



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

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ARCHITECTURAL

PROJECT DIRECTORY

CLIENT



**MAKOLA
DEVELOPMENT
SERVICES**

ARCHITECT
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, BC V6E 3X1
Tel : 604-687-2990

MECHANICAL
WSP
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Victoria, BC V8Z 0B9
Tel: 250-384-5510

TRAFFIC
WATT Consulting Group
740 Hillside Ave #302
Victoria, BC V8T 1Z4
Tel: 250-388-9877

LANDSCAPE
MDI Landscape Architects
3388A Tennyson Ave
Victoria, BC V8Z 3P6
Tel: 250-412-2891

GEO TECHICAL
Ryzuk
771 Vernon Ave #100
Victoria, BC V8X 5A7
Tel: 250-475-3131

CONTRACTOR
TL Housing Solutions
1701 Douglas St #7
Victoria, BC V8W 0B8
Tel: 778-247-0234

M'akola Development Services
731 Station Ave #107
Victoria, BC V9B 5R5
Tel: 778-265-7489

STRUCTURAL
RJC
1515 Douglas St #330
Victoria, BC V8W 0E4
Tel: 250-386-7794

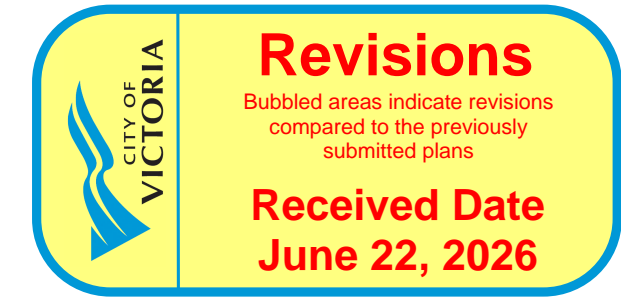
ELECTRICAL
WSP
3600 Uptown Blvd
Victoria, BC V8Z 0B9
Tel: 250-384-5510

SURVEYOR
V.I. Powell
2950 Douglas St. #250
Victoria, BC V8T 4N4
Tel: 250-382-8855

CIVIL
JE Anderson
4212 Glanford Avenue
Victoria, BC V8Z 4B7
Tel: 250-727-3395

ENERGY & SUSTAINABILITY
Focal Engineering
467 John St second floor
Victoria, BC V8T 5H1
Tel: 250-516-6088

BUILDING ENVELOPE
Sense Engineering
788 Copping St #104
North Vancouver, BC V7M 3G6
Tel: 604-396-2850



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
June 22, 2026

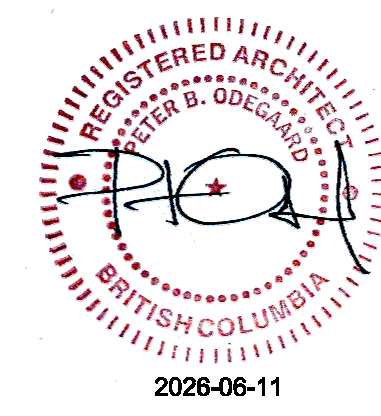


Seal
3075 DOUGLAS

Victoria, BC
Project

3075 DOUGLAS

224033

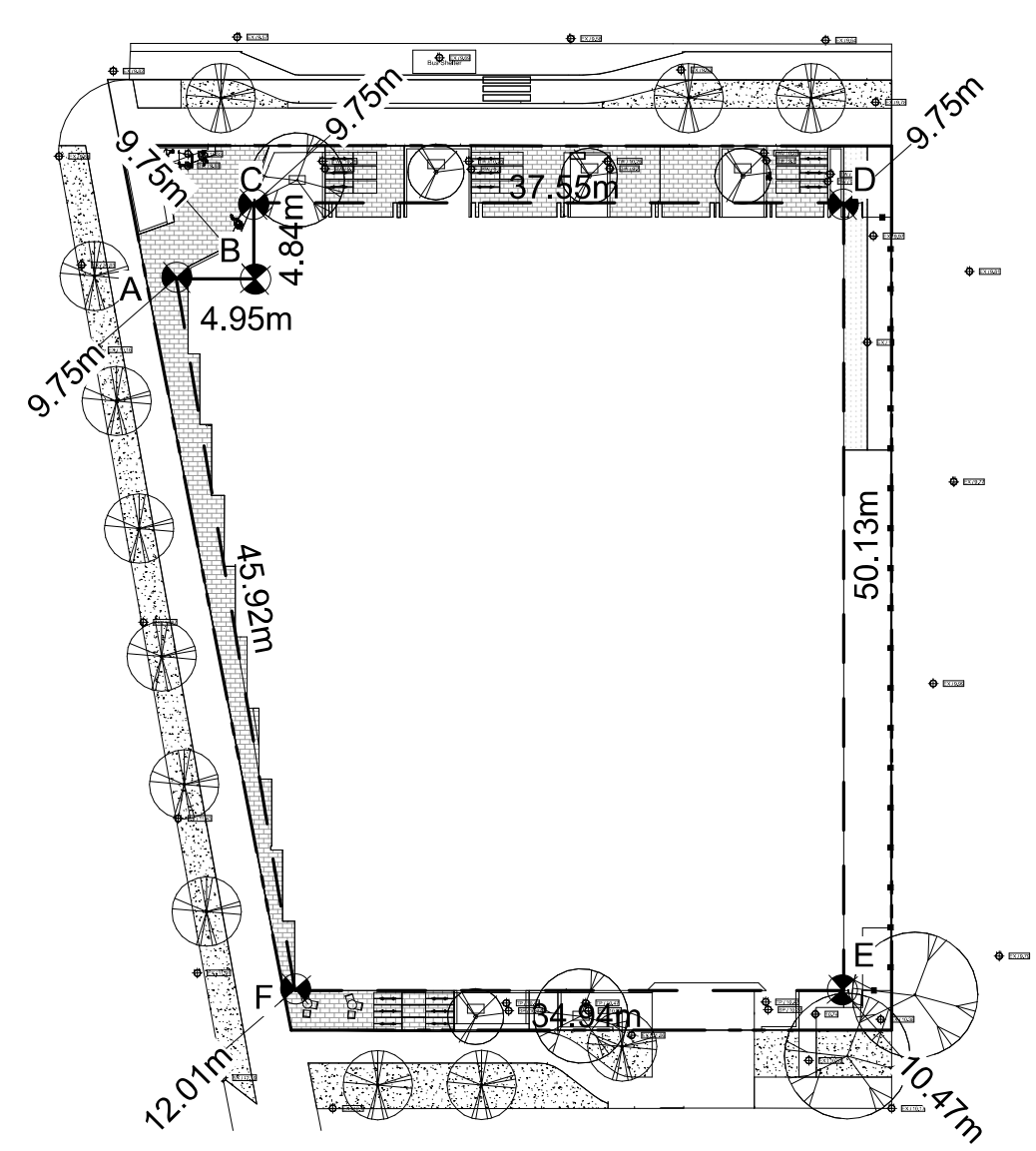


PROPOSED USES, SITE AREA, SETBACK, HEIGHT, PARKING SUMMARY, LOADING

LEGAL ADDRESS: LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 13031
PID 004-698-452
CIVIC ADDRESS: 3075 DOUGLAS STREET, VICTORIA BC

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C1-CA
PROPOSED ZONE OR SITE SPECIFIC ZONE IF UNSURE, STATE 'NEW ZONE'	CD-1
SITE AREA (m ²) (PRE ROAD DEDICATION)	2,865.63 m ²
SITE AREA (m ²) (POST ROAD DEDICATION)	2,457.67 m ²
TOTAL FLOOR AREA (m ²)	14,388 m ²
COMMERCIAL FLOOR AREA (m ²)	739 m ²
FLOOR SPACE RATIO (PRE ROAD DEDICATION)	5.40
SITE COVERAGE (%) (PRE ROAD DEDICATION)	71.62%
OPEN SITE SPACE (%) (PRE ROAD DEDICATION)	28.38%
HEIGHT OF BUILDING (m)	65.06 m
HEIGHT OF PARAPET (m)	1.07 m
ROOF COVERAGE (%)	36.88%
NUMBER OF STOREYS	23
PARKING STALLS ON SITE	68
BICYCLE PARKING NUMBER	CLASS 1 = 236 / CLASS 2 = 30
OVERSIZED CLASS 1 BICYCLES	36 (15.3%)
BUILDING SETBACKS (M)	
NORTH SETBACK	4.2 m
SOUTH SETBACK	2.51 m
EAST SETBACK	3.05 m
WEST SETBACK	.67 m
COMBINED SIDE YARDS	N/A
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	208
UNIT TYPE	STUDIO, 1, 2, & 3 BR
GROUND-ORIENTATED UNITS	N/A
MINIMUM UNIT FLOOR AREA (m ²)	32.76 m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	13,649 m ²

AVERAGE GRADE CALCULATION		
A-B	[(9.75m + 9.75m)/2] x 4.95m	= 48.26m
B-C	[(9.75m + 9.75m)/2] x 4.84m	= 47.2m
C-D	(9.75m + 9.75m)/2 x 37.55m	= 366.11m
D-E	[(9.75m + 10.47m)/2] x 50.13m	= 506.81m
E-F	[(10.47m + 12.01m)/2] x 34.94m	= 392.73m
F-A	[(12.01m + 9.75m)/2] x 45.92m	= 499.61m
	178.33m (PERIMETER)	= 1,860.72m
		= 1,860.72m / 178.33m
		= 10.43m



AVE. GRADE PLAN

LEVEL	FSR AREAS (TOTAL AREA)									
	COMMERCIAL	COMM. COMMON	RES. UNITS	RES. COMMON	INDOOR AMENITY	PARKING / SERV.	TOTAL GFA	TOTAL AREA (FSR)		
LEVEL P1	0	0	0	0	0	22,052	2,049	22,052	2,049	0
LEVEL 1	7,008	651	944	88	0	7,700	715	19,648	1,825	11,948
BIKE MEZZANINE	0	0	0	0	0	3,641	338	5,057	470	1,417
LEVEL 2	0	0	0	0	0	0	0	6,797	631	6,797
LEVEL 3	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 4	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 5	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 6	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 7	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 8	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 9	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 10	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 11	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 12	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 13	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 14	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 15	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 16	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 17	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 18	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 19	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 20	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 21	0	0	0	0	0	0	0	6,643	617	6,643
LEVEL 22	0	0	0	0	4,077	379	1,216	113	1,148	107
ROOF	0	0	0	0	0	0	2,045	190	0	0
TOTAL	7,008	651	944	88	112,466	10,448	33,307	3,094	1,148	107
FSR (PRE-DEDICATION)	0.28		5.12				5.40			

VEHICLE PARKING BASELINE CALCULATIONS								
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
Residential (Affordable)	No. units < 45 sqm	44	Units	Schedule C Table 1	0.2	Per unit	8.8	9
	No. units 45 < 70 sqm	26	Units	Schedule C Table 1	0.5	Per unit	13	13
	No. units > 70 sqm	18	Units	Schedule C Table 1	0.75	Per unit	13.5	14
Residential (Market Rental)	No. units < 45 sqm	60	Units	Schedule C Table 1	0.6*	Per unit	36	36
	No. units > 70 sqm	36	Units	Schedule C Table 1	0.7*	Per unit	25.2	25
Residential (Accessible)	All	24	Units	Schedule C Table 1	1.1*	Per unit	26.4	26
	Visitor	0.1 per dwelling unit	208	Units	Schedule C Table 1	0.1	Per unit	20.8
Visitor (Accessible)	All	21	Spaces	Schedule C Table 5	0 Accessible, 1 Van Accessible for 6-25 Spaces	0 A / 1 VA	0	2*
Restaurant	All	686 sqm	GFA (sqm)	Schedule C Table 1	1 Space per 25 sqm	27.4	27	12
Restaurant (Accessible)	All	27	Spaces	Schedule C Table 5	1 Accessible, 1 Van Accessible for 26-50 Spaces	1 A / 1 VA	1	2
TOTAL							171	68

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

LONG TERM BICYCLE PARKING MIX					
Level	Ground Mounted	Wall Mounted	Oversized	Stacked	TOTAL
P1	39				39
L1	2 (Restaurant)		3		5
Bike Mezzanine		27	33		192
TOTAL	73	27	36	100	236
Percentage	30.9%	11.4%	15.3%	42.4%	

TOTAL UNIT MIX					
LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL (PER FLOOR)
LEVEL 1	0	0	0	0	0
LEVEL 2	5	2	1	2	10
LEVEL 3	5	1	2	2	10
LEVEL 4	5	1	2	2	10
LEVEL 5	5	1	2	2	10
LEVEL 6	5	1	2	2	10
LEVEL 7	5	1	2	2	10
LEVEL 8	5	1	2	2	10
LEVEL 9	5	1	2	2	10
LEVEL 10	5	1	2	2	10
LEVEL 11	3	3	4	0	10
LEVEL 12	3	3	4	0	10
LEVEL 13	3	3	4	0	10
LEVEL 14	3	3	4	0	10
LEVEL 15	3	3	4	0	10
LEVEL 16	3	3	4	0	10
LEVEL 17	3	3	4	0	10
LEVEL 18	3	3	4	0	10
LEVEL 19	3	3	4	0	10
LEVEL 20	3	3	4	0	10
LEVEL 21	3	3	4	0	10
LEVEL 22	3	2	3	0	8
ROOF	0	0	0	0	0

GRAND TOTAL UNIT MIX							
AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%
81	38.9%	45	21.6%	64	30.8%	18	8.7%
						208	100%

LEVEL 2 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
201	3 BED A	852.7 R2	79.22 m2
202	STUDIO A	361.5 R2	33.58 m2
203	STUDIO B	366.7 R2	34.07 m2
204	1 BED B	458.3 R2	42.58 m2
205	STUDIO C	421.7 R2	39.18 m2
206	2 BED B	692.4 R2	64.33 m2
207	STUDIO D	352.6 R2	32.76 m2
208	STUDIO E	354.3 R2	32.92 m2
209	3 BED B	851.2 R2	79.08 m2
210	1 BED A	548.0 R2	50.91 m2
TOTAL		5,259.6 R2	488.63 m2

LEVEL 3-10 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
301-1001	3 BED A	852.7 R2	79.22 m2
302-1002	STUDIO A	361.5 R2	33.58 m2
303-1003	STUDIO B	366.6 R2	34.06 m2
304-1004	2 BED A	626.5 R2	58.20 m2
305-1005	STUDIO C	421.7 R2	39.18 m2
306-1006	2 BED B	692.4 R2	64.33 m2
307-1007	STUDIO D	352.6 R2	32.76 m2
308-1008	STUDIO E	354.3 R2	32.92 m2
309-1009	3 BED B	851.6 R2	79.12 m2
310-1010	1 BED A	548.0 R2	50.91 m2
TOTAL		43,424.2 R2	4034.24 m2

LEVEL 11-21 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
1101-2101	2 BED D	804.5 R2	74.74 m2
1102-2102	1 BED C	409.7 R2	38.06 m2
1103-2103	STUDIO B	366.7 R2	34.07 m2
1104-2104	2 BED A	626.5 R2	58.20 m2
1105-2105	STUDIO C	421.7 R2	39.18 m2
1106-2106	2 BED B	692.4 R2	64.33 m2
1107-2107	STUDIO D	352.6 R2	32.76 m2
1108-2108	1 BED D	403.3 R2	37.47 m2
1109-2109	2 BED C	802.7 R2	74.57 m2
1110-2110	1 BED A	548.0 R2	50.91 m2
TOTAL		59,709.5 R2	5,547.2 m2

LEVEL 22 UNIT AREAS			
UNIT	TYPE	INTERIOR AREA	
2201	2 BED D	802.7 R2	74.57 m2
2202	1 BED C	411.5 R2	38.23 m2
2203	STUDIO B	366.7 R2	34.07 m2
2204	2 BED A	626.5 R2	58.20 m2
2205	STUDIO C	421.7 R2	39.18 m2
2206	2 BED B	692.4 R2	64.33 m2
2207	STUDIO D	352.6 R2	32.76 m2
2208	1 BED D	403.4 R2	37.48 m2
TOTAL		4,077.6 R2	378.8 m2

BC LAND SURVEYORS SITE PLAN OF:

Civic: 3075 Douglas Street

Legal - Lot 1, Section 4, Victoria District, Plan 13031

Parcel Identifier: 004-698-452 in the City of Victoria

Scale = 1:200 Distances are in metres.
0 2 10 20

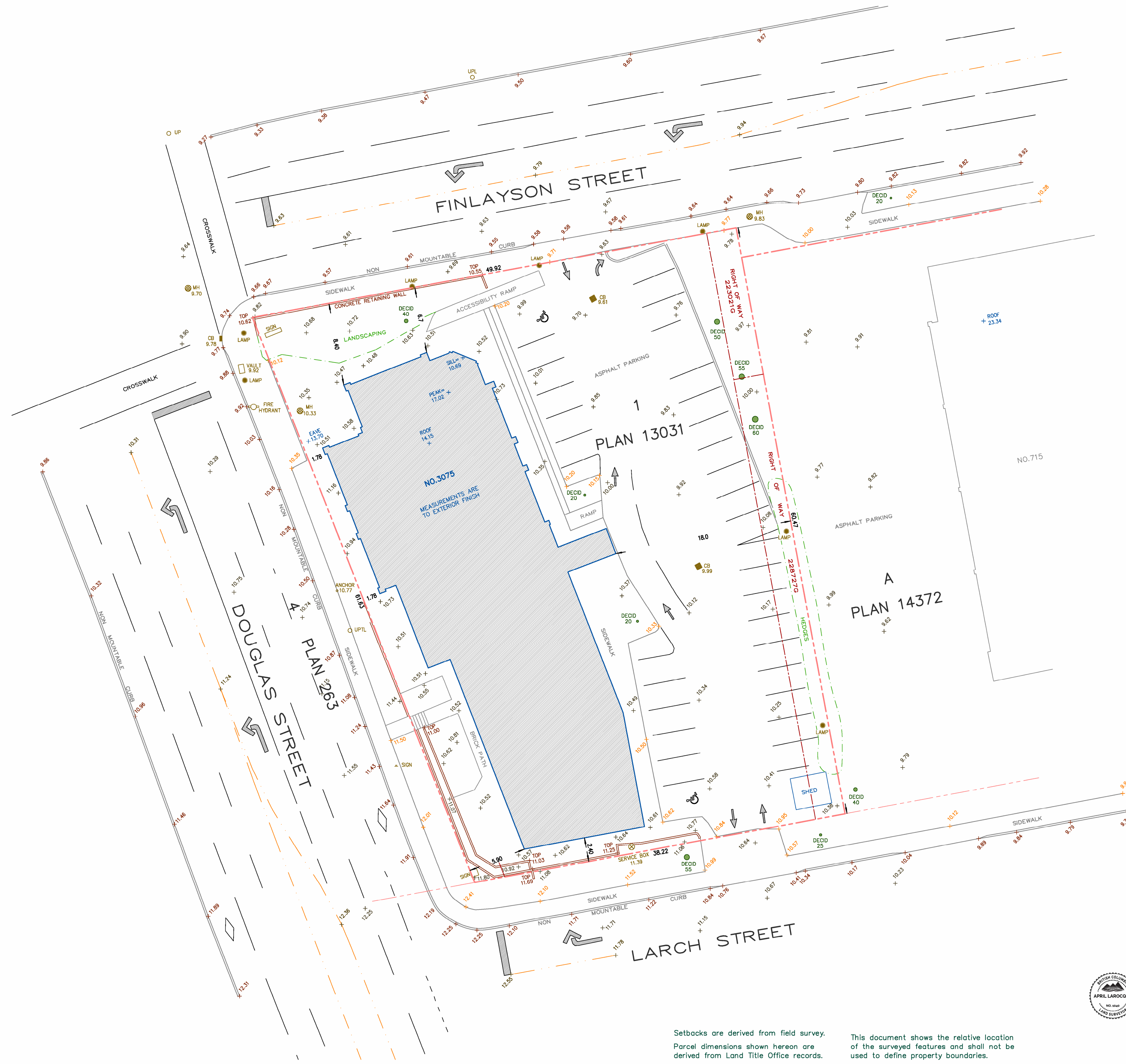
The intended print size is 34" by 22" (ANSI D).

LEGEND

Elevations are geodetic and referenced to the CVD288C datum.

- + - denotes - existing elevation
- UP - denotes - utility pole
- UPL - denotes - utility pole w/ lamp
- UPTL - denotes - utility pole w/ transformer & lamp
- CB - denotes - catch basin lid
- MH - denotes - manhole lid

Tree diameters are in centimetres.
Lot Area = 2665 m2



The following non-financial charges are shown on the current title and may affect the property.
228727G - Right of Way
223021G - Right of Way

File: 14,385
V.I. POWELL & ASSOCIATES
LAND SURVEYING
250-2850 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250-382-8855

Setbacks are derived from field survey.
Parcel dimensions shown herein are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.



CERTIFIED CORRECT
dated this 19th day of September, 2024

April Larocque
B.C.L.S.
This document is not valid unless digitally signed.

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

Revisions YYY-MM-DD



Seal
3075 DOUGLAS

Victoria, BC
Project
SITE SURVEY

Drawing
Scale
Project 224033
Sheet **A.101**



Seal
3075 DOUGLAS

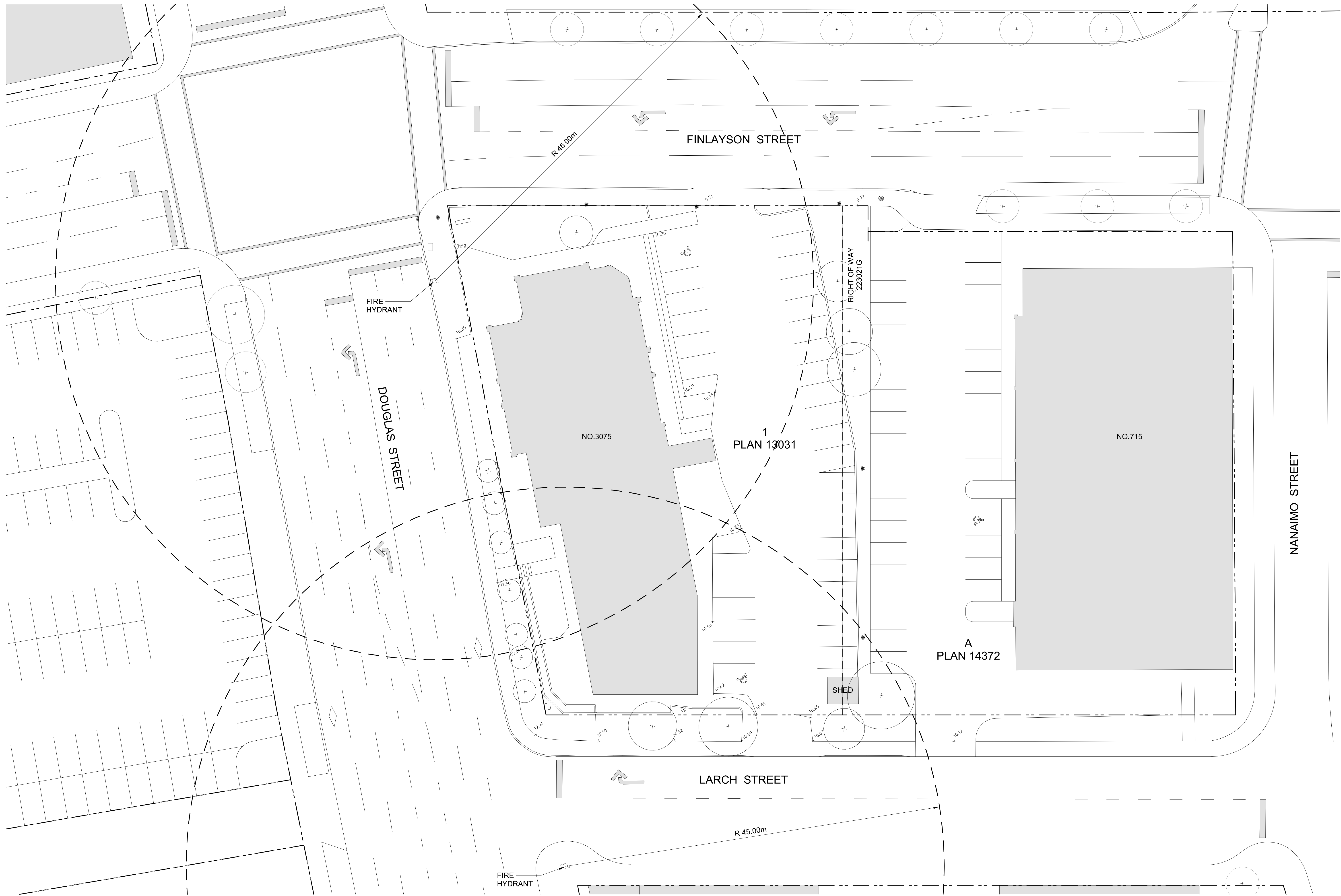
Victoria, BC
Project
SITE PLAN EXISTING

Drawing

Scale 1 : 200

Project 224033

Sheet **A.102**



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

Revisions	YYYY-MM-DD
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Seal
3075 DOUGLAS

Victoria, BC
Project
SITE PLAN
PROPOSED

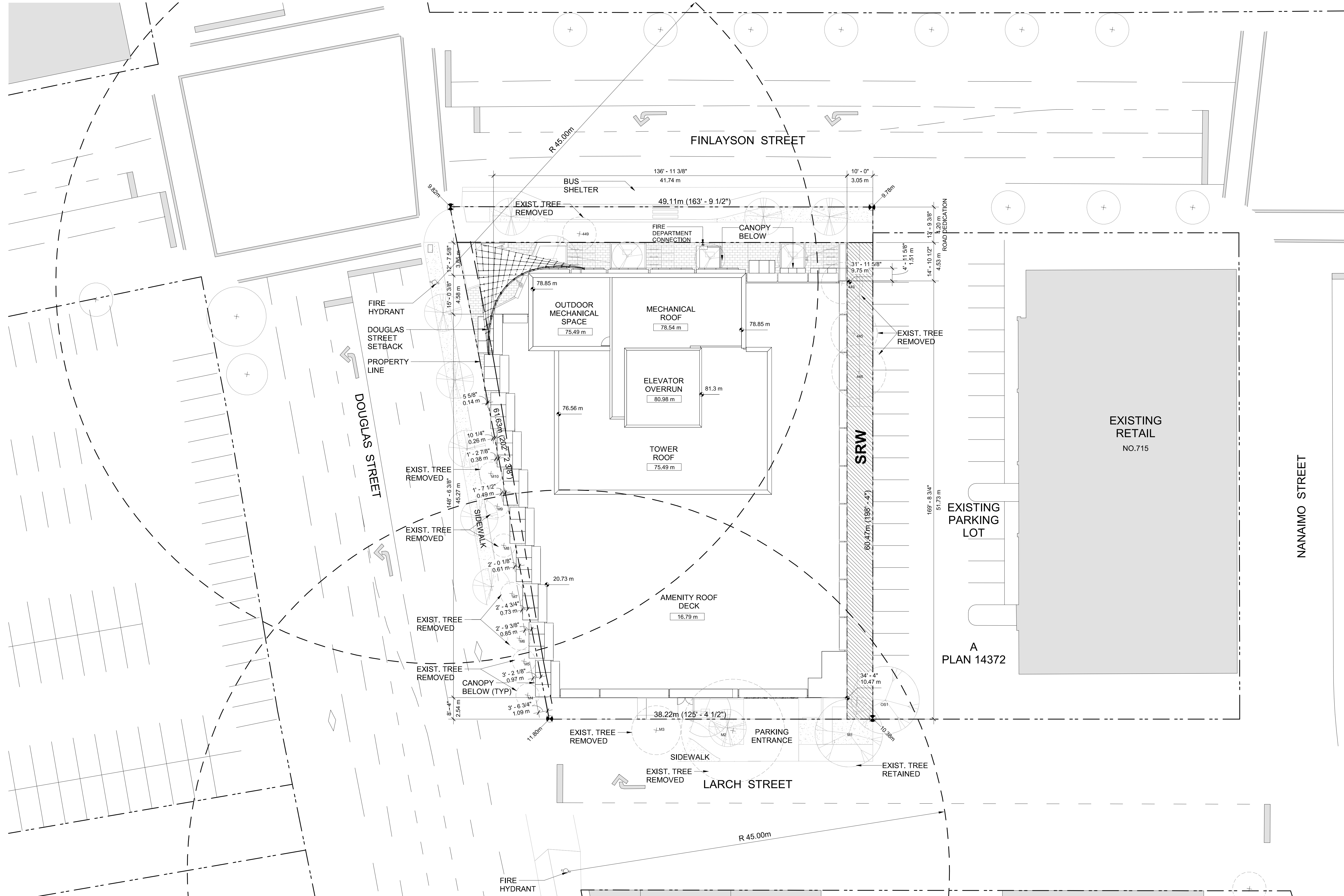
Drawing

Scale 1 : 200

Project 224033

Sheet **A.103**

Sheet



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



M'AKOLA
HOUSING SOCIETY



TL HOUSING
SOLUTIONS



Seal
3075 DOUGLAS

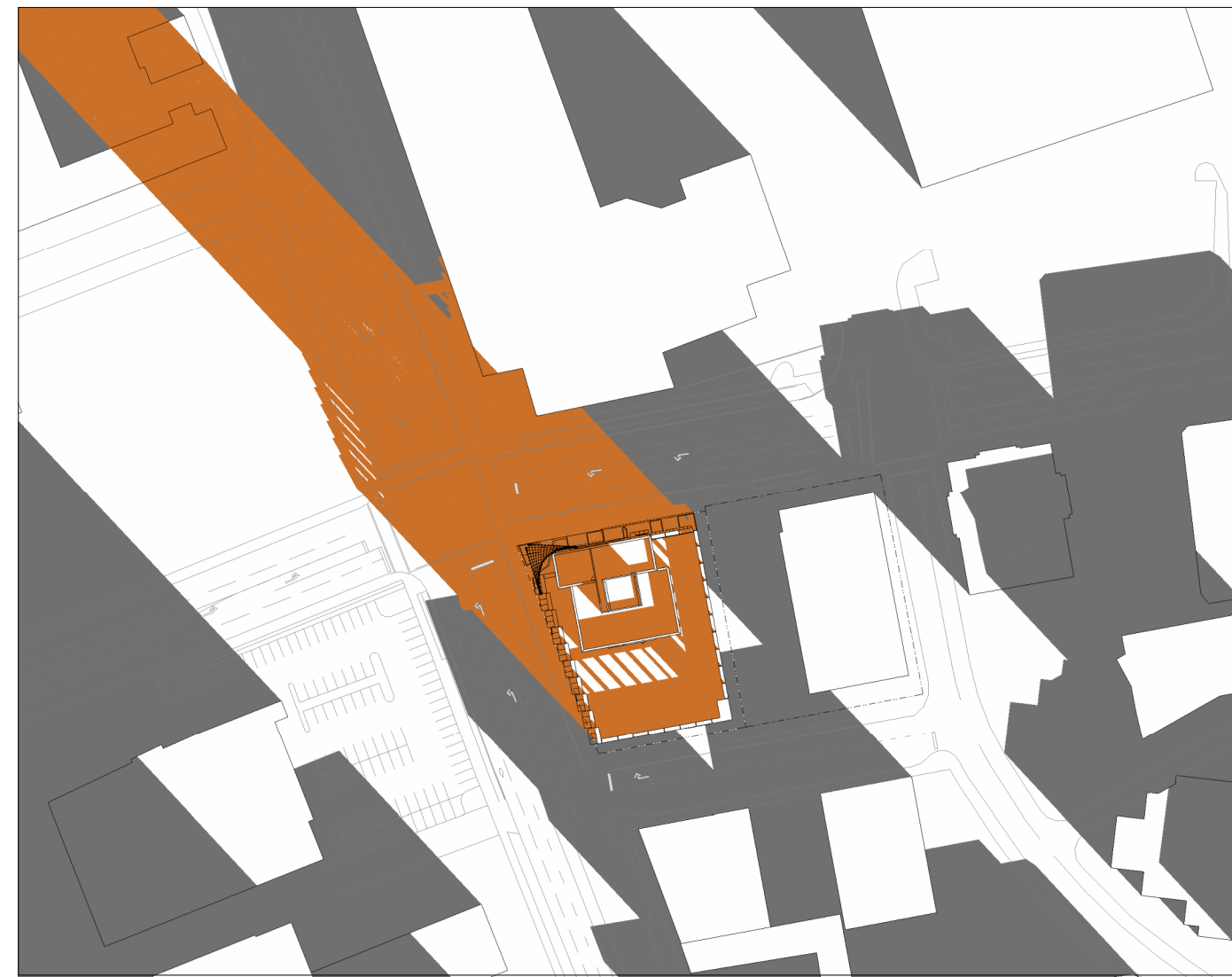
Victoria, BC
Project
SHADOW STUDIES

Drawing

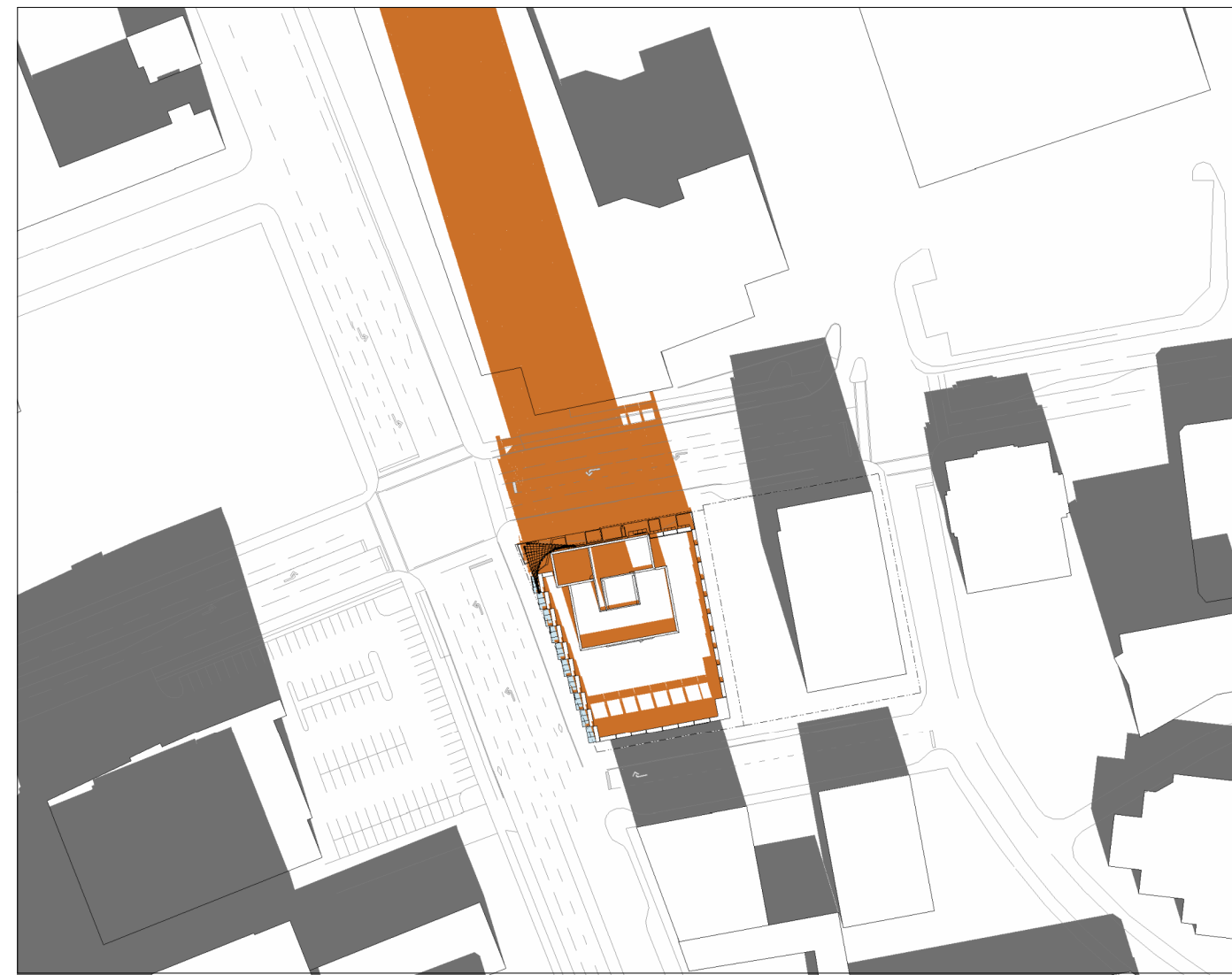
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Project 224033

Sheet **A.104**



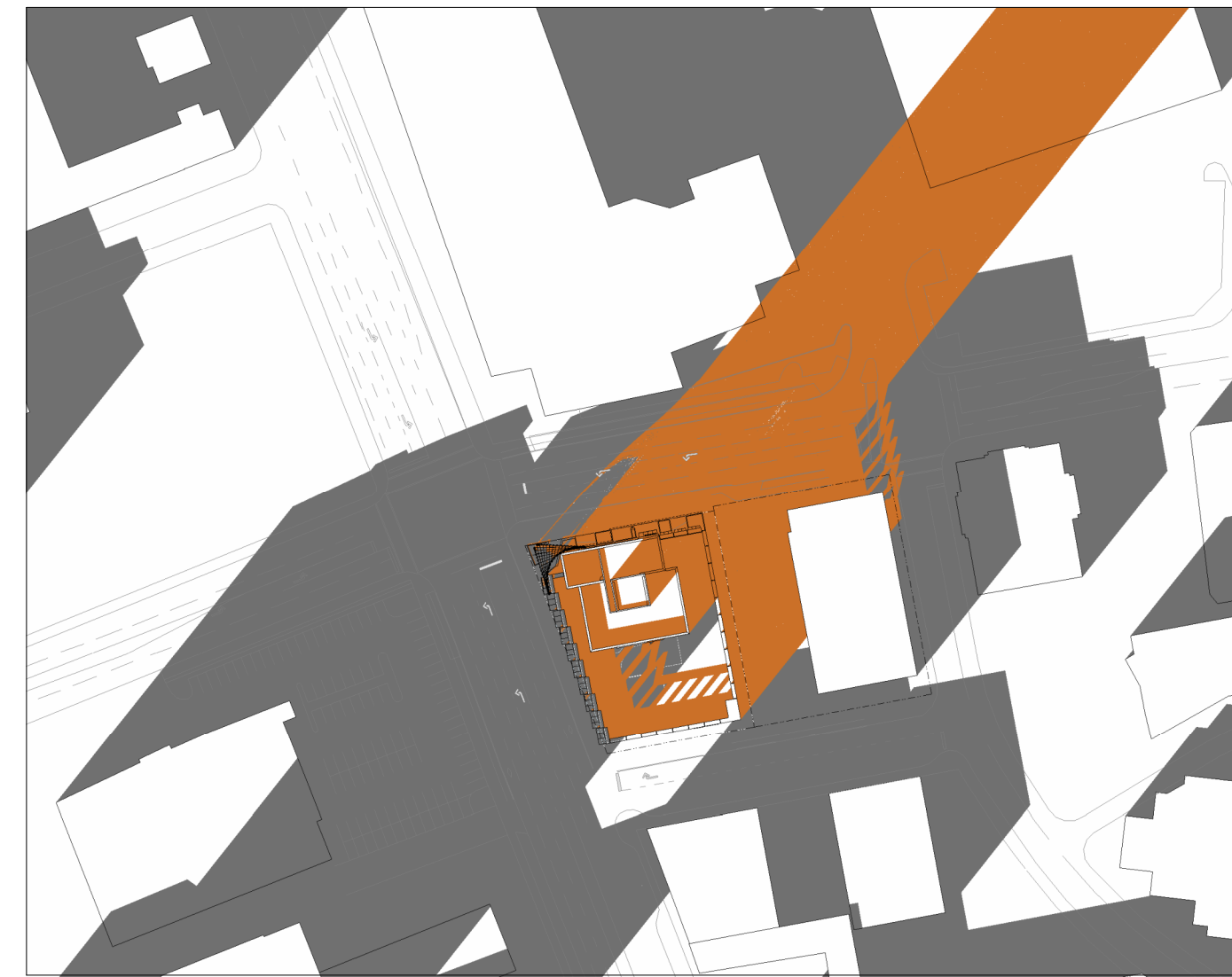
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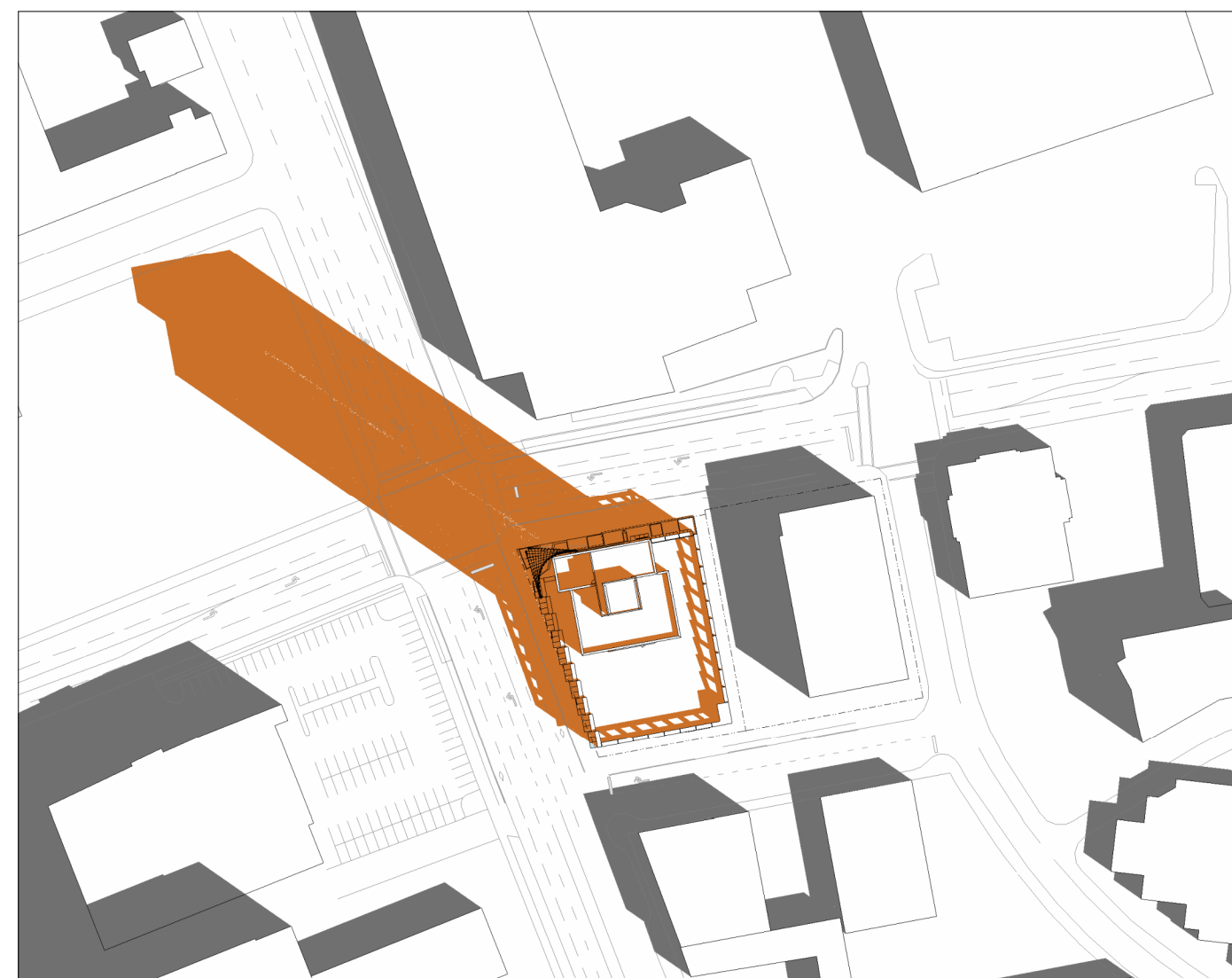
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DECEMBER 21 - 2PM



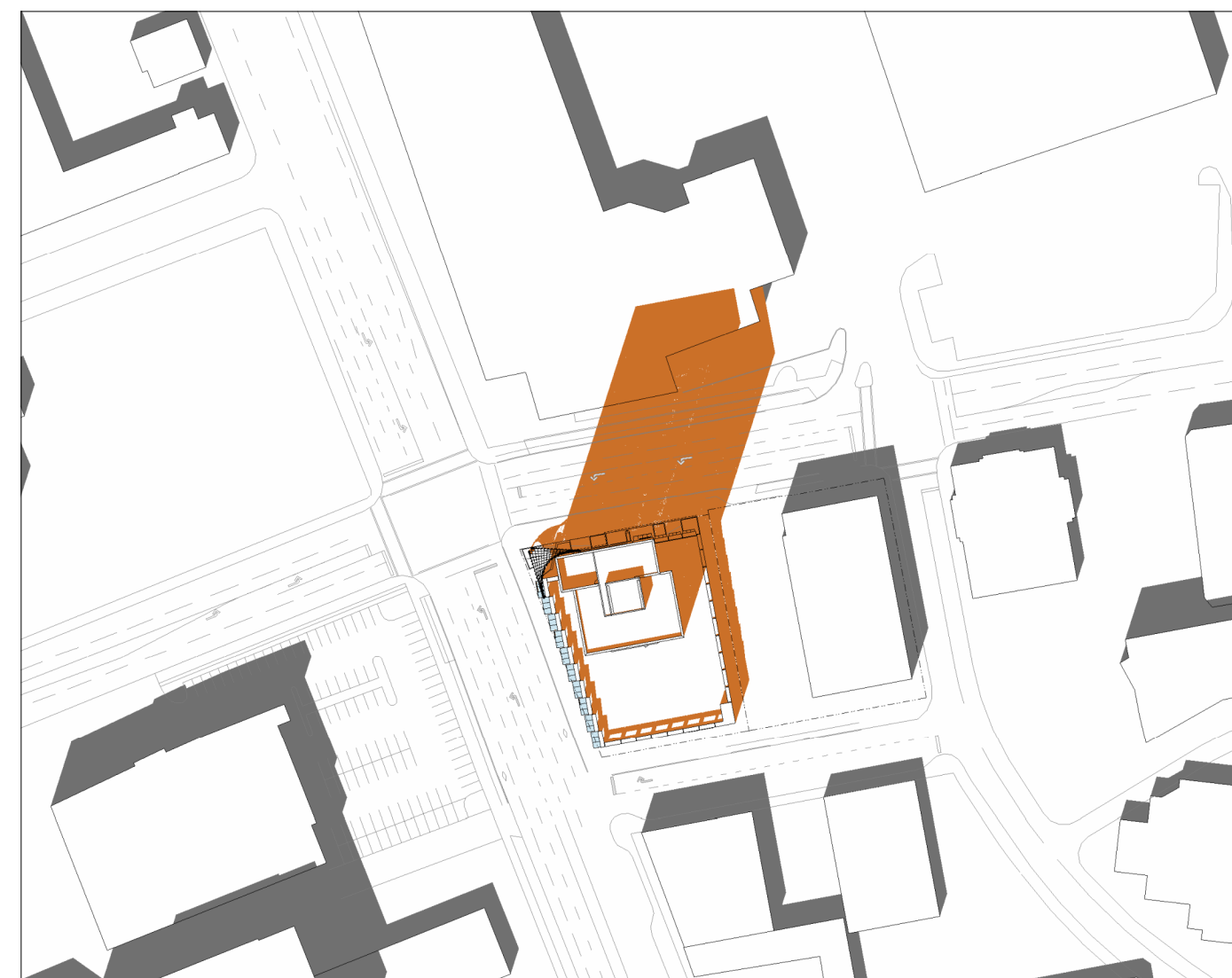
DECEMBER 21 - 4PM



SEPTEMBER 21 - 10AM



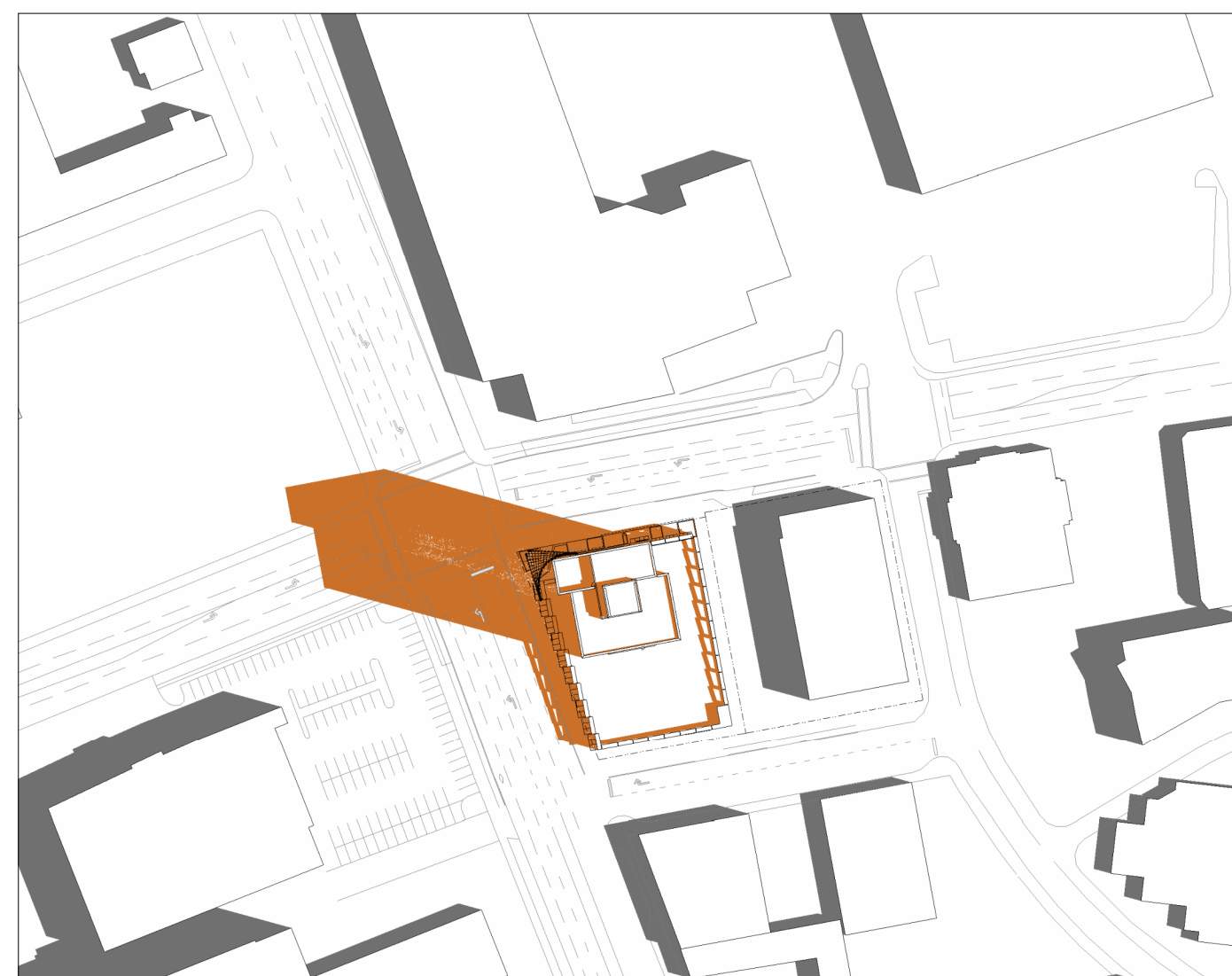
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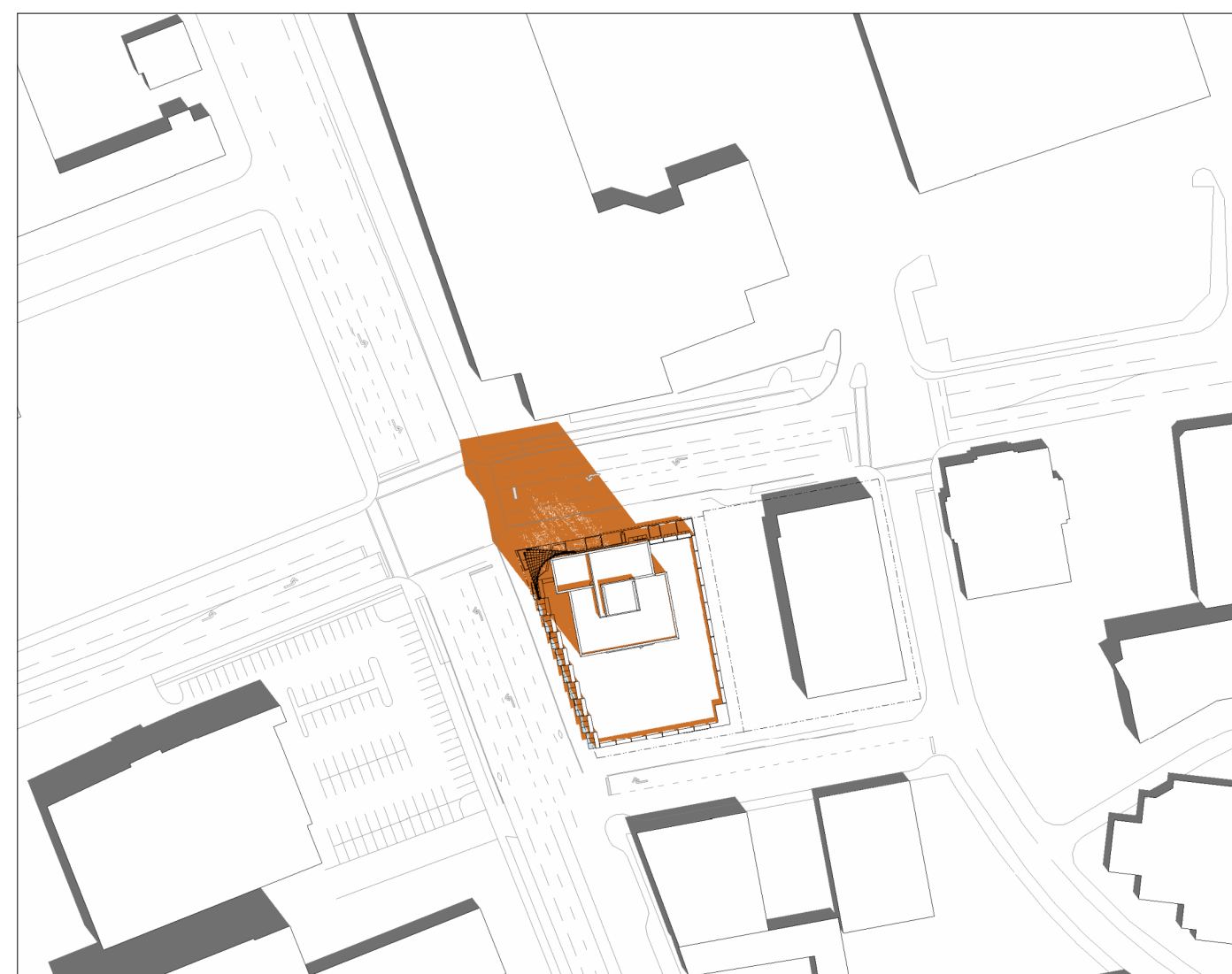
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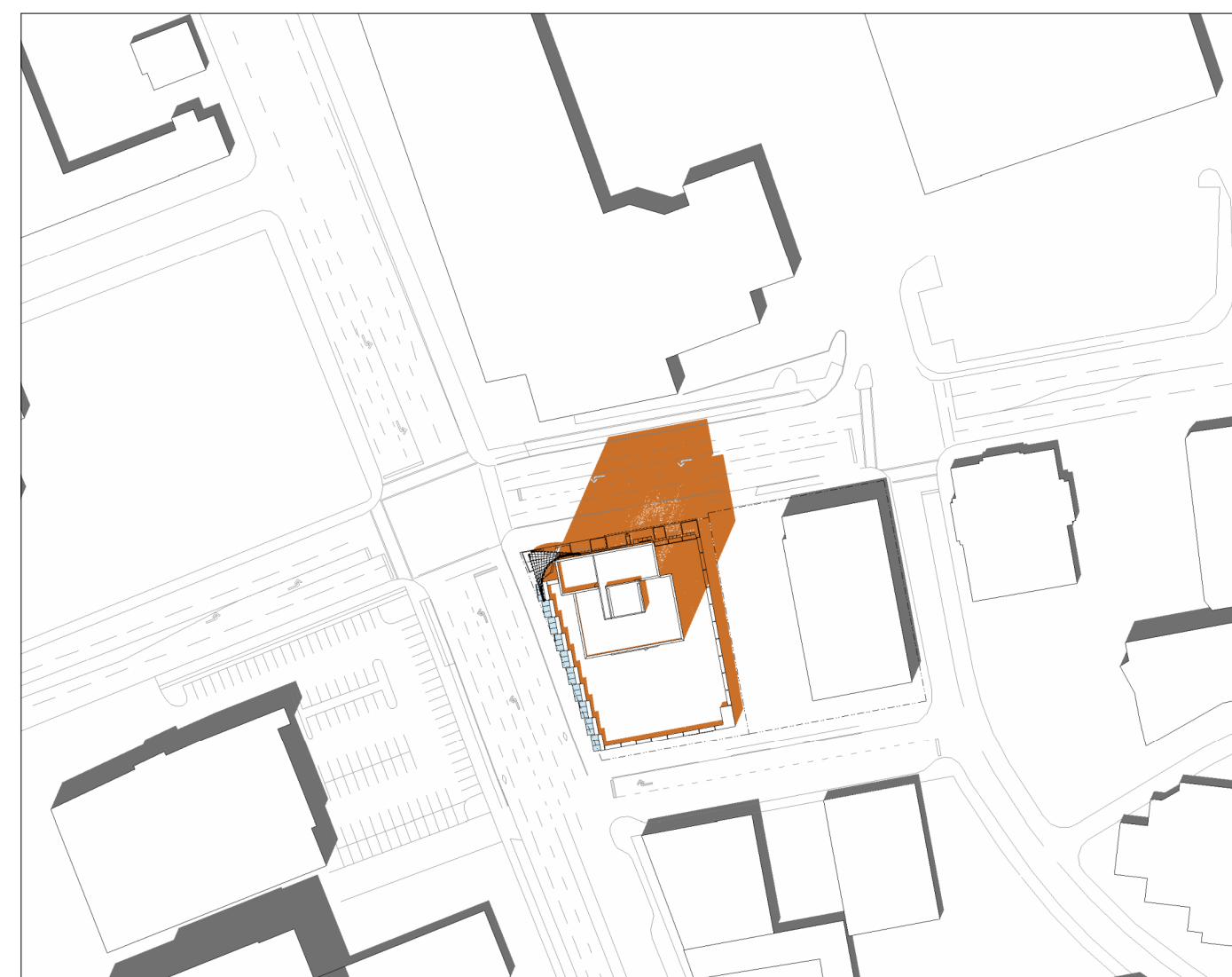
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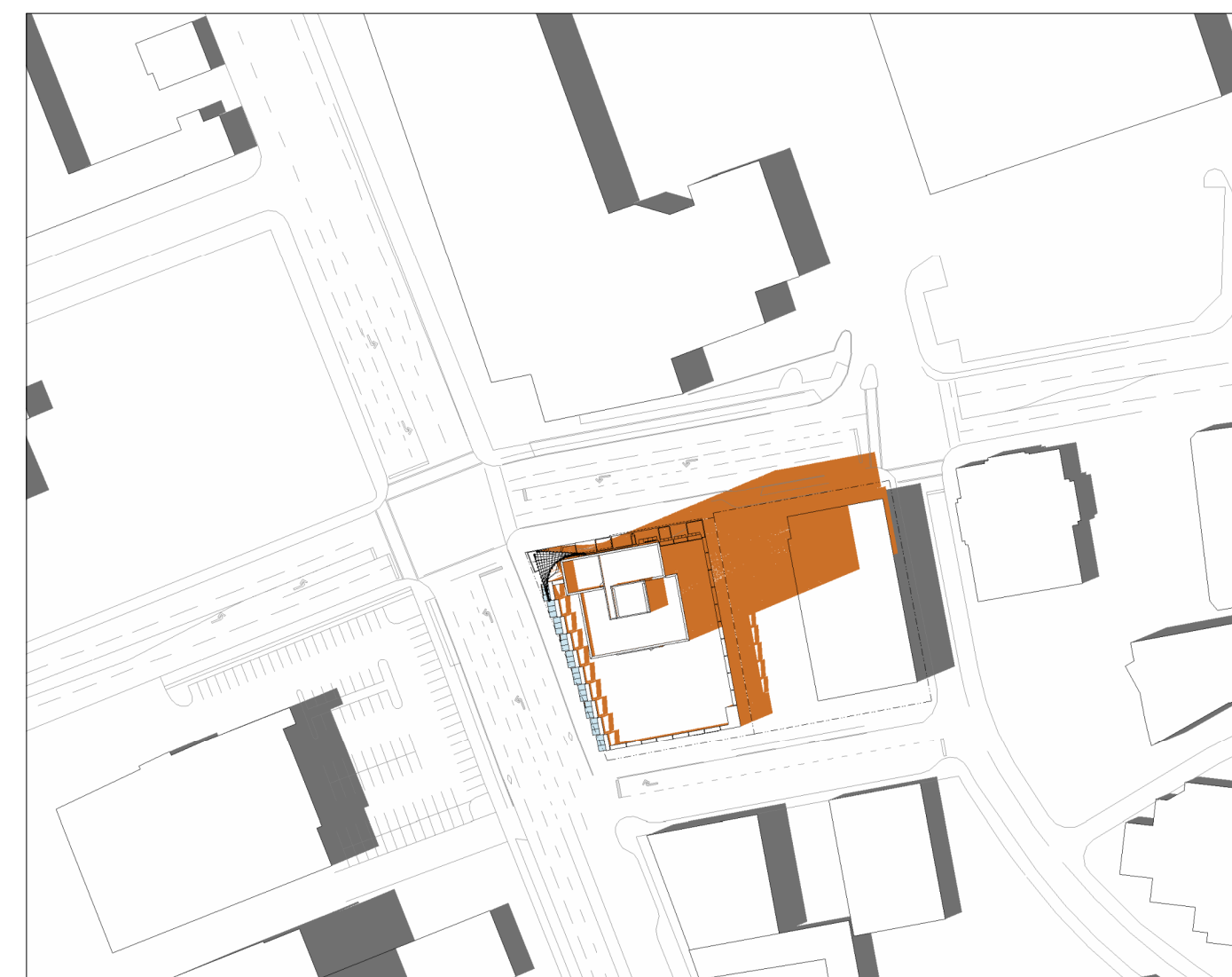
JUNE 21 - 10AM



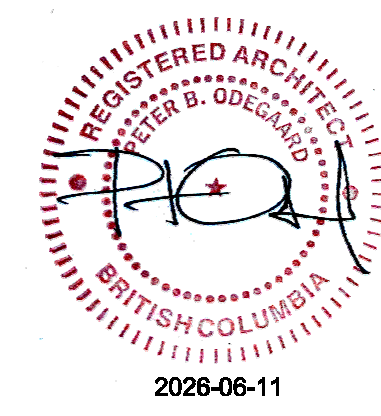
JUNE 21 - 12PM



JUNE 21 - 2PM



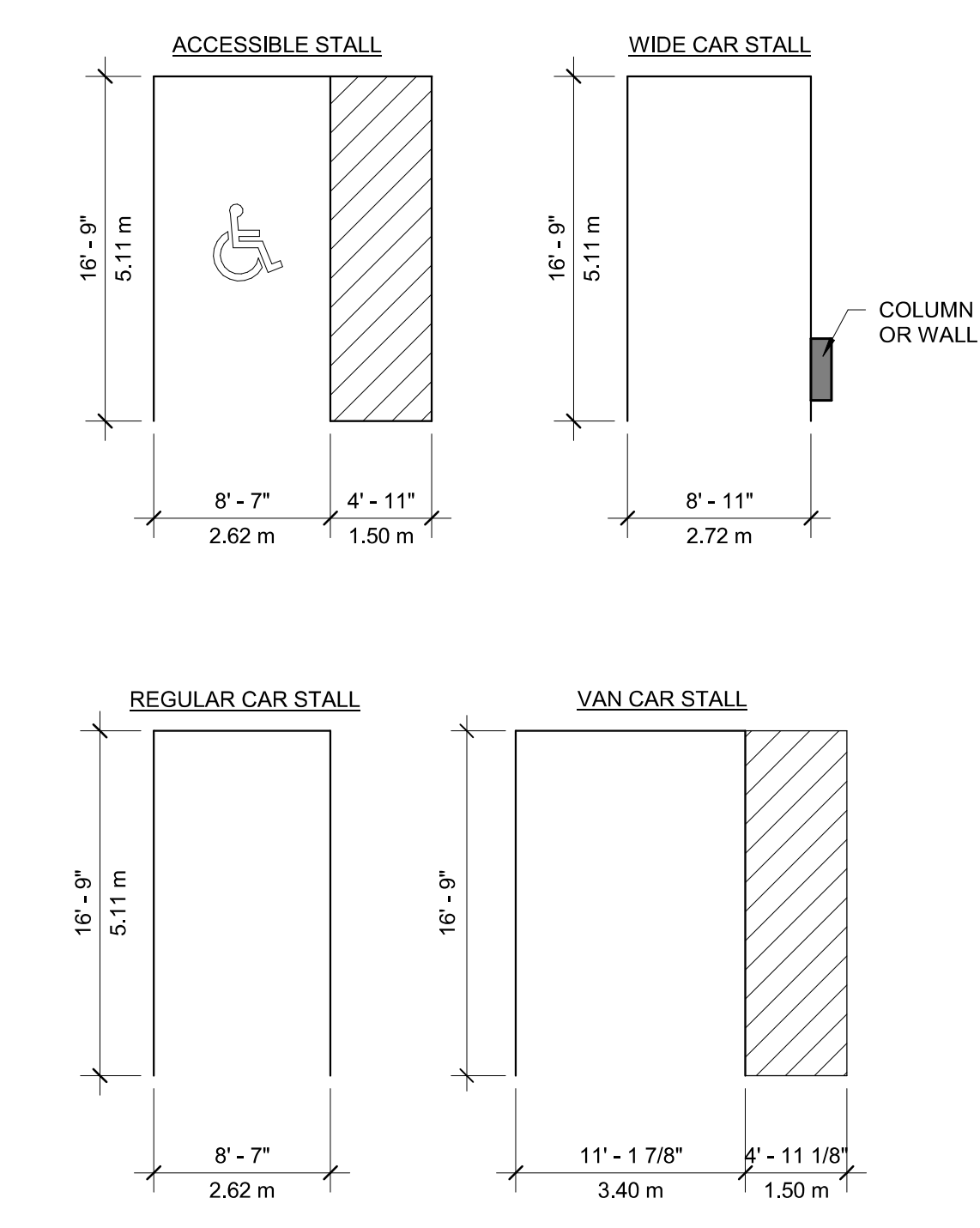
JUNE 21 - 4PM



Seal
 3075 DOUGLAS

Victoria, BC
 Project
 LEVEL P1 FLOOR PLAN

Drawing
 Scale As indicated
 Project 224033

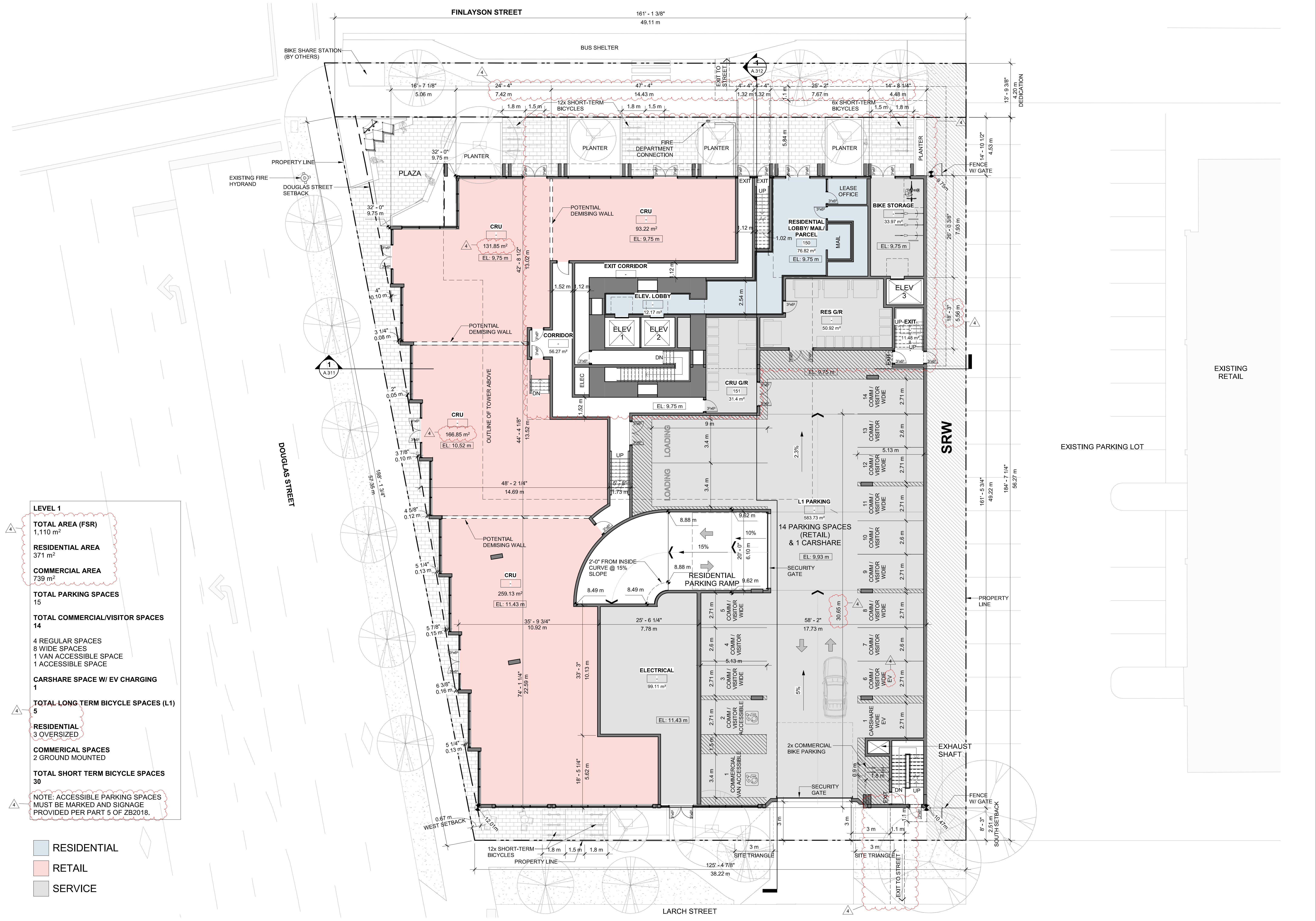
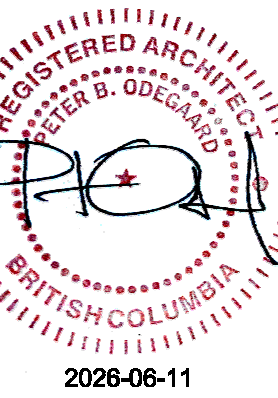


VEHICLE PARKING STALL SIZES

LEVEL P1
TOTAL PARKING SPACES
 54
 14 REGULAR SPACES
 35 WIDE SPACES
 5 ACCESSIBLE SPACE (INCLUDING 1 VAN ACCESSIBLE SPACE)
TOTAL LONG TERM BICYCLE SPACES RESIDENTIAL
 39
 39 GROUND MOUNTED
 NOTE: ACCESSIBLE PARKING SPACES MUST BE MARKED AND SIGNAGE PROVIDED PER PART 5 OF ZB2018.

■ SERVICE





LEVEL 1

TOTAL AREA (FSR)
1,110 m²

RESIDENTIAL AREA
371 m²

COMMERCIAL AREA
739 m²

TOTAL PARKING SPACES
15

TOTAL COMMERCIAL/VISITOR SPACES
14

4 REGULAR SPACES
8 WIDE SPACES
1 VAN ACCESSIBLE SPACE
1 ACCESSIBLE SPACE

CARSHARE SPACE W/ EV CHARGING
1

TOTAL LONG TERM BICYCLE SPACES (L1)
5

RESIDENTIAL
3 OVERSIZED

COMMERCIAL SPACES
2 GROUND MOUNTED

TOTAL SHORT TERM BICYCLE SPACES
30

NOTE: ACCESSIBLE PARKING SPACES MUST BE MARKED AND SIGNAGE PROVIDED PER PART 5 OF ZB2018.

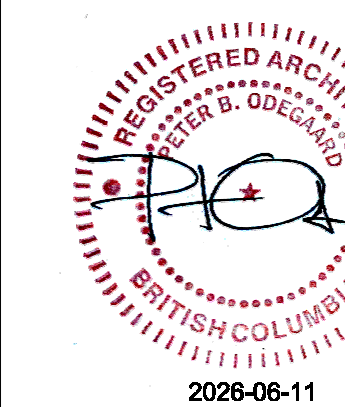
RESIDENTIAL
RETAIL
SERVICE



M'AKOLA
HOUSING SOCIETY



TL HOUSING
SOLUTIONS



Seal
3075 DOUGLAS

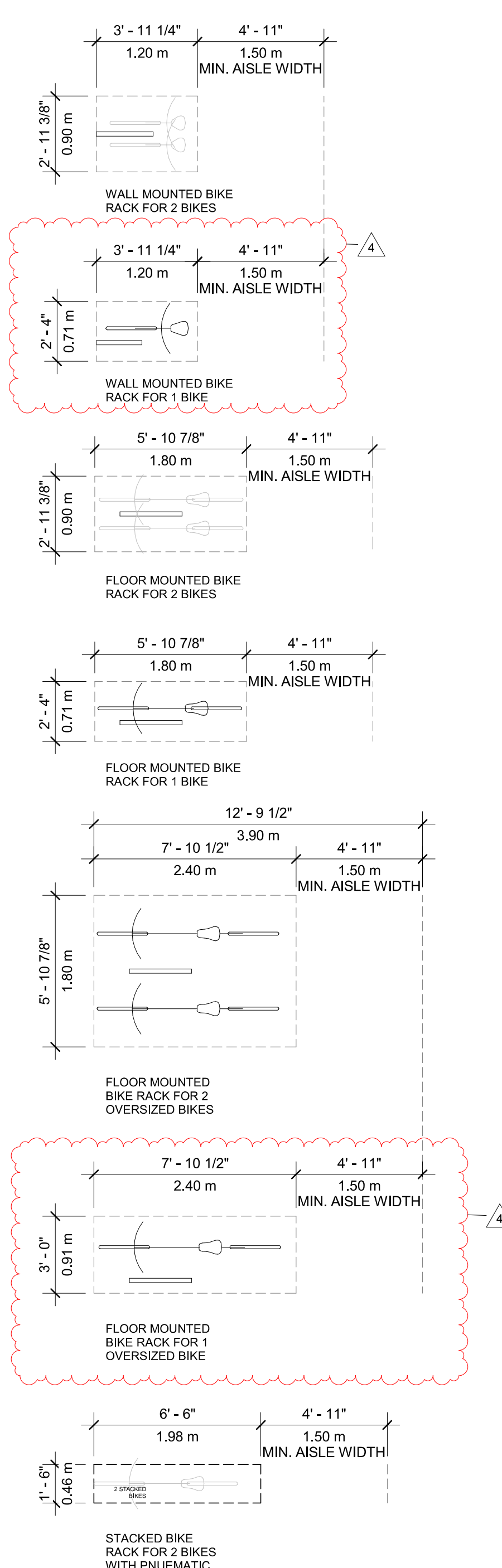
Victoria, BC
Project
BIKE MEZZANINE
LEVEL

Drawing

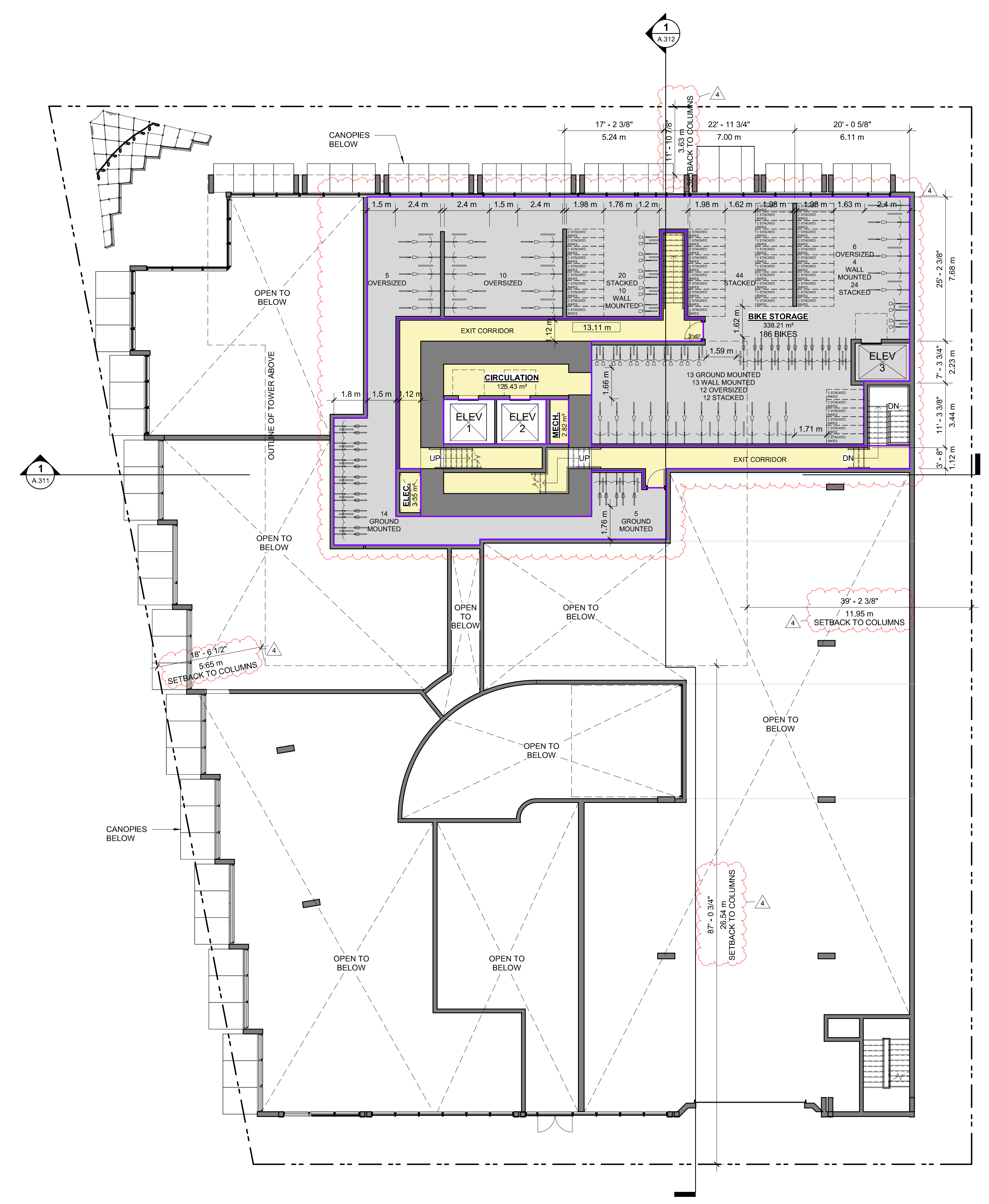
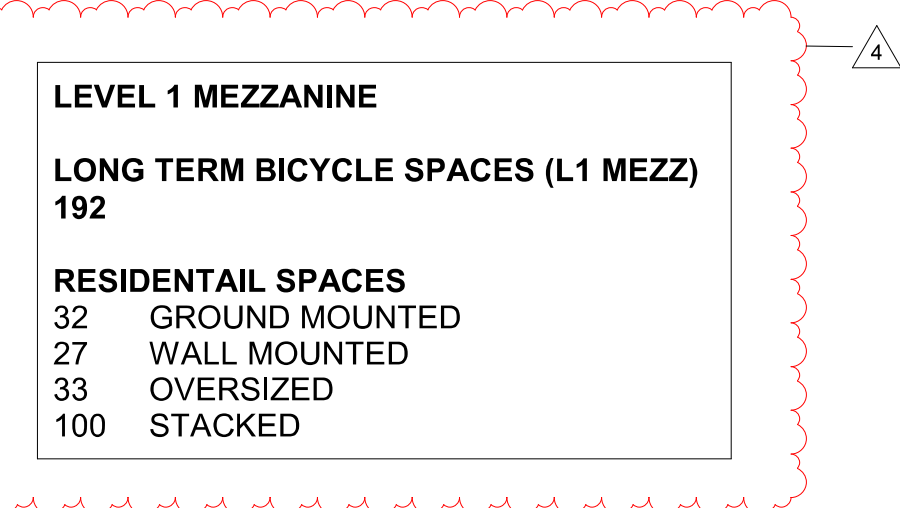
Scale As indicated

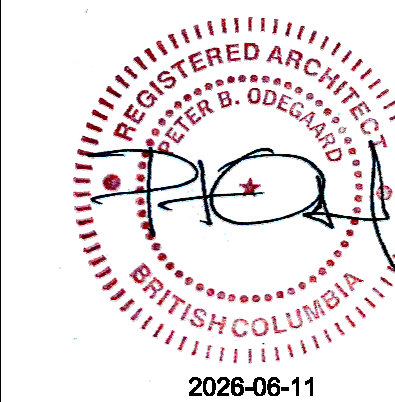
Project 224033

Sheet **A.203**



NOTE:
ELECTRICAL OUTLETS PROVIDED FOR 50% LONG-TERM BICYCLE PARKING.
VERTICAL CLEARANCE OF 2.4m TO BE PROVIDED.
COMBINED AISLE AND STALL LENGTH OF 3.6m TO BE PROVIDED.
RACKS MUST BE UNLOCK COMPATIBLE WITH TWO OPTIONS FOR LOCKING A BIKE TO THE RACK.





Seal
3075 DOUGLAS

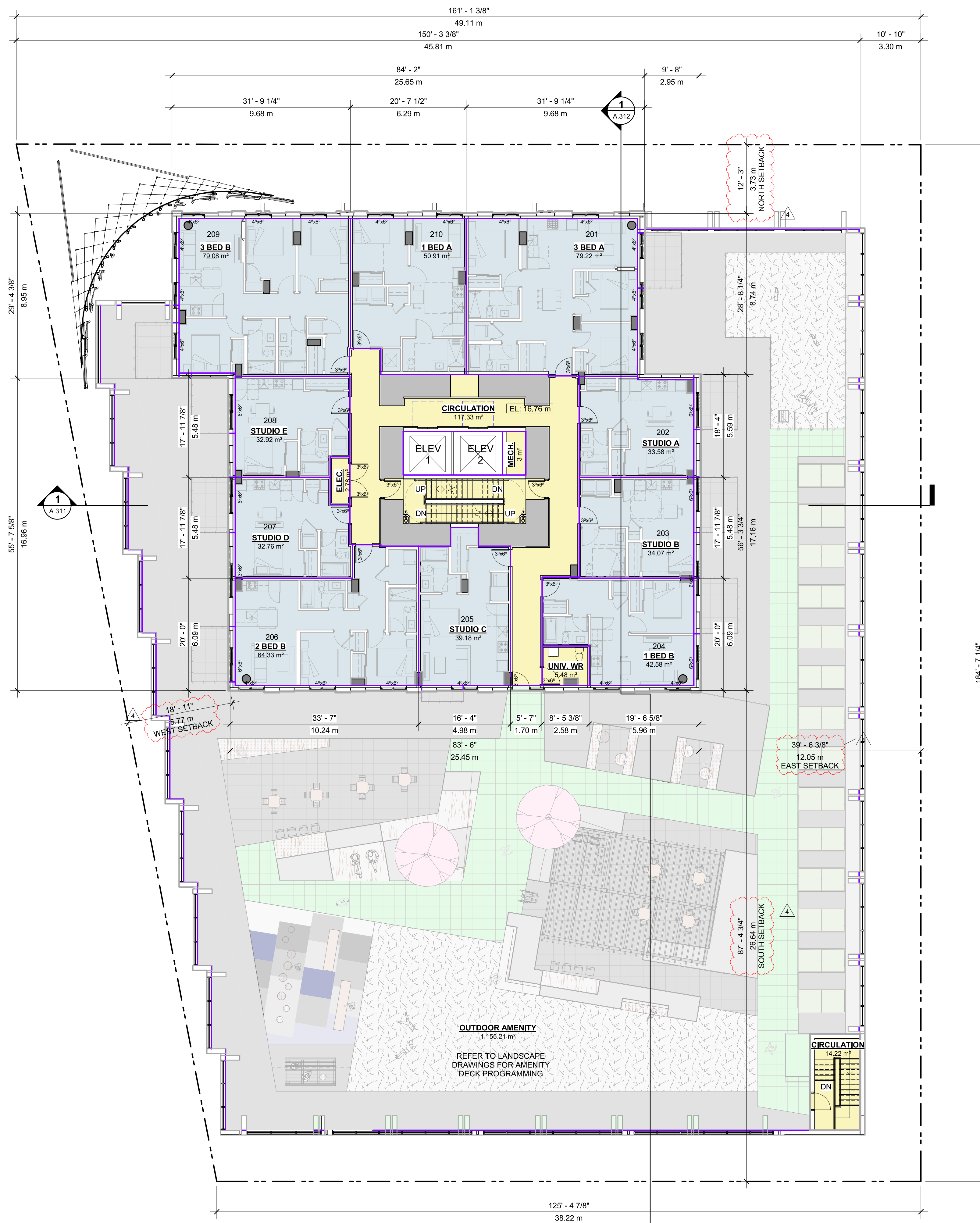
Victoria, BC
Project
LEVEL 2 FLOOR PLAN

Drawing

Scale 1 : 125

Project 224033

Sheet **A.204**



LEVEL 2
TOTAL FLOOR AREA (FSR)
 631m²
SUITE AREA
 489m²
CIRCULATION/COMMON AREA
 143m²
TOTAL UNITS
10 UNITS
 5 STUDIO
 2 ONE BEDROOM
 1 TWO BEDROOM
 2 THREE BEDROOM
 NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.



Seal
3075 DOUGLAS

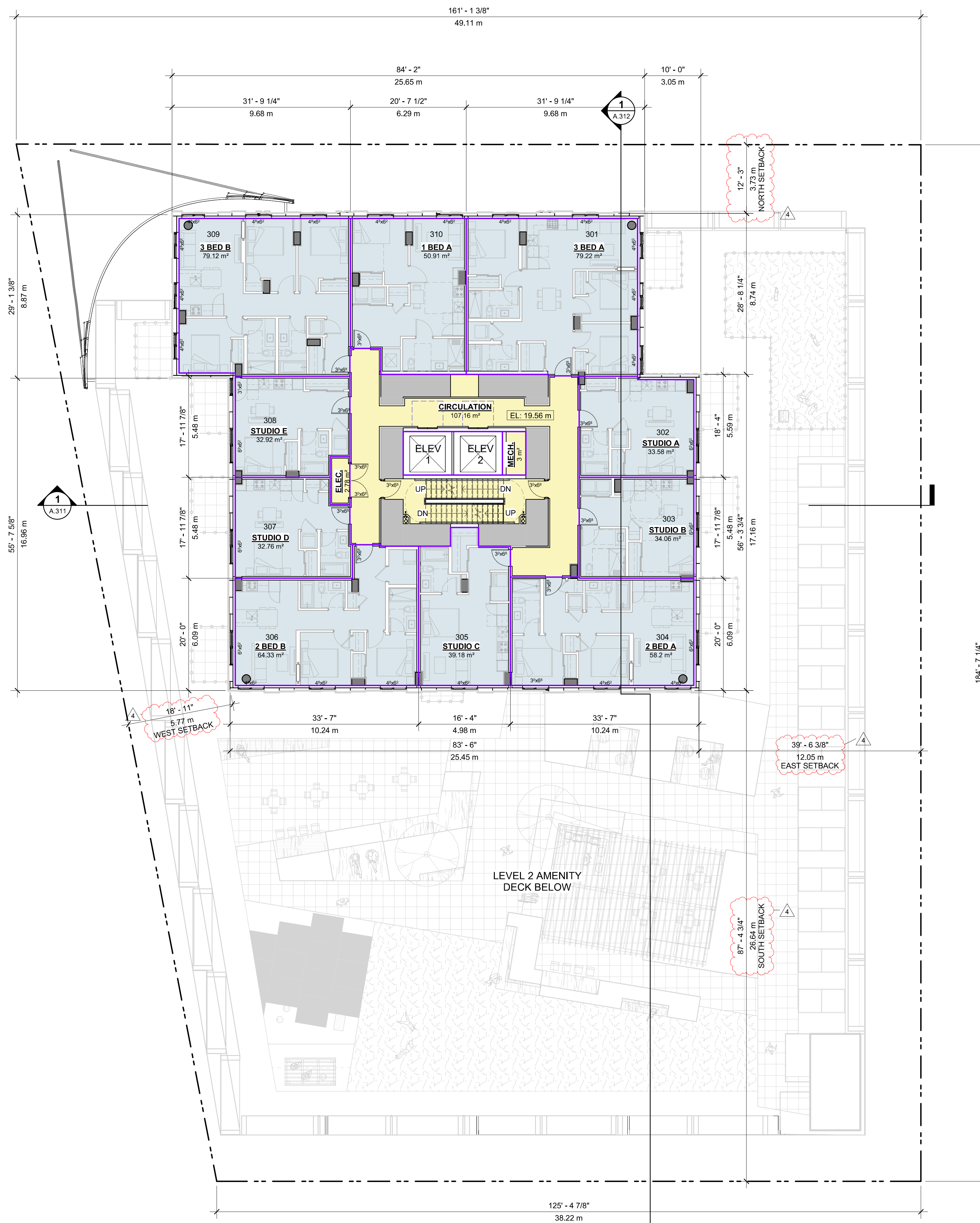
Victoria, BC
Project
TYPICAL FLOOR
PLAN (3-10)

Drawing

Scale 1 : 125

Project 224033

Sheet **A.205**



LEVEL 3-10
TOTAL FLOOR AREA (FSR)
 617m²
SUITE AREA
 503m²
CIRCULATION AREA
 114m²
TOTAL UNITS
10 UNITS
 5 STUDIO
 1 ONE BEDROOM
 2 TWO BEDROOM
 2 THREE BEDROOM
 NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.



Seal
3075 DOUGLAS

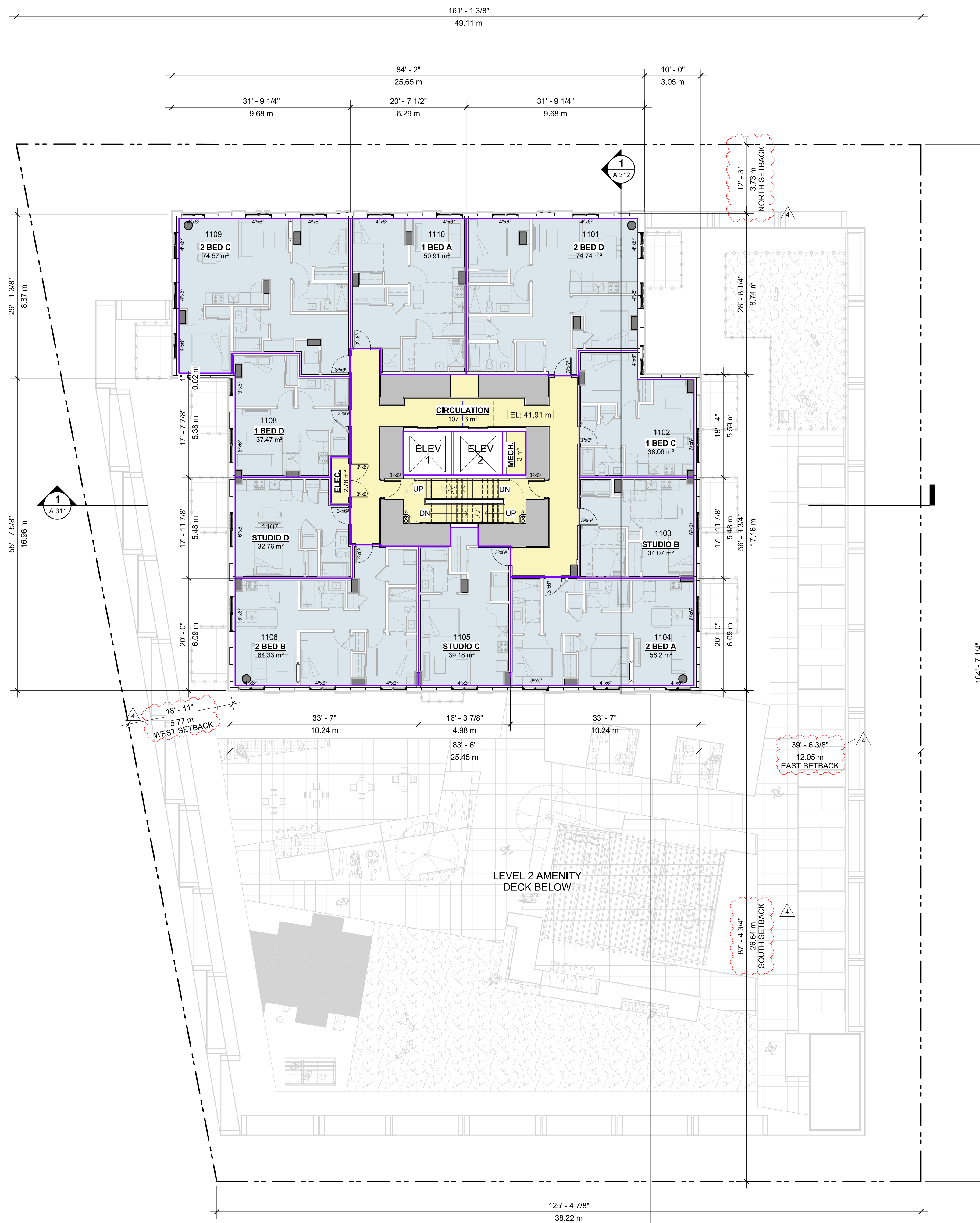
Victoria, BC
Project
TYPICAL FLOOR
PLAN (11-21)

Drawing

Scale 1 : 125

Project 224033

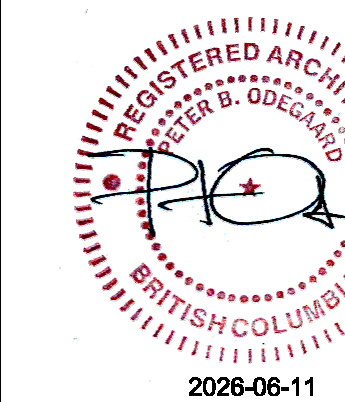
Sheet **A.206**



LEVEL 11-21
TOTAL FLOOR AREA (FSR)
 617m²
SUITE AREA
 504m²
CIRCULATION/Common Area
 113m²
TOTAL UNITS
10 UNITS
 3 STUDIO
 3 ONE BEDROOM
 4 TWO BEDROOM
 0 THREE BEDROOM
 NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.



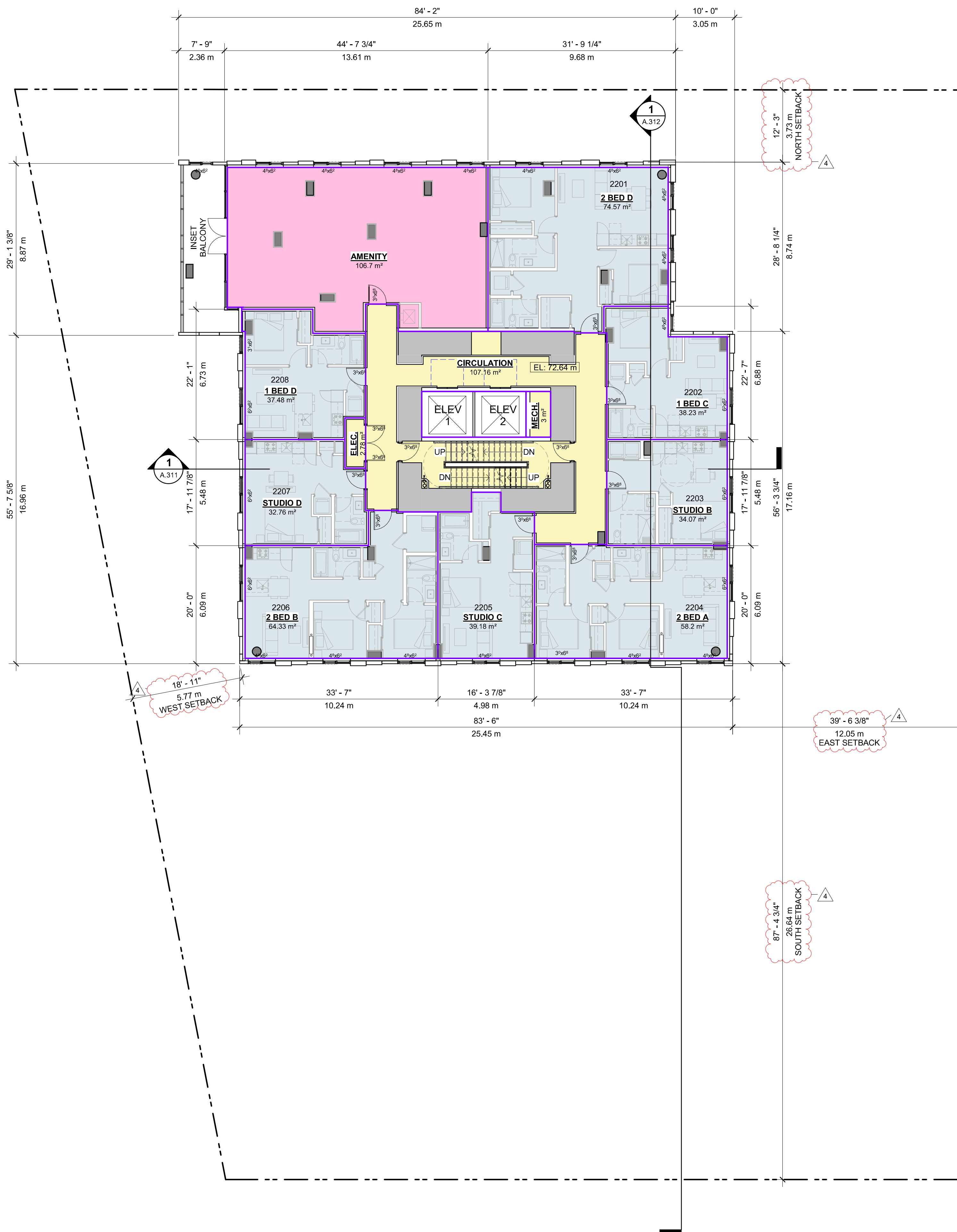
TL HOUSING SOLUTIONS



Seal
3075 DOUGLAS

Victoria, BC
Project
LEVEL 22 FLOOR PLAN

Drawing
Scale 1 : 125
Project 224033
Sheet **A.207**



LEVEL 22
TOTAL FLOOR AREA (FSR)
 598m²
SUITE AREA
 379m²
CIRCULATION AREA
 113m²
AMENITY AREA
 107m²
TOTAL UNITS
8 UNITS
 3 STUDIO
 2 ONE BEDROOM
 3 TWO BEDROOM
 0 THREE BEDROOM
 NOTE: ALL BEDROOMS WILL INCLUDE ONE OPERABLE WINDOW.

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

Revisions	YYYY-MM-DD
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Seal
3075 DOUGLAS

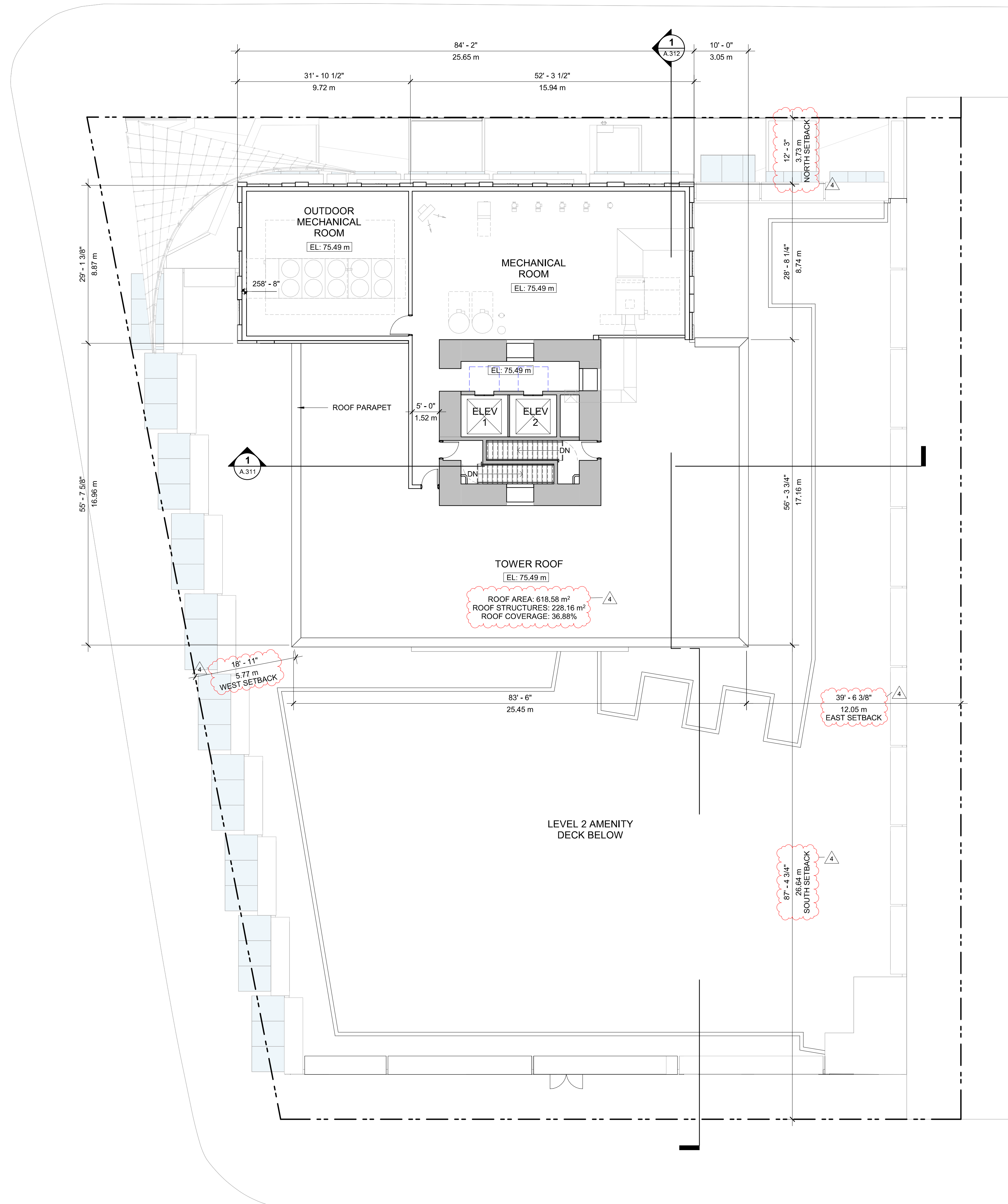
Victoria, BC
Project
LEVEL 23
MECHANICAL ROOF

Drawing

Scale 1 : 125

Project 224033

Sheet **A.208**



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

Revisions	YYYY-MM-DD
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Seal
3075 DOUGLAS

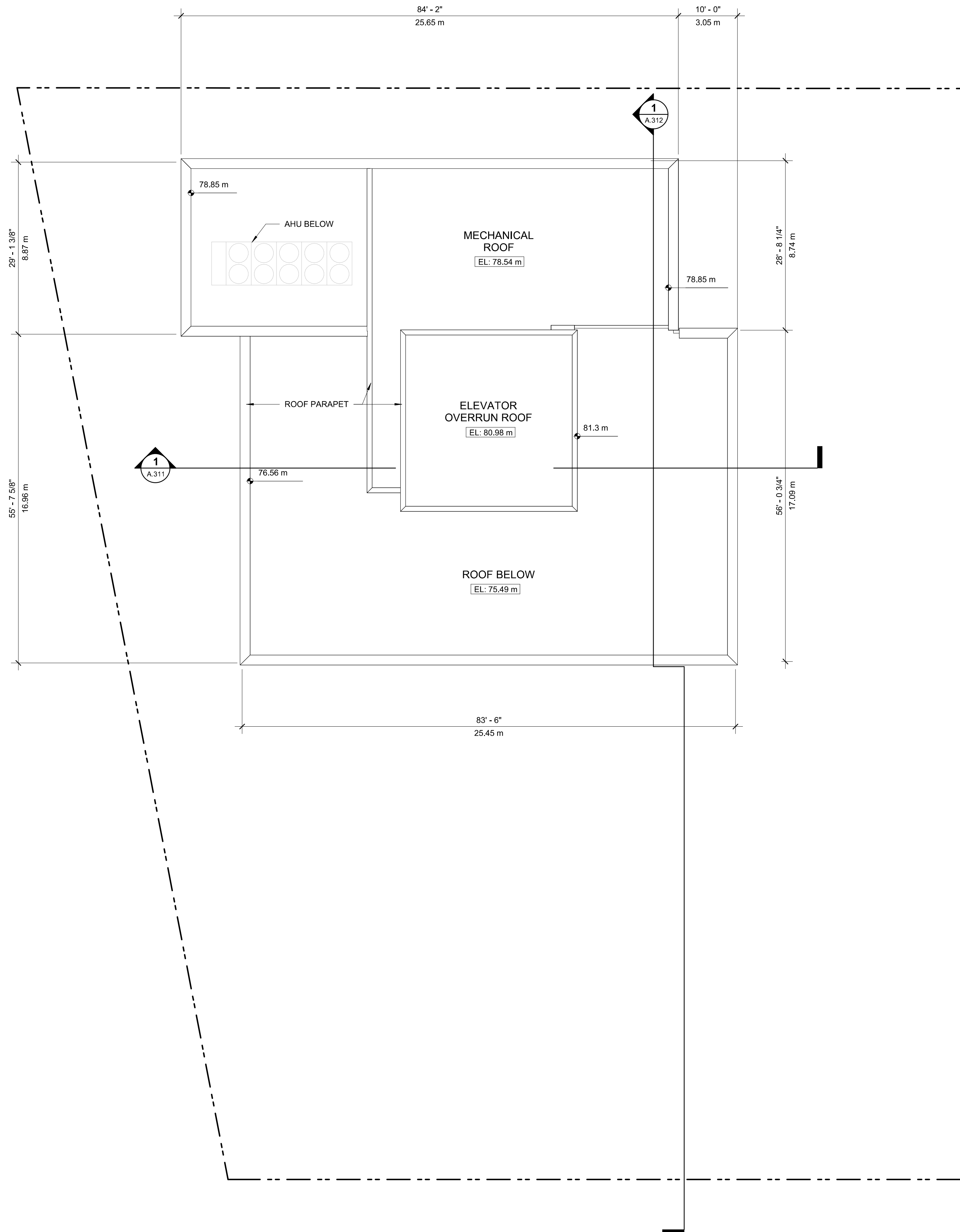
Victoria, BC
Project
ROOF PLAN

Drawing

Scale 1 : 125

Project 224033

Sheet **A.209**

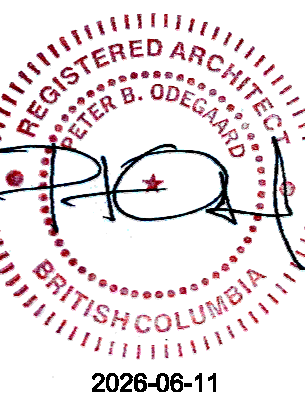


4	DP RESUBMISSION	2026-06-11
3	ISSUED FOR DEVELOPMENT PERMIT	2025-10-10
2	ISSUED FOR BC HOUSING REVIEW	2025-06-19
1	ISSUED FOR REZONING	2025-05-23

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



TL HOUSING SOLUTIONS



Seal
3075 DOUGLAS

Victoria, BC
Project
STREETSCAPE ELEVATIONS

Drawing

Scale 1 : 700

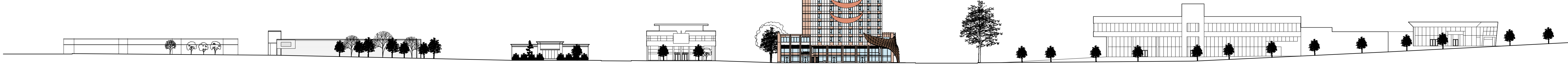
Project 224033

Sheet **A.301**

BLANSHARD STREET /
PATRICIA BAY HIGHWAY

NANAIMO STREET

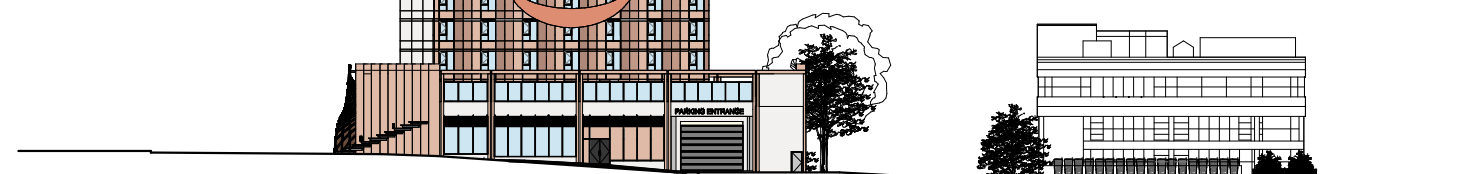
DOUGLAS STREET /
TRANS-CANADA HIGHWAY



STREETSCAPE ELEVATION NORTH

DOUGLAS STREET /
TRANS-CANADA HIGHWAY

NANAIMO ST



STREETSCAPE ELEVATION SOUTH

TOLMIE AVENUE

FINLAYSON STREET

LARCH STREET

SPRUCE AVENUE



STREETSCAPE ELEVATION WEST



M'AKOLA
HOUSING SOCIETY



TL HOUSING
SOLUTIONS



Seal

3075 DOUGLAS

Victoria, BC

Project

NORTH ELEVATION

Drawing

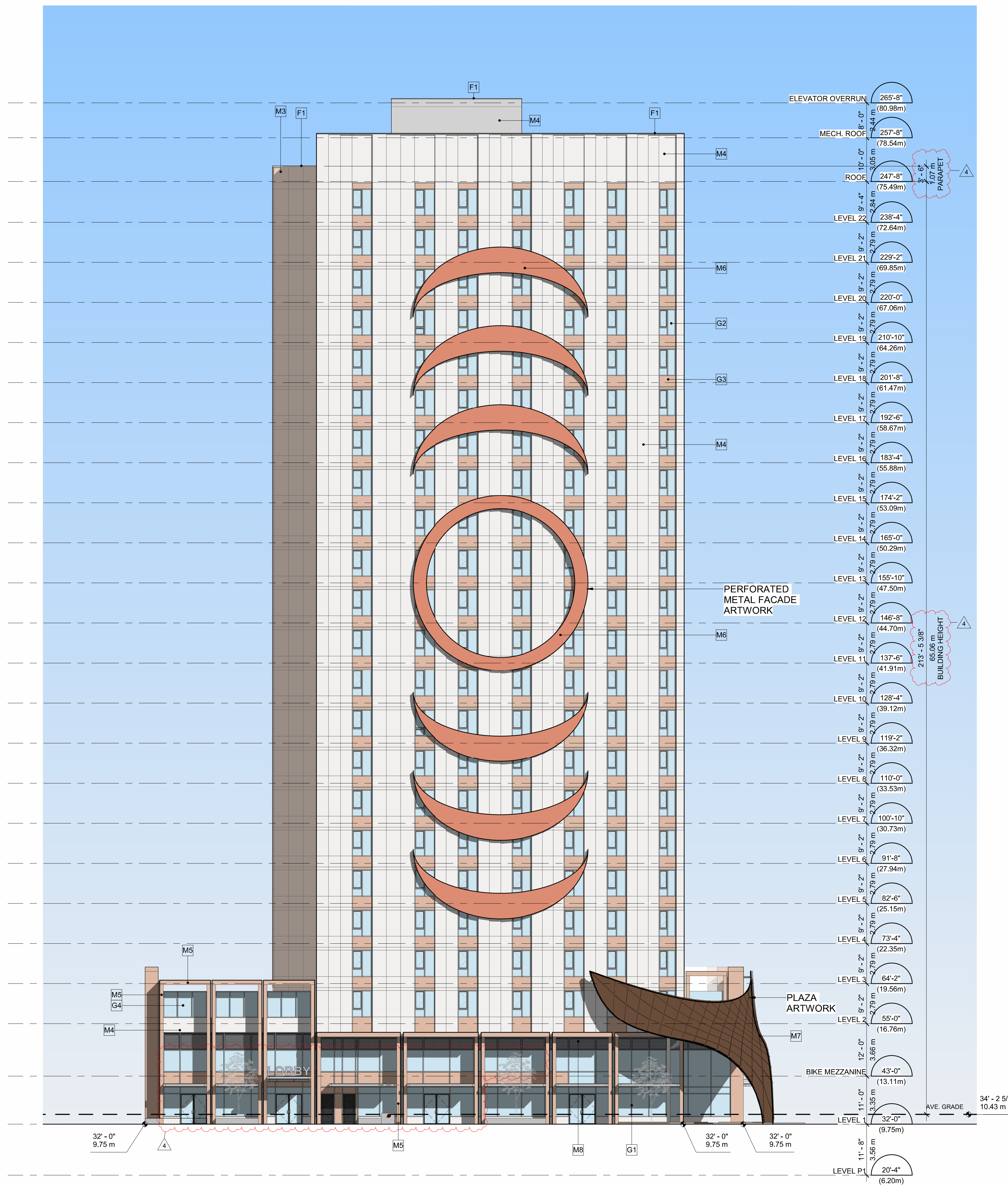
Scale 1 : 150

Project 224033

Sheet **A.302**

Sheet

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



1 NORTH ELEVATION
SCALE: 1 : 150



M'AKOLA HOUSING SOCIETY



TL HOUSING SOLUTIONS



Seal
 3075 DOUGLAS

Victoria, BC
 Project
 EAST ELEVATION

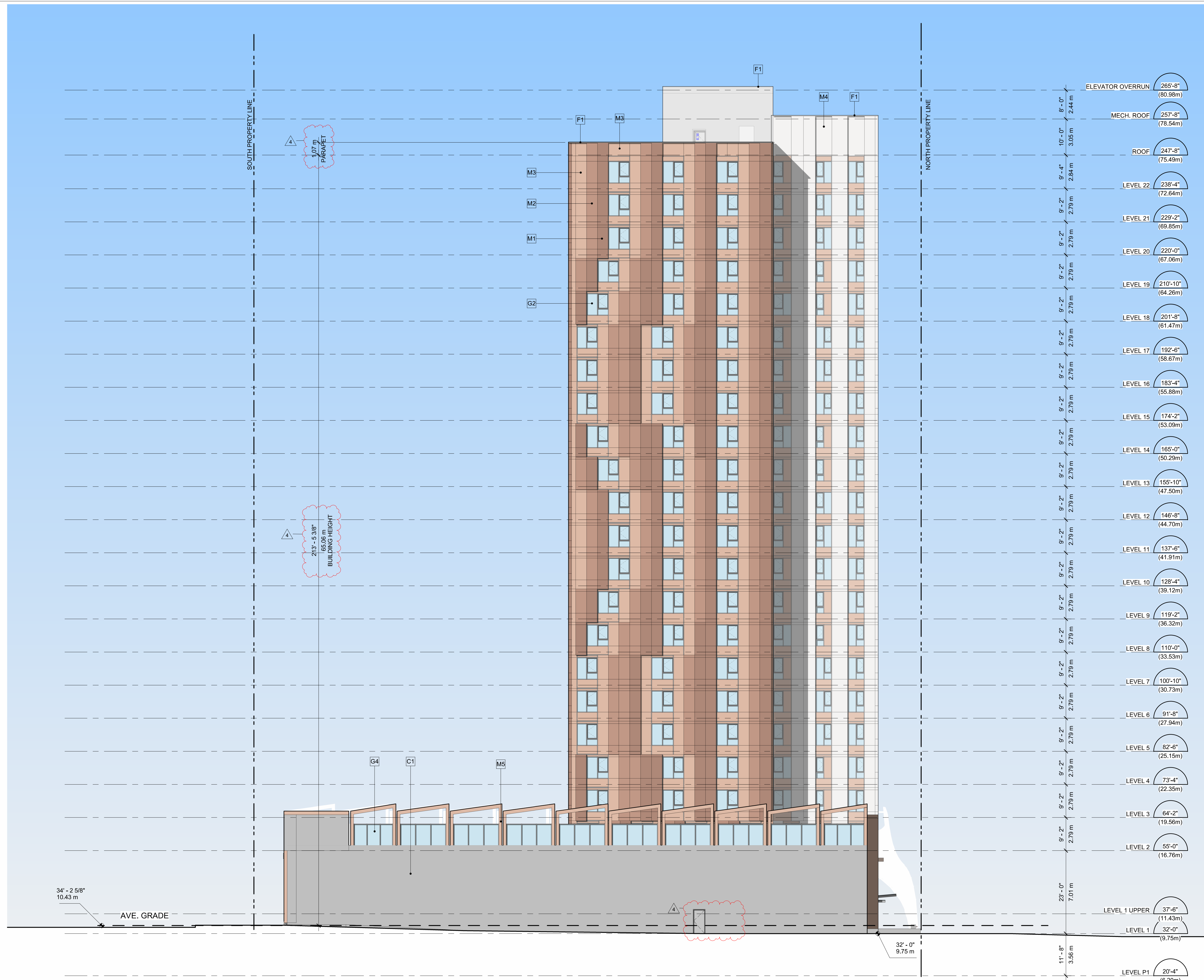
Drawing

Scale 1 : 150

Project 224033

Sheet **A.303**

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



1 EAST ELEVATION
 SCALE: 1 : 150



TL HOUSING SOLUTIONS



Seal
3075 DOUGLAS

Victoria, BC
Project
SOUTH ELEVATION

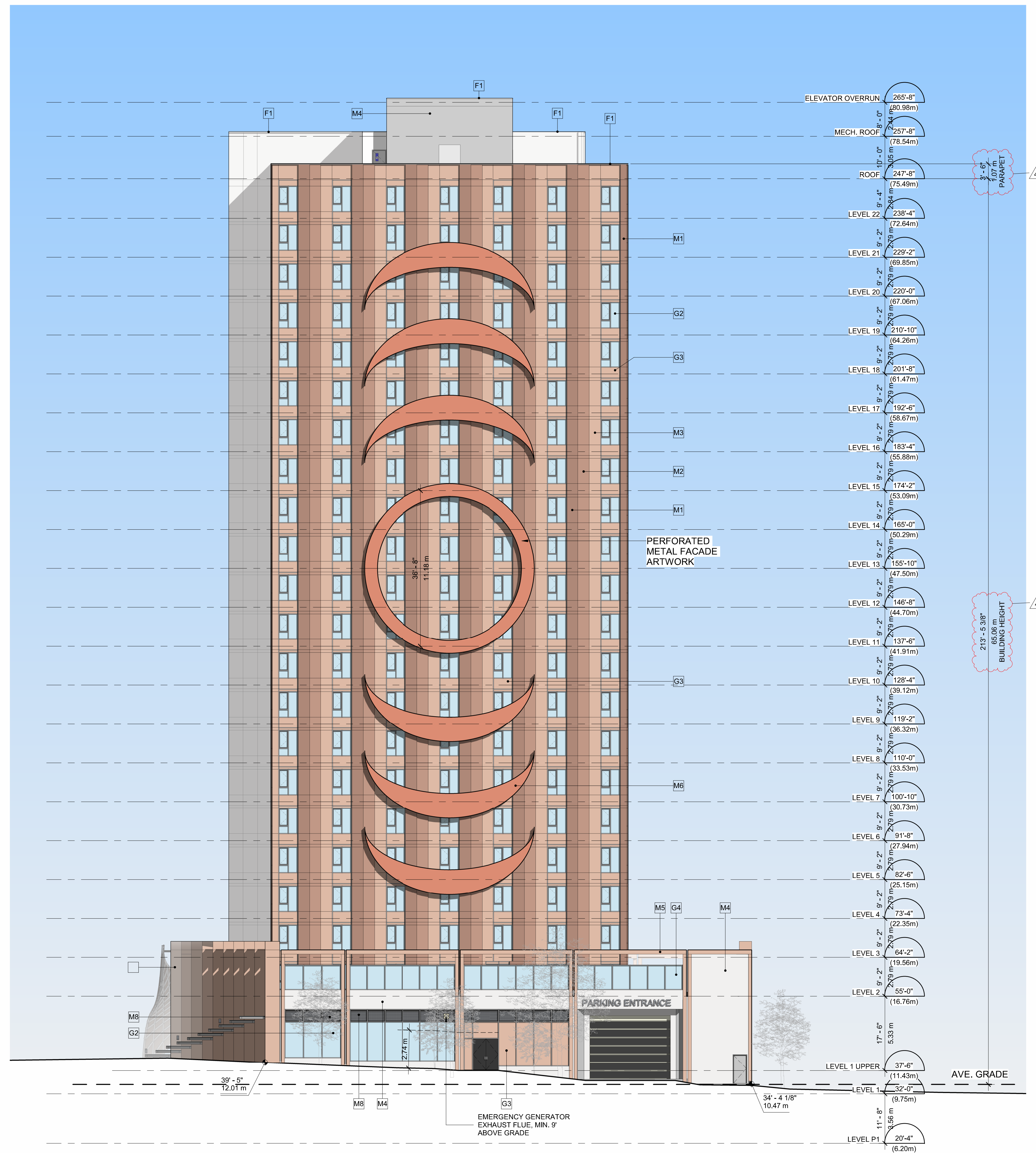
Drawing

Scale 1 : 150

Project 224033

Sheet **A.304**

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

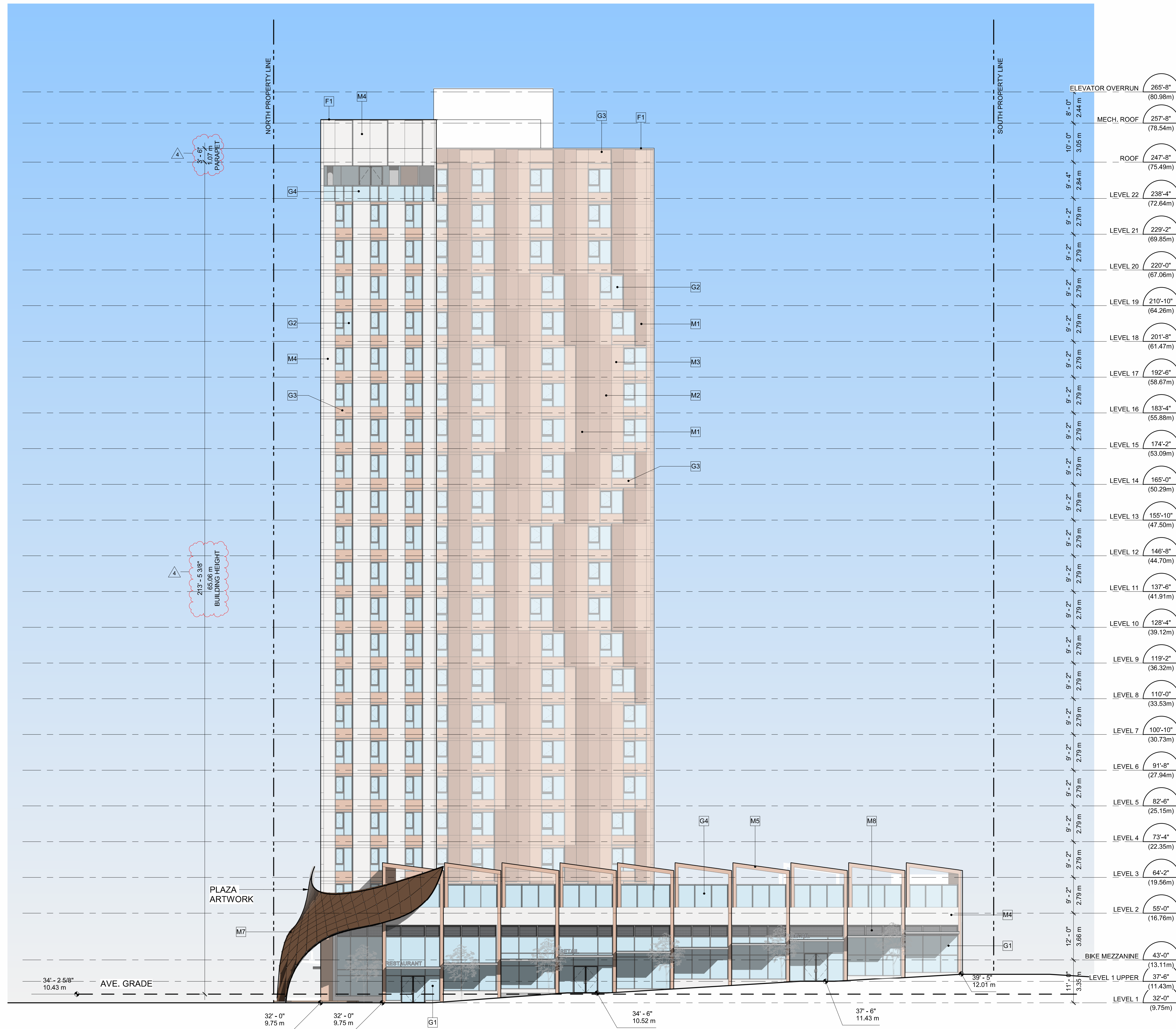


1 SOUTH ELEVATION
SCALE: 1 : 150

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

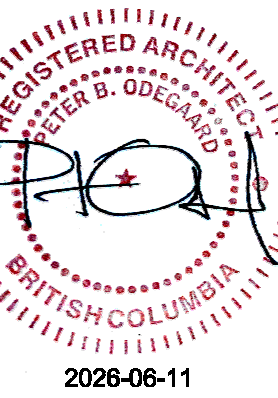


1 WEST ELEVATION
 SCALE: 1 : 150

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TL HOUSING SOLUTIONS



Seal
3075 DOUGLAS

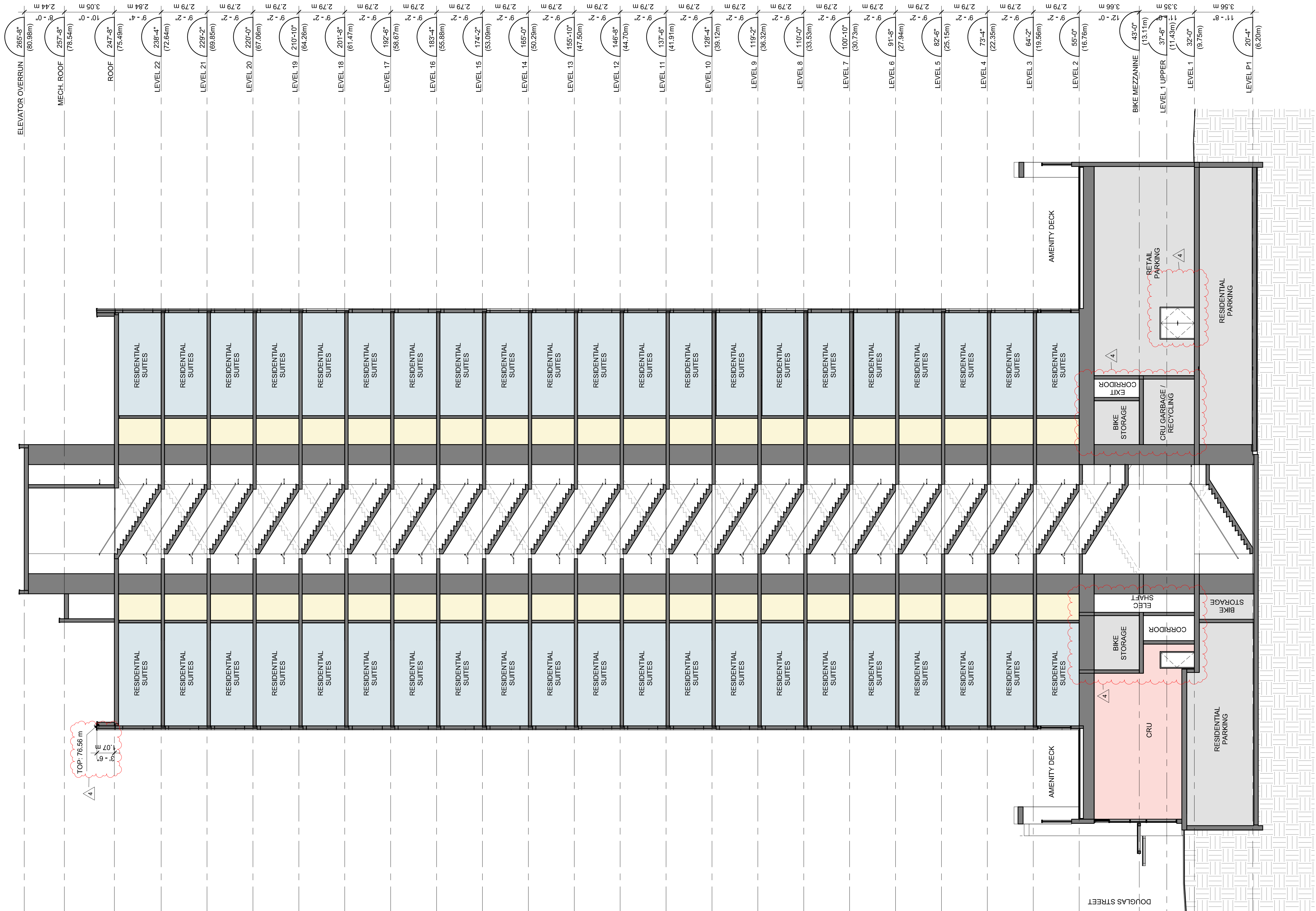
Victoria, BC
Project
BUILDING SECTION

Drawing

Scale 1 : 125

Project 224033

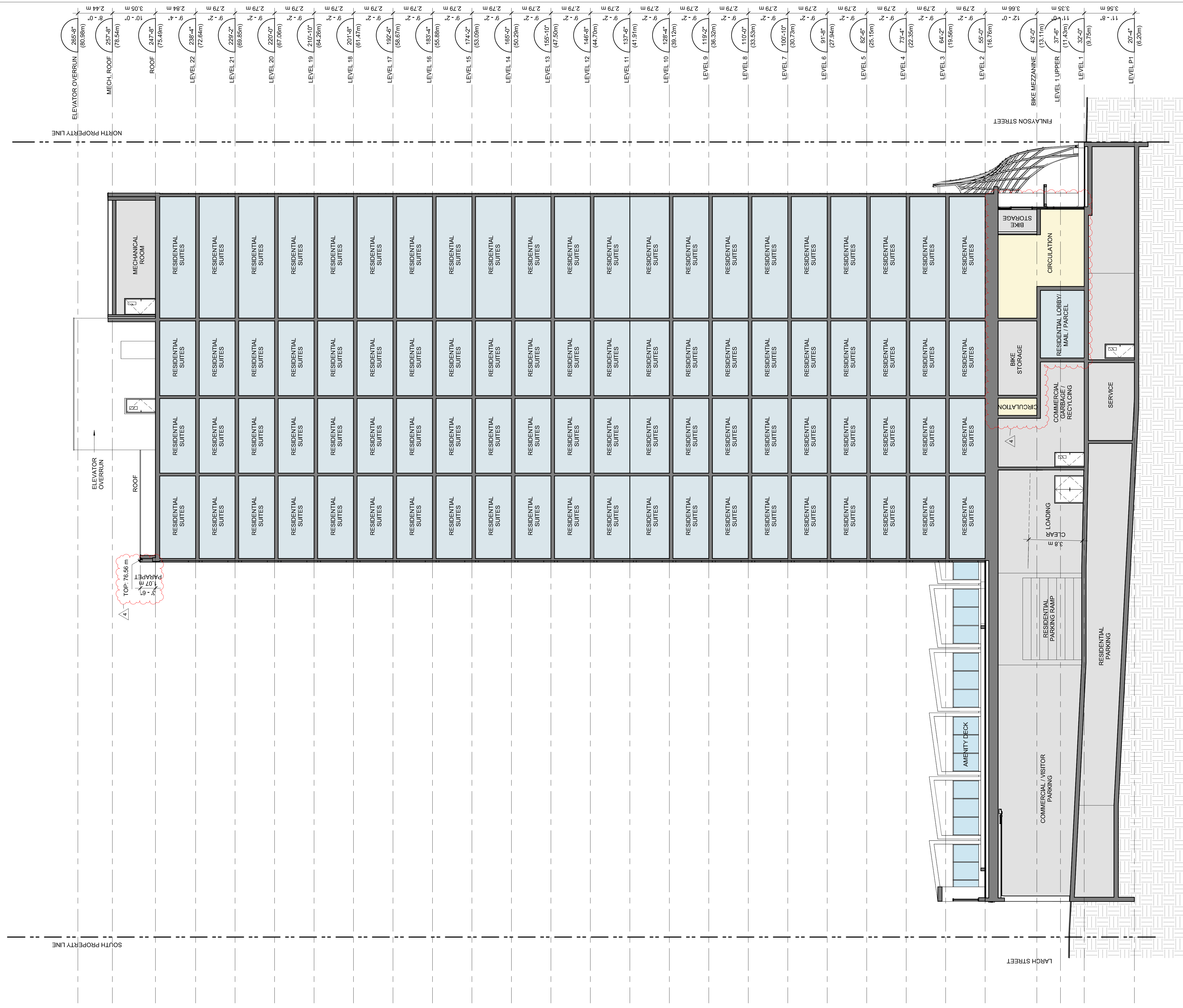
Sheet **A.311**



EAST-WEST SECTION
SCALE: 1 : 125

1
A.311

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1 NORTH-SOUTH SECTION
SCALE: 1:125

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



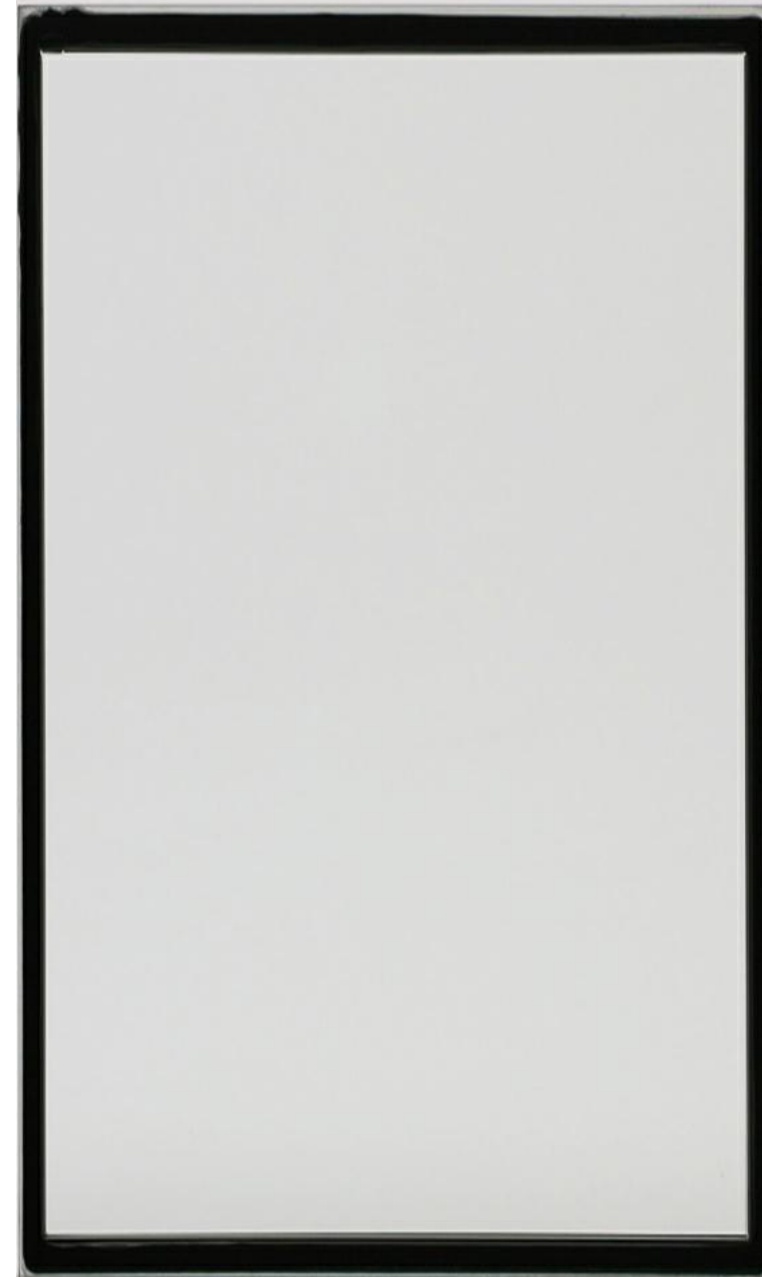
Seal
3075 DOUGLAS

Victoria, BC
Project
BUILDING SECTION

Drawing
Scale 1:125
Project 224033

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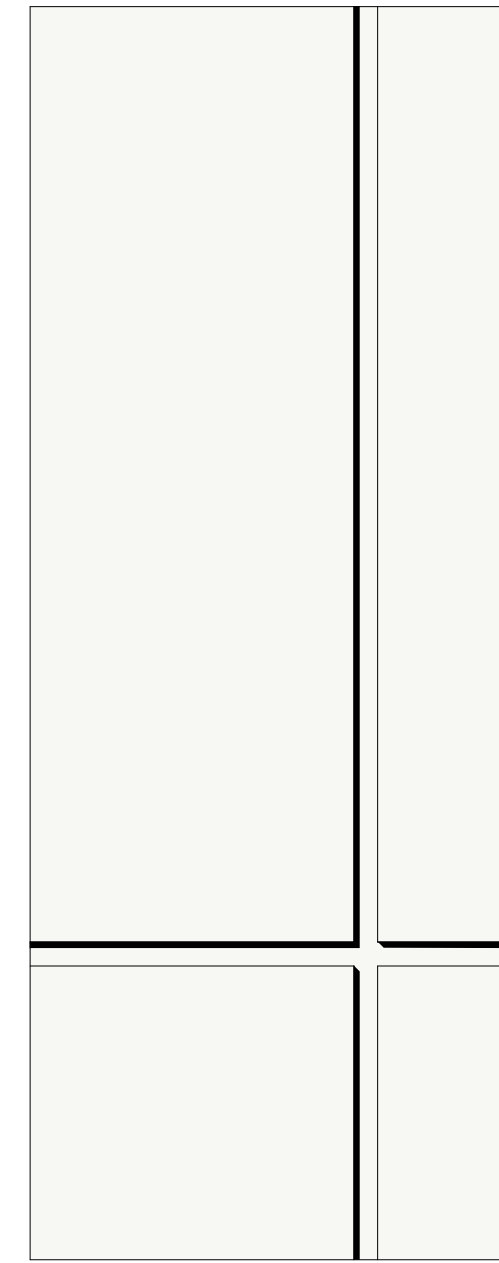
TOWER LEVELS



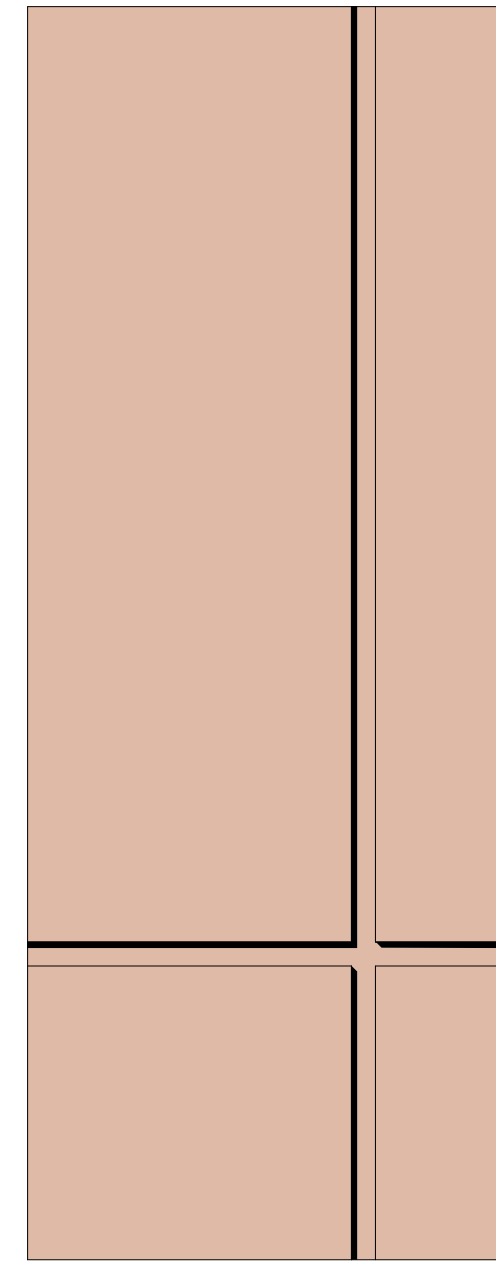
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



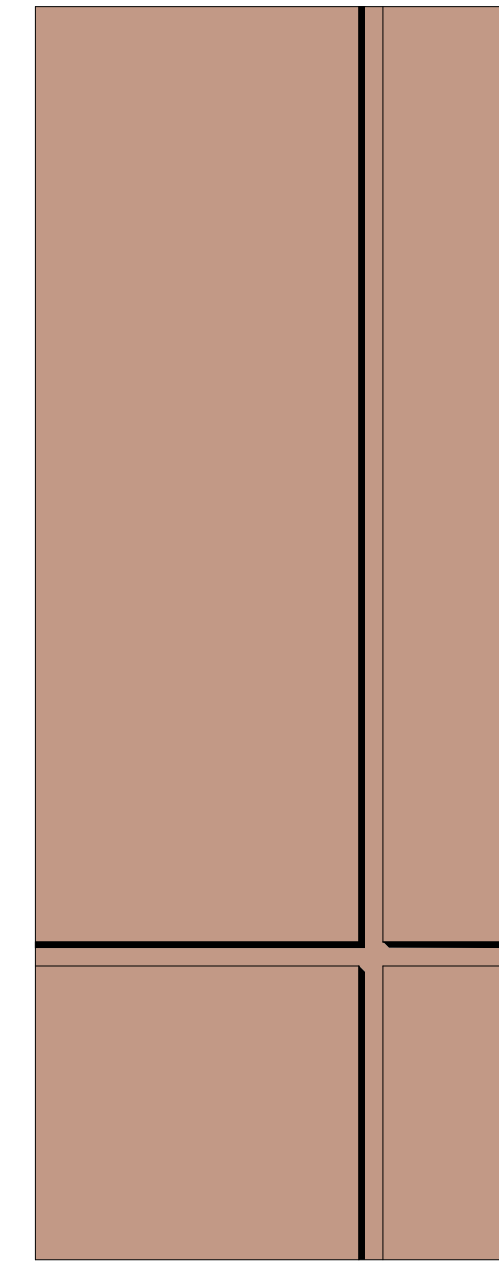
BLACK WINDOW
WALL MULLIONS



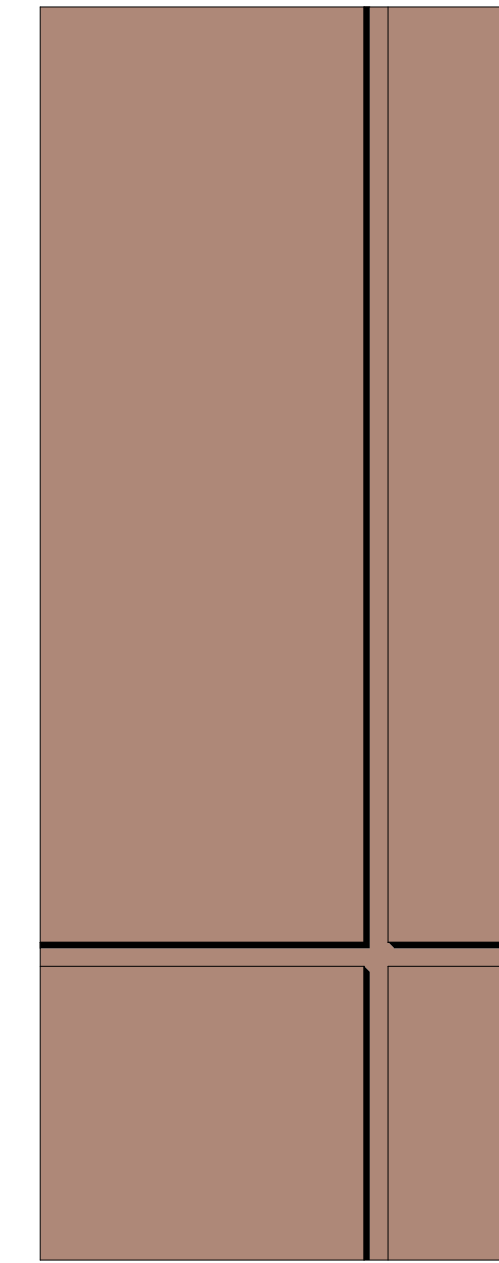
WHITE METAL PANEL



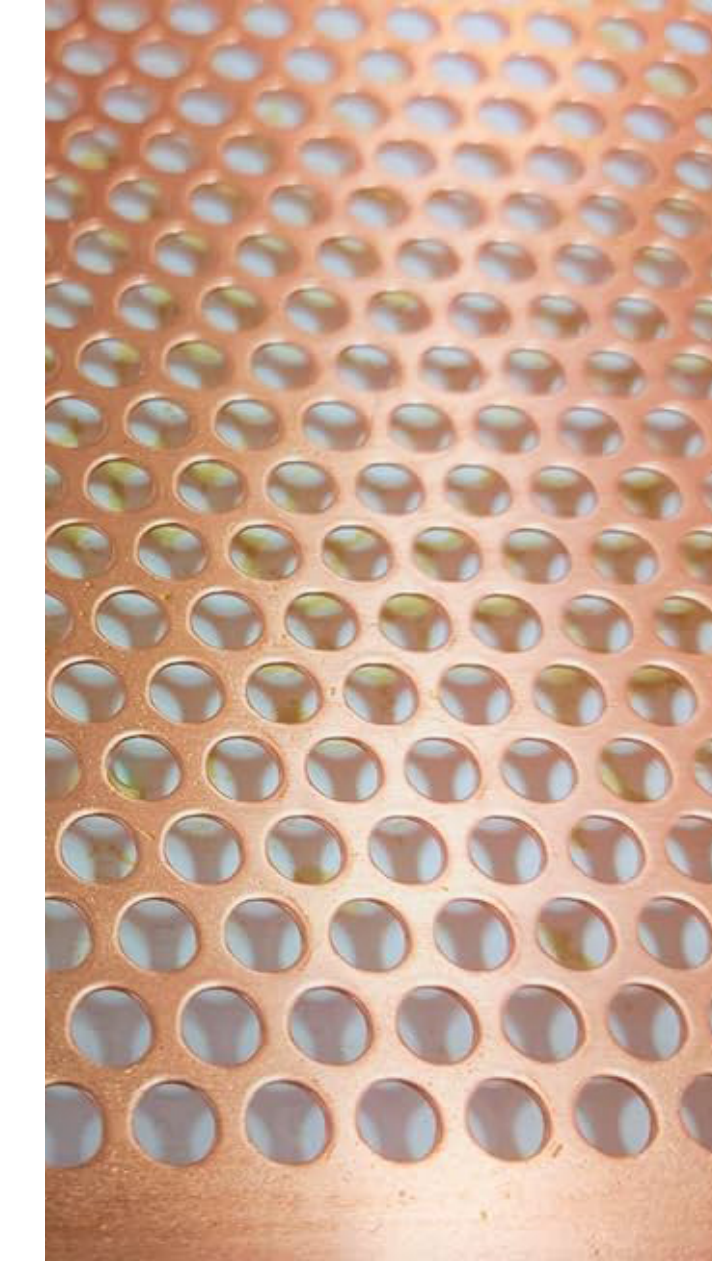
FLUSH METAL PANEL /
SPANDREL PANEL
LIGHT COPPER COLOUR



2" RAISED METAL PANEL
MEDIUM COPPER COLOUR



4" RAISED METAL PANEL
COPPER COLOUR



PERFORATED COPPER
ARTWORK

PODIUM



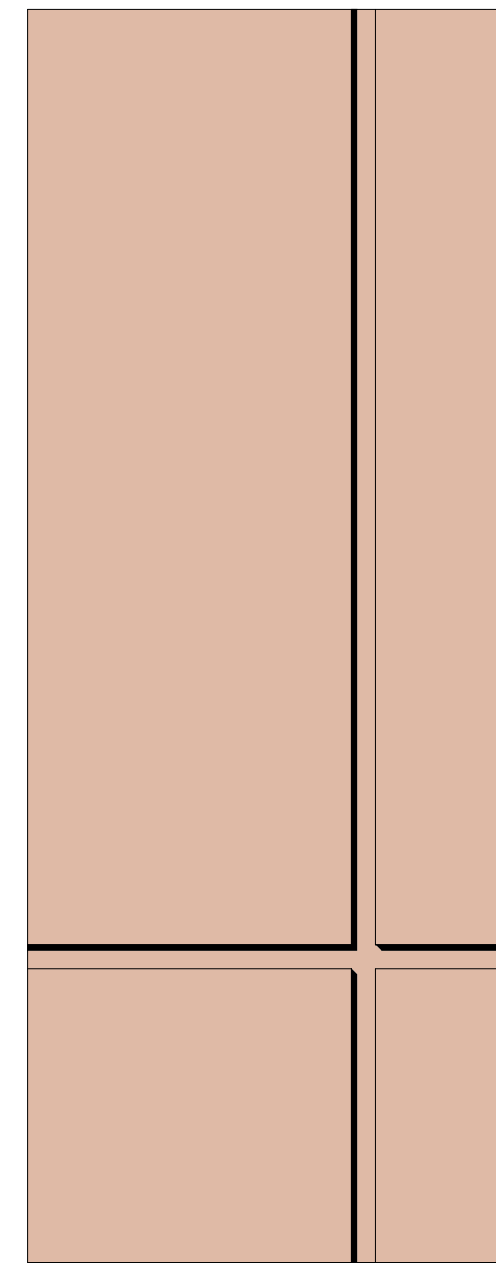
DOUBLE GLAZED
CLEAR GLASS
LOW REFLECTIVITY



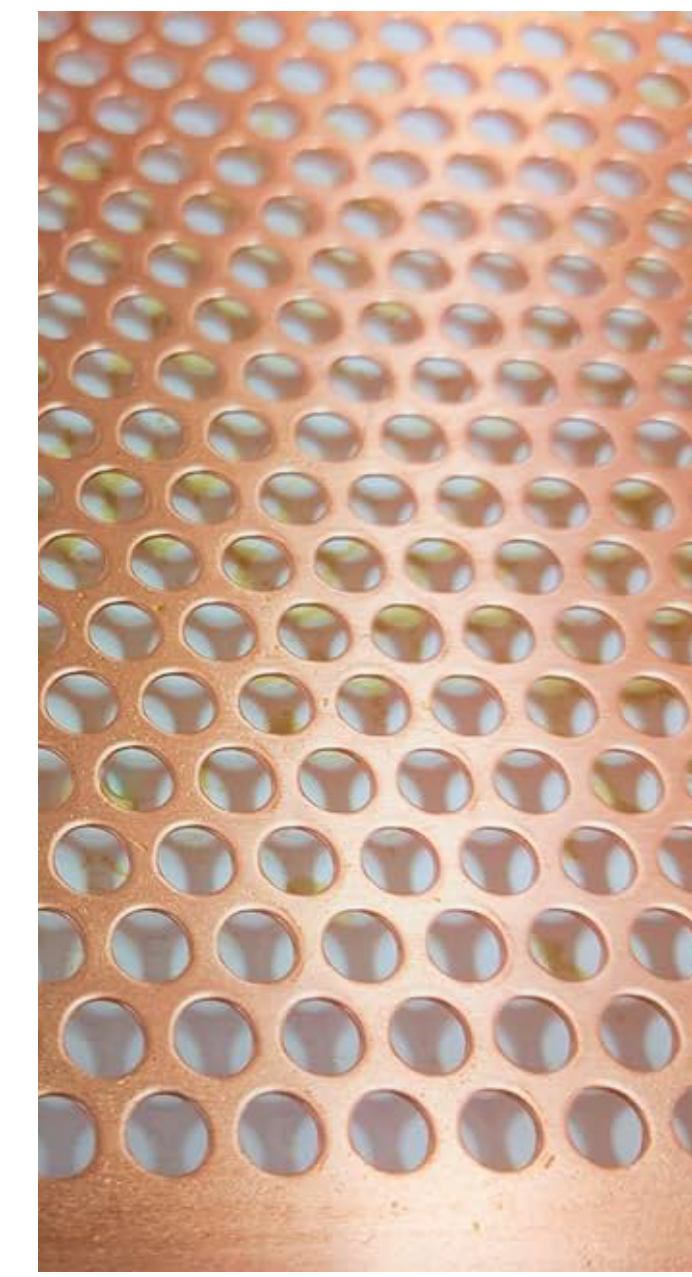
BLACK WINDOW
WALL MULLIONS



COMPOSITE METAL PANEL
WHITE COLOUR



COMPOSITE METAL PANEL
LIGHT COPPER COLOUR



PERFORATED COPPER
ARTWORK



BLACK PAINTED STEEL CANOPY
W/ LAMINATED GLAZING



Seal
3075 DOUGLAS

Victoria, BC
Project
MATERIALS

Drawing
Scale 3/4" = 1'-0"
Project 224033

Sheet **A.321**

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TL HOUSING SOLUTIONS



Seal
3075 DOUGLAS

Victoria, BC
Project
BUILDING RENDERINGS

Drawing

Scale

Project 224033

Sheet **A.1001**



NORTHWEST PERSPECTIVE (SOUTH DOWN DOUGLAS)



WEST PERSPECTIVE (DOUGLAS)



SOUTHWEST PERSPECTIVE (NORTH DOWN DOUGLAS)



NORTHEAST PERSPECTIVE (FINLAYSON)