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Victoria, BC V8T 5K2
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Victoria, BC V8Z 3P6
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Victoria, BC V8Z 0B9
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Victoria, BC V8W 2G4
Erica Mak
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Introba
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Victoria, BC V8W 2G4
Shayne Knox
tel: 250-418-1288

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WATT Consulating Group
#302 - 740 Hillside Ave.
Victoria, BC V8T 1Z4
Tim Shah
tel: 250-388-9877

List of Drawings

Architectural

DAU Studio
2960 Jutland Rd.
Victoria, BC V8T 5K2

A0.00 Cover Sheet
A1.0 Project Data & Context Aerial Photo
A1.1 Project Development & Alternative Massing
A1.2 Rendered Views
A1.3 Context Elevations
A1.4 Solar Studies
A1.5 Public Realm Shadow Impact Study
A2.1 Site Plan and Project Data
A2.2 Level P3 Plan
A2.3 Level P2 Plan
A2.4 Level P1 Plan
A2.5 Level 1 Ground Floor Plan
A2.6 Level 2 Floor Plan
A2.7 Level 3 Floor Plan
A2.8 Level 4 Floor Plan
A2.9 Level 5 Floor Plan
A2.10 Level 6 Floor Plan
A2.10a Levels 7-19 Floor Plans
A2.11 Penthouse Floor Plan
A2.12 Roof Plan
A3.1 West Building Elevation
A3.2 West Building Elevation
A3.3 West Building Elevation
A3.4 West Building Elevation
A3.5 East Building Elevations
A4.1 Building Sections & Ramp Section
A4.2 Building Sections

Landscape

MDI Landscape Architecture Inc.
3388A Tennyson Ave.
Victoria, BC V8Z 3P6

L0.00 Cover
L0.01 General Information Sheet
L0.02 Tree Replacement
L0.03 Stormwater Management
L1.01 Landscape Materials - L1
L1.02 Landscape Materials - L2 & L3
L1.03 Landscape Materials - L4
L2.01 Landscape Grading and Drainage
L3.01 Planting - L1
L3.02 Planting - L2 & L3
L3.03 Planting - L4

Civil

WSP
#301 - 3600 Uptown Blvd.
Victoria, BC V8Z 0B9

C001 Site Plan & General Notes
C002 Demolition Plan
C003 Surface Works
C004 Hydrant Locations

DAUSTUDIO

architecture + urbanism

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Victoria BC Canada V8T 5K2

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1101 Yates Mixed-Use Development

1101 Yates Street, Victoria BC

CITY OF VICTORIA
Revisions
Received Date: November 26, 2025

Resubmitted for Rezoning & Development Permit
November 20, 2025

Project Information Summary		
	m2	sq.ft.
Site area	4,152	44,692
CRU / restaurant area (L1)	234	2,519
Residential Lobbies (L1)	117	1,259
Childcare floor area (L1)	400	4,306
Office Lobby (L1)	170	1,830
Meeting Facility (L1)	783	8,428
Circulation & service space (L1)	361	3,886
Office floor area (L2-3)	3,100	33,368
Residential floor area (L2-19)	11,887	127,951
Circulation & service space (L2-PH)	2,628	28,288
Total floor area	19,900	214,202
Floor Space Ratio	**4.79**	
Total number of residential units	175	
Number of storeys	19 & 5	
Total bylaw parking count	233	
Total parking provided*	192	
Proposed parking variance	41	
Total long term bicycle parking	261	
Total short term bicycle parking	52	

Note: Refer to Parking & TDM Study by Watt Consulating Group for information on the parking variance rationale.

Floor Area - WEST BUILDING

Level	Commercial* (m2)	Residential (m2)	Serv./Circ.** (m2)	Total Floor Area (m2)
1	1,273	-	289	1,563
Mezz	-	-	146	146
2	1,542	-	183	1,725
3	1,558	-	84	1,642
4	-	549	193	742
5	-	626	110	736
6	-	626	110	736
7	-	626	110	736
8	-	626	110	736
9	-	626	110	736
10	-	626	110	736
11	-	626	110	736
12	-	626	110	736
13	-	626	110	736
14	-	626	110	736
15	-	626	110	736
16	-	626	110	736
17	-	626	110	736
18	-	626	110	736
19	-	626	110	736
Penthouse	-	-	180	180
Subtotal	4,373	9,942	2,730	
Total Floor Area				**17,045**

*Includes L1 Office/Meeting Facility Lobby & L2 Elevator Lobby

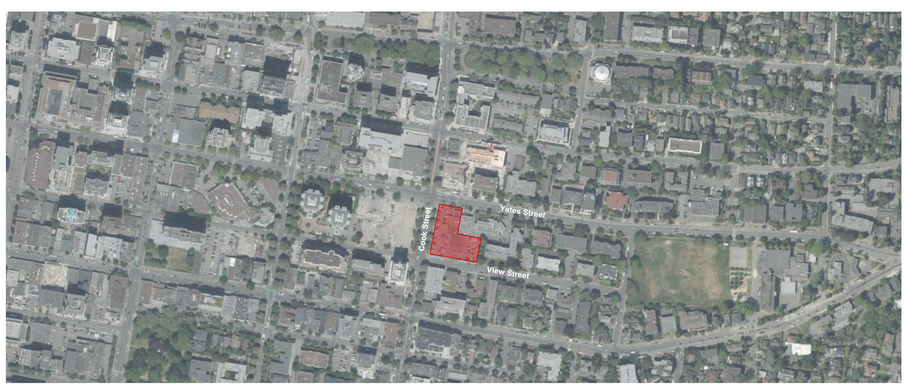
**Includes L2 Elevator Lobby & L4 Amenity Space

Floor Area - EAST BUILDING

Level	Commercial (m2)	Residential (m2)	Serv./Circ. (m2)	Total Floor Area (m2)
1	411	-	72	483
2	-	409	86	495
3	-	409	86	495
4	-	409	86	495
5	-	409	86	495
6	-	309	84	393
Subtotal	411	1,945	499	
Total Floor Area				**2,854**

Floor Space Ratio - EAST & WEST BUILDINGS

Total Residential Area (m2)	11,887
Total Commercial Area (m2)	4,784
Total Serv./Circ. Area (m2)	3,229
Total Floor Area (m2)	**19,900**
Site Area (m2)	4,152
F.S.R.	**4.79**



Context Aerial Photo

Bylaw Parking Requirements (Schedule C)

	Vehicle Parking Rate (m2 per stall)	Vehicle Stalls Req'd	Long Term Bikes Rate (m2 per stall)	Long Term Stalls	Short Term Rate (m2 per stall)	Short Term Bikes
CRU / Restaurant Stalls*	40	5.9	400	1	100	2
CRU /Patio Stalls*	40	2.4	400	0	100	1
Childcare Stalls	100	4.0	700	1	200	2
L1 Office Lobby Stalls	70	2.4	150	1	400	0
Meeting Facility Stalls*	30	26.1	n/a	n/a	200	4
Office Stalls	70	44.3	150	21	400	8
Total Commercial Stalls - Bylaw		**85**		**24**		**17**
Total Commercial Stalls - Provided*		**67**		**24**		**30**
West Residential Stalls	Units <45m2 @ 0.5	6.5	Units <45m2 @ 1.0	16.0	All units @ 0.1	14.3
	Units >45m2 @ 0.6	22.8	Units >45m2 @ 1.25	158.8	6 minimum	
	Units >70m2 @1.0	63.0				
	Subtotal:	92.3	Subtotal:	175	Subtotal:	14.3
East Residential Stalls	Units <45m2 @ 0.5	0.0	Units >45m2 @ 1.25	40.0	All units @ 0.1	3.2
	Units >45m2 @ 0.6	14.4			6 minimum	
	Units >70m2 @1.0	2.0				
	Subtotal:	16.4	Subtotal:	40	Subtotal:	6.0
West Residential Affordable Stalls	Units <45m2 @ 0.2	0.6				
	Units >45m2 @ 0.5	5.0				
	Units >70m2 @0.75	12.0				
	Subtotal:	17.6				
East Residential Affordable Stalls	Units <45m2 @ 0.2	0.0				
	Units >45m2 @ 0.5	3.0				
	Units >70m2 @0.75	0.0				
	Subtotal:	3.0				
Residential Visitor Stalls	All units @ 0.1	18				
Total Residential - Bylaw		**148**		**215**		**20**
Total Residential - Provided*		**125**		**237**		**22**
TOTAL STALLS - Bylaw		**233**		**239**		**37**
EXPECTED PARKING DEMAND*		**192**				
TOTAL STALLS - Provided*		**192**		**261**		**52**

*Refer to Parking & TDM Study prepared by Watt Consulting Group.

Accessible Parking Stalls (Schedule C)

	Rate	Car Stalls	Van Stalls
General Car Accessible Stalls	1 per 25 stalls	8.6	
Visitor Car Accessible Stalls	0 per 6-25 stalls	0.0	
General Van Accessible Stalls	2 of required		2*
Visitor Van Accessible Stalls	1 per 6-25 stalls		1
TOTAL ACCESSIBLE STALLS		**10**	

* Included in required accessible stalls.

Residential Units - WEST BUILDING
One 1BR and one 2BR unit per floor are accessible (20%)

	STUDIO < 45m2	1BR > 45m2	1BR+DEN > 45m2	2BR > 70m2	3BR > 70m2
Level					
4	1	2	1	2	2
5	1	2	1	3	2
6	1	2	1	3	2
7	1	2	1	3	2
8	1	2	1	3	2
9	1	2	1	3	2
10	1	2	1	3	2
11	1	2	1	3	2
12	1	2	1	3	2
13	1	2	1	3	2
14	1	2	1	3	2
15	1	2	1	3	2
16	1	2	1	3	2
17	1	2	1	3	2
18	1	2	1	3	2
19	1	2	1	3	2
Subtotal	16	32	16	47	32
	11%	22%	11%	33%	22%
Total Units					**143**

Residential Units - EAST BUILDING
Two 1BR units L2-L5 are accessible (20%)

	1BR > 45m2	2BR > 45m2	2BR > 70m2	3BR > 70m2
Level				
2	6	1	0	0
3	6	1	0	0
4	6	1	0	0
5	6	1	0	0
6	2	0	1	1
Subtotal	26	4	1	1
	81%	13%	3%	3%
Total Units				**32**

TOTAL UNITS: 175

STUDIO	1BR	1BR+DEN	2BR	3BR
16	58	16	52	33
9%	33%	9%	30%	19%

West Building Affordable Units

Area (m2)	No. Units
<45	3
>45	10
>70	16

West Building Affordable Units:
Studio: 506-W, 706-W, 1006-W,
1-BDR: 404-W*, 409-W, 609-W, 709-W, 809-W, 909-W, 1104-W*
1-BDR + Den: 501-W, 601-W, 701-W
2-BDR: 503-W, 603-W, 703-W, 805-W*, 808-W, 903-W, 905-W*, 1003-W, 1103-W
2-BDR + Den: 407-W, 507-W, 607-W
3-BDR: 402-W, 802-W, 902-W, 1002-W

East Building Affordable Units

Area (m2)	No. Units
<45	0
>45	6
>70	0

East Building Affordable Units:
1-BDR: 207-E*, 301-E*, 303-E, 403-E, 405-E
2-BDR: 202-E

* Denotes accessible homes

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REGISTERED ARCHITECT JESSICA R. SANGSTER BRITISH COLUMBIA
2025-11-21

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4	RZ/DP Resubmission	25.11.20
3	Rezoning & Development Permit - ADP	25.10.02
2	Rezoning & Development Permit	25.08.05
1	Development Tracker	25.06.24

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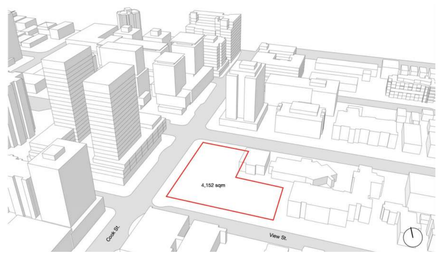
project name
1101 Yates St.
Victoria, BC

sheet title
Project Data
Aerial Context Photo

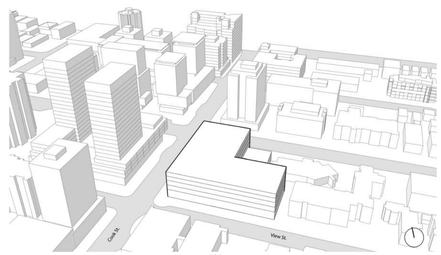
project no. 2441
drawing file 2441 - 1101 Yates - 250923
scale
drawn by JH
date issued November 20, 2025
sheet no. A1.0

Development of the Design Concept:



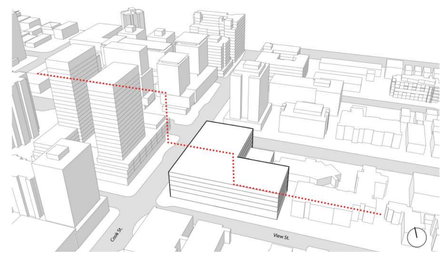


1 Site extent and area

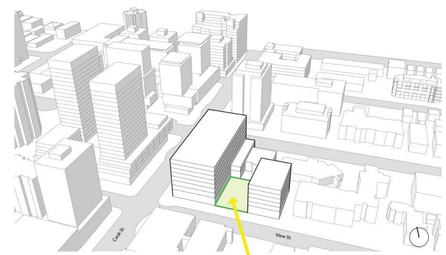


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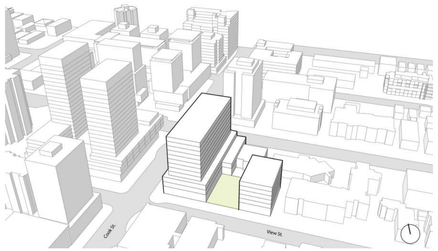
2 Simple illustration of the site at 6 storeys



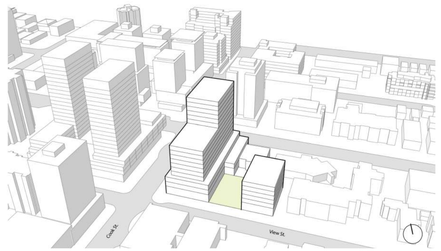
3 At the edge of downtown, building heights transition to the neighbourhood scale



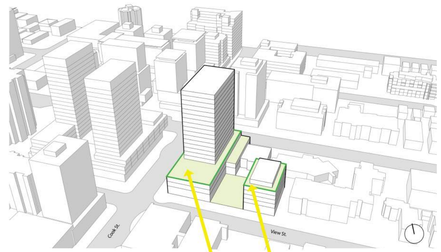
4 Divided into two buildings, an open green space is created



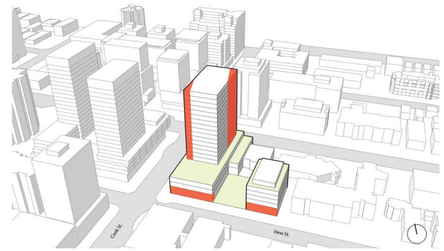
5 The tower building on Cook Street steps to create a podium and street walls



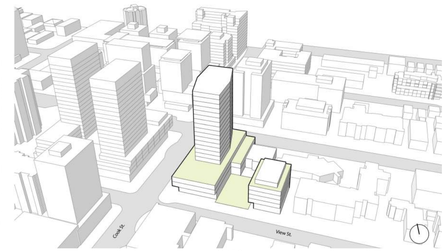
6 The tower steps to place more height at the main corner of Yates and Cook Streets



7 The tower footprint is reduced in bulk to create a landscaped roof deck for residents



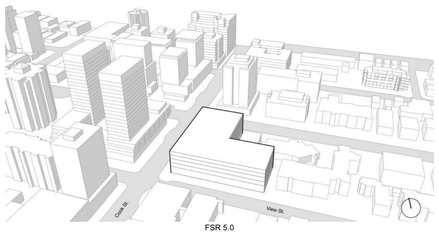
8 Refinements to the building form expand the ground floor public space and reduce tower shade impacts



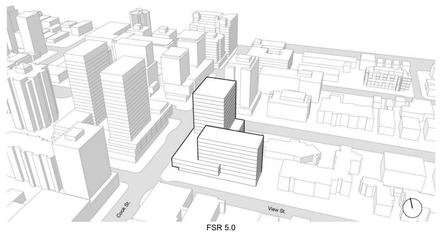
FSR 5.0

9 The proposed concept design

Alternative Massing Comparison

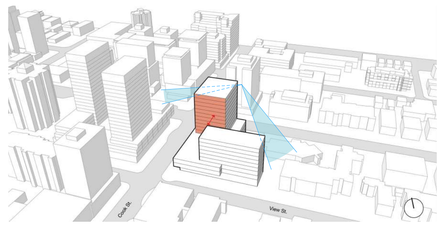


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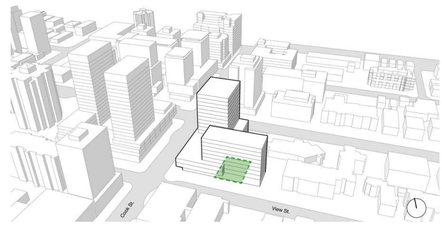


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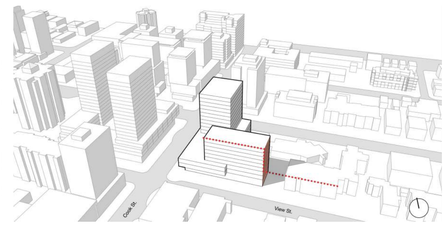
Floor area divided between two towers: 14 storeys at Cook & Yates, 9 storeys at View



Limited space for clearance between the two towers. High-rise tower on View significantly blocks Southward views from the Nest Building



No green space for Childcare



Abrupt transition to the existing (3 storeys) and anticipated long-term (6 storeys) residential neighbourhood

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JESSICA R. SANASTY
BRITISH COLUMBIA

2025-11-21

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project name

1101 Yates St.

Victoria, BC

sheet title

Concept Development Massing Comparison

project no. 2441

drawing file 2441 - 1101 Yates - 250923

scale

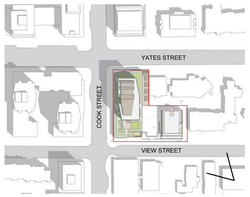
drawn by JH

date issued November 20, 2025

sheet no. A1.1

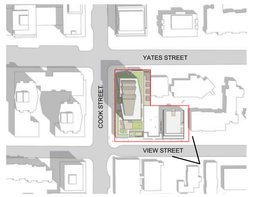


Rendered aerial from southeast



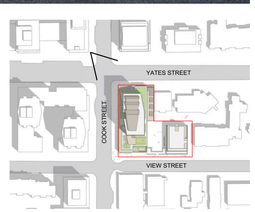


Rendered aerial from southeast



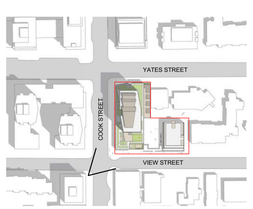


Rendered from corner of Yates and Cook





Rendered from corner of View and Cook



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BRITISH COLUMBIA

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project name

1101 Yates St.

Victoria, BC

sheet title

Rendered Context Views

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	
drawn by	JH
date issued	November 20, 2025
sheet no.	A1.2



1 View Street Context Elevation
Scale: 1:500



2 Cook Street Context Elevation
Scale: 1:500



3 Yates Street Context Elevation
Scale: 1:500

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4. Illustrations of anticipated building forms for developments at 1045 and 1050 Yates Street are based upon available information.

rev no	description	date
4	RZ/DP Resubmission	25.11.20
3	Rezoning & Development Permit - ADP	25.10.02
2	Rezoning & Development Permit	25.08.05
1	Development Tracker	25.06.24

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project name
1101 Yates St.
Victoria, BC

sheet title
Context Street Elevations

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:500
drawn by	JH
date issued	November 20, 2025
sheet no.	A1.3

Winter Solstice (December 21)







Equinox (March / September 20)







Summer Solstice (June 20)







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JESSICA R. SANASTY
BRITISH COLUMBIA
2025-11-21

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project name
1101 Yates St.
Victoria, BC

sheet title
Solar Studies

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	
drawn by	JH
date issued	November 20, 2025
sheet no.	A1.4

Spring Equinox (March 20)

LEGEND

EXISTING UNSHADED AREA (EUA)

AREA SHADED BY 1101 YATES

AREA SHADED BY NEIGHBOURING BUILDINGS

NOTE: THE EXTENTS OF THIS STUDY (EAST AND WEST ON YATES AND NORTH ON COOK), ARE BASED ON THE FARTHEST REACH OF THE PROJECT'S SHADOWS ON MARCH 20*TH*, BETWEEN 10AM AND 4PM.



EUA on Yates St. = 1,734.7 sq m (100%)
Shadow Impact = 365.4 sq m (21%)

EUA on Cook St. = 666.1 sq m (100%)
Shadow Impact = 169.5 sq m (25%)



EUA on Yates St. = 1,735.9 sq m (100%)
Shadow Impact = 164.3 sq m (9.5%)

EUA on Cook St. = 666.1 sq m (100%)
Shadow Impact = 212.5 sq m (32%)



EUA on Yates St. = 1,735.9 sq m (100%)
Shadow Impact = 181.9 sq m (10%)

EUA on Cook St. = 666.1 sq m (100%)
Shadow Impact = 0.0 sq m (0%)



EUA on Yates St. = 1,735.9 sq m (100%)
Shadow Impact = 370.9 sq m (21%)

EUA on Cook St. = 666.1 sq m (100%)
Shadow Impact = 0.0 sq m (0%)



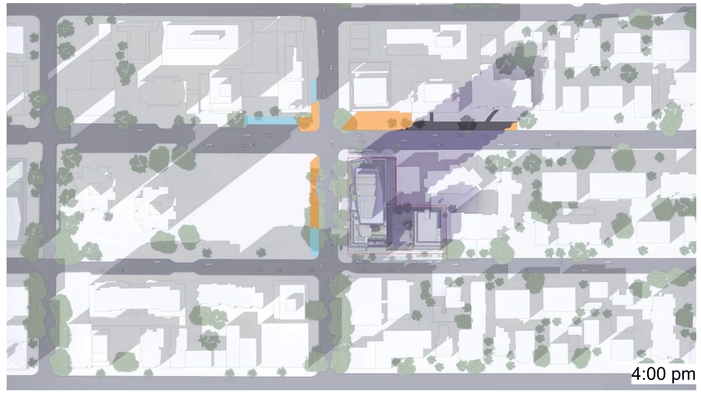
EUA on Yates St. = 1,735.9 sq m (100%)
Shadow Impact = 498.4 sq m (29%)

EUA on Cook St. = 336.3 sq m (100%)
Shadow Impact = 0.0 sq m (0%)



EUA on Yates St. = 1,735.9 sq m (100%)
Shadow Impact = 498.6 sq m (29%)

EUA on Cook St. = 521.3 sq m (100%)
Shadow Impact = 0.0 sq m (0%)



EUA on Yates St. = 1477.7 sq m (100%)
Shadow Impact = 595.2 sq m (40%)

EUA on Cook St. = 458.0 sq m (100%)
Shadow Impact = 0.0 sq m (0%)

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project name

1101 Yates St.

Victoria, BC

sheet title

Public Realm Shadow Impact Study

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	
drawn by	JH
date issued	November 20, 2025
sheet no.	A1.5

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1101 Yates Street

Legal Lot A, of Lots 1073, 1074, 1075, 1081, 1082, 1083, 1084 and 1085, Victoria City, Plan 43478

Parcel Identifier: 003-642-895
in the City of Victoria

LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

- + — denotes — existing elevation
- MHD — denotes — storm manhole
- MHS — denotes — sewer manhole
- MH — denotes — manhole
- CB — denotes — catch basin
- UPTL — denotes — utility pole w/ transformer and light
- UPL — denotes — utility pole w/ light
- UP — denotes — utility pole
- IC — denotes — inspection chamber
- WV — denotes — water valve
- PB — denotes — utility box

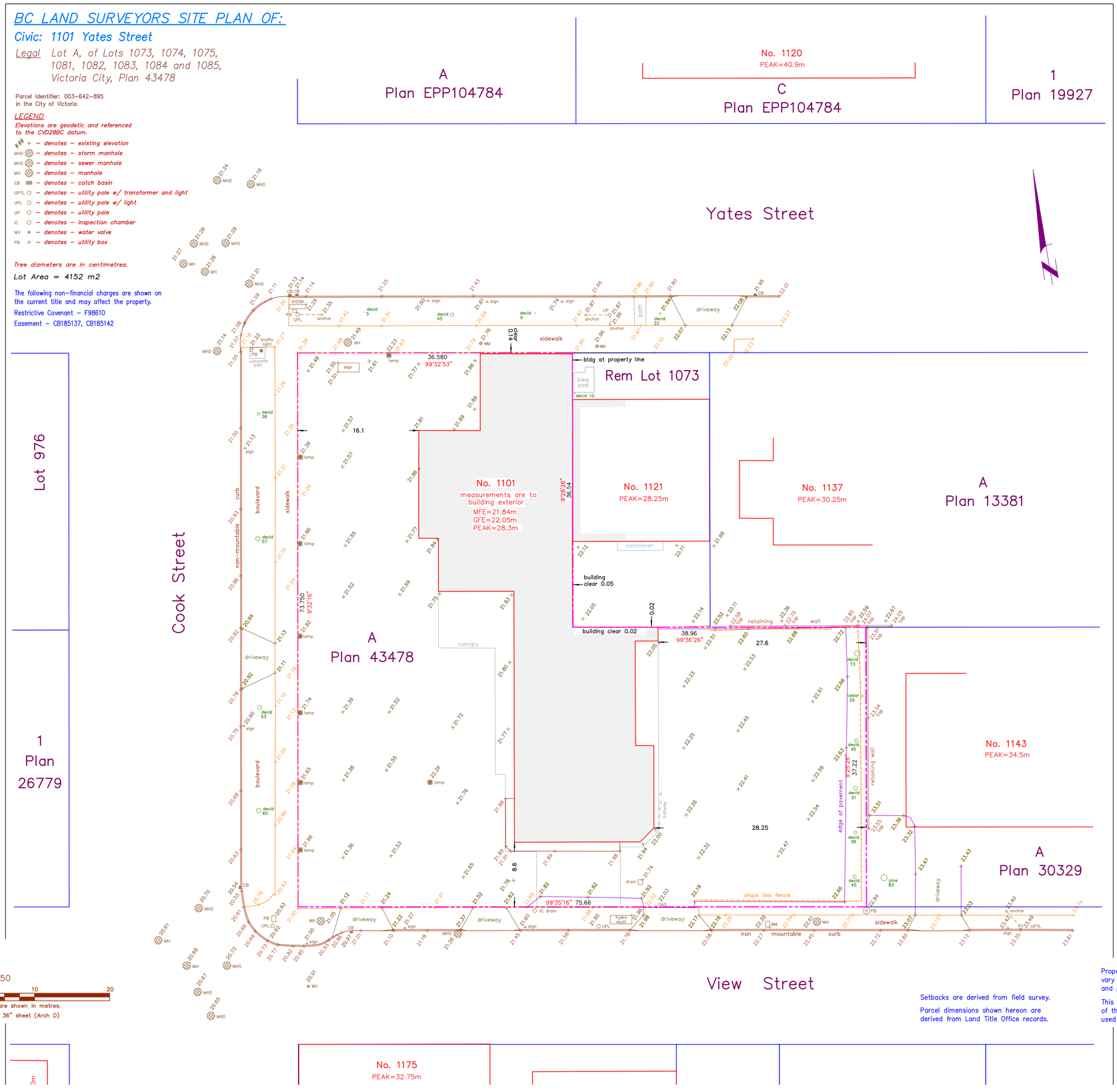
Tree diameters are in centimetres.

Lot Area = 4152 m2

The following non-financial charges are shown on the current title and may affect the property.

Restrictive Covenant – FB8610

Easement – CB185137, CB185142



Date	March 28, 2023
File	13959-16

POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale 1:250

0 2 10 20

All distances are shown in metres.
Plot on 24" x 36" sheet (Arch D)

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

Property Lines and setbacks shown may vary upon completion of a lot reposting and preparation of a legal survey plan.

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

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project name
1101 Yates St.
Victoria, BC

sheet title
Site Survey
(Existing Site Plan)

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.0

PROJECT INFORMATION TABLE	
Zone (existing)	S-1 Limited Service District
Site area (m²)	4,152m2
Total floor area (m²)	19,900m2
Commercial floor area (m²)	4,784m2
Floor space ratio	4.79 : 1
Site coverage %	70.2% (2,913.9m2 / 4,152m2)
Open site space %	39.4% (4,152m2 - 2,517.6m2 = 1,634.4 / 4,152)
Height of building (m)	West Bldg: 62.8m East Bldg: 20.1m
Number of storeys	West Bldg: 19 + PH East Bldg: 6
Parking stalls (number) on site	192
Bicycle parking number (Class 1 and Class 2)	Long Term Res: 237 Long Term Comm: 24
Building Setbacks (m)	Short Term Res: 22 Short Term Comm: 30
Cook Street - West	0m
Yates Street - North	0m
View Street - South	4.9m
Internal - East (West Bldg.)	0.4m
Internal - East (East Bldg.)	5.0m
Internal - North (East Bldg.)	3.6m
Residential Use Details	
Total number of units	175
Unit type, e.g., 1-bedroom	Studio: 16 1BR: 74 2BR: 52 3BR: 33
Ground-orientated units	0
Minimum unit floor area (m²)	35sqm (Studio)
Total residential floor area (m²)	11,887m2

Average Grade - WEST BUILDING

Grade Points (m Geodetic)		Interval	Average Grade	Distance (m)	Subtotal
1	21.450	1-2	21.450	2.668	57.229
2	21.450	2-3	21.450	3.981	85.392
3	21.450	3-4	21.450	8.527	182.904
4	21.450	4-5	21.700	23.452	508.908
5	21.950	5-6	22.000	34.424	757.328
6	22.050	6-7	21.935	6.967	152.821
7	21.820	7-8	21.760	32.269	702.173
8	21.700	8-9	21.470	0.757	16.253
9	21.240	9-10	21.080	7.341	154.748
10	20.920	10-11	21.185	0.000	0.000
11	21.450	11-12	21.275	18.751	398.928
12	21.100	12-13	21.265	45.774	973.384
13	21.430	13-14	21.440	2.330	49.955
14	21.450	1-14	21.450	11.298	242.342
			TOTAL:	198.539	4,282.366
			AVERAGE GRADE:		**21.57**

Average Grade - EAST BUILDING

Grade Points (m Geodetic)		Interval	Average Grade	Distance (m)	Subtotal
A	22.030	A-B	22.115	27.519	608.583
B	22.200	B-C	22.200	9.214	204.551
C	22.200	C-D	22.200	1.515	33.633
D	22.200	A-B	22.250	3.200	71.200
E	22.300	B-C	22.425	1.515	33.974
F	22.550	C-D	22.550	9.250	208.588
G	22.550	A-B	22.600	28.983	655.016
H	22.650	B-C	22.560	6.980	157.469
I	22.470	C-D	22.470	1.464	32.896
J	22.470	A-B	22.250	14.684	326.719
			TOTAL:	104.324	2,332.628
			AVERAGE GRADE:		**22.36**



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REGISTERED ARCHITECT JESSICA R. SANASTASIO BRITISH COLUMBIA

2025-11-21

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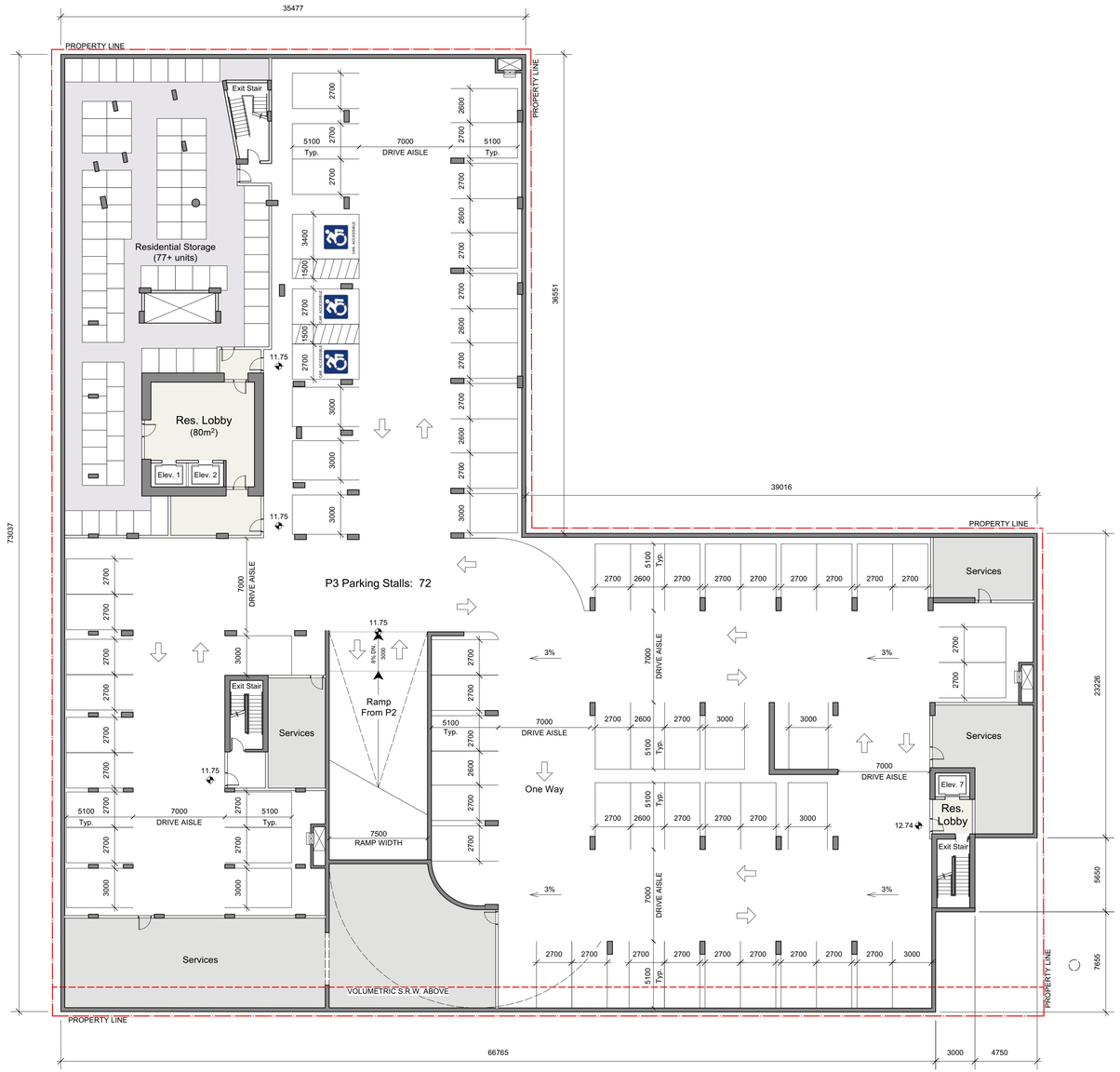
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project name
1101 Yates St.
Victoria, BC

sheet title
Site Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.1



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project name

1101 Yates St.

Victoria, BC

sheet title

Level P3 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
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sheet no.	A2.2



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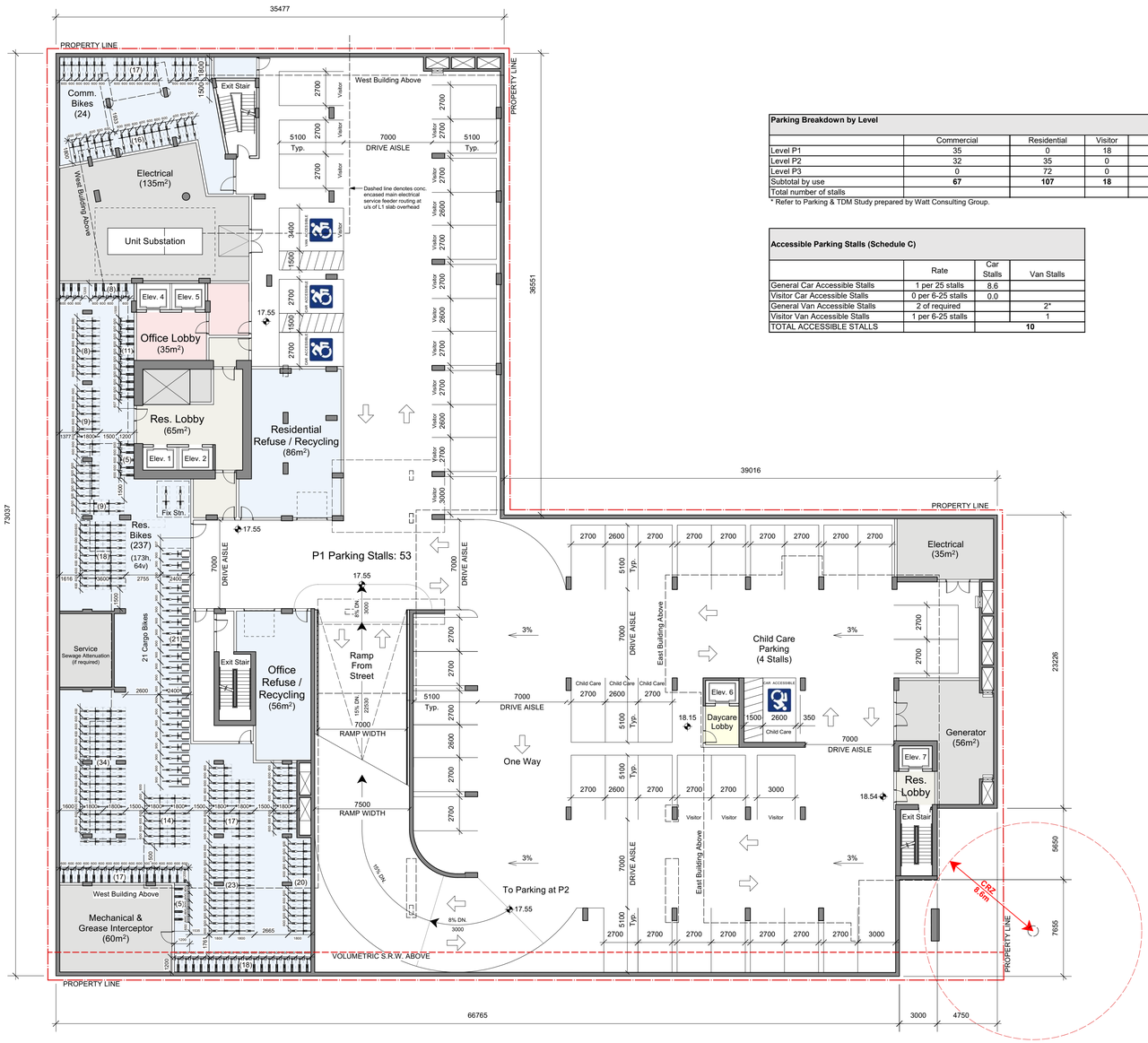
1101 Yates St.

Victoria, BC

sheet title

Level P2 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.3



Parking Breakdown by Level

	Commercial	Residential	Visitor	Subtotal
Level P1	35	0	18	53
Level P2	32	35	0	67
Level P3	0	72	0	72
Subtotal by use	**67**	**107**	**18**	
Total number of stalls				**192**

* Refer to Parking & TDM Study prepared by Watt Consulting Group.

Accessible Parking Stalls (Schedule C)

	Rate	Car Stalls	Van Stalls
General Car Accessible Stalls	1 per 25 stalls	8.6	
Visitor Car Accessible Stalls	0 per 6-25 stalls	0.0	
General Van Accessible Stalls	2 of required		2*
Visitor Van Accessible Stalls	1 per 6-25 stalls		1
TOTAL ACCESSIBLE STALLS		**10**	

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sheet title

Level P1 Plan

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scale	1:200
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sheet no.	A2.4

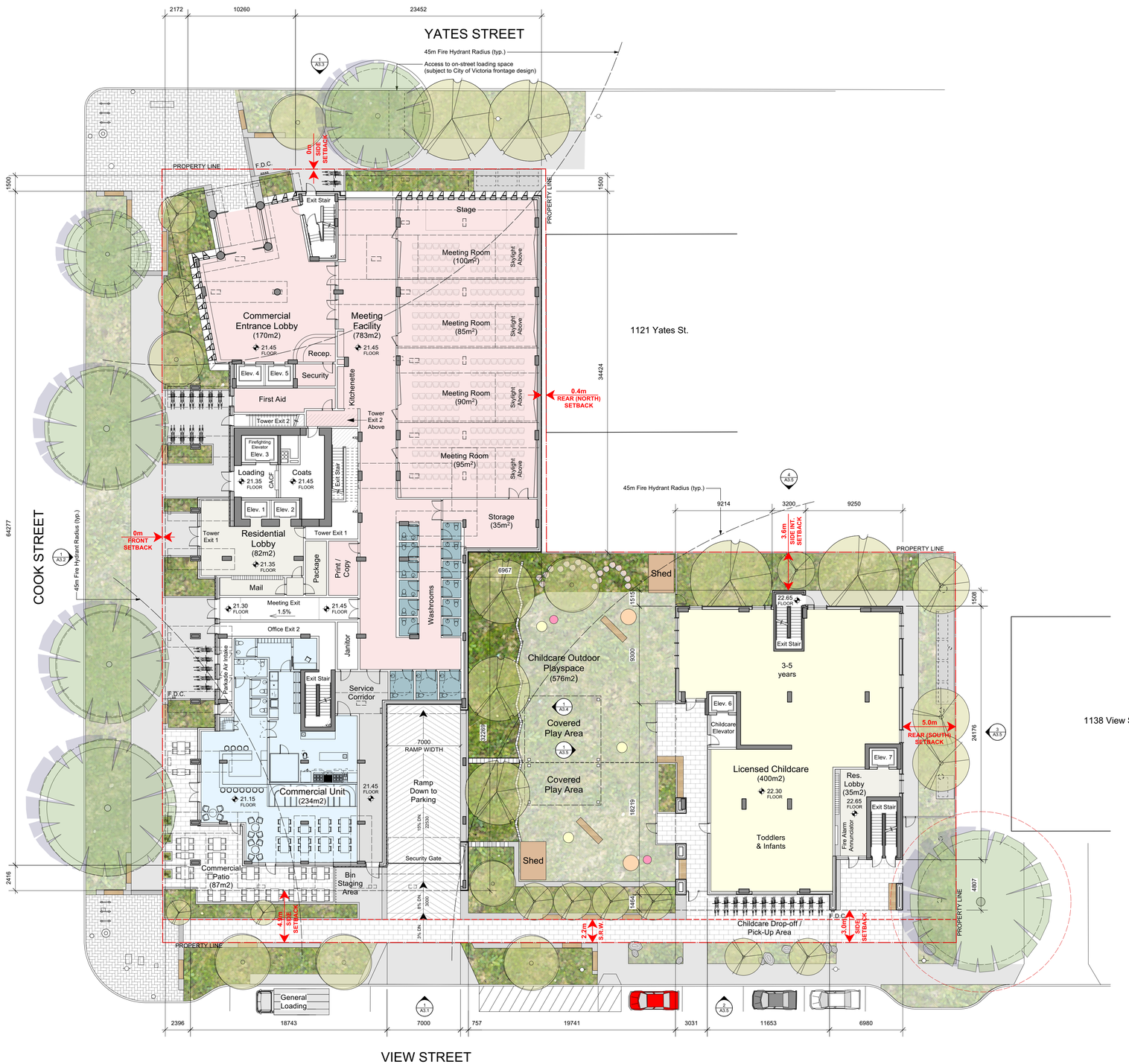
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0m 5m 10m

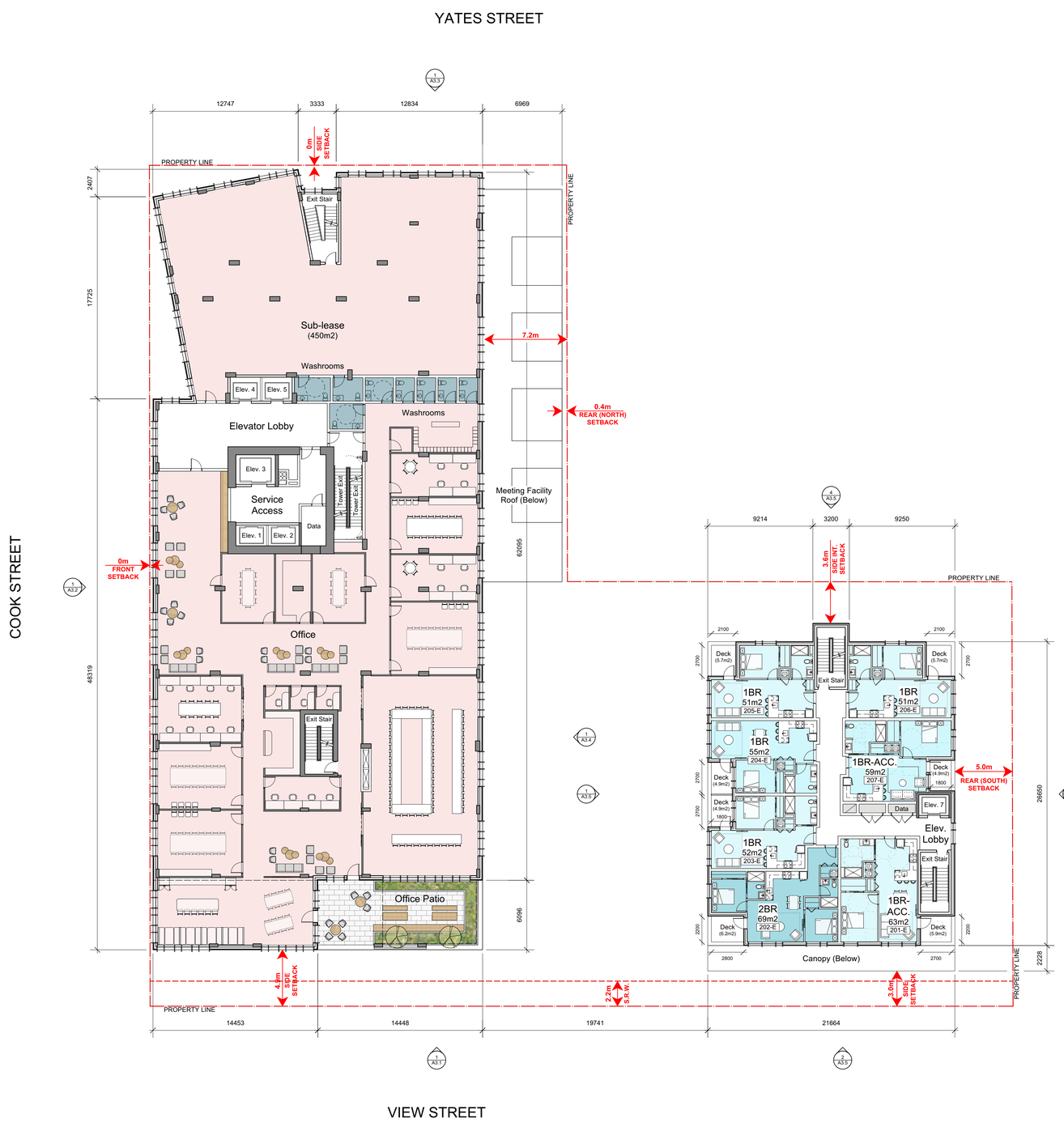
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project name
1101 Yates St.
Victoria, BC

sheet title
Level 1 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
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project name

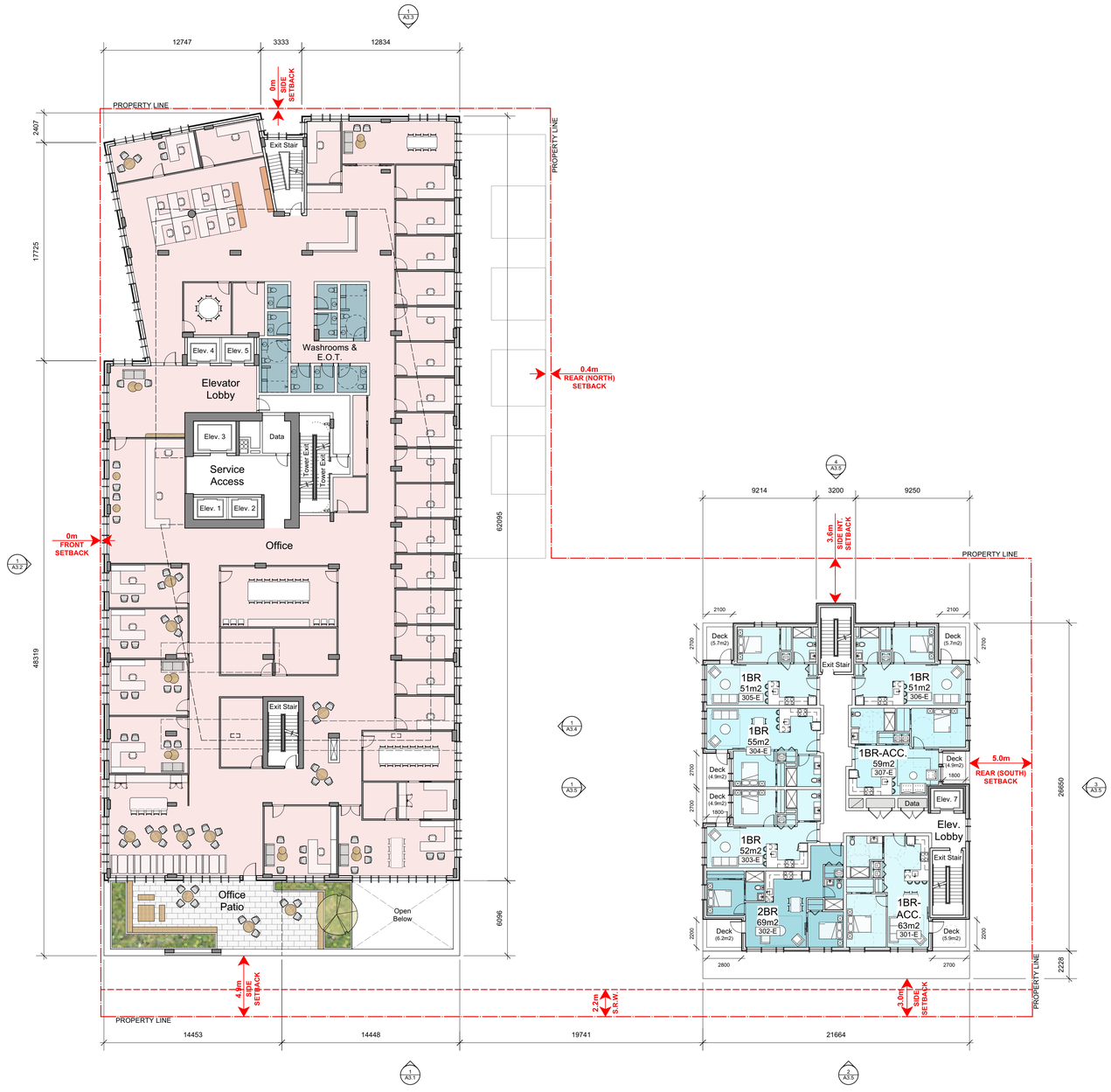
1101 Yates St.

Victoria, BC

sheet title

Level 2 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
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sheet no.	A2.6



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2	Rezoning & Development Permit	25.08.05
1	Development Tracker	25.06.24

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project name

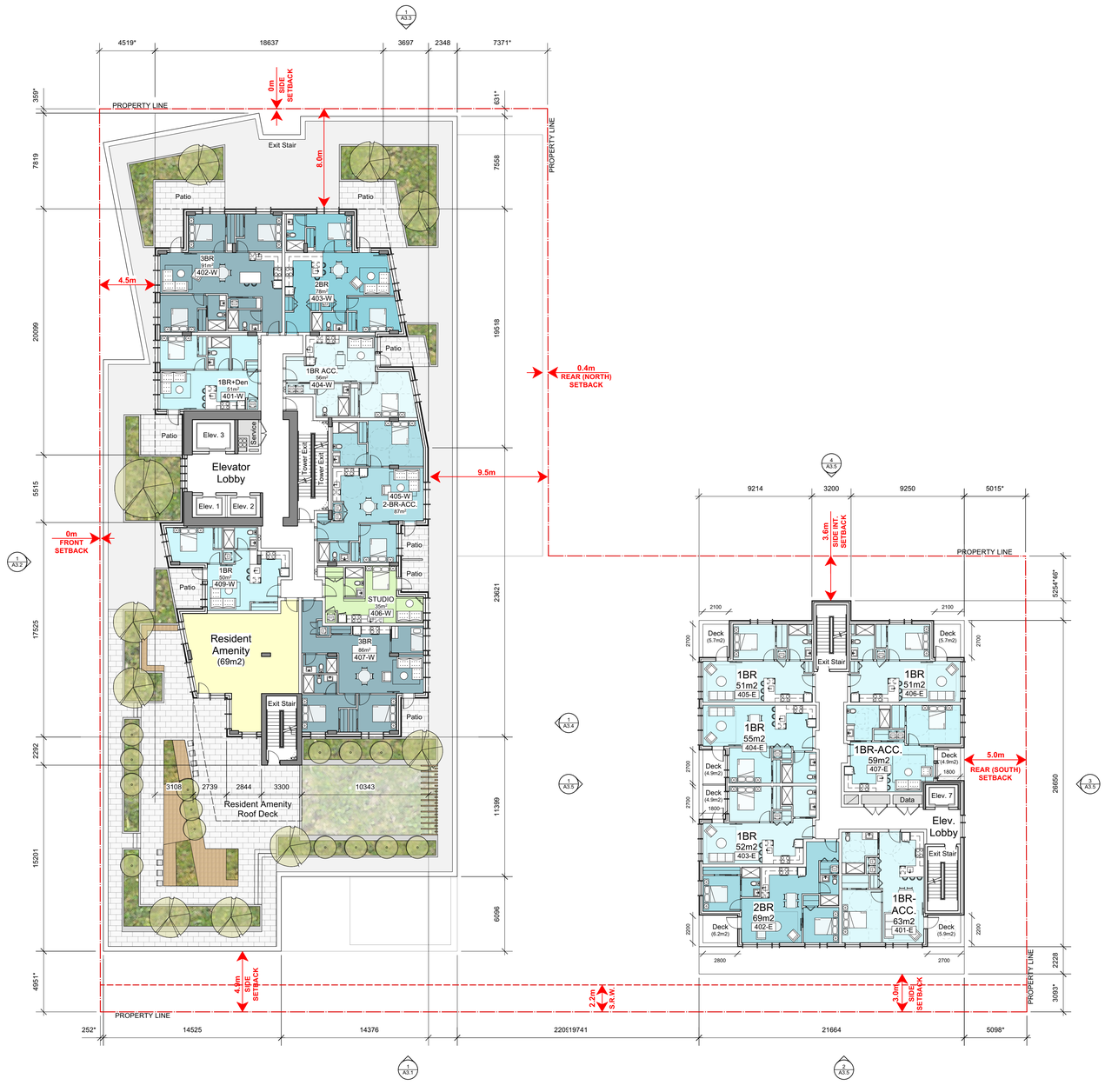
1101 Yates St.

Victoria, BC

sheet title

Level 3 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.7



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N

rev no	description	date
4	RZ/DP Resubmission	25.11.20
3	Rezoning & Development Permit - ADP	25.10.02
2	Rezoning & Development Permit	25.08.05
1	Development Tracker	25.06.24

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project name

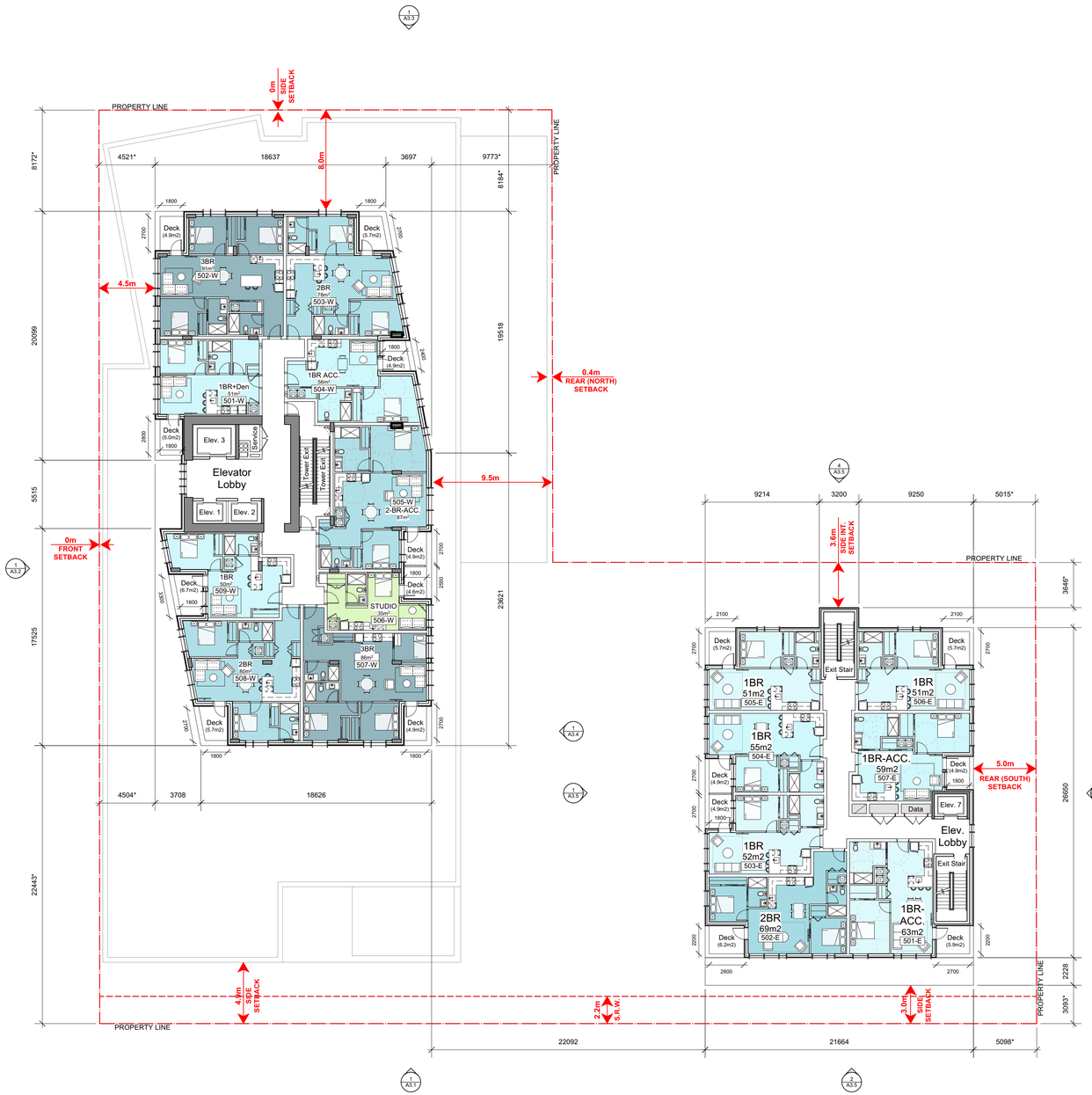
1101 Yates St.

Victoria, BC

sheet title

Level 4 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.8



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rev no	description	date
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project name

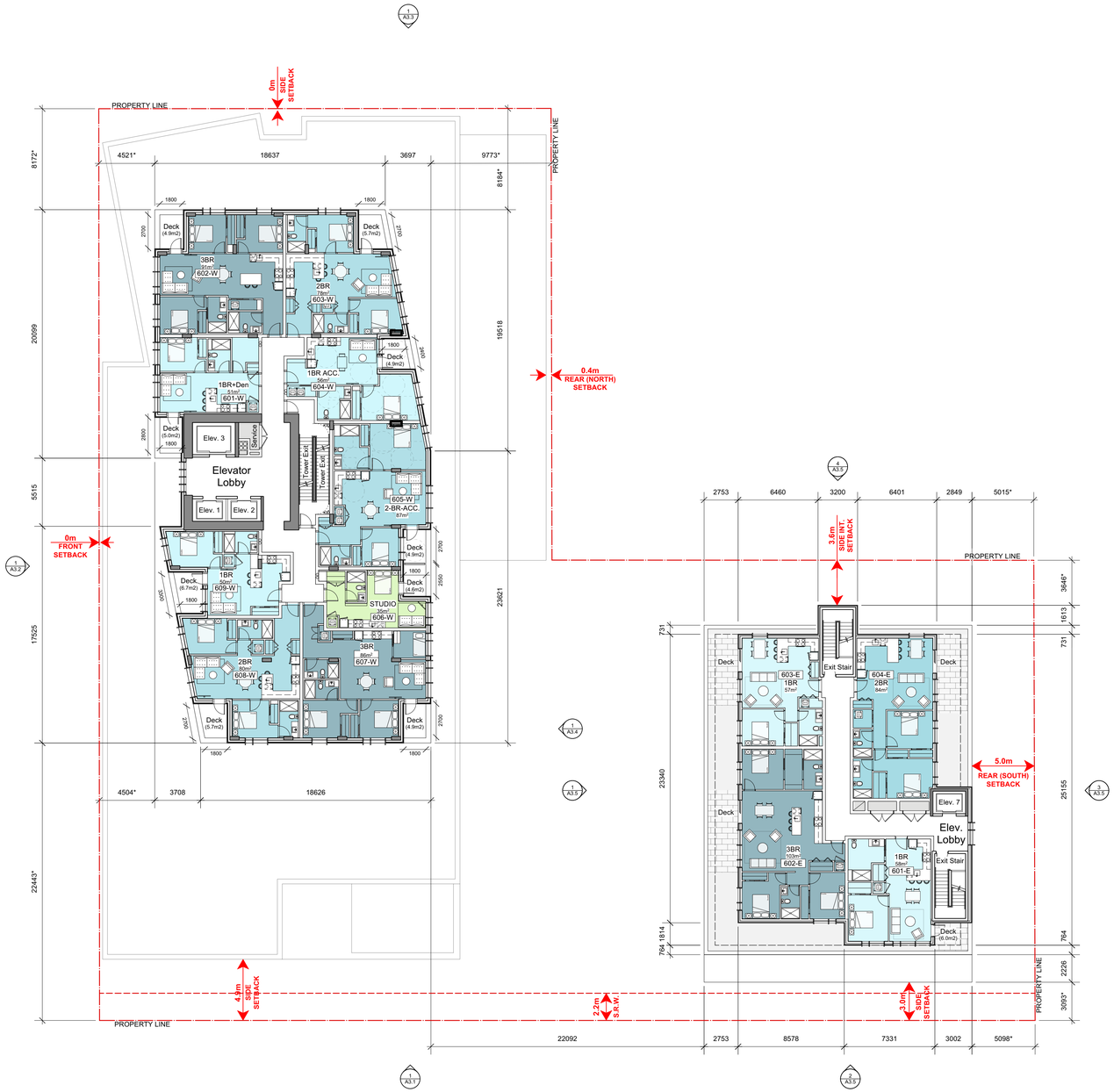
1101 Yates St.

Victoria, BC

sheet title

Level 5 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.9



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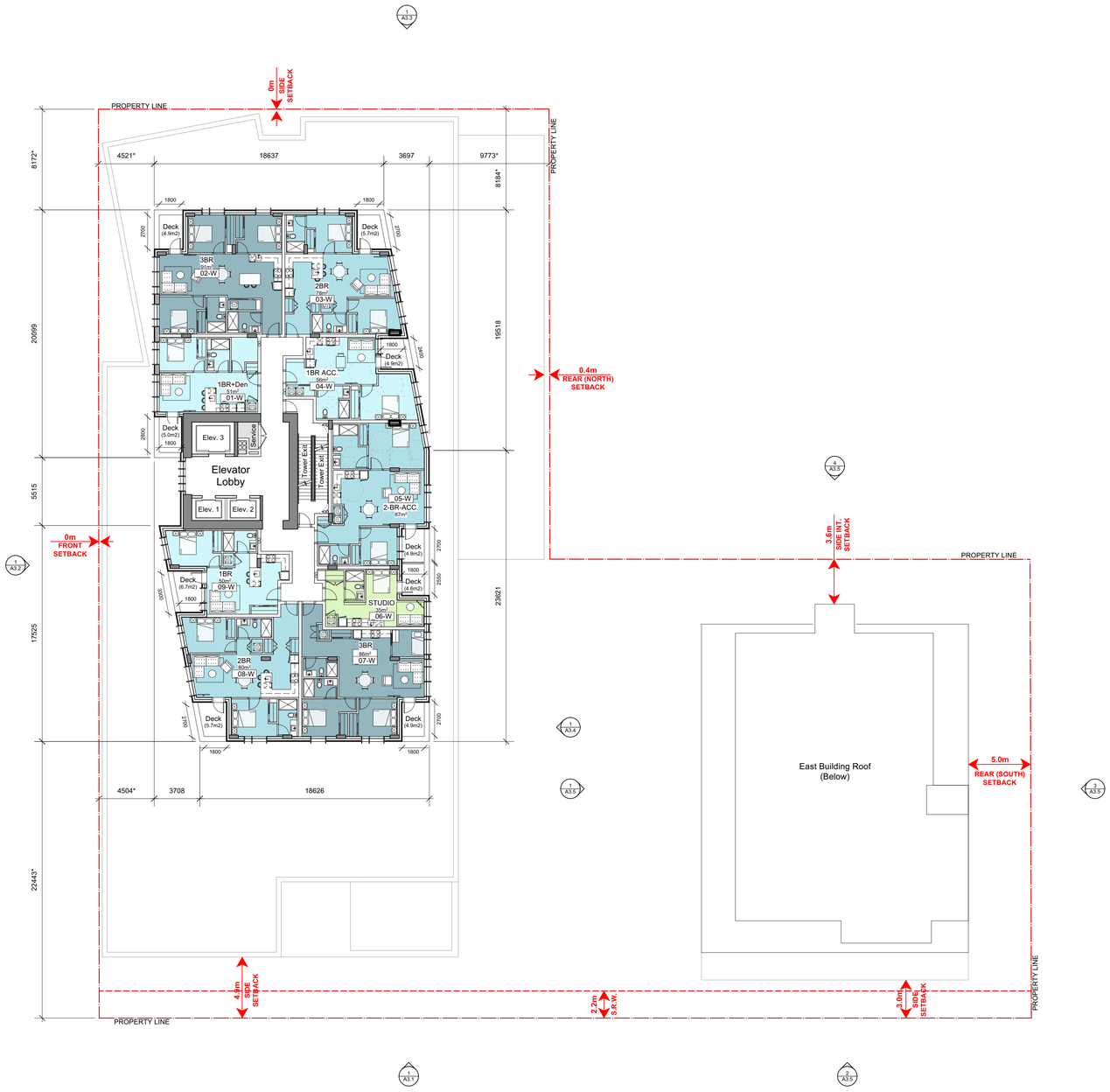
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4	RZ/DP Resubmission	25.11.20
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project name
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sheet title
Level 6 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.10



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N

June

Dec.

rev no	description	date
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1	Development Tracker	25.06.24

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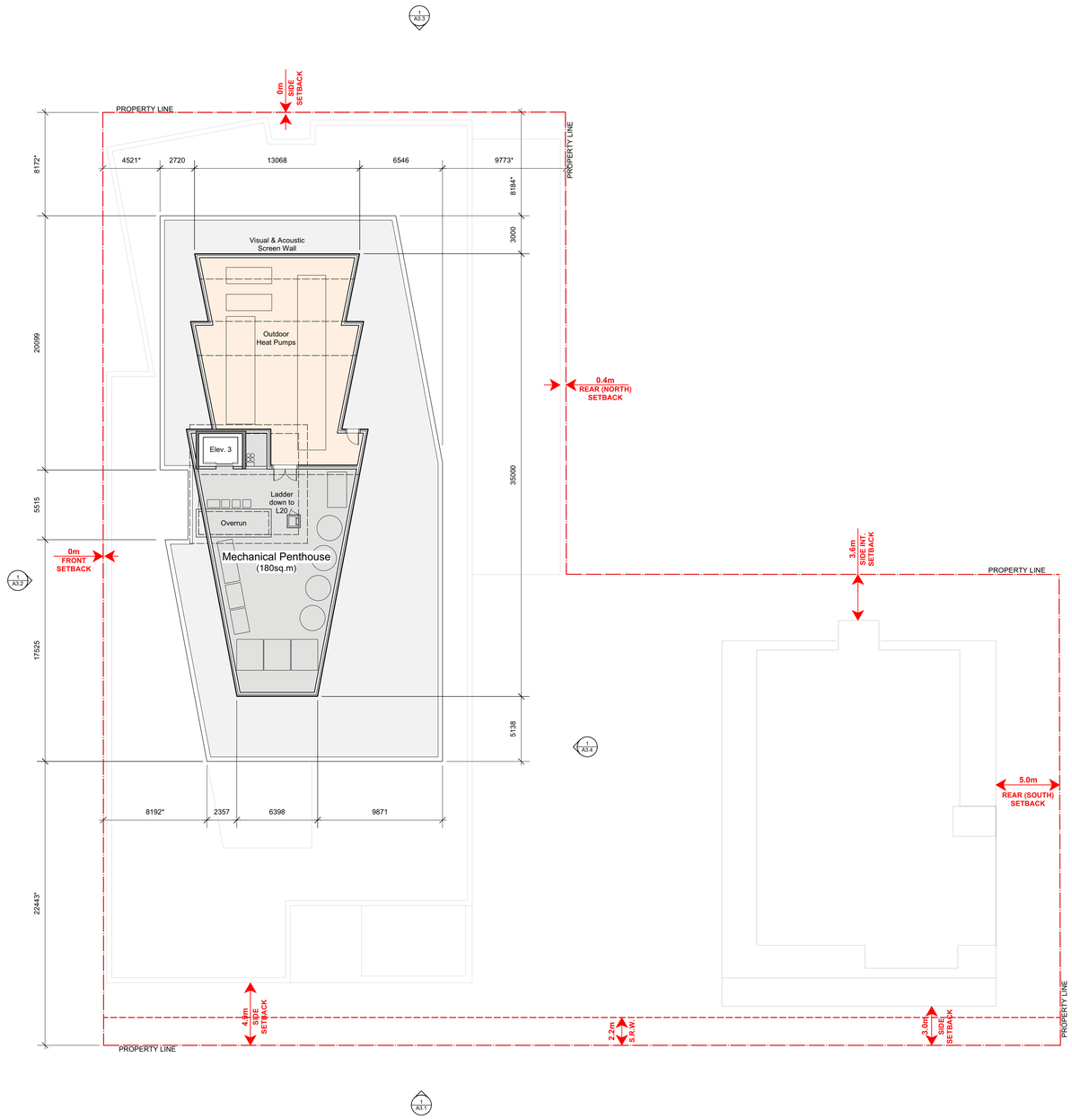
1101 Yates St.

Victoria, BC

sheet title

Level 7 - 19 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.10a



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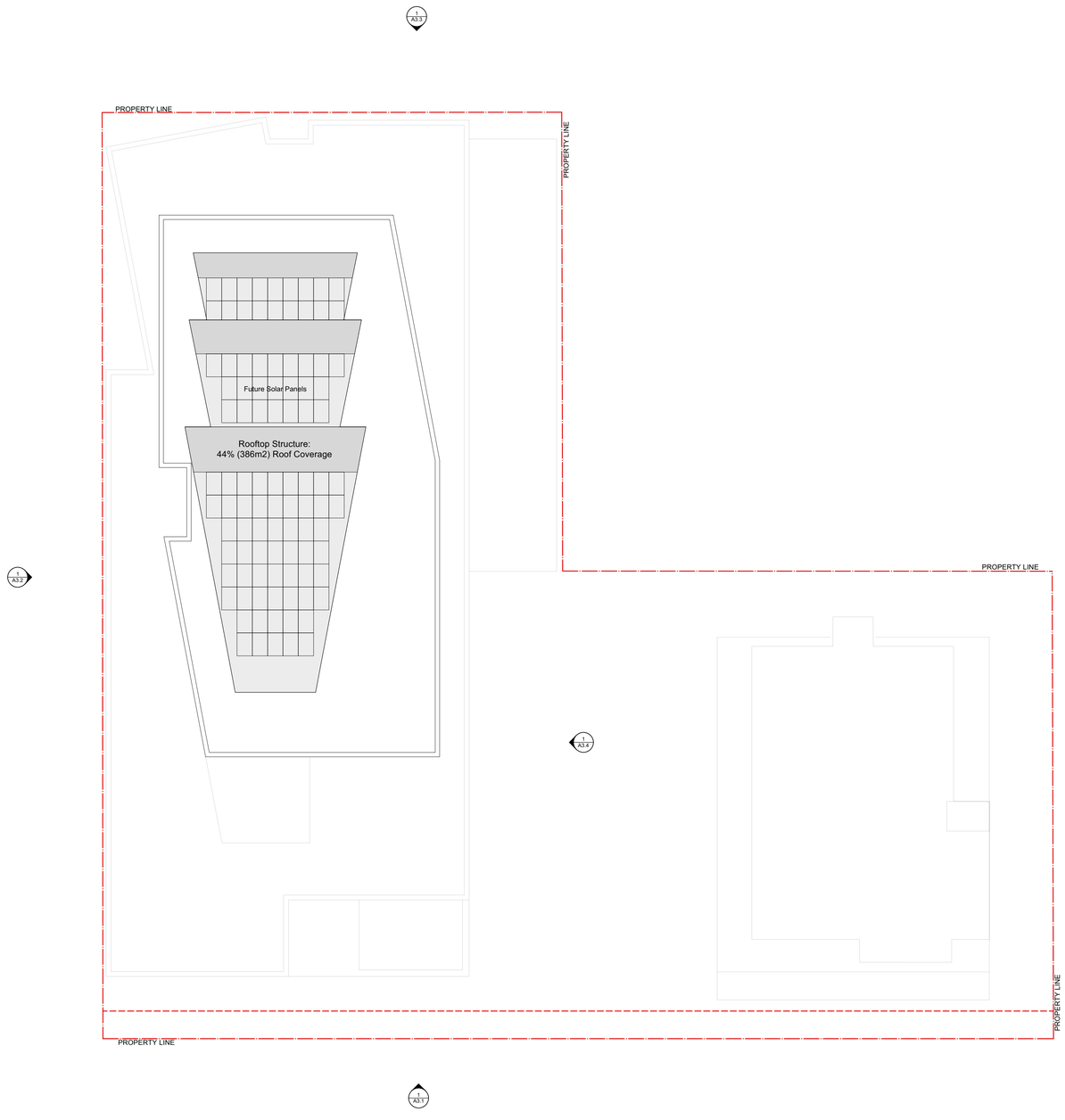
1101 Yates St.

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sheet title

Penthouse Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.11



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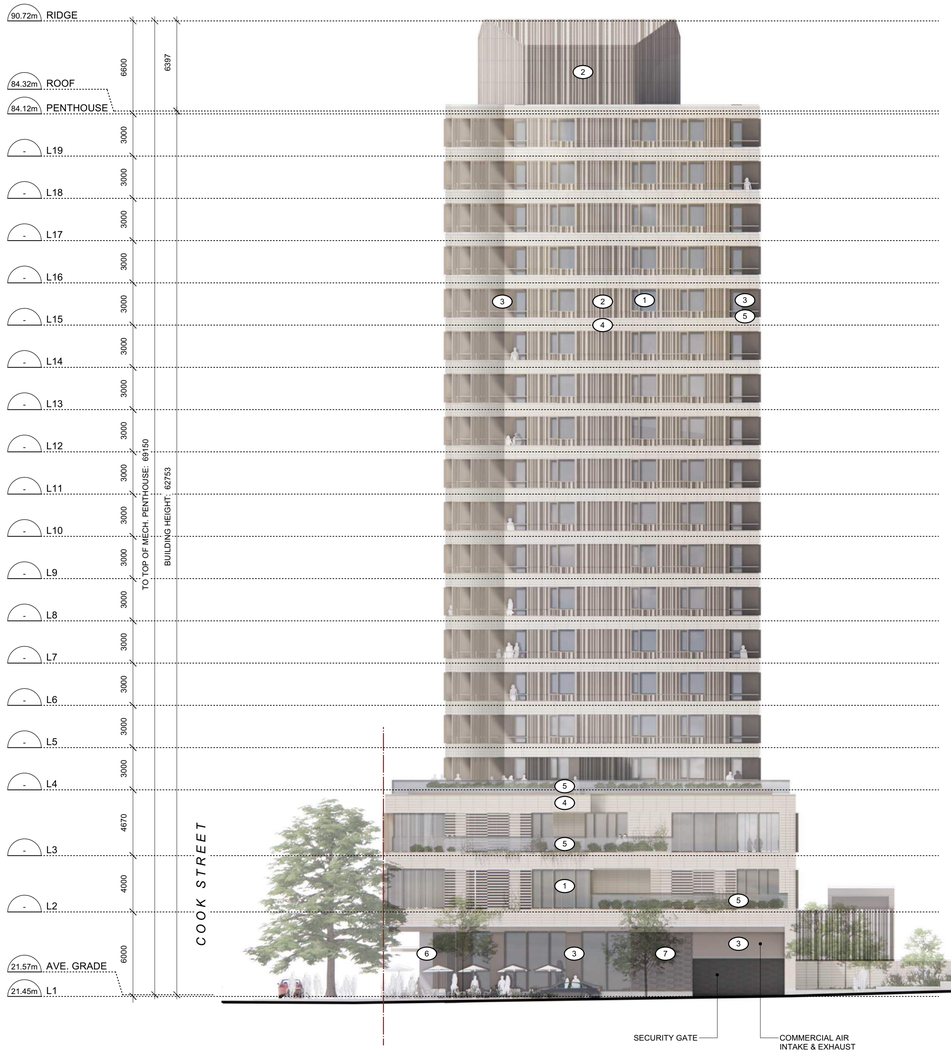
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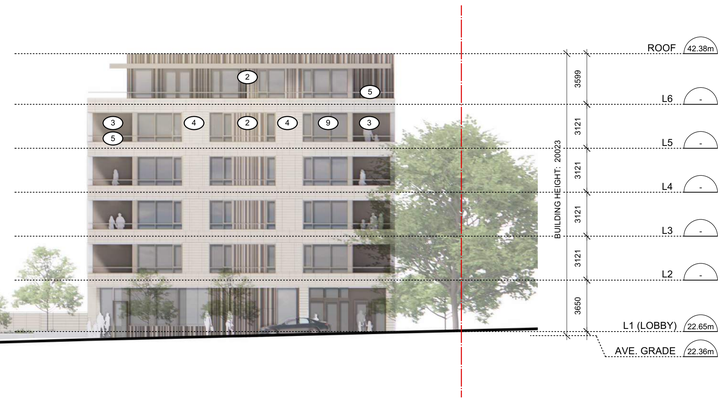
Victoria, BC

sheet title

Roof Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A2.12





1 South Elevation (View Street) - West & East Buildings
Scale: 1:200

Materials Key



1. Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
2. Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
3. Pre-finished Metal Panels: Champagne Finish, Flat
4. Cement Panels: Sandstone Finish
5. Clear Glazed, Metal Framed Guards: Light Bronze Finish
6. Architectural Concrete
7. Ground-Face Concrete Block
8. Stucco Soffit: Warm White
9. Fiberglass or vinyl Windows. Charcoal

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4	RZ/DP Resubmission	25.11.20
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project name
1101 Yates St.
Victoria, BC

sheet title
Elevations

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A3.1



1 West Elevation (Cook Street) - West Building
Scale: 1:200



Materials Key

1. Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
2. Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
3. Pre-finished Metal Panels: Champagne Finish, Flat
4. Cement Panels: Sandstone Finish
5. Clear Glazed, Metal Framed Guards: Light Bronze Finish
6. Architectural Concrete
7. Ground-Face Concrete Block
8. Stucco Soffit: Warm White
9. Fiberglass or vinyl Windows. Charcoal

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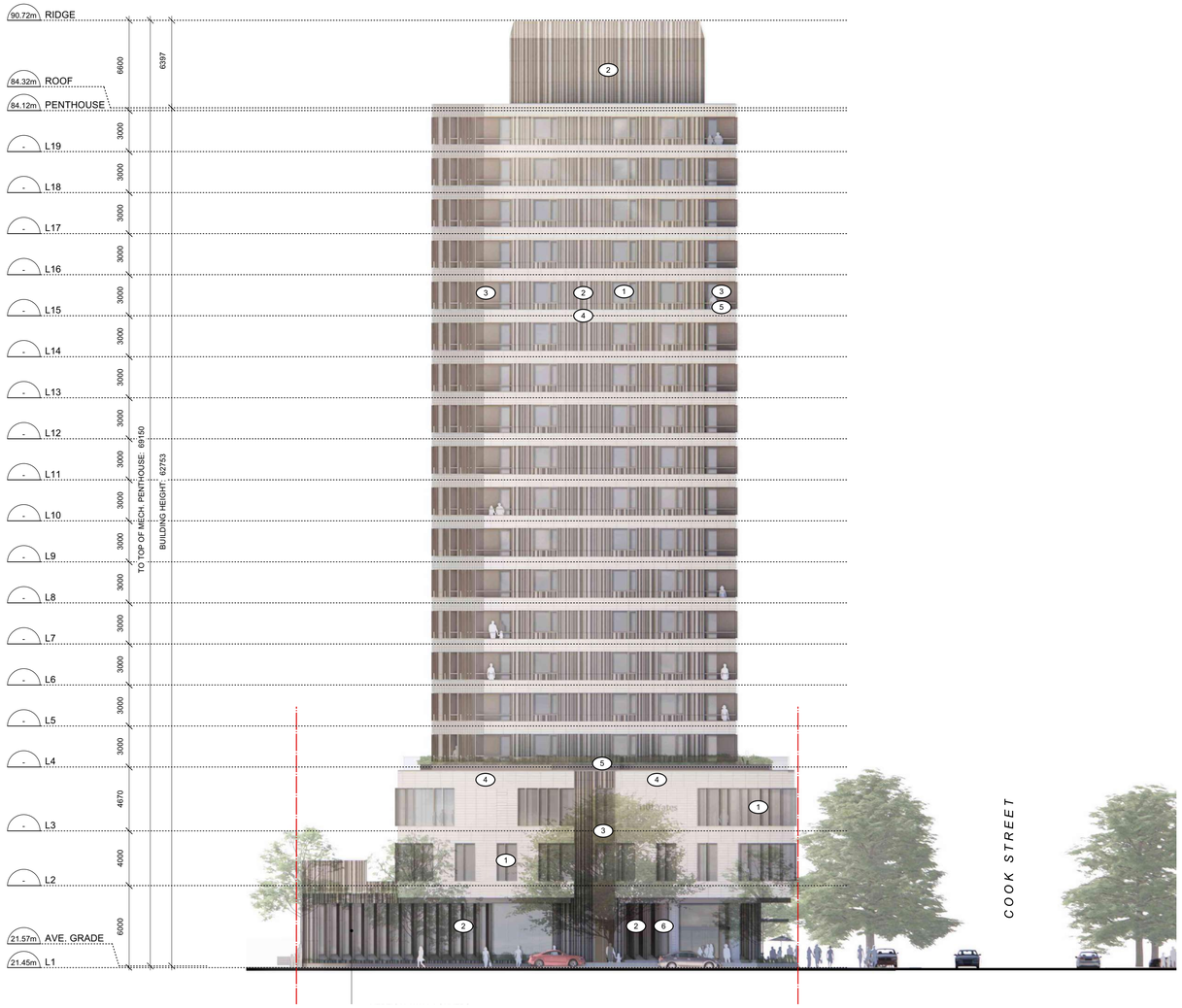
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4	RZ/DP Resubmission	25.11.20
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project name
1101 Yates St.
Victoria, BC

sheet title
Elevations

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A3.2



16 North Elevation (Yates Street) - West Building
Scale: 1:200



Materials Key

1. Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
2. Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
3. Pre-finished Metal Panels: Champagne Finish, Flat
4. Cement Panels: Sandstone Finish
5. Clear Glazed, Metal Framed Guards: Light Bronze Finish
6. Architectural Concrete
7. Ground-Face Concrete Block
8. Stucco Soffit: Warm White
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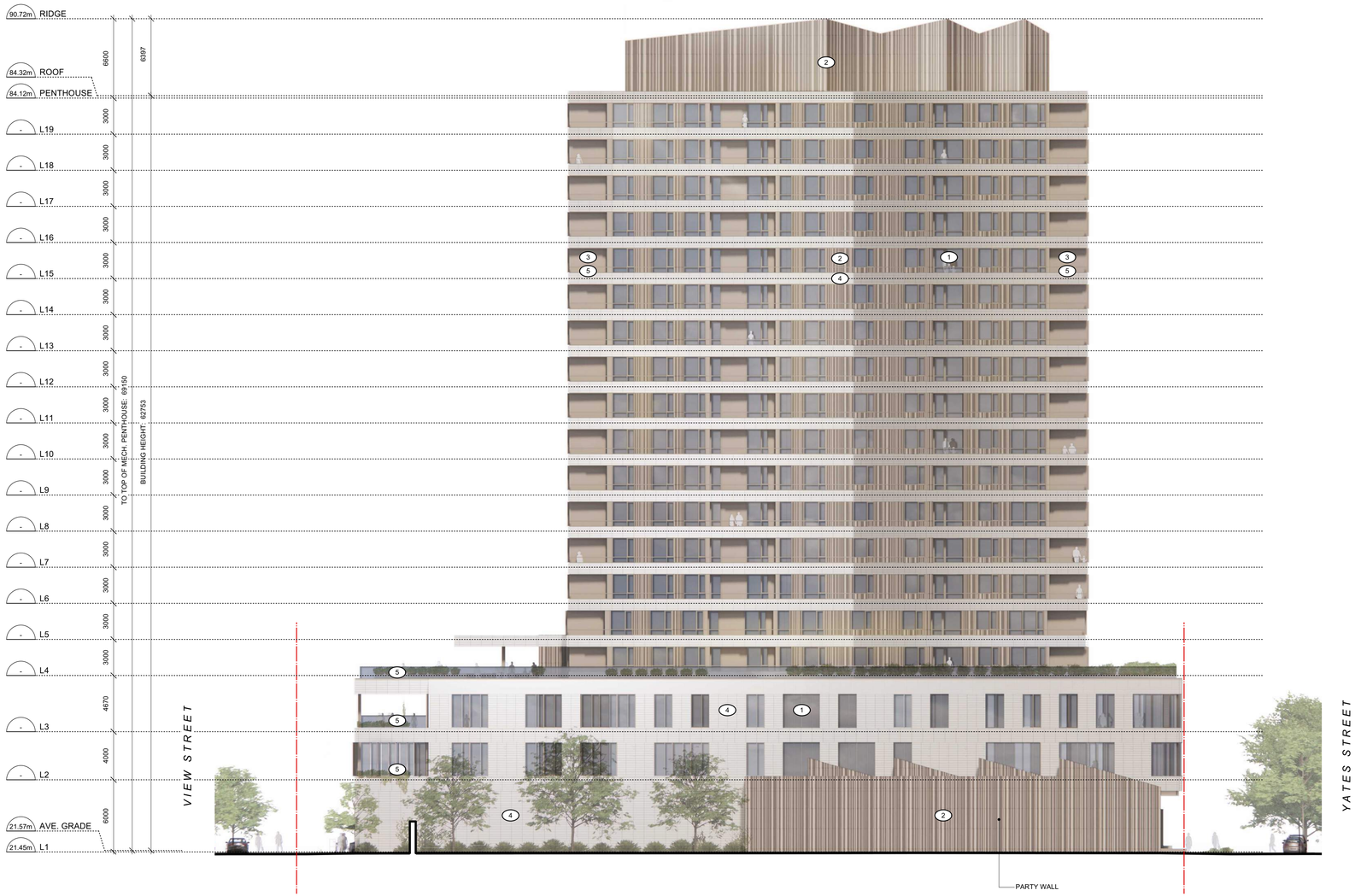
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project name
1101 Yates St.
Victoria, BC

sheet title
Elevations

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A3.3



1 East Elevation - West Building
Scale: 1:200



Materials Key

1. Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
2. Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
3. Pre-finished Metal Panels: Champagne Finish, Flat
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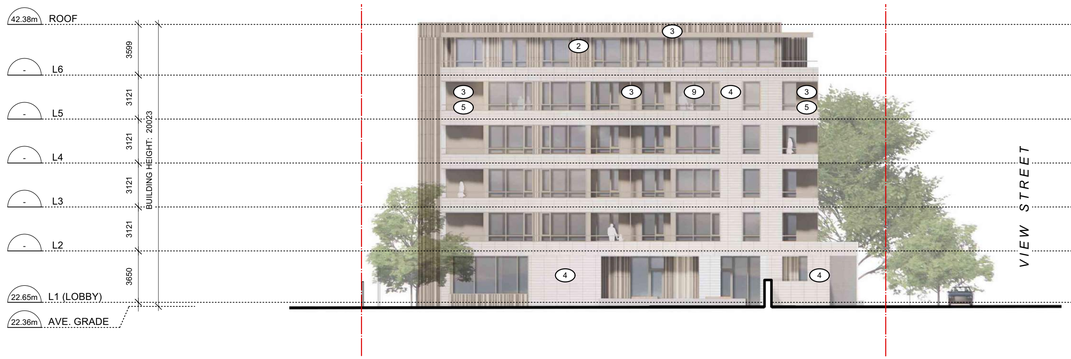
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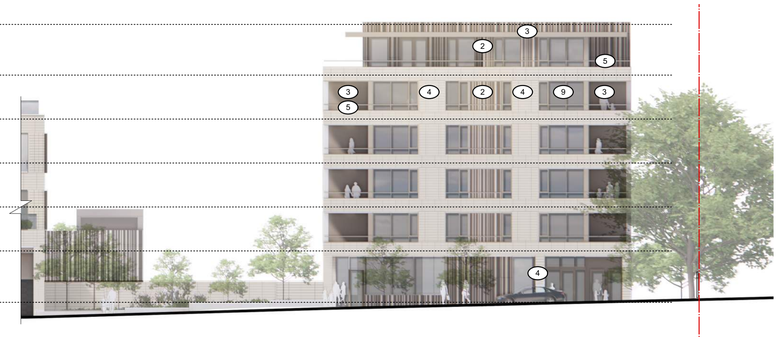
project name
1101 Yates St.
Victoria, BC

sheet title
Elevations

project no.	2441
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scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A3.4



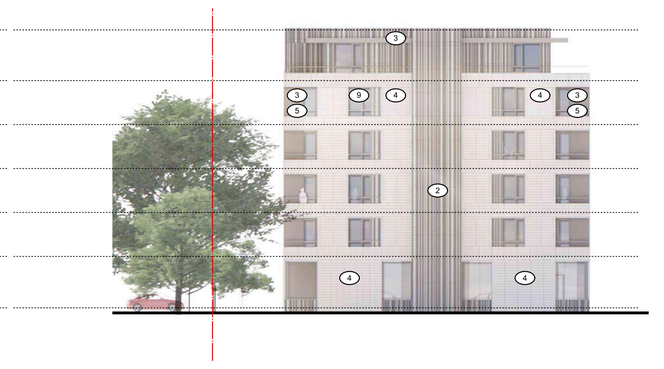
1 West Elevation - East Building
Scale: 1:200



2 South Elevation (Yates Street) - East Building
Scale: 1:200



3 East Elevation - Building A
Scale: 1:200



4 North Elevation - East Building
Scale: 1:200

Materials Key



1. Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
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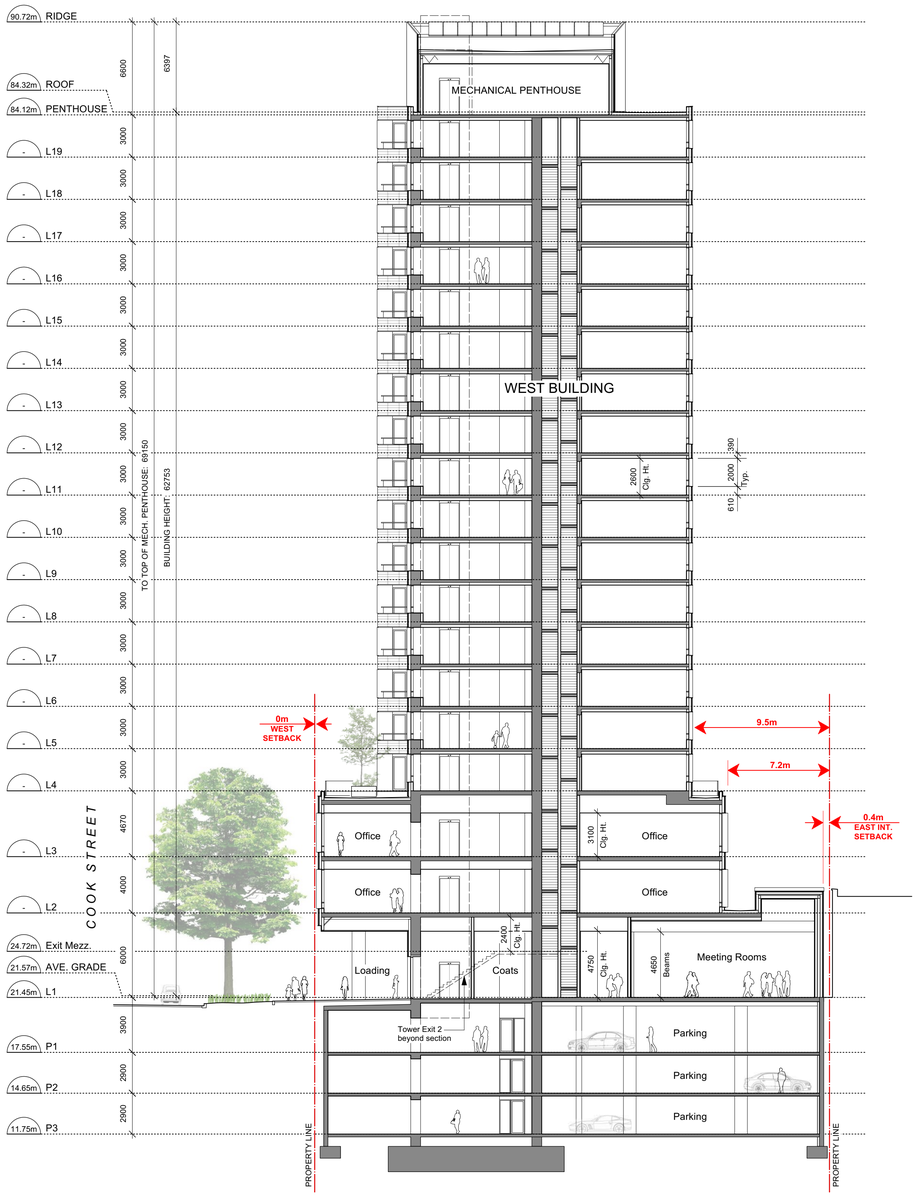
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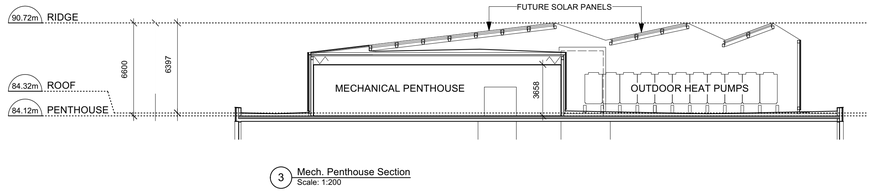
project name
1101 Yates St.
Victoria, BC

sheet title
Elevations

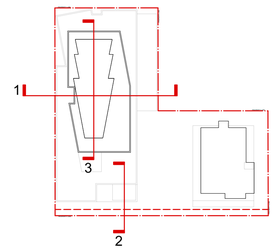
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drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A3.5

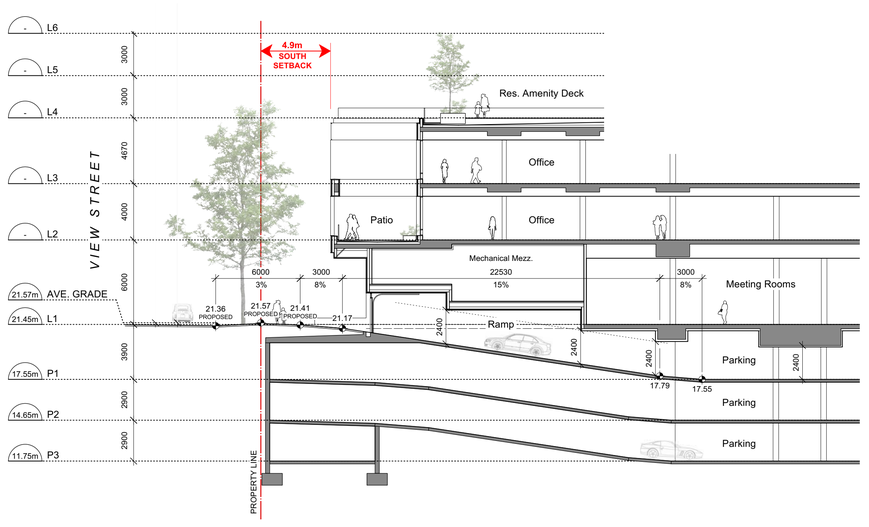


1 E-W Section
Scale: 1:200



3 Mech. Penthouse Section
Scale: 1:200





2 Ramp Section
Scale: 1:200

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REGISTERED ARCHITECT
JESSICA R. SANASTY
BRITISH COLUMBIA

2025-11-21

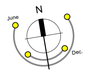
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General Notes:

1. These preliminary plans are subject to refinement and confirmation of City policy and existing site conditions.

2. Refer to Landscape Architectural Plan for information on hardscaping, plantings and landscape site elements.

3. The proposed frontages within the public right-of-way are subject to coordination with the City of Victoria.



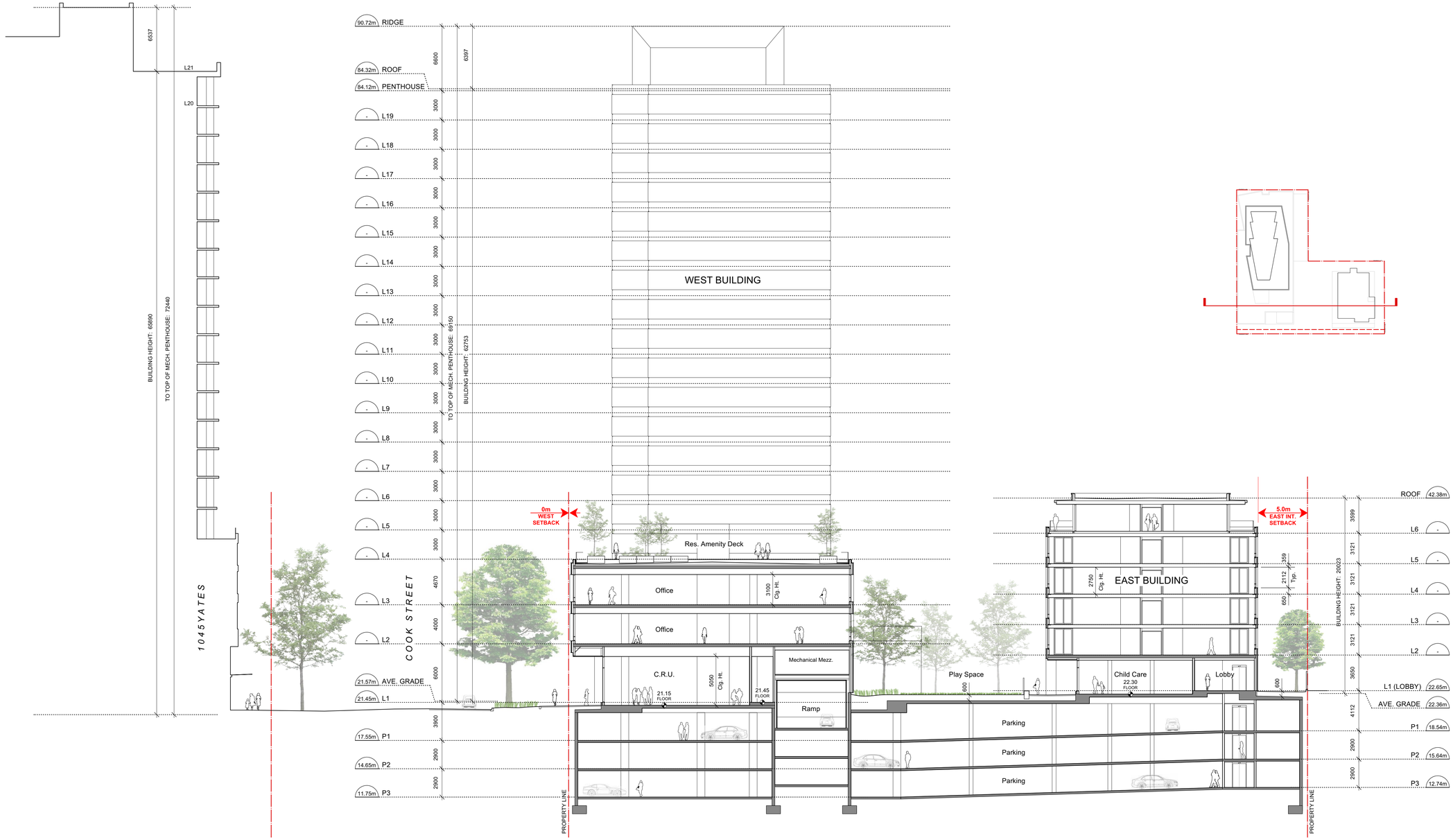
rev no	description	date
4	RZ/DP Resubmission	25.11.20
3	Rezoning & Development Permit - ADP	25.10.02
2	Rezoning & Development Permit	25.08.05
1	Development Tracker	25.06.24

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project name
1101 Yates St.
Victoria, BC

sheet title
Building Sections

project no.	2441
drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A4.1



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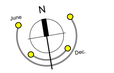
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project name

1101 Yates St.

Victoria, BC

sheet title

Building Section

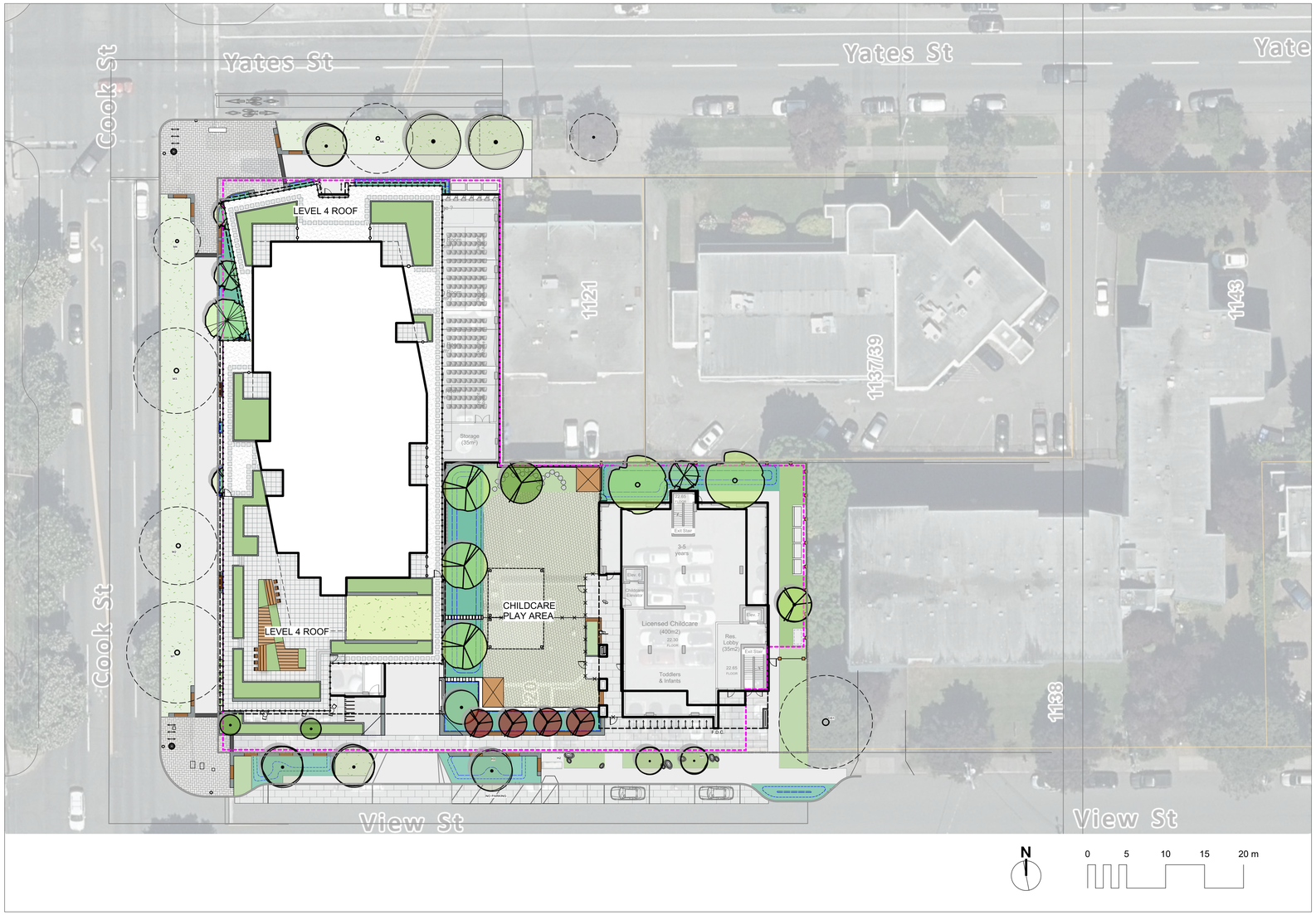
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drawing file	2441 - 1101 Yates - 250923
scale	1:200
drawn by	JH
date issued	November 20, 2025
sheet no.	A4.2

Jawl Properties Ltd.

1101 Yates

Victoria, BC

KEY PLAN



Landscape Sheets

Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials - L1
L1.02	Landscape Materials -L2 & L3
L1.03	Landscape Materials - L4
L2.01	Landscape Grading & Drainage
L2.02	Landscape Sections
L3.01	Planting - L1
L3.02	Planting - L2 & L3
L3.03	Planting - L4
L4.01	Landscape Details: Rain Garden
L4.02	cape Details: Boulevard Rain Garden and Pl

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E: admin@mdidesign.ca

NOT FOR CONSTRUCTION

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1	For Dev Tracker	2025-06-20

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2025-11-20

client

Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project

1101 Yates Street
1101 Yates St
Victoria, BC

sheet title

Cover

project no.	124.36
scale	1:300 @ 24"x36"
drawn by	SC
checked by	TB

sheet no.

L0.00

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately.
8. 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 RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

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

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. 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.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.
9. Municipal Parks staff to inspect soil and planting area of boulevard rain gardens prior to planting.
10. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.
11. Please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
12. Required Parks inspections for street tree planting:

    - Inspection of excavated tree pits, soil cells, root barriers. Inspection of soil and planting area prior to planting.

    - Inspection of tree stock prior to planting.

    - Inspection of installed tree - tree planting, grate/guard, stakes, etc. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.
13. Plant material and installation must meet or exceed the current edition of the Canadian Landscape Standard and specifications for planted landscapes as required in the MMCD. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

    Required Parks inspections for landscaped/planted areas:

    - Inspection of excavated and scarified subgrade prior placement of the growing media.

    - Inspection of installed and prepared growing medium prior to planting.

    - Inspection of plant material on-site prior to planting.

    - Inspection of planted landscape prior to the installation of mulch.

    - Inspection when the planted and mulched landscaping meets the conditions for total performance as required in the MMCD.

14. A soil test for the growing media, for each landscape application on City Property must 1 be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

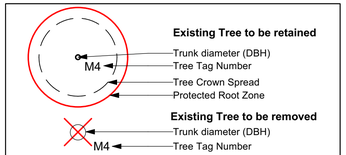
1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



Existing Tree to be retained
- Trunk diameter (DBH)
- Tree Tag Number
- Tree Crown Spread
- Protected Root Zone

Existing Tree to be removed
- Trunk diameter (DBH)
- Tree Tag Number

REPLACEMENT TREE LEGEND

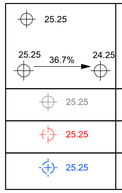


On Site Tree Counting for Replacement

LANDSCAPE INFRASTRUCTURE LEGEND

	Perforated Underdrain	
C/O	Clean Out	
L-AD	Landscape Area Drain 8" Square Drain with ADA Steel Lockable Grate.	
	Rain Garden Curb Inlet Sediment Trap Concrete pad to capture sediment at curb cuts.	

GRADING LEGEND



	Proposed Landscape Grade
	Existing Grade
	Architectural grade, for reference only
	Civil Grade, for reference only

TOW 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
HP High Point
LP Low Point

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

MATERIALS LEGEND

	Municipal Sidewalk *to CoV New Town Standards*
	Asphalt Paving - *(for reference only)*

HARDSCAPE SURFACES

	Concrete Paving Cast in place, light broom finish. Sawcut control joints. Refer to Civil for parkade ramp.
	Unit Paving - Type 1 Herringbone field with single row soldier course, to meet City of Victoria 'New Town' standards.
	Unit Paving - Type 2
	Unit Paver - on Pedestal
	Porcelain Paver - on Pedestal
	Decorative Rock Ballast
	Unit Paver Path - Maintenance Access Only 600mm x 600mm pavers
	Concrete Steps

STEPS, RAMPS, CURBS, WALLS

	Concrete Band
	Retaining Wall - Concrete Seat wall height. Include notched skate stops formed into wall top.
	Seat Wall - Concrete Include notched skate stops formed into wall top.
	Architectural Wall See Arch
	Concrete Edge Restraint
	Basalt Band 450 mm width, to meet CoV 'New Town' Standard.
	Concrete Curb See Civil

SOFTSCAPE

	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -Depth Varies, See Plan -Type 1P growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area -Rain Garden -On Grade -600mm Depth -Rain Garden Growing Medium.
	Planting Area -Rain Garden -On Slab -600mm Depth Average -Rain Garden Growing Medium.
	Grass - On Grade -170mm Depth (*unless otherwise noted*)
	Artificial Turf - On Slab -170mm Depth (*unless otherwise noted*)
	Gravel Maintenance Edge

FENCING & RAILS

	Fence - Wood 1800mm height
	Gate
	Screen/Trellis Structure
	Guard Rail
	Chain Link Fence
	Split Rail Fence Cedar split rail, 2-3 rails high.

SITE FURNISHINGS

	Bike Rack
	Bench
	Seat Wall Bench Topper
	Raised Deck/Seating
	Raised Planters Metal, colour to match building cladding
	Waste Receptacle To meet City of Victoria 'New Town' standards.
	Bollard To meet City of Victoria 'New Town' standards.
	Chair To meet City of Victoria 'New Town' standards.
	Landscape Boulder
	Bistro Table and Chairs Moveable
	Bistro Table and Chairs To be bolted down.
	Custom Deck Element Raised lounge deck c/w raised planting zones, tables and chairs.
	Table
	Storage Shed

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

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NOT FOR CONSTRUCTION

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project no.	124.36
scale	1: ### @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	**L0.01**

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area (*= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED B. Small	C. Medium	D. Large	SOIL VOLUME REQUIRED (m3) E. Small	F. Medium	G. Large	Total
ONSITE										
1*	175.2	0.6	**105.1**		1	3	0	15	90	**105**
2*	115.8	0.6	**69.5**	1		2	6	0	60	**66**
3*	33.8	0.6	**20.3**		1			20	0	**20**
4*	69.2	0.6	**41.5**	4	1		24	15	0	**39**
5*	15.5	0.6	**9.3**	1			8	0	0	**8**
6*	16.4	0.6	**9.8**	1			8	0	0	**8**
7*	36.0	0.6	**21.6**	2			12	0	0	**12**
8*	14.0	0.6	**8.4**	1			8	0	0	**8**
9*	22.2	0.6	**13.3**	2			12	0	0	**12**
10*	26.7	0.6	**16.0**	2			12	0	0	**12**
Total				**14**	**3**	**5**				
Calculation Instructions							E	F	G	**Total**
							If B=1, Bx8, If B>1, Bx6	*If C=1, Cx20, If C>1, Cx15*	*If D=1, Dx35, If D>1, Bx30*	

REPLACEMENT TREE SOIL VOLUME TABLE - MUNICIPAL

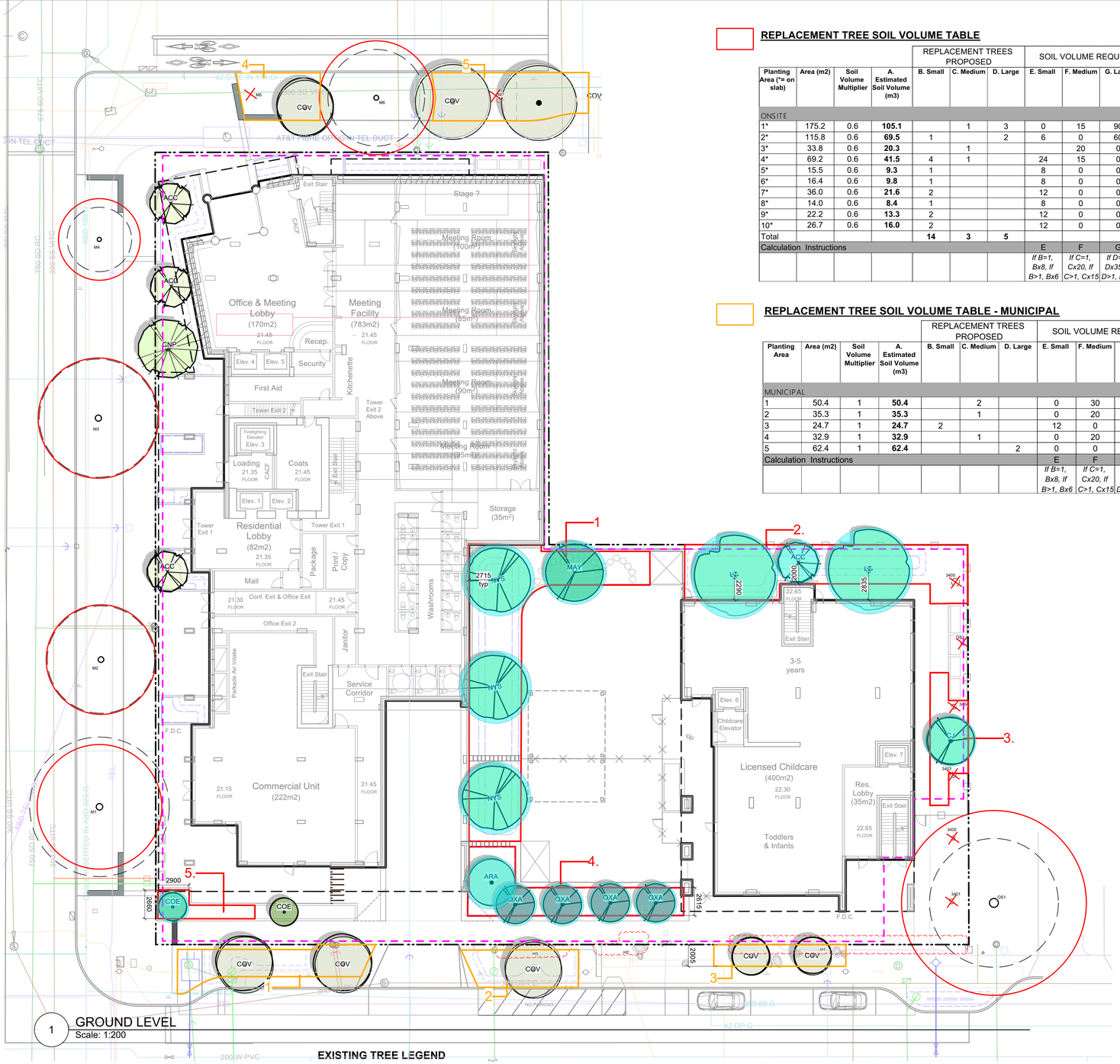
Planting Area	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED B. Small	C. Medium	D. Large	SOIL VOLUME REQUIRED (m3) E. Small	F. Medium	G. Large	Total
MUNICIPAL										
1	50.4	1	**50.4**		2		0	30	0	**30**
2	35.3	1	**35.3**		1		0	20	0	**20**
3	24.7	1	**24.7**	2			12	0	0	**12**
4	32.9	1	**32.9**		1		0	20	0	**20**
5	62.4	1	**62.4**			2	0	0	60	**60**
Calculation Instructions							E	F	G	**Total**
							If B=1, Bx8, If B>1, Bx6	*If C=1, Cx20, If C>1, Cx15*	*If D=1, Dx35, If D>1, Bx30*	

PROPOSED ONSITE TREES - L1

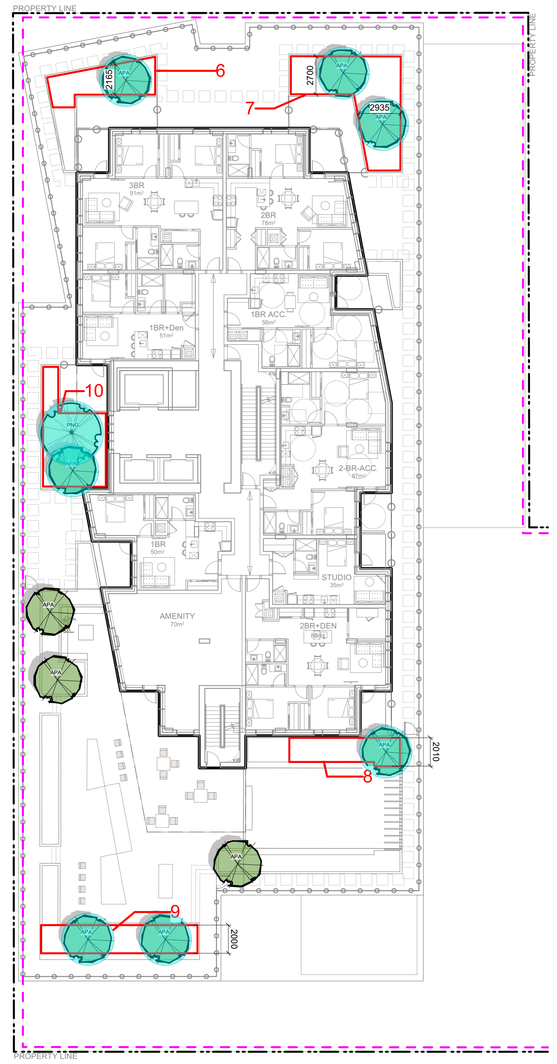
Sym	Qty	Botanical Name	Common Name	Schd. Size
ACC	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
ARA	1	Acer rubrum 'Armstrongii'	Armstrong Red Maple	6.0cm cal, b&b
COV	16	Boulevard Tree	TBD by City	6.0cm cal, b&b
CJ	1	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
CNP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
COE	2	Cornus 'Eddie's White Wonder'	Flowering Dogwood	6.0cm cal, b&b
LT	2	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b
MAY	1	Magnolia acuminata 'yellow bird'	Cucumber tree	6.0cm cal, b&b
NYS	3	Nyssa sylvatica	Tupelo	6.0cm cal, b&b
OXA	4	Oxydendrum arboreum	Sourwood Tree	6.0cm cal, b&b

PROPOSED ONSITE TREES - L4

Sym	Qty	Botanical Name	Common Name	Schd. Size
APA	10	Acer palmatum	Japanese Maple	6.0cm cal, b&b
PNG	1	Pinus thunbergii	Japanese black pine	2.0 m ht, wb



1 GROUND LEVEL
Scale: 1:200



2 LEVEL 4 ROOFTOP
Scale: 1:200

0 5 10 15 20 m N

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

Existing Tree to be retained
M4
Trunk diameter (DBH)
Tree Tag Number
Tree Crown Spread
Protected Root Zone

Existing Tree to be removed
M4
Trunk diameter (DBH)
Tree Tag Number

REPLACEMENT TREE LEGEND

On Site Tree Counting for Replacement

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 4152.6 sq m
Minimum # of Trees for Lot Area: 21

ONSITE Minimum replacement tree requirement

	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	8	1	8
2:1 Replacement Trees - Schedule E Part 2	14	0.5	7
Total Replacement Trees Proposed			**15**

MDI LANDSCAPE ARCHITECTS
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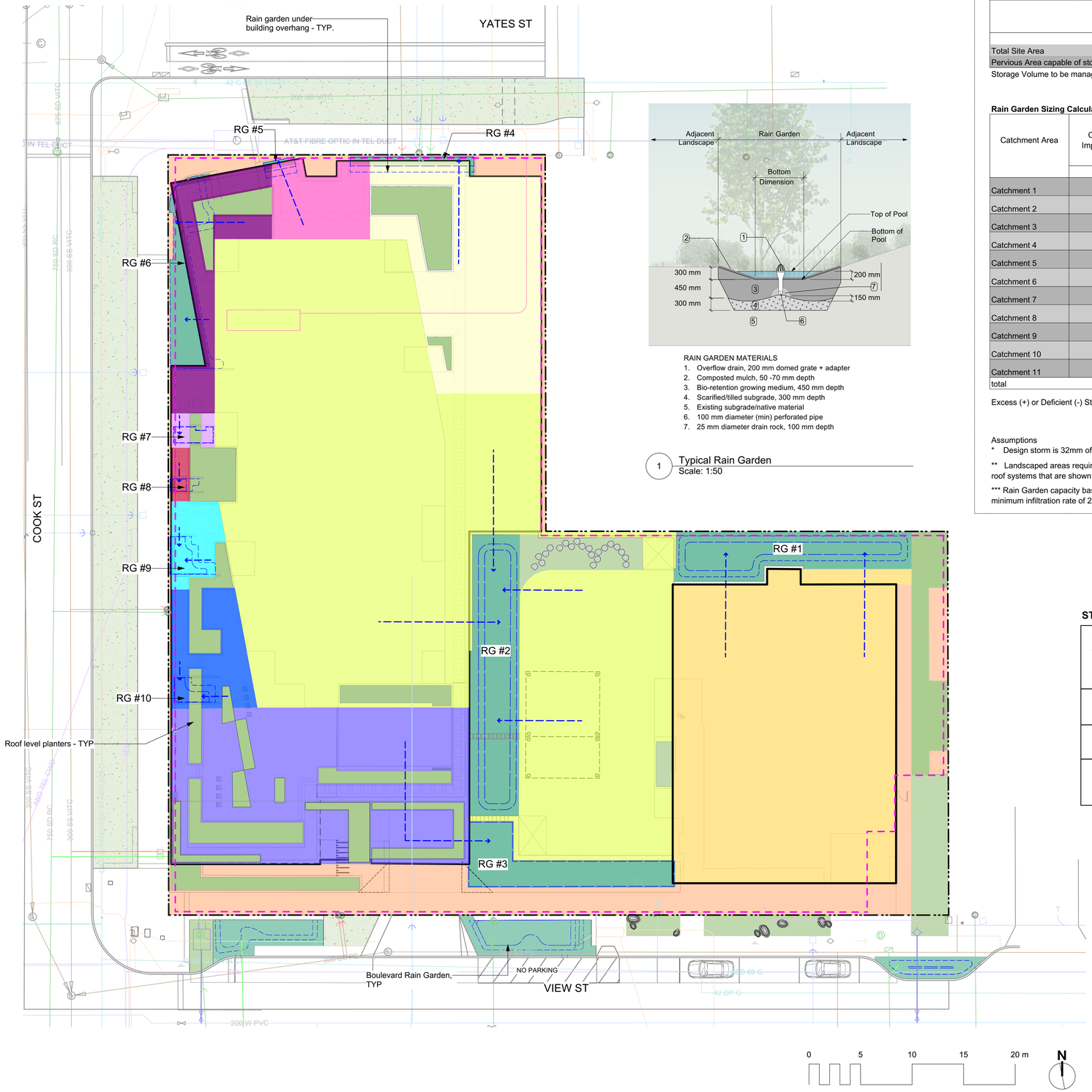
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2025-11-20

client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Tree Replacement

project no.	124.36
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	**L0.02**



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

	Area		Required Storage Volume for Design Storm*
	(sq. m.)		(cu. m./day)
Total Site Area	4153		133
Pervious Area capable of storing 32mm rainfall / 24 hours.**	1012	-	32
Storage Volume to be managed by Green Stormwater Infrstructure		=	**100**

Rain Garden Sizing 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 (Bottom of Pool)	Rain Garden Capacity***	Ratio of base area of the rain garden to upstream impervious area
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment 1	648	21	0.60	0.8	35	28	5
Catchment 2	1510	48	0.60	0.8	61	49	4
Catchment 3	355	11	0.60	0.8	64	52	18
Catchment 4	245	8	0.60	0.8	11	8	4
Catchment 5	67	2	0.60	0.8	3	2	4
Catchment 6	82	3	0.60	0.8	42	34	51
Catchment 7	10	0.33	0.60	0.8	5	4	51
Catchment 8	9	0.30	0.60	0.8	2	1	19
Catchment 9	36	1	0.60	0.8	8	6	21
Catchment 10	66	2	0.60	0.8	5	4	7
Catchment 11	382	-	-	-	-	-	-
total		97			235	188	

Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure **88**

Assumptions
* Design storm is 32mm of water, in a 24 hr period.

** Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineeered green roof systems that are shown to meet the minimum requirements may also be included.

*** Rain Garden capacity based on 200 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.

STORMWATER MANAGEMENT LEGEND

	Property Line
	Building Footprint
	Extent of Roof / Canopy, ABOVE
	Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP)
	Rain Garden Bottom of Pool (BP)
25.2	Existing Grade
25.2	Proposed Landscape Grade
	Direction of Flow
	Rain Garden Area

	Catchment Area 1 Roof and paving areas draining to rain gardens.
	Catchment Area 2 Roof and paving areas draining to rain gardens.
	Catchment Area 3 Roof areas draining to rain gardens.
	Catchment Area 4 Roof areas draining to rain gardens.
	Catchment Area 5 Roof areas draining to rain gardens.
	Catchment Area 6 Roof areas draining to rain gardens.
	Catchment Area 7 Roof areas draining to rain gardens.
	Catchment Area 8 Roof areas draining to rain gardens.
	Catchment Area 9 Roof areas draining to rain gardens.
	Catchment Area 10 Roof areas draining to rain gardens.
	Catchment Area 11 Paving areas draining directly to storm systems

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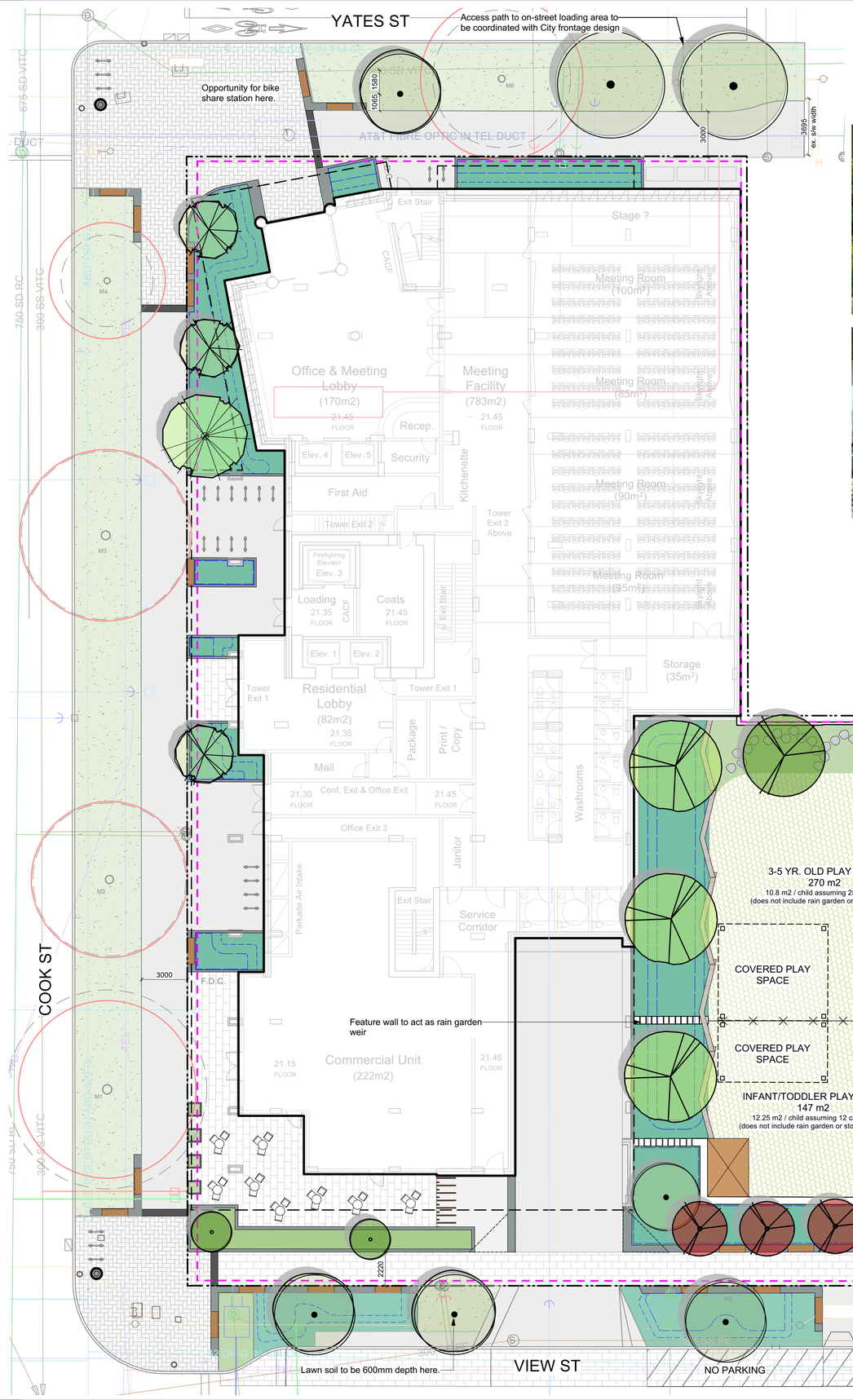
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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Scott Murdoch
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2025-11-20

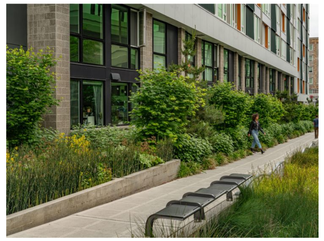
client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Stormwater Management

project no.	124.36
scale	1: 200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	**L0.03**











MATERIALS LEGEND

HARDSCAPE SURFACES

- Municipal Sidewalk *to CoV New Town Standards*
- Asphalt Paving - *(for reference only)*
- Concrete Paving — Cast in place, light broom finish. Sawcut control joints. Refer to Civil for parkade ramp.
- Unit Paving - Type 1 — Herringbone field with single row soldier course, to meet City of Victoria 'New Town' standards.
- Unit Paving - Type 2
- Unit Paver - on Pedestal
- Porcelain Paver - on Pedestal
- Decorative Rock Ballast
- Unit Paver Path - Maintenance Access Only — 600mm x 600mm pavers
- Concrete Steps

STEPS, RAMPS, CURBS, WALLS

- Concrete Band
- Retaining Wall - Concrete — Seat wall height. Include notched skate stops formed into wall top.
- Seat Wall - Concrete — Include notched skate stops formed into wall top.
- Architectural Wall — See Arch
- Concrete Edge Restraint
- Basalt Band — 450 mm width, to meet CoV 'New Town' Standard.
- Concrete Curb — See Civil

SOFTSCAPE

- Planting Area -Tree & Shrub -On Grade — -600mm Depth; -Shrub Growing Medium.
- Planting Area -Tree & Shrub -On Slab — -Depth Varies, See Plan; -Type 1P growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
- Planting Area -Rain Garden -On Grade — -600mm Depth; -Rain Garden Growing Medium.
- Planting Area -Rain Garden -On Slab — -600mm Depth Average; -Rain Garden Growing Medium.
- Grass - On Grade — -170mm Depth (*unless otherwise noted*)
- Artificial Turf - On Slab — -170mm Depth (*unless otherwise noted*)
- Gravel Maintenance Edge

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

FENCING & RAILS

- Fence - Wood — 1800mm height
- Gate
- Screen/Trellis Structure
- Guard Rail
- Chain Link Fence
- Split Rail Fence — Cedar split rail, 2-3 rails high.

SITE FURNISHINGS

- Bike Rack
- Bench
- Seat Wall Bench Topper
- Raised Deck/Seating
- Raised Planters — Metal, colour to match building cladding
- Waste Receptacle — To meet City of Victoria 'New Town' standards.
- Bollard — To meet City of Victoria 'New Town' standards.
- Chair — To meet City of Victoria 'New Town' standards.
- Landscape Boulder
- Bistro Table and Chairs — Moveable
- Bistro Table and Chairs — To be bolted down.
- Custom Deck Element — Raised lounge deck c/w raised planting zones, tables and chairs.
- Table
- Storage Shed

N

0 5 10 15 20 m

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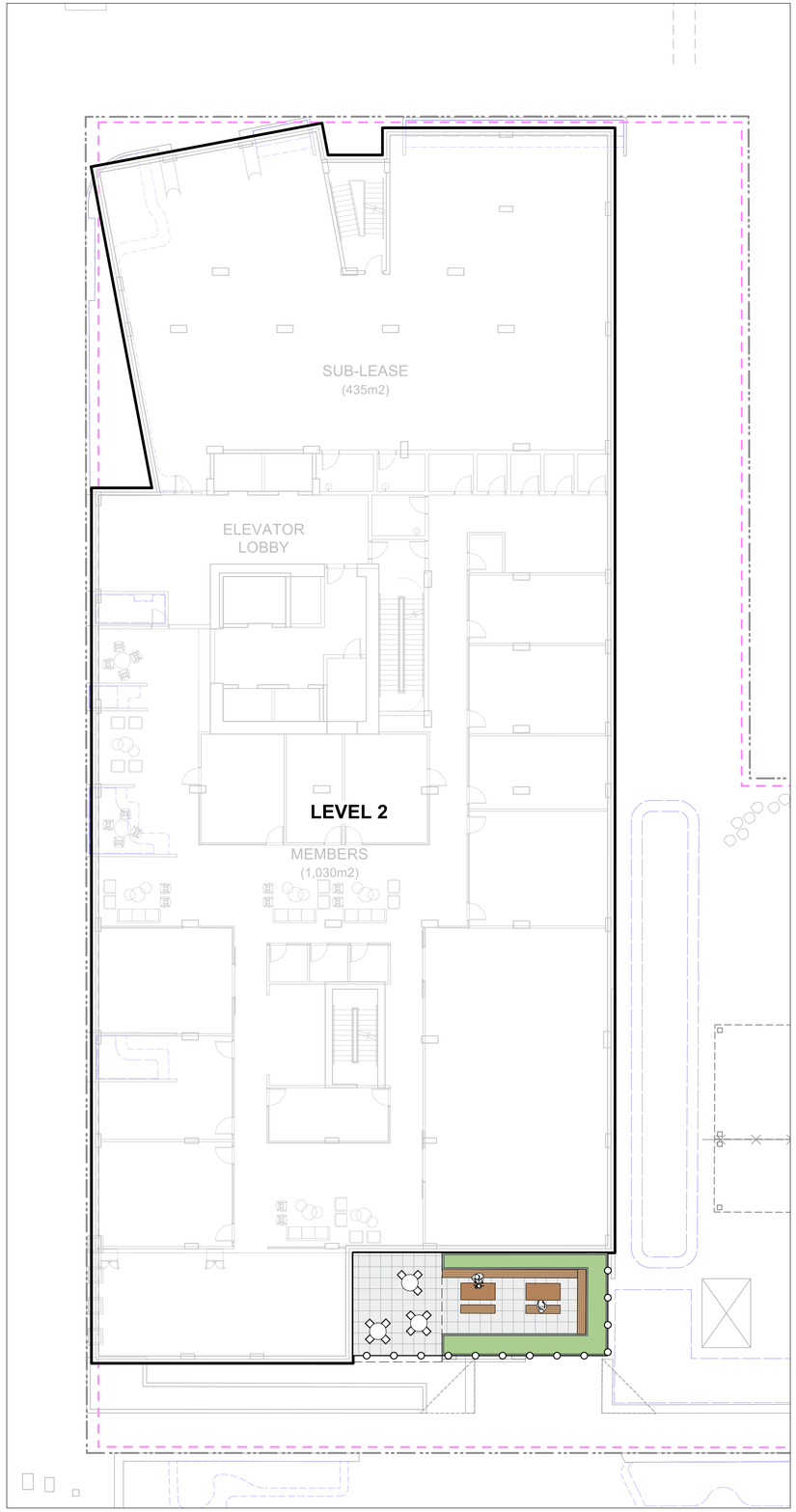
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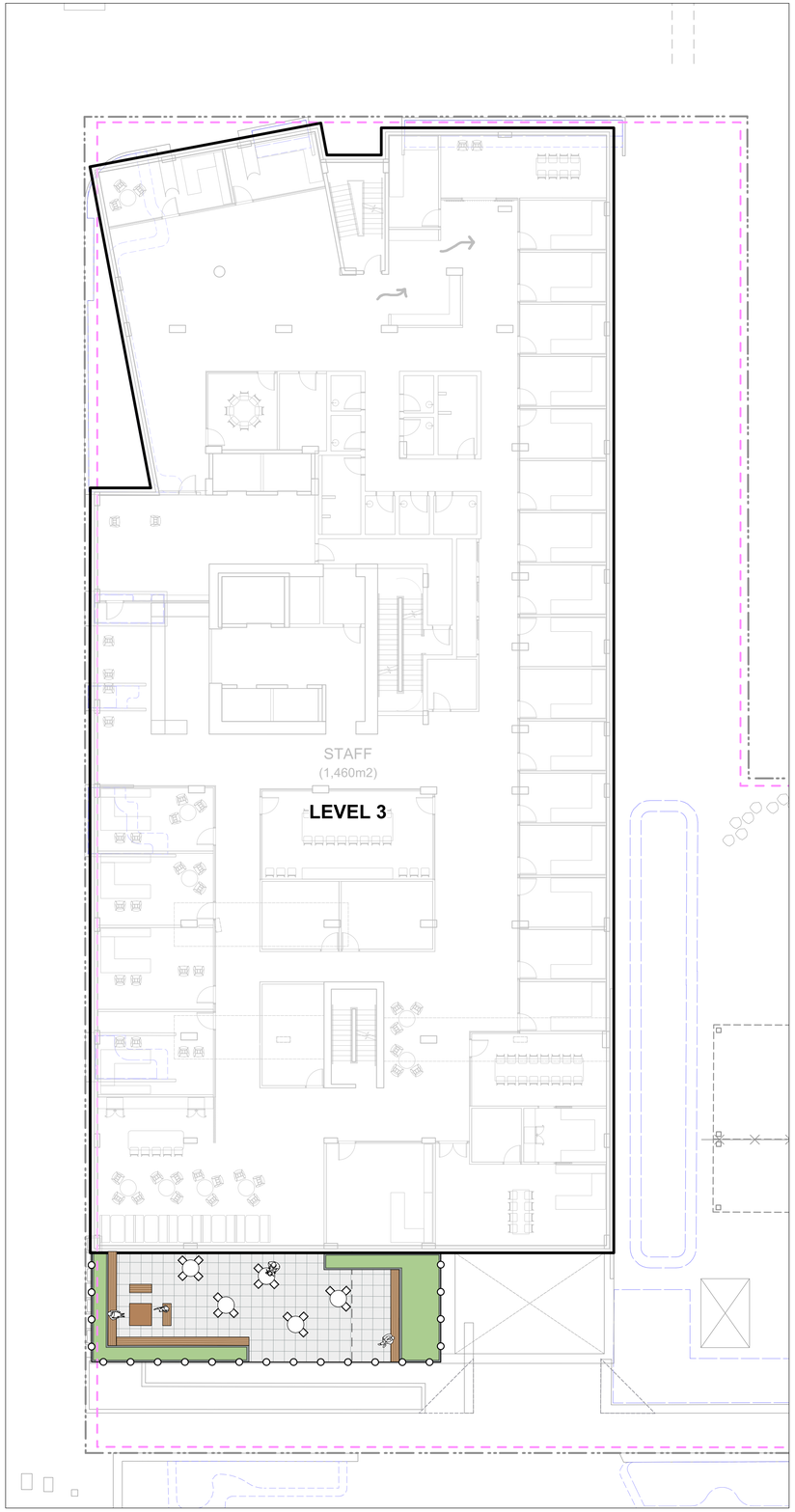
client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Landscape Materials - L1

project no.	124.36
scale	1: 150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	**L1.01**





MATERIALS LEGEND

	Municipal Sidewalk *to CoV New Town Standards*
	Asphalt Paving - *(for reference only)*

HARDSCAPE SURFACES

	Concrete Paving Cast in place, light broom finish. Sawcut control joints. Refer to Civil for parkade ramp.
	Unit Paving - Type 1 Herringbone field with single row soldier course, to meet City of Victoria 'New Town' standards.
	Unit Paving - Type 2
	Unit Paver - on Pedestal
	Porcelain Paver - on Pedestal
	Decorative Rock Ballast
	Unit Paver Path - Maintenance Access Only 600mm x 600mm pavers
	Concrete Steps

STEPS, RAMPS, CURBS, WALLS

	Concrete Band
	Retaining Wall - Concrete Seat wall height. Include notched skate stops formed into wall top.
	Seat Wall - Concrete Include notched skate stops formed into wall top.
	Architectural Wall See Arch
	Concrete Edge Restraint
	Basalt Band 450 mm width, to meet CoV 'New Town' Standard.
	Concrete Curb See Civil

SOFTSCAPE

	Planting Area -Tree & Shrub -On Grade -600mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -Depth Varies, See Plan -Type 1P growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area -Rain Garden -On Grade -600mm Depth -Rain Garden Growing Medium.
	Planting Area -Rain Garden -On Slab -600mm Depth Average -Rain Garden Growing Medium.
	Grass - On Grade -170mm Depth (*unless otherwise noted*)
	Artificial Turf - On Slab -170mm Depth (*unless otherwise noted*)
	Gravel Maintenance Edge



N

0 5 10 15 20 m

FENCING & RAILS

	Fence - Wood 1800mm height
	Gate
	Screen/Trellis Structure
	Guard Rail
	Chain Link Fence
	Split Rail Fence Cedar split rail, 2-3 rails high.

SITE FURNISHINGS

	Bike Rack
	Bench
	Seat Wall Bench Topper
	Raised Deck/Seating
	Raised Planters Metal, colour to match building cladding
	Waste Receptacle To meet City of Victoria 'New Town' standards.
	Bollard To meet City of Victoria 'New Town' standards.
	Chair To meet City of Victoria 'New Town' standards.
	Landscape Boulder
	Bistro Table and Chairs Moveable
	Bistro Table and Chairs To be bolted down.
	Custom Deck Element Raised lounge deck c/w raised planting zones, tables and chairs.
	Table
	Storage Shed

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Scott Murdoch
341
2025-11-20

client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Landscape Materials -L2 & L3

project no.	124.36
scale	1: 150 @ 24"x36"
drawn by	SC
checked by	TB

sheet no.
L1.02



MATERIALS LEGEND

- Municipal Sidewalk *to CoV New Town Standards*
- Asphalt Paving - *(for reference only)*

HARDSCAPE SURFACES

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- Planting Area -Rain Garden -On Slab — -600mm Depth Average -Rain Garden Growing Medium.
- Grass - On Grade — -170mm Depth (*unless otherwise noted*)
- Artificial Turf - On Slab — -170mm Depth (*unless otherwise noted*)
- Gravel Maintenance Edge

FENCING & RAILS

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- Gate
- Screen/Trellis Structure
- Guard Rail
- Chain Link Fence
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SITE FURNISHINGS

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- Bistro Table and Chairs — To be bolted down.
- Custom Deck Element — Raised lounge deck c/w raised planting zones, tables and chairs.
- Table
- Storage Shed

N

0 5 10 15 20 m

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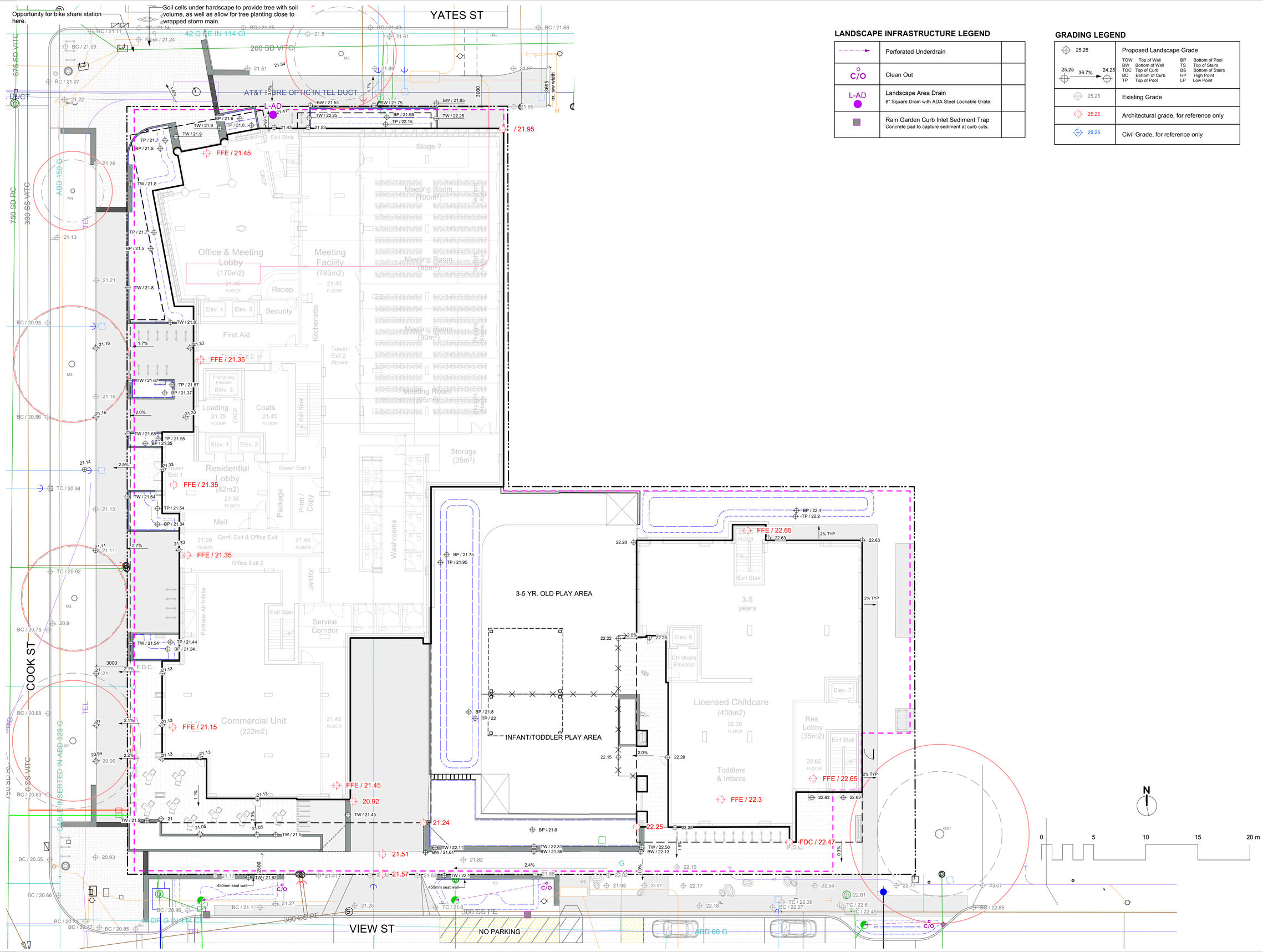
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REGISTERED MEMBER
Scott Murdoch
341
2025-11-20

client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Landscape Materials - L4

project no.	124.36
scale	1: 150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	**L1.03**



LANDSCAPE INFRASTRUCTURE LEGEND

	Perforated Underdrain	
C/O	Clean Out	
L-AD	Landscape Area Drain 8" Square Drain with ADA Steel Lockable Grate.	
	Rain Garden Curb Inlet Sediment Trap Concrete pad to capture sediment at curb cuts.	

GRADING LEGEND

25.25 25.25 36.7% 24.25	Proposed Landscape Grade TOW 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 HP High Point LP Low Point
25.25	Existing Grade
25.25	Architectural grade, for reference only
25.25	Civil Grade, for reference only

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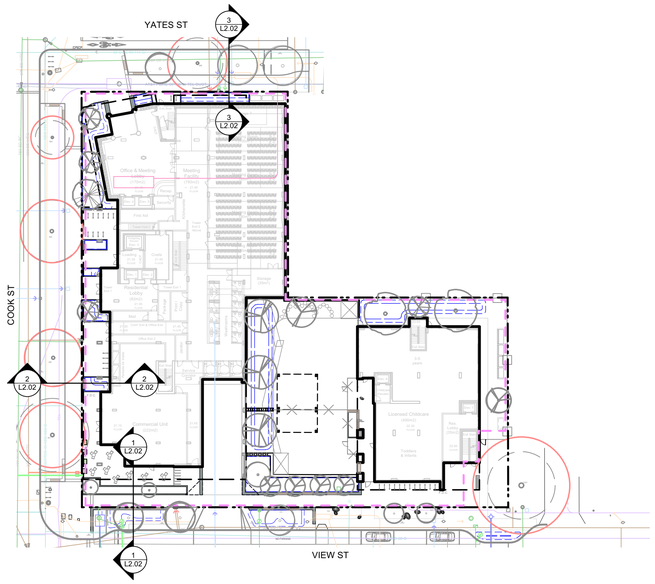
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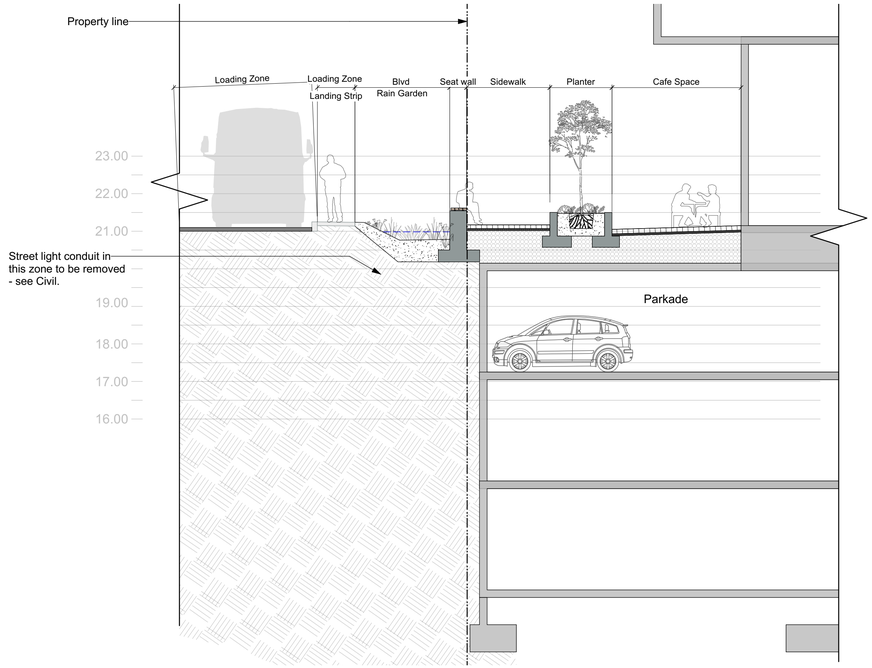
sheet title
Landscape Grading & Drainage

project no.	124.36
scale	1: 150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	**L2.01**

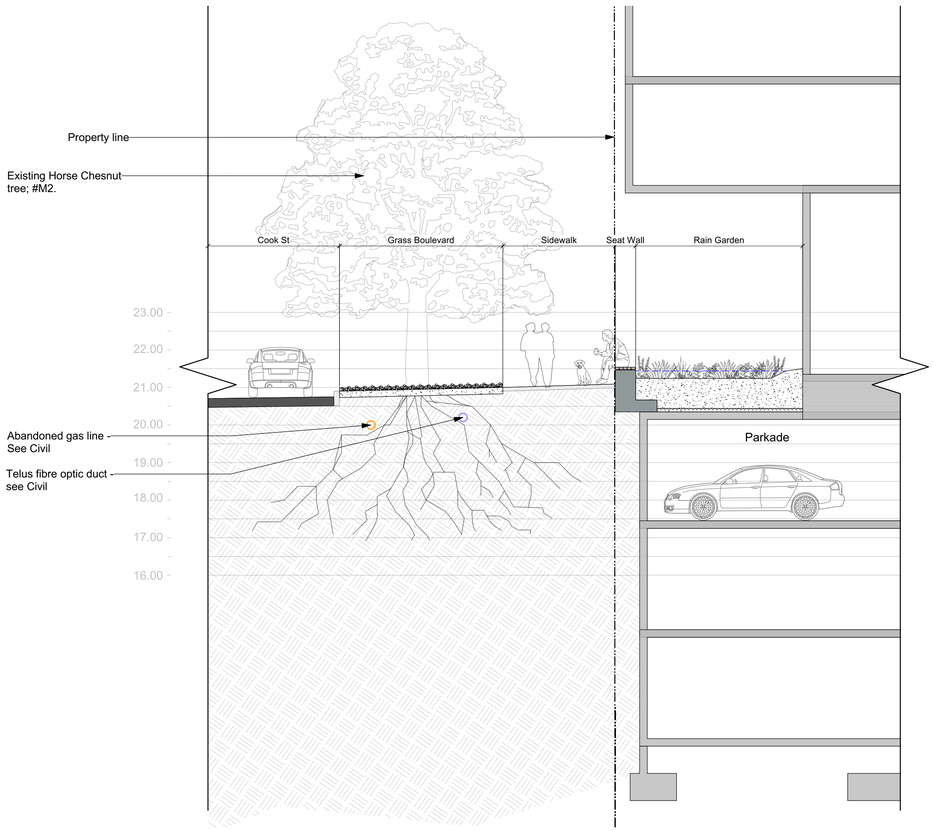
KEY PLAN



1:500



1 View St Cross Section
Scale: 1:75



2 Cook St. Cross Section
Scale: 1:75

3 Yates St. Cross Section
Scale: 1:75

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341
2025-11-20

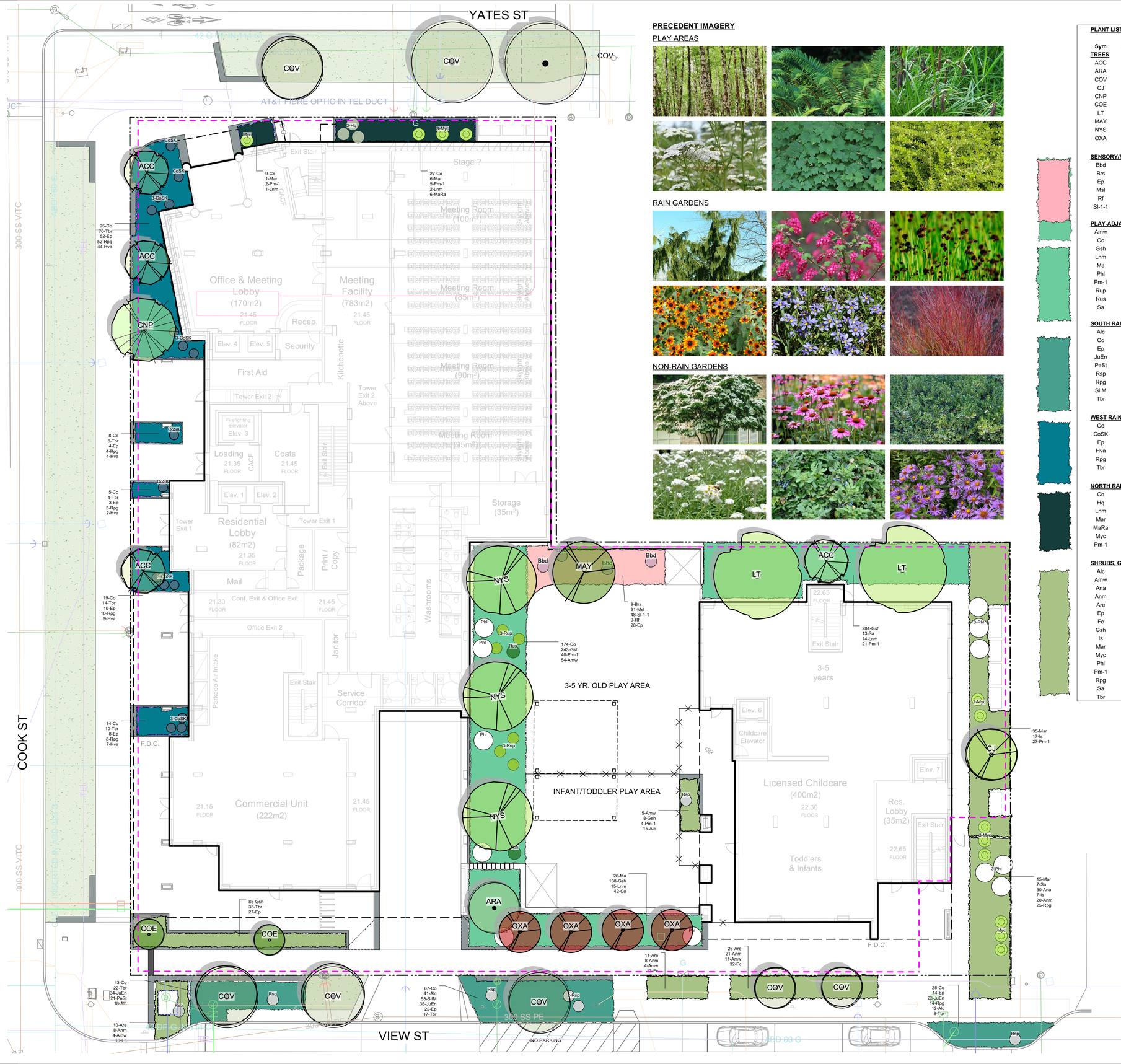
client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Landscape Sections

project no.	124.36
scale	AS NOTED @ 24"x36"
drawn by	SC
checked by	TB

sheet no.
L2.02



PRECEDENT IMAGERY

PLAY AREAS

RAIN GARDENS

NON-RAIN GARDENS

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES				
ACC	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
ARA	1	Acer rubrum 'Armstrongii'	Armstrong Red Maple	6.0cm cal, b&b
COV	7	Boulevard Tree	TBD by City	6.0cm cal, b&b
CJ	1	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
CNP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
COE	2	Cornus 'Eddie's White Wonder'	Flowering Dogwood	6.0cm cal, b&b
LT	2	Liriodendron tulipifera	Tulipree	6.0cm cal, b&b
MAY	1	Magnolia acuminata 'yellow bird'	Cucumber tree	6.0cm cal, b&b
NYS	3	Nyssa sylvatica	Tupelo	6.0cm cal, b&b
OXA	4	Oxydendrum arboreum	Sourwood Tree	6.0cm cal, b&b
SENSORY/PLAY SHRUBS				
Bbd	4	Vaccinium 'Blue Crop' & 'Duke'	Blueberry 'Blue Crop' & 'Duke'	#3 pot
Brs	9	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Ep	28	Echinacea purpurea	Purple Coneflower	#1 pot
Msl	31	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot
Rf	9	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Sl-1-1	48	Stachys byzantina	Lamb's ears	#1 pot
PLAY-ADJACENT RAIN GARDENS				
Amw	54	Achillea millefolium	White yarrow	#1 pot
Co	216	Carex obnupta	Slough Sedge	#1 pot
Gsh	665	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Lnm	29	Lonicera nitida 'Maigrun'	Boxedleaf Honeysuckle 'Maigrur	#3 pot
Ma	26	Mahonia aquifolium	Oregon Grape	#2 pot
Phl	6	Philadelphus lewisii	Mock Orange	#5 pot
Pm-1	61	Polystichum munitum	Sword Fern	#1 pot
Rup	6	Rubus parviflorus	Thimbleberry	#1 pot
Rus	2	Rubus spectabilis	Salmonberry	#1 pot
Sa	13	Symphoricarpos alba	Snowberry	#1 pot
SOUTH RAIN GARDENS				
Alc	71	Allium cernuum	Nodding Onion	Sp3
Co	135	Carex obnupta	Slough Sedge	#1 pot
Ep	36	Echinacea purpurea	Purple Coneflower	#1 pot
JuEn	93	Juncus ensifolius	Dagger-leaf rush	#1 pot
PeSt	21	Penstemon strictus	Rocky Mountain penstemon	#1 pot
Rsp	7	Ribes sanguineum 'Pulborough Scarlet'	Red Flowering Currant	#2 pot
Rpg	14	Rudbeckia triloba 'Prairie Glow'	Brown Eyed Susan 'Prairie Glow	#1 pot
SIIM	53	Sisyrinchium idahoense 'Moody Blues'	Moody Blues blue-eyed grass	#1 pot
Tbr	47	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
WEST RAIN GARDENS				
Co	141	Carex obnupta	Slough Sedge	#1 pot
CoSK	16	Cornus sericea 'Kelseyii'	Kelseyii red-twigged dogwood	#1 pot
Ep	77	Echinacea purpurea	Purple Coneflower	#1 pot
Hva	66	Heuchera villosa 'Autumn bride'	Hairy alum root	#1 pot
Rpg	77	Rudbeckia triloba 'Prairie Glow'	Brown Eyed Susan 'Prairie Glow	#1 pot
Tbr	104	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
NORTH RAIN GARDENS				
Co	36	Carex obnupta	Slough Sedge	#1 pot
Hq	3	Hydrangea quercifolia 'Snowgem'	Oak-Leaved Hydrangea	#5 pot
Lnm	3	Lonicera nitida 'Maigrun'	Boxedleaf Honeysuckle 'Maigrur	#3 pot
Mar	7	Mahonia repens	Prostrate Oregon Grape	#1 pot
MaRa	6	Maianthemum racemosum	False Solomon's seal	#1 pot / 60cm O.C.
Myc	4	Myrica californica	Pacific Wax Myrtle	#3 pot
Pm-1	7	Polystichum munitum	Sword Fern	#1 pot
SHRUBS, GRASSES AND PERENNIALS				
Alc	15	Allium cernuum	Nodding Onion	Sp3
Amw	24	Achillea millefolium	White yarrow	#1 pot
Ana	30	Aster novae-angliae	New England Aster	#1 pot
Anm	57	Anaphalis marjaritacea	Pearly everlasting	#1 pot
Are	47	Arctostaphylos 'Emerald Carpet'	Carpet manzanita	#1 pot / 60 cm O.C.
Ep	27	Echinacea purpurea	Purple Coneflower	#1 pot
Fc	58	Fragaria chiloensis	Coast Strawberry	0.35
Gsh	93	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Is	24	Iris tenax	Oregon Iris	#1 pot
Mar	50	Mahonia repens	Prostrate Oregon Grape	#1 pot
Myc	8	Myrica californica	Pacific Wax Myrtle	#3 pot
Phl	6	Philadelphus lewisii	Mock Orange	#5 pot
Pm-1	31	Polystichum munitum	Sword Fern	#1 pot
Rpg	25	Rudbeckia triloba 'Prairie Glow'	Brown Eyed Susan 'Prairie Glow	#1 pot
Sa	7	Symphoricarpos alba	Snowberry	#1 pot
Tbr	33	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot

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No.	Issued For	Issue Date
3	RZ/DP Resubmission	2025-11-20
2	Development Permit	2025-08-05
1	For Dev Tracker	2025-06-20

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2025-11-20

client

Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project

1101 Yates Street
1101 Yates St
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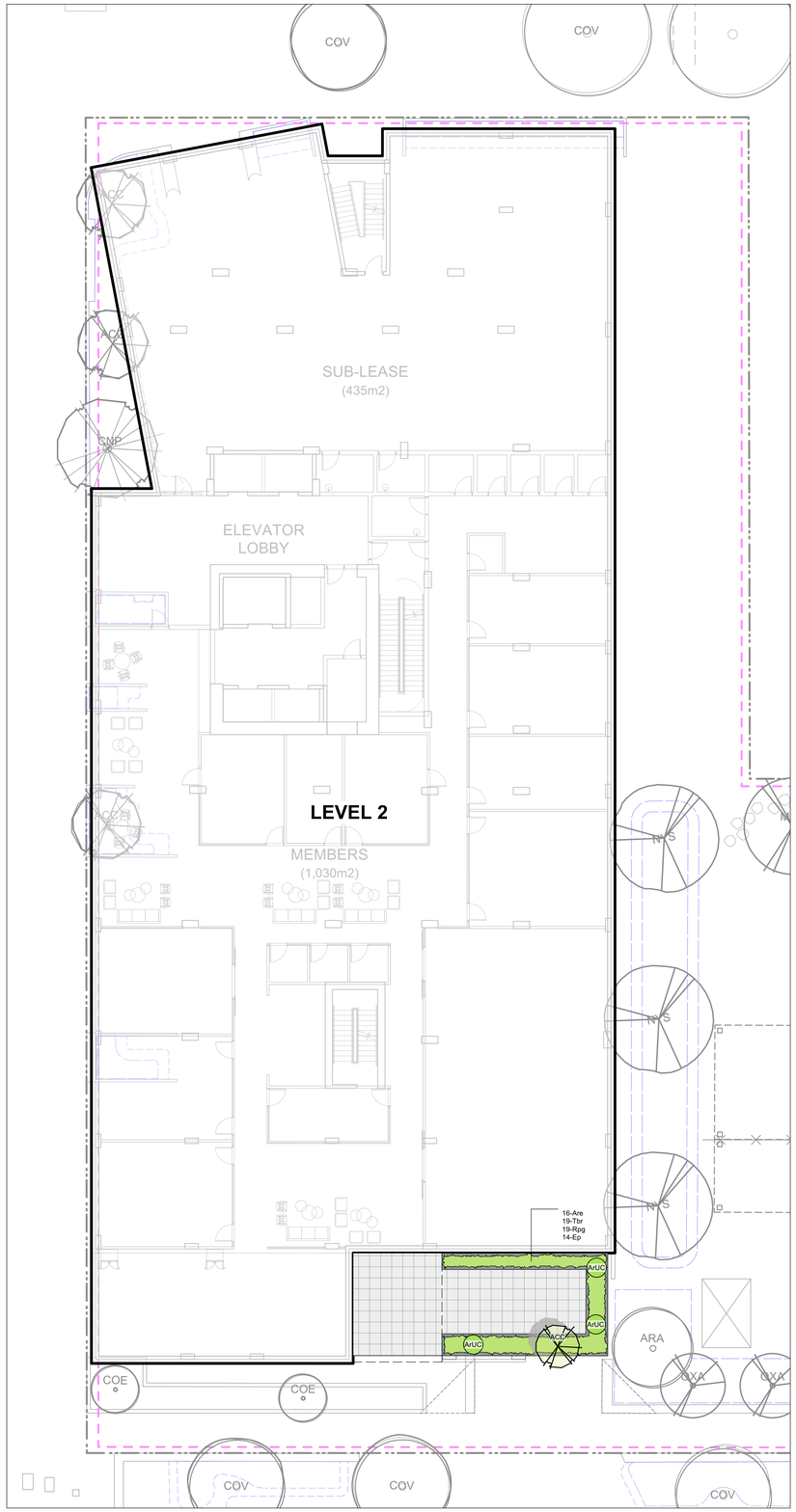
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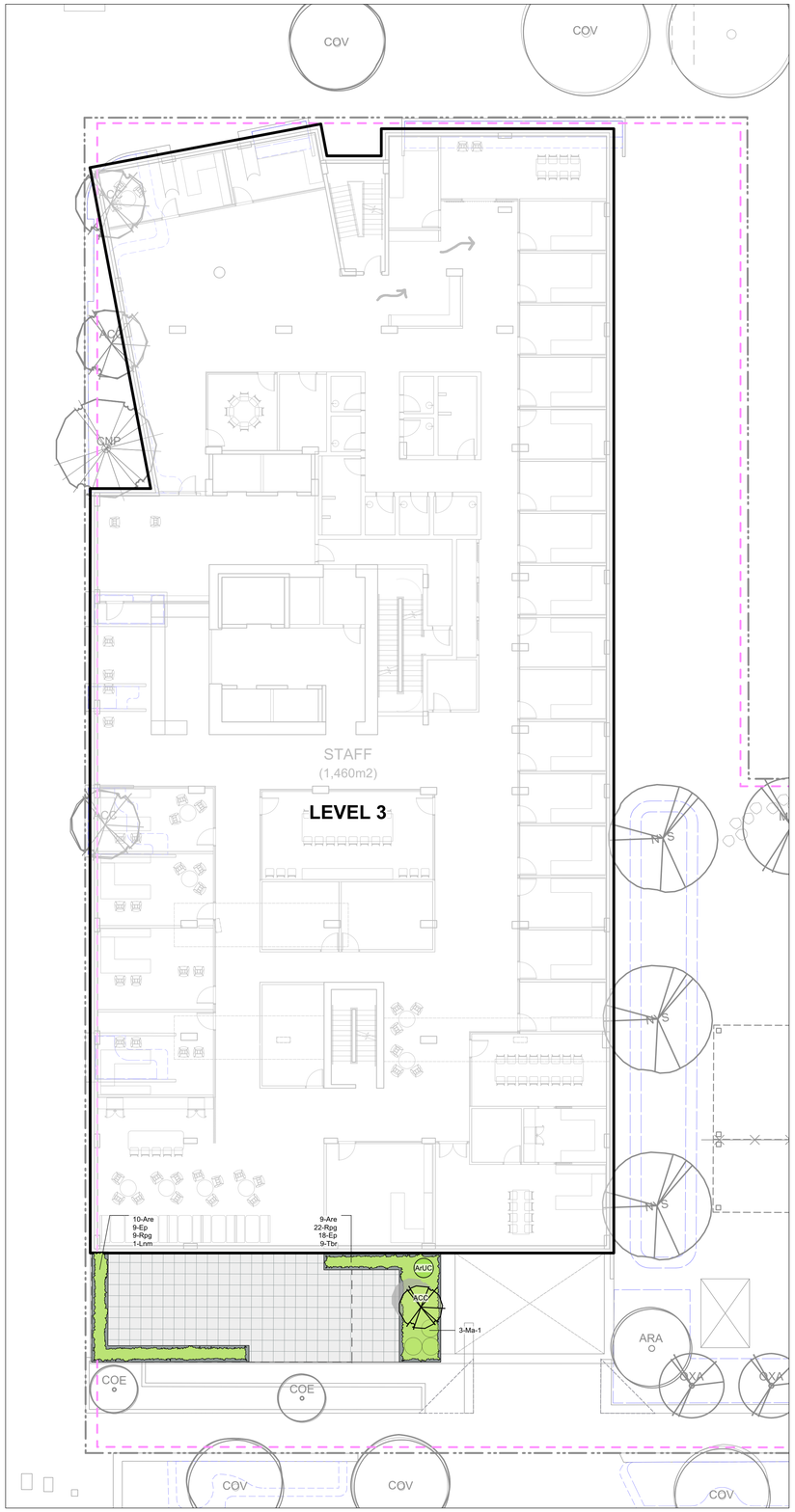
Planting - L1

project no.	124.36
scale	1: 150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	**L3.01**

N

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PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
L2 PATIO TREES:				
ACC	1	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
L2 PATIO PLANTS				
ArUC	3	Arbutus unedo 'Compacta'	Dwarf strawberry tree	1.2 m ht, b&b
Are	16	Arctostaphylos 'Emerald Carpet'	Carpet manzanita	#1 pot / 60 cm O.C.
Ep	14	Echinacea purpurea	Purple Coneflower	#1 pot
Rpg	19	Rudbeckia triloba 'Prairie Glow'	Brown Eyed Susan 'Prairie Glow	#1 pot
Tbr	19	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
L3 PATIO PLANTS				
ACC	1	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
L3 PATIO PLANTS				
Are	19	Arctostaphylos 'Emerald Carpet'	Carpet manzanita	#1 pot / 60 cm O.C.
ArUC	1	Arbutus unedo 'Compacta'	Dwarf strawberry tree	1.2 m ht, b&b
Ep	27	Echinacea purpurea	Purple Coneflower	#1 pot
Lnm	1	Lonicera nitida 'Maigrun'	Boxedleaf Honeysuckle 'Maigrur	#3 pot
Ma-1	3	Mahonia aquifolium	Oregon Grape	#2 pot
Rpg	31	Rudbeckia triloba 'Prairie Glow'	Brown Eyed Susan 'Prairie Glow	#1 pot
Tbr	9	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot

PRECEDENT IMAGERY

L2 & L3



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REGISTERED MEMBER
Scott Murdoch
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2025-11-20

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project
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Victoria, BC

sheet title
Planting - L2 & L3

project no.	124.36
scale	1: 150 @ 24"x36"
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L3.02



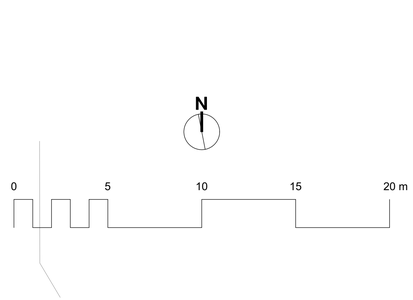
PRECEDENT IMAGERY

LEVEL 4 PLANTING

LEVEL 4 PLANTED BENCH - EDIBLE GARDEN

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
L4 TREES:				
APA	10	Acer palmatum	Japanese Maple	6.0cm cal, b&b
PNG	1	Pinus thunbergii	Japanese black pine	2.0 m ht, wb
L4 PLANTS				
Amw	34	Achillea millefolium	White yarrow	#1 pot
ArUC	15	Arbutus unedo 'Compacta'	Dwarf strawberry tree	#5 pot
Ep	85	Echinacea purpurea	Purple Coneflower	#1 pot
Lsp	87	Liatris spicata	Spiked Gayfeather	#1 pot
Lnm	37	Lonicera nitida 'Maigrun'	Boxedleaf Honeysuckle 'Maigrur	#3 pot
Mar	44	Mahonia repens	Prostrate Oregon Grape	#1 pot
Myc	17	Myrica californica	Pacific Wax Myrtle	#3 pot
Pm-1	31	Polystichum munitum	Sword Fern	#1 pot
SpHe	107	Sporobolus heterolepis	Prairie dropseed	#1 pot
L4 PLANTED BENCH/EDIBLE GARDEN				
La	10	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Mdm	13	Monarda didyma 'Marshall's Delight'	Bee Balm	#1 pot, mildew resistant
Nep	13	Nepeta x faassenii	Catmint	Sp3
Ol-1	8	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Pmu	2	Pinus mugo mugo	Dwarf Mugo Pine	2.4 m ht, 1.5 width
Rof	5	Rosmarinus officinalis	Rosemary	#2 pot
Slo	10	Salvia officinalis	Culinary Sage	#1 pot
Tpc-1	32	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3, 30cm o.c.



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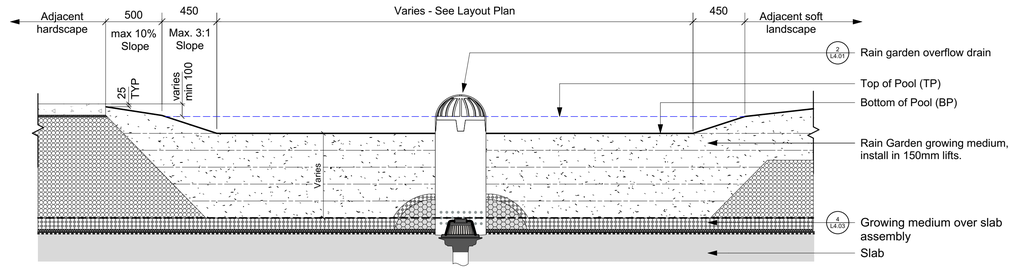
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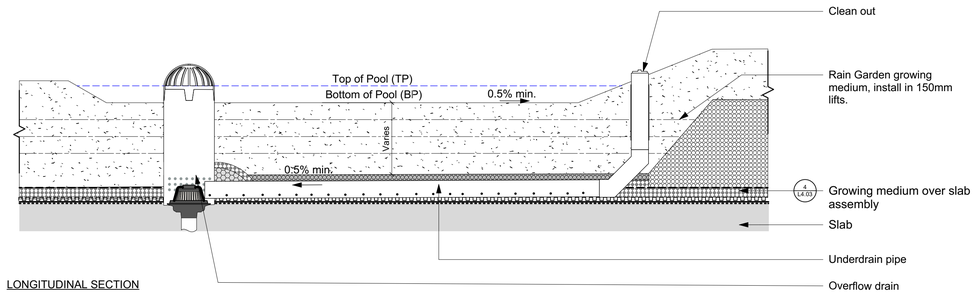
project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Planting - L4

project no.	124.36
scale	1: 150 @ 24"x36"
drawn by	SC
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sheet no.	**L3.03**

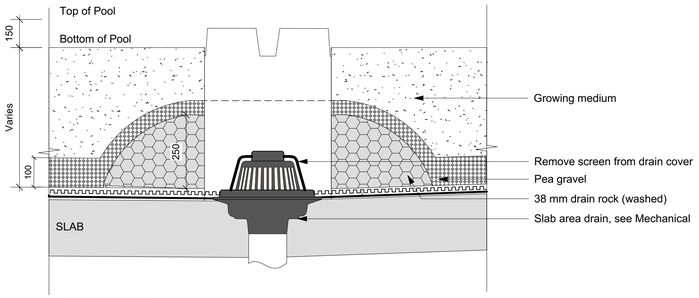


CROSS SECTION



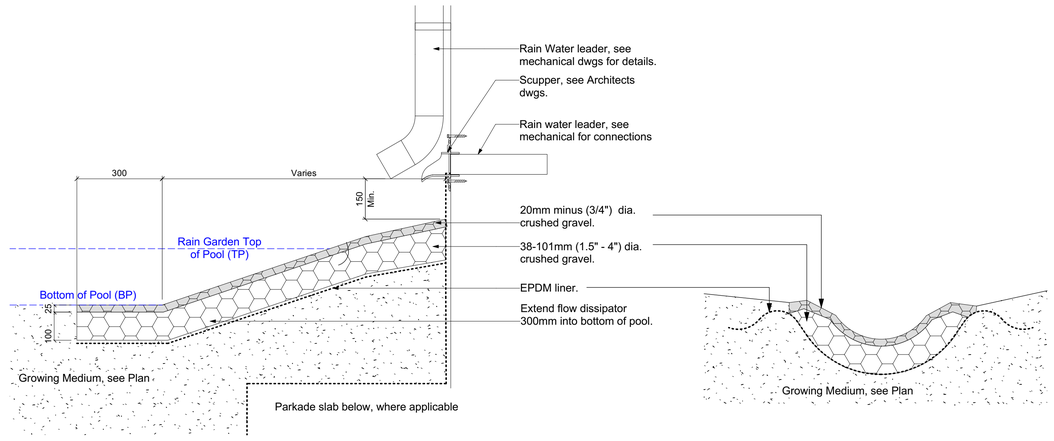
LONGITUDINAL SECTION

1 Typical Rain Garden on Slab
Scale: 1:25



GENERAL NOTES:
1. Poly-Lok products shall be green HDPE.
2. Suggested supplier: ICONIX Waterworks (formerly CORIX Water Products) or approved equivalent.

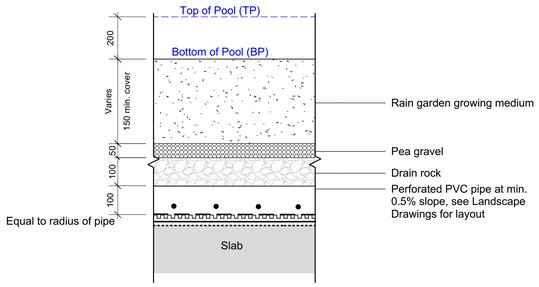
2 Rain Garden Overflow Drain on Slab
Scale: 1:10



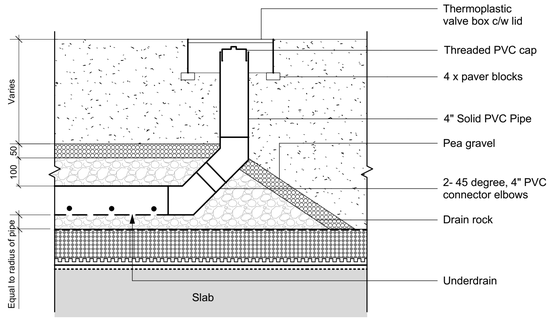
Longitudinal Section

Cross Section

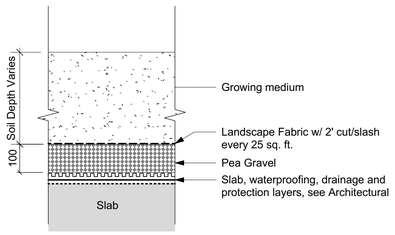
3 Gravel Flow Dissipator
Scale: 1:10



4 Rain Garden Underdrain Pipe
Scale: 1:10



5 Rain Garden Underdrain Clean out
Scale: 1:10



6 Growing Medium over Slab Assembly
Scale: 1:10

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

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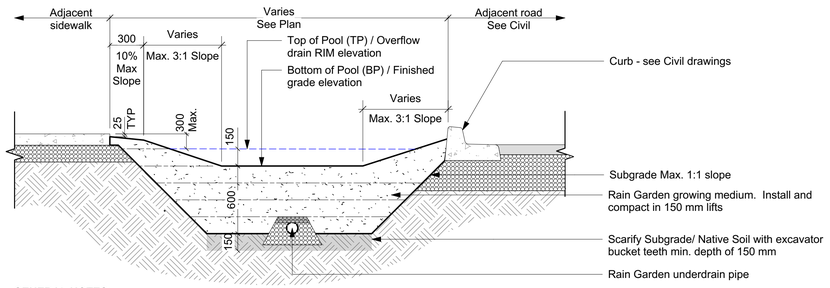
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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341
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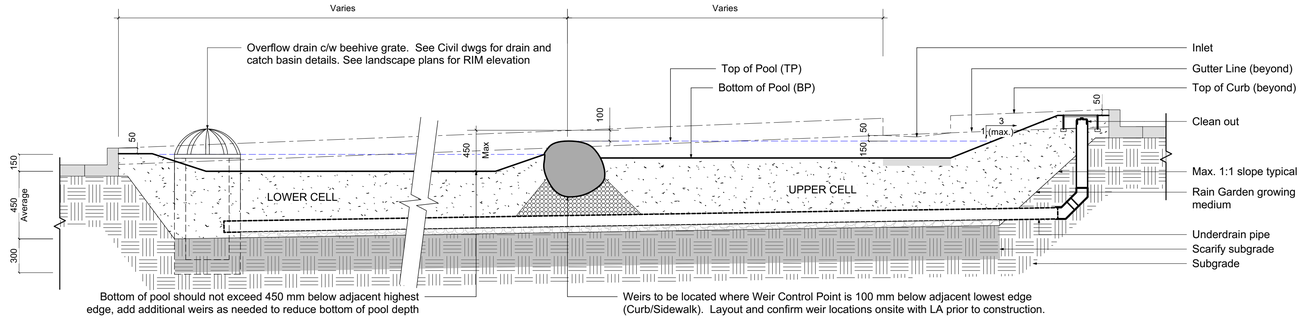
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Landscape Details: Rain Garden

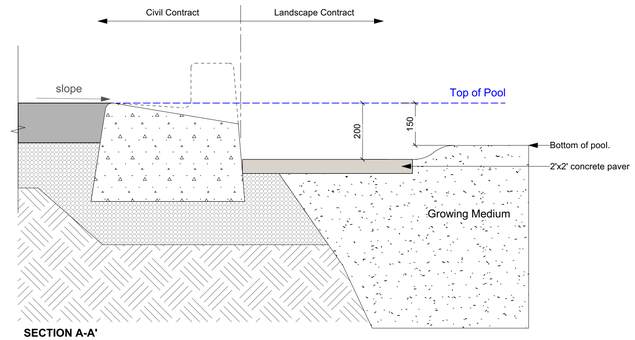
project no.	124.36
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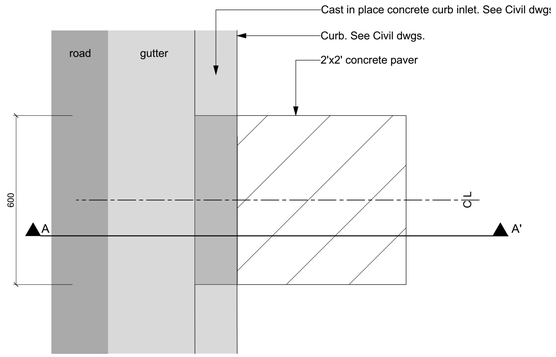
GENERAL NOTES:
1. Subgrade shall be sloped min 0.5% to drain with perforated pipe.
2. Side slopes of rain garden shall be mulched 50 mm depth.
3. Finish grade of mulch to be 25 mm below sidewalk.

1 Boulevard Rain Garden Cross Section
Scale: 1:25



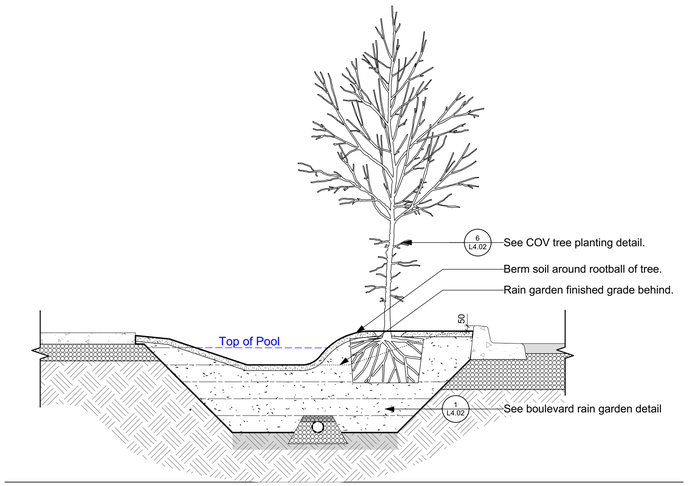


SECTION A-A'



PLAN VIEW

2 Rain Garden Curb Inlet
Scale: 1:10



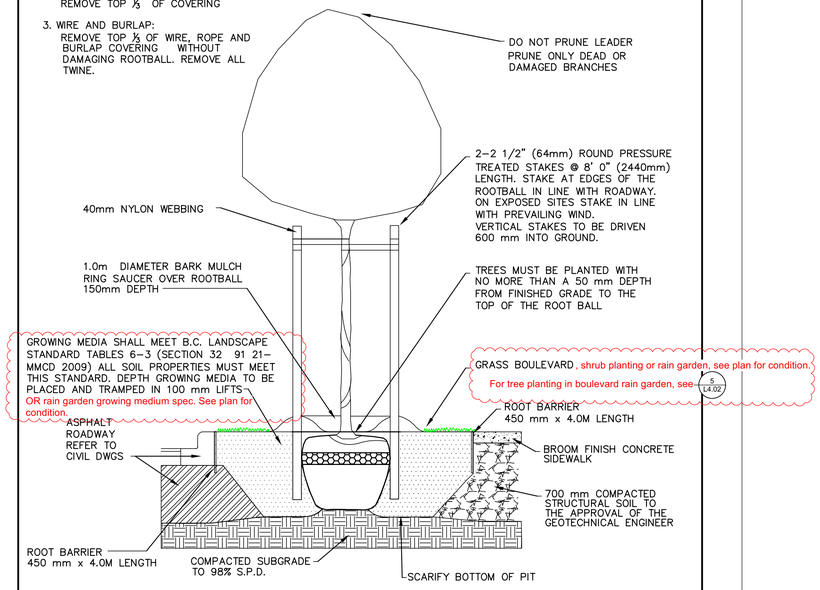
5 Tree Planting in Boulevard Rain Garden
Scale: 1:25

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

PREPARATION NOTES:

1. CONTAINER GROWN:
   REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
   REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP:
   REMOVE TOP ⅓ OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.



NOTES:

ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.

ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

2011

TREE PLANTING IN BOULEVARD	REVISIONS	DRAWING NUMBER:
		SD P4

6 CoV Boulevard Tree Planting
Scale: NTS

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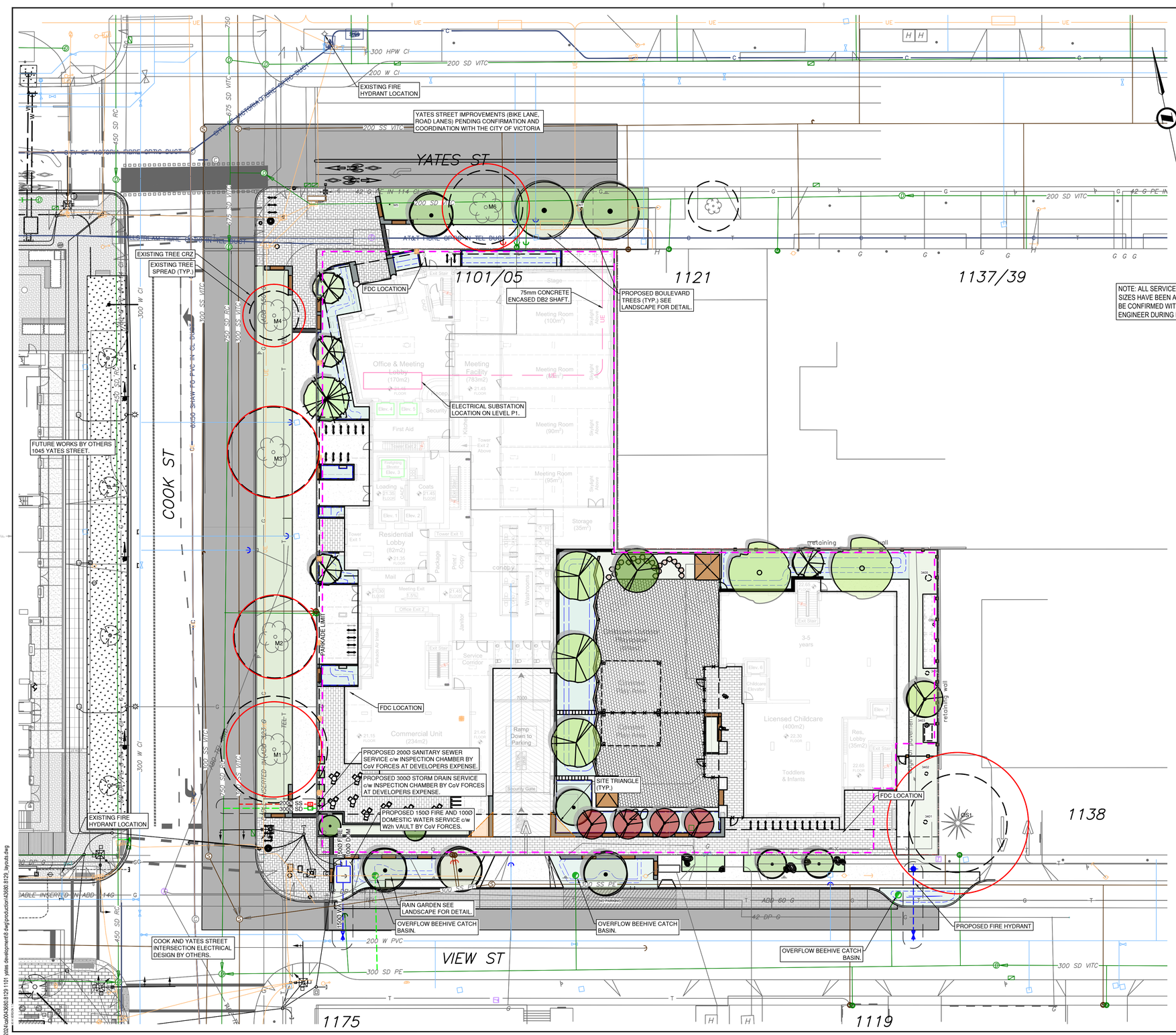
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sheet title
Landscape Details: Boulevard Rain Garden and Planting

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ENGINEERING NOTES:

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION, AND THESE DRAWINGS.
2. ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
3. PERMIT TO CONSTRUCT WORKS ON CITY RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT BEFORE WORKS COMMENCE. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
4. ALL SERVICE LOCATIONS AND CROSSINGS ARE NOT GUARANTEED AS TO THEIR ACCURACY. LOCATIONS OF ALL EXISTING SERVICES, FEATURES AND APPURTENANCES SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
5. CONTACT BC-1 (1-800-474-6886), BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
6. EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.
7. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN TO BE RELAYED TO ENGINEER AND CITY TECHNICIAN IMMEDIATELY.
8. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES.
9. CITY CREWS TO INSTALL ALL SEWER AND DRAIN CONNECTIONS AND SERVICES UP TO THE PROPERTY LINE, AT THE DEVELOPER'S EXPENSE.
10. WATER SERVICE CONNECTIONS ARE TO BE INSTALLED TO NEW METER AT THE PROPERTY LINE BY THE CITY OF VICTORIA MUNICIPAL CREW, AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL NOT OPERATE ANY WATERMAIN OR SERVICE VALVES.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVICING TO PROPERTY LINE, INCLUDING ABANDONMENT OF EXISTING SERVICES. CAP ABANDONED HYDRO/TEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
12. UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDRO/TEL DRAWINGS AND SPECIFICATIONS.
13. OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
14. STREETS SHALL BE SWEPT CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
15. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
16. DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
17. ALL TRAFFIC CONTROL TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
18. PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES, ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS. OUTBOUND ARTERIAL ROAD TRAVEL LANES TO BE OPEN AFTER 3:00 PM.
19. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
20. ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
21. COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
22. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC UTILITY CONSTRUCTION DETAILS.
23. FIELD SURVEY COMPLETED BY GEOVERRA 2020/2021.
24. CONTRACTOR IS TO PROVIDE AS-CONSTRUCTED DRAWING MARKUPS TO ENGINEER UPON CONSTRUCTION COMPLETION.
25. ASPHALT TO BE REPLACED FULL DEPTH TO ROAD CENTERLINE ON ALL FRONTAGES.

IRRIGATION NOTES:

1. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
2. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
3. CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48HOURS (2 BUSINESS DAYS) NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.

REQUIRED PARKS INSPECTIONS FOR IRRIGATION:
1. IRRIGATION SLEEVING PRIOR TO BACKFILLING.
2. OPEN TRENCH MAINLINE AND LATERAL LINES.
3. PRESSURE TEST.
4. IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

NOTE:
INSTALLATION OF THE WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. PARKS IS NOW REQUESTING THAT 100mm SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90° BEND IS REQUIRED SHOULD BE INSTALLED USING 100mm SDR @ GSX (22.5°) LONG SWEEPS. PLEASE INSTALL AT 400mm DEPTH.

SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST($)[1]
WATER	150mm	City of Victoria	City of Victoria	At Cost
	150mm	City of Victoria	City of Victoria	At Cost
SANITARY	200mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	200mm	City of Victoria	City of Victoria	At Cost
GAS	[2]Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	[2]Unconfirmed	BC Hydro	Utility Contractor	Based on Size
COMMUNICATIONS	[2]Unconfirmed	Telus/Shaw	Utility Contractor	Based on Size

City of Victoria Schedule of fees for Service Connections Provided in Appendix A
Design loads and service size to be confirmed by mechanical and Electrical consultants during detailed design stage.

WORKS AND SERVICES CHECK TABLE				
PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
		NAME	SIGNATURE	
UTILITY	BC HYDRO			
	TELUS			
	FORTIS BC			
	SHAW			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION DESIGN & INFRASTRUCTURE			
	LAND DEVELOPMENT			

UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT **PROPERTY LINE**	STORM DRAIN	SANITARY DRAIN
PROPOSED DEPTH (m)	TBD	TBD
PROPOSED INVERT ELEVATION (m)	TBD	TBD
MAXIMUM DEPTH REQUESTED (m)	☒ YES ☐ NO	☒ YES ☐ NO

ADDRESS	1101 YATES STREET
LOT:	LOT A, OF LOTS 1073, 1074, 1075, 1081, 1082, 1083, 1084, AND 1085, VICTORIA CITY
BLOCK:	1100 BLOCK
PLAN:	43478
ZONING:	S-1
LAND USE:	LIMITED SERVICE DISTRICT

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1	20251120	REZONING & DEVELOPMENT PERMIT RESUBMISSION	VKQ	VKQ	JCS
0	20250805	ISSUED FOR REZONING & DEVELOPMENT PERMIT	VKQ	VKQ	JCS
REV	DATE	DESCRIPTION	DES	DRN	CHK

SEAL: PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA V. K. QUINN # 59502
2025-11-20

WSP Canada Inc.
Engineers & Geoscientists BC
Permit #1000200

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PROJECT NUMBER: 43680.8129

CLIENT: JAWL DEVELOPMENT

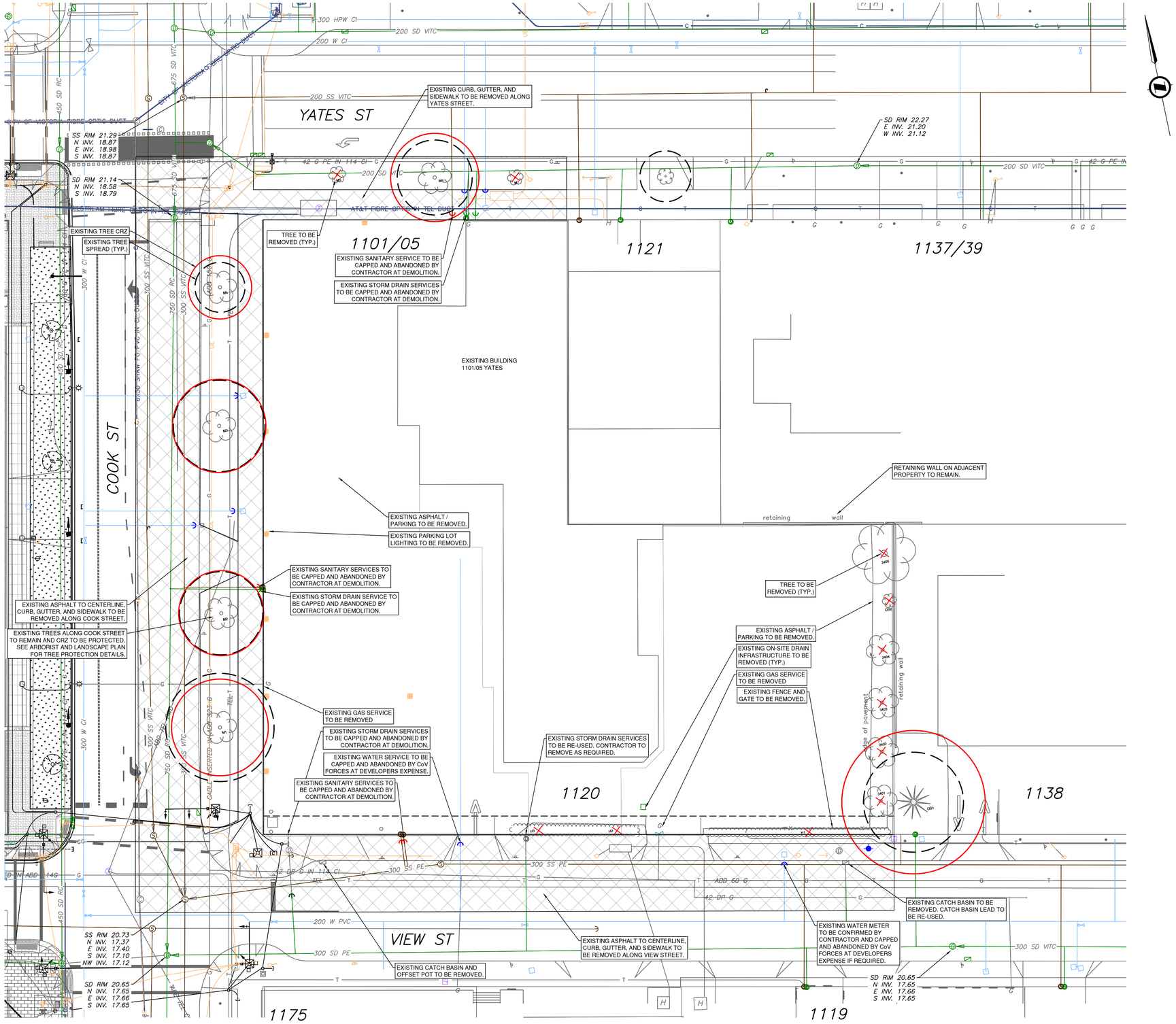
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TITLE: SITE PLAN & GENERAL NOTES

PROJECT: 1101 YATES STREET

DRAWING NUMBER: C001 | REV. 1

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NOTE: EXISTING SERVICES ARE DERIVED FROM A VARIETY OF SOURCES AND ACCURACY IS NOT GUARANTEED. CONTRACTOR TO CONFIRM PRIOR TO CONSTRUCTION.

NOTE: SURVEY MONUMENTS TO REMAIN UNDISTURBED AND PROTECTED DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ANY DAMAGES.

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT NUMBER: 43680.8129

CLIENT: JAWL DEVELOPMENT
CLIENT REF. #: --

TITLE: DEMOLITION PLAN

PROJECT: 1101 YATES STREET

DRAWING NUMBER: C002 | REV. 1

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CONTRACTOR TO REPAVE TO CENTERLINE OF ROAD

ROAD AND LANE UPGRADES BY OTHER AS PART OF THE YATES STREET BIKE ROUTE. EXISTING ROAD BASE IN YATES STREET IS CONCRETE.

YATES STREET HAS CONCRETE ROAD BASE.

ROAD AND PARKING UPGRADES INCLUDING LOADING ZONE ON YATES STREET TO BE FINALIZED AT BUILDING PERMIT.

TWO-WAY BIKE LANE c/w BARRIER CURB.

YATES ST

0.20

3.00

NMC

M6

M5

1101/05

1121

1137/39

NOTE: ALL SERVICE CONNECTION SIZES HAVE BEEN ASSUMED AND WILL BE CONFIRMED WITH MECHANICAL ENGINEER DURING DETAILED DESIGN.

M4

NMC

BOULEVARD

M3

3.07 3.33 2.91 3.31 2.85

COOK ST

4.50 3.00

M2

6.33 4.60

BOULEVARD

NMC

M1

CONTRACTOR TO PAVE TO EDGE OF NEW ROAD MARKINGS FOR 1045 YATES

2.2m WIDE VOLUMETRIC SRW TO FACILITATE SIDEWALK

SRW

6.50

14.00

R6.00

5.82

NMC

PARKING/LANE

2.20

5.95

0.5m CURB CUT INLET FOR RAIN GARDEN.

0.5m CURB CUT INLET FOR RAIN GARDEN.

VIEW ST

PROPOSED DRIVEWAY DROP TO CoV SD C7b

0.5m CURB CUT INLET FOR RAIN GARDEN. FORM OR SAWCUT TOP OF CURB TO BE 500mm WIDE. BEVEL THE BASE TO DIRECT WATER INTO THE RAIN GARDEN. (TYP.)

CONTRACTOR TO REPAVE TO CENTERLINE OF ROAD

FLAT CURB ALONG PARKING AREA TO ACCOMMODATE PAVER INSTALLATION. SURFACE RUNOFF TO BE DIRECTED TOWARDS CURB AND RAIN GARDEN INLETS.

1175

1119

1110

1138

Stage

Meeting Room (100m²)

Meeting Room (85m²)

Meeting Room (90m²)

Meeting Room (85m²)

Meeting Facility (783m2)

Office & Meeting Lobby (170m2)

Reception

Security

First Aid

Kitchenette

Storage (35m²)

Residential Lobby (82m2)

Mail

Package

Print/ Copy

Concierge

Washrooms

Janitor

Service Corridor

Commercial Unit (234m2)

Ramp Down to Parking

Security Gate

Loading

Coats

Elev. 1

Elev. 2

Elev. 4

Elev. 5

Elev. 6

Elev. 7

Childcare Elevator

Licensed Childcare (400m2)

Childcare Outdoor Play Area

Childcare Outdoor Play Area

3-5 years

Toddlers & Infants

Res. Lobby (35m2)

Ext Stair

Retaining wall

Retaining wall

Junction Box

3400

3402

3401

3405

3406

DS1

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PROJECT NUMBER: 43680.8129

CLIENT: JAWL DEVELOPMENT

CLIENT REF. #: --

TITLE: SURFACE WORKS

PROJECT: 1101 YATES STREET

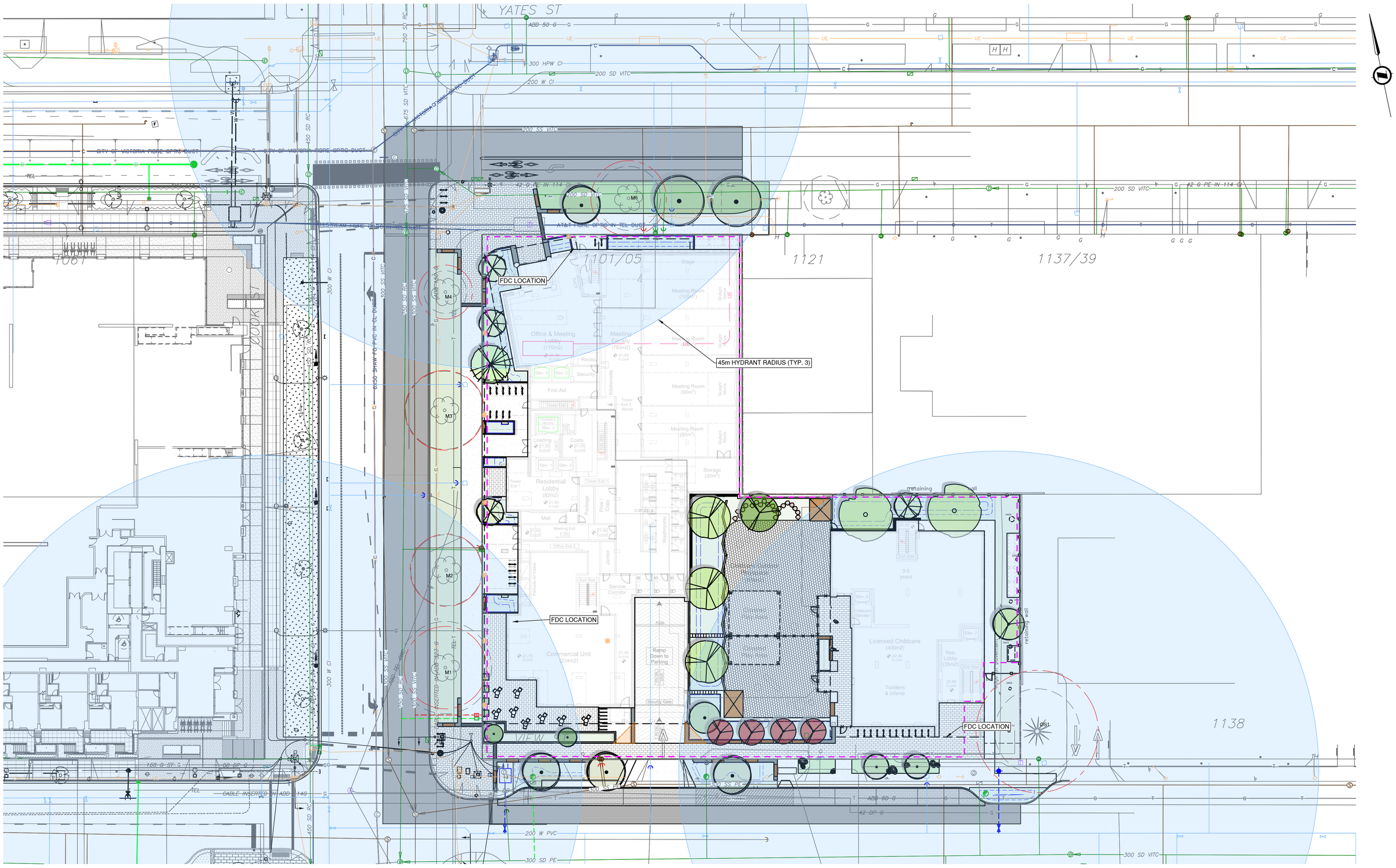
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PROJECT NUMBER: 43680.8129

CLIENT: JAWL DEVELOPMENT

CLIENT REF. #: --

TITLE: HYDRANT LOCATIONS

PROJECT: 1101 YATES STREET

DRAWING NUMBER: C004

REV. 1

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