

Revisions	YYYY-MM-DD
1 ISSUED FOR REZONING	2025-05-23



REZONING DRAWING LIST	
A.000	COVER SHEET
A.001	PROJECT STATISTICS
A.101	SITE SURVEY
A.102	SITE PLAN EXISTING
A.103	SITE PLAN PROPOSED
A.201	LEVEL P1 FLOOR PLAN
A.202	LEVEL 1 FLOOR PLAN
A.203	BIKE MEZZANINE LEVEL
A.204	LEVEL 2 FLOOR PLAN
A.205	TYPICAL FLOOR PLAN (3-10) (COMMUNITY HOUSING FUND UNITS)
A.206	TYPICAL FLOOR PLAN (11-22) (BC BUILD UNITS)
A.207	LEVEL 23 MECHANICAL ROOF
A.208	ROOF PLAN
A.301	STREETSCAPE ELEVATIONS
A.302	NORTH ELEVATION
A.303	EAST ELEVATION
A.304	SOUTH ELEVATION
A.305	WEST ELEVATION
A.311	BUILDING SECTION
A.312	BUILDING SECTION
TOTAL SHEETS: 20	

ARCHITECTURAL

PROJECT DIRECTORY

CLIENT



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

ARCHITECT

Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
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Tel : 604-687-2990

MECHANICAL

WSP
3600 Uptown Blvd
Victoria, BC V8Z 0B9
Tel: 250-384-5510

TRAFFIC

WATT Consulting Group
740 Hillside Ave #302
Victoria, BC V8T 1Z4
Tel: 250-388-9877

LANDSCAPE

MDI Landscape Architects
3388A Tennyson Ave
Victoria, BC V8Z 3P6
Tel: 250-412-2891

GEO TECHICAL

Ryzuk
771 Vernon Ave #100
Victoria, BC V8X 5A7
Tel: 250-475-3131

CONTRACTOR

TL Housing Solutions
1701 Douglas St #7
Victoria, BC V8W 0B8
Tel: 778-247-0234

STRUCTURAL

RJC
1515 Douglas St #330
Victoria, BC V8W 0E4
Tel: 250-386-7794

ELECTRICAL

WSP
3600 Uptown Blvd
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SURVEYOR

V.I. Powell
2950 Douglas St. #250
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Tel: 250-382-8855

CIVIL

JE Anderson
4212 Glanford Avenue
Victoria, BC V8Z 4B7
Tel: 250-727-3395

ENERGY & SUSTAINABILITY

Focal Engineering
467 John St second floor
Victoria, BC V8T 5H1
Tel: 250-516-6088

BUILDING ENVELOPE

Sense Engineering
788 Copping St #104
North Vancouver, BC V7M 3G6
Tel: 604-396-2850

3075 DOUGLAS

224033



Seal

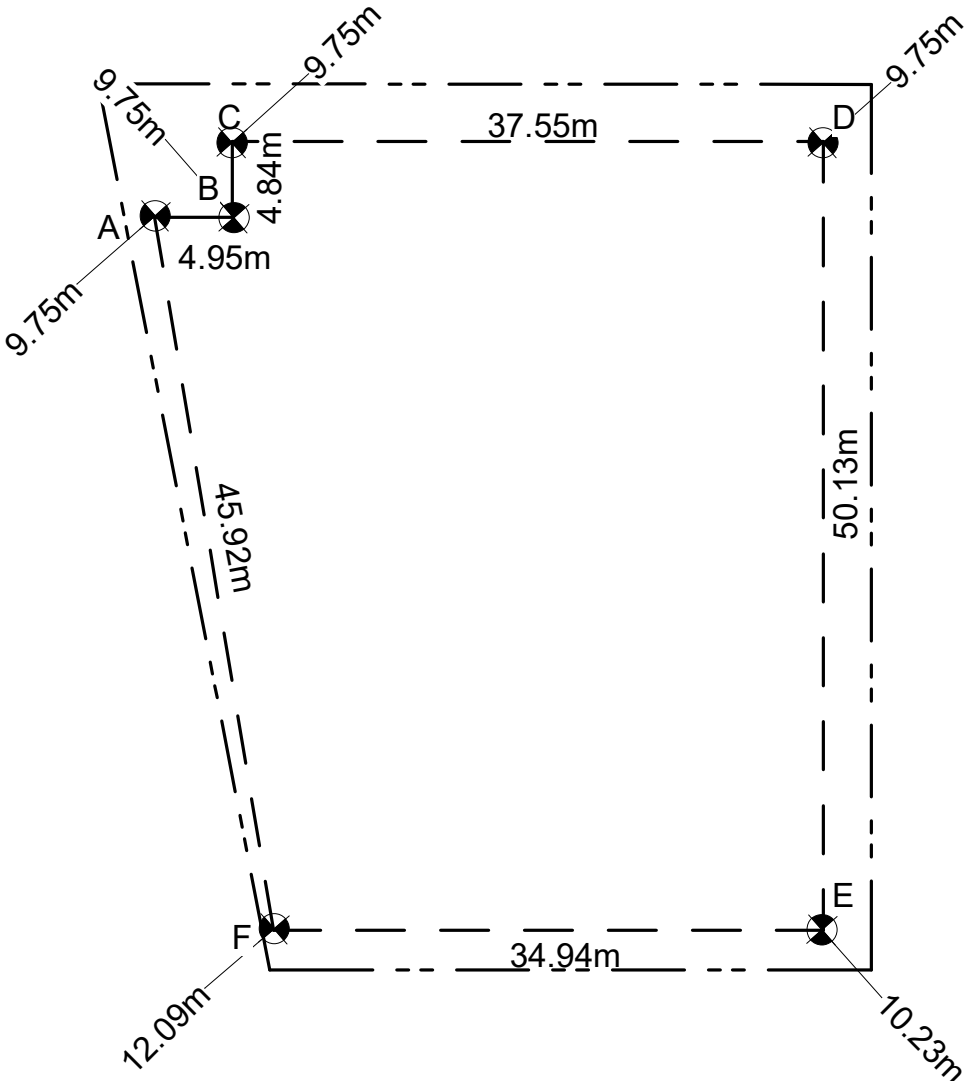
Victoria, BC
Project

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

LEGAL ADDRESS: LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 13031
PID 004-698-452
CIVIC ADDRESS: 3075 DOUGLAS STREET, VICTORIA BC

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C1-CA
PROPOSED ZONE OR SITE SPECIFIC ZONE IF UNSURE, STATE 'NEW ZONE'	CD-1
SITE AREA (m²)	2,665.63 m²
TOTAL FLOOR AREA (m²)	17,664 m²
COMMERCIAL FLOOR AREA (m²)	663 m²
FLOOR SPACE RATIO	5.59
SITE COVERAGE (%)	70.73%
OPEN SITE SPACE (%)	29.27%
HEIGHT OF BUILDING (m)	73.78 m
NUMBER OF STOREYS	23
PARKING STALLS ON SITE	72
BICYCLE PARKING NUMBER	CLASS 1 = 234 CLASS 2 = 28
BUILDING SETBACKS (M)	
NORTH SETBACK	4.2 m
SOUTH SETBACK	2.51 m
EAST SETBACK	3.05 m
WEST SETBACK	.67 m
COMBINED SIDE YARDS	N/A
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	208
UNIT TYPE	STUDIO, 1, 2, & 3 BR
GROUND-ORIENTATED UNITS	N/A
MINIMUM UNIT FLOOR AREA (m²)	32.46 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	14,245 m²

AVERAGE GRADE CALCULATION		
A-B	[(9.75m + 9.75m)/2] x 4.95m	= 48.26m
B-C	[(9.75m + 9.75m)/2] x 4.84m	= 47.2m
C-D	(9.75m + 9.75m)/2] x 37.55m	= 366.11m
D-E	[(9.75m + 10.23m)/2] x 50.13m	= 500.8m
E-F	[(10.23m+ 12.09m)/2] x 34.94m	= 389.93m
F-A	[(12.09m + 9.75m)/2] x 45.92m	= 501.45m
	178.33m (PERIMETER)	= 1,853.74m
	= 1,853.74m / 178.33m	= 10.40m



AVE. GRADE PLAN

FSR AREAS (TOTAL AREA)																
LEVEL	COMMERCIAL		COMM. COMMON		RES. UNITS		RES. COMMON		INDOOR AMENITY		PARKING / SERV.		TOTAL GFA		TOTAL AREA (FSR)	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL P1	0	0	0	0	0	0	0	0	0	0	22,072	2,051	22,072	2,051	0	0
LEVEL 1	6,232	579	905	84	0	0	4,933	458	0	0	7,599	706	19,669	1,827	12,070	1,121
BIKE MEZZANINE	0	0	0	0	0	0	3,370	313	0	0	0	0	3,370	313	3,370	313
LEVEL 2	0	0	0	0	4,529	421	1,032	96	1,203	112	0	0	6,764	628	6,764	628
LEVEL 3	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 4	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 5	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 6	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 7	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 8	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 9	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 10	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 11	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 12	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 13	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 14	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 15	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 16	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 17	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
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LEVEL 20	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 21	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
LEVEL 22	0	0	0	0	5,508	512	1,256	117	0	0	0	0	6,764	628	6,764	628
ROOF	0	0	0	0	0	0	2,974	276	0	0	0	0	2,974	276	2,974	276
TOTAL	6,232	579	905	84	114,689	10,655	37,437	3,478	1,203	112	29,671	2,756	190,136	17,664	160,466	14,908
FSR	0.25						5.34								5.59	

VEHICLE PARKING BASELINE CALCULATIONS								
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
Residential (Affordable)	No. units < 45 sqm	44	Units	Schedule C Table 1	0.2	Per unit	8.8	9
	No. units 45 < 70 sqm	26	Units	Schedule C Table 1	0.5	Per unit	13	13
	No. units >70 sqm	18	Units	Schedule C Table 1	0.75	Per unit	13.5	14
	No. units < 45 sqm	60	Units	Schedule C Table 1	0.6*	Per unit	36	36
Residential (Market Rental)	No. units 45 < 70 sqm	36	Units	Schedule C Table 1	0.7*	Per unit	25.2	25
	No. units >70 sqm	24	Units	Schedule C Table 1	1.1*	Per unit	26.4	26
Restaurant	All	663 sqm	GFA (sqm)	Schedule C Table 1	1	Space per 25 sm	26.5	27
TOTAL							150	73
*Schedule C Table 1 - Village / Centre								

BICYCLE PARKING BASELINE CALCULATIONS								
LONG TERM	Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded
	Residential	No. units < 45 sqm	104	Units	Schedule C Table 2	1	Per unit	104
		No. units > 45 sqm	104	Units	Schedule C Table 2	1.25	Per unit	130
	Restaurant	All	663 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 400 sm	1.7
	TOTAL							236
SHORT TERM	Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded
	Residential	No. units	208	Units	Schedule C Table 2	0.1	Per unit	20.8
								21
	Restaurant	All	663 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 100 sm	6.6
	TOTAL							28

TOTAL UNIT MIX					
LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 1	0	0	0	0	0
LEVEL 2	4	1	1	2	8
LEVEL 3	5	1	2	2	10
LEVEL 4	5	1	2	2	10
LEVEL 5	5	1	2	2	10
LEVEL 6	5	1	2	2	10
LEVEL 7	5	1	2	2	10
LEVEL 8	5	1	2	2	10
LEVEL 9	5	1	2	2	10
LEVEL 10	5	1	2	2	10
LEVEL 11	3	3	4	0	10
LEVEL 12	3	3	4	0	10
LEVEL 13	3	3	4	0	10
LEVEL 14	3	3	4	0	10
LEVEL 15	3	3	4	0	10
LEVEL 16	3	3	4	0	10
LEVEL 17	3	3	4	0	10
LEVEL 18	3	3	4	0	10
LEVEL 19	3	3	4	0	10
LEVEL 20	3	3	4	0	10
LEVEL 21	3	3	4	0	10
LEVEL 22	3	3	4	0	10
TOTAL	80	45	65	18	208

GRAND TOTAL UNIT MIX							
STUDIO		1 BED		2 BED		3 BED	
AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%
80	38.5%	45	21.6%	65	31.3%	18	8.7%
						208	100%

LEVEL 2 UNIT AREAS		
UNIT	TYPE	INTERIOR AREA
201	3 BED	873.5 ft2
202	STUDIO	375.9 ft2
203	STUDIO	379.3 ft2
204	2 BED	742.2 ft2
205	STUDIO	379.3 ft2
206	STUDIO	349.6 ft2
207	3 BED	876.0 ft2
208	1 BED	553.8 ft2
	TOTAL	4,529.6 ft2
		420.81 m2

LEVEL 3-10 UNIT AREAS (COMMUNITY HOUSING FUND)		
UNIT	TYPE	INTERIOR AREA
301-1001	3 BED A	872.7 ft2
302-1002	STUDIO B	375.9 ft2
303-1003	STUDIO C	378.9 ft2
304-1004	2 BED A	676.4 ft2
305-1005	STUDIO C	370.6 ft2
306-1006	2 BED B	676.4 ft2
307-1007	STUDIO D	361.7 ft2
308-1008	STUDIO E	366.3 ft2
309-1009	3 BED B	874.5 ft2
310-1010	1 BED A	554.7 ft2
	TOTAL	44,064.0 ft2
		4093.68 m2

LEVEL 11-22 UNIT AREAS (BC BUILDS)		
UNIT	TYPE	INTERIOR AREA
1101-2201	2 BED	821.5 ft2
1102-2202	1 BED	427.1 ft2
1103-2203	STUDIO	378.9 ft2
1104-2204	2 BED	676.5 ft2
1105-2205	STUDIO	371.0 ft2
1106-2206	2 BED	675.3 ft2
1107-2207	STUDIO	362.2 ft2
1108-2208	1 BED	415.5 ft2
1109-2209	2 BED	825.3 ft2
1110-2210	1 BED	554.7 ft2
	TOTAL	66096.0 ft2
		6140.52 m2

208 Total Units 114,689.6 ft2 10655.0 m2



Musson
Cattell
Mackey
Partnership

Architects Designers Planners

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F. 604. 687. 1771
MCMPartchitects.com

1 ISSUED FOR REZONING 2025-05-23

Revisions YYYY-MM-DD



Seal

3075 DOUGLAS

Victoria, BC

Project

PROJECT
STATISTICS

Drawing

Scale As indicated

Project 224033

Sheet A.001

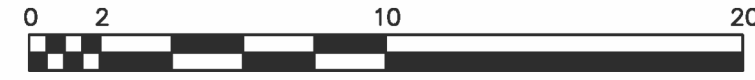
BC LAND SURVEYORS SITE PLAN OF:

Civic: 3075 Douglas Street

Legal – Lot 1, Section 4, Victoria District, Plan 13031

Parcel Identifier: 004-698-452 In the City of Victoria

Scale – 1:200 Distances are in metres.



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

LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

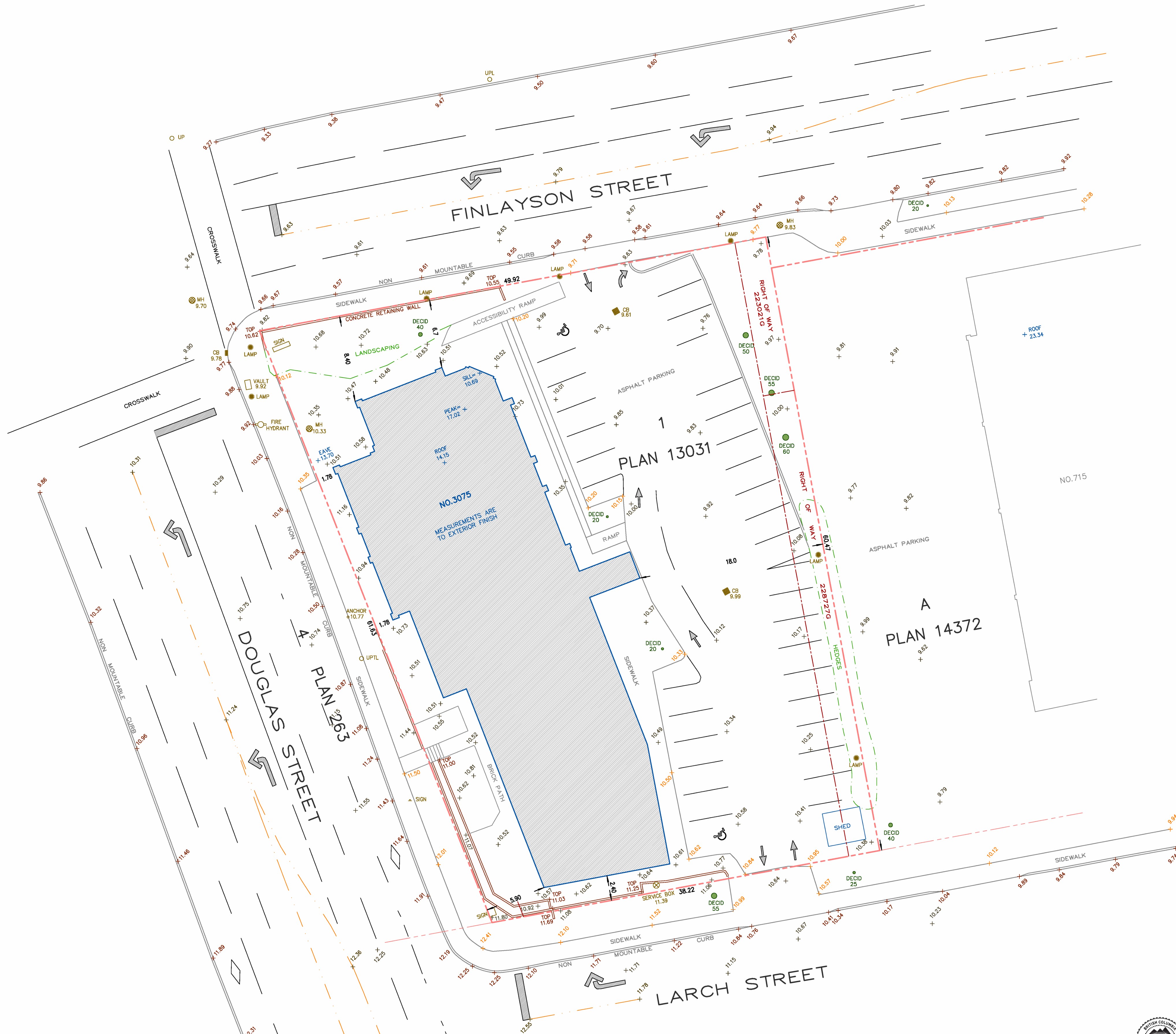
- + - denotes - existing elevation
- UP - denotes - utility pole
- UPL - denotes - utility pole w/ lamp
- UPTL - denotes - utility pole w/ transformer & lamp
- CB - denotes - catch basin lid
- MH - denotes - manhole lid

Tree diameters are in centimetres.

Lot Area = 2665 m2

The following non-financial charges are shown on the current title and may affect the property.
228727G - Right of Way
223021G - Right of Way

File: 14,385
V.I. POWELL & ASSOCIATES
LAND SURVEYING
250-2850 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250-382-8855



CERTIFIED CORRECT
dated this 19th day of September, 2024

April Larocque
B.C.L.S.
April Larocque
This document is not valid unless digitally signed.

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

M C M

Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3K1
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MCMPartners.com

1 ISSUED FOR REZONING 2025-05-23

Revisions YYYY-MM-DD



TL HOUSING
SOLUTIONS



Seal
3075 DOUGLAS

Victoria, BC

Project

SITE SURVEY

Drawing

Scale

Project

224033

Sheet

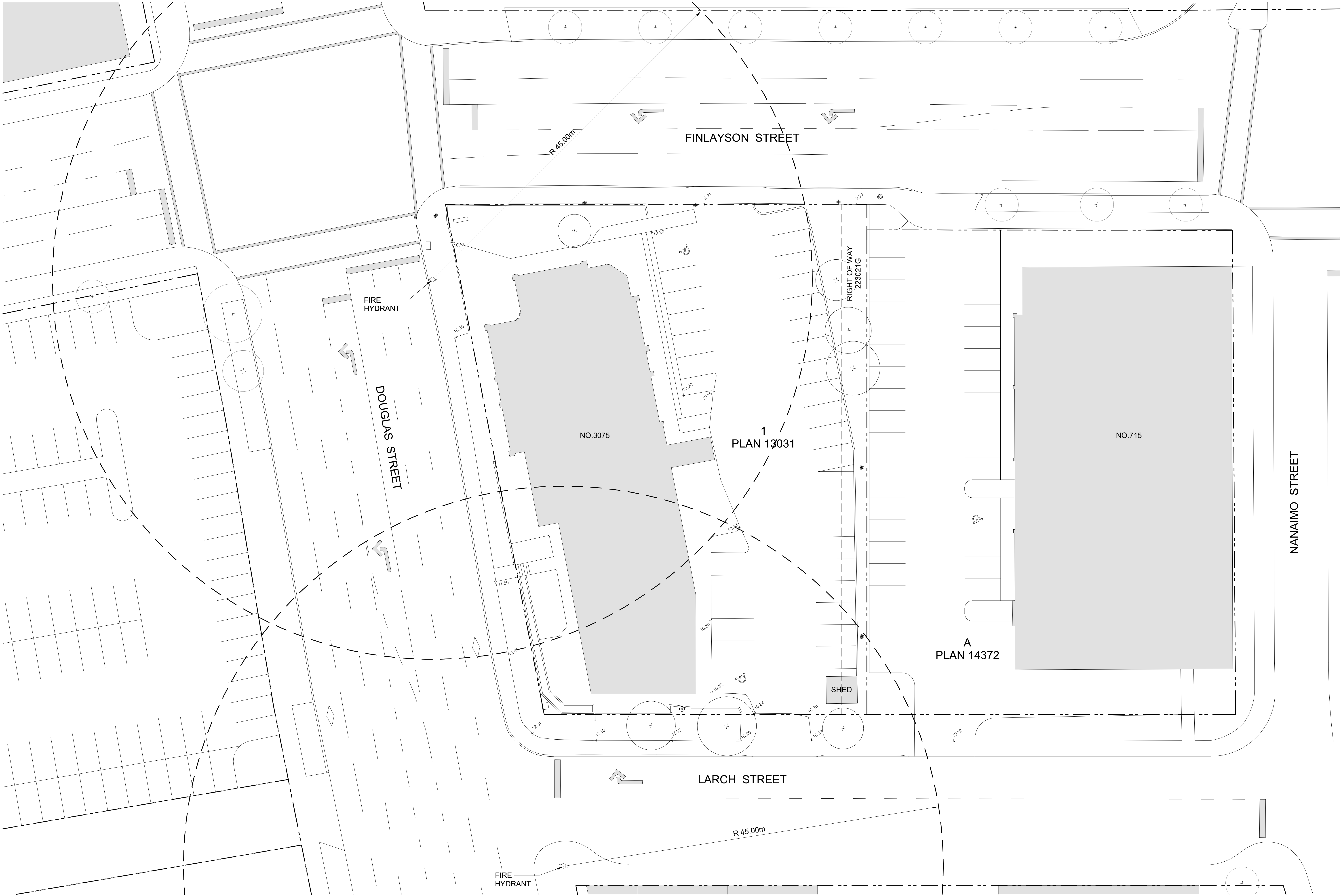
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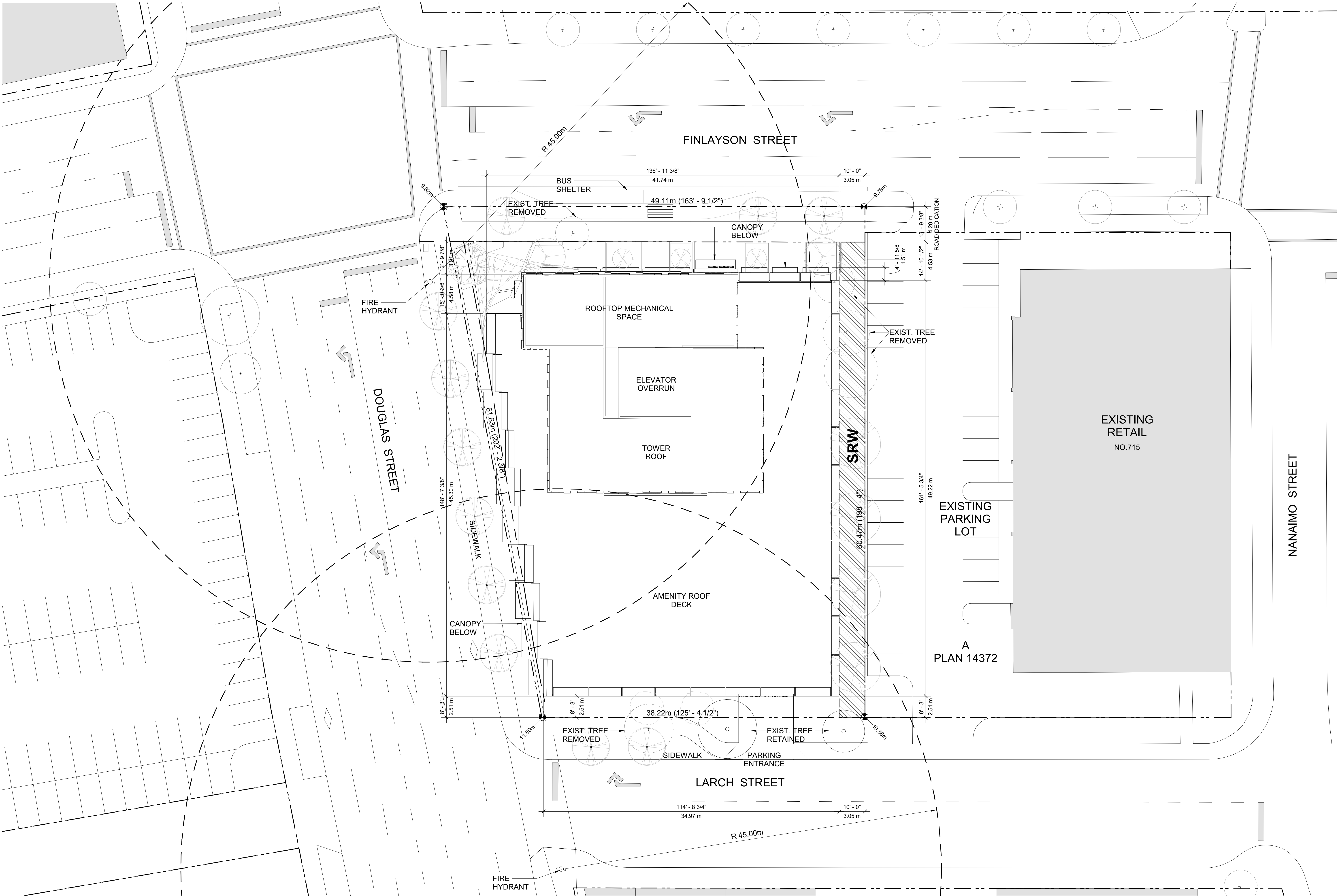


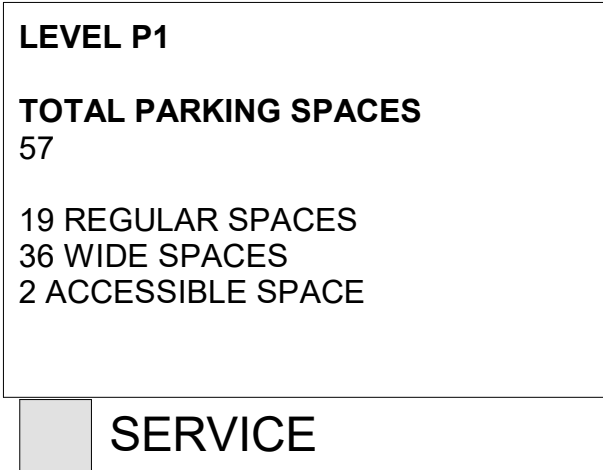
Seal
3075 DOUGLAS

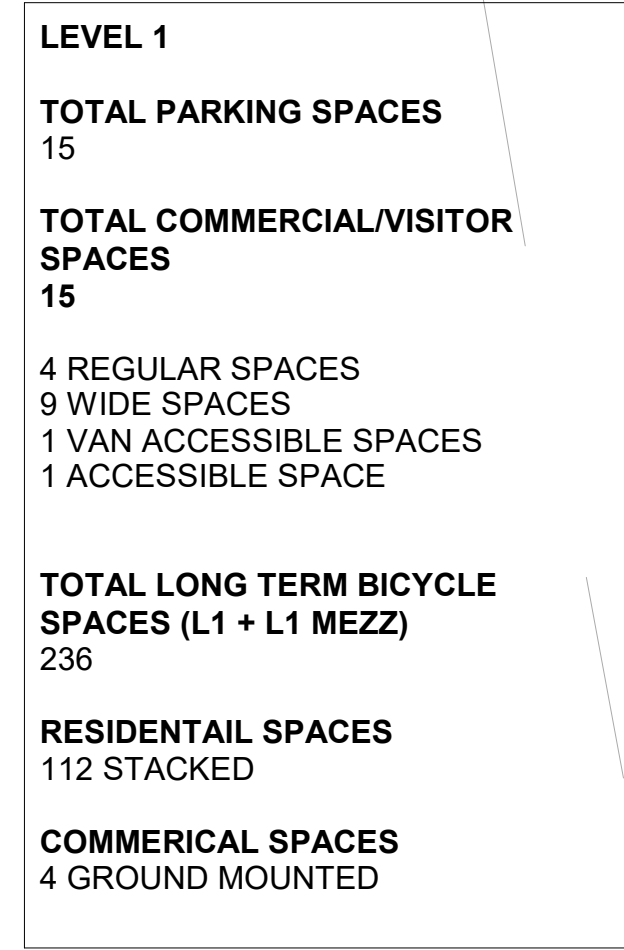
Victoria, BC
Project
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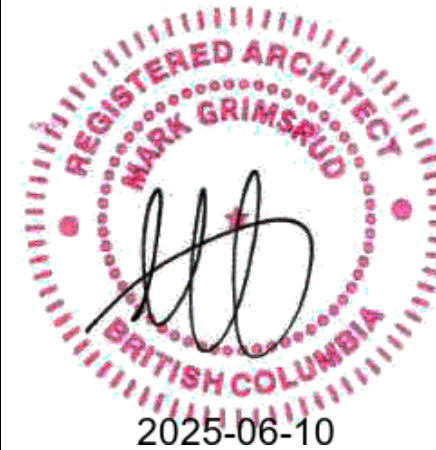
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Seal

3075 DOUGLAS

Victoria, BC

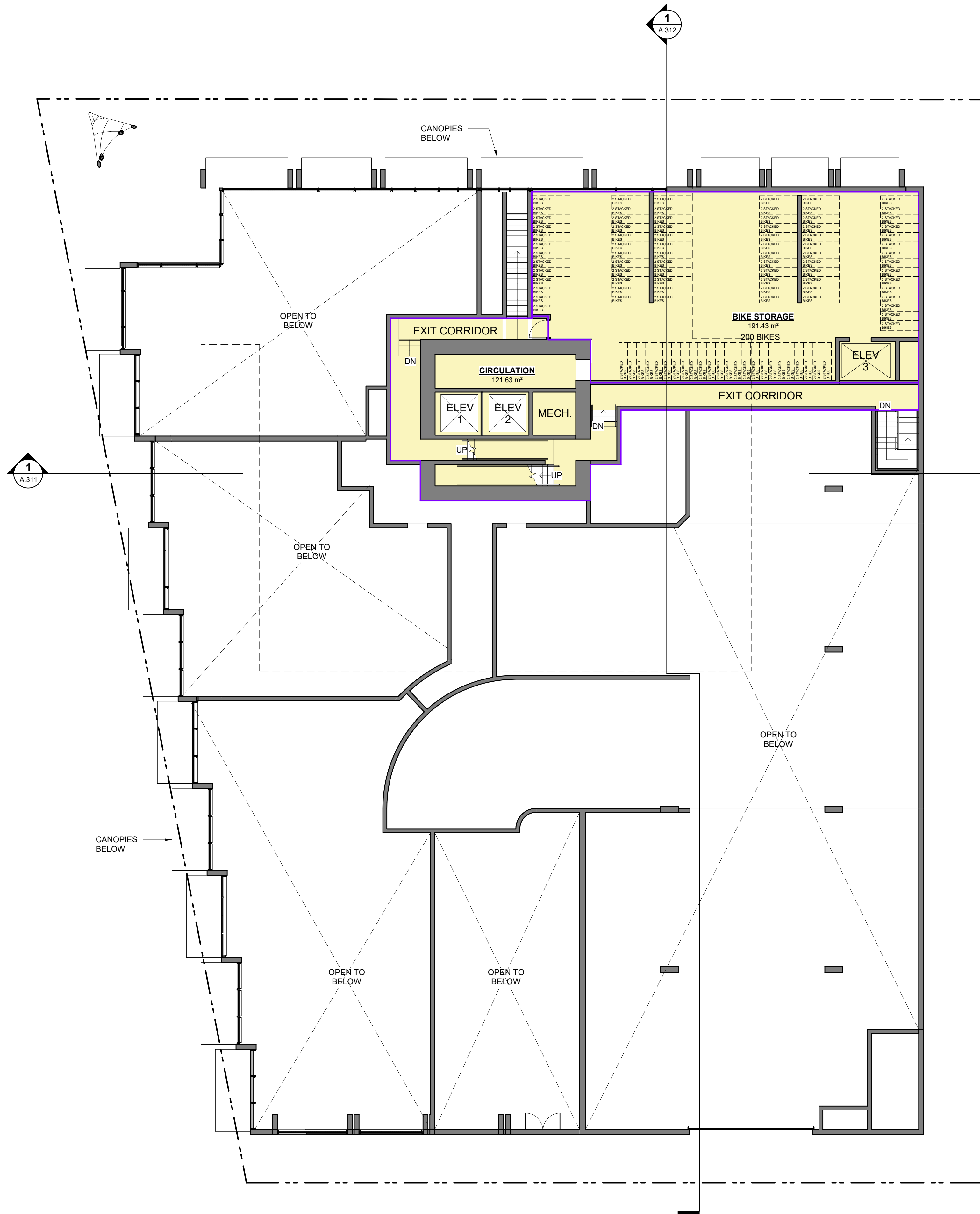
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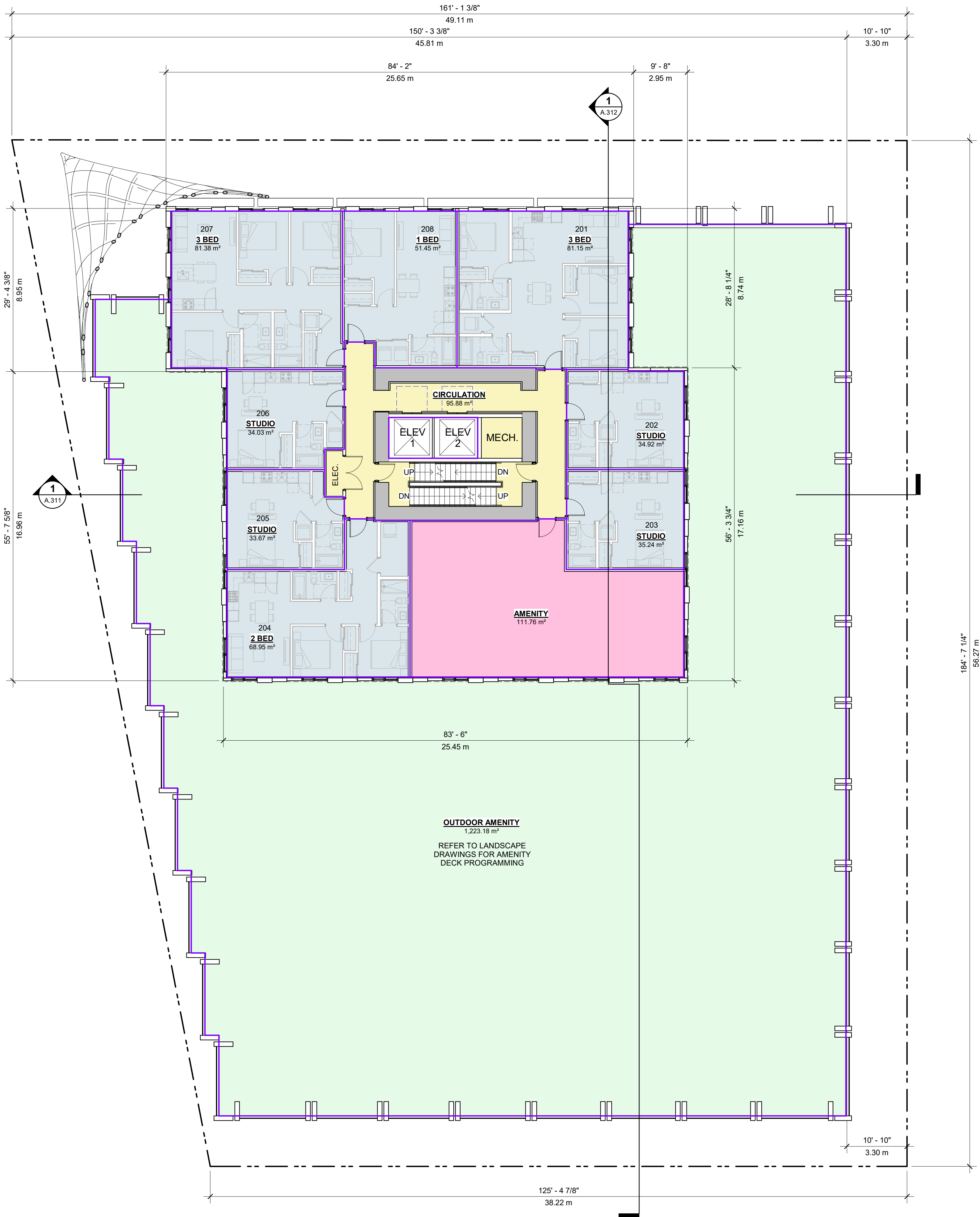
BIKE MEZZANINE
LEVEL

Drawing

Scale 1 : 125

Project 224033

A.203
Sheet**LEVEL 1 MEZZANINE****TOTAL LONG TERM BICYCLE
SPACES (L1 + L1 MEZZ)**
236**RESIDENTAIL SPACES**
18 GROUND MOUNTED
104 STACKED





Seal
3075 DOUGLAS

Victoria, BC

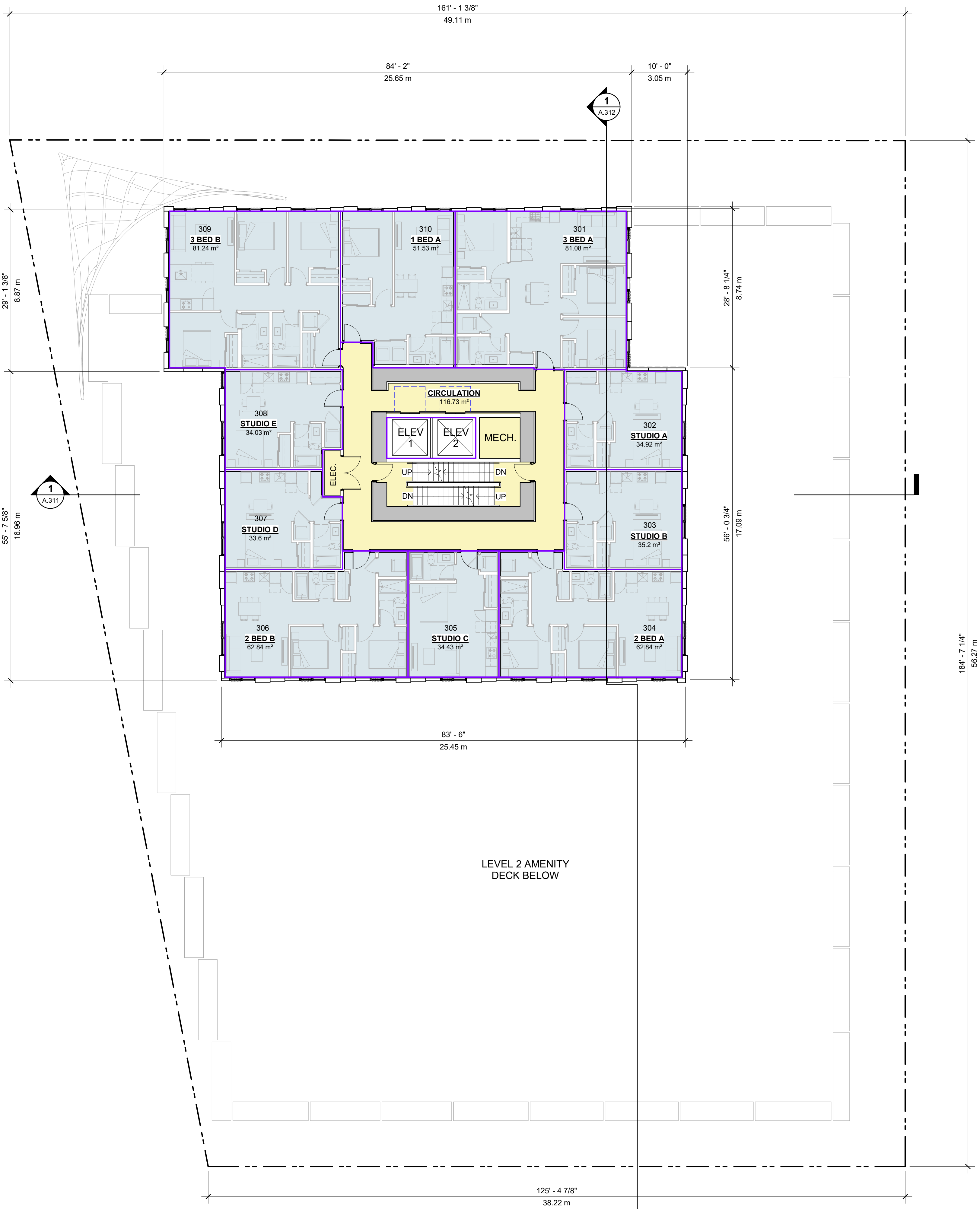
Project
TYPICAL FLOOR
PLAN (3-10)
(COMMUNITY
HOUSING FUND
UNITS)

Drawing

Scale 1 : 125

Project 224033

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A.205

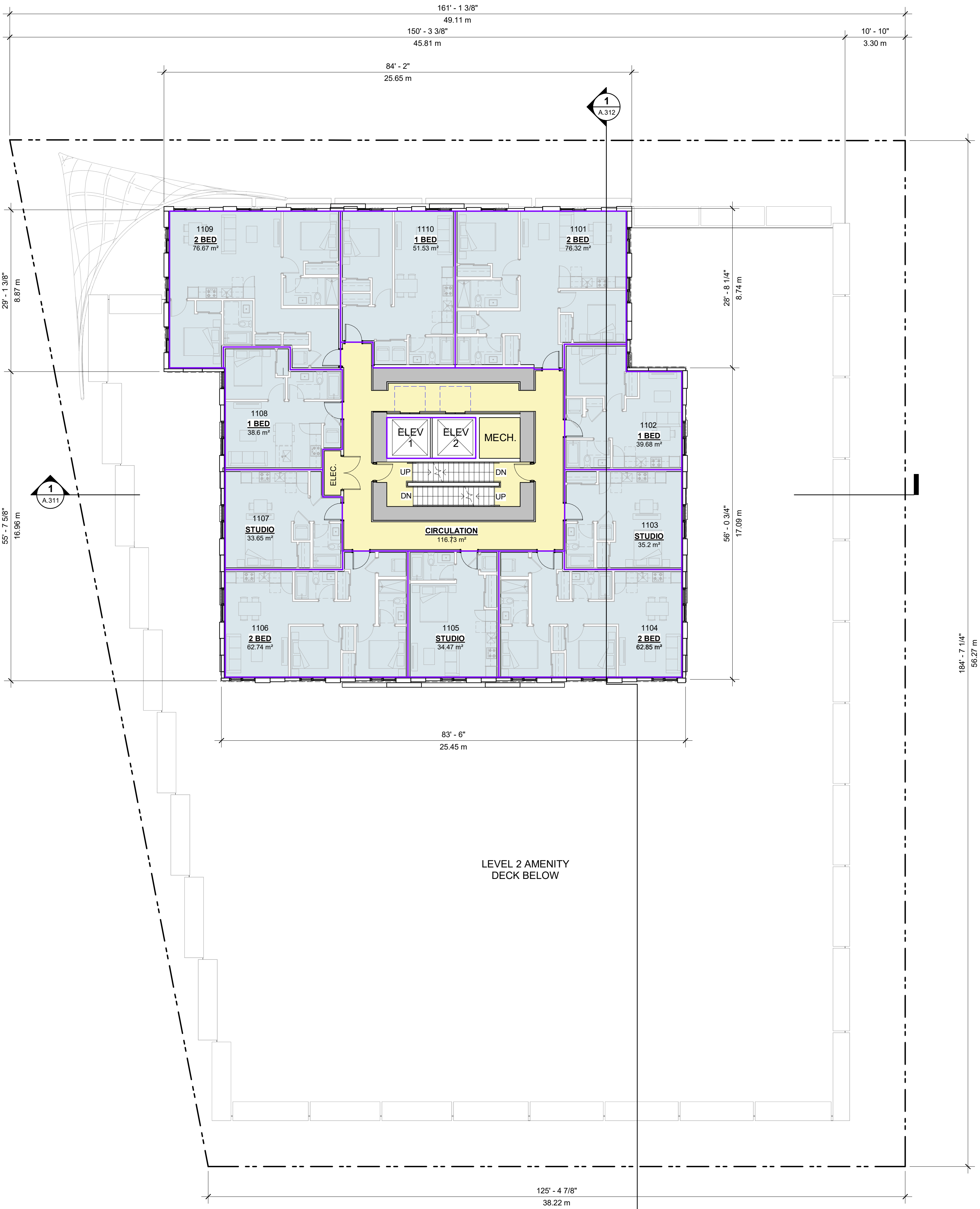




Seal
3075 DOUGLAS

Victoria, BC
Project
TYPICAL FLOOR
PLAN (11-22) (BC
BUILD UNITS)

Drawing
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Project 224033
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A.206

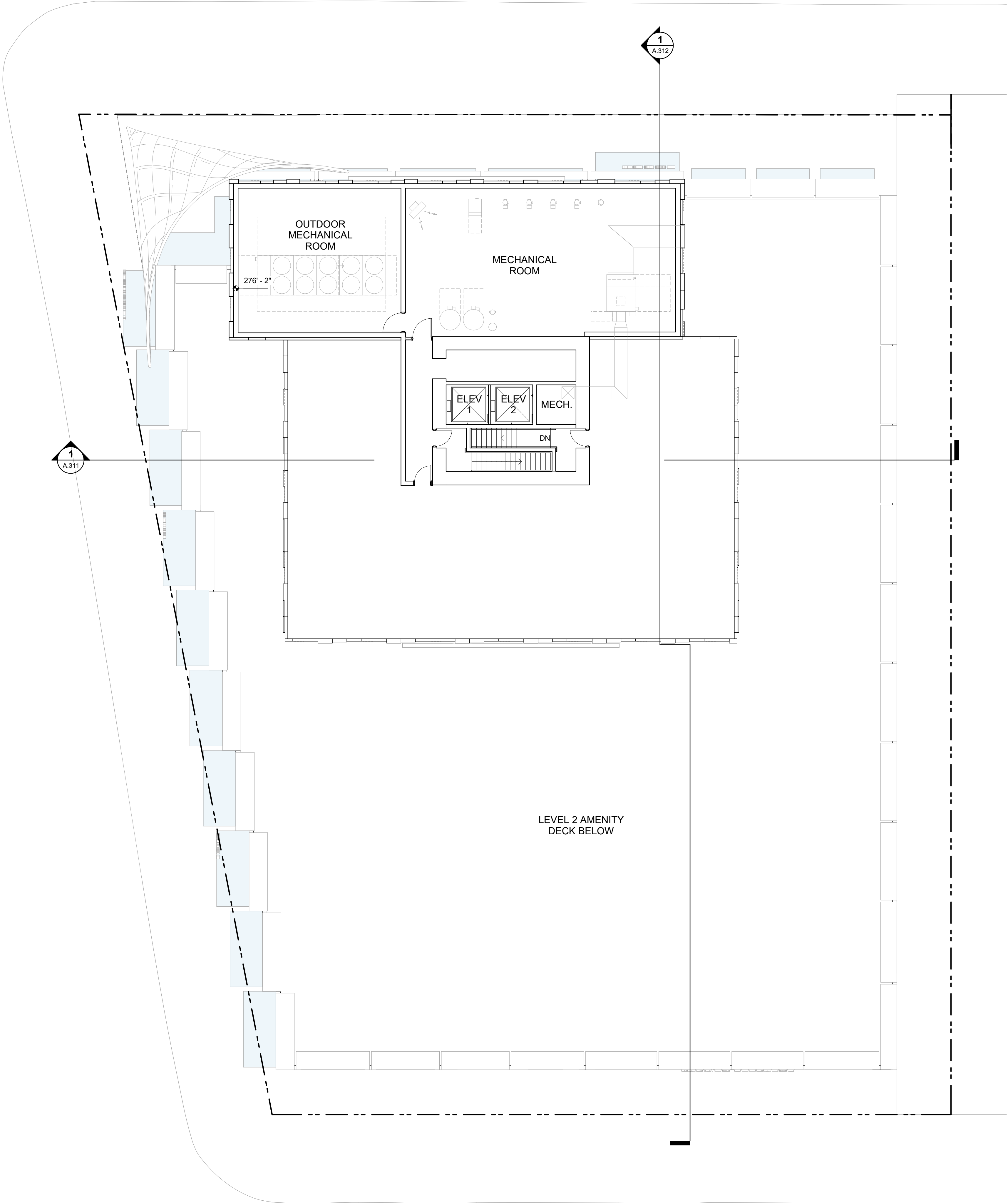


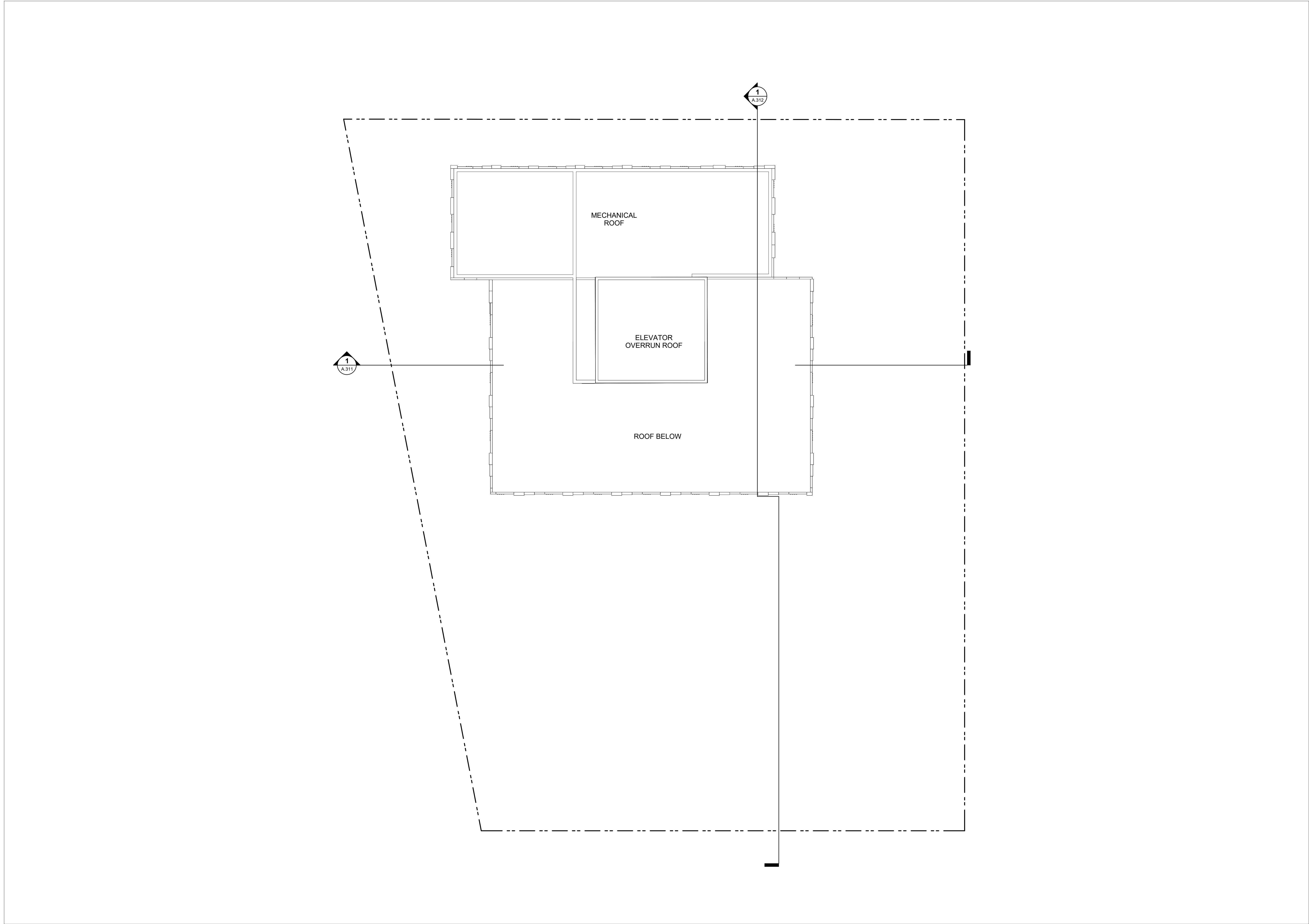


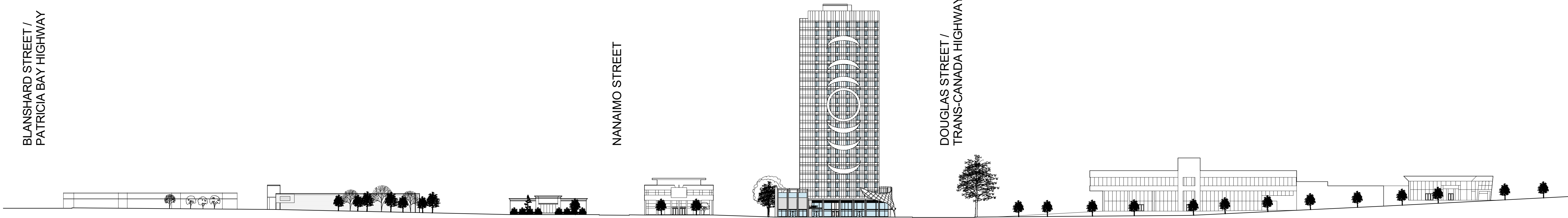
Seal
3075 DOUGLAS

Victoria, BC
Project
LEVEL 23
MECHANICAL ROOF

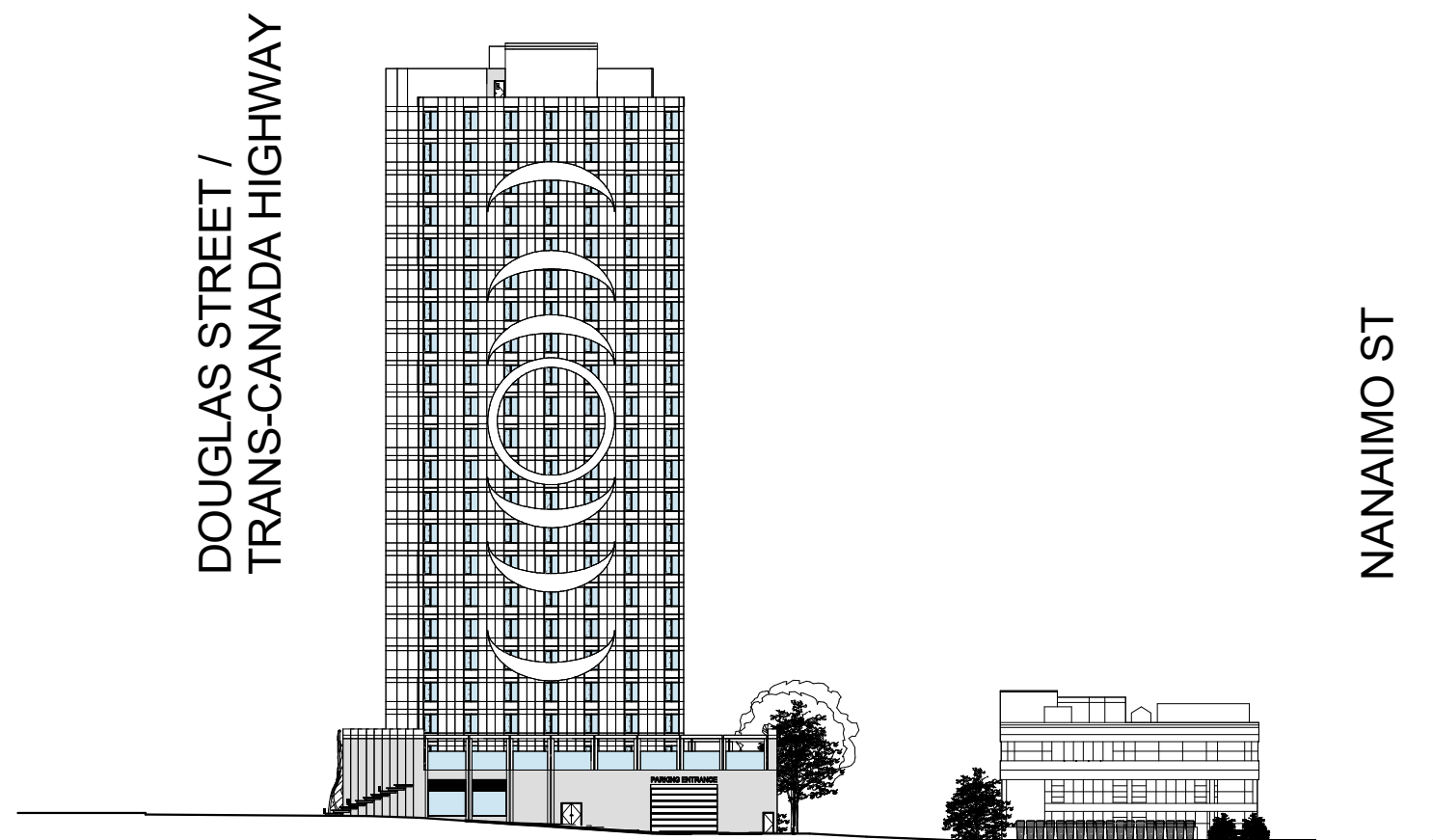
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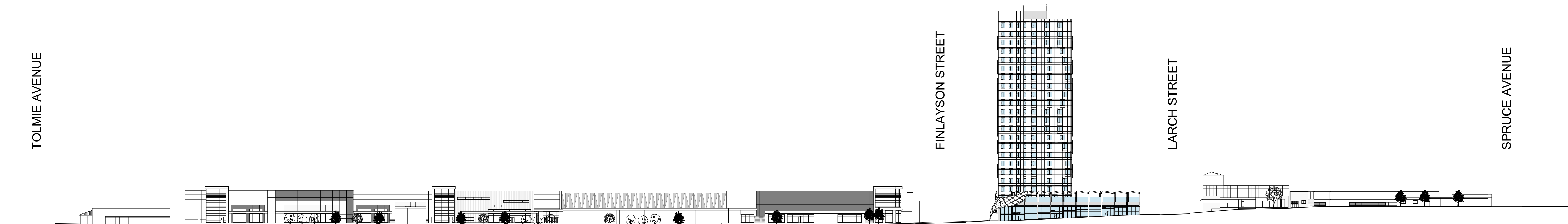




STREETSCAPE ELEVATION NORTH

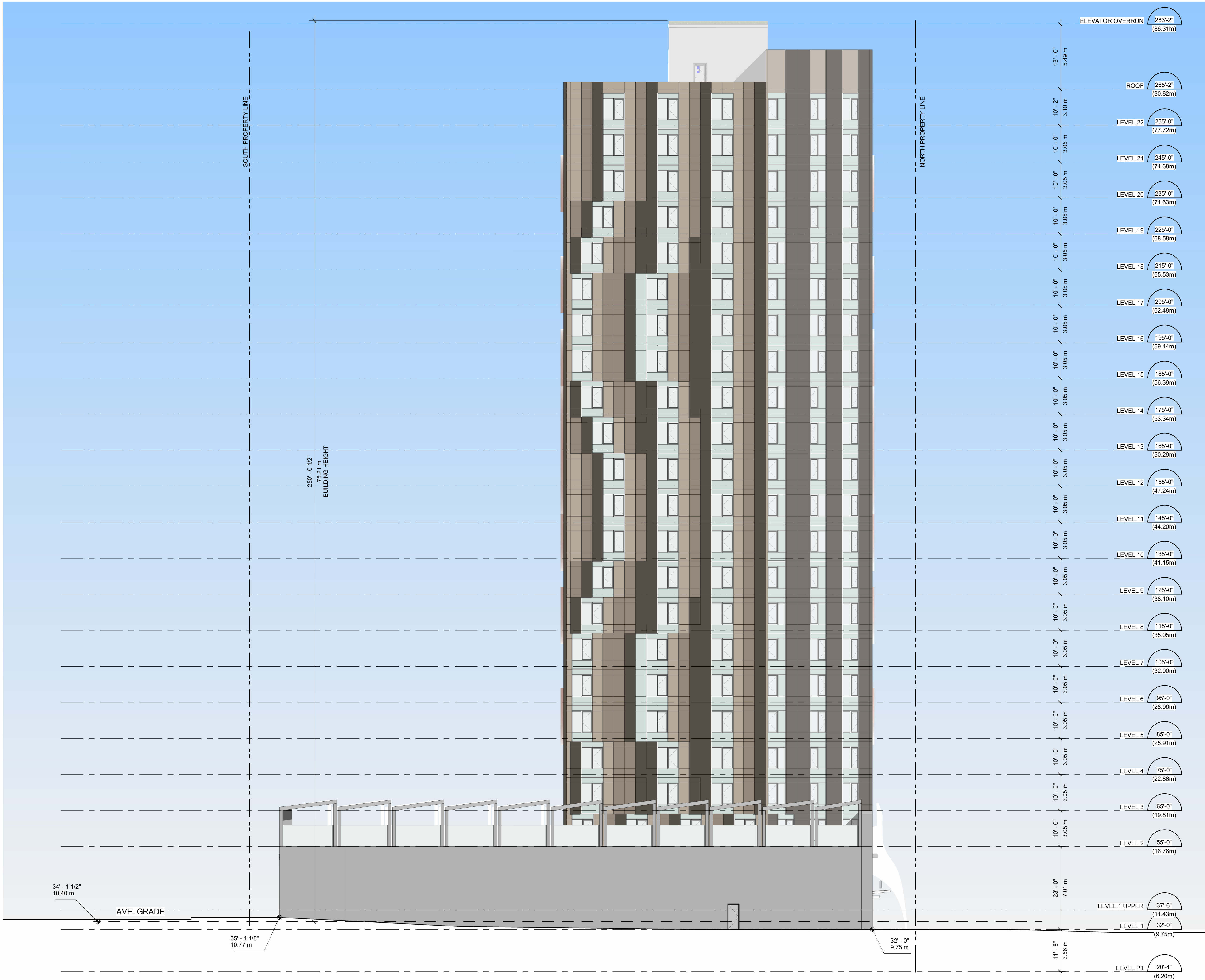


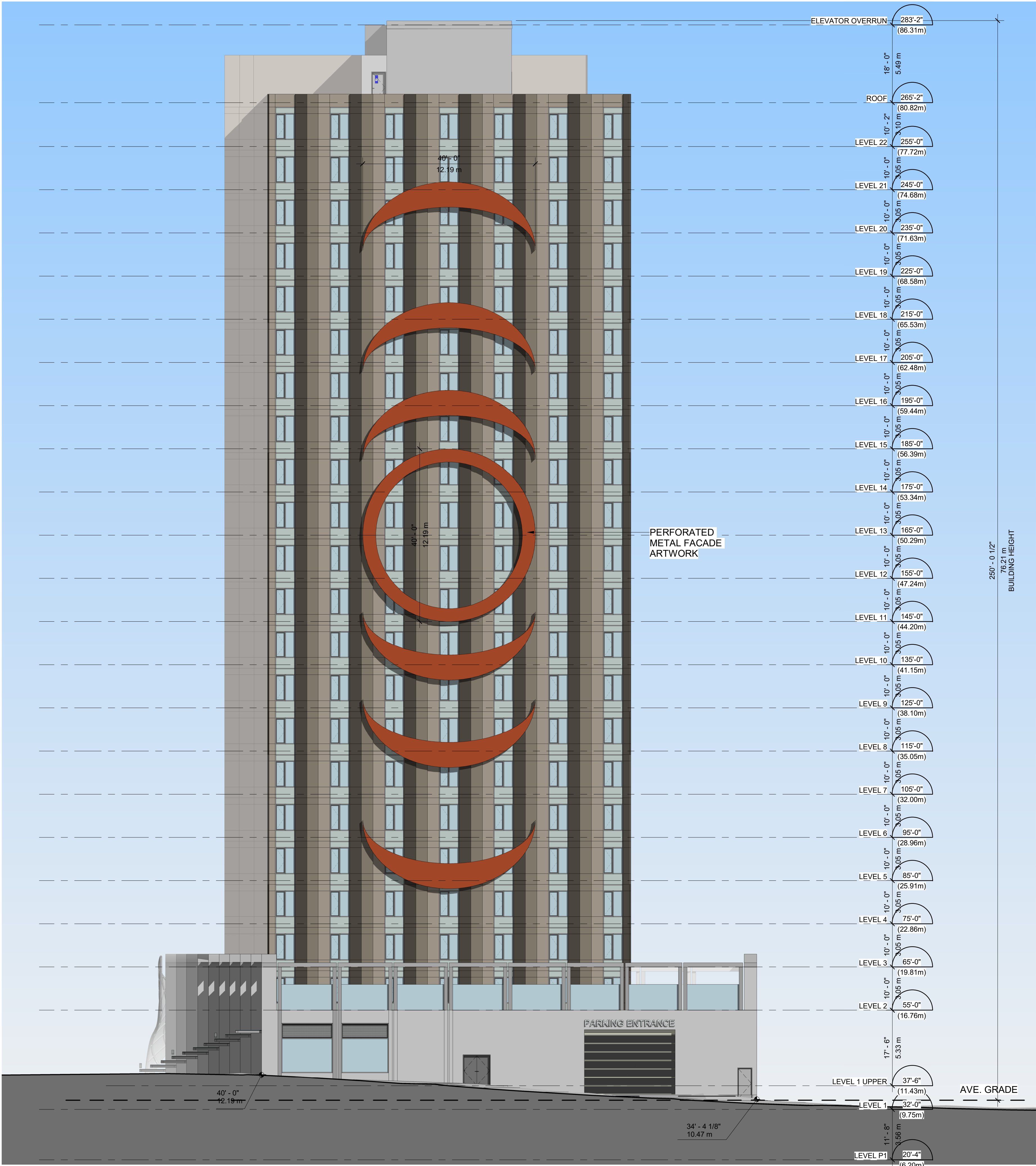
STREETSCAPE ELEVATION SOUTH



STREETSCAPE ELEVATION WEST







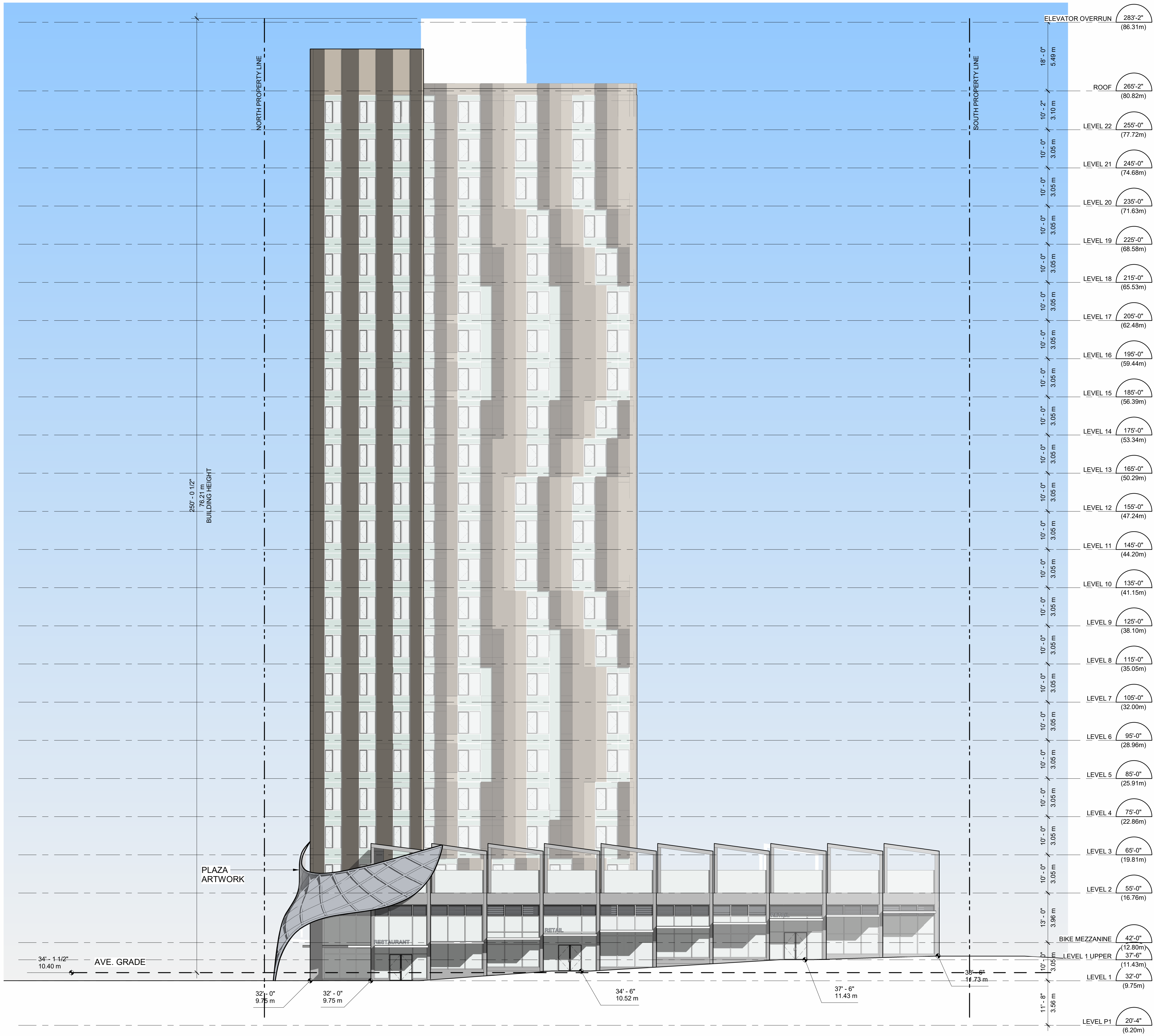
1 SOUTH ELEVATION

SCALE: 1:150



Seal
3075 DOUGLAS

Victoria, BC
Project
SOUTH ELEVATION



1 WEST ELEVATION

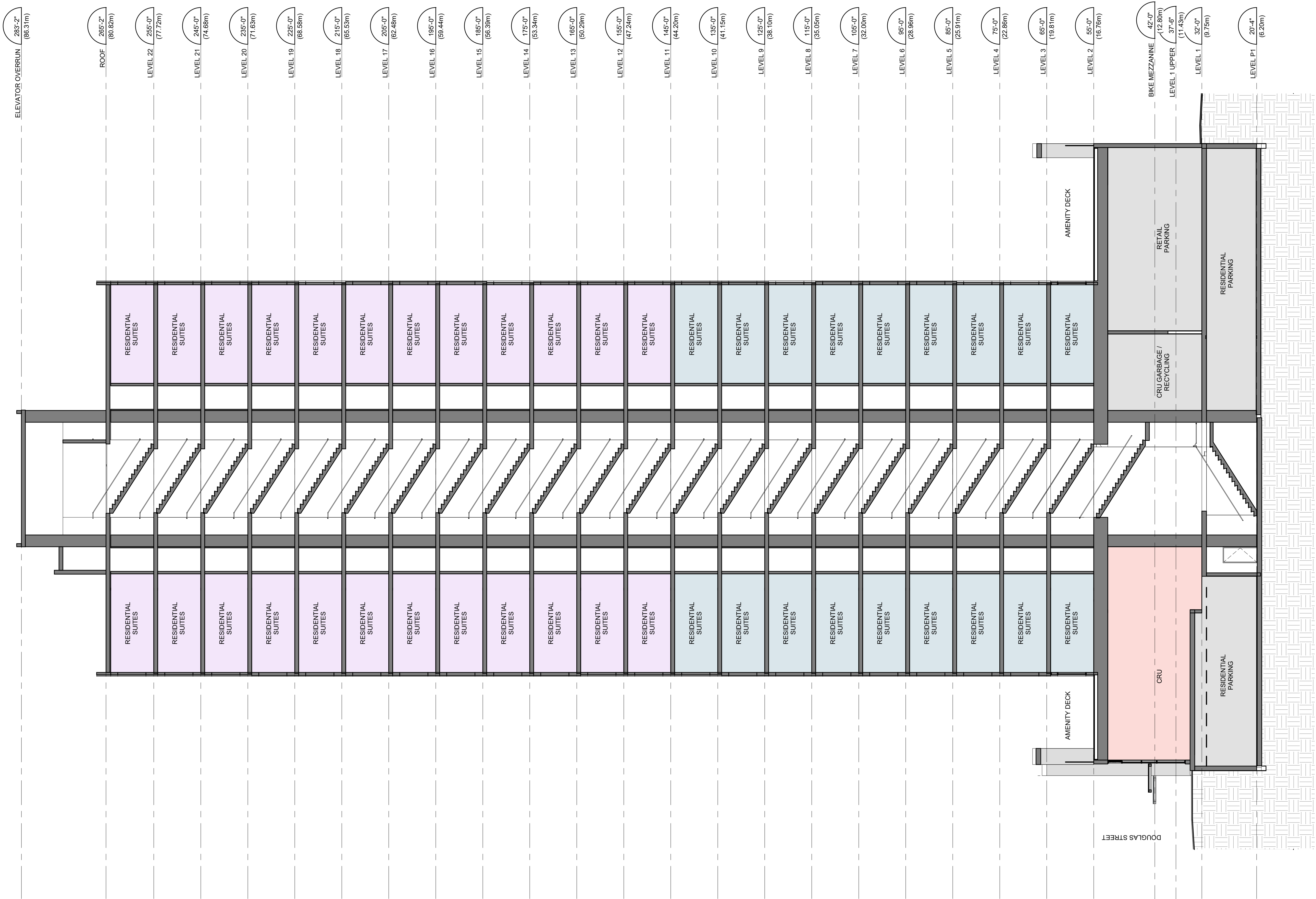
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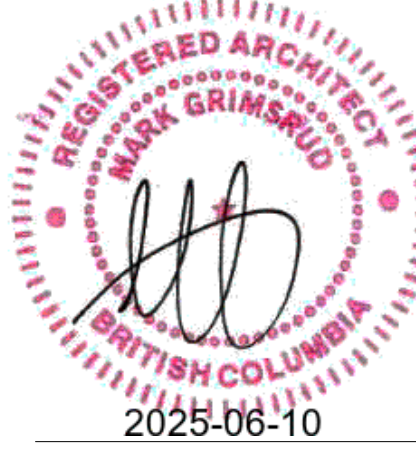
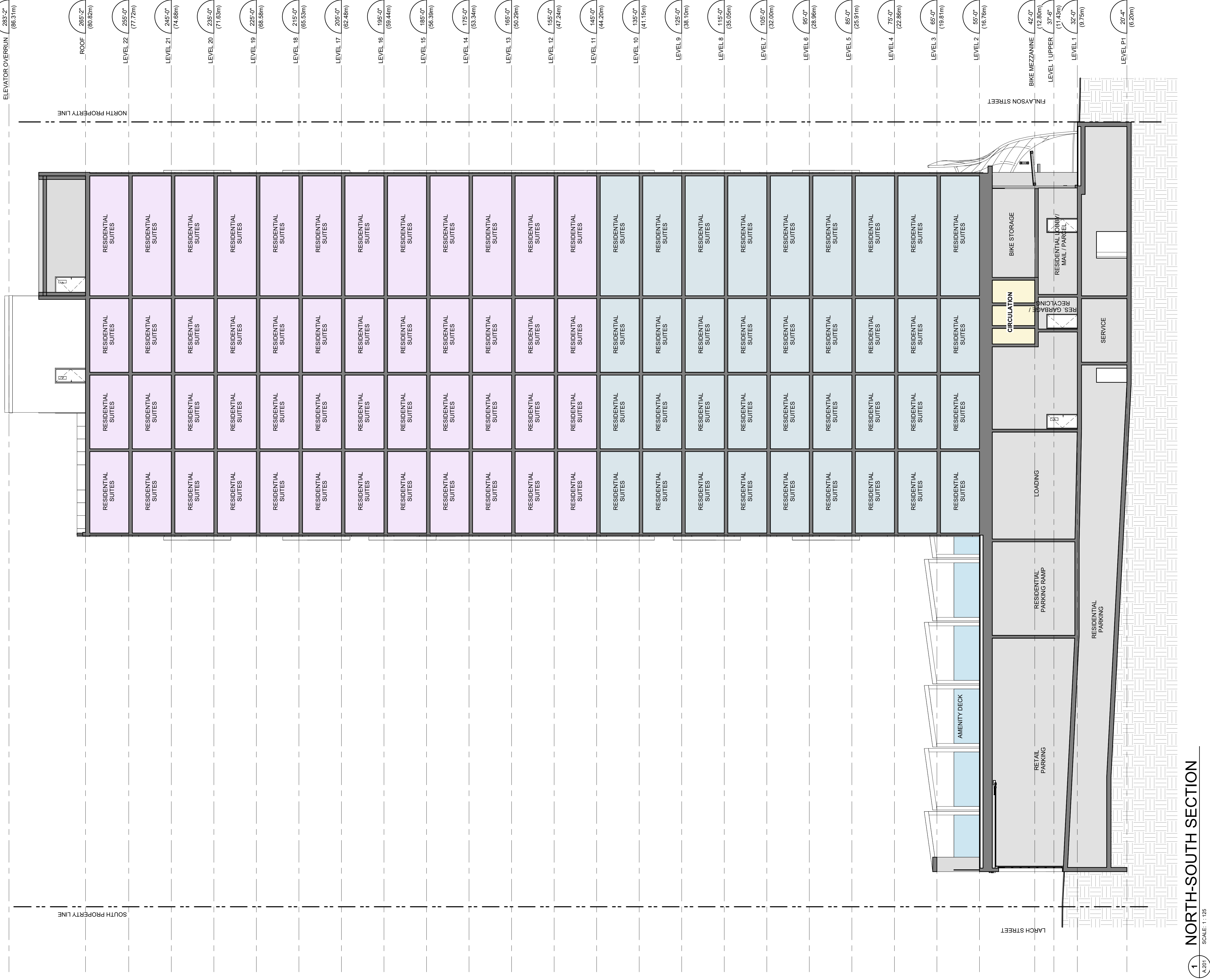
Seal
2025-06-10
3075 DOUGLAS

Victoria, BC
Project
BUILDING SECTION

Drawing
Scale 1 : 125
Project 224033
Sheet
A.311

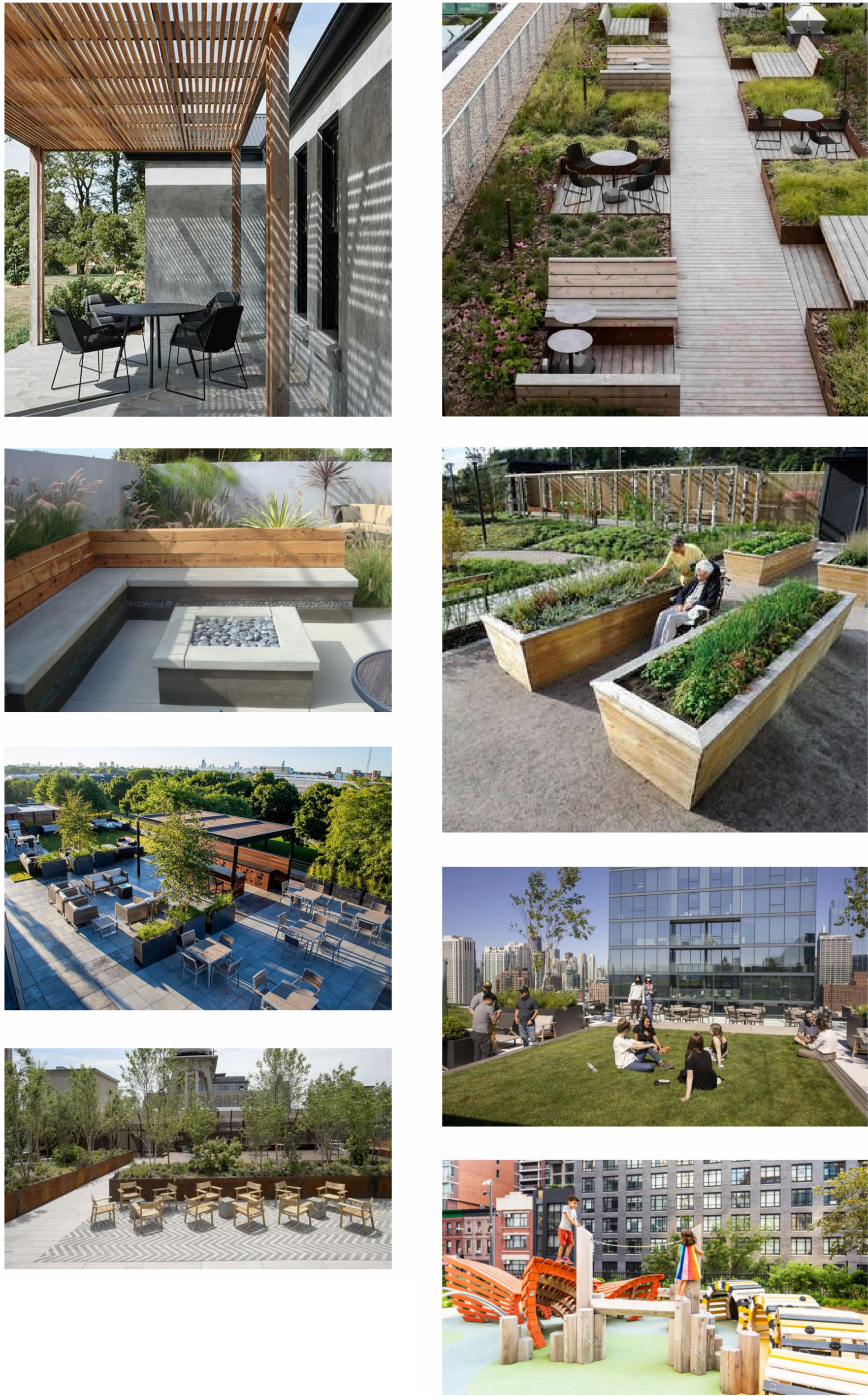


EAST-WEST SECTION
SCALE: 1 : 125
1
A.311





PRECEDENT IMAGERY



1	Issued for Rezoning	2025-05-23
No.	Issued For	Issue Date



client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

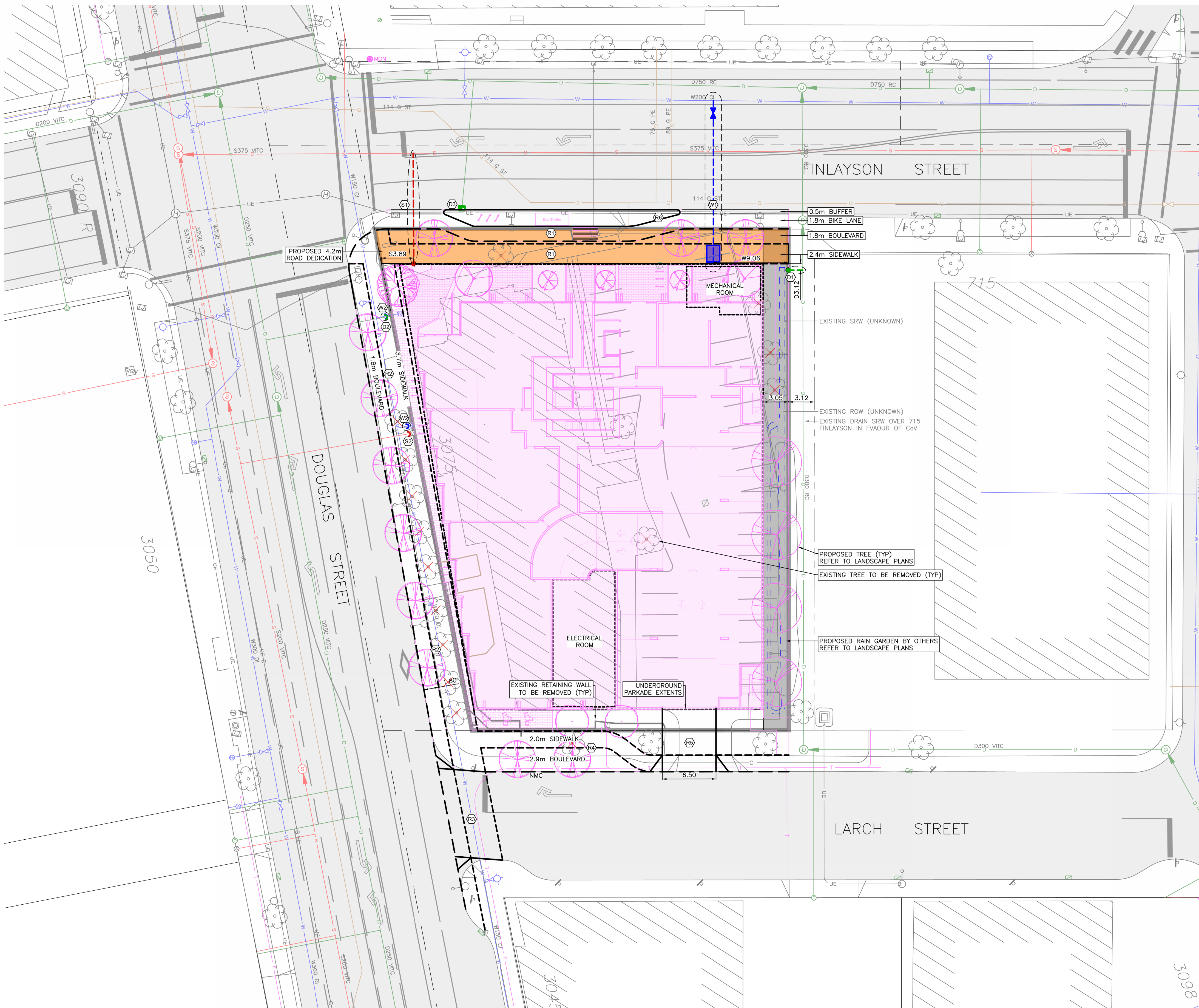
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**Landscape
Materials - L2**

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/TB
checked by	TB
sheet no.	

PRELIMINARY ONLY

V:_Projects\34923 - Makola - 3075 Douglas Street\05 - Engineering\03 - Drawings & Sketches (Eng)\34923 - PRODUCTION.dwg Plot Date: May 30, 2025



SHEET NOTES:

DRAIN

- (D1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (D2) CONTRACTOR TO CAP AND ABANDON EXISTING DRAIN SERVICE.
- (D3) CONTRACTOR TO REMOVE AND REPLACE EXISTING CATCHBASIN AS REQUIRED.

SANITARY

- (S1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (S2) CONTRACTOR TO CAP AND ABANDON EXISTING SANITARY SERVICE.

WATER

- (W1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED WATER SERVICE TO PROPERTY LINE COMPLETE WITH WATER METER. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (W2) CONTRACTOR TO CAP AND ABANDON EXISTING WATER SERVICE.

ROAD

- (R1) CONTRACTOR TO REMOVE EXISTING FINLAYSON STREET FRONTAGE AND INSTALL NEW 1.8m BIKE LANE COMPLETE WITH 0.5m BUFFER, NON-MOUNTABLE CURB, 1.8m BOULEVARD, AND 2.4m SIDEWALK AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (R2) CONTRACTOR TO REMOVE EXISTING DOUGLAS STREET FRONTAGE AND INSTALL NEW NON-MOUNTABLE CURB, 1.8m BOULEVARD, AND 3.7m SIDEWALK AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (R3) CONTRACTOR TO EXTEND NEW SIDEWALK ACROSS LARCH STREET AND INSTALL CONCRETE DRIVEWAY COMPLETE DROP AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (R4) CONTRACTOR TO REMOVE EXISTING LARCH STREET FRONTAGE AND INSTALL NEW NON-MOUNTABLE CURB, 2.9m BOULEVARD, AND 2.0m SIDEWALK AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (R5) CONTRACTOR TO INSTALL PROPOSED CONCRETE DRIVEWAY AS PER CITY OF VICTORIA SPECIFICATIONS. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (R6) CONTRACTOR TO INSTALL FLOATING BUS STOP. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.



3075 DOUGLAS STREET
PRELIMINARY SERVICING
PLAN

Scale 1:250 Scale N/A
horiz. vert.

Sheet 1 of 1

Eng. Project No. 34923

Drafted by. JA

JEA J E ANDERSON &
ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
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LEGEND		
LAMP STANDARD	LS	
POLE(Hydro, Tel.)	PP	
U/G WIRING	UE	
GAS	G	
WATER	W	
SEWER	S	
DRAIN	D	
CLEANOUT		
CATCHBASIN		
MANHOLE		
SERVICE RISER		
MOUNTABLE CURB	MC	
NON-MOUNT. CURB	NMC	
EDGE ASPHALT		
DITCH		
METER		
FLUSH VALVE		
VALVE		
REDUCER		
HYDRANT		
AIR VALVE		