

PROJECT INFORMATION

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

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

SITE AREA  
8681.1 SM

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

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

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

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

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

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

TOWNHOUSE 1		
LEVEL 0	601 SM	566 SM**
LEVEL 1	603 SM	581 SM
LEVEL 2	608 SM	592 SM
LEVEL 3	645 SM	633 SM
TOTAL	2457 SM	2372 SM

\*\* DOES NOT CONTRIBUTE TO FSR.

TOWNHOUSE 2		
LEVEL 0	645 SM	606 SM**
LEVEL 1	607 SM	590 SM
LEVEL 2	607 SM	590 SM
LEVEL 3	645 SM	632 SM
TOTAL	2504 SM	2418 SM

\*\* DOES NOT CONTRIBUTE TO FSR.

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

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

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

VEHICLE PARKING	
PARKADE	112
SURFACE	5
TOTAL	117

BICYCLE PARKING	
LONG TERM	194
SHORT TERM	30
TOTAL	224

VICTORIA ZONING BYLAW SUMMARY

ZONING  
R-K  
R-2

USE  
RESIDENTIAL

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

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

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

AVERAGE GRADE (GEODETIC)  
(SEE A202a FOR CALCULATION)

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

TOWNHOUSE 2  
BUILDING 2 32.6 M

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

VEHICLE PARKING  
< 45 SM 2 X 14 = 2.8  
45 - 70 SM .5 X 58 = 29  
> 70 SM .75 X 86 = 64.5  
SUBTOTAL 96.3 (96)  
VISITOR .1 X 158 = 15.8 (16)  
TOTAL REQUIRED 112  
PROVIDED 117

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

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

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018,

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

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

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

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

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

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

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

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

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

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

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

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

CODE ANALYSIS CONTINUED

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

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

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

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

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

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

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

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

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

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

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

DRAWING INDEX

ARCHITECTURAL  
A001 PROJECT INFORMATION  
A002 SURVEY

A101 PARKADE PLAN

A201 ARCHITECTURAL SITE PLAN  
A202a AVERAGE GRADE CALCULATIONS  
A202b SITE COVERAGE CALCULATIONS  
A202c OPEN SPACE CALCULATIONS  
A203 L1 PLAN  
A204 L2 PLAN  
A205 L3 PLAN  
A206 L4 PLAN  
A207 L5 PLAN  
A208 ROOF PLAN

A301 ELEVATIONS - APARTMENT 1  
A302 ELEVATIONS - APARTMENT 2  
A303 ELEVATIONS - APARTMENT 2  
A304 ELEVATIONS - TOWNHOUSE 1  
A305 ELEVATIONS - TOWNHOUSE 2  
A306 ELEVATIONS - TOWNHOUSE 3  
A307 SHADOW STUDIES  
A308 VIEW ANALYSIS  
A309 VIEW ANALYSIS  
A310 VIEW ANALYSIS  
A311 PERSPECTIVE STUDIES  
A312 PERSPECTIVE STUDIES  
A313 SKYLINE ANALYSIS


A401 BUILDING SECTIONS  
A402 BUILDING SECTIONS  
A403 BUILDING SECTIONS  
A404 BUILDING SECTIONS

A601 L1 PLAN - APARTMENTS  
A602 L2 PLAN - APARTMENTS  
A603 L3 PLAN - APARTMENTS  
A604 L4 PLAN - APARTMENTS  
A605 L5 PLAN - APARTMENTS  
A606 TOWNHOUSE 1  
A607 TOWNHOUSE 1  
A608 TOWNHOUSE 2  
A609 TOWNHOUSE 2  
A610 TOWNHOUSE 3

A701 APARTMENT UNIT PLANS  
A702 APARTMENT UNIT PLANS  
A703 TOWNHOUSE S 1 & 2 UNIT PLANS  
A704 TOWNHOUSE 3 UNIT PLANS  
A705 AMENITY ROOM

CIVIL  
19-028-REZONING CONCEPTUAL SERVICING

LANDSCAPE  
L1.01 LANDSCAPE OVERVIEW PLAN  
L1.02 LANDSCAPE MATERIALS SOUTH  
L1.03 LANDSCAPE MATERIALS NORTH  
L1.04 STORMWATER MANAGEMENT  
L1.05 TREE RETENTION & REMOVAL PLAN  
L3.01 PLANTING PLAN SOUTH  
L3.02 PLANTING PLAN NORTH  
L5.01 LANDSCAPE SECTIONS



CITY OF  
VICTORIA

Revisions


Bubbled areas indicate revisions compared to the previously submitted plans

Received Date  
September 16, 2020

5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2010/08	ISSUED FOR COTW
2	2011/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	issuing title 1907 PROJECT INFORMATION
drawn by	FWP/ALC	checked by RAW
scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

 <div>VICTORIA OFFICE 977 Fort Street Victoria BC V8V 1K3 T 1-250-608-3367</div>	<div>dHKarchitects</div> <div>NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810</div>
project name Caledonia Victoria, BC	
Project Information	
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drawn by A001	sheet no. 5

REVISIONS LIST

Revision #5 - 1 SEPT 2020

1 Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade.

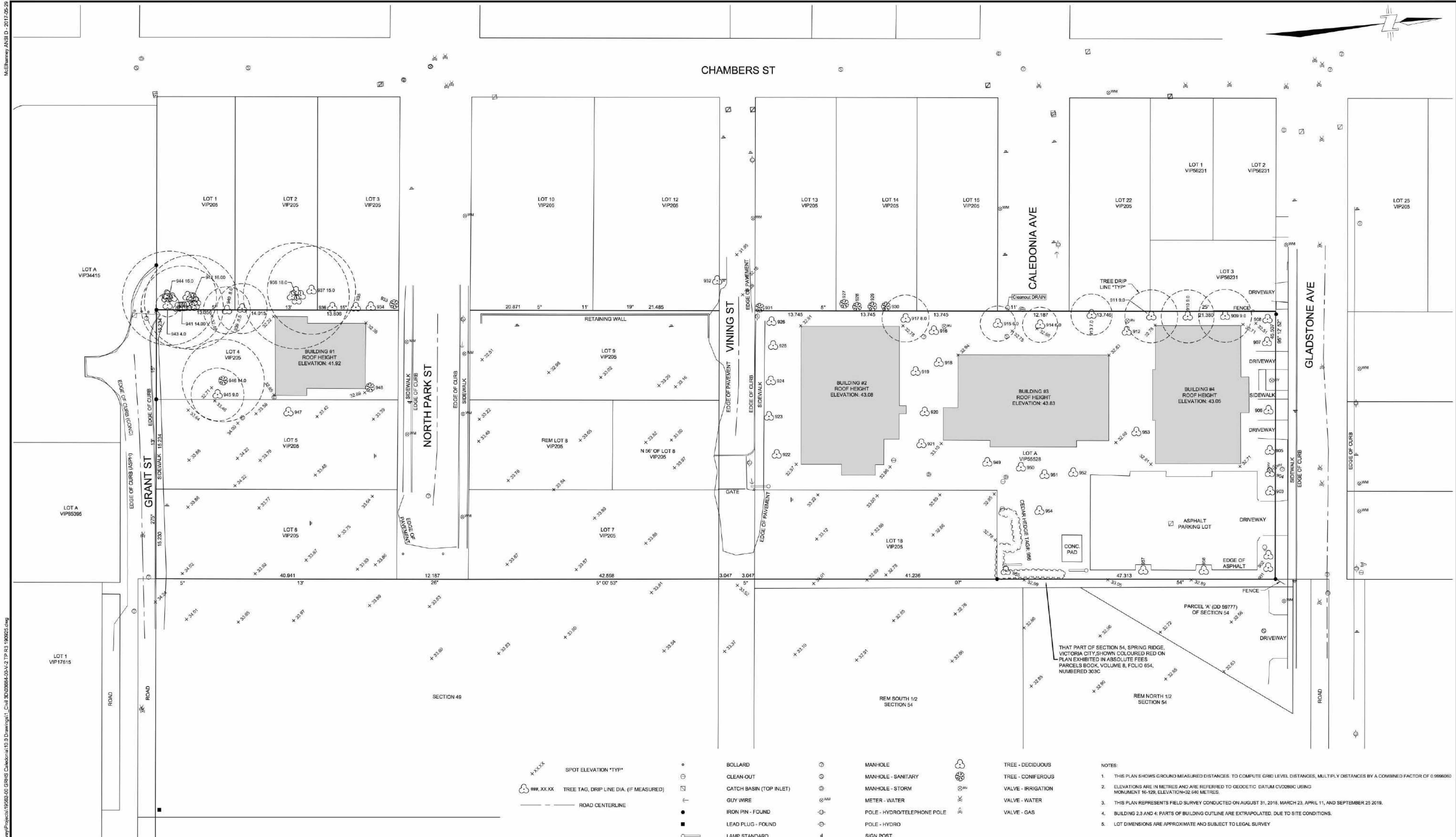
2 Adjustment made due to notation error. No change to actual data.

3 Site coverage and open site space recalculated as per Planning request. See Revision Note #1.




McElhanney ANS D - 2017-25-29

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Rev	Date	Description	Drawn	Surv	App'd
1	2019-09-28	THREE TAGS ADDED	LM	SM	GO
2	2019-04-16	REVISED WITH ADDITIONAL SURVEY INFO	SALU	SM	GO
3	2019-03-29	REVISED WITH ADDITIONAL SURVEY INFO	SA	SM	GO
4	2018-02-17	ORIGINAL ISSUE	LM	JC	GO

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RE-DEVELOPMENT OF CALEDONIA ST PROPERTIES  
SITE PLAN

1230 GRANT ST, 1209, 1219, 1215, 1220, AND 1226 NORTH PARK ST, 1219 VINNY ST, 1235 CALEDONIA AVE  
VICTORIA, BC

Drawing No.  
**03684-00-V-1 TP**


Project Number  
2113-03684-00

Rev.  
03

5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907 PROJECT INFORMATION
drawn by	NLC	checked by RAW
scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

**dHKAarchitects**

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Caledonia  
Victoria, BC

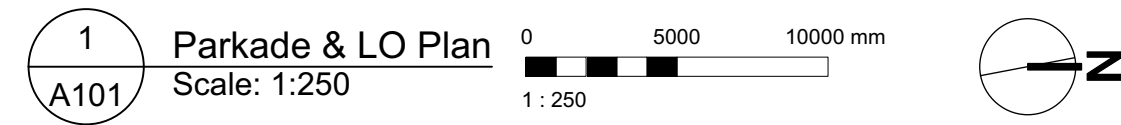
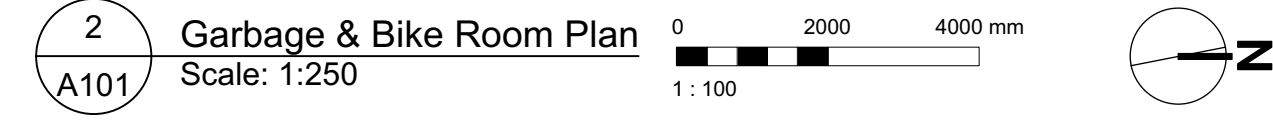
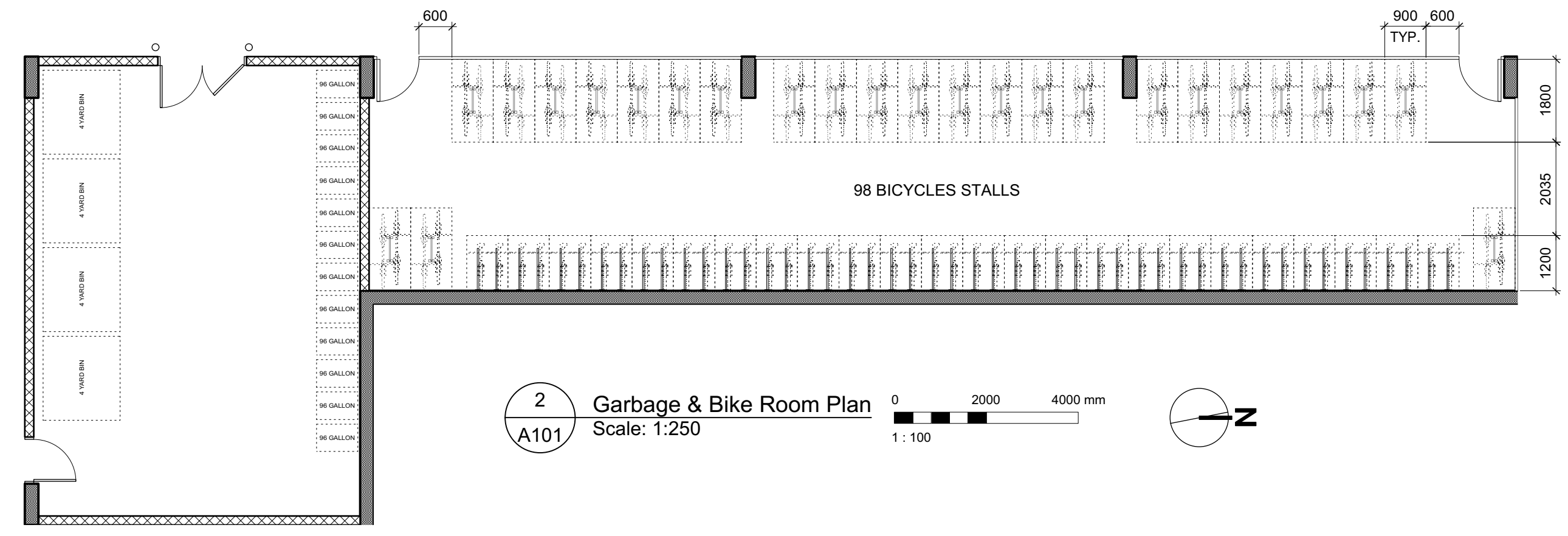
Survey

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A002

5

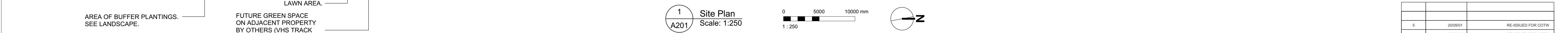




5	20/09/01		RE-ISSUED FOR COTW
4	20/03/13		RE-ISSUED FOR COTW
3	20/02/08		ISSUED FOR COTW
2	20/01/15		ISSUED FOR ADP
1	19/12/16		RESPONSE TO PLANNING REVIEW
Rev	Date	Description	
print date	SEPTEMBER 2025	Issuing file	1907.2 A200 Plans -vxx
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

 <p>dhK Architects</p> <p>VICTORIA OFFICE 9771 East Street Victoria BC V8T 2K8 T 1-250-555-9397</p> <p>project name <b>Caledonia</b> Victoria BC</p>	<p>dhKArchitects</p> <p>NANAIMO OFFICE 102-5150 Quiln Way Nanaimo BC V9T 2K8 T 1-250-555-9310</p>
<p>Project Name</p> <p><b>Parkade &amp; LO Plan</b></p> <p>COMPANY REQUESTED: THESE PLANS AND DESIGN ARE FOR ALL AND ALL THERE BEING NO OTHER PROJECTS OR ANY OTHER BEING THE PROJECT SHOWN AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT.</p>	
<p>Project No.</p> <p><b>A101</b></p>	<p>Version No.</p> <p><b>5</b></p>





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

5	20/08/01		RE-ISSUED FOR COTW
4	20/03/13		RE-ISSUED FOR COTW
3	20/02/06		ISSUED FOR COTW
2	20/01/15		ISSUED FOR ADP
1	19/12/16		RESPONSE TO PLANNING REVIEW
Rev	Date	Description	
year date	SEPTEMBER 2020	working file	1907.2 A200 Plans vlex
drawn by	FWP/NLNC	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING



## REVISIONS LIST

Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade.  
Corresponding data, including building heights updated accordingly.

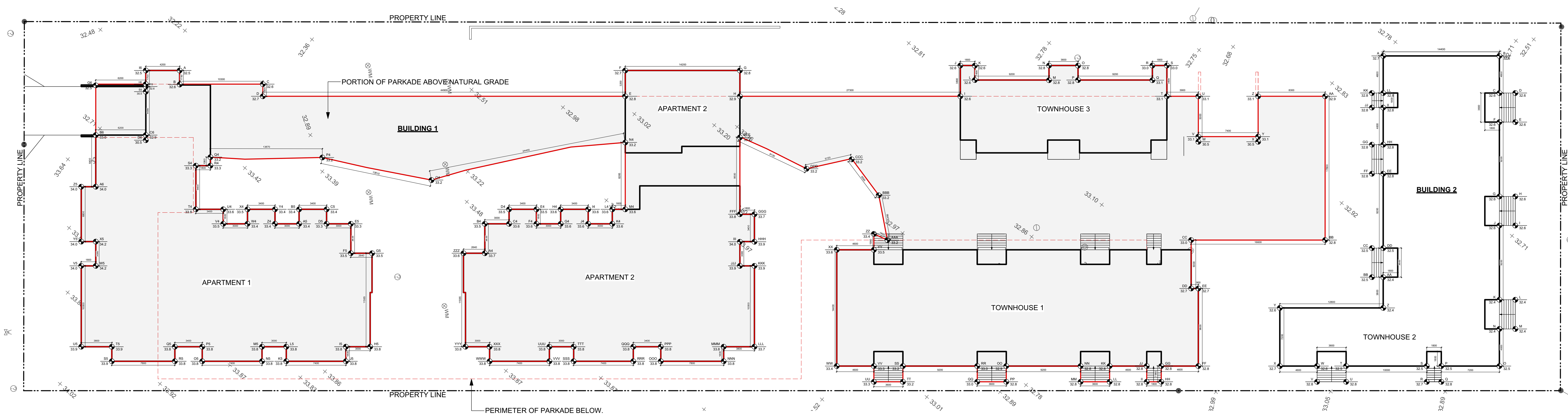
Adjustment made due to notation error. No change to actual data.

Site coverage and open site space recalculated as per Planning request. See Revision Note #1.





1



## BUILDING 1 - AVERAGE GRADE CALCULATION

INCLUDES SUM OF ALL PORTION OF BUILDINGS OVER PARKADE :

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

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

CONTINUED						
ZZ&AAA	33.4	33.2	2	33.3	1.8	61.3
AAA&BBB	33.2	33.2	2	33.2	5.6	187.4
BBB&CCC	33.2	33.2	2	33.2	5.6	184.8
CCC&DDD	33.2	33.2	2	33.2	5.7	189.2
DDD&EEE	33.2	33.2	2	33.2	3.6	121.4
EEE&FFF	33.2	33.8	2	33.5	2.6	88.4
FFF&GGG	33.8	33.7	2	33.8	1.8	60.8
GGG&HHH	33.7	33.9	2	33.8	3.4	114.9
HHH&III	33.9	34.0	2	34.0	1.8	61.1
III&JJJ	34.0	33.9	2	34.0	3.0	101.9
JJJ&KKK	33.9	33.9	2	33.9	1.8	61.0
KKK&LLL	33.9	33.7	2	33.8	10.0	338.0
LLL&MMM	33.7	33.8	2	33.8	3.8	128.3
MMM&NNN	33.8	33.8	2	33.8	1.8	60.8
NNN&OOO	33.8	33.8	2	33.8	7.8	263.6
OOO&PPP	33.8	33.8	2	33.8	1.8	60.8
PPP&QQQ	33.8	33.8	2	33.8	3.4	114.9
QQQ&RRR	33.8	33.8	2	33.8	1.8	60.8
RRR&SSS	33.8	33.8	2	33.8	7.4	250.1
SSS&TTT	33.8	33.8	2	33.8	1.8	60.8
TTT&UUU	33.8	33.8	2	33.8	3.0	101.4
UUU&VVV	33.8	33.8	2	33.8	1.8	60.8
VVV&WWW	33.8	33.8	2	33.8	7.4	250.1
WWW&XXX	33.8	33.8	2	33.8	1.8	60.8
XXX&YYY	33.8	33.8	2	33.8	3.0	101.4
YYY&ZZZ	33.8	33.6	2	33.7	11.6	389.7
ZZZ&A4	33.6	33.7	2	33.7	2.6	88.8
A4&B4	33.7	33.5	2	33.6	3.6	122.1
B4&C4	33.5	33.6	2	33.6	3.0	100.7
C4&D4	33.6	33.5	2	33.6	1.8	60.4
D4&E4	33.5	33.5	2	33.5	3.4	113.9
E4&F4	33.5	33.6	2	33.6	1.8	60.4
F4&G4	33.6	33.6	2	33.6	3.0	100.8
G4&H4	33.6	33.6	2	33.6	1.8	60.5
H4&I4	33.6	33.6	2	33.6	3.4	114.2
I4&J4	33.6	33.6	2	33.6	1.8	60.5
J4&K4	33.6	33.6	2	33.6	3.0	100.8
K4&L4	33.6	33.6	2	33.6	1.8	60.5
L4&M4	33.6	33.6	2	33.6	1.6	53.8
M4&N4	33.6	33.2	2	33.4	8.3	276.7
N4&O4	33.2	33.2	2	33.2	24.5	811.9
O4&P4	33.2	33.2	2	33.2	13.8	458.5
P4&Q4	33.2	33.2	2	33.2	13.9	460.5
Q4&R4	33.2	33.3	2	33.3	1.1	35.2
R4&S4	33.3	33.3	2	33.3	1.8	59.9
S4&T4	33.3	33.8	2	33.6	5.4	181.2
T4&U4	33.8	33.6	2	33.7	3.4	114.6
U4&V4	33.6	33.5	2	33.6	1.8	60.4
V4&W4	33.5	33.4	2	33.5	3.0	100.4
W4&X4	33.4	33.5	2	33.5	1.8	60.2
X4&Y4	33.5	33.4	2	33.5	3.4	113.7
Y4&Z4	33.4	33.4	2	33.4	1.8	60.1
Z4&A5	33.4	33.4	2	33.4	3.0	100.2

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

## AVERAGE GRADE FOR BUILDING 1

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

## REVISIONS LIST

Revision #5 - 1 SEPT 2020

- 1) Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.
- 2) Adjustment made due to notation error. No change to actual data.
- 3) Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

## BUILDING 2 - AVERAGE GRADE CALCULATION

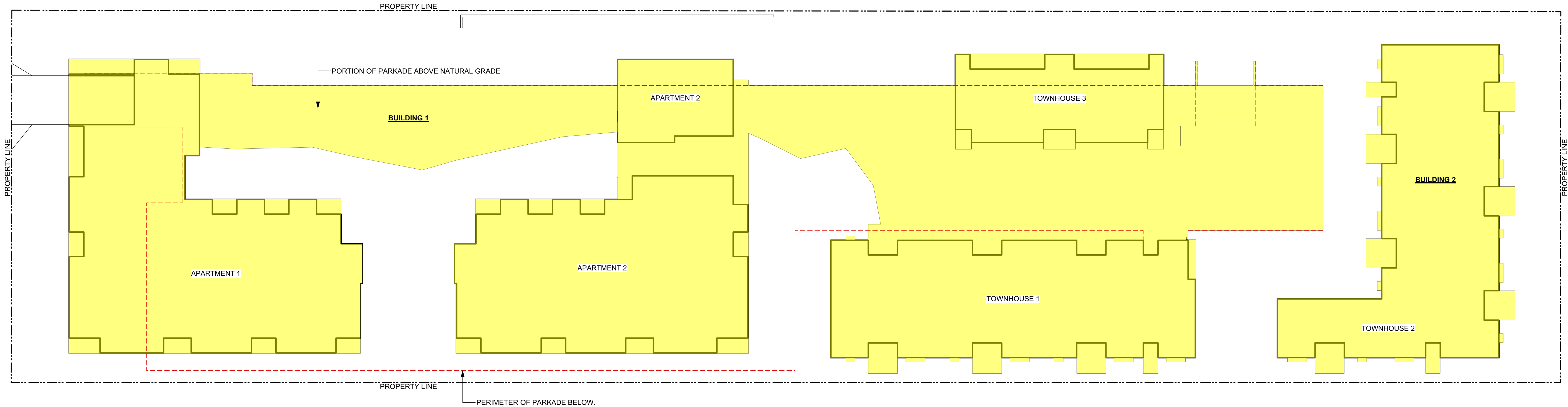
INCLUDES:

- 1.) TOWNHOUSE 2

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



1



SITE COVERAGE - CALCULATION

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

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

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

REVISIONS LIST

Revision #5 - 1 SEPT 2020

- 1 Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade.
- 2 Corresponding data, including building heights updated accordingly.
- 3 Adjustment made due to notation error. No change to actual data.
- 4 Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name

Caledonia

Victoria BC

drawing title

Site Coverage Calculations

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drawing no.

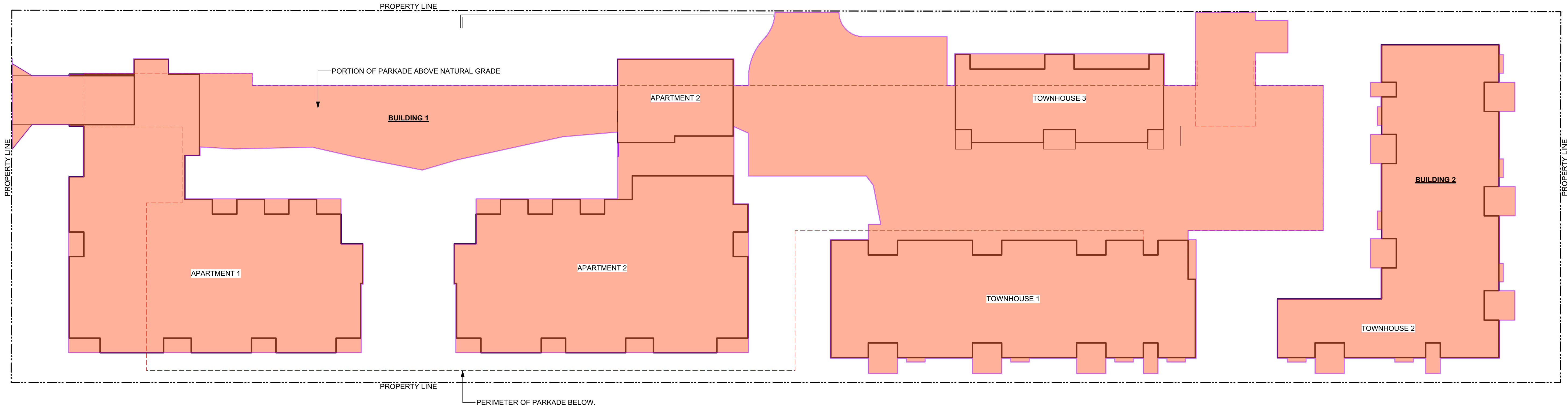
A202b

sheet no.

5



1



OPEN SITE SPACE - CALCULATION

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

AREA INCLUDES

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

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

REVISIONS LIST


Revision #5 - 1 SEPT 2020

- 1 Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade.
- 2 Adjustment made due to notation error. No change to actual data.
- 3 Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

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Open Site Space Calculations

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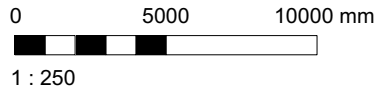
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5





1 L1 Plan  
A203 Scale: 1:250



GRAPHIC LEGEND:

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

UNIT COMPOSITION

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

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

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

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

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

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T 1-250-585-5810

project name  
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Victoria BC

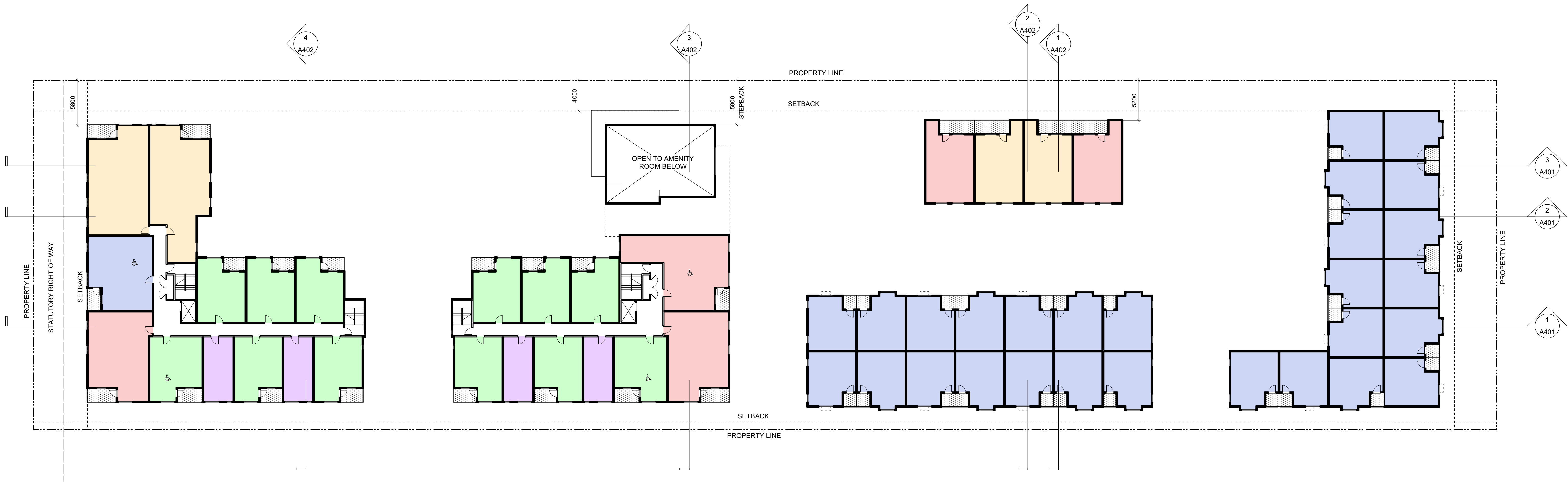
drawing title  
**L1 Plan**

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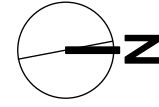
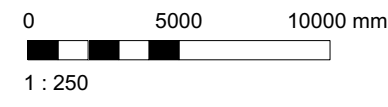
sheet no.  
**A203**

sheet no.  
**5**





1  
A204  
L2 Plan  
Scale: 1:250



GRAPHIC LEGEND:

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

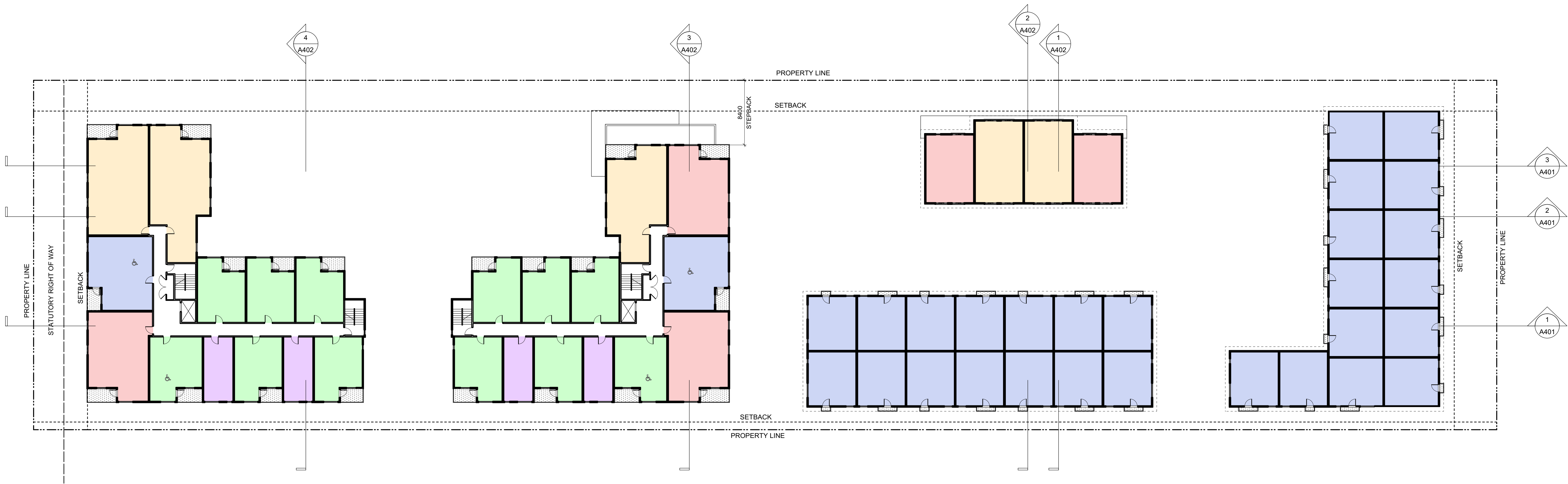
Rev	Date	Description
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4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

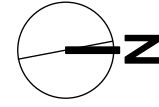
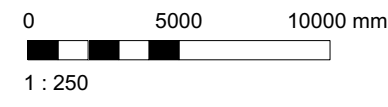
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drawing title: L2 Plan	
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sheet no: A204	sheet of: 5





1  
A205  
L3 Plan  
Scale: 1:250





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

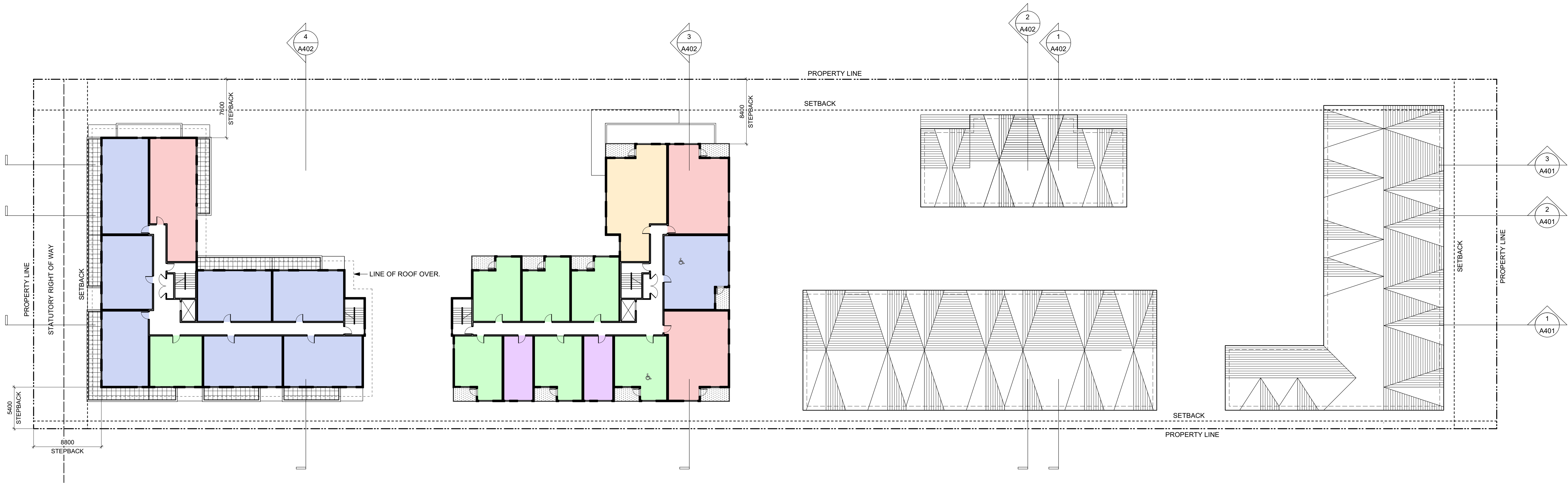
Rev	Date	Description
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4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev		
print date	SEPTEMBER 2020	drawing file
drawn by	FWP	checked by
scale	AS SHOWN	project number

NOTE: All dimensions are shown in millimeters.

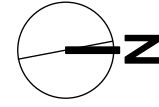
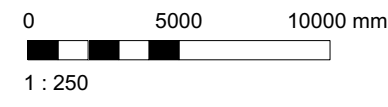
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L3 Plan		A205	
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1  
A206  
L4 Plan  
Scale: 1:250



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

5	20/08/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date	SEPTEMBER 2020	issuing the 1907.2 A200 Plans: vaxx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

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

project name

Caledonia

Victoria BC

drawing title

L4 Plan

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PLANS WITHOUT WRITTEN CONSENT IS  
REPRODUCED WITHOUT WRITTEN CONSENT.

drawing no.

A206

sheet no.

5

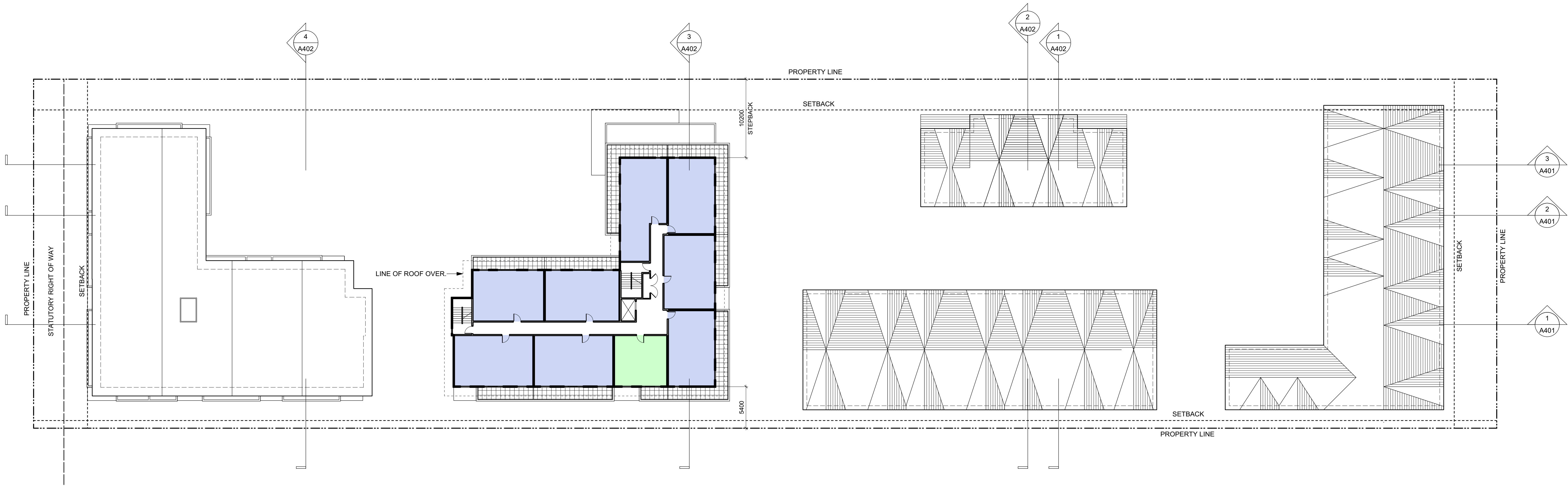
dHKarchitects

NANAIMO OFFICE

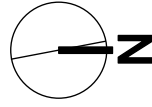
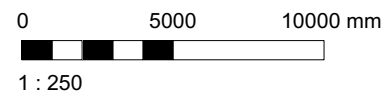
102-5190 Dublin Way  
Nanaimo BC V9T 3K6  
T 1-250-585-5810

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1  
A207  
L5 Plan  
Scale: 1:250





GRAPHIC LEGEND:

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

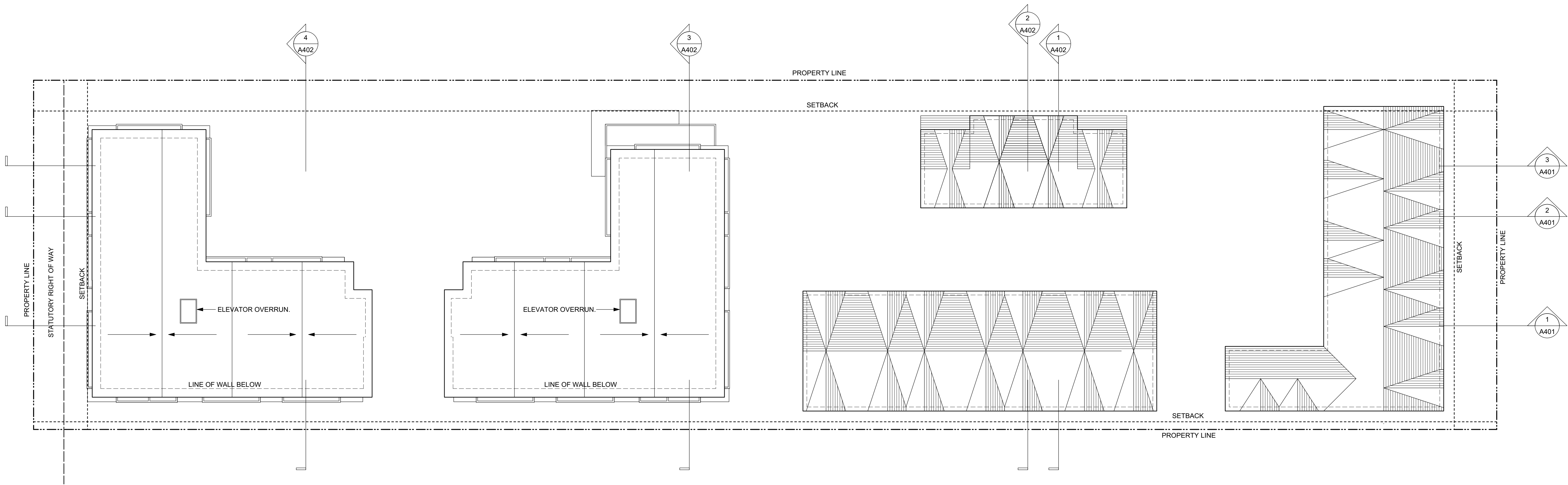
Rev	Date	Description
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4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

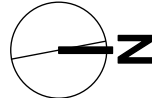
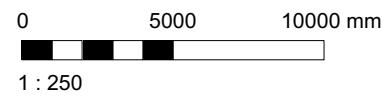
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name: Caledonia Victoria BC			
drawing title: L5 Plan			
copyright: reserved. these plans and designs are not to be used without the written consent of dHKarchitects.		drawing no: A207	sheet no: 5






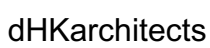
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A208  
Roof Plan  
Scale: 1:250



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

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: Roof Plan	
copyright: reserved. these plans and designs are not to be used without the written consent of dHKarchitects.	sheet no.: A208
	sheet of: 5





1 Apartment 1 - North  
Scale: 1:100  
A301



3 Apartment 1 - South  
Scale: 1:100  
A301

1

#### REVISIONS LIST

Revision #5 - 1 SEPT 2020

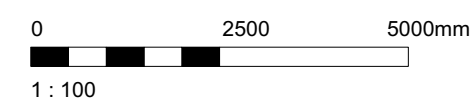
- Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.
- Adjustment made due to notation error. No change to actual data.
- Site coverage and open site space recalculated as per Planning request. See Revision Note #1.



2 Apartment 1 - East  
Scale: 1:100  
A301



4 Apartment 1 - West  
Scale: 1:100  
A301




#### COLOUR & MATERIALS LEGEND

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

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

NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

	<b>dHKarchitects</b> VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	<b>MANITOBA OFFICE</b> 102-5190 Dufferin Way Winnipeg BC R2T 3K6 T 1-250-585-5810
project name <b>Caledonia</b> Victoria BC		
drawing title <b>Elevations - Apartment 1</b>		
drawing no. <b>A301</b>	revision no. <b>5</b>	





1 Apartment 2 - North  
Scale: 1:100



2 Apartment 2 - South  
Scale: 1:100

#### COLOUR & MATERIALS LEGEND

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

0 2500 5000mm  
1:100

Date	Issue	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/03/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Project data		
Project name	Caledonia	
Project location	Victoria BC	
Project number	1907	

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

dHk Architects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Duxton Way Nanaimo BC V9T 2K6 T 1-250-585-5810
Project name Caledonia Victoria BC	
Elevations - Apartment 2	
Project number A302	Revision no. 5

#### REVISIONS LIST

Revision #5 - 1 SEPT 2020

- Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.
- Adjustment made due to notation error. No change to actual data.
- Site coverage and open site space recalculated as per Planning request. See Revision Note #1.





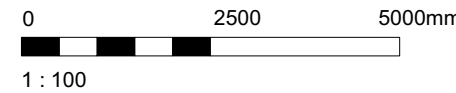
1 Apartment 2 - East  
A303  
Scale: 1:100



2 Apartment 2 - West  
A303  
Scale: 1:100

#### COLOUR & MATERIALS LEGEND


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



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

NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

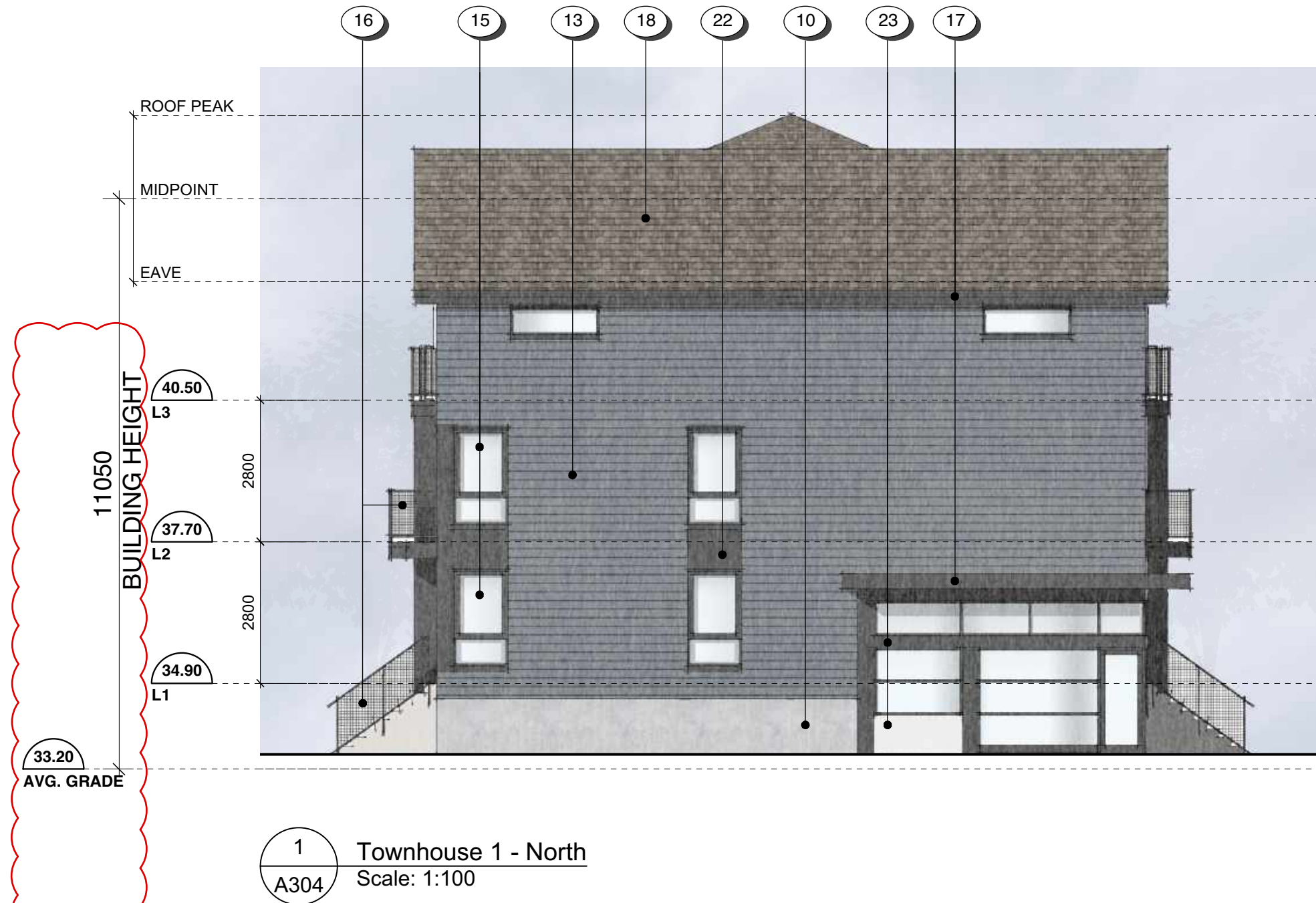
 dHKarchitects	
VICTORIA OFFICE 977 Port Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Dukin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
Elevations - Apartment 2	
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A303	5

#### REVISIONS LIST

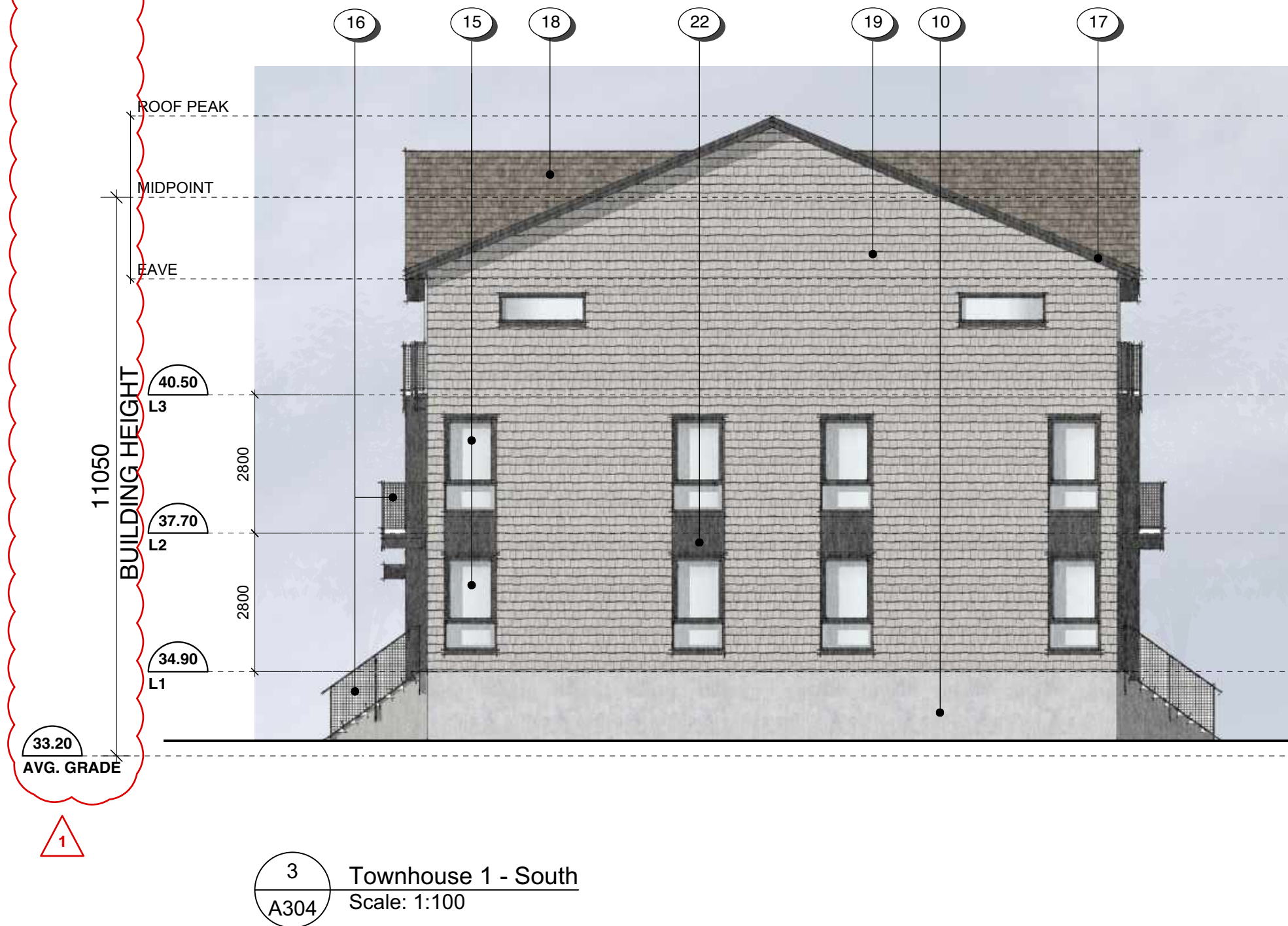
Revision #5 - 1 SEPT 2020

- Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.
- Adjustment made due to notation error. No change to actual data.
- Site coverage and open site space recalculated as per Planning request. See Revision Note #1.





1 Townhouse 1 - North  
A304 Scale: 1:100



3 Townhouse 1 - South  
A304 Scale: 1:100



2 Townhouse 1 - East  
A304 Scale: 1:100



4 Townhouse 1 - West  
A304 Scale: 1:100

COLOUR & MATERIALS LEGEND

- 1 BRICK VENEER - Red - Apartment 1 Only

2 FIBRE CEMENT PANEL - Teal

3 VINYL WINDOWS & DOORS - Teal

4 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal

5 METAL FLASHING - Teal

6 ACCENT PAINT COLOUR - Rust

7 FIBRE CEMENT LAP SIDING - Soft Brown

8 FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only

9 SOFFIT - Warm Grey - Apartment 2 Only

10 PAINTED CONCRETE - Warm Grey

11 FIBRE CEMENT PANEL - Warm White

12 SOFFIT - Warm White

13 FIBRE CEMENT LAP SIDING - Medium Blue-Grey
- 14 FIBRE CEMENT LAP SIDING - White

15 VINYL WINDOWS & DOORS - Dark Grey

16 PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey

17 METAL FLASHING - Dark Grey

18 ASPHALT SHINGLES - Warm Grey

19 FIBRE CEMENT SHINGLES - Warm Grey

20 VINYL WINDOWS & DOORS - White

21 METAL DOWNSPOUT & FLASHING - Light Warm Grey

22 FIBRE CEMENT PANEL - Dark Grey

23 FIBRE CEMENT PANEL - Light Grey

24 ACCENT PAINT COLOUR - Bright Orange

25 ACCENT PAINT COLOUR - Bright Blue

26 ACCENT PAINT COLOUR - Chartreuse

- REVISIONS LIST**  
Revision #5 - 1 SEPT 2020
- 1 Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.

2 Adjustment made due to notation error. No change to actual data.

3 Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

025005000mm  
1:100

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

NOTE: All dimensions are shown in millimeters.

dhKarchitects

VICTORIA OFFICE  
977 Fort Street  
Victoria BC V8V 3K3  
T 1-250-658-3367

MANIMAO OFFICE  
102-5190 Duxton Way  
Nanaimo BC V9T 2K6  
T 1-250-585-5810

Caledonia

Victoria BC

Elevations - Townhouse 1

A304

5





COLOUR & MATERIALS LEGEND

- 1 BRICK VENEER - Red - Apartment 1 Only

2 FIBRE CEMENT PANEL - Teal

3 VINYL WINDOWS & DOORS - Teal

4 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal

5 METAL FLASHING - Teal

6 ACCENT PAINT COLOUR - Rust

7 FIBRE CEMENT LAP SIDING - Soft Brown

8 FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only

9 SOFFIT - Warm Grey - Apartment 2 Only

10 PAINTED CONCRETE - Warm Grey

11 FIBRE CEMENT PANEL - Warm White

12 SOFFIT - Warm White

13 FIBRE CEMENT LAP SIDING - Medium Blue-Grey
- 14 FIBRE CEMENT LAP SIDING - White

15 VINYL WINDOWS & DOORS - Dark Grey

16 PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey

17 METAL FLASHING - Dark Grey

18 ASPHALT SHINGLES - Warm Grey

19 FIBRE CEMENT SHINGLES - Warm Grey

20 VINYL WINDOWS & DOORS - White

21 METAL DOWNSPOUT & FLASHING - Light Warm Grey

22 FIBRE CEMENT PANEL - Dark Grey

23 FIBRE CEMENT PANEL - Light Grey

24 ACCENT PAINT COLOUR - Bright Orange

25 ACCENT PAINT COLOUR - Bright Blue

26 ACCENT PAINT COLOUR - Chartreuse

- REVISIONS LIST**  
Revision #5 - 1 SEPT 2020
- 1 Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.

2 Adjustment made due to notation error. No change to actual data.

3 Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

025005000mm

1:100

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

NOTE: All dimensions are shown in millimeters.

dH-Ka

VICTORIA OFFICE  
977 Fort Street  
Victoria BC V8V 3K3  
T 1-250-658-3367

dHKarchitects

WANAMOO OFFICE  
102-5190 Duxton Way  
Nanaimo BC V9T 2K6  
T 1-250-585-5810

project name

Caledonia  
Victoria BC

revision no.

A305

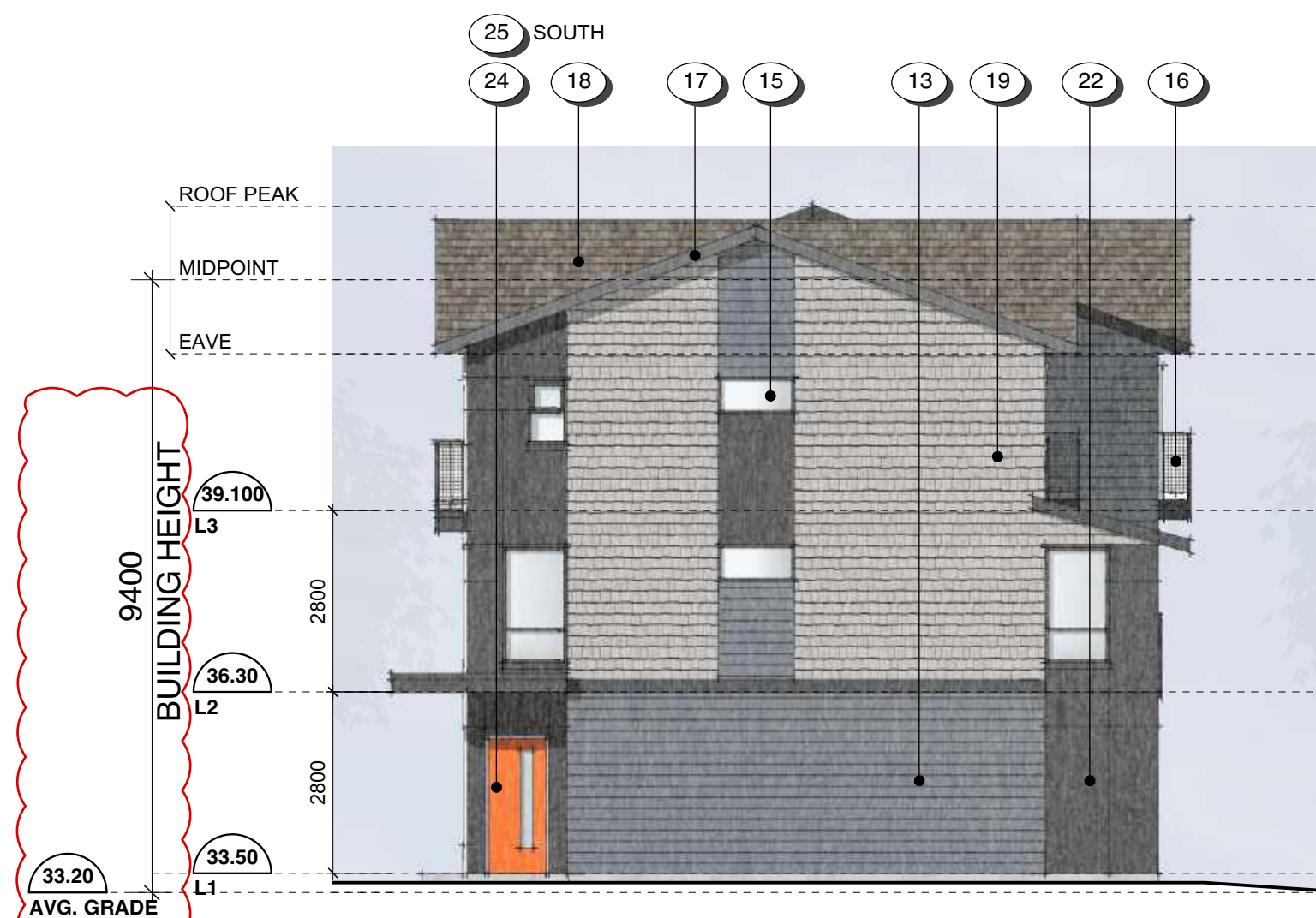
sheet no.

5

ISSUED FOR DP  
& REZONING

Elevations - Townhouse 2





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



2 Townhouse 3 - East  
Scale: 1:100



3 Townhouse 3 - West  
Scale: 1:100

#### COLOUR & MATERIALS LEGEND


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

0 2500 5000mm  
1 : 100

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Sheet No. 1		
Project Name	SEPTEMBER 2020	Drawing No. 1907.2 A200 Plans.mxd
Client Name	NLC	Drawn by: RAW
Scale	AS SHOWN	Project Number: 1907

NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

 dHKarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	WANAMANO OFFICE 102-5190 Duxton Way Nanaimo BC V9T 5K6 T 1-250-585-5810
Project Name Caledonia Victoria BC	
Elevations - Townhouse 3	
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Sheet No. A306	Revision No. 5

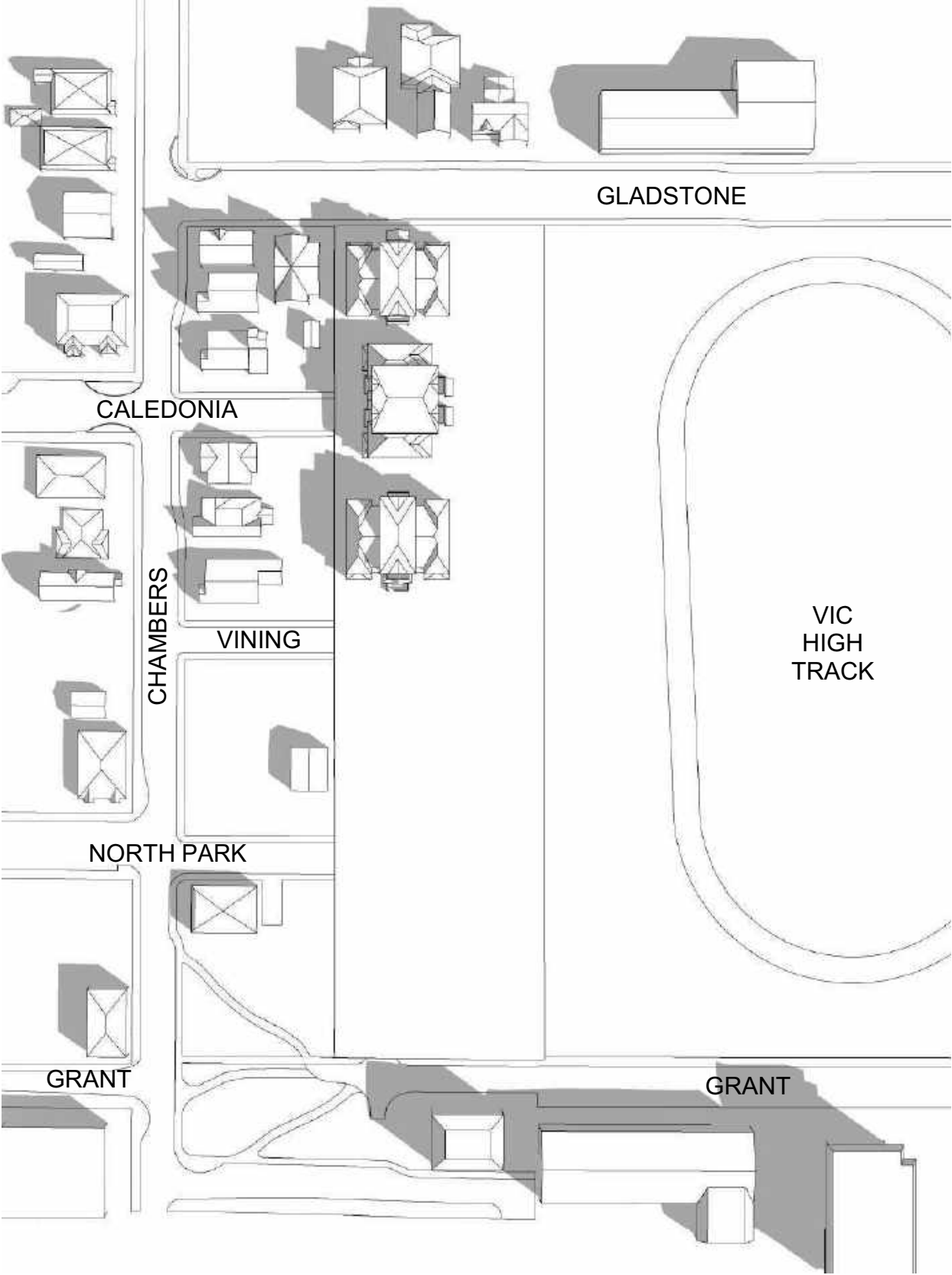
#### REVISIONS LIST

Revision #5 - 1 SEPT 2020

- |   |  |
|---|--|
| 1 | Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly. |
| 2 | Adjustment made due to notation error. No change to actual data.   |
| 3 | Site coverage and open site space recalculated as per Planning request. See Revision Note #1.  |

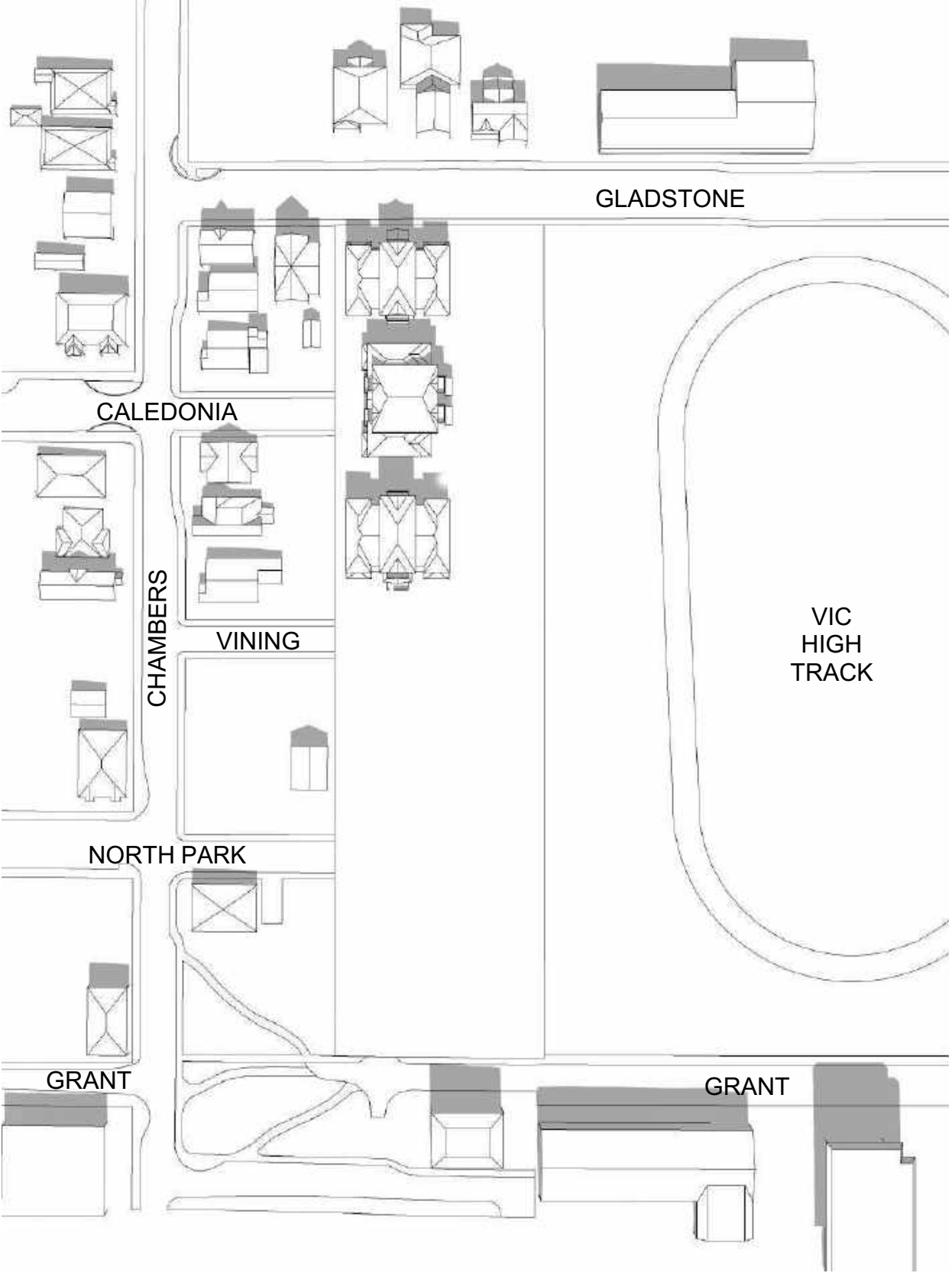


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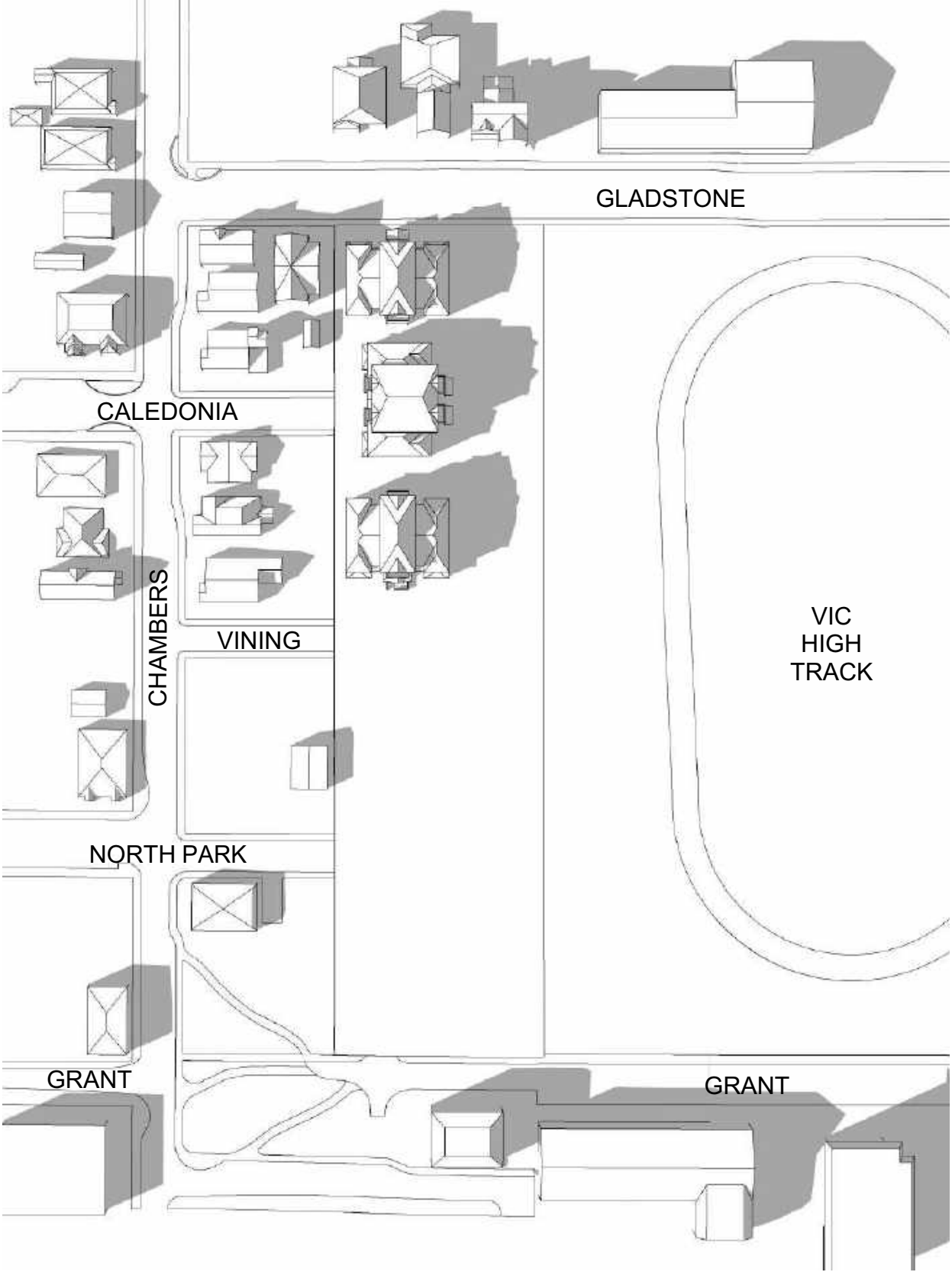
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EXISTING



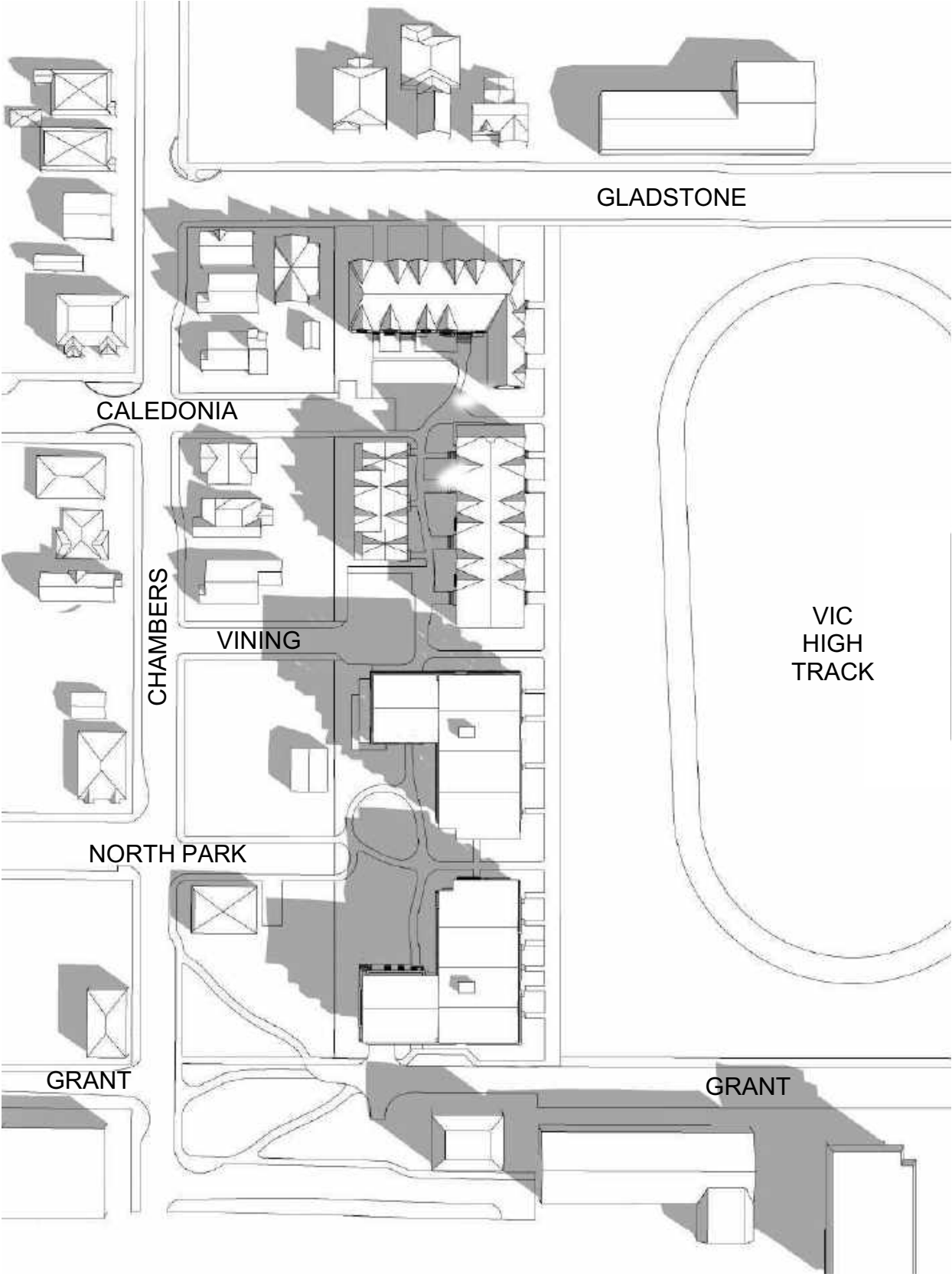
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EXISTING



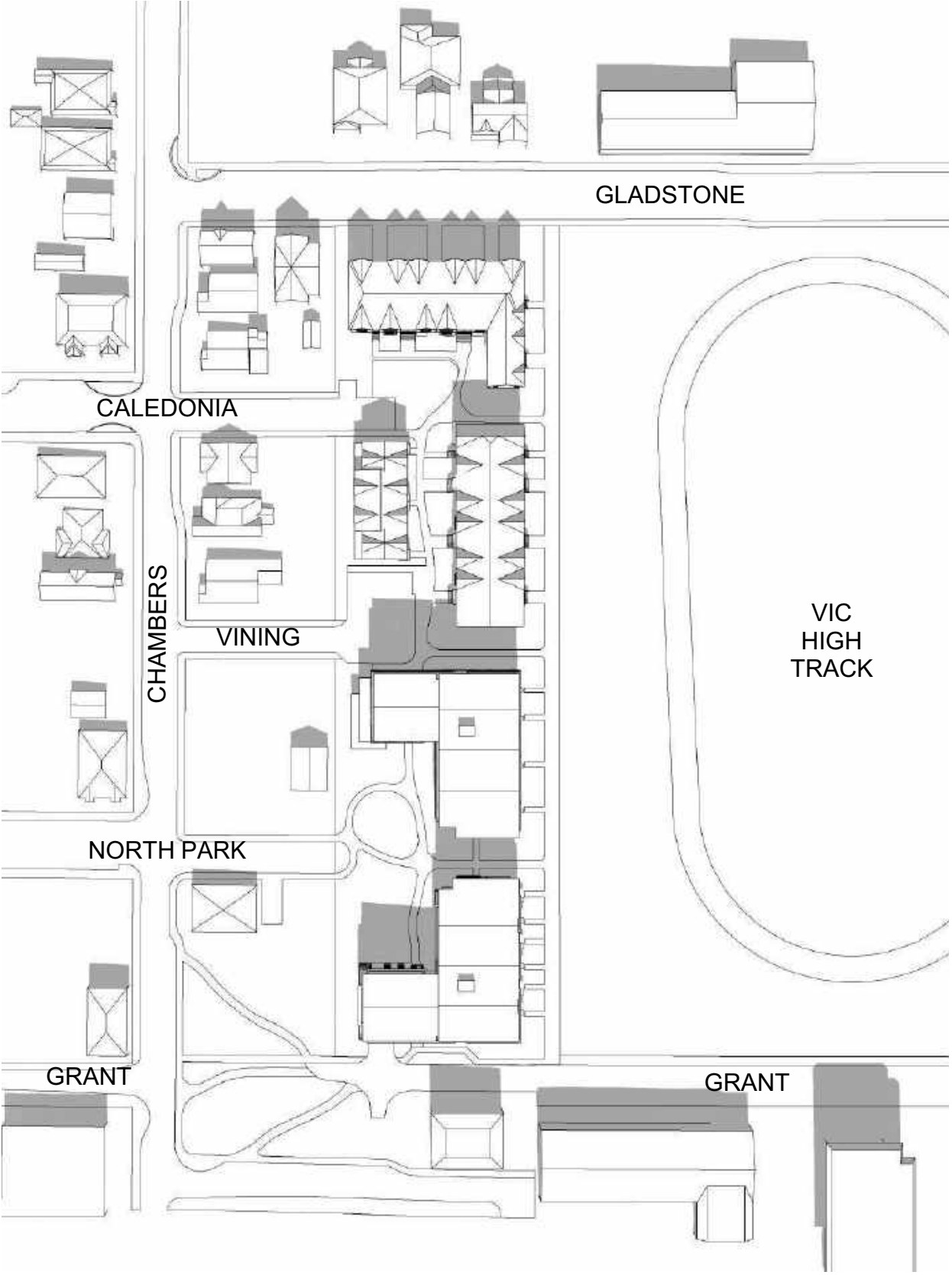
4:00PM - SEPTEMBER 21ST

PROPOSED



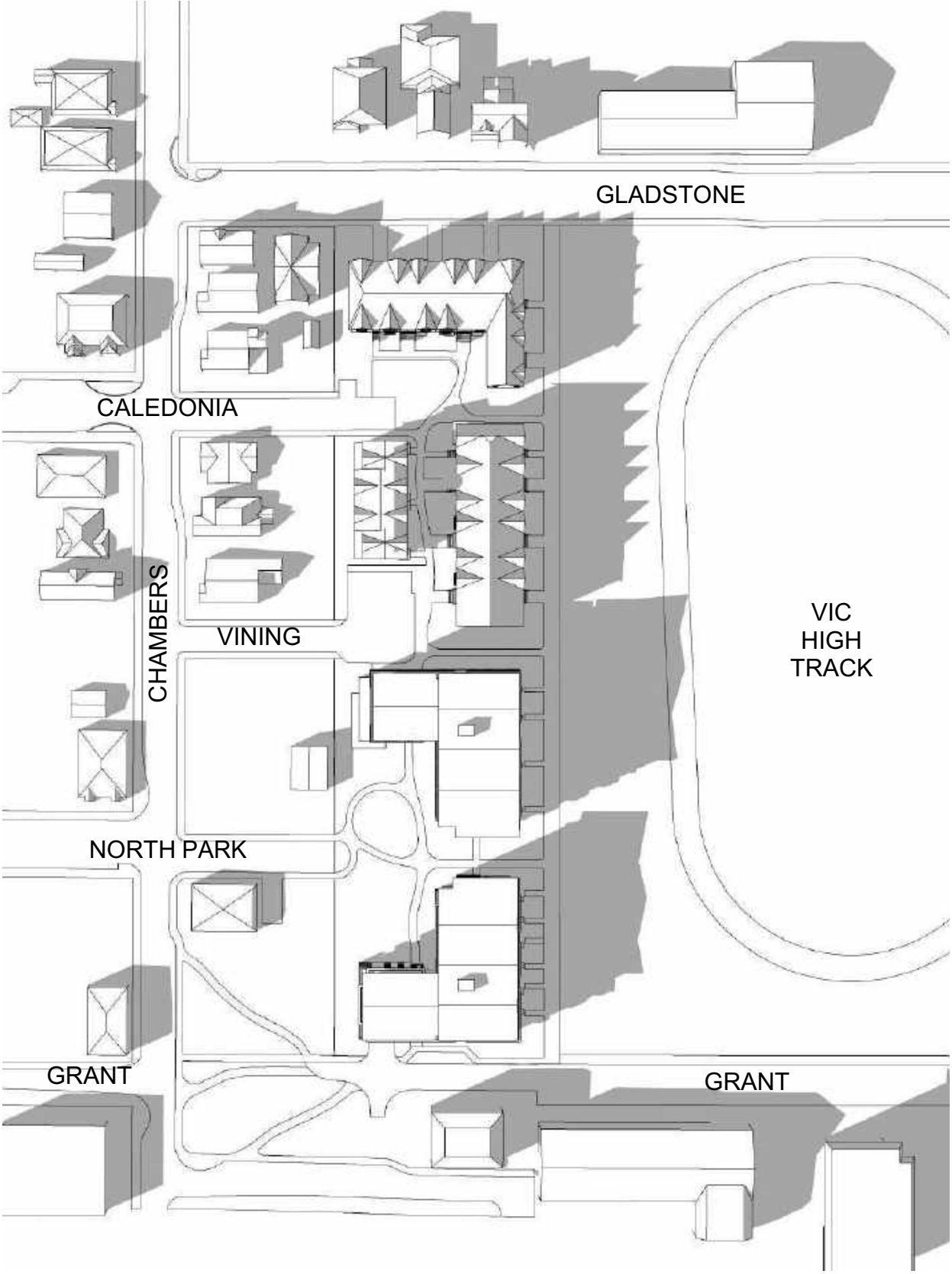
9:00AM - SEPTEMBER 21ST

PROPOSED



12:00PM - SEPTEMBER 21ST

PROPOSED


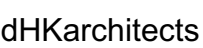


4:00PM - SEPTEMBER 21ST

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

NOTE: All dimensions are shown in millimeters.

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& REZONING**

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name Caledonia Victoria BC		
document Shadow Studies		
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BEFORE - LOOKING WEST - FROM VIC HIGH


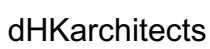


AFTER - LOOKING WEST - FROM VIC HIGH

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

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	sheet no. A308
View Analysis	sheet no. 5

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BEFORE LOOKING WEST - FROM GRANT STREET



BEFORE - LOOKING WEST - FROM GLADSTONE AVENUE



AFTER LOOKING WEST - FROM GRANT STREET




AFTER LOOKING WEST - FROM GLADSTONE AVENUE

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

NOTE: All dimensions are shown in millimeters.

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project name: Caledonia Victoria BC			
drawing title View Analysis		drawing no. A309	sheet no. 5

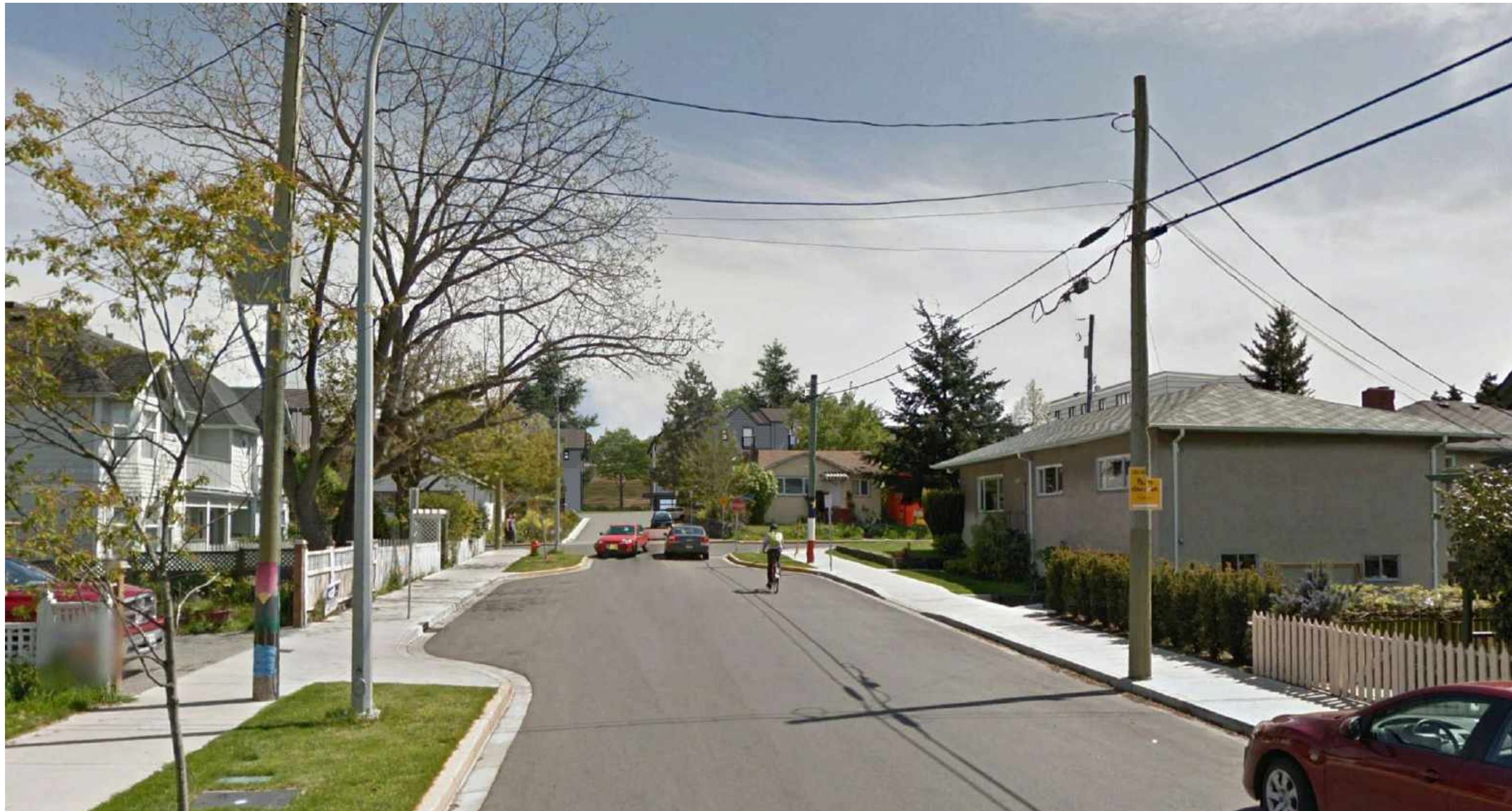




BEFORE LOOKING EAST - FROM CALEDONIA AVE.



BEFORE LOOKING EAST - FROM NORTH PARK ST.



AFTER LOOKING EAST - FROM CALEDONIA AVE.




AFTER LOOKING EAST - FROM NORTH PARK ST.

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

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
View Analysis	
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	sheet no. 5





LOOKING SOUTH - GLADSTONE AVENUE



LOOKING EAST - NORTH PARK STREET




LOOKING EAST - VINING STREET

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawing file: 1907 A307 Shadow Studies.vrx		
drawn by: NLC	checked by: RAW	
scale: N.L.S.	project number: 1907	

NOTE: All dimensions are shown in millimeters.

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project name:			
Caledonia			
Victoria BC			
Perspective Studies			
Drawing No.			
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A311		5	





TOWNHOUSES - AT GLADSTONE AVENUE



APARTMENT - AT GRANT STREET



INTERIOR COURTYARD - LOOKING NORTH



PLAYGROUND & AMENITY AREA - LOOKING NORTH

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2009/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: NLC	checked by: RAW	drawing file: 1907_A307 Shadow Studies_v01.rvt
scale: N.L.S.	project number: 1907	

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

project name:

Caledonia

Victoria BC

drawing title:

Perspective Studies

drawing no:

A312

sheet no:

5

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1 Context Elevations  
A313 Scale: 1: 300

- REVISIONS LIST**  
Revision #5 - 1 SEPT 2020
- 1 Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.
  - 2 Adjustment made due to notation error. No change to actual data.
  - 3 Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

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

NOTE: All dimensions are shown in millimeters.

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

Project name

Caledonia  
Victoria BC

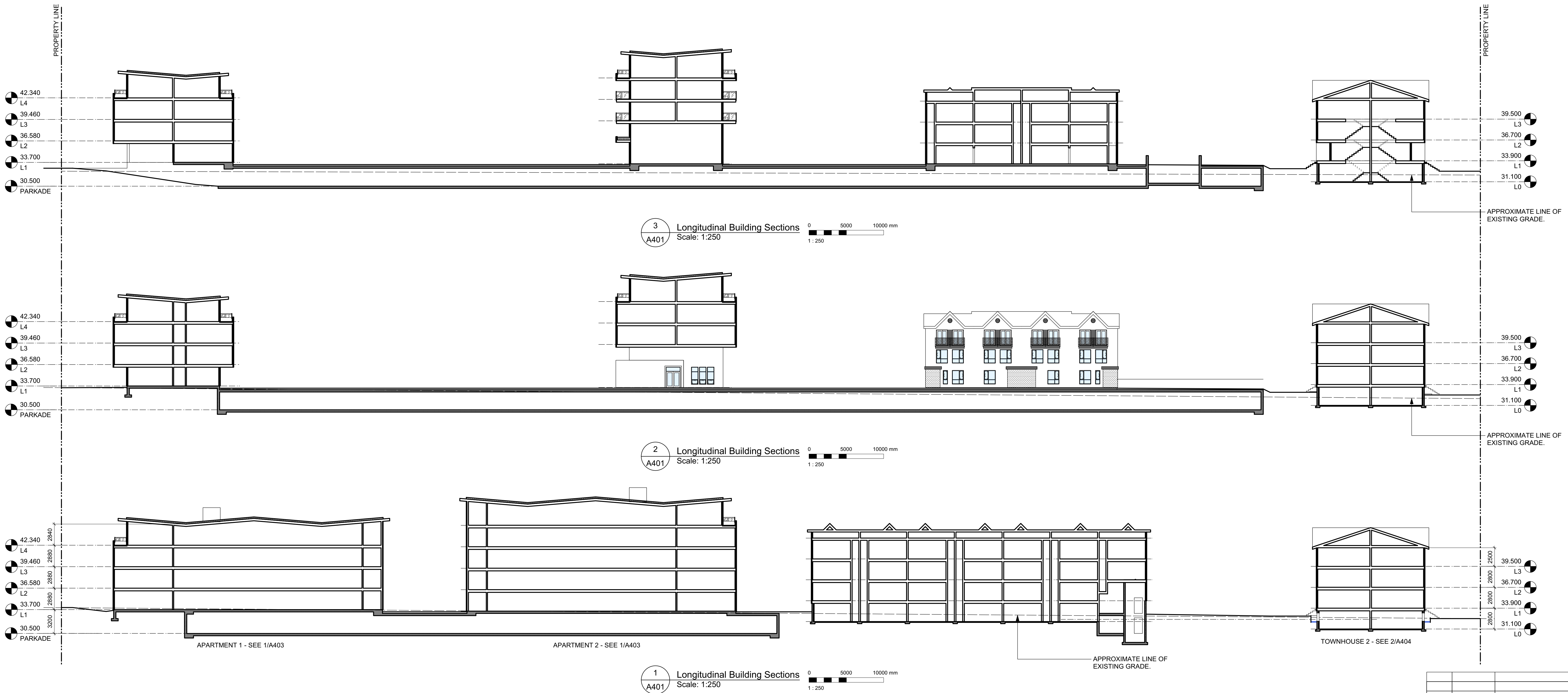
Streetscape Elevations

A313

5

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Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPTEMBER 2020	Issued for 1907.2 AD00 Plans review
Drawn by	FWP	Checked by RAW
Scale	AS SHOWN	Project number 1907

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T 1-250-585-5810

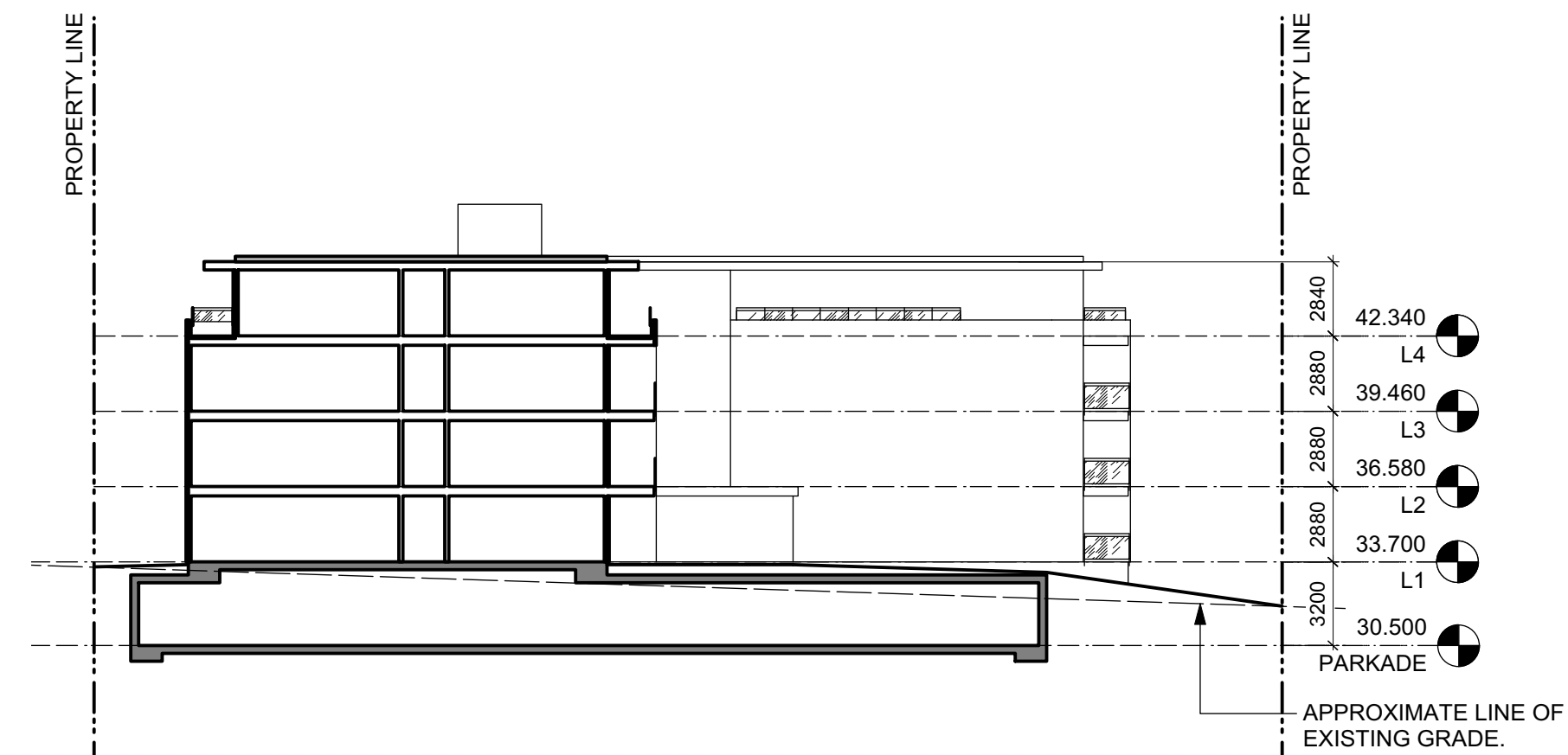
project name  
**Caledonia**  
Victoria BC

drawing no.  
**Building Sections**  
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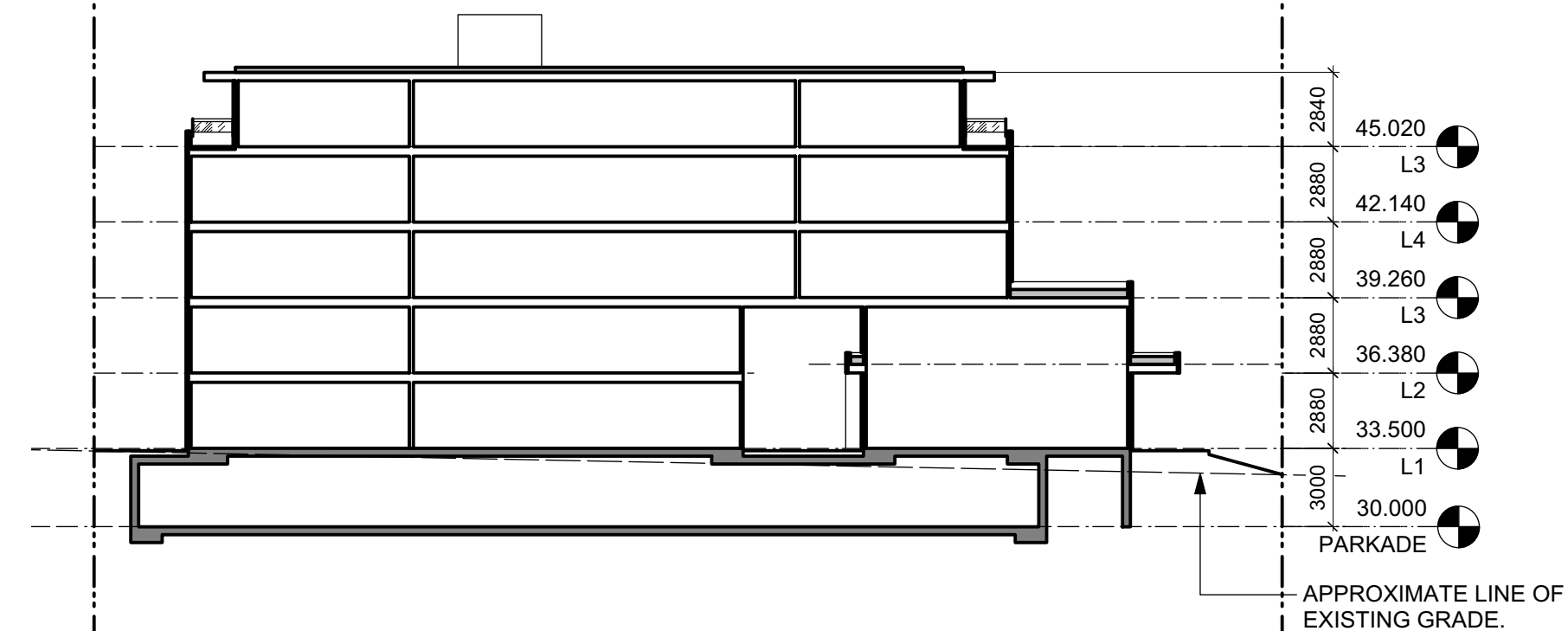
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**A401**

sheet no.  
**5**

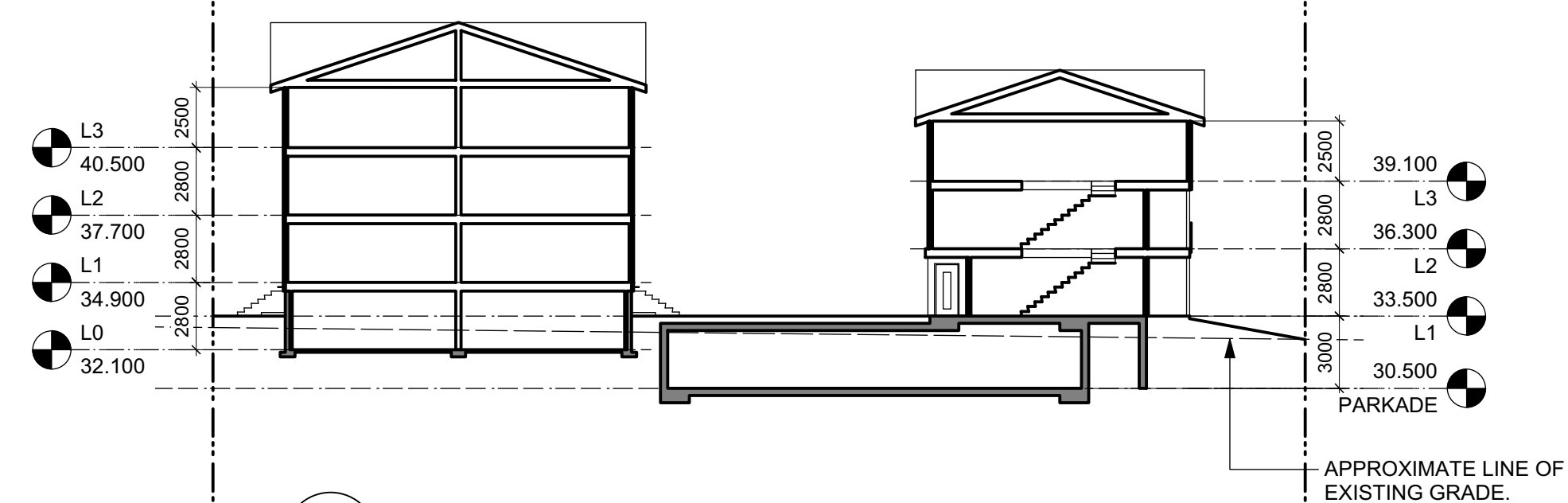




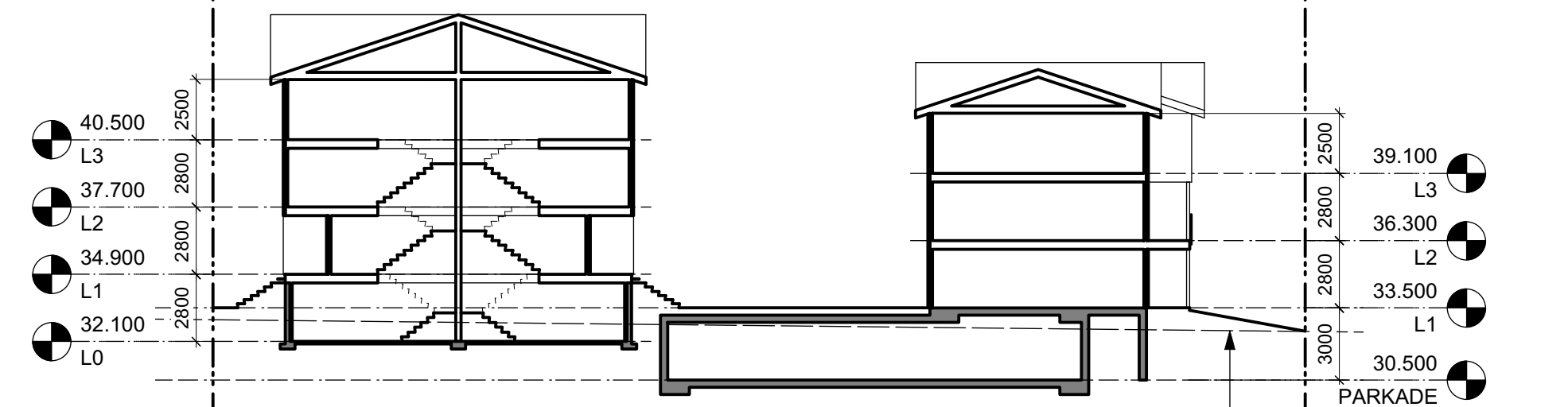
4 Transverse Building Section  
Scale: 1:250



3 Transverse Building Section  
Scale: 1:250



2 Transverse Building Section  
Scale: 1:250





1 Transverse Building Section  
Scale: 1:250

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

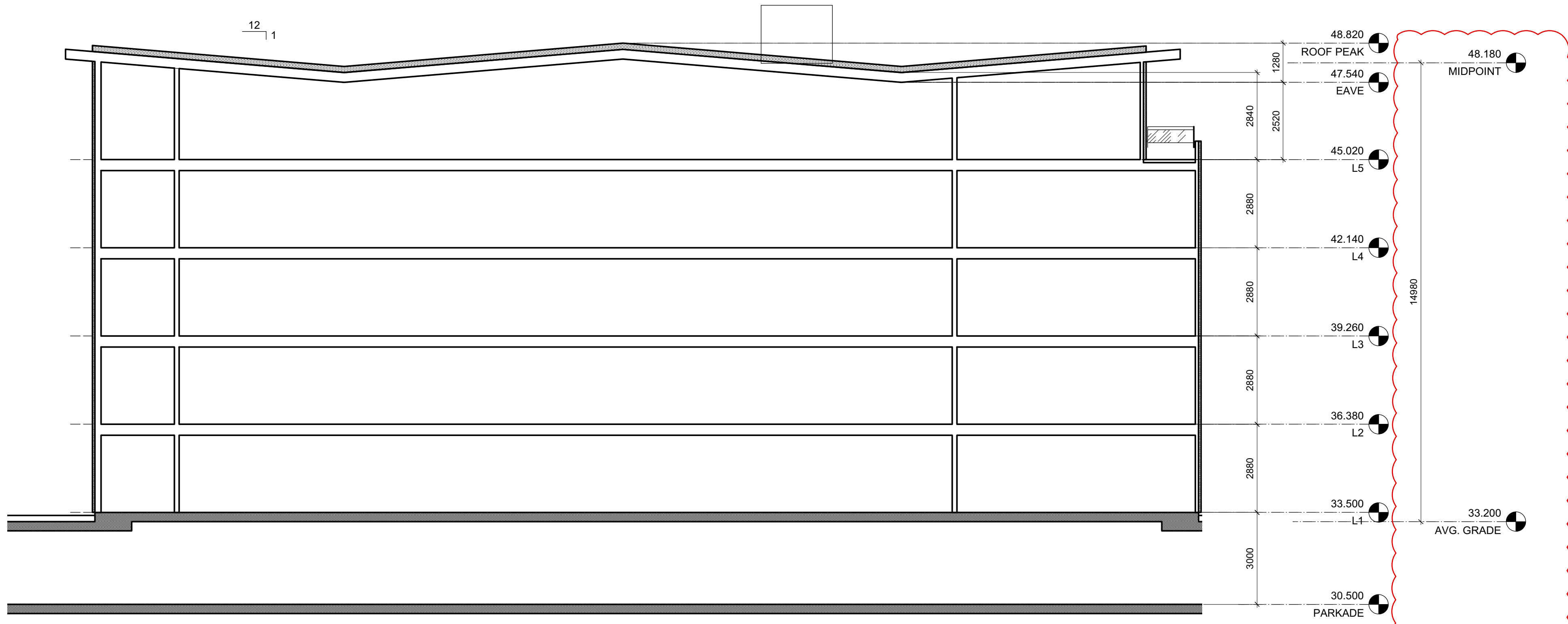
NOTE: All dimensions are shown in millimeters.

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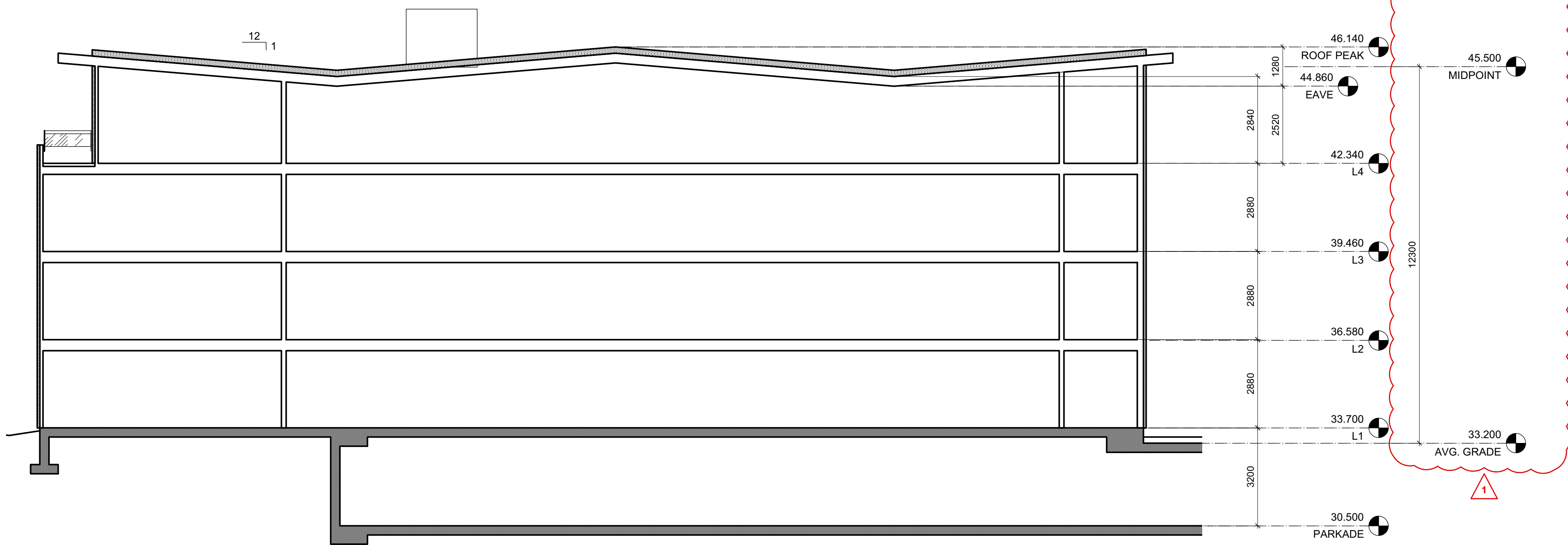
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name <b>Caledonia</b> Victoria BC	drawing no. <b>A402</b>
Building Sections	sheet no. <b>5</b>

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2 Apartment 2 Building Section  
A403 Scale: 1:100



1 Apartment 1 Building Section  
A403 Scale: 1:100

#### REVISIONS LIST

Revision #5 - 1 SEPT 2020

- Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.
- Adjustment made due to notation error. No change to actual data.
- Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

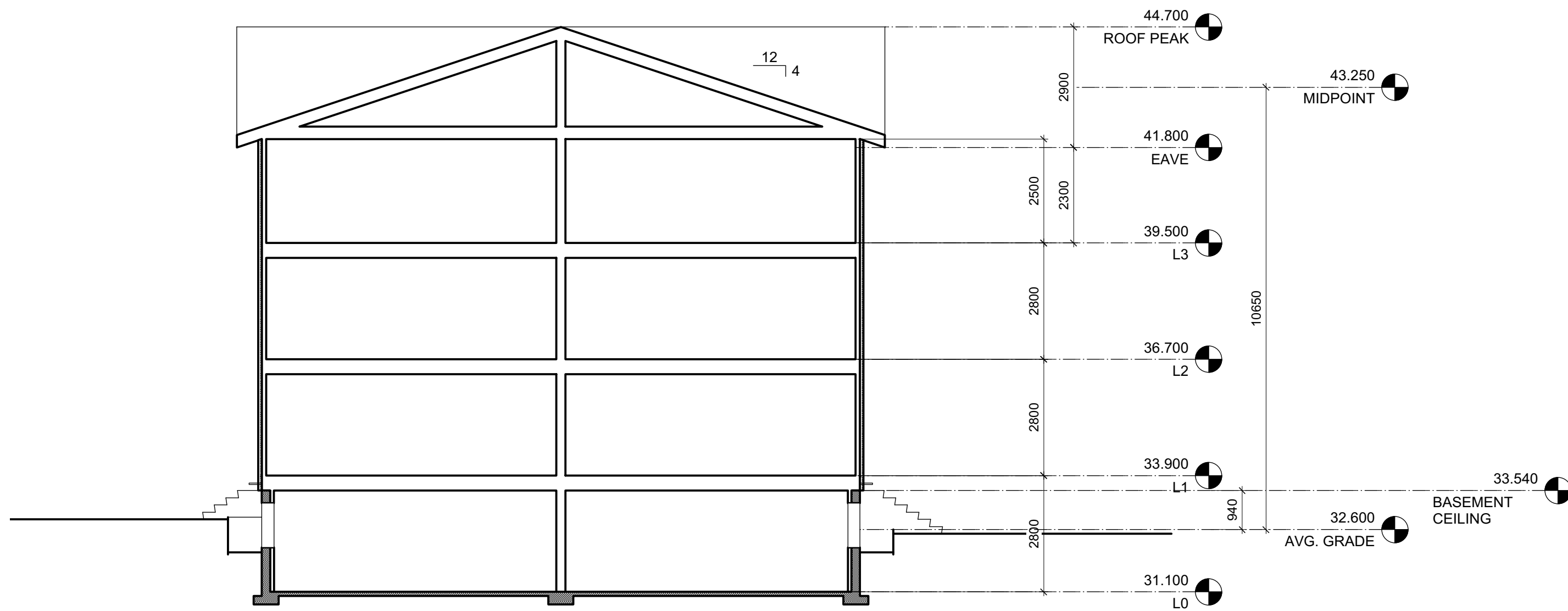
print date	SEPTEMBER 2020	drawing file	1907.2 A200 Plans.mxd
drawn by	FWP/NLC	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

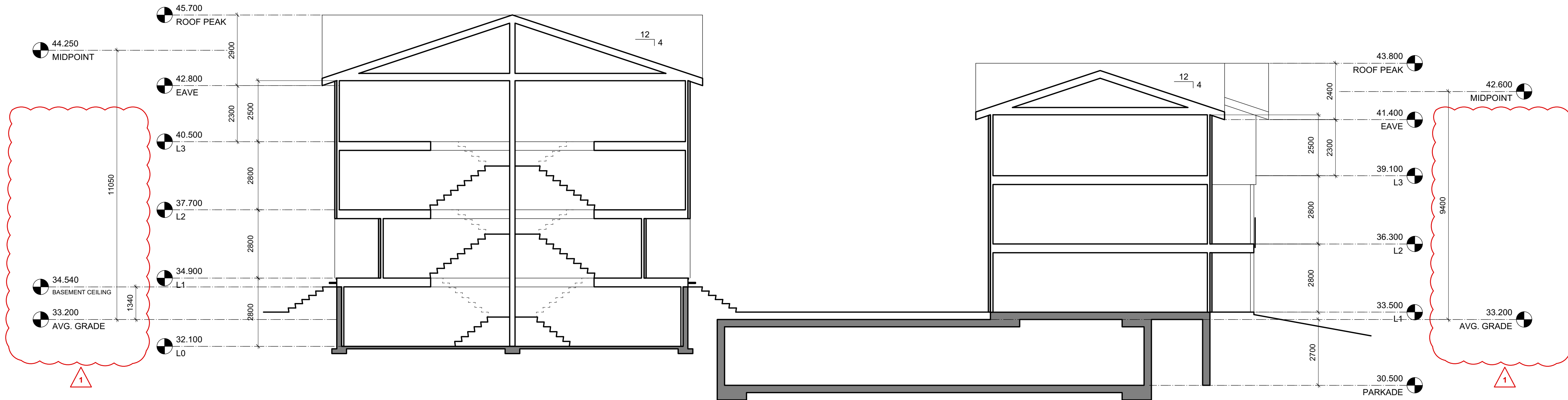
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& REZONING

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project name	Caledonia Victoria BC
Building Sections	
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drawing no.	A403
sheet no.	5





2 Townshouse 2 Building Section  
Scale: 1:100



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

#### REVISIONS LIST

Revision #5 - 1 SEPT 2020

- Recalculated average grades as per Planning request. Building areas consolidated as per area of parkade above natural grade. Corresponding data, including building heights updated accordingly.
- Adjustment made due to notation error. No change to actual data.
- Site coverage and open site space recalculated as per Planning request. See Revision Note #1.

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

NOTE: All dimensions are shown in millimeters.

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project name: Caledonia Victoria BC	
Building Sections	
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drawing no: A404	sheet no: 5





2 L1 Plan - Apartment 1  
Scale: 1:100



1 L1 Plan - Apartment 2  
Scale: 1:100

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

NOTE: All dimensions are shown in millimeters.

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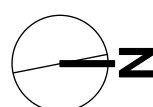
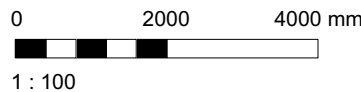
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

<b>dHKA</b> VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	<b>dHKarchitects</b> NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name <b>Caledonia</b> Victoria BC	project number <b>A601</b>
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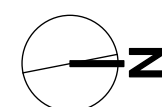
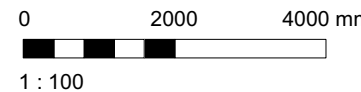




2 L2 Plan - Apartment 1  
Scale: 1:100



1 L2 Plan - Apartment 2  
Scale: 1:100



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

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

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

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T 1-250-585-5810

project name  
**Caledonia**  
Victoria BC

project title  
**L2 Plan - Apartments**

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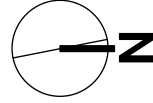
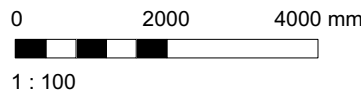
sheet no.  
**A602**

total no.  
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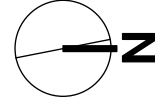
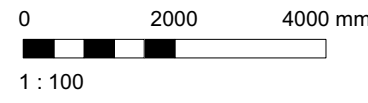




2 L3 Plan - Apartment 1  
Scale: 1:100



1 L3 Plan - Apartment 2  
Scale: 1:100



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

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

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

NOTE: All dimensions are shown in millimeters.

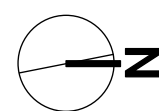
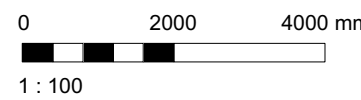
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project name Caledonia Victoria BC	drawing no. A603	sheet no. 5

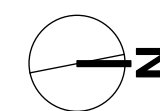
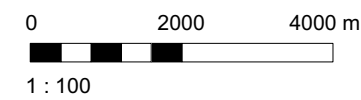




2 L4 Plan - Apartment 1  
Scale: 1:100



1 L4 Plan - Apartment 2  
Scale: 1:100



GRAPHIC LEGEND:

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

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

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

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project name	Caledonia Victoria BC	
drawing title	L4 Plan - Apartments	
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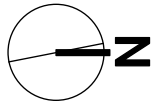




1  
A605

L5 Plan - Apartment 2  
Scale: 1:100

0 2000 4000 mm  
1 : 100




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

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

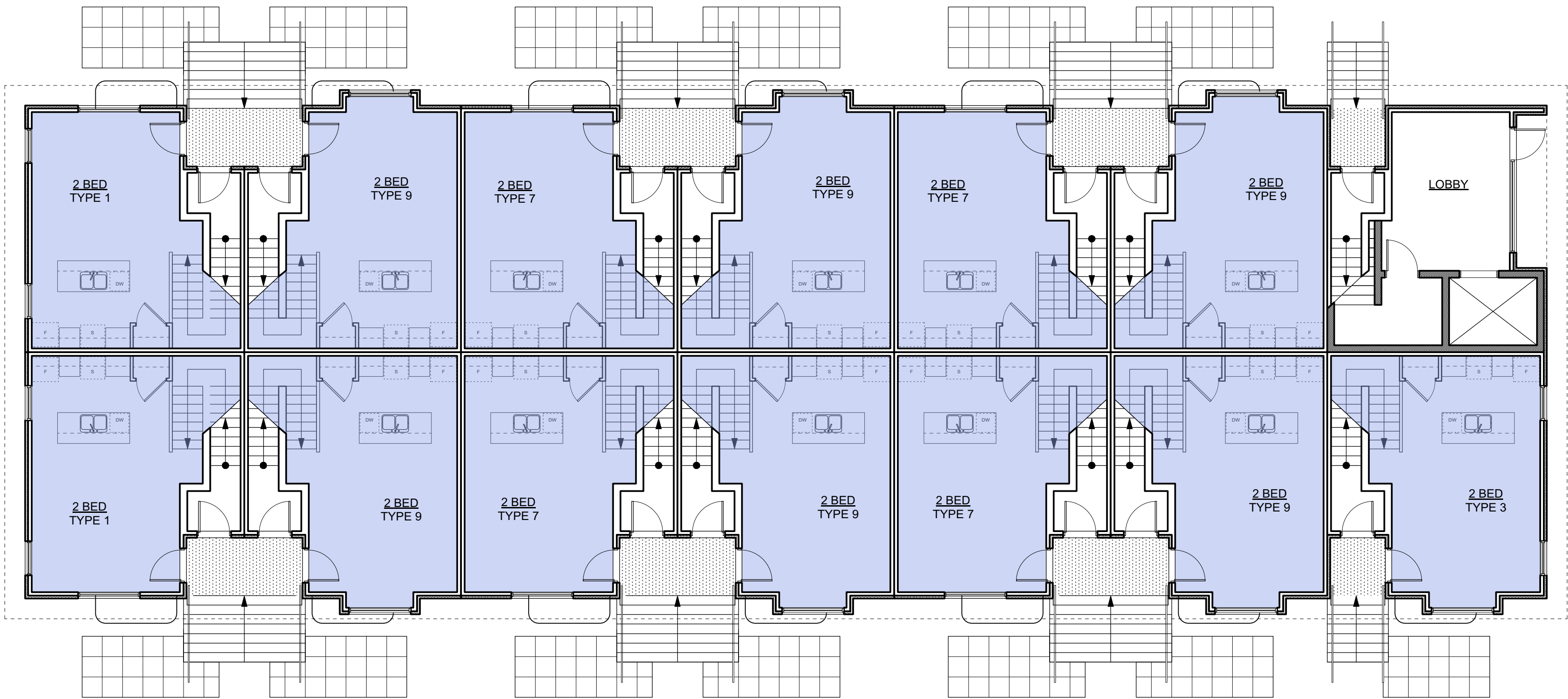
ISSUED FOR DP  
& REZONING

 <b>dHKarchitects</b> VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name: <b>Caledonia</b> Victoria BC		
drawing title: <b>L5 Plan - Apartments</b>		
copyright: reserved. these plans and designs are not to be used for the project shown and may not be reproduced without written consent.		sheet no: <b>A605</b>
		sheet no: <b>5</b>

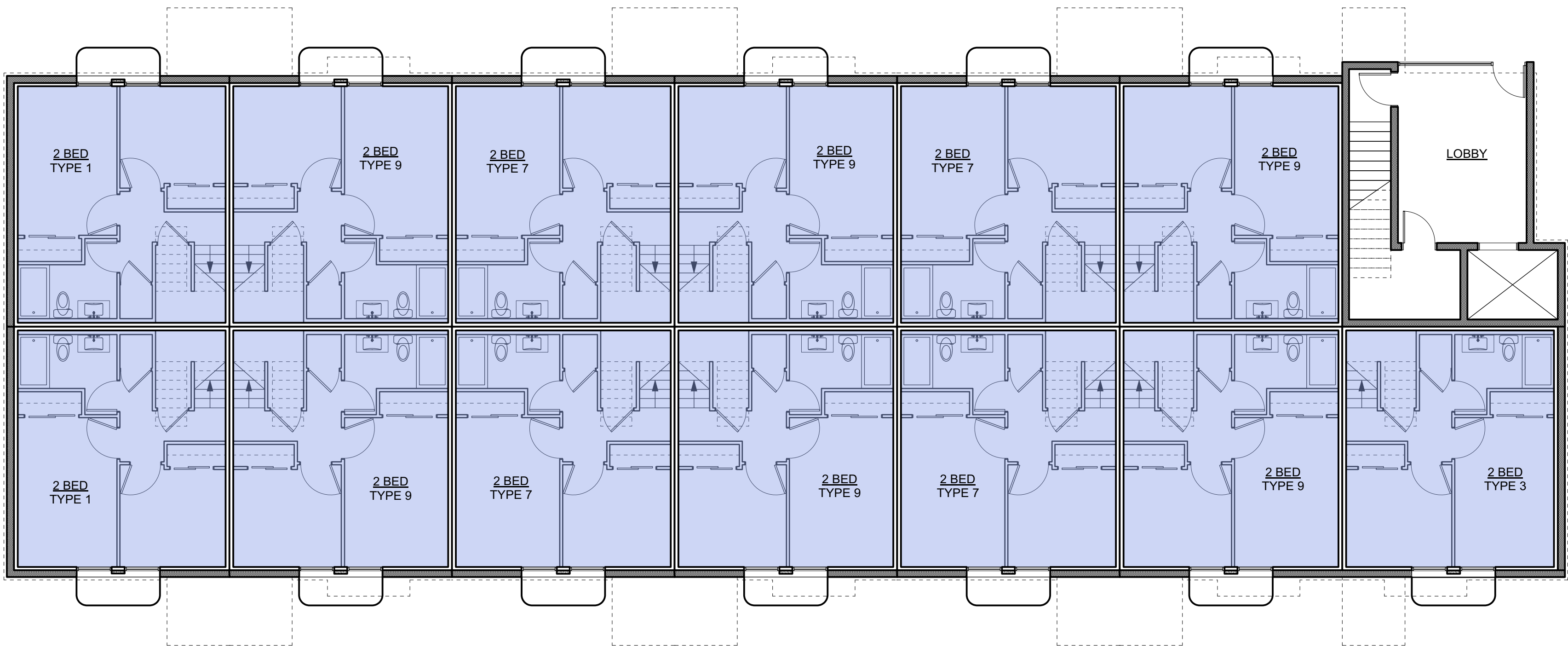
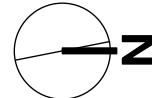
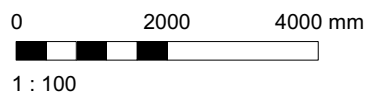


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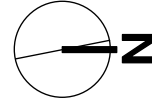
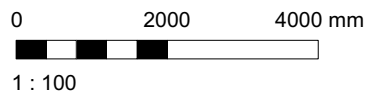
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 L1 Plan  
A606 Scale: 1:100





1 L0 Plan  
A606 Scale: 1:100



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

NOTE: All dimensions are shown in millimeters.

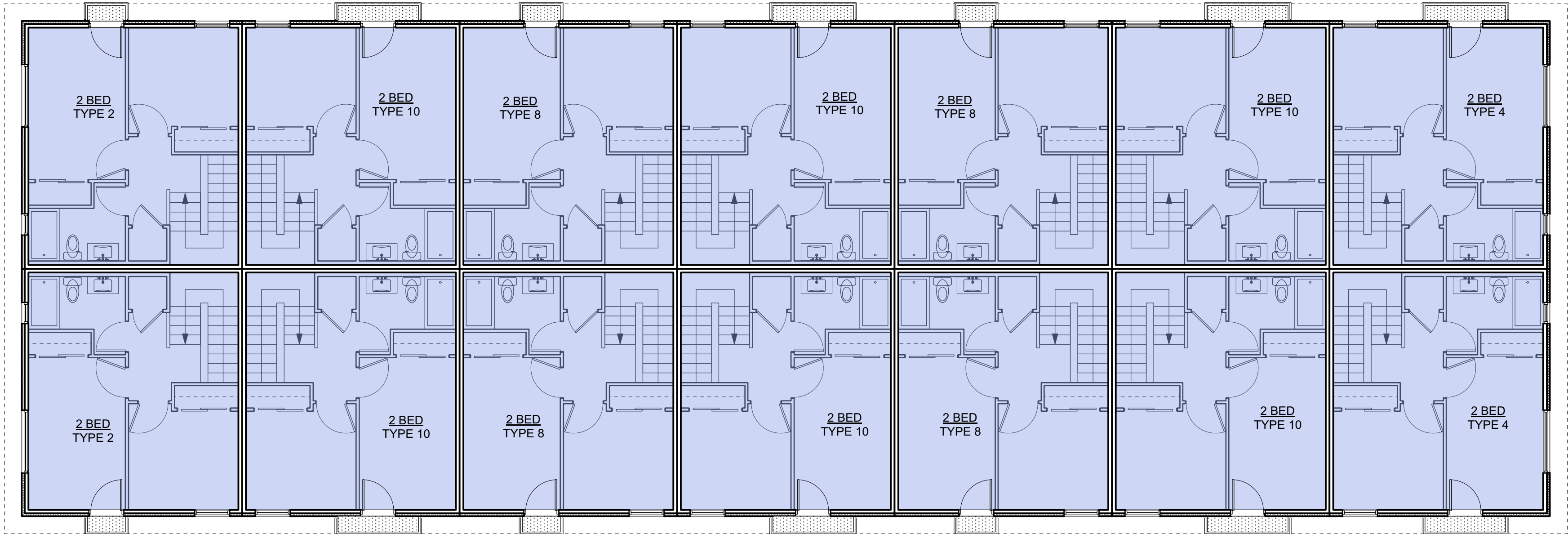
ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	project no. A606
drawing no. Townhouse 1	sheet no. 5

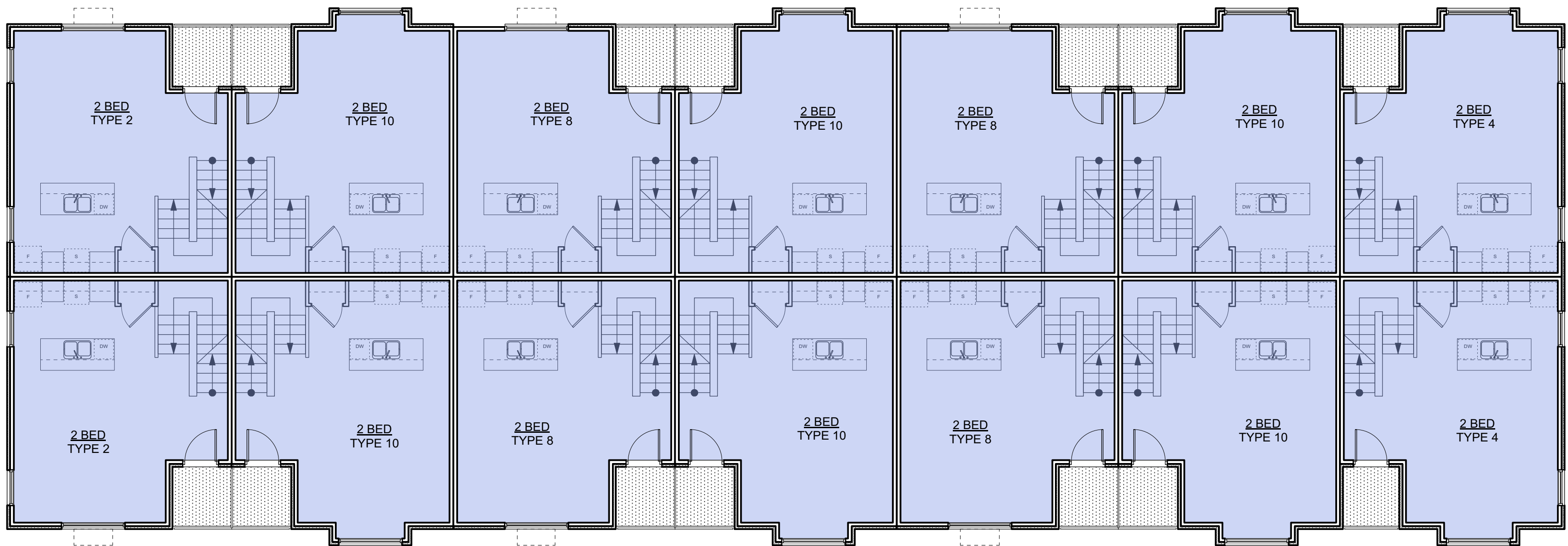
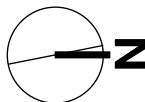
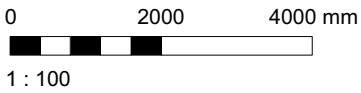


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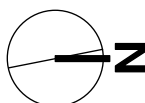
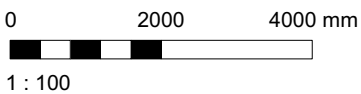
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 L3 Plan  
A607 Scale: 1:100





1 L2 Plan  
A607 Scale: 1:100



Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Print date: SEPTEMBER 2020 Drawing file: 1907.2 A200 Plans.mxd		
Drawn by: FWP	Checked by: RAW	
Scale: AS SHOWN	Project number: 1907	

NOTE: All dimensions are shown in millimeters.

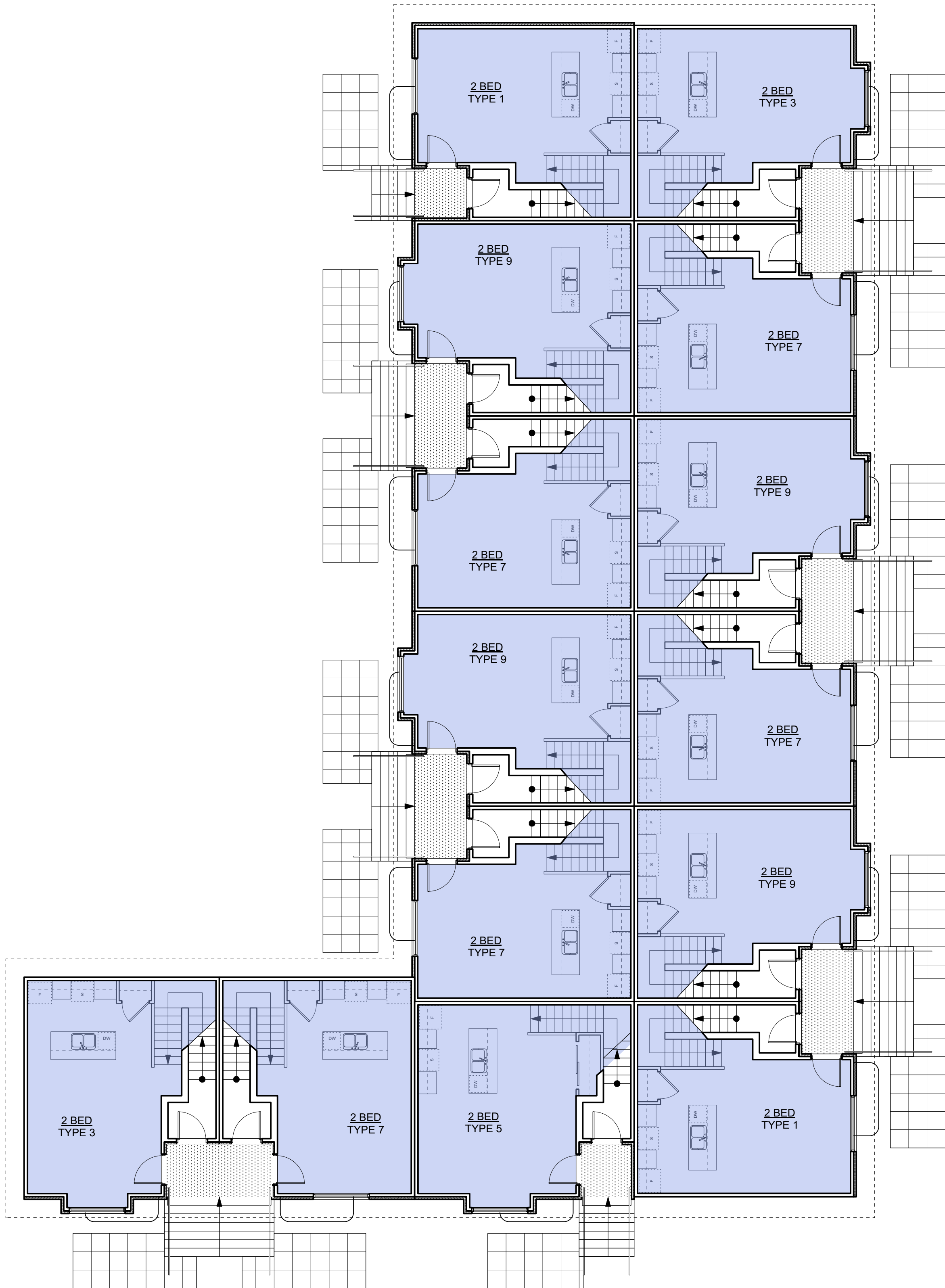
## ISSUED FOR DP & REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
Project name: Caledonia Victoria BC	
Drawing title: Townhouse 1	
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Sheet no.: A607	Sheet no.: 5

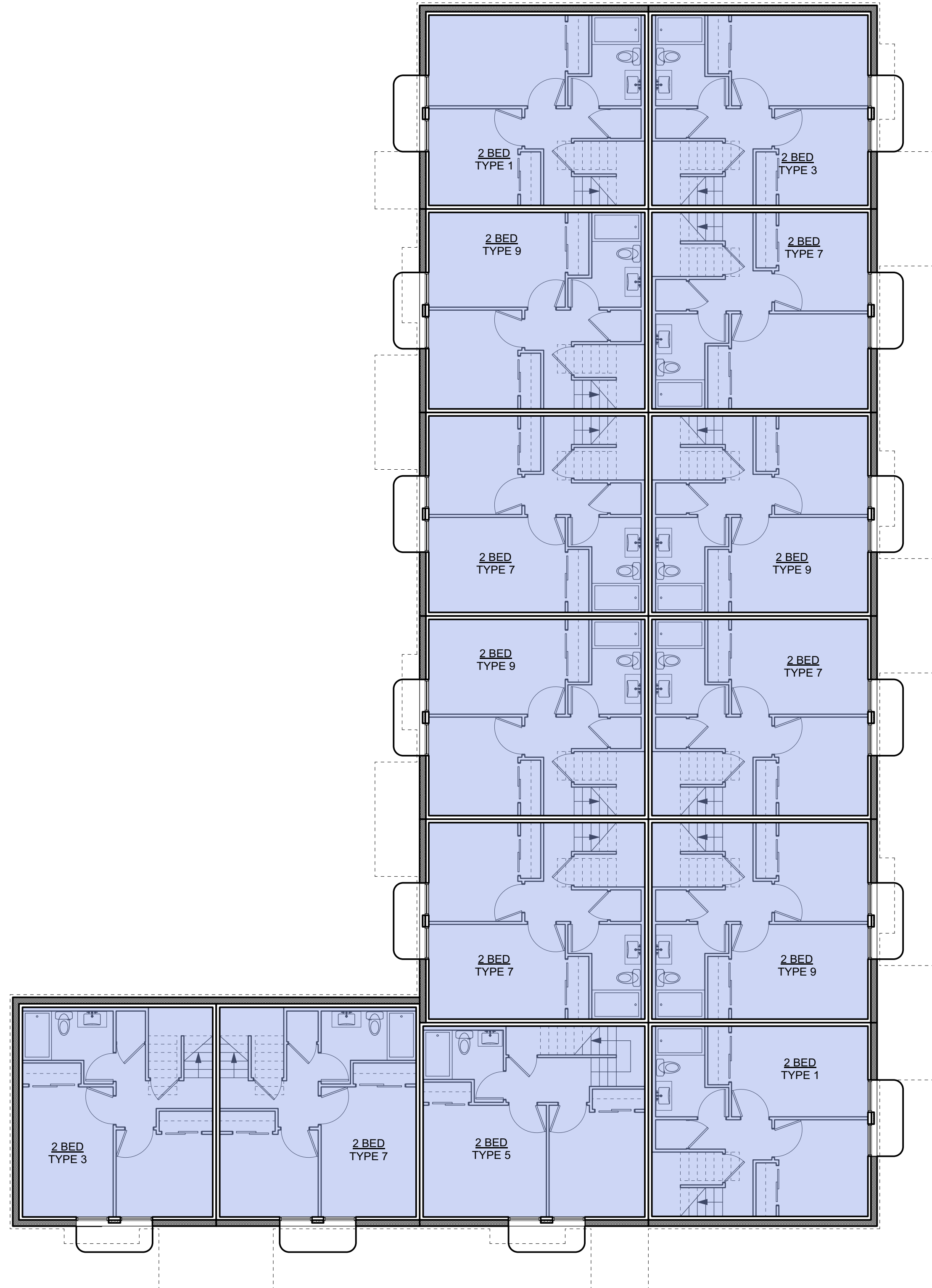
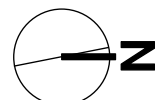
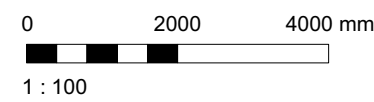


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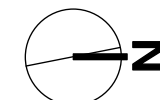
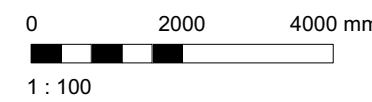
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L1 Plan  
A608 Scale: 1:100



1 L0 Plan  
A608 Scale: 1:100



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

NOTE: All dimensions are shown in millimeters.

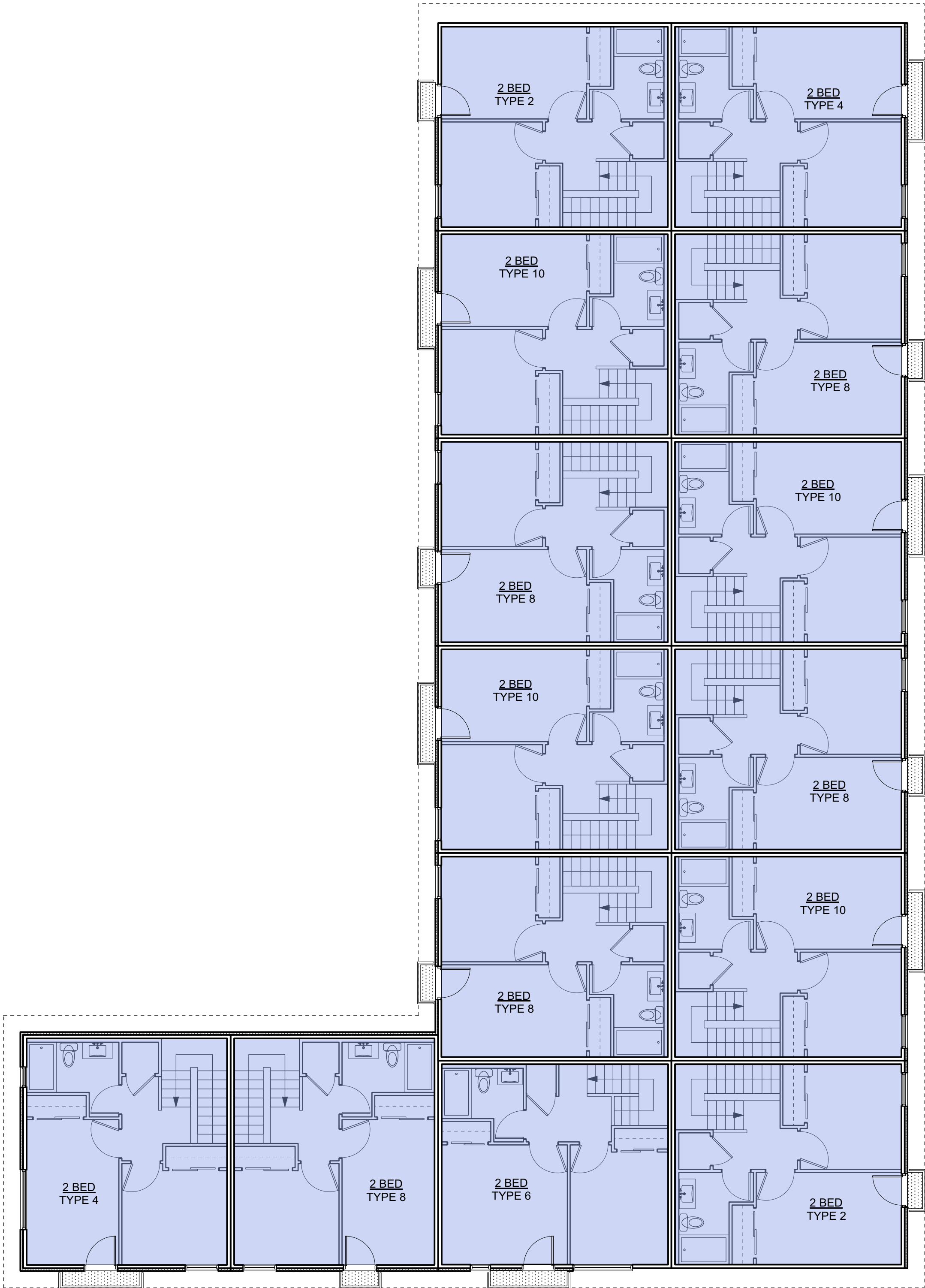
ISSUED FOR DP  
& REZONING

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

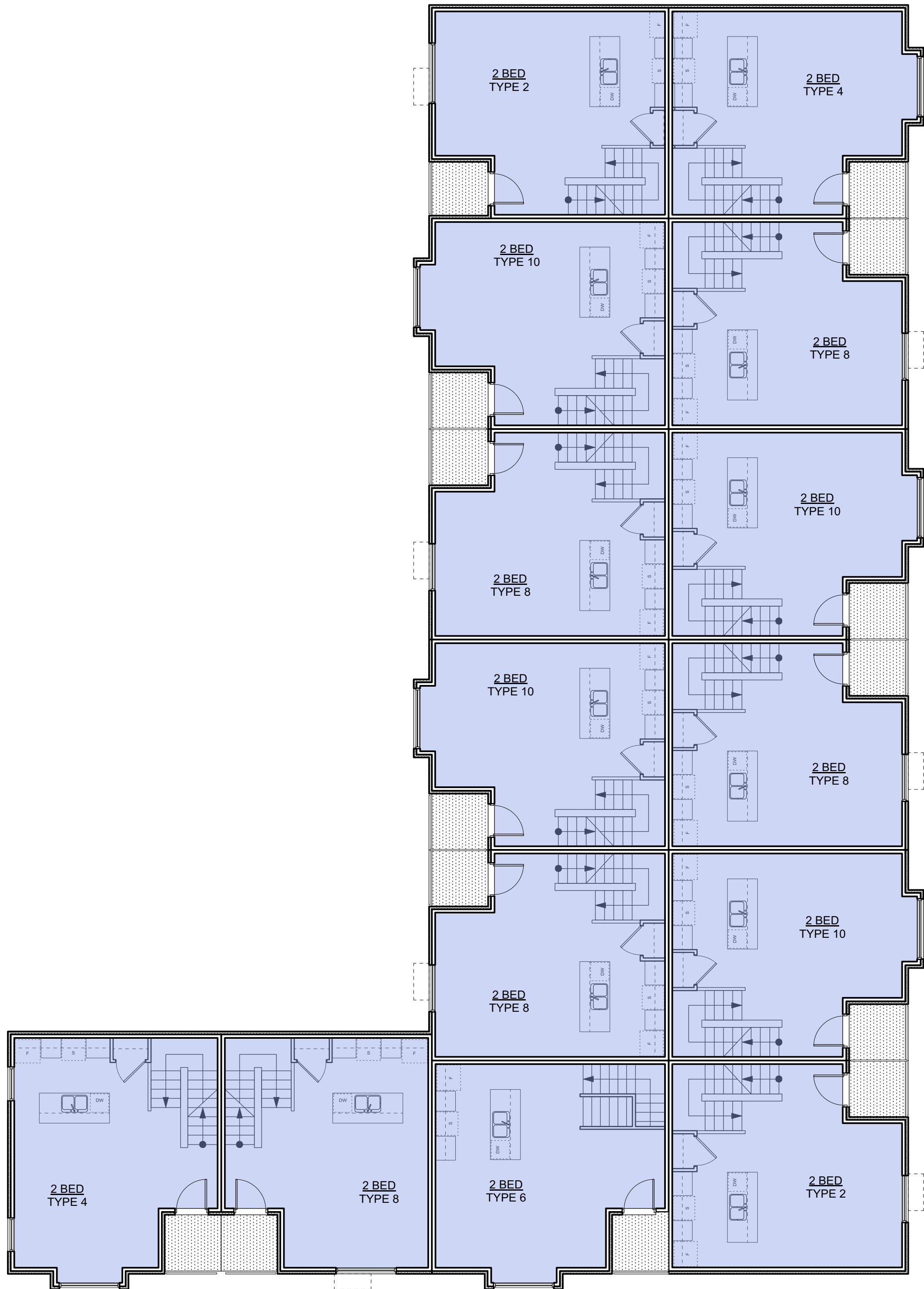
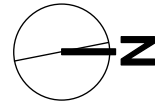
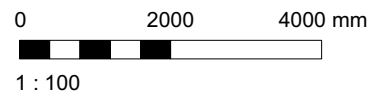


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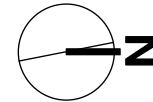
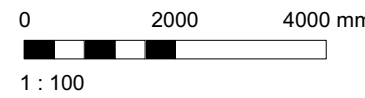
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan  
A609 Scale: 1:100




1 L2 Plan  
A609 Scale: 1:100



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

NOTE: All dimensions are shown in millimeters.

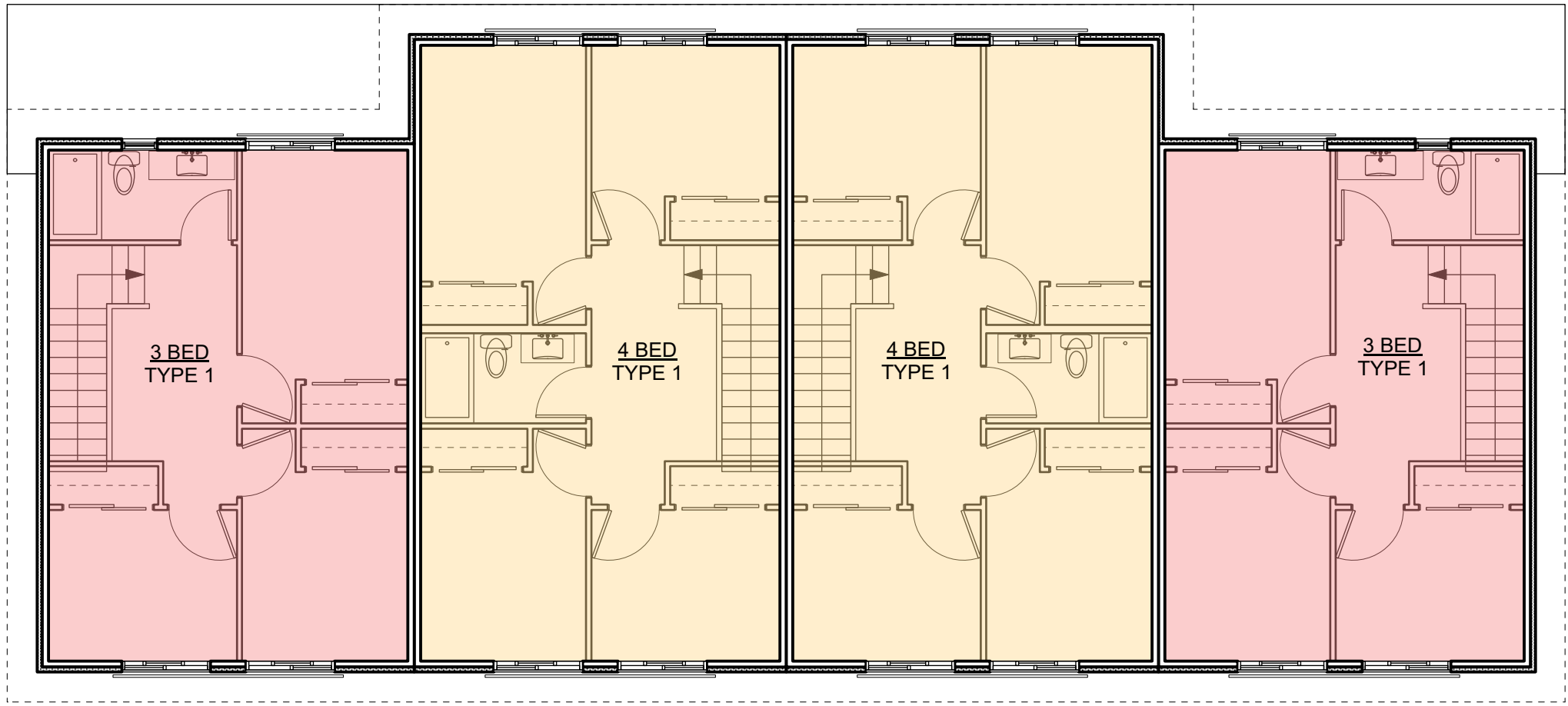
## ISSUED FOR DP & REZONING

		dHKAarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name:			
Caledonia			
location:			
Townhouse 2			
drawing no:		sheet no:	5
A609			

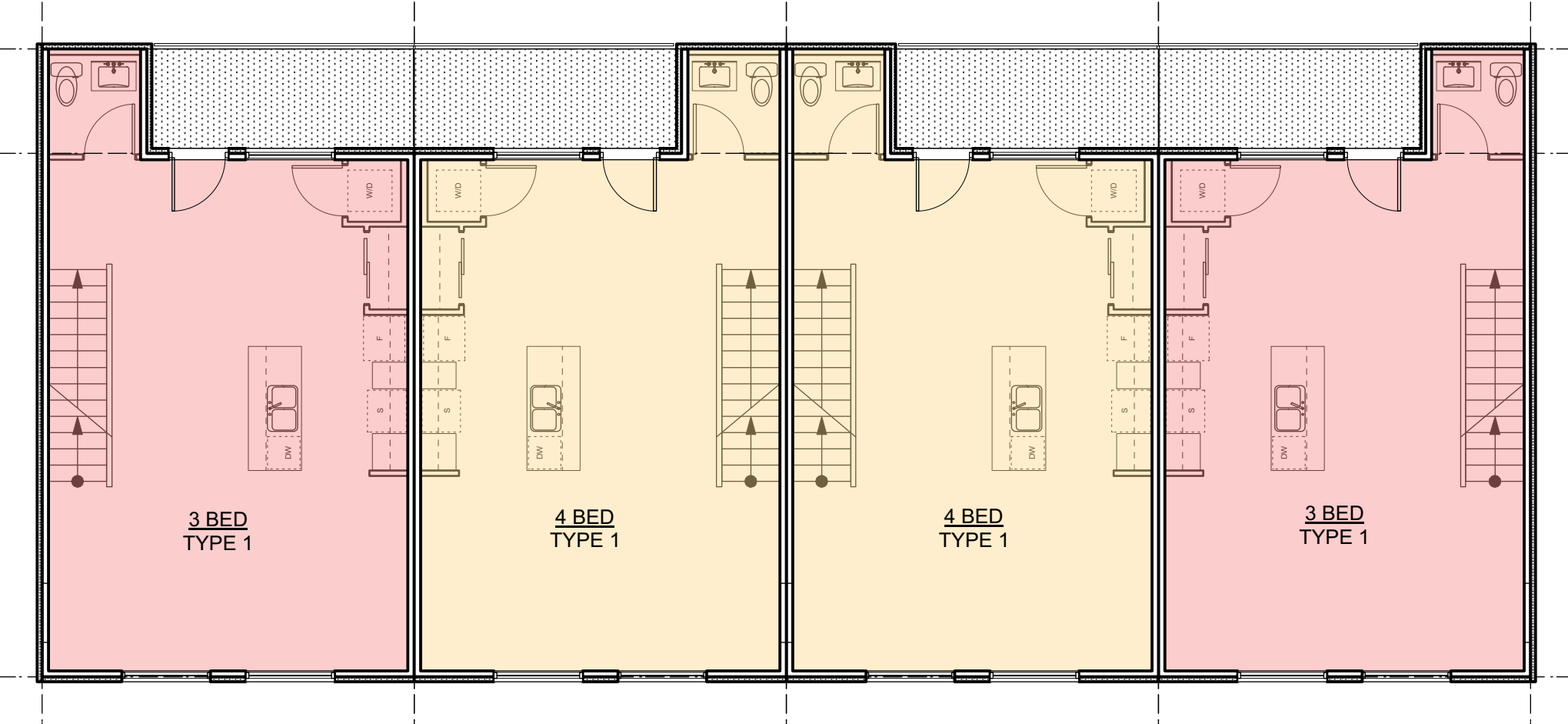


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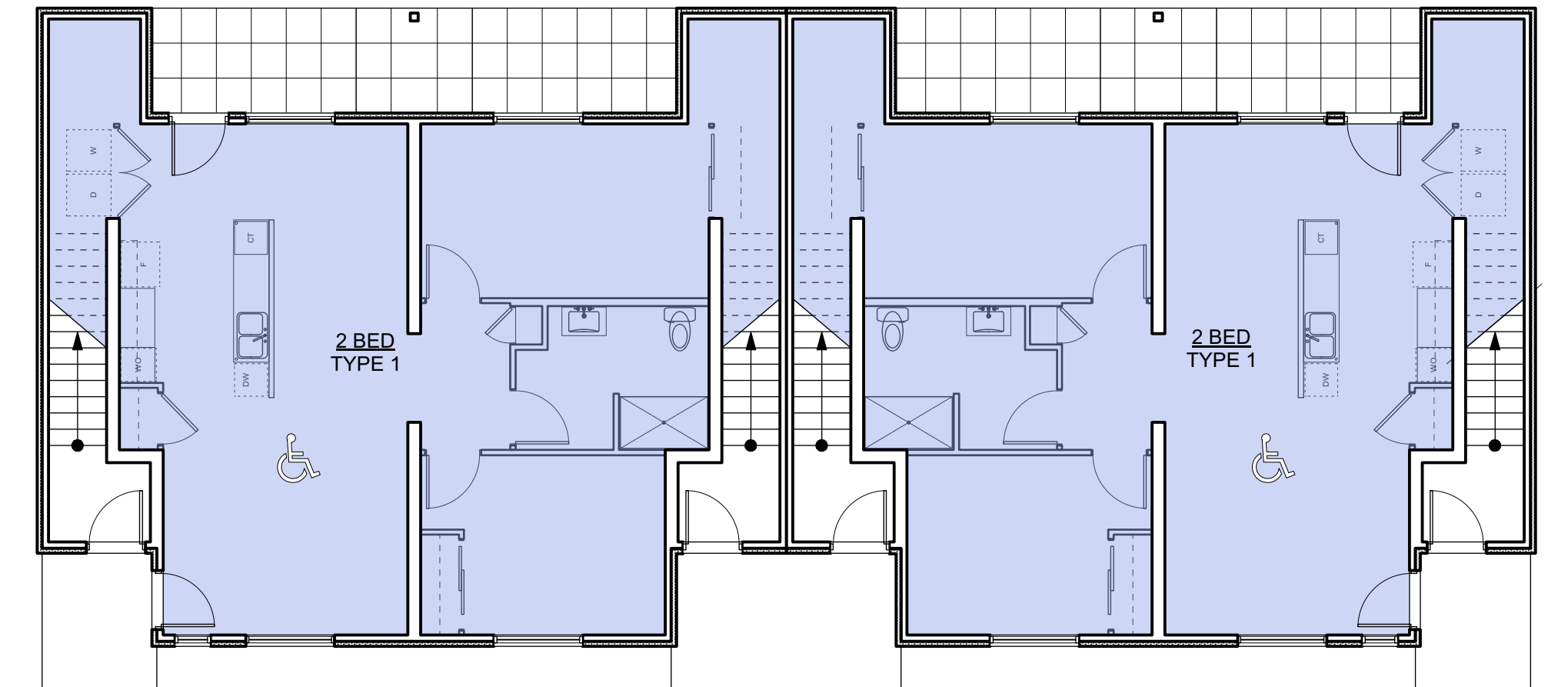
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



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



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





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

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

NOTE: All dimensions are shown in millimeters.

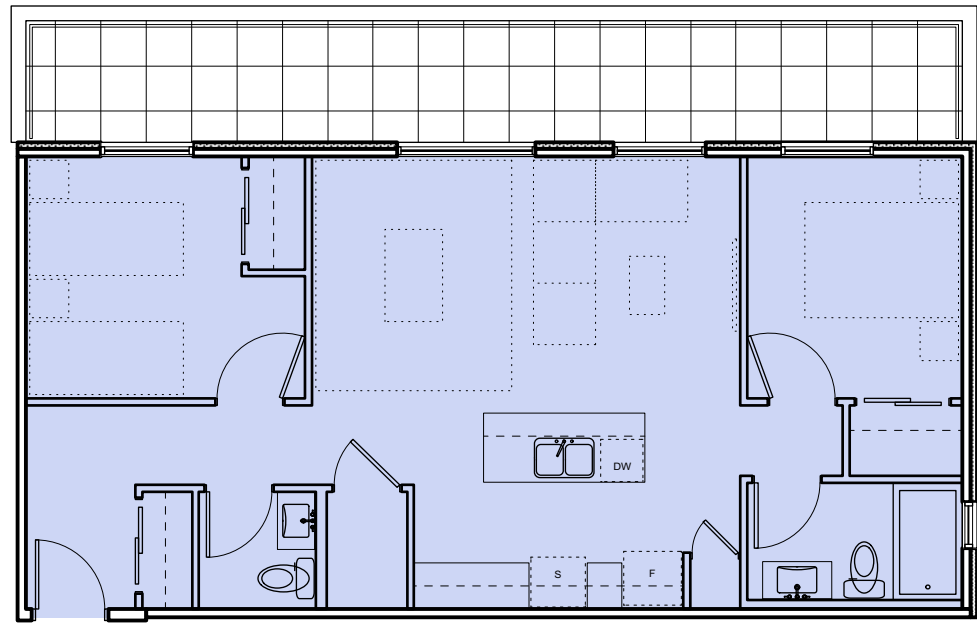
ISSUED FOR DP  
& REZONING

		
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name: Caledonia Victoria BC	drawing no: Townhouse 3 A610	sheet no: 5



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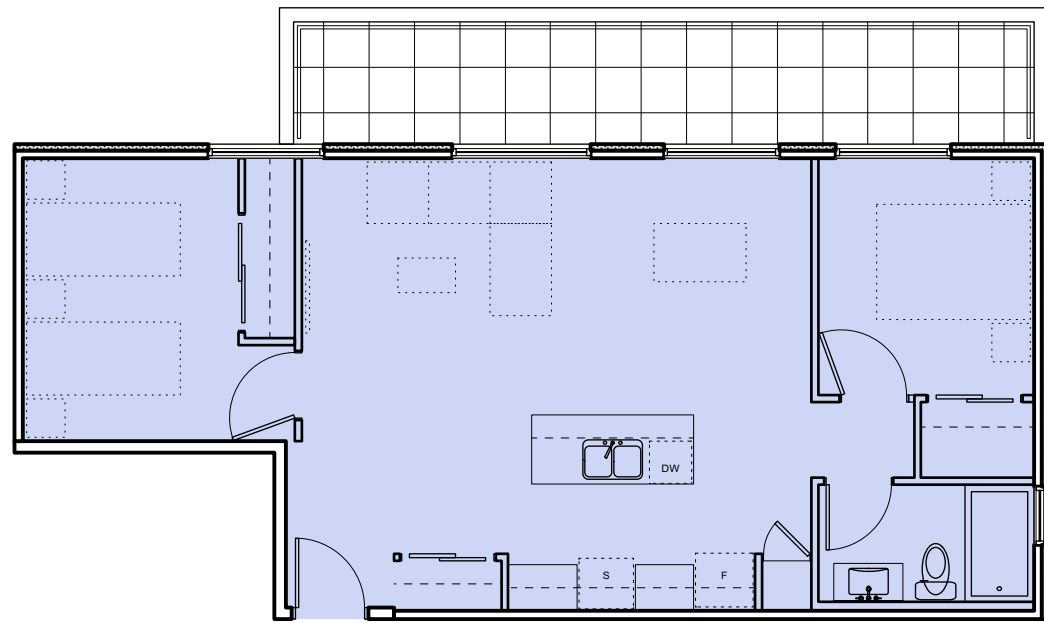
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



AREA  
QUANTITY 78 SM  
1

14  
A701

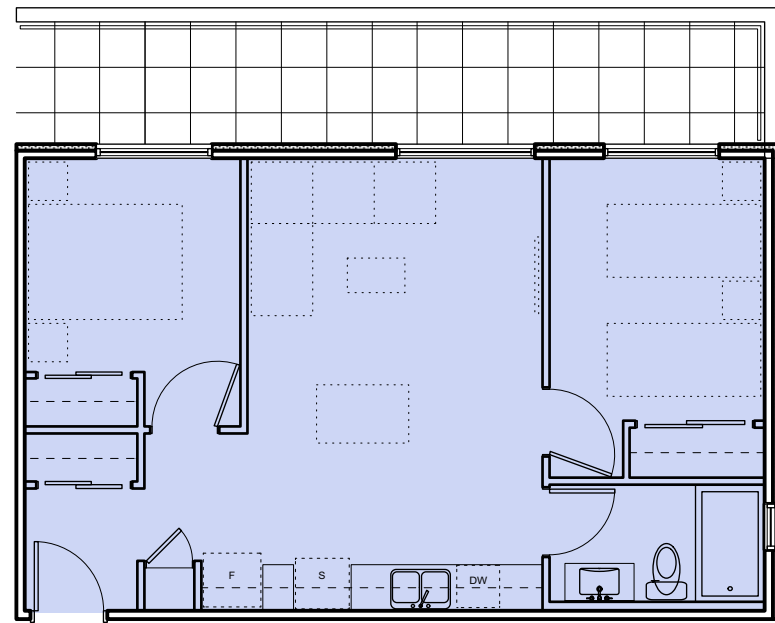
2 Bed Type 7  
Scale: 1:100



AREA  
QUANTITY 76 SM  
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13  
A701

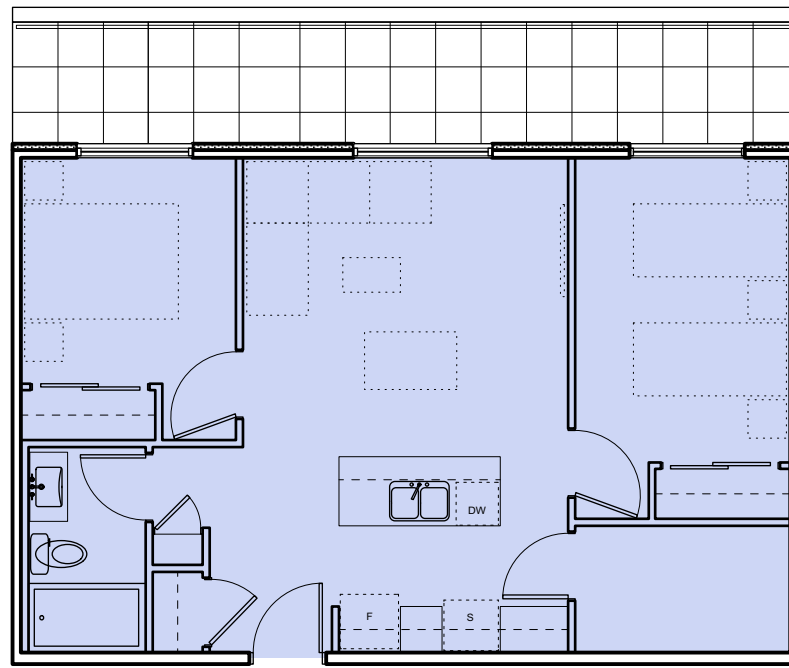
2 Bed Type 6  
Scale: 1:100



AREA  
QUANTITY 61 SM  
3

12  
A701

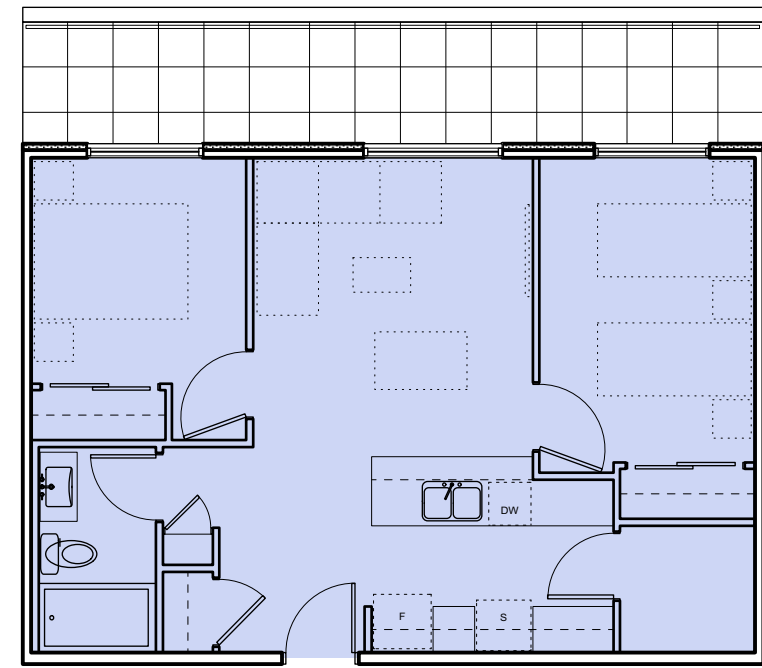
2 Bed Type 5  
Scale: 1:100



AREA  
QUANTITY 70 SM  
4

11  
A701

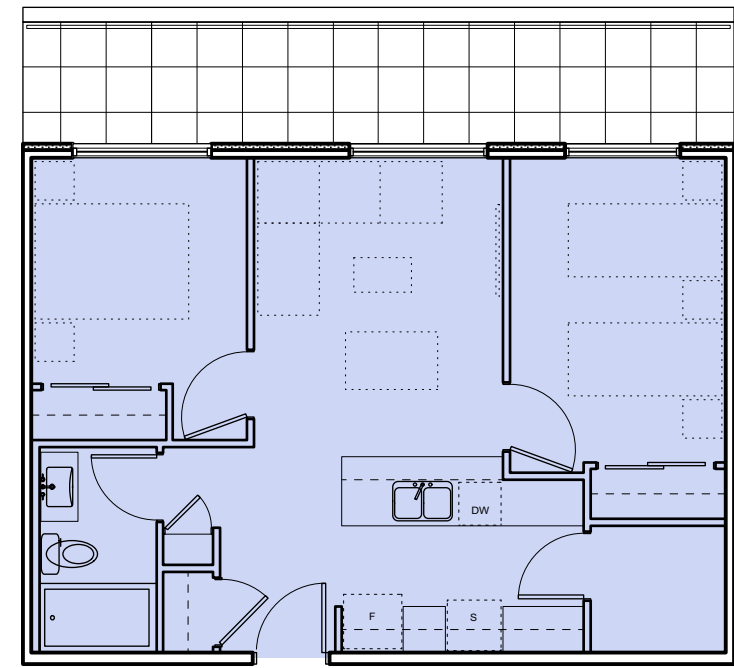
2 Bed Type 4  
Scale: 1:100



AREA  
QUANTITY 66 SM  
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10  
A701

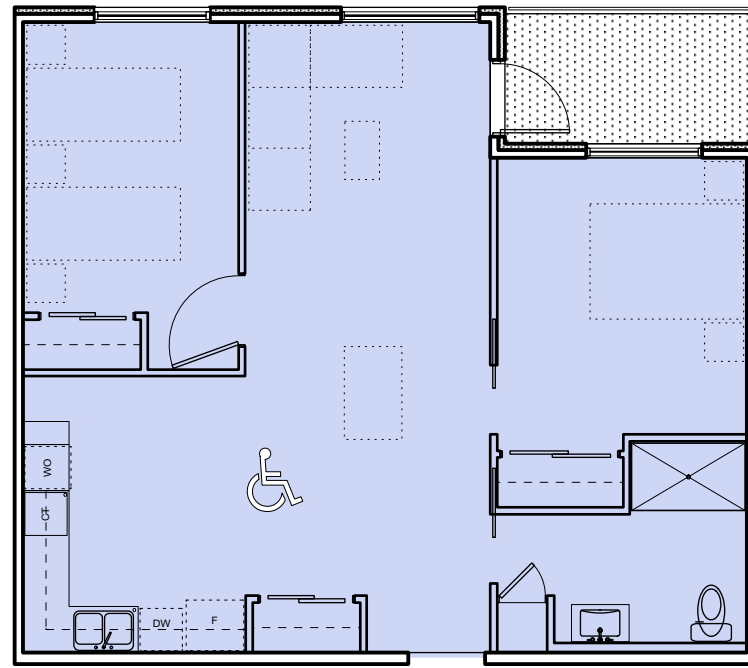
2 Bed Type 3  
Scale: 1:100



AREA  
QUANTITY 63 SM  
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9  
A701

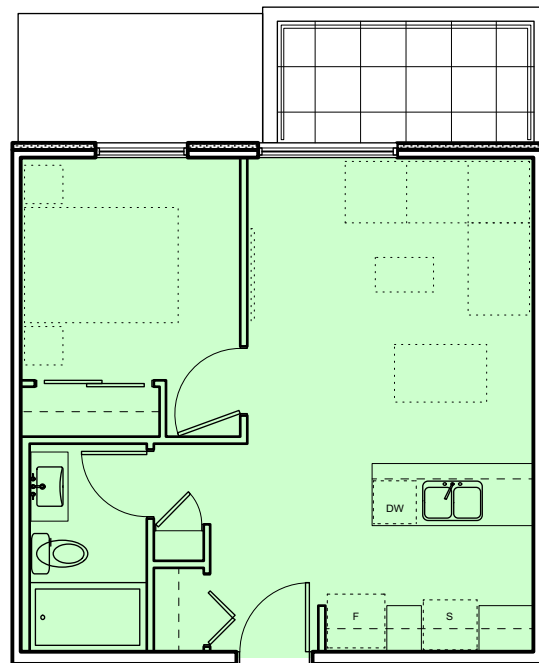
2 Bed Type 2  
Scale: 1:100



AREA  
QUANTITY 77 SM  
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8  
A701

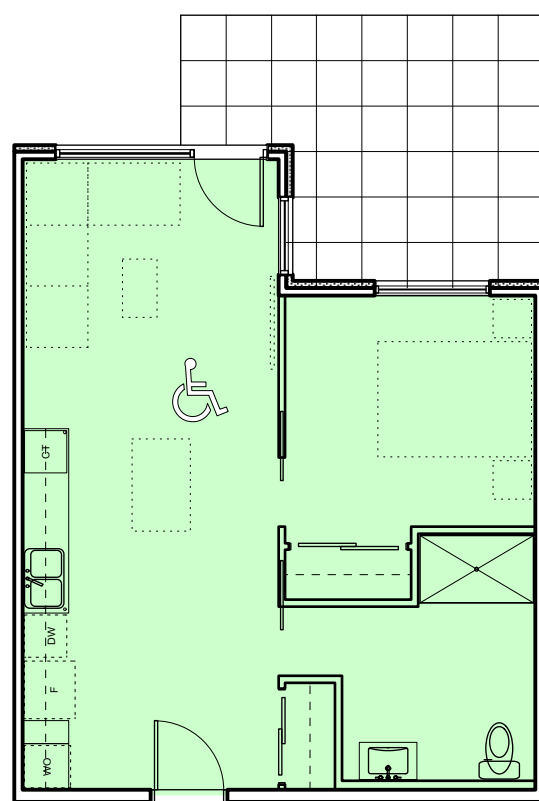
2 Bed Type 1 - Accessible  
Scale: 1:100



AREA  
QUANTITY 47 SM  
2

7  
A701

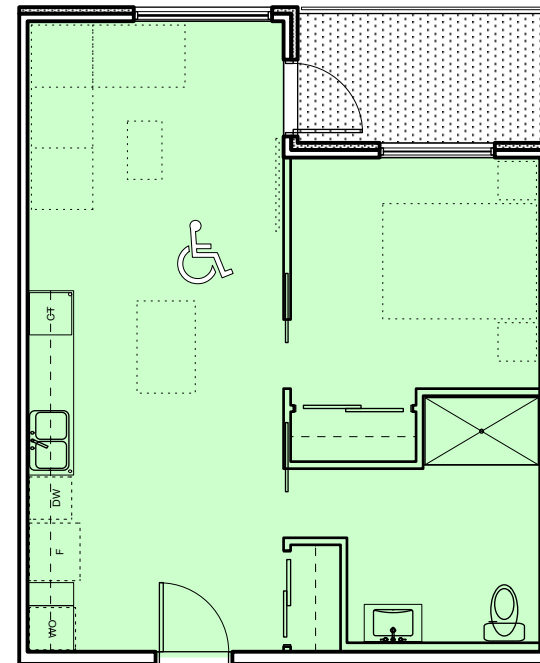
1 Bed Type 3  
Scale: 1:100



AREA  
QUANTITY 53 SM  
2

6  
A701

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



AREA  
QUANTITY 53 SM  
5

5  
A701

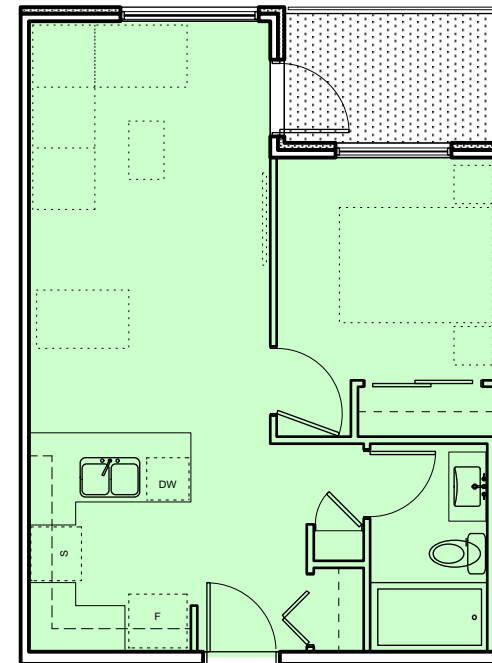
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Scale: 1:100



AREA  
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4  
A701

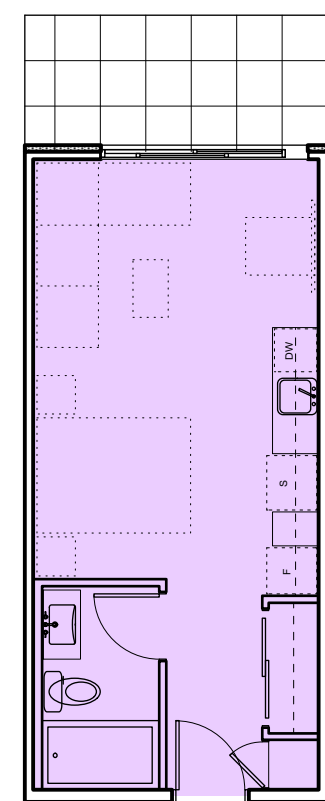
1 Bed Type 1B  
Scale: 1:100



AREA  
QUANTITY 49 SM  
32

3  
A701

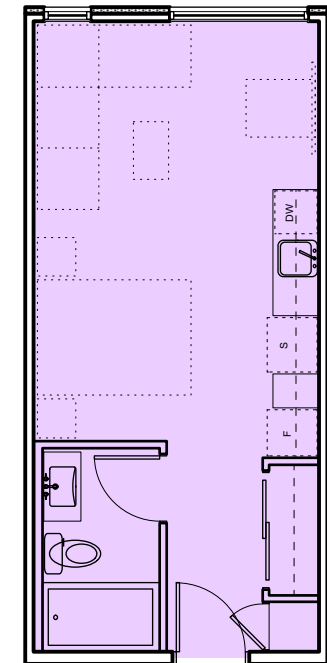
1 Bed Type 1A  
Scale: 1:100



AREA  
QUANTITY 34 SM  
4

2  
A701

Studio Type 1B  
Scale: 1:100



AREA  
QUANTITY 34 SM  
10

1  
A701

Studio Type 1A  
Scale: 1:100

0 2000 4000 mm  
1 : 100

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

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

dHKarchitects

VICTORIA OFFICE

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

NANAIMO OFFICE

102-5198 Dublin Way  
NANAIMO BC V9T 2K6  
T 1-250-585-5810

project name

Caledonia

Victoria BC

drawing title

Apartment Unit Plans

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drawing no.

A701

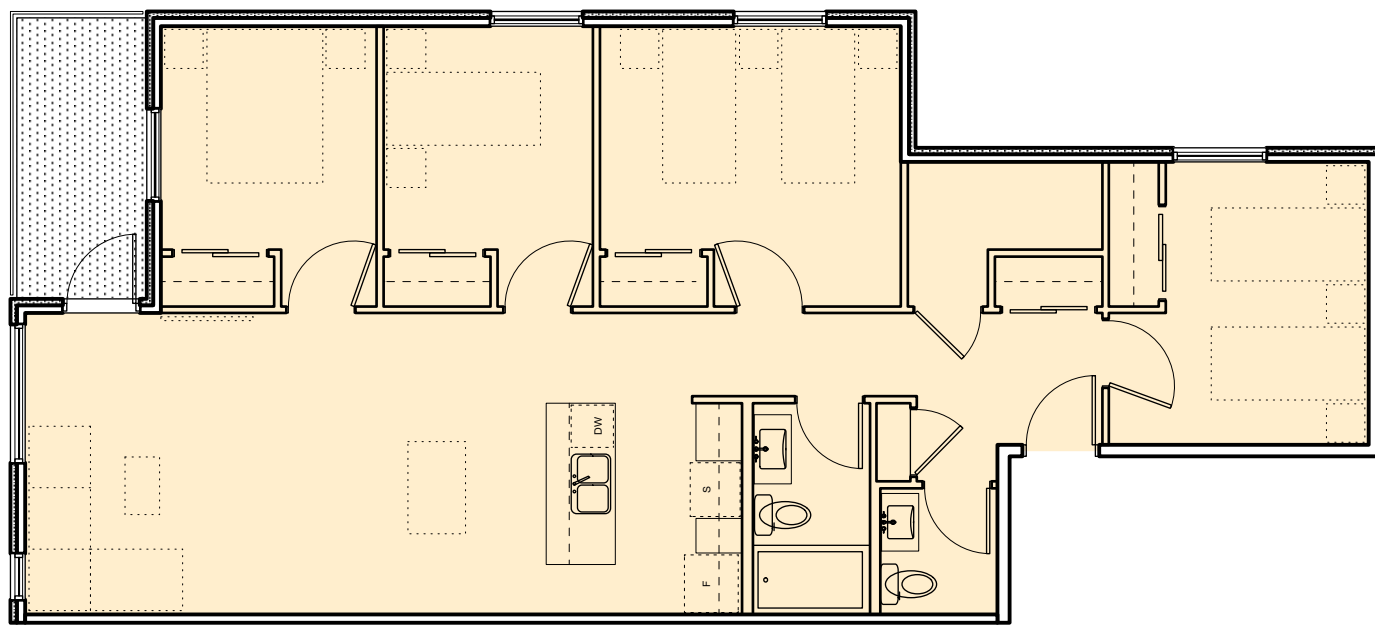
sheet no.

5

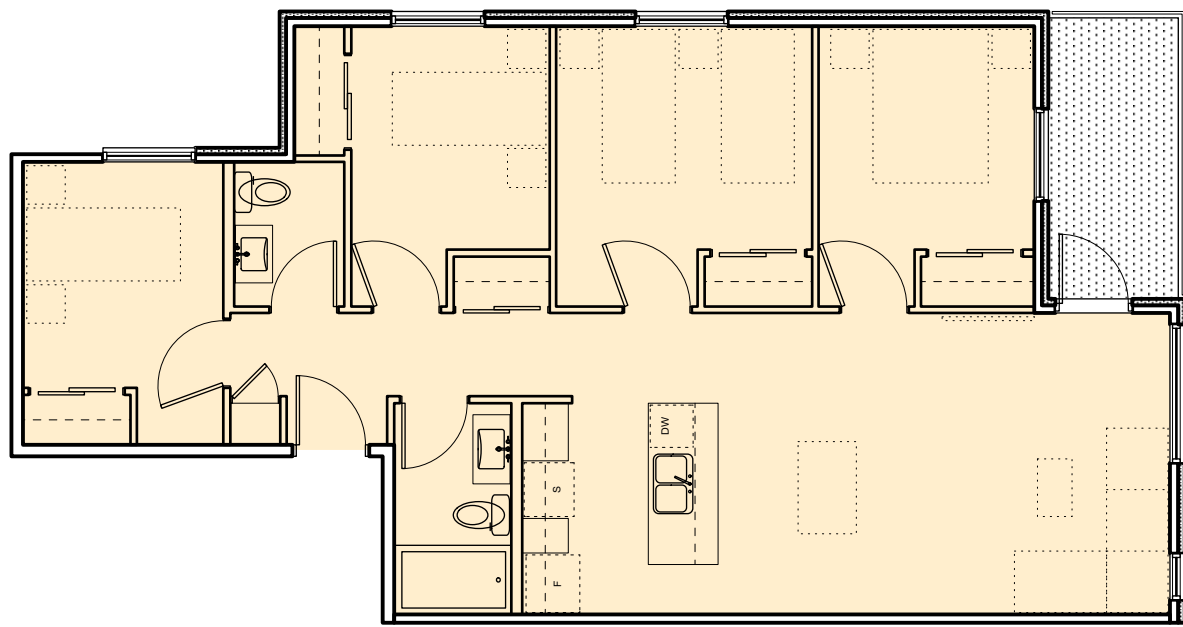


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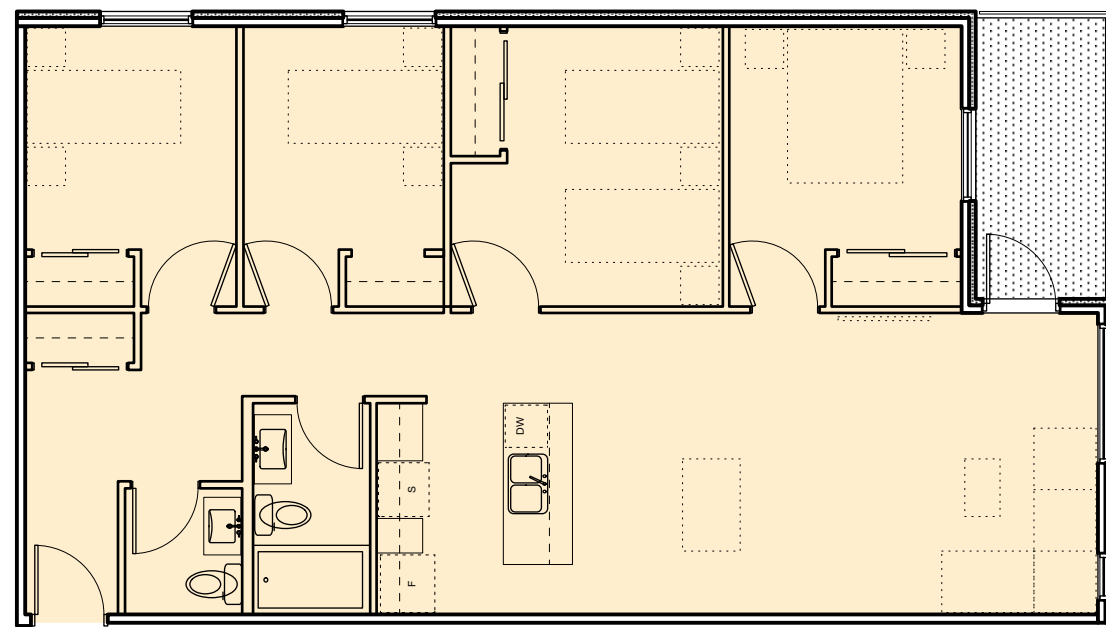
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



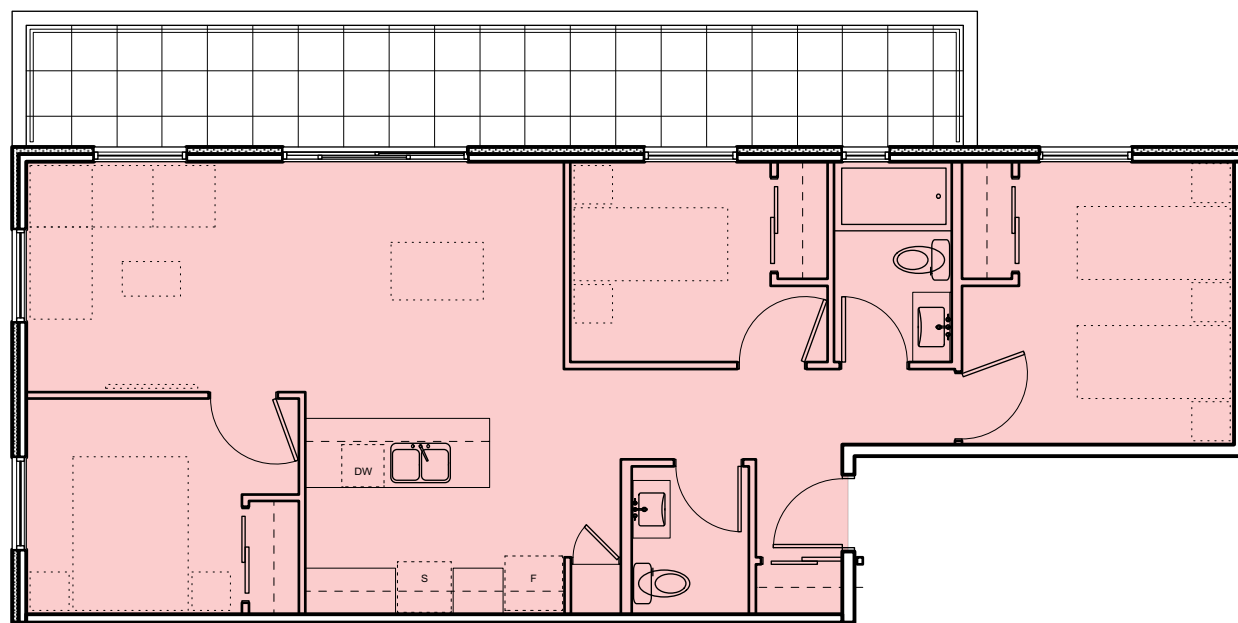
AREA 118 SM  
QUANTITY 2  
9 4 Bed Type 3  
A702 Scale: 1:100



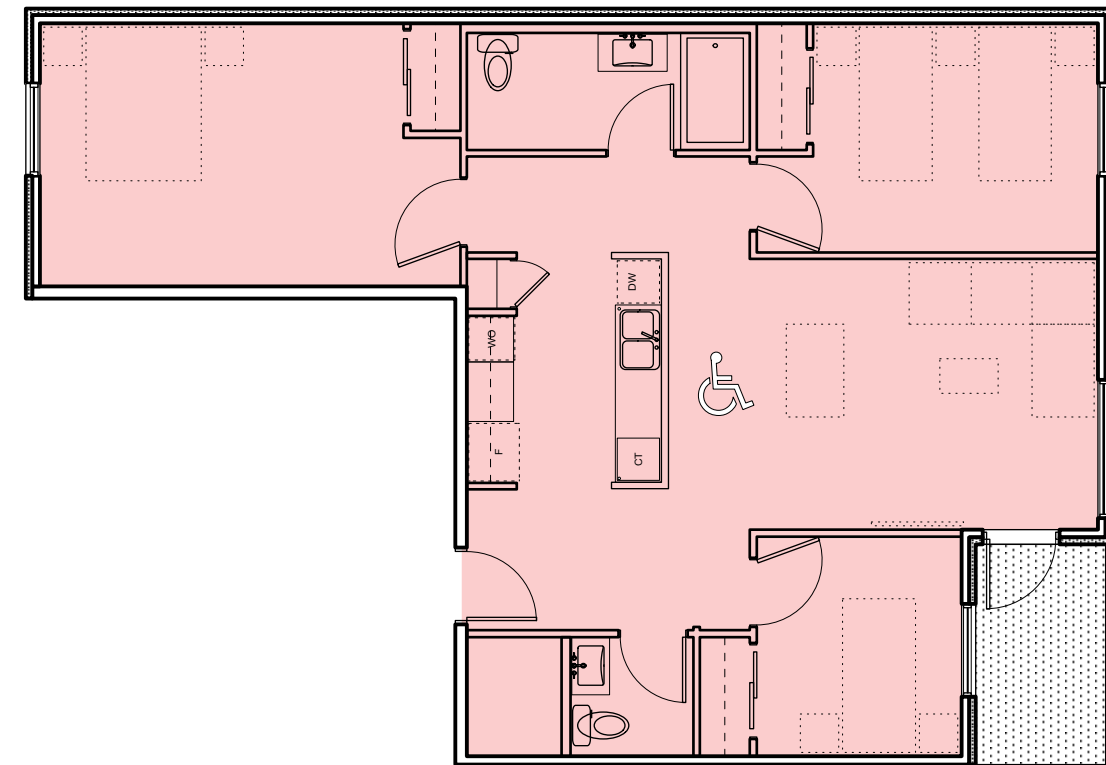
AREA 98 SM  
QUANTITY 2  
8 4 Bed Type 2  
A702 Scale: 1:100



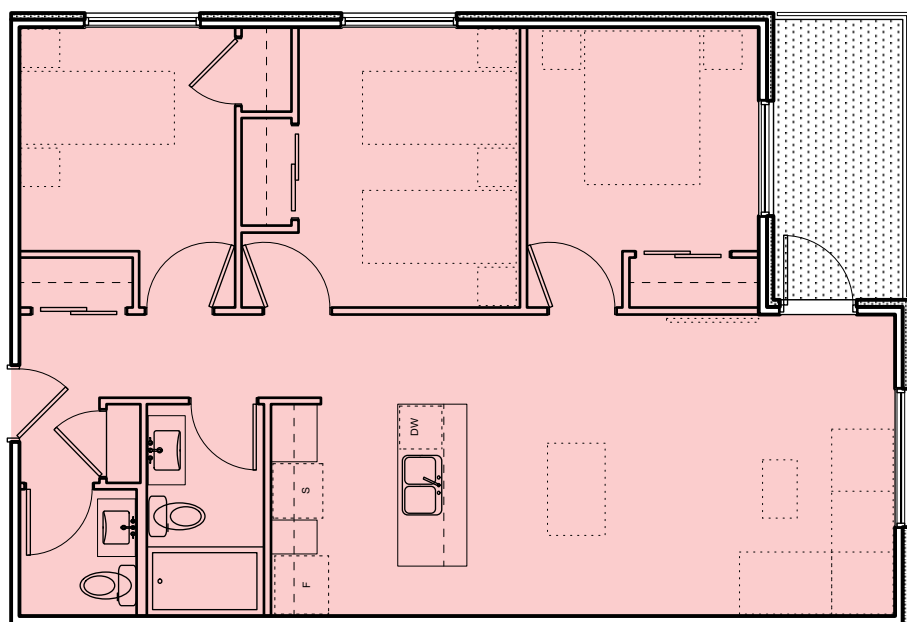
AREA 108 SM  
QUANTITY 2  
7 4 Bed Type 1  
A702 Scale: 1:100



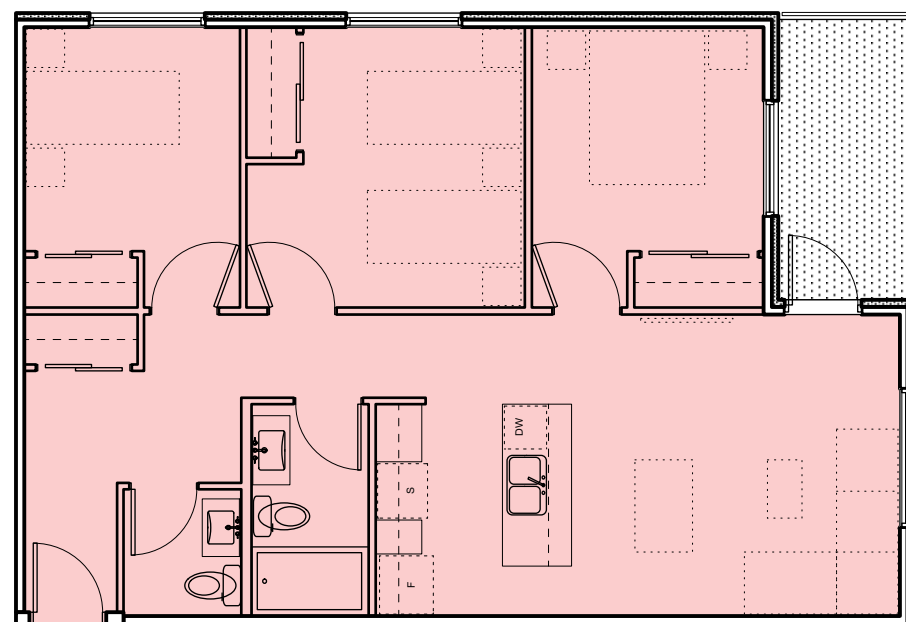
AREA 88 SM  
QUANTITY 1  
6 3 Bed Type 5  
A702 Scale: 1:100



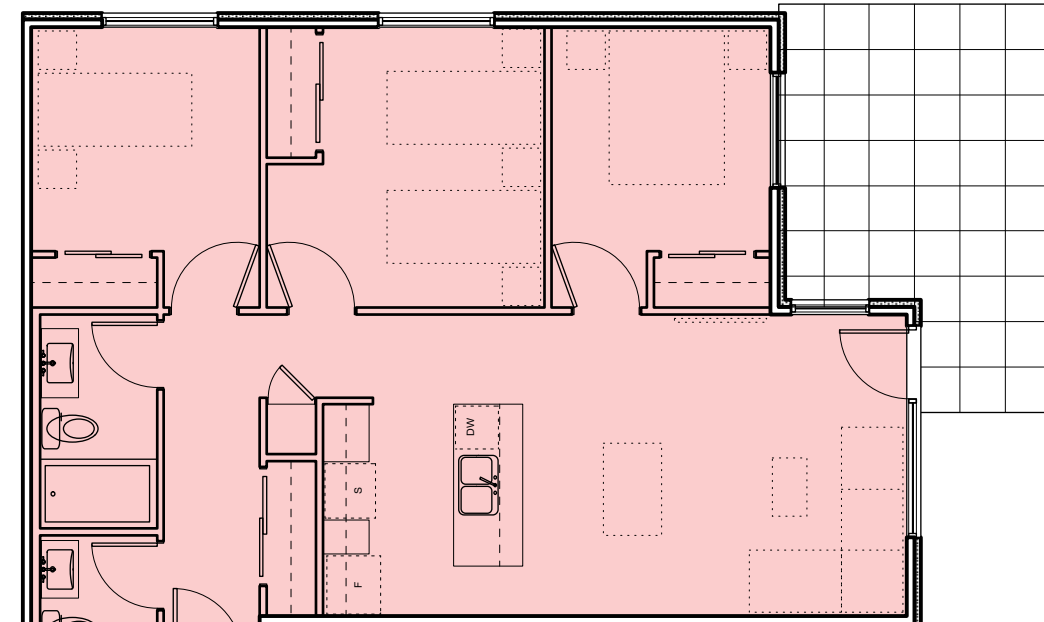
AREA 98 SM  
QUANTITY 1  
5 3 Bed Type 4 - Accessible  
A702 Scale: 1:100



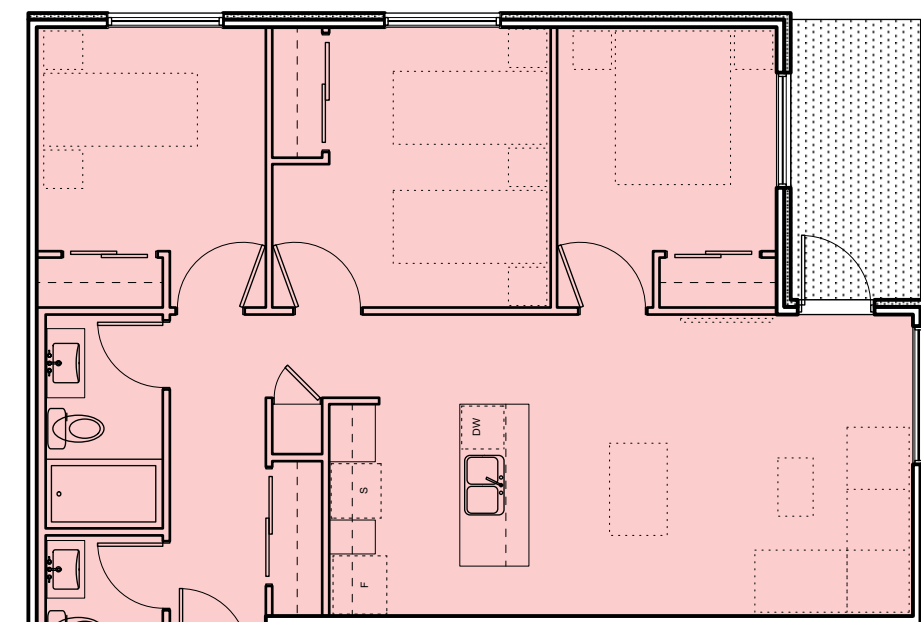
AREA 88 SM  
QUANTITY 1  
4 3 Bed Type 3  
A702 Scale: 1:100



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



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



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

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

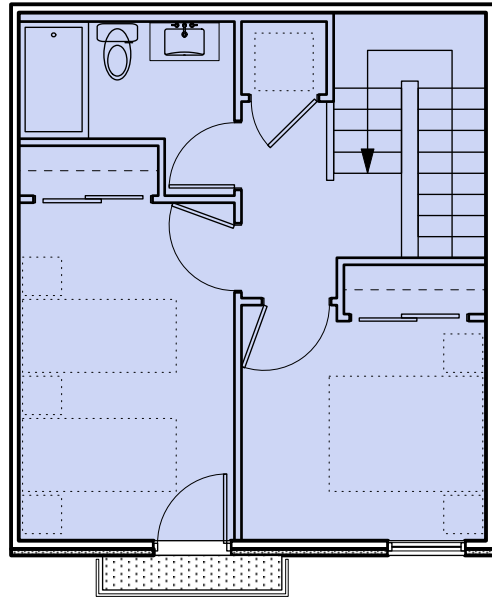
ISSUED FOR DP  
& REZONING

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



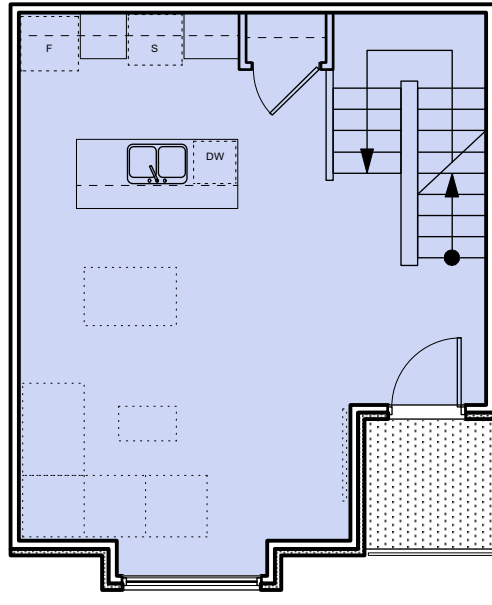
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- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

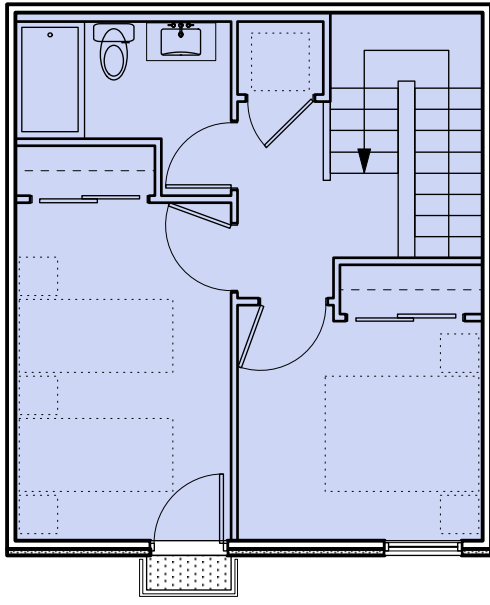


L3 - SECOND FLOOR

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

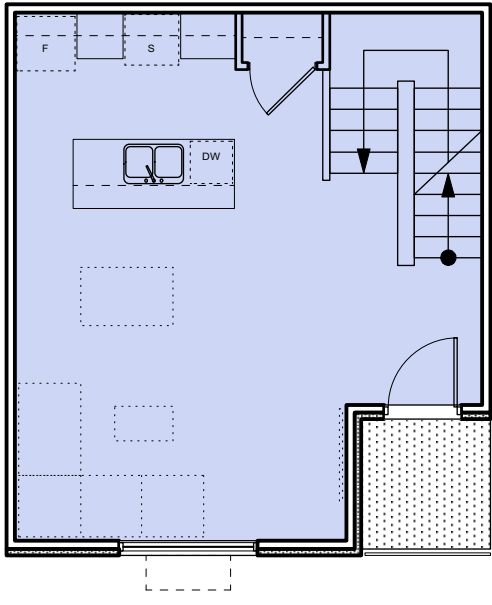


L2 - FIRST FLOOR

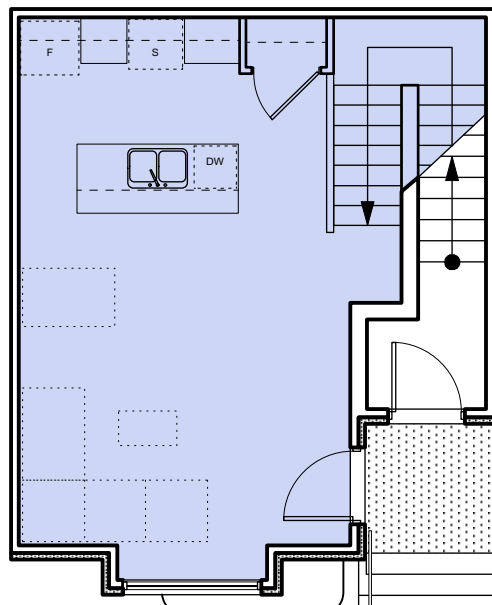


L3 - SECOND FLOOR

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

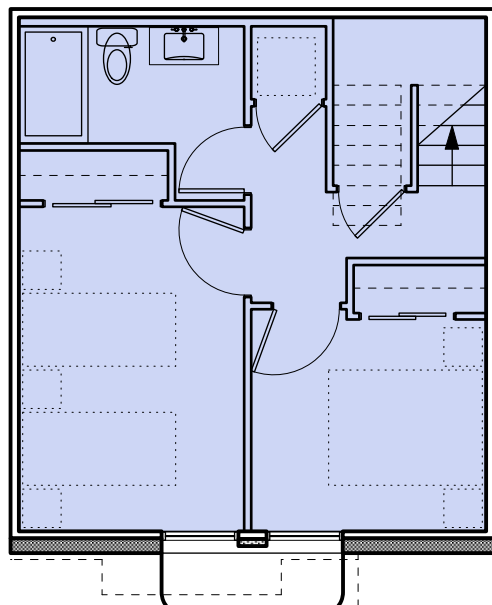


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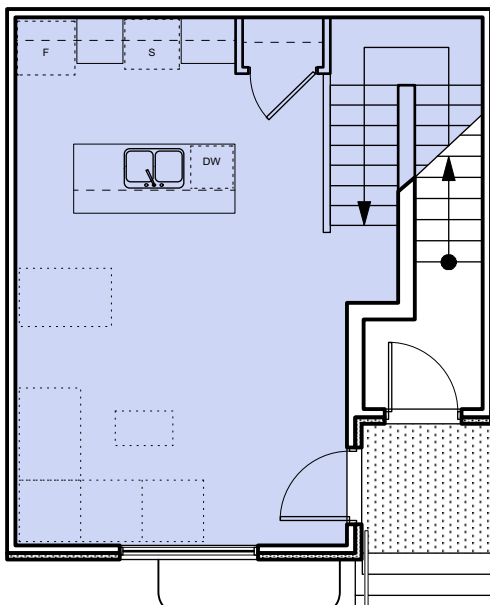


L1 - SECOND FLOOR

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

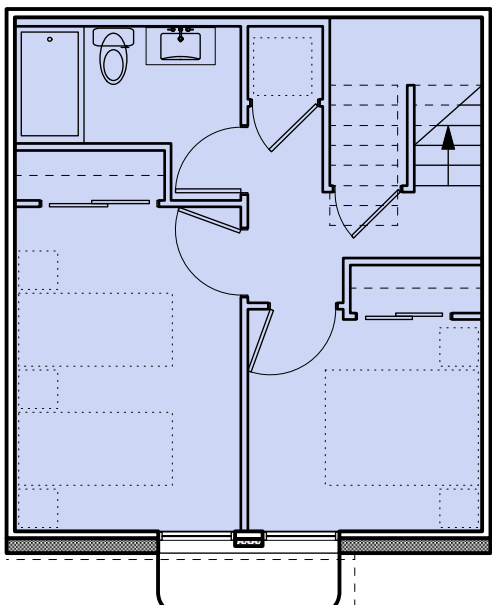


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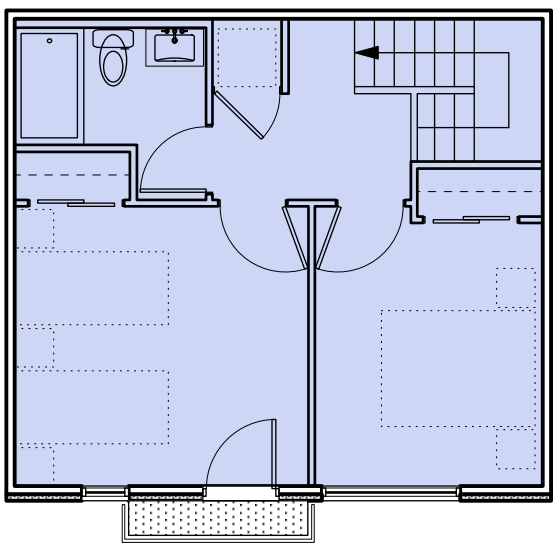


L1 - SECOND FLOOR

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QUANTITY 83 SM  
9  
2 Bed Type 7  
Scale: 1:100

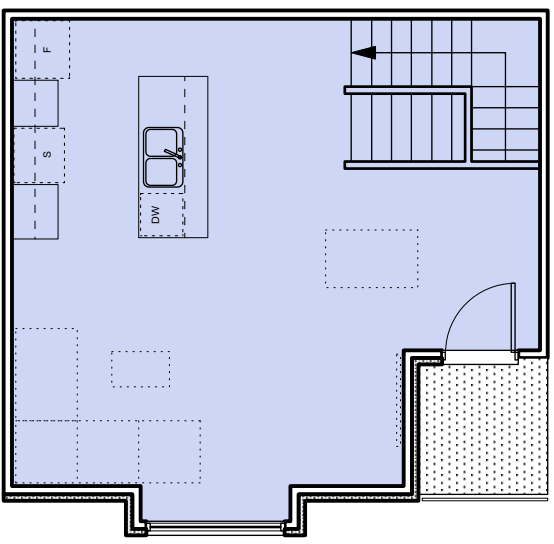


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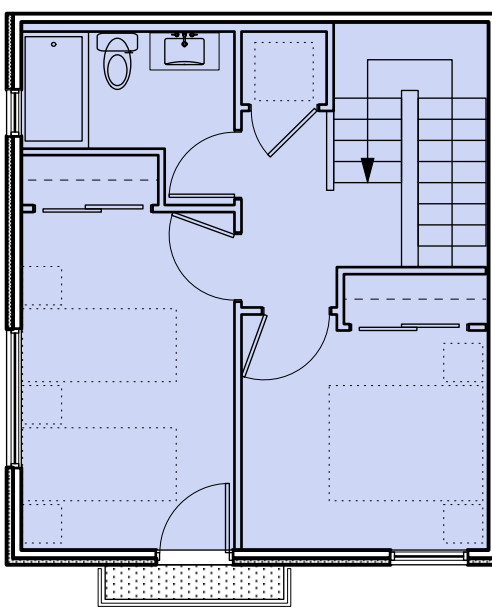


L3 - SECOND FLOOR

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Scale: 1:100

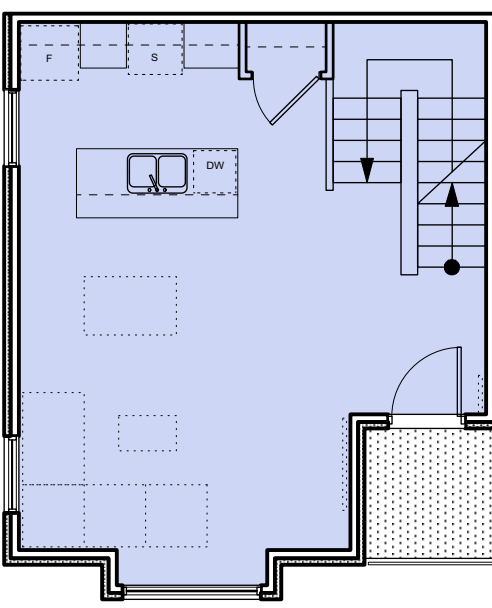


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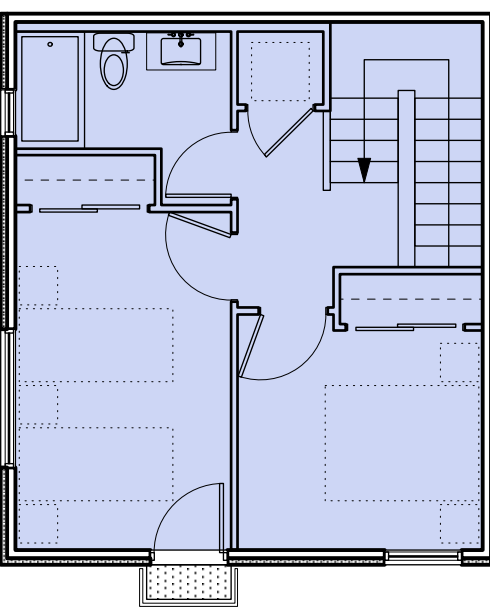


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QUANTITY 90 SM  
4  
2 Bed Type 4  
Scale: 1:100

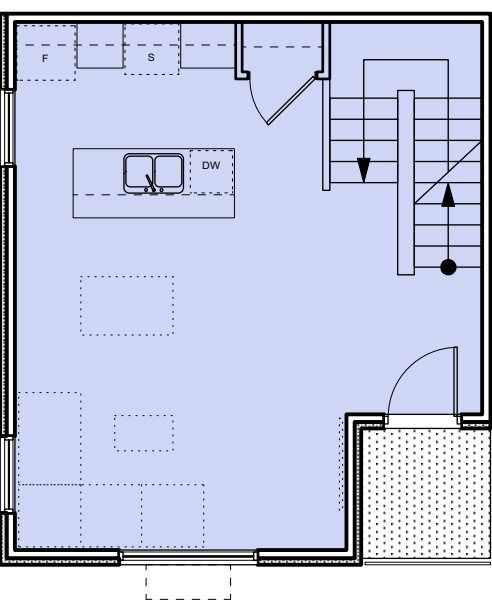


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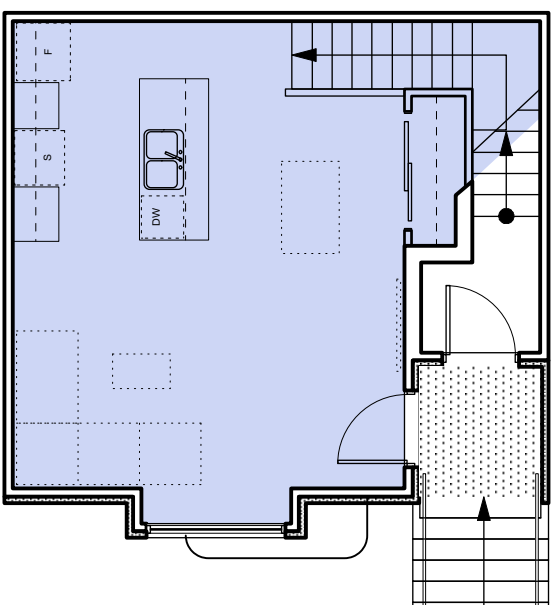


L3 - SECOND FLOOR

AREA  
QUANTITY 89 SM  
4  
2 Bed Type 2  
Scale: 1:100

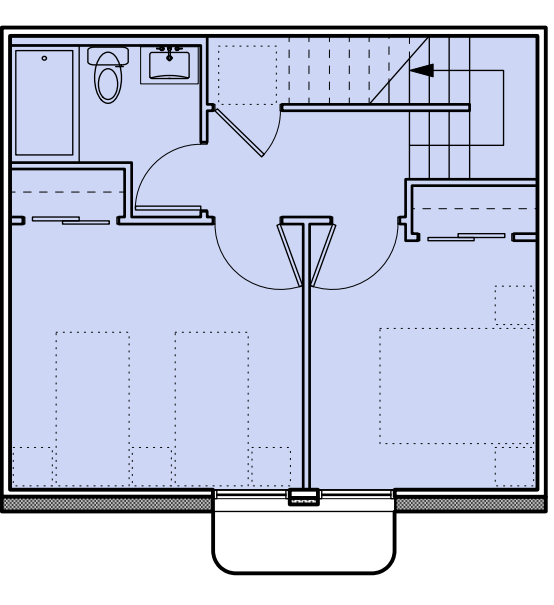


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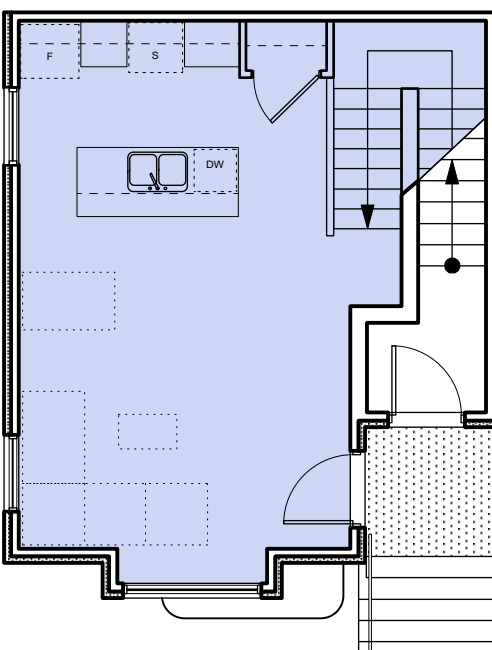


L1 - SECOND FLOOR

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2 Bed Type 5  
Scale: 1:100

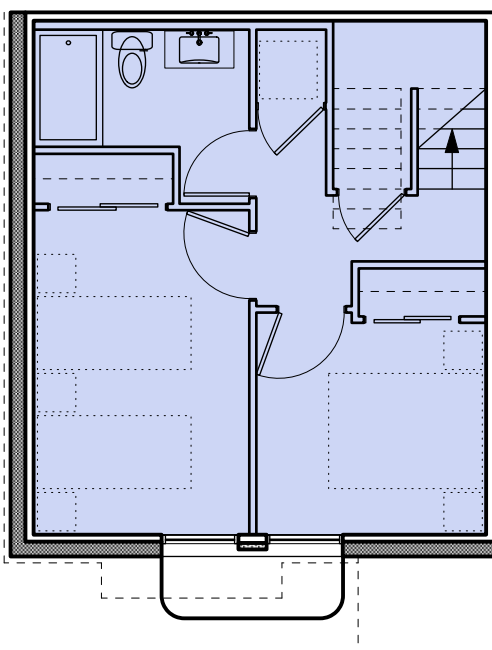


L0 - FIRST FLOOR

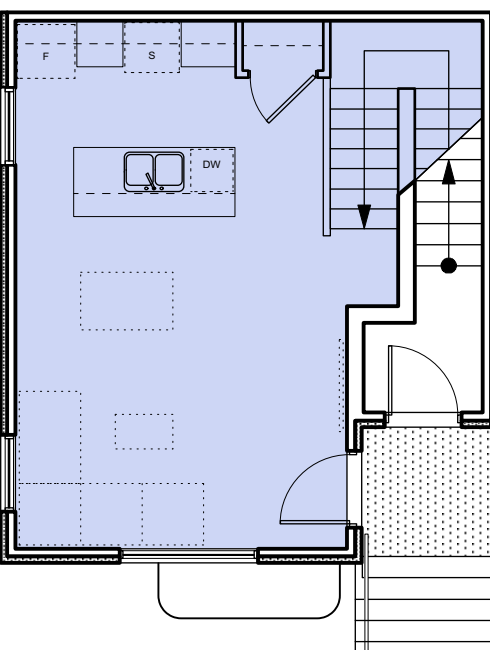


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QUANTITY 82 SM  
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2 Bed Type 3  
Scale: 1:100

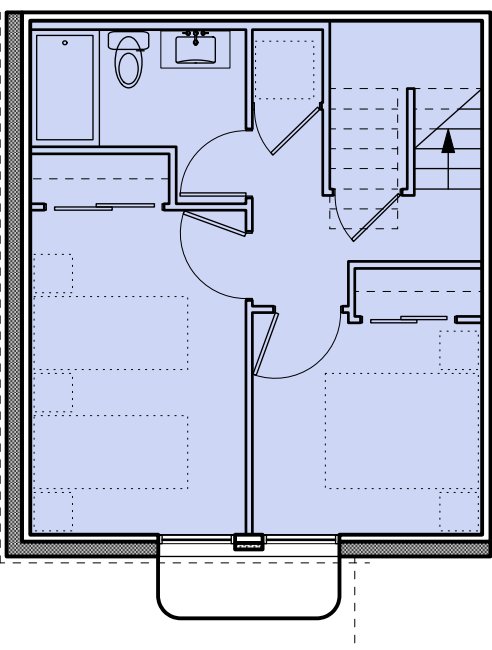


L0 - FIRST FLOOR



L1 - SECOND FLOOR

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




L0 - FIRST FLOOR

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

NOTE: All dimensions are shown in millimeters.

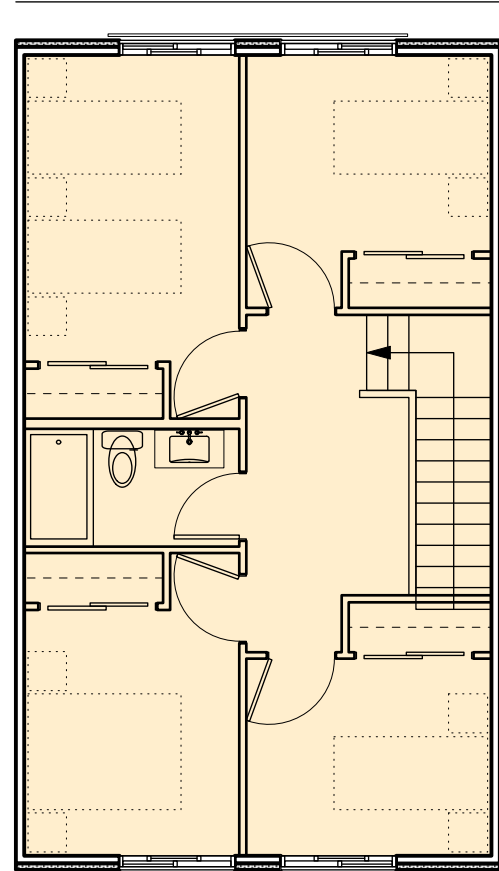
ISSUED FOR DP  
& REZONING

		dHKarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367		NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name: Caledonia Victoria BC			
drawing title: Townhouses 1 & 2 Unit Plans			
drawing no: A703		sheet no: 5	

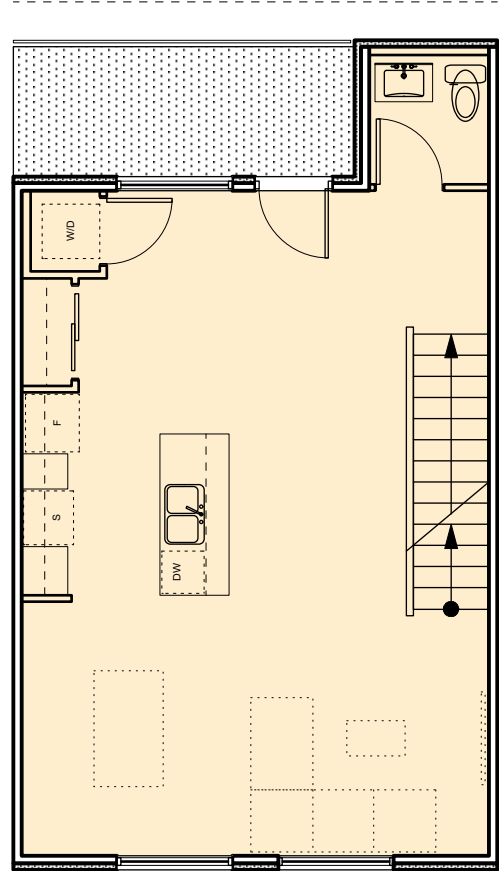


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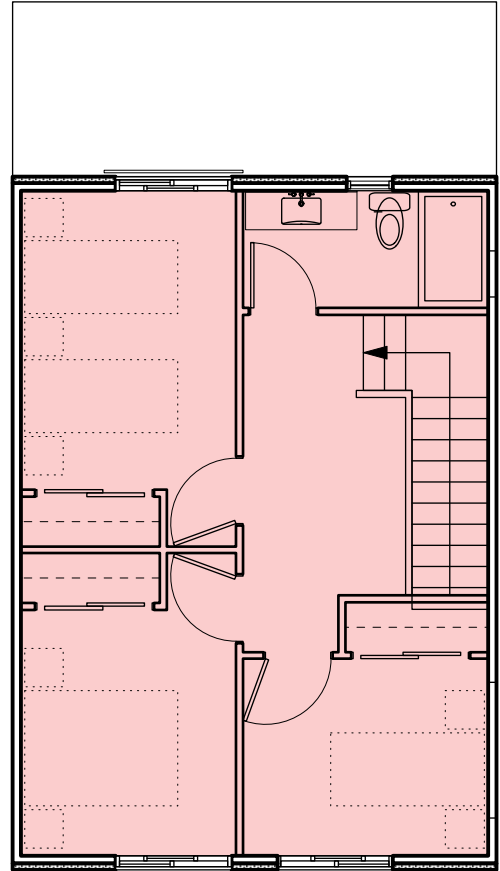
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



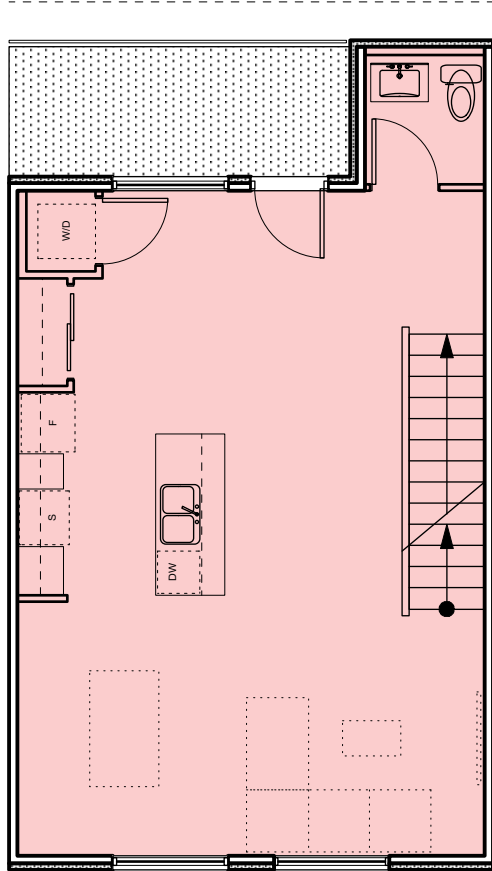
L1 - SECOND FLOOR  
AREA 130 SM  
QUANTITY 2  
3 4 Bed Type 1  
A704 Scale: 1:100



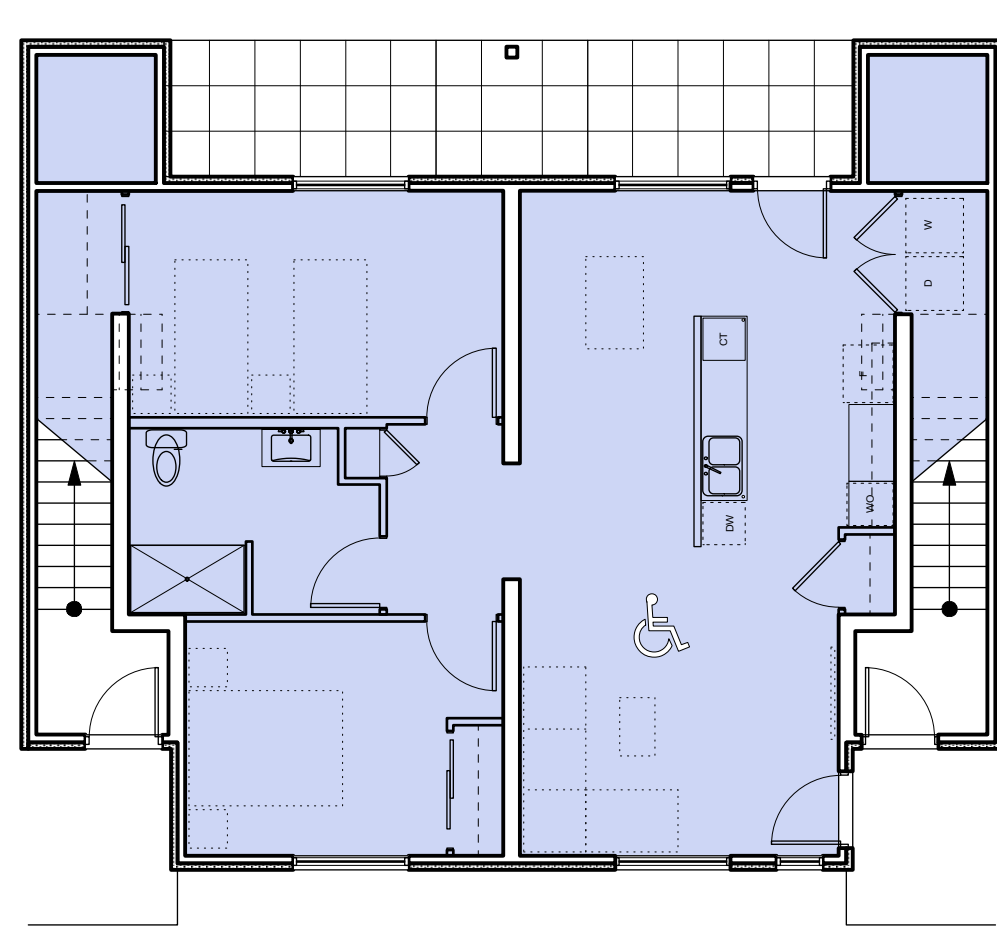
L0 - FIRST FLOOR



L1 - SECOND FLOOR  
AREA 118 SM  
QUANTITY 2  
2 3 Bed Type 1  
A704 Scale: 1:100



L0 - FIRST FLOOR


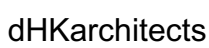


AREA 104 SM  
QUANTITY 2  
1 2 Bed Type 1 - Accessible  
A704 Scale: 1:100  
0 2000 4000 mm  
1:100

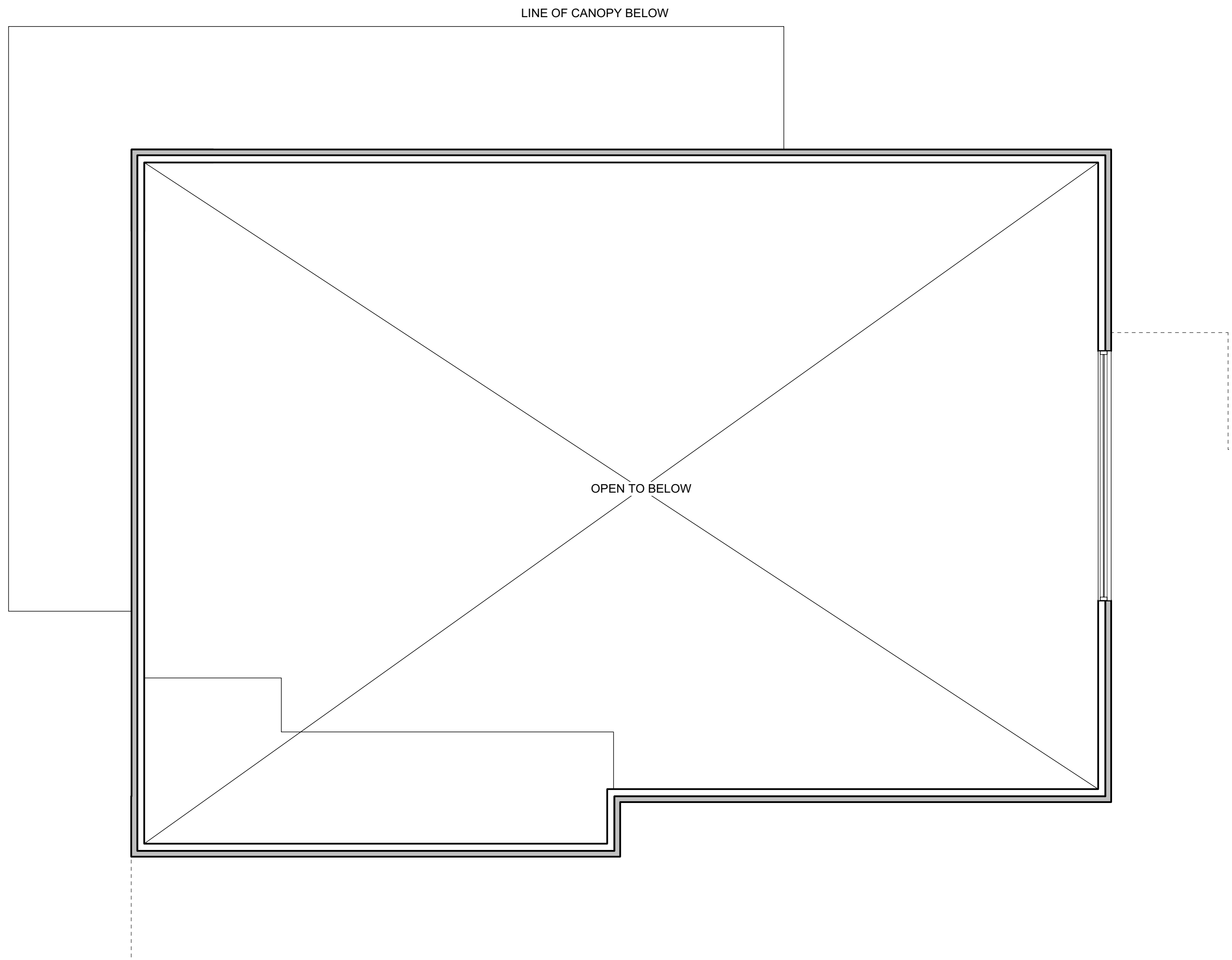
Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP  
& REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. A704
sheet no. 5	

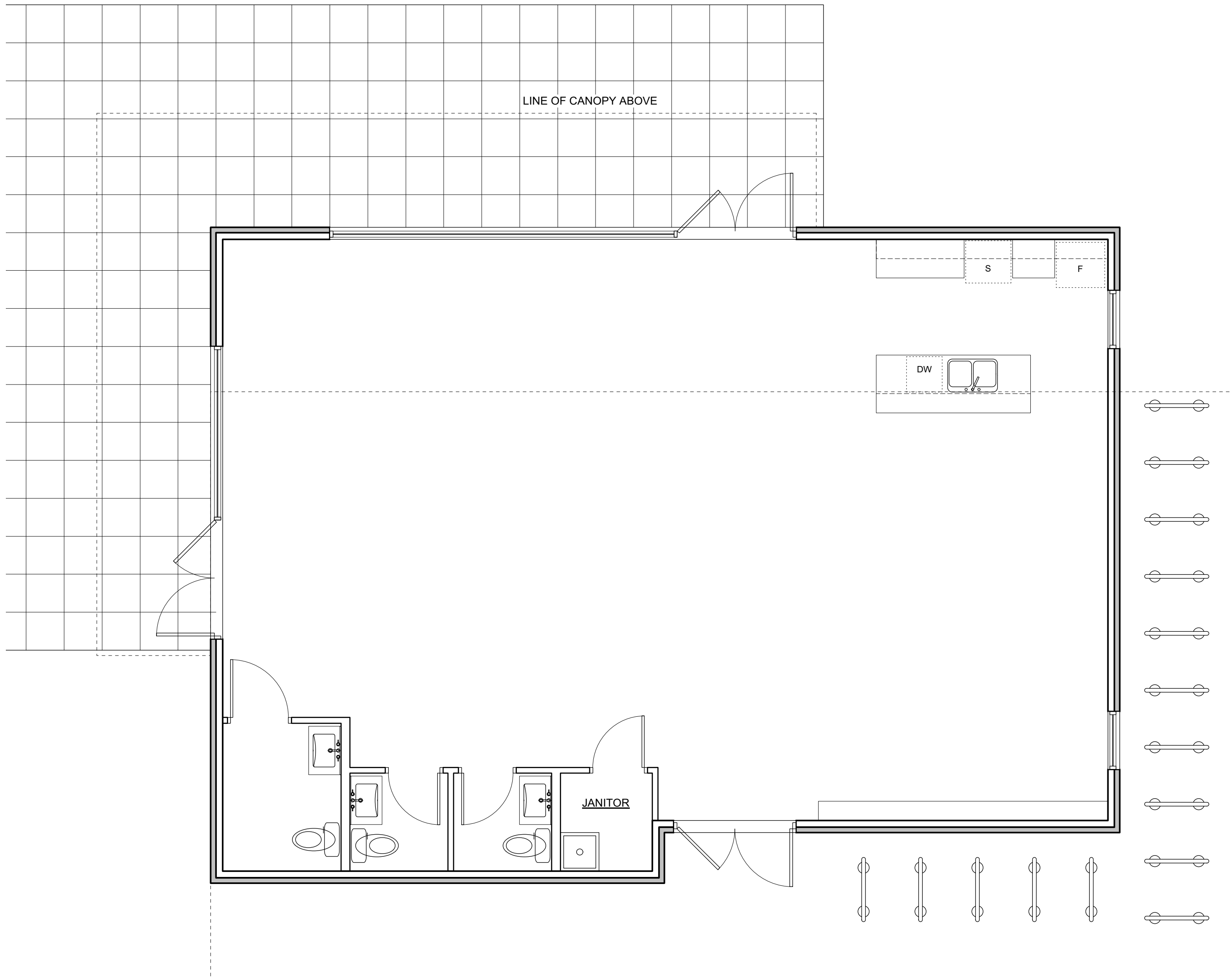




2 Amenity Room - L2  
A705 Scale: 1:50

0 1000 2000 mm  
1:50

→ Z



GROSS AREA: 140 SM

1 Amenity Room - L1  
A705 Scale: 1:50



0 1000 2000 mm  
1:50

→ Z

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

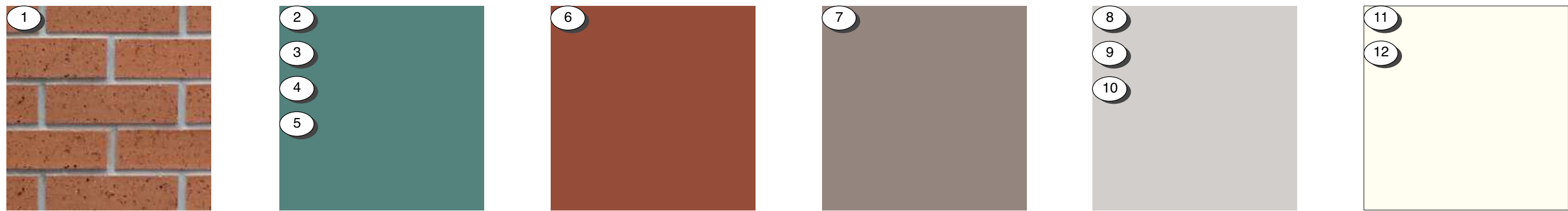
NOTE: All dimensions are shown in millimeters.

## ISSUED FOR DP & REZONING

 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: Amenity Room	
copyright reserved. these plans and designs are not to be used for the project shown and may not be reproduced without written consent.	
sheet no: A705	sheet no. 5



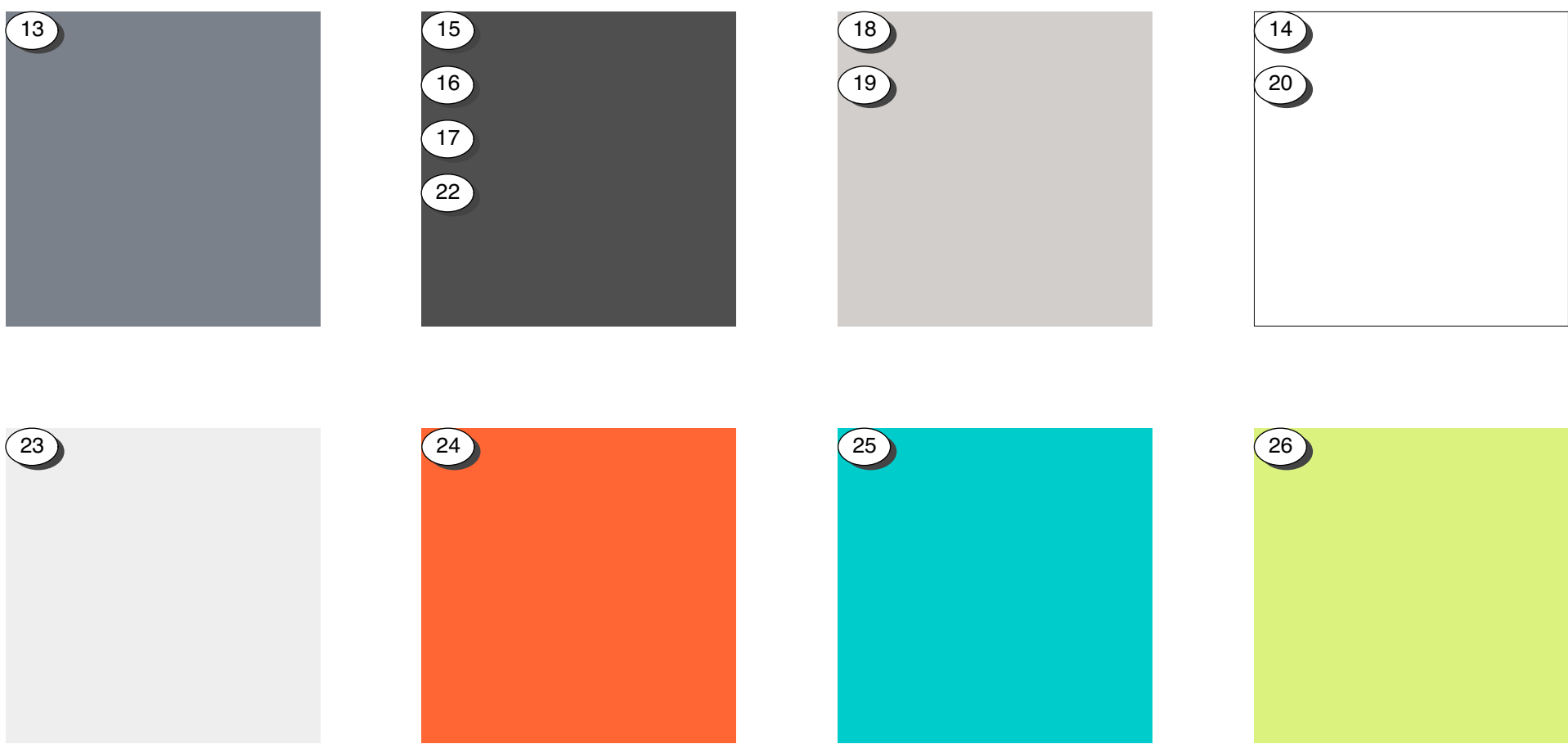
APARTMENTS 1 & 2



COLOUR & MATERIAL LEGEND

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

TOWNHOUSES 1, 2 & 3



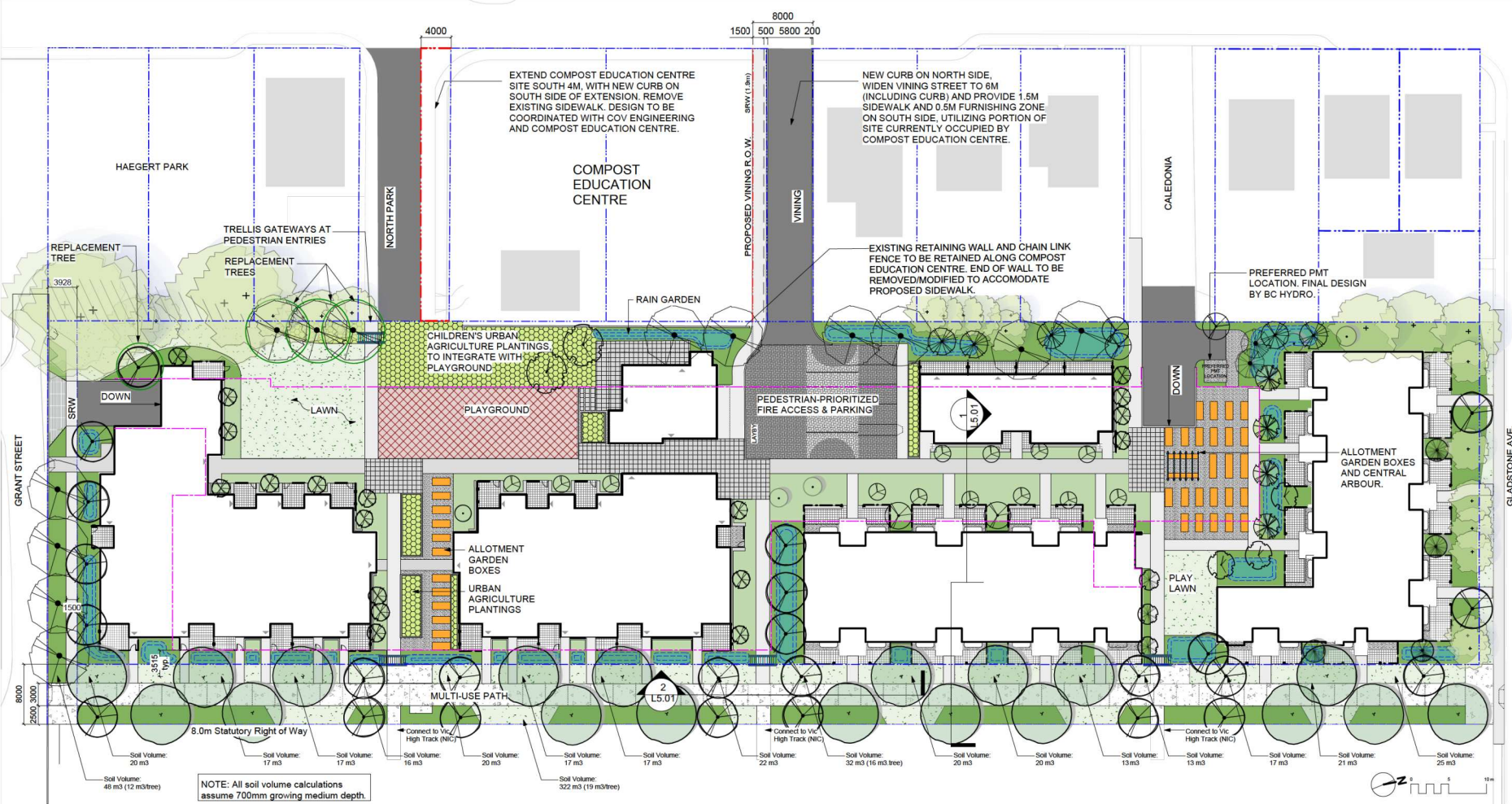
- 14 FIBRE CEMENT LAP SIDING - White
- 15 VINYL WINDOWS & DOORS - Dark Grey
- 16 PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
- 17 METAL FLASHING - Dark Grey
- 18 ASPHALT SHINGLES - Warm Grey
- 19 FIBRE CEMENT SHINGLES - Warm Grey
- 20 VINYL WINDOWS & DOORS - White
- 21 METAL DOWNSPOUT & FLASHING -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

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

ISSUED FOR DP  
& REZONING

dHk Architects	
VICTORIA OFFICE 877 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Duffin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title Colours & Materials	
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sheet no. A801	total no. 5

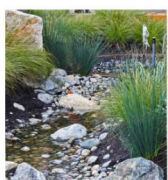




# LANDSCAPE TYPOLOGIES



PLAY PLACES that foster fun and creativity.



RAIN GARDENS that slow & cleanse rainwater.



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



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



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



PLANTINGS that provide food for birds, bees and butterflies.



OUTDOOR SOCIAL SPACES for gathering and sharing food.



PLANTINGS that provide beauty and food for people.



ACTIVE PLAY SPACES that support community sports.



PUBLIC ART that celebrates Fernwood's artistic spirit.



COMMUNITY GARDEN PLOTS that boost local food security.

NOT FOR CONSTRUCTION

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



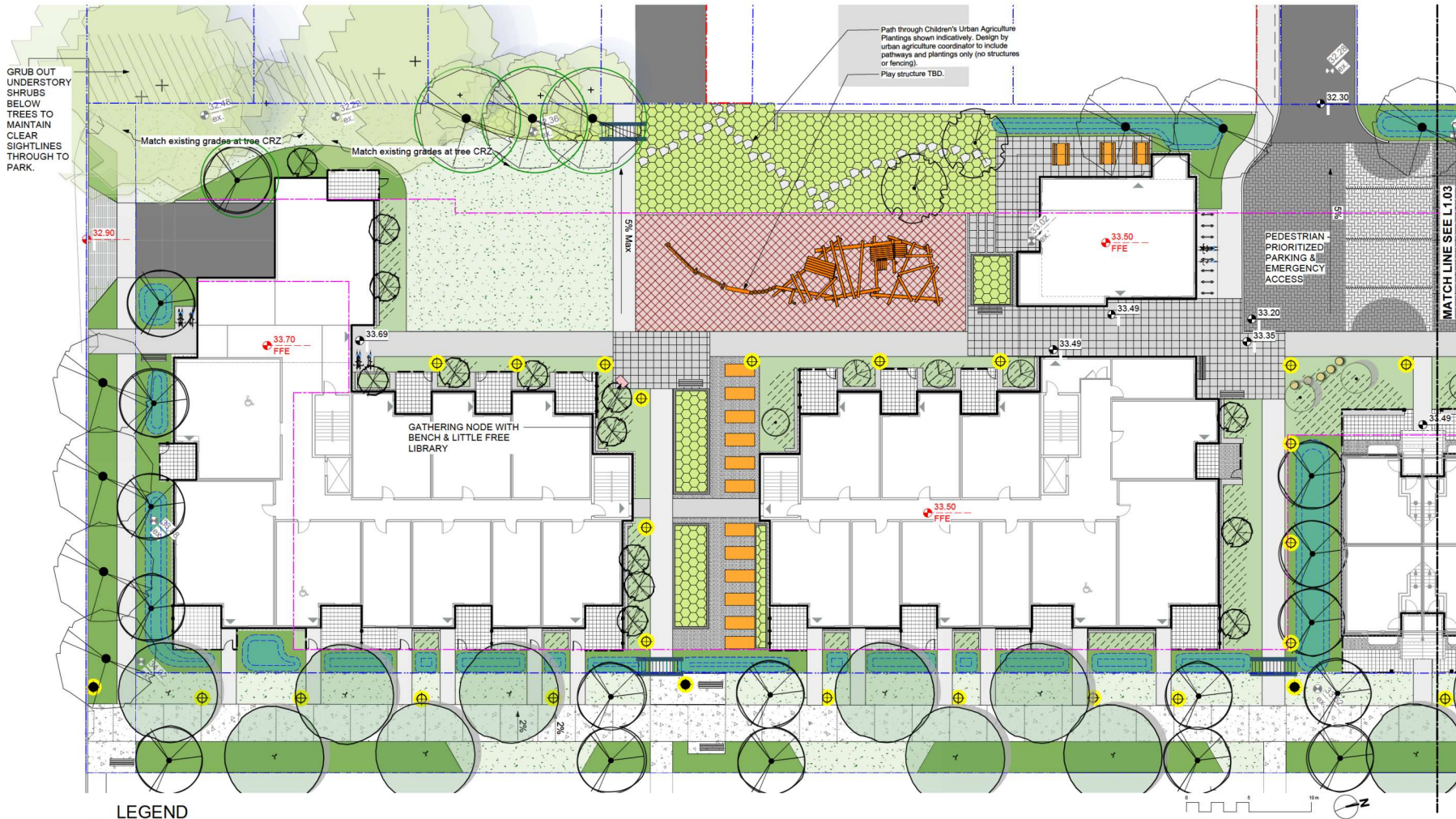
client  
**CRD Housing Corporation**  
 631 Fisgard Ave.  
 Victoria, BC

project  
**Caledonia Redevelopment**  
 Caledonia Ave.  
 Victoria, BC

sheet title  
**Landscape Overview Plan**

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





## LEGEND

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

## DRAWING NOTES

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

NOT FOR CONSTRUCTION

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



client  
CRD Housing Corporation  
631 Fisgard Ave.  
Victoria, BC

project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

sheet title  
**Landscape Materials South**

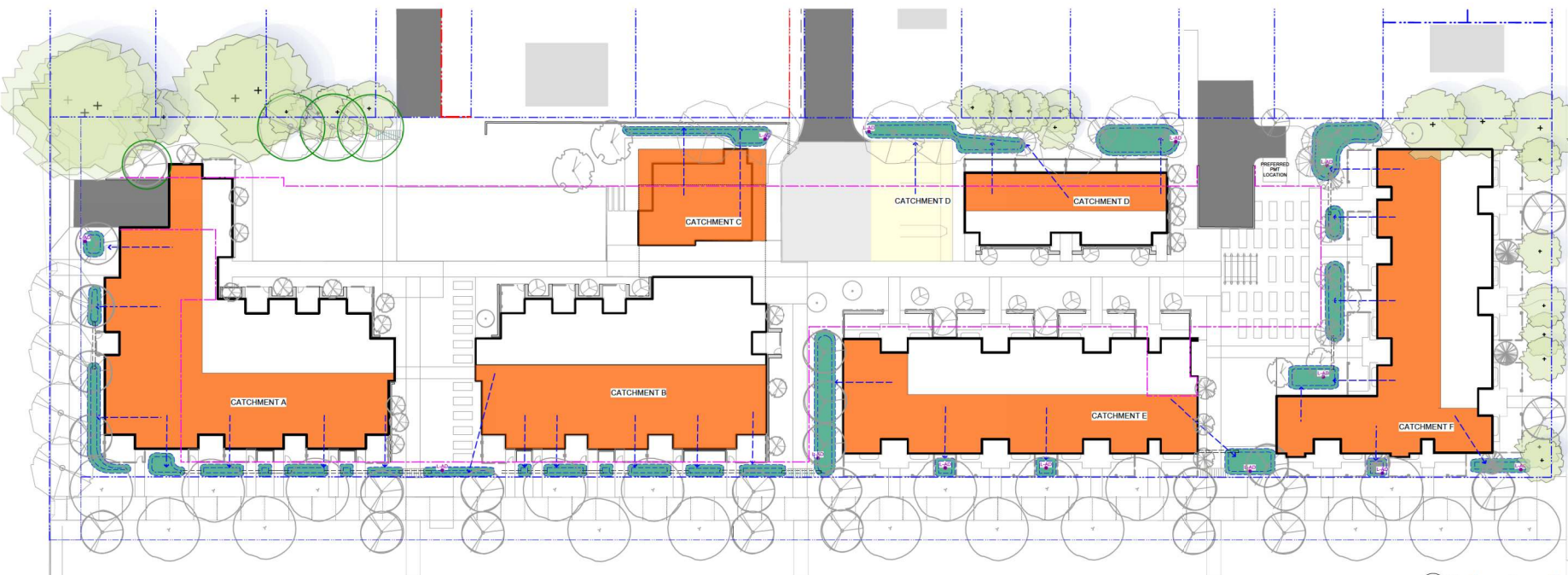
project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.

**L1.02**









**Rain Garden Capacity Calculations**

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

**Assumptions**

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

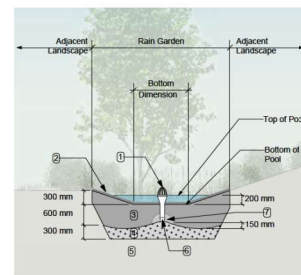
**RAIN WATER MANAGEMENT NOTES**

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

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

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

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



**RAIN GARDEN MATERIALS**

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

**1 Typical Rain Garden**  
Scale: 1:50

**LEGEND**

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

NOT FOR CONSTRUCTION

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



client  
**CRD Housing Corporation**  
631 Fisgard Ave.  
Victoria, BC

project  
**Caledonia Redevelopment**  
Caledonia Ave.  
Victoria, BC

sheet title  
**Stormwater Management**

project no. 119.18

scale 1:### @ 24"x36"

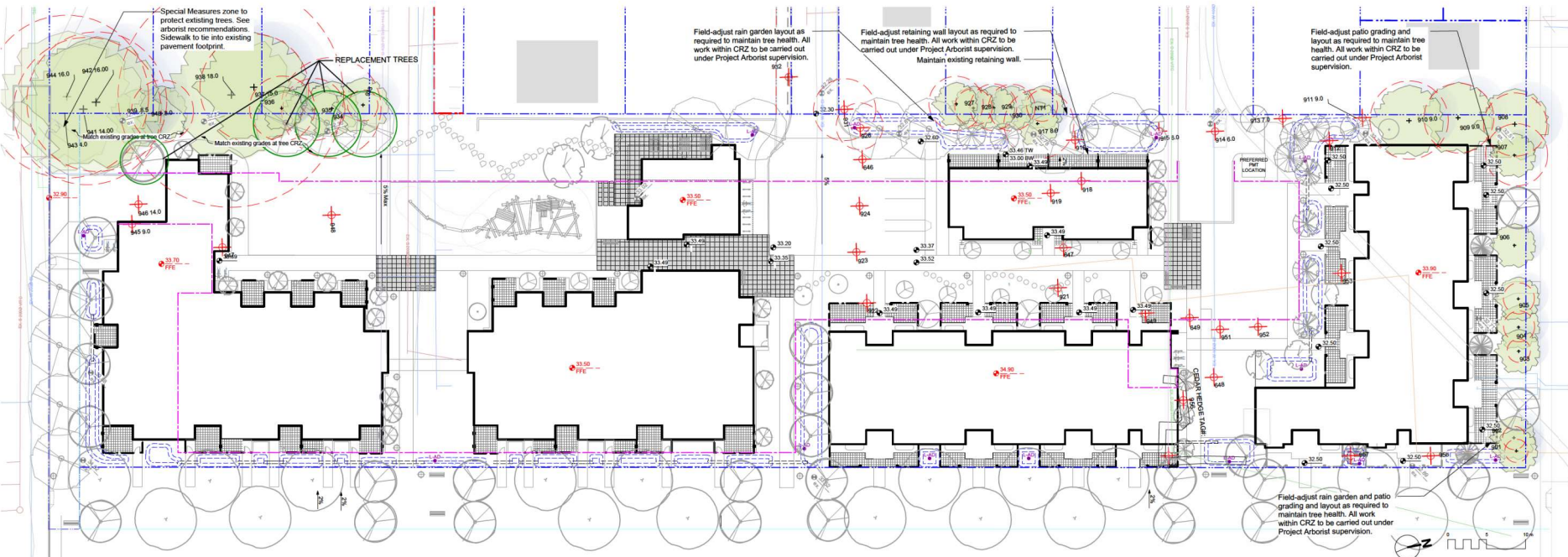
drawn by TB

checked by P&G

revision no. sheet no.

**L1.04**





**DRAWING NOTES**

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

**TREE SUMMARY\***

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

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

**LEGEND**

Property line  
Extent of Parkade, below  
Rain garden - TOP OF POOL  
Rain garden - BOTTOM OF POOL  
Existing Landscape Grade  
Architectural grade, provided for reference only

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

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

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

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

NOT FOR CONSTRUCTION

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

**Murdoch de Greeff INC.**  
Landscape Planning & Design  
200 - 124 Cambridge Road  
Victoria, BC V8T 1G1  
Phone: 250-410-0281  
Fax: 250-410-0282



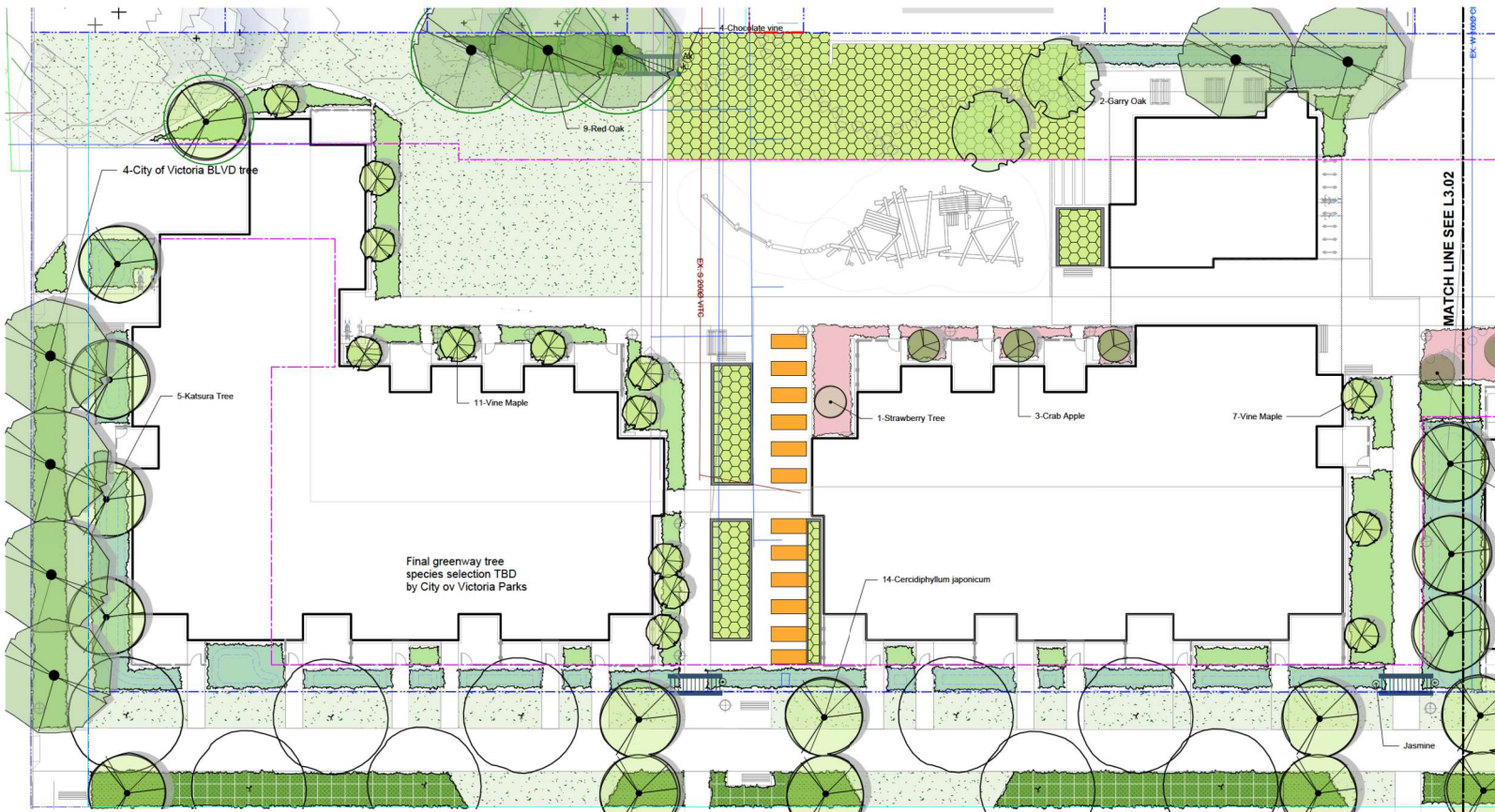
client  
**CRD Housing Corporation**  
631 Fisgard Ave.  
Victoria, BC

project  
**Caledonia Redevelopment**  
Caledonia Ave.  
Victoria, BC

sheet title  
**Tree Retention & Removal Plan**

project no.	119.18
scale	1:250 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
10	<b>L1.05</b>





PLANT LIST			
Sym	Qty	Botanical Name	Common Name
<b>TREES</b>			
18	1	Acer circinnatum	Vine Maple
1	1	Arbutus unedo	Strawberry Tree
4	1	Calceolus decurrens	Incense Cedar
25	1	Cercidiphyllum japonicum	Katsura Tree
5	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress
4	1	City of Victoria BLVD tree	As PER COV Parks
2	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood
2	1	Cornus mas 'Golden Glory'	Corneian Cherry Dogwood
1	1	Corylus 'Felix'	Felix Hazelnut
3	1	Corylus 'Jefferson'	Jefferson Hazelnut
2	1	Ficus carica 'Mission'	Black Mission Fig
13	1	Makia 'Sugar Tyme'	Crab Apple
3	1	Oxydendrum albiflorum	Sourwood Tree
3	1	Picea omorika	Serbian Spruce
19	1	Platanus acerifolia	London Plane Tree
2	1	Pseudotsuga menziesii	Douglas Fir
5	1	Quercus garryana	Garry Oak
9	1	Quercus nitra	Red Oak
<b>HERB &amp; POLLINATOR PLANTINGS</b>			
Ara	134	Aster novae-angliae	New England Aster
Cx	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
Ep	144	Echinops purpurea	Purple Coneflower
Lars	110	Lavandula x intermedia 'White Spiker'	White Spike Lavandin
Ol	15	Origanum laevigatum 'Herrenhausen'	Garden Oregano
Rrs	144	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose
Rsf	33	Rosmarinus officinalis	Rosemary
Rt	144	Rutbeckia hirta	Black-Eyed Susan
Sam	134	Salvia 'sylvestris 'Munich'	May Night Salvia
Slo	15	Salvia officinalis	Culinary Sage
St	184	Stipa tenuissima	Mexican Feathergrass
Vio	15	Vaccinium 'Sunshine Blue'	Blueberry

YINES			
Sym	Qty	Botanical Name	Common Name
Pac	2	Passiflora caerulea	Blue Passionflower
Jm	4	Jasminum nudiflorum	Jasmine
AK	4	Akebia quinata	Chocolate vine
Hardy	4	Actinidia arguta	Hardy Kiwi

PLANT LIST			
Sym	Qty	Botanical Name	Common Name
<b>RAIN GARDEN PLANTS:</b>			
Co	972	Carex obovata	Slough Sedge
Csc	108	Cornus sericea	Red-twig Dogwood
Cak	433	Cornus sericea 'Kelsie'	Dwarf Red-twigged Dogwood
Jag	972	Juncus 'Carmen's Grey'	Soft Common Rush
Spn	23	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow
Sd	23	Spiraea douglasii	Hardhack
<b>NATIVE &amp; EDIBLE SHRUB PLANTINGS</b>			
Fve	186	Fragaria vesca	Woodland Strawberry
Gab	417	Gaultheria shallon	Salt
Myc	103	Myrica californica	Pacific Wax Myrtle
On	290	Oxalis oregana	Redwood Sorrel
Phl	44	Philadelphus lewisii	Mock Orange
Phs	530	Polystichum maritimum	Sword Fern
Rac	186	Ribes uva-crispa	Gooseberry
Rh	113	Rosa nutkana	Nootka Rose
Sd	44	Spiraea douglasii	Hardhack
Sa	113	Symphoricarpos alba	Snowberry
Vo	106	Vaccinium ovatum 'Thunder'	Evergreen Huckleberry
Vh	290	Vancouveriana hexandra	Inside-out Flower
<b>GREENWAY NATIVE PLANTS:</b>			
Gab	76	Gaultheria shallon	Salt
Ma	126	Muhlenia aquifolium	Oregon Grape
Ma	126	Muhlenia repens	Prostrate Oregon Grape
Sa	126	Symphoricarpos alba	Snowberry

## PLANTING LEGEND

<b>NATIVE SHRUB PLANTINGS</b>	<b>GREENWAY NATIVE PLANTINGS</b>	<b>SHADY NATIVE &amp; EDIBLE PLANTINGS</b>
Sword Fern	Snowberry	Santal
Snowberry	Oregon Grape	Gooseberry
Evergreen Huckleberry	Santal	Sword Fern
Santal	Prostrate Oregon Grape	Hardhack
<b>RAIN GARDEN PLANTINGS</b>	<b>HERBS &amp; POLLINATOR PLANTINGS</b>	<b>SCREENING HEDGE</b>
Soft Common Rush	Purple Coneflower	Pacific Wax Myrtle
Hardhack	White Spike Lavandin	
Slough Sedge	New England Aster	
Dwarf Arctic Blue Leaf Willow	Black-Eyed Susan	
Dwarf Red-twigged Dogwood	May Night Salvia	
<b>URBAN AGRICULTURE ZONE</b>	Mexican Feathergrass	
Plantings to be designed & managed by Community Partner, Volunteers and Residents.	Feather Reed Grass	
<b>ALLOTMENT GARDEN BOX</b>	Blueberry	
Allotment Garden Box	Rosemary	
	Culinary Sage	
	Garden Oregano	
	<b>LAWN AREA</b>	
	Lawn Area	

## BOULEVARD PLANTING NOTES

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

## GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

## ON-SLAB TREE PLANTING NOTES

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

NOT FOR CONSTRUCTION

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



client  
**CRD Housing Corporation**  
631 Fisgard Ave.  
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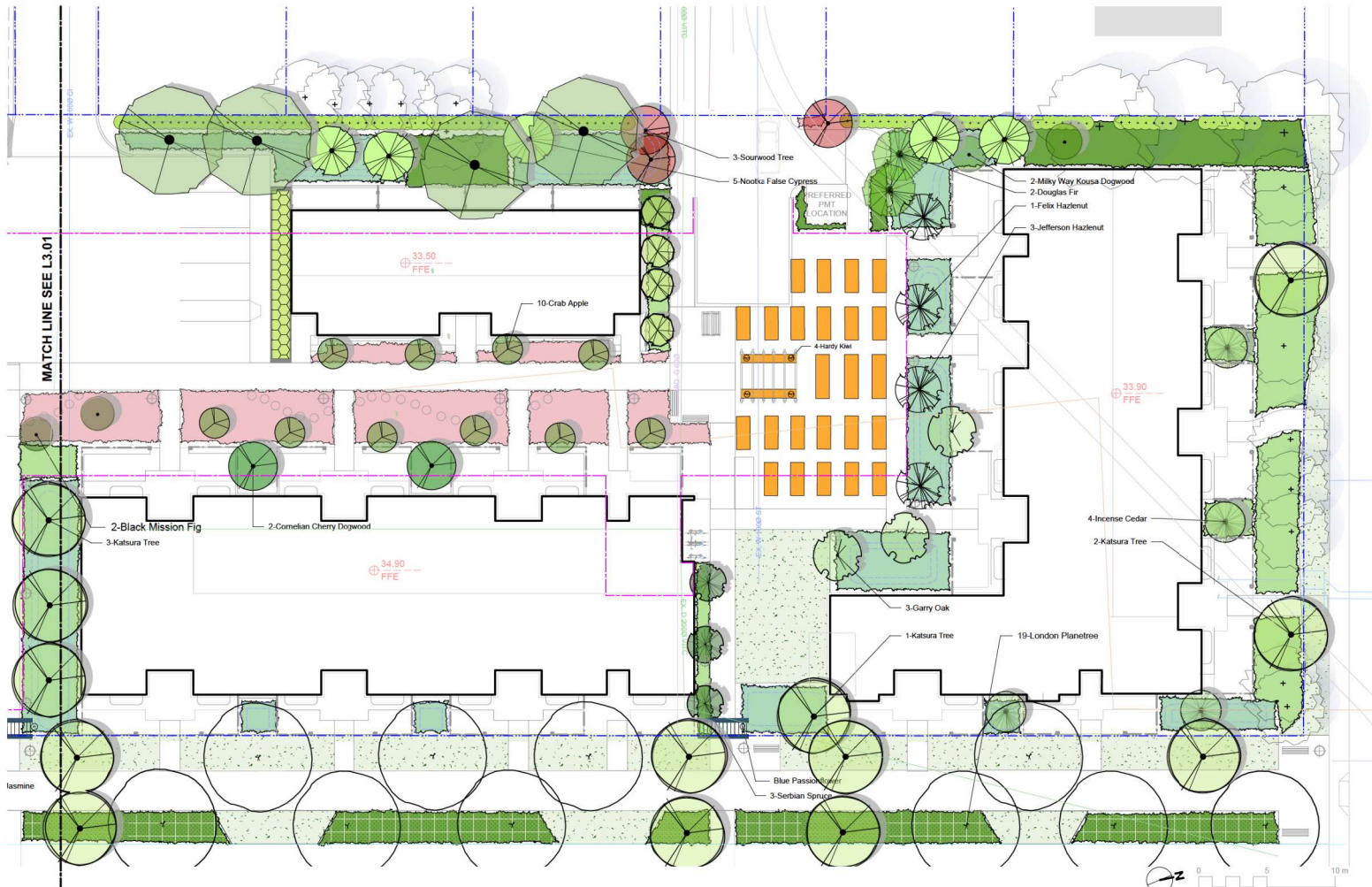
project  
**Caledonia Redevelopment**  
Caledonia Ave.  
Victoria, BC

sheet title  
**Planting Plan South**

project no. 119.18  
scale 1:150 @ 24"x36"  
drawn by TB  
checked by P&G

revision no. sheet no.  
**L3.01**





MATCH LINE SEE L3.01

#### BOULEVARD PLANTING NOTES

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

#### GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

#### ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the following conditions exist in on-grade planting areas: a) where trees less than 5m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 5m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

#### PLANTING LEGEND

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

PLANT LIST SEE L3.01

NOT FOR CONSTRUCTION

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10	RZ/DP Revision	20.11.24
9	RZ/DP Revision	20.07.10
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7	RZ/DP Revision	20.04.07
6	RZ/DP Revision	20.04.03
5	For COTW	20.02.04
4	Issued for ADP	20.01.15
2	RZ/DP Revision	19.12.16
1	Rezonning/DP	19.09.26



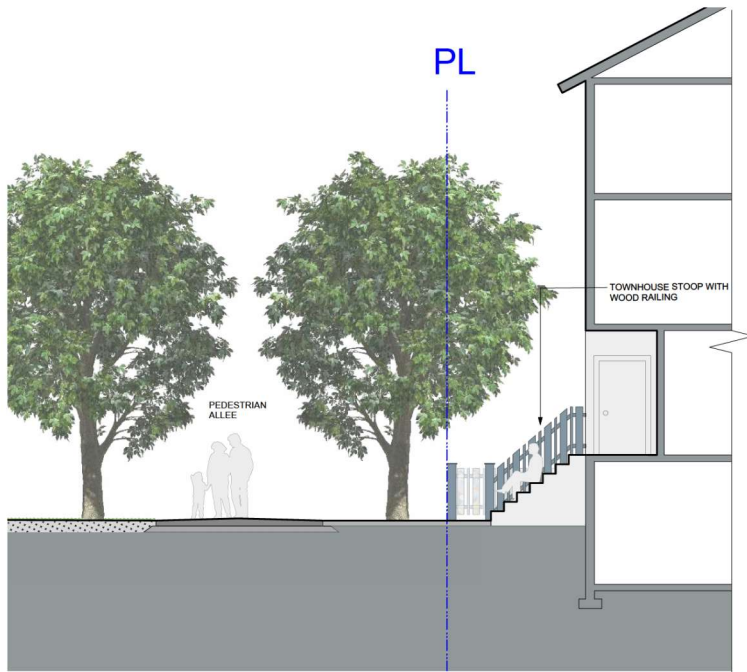
client  
CRD Housing Corporation  
631 Fisgard Ave.  
Victoria, BC

project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

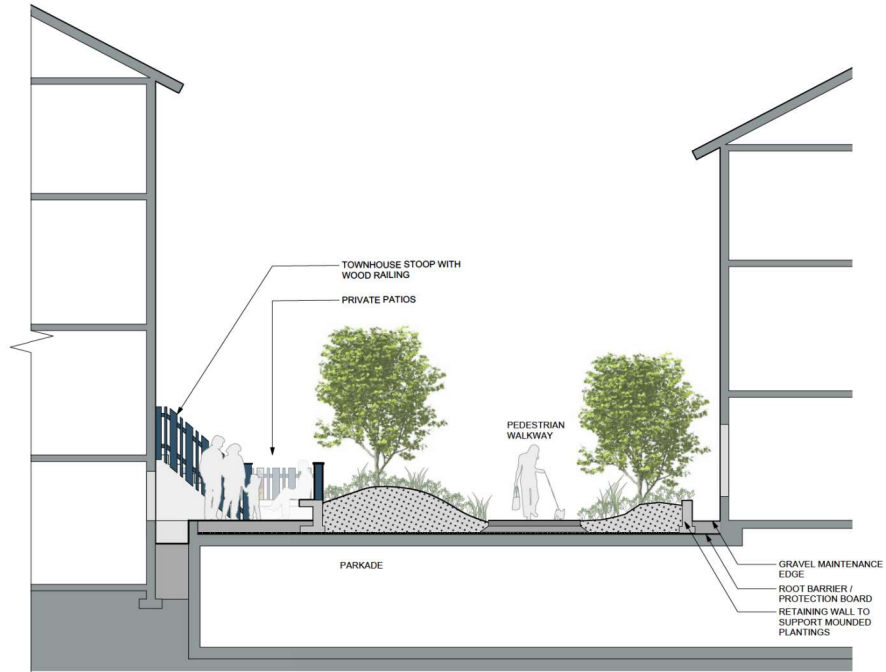
sheet title  
Planting Plan North

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
10	L3.02





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



2 Section at Pedestrian Walkway  
Scale: 1:50

NOT FOR CONSTRUCTION

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



client  
CRD Housing Corporation  
631 Fisgard Ave.  
Victoria, BC

project  
Caledonia Redevelopment  
Caledonia Ave.  
Victoria, BC

sheet title  
**Landscape Sections**

project no. 119.18  
scale 1:250 @ 24"x36"  
drawn by TB  
checked by P&G

revision no. sheet no.  
**L5.01**



