

PROJECT INFORMATION

CIVIC ADDRESS
1230 GRANT STREET
1209,1218,1219,1220, and 1226 NORTH PARK STREET
1219 VINING STREET
1235 CALEDONIA AVENUE
1211 GLADSTONE AVENUE

LEGAL DESCRIPTION
LOT 4 VIP205 SECTION SR VICTORIA
LOT 5 VIP205 SECTION SR VICTORIA
LOT 6 VIP205 SECTION SR VICTORIA
LOT 7 VIP205 SECTION SR VICTORIA
N 56° OF LOT 8 VIP205 SECTION SR VICTORIA
REM LOT 8 VIP205 SECTION SR VICTORIA
LOT 9 VIP205 SECTION SR VICTORIA
LOT 18 VIP205 SECTION SR VICTORIA
LOT A SECTION 53, SPRING RIDGE, VIP55528

SITE AREA
8681.1 SM

PROJECT DESCRIPTION
THE PROJECT INVOLVES THE DEVELOPMENT OF 158 AFFORDABLE HOUSING RESIDENTIAL UNITS AND SUPPORT FACILITIES IN 2 APARTMENT AND 3 TOWNHOUSE BUILDINGS OVER ONE BASEMENT LEVEL OF PARKADE.

BUILDING HEIGHTS	BCBC	ZONING
APARTMENT 1	4 STOREYS	4 STOREYS, 12.30 M
APARTMENT 2	5 STOREYS	5 STOREYS, 14.98 M
TOWNHOUSE 1	3 STOREYS	4 STOREYS, 11.05 M
TOWNHOUSE 2	3 STOREYS	3 STOREYS, 10.65 M
TOWNHOUSE 3	3 STOREYS	3 STOREYS, 9.40 M

BUILDING AREAS	BCBC
APARTMENT 1	872 SM
APARTMENT 2	875 SM
TOWNHOUSE 1	653 SM
TOWNHOUSE 2	652 SM
TOWNHOUSE 3	260 SM

GROSS BUILDING AREAS	BCBC	ZONING
PARKADE	3905 SM	275 SM*
* AREA OF PARKADE EXCLUDING EXTERIOR WALLS, VEHICLE AND BICYCLE PARKING AND CIRCULATION.		

APARTMENT 1		
LEVEL 1	800 SM	776 SM
LEVEL 2	872 SM	850 SM
LEVEL 3	872 SM	850 SM
LEVEL 4	723 SM	704 SM
TOTAL	3267 SM	3180 SM

APARTMENT 2		
LEVEL 1	789 SM	765 SM
LEVEL 2	656 SM	637 SM
LEVEL 3	831 SM	809 SM
LEVEL 4	831 SM	809 SM
LEVEL 5	690 SM	672 SM
TOTAL	3797 SM	3692 SM

TOWNHOUSE 1		
LEVEL 0	601 SM	566 SM**
LEVEL 1	603 SM	581 SM
LEVEL 2	608 SM	592 SM
LEVEL 3	645 SM	633 SM
TOTAL	2457 SM	2372 SM
** DOES NOT CONTRIBUTE TO FSR.		

TOWNHOUSE 2		
LEVEL 0	645 SM	606 SM**
LEVEL 1	607 SM	590 SM
LEVEL 2	607 SM	590 SM
LEVEL 3	645 SM	632 SM
TOTAL	2504 SM	2418 SM
** DOES NOT CONTRIBUTE TO FSR.		

TOWNHOUSE 3		
LEVEL 1	231 SM	222 SM
LEVEL 2	243 SM	235 SM
LEVEL 3	253 SM	246 SM
TOTAL	727 SM	703 SM

RESIDENTIAL UNIT SUMMARY	
APARTMENTS 1 & 2	
14 STUDIO @	34 SM
38 ONE BED @	47 - 49 SM
7 ACCESSIBLE ONE BED @	53 SM
15 TWO BED @	61 - 78 SM
5 ACCESSIBLE TWO BED @	77 SM
11 THREE BED @	88 - 98 SM
1 ACCESSIBLE THREE BED @	98 SM
6 FOUR BED @	98 - 118 SM
97 TOTAL	

TOWNHOUSES 1 -3	
55 TWO BED @	81 - 90 SM
2 ACCESSIBLE TWO BED @	104 SM
2 THREE BED @	118 SM
2 FOUR BED @	130 SM
61 TOTAL	

VEHICLE PARKING	
PARKADE	112
SURFACE	5
TOTAL	117

BICYCLE PARKING	
LONG TERM	194
SHORT TERM	30
TOTAL	224

VICTORIA ZONING BYLAW SUMMARY

ZONING
R-K
R-2

USE
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
11193/8681.1 = 1.29

SITE COVERAGE
(SEE A202b FOR CALCULATION)
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
4957/8681.1 = 57%

OPEN SITE SPACE
(SEE A202c FOR CALCULATION)
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
8681.1 - 5225 = 3456.1
OPEN SITE SPACE/ SITE AREA
3456.1/ 8681.1 = 40%

AVERAGE GRADE (GEODETIC)
(SEE A202a FOR CALCULATION)

APARTMENT 1
APARTMENT 2
TOWNHOUSE 1
TOWNHOUSE 3
PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 M)
BUILDING 1 33.2 M

TOWNHOUSE 2	
BUILDING 2	32.6 M

HEIGHT OF BUILDINGS
(AS MEASURED FROM AVERAGE GRADE).
APARTMENT 1 12.300 M
APARTMENT 2 14.980 M
TOWNHOUSE 1 11.050 M
TOWNHOUSE 2 10.650 M
TOWNHOUSE 3 9.400 M

VEHICLE PARKING	
< 45 SM	2 X 14 = 2 8
45 - 70 SM	5 X 58 = 29
> 70 SM	75 X 86 = 64 5
SUBTOTAL	96.3 (96)
VISITOR	1 X 158 = 15 8 (16)
TOTAL REQUIRED	112
PROVIDED	117

BICYCLE PARKING	
LONG TERM	
< 45 SM	14 X 11 = 14
> 45 SM	1.25 X 144 = 180
TOTAL LONG TERM REQUIRED	194
TOTAL PROVIDED	194

SHORT TERM
RESIDENTIAL (THE GREATER OF) 1 X 158 OR 6 X 5
TOTAL SHORT TERM REQUIRED 30
TOTAL PROVIDED 30

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018,

PARKADE
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
BELOW GRADE PARKADE -
GROUP F, DIVISION 3 - LOW HAZARD INDUSTRIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
BELOW GRADE PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE FLOORS OF ALL BUILDINGS ABOVE BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.78 - GROUP F, DIVISION 3 - ANY HEIGHT, ANY AREA, SPRINKLERED
FIRE SUPPRESSION - FULL SPRINKLERED
ALLOWABLE HEIGHT - ANY HEIGHT
ALLOWABLE AREA - ANY AREA
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLIES - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 3905 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

APARTMENT 1
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.51 - GROUP C, UP TO 4 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 4 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON FOUR STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 4 STOREYS
AREA - 872 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - NONE

APARTMENT 2
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 6 STOREYS & 18 M
ALLOWABLE AREA - 1800 SM (BASED ON FIVE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS, 14.96 M
AREA - 831 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

CODE ANALYSIS CONTINUED

TOWNHOUSE 1
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 3 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 645 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 2
OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.54 - GROUP C, UP TO 3 STOREYS, SPRINKLERED
FIRE SUPPRESSION - FULLY SPRINKLERED
ALLOWABLE HEIGHT - 3 STOREYS
ALLOWABLE AREA - 1800 SM (BASED ON THREE STOREYS)
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 645 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 3
OCCUPANCY CLASSIFICATIONS (TABLE 9.10.2.1)
GROUP C - RESIDENTIAL

FIRE-RESISTANCE RATINGS (TABLE 9.10.8.1)
USE - RESIDENTIAL (GROUP C)
MAXIMUM HEIGHT - 3 STOREYS
MAXIMUM AREA - 600 SM
CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
FLOOR ASSEMBLIES - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 253 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

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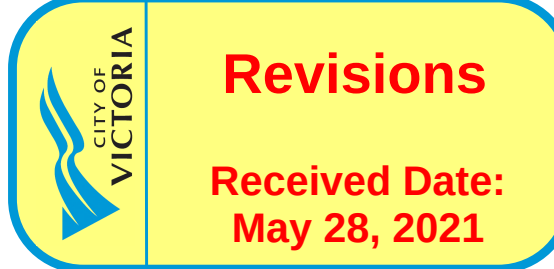
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CIVIL
19-028-REZONING CONCEPTUAL SERVICING

LANDSCAPE
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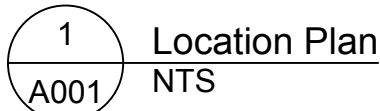
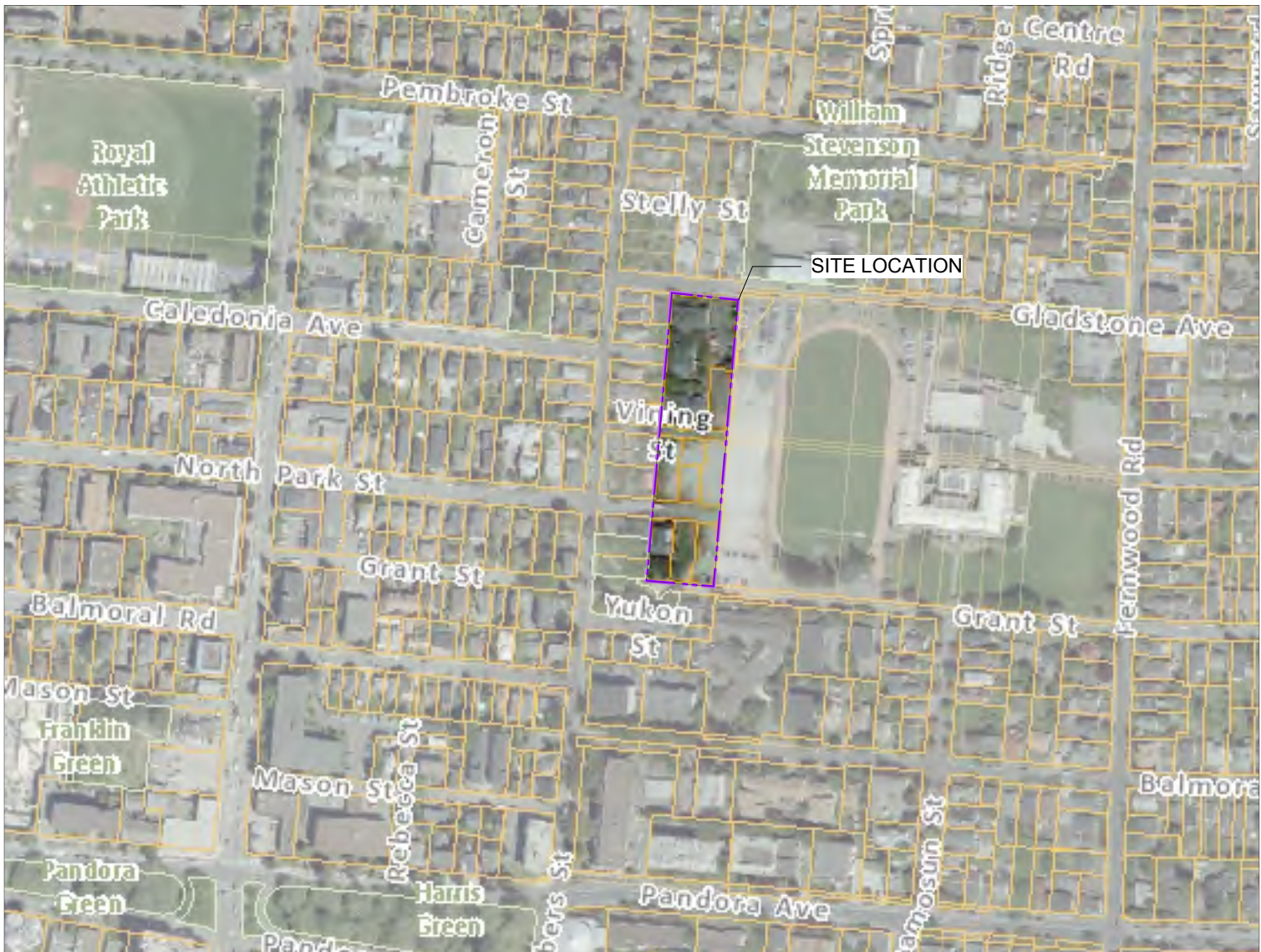


5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2009/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	Issuing by 1907 PROJECT INFORMATION
drawn by	FWP/NLC	checked by RAW
scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters.

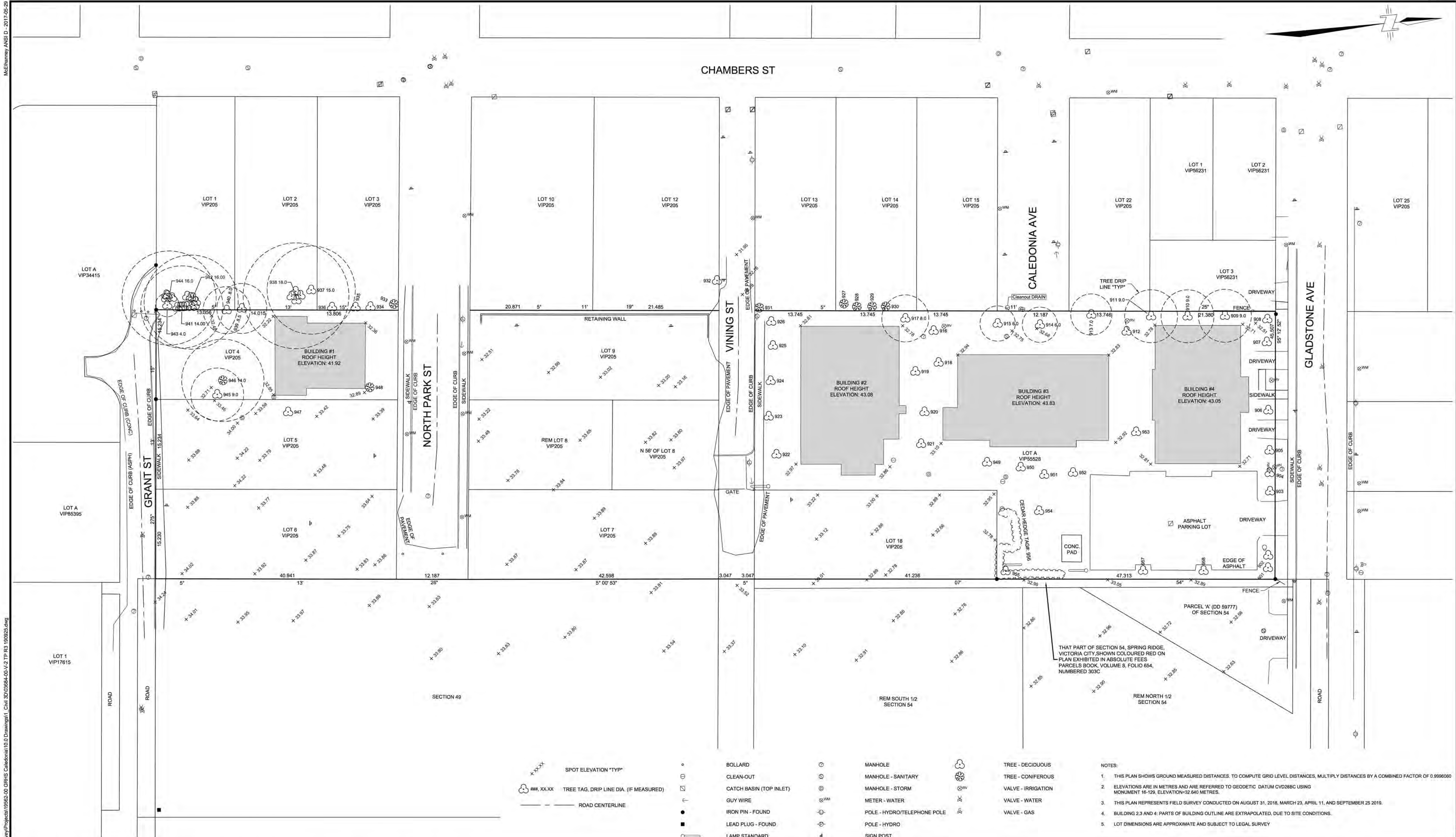
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project name Caledonia Victoria, BC			
Project Information		sheet no. A001	sheet no. 5
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Rev	Date	Description	Drawn	Surv	App'd
1	2019-09-26	TREE TAGS ADDED	LM	SM	GO
2	2019-04-16	REVISED WITH ADDITIONAL SURVEY INFO	SALM	SM	GO
3	2019-02-29	REVISED WITH ADDITIONAL SURVEY INFO	SA	SM	GO
4	2019-09-17	ORIGINAL ISSUE	LM	JC	GO

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

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Approved Sealed

CAPITAL REGIONAL HOUSING CORP
631 FISGARD ST, PO BOX 1000, VICTORIA, BC
RE-DEVELOPMENT OF CALEDONIA ST PROPERTIES
SITE PLAN
1230 GRANT ST, 1209, 1218, 1219, 1220, AND 1228 NORTH PARK ST, 1219 VINING ST, 1235 CALEDONIA AVE
VICTORIA, BC

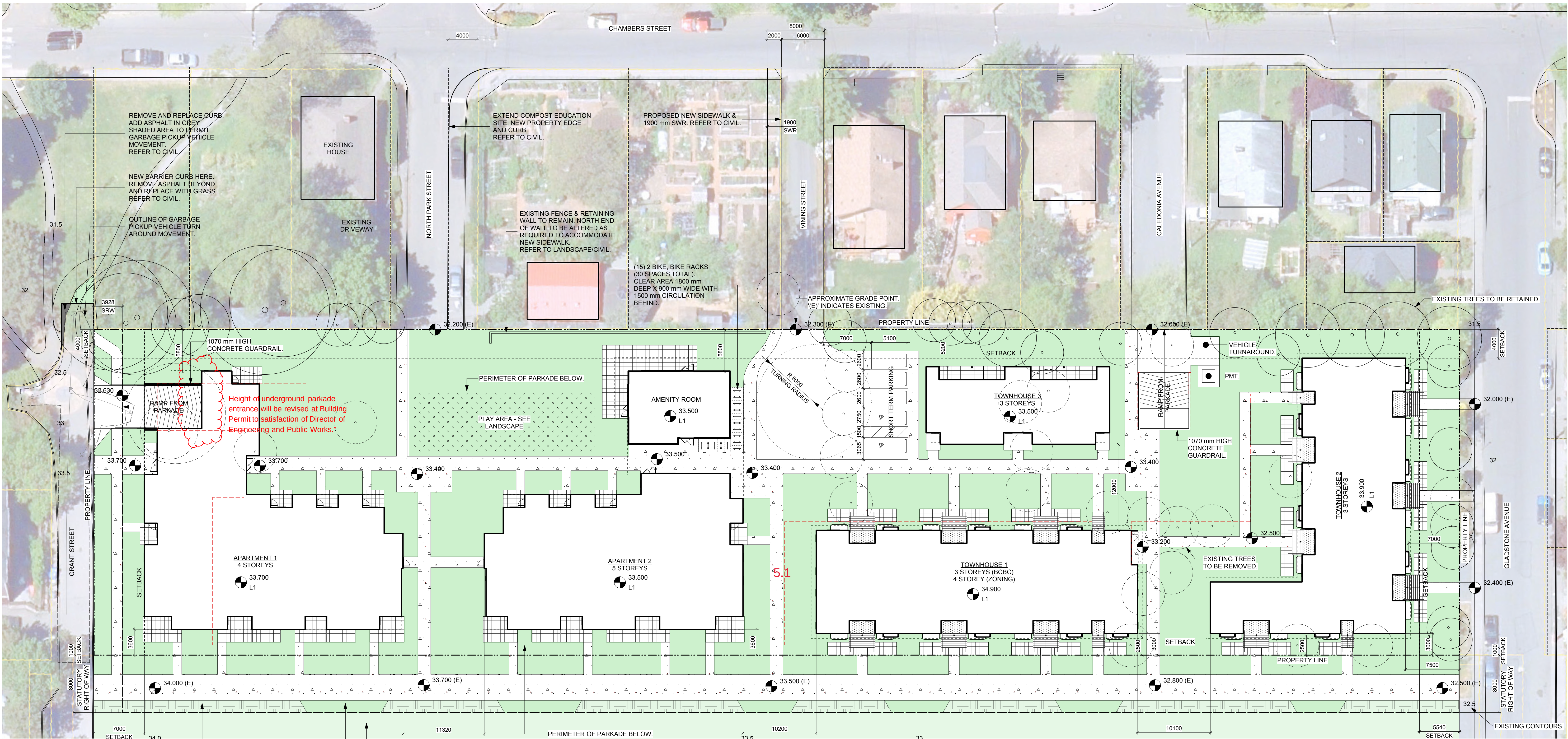
Drawing No.
03684-00-V-1 TP
Project Number
2113-03684-00
Rev.
03

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date	SEPTEMBER 2020	drawing file 1907 PROJECT INFORMATION
drawn by	NLC	checked by RAW
scale	SEE DRAWING	project number 1907

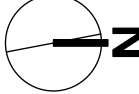
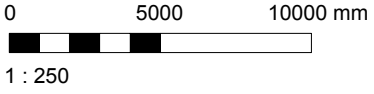
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project name
Caledonia
Victoria, BC
Survey
drawing no.
A002
sheet no.
5



1 Site Plan
Scale: 1:250



PROJECT INFORMATION TABLE			
ZONE (EXISTING)		MINIMUM NEW BUILDING SETBACKS (M)	
PROPOSED ZONE	NEW ZONE	FRONT YARD (SOUTH)	7.0
SITE AREA (SM)	8681.1	REAR YARD (NORTH)	5.54
TOTAL NEW FLOOR AREA (SM)	11193	SIDE YARD (WEST)	4
COMMERCIAL FLOOR AREA (SM)	0	SIDE YARD (EAST)	1
FLOOR SPACE RATIO	1.29	COMBINED SIDE YARDS	5
SITE COVERAGE (%)	57%	NEW RESIDENTIAL USE DETAILS	
OPEN SITE SPACE (%)	40%	TOTAL NUMBER OF NEW UNITS	158
MAXIMUM HEIGHT OF NEW BUILDINGS (M)	14980 AS MEASURED FROM AVERAGE GRADE	NEW UNIT TYPES	STUDIO, ONE, TWO, THREE, & FOUR BEDROOM
MAXIMUM NUMBER OF STOREYS	5	NEW GROUND ORIENTED UNITS	46
PARKING STALLS (NUMBER) ON SITE	117	MINIMUM NEW UNIT FLOOR AREA (SM)	34
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	224	TOTAL NEW RESIDENTIAL FLOOR AREA (SM)	10358

Rev	Date	Description
5.1	2021/05/27	ISSUED FOR COUNCIL
5	2019/01	RE-ISSUED FOR COTW
4	2019/13	RE-ISSUED FOR COTW
3	2019/08	ISSUED FOR COTW
2	2019/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

Rev: SEPTEMBER 2020
Drawing No: 1907.2 A200 Plans.mxd
Drawn by: FWP/NLC
Checked by: RAW
Scale: AS SHOWN
Project number: 1907

NOTE: All dimensions are shown in millimeters.

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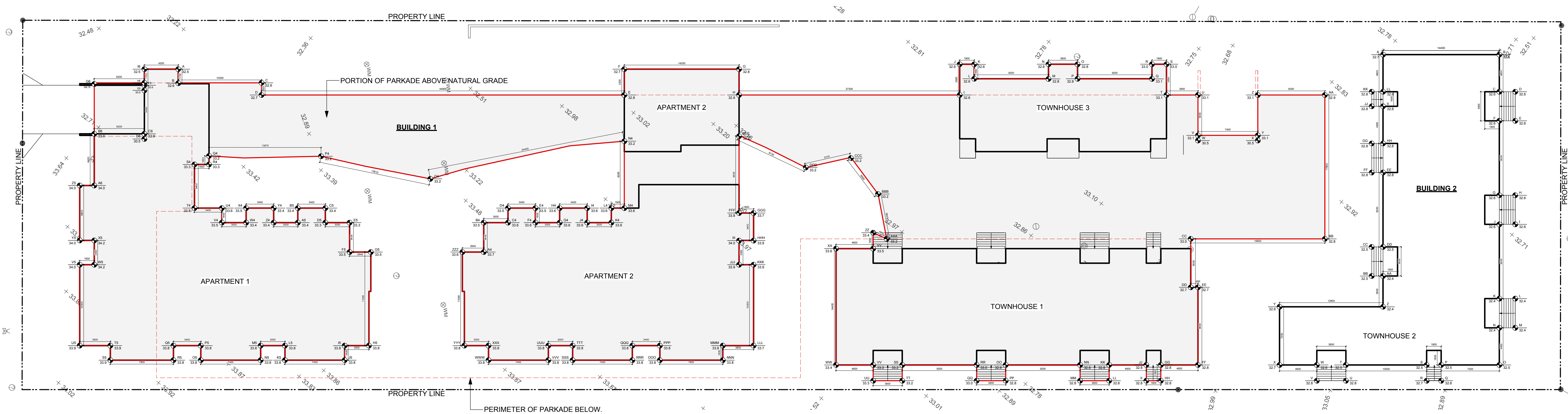
Project name:
Caledonia
Victoria BC

Project no:
Architectural Site Plan

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Sheet no:
A201

Scale:
5.1



BUILDING 1 - AVERAGE GRADE CALCULATION

INCLUDES SUM OF ALL PORTION OF BUILDINGS OVER PARKADE :

- 1.) APARTMENT 1
- 2.) APARTMENT 2
- 3.) TOWNHOUSE 1
- 4.) TOWNHOUSE 3
- 5.) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

GRADE CALCULATION						
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
A&B	32.5	32.6	2	32.6	1.8	57.0
B&C	32.6	32.6	2	32.6	10.3	335.8
C&D	32.6	32.7	2	32.7	1.5	49.0
D&E	32.7	32.8	2	32.8	44.9	1470.5
E&F	32.8	32.7	2	32.8	3.2	104.8
F&G	32.7	32.8	2	32.8	14.2	465.1
G&H	32.8	32.9	2	32.9	3.2	105.1
H&I	32.9	32.6	2	32.8	27.3	894.1
I&J	32.6	32.6	2	32.6	3.8	123.9
J&K	32.6	32.6	2	32.6	1.8	58.7
K&L	32.6	32.6	2	32.6	1.8	58.7
L&M	32.6	32.8	2	32.7	9.2	300.8
M&N	32.8	32.8	2	32.8	1.8	59.0
N&O	32.8	32.8	2	32.8	3.6	118.1
O&P	32.8	32.8	2	32.8	1.8	59.0
P&Q	32.8	33.1	2	33.0	9.2	303.1
Q&R	33.1	33.0	2	33.1	1.8	59.5
R&S	33.0	33.0	2	33.0	1.8	59.4
S&T	33.0	33.1	2	33.1	3.8	125.6
T&U	33.1	33.1	2	33.1	3.9	129.1
U&V	33.1	33.1	2	33.1	5.0	165.5
V&W	33.1	30.5	2	31.8	0.0	0.0
W&X	30.5	30.5	2	30.5	7.4	225.7
X&Y	30.5	33.1	2	31.8	0.0	0.0
Y&Z	33.1	33.1	2	33.1	5.0	165.5
Z&A	33.1	32.9	2	33.0	8.3	273.9
AA&BB	32.9	32.8	2	32.9	17.8	584.7
BB&CC	32.8	33.0	2	32.9	16.6	546.1
CC&DD	33.0	32.7	2	32.9	6.0	197.1
DD&EE	32.7	32.7	2	32.7	0.9	29.4
EE&FF	32.7	32.8	2	32.8	9.6	314.4
FF&GG	32.8	32.8	2	32.8	4.6	150.9
GG&HH	32.8	32.8	2	32.8	2.0	64.3
HH&II	32.8	32.8	2	32.8	1.8	59.0
II&JJ	32.8	32.8	2	32.8	2.0	64.3
JJ&KK	32.8	32.8	2	32.8	4.6	150.9
KK&LL	32.8	32.8	2	32.8	2.0	64.3
LL&MM	32.8	32.8	2	32.8	3.6	118.1
MM&NN	32.8	32.8	2	32.8	2.0	64.3
NN&OO	32.8	32.9	2	32.9	9.2	302.2
OO&PP	32.9	32.8	2	32.9	2.0	64.4
PP&QQ	32.8	33.0	2	32.9	3.6	118.4
QQ&RR	33.0	33.0	2	33.0	2.0	64.7
RR&SS	33.0	33.2	2	33.1	9.2	304.5
SS&TT	33.2	33.2	2	33.2	2.0	65.1
TT&UU	33.2	33.3	2	33.3	3.6	119.7
UU&VV	33.3	33.3	2	33.3	2.0	65.3
VV&WW	33.3	33.4	2	33.4	4.6	153.4
WW&XX	33.4	33.4	2	33.5	14.4	482.4
XX&YY	33.6	33.5	2	33.6	4.6	154.3
YY&ZZ	33.5	33.4	2	33.5	2.0	65.6

CONTINUED						
ZZ&AAA	33.4	33.2	2	33.3	1.8	61.3
AAA&BBB	33.2	33.2	2	33.2	5.6	187.4
BBB&CCC	33.2	33.2	2	33.2	5.6	184.8
CCC&DDD	33.2	33.2	2	33.2	5.7	189.2
DDD&EEE	33.2	33.2	2	33.2	3.6	121.4
EEE&FFF	33.2	33.8	2	33.5	9.5	318.3
FFF&GGG	33.8	33.7	2	33.8	1.8	60.8
GGG&HHH	33.7	33.9	2	33.8	3.4	114.9
HHH&III	33.9	34.0	2	34.0	1.8	61.1
III&JJJ	34.0	33.9	2	34.0	3.0	101.9
JJJ&KKK	33.9	33.9	2	33.9	1.8	61.0
KKK&LLL	33.9	33.7	2	33.8	10.0	338.0
LLL&MMM	33.7	33.8	2	33.8	3.8	128.3
MMM&NNN	33.8	33.8	2	33.8	1.8	60.8
NNN&OOO	33.8	33.8	2	33.8	7.8	263.6
OOO&PPP	33.8	33.8	2	33.8	1.8	60.8
PPP&QQQ	33.8	33.8	2	33.8	3.4	114.9
QQQ&RRR	33.8	33.8	2	33.8	1.8	60.8
RRR&SSS	33.8	33.8	2	33.8	7.4	250.1
SSS&TTT	33.8	33.8	2	33.8	1.8	60.8
TTT&UUU	33.8	33.8	2	33.8	3.0	101.4
UUU&VVV	33.8	33.8	2	33.8	1.8	60.8
VVV&WWW	33.8	33.8	2	33.8	7.4	250.1
WWW&XXX	33.8	33.8	2	33.8	1.8	60.8
XXX&YYY	33.8	33.8	2	33.8	3.0	101.4
YYY&ZZZ	33.8	33.6	2	33.7	11.6	389.7
ZZZ&A4	33.6	33.7	2	33.7	2.6	88.8
A4&B4	33.7	33.5	2	33.6	3.6	122.1
B4&C4	33.5	33.6	2	33.6	3.0	100.7
C4&D4	33.6	33.5	2	33.6	1.8	60.4
D4&E4	33.5	33.5	2	33.5	3.4	113.9
E4&F4	33.5	33.6	2	33.6	1.8	60.4
F4&G4	33.6	33.6	2	33.6	3.0	100.8
G4&H4	33.6	33.6	2	33.6	1.8	60.5
H4&I4	33.6	33.6	2	33.6	3.4	114.2
I4&J4	33.6	33.6	2	33.6	1.8	60.5
J4&K4	33.6	33.6	2	33.6	3.0	100.8
K4&L4	33.6	33.6	2	33.6	1.8	60.5
L4&M4	33.6	33.6	2	33.6	1.6	53.8
M4&N4	33.6	33.2	2	33.4	8.3	276.7
N4&O4	33.2	33.2	2	33.2	24.5	811.9
O4&P4	33.2	33.2	2	33.2	13.8	458.5
P4&Q4	33.2	33.2	2	33.2	13.9	460.5
Q4&R4	33.2	33.3	2	33.3	1.1	35.2
R4&S4	33.3	33.3	2	33.3	1.8	59.9
S4&T4	33.3	33.8	2	33.6	5.4	181.2
T4&U4	33.8	33.6	2	33.7	3.4	114.6
U4&V4	33.6	33.5	2	33.6	1.8	60.4
V4&W4	33.5	33.4	2	33.5	3.0	100.4
W4&X4	33.4	33.5	2	33.5	1.8	60.2
X4&Y4	33.5	33.4	2	33.5	3.4	113.7
Y4&Z4	33.4	33.4	2	33.4	1.8	60.1
Z4&A5	33.4	33.4	2	33.4	3.0	100.2

CONTINUED						
A5&B5	33.4	33.4	2	33.4	1.8	60.1
B5&C5	33.4	33.4	2	33.4	3.4	113.6
C5&D5	33.4	33.3	2	33.4	1.8	60.0
D5&E5	33.3	33.3	2	33.3	3.0	99.9
E5&F5	33.3	33.5	2	33.4	3.6	121.4
F5&G5	33.5	33.5	2	33.5	2.6	88.4
G5&H5	33.5	33.8	2	33.7	11.7	392.2
H5&I5	33.8	33.8	2	33.8	3.0	101.4
I5&J5	33.8	33.8	2	33.8	1.8	60.8
J5&K5	33.8	33.8	2	33.8	7.4	250.1
K5&L5	33.8	33.8	2	33.8	1.8	60.8
L5&M5	33.8	33.8	2	33.8	3.0	101.4
M5&N5	33.8	33.8	2	33.8	1.8	60.8
N5&O5	33.8	33.8	2	33.8	7.4	250.1
O5&P5	33.8	33.8	2	33.8	1.8	60.8
P5&Q5	33.8	33.8	2	33.8	3.4	114.9
Q5&R5	33.8	33.8	2	33.8	1.8	60.8
R5&S5	33.8	33.9	2	33.9	7.8	264.0
S5&T5	33.9	33.9	2	33.9	1.8	61.0
T5&U5	33.9	33.9	2	33.9	3.8	128.8
U5&V5	33.9	34.0	2	34.0	10.0	339.5
V5&W5	34.0	34.2	2	34.1	1.8	61.4
W5&X5	34.2	34.2	2	34.2	3.0	102.6
X5&Y5	34.2	34.0	2	34.1	1.8	61.4
Y5&Z5	34.0	34.0	2	34.0	6.8	231.2
Z5&A6	34.0	34.0	2	34.0	1.8	61.2
A6&B6	34.0	33.0	2	33.5	6.4	214.4
B6&C6	33.0	32.9	2	33.0	6.2	204.3
C7&D6	32.9	30.5	2	31.7	0.0	0.0
D6&E6	30.5	30.5	2	30.5	6.0	183.0
E6&F6	30.5	32.6	2	31.6	0.0	0.0
F6&G6	32.6	32.5	2	32.6	6.2	201.8
G6&H6	32.5	32.6	2	32.6	6.2	201.8
H6&I6	32.6	32.5	2	32.6	1.7	55.3
I6&A	32.5	32.5	2	32.5	4.2	136.5

AVERAGE GRADE FOR BUILDING 1

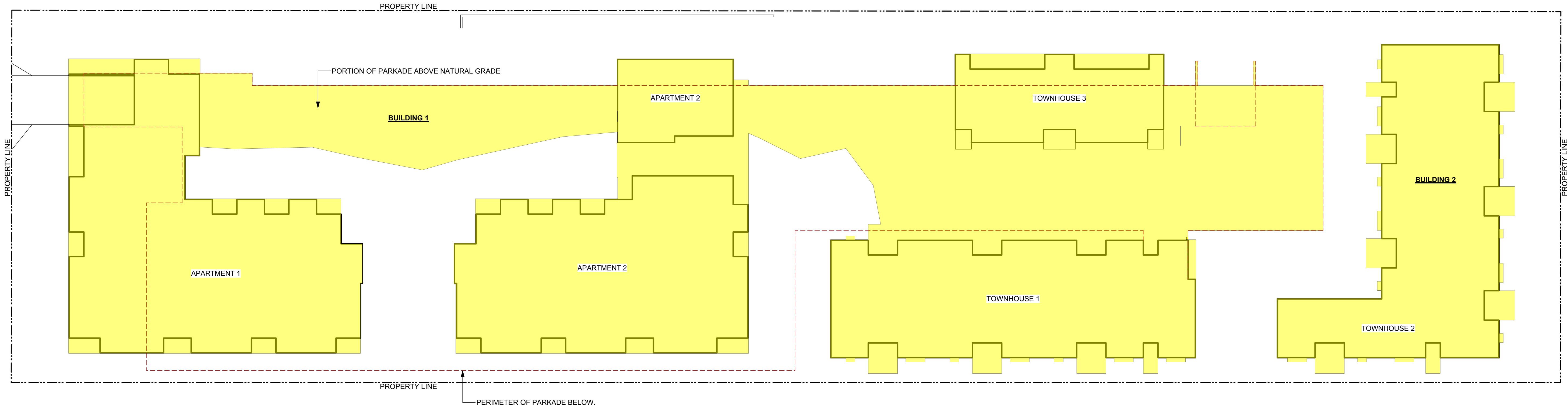
	X length of side	TOTAL
Perimeter	682.2	22637.9
GRADE = TOTAL/Perimeter		
		33.2

BUILDING 2 - AVERAGE GRADE CALCULATION

INCLUDES:

- 1.) TOWNHOUSE 2

GRADE CALCULATION						
TOWNHOUSE 2						
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
A&B	32.7	32.6	2	32.7	14.4	471.6
B&C	32.6	32.6	2	32.6	4.6	150.0
C&D	32.6	32.6	2	32.6	2.0	63.9
D&E	32.6	32.6	2	32.6	3.6	117.4
E&F	32.6	32.6	2	32.6	2.0	63.9
F&G	32.6	32.6	2	32.6	9.2	299.9
G&H	32.6	32.6	2	32.6	2.0	63.9
H&I	32.6	32.6	2	32.6	3.6	117.4
I&J	32.6	32.6	2	32.6	2.0	63.9
J&K	32.6	32.4	2	32.5	9.2	299.0
K&L	32.4	32.4	2	32.4	2.0	63.5
L&M	32.4	32.4	2	32.4	3.6	116.6
M&N	32.4	32.4	2	32.4	2.0	63.5
N&O	32.4	32.5	2	32.5	4.6	149.3
O&P	32.5	32.5	2	32.5	7.2	234.0
P&Q	32.5	32.8	2	32.7	2.0	64.0
Q&R	32.8	32.7	2	32.8	1.8	59.0
R&S	32.7	32.5	2	32.6	2.0	63.9
S&T	32.5	32.5	2	32.5	10.0	325.0
T&U	32.5	32.8	2	32.7	2.0	64.0
U&V	32.8	32.8	2	32.8	3.6	118.1
V&W	32.8	32.6	2	32.7	2.0	64.1
W&X	32.6	32.7	2	32.7	4.6	150.2
X&Y	32.7	32.6	2	32.7	7.2	235.1
Y&Z	32.6	32.4	2	32.5	12.8	416.0
Z&AA	32.4	32.4	2	32.4	3.8	123.1
AA&BB	32.4	32.5	2	32.5	1.6	51.9
BB&CC	32.5	32.5	2	32.5	3.6	117.0
CC&DD	32.5	32.5	2	32.5	1.6	52.0
DD&EE	32.5	32.8	2	32.7	9.2	300.4
EE&FF	32.8	32.8	2	32.8	1.6	52.5
FF&GG	32.8	32.8	2	32.8	3.6	118.1
GG&HH	32.8	32.8	2	32.8	1.6	52.5
HH&II	32.8	32.8	2	32.8	4.6	150.9
II&JJ	32.8	32.8	2	32.8	1.6	52.5
JJ&KK	32.8	32.8	2	32.8	1.8	59.0
KK&LL	32.8	32.8	2	32.8	1.6	52.5
LL&A	32.8	32.7	2	32.8	4.6	150.7



SITE COVERAGE - CALCULATION

SUM OF GROSS AREA OF LOT OCCUPIED BY ANY STRUCTURE INCLUDING:

- 1.) APARTMENT 1
- 2.) APARTMENT 2
- 3.) TOWNHOUSE 1
- 4.) TOWNHOUSE 3
- 5.) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

CURRENT:
BUILDING AREA 4,957 m²/LOT 8681.14 m² = 57%

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
REV	DATE	DESCRIPTION
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 3K6
T 1-250-585-5810

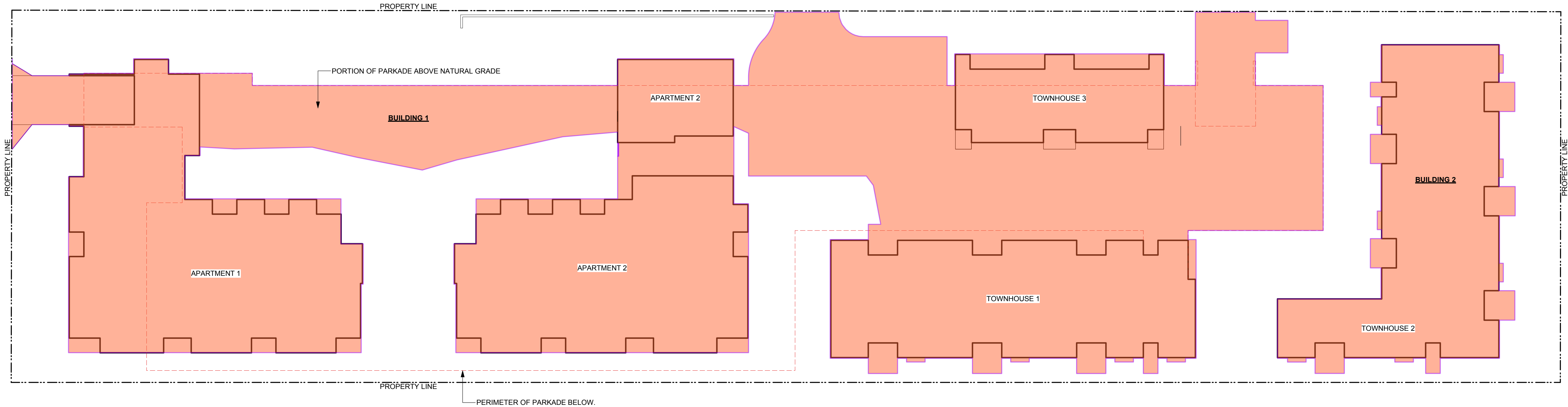
project name
Caledonia
Victoria BC

drawing title
Site Coverage Calculations

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drawing no.
A202b

sheet no.
5



OPEN SITE SPACE - CALCULATION

PORTION OF THAT'S LANDSCAPED AND NOT OCCUPIED OR OBSTRUCTED LOT OCCUPIED BY ANY BUILDING OR PORTION OF BUILDING.

AREA INCLUDES

- 1.) APARTMENT 1
- 2.) APARTMENT 2
- 3.) TOWNHOUSE 1
- 4.) TOWNHOUSE 3
- 5.) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

CURRENT:
LOT 8,681.1m² - BUILDINGS, DRIVEWAYS & SURFACE PARKING 5,225 m² = 3,456.1 m²/8681.1 = 40%

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 3K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

document
Open Site Space Calculations

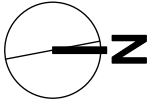
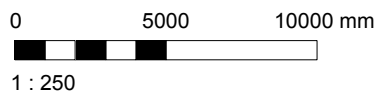
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sheet no.
A202c

sheet no.
5



1 L1 Plan
A203 Scale: 1:250



GRAPHIC LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

UNIT COMPOSITION

APARTMENTS 1&2						
UNIT TYPE	L1	L2	L3	L4	L5	TOTAL
STUDIO	4	4	4	2	-	14
1 BED	13	12	12	7	1	45
2 BED	1	1	2	8	8	20
3 BED	3	3	3	3	-	12
4 BED	-	2	3	1	-	6
TOTAL	21	22	24	21	9	97

TOWNHOUSES 1-3	
UNIT TYPE	TOTAL
STUDIO	-
1 BED	-
2 BED	57
3 BED	2
4 BED	2
TOTAL	61

OVERALL DEVELOPMENT	
UNIT TYPE	TOTAL
STUDIO	14
1 BED	45
2 BED	77
3 BED	14
4 BED	8
TOTAL	158

ACCESSIBLE UNITS	
UNIT TYPE	TOTAL
STUDIO	-
1 BED	7
2 BED	7
3 BED	1
4 BED	-
TOTAL	15 (9%)

5.1	2021/05/27	ISSUED FOR COUNCIL
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	RE-ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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T 1-250-585-5810

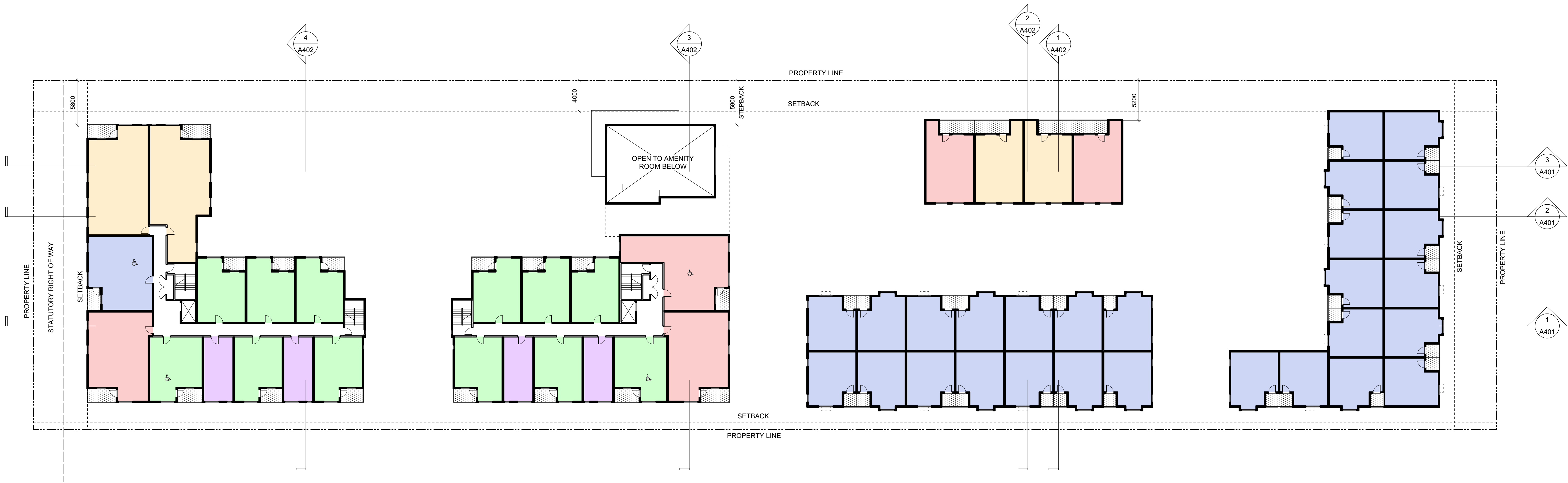
project name
Caledonia
Victoria BC

L1 Plan

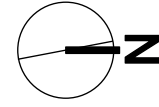
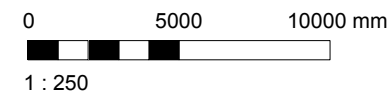
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sheet no.
A203

version no.
5.1



1
A204
L2 Plan
Scale: 1:250



GRAPHIC LEGEND:

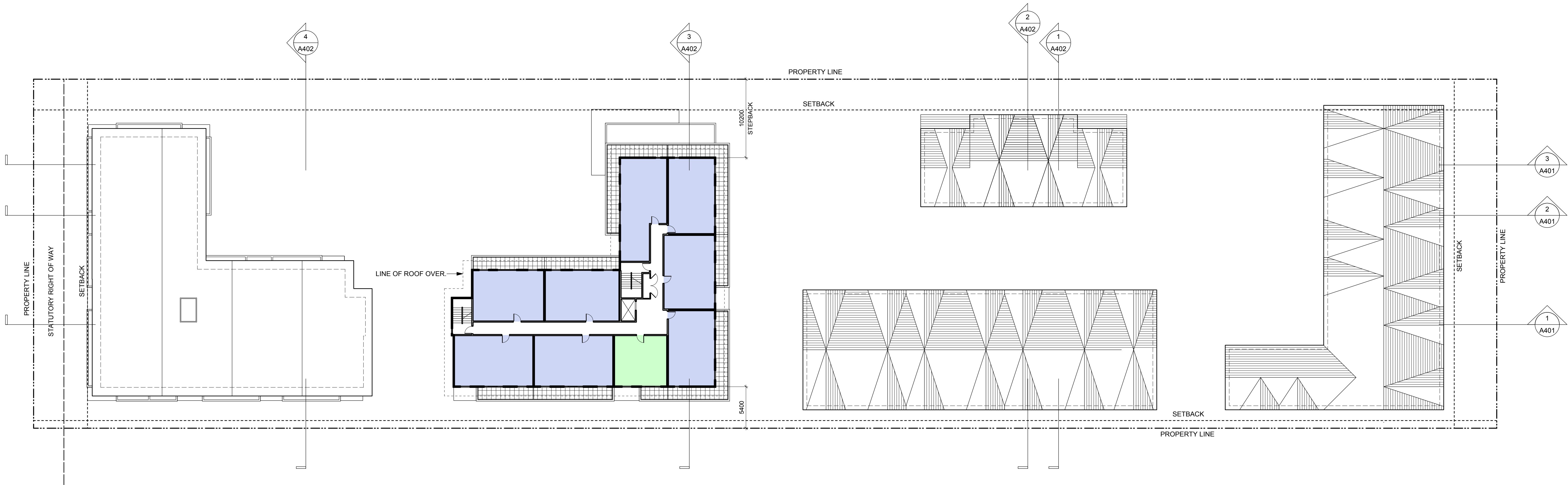
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

REV	DATE	DESCRIPTION
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
DATE	SEPTEMBER 2020	ISSUED BY
DESIGNED BY	FWP	CHECKED BY
SCALE	AS SHOWN	PROJECT NUMBER

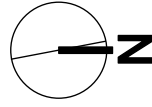
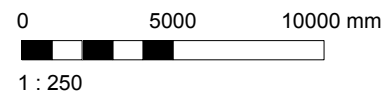
NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE 977 Port Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name	Caledonia
location	Victoria BC
document title	L2 Plan
document no.	A204
sheet no.	5



1
A207
L5 Plan
Scale: 1:250



GRAPHIC LEGEND:

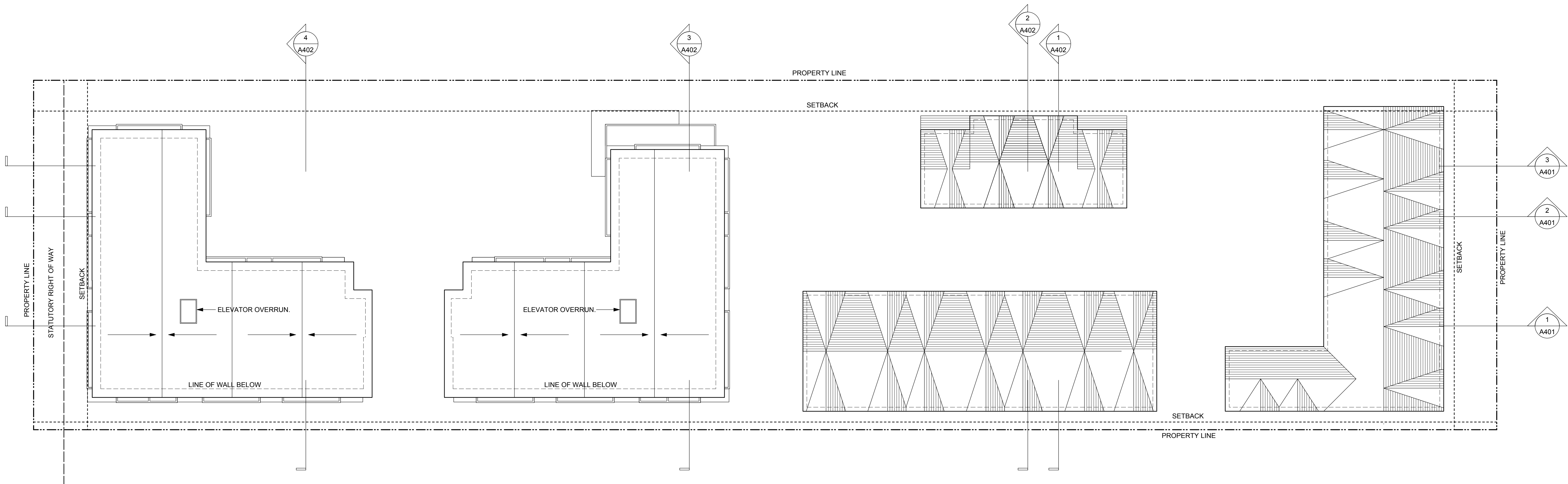
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Sheet by: FWP		
Scale: AS SHOWN		
Drawing No: 1907.2 A200 Plans.mxd		
checked by: RAW		
project number: 1907		

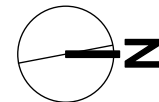
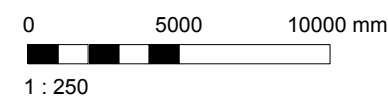
NOTE: All dimensions are shown in millimeters.

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project name: Caledonia Victoria BC			
drawing title: L5 Plan			
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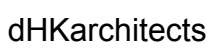
1
A208
Roof Plan
Scale: 1:250



Rev	Date	Description
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4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

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 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: Roof Plan	
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sheet no: A208	sheet no: 5



1 Apartment 1 - North
Scale: 1:100
A301



3 Apartment 1 - South
Scale: 1:100
A301



2 Apartment 1 - East
Scale: 1:100
A301



4 Apartment 1 - West
Scale: 1:100
A301

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1: 100

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/03	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: NLC	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

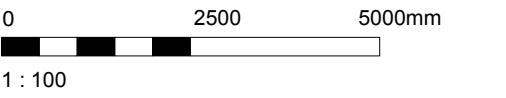
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-668-3367	NANAIMO OFFICE 102-5190 Duxton Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: Elevations - Apartment 1	
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	5



COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |



Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Project data		
Project date	SEPTEMBER 2020	Drawing file
Client name	NLC	Drawn by
Scale	AS SHOWN	Project number

NOTE: All dimensions are shown in millimeters.

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project name			
Caledonia			
Location			
Victoria BC			
Drawing title			
Elevations - Apartment 2			
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		Revision no.	5



1 Apartment 2 - East
A303 Scale: 1:100



2 Apartment 2 - West
A303 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1:100

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Project data		
Project date	SEPTEMBER 2020	Drawing file
Client	NLC	Drawn by
Scale	AS SHOWN	Project number

NOTE: All dimensions are shown in millimeters.

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& REZONING

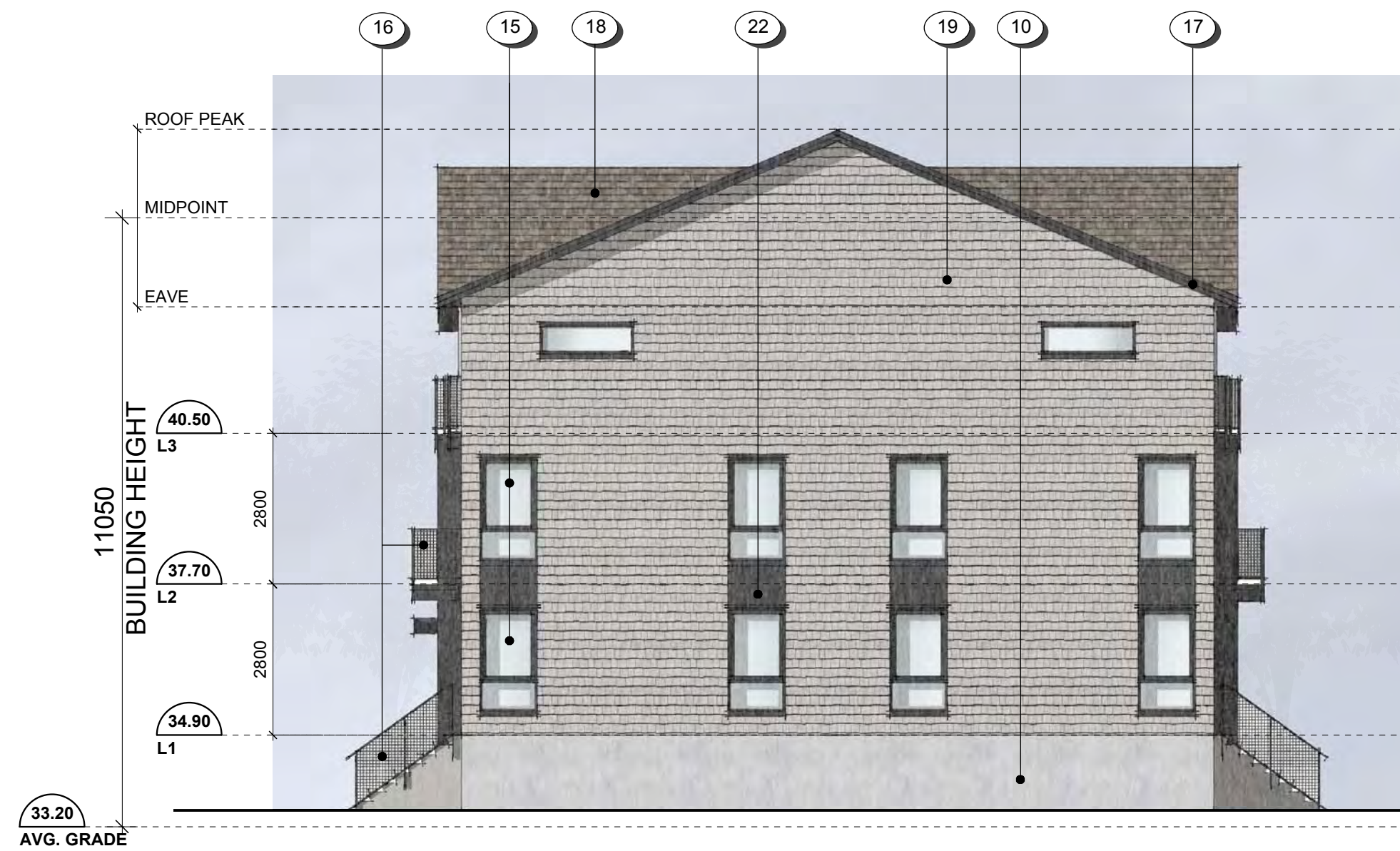
dHkarchitects	
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Project name	
Caledonia	
Location	
Victoria BC	
Drawing title	
Elevations - Apartment 2	
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Sheet no.	5



1 Townhouse 1 - North
A304 Scale: 1:100



2 Townhouse 1 - East
A304 Scale: 1:100



3 Townhouse 1 - South
A304 Scale: 1:100



4 Townhouse 1 - West
A304 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1 : 100

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

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project name Caledonia Victoria BC	sheet no. A304
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sheet no. 5	



1 Townhouse 2 - North
A305 Scale: 1:100



2 Townhouse 2 - East
A305 Scale: 1:100



3 Townhouse 2 - South
A305 Scale: 1:100



4 Townhouse 2 - West
A305 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
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| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

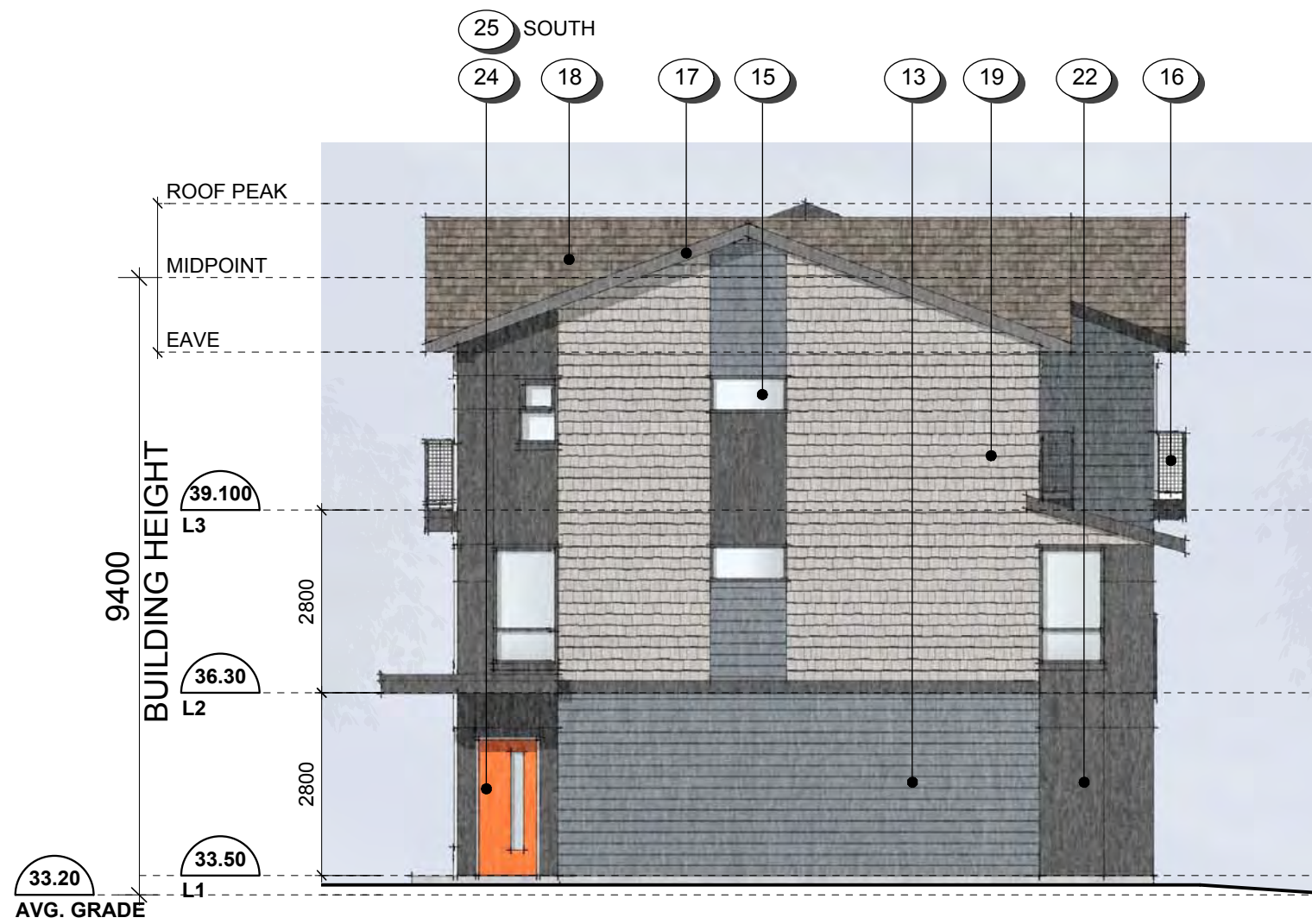
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4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
project date		1907.2 A200 Plans.mxd
SEPTEMBER 2020		
drawn by	NLC	checked by
		RAW
scale	AS SHOWN	project number
		1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

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Project name Caledonia Victoria BC	
Drawings Elevations - Townhouse 2	
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Sheet no. A305	Sheet no. 5



1 Townhouse 3 - North (South sim.)
Scale: 1:100



2 Townhouse 3 - East
Scale: 1:100



3 Townhouse 3 - West
Scale: 1:100

COLOUR & MATERIALS LEGEND

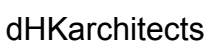
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|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
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| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

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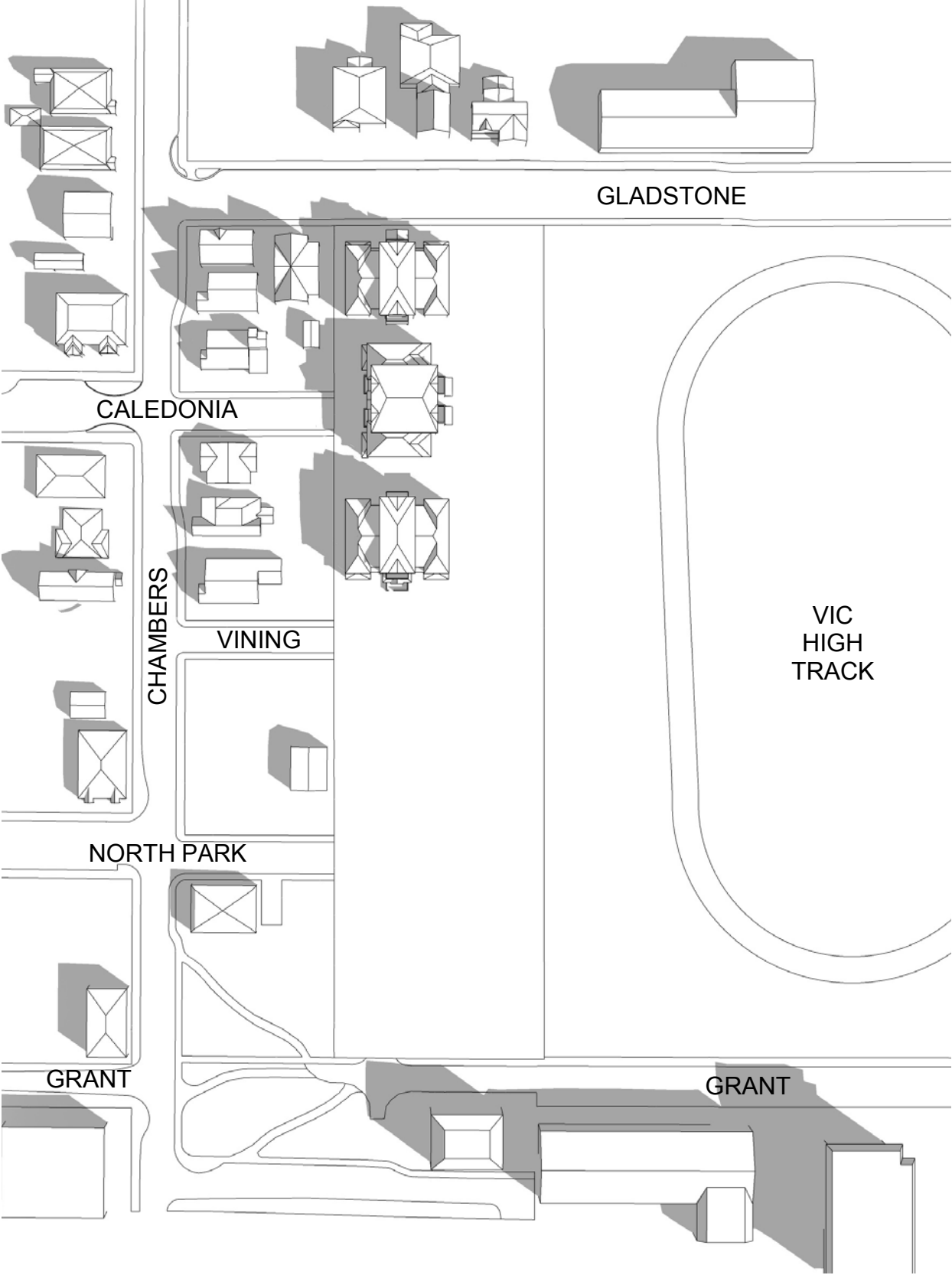
Rev	Date	Description
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4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Sheet No.	NLC	Drawn by: RAW
Scale	AS SHOWN	Project number: 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

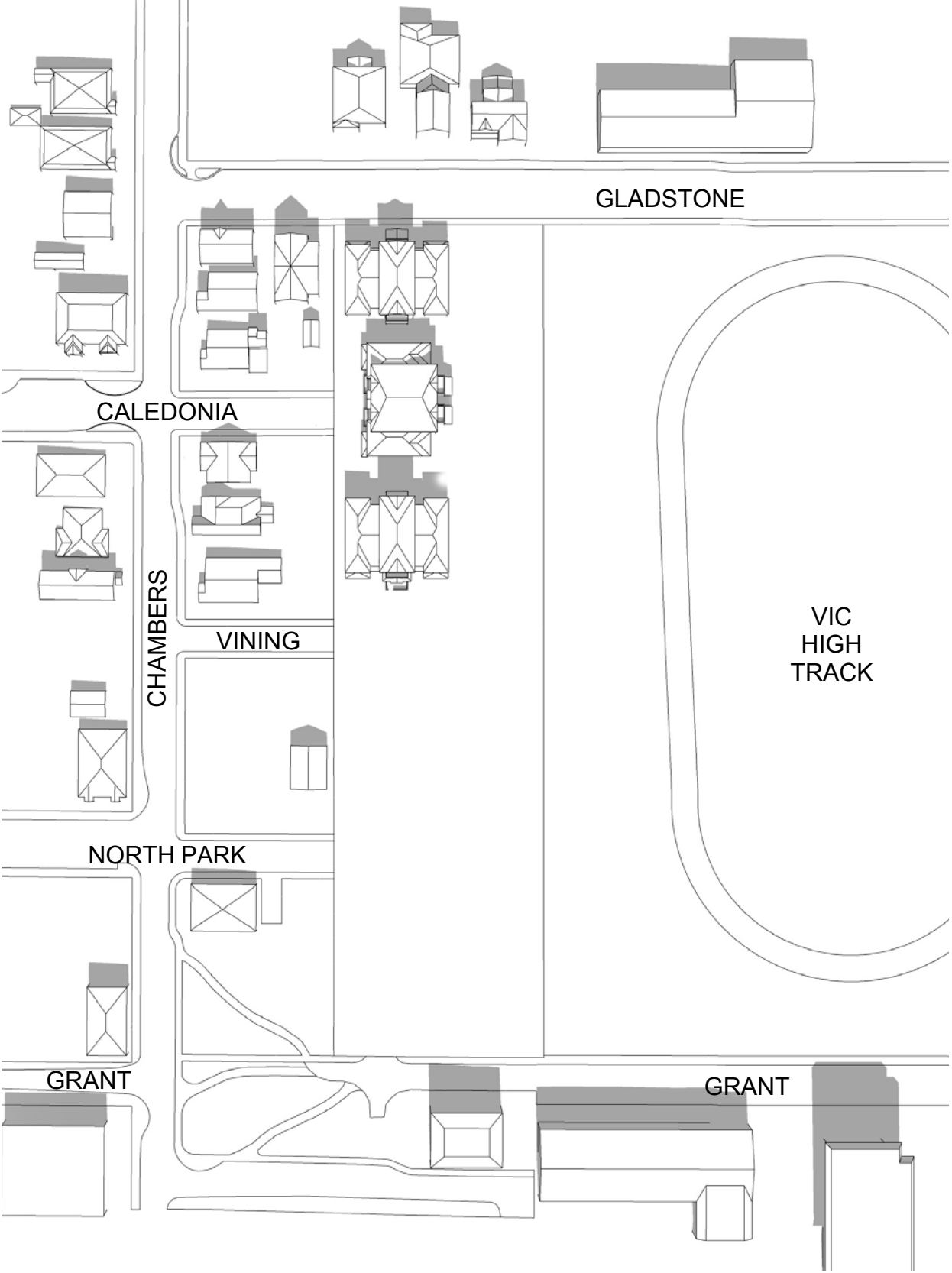
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Project Name Caledonia Victoria BC	Sheet No. A306
Drawn by Elevations - Townhouse 3	Revised by 5

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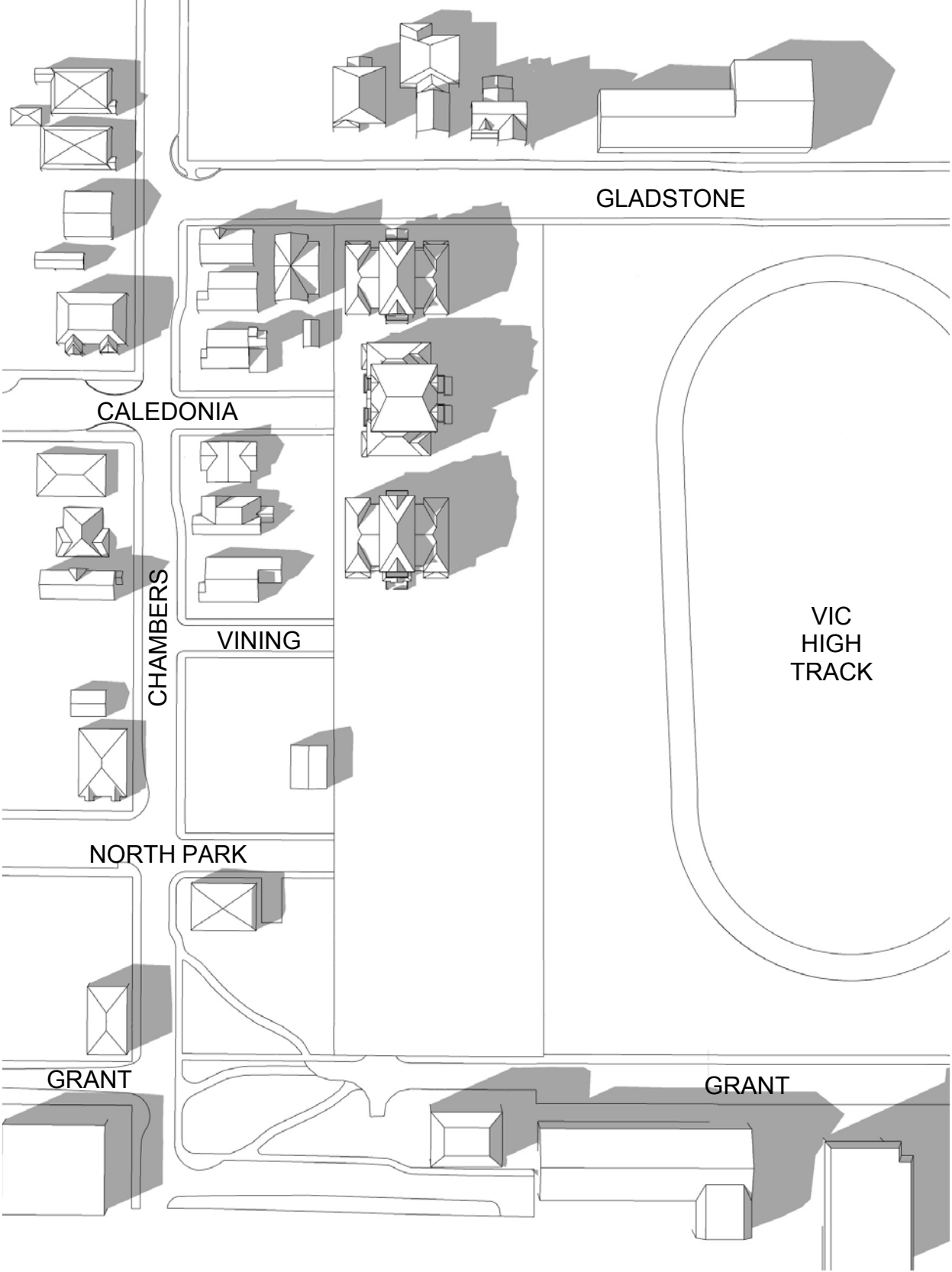
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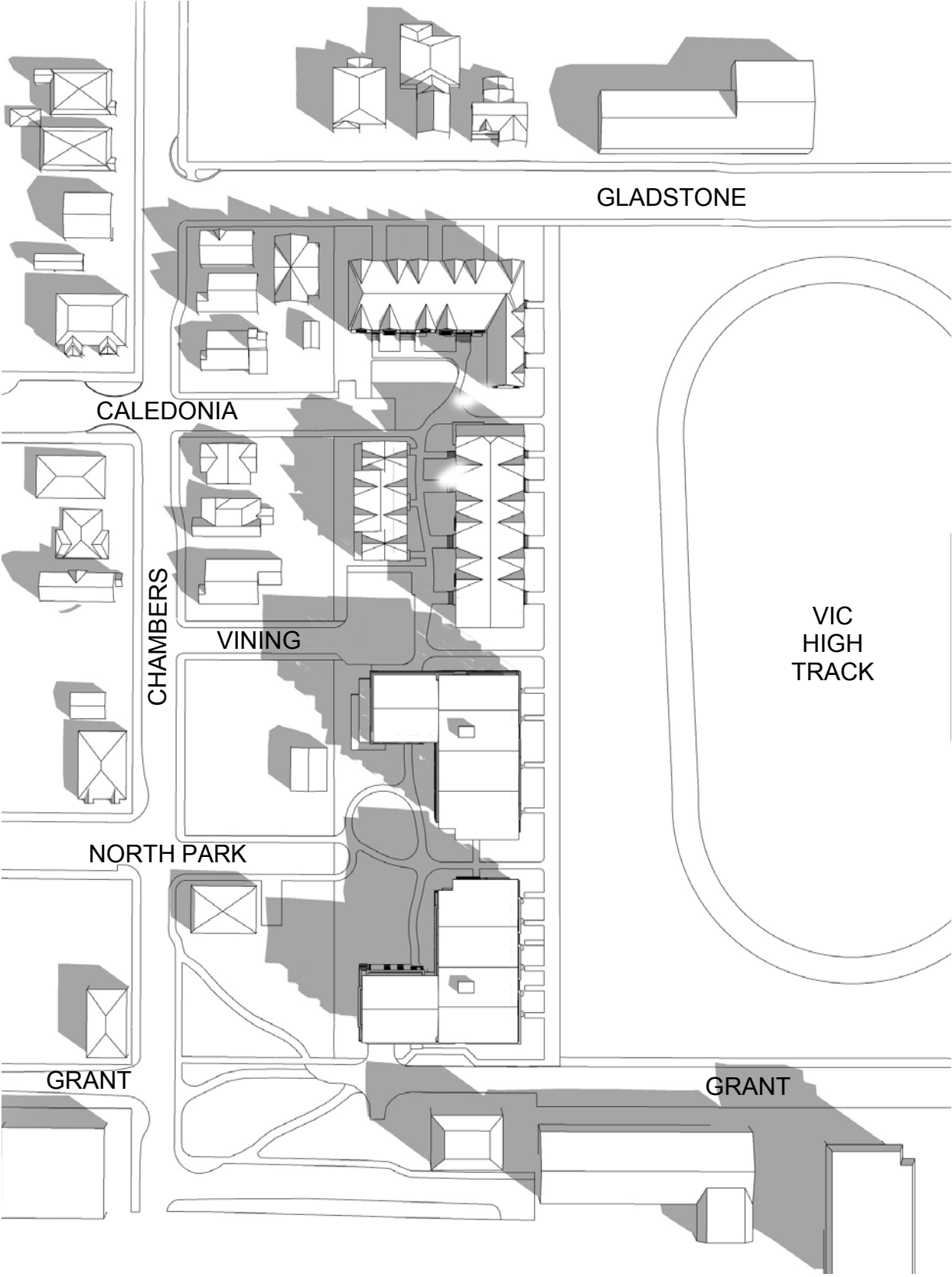
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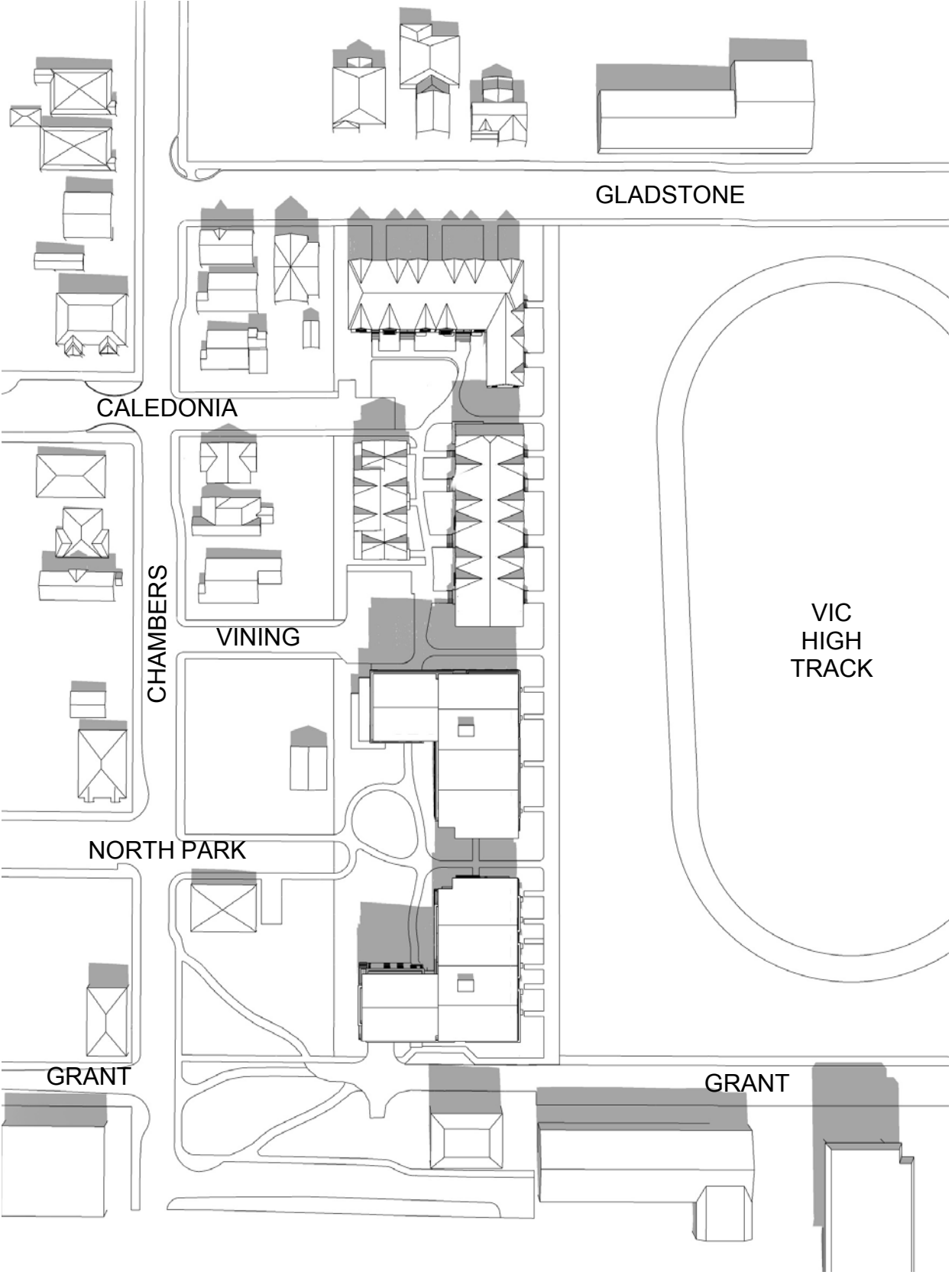
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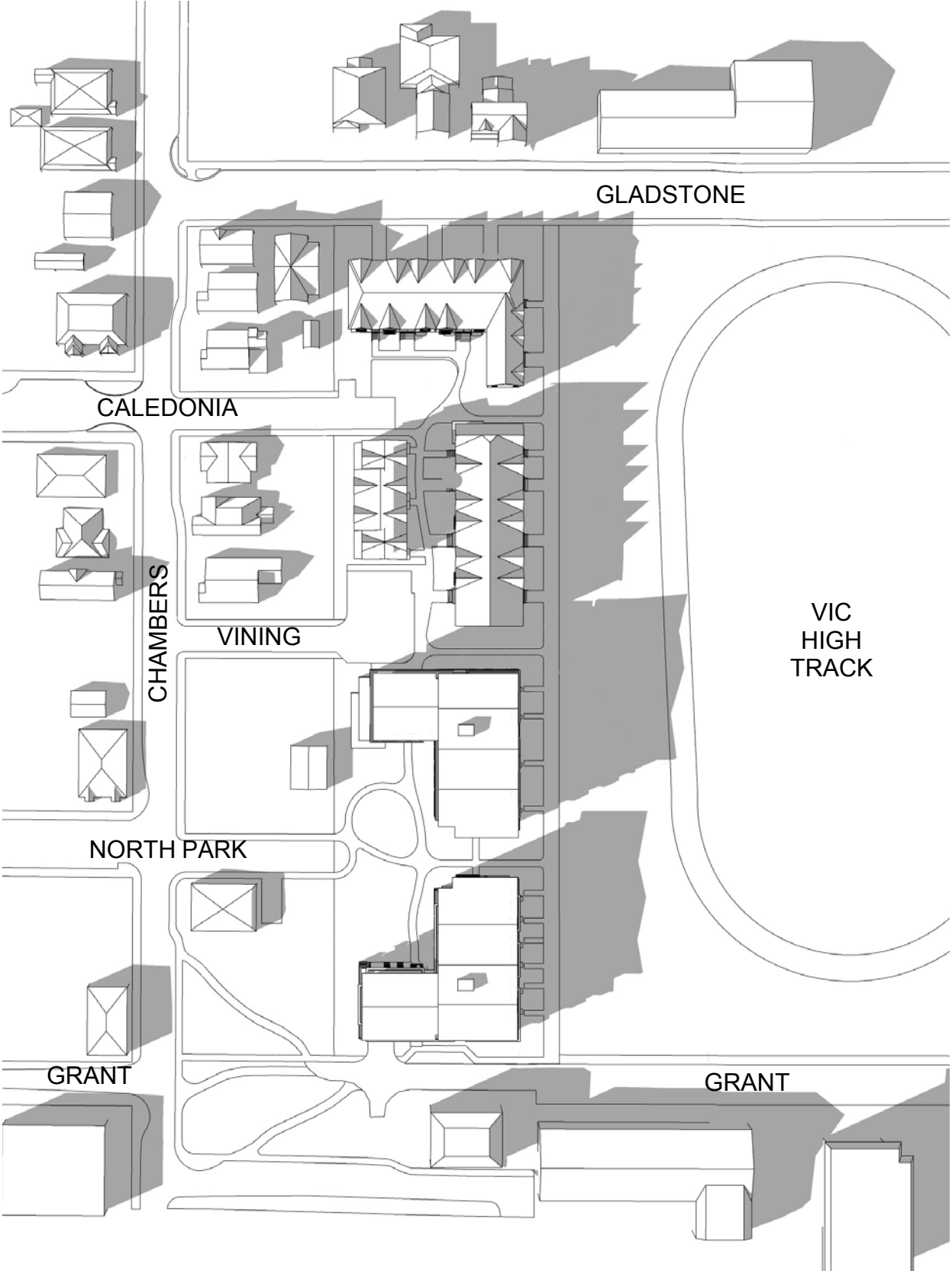
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PROPOSED



12:00PM - SEPTEMBER 21ST

PROPOSED



4:00PM - SEPTEMBER 21ST

5	2009/01	RE-ISSUED FOR COTW	
4	2003/13	RE-ISSUED FOR COTW	
3	2003/08	ISSUED FOR COTW	
2	2007/15	ISSUED FOR ADP	
1	19/12/16	RESPONSE TO PLANNING REVIEW	
Rev	Date	Description	
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view	
drawn by	NLC	checked by	RAW
scale	n.l.s.	project number	1907

NOTE: All dimensions are shown in millimeters.

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& REZONING**

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project name Caledonia Victoria BC		
drawing title Shadow Studies		
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BEFORE - LOOKING WEST - FROM VIC HIGH



AFTER - LOOKING WEST - FROM VIC HIGH

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters

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project name Caledonia Victoria BC	sheet no. A308	sheet no. 5
View Analysis		
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BEFORE LOOKING WEST - FROM GRANT STREET



BEFORE - LOOKING WEST - FROM GLADSTONE AVENUE



AFTER LOOKING WEST - FROM GRANT STREET



AFTER LOOKING WEST - FROM GLADSTONE AVENUE

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters

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project name Caledonia Victoria BC	
View Analysis	
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	sheet no. 5



BEFORE LOOKING EAST - FROM CALEDONIA AVE.



BEFORE LOOKING EAST - FROM NORTH PARK ST.



AFTER LOOKING EAST - FROM CALEDONIA AVE.



AFTER LOOKING EAST - FROM NORTH PARK ST.

5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2009/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

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project name Caledonia Victoria BC	
View Analysis	
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	sheet no. 5



LOOKING SOUTH - GLADSTONE AVENUE



LOOKING EAST - NORTH PARK STREET



LOOKING EAST - VINING STREET

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/06	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date	SEPTEMBER 2020	drawing file 1907 A307 Shadow Studies.vrx
drawn by	N.L.C.	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	sheet no. A311	sheet no. 5
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TOWNHOUSES - AT GLADSTONE AVENUE



APARTMENT - AT GRANT STREET



INTERIOR COURTYARD - LOOKING NORTH



PLAYGROUND & AMENITY AREA - LOOKING NORTH

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPTEMBER 2020	1907 A307 Shadow Studies view
Drawn by	NLC	Checked by RAW
Scale	N.L.S.	Project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

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Project Name Caledonia Victoria BC	
Perspective Studies	
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	Sheet No. 5



1 Context Elevations
A313 Scale: 1: 300

5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	FWP/NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

dHKarchitects
VICTORIA OFFICE
877 Fort Street
Victoria BC V8V 3K3
T 1-250-668-3367

MANIMOMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 3K6
T 1-250-565-5810

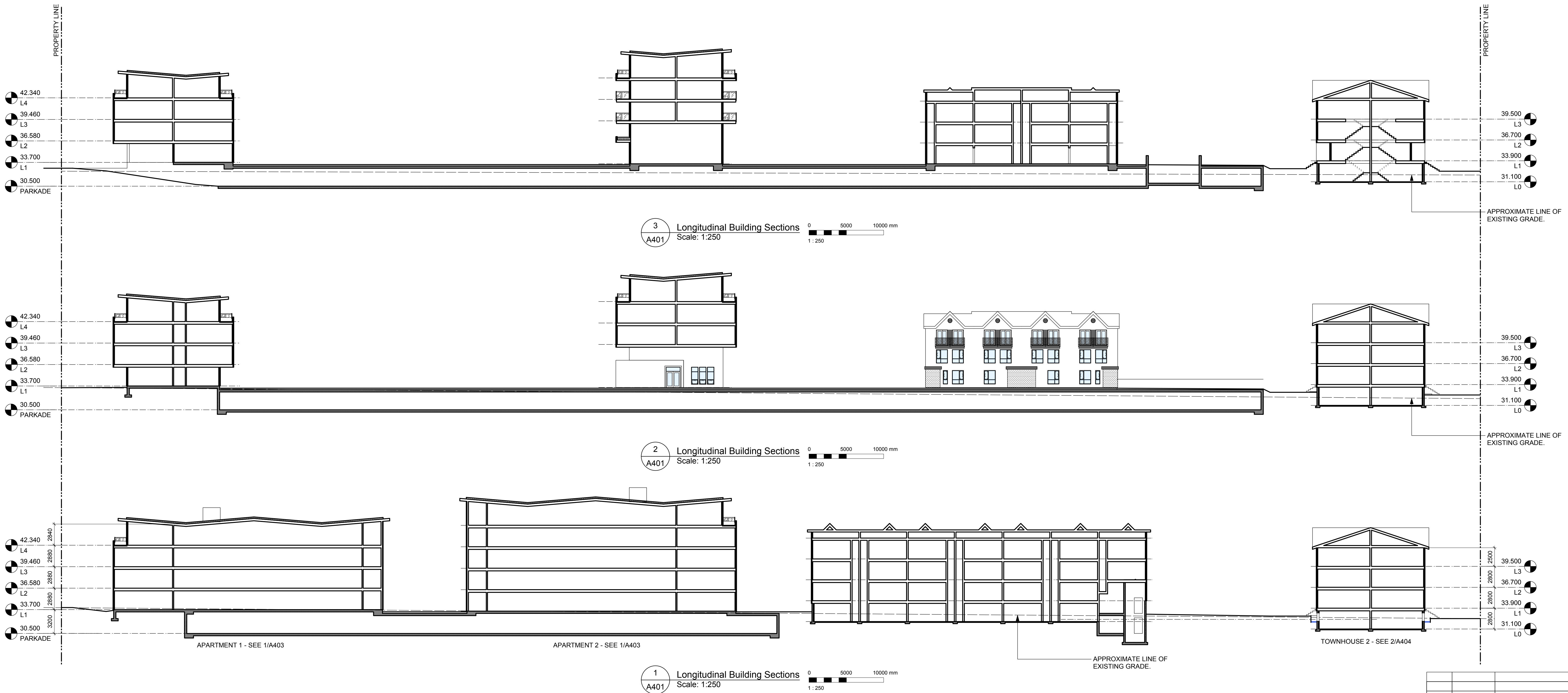
project name
Caledonia
Victoria BC

drawing title
Streetscape Elevations

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drawing no.
A313

revision no.
5



Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPTEMBER 2020	1907.2 A200 Plans review
Drawn by	FWP	checked by RAW
Scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING



VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-608-3367

dHKarchitects

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

Building Sections

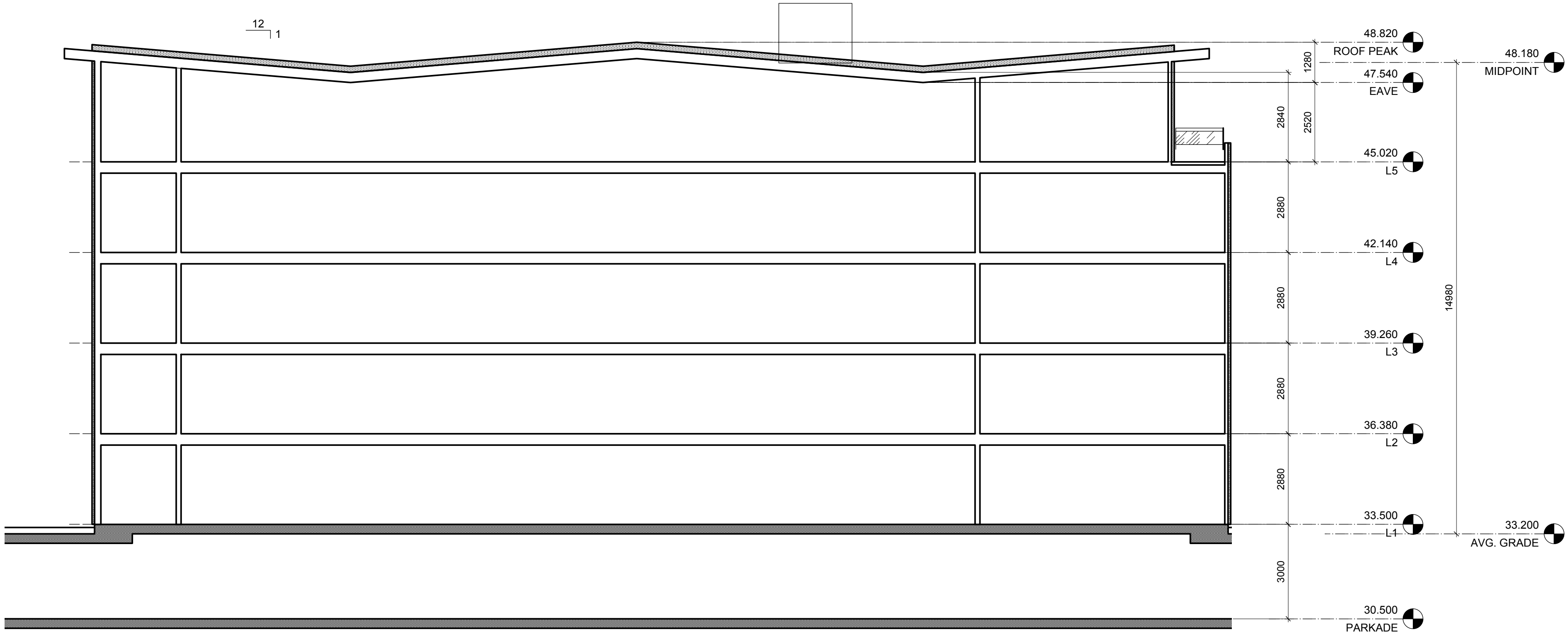
drawing no. A401

sheet no. 5

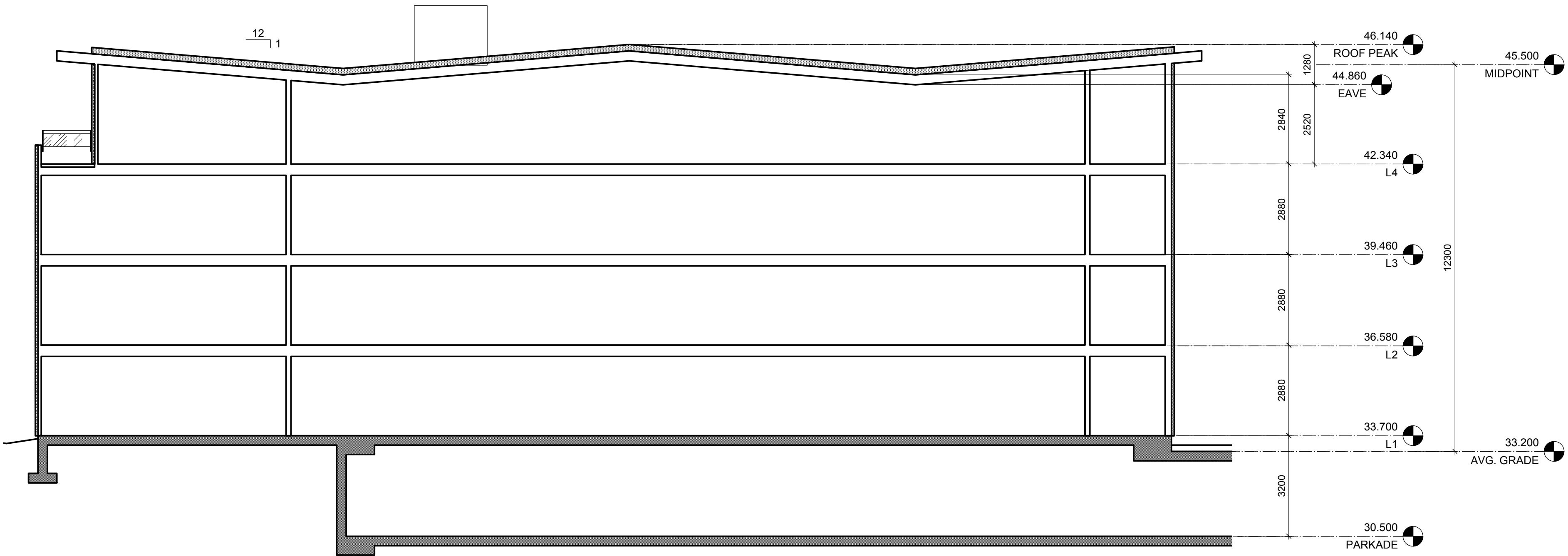
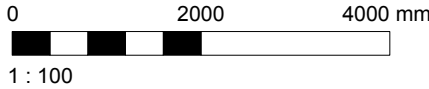


NOTE: All dimensions are shown in millimeters

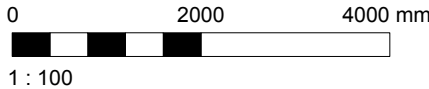
ISSUED FOR DP
& REZONING



2 Apartment 2 Building Section
A403 Scale: 1:100



1 Apartment 1 Building Section
A403 Scale: 1:100

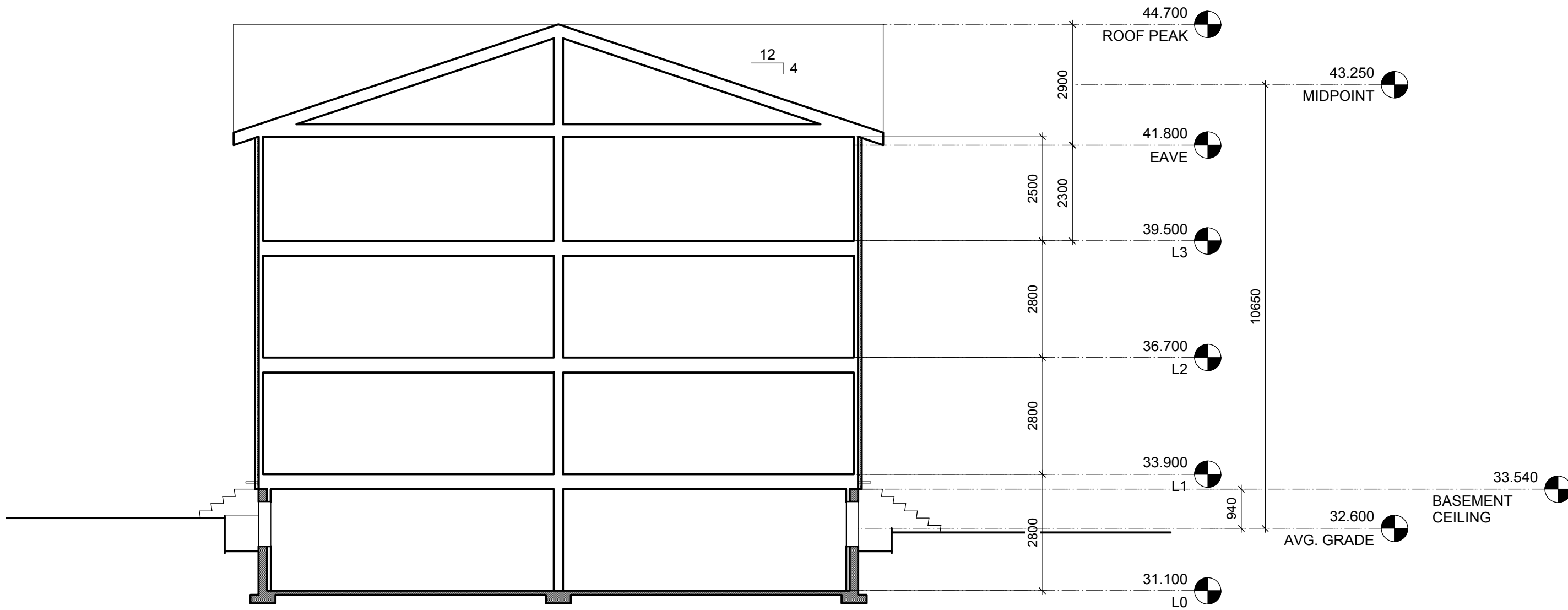


Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP/NLC		checked by: RAW
scale: AS SHOWN		project number: 1907

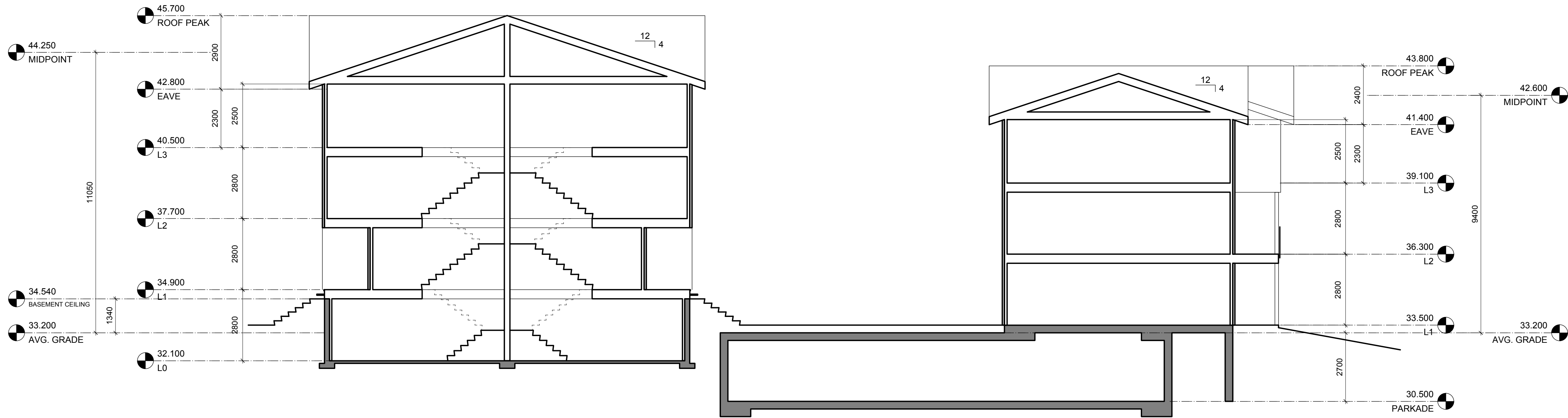
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

			
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name: Caledonia Victoria BC			
Building Sections			
drawing no: A403		sheet no: 5	



2 Townhouse 2 Building Section
Scale: 1:100



1 Townhouses 1 & 3 Building Section
Scale: 1:100

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**

dhKa VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	dhKarchitects NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
Building Sections	
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sheet no. 5	



2 L1 Plan - Apartment 1
Scale: 1:100



1 L1 Plan - Apartment 2
Scale: 1:100

- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. A601
drawing title L1 Plan - Apartments	sheet no. 5



2 L2 Plan - Apartment 1
Scale: 1:100



1 L2 Plan - Apartment 2
Scale: 1:100

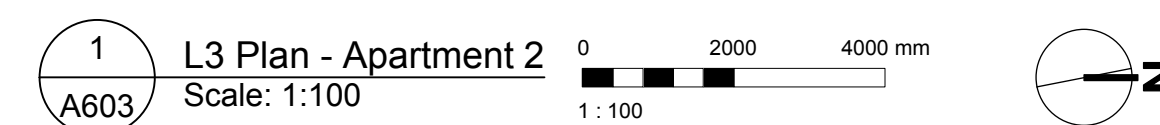
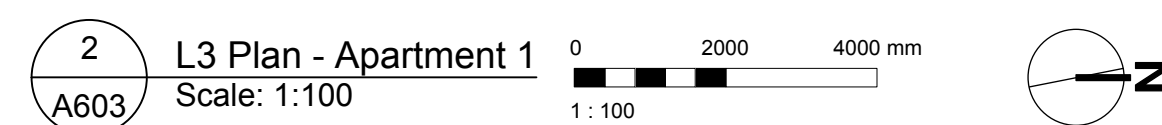
- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date	SEPTEMBER 2020	drawing file	1907.2 A200 Plans.mxd
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

ISSUED FOR DP
& REZONING

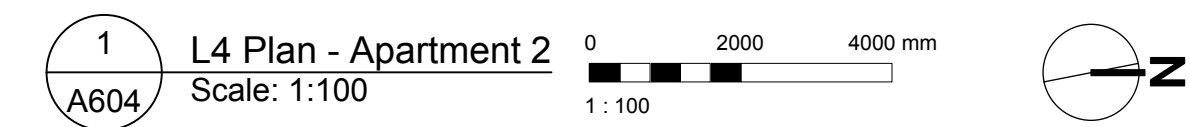
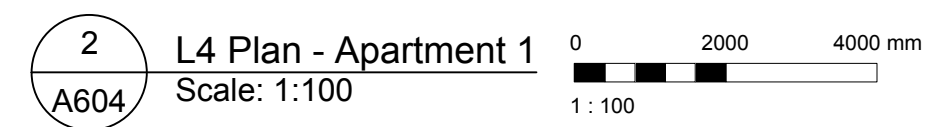
	dHKarchitects VICTORIA OFFICE 977 Fort Street VICTORIA BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way NANAIMO BC V9T 2K6 T 1-250-585-5810
project name	Caledonia Victoria BC	
drawing title	L2 Plan - Apartments	
drawing no.	A602	sheet no. 5



NOTE: All dimensions are shown in millimeters.

dHKA	dHKArchitects
1977 Fort Street Victoria BC V8V 3K3 T 1-250-685-3367 project name Caledonia Victoria BC	MANHATTAN OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-685-0810

- GRAPHIC LEGEND:**
-  STUDIO
 -  1 BEDROOM
 -  2 BEDROOM
 -  3 BEDROOM
 -  4 BEDROOM
 -  ACCESSIBLE



5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Day	Date	Description
plot date	SEPTEMBER 2020	drawing by 1907.2 A200 Plans Vexx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

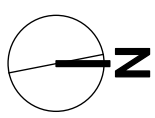
- GRAPHIC LEGEND:**
-  STUDIO
 -  1 BEDROOM
 -  2 BEDROOM
 -  3 BEDROOM
 -  4 BEDROOM
 -  ACCESSIBLE



1
A605

L5 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100



- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

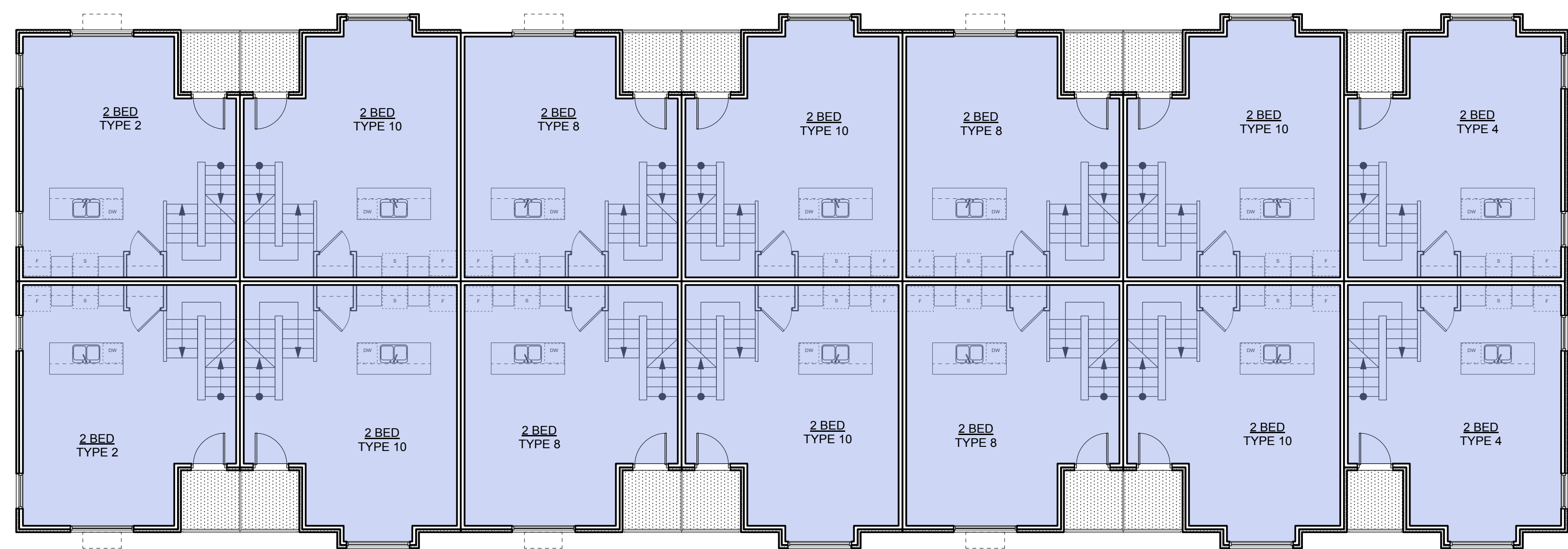
Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: L5 Plan - Apartments	
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	sheet no: 5

-
- The second floor contains 14 two-bedroom units, arranged in two rows of seven. The units are labeled as follows:
- Top row (left to right): 2 BED TYPE 2, 2 BED TYPE 10, 2 BED TYPE 8, 2 BED TYPE 10, 2 BED TYPE 8, 2 BED TYPE 10, 2 BED TYPE 4.
 - Bottom row (left to right): 2 BED TYPE 2, 2 BED TYPE 10, 2 BED TYPE 8, 2 BED TYPE 10, 2 BED TYPE 8, 2 BED TYPE 10, 2 BED TYPE 4.
- The floor plan shows the layout of the units, including stairs, bathrooms, and kitchen areas. The units are arranged in a symmetrical pattern around a central corridor.



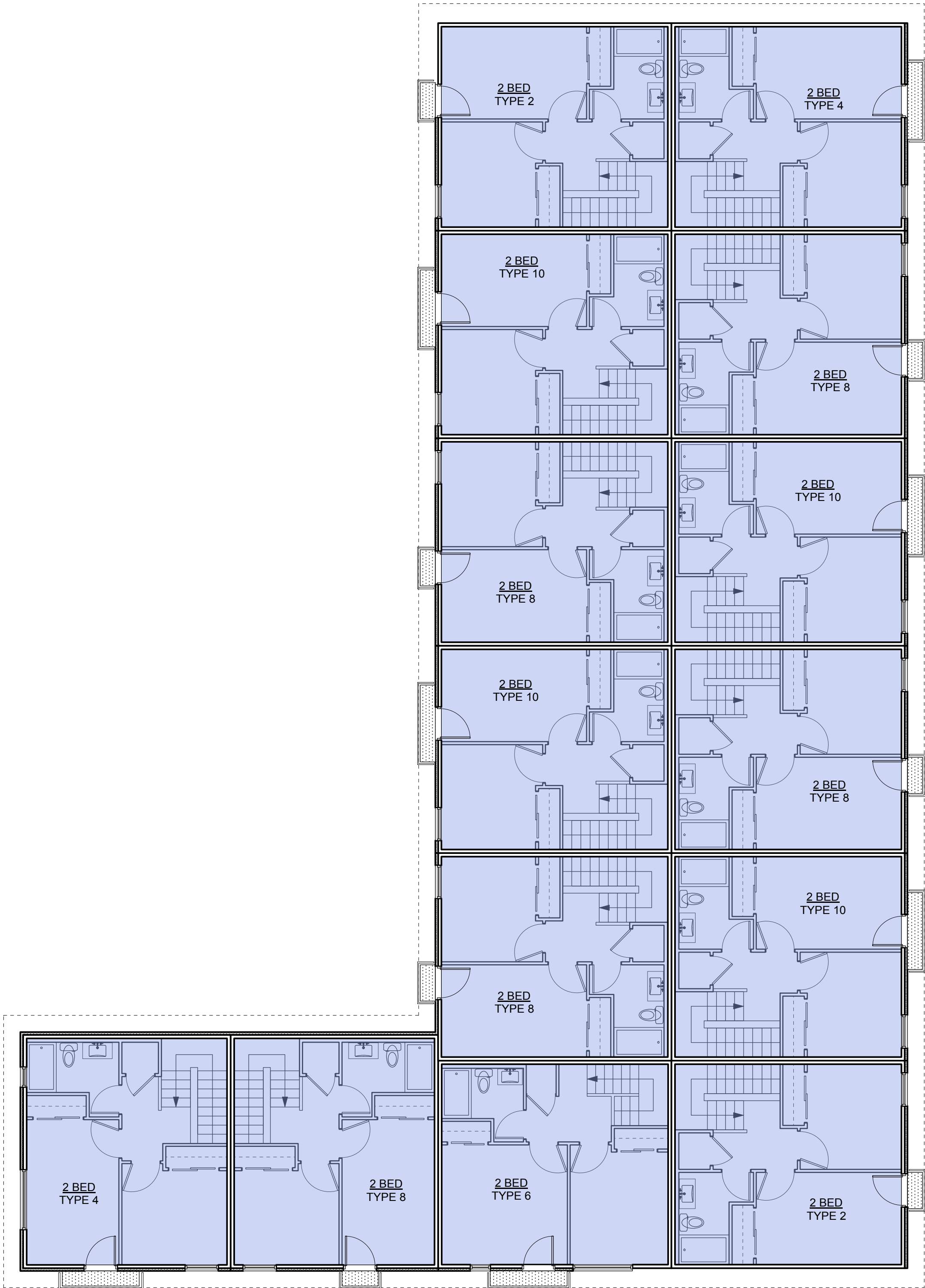
NOTE: All dimensions are shown in millimeters.

	dHKarchitects
VICTORIA OFFICE 977 Ford Street Victoria BC V8V 3K3 T 1-250-616-3367 project name Caledonia Victoria BC	NANAIMO OFFICE 102-810 Dublin Way Nanaimo BC V9T 2K8 T 1-250-685-5910

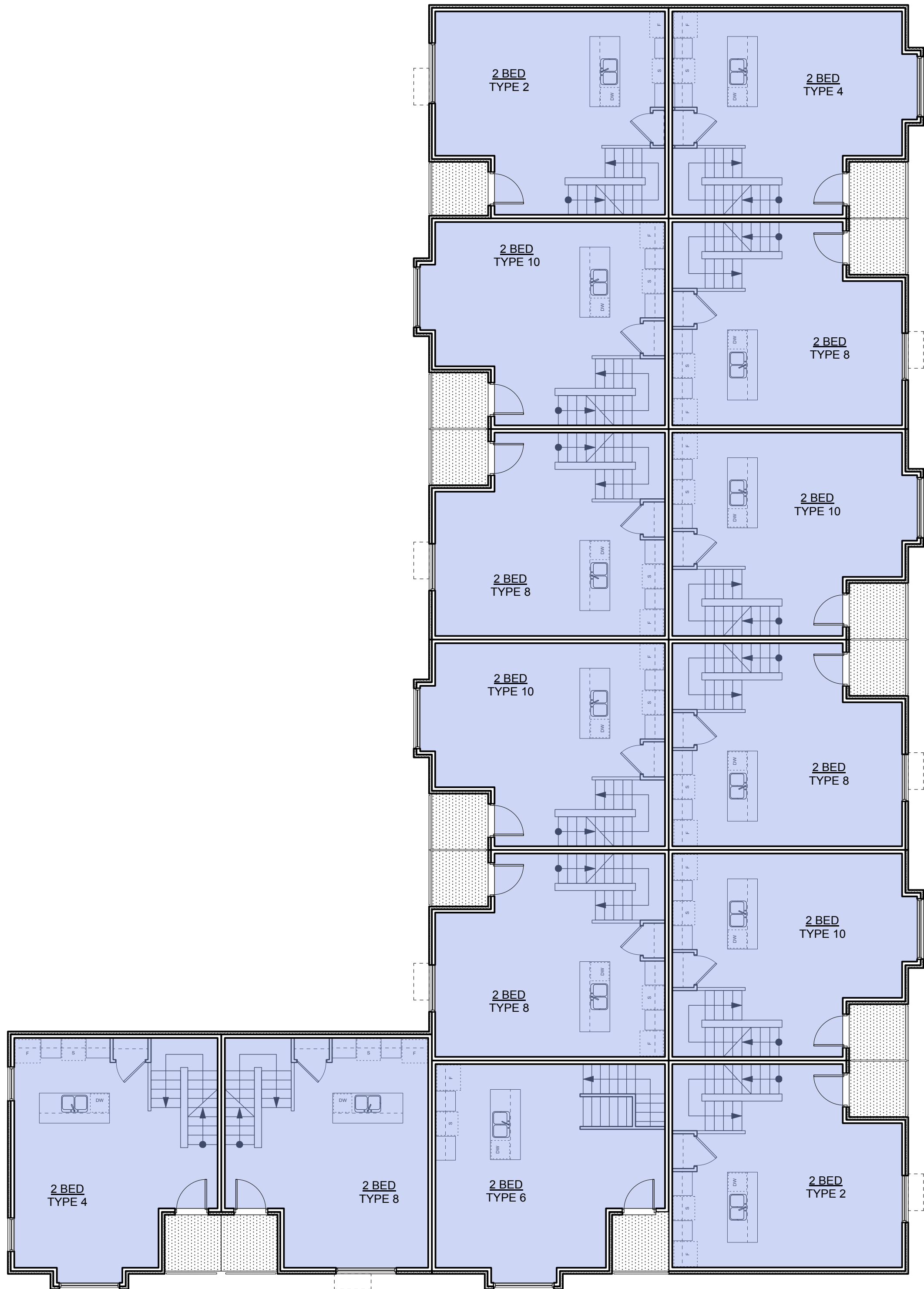
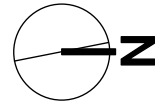
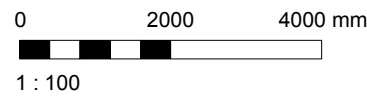
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE, AND AT ALL TIMES REMAIN THE PROPERTY OF DHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT	drawing no. A607	revision no. 5
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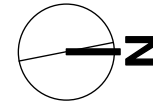
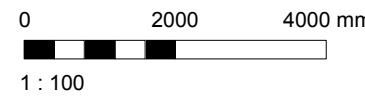
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan
A609 Scale: 1:100



1 L2 Plan
A609 Scale: 1:100



Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

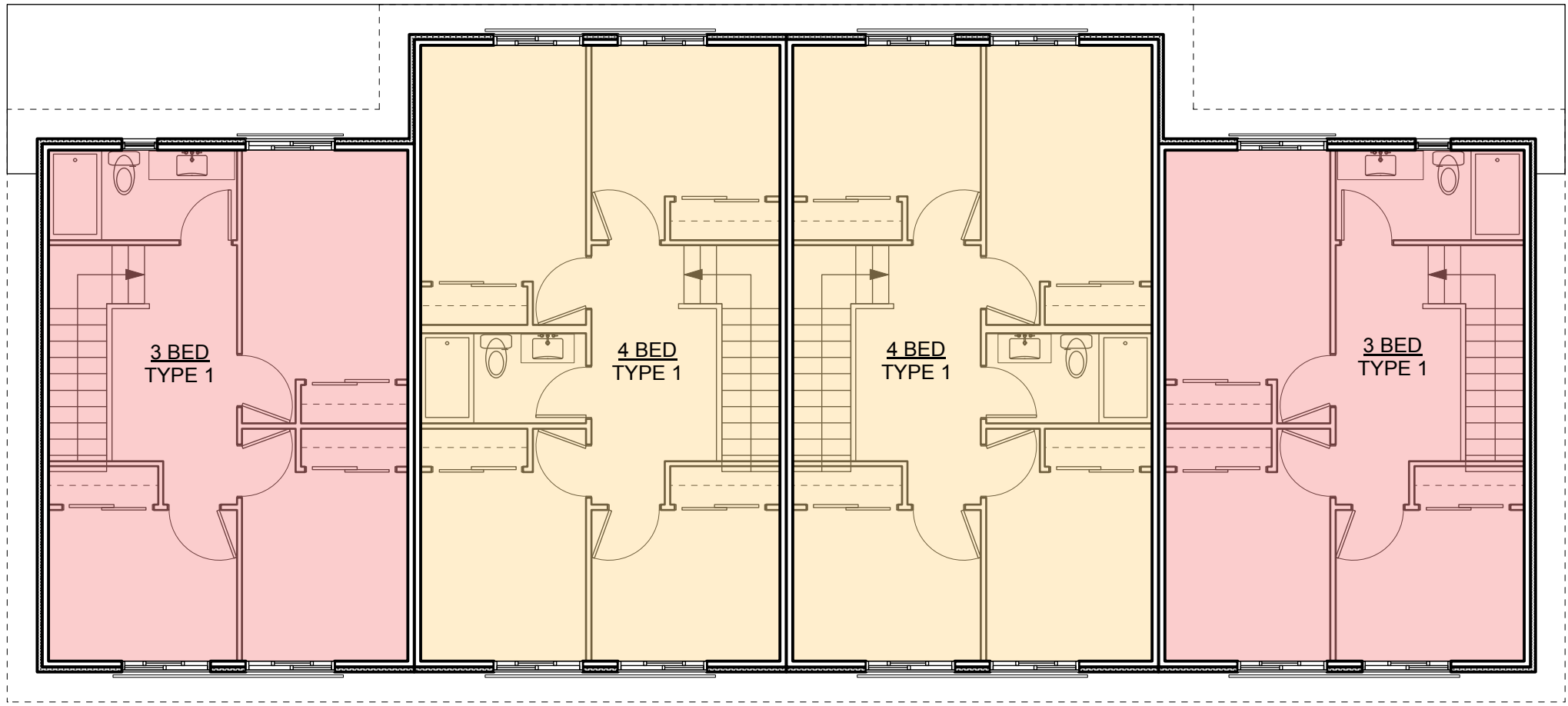
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

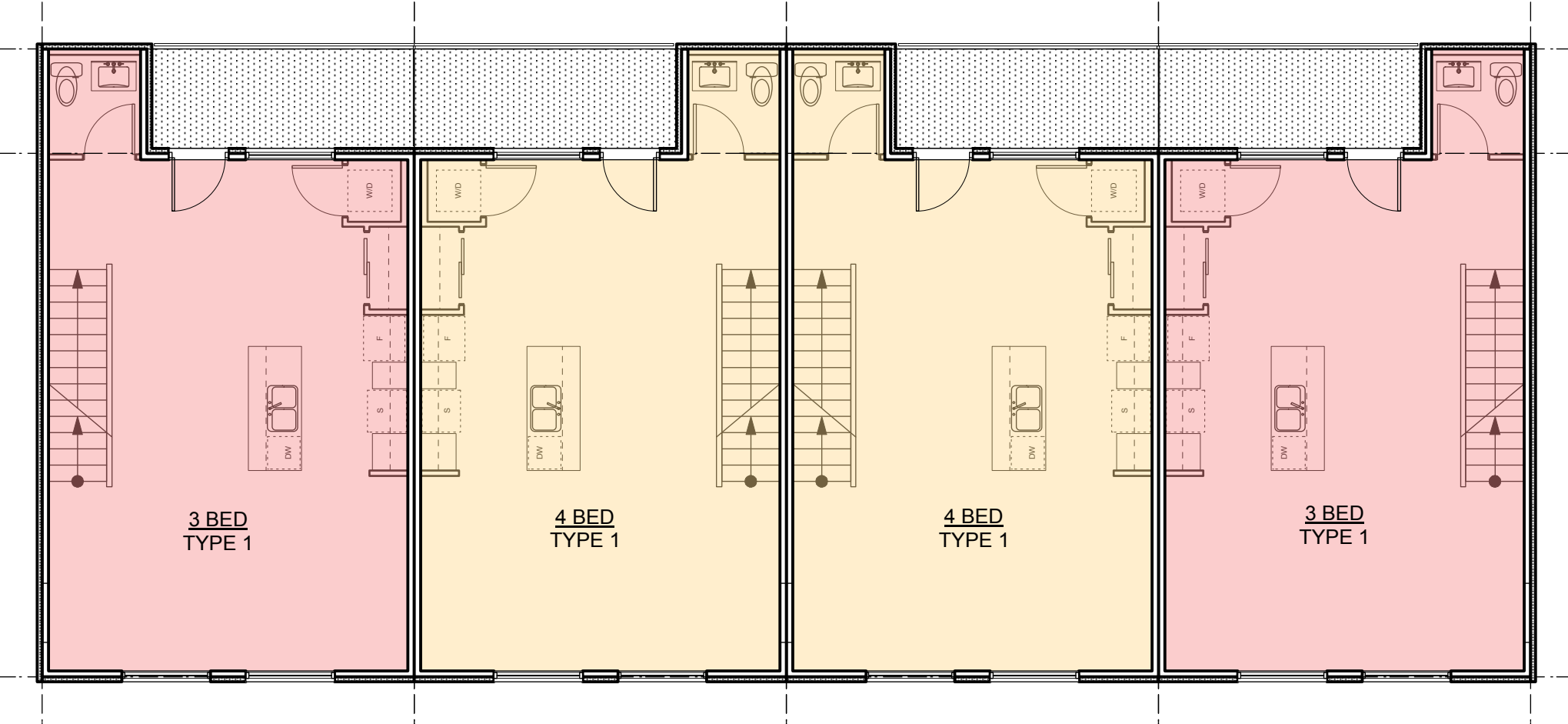
		dHKAarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name: Caledonia			
location: Victoria BC			
drawing title: Townhouse 2			
copyright: reserved. these plans and drawings are not to be used without the permission of dHKAarchitects. they are not to be reproduced without written consent.		sheet no.: A609	sheet of: 5

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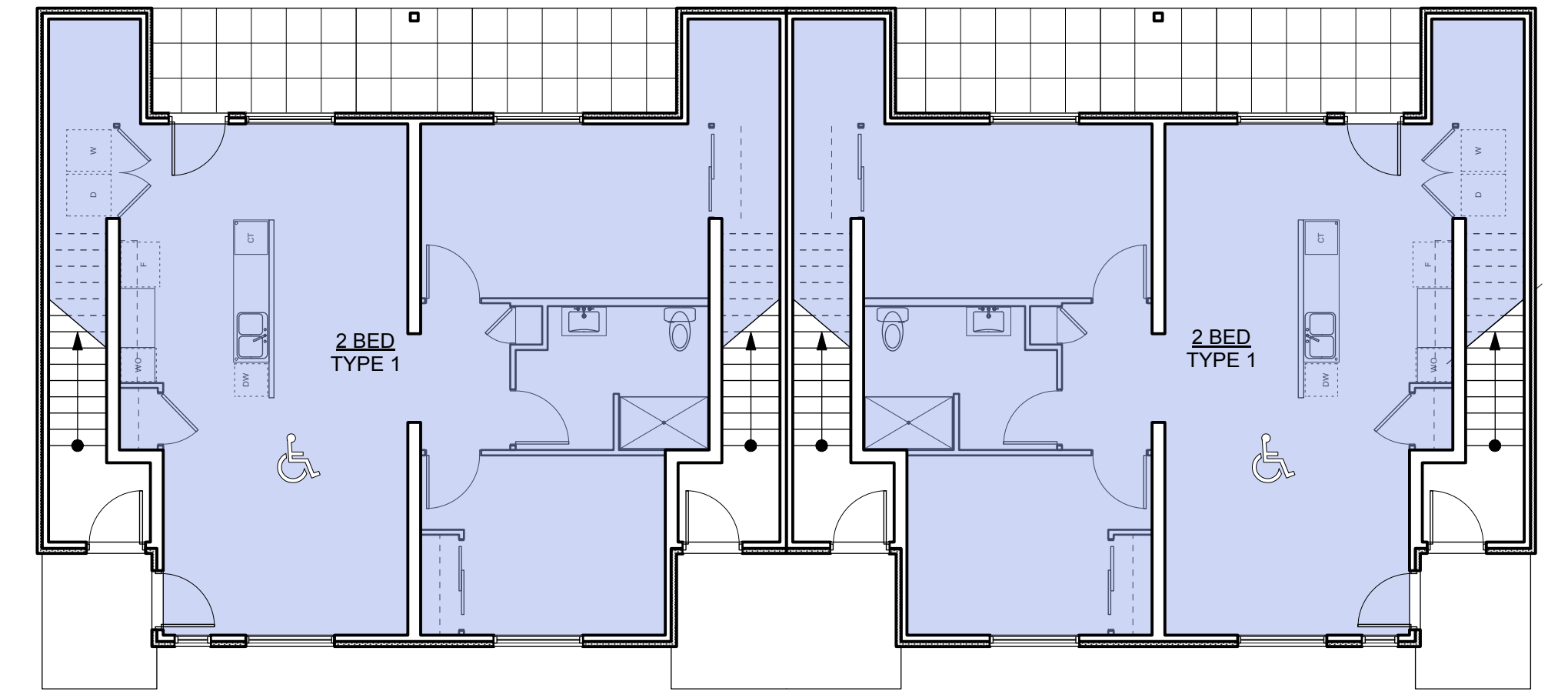
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan - Townhouse 3
A610 Scale: 1:100



2 L2 Plan - Townhouse 3
A610 Scale: 1:100



1 L1 Plan - Townhouse 3
A610 Scale: 1:100

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

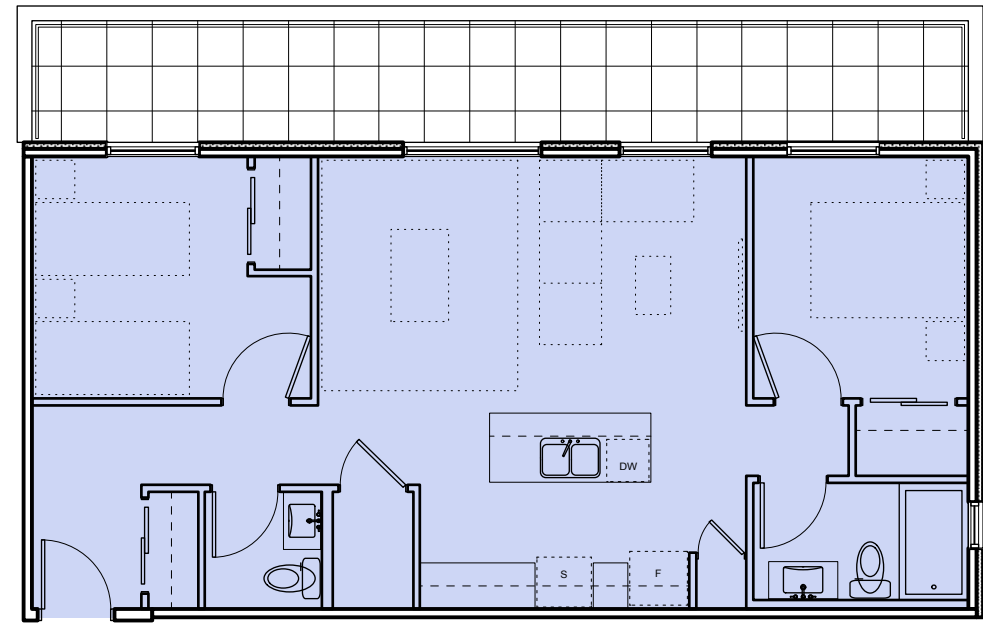
NOTE: All dimensions are shown in millimeters.

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& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: Townhouse 3	
copyright: reserved. these plans and designs are not to be used for the project shown and may not be reproduced without written consent.	
sheet no.: A610	sheet no.: 5

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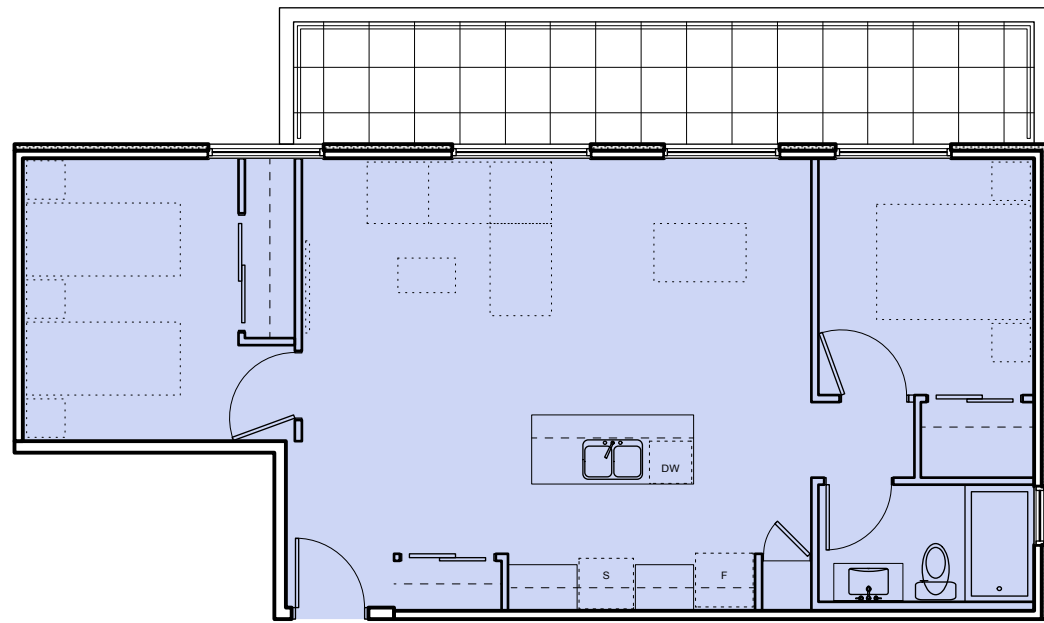
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



AREA
QUANTITY 78 SM
1

14
A701

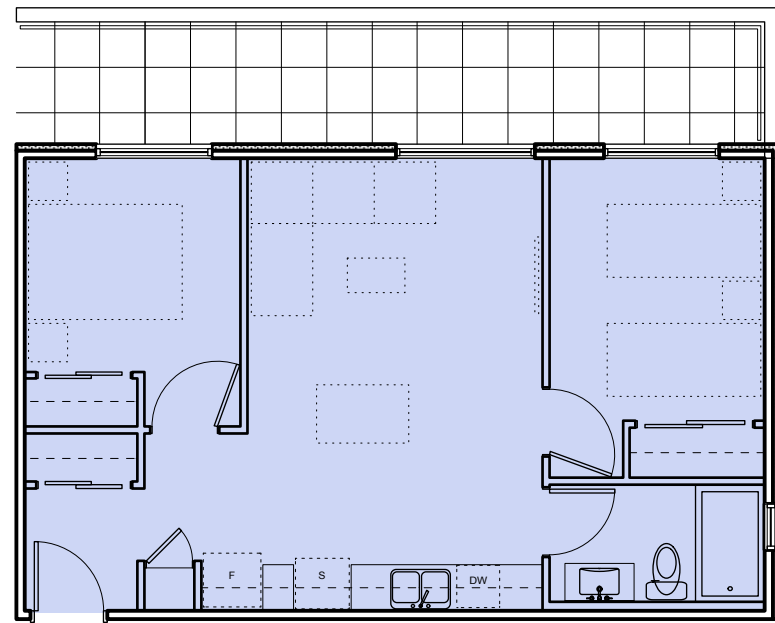
2 Bed Type 7
Scale: 1:100



AREA
QUANTITY 76 SM
1

13
A701

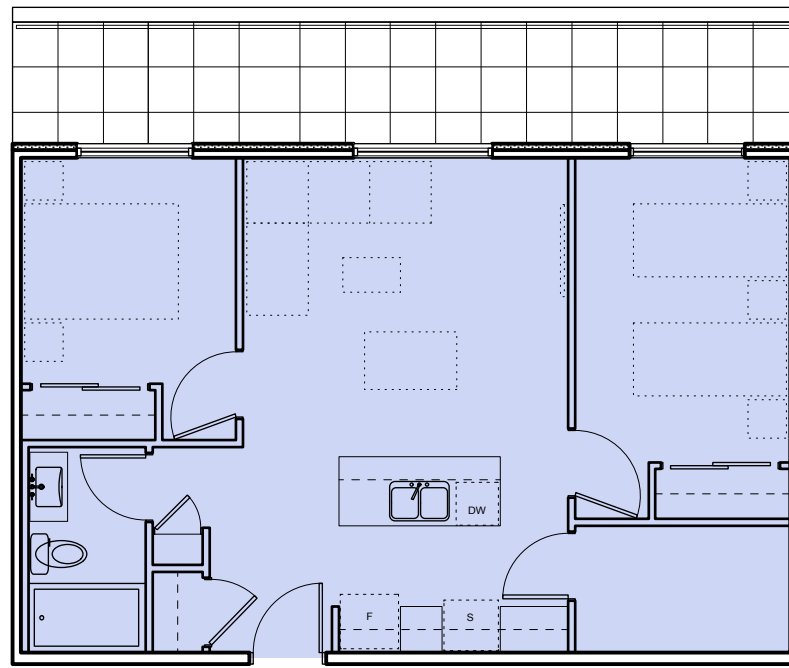
2 Bed Type 6
Scale: 1:100



AREA
QUANTITY 61 SM
3

12
A701

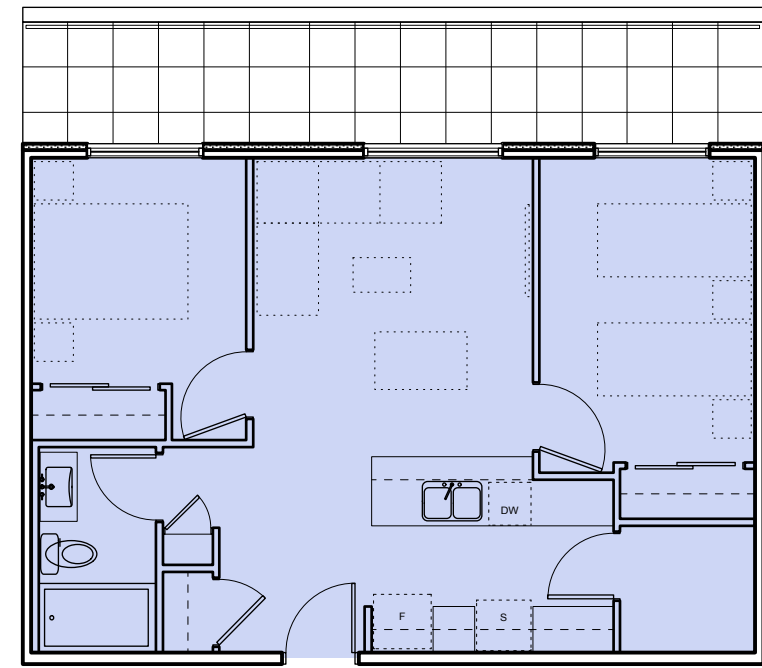
2 Bed Type 5
Scale: 1:100



AREA
QUANTITY 70 SM
4

11
A701

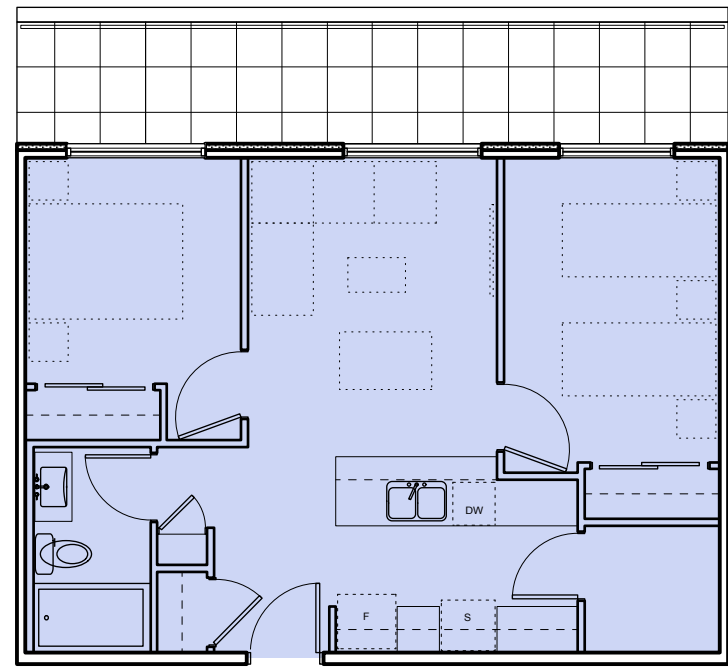
2 Bed Type 4
Scale: 1:100



AREA
QUANTITY 66 SM
4

10
A701

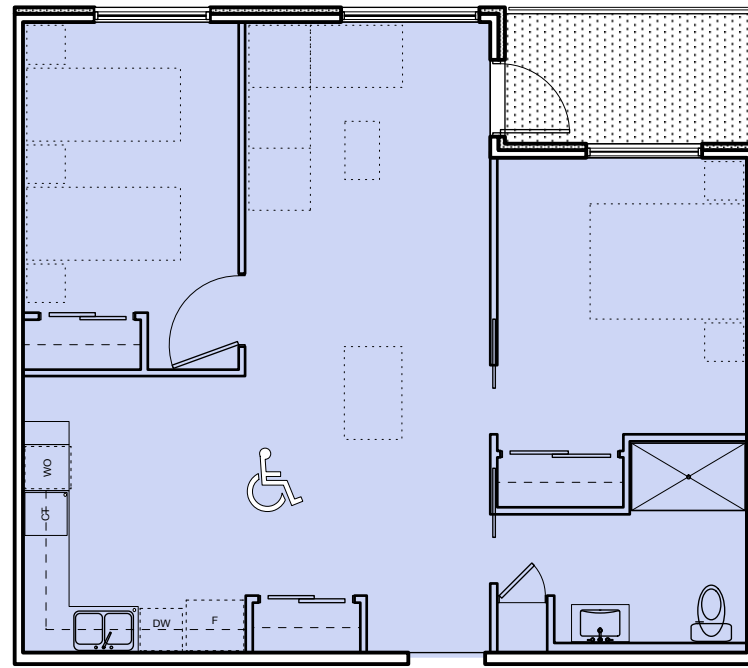
2 Bed Type 3
Scale: 1:100



AREA
QUANTITY 63 SM
2

9
A701

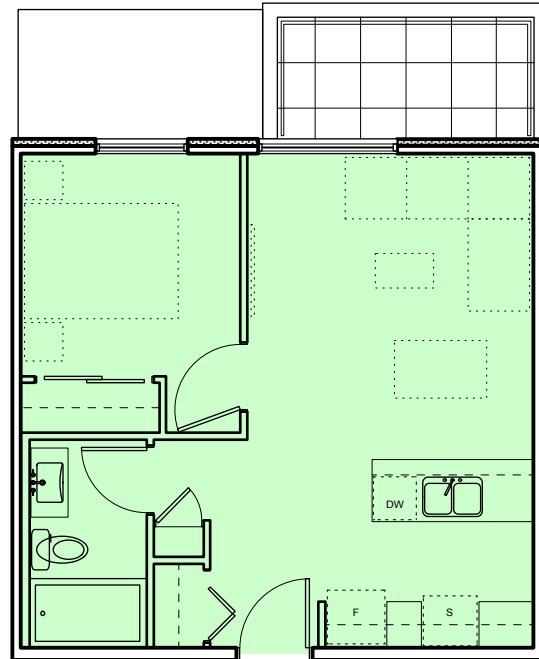
2 Bed Type 2
Scale: 1:100



AREA
QUANTITY 77 SM
5

8
A701

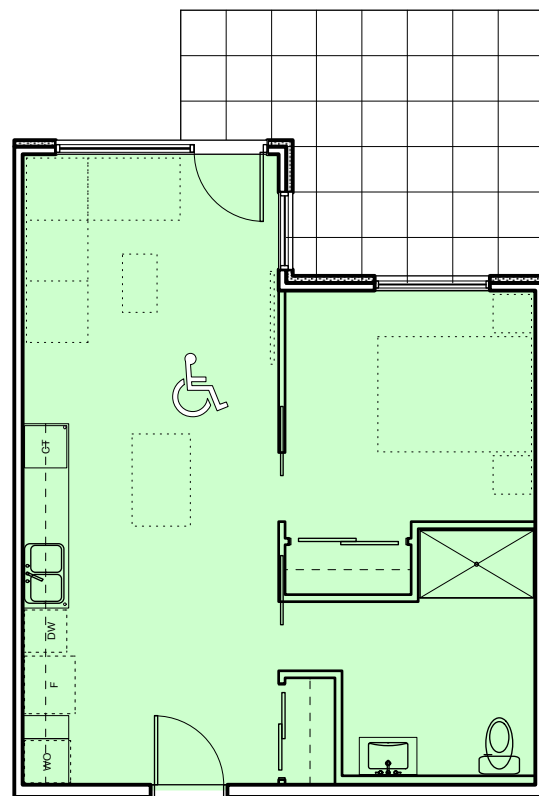
2 Bed Type 1 - Accessible
Scale: 1:100



AREA
QUANTITY 47 SM
2

7
A701

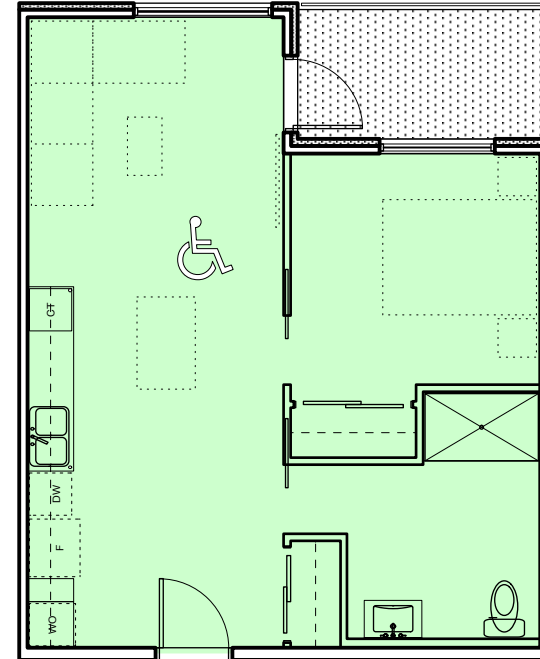
1 Bed Type 3
Scale: 1:100



AREA
QUANTITY 53 SM
2

6
A701

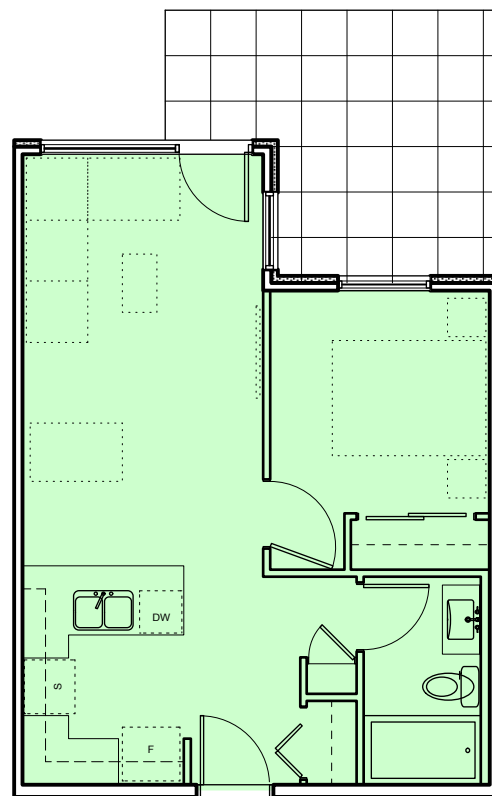
1 Bed Type 2B - Accessible
Scale: 1:100



AREA
QUANTITY 53 SM
5

5
A701

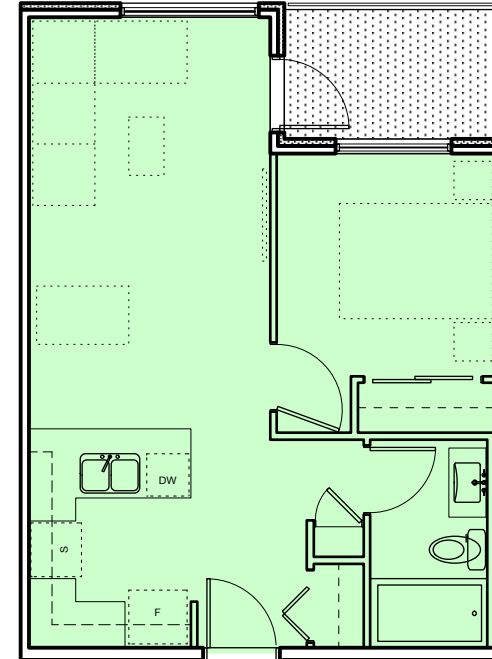
1 Bed Type 2A - Accessible
Scale: 1:100



AREA
QUANTITY 49 SM
4

4
A701

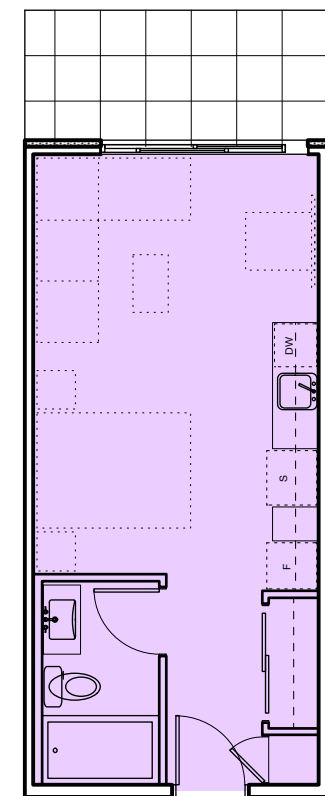
1 Bed Type 1B
Scale: 1:100



AREA
QUANTITY 49 SM
32

3
A701

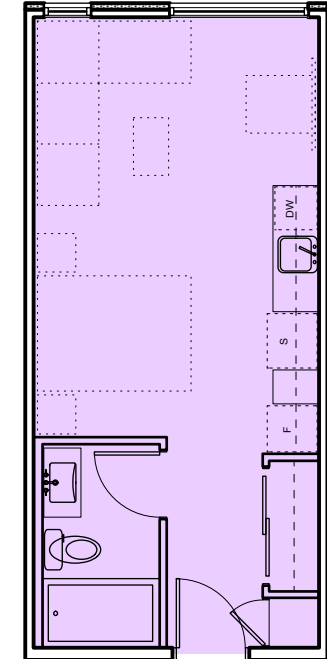
1 Bed Type 1A
Scale: 1:100



AREA
QUANTITY 34 SM
4

2
A701

Studio Type 1B
Scale: 1:100



AREA
QUANTITY 34 SM
10

1
A701

Studio Type 1A
Scale: 1:100

0 2000 4000 mm
1 : 100

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

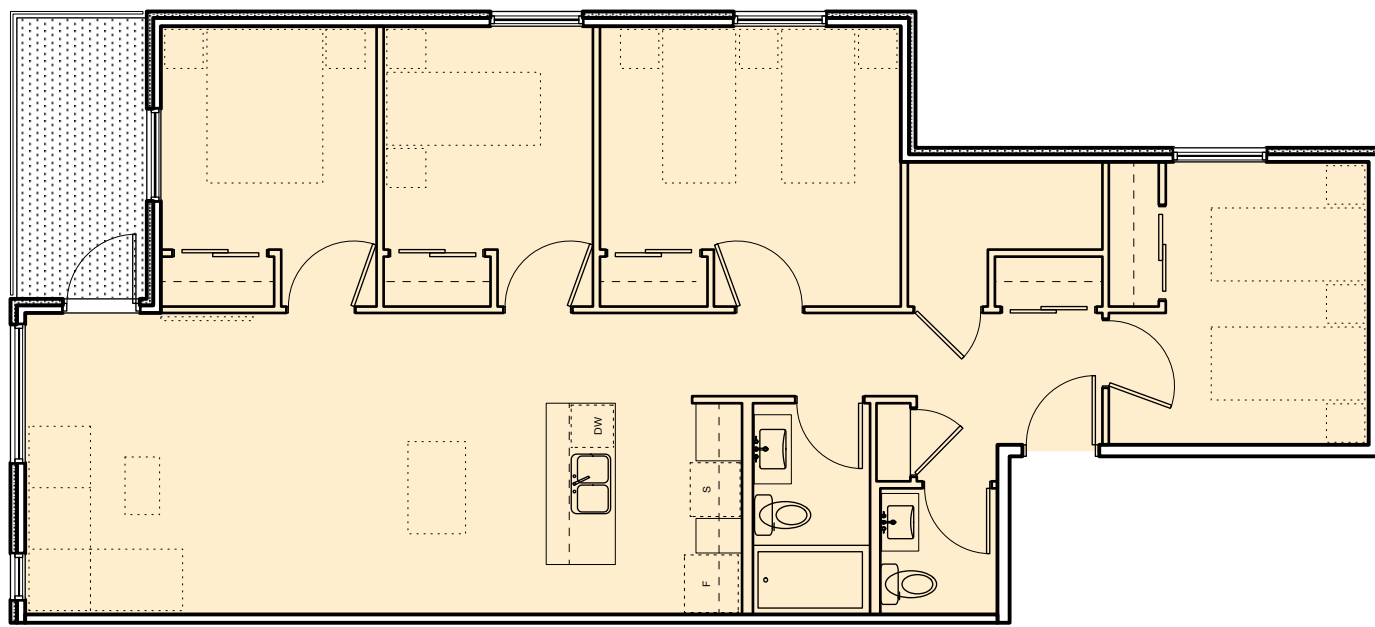
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

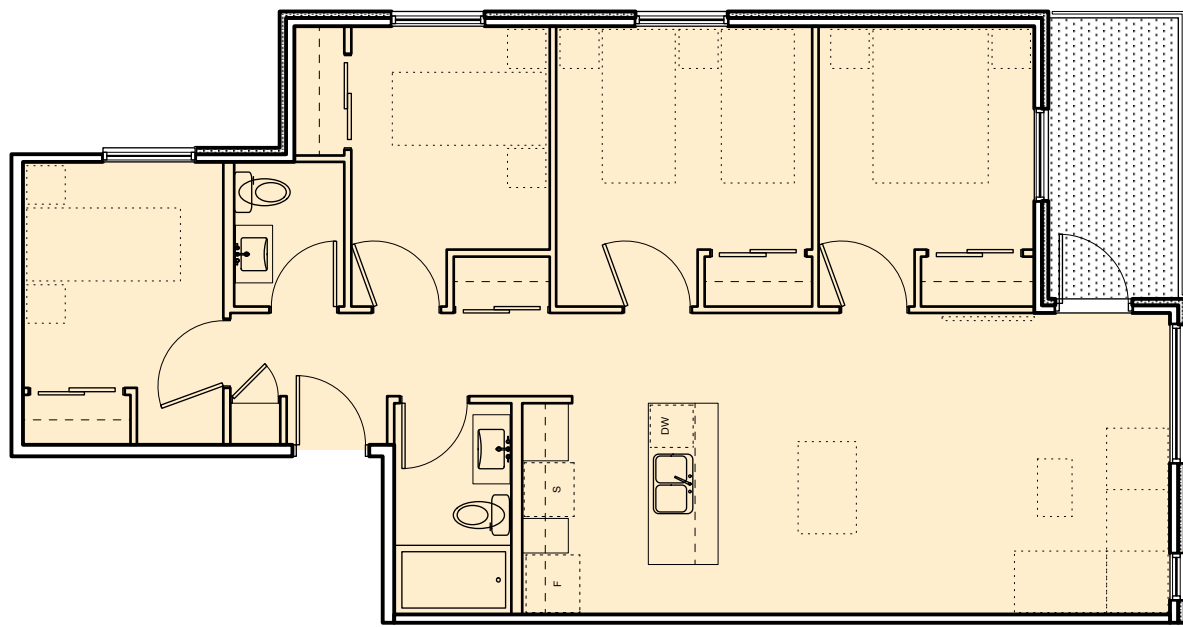
		dHKarchitects	
VICTORIA OFFICE 977 Fort Street VICTORIA BC V8V 3K3 T 1-250-608-3367		NANAIMO OFFICE 102-5190 Dublin Way NANAIMO BC V9T 2K6 T 1-250-685-5810	
project name: Caledonia Victoria BC			
drawing title: Apartment Unit Plans			
drawing no: A701		sheet no: 5	

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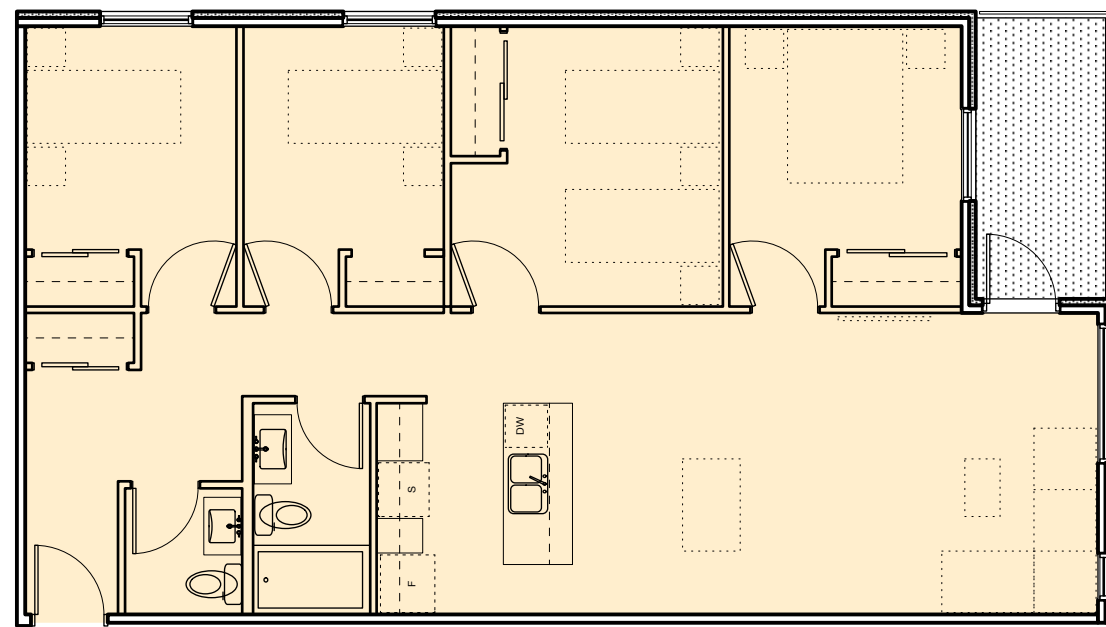
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



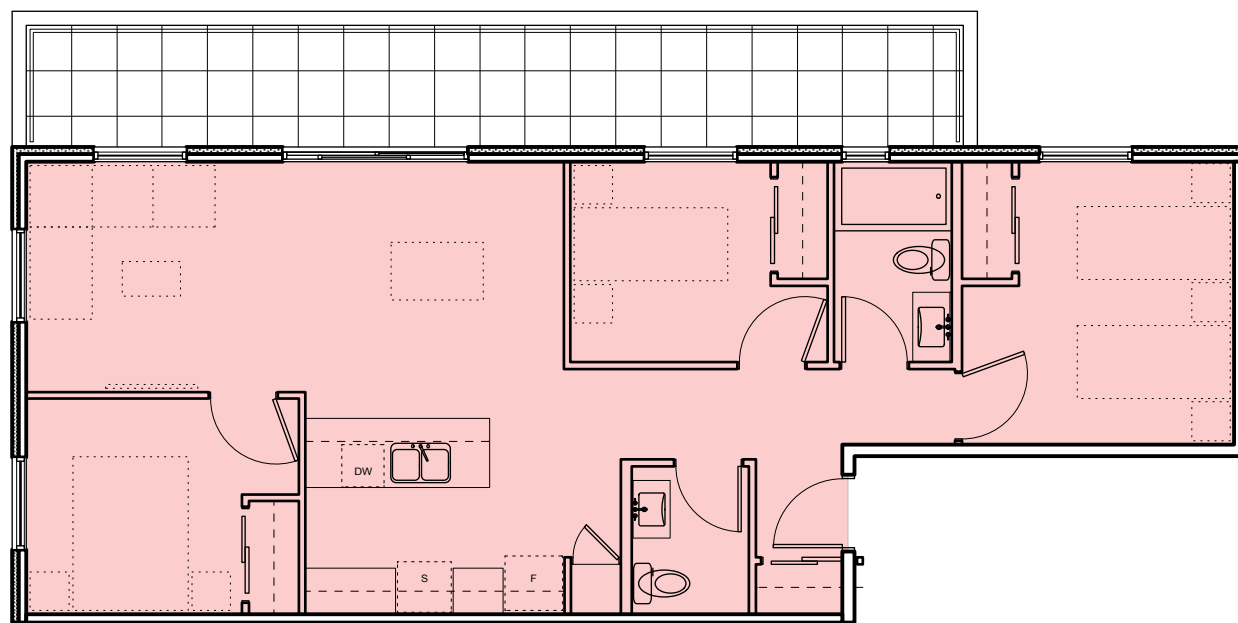
AREA 118 SM
QUANTITY 2
9 4 Bed Type 3
A702 Scale: 1:100



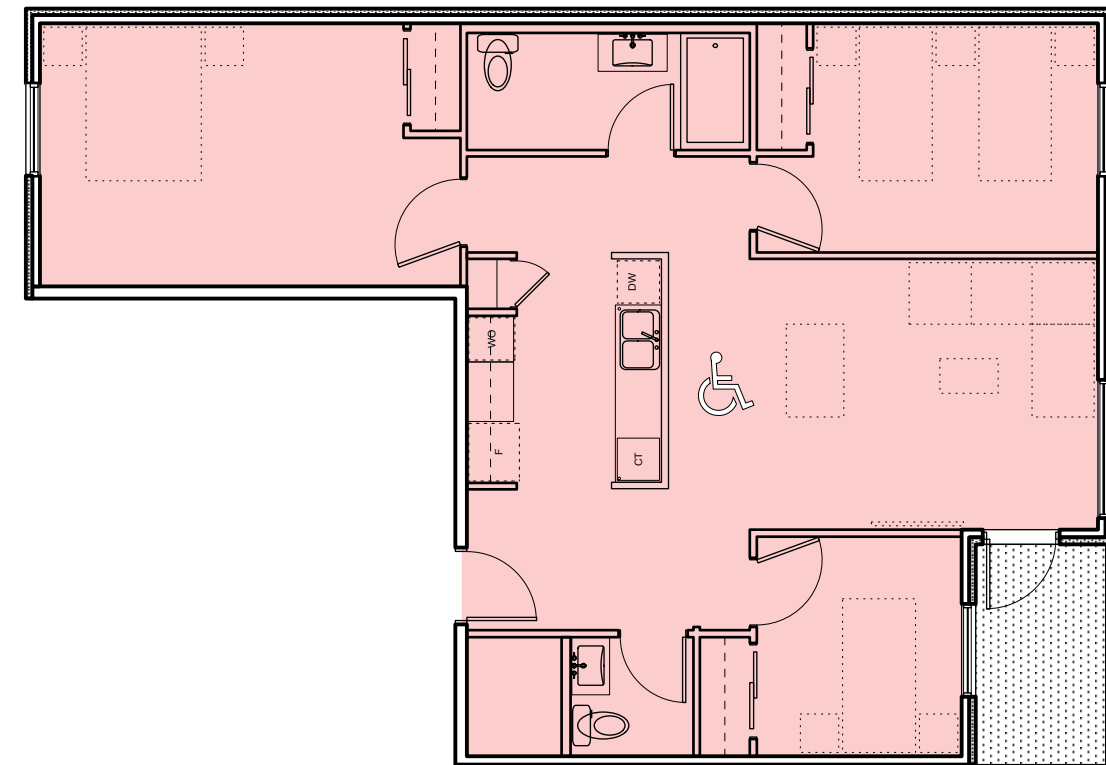
AREA 98 SM
QUANTITY 2
8 4 Bed Type 2
A702 Scale: 1:100



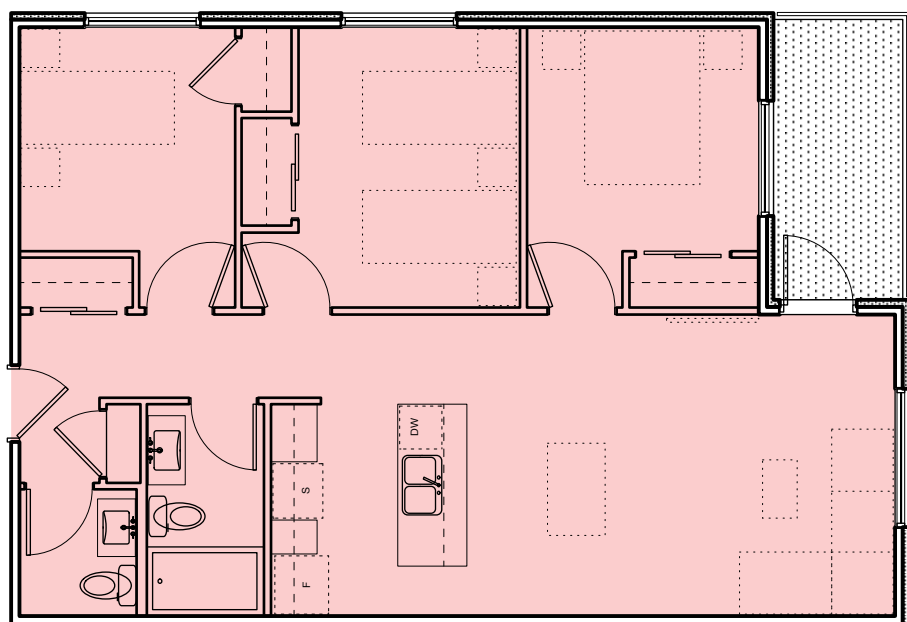
AREA 108 SM
QUANTITY 2
7 4 Bed Type 1
A702 Scale: 1:100



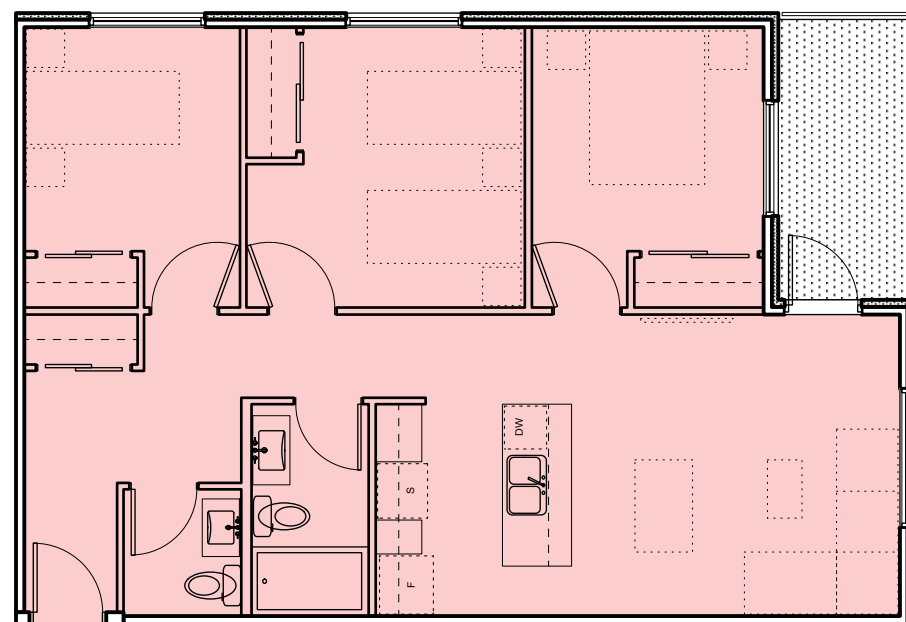
AREA 88 SM
QUANTITY 1
6 3 Bed Type 5
A702 Scale: 1:100



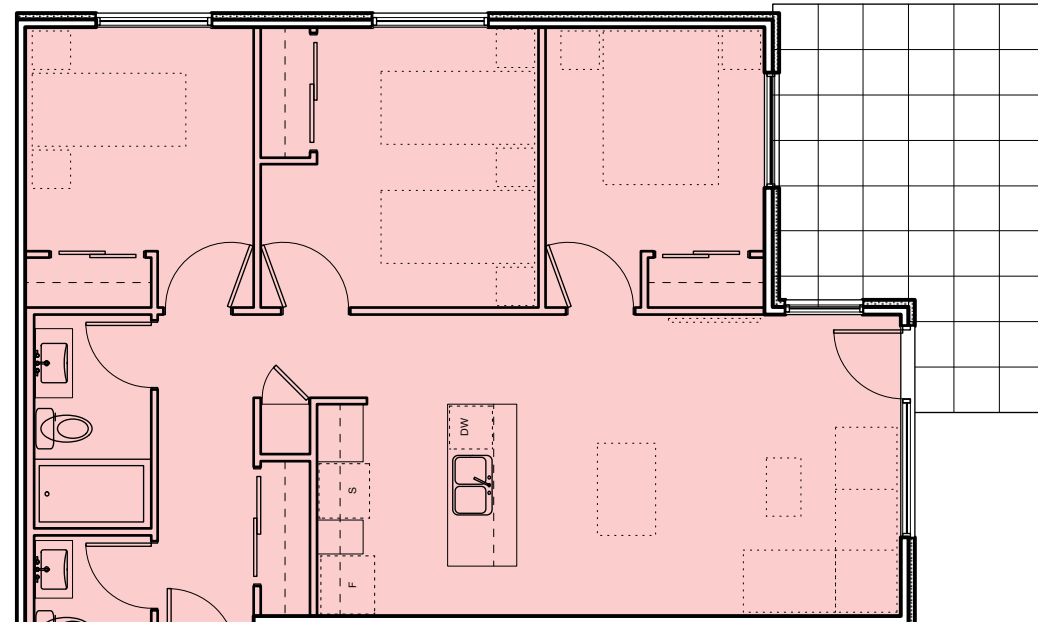
AREA 98 SM
QUANTITY 1
5 3 Bed Type 4 - Accessible
A702 Scale: 1:100



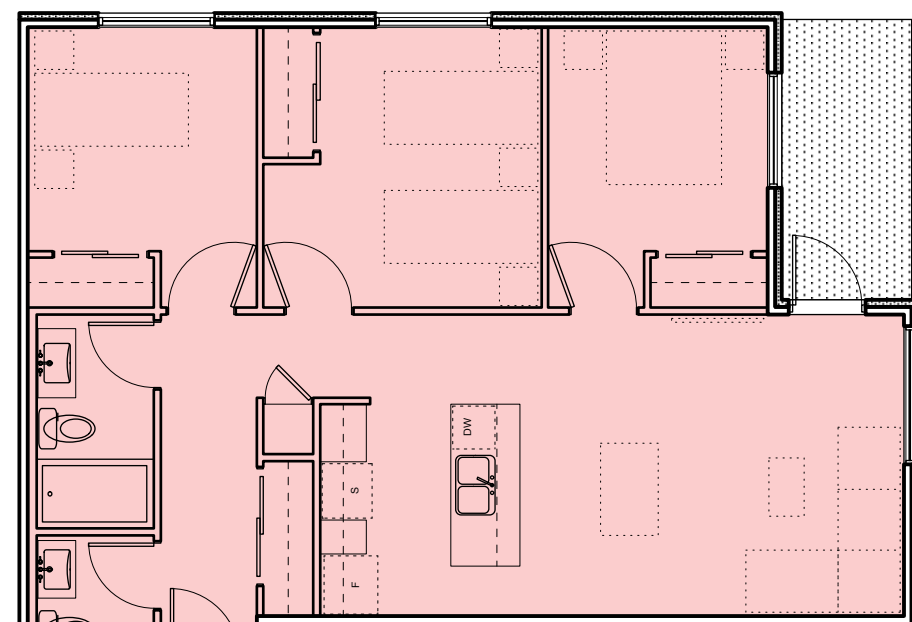
AREA 88 SM
QUANTITY 1
4 3 Bed Type 3
A702 Scale: 1:100



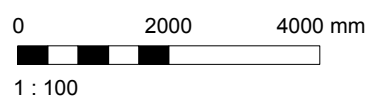
AREA 88 SM
QUANTITY 2
3 3 Bed Type 2
A702 Scale: 1:100



AREA 88 SM
QUANTITY 2
2 3 Bed Type 1B
A702 Scale: 1:100



AREA 88 SM
QUANTITY 5
1 3 Bed Type 1A
A702 Scale: 1:100



Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

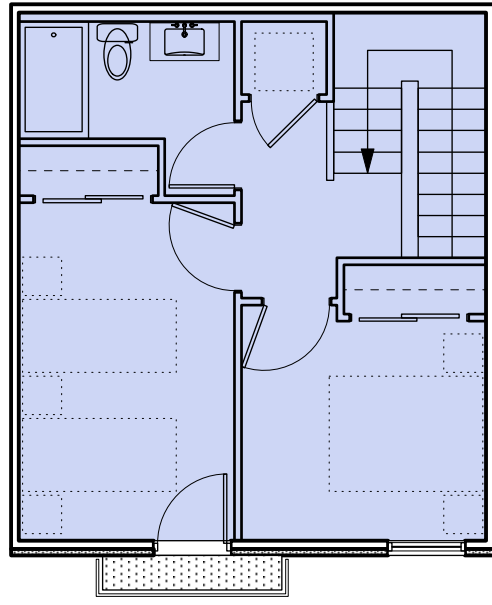
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

		dHkArchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name Caledonia			
location Victoria BC			
drawing title Apartment Unit Plans			
drawing no A702		sheet no 5	

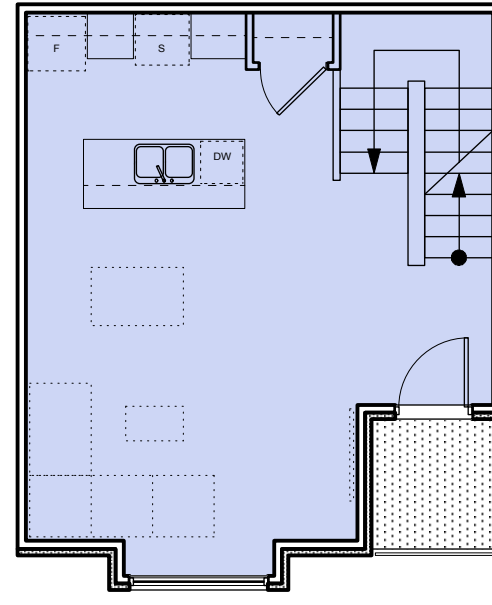
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- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

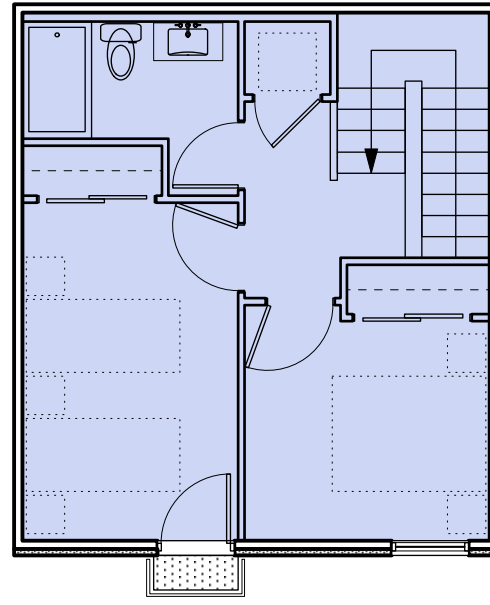


L3 - SECOND FLOOR

AREA
QUANTITY 90 SM
10
2 Bed Type 10
Scale: 1:100

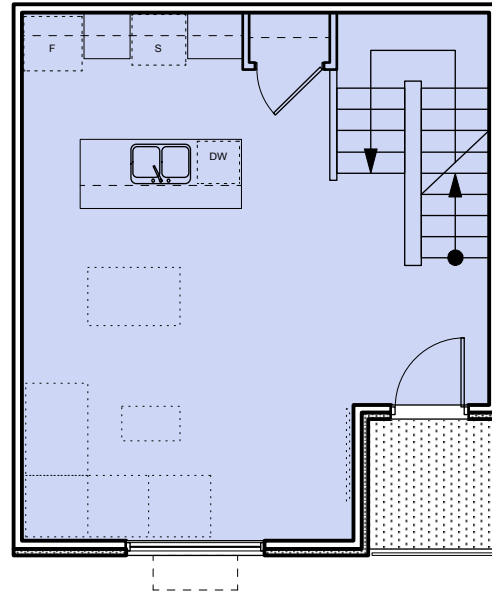


L2 - FIRST FLOOR

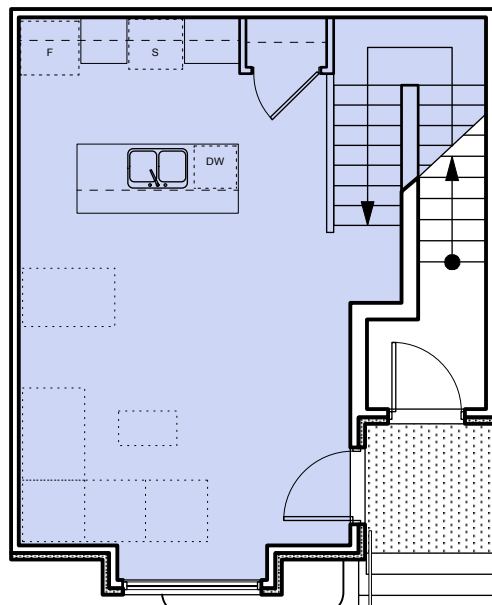


L3 - SECOND FLOOR

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QUANTITY 89 SM
9
2 Bed Type 8
Scale: 1:100

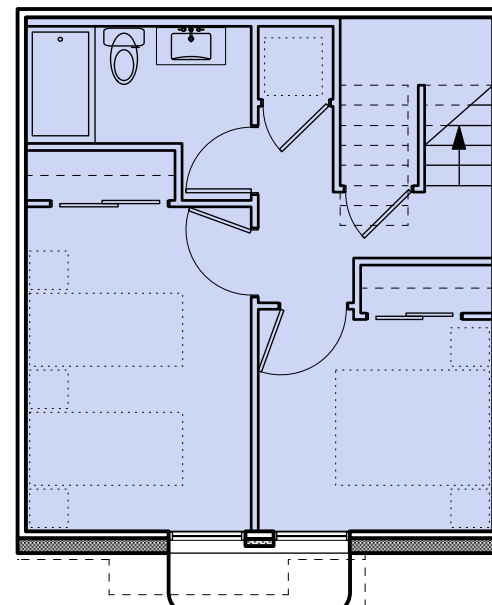


L2 - FIRST FLOOR

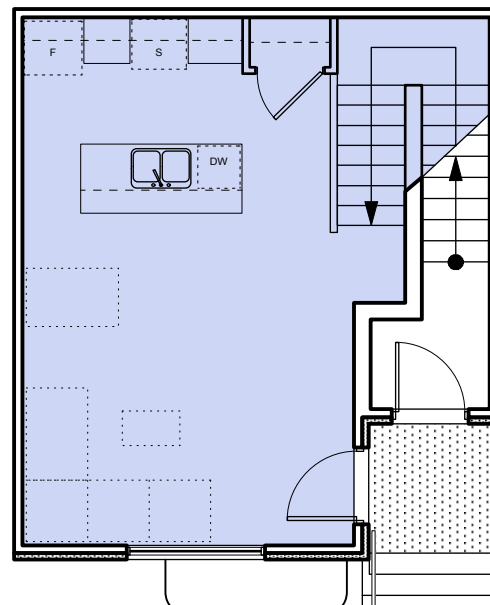


L1 - SECOND FLOOR

AREA
QUANTITY 84 SM
10
2 Bed Type 9
Scale: 1:100

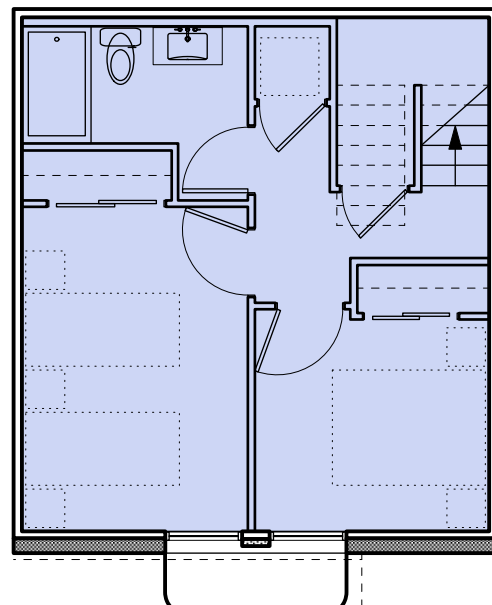


L0 - FIRST FLOOR

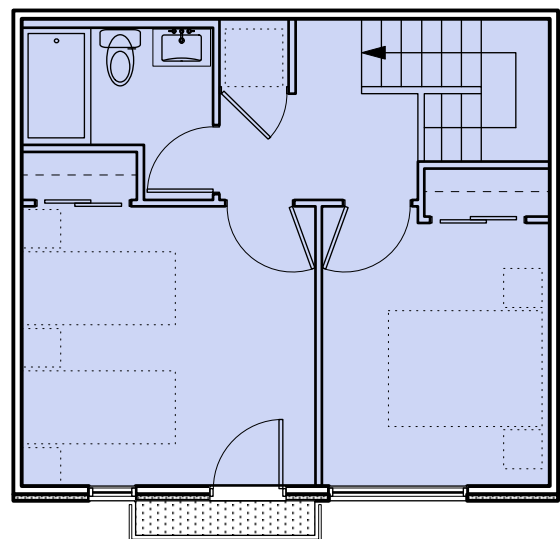


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QUANTITY 83 SM
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2 Bed Type 7
Scale: 1:100

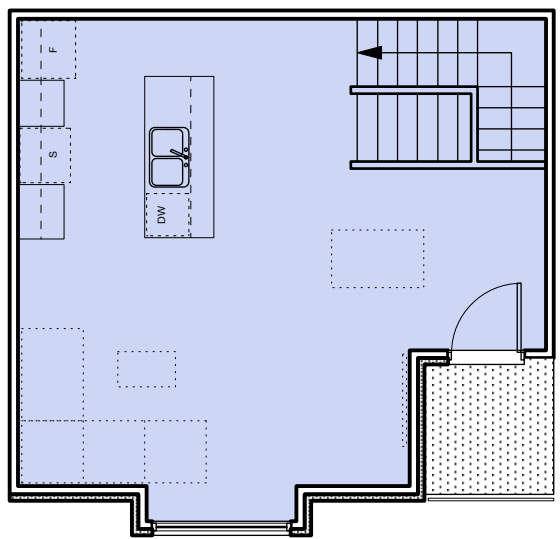


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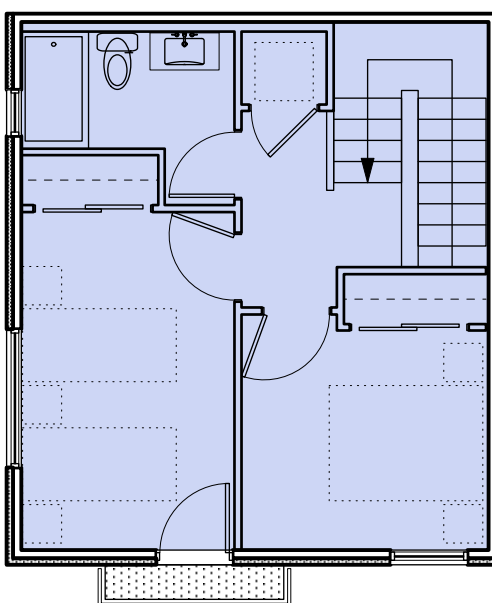


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QUANTITY 89 SM
1
2 Bed Type 6
Scale: 1:100

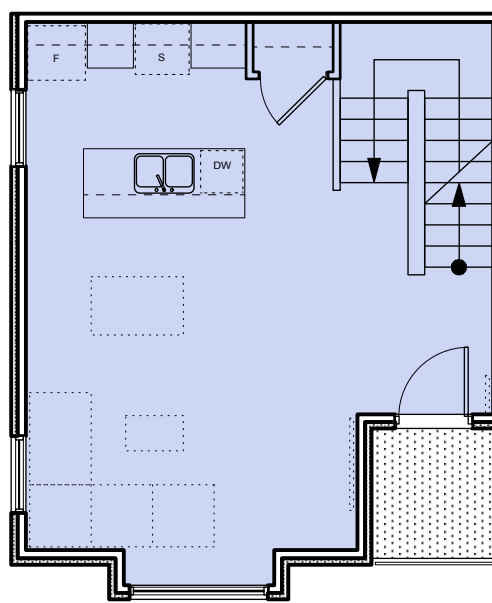


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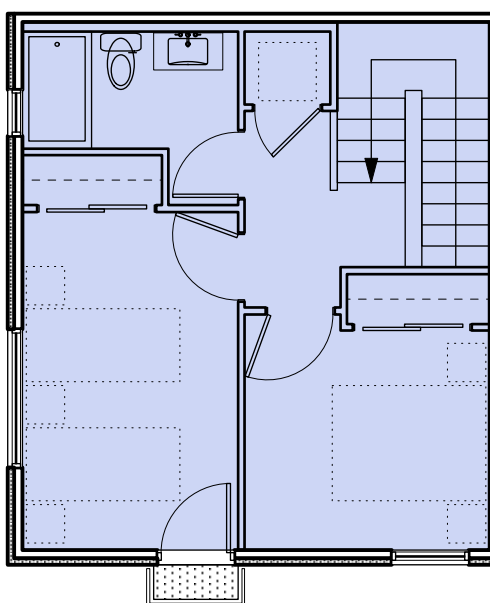


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QUANTITY 90 SM
4
2 Bed Type 4
Scale: 1:100

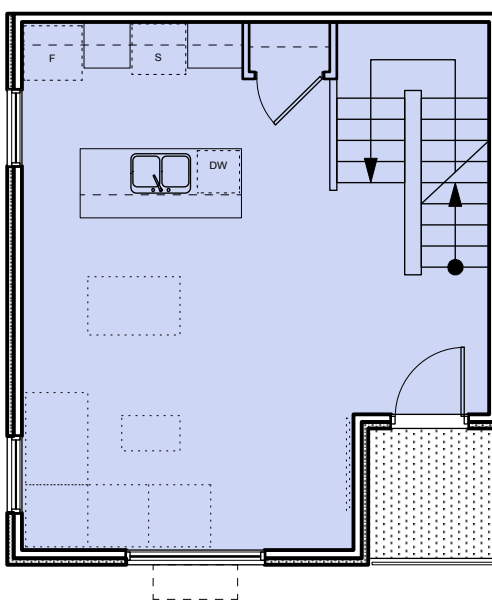


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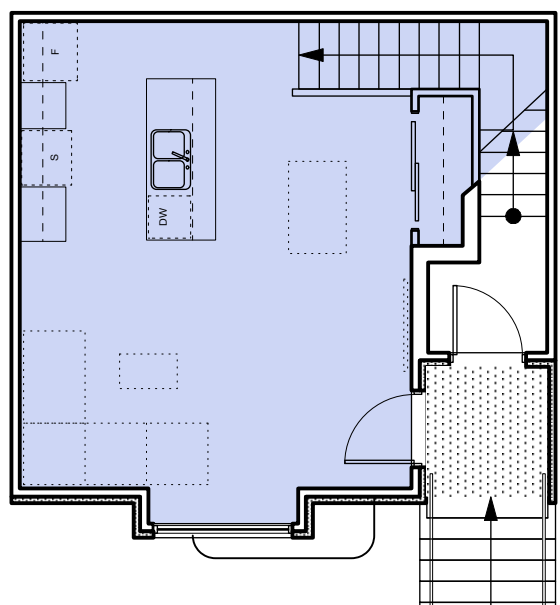


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AREA
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2 Bed Type 2
Scale: 1:100

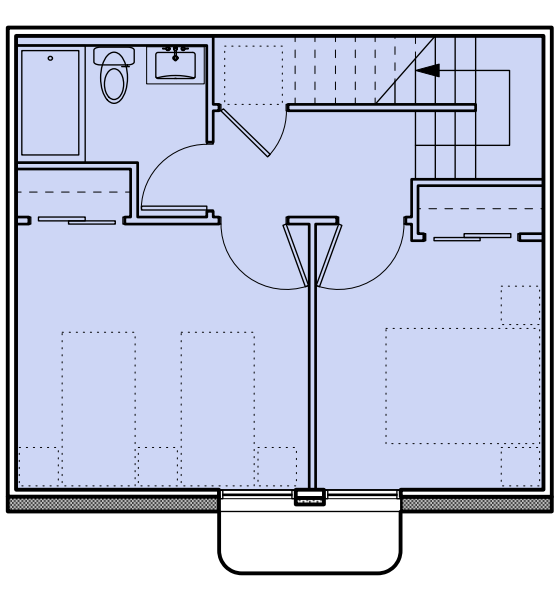


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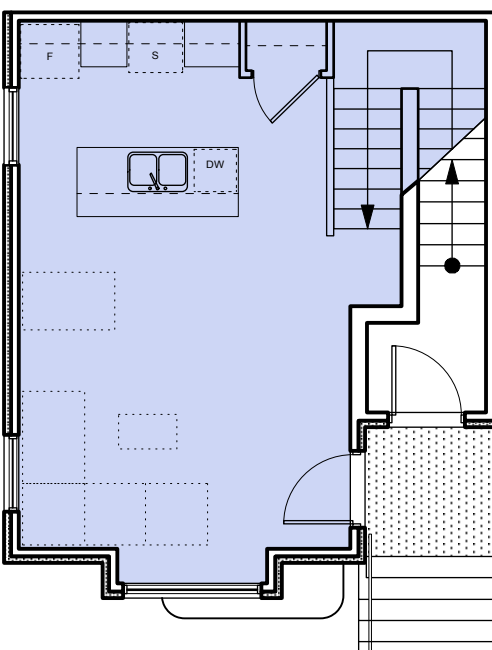


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AREA
QUANTITY 81 SM
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2 Bed Type 5
Scale: 1:100

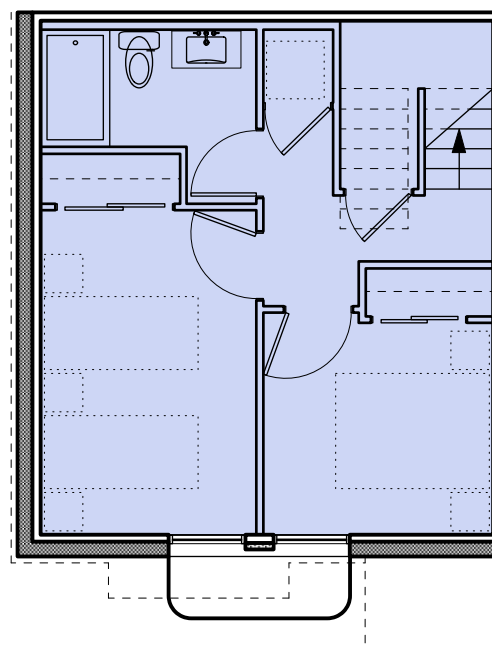


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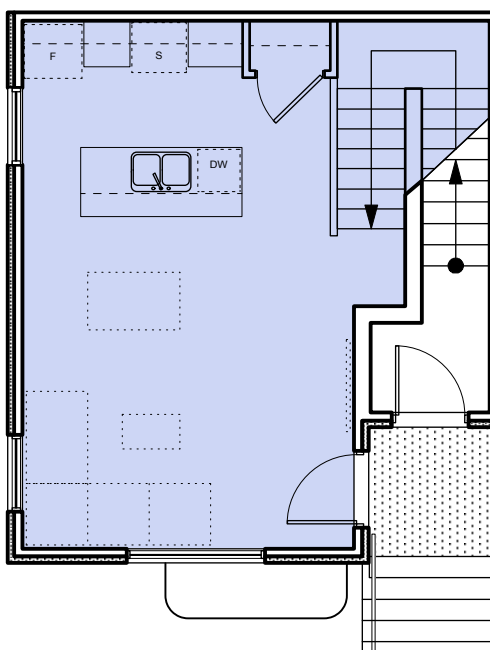


L1 - SECOND FLOOR

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QUANTITY 82 SM
3
2 Bed Type 3
Scale: 1:100

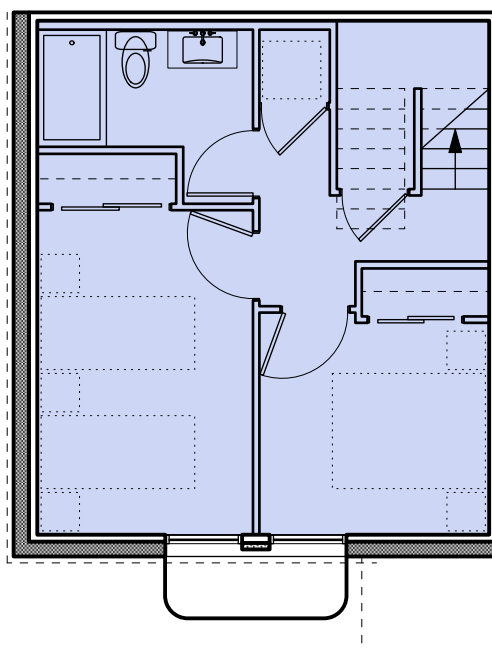


L0 - FIRST FLOOR



L1 - SECOND FLOOR

AREA
QUANTITY 81 SM
4
2 Bed Type 1
Scale: 1:100



L0 - FIRST FLOOR

REV	DATE	DESCRIPTION
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
DATE	SEPTEMBER 2020	ISSUED BY
DRAWN BY	FWP	CHECKED BY
SCALE	AS SHOWN	PROJECT NUMBER

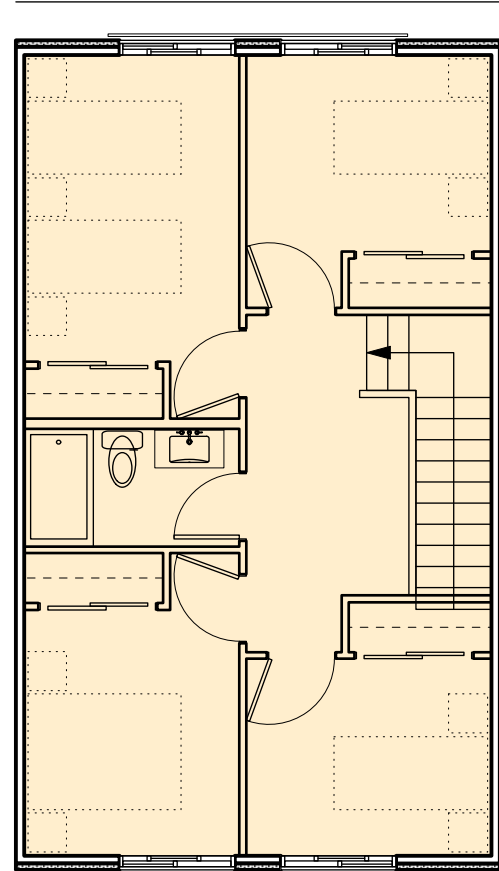
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

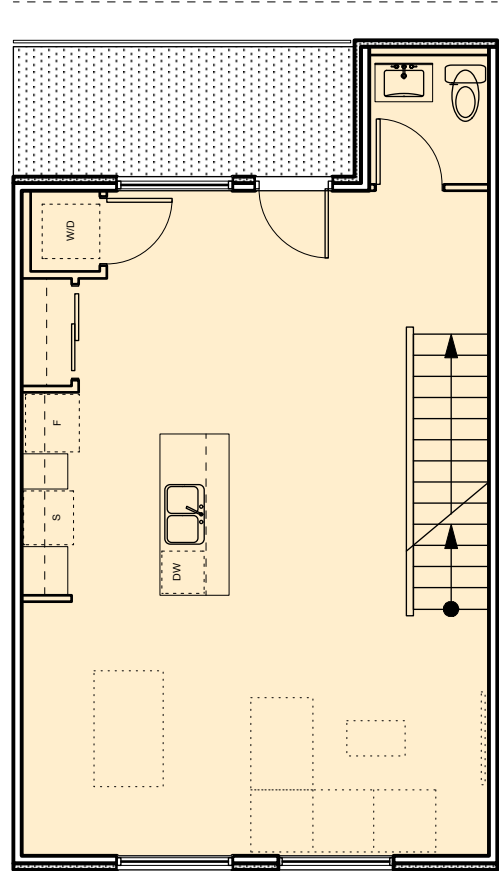
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project name Caledonia Victoria BC		
drawing title Townhouses 1 & 2 Unit Plans		
drawing no. A703	sheet no. 5	

GRAPHIC LEGEND:

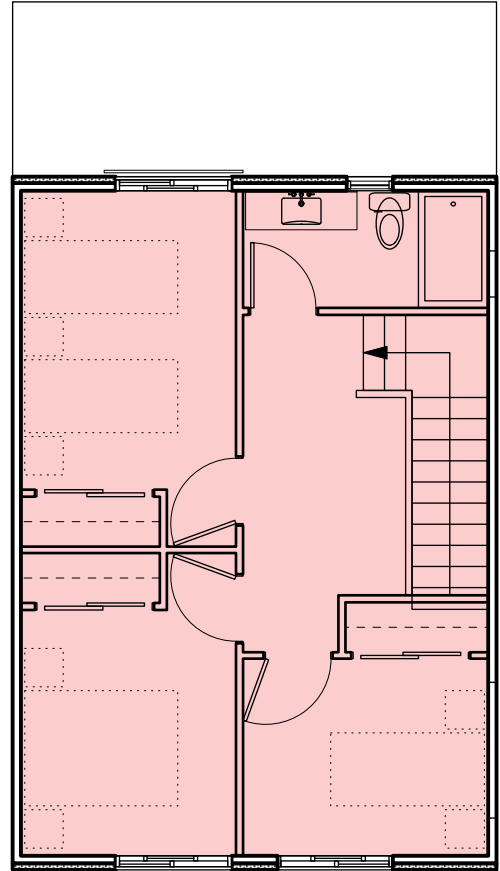
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



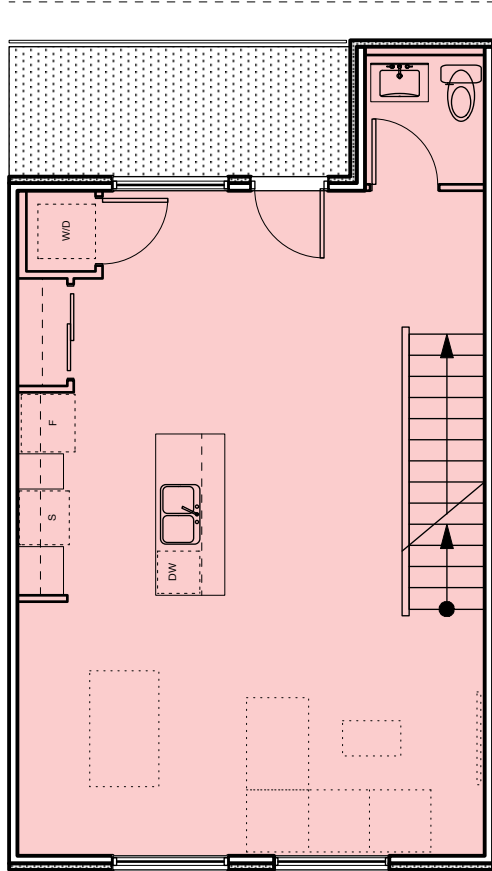
L1 - SECOND FLOOR
AREA 130 SM
QUANTITY 2
3 4 Bed Type 1
A704 Scale: 1:100



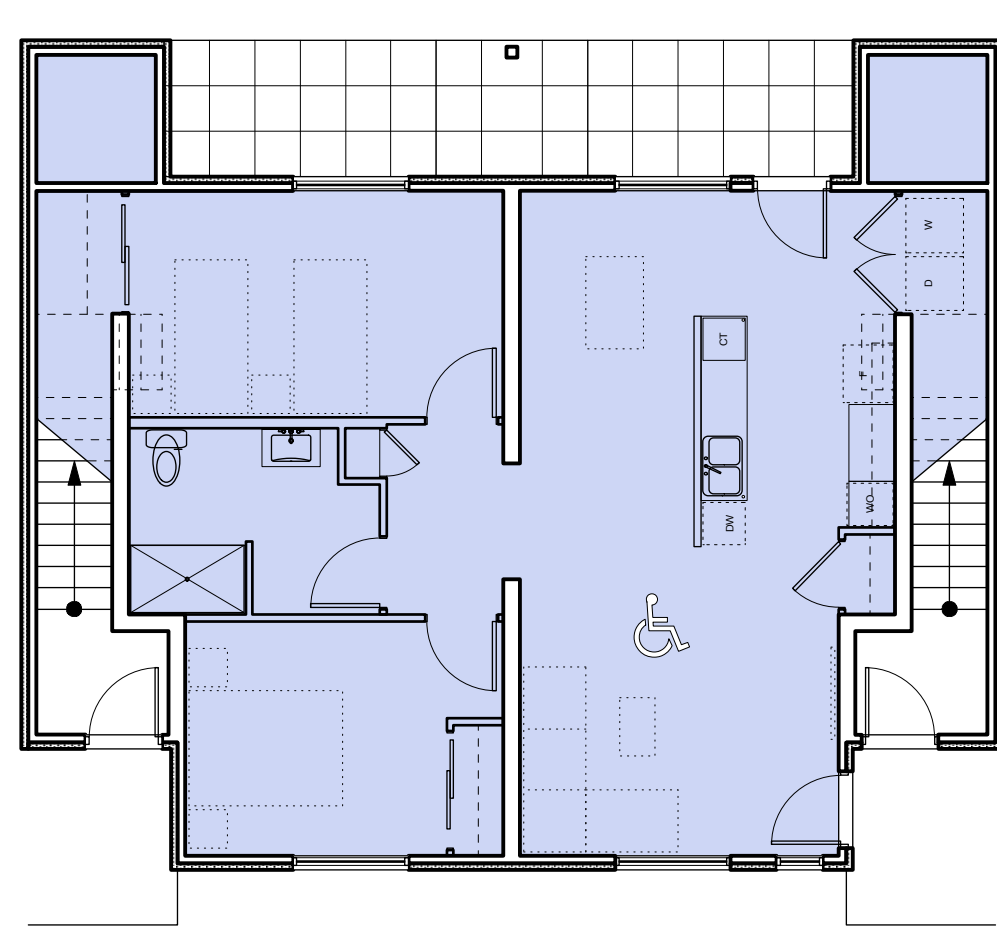
L0 - FIRST FLOOR



L1 - SECOND FLOOR
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QUANTITY 2
2 3 Bed Type 1
A704 Scale: 1:100



L0 - FIRST FLOOR

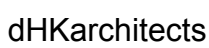


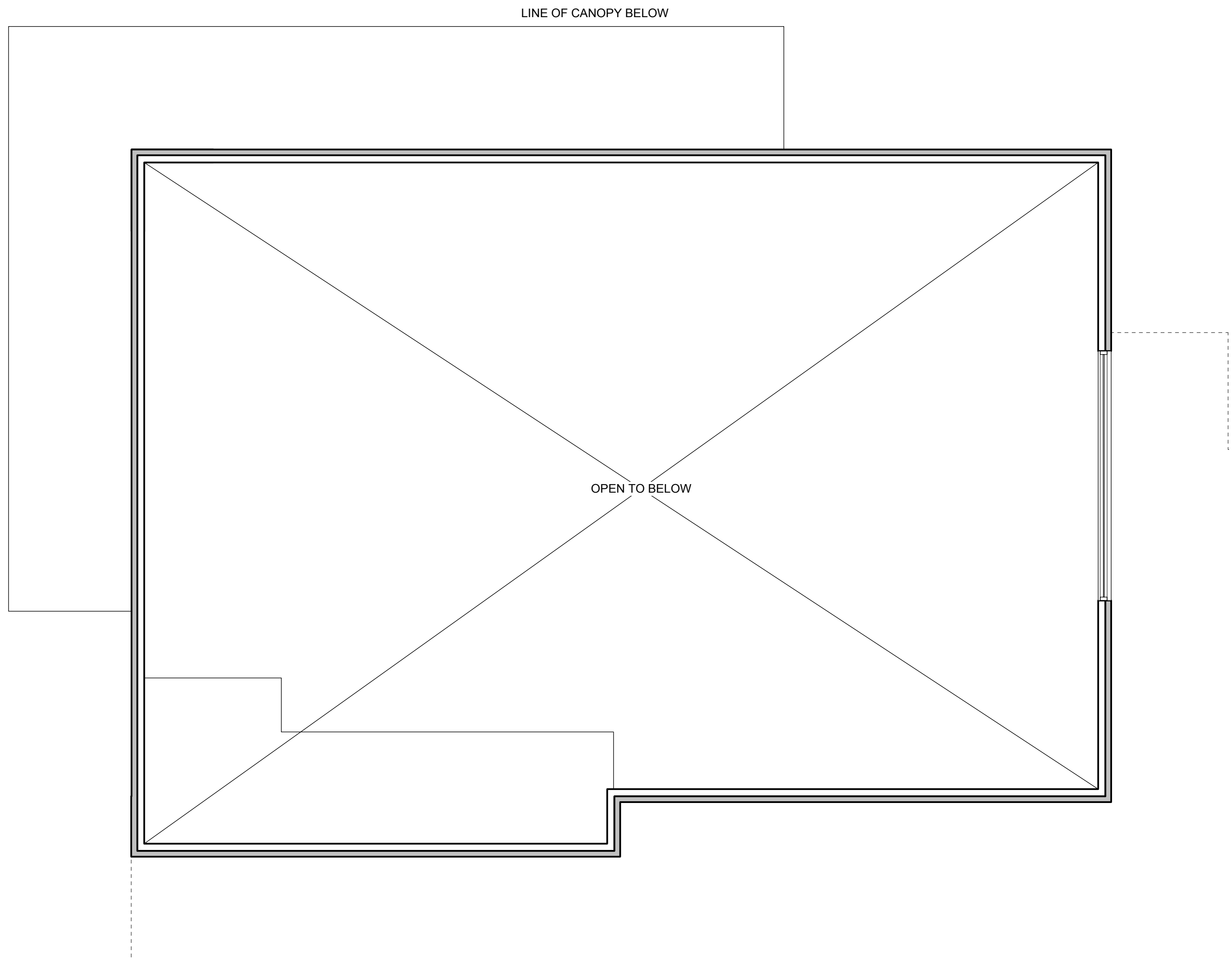
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QUANTITY 2
1 2 Bed Type 1 - Accessible
A704 Scale: 1:100
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1:100

REV	DATE	DESCRIPTION
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4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
DATE	SEPTEMBER 2020	ISSUED BY 1907.2 A200 Plans.mxd
DESIGN BY	FWP	CHECKED BY RAW
SCALE	AS SHOWN	PROJECT NUMBER 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

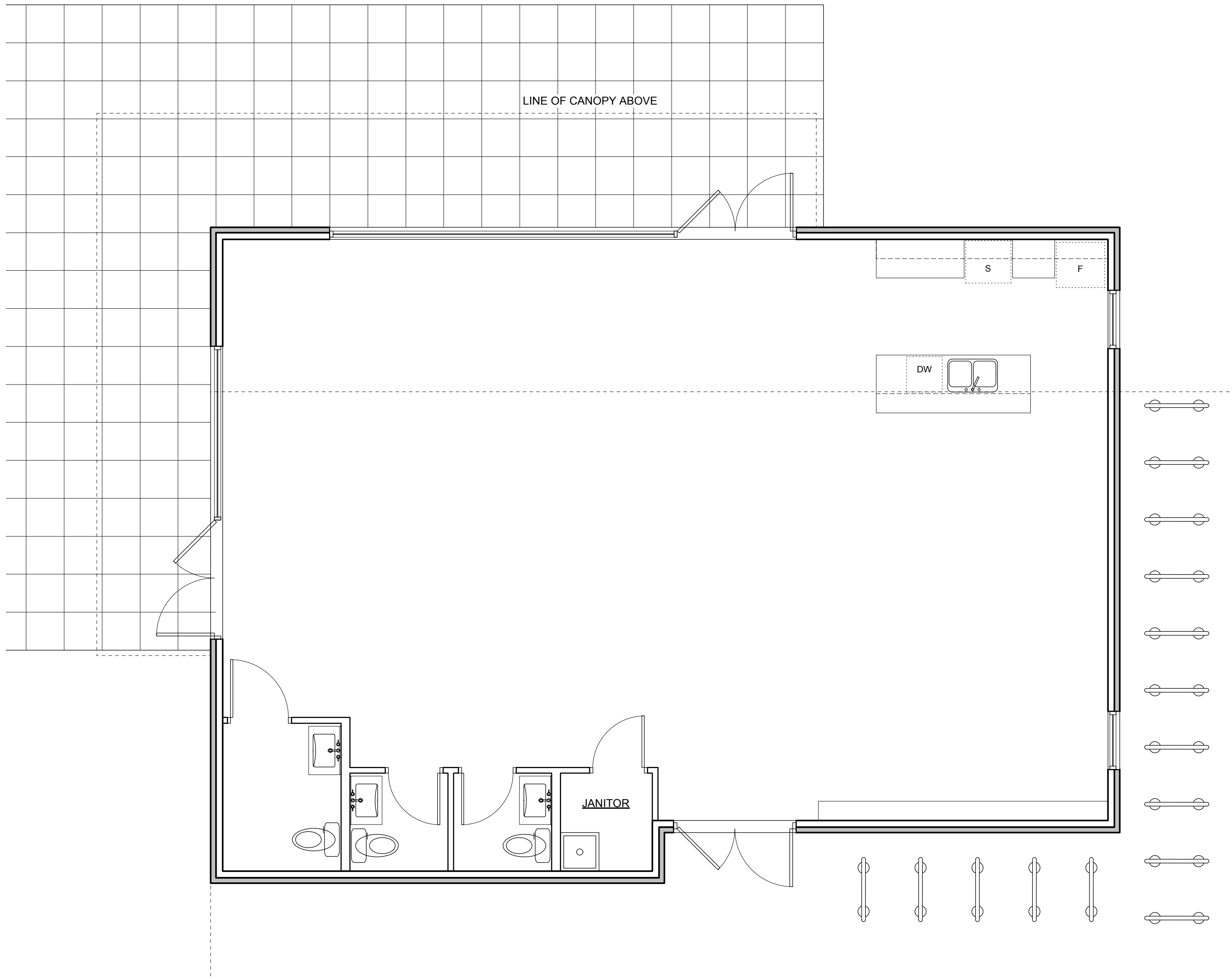
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PROJECT NAME Caledonia Victoria BC	PROJECT NO. A704
REVISION NO. 5	



2
A705
Amenity Room - L2
Scale: 1:50

0 1000 2000 mm
1:50

N



1
A705
Amenity Room - L1
Scale: 1:50

GROSS AREA: 140 SM

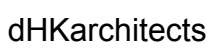
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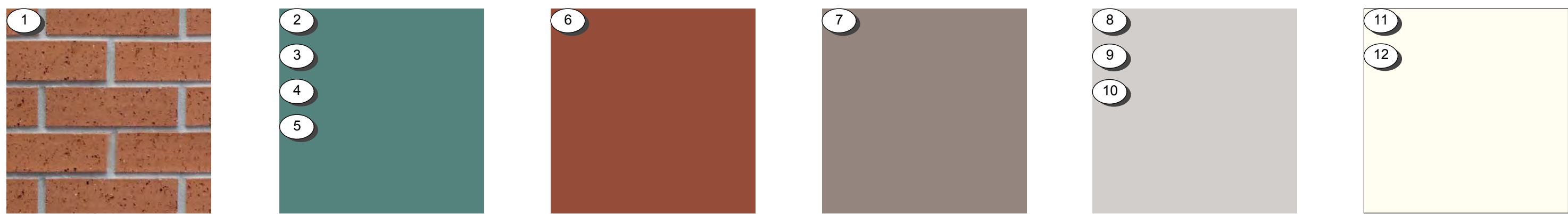
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4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
DATE	SEPTEMBER 2020	ISSUING BY 1907.2 A200 Plans.mxd
DRAWN BY	FWP	CHECKED BY RAW
SCALE	AS SHOWN	PROJECT NUMBER 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

 VICTORIA OFFICE 977 Port Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing title Amenity Room
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	sheet no. 5

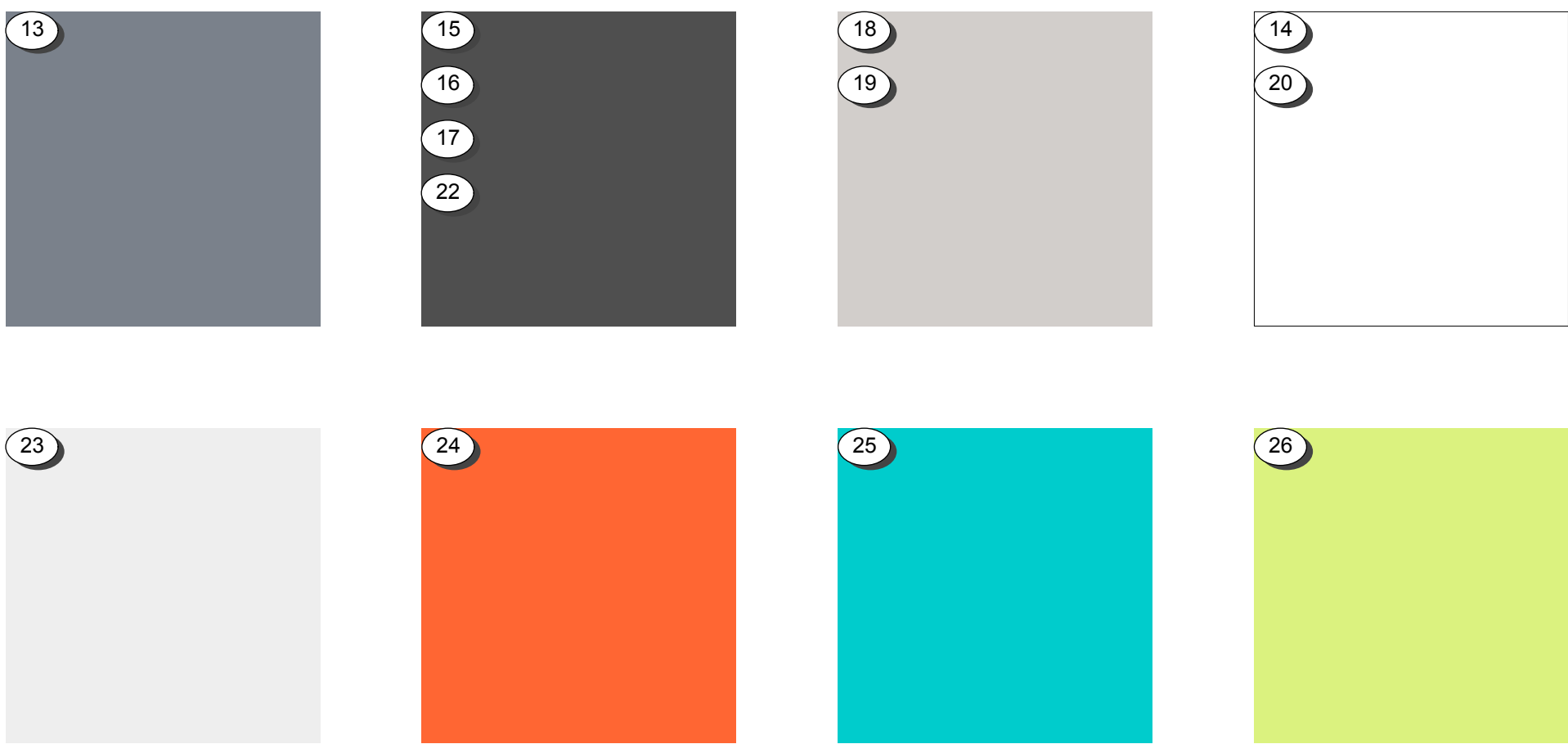
APARTMENTS 1 & 2



COLOUR & MATERIAL LEGEND

- 1 BRICK VENEER - Red - Apartment 1 Only
- 2 FIBRE CEMENT PANEL - Teal
- 3 VINYL WINDOWS & DOORS - Teal
- 4 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
- 5 METAL FLASHING - Teal
- 6 ACCENT PAINT COLOUR - Rust
- 7 FIBRE CEMENT LAP SIDING - Soft Brown
- 8 FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only
- 9 SOFFIT - Warm Grey - Apartment 2 Only
- 10 PAINTED CONCRETE - Warm Grey
- 11 FIBRE CEMENT PANEL - Warm White
- 12 SOFFIT - Warm White
- 13 FIBRE CEMENT LAP SIDING - Medium Blue-Grey

TOWNHOUSES 1, 2 & 3



- 14 FIBRE CEMENT LAP SIDING - White
- 15 VINYL WINDOWS & DOORS - Dark Grey
- 16 PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
- 17 METAL FLASHING - Dark Grey
- 18 ASPHALT SHINGLES - Warm Grey
- 19 FIBRE CEMENT SHINGLES - Warm Grey
- 20 VINYL WINDOWS & DOORS - White
- 21 METAL DOWNSPOUT & FLASHING - Light Warm Grey
- 22 FIBRE CEMENT PANEL - Dark Grey
- 23 FIBRE CEMENT PANEL - Light Grey
- 24 ACCENT PAINT COLOUR - Bright Orange
- 25 ACCENT PAINT COLOUR - Bright Blue
- 26 ACCENT PAINT COLOUR - Chartreuse

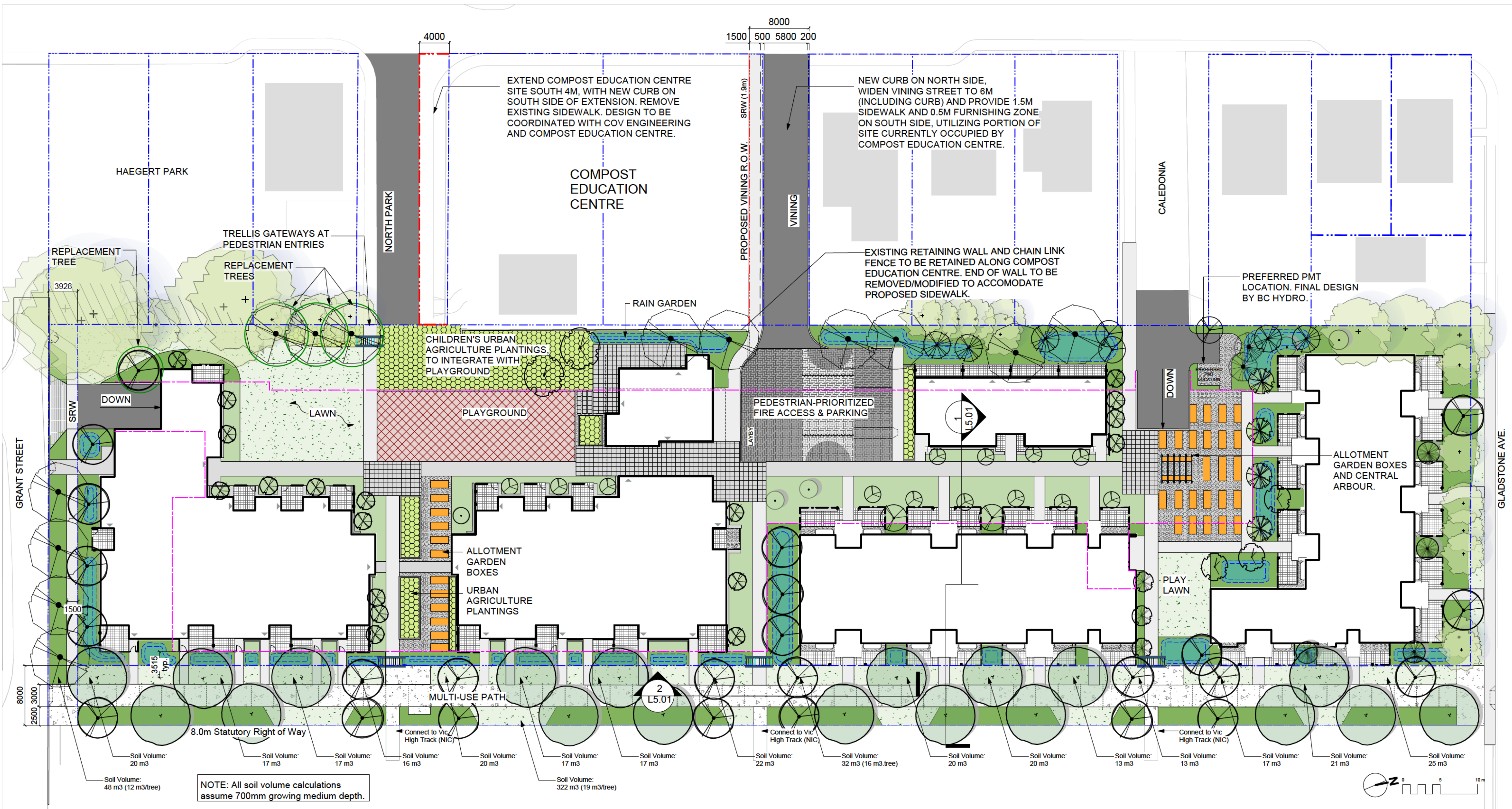
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5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: NLC	checked by: RAW	
scale: AS SHOWN	project number: 1907	

ISSUED FOR DP
& REZONING

dHk Architects	
VICTORIA OFFICE 877 FORT STREET VICTORIA BC V8V 3K3 T 1-250-658-3367	MANITOBA OFFICE 102-5190 Dufferin Way Winnipeg BC R3T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title Colours & Materials	
copyright reserved. THESE PLANS AND DESIGNS ARE AND WILL REMAIN THE PROPERTY OF dHk ARCHITECTS. NO PART OF THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT	revision no. A801
	5

[illegible]

SCALE	
HORIZ: 1:500	VERT:
PROJECT NO. 19-028	ISSUED/REVISION
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 19-028-REZONING	



NOT FOR CONSTRUCTION

10	RZ/DP Revision	20.11.24
9	RZ/DP Revision	20.07.10
8	RZ/DP Revision	20.04.27
7	RZ/DP Revision	20.04.07
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
3	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design

200 - 554 Catherine Road
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892

BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
Landscape Architects
1993

2020-11-24

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

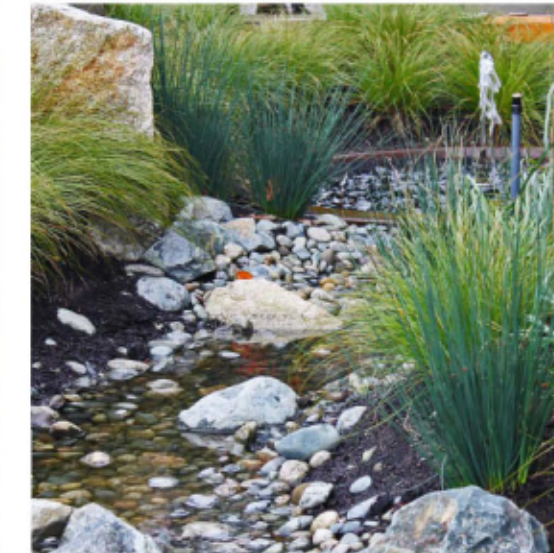
sheet title
Landscape Overview Plan

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
	L1.01

LANDSCAPE TYPOLOGIES



PLAY PLACES that foster fun and creativity.



RAIN GARDENS that slow & cleanse rainwater.



PERSONAL OUTDOOR AREAS that can be modified, beautified and funkified.



GATHERING PLACES that help neighbours get to know each other and support each other.



BICYCLE FACILITIES that make it easy for people of all ages to hop on their bikes.



PLANTINGS that provide food for birds, bees and butterflies.



OUTDOOR SOCIAL SPACES for gathering and sharing food.



PLANTINGS that provide beauty and food for people.



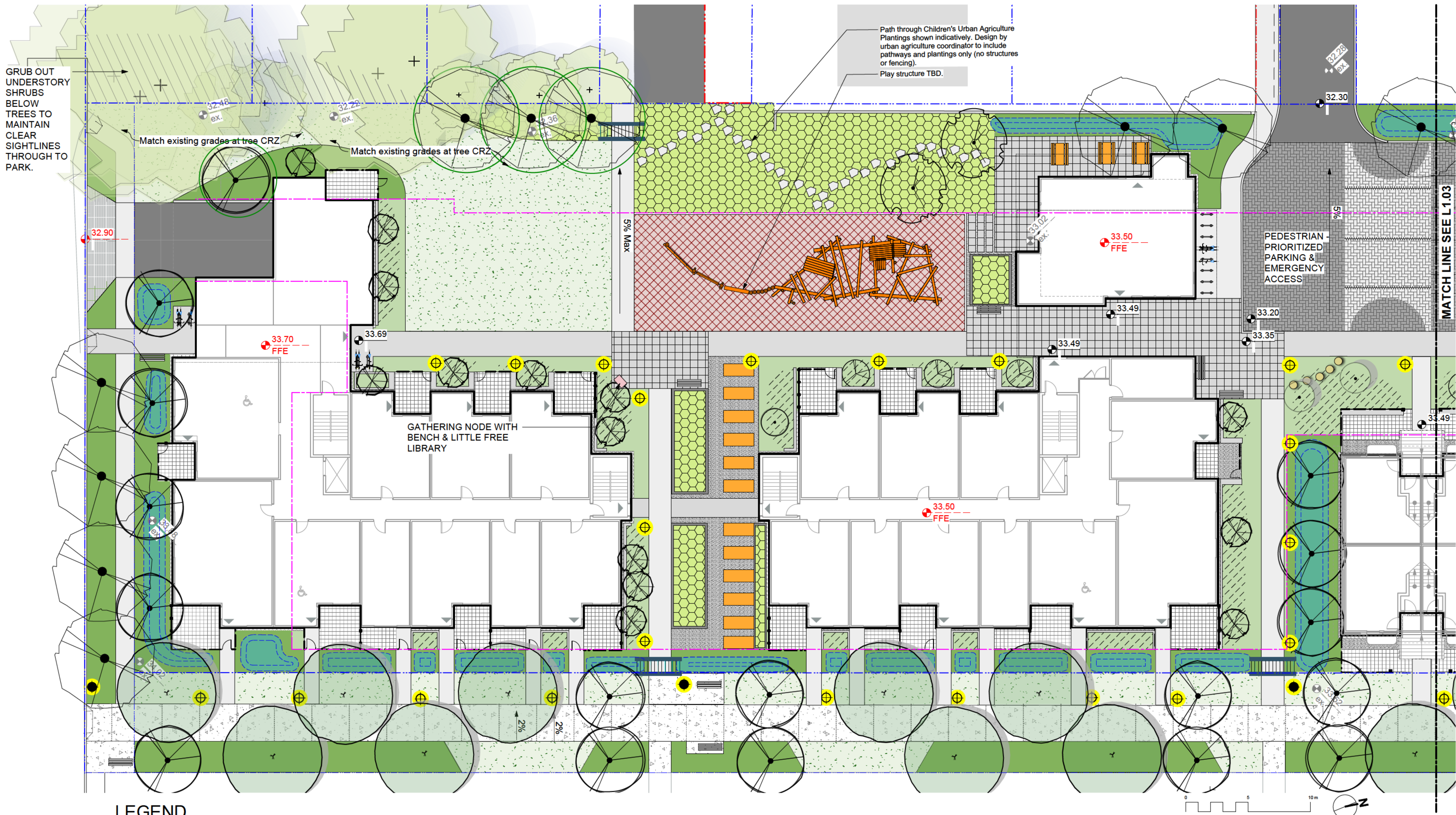
ACTIVE PLAY SPACES that support community sports.



PUBLIC ART that celebrates Fernwood's artistic spirit.



COMMUNITY GARDEN PLOTS that boost local food security.



LEGEND

	Property line		Cast in Place Concrete Paving		Proposed Urban Agriculture Plantings		Trellis Gateway at Entries
	Extent of Parkade, below		Cast in Place Concrete Paving: Greenway. Tooled control joints on 3m. spacing with Broom Finish applied after tooling to increase path smoothness.		Raised Planter for Common Urban Agriculture		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 1		Lawn Area		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Concrete Unit Paving, Type 2		Native Plant & Pollinator Planting Area: On Grade		Bench
	Existing Landscape Grade		Crushed Gravel Surfacing (Unbound)		Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth.		Bike Rack (2 Stalls): Total 30 Stalls
	Architectural grade, provided for reference only		Vehicular Concrete Unit Paving		Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth.		Gravel Maintenance Edge, 300mm wide.
	Proposed Landscape Grade		Asphalt Paving		Existing Tree for Retention (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).		Bollard Light: Landscape Forms Ashbery Path Light.
	TW Top of Wall		Rubber Playground Surfacing		Replacement Tree Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks.		Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be supplied by COV.
	BW Bottom of Wall		Rain Garden Area				
	TOC Top of Curb						
	BC Bottom of Curb						
	TP Top of Pool						
	BP Bottom of Pool						
	TS Top of Stairs						
	BS Bottom of Stairs						
	Retaining/Planter Wall						
	Retaining/Planter Seating Wall						
	Landscape Screen, 1800 mm height.						
	Wood Picket Fence, 1000 mm height.						

DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

10	RZ/DP Revision	20.11.24
9	RZ/DP Revision	20.07.10
8	RZ/DP Revision	20.04.27
7	RZ/DP Revision	20.04.07
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

Murdoch
de Greeff INC
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Victoria, BC V8Z 1G1

Phone: 250.412-2891
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BRITISH COLUMBIA SOCIETY OF
LANDSCAPE ARCHITECTS

REGISTERED MEMBER
393

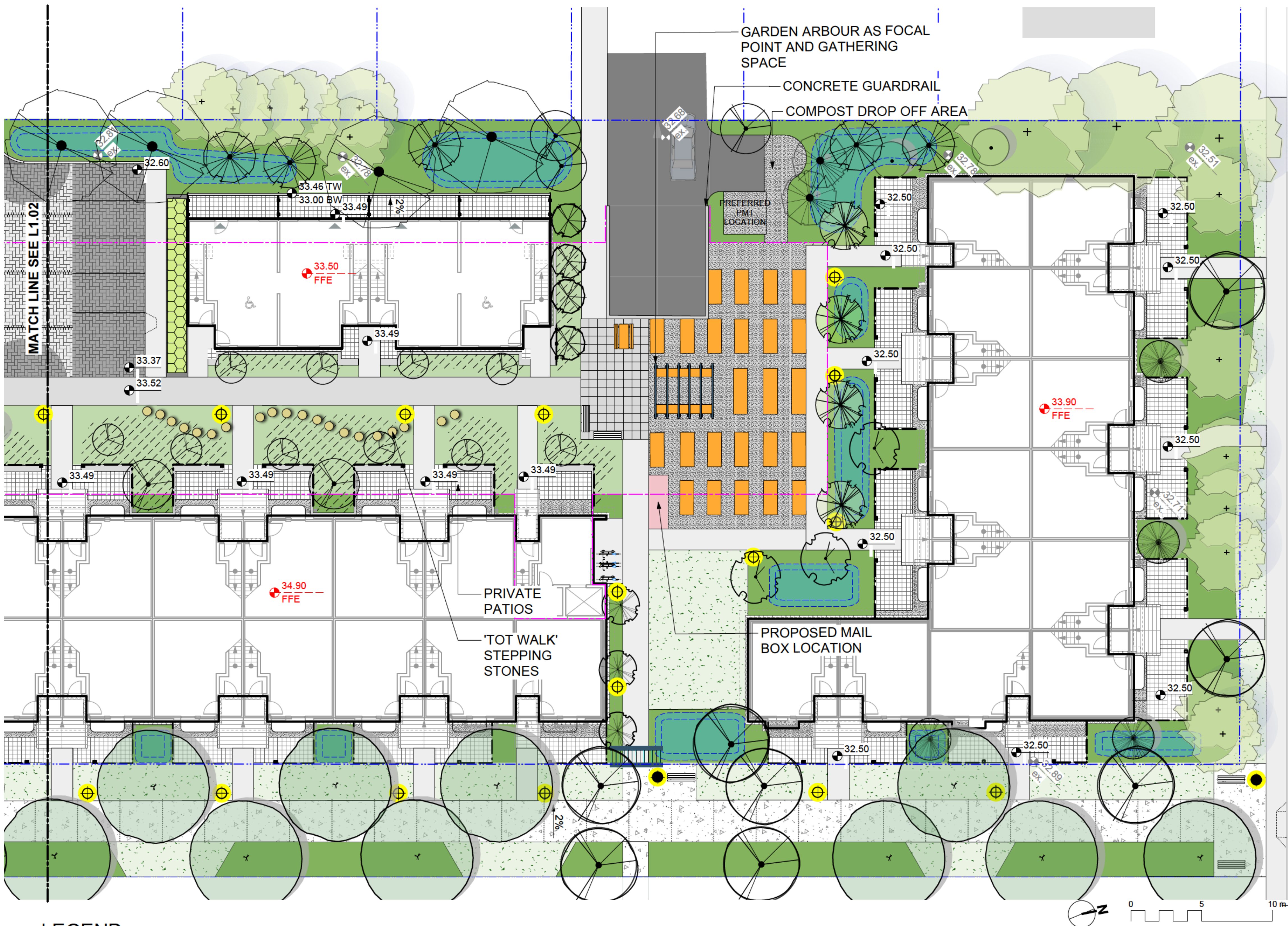
2020-11-24

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

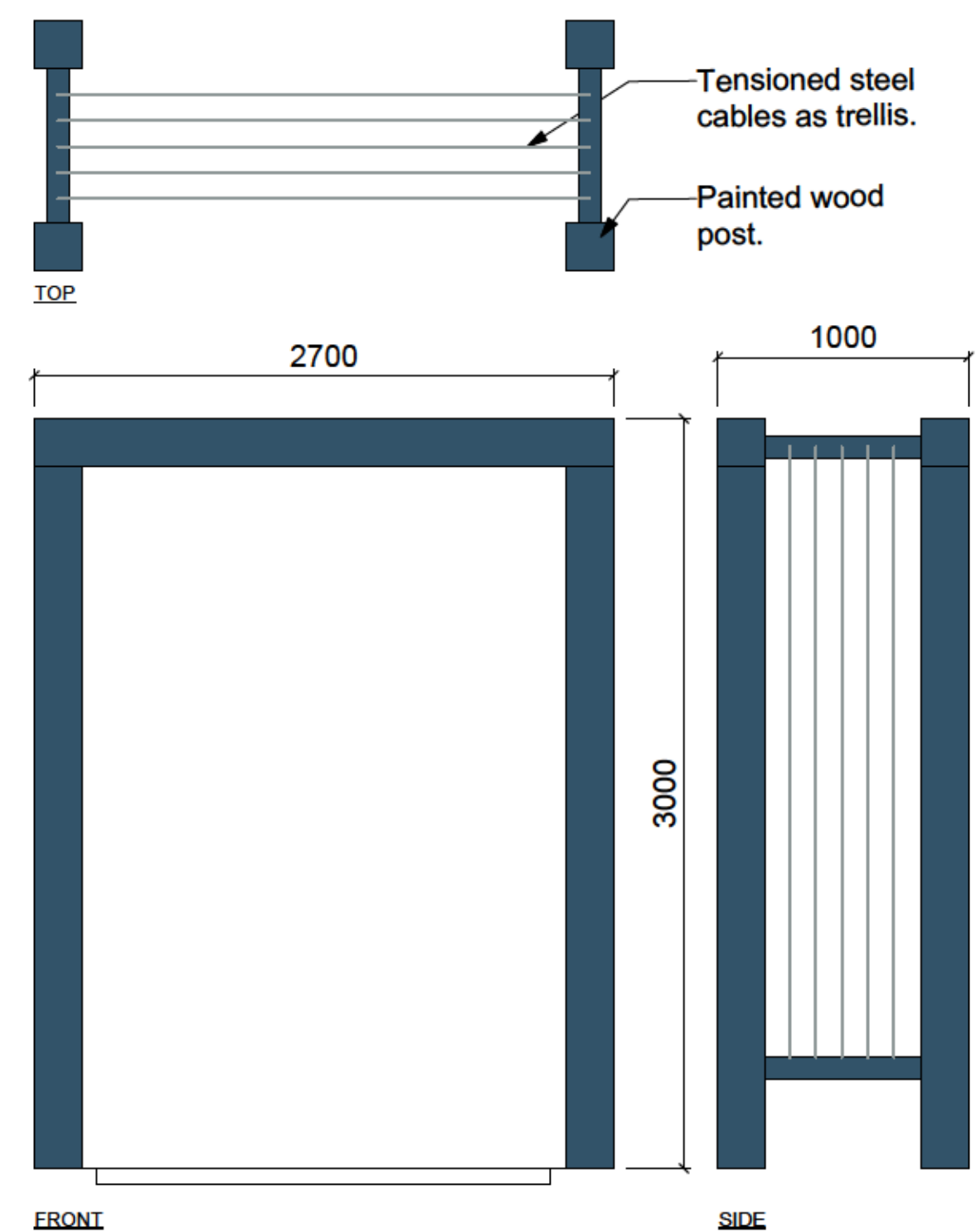
project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Materials South

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
	L1.02



Proposed Picket Fence Detail



Proposed Trellis Detail

LEGEND

	Property line		Cast in Place Concrete Paving		Trellis Gateway at Entries
	Extent of Parkade, below		Cast in Place Concrete Paving: Greenway. Tooled control joints on 3m. spacing with Broom Finish applied after tooling to increase path smoothness.		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 1		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Concrete Unit Paving, Type 2		Bench
	Existing Landscape Grade		Crushed Gravel Surfacing (Unbound)		Bike Rack (2 Stalls): Total 30 Stalls
	Architectural grade, provided for reference only		Vehicular Concrete Unit Paving		Gravel Maintenance Edge, 300mm wide.
	Proposed Landscape Grade		Asphalt Paving		Bollard Light: Landscape Forms Ashbery Path Light.
	TW Top of Wall		Rubber Playground Surfacing		Pedestrian Pole Light: Ashbury fixture on B cluster pole, to be supplied by COV.
	BW Bottom of Wall		Rain Garden Area		Replacement Tree
	TP Top of Pool				
	BP Bottom of Pool				
	TOC Top of Curb				
	BC Bottom of Curb				
	TS Top of Stairs				
	BS Bottom of Stairs				
	Retaining/Planter Wall				
	Retaining/Planter Seating Wall				
	Landscape Screen, 1800 mm height.				
	Wood Picket Fence, 1000 mm height.				

NOT FOR CONSTRUCTION

rev no	description	date
10	RZ/DP Revision	20.11.24
9	RZ/DP Revision	20.07.10
8	RZ/DP Revision	20.04.27
7	RZ/DP Revision	20.04.07
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26



client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title

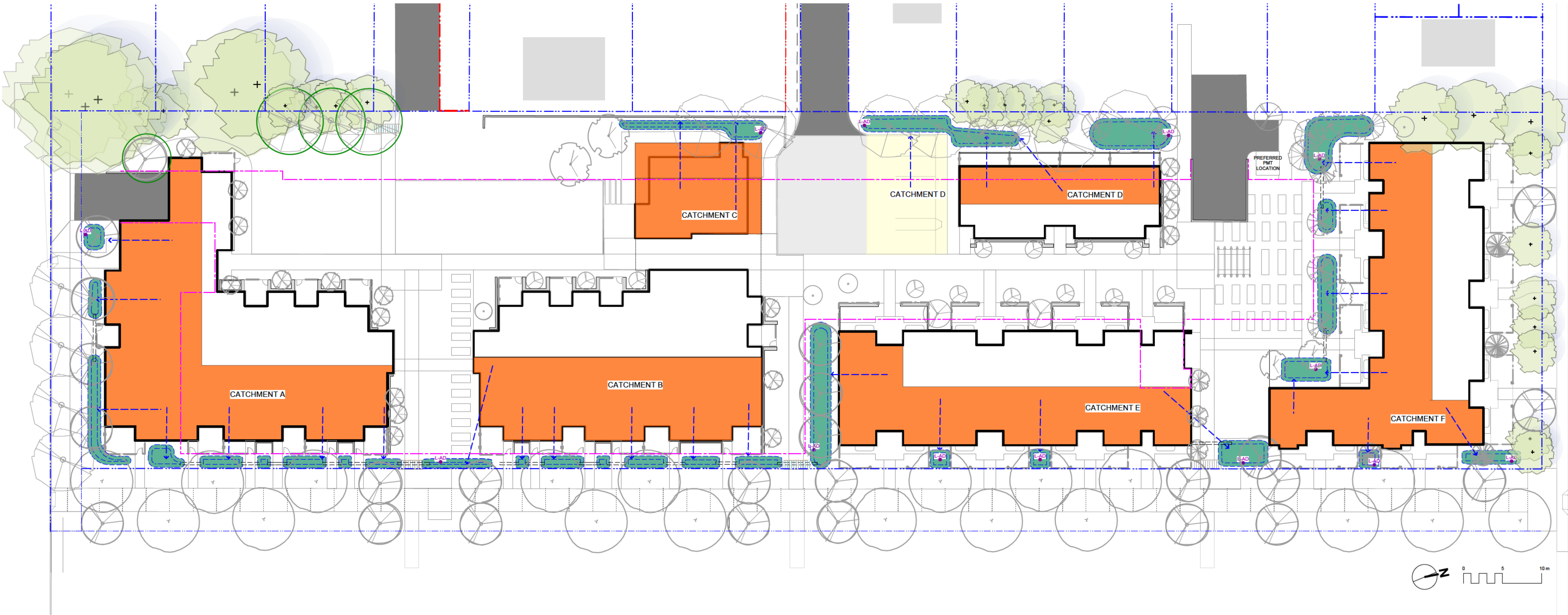
Landscape Materials North

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.

L1.03

DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
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- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
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- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



Rain Garden Capacity Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity	Soil Volume
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu. m./day)	(cu. m.)
Catchment A	560.0	28.0	0.60	0.8	40.0	30.0	2.0	24.0
Catchment B	360.0	18.0	0.60	0.8	25.0	18.8	0.8	15.0
Catchment C	190.0	9.5	0.60	0.8	13.0	9.8	0.3	7.8
Catchment D	280.0	14.0	0.60	0.8	30.0	22.5	8.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	415.0	20.8	0.60	0.8	63.0	47.3	26.5	37.8
total	2170.0	108.5			204.0	146.8	38.3	122.4

- Assumptions
- Design storm is a 2 year storm event which equals 5 cm of water, in a 24 hr period.
 - Rain Garden design based on 150 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

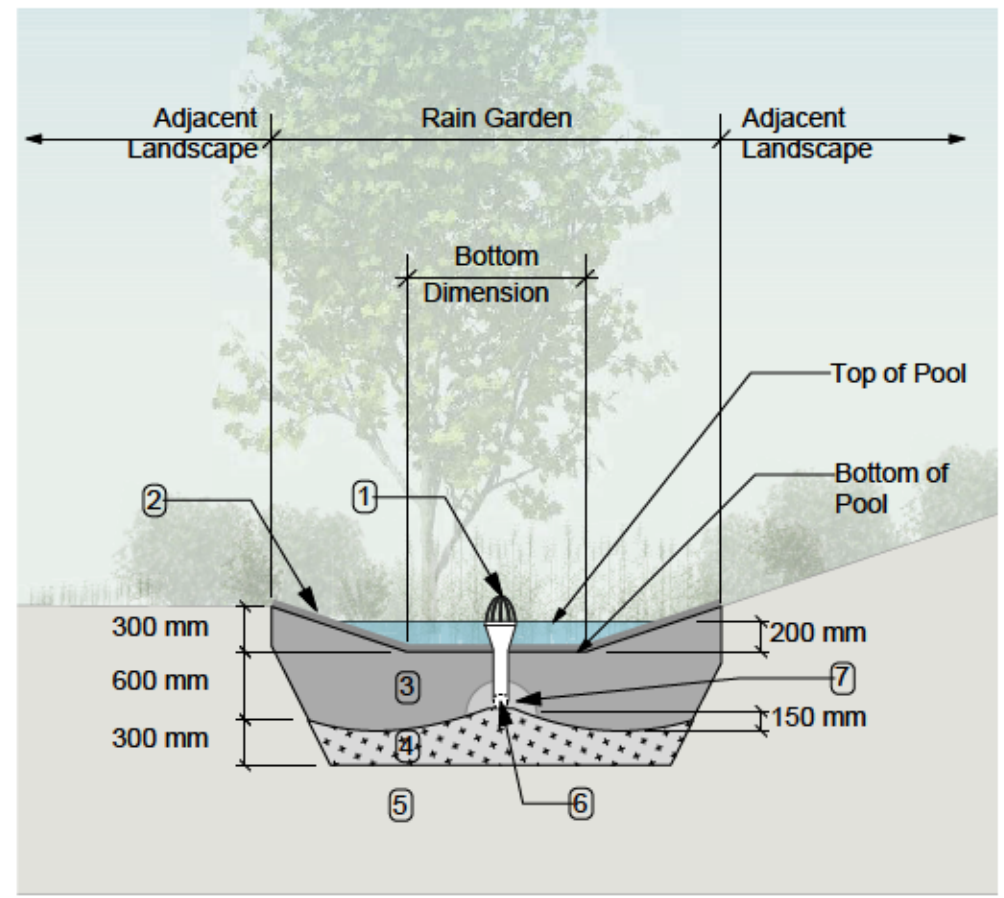
RAIN WATER MANAGEMENT NOTES

Water collected from portions of the building roofs flow to the rain gardens located throughout the site. Rain gardens have been situated on-grade.

Rain gardens are designed to capture, slow flows, and treat runoff. Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system. The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area, which is the area required to manage Victoria's 2 year storm event.

Walkways will be sloped to drain to adjacent absorbant landscape. Larger paved areas such as driveways and turnarounds will be drained directly to the storm system.

Portions of the roof which cannot be easily connected to rain gardens will be drained directly to the storm system. The roof catchments are shown schematically and will be refined during detailed design.



- RAIN GARDEN MATERIALS**
- Overflow drain, 200 mm domed grate + adapter
 - Composted mulch, 50-70 mm depth
 - Bio-retention growing medium, 600 mm depth
 - Scarified/tilled subgrade, 300 mm depth
 - Existing subgrade/native material
 - 100 mm diameter (min) perforated pipe
 - 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Existing Landscape Grade
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- TW Top of Wall TP Top of Pool
- BW Bottom of Wall BP Bottom of Pool
- TOC Top of Curb TS Top of Stairs
- BC Bottom of Curb BS Bottom of Stairs
- Rain Garden on Grade
- Roof Drains to Rain Garden
- Hardscape Drains to Rain Garden
- Roof / Road / Hardscape Drains Directly to Storm System
- Flow Path (Schematic)
- Rain Garden Overflow Drain to Storm System
- Culvert Rain Garden Connection

NOT FOR CONSTRUCTION

10	RZ/DP Revision	20.11.24
9	RZ/DP Revision	20.07.10
8	RZ/DP Revision	20.04.27
7	RZ/DP Revision	20.04.07
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5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

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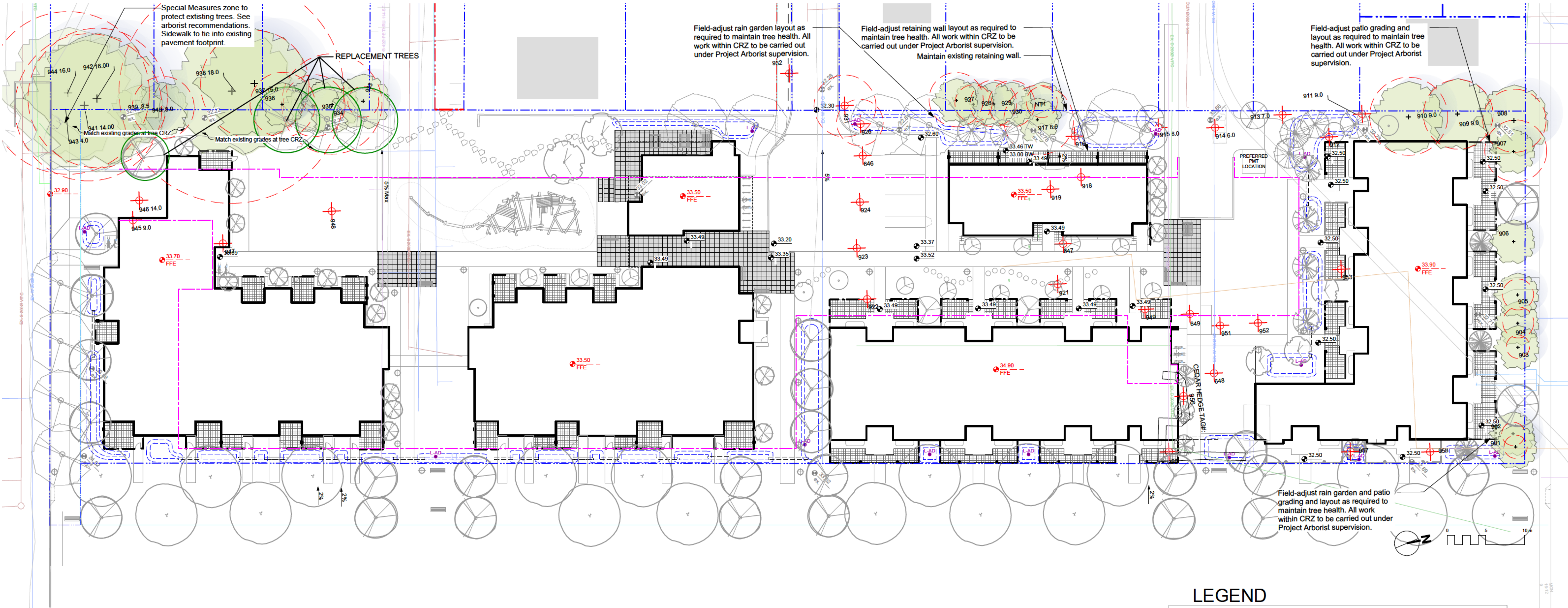


client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Stormwater Management

project no.	119.18
scale	1:### @ 24"x36"
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checked by	PdG
revision no.	sheet no.
	L1.04



- DRAWING NOTES**
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 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

TREE SUMMARY*	
TOTAL TREES TO BE REMOVED:	31
TOTAL TREES TO BE RETAINED:	27
TOTAL BYLAW-PROTECTED TREES TO BE REMOVED:	2
TOTAL PROPOSED REPLACEMENT TREES:	4

* Based on Arborist's Report recieved from Talbot Mackenzie & Associates, 03/04/2020. Refer to Arborist report for details and Arborist recommendations.

LEGEND

Property line

Extent of Parkade, below

Rain garden - TOP OF POOL

Rain garden - BOTTOM OF POOL

Existing Landscape Grade

Architctural grade, provided for reference only

Proposed Landscape Grade

TW	Top of Wall	TP	Top of Pool
BW	Bottom of Wall	BP	Bottom of Pool
TOC	Top of Curb	TS	Top of Stairs
BC	Bottom of Curb	BS	Bottom of Stairs

Existing Tree for Retention
(Refer to Arborist Report for full details and management strategies).

Critical Root Zone

Tree Tag

Existing Tree to be Removed
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

Tree Tag

Replacement Tree
(Species and location to be determined with City of Victoria Parks)

NOT FOR CONSTRUCTION

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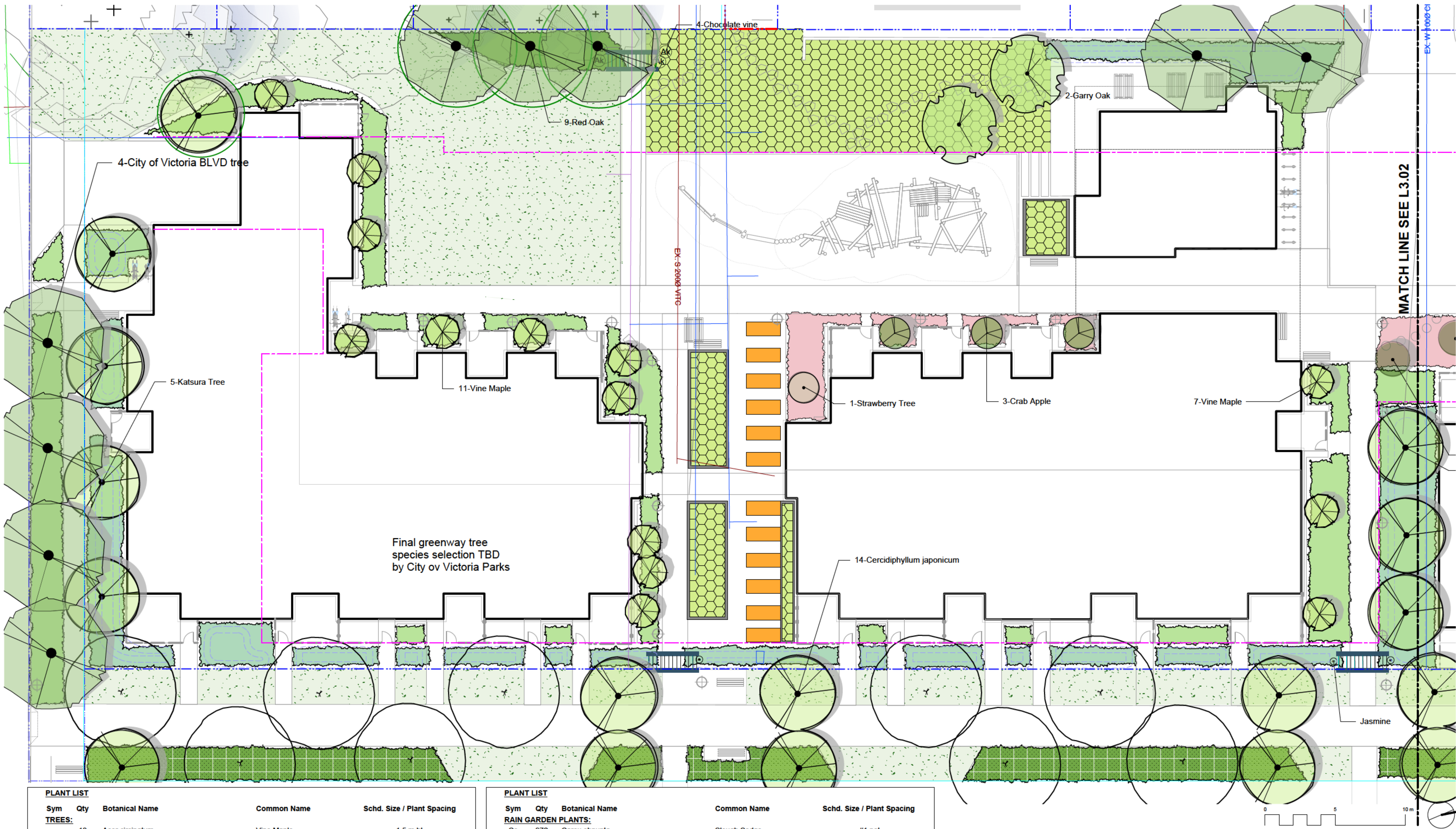
Phone: 250.412-2891
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BRITISH COLUMBIA SOCIETY OF
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2020-11-24

client	
CRD Housing Corporation 631 Fisgard Ave. Victoria, BC	
project	
Caledonia Redevelopment Caledonia Ave. Victoria, BC	
sheet title	
Tree Retention & Removal Plan	
project no. 119.18	
scale 1: 250 @ 24"x36"	
drawn by TB	
checked by PdG	
revision no.	sheet no.
10	L1.05



- BOULEVARD PLANTING NOTES**
1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
 2. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
 3. Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
 4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
 5. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
 6. Boulevard irrigation point of connection to be 19 mm service from existing water connection on Grant Street, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
 7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

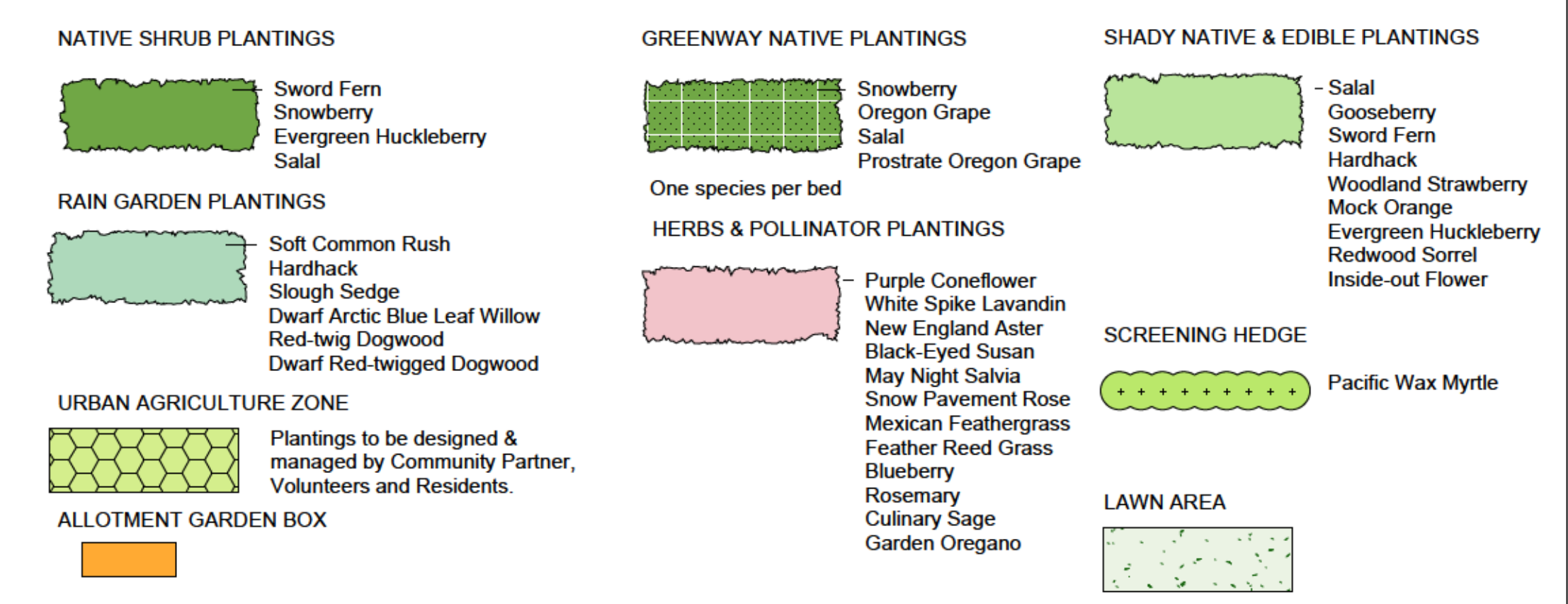
- GENERAL PLANTING NOTE**
1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

- ON-SLAB TREE PLANTING NOTES**
1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
 2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
 3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the following conditions exist in on-grade planting areas:
a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall, b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
18		Acer circinatum	Vine Maple	1.5 m ht.
1		Arbutus unedo	Strawberry Tree	1.2 m ht, b&b
1		Calocedrus decurrens	Incense Cedar	1.5 m ht, b&b
25		Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
5		Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
4		City of Victoria BLVD tree	As PER COV Parks	5.0cm cal, b&b
2		Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht, b&b
2		Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	4.0 cm cal, b&b
1		Corylus 'Felix'	Felix Hazelnut	1.5m height, b&b
3		Corylus 'Jefferson'	Jefferson Hazelnut	1.5m height, b&b
2		Ficus carica 'Mission'	Black Mission Fig	#10 pot
13		Malus 'Sugar tyme'	Crab Apple	#10 pot, Min 1.2m ht
3		Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht, b&b
3		Picea omorika	Serbian Spruce	1.5m ht, b&b
19		Platanus acerifolia	London Planetree	4.0 cm cal, b&b
2		Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
5		Quercus garryana	Garry Oak	4.0cm cal, b&b
9		Quercus rubra	Red Oak	5.0cm cal, b&b
HERB & POLLINATOR PLANTINGS				
Ana	134	Aster novae-angliae	New England Aster	#1 pot
Cx	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	144	Echinacea purpurea	Purple Coneflower	#1 pot
Lws	110	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Oi	15	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	144	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rof	33	Rosmarinus officinalis	Rosemary	#2 pot
Rf	144	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Ssm	134	Salvia 'sylvestris 'Mainacht'	May Night Salvia	#1 pot
Slo	15	Salvia officinalis	Culinary Sage	#1 pot
St	184	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vsb	15	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
VINES				
Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Jn	4	Jasminum nudiflorum	Jasmine	#1 pot
Ak	4	Akebia quinata	Chocolate vine	#2 pot
Act	4	Actinidia arguta	Hardy Kiwi	#2 pot

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
RAIN GARDEN PLANTS:				
Co	972	Carex obnupta	Slough Sedge	#1 pot
Csc	108	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	433	Cornus sericea 'Kelseyil'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	972	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Spn	23	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	23	Spiraea douglasii	Hardhack	#1 pot
NATIVE & EDIBLE SHRUB PLANTINGS				
Fve	186	Fragaria vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	417	Gaultheria shallon	Salal	#1 pot
Myc	103	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	290	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Phl	44	Philadelphus lewisii	Mock Orange	#3 pot
Pm	530	Polystichum munitum	Sword Fern	#1 pot
Ruc	186	Ribes uva-crispa	Gooseberry	#2 pot
Rn	113	Rosa nutkana	Nootka Rose	#1 pot
Sd	44	Spiraea douglasii	Hardhack	#1 pot
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Vo	106	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vh	290	Vancouveriana hexandra	Inside-out Flower	Sp3
GREENWAY NATIVE PLANTS:				
Gsh	76	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Ma	126	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	126	Mahonia repens	Prostrate Oregon Grape	#1 pot
Sa	126	Symphoricarpos alba	Snowberry	#1 pot

PLANTING LEGEND



NOT FOR CONSTRUCTION

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9	RZ/DP Revision	20.07.10
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1	Rezoning/DP	19.09.26
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
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250-412-2891
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2020-11-24

client

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project

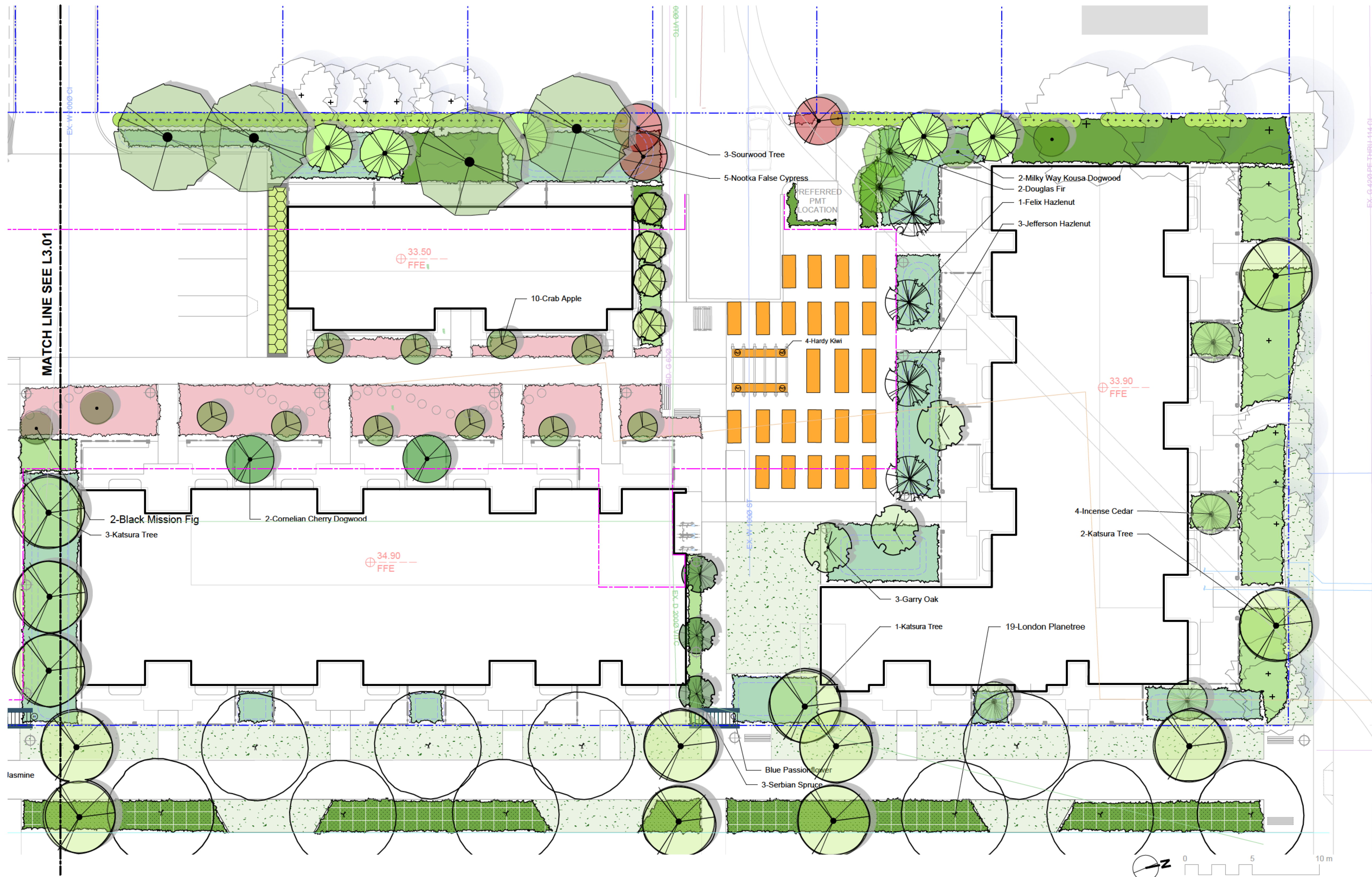
Caledonia Redevelopment
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sheet title

Planting Plan South

project no.	119.18
scale	1: 150 @ 24"x36"
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revision no.	sheet no.

L3.01



PLANTING LEGEND

NATIVE SHRUB PLANTINGS Sword Fern Snowberry Evergreen Huckleberry Salal	GREENWAY NATIVE PLANTINGS Snowberry Oregon Grape Salal Prostrate Oregon Grape One species per bed	SHADY NATIVE & EDIBLE PLANTINGS Salal Gooseberry Sword Fern Hardhack Woodland Strawberry Mock Orange Evergreen Huckleberry Redwood Sorrel Inside-out Flower
RAIN GARDEN PLANTINGS Soft Common Rush Hardhack Slough Sedge Dwarf Arctic Blue Leaf Willow Red-twig Dogwood Dwarf Red-twigged Dogwood	HERBS & POLLINATOR PLANTINGS Purple Coneflower White Spike Lavandin New England Aster Black-Eyed Susan May Night Salvia Snow Pavement Rose Mexican Feathergrass Feather Reed Grass Blueberry Rosemary Culinary Sage Garden Oregano	SCREENING HEDGE Pacific Wax Myrtle
URBAN AGRICULTURE ZONE Plantings to be designed & managed by Community Partner, Volunteers and Residents.	LAWN AREA	
ALLOTMENT GARDEN BOX		

PLANT LIST SEE L3.01

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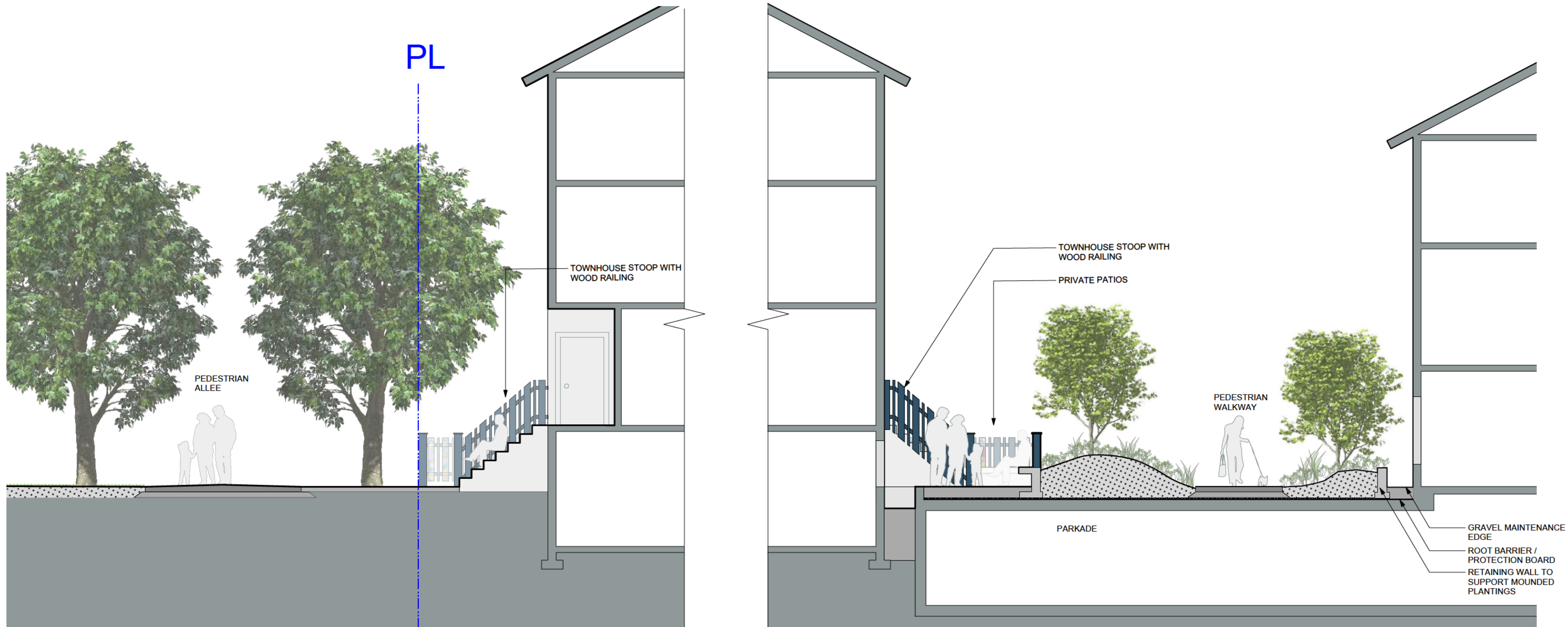
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CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Planting Plan North

project no.	119.18
scale	1: 150 @ 24"x36"
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revision no.	sheet no.
	L3.02



1 Section at Pedestrian Allee and Townhouses
Scale: 1:50



2 Section at Pedestrian Walkway
Scale: 1:50

NOT FOR CONSTRUCTION

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10	RZ/DP Revision	20.11.24
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Victoria, BC

project
Caledonia Redevelopment
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Victoria, BC

sheet title
Landscape Sections

project no.	119.18
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