

PROJECT INFORMATION

CIVIC ADDRESS
1230 GRANT STREET
1209,1218,1219,1220, and 1226 NORTH PARK STREET
1219 VINING STREET
1235 CALEDONIA AVENUE
1211 GLADSTONE AVENUE

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	ZONING
APARTMENT 1	4 STOREYS	4 STOREYS, 12.30 M
APARTMENT 2	5 STOREYS	5 STOREYS, 14.98 M
TOWNHOUSE 1	3 STOREYS	4 STOREYS, 11.05 M
TOWNHOUSE 2	3 STOREYS	3 STOREYS, 10.65 M
TOWNHOUSE 3	3 STOREYS	3 STOREYS, 9.40 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	275 SM*
* AREA OF PARKADE EXCLUDING EXTERIOR WALLS, VEHICLE AND BICYCLE PARKING AND CIRCULATION.		

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	789 SM	765 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	3797 SM	3692 SM

TOWNHOUSE 1		
LEVEL 0	601 SM	566 SM**
LEVEL 1	603 SM	581 SM
LEVEL 2	608 SM	592 SM
LEVEL 3	645 SM	633 SM
TOTAL	2457 SM	2372 SM
** DOES NOT CONTRIBUTE TO FSR.		

TOWNHOUSE 2		
LEVEL 0	645 SM	606 SM**
LEVEL 1	607 SM	590 SM
LEVEL 2	607 SM	590 SM
LEVEL 3	645 SM	632 SM
TOTAL	2504 SM	2418 SM
** DOES NOT CONTRIBUTE TO FSR.		

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
15 TWO BED @	61 - 78 SM
5 ACCESSIBLE TWO BED @	77 SM
11 THREE BED @	88 - 98 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
2 FOUR BED @	130 SM
61 TOTAL	

VEHICLE PARKING

PARKADE	112
SURFACE	5
TOTAL	117

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
11193/8681.1 = 1.29

SITE COVERAGE
(SEE A202b FOR CALCULATION)
AREA OF LOT OCCUPIED BY ANY STRUCTURE/ SITE AREA
4957/8681.1 = 57%

OPEN SITE SPACE
(SEE A202c FOR CALCULATION)
SITE AREA - (BUILDING AREA + SURFACE PARKING AREA)
8681.1 - 5225 = 3456.1
OPEN SITE SPACE/ SITE AREA
3456.1/ 8681.1 = 40%

AVERAGE GRADE (GEODETIC)
(SEE A202a FOR CALCULATION)

APARTMENT 1
APARTMENT 2
TOWNHOUSE 1
TOWNHOUSE 3
PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 M)
BUILDING 1 33.2 M

TOWNHOUSE 2	
BUILDING 2	32.6 M

HEIGHT OF BUILDINGS
(AS MEASURED FROM AVERAGE GRADE).

APARTMENT 1	12.300 M
APARTMENT 2	14.980 M
TOWNHOUSE 1	11.050 M
TOWNHOUSE 2	10.650 M
TOWNHOUSE 3	9.400 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	117

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 - 3905 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 - 872 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 - 831 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 - 645 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

TOWNHOUSE 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
3.2.2.54 - 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 - 645 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 - 253 SM
CONSTRUCTION - COMBUSTIBLE
FLOOR ASSEMBLY - 45 MIN.
SUPPORTING WALLS AND STRUCTURE - 45 MIN.
ROOF ASSEMBLY - NONE

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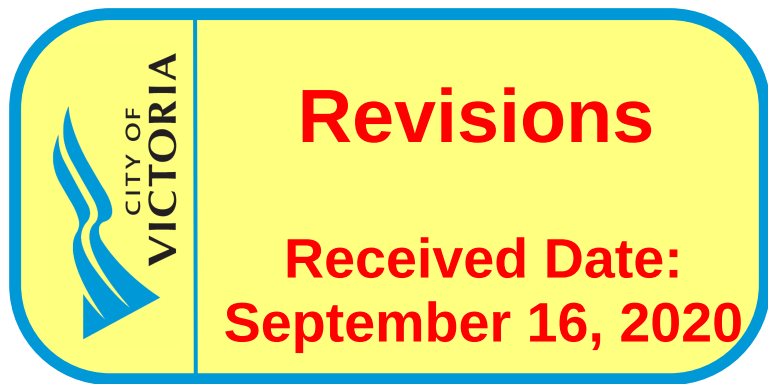
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CIVIL
19-028-REZONING CONCEPTUAL SERVICING

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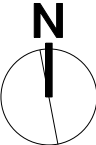
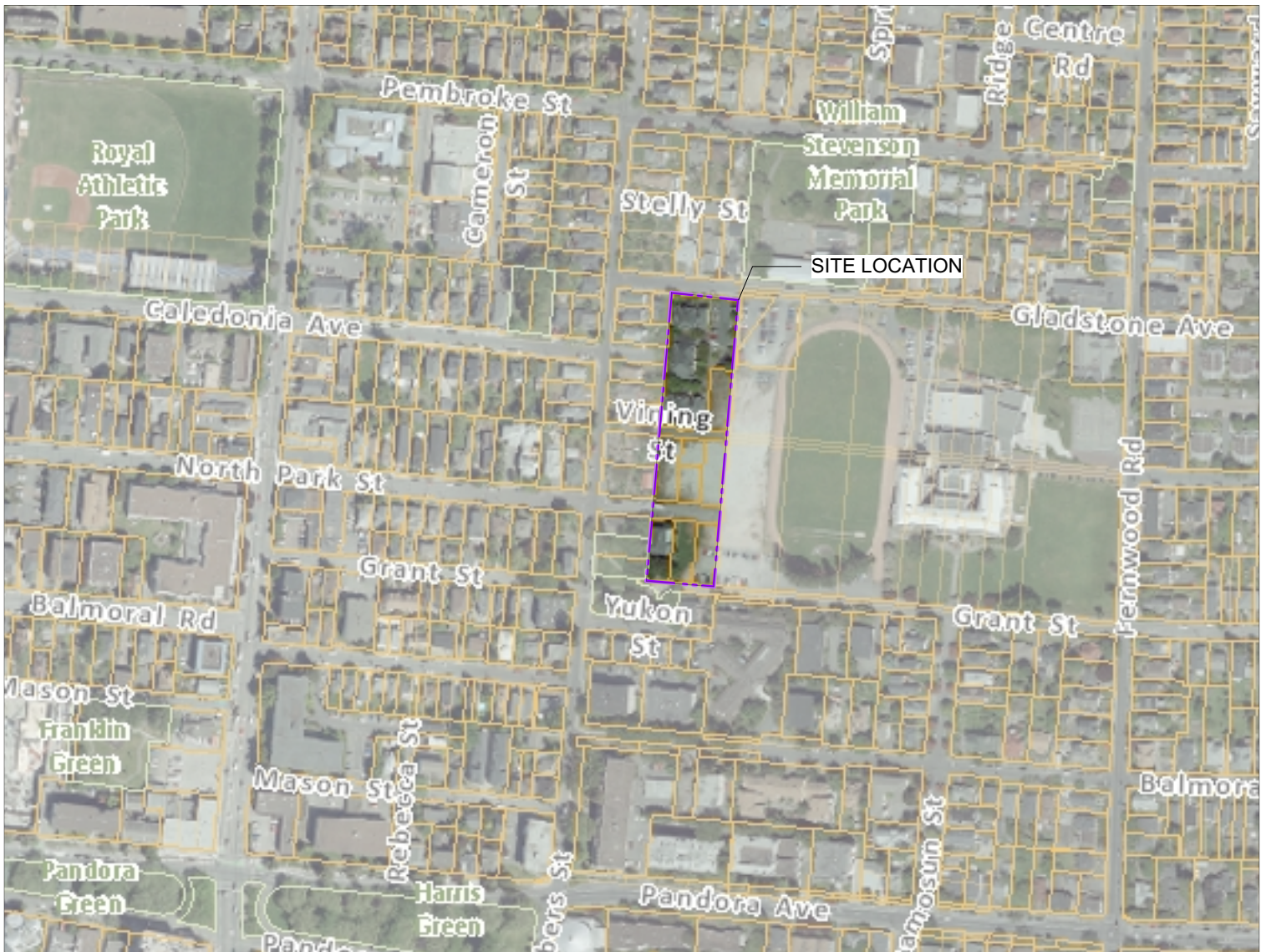


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4	2003/13	RE-ISSUED FOR COTW
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1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
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scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters.

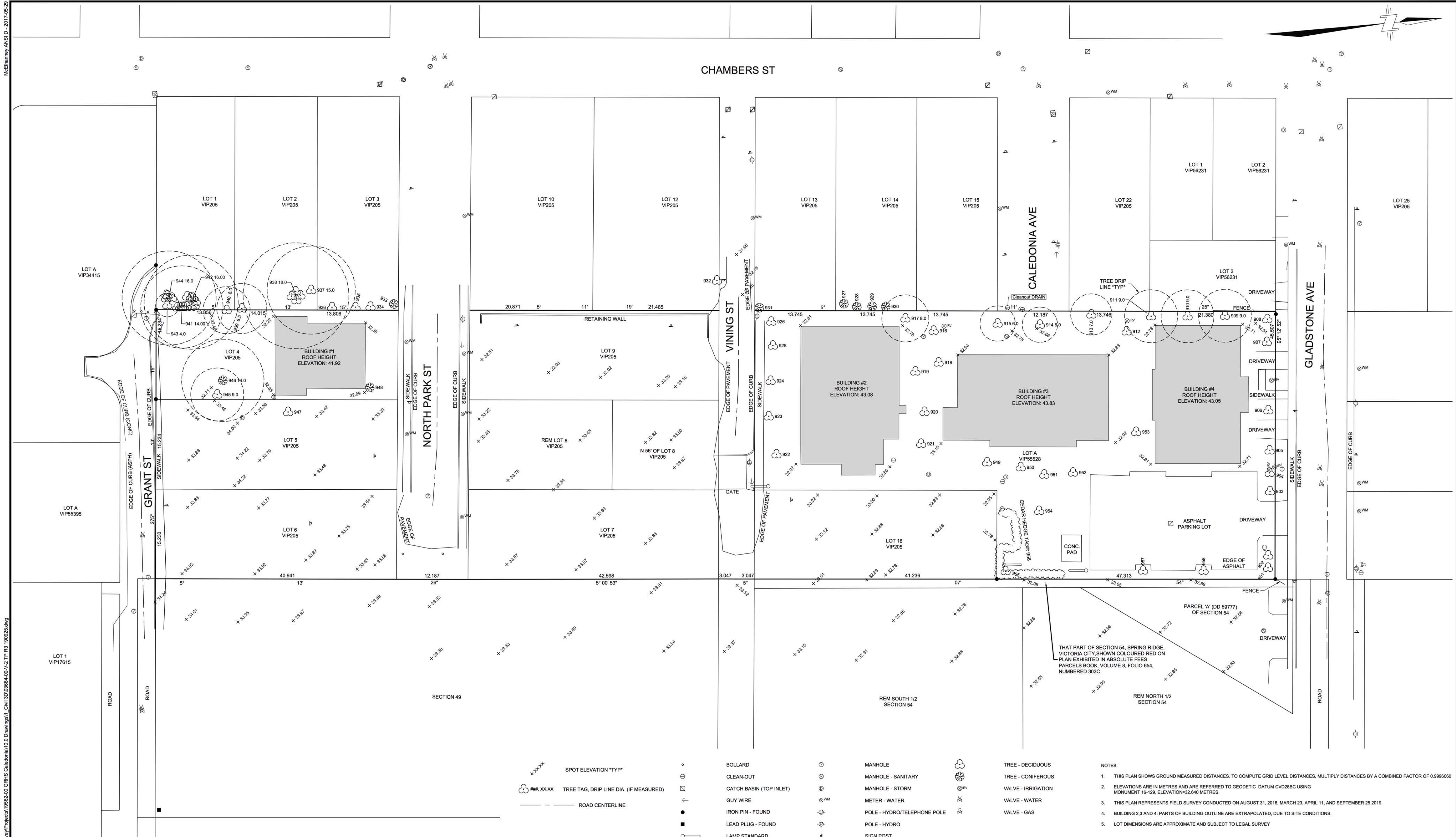
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Project Information	
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DATE: 2015-09-26, 10:51 FILE: X:\2141\SunnyProject\Project\19562-00 GRHS Caledonia\10.0 Drawings\1. Civil\3003684-00-V-1 TP R1 190625.dwg



Rev	Date	Description	Drawn	Surv	App'd
1	2015-09-26	TREE TAGS ADDED	LM	SM	GO
2	2019-09-26	REVISED WITH ADDITIONAL SURVEY INFO	SALJM	SM	GO
3	2019-04-16	REVISED WITH ADDITIONAL SURVEY INFO	SA	SM	GO
4	2019-02-29	REVISED WITH ADDITIONAL SURVEY INFO	LM	JC	GO
5	2018-09-17	ORIGINAL ISSUE			

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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 1226 NORTH PARK ST, 1219 VINING ST, 1235 CALEDONIA AVE
VICTORIA, BC

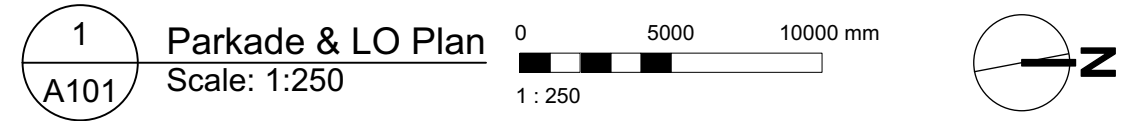
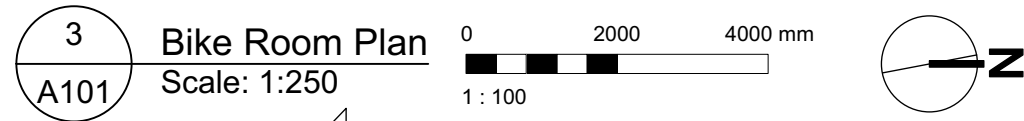
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2113-03684-00
Rev.
03

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1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
project date SEPTEMBER 2020 drawing file 1907 PROJECT INFORMATION		
drawn by	MLC	checked by RAW
scale	SEE DRAWING	project number 1907

NOTE: All dimensions are shown in millimeters.

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Project Name
Caledonia
Victoria, BC
Survey
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Start date	SEPTEMBER 2020	Planning file	1907.2 A200 Plans.vxxx
Drawn by	FWP	Checked by	RAW
Scale	AS SHOWN	Project number	1907

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drawing name

Caledonia

Victoria BC

drawing file

Parkade & LO Plan

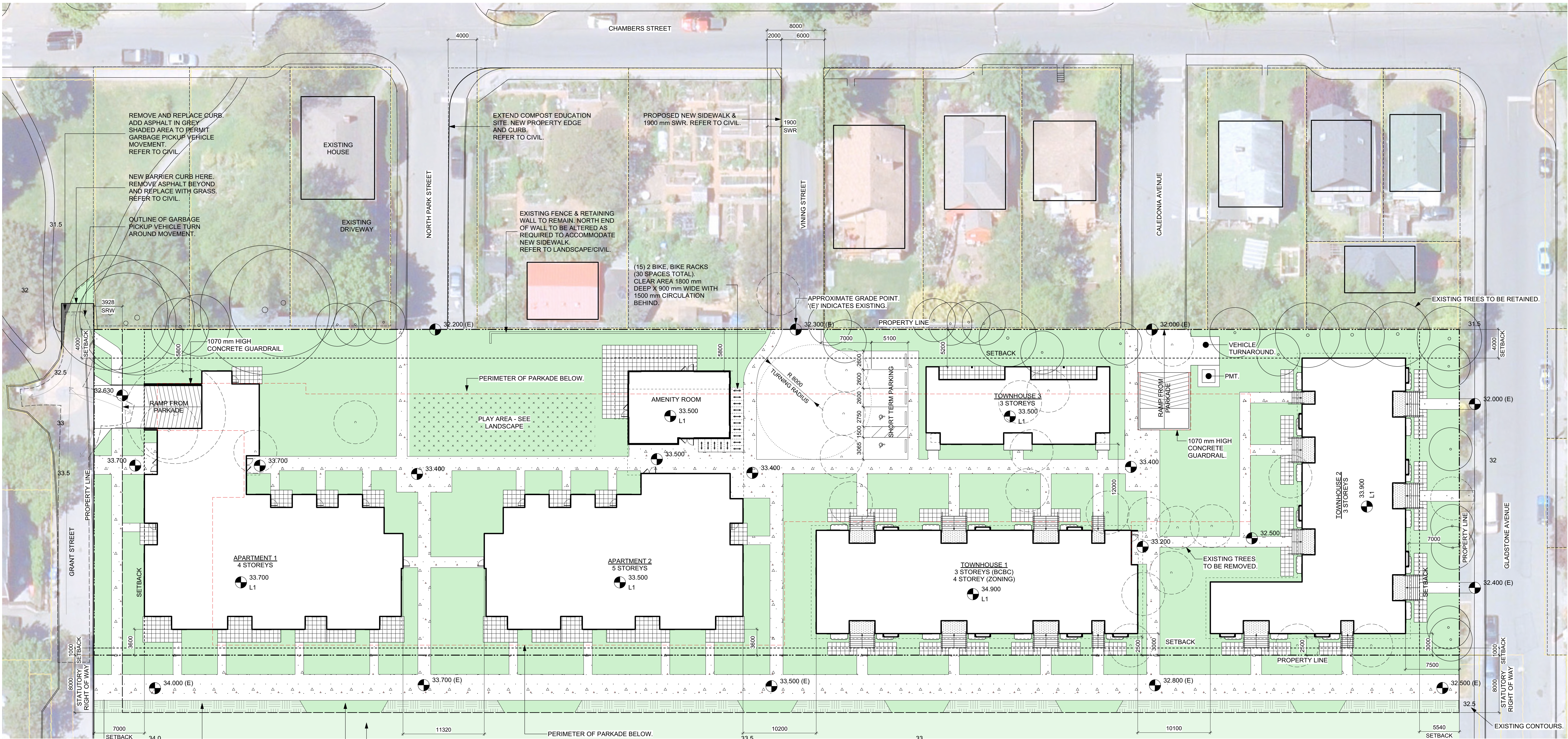
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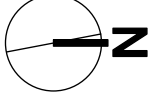
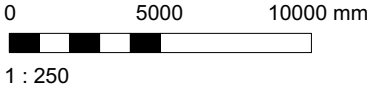
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1 Site Plan
Scale: 1:250



PROJECT INFORMATION TABLE			
ZONE (EXISTING)		MINIMUM NEW BUILDING SETBACKS (M)	
PROPOSED ZONE	NEW ZONE	FRONT YARD (SOUTH)	7.0
SITE AREA (SM)	8681.1	REAR YARD (NORTH)	5.54
TOTAL NEW FLOOR AREA (SM)	11193	SIDE YARD (WEST)	4
COMMERCIAL FLOOR AREA (SM)	0	SIDE YARD (EAST)	1
FLOOR SPACE RATIO	1.29	COMBINED SIDE YARDS	5
SITE COVERAGE (%)	57%	NEW RESIDENTIAL USE DETAILS	
OPEN SITE SPACE (%)	40%	TOTAL NUMBER OF NEW UNITS	158
MAXIMUM HEIGHT OF NEW BUILDINGS (M)	14980 AS MEASURED FROM AVERAGE GRADE	NEW UNIT TYPES	STUDIO, ONE, TWO, THREE, & FOUR BEDROOM
MAXIMUM NUMBER OF STOREYS	5	NEW GROUND ORIENTED UNITS	46
PARKING STALLS (NUMBER) ON SITE	117	MINIMUM NEW UNIT FLOOR AREA (SM)	34
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	224	TOTAL NEW RESIDENTIAL FLOOR AREA (SM)	10358

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drawn by: FWP/NL/C	checked by: RAW	
scale: AS SHOWN	project number: 1907	

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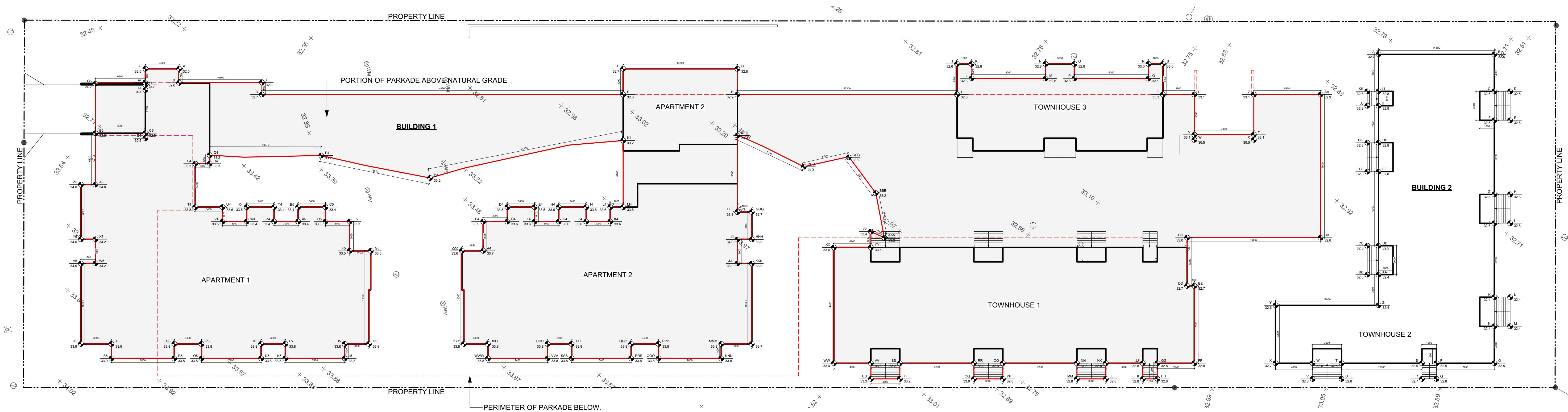
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BUILDING 1 - AVERAGE GRADE CALCULATION

INCLUDES SUM OF ALL PORTION OF BUILDINGS OVER PARKADE :

- 1.) APARTMENT 1
- 2.) APARTMENT 2
- 3.) TOWNHOUSE 1
- 4.) TOWNHOUSE 3
- 5.) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

GRADE CALCULATION						
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
A&B	32.5	32.6	2	32.6	1.8	57.0
B&C	32.6	32.6	2	32.6	10.3	335.8
C&D	32.6	32.7	2	32.7	1.5	49.0
D&E	32.7	32.8	2	32.8	44.9	1470.5
E&F	32.8	32.7	2	32.8	3.2	104.8
F&G	32.7	32.8	2	32.8	14.2	465.1
G&H	32.8	32.9	2	32.9	3.2	105.1
H&I	32.9	32.6	2	32.8	27.3	894.1
I&J	32.6	32.6	2	32.6	3.8	123.9
J&K	32.6	32.6	2	32.6	1.8	58.7
K&L	32.6	32.6	2	32.6	1.8	58.7
L&M	32.6	32.8	2	32.7	9.2	300.8
M&N	32.8	32.8	2	32.8	1.8	59.0
N&O	32.8	32.8	2	32.8	3.6	118.1
O&P	32.8	32.8	2	32.8	1.8	59.0
P&Q	32.8	33.1	2	33.0	9.2	303.1
Q&R	33.1	33.0	2	33.1	1.8	59.5
R&S	33.0	33.0	2	33.0	1.8	59.4
S&T	33.0	33.1	2	33.1	3.8	125.6
T&U	33.1	33.1	2	33.1	3.9	129.1
U&V	33.1	33.1	2	33.1	5.0	165.5
V&W	33.1	30.5	2	31.8	0.0	0.0
W&X	30.5	30.5	2	30.5	7.4	225.7
X&Y	30.5	33.1	2	31.8	0.0	0.0
Y&Z	33.1	33.1	2	33.1	5.0	165.5
Z&AA	33.1	32.9	2	33.0	8.3	273.9
AA&BB	32.9	32.8	2	32.9	17.8	584.7
BB&CC	32.8	33.0	2	32.9	16.6	546.1
CC&DD	33.0	32.7	2	32.9	6.0	197.1
DD&EE	32.7	32.7	2	32.7	0.9	29.4
EE&FF	32.7	32.8	2	32.8	9.6	314.4
FF&GG	32.8	32.8	2	32.8	4.6	150.9
GG&HH	32.8	32.8	2	32.8	2.0	64.3
HH&II	32.8	32.8	2	32.8	1.8	59.0
II&JJ	32.8	32.8	2	32.8	2.0	64.3
JJ&KK	32.8	32.8	2	32.8	4.6	150.9
KK&LL	32.8	32.8	2	32.8	2.0	64.3
LL&MM	32.8	32.8	2	32.8	3.6	118.1
MM&NN	32.8	32.8	2	32.8	2.0	64.3
NN&OO	32.8	32.9	2	32.9	9.2	302.2
OO&PP	32.9	32.8	2	32.9	2.0	64.4
PP&QQ	32.8	33.0	2	32.9	3.6	118.4
QQ&RR	33.0	33.0	2	33.0	2.0	64.7
RR&SS	33.0	33.2	2	33.1	9.2	304.5
SS&TT	33.2	33.2	2	33.2	2.0	65.1
TT&UU	33.2	33.3	2	33.3	3.6	119.7
UU&VV	33.3	33.3	2	33.3	2.0	65.3
VV&WW	33.3	33.4	2	33.4	4.6	153.4
WW&XX	33.4	33.5	2	33.5	14.4	482.4
XX&YY	33.6	33.5	2	33.6	4.6	154.3
YY&ZZ	33.5	33.4	2	33.5	2.0	65.6

CONTINUED						
ZZ&AAA	33.4	33.2	2	33.3	1.8	61.3
AAA&BBB	33.2	33.2	2	33.2	5.6	187.4
BBB&CCC	33.2	33.2	2	33.2	5.6	184.8
CCC&DDD	33.2	33.2	2	33.2	5.7	189.2
DDD&EEE	33.2	33.2	2	33.2	3.6	121.4
EEE&FFF	33.2	33.8	2	33.5	9.5	318.3
FFF&GGG	33.8	33.7	2	33.8	1.8	60.8
GGG&HHH	33.7	33.9	2	33.8	3.4	114.9
HHH&III	33.9	34.0	2	34.0	1.8	61.1
III&JJJ	34.0	33.9	2	34.0	3.0	101.9
JJJ&KKK	33.9	33.9	2	33.9	1.8	61.0
KKK&LLL	33.9	33.7	2	33.8	10.0	338.0
LLL&MMM	33.7	33.8	2	33.8	3.8	128.3
MMM&NNN	33.8	33.8	2	33.8	1.8	60.8
NNN&OOO	33.8	33.8	2	33.8	7.8	263.6
OOO&PPP	33.8	33.8	2	33.8	1.8	60.8
PPP&QQQ	33.8	33.8	2	33.8	3.4	114.9
QQQ&RRR	33.8	33.8	2	33.8	1.8	60.8
RRR&SSS	33.8	33.8	2	33.8	7.4	250.1
SSS&TTT	33.8	33.8	2	33.8	1.8	60.8
TTT&UUU	33.8	33.8	2	33.8	3.0	101.4
UUU&VVV	33.8	33.8	2	33.8	1.8	60.8
VVV&WWW	33.8	33.8	2	33.8	7.4	250.1
WWW&XXX	33.8	33.8	2	33.8	1.8	60.8
XXX&YYY	33.8	33.8	2	33.8	3.0	101.4
YYY&ZZZ	33.8	33.6	2	33.7	11.6	389.7
ZZZ&A4	33.6	33.7	2	33.7	2.6	88.8
A4&B4	33.7	33.5	2	33.6	3.6	122.1
B4&C4	33.5	33.6	2	33.6	3.0	100.7
C4&D4	33.6	33.5	2	33.6	1.8	60.4
D4&E4	33.5	33.5	2	33.5	3.4	113.9
E4&F4	33.5	33.6	2	33.6	1.8	60.4
F4&G4	33.6	33.6	2	33.6	3.0	100.8
G4&H4	33.6	33.6	2	33.6	1.8	60.5
H4&I4	33.6	33.6	2	33.6	3.4	114.2
I4&J4	33.6	33.6	2	33.6	1.8	60.5
J4&K4	33.6	33.6	2	33.6	3.0	100.8
K4&L4	33.6	33.6	2	33.6	1.8	60.5
L4&M4	33.6	33.6	2	33.6	1.6	53.8
M4&N4	33.6	33.2	2	33.4	8.3	276.7
N4&O4	33.2	33.2	2	33.2	24.5	811.9
O4&P4	33.2	33.2	2	33.2	13.8	458.5
P4&Q4	33.2	33.2	2	33.2	13.9	460.5
Q4&R4	33.2	33.3	2	33.3	1.1	35.2
R4&S4	33.3	33.3	2	33.3	1.8	59.9
S4&T4	33.3	33.8	2	33.6	5.4	181.2
T4&U4	33.8	33.6	2	33.7	3.4	114.6
U4&V4	33.6	33.5	2	33.6	1.8	60.4
V4&W4	33.5	33.4	2	33.5	3.0	100.4
W4&X4	33.4	33.5	2	33.5	1.8	60.2
X4&Y4	33.5	33.4	2	33.5	3.4	113.7
Y4&Z4	33.4	33.4	2	33.4	1.8	60.1
Z4&A5	33.4	33.4	2	33.4	3.0	100.2

CONTINUED						
A5&B5	33.4	33.4	2	33.4	1.8	60.1
B5&C5	33.4	33.4	2	33.4	3.4	113.6
C5&D5	33.4	33.3	2	33.4	1.8	60.0
D5&E5	33.3	33.3	2	33.3	3.0	99.9
E5&F5	33.3	33.5	2	33.4	3.6	121.4
F5&G5	33.5	33.5	2	33.5	2.6	88.4
G5&H5	33.5	33.8	2	33.7	11.7	392.2
H5&I5	33.8	33.8	2	33.8	3.0	101.4
I5&J5	33.8	33.8	2	33.8	1.8	60.8
J5&K5	33.8	33.8	2	33.8	7.4	250.1
K5&L5	33.8	33.8	2	33.8	1.8	60.8
L5&M5	33.8	33.8	2	33.8	3.0	101.4
M5&N5	33.8	33.8	2	33.8	1.8	60.8
N5&O5	33.8	33.8	2	33.8	7.4	250.1
O5&P5	33.8	33.8	2	33.8	1.8	60.8
P5&Q5	33.8	33.8	2	33.8	3.4	114.9
Q5&R5	33.8	33.8	2	33.8	1.8	60.8
R5&S5	33.8	33.9	2	33.9	7.8	264.0
S5&T5	33.9	33.9	2	33.9	1.8	61.0
T5&U5	33.9	33.9	2	33.9	3.8	128.8
U5&V5	33.9	34.0	2	34.0	10.0	339.5
V5&W5	34.0	34.2	2	34.1	1.8	61.4
W5&X5	34.2	34.2	2	34.2	3.0	102.6
X5&Y5	34.2	34.0	2	34.1	1.8	61.4
Y5&Z5	34.0	34.0	2	34.0	6.8	231.2
Z5&A6	34.0	34.0	2	34.0	1.8	61.2
A6&B6	34.0	33.0	2	33.5	6.4	214.4
B6&C6	33.0	32.9	2	33.0	6.2	204.3
C7&D6	32.9	30.5	2	31.7	0.0	0.0
D6&E6	30.5	30.5	2	30.5	6.0	183.0
E6&F6	30.5	32.6	2	31.6	0.0	0.0
F6&G6	32.6	32.5	2	32.6	6.2	201.8
G6&H6	32.5	32.6	2	32.6	6.2	201.8
H6&I6	32.6	32.5	2	32.6	1.7	55.3
I6&A	32.5	32.5	2	32.5	4.2	136.5

AVERAGE GRADE FOR BUILDING 1

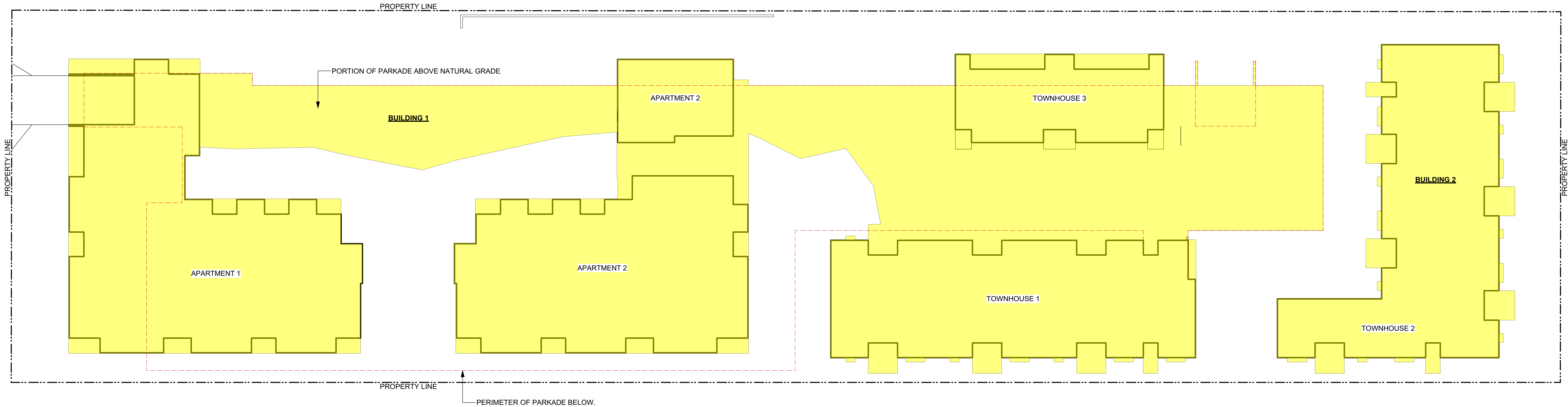
	X length of side	TOTAL
Perimeter	682.2	22637.9
GRADE = TOTAL/Perimeter		
		33.2

BUILDING 2 - AVERAGE GRADE CALCULATION

INCLUDES:

- 1.) TOWNHOUSE 2

GRADE CALCULATION						
TOWNHOUSE 2						
side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
A&B	32.7	32.6	2	32.7	14.4	471.6
B&C	32.6	32.6	2	32.6	4.6	150.0
C&D	32.6	32.6	2	32.6	2.0	63.9
D&E	32.6	32.6	2	32.6	3.6	117.4
E&F	32.6	32.6	2	32.6	2.0	63.9
F&G	32.6	32.6	2	32.6	9.2	299.9
G&H	32.6	32.6	2	32.6	2.0	63.9
H&I	32.6	32.6	2	32.6	3.6	117.4
I&J	32.6	32.6	2	32.6	2.0	63.9
J&K	32.6	32.4	2	32.5	9.2	299.0
K&L	32.4	32.4	2	32.4	2.0	63.5
L&M	32.4	32.4	2	32.4	3.6	116.6
M&N	32.4	32.4	2	32.4	2.0	63.5
N&O	32.4	32.5	2	32.5	4.6	149.3
O&P	32.5	32.5	2	32.5	7.2	234.0
P&Q	32.5	32.8	2	32.7	2.0	64.0
Q&R	32.8	32.7	2	32.8	1.8	59.0
R&S	32.7	32.5	2	32.6	2.0	63.9
S&T	32.5	32.5	2	32.5	10.0	325.0
T&U	32.5	32.8	2	32.7	2.0	64.0
U&V	32.8	32.8	2	32.8	3.6	118.1
V&W	32.8	32.6	2	32.7	2.0	64.1
W&X	32.6	32.7	2	32.7	4.6	150.2
X&Y	32.7	32.6	2	32.7	7.2	235.1
Y&Z	32.6	32.4	2	32.5	12.8	416.0
Z&AA	32.4	32.4	2	32.4	3.8	123.1
AA&BB	32.4	32.5	2	32.5	1.6	51.9
BB&CC	32.5	32.5	2	32.5	3.6	117.0
CC&DD	32.5	32.5	2	32.5	1.6	52.0
DD&EE	32.5	32.8	2	32.7	9.2	300.4
EE&FF	32.8	32.8	2	32.8	1.6	52.5
FF&GG	32.8	32.8	2	32.8	3.6	118.1
GG&HH	32.8	32.8	2	32.8	1.6	52.5
HH&II	32.8	32.8	2	32.8	4.6	150.9
II&JJ	32.8	32.8	2	32.8	1.6	52.5
JJ&KK	32.8	32.8	2	32.8	1.8	59.0
KK&LL	32.8	32.8	2	32.8	1.6	52.5
LL&A	32.8	32.7	2	32.8	4.6	150.7



SITE COVERAGE - CALCULATION

SUM OF GROSS AREA OF LOT OCCUPIED BY ANY STRUCTURE INCLUDING:

- 1.) APARTMENT 1
- 2.) APARTMENT 2
- 3.) TOWNHOUSE 1
- 4.) TOWNHOUSE 3
- 5.) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

CURRENT:
BUILDING AREA 4,957 m²/LOT 8681.14 m² = 57%

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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T 1-250-585-5810

project name

Caledonia

Victoria BC

drawing title

Site Coverage Calculations

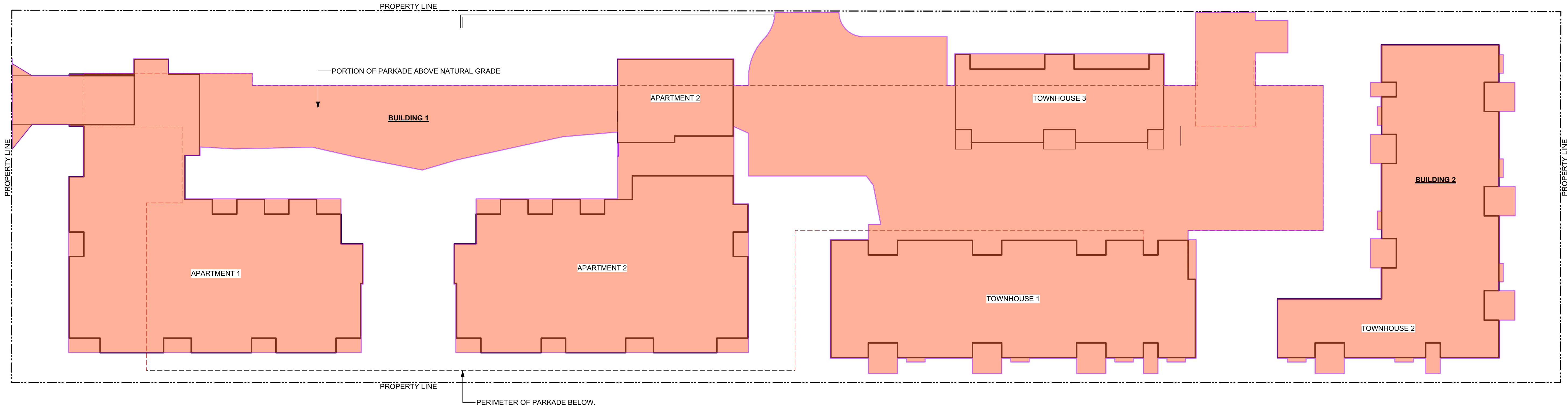
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A202b

sheet no.

5



OPEN SITE SPACE - CALCULATION

PORTION OF THAT'S LANDSCAPED AND NOT OCCUPIED OR OBSTRUCTED LOT OCCUPIED BY ANY BUILDING OR PORTION OF BUILDING.

AREA INCLUDES

- 1.) APARTMENT 1
- 2.) APARTMENT 2
- 3.) TOWNHOUSE 1
- 4.) TOWNHOUSE 3
- 5.) PORTION OF PARKADE ABOVE NATURAL GRADE (>33.2 m)

CURRENT:
LOT 8,681.1m² - BUILDINGS, DRIVEWAYS & SURFACE PARKING 5,225 m² = 3,456.1 m²/8681.1 = 40%

5	2008/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.mxd
drawn by	NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 3K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

description
Open Site Space Calculations

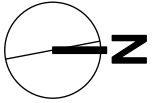
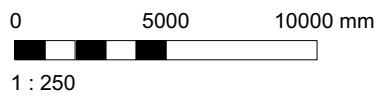
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sheet no.
A202c

sheet no.
5



1 L1 Plan
A203 Scale: 1:250



GRAPHIC LEGEND:

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

UNIT COMPOSITION

APARTMENTS 1&2						
UNIT TYPE	L1	L2	L3	L4	L5	TOTAL
STUDIO	4	4	4	2	-	14
1 BED	13	12	12	7	1	45
2 BED	1	1	2	8	8	20
3 BED	3	3	3	3	-	12
4 BED	-	2	3	1	-	6
TOTAL	21	22	24	21	9	97

TOWNHOUSES 1-3	
UNIT TYPE	TOTAL
STUDIO	-
1 BED	-
2 BED	57
3 BED	2
4 BED	2
TOTAL	61

OVERALL DEVELOPMENT	
UNIT TYPE	TOTAL
STUDIO	14
1 BED	45
2 BED	77
3 BED	14
4 BED	8
TOTAL	158

ACCESSIBLE UNITS	
UNIT TYPE	TOTAL
STUDIO	-
1 BED	7
2 BED	7
3 BED	1
4 BED	-
TOTAL	15 (9%)

REV	DATE	DESCRIPTION
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
DATE	SEPTEMBER 2020	ISSUING BY
DESIGNED BY	FWP	CHECKED BY
SCALE	AS SHOWN	PROJECT NUMBER

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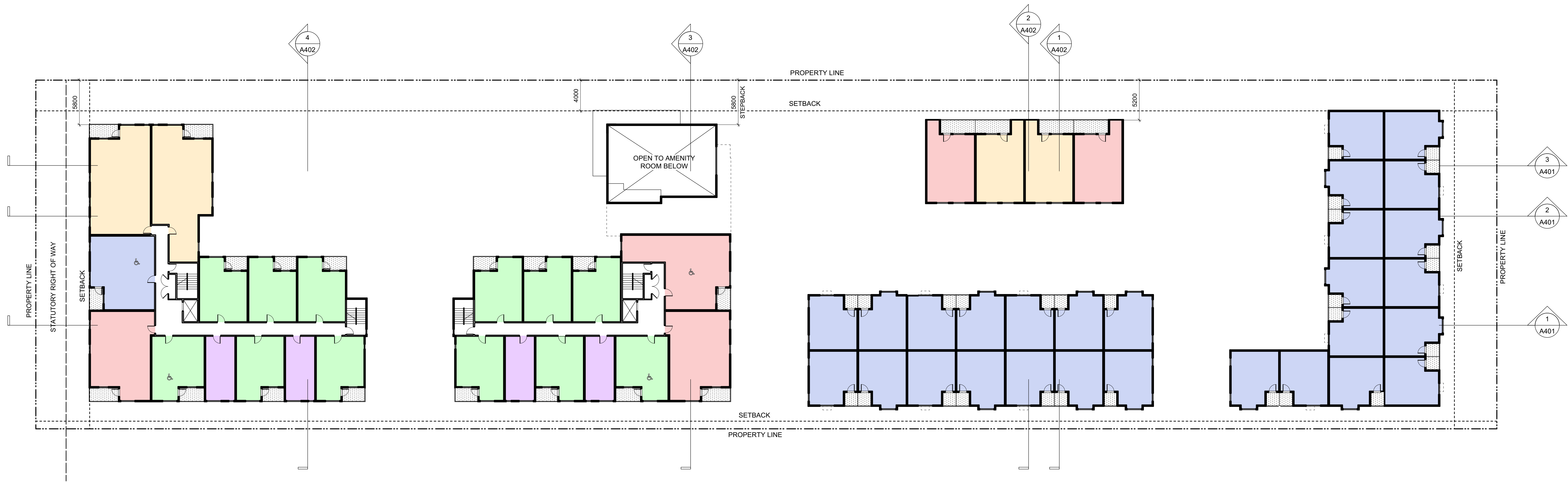
PROJECT NAME
Caledonia
Victoria BC

WORKING DRAWING
L1 Plan

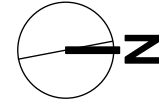
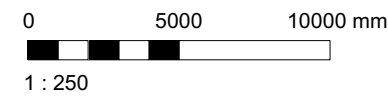
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A203

sheet no.
5



1
A204
L2 Plan
Scale: 1:250



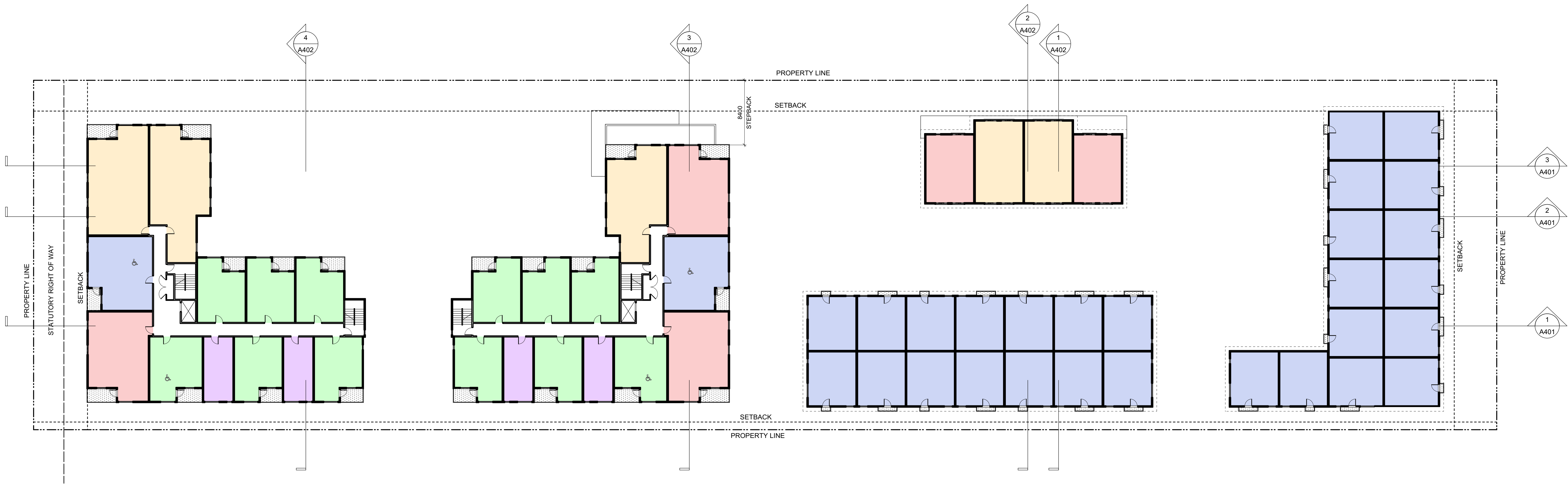
- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	drawing file: 1907.2 A200 Plans.mxd
scale: AS SHOWN	project number: 1907	

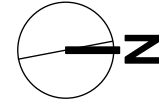
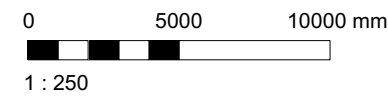
NOTE: All dimensions are shown in millimeters.

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project name: Caledonia Victoria BC			
drawing title: L2 Plan		drawing no: A204	
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1
A205
L3 Plan
Scale: 1:250



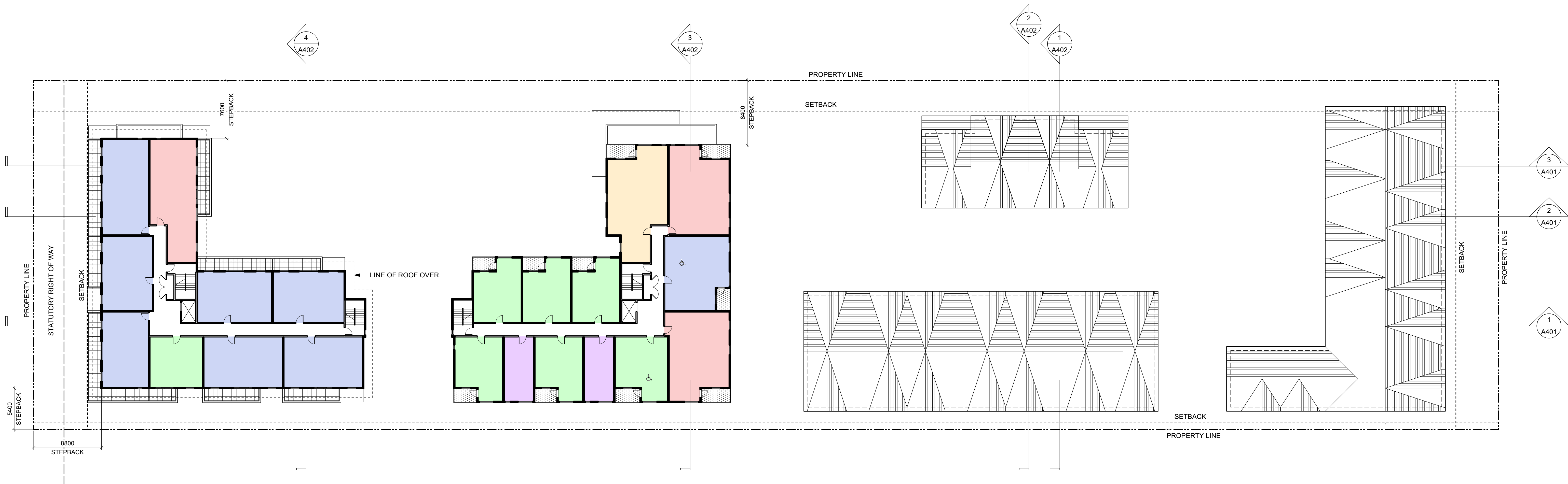
- GRAPHIC LEGEND:
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - ACCESSIBLE

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev		
print date	SEPTEMBER 2020	drawing file
drawn by	FWP	checked by
scale	AS SHOWN	project number

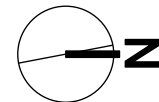
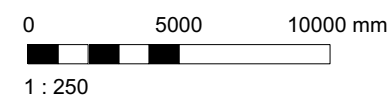
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project name			
Caledonia			
Victoria BC			
drawing title			
L3 Plan			
drawing no.		sheet no.	
A205		5	



1
A206
L4 Plan
Scale: 1:250



GRAPHIC LEGEND:

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

5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
plot date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.vwx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

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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

L Plan

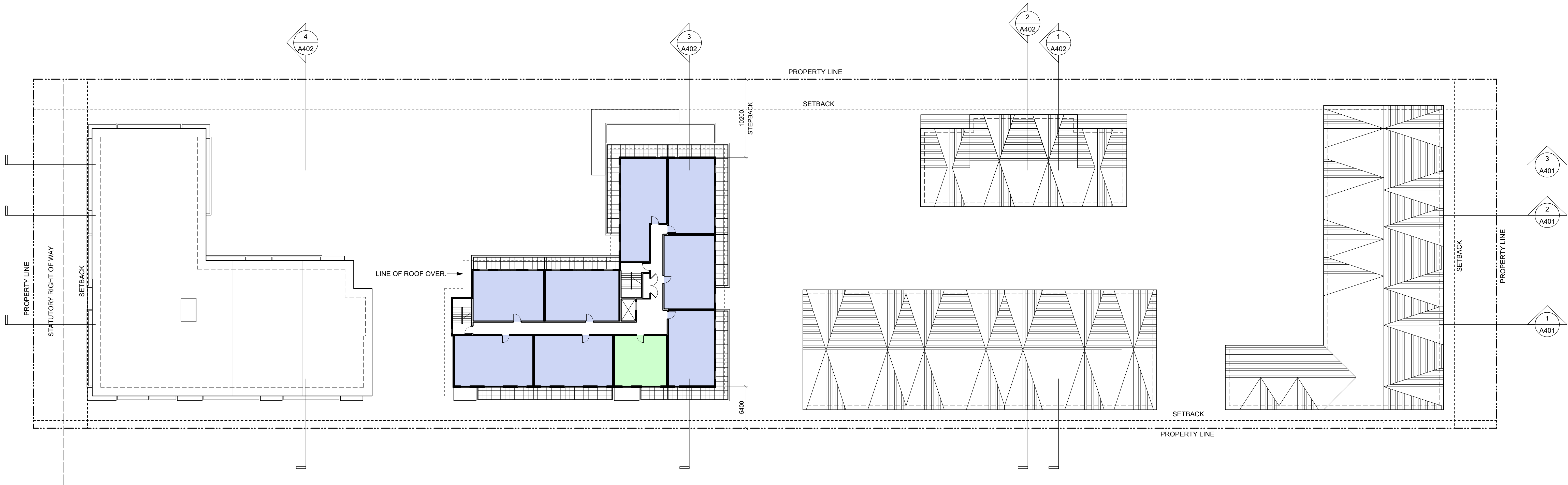
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drawing no.

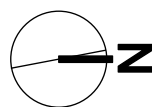
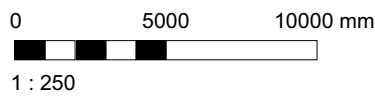
A206

sheet no.

5



1
A207
L5 Plan
Scale: 1:250



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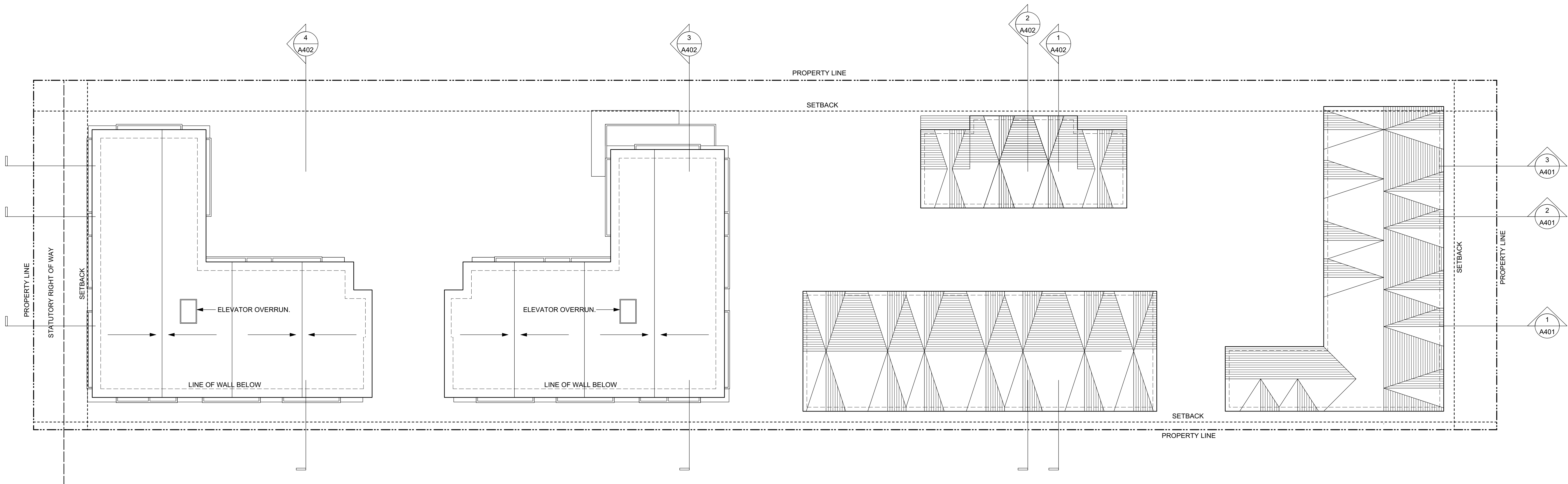
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

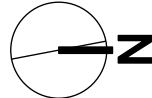
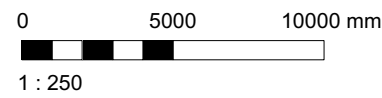
NOTE: All dimensions are shown in millimeters.

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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	
sheet title: L5 Plan	
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	sheet no.: 5



1
A208
Roof Plan
Scale: 1:250



Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 3K6
T 1-250-585-5810

project name:
Caledonia
Victoria BC

drawing title:
Roof Plan

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sheet no.:
A208

sheet of:
5



1 Apartment 1 - North
Scale: 1:100
A301



2 Apartment 1 - East
Scale: 1:100
A301



3 Apartment 1 - South
Scale: 1:100
A301



4 Apartment 1 - West
Scale: 1:100
A301

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1: 100

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.vrx		
drawn by: NLC	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	
drawn by: Elevations - Apartment 1	
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	5



1 Apartment 2 - North
A302 Scale: 1:100



2 Apartment 2 - South
A302 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1:100

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/03/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.vmax		
drawn by: NLC	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 title Elevations - Apartment 2			
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1 Apartment 2 - East
A303 Scale: 1:100



2 Apartment 2 - West
A303 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

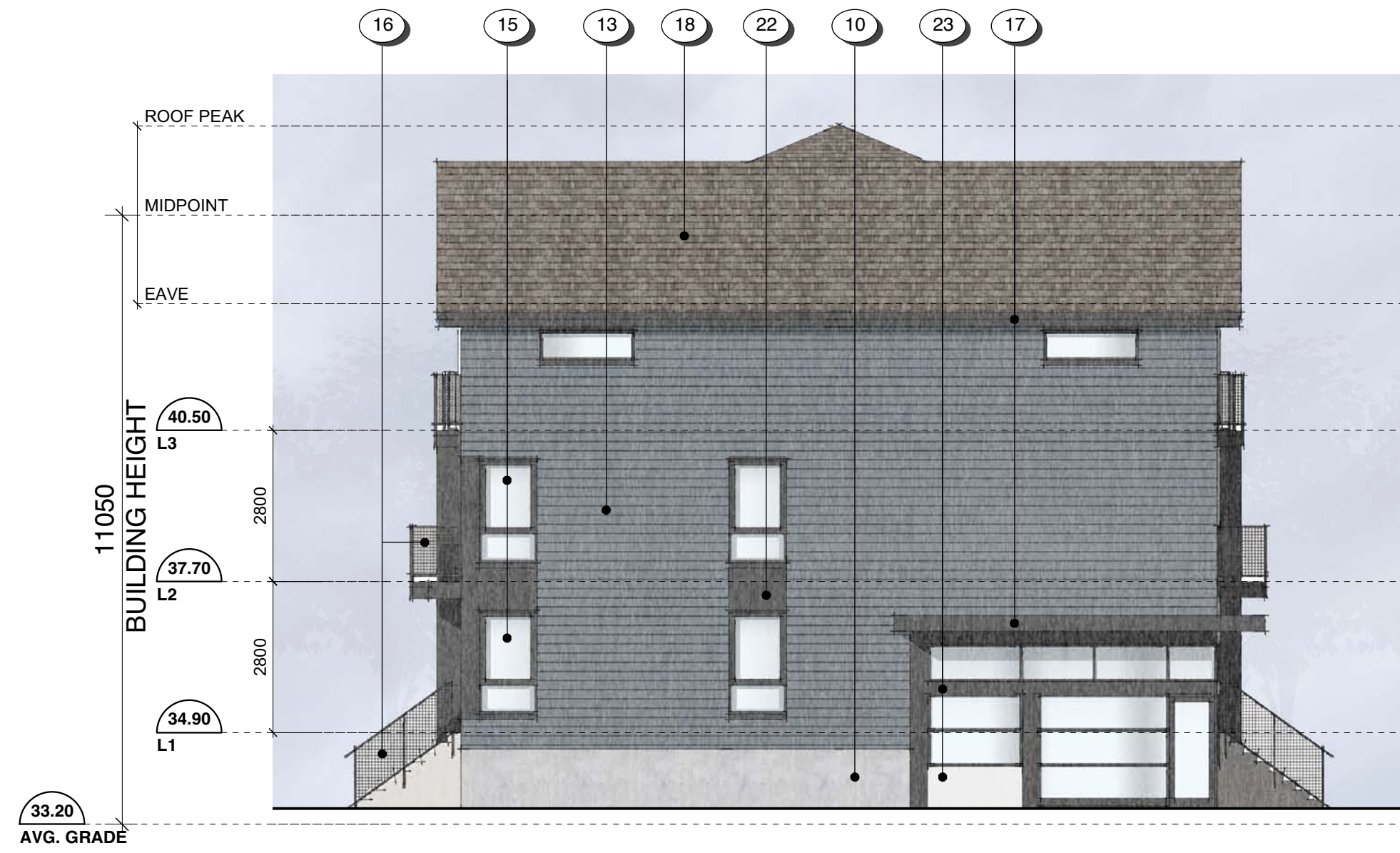
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Rev	Date	Description
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4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: NLC	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

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& REZONING

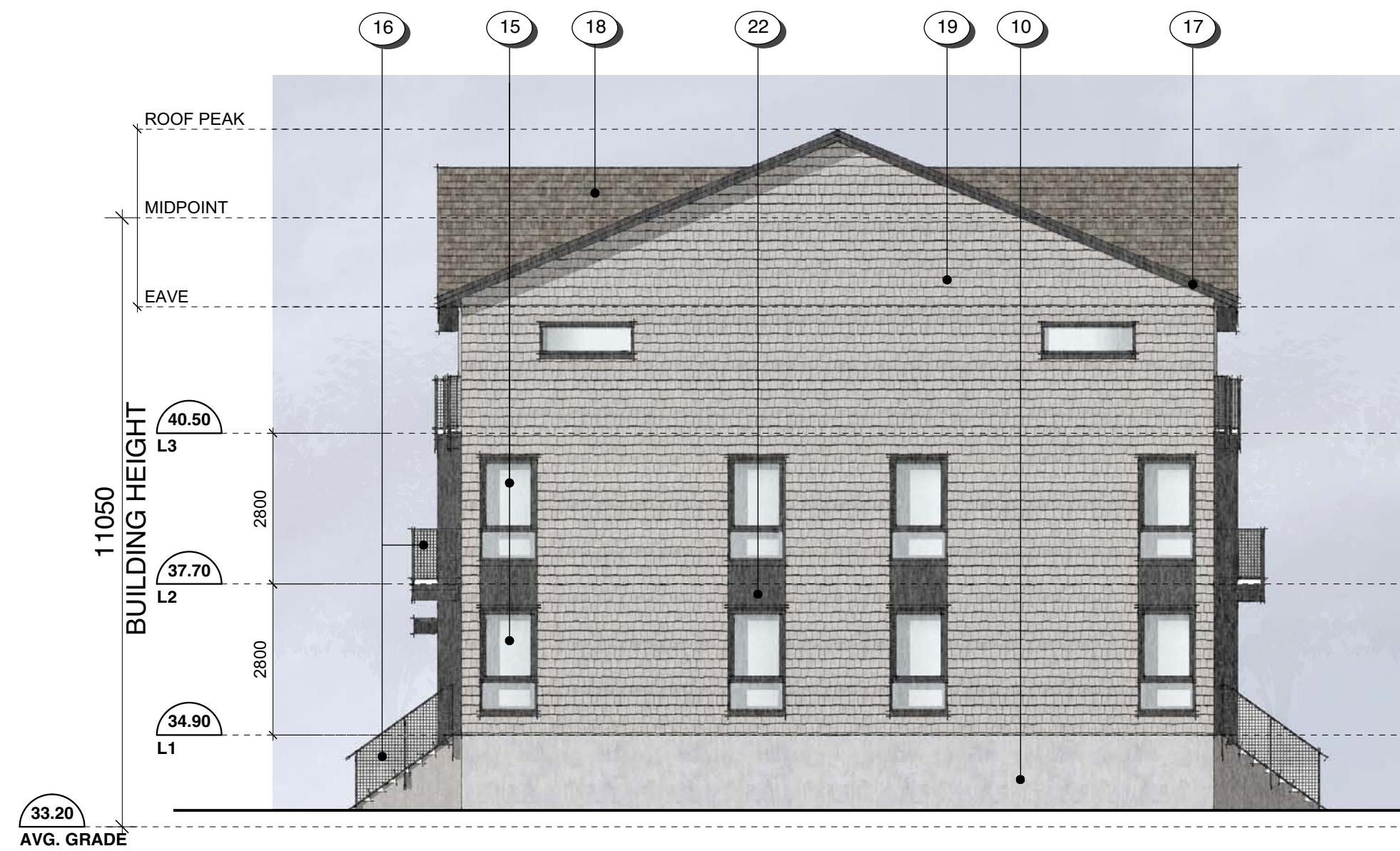
		dHKarchitects			
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project name Caledonia Victoria BC					
drawing title Elevations - Apartment 2					
drawing no. A303		revision no. 5			



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

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
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| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
1 : 100

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: NLC	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	
drawn by: Elevations - Townhouse 1	
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	5



1 Townhouse 2 - North
A305 Scale: 1:100



2 Townhouse 2 - East
A305 Scale: 1:100



3 Townhouse 2 - South
A305 Scale: 1:100



4 Townhouse 2 - West
A305 Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - Apartment 1 Only | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
| 5 | METAL FLASHING - Teal | 18 | ASPHALT SHINGLES - Warm Grey |
| 6 | ACCENT PAINT COLOUR - Rust | 19 | FIBRE CEMENT SHINGLES - Warm Grey |
| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - Apartment 2 Only | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

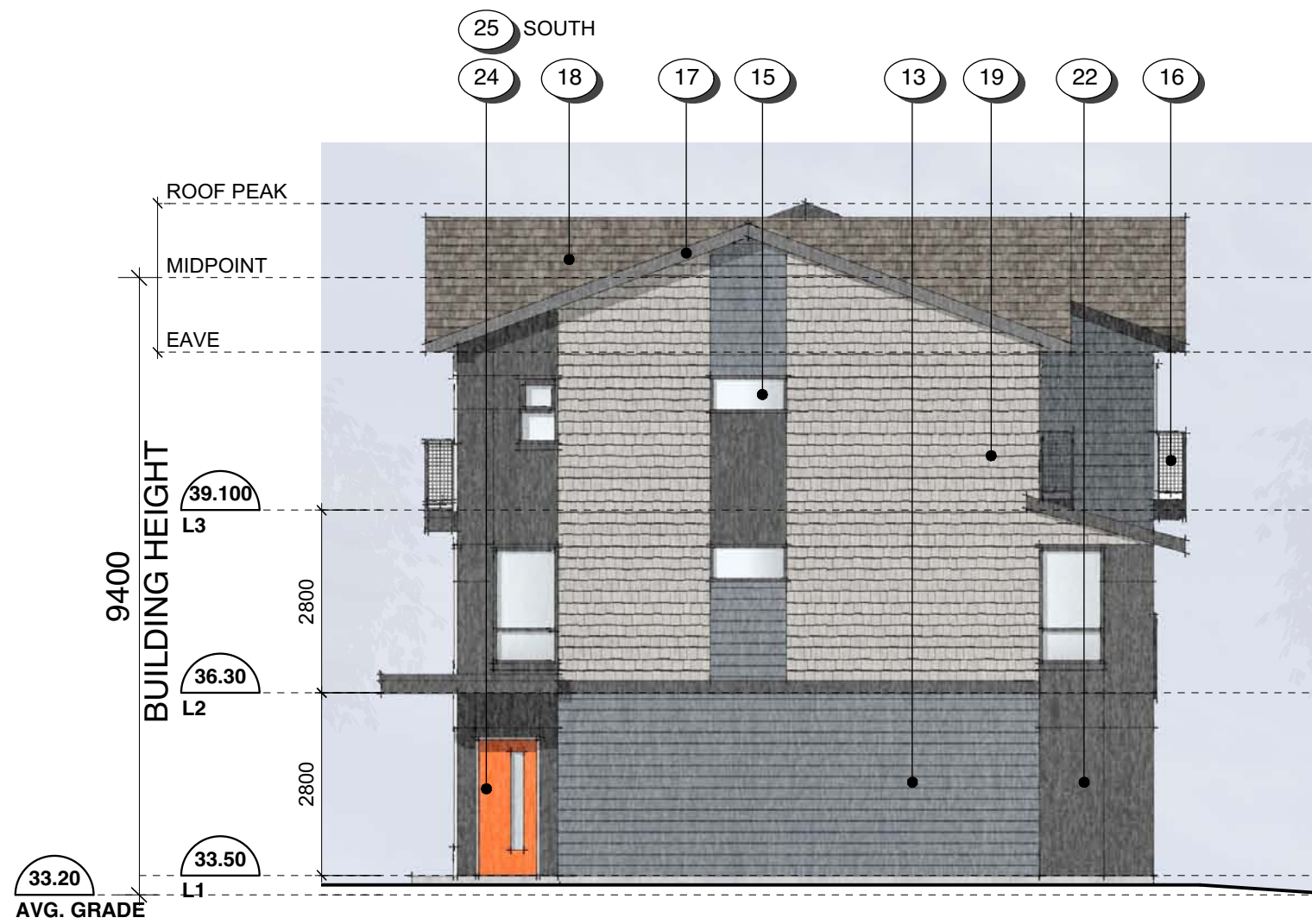
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Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Sheet No. NLC Drawing No. 1907.2 A200 Plans.mxd		
Scale	AS SHOWN	Project Number 1907

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Project Name Caledonia Victoria BC	
Project Name Elevations - Townhouse 2	
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5	



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



2 Townhouse 3 - East
Scale: 1:100



3 Townhouse 3 - West
Scale: 1:100

COLOUR & MATERIALS LEGEND

- | | | | |
|----|--|----|--|
| 1 | BRICK VENEER - Red - <i>Apartment 1 Only</i> | 14 | FIBRE CEMENT LAP SIDING - White |
| 2 | FIBRE CEMENT PANEL - Teal | 15 | VINYL WINDOWS & DOORS - Dark Grey |
| 3 | VINYL WINDOWS & DOORS - Teal | 16 | PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey |
| 4 | PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal | 17 | METAL FLASHING - Dark Grey |
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| 7 | FIBRE CEMENT LAP SIDING - Soft Brown | 20 | VINYL WINDOWS & DOORS - White |
| 8 | FIBRE CEMENT PANEL - Warm Grey - <i>Apartment 2 Only</i> | 21 | METAL DOWNSPOUT & FLASHING - Light Warm Grey |
| 9 | SOFFIT - Warm Grey - <i>Apartment 2 Only</i> | 22 | FIBRE CEMENT PANEL - Dark Grey |
| 10 | PAINTED CONCRETE - Warm Grey | 23 | FIBRE CEMENT PANEL - Light Grey |
| 11 | FIBRE CEMENT PANEL - Warm White | 24 | ACCENT PAINT COLOUR - Bright Orange |
| 12 | SOFFIT - Warm White | 25 | ACCENT PAINT COLOUR - Bright Blue |
| 13 | FIBRE CEMENT LAP SIDING - Medium Blue-Grey | 26 | ACCENT PAINT COLOUR - Chartreuse |

0 2500 5000mm
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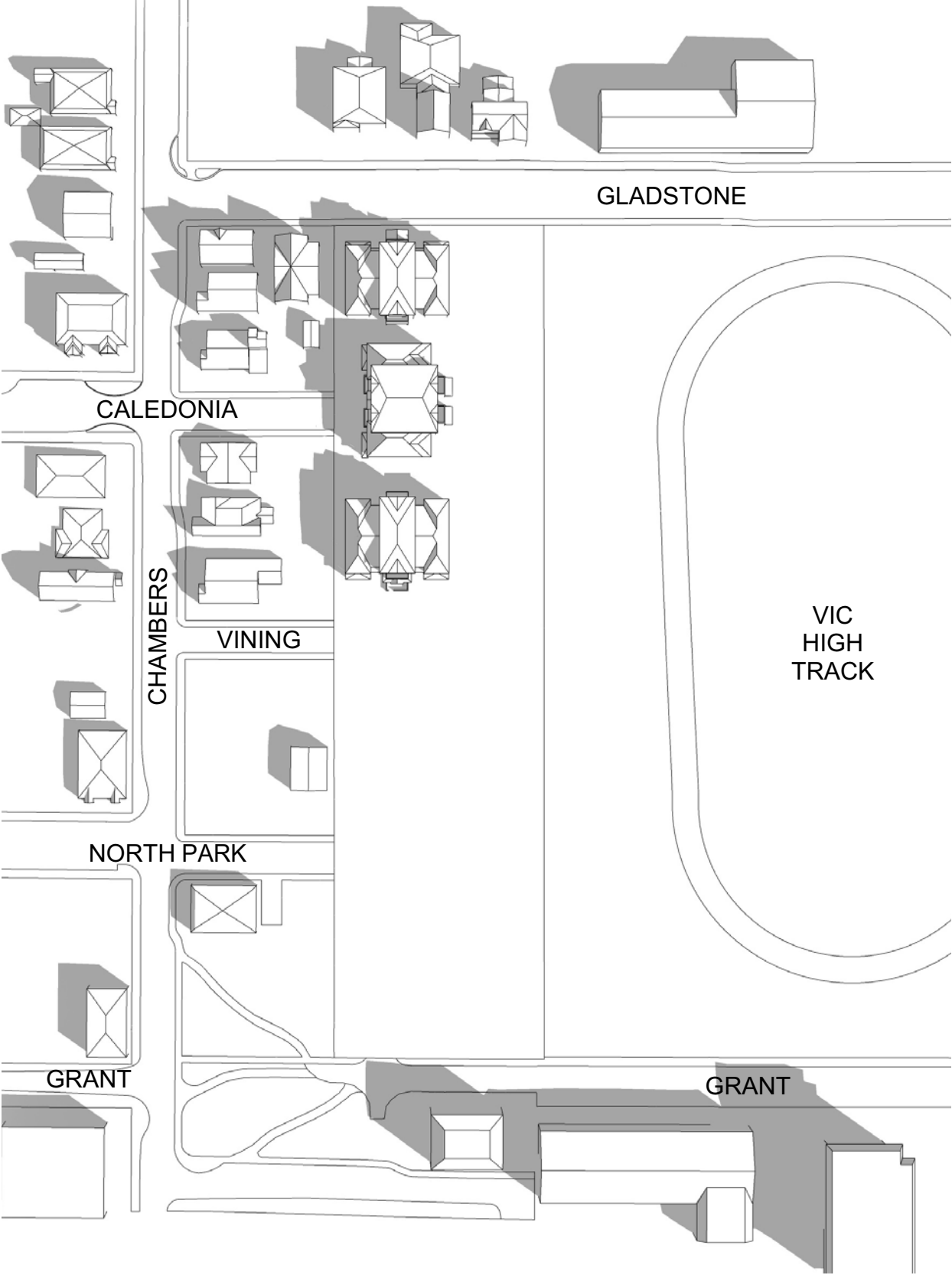
Rev	Date	Description
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4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.vrx		
drawn by: NLC		checked by: RAW
scale: AS SHOWN		project number: 1907

NOTE: All dimensions are shown in millimeters.

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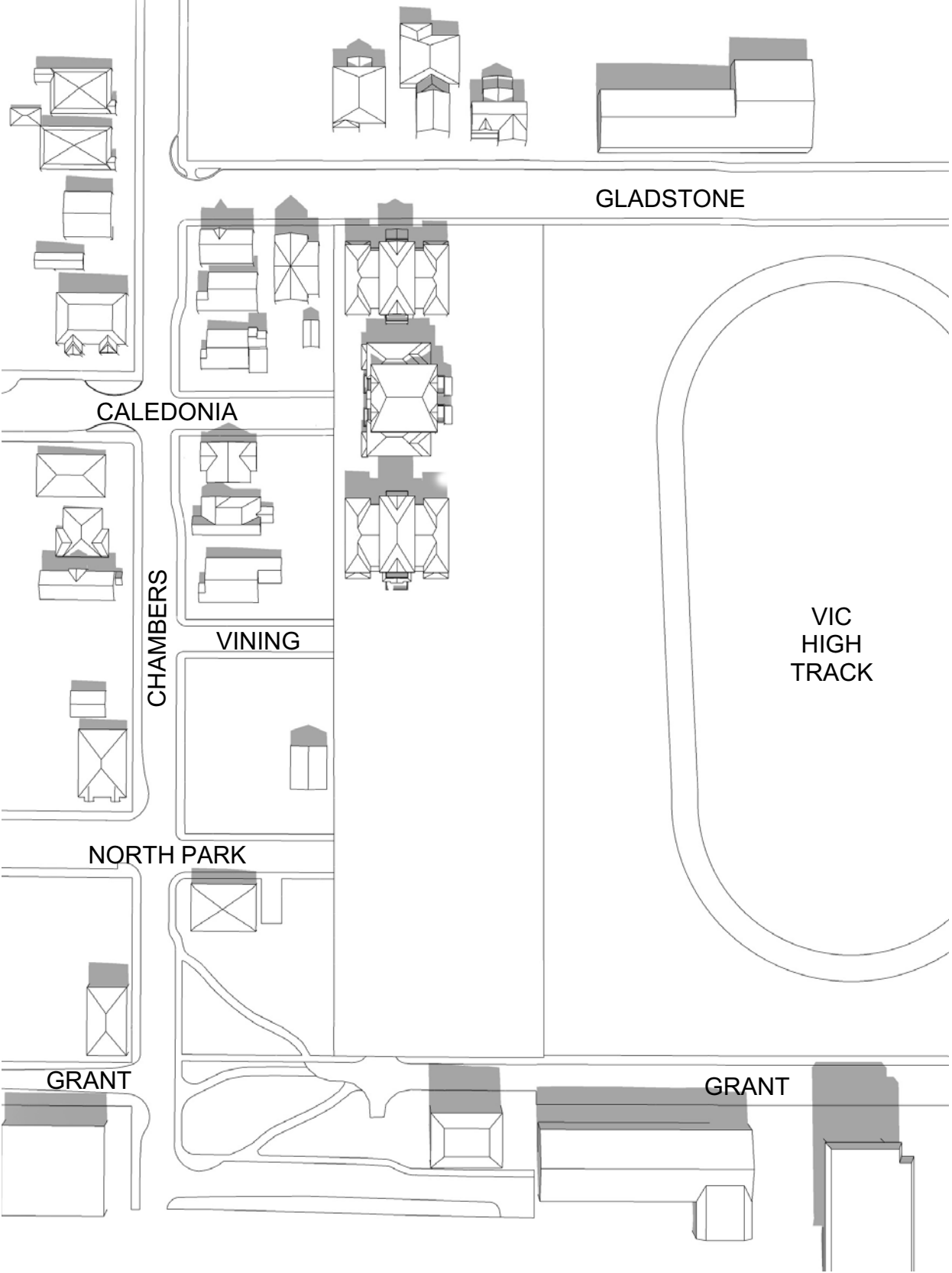
 dHKarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Dukin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: Elevations - Townhouse 3	
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	5

EXISTING



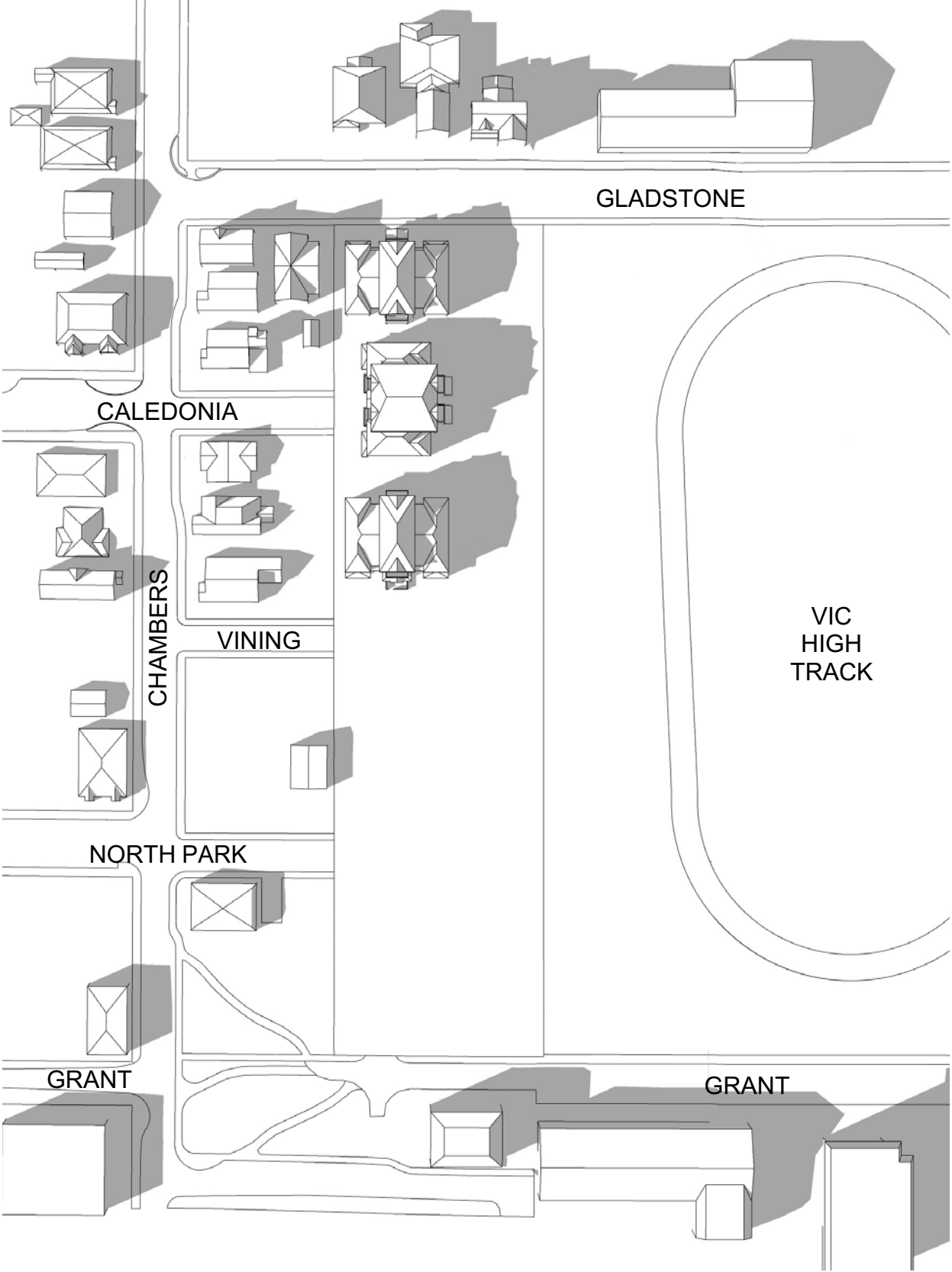
9:00AM - SEPTEMBER 21ST

EXISTING



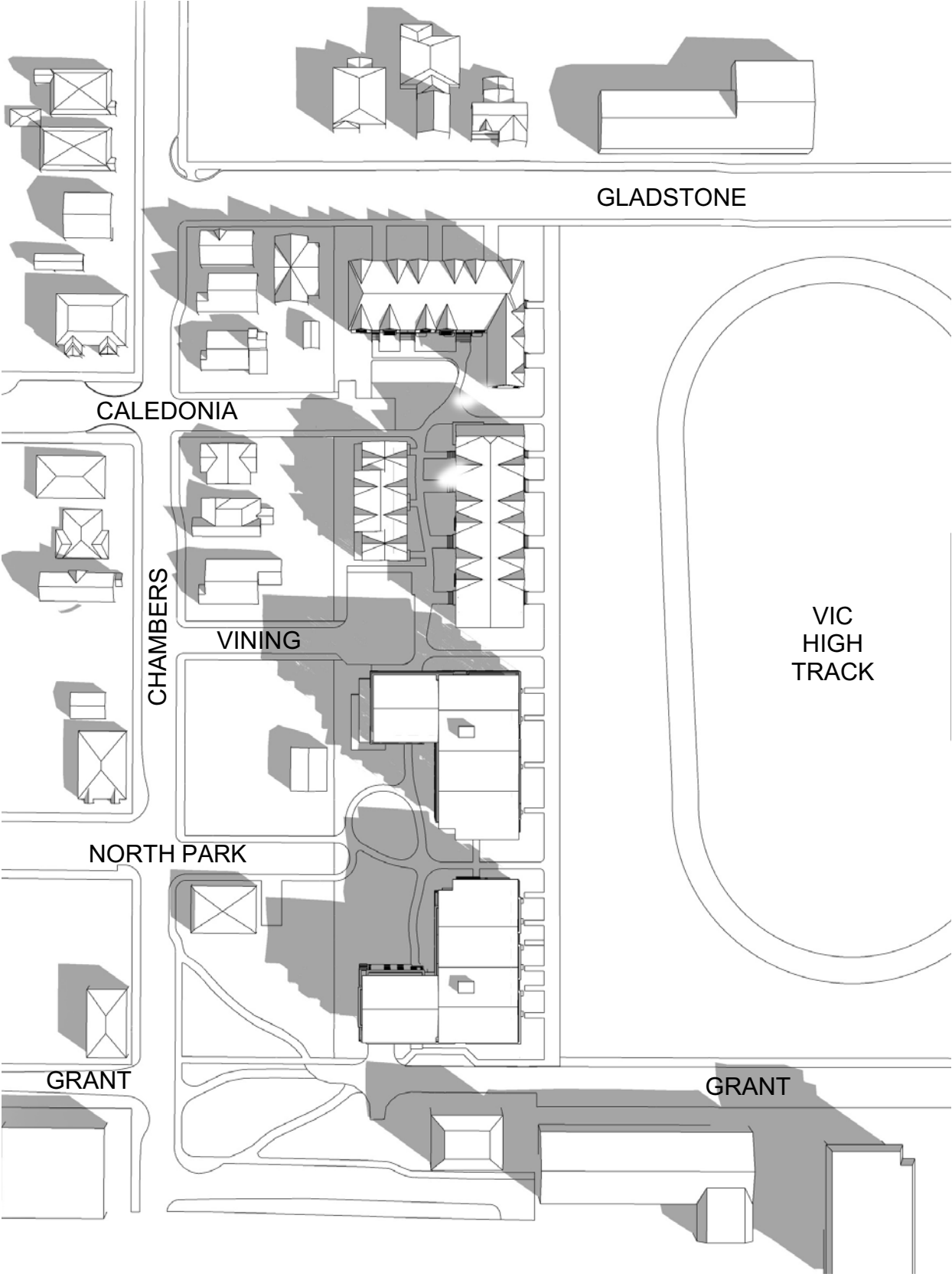
12:00PM - SEPTEMBER 21ST

EXISTING



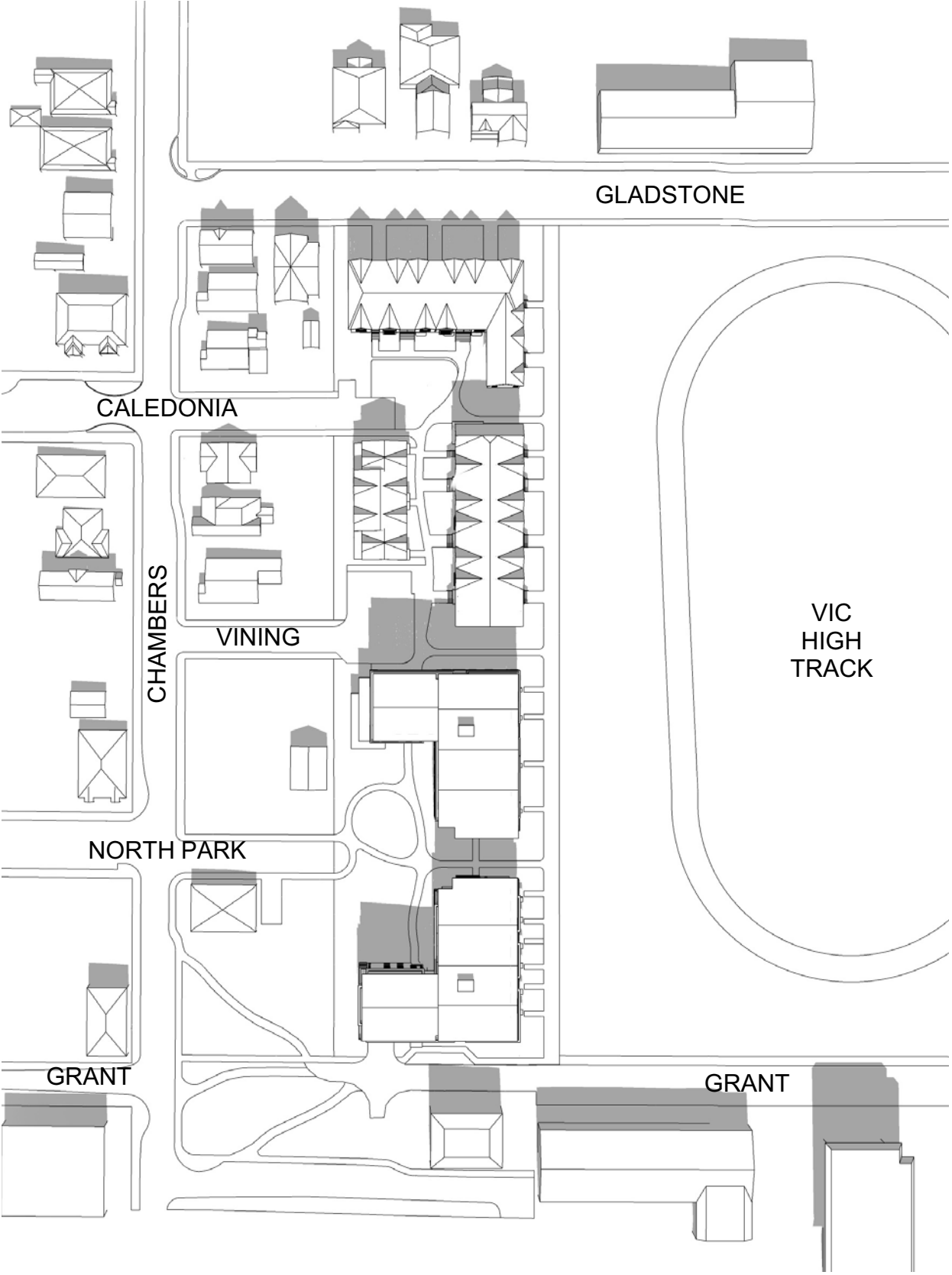
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PROPOSED



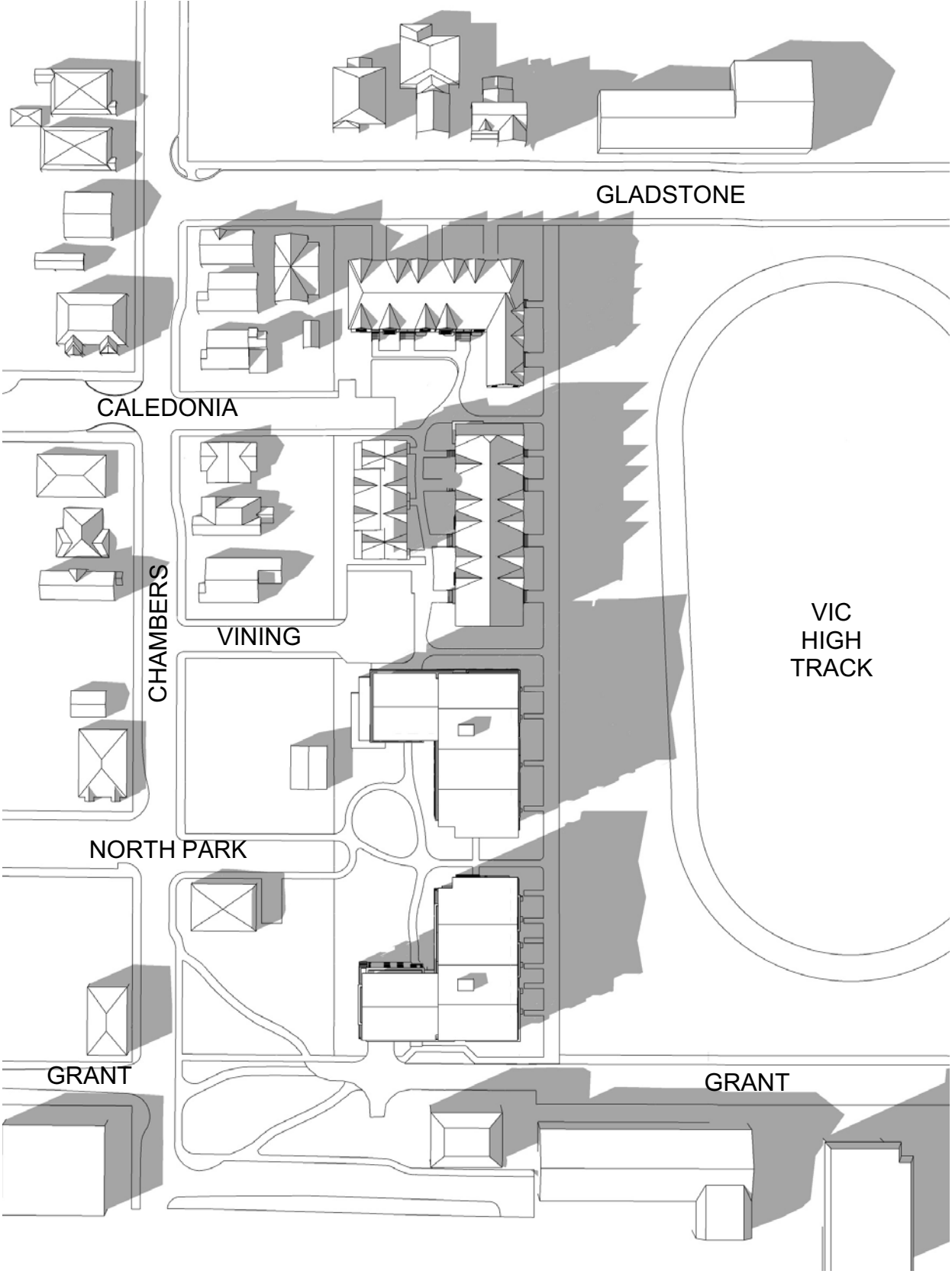
9:00AM - SEPTEMBER 21ST

PROPOSED



12:00PM - SEPTEMBER 21ST

PROPOSED



4:00PM - SEPTEMBER 21ST

5	2009/01	RE-ISSUED FOR COTW	
4	2003/13	RE-ISSUED FOR COTW	
3	2003/08	ISSUED FOR COTW	
2	2007/15	ISSUED FOR ADP	
1	19/12/16	RESPONSE TO PLANNING REVIEW	
Rev	Date	Description	
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view	
drawn by	NLC	checked by	RAW
scale	n.l.s.	project number	1907

NOTE: All dimensions are shown in millimeters.

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& REZONING**

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project name Caledonia Victoria BC		
drawing title Shadow Studies		
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BEFORE - LOOKING WEST - FROM VIC HIGH



AFTER - LOOKING WEST - FROM VIC HIGH

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2002/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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project name Caledonia Victoria BC	sheet no. A308	sheet no. 5
View Analysis		
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BEFORE LOOKING WEST - FROM GRANT STREET



BEFORE - LOOKING WEST - FROM GLADSTONE AVENUE



AFTER LOOKING WEST - FROM GRANT STREET

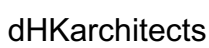


AFTER LOOKING WEST - FROM GLADSTONE AVENUE

5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

 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	sheet no. A309
View Analysis	sheet no. 5

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BEFORE LOOKING EAST - FROM CALEDONIA AVE.



BEFORE LOOKING EAST - FROM NORTH PARK ST.



AFTER LOOKING EAST - FROM CALEDONIA AVE.



AFTER LOOKING EAST - FROM NORTH PARK ST.

5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2009/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	Issued for 1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	N.L.S.	project number 1907

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

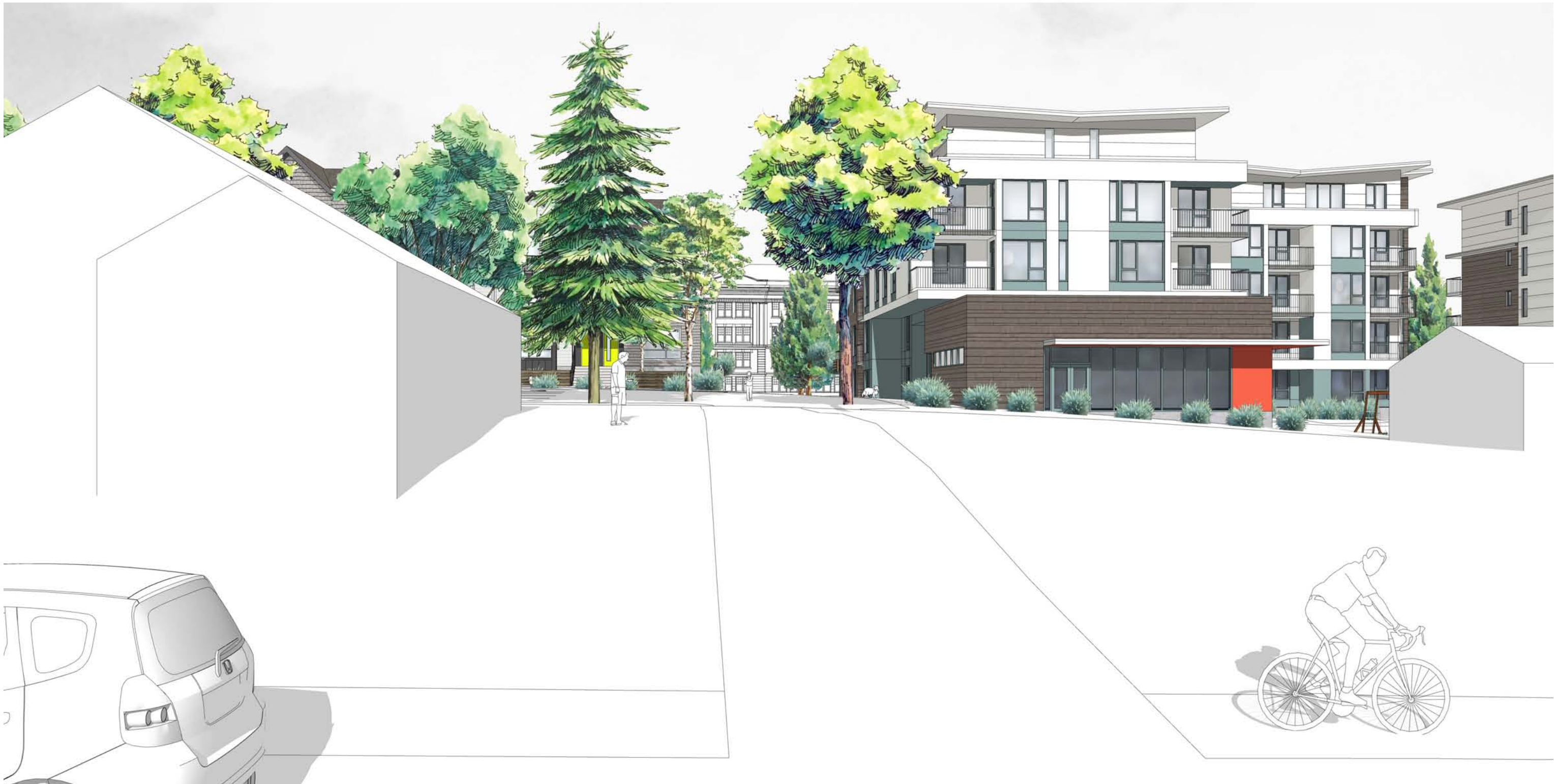
	dHKarchitects
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
View Analysis	
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	sheet no. 5



LOOKING SOUTH - GLADSTONE AVENUE



LOOKING EAST - NORTH PARK STREET



LOOKING EAST - VINING STREET

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2007/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date	SEPTEMBER 2020	drawing file 1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	n.l.s.	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING**

 VICTORIA OFFICE 977 Fort Street Victoria BC V8W 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	sheet no. Perspective Studies
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sheet no. A311	sheet no. 5



TOWNHOUSES - AT GLADSTONE AVENUE



APARTMENT - AT GRANT STREET



INTERIOR COURTYARD - LOOKING NORTH



PLAYGROUND & AMENITY AREA - LOOKING NORTH

5	2009/01	RE-ISSUED FOR COTW
4	2009/13	RE-ISSUED FOR COTW
3	2009/08	ISSUED FOR COTW
2	2009/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	1907 A307 Shadow Studies view
drawn by	NLC	checked by RAW
scale	N.L.S.	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	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name	Caledonia Victoria BC
document type	Perspective Studies
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	sheet no. 5



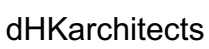
1 Context Elevations
A313 Scale: 1: 300

5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADR
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
print date	SEPTEMBER 2020	drawing file 1907.2 A200 Plans.vrx
drawn by	FWP/NLC	checked by RAW
scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING


VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367


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

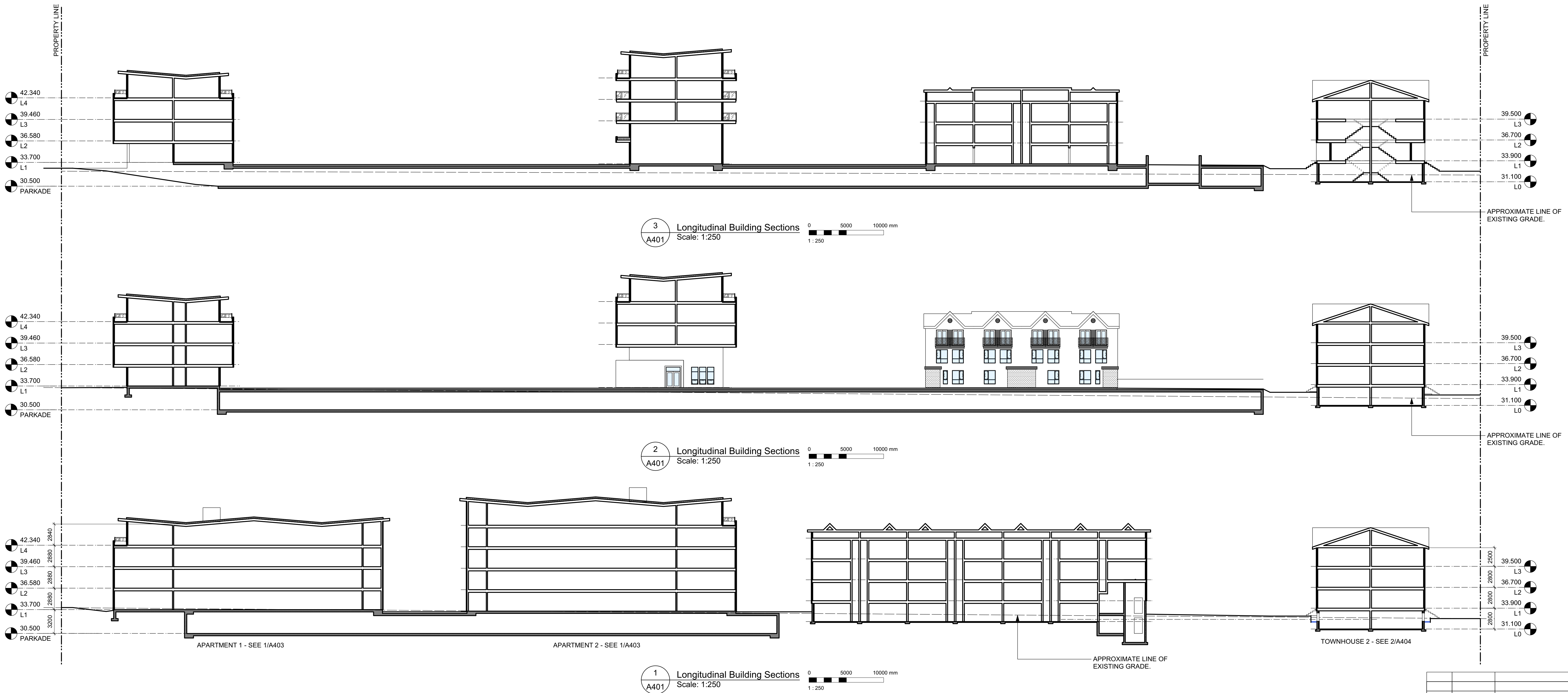
project name
Caledonia
Victoria BC

drawing title
Streetscape Elevations

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A313

5



Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
1	SEPTEMBER 2020	1907.2 A200 Plans.mxd
Drawn by	FWP	checked by RAW
Scale	AS SHOWN	project number 1907

NOTE: All dimensions are shown in millimeters.

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& REZONING



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



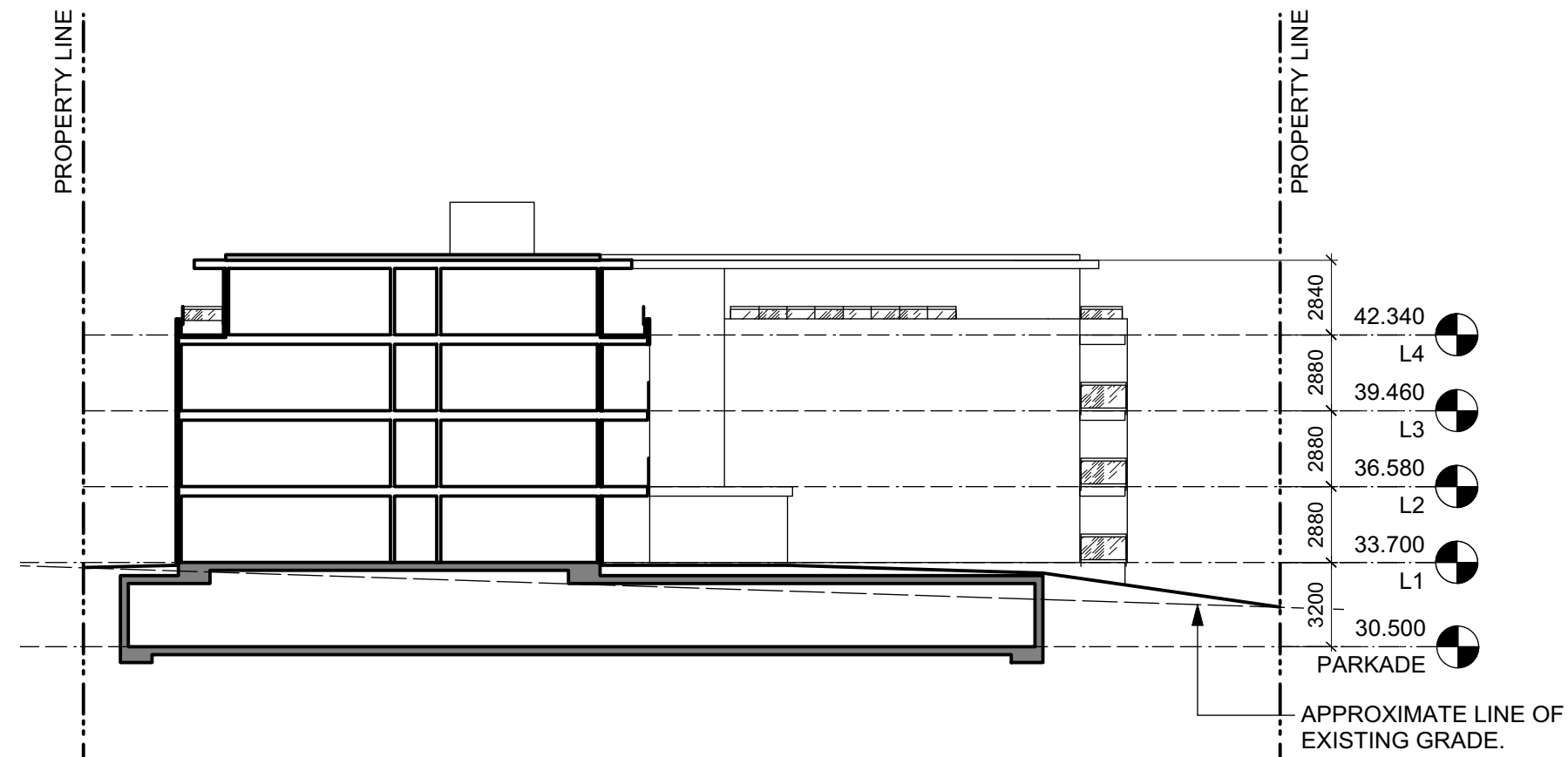
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Caledonia
Victoria BC

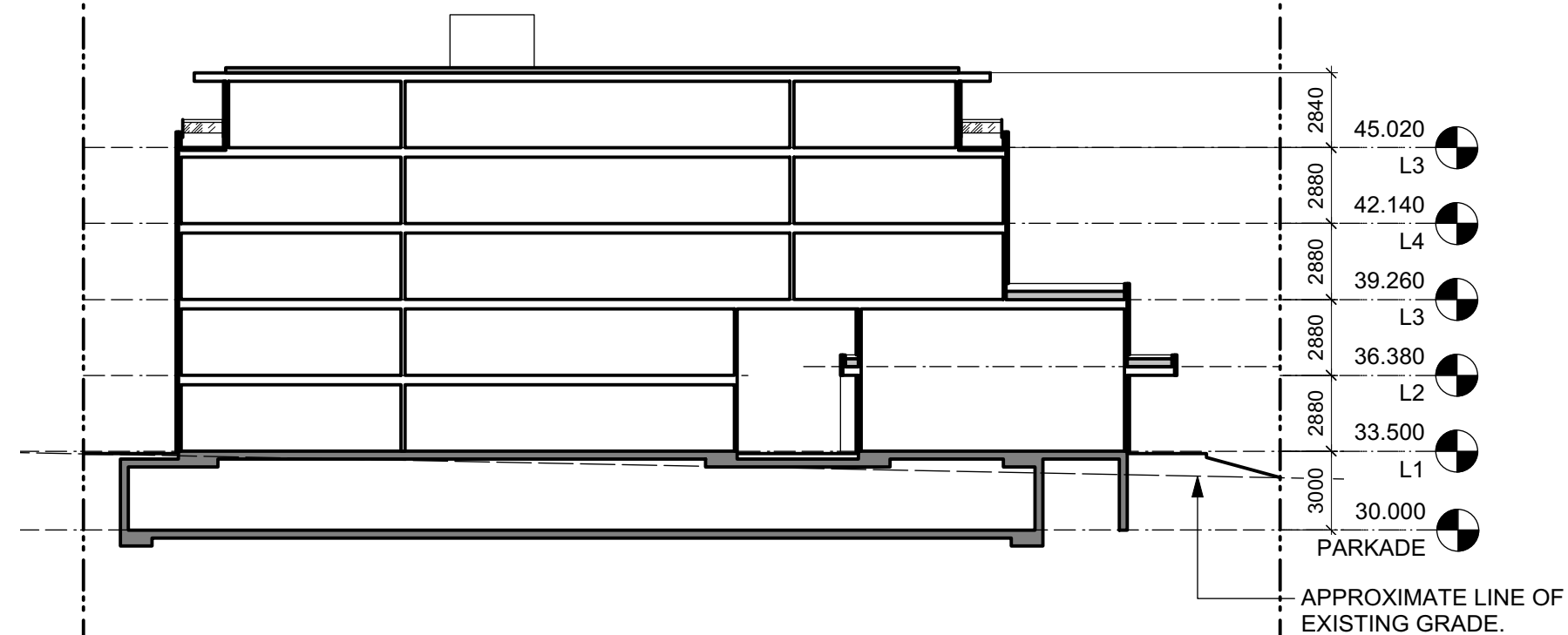
Building Sections

drawing no.
A401

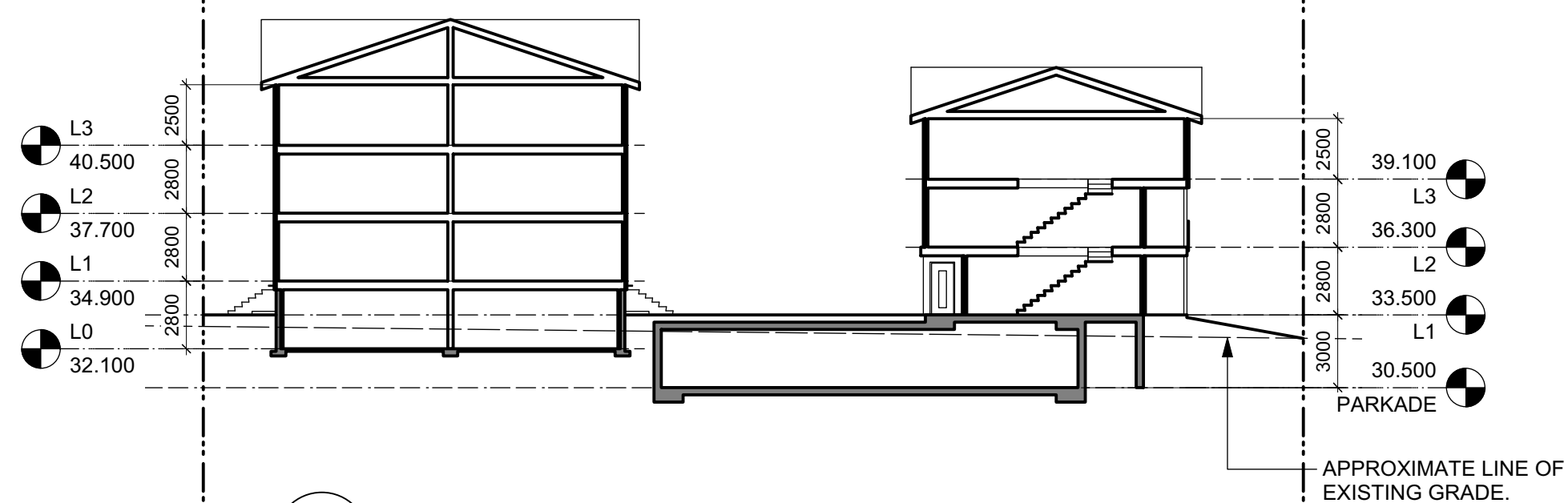
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5



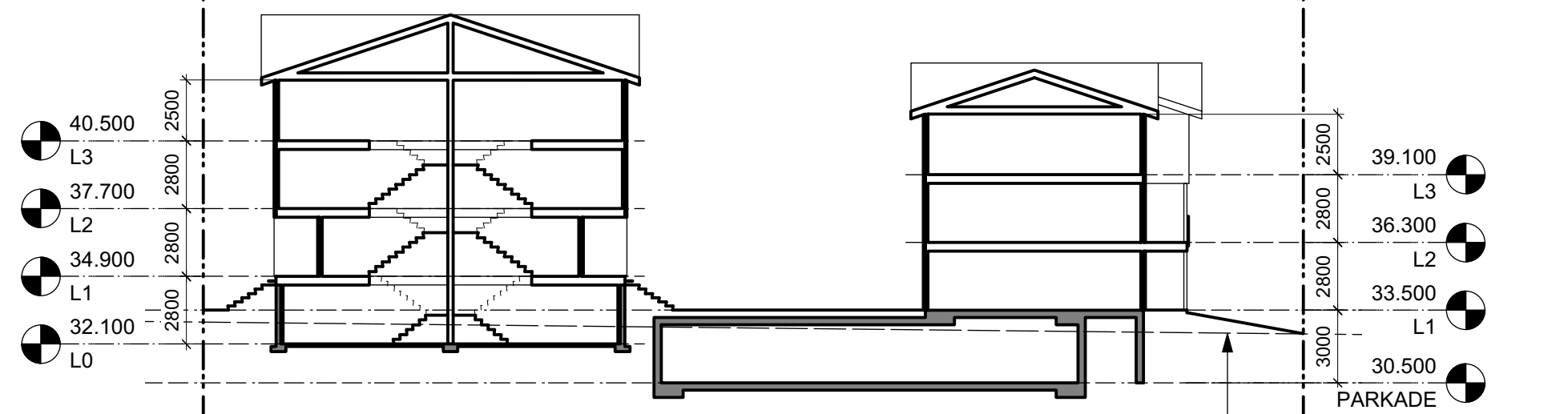
4 Transverse Building Section
Scale: 1:250



3 Transverse Building Section
Scale: 1:250



2 Transverse Building Section
Scale: 1:250



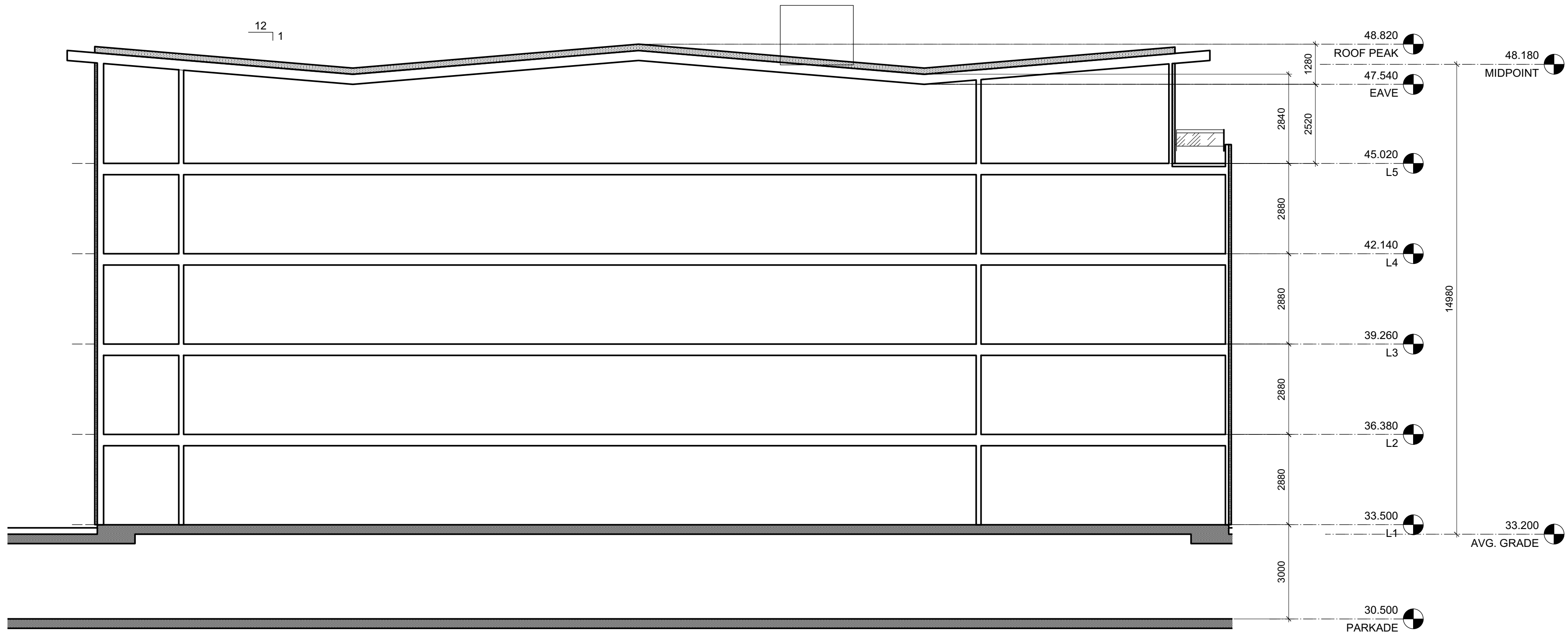
1 Transverse Building Section
Scale: 1:250

Rev	Date	Description
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4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A400 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

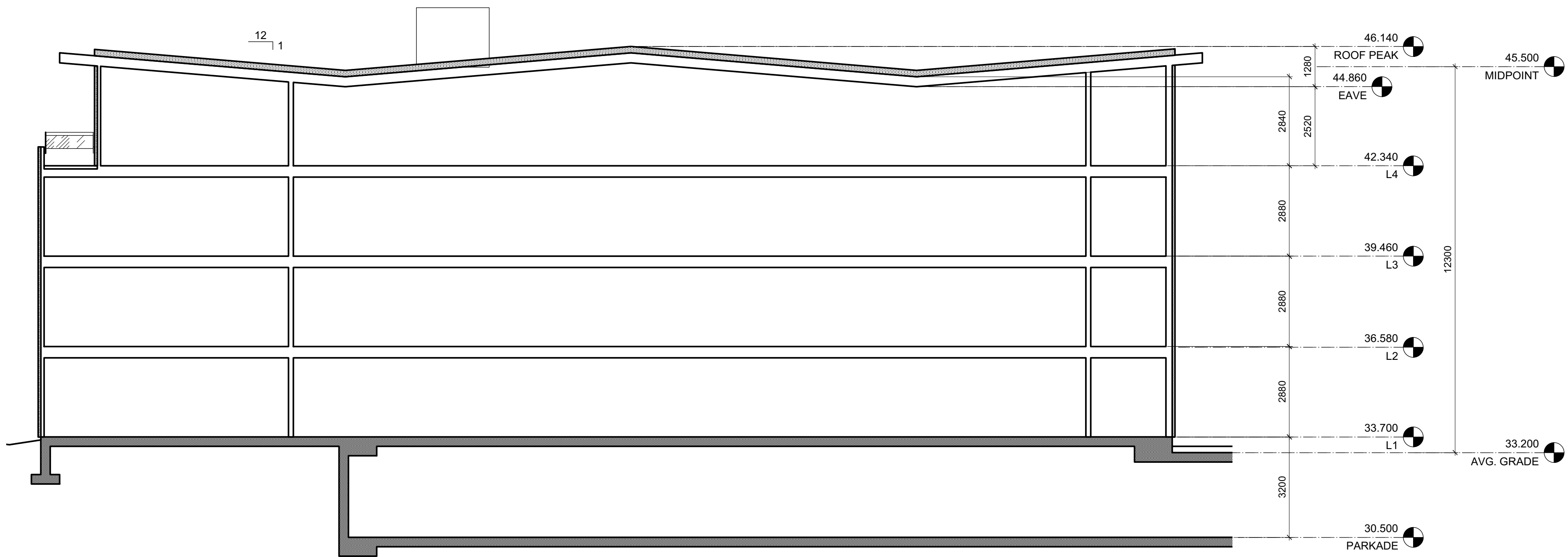
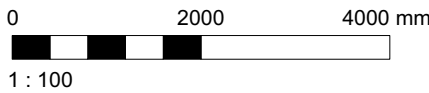
NOTE: All dimensions are shown in millimeters.

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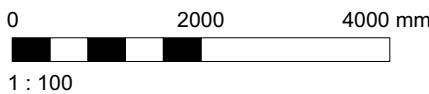
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project name: Caledonia Victoria BC	
Building Sections	
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drawing no: A402	sheet no: 5



2 Apartment 2 Building Section
A403 Scale: 1:100



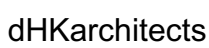
1 Apartment 1 Building Section
A403 Scale: 1:100

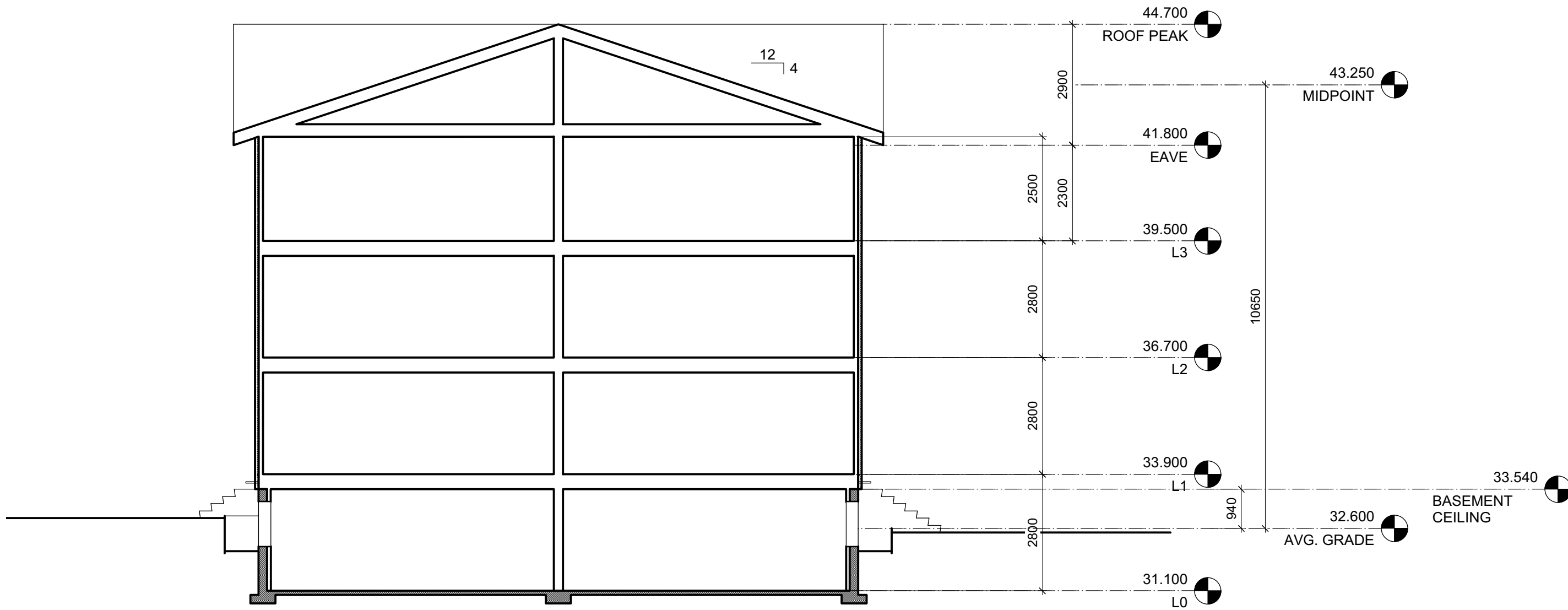


Rev	Date	Description
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4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP/NLC	checked by: RAW	
scale: AS SHOWN	project number: 1907	

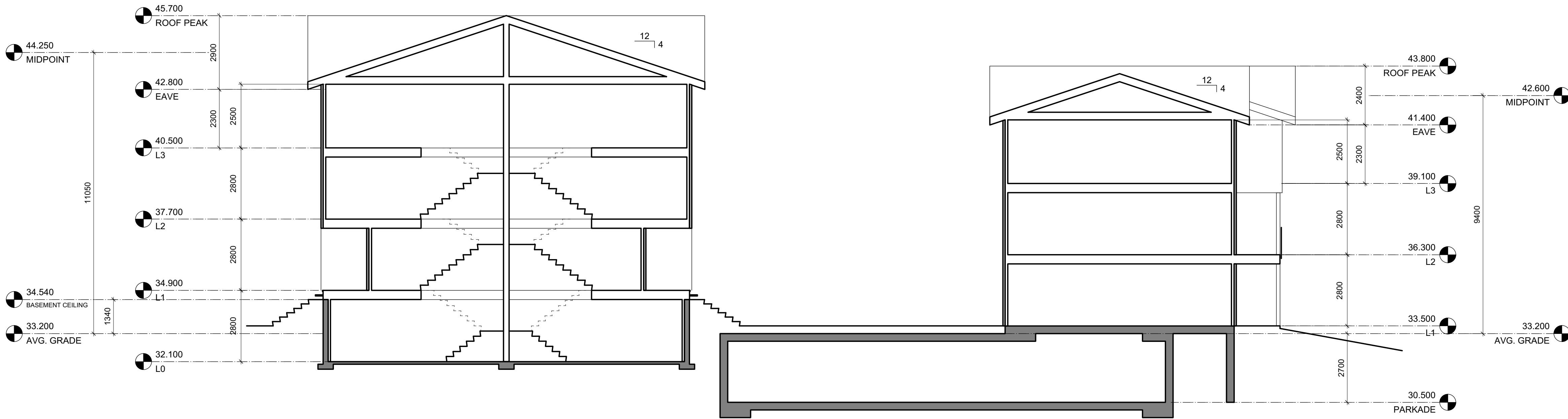
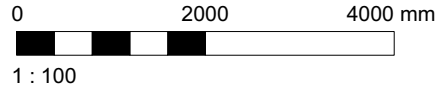
NOTE: All dimensions are shown in millimeters.

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project name: Caledonia Victoria BC	
Building Sections	
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drawing no: A403	sheet no: 5



2 Townhouse 2 Building Section
A404 Scale: 1:100



1 Townhouses 1 & 3 Building Section
A404 Scale: 1:100

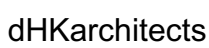


Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date	SEPTEMBER 2020	drawing file	1907.2 A200 Plans.mxd
drawn by	FWP/NLC	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

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& REZONING

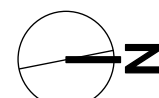
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	
Building Sections	
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sheet no. 5	



2
A601

L1 Plan - Apartment 1
Scale: 1:100

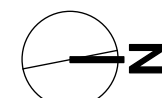
0 2000 4000 mm
1 : 100



1
A601

L1 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100



GRAPHIC LEGEND:

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

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date: SEPTEMBER 2020
drawing file: 1907.2 A200 Plans.mxd
drawn by: FWP
checked by: RAW
scale: AS SHOWN
project number: 1907

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project name: Caledonia Victoria BC	
drawing title: L1 Plan - Apartments	
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sheet no: 5	



2 L2 Plan - Apartment 1
Scale: 1:100



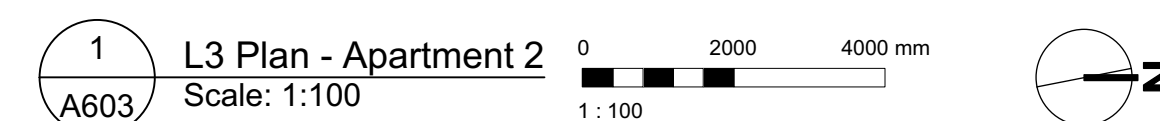
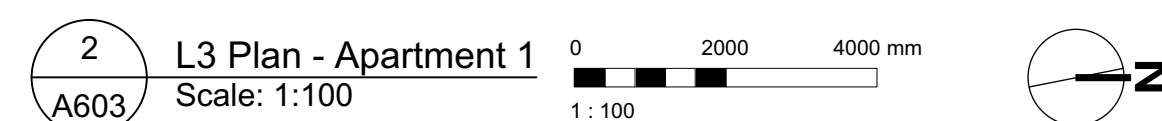
1 L2 Plan - Apartment 2
Scale: 1:100

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

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

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project name: Caledonia Victoria BC		
L2 Plan - Apartments		
A602		5



NOTE: All dimensions are shown in millimeters.

dHk3

VICTORIA OFFICE

977 Fort Street

Victoria BC V8V 3K3

T 1-250-688-3367

project name

Caledonia

Victoria BC

drawing title

L3 Plan - Apartments

dHKAarchitects

MANITOBA OFFICE

102-5190 Dublin Way

Nanaimo BC V9T 2K2

T 1-250-685-0810

drawings by

A603

drawings by

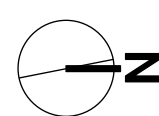
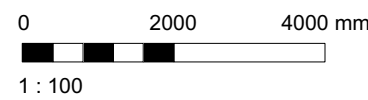
503

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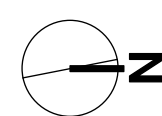
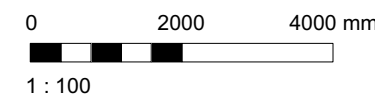
- GRAPHIC LEGEND:**
-  STUDIO
 -  1 BEDROOM
 -  2 BEDROOM
 -  3 BEDROOM
 -  4 BEDROOM
 -  ACCESSIBLE



2 L4 Plan - Apartment 1
Scale: 1:100



1 L4 Plan - Apartment 2
Scale: 1:100



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

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	drawing file: 1907.2 A200 Plans.mxd
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

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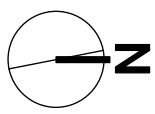
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project name: Caledonia Victoria BC	
drawing title: L4 Plan - Apartments	
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	sheet no: 5



1
A605

L5 Plan - Apartment 2
Scale: 1:100

0 2000 4000 mm
1 : 100



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

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
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print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

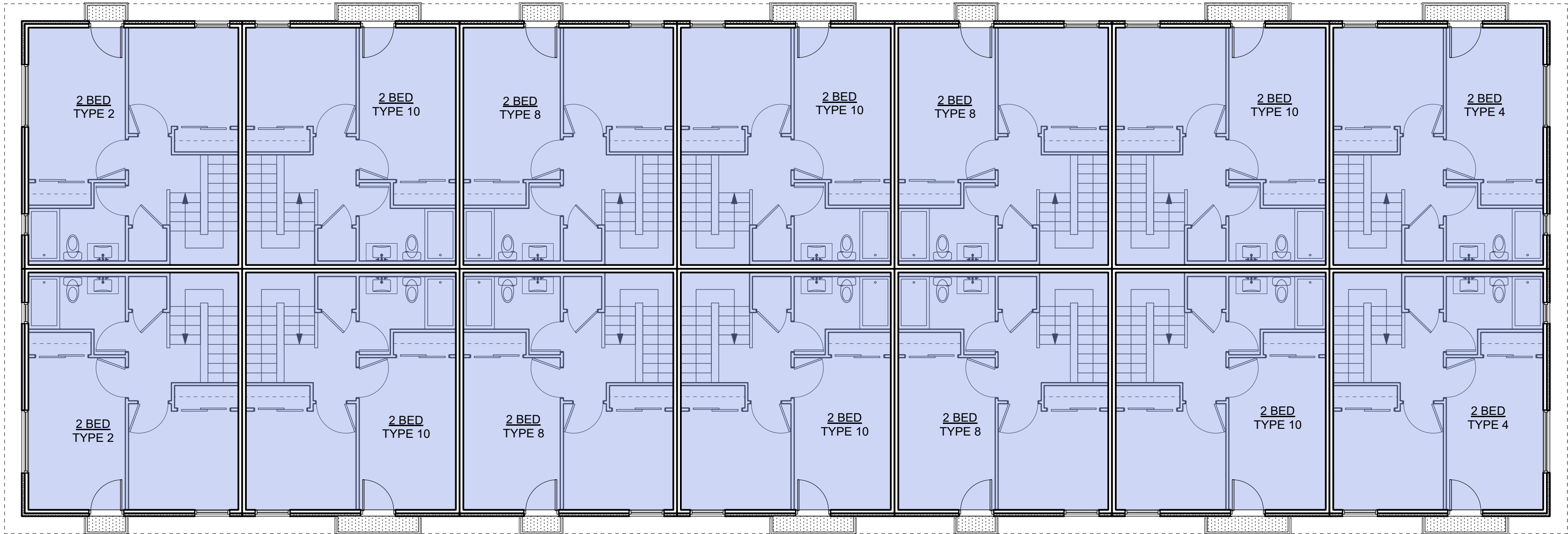
NOTE: All dimensions are shown in millimeters.

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& REZONING

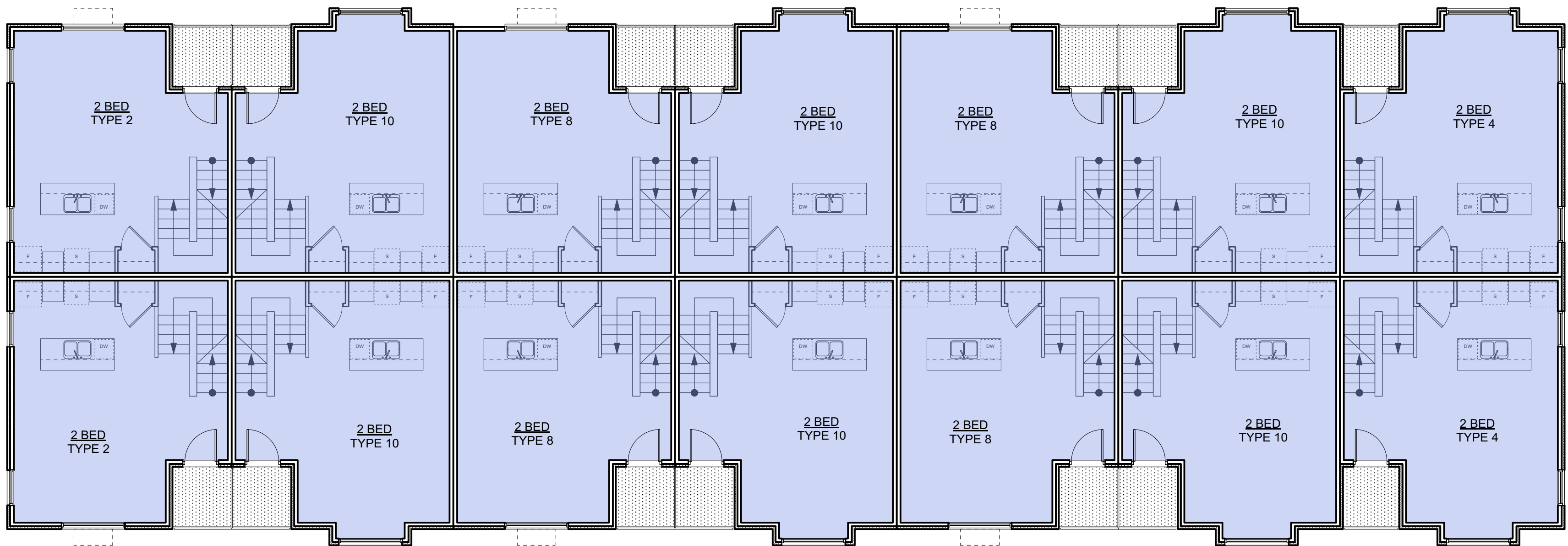
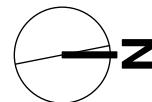
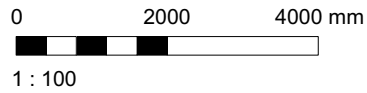
			
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project name: Caledonia Victoria BC			
drawing title: L5 Plan - Apartments		drawing no: A605	sheet no: 5

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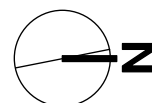
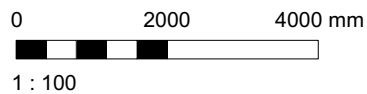
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



2 L3 Plan
A607 Scale: 1:100



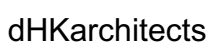
1 L2 Plan
A607 Scale: 1:100

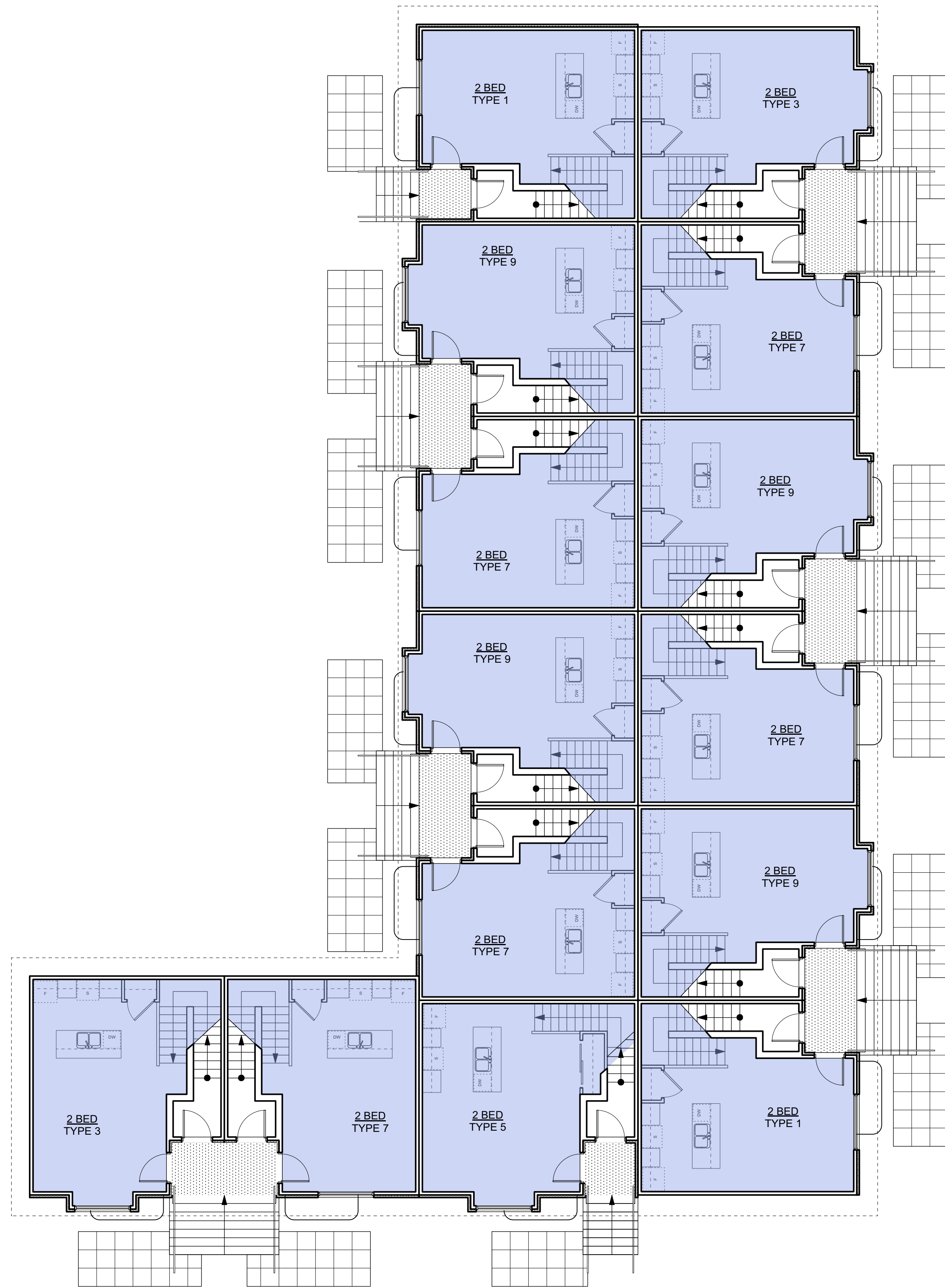


Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Print date: SEPTEMBER 2020 Drawing file: 1907.2 A200 Plans.mxd		
Drawn by: FWP	Checked by: RAW	
Scale: AS SHOWN	Project number: 1907	

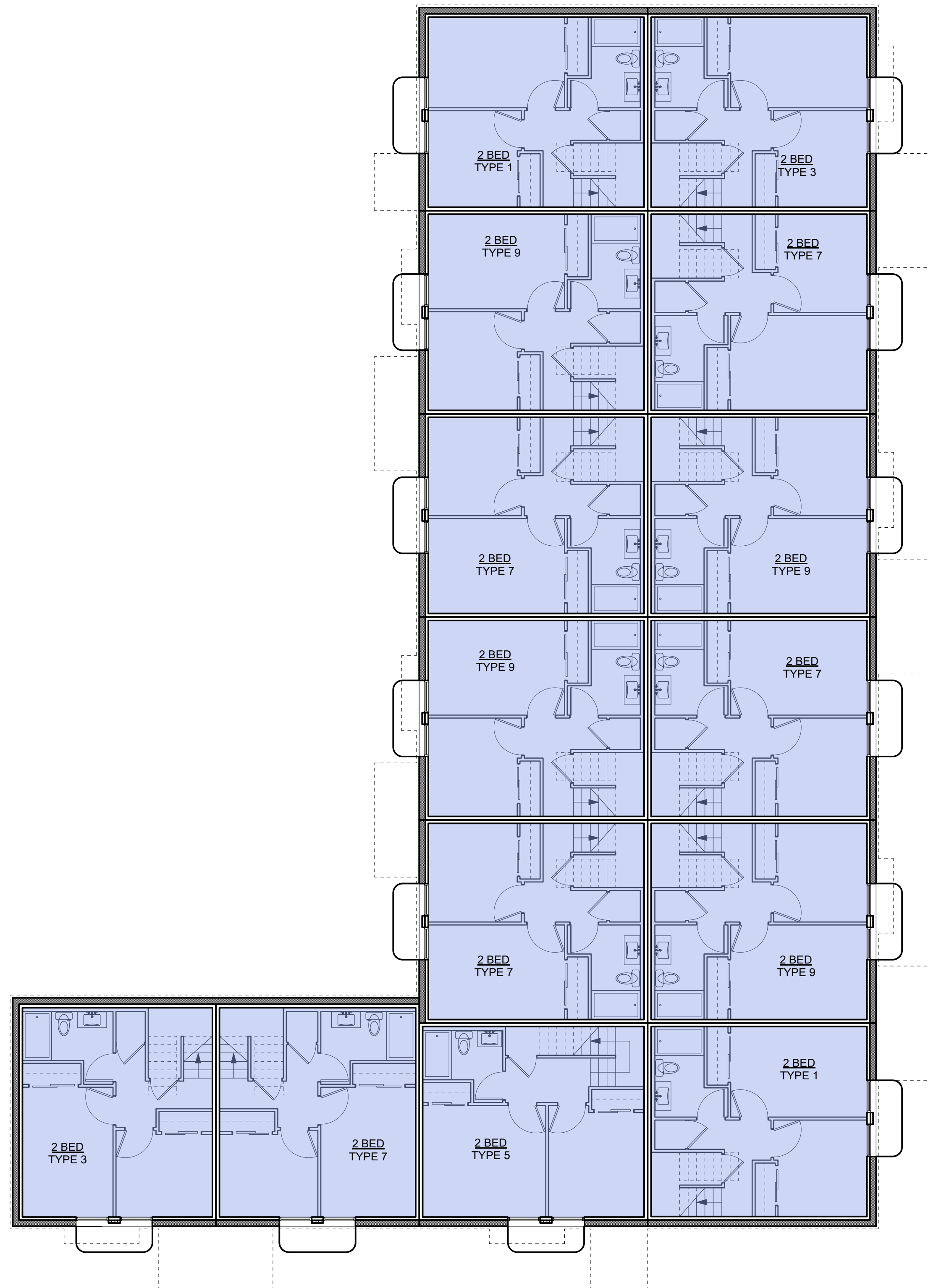
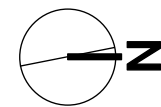
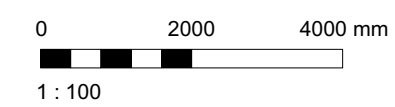
NOTE: All dimensions are shown in millimeters.

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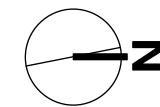
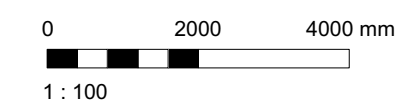
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
Project name: Caledonia Victoria BC	
Drawing title: Townhouse 1	
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Sheet no.: A607	Sheet no.: 5



3
A608



1
A608



5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
Rev	Date	Description
year code	SEPTEMBER 2020	1907 2 K200 Plans.vxx
drawn by	FWP	checked by RAW
scale	AS SHOWN	project number 1907

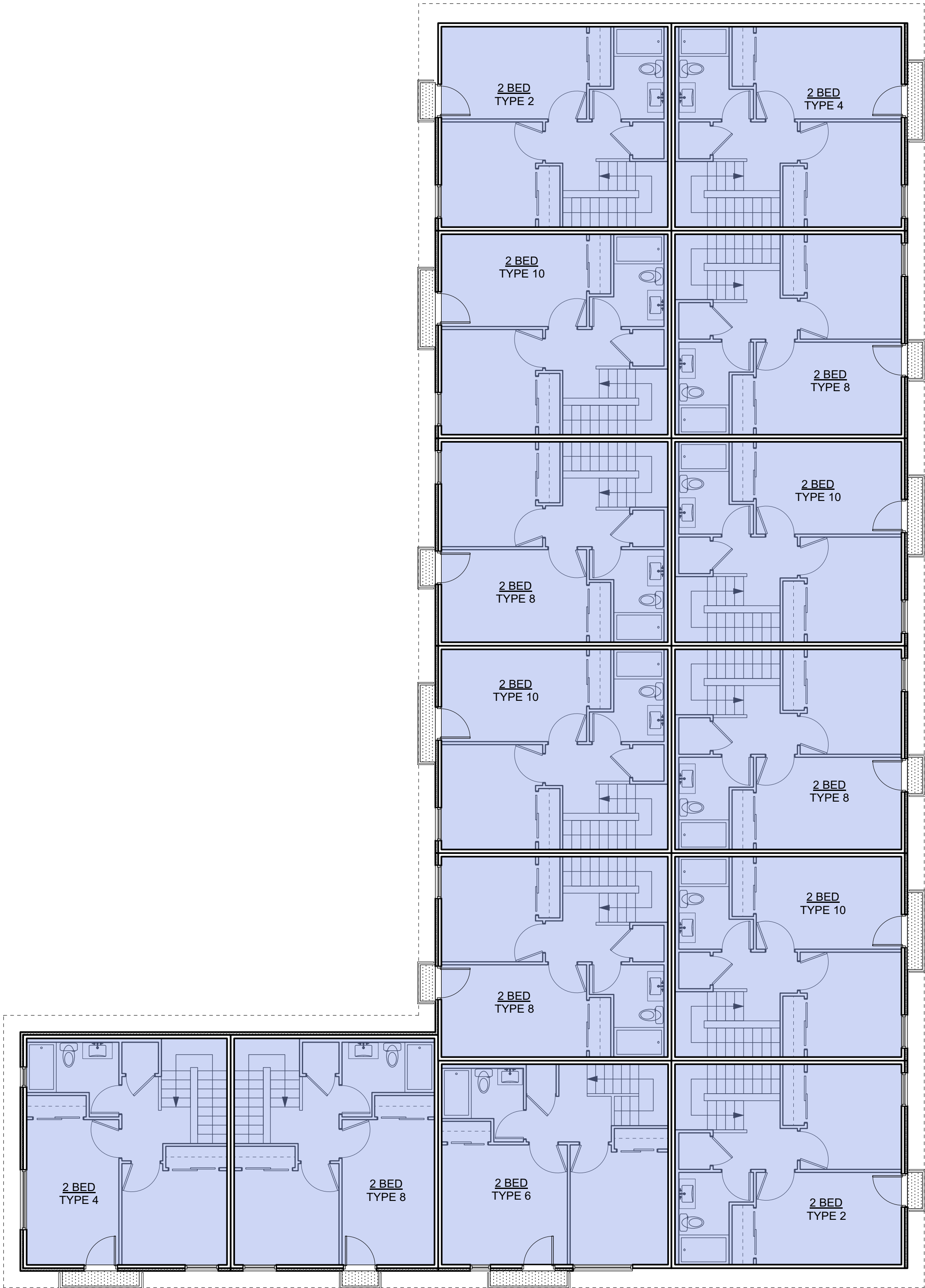
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

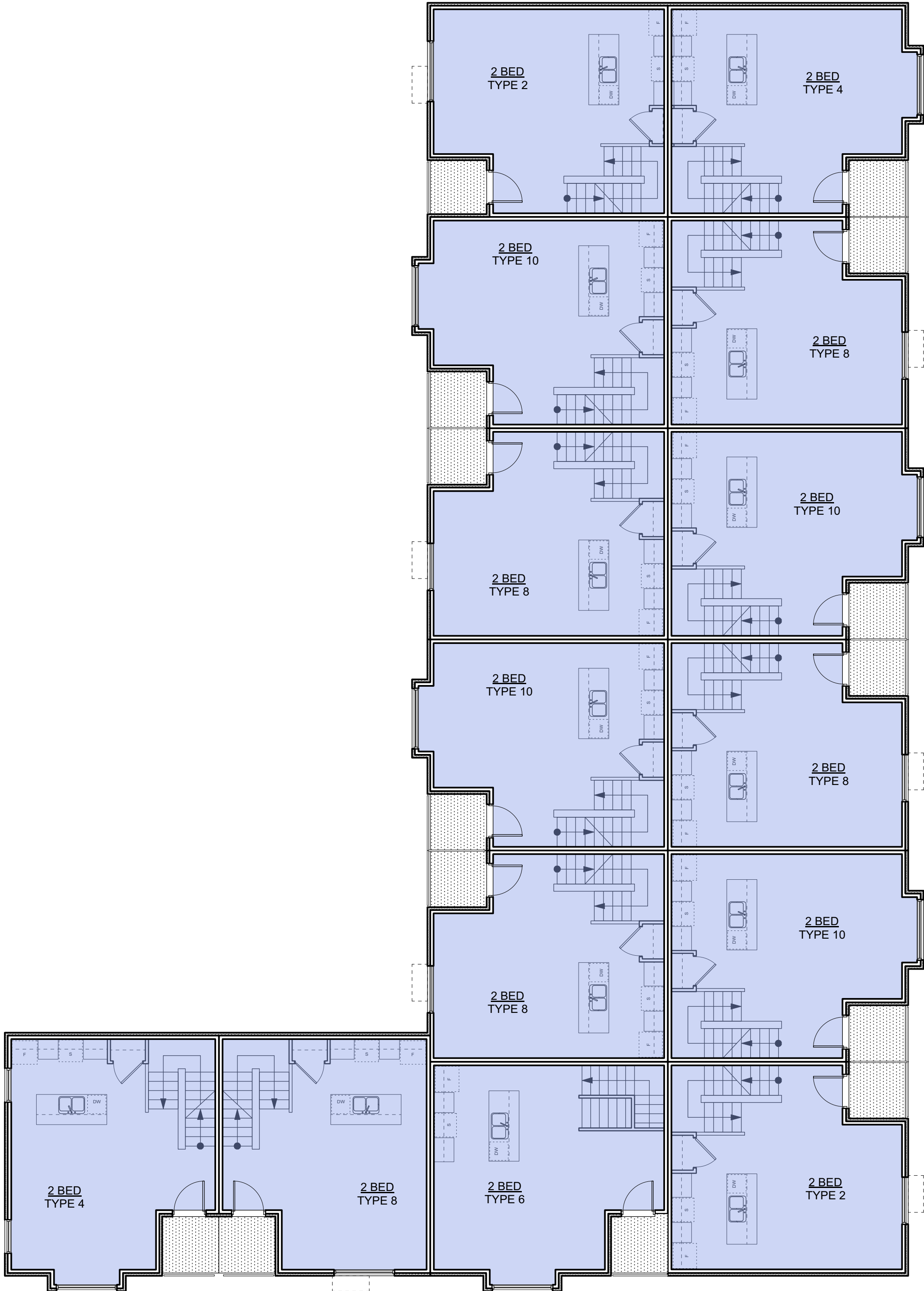
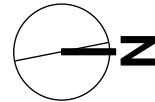
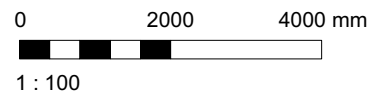
The logo for dHKA Architects features a large, stylized 'F' shape on the left, with the letters 'dHKA' in a sans-serif font to its right. To the right of the logo, the text 'dHKAarchitects' is written in a bold, lowercase sans-serif font. Below the logo, the text 'VICTORIA OFFICE' is followed by the address '1977 Fort Street', 'Caledonia BC V8Y 3K3', and the phone number 'T 1-250-658-1367'. To the right of this, the text 'NANAIMO OFFICE' is followed by the address '102-5190 Dublin Way', 'Nanaimo BC V9T 2A8', and the phone number 'T 1-250-585-5810'. At the bottom, the text 'drawing title' is followed by 'Caledonia' in a large, bold, sans-serif font, and 'Victoria BC' in a smaller, regular sans-serif font. The entire advertisement is set against a background of a light-colored, textured wall.

GRAPHIC LEGEND:

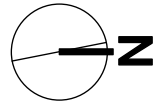
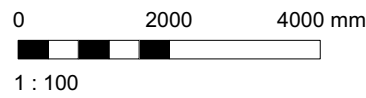
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan
A609 Scale: 1:100



1 L2 Plan
A609 Scale: 1:100



Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	RE-ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

print date	SEPTEMBER 2020	drawing file	1907.2 A200 Plans.mxd
drawn by	FWP	checked by	RAW
scale	AS SHOWN	project number	1907

NOTE: All dimensions are shown in millimeters.

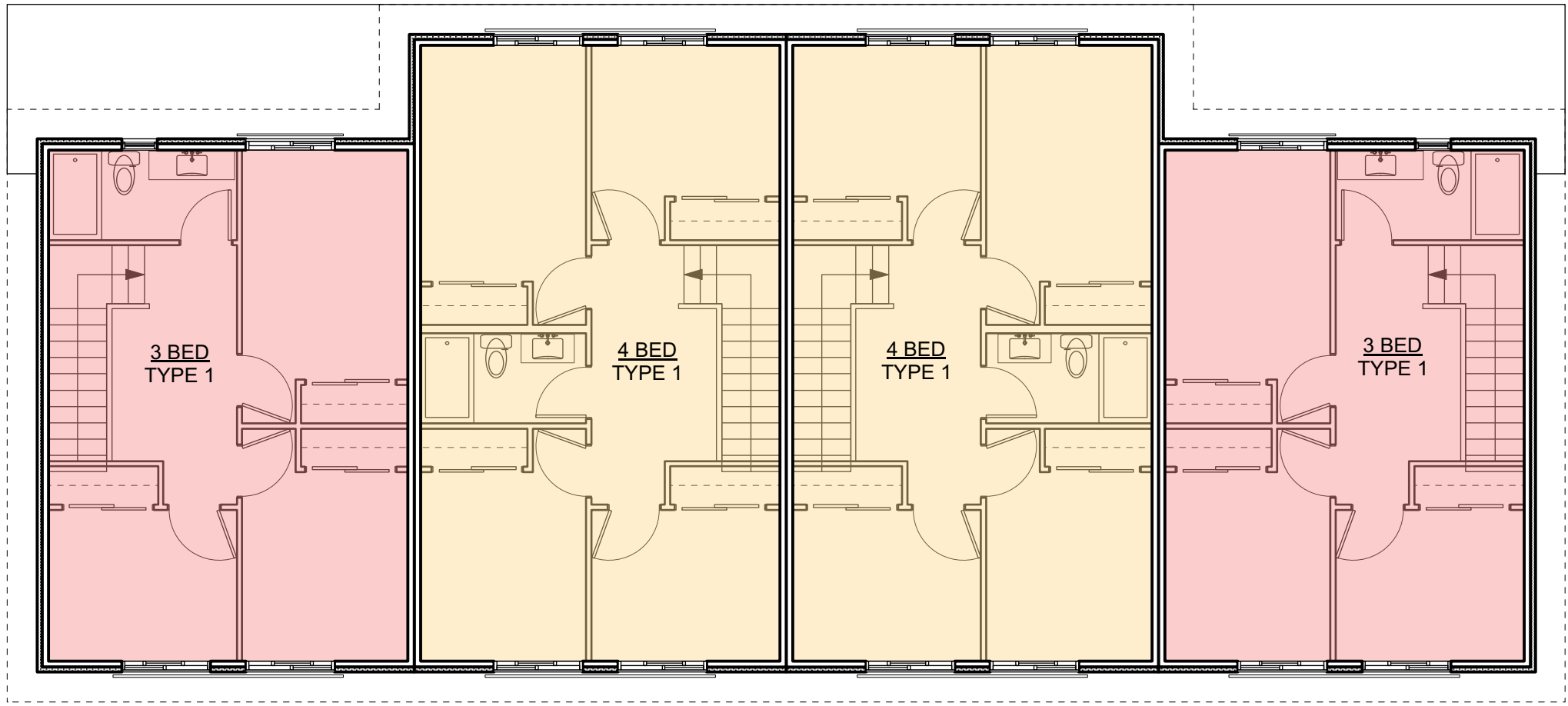
ISSUED FOR DP
& REZONING

	dHKarchitects
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 no. A609
drawing no. Townhouse 2	sheet no. 5

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THE PROJECT SHOWN AND MAY NOT BE
REPRODUCED WITHOUT WRITTEN CONSENT.

GRAPHIC LEGEND:

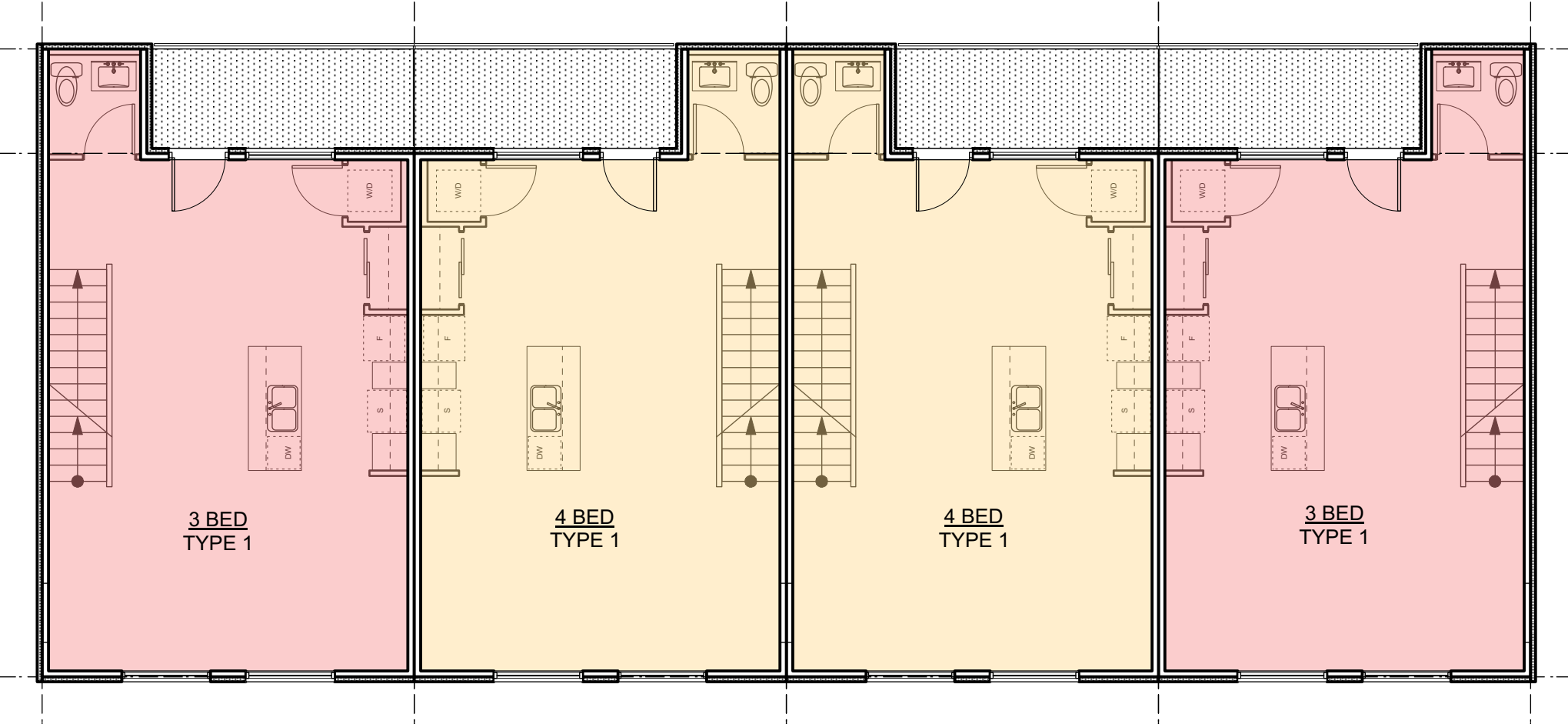
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



3 L3 Plan - Townhouse 3
A610 Scale: 1:100

0 2000 4000 mm
1 : 100

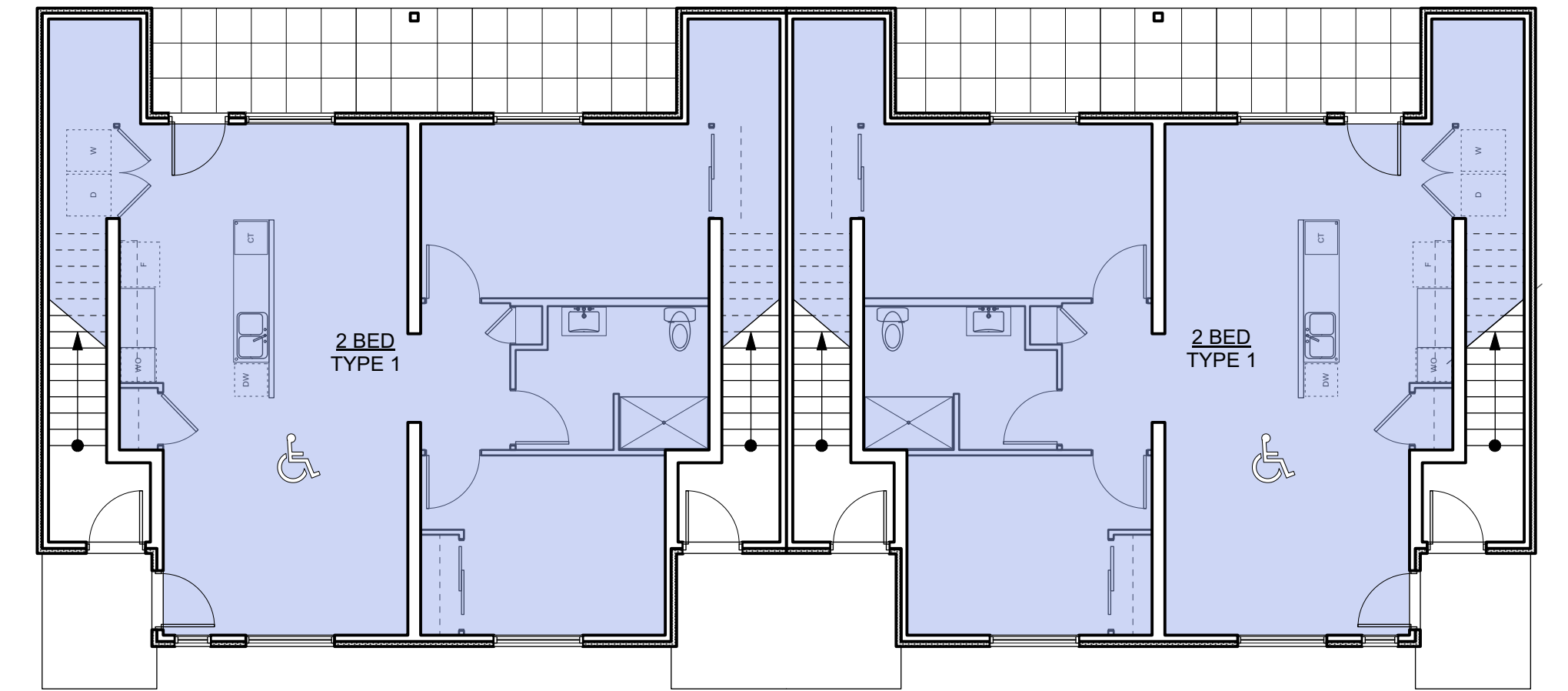
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2 L2 Plan - Townhouse 3
A610 Scale: 1:100

0 2000 4000 mm
1 : 100

N



1 L1 Plan - Townhouse 3
A610 Scale: 1:100

0 2000 4000 mm
1 : 100

N

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

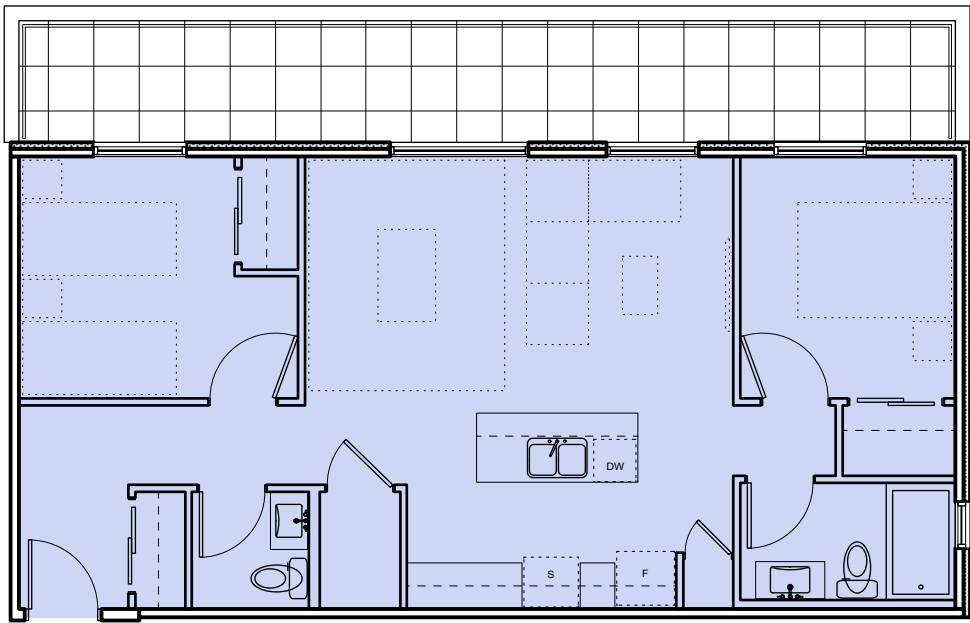
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

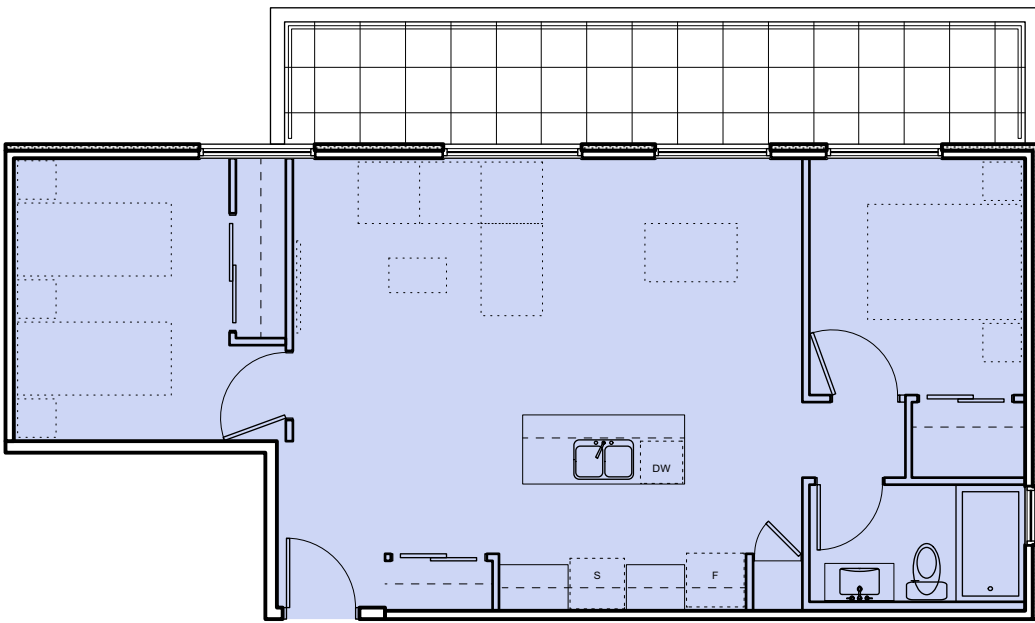
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name: Caledonia Victoria BC	
drawing title: Townhouse 3	
copyright: reserved. these plans and designs are not to be used for the project shown and may not be reproduced without written consent.	
sheet no: A610	sheet no: 5

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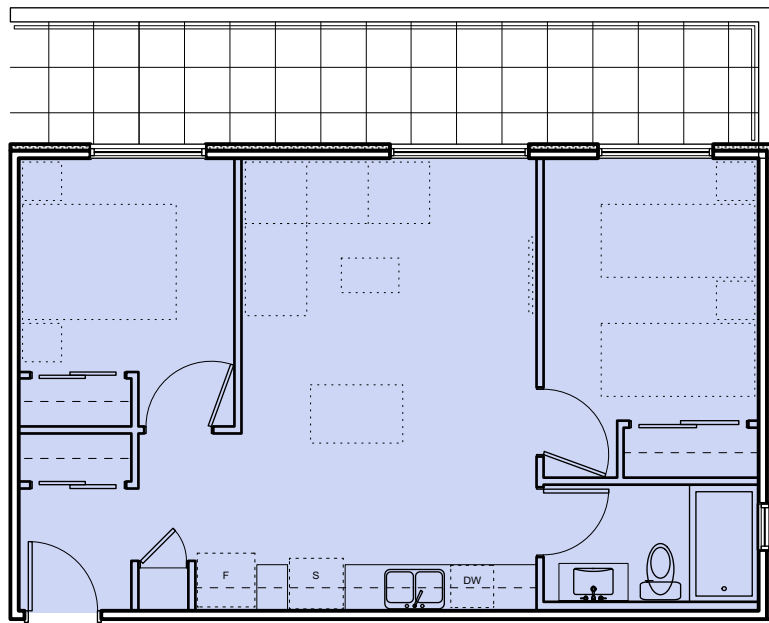
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



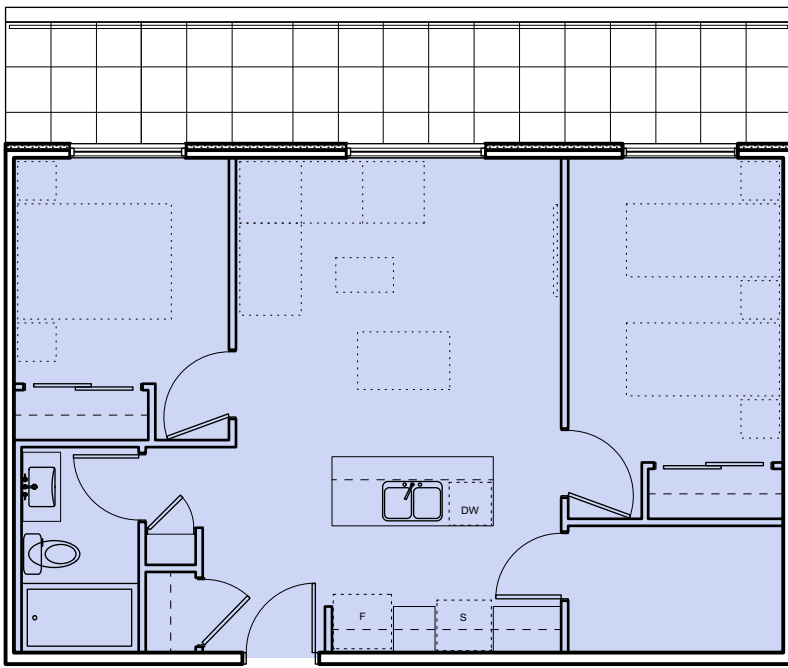
AREA 78 SM
QUANTITY 1
14 2 Bed Type 7
A701 Scale: 1:100



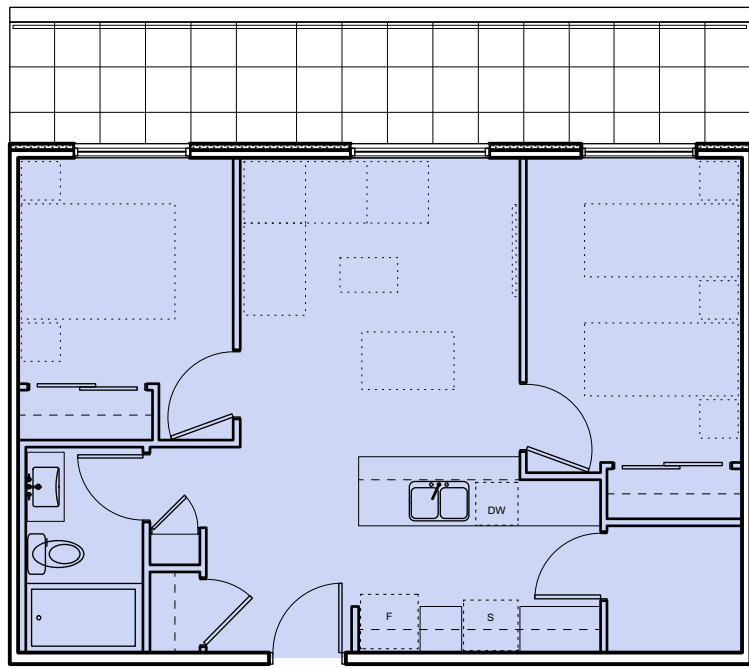
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13 2 Bed Type 6
A701 Scale: 1:100



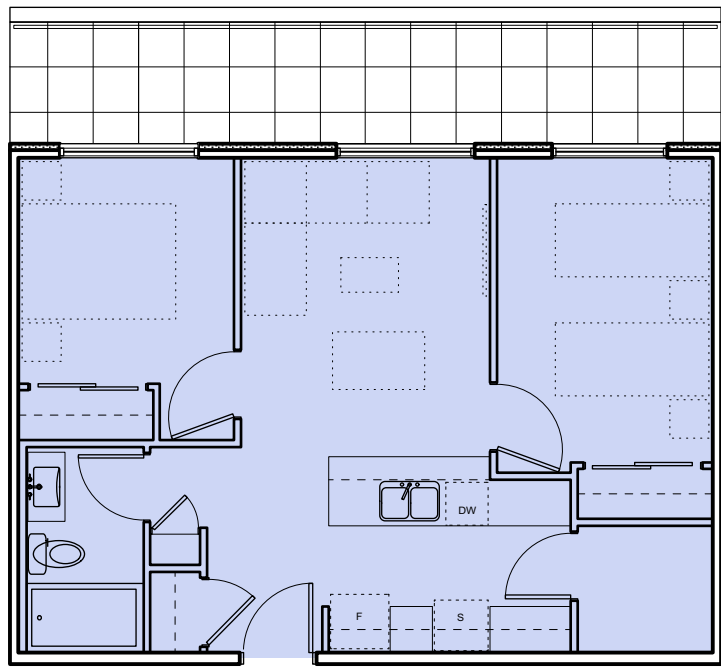
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12 2 Bed Type 5
A701 Scale: 1:100



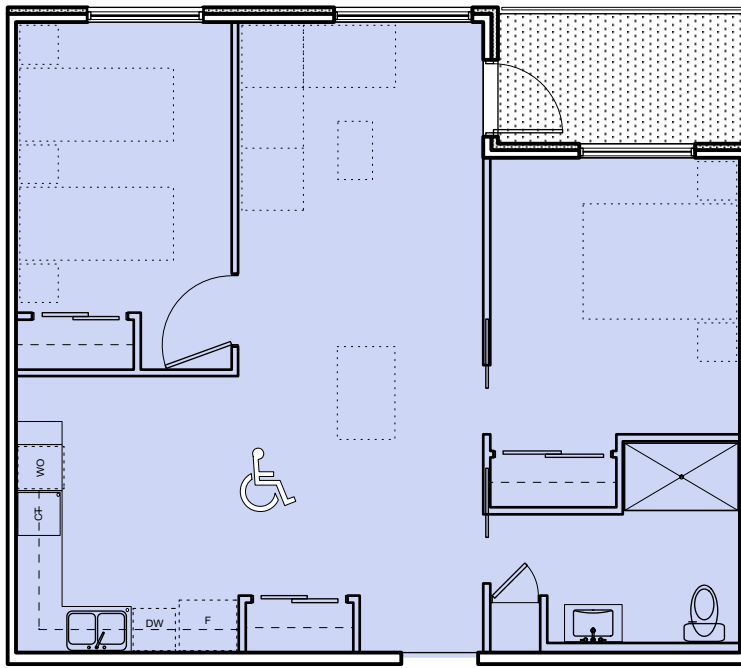
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11 2 Bed Type 4
A701 Scale: 1:100



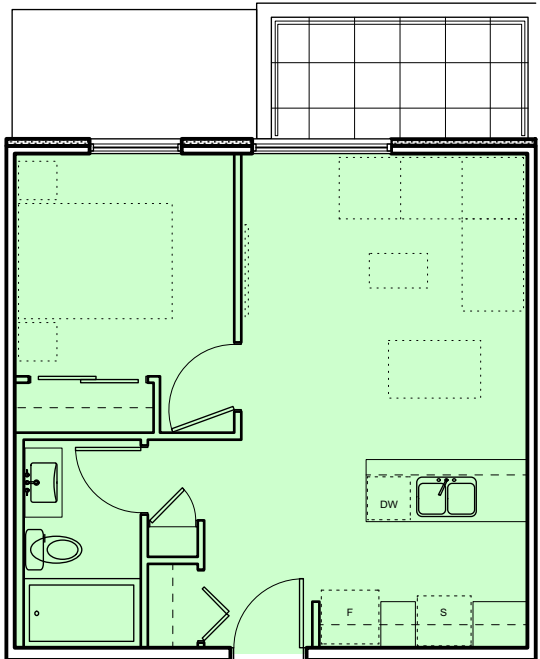
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10 2 Bed Type 3
A701 Scale: 1:100



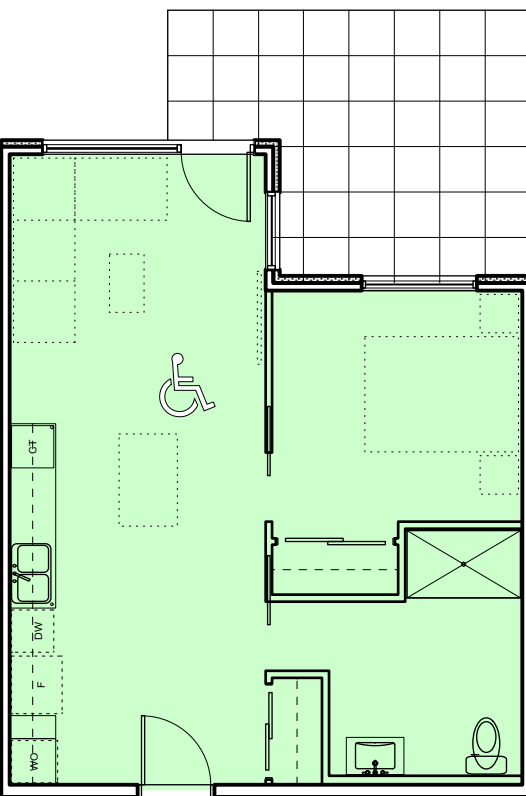
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9 2 Bed Type 2
A701 Scale: 1:100



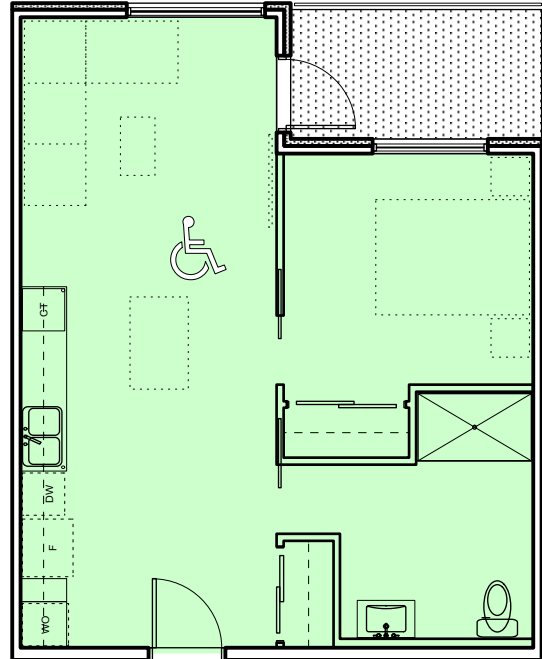
AREA 77 SM
QUANTITY 5
8 2 Bed Type 1 - Accessible
A701 Scale: 1:100



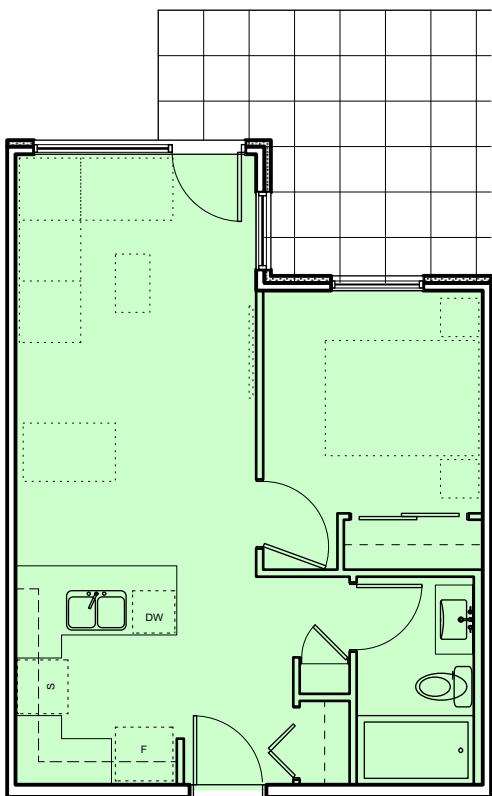
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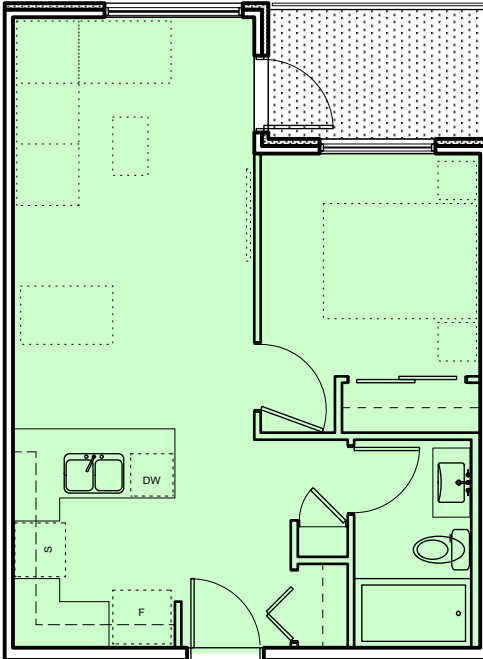
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QUANTITY 2
6 1 Bed Type 2B - Accessible
A701 Scale: 1:100



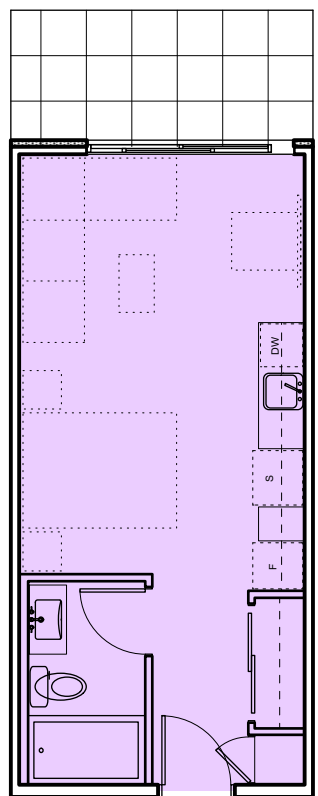
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5 1 Bed Type 2A - Accessible
A701 Scale: 1:100



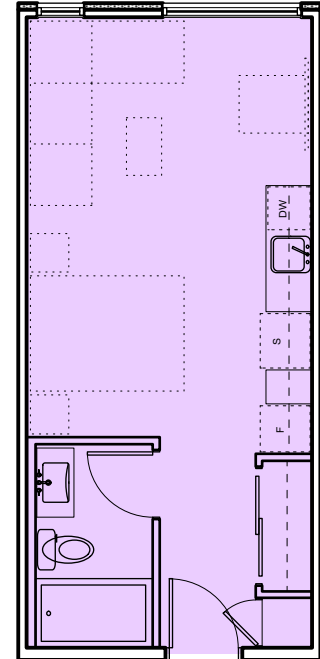
AREA 49 SM
QUANTITY 4
4 1 Bed Type 1B
A701 Scale: 1:100



AREA 49 SM
QUANTITY 32
3 1 Bed Type 1A
A701 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

0 2000 4000 mm
1 : 100

Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020		
drawn by: FWP	checked by: RAW	1907.2 A200 Plans view
scale: AS SHOWN	project number: 1907	

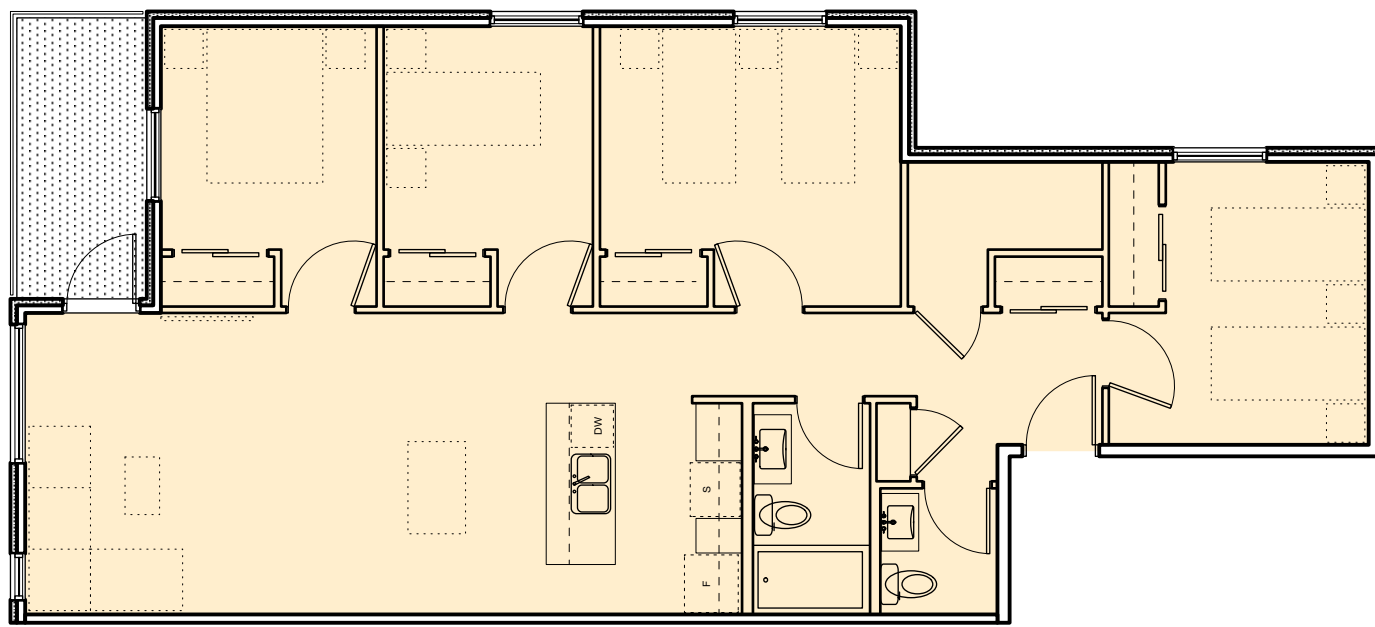
NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

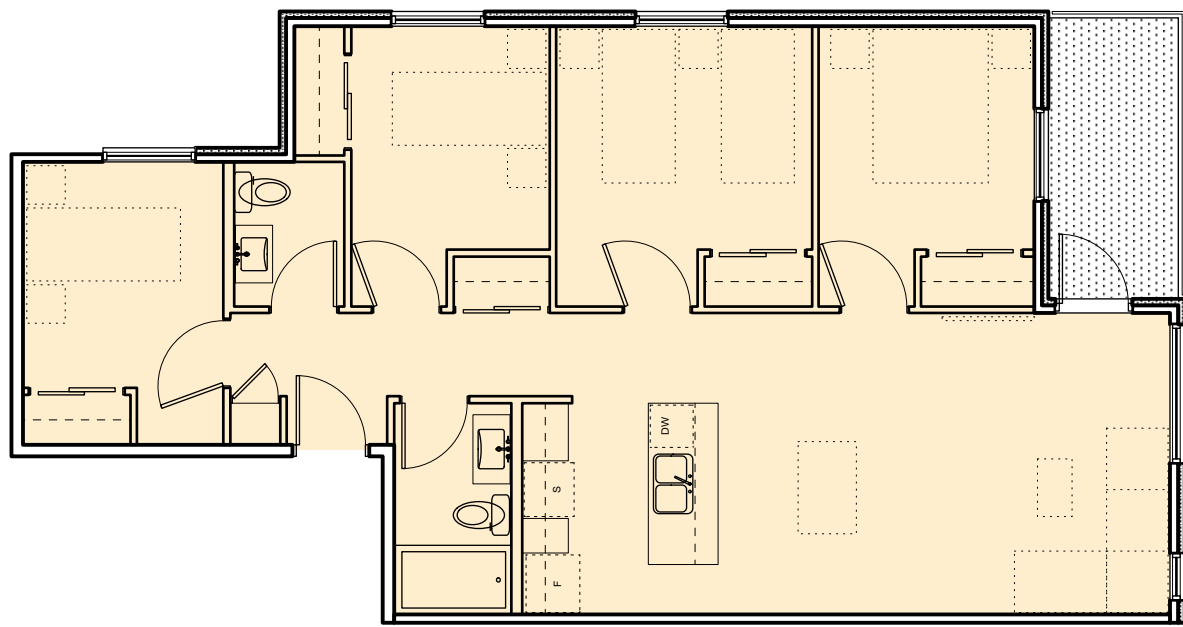
		dHKarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		NANAIMO OFFICE 102-5198 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810	
project name: Caledonia Victoria BC			
drawing title: Apartment Unit Plans			
drawing no: A701		sheet no: 5	

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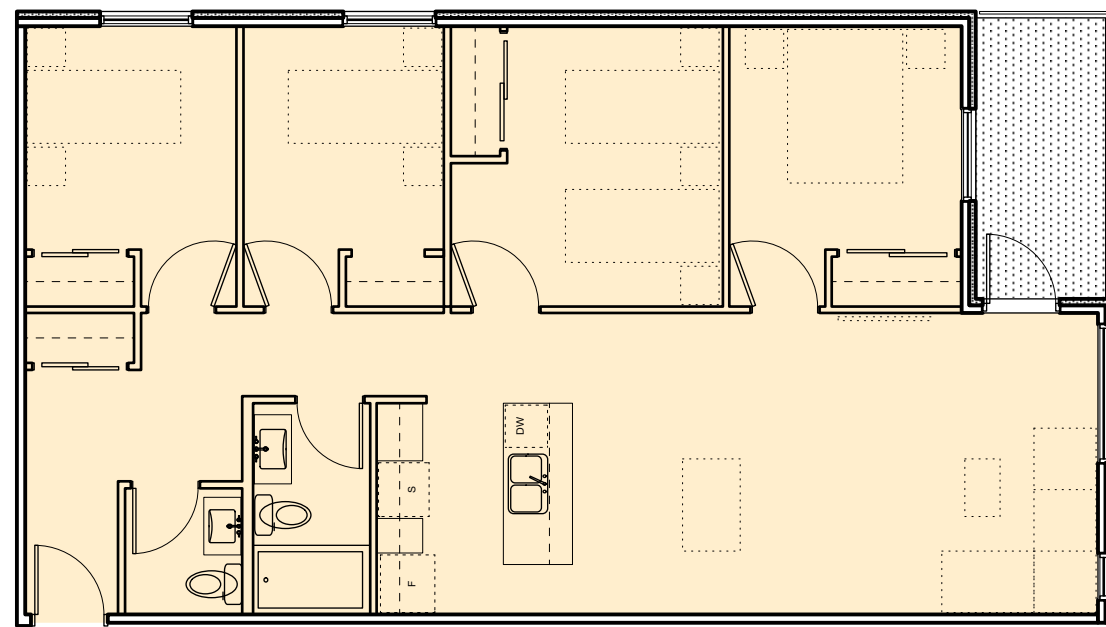
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- ACCESSIBLE



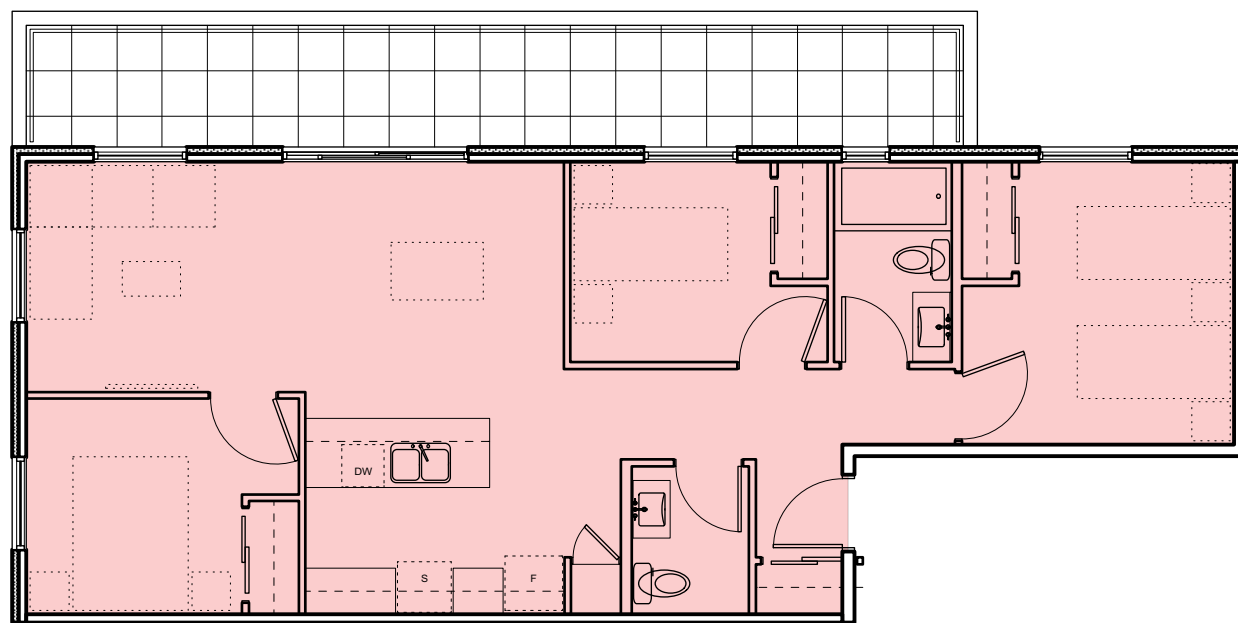
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QUANTITY 2
9 4 Bed Type 3
A702 Scale: 1:100



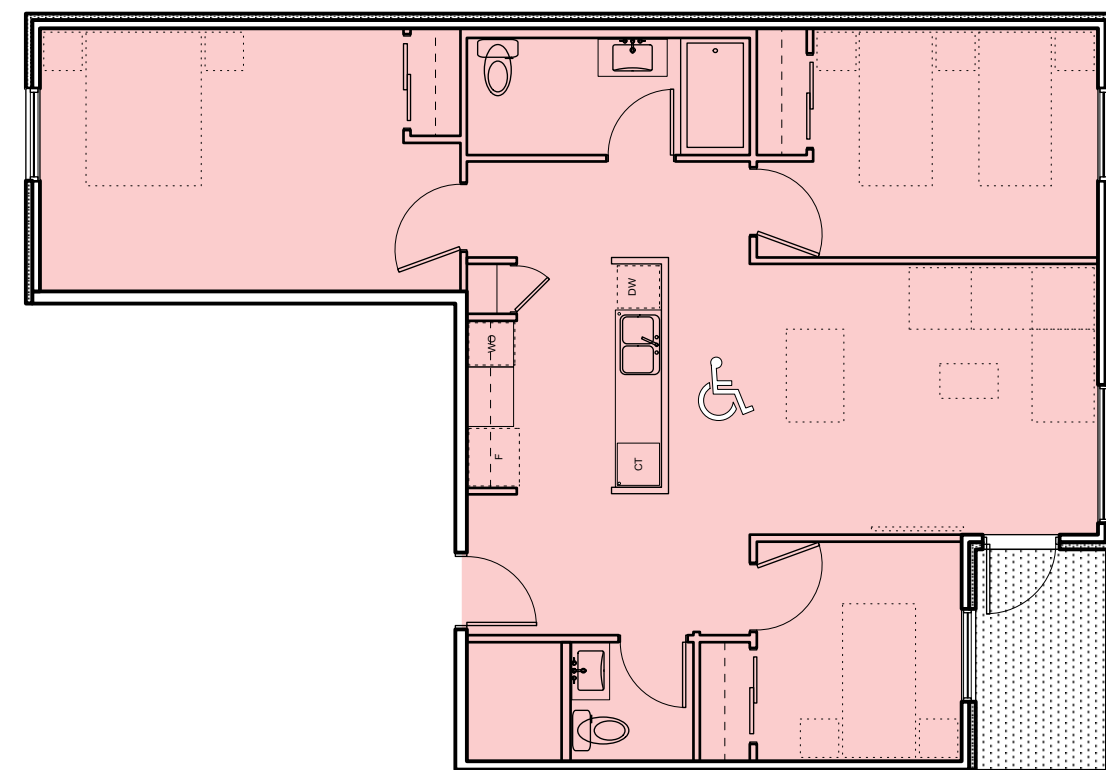
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QUANTITY 2
8 4 Bed Type 2
A702 Scale: 1:100



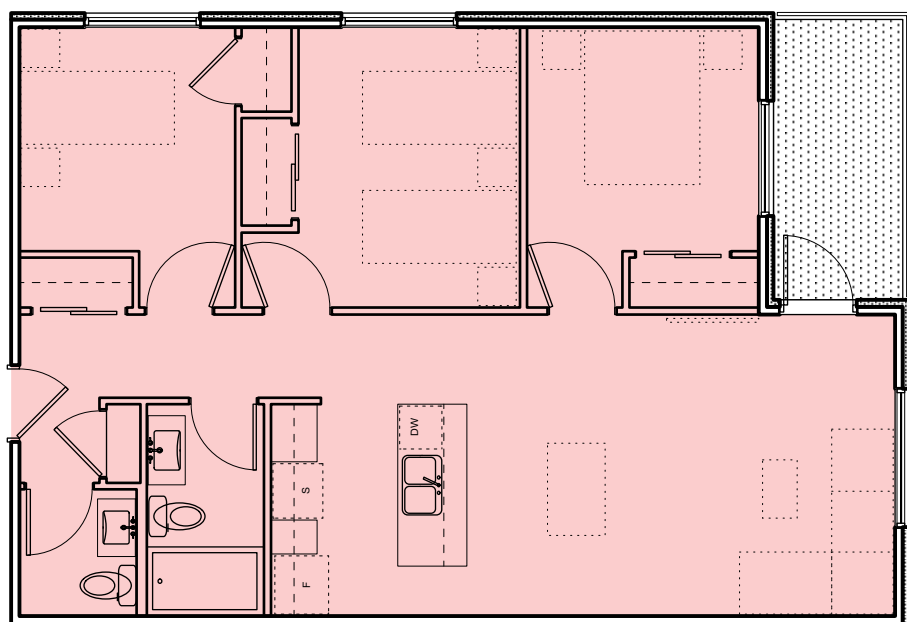
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QUANTITY 2
7 4 Bed Type 1
A702 Scale: 1:100



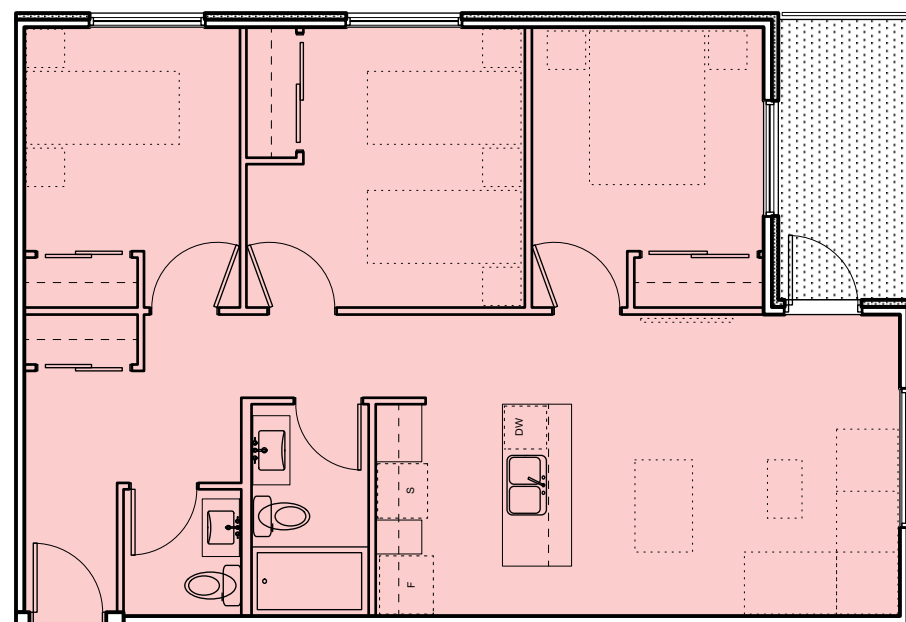
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6 3 Bed Type 5
A702 Scale: 1:100



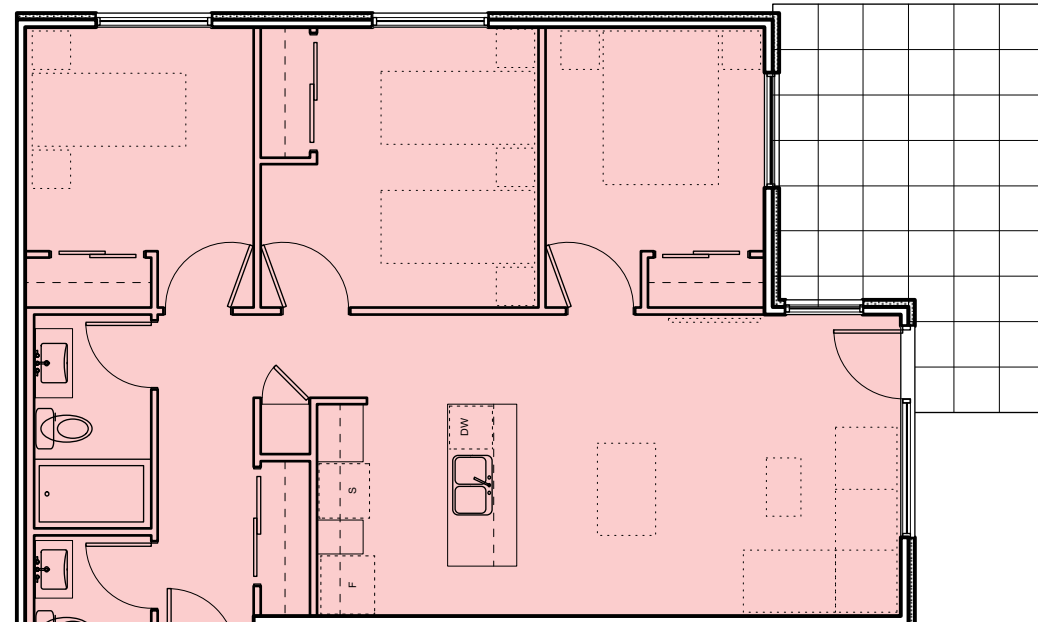
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5 3 Bed Type 4 - Accessible
A702 Scale: 1:100



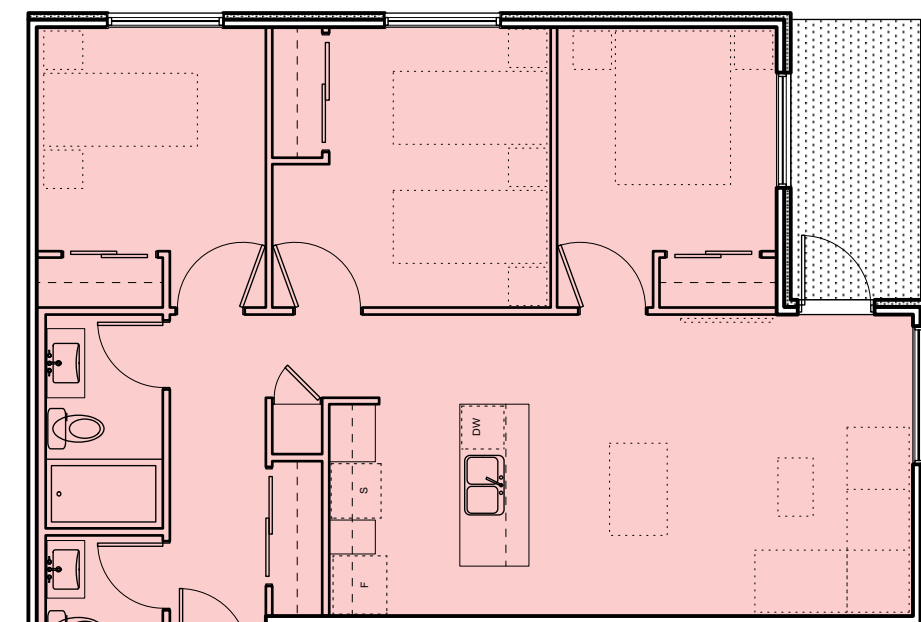
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QUANTITY 1
4 3 Bed Type 3
A702 Scale: 1:100



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



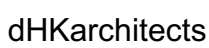
AREA 88 SM
QUANTITY 5
1 3 Bed Type 1A
A702 Scale: 1:100

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1 : 100

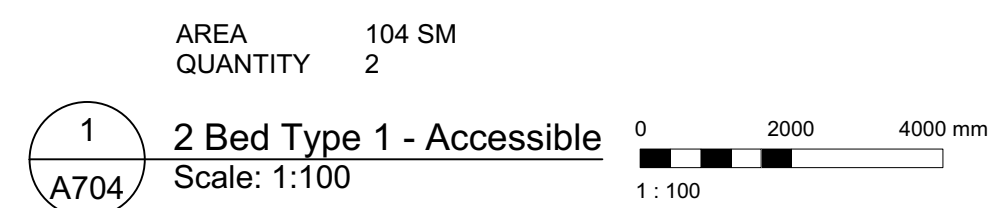
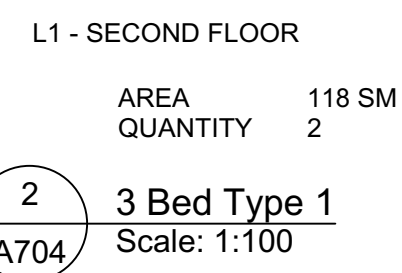
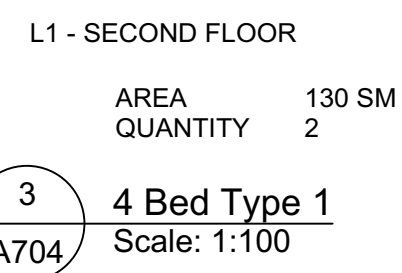
Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP
& REZONING

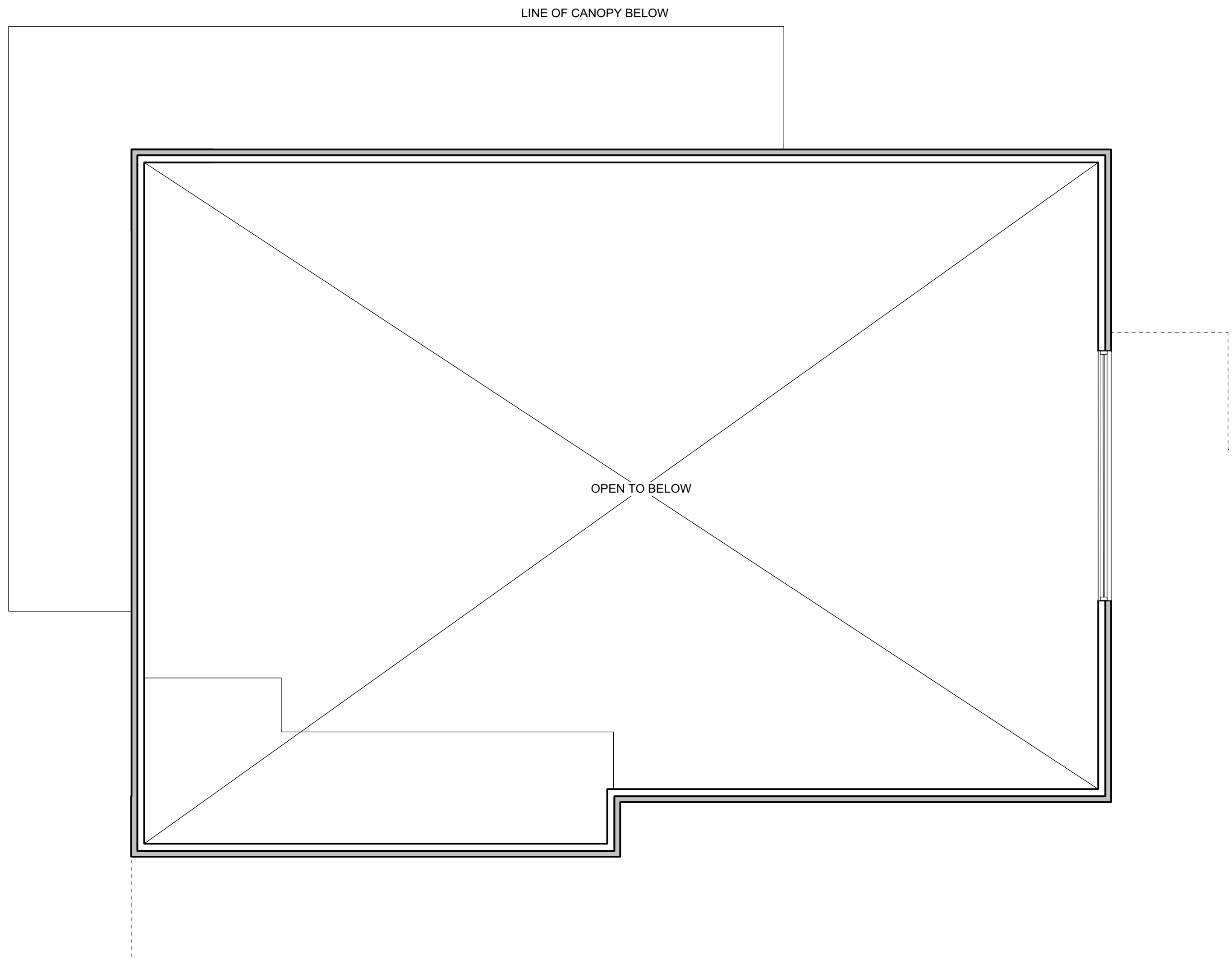
 VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	 NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Caledonia Victoria BC	drawing no. Apartment Unit Plans A702
drawing title Apartment Unit Plans	sheet no. 5

STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
4 BEDROOM
ACCESSIBLE



NOTE: All dimensions are shown in millimeters.

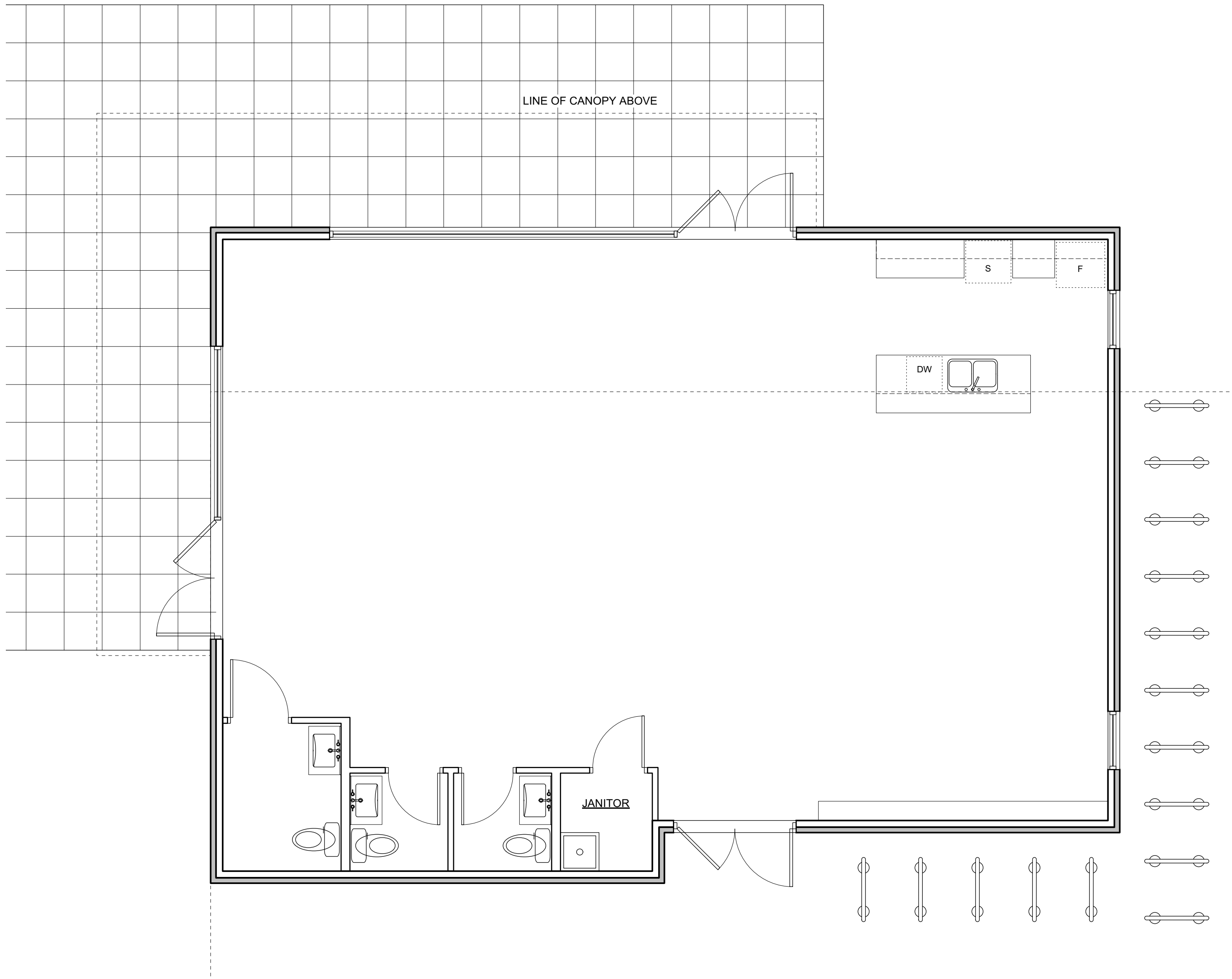
**ISSUED FOR DP
& REZONING**



2
A705
Amenity Room - L2
Scale: 1:50

0 1000 2000 mm
1:50

→ N



1
A705
Amenity Room - L1
Scale: 1:50

GROSS AREA: 140 SM

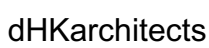
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→ N

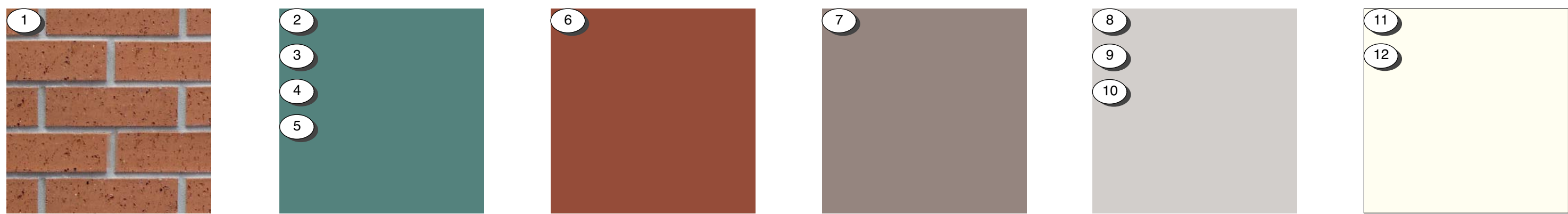
Rev	Date	Description
5	2009/01	RE-ISSUED FOR COTW
4	2003/13	RE-ISSUED FOR COTW
3	2003/08	ISSUED FOR COTW
2	2001/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.mxd		
drawn by: FWP	checked by: RAW	
scale: AS SHOWN	project number: 1907	

NOTE: All dimensions are shown in millimeters.

ISSUED FOR DP & REZONING

 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	
copyright: reserved. these plans and designs are not to be used for the project shown and may not be reproduced without written consent.	
sheet no: A705	sheet no: 5

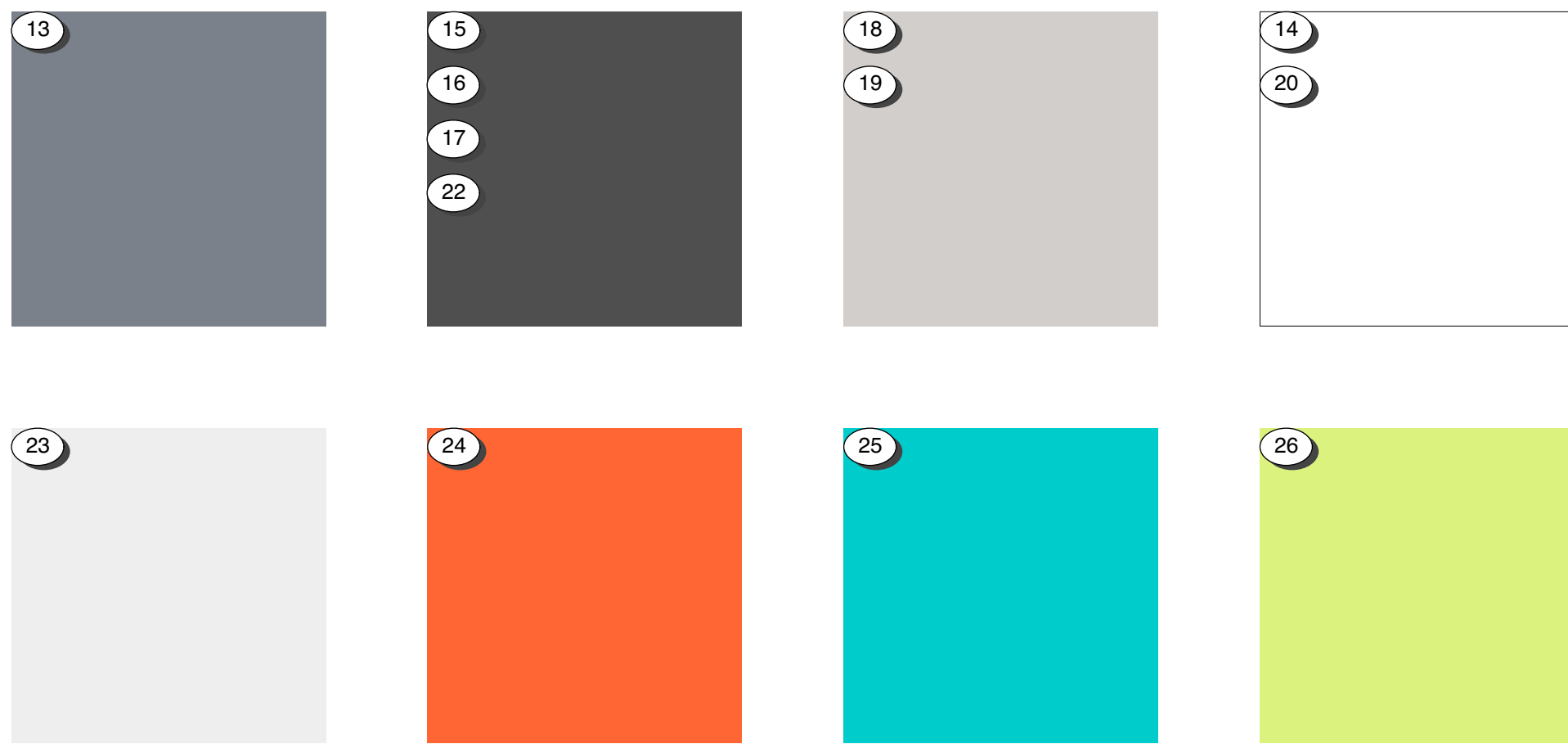
APARTMENTS 1 & 2



COLOUR & MATERIAL LEGEND

- 1 BRICK VENEER - Red - Apartment 1 Only
- 2 FIBRE CEMENT PANEL - Teal
- 3 VINYL WINDOWS & DOORS - Teal
- 4 PREFINISHED ALUMINUM GUARD, FRAME & PICKETS - Teal
- 5 METAL FLASHING - Teal
- 6 ACCENT PAINT COLOUR - Rust
- 7 FIBRE CEMENT LAP SIDING - Soft Brown
- 8 FIBRE CEMENT PANEL - Warm Grey - Apartment 2 Only
- 9 SOFFIT - Warm Grey - Apartment 2 Only
- 10 PAINTED CONCRETE - Warm Grey
- 11 FIBRE CEMENT PANEL - Warm White
- 12 SOFFIT - Warm White
- 13 FIBRE CEMENT LAP SIDING - Medium Blue-Grey

TOWNHOUSES 1, 2 & 3

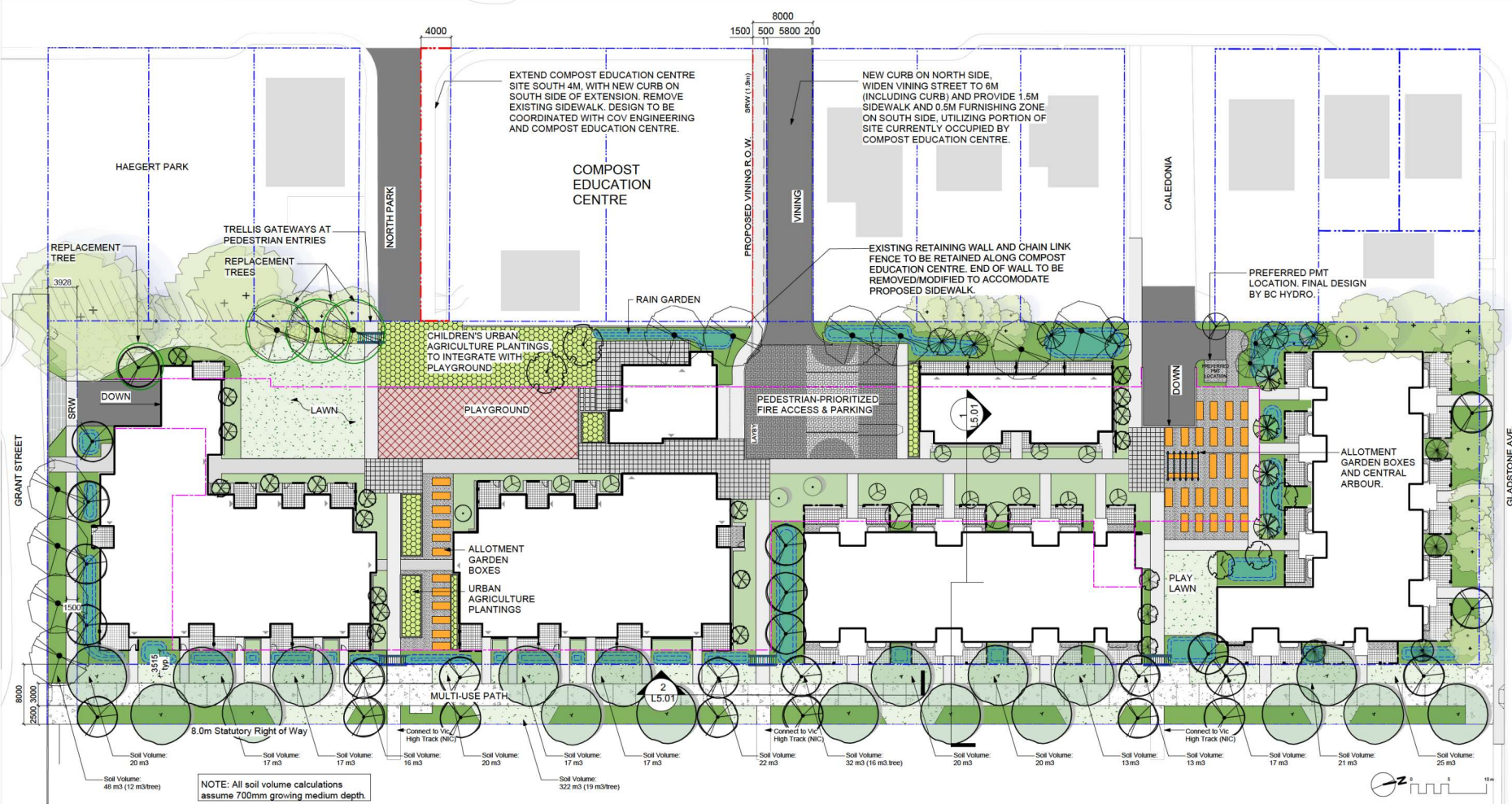


- 14 FIBRE CEMENT LAP SIDING - White
- 15 VINYL WINDOWS & DOORS - Dark Grey
- 16 PREFINISHED ALUMINUM GUARD & FRAME - Dark Grey
- 17 METAL FLASHING - Dark Grey
- 18 ASPHALT SHINGLES - Warm Grey
- 19 FIBRE CEMENT SHINGLES - Warm Grey
- 20 VINYL WINDOWS & DOORS - White
- 21 METAL DOWNSPOUT & FLASHING - Light Warm Grey
- 22 FIBRE CEMENT PANEL - Dark Grey
- 23 FIBRE CEMENT PANEL - Light Grey
- 24 ACCENT PAINT COLOUR - Bright Orange
- 25 ACCENT PAINT COLOUR - Bright Blue
- 26 ACCENT PAINT COLOUR - Chartreuse

Rev	Date	Description
5	20/09/01	RE-ISSUED FOR COTW
4	20/03/13	RE-ISSUED FOR COTW
3	20/02/06	ISSUED FOR COTW
2	20/01/15	ISSUED FOR ADP
1	19/12/16	RESPONSE TO PLANNING REVIEW
print date: SEPTEMBER 2020 drawing file: 1907.2 A200 Plans.vrx		
drawn by: NLC	checked by: RAW	
scale: AS SHOWN	project number: 1907	

ISSUED FOR DP
& REZONING

 dHkArchitects	
VICTORIA OFFICE 877 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	WANAMMO OFFICE 102-5190 Duxton Way Nanaimo BC V9T 3K6 T 1-250-585-5810
project name Caledonia Victoria BC	
drawing title Colours & Materials	
copyright reserved. THESE PLANS AND DESIGNS ARE AND WILL REMAIN THE PROPERTY OF dHkArchitects. NO PART OF THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT	revision no. A801 5



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.

NOT FOR CONSTRUCTION

rev	no.	description	date
10	RZ/DP Revision	20.11.24	
9	RZ/DP Revision	20.07.10	
8	RZ/DP Revision	20.04.27	
7	RZ/DP Revision	20.04.07	
6	RZ/DP Revision	20.04.03	
5	For COTW	20.02.04	
4	Issued for ADP	20.01.15	
3	Issued for ADP	20.01.15	
2	RZ/DP Revision	19.12.16	
1	Rezonning/DP	19.09.26	

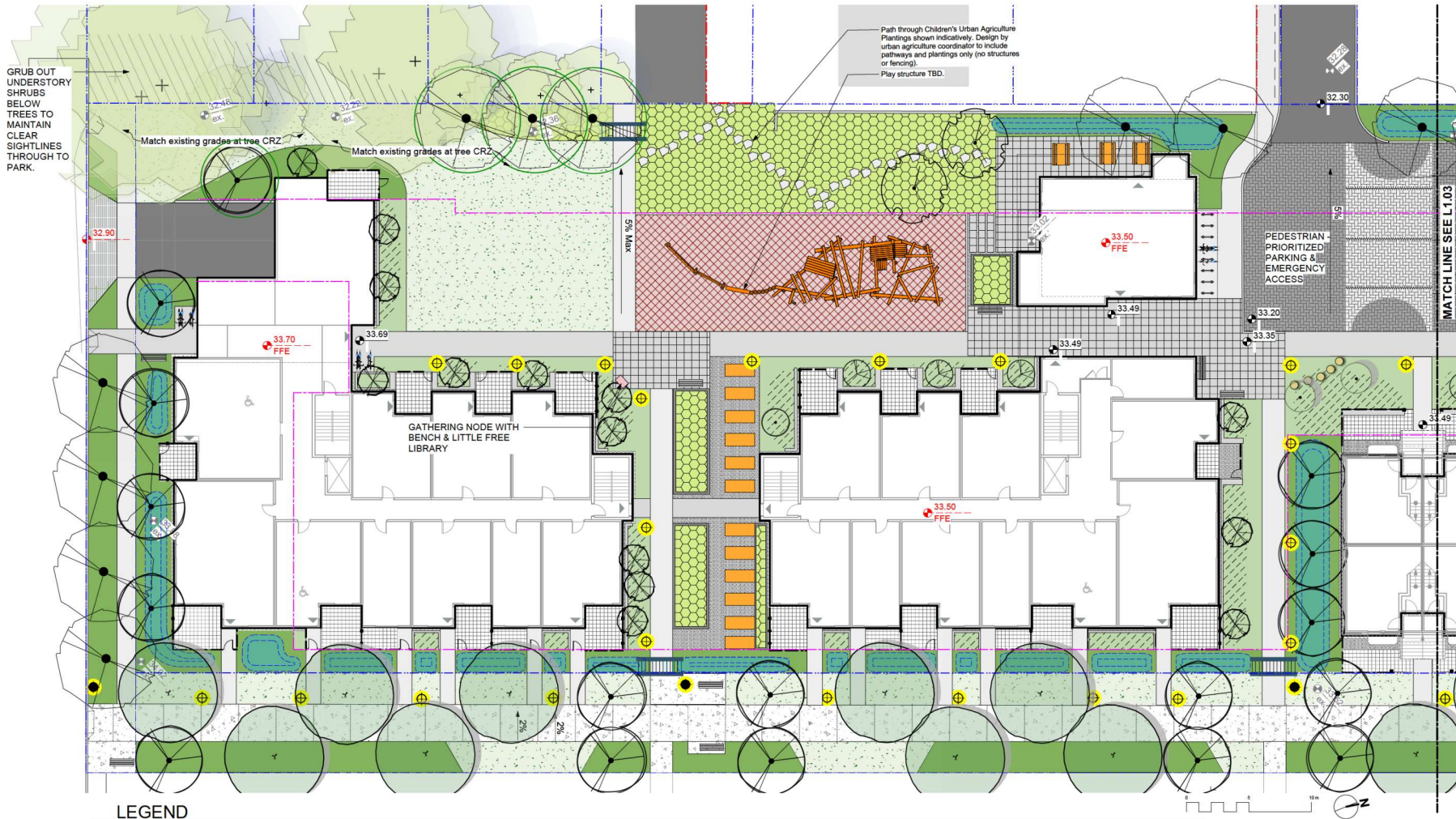


client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

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.
10	L1.01



LEGEND

	Property line		Cast in Place Concrete Paving		Proposed Urban Agriculture Plantings		Trellis Gateway at Entries
	Extent of Parkade, below		Cast in Place Concrete Paving: Greenway: Tooled control joints on 3m spacing with Brown Finish applied after trowling to increase path smoothness		Raised Planter for Common Urban Agriculture		Picnic Table
	Rain garden - TOP OF POOL		Concrete Unit Paving, Type 1		Lawn Area		Allotment Garden Box
	Rain garden - BOTTOM OF POOL		Concrete Unit Paving, Type 2		Native Plant & Pollinator Planting Area: On Grade		Bench
	Existing Landscape Grade		Crushed Gravel Surfacing (Unbound)		Native Plant, Herb & Pollinator Planting Area: On Slab, 300mm depth		Bike Rack (2 Stalls): Total 30 Stalls
	Architectural grade, provided for reference only		Vehicular Concrete Unit Paving		Native Plant, Herb & Pollinator Planting Area: Mounded Soil on Slab, to 600mm depth		Gravel Maintenance Edge, 300mm wide
	Proposed Landscape Grade		Asphalt Paving		Existing Tree for Retention (Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies)		Bollard Light: Landscape Forms Ashbury Path Light
	TW Top of Wall, BW Bottom of Wall, TOC Top of Curb, BC Bottom of Curb		Rubber Playground Surfacing		Critical Root Zone		Pedestrian Pole Light: Ashbury feature on B cluster pole, to be supplied by COV
	TP Top of Pool, BP Bottom of Pool, TS Top of Stairs, BS Bottom of Stairs		Rain Garden Area				Replacement Tree Indicated schematically. Replacement trees to be selected with direction from City of Victoria Parks.
	Retaining/Planter Wall						
	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 IABC 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

rev	no	description	date
10	RZ/DP Revision	20.11.24	
9	RZ/DP Revision	20.07.10	
8	RZ/DP Revision	20.04.37	
7	RZ/DP Revision	20.04.07	
6	RZ/DP Revision	20.04.03	
5	For COTW	20.02.04	
4	Issued for ADP	20.01.15	
2	RZ/DP Revision	19.12.16	
1	Rezoning/DP	19.09.26	

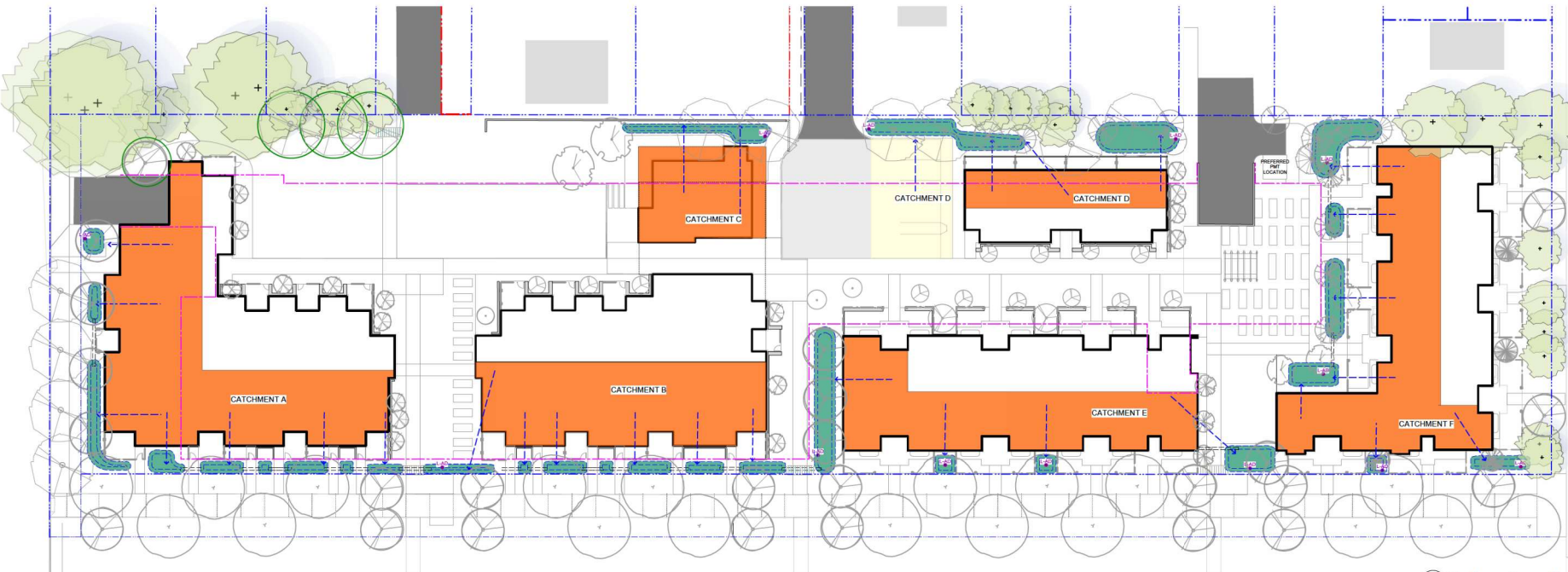


client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

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.
	L1.02



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	360.0	18.0	0.60	0.8	25.0	18.8	0.8	15.0
Catchment C	190.0	9.5	0.60	0.8	13.0	9.8	0.3	7.8
Catchment D	280.0	14.0	0.60	0.8	30.0	22.5	8.5	18.0
Catchment E	365.0	18.3	0.60	0.8	33.0	18.5	0.3	19.8
Catchment F	415.0	20.8	0.60	0.8	63.0	47.3	26.5	37.8
total	2170.0	108.5			204.0	146.8	38.3	122.4

- 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.

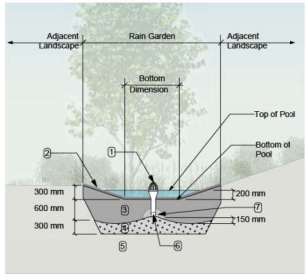
RAIN WATER MANAGEMENT NOTES

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 absorbent 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 + adaptor
 - Composted mulch, 50-70 mm depth
 - Bio-retention growing medium, 600 mm depth
 - Scarified subgrade, 300 mm depth
 - Existing subgrade/alternative 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
- BW Bottom of Wall
- TC Top of Curb
- BC Bottom of Curb
- TP Top of Pool
- BP Bottom of Pool
- TS Top of Stairs
- BS Bottom of Stairs
- Rain Garden on Grade
- Road Drains to Rain Garden
- Hardscape Drains to Rain Garden
- Road / Road / Hardscape Drains Directly to Storm System
- Flow Path (Schematic)
- Rain Garden Overflow Drain to Storm System
- Culvert Rain Garden Connection

NOT FOR CONSTRUCTION

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2	RZDP Revision	19.12.16
1	Rezonning/DP	19.09.26
rev no	description	date

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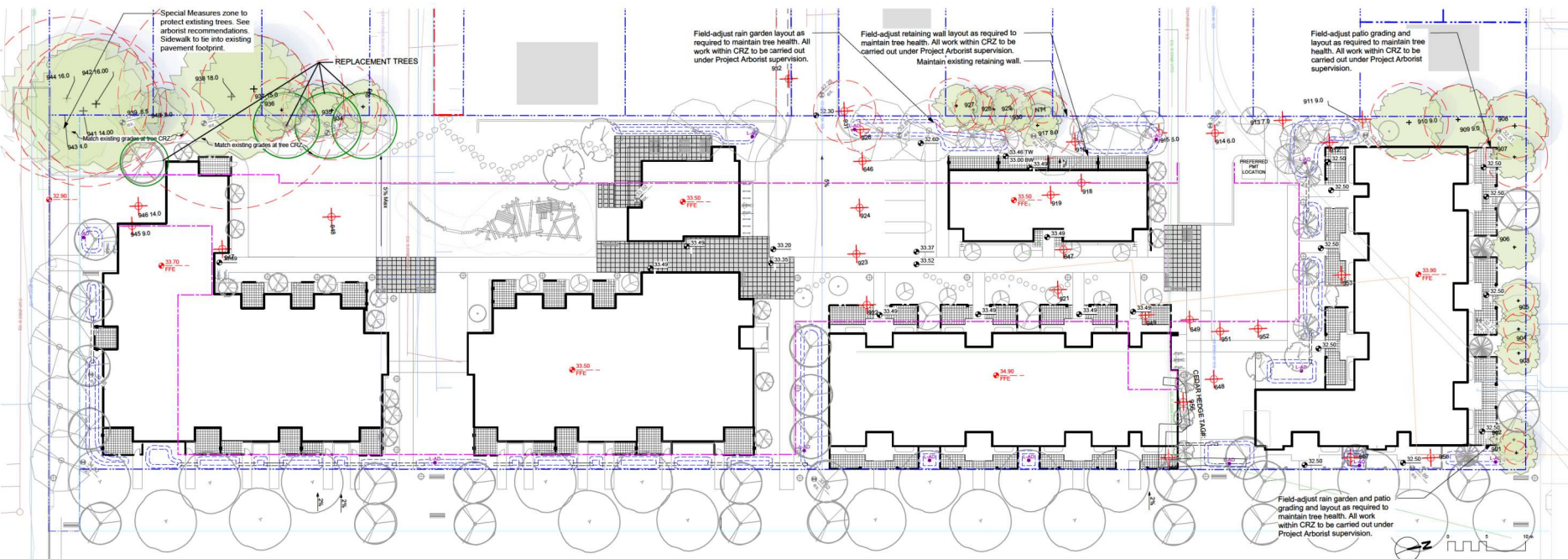


client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

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.
10	L1.04



- DRAWING NOTES**
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 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.

TREE SUMMARY*	
TOTAL TREES TO BE REMOVED:	31
TOTAL TREES TO BE RETAINED:	27
TOTAL BYLAW-PROTECTED TREES TO BE REMOVED:	2
TOTAL PROPOSED REPLACEMENT TREES:	4

* Based on Arborist's Report received from Talbot Mackenzie & Associates, 03/04/2020. Refer to Arborist report for details and Arborist recommendations.

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

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

Critical Root Zone

Tree Tag

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

Tree Tag

Replacement Tree
(Species and location to be determined with City of Victoria Parks)

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1	Rezonning/DP	19.09.26	

Murdoch
de Greeff

INC

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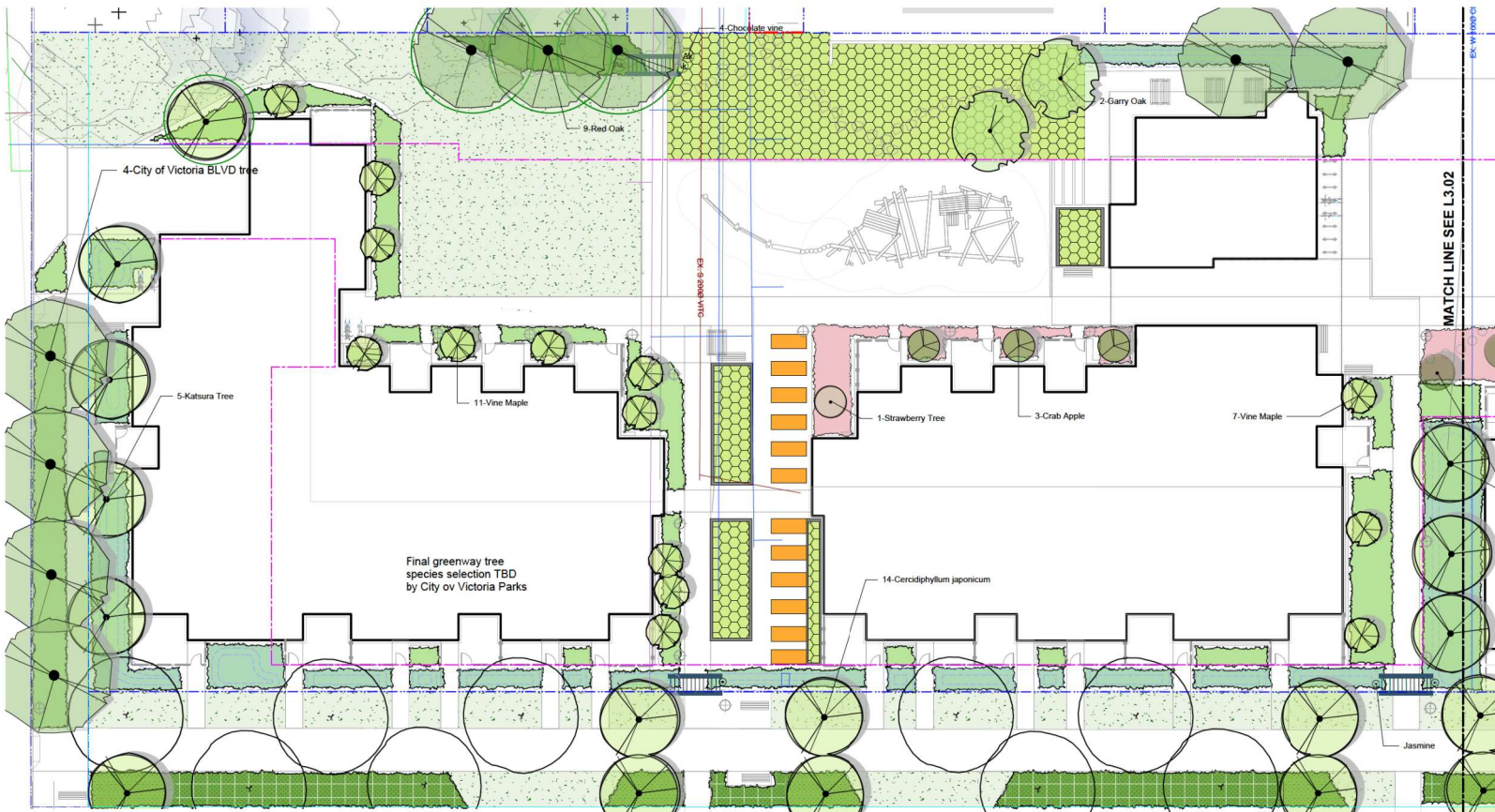
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

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 P&G

revision no. sheet no.
 L1.05



Final greenway tree species selection TBD by City of Victoria Parks

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES				
18	1	Acer circinatum	Vine Maple	1.5 m ht.
1	1	Arbutus unedo	Strawberry Tree	1.2 m ht. b&b
4	1	Calceolus decurrens	Incense Cedar	1.5 m ht. b&b
25	1	Cercidiphyllum japonicum	Katsura Tree	5.0m cat. b&b
5	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht.
4	1	City of Victoria BLVD tree	As PER COV Parks	5.0m cat. b&b
2	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.2 m ht. b&b
2	1	Cornus mas 'Golden Glory'	Cornean Cherry Dogwood	4.0 cm cat. b&b
1	1	Corylus 'Felix'	Felix Hazelnut	1.5m height, b&b
3	1	Corylus 'Jefferson'	Jefferson Hazelnut	1.5m height, b&b
2	1	Ficus carica 'Mission'	Black Mission Fig	#10 pot
13	1	Malis 'Sugar Tyme'	Crab Apple	#10 pot, Min 1.2m ht.
3	1	Oxydendrum albiflorum	Sourwood Tree	multistem, 1.5m ht. b&b
3	1	Picea omorika	Serbian Spruce	1.5m ht. b&b
19	1	Platanus acerifolia	London Plane Tree	4.0 cm cat. b&b
2	1	Pseudotsuga menziesii	Douglas Fir	1.5m ht. b&b
5	1	Quercus garryana	Garry Oak	4.0cm cat. b&b
9	1	Quercus nitra	Red Oak	5.0cm cat. b&b
HERB & POLLINATOR PLANTINGS				
Ara	134	Aster novae-angliae	New England Aster	#1 pot
Cx	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	144	Echinops purpurea	Purple Coneflower	#1 pot
Lars	110	Lavandula x intermedia 'White Spiker'	White Spike Lavandin	#1 pot
Ol	15	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rrs	144	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Rsf	33	Rosmarinus officinalis	Rosemary	#2 pot
Rt	144	Rutbeckia hirta	Black-Eyed Susan	#1 pot
Sam	134	Salvia 'sylvestris 'Munstead'	May Night Salvia	#1 pot
Slo	15	Salvia officinalis	Culinary Sage	#1 pot
St	184	Stipa tenuissima	Mexican Feathergrass	#1 pot
Vio	15	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
YINES				
Pac	2	Passiflora caerulea	Blue Passionflower	#1 pot
Jm	4	Jasminum nudiflorum	Jasmine	#1 pot
Alk	4	Akebia quinata	Chocolate vine	#2 pot
Ark	4	Actinidia arguta	Hardy Kiwi	#2 pot

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
RAIN GARDEN PLANTS:				
Co	972	Carex obovata	Slough Sedge	#1 pot
Csc	108	Cornus sericea	Red-twig Dogwood	#3 pot
Cak	433	Cornus sericea 'Kelsie'	Dwarf Red-twigged Dogwood	#1 pot
Jug	972	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Spn	23	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#1 pot
Sd	23	Spiraea douglasii	Hardhack	#1 pot
NATIVE & EDIBLE SHRUB PLANTINGS				
Fve	186	Fragaria vesca	Woodland Strawberry	Sp3 30cm o.c.
Gab	417	Gaultheria shallon	Salt	#1 pot
Myc	103	Myrica californica	Pacific Wax Myrtle	#3 pot
On	290	Oxalis oregana	Redwood Sorrel	Sp3 30cm o.c.
Phi	44	Philadelphus lewisii	Mock Orange	#3 pot
Phs	530	Polystichum maritimum	Sword Fern	#1 pot
Rac	186	Ribes uva-crispa	Gooseberry	#2 pot
Rh	113	Rosa nutkana	Nootka Rose	#1 pot
Sd	44	Spiraea douglasii	Hardhack	#1 pot
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Vo	106	Vaccinium ovatum 'Thunder'	Evergreen Huckleberry	#3 pot
Vh	290	Vancouveriana hexandra	Inside-out Flower	Sp3
GREENWAY NATIVE PLANTS:				
Gab	76	Gaultheria shallon	Salt	#1 pot, 40cm o.c.
Ma	126	Muhlenia aquifolium	Oregon Grape	#2 pot
Ma	126	Muhlenia repens	Prostrate Oregon Grape	#1 pot
Sa	126	Symphoricarpos alba	Snowberry	#1 pot
URBAN AGRICULTURE ZONE:				
Plantings to be designed & managed by Community Partner, Volunteers and Residents.				
ALLIOTMENT GARDEN BOX				

PLANTING LEGEND

NATIVE SHRUB PLANTINGS	GREENWAY NATIVE PLANTINGS	SHADY NATIVE & EDIBLE PLANTINGS
Sword Fern Snowberry Evergreen Huckleberry Salt	Snowberry Oregon Grape Salt Prostrate Oregon Grape	Salt Gooseberry Sword Fern Hardhack Woodland Strawberry Mock Orange Evergreen Huckleberry Redwood Sorrel Inside-out Flower
RAIN GARDEN PLANTINGS	HERBS & POLLINATOR PLANTINGS	SCREENING HEDGE
Soft Common Rush Hardhack Slough Sedge Dwarf Arctic Blue Leaf Willow Dwarf Red-twigged Dogwood	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	Pacific Wax Myrtle
ALLIOTMENT GARDEN BOX	LAWN AREA	

BOULEVARD PLANTING NOTES

- 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.
- Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
- Impingement to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
- 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.
- Boulevard irrigation point of connection to be 19 mm service from existing water connection on Grand Street, 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.
- 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

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

ON-SLAB TREE PLANTING NOTES

- 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.
- 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.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the following 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.

NOT FOR CONSTRUCTION

rev	no	description	date
10	RZ/DP Revision	20.11.24	
9	RZ/DP Revision	20.07.10	
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5	For COTW	20.02.04	
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2	RZ/DP Revision	19.12.16	
1	Revised/DP	19.09.26	



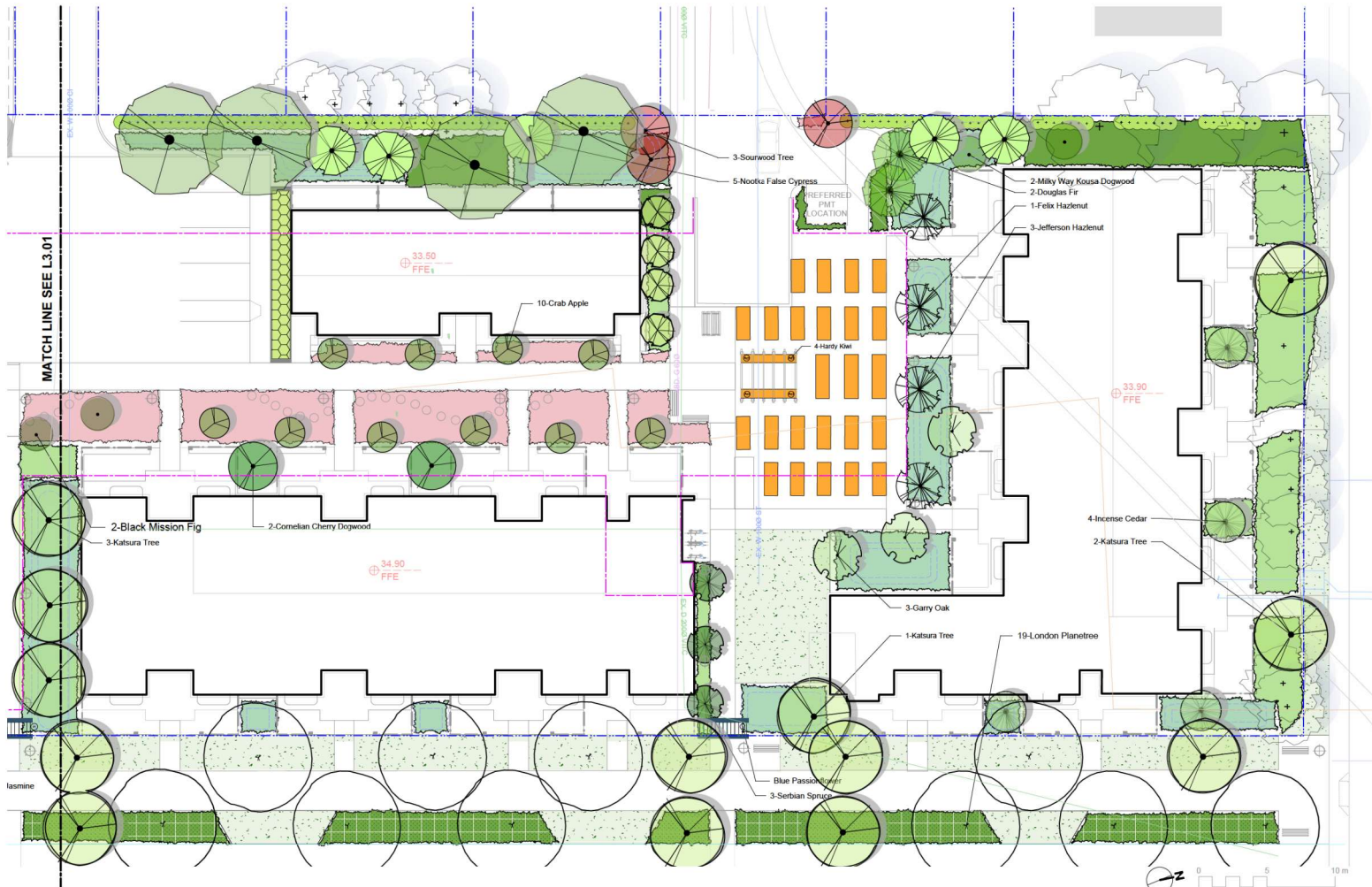
client
CRD Housing Corporation
631 Fisgard Ave.
Victoria, BC

project
Caledonia Redevelopment
631 Fisgard Ave.
Victoria, BC

sheet title
Planting Plan South

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

L3.01



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 placed 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 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 rat) will be installed over the root barrier in most applications.
2. Parkade walls and foundation walls will be protected with a dimple board (drain rat) to convey water to the perimeter drain and protect wall from roots.
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PLANTING LEGEND

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

PLANT LIST SEE L3.01

NOT FOR CONSTRUCTION

rev no	description	date
10	RZ/DP Revision	20.11.24
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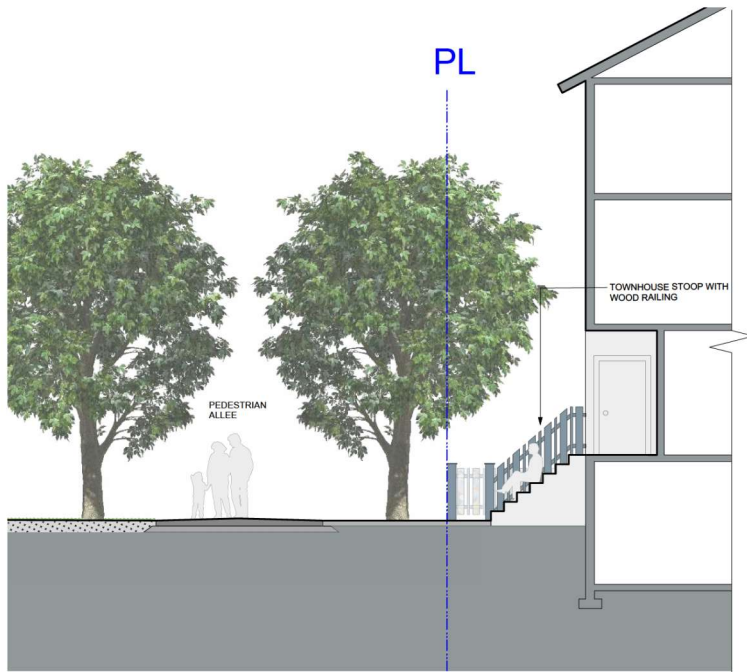


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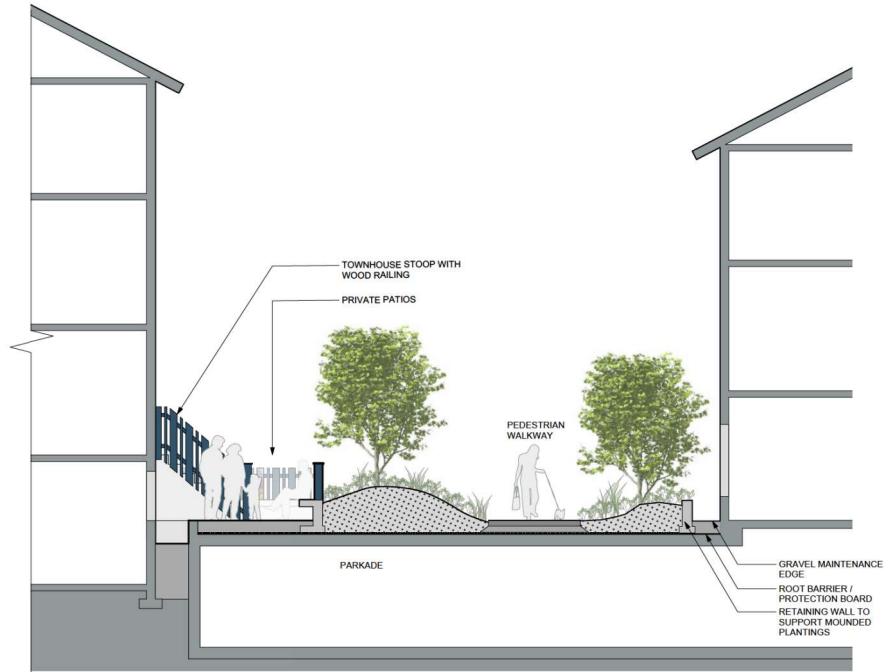
project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Planting Plan North

project no.	119.18
scale	1: 150 @ 24"x36"
drawn by	TB
checked by	PdG
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10	L3.02



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



2 Section at Pedestrian Walkway
Scale: 1:50

NOT FOR CONSTRUCTION

rev no	description	date
10	RZDP Revision	20.11.24
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client
CRD Housing Corporation
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Victoria, BC

project
Caledonia Redevelopment
Caledonia Ave.
Victoria, BC

sheet title
Landscape Sections

project no. 119.18
scale 1:250 @ 24"x36"
drawn by TB
checked by P&G

revision no. sheet no.
L5.01

[illegible]

SCALE	
HORIZ: 1:500	VERT:
PROJECT NO. 19-028	ISSUED/REVISION
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 19-028-REZONING	

SEPTEMBER 8, 2020

ISSUED FOR
REZONING