

1961 DOUGLAS ST

DEVELOPMENT PERMIT VARIANCE RESPONSE - AUGUST 09, 2024



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 :L03)      | 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         |

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<br>VIP 24557                                                                                                                                                                                                                                                                | LOT 1 OF LOTS 732, 633, 634 & 735<br>VIP 23509                                                                                                    |
| EXISTING ZONING                     | ZONING: T-1                                                                                                                                                                                                                                                                                                        | ZONING: C-1                                                                                                                                       |
| ADOPTED ZONING                      | CD-19                                                                                                                                                                                                                                                                                                              |                                                                                                                                                   |
| SITE AREA                           | 72,357.5 sf (6,722 m <sup>2</sup> )                                                                                                                                                                                                                                                                                |                                                                                                                                                   |
| TOTAL FLOOR AREA                    | 453,055 sf (42,090 m <sup>2</sup> )                                                                                                                                                                                                                                                                                |                                                                                                                                                   |
| COMMERCIAL FLOOR AREA               | 62,510 sf (5,807 m <sup>2</sup> )                                                                                                                                                                                                                                                                                  |                                                                                                                                                   |
| FLOOR SPACE RATIO                   | 6.25 FSR<br><i>(0.84 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)</i>                                                                                                                                                                                                                                                    |                                                                                                                                                   |
| HEIGHT OF BUILDINGS                 | BUILDING A = 55.45 m<br>BUILDING B = 73.13 m<br>BUILDING C = 65.92 m                                                                                                                                                                                                                                               |                                                                                                                                                   |
| NUMBER OF STOREYS                   | BUILDING A = 16 STOREYS<br>BUILDING B = 22 STOREYS<br>BUILDING C = 21 STOREYS                                                                                                                                                                                                                                      |                                                                                                                                                   |
| PARKING STALLS                      | 345 PARKING STALLS<br><i>(103 COMMERCIAL + 242 RESIDENTIAL)</i>                                                                                                                                                                                                                                                    |                                                                                                                                                   |
| BICYCLE PARKING                     | 643 CLASS 1 BICYCLE SPACES <i>(28 COMM. + 615 RESD. )</i><br>80 CLASS 2 BICYCLE SPACES <i>(30 COMM. + 50 RESD.)</i>                                                                                                                                                                                                |                                                                                                                                                   |
| BUILDING SETBACKS                   | <div>BELOW 4 STOREYS    ABOVE 4 STOREYS</div> <div>BUILDING B FROM SOUTH PL0m3m</div> <div>BUILDING A FROM NORTH PL0m3m</div> <div>BUILDING C FROM NORTH PL0m3m</div> <div>BUILDING A FROM EAST PL0m3m</div> <div>BUILDING C FROM WEST PL0m4.6m</div> <div>ROOF TOP STRUCTURES FROM OUTER EDGE OF THE ROOF3m</div> |                                                                                                                                                   |
| BUILDING SEPARATION ABOVE 4 STOREYS | MIN. 20m                                                                                                                                                                                                                                                                                                           |                                                                                                                                                   |
| TOTAL NUMBER OF RESIDENTIAL UNITS   | BUILDING A = 133 UNITS<br>BUILDING B = 220 UNITS<br>BUILDING C = 154 UNITS                                                                                                                                                                                                                                         |                                                                                                                                                   |
| UNIT TYPES                          | BUILDING A<br>STUDIO = 40.6%<br>1 BED = 25.5%<br>2 BED = 22.6%<br>3 BED = 11.3%                                                                                                                                                                                                                                    | BUILDING B<br>STUDIO = 0.0%<br>1 BED = 67.7%<br>2 BED = 23.2%<br>3 BED = 6.4%<br><br>BUILDING C<br>1 BED = 55.2%<br>2 BED = 39.6%<br>3 BED = 5.2% |
| MINIMUM UNIT FLOOR AREA             | BUILDING A = 322 sf (30 m <sup>2</sup> )<br>BUILDING B = 373 sf (35 m <sup>2</sup> )<br>BUILDING C = 366 sf (34 m <sup>2</sup> )                                                                                                                                                                                   |                                                                                                                                                   |
| RESIDENTIAL FLOOR PLATE SIZE        | BUILDING A = 5,813 sf (540.04 m <sup>2</sup> )<br>BUILDING B = 6,591 sf (612.32 m <sup>2</sup> )<br>BUILDING C = 6,557 sf (609.16 m <sup>2</sup> )                                                                                                                                                                 |                                                                                                                                                   |
| TOTAL RESIDENTIAL FLOOR AREA        | BUILDING A = 100,156 sf (9,304.79 m <sup>2</sup> )<br>BUILDING B = 167,548 sf (15,565.72 m <sup>2</sup> )<br>BUILDING C = 124,060 sf (11,525.6 m <sup>2</sup> )                                                                                                                                                    |                                                                                                                                                   |



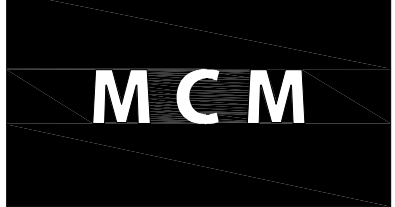
CITY OF  
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

August 14, 2024



Musson  
Cattell  
Mackey  
Partnership

Architects Designers Planners

Oceanic Plaza  
1066 West Hastings Street  
Suite 1900  
Vancouver, British Columbia  
Canada V6E 3X1  
T. 604. 687. 2990  
F. 604. 687. 1771  
MCMParchitects.com

|                  |                          |
|------------------|--------------------------|
| 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 |
| Revisions        | YYYY-MM-DD               |

Seal

Douglas St

Victoria, BC

Project

COVER &  
PROJECT INFO

Drawing

Scale

Project 221023

Sheet

A000



|                  | 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 A- BC HOUSING - BELOW MARKET RENTAL (GSF) |               |                      |                         |                    |                                  |                        |                               |                      |
|----------------|----------------------------------------------------|---------------|----------------------|-------------------------|--------------------|----------------------------------|------------------------|-------------------------------|----------------------|
|                | Residential<br>Lobby/Mail                          | Circulation   | Residential<br>Units | Amenity /<br>Mng Office | Waste /<br>Recycle | Bike<br>Repair/<br>Bike<br>Share | Residential<br>Storage | Bldg Storage /<br>Service Rms | Residential<br>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                |
| <b>TOTAL</b>   | <b>660</b>                                         | <b>21,244</b> | <b>71,942</b>        | <b>1,368</b>            | <b>432</b>         | <b>0</b>                         | <b>0</b>               | <b>4,510</b>                  | <b>100,156</b>       |

\*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.  
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[illegible][illegible]

|                | 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         |
| <b>TOTAL</b>   | <b>6,033</b>                                     | <b>25,552</b>   | <b>14,457</b>      | <b>4,817</b>       | <b>83,171</b> | <b>1,413</b>       | <b>1,564</b>        | <b>5,547</b>               | <b>13,008</b> | <b>9,067</b>      | <b>164,629</b> |

| COMMERCIAL                                 |                                     |                                         |                                      |                                       |                                      |       |           |               |
|--------------------------------------------|-------------------------------------|-----------------------------------------|--------------------------------------|---------------------------------------|--------------------------------------|-------|-----------|---------------|
| CAR PARKING SPACES                         |                                     |                                         |                                      |                                       |                                      |       |           |               |
|                                            | RETAIL<br>1 SPACE /50m <sup>2</sup> | RESTAURANT<br>1 SPACE /40m <sup>2</sup> | GROCERY<br>1 SPACE /50m <sup>2</sup> | DAYCARE<br>1 SPACE /100m <sup>2</sup> | CO-WORK<br>1 SPACE /70m <sup>2</sup> | TOTAL | CAR SHARE |               |
| 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 |           |               |
|                                            | 1<br>(van)                          | 1<br>(van)                              | 3<br>(2 car + 1 van)                 | 0                                     | 1<br>(van)                           | 6     |           |               |
| REQUIRED                                   |                                     |                                         |                                      |                                       |                                      |       |           |               |
| PROVIDED                                   | 1                                   | 1                                       | 3                                    | 0                                     | 1                                    | 6     |           |               |
| RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL |                                     |                                         |                                      |                                       |                                      |       | 487       | + 2 car share |
| REQUIRED                                   |                                     |                                         |                                      |                                       |                                      |       | 345       | + 6 car share |
| PROVIDED                                   |                                     |                                         |                                      |                                       |                                      |       |           |               |

| UNIT MIX     |             |
|--------------|-------------|
| STUDIO       | 0.0%        |
| 1 BED        | 55.2%       |
| 2 BED        | 39.6%       |
| 3 BED        | 5.2%        |
| <b>Total</b> | <b>100%</b> |

|                  |       |
|------------------|-------|
| Accessible Units | 0     |
| Family Units     | 69    |
|                  | 44.8% |

| STORAGE LOCKERS |           |
|-----------------|-----------|
| Level P2        | 23        |
| Upper grd       | 5         |
|                 |           |
| <b>Total</b>    | <b>28</b> |

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

| UNIT MIX     |             |
|--------------|-------------|
| STUDIO       | 40.6%       |
| 1 BED        | 25.5%       |
| 2 BED        | 22.6%       |
| 3 BED        | 11.3%       |
| <b>Total</b> | <b>100%</b> |

|                         |              |
|-------------------------|--------------|
| <b>Accessible Units</b> | <b>30</b>    |
| <b>Family Units</b>     | <b>45</b>    |
|                         | <b>33.8%</b> |

| 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 |

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

| 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  |

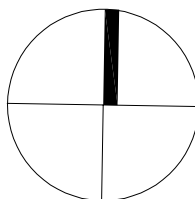
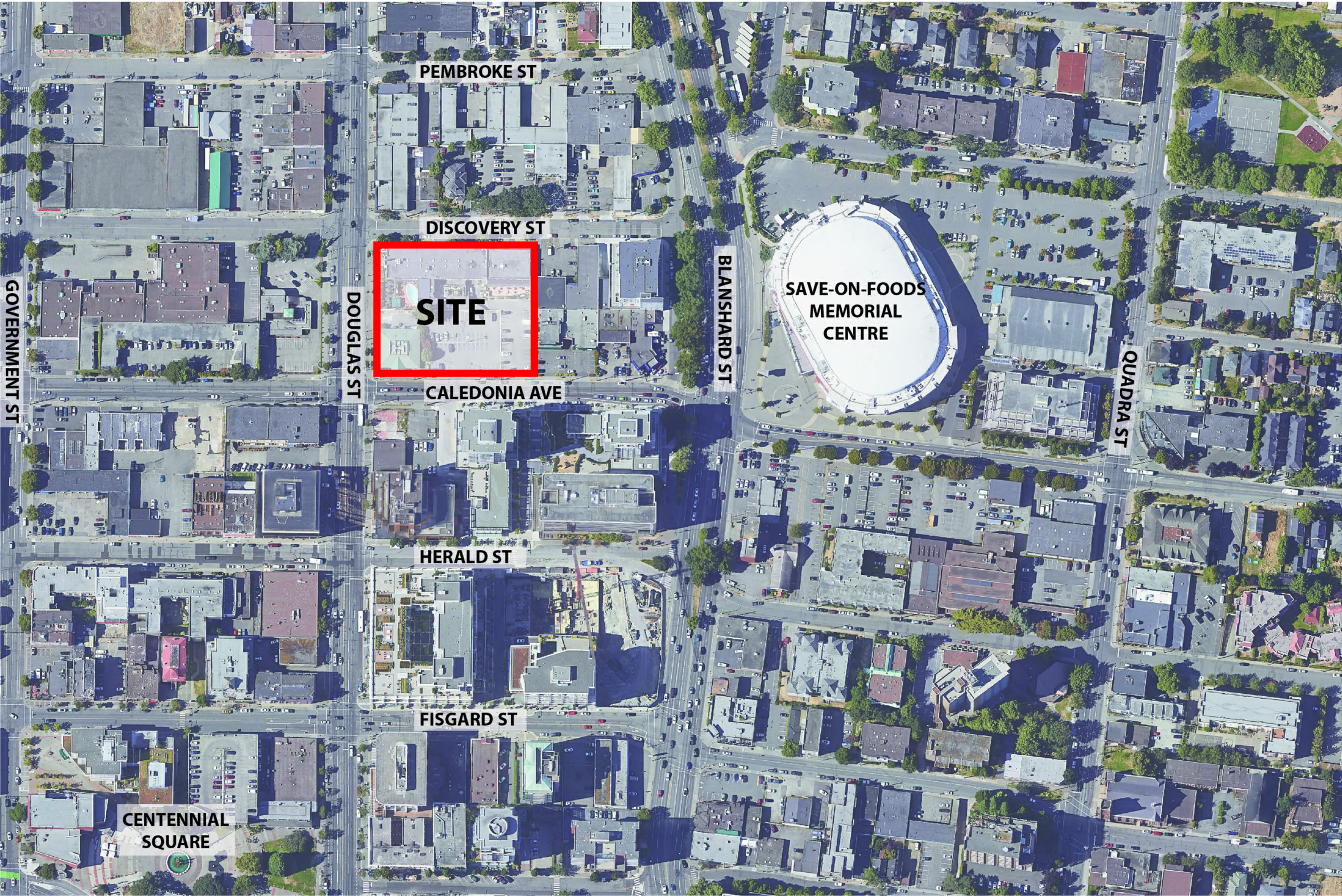
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Oceanic Plaza  
1066 West Hastings Street  
Suite 1900  
Vancouver, British Columbia  
Canada V6E 3X1  
T. 604. 687. 2990  
F. 604. 687. 1771  
MCMParchitects.com

Sheet A000





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Seal

Douglas St

Victoria, BC

Project

CONTEXT

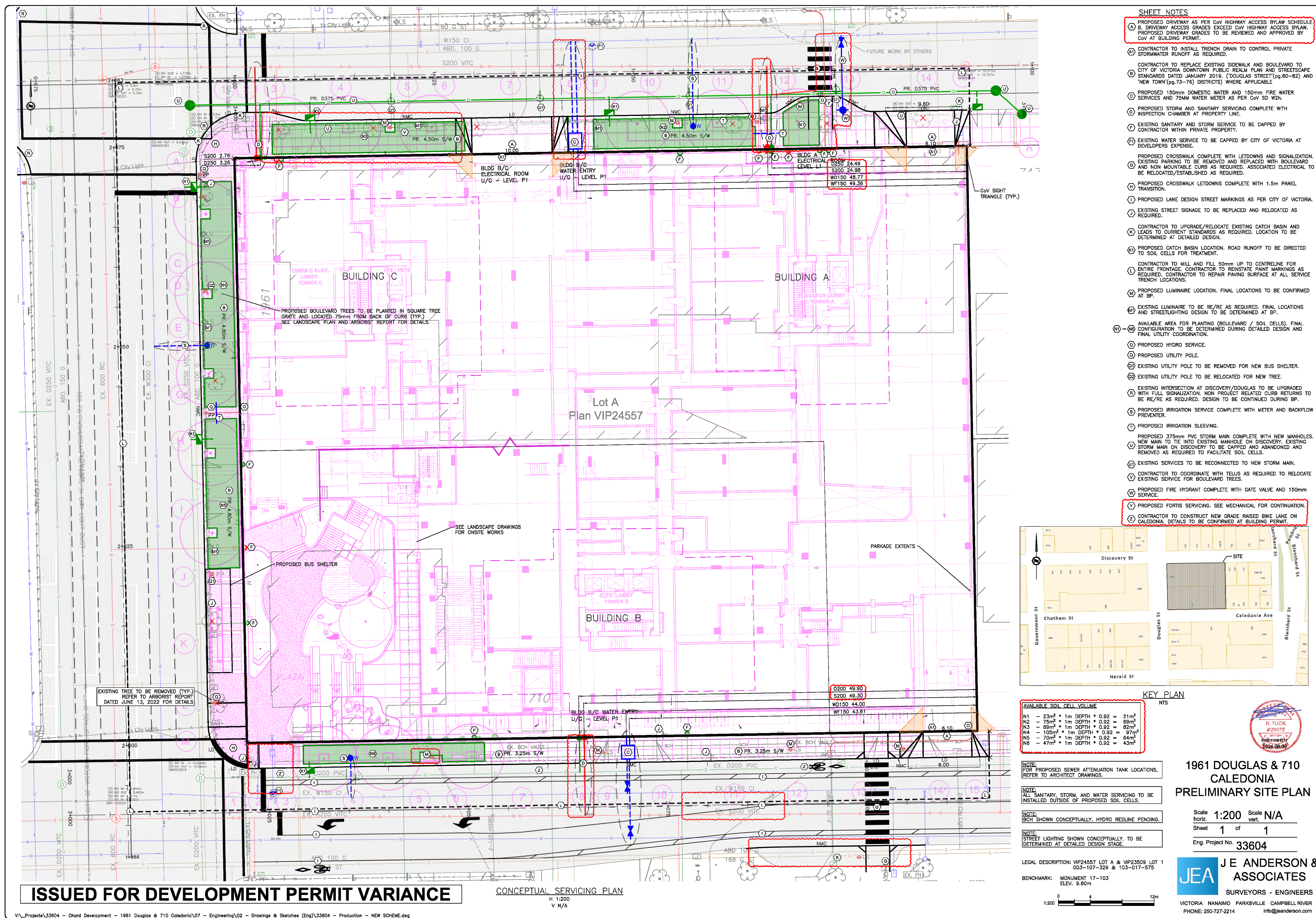
Drawing

Scale

Project 221023

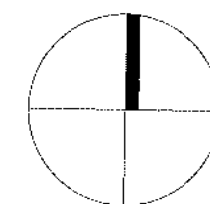
Sheet A001





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





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Douglas St

Victoria, BC

Project

SITE PLAN  
EXISTING

Drawing

Scale 1/16" = 1'-0"

Project 221023

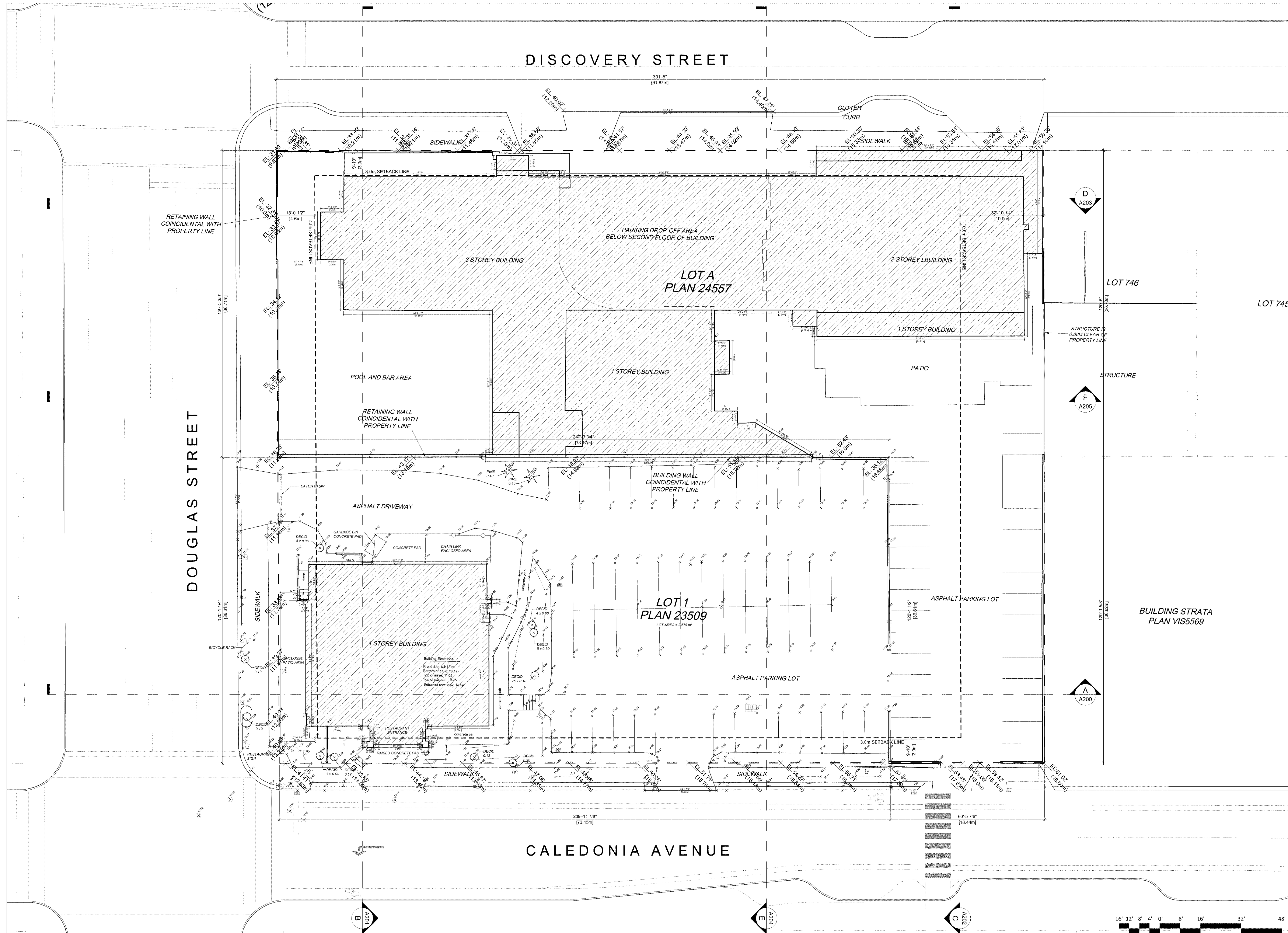
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A003

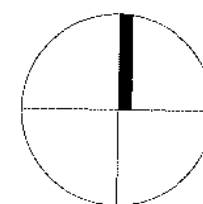
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE







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SITE PLAN  
PROPOSED

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A004

DISCOVERY STREET

PARKING ENTRY  
EL 39'-5.5"  
(12.02 m)LOADING EXIT  
EL 55'-10"  
(17.02 m)

DOUGLAS STREET

CALEDONIA AVENUE

ROOF AMENITY  
EL 254'-4"  
(77.52 m)

MECH. ROOF  
EL 273'-8"  
(83.41 m)

BUILDING C  
RENTAL  
21 FLOORS

ROOF  
EL 263'-8"  
(80.37 m)

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

MECH. ROOF  
EL 239'-4"  
(72.95 m)

ROOF  
EL 229'-4"  
(69.90 m)

BCH  
BELOW MARKET  
RENTAL  
16 FLOORS

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

ROOF  
EL 287'-4"  
(87.58 m)

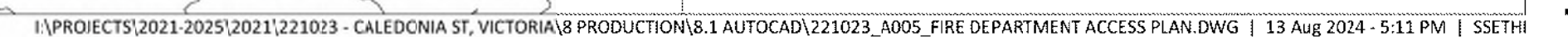
OVERRUN  
EL 299'-0"  
(91.19 m)

BUILDING B  
RENTAL  
22 FLOORS

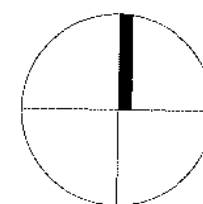
ROOF DECK  
BELOW  
EL 118'-4"  
(36.07 m)

LOADING ENTRY  
EL 59'-5"  
(18.12 m)









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Douglas St

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Project

PARKING  
LEVEL P2

Drawing

Scale 1/16" = 1'-0"

Project 221023

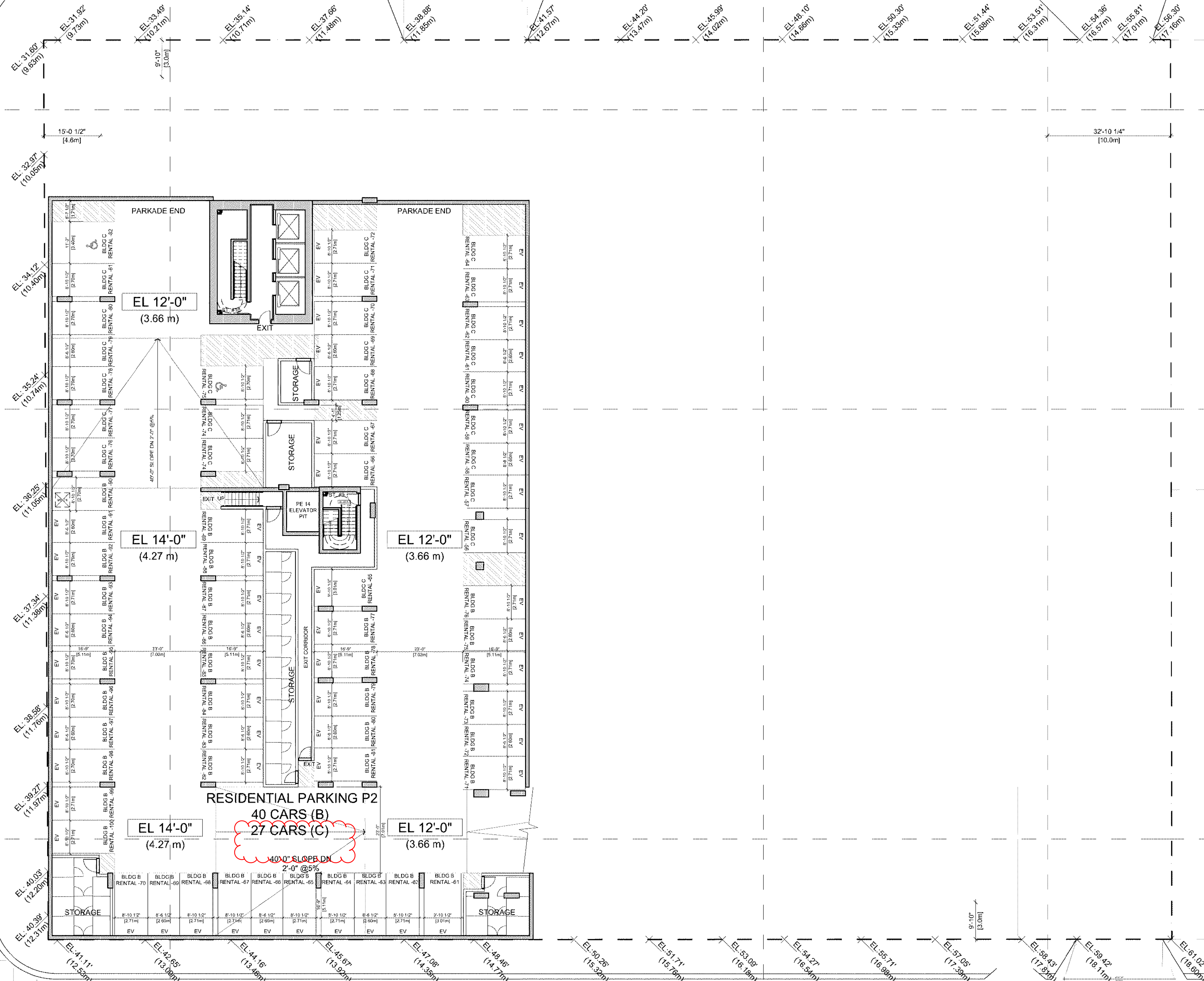
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A101

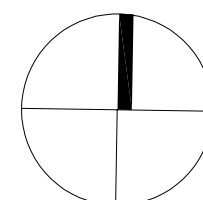
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE







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Douglas St

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Project

PARKING  
LEVEL P1

Drawing

Scale 1/16" = 1'-0"

Project 221023

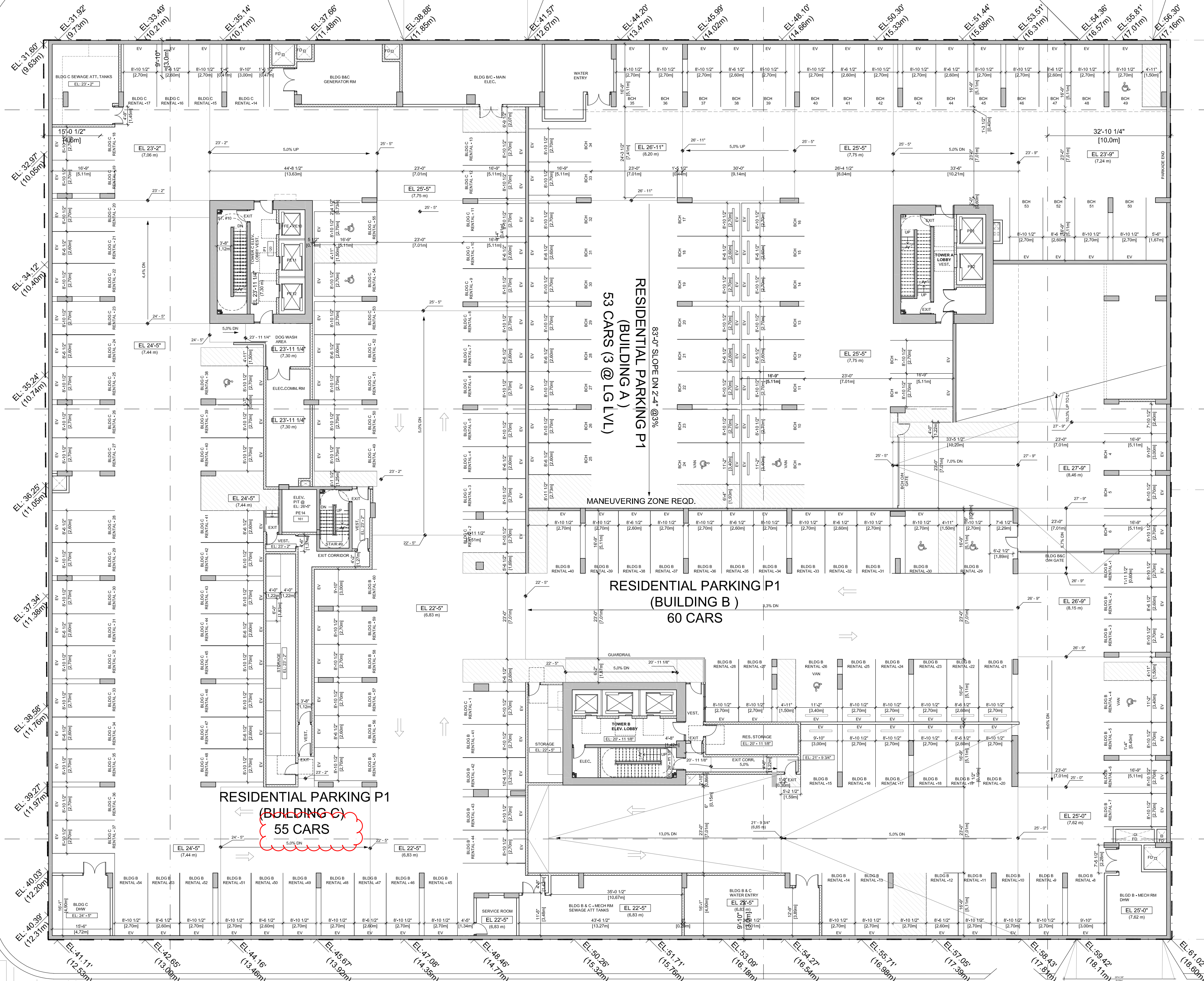
Sheet

A102

DISCOVERY STREET

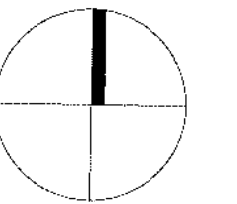
DOUGLAS STREET

CALEDONIA AVENUE



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





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Project

LOWER  
GROUND

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A103

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

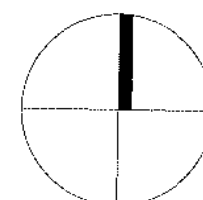
RETAIL  
2,481 SF  
EL 33'-8"  
(10.26 m)BLDG C  
RES. LOBBY  
1,431 SF  
EL 35'-4"  
(10.77 m)RETAIL  
1,573 SF  
EL 35'-4"  
(10.77 m)EL 39'-5 3/8"  
(12.02 m)

LOADING

6 CAR SHARE  
EL 38'-9"  
(11.81 m)EL 37'-1"  
(11.30 m)BCH  
EL 33'-9"  
(10.29 m)RETAIL / DAYCARE /  
CO-WORK PARKING  
35 CARS  
EL 34'-1"  
(10.39 m)EL 35'-9"  
(10.90 m)EL 37'-9"  
(11.51 m)EL 32'-5"  
(9.89 m)EL 36'-8"  
(11.18 m)GROCERY PARKING  
56 CARS  
EL 37'-9"  
(11.51 m)A  
A200B  
A201E  
A204C  
A202

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





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Douglas St

Victoria, BC

Project

LOWER  
GROUND  
MEZZ

Drawing

Scale  
1/16" = 1'-0"

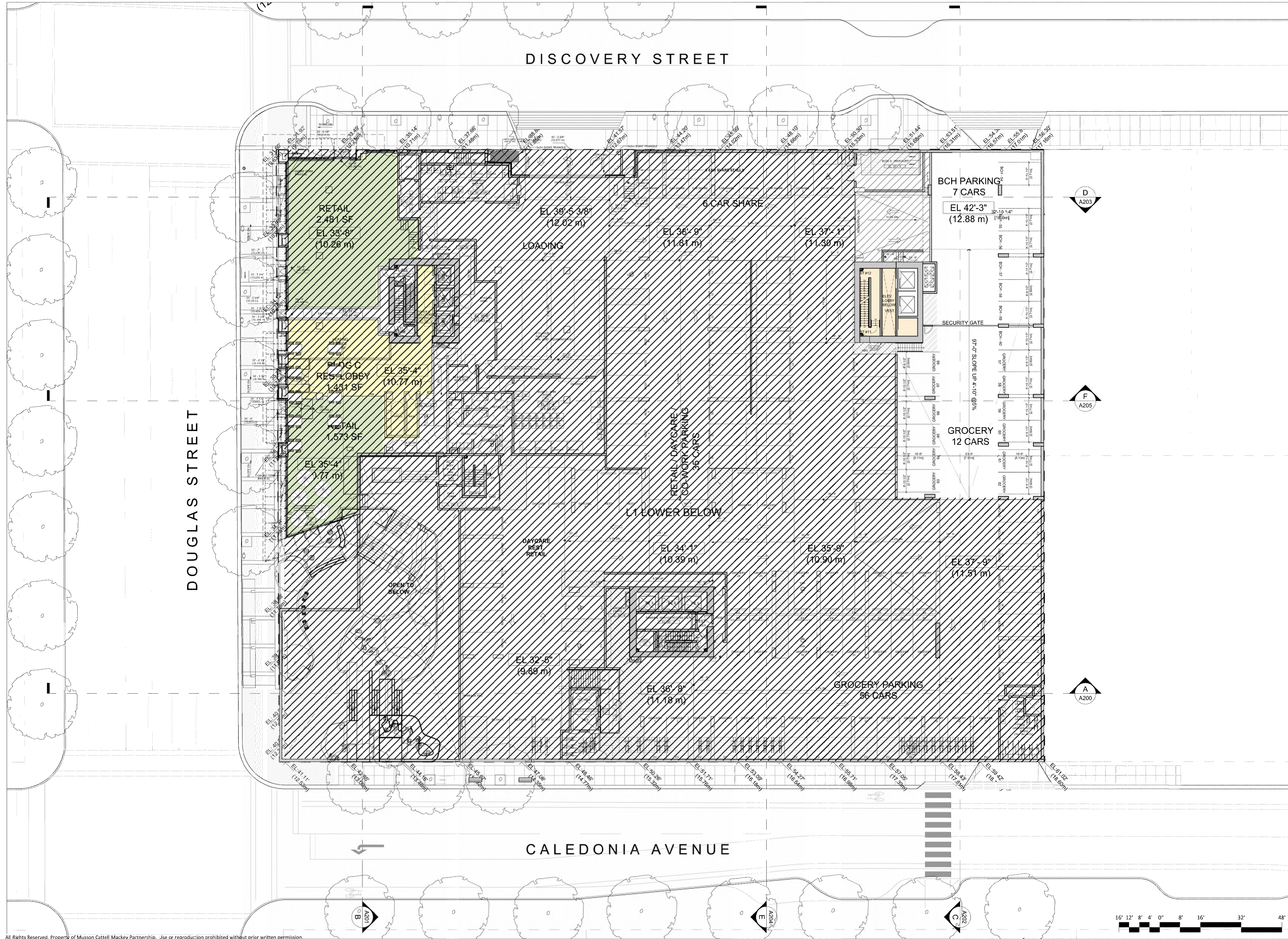
Project  
221023

Sheet  
A103A

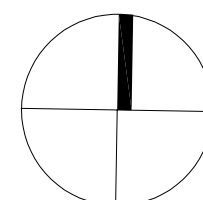
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE







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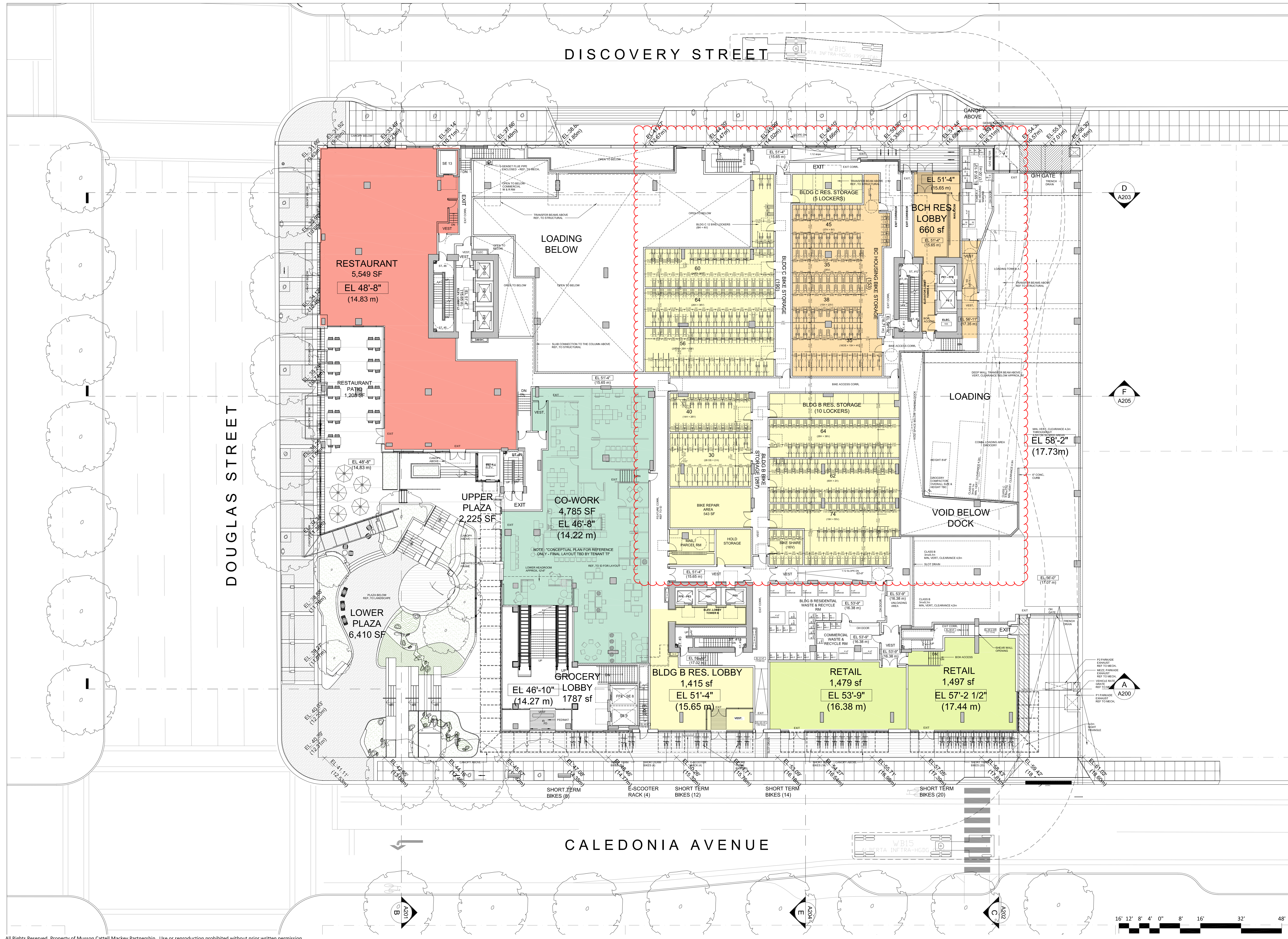
UPPER  
GROUND

Drawing

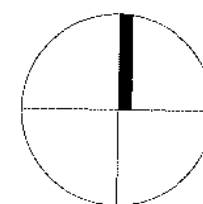
Scale 1/16" = 1'-0"

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Project

GROCERY  
LEVEL

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A105

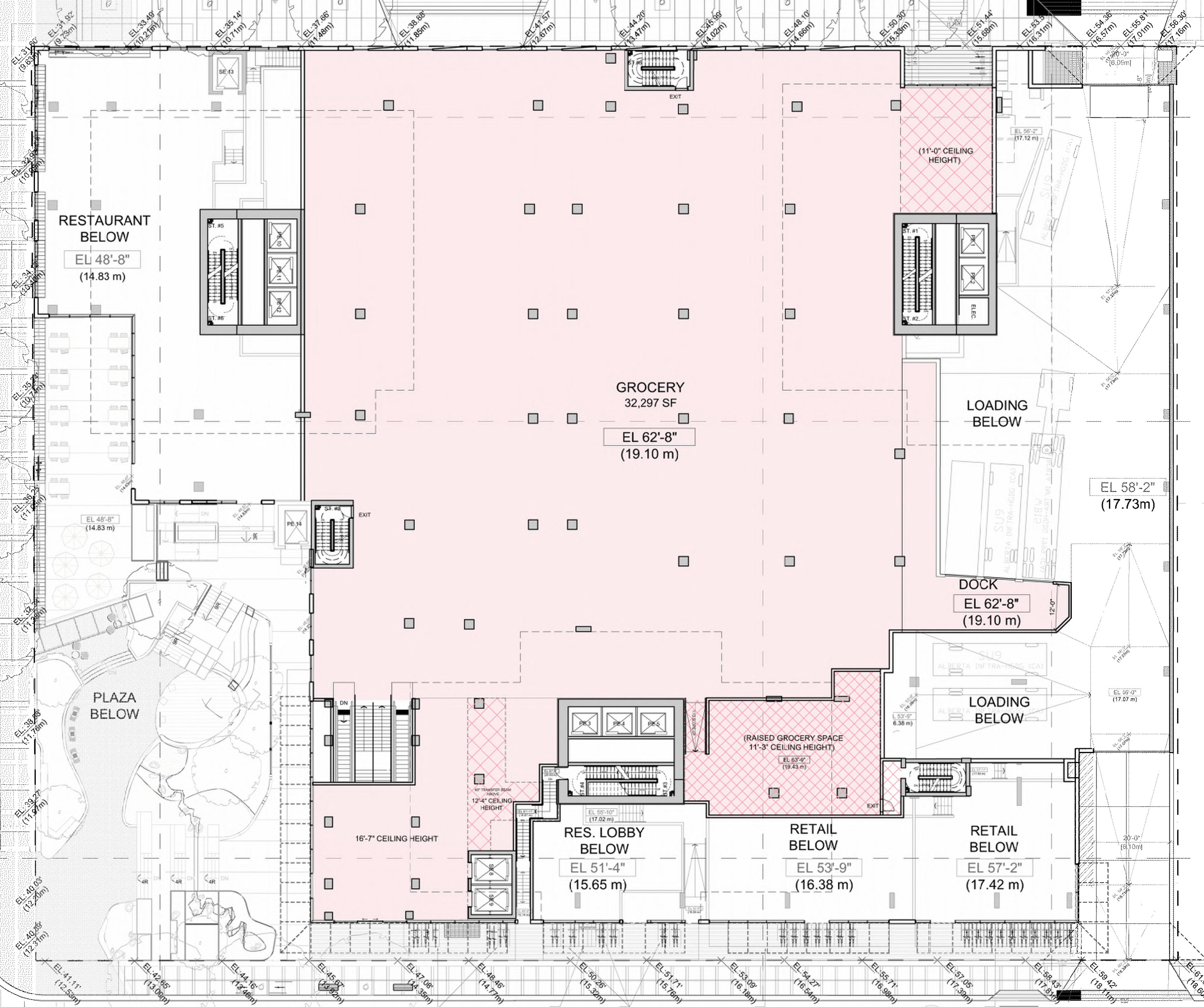
DISCOVERY STREET

DOUGLAS STREET

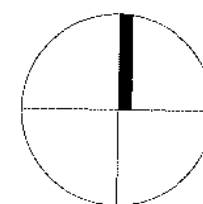
CALEDONIA AVENUE

RESTAURANT  
BELOWEL 48'-8"  
(14.83 m)GROCERY  
32,297 SFEL 62'-8"  
(19.10 m)LOADING  
BELOWEL 58'-2"  
(17.73m)

DOCK

EL 62'-8"  
(19.10 m)LOADING  
BELOWEL 56'-0"  
(17.07 m)(RAISED GROCERY SPACE  
11'-3" CEILING HEIGHT)EL 63'-9"  
(19.43 m)RES. LOBBY  
BELOWEL 51'-4"  
(15.65 m)RETAIL  
BELOWEL 53'-9"  
(16.38 m)RETAIL  
BELOWEL 57'-2"  
(17.42 m)PLAZA  
BELOW





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Project

DAYCARE LEVEL

BLDG A: MEZZ  
BLDG B: L02

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

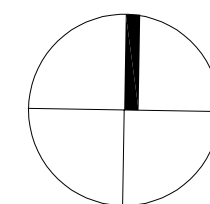
A106

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





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RESIDENTIAL

BLDG A: L02  
BLDG B: L03

Drawing

Scale 1/16" = 1'-0"

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Sheet

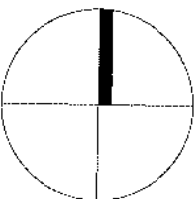
A107

DISCOVERY STREET

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CALEDONIA AVENUE





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

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

**A108**

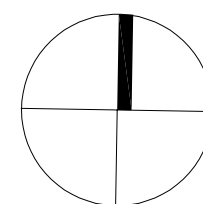
DISCOVERY STREET

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  
BELOWPLAZA  
BELOW





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

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

**A109**

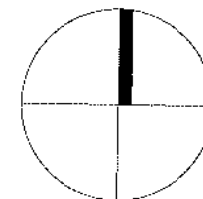
DISCOVERY STREET

BUILDING A - BC HOUSING  
L03-L12 (10 FLRS)BUILDING C - RENTAL  
L05-L11 (7 FLRS)BUILDING B - CONDO  
L06ROOF DECK  
BELOWPLAZA  
BELOW

CALEDONIA AVENUE

DOUGLAS STREET





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Project

RESIDENTIAL  
BLDG A: L03-L12  
BLDG B: L07-L15  
BLDG C: L05-L11

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A110

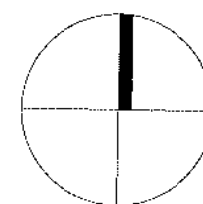
DISCOVERY STREET

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)ROOF DECK  
BELOWROOF DECK  
BELOWPLAZA  
BELOW





|                  |                          |
|------------------|--------------------------|
| 09 AUGUST 2024   | ISSUED FOR DPV RESPONSE  |
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Revisions

YYYY-MM-DD

Seal

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

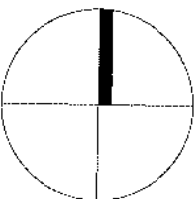
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL  
L12 - L18 (7 FLRS)BUILDING A - BC HOUSING  
L13 - L16 (4 FLRS)BUILDING B - CONDO  
L16-L19 (4 FLRS)ROOF DECK  
BELOWROOF DECK  
BELOWPLAZA  
BELOW





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RESIDENTIAL  
BLDG B: L20  
BLDG C: L19-20

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A112

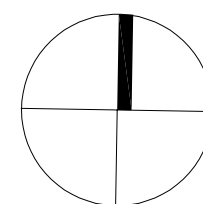
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL  
L19 - L20 (2 FLRS)BUILDING A - BC HOUSING  
ROOFBUILDING A - BC HOUSING  
ROOF  
EL 229'-4"  
(69.90 m)BUILDING B - CONDO  
L20PLAZA  
BELOWROOF DECK  
BELOWROOF DECK  
BELOW





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RESIDENTIAL  
BLDG B: L21  
BLDG C: L21

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A113

DISCOVERY STREET

DOUGLAS STREET

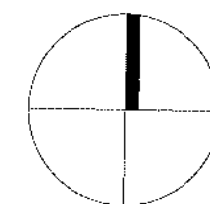
CALEDONIA AVENUE

BUILDING C - RENTAL  
ROOF TOP AMENITYBUILDING A - BC HOUSING  
ROOFBUILDING C  
OUTDOOR  
AMENITYMECHANICAL  
EQUIPMENTBUILDING A -  
BC HOUSING  
ROOFROOF DECK  
BELOWROOF DECK  
BELOW

BUILDING B - CONDO

L21





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Douglas St

Victoria, BC

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RESIDENTIAL  
BLDG B: L22

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

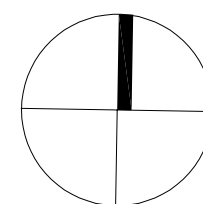
A114

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





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ROOF LEVEL  
BLDG B: AMENITY

Drawing

Scale 1/16" = 1'-0"

Project 221023

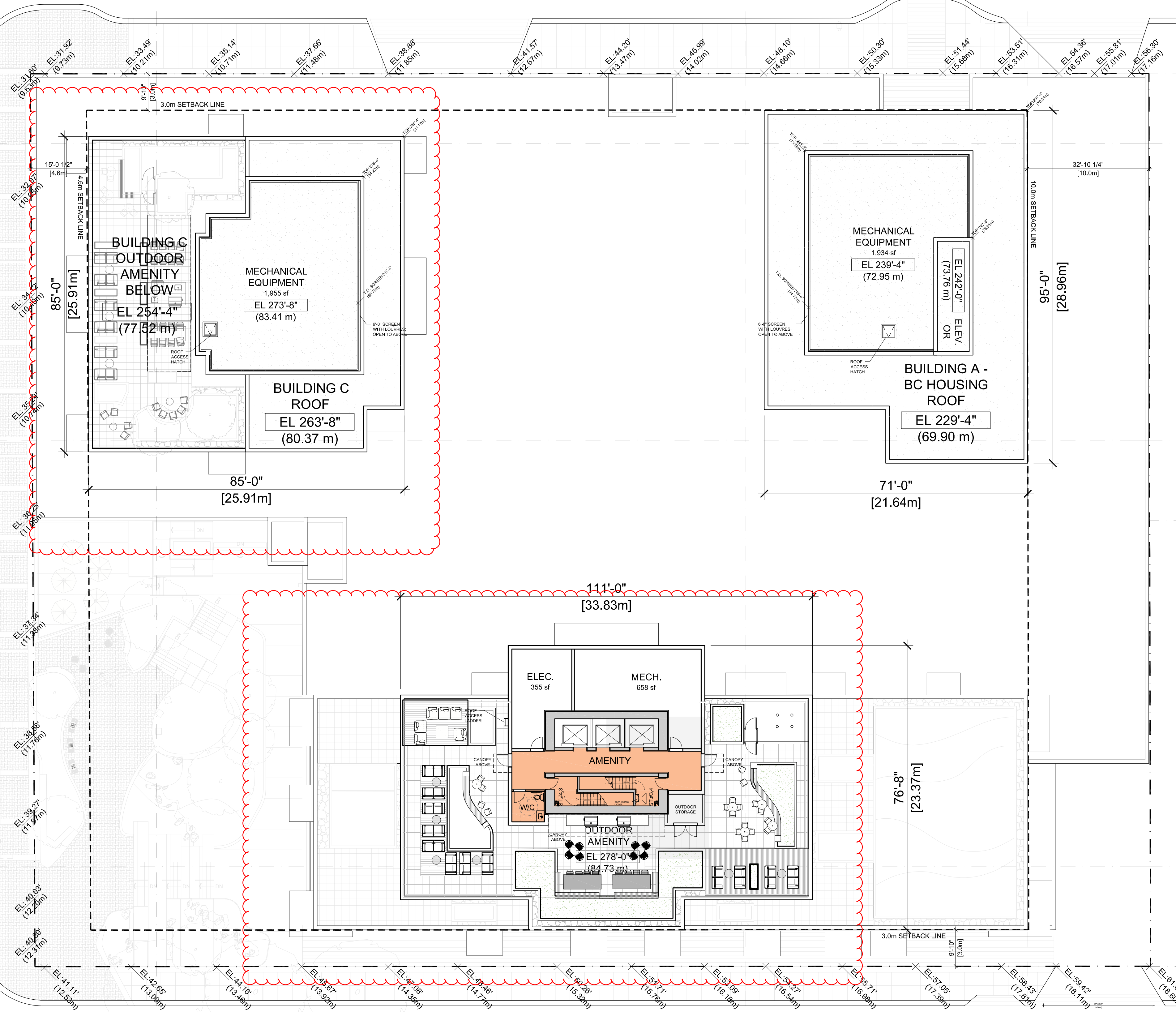
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A115

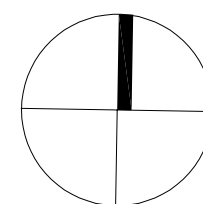
DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE







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Project

ROOFTOPS

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A116

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



**Musson  
Cattell  
Mackey  
Partnership**

**Architects Designers Planners**

Oceanic Plaza  
1066 West Hastings Street  
Suite 1900  
Vancouver, British Columbia  
Canada V6E 3X1  
T. 604. 687. 2990  
F. 604. 687. 1771  
MCMParchitects.com

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Victoria, BC

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## BUILDING SECTION A

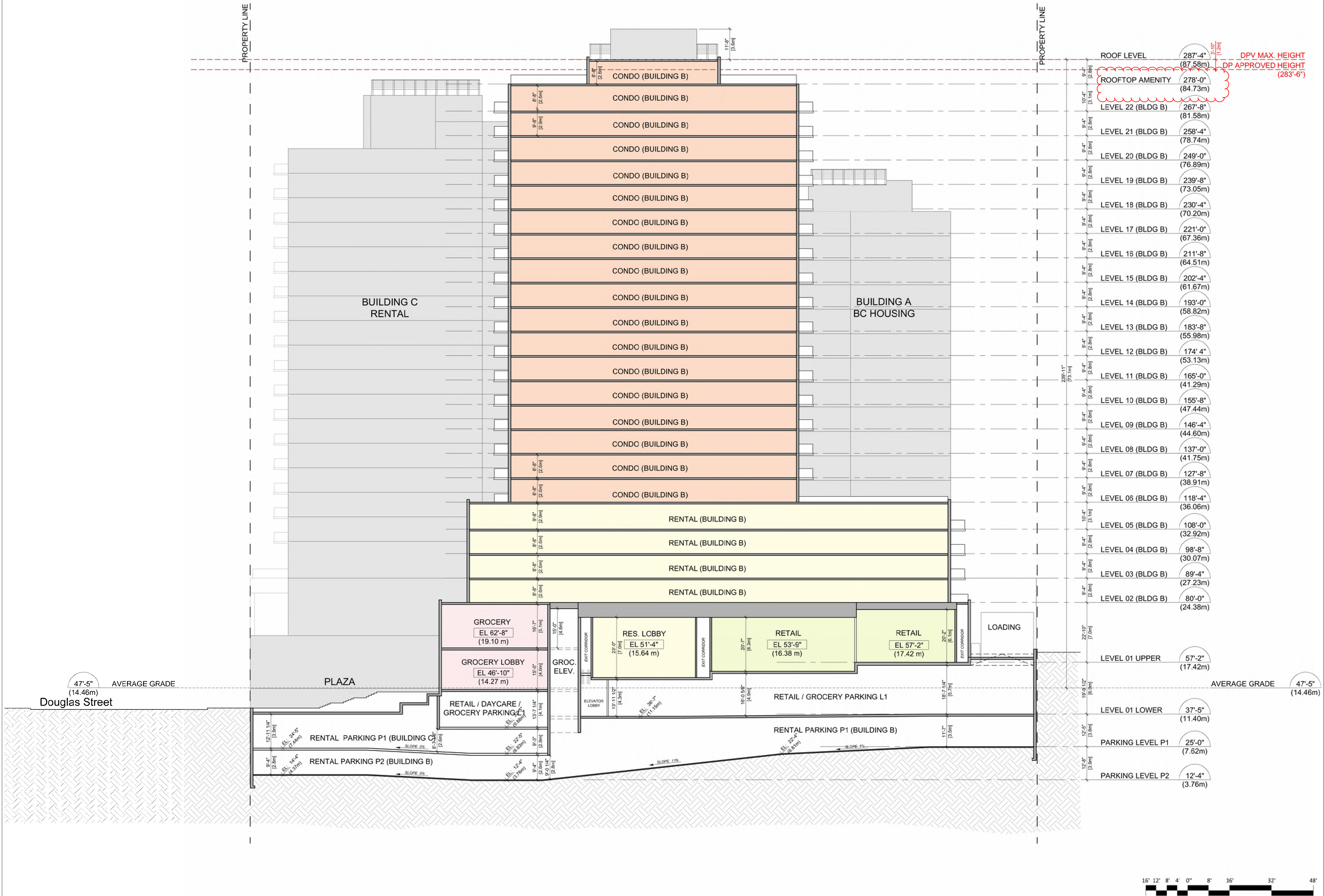
Drawing

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

Project 221023

A200

Sheet A200





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Victoria, BC

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## BUILDING SECTION B

### Drawing

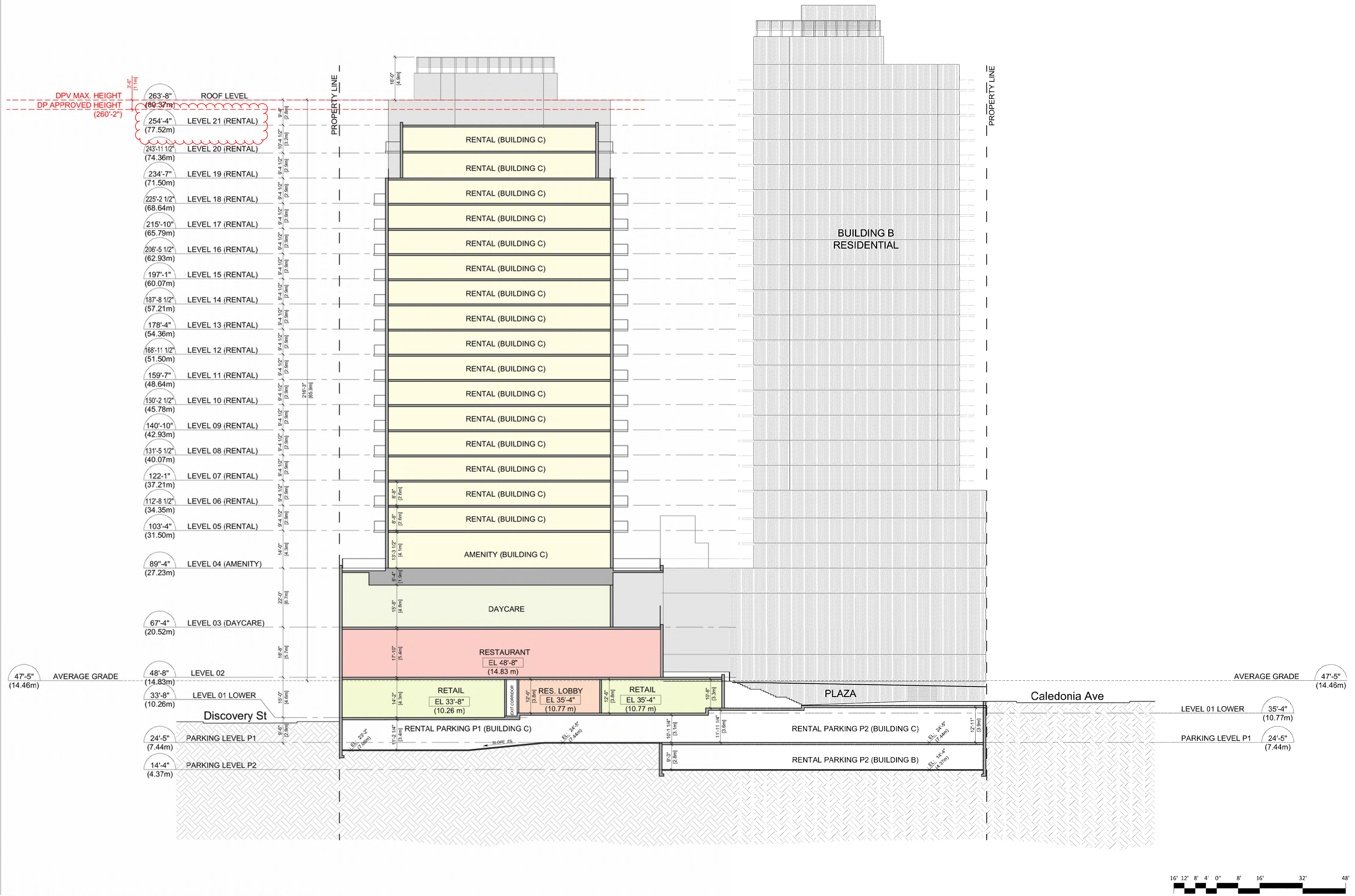
Scale  $1/16" = 1'-0"$

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A201

Sheet **A201**

## A201





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Victoria, BC

## Project

## BUILDING SECTION C

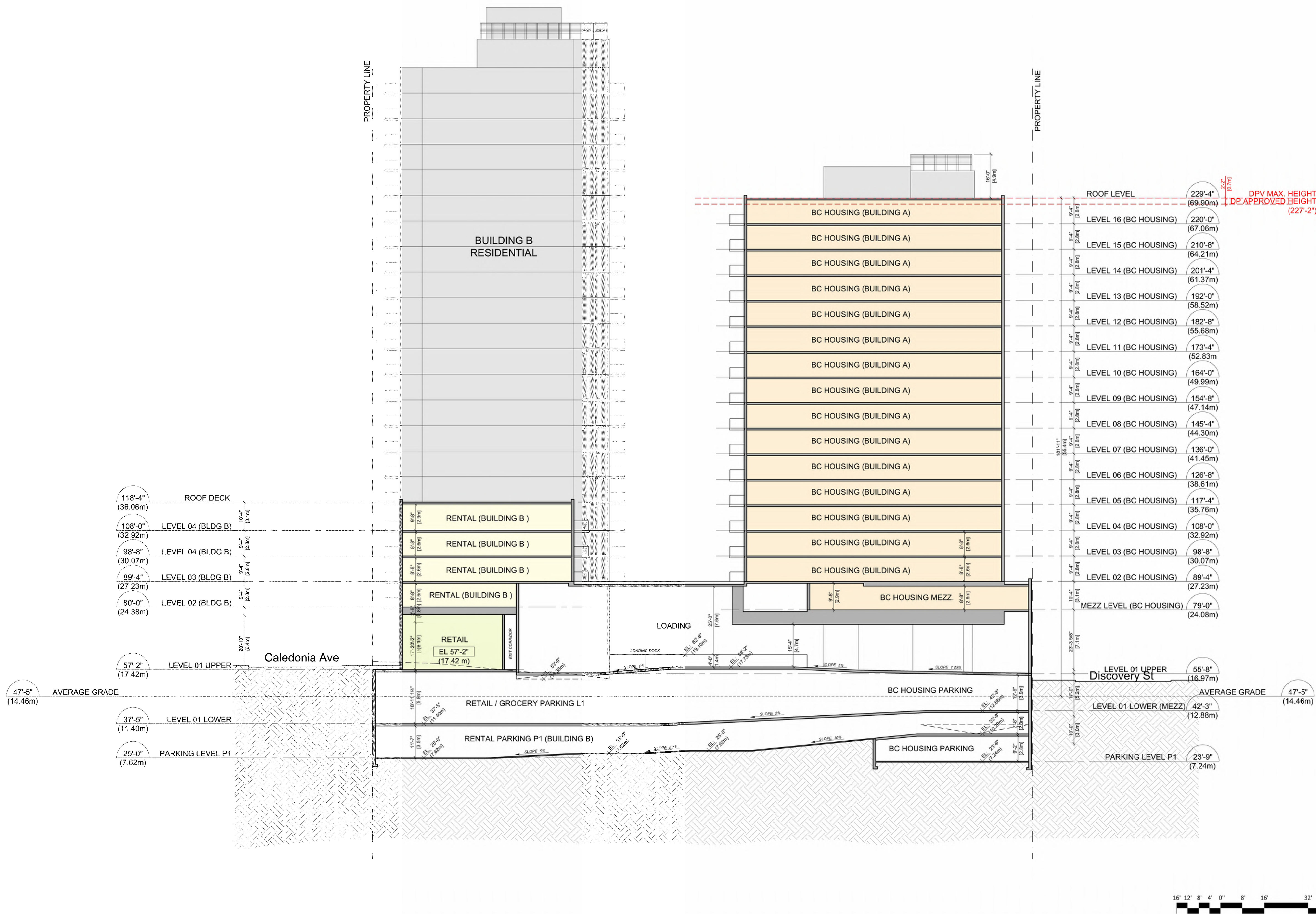
### Drawing

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

Project 221023

Sheet

A202





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Douglas St

Victoria, BC

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Project

## BUILDING SECTION D

Drawing

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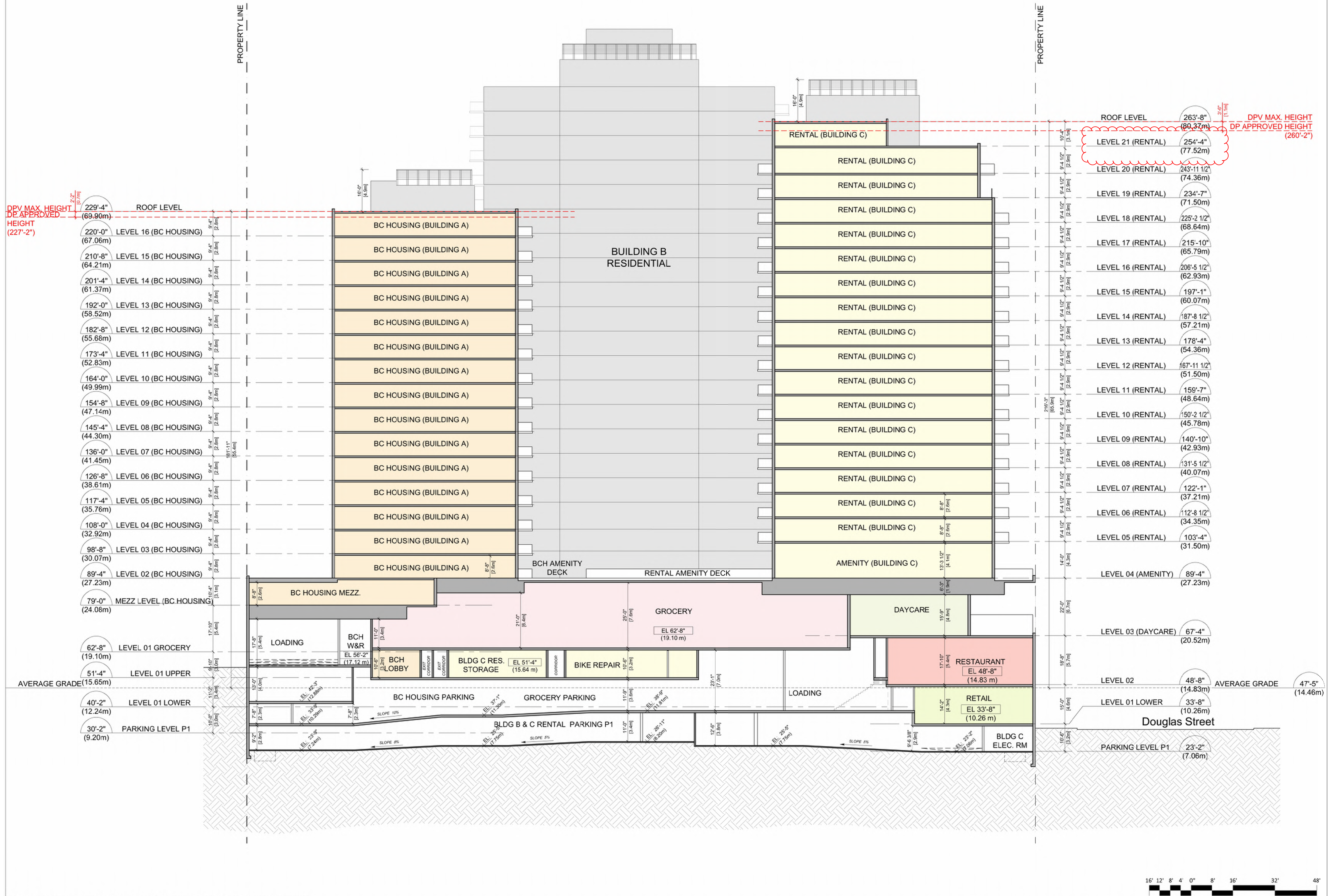
Scale  $1/16" = 1'-0"$

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Project 221023

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Sheet **A203**





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Douglas St

Victoria, BC

Project

BUILDING  
SECTION E

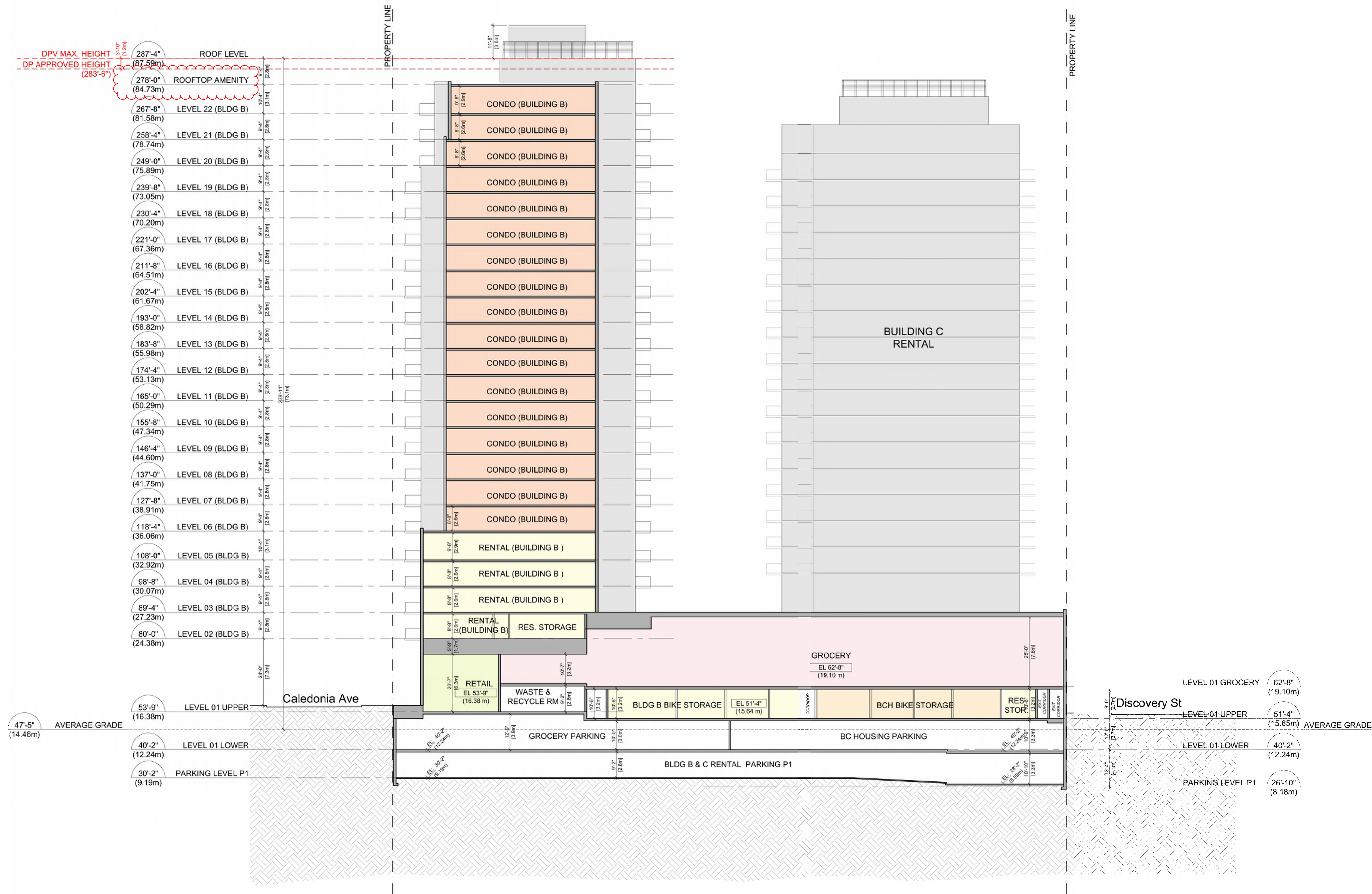
Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A204





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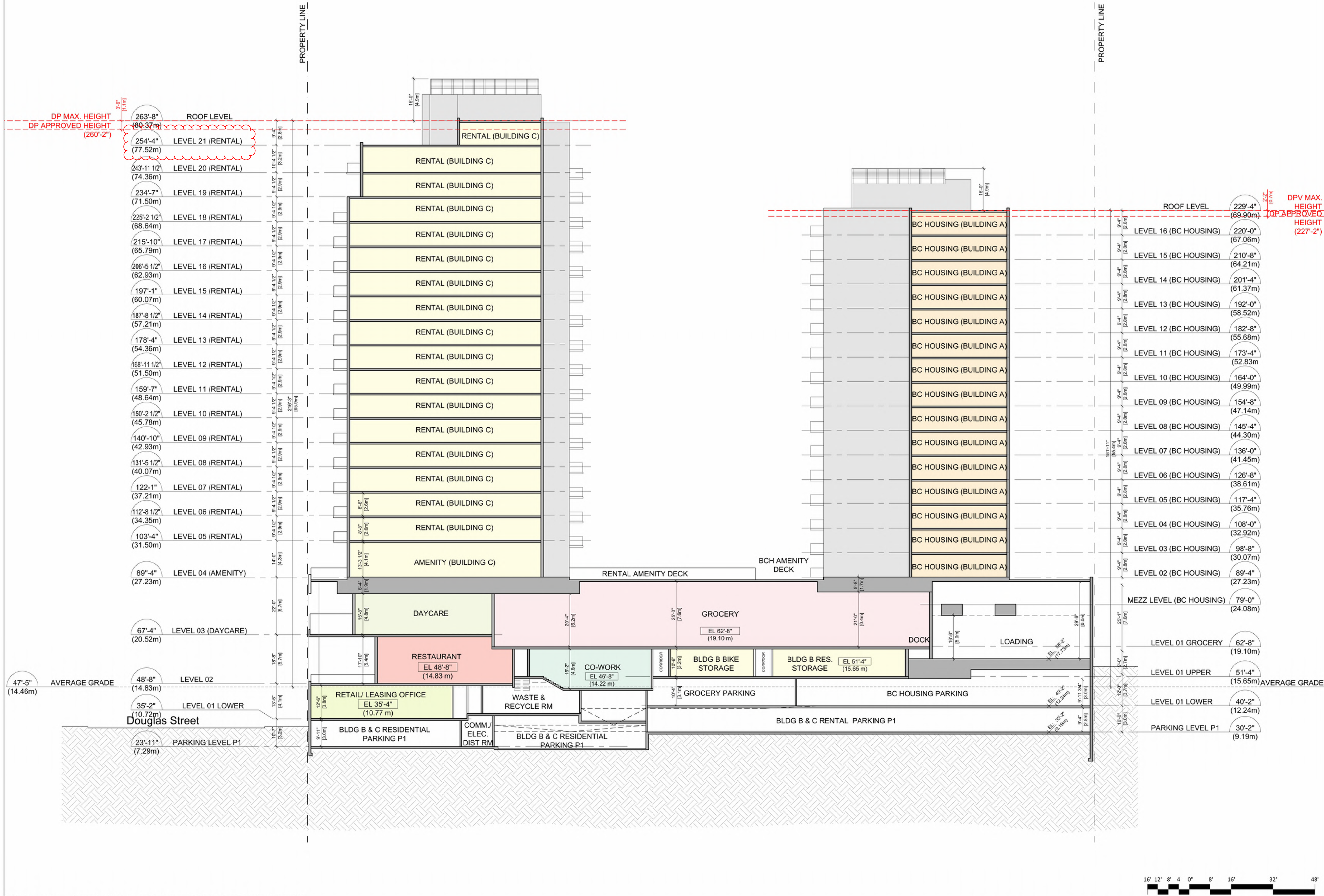
BUILDING  
SECTION F

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet A205





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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 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 &amp; 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

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BUILDING  
ELEVATION  
WEST

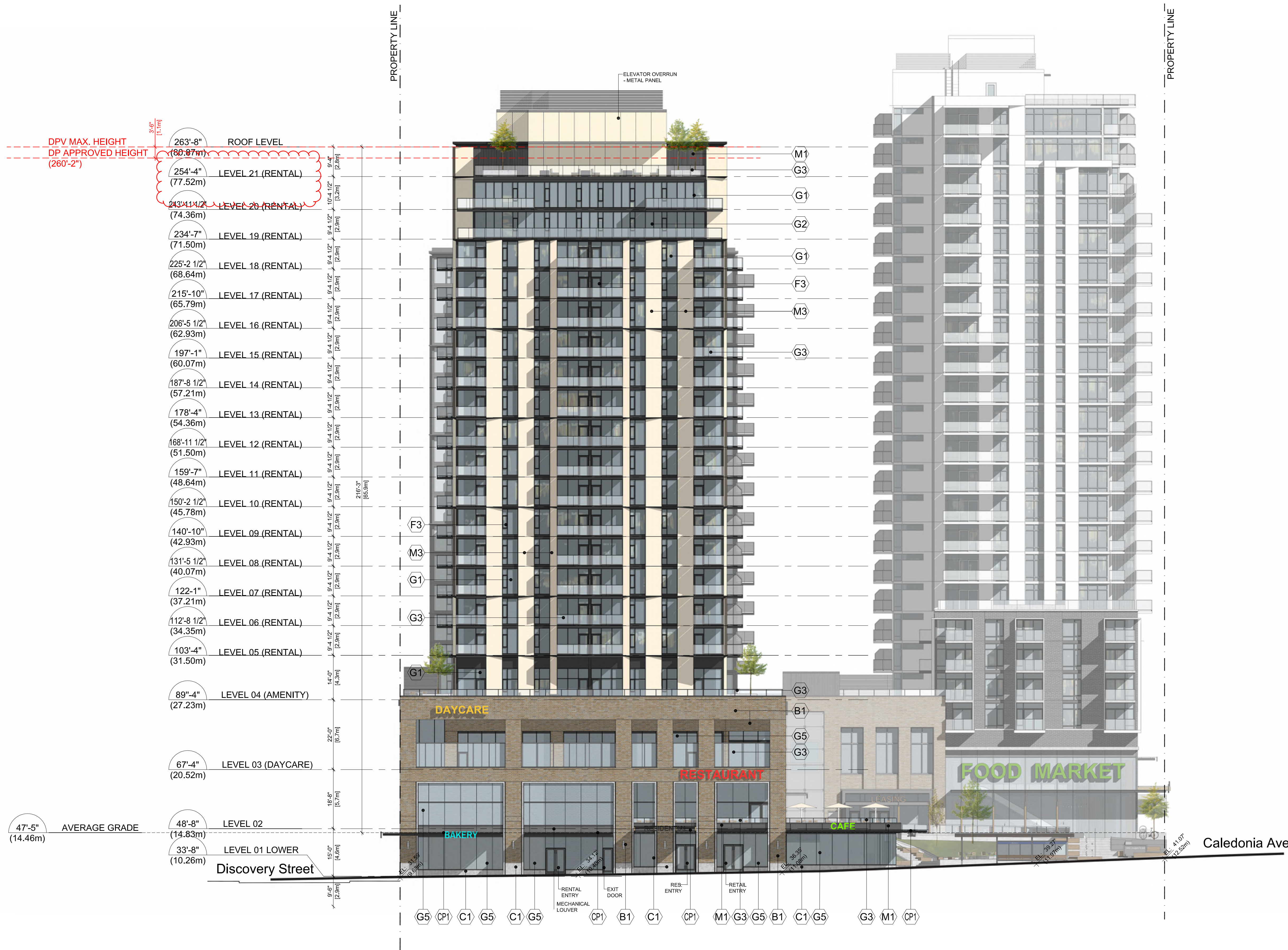
Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A301



## 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

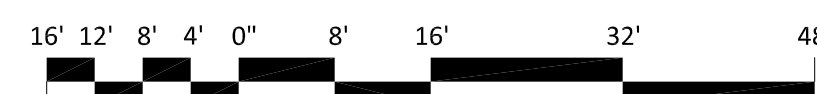
(M5) COMPOSITE METAL PANEL - WOOD

(G3) ALUMINUM &amp; GLASS GUARDRAIL

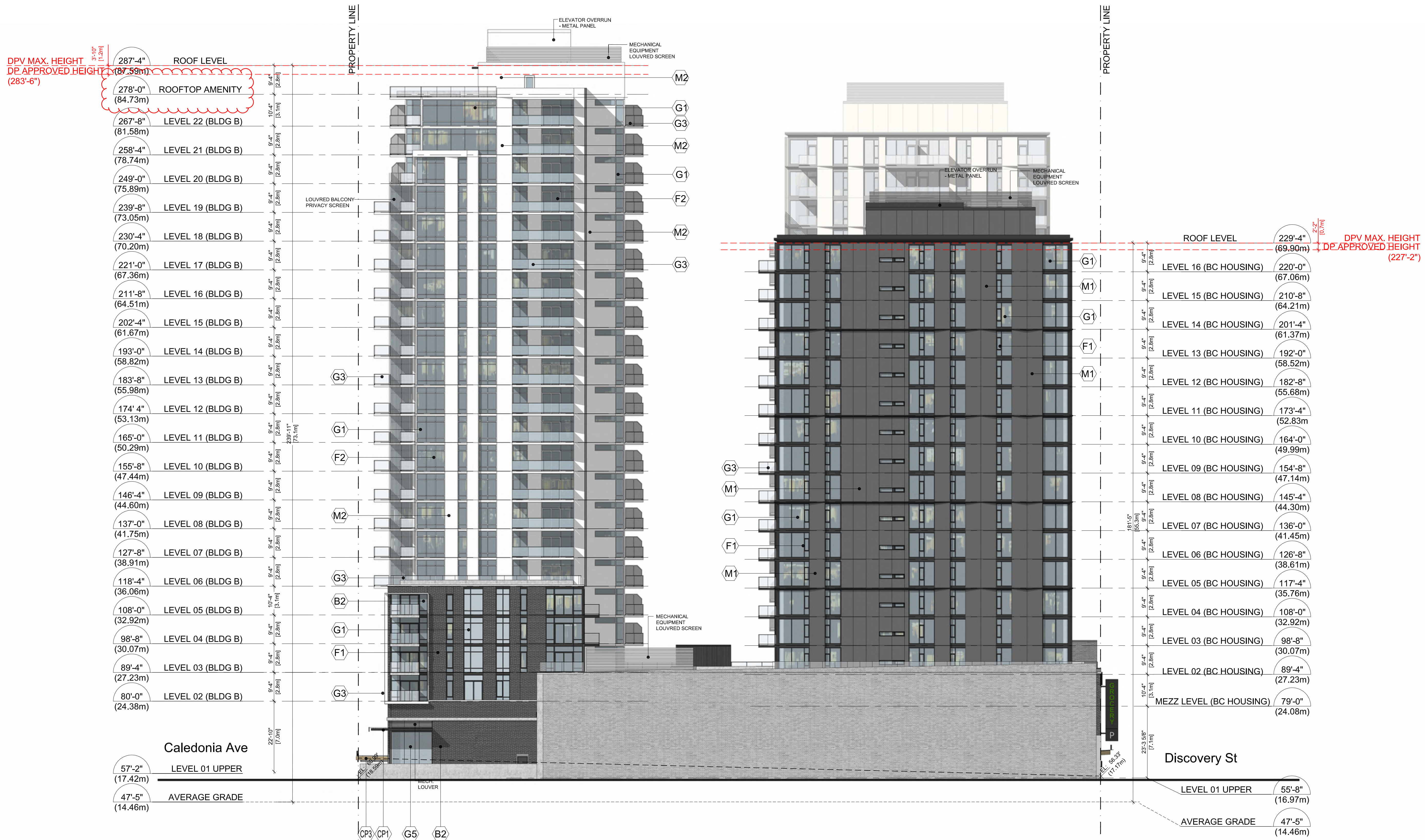
(G6) PRIVACY SCREEN - FROSTED GLASS

(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  
NORTH

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet

A303

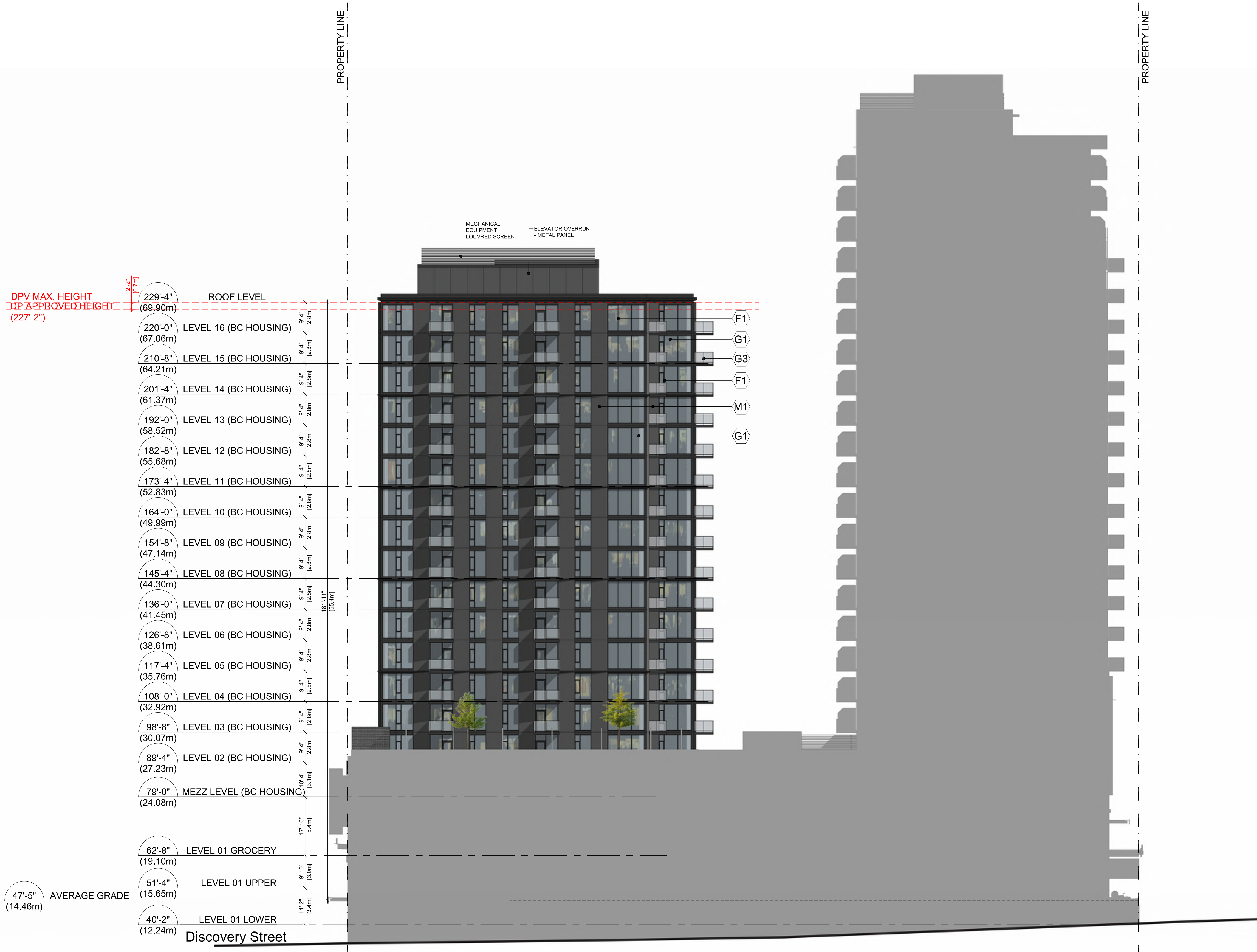


## MATERIAL LEGEND

|                                |                                       |                                        |                                           |                                            |                                   |                                                        |
|--------------------------------|---------------------------------------|----------------------------------------|-------------------------------------------|--------------------------------------------|-----------------------------------|--------------------------------------------------------|
| (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   |







## 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

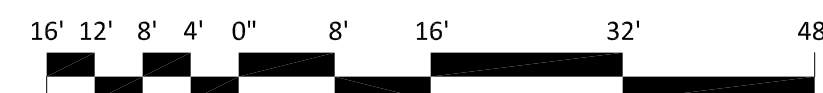
M5 COMPOSITE METAL PANEL - WOOD

G3 ALUMINUM &amp; GLASS GUARDRAIL

G6 PRIVACY SCREEN - FROSTED GLASS

F3 WINDOW - CHARCOAL GREY FRAME

CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY



Seal

Douglas St

Victoria, BC

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BUILDING A  
ELEVATION  
WEST

Drawing

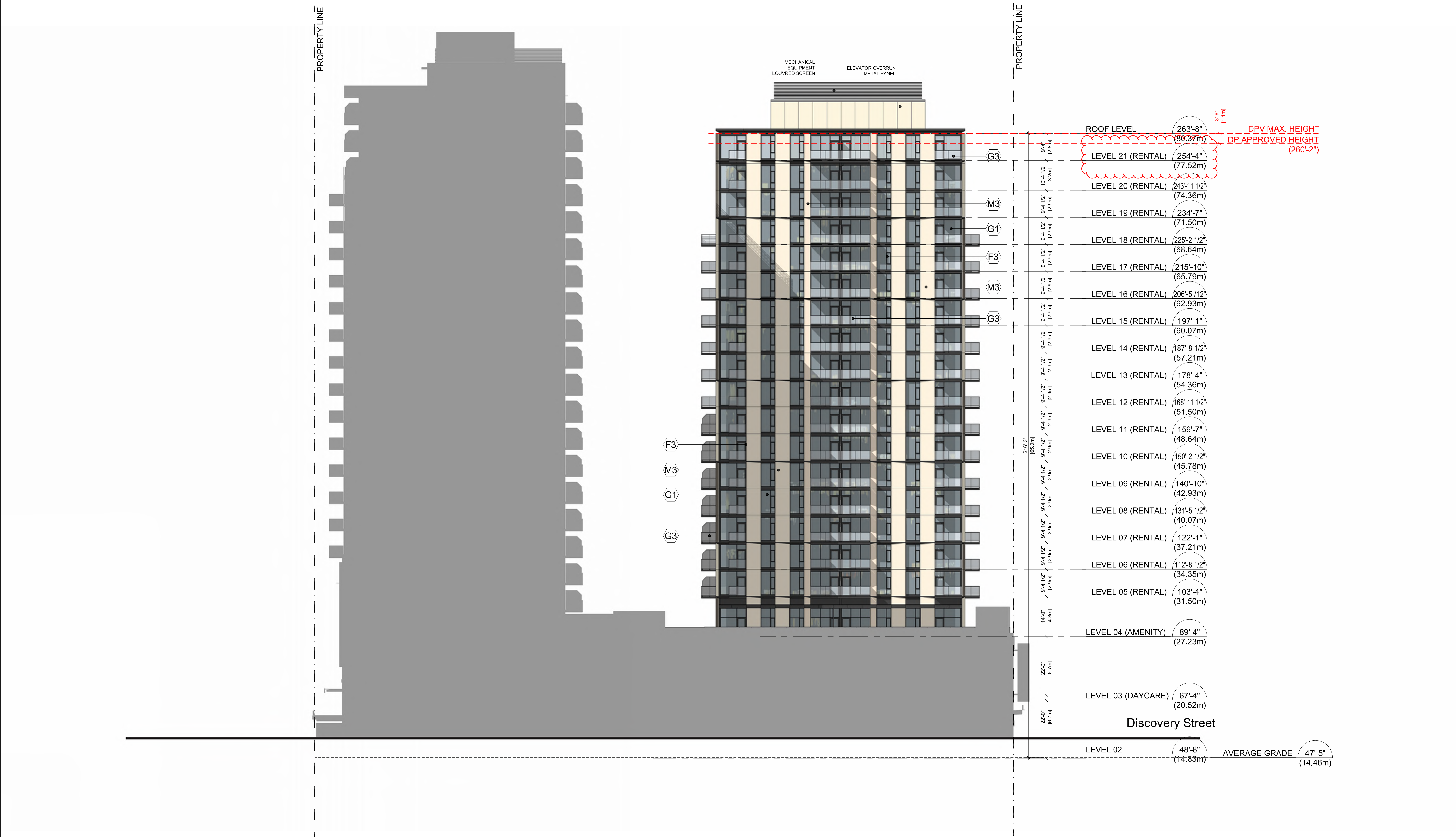
Scale 1/16" = 1'-0"

Project 221023

Sheet

A304





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



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Victoria, BC

## Project

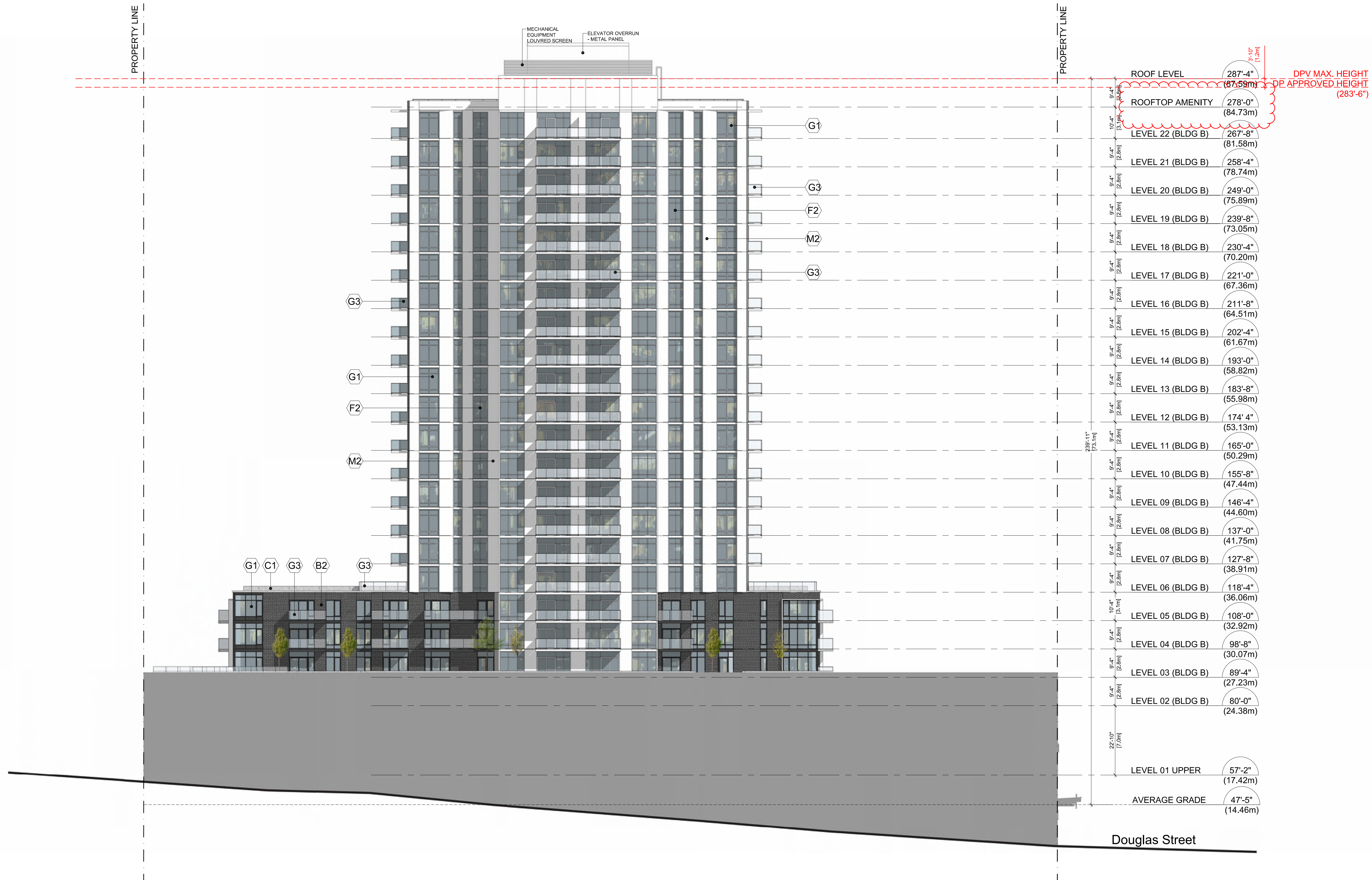
# BUILDING B ELEVATION NORTH

### Drawing

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

Project 221023

A 200

Sheet **A300**

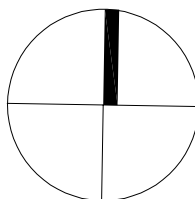
## MATERIAL LEGEND

|                                |                                       |                                        |                                           |                                            |                                   |                                                        |
|--------------------------------|---------------------------------------|----------------------------------------|-------------------------------------------|--------------------------------------------|-----------------------------------|--------------------------------------------------------|
| (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   |

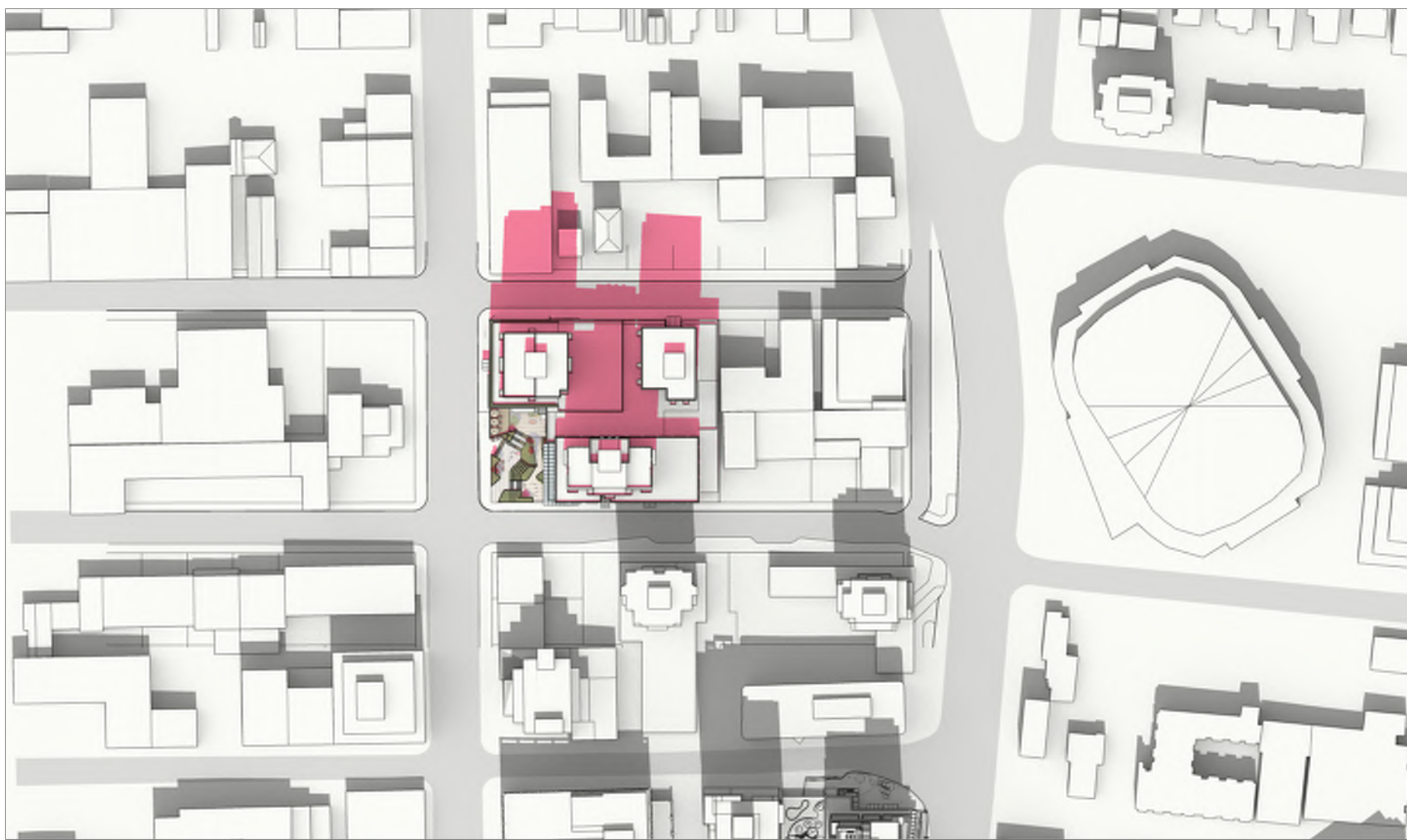
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I:\PROJECTS\2021-2025\2021\221023 - CALEDONIA ST, VICTORIA\8 PRODUCTION\8.1 AUTOCAD\221023\_A306\_BUILDING B ELEVATION NORTH.DWG | 13 Aug 2024 - 6:14 PM | SSETH

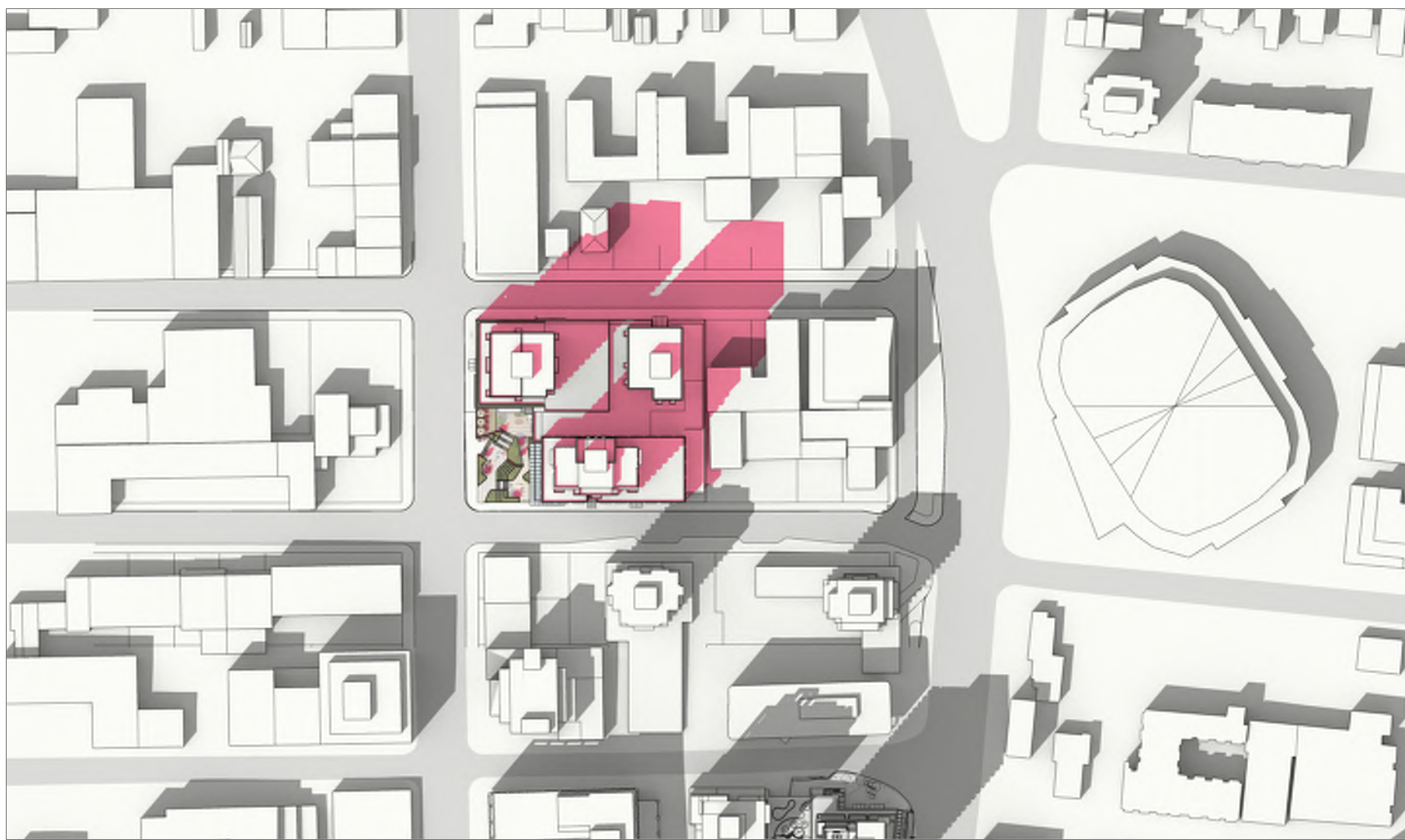




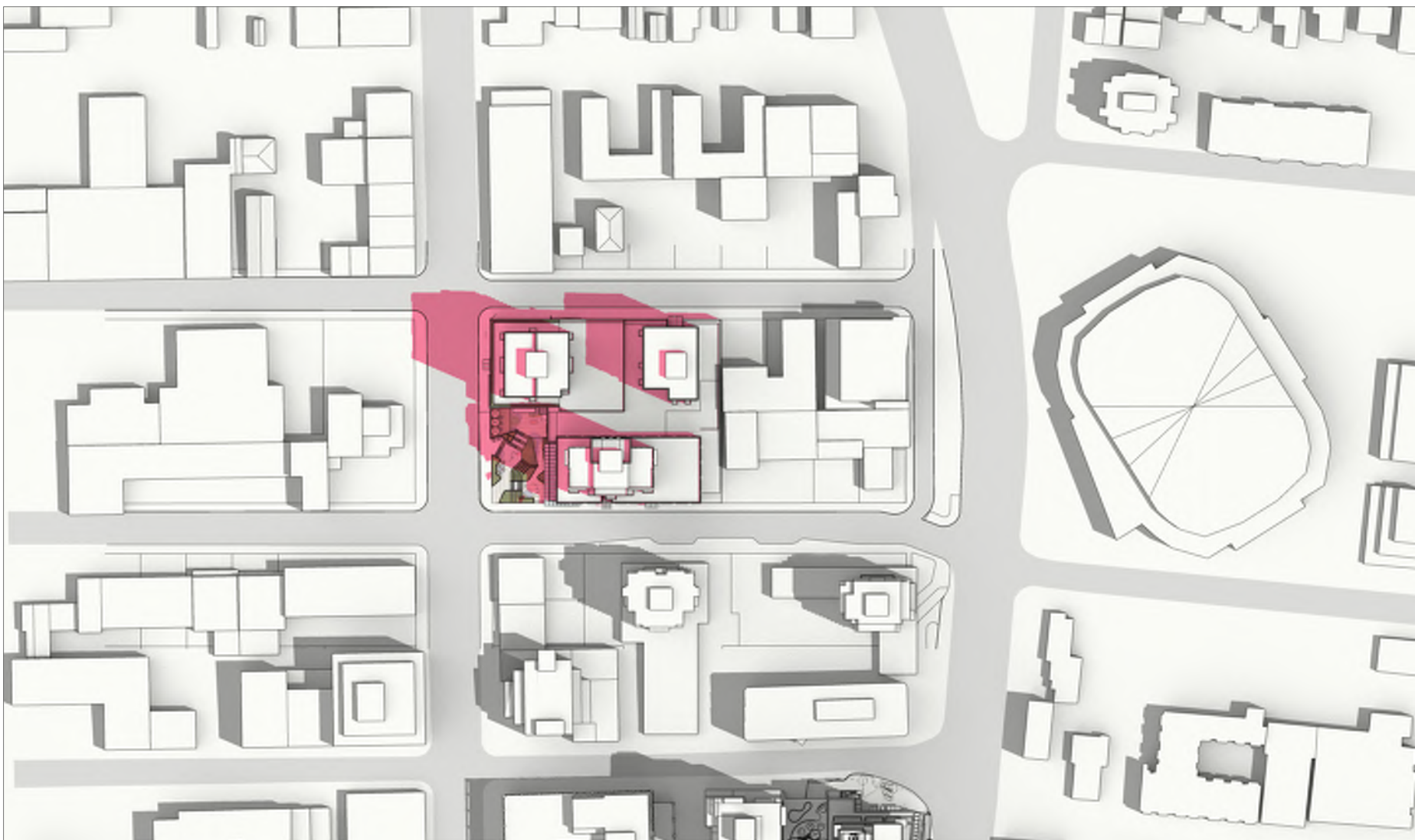
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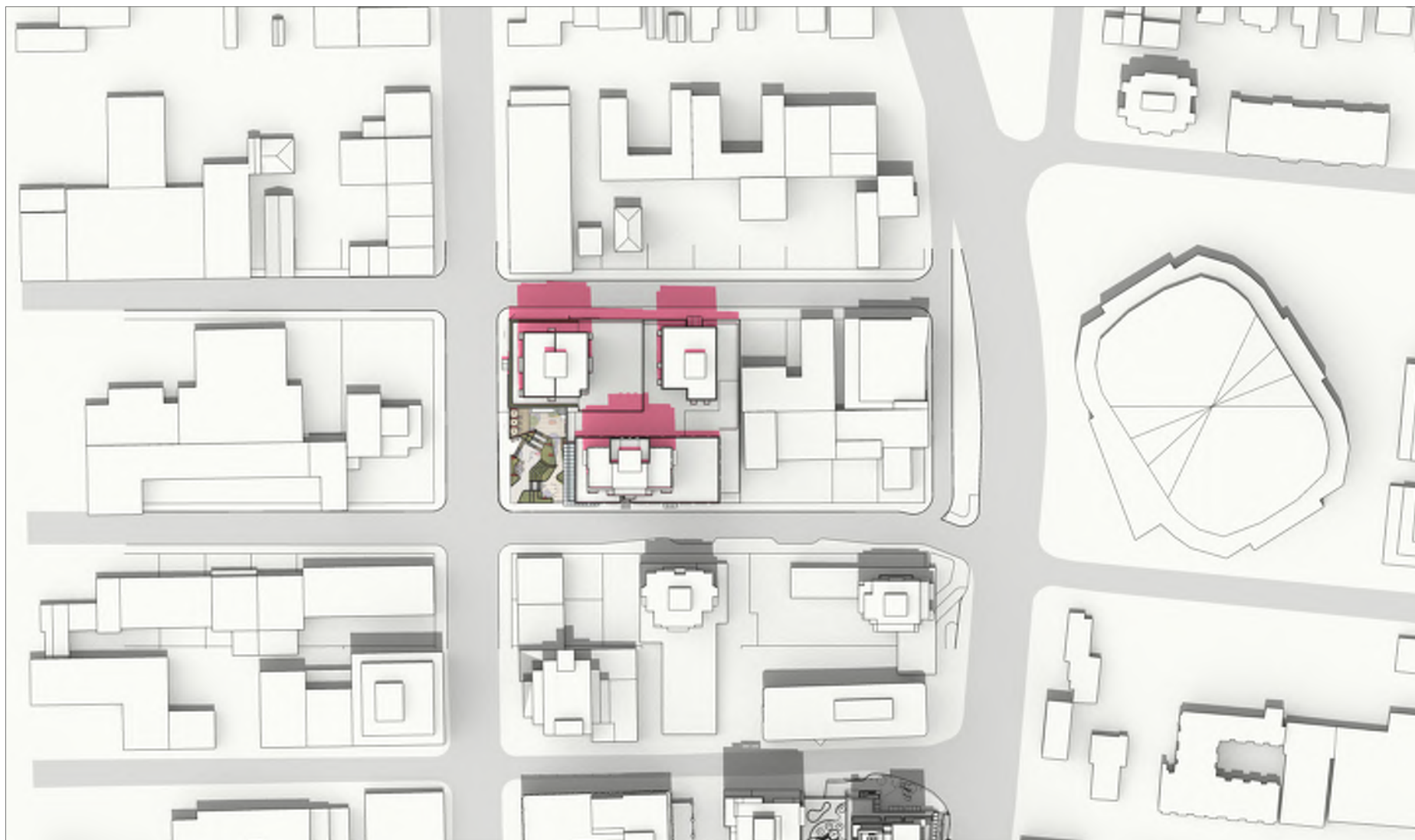
2 SPRING/FALL EQUINOX - March 20 /Sept 22 12PM



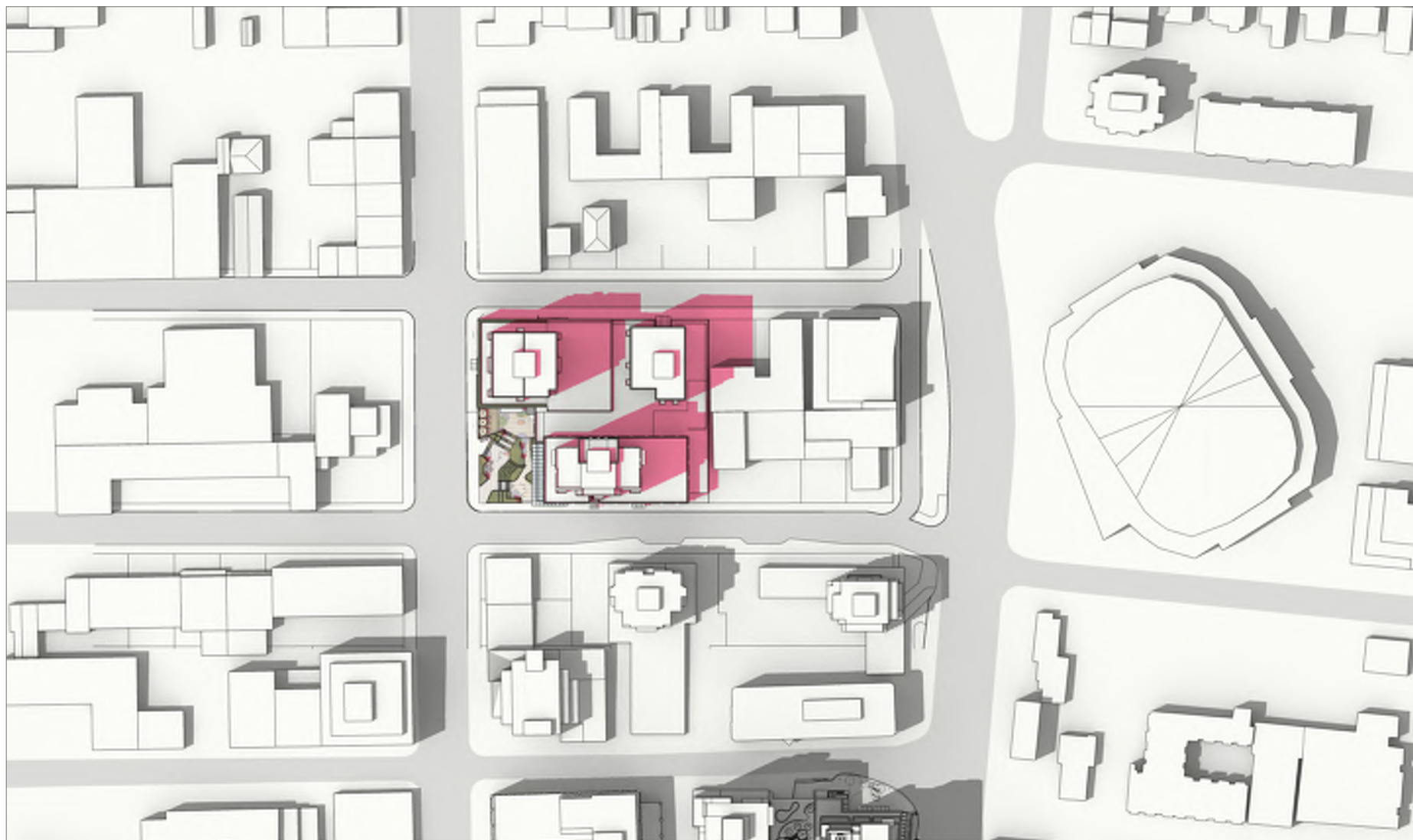
3 SPRING/FALL EQUINOX - March 20 /Sept 22 2PM



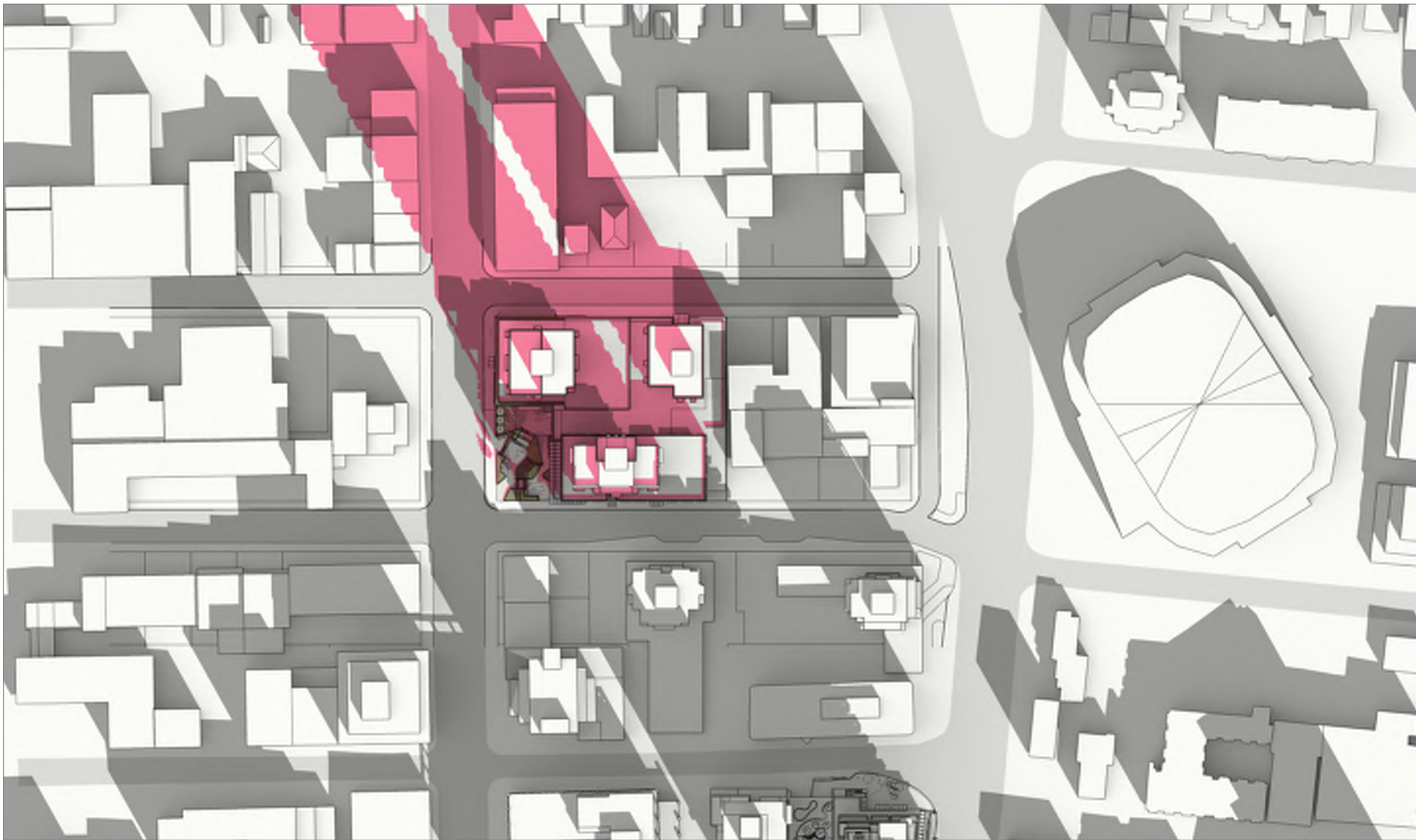
4 SUMMER SOLSTICE - June 21 10AM



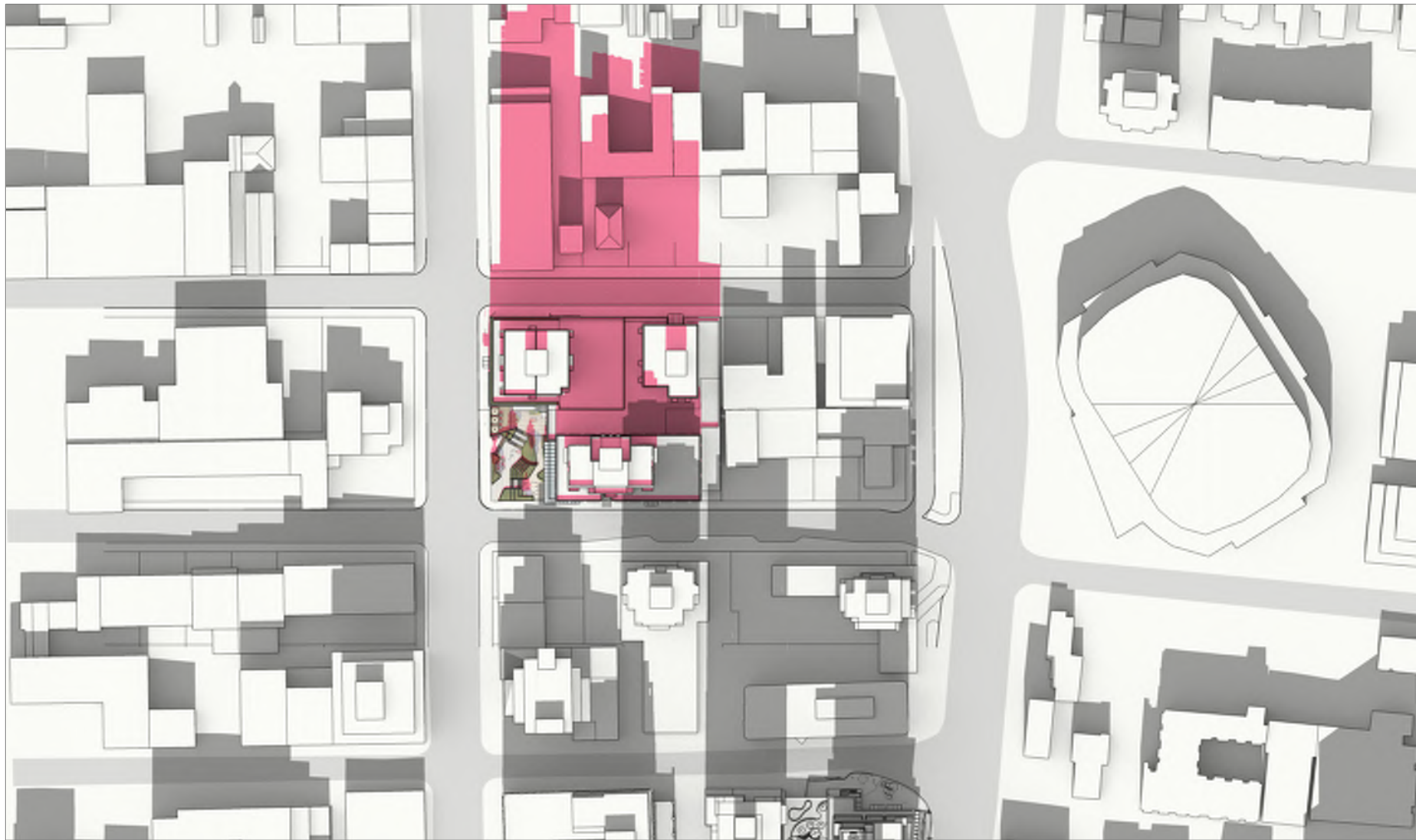
5 SUMMER SOLSTICE - June 21 12PM



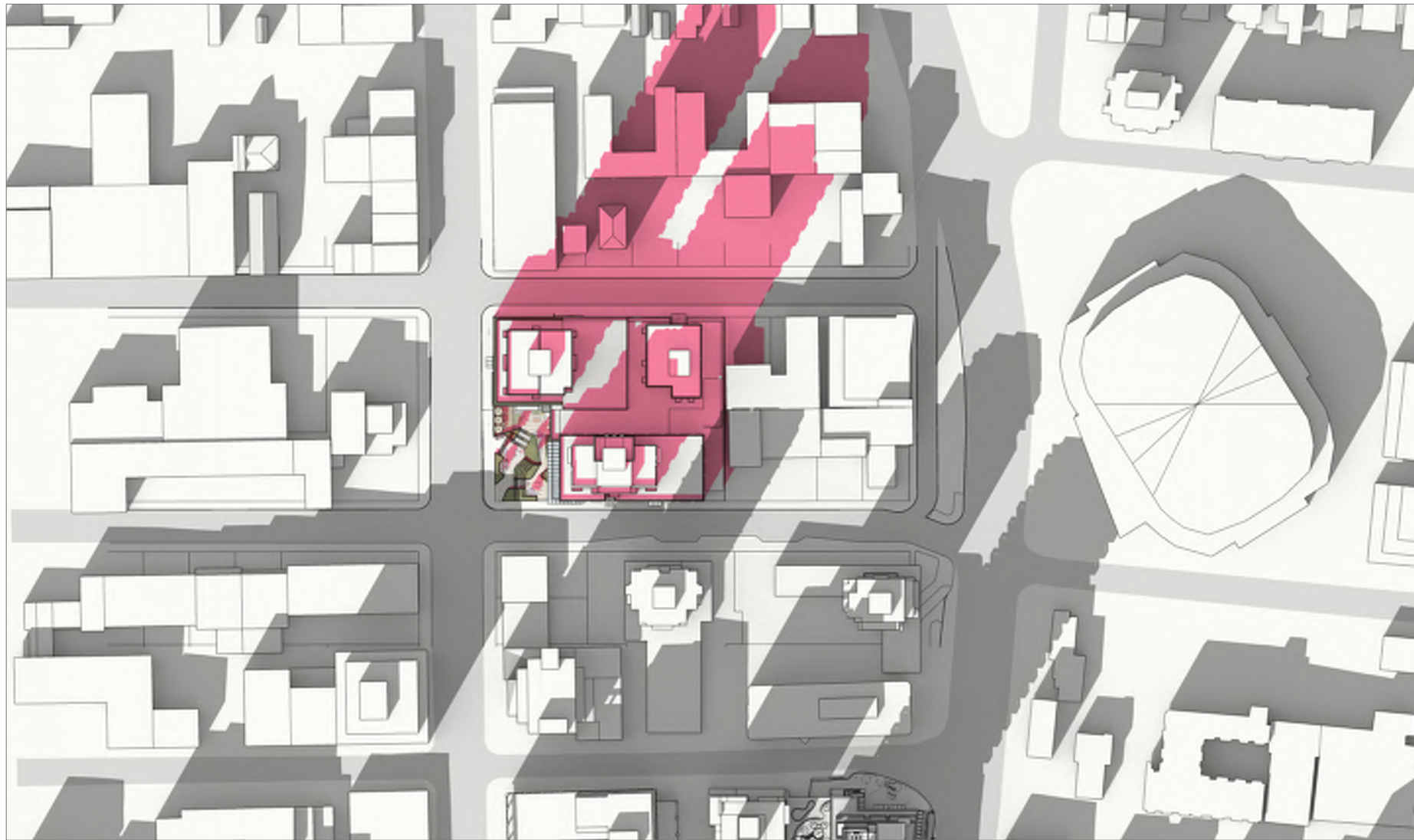
6 SUMMER SOLSTICE - June 21 2PM



4 WINTER SOLSTICE - Dec 21 10AM



5 WINTER SOLSTICE - Dec 21 12PM



6 WINTER SOLSTICE - Dec 21 2PM

|                  |                          |
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| 30 MARCH 2022    | ISSUED FOR REZONING & DP |

|           |            |
|-----------|------------|
| Revisions | YYYY-MM-DD |
|-----------|------------|

Seal

Douglas St

Victoria, BC

Project

SHADOW / SUN  
STUDY

Drawing

Scale

Project 221023

Sheet

A500





1  
- Caledonia Ave & Douglas St - Aerial View  
N.T.S.

|                  |                          |
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Seal  
Douglas St

Victoria, BC  
Project

3D VIEWS

Drawing  
Scale N.T.S.  
Project 221023

Sheet A501 A



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|-----------|------------|

Seal

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

Scale

Project221023

SheetA501 B



1  
-  
CALEDONIA AVE & DOUGLAS ST  
N.T.S.





1  
- DISCOVERY ST & DOUGLAS ST  
N.T.S.

|                  |                          |
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Seal  
Douglas St

Victoria, BC  
Project

3D VIEWS

Drawing  
Scale  
Project 221023

Sheet A501 C





1 PLAZA  
- N.T.S.



2 PLAZA  
- N.T.S.



3 PLAZA  
- N.T.S.

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Seal

Douglas St

Victoria, BC

Project

3D VIEWS

Drawing

Scale

Project 221023

Sheet A501 D



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Seal

Douglas St

Victoria, BC

Project

MATERIALS

Drawing

Scale

Project221023

SheetA502A

Building A



Black Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal



Metal Panel- Greyhound

Building C



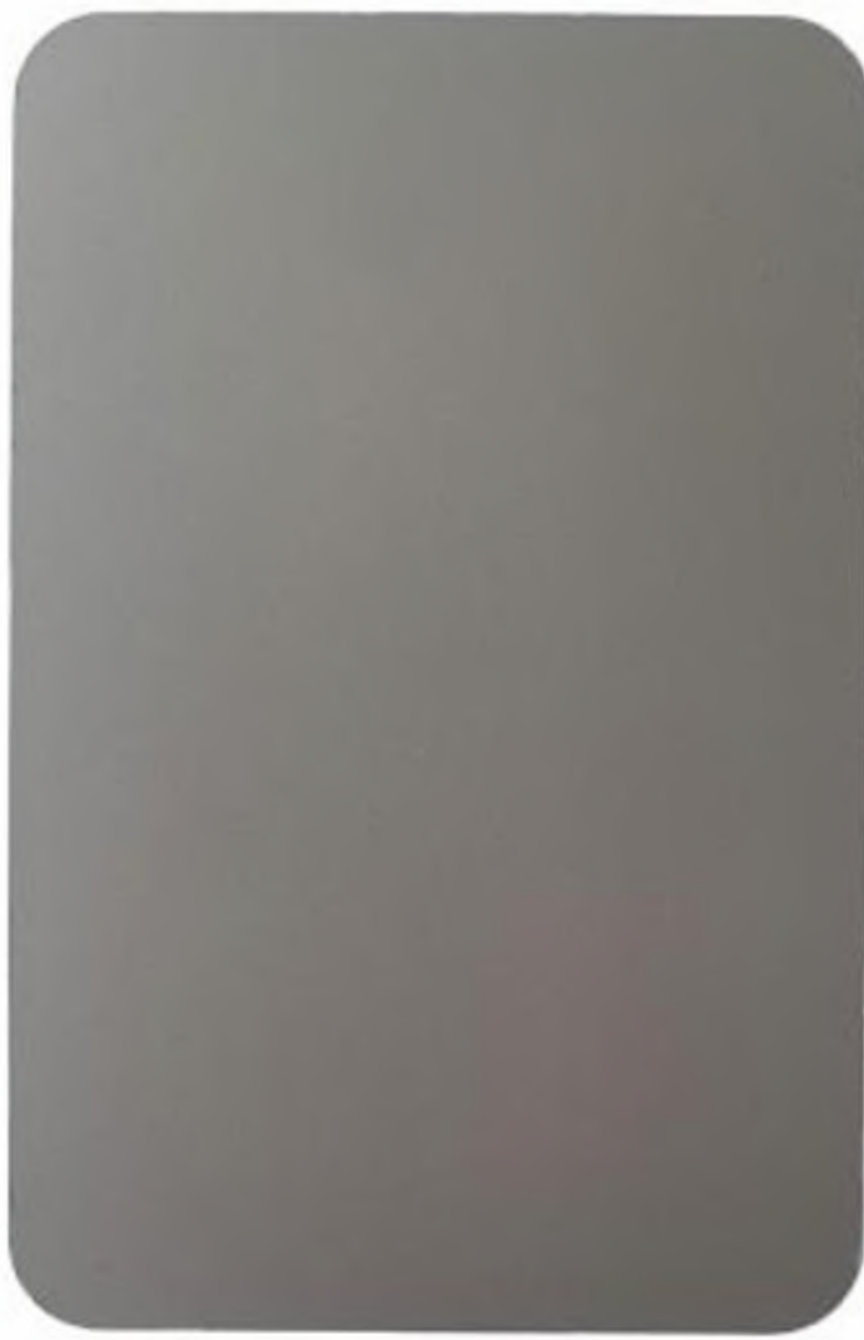
Charcoal Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal



Metal Panel- Champagne Metallic

Restaurant & Market Podium



Light Brick - Canyon Mist

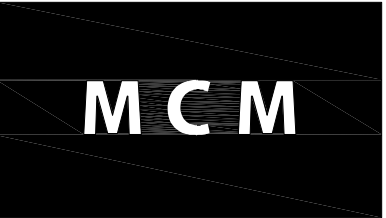


Metal Panel-  
Natural Chestnut



LIGHT BRICK - CASTLE GRAY





Musson  
Cattell  
Mackey  
Partnership

Architects Designers Planners  
Oceanic Plaza  
1066 West Hastings Street  
Suite 1900  
Vancouver, British Columbia  
Canada V6E 3X1  
T. 604. 687. 2990  
F. 604. 687. 1771  
MCMParchitects.com

Building B Tower



White Mullions



Grey Glass (Residential)



Metal Panel- Bone White

Building B Podium



Dark Brick- Coal Creek



Grey Glass (Residential)

|                  |                          |
|------------------|--------------------------|
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Seal  
Douglas St

Victoria, BC  
Project

MATERIALS

Drawing  
Scale  
Project 221023  
Sheet A502B



DRAWING CONTENT

- L0.00 COVER
- L0.01 PRECEDENT IMAGES
- L0.02 TREE MANAGEMENT PLAN
- L1.00 LAYOUT MATERIALS PLAN - PLAZA/GROUND LEVEL PLAZA & UPPER GROUND
- L1.01 LAYOUT MATERIALS PLAN - OFFICE/ ROOF AMENITY LEVEL
- L1.02 LAYOUT MATERIALS PLAN - ROOF TOP AMENITY
- L1.03 LAYOUT MATERIALS PLAN - DAYCARE & PENTHOUSE
- L2.01 GRADING PLAN
- L2.02 SOIL DEPTH COORDINATION PLAN
- L2.03 SCHEMATIC LIGHTING PLAN
- L3.01 PLANTING PLAN
- L4.01 SECTIONS
- L4.02 SECTIONS
- L4.03 SECTIONS



PWL partnership

PWL Partnership Landscape Architects Inc.  
5th Floor, East Asiatic House  
1201 West Pender Street  
Vancouver BC Canada V6E 2V2  
www.pwlpartnership.com  
T 604.688.6111  
F 604.688.6112

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| NO.                  | DATE       | DESCRIPTION                            |
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| 8                    | 2024-08-09 | ISSUED FOR DPV PRIOR-TO COTW RESPONSE  |

PROJECT  
710 CALEDONIA

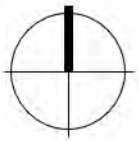
ADDRESS

710 CALEDONIA

DRAWING TITLE  
COVER

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NORTH



SCALE

Scale

|             |                   |
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| FILE NAME   | 21061 PLAN-DP.vwx |
| PLOTTED     | 2024-08-09        |
| DRAWN       | TT                |
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DRAWING

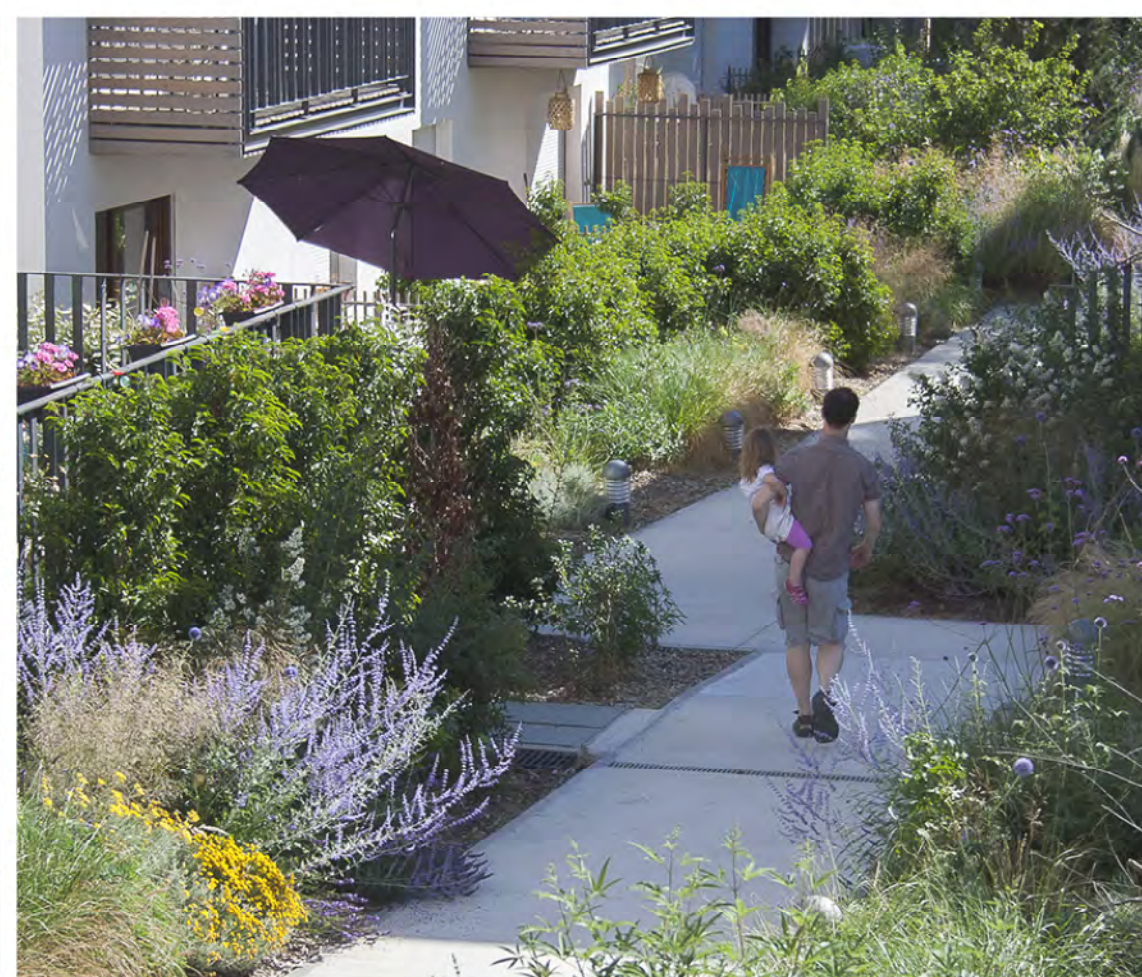
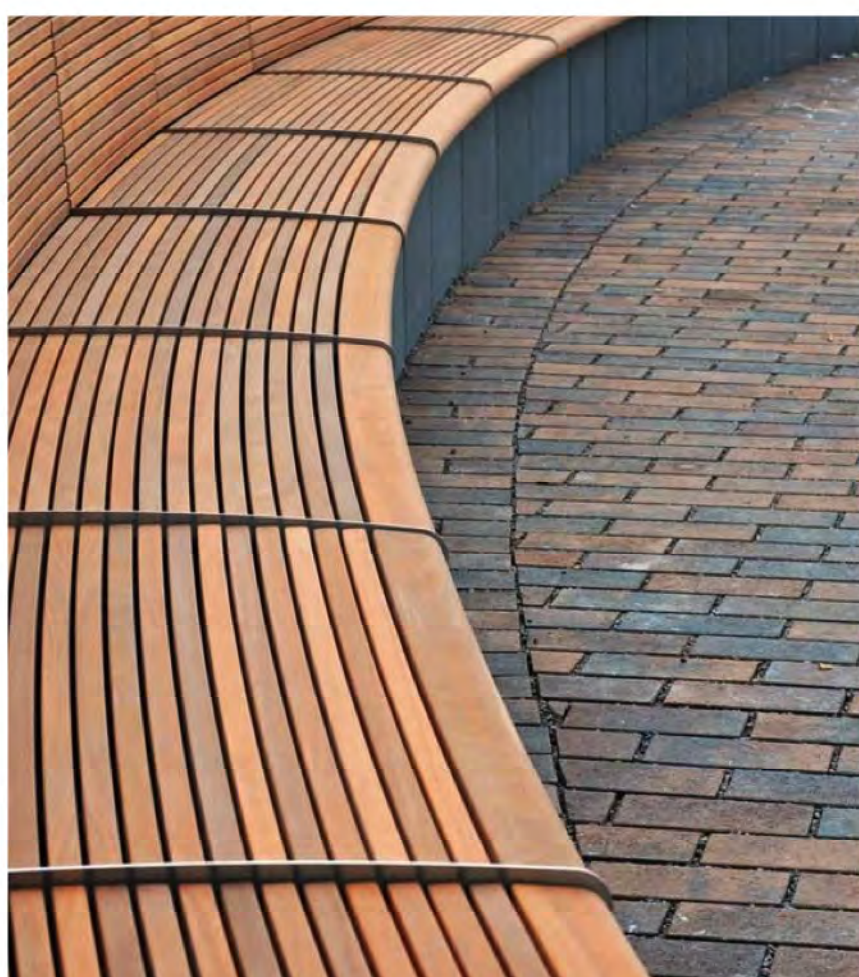
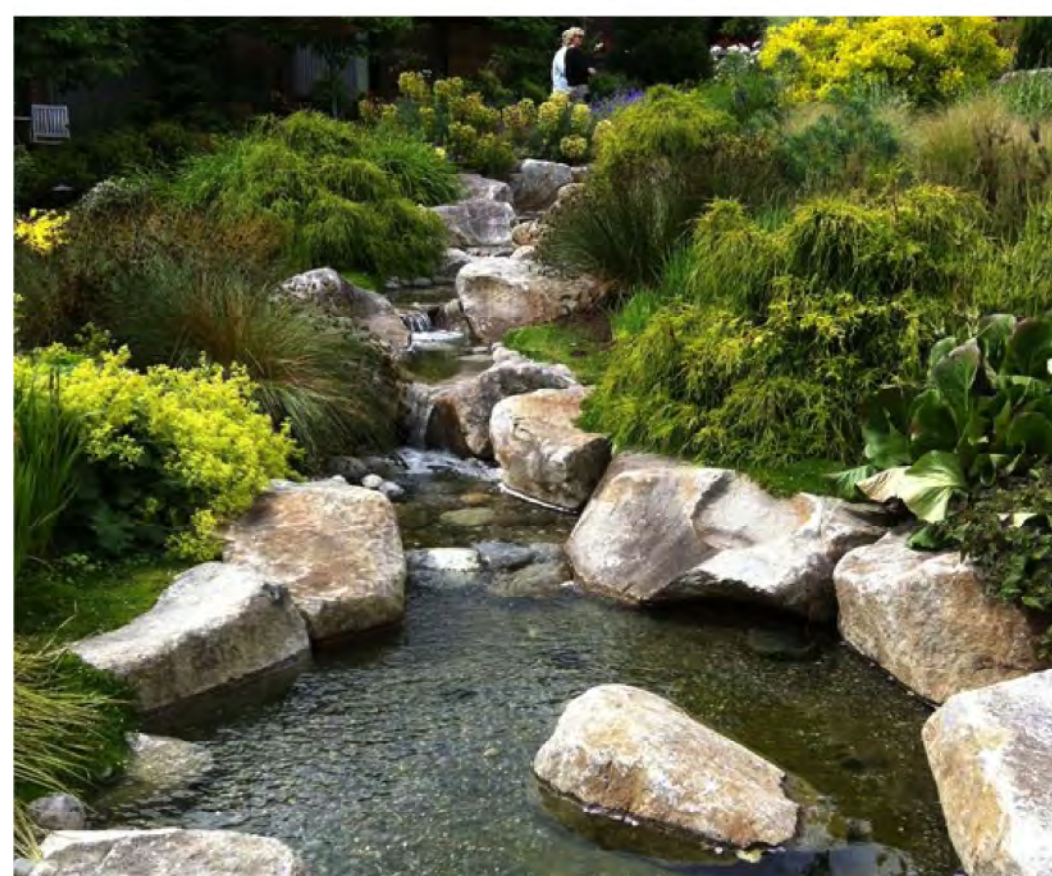
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5th Floor, East Asiatic House  
1201 West Pender Street  
Vancouver BC Canada V6E 2V2  
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## PROJECT

# 710 CALEDONIA

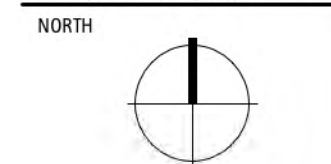
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PRECEDENT IMAGES

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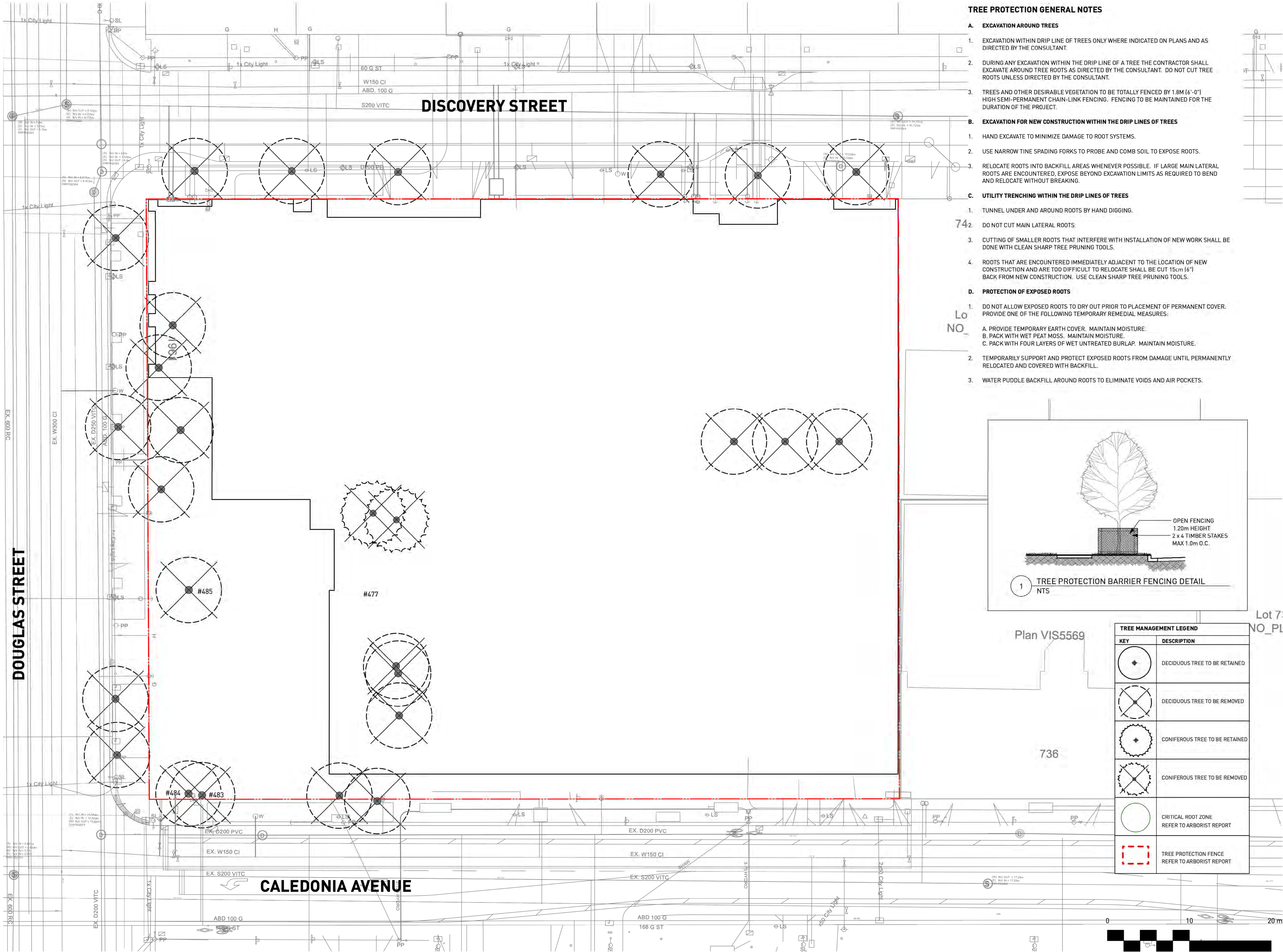
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| PROJECT NO. | 21061             |          |    |
| DATE        | 2021-11-26        |          |    |
| FILE NAME   | 21061 PLAN-DP.vwx |          |    |
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**DRAWING**

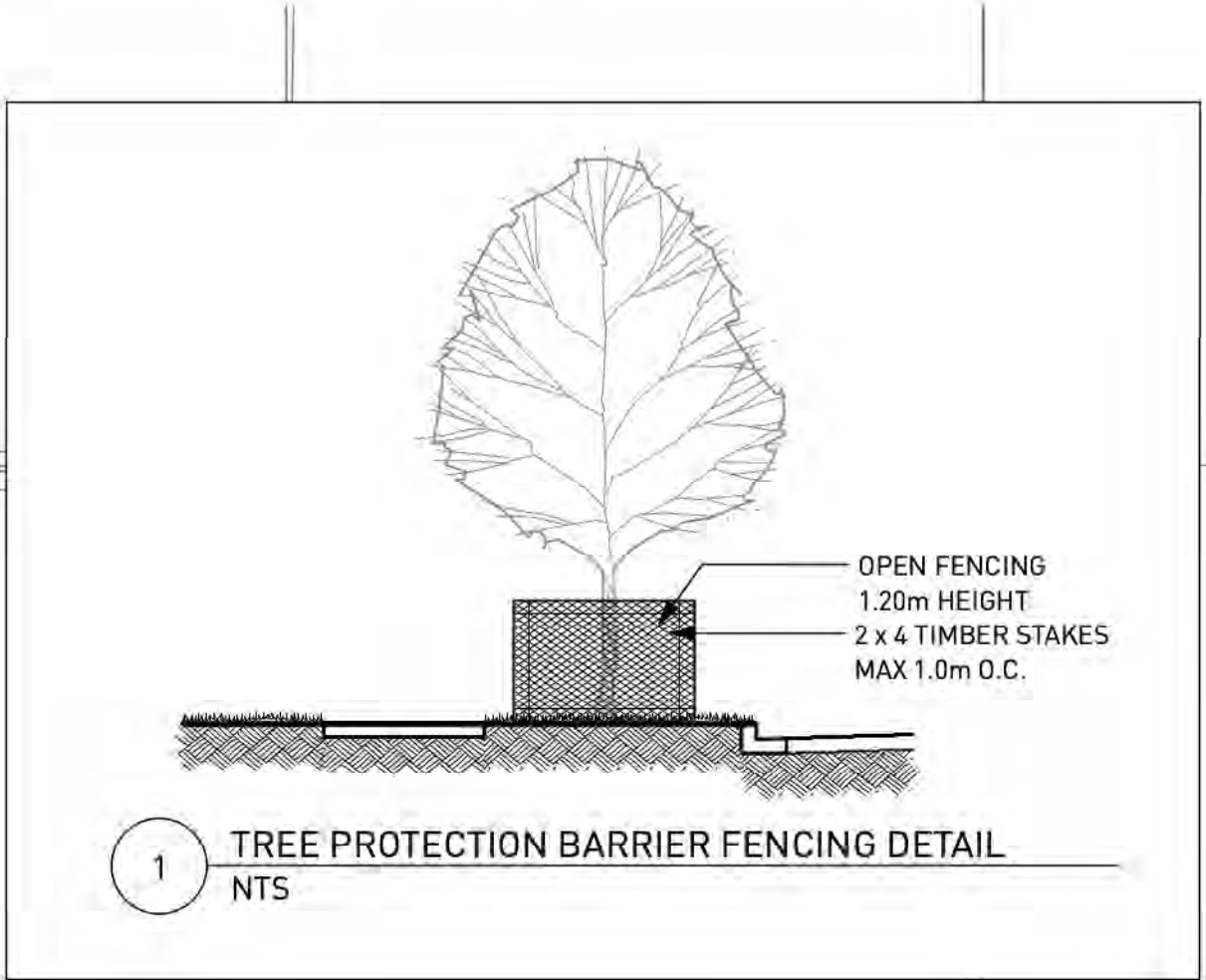
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TREE PROTECTION GENERAL NOTES

- A. EXCAVATION AROUND TREES**
- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
  - DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
  - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
  - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
  - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
  - DO NOT CUT MAIN LATERAL ROOTS.
  - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
  - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:  
**A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.**  
**B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.**  
**C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.**
  - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
  - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



| TREE MANAGEMENT LEGEND |                                                |
|------------------------|------------------------------------------------|
| KEY                    | DESCRIPTION                                    |
|                        | DECIDUOUS TREE TO BE RETAINED                  |
|                        | DECIDUOUS TREE TO BE REMOVED                   |
|                        | CONIFEROUS TREE TO BE RETAINED                 |
|                        | CONIFEROUS TREE TO BE REMOVED                  |
|                        | CRITICAL ROOT ZONE REFER TO ARBORIST REPORT    |
|                        | TREE PROTECTION FENCE REFER TO ARBORIST REPORT |



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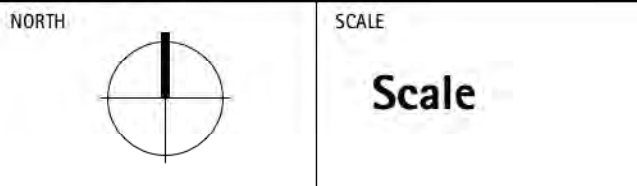
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PROJECT  
**710 CALEDONIA**

ADDRESS  
710 CALEDONIA

DRAWING TITLE  
**TREE MANAGEMENT PLAN**

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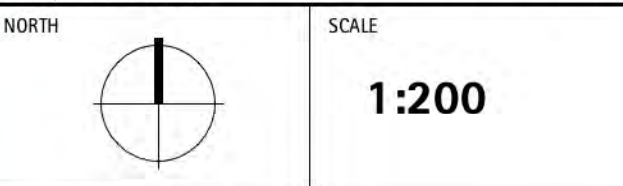
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PROJECT  
**710 CALEDONIA**

710 CALEDONIA

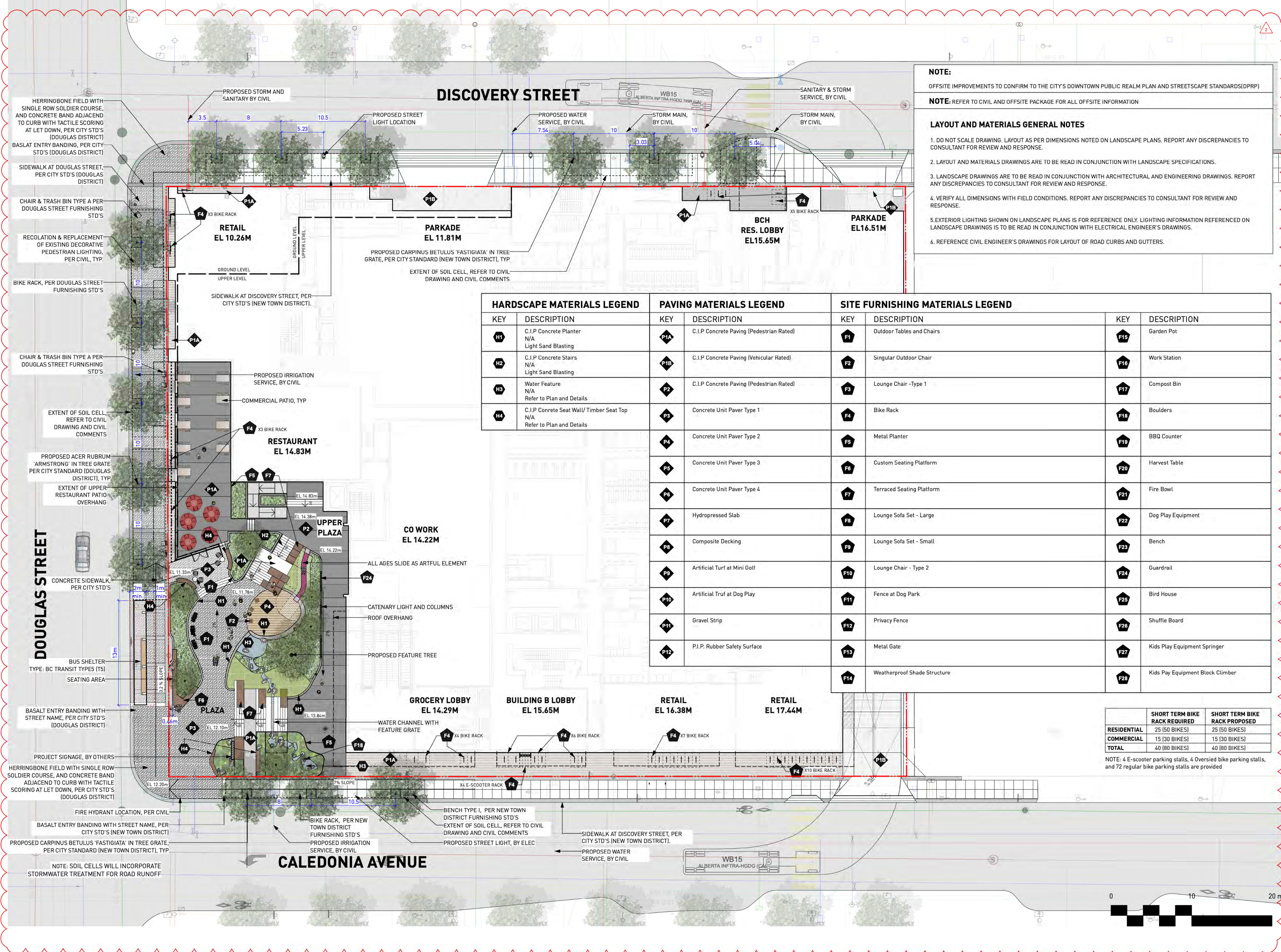
DRAWING TITLE  
**LAYOUT AND MATERIALS  
PLAN  
PLAZA/GROUND LEVEL**

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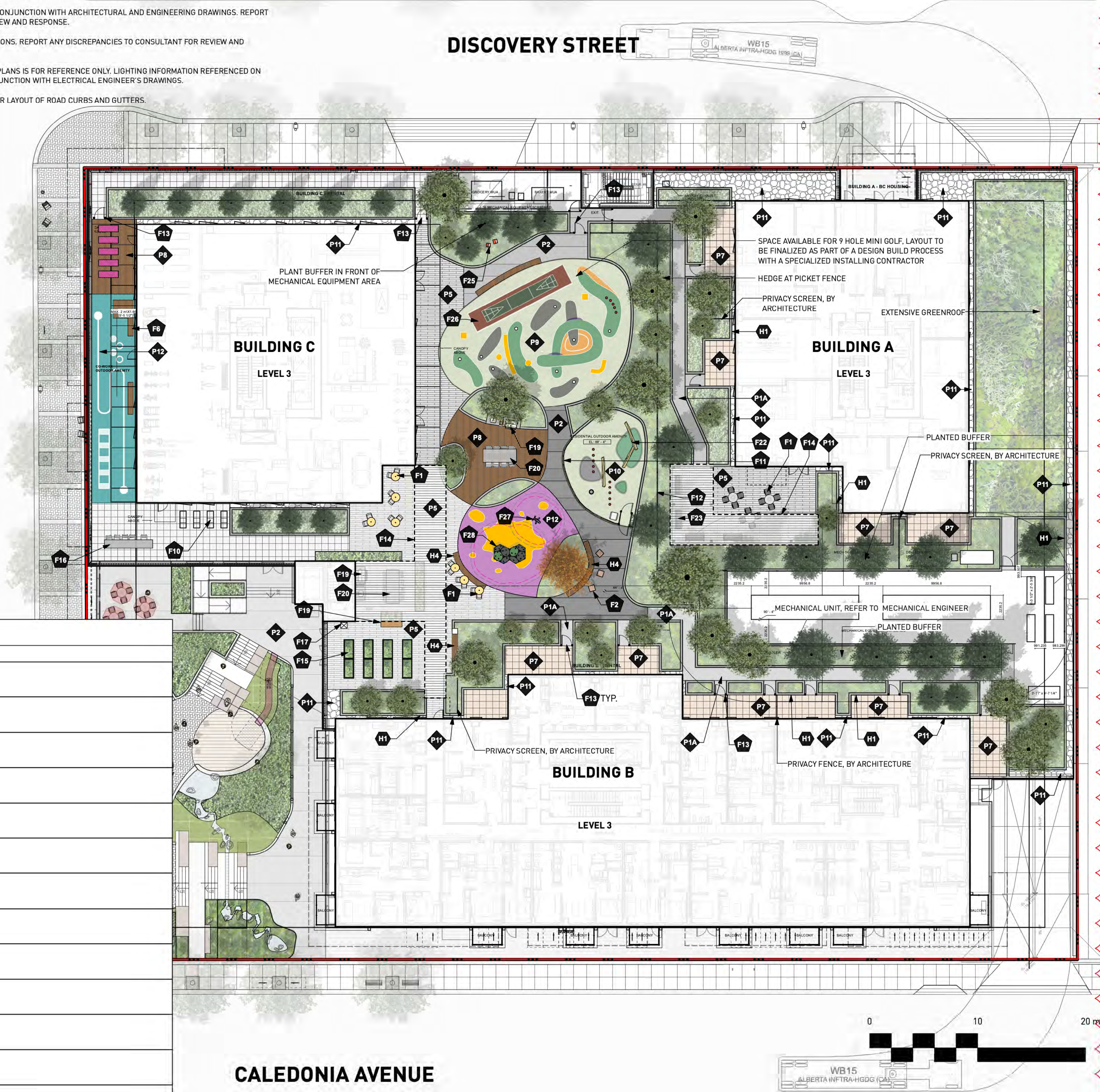


| HARDSCAPE MATERIALS LEGEND |                                                                               |
|----------------------------|-------------------------------------------------------------------------------|
| KEY                        | DESCRIPTION                                                                   |
| H1                         | C.I.P Concrete Planter<br>N/A<br>Light Sand Blasting                          |
| H2                         | C.I.P Concrete Stairs<br>N/A<br>Light Sand Blasting                           |
| H3                         | Water Feature<br>N/A<br>Refer to Plan and Details                             |
| H4                         | C.I.P Concrete Seat Wall/ Timber Seat Top<br>N/A<br>Refer to Plan and Details |

| PAVING MATERIALS LEGEND |                                          |
|-------------------------|------------------------------------------|
| KEY                     | DESCRIPTION                              |
| P1A                     | C.I.P Concrete Paving (Pedestrian Rated) |
| P1B                     | C.I.P Concrete Paving (Vehicular Rated)  |
| P2                      | C.I.P Concrete Paving (Pedestrian Rated) |
| P3                      | Concrete Unit Paver Type 1               |
| P4                      | Concrete Unit Paver Type 2               |
| P5                      | Concrete Unit Paver Type 3               |
| P6                      | Concrete Unit Paver Type 4               |
| P7                      | Hydropressed Slab                        |
| P8                      | Composite Decking                        |
| P9                      | Artificial Turf at Mini Golf             |
| P10                     | Artificial Truf at Dog Play              |
| P11                     | Gravel Strip                             |
| P12                     | P.I.P. Rubber Safety Surface             |

| SITE FURNISHING MATERIALS LEGEND |                              |     |                                  |
|----------------------------------|------------------------------|-----|----------------------------------|
| KEY                              | DESCRIPTION                  | KEY | DESCRIPTION                      |
| F1                               | Outdoor Tables and Chairs    | F15 | Garden Pot                       |
| F2                               | Singular Outdoor Chair       | F16 | Work Station                     |
| F3                               | Lounge Chair -Type 1         | F17 | Compost Bin                      |
| F4                               | Bike Rack                    | F18 | Boulders                         |
| F5                               | Metal Planter                | F19 | BBQ Counter                      |
| F6                               | Custom Seating Platform      | F20 | Harvest Table                    |
| F7                               | Terraced Seating Platform    | F21 | Fire Bowl                        |
| F8                               | Lounge Sofa Set - Large      | F22 | Dog Play Equipment               |
| F9                               | Lounge Sofa Set - Small      | F23 | Bench                            |
| F10                              | Lounge Chair - Type 2        | F24 | Guardrail                        |
| F11                              | Fence at Dog Park            | F25 | Bird House                       |
| F12                              | Privacy Fence                | F26 | Shuffle Board                    |
| F13                              | Metal Gate                   | F27 | Kids Play Equipment Springer     |
| F14                              | Weatherproof Shade Structure | F28 | Kids Pay Equipment Block Climber |

- LAYOUT AND MATERIALS GENERAL NOTES**
- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
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  - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
  - REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.



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9th Floor, East Asiatic House  
1201 West Pender Street  
Vancouver BC Canada V6E 2V2  
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REVISIONS AND ISSUES

| NO. | DATE       | DESCRIPTION                            |
|-----|------------|----------------------------------------|
| 1   | 2022-03-25 | ISSUED FOR DP                          |
| 2   | 2022-06-13 | ISSUED FOR DP RESPONSE                 |
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| 8   | 2024-08-09 | ISSUED FOR DPV PRIOR-TO COTW RESPONSE  |

PROJECT  
**710 CALEDONIA**

ADDRESS  
710 CALEDONIA

DRAWING TITLE  
**LAYOUT AND MATERIALS PLAN  
L3 AMENITY LEVEL**

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NORTH

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|             |                   |
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| PROJECT NO. | 21061             |
| DATE        | 2021-11-26        |
| FILE NAME   | 21061 PLAN-DP.vwx |
| PLOTTED     | 2024-08-09        |
| DRAWN       | TT                |
| REVIEWED    | GB                |

# L1.01



| HARDSCAPE MATERIALS LEGEND |                                                                               |
|----------------------------|-------------------------------------------------------------------------------|
| KEY                        | DESCRIPTION                                                                   |
| H1                         | C.I.P Concrete Planter<br>N/A<br>Light Sand Blasting                          |
| H2                         | C.I.P Concrete Stairs<br>N/A<br>Light Sand Blasting                           |
| H3                         | Water Feature<br>N/A<br>Refer to Plan and Details                             |
| H4                         | C.I.P Concrete Seat Wall/ Timber Seat Top<br>N/A<br>Refer to Plan and Details |

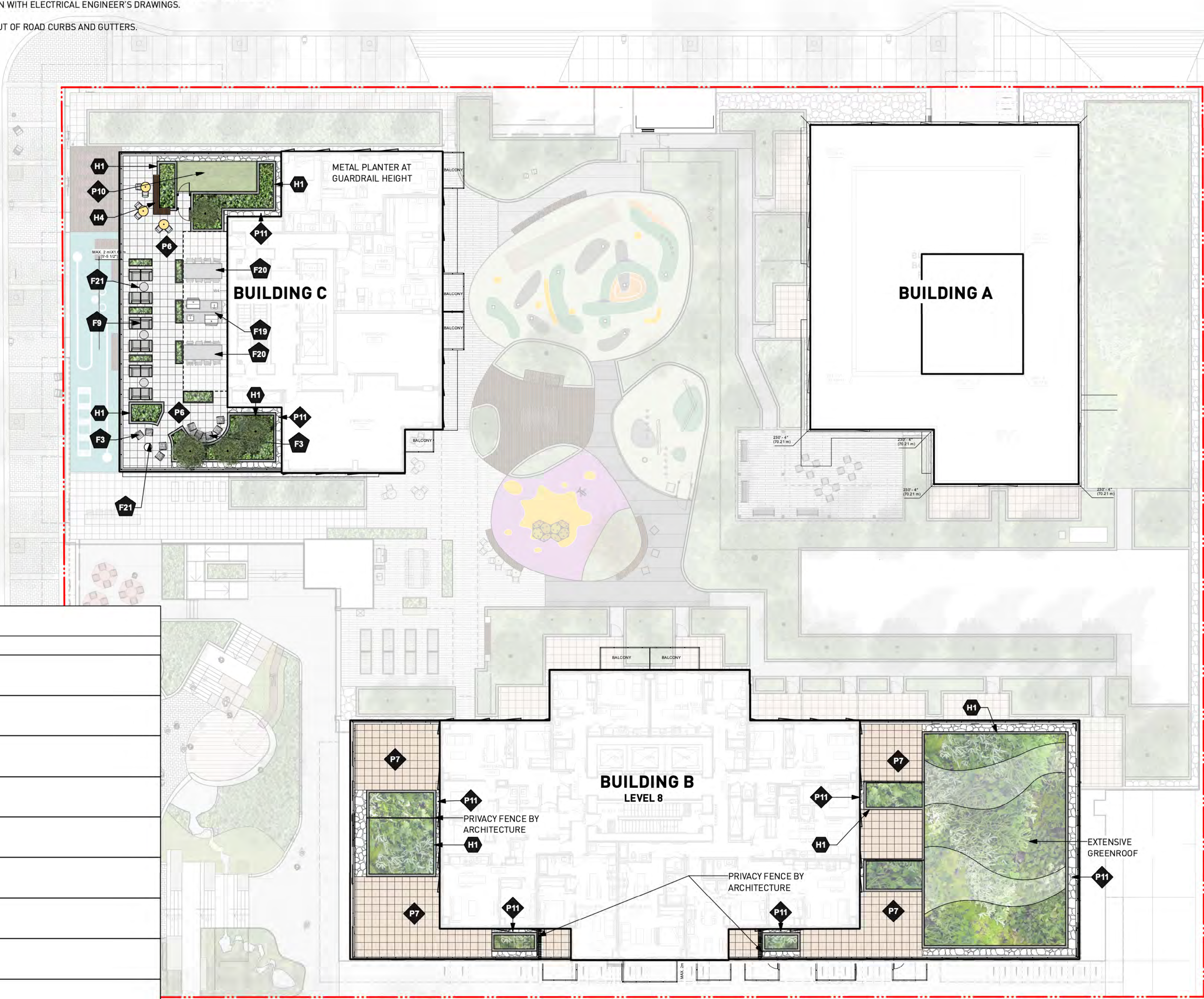
| PAVING MATERIALS LEGEND |                                          |
|-------------------------|------------------------------------------|
| KEY                     | DESCRIPTION                              |
| P1A                     | C.I.P Concrete Paving (Pedestrian Rated) |
| P1B                     | C.I.P Concrete Paving (Vehicular Rated)  |
| P2                      | C.I.P Concrete Paving (Pedestrian Rated) |
| P3                      | Concrete Unit Paver Type 1               |
| P4                      | Concrete Unit Paver Type 2               |
| P5                      | Concrete Unit Paver Type 3               |
| P6                      | Concrete Unit Paver Type 4               |
| P7                      | Hydropressed Slab                        |
| P8                      | Composite Decking                        |
| P9                      | Artificial Turf at Mini Golf             |
| P10                     | Artificial Truf at Dog Play              |
| P11                     | Gravel Strip                             |
| P12                     | P.I.P. Rubber Safety Surface             |

| SITE FURNISHING MATERIALS LEGEND |                              |     |                                  |
|----------------------------------|------------------------------|-----|----------------------------------|
| KEY                              | DESCRIPTION                  | KEY | DESCRIPTION                      |
| F1                               | Outdoor Tables and Chairs    | F15 | Garden Pot                       |
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| F6                               | Custom Seating Platform      | F20 | Harvest Table                    |
| F7                               | Terraced Seating Platform    | F21 | Fire Bowl                        |
| F8                               | Lounge Sofa Set - Large      | F22 | Dog Play Equipment               |
| F9                               | Lounge Sofa Set - Small      | F23 | Bench                            |
| F10                              | Lounge Chair - Type 2        | F24 | Guardrail                        |
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LAYOUT AND MATERIALS GENERAL NOTES

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DISCOVERY STREET



CALEDONIA AVENUE

PWL Partnership Landscape Architects Inc.  
9th Floor, East Asiatic House  
1201 West Pender Street  
Vancouver BC Canada V6E 2V2  
www.pwlpартnership.com  
T 604.688.6111  
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PROJECT

**710 CALEDONIA**

ADDRESS

710 CALEDONIA

DRAWING TITLE

**LAYOUT AND MATERIALS PLAN**  
**BLDG C AMENITY ROOF**  
**BLDG B L8 LEVEL**

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| FILE NAME   | 21061 PLAN-DP.vwx |
| PLOTTED     | 2024-08-09        |
| DRAWN       | TT                |
| REVIEWED    | GB                |

L1.02

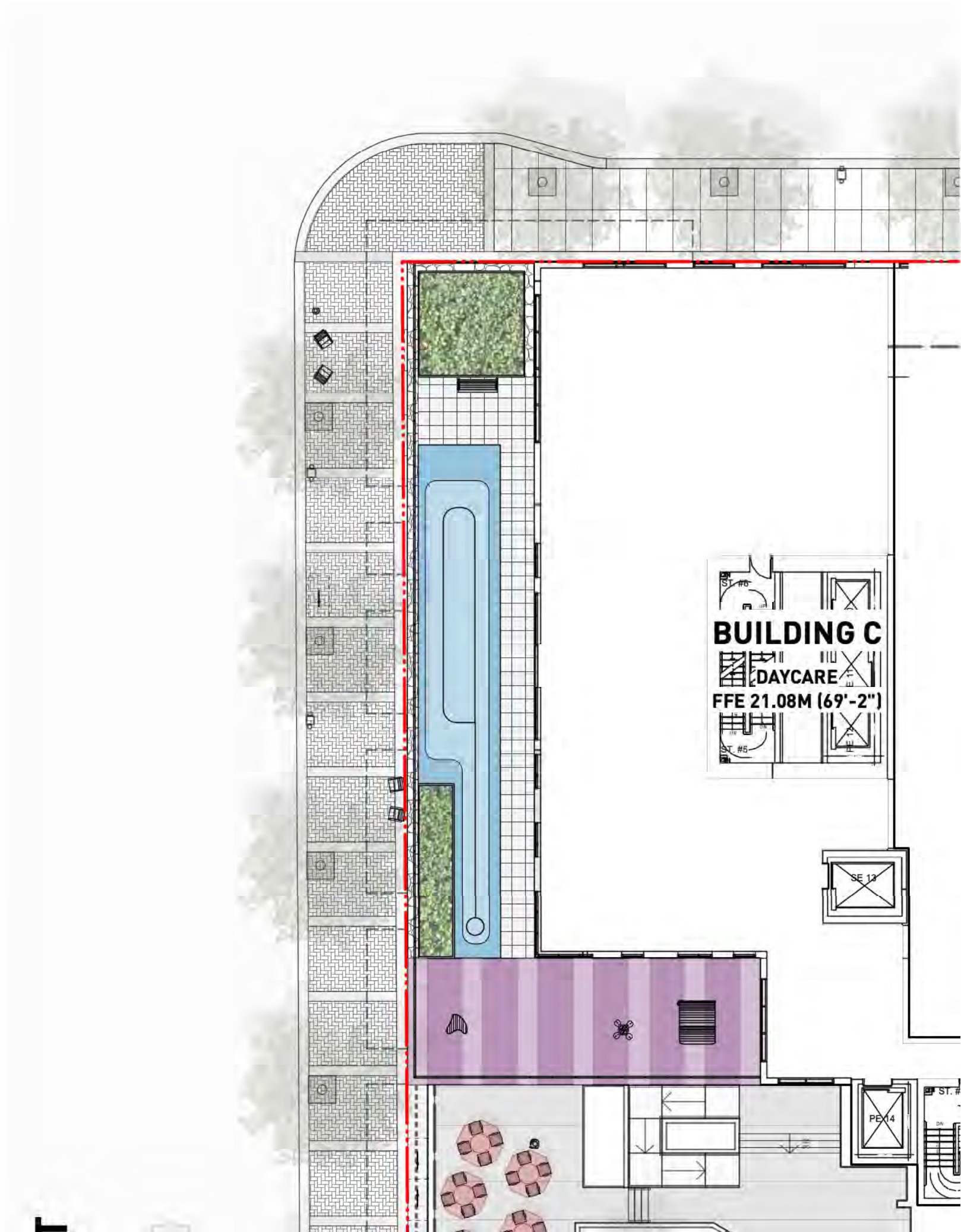


| HARDSCAPE MATERIALS LEGEND |                                                                               |
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| P7                         | Hydropressed Slab                                                             |
| P8                         | Composite Decking                                                             |
| P9                         | Artificial Turf at Mini Golf                                                  |
| P10                        | Artificial Truf at Dog Play                                                   |
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| SITE FURNISHING MATERIALS LEGEND |                              |     |                                  |
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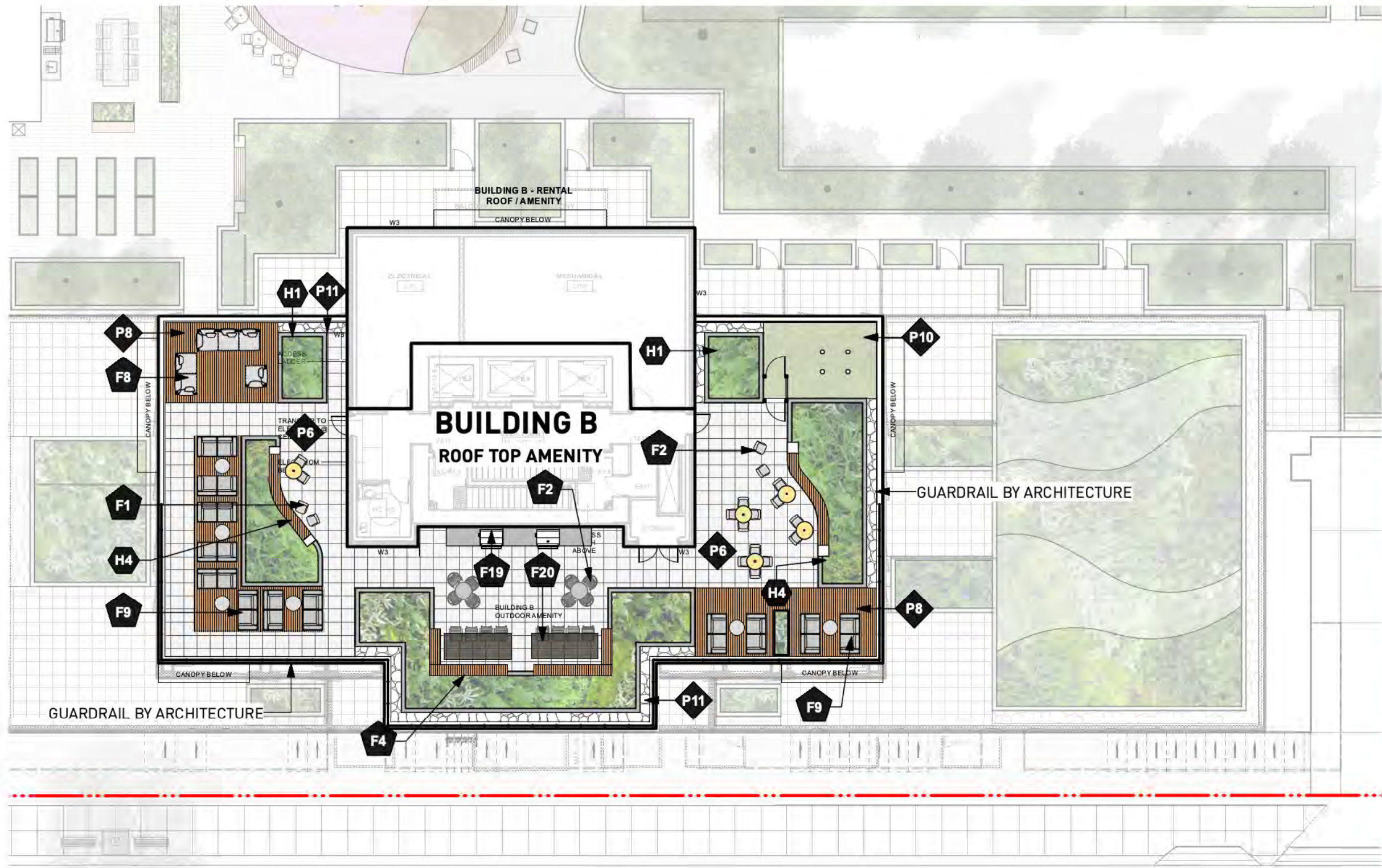
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LAYOUT PLAN - DAYCARE LEVEL

NOTE: LICENCED DAYCARE PLAY AREA SHOWN FOR REFERENCE ONLY.  
THIS AREA WILL BE PART OF A SEPARATE APPLICATION BY FUTURE OPERATORS



LAYOUT PLAN - BUILDING B ROOF TOP AMENITY

| REVISIONS AND ISSUES |            |                                        |
|----------------------|------------|----------------------------------------|
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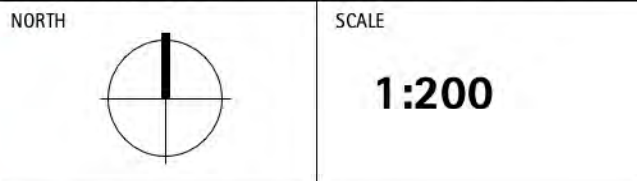
PROJECT  
710 CALEDONIA

ADDRESS

710 CALEDONIA

DRAWING TITLE  
LAYOUT AND MATERIALS  
PLAN  
BLDG C DAYCARE  
BLDG B AMENITY ROOF

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DRAWING

L1.03







DOUGLAS STREET

26  
DISCOVERY STREET



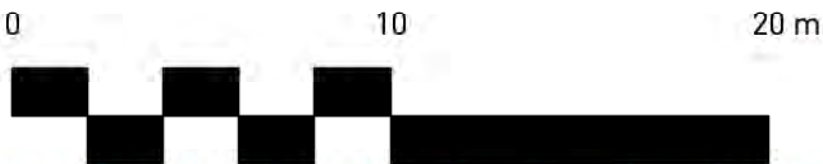
CALEDONIA AVENUE

| LEGEND                                      | QUANTITY             |
|---------------------------------------------|----------------------|
| 900mm DEEP PLANTING AREA                    | 859M <sup>2</sup>    |
| 1a                                          | 4.8M <sup>2</sup>    |
| 1b                                          | 7.1M <sup>2</sup>    |
| 5                                           | 16.8M <sup>2</sup>   |
| 7                                           | 19.8M <sup>2</sup>   |
| 10a                                         | 64.8M <sup>2</sup>   |
| 11                                          | 23.0M <sup>2</sup>   |
| 13                                          | 15.2M <sup>2</sup>   |
| 14                                          | 40.8M <sup>2</sup>   |
| 15                                          | 16.6M <sup>2</sup>   |
| 16                                          | 13.2M <sup>2</sup>   |
| 21                                          | 18.6M <sup>2</sup>   |
| 22                                          | 33.4M <sup>2</sup>   |
| 23                                          | 313.5M <sup>2</sup>  |
| 24                                          | 19.8M <sup>2</sup>   |
| 26                                          | 17.4.6M <sup>2</sup> |
| 27                                          | 26.0M <sup>2</sup>   |
| 28                                          | 18.6M <sup>2</sup>   |
| 29                                          | 49.7M <sup>2</sup>   |
| 30                                          | 71.7M <sup>2</sup>   |
| 31                                          | 17.4M <sup>2</sup>   |
| 32                                          | 6.9M <sup>2</sup>    |
| 34                                          | 17.4M <sup>2</sup>   |
| 35b                                         | 13.8M <sup>2</sup>   |
| 39                                          | 20.0M <sup>2</sup>   |
| 600mm DEEP PLANTING AREA                    | 318M <sup>2</sup>    |
| 1                                           | 21.8M <sup>2</sup>   |
| 2                                           | 10.6M <sup>2</sup>   |
| 3                                           | 2.3M <sup>2</sup>    |
| 4                                           | 4.9M <sup>2</sup>    |
| 6                                           | 16.2M <sup>2</sup>   |
| 8                                           | 7.8M <sup>2</sup>    |
| 9                                           | 3.6M <sup>2</sup>    |
| 10b                                         | 14.1M <sup>2</sup>   |
| 10c                                         | 23.6M <sup>2</sup>   |
| 12a                                         | 1.5M <sup>2</sup>    |
| 12b                                         | 6.4M <sup>2</sup>    |
| 12c                                         | 3.6M <sup>2</sup>    |
| 17                                          | 2.2M <sup>2</sup>    |
| 18                                          | 3.0M <sup>2</sup>    |
| 19                                          | 2.2M <sup>2</sup>    |
| 20                                          | 8.0M <sup>2</sup>    |
| 33                                          | 5.8M <sup>2</sup>    |
| 35a                                         | 4.3M <sup>2</sup>    |
| 36a-1                                       | 0.9M <sup>2</sup>    |
| 37                                          | 1.9M <sup>2</sup>    |
| 38                                          | 3.2M <sup>2</sup>    |
| 40                                          | 43.0M <sup>2</sup>   |
| 41                                          | 5.4M <sup>2</sup>    |
| 42                                          | 13.3M <sup>2</sup>   |
| 43                                          | 3.5M <sup>2</sup>    |
| 44                                          | 36.0M <sup>2</sup>   |
| 45                                          | 2.9M <sup>2</sup>    |
| 46                                          | 6.8M <sup>2</sup>    |
| 47                                          | 20.3M <sup>2</sup>   |
| 48                                          | 8.8M <sup>2</sup>    |
| 49                                          | 10.1M <sup>2</sup>   |
| 150mm DEEP EXTENSIVE GREEN ROOF TRAY SYSTEM | 450M <sup>2</sup>    |
| 25                                          | 256.2M <sup>2</sup>  |
| 50                                          | 193.7M <sup>2</sup>  |

TREES PROPOSED FOR THE REPLACEMENT TREES

| FLOOR LEVEL               | LEGEND | TREE SIZE   | PROPOSED SOIL VOLUME PER TREE  | QTY. | REPLACEMENT TREE COUNT                       |
|---------------------------|--------|-------------|--------------------------------|------|----------------------------------------------|
| PLAZA/UP PER GROUND LEVEL |        | LARGE TREE  | MIN. 30M3 SOIL VOLUME PER TREE | 1    | 45<br>TREE COUNT AS REPLACEMENT TREE         |
|                           |        | MEDIUM TREE | MIN. 15M3 SOIL VOLUME PER TREE | 3    |                                              |
|                           |        | SMALL TREE  | MIN. 6M3 SOIL VOLUME PER TREE  | 1    |                                              |
| LEVEL 3 AMENITY           |        | LARGE TREE  | MIN. 30M3 SOIL VOLUME PER TREE | 2    | 45<br>TREE COUNT AS REPLACEMENT TREE         |
|                           |        | MEDIUM TREE | MIN. 15M3 SOIL VOLUME PER TREE | 17   |                                              |
|                           |        | SMALL TREE  | MIN. 6M3 SOIL VOLUME PER TREE  | 18   |                                              |
| LEVEL 21 ROOF TOP AMENITY |        | SMALL TREE  | MIN. 6M3 SOIL VOLUME PER TREE  | 3    | 20<br>TREE DOESN'T COUNT AS REPLACEMENT TREE |
| ALL LEVEL                 |        |             | MIN. 10M3 SOIL VOLUME PER TREE | 20   |                                              |

NOTE: SOIL DEPTH TRANSITION AT CONTINUOUS PLANTING AREA IS ILLUSTRATED FOR REFERENCE ONLY. 900MM SOIL DEPTH NEED TO BE PROVIDED AT TREE ROOT BALL AREA. MAXIMUM 3:1 SLOPE IS NEEDED AT TRANSITION AREA FROM 900MM TO 600MM SOIL DEPTH



PWL Partnership Landscape Architects Inc  
5th Floor, East Asiatic House  
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PROJECT

710 CALEDONIA

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710 CALEDONIA

DRAWING TITLE

SOIL DEPTH COORDINATION PLAN

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| REVIEWED    | GB                |

DRAWING

L2.02



DOUGLAS STREET

DISCOVERY STREET

CALEDONIA AVENUE

BUILDING B

BUILDING A

BUILDING C

LIGHTING LEGEND

- LED Strip Light
- Catenary Light
- ⊙ Bollard Light
- ▣ Wall Light
- DL Down Lighting at Trellis
- PL Light in Water feature
- R Receptacle for Seasonal Light

NOTE: DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION BETWEEN CONTRACTORS.

REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR FIXTURE TYPES AND LAYOUT, CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONSULTANT FOR COMMENTS.

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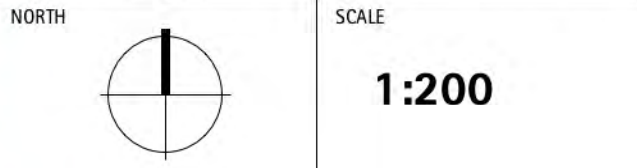
PROJECT  
710 CALEDONIA

ADDRESS

710 CALEDONIA

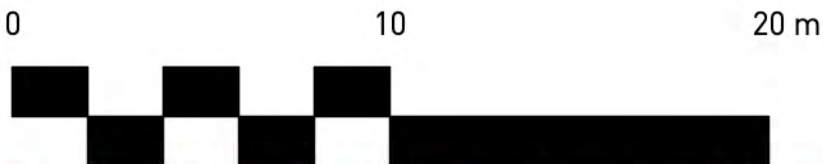
DRAWING TITLE  
SCHEMATIC LIGHTING  
PLAN

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DRAWING



L2.03



L3 Amenity

| Plant List          |                                    |                                               |                                   |                                     |             |                                                      |
|---------------------|------------------------------------|-----------------------------------------------|-----------------------------------|-------------------------------------|-------------|------------------------------------------------------|
| 21061 710 CALEDONIA |                                    |                                               |                                   |                                     |             |                                                      |
| ID                  | Native/Pollinator/<br>Food Bearing | Botanical Name                                | Common Name                       | Scheduled Size                      | Spacing     | Remarks                                              |
| Trees               |                                    |                                               |                                   |                                     |             |                                                      |
| ACR                 | N                                  | Acer circinatum                               | Vine Maple                        | 2.4 m ht. [8'-0" ht.]               | As Shown    | B&B, Nursery grown, minimum 3 stems                  |
| AGR                 |                                    | Acer griseum                                  | Paper Bark Maple                  | 5 cm cal. [2" cal.]                 | As Shown    | B&B, Uniform branching, dense tree, 6' [1.8m] std.   |
| APL                 |                                    | Acer palmatum 'Green'                         | Green Japanese Maple              | 2.4 m ht. x 1.8 m w. (8'ht. x 6'w.) | As Shown    | B&B, Specimen and densely branched, no included bark |
| ARJ                 |                                    | Acer rubrum 'Frank Jr.'                       | Redpointe Red Maple               | 8 cm cal. [3" cal.]                 | As Shown    | B&B, Uniform branching, dense tree, 7' [2.1 m] std.  |
| AXA                 | P                                  | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry    | 4 cm cal. [1 1/2" cal.]             | As Shown    | B&B, Multi-stemmed, dense tree                       |
| CCD                 | P                                  | Cercis canadensis 'Appalachian Red'           | Appalachian Red Eastern Redbud    | 2.4 m ht. [8'-0" ht.]               | As Shown    | B&B, Multi-stem, nursery grown                       |
| PMZ 1.8m            | N                                  | Pseudotsuga menziesii                         | Douglas Fir                       | 1.8 m ht. [6'-0" ht.]               | As Shown    | B&B, Uniform, dense branching, nursery growth        |
| QCC                 | P                                  | Quercus coccinea                              | Scarlet Oak                       | 3.0 m ht. [9'-0" ht.]               | As Shown    | B&B, Uniform branching, dense tree, 7' [2.1 m] std.  |
| SPS                 |                                    | Stewartia pseudocamellia                      | Japanese Stewartia                | 5 cm cal. [2" cal.]                 | As Shown    | B&B, Well branched, dense tree                       |
| Shrubs              |                                    |                                               |                                   |                                     |             |                                                      |
| AOL                 | P                                  | Azalea 'Orchid Lights'                        | Orchid Lights Azalea              | #2 pot                              | 75cm [30"]  | Well established                                     |
| AJC                 | P                                  | Azalea japonica 'Hino Crimson'                | Hino Crimson Japanese Azalea      | #2 pot                              | 60cm [24"]  | Well established                                     |
| CSK                 |                                    | Cornus sericea 'Kelseyii'                     | Kelseyii Dogwood                  | #2 pot                              | 60cm [24"]  | Well established, nursery grown                      |
| GSH                 | N, F, P                            | Gaultheria shallon                            | Salal                             | #2 pot                              | 45cm [18"]  | Well established, nursery grown                      |
| LPL                 |                                    | Lonicera pileata                              | Privet Honeysuckle                | #1 pot                              | 45cm [18"]  | 30 cm [12"] spread                                   |
| RSA                 | N, P                               | Ribes sanguineum                              | Flowering Currant                 | #2 pot                              | 100cm [39"] | Well established, nursery grown                      |
| RWM                 | P                                  | Rosa 'White Meidiland'                        | White Meidiland Rose              | #2 pot                              | 45cm [18"]  | Well established                                     |
| SJR                 |                                    | Skimmia japonica 'Rubella'                    | Red Flowered Japanese Skimmia     | #2 pot                              | 60cm [24"]  | Well established                                     |
| SBA                 | P                                  | Spiraea bumalda 'Anthony Waterer'             | Anthony Waterer Spiraea           | #2 pot                              | 60cm [24"]  | Well established                                     |
| TXM                 |                                    | Taxus x media 'H.M.Eddie'                     | H.M.Eddie Yew                     | 1.2m                                | 60cm [24"]  | Well established, dense hedging plant / B & B        |
| VCN                 | P, F                               | Vaccinium corymbosum 'Northblue'              | Northblue Blueberry               | #3 pot                              | 120cm [48"] | Well established                                     |
| VOT                 | P                                  | Vaccinium ovatum 'Thunderbird'                | Thunderbird Evergreen Huckleberry | #3 pot                              | 75cm [30"]  | Well established, nursery grown                      |
| Ground Cover        |                                    |                                               |                                   |                                     |             |                                                      |
| ECS                 |                                    | Erica carnea 'Springwood White'               | Dwarf White Heath                 | #1 pot                              | 38cm [15"]  | 15cm [6"] height                                     |
| FVS                 | N, F                               | Fragaria vesca                                | Woodland Strawberry               | #1 pot                              | 25 cm [10"] | Well established, nursery grown                      |
| MRP                 | N                                  | Mahonia nervosa                               | Dwarf Oregon Grape                | #1 pot                              | 40cm [16"]  | Well established, nursery grown                      |
| PTM                 |                                    | Pachysandra terminalis                        | Japanese Spurge                   | #1 pot                              | 38cm [15"]  | 10cm [4"] height                                     |
| Perennials          |                                    |                                               |                                   |                                     |             |                                                      |
| AHY                 | N, P                               | Anemone hybrida                               | Japanese Anemone                  | #1 pot                              | 38 cm [15"] | Well established                                     |
| EPR                 | P                                  | Echinacea purpurea                            | Purple Cone Flower                | #1 pot                              | 45 cm [18"] | Well established                                     |
| HFE                 | P                                  | Hosta 'Francee'                               | Francee Hosta                     | #1 pot                              | 60 cm [24"] | Well established                                     |
| IVC                 | P                                  | Iris versicolor                               | Blue Flag Iris                    | #1 pot                              | 38 cm [15"] | Well established                                     |
| NFW                 | P                                  | Nepeta x faassenii 'Walker's Low'             | Walker's Low Catmint              | #1 pot                              | 38 cm [15"] | Well established                                     |
| ORV                 | P, F                               | Origanum vulgare                              | Oregano                           | #1 pot                              | 30cm [12"]  | Well established                                     |
| RBG                 | P                                  | Rudbeckia fulgida 'Goldstrum'                 | Black-Eyed Susan                  | #1 pot                              | 45 cm [18"] | Well established                                     |
| SLA                 | P                                  | Stachys lanata                                | Lamb's Ear                        | #1 pot                              | 38 cm [15"] | Well established                                     |
| TGR                 | N                                  | Tellima grandiflora                           | Fringe Cup                        | #1 pot                              | 30 cm [12"] | Well established, nursery grown                      |
| Ornamental Grasses  |                                    |                                               |                                   |                                     |             |                                                      |
| CAK                 |                                    | Calamagrostis x acutiflora 'Karl Foerster'    | Karl Foerster Feather Reedgrass   | #1 pot                              | 75 cm [30"] | Well established                                     |
| PAH                 |                                    | Pennisetum alopecuroides 'Hamelin'            | Dwarf Fountain Grass              | #1 pot                              | 45 cm [18"] | Well established                                     |
| Aquatic Plants      |                                    |                                               |                                   |                                     |             |                                                      |
| CSA                 | N                                  | Carex stipata                                 | Saw Beak Sedge                    | #1 pot                              | 40 cm [16"] | Full dense plant, nursery grown                      |
| JEF                 | N                                  | Juncus effusus                                | Common Rush                       | #1 pot                              | 30 cm [12"] | Well established                                     |
| TLA                 | N                                  | Typha latifolia                               | Cattail                           | #1 pot                              | 90 cm [36"] | Well established                                     |
| Ferns               |                                    |                                               |                                   |                                     |             |                                                      |
| BSP                 | N                                  | Blechnum spicant                              | Deer Fern                         | #1 pot                              | 38 cm [15"] | Well established, nursery grown                      |
| PMU                 | N                                  | Polystichum munitum                           | Western Sword Fern                | #1 pot                              | 45 cm [18"] | Well established, nursery grown                      |



Amelanchier 'Autumn Brilliance'



Polystichum munitum



Anemone hybrida



Vaccinium ovatum



Pseudotsuga menziesii



Tellima grandiflora



Blechnum spicant



Gaultheria shallon



Hosta 'June'



Stewartia pseudocamellia



Calamagrostis 'Karl Foerster'



Stachys lanata



Vaccinium 'Northblue'

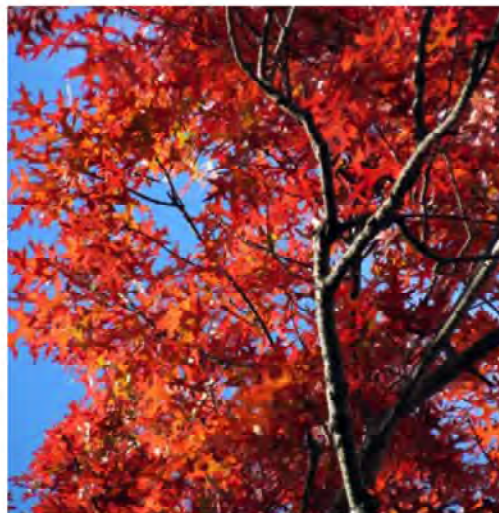


Nepeta 'Walker's Low'

Terraced Plaza



Acer griseum



Quercus coccinea



Azalea 'Orchid Lights'



Lonicera pileata



Rudbeckia 'Goldstrum'



Spiraea 'Anthony Waterer'



Cercis 'Appalachian Red'



Erica 'Springwood White'



Azalea 'Hino Crimson'



Taxus 'H.M. Eddie'



Rosa 'Meidiland White'

Roof Top Amentity



Acer glabrum 'Douglasii'



Juncus effusus



Iris versicolor



Cornus 'Kelseyii'



Echinacea purpurea



Acer palmatum 'Green'



Pennisetum 'Hameln'



Ribes sanguineum



Skimmia japonica 'Rubella'



Fragaria vesca

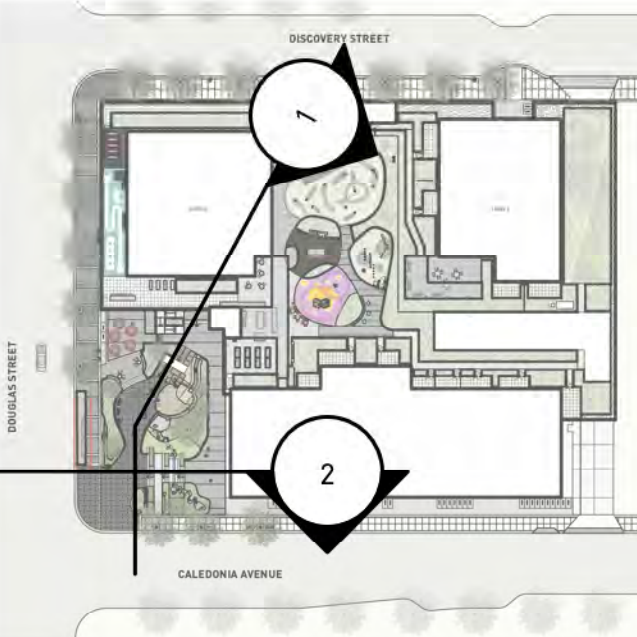
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------|----------------|
| PROJECT                                                                                                                                                                                                                                  |  | 710 CALEDONIA                        |                |
| ADDRESS                                                                                                                                                                                                                                  |  | 710 CALEDONIA                        |                |
| DRAWING TITLE                                                                                                                                                                                                                            |  | PLANTING LIST +<br>IMAGES            |                |
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| NORTH                                                                                                                                                                                                                                    |  | SCALE                                |                |
|                                                                                                                                                     |  | Scale                                |                |
| PROJECT NO.                                                                                                                                                                                                                              |  | 21061                                |                |
| DATE                                                                                                                                                                                                                                     |  | 2021-11-26                           |                |
| FILE NAME                                                                                                                                                                                                                                |  | 21061 Plant List and Images -DP .vwx |                |
| PLOTTED                                                                                                                                                                                                                                  |  | 2024-08-09                           |                |
| DRAWN                                                                                                                                                                                                                                    |  | TT                                   | REVIEWED JZ/GB |
| DRAWING                                                                                                                                                                                                                                  |  |                                      |                |



| REVISIONS AND ISSUES |            |                                        |
|----------------------|------------|----------------------------------------|
| NO.                  | DATE       | DESCRIPTION                            |
| 1                    | 2022-03-30 | ISSUED FOR DP                          |
| 2                    | 2022-06-13 | ISSUED FOR DP RESPONSE                 |
| 3                    | 2022-07-22 | REVISED AND REISSUED PER CITY COMMENTS |
| 5                    | 2023-12-08 | ISSUED FOR DP VARIANCE                 |
| 6                    | 2024-03-15 | RE-ISSUED FOR DP VARIANCE              |
| 7                    | 2024-04-26 | ISSUED FOR DPV PRIOR-TO COTW RESPONSE  |
| 8                    | 2024-08-09 | ISSUED FOR DPV PRIOR-TO COTW RESPONSE  |



1 GROUND LEVEL AND PLAZA AT GROCERY ACCESS  
Scale: 1:75

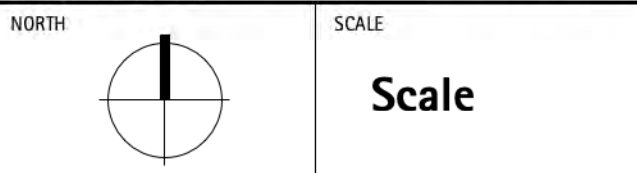


PROJECT  
710 CALEDONIA

ADDRESS  
710 CALEDONIA

DRAWING TITLE  
SECTIONS

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|             |                             |
|-------------|-----------------------------|
| PROJECT NO. | 21061                       |
| DATE        | 2019-05-10                  |
| FILE NAME   | 21061 SECTIONS 20240809.vwx |
| PLOTTED     | 2024-08-09                  |
| DRAWN       | TT                          |
| REVIEWED    | GB                          |

DRAWING



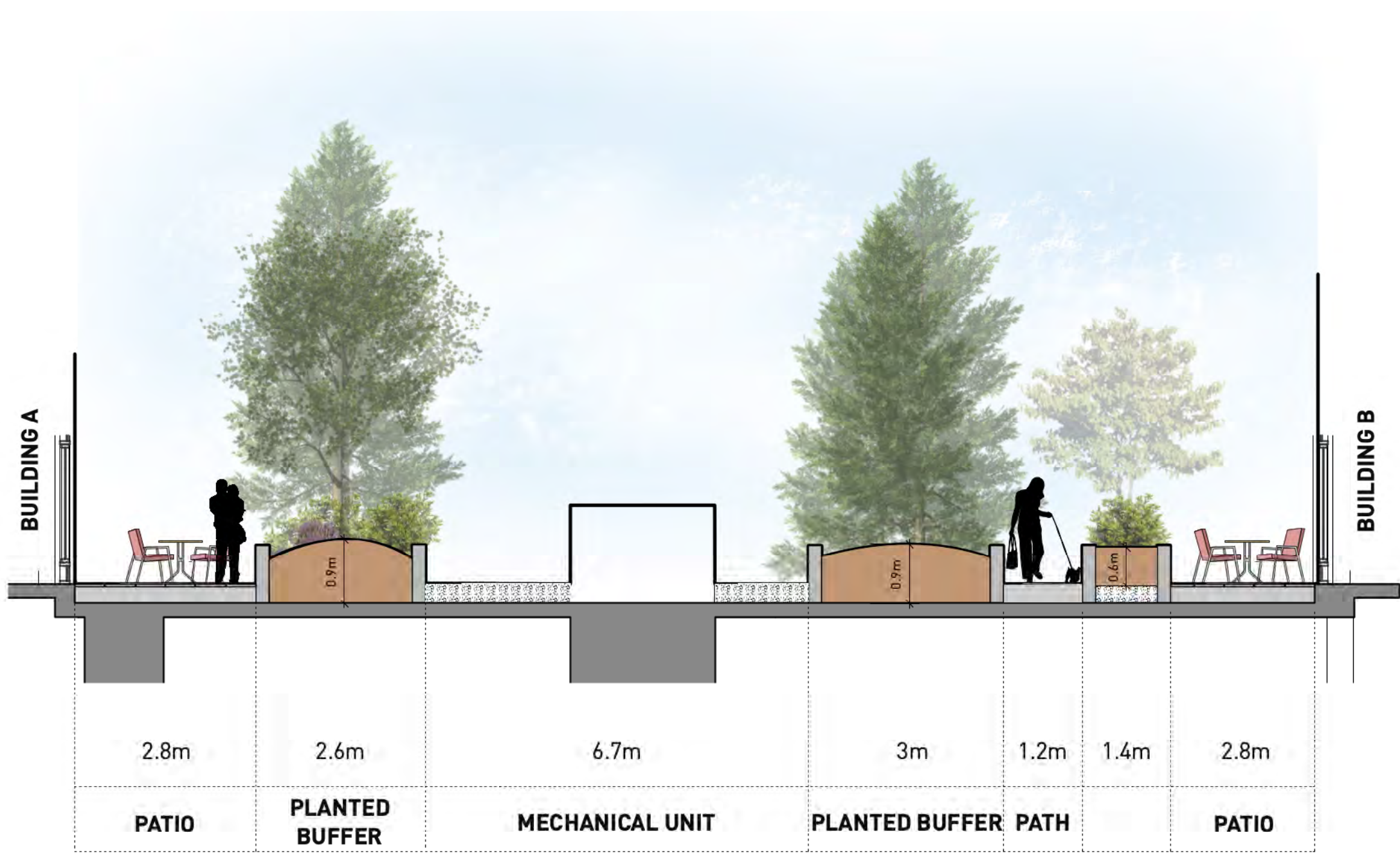
2 GROUND LEVEL AND UPPER PLAZA  
Scale: 1:75

L4.01

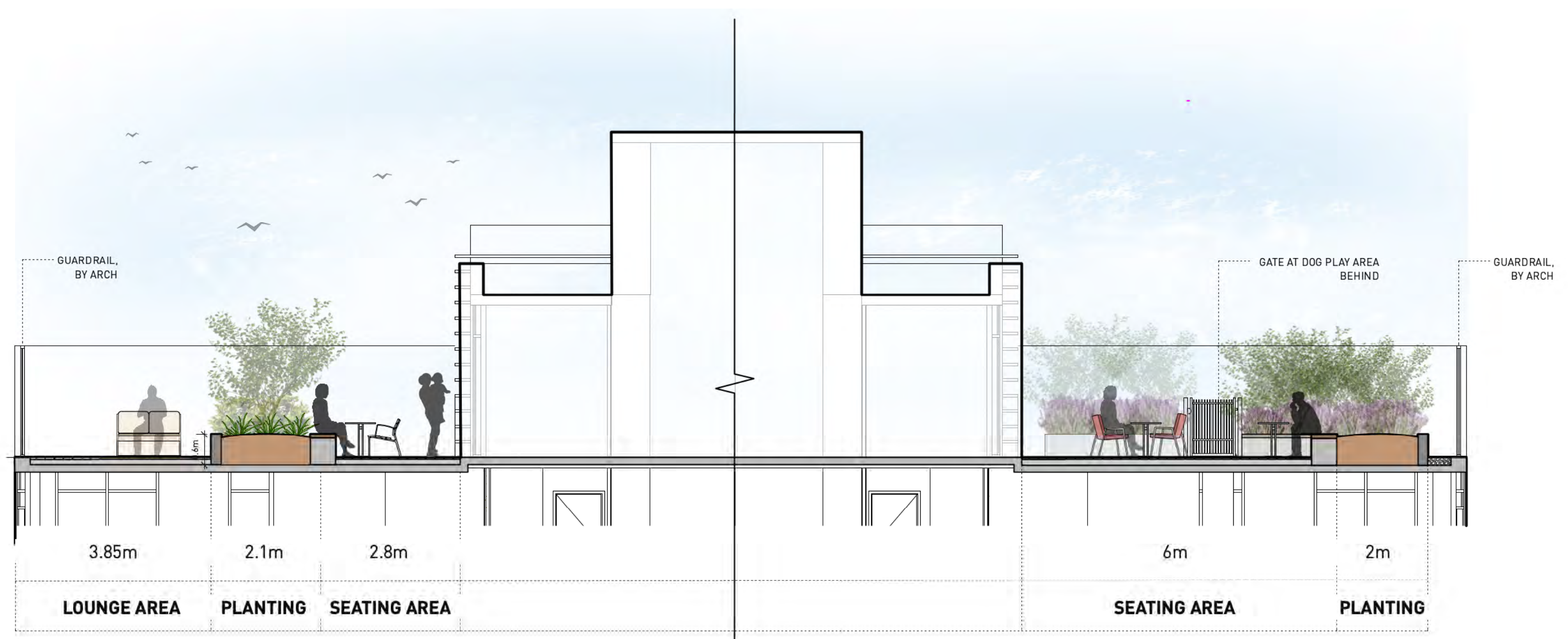




1 SECTION BETWEEN BUILDING A AND C AT L3 COURTYARD  
Scale: 1:75

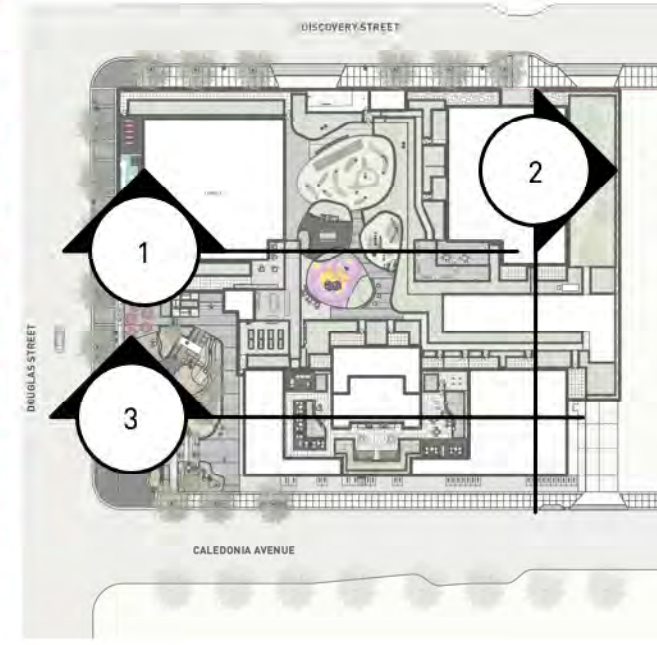


2 SECTION BETWEEN BUILDING A AND B AT L3 COURTYARD  
Scale: 1:75



3 BUILDING B ROOF TOP AMENITY  
Scale: 1:75

| REVISIONS AND ISSUES |            |                                        |
|----------------------|------------|----------------------------------------|
| NO.                  | DATE       | DESCRIPTION                            |
| 1                    | 2022-03-30 | ISSUED FOR DP                          |
| 2                    | 2022-06-13 | ISSUED FOR DP RESPONSE                 |
| 3                    | 2022-07-22 | REVISED AND REISSUED PER CITY COMMENTS |
| 5                    | 2023-12-08 | ISSUED FOR DP VARIANCE                 |
| 6                    | 2024-03-15 | RE-ISSUED FOR DP VARIANCE              |
| 7                    | 2024-04-26 | ISSUED FOR DPV PRIOR-TO COTW RESPONSE  |
| 8                    | 2024-08-09 | ISSUED FOR DPV PRIOR-TO COTW RESPONSE  |

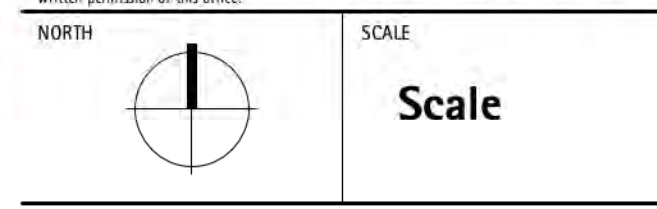


PROJECT  
**710 CALEDONIA**

ADDRESS  
710 CALEDONIA

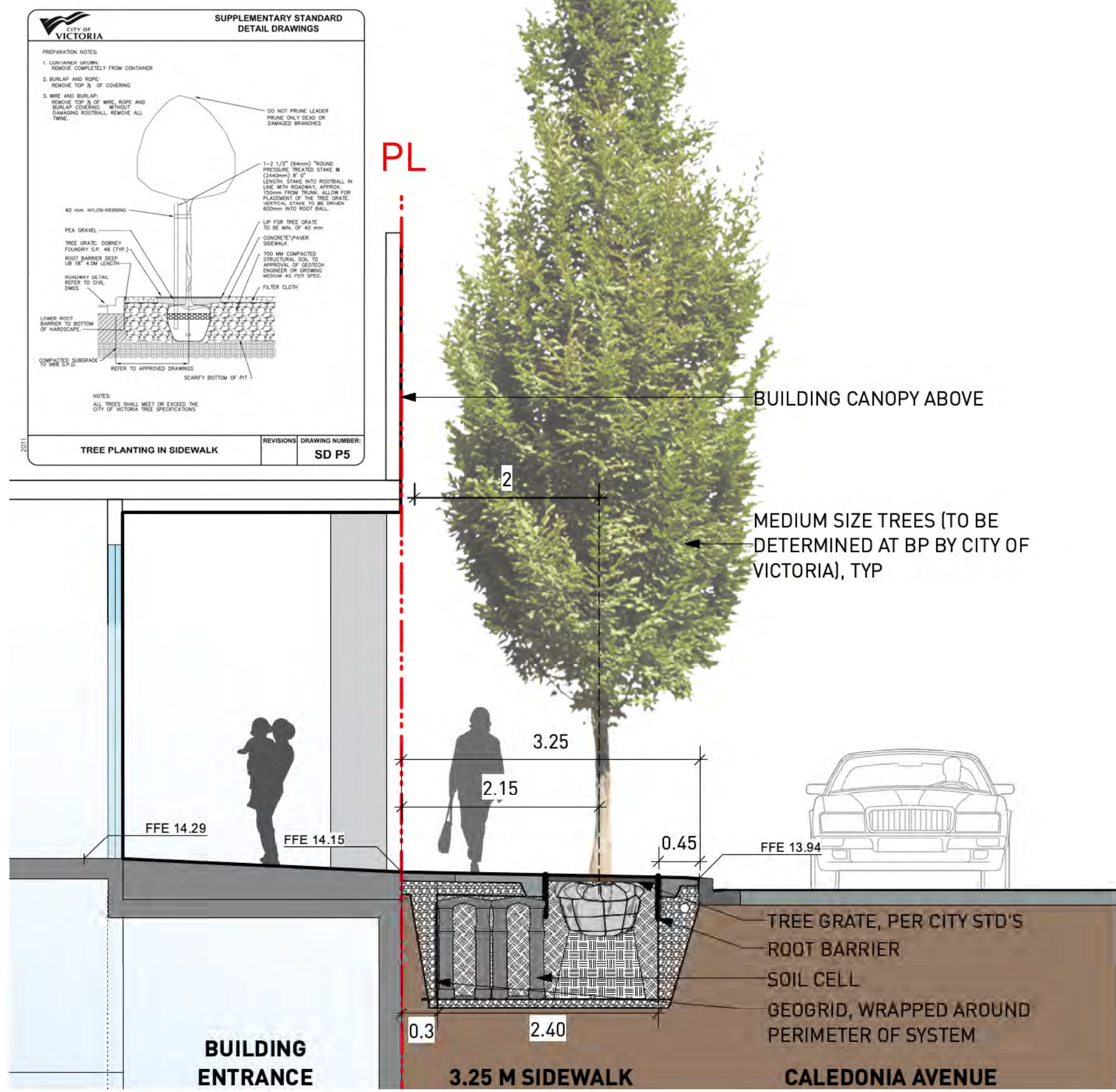
DRAWING TITLE  
**SECTIONS**

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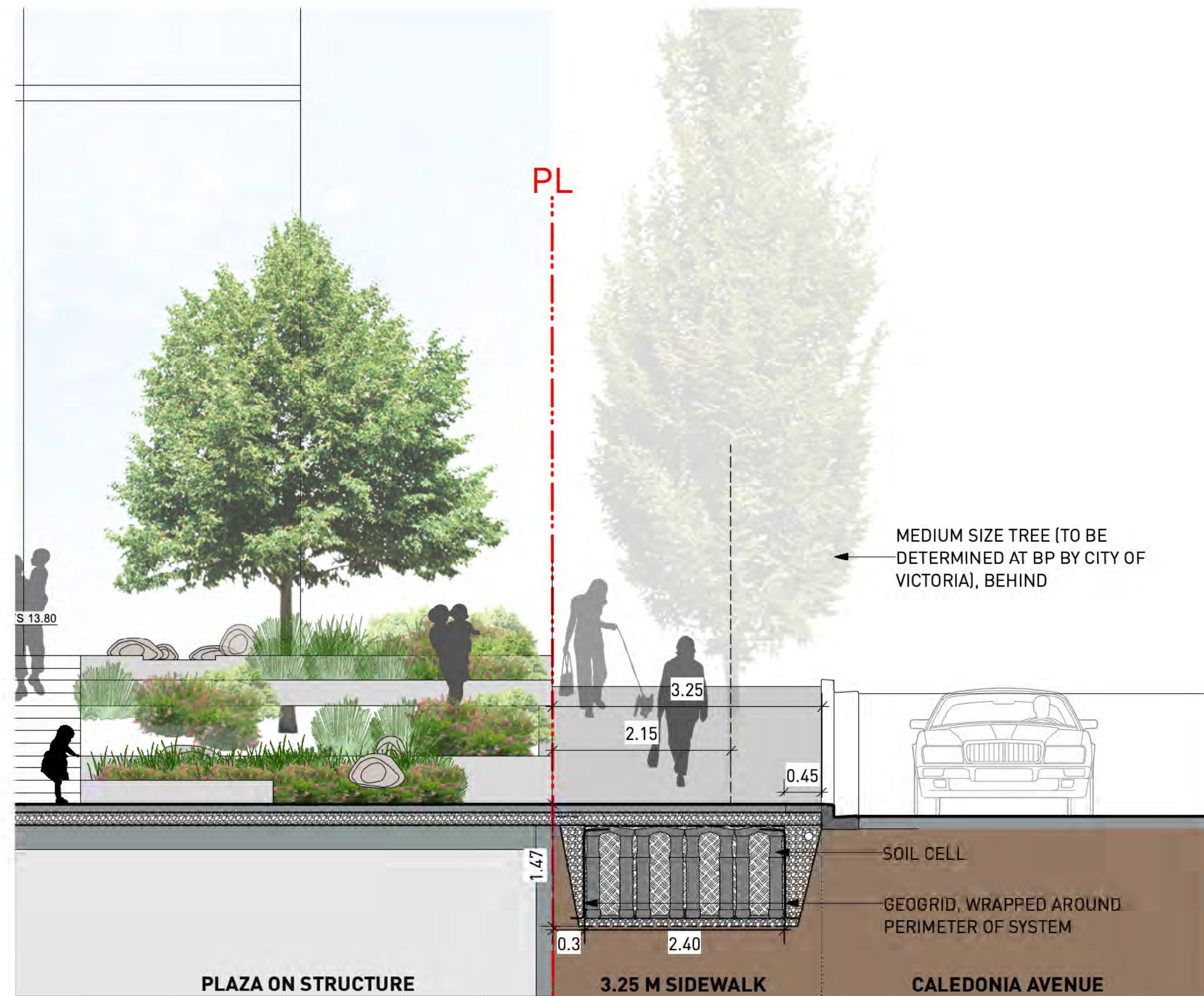


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|-------------|-----------------------------|
| PROJECT NO. | 21061                       |
| DATE        | 2019-05-10                  |
| FILE NAME   | 21061 SECTIONS 20240809.vwx |
| PLOTTED     | 2024-08-09                  |
| DRAWN       | TT                          |
| REVIEWED    | GB                          |

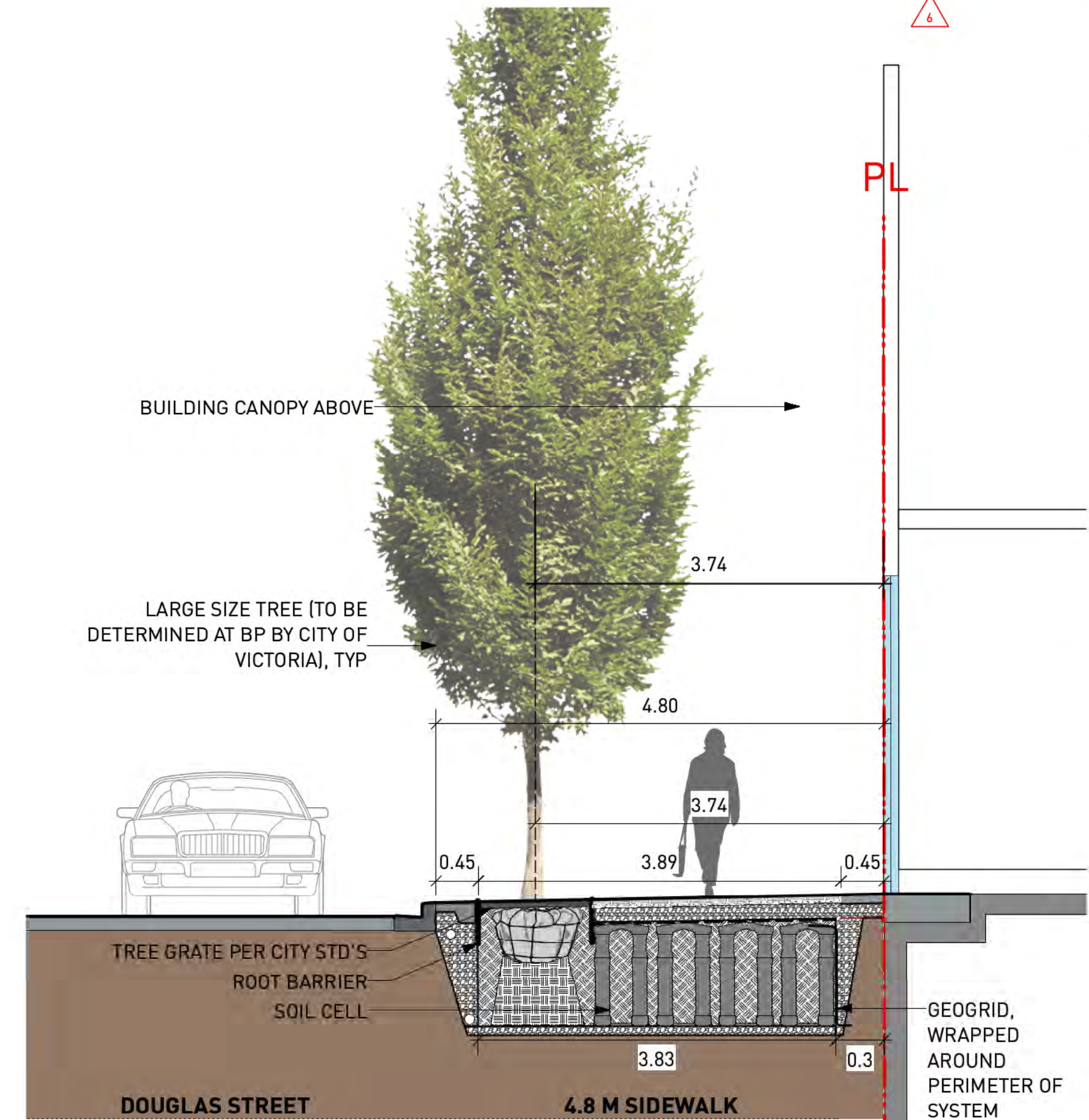




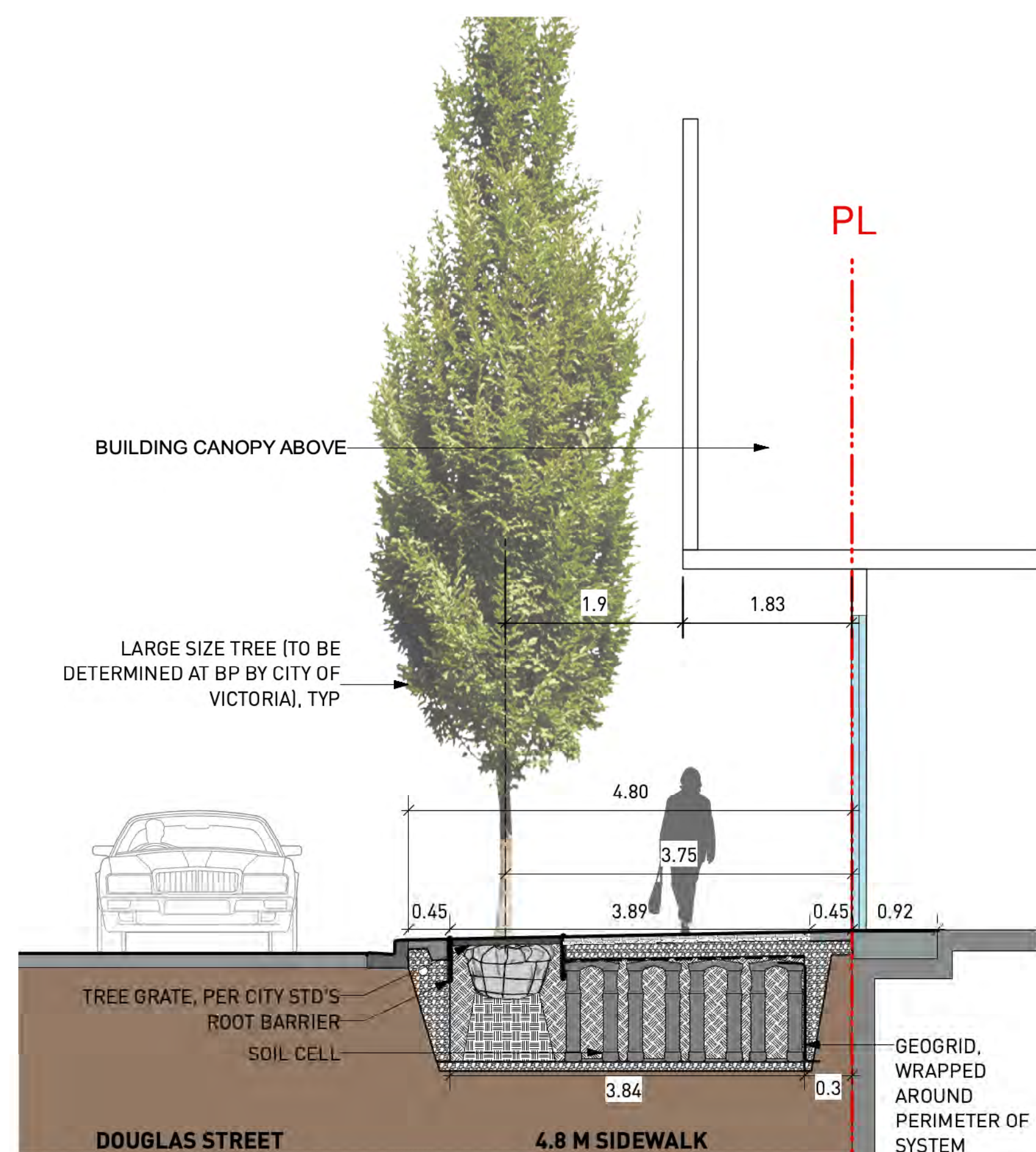
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Scale: 1:50



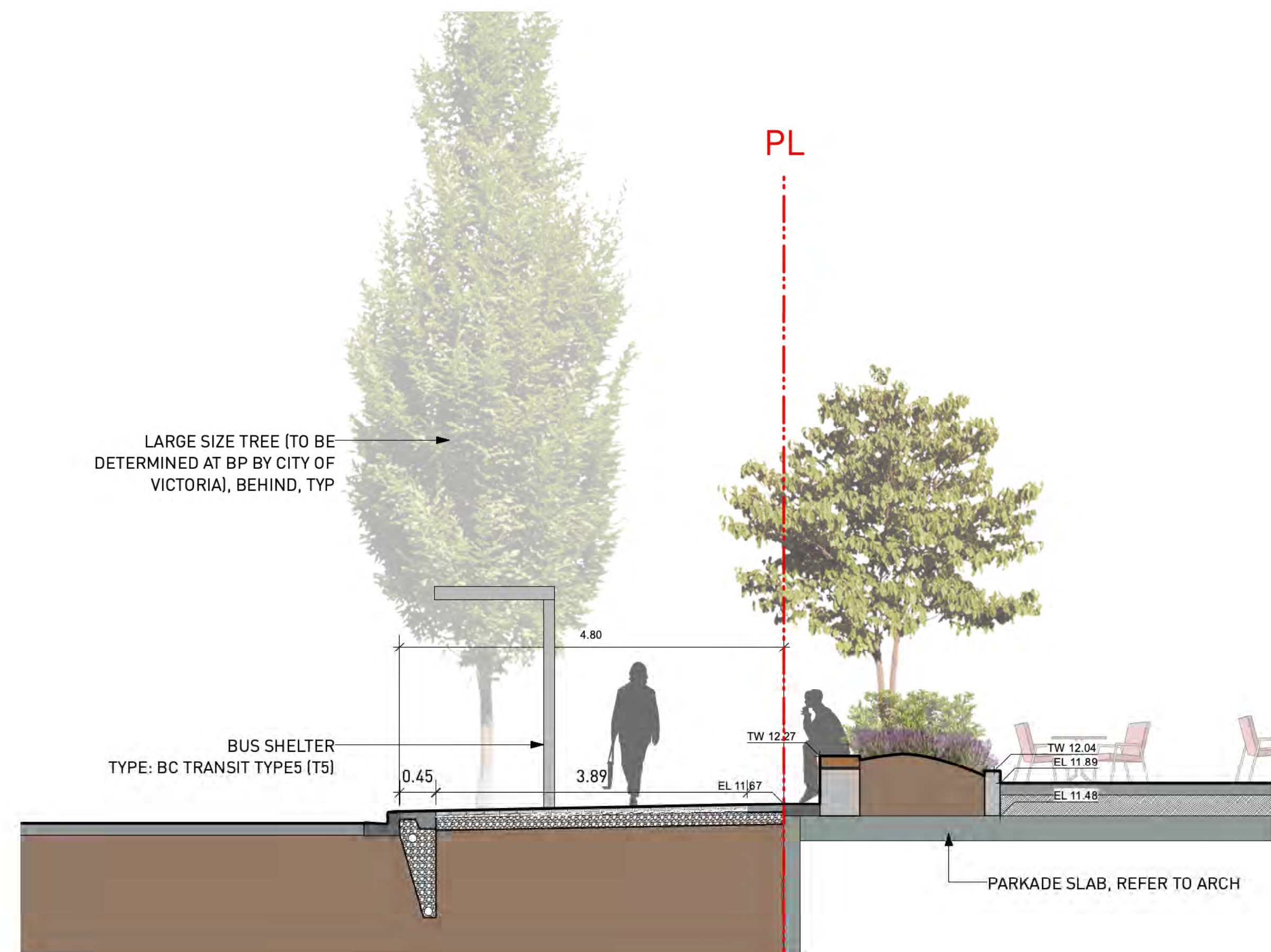
2 SECTION AT CALEDONIA AVENUE  
Scale: 1:50



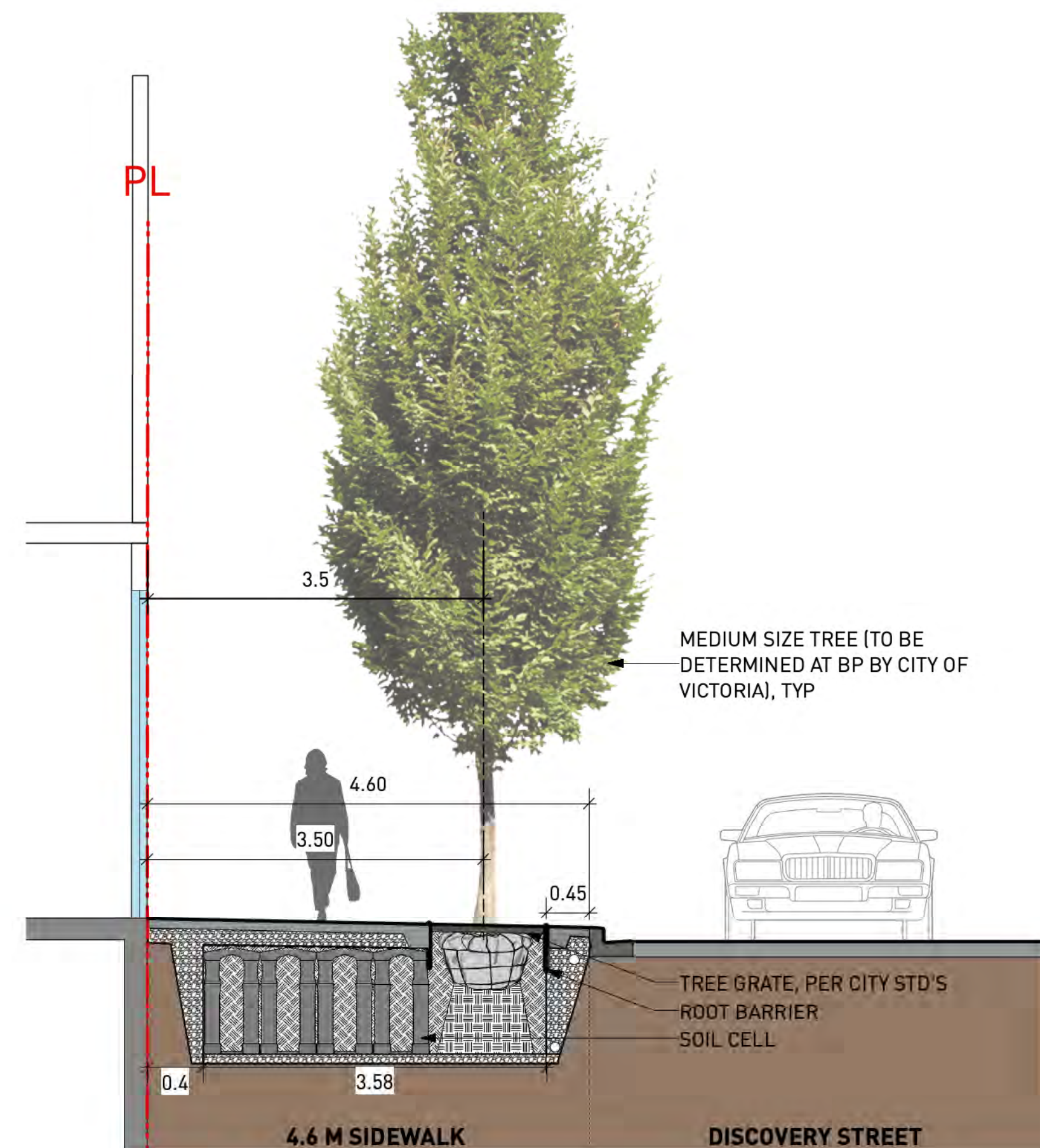
3 SECTION AT DOUGLAS STREET  
Scale: 1:50



4 SECTION AT DOUGLAS STREET  
Scale: 1:50

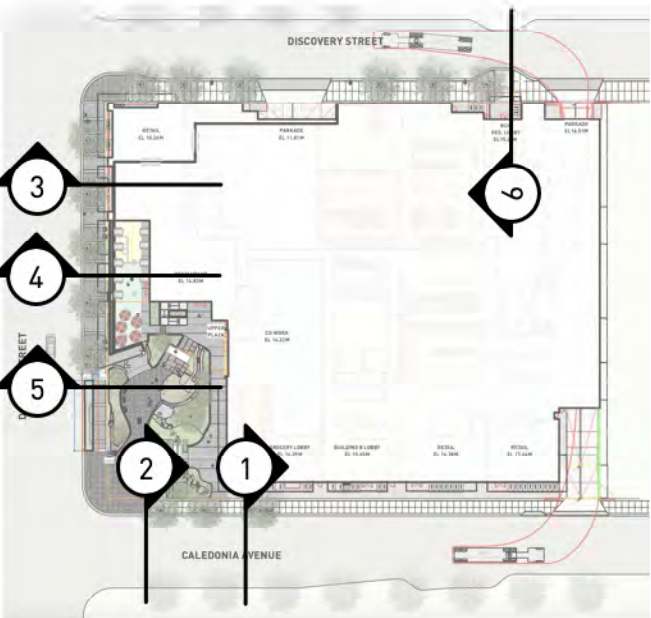


5 SECTION AT DOUGLAS STREET  
Scale: 1:50



6 SECTION AT DISCOVERY STREET  
Scale: 1:50

| NO. | DATE       | DESCRIPTION                            |
|-----|------------|----------------------------------------|
| 1   | 2022-03-30 | ISSUED FOR BP                          |
| 2   | 2022-06-13 | ISSUED FOR DP RESPONSE                 |
| 3   | 2022-07-22 | REVISED AND REISSUED PER CITY COMMENTS |
| 4   | 2022-12-07 | REVISED AND REISSUED PER CITY COMMENTS |
| 5   | 2023-12-08 | ISSUED FOR DP VARIANCE                 |
| 6   | 2024-03-15 | RE-ISSUED FOR DP VARIANCE              |
| 7   | 2024-04-26 | ISSUED FOR DPV PRIOR-TO CD1W RESPONSE  |
| 8   | 2024-08-09 | ISSUED FOR DPV PRIOR-TO CD1W RESPONSE  |

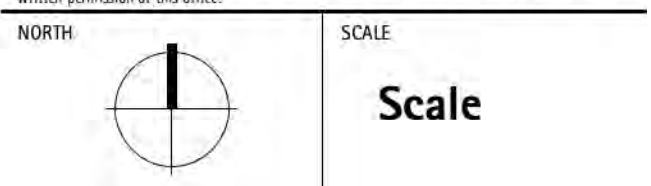


PROJECT  
**710 CALEDONIA**

ADDRESS  
710 CALEDONIA

DRAWING TITLE  
**SECTIONS \_ OFFSITE**

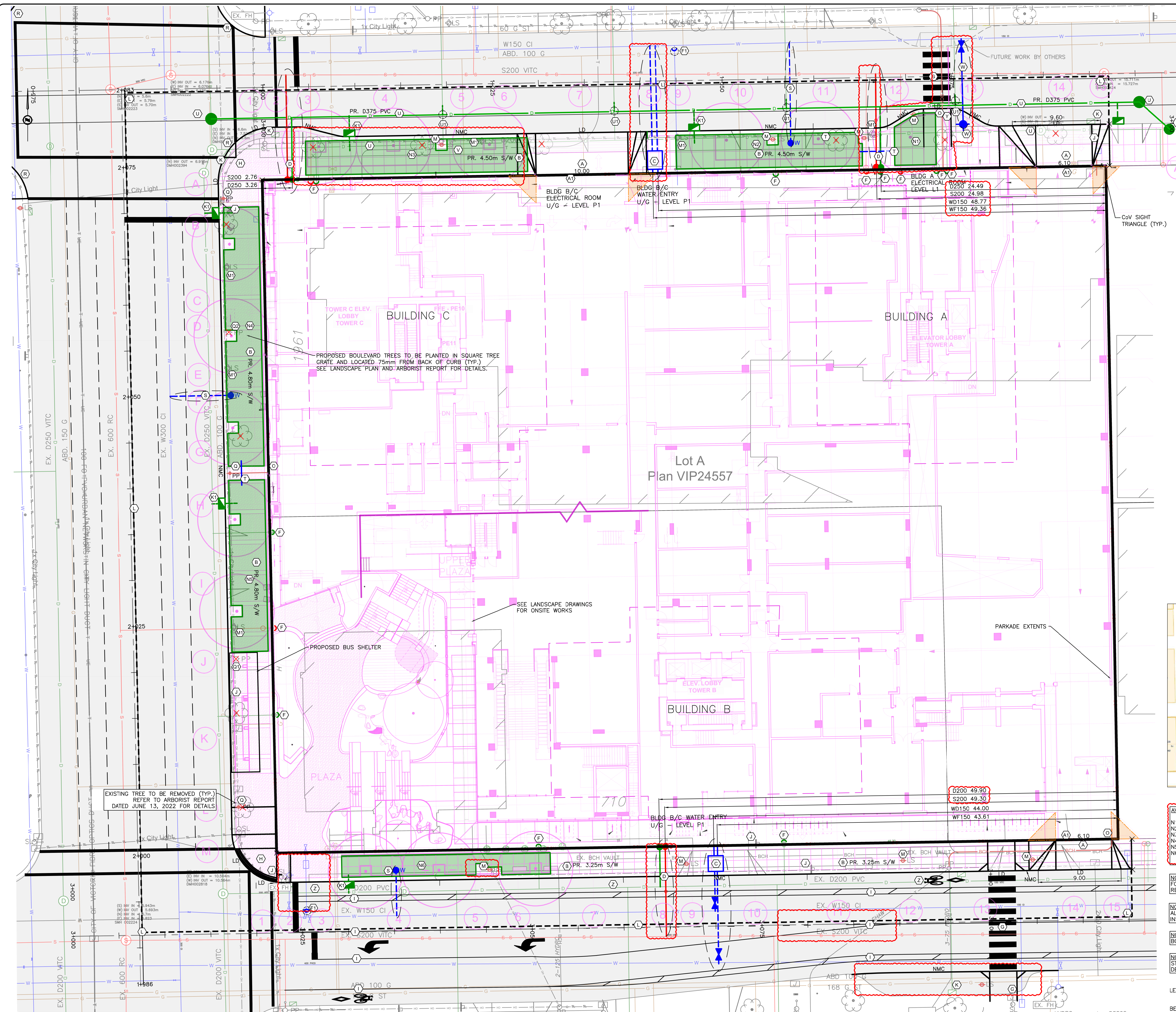
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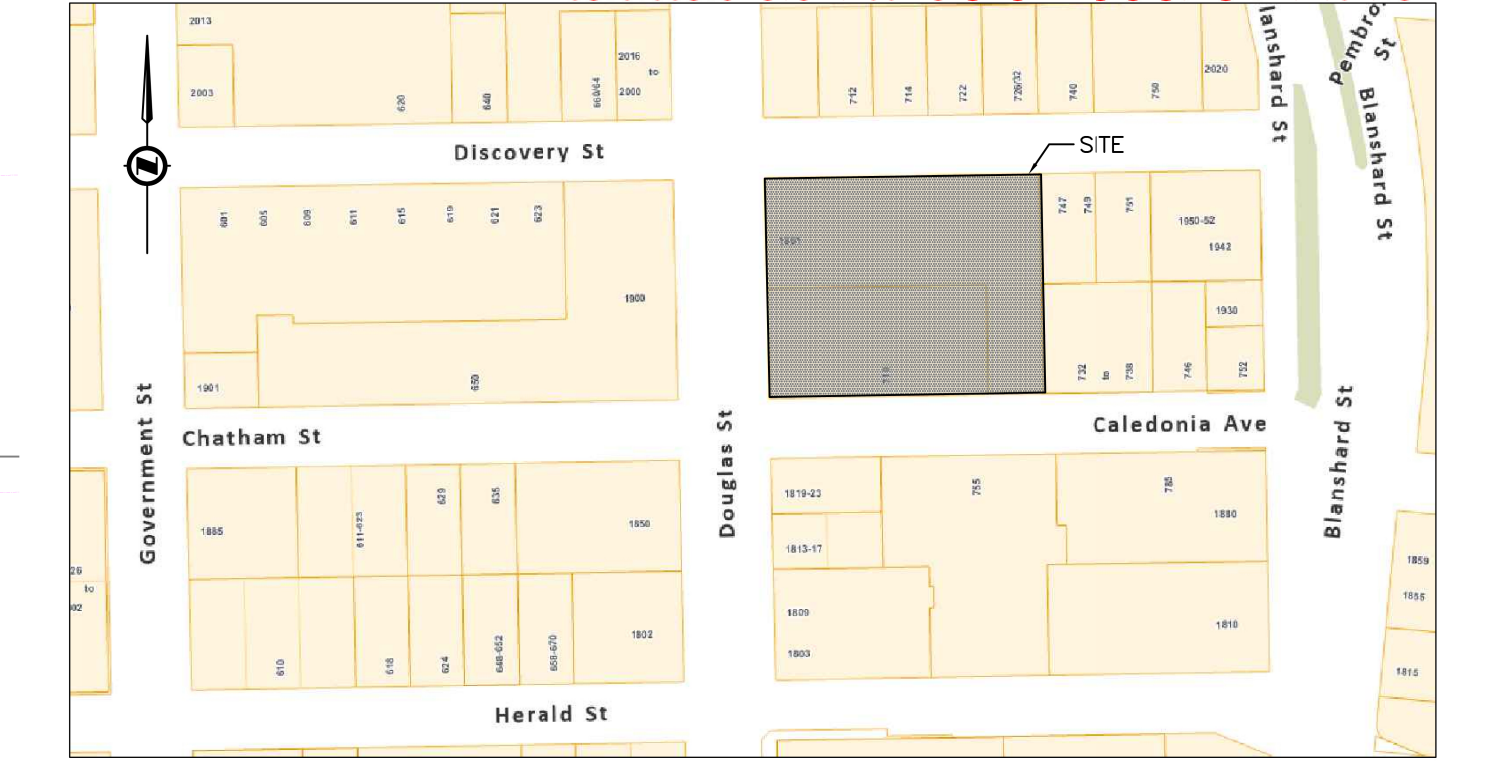
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|-------------|-----------------------------|
| PROJECT NO. | 21061                       |
| DATE        | 2019-05-10                  |
| FILE NAME   | 21061 SECTIONS 20240809.vwx |
| PLOTTED     | 2024-08-09                  |
| DRAWN       | TT                          |
| REVIEWED    | GB                          |
| DRAWING     |                             |

**L4.03**





- 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.
  - (AT) 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 W2h.
  - (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 ROUTED. 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.
  - (L) PROPOSED CATCH BASIN LOCATION. ROAD RUNOFF TO BE DIRECTED TO SOIL CELLS FOR TREATMENT.
  - (M) 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.
  - (N) PROPOSED LUMINAIRE LOCATION. FINAL LOCATIONS TO BE CONFIRMED AT BP.
  - (NT) EXISTING LUMINAIRE TO BE RE/RE AS REQUIRED. FINAL LOCATIONS AND STREETLIGHTING DESIGN TO BE DETERMINED AT BP.
  - (NY) AVAILABLE AREA FOR PLANTING (BOULEVARD / SOIL CELLS). FINAL CONFIGURATION TO BE DETERMINED DURING DETAILED DESIGN AND FINAL UTILITY COORDINATION.
  - (O) PROPOSED HYDRO SERVICE.
  - (P) PROPOSED UTILITY POLE.
  - (Q) EXISTING UTILITY POLE TO BE REMOVED FOR NEW BUS SHELTER.
  - (R) EXISTING UTILITY POLE TO BE RELOCATED FOR NEW TREE.
  - (S) 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.
  - (T) PROPOSED IRRIGATION SERVICE COMPLETE WITH METER AND BACKFLOW PREVENTER.
  - (U) PROPOSED IRRIGATION SLEEVING.
  - (V) 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.
  - (W) EXISTING SERVICES TO BE RECONNECTED TO NEW STORM MAIN.
  - (X) CONTRACTOR TO COORDINATE WITH TELUS AS REQUIRED TO RELOCATE EXISTING SERVICE FOR BOULEVARD TREES.
  - (Y) PROPOSED FIRE HYDRANT COMPLETE WITH GATE VALVE AND 150mm SERVICE.
  - (Z) PROPOSED FORTIS SERVICING. SEE MECHANICAL FOR CONTINUATION.
  - (2) CONTRACTOR TO CONSTRUCT NEW GRADE RAISED BIKE LANE ON CALEDONIA. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.



**AVAILABLE SOIL CELL VOLUME**

| Cell | Area (m²) | Depth (m) | Volume (m³) |
|------|-----------|-----------|-------------|
| N1   | 23m²      | 1m        | 23m³        |
| N2   | 75m²      | 1m        | 75m³        |
| N3   | 89m²      | 1m        | 89m³        |
| N4   | 105m²     | 1m        | 105m³       |
| N5   | 70m²      | 1m        | 70m³        |
| N6   | 47m²      | 1m        | 47m³        |

- 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.

**1961 DOUGLAS & 710 CALEDONIA PRELIMINARY SITE PLAN**

Scale 1:200 Scale N/A  
horiz. vert.  
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

**JEA**

**ISSUED FOR DEVELOPMENT PERMIT VARIANCE**

CONCEPTUAL SERVICING PLAN  
H 1:200  
V N/A

