

1961 DOUGLAS ST

DEVELOPMENT PERMIT VARIANCE RESPONSE - MARCH 12, 2025



DRAWING LIST

24"X36" SHEETS 11"X17" SHEETS

A000	PROJECT STATISTICS	N.T.S	N.T.S
A001	CONTEXT PLAN	N.T.S	N.T.S
A002	CIVIL PLAN	N.T.S	N.T.S
A003	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
A004	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"	1/32" = 1'-0"
A101	FLOOR PLAN PARKING LEVEL P2	1/16" = 1'-0"	1/32" = 1'-0"
A102	FLOOR PLAN PARKING LEVEL P1	1/16" = 1'-0"	1/32" = 1'-0"
A103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A103A	FLOOR PLAN LOWER GROUND MEZZ	1/16" = 1'-0"	1/32" = 1'-0"
A104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A106	FLOOR PLAN DAYCARE / RESIDENTIAL LEVEL (BLDG A: MEZZ, BLDG B :L02)	1/16" = 1'-0"	1/32" = 1'-0"
A107	FLOOR PLAN RESIDENTIAL LEVEL (BLDG A: L02, BLDG B :L03)	1/16" = 1'-0"	1/32" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L04-05, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L06, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L07-15, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL (BLDG A: L13-16, BLDG B :L16-19, BLDG C: L12-18)	1/16" = 1'-0"	1/32" = 1'-0"
A112	FLOOR PLAN RESIDENTIAL (BLDG B :L20, BLDG C: L19-20)	1/16" = 1'-0"	1/32" = 1'-0"
A113	FLOOR PLAN RESIDENTIAL (BLDG B :L21, BLDG C: L21)	1/16" = 1'-0"	1/32" = 1'-0"
A114	FLOOR PLAN RESIDENTIAL (BLDG B :L22)	1/16" = 1'-0"	1/32" = 1'-0"
A115	FLOOR PLAN ROOF LEVEL (BLDG B :AMENITY)	1/16" = 1'-0"	1/32" = 1'-0"
A116	FLOOR PLAN ROOFTOPS	1/16" = 1'-0"	1/32" = 1'-0"
A200	BUILDING SECTION A	1/16" = 1'-0"	1/32" = 1'-0"
A201	BUILDING SECTION B	1/16" = 1'-0"	1/32" = 1'-0"
A202	BUILDING SECTION C	1/16" = 1'-0"	1/32" = 1'-0"
A203	BUILDING SECTION D	1/16" = 1'-0"	1/32" = 1'-0"
A204	BUILDING SECTION E	1/16" = 1'-0"	1/32" = 1'-0"
A205	BUILDING SECTION F	1/16" = 1'-0"	1/32" = 1'-0"
A300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
A301	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A302	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A303	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A304	BUILDING A ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A305	BUILDING C ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A306	BUILDING B ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A500	SHADOW / SUN STUDY	N.T.S	N.T.S
A501A-D	3D VIEWS	N.T.S	N.T.S
A502A-B	MATERIALS	N.T.S	N.T.S

PROJECT INFORMATION

PROJECT ADDRESS	1961 DOUGLAS STREET, VICTORIA BC	710 CALEDONIA AVE, VICTORIA BC
LEGAL DESCRIPTION	LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557	LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509
EXISTING ZONING	ZONING: T-1	ZONING: C-1
ADOPTED ZONING	CD-19	
SITE AREA	72,357.5 sf (6,722 m ²)	
TOTAL FLOOR AREA	452,192 sf (42,010 m ²)	1
COMMERCIAL FLOOR AREA	62,510 sf (5,807 m ²)	
FLOOR SPACE RATIO	6.25 FSR (0.84 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)	
HEIGHT OF BUILDINGS	BUILDING A = 55.45 m BUILDING B = 73.13 m BUILDING C = 65.92 m	
NUMBER OF STOREYS	BUILDING A = 16 STOREYS BUILDING B = 22 STOREYS BUILDING C = 21 STOREYS	
PARKING STALLS	345 PARKING STALLS (103 COMMERCIAL + 242 RESIDENTIAL)	
BICYCLE PARKING	643 CLASS 1 BICYCLE SPACES (28 COMM. + 615 RESD.) 80 CLASS 2 BICYCLE SPACES (30 COMM. + 50 RESD.) ADDITIONAL 2V & 60Z PROVIDED AT E.O.T.	3
BUILDING SETBACKS	BELOW 4 STOREYS ABOVE 4 STOREYS	
	BUILDING B FROM SOUTH PL	0m 3m
	BUILDING A FROM NORTH PL	0m 3m
	BUILDING C FROM NORTH PL	0m 3m
	BUILDING A FROM EAST PL	0m 3m
	BUILDING C FROM WEST PL	0m 4.6m
	ROOF TOP STRUCTURES FROM OUTER EDGE OF THE ROOF	3m
BUILDING SEPARATION ABOVE 4 STOREYS	MIN. 20m	
TOTAL NUMBER OF RESIDENTIAL UNITS	BUILDING A = 133 UNITS BUILDING B = 220 UNITS BUILDING C = 154 UNITS	
UNIT TYPES	BUILDING A STUDIO = 40.6% 1 BED = 25.5% 2 BED = 22.6% 3 BED = 11.3%	BUILDING B STUDIO = 2.7% 1 BED = 67.7% 2 BED = 23.2% 3 BED = 6.4%
		BUILDING C STUDIO = 0.0% 1 BED = 55.2% 2 BED = 39.6% 3 BED = 5.2%
MINIMUM UNIT FLOOR AREA	BUILDING A = 322 sf (30 m ²) BUILDING B = 373 sf (35 m ²) BUILDING C = 366 sf (34 m ²)	
RESIDENTIAL FLOOR PLATE SIZE	BUILDING A = 5,813 sf (540.04 m ²) BUILDING B = 6,591 sf (612.32 m ²) BUILDING C = 6,557 sf (609.16 m ²)	
TOTAL RESIDENTIAL FLOOR AREA	BUILDING A = 400,156 sf (37,304.79 m ²) BUILDING B = 167,160 sf (15,565.72 m ²) BUILDING C = 124,379 sf (11,525.60 m ²)	1

2025-03-12 LIST OF CHANGES:

- 1 - INSET BALCONIES BUILDING B PODIUM PER CITY COMMENTS
- 2 - BC HOUSING PARKING LAYOUT REVISED TO FACILITATE TRAFFIC FLOW & SECURITY, NO CHANGE IN OVERALL STALL COUNT
- 3 - EOT LAYOUT REVISED FOR ACCESSIBILITY, COMM. BIKES ADDED
- 4 - LANDSCAPE LAYOUT BUILDING B PODIUM REVISED FOR MAINTANANCE

MCM

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Mackey
Partnership

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12 MARCH 2025	ISSUED FOR DPV RESPONSE
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Revisions	YYYY-MM-DD
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Seal

Douglas St

Victoria, BC

Project

COVER &
PROJECT INFO

Drawing

Scale

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Sheet	A000
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	BUILDING C - MARKET RENTAL (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Bldg Storage / Service Rms	Residential Total
Level 01 Lower	1,431	1,050		559	1,179			715	4,934
Level 01 Upper		2,981				526	729		4,236
Grocery level		687							687
Level 02									0
Level 03		377							377
Level 04		1,022		5,870					6,892
Level 05		1,034	5,491					32	6,557
Level 06		1,034	5,491					32	6,557
Level 07		1,034	5,491					32	6,557
Level 08		1,034	5,491					32	6,557
Level 09		1,034	5,491					32	6,557
Level 10		1,034	5,491					32	6,557
Level 11		1,034	5,491					32	6,557
Level 12		1,034	5,491					32	6,557
Level 13		1,034	5,491					32	6,557
Level 14		1,034	5,491					32	6,557
Level 15		1,034	5,491					32	6,557
Level 16		1,034	5,491					32	6,557
Level 17		1,034	5,491					32	6,557
Level 18		1,034	5,491					32	6,557
Level 19		1,008	4,663					60	5,731
Level 20		1,008	4,663					60	5,731
Level 21 Amenity		998	2,596	80					3,674
TOTAL	1,431	23,607	88,796	6,509	1,179	526	729	1,283	124,060

	BUILDING A- BC HOUSING - BELOW MARKET RENTAL (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Bldg Storage / Service Rms	Residential Total
Level 01 Lower		700						2,390	3,090
Lower grd mezz		753							753
Level 01 Upper	660	1,958			432			35	3,085
Grocery level		700							700
Mezzanine		1,740	1,359	677				1,578	5,354
Level 02		1,001	4,069	691				31	5,792
Level 03		1,028	4,751					34	5,813
Level 04		1,028	4,751					34	5,813
Level 05		1,028	4,751					34	5,813
Level 06		1,028	4,751					34	5,813
Level 07		1,028	4,751					34	5,813
Level 08		1,028	4,751					34	5,813
Level 09		1,028	4,751					34	5,813
Level 10		1,028	4,751					34	5,813
Level 11		1,028	4,751					34	5,813
Level 12		1,028	4,751					34	5,813
Level 13		1,028	4,751					34	5,813
Level 14		1,028	4,751					34	5,813
Level 15		1,028	4,751					34	5,813
Level 16		1,028	4,751					34	5,813
TOTAL	660	21,244	71,942	1,368	432	0	0	4,510	100,156

*Note: Residential visitor parking spaces to be shared with commercial spaces per TDM.
 *Note: In accordance with Schedule C, energized electric vehicle outlets will be provided for each residential parking space.

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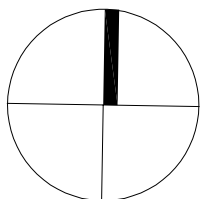
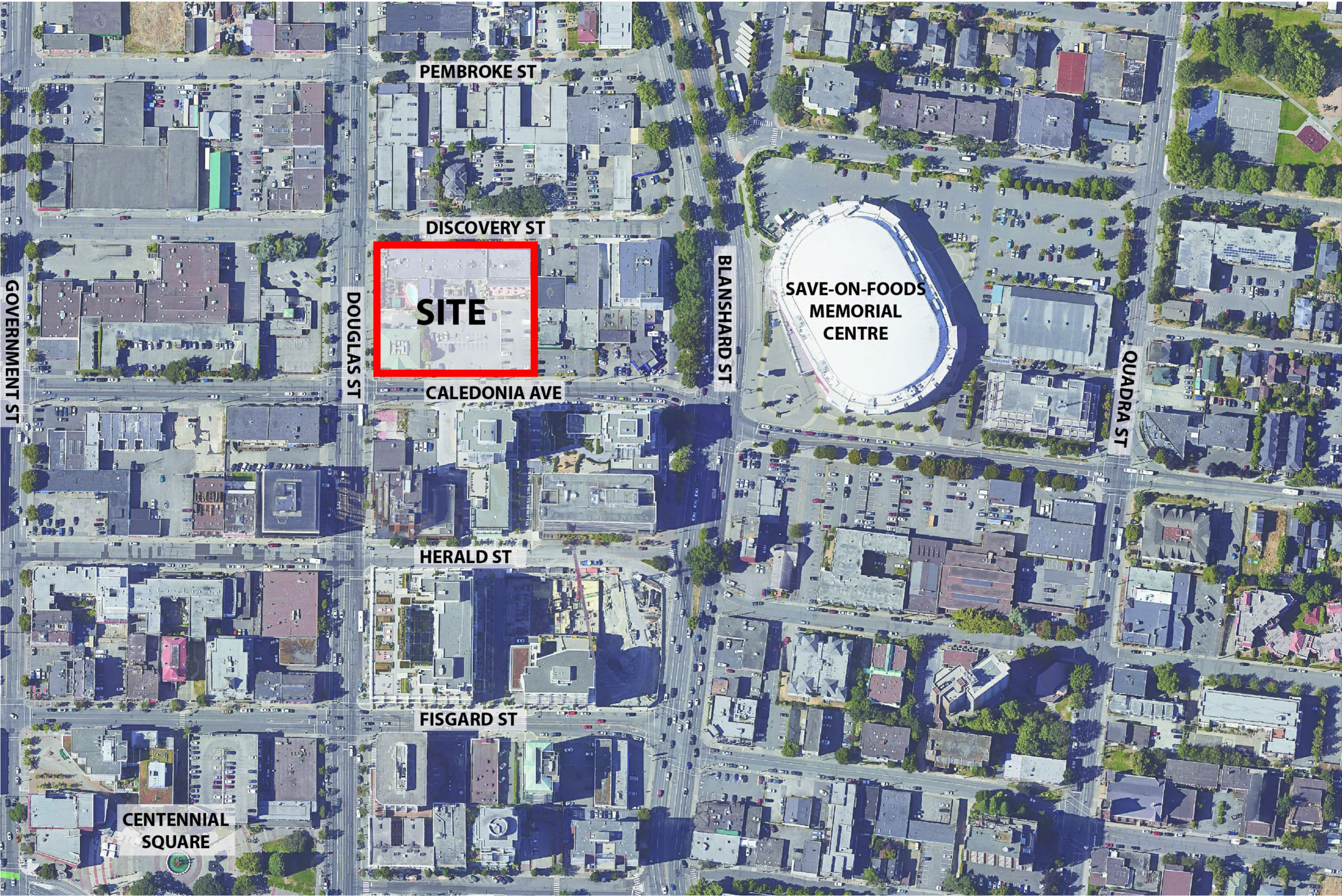
*Note: Storage lockers are not required as per Bylaw.

**Note: Storage lockers are not required as per Bylaw.*

FAMILY UNITS FOR ALL BUILDINGS:	
# OF UNITS	179
%	35.3%

TOWER FLOOR PLATES			
	AREA	WIDTH	LENGTH
BUILDING A - BCH	583 sq.m.	21.6m	29.0m
BUILDING B - RENTAL	667 sq.m.	33.4m	23.4m
BUILDING C - RENTAL	660 sq.m.	25.9m	25.9m

Seal	
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Victoria, BC	
Project	
PROJECT STATISTICS	
Drawing	
Scale	
Project	221023
Sheet	A000



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Project

CONTEXT

Drawing

Scale

Project 221023

Sheet

A001

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Douglas St

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object

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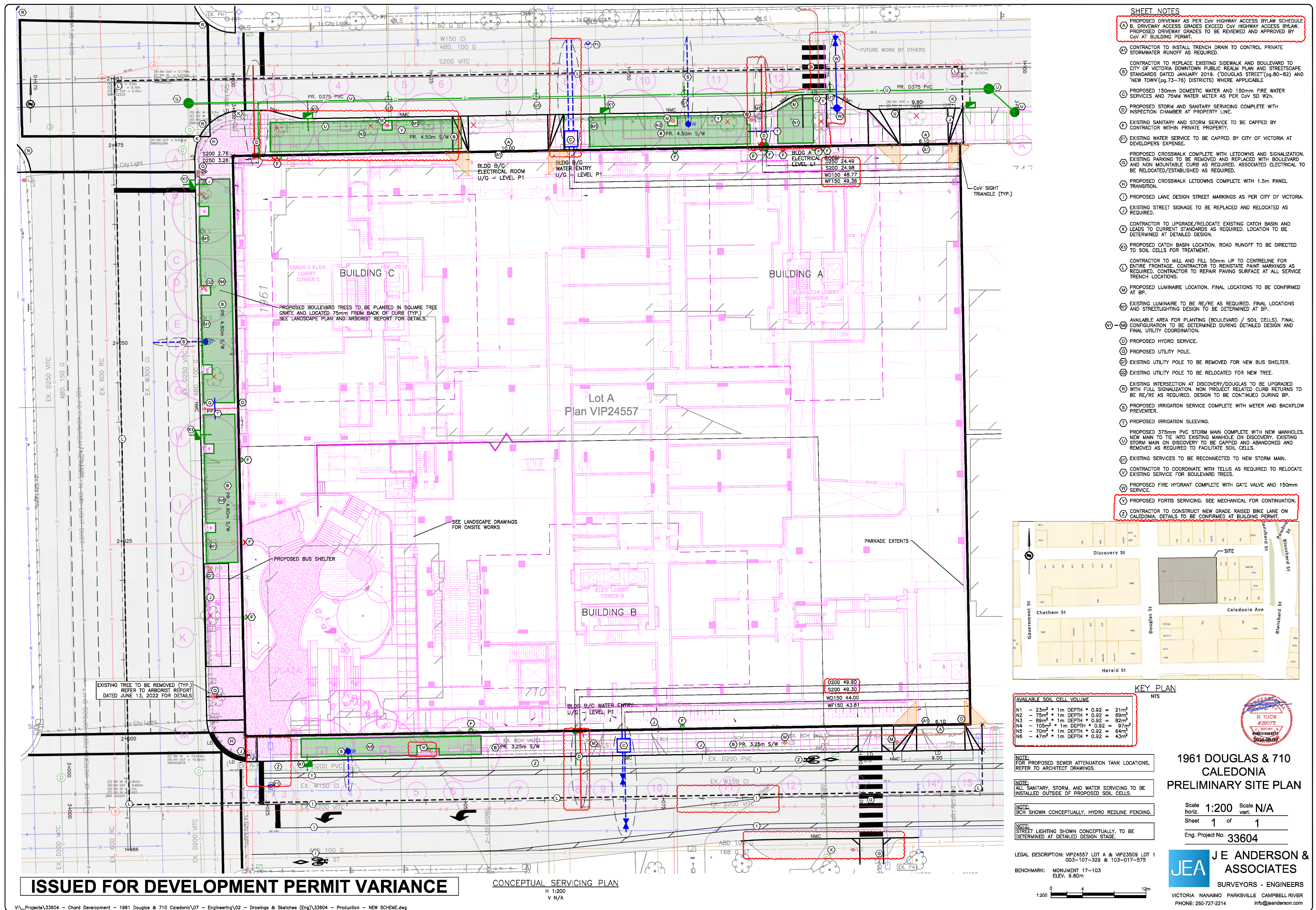
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Object 221023

A002

A002



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Douglas St

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Project

SITE PLAN EXISTING

Drawing

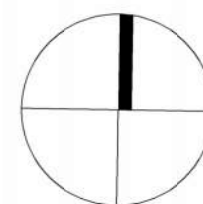
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Project 221023

A002

Sheet A003





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Project

SITE PLAN
PROPOSED

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

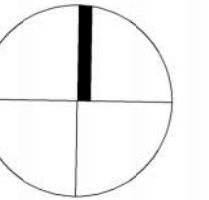
A004

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

PARKING ENTRY
EL 39'-5.5"
(12.02 m)LOADING EXIT
EL 55'-10"
(17.02 m)ROOF
AMENITY
EL 254'-4"
(77.52 m)MECH. ROOF
EL 273'-8"
(83.41 m)BUILDING C
RENTAL
21 FLOORSROOF
EL 263'-8"
(80.37 m)ROOF DECK
EL 89'-4"
(27.23 m)MECH. ROOF
EL 239'-4"
(72.95 m)ROOF
EL 229'-4"
(69.90 m)BCH
BELOW MARKET
RENTAL
16 FLOORSROOF
EL 287'-4"
(87.58 m)OVERRUN
EL 299'-0"
(91.19 m)ROOF AMENITY
EL 278'-0"
(84.73 m)BUILDING B
RENTAL
22 FLOORSROOF DECK
BELOW
EL 118'-4"
(36.07 m)LOADING ENTRY
EL 59'-5"
(18.12 m)



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Seal

Douglas St

Victoria, BC

Project

FIRE DEPT ACCESS PLAN

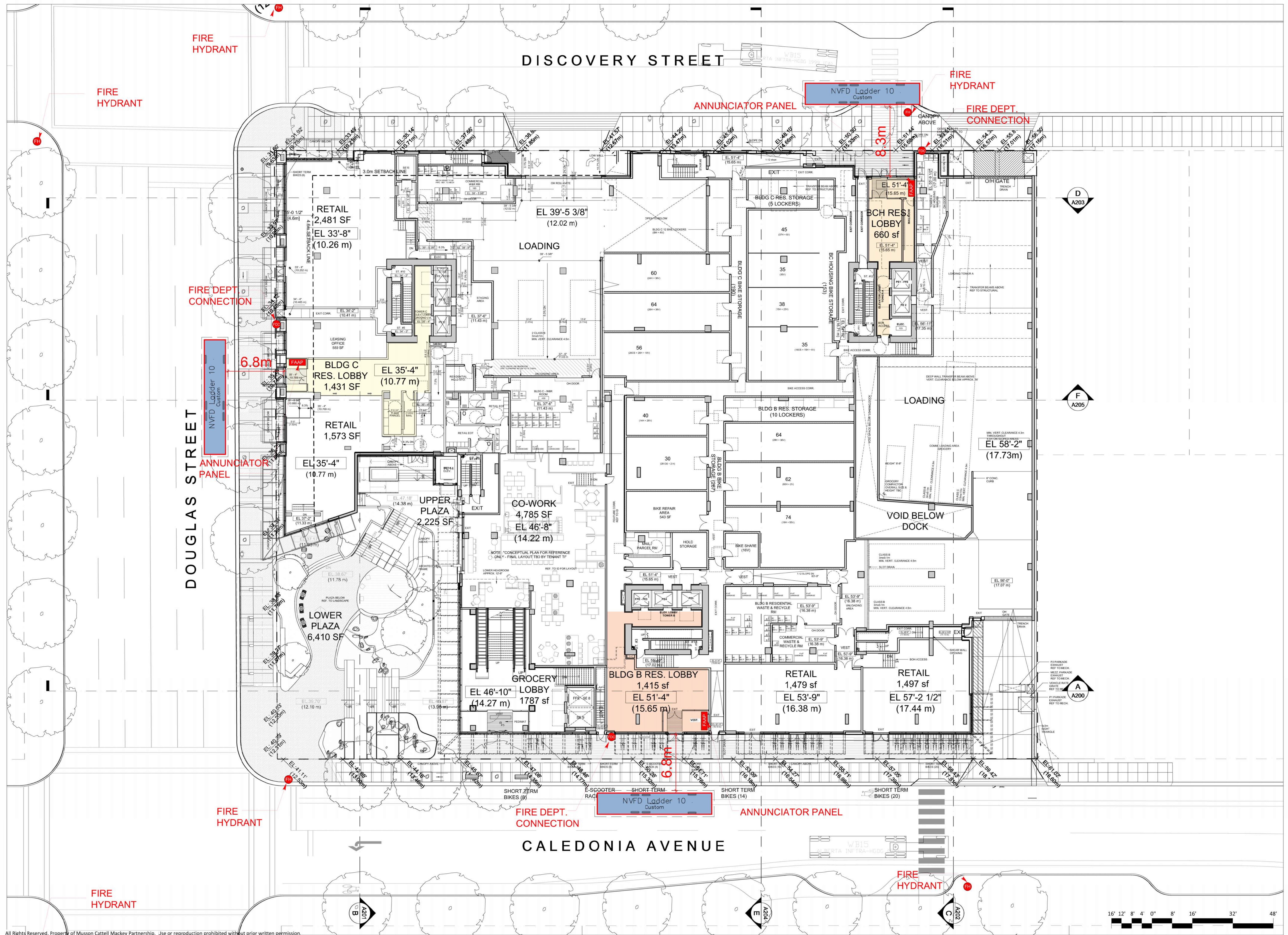
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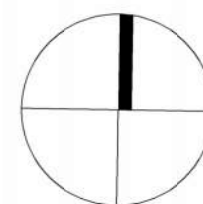
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Project 221023

A005

Sheet A003





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Douglas St

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Project

PARKING
LEVEL P2

Drawing

Scale 1/16" = 1'-0"

Project 221023

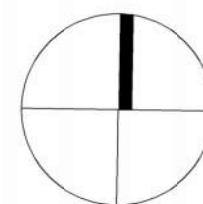
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A101

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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Project

PARKING
LEVEL P1

Drawing

Scale 1/16" = 1'-0"

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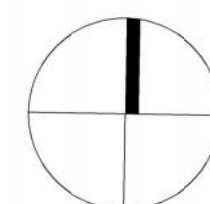
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A102

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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Douglas St

Victoria, BC

Project

LOWER
GROUND

Drawing

Scale 1/16" = 1'-0"

Project 221023

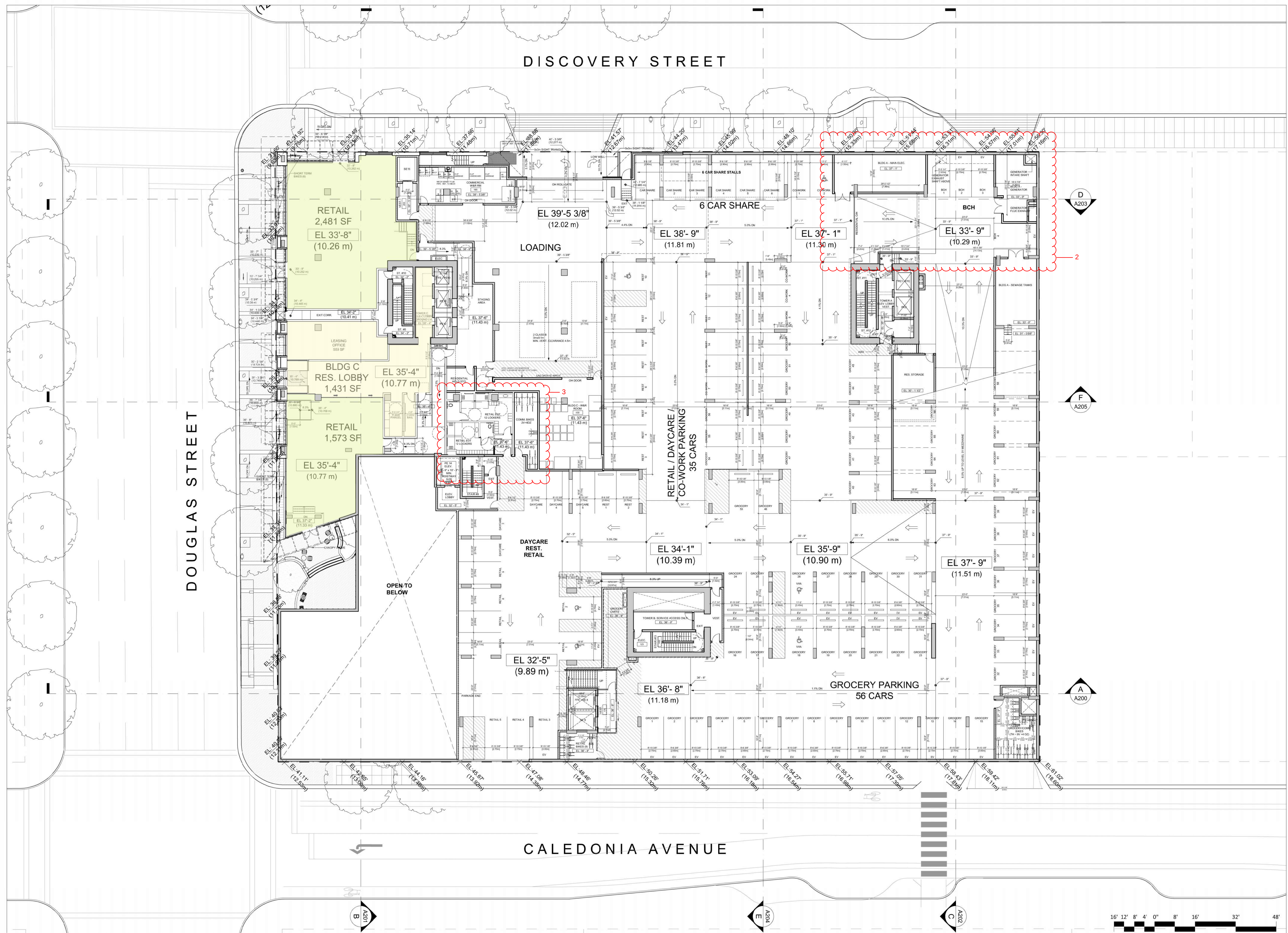
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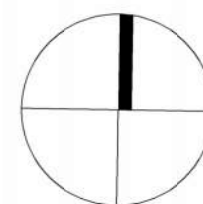
A103

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





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07 MAY 2024
ISSUED FOR DPV RESPONSE
20 DEC FMRF 2023

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YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

LOWER
GROUND
MEZZ

Drawing

Scale
1/16" = 1'-0"

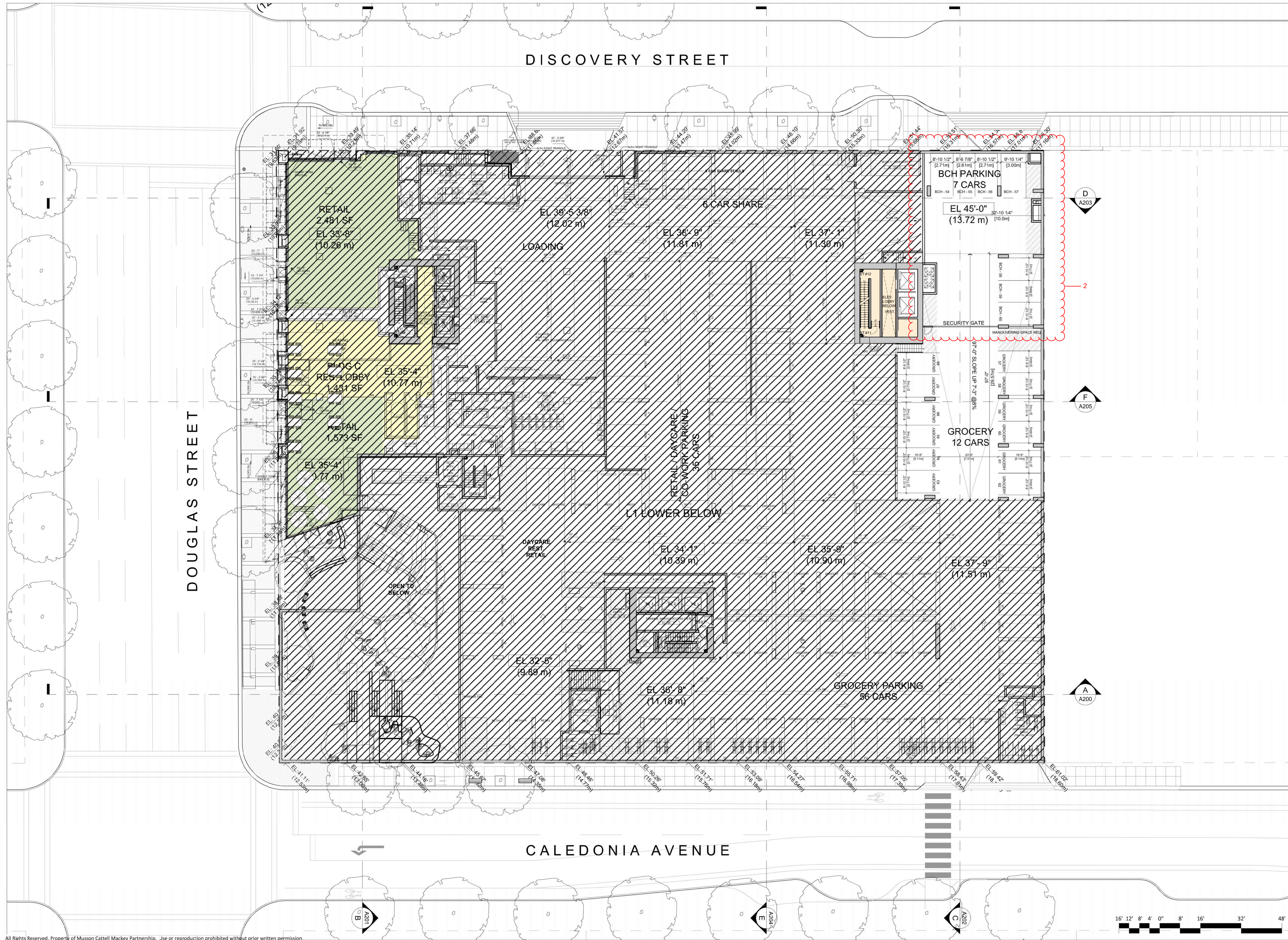
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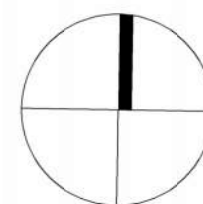
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A103A

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





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Seal

Douglas St

Victoria, BC

Project

GROCERY
LEVEL

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A105

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

RESTAURANT
BELOWEL 48'-8"
(14.83 m)

GROCERY

32,297 SF

EL 62'-8"
(19.10 m)LOADING
BELOWEL 58'-2"
(17.73m)

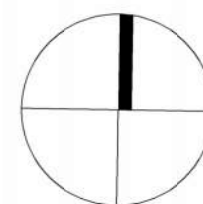
DOCK

EL 62'-8"
(19.10 m)LOADING
BELOWEL 56'-0"
(17.07 m)RES. LOBBY
BELOWEL 51'-4"
(15.65 m)RETAIL
BELOWEL 53'-9"
(16.38 m)RETAIL
BELOWEL 57'-2"
(17.42 m)PLAZA
BELOW(RAISED GROCERY SPACE
11'-3" CEILING HEIGHT)EL 63'-9"
(19.43 m)

16'-7" CEILING HEIGHT

12'-4" CEILING
HEIGHTD
A203F
A205A
A200B
A201E
A204C
A202

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



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Seal

Douglas St

Victoria, BC

Project

DAYCARE LEVEL

BLDG A: MEZZ
BLDG B: L02

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A106

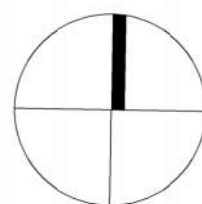
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A: BC HOUSING
MEZZANINEGROCERY
BELOWLOADING
BELOWLOADING
BELOWBUILDING B - RENTAL
L02A201
BA204
EA202
CD
A203F
A205A
A200

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



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Seal

Douglas St

Victoria, BC

Project

RESIDENTIAL

BLDG A: L02
BLDG B: L03

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A107

DISCOVERY STREET

BUILDING A - BC HOUSING

BLDG B & C
RESIDENTIAL
AMENITY
5,870 SFEL 89'-4"
(27.23 m)

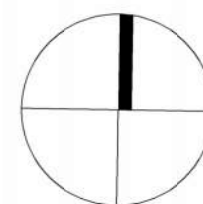
ROOF DECK

EL 89'-4"
(27.23 m)

Note : Refer to Landscape Drawings

PLAZA
BELOWBUILDING B - RENTAL
L03

CALEDONIA AVENUE



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RESIDENTIAL
BLDG A: L03-12
BLDG B: L04-05
BLDG C: L05-11

Drawing

Scale 1/16" = 1'-0"

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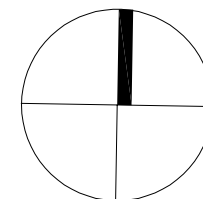
Sheet A108

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L11 (7 FLRS)BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)BUILDING B - RENTAL
L04-05 (2 FLRS)ROOF DECK
BELOWPLAZA
BELOW



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Project

RESIDENTIAL
BLDG A: L03-12
BLDG B: L06
BLDG C: L05-11

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A109

DISCOVERY STREET

BUILDING A - BC HOUSING

L03 - L12 (10 FLRS)

BUILDING C - RENTAL

L05 - L11 (7 FLRS)

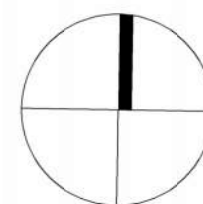
BUILDING B - CONDO

L06

ROOF DECK
BELOWPLAZA
BELOW

CALEDONIA AVENUE

DOUGLAS STREET



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RESIDENTIAL
BLDG A: L03-L12
BLDG B: L07-L15
BLDG C: L05-L11

Drawing

Scale 1/16" = 1'-0"

Project 221023

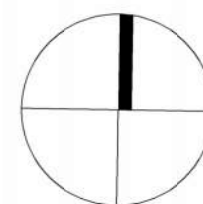
Sheet **A110**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L11 (7 FLRS)BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)BUILDING B - CONDO
L07-L15 (9 FLRS)ROOF DECK
BELOWROOF DECK
BELOWPLAZA
BELOW



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RESIDENTIAL
BLDG A: L13-16
BLDG B: L16-19
BLDG C: L12-18

Drawing

Scale 1/16" = 1'-0"

Project 221023

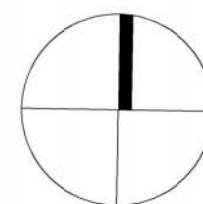
Sheet **A111**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L12 - L18 (7 FLRS)BUILDING A - BC HOUSING
L13 - L16 (4 FLRS)BUILDING B - CONDO
L16-L19 (4 FLRS)ROOF DECK
BELOWROOF DECK
BELOWPLAZA
BELOW



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RESIDENTIAL
BLDG B: L20
BLDG C: L19-20

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

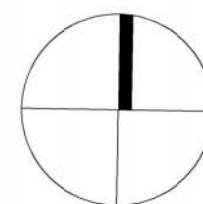
A112

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L19 - L20 (2 FLRS)BUILDING A - BC HOUSING
ROOFBUILDING A - BC HOUSING
ROOF
EL 229'-4"
(69.90 m)ROOF DECK
BELOWROOF DECK
BELOWBUILDING B - CONDO
L20PLAZA
BELOW



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Project

RESIDENTIAL
BLDG B: L21
BLDG C: L21

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

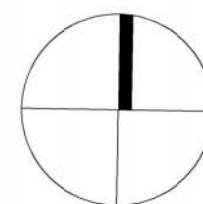
A113

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
ROOF TOP AMENITYBUILDING A - BC HOUSING
ROOFEL 254'-4"
(77.52 m)BUILDING C
OUTDOOR
AMENITYMECHANICAL
EQUIPMENTEL 239'-4"
(72.95 m)BUILDING A -
BC HOUSING
ROOFEL 229'-4"
(69.90 m)ROOF DECK
BELOWROOF DECK
BELOWBUILDING B - CONDO
L21



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RESIDENTIAL
BLDG B: L22

Drawing

Scale 1/16" = 1'-0"

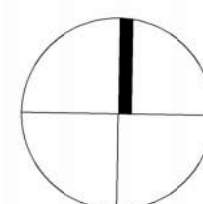
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Sheet A114

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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ROOF LEVEL
BLDG B: AMENITY

Drawing

Scale 1/16" = 1'-0"

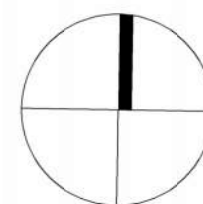
Project 221023

Sheet A115

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



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ROOFTOPS

Drawing

Scale 1/16" = 1'-0"

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Sheet A116

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
MCMParchitects.com

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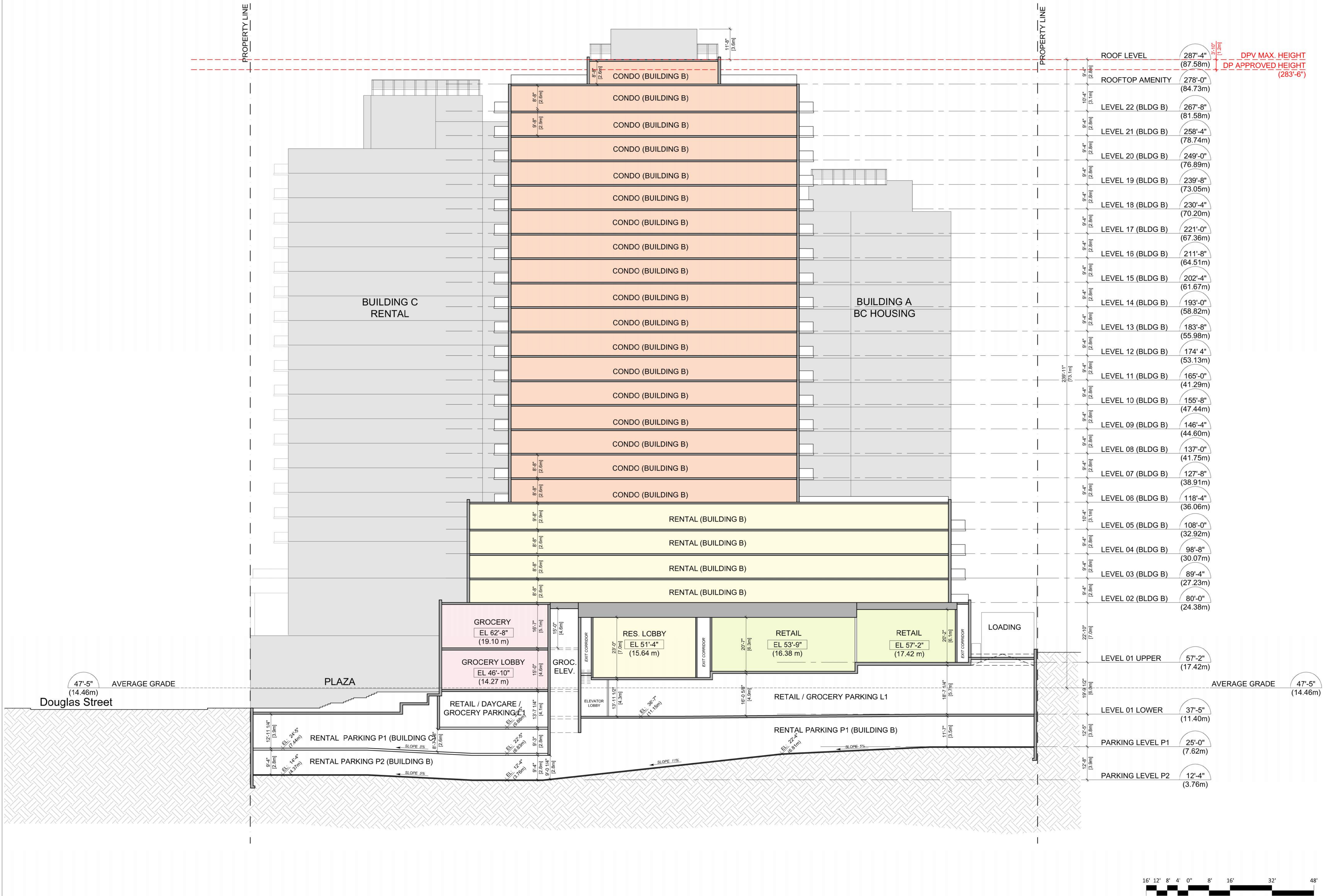
BUILDING SECTION A

Drawing

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

Project	221023
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A200

Sheet **A200**

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Seal

Douglas St

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BUILDING
SECTION B

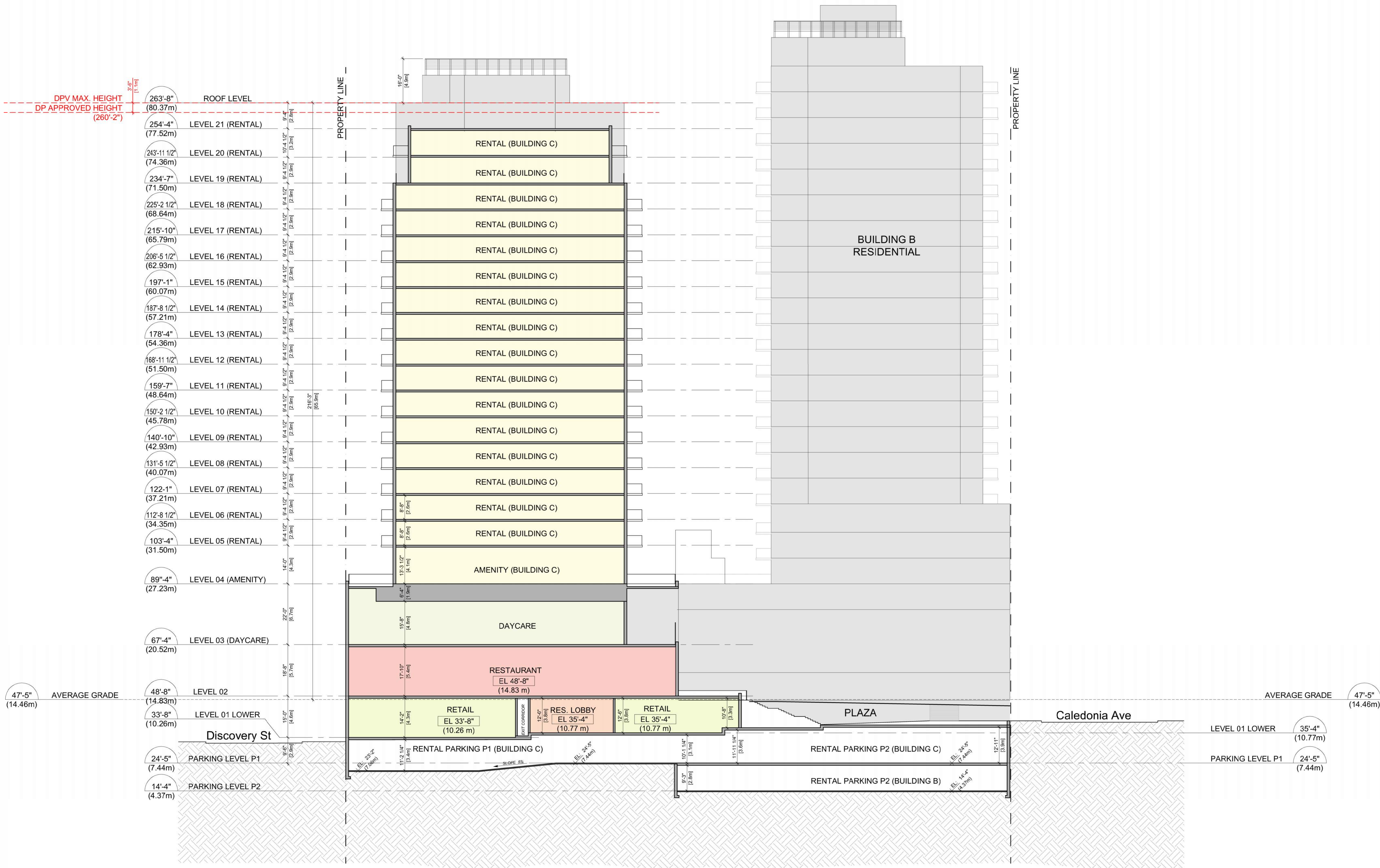
Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A201



12 MARCH 2025	ISSUED FOR DPV RESPONSE
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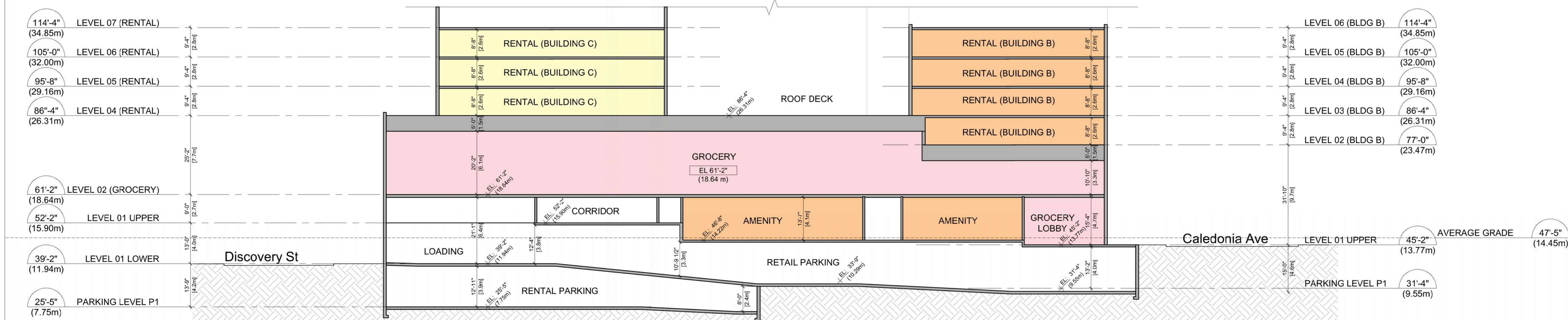
PODIUM
SECTION

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A201B





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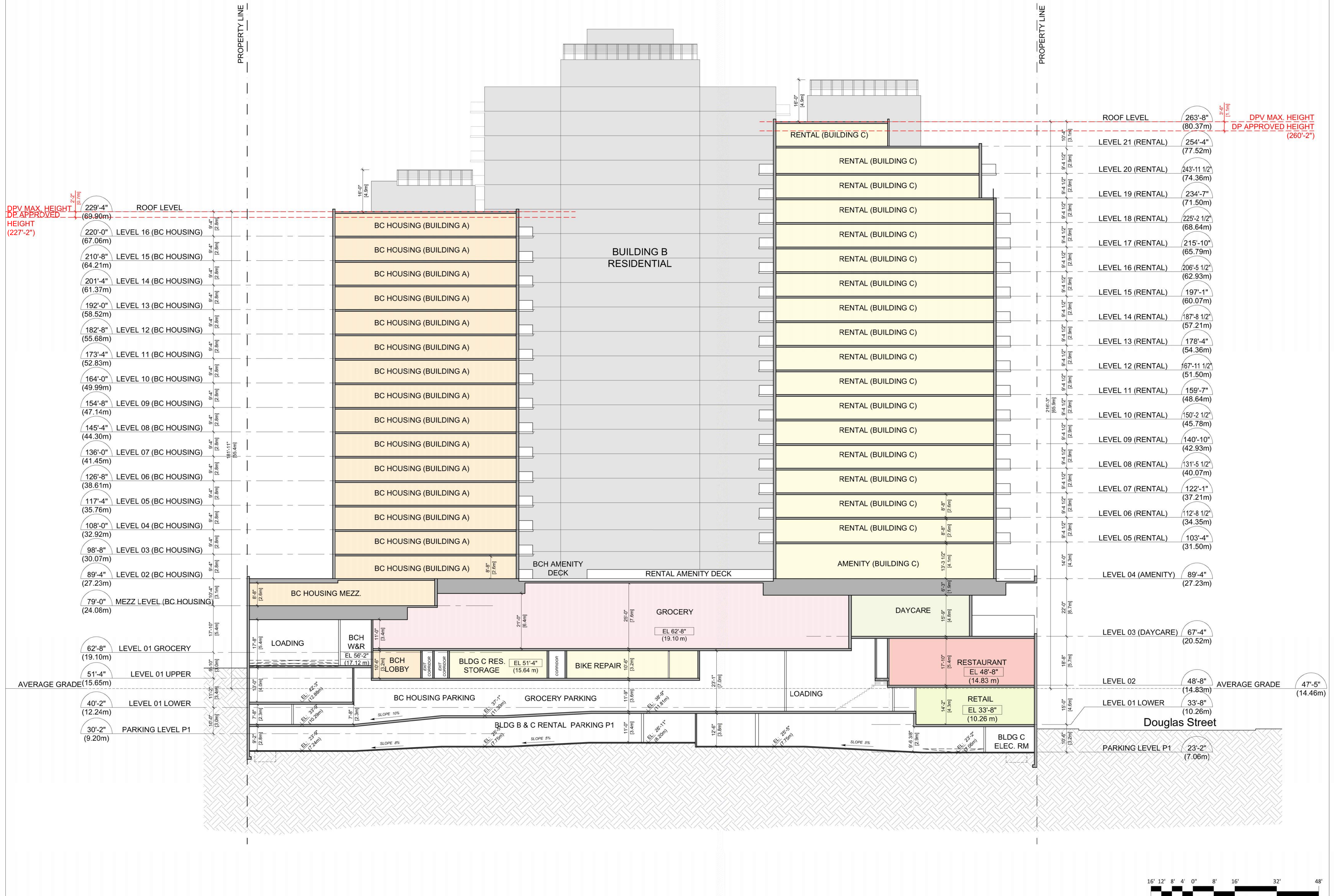
BUILDING SECTION D

Drawing

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

Project 221023

A202

Sheet **A203**

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Seal

Douglas St

Victoria, BC

Project

BUILDING
SECTION E

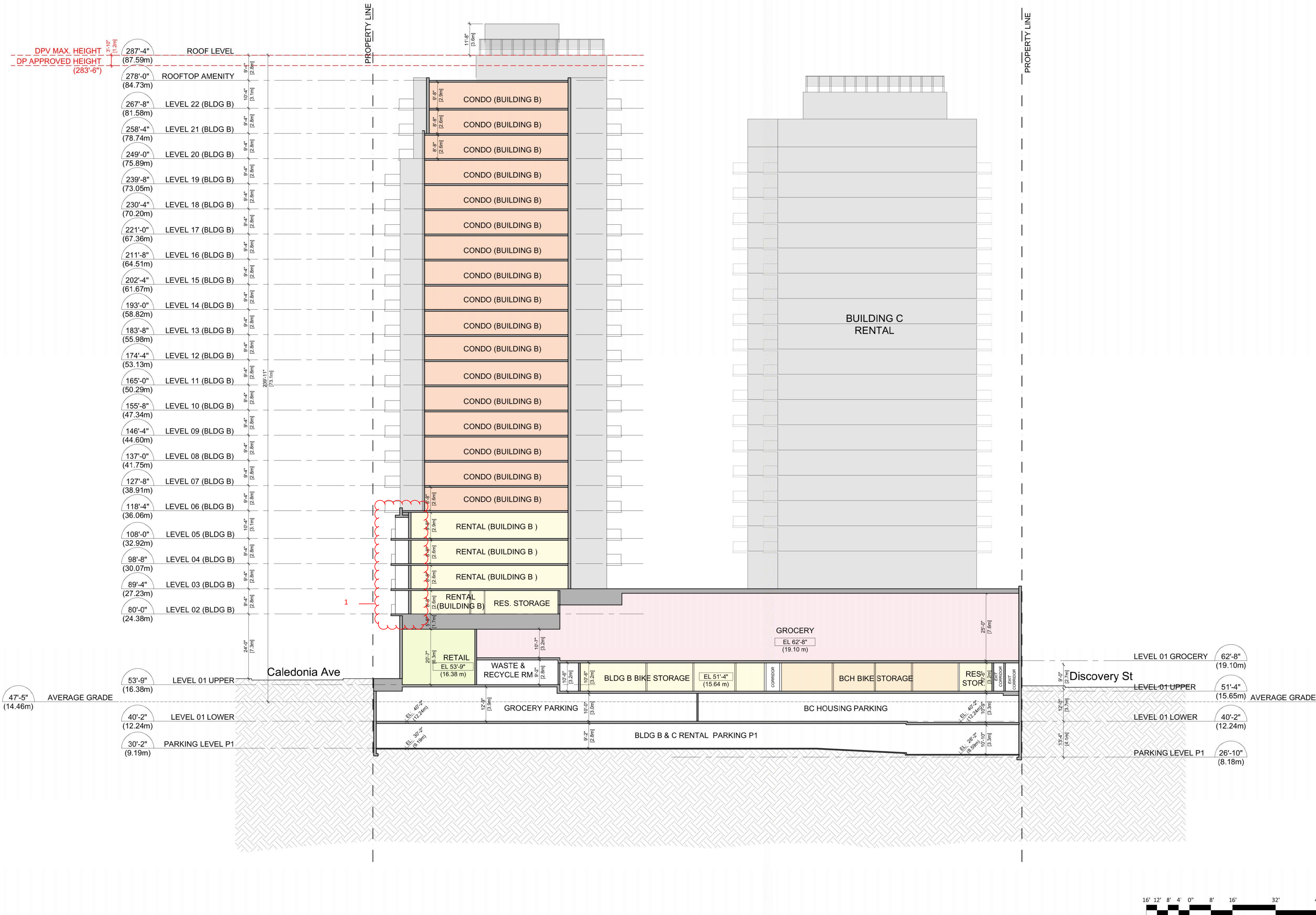
Drawing

Scale 1/16" = 1'-0"

Project 221023

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A204



12 MARCH 2025	ISSUED FOR DPV RESPONSE
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Douglas St

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BUILDING
SECTION F

Drawing

Scale 1/16" = 1'-0"

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Sheet A205

