





Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

September 3, 2026

Revisions	YYYY-MM-DD
1 ISSUED FOR REZONING	2025-05-23
2 ISSUED FOR BC HOUSING REVIEW	2025-06-19
3 ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
4 DP RESUBMISSION	2026-06-11
5 DP RESUBMISSION	2026-09-02

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A.001	PROJECT STATISTICS
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A.102	SITE PLAN EXISTING
A.103	SITE PLAN PROPOSED
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A.1001	BUILDING RENDERINGS
A.1002	BUILDING ARTWORK - CONNIE WATTS

ARCHITECTURAL

PROJECT DIRECTORY

CLIENT



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3075 DOUGLAS

224033



Seal
3075 DOUGLAS

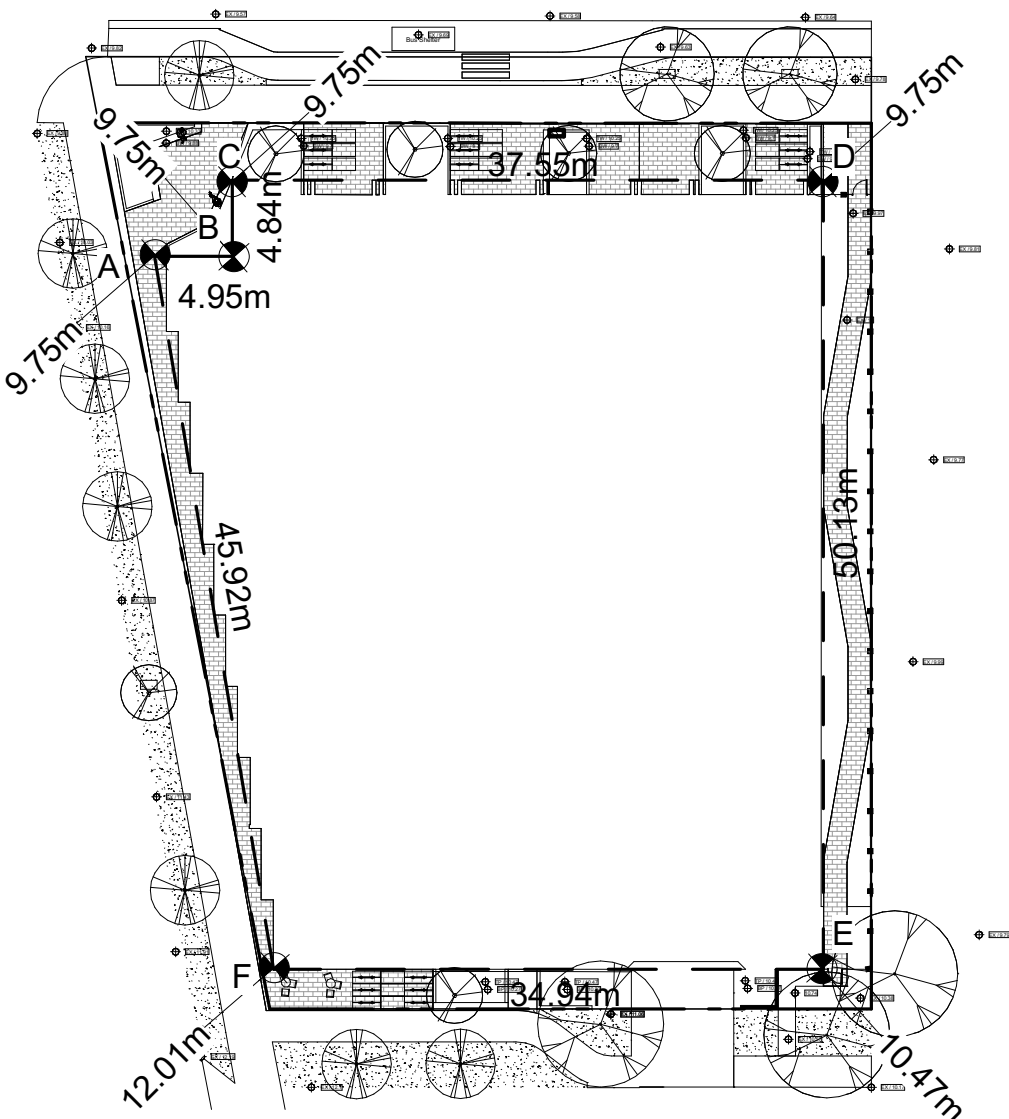
Victoria, BC
Project

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) (PRE ROAD DEDICATION)	2,665.72 m²
SITE AREA (m²) (POST ROAD DEDICATION)	2,457.72 m²
TOTAL FLOOR AREA (m²)	14,371 m²
COMMERCIAL FLOOR AREA (m²)	739 m²
FLOOR SPACE RATIO (PRE ROAD DEDICATION)	5.39
SITE COVERAGE (%) (PRE ROAD DEDICATION)	71.62%
OPEN SITE SPACE (%) (PRE ROAD DEDICATION)	28.38%
HEIGHT OF BUILDING (m)	65.06 m
HEIGHT OF PARAPET (m)	1.07 m
ROOF COVERAGE (%)	36.88%
NUMBER OF STOREYS	23
PARKING STALLS ON SITE	68
BICYCLE PARKING NUMBER	CLASS 1 = 236 CLASS 2 = 30
OVERSIZED CLASS 1 BICYCLES	36 (15.3%)
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)	32.76 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	13,633 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 + 10.47m)/2] x 50.13m	=	506.81m
E-F	[(10.47m + 12.01m)/2] x 34.94m	=	392.73m
F-A	[(12.01m + 9.75m)/2] x 45.92m	=	499.61m
	178.33m (PERIMETER)	=	1,860.72m
		=	1,860.72m / 178.33m
		=	10.43m



AVE. GRADE PLAN

FSR AREAS (TOTAL AREA)													
LEVEL	COMMERCIAL		COMM. COMMON		RES. UNITS		RES. COMMON		INDOOR AMENITY		PARKING / SERV.		TOTAL GFA
LEVEL P1	0	0	0	0	0	0	0	0	0	0	22,052	2,049	22,052
LEVEL 1	7,008	651	944	88	0	0	3,815	354	0	0	7,881	732	19,648
BIKE MEZZANINE	0	0	0	0	0	0	1,417	132	0	0	3,641	338	5,057
LEVEL 2	0	0	0	0	5,259	489	1,537	143	0	0	0	0	6,797
LEVEL 3	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 4	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 5	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 6	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 7	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 8	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 9	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 10	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 11	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 12	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 13	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 14	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 15	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 16	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 17	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 18	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 19	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 20	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 21	0	0	0	0	5,428	504	1,216	113	0	0	0	0	6,643
LEVEL 22	0	0	0	0	4,078	379	1,216	113	1,148	107	0	0	6,441
ROOF	0	0	0	0	0	0	2,045	190	0	0	0	0	2,045
TOTAL	7,008	651	944	88	112,467	10,449	33,126	3,077	1,148	107	33,573	3,119	188,265
FSR (PRE-DEDICATION)	0.28						5.11						5.39

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	
Residential (Market Rental)	No. units < 45 sqm	60	Units	Schedule C Table 1	0.6*	Per unit	36	36	54
	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	
Residential (Accessible)	All	123	Spaces	Schedule C Table 5	1 Accessible for every 25 spaces 1 Van Accessible for 2-6 Accessible spaces			4 A / 1 VA	5
Visitor	0.1 per dwelling unit	208	Units	Schedule C Table 1	0.1	Per unit	20.8	21	12**
Visitor (Accessible)	All	21	Spaces	Schedule C Table 5	0 Accessible, 1 Van Accessible for 6-25 Spaces			0 A / 1 VA	2**
Restaurant	All	686 sqm	GFA (sqm)	Schedule C Table 1	1	Space per 25 sm	27.4	27	12
Restaurant (Accessible)	All	27	Spaces	Schedule C Table 5	1 Accessible, 1 Van Accessible for 26-50 Spaces			1 A / 1 VA	2
TOTAL								171	68
*Schedule C Table 1 - Village / Centre ** Visitor Parking to be shared with Commercial Parking									

BICYCLE PARKING BASELINE CALCULATIONS									
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed	
Residential	No. units < 45 sqm	104	Units	Schedule C Table 2	1	Per unit	104	234	234
	No. units > 45 sqm	104	Units	Schedule C Table 2	1.25	Per unit	130		
	TOTAL	663 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 400 sm	1.7	2	2
Restaurant	All	663 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 400 sm	1.7	2	2
TOTAL							236	236	
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed	
Residential	No. units	208	Units	Schedule C Table 2	0.1	Per unit	20.8	21	22
	TOTAL	686 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 100 sm	6.9	7	8
Restaurant	All	686 sqm	GFA (sqm)	Schedule C Table 2	1	Space per 100 sm	6.9	7	8
TOTAL							28	30	

LONG TERM BICYCLE PARKING MIX					
Level	Ground Mounted	Wall Mounted	Oversized	Stacked	TOTAL
P1	34				34
L1	2 (Restaurant)				15
Bike Mezzanine		13	23	88	124
TOTAL	99	13	36	88	236
Percentage	41.9%	5.5%	15.3%	37.3%	

TOTAL UNIT MIX					
LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 1	0	0	0	0	0
LEVEL 2	5	2	1	2	10
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	2	3	0	8
ROOF	0	0	0	0	0

GRAND TOTAL UNIT MIX							
STUDIO	1 BED	2 BED	3 BED	TOTAL			
AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%
81	38.9%	45	21.6%	64	30.8%	18	8.7%
				208	100%		

LEVEL 2 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
201	3 BED A	852.7 R2	79.22 m2
202	STUDIO A	361.5 R2	33.58 m2
203	STUDIO B	366.7 R2	34.07 m2
204	1 BED B	458.3 R2	42.58 m2
205	STUDIO C	421.7 R2	39.18 m2
206	2 BED B	688.9 R2	64.00 m2
207	STUDIO D	356.1 R2	33.08 m2
208	STUDIO E	356.1 R2	33.08 m2
209	3 BED B	849.9 R2	78.92 m2
210	1 BED A	548.0 R2	50.91 m2
	TOTAL	5,259.5 R2	488.62 m2

LEVEL 3-10 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
301-1001	3 BED A	852.7 R2	79.22 m2
302-1002	STUDIO A	361.5 R2	33.58 m2
303-1003	STUDIO B	366.6 R2	34.06 m2
304-1004	2 BED A	626.5 R2	58.20 m2
305-1005	STUDIO C	421.7 R2	39.18 m2
306-1006	2 BED B	688.9 R2	64.00 m2
307-1007	STUDIO D	356.1 R2	33.08 m2
308-1008	STUDIO E	356.1 R2	33.08 m2
309-1009	3 BED B	849.9 R2	78.96 m2
310-1010	1 BED A	548.0 R2	50.91 m2
	TOTAL	43,423.3 R2	4034.16 m2

LEVEL 11-21 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
1101-2101	2 BED D	804.5 R2	74.74 m2
1102-2102	1 BED C	409.7 R2	38.06 m2
1103-2103	STUDIO B	366.7 R2	34.07 m2
1104-2104	2 BED A	626.5 R2	58.20 m2
1105-2105	STUDIO C	421.7 R2	39.18 m2
1106-2106	2 BED B	688.9 R2	64.00 m2
1107-2107	STUDIO D	356.1 R2	33.08 m2
1108-2108	1 BED D	404.1 R2	37.54 m2
1109-2109	2 BED C	801.9 R2	74.50 m2
1110-2110	1 BED A	548.0 R2	50.91 m2
	TOTAL	59,708.3 R2	5,547.1 m2

LEVEL 22 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
2201	2 BED D	802.7 R2	74.57 m2
2202	1 BED C	411.5 R2	38.23 m2
2203	STUDIO B	366.7 R2	34.07 m2
2204	2 BED A	626.5 R2	58.20 m2
2205	STUDIO C	421.7 R2	39.18 m2
2206	2 BED B	688.9 R2	64.00 m2
2207	STUDIO D	356.1 R2	33.08 m2
2208	1 BED D	404.2 R2	37.55 m2
	TOTAL	4,078.2 R2	378.9 m2

MCM

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5 DP RESUBMISSION 2026-09-02
4 DP RESUBMISSION 2026-06-11
3 ISSUED FOR DEVELOPMENT PERMIT 2025-10-10
2 ISSUED FOR BC HOUSING REVIEW 2025-06-19
1 ISSUED FOR REZONING 2025-05-23

Revisions YYY-MM-DD



Seal
307

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.

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

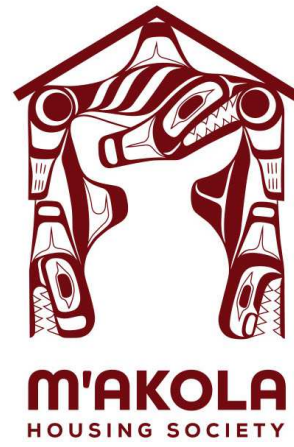
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3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
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1	ISSUED FOR REZONING	2025-05-23

Revisions YYYY-MM-DD



Seal

3075 DOUGLAS

Victoria, BC

Project

SITE SURVEY

Drawing

Scale

Project

224033

Sheet

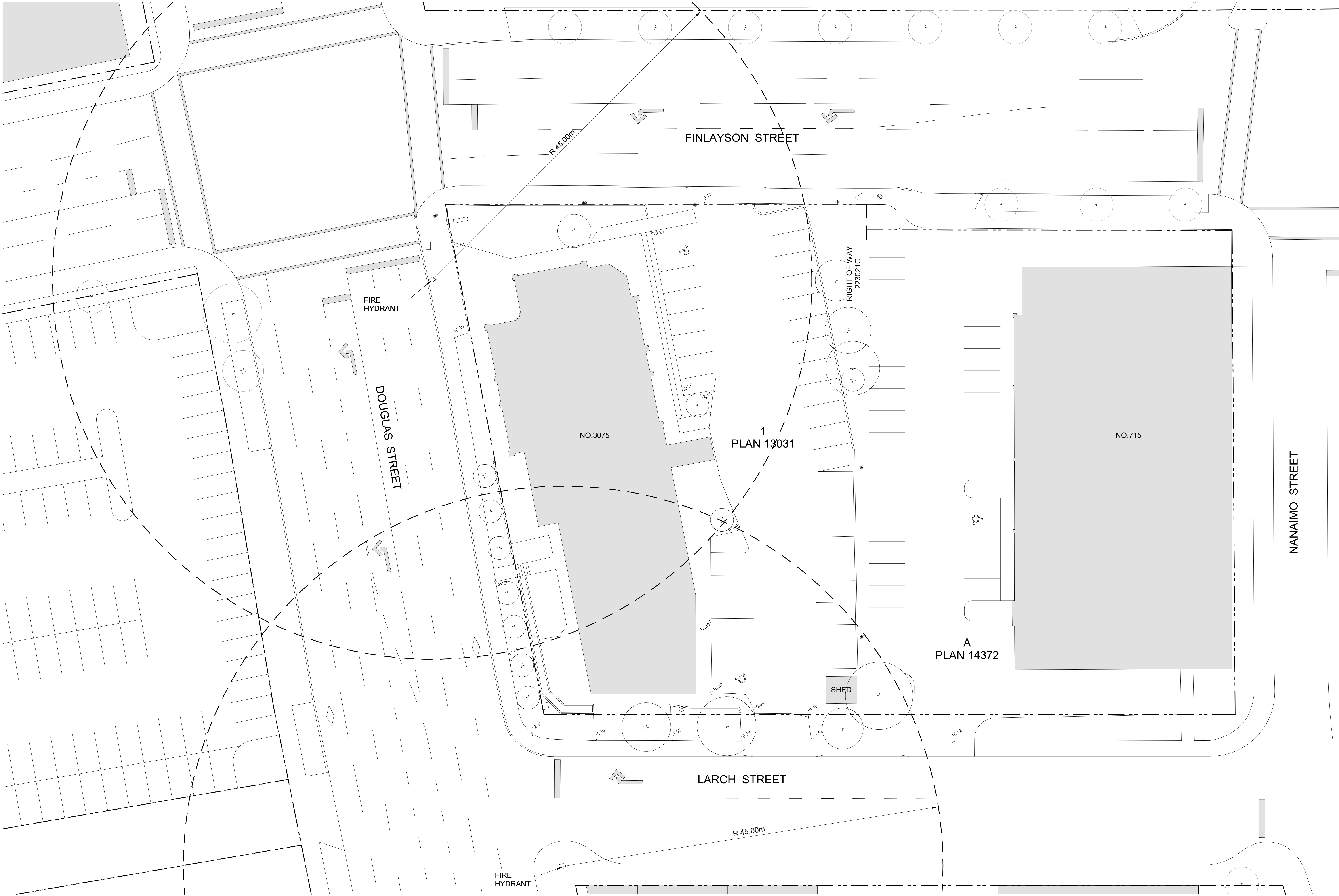
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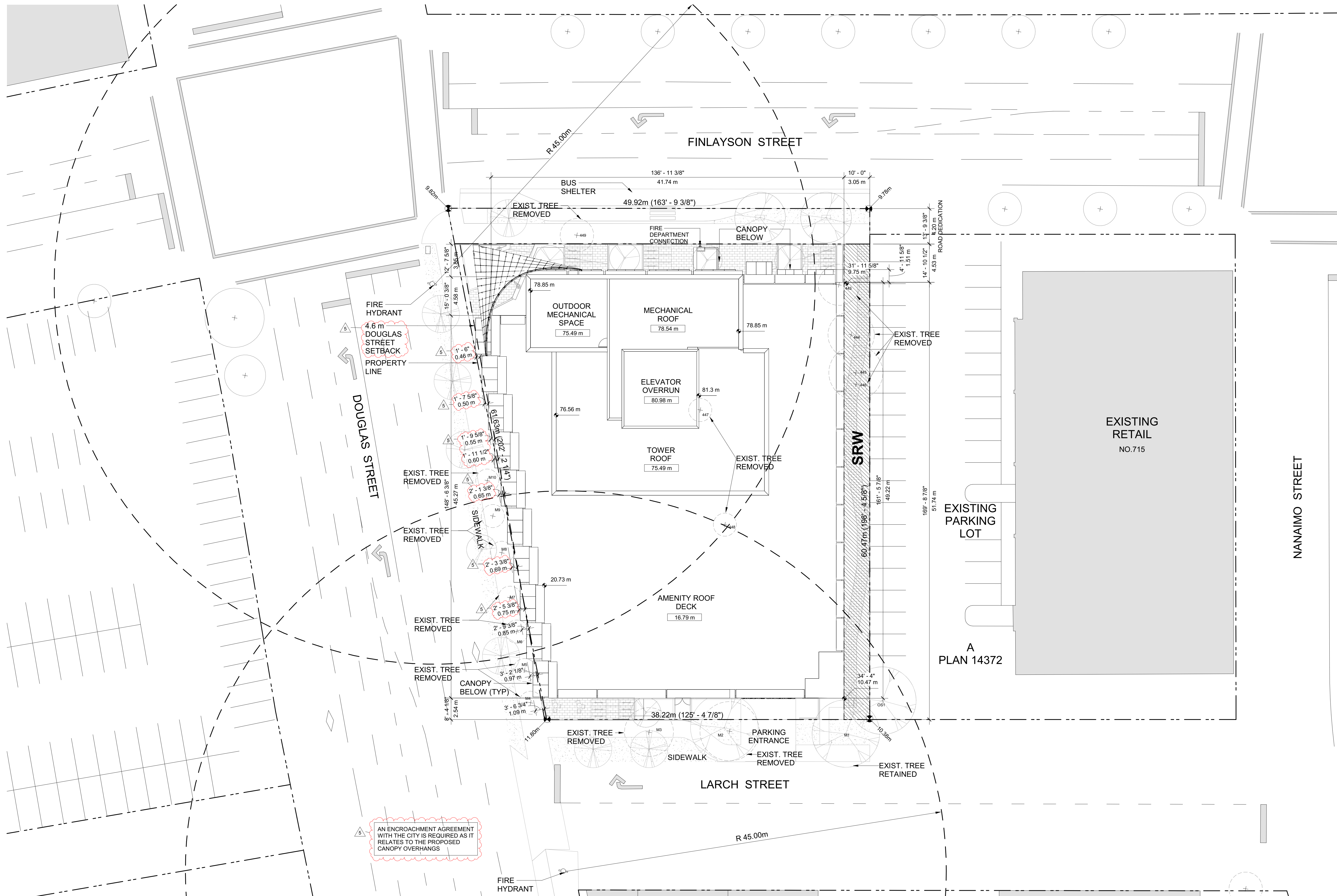


Seal
3075 DOUGLAS

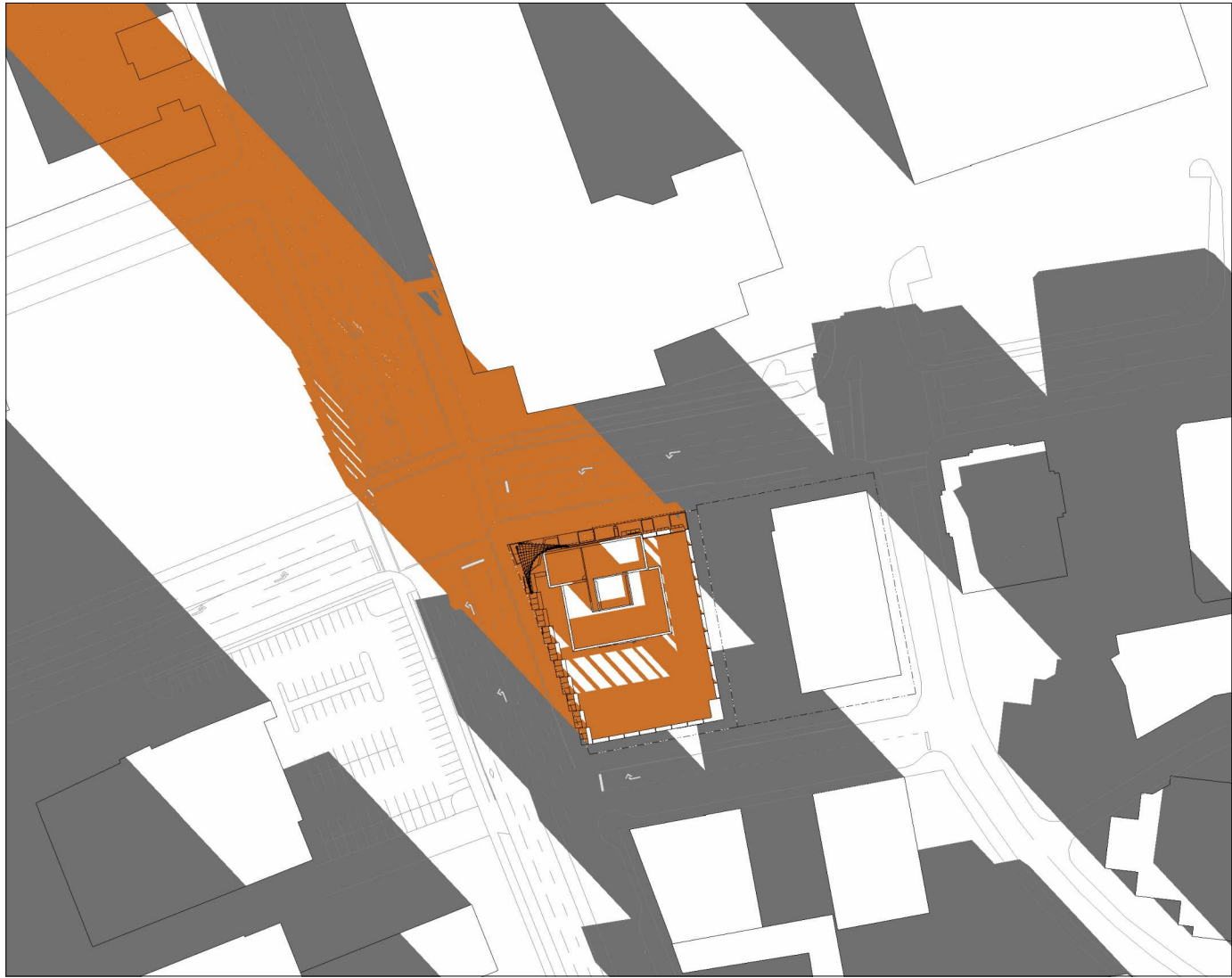
Victoria, BC
Project
SITE PLAN EXISTING

Drawing
Scale 1 : 200
Project 224033
Sheet
A.102





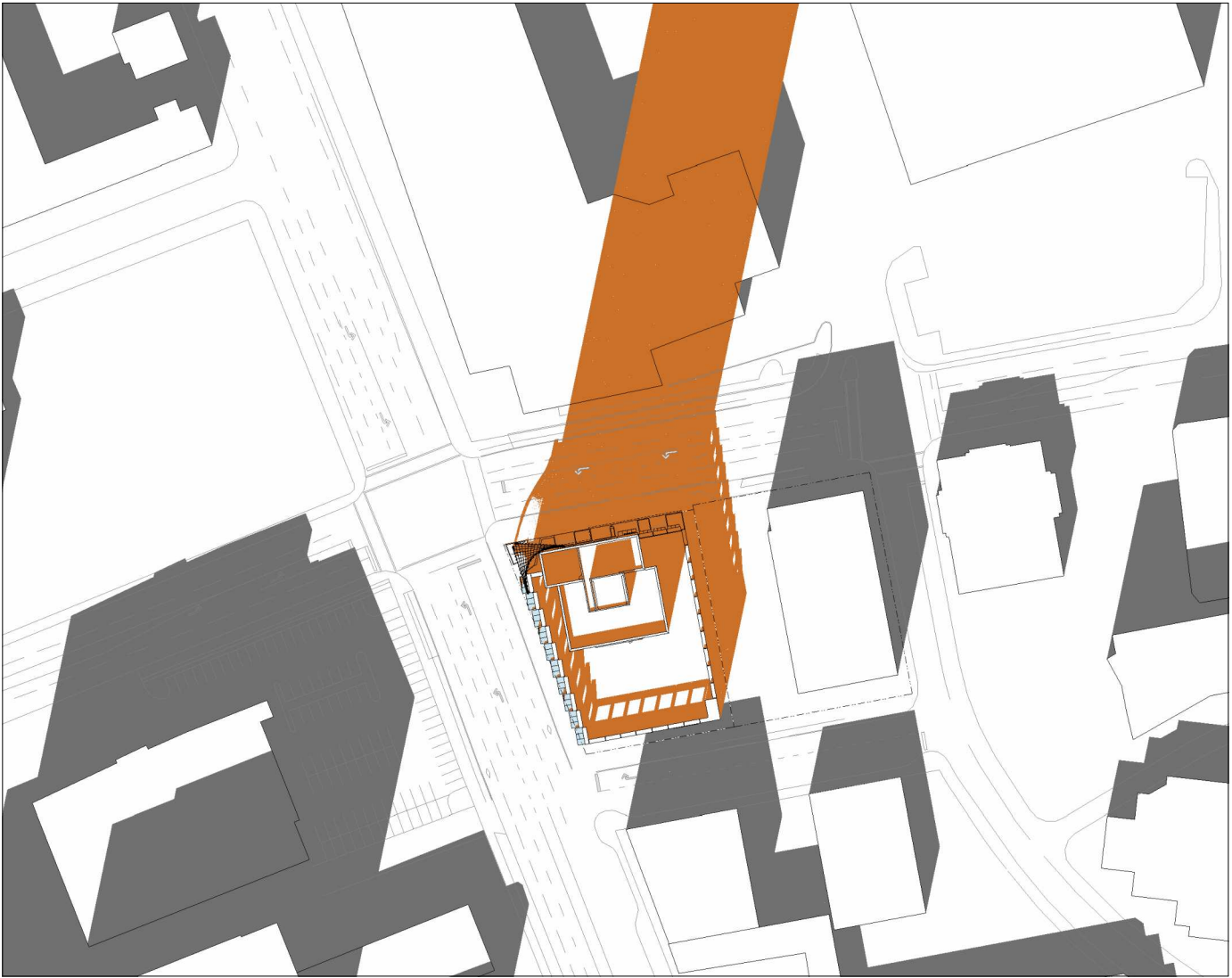
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PLANTING,
HARDSCAPE & FURNISHING DETAILS.
REFER TO CIVIL DRAWINGS FOR SITE SERVICING DETAILS.



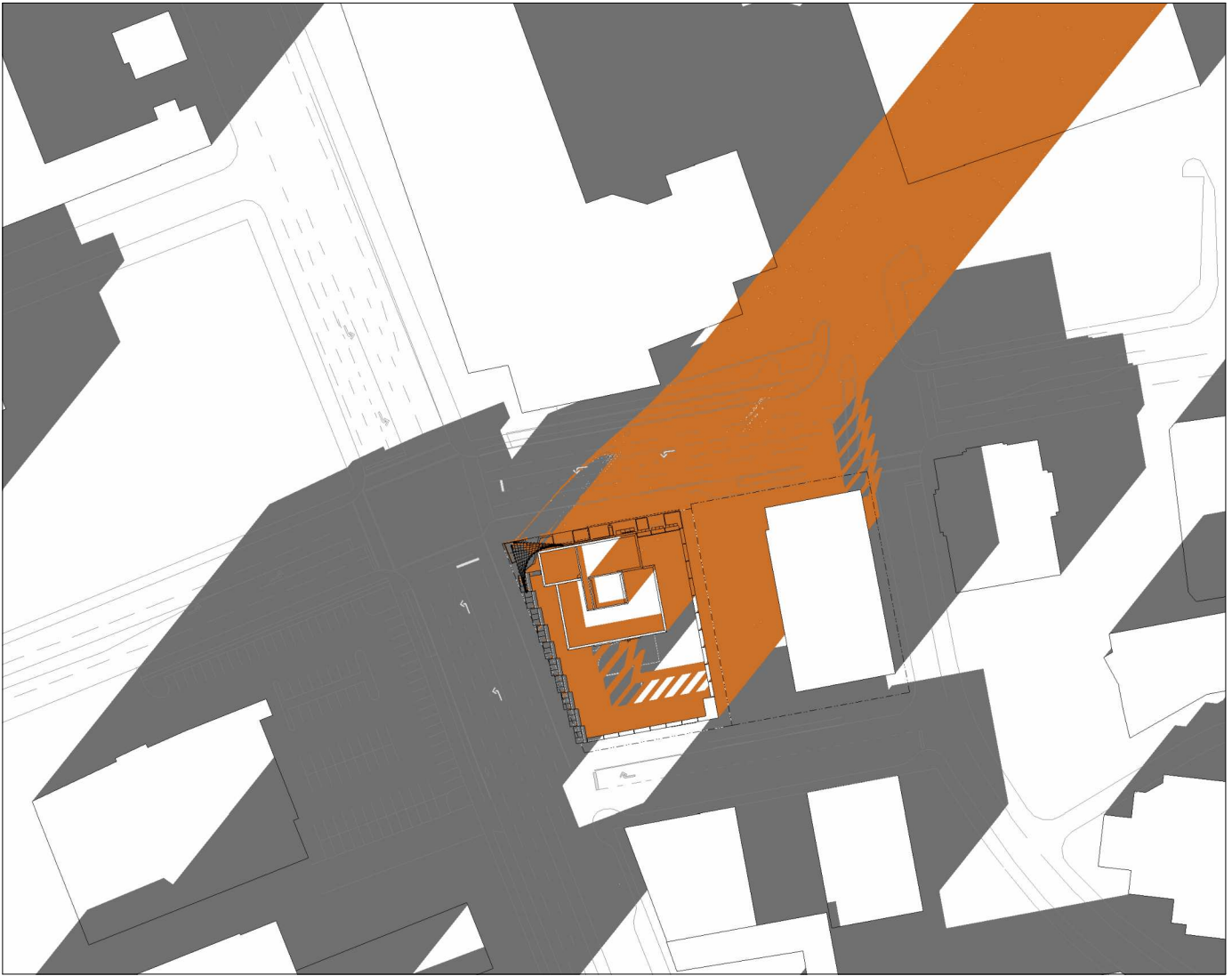
DECEMBER 21 - 10AM



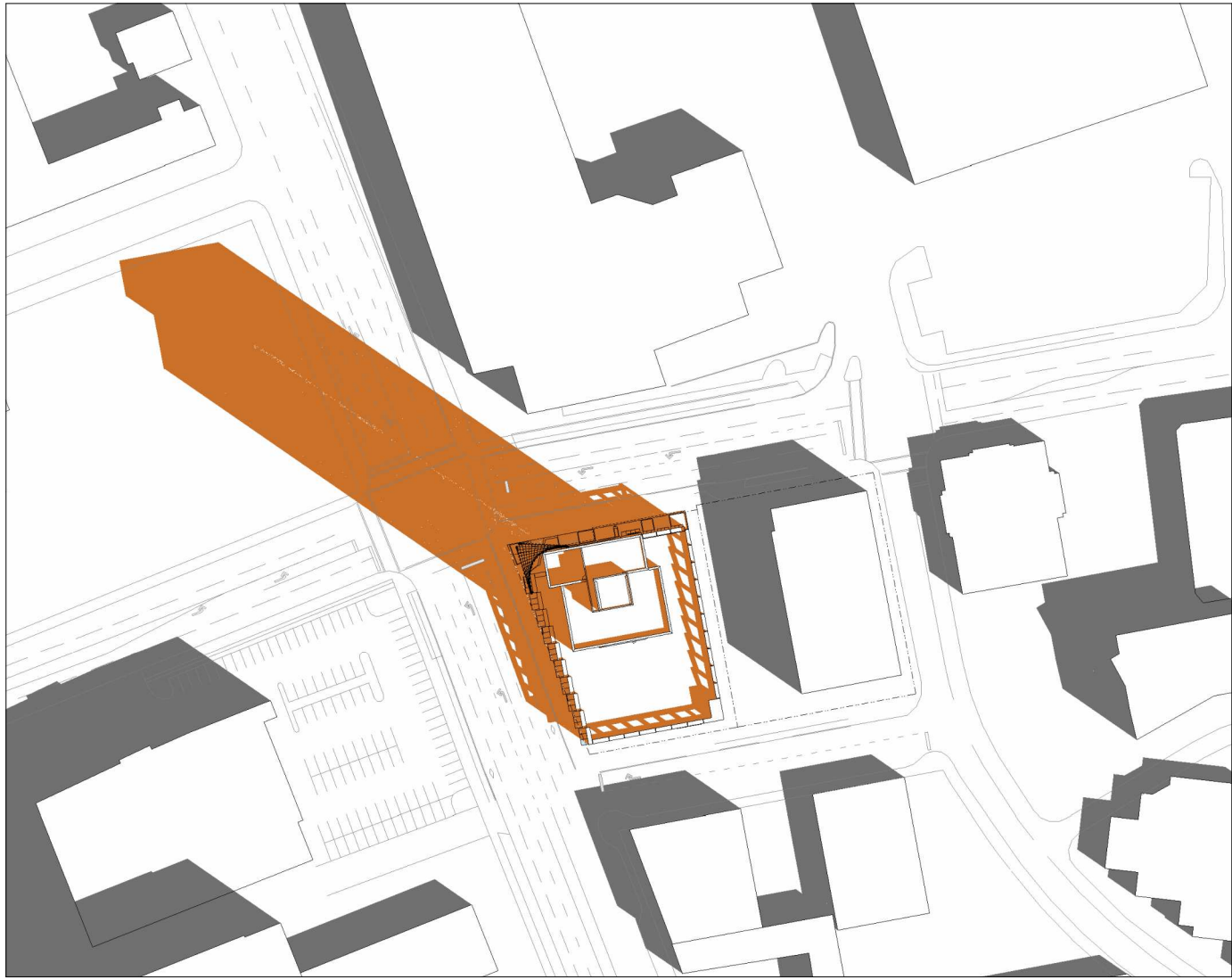
DECEMBER 21 - 12PM



DECEMBER 21 - 2PM



DECEMBER 21 - 4PM



SEPTEMBER 21 - 10AM



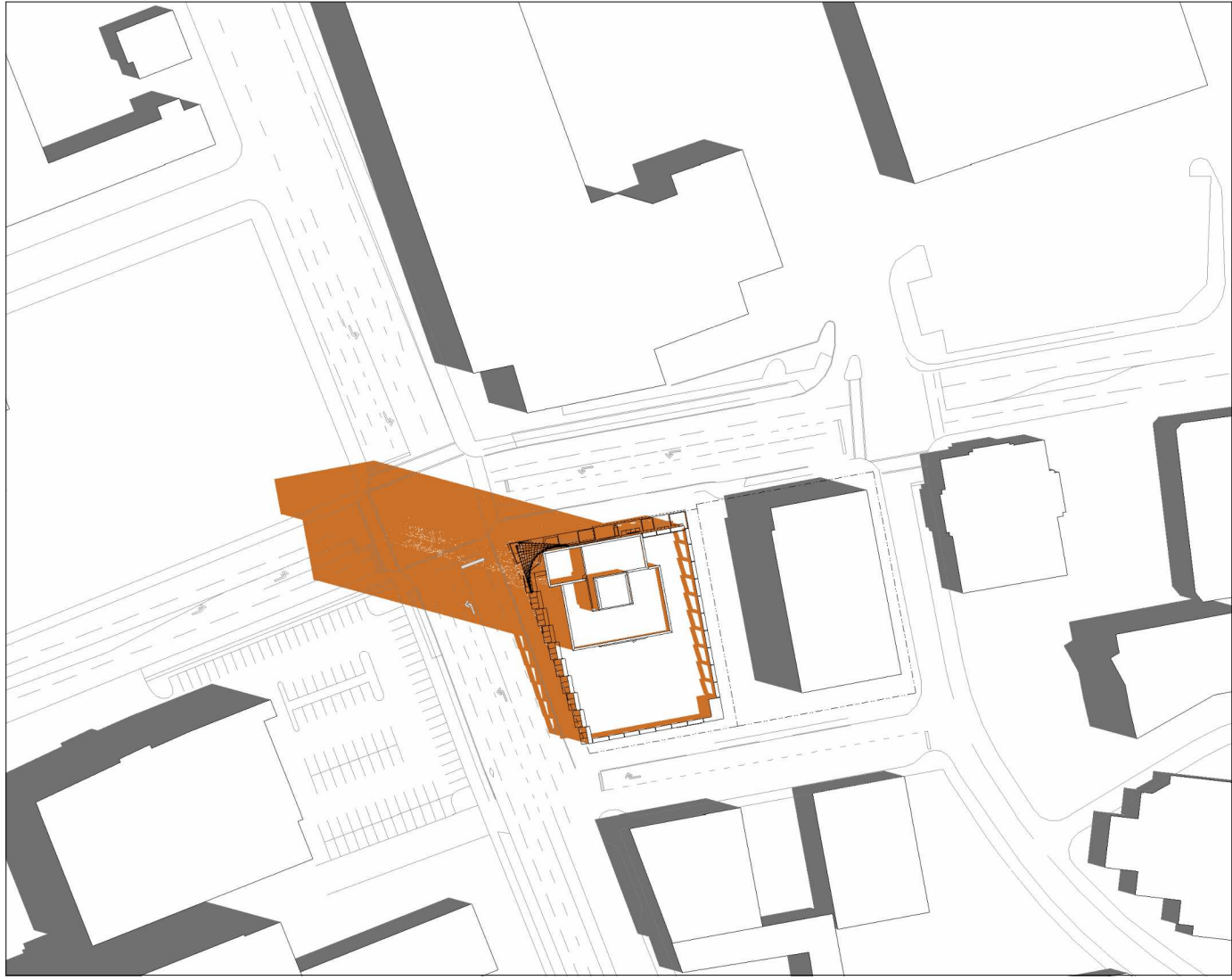
SEPTEMBER 21 - 12PM



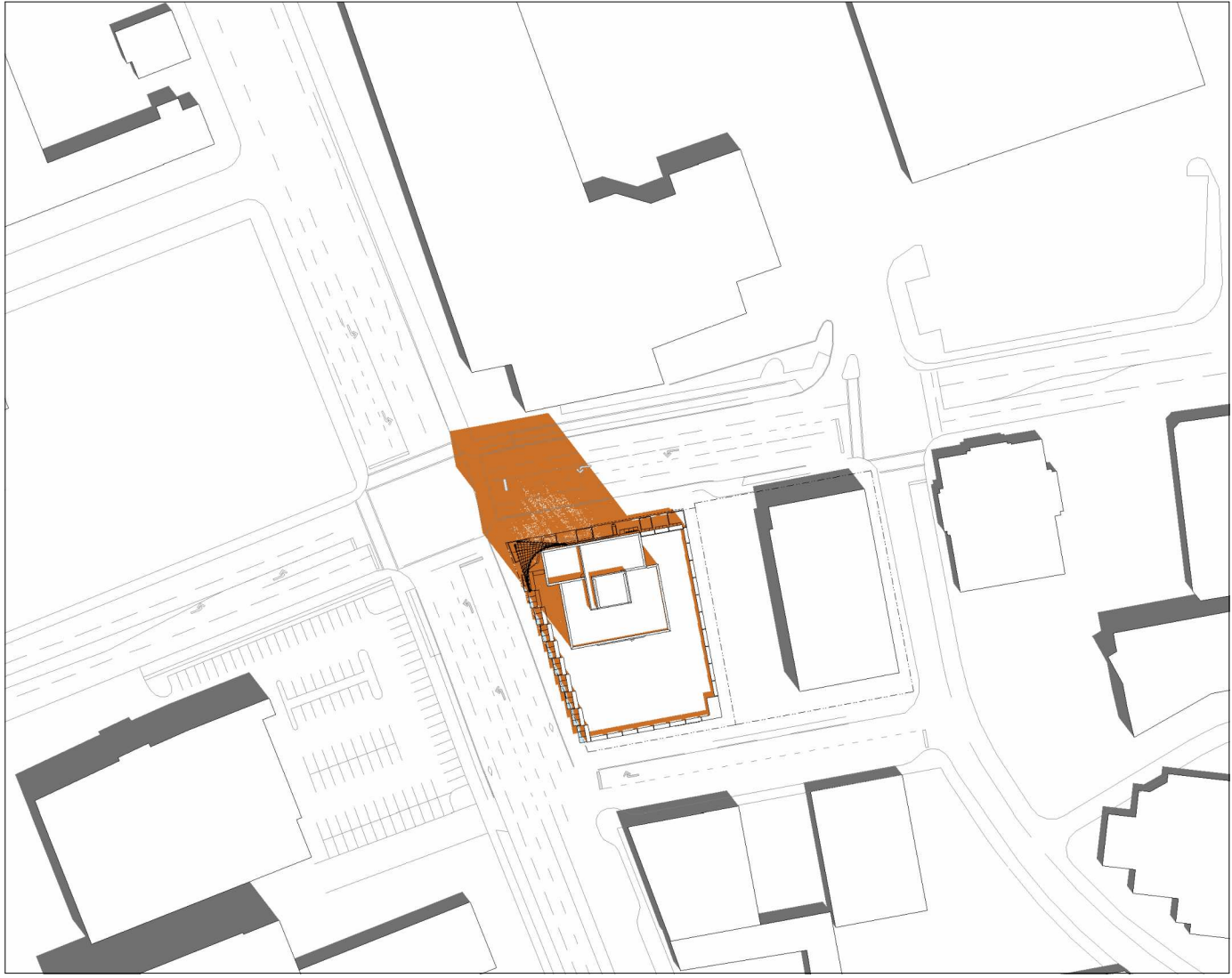
SEPTEMBER 21 - 2PM



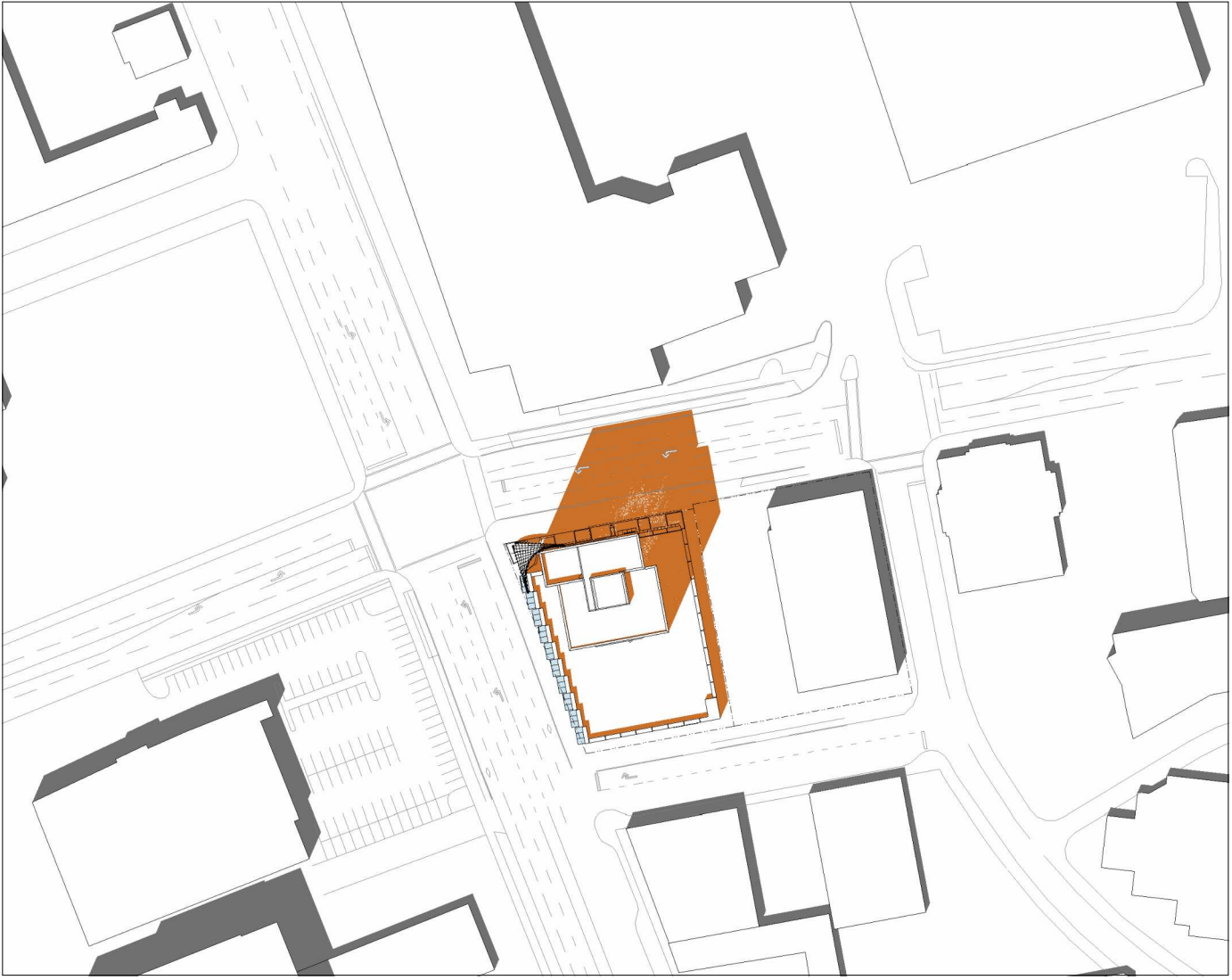
SEPTEMBER 21 - 4PM



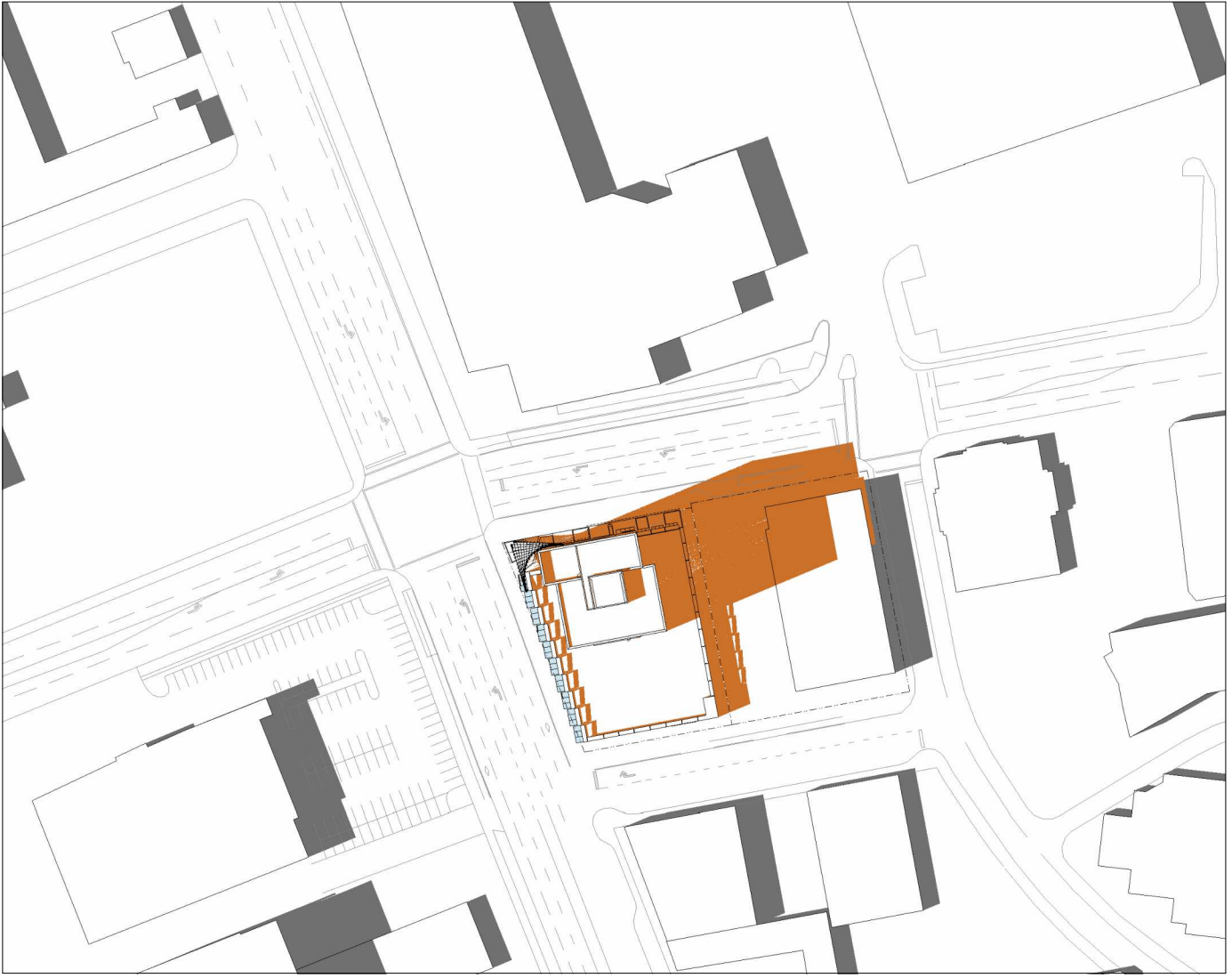
JUNE 21 - 10AM



JUNE 21 - 12PM



JUNE 21 - 2PM



JUNE 21 - 4PM

M C M

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Seal
3075 DOUGLAS

Victoria, BC
Project
SHADOW STUDIES

Drawing
Scale
Project 224033
Sheet
A.104



Seal

3075 DOUGLAS

Victoria, BC

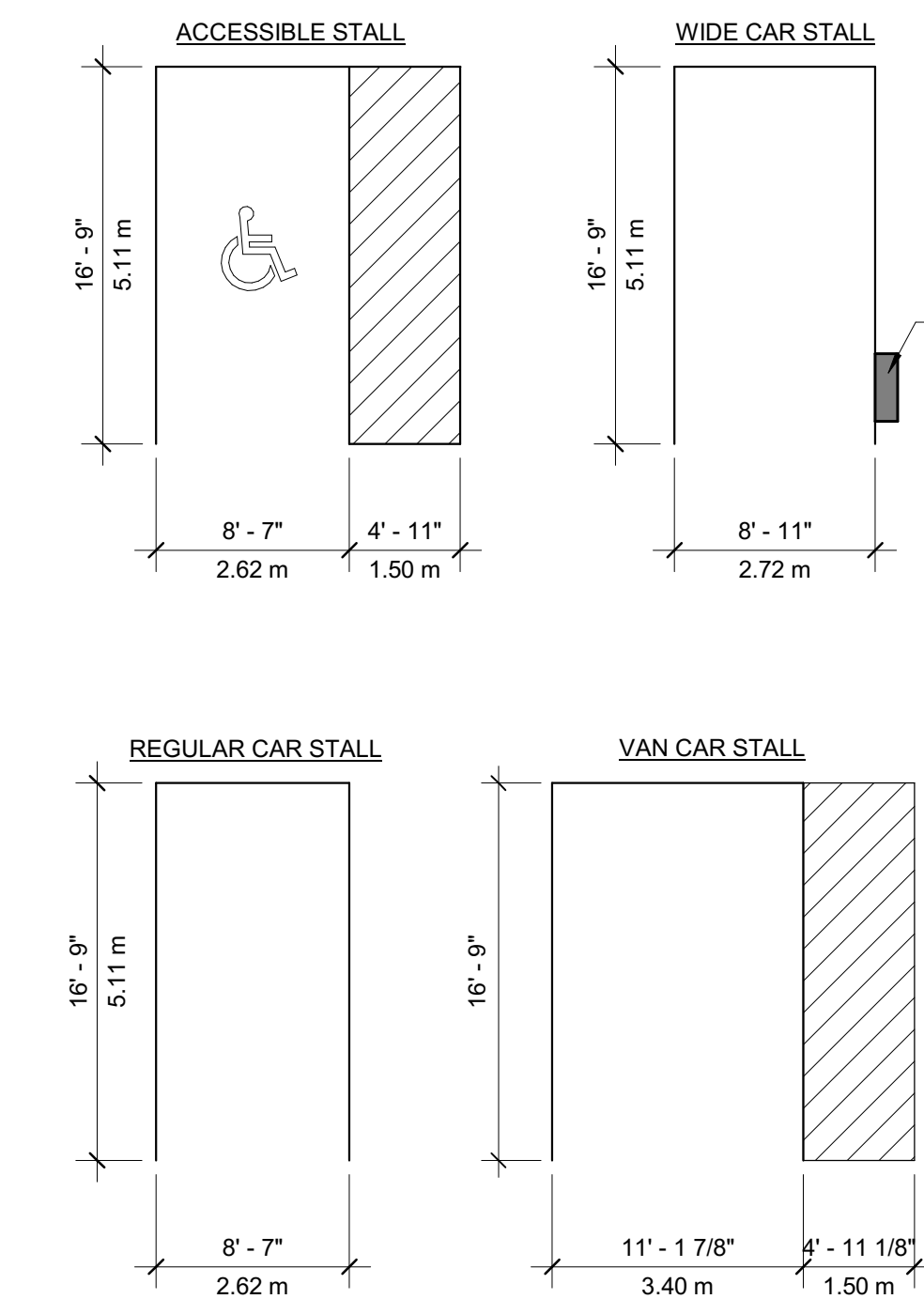
Project

LEVEL P1 FLOOR
PLAN

Drawing

Scale As indicated

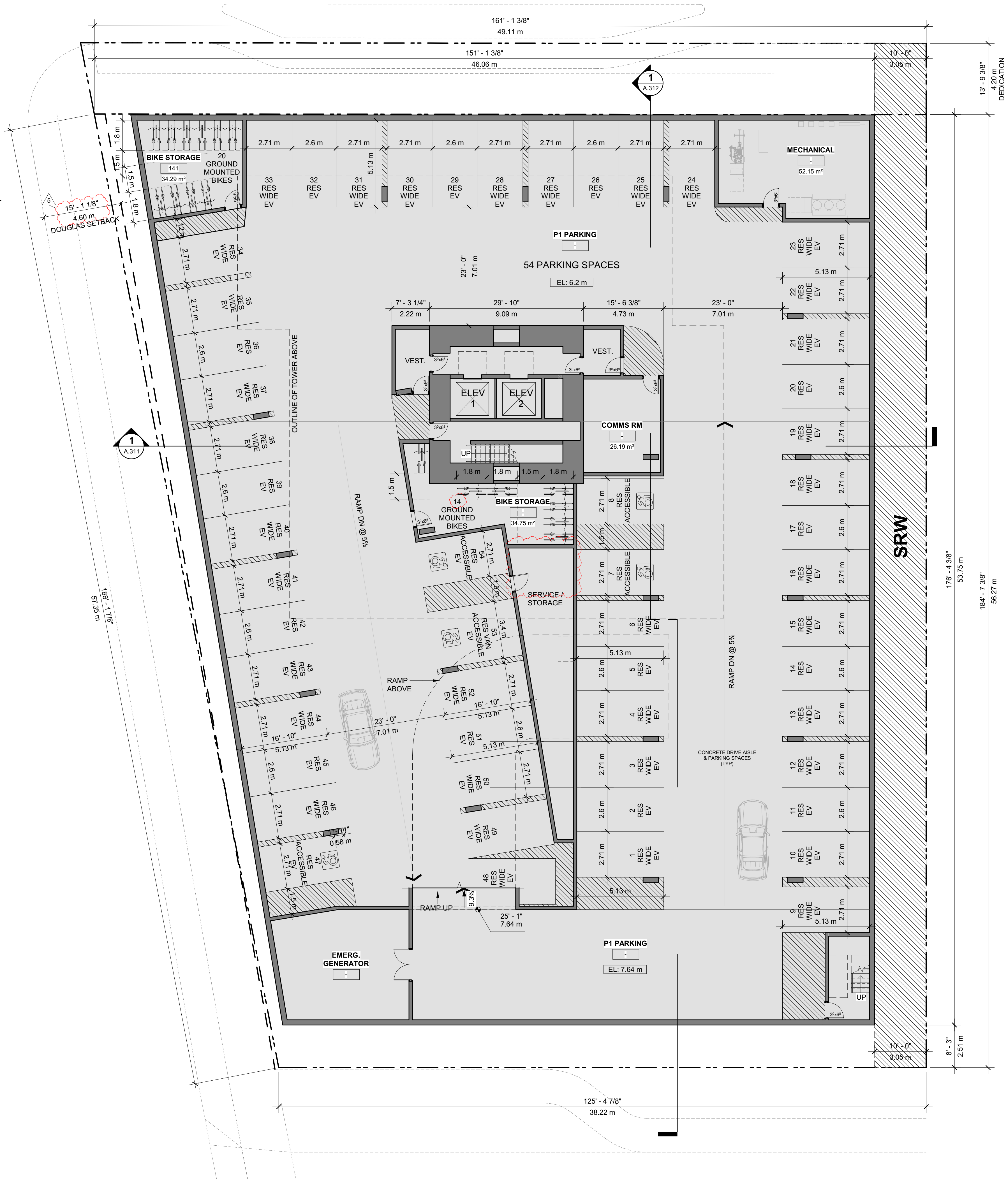
Project 224033

Sheet **A.201**

VEHICLE PARKING STALL SIZES

LEVEL P1	
TOTAL PARKING SPACES	
54	
14 REGULAR SPACES	
35 WIDE SPACES	
5 ACCESSIBLE SPACE (INCLUDING 1 VAN ACCESSIBLE SPACE)	
TOTAL LONG TERM BICYCLE SPACES	
RESIDENTIAL	
34	
34 GROUND MOUNTED	
NOTE: ACCESSIBLE PARKING SPACES MUST BE MARKED AND SIGNAGE PROVIDED PER PART 5 OF ZB2018.	

SERVICE



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5	DP RESUBMISSION	2026-09-01
4	DP RESUBMISSION	2026-06-15
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-16
2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
1	ISSUED FOR REZONING	2025-05-23

Revisions YYYY-MM-DD

Sea

3075 DOUGLAS

Victoria, BC

Project

LEVEL 1 FLOOR PLAN

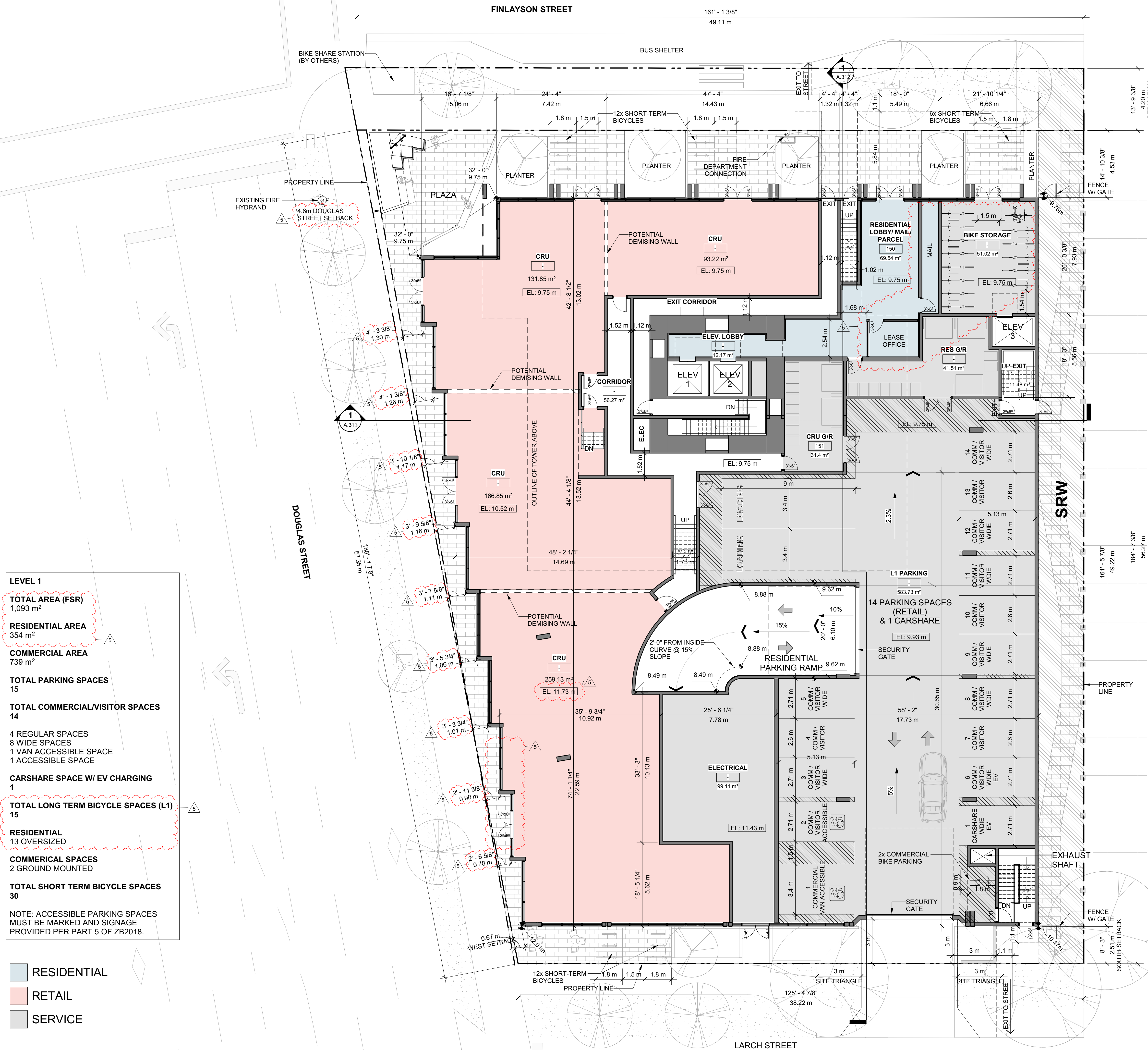
Drawing

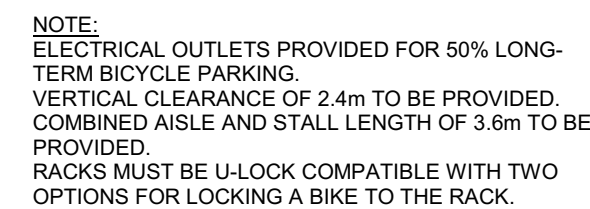
Scale 1 : 125

Project 224033

Sheet **A.202**

Shee

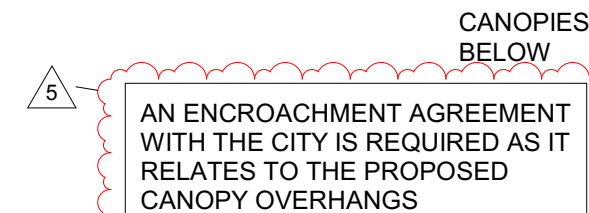




TYP. BIKE RACKS

LONG TERM BICYCLE SPACES (L1 MEZZ)
187

63	GROUND MOUNTED
13	WALL MOUNTED
23	OVERSIZED
88	STACKED



TOTAL FLOOR AREA (FSR)
132 m²

CIRCULATION/COMMON AREA
132 m²



Seal

3075 DOUGLAS

Victoria, BC

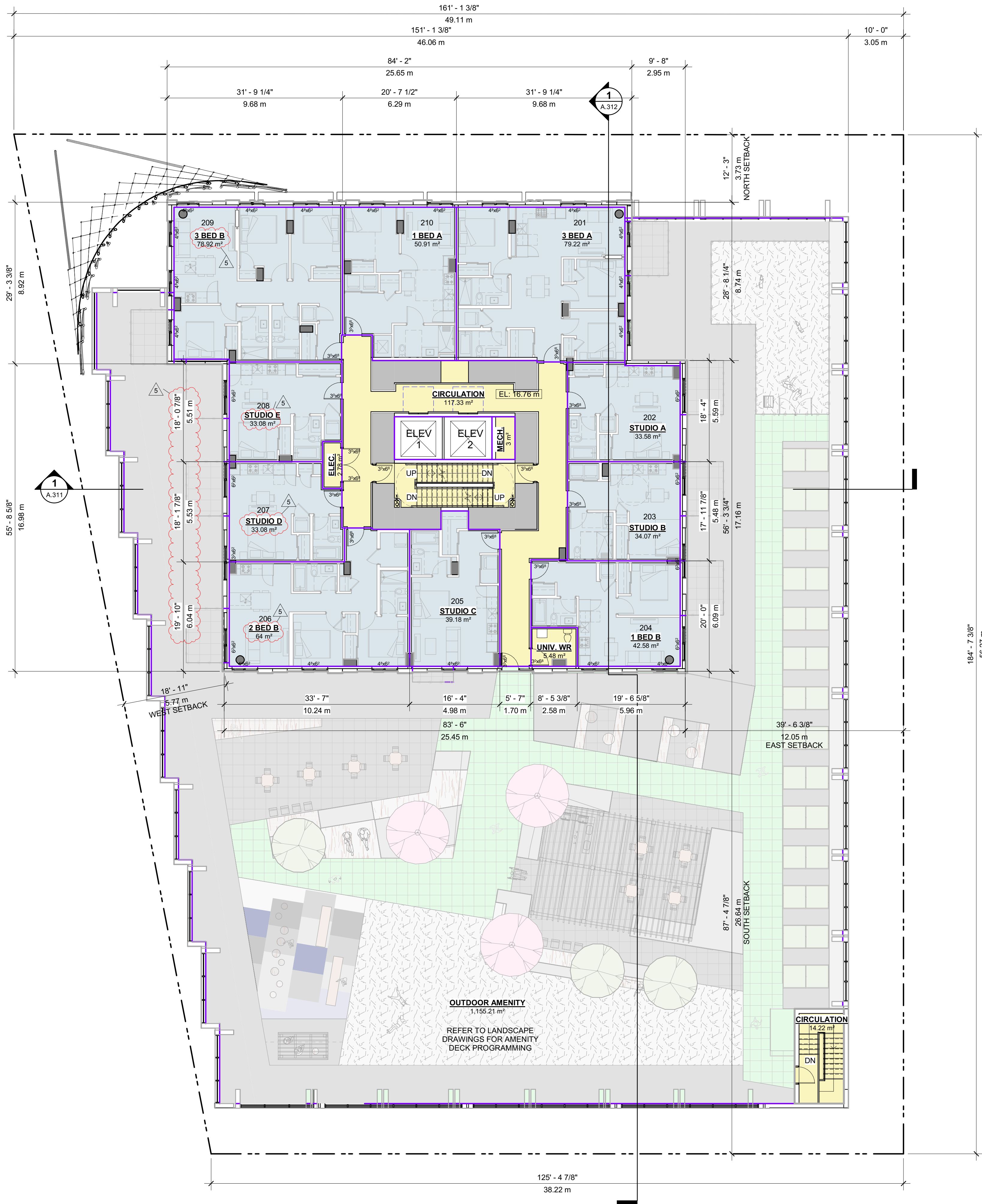
Project

LEVEL 2 FLOOR PLAN

Drawing

Scale 1 : 125

Project 224033

Sheet **A.204**

LEVEL 2

TOTAL FLOOR AREA (FSR)
631m²SUITE AREA
489m²CIRCULATION/Common Area
143m²

TOTAL UNITS

10 UNITS

5	STUDIO
2	ONE BEDROOM
1	TWO BEDROOM
2	THREE BEDROOM

NOTE: ALL BEDROOMS WILL
INCLUDE ONE OPERABLE WINDOW.



3075 DOUGLAS

Project _____

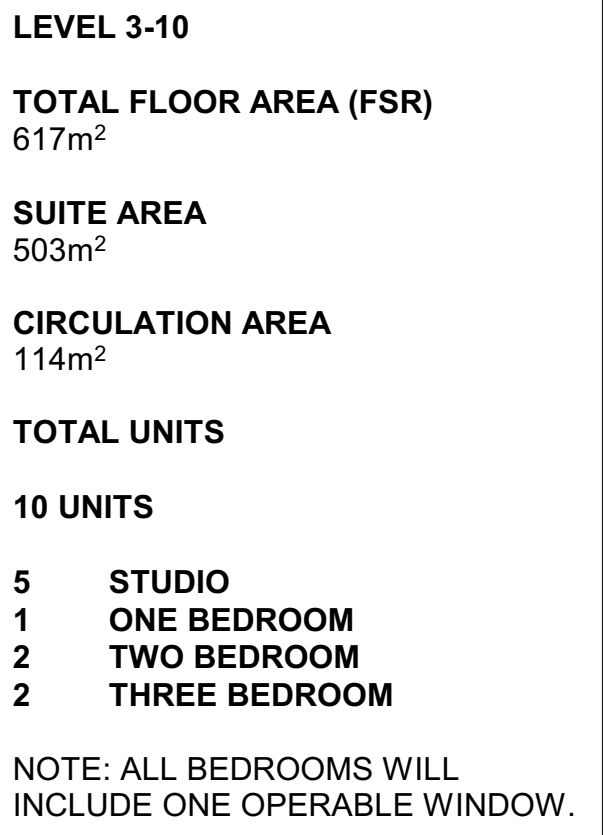
TYPICAL FLOOR
PLAN (3-10)

Scale 1 : 125

Project 224033

A 205

Sheet



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

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5	DP RESUBMISSION	2026-09-02
4	DP RESUBMISSION	2026-06-11
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
1	ISSUED FOR REZONING	2025-05-23

Revisions	YYYY-MM-DD
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Seal

3075 DOUGLAS

Victoria, BC

Project

TYPICAL FLOOR
PLAN (11-21)

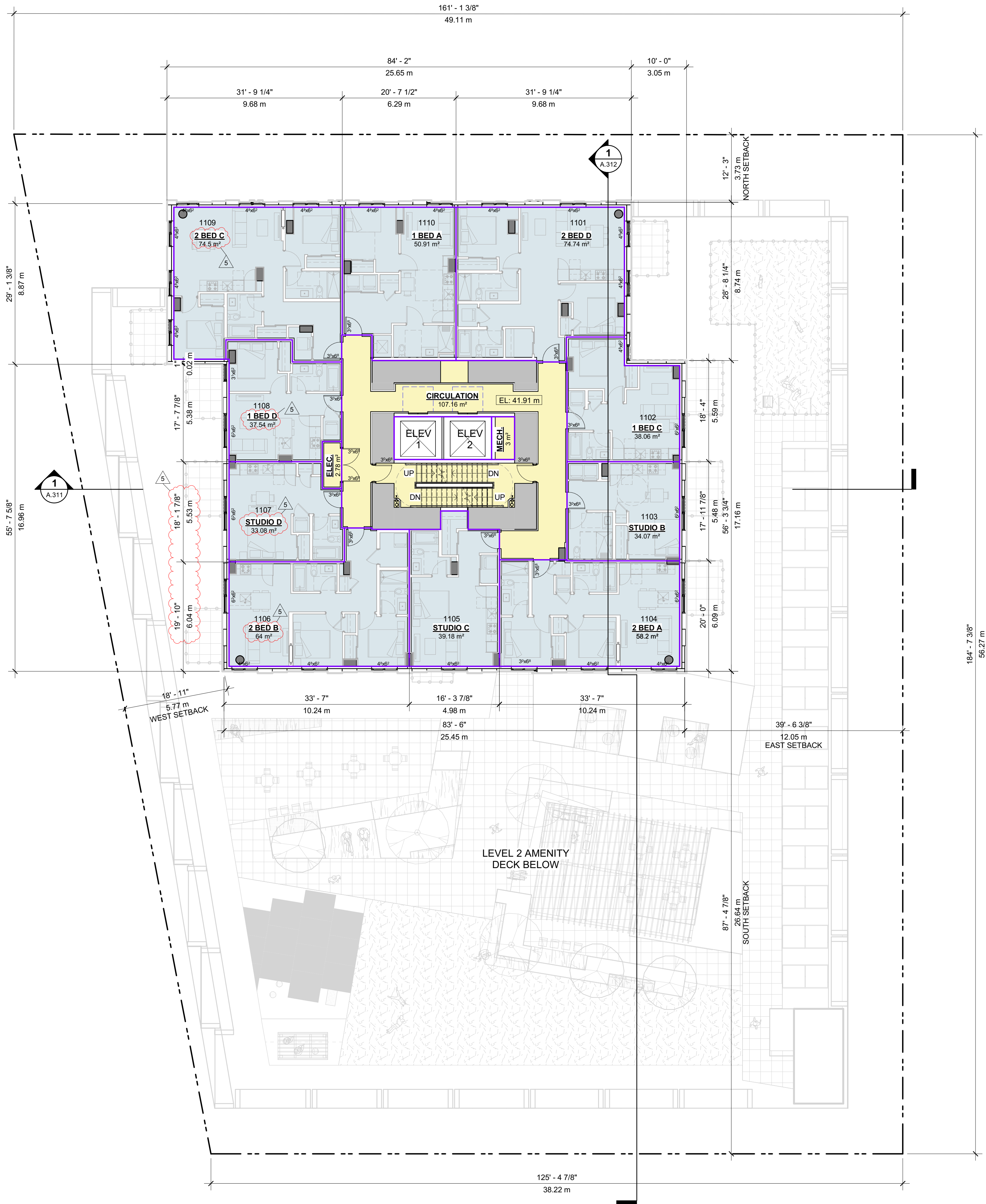
Drawing

Scale 1 : 125

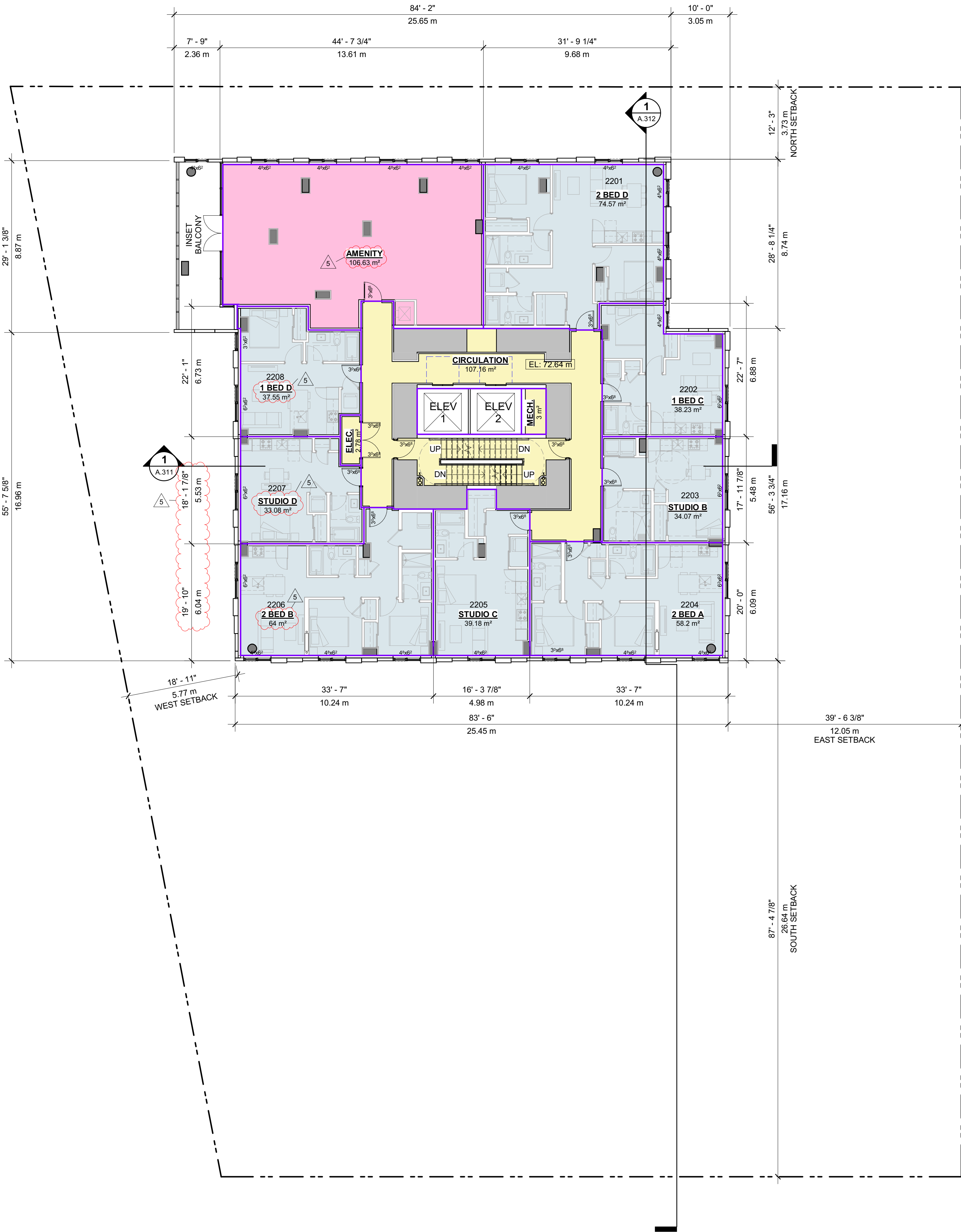
Project 224033

A.206

Sheet

**LEVEL 11-21****TOTAL FLOOR AREA (FSR)**
617m²**SUITE AREA**
504m²**CIRCULATION/COMMON AREA**
113m²**TOTAL UNITS****10 UNITS**

3 STUDIO
3 ONE BEDROOM
4 TWO BEDROOM
0 THREE BEDROOM



LEVEL 22

TOTAL FLOOR AREA (FSR)
598m²

SUITE AREA
379m²

CIRCULATION AREA
113m²

AMENITY AREA
107m²

TOTAL UNITS

8 UNITS

3 STUDIO
2 ONE BEDROOM
3 TWO BEDROOM
0 THREE BEDROOM

NOTE: ALL BEDROOMS WILL
INCLUDE ONE OPERABLE WINDOW.

5	DP RESUBMISSION	2026-09-02
4	DP RESUBMISSION	2026-06-11
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
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1	ISSUED FOR REZONING	2025-05-23

Revisions	YYYY-MM-DD
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Seal

3075 DOUGLAS

Victoria, BC

Project

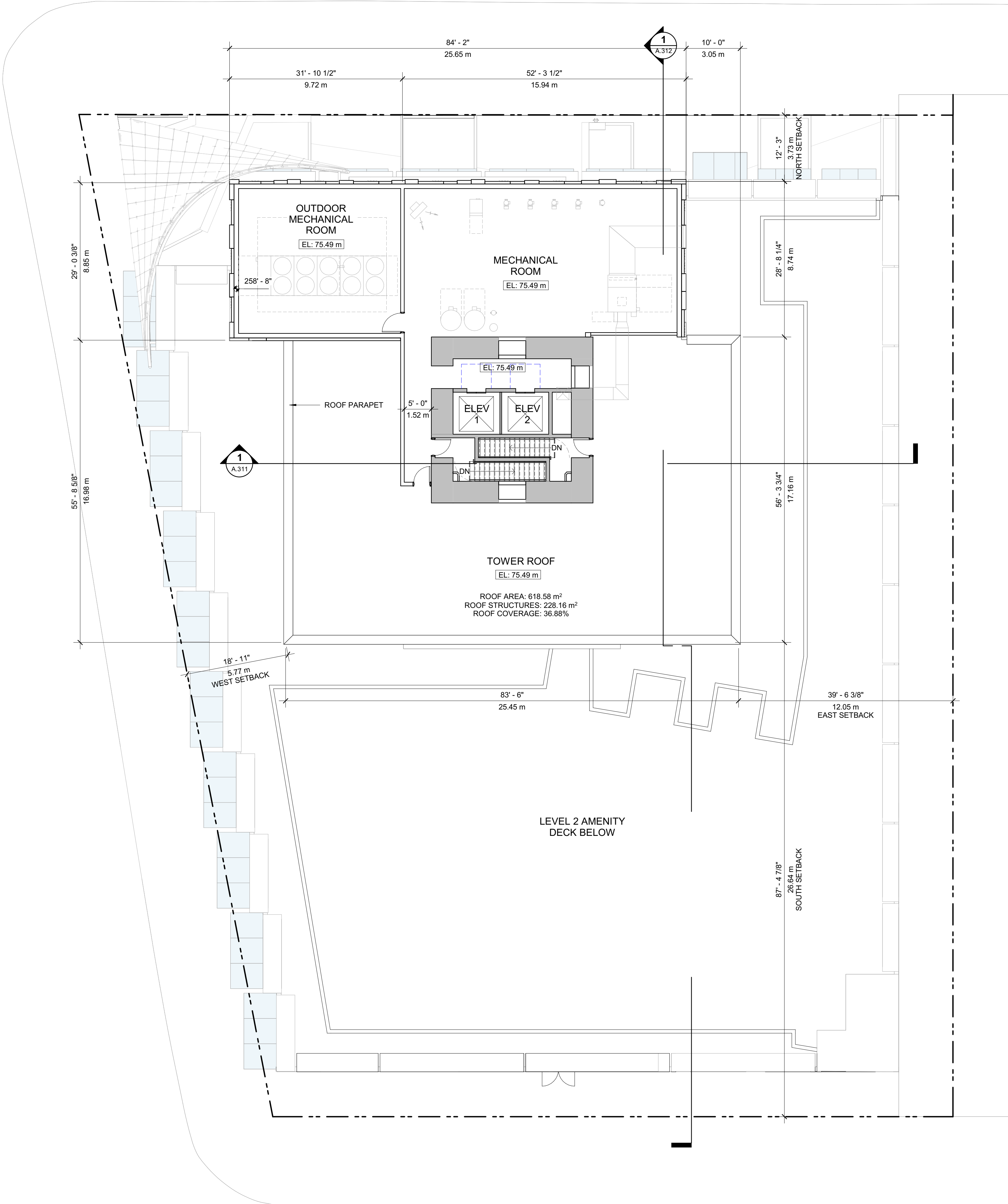
LEVEL 23
MECHANICAL ROOF

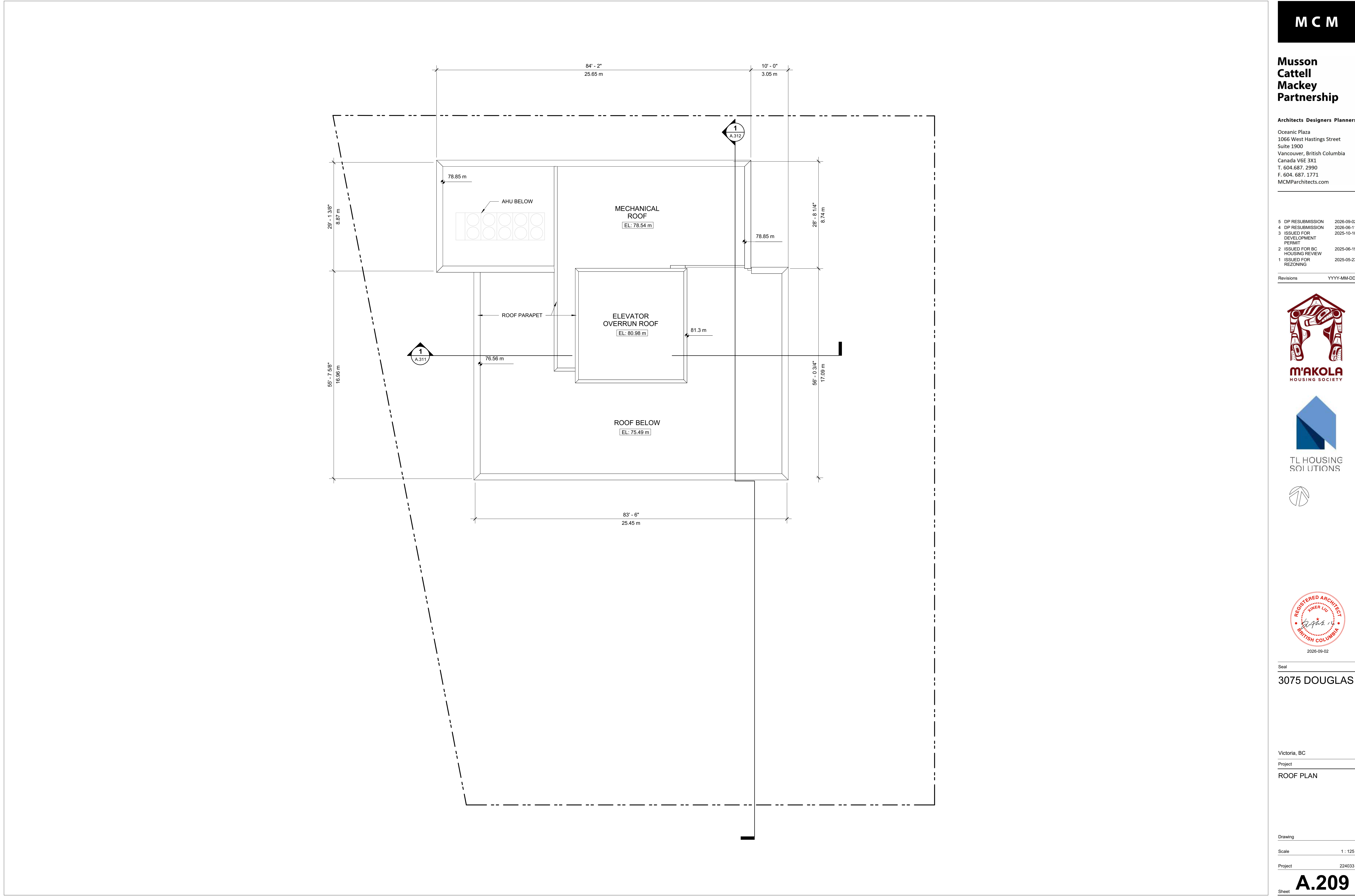
Drawing

Scale 1 : 125

Project 224033

Sheet **A.208**





5	DP RESUBMISSION	2026-09-02
4	DP RESUBMISSION	2026-06-11
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
1	ISSUED FOR REZONING	2025-05-23

Revisions	YYYY-MM-DD
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Seal

3075 DOUGLAS

Victoria, BC

Project

ROOF PLAN

Drawing

Scale 1 : 125

Project 224033

Sheet
A.209

5	DP RESUBMISSION	2026-09-02
4	DP RESUBMISSION	2026-06-11
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
1	ISSUED FOR REZONING	2025-05-23

Revisions	YYYY-MM-DD
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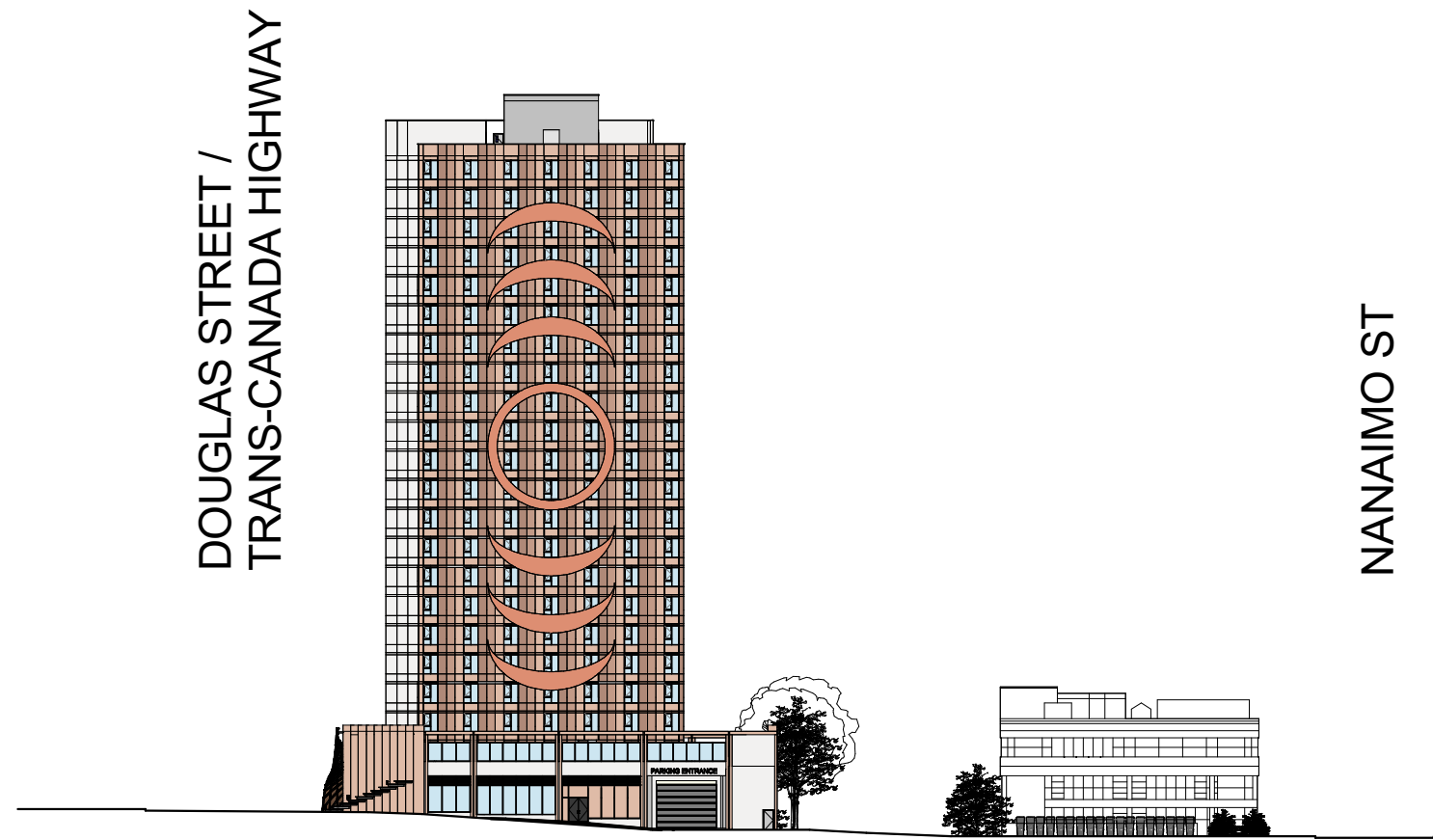
Seal
3075 DOUGLAS

Victoria, BC
Project
STREETSCAPE
ELEVATIONS

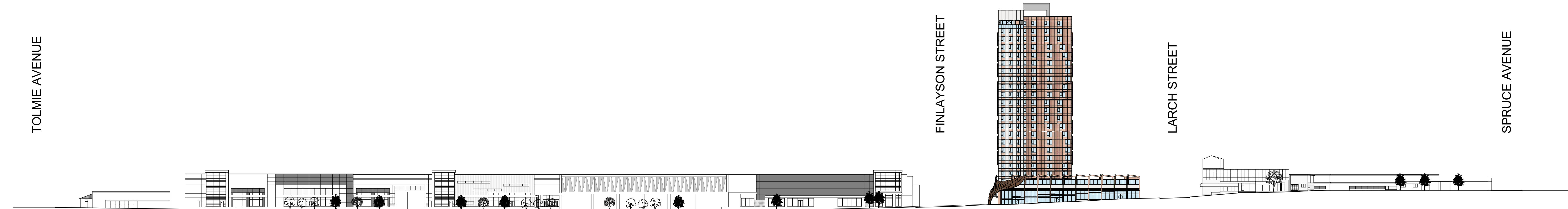
Drawing
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Project 224033
Sheet
A.301



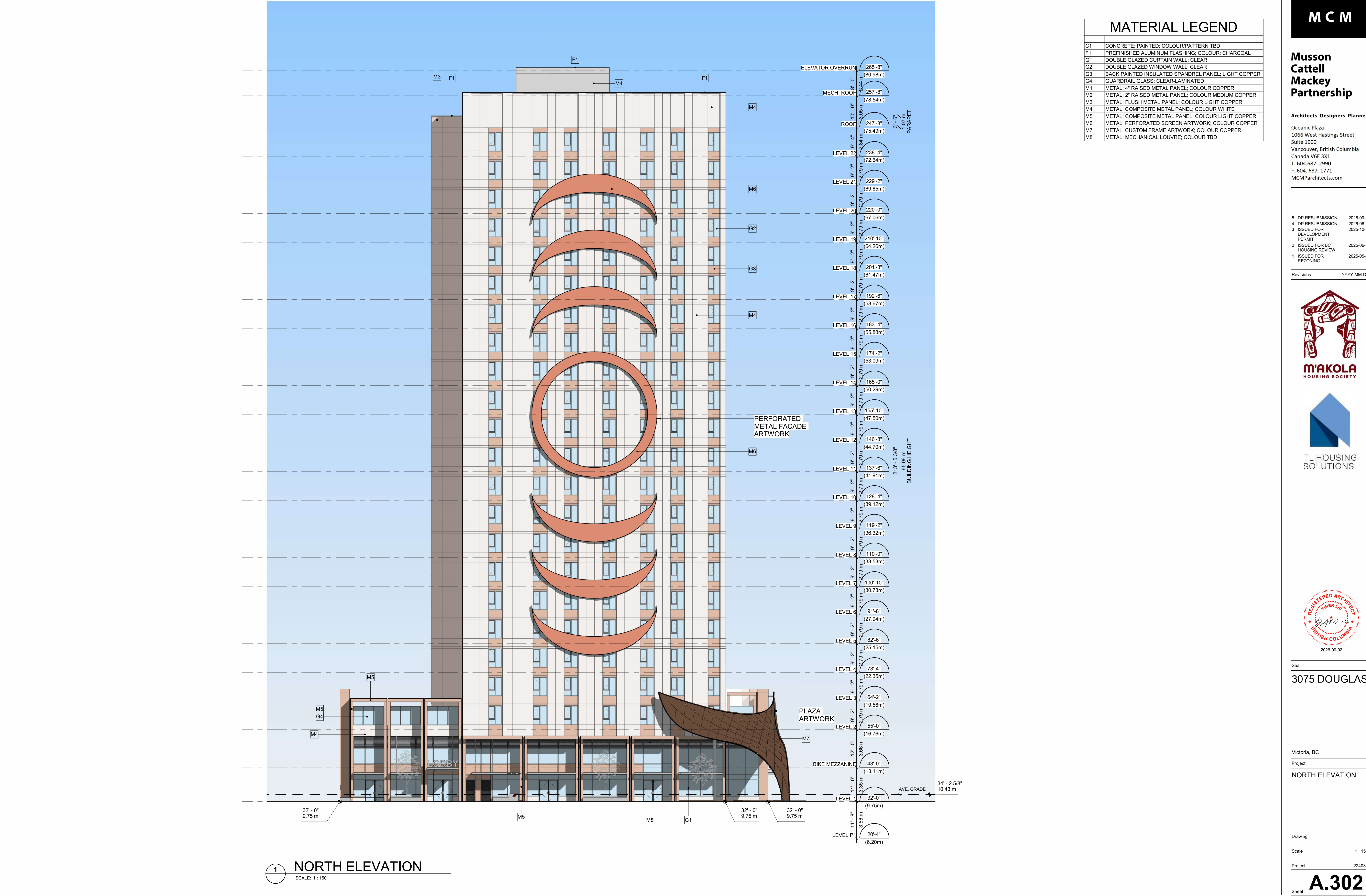
STREETSCAPE ELEVATION NORTH

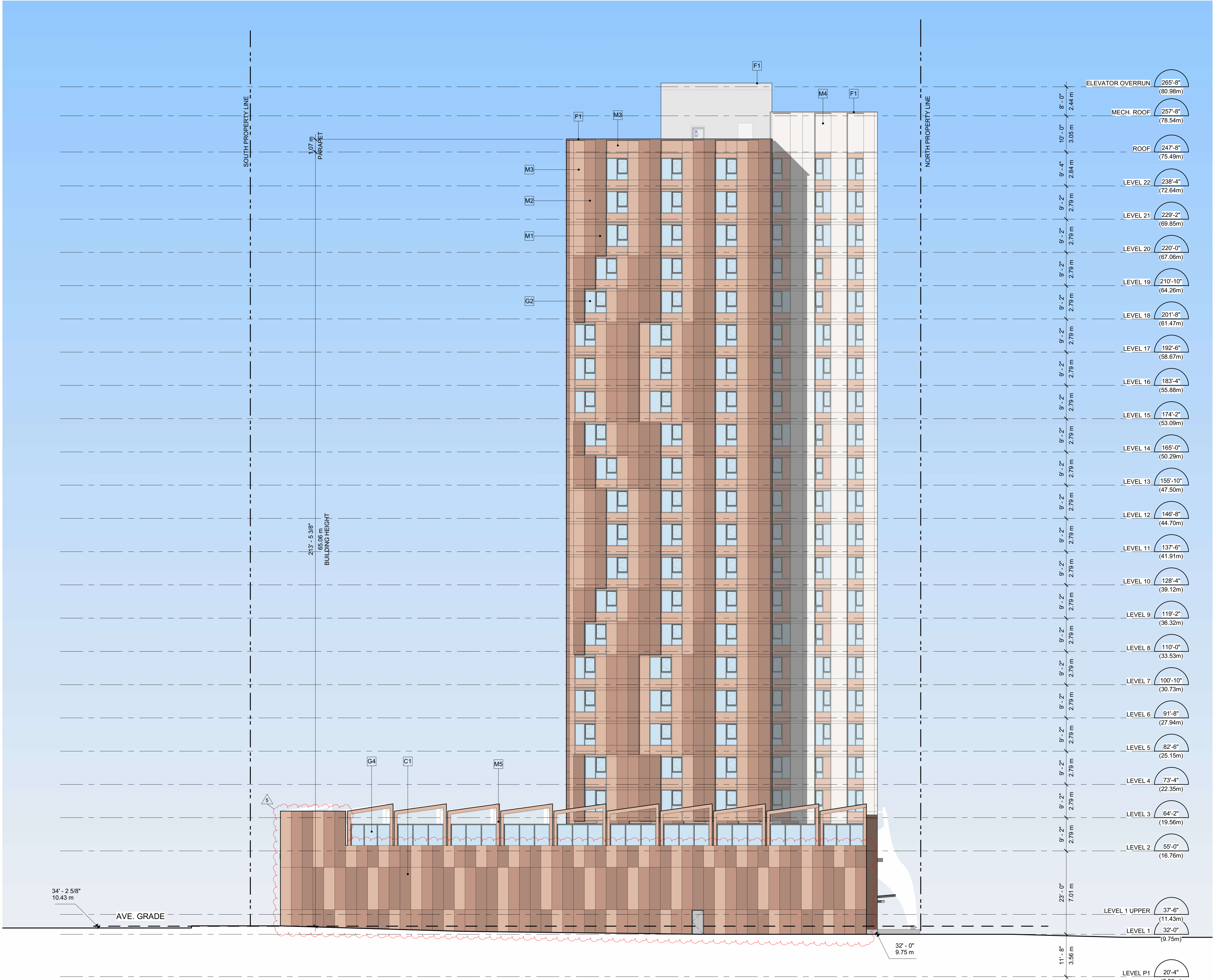


STREETSCAPE ELEVATION SOUTH



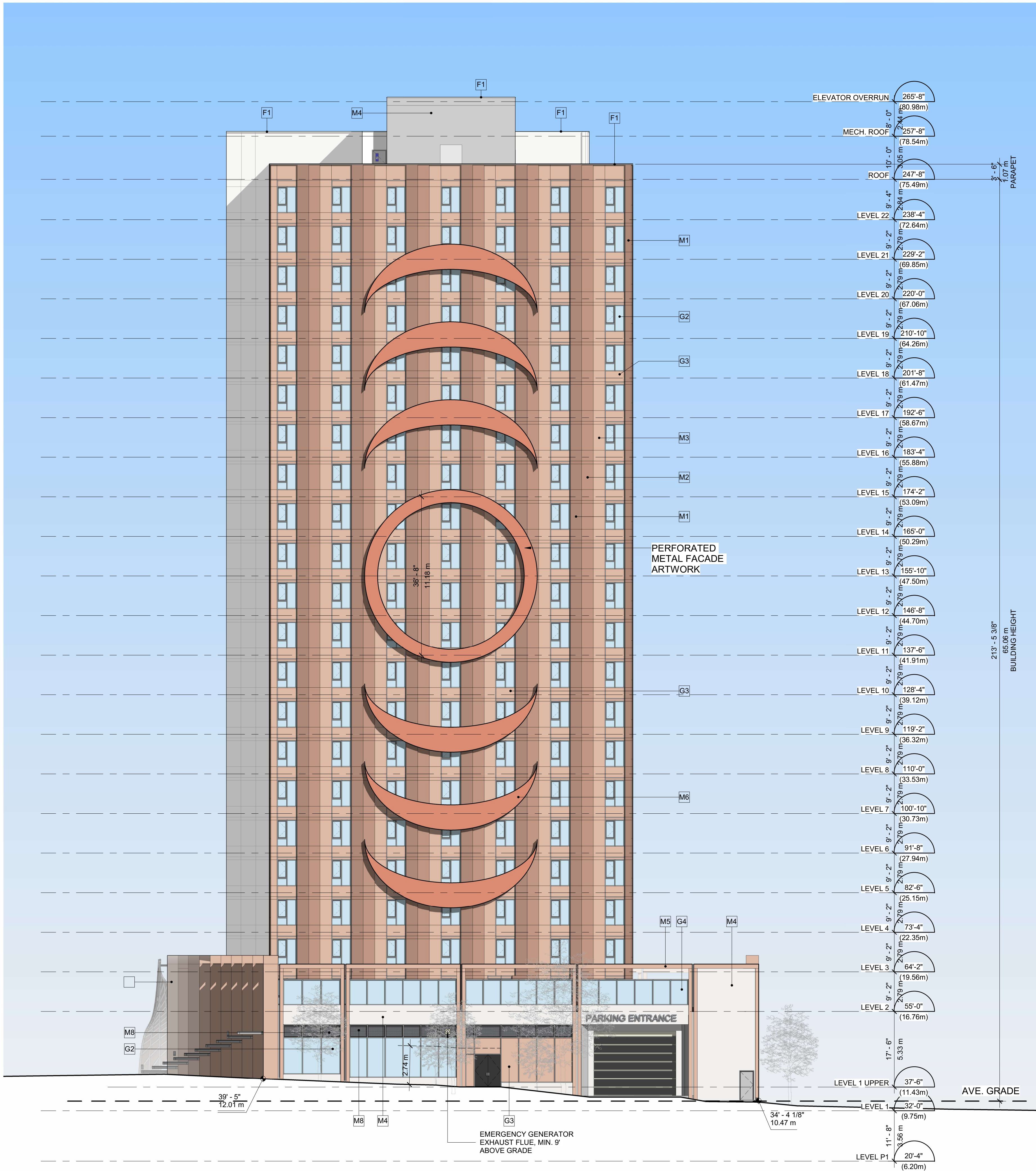
STREETSCAPE ELEVATION WEST





MATERIAL LEGEND		
C1	CONCRETE; PAINTED; COLOUR/PATTERN TBD	5
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL	
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR	
G2	DOUBLE GLAZED WINDOW WALL; CLEAR	
G3	BACK PAINTED INSULATED SPANDREL PANEL; LIGHT COPPER	
G4	GUARDRAIL GLASS; CLEAR-LAMINATED	
M1	METAL; 4" RAISED METAL PANEL; COLOUR COPPER	
M2	METAL; 2" RAISED METAL PANEL; COLOUR MEDIUM COPPER	
M3	METAL; FLUSH METAL PANEL; COLOUR LIGHT COPPER	
M4	METAL; COMPOSITE METAL PANEL; COLOUR WHITE	
M5	METAL; COMPOSITE METAL PANEL; COLOUR LIGHT COPPER	
M6	METAL; PERFORATED SCREEN ARTWORK; COLOUR COPPER	
M7	METAL; CUSTOM FRAME ARTWORK; COLOUR COPPER	
M8	METAL; MECHANICAL LOUVRE; COLOUR TBD	





MATERIAL LEGEND	
C1	CONCRETE; PAINTED; COLOUR/PATTERN TBD
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR
G2	DOUBLE GLAZED WINDOW WALL; CLEAR
G3	BACK PAINTED INSULATED SPANDREL PANEL; LIGHT COPPER
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
M1	METAL; 4" RAISED METAL PANEL; COLOUR COPPER
M2	METAL; 2" RAISED METAL PANEL; COLOUR MEDIUM COPPER
M3	METAL; FLUSH METAL PANEL; COLOUR LIGHT COPPER
M4	METAL; COMPOSITE METAL PANEL; COLOUR WHITE
M5	METAL; COMPOSITE METAL PANEL; COLOUR LIGHT COPPER
M6	METAL; PERFORATED SCREEN ARTWORK; COLOUR COPPER
M7	METAL; CUSTOM FRAME ARTWORK; COLOUR COPPER
M8	METAL; MECHANICAL LOUVRE; COLOUR TBD

M C M

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Cattell
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Architects Designers Planners

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Revisions	YYYY-MM-DD
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Seal

3075 DOUGLAS

Victoria, BC

Project

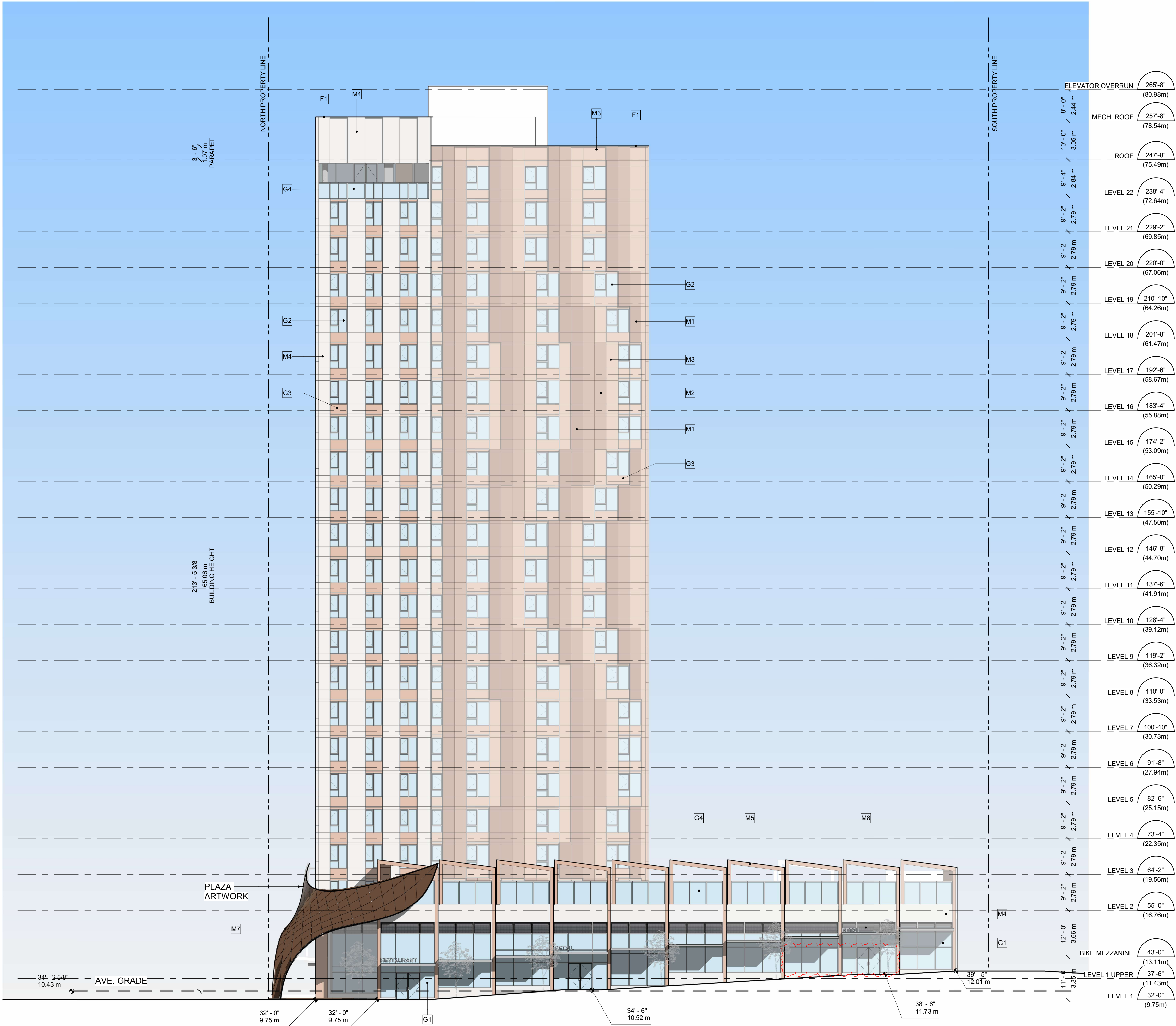
SOUTH ELEVATION

Drawing

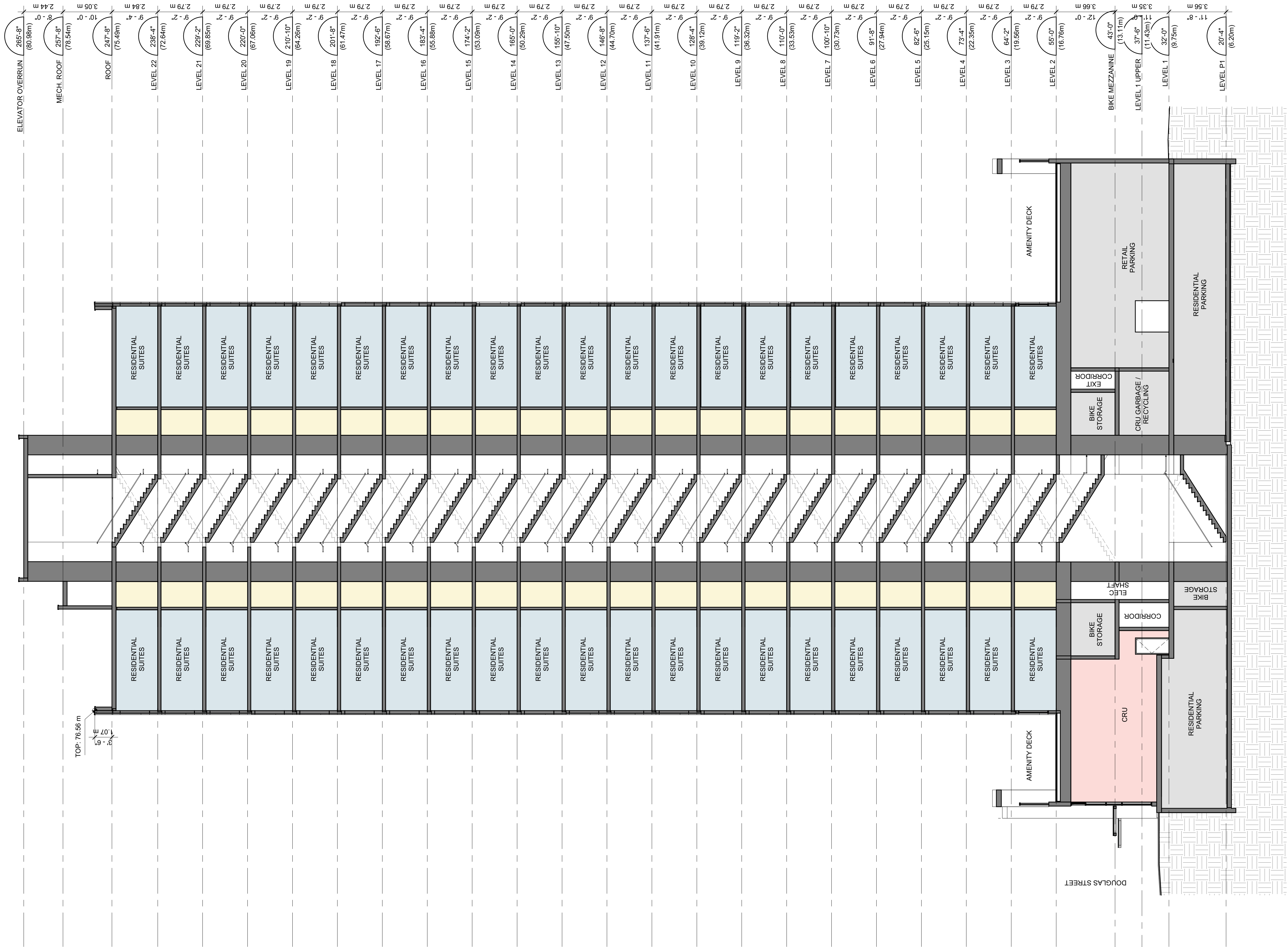
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Project 224033

Sheet A.304



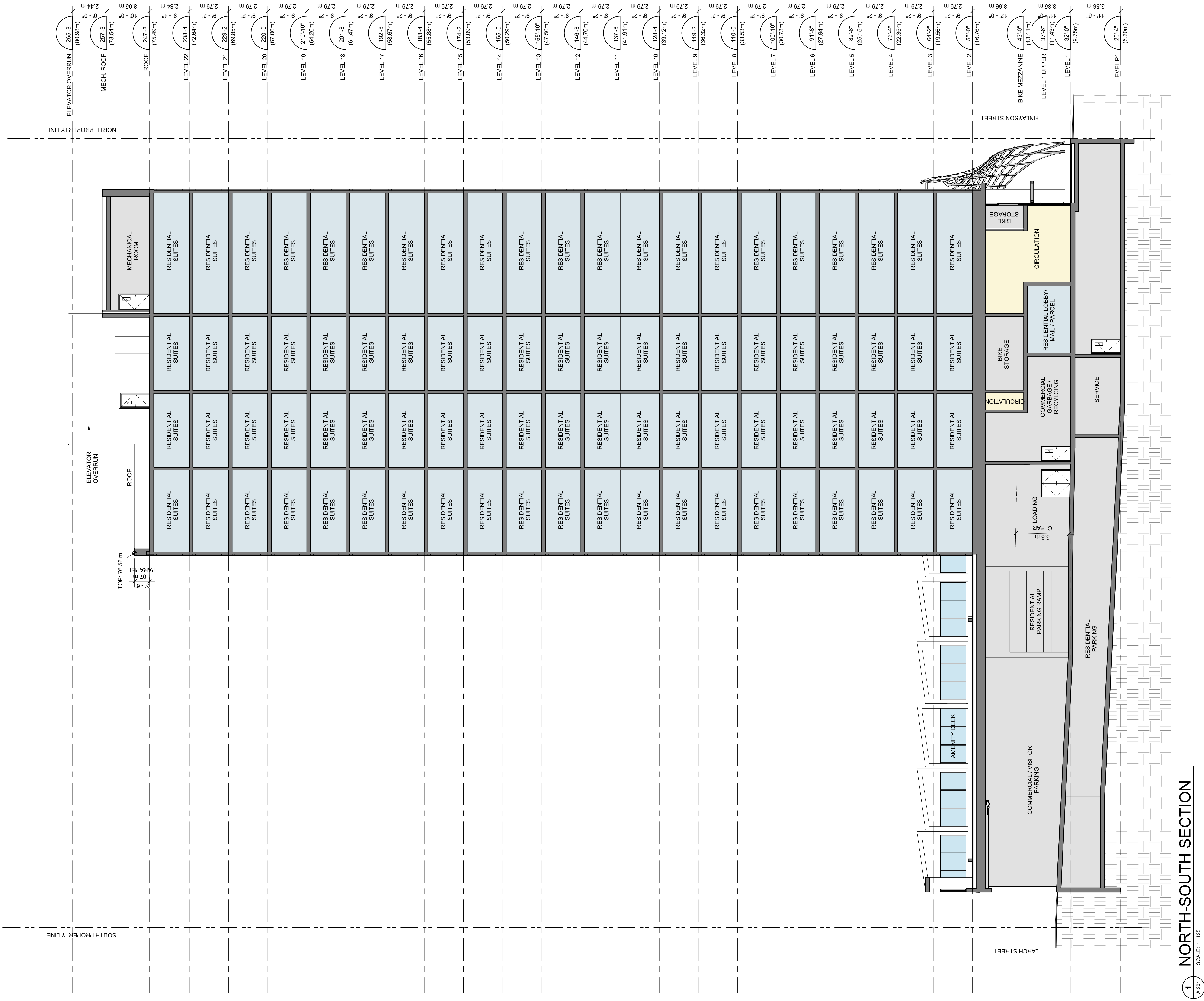
MATERIAL LEGEND	
C1	CONCRETE; PAINTED; COLOUR/PATTERN TBD
F1	PREFINISHED ALUMINUM FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED CURTAIN WALL; CLEAR
G2	DOUBLE GLAZED WINDOW WALL; CLEAR
G3	BACK PAINTED INSULATED SPANDREL PANEL; LIGHT COPPER
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
M1	METAL; 4" RAISED METAL PANEL; COLOUR COPPER
M2	METAL; 2" RAISED METAL PANEL; COLOUR MEDIUM COPPER
M3	METAL; FLUSH METAL PANEL; COLOUR LIGHT COPPER
M4	METAL; COMPOSITE METAL PANEL; COLOUR WHITE
M5	METAL; COMPOSITE METAL PANEL; COLOUR LIGHT COPPER
M6	METAL; PERFORATED SCREEN ARTWORK; COLOUR COPPER
M7	METAL; CUSTOM FRAME ARTWORK; COLOUR COPPER
M8	METAL; MECHANICAL LOUVRE; COLOUR TBD



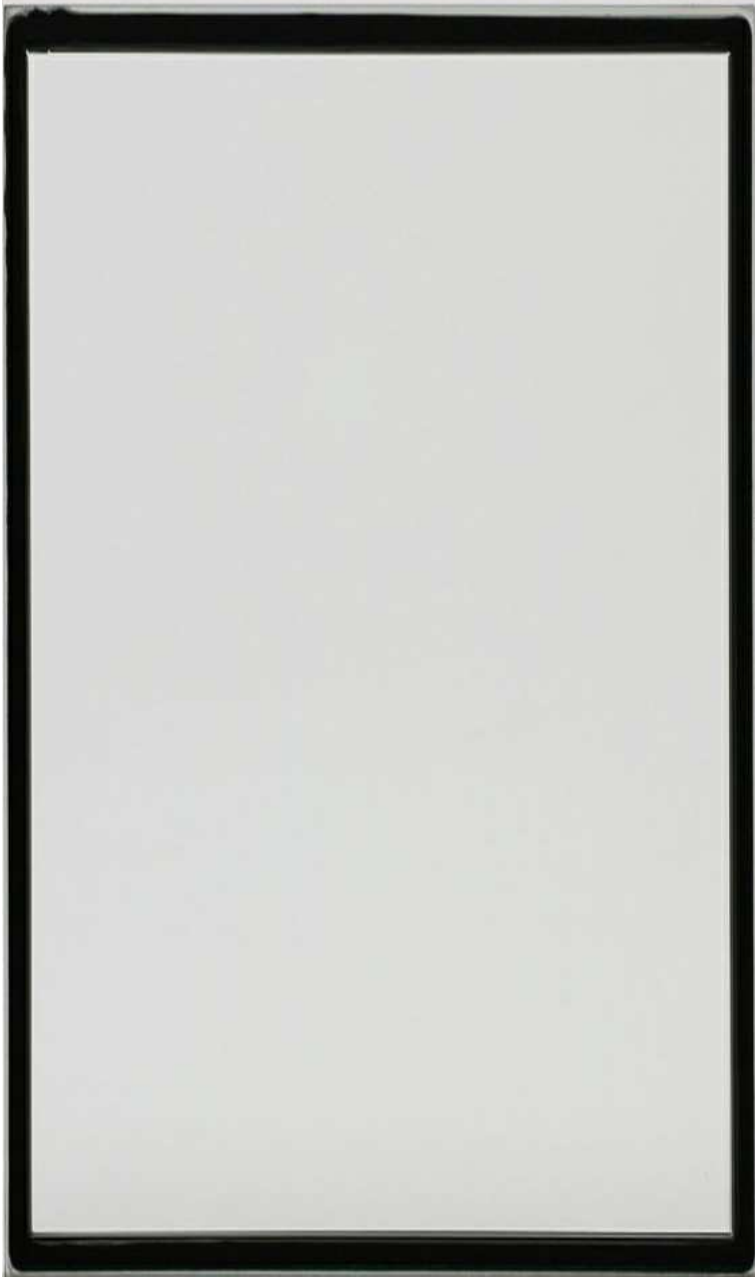
EAST-WEST SECTION

SCALE: 1 : 125

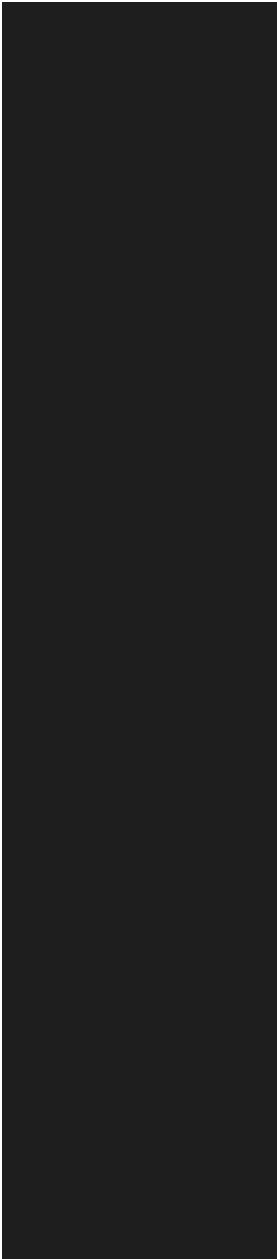
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A.311



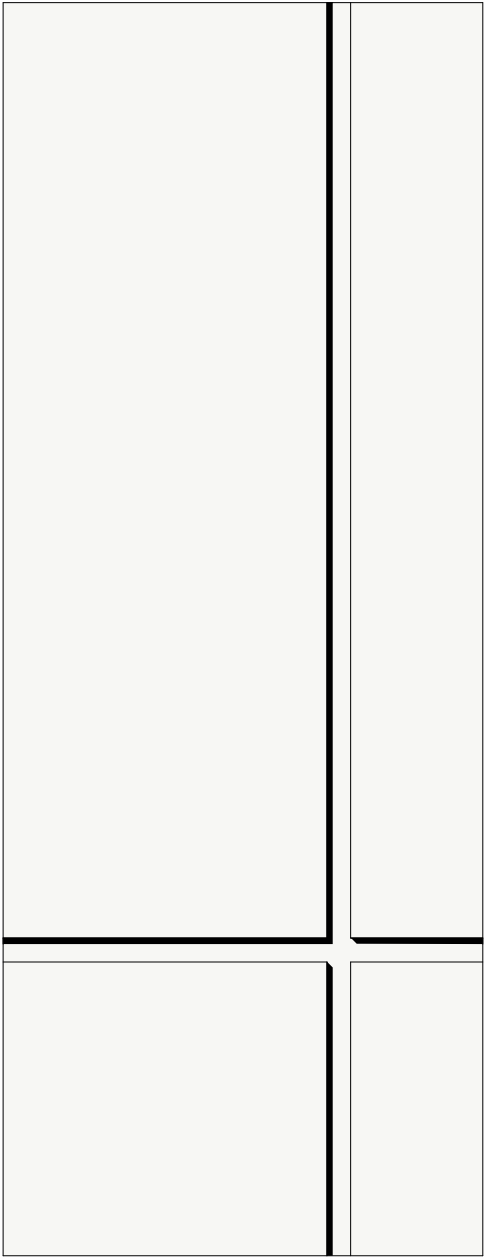
TOWER LEVELS



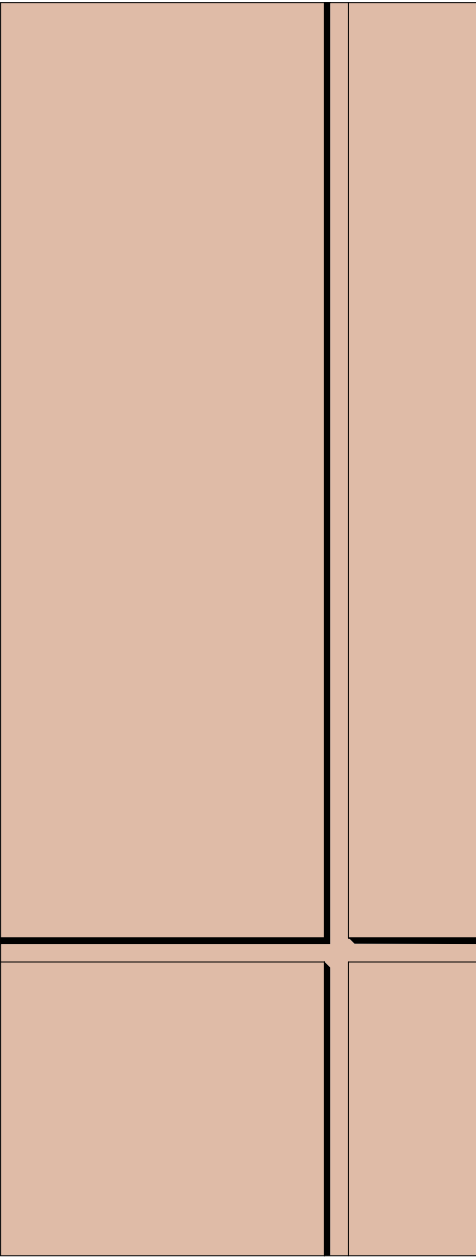
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



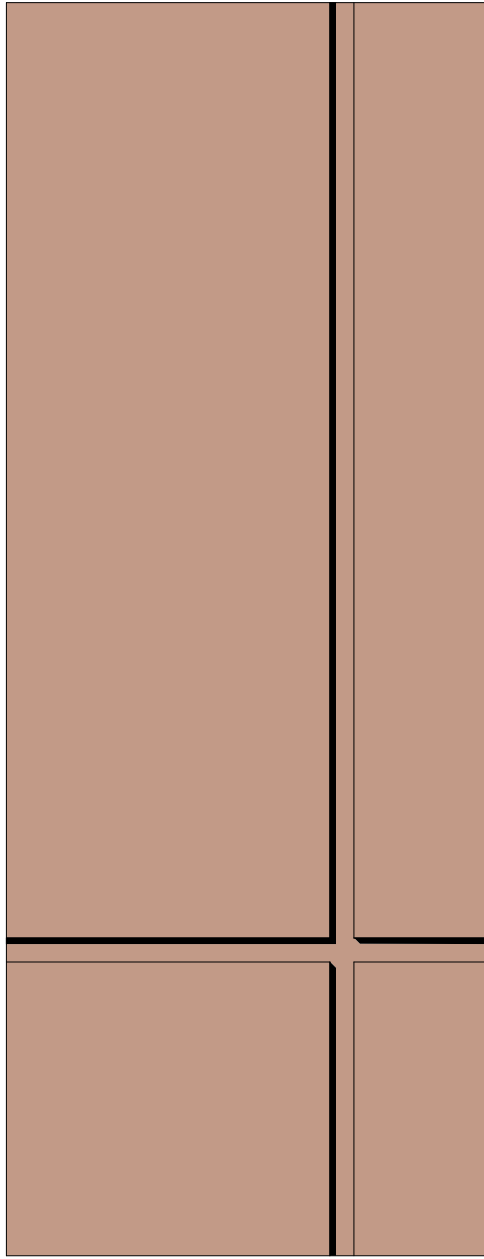
BLACK WINDOW
WALL MULLIONS



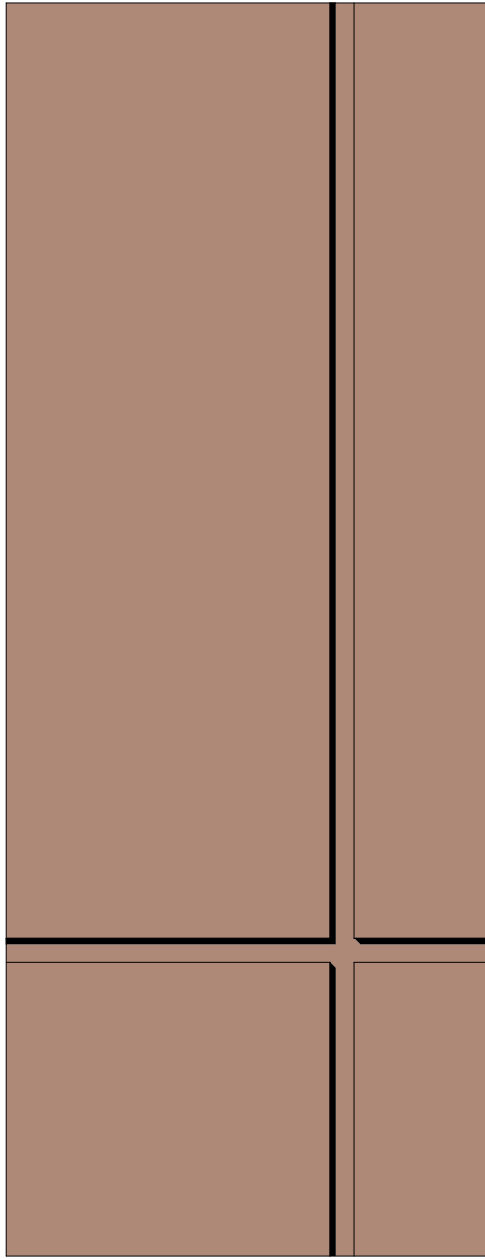
WHITE METAL PANEL



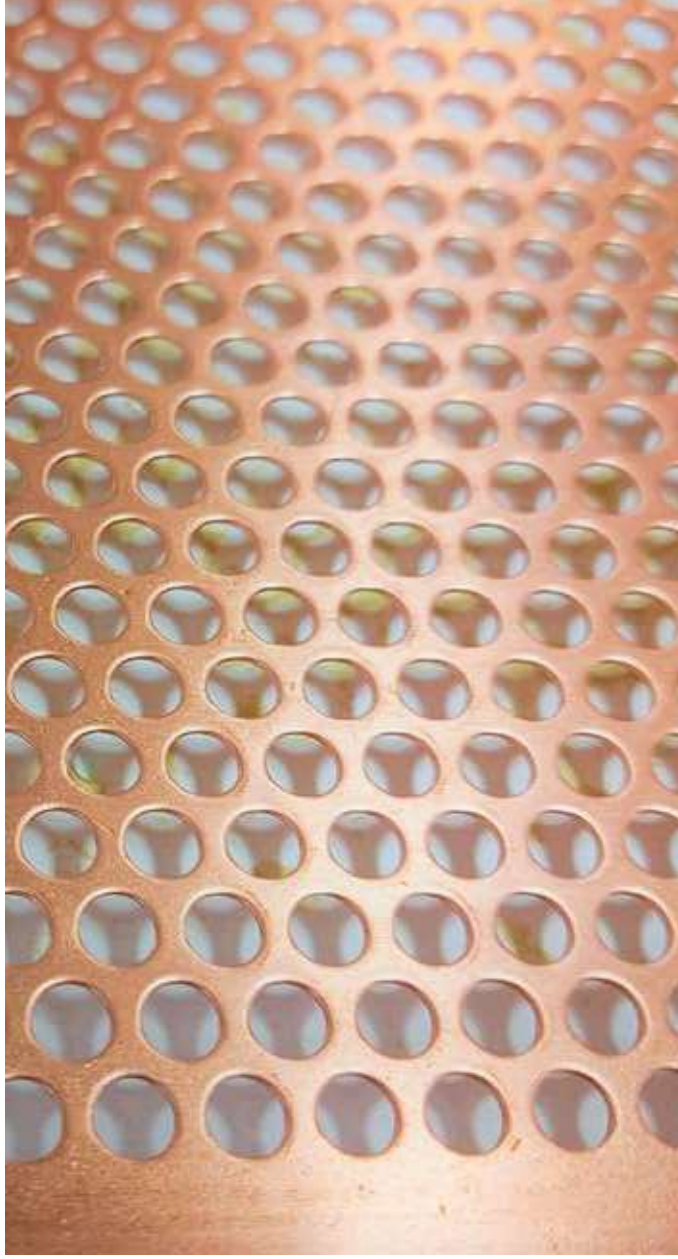
FLUSH METAL PANEL /
SPANDREL PANEL
LIGHT COPPER COLOUR



2" RAISED METAL PANEL
MEDIUM COPPER COLOUR

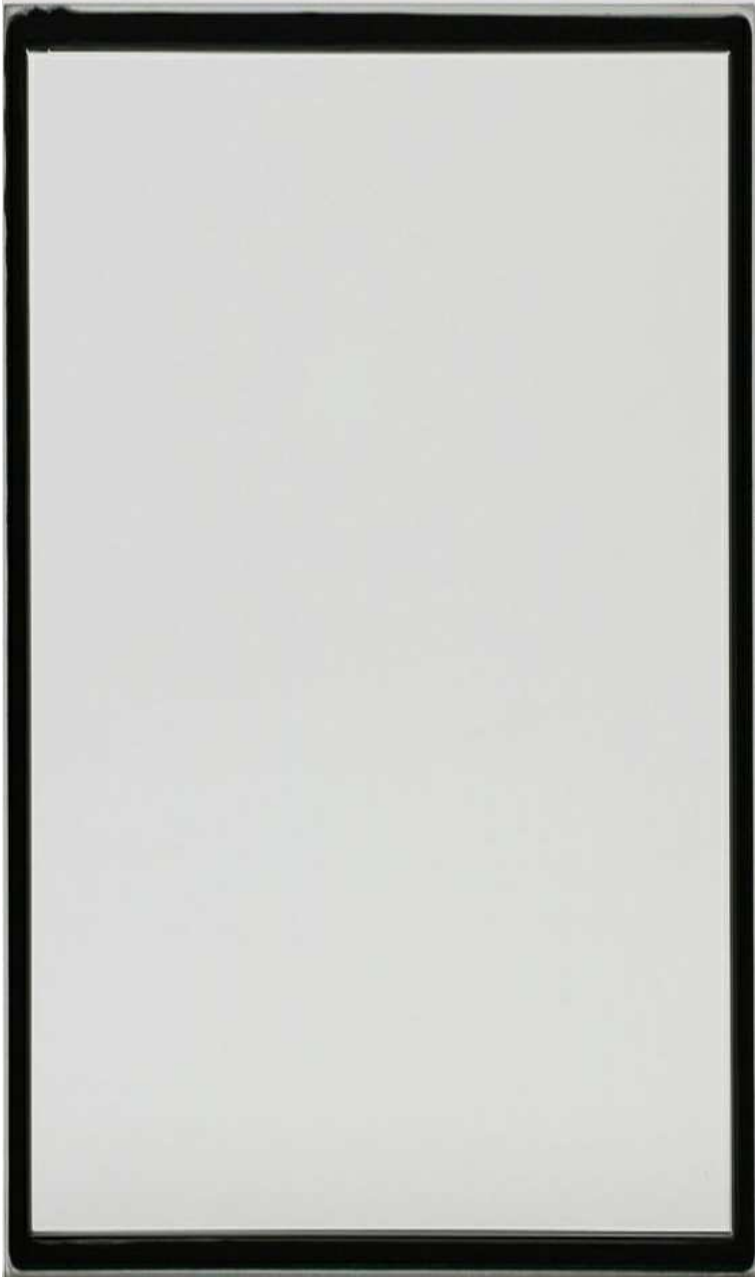


4" RAISED METAL PANEL
COPPER COLOUR

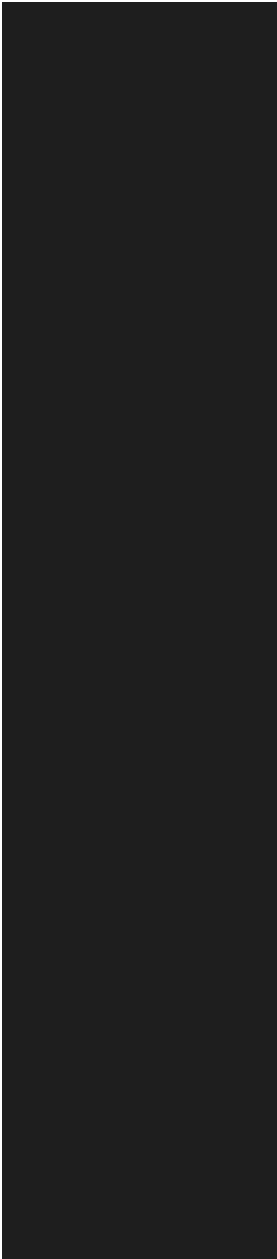


PERFORATED COPPER
ARTWORK

PODIUM



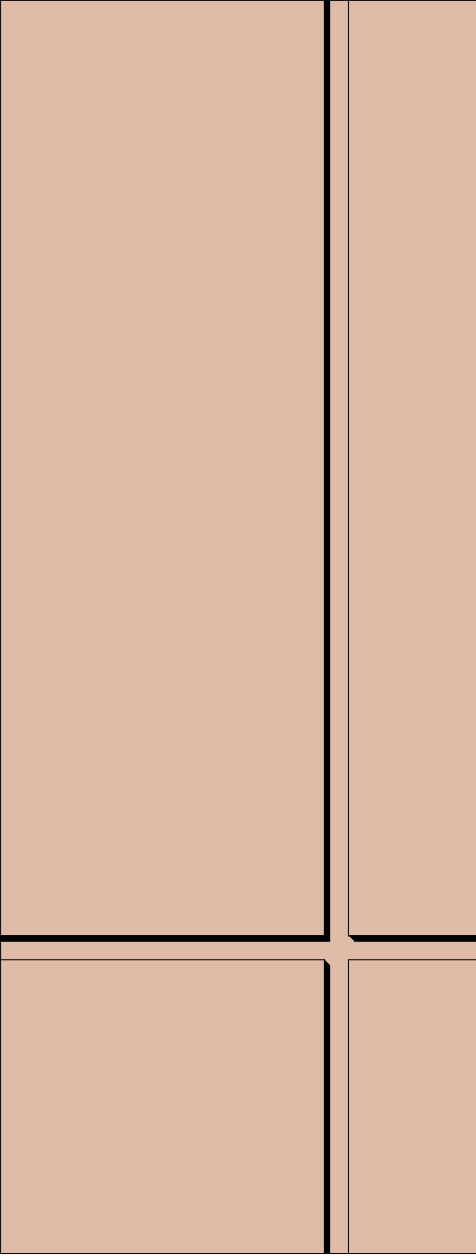
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



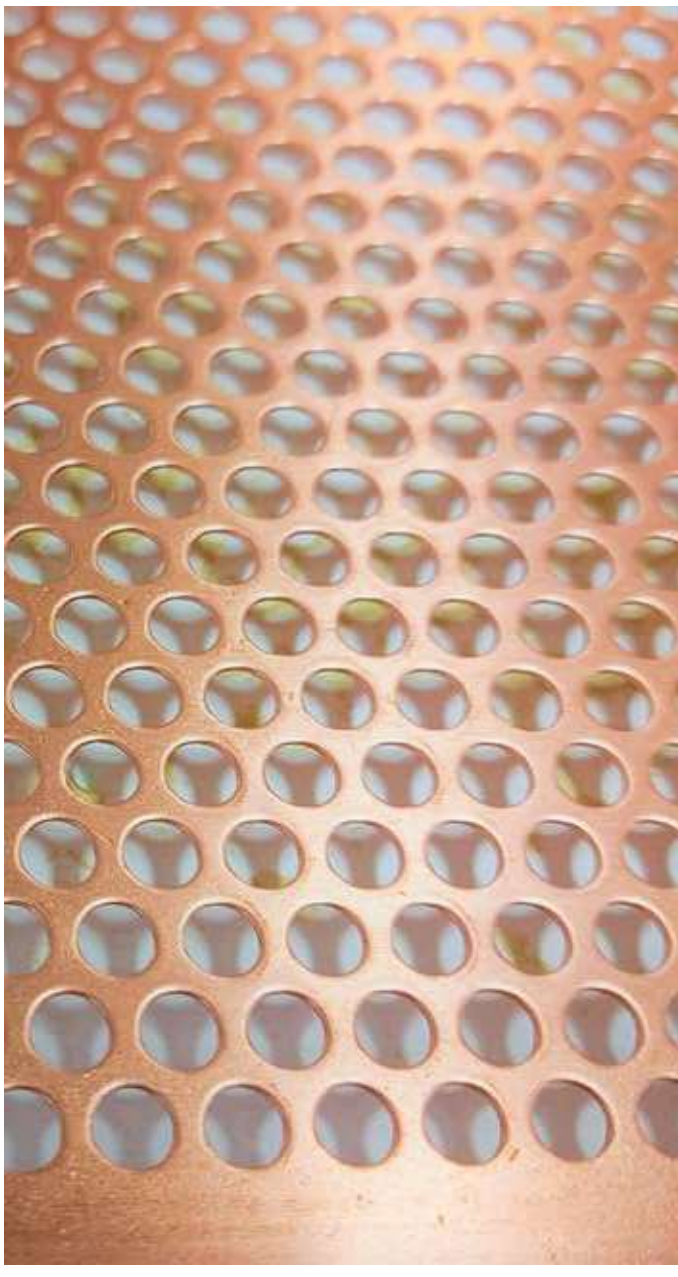
BLACK WINDOW
WALL MULLIONS



COMPOSITE METAL PANEL
WHITE COLOUR



COMPOSITE METAL PANEL
LIGHT COPPER COLOUR



PERFORATED COPPER
ARTWORK



BLACK PAINTED STEEL CANOPY
W/ LAMINATED GLAZING

M C M

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5 DP RESUBMISSION 2026-09-02
4 DP RESUBMISSION 2026-06-11
3 ISSUED FOR DEVELOPMENT PERMIT 2025-10-10

Revisions YYYY-MM-DD



Seal
3075 DOUGLAS

Victoria, BC
Project
MATERIALS

Drawing
Scale 3/4" = 1'-0"
Project 224033
Sheet
A.321



NORTHWEST PERSPECTIVE (SOUTH DOWN DOUGLAS)



WEST PERSPECTIVE (DOUGLAS)



SOUTHWEST PERSPECTIVE (NORTH DOWN DOUGLAS)



NORTHEAST PERSPECTIVE (FINLAYSON)



PODIUM NORTH ELEVATION (FINLAYSON)



PODIUM PERSPECTIVE (DOUGLAS & LARCH)



PODIUM SOUTH ELEVATION (LARCH)



PODIUM EAST ELEVATION (WALL PAINT PATTERN TBD)



L2 OUTDOOR AMENITY DECK AERIAL VIEW





Connie Watts

Connie Watts is an interdisciplinary artist, writer, curator, educator and designer of Nuu-chah-nulth, Gitxsan 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, Gitxsan 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)



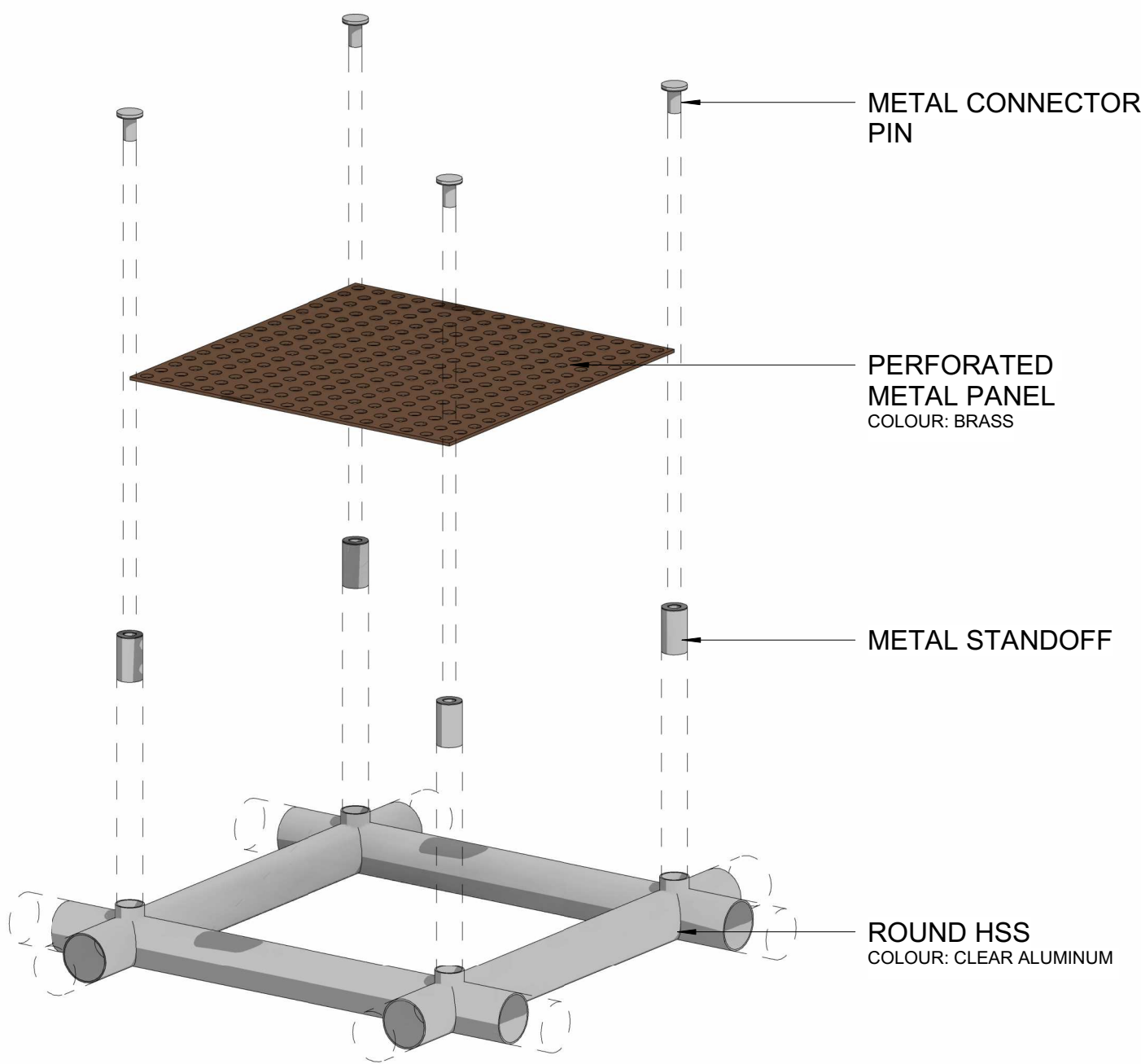
FACADE ARTWORK (NORTH ELEVATION)



CORNER TRIGON ARTWORK (NORTHWEST)



CORNER TRIGON ARTWORK (NORTH)



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

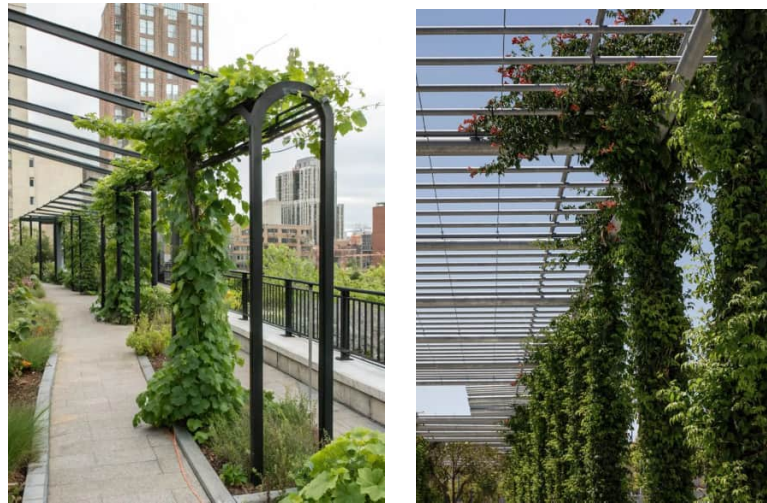
1 CORNER PLAZA



2 RAIN GARDENS



3 PLANTED VINES



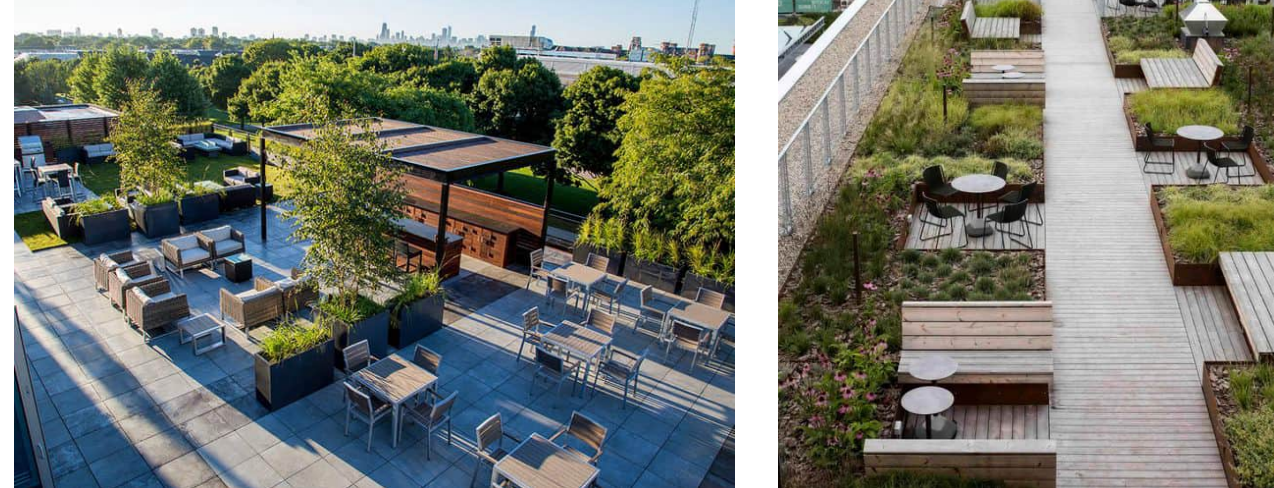
4 MODULAR PLATFORMS



5 COMMUNITY GARDEN



6 BARBEQUE AND DINING

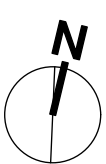
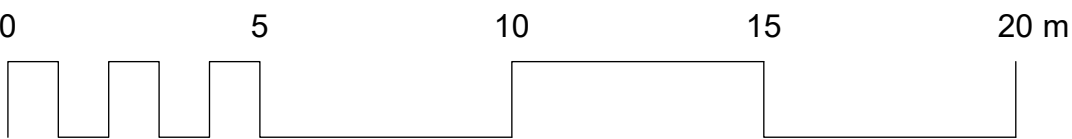
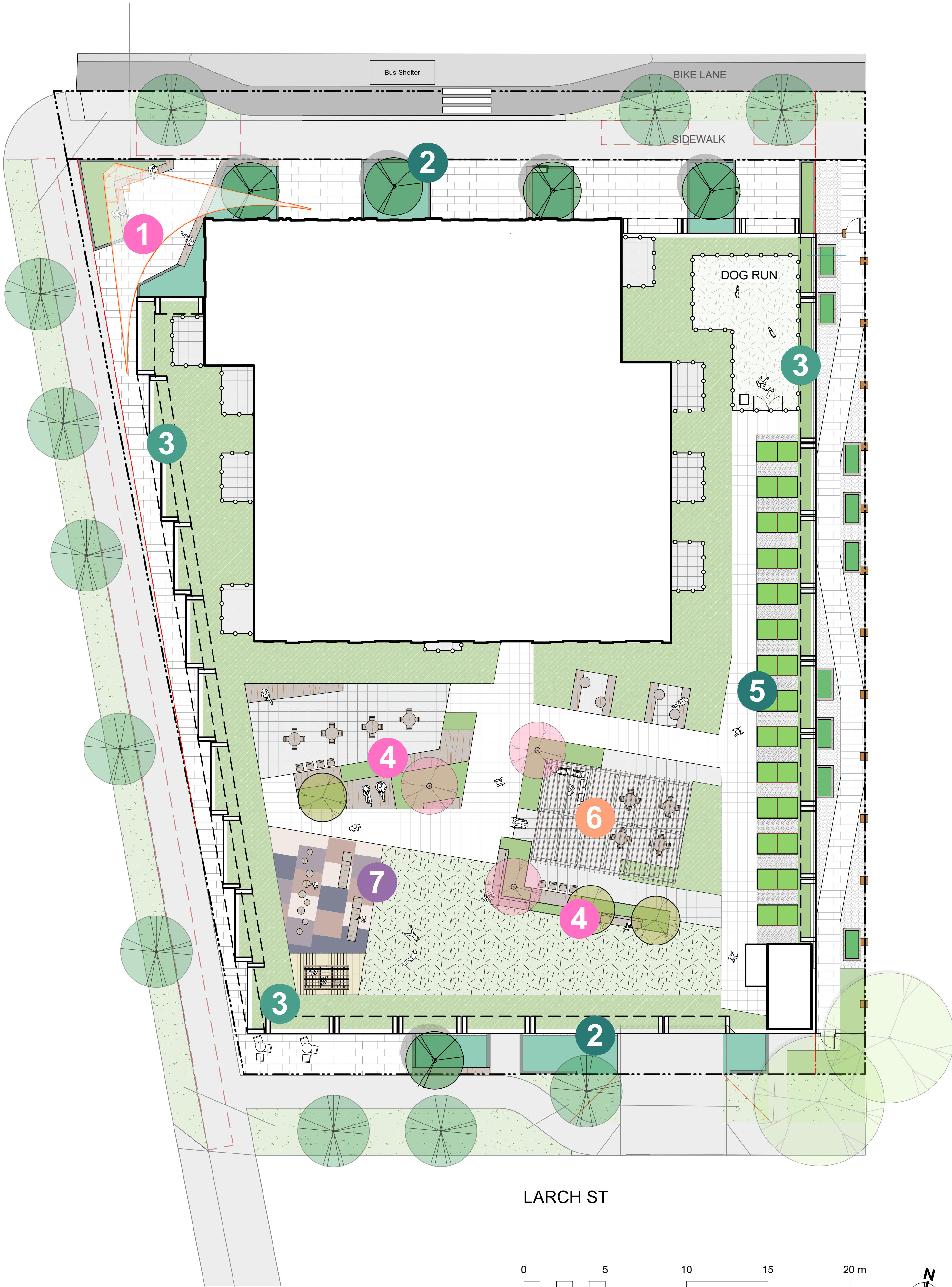


7 AMENITY LAWN & FLEXIBLE PLAY



DOUGLAS ST

FINLAYSON ST



NOTFORCONSTRUCTION

6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
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
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

sheet title
Cover

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

L0.00

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) all applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including, but not limited to, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or in the specifications. Methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. 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.

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft landscape areas to ensure positive drainage away from buildings, to garden beds or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and dwg formats at least two weeks prior to commencement of drip irrigation installation
4. **Utilities** - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the design of the irrigation system meets standards and specifications. Contractor to provide the equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
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 cover, 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.

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 place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection 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 Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. 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.
8. Soil volume for boulevard trees to be minimum 15 cubic meters.

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on the quality of maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

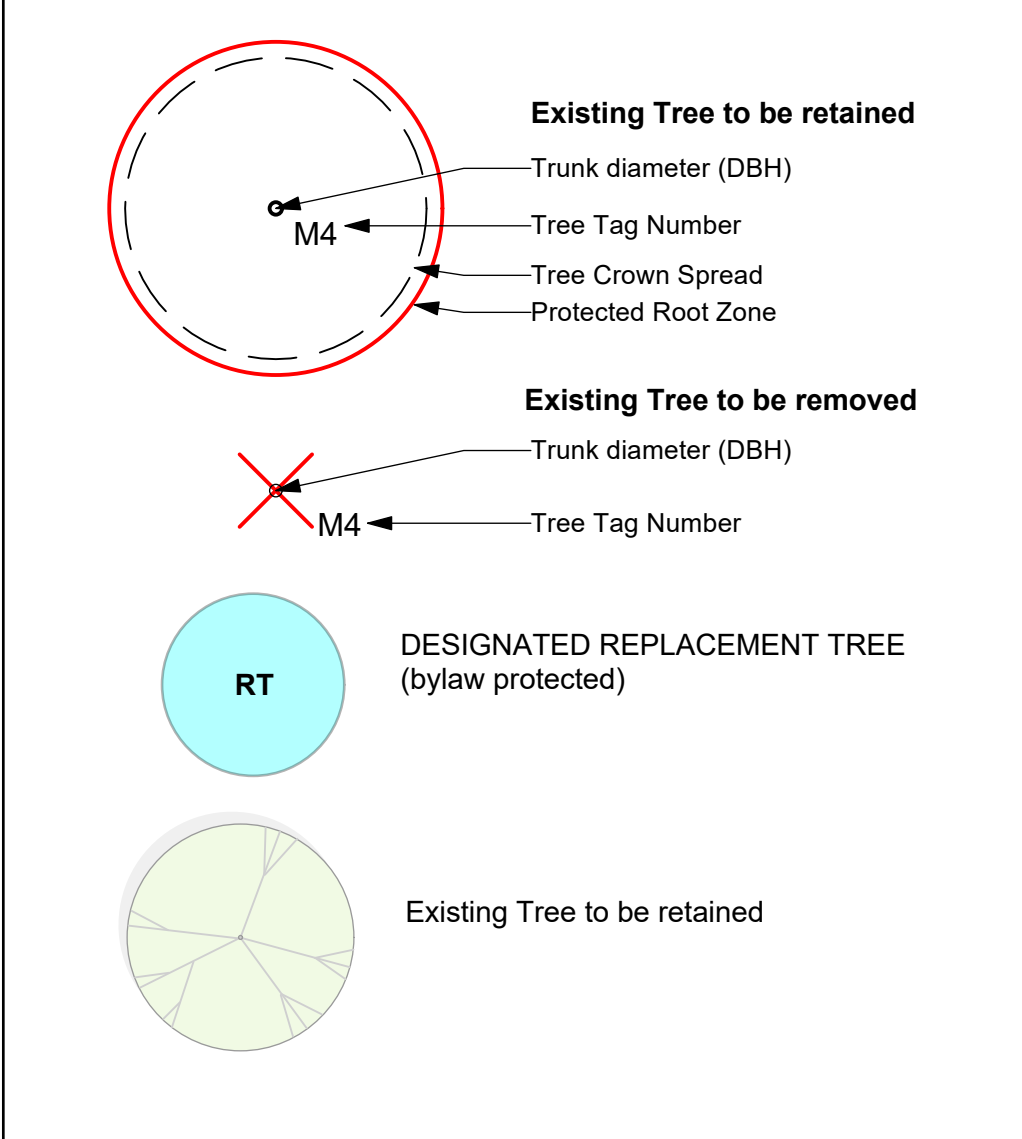
1. The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in the Schedule C3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to therequired inspection time.
2. **INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES:**
 - Excavated tree pits, soil cells, root barriers
 - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-land and mainland nurseries. Tree must meet the spec upon delivery.)
 - Completed planting - tree planting, grate/guard, stakes etc.

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
ELEV	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GAUGE	GAUGE
GR	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JOINT	JOINT
LF	LINEAR FEET
LP	LOW POINT

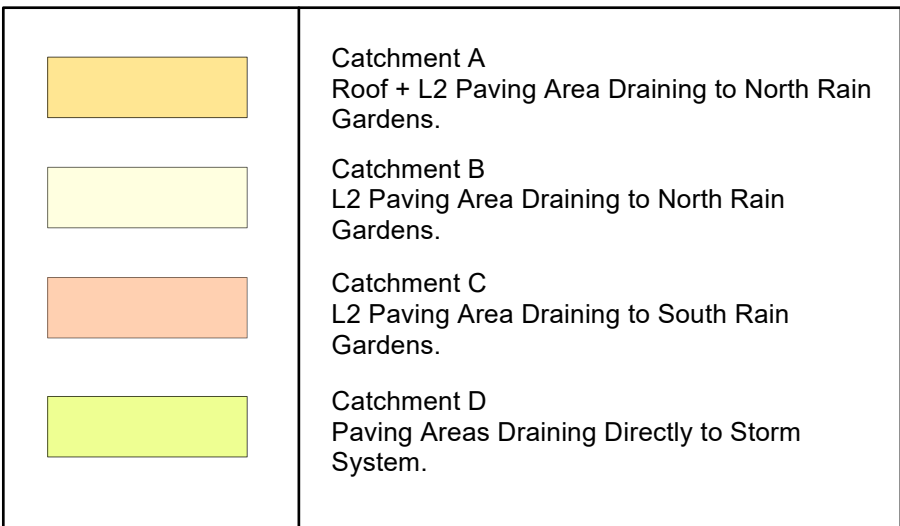
L	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NC	NOT IN CONTRACT
NO	NUMBER
NO	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
P	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
Q	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCEMENT(D)
REQD	REQUIRED(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SM	SIMILAR
SPEC	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
W	WEIGHT
WL	WATER LEVEL
WWF	WEADED WIRE FRAME
Y	YARD

— · — · — · —	Property line
—————	Building Footprint
— — — — —	Extent of Roof / Canopy, above
- - - - -	Extent of Parkade, below
- · - · - · -	SRW

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



 	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)
25.25 25.25 24.25 25.25	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
25.25	Existing Grade
25.25	Architectural grade, for reference only
25.25	Civil Grade, for reference only
(8.00%)	Proposed Landscape Contour
 	Direction of Flow Rain Garden Area
	Perforated Underdrain
	Clean Out
L-OD	Landscape Overflow Drain 200mm locking dome grate, ductile iron, Nyloplast (Part # 0899CGDL) or approve alternate



	Municipal Sidewalk (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)
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
	Unit Paver Path Architectural Slab, min 3" gap

	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 600mm 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

	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

	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 Elements Raised lounge deck c/w raised planting zones, tables and chairs
	Moveable Planters, 3'x6'
	Nature Play Logs Yellow cedar, no sharp edges
	Childrens Pergola Yellow cedar, no sharp edges
	Waste Receptacle



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1	Issued for Rezonong	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

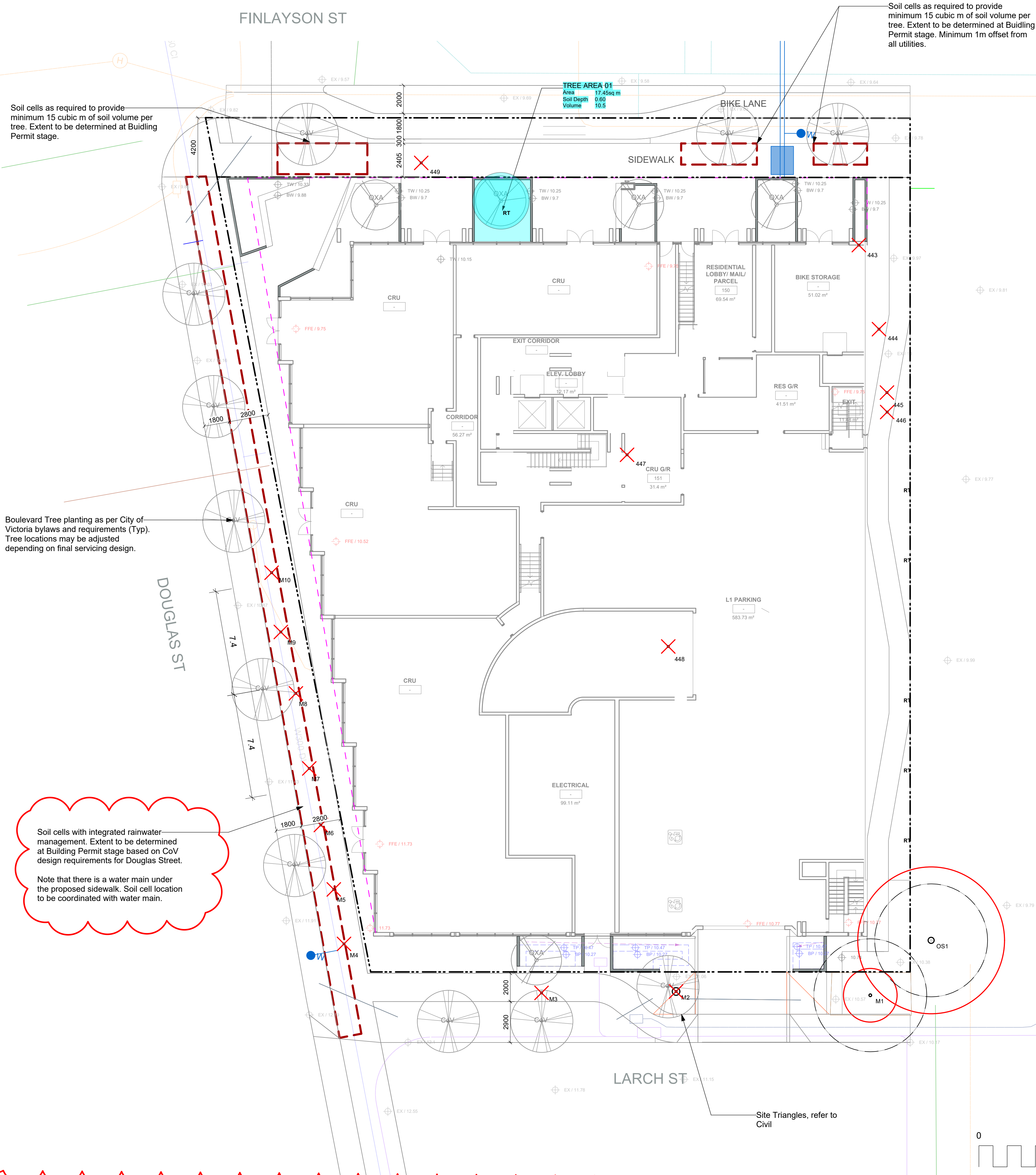
sheet title

General Information Sheet

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

L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS



REPLACEMENT TREE SOIL VOLUME TABLE

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area (= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
2"	17.5	0.6	10.5	1			8	0	0	8
Total				1	0	0				
Calculation Instructions							E	F	G	Total
							If B=1, Bx8, If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1, Dx30	E+F+G

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: 12

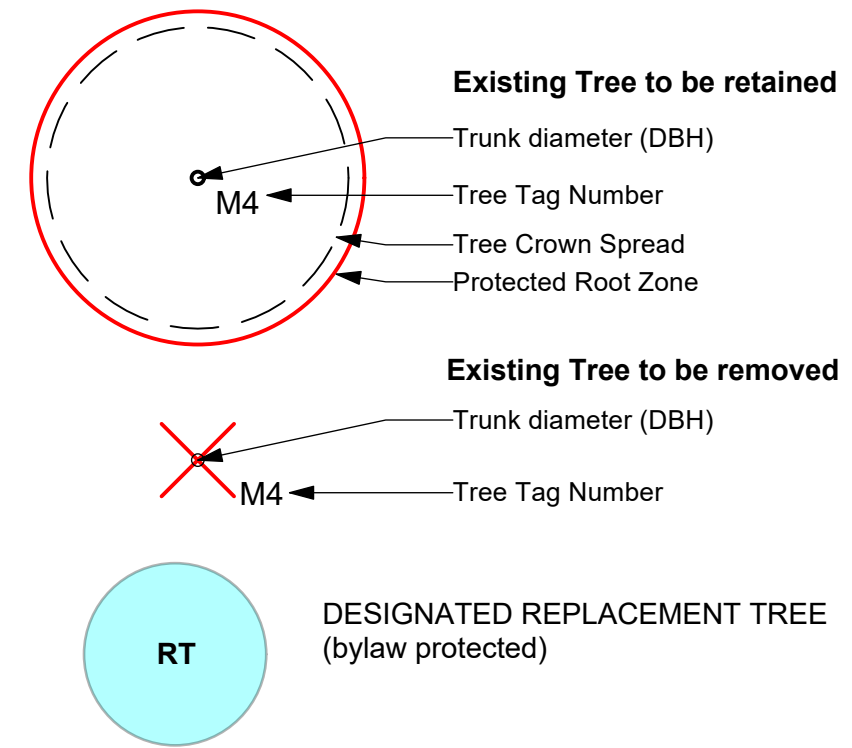
ONSITE Minimum replacement tree requirement			
	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	0	1	0
2:1 Replacement Trees - Schedule E Part 2	1	0.5	0.5
Total Replacement Trees Proposed			0.5

PROPOSED TREE LIST

Sym	Qty	Botanical Name	Schd. Size	Common Name
CoV	11	CoV Tree	6.0cm cal, b&b	City of Victoria Tree
OXA	5	Oxydendrum arboreum	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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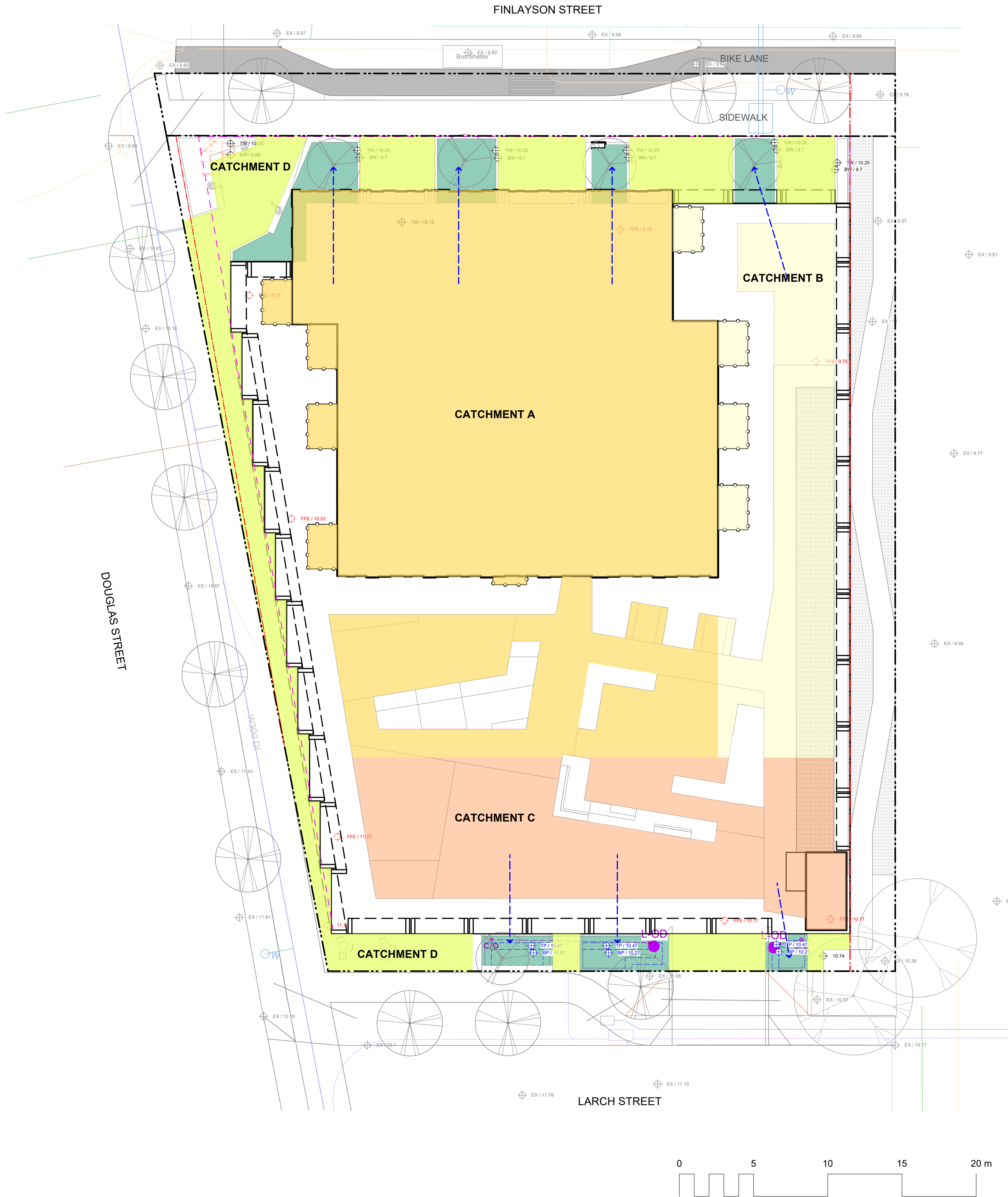


client
M'akola Development Services
107-731 Station Ave
Victoria, BC

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		Required Storage Volume for Design Storm*	
Area		Storm*	
(sq. m.)		(cu. m./day)	
Total Site Area		85.3	
Pervious Area capable of storing 32mm rainfall / 24		30.1	
Storage Volume to be managed by Green Stormwater Infrastructure		= 55.3	

Rain Garden Sizing 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 (Bottom of Pool)	Rain Garden Capacity***	Ratio of base area of the rain garden to upstream impervious area
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
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

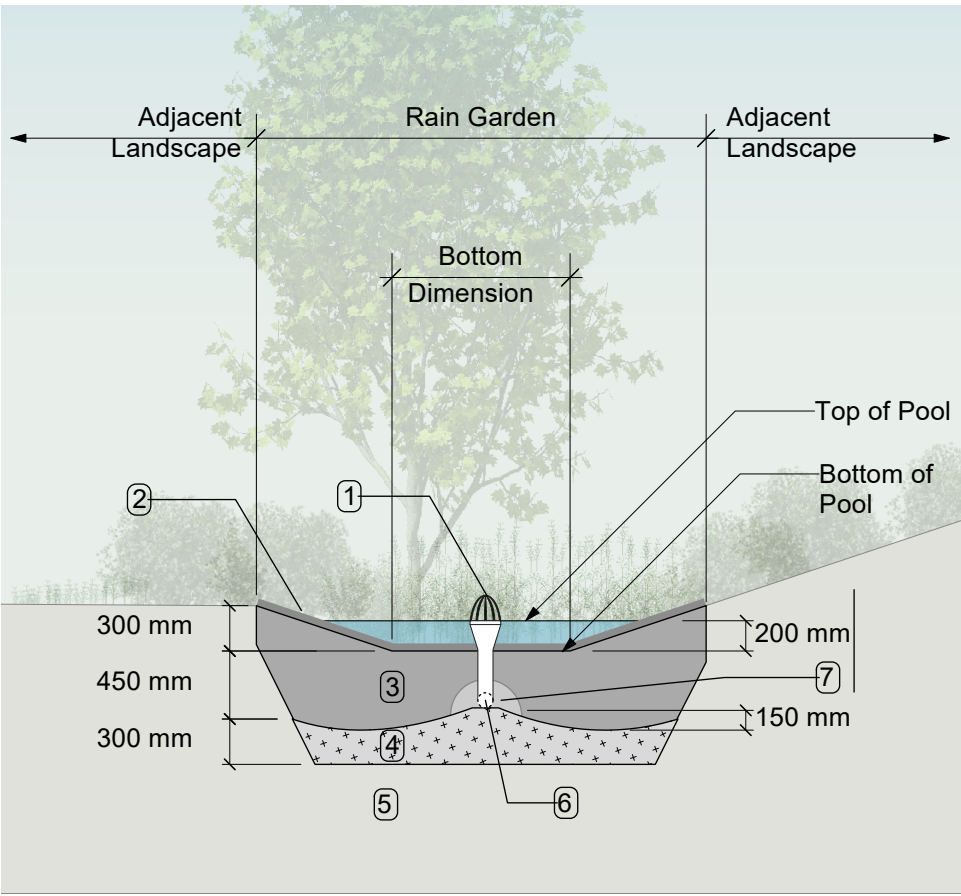
6.5

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)
25.25 25.25 36.7% 24.25	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs YOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
25.25	Existing Grade
25.25	Architectural grade, for reference only
25.25	Civil Grade, for reference only
(8.00)	Proposed Landscape Contour
---	Direction of Flow
---	Rain Garden Area
---	Perforated Underdrain
C/O	Clean Out
L-OD	Landscape Overflow Drain 200mm locking dome grate, ductile iron, Nyloplast (Part # 0899CGDL) 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
- Overflow drain, 200 mm domed grate + adapter
 - Composted mulch, 50 -70 mm depth
 - Bio-retention growing medium, 450 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

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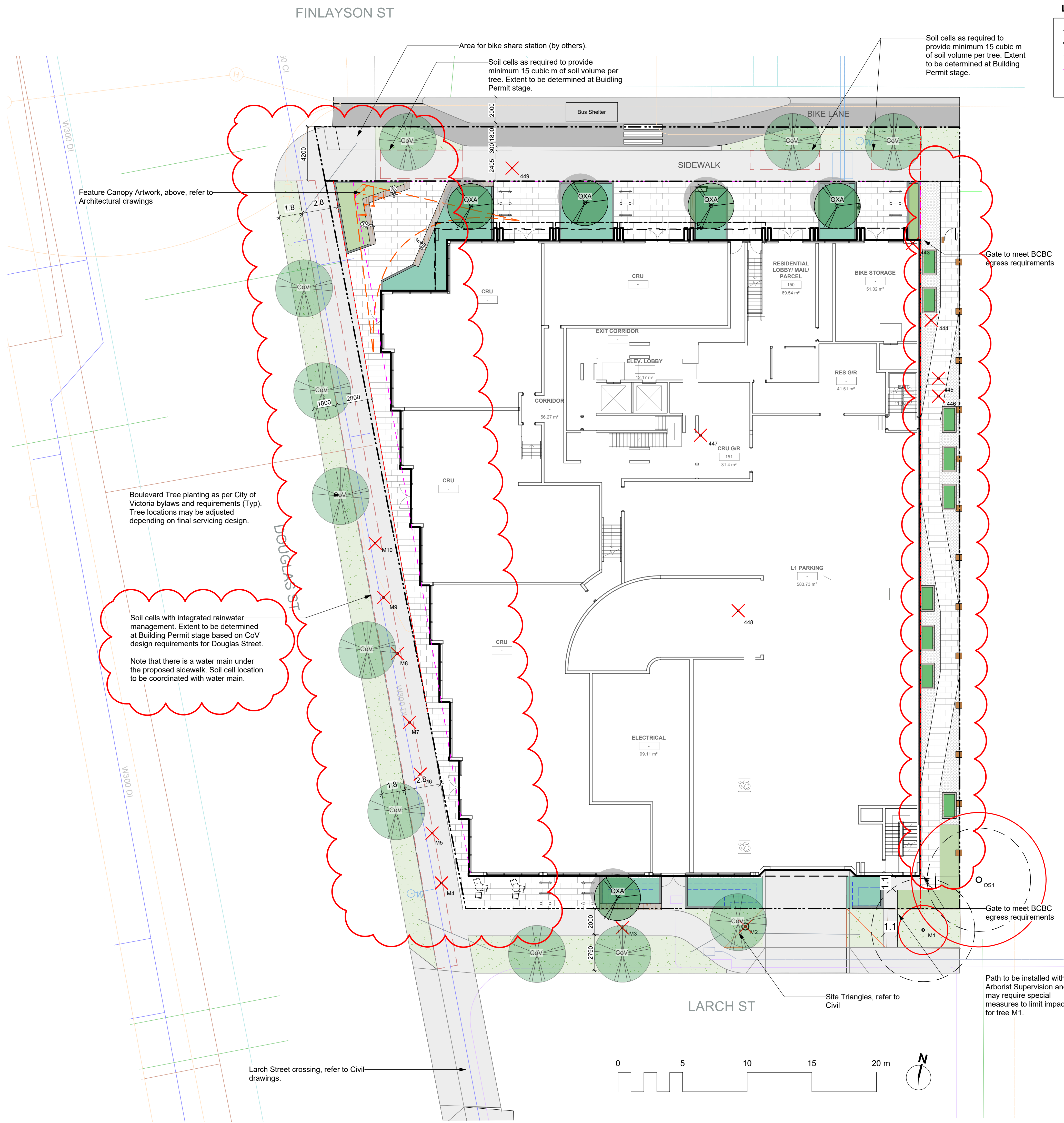


client
M'akola Development Services
107-731 Station Ave
Victoria, BC

project
3075 Douglas St
3075 Douglas St
Victoria, BC

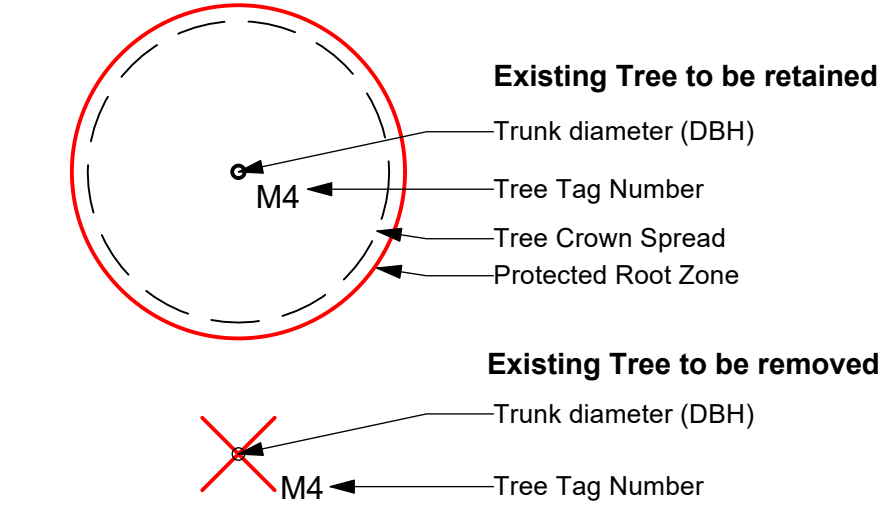
sheet title
Stormwater Management

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



LINE TYPE LEGEND	
	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	SRW

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



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
	Unit Paver Path Architectural Slab, min 3" gap
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 600mm 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 Elements Raised lounge deck c/w raised planting zones, tables and chairs
	Moveable Planters, 3'x6'
	Nature Play Logs Yellow cedar, no sharp edges
	Childrens Pergola Yellow cedar, no sharp edges
	Waste Receptacle

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2026-09-02

client

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

project

3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title

Landscape Materials

project no. 125.07

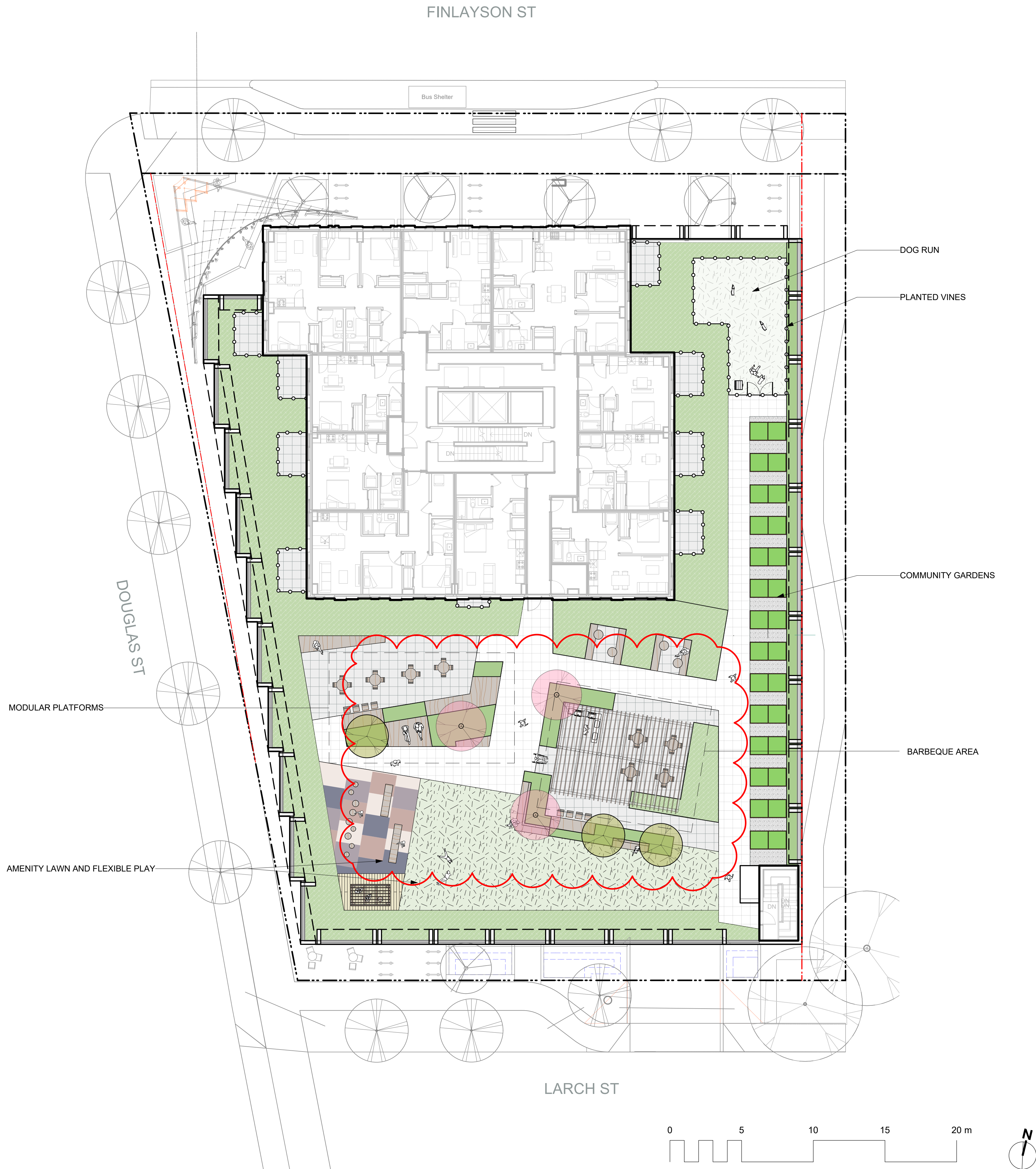
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drawn by SC/JR/TB

checked by TB

sheet no.

L1.01



MATERIALS LEGEND	
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2026-09-02

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Victoria, BC

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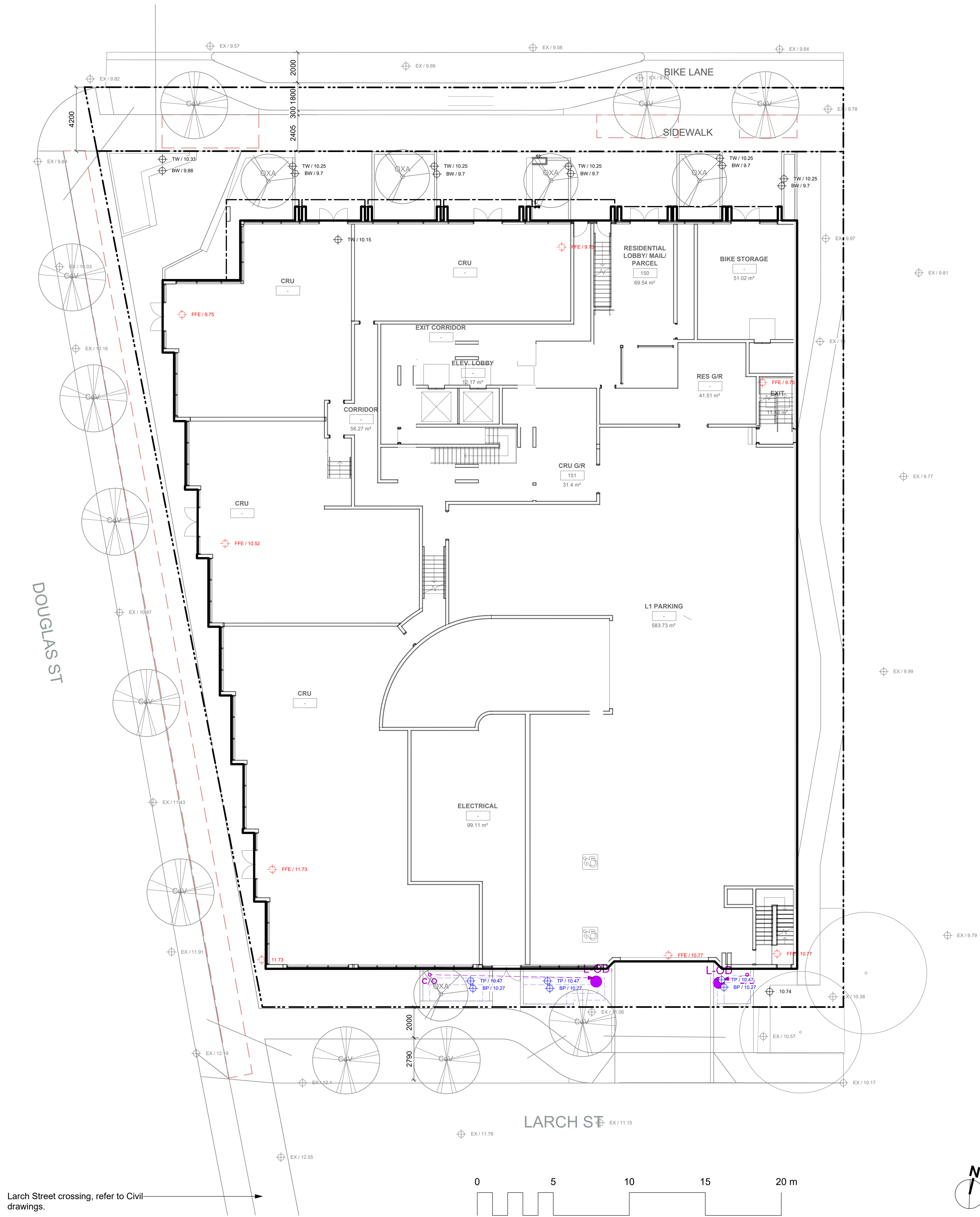
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sheet title

Landscape Materials - L2

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

L1.02



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 # 0899CGDL) or approve alternate

MDI LANDSCAPE ARCHITECTS
3388A Tennison Ave
Victoria, BC V8Z 3P6
P: 250.412.2891
E: admin@mdidesign.ca

6	DP Resubmission #2	2026-09-02
5	Client Review - Draft	2026-08-06
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
No.	Issued For	Issue Date

Tamara Bonnemaison
2026-09-02

client

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

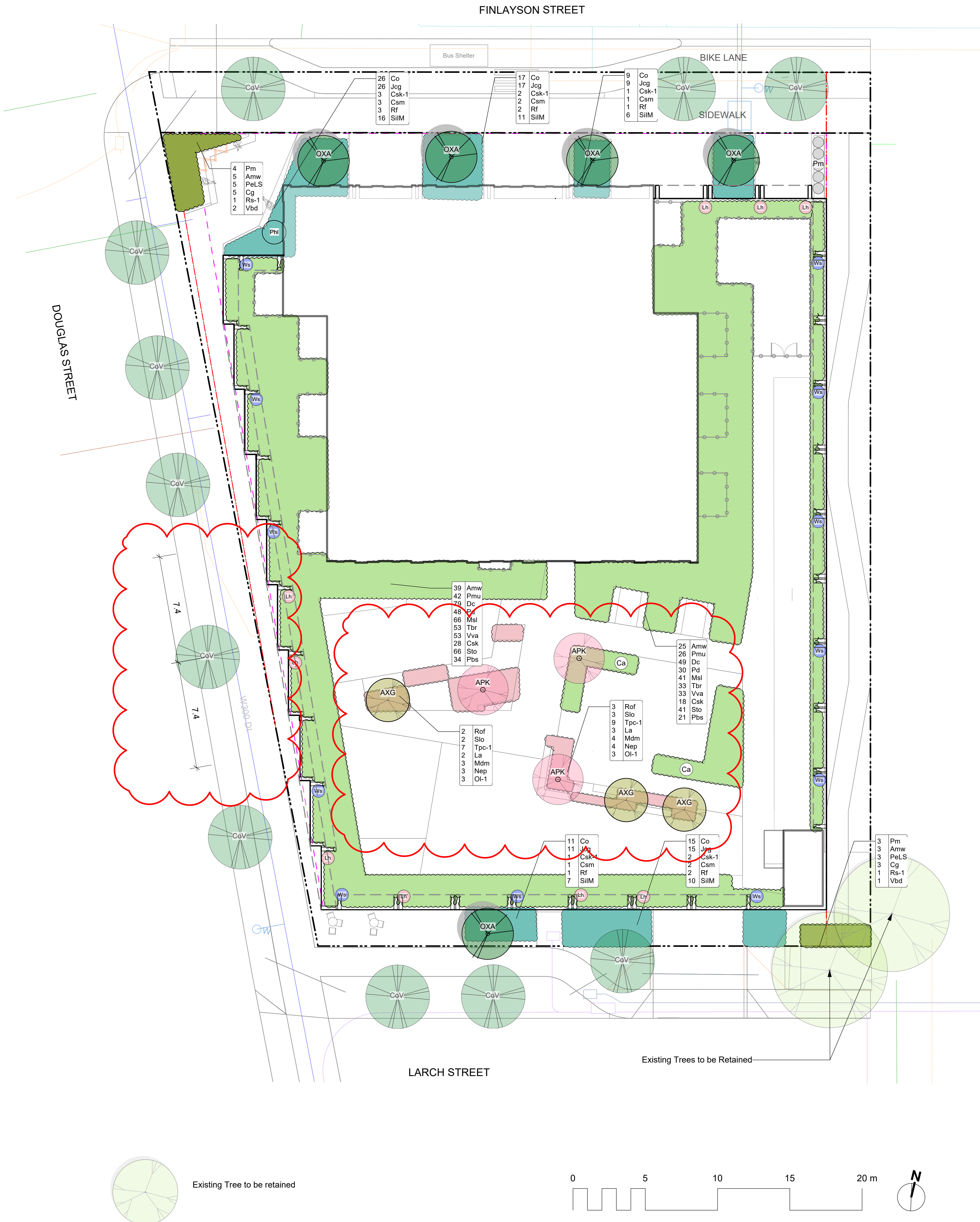
project

3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title

**Landscape Grading
& Drainage**

project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	L2.01

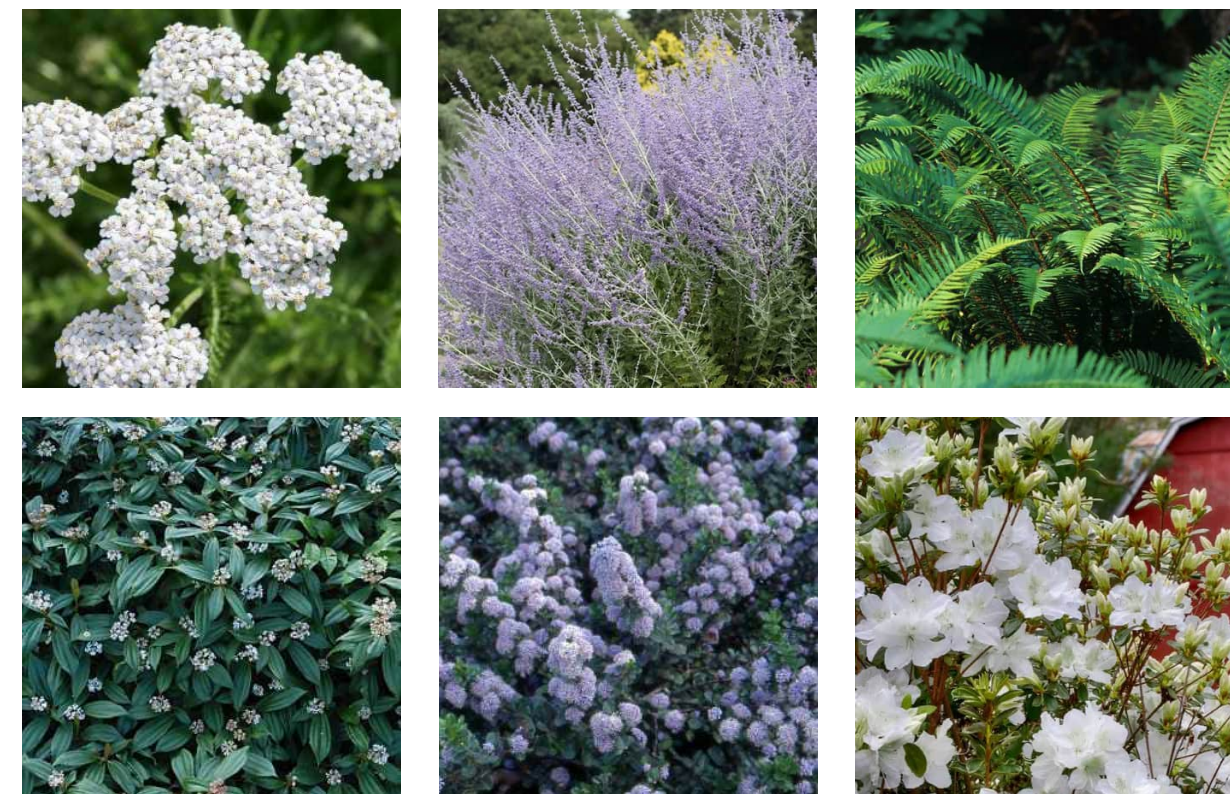


PLANT LIST				
Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
TREES:				
CoV	11	CoV Tree	City of Victoria Tree	6.0cm cal, b&b
OXA	5	Oxydendrum arboreum	Sourwood Tree	5.0cm cal, b&b
SUN PLANTINGS - L1				
Amw	8	Achillea millefolium	White yarrow	#1 pot
Cg	8	Ceanothus gloriosus	Point Reyes Creeper	#1 pot
PeLS	8	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3
Pm	12	Polystichum munitum	Sword Fern	#1 pot
Rs-1	2	Ribes sanguineum	Red Flowering Currant	#3 pot
Vbd	3	Viburnum davidii	David Viburnum	#2 pot
RAIN GARDEN PLANTINGS - L1				
Co	97	Carex obnupta	Slough Sedge	
Csm	11	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Csk-1	11	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	97	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot
Rf	11	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
SiIM	61	Sisyrinchium idahoense 'Moody Blues'	Moody Blues blue-eyed grass	#1 pot
ROOFTOP TREES:				
APK	3	Acer palmatum 'Katsura'	Japanese Maple	4cm cal., multi-stem.
AXG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4cm cal., multi stem
ROOFTOP PLANTINGS - L2				
Amw	74	Achillea millefolium	White yarrow	#1 pot
Ca	2	Clematis armandii	Evergreen Clematis	#2 pot
Csk	53	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Dc	149	Deschampsia cespitosa	Tufted Hair Grass	#1 pot
Lh	9	Lonicera hispidula	Pink Honeysuckle	#2 pot
Msl	124	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot
Pbs	63	Perovskia 'Blue Spire'	Russian Sage	#1 pot
Pd	90	Phlox diffusa	Spreading Phlox	#1 pot
Pmu	79	Pinus mugo mugo	Dwarf Mugo Pine	#2 pot
Sto	124	Salvia officinalis 'purpurascens'	Purple Sage	#1 pot
Tbr	99	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Vva	99	Veronicastrum virginicum 'Album'	Culver's Root	#1 pot
Ws	12	Wisteria sinensis	Wisteria Vine	#2 pot
EDIBLE BENCH PLANTINGS - L2				
La	19	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Mdm	25	Monarda didyma 'Marshall's Delight'	Bee Balm	#1 pot, mildew resistant
Nep	25	Nepeta x faassenii	Catmint	Sp3
Oi-1	21	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rof	19	Rosmarinus officinalis	Rosemary	#2 pot
Slo	19	Salvia officinalis	Culinary Sage	#1 pot
Tpc-1	56	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3, 30cm o.c.

TREES



L1 - SUN PLANTINGS



L1 - RAIN GARDEN PLANTINGS



L2 - EDIBLE BENCH PLANTINGS



L2 - ROOFTOP PLANTINGS



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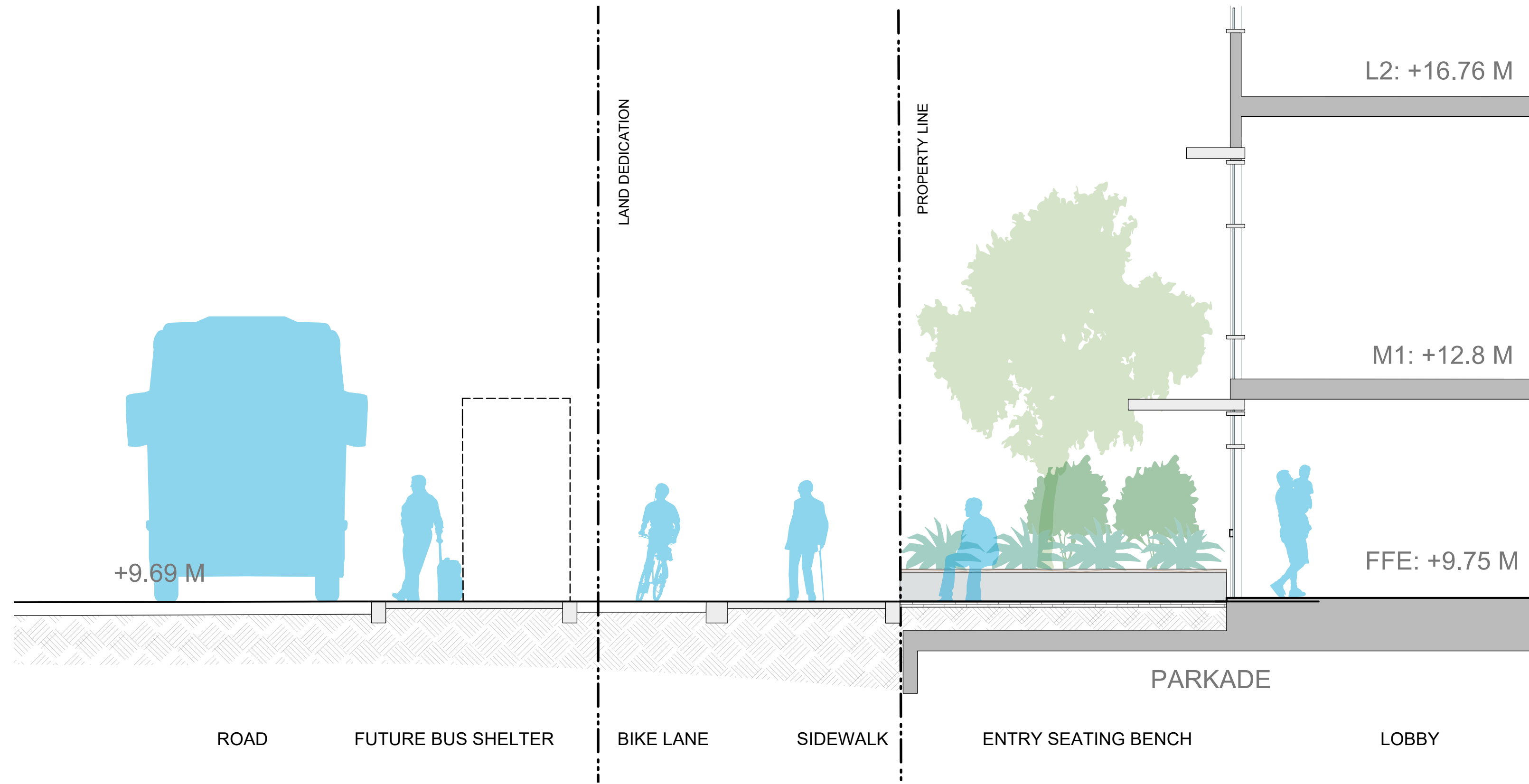


client
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107-731 Station Ave
Victoria, BC

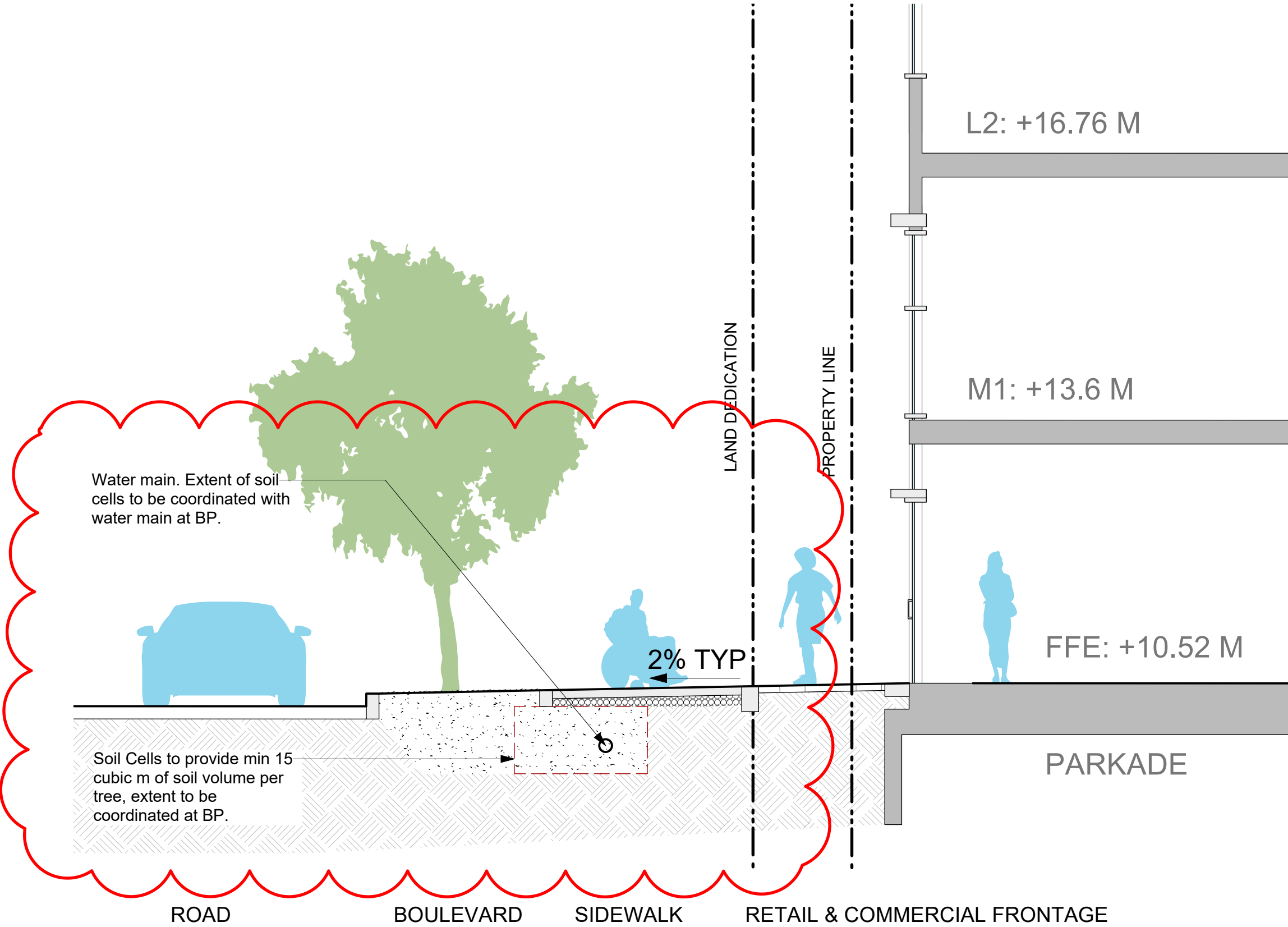
project
3075 Douglas St
3075 Douglas St
Victoria, BC

sheet title
Planting - L1 & L2

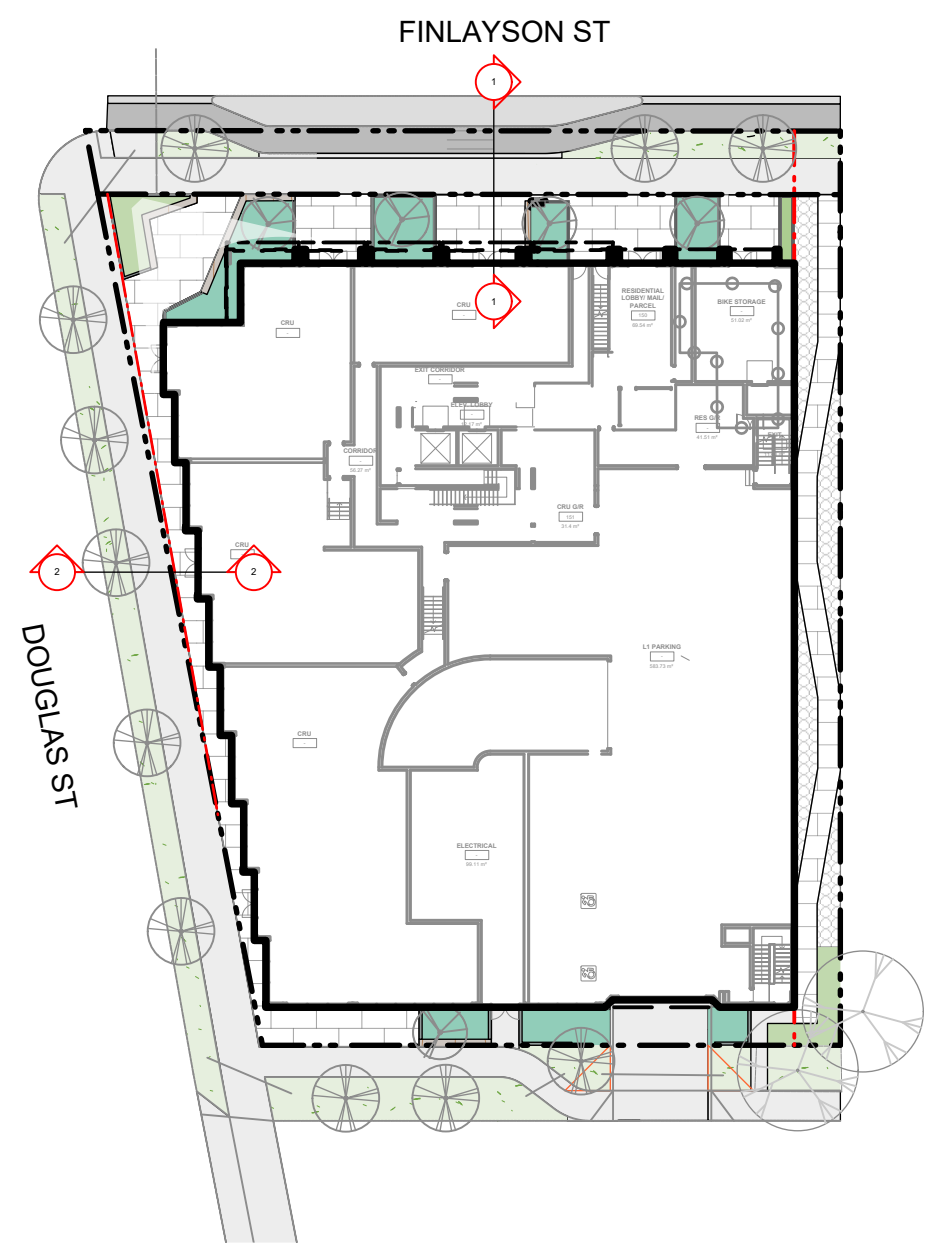
project no.	125.07
scale	1:150 @ 24"x36"
drawn by	SC/JR/TB
checked by	TB
sheet no.	



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



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



KEY PLAN - L1

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

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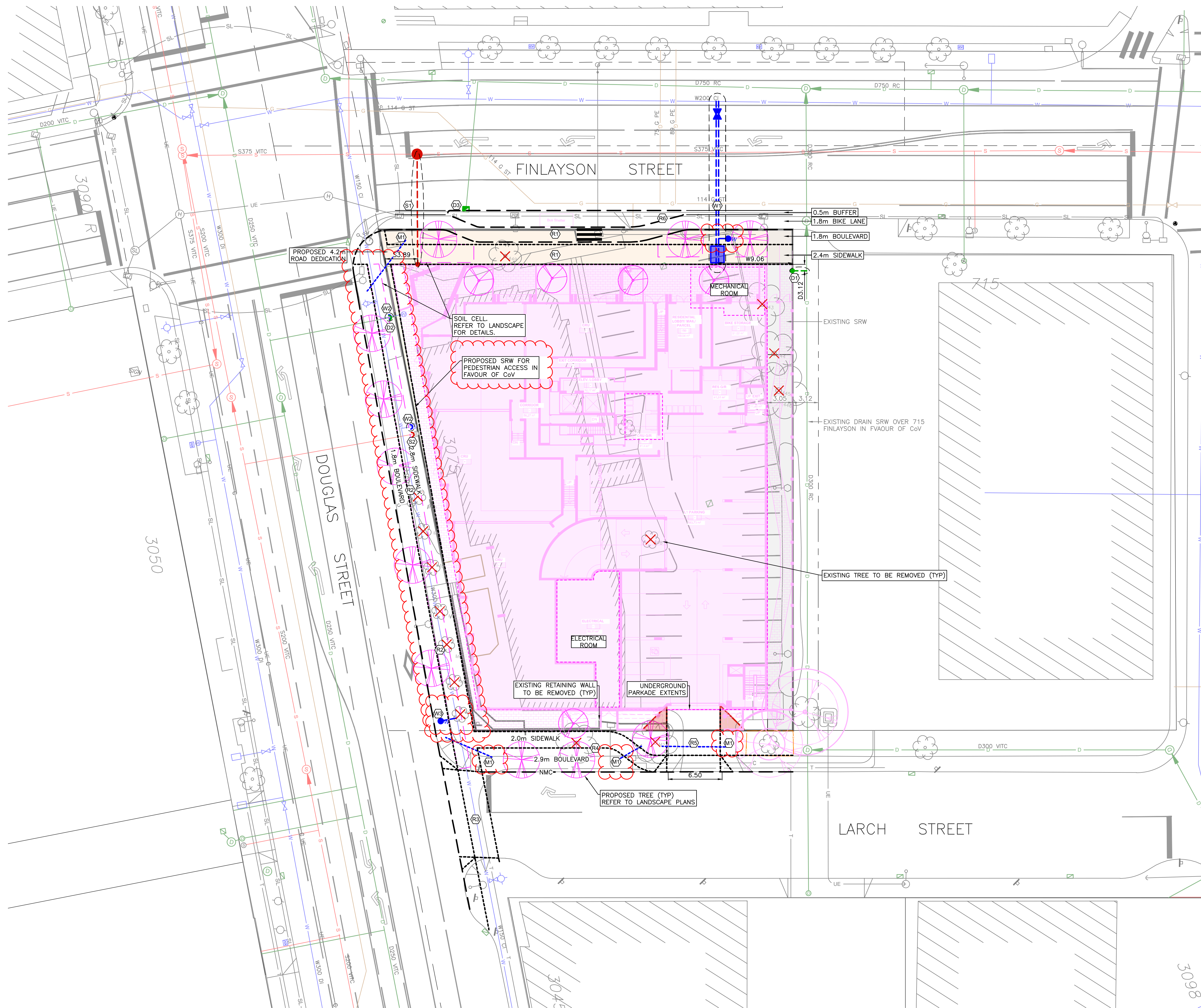
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Landscape Sections

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

PRELIMINARY ONLY

2026-09-02

V:_Projects\34923 - Makola - 3075 Douglas Street\05 - Engineering\03 - Drawings & Sketches (Eng)\34923 - PRODUCTION - DP.dwg Plot Date: September 2, 2026



SHEET NOTES:

DRAIN

- (D1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 200mm 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 200mm 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 150MM TIRE AND 100 MM DOMESTIC SERVICE TO PROPERTY LINE COMPLETE WITH WATER METER AND 50 MM IRRIGATION SERVICE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- (W2) CONTRACTOR TO CAP AND ABANDON EXISTING WATER SERVICE.
- (W3) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 50 MM IRRIGATION SERVICE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

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.

MISCELLANEOUS

- (M1) CONTRACTOR TO INSTALL IRRIGATION SLEEVE. DETAILS AT BUILDING PERMIT STAGE.

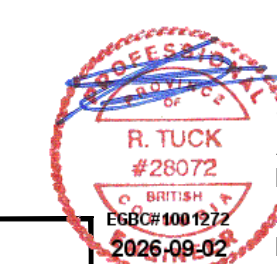
3075 DOUGLAS STREET
PRELIMINARY SERVICING
PLAN

Scale
horiz. 1:250
vert. N/A

Sheet 1 of 1

Eng. Project No. 34923

Drafted by: JA



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

J E ANDERSON &
ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
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