



Connie Watts

Connie Watts is an interdisciplinary artist, writer, curator, educator and designer of Nuu-chah-nulth, Gitksan and Kwakwaka'wakw ancestry. She has a Bachelor of Interior Design from the University of Manitoba, and her MFA from Emily Carr University.

Her award-winning artwork is rooted in forms and knowledge drawn from First Nations cultures, while incorporating modern fabrication and design techniques. Watts fuses the very essence of being a Northwest Coast Native to the ever-changing complex world. She has shown nationally and internationally, and her work is included in numerous corporate & civic collections.

Connie's Interior Design and Management projects are highlighted by the interior of the Songhees Wellness Centre which fused art, architecture and design with the Songhees culture as well as managing the Vancouver 2010 winter Olympics' Aboriginal Art Program.

Connie has been affiliated with First Peoples Cultural Council Board, YVR Arts Foundation Board, Emily Carr Board of Governors, the British Columbia Arts Council Board, the Vancouver Foundation and the Contemporary Art Gallery, among other institutions.

Artist Statement

Respect is the guiding force for the 3075 Douglas Street building project's art and design. As a Nuu-chah-nulth, Gitksan and Kwakwaka'wakw artist and designer, Connie wanted to honour our old ways of our artists traveling great distances to come together to share knowledge, ways and our creative gifts. This project centres on leading with respect and working together; this is what is at the centre of our First Nations' potlatching communities.

The circle design with crescents moving out from the centre is like a drop of water that ripples out. Water connected us. It was our strength used for healing, providing a wealth of food and ease of traveling. The extension of circle to the three crescents on the top and bottom honours this vast connectivity of our water and waterways.

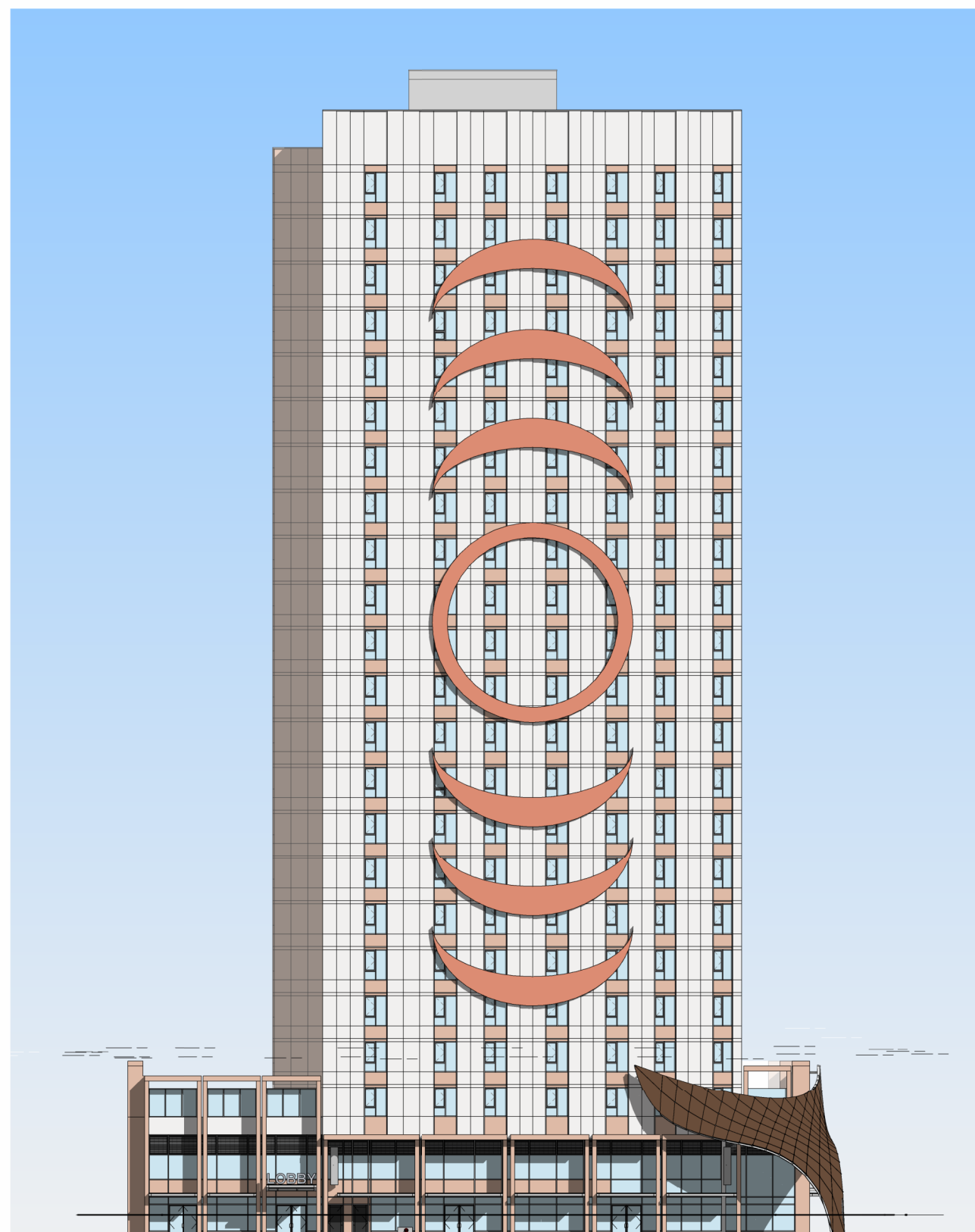
Welcoming you into the building is the trigon. It's four points, the three surface points and a fourth inner point represent the four parts of human nature: the physical; the mental; the emotional; and the spiritual. Four is an important ritual number and is central to our teachings. In our cultural ways, everything is alive, including ways we create. With this in mind, all the artistic designs are like beings that are honouring the local Nations, our First Nations' histories and bring respect and good energy to the building residents.



LIFE ENERGY - 2020 (M'AKOLA HOUSING SOCIETY MAIN OFFICE)



KINSHIP OF PLAY - 2010 (PARKSVILLE DOWNTOWN BA)



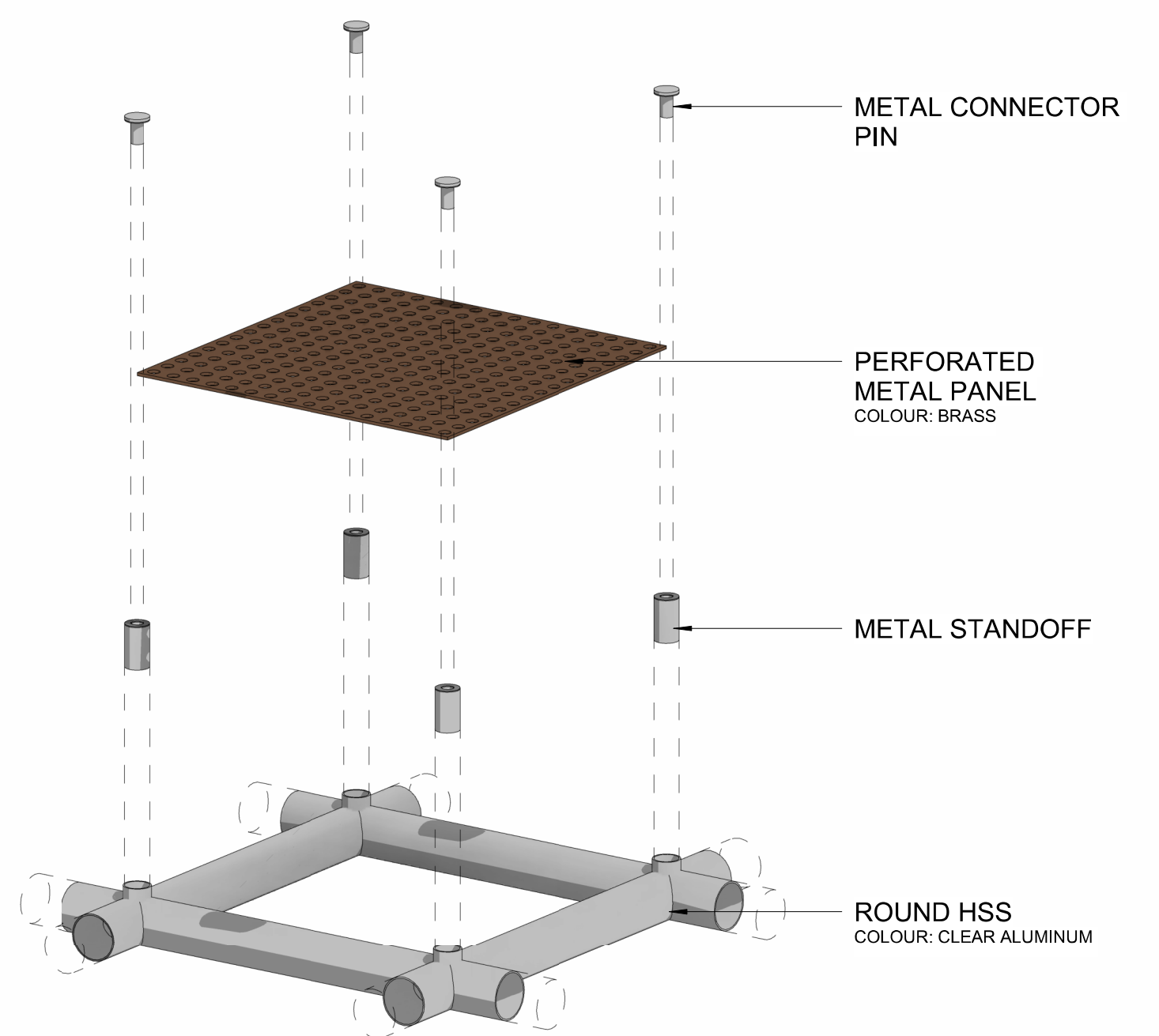
FAÇADE ARTWORK (NORTH ELEVATION)



CORNER TRIGON ARTWORK (NORTHWEST)



CORNER TRIGON ARTWORK (NORTH)



M'akola Development Services

3075 Douglas

Victoria, BC

KEY PLAN

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials
L1.02	Landscape Materials - L2
L2.01	Landscape Grading & Drainage
L3.01	Planting - L1 & L2
L4.01	Landscape Sections

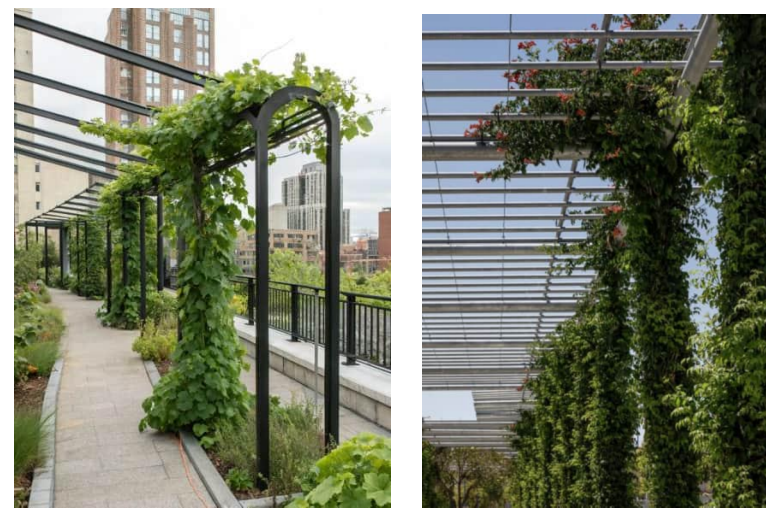
1 CORNER PLAZA



2 RAIN GARDENS



3 PLANTED VINES



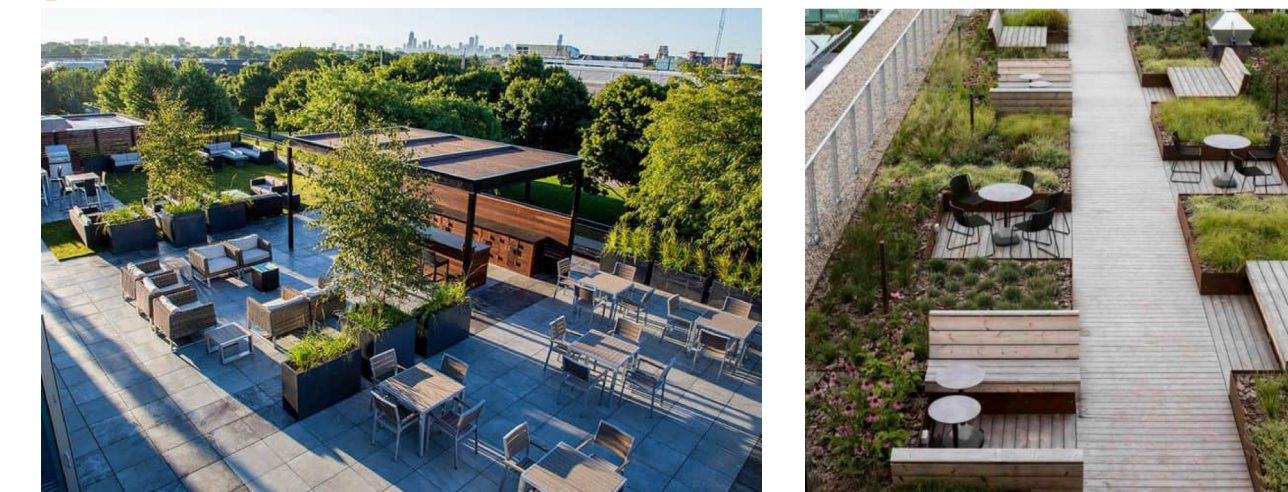
4 MODULAR PLATFORMS



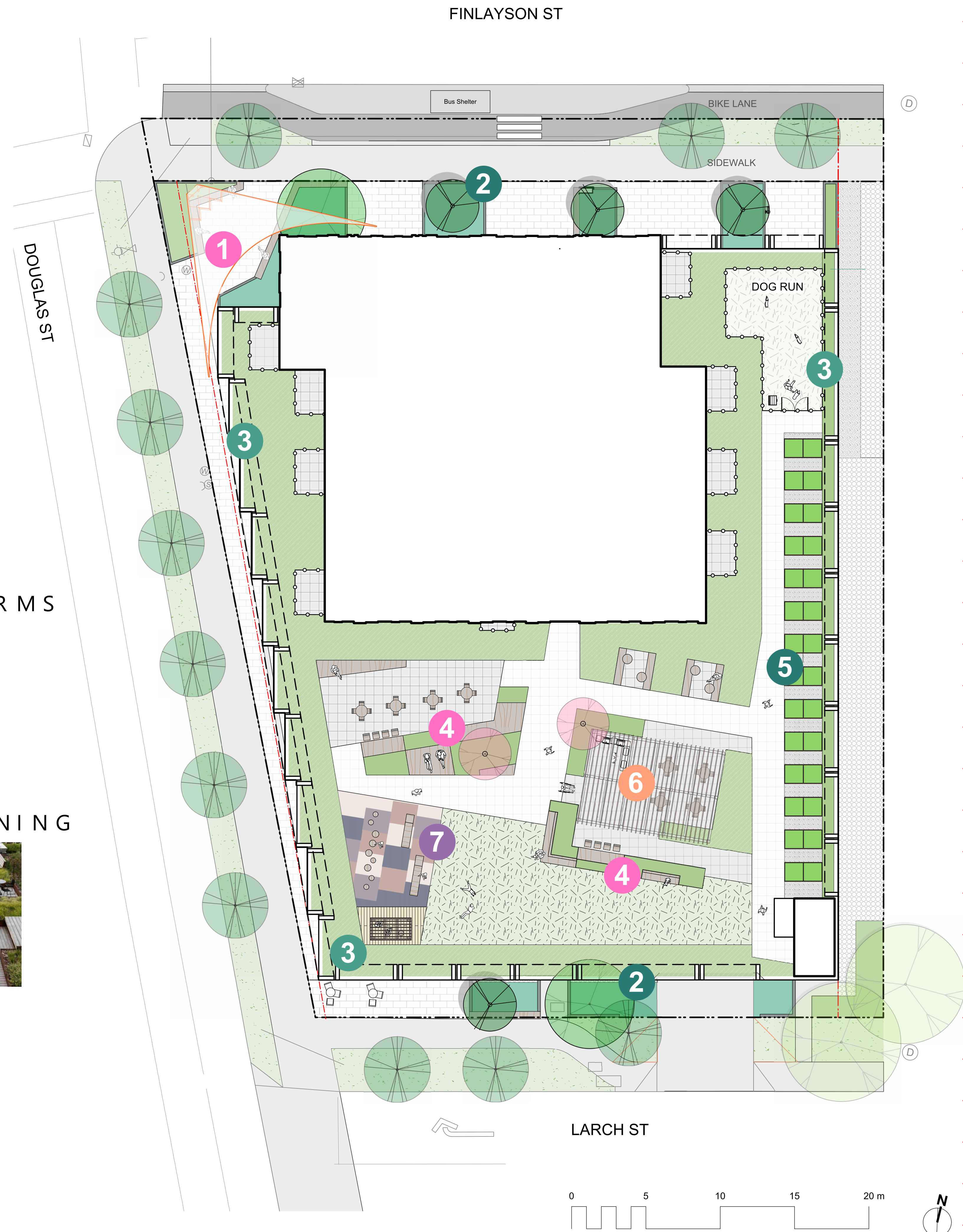
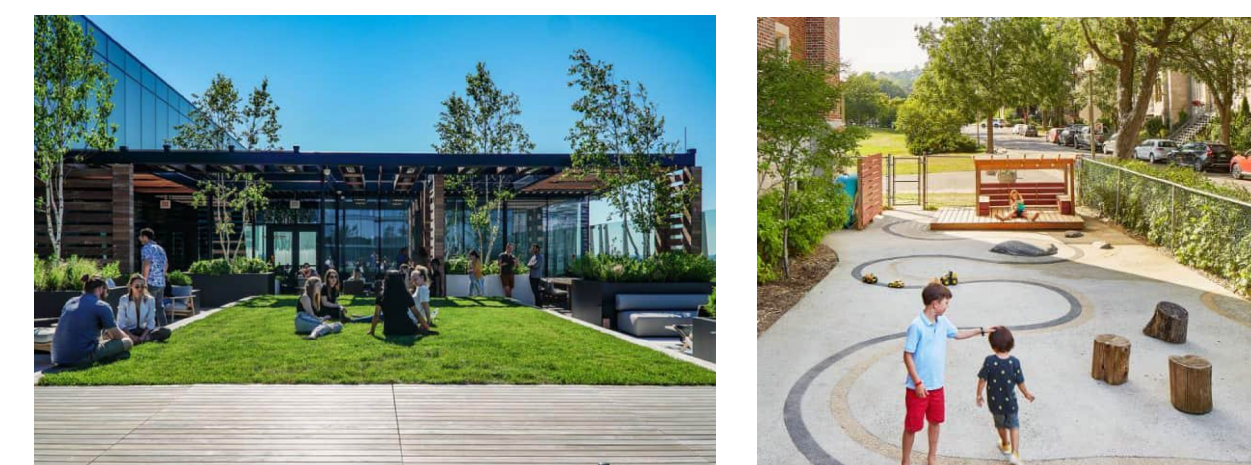
5 COMMUNITY GARDEN



6 BARBEQUE AND DINING



7 AMENITY LAWN & FLEXIBLE PLAY



NOTFORCONSTRUCTION

No.	Issued For	Issue Date
4	DP Resubmission	2026-05-15
3	Issued for DP	2025-10-10
2	Issued for SD	2025-06-17
1	Issued for Rezoning	2025-05-23



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

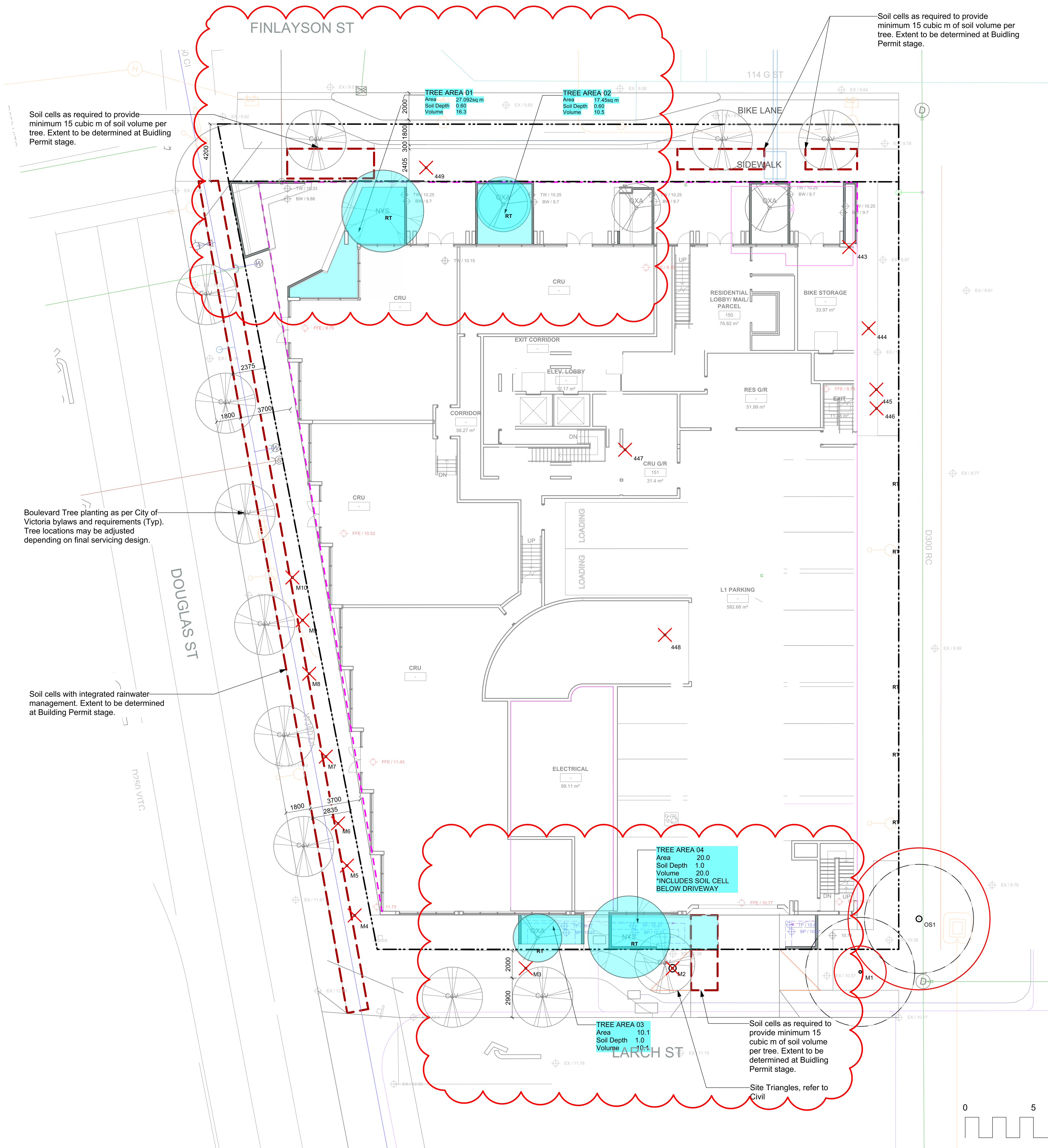
project
 3075 Douglas St
 3075 Douglas St
 Victoria, BC

sheet title
Cover

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	L0.00



MDI LANDSCAPE ARCHITECTS
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REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area (m ² on slab)	Area (m ²)	Soil Volume Multiplier	A. Estimated Soil Volume (m ³)	REPLACEMENT TREES PROPOSED			SOIL VOLUME-REQUIRED (m ³)				
				B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total	
ONSITE											
1*	27.1	0.6	16.3		1		0	15	0	15	
2*	17.5	0.6	10.5	1			8	0	0	8	
3	29.8	1	29.8	1	1		8	15	0	23	
Total				2	2	0					
Calculation Instructions							E	F	G	Total E+F+G	
							<i>If B=1, Bx8, If B-1, Bx6</i>	<i>If C=1, Cx20, If C>1, Cx15</i>	<i>If D=1, Dx35, If D>1, Dx30</i>		

REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 2666 sq m
Minimum # of Trees for Lot Area: 13

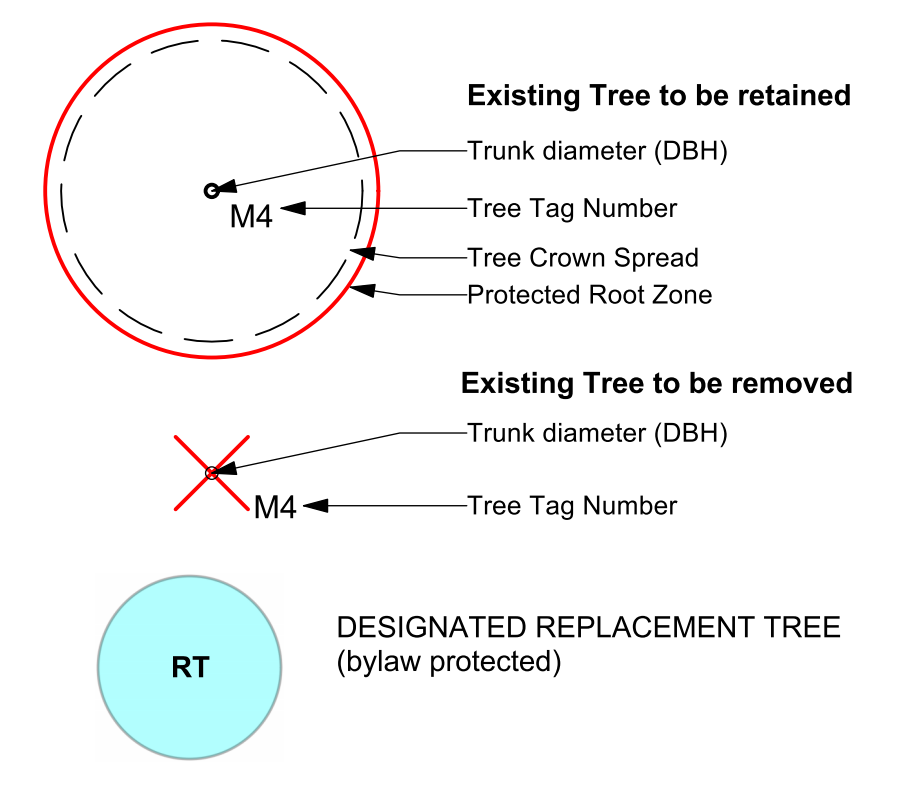
ONSITE Minimum replacement tree requirement			
	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	2	1	2
2:1 Replacement Trees - Schedule E Part 2	2	0.5	1
Total Replacement Trees Proposed			3

PROPOSED TREE LIST

Sym	Qty	Botanical Name	Schd. Size	Common Name
CoV	12	CoV Tree	6.0cm cal, b&b	City of Victoria Tree
NYS	2	<i>Nyssa sylvatica</i>	6.0cm cal, b&b	Tupelo
OXA	4	<i>Oxydendrum arboreum</i>	5.0cm cal, b&b	Sourwood Tree

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



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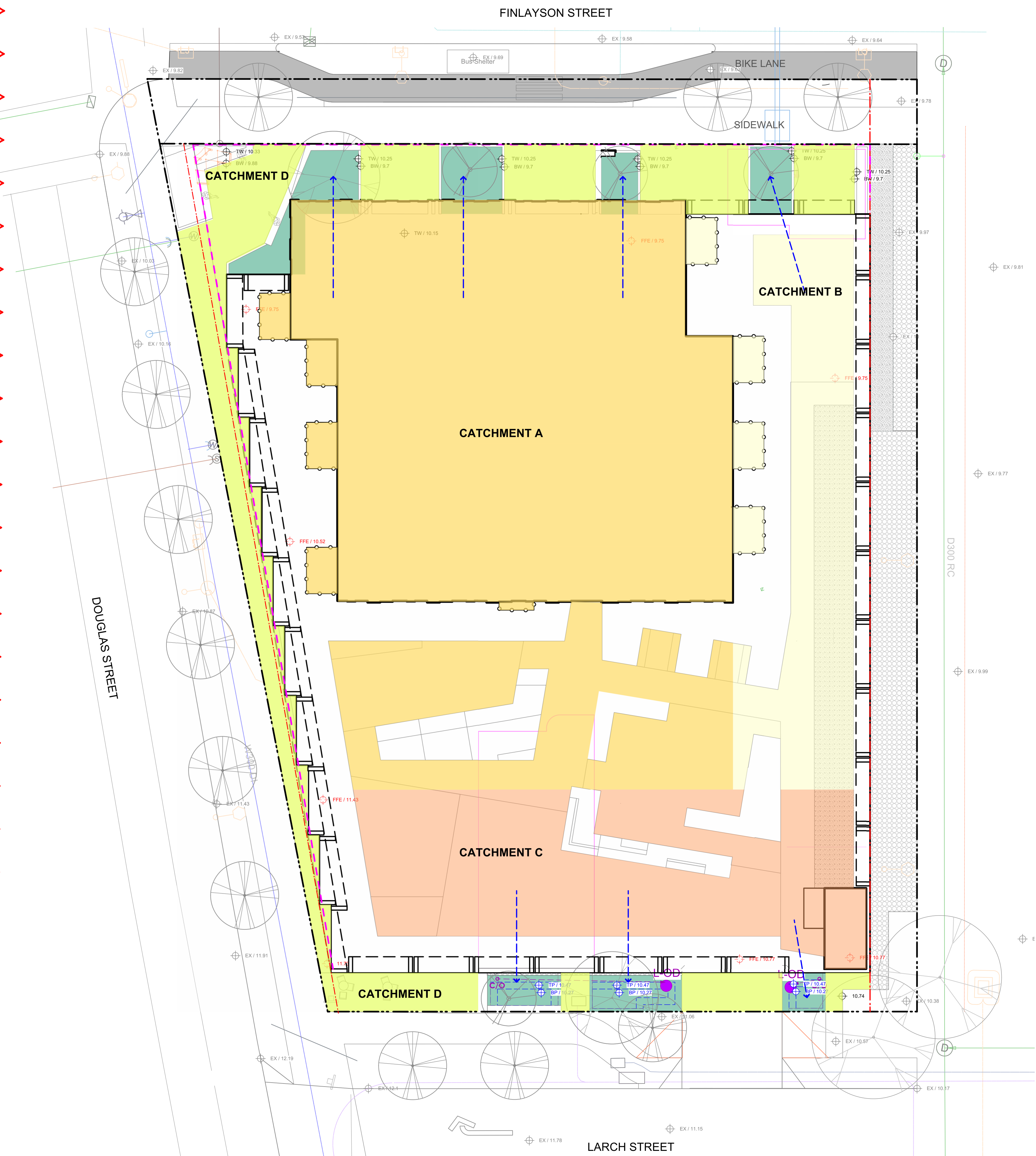


client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Tree Replacement

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



CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

Area (sq. m.)	Required Storage Volume for Design Storm* (cu. m./day)
Total Site Area	2666.0
Pervious Area capable of storing 32mm rainfall / 24	939.1
Storage Volume to be managed by Green Stormwater Infrastructure	= 55.3

Rain Garden Sizing Calculations

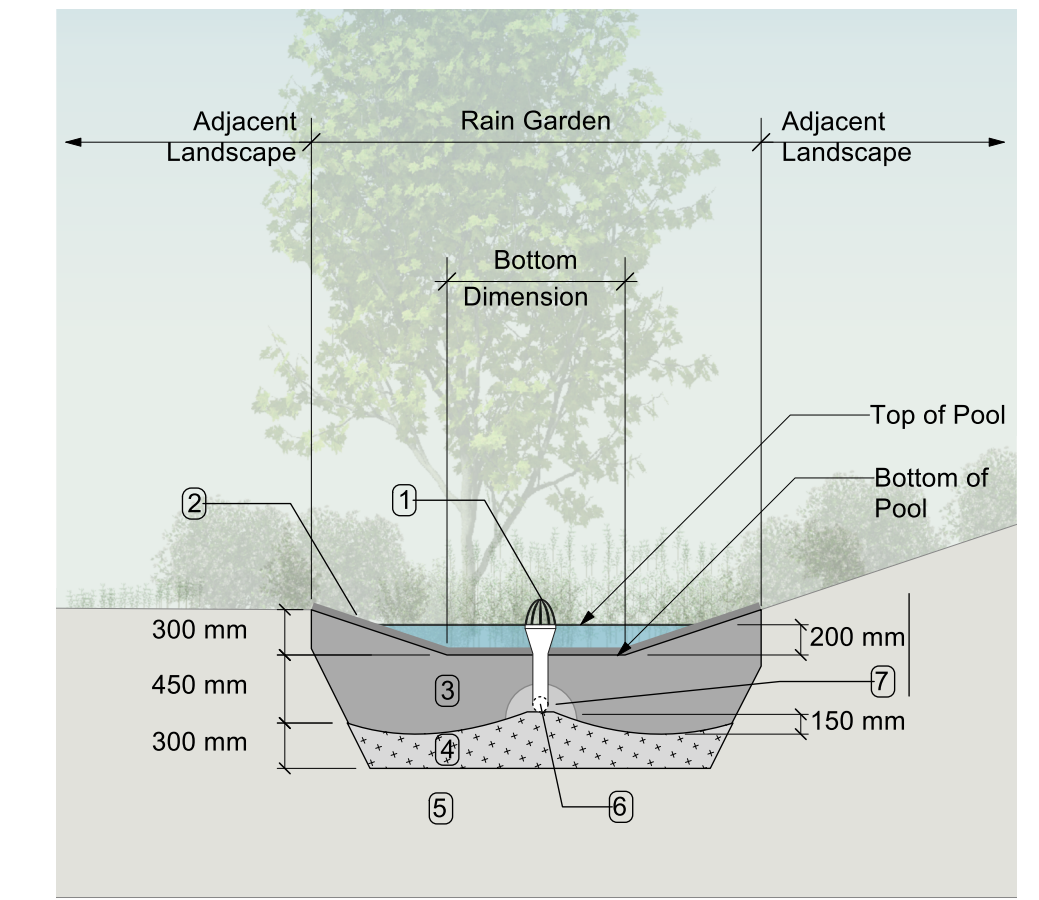
Catchment Area	Contributing Impervious Area (sq. m.)	Design Storm Runoff Volume Contributing to Rain Garden* (cu. m./day)	Planter Growing Medium Depth (m.)	Stormwater Treatment Capacity per sq. m. of Rain Garden*** (cu. m./day)	Rain Garden Area (Bottom of Pool) (sq. m.)	Rain Garden Capacity*** (cu. m./day)	Ratio of base area of the rain garden to upstream impervious area
Catchment A	843.4	27.0	0.60	0.75	54.0	40.5	6.4
Catchment B	192.0	6.1	0.60	0.75	11.7	8.8	6.1
Catchment C	278.8	8.9	1.00	0.83	15.1	12.5	5.4
total	42				80.7	61.7	

Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure: **6.5**

Assumptions
 * Design storm is 32mm of water, in a 24 hr period.
 ** Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineered green roof systems that are shown to meet the minimum requirements may also be included.
 *** Rain Garden capacity 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.

STORMWATER, GRADING, AND LANDSCAPE INFRASTRUCTURE LEGEND

	Property Line
	Building Footprint
	Extent of Roof / Canopy, ABOVE
	Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP)
	Rain Garden Bottom of Pool (BP)
	Proposed Landscape Grade
	TOW Top of Wall
	BW Bottom of Wall
	TOC Top of Curb
	BC Bottom of Curb
	TP Top of Pool
	BP Bottom of Pool
	TS Top of Stairs
	BS Bottom of Stairs
	HP High Point
	LP Low Point
	Existing Grade
	Architectural grade, for reference only
	Civil Grade, for reference only
	Proposed Landscape Contour
	Direction of Flow
	Rain Garden Area
	Perforated Underdrain
	Clean Out
	Landscape Overflow Drain 200mm locking dome grate, ductile iron, Nyloplast (Part # 089SCGD) or approve alternate
	Catchment A Roof + L2 Paving Area Draining to North Rain Gardens.
	Catchment B L2 Paving Area Draining to North Rain Gardens.
	Catchment C L2 Paving Area Draining to South Rain Gardens.
	Catchment D Paving Areas Draining Directly to Storm System.



- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50 -70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50



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107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Stormwater Management

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



MATERIALS LEGEND	
	Municipal Sidewalk <i>(for reference only)</i>
	Asphalt Paving - Road / Drive Aisle / Parking <i>(for reference only)</i>
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver - On Grade Colour TBD, to match architectural finishes
	Unit Paver - Slab on Pedestal Light Colour - TBD
	Unit Paver - Slab on Pedestal Darker Colour - TBD
	Aggregate Pathway
SOFTSCAPE	
	Planting Area - Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area - Shrub -On Slab -min 600mm depth -Lightweight growing medium. <i>Confirm maximum depth allowable as per Structural Drawings.</i>
	Planting Area - Shrub -On Slab -min 300mm depth -Lightweight growing medium. <i>Confirm maximum depth allowable as per Structural Drawings.</i>
	Planting Area -Rain Garden -On Slab 300mm depth. On Grade 1000mm depth -Rain Garden Growing Medium. <i>Confirm maximum depth allowable as per Structural Drawings.</i>
	Turf - Seed -150mm Depth <i>(unless otherwise noted)</i> -Type 2L
	Gravel Maintenance Edge - 150 mm Width -Max gravel size 25mm (1").
	Soil Cell -Structural Soil Cell -Provide 15 cu m soil per tree
	Turf - Artificial
	Play Surfacing -Pour-in-place rubber with decorative pattern
	Wood decking Yellow cedar play platform
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete 450 mm height
	Planter Wall - Metal 300 mm height, prefabricated
FENCING & RAILS	
	Fence - Metal Picket 1200 mm height
	Fence - Wood 1800 mm height, pre-fab cedar fence panels
	Gate
SITE FURNISHINGS	
	Bike Rack
	Bike Repair Station
	Seating Platform / Bench
	Ground-mounted Tables and Chairs
	Community Garden Boxes
	Pergola Shop Drawings Required mm (D), mm (W), mm (H)
	Deck Element Raised lounge deck c/w raised planting zones, tables and chairs
	Deck Element Raised lounge deck c/w raised planting zones, tables and chairs
	Nature Play Logs Yellow cedar, no sharp edges
	Childrens Pergola Yellow cedar, no sharp edges
	Waste Receptacle



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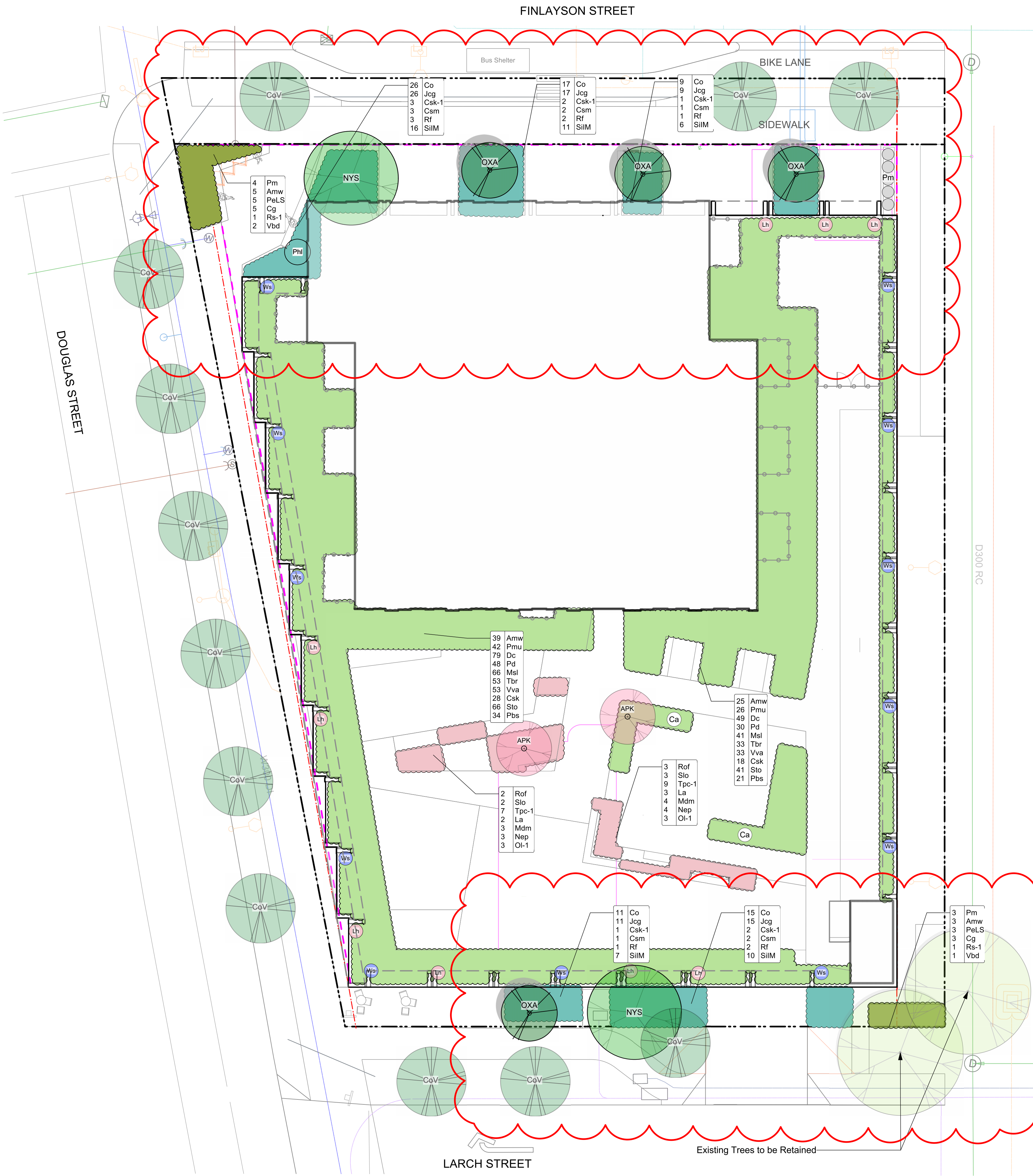
client
M'akola Development Services
 107-731 Station Ave
 Victoria, BC

project
 3075 Douglas St
 3075 Douglas St
 Victoria, BC

sheet title
Landscape Materials - L2

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

L1.02



PLANT LIST

Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
TREES:				
CoV	12	CoV Tree	City of Victoria Tree	6.0cm cal, b&b
NYS	2	<i>Nyssa sylvatica</i>	Tupelo	6.0cm cal, b&b
OXA	4	<i>Oxydendrum arboreum</i>	Sourwood Tree	5.0cm cal, b&b
SUN PLANTINGS - L1				
Amw	8	<i>Achillea millefolium</i>	White yarrow	#1 pot
Cg	8	<i>Ceanothus gloriosus</i>	Point Reyes Creeper	#1 pot
PeLS	8	<i>Perovskia 'Little Spire'</i>	Dwarf Russian Sage	Sp3
Pm	12	<i>Polystichum munitum</i>	Sword Fern	#1 pot
Rs-1	2	<i>Ribes sanguineum</i>	Red Flowering Currant	#3 pot
Vbd	3	<i>Viburnum davidii</i>	David Viburnum	#2 pot
RAIN GARDEN PLANTINGS - L1				
Co	97	<i>Carex obnupta</i>	Slough Sedge	#1 pot
Csm	11	<i>Cornus sanguinea 'Midwinter Fire'</i>	Midwinter Fire Dogwood	#1 pot
Csk-1	11	<i>Cornus sericea 'Kelseyii'</i>	Dwarf Red-twigged Dogwood	#1 pot
Jcg	97	<i>Juncus 'Carmen's Grey'</i>	Soft Common Rush	#1 pot
Rf	11	<i>Rudbeckia fulgida</i>	Black-Eyed Susan	#1 pot
SiIM	61	<i>Sisyrinchium idahoense 'Moody Blues'</i>	Moody Blues blue-eyed grass	#1 pot
ROOFTOP TREES:				
APK	2	<i>Acer palmatum 'Katsura'</i>	Japanese Maple	4cm cal, multi-stem.
ROOFTOP PLANTINGS - L2				
Amw	74	<i>Achillea millefolium</i>	White yarrow	#1 pot
Ca	2	<i>Clematis armandii</i>	Evergreen Clematis	#2 pot
Csk	53	<i>Cornus sericea 'Kelseyii'</i>	Dwarf Red-twigged Dogwood	#1 pot
Dc	149	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	#1 pot
Lh	9	<i>Lonicera hispidula</i>	Pink Honeysuckle	#2 pot
Msl	124	<i>Miscanthus sinensis 'Little Kittens'</i>	Dwarf Maiden Grass	#1 pot
Pbs	63	<i>Perovskia 'Blue Spire'</i>	Russian Sage	#1 pot
Pd	90	<i>Phlox diffusa</i>	Spreading Phlox	#1 pot
Pmu	79	<i>Pinus mugo mugo</i>	Dwarf Mugo Pine	#2 pot
Sto	124	<i>Salvia officinalis 'purpurascens'</i>	Purple Sage	#1 pot
Tbr	99	<i>Taxus baccata 'Repandens'</i>	English Weeping Yew	#1 pot
Vva	99	<i>Veronicastrum virginicum 'Album'</i>	Culver's Root	#1 pot
Ws	12	<i>Wisteria sinensis</i>	Wisteria Vine	#2 pot
EDIBLE BENCH PLANTINGS - L2				
La	19	<i>Lavandula angustifolia 'Hidcote'</i>	Hidcote English Lavender	#1 pot
Mdm	25	<i>Monarda didyma 'Marshall's Delight'</i>	Bee Balm	#1 pot, mildew resistant
Nep3	25	<i>Nepeta x faassenii</i>	Catmint	Sp3
Oi-1	21	<i>Origanum laevigatum 'Herrenhausen'</i>	Garden Oregano	#1 pot
Rof	19	<i>Rosmarinus officinalis</i>	Rosemary	#2 pot
Slo	19	<i>Salvia officinalis</i>	Culinary Sage	#1 pot
Tpc-1	56	<i>Thymus praecox 'Coccineus'</i>	Red Creeping Thyme	Sp3, 30cm o.c.

TREES



L1 - SUN PLANTINGS



L1 - RAIN GARDEN PLANTINGS



L2 - EDIBLE BENCH PLANTINGS



L2 - ROOFTOP PLANTINGS



MDI LANDSCAPE ARCHITECTS

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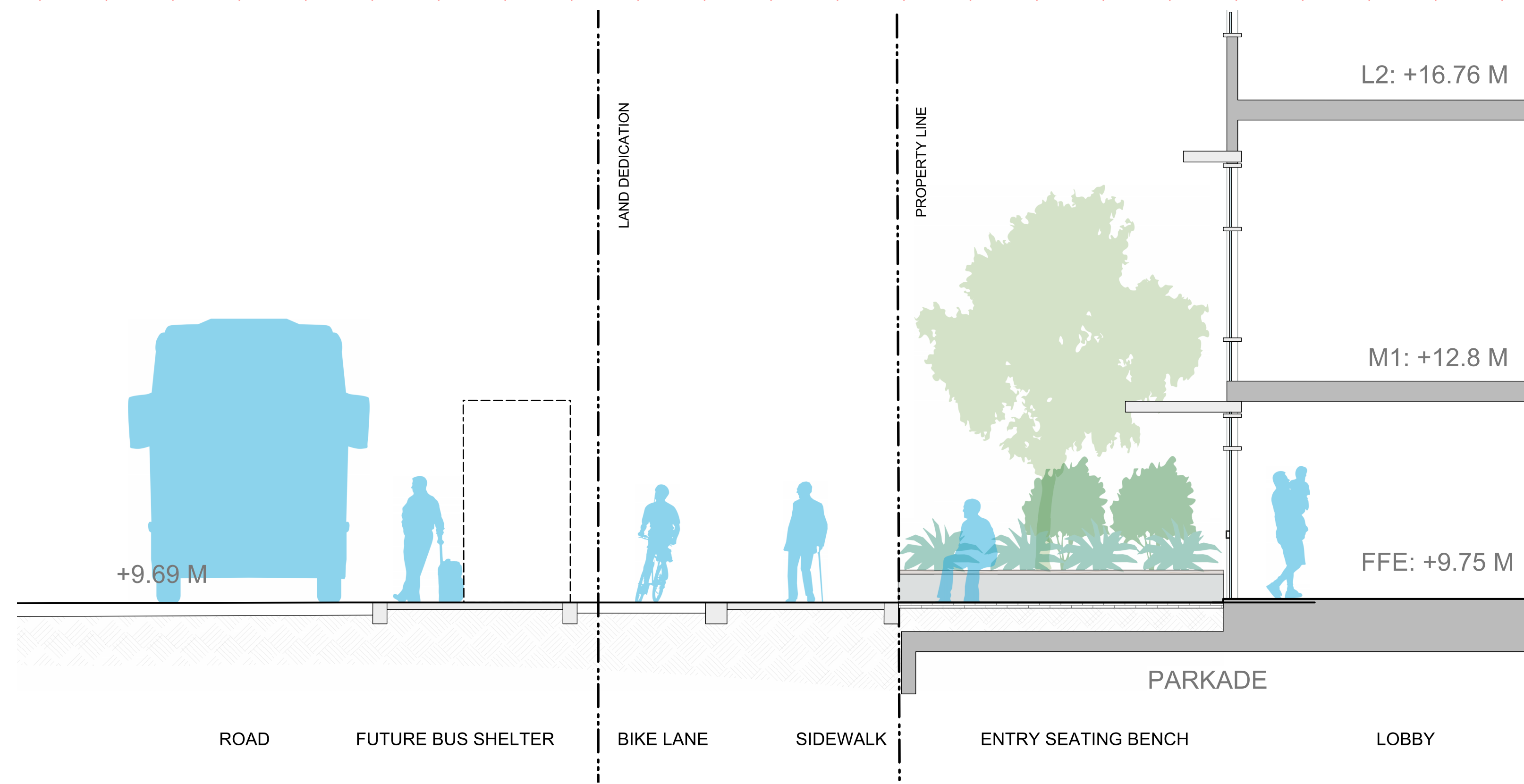
project
 3075 Douglas St
 3075 Douglas St
 Victoria, BC

sheet title
Planting - L1 & L2

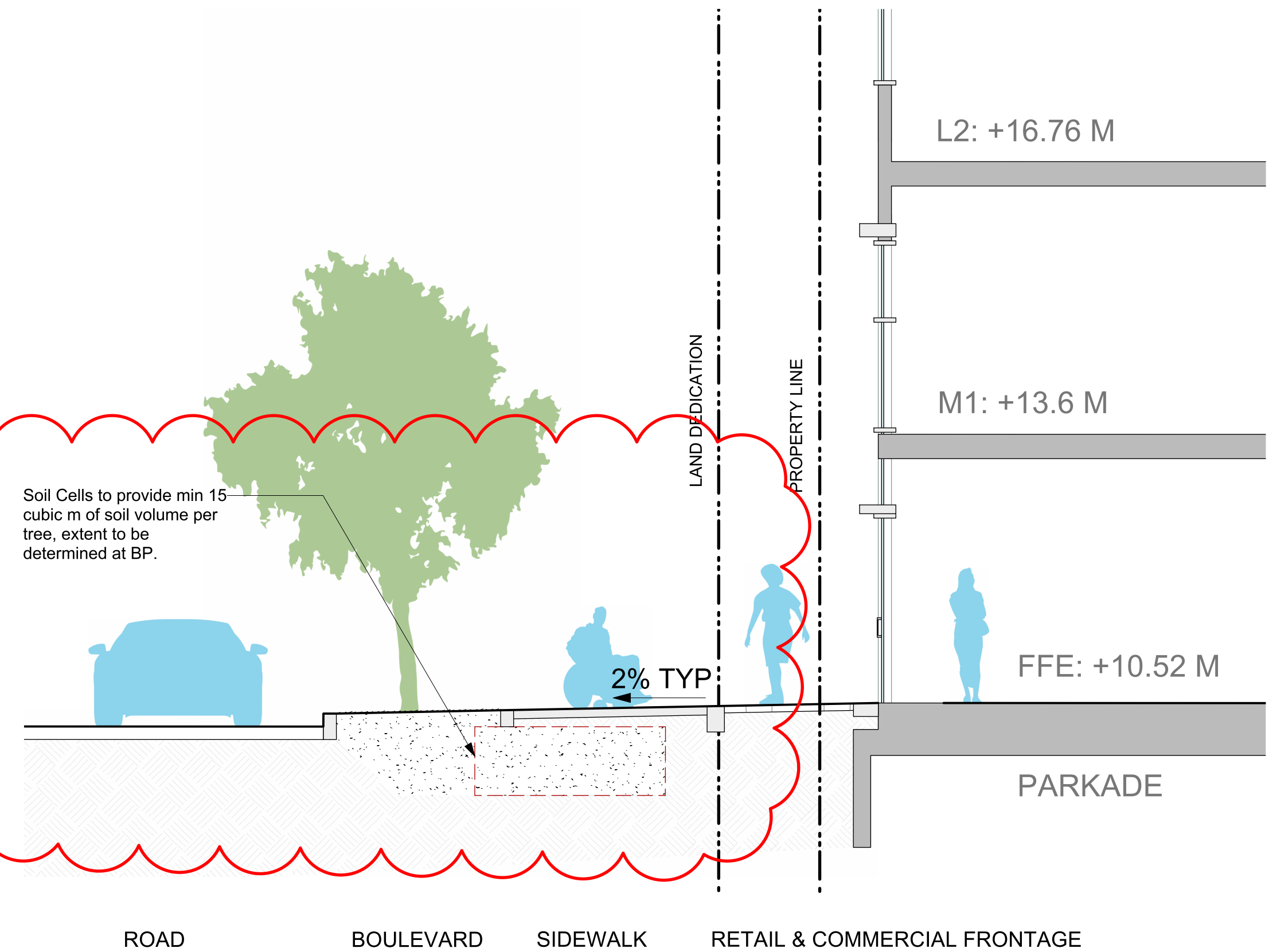
project no. 125.07
 scale 1:150 @ 24"x36"
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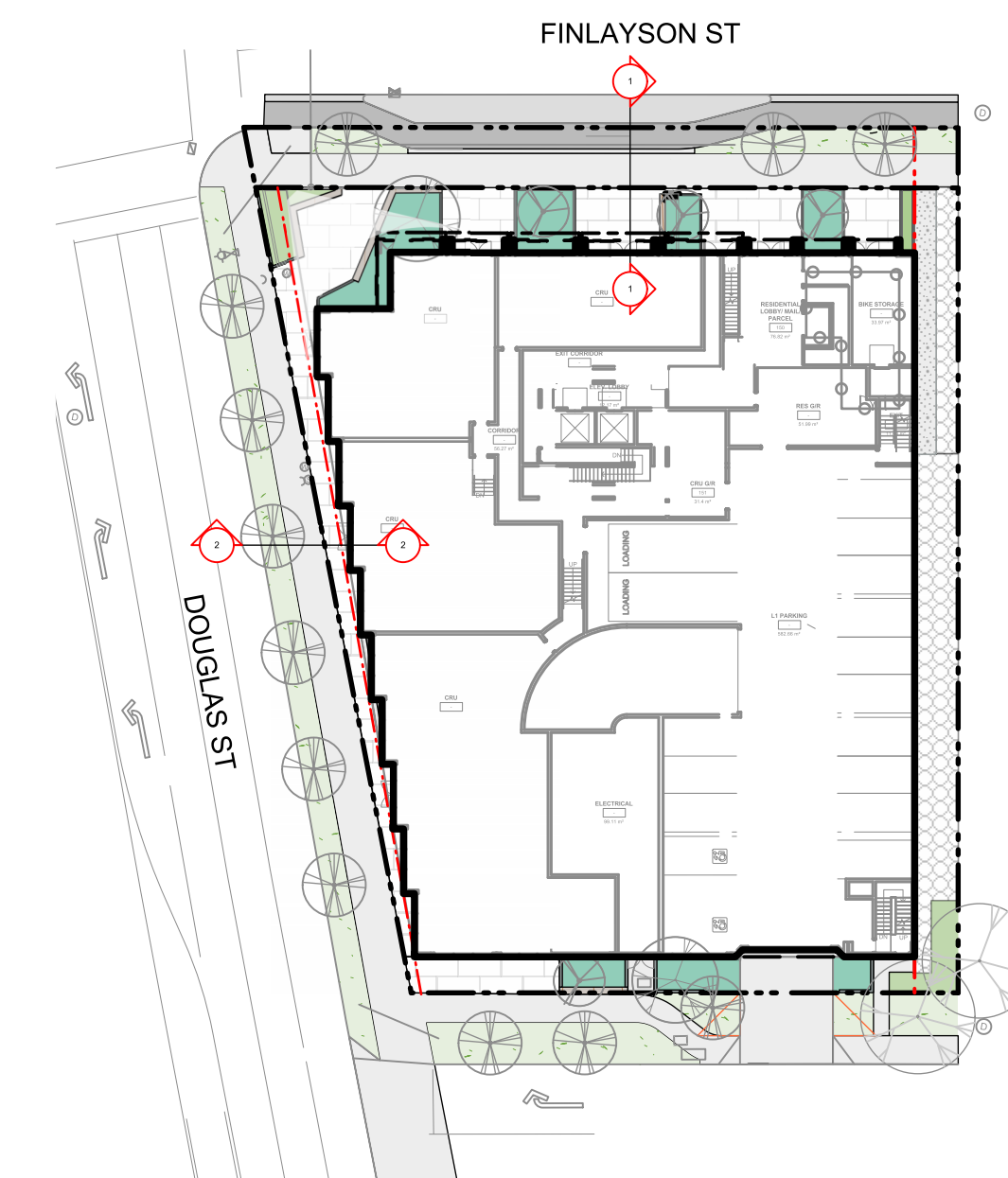
MDI LANDSCAPE ARCHITECTS
 3388A Temnyson Ave P: 250.412.2891
 Victoria, BC V8Z 3P6 E: admin@mdidesign.ca



1 Entry Lobby and Streetscape Section - Finlayson Street
 Scale: 1:50



2 Retail and Streetscape Section - Douglas Street
 Scale: 1:50



KEY PLAN - L1

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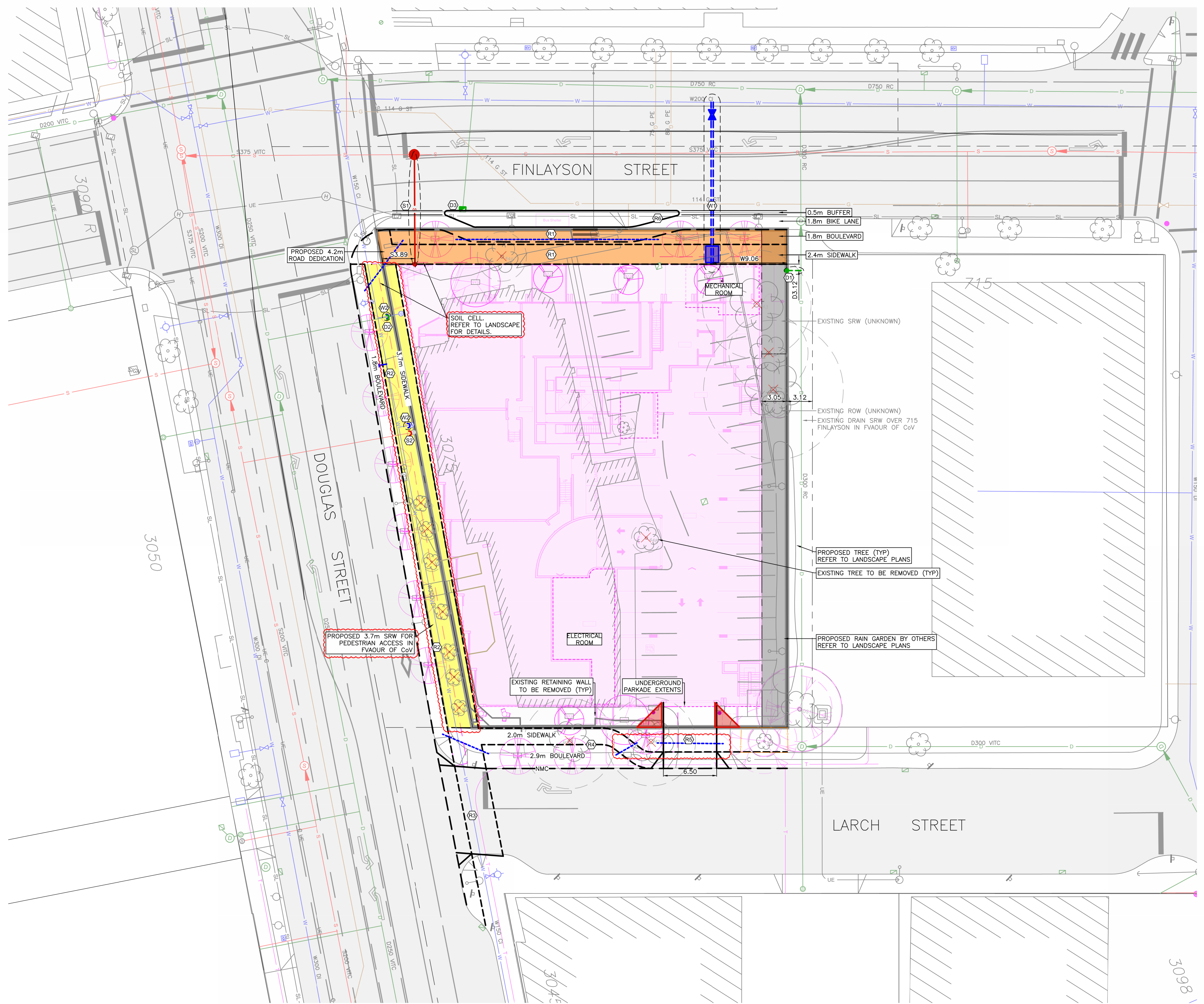
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sheet title
Landscape Sections

project no.	125.07
scale	1:150 @ 24"x36"
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L4.01

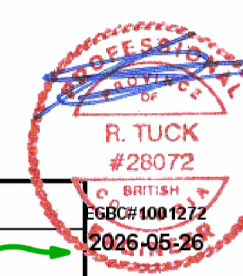


- SHEET NOTES:**
- DRAIN**
- (D1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - (D2) CONTRACTOR TO CAP AND ABANDON EXISTING DRAIN SERVICE.
 - (D3) CONTRACTOR TO REMOVE AND REPLACE EXISTING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

PRELIMINARY ONLY

**3075 DOUGLAS STREET
PRELIMINARY SERVICING
PLAN**

Scale
horiz. 1:250 Scale N/A
vert.
Sheet 1 of 1
Eng. Project No. 34923
Drafted by: JA



LEGEND					
LAMP STANDARD	LS	CLEANOUT	CO	DITCH	DI
POLE (Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MA	FLUSH VALVE	FV
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com