1961 DOUGLAS ST

DEVELOPMENT PERMIT VARIANCE RESPONSE - MARCH 12, 2025

PROJECT INFORMATION

PROJECT ADDRESS	1961 DOUGLAS STREET, VICTORIA BC	710 CALEDONIA AVE, VICTORIA BC
LEGAL DESCRIPTION	LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557	LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509
EXISTING ZONING	ZONING: T-1	ZONING: C-1
ADOPTED ZONING	CD-19	
SITE AREA	72,357.5 sf (6,722 m^2)	
TOTAL FLOOR AREA	452,192 sf (42,010 m^2)	
COMMERCIAL FLOOR AREA	62,510 sf (5,807 m^2)	
FLOOR SPACE RATIO	6.25 FSR *(0.84 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)*	
HEIGHT OF BUILDINGS	BUILDING A = 55.45 m BUILDING B = 73.13 m BUILDING C = 65.92 m	
NUMBER OF STOREYS	BUILDING A = 16 STOREYS BUILDING B = 22 STOREYS BUILDING C = 21 STOREYS	
PARKING STALLS	345 PARKING STALLS *(103 COMMERCIAL + 242 RESIDENTIAL)*	
BICYCLE PARKING	643 CLASS 1 BICYCLE SPACES *(28 COMM. + 615 RESD.)* 80 CLASS 2 BICYCLE SPACES *(30 COMM. + 50 RESD.)* *ADDITIONAL 2V & 6OZ PROVIDED AT E.O.T.*	

BUILDING SETBACKS

	BELOW 4 STOREYS	ABOVE 4 STOREYS
BUILDING B FROM SOUTH PL	0m	3m
BUILDING A FROM NORTH PL	0m	3m
BUILDING C FROM NORTH PL	0m	3m
BUILDING A FROM EAST PL	0m	3m
BUILDING C FROM WEST PL	0m	4.6m
ROOF TOP STRUCTURES FROM OUTER EDGE OF THE ROOF		3m

BUILDING SEPARATION ABOVE 4 STOREYS	MIN. 20m		
TOTAL NUMBER OF RESIDENTIAL UNITS	BUILDING A = 133 UNITS BUILDING B = 220 UNITS BUILDING C = 154 UNITS		
UNIT TYPES	BUILDING A STUDIO = 40.6% 1 BED = 25.5% 2 BED = 22.6% 3 BED = 11.3%	BUILDING B STUDIO = 2.7% 1 BED = 67.7% 2 BED = 23.2% 3 BED = 6.4%	BUILDING C STUDIO = 0.0% 1 BED = 55.2% 2 BED = 39.6% 3 BED = 5.2%
MINIMUM UNIT FLOOR AREA	BUILDING A = 322 sf (30 m^2) BUILDING B = 373 sf (35 m^2) BUILDING C = 366 sf (34 m^2)		
RESIDENTIAL FLOOR PLATE SIZE	BUILDING A = 5,813 sf (540.04 m^2) BUILDING B = 6,591 sf (612.32 m^2) BUILDING C = 6,557 sf (609.16 m^2)		
TOTAL RESIDENTIAL FLOOR AREA	BUILDING A = 100,156 sf (9,304.79 m^2) BUILDING B = 167,160 sf (15,565.72 m^2) BUILDING C = 124,379 sf (11,525.60 m^2)		

DRAWING LIST

		24"X36" SHEETS	11"X17" SHEETS
A000	PROJECT STATISTICS	N.T.S	N.T.S
A001	CONTEXT PLAN	N.T.S	N.T.S
A002	CIVIL PLAN	N.T.S	N.T.S
A003	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
A004	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
A005	FIRE DEPT. ACCESS PLAN	1/16" = 1'-0"	1/32" = 1'-0"
A101	FLOOR PLAN PARKING LEVEL P2	1/16" = 1'-0"	1/32" = 1'-0"
A102	FLOOR PLAN PARKING LEVEL P1	1/16" = 1'-0"	1/32" = 1'-0"
A103	FLOOR PLAN LOWER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A103A	FLOOR PLAN LOWER GROUND MEZZ	1/16" = 1'-0"	1/32" = 1'-0"
A104	FLOOR PLAN UPPER GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A105	FLOOR PLAN GROCERY LEVEL	1/16" = 1'-0"	1/32" = 1'-0"
A106	FLOOR PLAN DAYCARE / RESIDENTIAL LEVEL (BLDG A: MEZZ, BLDG B :L02)	1/16" = 1'-0"	1/32" = 1'-0"
A107	FLOOR PLAN RESIDENTIAL LEVEL (BLDG A: L02, BLDG B :L03)	1/16" = 1'-0"	1/32" = 1'-0"
A108	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L04-05, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A109	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L06, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A110	FLOOR PLAN RESIDENTIAL (BLDG A: L03-12, BLDG B :L07-15, BLDG C: L05-11)	1/16" = 1'-0"	1/32" = 1'-0"
A111	FLOOR PLAN RESIDENTIAL (BLDG A: L13-16, BLDG B :L16-19, BLDG C: L12-18)	1/16" = 1'-0"	1/32" = 1'-0"
A112	FLOOR PLAN RESIDENTIAL (BLDG B :L20, BLDG C: L19-20)	1/16" = 1'-0"	1/32" = 1'-0"
A113	FLOOR PLAN RESIDENTIAL (BLDG B :L21, BLDG C: L21)	1/16" = 1'-0"	1/32" = 1'-0"
A114	FLOOR PLAN RESIDENTIAL (BLDG B :L22)	1/16" = 1'-0"	1/32" = 1'-0"
A115	FLOOR PLAN ROOF LEVEL (BLDG B :AMENITY)	1/16" = 1'-0"	1/32" = 1'-0"
A116	FLOOR PLAN ROOFTOPS	1/16" = 1'-0"	1/32" = 1'-0"
A200	BUILDING SECTION A	1/16" = 1'-0"	1/32" = 1'-0"
A201	BUILDING SECTION B	1/16" = 1'-0"	1/32" = 1'-0"
A202	BUILDING SECTION C	1/16" = 1'-0"	1/32" = 1'-0"
A203	BUILDING SECTION D	1/16" = 1'-0"	1/32" = 1'-0"
A204	BUILDING SECTION E	1/16" = 1'-0"	1/32" = 1'-0"
A205	BUILDING SECTION F	1/16" = 1'-0"	1/32" = 1'-0"
A300	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
A301	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A302	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A303	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A304	BUILDING A ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A305	BUILDING C ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A306	BUILDING B ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A500	SHADOW / SUN STUDY	N.T.S	N.T.S.
A501A-D	3D VIEWS	N.T.S.	N.T.S.
A502A-B	MATERIALS	N.T.S.	N.T.S.

CITY OF VICTORIA
Revisions
Received Date: June 9, 2025

CITY OF VICTORIA
Final Approved Plans
Adopted Date: July 31, 2025

MCM

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Revisions	YYYY-MM-DD
12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
20 DECEMBER 2023	ISSUED FOR DP VARIANCE
09 DECEMBER 2022	ISSUED FOR DP RESPONSE
13 JUNE 2022	ISSUED FOR DP RESPONSE
30 MARCH 2022	ISSUED FOR REZONING & DP

Seal

Douglas St

Victoria, BC

Project

COVER & PROJECT INFO

Drawing

Scale

Project 221023

Sheet A000

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GROSS FLOOR AREA + FSR

	BUILDING C - MARKET RENTAL (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Bldg Storage / Service Rms	**Residential Total**
Level 01 Lower	1,431	1,050		559	1,179			715	**4,934**
Level 01 Upper		2,981				526	729		**4,236**
Grocery level		687							**687**
Level 02									**0**
Level 03		377							**377**
Level 04		1,022		5,870					**6,892**
Level 05		1,034	5,491					32	**6,557**
Level 06		1,034	5,491					32	**6,557**
Level 07		1,034	5,491					32	**6,557**
Level 08		1,034	5,491					32	**6,557**
Level 09		1,034	5,491					32	**6,557**
Level 10		1,034	5,491					32	**6,557**
Level 11		1,034	5,491					32	**6,557**
Level 12		1,034	5,491					32	**6,557**
Level 13		1,034	5,491					32	**6,557**
Level 14		1,034	5,491					32	**6,557**
Level 15		1,034	5,491					32	**6,557**
Level 16		1,034	5,491					32	**6,557**
Level 17		1,034	5,491					32	**6,557**
Level 18		1,034	5,491					32	**6,557**
Level 19		1,008	4,663					60	**5,731**
Level 20		1,008	4,663					60	**5,731**
Level 21 Amenity		998	2,596	80					**3,674**
TOTAL	**1,431**	**23,607**	**88,796**	**6,509**	**1,179**	**526**	**729**	**1,283**	**124,060**

	BUILDING C - COMMERICAL (GSF)							
	Retail Units	Restaurant / Coffee	Grocery	Daycare	Co-Work	Circulation	Waste / Recycle /Bldg Stor.	**Commercial Total**
Level 01 Lower	4,054					1,787	1,121	**6,962**
Level 01 Upper		5,549	1,787		4,785	240		**12,361**
Grocery level								
Level 02			32,297			603		**32,900**
Level 03				4,946		169		**5,115**
Level 04								
Level 05								
Level 06								
Level 07								
Level 08								
Level 09								
Level 10								
Level 11								
Level 12								
Level 13								
Level 14								
Level 15								
Level 16								
Level 17								
Level 18								
Level 19								
Level 20								
Level 21								
Level 22								
Level 23 A/R								
TOTAL	**4,054**	**5,549**	**34,084**	**4,946**	**4,785**	**2,799**	**1,121**	**57,338**

BUILDING C
RESIDENTIAL & COMMERCIAL TOTAL (GSF)
11,896
16,597
687
32,900
5,492
6,892
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
6,557
5,731
5,731
3,674
181,398

	BUILDING B - MARKET RENTAL & CONDO (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Bldg Storage / Service Rms	**Residential Total**
Level 01 Lower		687							**687**
Level 01 Upper	1,676	3,314			993	738	575	205	**7,501**
Grocery level		786							**786**
Level 02		1,889	5,849				2,157	84	**9,979**
Level 03		2,124	9,694				66	106	**11,990**
Level 04		1,967	9,852				66	106	**11,991**
Level 05		1,967	9,852				66	106	**11,991**
Level 06		918	5,615					58	**6,591**
Level 07		918	5,615					58	**6,591**
Level 08		918	5,615					58	**6,591**
Level 09		918	5,615					58	**6,591**
Level 10		918	5,615					58	**6,591**
Level 11		918	5,615					58	**6,591**
Level 12		918	5,615					58	**6,591**
Level 13		918	5,615					58	**6,591**
Level 14		918	5,615					58	**6,591**
Level 15		918	5,615					58	**6,591**
Level 16		918	5,615					58	**6,591**
Level 17		918	5,615					58	**6,591**
Level 18		918	5,615					58	**6,591**
Level 19		918	5,615					58	**6,591**
Level 20		892	5,432					56	**6,380**
Level 21		892	5,314					56	**6,262**
Level 22		865	5,345					56	**6,266**
Level 23 A/R		927						126	**1,053**
TOTAL	**1,676**	**29,162**	**129,948**	**0**	**993**	**738**	**2,930**	**1,713**	**167,160**

	BUILDING B - COMMERICAL (GSF)			
	Retail Units	Circulation	Waste / Recycle / BOH	**Commercial Total**
Level 01 Lower				**687**
Level 01 Upper	2,976	97	405	**3,478**
Grocery level				
Level 02				
Level 03				
Level 04				
Level 05				
Level 06				
Level 07				
Level 08				
Level 09				
Level 10				
Level 11				
Level 12				
Level 13				
Level 14				
Level 15				
Level 16				
Level 17				
Level 18				
Level 19				
Level 20				
Level 21				
Level 22				
Level 23 A/R				
TOTAL	**2,976**	**97**	**405**	**3,478**

BUILDING B
RESIDENTIAL & COMMERCIAL TOTAL (GSF)
687
10,979
786
9,979
11,990
11,991
11,991
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,591
6,380
6,262
6,266
1,053
170,638

	BUILDING A- BC HOUSING - BELOW MARKET RENTAL (GSF)								
	Residential Lobby/Mail	Circulation	Residential Units	Amenity / Mng Office	Waste / Recycle	Bike Repair/ Bike Share	Residential Storage	Bldg Storage / Service Rms	**Residential Total**
Level 01 Lower		700						2,390	**3,090**
Lower grd mezz		753							**753**
Level 01 Upper	660	1,958			432			35	**3,085**
Grocery level		700							**700**
Mezzanine		1,740	1,359	677				1,578	**5,354**
Level 02		1,001	4,069	691				31	**5,792**
Level 03		1,028	4,751					34	**5,813**
Level 04		1,028	4,751					34	**5,813**
Level 05		1,028	4,751					34	**5,813**
Level 06		1,028	4,751					34	**5,813**
Level 07		1,028	4,751					34	**5,813**
Level 08		1,028	4,751					34	**5,813**
Level 09		1,028	4,751					34	**5,813**
Level 10		1,028	4,751					34	**5,813**
Level 11		1,028	4,751					34	**5,813**
Level 12		1,028	4,751					34	**5,813**
Level 13		1,028	4,751					34	**5,813**
Level 14		1,028	4,751					34	**5,813**
Level 15		1,028	4,751					34	**5,813**
Level 16		1,028	4,751					34	**5,813**
TOTAL	**660**	**21,244**	**71,942**	**1,368**	**432**	**0**	**0**	**4,510**	**100,156**

FSR EXCLUSIONS

	PARKING/LOADING/BIKE STORAGE (EXCLUDED FROM FSR)										
	GSF										
	Circulation	Grocery Parking	BC Housing Parking	Commercial Parking	Resi. Parking	Retail Bikes / EOT	Residential Storage	Bldg Storage / Service Rms	Loading	Res. Bike Storage	**Total**
Level P2	1,460				21,627		1,564				**24,651**
Level P1	2,799				61,544	911		4,063			**69,317**
Level 01 Lower	1,774	25,552	10,971	1,527		502		1,484	3,760		**45,570**
Lower grd mezz			3,486	3,290							**6,776**
Level 01 Upper									9,248	9,067	**18,315**
TOTAL	**6,033**	**25,552**	**14,457**	**4,817**	**83,171**	**1,413**	**1,564**	**5,547**	**13,008**	**9,067**	**164,629**

	Commercial Common Area (sf)								
	Retail	Restaurant	Grocery	Daycare	Co-Work	Retail	Rest.	Grocery	Daycare	Co-Work
	12%	**10%**	**60%**	**9%**	**8%**	**531**	**442**	**2,653**	**398**	**354**

					Total
Retail	Restaurant	Grocery	Daycare	Co-Work	
7,561	**5,991**	**36,737**	**5,344**	**5,139**	**60,772**

COMMERCIAL								
CAR PARKING SPACES								
		RETAIL	RESTAURANT	GROCERY	DAYCARE	CO-WORK	TOTAL	CAR SHARE
		1 SPACE /80m²	1 SPACE /40m²	1 SPACE /50m²	1 SPACE /100m²	1 SPACE /70m²		
REQUIRED		9	14	68	5	7	**103**	2
PROVIDED		9	14	68	5	7	**103**	6
ACCESSIBLE PARKING SPACES								
		RETAIL	RESTAURANT	GROCERY	DAYCARE	CO-WORK	TOTAL	
REQUIRED		**1 (van)**	**1 (van)**	**3 (2 car + 1 van)**	**0**	**1 (van)**	**6**	
PROVIDED		**3**	**2**	**3**	**1**	**1**	**10**	

RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL		
REQUIRED	**487**	+ 2 car share
PROVIDED	**345**	+ 6 car share

CAR PARKING REQUIREMENTS

RESIDENTIAL										
CAR PARKING SPACES								ACCESSIBLE PARKING SPACES			
BLDG C - RENTAL								**BLDG C - ACCESSIBLE**			
	0.50 SPACES/UNIT (< 45m²)	**0.60 SPACES/UNIT (45m²-70m²)**	**1.00 SPACES/UNIT (> 70m²)**	**0.1 VISITOR SPACE/UNIT**	**TOTAL**			**CAR ACCESSIBLE SPACES**	**VAN ACCESSIBLE SPACES**	**VISITOR ACCESSIBLE SPACES**	**TOTAL ACCESSIBLE SPACES**
REQUIRED	0.50 x 28= 14	0.60 x 116= 70	1.00 x 10= 10	0.1 x 154= 15	**109**			3	1	1 (van)	5
PROVIDED		~0.53 SPACES/UNIT = 82		5*	**82**			4	1	1 (van)	6
BLDG B - RENTAL & CONDO								**BLDG B - ACCESSIBLE**			
	0.50 SPACES/RENTAL UNIT + 0.65 SPACES/CONDO UNIT (< 45m²)	**0.60 SPACES/RENTAL UNIT + 0.80 SPACES/CONDO UNIT (45m²-70m²)**	**1.00 SPACES/RENTAL UNIT + 1.20 SPACES/CONDO UNIT (> 70m²)**	**0.1 VISITOR SPACE/UNIT**	**TOTAL**			**CAR ACCESSIBLE SPACES**	**VAN ACCESSIBLE SPACES**	**VISITOR ACCESSIBLE SPACES**	**TOTAL ACCESSIBLE SPACES**
REQUIRED	(0.50 x 7)+(0.65 x 14)= 13	(0.60 x 39)+(0.80 x 99)= 103	(1.00 x 10)+(1.20 x 45)= 70	0.1 x 220= 22	**208**			3	1	1 (van)	5
PROVIDED		~0.45 SPACES/UNIT = 100		5*	**100**			3	1	1 (van)	5
BLDG A - BC HOUSING- BELOW MARKET RENTAL								**BLDG A - ACCESSIBLE**			
	0.20 SPACES/UNIT (< 45m²)	**0.50 SPACES/UNIT (45m²-70m²)**	**0.75 SPACES/UNIT (> 70m²)**	**0.1 VISITOR SPACE/UNIT**	**TOTAL**			**CAR ACCESSIBLE SPACES**	**VAN ACCESSIBLE SPACES**	**VISITOR ACCESSIBLE SPACES**	**TOTAL ACCESSIBLE SPACES**
REQUIRED	0.20 x 54= 11	0.50 x 64= 32	0.75 x 15= 11	0.1 x 133= 13	**67**			2	1	1 (van)	4
PROVIDED		~0.45 SPACES/UNIT = 60		5*	**60**			2	1	1 (van)	4
RESIDENTIAL TOTAL								**RESIDENTIAL ACCESSIBLE SPACES TOTAL**			
REQUIRED					**384**			REQUIRED			**14**
PROVIDED					**242**			PROVIDED			**15**

*Note: Residential visitor parking spaces to be shared with commercial spaces per TDM.
*Note: In accordance with Schedule C, energized electric vehicle outlets will be provided for each residential parking space.

UNIT BREAKDOWN

BLDG C - RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 5	0	6	4	0	**10**
Level 6	0	6	4	0	**10**
Level 7	0	6	4	0	**10**
Level 8	0	6	4	0	**10**
Level 9	0	6	4	0	**10**
Level 10	0	6	4	0	**10**
Level 11	0	6	4	0	**10**
Level 12	0	6	4	0	**10**
Level 13	0	6	4	0	**10**
Level 14	0	6	4	0	**10**
Level 15	0	6	4	0	**10**
Level 16	0	6	4	0	**10**
Level 17	0	6	4	0	**10**
Level 18	0	6	4	0	**10**
Level 19	0	0	1	4	**5**
Level 20	0	0	1	4	**5**
Level 21	0	1	3	0	**4**
TOTAL	**0**	**85**	**61**	**8**	**154**

UNIT MIX	
STUDIO	0.0%
1 BED	55.2%
2 BED	39.6%
3 BED	5.2%
Total	**100%**

Accessible Units	**0**
Family Units	**69**
	44.8%

STORAGE LOCKERS	
Level P2	23
Upper grd	5
Total	**28**

*Note: Storage lockers are not required as per Bylaw.

BLDG B - RENTAL & CONDO					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 2	2 (Guest)	9	0	1	**12**
Level 3	0	11	2	3	**16**
Level 4	2	10	3	2	**17**
Level 5	2	10	3	2	**17**
Level 6	0	8	2	0	**10**
Level 7	0	8	2	0	**10**
Level 8	0	8	2	0	**10**
Level 9	0	8	2	0	**10**
Level 10	0	8	2	0	**10**
Level 11	0	8	2	0	**10**
Level 12	0	8	2	0	**10**
Level 13	0	8	2	0	**10**
Level 14	0	6	2	1	**9**
Level 15	0	6	2	1	**9**
Level 16	0	6	2	1	**9**
Level 17	0	6	2	1	**9**
Level 18	0	6	2	1	**9**
Level 19	0	6	2	1	**9**
Level 20	0	3	5	0	**8**
Level 21	0	3	5	0	**8**
Level 22	0	3	5	0	**8**
TOTAL	**6**	**149**	**51**	**14**	**220**

UNIT MIX	
STUDIO	2.7%
1 BED	67.7%
2 BED	23.2%
3 BED	6.4%
Total	**100%**

Accessible Units	**0**
Family Units	**65**
	29.5%

STORAGE LOCKERS	
Level P1	10
Upper grd	10
Level 2	44
Level 3-5	
Total	**64**

*Note: Storage lockers are not required as per Bylaw.

BLDG A - BC HOUSING- BELOW MARKET RENTAL					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
Mezzanine	2	0	1	0	**3**
Level 2	4	2	1	1	**8**
Level 3	4	2	2	1	**9**
Level 4	4	2	2	1	**9**
Level 5	4	2	2	1	**9**
Level 6	4	2	2	1	**9**
Level 7	4	2	2	1	**9**
Level 8	4	2	2	1	**9**
Level 9	4	2	2	1	**9**
Level 10	4	2	2	1	**9**
Level 11	4	2	2	1	**9**
Level 12	4	2	2	1	**9**
Level 13	2	3	2	1	**8**
Level 14	2	3	2	1	**8**
Level 15	2	3	2	1	**8**
Level 16	2	3	2	1	**8**
TOTAL	**54**	**34**	**30**	**15**	**133**

UNIT MIX	
STUDIO	40.6%
1 BED	25.5%
2 BED	22.6%
3 BED	11.3%
Total	**100%**

Accessible Units	**30**
Family Units	**45**
	33.8%

FAMILY UNITS FOR ALL BUILDINGS:	
# OF UNITS	**179**
%	**35.3%**

BIKE PARKING REQUIREMENTS

RESIDENTIAL			
LONG TERM BIKES			
BLDG C - RENTAL			
	1 SPACE/UNIT (< 45m²)	**1.25 SPACES/UNIT (> 45m²)**	**TOTAL**
REQUIRED	1.00 x 28= 28	1.25 x 126= 158	**186**
PROVIDED	~1.2 SPACES/UNIT = 190		**192**
BLDG B - RENTAL			
	1 SPACE/UNIT (< 45m²)	**1.25 SPACES/UNIT (> 45m²)**	**TOTAL**
REQUIRED	1.00 x 21= 21	1.25 x 199= 249	**270**
PROVIDED	~1.2 SPACES/UNIT = 259		**270**
BLDG A - BC HOUSING- BELOW MARKET RENTAL			
	1 SPACE/UNIT (< 45m²)	**1.25 SPACES/UNIT (> 45m²)**	**TOTAL**
REQUIRED	1.00 x 54= 54	1.25 x 79= 99	**153**
PROVIDED	~1.2 SPACES/UNIT = 153		**153**
LONG TERM RESIDENTIAL TOTAL			
REQUIRED			**609**
PROVIDED			**615**

RESIDENTIAL	
SHORT TERM BIKES	
BLDG C - RENTAL	
0.1 SHORT TERM BIKES/UNIT	
REQUIRED	15
PROVIDED	15
BLDG B - RENTAL	
0.1 SHORT TERM BIKES/UNIT	
REQUIRED	22
PROVIDED	22
BLDG A - BCH- BELOW MARKET	
0.1 SHORT TERM BIKES/UNIT	
REQUIRED	13
PROVIDED	13
SHORT TERM RESIDENTIAL TOTAL	
REQUIRED	**50**
PROVIDED	**50**

COMMERCIAL						
LONG TERM BIKE REQUIREMENTS						
	RETAIL	RESTAURANT	GROCERY	DAYCARE	CO-WORK	TOTAL
	1 SPACE /200m²	1 SPACE /400m²	1 SPACE /200m²	1 SPACE /700m²	1 SPACE /150m²	
REQUIRED	4	1	17	1	3	**26**
PROVIDED	4	1	19	1	3	**28**

NOTE: ADDITIONAL 2V & 6OZ STALLS HAVE BEEN PROVIDED AT E.O.T.

COMMERCIAL						
SHORT TERM BIKE REQUIREMENTS						
	RETAIL	RESTAURANT	GROCERY	DAYCARE	CO-WORK	TOTAL
	1 SPACE /200m²	1 SPACE /100m²	1 SPACE /200m²	1 SPACE /200m²	1 SPACE /400m²	
REQUIRED	4	6	17	2	1	**30**
PROVIDED	4	6	17	2	1	**30**

RESIDENTIAL + COMMERCIAL LONG TERM BIKE PARKING TOTAL				
	Oversized (68)	Horizontal (285)	Vertical (282)	
REQUIRED *(max 50% vertical)*				**635**
PROVIDED	**10.71%**	**44.88%**	**44.41%**	**643**
PROVIDED : Oversized (68), Horizontal (289) and Vertical (286)				

RESIDENTIAL + COMMERCIAL SHORT TERM BIKE PARKING TOTAL	
REQUIRED	**80**
PROVIDED	**80**

SITE SUMMARY

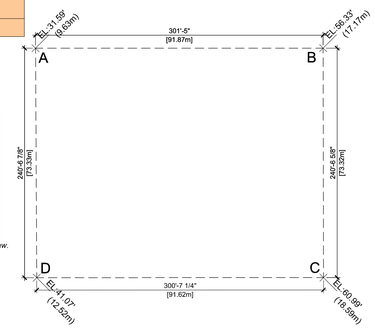
SITE AREA	**72,357.5**	**SF**
COMMERCIAL	**0.84**	**FSR**
RESIDENTIAL	**5.41**	**FSR**
BUILDING A - BCH	1.38	FSR
BUILDING B - RENTAL	2.31	FSR
BUILDING C - RENTAL	1.71	FSR

SITE COVERAGE	**85.4%**
OPEN SITE SPACE	**11.9%**

BUILDING HEIGHTS			
	HEIGHT (ft)	HEIGHT (m)	HEIGHT (STOREYS)
BUILDING A - BCH	181'-11"	55.45m	16 STOREYS
BUILDING B - RENTAL/CONDO	239'-11"	73.13m	22 STOREYS
BUILDING C - RENTAL	216'-3"	65.92m	21 STOREYS

TOWER FLOOR PLATES			
	AREA	WIDTH	LENGTH
BUILDING A - BCH	583 sq.m.	21.6m	29.0m
BUILDING B - RENTAL	667 sq.m.	33.4m	23.4m
BUILDING C - RENTAL	660 sq.m.	25.9m	25.9m

AVERAGE GRADE CALCULATION		
A-B =	[(9.63m + 17.17m)/2] x 91.87m =	1231.06
B-C =	[(17.17m + 18.59m)/2] x 73.32m =	1310.96
C-D =	[(18.59m + 12.52m)/2] x 91.63m =	1425.30
D-A =	[(12.52m + 9.63m)/2] x 73.32m =	812.02
AVG GRADE =	4,779.20 / 330.13m =	**14.46m**



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2025-06-06
PARKING FOR REVIEW

Seal

Douglas St

Victoria, BC

Project

PROJECT STATISTICS

Drawing

Scale

Project 221023

Sheet **A000**

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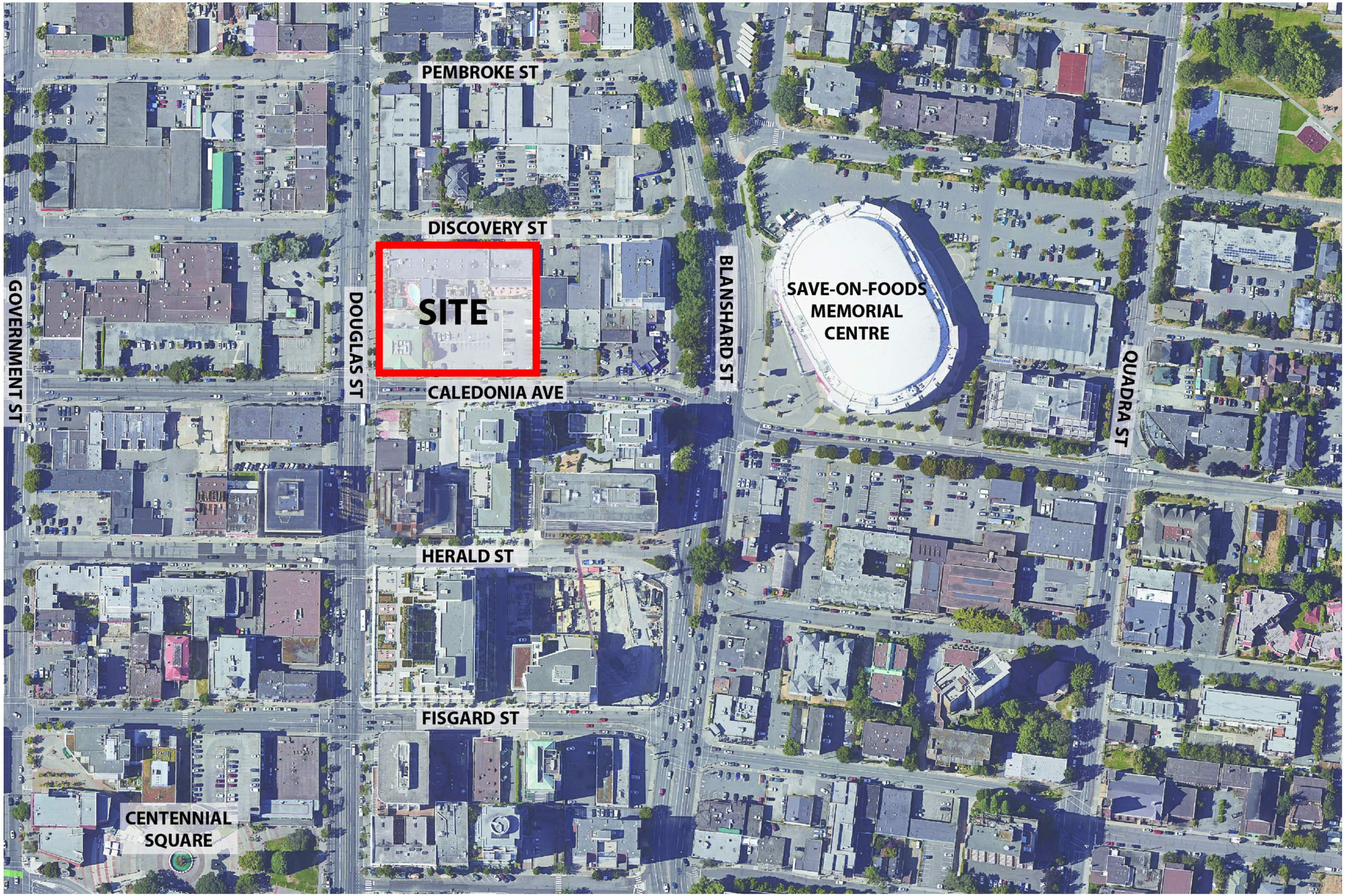

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CONTEXT

Drawing

Scale

Project 221023

Sheet A001

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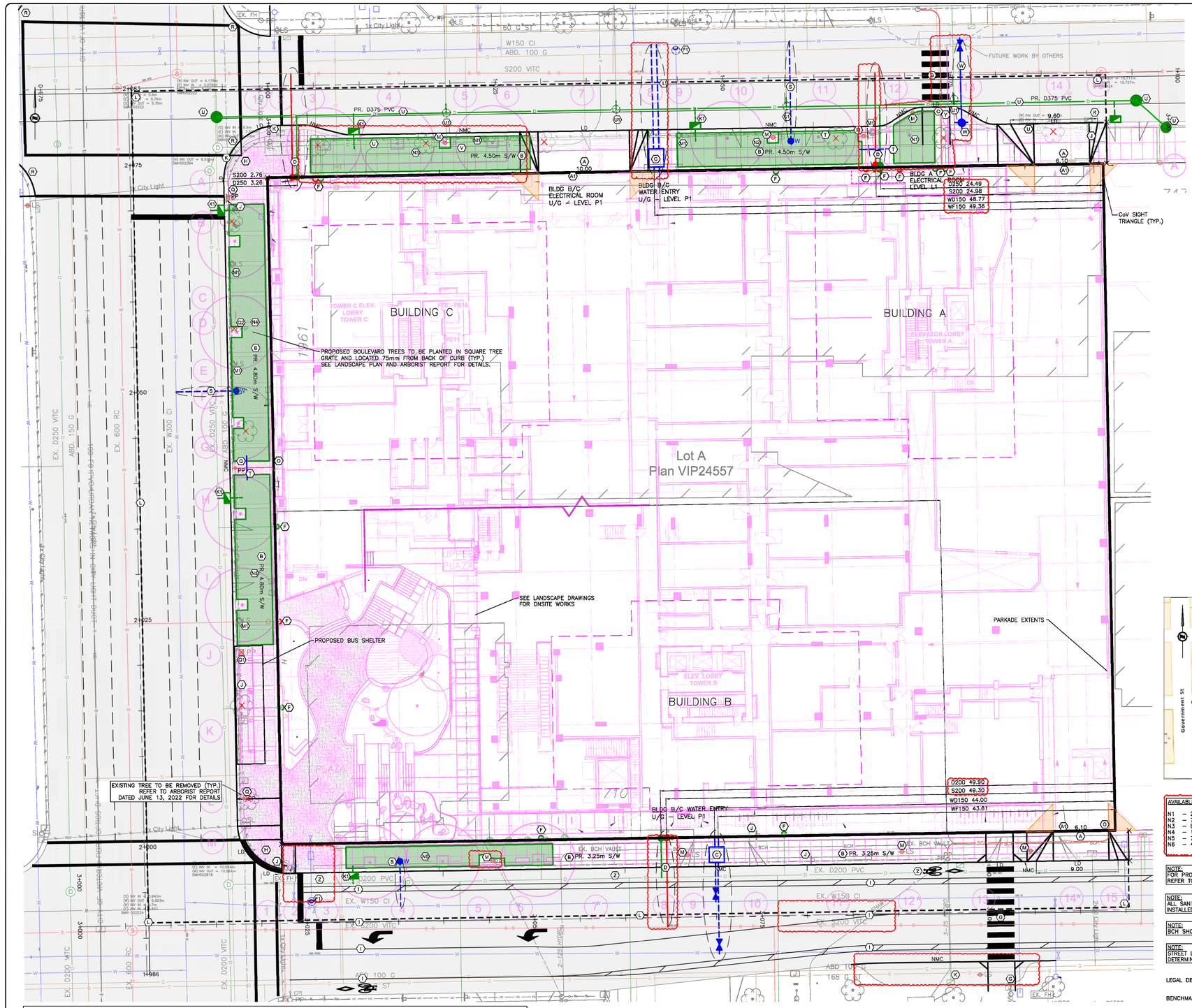

SHEET NOTES

(A) PROPOSED DRIVEWAY AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE B. DRIVEWAY ACCESS GRADES EXCEED CoV HIGHWAY ACCESS BYLAW. PROPOSED DRIVEWAY GRADES TO BE REVIEWED AND APPROVED BY CoV AT BUILDING PERMIT.

(A1) CONTRACTOR TO INSTALL TRENCH DRAIN TO CONTROL PRIVATE STORMWATER RUNOFF AS REQUIRED.

(B) CONTRACTOR TO REPLACE EXISTING SIDEWALK AND BOULEVARD TO CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN AND STREETSCAPE STANDARDS DATED JANUARY 2019. ('DOUGLAS STREET'(pg.80–82) AND 'NEW TOWN'(pg.73–76) DISTRICTS) WHERE APPLICABLE

(C) PROPOSED 150mm DOMESTIC WATER AND 150mm FIRE WATER SERVICES AND 75MM WATER METER AS PER CoV SD W2n.

(D) PROPOSED STORM AND SANITARY SERVICING COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE.

(E) EXISTING SANITARY AND STORM SERVICE TO BE CAPPED BY CONTRACTOR WITHIN PRIVATE PROPERTY.

(F) EXISTING WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

(G) PROPOSED CROSSWALK COMPLETE WITH LETDOWNS AND SIGNALIZATION. EXISTING PARKING TO BE REMOVED AND REPLACED WITH BOULEVARD AND NON MOUNTABLE CURB AS REQUIRED. ASSOCIATED ELECTRICAL TO BE RELOCATED/ESTABLISHED AS REQUIRED.

(H) PROPOSED CROSSWALK LETDOWNS COMPLETE WITH 1.5m PANEL TRANSITION.

(I) PROPOSED LANE DESIGN STREET MARKINGS AS PER CITY OF VICTORIA.

(J) EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.

(K) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS AS REQUIRED. LOCATION TO BE DETERMINED AT DETAILED DESIGN.

(K1) PROPOSED CATCH BASIN LOCATION. ROAD RUNOFF TO BE DIRECTED TO SOIL CELLS FOR TREATMENT.

(L) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.

(M) PROPOSED LUMINAIRE LOCATION. FINAL LOCATIONS TO BE CONFIRMED AT BP.

(M1) EXISTING LUMINAIRE TO BE RE/RE AS REQUIRED. FINAL LOCATIONS AND STREETLIGHTING DESIGN TO BE DETERMINED AT BP.

(M1)–(N6) AVAILABLE AREA FOR PLANTING (BOULEVARD / SOIL CELLS). FINAL CONFIGURATION TO BE DETERMINED DURING DETAILED DESIGN AND FINAL UTILITY COORDINATION.

(O) PROPOSED HYDRO SERVICE.

(O) PROPOSED UTILITY POLE.

(O1) EXISTING UTILITY POLE TO BE REMOVED FOR NEW BUS SHELTER.

(O2) EXISTING UTILITY POLE TO BE RELOCATED FOR NEW TREE.

(R) EXISTING INTERSECTION AT DISCOVERY/DOUGLAS TO BE UPGRADED WITH FULL SIGNALIZATION. NON PROJECT RELATED CURB RETURNS TO BE RE/RE AS REQUIRED. DESIGN TO BE CONTINUED DURING BP.

(S) PROPOSED IRRIGATION SERVICE COMPLETE WITH METER AND BACKFLOW PREVENTER.

(T) PROPOSED IRRIGATION SLEEVING.

(U) PROPOSED 375mm PVC STORM MAIN COMPLETE WITH NEW MANHOLES. NEW MAIN TO TIE INTO EXISTING MANHOLE ON DISCOVERY. EXISTING STORM MAIN ON DISCOVERY TO BE CAPPED AND ABANDONED AND REMOVED AS REQUIRED TO FACILITATE SOIL CELLS.

(U1) EXISTING SERVICES TO BE RECONNECTED TO NEW STORM MAIN.

(V) CONTRACTOR TO COORDINATE WITH TELUS AS REQUIRED TO RELOCATE EXISTING SERVICE FOR BOULEVARD TREES.

(W) PROPOSED FIRE HYDRANT COMPLETE WITH GATE VALVE AND 150mm SERVICE.

(Y) PROPOSED FORTIS SERVICING. SEE MECHANICAL FOR CONTINUATION.

(Z) CONTRACTOR TO CONSTRUCT NEW GRADE RAISED BIKE LANE ON CALEDONIA. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

KEY PLAN
NTS

AVAILABLE SOIL CELL VOLUME

N1	–	23m²	* 1m DEPTH * 0.92 =	21m³
N2	–	75m²	* 1m DEPTH * 0.92 =	69m³
N3	–	89m²	* 1m DEPTH * 0.92 =	82m³
N4	–	105m²	* 1m DEPTH * 0.92 =	97m³
N5	–	70m²	* 1m DEPTH * 0.92 =	64m³
N6	–	47m²	* 1m DEPTH * 0.92 =	43m³

NOTE: FOR PROPOSED SEWER ATTENUATION TANK LOCATIONS, REFER TO ARCHITECT DRAWINGS.

NOTE: ALL SANITARY, STORM, AND WATER SERVICING TO BE INSTALLED OUTSIDE OF PROPOSED SOIL CELLS.

NOTE: BCH SHOWN CONCEPTUALLY. HYDRO REDLINE PENDING.

NOTE: STREET LIGHTING SHOWN CONCEPTUALLY. TO BE DETERMINED AT DETAILED DESIGN STAGE.

LEGAL DESCRIPTION: VIP24557 LOT A & VIP23509 LOT 1 003–107–329 & 103–017–575

BENCHMARK: MONUMENT 17–103 ELEV. 9.60m

1:200 0 4 12m

R. TUCK #28072 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA 2024-09-09

1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SITE PLAN

Scale horiz. 1:200 Scale vert. N/A
Sheet 1 of 1
Eng. Project No. 33604

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

ISSUED FOR DEVELOPMENT PERMIT VARIANCE

CONCEPTUAL SERVICING PLAN
H 1:200
V N/A

V:_Projects\33604 – Chard Development – 1961 Douglas & 710 Caledonia\07 – Engineering\02 – Drawings & Sketches (Eng)\33604 – Production – NEW SCHEME.dwg

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CIVIL

Drawing

Scale

Project 221023

Sheet A002

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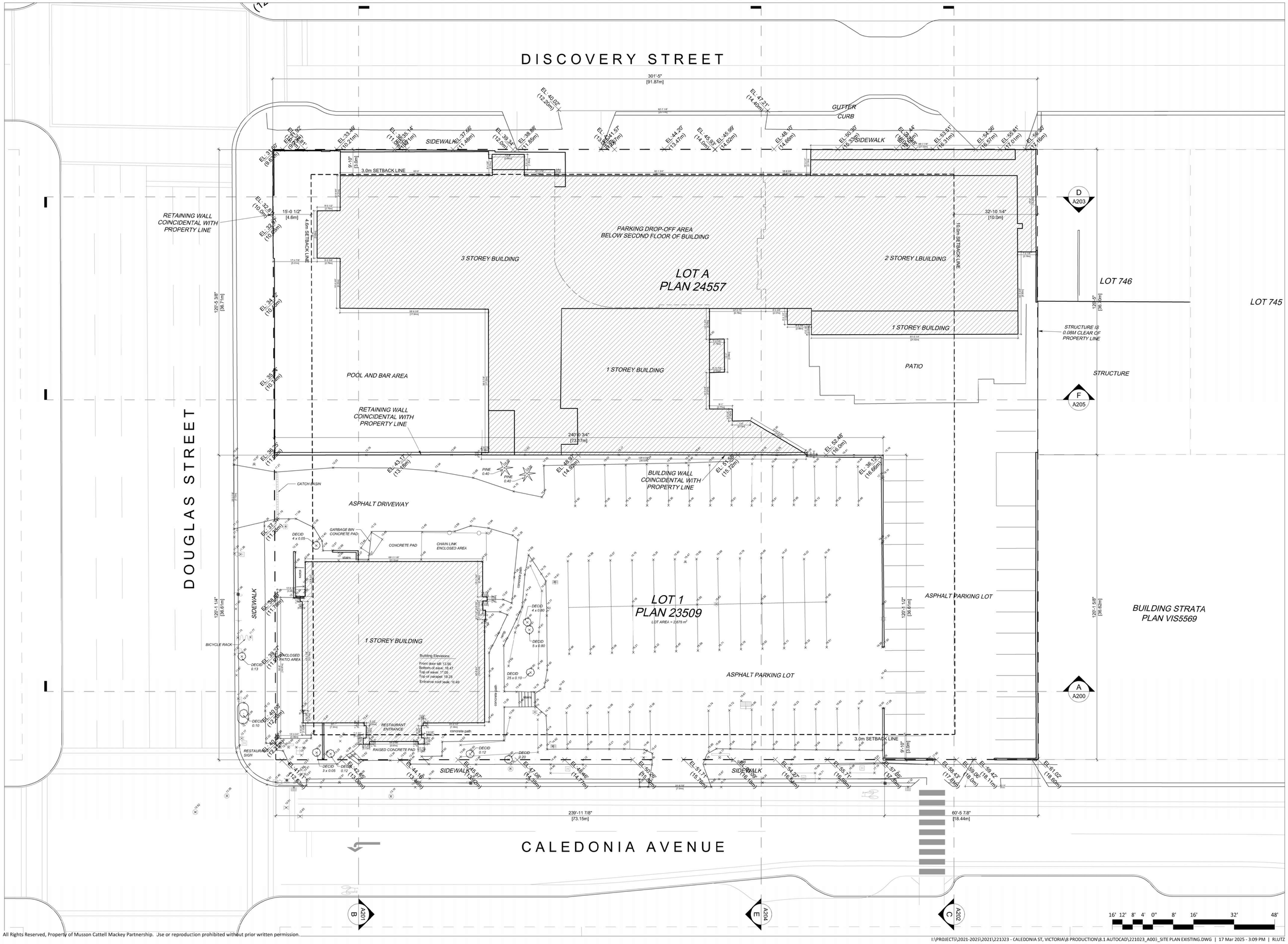

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SITE PLAN EXISTING

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A003

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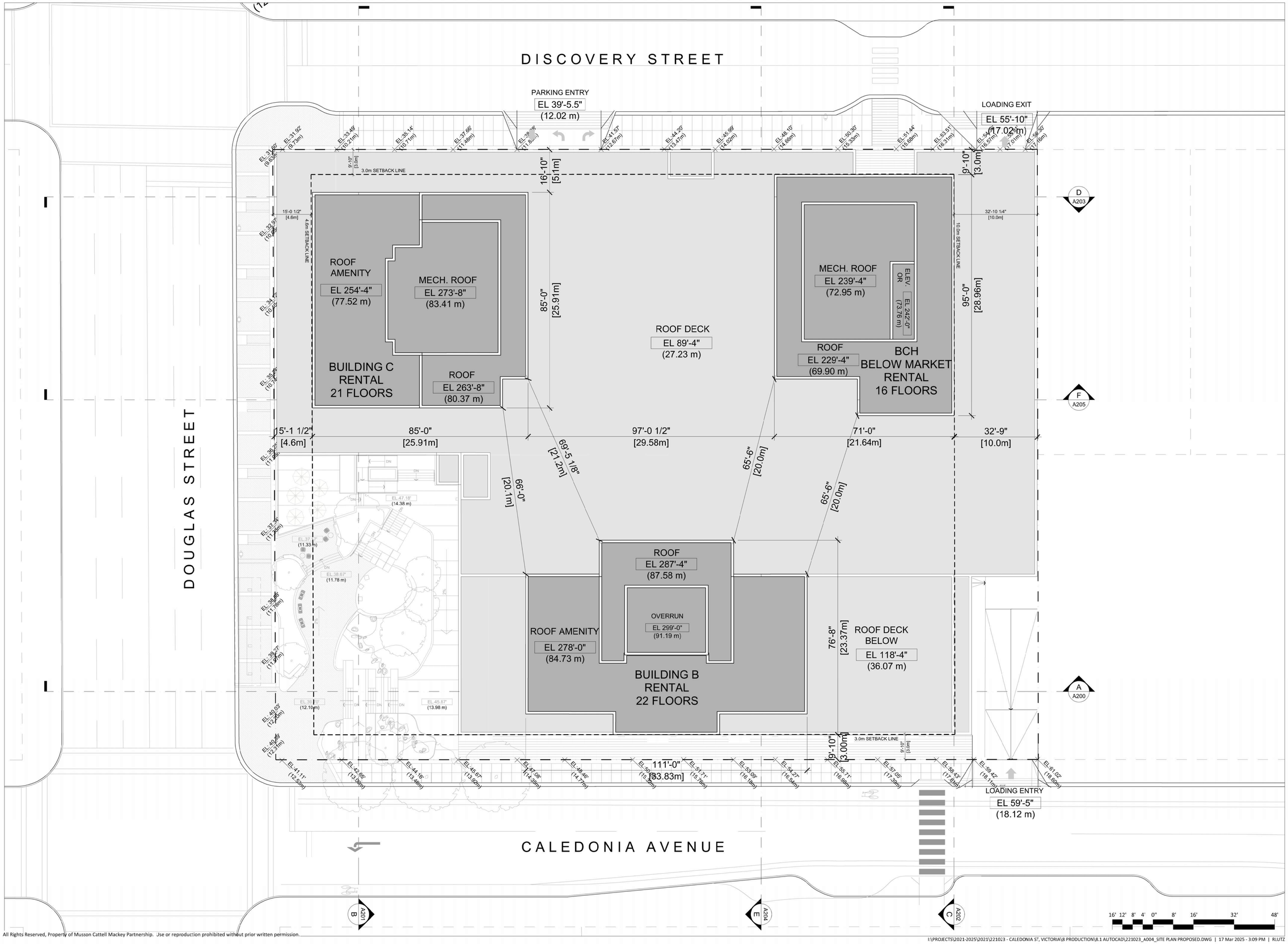

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SITE PLAN PROPOSED

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A004

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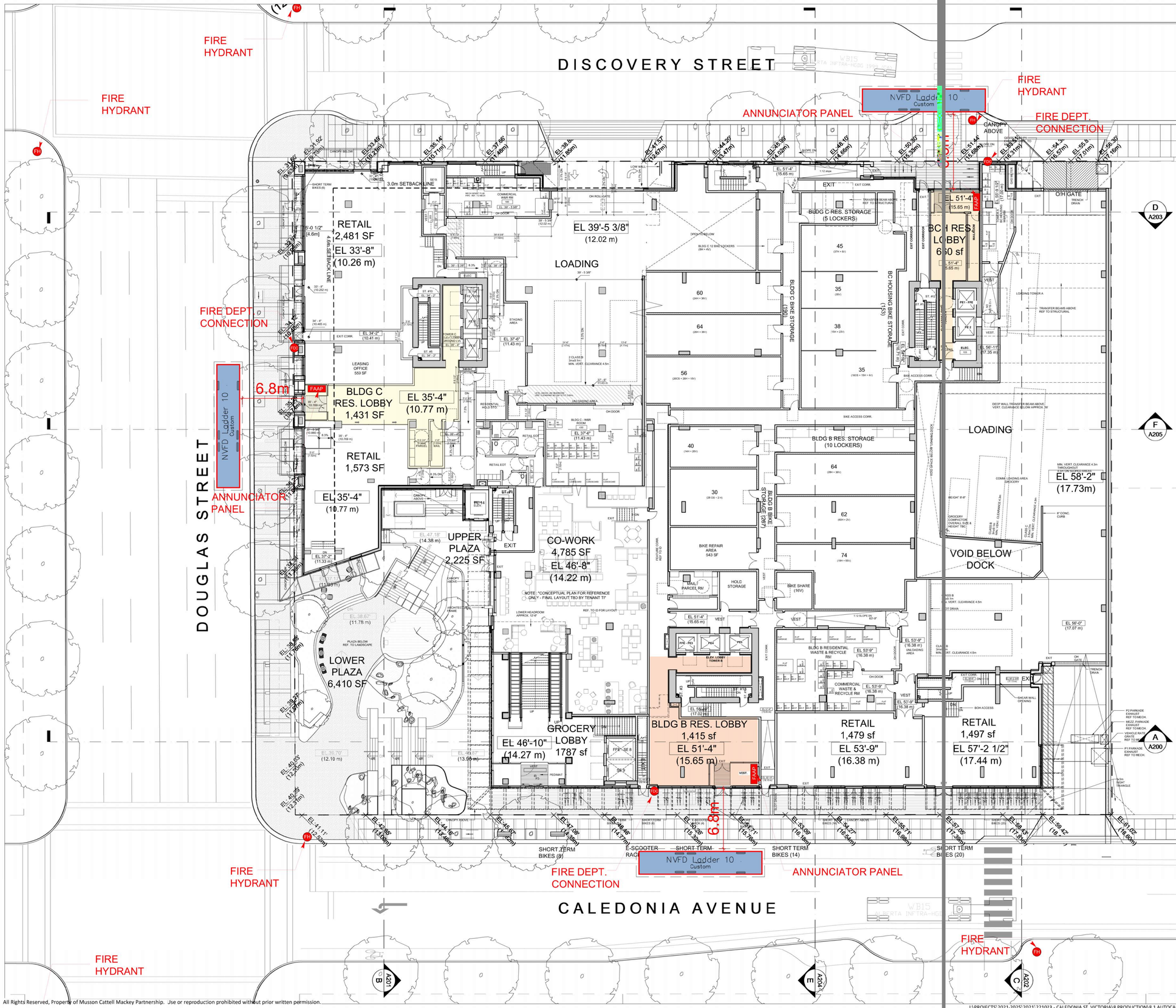

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FIRE DEPT ACCESS PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A005

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

PARKADE END

PARKADE END

EL 12'-0"
(3.66 m)

EL 14'-0"
(4.27 m)

EL 12'-0"
(3.66 m)

EL 14'-0"
(4.27 m)

EL 12'-0"
(3.66 m)

RESIDENTIAL PARKING P2
40 CARS (B)
27 CARS (C)

40'-0" SLOPE DN
2'-0" @5%

40'-0" SLOPE DN 2'-0" @5%

EXIT

EXIT UP

VEST

STORAGE

STORAGE

STORAGE

STORAGE

PE 14
ELEVATOR
PIT

EXIT CORRIDOR

EL 31.60' (9.63m)
EL 31.92' (9.73m)
EL 33.49' (10.21m)
EL 35.14' (10.71m)
EL 37.66' (11.48m)
EL 38.88' (11.85m)
EL 41.57' (12.67m)
EL 44.20' (13.47m)
EL 45.99' (14.02m)
EL 48.10' (14.66m)
EL 50.30' (15.33m)
EL 51.44' (15.68m)
EL 53.51' (16.31m)
EL 54.36' (16.57m)
EL 55.81' (17.01m)
EL 56.30' (17.16m)

9'-10" [3.0m]

15'-0 1/2" [4.6m]

32'-10 1/4" [10.0m]

EL 32.97' (10.05m)
EL 34.12' (10.40m)
EL 35.24' (10.74m)
EL 36.25' (11.05m)
EL 37.34' (11.38m)
EL 38.56' (11.76m)
EL 39.27' (11.97m)
EL 40.03' (12.20m)
EL 40.38' (12.31m)

EL 41.11' (12.53m)
EL 42.65' (13.00m)
EL 44.16' (13.46m)
EL 45.67' (13.92m)
EL 47.08' (14.35m)
EL 48.46' (14.77m)
EL 50.26' (15.32m)
EL 51.71' (15.76m)
EL 53.09' (16.18m)
EL 54.27' (16.54m)
EL 55.71' (16.98m)
EL 57.05' (17.39m)
EL 59.43' (17.88m)
EL 59.42' (18.11m)
EL 61.02' (18.60m)

6'-10" [3.0m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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PARKING LEVEL P2

Drawing	
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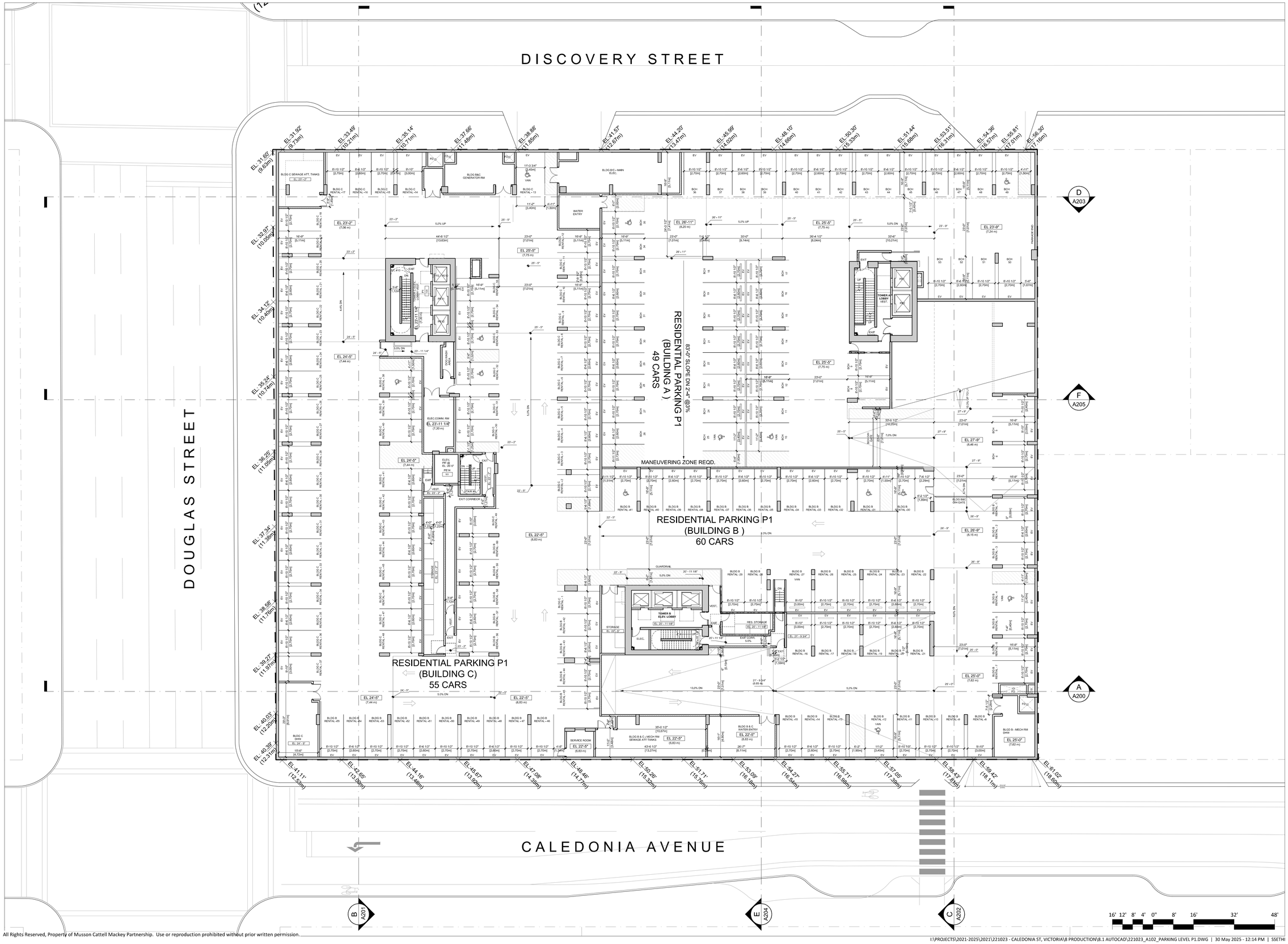

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PARKING LEVEL P1

Drawing

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16' 12' 8' 4' 0" 8' 16' 32' 48'

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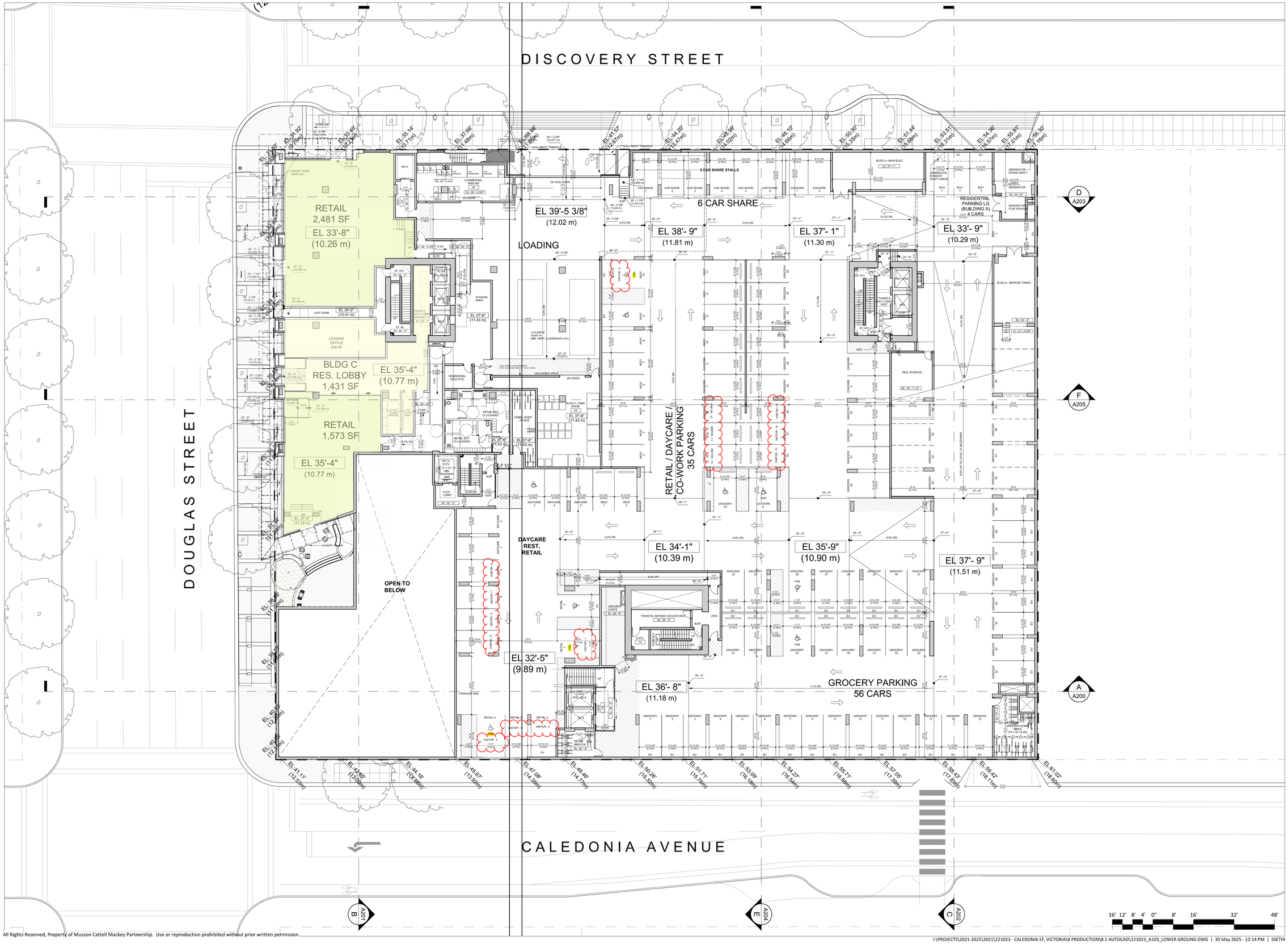

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Seal

Douglas St

Victoria, BC

Project

LOWER GROUND

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet **A103**

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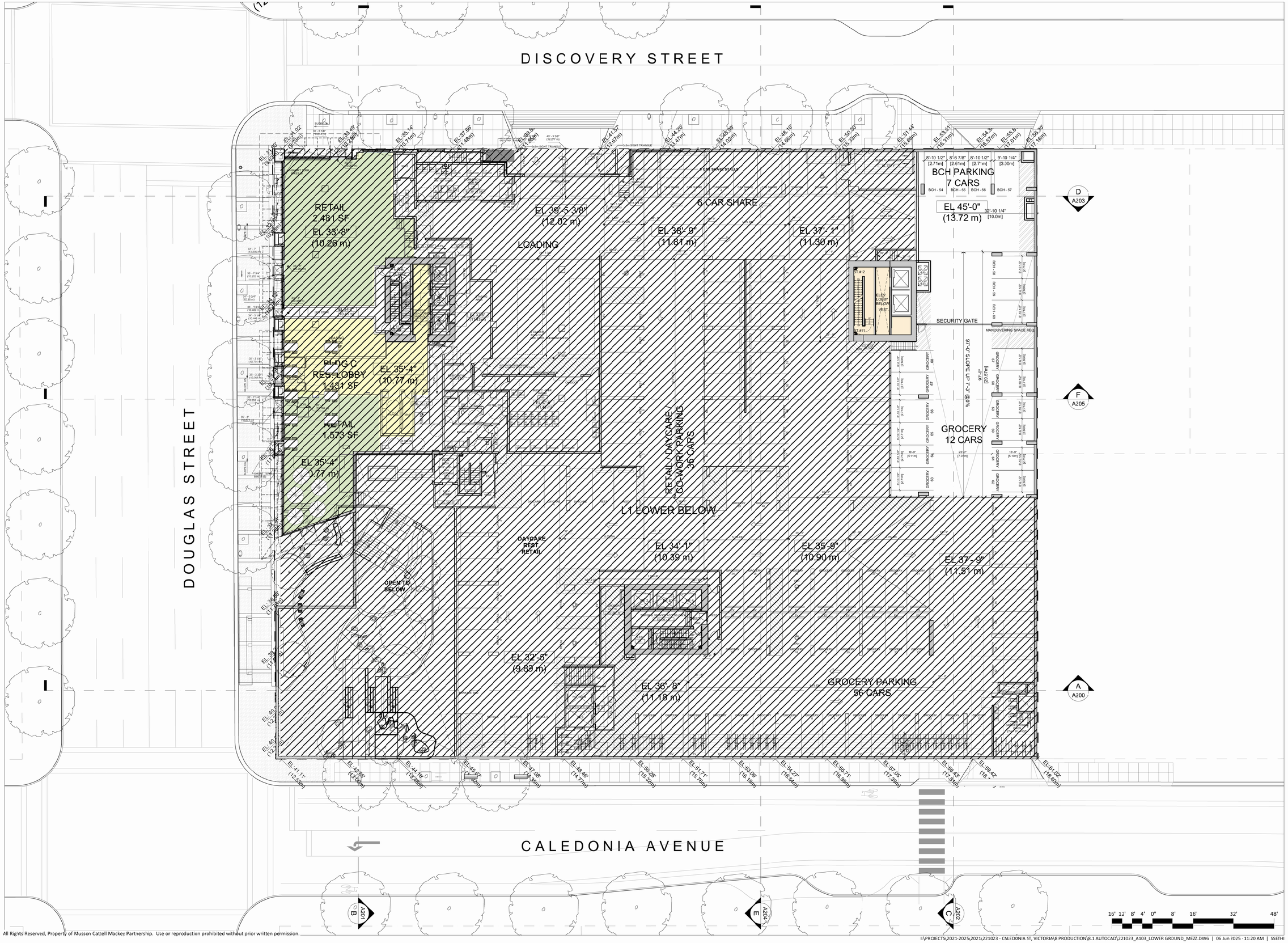

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Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

LOWER GROUND MEZZ

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A103A

16' 12' 8' 4' 0" 8' 16' 32' 48'

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

RESTAURANT
5,549 SF
EL 48'-8"
(14.83 m)

RESTAURANT PATIO
1,200 SF

UPPER PLAZA
2,225 SF

LOWER PLAZA
6,410 SF

CO-WORK
4,785 SF
EL 46'-8"
(14.22 m)

NOTE: "CONCEPTUAL PLAN FOR REFERENCE ONLY - FINAL LAYOUT TBD BY TENANT TI"

GROCERY LOBBY
1787 sf
EL 46'-10"
(14.27 m)

LOADING BELOW

BLDG C RES. STORAGE (5 LOCKERS)

BLDG C BIKE STORAGE (190)

BC HOUSING BIKE STORAGE (135)

BCH RES. LOBBY
660 sf
EL 51'-4"
(15.65 m)

BLDG B RES. STORAGE (10 LOCKERS)

BLDG B BIKE STORAGE (267)

BIKE REPAIR AREA
543 SF

BIKE SHARE (16V)

BLDG B RES. LOBBY
1,415 sf
EL 51'-4"
(15.65 m)

BLDG B RESIDENTIAL WASTE & RECYCLE RM

COMMERCIAL WASTE & RECYCLE RM

RETAIL
1,479 sf
EL 53'-9"
(16.38 m)

RETAIL
1,497 sf
EL 57'-2 1/2"
(17.44 m)

LOADING

VOID BELOW DOCK

EL 58'-2"
(17.73m)

EL 56'-0"
(17.07 m)

EL 53'-9"
(16.38 m)
UNLOADING AREA

O/H GATE

CANOPY ABOVE

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

SHORT TERM BIKES (8)

E-SCOOTER RACK (4)

SHORT TERM BIKES (12)

SHORT TERM BIKES (14)

SHORT TERM BIKES (20)

D A203

F A205

A A200

B A201

E A204

C A202

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Seal

Douglas St

Victoria, BC

Project

UPPER GROUND

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A104

16' 12' 8' 4' 0" 8' 16' 32' 48'

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

RESTAURANT BELOW
EL 48'-8"
(14.83 m)

GROCERY
32,297 SF
EL 62'-8"
(19.10 m)

(11'-0" CEILING HEIGHT)

LOADING BELOW

EL 58'-2"
(17.73m)

DOCK
EL 62'-8"
(19.10 m)

PLAZA BELOW

16'-7" CEILING HEIGHT

12'-4" CEILING HEIGHT

(RAISED GROCERY SPACE 11'-3" CEILING HEIGHT)
EL 63'-4"
(19.43 m)

RES. LOBBY BELOW
EL 51'-4"
(15.65 m)

RETAIL BELOW
EL 53'-9"
(16.38 m)

RETAIL BELOW
EL 57'-2"
(17.42 m)

LOADING BELOW

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Seal

Douglas St

Victoria, BC

Project

GROCERY LEVEL

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A105

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A - BC HOUSING
MEZZANINE

EL 67'-4"
(20.52 m)
DAYCARE
4,946 SF

OUTSIDE PLAY
2,830 SF

3.0m SETBACK LINE

4.6m SETBACK LINE

GROCERY
BELOW

LOADING
BELOW

PLAZA
BELOW

STUDIO
STUDIO
2 BED
BLDG MANAGEMENT OFFICE 677 sf
STORAGE / JANITOR RM 206 sf
STORAGE 432 sf
STORAGE 389 sf
LAUNDRY RM 525 sf
LOUNGE
ELEC.
EL 79'-0"
(24.08 m)

EL 80'-0"
(24.38 m)
BLDG B RES. STORAGE (14 LOCKERS)
BLDG B RES. STORAGE (30 LOCKERS)
(GUEST SUITE (STUDIO))
1 BED
3 BED
GUEST SUITE STUDIO
59'-4 1/2"
[18.10m]

BUILDING B - RENTAL
L02

195'-5 1/2"
[59.58m]

D A203
F A205
A A200
B A201
E A204
C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Seal

Douglas St

Victoria, BC

Project

DAYCARE LEVEL

BLDG A: MEZZ
BLDG B: L02

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet **A106**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING A - BC HOUSING
L02

BUILDING B - RENTAL
L03

BLDG B & C
RESIDENTIAL
AMENITY
5,870 SF

EL 89'-4"
(27.23 m)

AMENITY
693 SF
EL 89'-4"
(27.23 m)

ROOF DECK
EL 89'-4"
(27.23 m)

Note : Refer to Landscape Drawings

PLAZA
BELOW

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

3.0m SETBACK LINE

70'-10"
[21.59m]

95'-0"
[28.96m]

63'-6"
[19.35m]

195'-5 1/2"
[59.58m]

32'-10 1/4"
[10.0m]

15'-0 1/2"
[4.6m]

5'-10"
[1.78m]

10'-6"
[3.2m]

2 BED TYPE C1 870 SQ.FT
STUDIO TYPE A1 322 SQ.FT
STUDIO TYPE A1 322 SQ.FT
3 BED TYPE D1 ACCESSIBLE 950 SQ.FT
STUDIO TYPE A5 392 SQ.FT
1 BED TYPE B7 ACCESSIBLE 585 SQ.FT
STUDIO TYPE A4 343 SQ.FT
1 BED TYPE B4 480 SQ.FT
1 BED TYPE B4 480 SQ.FT
1 BED TYPE B5 525 SQ.FT
3 BED TYPE D3 891 SQ.FT
1 BED TYPE B4 593 SQ.FT
1 BED TYPE B5 632 SQ.FT
1 BED TYPE B7 541 SQ.FT
2 BED TYPE C2 841 SQ.FT
2 BED TYPE B C1 807 SQ.FT
1 BED TYPE B3 526 SQ.FT
3 BED TYPE B D1 832 SQ.FT
1 BED TYPE B2 544 SQ.FT
1 BED TYPE B2 480 SQ.FT
1 BED TYPE B2 479 SQ.FT
1 BED TYPE B2 518 SQ.FT
1 BED TYPE B2 517 SQ.FT
1 BED TYPE B2 479 SQ.FT
3 BED TYPE B D2 798 SQ.FT

EL. 31.60' (9.63m)
EL. 31.92' (9.73m)
EL. 33.49' (10.21m)
EL. 35.14' (10.71m)
EL. 37.66' (11.48m)
EL. 38.88' (11.85m)
EL. 41.57' (12.67m)
EL. 44.20' (13.47m)
EL. 45.98' (14.02m)
EL. 51.44' (15.68m)
EL. 53.51' (16.31m)
EL. 54.36' (16.57m)
EL. 55.81' (17.01m)
EL. 56.30' (17.16m)
EL. 32.97' (10.05m)
EL. 34.45' (10.50m)
EL. 35.96' (10.96m)
EL. 38.25' (11.66m)
EL. 37.46' (11.42m)
EL. 39.46' (12.03m)
EL. 39.27' (11.97m)
EL. 40.85' (12.45m)
EL. 40.46' (12.33m)
EL. 41.11' (12.53m)
EL. 42.65' (13.00m)
EL. 44.16' (13.46m)
EL. 45.97' (14.01m)
EL. 47.06' (14.35m)
EL. 49.46' (14.77m)
EL. 50.26' (15.32m)
EL. 53.00' (16.15m)
EL. 54.27' (16.54m)
EL. 55.71' (16.98m)
EL. 57.05' (17.39m)
EL. 58.13' (17.72m)
EL. 59.42' (18.11m)
EL. 61.02' (18.60m)

D A203
F A205
A A200
B A201
E A204
C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Seal

Douglas St

Victoria, BC

Project

RESIDENTIAL

BLDG A: L02
BLDG B: L03

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A107

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L11 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

BUILDING B - RENTAL
L04-05 (2 FLRS)

ROOF DECK BELOW

PLAZA BELOW

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

85'-0" [25.91m]

95'-0" [28.96m]

71'-0" [21.64m]

63'-6" [19.35m]

192'-5 1/2" [58.66m]

D A203

F A205

A A200

B A201

E A204

C A202

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Revisions	YYYY-MM-DD

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Douglas St

Victoria, BC

Project

RESIDENTIAL
BLDG A: L03-12
BLDG B: L04-05
BLDG C: L05-11

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A108

16' 12' 8' 4' 0" 8' 16' 32' 48'

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DISCOVERY STREET

BUILDING C - RENTAL
L05 - L12 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

85'-0" [25.91m]

95'-0" [28.96m]

85'-0" [25.91m]

71'-0" [21.64m]

ROOF DECK BELOW

111'-0" [33.83m]

PLAZA BELOW

76'-8" [23.37m]

BUILDING B - CONDO
L06

3.0m SETBACK LINE

DOUGLAS STREET

CALEDONIA AVENUE

D A203

F A205

A A200

B A201

E A204

C A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Douglas St

Victoria, BC

Project

RESIDENTIAL
BLDG A: L03-12
BLDG B: L06
BLDG C: L05-11

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A109

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L11 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

BUILDING B - CONDO
L07-L15 (9 FLRS)

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

ROOF DECK BELOW

PLAZA BELOW

85'-0" [25.91m]

15'-1 1/2" [4.61m]

71'-0" [21.64m]

32'-9" [10.0m]

95'-0" [28.96m]

111'-0" [33.83m]

76'-8" [23.37m]

D A203

F A205

A A200

B A201

E A204

C A202

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Douglas St

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Project

RESIDENTIAL
BLDG A: L03-12
BLDG B: L07-15
BLDG C: L05-11

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A110

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L12 - L18 (7 FLRS)

BUILDING A - BC HOUSING
L12 - L16 (4 FLRS)

BUILDING B - CONDO
L16-L19 (4 FLRS)

PLAZA BELOW

ROOF DECK BELOW

ROOF DECK BELOW

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

85'-0" [25.91m]

71'-0" [21.64m]

32'-9" [10.0m]

95'-0" [28.96m]

111'-0" [33.83m]

76'-8" [23.37m]

32'-10 1/4" [10.0m]

15'-0 1/2" [4.6m]

9'-10" [3.0m]

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Douglas St

Victoria, BC

Project

RESIDENTIAL
BLDG A: L13-16
BLDG B: L16-19
BLDG C: L12-18

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet **A111**

16' 12' 8' 4' 0" 8' 16' 32' 48'

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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L19 - L20 (2 FLRS)

BUILDING A - BC HOUSING
ROOF

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

3 BED
TYPE C-C3
998 SQ.FT.

3 BED
TYPE C-D1
935 SQ.FT.

2 BED
TYPE C-C3
846 SQ.FT.

3 BED
TYPE C-D1
998 SQ.FT.

3 BED
TYPE C-D2
935 SQ.FT.

BALCONY

ELEC.
491 sf

MECH.
945 sf

ELEVATOR OVERRUN

ELEC.

BUILDING A - BC HOUSING
ROOF
EL 229'-4"
(69.90 m)

85'-0"
[25.91m]

95'-0"
[28.96m]

32'-10 1/4"
[10.0m]

71'-0"
[21.64m]

32'-9"
[10.0m]

ROOF DECK
BELOW

111'-0"
[33.83m]

1 BED
TYPE B-B6
514 SQ.FT.

2 BED
TYPE B-C5
766 SQ.FT.

2 BED
TYPE B-C5
767 SQ.FT.

2 BED
TYPE B-C6
769 SQ.FT.

2 BED
TYPE B-C6
779 SQ.FT.

1 BED
TYPE B-B1
585 SQ.FT.

2 BED
TYPE B-C4
781 SQ.FT.

PLAZA
BELOW

76'-8"
[23.37m]

ROOF DECK
BELOW

BUILDING B - CONDO
L20

3.0m SETBACK LINE

9'-10"
[3.0m]

EL. 31.60' (9.63m)
EL. 31.92' (9.73m)
EL. 32.97' (10.05m)
EL. 34.20' (10.42m)
EL. 35.24' (10.74m)
EL. 36.25' (11.05m)
EL. 37.34' (11.38m)
EL. 38.46' (11.72m)
EL. 39.27' (11.97m)
EL. 40.03' (12.20m)
EL. 40.86' (12.45m)
EL. 41.11' (12.53m)
EL. 42.65' (13.00m)
EL. 44.16' (13.46m)
EL. 45.67' (13.92m)
EL. 47.08' (14.35m)
EL. 48.46' (14.77m)
EL. 50.26' (15.32m)
EL. 51.71' (15.76m)
EL. 53.08' (16.18m)
EL. 54.27' (16.54m)
EL. 55.71' (16.98m)
EL. 57.05' (17.39m)
EL. 58.43' (17.81m)
EL. 59.42' (18.11m)
EL. 61.02' (18.60m)

A203 D
A205 F
A200 A
A201 B
A204 E
A202 C

16' 12' 8' 4' 0" 8' 16' 32' 48'

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30 MARCH 2022	ISSUED FOR REZONING & DP

Seal

Douglas St

Victoria, BC

Project

RESIDENTIAL
BLDG B: L20
BLDG C: L19-20

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A112

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DISCOVERY STREET

BUILDING C - RENTAL ROOFTOP AMENITY

BUILDING A - BC HOUSING ROOF

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

EL 254'-4" (77.52 m)

BUILDING C OUTDOOR AMENITY

2 BED TYPE C-C5 712 SQ.FT.

2 BED TYPE C-C6 730 SQ.FT.

1 BED TYPE C-B2 519 SQ.FT.

2 BED TYPE C-C4 703 SQ.FT.

ELEC

W/C

CANOPY ABOVE

BALCONY

85'-0" [25.91m]

MECHANICAL EQUIPMENT 1,934 sf

EL 239'-4" (72.95 m)

EL 242'-0" (73.76 m) ELEV. OR

6'-0" SCREEN WITH LOUVRES OPEN TO ABOVE

ROOF ACCESS HATCH

BUILDING A - BC HOUSING ROOF

EL 229'-4" (69.90 m)

95'-0" [28.96m]

32'-10 1/4" [10.0m]

85'-0" [25.91m]

71'-0" [21.64m]

32'-9" [10.0m]

ROOF DECK BELOW

111'-0" [33.83m]

PLAZA BELOW

1 BED TYPE B-B6 514 SQ.FT.

1 BED TYPE B-B5 514 SQ.FT.

2 BED TYPE B-C5 766 SQ.FT.

2 BED TYPE B-C5 767 SQ.FT.

2 BED TYPE B-C4 747 SQ.FT.

2 BED TYPE B-C6 759 SQ.FT.

1 BED TYPE B-B1 565 SQ.FT.

2 BED TYPE B-C4 739 SQ.FT.

PRV

76'-8" [23.37m]

ROOF DECK BELOW

BUILDING B - CONDO L21

3.0m SETBACK LINE

DOUGLAS STREET

CALEDONIA AVENUE

D A203

F A205

A A200

B A201

E A204

C A202

EL 31.60' (9.63m) EL 31.92' (9.73m) EL 32.24' (9.83m) EL 32.57' (9.93m) EL 32.89' (10.03m) EL 33.22' (10.13m) EL 33.54' (10.23m) EL 33.87' (10.32m) EL 34.19' (10.42m) EL 34.52' (10.52m) EL 34.84' (10.62m) EL 35.17' (10.72m) EL 35.49' (10.82m) EL 35.82' (10.92m) EL 36.14' (11.02m) EL 36.47' (11.12m) EL 36.79' (11.21m) EL 37.12' (11.31m) EL 37.44' (11.41m) EL 37.77' (11.51m) EL 38.09' (11.61m) EL 38.42' (11.71m) EL 38.74' (11.81m) EL 39.07' (11.91m) EL 39.39' (12.01m) EL 39.72' (12.11m) EL 40.04' (12.21m) EL 40.37' (12.31m) EL 40.69' (12.41m) EL 41.02' (12.50m) EL 41.11' (12.53m) EL 42.65' (13.00m) EL 44.16' (13.46m) EL 45.67' (13.92m) EL 47.08' (14.36m) EL 48.46' (14.77m) EL 50.26' (15.32m) EL 51.71' (15.76m) EL 53.08' (16.18m) EL 54.27' (16.54m) EL 55.71' (16.98m) EL 57.05' (17.39m) EL 58.43' (17.81m) EL 59.42' (18.11m) EL 61.02' (18.60m)

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Seal

Douglas St

Victoria, BC

Project

RESIDENTIAL
BLDG B: L21
BLDG C: L21

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A113

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL ROOF

BUILDING A - BC HOUSING ROOF

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

BUILDING C OUTDOOR AMENITY BELOW
EL 254'-4"
(77.52 m)

ELEC.
484 sf

ELEV. OR

MECH.
724 sf

BUILDING C ROOF
EL 263'-8"
(80.37 m)

85'-0"
[25.91m]

MECHANICAL EQUIPMENT
1,934 sf
EL 239'-4"
(72.95 m)

EL 242'-0"
(73.76 m)
ELEV. OR

6'-9" SCREEN WITH LOUVRES OPEN TO ABOVE

ROOF ACCESS HATCH

BUILDING A - BC HOUSING ROOF
EL 229'-4"
(69.90 m)

95'-0"
[28.96m]

32'-10 1/4"
[10.0m]

71'-0"
[21.64m]

32'-9"
[10.0m]

ROOF DECK BELOW

111'-0"
[33.83m]

PLAZA BELOW

1 BED TYPE B-B6 614 SQ.FT.

1 BED TYPE B-B5 614 SQ.FT.

2 BED TYPE B-C5 766 SQ.FT.

2 BED TYPE B-C5 767 SQ.FT.

2 BED TYPE B-C4 747 SQ.FT.

2 BED TYPE B-C6 759 SQ.FT.

1 BED TYPE B-B1 565 SQ.FT.

2 BED TYPE B-C4 739 SQ.FT.

BALCONY

76'-8"
[23.37m]
ROOF DECK BELOW

BUILDING B - CONDO L22

3.0m SETBACK LINE

9'-10" [3.0m]

D A203

F A205

A A200

B A201

E A204

C A202

EL. 31.60' (9.63m)
EL. 31.92' (9.73m)
EL. 33.54' (10.21m)
EL. 35.14' (10.71m)
EL. 37.66' (11.48m)
EL. 38.88' (11.85m)
EL. 41.57' (12.67m)
EL. 44.20' (13.47m)
EL. 45.99' (14.02m)
EL. 50.20' (15.30m)
EL. 51.44' (15.68m)
EL. 53.51' (16.31m)
EL. 54.36' (16.57m)
EL. 55.61' (17.0m)
EL. 56.30' (17.16m)
EL. 32.97' (10.05m)
EL. 34.45' (10.50m)
EL. 35.74' (10.89m)
EL. 38.25' (11.66m)
EL. 37.34' (11.38m)
EL. 38.06' (11.60m)
EL. 39.27' (11.97m)
EL. 40.03' (12.20m)
EL. 40.86' (12.45m)
EL 41.11' (12.53m)
EL 42.65' (13.00m)
EL 44.16' (13.46m)
EL 45.67' (13.92m)
EL 47.08' (14.35m)
EL 48.46' (14.77m)
EL 50.26' (15.32m)
EL 51.71' (15.76m)
EL 53.08' (16.18m)
EL 54.27' (16.54m)
EL 55.71' (16.98m)
EL 57.05' (17.39m)
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EL 59.42' (18.11m)
EL 61.02' (18.60m)

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Seal

Douglas St

Victoria, BC

Project

RESIDENTIAL BLDG B: L22

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A114

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

BUILDING C OUTDOOR AMENITY BELOW
EL 254'-4"
(77.52 m)

MECHANICAL EQUIPMENT
1,955 sf
EL 273'-8"
(83.41 m)

BUILDING C ROOF
EL 263'-8"
(80.37 m)

85'-0"
[25.91m]

MECHANICAL EQUIPMENT
1,934 sf
EL 239'-4"
(72.95 m)

EL 242'-0" (73.76 m) ELEV. OR

BUILDING A - BC HOUSING ROOF
EL 229'-4"
(69.90 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

32'-10 1/4"
[10.0m]

15'-0 1/2"
[4.6m]

111'-0"
[33.83m]

ELEC.
355 sf

MECH.
658 sf

AMENITY

W/C

OUTDOOR AMENITY
EL 278'-0"
(84.73 m)

OUTDOOR STORAGE

76'-8"
[23.37m]

9'-10"
[3.0m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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I:\PROJECTS\2021-2025\2021\221023 - CALEDONIA ST, VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221023_A115_ROOF LEVELS.DWG | 17 Mar 2025 - 3:14 PM | RLUTZ

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Victoria, BC

Project

ROOF LEVEL BLDG B: AMENITY

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A115

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

3.0m SETBACK LINE

4.6m SETBACK LINE

10.0m SETBACK LINE

3.0m SETBACK LINE

BUILDING C OUTDOOR AMENITY BELOW
EL 254'-4"
(77.52 m)

MECHANICAL EQUIPMENT
1,955 sf
EL 273'-8"
(83.41 m)

BUILDING C ROOF
EL 263'-8"
(80.37 m)

85'-0"
[25.91m]

MECHANICAL EQUIPMENT
1,934 sf
EL 239'-4"
(72.95 m)

EL 242'-0"
(73.76 m)
ELEV. OR

BUILDING A - BC HOUSING ROOF
EL 229'-4"
(69.90 m)

95'-0"
[28.96m]

71'-0"
[21.64m]

111'-0"
[33.83m]

BUILDING B ROOF
EL 287'-4"
(87.58 m)

MECHANICAL EQUIPMENT
1,864 sf

BUILDING B OUTDOOR AMENITY BELOW
EL 278'-0"
(84.73 m)

OVERRUN
EL 299'-0"
(91.19 m)

76'-8"
[23.37m]

D
A203

F
A205

A
A200

B
A201

E
A204

C
A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Project

ROOFTOPS

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A116

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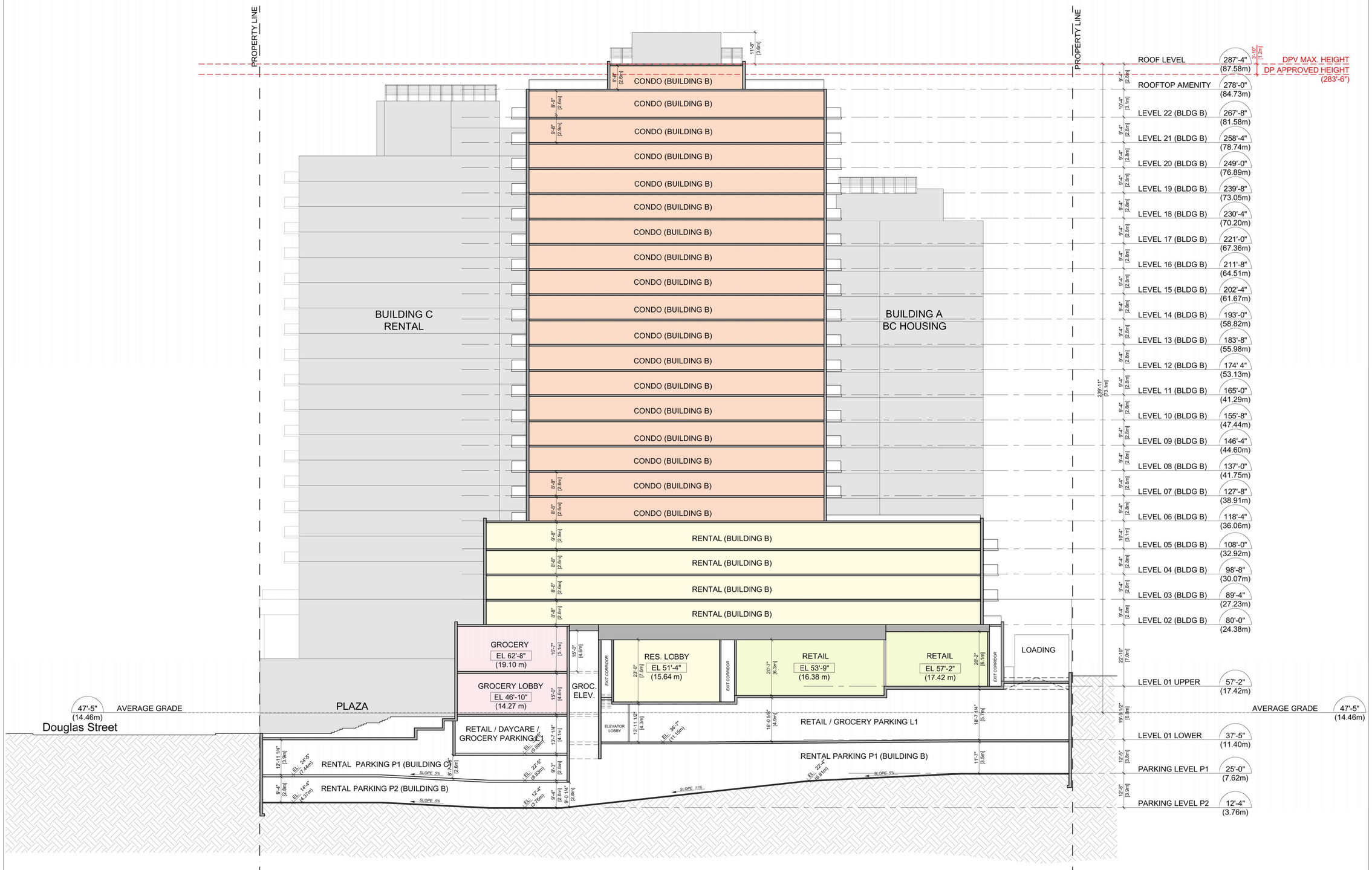

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Douglas St

Victoria, BC

Project

BUILDING SECTION A

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A200

16' 12' 8' 4' 0" 8' 16' 32' 48'

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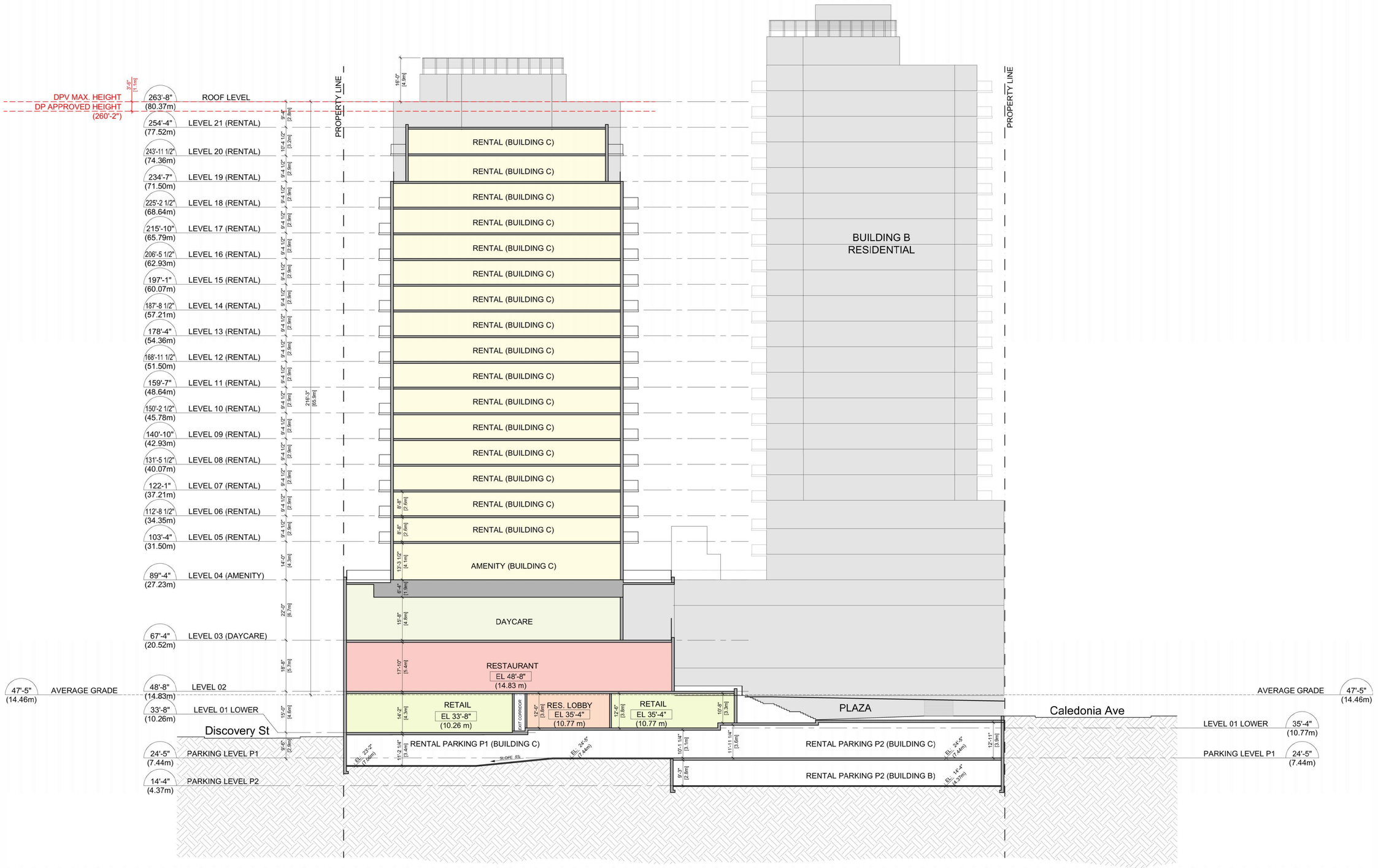

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Project

BUILDING SECTION B

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A201

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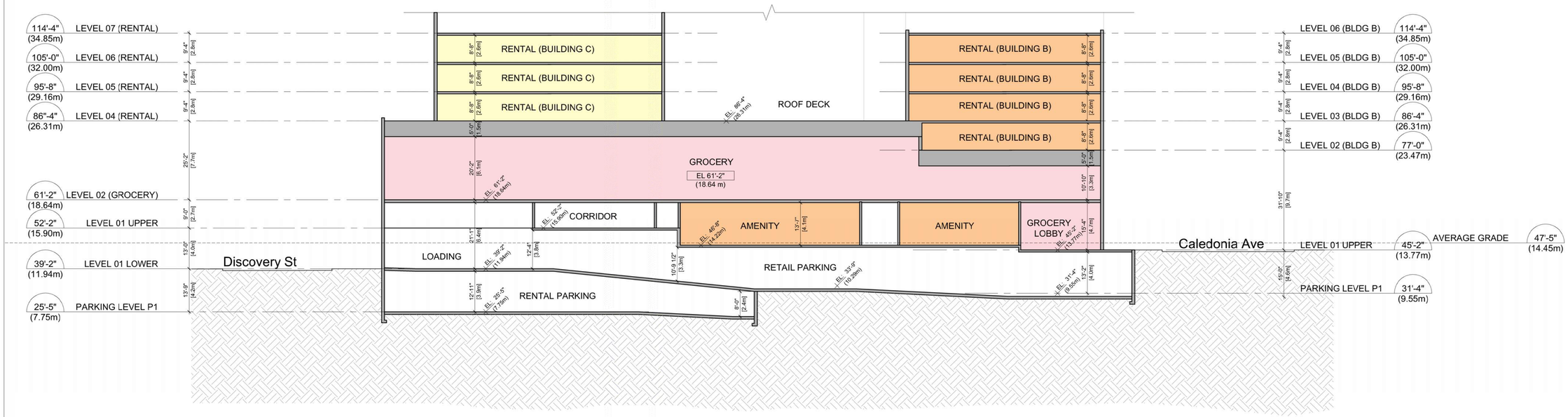

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Douglas St

Victoria, BC

Project

PODIUM SECTION

Drawing	
Scale	1/16" = 1'-0"
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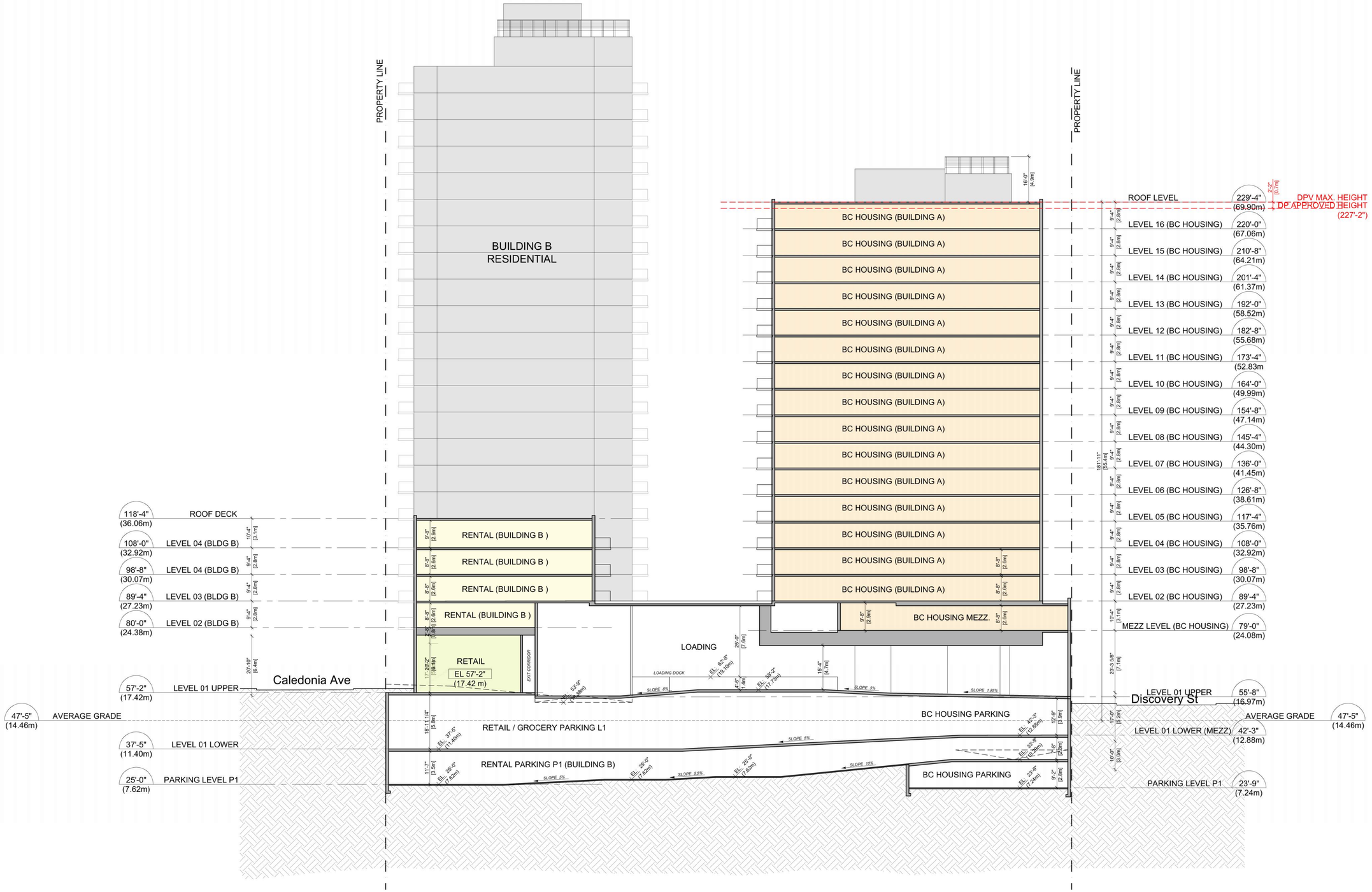

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Douglas St

Victoria, BC

Project

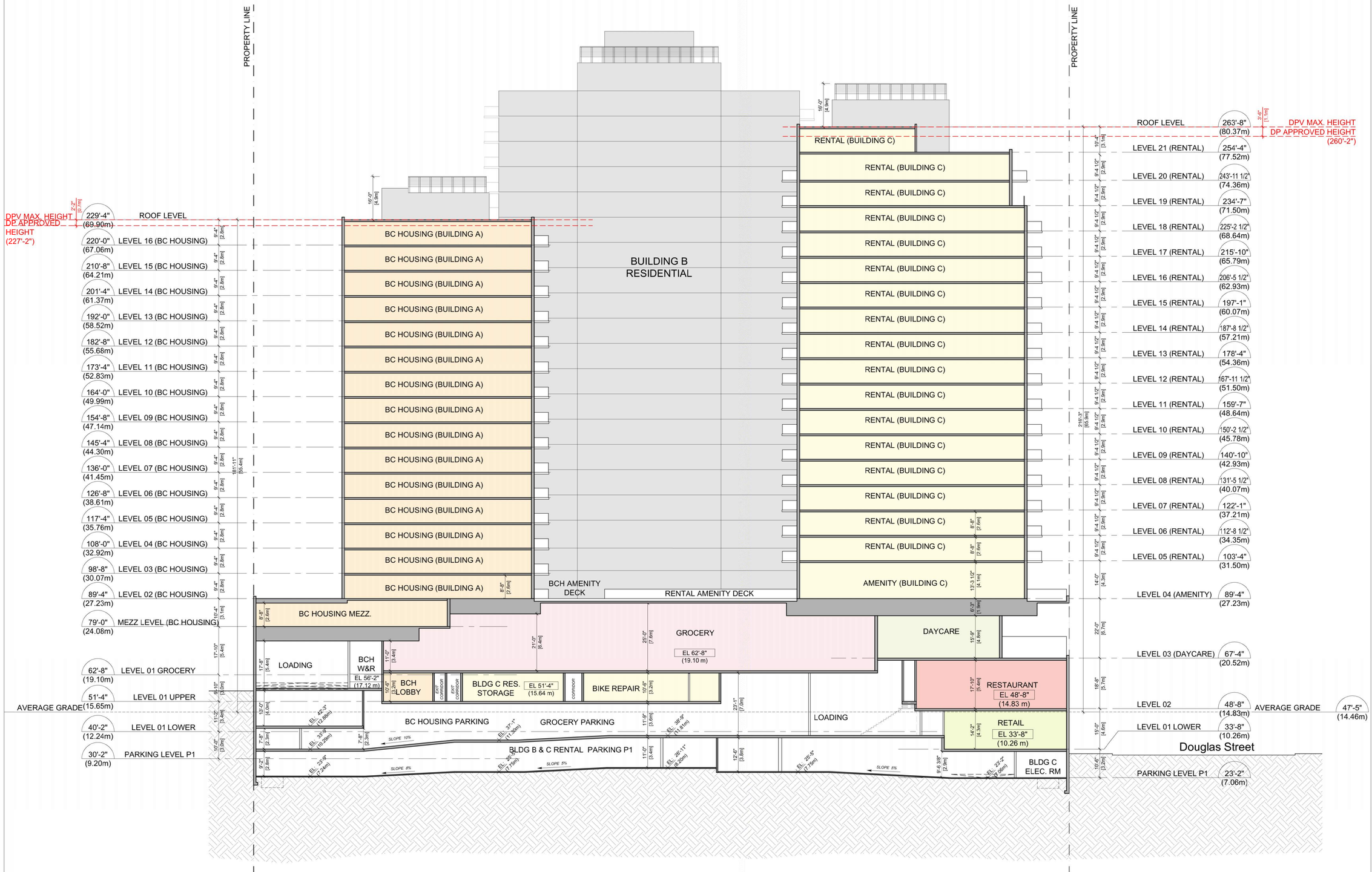
BUILDING SECTION C

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A202



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Seal

Douglas St

Victoria, BC

Project

BUILDING SECTION D

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A203

16' 12' 8' 4' 0" 8' 16' 32' 48'

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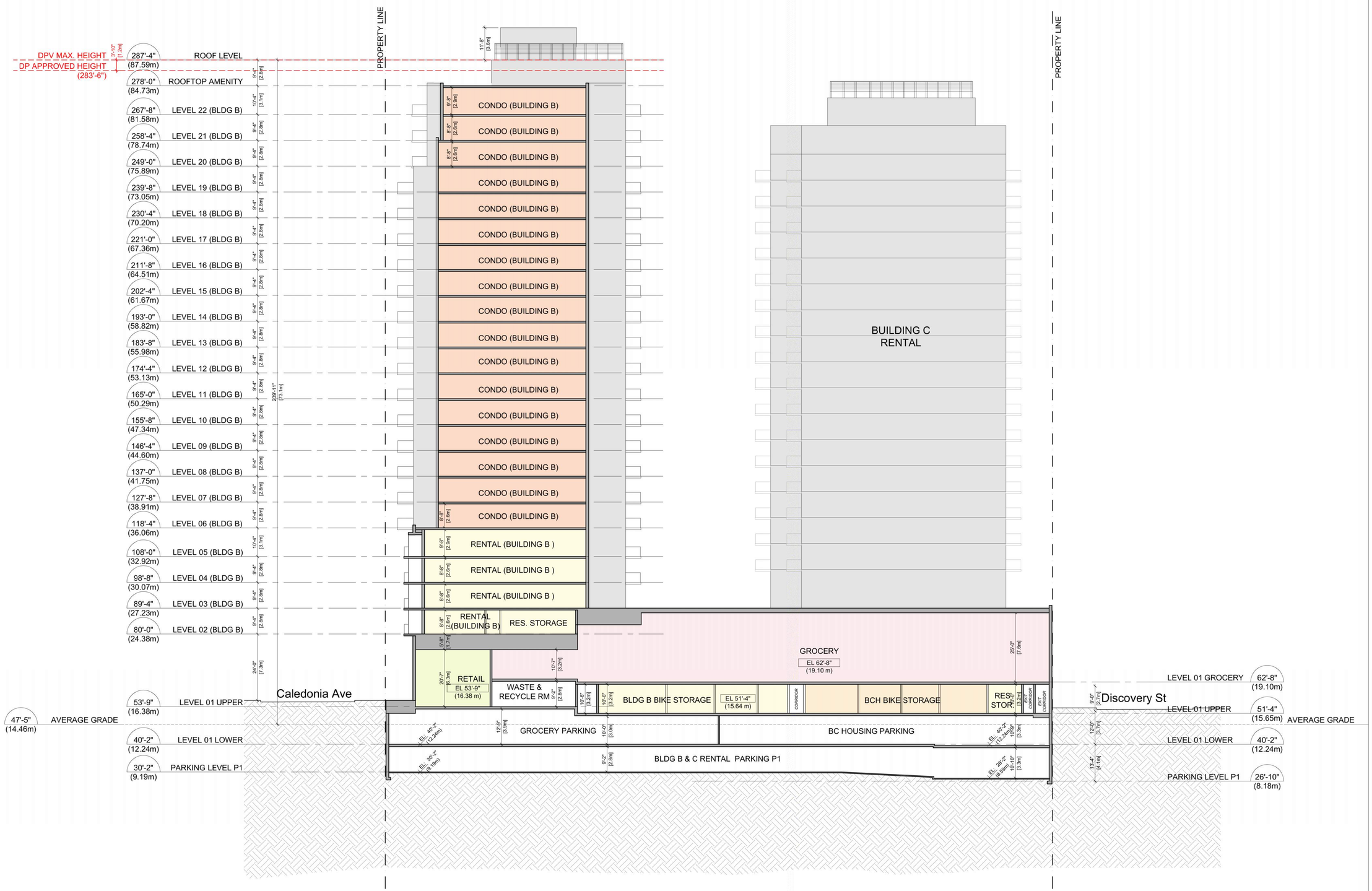

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Seal

Douglas St

Victoria, BC

Project

BUILDING SECTION E

Drawing

Scale	1/16" = 1'-0"
Project	221023
Sheet	A204

16' 12' 8' 4' 0" 8' 16' 32' 48'

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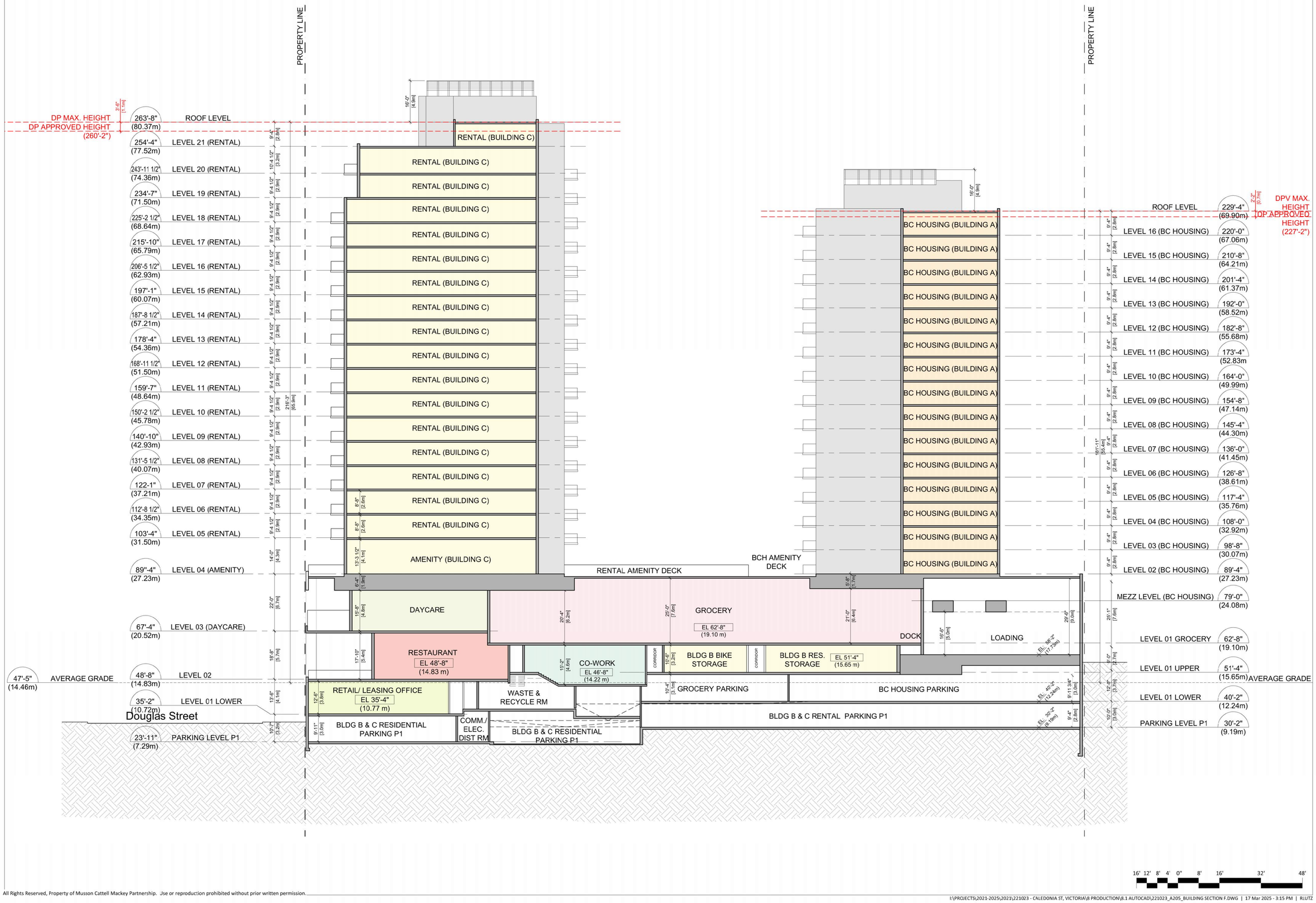

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Seal

Douglas St

Victoria, BC

Project

BUILDING SECTION F

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A205

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MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

16' 12' 8' 4' 0" 8' 16' 32' 48'

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12 MARCH 2025	ISSUED FOR DPV RESPONSE
09 AUGUST 2024	ISSUED FOR DPV RESPONSE
07 MAY 2024	ISSUED FOR DPV RESPONSE
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30 MARCH 2022	ISSUED FOR REZONING & DP

Seal

Douglas St

Victoria, BC

Project

BUILDING ELEVATION SOUTH

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A300

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY	
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY	
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY	

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Seal

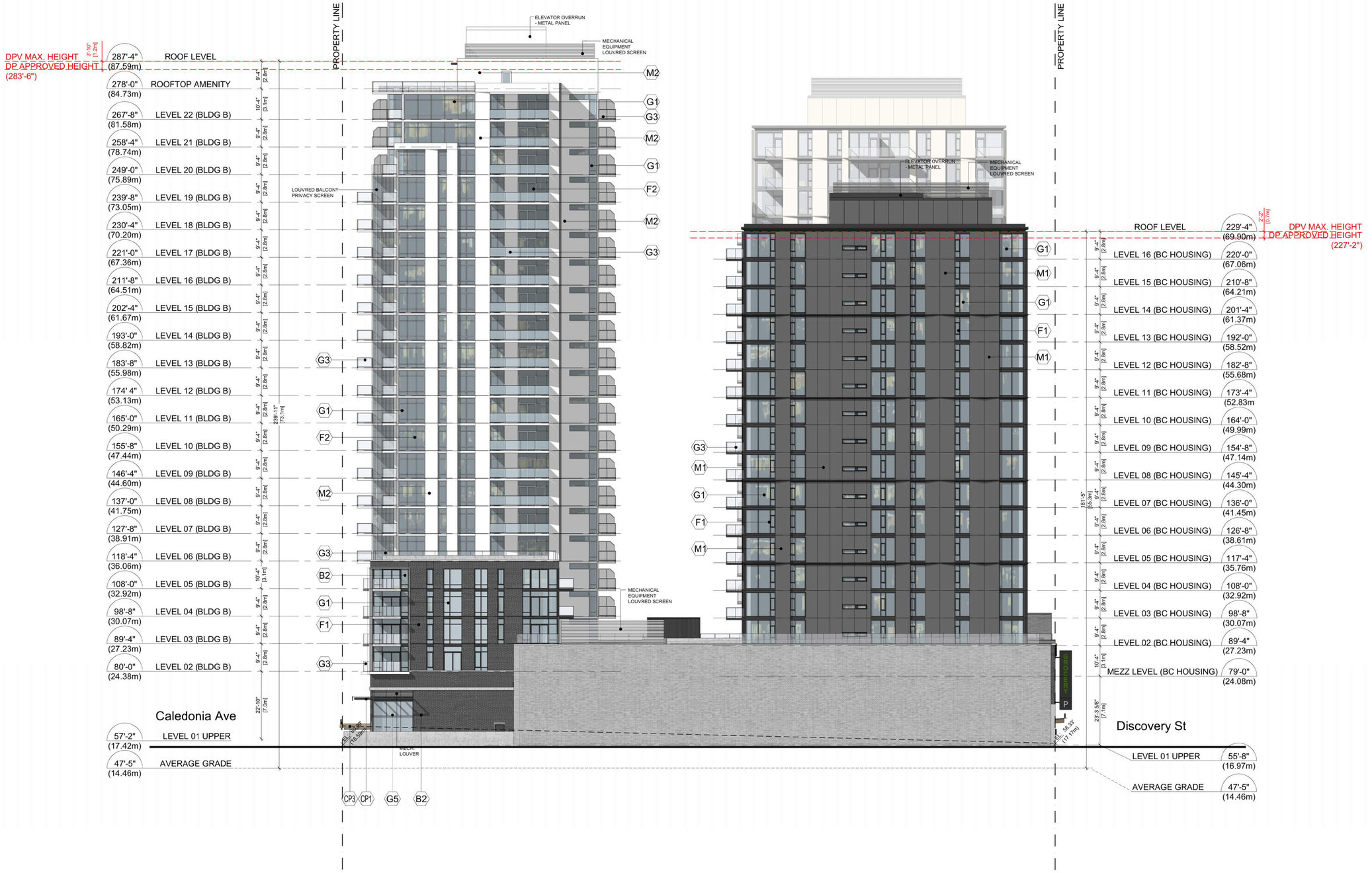
Douglas St

Victoria, BC

Project

BUILDING ELEVATION WEST

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A301



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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Seal

Douglas St

Victoria, BC

Project

BUILDING ELEVATION EAST

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A302

MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

16' 12' 8' 4' 0" 8' 16' 32' 48'

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Seal

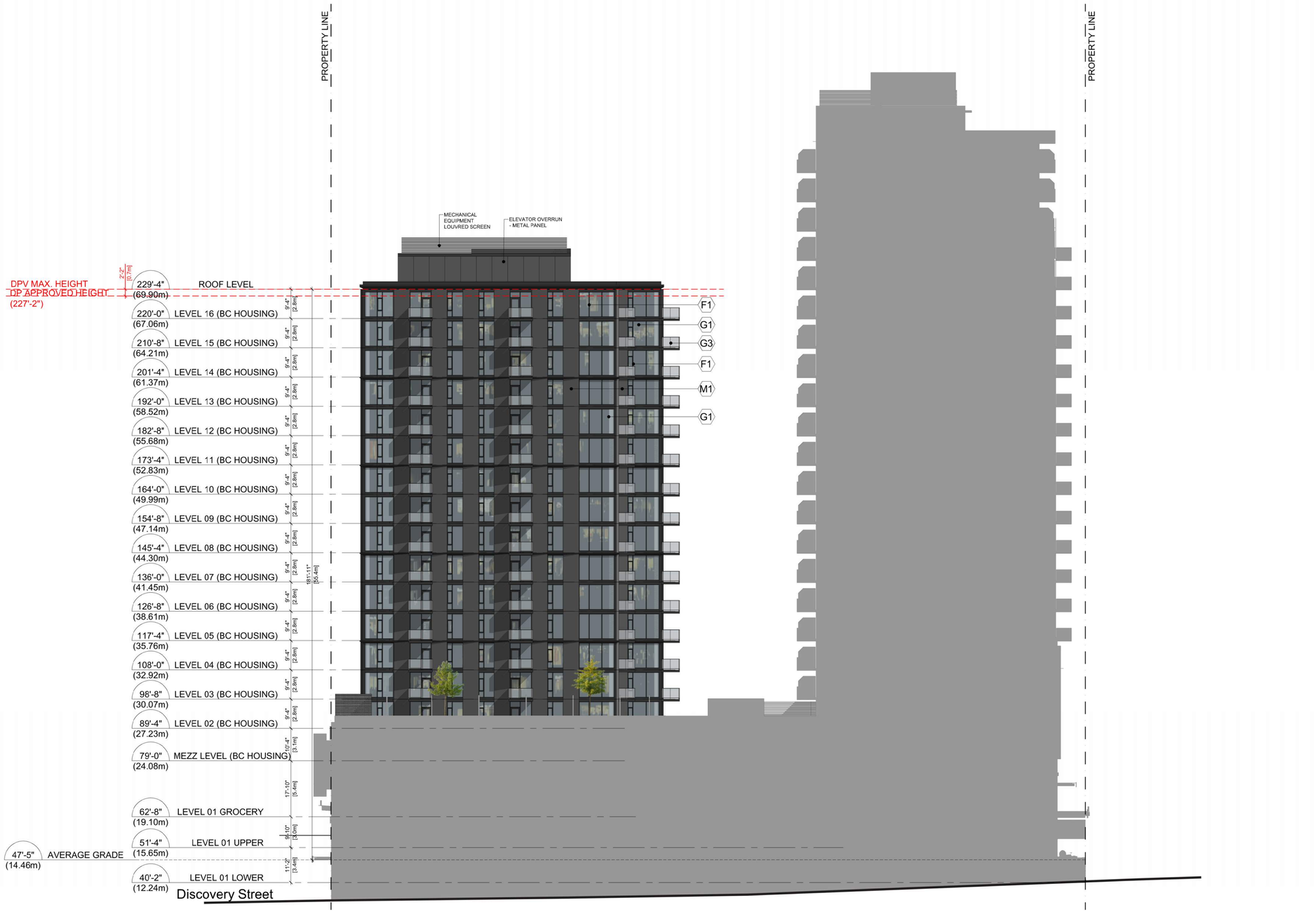
Douglas St

Victoria, BC

Project

BUILDING ELEVATION NORTH

Drawing	
Scale	1/16" = 1'-0"
Project	221023
Sheet	A303



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

16' 12' 8' 4' 0" 8' 16' 32' 48'

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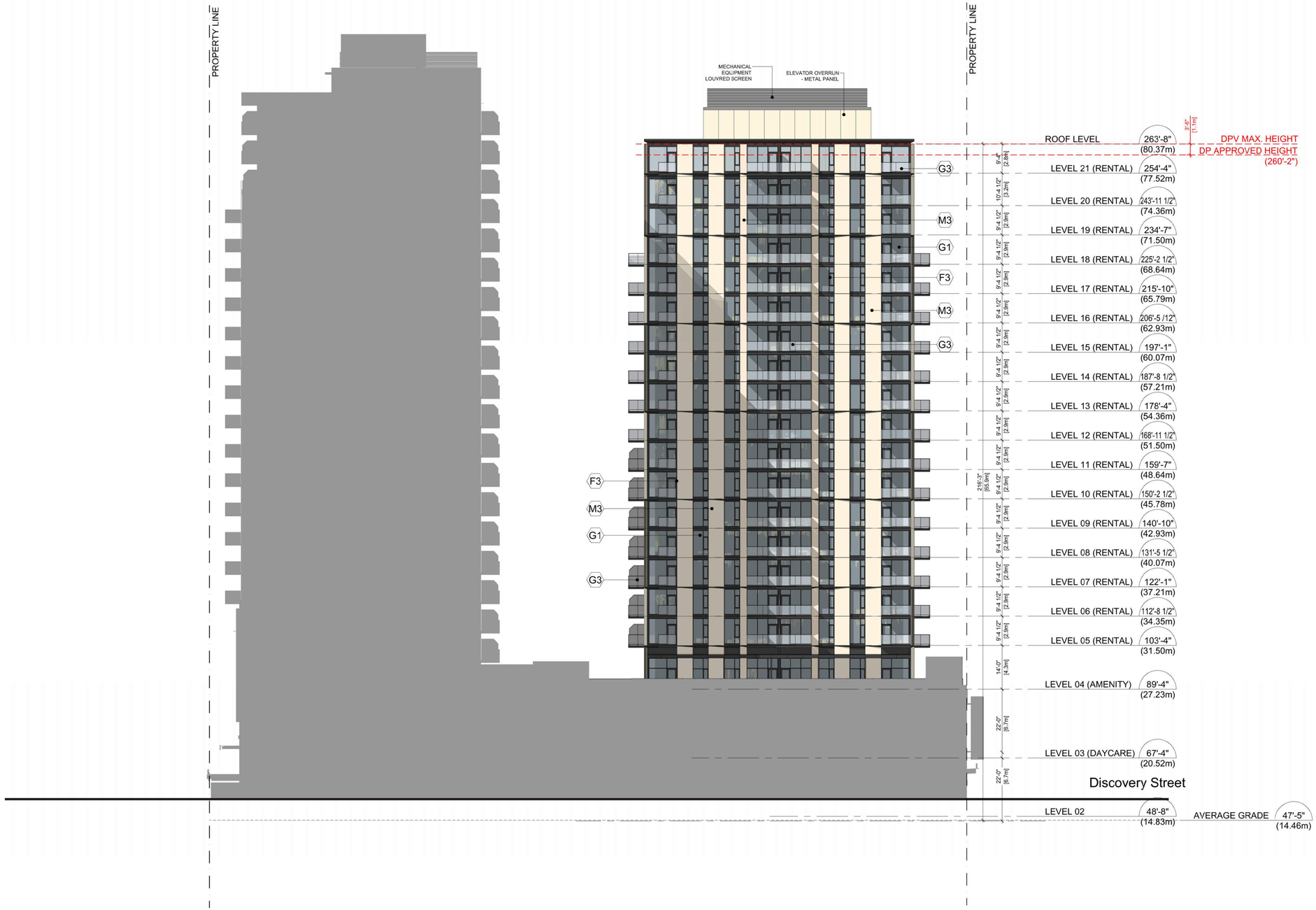
BUILDING A ELEVATION WEST

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A304



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONCRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

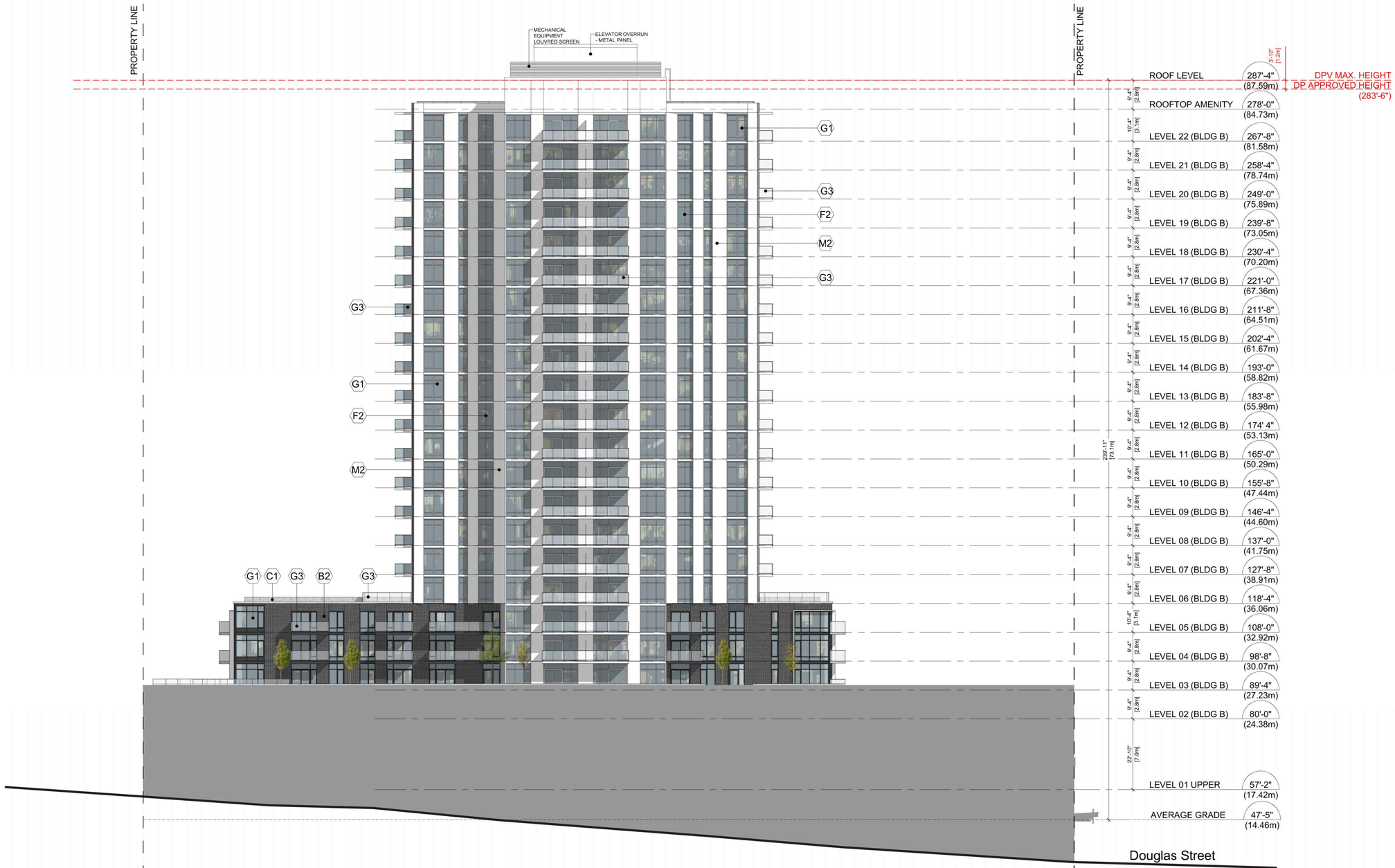
BUILDING C ELEVATION EAST

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A305



MATERIAL LEGEND

B1 LIGHT BRICK - CANYON MIST	C1 ARCHITECTURAL EXPOSED CONRETE	M3 COMPOSITE METAL PANEL - CHAMPAGNE	G1 RESIDENTIAL GLAZING - GREY GLASS	G4 OFFICE CURTAIN WALL - 4-SIDED SILICON	F1 WINDOW - BLACK FRAME	CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY
B2 DARK GREY BRICK	M1 COMPOSITE METAL PANEL - CHARCOAL	M4 COMPOSITE METAL PANEL - DARK BLUE	G2 RESIDENTIAL GLAZING - SPANDREL GLASS	G5 STOREFRONT GLAZED CURTAIN WALL	F2 WINDOW - WHITE FRAME	CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY
B3 LIGHT GREY BRICK	M2 COMPOSITE METAL PANEL - WHITE	M5 COMPOSITE METAL PANEL - WOOD	G3 ALUMINUM & GLASS GUARDRAIL	G6 PRIVACY SCREEN - FROSTED GLASS	F3 WINDOW - CHARCOAL GREY FRAME	CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY

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BUILDING B ELEVATION NORTH

Drawing	
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