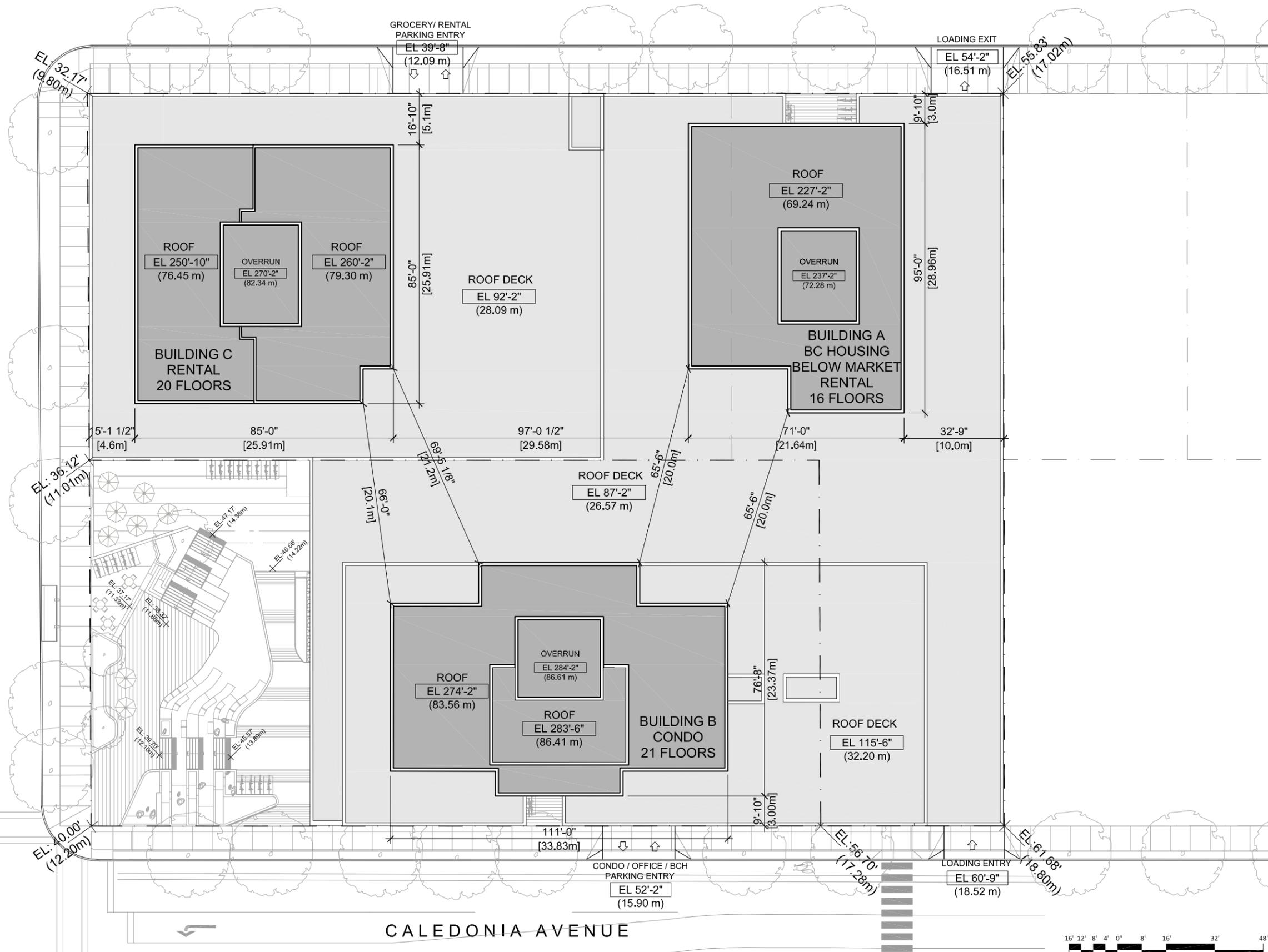
Sheet **A 003**



DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



**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
MCMPartners.com



30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

**SITE PLAN
PROPOSED**

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet **A 004**



**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions	YYYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

**PARKING
LEVEL P3**

Drawing
Scale 1/32" = 1'-0"
Project 221023
Sheet **A 100**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

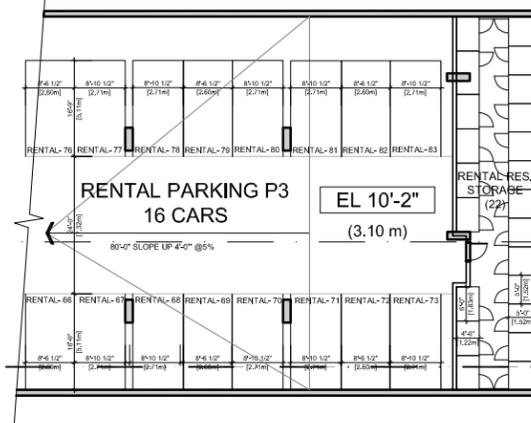
D
A203

F
A205

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

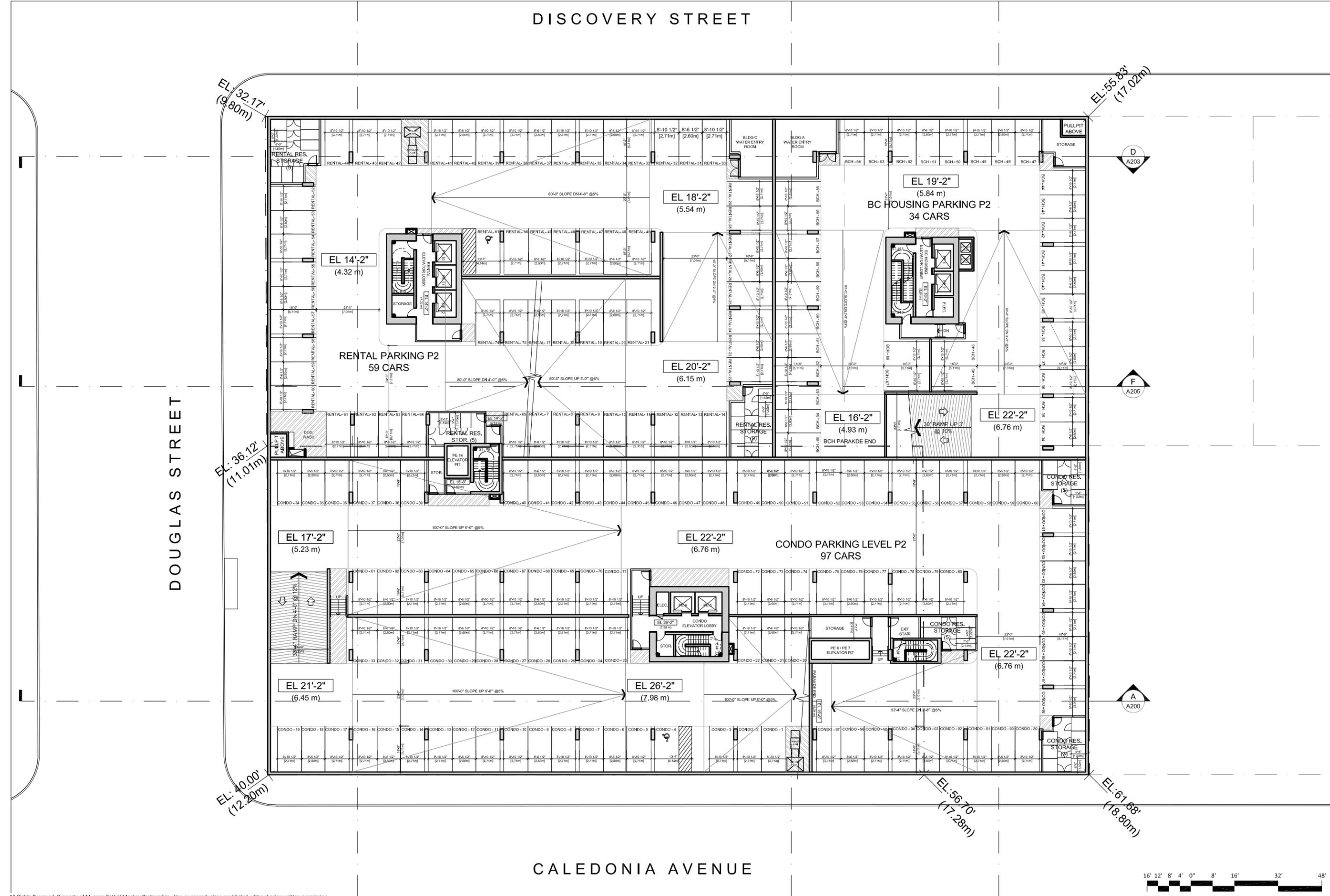
EL: 61.68'
(18.80m)





**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
 MCMPartners.com



30 MARCH 2022
 ISSUED FOR REZONING & DP
 Revisions YYY-MM-DD

Seal
 Douglas St

Victoria, BC
 Project
**PARKING
 LEVEL P2**

Drawing
 Scale 1/32" = 1'-0"
 Project 221023
 Sheet **A 101**





**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

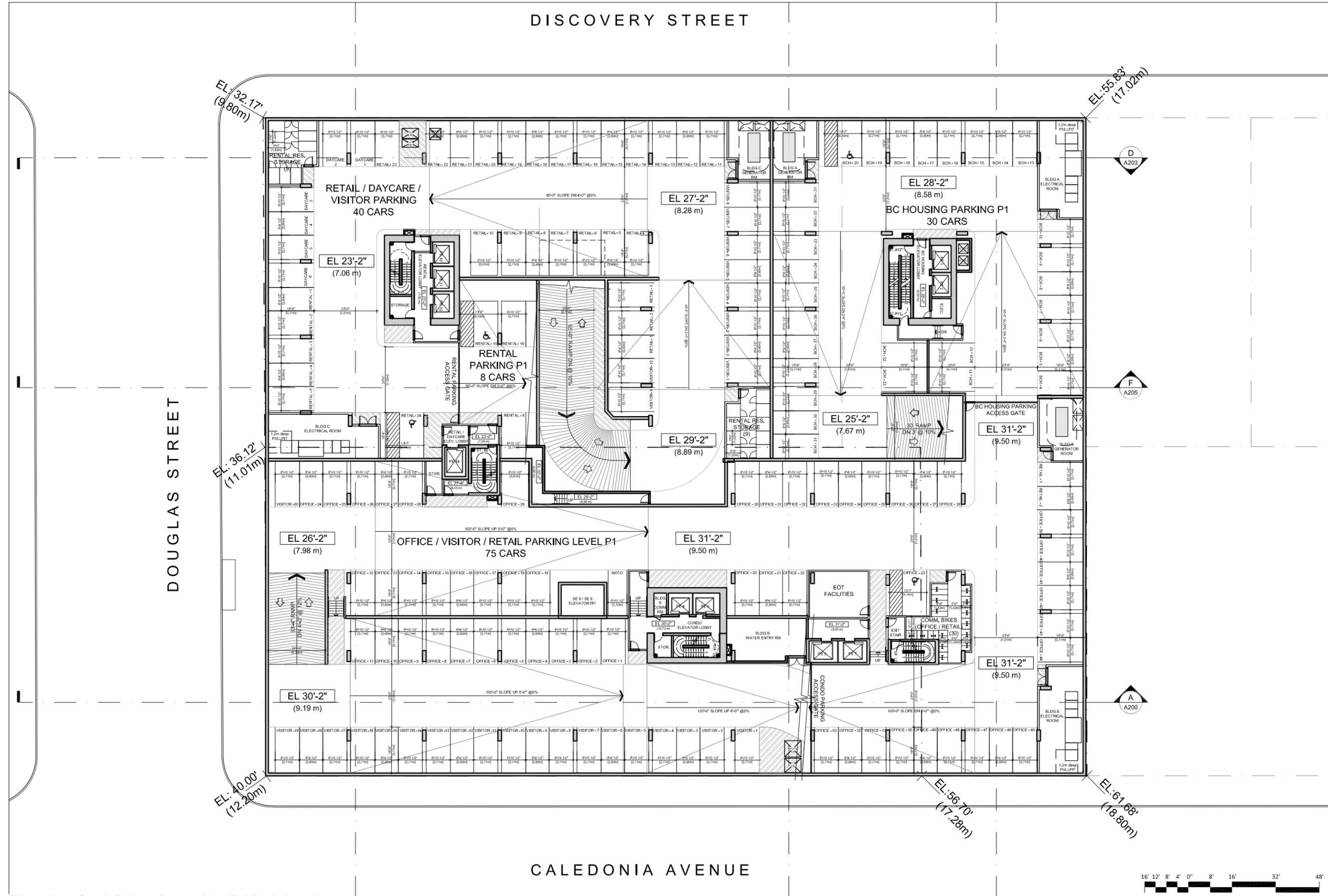
Revisions YYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

**PARKING
LEVEL P1**

Drawing
Scale 1/32" = 1'-0"
Project 221023
Sheet **A 102**





**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

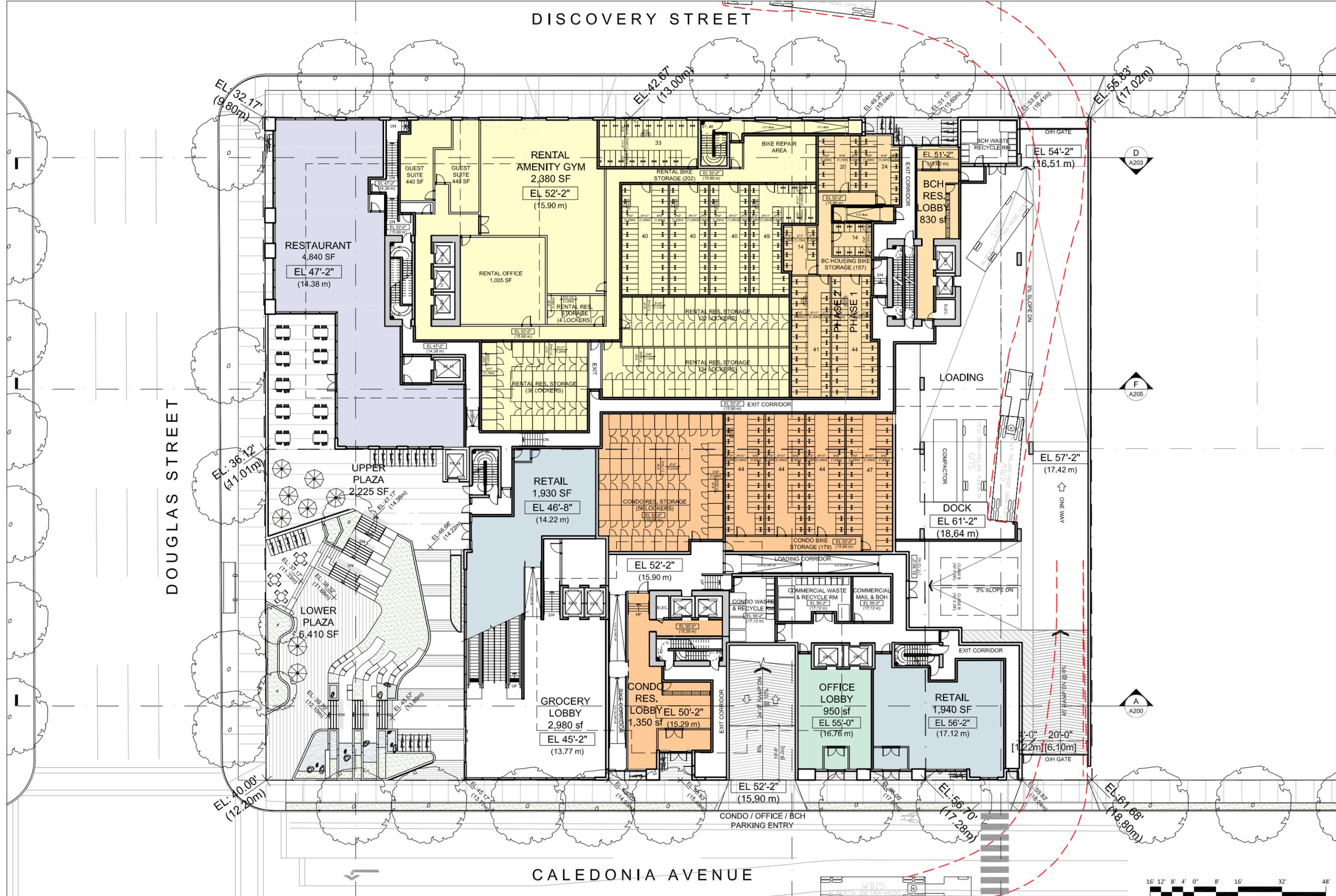
UPPER
GROUND

Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet **A 104**





**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
 MCMPartners.com

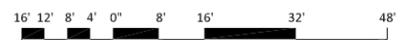
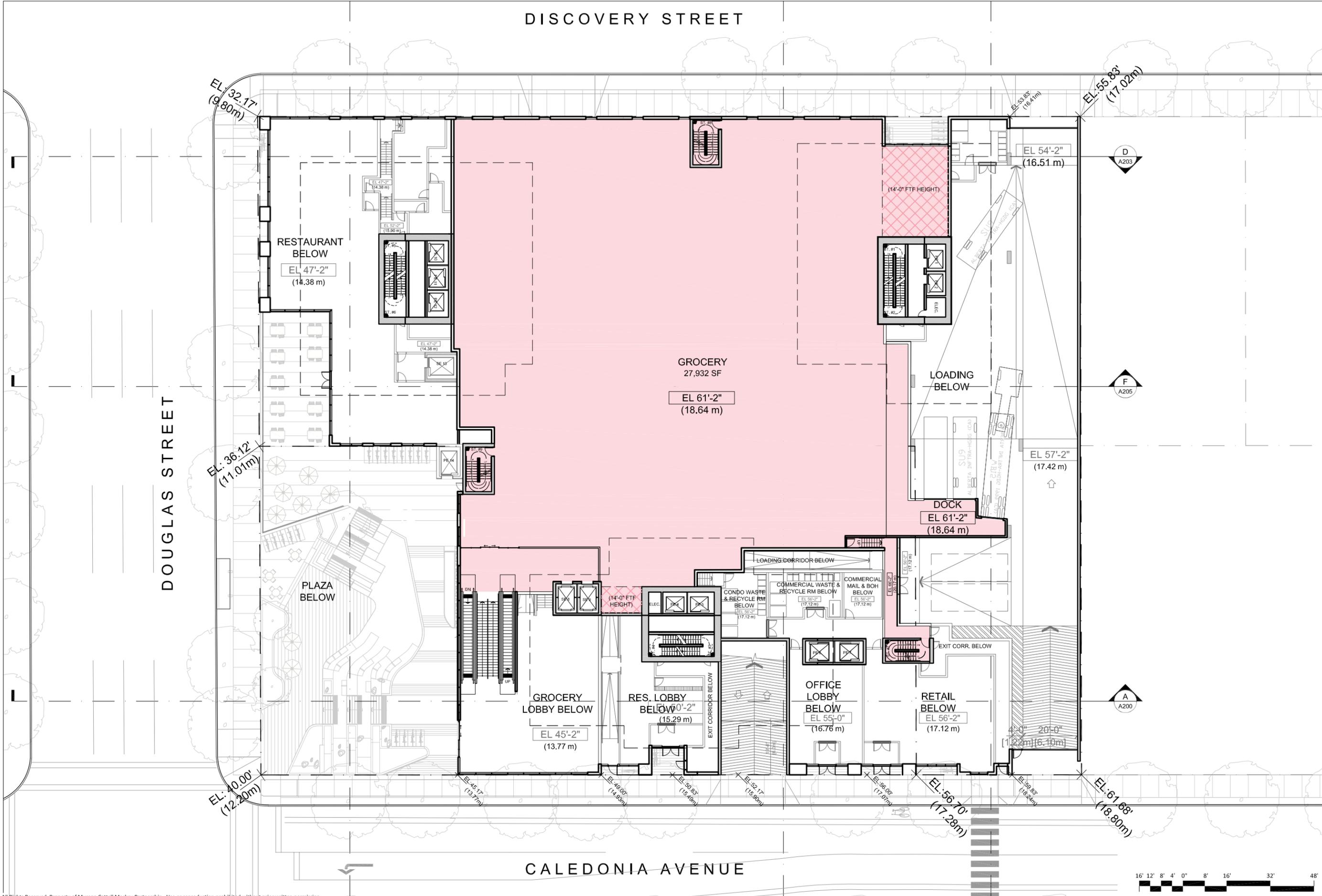
30 MARCH 2022
 ISSUED FOR REZONING & DP
 Revisions YYY-MM-DD

Seal
 Douglas St

Victoria, BC
 Project

GROCERY LEVEL

Drawing
 Scale 1/32" = 1'-0"
 Project 221023
 Sheet **A 105**





**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
 MCMPartners.com

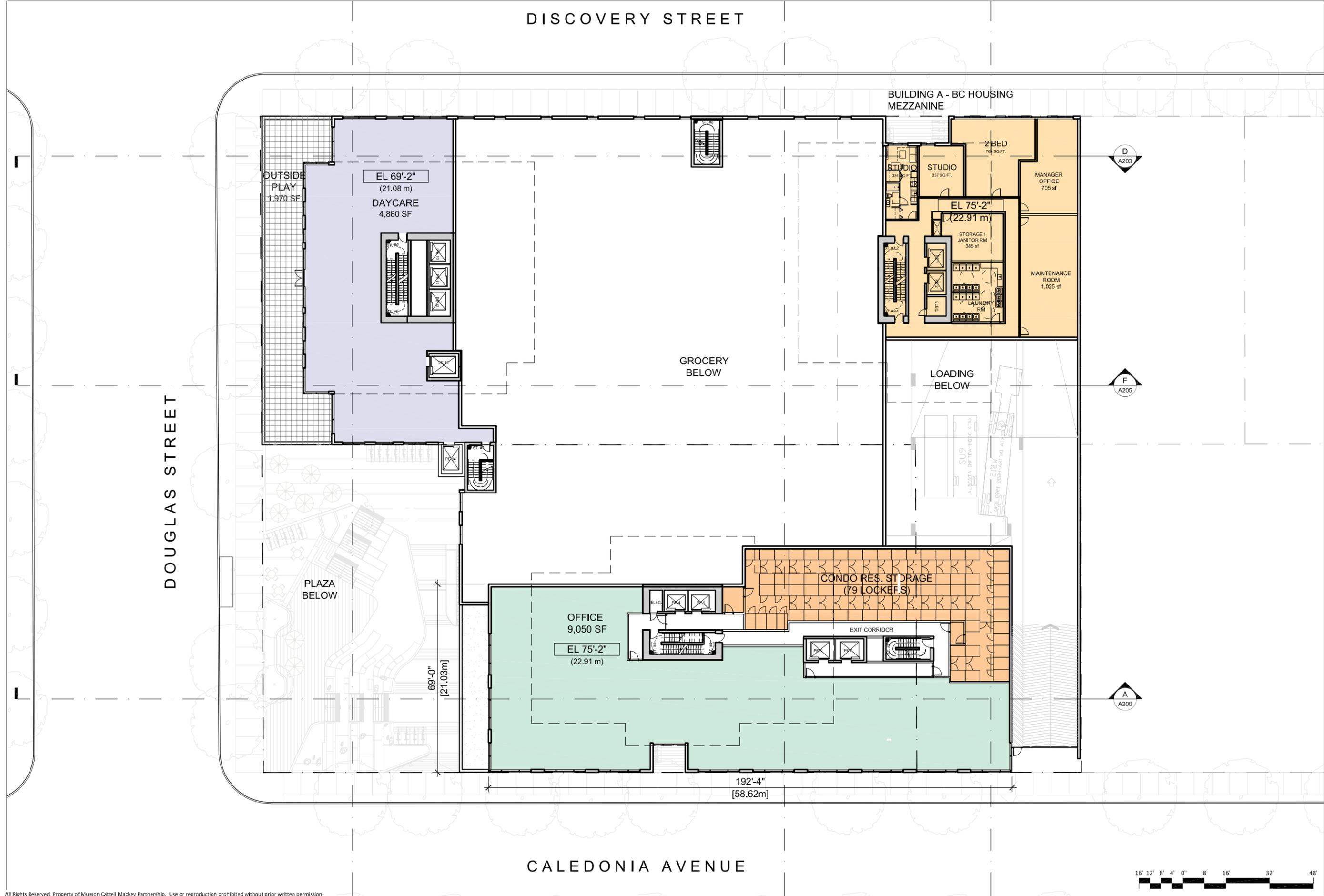
30 MARCH 2022
 ISSUED FOR REZONING & DP
 Revisions YYY-MM-DD

Seal
 Douglas St

Victoria, BC
 Project

**OFFICE &
DAYCARE
LEVEL**

Drawing
 Scale 1/32" = 1'-0"
 Project 221023
 Sheet **A 106**

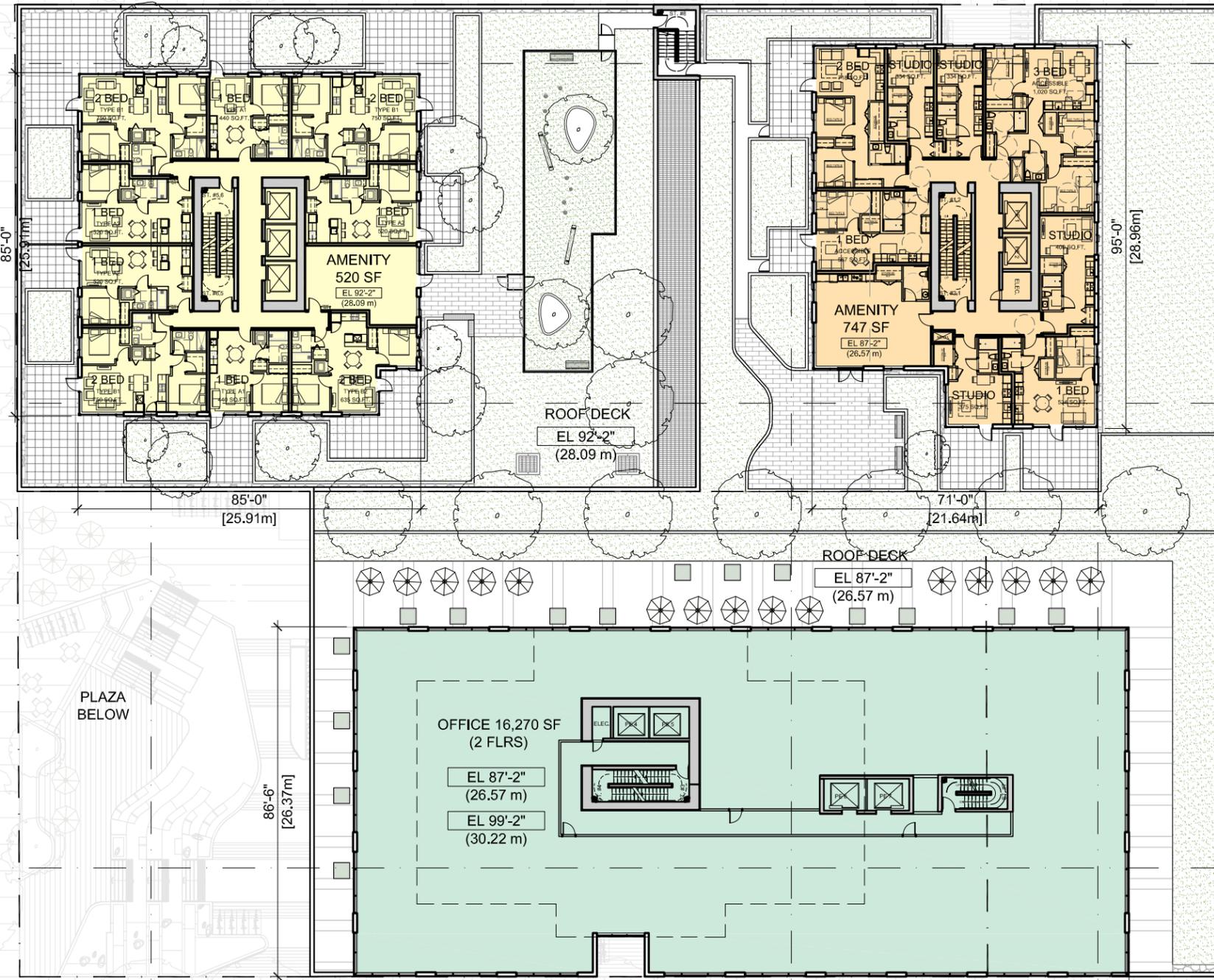


DISCOVERY STREET

BUILDING C - RENTAL
L04

BUILDING A - BC HOUSING
L02

DOUGLAS STREET



CALEDONIA AVENUE



**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

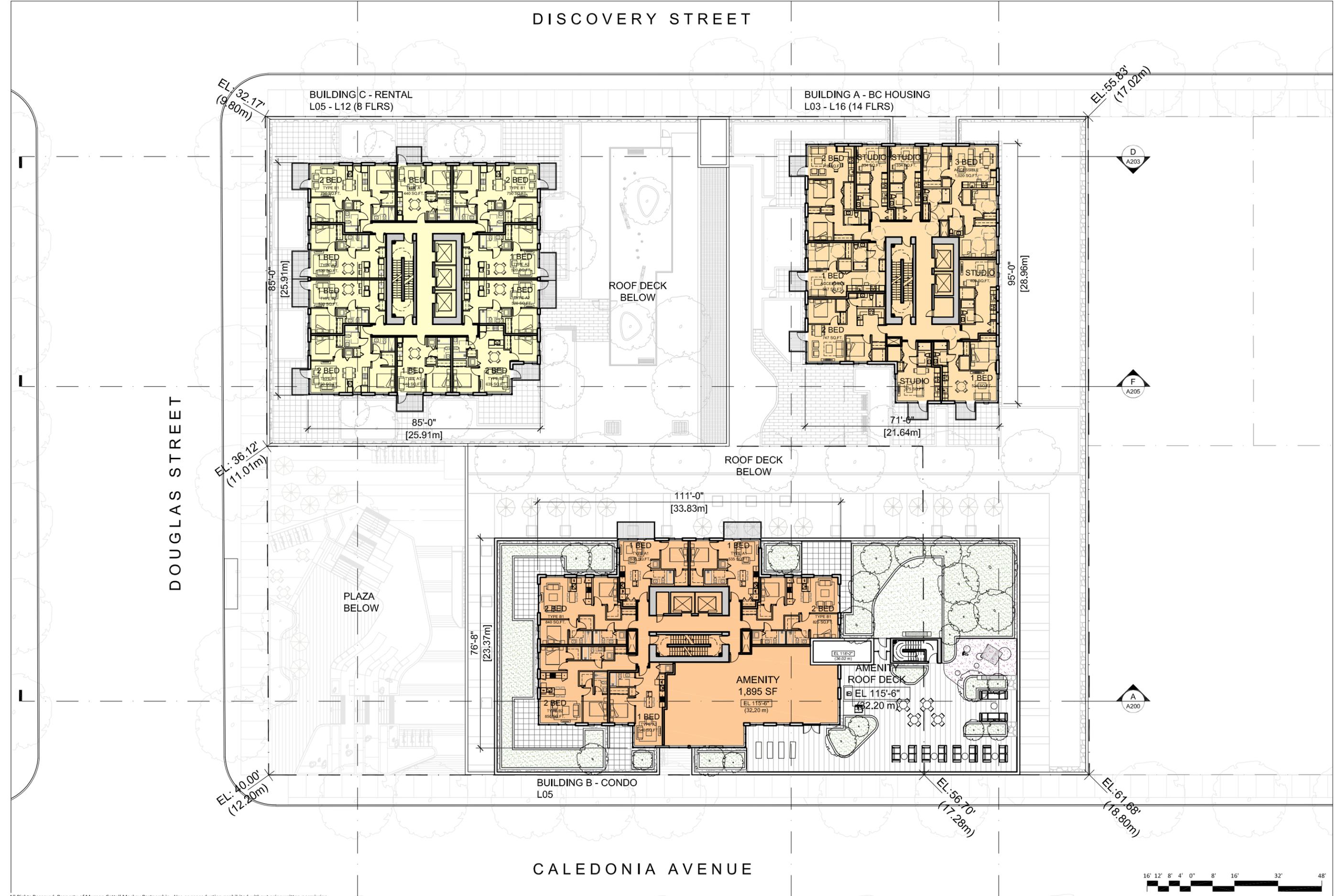
Seal
Douglas St

Victoria, BC
Project

**OFFICE
LEVELS**

Drawing
Scale 1/32" = 1'-0"
Project 221023
Sheet **A 107**







**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
 MCMPartners.com

30 MARCH 2022
 ISSUED FOR REZONING & DP
 Revisions YYY-MM-DD

Seal
 Douglas St

Victoria, BC
 Project

**RESIDENTIAL
 LEVELS 06-14**

Drawing
 Scale 1/32" = 1'-0"
 Project 221023
 Sheet **A 109**

DISCOVERY STREET

EL.: 32.17'
 (9.80m)

BUILDING C - RENTAL
 L05 - L12 (8 FLRS)

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

EL.: 55.83'
 (17.02m)

DOUGLAS STREET

EL.: 36.12'
 (11.01m)

5'-1 1/2"
 [4.61m]

85'-0"
 [25.91m]

85'-0"
 [25.91m]

ROOF DECK
 BELOW

95'-0"
 [28.96m]

71'-0"
 [21.64m]

32'-9"
 [10.0m]

ROOF DECK
 BELOW

111'-0"
 [33.83m]

PLAZA
 BELOW

EL.: 40.00'
 (12.20m)

BUILDING B - CONDO
 L06 - L14 (9 FLRS)

76'-8"
 [23.37m]

ROOF DECK
 BELOW

EL.: 56.70'
 (17.28m)

EL.: 61.68'
 (18.80m)

CALEDONIA AVENUE



DISCOVERY STREET

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L13 - L20 (8 FLRS)

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

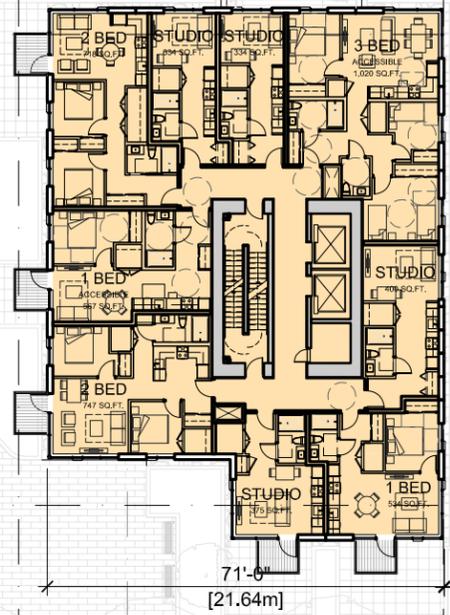
EL: 55.83'
(17.02m)

DOUGLAS STREET

EL: 36.12'
(11.01m)



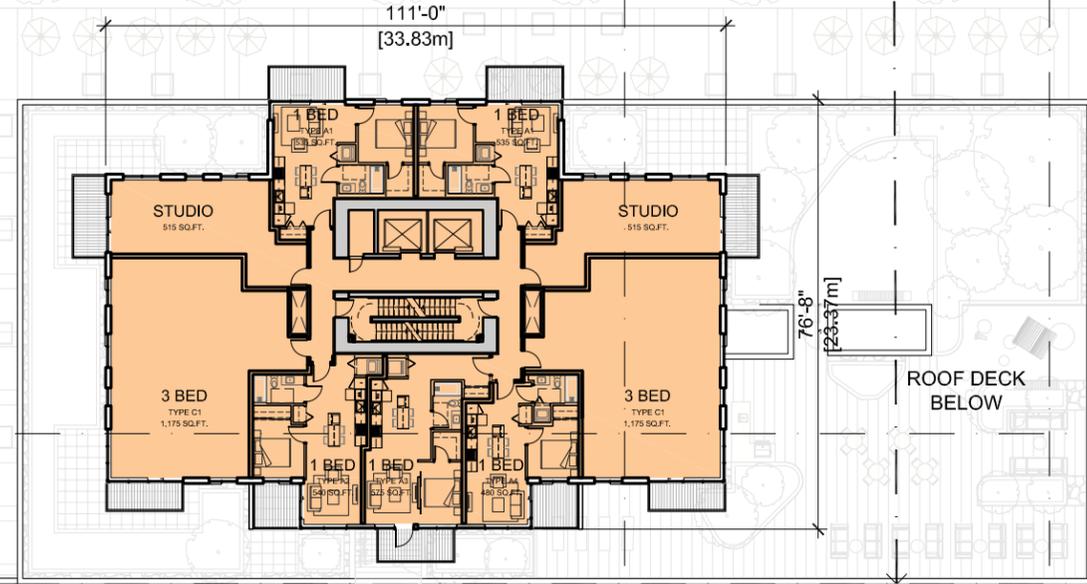
ROOF DECK
BELOW



ROOF DECK
BELOW

EL: 40.00'
(12.20m)

PLAZA
BELOW



ROOF DECK
BELOW

BUILDING B - CONDO
L15 - L20 (6 FLRS)

EL: 56.70'
(17.28m)

EL: 61.88'
(18.80m)

CALEDONIA AVENUE



**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions	YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

**RESIDENTIAL
LEVELS 15-20**

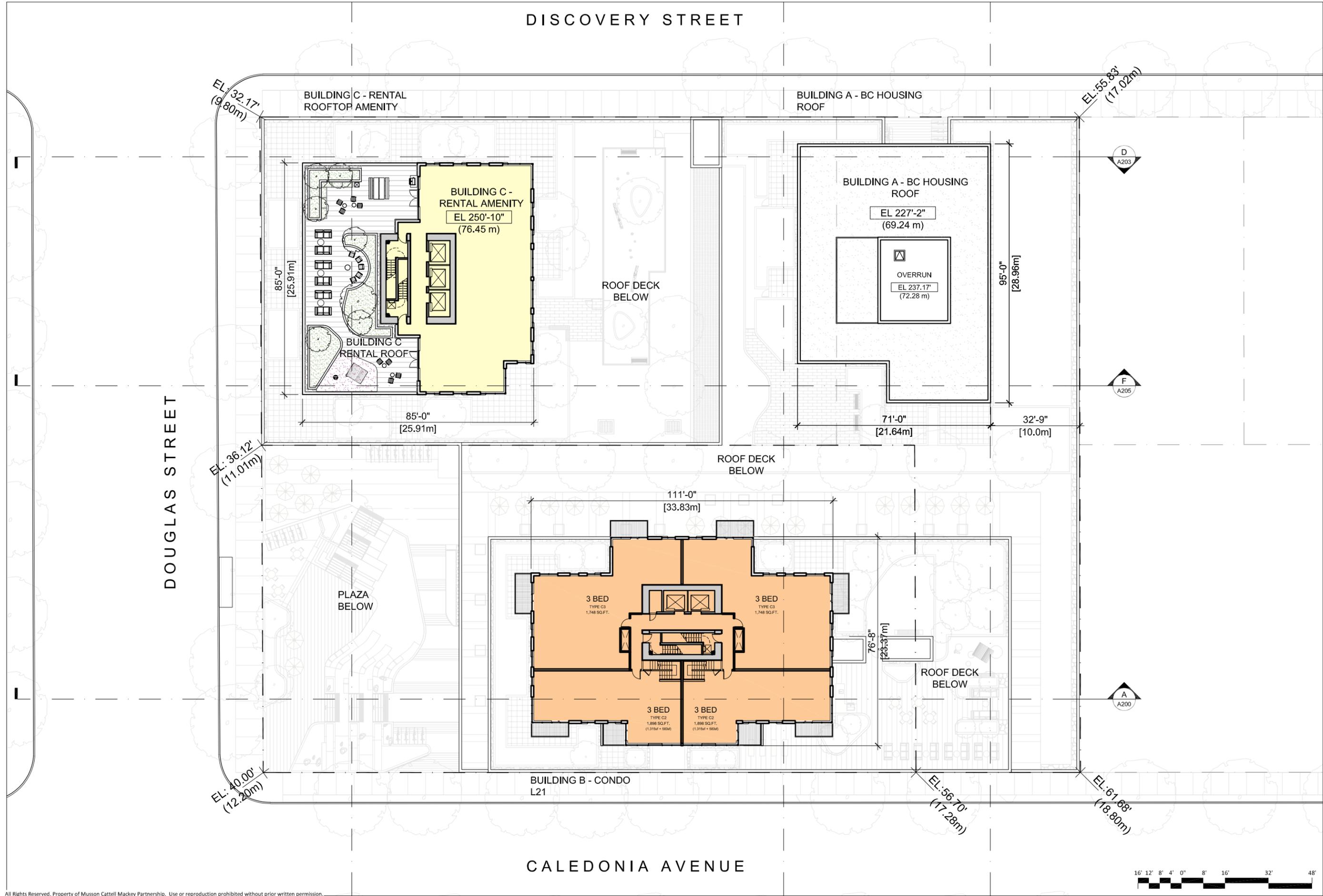
Drawing

Scale 1/32" = 1'-0"

Project 221023

Sheet **A 110**







**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions	YYYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

ROOF LEVEL

Drawing
Scale 1/32" = 1'-0"
Project 221023
Sheet **A 112**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

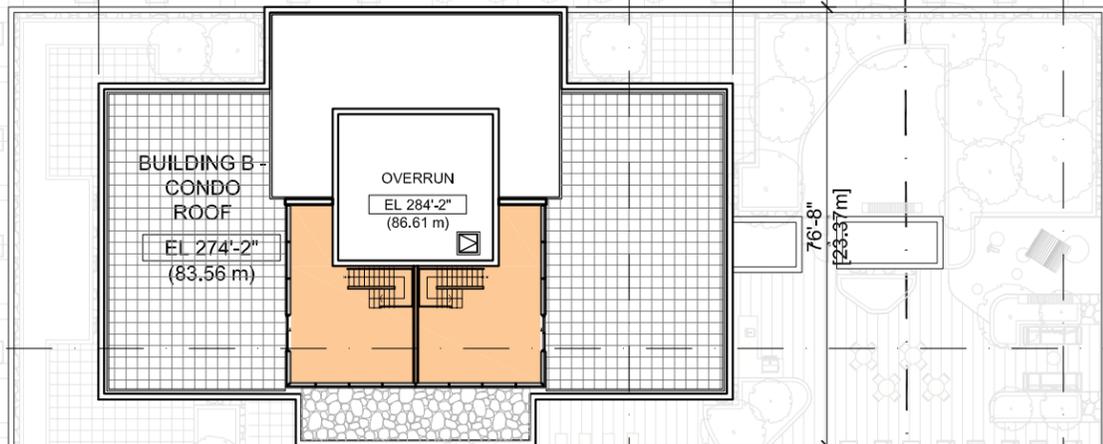
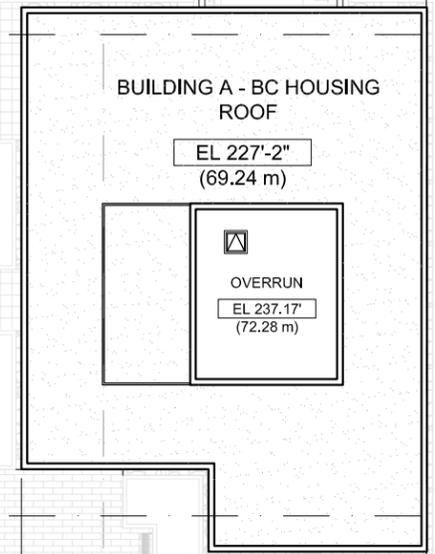
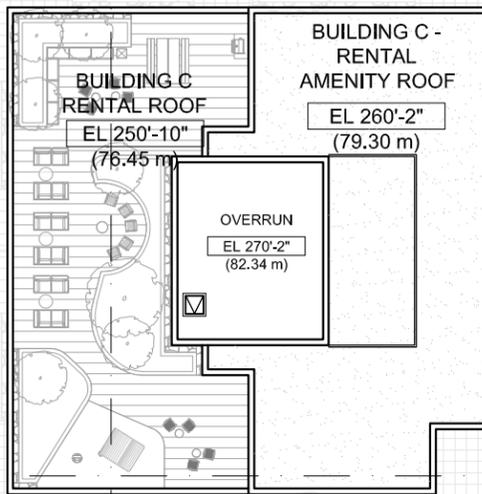
EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.28m)

EL: 61.68'
(18.80m)





**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

**BUILDING
SECTION A**

Drawing

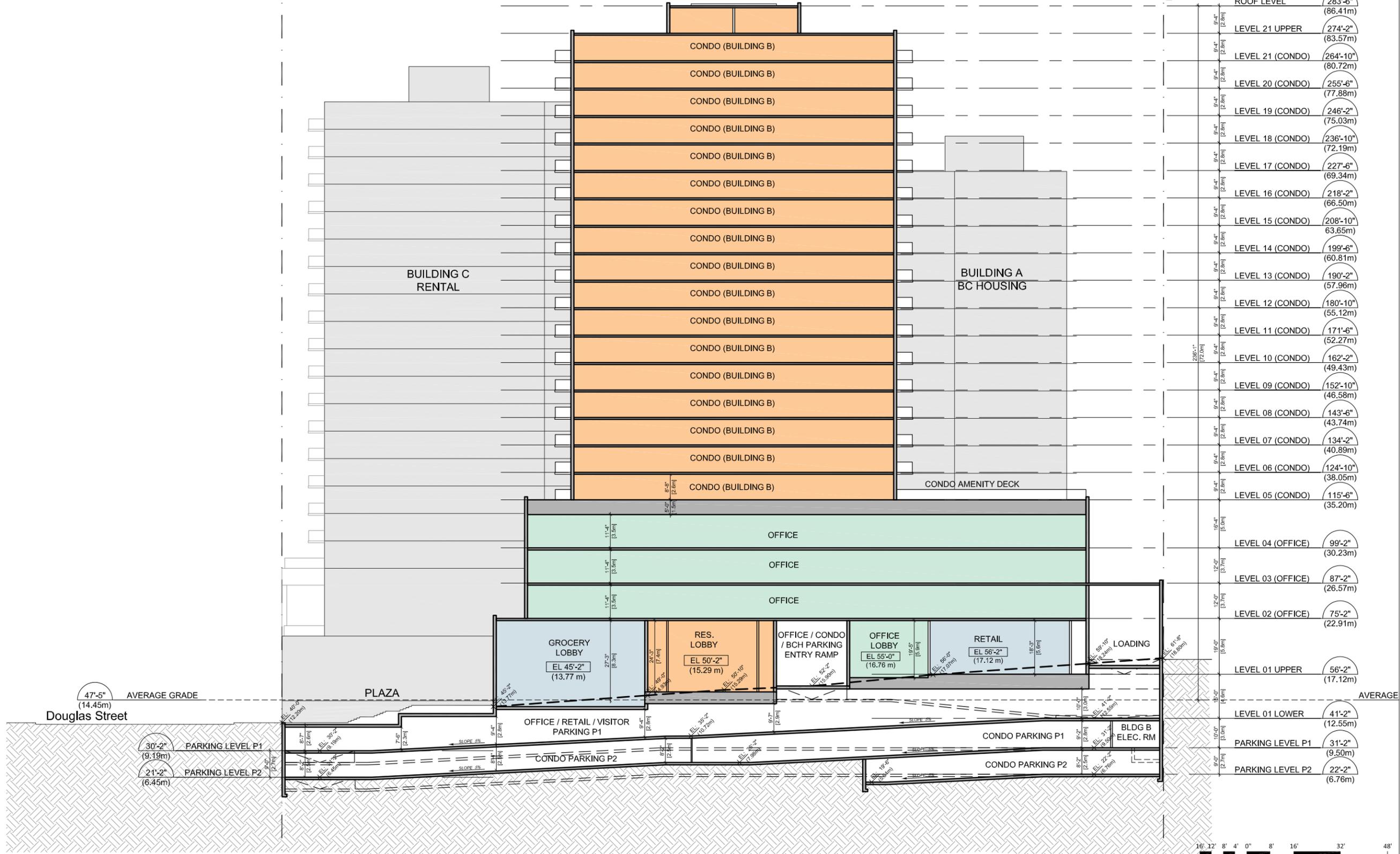
Scale 1/32" = 1'-0"

Project 221023

Sheet **A 200**

PROPERTY LINE

PROPERTY LINE





**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

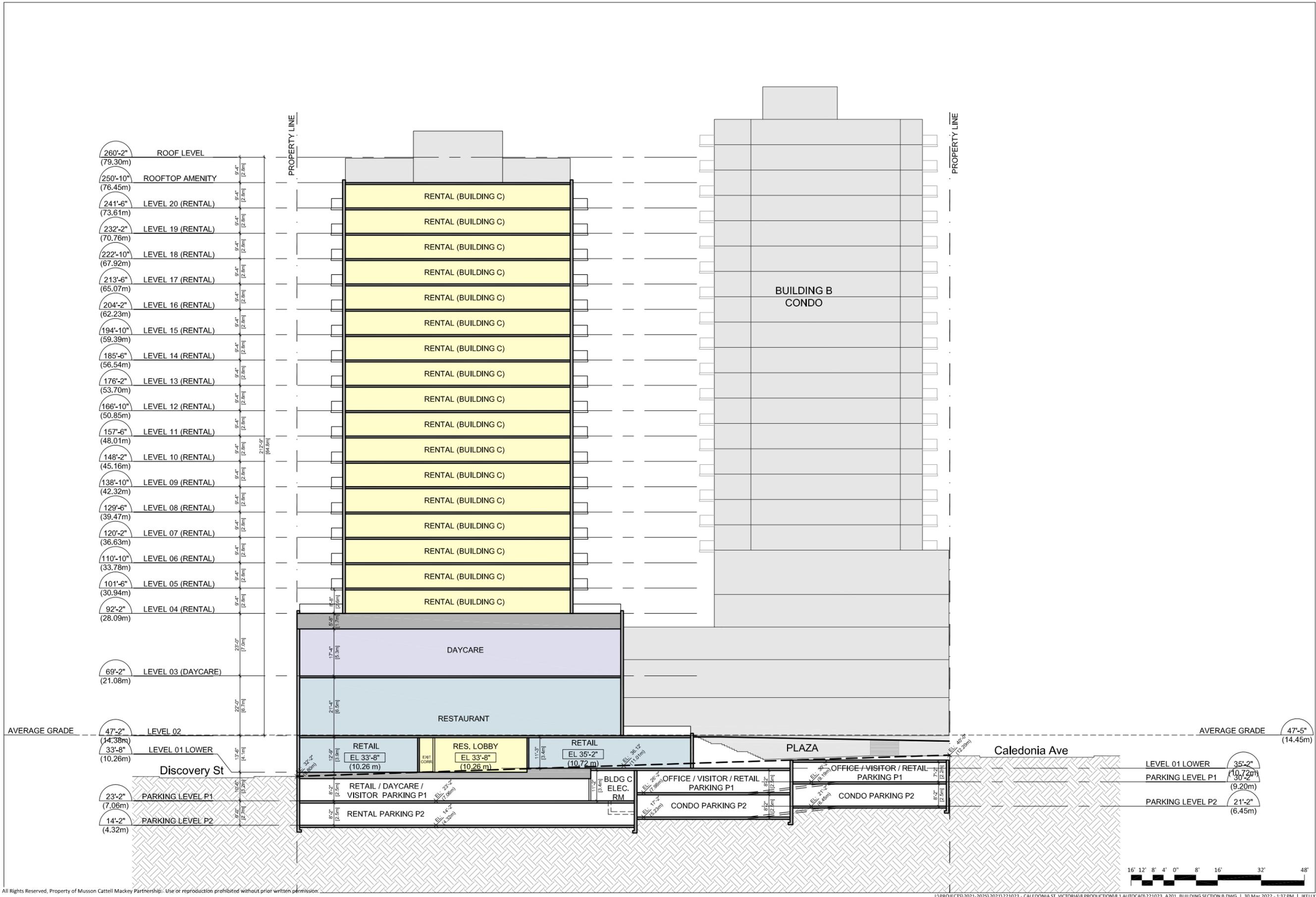
**BUILDING
SECTION B**

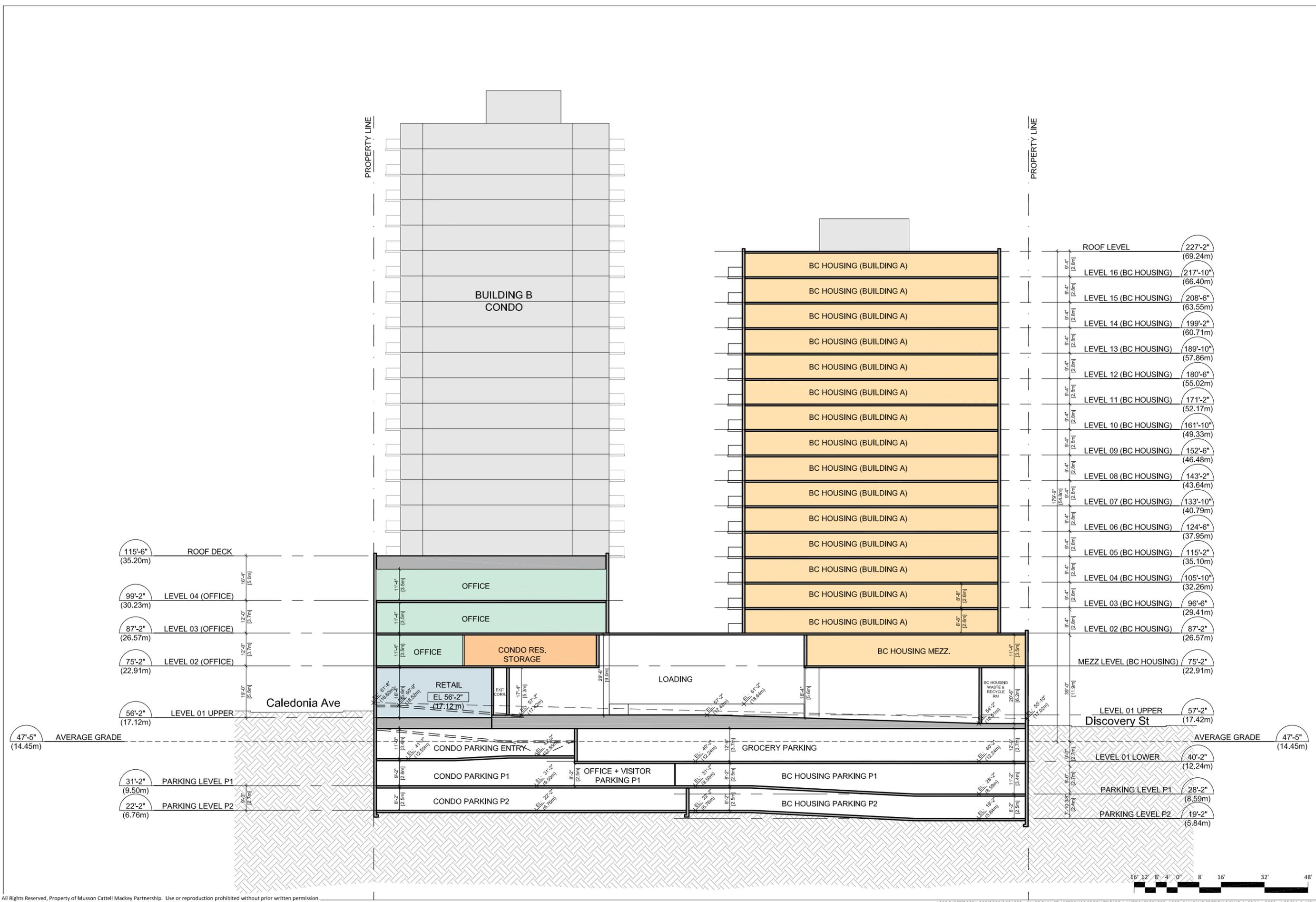
Drawing

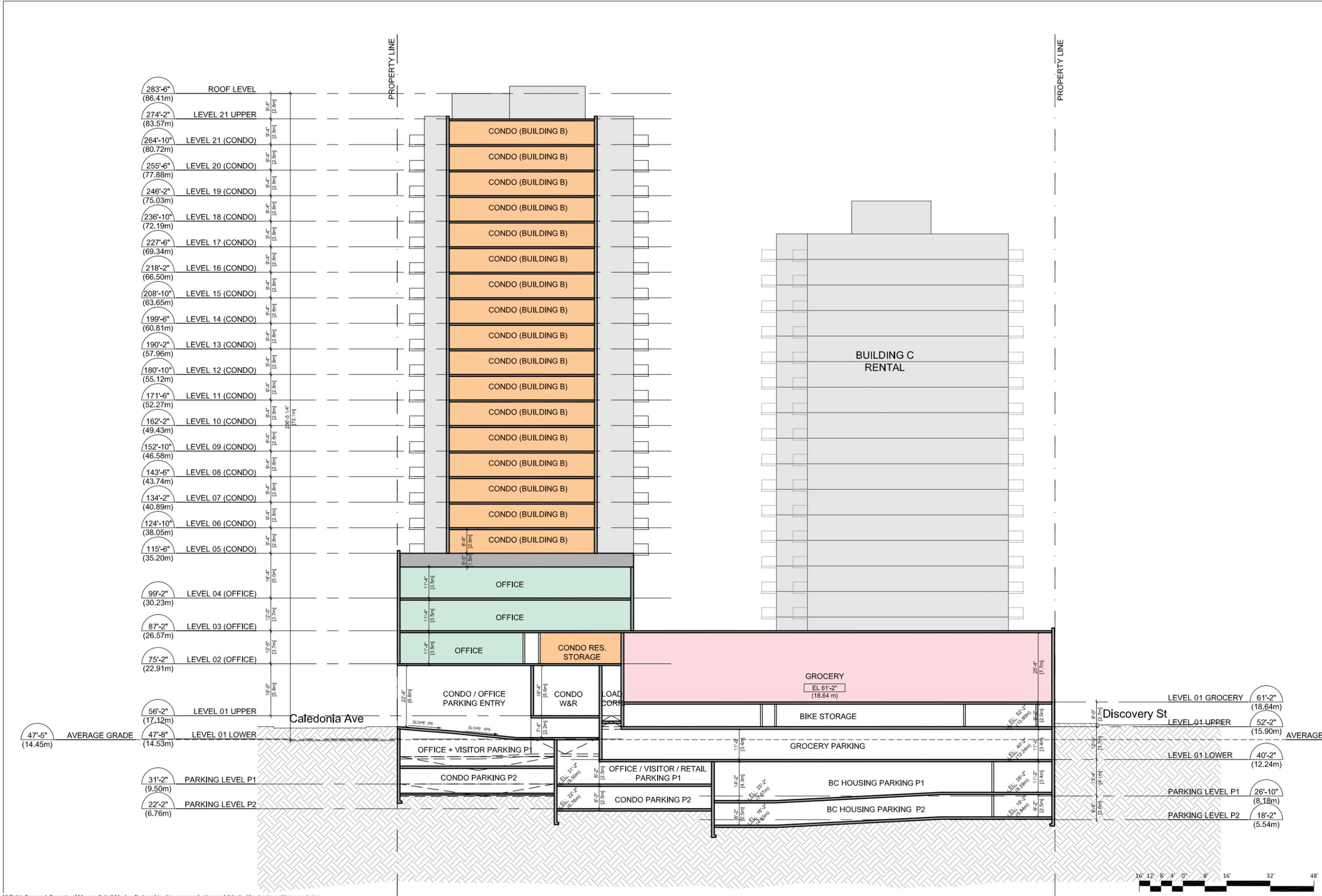
Scale 1/32" = 1'-0"

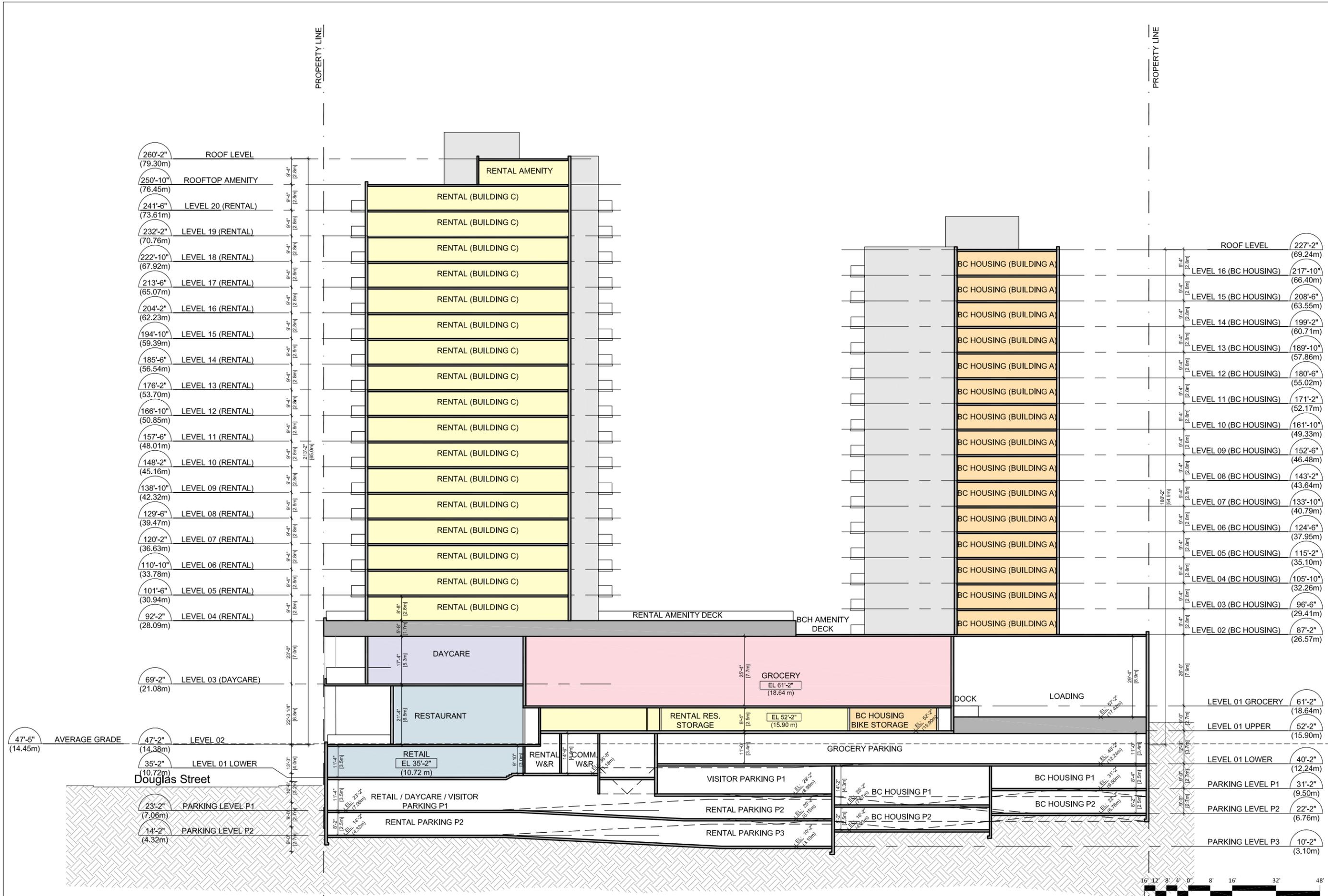
Project 221023

Sheet **A 201**









30 MARCH 2022
ISSUED FOR REZONING & DP

Revisions YYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

BUILDING SECTION F

Drawing
Scale 1/32" = 1'-0"
Project 221023
Sheet **A 205**



**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
MCMPartners.com

30 MARCH 2022
ISSUED FOR REZONING & DP
Revisions YYY-MM-DD

Seal
Douglas St

Victoria, BC
Project

**BUILDING
ELEVATION
SOUTH**

Drawing
Scale 1/32" = 1'-0"
Project 221023
Sheet **A 300**



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







30 MARCH 2022
 ISSUED FOR REZONING & DP
 Revisions YYY-MM-DD

Seal
 Douglas St

Victoria, BC
 Project

**BUILDING
 ELEVATION
 EAST**

Drawing
 Scale 1/32" = 1'-0"
 Project 221023

Sheet **A 302**





ACKNOWLEDGEMENTS AND PROJECT TEAM



Proponent
Chard Development



Architect
**Musson Cattell Mackey
Partnership Architects**
Designers Planners



Mechanical and Energy
AME Group



Structural and Envelope
RJC Engineers



Electical
AES Engineering



Traffic
**Bunt Associates &
Engineering**



Landscape
PWL Partnership



Civil
J.E. Anderson & Associates

THIS PAGE IS INTENTIONALLY LEFT BLANK

M C M

Musson
Cattell
Mackey
Partnership

**Musson Cattell Mackey Partnership
Architects Designers Planners**

<http://mcmparchitects.com>