

PROJECT INFORMATION

CIVIC ADDRESS
1230 Grant St, 1209,1218,1219,1220, and 1226 North Park St,
1219 Vining St, 1235 Caledonia Ave Victoria BC

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

SITE AREA
8681.1 SM

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

BUILDING HEIGHTS (BCBC)
APARTMENT 1 4 STOREYS, 12.08 M
APARTMENT 2 5 STOREYS, 14.96 M
TOWNHOUSE 1 3 STOREYS, 12.20 M
TOWNHOUSE 2 3 STOREYS, 11.70 M
TOWNHOUSE 3 3 STOREYS, 10.215 M

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

GROSS BUILDING AREAS BCBC ZONING
PARKADE 3905 SM - SM

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

APARTMENT 2
LEVEL 1 784 SM 760 SM
LEVEL 2 656 SM 637 SM
LEVEL 3 831 SM 809 SM
LEVEL 4 831 SM 809 SM
LEVEL 5 690 SM 672 SM
TOTAL 3792 SM 3687 SM

TOWNHOUSE 1
LEVEL 0 578 SM -
LEVEL 1 602 SM 581 SM
LEVEL 2 608 SM 592 SM
LEVEL 3 645 SM 633 SM
TOTAL 2433 SM 1806 SM

TOWNHOUSE 2
LEVEL 0 619 SM -
LEVEL 1 607 SM 590 SM
LEVEL 2 607 SM 590 SM
LEVEL 3 645 SM 632 SM
TOTAL 2478 SM 1812 SM

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

RESIDENTIAL UNIT SUMMARY
APARTMENTS 1 & 2
14 STUDIO @ 34 SM
38 ONE BED @ 47 - 49 SM
7 ACCESSIBLE ONE BED @ 53 SM
14 TWO BED @ 61 - 76 SM
5 ACCESSIBLE TWO BED @ 71 SM
12 THREE BED @ 78 - 88 SM
1 ACCESSIBLE THREE BED @ 98 SM
6 FOUR BED @ 98 - 118 SM
97 TOTAL

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

VEHICLE PARKING
PARKADE 112
SURFACE 0
TOTAL 112

BICYCLE PARKING
LONG TERM 194
SHORT TERM 30
TOTAL 224

VICTORIA ZONING BYLAW SUMMARY

ZONING
R-K
R-2

USE
RESIDENTIAL

FLOOR SPACE RATIO
GROSS BUILDING FLOOR AREA (ZONING) / SITE AREA
11204/8681.1 = 1.29

SITE COVERAGE
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
3544/8681.1 = 41%

OPEN SITE SPACE
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
8681.1 - 3460 = 5221.1
OPEN SITE SPACE/ SITE AREA
5221.1/ 8681.1 = 49%

AVERAGE GRADE (GEODETIC)
(SEE SITE PLAN FOR GRADE CALCULATION).
APARTMENT 1 33.4 M
APARTMENT 2 33.4 M
TOWNHOUSE 1 33.2 M
TOWNHOUSE 2 32.6 M
TOWNHOUSE 3 32.9 M

HEIGHT OF BUILDINGS
(AS MEASURED FROM AVERAGE GRADE).
APARTMENT 1 12.380 M
APARTMENT 2 15.060 M
TOWNHOUSE 1 11.600 M
TOWNHOUSE 2 11.200 M
TOWNHOUSE 3 10.400 M

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

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

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

CODE ANALYSIS

REFERENCE DOCUMENT BCBC 2018,

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

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

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

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULL SPRINKLERED
HEIGHT - 1 STOREY
AREA - 8360 SM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY - 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

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

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

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

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 4 STOREYS
AREA - 754 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - NONE

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

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

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

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 5 STOREYS, 14.96 M
AREA - 969 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 1 HOUR
SUPPORTING WALLS AND STRUCTURE - 1 HOUR
ROOF ASSEMBLY - 1 HOUR

CODE ANALYSIS CONTINUED

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

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)

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

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 651 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 2
OCCUPANCY CLASSIFICATIONS (TABLE 9.10.2.1)
GROUP C - RESIDENTIAL

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

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 559 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

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

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

ACTUAL SIZE AND CONSTRUCTION
FIRE SUPPRESSION - FULLY SPRINKLERED
HEIGHT - 3 STOREYS WITH BASEMENT
AREA - 392 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

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CIVIL
19-028-REZONING CONCEPTUAL SERVICING

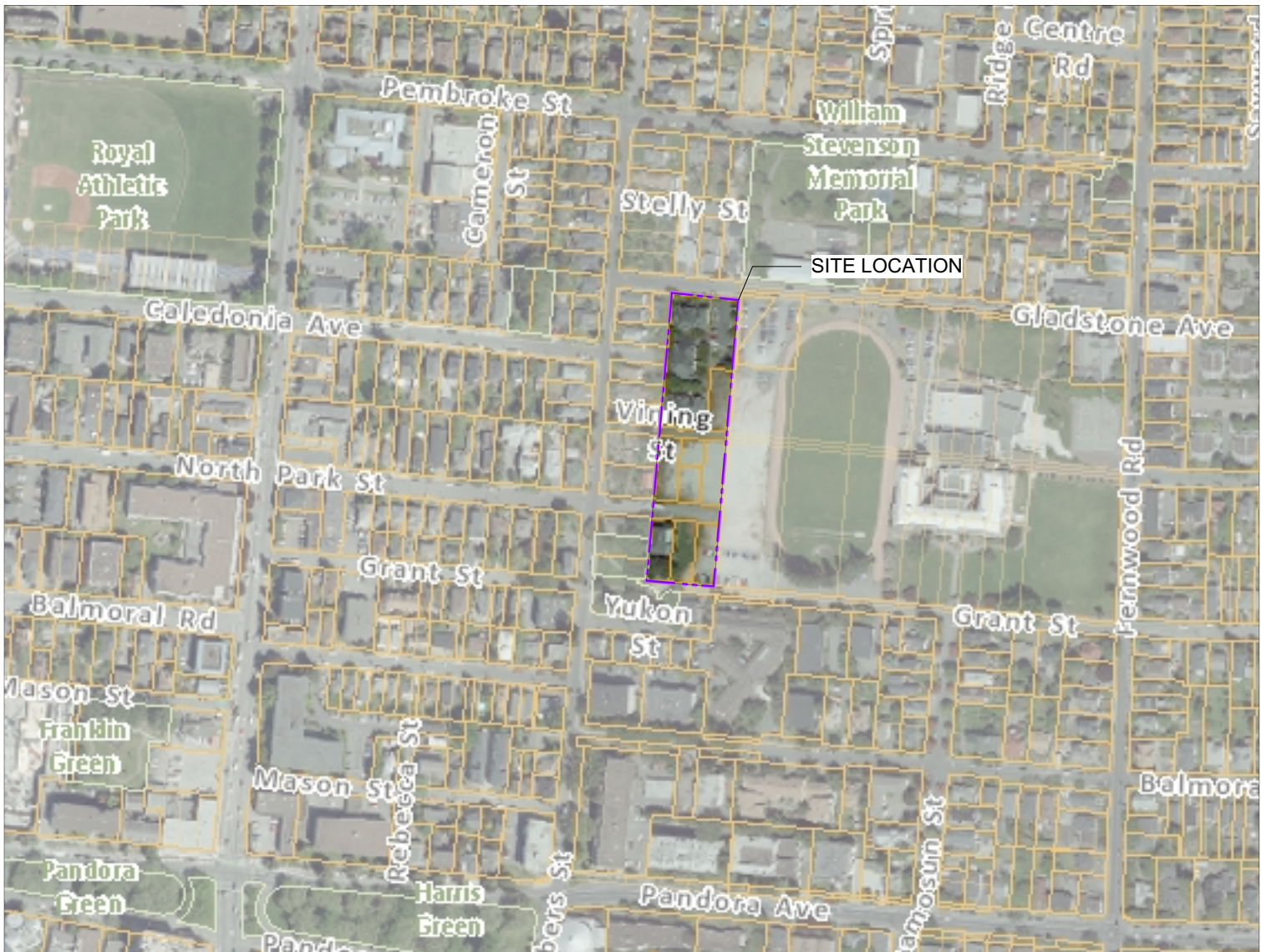
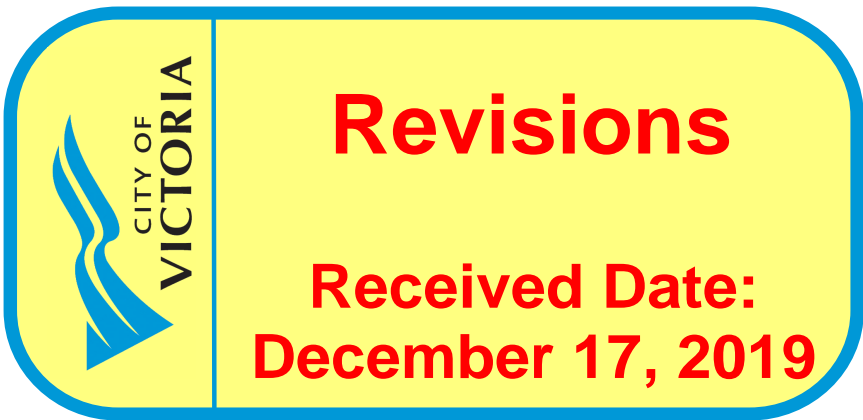
LANDSCAPE
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1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 PROJECT INFORMATION
drawn by	FWP	checked by RAW
scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters.

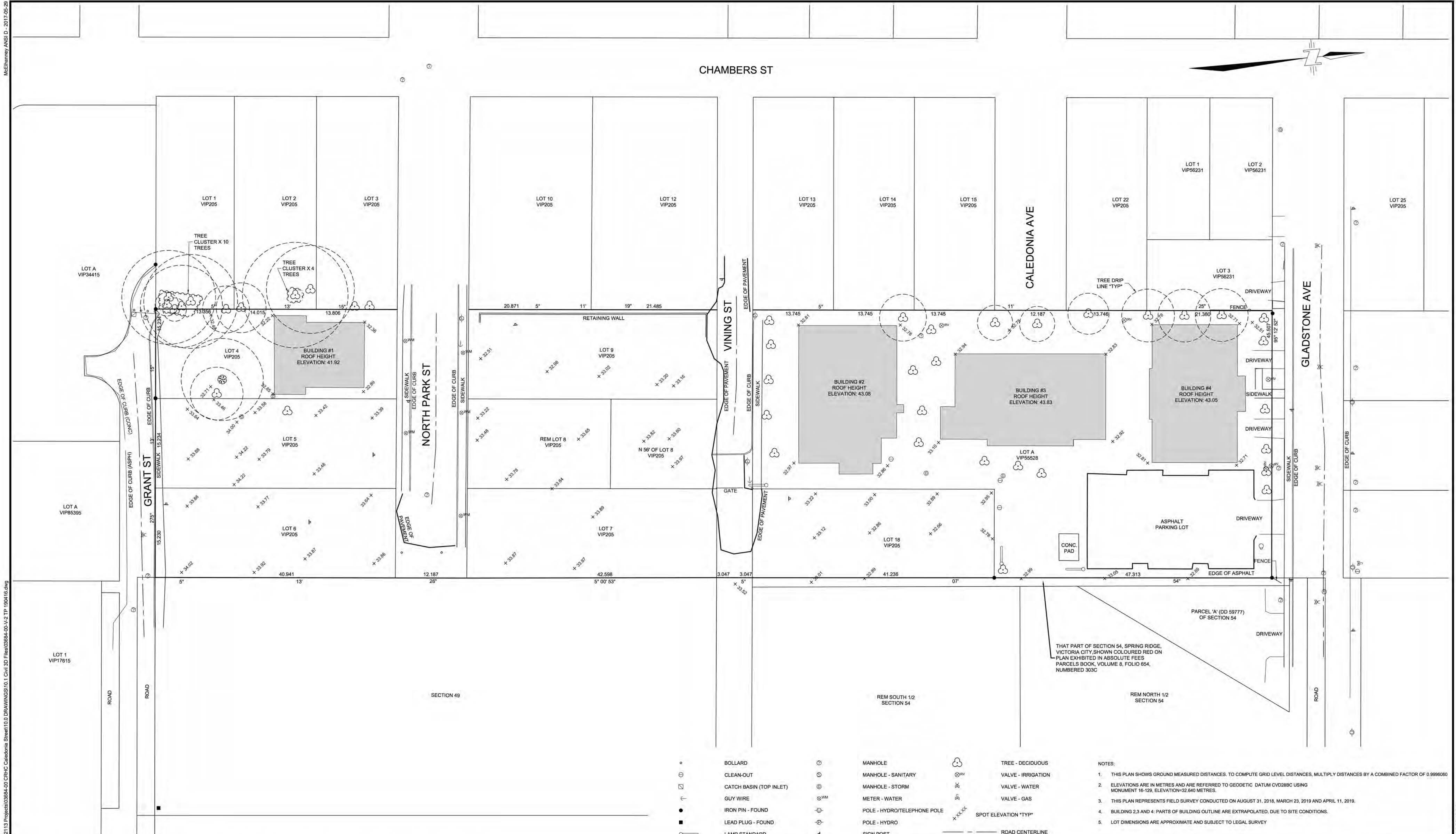
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VICTORIA OFFICE 977 Port Street Victoria BC V8V 1K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria, BC	
Project Information	
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DATE: 2019-04-16 14:08 FILE: P:\SURVEY\2113\Project\03684-00\CRHC Caledonia Street\10.0 DRAWINGS\10.1 Civil 3D\Revised\03684-00-V-1 TP 190416.dwg



Rev	Date	Description	Drawn	Surv	App'd
2	2019-04-16	REVISED WITH ADDITIONAL SURVEY INFO	SALM	SM	GO
1	2019-03-29	REVISED WITH ADDITIONAL SURVEY INFO	SA	SM	GO
0	2018-09-17	ORIGINAL ISSUE	LM	JC	GO

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

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CAPITAL REGIONAL HOUSING CORP
631 FISGARD ST, PO BOX 1000, VICTORIA, BC

RE-DEVELOPMENT OF CALEDONIA ST PROPERTIES
SITE PLAN
1230 GRANT ST, 1209, 1218, 1219, 1220, AND 1228 NORTH PARK ST, 1219 VINING ST, 1235 CALEDONIA AVE
VICTORIA, BC

Drawing No.
03684-00-V-1 TP


Project Number
2113-03684-00

Rev.
02

Approved Sealed

Rev	Date	Description
1	19/12/16	RESPONSE TO PLANNING REVIEW
2	19/12/16	RESPONSE TO PLANNING REVIEW
3	19/12/16	RESPONSE TO PLANNING REVIEW
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Nanaimo BC V9T 2K6
T 1-250-585-5810


Project Name
Caledonia
Victoria, BC

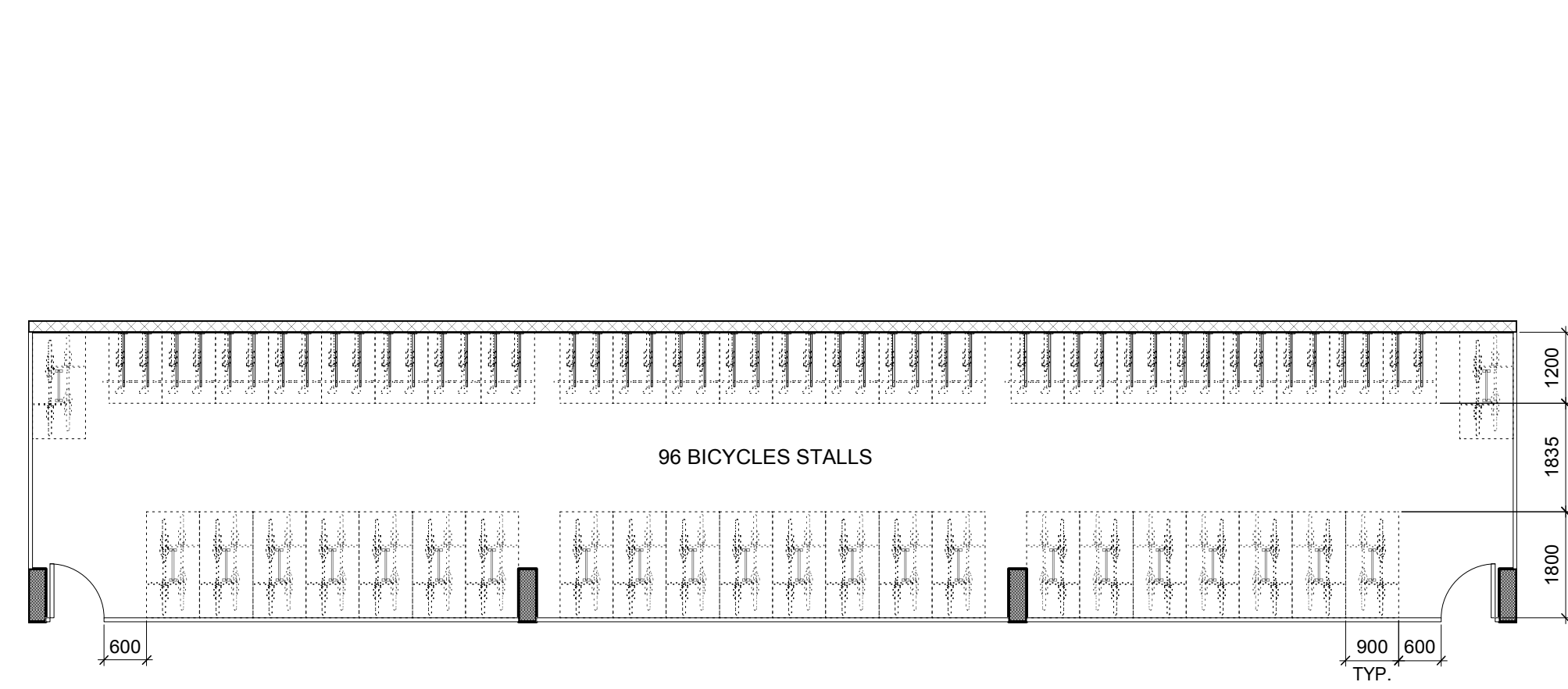
Survey

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A002


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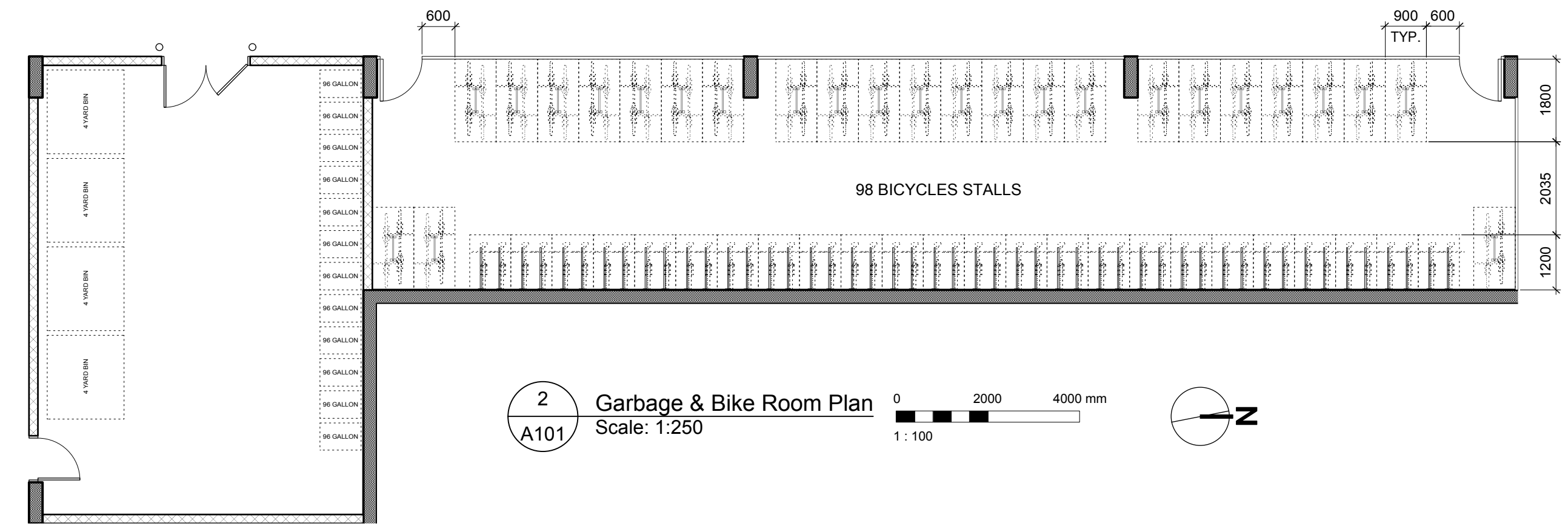
-  STUDIO
 1 BEDROOM
 2 BEDROOM
 3 BEDROOM
 4 BEDROOM
 ACCESSIBLE



3 Bike Room Plan
A101 Scale: 1:250

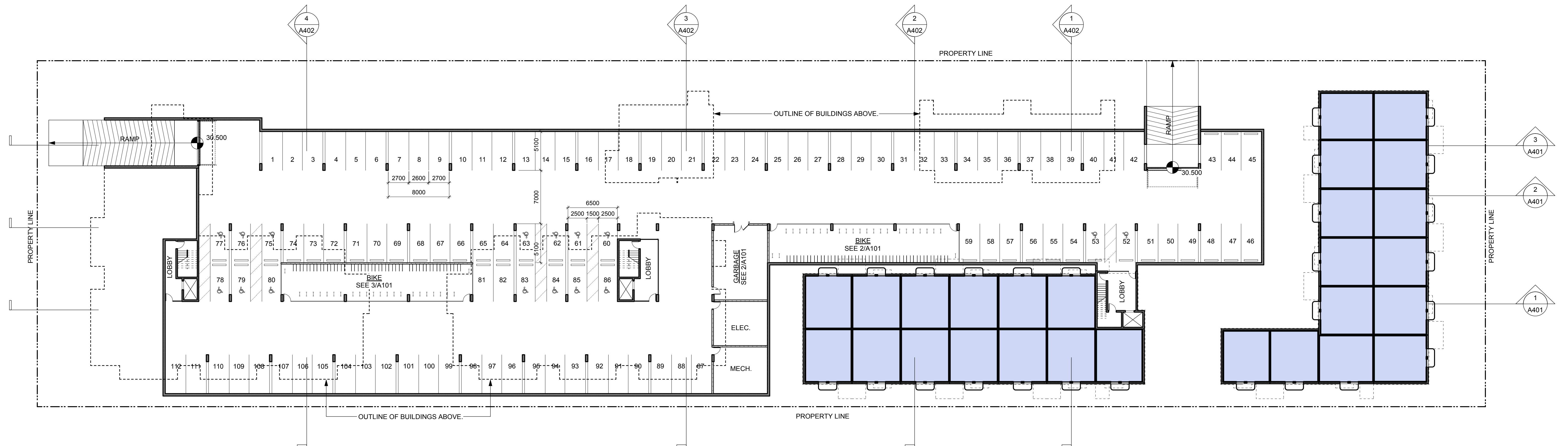
0 2000 4000 mm
1 : 100





2 Garbage & Bike Room Plan
A101 Scale: 1:250

0 2000 4000 mm
1 : 100



<u>VEHICLE PARKING CALCULATION</u>	
UNITS < 45 SM	$14 \times 2 = 2.8$
UNITS 45-70 SM	$58 \times 5 = 29$
UNITS > 70 SM	$86 \times 75 = 64.5$
SUBTOTAL	96.3 (96)
VISITOR	$158 \times 1 = 15.8$ (16)
TOTAL REQUIRED	112
PROVIDED	112

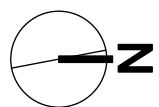
<u>LONG TERM BIKE PARKING CALCULATION</u>	
UNITS < 45 SM	$14 \times 1 = 14$
UNITS > 45 SM	$144 \times 1.25 = 180$
TOTAL REQUIRED	194
PROVIDED	194

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
year code	SEPTEMBER 2019	1907 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

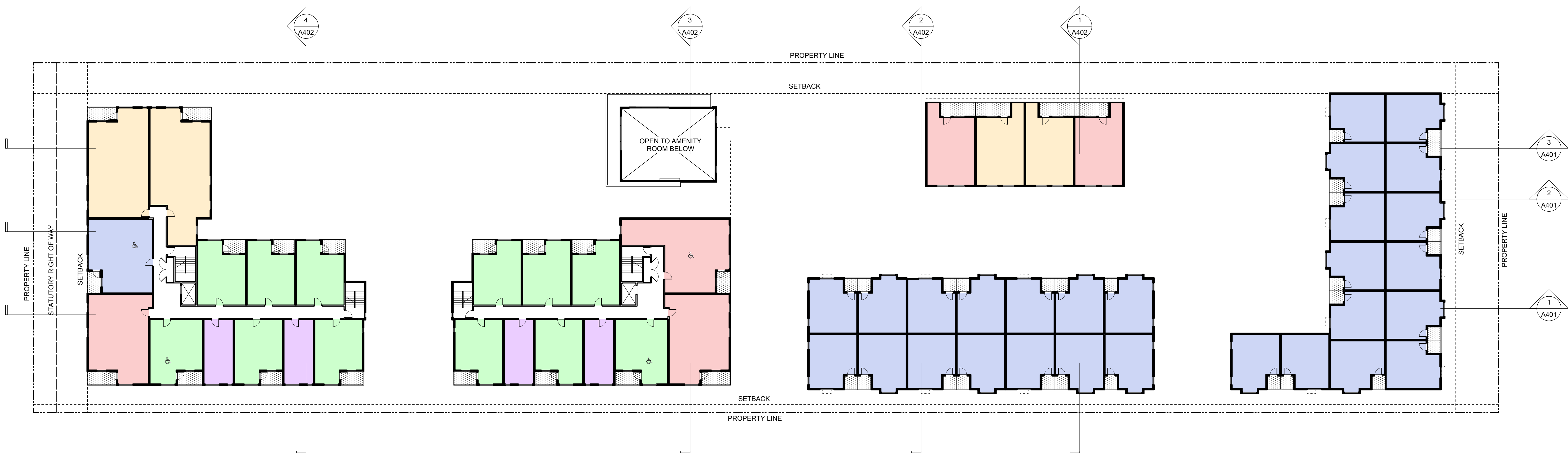
	<h1>dHKArchitects</h1>
<p>VICTORIA OFFICE 977 FORT STREET VICTORIA BC V8W 3K3 T 250-588-5367</p> <p>project name Caledonia Victoria BC</p>	<p>NANAIMO OFFICE 102-5100 BURNIE WAY NANAIMO BC V9T 2K8 T 250-658-0810</p>



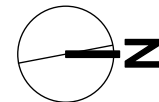
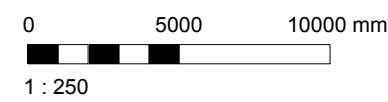
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| 1 | 19/12/16 | RESPONSE TO PLANNING REVIEW |
| Rev | Date | Description |
| grid date | SEPTEMBER 2019 | drawing file 1907 A200 Plans.vex |
| drawn by | FWP | checked by RAW |
| scale | AS SHOWN | project number 1907 |

Architectural drawing of the Caledonia site, showing the building footprint and surrounding context. The drawing includes the following information:

- Project Name:** Caledonia
- Location:** Victoria BC V8V 3K3
- Client:** L1 Plan
- Architect:** dHArchitects
- Address:** 152-1148 Dublin Way Nanaimo BC V8T 2K8
- Phone:** T 1-250-585-5810
- Copyright:** All Rights Reserved. No part of this drawing may be reproduced without written consent.



1
A203
L2 Plan
Scale: 1:250



GRAPHIC LEGEND:

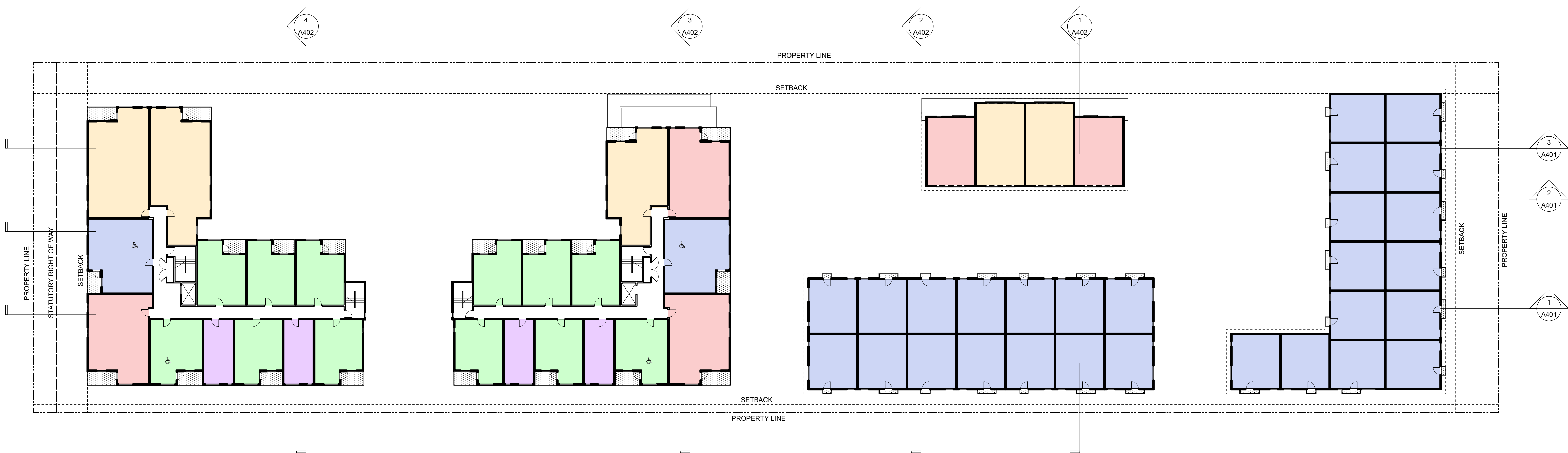
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

1	19/12/16	RESPONSE TO PLANNING REVIEW
REV	DATE	DESCRIPTION
1	SEPTEMBER 2019	1907 A200 Plans view
Drawn by	FWP	checked by RAW
Scale	AS SHOWN	project number 1907

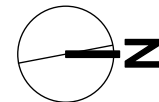
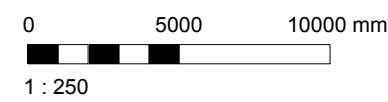
NOTE: All dimensions are shown in millimeters.

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 VICTORIA OFFICE 977 Port Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title L2 Plan	
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sheet no. A203	sheet no. 1



1
A204
L3 Plan
Scale: 1:250



GRAPHIC LEGEND:

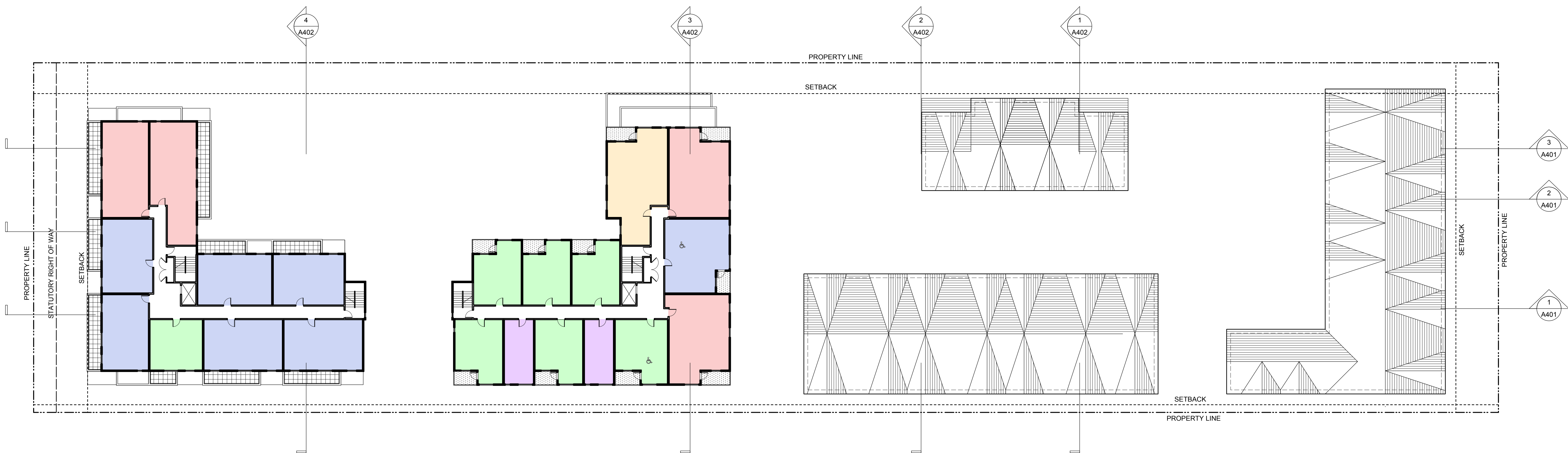
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- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	19/12/16	1907 A200 Plans view
Drawn by	FWP	checked by
Scale	AS SHOWN	project number
		1907

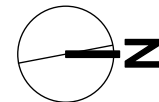
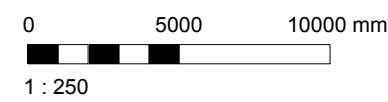
NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE 977 Port Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name	Caledonia
location	Victoria BC
plan name	L3 Plan
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1
A205
L4 Plan
Scale: 1:250



GRAPHIC LEGEND:

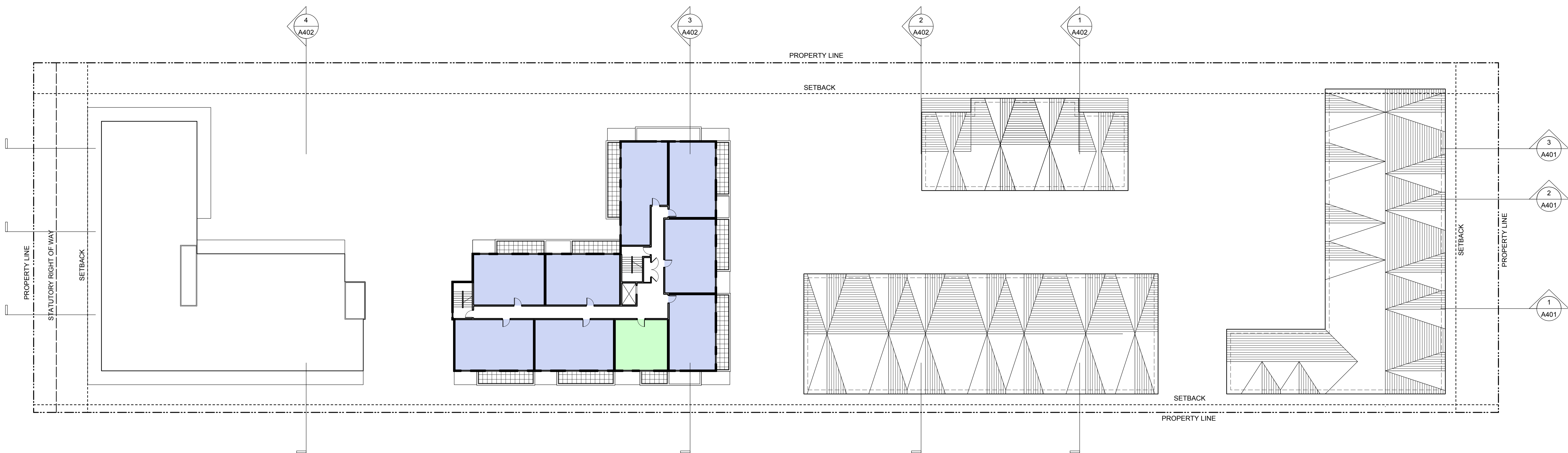
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- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	19/12/16	1907 A205 Plans view
Drawn by	FWP	checked by
Scale	AS SHOWN	project number
		1907

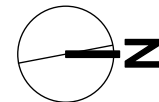
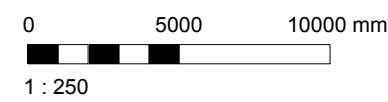
NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing title L4 Plan	
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	sheet no. 1



1
A206
L5 Plan
Scale: 1:250



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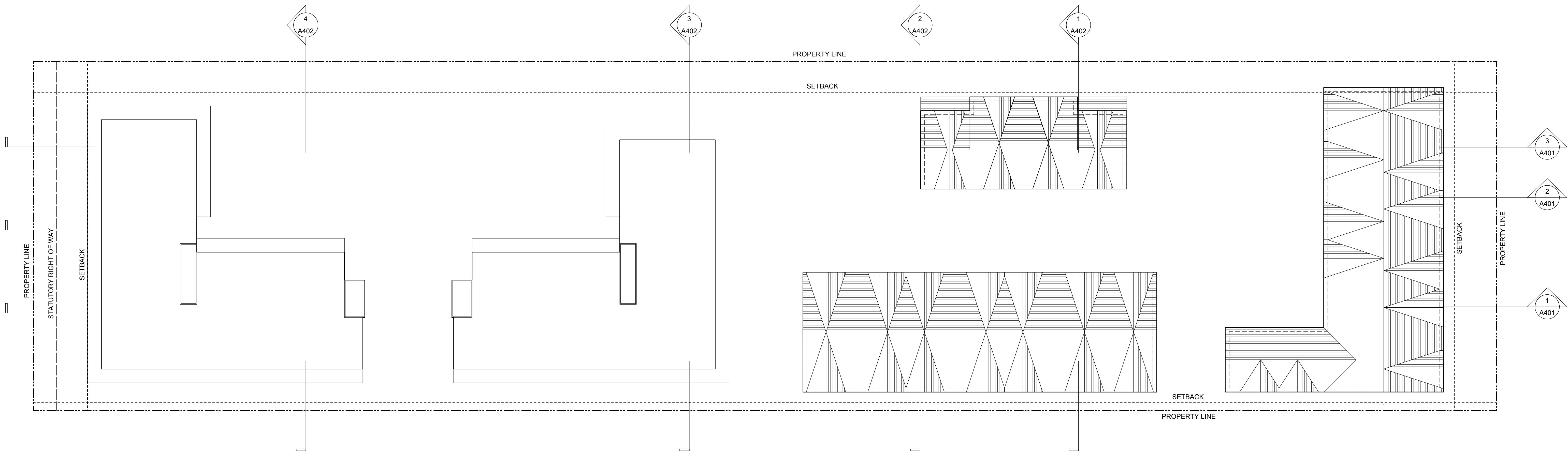
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- 1 BEDROOM
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- 4 BEDROOM
- ACCESSIBLE

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

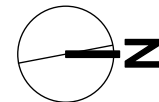
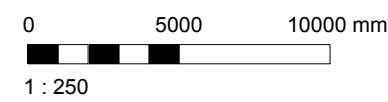
NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	drawing no. A206	sheet no. 1





1
A207
Roof Plan
Scale: 1:250



1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	drawing no. A207	sheet no. 1



1 Apartment 1 - North
A301 Scale: 1:100



2 Apartment 1 - East
A301 Scale: 1:100



3 Apartment 1 - South
A301 Scale: 1:100



4 Apartment 1 - West
A301 Scale: 1:100

MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
	SEPT 2019	1907 A300 Elevations view
Drawn by	NLC	checked by RAW/CRRK
Scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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VICTORIA OFFICE 877 Fort Street Victoria BC V8V 3K3 T 1-250-668-3367	MANIMOU OFFICE 102-5190 Duxton Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawn by Elevations - Apartment 1	
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	revision no. 1



1 Apartment 2 - North
Scale: 1:100
A302



2 Apartment 2 - East
Scale: 1:100
A302

MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
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2	19/12/16	1907 A300 Elevations.vrx
3	19/12/16	1907 A300 Elevations.vrx
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NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing title Elevations - Apartment 2	
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A302	1



1 Apartment 2 - South
A303 Scale: 1:100



2 Apartment 2 - West
A303 Scale: 1:100

MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	19/12/16	1907 A303 Elevations.vrx
Drawn by	NLC	checked by RAW/CRK
Scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing title Elevations - Apartment 2	
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	1



1 Townhouse 1 - North
A304 Scale: 1:100



2 Townhouse 1 - East
A304 Scale: 1:100



3 Townhouse 1 - South
A304 Scale: 1:100



4 Townhouse 1 - West
A304 Scale: 1:100


MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPT 2019	1907 A304 Elevations.vrx
Drawn by	NLC	checked by RAW/CRK
Scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	drawing no. A304
drawn by Elevations - Townhouse 1	revision no. 1



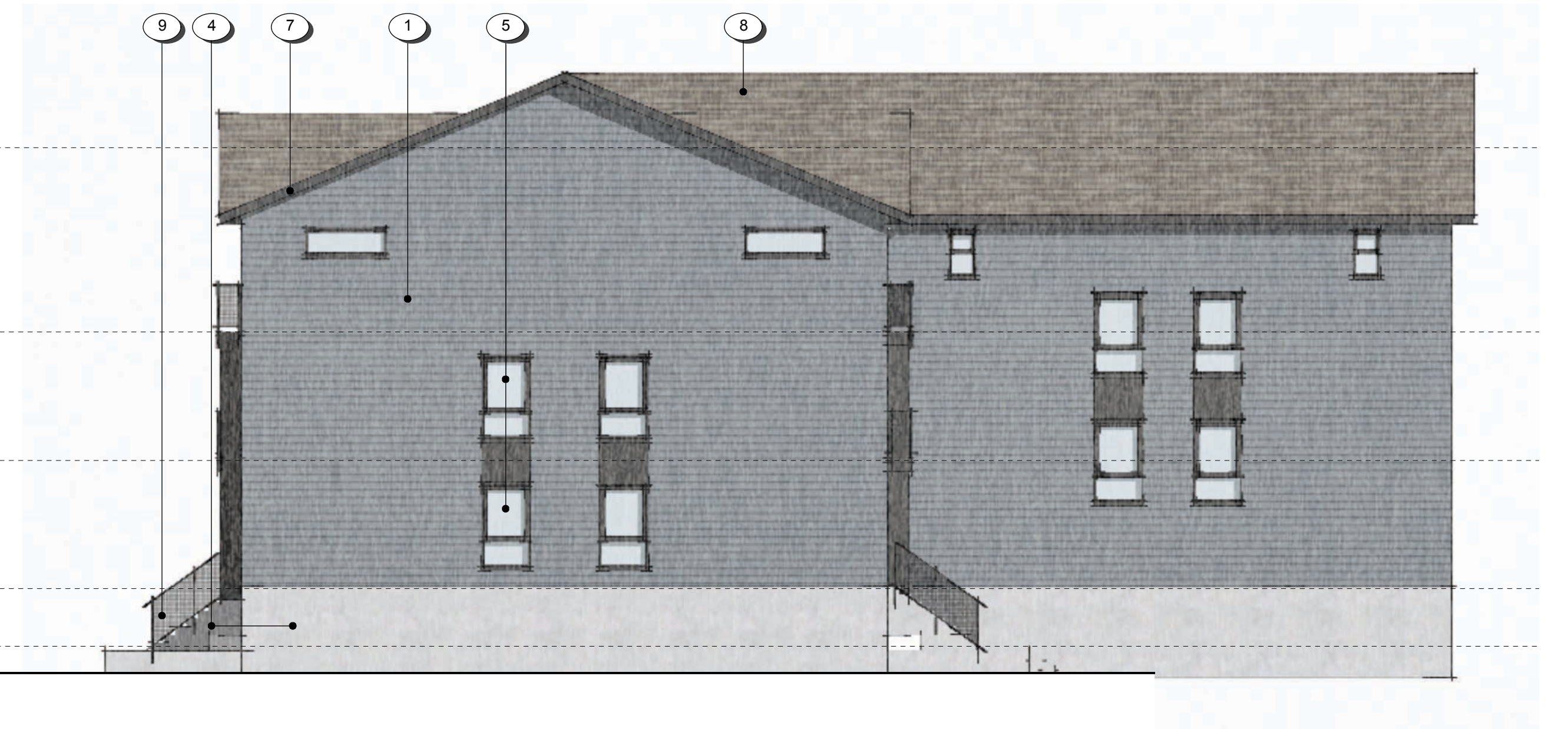
1 Townhouse 2 - North
Scale: 1:100
A305



2 Townhouse 2 - East
Scale: 1:100
A305



3 Townhouse 2 - South
Scale: 1:100
A305



4 Townhouse 2 - West
Scale: 1:100
A305


MATERIALS SCHEDULE

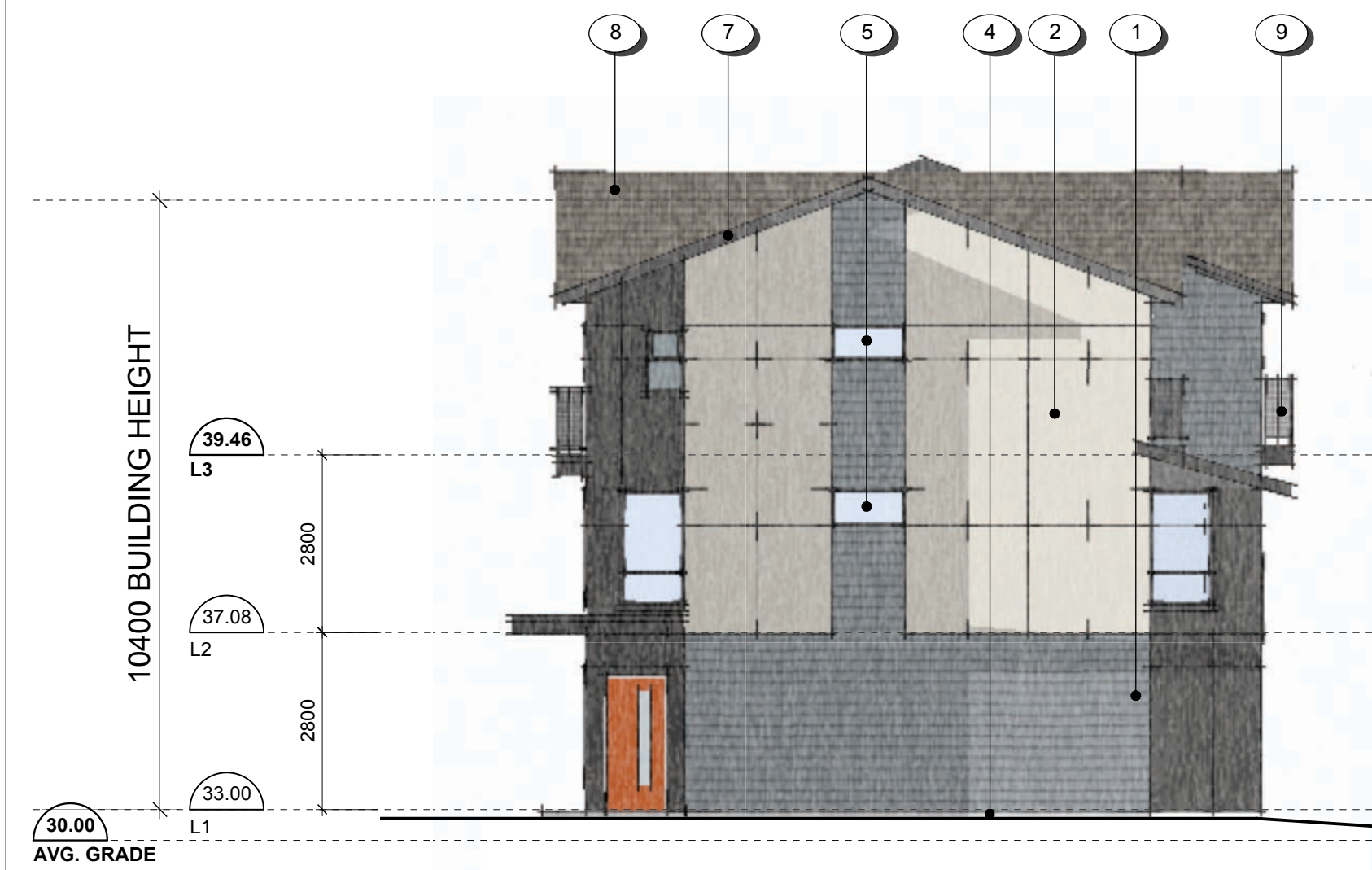
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- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPT 2019	1907 A305 Elevations view
Drawn by	NLC	checked by RAW/CRRK
Scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	
drawing title Elevations - Townhouse 2	
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	revision no. 1



1 Townhouse 3 - North (South sim.)
Scale: 1:100
A306



2 Townhouse 3 - East
Scale: 1:100
A306



3 Townhouse 3 - West
Scale: 1:100
A306


MATERIALS SCHEDULE

- 1 HARDIE SIDING
- 2 HARDIE PANEL
- 3 BRICK VENEER
- 4 PAINTED CONCRETE
- 5 VINYL WINDOWS
- 6 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS
- 7 ALUMINUM SOFFIT
- 8 ASPHALT SHINGLES
- 9 PREFINISHED ALUMINUM GUARD & FRAME with non climbable mesh

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	19/12/16	1907 A306 Elevations view
Drawn by	NLC	checked by RAW/CRK
Scale	1:100	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	drawing title Elevations - TH 3
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	revision no. 1



1 Context Elevations
A308 Scale: 1: 300

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	19/12/16	drawing file: 1907 A308 Streetscape Elevations.vsw
Drawn by	FWP/NLC	checked by: RAW
Scale	AS SHOWN	project number: 1907

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 2K6
T 1-250-585-5810

project name

Caledonia
Victoria BC

drawing title

Streetscape Elevations

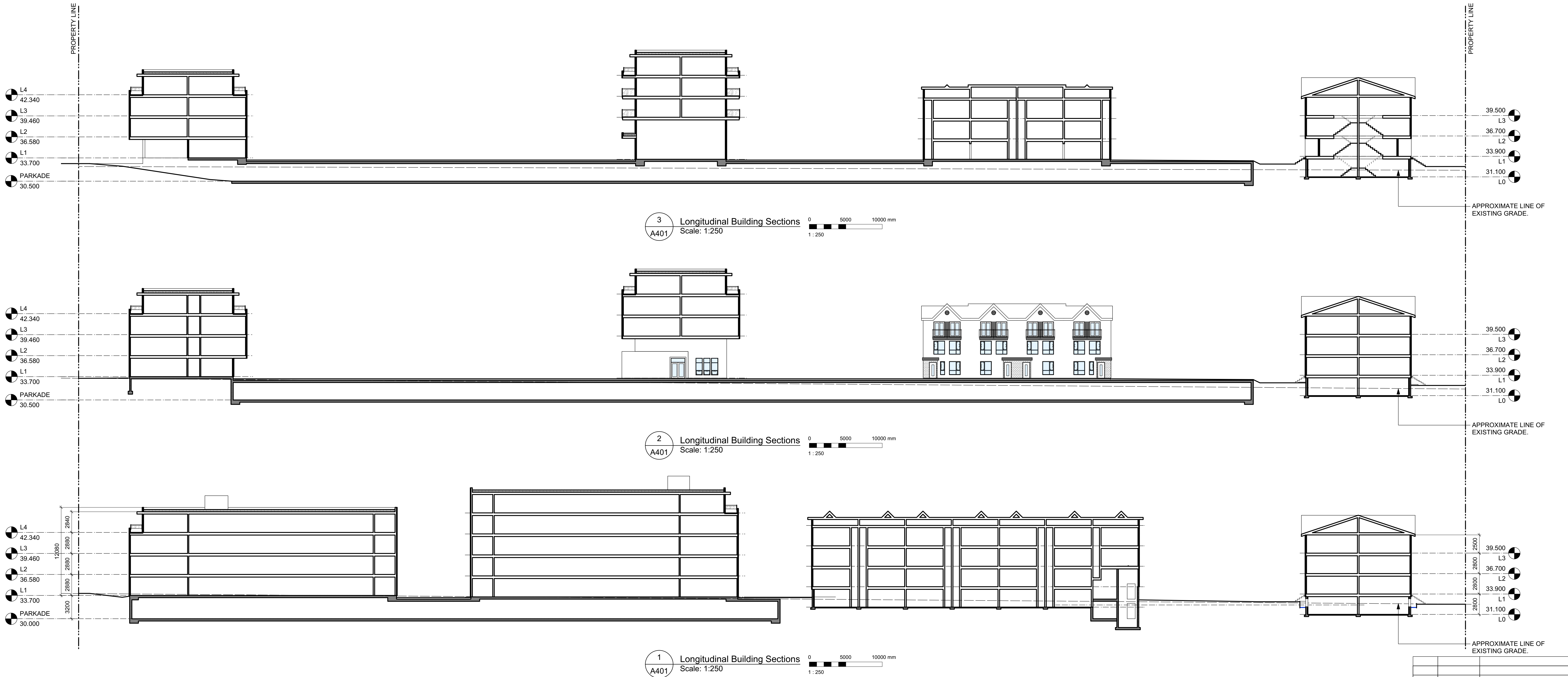
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drawing no.

A308

revision no.

1



1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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Victoria BC V8V 3K3
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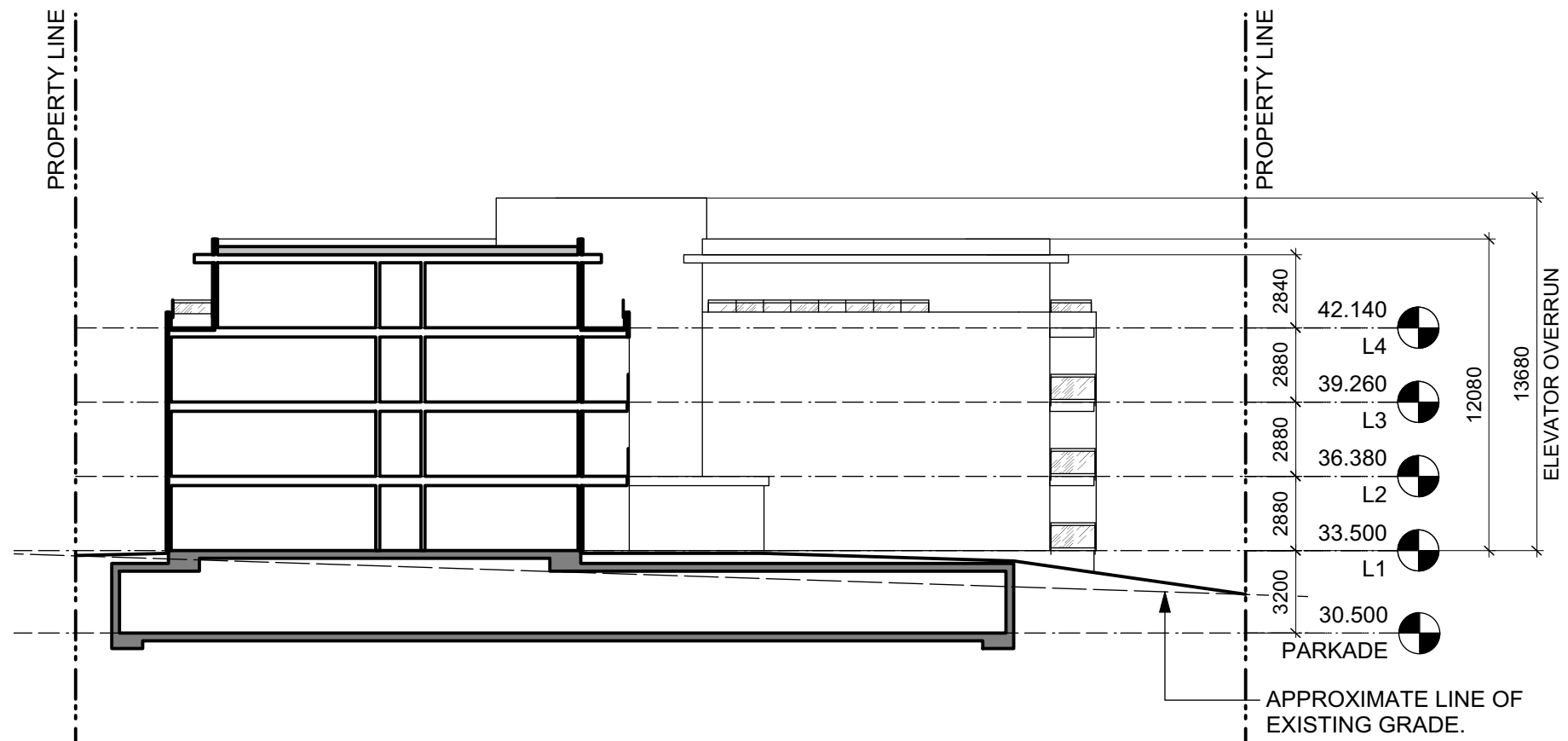
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

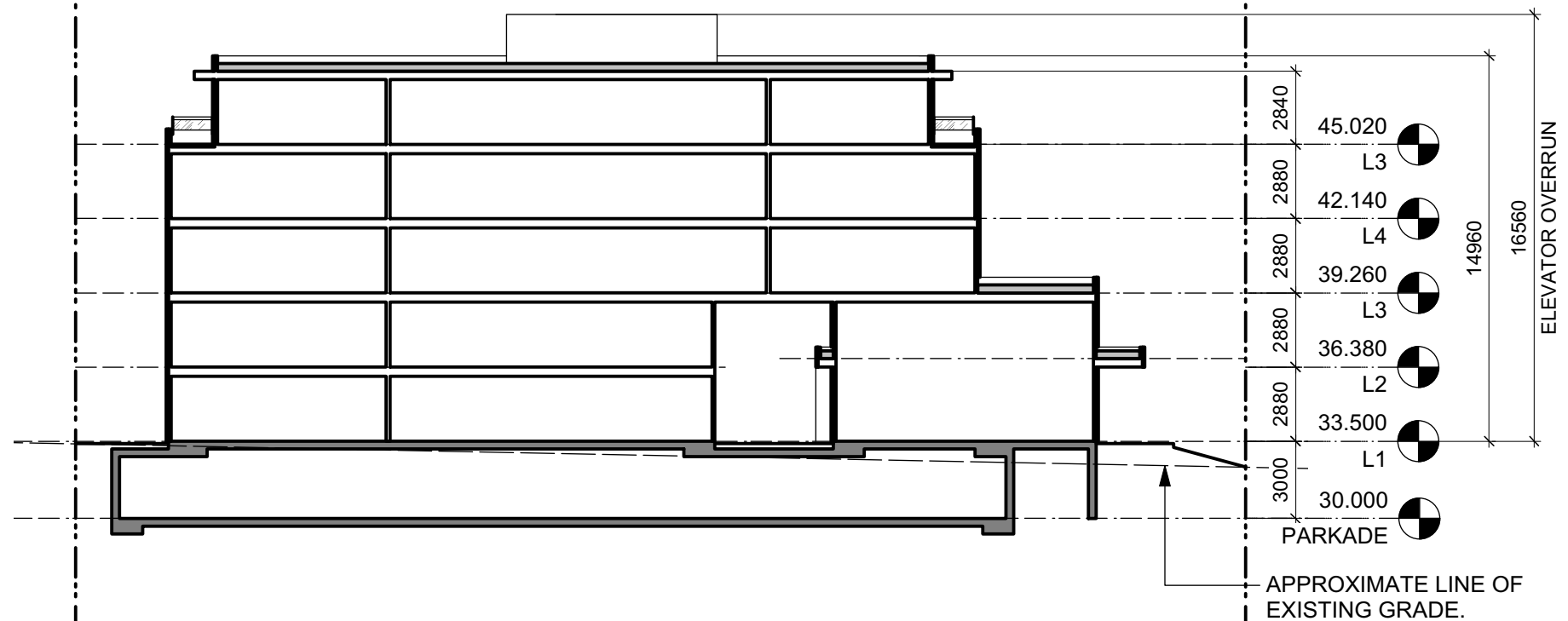
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drawing no.
A401

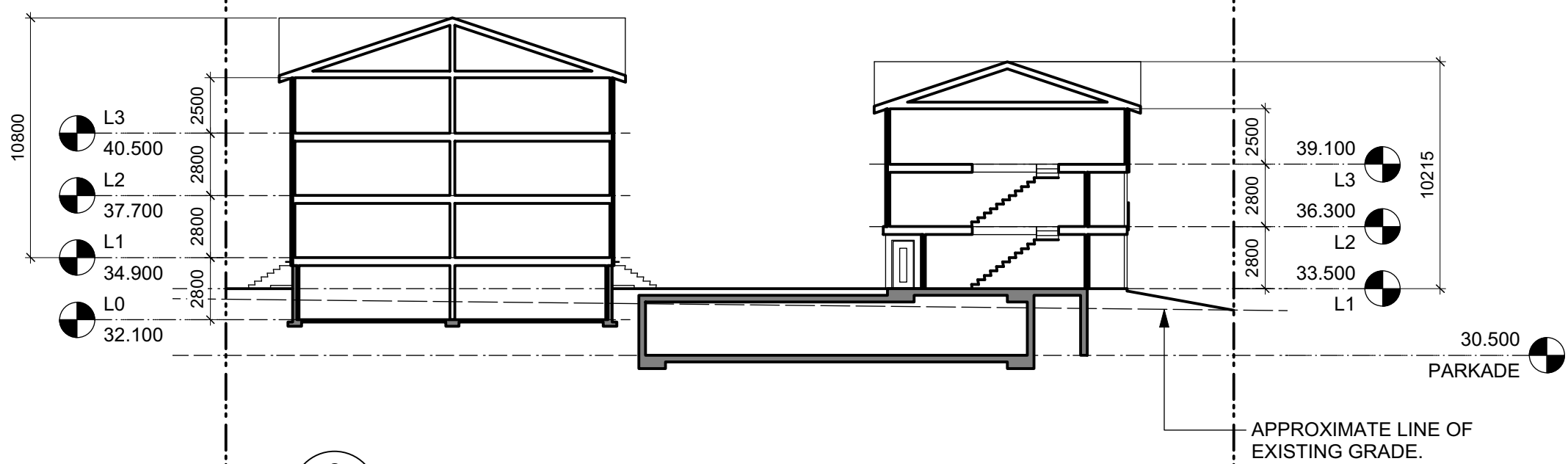
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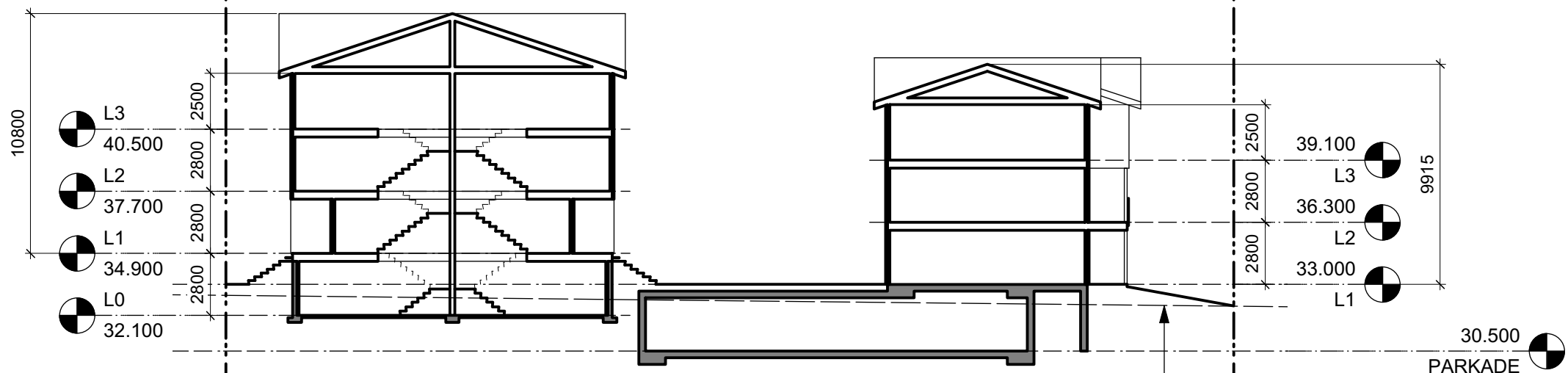
4 Transverse Building Section
Scale: 1:250



3 Transverse Building Section
Scale: 1:250



2 Transverse Building Section
Scale: 1:250



1 Transverse Building Section
Scale: 1:250

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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

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

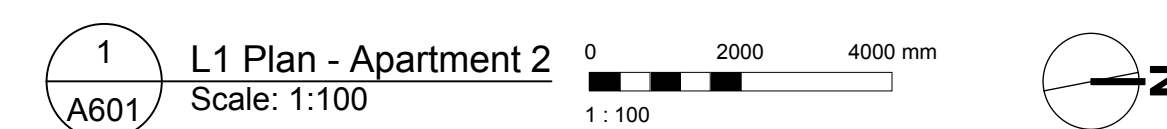
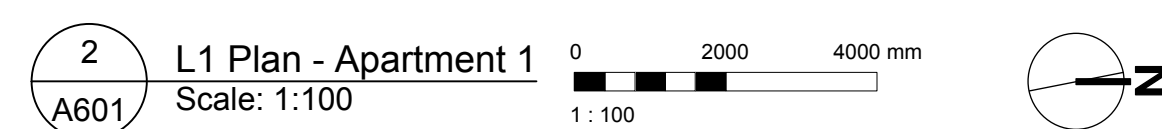
project name
Caledonia
Victoria BC

Building Sections

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drawing no.
A402

revision no.
1



Rev.	Date	Description
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print date	SEPTEMBER 2019	drawing file
drawn by	FWP	checked by
scales	AS SHOWN	project number

NOTE: All dimensions are shown in millimeters.

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& REZONING**



2 L2 Plan - Apartment 1
Scale: 1:100



1 L2 Plan - Apartment 2
Scale: 1:100

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

1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
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scale	AS SHOWN	project number 1907

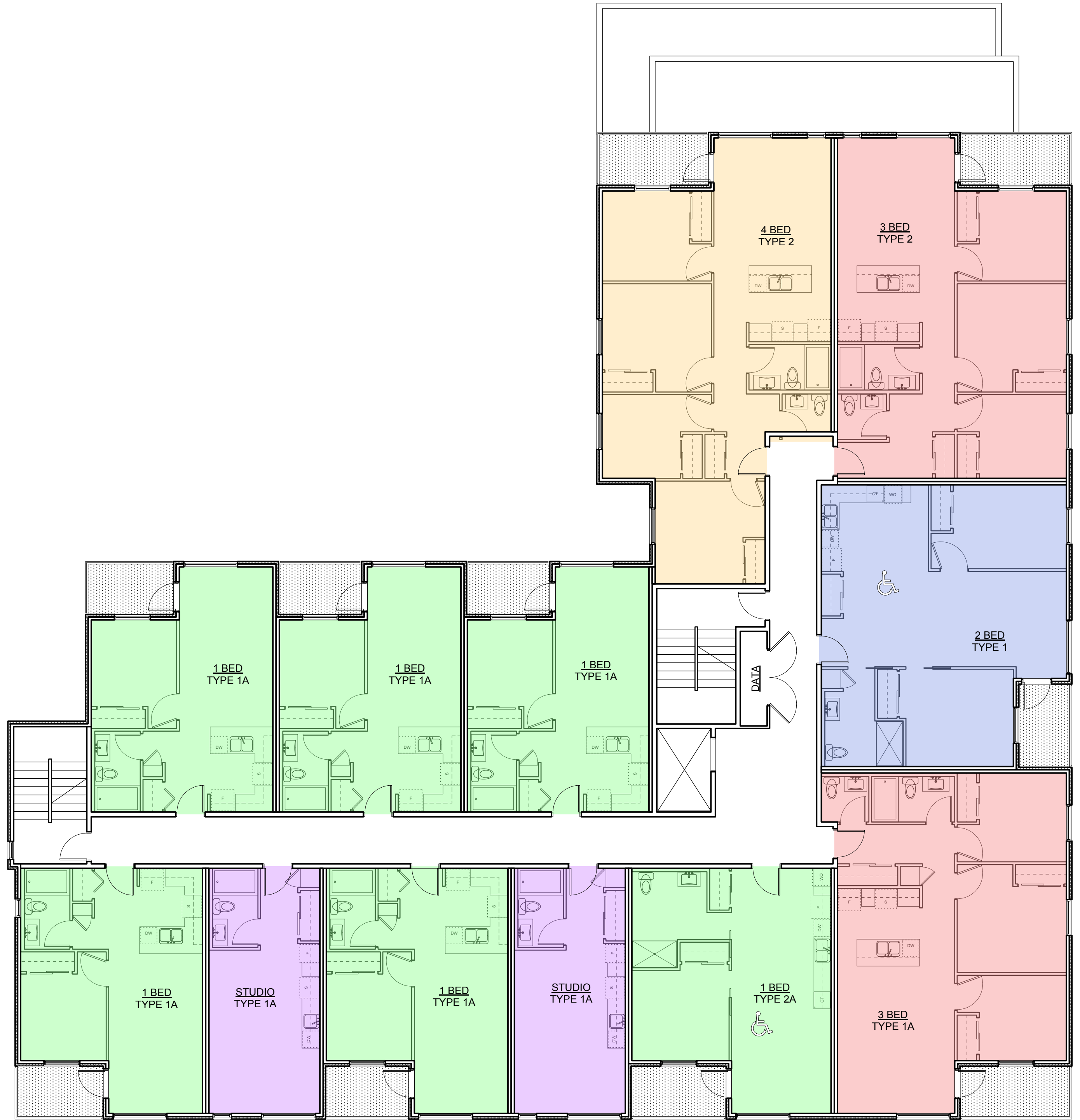
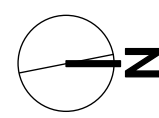
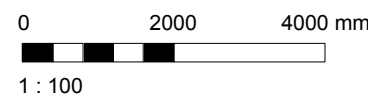
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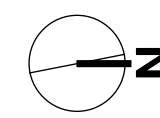
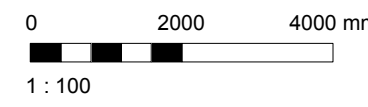
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title L2 Plan - Apartments	
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	sheet no. 1



2 L3 Plan - Apartment 1
Scale: 1:100



1 L3 Plan - Apartment 2
Scale: 1:100



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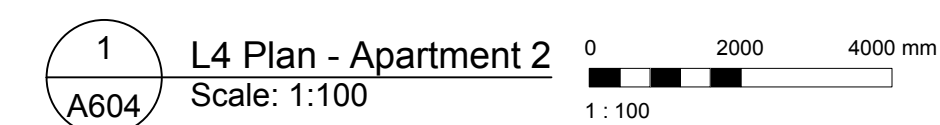
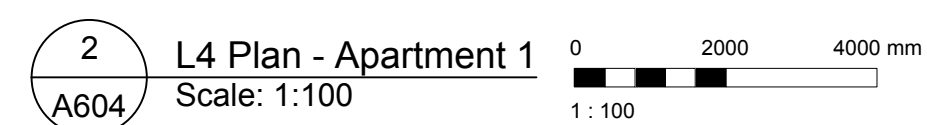
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2019	drawing file 1907 A200 Plans.vrx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	drawing no. A603
drawing title L3 Plan - Apartments	sheet no. 1

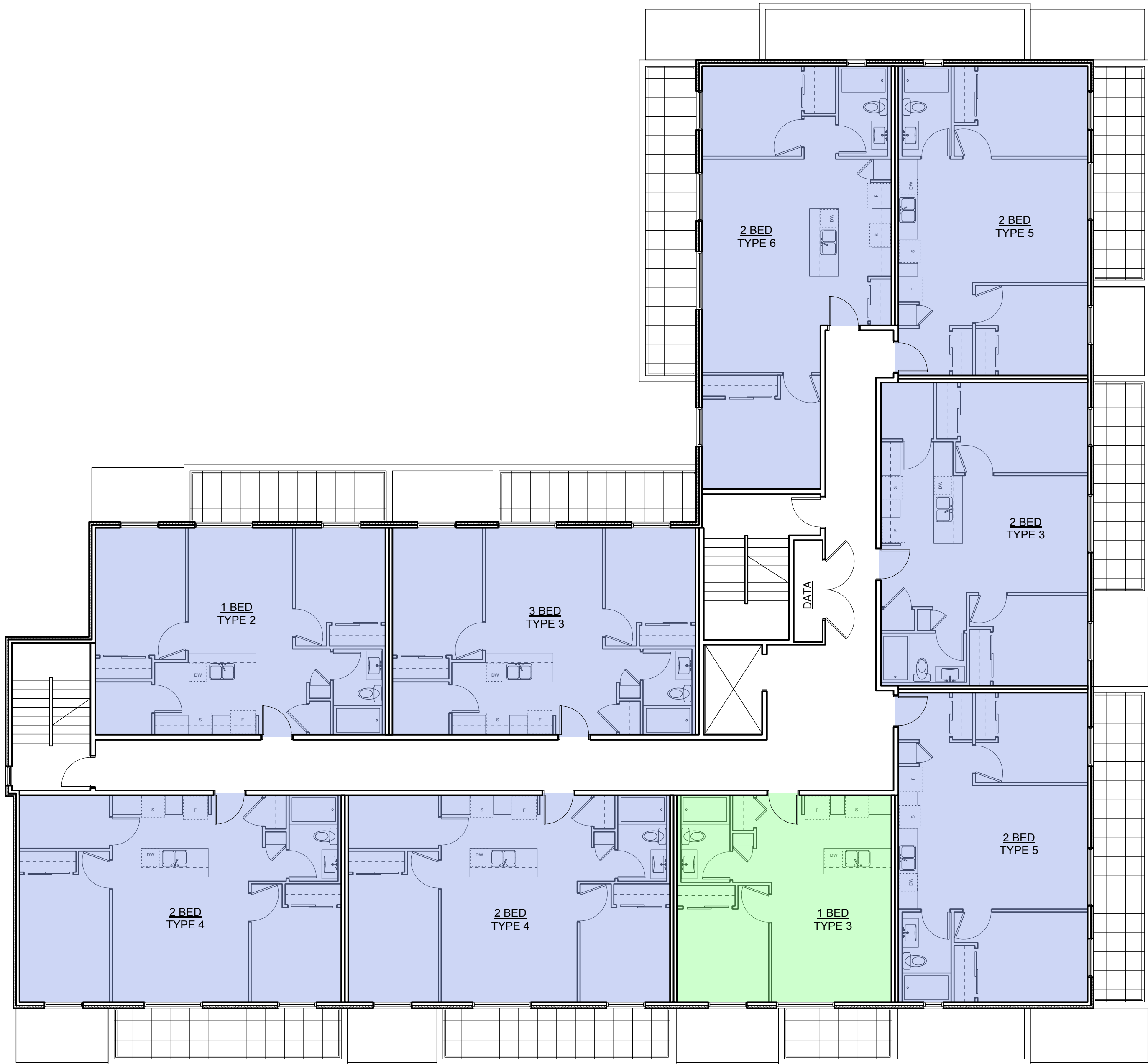


1	19/12/16	RESPONSE TO PLANNING REVIEW
Day	Date	Description
plot date SEPTEMBER 2019 drawing by 1907 A200 Plans.vwx		
drawn by FWP	checked by	RAW
scale AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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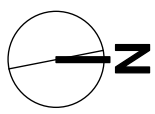
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-  STUDIO
 -  1 BEDROOM
 -  2 BEDROOM
 -  3 BEDROOM
 -  4 BEDROOM
 -  ACCESSIBLE



1
A605

L5 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100


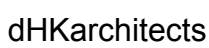


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 - ACCESSIBLE

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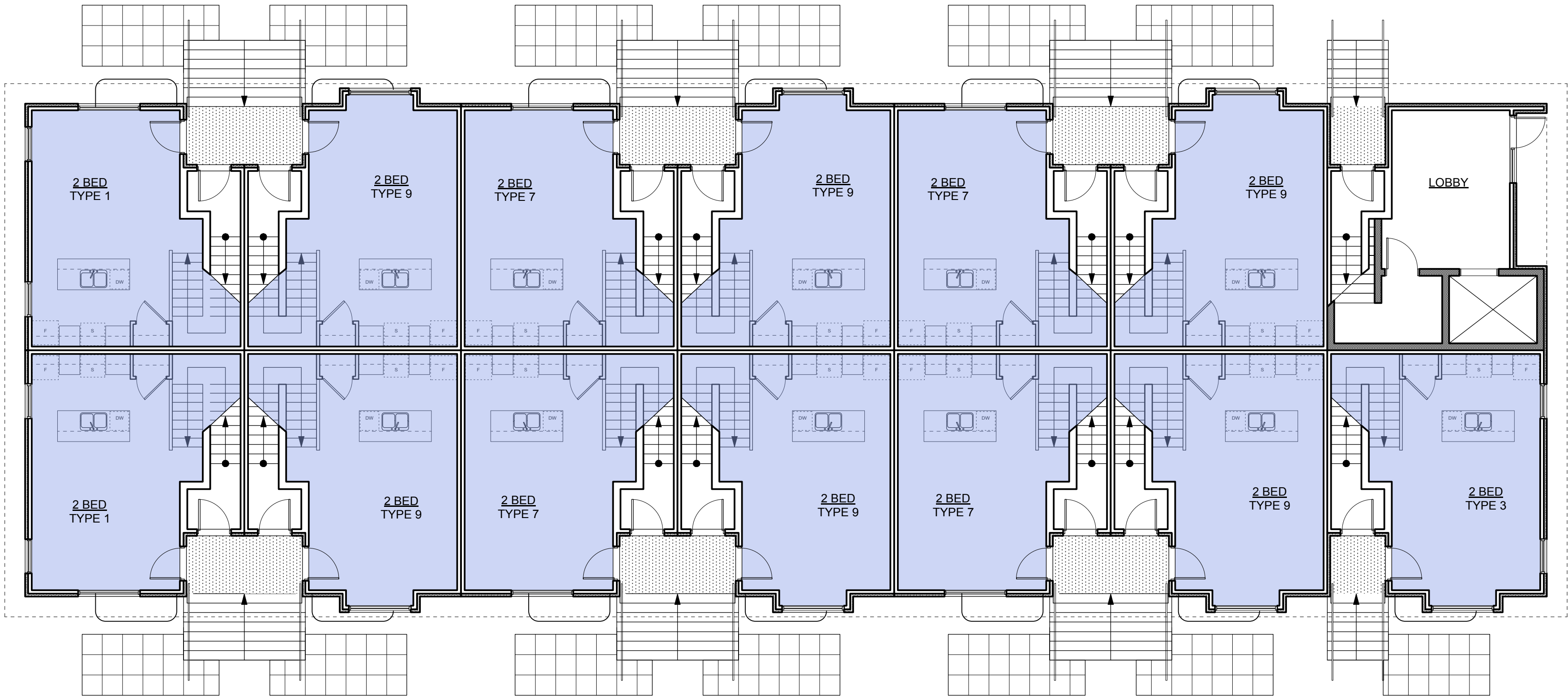
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& REZONING

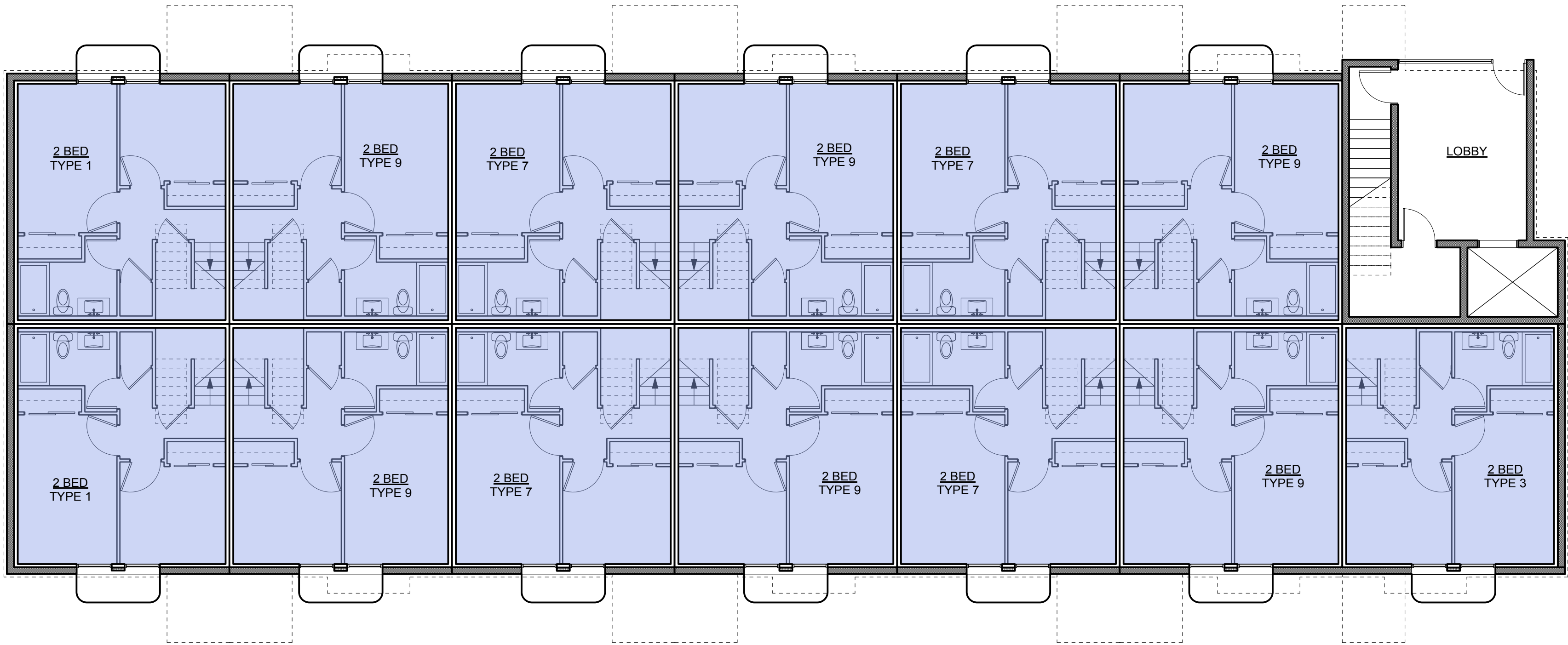
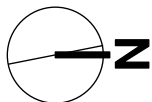
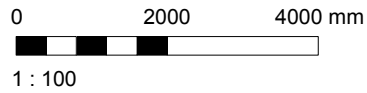
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project name Caledonia Victoria BC	
drawing title L5 Plan - Apartments	
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	sheet no. 1

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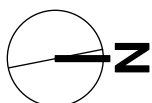
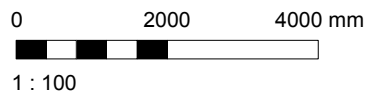
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 L1 Plan
A606 Scale: 1:100




1 L0 Plan
A606 Scale: 1:100



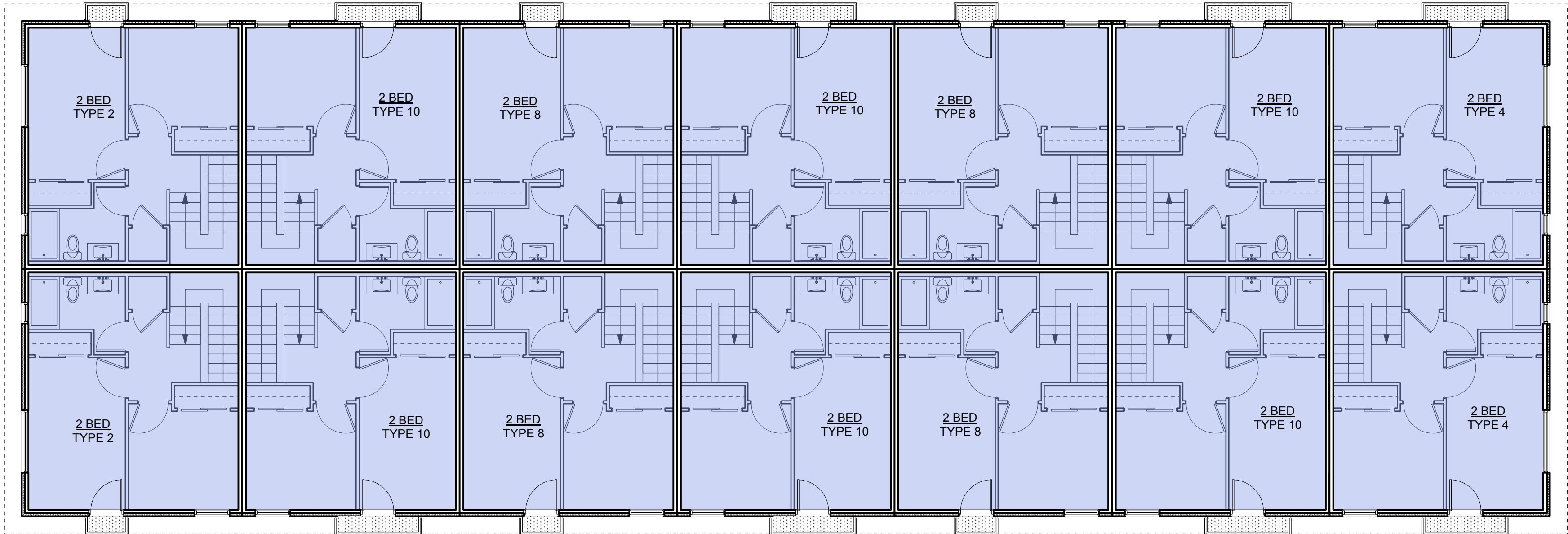
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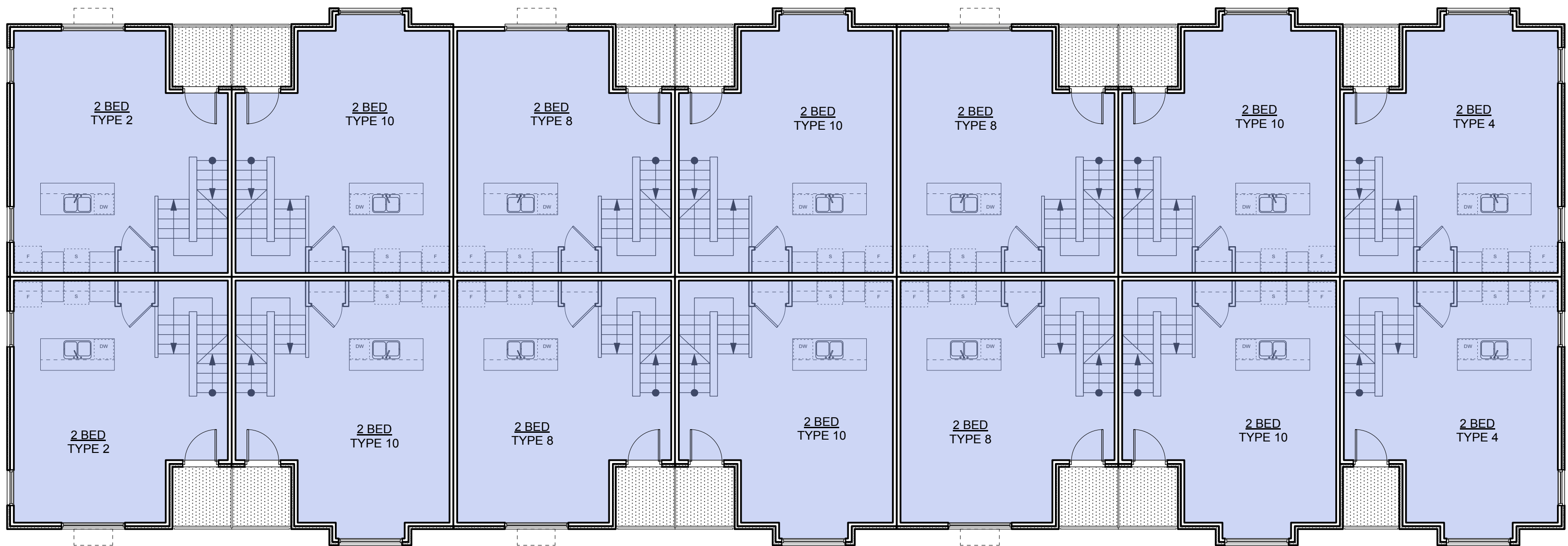
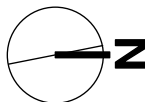
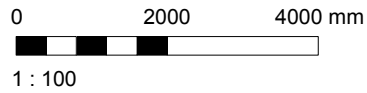
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia	
location Victoria BC	
project name Townhouse 1	
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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

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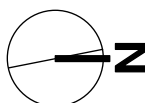
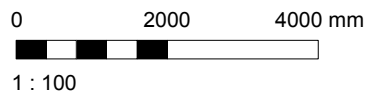
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 L3 Plan
A607 Scale: 1:100










1 L2 Plan
A607 Scale: 1:100

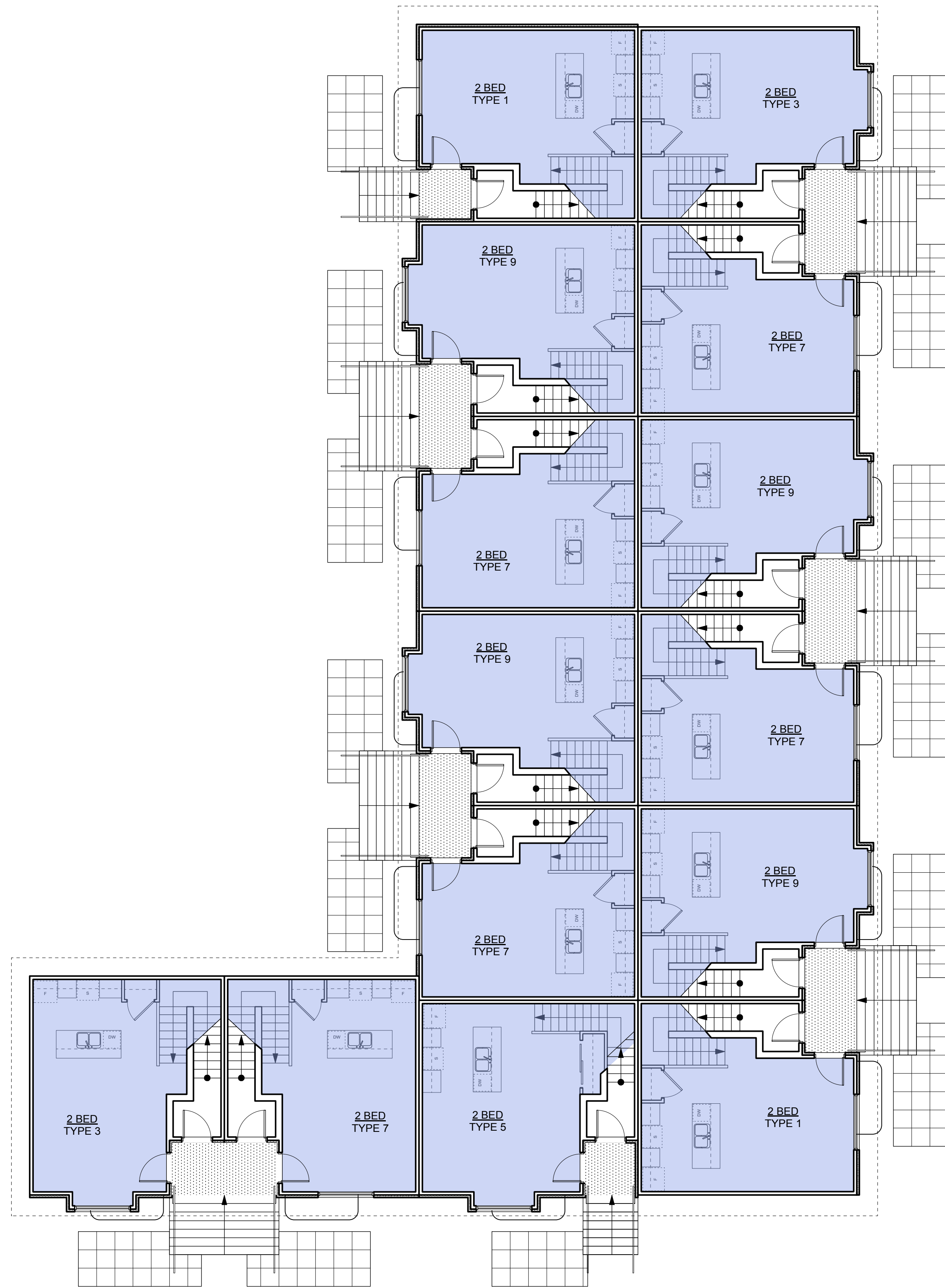


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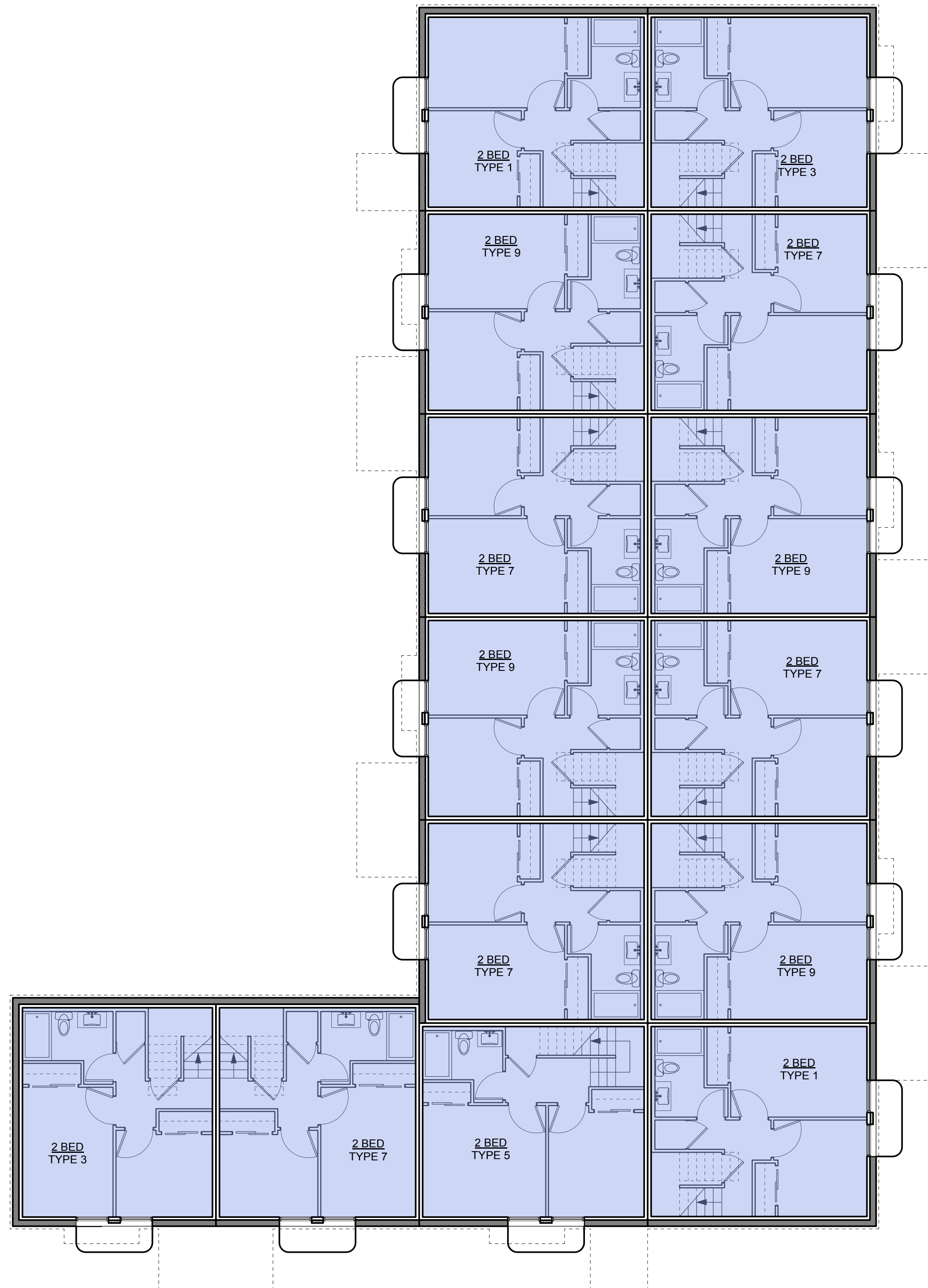
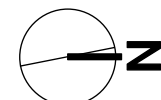
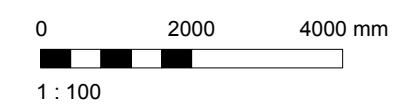
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& REZONING

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

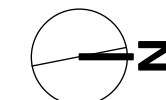
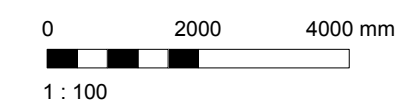
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|  | 3 BEDROOM |
|  | 4 BEDROOM |
|  | ACCESSIBLE |



3
A608



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A608



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file	Date	Description
year code	SEPTEMBER 2019	
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

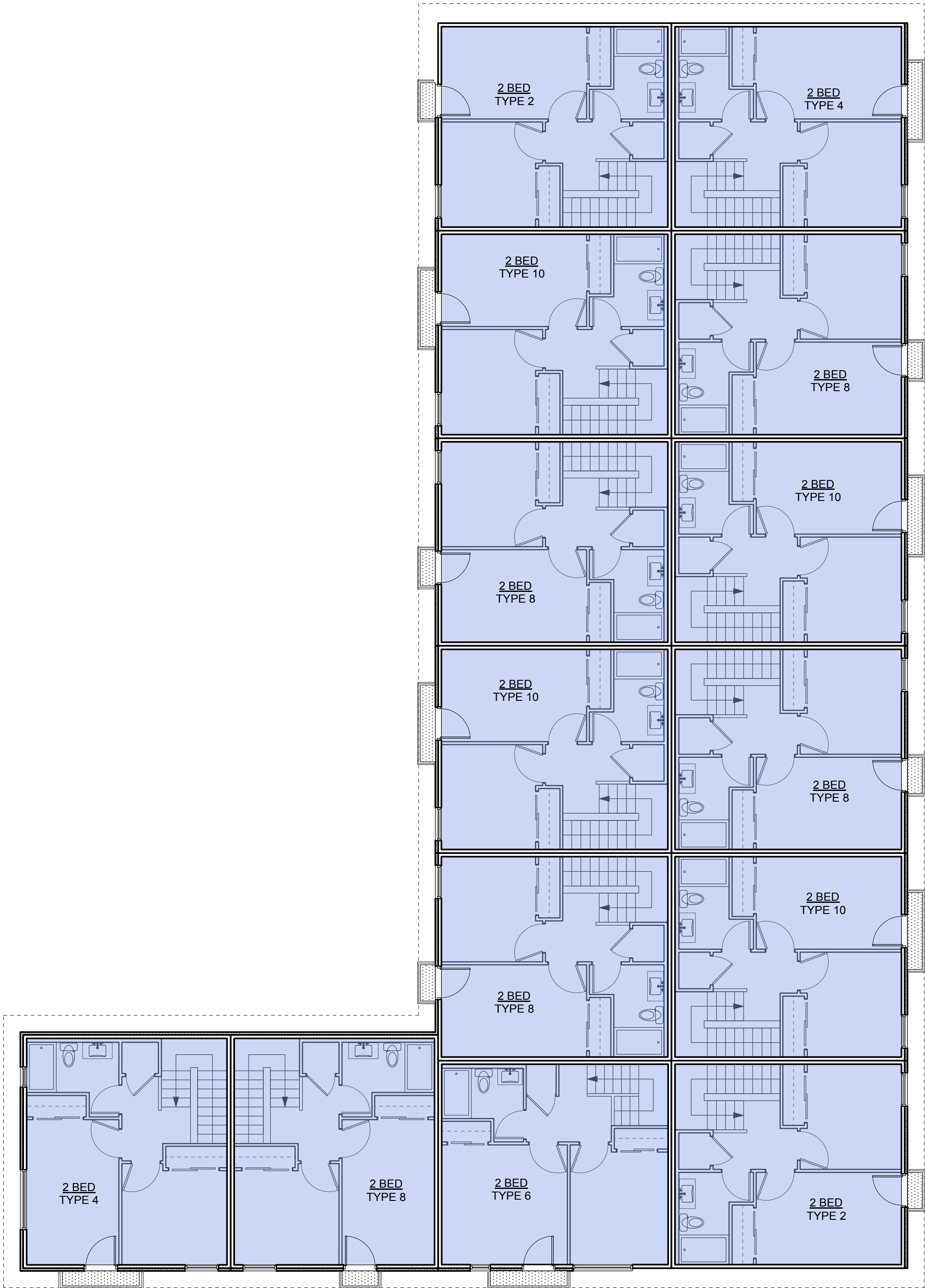
NOTE: All dimensions are shown in millimeters.

**ISSUED FOR DP
& REZONING**

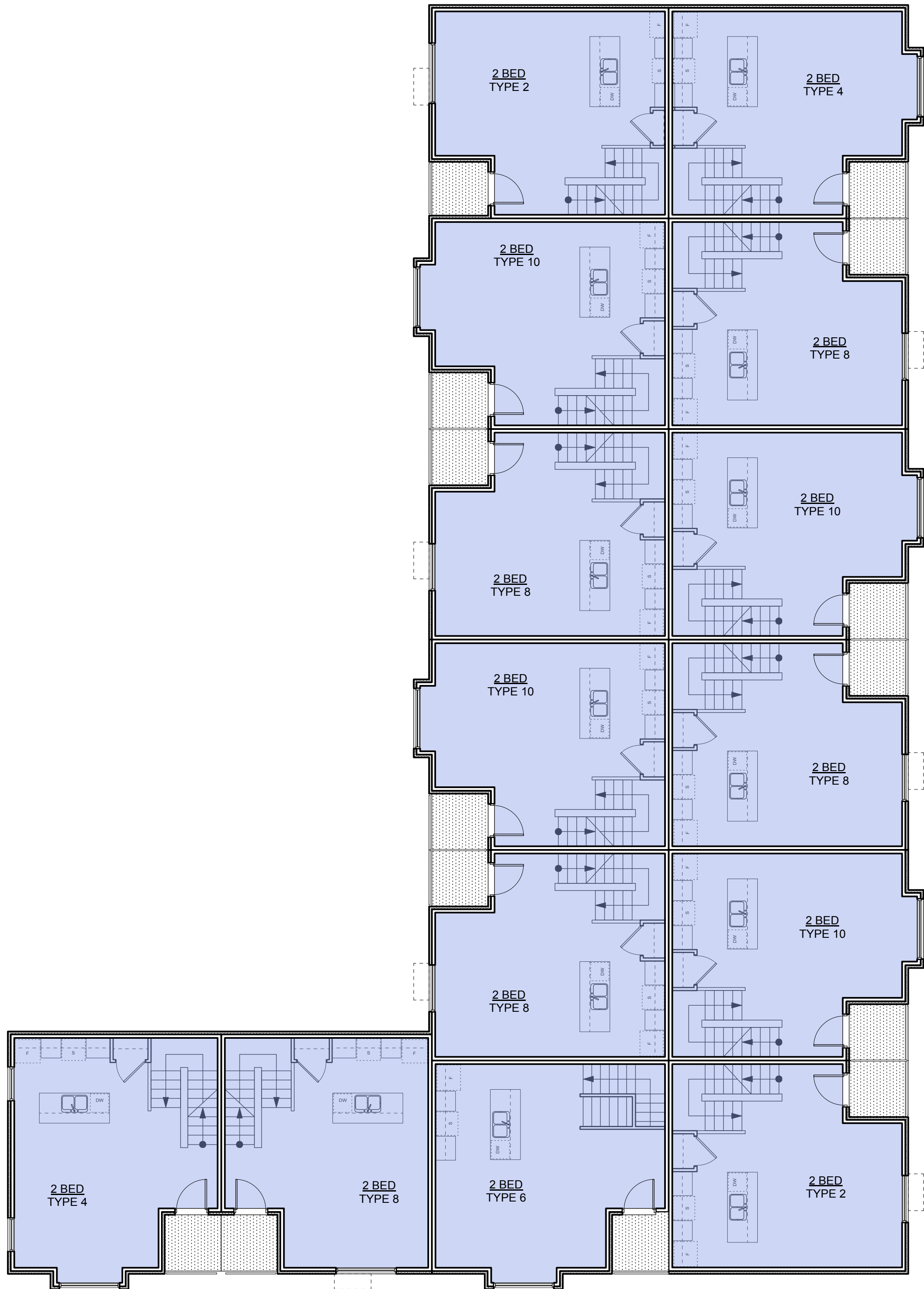
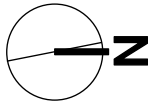
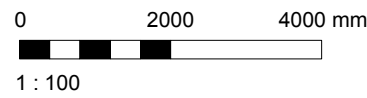
	<h1>dHKarchitects</h1>
<p>VICTORIA OFFICE 977 Port Street Victoria BC V8V 3K3 T 1-250-688-3367</p> <p>project name Caledonia</p> <p>Victoria BC</p>	<p>NANAIMO OFFICE 1250-5190 Dublin Way Nanaimo BC V9T 2G8 T 1-250-688-5610</p>
<p>drawing title Townhouse 2</p> <p>EXPLANATION: REGARDS THESE PLANS AND DESIGN ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.</p>	<p>drawing no. A608</p> <p>revision no. 1</p>

GRAPHIC LEGEND:

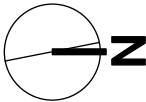
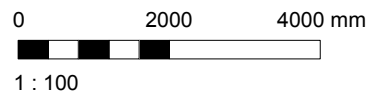
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan
A609 Scale: 1:100




1 L2 Plan
A609 Scale: 1:100




1	18/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	18/12/16	RESPONSE TO PLANNING REVIEW
2	19/07/2019	1907 A200 Plans view
3	19/07/2019	1907 A200 Plans view
4	19/07/2019	1907 A200 Plans view
5	19/07/2019	1907 A200 Plans view
6	19/07/2019	1907 A200 Plans view
7	19/07/2019	1907 A200 Plans view
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98	19/07/2019	1907 A200 Plans view
99	19/07/2019	1907 A200 Plans view
100	19/07/2019	1907 A200 Plans view

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



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

project name
Caledonia
Victoria BC

project name
Townhouse 2

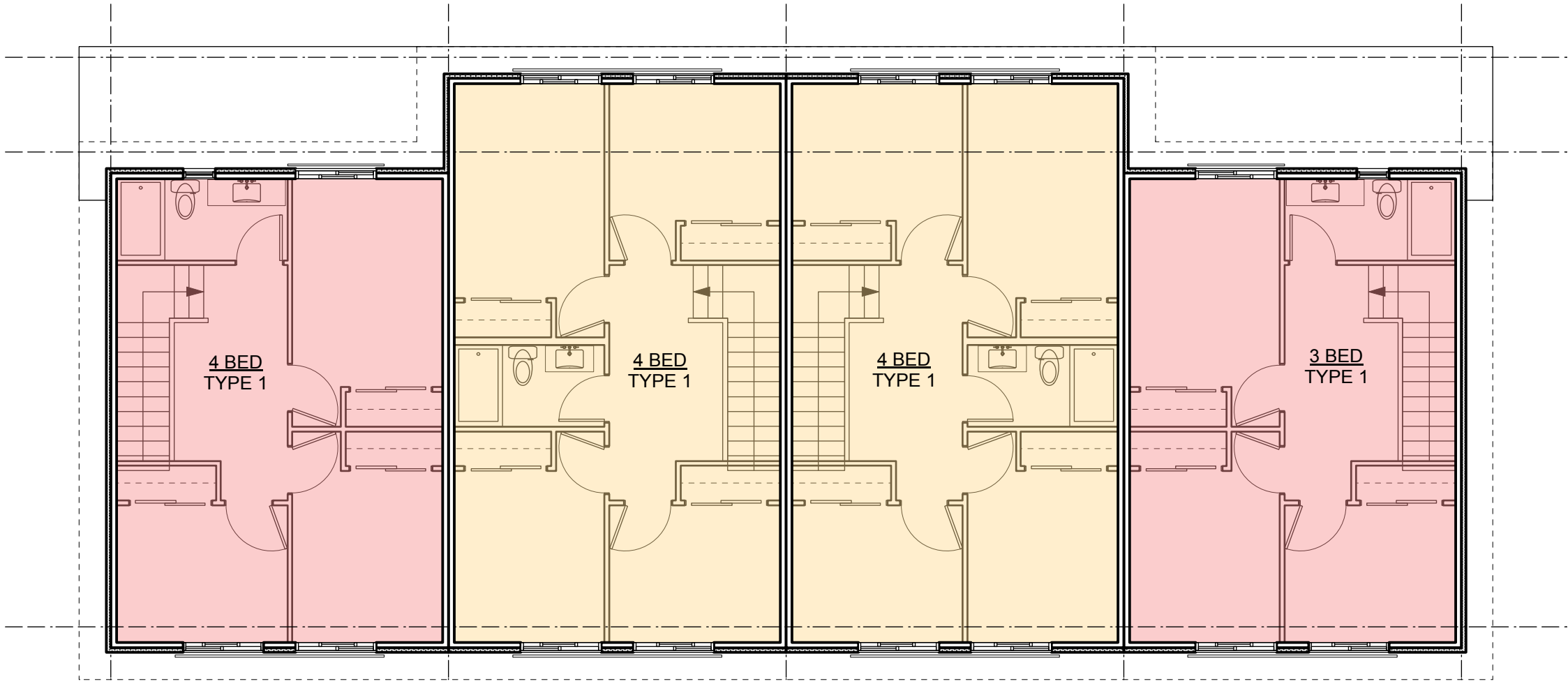
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sheet no.
A609

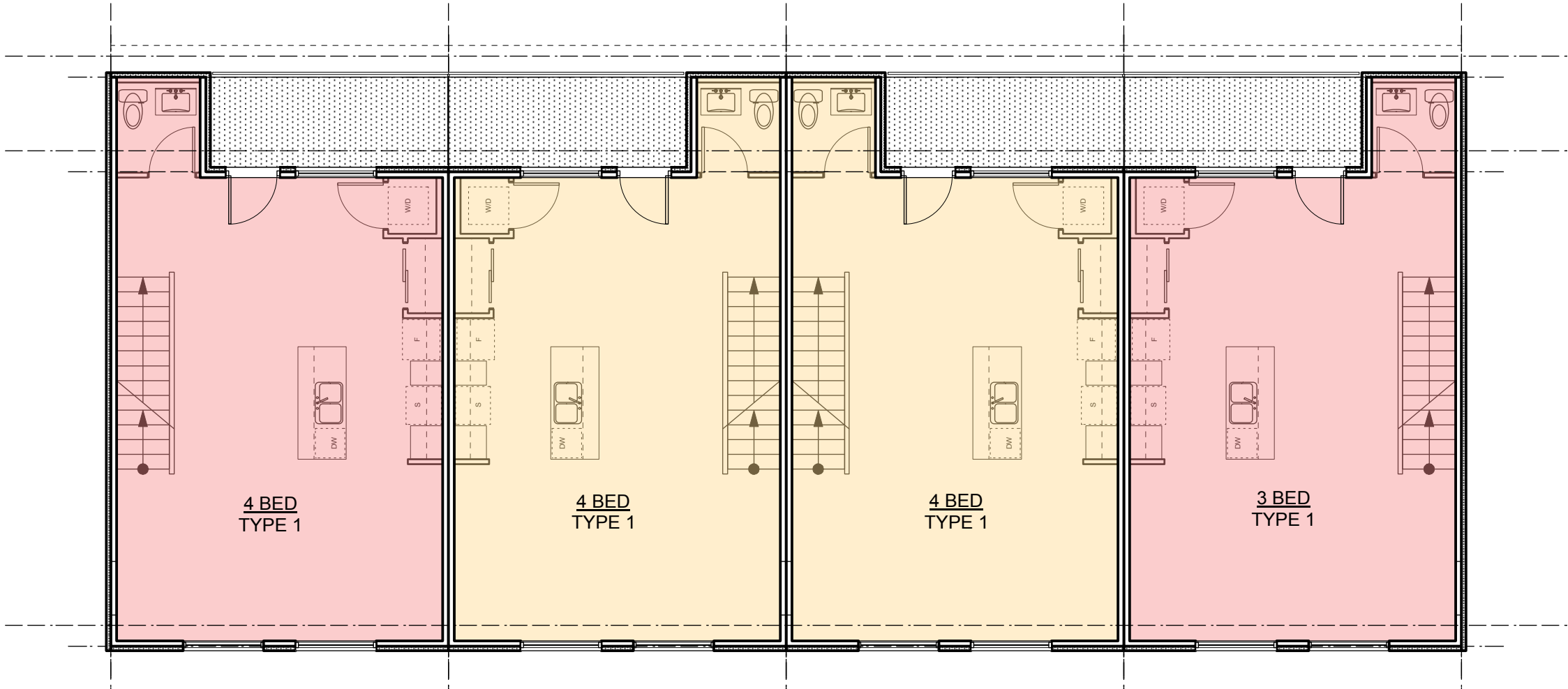
revision no.
1

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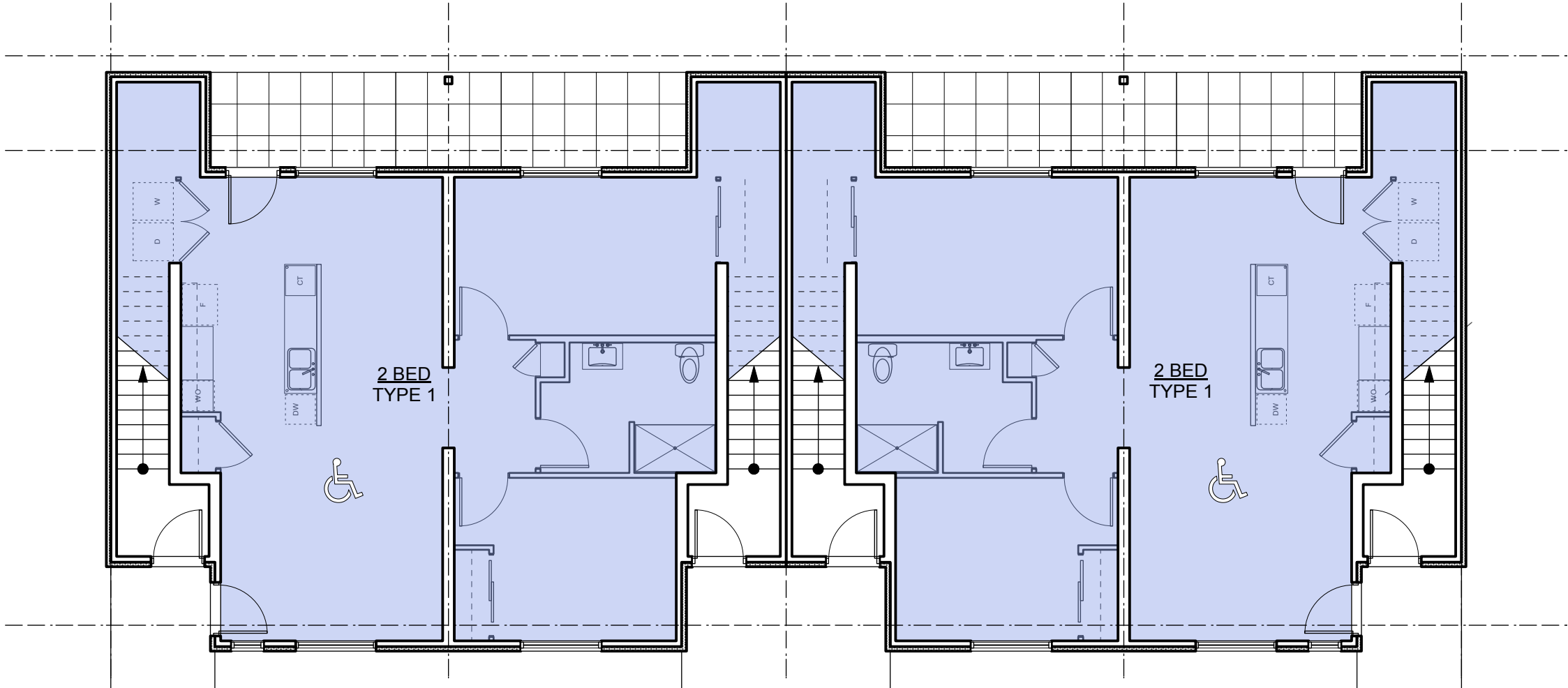
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan - Townhouse 3
Scale: 1:100



2 L2 Plan - Townhouse 3
Scale: 1:100




1 L1 Plan - Townhouse 3
Scale: 1:100

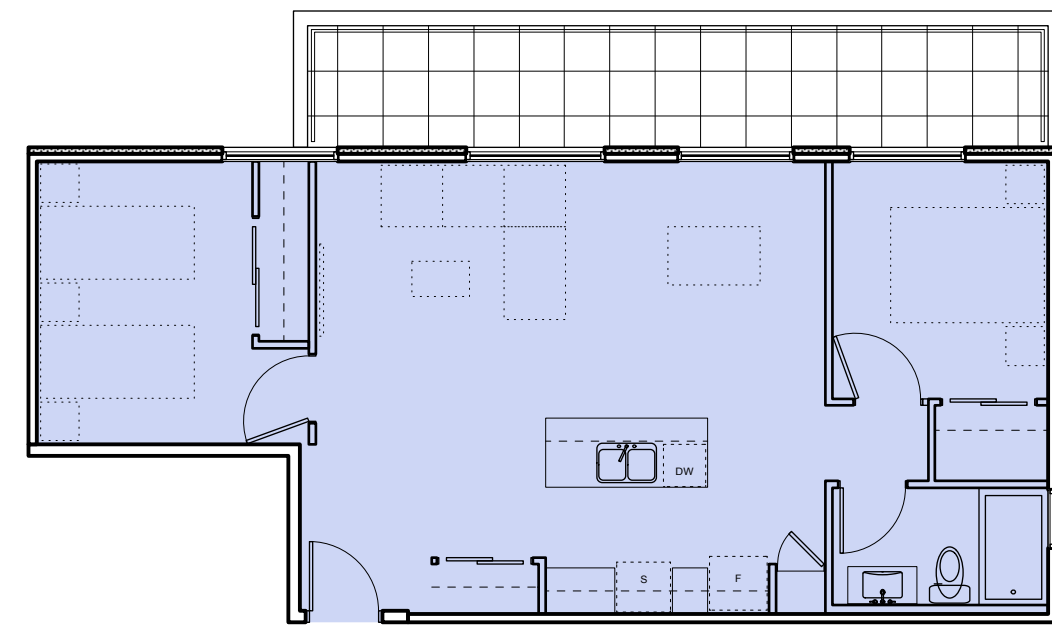
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Rev	Date	Description
print date	SEPTEMBER 2019	1907 A200 Plans view
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

	dHKarchitects VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	MANITO OFFICE 102-5190 Dublin Way Burnaby BC V5T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC		
drawing title Townhouse 3		
drawing no. A610		sheet no. 1

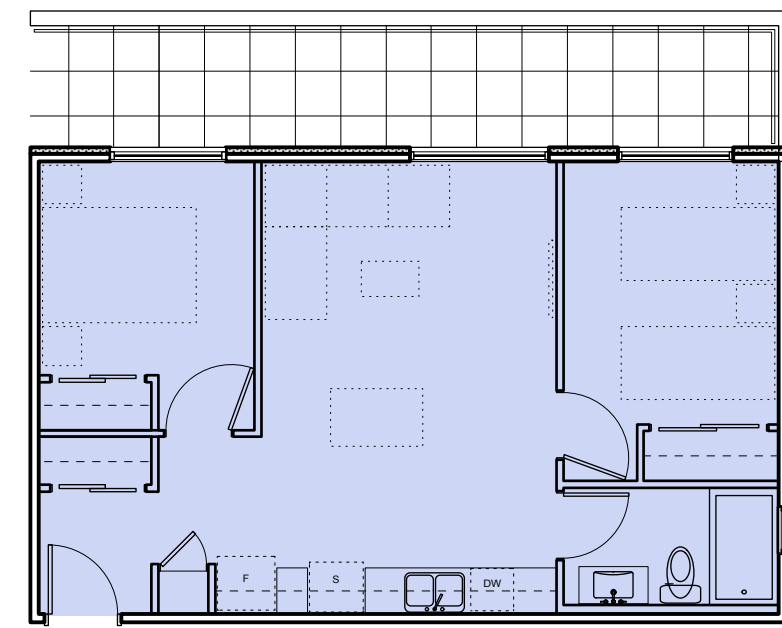
-  STUDIO
 1 BEDROOM
 2 BEDROOM
 3 BEDROOM
 4 BEDROOM
 ACCESSIBLE



AREA 76 SM
QUANTITY 1

13
A701

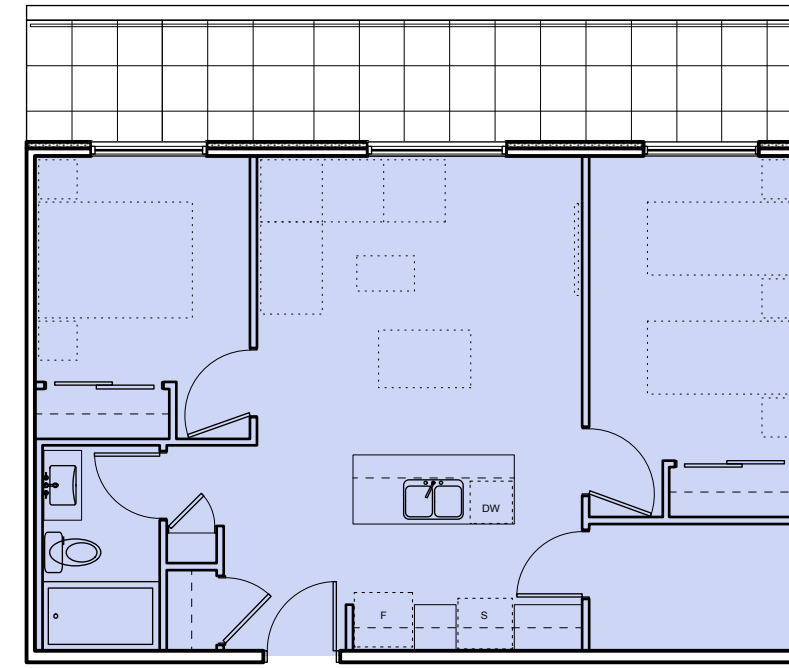
2 Bed Type 5
Scale: 1:100



AREA 61 SM
QUANTITY 3

12
A701

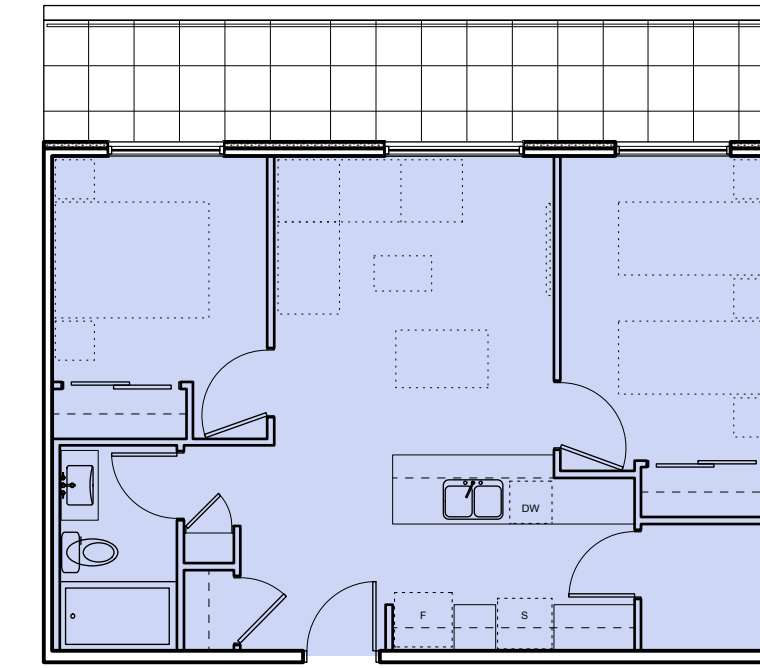
2 Bed Type 5
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AREA 70 SM
QUANTITY 4

11
A701

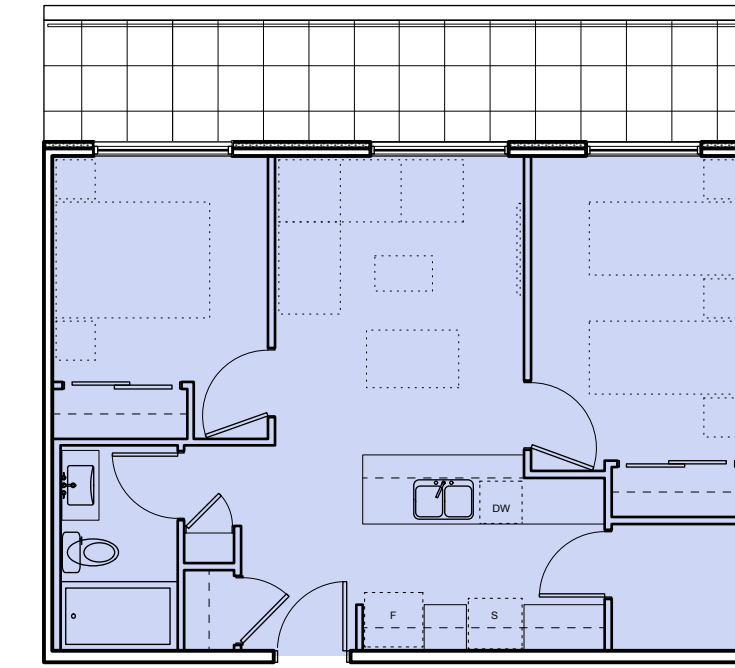
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AREA 66 SM
QUANTITY 4

10
A701

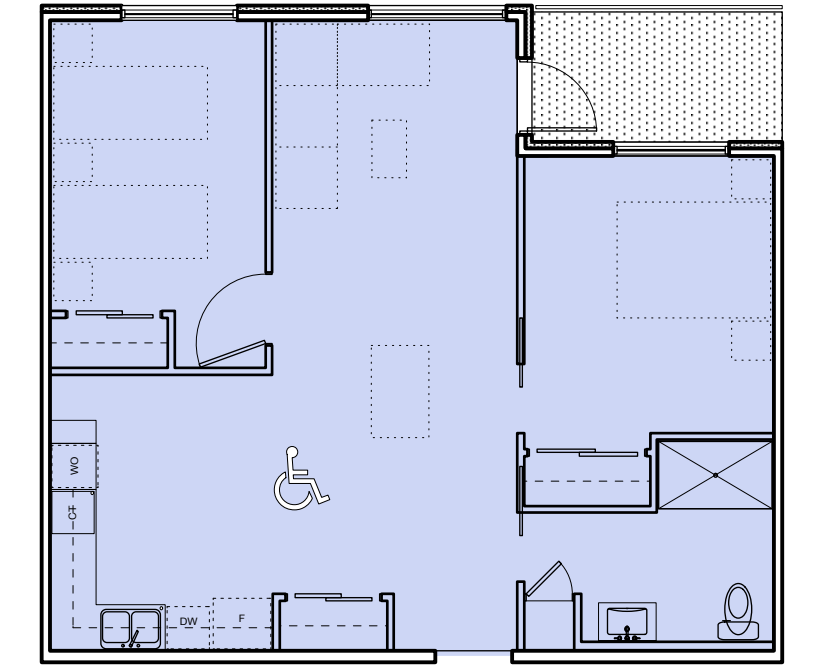
2 Bed Type 3
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AREA 63 SM
QUANTITY 2

9
A701

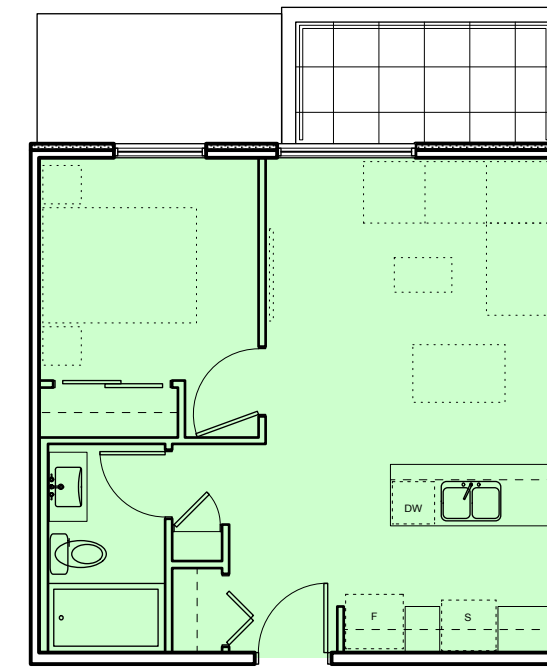
2 Bed Type 2
Scale: 1:100



AREA 77 SM
QUANTITY 5

8
A701

2 Bed Type 1 - Accessible
Scale: 1:100

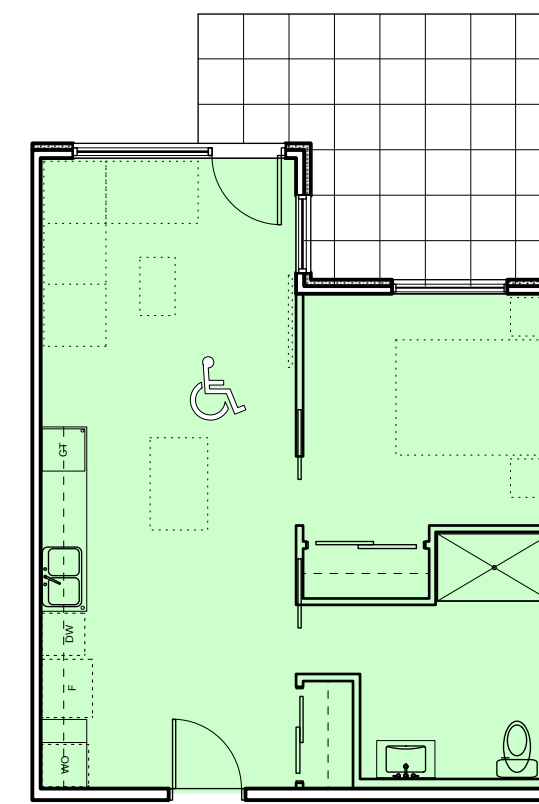


AREA 47 SM
QUANTITY 2

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7
A701

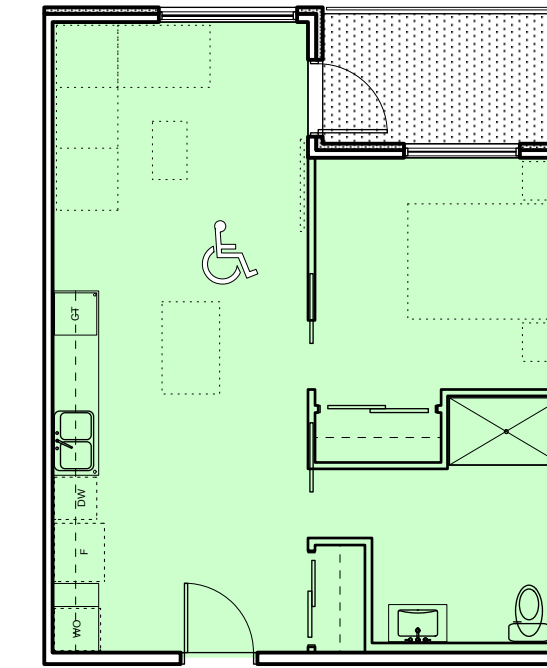
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AREA 53 SM
QUANTITY 2

6
A701

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



AREA 53 SM
QUANTITY 5

5
A701

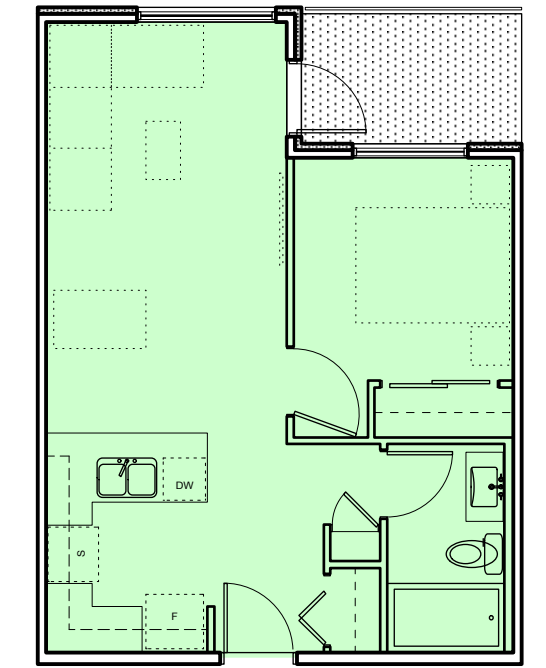
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Scale: 1:100



AREA 49 SM
QUANTITY 4

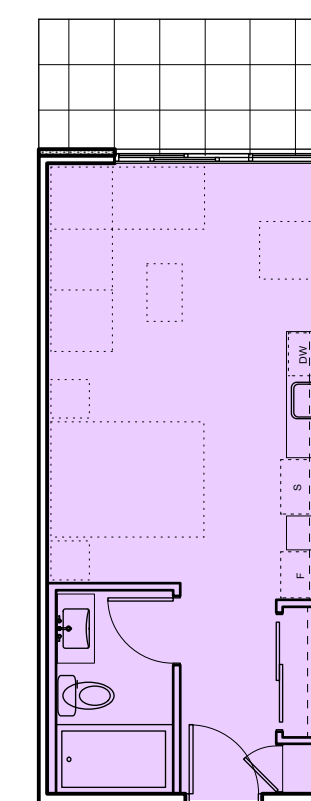
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A701

1 Bed Type 1B
Scale: 1:100



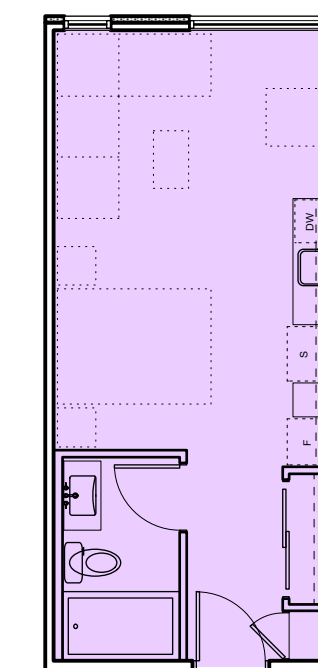
AREA 49 SM
QUANTITY 32

3
A701 1 Bed Type 1A
Scale: 1:100



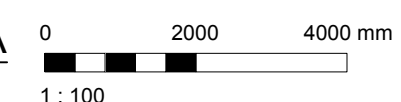
AREA 34 SM
QUANTITY 4

2 Studio Type 1B
A701 Scale: 1:100



AREA 34 SM
QUANTITY 10

1 Studio Type 1A
A701 Scale: 1:100



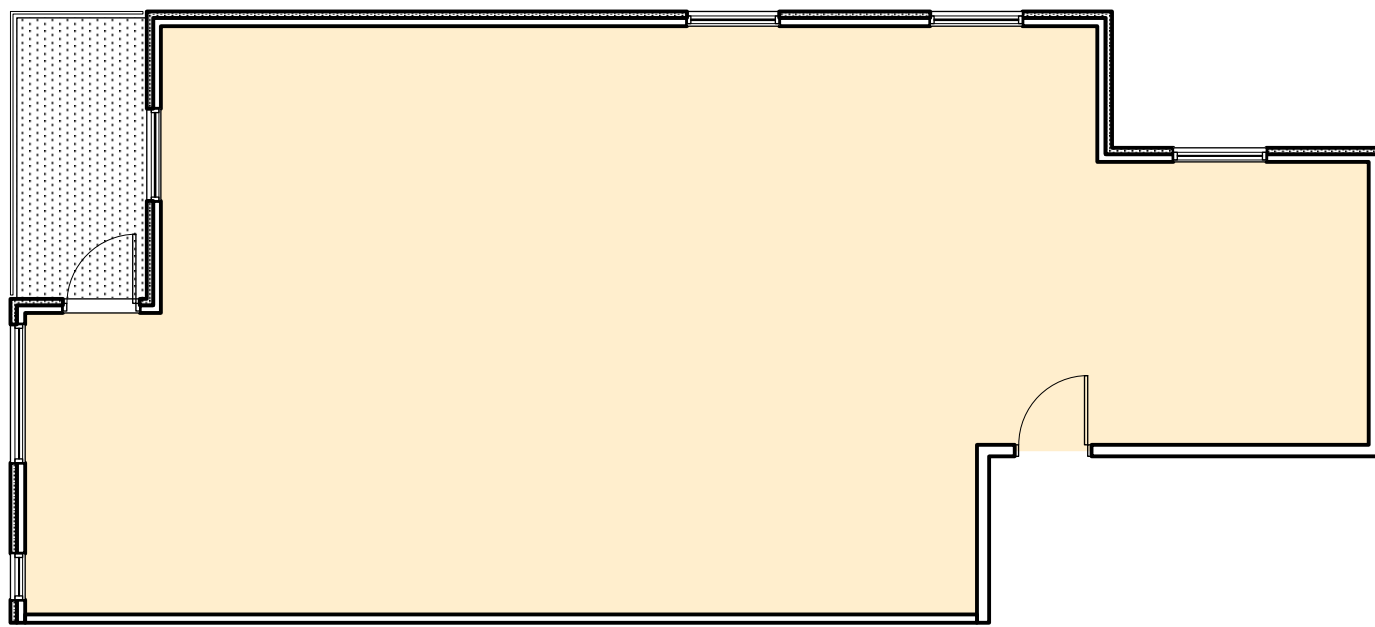
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Day	Date	Description
plot date SEPTEMBER 2019 drawing by 1907 A200 Plans.vwx		
drawn by FWP	checked by RAW	
scale AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

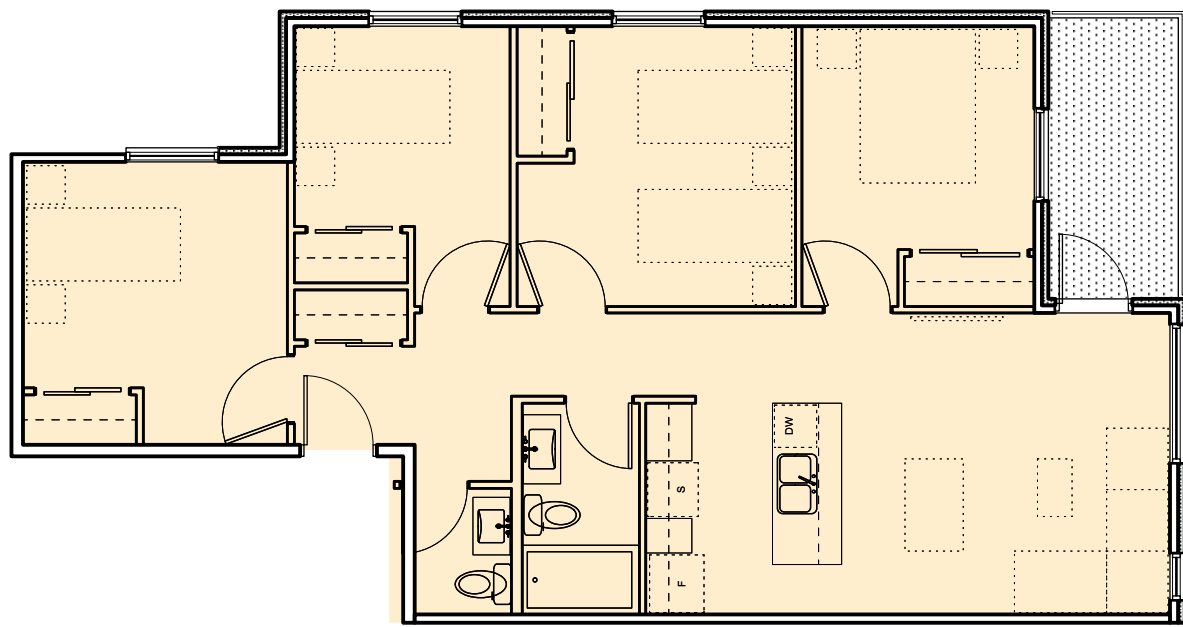
ISSUED FOR DP
& REZONING

GRAPHIC LEGEND:

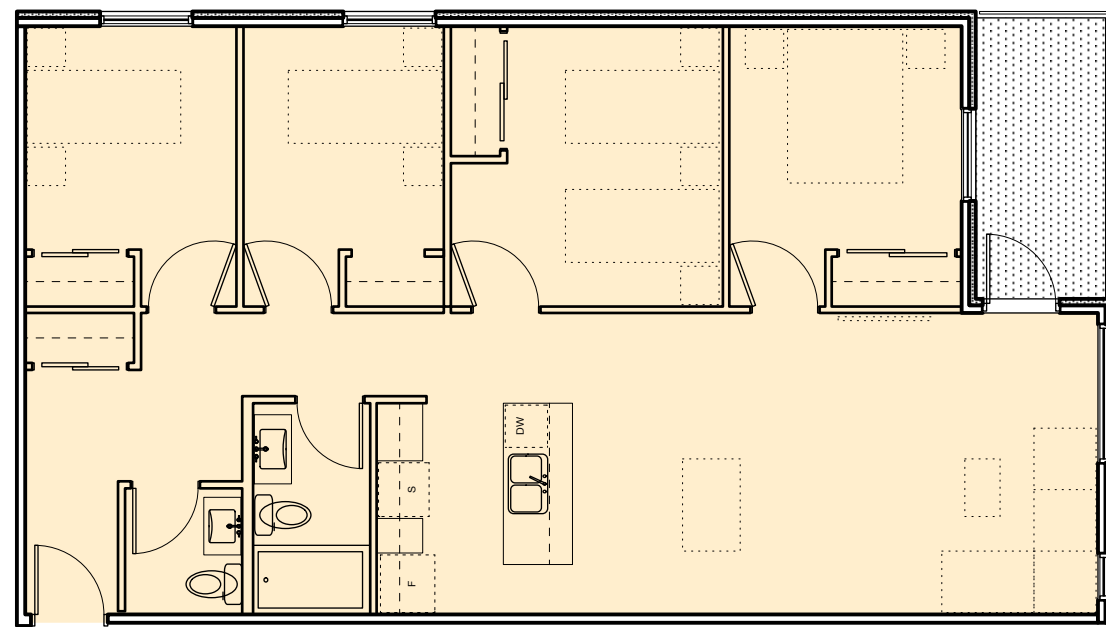
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



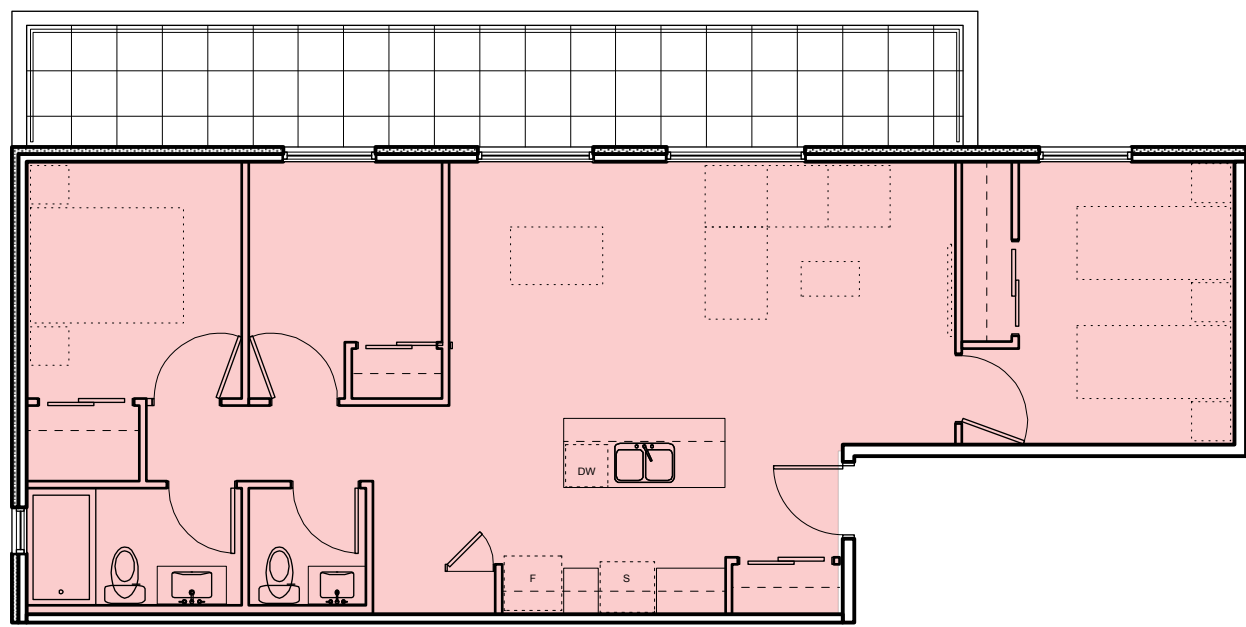
AREA 118 SM
QUANTITY 2
22 4 Bed Type 3
A702 Scale: 1:100



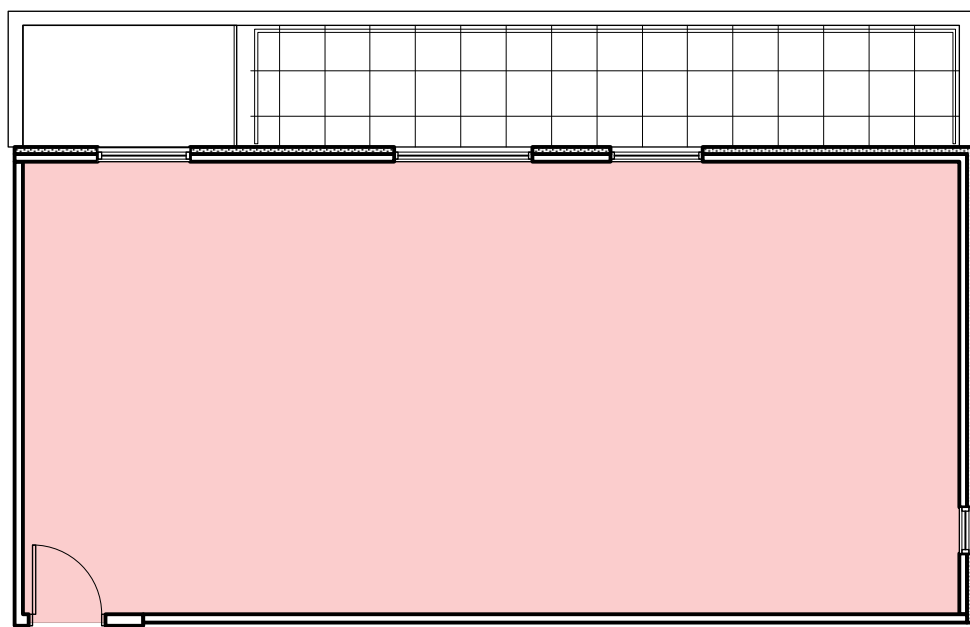
AREA 98 SM
QUANTITY 2
21 4 Bed Type 2
A702 Scale: 1:100



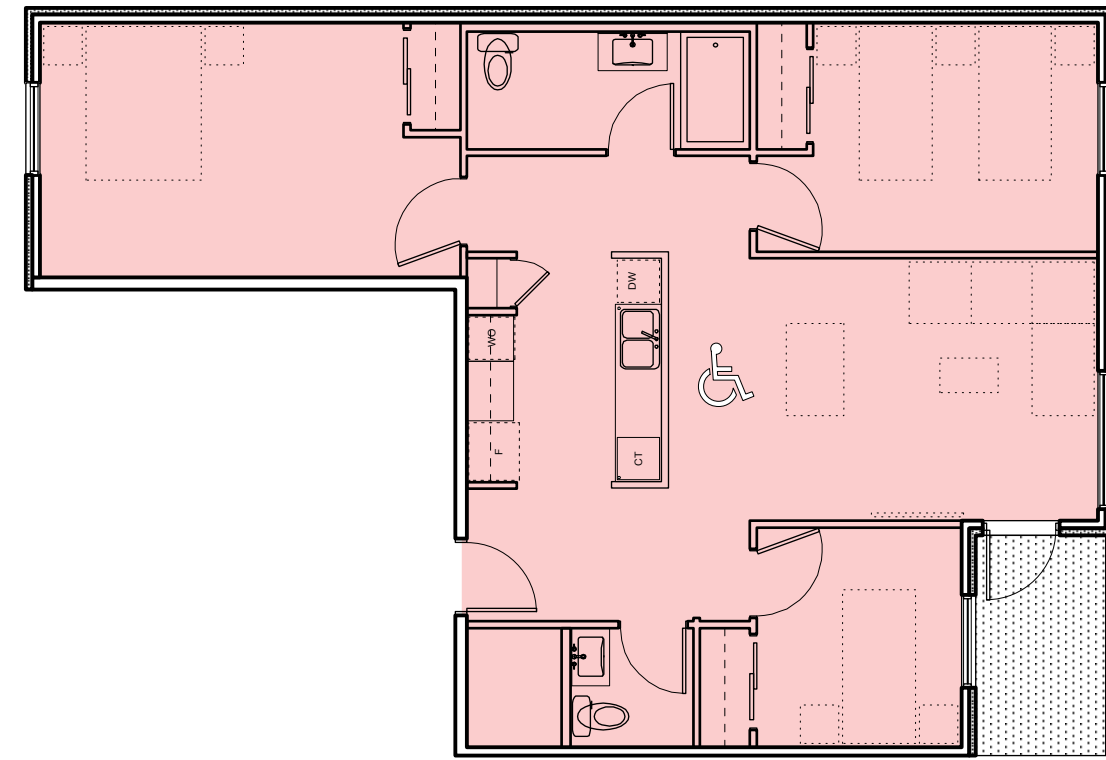
AREA 108 SM
QUANTITY 2
20 4 Bed Type 1
A702 Scale: 1:100



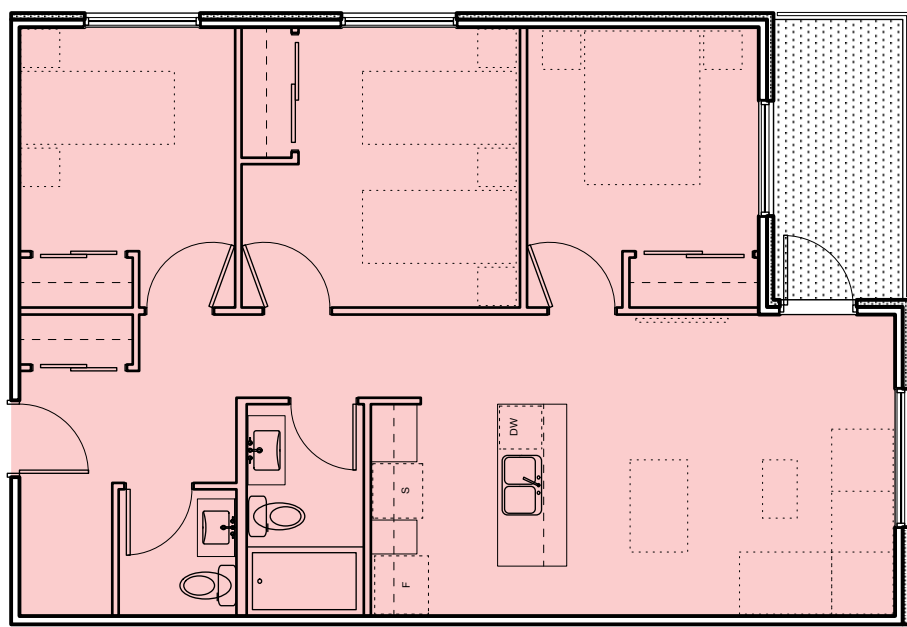
AREA 88 SM
QUANTITY 1
7 3 Bed Type 6
A702 Scale: 1:100



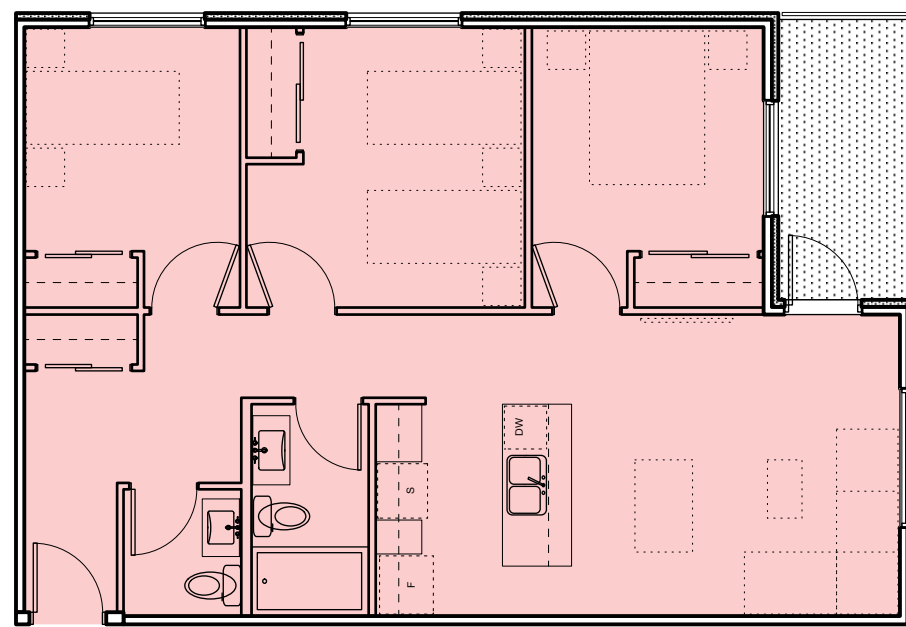
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QUANTITY 1
6 3 Bed Type 5
A702 Scale: 1:100



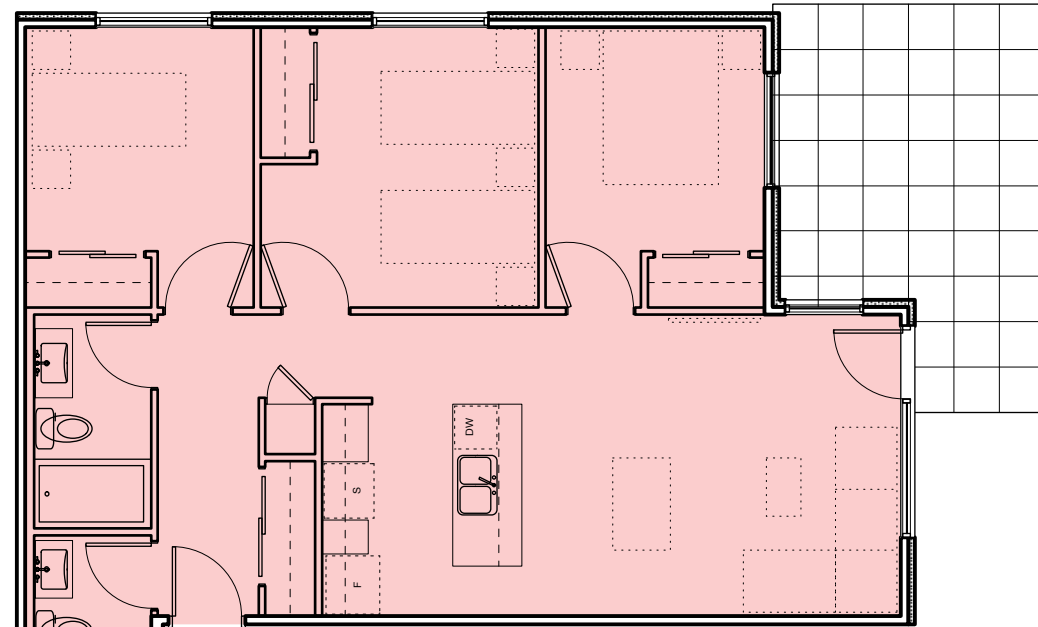
AREA 98 SM
QUANTITY 1
5 3 Bed Type 4 - Accessible
A702 Scale: 1:100



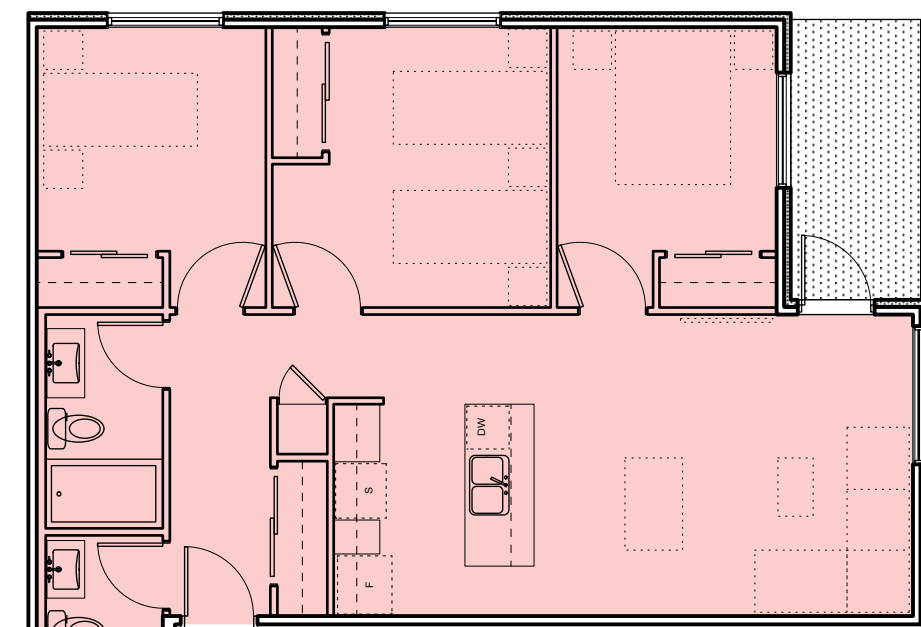
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QUANTITY 1
4 3 Bed Type 3
A702 Scale: 1:100



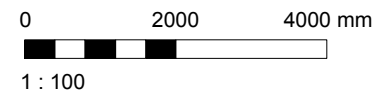
AREA 88 SM
QUANTITY 2
3 3 Bed Type 2
A702 Scale: 1:100



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



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



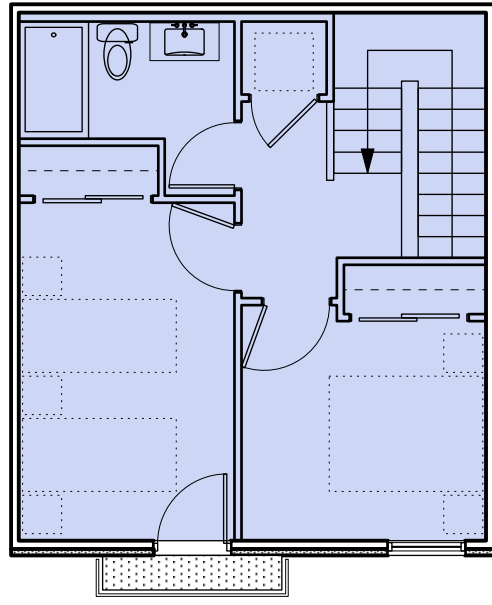
Rev	Date	Description
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2	19/07/2019	1907 A200 Plans view
3	19/07/2019	RAW
4	19/07/2019	1907

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& REZONING

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

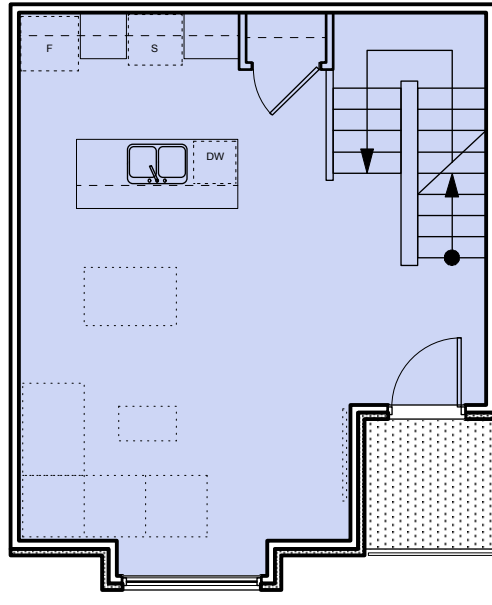
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- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

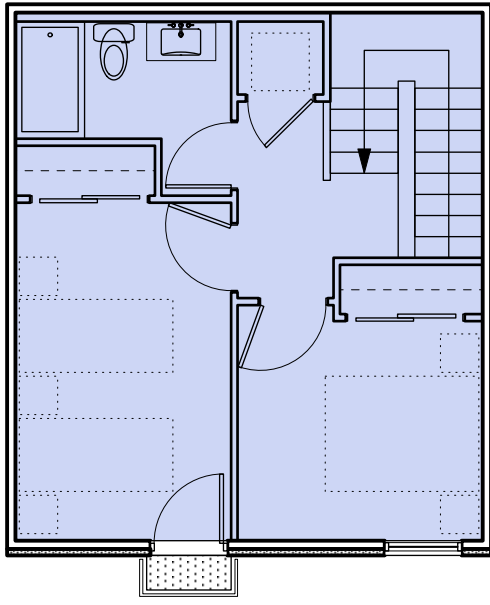


L3 - SECOND FLOOR

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

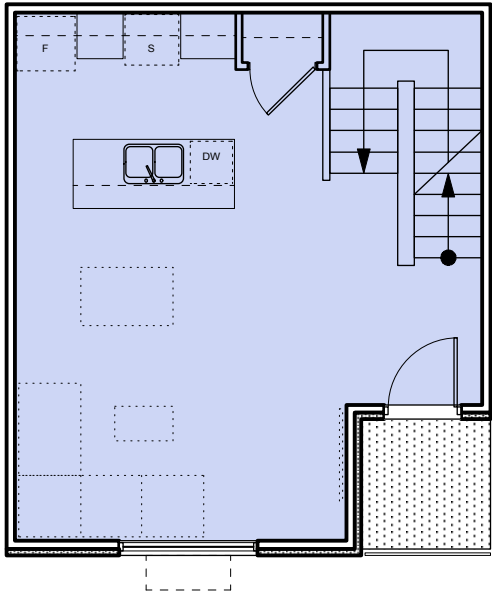


L2 - FIRST FLOOR

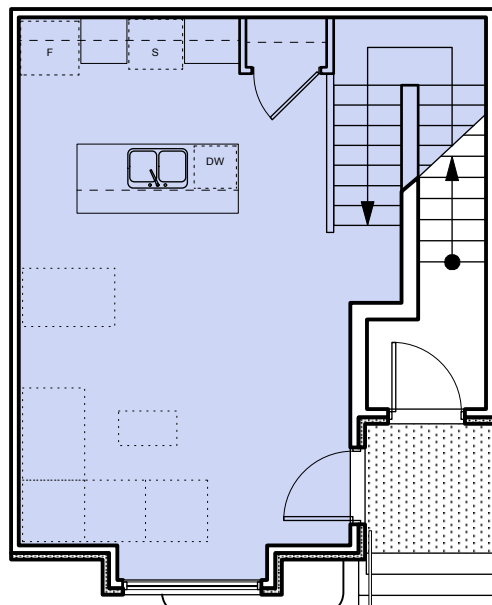


L3 - SECOND FLOOR

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

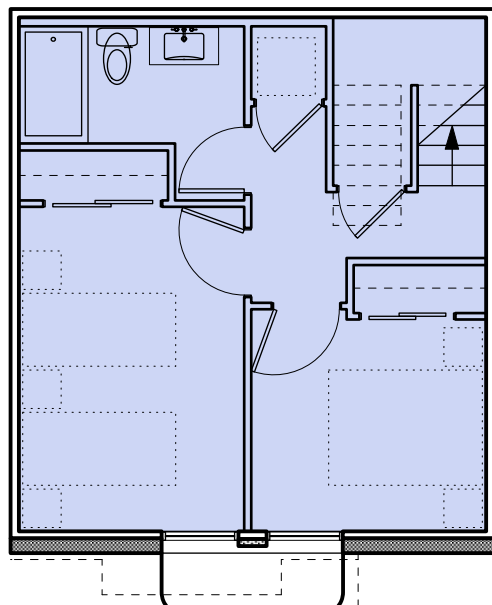


L2 - FIRST FLOOR

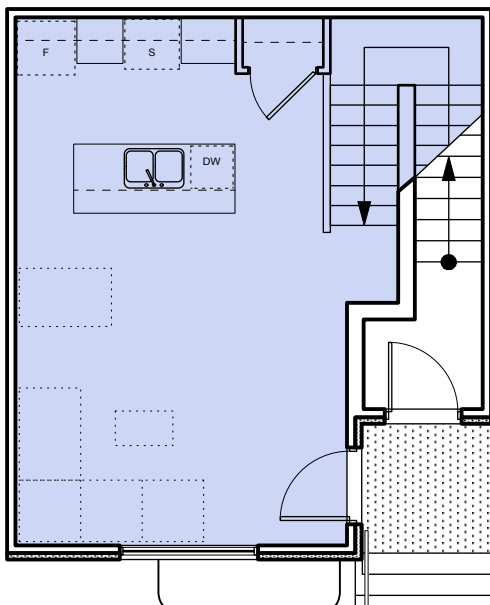


L1 - SECOND FLOOR

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

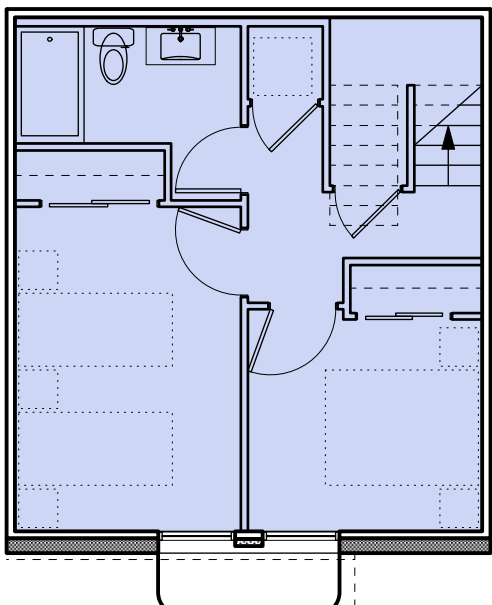


L0 - FIRST FLOOR

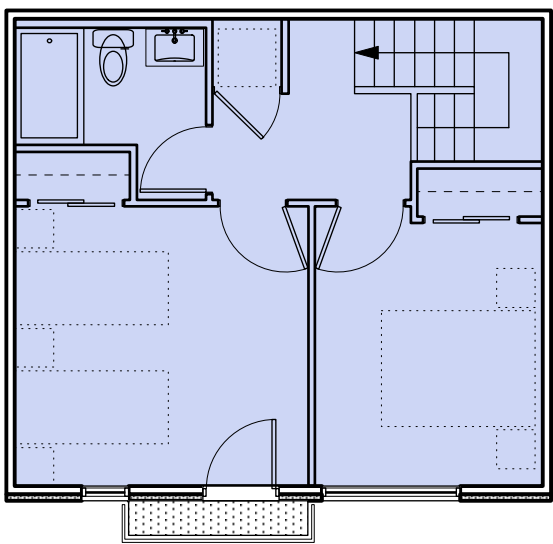


L1 - SECOND FLOOR

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

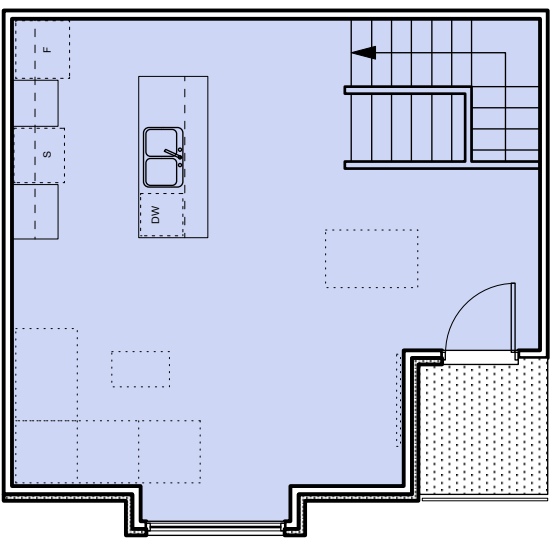


L0 - FIRST FLOOR

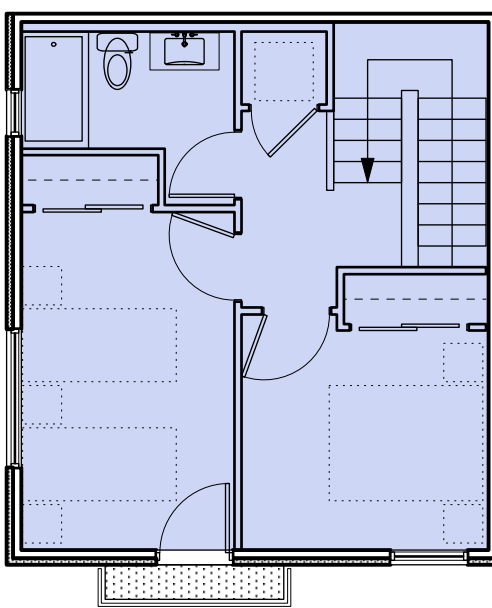


L3 - SECOND FLOOR

AREA
QUANTITY 89 SM
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2 Bed Type 6
Scale: 1:100

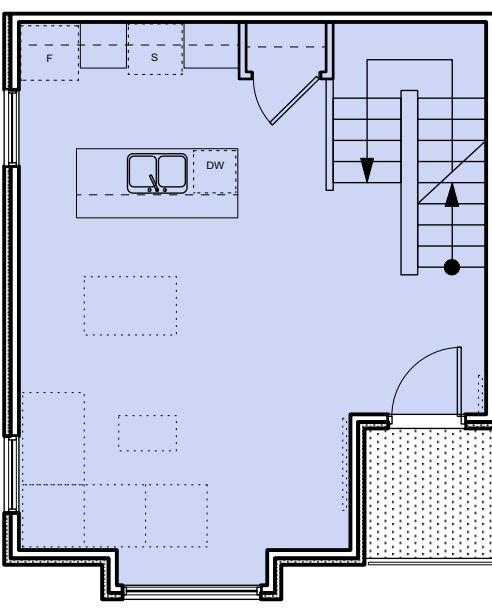


L2 - FIRST FLOOR

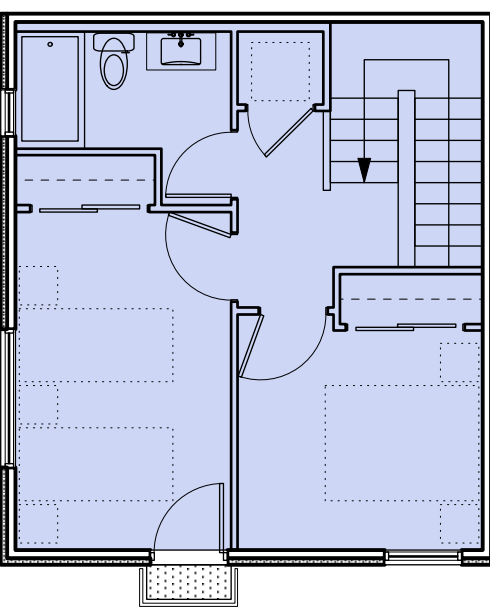


L3 - SECOND FLOOR

AREA
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2 Bed Type 4
Scale: 1:100

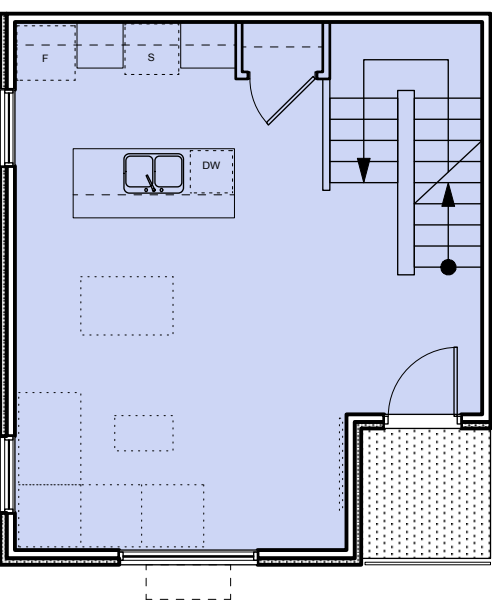


L2 - FIRST FLOOR

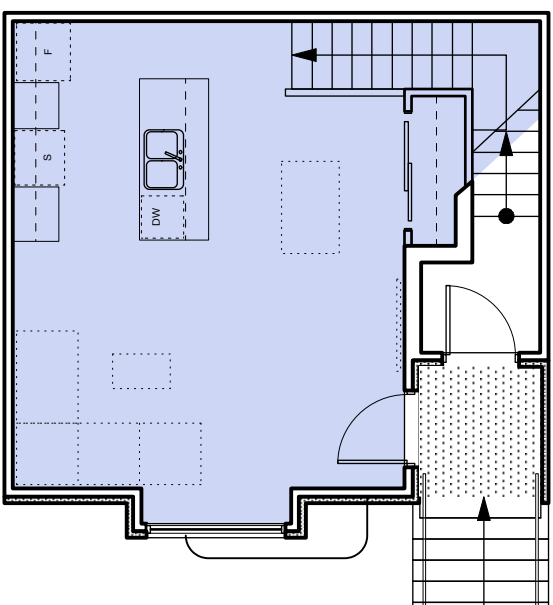


L3 - SECOND FLOOR

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2 Bed Type 2
Scale: 1:100

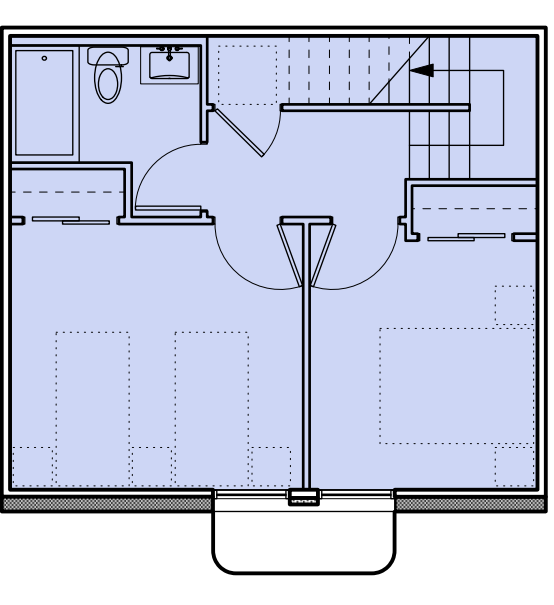


L2 - FIRST FLOOR

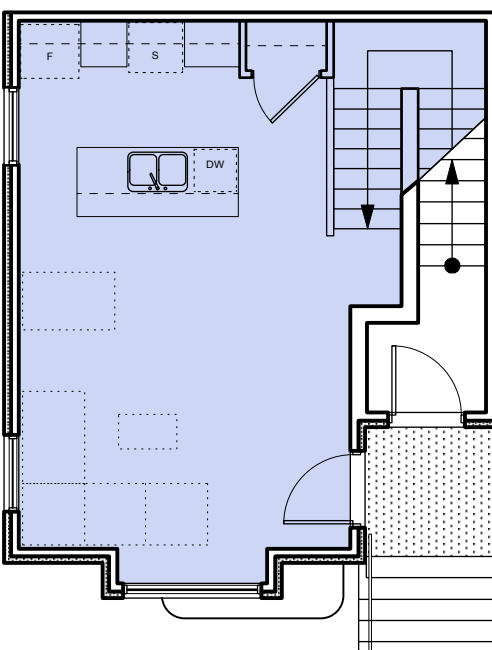


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2 Bed Type 5
Scale: 1:100

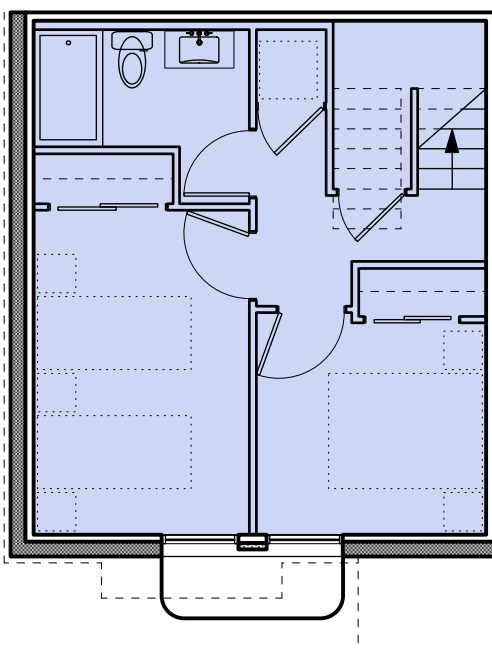


L0 - FIRST FLOOR

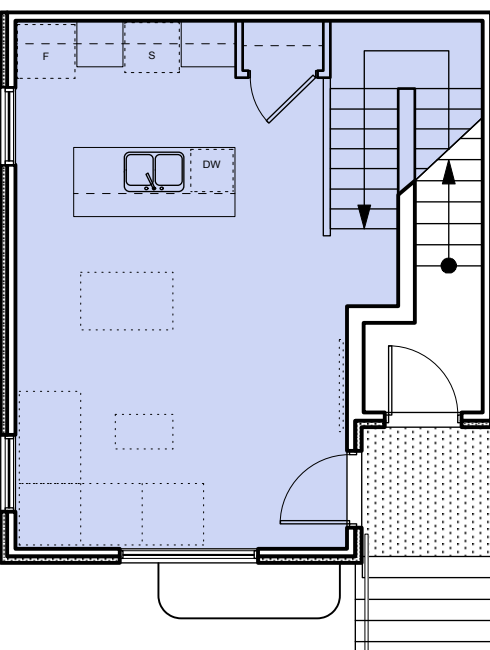


L1 - SECOND FLOOR

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

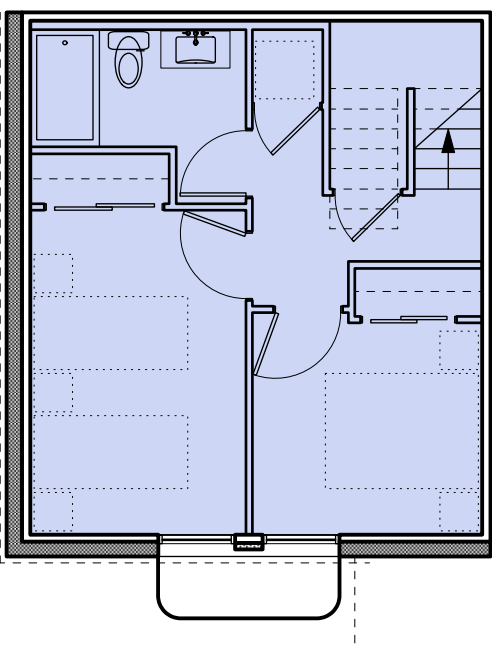


L0 - FIRST FLOOR



L1 - SECOND FLOOR

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




L0 - FIRST FLOOR

Rev	Date	Description
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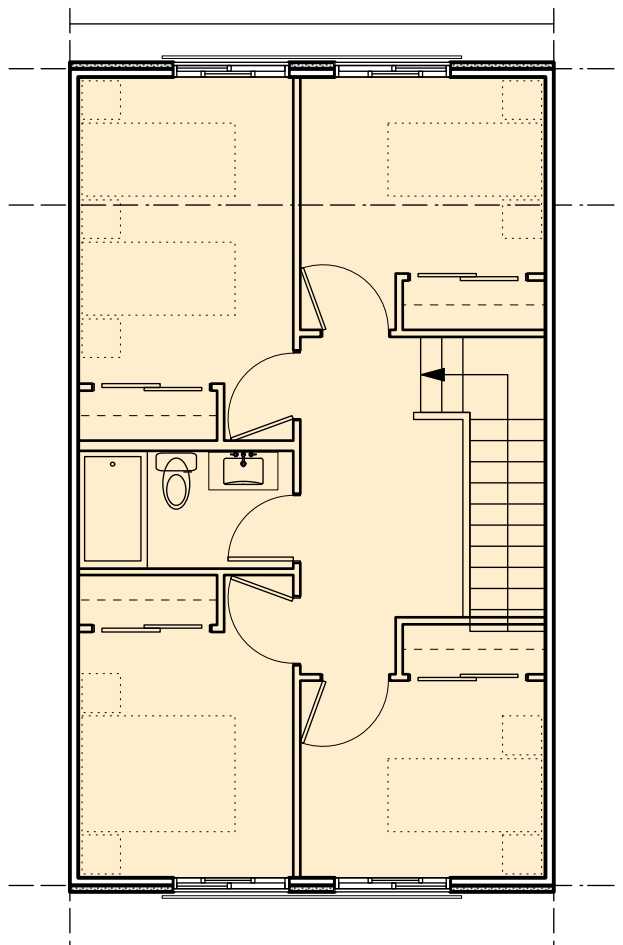
NOTE: All dimensions are shown in millimeters.

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& REZONING

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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	sheet no. 1
project name Townhouses 1 & 2 Unit Plans	sheet no. A703
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GRAPHIC LEGEND:

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

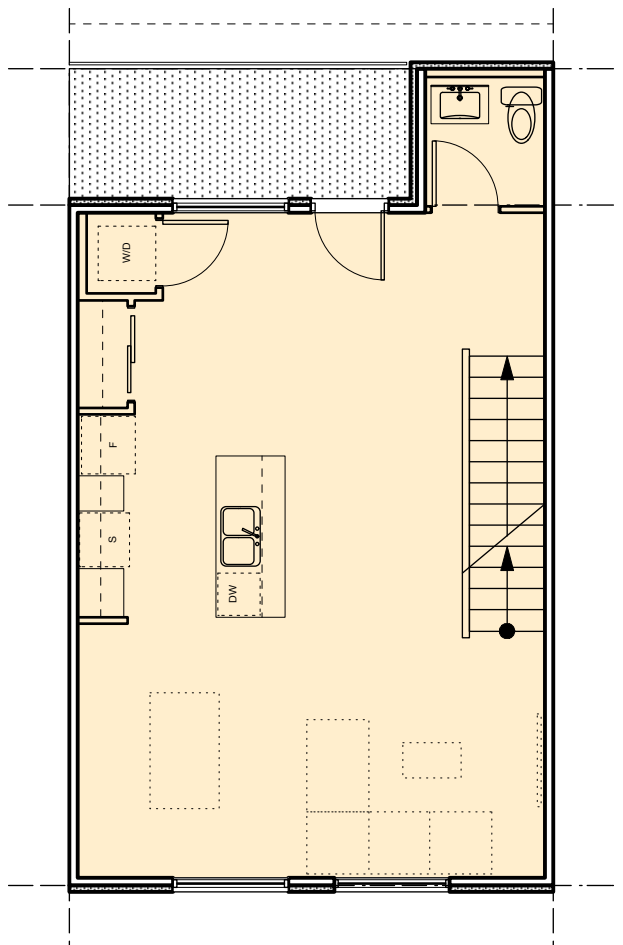


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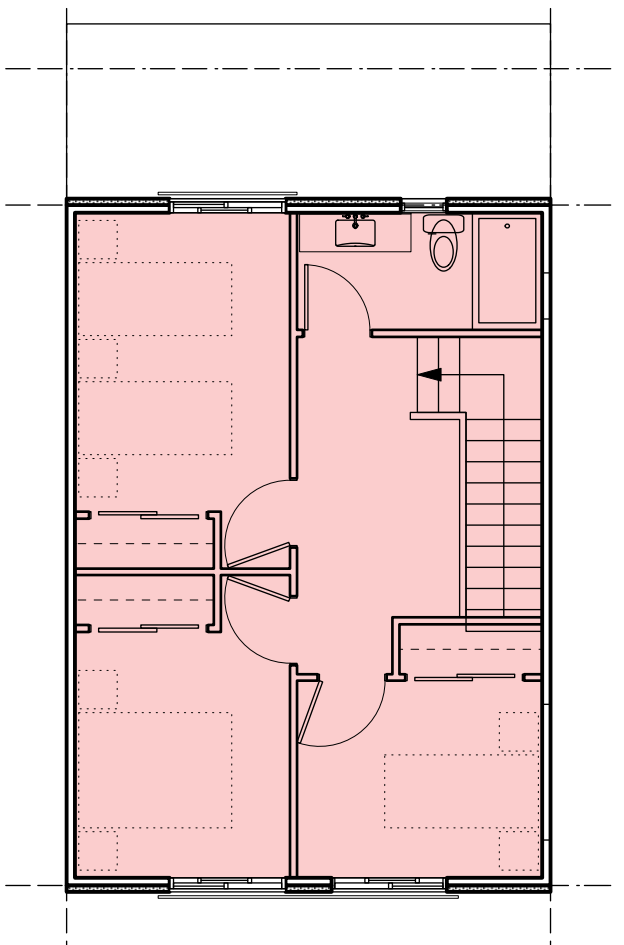
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QUANTITY

130 SM
2

3
A704
4 Bed Type 1
Scale: 1:100



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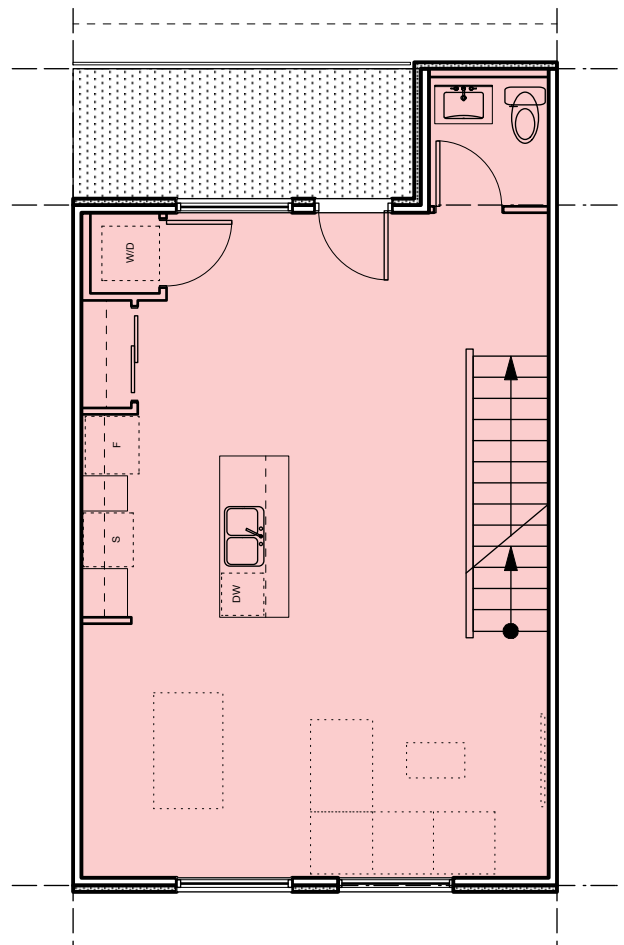


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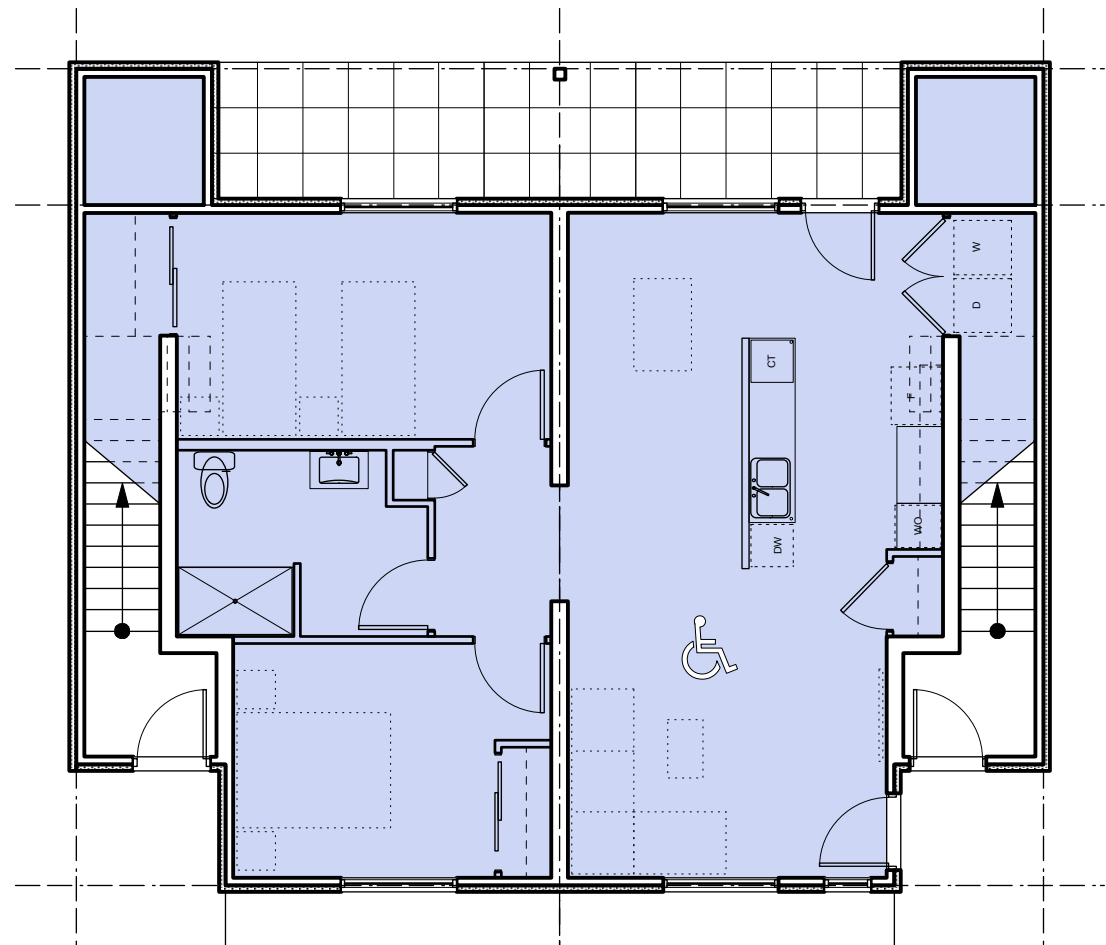
AREA
QUANTITY

118 SM
2

2
A704
3 Bed Type 1
Scale: 1:100



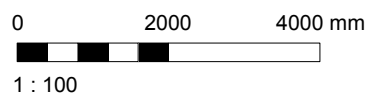
L0 - FIRST FLOOR



AREA
QUANTITY


104 SM
2

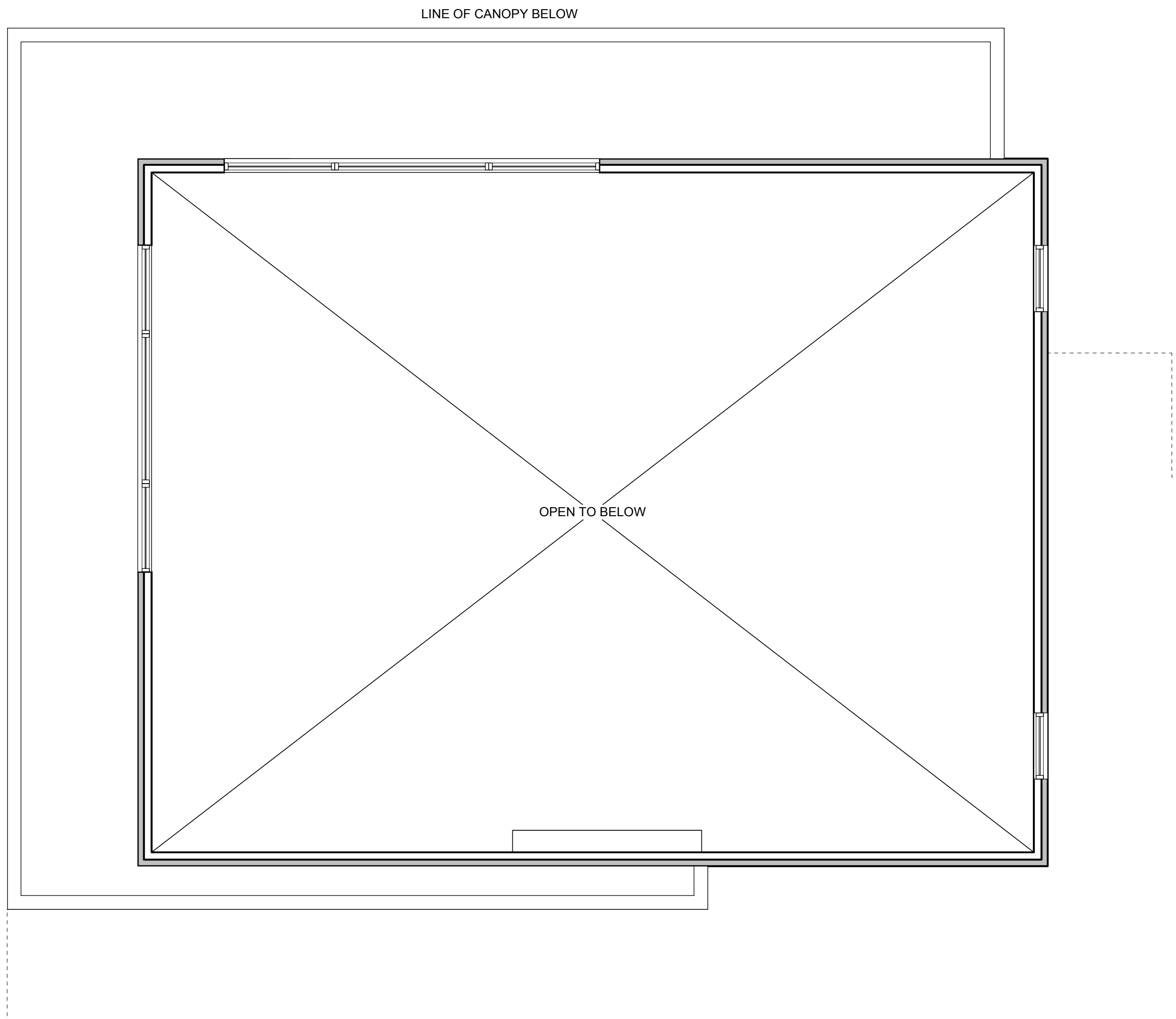
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A704
2 Bed Type 1 - Accessible
Scale: 1:100



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100	19/12/16	1907 A200 Plans view

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project name Caledonia Victoria BC	sheet no. A704
drawing no. Townhouse 3 Unit Plans	sheet no. 1
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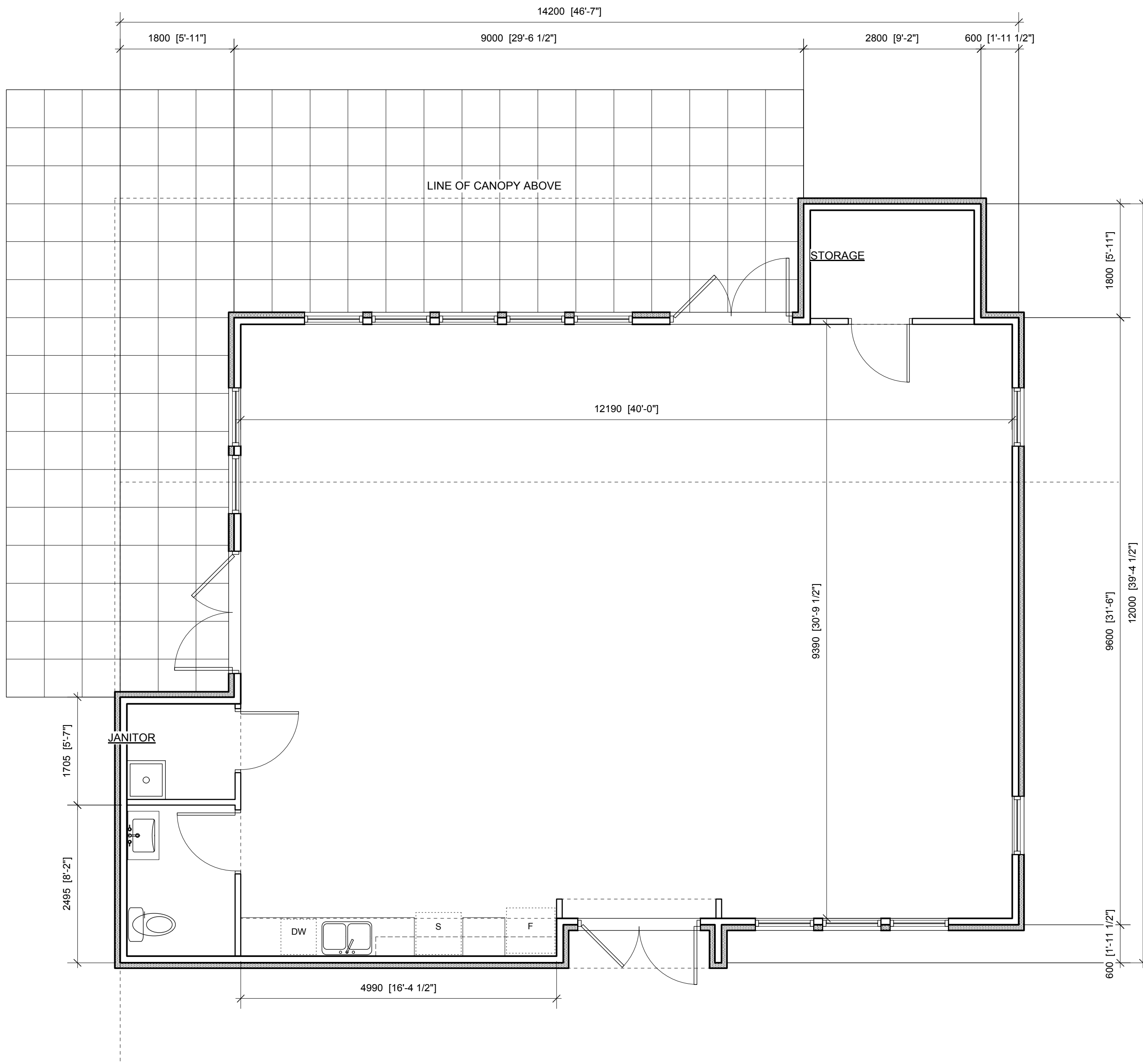


2
A705

Amenity Room - L2
Scale: 1:50

0 1000 2000 mm
1:50

→ N



GROSS AREA: 135 SM (1450 SF)

1
A705

Amenity Room - L1
Scale: 1:50



0 1000 2000 mm
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→ N

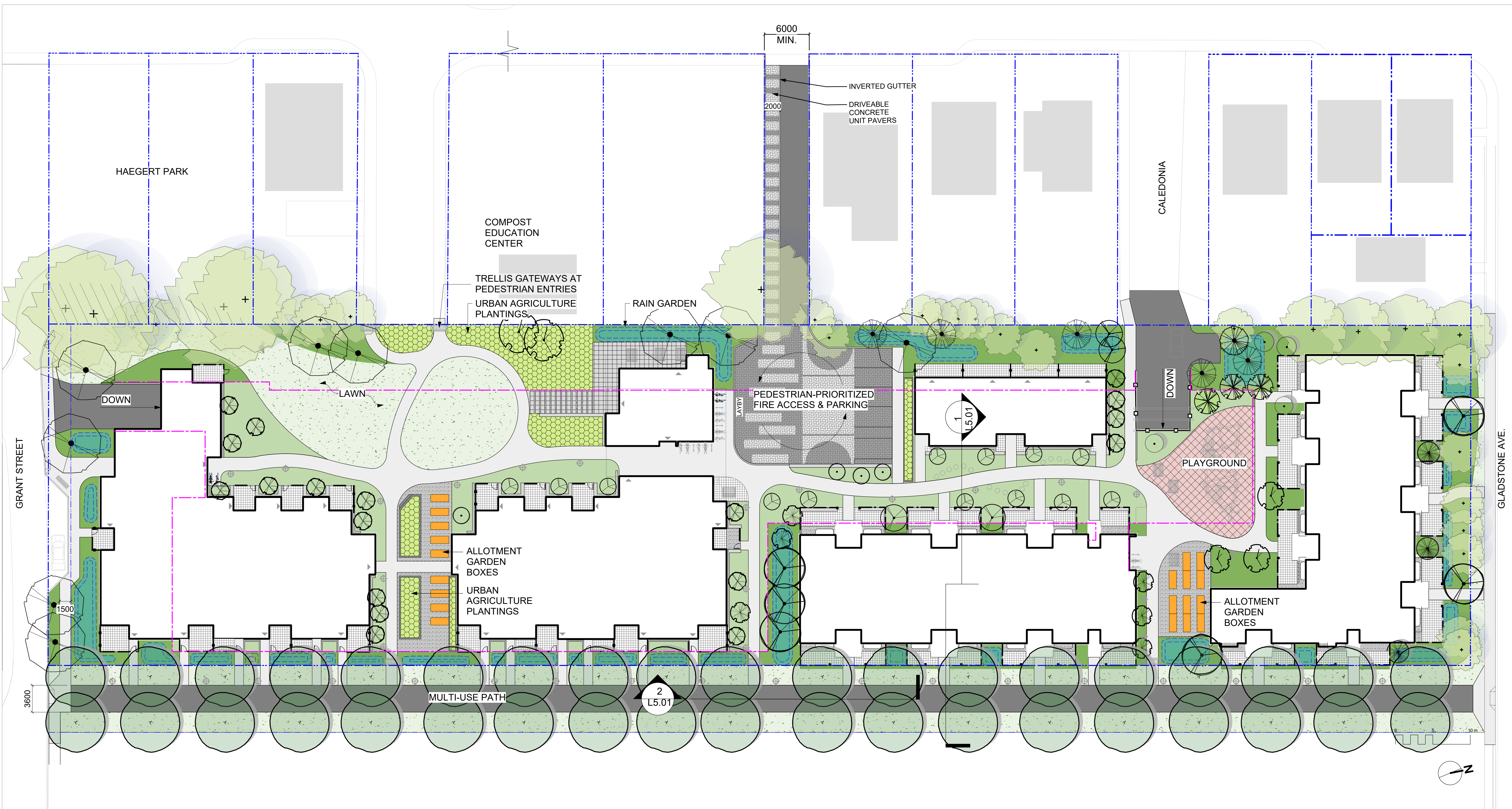
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PRINT DATE	SEPTEMBER 2019	ISSUING FILE 1907 A200 Plans.vrx
DRAWN BY	FWP	CHECKED BY RAW
SCALE	AS SHOWN	PROJECT NUMBER 1907

NOTE: All dimensions are shown in millimeters.

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 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing title Amenity Room
drawing no. A705	sheet no. 1

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NOT FOR CONSTRUCTION

2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date



**Murdoch
de Greeff** INC
Landscape Planning & Design

200 - 554 Cultural Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
**Landscape
Overview Plan**

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.

LANDSCAPE TYPOLOGIES



PLAY PLACES that foster fun and creativity.



RAIN GARDENS that slow & cleanse rainwater.



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



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



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



PLANTINGS that provide food for birds, bees and butterflies.



OUTDOOR SOCIAL SPACES for gathering and sharing food.



PLANTINGS that provide beauty and food for people.



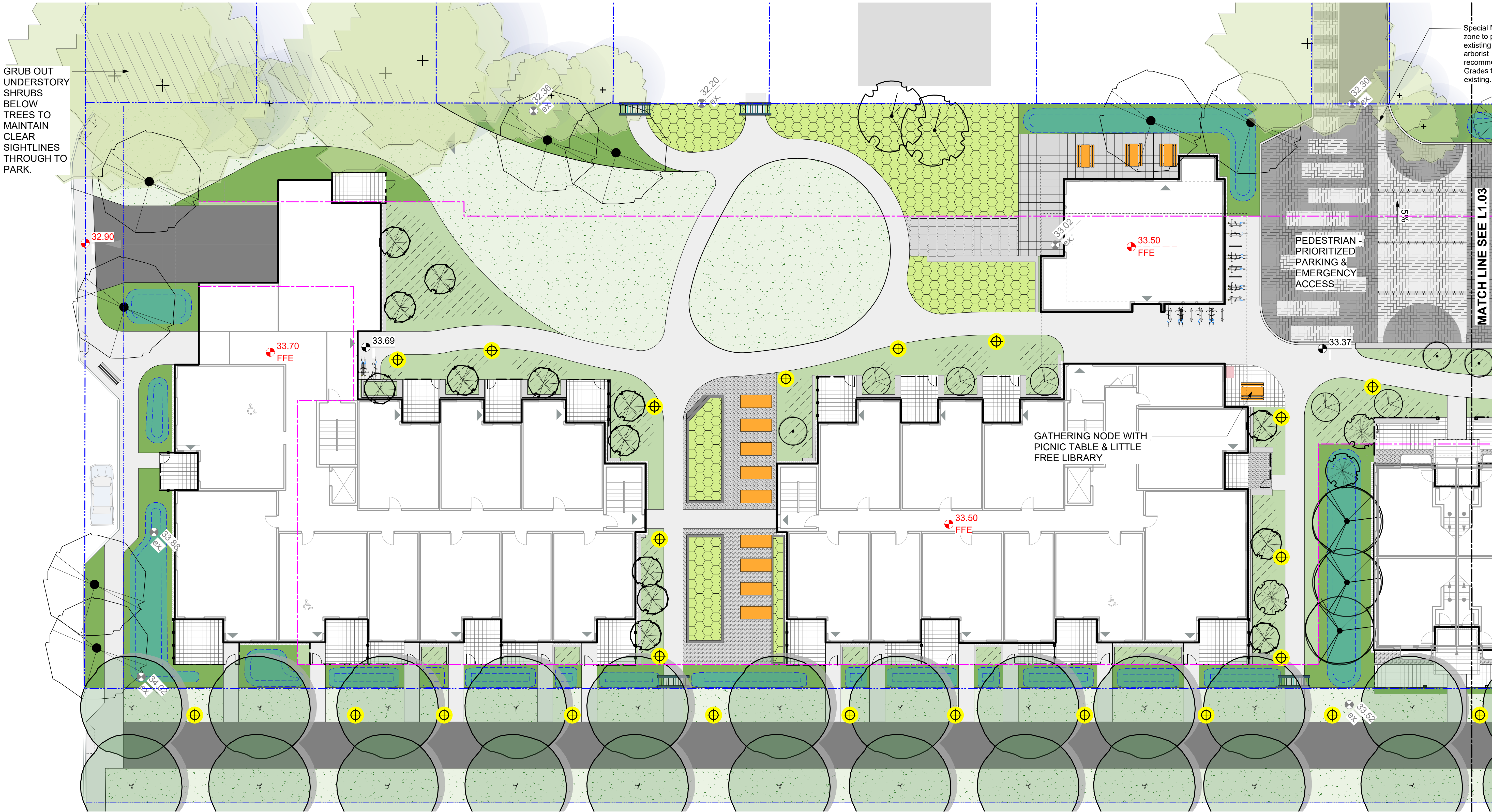
ACTIVE PLAY SPACES that support community sports.



PUBLIC ART that celebrates Fernwood's artistic spirit.



COMMUNITY GARDEN PLOTS that boost local food security.



LEGEND

	Property line		Cast in Place Concrete Paving		Proposed Urban Agriculture Plantings		Trellis Gateway at Entries
	Extent of Parkade, below		Concrete Unit Paving, Type 1		Lawn Area		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 2		Native Plant & Pollinator Planting Area: On Grade		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Gravel Surfacing		Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth.		Raised Planter for Common Urban Agriculture
	Existing Landscape Grade		Vehicular Concrete Unit Paving		Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth.		Bike Rack (2 Stalls)
	Architectural grade, provided for reference only		Asphalt Paving		Rain Garden Area		Gravel Maintenance Edge, 300mm wide.
	Proposed Landscape Grade		Rubber Playground Surfacing		Existing Tree for Retention (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).		Bollard Light
					Critical Root Zone		
	Retaining/Planter Wall				Tree Tag		
	Retaining/Planter Seating Wall						
	Landscape Screen, 1800 mm height.						
	Wood Picket Fence, 1000 mm height.						

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

NOT FOR CONSTRUCTION

2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200 - 554 Cultural Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

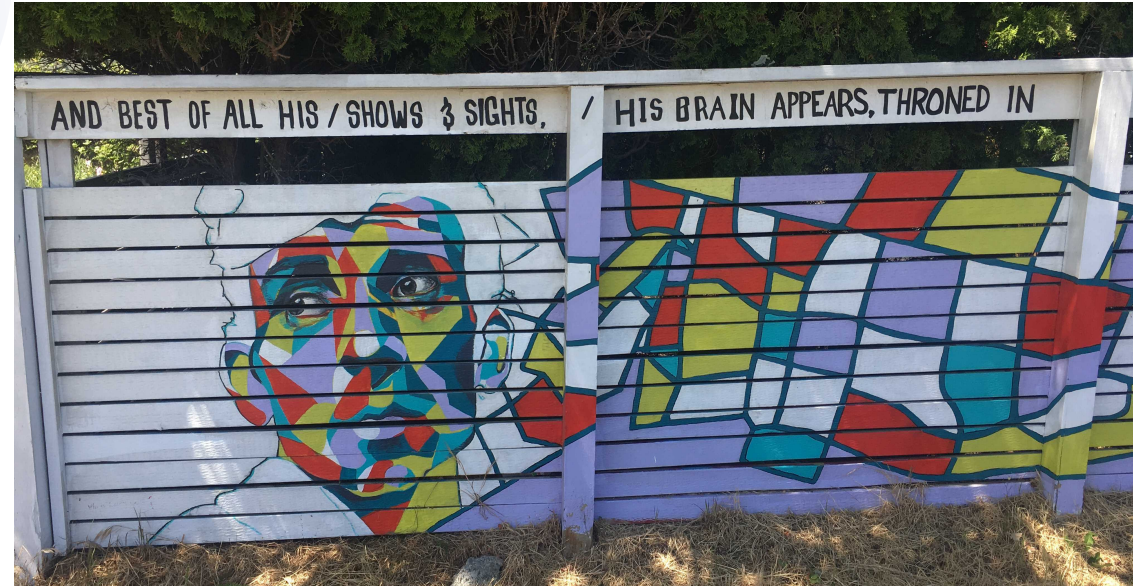
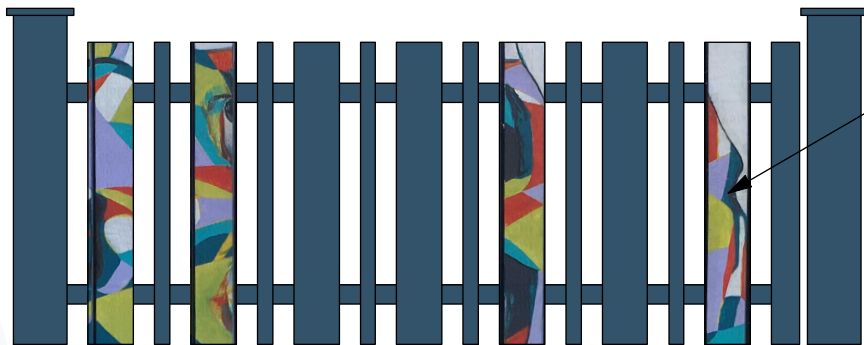
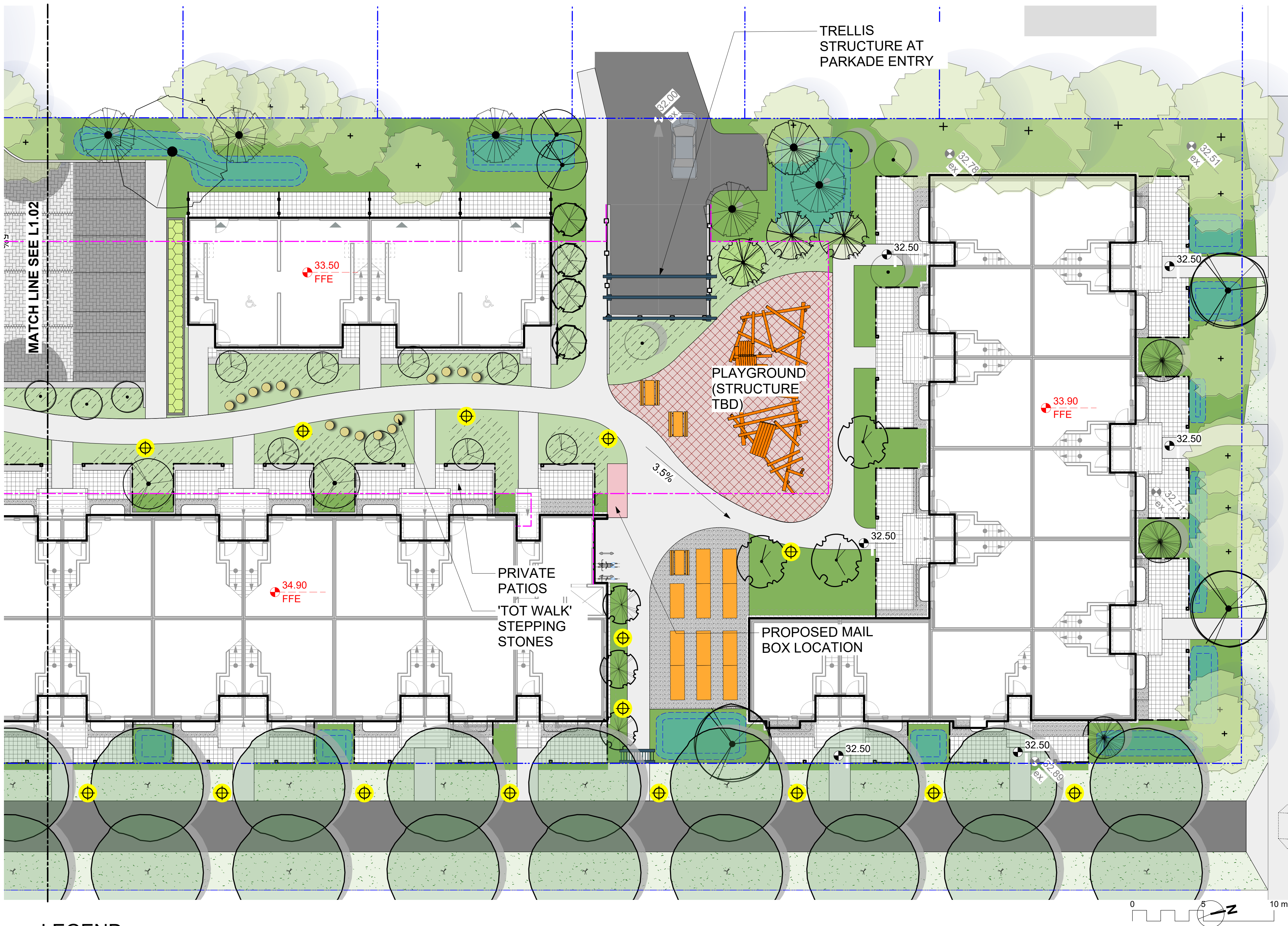
sheet title

Landscape Materials South

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

2

L1.02



Proposed Picket Fence Detail

NOT FOR CONSTRUCTION

2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date



**Murdoch
de Greeff** INC
Landscape Planning & Design

200 - 554 Cultural Road
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892


client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC


project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC


sheet title
**Landscape
Materials North**


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


LEGEND


Property line


Extent of Parkade, below

Rain garden - TOP OF POOL

Rain garden - BOTTOM OF POOL

Existing Landscape Grade

Architectural grade, provided for reference only

Proposed Landscape Grade

TW Top of Wall

BW Bottom of Wall

TOC Top of Curb


BC Bottom of Curb


TP Top of Pool


BP Bottom of Pool


TS Top of Stairs


BS Bottom of Stairs


Retaining/Planter Wall


Retaining/Planter Seating Wall

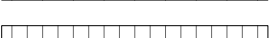
Landscape Screen, 1800 mm height.


Wood Picket Fence, 1000 mm height.


Cast in Place Concrete Paving


Concrete Unit Paving, Type 1


Concrete Unit Paving, Type 2


Gravel Surfacing


Vehicular Concrete Unit Paving


Asphalt Paving


Rubber Playground Surfacing


Proposed Urban Agriculture Plantings

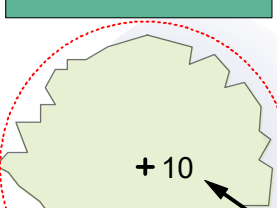
Lawn Area

Native Plant & Pollinator Planting Area: On Grade

Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth.

Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth.


Rain Garden Area

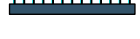



Existing Tree for Retention
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).


Critical Root Zone


Tree Tag


Trellis Gateway at Entries


Picnic Table

Allotment Garden Box

Raised Planter for Common Urban Agriculture

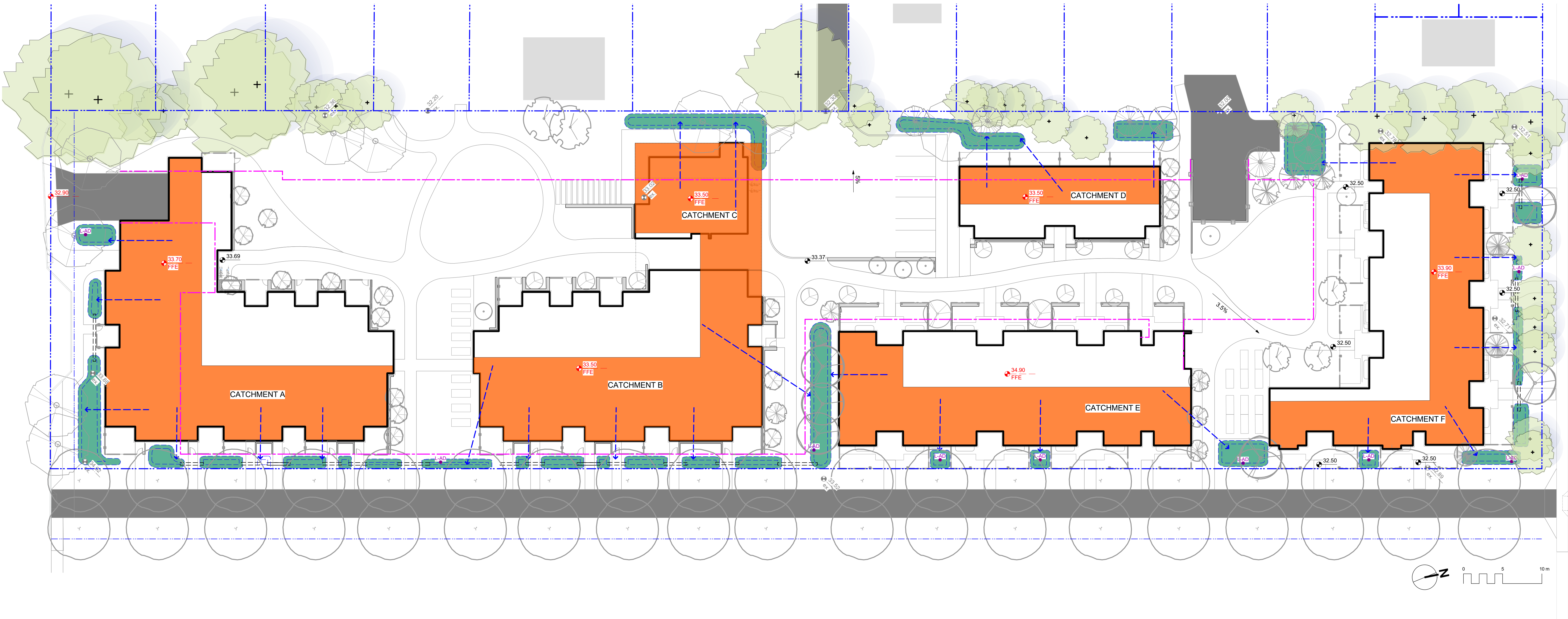
Bike Rack (2 Stalls)

Gravel Maintenance Edge, 300mm wide.

Bollard Light

DRAWING NOTES

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- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



Rain Garden Capacity Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity	Soil Volume
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu.m./day)	(cu.m.)
Catchment A	560.0	28.0	0.60	0.8	40.0	30.0	2.0	24.0
Catchment B	420.0	21.0	0.60	0.8	25.0	18.8	-2.3	15.0
Catchment C	220.0	11.0	0.60	0.8	34.0	25.5	14.5	20.4
Catchment D	120.0	6.0	0.60	0.8	30.0	22.5	16.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	400.0	20.0	0.60	0.8	50.0	37.5	17.5	30.0
total	2085.0	104.3			212.0	152.8	48.5	127.2

Assumptions

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

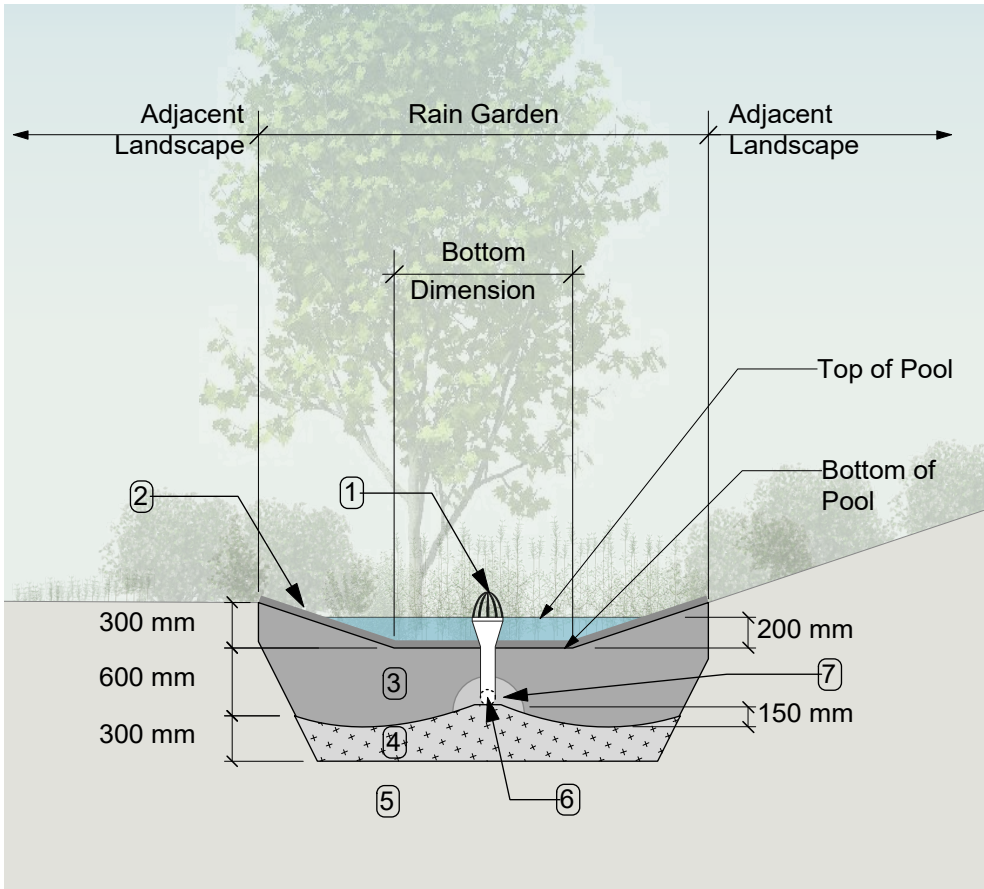
RAIN WATER MANAGEMENT NOTES

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

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

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

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



RAIN GARDEN MATERIALS

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

1 Typical Rain Garden
Scale: 1:50

LEGEND

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

NOT FOR CONSTRUCTION



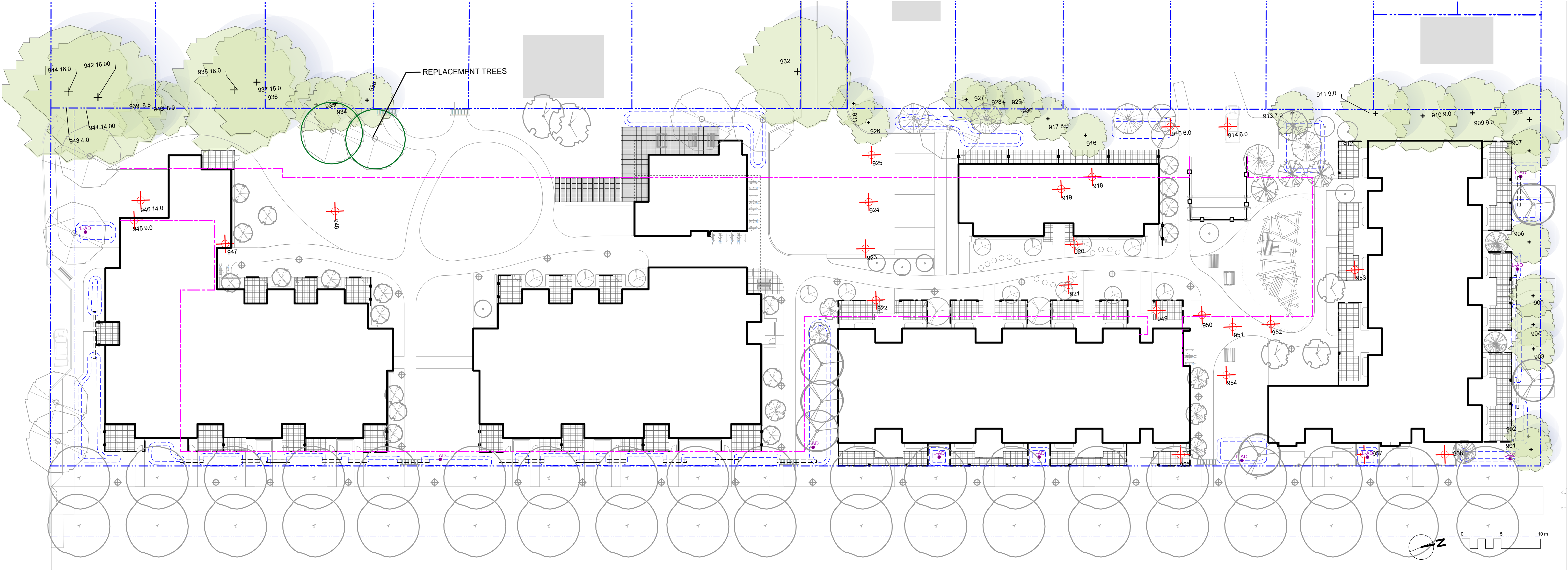
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title

Stormwater Management

project no.	119.18
scale	1:### @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.
2	L1.04



DRAWING NOTES

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

RETAINED TREE SUMMARY*			
TREE TAG #	DBH (cm)	Species	Bylaw Protected?
901	11	Tulip Tree	no
902	11	Tulip Tree	no
903	12	Tulip Tree	no
904	16	Tulip Tree	no
905	16	Tulip Tree	no
906	25	Tulip Tree	no
907	32	Tulip Tree	no
908	34	Tulip Tree	no
909	36	English oak	no
910	42	English oak	no
911	36	English oak	no
912	46	Sycamore maple	no
913	46	Red oak	no
916	41	Red oak	no
917	36	Red oak	no
926	25	Red maple	no
927	23	Zebra cedar	no
928	20	Zebra cedar	no
929	21	Zebra cedar	no
930	28	Zebra cedar	no
931	27	Douglas fir	no
932	74	Bluegum	no
933	14	Eastern white cedar	no
934	54	Edible chestnut	no
935	33	Edible chestnut	no
936	35	Western redcedar	no
937	58	Scotch elm	no
938	42,56,49,59	Scotch elm	yes
939	33	Scotch elm	no
940	33	Scotch elm	no
941	25,39,38,28,29	Scotch elm	yes
942	27,33,23,34,22	Scotch elm	yes
944	35,25,40,41	Scotch elm	yes

TOTAL TREES TO BE RETAINED: 33

* Based on Arborist's Report recieved from Dogwood Tree Services, 09/25/2019. Refer to Arborist report for details on tree conditions and Arborist recommendations.

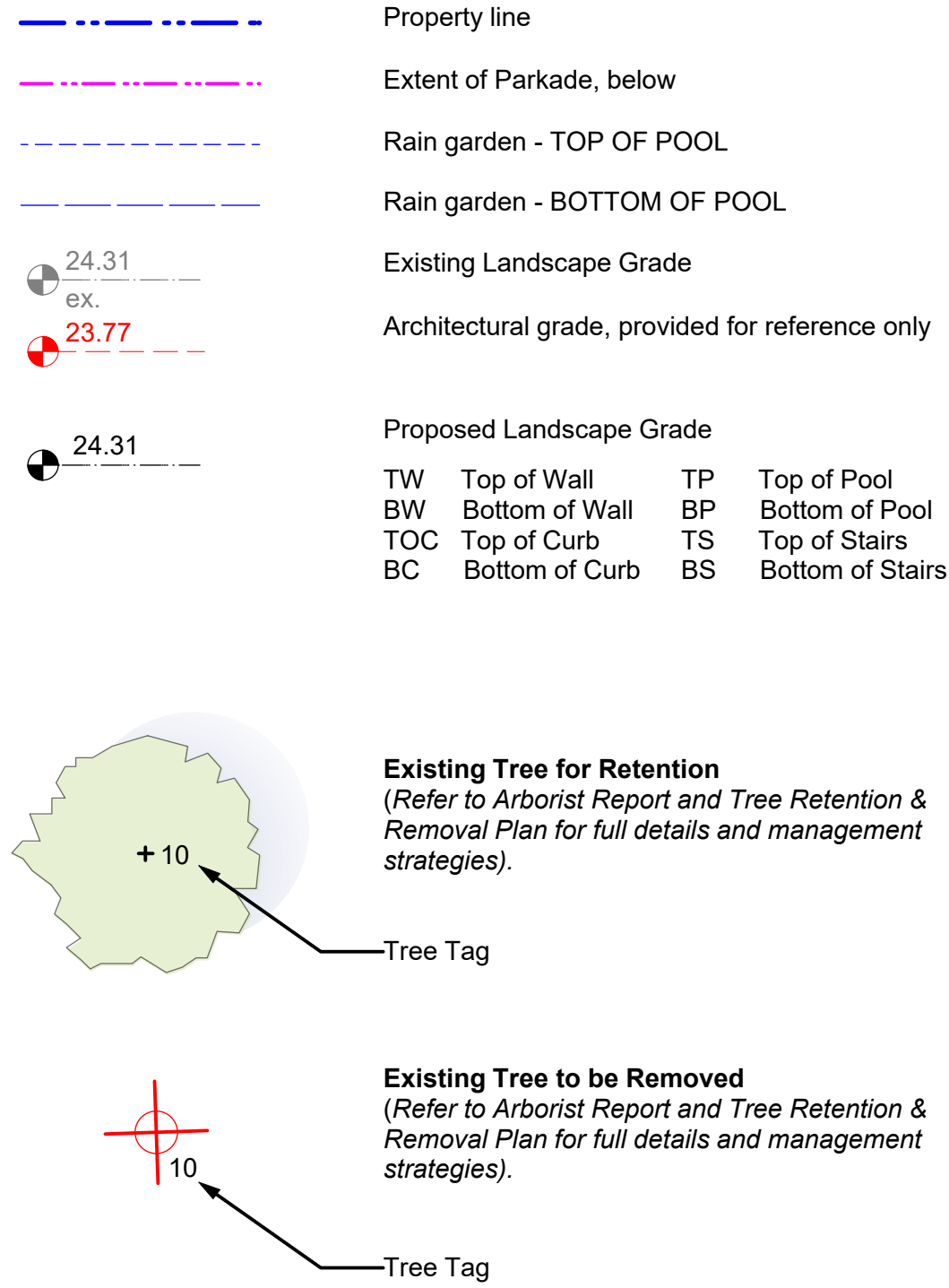
REMOVED TREE SUMMARY*			
TREE TAG #	DBH (cm)	Species	Bylaw Protected?
914	45	Norway maple	no
915	43	Red oak	no
918	34	Red oak	no
919	30	Tulip Tree	no
920	20	Tulip Tree	no
921	33	Tulip Tree	no
922	24	Red maple	no
923	30	Tulip Tree	no
924	20	Tulip Tree	no
925	41	Tulip Tree	no
943	42	Pear	no
945	36	Oregon ash	no
946	68	Douglas fir	yes
947	37	Pear	no
948	30	Ellwood juniper	no
949	25	Red maple	no
950	22	Tulip tree	no
951	19	Red maple	no
952	18	Red maple	no
953	32	Red maple	no
954	13	Tulip tree	no
955	35	Red maple	no
956	10	Eastern white cedar	no
957	24	Red oak	no
958	23	Red oak	no

TOTAL TREES TO BE REMOVED: 25
TOTAL PROTECTED TREES TO BE REMOVED**: 1

* Based on Arborist's Report recieved from Dogwood Tree Services, 09/25/2019. Refer to Arborist report for details on tree conditions and Arborist recommendations.

** Based on pre Oct. 24th, 2019 Tree Bylaw requirements.

LEGEND



NOT FOR CONSTRUCTION

2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date



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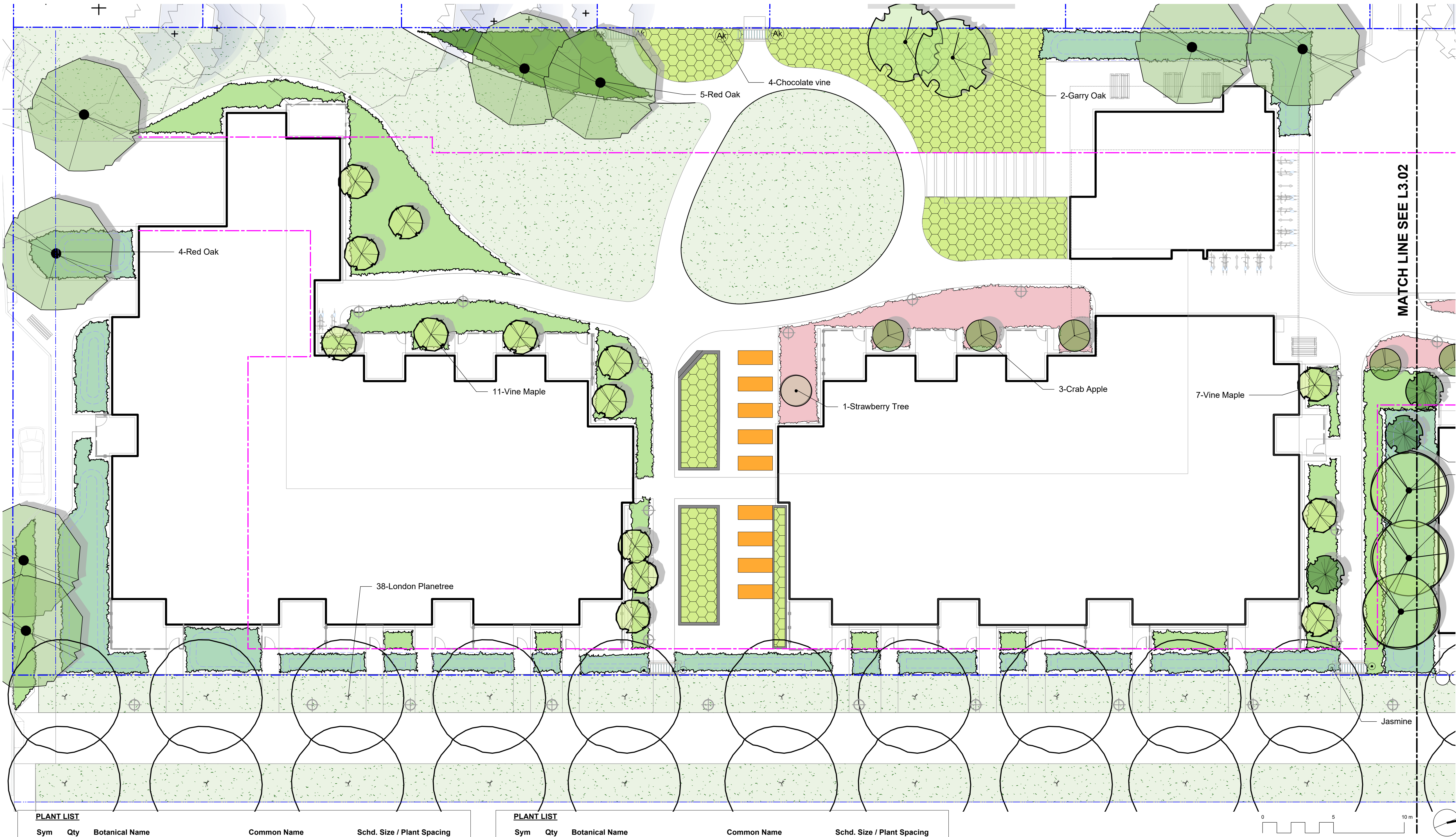
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client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
**Tree Retention &
Removal Plan**

project no.	119.18
scale	1: 250 @ 24"x36"
drawn by	TB
checked by	PdG
revision no.	sheet no.



BOULEVARD PLANTING NOTES

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

GENERAL PLANTING NOTE

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

ON-SLAB TREE PLANTING NOTES

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

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
18		Acer circinatum	Vine Maple	1.5 m ht.
4		Arbutus unedo	Strawberry Tree	1.2 m ht, b&b
3		Calocedrus decurrens	Incense Cedar	1.5 m ht,b&b
6		Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
2		Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht, b&b
2		Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	4.0 cm cal, b&b
1		Corylus 'Felix'	Felix Hazlenut	1.5m height, b&b
2		Corylus 'Jefferson'	Jefferson Hazlenut	1.5m height, b&b
2		Ficus carica 'Mission'	Black Mission Fig	#10 pot
13		Malus 'Sugar tyme'	Crab Apple	#10 pot, Min 1.2m ht
2		Oxydendrum arboreum	Sourwood Tree	multistem, 1.5m ht, b&b
6		Picea omonika	Serbian Spruce	1.5m ht, b&b
38		Platanus acerifolia	London Planetree	4.0 cm cal, b&b
8		Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
5		Quercus garryana	Garry Oak	4.0cm cal, b&b
9		Quercus rubra	Red Oak	5.0cm cal, b&b
HERB & POLLINATOR PLANTINGS				
Ana	193	Aster novae-angliae	New England Aster	#1 pot
Cx	22	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	229	Echinacea purpurea	Purple Coneflower	#1 pot
Lws	182	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Oi	22	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	229	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rof	49	Rosmarinus officinalis	Rosemary	#2 pot
Rf	229	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Ssm	193	Salvia ' sylvestris 'Mainacht'	May Night Salvia	#1 pot
Slo	22	Salvia officinalis	Culinary Sage	#1 pot
St	263	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vsb	22	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot


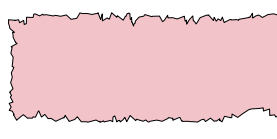
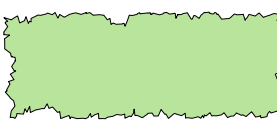



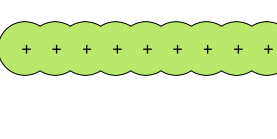

VINES

Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Ws	4	Wisteria sinensis	Wisteria Vine	#2 pot
Jn	4	Jasminum nudiflorum	Jasmine	#1 pot
Ak	4	Akebia quinata	Cchocolate vine	#2 pot

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
RAIN GARDEN PLANTS:				
Co	936	Carex obnupta	Slough Sedge	#1 pot
Csc	106	Cornus sericea	Red-twig Dogwood	#3 pot
Csk	417	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	936	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Spn	22	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	22	Spiraea douglasii	Hardhack	1
NATIVE & EDIBLE SHRUB PLANTINGS				
Fve	169	Fragaria vesca	Woodland Strawberry	Sp3 30cm o.c.
Gsh	385	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Mn	3	Mahonia nervosa	Oregon Grape Holly	#1 pot 40cm o.c.
Myc	108	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	267	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Phi	42	Philadelphus lewisii	Mock Orange	1.8
Pm	608	Polystichum munitum	Sword Fern	#1 pot
Ruc	169	Ribes uva-crispa	Gooseberry	#2 pot
Rn	223	Rosa nutkana	Nootka Rose	#1 pot
Sd	42	Spiraea douglasii	Hardhack	1
Sa	223	Symphoricarpos alba	Snowberry	#1 pot
Vsb	24	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
Bbd	15	Vaccinium 'Blue Crop' & 'Duke'	Blueberry 'Blue Crop' & 'Duke'	#3 pot
Vo	97	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vh		Vancouveriana hexandra	Inside-out Flower	0.3
	0			

PLANTING LEGEND

NATIVE SHRUB PLANTINGS		HERBS & POLLINATOR PLANTINGS	SHADY NATIVE & EDIBLE PLANTINGS		
	Sword Fern Snowberry Evergreen Huckleberry Salal		Purple Coneflower White Spike Lavandin New England Aster Black-Eyed Susan May Night Salvia Snow Pavement Rose Mexican Feathergrass Feather Reed Grass Blueberry Rosemary Culinary Sage Garden Oregano		Salal Gooseberry Sword Fern Hardhack Woodland Strawberry Mock Orange Evergreen Huckleberry Redwood Sorrel Inside-out Flower
RAIN GARDEN PLANTINGS					
	Soft Common Rush Hardhack Slough Sedge Dwarf Arctic Blue Leaf Willow Red-twig Dogwood Dwarf Red-twigged Dogwood				
URBAN AGRICULTURE ZONE		LAWN AREA	SCREENING HEDGE		
	Plantings to be designed & managed by Community Partner, Volunteers and Residents.		 Pacific Wax Myrtle		
ALLOTMENT GARDEN BOX					
					

NOT FOR CONSTRUCTION

2	RZ/DP Revision	19.12.16
1	Rezoning/DP	19.09.26
rev no	description	date



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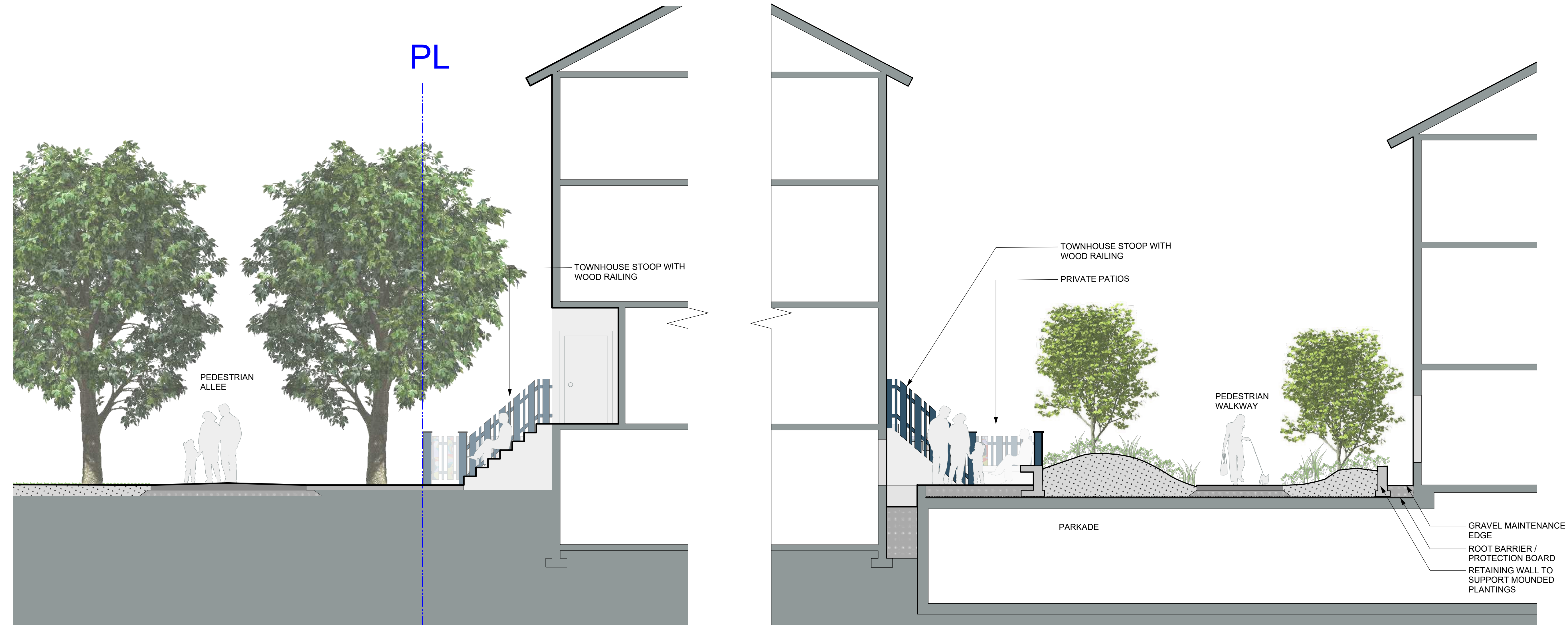
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client
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631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Planting Plan South

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drawn by	TB
checked by	PdG
revision no.	sheet no.



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



2 Section at Pedestrian Walkway
Scale: 1:50

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project
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sheet title
Landscape Sections

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