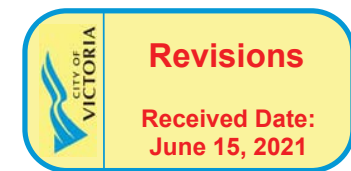


ARCHITECTURAL DRAWING LIST

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A0.02	BUILDING STATISTICS
A0.03	PARKING STATISTICS
A0.04	CONTEXT PLAN
A0.05	CONTEXT PHOTOS
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A0.07	SETBACK DIAGRAM
A0.08	SITE COVERAGE DIAGRAM
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A0.12	SHADOW STUDY - VERNAL EQUINOX
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A0.16	SURVEY
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A0.21	OPTED STRATEGY
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A1.10	OVERALL LEVEL 06 PLAN
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A1.12	OVERALL LEVEL 21 (TOWER B ROOF)
A1.13	OVERALL LEVEL 22 (ROOF TWR (A) & TWR (B) MECH. ROOF)
A1.14	OVERALL LEVEL 23 (TWR (A) MECH. ROOF & TWR (B) UPPER ROOF)
A1.15	OVERALL LEVEL 24 (TWR (A) UPPER ROOF)
A2.01	COLOR NORTH ELEVATION
A2.02	COLOR EAST ELEVATION
A2.03	COLOR SOUTH ELEVATION
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A2.09	COURTYARD KEY PLAN
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A7.00	FSR CALCULATION SUMMARY
A7.01	FSR OVERLAY- Level 01
A7.02	FSR OVERLAY- Level 01- Mezz
A7.03	FSR OVERLAY- Level 02
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Harris Green Village - Phase 01 1045 Yates Street

DP & Rezoning Submission

2021-06-14

Victoria, BC

VEHICLE TABULATIONS

5.1.1A Off-Street Parking Regulations

Residential:

Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement)

0.50 spaces per Dwelling Unit that is less than 45m²
0.60 spaces per Dwelling Unit that is equal to 45m² and up to 70m²
1 space per Dwelling Unit that is more than 70m²

Visitor Parking:

0.10 space per Dwelling Unit
Residential floor area (m²) (including 1 space per 80m² floor area
Daycare 1 space per 100m² floor area

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	< 45 m2	45 m2-70 m2	>70 m2	Total
Tower A	97	32	31	160
Tower B	90	30	30	150
Podium	79	91	30	200
Total	266	153	91	510

Commercial Floor Area 3,052 m²
Daycare Floor Area 481.67 m²

REQUIRED / PROVIDED TOTAL PARKING

	Residential		Commercial				Total
	Resident	Visitor	Grocery	Grocery Office (mezzanine)	CRU (assumes restaurant)	Daycare	
Area (m2)	See separate calculation table.		2,136.80	263.60	548.80	492.12	
Rate (1 per x m2)			50	70	40	100	
Required	315.80	51.00	42.74	3.77	13.72	4.92	
Required (rounded)	316	51	43	4	14	5	433
TDM Adjustments							
Captive Market			-10%	-10%	-10%	-10%	
Shared Parking		-6%	-6%	-6%	-6%	-6%	
Cycling end-of-trip facilities				-3%	-3%	-3%	
E-bike plugs	-2.5%						
Carshare	-10%						
Priced Parking		-20%	-20%	-20%	-20%	-20%	
Multimodal wayfinding signage	-3%		-3%	-3%	-3%	-3%	
Unbundled parking							
Marketing and promotion							
Total TDM Adjustments							
Total TDM Adjustments (%)	-15.5%	-26.0%	-39.0%	-42.0%	-42.0%	-42.0%	
Total TDM Adjustments (stalls)	(49.0)	(13.3)	(16.8)	(1.7)	(5.9)	(2.1)	(89)
Required (TDM Adjusted)	268	38	26	2	8	3	345
Proposed parking stalls	268	38	26	2	8	3	345

NOTE: 3 additional car share stalls provided at P1 so total Car count is 348

Note:

1. Commercial / daycare / visitor parking will be shared
2. 2 public (level 2) - EV chargers will be provided in the commercial parking & the three Car share will be made EV Ready.
3. EV Load sharing to support up to 90 residential stalls (subject to consultation with bc hydro)

REQUIRED / PROVIDED LOADING

Required

Type	Residential	Commercial	Total
Medium	N/A	N/A	N/A
Large	N/A	N/A	N/A

Provided

Type	Residential	Commercial	Total
Medium	2	-	2
Large	-	1	1

REQUIRED / PROVIDED BICYCLE PARKING

5.1.1B Off-Street Parking Regulations

	Long Term		Short Term	
	1.0 space for unit under 45 m ² ; 1.25 space for unit more than 45 m ²		0.1 space per dwelling unit	
Residential				
Commercial	1.0 space per 200m ² floor area		1.0 space per 200 m ² floor area	
Daycare	1.0 space per 700m ² floor area		1.0 space per 200 m ² floor area	

Required

Type	Residential	Commercial	Daycare	Total
Long Term Bikes	571	16	-	587
Short Term Bikes	51	16	3	70

Provided

Type	Residential			Commercial		Daycare	Total
	Ground Anchored	Wall Mounted	Cargo	Ground Anchored	Wall Mounted		
Long Term Bikes	493	72	6	9	7	-	587
Short Term Bikes	51			16	-	3	70

Floor By Floor Breakdown of Provided Cars & Bikes

	Cars						Bikes	
	Commercial	Daycare	Car Share	Visitor	Residential	Sub Total	Short Term	Long Term
Ground	-	-	-	-	-	-	24	-
P1	36	3	3	38	17	97	46	587
P2	-	-	-	-	171	171	-	-
P3	-	-	-	-	80	80	-	-
TOTAL	36	3	3	38	268	348	70	587

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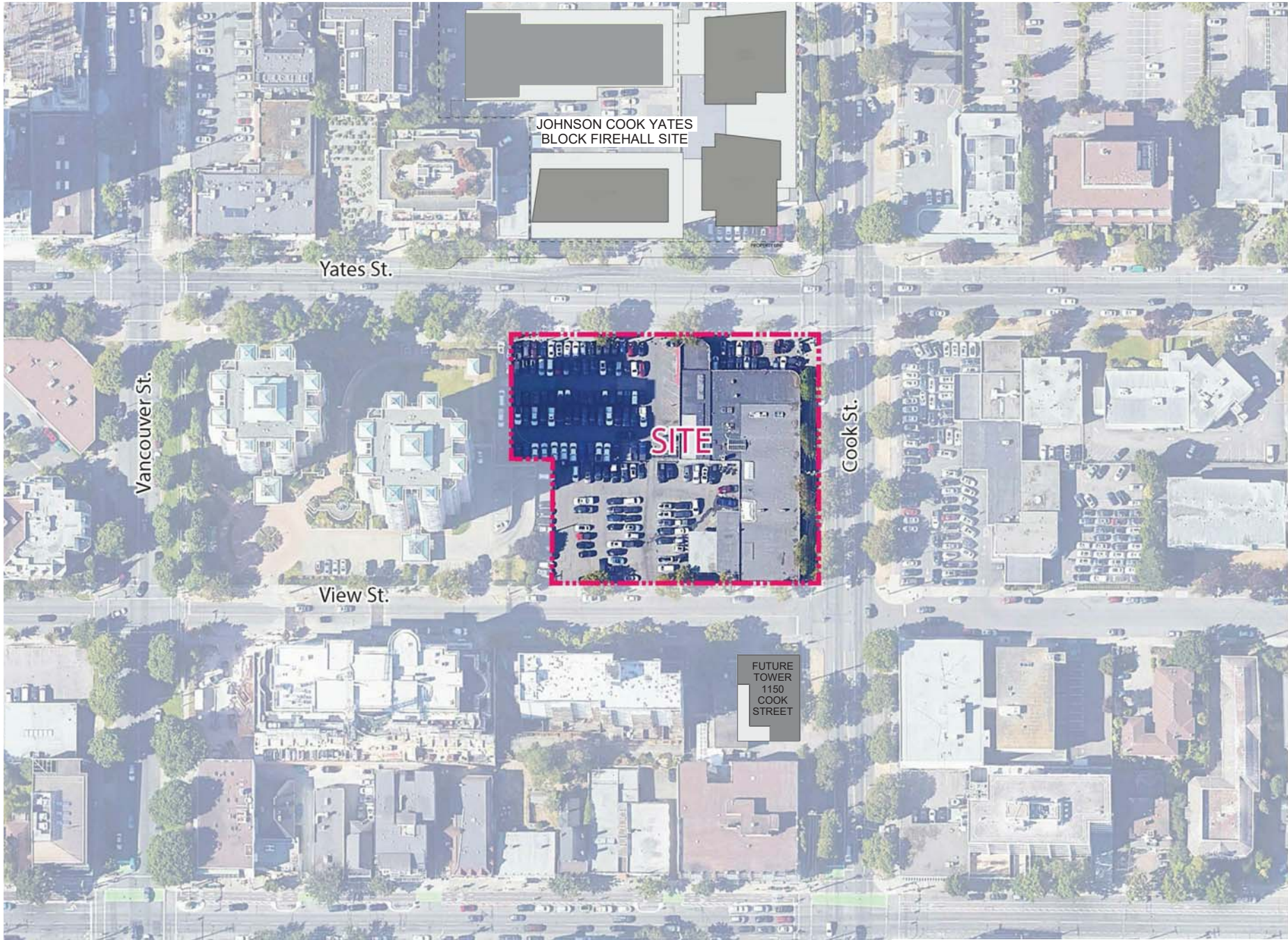
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2 2021-05-25 SETBACKS

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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Vancouver, BC

PROJECT NO.

121121

DESIGN BY

Author

CHECK BY

Checker

SCALE

1:100

DATE

2021-05-25

SHEET TITLE

SETBACK DIAGRAM

SHEET NUMBER

A0.07

BUILDING SETBACKS							
Property Line	Required (m)				Proposed (m)		
	Street Level	Residential Podium	Tower		Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	2.0	6.0		3.0	4.5	9.0
Rear yard (View Street)	4.0	3.0	6.0		4.0	5.5	9.0
East Side yard (Cook Street)	3.0	2.0	6.0		3.0	4.5	6.0
West Side yard (North)	3.0	3.0	16.8		3.0	3.0	16.8
West Side yard (South)	-	4.6	4.6		-	4.6	7.0

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,297	57,018.6
Site Coverage %		84%

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,297	57,018.6
Site Coverage %		84%

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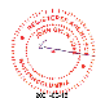
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PROJECT TITLE
**Harris Green Village
Phase 01**

PROJECT NO:	121123
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DRAWN BY: *Author*

CHK'D BY:	Checker
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SCALE:	1 : 200
DATE:	2021-03

SHEET TITLE

SITE COVERAGE DIAGRAM

DIAGRAM

100

SHEET NUMBER

40.00

A0.08

OPEN SITE SPACE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Open Site Space Area	761	8,186.0
Open Site Space %		12%

YATES STREET

COOK STREET

VIEW STREET

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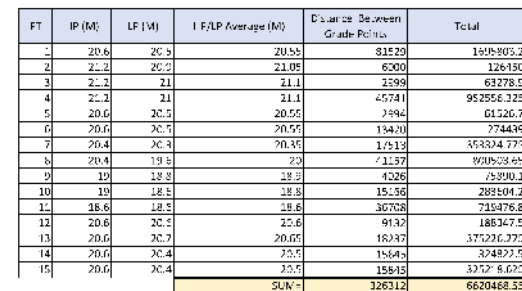
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NO.	DATE	DESCRIPTION
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IBI GROUP

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Tel: 604 683-2707 Fax: 604 683-2882
Registration No. 10000

PROJECT TITLE
**Harris Green Village
Phase 01**
1045 Yates Street
Victoria, BC

PROJECT NO.: 121121
DESIGN BY: Author
CHECKED BY: Checker
SCALE: 1 : 100
DATE: 2021-05-05
STREET SECTION

SHEET NUMBER
A0.11

REV

3 A0-11 View St
A0.11 SCALE: 1:100

2 A0-11 Cook St
A0.11 SCALE: 1:100

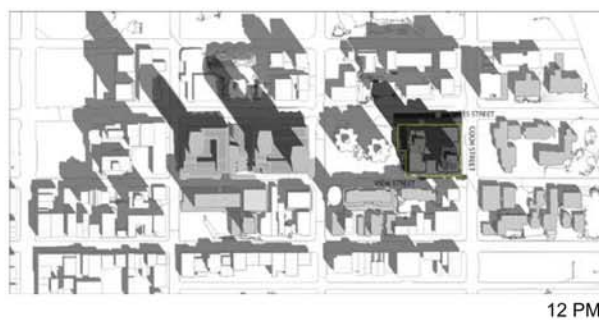
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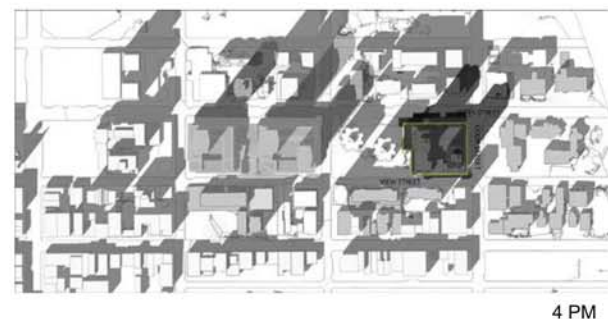
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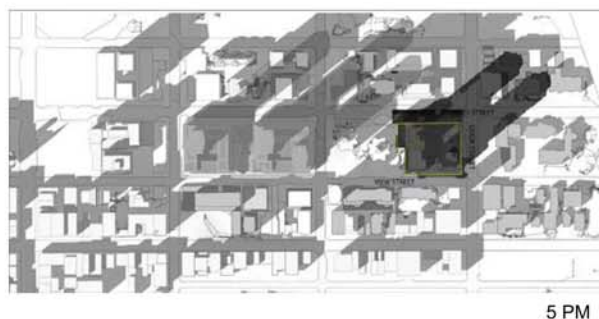
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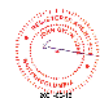
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SUB-CONSULTANT



PROJECT TITLE
**Harris Green Village
Phase 01**
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 5

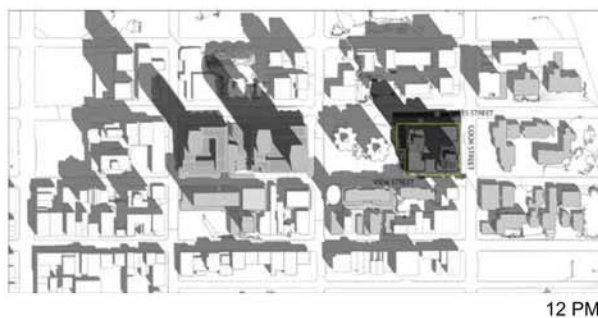
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SHEET TITLE:
**SHADOW STUDY -
VERNAL EQUINOX**

SHEET NUMBER	REV
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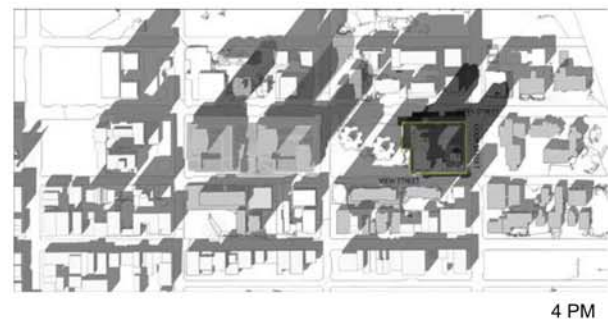
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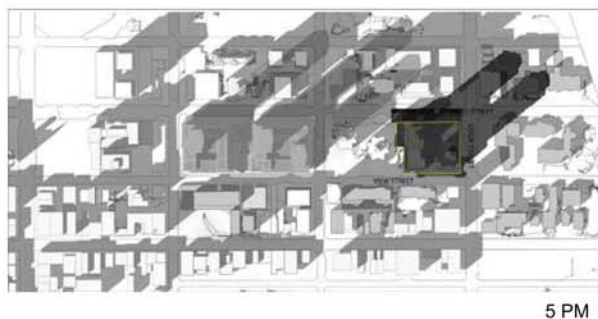
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SUB-CONSULTANT

PRIME CONSULTANT

PROJECT TITLE
**Harris Green Village
Phase 01**
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
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DRAWN BY:	Author
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CHKD BY:	Checker
SCALE:	1:5

DATE: 2021-03

SHEET TITLE:
SHADOW STUDY -
AUTOMNAL EQUINOX

SHEET NUMBER

A0.14

Figure 1. Aerial view of the study area. A yellow box highlights the house of interest, and a black arrow points to it from the right.

[illegible]

Site Plan Of:
Lot A (DD 60683W) Of Lots 979 And 989, Plan 20163, And
Lot 1 Of Lots 986 And 987, Plan 26779, And
Lots 976, 977, 978, 980, 988, Victoria City.
P.I.D.'s: 003-697-983, 002-428-679,
009-387-901, 009-387-927,
009-387-943, 009-387-994,
And 009-388-036

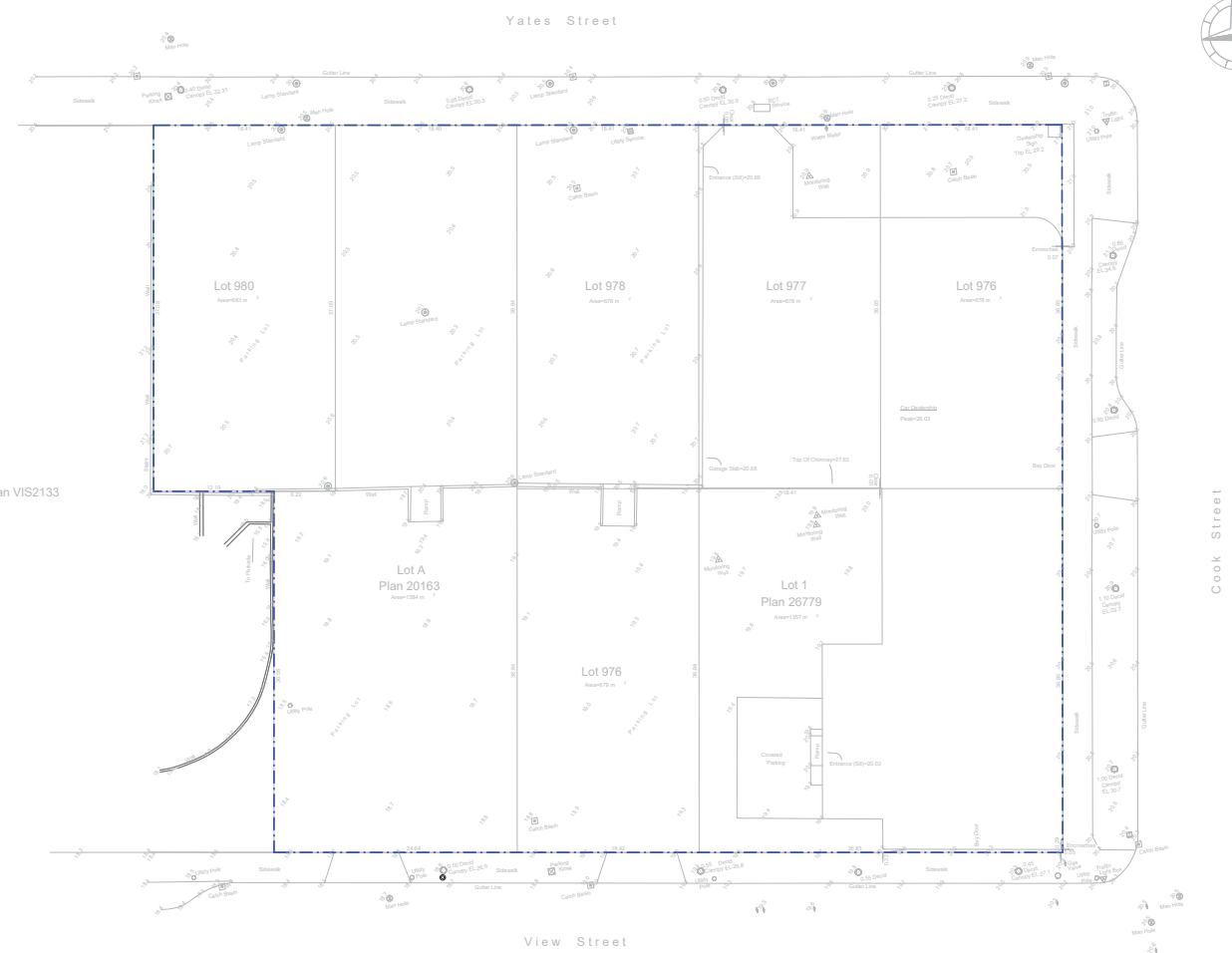


Dated for 20th day of July, 2016.
Distances and elevations shown are in metres.
Elevations are based on geoidetic datum CGVD2011
and derived from GDSN 10-047.
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and is for the exclusive use of our client.
This document shows the relative location of the
surveyed structures and features with respect to
the boundaries of the parcel described above.
This document shall not be used to define property
lines or property interests.

- LEGEND**
- Utility Pole
 - Search Station
 - Iron Nail
 - Service As Noted
 - Water Meter (Unless Otherwise Noted)
 - Fire Hydrant
 - Traffic Light Pole
 - High Voltage Pole
 - Monitoring Well
- Drop curbs along gutter lines are indicated as

Best Mapping: NSLS-010

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
84-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 655-5155
File: 19022181TIGH



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17	2016-07-15	ISSUE FOR PERMIT
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19	2016-07-15	ISSUE FOR PERMIT
20	2016-07-15	ISSUE FOR PERMIT

Wey Mayenburg Land Surveying Inc.
19022181TIGH

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PROJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO. 121126
DESIGN BY Author
CHECK BY Checker
SCALE 1:175
DATE 2016-07-15
SHEET TITLE
SURVEY

SHEET NUMBER
A0.16

REV

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Vancouver, British Columbia
V6H 1A5

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SUB-CONSULTANT

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Starlight Developments (Canada) Inc.
1100 West 10th Street #1000
Vancouver, British Columbia
V6H 1A5

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO.

121126

DESIGN BY

Author

CHECK BY

Checker

SCALE

2021-05-15

DATE

2021-05-15

PROJECT TITLE

PERSPECTIVE VIEW
FROM VIEW STREET

SHEET NUMBER

A0.20

REV

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CPTED Strategy

Following the four main principles of Crime Prevention Through Environmental Design (CPTED) the following strategies will be utilized to decrease the potential for crime in Harris Green Village. More specific CPTED strategies will be outlined in subsequent Development Permit Applications.

1. Natural Surveillance:

Elements of site and building design can maximize opportunities for natural surveillance. This involves achieving the right mix of land uses and activity generators and designing buildings and open spaces to allow people to casually observe activities in their environment. This principle involves putting "eyes on the street" by encouraging pedestrian passage through a space or providing the opportunity for overlook from adjacent buildings and spaces.

- Provide a mix of uses at grade to ensure the presence of people at all times e.g. shops, restaurants, residential entrances, office entrances, etc.
- Locate activity generators and/or seating options around edges to create opportunities for natural surveillance of open spaces, plazas, parks and important pedestrian thoroughfares.
- Configure residential lobbies to provide clear sightlines from within buildings to the street so occupants can clearly see outside before leaving the building.
- Use transparent building materials such as glazing around residential entries and avoid recessed doorways without windows to eliminate entrapment spots.
- Locate visitor bicycle storage facilities near commercial and residential entrances for visibility and ease of access.
- Prepare landscape designs and follow-up maintenance plans to allow clear, unobstructed views of public areas. Landscape elements such as low ground cover and high-canopied trees with no branches below 6 feet should be considered.
- Ensure public walkways and entries are well-lit and overlooked by windows.
- Consider adding a mix of activity generators such as playgrounds, walkways, coffee kiosks and sitting areas to add 'eyes' on the plaza and View Street Green.
- Use glazed doors in stairwells and parkade lobbies to reduce hiding places, open up views of the parking areas and use a white or a light colour paint scheme and elimination of sharp corners to reduce concealment opportunities
- Avoid creating "dead zones" where there is little activity or signs of human presence.

parking areas and use a white or a light colour paint scheme and elimination of sharp corners to reduce concealment opportunities

- Avoid creating "dead zones" where there is little activity or signs of human presence.

2. Legibility/Access Control:

Legibility and access control work together to allow people to move with confidence and ease through the urban environment. Legibility means that people know where they are and how to get where they are going. Access control reinforces legibility by creating clear design cues about what is the public realm and what is not.

- Ensure important services and signs are strategically located and clearly visible.
- Create local landmarks by drawing attention to features such as public art, public squares, or important buildings.
- Use elements such as paving, lighting and landscaping to clearly guide the public to and from entrances and exits.
- Provide adequate lighting around the perimeter of buildings, in plaza spaces and in parkades and common areas.
- Secure all residential entrances including bicycle storage rooms with FOB doors.
- Install gates at parkade entrances, with secondary gates separating commercial from residential parking areas.
- Provide mirrors in parkades to help users "see around corners".
- Provide adequate lighting and sightlines to loading areas, parkade entrances and other areas where natural surveillance is reduced.
- Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fixtures.
- natural surveillance is reduced.
- Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fixtures.

3. Image/Maintenance:

If an environment shows signs of neglect or vandalism people are more inclined to engage in unwelcome or criminal behaviour. By enhancing and maintaining the physical appearance of the urban environment it is possible to encourage users of the area to respect their surroundings. Well used and cared-for public spaces encourage ownership and support community pride.

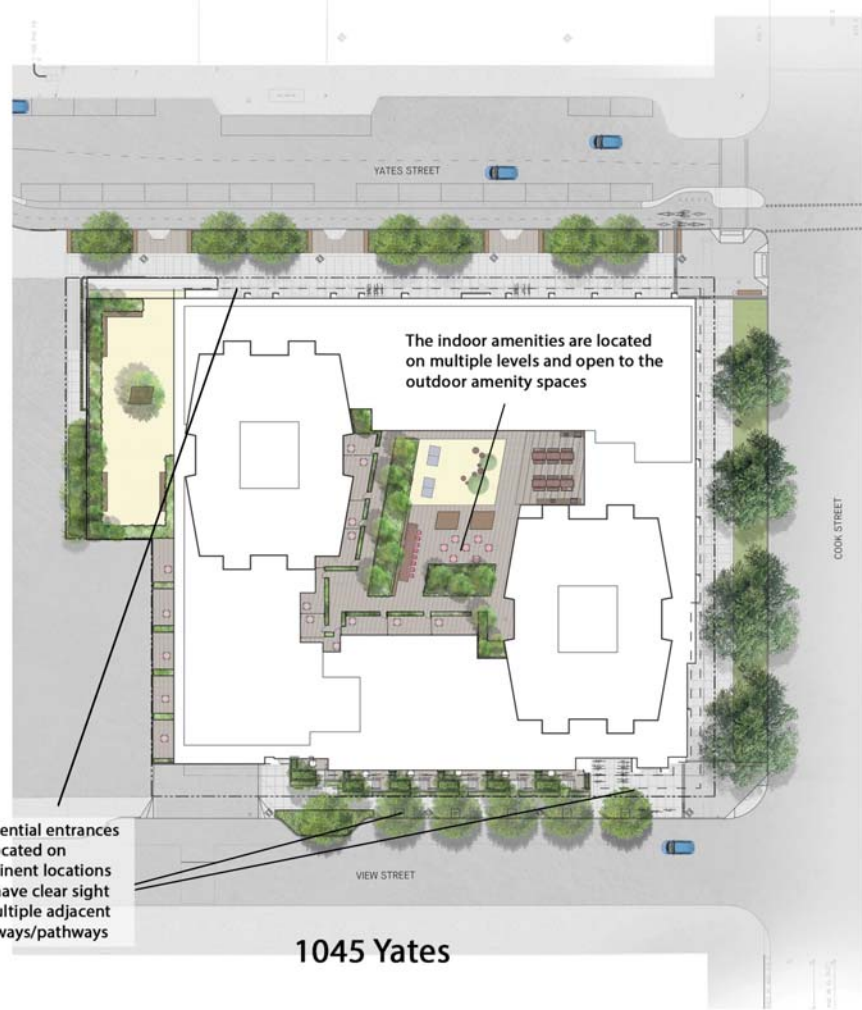
4. Territoriality/Ownership:

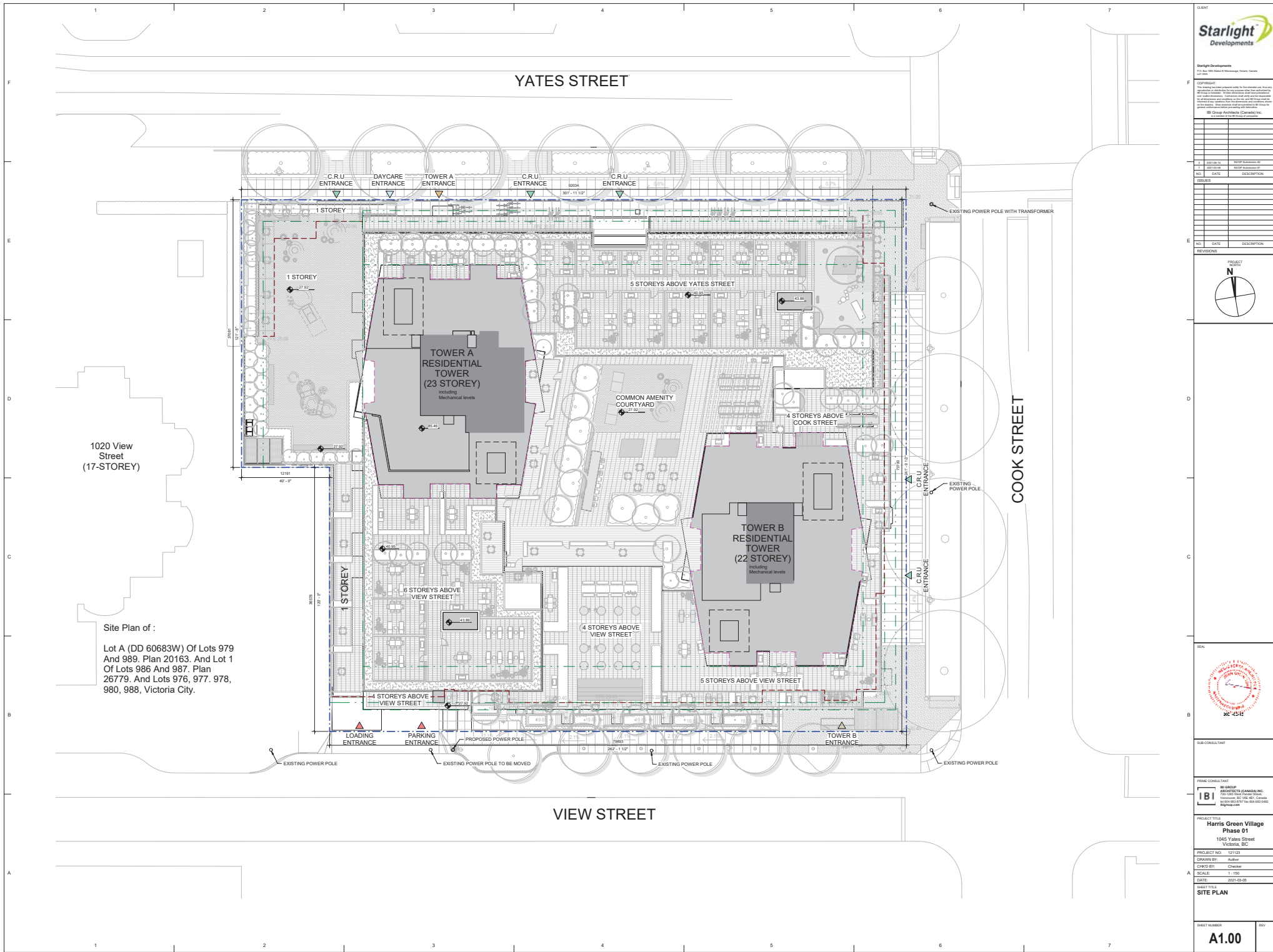
Clearly differentiating and demarcating public space from private space reduces the risk of unintentionally trespassing or being trespassed upon.

- Design symbolic barriers through landscaping e.g. changes in paving stone patterns and colour, changes in types of planting, changes in grades and use of transparent fences around residential entrances.
- Provide spaces around buildings so residents can meet and develop a sense of ownership of their common spaces, e.g. fountains, benches, playgrounds, arches, seating walls.

Residential entrances are located on prominent locations and have clear sight to multiple adjacent roadways/pathways

1045 Yates





1020 View Street
(17-STOREY)

Site Plan of :

Lot A (DD 60683W) Of Lots 979
And 989, Plan 20163, And Lot 1
Of Lots 986 And 987, Plan
26779, And Lots 976, 977, 978,
980, 988, Victoria City.

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1100 West 10th Street, Suite 100, Victoria, BC
V8W 2E1

PROJECT NO.

121121

PROJECT NAME

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO.

121121

DESIGN BY

Author

CHECK BY

Checker

SCALE

1:100

DATE

2021-05-05

PROJECT TITLE

SITE PLAN

SHEET NUMBER

A1.00

REV

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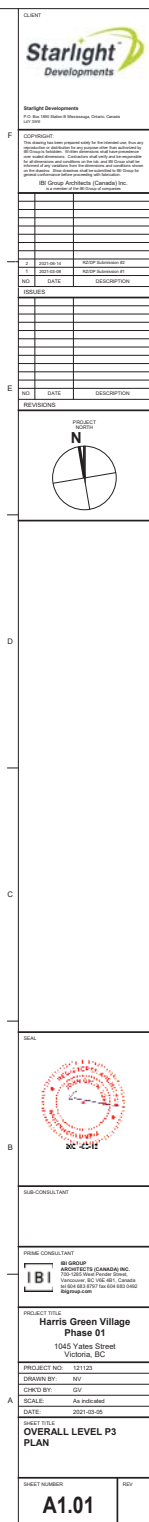
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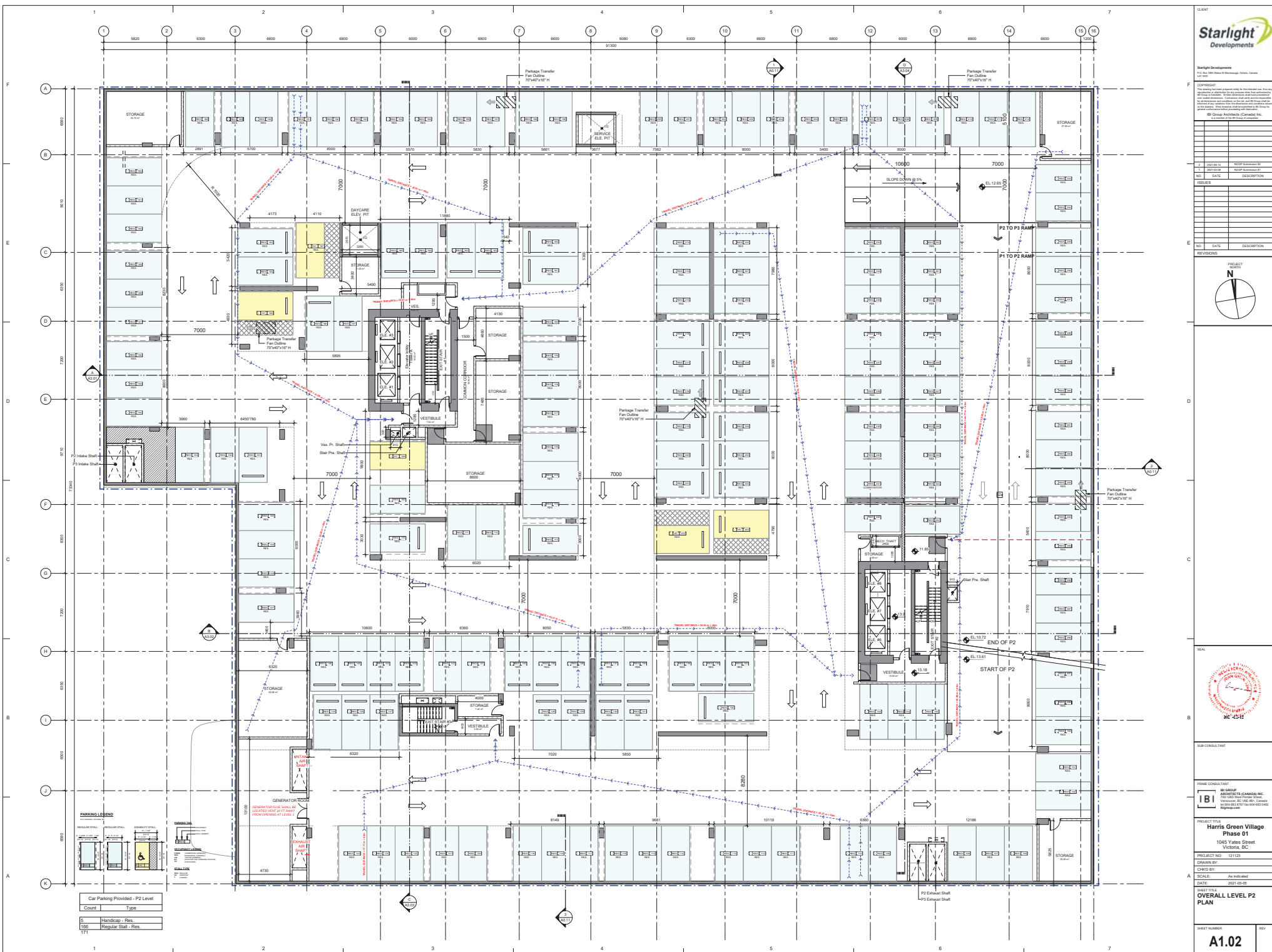
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REVISIONS

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PROJECT

1045 Yates Street
Victoria, BC

SCALE

As Indicated

DATE

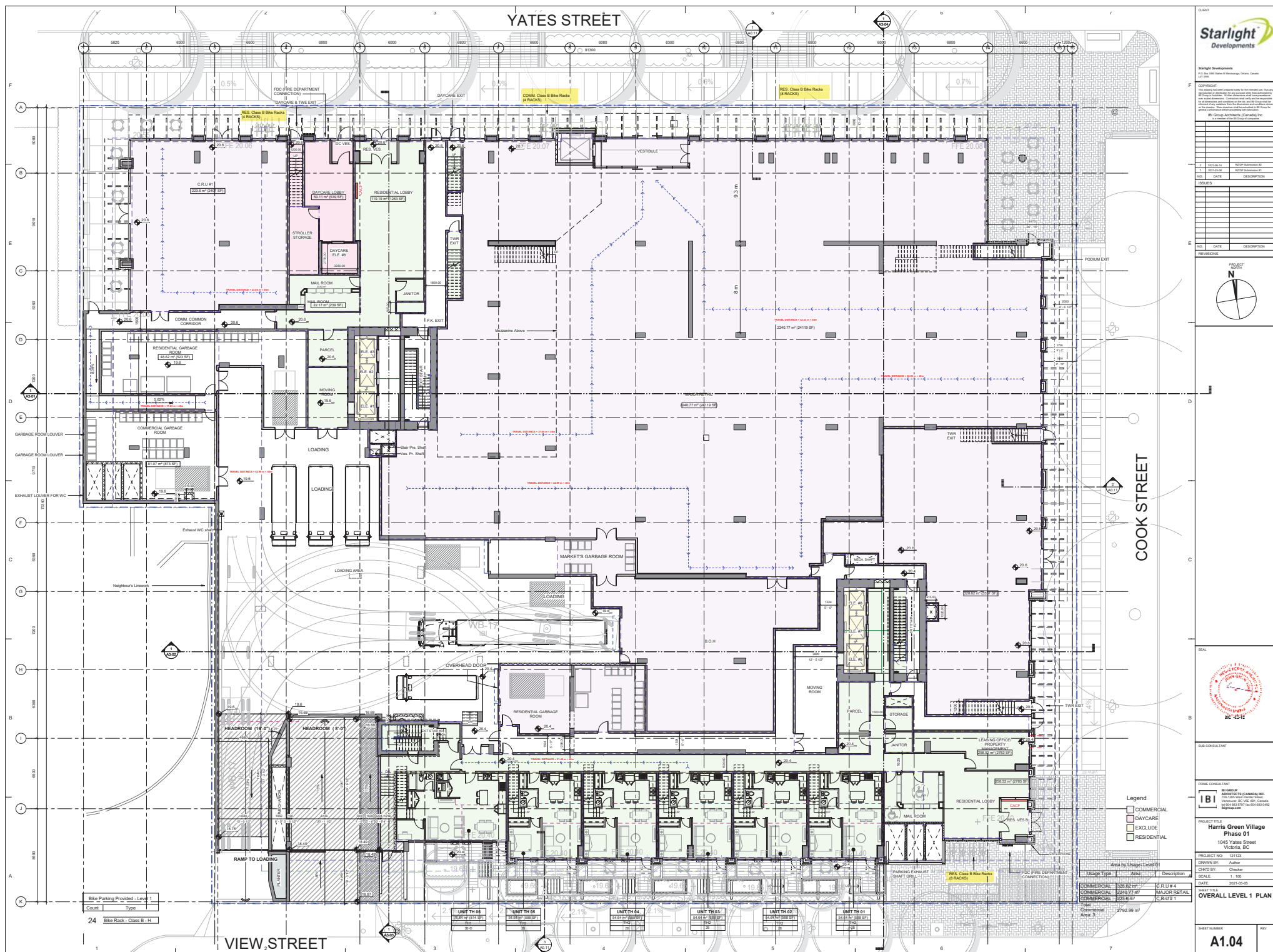
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SHEET TITLE

OVERALL LEVEL P1 PLAN

SHEET NUMBER

A1.03



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99	2023-05-16	NOT REVISION
100	2023-05-16	NOT REVISION





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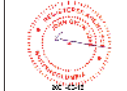
[illegible]

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SCAL	
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SUB-CONSULTANT

IBI GROUP
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8797 fax 604 683 0402
bigroup.com

**Harris Green Village
Phase 01**
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHKD BY:	Checker
SCALE:	

DATE: 2021-03-05
SHEET TITLE:
**COLOR NORTH
ELEVATION**

SHEET NUMBER	REV
A2 01	

A2.01



CLIENT



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V6Z 1P8

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2	2023-05-15	ISSUED FOR PERMIT
3	2023-05-15	ISSUED FOR PERMIT
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99	2023-05-15	ISSUED FOR PERMIT
100	2023-05-15	ISSUED FOR PERMIT

SCALE



1" = 10'-0"

SUB-CONSULTANT



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www.ibigroup.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO.

121126

DESIGN BY

Author

CHECK BY

Checker

SCALE

DATE

2023-05-15

SHEET TITLE

COLOR EAST ELEVATION

SHEET NUMBER

A2.02

REV



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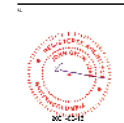
These drawings shall be submitted to BE Group by

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2	2021-06-14	RZDP Submission #2
5	2021-03-08	RZDP Submission #1
NO.	DATE	DESCRIPTION

[illegible]

DATE	DESCRIPTION
VISIONS	



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BI

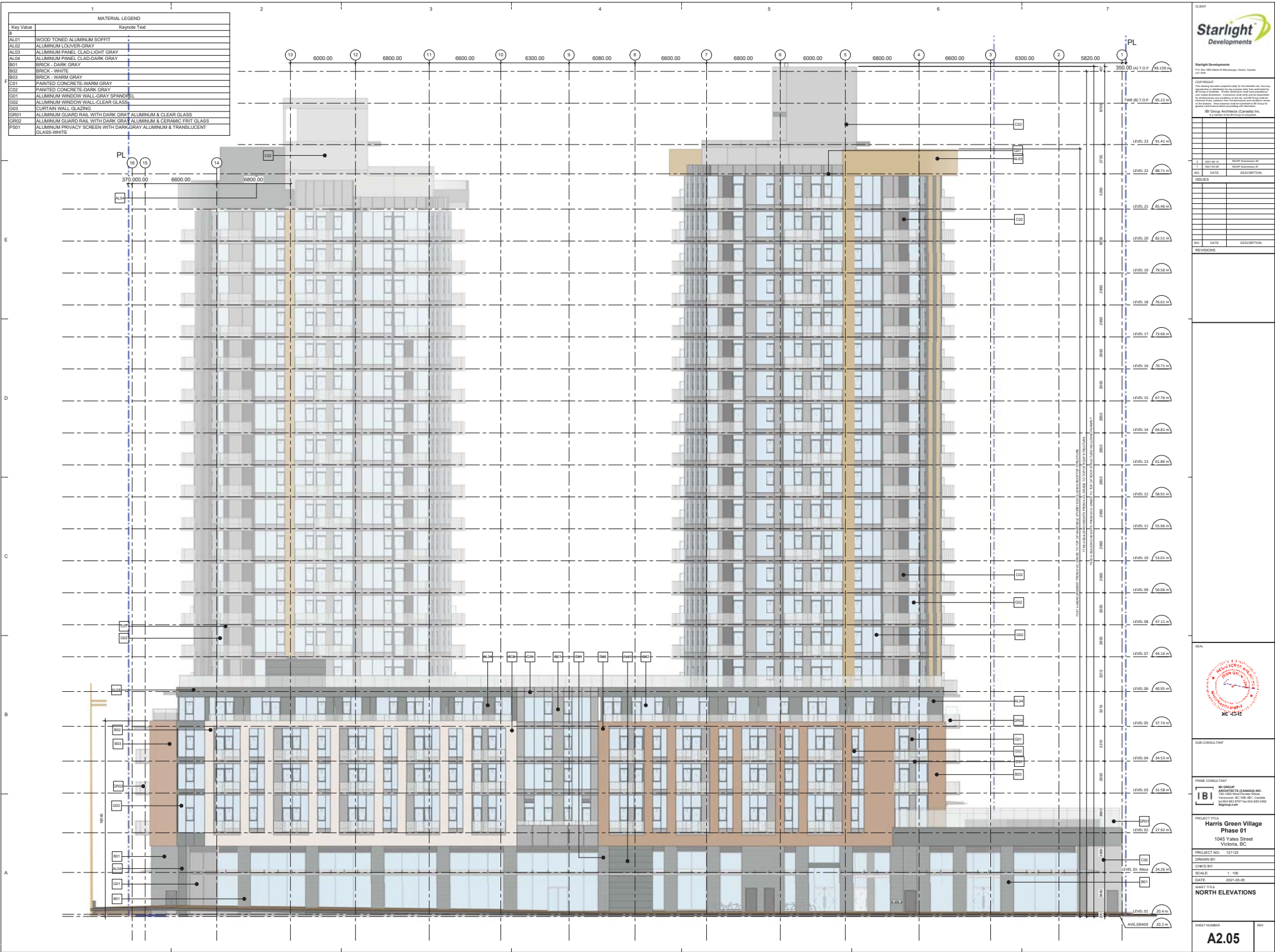
OBJECT TITLE
Harris Green Village
Phase 01
1045 Yates Street

OBJECT NO:	121123
AWN BY:	Author
IKD BY:	Checker

DATE: 2021-03-05
SET TITLE: OLOR SOUTH
LEVATION

SET NUMBER	REV
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A2.03



MATERIAL LEGEND	
Key Value	Keynote Text
AL	WOOD TONED ALUMINUM SOFFIT
AL01	WOOD TONED ALUMINUM COVER GRAY
AL03	ALUMINUM PANEL CLAD-LIGHT GRAY
AL04	ALUMINUM PANEL CLAD-DARK GRAY
BR01	BROCK - DARK GRAY
BR02	BROCK - WHITE
BR03	BROCK - WARM GRAY
CS01	PAINTED CONCRETE WARM GRAY
CS02	PAINTED CONCRETE DARK GRAY
CS03	ALUMINUM WINDOW WALL-GRAY SPANDREL
GS02	ALUMINUM WINDOW WALL-CLEAR GLASS
GS03	CURTAIN WALL GLAZING
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PR01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS-WHITE

CLIENT



Starlight
Developments

Starlight Developments

1110 West 10th Street, Suite 100, Victoria, British Columbia V8W 2E1

1-800-765-1234

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11	2021-05-15	ISSUE FOR PERMIT
12	2021-05-15	ISSUE FOR PERMIT
13	2021-05-15	ISSUE FOR PERMIT
14	2021-05-15	ISSUE FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	2021-05-15	REVISION FOR PERMIT
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13	2021-05-15	REVISION FOR PERMIT
14	2021-05-15	REVISION FOR PERMIT

SEAL



Professional Engineer
BC
2021-05-15

SUB-CONSULTANT

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250.463.4377 Fax: 250.463.4378

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PROJECT TITLE

Harris Green Village
Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO.

121026

DESIGN BY

SCALE: 1:100

DATE

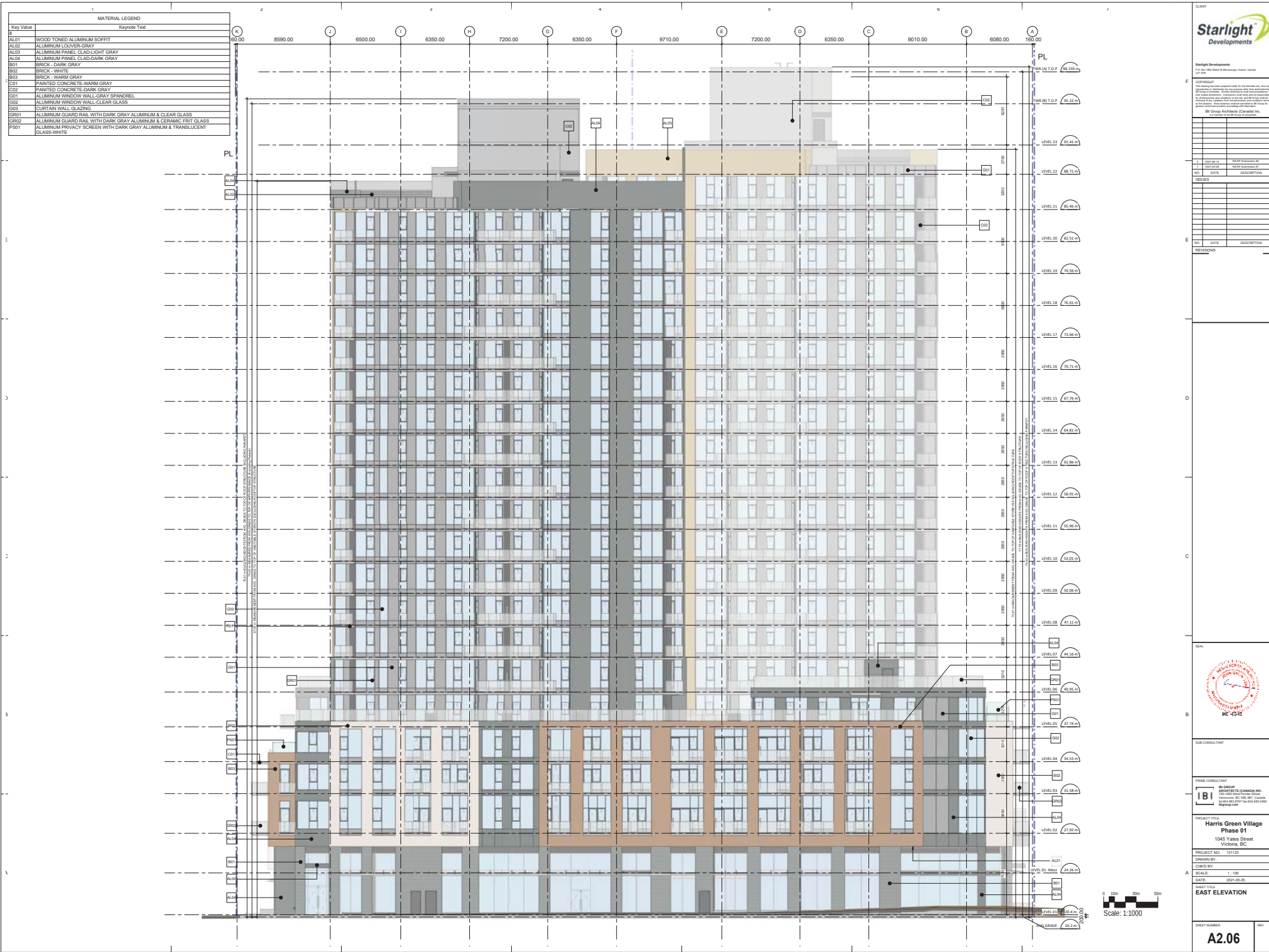
2021-05-15

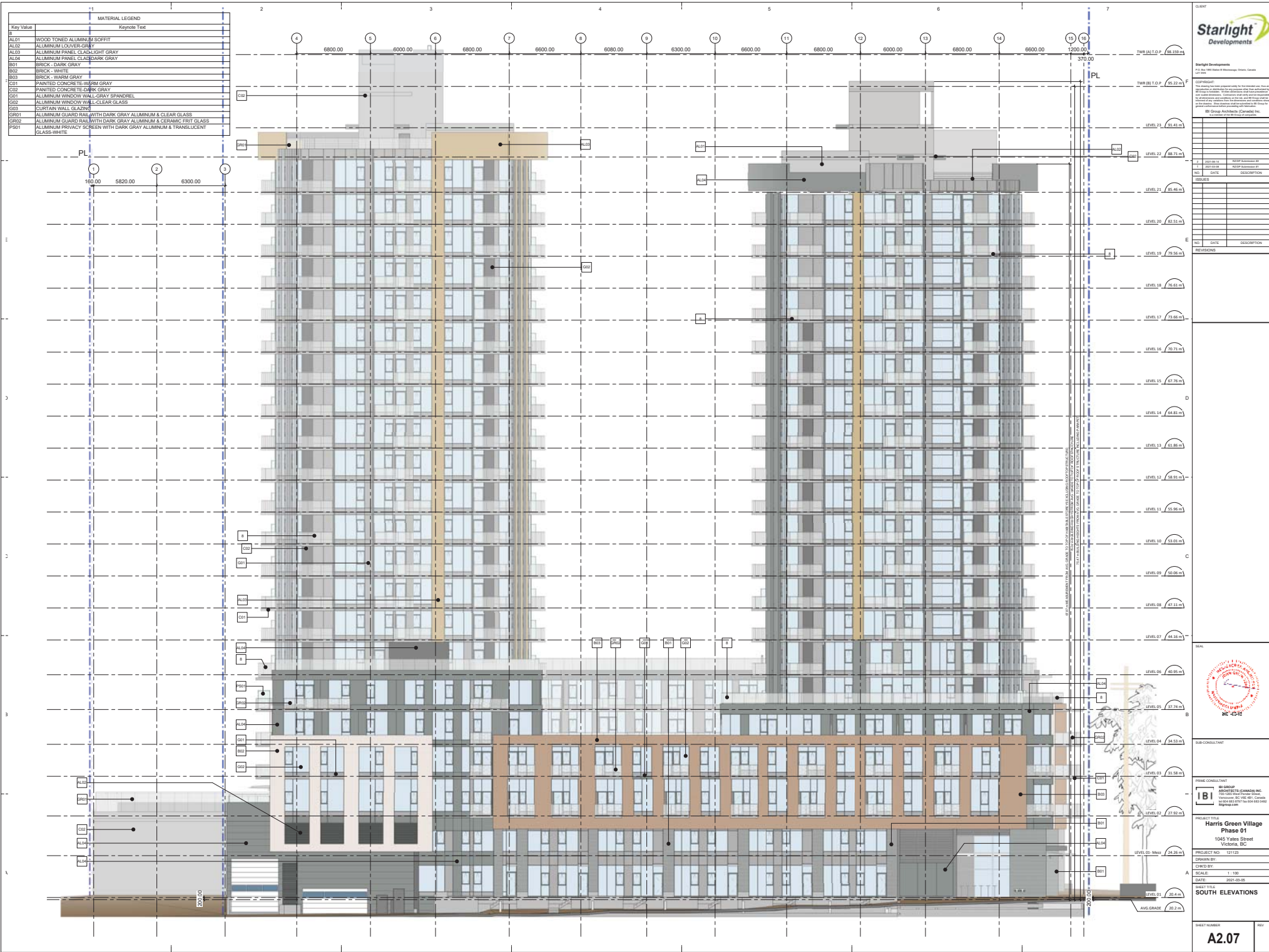
SHEET TITLE

NORTH ELEVATIONS

SHEET NUMBER

A2.05





CLIENT

Starlight
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REVISIONS

NO.	DATE	DESCRIPTION
1	2021-05-05	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	2021-05-05	ISSUED FOR PERMIT

SEAL

REGISTERED ARCHITECT

BRITISH COLUMBIA

2021-05-05

2021-05-05

SUB-CONSULTANT

IBI GROUP

ARCHITECTS (CANADA) INC.

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Victoria, BC

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Fax: 250.363.1101

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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO.

121121

DESIGN BY

IBI GROUP

SCALE

1:100

DATE

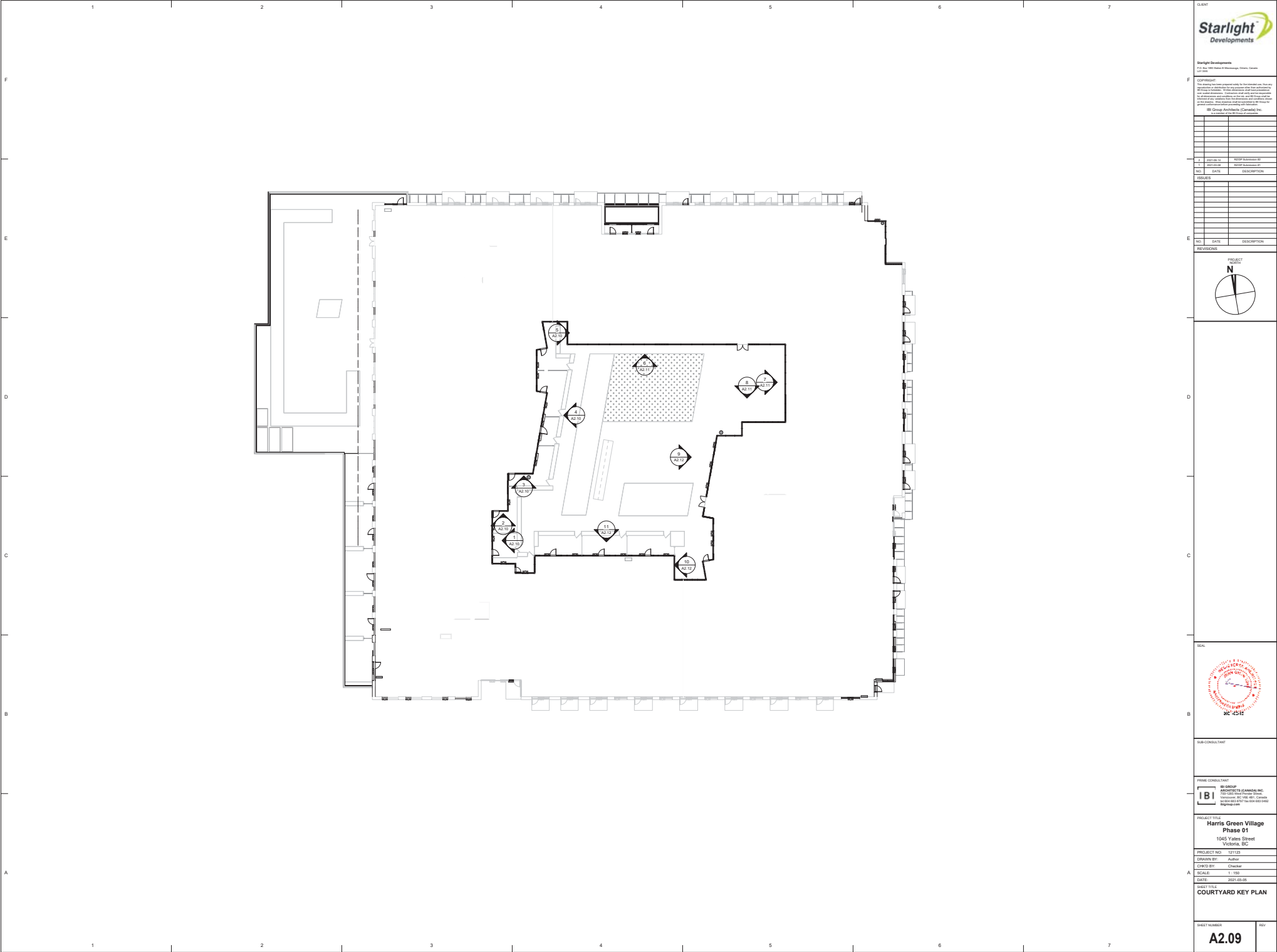
2021-05-05

SHEET TITLE

SOUTH ELEVATIONS

SHEET NUMBER

A2.07



A

 **CY-Elevation 01**

SCALE: 1" = 100'

1



Architectural section drawing of a building facade. The drawing is oriented vertically, with a grid of dashed lines. A vertical axis on the right side is labeled "LEVEL 18" and "LEVEL 19". The drawing shows a vertical section of a building with a series of windows and a horizontal section at the bottom. The horizontal section at the bottom shows a grid of windows and a series of vertical lines. The drawing includes a grid of dashed lines and a vertical axis labeled "LEVEL 18" and "LEVEL 19".

The image contains two architectural drawings of a building. The left drawing is a long, narrow elevation or section of a building facade, showing a series of windows and doors along a vertical axis. It includes a grid system and a label 'LEVEL 18' with a height of '76.82 m'. The right drawing is a cross-section of a building, showing the internal structure, including floors, walls, and a central core. It also includes a grid system and a label 'LEVEL 18' with a height of '76.82 m'.

The image displays three architectural drawings of a building facade, likely for a high-rise structure. The drawings are presented on a grid background.

- Left Drawing:** A long elevation showing a series of balconies and windows. It includes a vertical list of levels on the right side, ranging from 0.00 to 88.72 m. The levels are marked at intervals of 1.00 m, with some levels having a small circular icon next to them.
- Middle Drawing:** A section drawing showing the internal structure of the building, including a central core and surrounding rooms. It includes a vertical list of levels on the right side, ranging from 0.00 to 88.72 m.
- Right Drawing:** A detailed elevation of the building facade, showing a grid of windows and balconies. It includes a vertical list of levels on the right side, ranging from 0.00 to 88.72 m. The levels are marked at intervals of 1.00 m, with some levels having a small circular icon next to them.



1



4



3

File Saved: 2021-03-05 10:27:06 PM File Location: D:\M 3610\1121123 - Yale's State - Harris Green Village Ph. 19-2020\1211 23 - Notes\9_A-Ph.D.ans.2020.docx

REVISIONS

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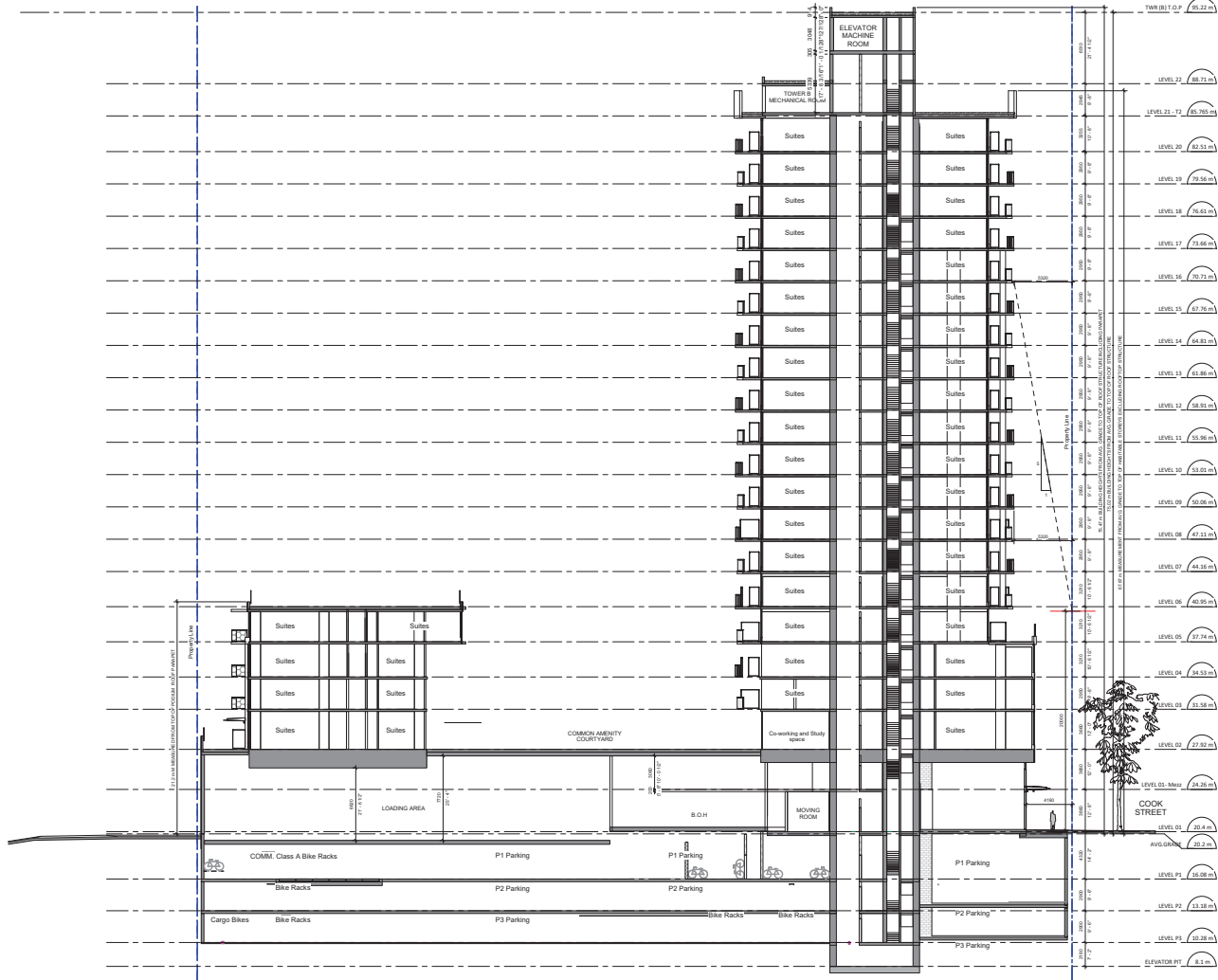


IS-CONSULTANT	

BI GROUP
ARCHITECTS (CANADA) INC.
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tel 604 683 8797 fax 604 683 0492
rlgroup.com

PROJECT NO:	121123
DRAWN BY:	
CHECKED BY:	

SHEET NUMBER		REV
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IBI Group Architects (Canada) Inc.

[illegible]

NO.	DATE	DESCRIPTION
REVISIONS		

[illegible]

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SEAL

1200

SUB-CONSULTANT
PRIME CONSULTANT

IBI GROUP
ARCHITECTS (CANADA) INC.
790-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
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ibi@ibigroup.com

PROJECT TITLE
Harris Green Village
Phase 01

1045 Yates Street Victoria, BC	
PROJECT NO:	121123
DRAWN BY:	Author
CHKD BY:	Checker
SCALE:	1 : 150
DATE:	2021-03-05

SECTION C Tower A & Podium	
SHEET NUMBER A3.03	REV

TOWER A (21-Storey) 23 storeys including 2 mechanical floors

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Mech 23	73.0	785	13.1	141	-	-	-	-	13.1	141	59.9	644
Mech 22	174.3	1,877	18.0	194	16.6	179	-	-	34.6	372	139.8	1,504
21	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
20	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
19	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
18	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
17	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
16	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
15	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
14	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
13	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
12	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
11	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
10	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
9	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
8	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
7	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
6	664.3	7,151	33.2	357	16.5	177	-	-	49.7	535	614.6	6,616
Total	10,637.3	114,499	503.5	5,420	281.9	3,034	-	-	785.4	8,454	9,851.9	106,045

TOWER B (20-Storey) 22 storeys including 2 mechanical floors

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Mech 22	59.9	644	13.1	141	-	-	-	-	13.1	141	46.8	504
Mech 21	154.4	1,662	19.4	209	16.6	179	-	-	36.0	388	118.4	1,275
20	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
19	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
18	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
17	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
16	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
15	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
14	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
13	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
12	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
11	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
10	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
9	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
8	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
7	648.4	6,979	29.3	315	16.6	179	-	-	45.9	494	602.5	6,485
6	664.3	7,151	33.2	357	16.5	177	-	-	49.7	535	614.6	6,616
Total	9,955.9	107,165	475.6	5,120	265.3	2,856	-	-	741.0	7,976	9,215.0	99,189

Podium

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
5	2,905.2	31,272	105.5	1,136	32.9	355	-	-	138.4	1,490	2,766.8	29,781
4	3,519.6	37,885	128.8	1,386	32.9	355	-	-	161.7	1,741	3,357.9	36,144
3	3,968.0	42,711	130.9	1,409	42.3	455	-	-	173.2	1,864	3,794.8	40,847
2	4,002.8	43,086	124.6	1,342	42.3	455	-	-	166.9	1,796	3,835.9	41,289
1 M	1,467.9	15,800	19.2	207	16.5	177	-	-	35.7	384	1,432.3	15,417
1	5,305.4	57,107	83.7	901	50.5	543	136.4	1,468	270.6	2,912	5,034.8	54,195
Total	21,169.0	227,861	592.8	6,380	217.4	2,340	136.4	1,468	946.5	10,188	20,222.5	217,673

Phase 1 Total Tabulation

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Tower A	10,637.3	114,499	503.5	5,420	281.9	3,034	-	-	785.4	8,454	9,851.9	106,045
Tower B	9,955.9	107,165	475.6	5,120	265.3	2,856	-	-	741.0	7,976	9,215.0	99,189
Podium	21,169.0	227,861	592.8	6,380	217.4	2,340	136.4	1,468	946.5	10,188	20,222.5	217,673
Total	41,762.2	449,525	1,571.9	16,920	764.6	8,230	136.4	1,468	2,472.8	26,617	39,289.4	422,908



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100-10000 Yonge Street, Suite 1000, Richmond Hill, Ontario
L4B 1N2

PROJECT NO. 121121
SHEET NO. 121121-01

DATE: 2021-03-08

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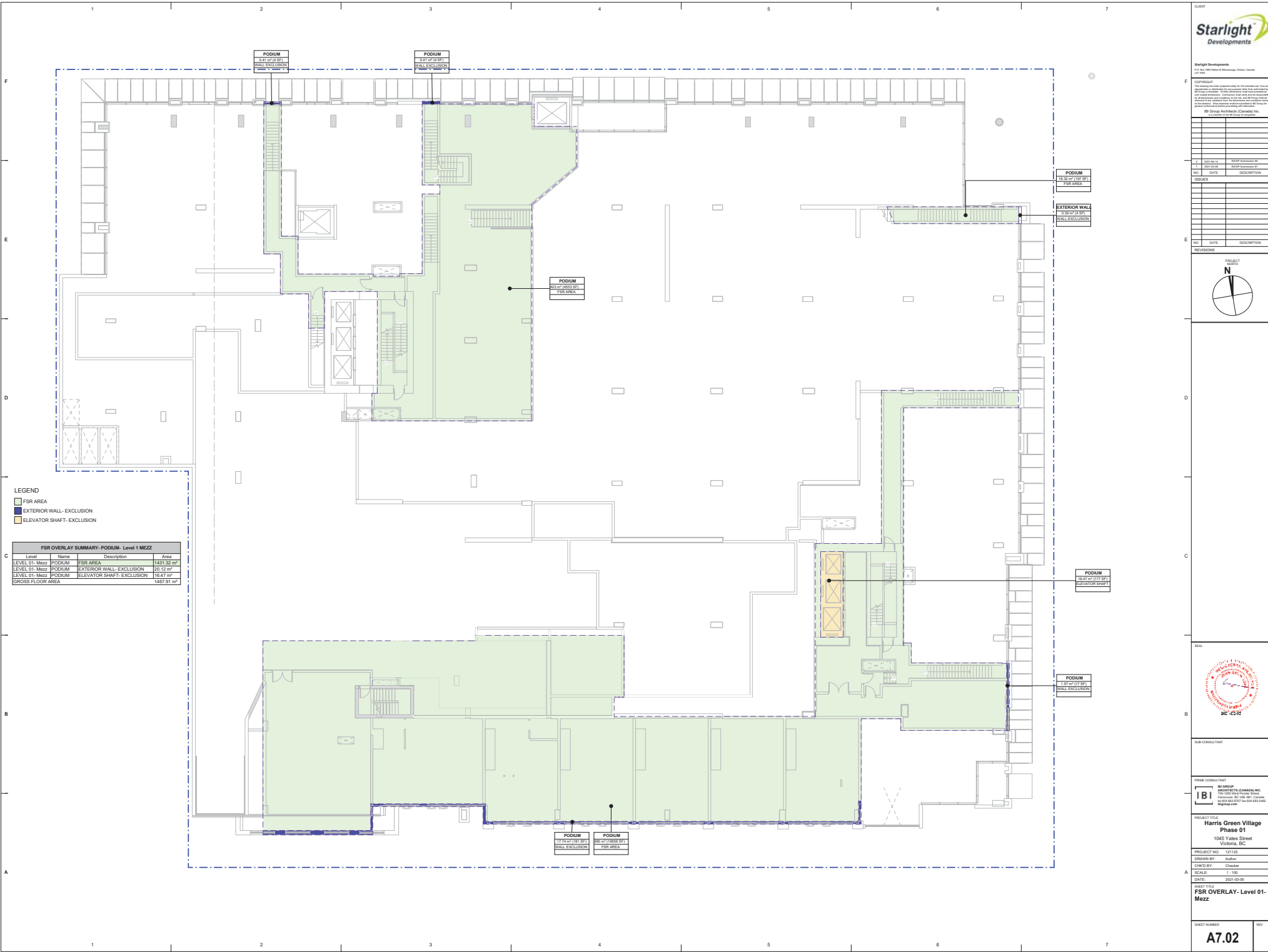
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LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION

FSR OVERLAY SUMMARY- PODIUM- Level 1 MEZZ				
Level	Name	Description	Area	
LEVEL 01- Mezz	PODIUM	FSR AREA	1431.32 m ²	
LEVEL 01- Mezz	PODIUM	EXTERIOR WALL- EXCLUSION	20.12 m ²	
LEVEL 01- Mezz	PODIUM	ELEVATOR SHAFT- EXCLUSION	16.47 m ²	
GROSS FLOOR AREA			1467.91 m ²	

CLIENT

Starlight
Developments

Starlight Developments
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1100 West 10th Street #1000

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PROJECT
NUMBER

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PROJECT
NAME

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO.

121121

DESIGN BY

Author

CHECK BY

Checker

SCALE

1:100

DATE

2021-05-05

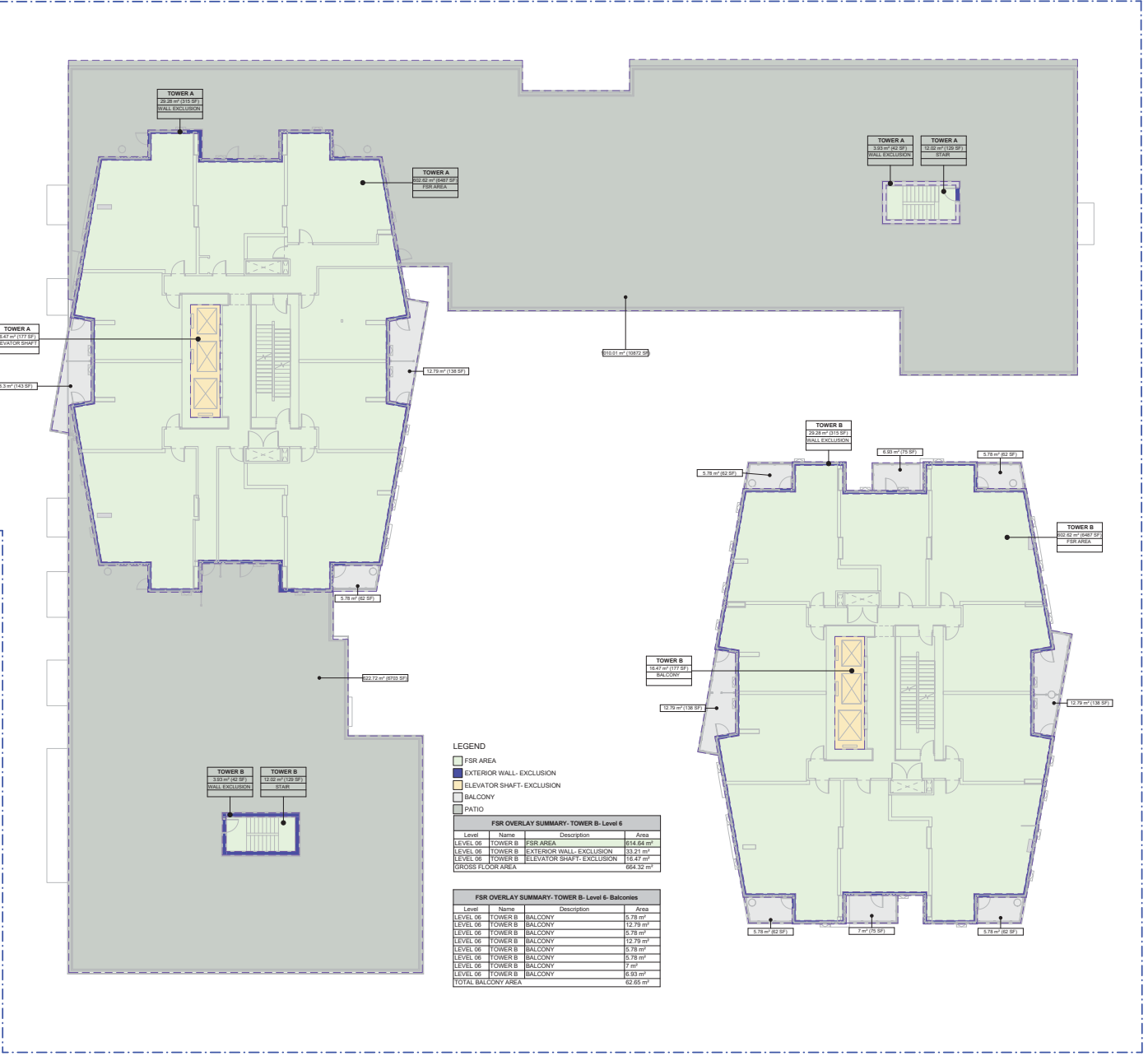
SHEET TITLE

FSR OVERLAY - Level 06

SHEET NUMBER

A7.07

REV



LEGEND

- FSR AREA
- EXTERIOR WALL - EXCLUSION
- ELEVATOR SHAFT - EXCLUSION
- BALCONY
- PATIO

Level	Name	Description	Area
LEVEL 06	TOWER A	PATIO	1032.73 m²
LEVEL 06	TOWER A	FSR AREA	614.64 m²
LEVEL 06	TOWER A	EXTERIOR WALL - EXCLUSION	33.21 m²
LEVEL 06	TOWER A	ELEVATOR SHAFT - EXCLUSION	16.47 m²
GROSS FLOOR AREA			2297.06 m²

Level	Name	Description	Area
LEVEL 06	TOWER A	BALCONY	13.3 m²
LEVEL 06	TOWER A	BALCONY	12.79 m²
LEVEL 06	TOWER A	BALCONY	12.79 m²
TOTAL BALCONY AREA			31.87 m²

LEGEND

- FSR AREA
- EXTERIOR WALL - EXCLUSION
- ELEVATOR SHAFT - EXCLUSION
- BALCONY
- PATIO

Level	Name	Description	Area
LEVEL 06	TOWER B	FSR AREA	614.64 m²
LEVEL 06	TOWER B	EXTERIOR WALL - EXCLUSION	33.21 m²
LEVEL 06	TOWER B	ELEVATOR SHAFT - EXCLUSION	16.47 m²
GROSS FLOOR AREA			664.32 m²

Level	Name	Description	Area
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	12.79 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	5.78 m²
LEVEL 06	TOWER B	BALCONY	7 m²
LEVEL 06	TOWER B	BALCONY	6.93 m²
TOTAL BALCONY AREA			62.86 m²

2021-06-12	NESP Submission #2	
2021-07-08	NESP Submission #1	
DATE	DESCRIPTION	
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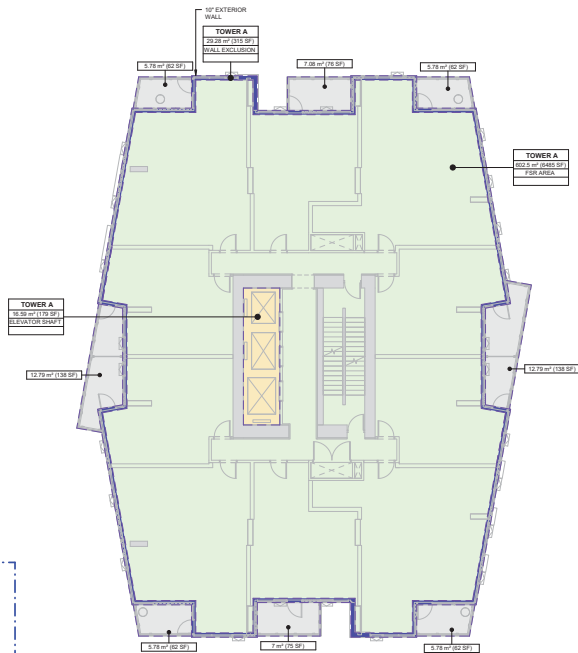
B I **BBG GROUP**
ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel 604 683 8757 fax 604 683 0492
bbg-rvp.com

**Harris Green Village
Phase 01**
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	Author
CHKD BY:	Checker
SCALE:	1 : 100
DATE:	2021-03-05

SHEET TITLE
**SR OVERLAY- Typical
Levels**

ECT NUMBER A7.08	REV
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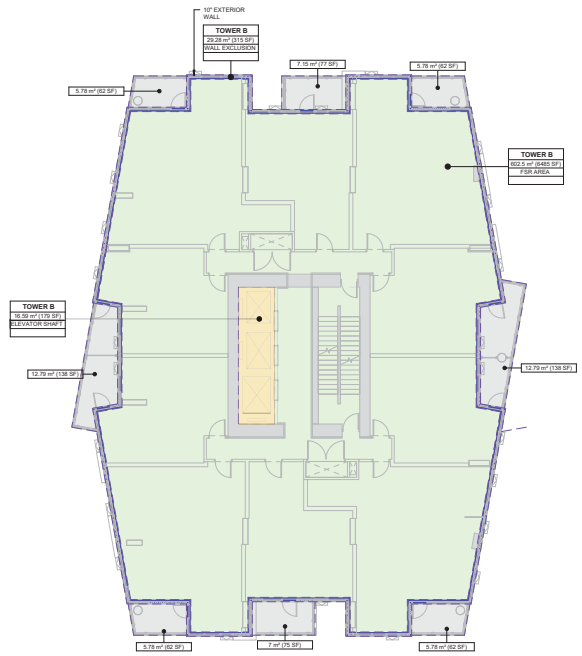
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 EXTERIOR WALL- EXCLUSION
 ELEVATOR SHAFT- EXCLUSION
 BALCONY

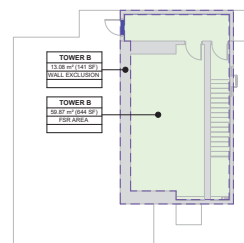
FSR OVERLAY SUMMARY - TOWER A- Level 7-21			
Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	602.5 m ²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	29.28 m ²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m ²
GROSS FLOOR AREA			648.38 m ²

FSR OVERLAY SUMMARY- TOWER A- Level 7-20- Balconies			
Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	5.78 m ²
LEVEL 08	TOWER A	BALCONY	12.79 m ²
LEVEL 08	TOWER A	BALCONY	5.78 m ²
LEVEL 08	TOWER A	BALCONY	12.79 m ²
LEVEL 08	TOWER A	BALCONY	5.78 m ²
LEVEL 08	TOWER A	BALCONY	5.78 m ²
LEVEL 08	TOWER A	BALCONY	7 m ²
LEVEL 08	TOWER A	BALCONY	7.08 m ²
TOTAL BALCONY AREA			62.79 m ²

Level	Name	Description	Area
LEVEL 08	TOWER B	FSR AREA	602.5 m ²
LEVEL 08	TOWER B	EXTERIOR WALL- EXCLUSION	29.28 m ²
LEVEL 08	TOWER B	ELEVATOR SHAFT	16.59 m ²
GROSS FLOOR AREA			648.38 m ²

Level	Name	Description	Area
LEVEL 08	TOWER B	BALCONY	5.78 m ²
LEVEL 08	TOWER B	BALCONY	12.79 m ²
LEVEL 08	TOWER B	BALCONY	5.78 m ²
LEVEL 08	TOWER B	BALCONY	12.79 m ²
LEVEL 08	TOWER B	BALCONY	5.78 m ²
LEVEL 08	TOWER B	BALCONY	5.78 m ²
LEVEL 08	TOWER B	BALCONY	7 m ²
LEVEL 08	TOWER B	BALCONY	7.15 m ²
TOTAL BALCONY AREA			62.87 m ²





LEGEND

- FSR AREA
- EXTERIOR WALL- EXCLUSION
- ELEVATOR SHAFT- EXCLUSION

FSR OVERLAY SUMMARY- TOWER A- Level 22				
Level		Name	Description	Area
TWR (A) MECH. &	TWR (B) UPPER MECH.	TOWER A	FSR AREA	146.07 m ²
TWR (A) MECH. &	TWR (B) UPPER MECH.	TOWER A	EXTERIOR WALL- EXCLUSION	18 m ²
TWR (A) MECH. &	TWR (B) UPPER MECH.	TOWER A	ELEVATOR SHAFT- EXCLUSION	16.59 m ²
GROSS FLOOR AREA				180.71 m ²



LEGEND

FSR AREA

EXTERIOR WALL- EXCLUSION

FSR OVERLAY SUMMARY- TOWER A- Level 23				
Level		Name	Description	Area
TWR (A) UPPER MECH. & T.O.P	TWR (B)	TOWER A	FSR AREA	59.87 m ²
TWR (A) UPPER MECH. & T.O.P	TWR (B)	TOWER A	EXTERIOR WALL- EXCLUSION	13.06 m ²
GROSS FLOOR AREA				72.95 m ²

[illegible][illegible]

PROJECT TITLE
**Harris Green Village
Phase 01**
1045 Yates Street

PROJECT NO:	121123
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	1 : 100

SHEET TITLE
SR OVERLAY- LEVEL 23
TWR (A) MECH. ROOF -
TRW (B) UPPER ROOF

SHEET NUMBER	REV
A7.11	

1045 Yates Street Landscape Drawings

Issued For DP - March 1, 2021

DRAWING LIST

- Landscape
- L0.00 - Landscape Rationale

L0.01 - Tree Management Plan
- L1.01 - Illustrative Plan | Ground Level

L1.02 - Illustrative Plan | Level 2

L1.03 - Illustrative Plan | Level 4

L1.04 - Illustrative Plan | Level 5

L1.05 - Illustrative Plan | Level 6
- L1.11 - Materials Plan | Ground Level

L1.12 - Materials Plan | Level 2

L1.13 - Materials Plan | Level 4

L1.14 - Materials Plan | Level 5

L1.15 - Materials Plan | Level 6
- L1.21 - Layout Plan | Ground Level

L1.22 - Layout Plan | Level 2

L1.23 - Layout Plan | Level 4

L1.24 - Layout Plan | Level 5

L1.25 - Layout Plan | Level 6
- L1.31 - Grading Plan | Ground Level
- L1.41 - Planting Plan | Ground Level

L1.42 - Planting Plan | Level 2

L1.43 - Planting Plan | Level 4

L1.44 - Planting Plan | Level 5

L1.45 - Planting Plan | Level 6
- L2.11 - Landscape Sections | Ground Level and Level 2

L3.11 - Landscape Details | Paving & Stairs

L3.12 - Landscape Details | Site Furnishings

L3.13 - Landscape Details | Planting

3	Issued for DP	Mar 1/21
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

No.	Description	Date
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Harris Green Village
1045 Yates Street
Victoria, BC

Cover Page

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale		
Drawn/Checked	kw gc jf	L

Landscape Rationale



Connections

Incorporate the site into a larger network, which becomes the backbone of the Town Centre. Design elements on the streetscape will draw from and expand on the New Town Standard to allow for better integration into the existing urban fabric.



Edge Enclosure

Utilize design elements to enclose the sidewalk and commercial frontage zone making it feel contained and comfortable. Street trees, rain gardens and site furnishings in the streetscape will assist in creating this sense of enclosure.



Flexibility

Accomodate a wide variety of activities including small scale events and the every day in amenity areas on the podium and rooftops. Including urban agriculture, a variety of seating types, site furnishings, lounge and recreational areas.



Invitation

Design the commercial frontage zone and outdoor amenity areas to be welcoming and inviting for people of all different ages, interests and backgrounds. Lush roof terrace planting provide inviting spaces for residents.



Protection

Generous sidewalk widths, rain garden planting and street trees can assist in protecting and buffering pedestrian areas and the commercial frontage zone from vehicular traffic and noise from busy streets.



Comfort

Incorporate weather protection for all seasons, adequate lighting and plenty of seating to provide comfort for end users to allow them linger.

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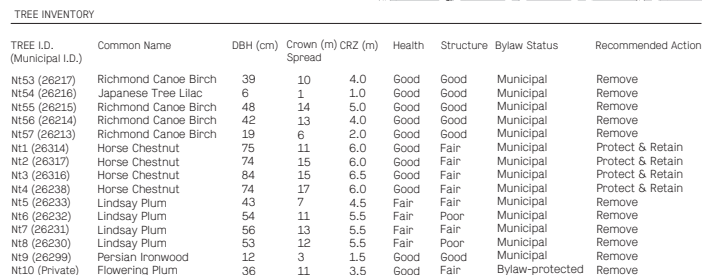
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Landscape Rationale

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale		
Drawn/Checked	kw gc jf	L0.00



NOTES

1. NO STORAGE OF BUILDING/CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
3. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTHY. REFER TO TREE PROTECTION SPECIFICATIONS.
4. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
5. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS SHEET SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.



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3	Issued for DP	Mar 1/21
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1	Issued for DP	May 22/20
No.	Description	Date

No.	Description	Date
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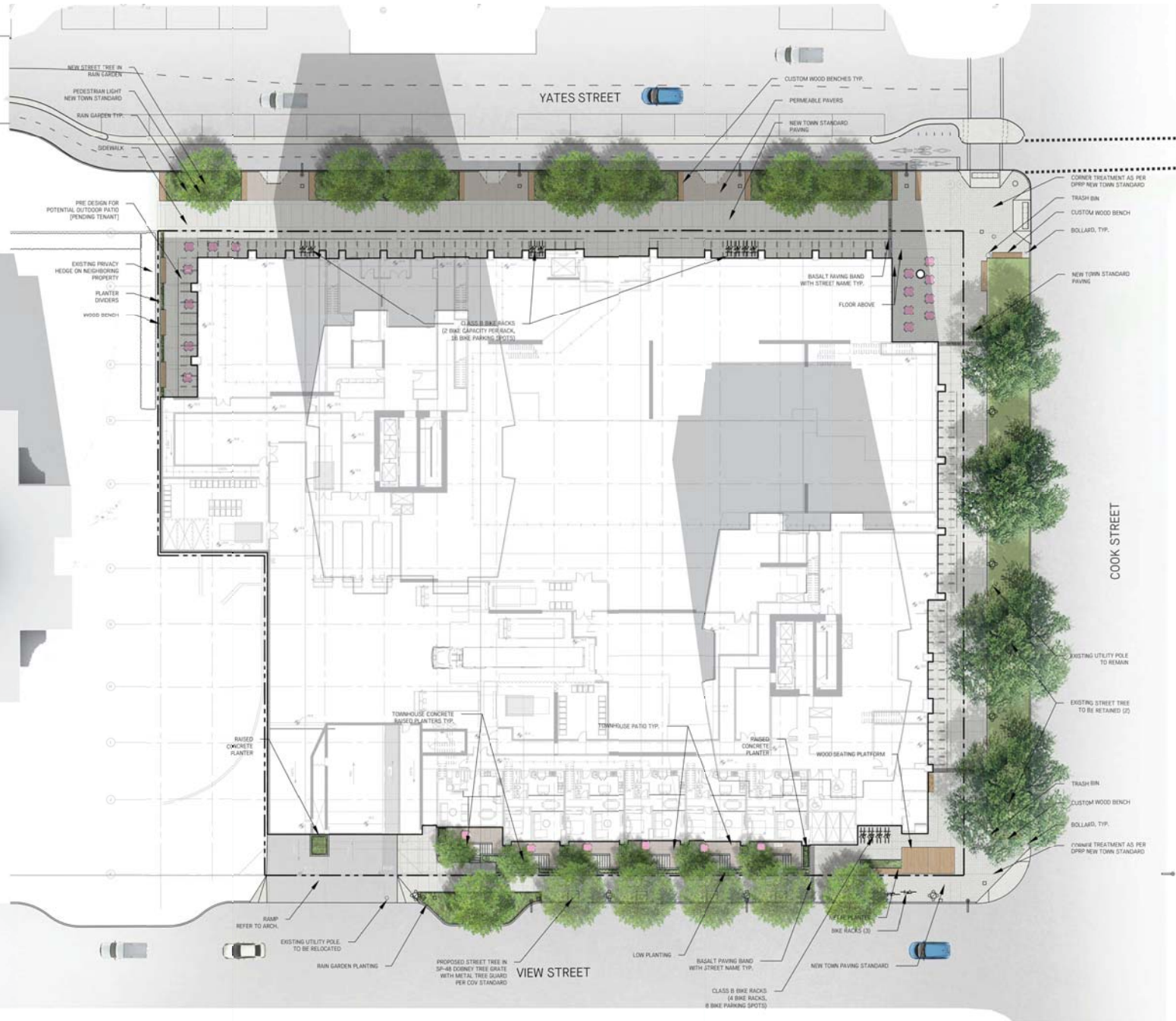
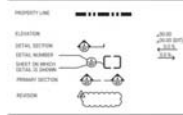
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Harris Green Village
1045 Yates Street
Victoria, BC

Tree Management Level 1

Date	May. 22/20	Drawing Number	L0.01
Project No.	1932		
Scale	1:200		
Drawn/Checked	kw qc JF		

LEGEND



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Illustrative Plan
 Level 1

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.01
Drawn/checked	kw gc JF	



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Landscape Architecture
Urban Design

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Illustrative Plan
Level 2

Date	May 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.02
Drawn/checked	kw gc JF	



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Victoria, BC

Illustrative Plan
Level 4

Date	May 22/20	Drawing Number
Project No.	1932	L1.03
Scale	1:200	
Drawn/checked	kw gc JF	



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1	Issued for DP	May 22/20

No	Description	Date
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Illustrative Plan
Level 5

Date	May 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.04
Drawn/checked	kw gc JF	

3	Issued for DP	Mar 1/21
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

No	Description	Date
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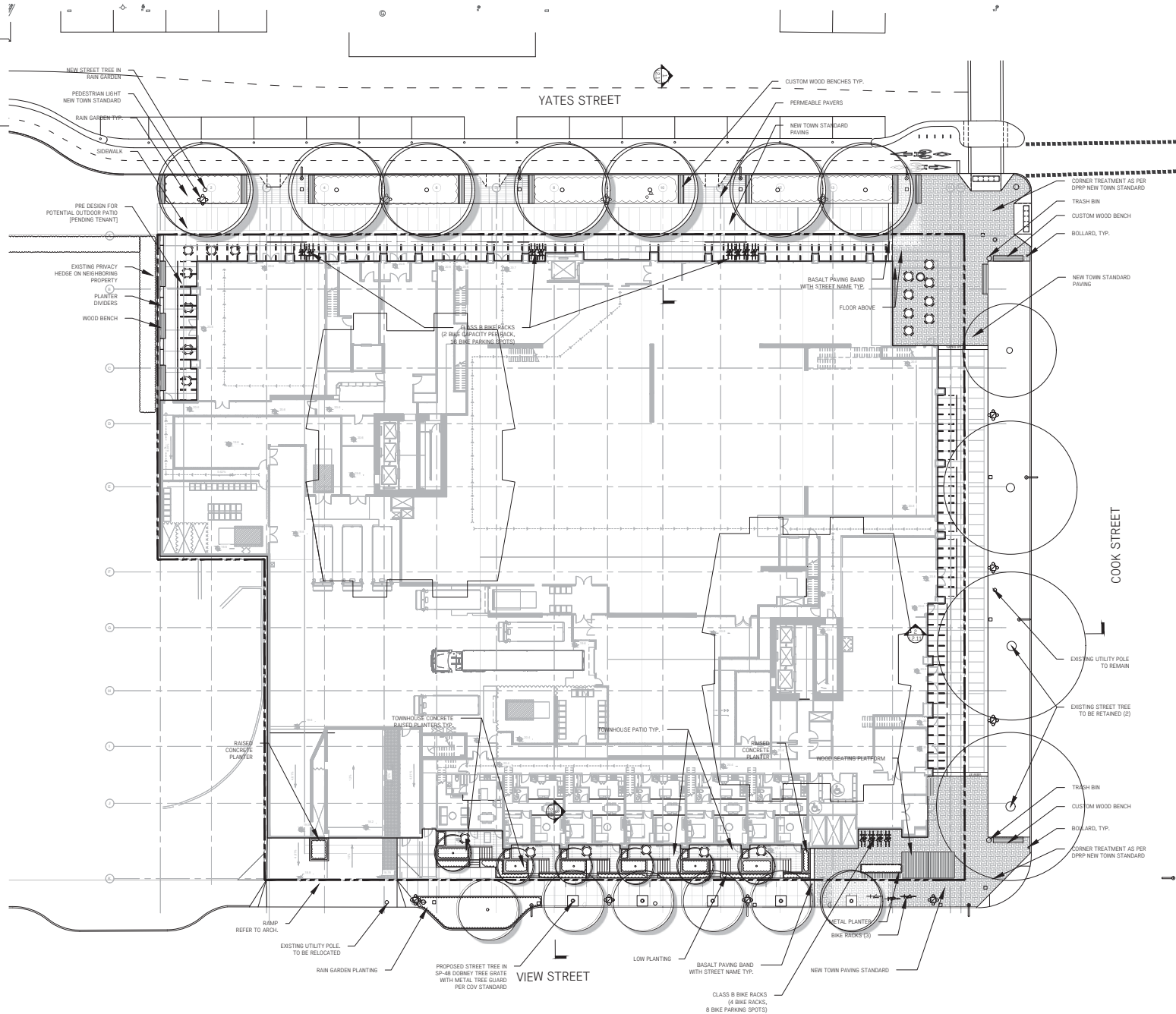
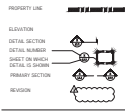
Harris Green Village
1045 Yates Street
Victoria, BC

Illustrative Plan
Level 6

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.05
Drawn/checked	kw gc JF	



LEGEND



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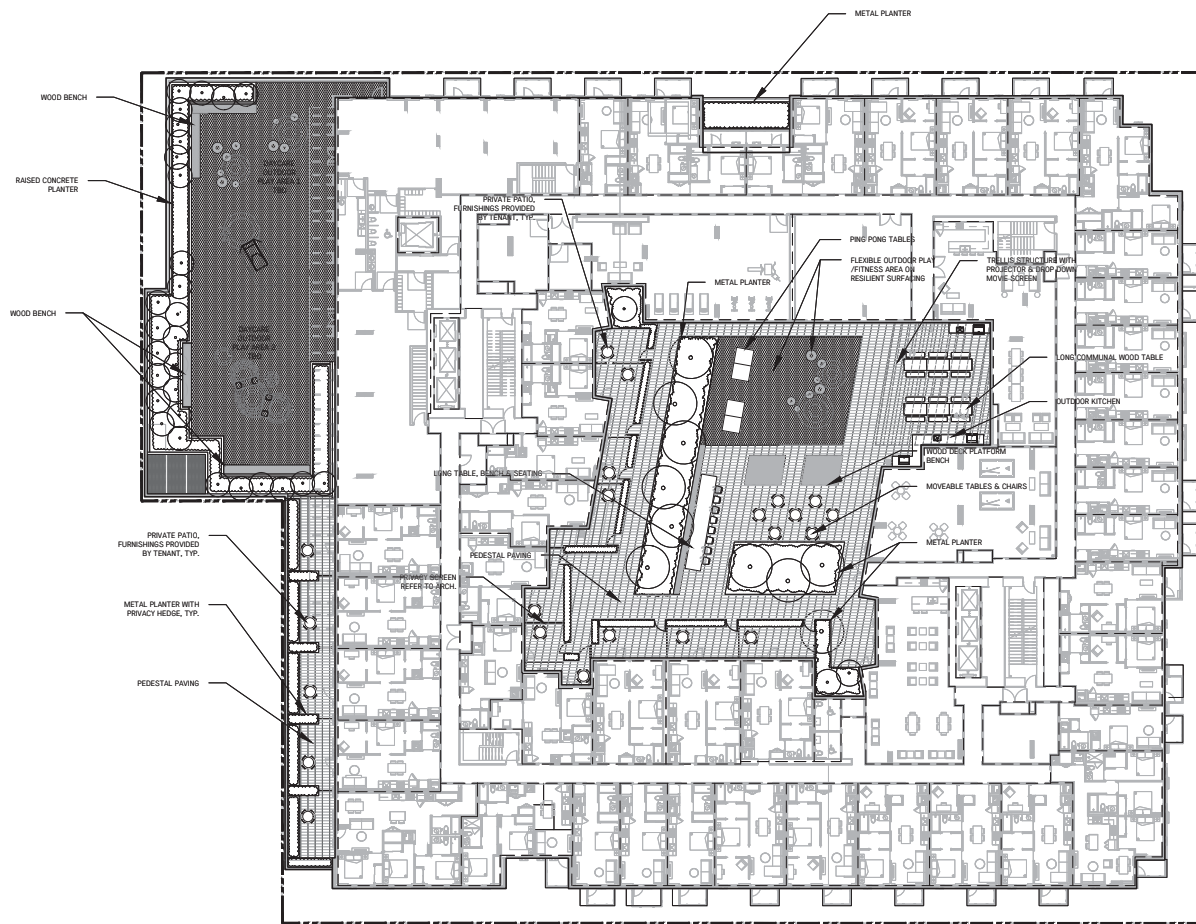
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Materials Plan
 Level 1

Date	May 22/20	Drawing Number
Project No.	1332	
Scale	1:200	L1.11
Drawn/checked	kw gc JF	



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1	Issued for DP	May 22/20

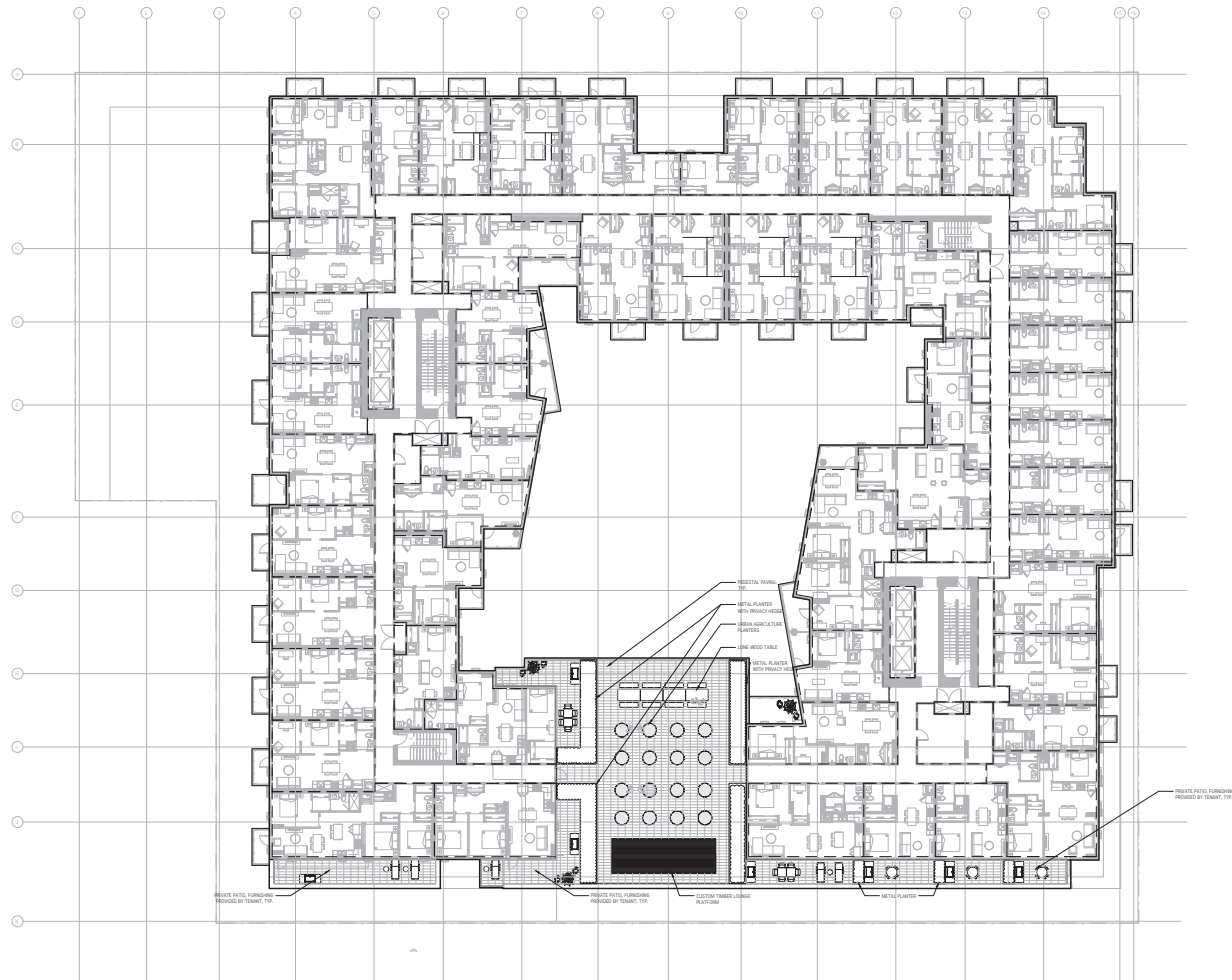
No	Description	Date
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Harris Green Village
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Materials Plan Level 2

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.12
Drawn/checked	kw gc JF	



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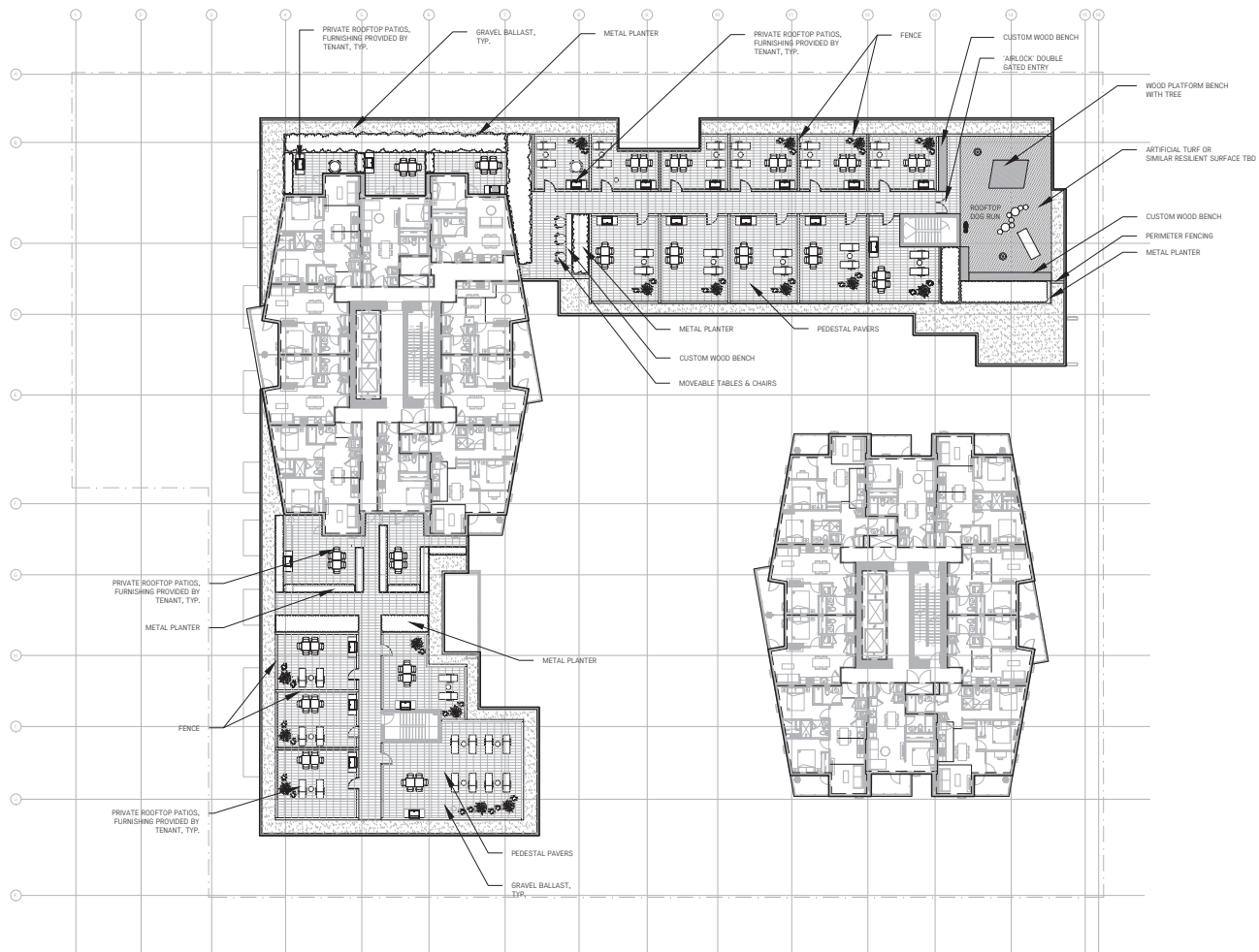
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Harris Green Village
1045 Yates Street
Victoria, BC

Materials Plan
Level 4

Date	May 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.13
Drawn/checked	kw gc JF	



3	Issued for DP	Mar 1/21
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1	Issued for DP	May 22/20

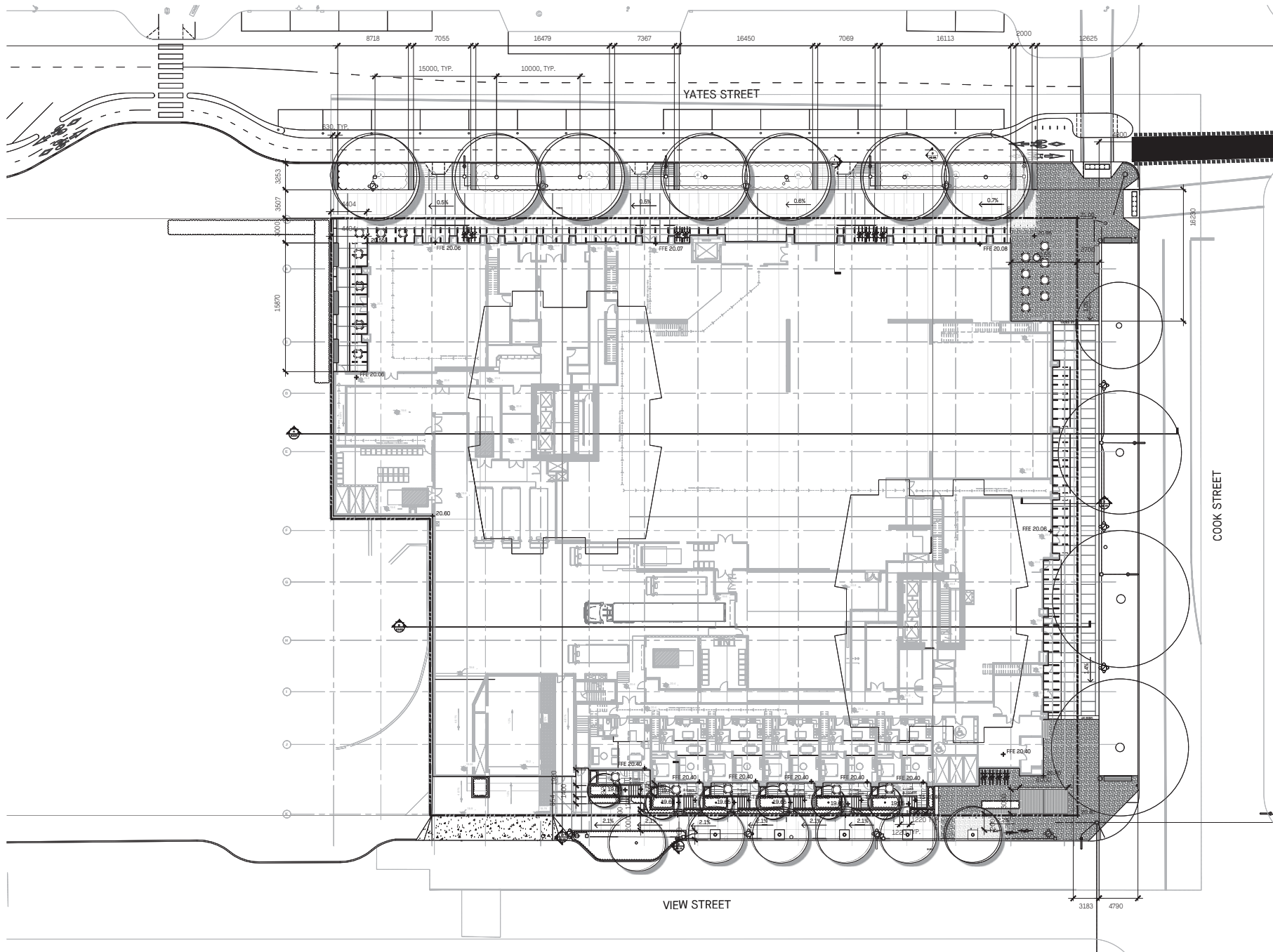
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Materials Plan
Level 6

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.15
Drawn/checked	kw gc JF	



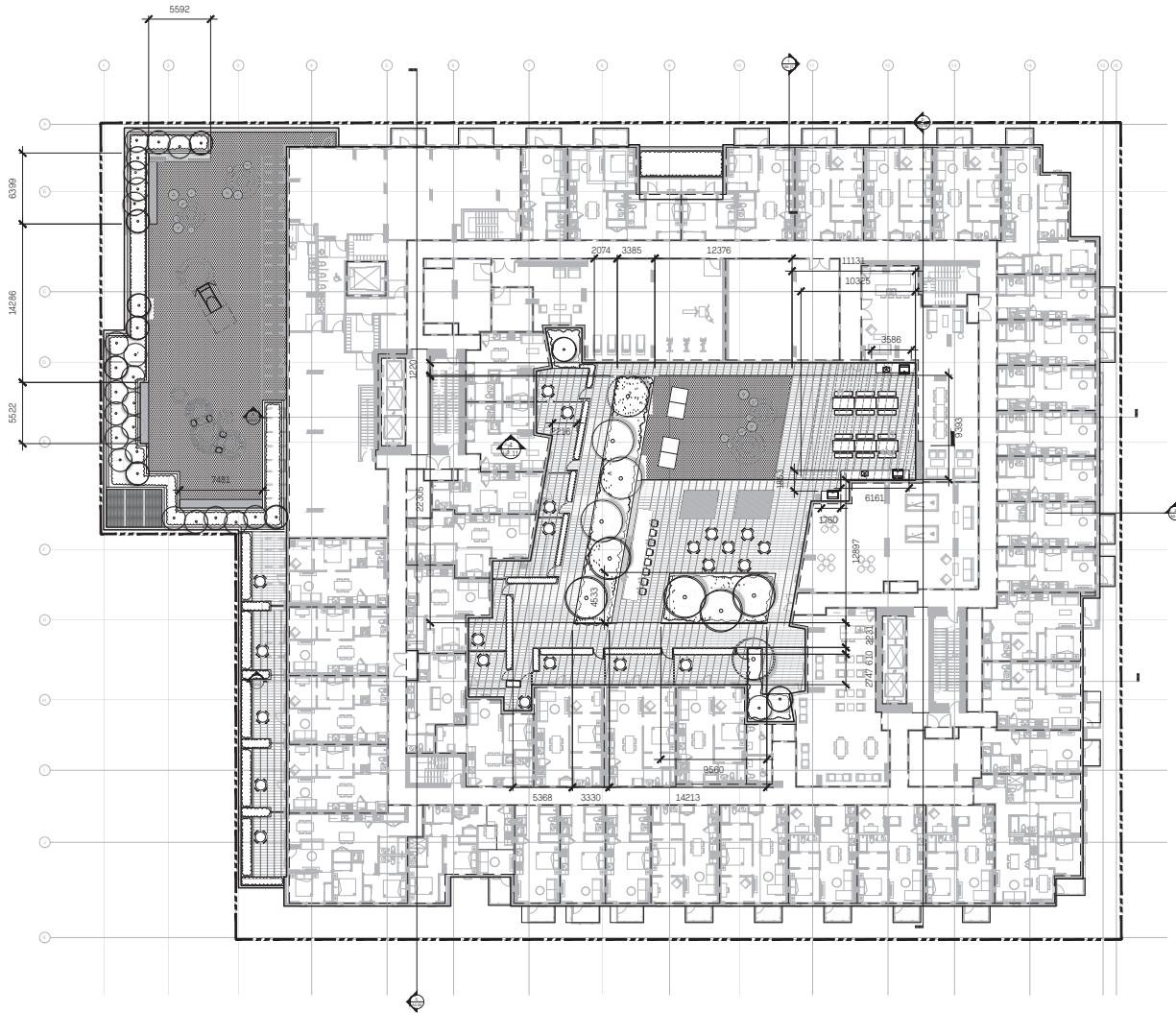
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Layout Plan
Level 1

Date	May, 22/20	Drawing Number
Project No.	1932	L1.21
Scale	1:200	
Drawn/checked	kw gc JF	



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Layout Plan
 Level 2

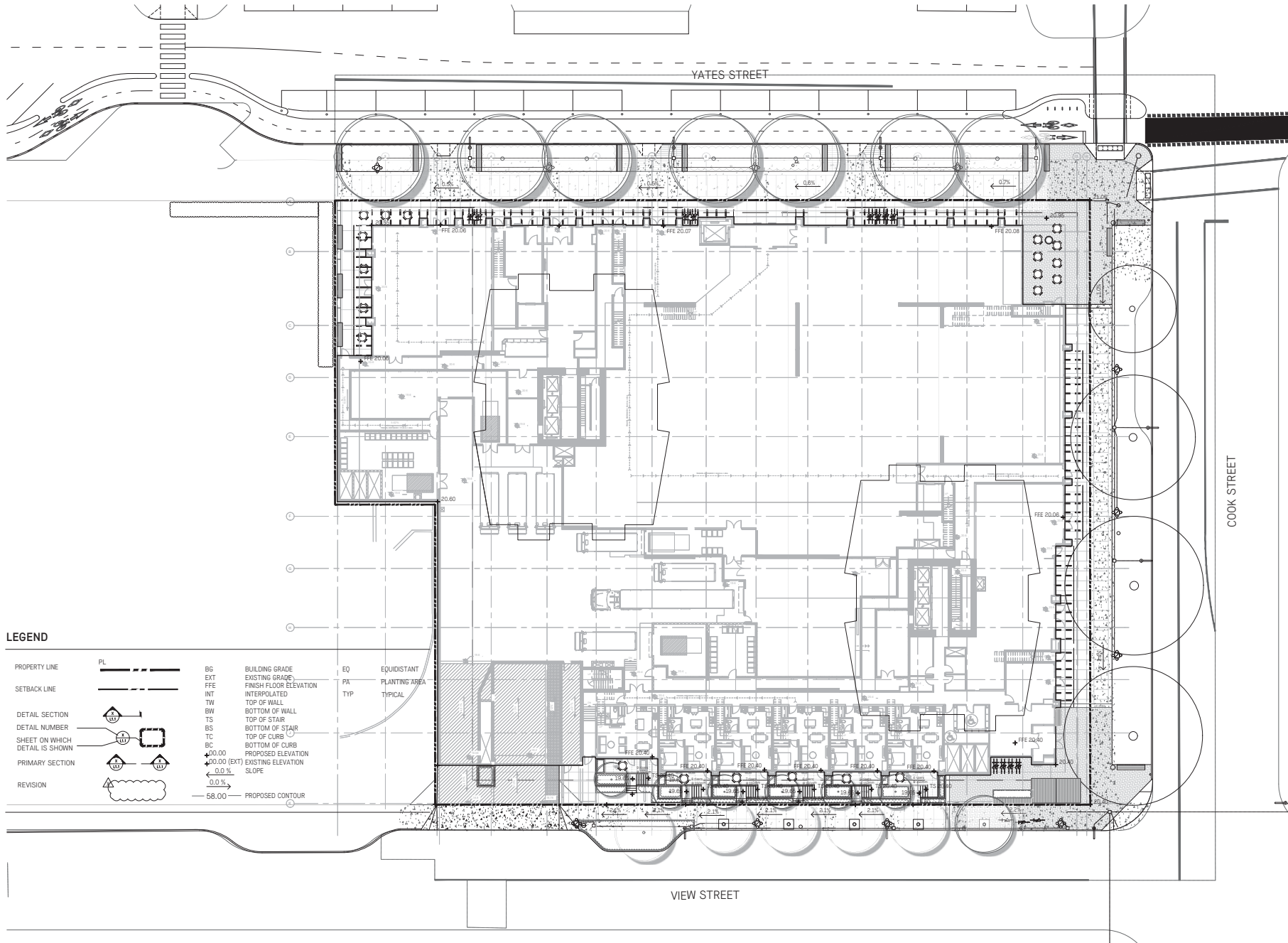
Date	May 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.22
Drawn/checked	kw gc JF	



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Layout Plan Level 4

Date	May. 22/20	Drawing Number	L1.23
Project No.	1932		
Scale	1:200		
Drawn/Checked	kw gc JF		



LEGEND

PROPERTY LINE	PL	BC	BUILDING GRADE	EQ	EQUIDISTANT
SETBACK LINE		EXT	EXISTING GRADE	PA	PLANTING AREA
		FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
DETAIL SECTION		INT	INTERPOLATED		
DETAIL NUMBER		TW	TOP OF WALL		
SHEET ON WHICH		BW	BOTTOM OF WALL		
DETAIL IS SHOWN		TS	TOP OF STAIR		
PRIMARY SECTION		BS	BOTTOM OF STAIR		
		TC	TOP OF CURB		
		BC	BOTTOM OF CURB		
		+00.00	PROPOSED ELEVATION		
		+00.00 (EXT)	EXISTING ELEVATION		
		0.0 %	SLOPE		
REVISION		0.0 %			
		58.00	PROPOSED CONTOUR		

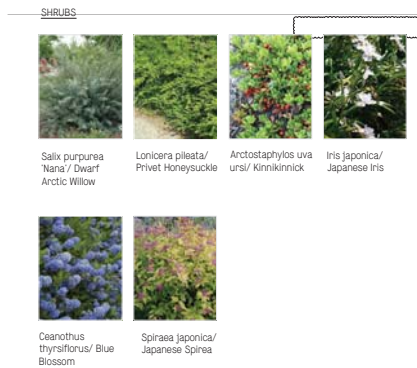
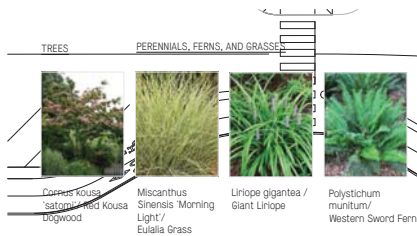
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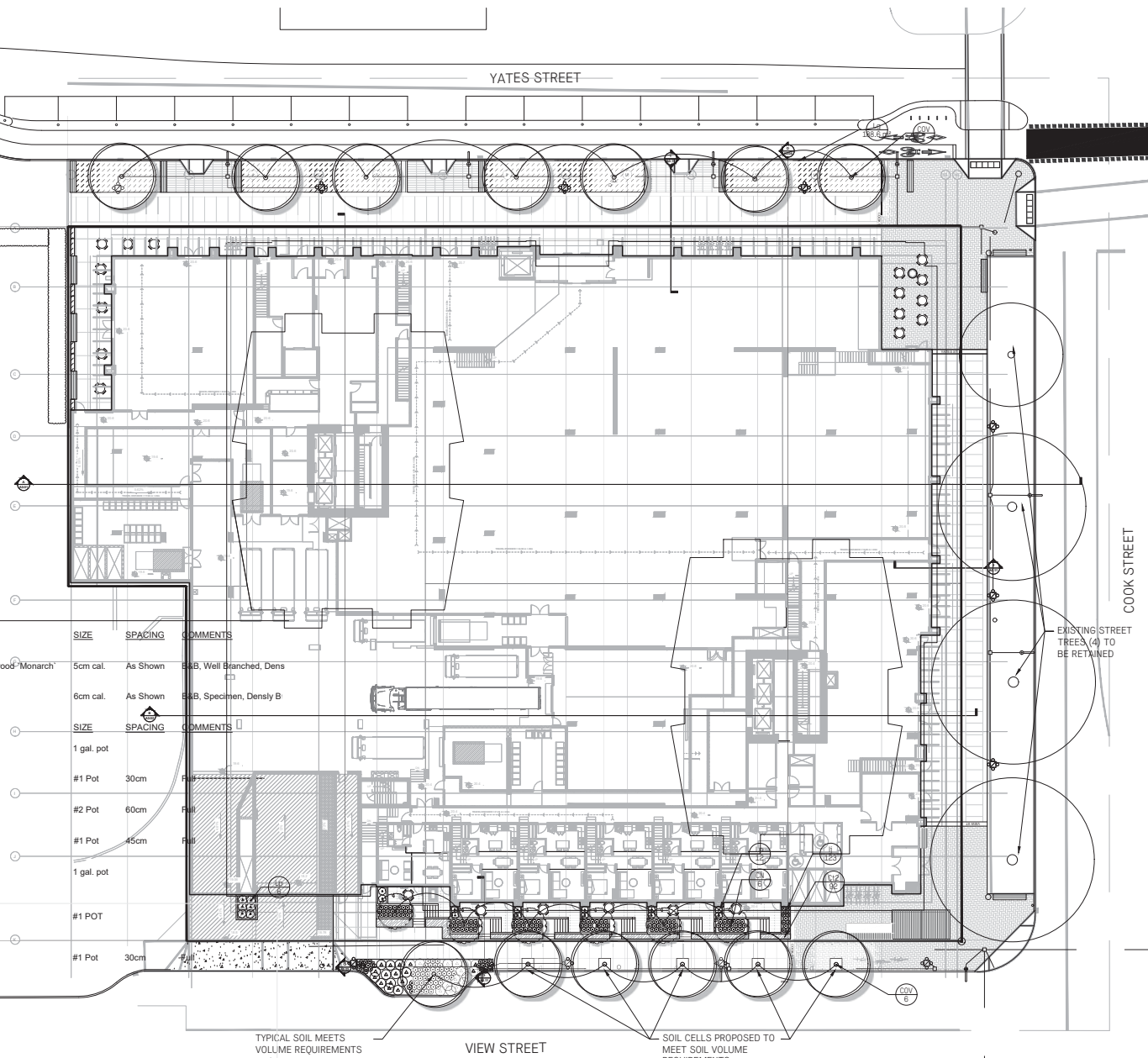
Grading Plan
 Level 1

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.31
Drawn/checked	kw gc JF	



PLANT SCHEDULE - LEVEL 1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	CN	6	Cornus nuttallii 'Monarch' / Western Flowering Dogwood 'Monarch'	5cm cal.	As Shown	S&B, Well Branched, Dens
	COV	13	Species TBD / By City of Victoria Parks	6cm cal.	As Shown	S&B, Specimen, Density B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Au	52	Arctostaphylos uva-ursi / Kinnikinnick	1 gal. pot		
	Ij	145	Iris japonica / Japanese Iris	#1 Pot	30cm	
	Lp	18	Lonicera pileata / Privet Honeysuckle	#2 Pot	60cm	
	Mm	28	Miscanthus sinensis 'Morning Light' / Eulalia Grass	#1 Pot	45cm	
	Pm	1	Polystichum munitum / Western Sword Fern	1 gal. pot		
	Ct2	92	Ceanothus thyrsiflorus / Blue Blossom	#1 POT		
	Lg	80 118	Liriope gigantea / Giant Liriope	#1 Pot	30cm	



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Harris Green Village
1045 Yates Street
Victoria, BC

Planting Plan Level 1

Date	May 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.41
Drawn/checked	kw gc JF	

PLANT SCHEDULE - LEVEL 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	2	Acer circinatum / Vine Maple	3.0m ht.	As Shown	B&B, Multi-Stemmed, Dense Tree
	AO	9	Acer palmatum 'Osakazuki' / Osakazuki Japanese Maple	3.0m ht.	As Shown	B&B, Multi-Stemmed, Dense Tree
	CN	31	Cornus nuttallii 'Monarch' / Western Flowering Dogwood 'Monarch'	5cm cal.	As Shown	B&B, Well Branched, Dense Tree

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	127	Hakonechloa macra / Japanese Forest Grass	#2 Pot	45cm	Full
	Ho	40	Helleborus orientalis / Lenten Rose	#1 Pot	30cm	Full
	Ij	128	Iris japonica / Japanese Iris	#1 Pot	30cm	Full
	Lp	177	Lonicera pileata / Privet Honeysuckle	#2 Pot	60cm	Full
	Mm	32	Miscanthus sinensis 'Morning Light' / Eulalia Grass	#1 Pot	45cm	Full
	Ra	111	Rhododendron x 'Hino-white' / White Hino Azalea	1 gal. pot		
	Tx	91	Taxus x media / Dense Yew	1 gal. pot		

VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Aq	36	Akebia quinata / Chocodale Vine	#1 Pot	30cm	Well Established
	Ce	56	Clematis armandi / Evergreen Clematis	#1 Pot	30cm	Well Established



Acer palmatum 'Osakazuki' / Japanese Maple



Acer circinatum / Vine Maple



Cornus nuttallii / Western Flowering Dogwood

HEDGE



Taxus x media / Yew

SHRUBS



Iris japonica / Japanese Iris



Lonicera pileata / Privet Honeysuckle



Ceanothus thyrsiflorus / Blue Blossom



Rhododendron x 'Hino-white' / White Hino Azalea

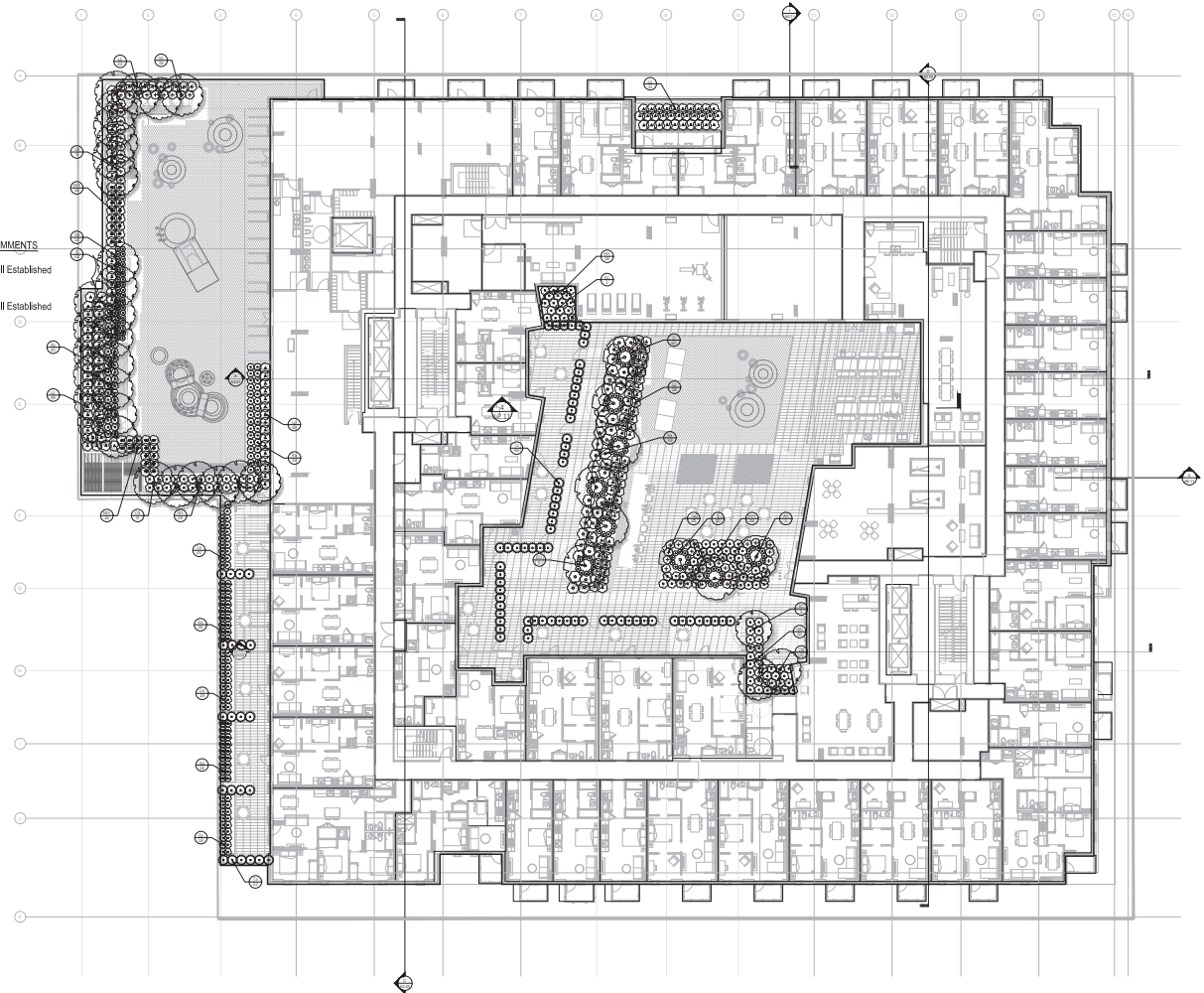
PERENNIALS, FERNS, GRASSES & GROUNDCOVERS



Hakonechloa macra / Japanese Forest Grass



Helleborus orientalis / Lenten Rose



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1	Issued for DP	May 22/20

No.	Description	Date
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Harris Green Village
1045 Yates Street
Victoria, BC

Planting Plan
Level 2

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.42
Drawn/checked	kw gc JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
-------	------	-----	-------------------------	------	---------	----------

AC	4	Acer circinatum / Vine Maple	2.4m ht	As Shown		
CN	10	Cornus nuttallii / Western Flowering Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
--------	------	-----	-------------------------	------	---------	----------

Hm	33	Hakonechloa macrochaeta / Japanese Forest Grass	1 gal. pot	30cm		
Lp	44	Lonicera pileata / Privet Honeysuckle	1 gal. pot			
Ra	32	Rhododendron x 'Hino-white' / White Hino Azalea	1 gal. pot			
Td2	14	Taxus x media / Dense Yew	1 gal. pot			

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
-------------	------	-----	-------------------------	------	---------	----------

Fc	224	Fragaria chiloensis / Beach Strawberry	#1 Pot	30cm	Full	
----	-----	--	--------	------	------	--

TREES



Acer circinatum /
Vine Maple



Cornus nuttallii /
Western Flowering
Dogwood

HEDGE



Taxus x media /
Yew



Rhododendron x
'Hino-white' / White
Hino Azalea



Lonicera pileata /
Privet Honeysuckle

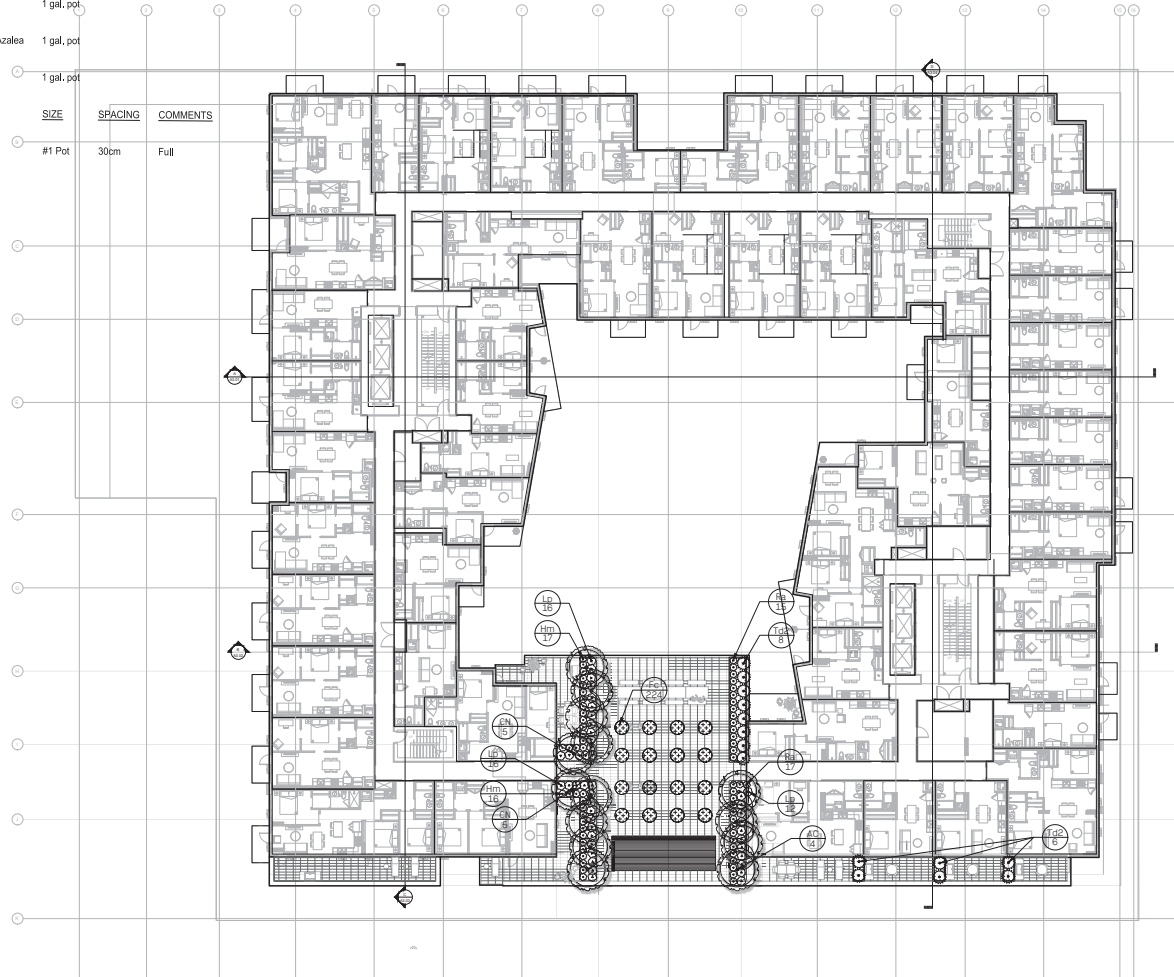
PERENNIALS, FERNS, GRASSES & GROUNDCOVERS



Fragaria
chiloensis / Beach
Strawberry



Hakonechloa
macrochaeta / Japanese
Forest Grass



3	Issued for DP	Mar 1/21
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

No	Description	Date
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Harris Green Village
1045 Yates Street
Victoria, BC

Planting Plan
Level 4

Date	May 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.43
Drawn/checked	kw gc JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	6	Acer circinatum / Vine Maple	2,4m ht	As Shown	
	CN	2	Cornus nuttallii / Western Flowering Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	13	Hakonechloa macro / Japanese Forest Grass	1 gal. pot	30cm	
	Ra	15	Rhododendron x 'Hino-white' / White Hino Azalea	1 gal. pot		
	Td2	25	Taxus x media / Dense Yew	1 gal. pot		

TREES



Acer circinatum/
Vine Maple



Cornus nuttallii/
Western Flowering
Dogwood

HEDGE



Taxus x media/
Yew



Rhododendron x
'Hino-white' / White
Hino Azalea



Lonicera pileata/
Privet Honeysuckle

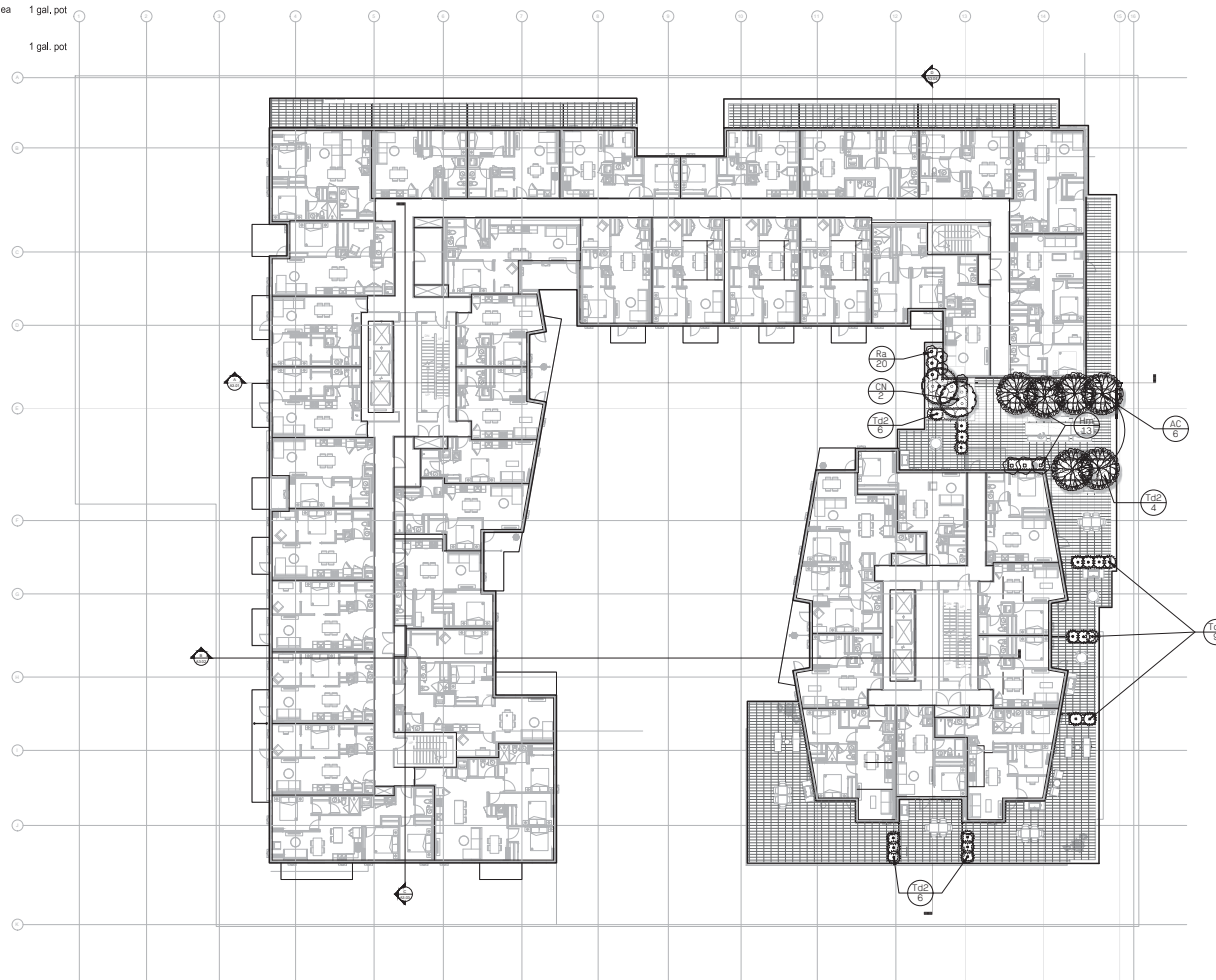
PERENNIALS, FERNS, GRASSES & GROUNDCOVERS



Fragaria
chiloensis/ Beach
Strawberry



Hakonechloa
macro / Japanese
Forest Grass



3	Issued for DP	Mar 1/21
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

No	Description	Date
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Harris Green Village
1045 Yates Street
Victoria, BC

Planting Plan
Level 5

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.44
Drawn/checked	kw gc JF	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AO	1	Acer palmatum 'Osakazuki' / Osakazuki Japanese Maple	2.4m ht.	As Shown	
	CN	11	Cornus nuttallii / Western Flowering Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree
	NT	10	Nyssa sylvatica 'Haymanred' / Sour Gum	6cm cal.	As Shown	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Hm	48	Hakonechloa macra / Japanese Forest Grass	1 gal. pot	30cm	
	Lp	27	Lonicera pileata / Privet Honeysuckle	1 gal. pot		
	Td2	42	Taxus x media / Dense Yew	1 gal. pot		

TREES



Acer palmatum 'Osakazuki' / Japanese Maple



Cornus nuttallii / Western Flowering Dogwood



Nyssa sylvatica 'Haymanred' / Sour Gum

HEDGE



Taxus x media / Yew

SHRUB

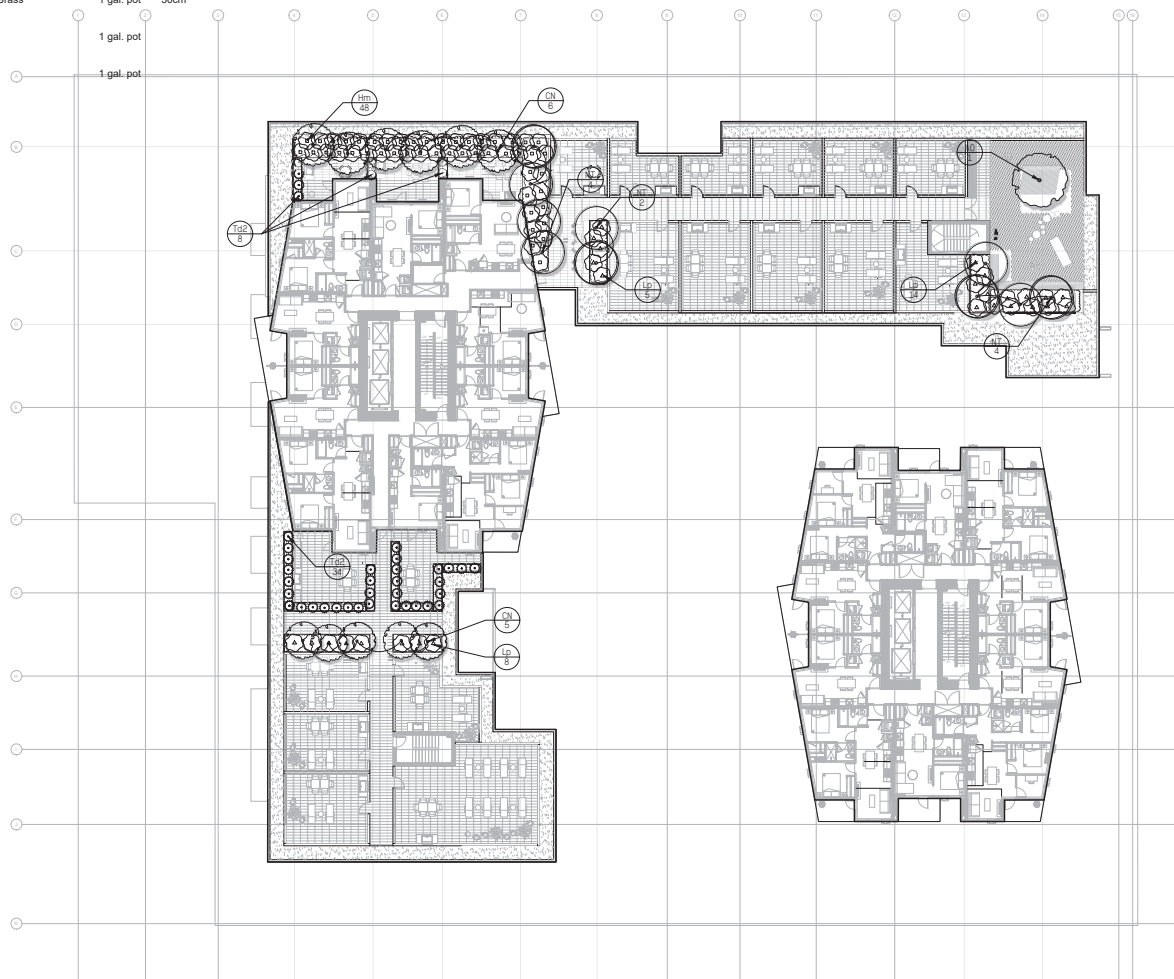


Lonicera pileata / Privet Honeysuckle

FERNS, GRASSES & GROUNDCOVERS



Hakonechloa macra / Japanese Forest Grass



3	Issued for DP	Mar 1/21
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

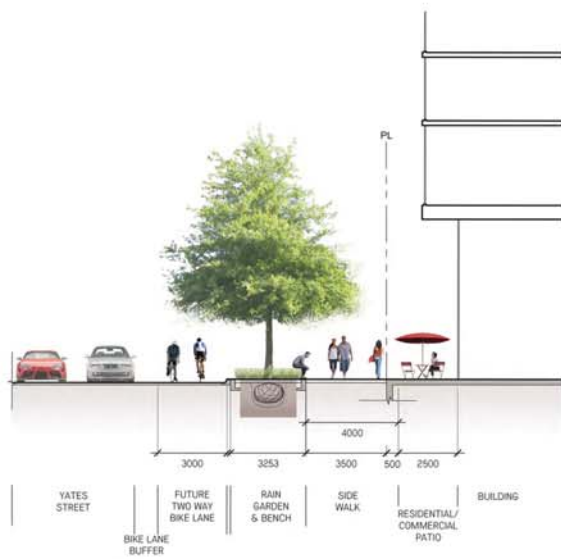
No.	Description	Date
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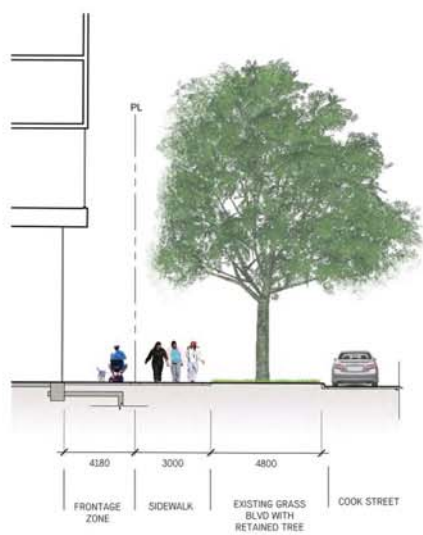
Harris Green Village
 1045 Yates Street
 Victoria, BC

Planting Plan
 Level 6

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:200	L1.45
Drawn/checked	kw gc JF	



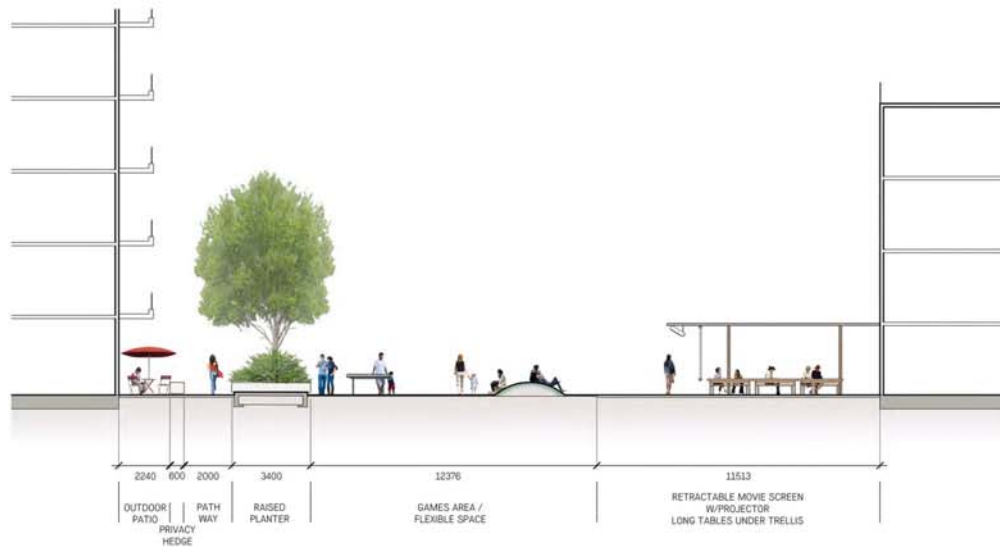
1
1.2.11
YATES STREET
1:100



2
1.2.11
COOK STREET
1:100



3
1.2.11
VIEW STREET
1:100



4
1.2.11
LEVEL 2 AMENITY
1:100

Information on this Record Drawing regarding the location of landscape architectural features is based on the RCD, drawings, Change Orders and Site Instructions issued after the issuance of the RCD drawings, and any information provided by the Contractor. This drawing is intended for general guidance only; no guarantee is given of its accuracy.

1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20
Rev.	Description	Date

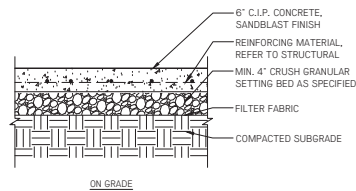
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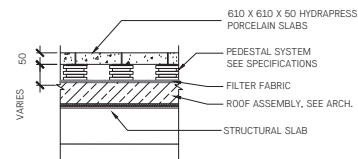
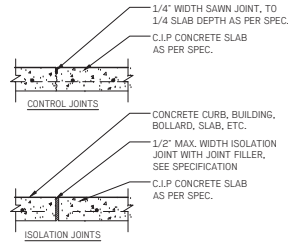
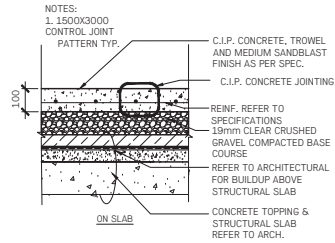
Sections
Ground Level & Level 2

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	1:100	L2.11
Drawn/checked	kw [gc] JF	

- NOTES:
1. REFER TO SPECIFICATION FOR GENERAL CONDITIONS;
 2. CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH;
 3. CUT JOINTS BEFORE RANDOM CRACKING OCCURS.

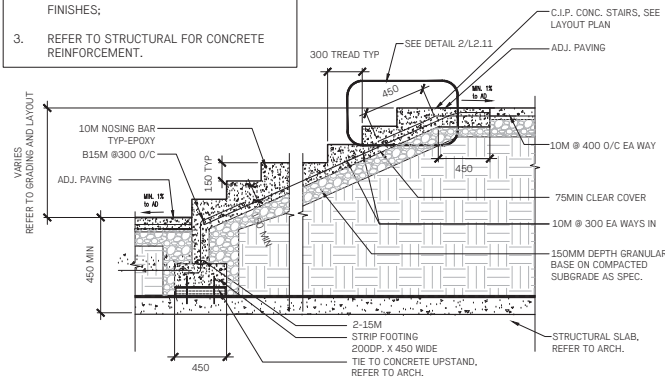


1 C.I.P. CONCRETE, TYP.
1:10

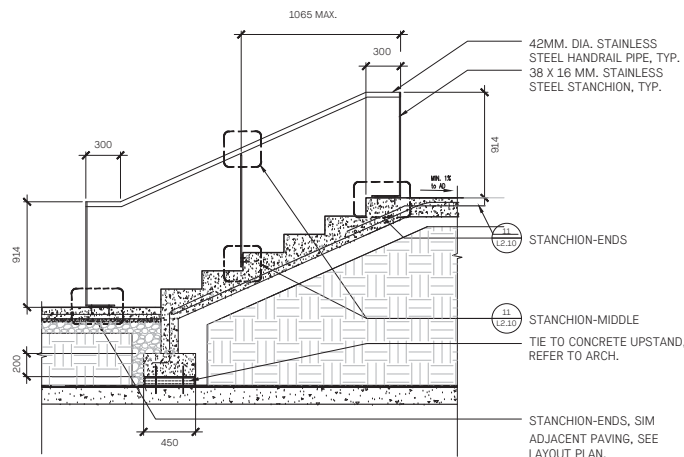


2 PAVING ON PEDESTALS
1:10

- NOTES:
1. REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS;
 2. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES;
 3. REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.



3 C.I.P. CONCRETE STAIRS, TYP.
1:20



4 HANDRAIL, TYP.
1:20

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No.	Description	Date
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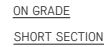
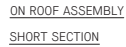
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Harris Green Village
1045 Yates Street
Victoria, BC

Details
Paving

Date	May, 22/20	Drawing Number
Project No.	1932	
Scale	As Shown	
Drawn/Checked	kw gc JF	

L3.11





L2.12 NTS



L2.11 M



NT:



NTS

3	Issued for DP	Mar 1/20
1	Issued for DP	Nov 6/20
1	Issued for DP	May 22/20

No.	Description	Date
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No.	Description	Date
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No.	Description	Date
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Harris Green Village

1045 Yates Street
Alhambra, CA

Victoria, BC

Details

Details

Planting

Planting

Date **May. 22/20** Drawing Number

Project No. 1932 12 12

Scale As Shown **L3.13**

Drawn/Checked kw | gc | JF

