

GROSS FLOOR AREAS + FSR

BUILDING B - CONDO	GSF
Level 1 - Condo Lobby/Bikes/Storage (EL 18'-20')	10,291
Level 2 - Office/Condo Storage (EL 43')	4,834
Level 3 - Office (EL 55')	800
Level 4 - Office (EL 67')	800
Level 5 - Amenity	7,065
Level 6 - Condo	7,175
Level 7 - Condo	7,175
Level 8 - Condo	7,175
Level 9 - Condo	7,175
Level 10 - Condo	7,175
Level 11 - Condo	7,175
Level 12 - Condo	7,175
Level 13 - Condo	7,175
Level 14 - Condo	7,175
Level 15 - Condo	7,175
Level 16 - Condo	7,175
Level 17 - Condo	7,175
Level 18 - Condo	7,175
Level 19 - Condo	7,175
Level 20 - Condo	7,175
Level 21 - Condo	7,175
Roof	800
TOTAL	139,390

BUILDING C - RENTAL	GSF
Level 1 Lower - Rental Lobby/W&R (EL 1.5'-7')	3,030
Level 1 Upper - Bikes/ Storage/ Amenity (EL 20')	14,068
Level 3 - Daycare (EL 38')	905
Level 4 - Rental / Amenity (EL 60')	7,100
Level 5 - Rental	7,100
Level 6 - Rental	7,100
Level 7 - Rental	7,100
Level 8 - Rental	7,100
Level 9 - Rental	7,100
Level 10 - Rental	7,100
Level 11 - Rental	7,100
Level 12 - Rental	7,100
Level 13 - Rental	7,100
Level 14 - Rental	7,100
Level 15 - Rental	7,100
Level 16 - Rental	7,100
Level 17 - Rental	7,100
Level 18 - Rental	7,100
Level 19 - Rental	7,100
Level 20 - Rental	7,100
Roof Amenity	4,130
Roof	905
TOTAL	143,738

BUILDING A - BC HOUSING	GSF
Level 1 - BCH Lobby/Bikes / W&R (EL 18'-20')	7,140
Mezzanine - (EL 43')	6,006
Level 2 - BCH / Amenity (EL 55')	6,275
Level 3 - BCH	6,275
Level 4 - BCH	6,275
Level 5 - BCH	6,275
Level 6 - BCH	6,275
Level 7 - BCH	6,275
Level 8 - BCH	6,275
Level 9 - BCH	6,275
Level 10 - BCH	6,275
Level 11 - BCH	6,275
Level 12 - BCH	6,275
Level 13 - BCH	6,275
Level 14 - BCH	6,275
Level 15 - BCH	6,275
Level 16 - BCH	6,275
Roof	880
TOTAL	108,151

COMMERCIAL	GSF						
	OFFICE	RETAIL	RESTAURANT /COFFEE	GROCERY	DAYCARE	BIKES/W&R/ CIRCULATION	TOTAL
Level 1 - Lower (EL 1.5'-4')		5,295				2,270	7,565
Level 1 - Upper (EL 15'-24')	1,174	1,937	7,027	3,637		2,835	16,610
Level 2 - (EL 29'-43')	9,107			27,482	4,946	718	42,253
Level 3 - (EL 55')	15,470						15,470
Level 4 - (EL 67')	15,470						15,470
TOTAL	41,221	7,232	7,027	31,119	4,946	5,823	97,368

SITE AREA	72,357.5	SF
COMMERCIAL	1.35	FSR
RESIDENTIAL	5.41	FSR
BUILDING A - BCH BELOW MARKET	1.49	FSR
BUILDING B - CONDO	1.93	FSR
BUILDING C - RENTAL	1.99	FSR

UNIT BREAKDOWN

CONDO	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 6	0	5	4	0	9
Level 7	0	5	4	0	9
Level 8	0	5	4	0	9
Level 9	0	5	4	0	9
Level 10	0	5	4	0	9
Level 11	0	5	4	0	9
Level 12	0	5	4	0	9
Level 13	0	5	4	0	9
Level 14	0	5	4	0	9
Level 15	2	5	0	2	9
Level 16	2	5	0	2	9
Level 17	2	5	0	2	9
Level 18	2	5	0	2	9
Level 19	2	5	0	2	9
Level 20	2	5	0	2	9
Level 21	2	5	0	2	9
TOTAL	14	80	36	14	144

RENTAL	STUDIO	1 BED	2 BED	3 BED	TOTAL
Level 4	0	5	4	0	9
Level 5	0	6	4	0	10
Level 6	0	6	4	0	10
Level 7	0	6	4	0	10
Level 8	0	6	4	0	10
Level 9	0	6	4	0	10
Level 10	0	6	4	0	10
Level 11	0	6	4	0	10
Level 12	0	6	4	0	10
Level 13	2	5	2	1	10
Level 14	2	5	2	1	10
Level 15	2	5	2	1	10
Level 16	2	5	2	1	10
Level 17	2	5	2	1	10
Level 18	2	5	2	1	10
Level 19	2	5	2	1	10
Level 20	2	5	2	1	10
TOTAL	16	93	52	8	169

BC HOUSING- BELOW MARKET RENTAL	STUDIO	1 BED	2 BED	3 BED	TOTAL
Mezzanine	2	0	1	0	3
Level 2	4	2	1	1	8
Level 3	4	2	2	1	9
Level 4	4	2	2	1	9
Level 5	4	2	2	1	9
Level 6	4	2	2	1	9
Level 7	4	2	2	1	9
Level 8	4	2	2	1	9
Level 9	4	2	2	1	9
Level 10	4	2	2	1	9
Level 11	4	2	2	1	9
Level 12	4	2	2	1	9
Level 13	4	2	2	1	9
Level 14	4	2	2	1	9
Level 15	4	2	2	1	9
Level 16	4	2	2	1	9
TOTAL	62	30	30	15	137

UNIT MIX	
STUDIO	9.7%
1 BED	55.6%
2 BED	25.0%
3 BED	9.7%
Total	100.0%

STORAGE LOCKERS	
Level 1	54
Level 2	80
Total	134

UNIT MIX	
STUDIO	9.5%
1 BED	55.0%
2 BED	30.8%
3 BED	4.7%
Total	100.0%

STORAGE LOCKERS	
P3	25
P2	13
Level 1	131
Total	169

UNIT MIX	
STUDIO	45.3%
1 BED	21.9%
2 BED	21.9%
3 BED	10.9%
Total	100.0%

CAR PARKING REQUIREMENTS

RESIDENTIAL						
CONDO						
	0.65 SPACES/UNIT (< 45m²)	0.80 SPACES/UNIT (45m²-70m²)	1.20 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL	
REQUIRED	10.4	62.4	60.0	14.4	147.2	
PROVIDED	~0.8 SPACES/UNIT = 116			10	126	
RENTAL						
	0.50 SPACES/UNIT (< 45m²)	0.60 SPACES/UNIT (45m²-70m²)	1.00 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL	
REQUIRED	21.0	71.4	8.0	16.9	117.3	
PROVIDED	~0.6 SPACES/UNIT = 104			10	114	
BC HOUSING- BELOW MARKET RENTAL						
	0.20 SPACES/UNIT (< 45m²)	0.50 SPACES/UNIT (45m²-70m²)	0.75 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL	
REQUIRED	12.4	22.5	22.5	13.7	71.1	
PROVIDED	~0.5 SPACES/UNIT = 67			10	77	
RESIDENTIAL TOTAL						
REQUIRED					336	
PROVIDED					317	
COMMERCIAL						
	OFFICE 1 SPACE /70m²	RETAIL 1 SPACE /80m²	RESTAURANT 1 SPACE /40m²	GROCERY MIN. 3 SPACES/ 1,000 SF	DAYCARE 1 SPACE /100m²	TOTAL
REQUIRED	55.2	8.4	16.2	81.8	4.5	166.0
PROVIDED	50	10	18	80	8	166
RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL						
REQUIRED					502	
PROVIDED					483	

BIKE PARKING REQUIREMENTS

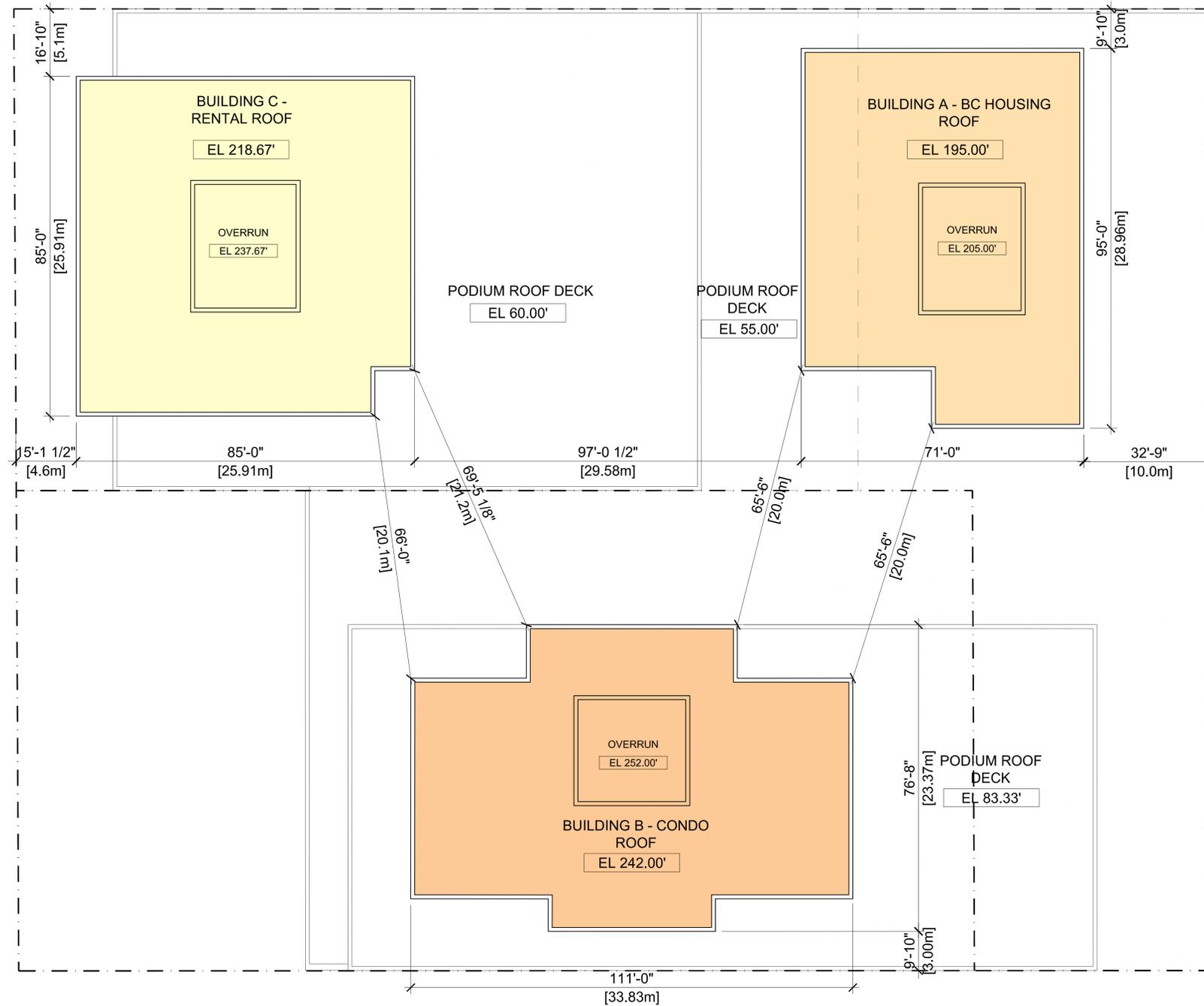
RESIDENTIAL						
CONDO						
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL			
REQUIRED	16	160.0	176.0			
PROVIDED	~1.2 SPACES/UNIT = 179		179			
RENTAL						
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL			
REQUIRED	42.0	158.8	200.8			
PROVIDED	~1.2 SPACES/UNIT = 204		204			
BC HOUSING- BELOW MARKET RENTAL						
	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (> 45m²)	TOTAL			
REQUIRED	62.0	93.8	155.8			
PROVIDED	~1.1 SPACES/UNIT = 156		156			
RESIDENTIAL TOTAL						
REQUIRED			532.5			
PROVIDED			539			
COMMERCIAL						
	OFFICE 1 SPACE /150m²	RETAIL 1 SPACE /200m²	RESTAURANT 1 SPACE /400m²	GROCERY 1 SPACE /200m²	DAYCARE 1 SPACE /700m²	TOTAL
REQUIRED	25.8	3.3	1.6	12.7	0.6	44.0
PROVIDED	22	5	3	24	2	56
RESIDENTIAL + COMMERCIAL BIKE PARKING TOTAL						
REQUIRED					577	
PROVIDED					595	



DOUGLAS STREET

DISCOVERY STREET

CALEDONIA AVENUE



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Seal
Douglas St

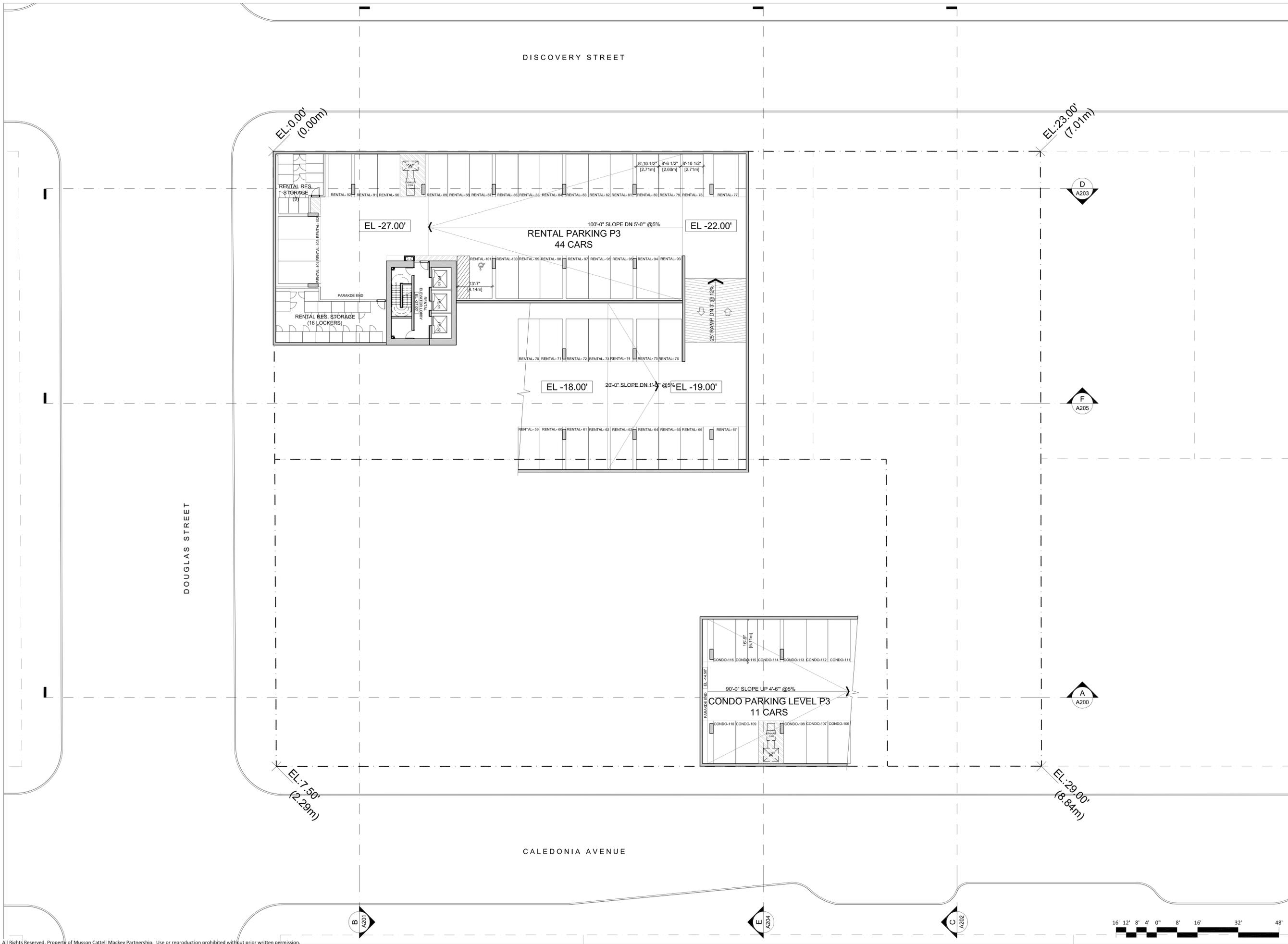
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Project

SETBACKS +
TOWER
SEPARATION

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

Sheet **A001**





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**PARKING
LEVEL P3**

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

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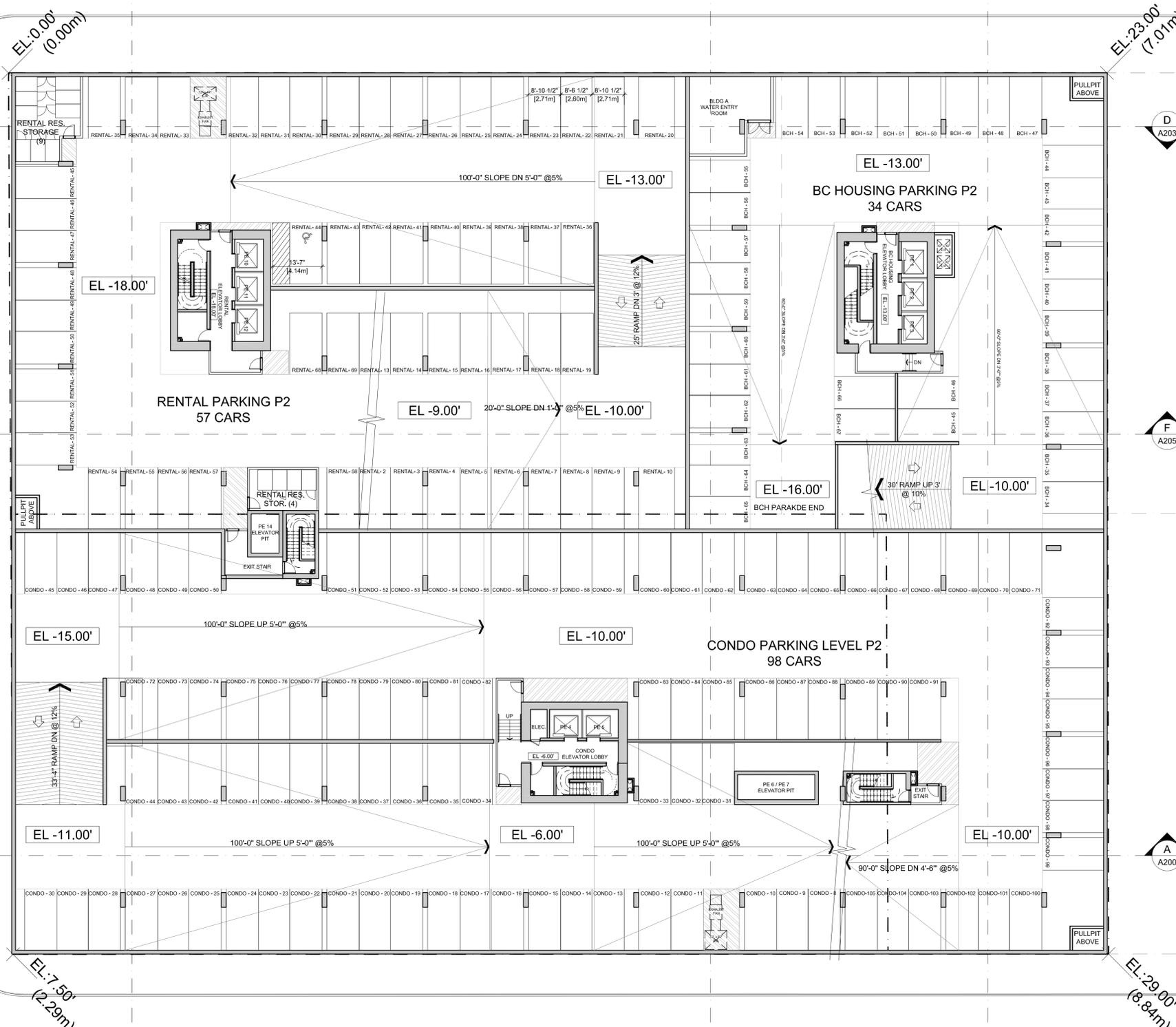
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LEVEL P2**

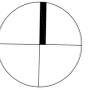
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Project 221023
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DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



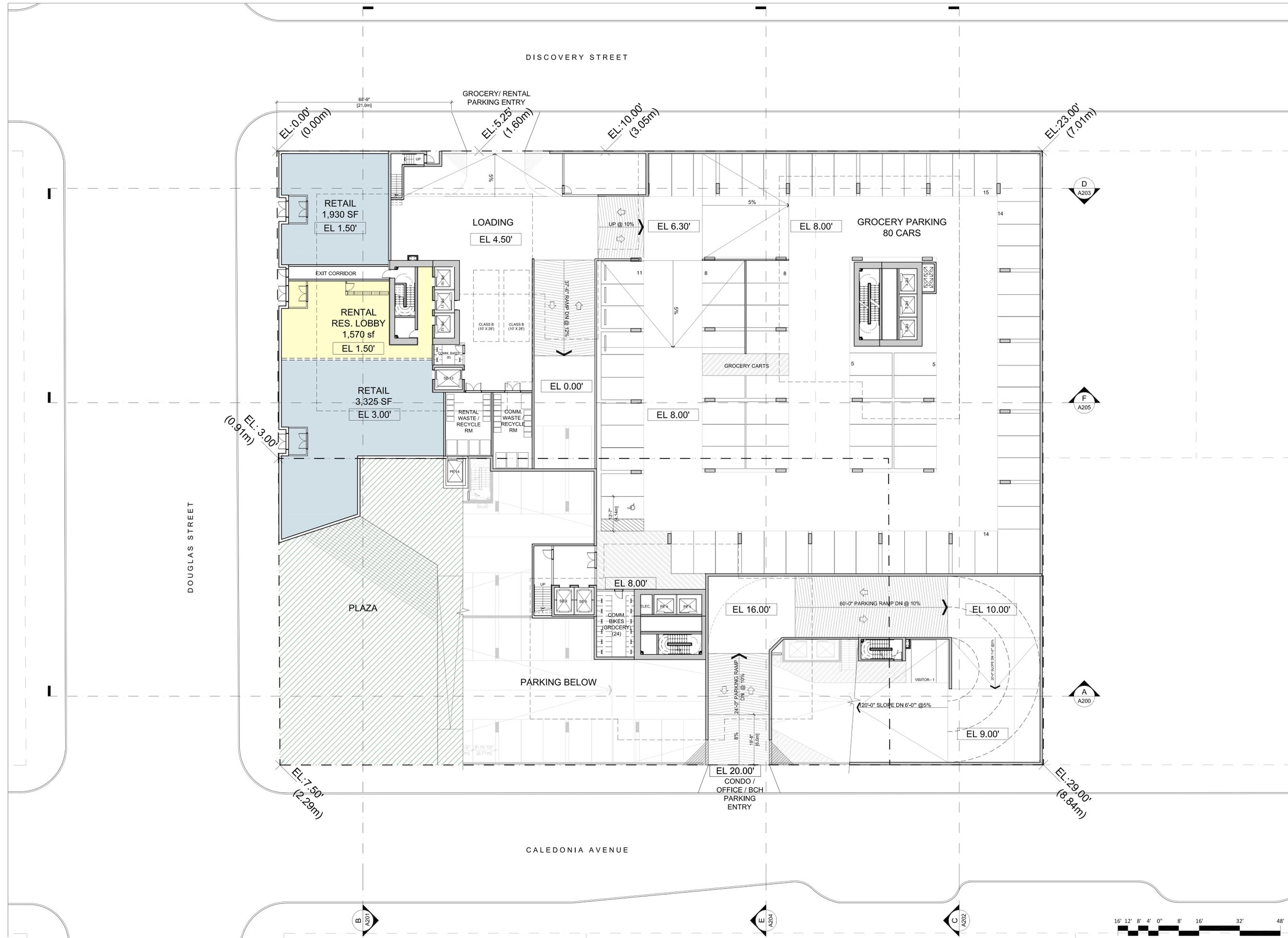


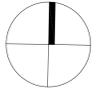
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PLAZA LEVEL

Drawing
 Scale 1/16" = 1'-0"
 Project 221023
 Sheet **A103**





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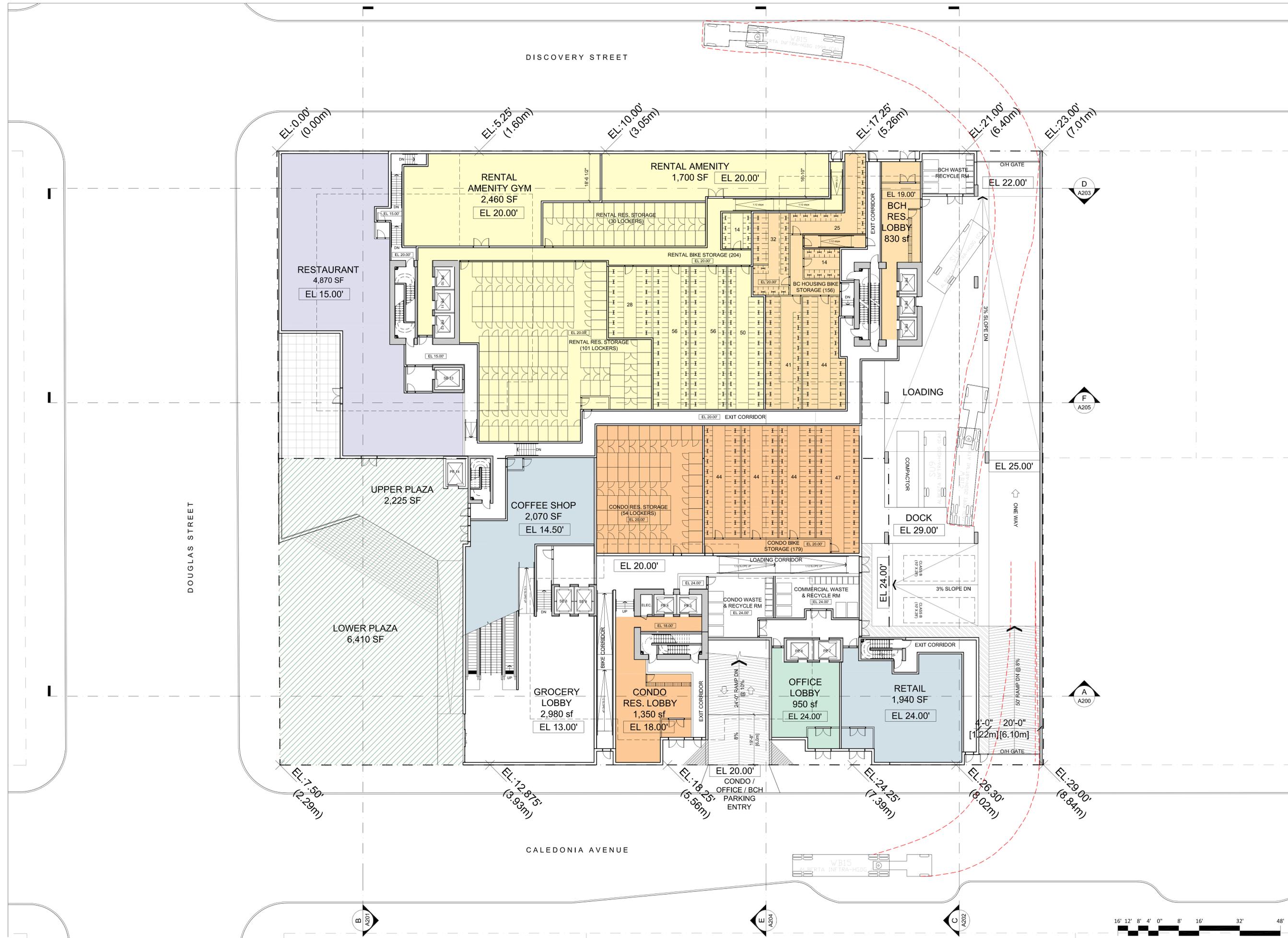
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Project

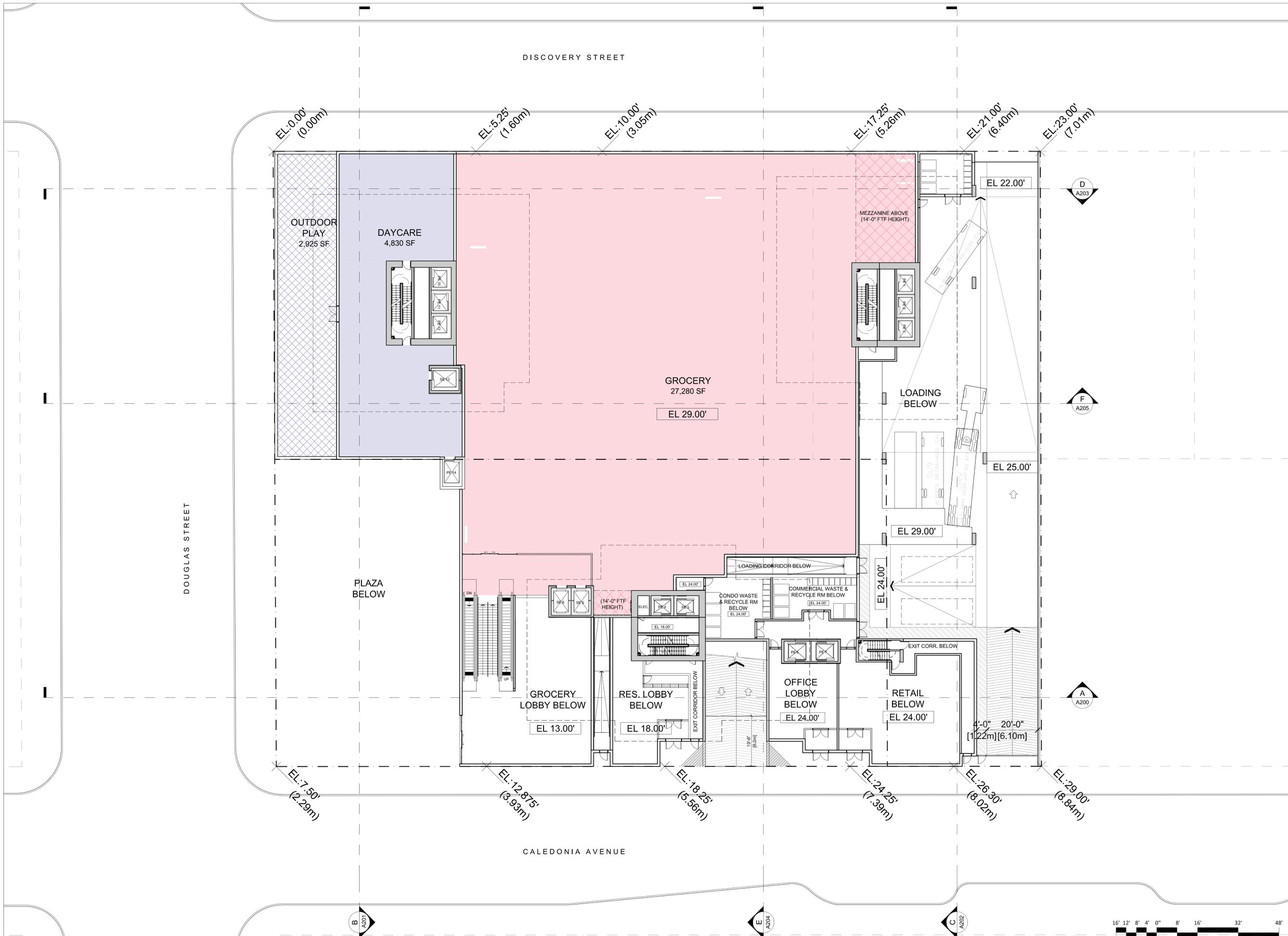
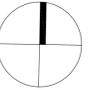
**UPPER
GROUND**

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

Project 221023

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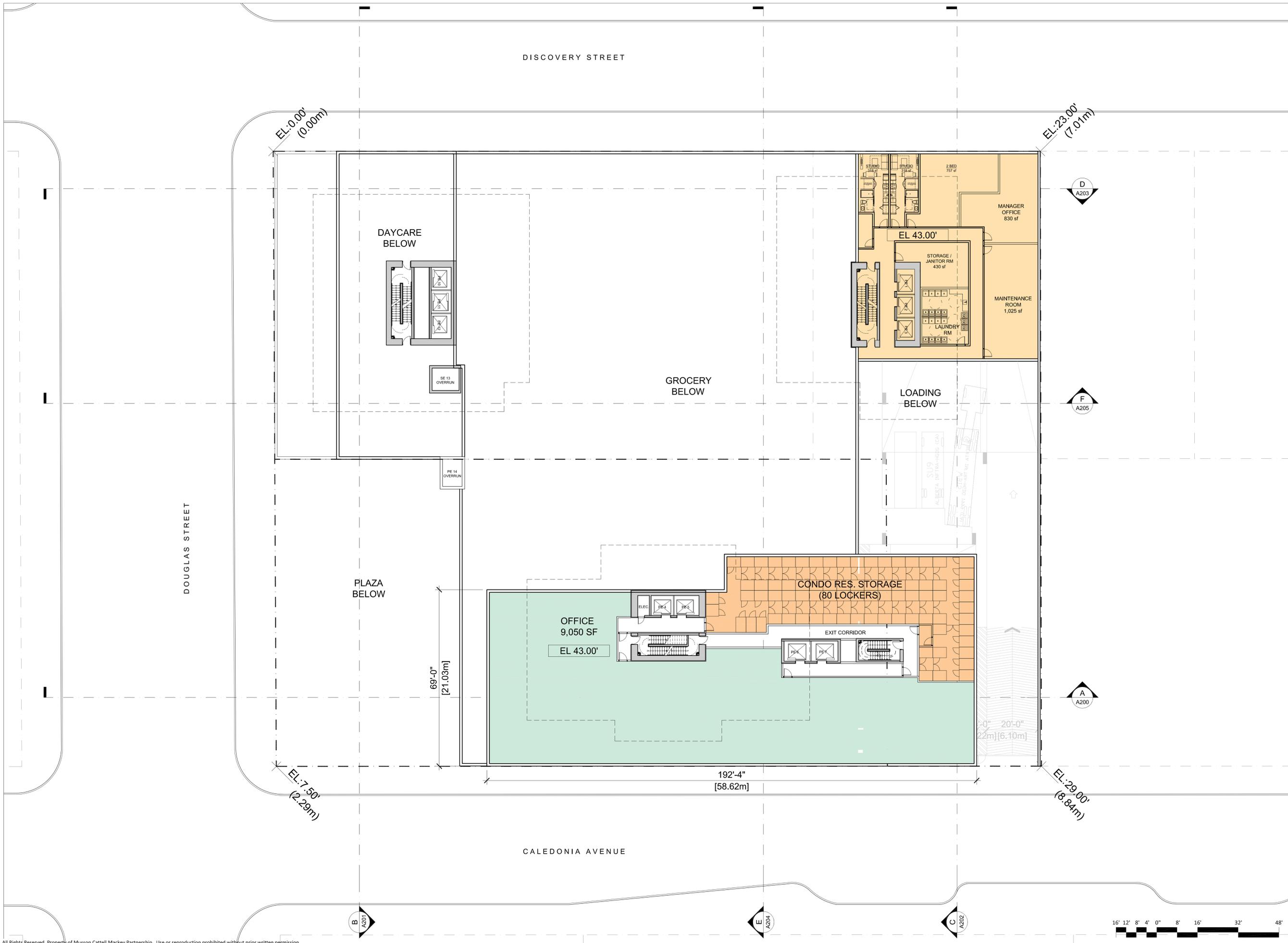
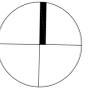
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**GROCERY
 LEVEL**

Drawing
 Scale 1/16" = 1'-0"
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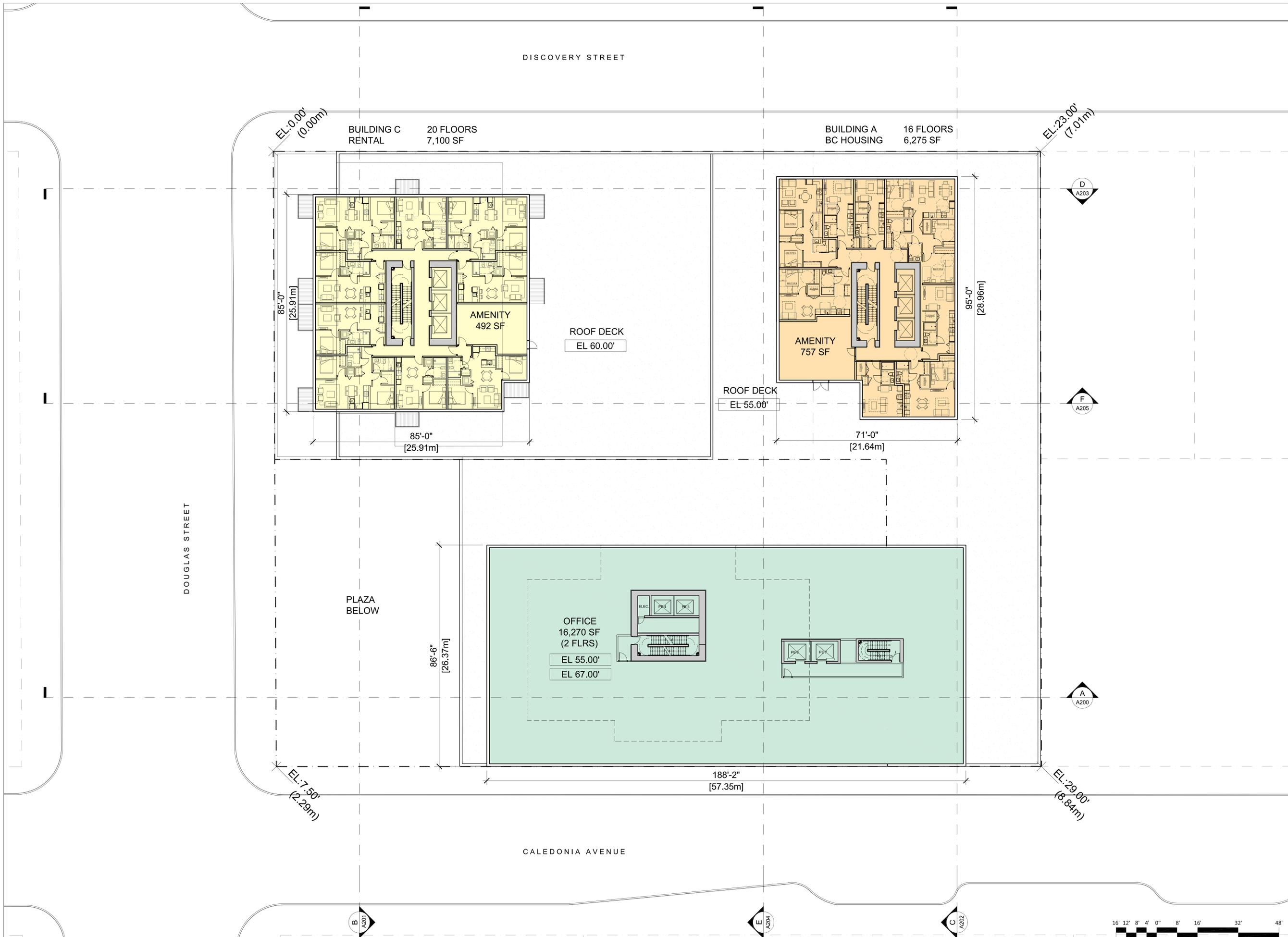
Seal
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**OFFICE &
MEZZANINE
LEVEL**

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

Sheet **A106**



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OFFICE
LEVEL

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

RESIDENTIAL
LEVEL

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

DISCOVERY STREET

BUILDING C
RENTAL 20 FLOORS
7,100 SF

BUILDING A
BC HOUSING 16 FLOORS
6,275 SF

EL: 0.00'
(0.00m)

EL: 23.00'
(7.01m)

86'-0"
[25.91m]

95'-0"
[28.96m]

85'-0"
[25.91m]

71'-0"
[21.64m]

111'-0"
[33.83m]

76'-8"
[23.37m]

EL: 7.50'
(2.29m)

EL: 29.00'
(8.84m)

DOUGLAS STREET

PLAZA
BELOW

AMENITY
7,075 SF

AMENITY
ROOF DECK
EL 83.33'

ROOF DECK
BELOW

ROOF DECK
BELOW

STUDIO STUDIO

2 BED
TYPE B1
790 SQ.FT.

1 BED
TYPE A1
440 SQ.FT.

2 BED
TYPE B1
790 SQ.FT.

1 BED
TYPE A2
520 SQ.FT.

2 BED
TYPE B1
790 SQ.FT.

1 BED
TYPE A1
440 SQ.FT.

2 BED
TYPE B2
635 SQ.FT.

2 BED
718 SQ.FT.

1 BED
ACCESSIBLE
567 SQ.FT.

ROOF DECK
BELOW
797 SQ.FT.

STUDIO
379 SQ.FT.

3 BED
ACCESSIBLE
1,020 SQ.FT.

STUDIO
400 SQ.FT.

1 BED
534 SQ.FT.

D
A203

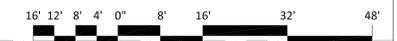
F
A205

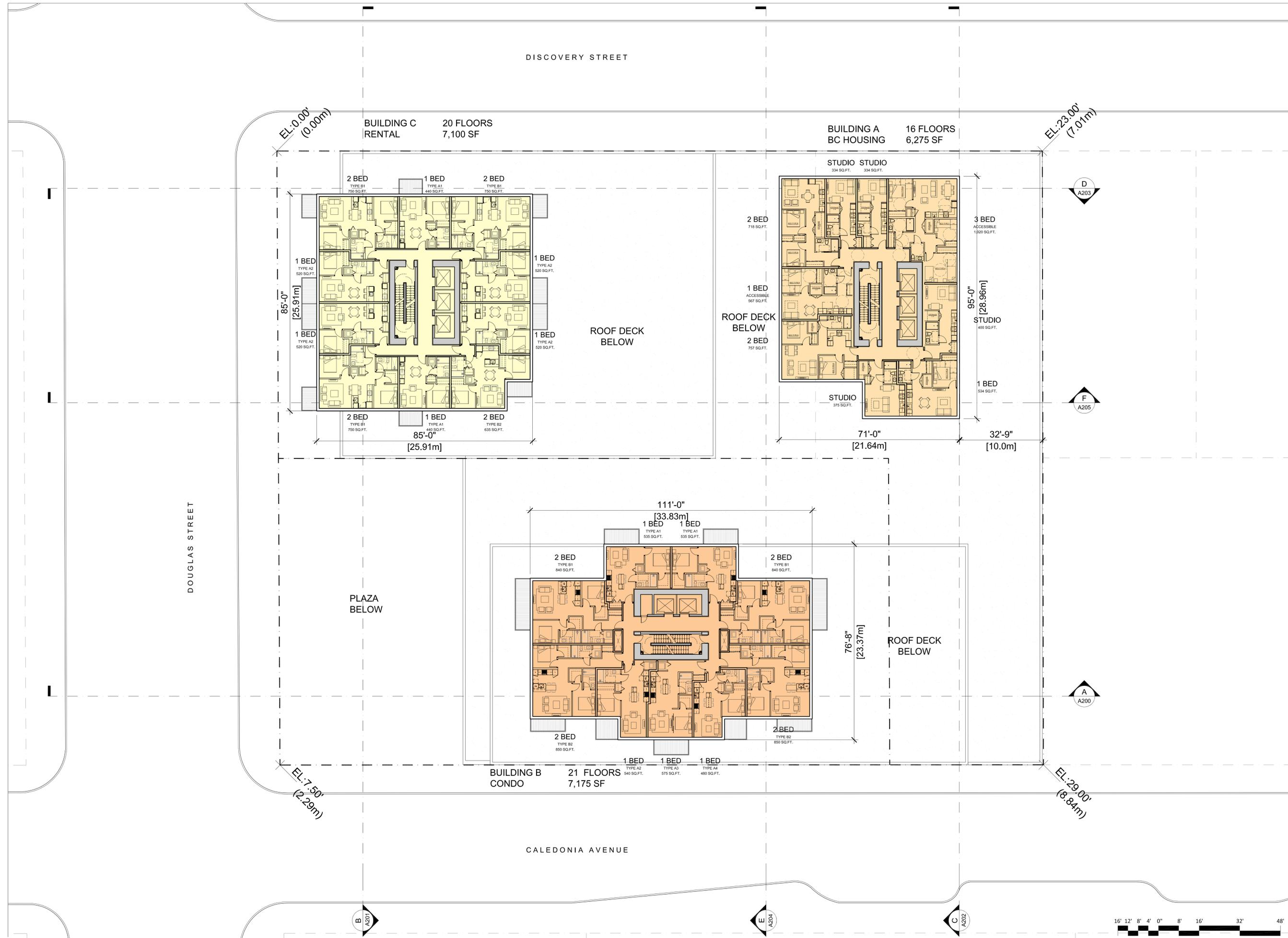
A
A200

B
A201

E
A204

C
A202





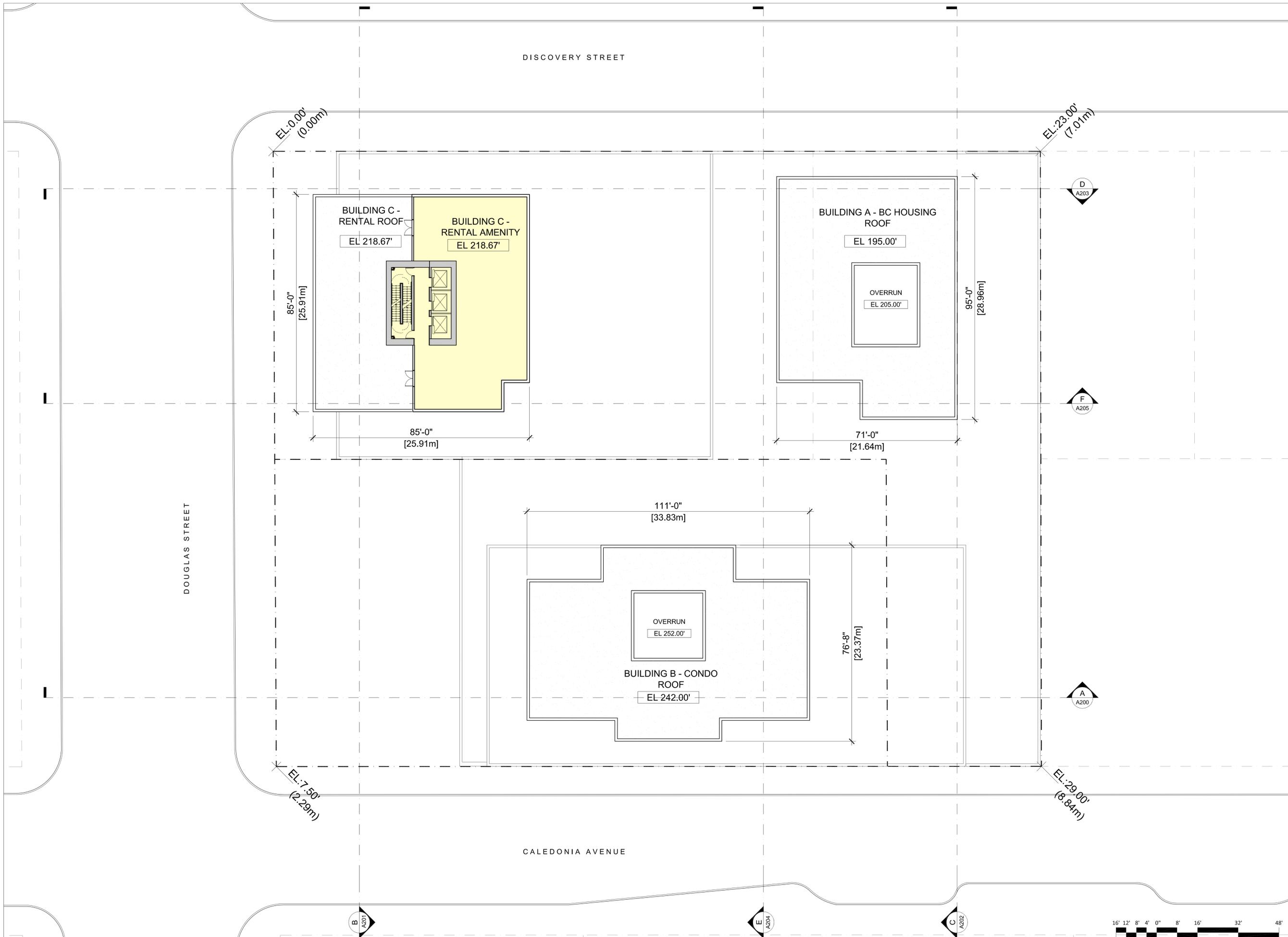
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**TYPICAL
RESIDENTIAL
LEVELS**

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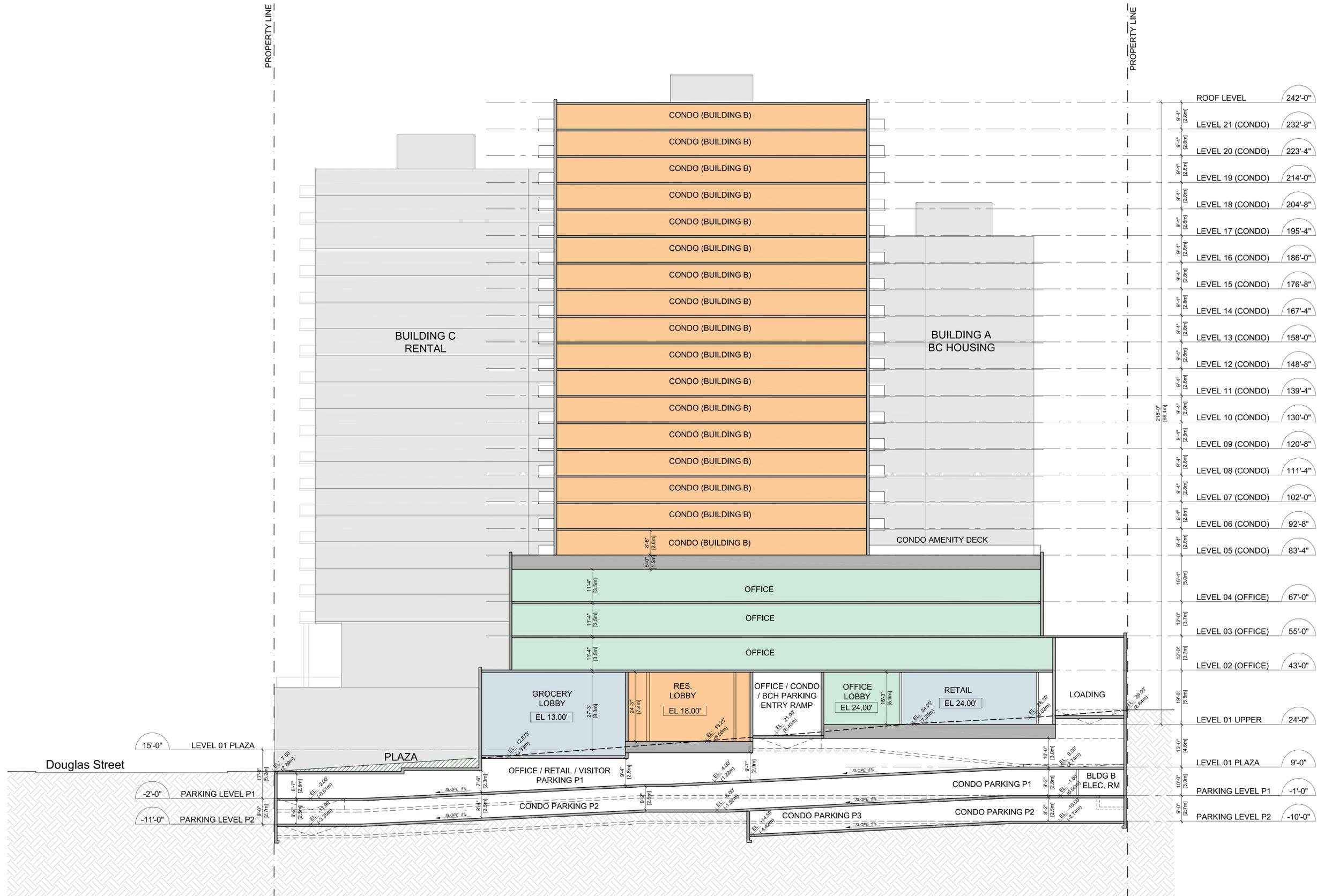
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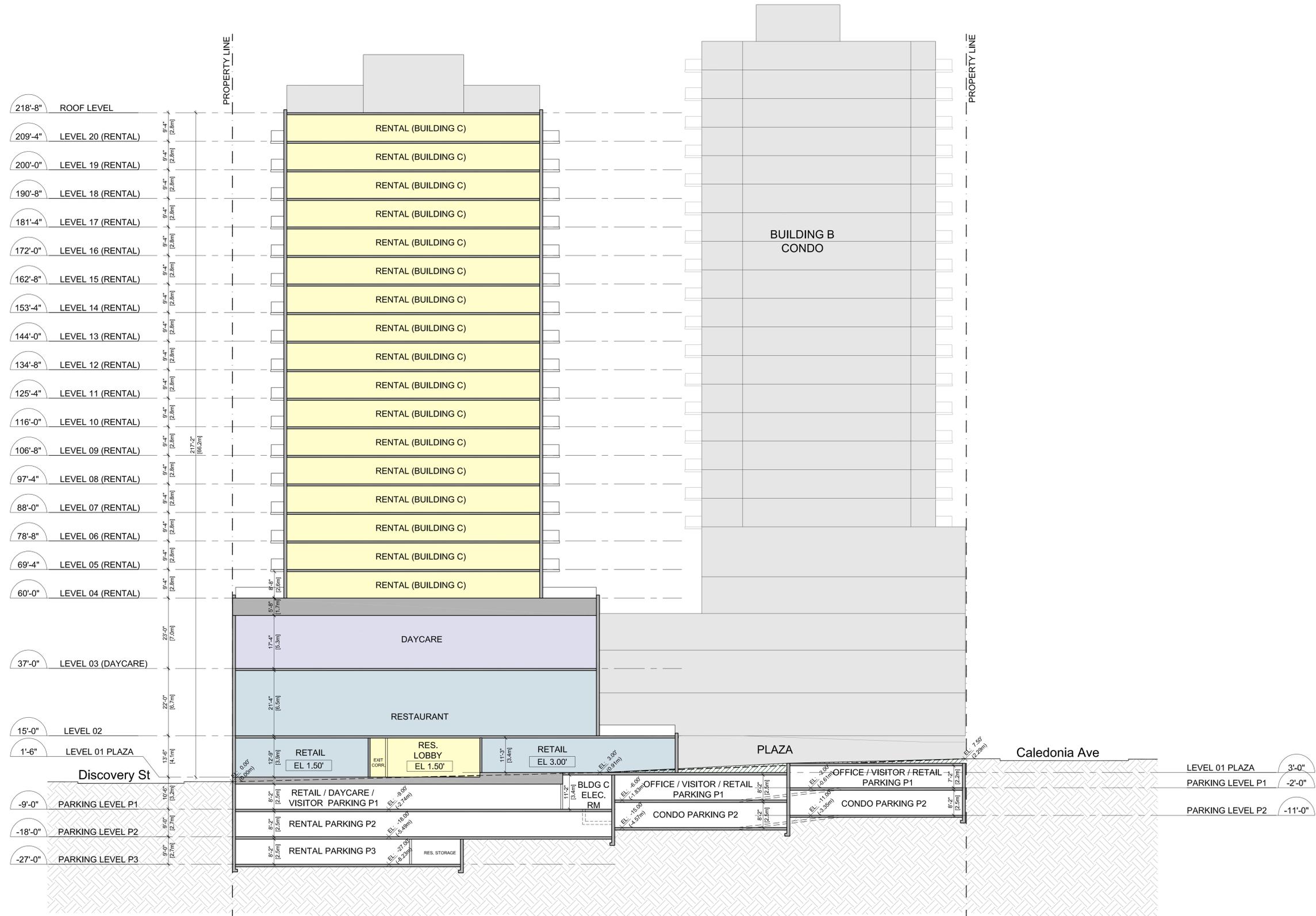
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ROOF LEVELS

Drawing
Scale 1/16" = 1'-0"
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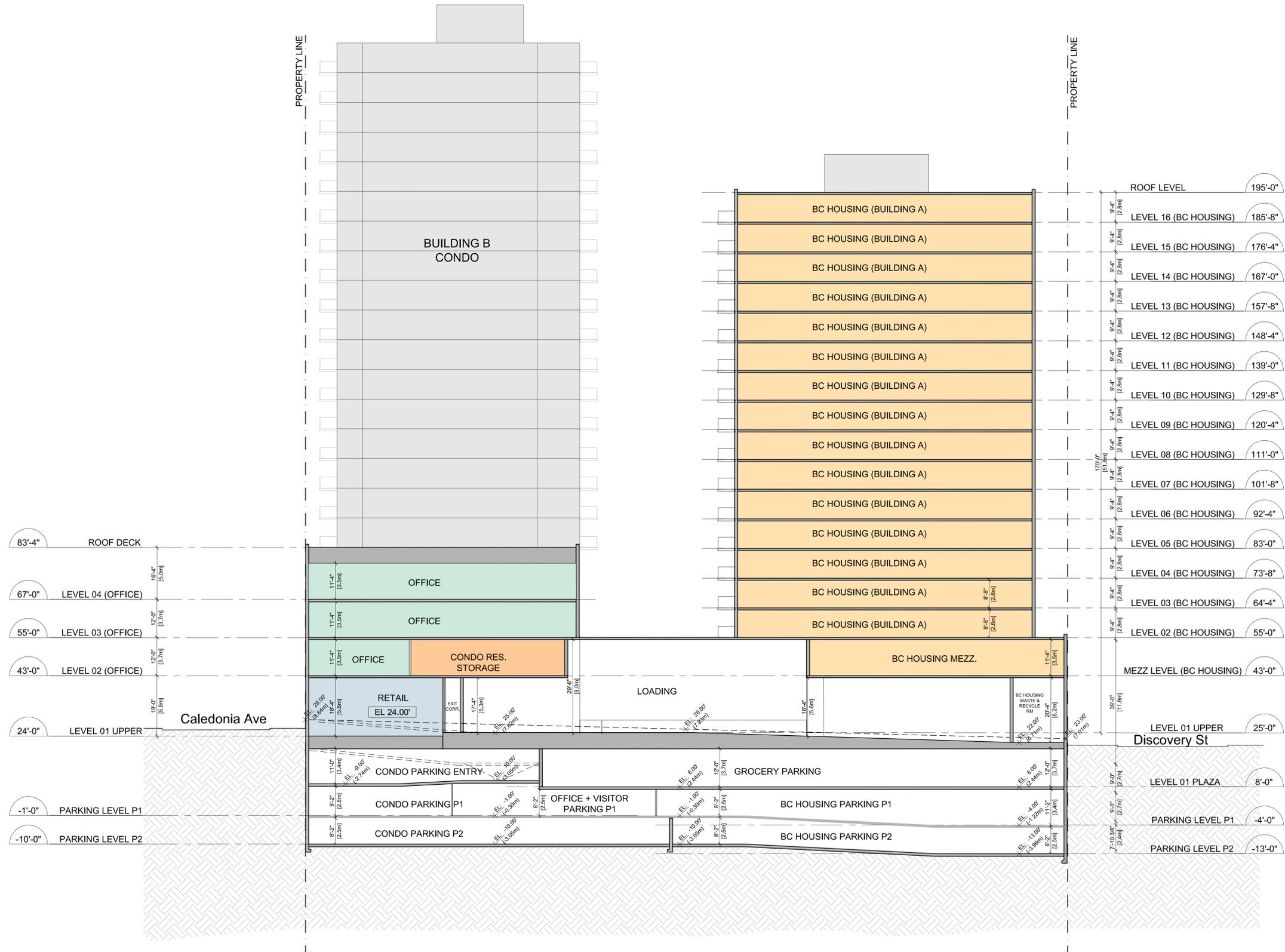
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BUILDING SECTION B

Drawing
Scale 1/16" = 1'-0"
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Sheet **A201**





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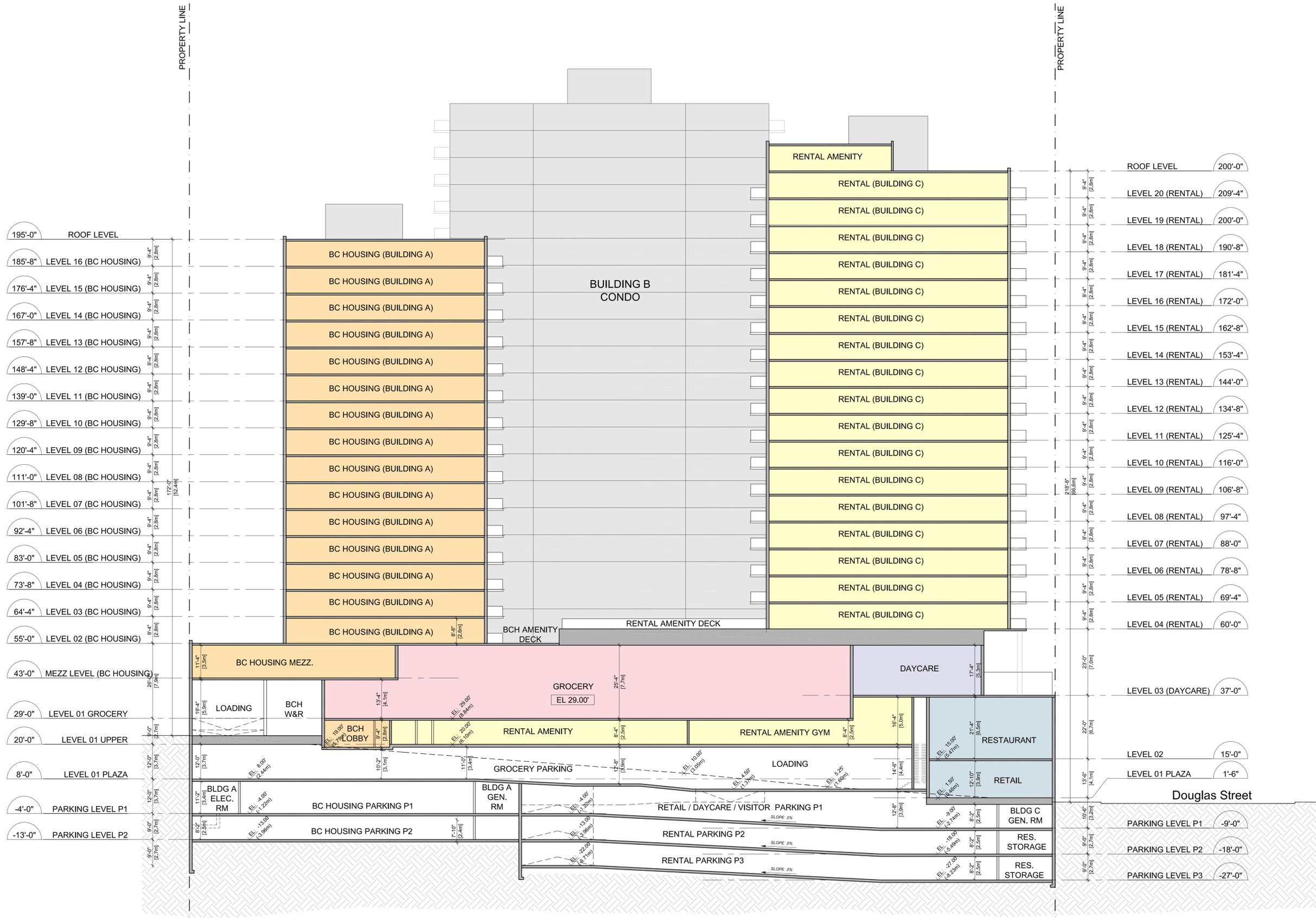
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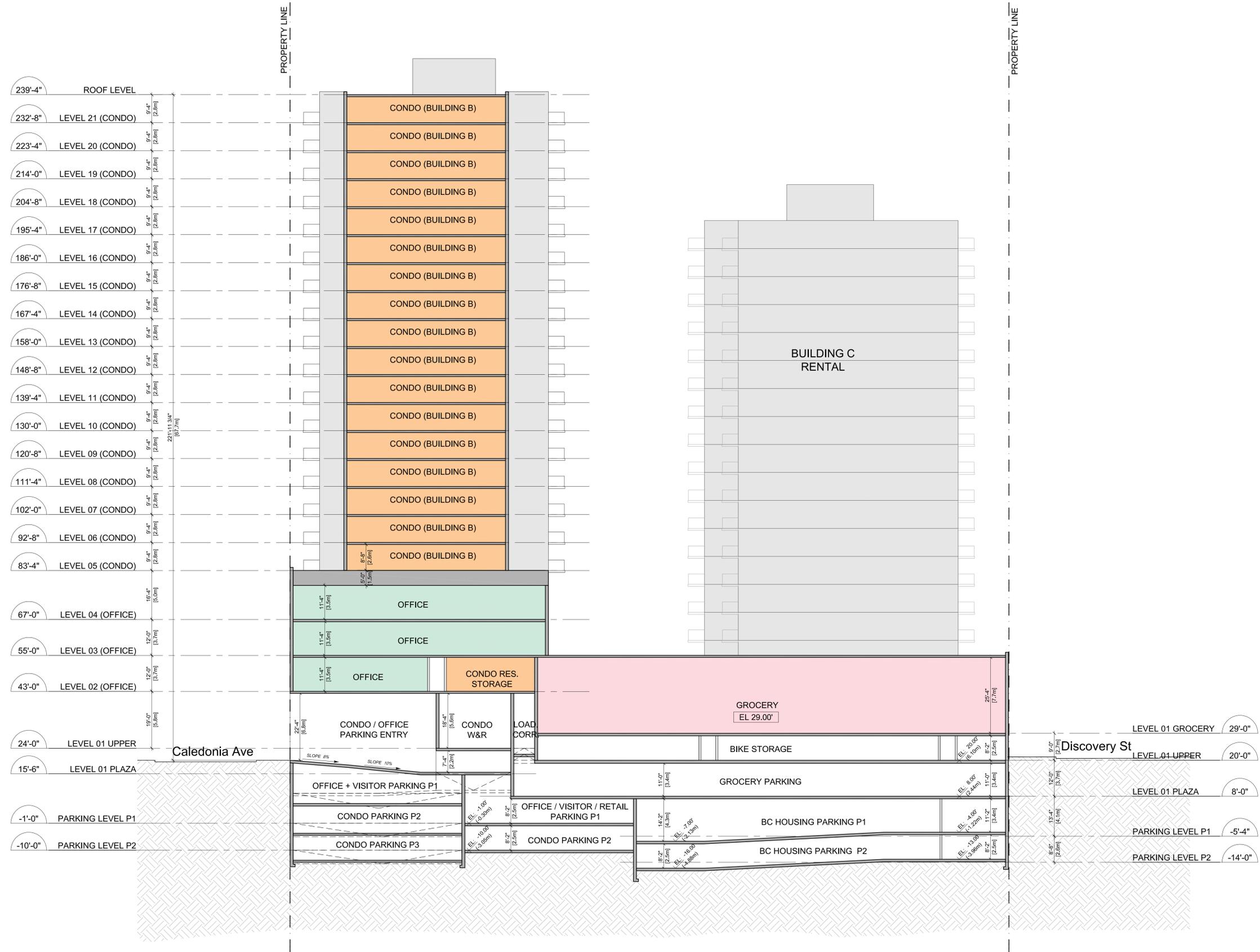
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BUILDING SECTION C

Drawing
Scale 1/16" = 1'-0"
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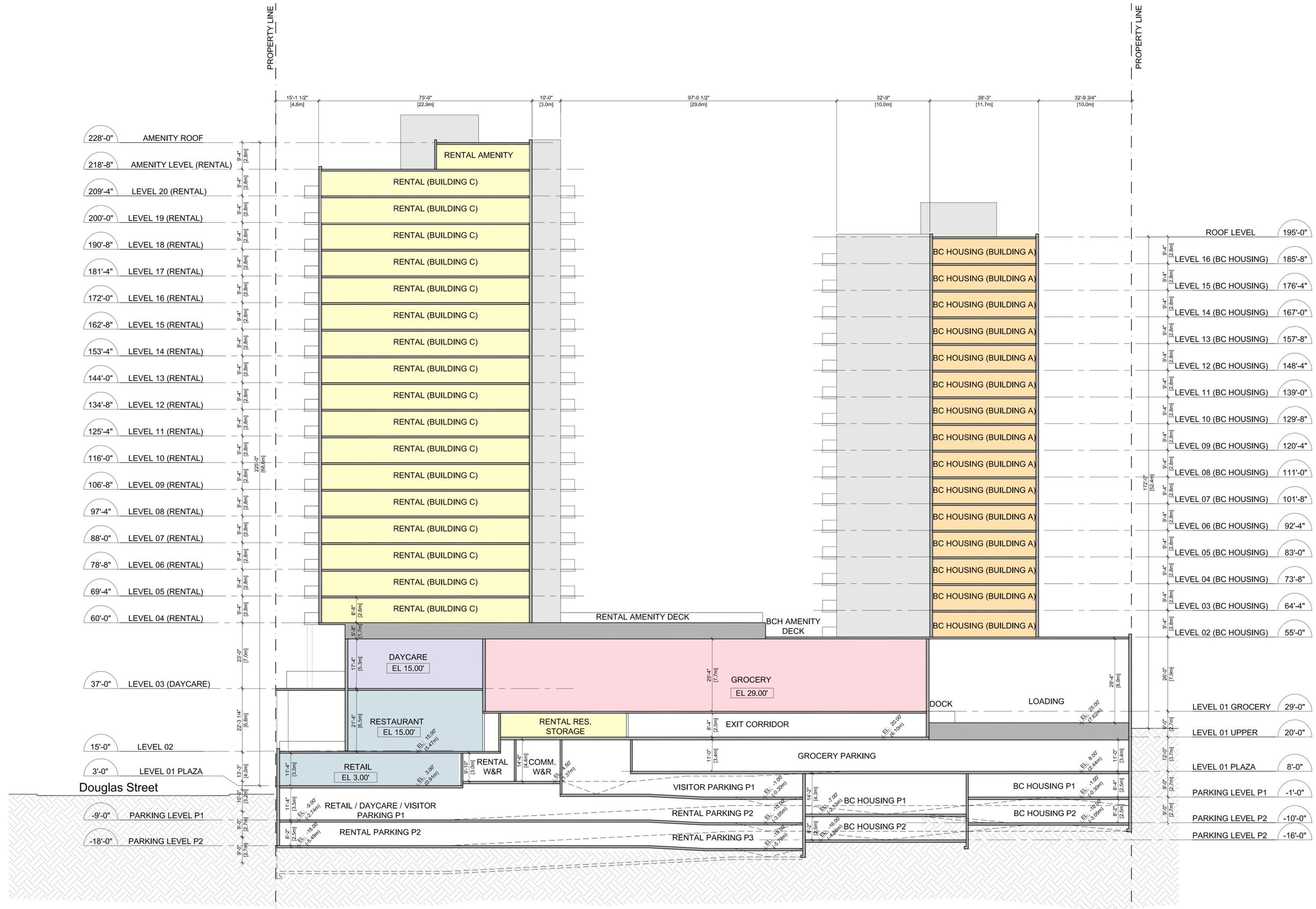
Seal
Douglas St

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BUILDING SECTION E

Drawing
Scale 1/16" = 1'-0"
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Seal
Douglas St

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BUILDING SECTION F

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



PROPERTY LINE

PROPERTY LINE



ROOF LEVEL	242'-0"
LEVEL 21 (CONDO)	232'-8"
LEVEL 20 (CONDO)	223'-4"
LEVEL 19 (CONDO)	214'-0"
LEVEL 18 (CONDO)	204'-8"
LEVEL 17 (CONDO)	195'-4"
LEVEL 16 (CONDO)	186'-0"
LEVEL 15 (CONDO)	176'-8"
LEVEL 14 (CONDO)	167'-4"
LEVEL 13 (CONDO)	158'-0"
LEVEL 12 (CONDO)	148'-8"
LEVEL 11 (CONDO)	139'-4"
LEVEL 10 (CONDO)	130'-0"
LEVEL 09 (CONDO)	120'-8"
LEVEL 08 (CONDO)	111'-4"
LEVEL 07 (CONDO)	102'-0"
LEVEL 06 (CONDO)	92'-8"
LEVEL 05 (CONDO)	83'-4"
LEVEL 04 (OFFICE)	67'-0"
LEVEL 03 (OFFICE)	55'-0"
LEVEL 02 (OFFICE)	43'-0"
LEVEL 01 UPPER	24'-0"

15'-0" LEVEL 01 PLAZA
9'-0" LEVEL 01 PLAZA

Douglas Street





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Seal
Douglas St

Victoria, BC
Project

**BUILDING
ELEVATION
WEST**

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

Sheet **A301**





83'-4" ROOF DECK
16'-4" (5.0m)
67'-0" LEVEL 04 (OFFICE)
12'-0" (3.7m)
55'-0" LEVEL 03 (OFFICE)
12'-0" (3.7m)
43'-0" LEVEL 02 (OFFICE)
19'-0" (5.8m)
24'-0" LEVEL 01 UPPER

Caledonia Ave

ROOF LEVEL 195'-0"
9'-4" (2.8m)
LEVEL 16 (BC HOUSING) 185'-8"
9'-4" (2.8m)
LEVEL 15 (BC HOUSING) 176'-4"
9'-4" (2.8m)
LEVEL 14 (BC HOUSING) 167'-0"
9'-4" (2.8m)
LEVEL 13 (BC HOUSING) 157'-8"
9'-4" (2.8m)
LEVEL 12 (BC HOUSING) 148'-4"
9'-4" (2.8m)
LEVEL 11 (BC HOUSING) 139'-0"
9'-4" (2.8m)
LEVEL 10 (BC HOUSING) 129'-8"
9'-4" (2.8m)
LEVEL 09 (BC HOUSING) 120'-4"
9'-4" (2.8m)
LEVEL 08 (BC HOUSING) 111'-0"
9'-4" (2.8m)
LEVEL 07 (BC HOUSING) 101'-8"
9'-4" (2.8m)
LEVEL 06 (BC HOUSING) 92'-4"
9'-4" (2.8m)
LEVEL 05 (BC HOUSING) 83'-0"
9'-4" (2.8m)
LEVEL 04 (BC HOUSING) 73'-8"
9'-4" (2.8m)
LEVEL 03 (BC HOUSING) 64'-4"
9'-4" (2.8m)
LEVEL 02 (BC HOUSING) 55'-0"
39'-0" (11.9m)
MEZZ LEVEL (BC HOUSING) 43'-0"
LEVEL 01 UPPER 25'-0"
Discovery St







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Seal
Douglas St

Victoria, BC
Project

PERSPECTIVE
VIEWS

Drawing
Scale
Project 221023

Sheet **A400**



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Seal
Douglas St

Victoria, BC
Project

**PERSPECTIVE
VIEWS**

Drawing
Scale
Project 221023

Sheet **A403**



**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
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MCMPartners.com



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Seal
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**PERSPECTIVE
VIEWS**

Drawing
Scale
Project 221023
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Seal
Douglas St

Victoria, BC
Project

PERSPECTIVE
VIEWS

Drawing
Scale
Project 221023

Sheet **A405**



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Seal

Douglas St

Victoria, BC

Project

**PERSPECTIVE
VIEWS**

Drawing

Scale

Project 221023

Sheet **A406**



2022-01-17

Revisions YYYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

PERSPECTIVE
VIEWS

Drawing

Scale

Project 221023

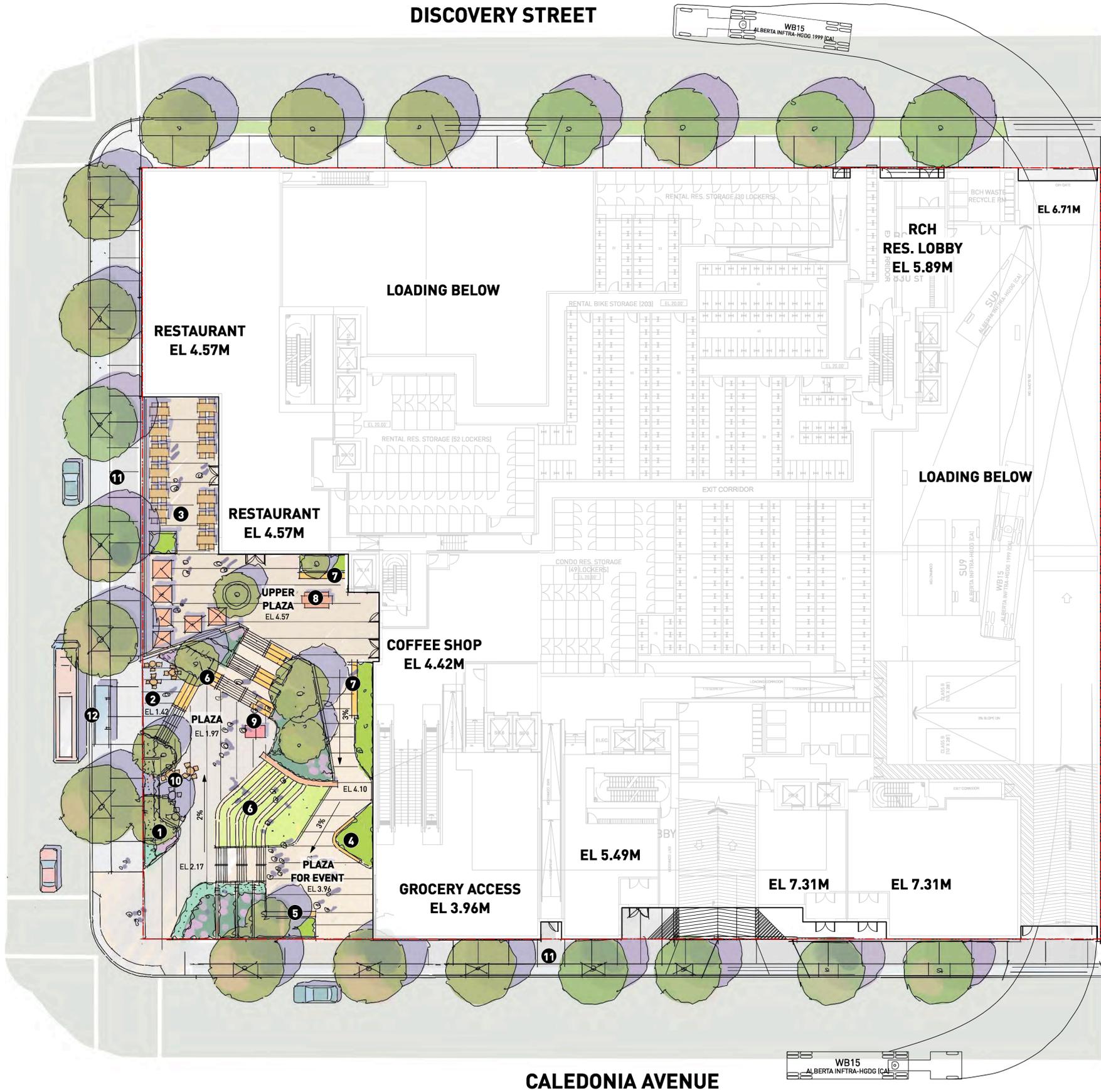
Sheet **A407**



710 CALEDONIA | CONTEXT PLAN

DOUGLAS STREET

DISCOVERY STREET



CALEDONIA AVENUE



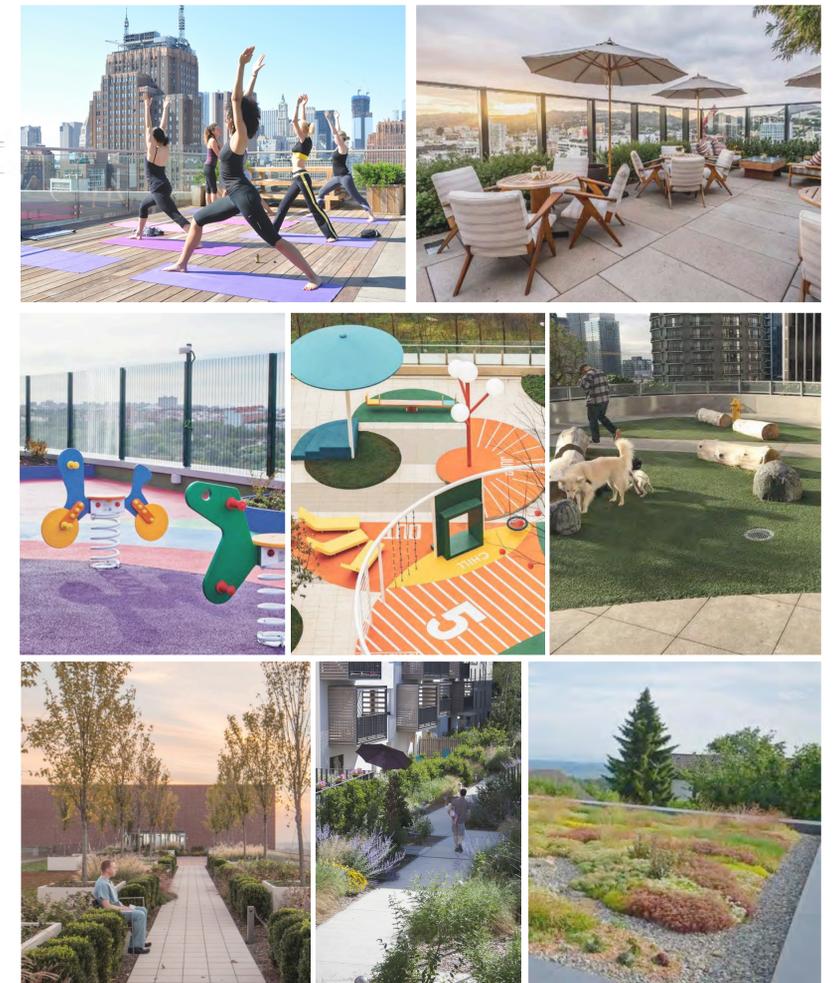
- 1 RAIN GARDEN
- 2 PATIO FOR GROUND FLOOR RETAIL
- 3 RESTAURANT OUTDOOR PATIO
- 4 LANDSCAPE PLANTING
- 5 SEATING PLATFORM
- 6 SEATING STEPS
- 7 SEAT WALL
- 8 HARVEST TABLE
- 9 PIN PONG TABLE
- 10 CHESS TABLE
- 11 SIDEWALK
- 12 BUS STOP

DISCOVERY STREET

DOUGLAS STREET



CALEDONIA AVENUE



- ❶ CHILDREN PLAY STRUCTURE
- ❷ DOG RUN
- ❸ PRIVATE PATIO
- ❹ OUTDOOR AMENITY PATIO
- ❺ EXTENSIVE GREEN ROOF
- ❻ TREE IN PLANTER
- ❼ MOVEABLE SEAT
- ❽ MOVEABLE PLANTER
- ❾ SEAT WALL
- ❿ MECH UNITS

DISCOVERY STREET

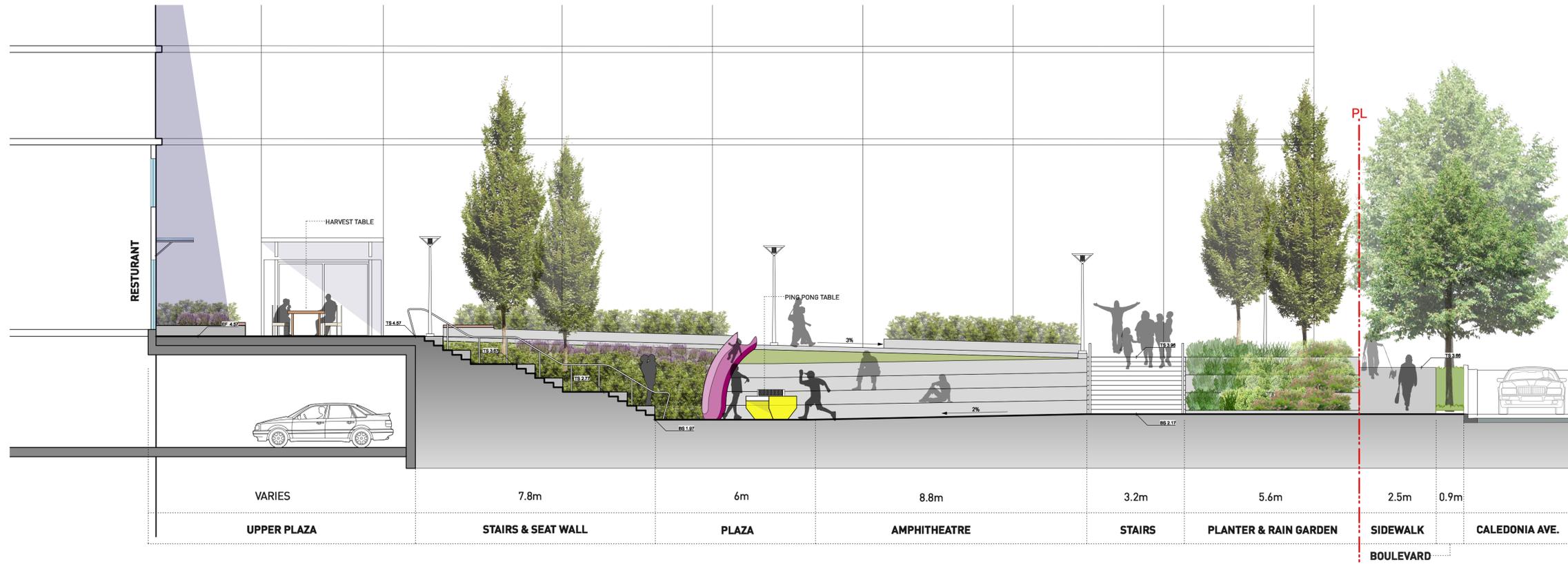
DOUGLAS STREET



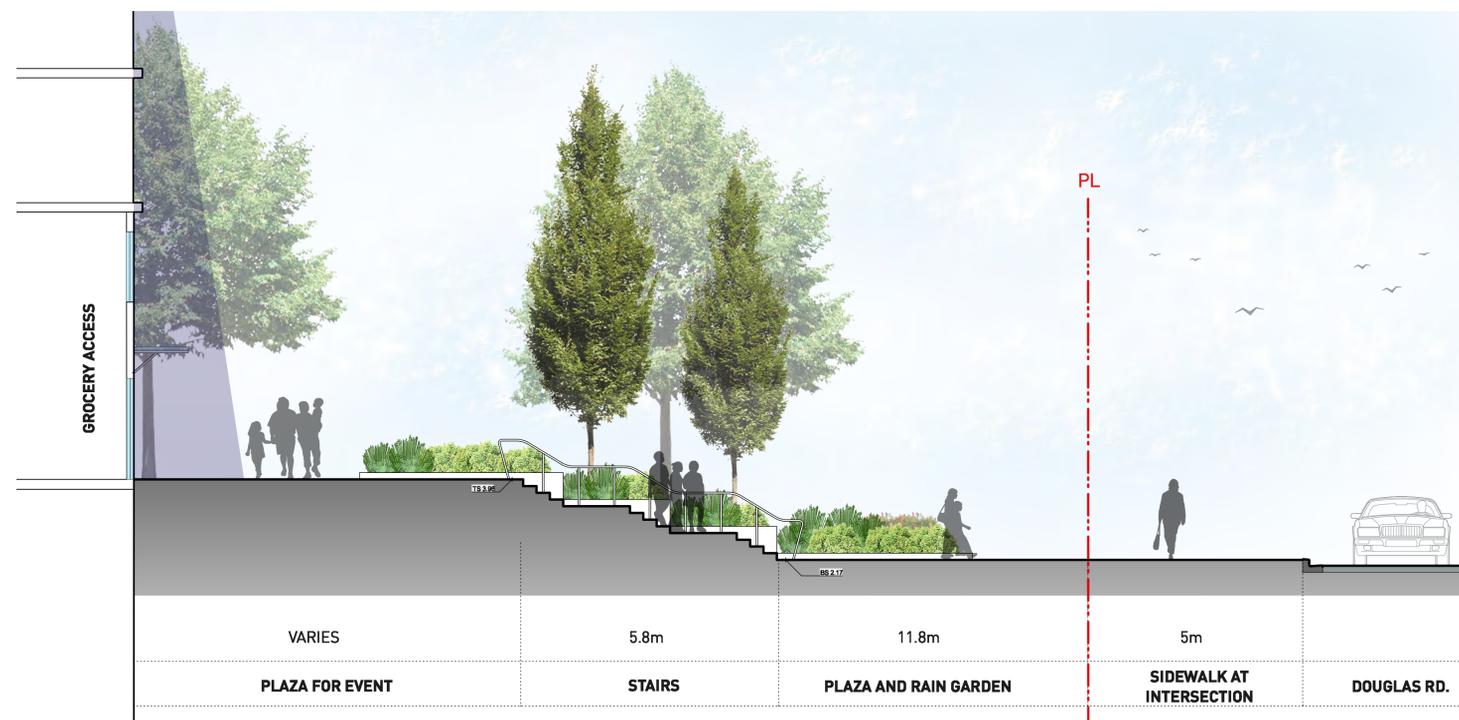
CALEDONIA AVENUE



- ❶ CHILDREN PLAY STRUCTURE
- ❷ RAIN PROOF CANOPY
- ❸ LAWN
- ❹ DOG RUN AREA
- ❺ OUTDOOR KITCHEN & BBQ
- ❻ BBQ PICNIC TABLE
- ❼ MOVEABLE PLANTER FOR FLEXIBLE PATIO SEPARATION
- ❽ BBQ COUNTER
- ❾ GATHERING SPOT WITH FIRE PIT, SEATING AND PLANTER
- ❿ TREE IN PLANTER
- ⓫ MOVEABLE SEAT
- ⓬ SEAT WALL
- ⓭ URBAN AGRICULTURE

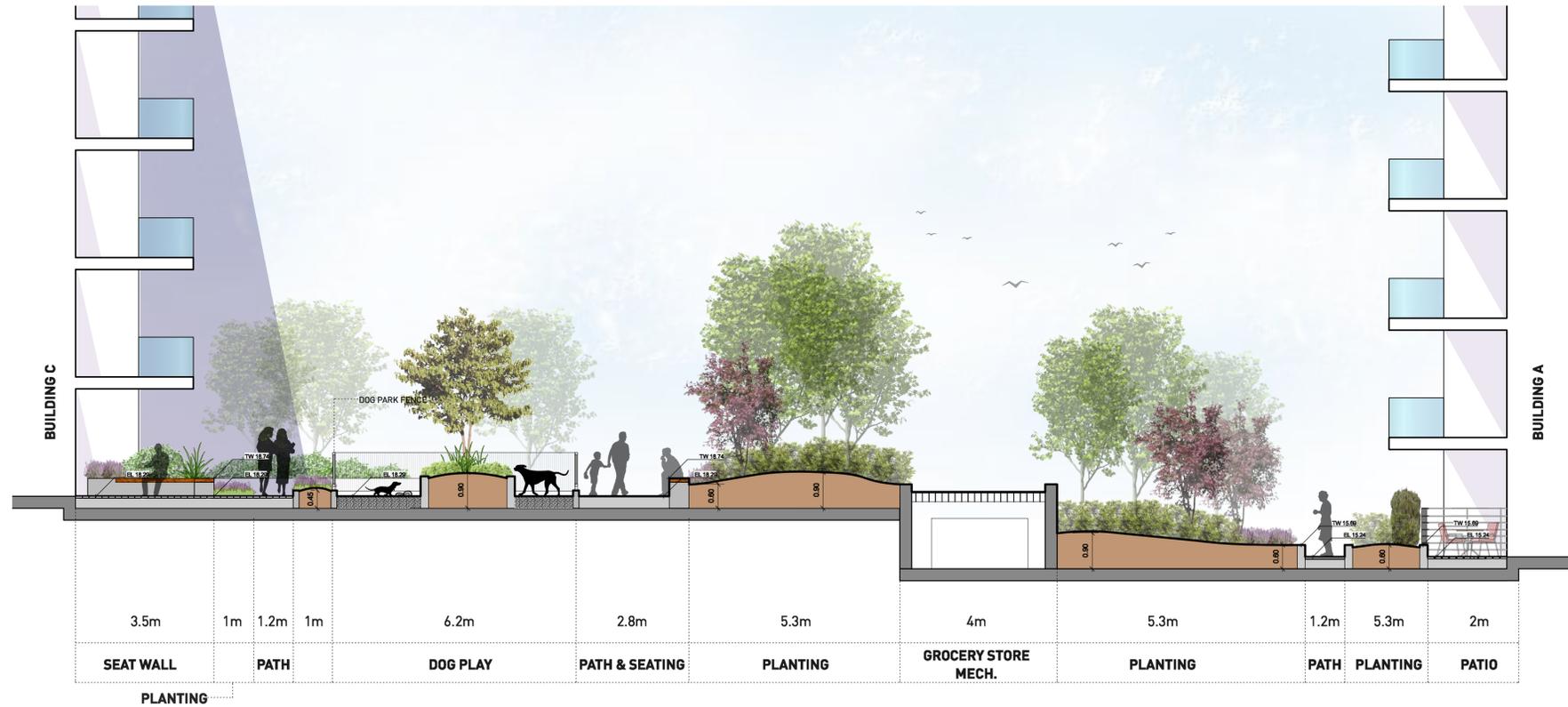


1 GROUND LEVEL AND PLAZA AT GROCERY ACCESS
Scale: 1:75



2 GROUND LEVEL AND UPPER PLAZA
Scale: 1:75





3 ROOF TOP AMENITY AT BUILDING A & C
Scale: 1:75



4 ROOF TOP AMENITY AT BUILDING B
Scale: 1:75

