

CITY OF VICTORIA
Original Submission
Received Date: June 16, 2020

IBI GROUP
ARCHITECTS (CANADA) INC.
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Vancouver BC V6E 4B1 Canada
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Starlight Developments

Harris Green Village-Phase 01

1045 Yates Street

Victoria, BC

DP & Rezoning Submission

2020-06-15

Harris Green Village - Phase 1

Site & Project Description

Project Description:
2 Towers on Residential/Amenity/Commercial Podium

Civic Address: Lot A (DD 60683W) Of Lots 979 And 989. Plan 20163. And Lot 1 Of Lots 986 And 987. Plan 26779. And Lots 976. 977. 978. 980. 988. Victoria City.
City Plan: Downtown Core Area Plan
Current Zoning: S-1, R-48
Current Use: Automobile Dealership and Surface
Adjacent Zoning: R3-C
Rezoned to: CD

SITE AREA CALCULATIONS

	Gross Site Area	
	Metric ($m^{2)}$	Imperial (sq.ft.)
1045 Yate Street	6,337.0	68,210.9
Dedications	-	-
Net Site Area (Gross Minus Dedications)	6,337.0	68,210.9
Site Area for calculation of Density (Gross)	6,337.0	**68,210.9**

SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,287	56,912.0
Site Coverage %		**83%**

OPEN SITE SPACE CALCULATIONS

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

PROPOSED FLOOR AREA (FSR)

	Provided FSR	Gross Floor Area		Exclusions （see A0.02)		Total Floor Area	
		Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
Tower A	1.27	**8,717.9**	93,838.7	**639.4**	6,882.4	**8,078.5**	86,956.3
Tower B	1.08	**7,386.3**	79,505.5	**540.1**	5,813.6	**6,846.2**	73,691.9
Podium	3.64	**24,954.0**	268,602.6	**1,858.1**	20,000.4	**23,095.9**	248,602.2
Total	**6.00**	**41,058.2**	441,946.8	**3,037.6**	32,696.5	**38,020.6**	409,250.3

FLOOR AREA BREAKDOWN

Residential		Residential Amenity		Commercial		Daycare		Total	
Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
33,348.3	358,958.1	833.4	8,970.6	3,324.4	35,783.5	514.5	5,538.0	38,020.6	409,250.3

BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	1.5	9.0	3.0	1.5	9.0
Rear yard (View Street)	4.0	3.0	9.0	4.0	3.0	9.0
East Side yard (Cook Street)	3.0	1.5	9.0	3.0	2.0	6.0
West Side Yard (North)	3.0	3.0	16.8	3.0	3.0	16.8
West Side Yard (South)	-	4.6	4.6	-	4.6	7.0

HEIGHT OF BUILDING (MEASURED FROM AVERAGE GRADE)

Height Provided	Tower A (North)		Tower B (South)	
	metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF FLOORS		**19**		**17**
TOP OF ROOF PARAPET	**65.05**	213.42	**59.15**	194.06
TOP OF APPURTENANCE	**68.91**	226.08	**63.01**	206.73
TOP OF Podium Height	**24.96**	81.89	**19.49**	63.94
Average Grade	**20.20**	66.27	**20.20**	66.27

FLOOR PLATE SIZES

	Metric (m^2)	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	650.3	7,000
Provided Floor Plate size	650.3	7,000

UNIT COUNT

Type	Rental							
	Bachelor	1 BR	1 BR+D	2 BR	2 BR+D	3 BR	TH (3BR)	TOTAL
	(340-400 s f)	(450-650 s f)		(700-800 s f)	(850-900 s f.)	(950-1050 sf)	(1100-1400 s f.)	
Tower A	-	78	-	26	25	-	-	129
Tower B	-	66	-	22	22	-	-	110
Podium	76	49	108	2	4	26	6	271
Total	**76**	**193**	**108**	**50**	**51**	**26**	**6**	**510**
By Type	**76**	**301**		**101**		**26**	**6**	**510**
Distribution	14.9%	59.0%		9.8%	10.0%	5.1%	1.2%	100%
Family Unts							133	
							26%	

PROJECT INFORMATION TABLE

Zone (existing)	S-1
Proposed zone	CD
Proposed uses	Residential/Commercial/Childcare
Site area (m^2)	6337.0
Total floor area (m^2)	**38020.6**
Commercial floor area (m^2)	3324.4
Childcare floor area (m^2)	514.5
Residential floor area (m^2)	34181.7
Floor space ratio	**6.00**
Site coverage %	**83%**
Open site space %	**12%**
Heigh of buildding (m)	**66.0**
Number of storeys	6, 17 and 19
Parking stalls (number) on site	460
Commercial , Childcare and Visitor	103
Residential	357
Bicycle parking number (Long & Short Terms)	680
Building Setbacks (m)	
Yates street	3.0
Cook street	3.0
View street	4.0
Side yard (west side south)	0.0
Side yard (west side north)	3.0
Residential Use Detail	
Total number of units	**510**
Bachelor	76
1 Bedroom	193
1 Bedroom+Den	108
2 Bedroom	50
2 Bedroom+Den	51
3 Bedroom	26
Ground-orientated Townhomes	6

CLIENT

Starlight Developments
1400-3280 Bloor Street West, Centre Tower
Toronto, Ontario M8X 2X3

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IBI Group Architects (Canada) Inc.
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ISSUES

No.	DESCRIPTION	DATE

REVISIONS

No.	DESCRIPTION	DATE

CONSULTANTS

SEAL

PRIME CONSULTANT
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PROJECT
Harris Green Village – Phase 1
1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **---**
SCALE: **1:200**	DATE: **2020-06-12**

SHEET TITLE
Project General Statistics

SHEET NUMBER **A0.01** | ISSUE **----**

SCALE CHECK 10mm 1 in

File Location: J:\121123_ YatesSt\5 Drawings\Sketch\current\ACAD\Sheets\PD\00-General\A0.01 Project General Statistics.dwg Last Saved: May 29, 2020, by morteza.saime Plotted: Friday, June 12, 2020 3:22:42 PM by Nafiine Varahram

TOWER A (19-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Mech	70.2	756	10.3	111	-	-	-	-	10.3	111	59.9	645
Mech	162.8	1,752	14.4	155	13.8	149	-	-	28.2	304	134.6	1,449
19	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
18	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
17	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
16	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
15	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
14	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
13	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
12	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
11	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
10	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
9	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
8	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
7	681.3	7,333	39.9	429	13.8	149	-	-	53.7	578	627.6	6,755
Total	8,717.9	93,839	446.2	4,803	193.2	2,080	-	-	639.4	6,882	8,078.5	86,956

Level (s)	Floor Area Breakdown								Rental										
	Residential		Residential Amenity		Commercial		Daycare		Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)										
Mech	59.9	645	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mech	134.6	1,449	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
18	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
17	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
16	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
15	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
14	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
13	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
12	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
11	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
10	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
9	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
8	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
7	627.6	6,755	-	-	-	-	-	-	1	5	1	-	2	-	1	-	-	10
Total	8,078.5	86,956	-	-	-	-	-	-	1	77	1	-	26	-	25	-	-	130

TOWER B (17-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Mech	70.2	756	10.3	111	-	-	-	-	10.3	111	59.9	645
Mech	162.8	1,752	14.4	155	13.8	149	-	-	28.2	304	134.6	1,449
17	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
16	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
15	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
14	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
13	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
12	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
11	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
10	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
9	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
8	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
7	650.3	7,000	31.8	342	13.8	149	-	-	45.6	491	604.7	6,509
Total	7,386.3	79,505	374.5	4,031	165.6	1,783	-	-	540.1	5,814	6,846.2	73,692

Level (s)	Floor Area Breakdown								Rental										
	Residential		Residential Amenity		Commercial		Daycare		Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)										
Mech	59.9	645	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mech	134.6	1,449	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
16	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
15	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
14	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
13	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
12	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
11	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
10	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
9	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
8	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
7	604.7	6,509	-	-	-	-	-	-	-	6	-	-	2	-	2	-	-	10
Total	6,846.2	73,692	-	-	-	-	-	-	-	66	-	-	22	-	22	-	-	110

Podium

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
6	3,039.2	32,714	114.1	1,228	38.9	419	-	-	153.0	1,647	2,886.2	31,067
5	3,395.9	36,553	113.6	1,223	38.9	419	-	-	152.5	1,641	3,243.4	34,912
4	4,039.9	43,485	124.3	1,338	38.9	419	-	-	163.2	1,757	3,876.7	41,728
3	4,039.9	43,485	124.3	1,338	47.7	513	-	-	172.0	1,851	3,867.9	41,634
2	4,097.2	44,102	114.2	1,229	47.7	513	-	-	161.9	1,743	3,935.3	42,359
1 M	1,054.6	11,352	14.3	154	13.8	149	-	-	28.1	302	1,026.5	11,049
1	5,287.3	56,912	78.7	847	52.8	568	895.9	9,643	1,027.4	11,059	4,259.9	45,853
Total	24,954.0	268,603	683.5	7,357	278.7	3,000	895.9	9,643	1,858.1	20,000	23,095.9	248,602

Level (s)	Floor Area Breakdown								Rental										
	Residential		Residential Amenity		Commercial		Daycare		Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH	Total
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)										
6	2,886.2	31,067	-	-	-	-	-	-	7	6	7	15	2	-	1	6	-	44
5	3,243.4	34,912	-	-	-	-	-	-	14	3	8	17	-	-	1	7	-	50
4	3,876.7	41,728	-	-	-	-	-	-	19	4	6	28	-	-	1	5	-	63
3	3,867.9	41,634	-	-	-	-	-	-	19	4	7	27	-	-	1	5	-	63
2	2,773	29,843	740.5	7,971	-	-	422.3	4,546	16	2	2	21	-	-	-	3	-	44
1 M	658.4	7,087	92.9	1,000	248.9	2,679	26.3	283	-	-	-	-	-	-	-	-	-	-
1	1,118.5	12,039	-	-	3,075.5	33,104	65.9	709	-	-	-	-	-	-	-	-	6	6
Total	18,423.6	198,310	833.4	8,971	3,324.4	35,784	514.5	5,538	75	19	30	108	2	-	4	26	6	270

Phase 1 Total Tabulation

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking/Loading/Bike Parking		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
Tower A	8,717.9	93,839	446.2	4,803	193.2	2,080	-	-	639.4	6,882	8,078.5	86,956
Tower B	7,386.3	79,505	374.5	4,031	165.6	1,783	-	-	540.1	5,814	6,846.2	73,692
Podium	24,954.0	268,603	683.5	7,357	278.7	3,000	895.9	9,643	1,858.1	20,000	23,095.9	248,602
Total	41,058.2	441,947	1,504.2	16,191	637.5	6,862	895.9	9,643	3,037.6	32,696	38,020.6	409,250

Level (s)	Floor Area Breakdown								Rental										
	Residential		Residential Amenity		Commercial		Daycare		Bachelor (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1Br+D (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	3Br (>70 sm)	TH (3Br)	Total
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)										
Tower A	8,078.5	86,956	-	-	-	-	-	-	1	77	1	-	26	-	25	-	-	130
Tower B	6,846.2	73,692	-	-	-	-	-	-	-	66	-	-	22	-	22	-	-	110
Podium	18,423.6	198,310	833.4	8,971	3,324.4	35,784	514.5	5,538	75	19	30	108	2	-	4	26	6	270
Total	33,348.3	358,958	833.4	8,971	3,324.4	35,784	514.5	5,538	76	162	31	108	50	-	51	26	6	510

CLIENT

Starlight Developments

1400-3280 Bloor Street West, Centre Tower
Toronto, Ontario M8X 2X3

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ISSUES

No.	DESCRIPTION	DATE

REVISIONS

No.	DESCRIPTION	DATE

CONSULTANTS

SEAL

PRIME CONSULTANT

IBI

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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE

Building Statistics

SHEET NUMBER	ISSUE
A0.02	----

SCALE CHECK 1 in 10mm

File Location: J:\121123_ YatesSt\5 9 Drawings\Sketchcurrent\ACAD\Sheets\PD\00-General\A0.02 Building Statistics.dwg Last Saved: May 21, 2020, by feng xue Plotted: Tuesday, May 26, 2020 6:30:35 PM by Nadine Varahram

VEHICLE TABULATIONS

5.1.1A Off-Street Parking Regulations

Residential:

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

0.50 spaces per Dwelling Unit that is less than $45m^2$

0.60 spaces per Dwelling Unit that is equal to $45m^2$ and up to $70m^2$

1 spaces per Dwelling Unit that is more than $70m^2$

Visitor Parking: 0.10 space per Dwelling Unit

Commercial 1 space per $80m^2$ floor area

Daycare 1 space per $100m^2$ floor area

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	< 45 m2	45 m2-70 m2	>70 m2	Total
Tower A	78	27	25	**130**
Tower B	66	22	22	**110**
Podium	94	140	36	**270**
Total	**238**	**189**	**83**	**510**

Commercial Floor Area 3,324 m^2

Daycare Floor Area 514.5 m^2

REQUIRED / PROVIDED TOTAL PARKING

Required

Use	Residential		Commercial	Daycare	Car Share	Total
	Residential	Visitor				
Parking Stalls Required	315.4	51.0	41.6	5.1		**418**
Rounded (up/dn)	316	51	42	6	3	
Stalls After 25% TDM Reduction	237	51	42	6	3	**339**

Provided

Use	Residential		Commercial	Daycare	Car Share	Total
	Residential	Visitor				
Parking Stalls Provided	**357**	**52**	**42**	**6**	**3**	**460**
	0.70 (per unit)					

Note:

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

REQUIRED / PROVIDED LOADING

Required

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

Provided

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

REQUIRED / PROVIDED BICYCLE PARKING

5.1.1B Off-Street Parking Regulations

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

Required

Type	Residential	Commercial	Daycare	Total
Long Term Bikes	578	17	-	**595**
Short Term Bikes	51	17	3	**71**

Provided

Type	Total
Long Term Bikes	608
Short Term Bikes	72

Floor By Floor Breakdown of Provided Cars & Bikes

	Cars						Bikes	
	Commercial	Daycare	Car Share	Visitor	Residential	Sub Total	Short Term	Long Term
Gound	-	-	-	-	-	**-**	24	-
P1	42	6	3	52	44	**147**	48	20
P2	-	-	-	-	172	**172**	-	56
P3	-	-	-	-	141	**141**	-	532
TOTAL	**42**	**6**	**3**	**52**	**357**	**460**	**72**	**608**

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PROJECT

Harris Green Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123

DRAWN BY:	CHECKED BY:
FX	**GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **N/A**	DATE: **2020-05-26**

SHEET TITLE

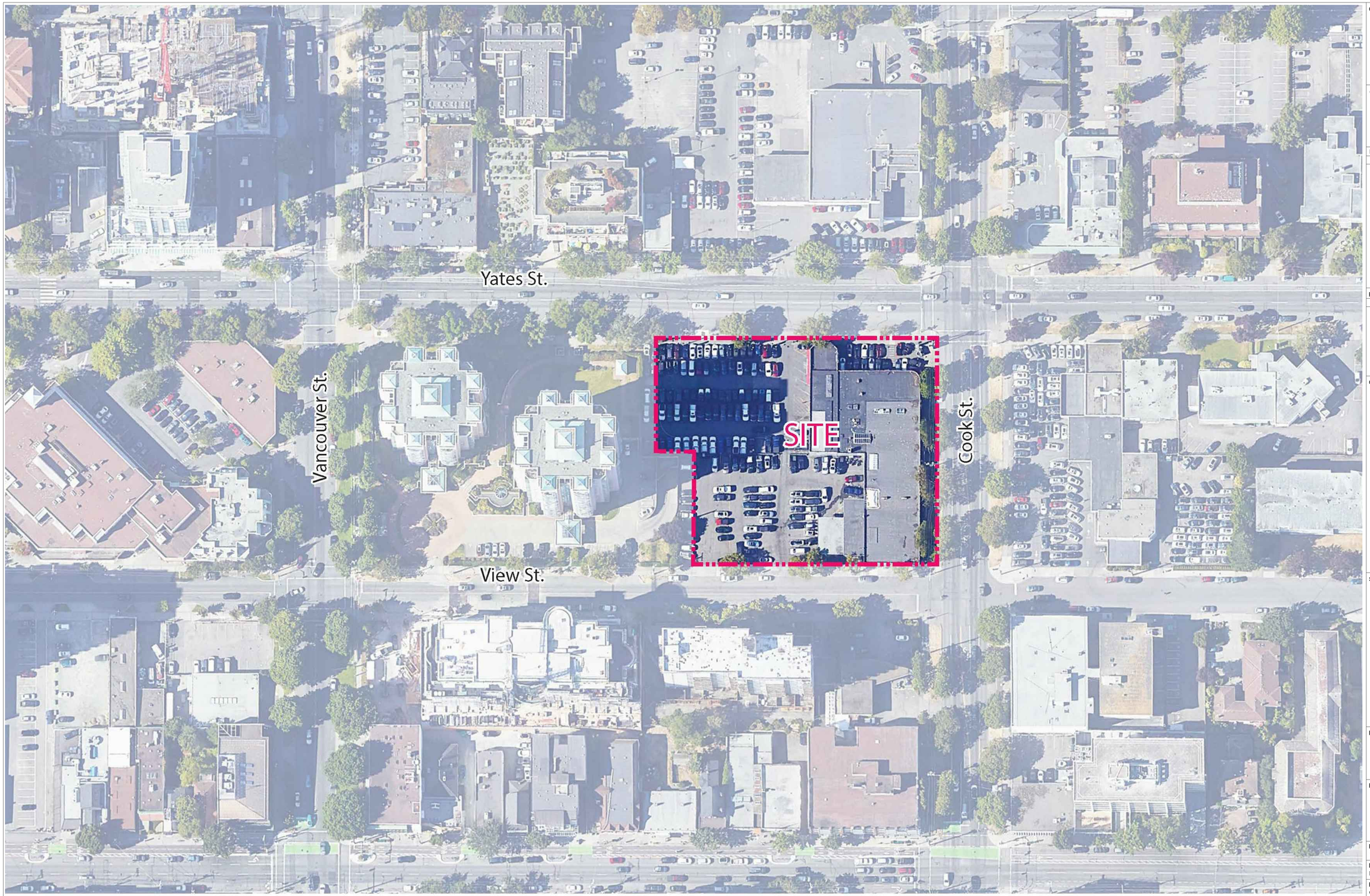
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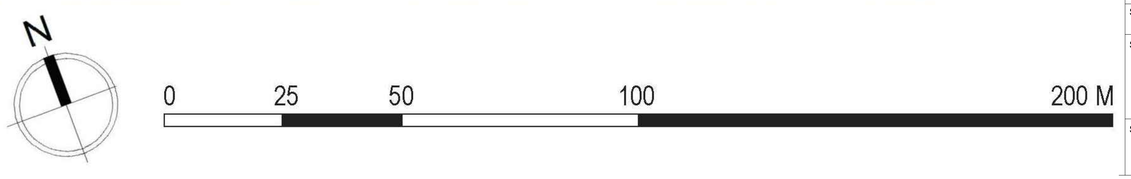
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ISSUE **----**

SCALE CHECK 1 in. 10mm

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1045 Yates Street, Victoria, BC

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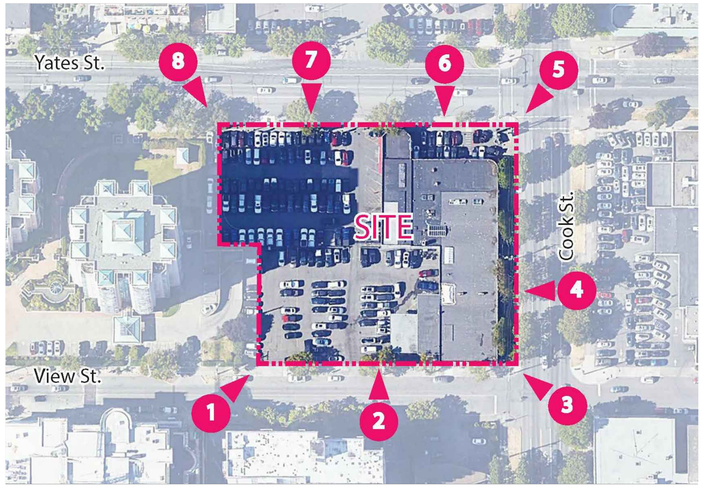
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Context Plan

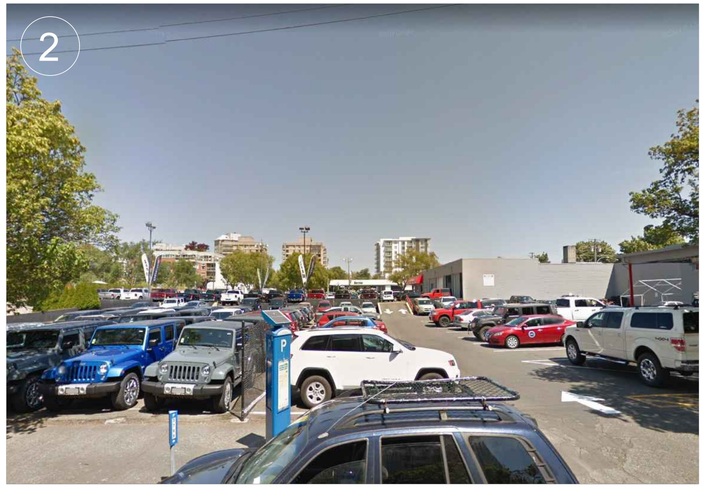
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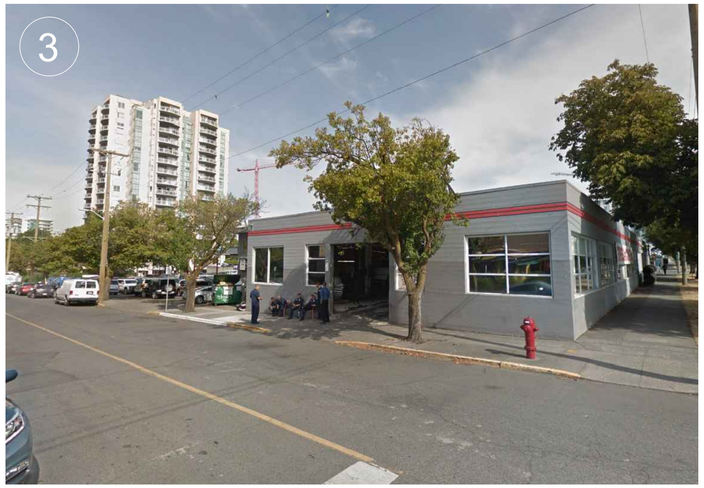
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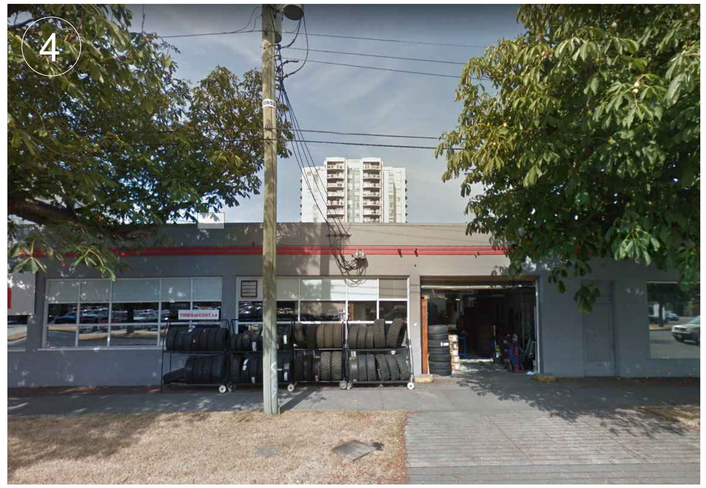
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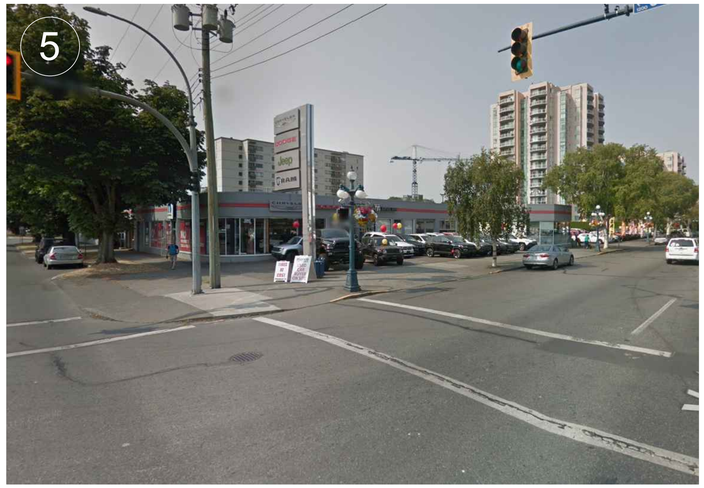






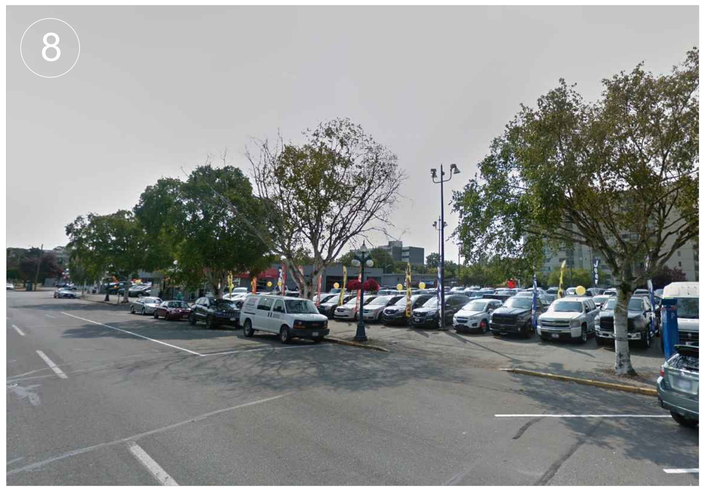












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PROJECT

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1045 Yates Street, Victoria, BC

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PROJECT MGR: **GV**	APPROVED BY: **----**
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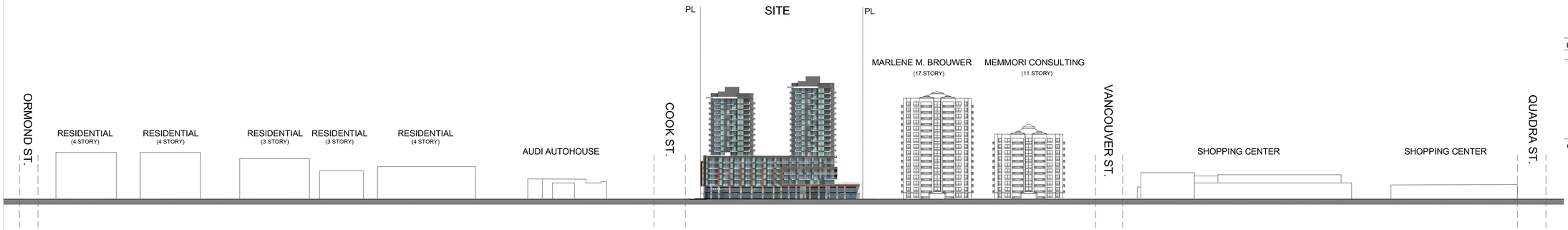
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Context Photos

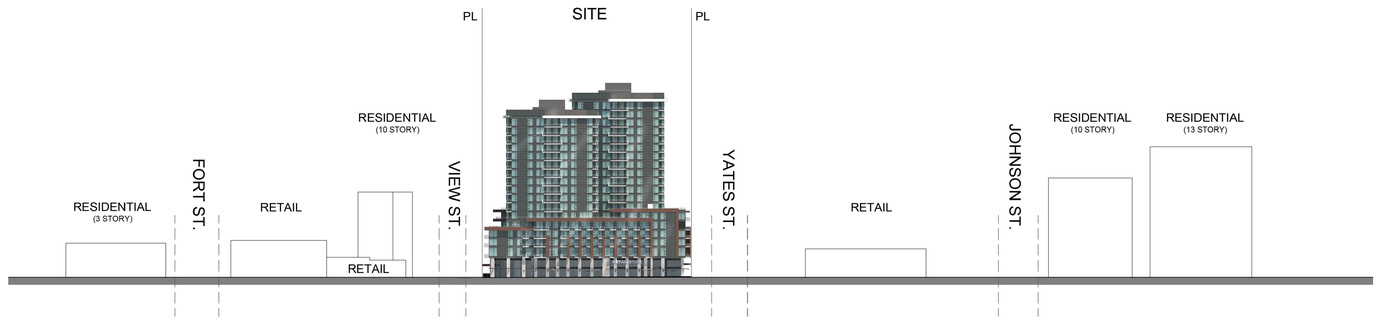
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ELEVATION FROM YATES STREET



ELEVATION FROM COOK STREET

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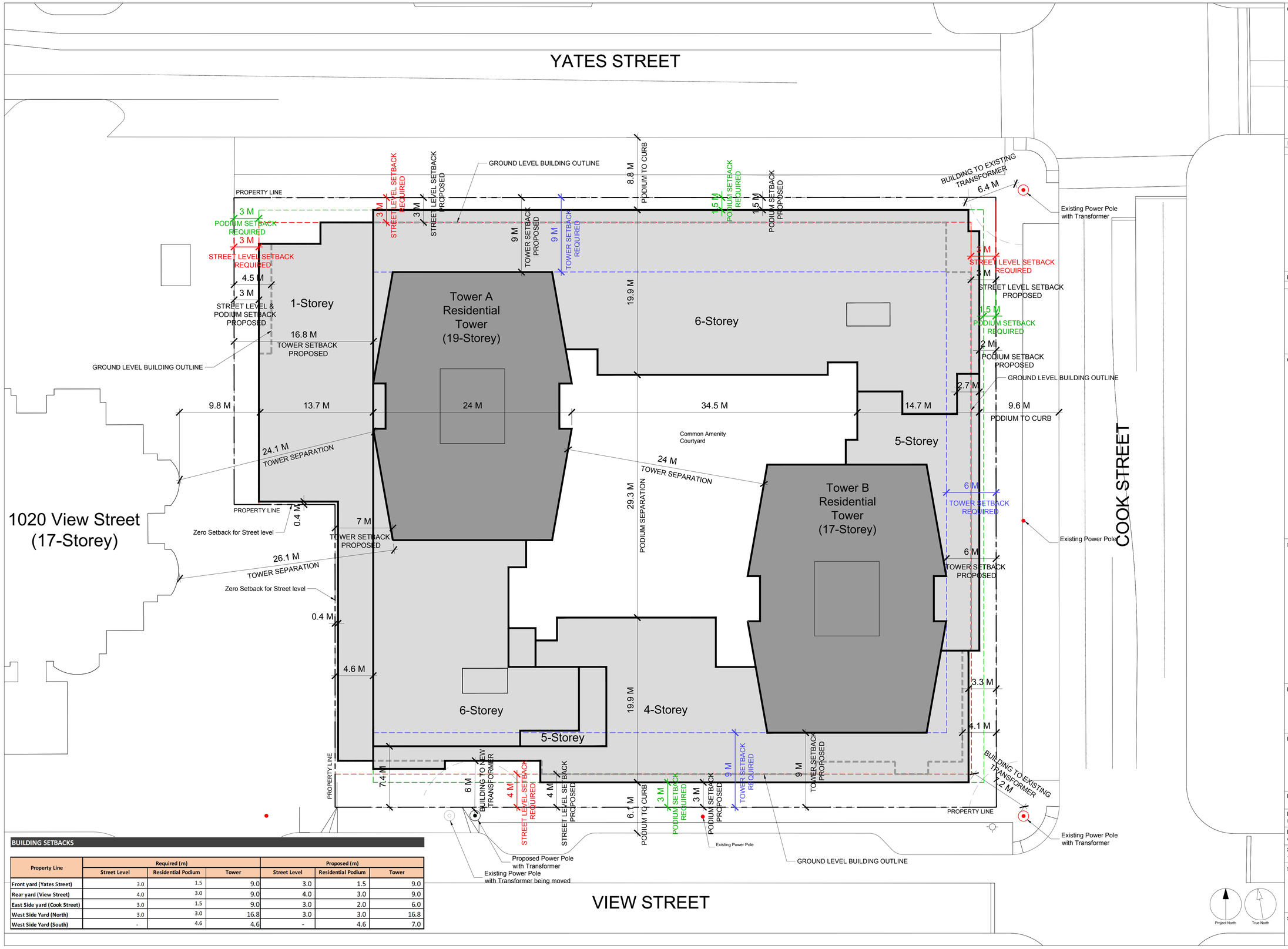
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Streetscape Elevations

SHEET NUMBER	ISSUE
A0.06	----

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BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	1.5	9.0	3.0	1.5	9.0
Rear yard (View Street)	4.0	3.0	9.0	4.0	3.0	9.0
East Side yard (Cook Street)	3.0	1.5	9.0	3.0	2.0	6.0
West Side Yard (North)	3.0	3.0	16.8	3.0	3.0	16.8
West Side Yard (South)	-	4.6	4.6	-	4.6	7.0

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1045 Yates Street, Victoria, BC

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SHEET TITLE

Site Setback Diagram

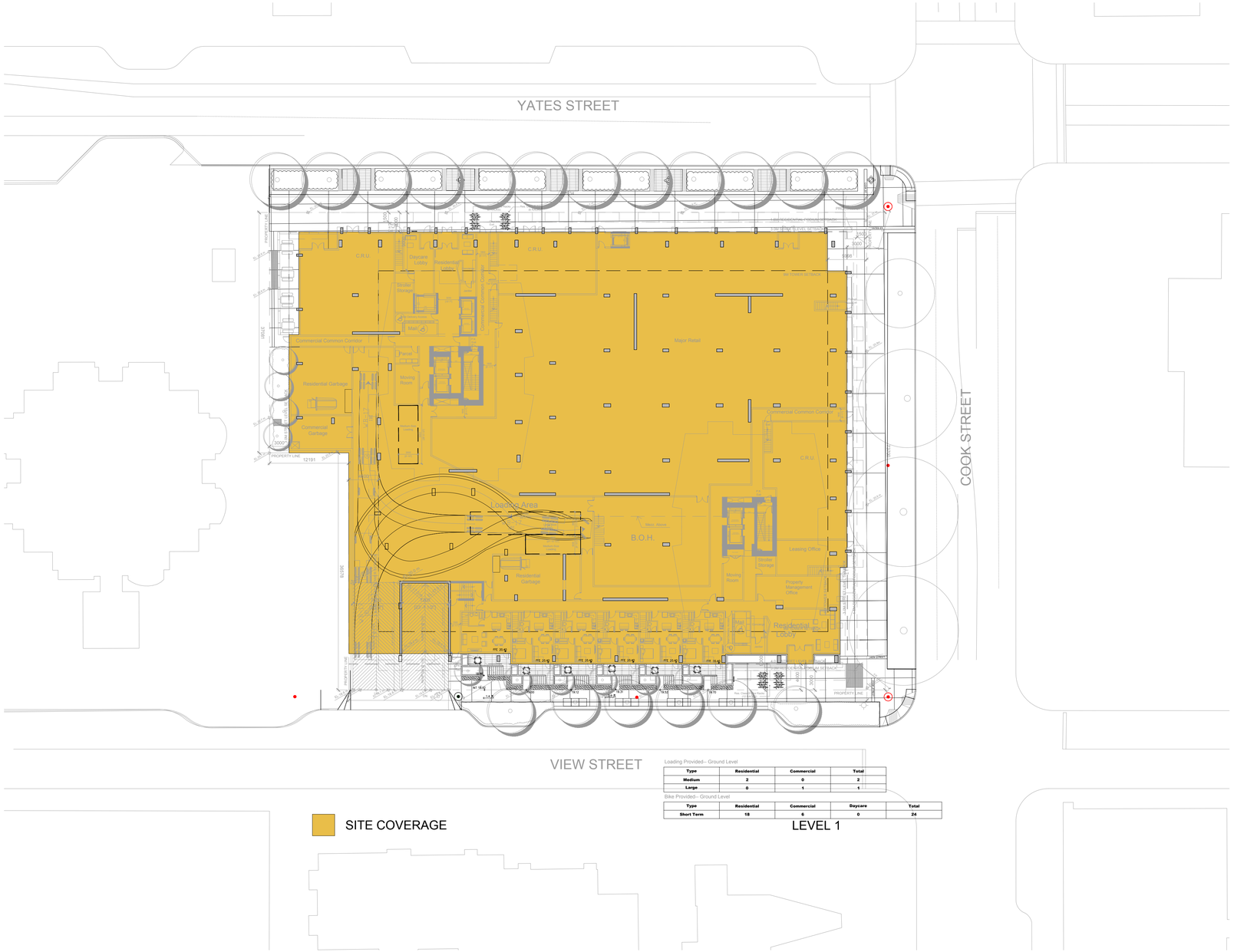
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SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,287	56,912.0
Site Coverage %		**83%**



Project North

True North

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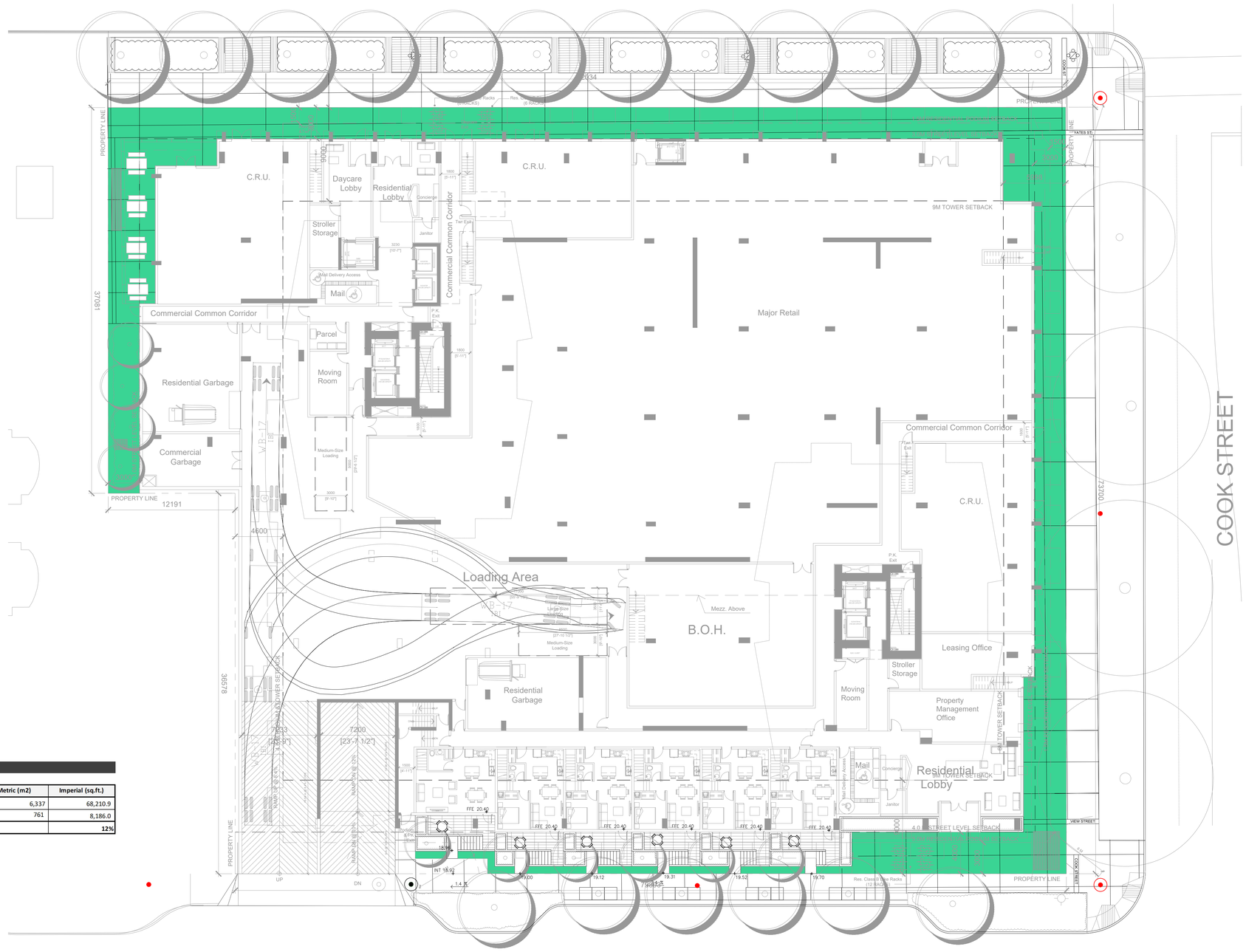
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Site Coverage Diagram

SHEET NUMBER	ISSUE
A0.08	----

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VIEW STREET

COMMON

LEVEL 1

OPEN SITE SPACE CALCULATIONS

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

Loading Provided-- Ground Level

Type	Residential	Commercial	Total
Medium	2	0	2
Large	0	1	1

Bike Provided-- Ground Level

Type	Residential	Commercial	Daycare	Total
Short Term	18	6	0	24

Project North

True North

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1045 Yates Street, Victoria, BC

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1:200	**2020-06-12**

SHEET TITLE

Open Site Space Diagram

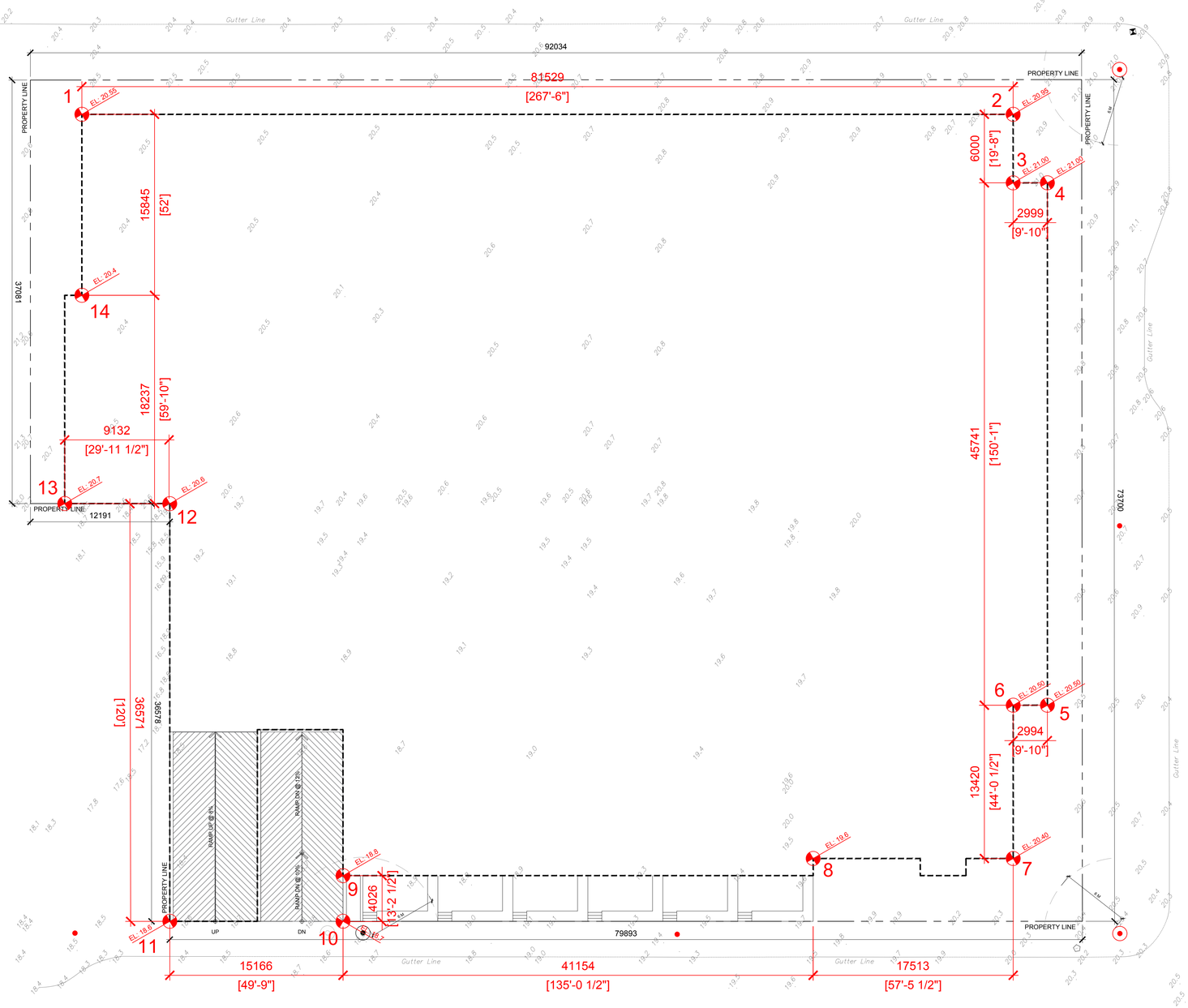
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A0.09

ISSUE

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2	21	20.9	20.95	6000	125850
3	21	21	21	2999	62979
4	21	21	21	45741	949125.75
5	20.5	20.5	20.5	2994	61377
6	20.5	20.5	20.5	13420	274439
7	20.5	20.3	20.4	17513	350260
8	19.6	19.6	19.6	41157	790214.4
9	18.8	18.8	18.8	4026	75487.5
10	18.8	18.6	18.7	15166	282845.9
11	18.6	18.6	18.6	36708	719476.8
12	20.6	20.6	20.6	9132	188575.8
13	20.7	20.7	20.7	18237	374770.35
14	20.4	20.4	20.4	15845	324426.375
			SUM=	310467	6271554.625

Perimeter of building =	310467
Grade Calculation =	20.20039046

20.2

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PROJECT NO: 121123	
DRAWN BY: **User**	CHECKED BY: **GV**
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SHEET TITLE

Average Grade Calculation

Project North

True North

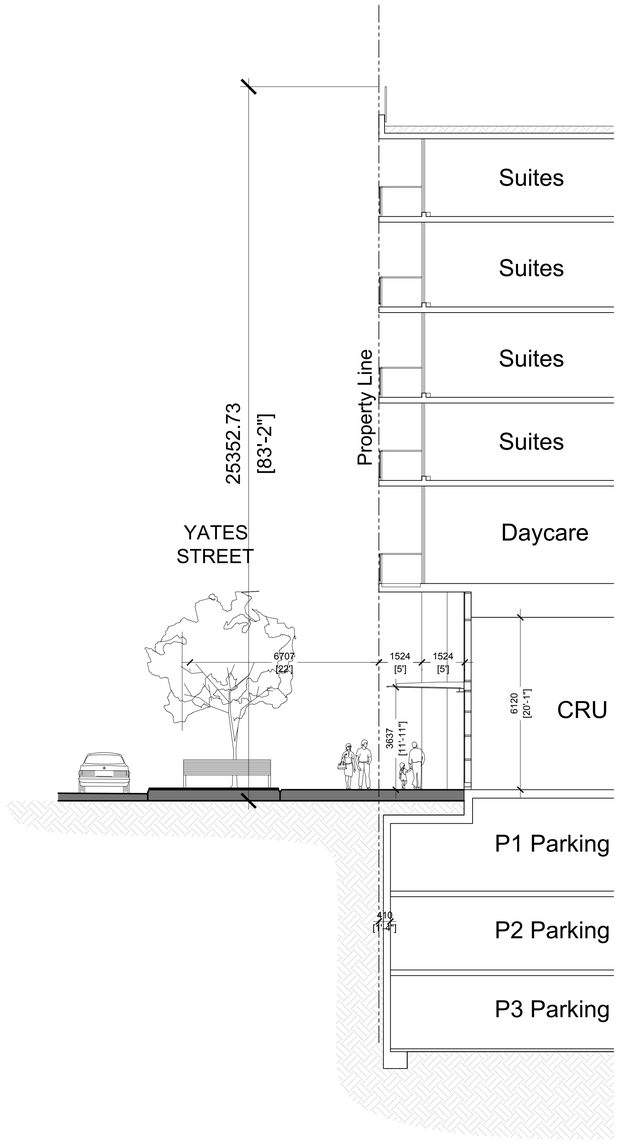
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A0.10

ISSUE

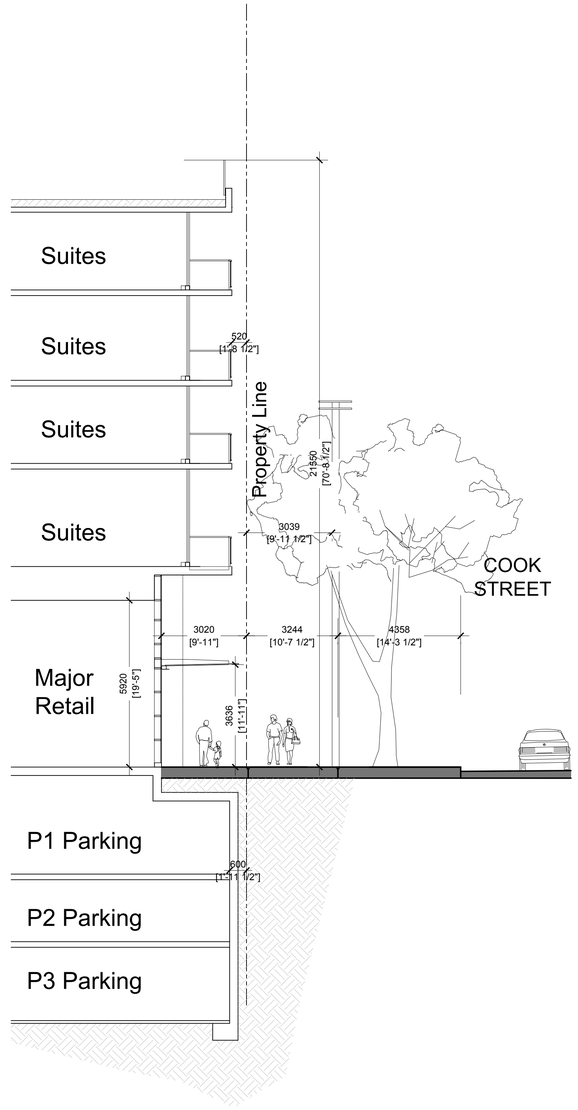
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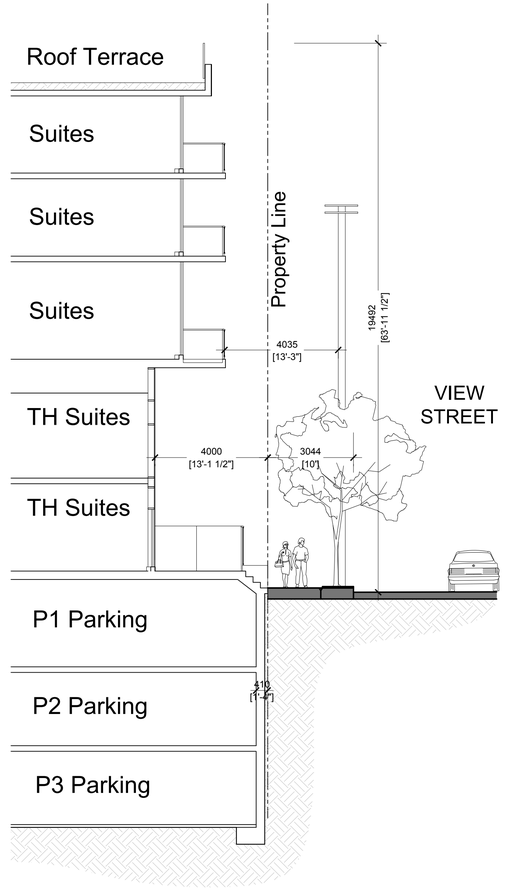
1 YATES ST. SECTION

1 : 100



2 COOK ST. SECTION

1 : 100



3 VIEW ST. SECTION

1 : 100

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Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **JL**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **N/A**	DATE: **2020-05-26**

SHEET TITLE

Street Sections

SHEET NUMBER	ISSUE
A0.11	----

SCALE CHECK 1 in. 10mm

File Location: J:\121123_YatesSt\5.9 Drawings\5Sarch\current\ACAD\Sheets\PDOD-General\A0.11 Street Sections.dwg Last Saved: May 26, 2020, by nadine.varahram Plotted: Tuesday, May 26, 2020 6:32:07 PM by Nadine Varahram

VERNAL EQUINOX - MARCH 20TH (DST)



10 AM



12 PM



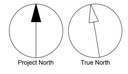
14 PM



16 PM



17 PM



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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE

Shadow study - Vernal Equinox

SHEET NUMBER	ISSUE
A0.12	----

SCALE CHECK 10mm 1 in

File Location: J:\121123_ YatesSt\5.9 Drawings\Sketch\current\ACAD\Sheets\PD00-Cenveo\A0.12 Shadow study.dwg Last Saved: May 22, 2020, by feng xue Plotted: Tuesday, May 26, 2020 6:32:12 PM by Nadine Varatharam

SUMMER SOLSTICE - JUNE 20TH (DST)



10 AM



12 PM



14 PM



16 PM



17 PM

Project North

True North

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PROJECT

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Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE

Shadow Study - Summer Solstice

SHEET NUMBER	ISSUE
A0.13	----

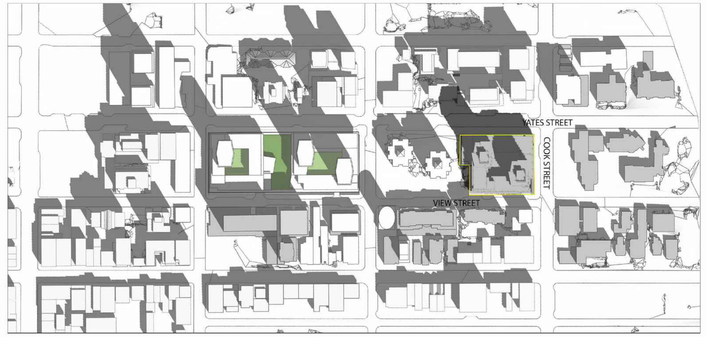
SCALE CHECK 10mm 1 in

File Location: J:\121123_ Yates55\5 9 Drawings\5Sketch\current\ACAD\Sheets\PDO\0-General\A0.14 Shadow Study - Autumnal and Winter solstice.dwg Last Saved: May 13, 2020, by chloe.giyon Plotted: Friday, May 22, 2020 5:56:42 PM by Feng Xue

AUTOMNAL EQUINOX - SEPTEMBER 22ND (DST)



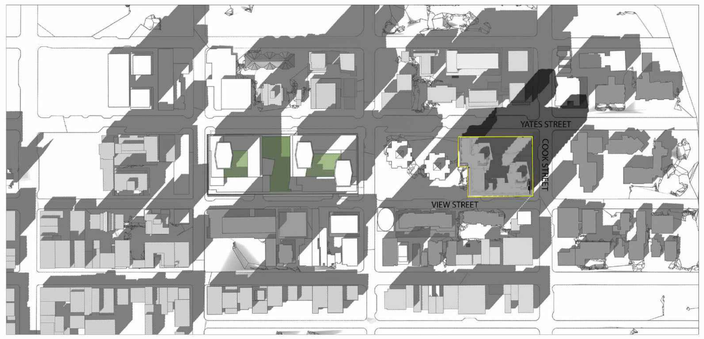
10 AM



12 PM



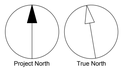
14 PM



16 PM



17 PM



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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE
Shadow Study - Automnal Equinox

SHEET NUMBER	ISSUE
A0.14	----

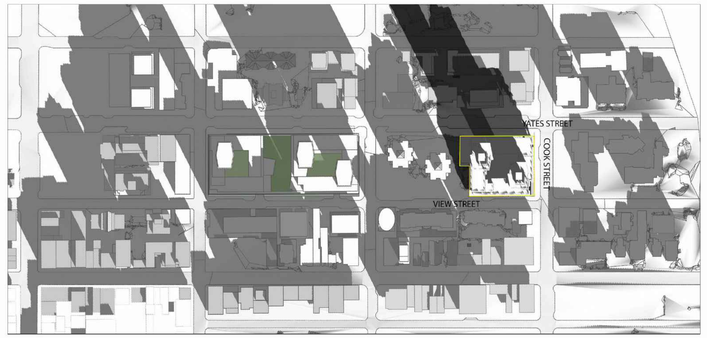
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File Location: J:\121123_YatesSt\6.9 Drawings\5Sketch\current\ACAD\Sheets\PDOD-General\A0.15 Shadow Study - Automnal Equinox.dwg Last Saved: May 13, 2020, by chloe.guyon Plotted: Friday, May 22, 2020 5:56:47 PM by Feng Xue

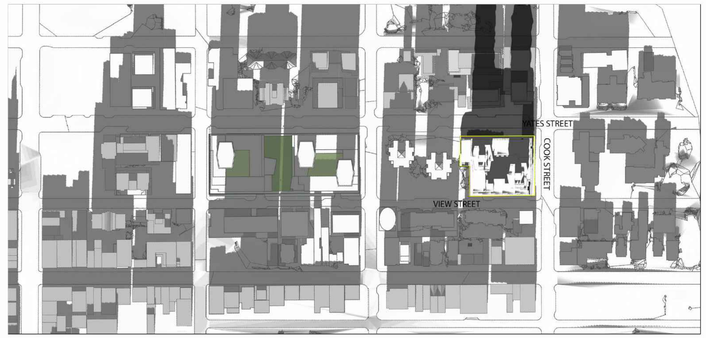
WINTER SOLSTICE - DECEMBER 21ST (DST)



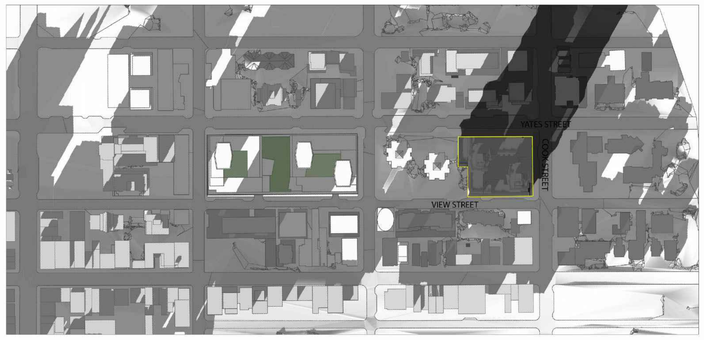
10 AM



12 PM



14 PM



16 PM



17 PM

Project North

True North

CLIENT

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PROJECT

Harris Green Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123

DRAWN BY:	CHECKED BY:
FX	**GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE

Shadow Study - Winter Solstice

SHEET NUMBER **A0.15**

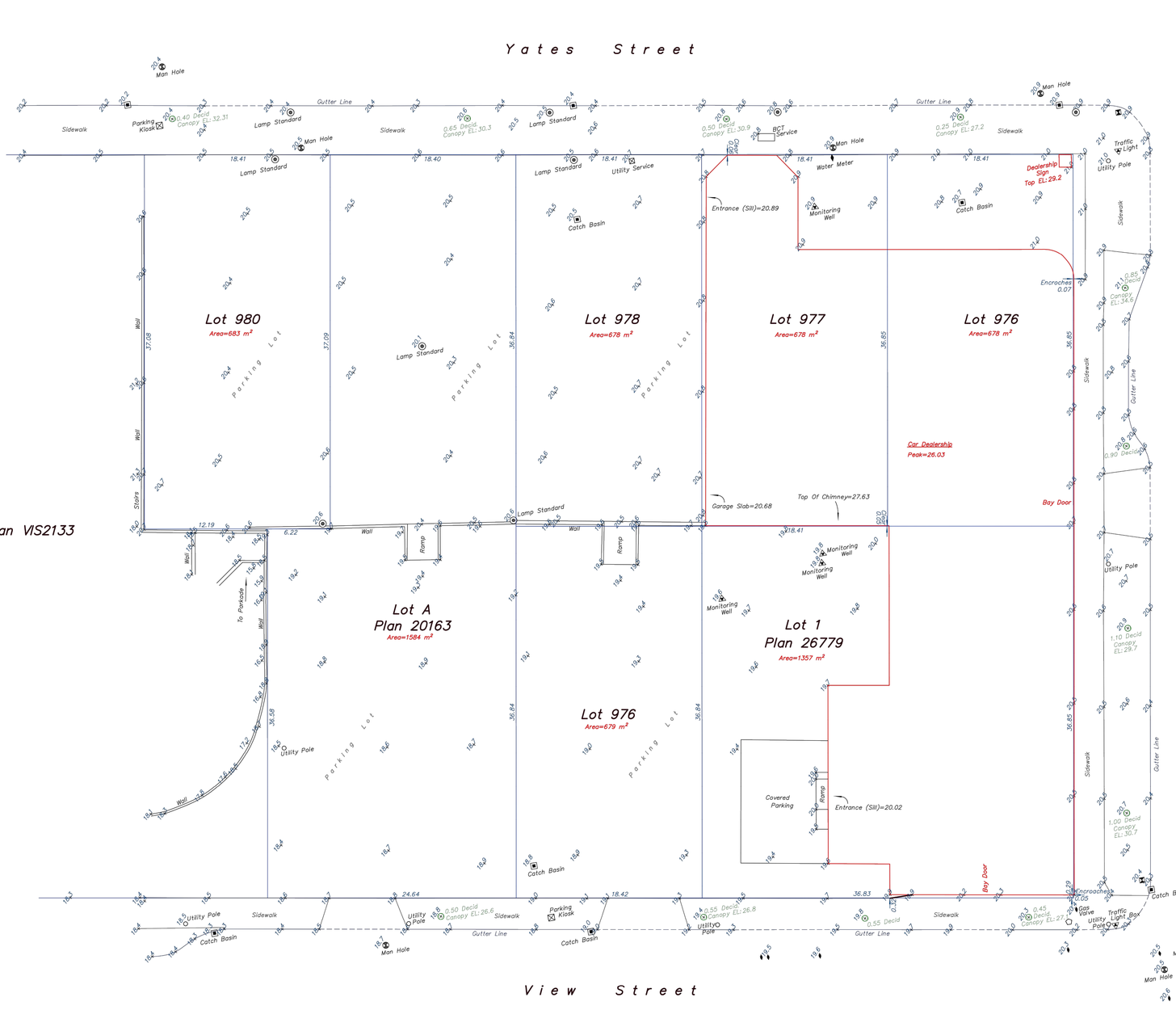
ISSUE **----**

SCALE CHECK 10mm 1 in

File Location: J:\121123_ Yates55\5 9 Drawings\5Sarch\current\ACAD\Sheets\PD\00-General\A0.16 Shadow Study - Winter Solstice.dwg Last Saved: May 13, 2020, by chloe.guyon Plotted: Friday, May 22, 2020 5:58:52 PM by Feng Xue

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

P.I.D.'s: 003-697-983, 002-428-679,
009-387-901, 009-387-927,
009-387-943, 009-387-994,
And 009-388-036



Scale = 1:200

Dated this 29th day of July, 2019.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 16-147.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Legend:

- Utility Pole
- Catch Basin
- Man Hole
- Service As Noted
- Water Valve (Unless Otherwise Noted)
- Fire Hydrant
- Traffic Light Pole
- City Light Access
- Monitoring Well

Drop curbs along gutter lines are indicated as: - - - - - -

Brent Mayenburg, BCLS 910

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 190221\SIT\GH

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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: FX	CHECKED BY: GV
PROJECT MGR: GV	APPROVED BY: ----
SCALE:	DATE: 2020-05-26

SHEET TITLE

Survey

SHEET NUMBER	ISSUE
A0.16	----

SCALE CHECK 1 in 10mm

File Location: J:\121123_ Yates\5\5 9 Drawings\5\sketch\current\ACAD\Sheets\PD\00-Cervest\A0.13 Survey.dwg Last Saved: May 22, 2020, by feng.xue Plotted: Tuesday, May 26, 2020 6:32:27 PM by Nadine Varahram



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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO:
121123

DRAWN BY:	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE

Aerial View

SHEET NUMBER

A0.17

ISSUE

SCALE CHECK
10mm
1 in

File Location: J:\121123_ Yates\SIS\ 9 Drawings\5Sketch\current\ACAD\Sheets\PDO\ -General\A0.17 Aerial View.dwg Last Saved: May 22, 2020, by fertg.xue Plotted: Tuesday, May 26, 2020 6:32:35 PM by Nadine Varahram



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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY:	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE

Perspective View from Yates Street

SHEET NUMBER	ISSUE
A0.18	----

SCALE CHECK 1 in. 10mm

File Location: J:\121123_YatesSt\5.0 Drawings\5Sarch\current\ACAD\Sheets\PDOD-General\A0.18 Perspective View from Yates Street.dwg Last Saved: May 22, 2020, by feng.xue Plotted: Tuesday, May 26, 2020 6:32:39 PM by Nadine Varahram



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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE

Perspective View from Cook Street

SHEET NUMBER

A0.19

ISSUE

Project North

True North

SCALE CHECK 10mm 1 in

File Location: J:\121123_ YatesSt\5 Drawings\Sketch\current\ACAD\Sheets\PDD\0-General\A0.19 Perspective View from Cook Street.dwg Last Saved: May 22, 2020, by feng xue Plotted: Tuesday, May 26, 2020 6:32:44 PM by Nadine Varahram



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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
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PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE

Perspective View from View Street

SHEET NUMBER	ISSUE
A0.20	----

SCALE CHECK 1 in 10mm

File Location: J:\121123_Yates3045 S Drawings\Sketch\current\ACAD\Sheets\PD\00-General\A0.20 Perspective View from View Street.dwg Last Saved: May 22, 2020, by feng.xue Plotted: Tuesday, May 26, 2020 6:32:48 PM by Nadine Varatharam

YATES STREET

Proposed Siamese Connection

Proposed fire panel in the lobby of the ground floor

C.R.U ENTRANCE

DAYCARE ENTRANCE

TOWER A ENTRANCE

C.R.U ENTRANCE

C.R.U ENTRANCE

92034
[301'-11 1/2"]

EL. 20.5 m

EL. 20.6 m

EL. 21 m

EXISTING POLE WITH TRANSFORMER

PROPERTY LINE

1-Storey

Tower A Residential Tower (19-Storey)

6-Storey

Podium Exit

C.R.U ENTRANCE

5-Storey

Common Amenity Courtyard

24 M

Roof Terrace at Level 2

Tower B Residential Tower (17-Storey)

37081
[121'-8"]

Line of Residential Garbage

Line of Commercial Garbage

24.1 M

EL. 20.7 m

12191
[40']

EL. 20.6 m

26.1 M

[241'-9 1/2"]

73700
[242'-0"]

EXISTING POLE

COOK STREET

Electric wires above

Twr. Exit

Line of Residential Garbage

Line of Loading Zone

36578
[120']

4-Storey

6-Storey

5-Storey

Site Plan of :

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

EXISTING POLE

EL. 18.8 m

79893
[262'-1 1/2"]

EXISTING POLE

Proposed Siamese Connection

Proposed fire panel in the lobby of the ground floor

EL. 20.4 m

LOADING ENTRANCE

PARKING ENTRANCE

MOVED POLE WITH TRANSFORMER

Electric wires above

TOWER B ENTRANCE

EXISTING FIRE HYDRANT

EXISTING POLE WITH TRANSFORMER

VIEW STREET

Project North

True North

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PROJECT

Harris Green Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

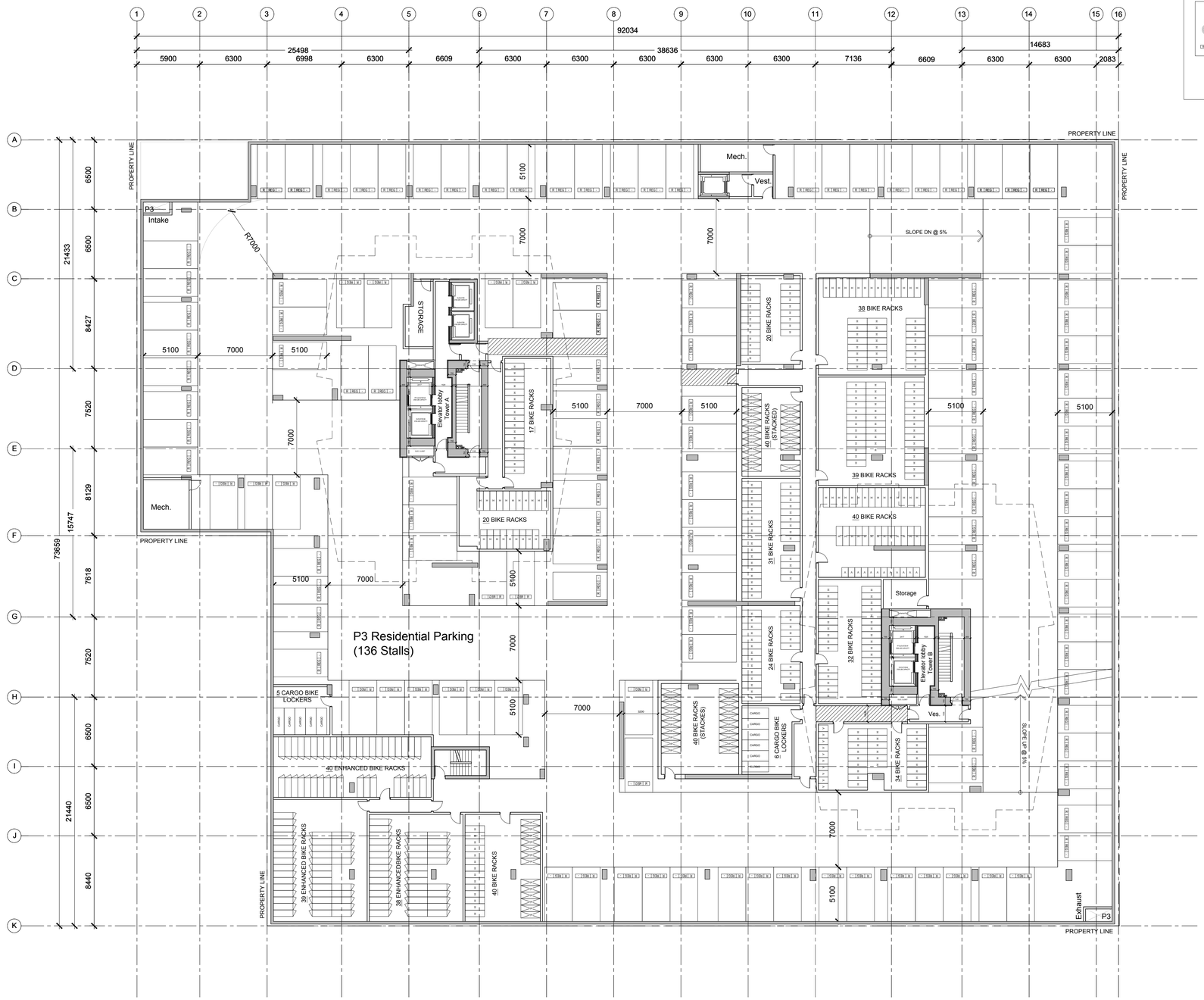
SHEET TITLE

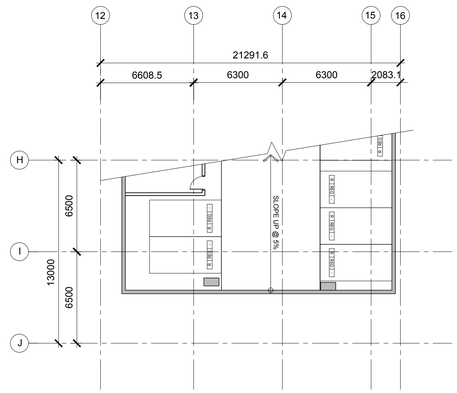
Site Plan

SHEET NUMBER	ISSUE
A1.00	----

SCALE CHECK 10mm 1 in

File Location: J:\121123_Yates\SHS 9 Drawings\5Sketch\current\ACAD\Sheets\PD01-Plans\A1.00 Site Plan.dwg Last Saved: May 29, 2020, by nadine.varahram Plotted: Tuesday, May 29, 2020 6:32:50 PM by Nadine Varahram

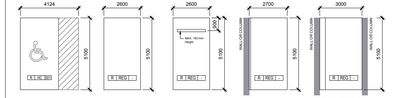




P3 Residential Parking Extension
(5 Stalls)

PARKING LEGEND:
CITY PARKING: VICTORIA, BC

REGULAR STALL



PARKING TAG
OCCUPANCY
STALL TYPE
STALL NUMBER
R HC 001

OCCUPANCY LEGEND:

C	COMMERCIAL (GENERAL)
R	RESIDENTIAL (GENERAL)
V	VISITOR (GENERAL)
CV	COMBINED COMMERCIAL, VISITOR, CAR SHARE PARKING
EV	ELECTRIC CAR CHARGING STATION
CS	CAR SHARE

STALL TYPE:

REG	REGULAR
SM	SMALL
HC	HANDICAP
L	LOADING
T	TANDEM

Car Parking Provided-- P3 Level

Type	Residential	C/V & Daycare	Car Share	EV	Total
Regular	136	0	0	0	136
HC	0	0	0	0	0

Bike Parking Provided-- P3 Level

Type	Stacked & Vertical	Horizontal	Enhanced bike lockers	Total
Long Term	128	287	117	532

Cargo Bike Parking Provided-- P3 Level

Type	Total
Cargo	11

Project North

True North

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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE

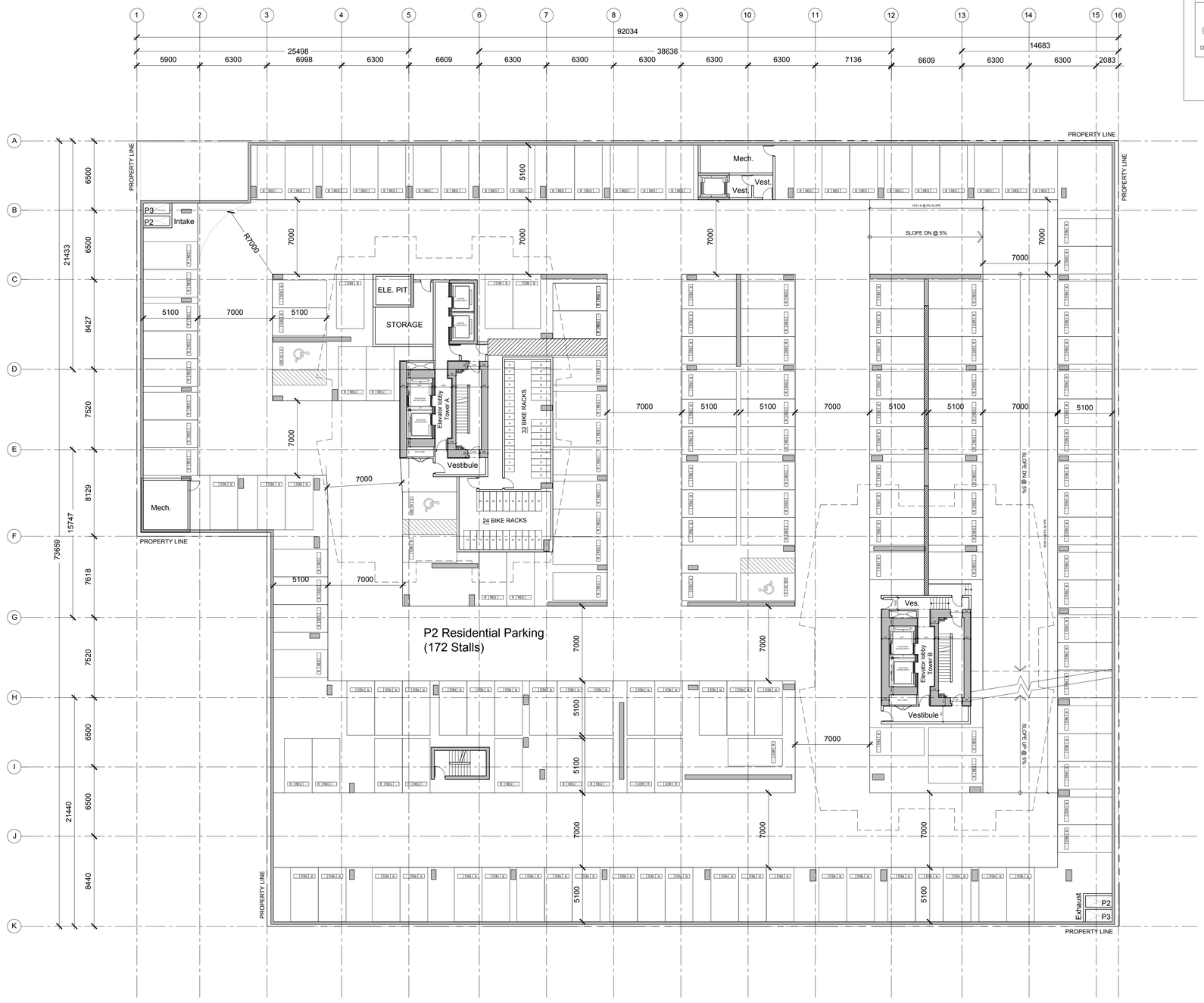
P3 Parking Plan

SHEET NUMBER **A1.01**

ISSUE **----**

SCALE CHECK 1 in. 10mm

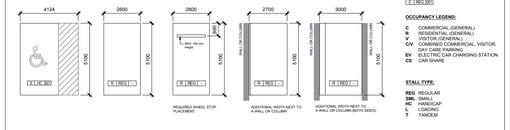
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PARKING LEGEND:

CITY PARKING: VICTORIA, BC

REGULAR STALL



PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

R | REG | 001

OCCUPANCY LEGEND:

C	COMMERCIAL (GENERAL)
R	RESIDENTIAL (GENERAL)
V	VISITOR (GENERAL)
C/V	COMBINED COMMERCIAL, VISITOR, DAYCARE PARKING
EV	ELECTRIC CAR CHARGING STATION
CS	CAR SHARE

STALL TYPE:

REG	REGULAR
SM	SMALL
HC	HANDICAP
L	LOADING
T	TANDEM

Car Parking Provided-- P2 Level

Type	Residential	C/V & Daycare	Car Share	EV	Total
Regular	170	0	0	0	170
HC	2	0	0	0	2

Bike Parking Provided-- P2 Level

Type	Stacked & Vertical	Horizental	Total
Long Term	17	39	56

Project North

True North

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PROJECT

Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123

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PROJECT MGR:	APPROVED BY:
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SHEET TITLE

P2 Parking Plan

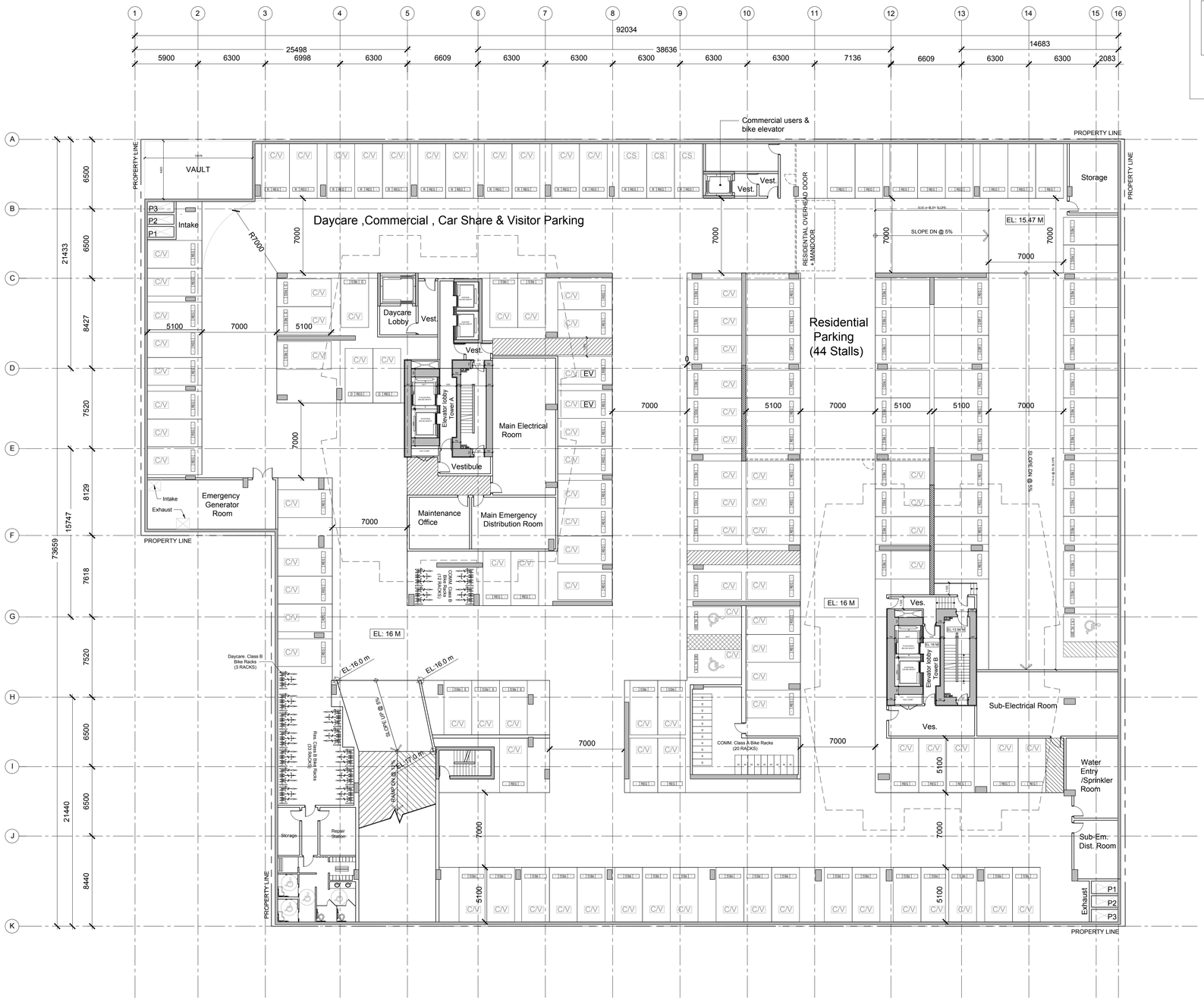
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A1.02

ISSUE

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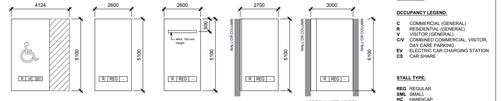
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PARKING LEGEND:

CITY PARKING: VICTORIA, BC

REGULAR STALL



PARKING TAG

OCCUPANCY
STALL TYPE
STALL NUMBER

OCCUPANCY LEGEND:

C	COMMERCIAL (GENERAL)
R	RESIDENTIAL (GENERAL)
V	VISITOR (GENERAL)
CV	COMBINED COMMERCIAL, VISITOR, CAR SHARE PARKING
EV	ELECTRIC CAR CHARGING STATION
CS	CAR SHARE

STALL TYPE:

REG	REGULAR
SM	SMALL
HC	HANDICAP
L	LOADING
T	TANDEM

Car Parking Provided-- P1 Level

Type	Residential	C/V & Daycare	Car Share	EV	Total
Regular	43	93	3	2	145
HC	1	3	0	0	4

Bike Parking Provided-- P1 Level

Type	Residential	Commercial	Daycare	Total
Short Term	33	12	3	48
Long Term	0	20	0	20

Project North

True North

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PROJECT

Harris Green Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123

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SHEET TITLE

P1 Parking Plan

SHEET NUMBER

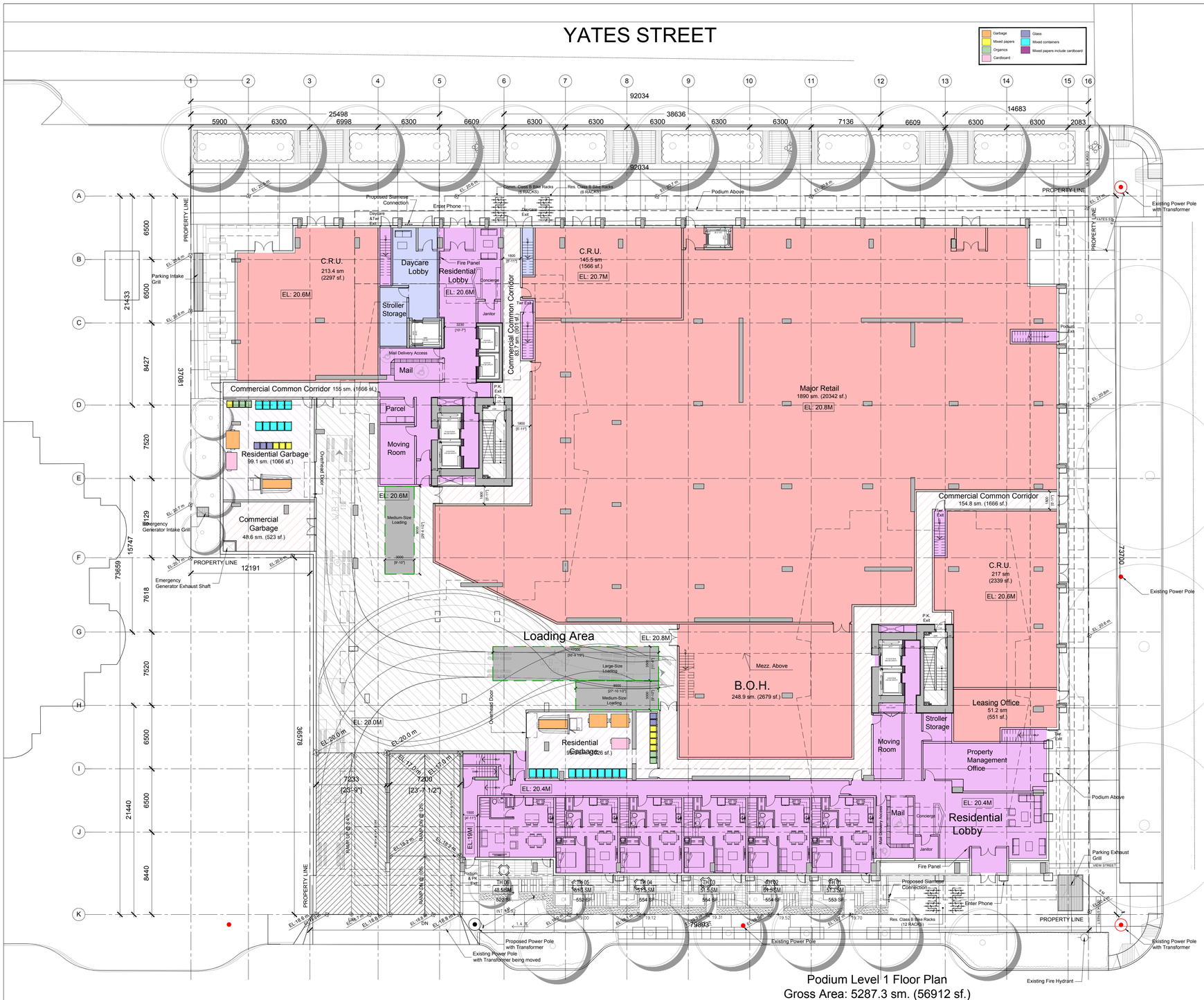
A1.03

ISSUE

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YATES STREET



Podium Level 1 Floor Plan
Gross Area: 5287.3 sm. (56912 sf.)

VIEW STREET

Loading Provided-- Ground Level

Type	Residential	Commercial	Total
Medium	2	0	2
Large	0	1	1

Bike Provided-- Ground Level

Type	Residential	Commercial	Daycare	Total
Short Term	18	6	0	24

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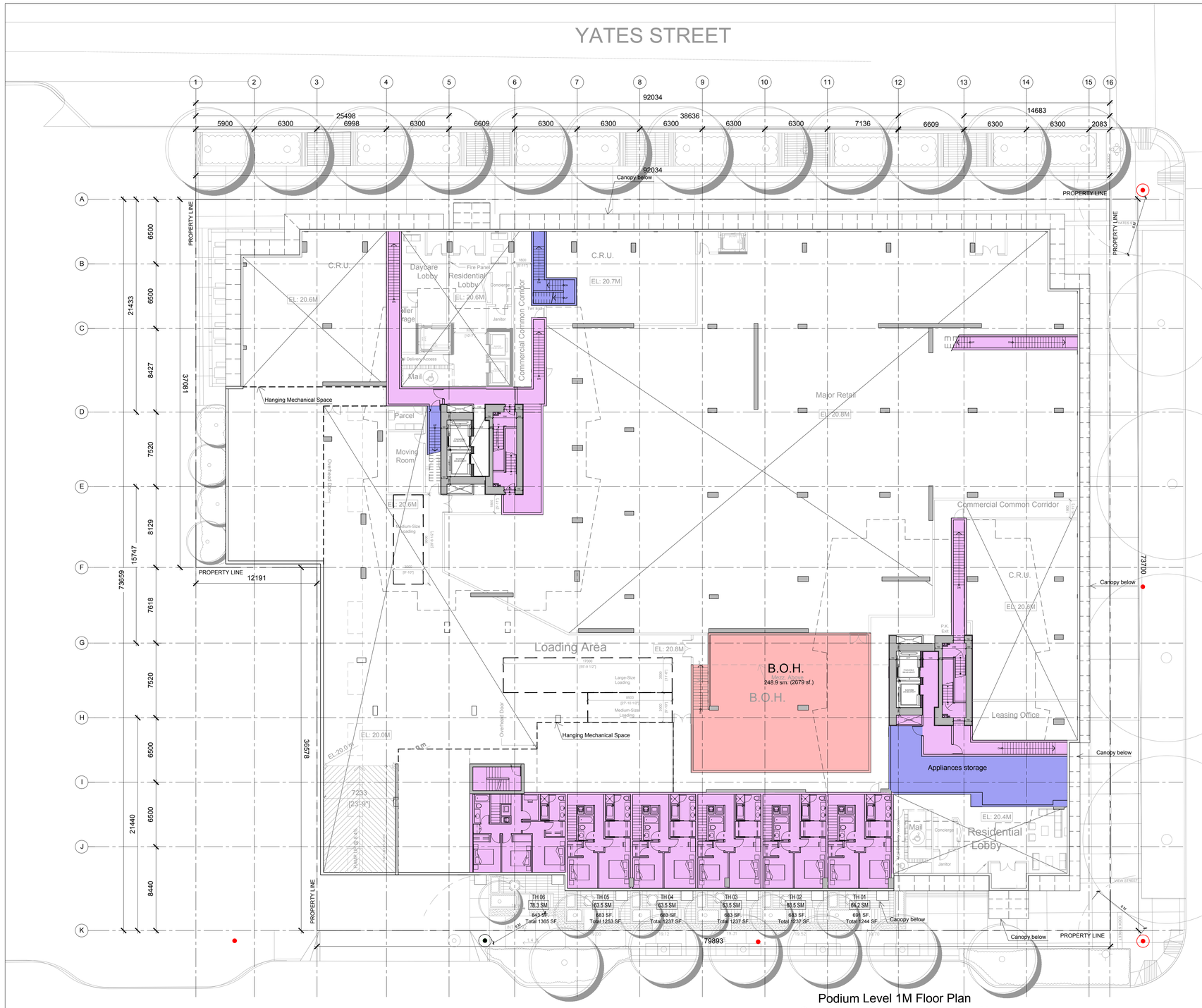
Ground Floor Plan

SHEET NUMBER **A1.04**

ISSUE **----**

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Podium Level 1M Floor Plan
Gross Area: 1051.5 sm. (11318 sf.)

Project North | True North

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1045 Yates Street, Victoria, BC

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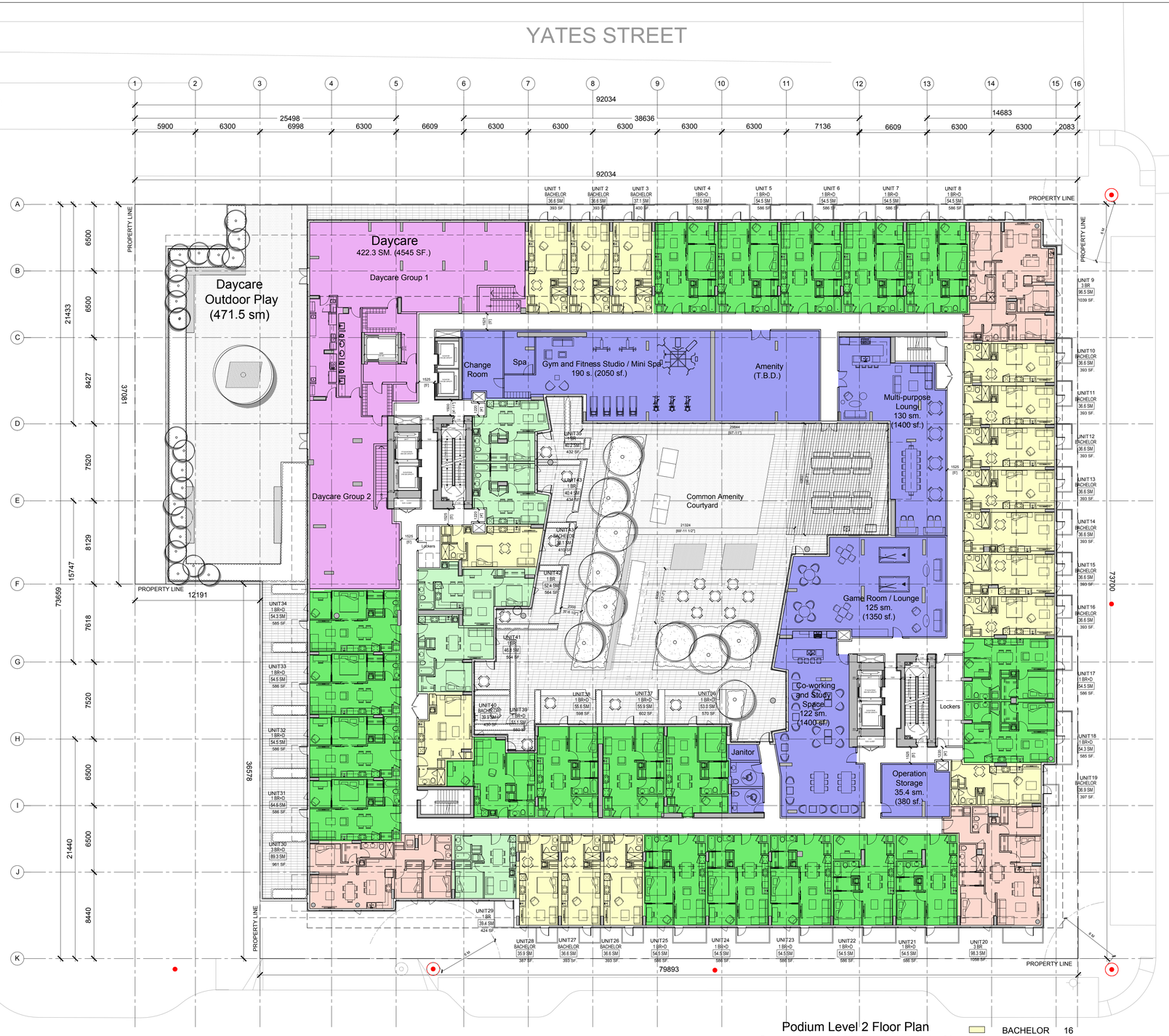
SHEET TITLE
Level 01 Mezz. Floor Plan

SHEET NUMBER
A1.05

ISSUE

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Podium Level 2 Floor Plan
Gross Area: 4097.2 sm. (44101 sf.)
(44 units)

BACHELOR	16
1 BEDROOM	4
1 BEDROOM+D	21
2 BEDROOM	0
2 BEDROOM+D	0
3 BEDROOM	3
TOTAL	44

VIEW STREET

Project North
True North

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1045 Yates Street, Victoria, BC

PROJECT NO:
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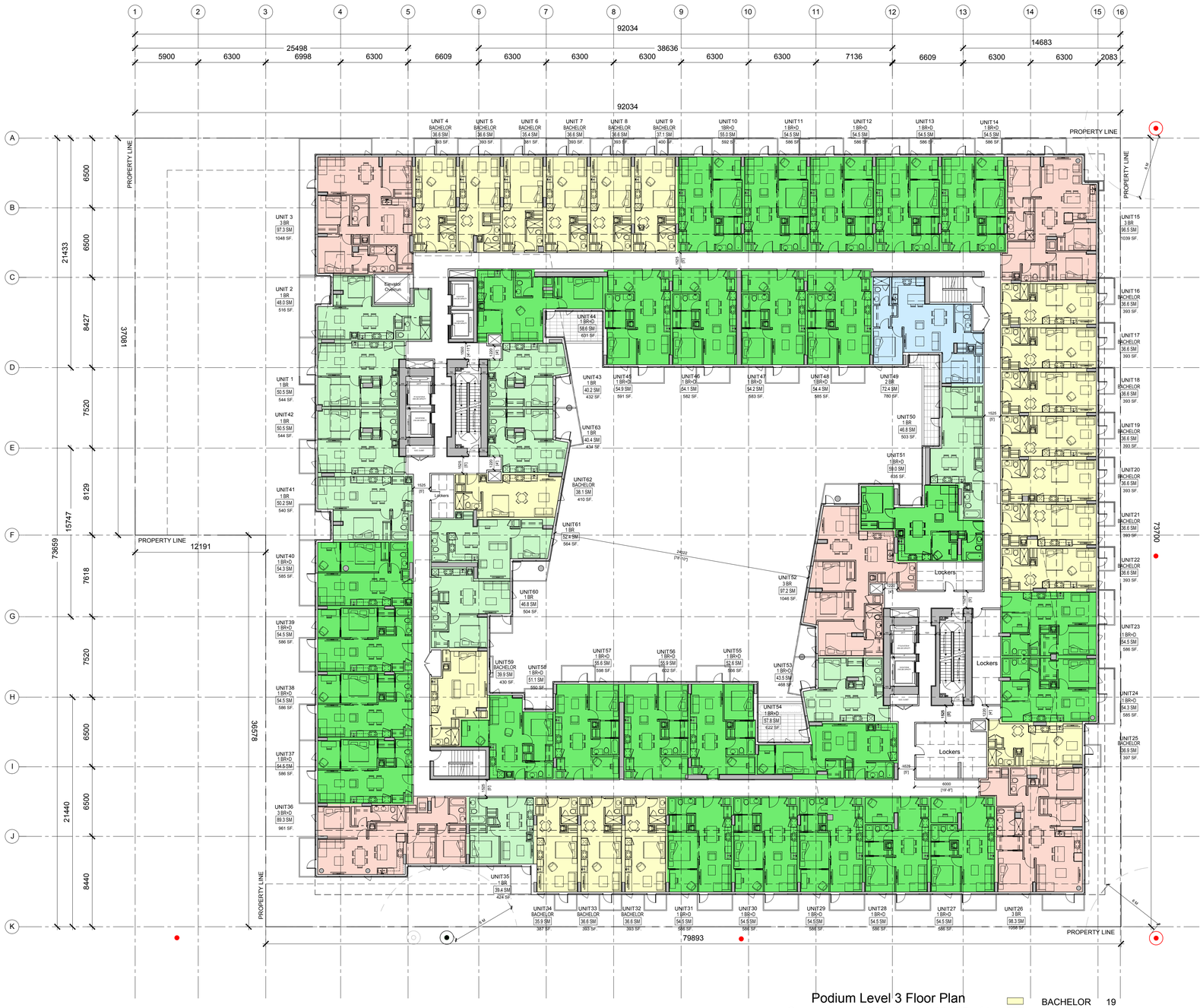
SHEET TITLE
Level 02 Floor Plan

SHEET NUMBER
A1.06

ISSUE

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Podium Level 3 Floor Plan
Gross Area: 4039.9 sm. (43485 sf.)
(63 units per floor)

	BACHELOR	19
	1 BEDROOM	11
	1 BEDROOM+D	27
	2 BEDROOM	1
	2 BEDROOM+D	0
	3 BEDROOM	5
	TOTAL	63

Project North

True North

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1045 Yates Street, Victoria, BC

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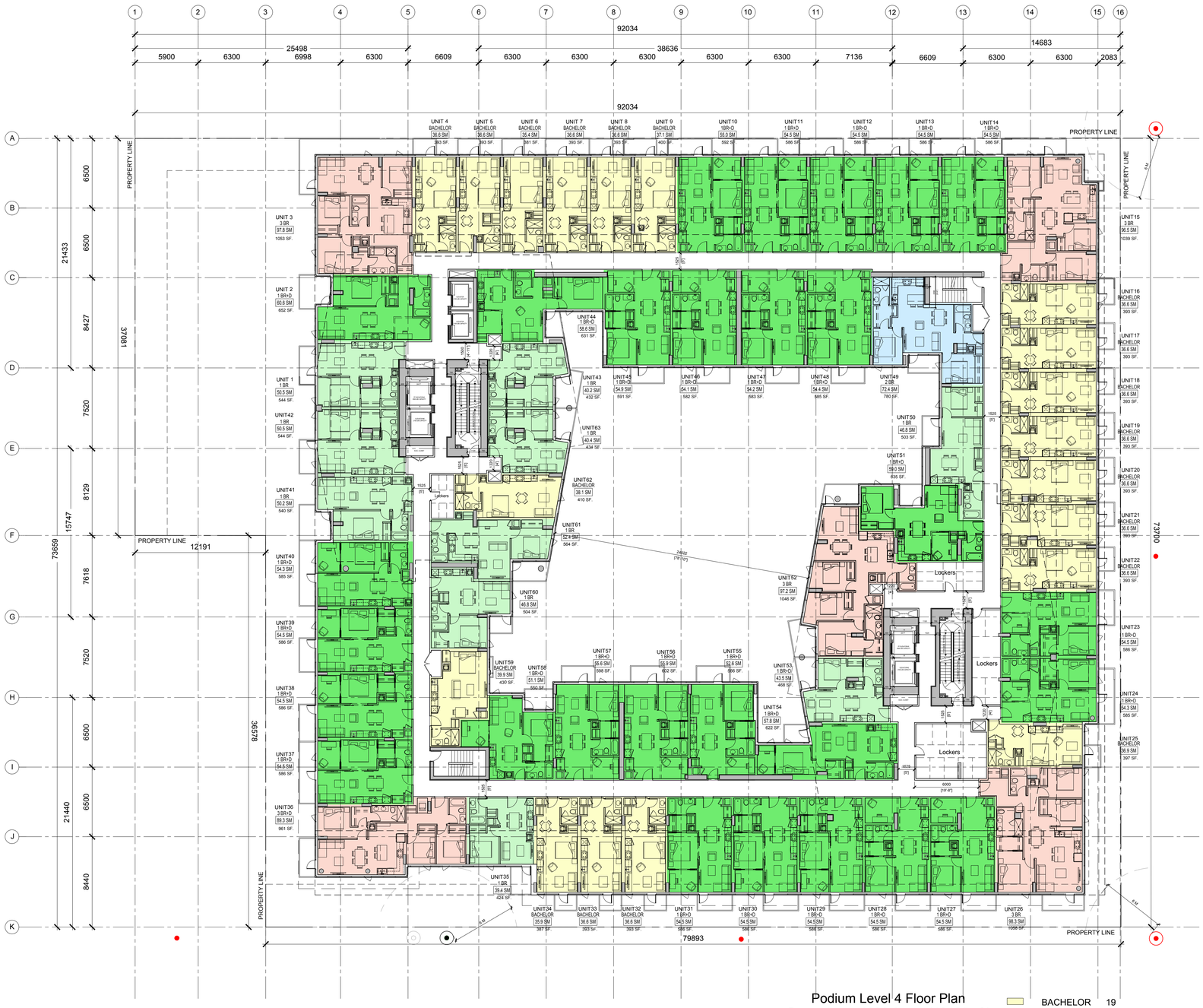
SHEET TITLE

Level 03 Floor Plan

SHEET NUMBER	ISSUE
A1.07	----

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SHEET TITLE

Level 04 Floor Plan

SHEET NUMBER	ISSUE
A1.08	----

SCALE CHECK 10mm 1 in

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92034
25498
38636
14683
5900
6300
6998
6300
6609
6300
6300
6300
6300
6300
7136
6609
6300
6300
2083
21433
37081
8427
8129
15747
73659
7618
7520
21440
8440
36578
79893
12191
3000
4600
PROPERTY LINE
UNIT 4 BACHELOR 36.6 SM 393 SF.
UNIT 5 BACHELOR 36.6 SM 393 SF.
UNIT 6 BACHELOR 35.4 SM 381 SF.
UNIT 7 BACHELOR 36.6 SM 393 SF.
UNIT 8 BACHELOR 36.6 SM 393 SF.
UNIT 9 BACHELOR 37.1 SM 400 SF.
UNIT10 1BR+D 55.0 SM 592 SF.
UNIT11 1 BR+D 54.5 SM 586 SF.
UNIT12 1 BR+D 54.5 SM 586 SF.
UNIT13 1 BR+D 54.5 SM 586 SF.
UNIT14 1 BR+D 54.5 SM 586 SF.
UNIT 3 3 BR 97.8 SM 1053 SF.
UNIT 2 1 BR+D 60.6 SM 652 SF.
UNIT 1 1 BR 50.5 SM 544 SF.
UNIT50 1 BR 50.5 SM 544 SF.
UNIT49 1 BR 50.2 SM 540 SF.
UNIT48 1 BR+D 54.3 SM 585 SF.
UNIT47 1 BR+D 54.5 SM 586 SF.
UNIT46 1 BR+D 54.5 SM 586 SF.
UNIT45 3 BR 96.5 SM 1039 SF.
UNIT36 1 BR+D 58.6 SM 631 SF.
UNIT37 1 BR 40.2 SM 432 SF.
UNIT35 1 BR+D 54.9 SM 591 SF.
UNIT34 1 BR+D 54.1 SM 582 SF.
UNIT33 1 BR+D 54.2 SM 583 SF.
UNIT32 1 BR+D 54.4 SM 585 SF.
UNIT31 2 BR 72.4 SM 780 SF.
UNIT38 1 BR 40.4 SM 434 SF.
UNIT39 BACHELOR 38.1 SM 410 SF.
UNIT40 1 BR 52.4 SM 564 SF.
UNIT41 1 BR 46.8 SM 504 SF.
UNIT42 1 BR 47.5 SM 511 SF.
UNIT43 1 BR 97.4 SM 1049 SF.
UNIT44 1 BR 46.3 SM 498 SF.
UNIT30 1 BR 46.8 SM 503 SF.
UNIT29 1 BR+D 59.0 SM 635 SF.
UNIT28 3 BR 97.2 SM 1046 SF.
UNIT27 1 BR+D 43.5 SM 468 SF.
UNIT26 1 BR 95.0 SM 1023 SF.
UNIT25 3 BR 97.9 SM 1054 SF.
Lockers
UNIT15 3 BR 96.5 SM 1039 SF.
UNIT16 BACHELOR 36.6 SM 393 SF.
UNIT17 BACHELOR 36.6 SM 393 SF.
UNIT18 BACHELOR 36.6 SM 393 SF.
UNIT19 BACHELOR 36.6 SM 393 SF.
UNIT20 BACHELOR 36.6 SM 393 SF.
UNIT21 BACHELOR 36.6 SM 393 SF.
UNIT22 BACHELOR 36.6 SM 393 SF.
UNIT23 1 BR+D 54.5 SM 586 SF.
UNIT24 1 BR+D 54.3 SM 585 SF.
1500
3000
5998
4000
73710
24502 (76°10'0")
1525 (5')
1525 (5')
1525 (5')
1525 (5')
1525 (5')
1525 (5')
1525 (5')
1525 (5')
1000
915
1000
915
1000
915



Podium Level 6 Floor Plan
Gross Area: 3039.2 sm. (32714 sf.)
(44 units)

BACHELOR	7
1 BEDROOM	13
1 BEDROOM+D	15
2 BEDROOM	2
2 BEDROOM+D	1
3 BEDROOM	6
TOTAL	44

Project North

True North

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PROJECT
Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO:
121123

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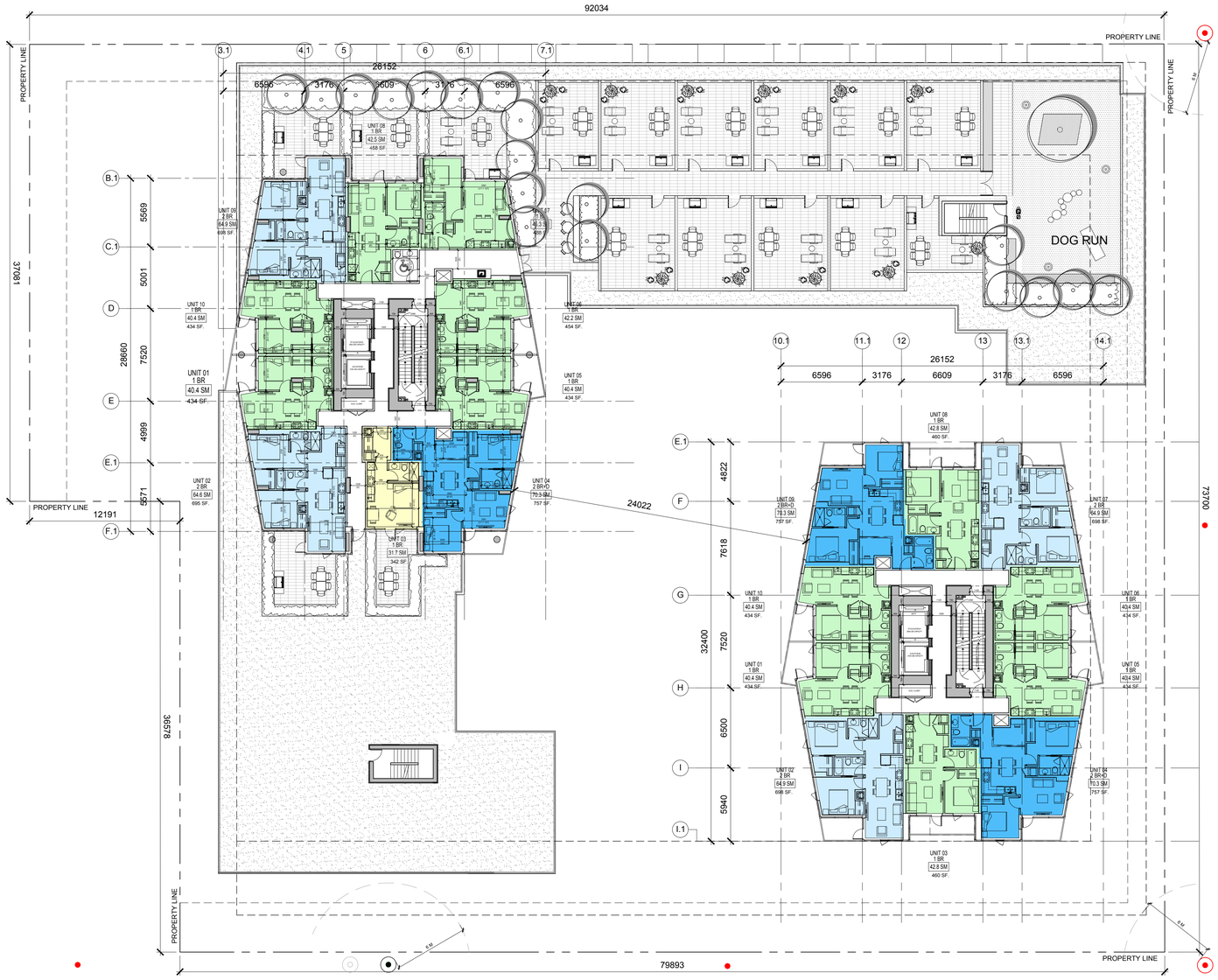
SHEET TITLE
Level 06 Floor Plan

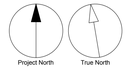
SHEET NUMBER
A1.10

ISSUE

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ibigroup.com

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Harris Green
Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

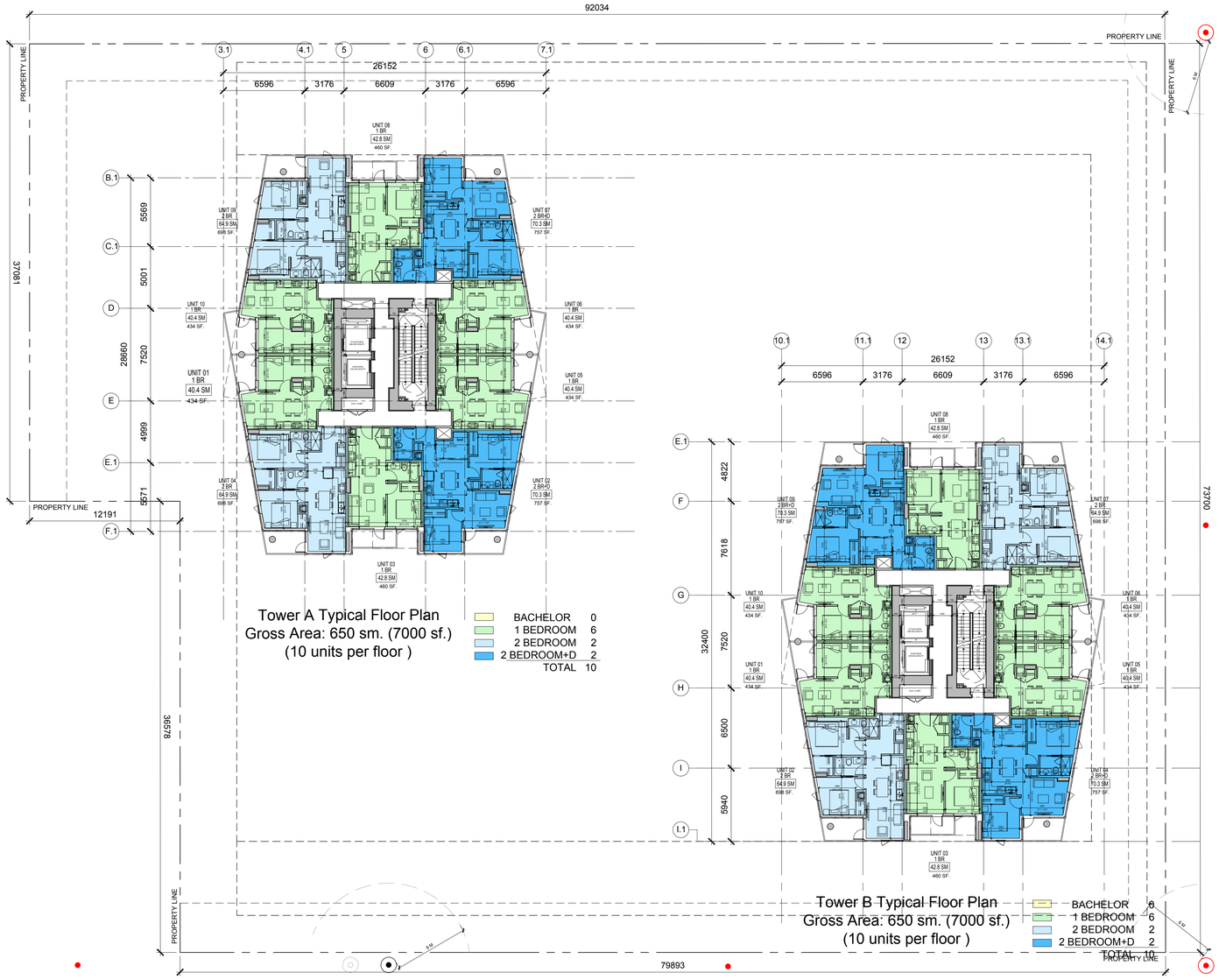
SHEET TITLE

Level 07 Floor Plan

SHEET NUMBER	ISSUE
A1.11	----

SCALE CHECK 1 in 10mm

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SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE

Typical Floor Plan

Project North

True North

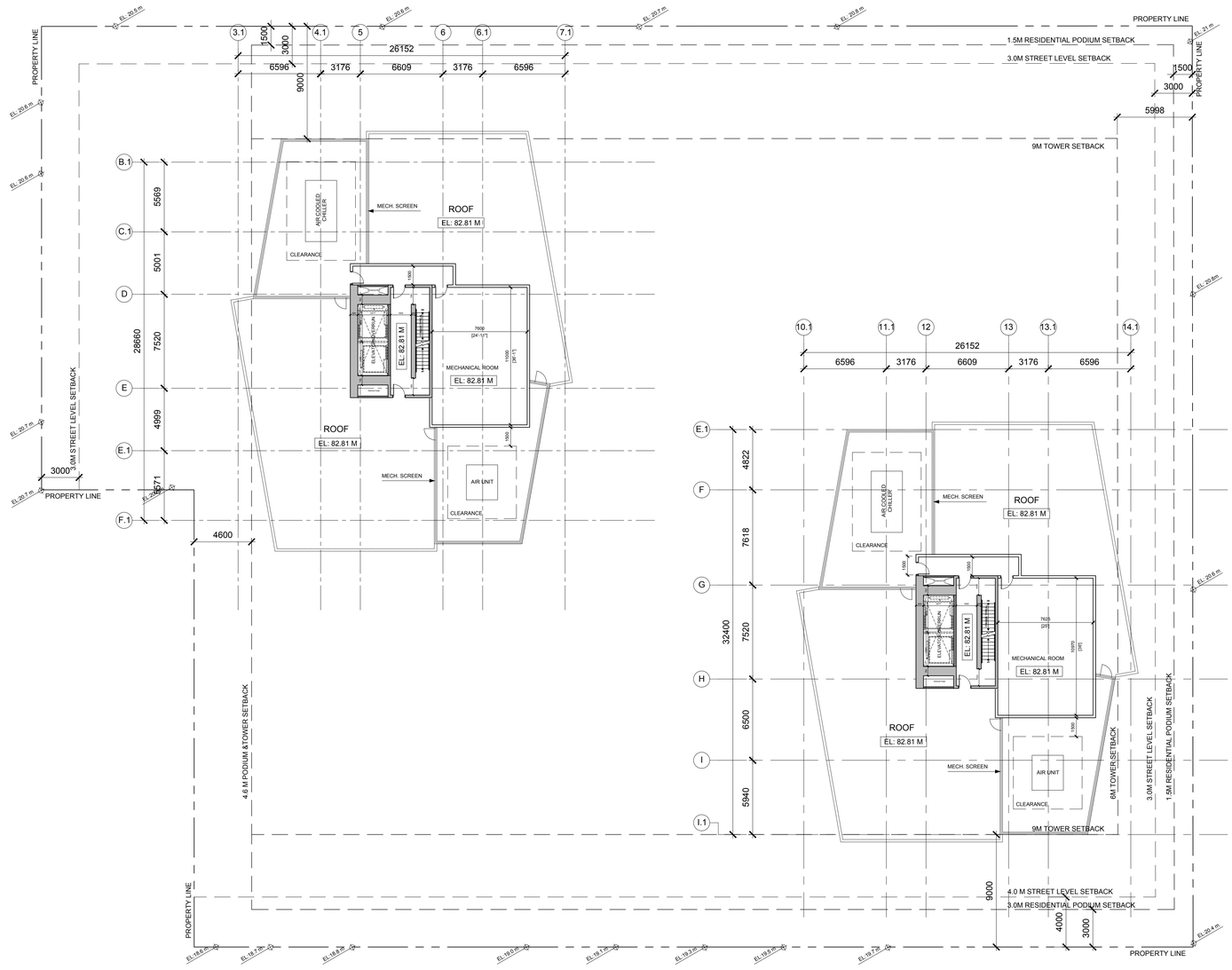
SHEET NUMBER

A1.12

ISSUE

SCALE CHECK 1 in 10mm

File Location: J:\121123_ YatesSt\5.9 Drawings\5\arch\current\ACADSheets\PD01-Plans\A1.12 Typical Floor Plan.dwg Last Saved: May 15, 2020, by fxing.xue Plotted: Tuesday, May 26, 2020 6:35:13 PM by Nadine Varahram



Project North

True North

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Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-05-26**

SHEET TITLE

Tower Mech L1 Plan

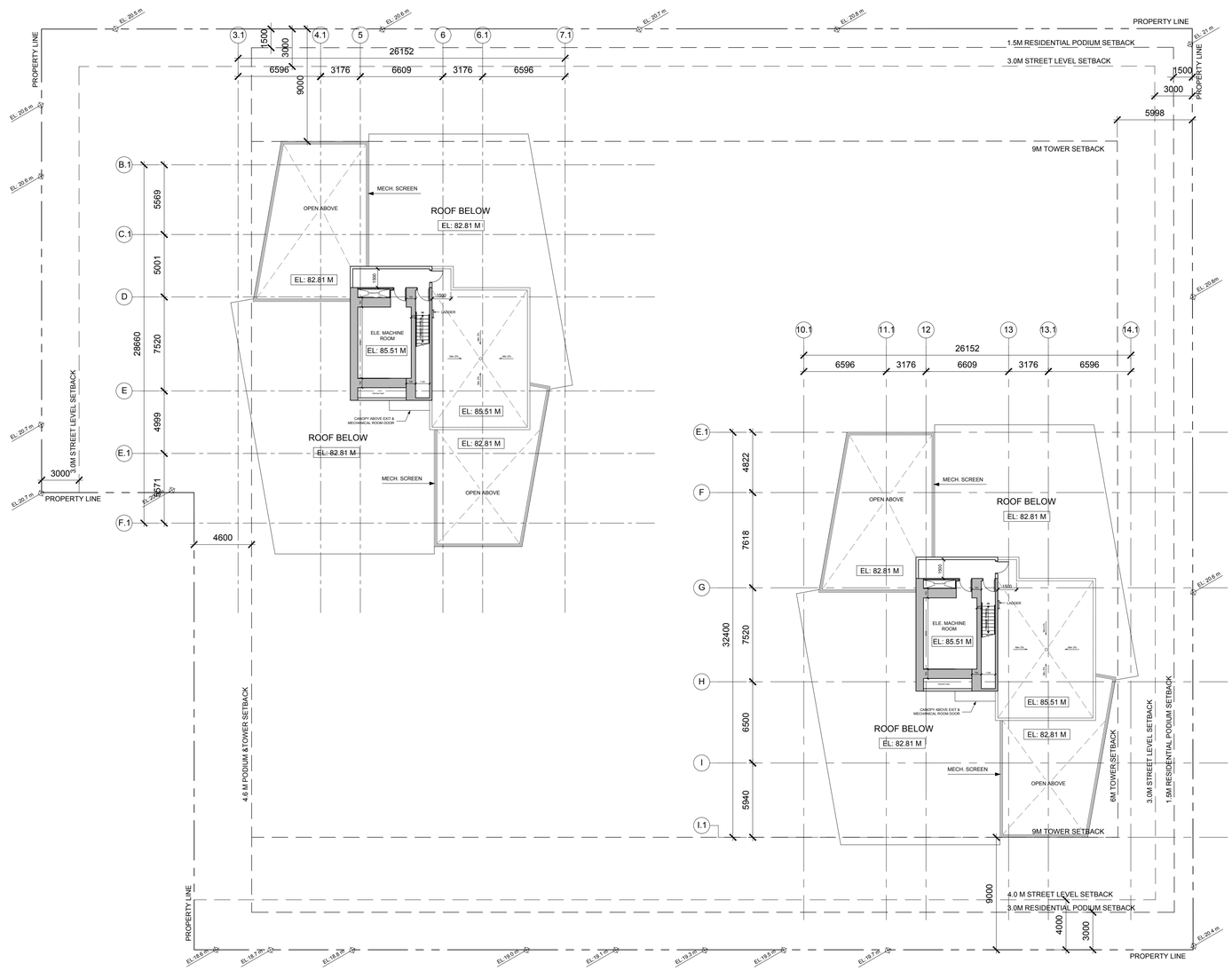
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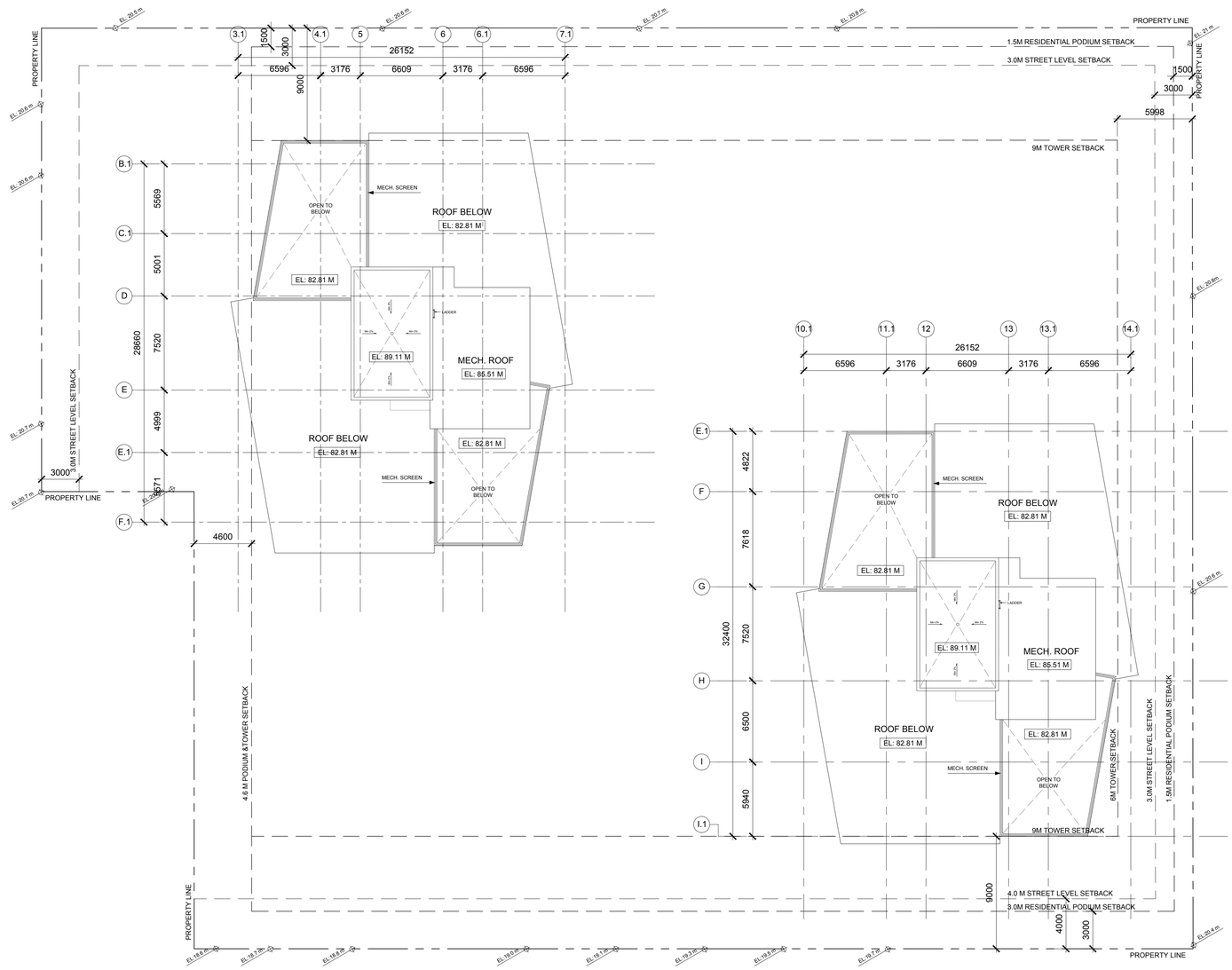
A1.13

ISSUE

SCALE CHECK 1 in 10mm

File Location: J:\121123_ YatesSt\5 0 Drawings\Sbarch\current\ACAD\Sheets\PD01-Plans\A1.13 Tower Mech L1 Plan.dwg Last Saved: May 21, 2020, by nadine.varahram Plotted: Tuesday, May 26, 2020 6:35:19 PM by Nadine Varahram


PROPERTY LINE
EL: 20.6 m
EL: 20.8 m
EL: 20.7 m
EL: 20.9 m
EL: 21 m
EL: 20.8 m
EL: 20.7 m
EL: 20.8 m
EL: 20.7 m
EL: 20.8 m
EL: 20.8 m
EL: 20.8



Project North

True North

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1:200	**2020-05-26**

SHEET TITLE

Roof Level

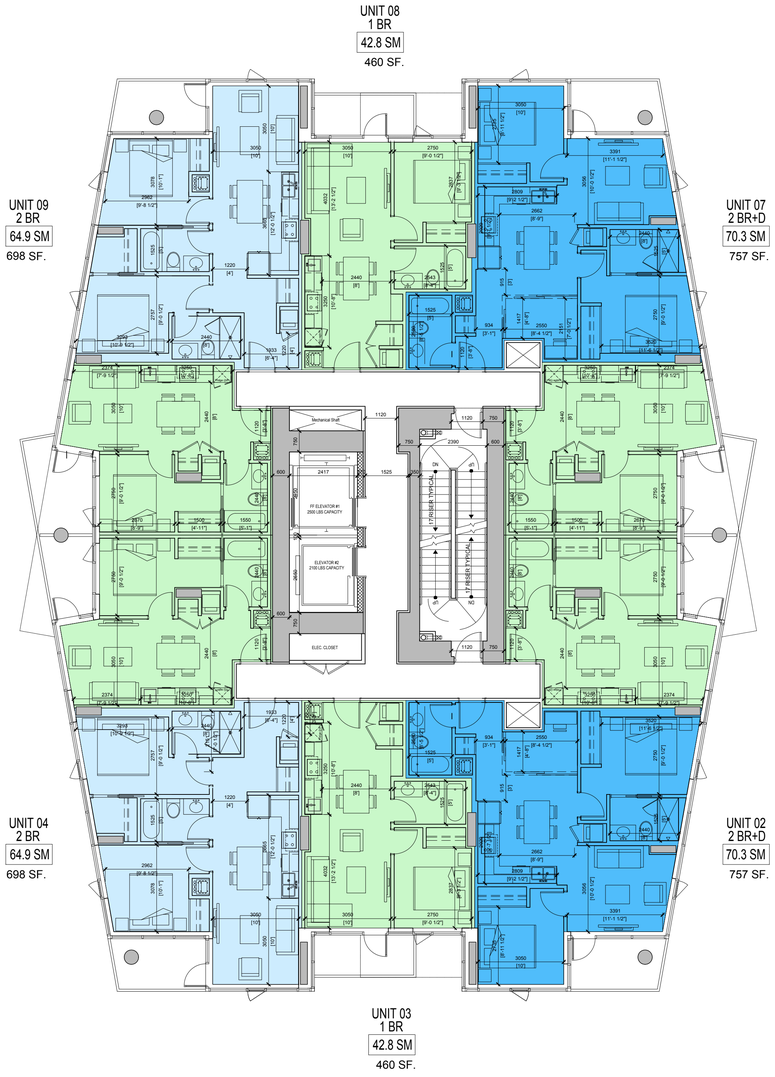
SHEET NUMBER

A1.15

ISSUE

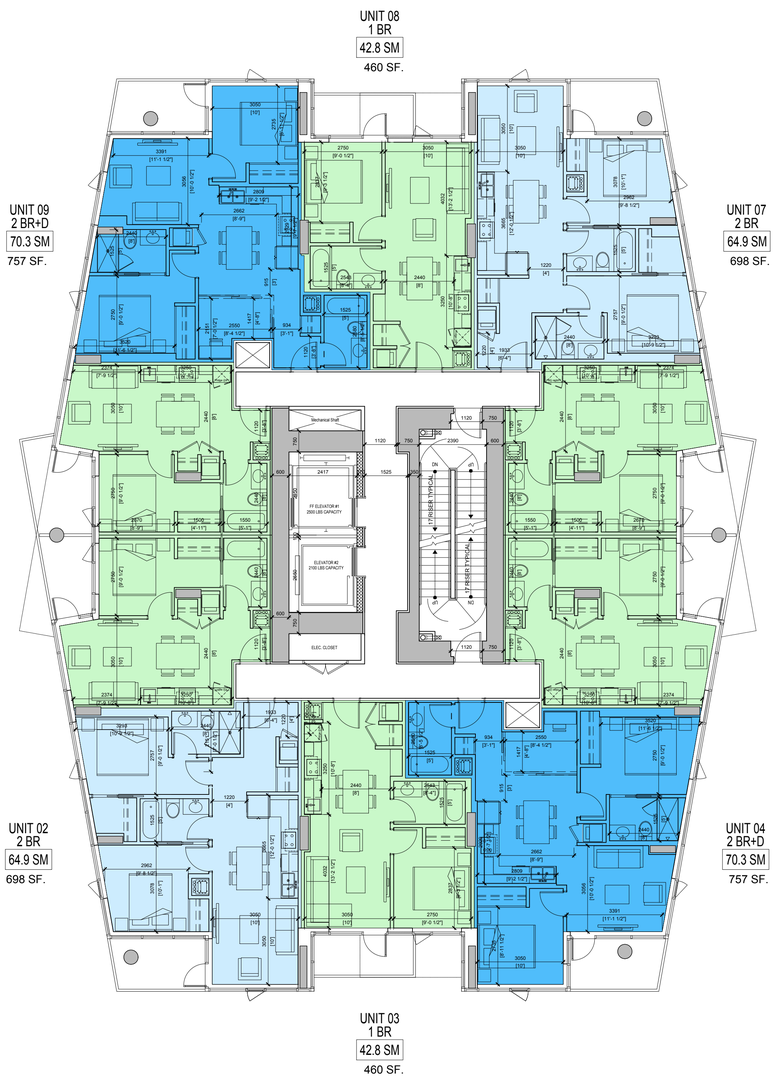
SCALE CHECK
1 in.
10mm

File Location: J:\121123_YatesSt\5.0 Drawings\5Sarch\current\ACAD\Sheets\PD01-Plans\A1.15 Roof Level.dwg Last Saved: May 21, 2020, by nadine.varahram Plotted: Tuesday, May 26, 2020 6:35:32 PM by Nadine Varahram



Tower A Typical Floor Plan
Gross Area: 650 sm. (7000 sf.)
(10 units per floor)

	BACHELOR	0
	1 BEDROOM	6
	2 BEDROOM	2
	2 BEDROOM+D	2
	TOTAL	10



Tower B Typical Floor Plan
Gross Area: 650 sm. (7000 sf.)
(10 units per floor)

	BACHELOR	0
	1 BEDROOM	6
	2 BEDROOM	2
	2 BEDROOM+D	2
	TOTAL	10

Project North

True North

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SHEET TITLE

Typical Tower Floor Plan

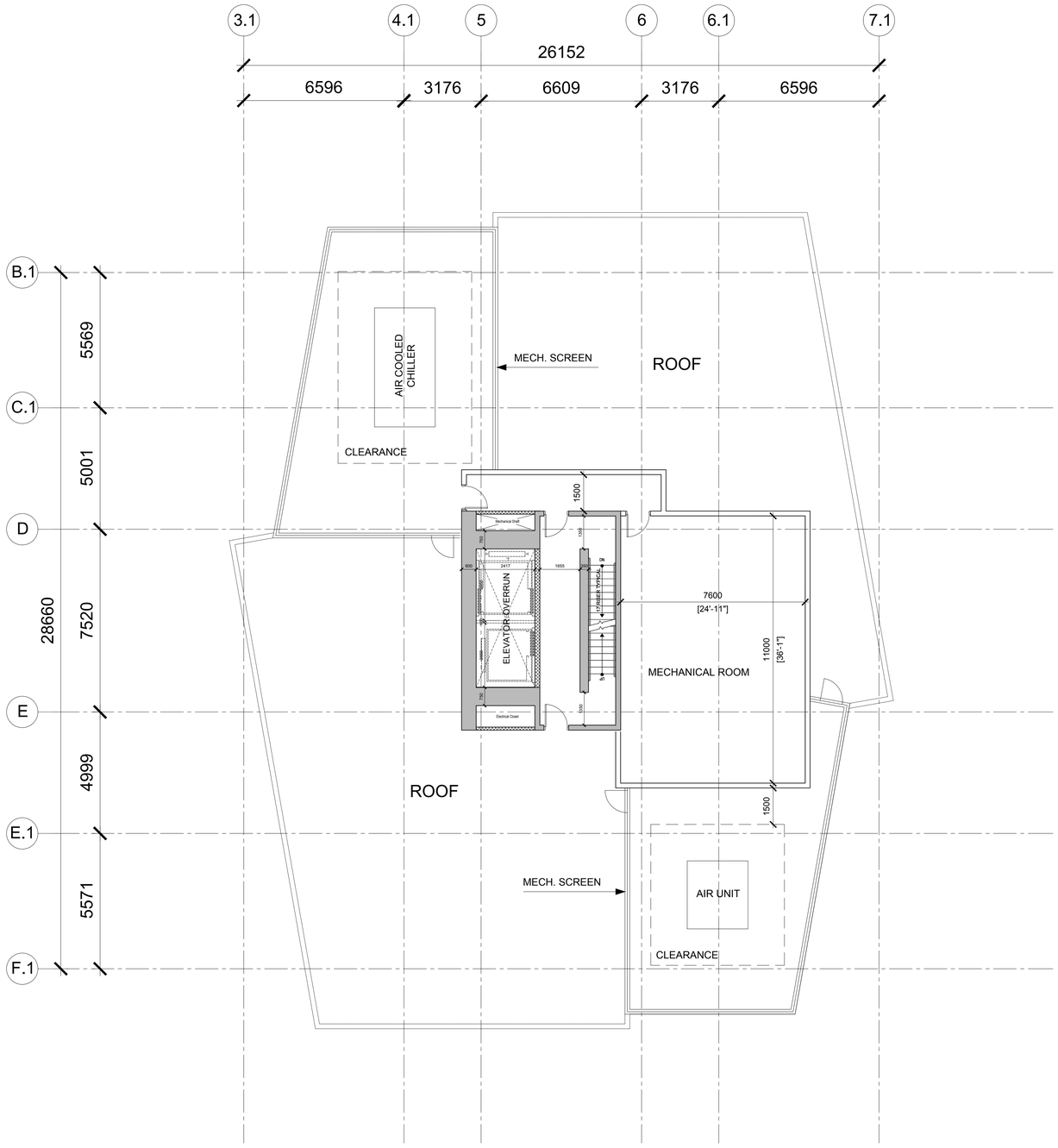
SHEET NUMBER

A2.01

ISSUE

SCALE CHECK 1 in 10mm

File Location: J:\121123_ Yates5\5.9 Drawings\5\arch\current\ACAD\Sheets\PD04-Large Scale Views\A2.01 Typical Tower Floor Plan.dwg Last Saved: May 22, 2020, by fengi.xue Plotted: Tuesday, May 26, 2020 6:35:41 PM by Nadina Varahram



Project North

True North

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PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:100**	DATE: **2020-05-26**

SHEET TITLE

Tower Mech L1 Plan

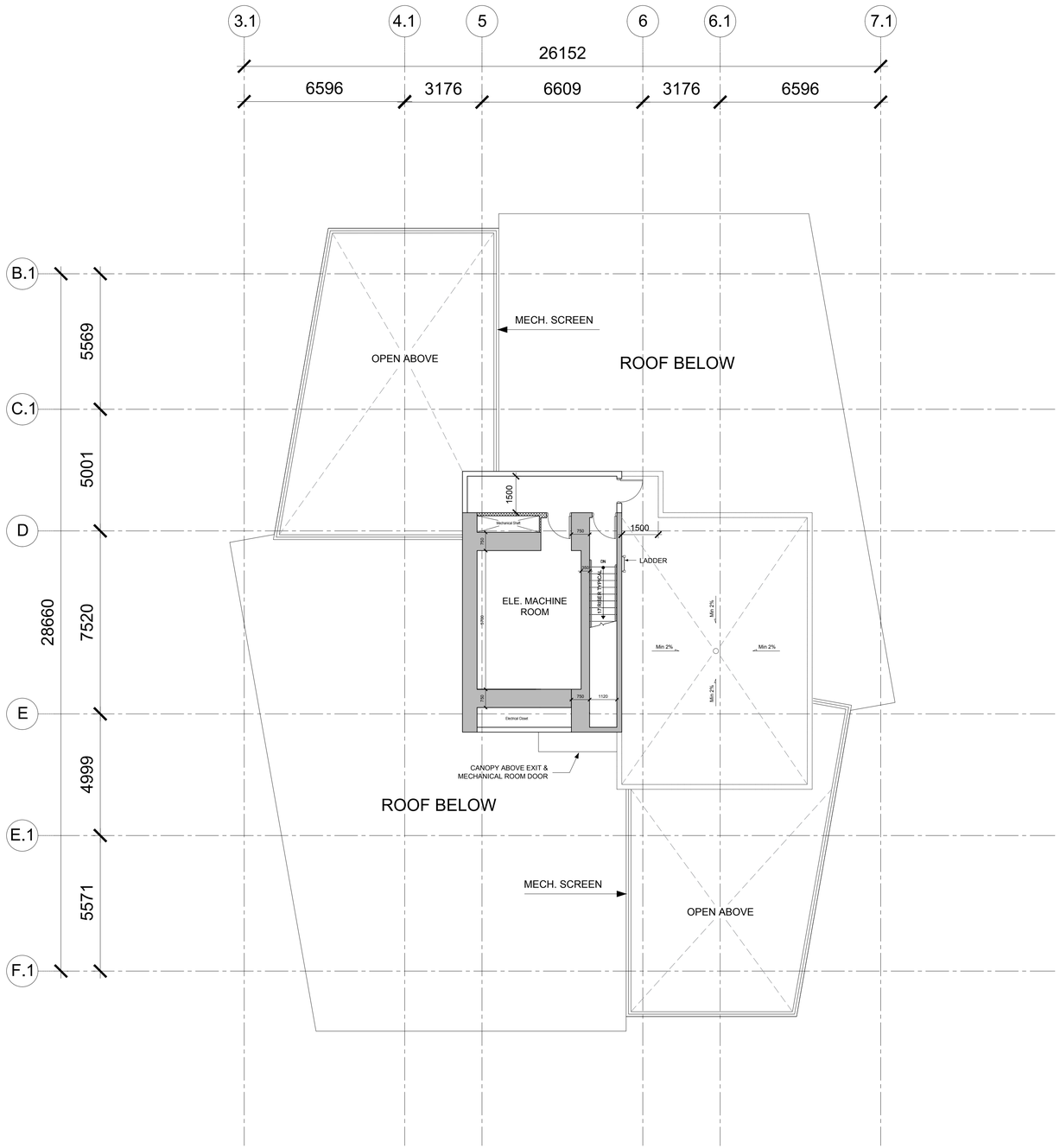
SHEET NUMBER

A2.02

ISSUE

SCALE CHECK 1 in. 10mm

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1045 Yates Street, Victoria, BC

PROJECT NO:
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PROJECT MGR:	APPROVED BY:
GV	**----**
SCALE:	DATE:
1:100	**2020-05-26**

SHEET TITLE

Tower Mech L2 Plan

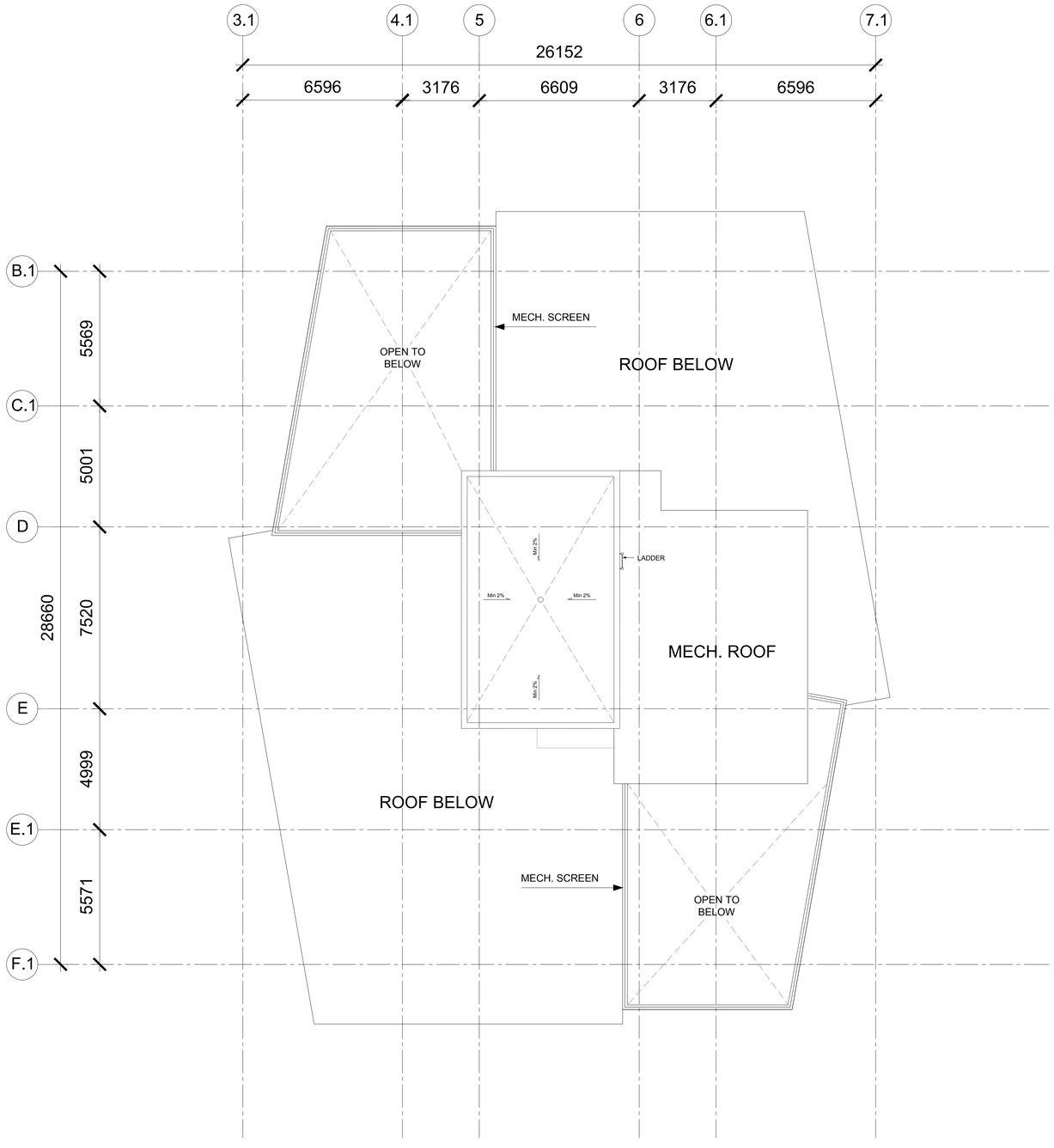
SHEET NUMBER

A2.03

ISSUE

SCALE CHECK
1 in.
10mm

File Location: J:\121123_ Yates\SHS 9 Drawings\5Sketch\current\ACAD\Sheets\PD04-Large Scale Views\A2.03 Tower Mech L2 Plan.dwg Last Saved: May 11, 2020, by nadine.varahram Plotted: Tuesday, May 26, 2020 6:35:50 PM by Nadine Varahram



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SHEET TITLE

Tower Roof Plan A&B

SHEET NUMBER

A2.04

ISSUE

SCALE CHECK
1 in
10mm

File Location: J:\121123_ YatesSt\6.9 Drawings\5Sarch\current\ACAD\Sheets\PDO4-Large Scale Views\A2.04 Tower Roof Plan A&B.dwg Last Saved: May 11, 2020, by nadine.varahram Plotted: Tuesday, May 26, 2020 6:35:55 PM by Nadine Varahram

AL 01	Brown Aluminum Panel
AL 02	Aluminum Louver (Grey)
AL 03	Aluminum Canopy with Translucent Glass
AL 04	Aluminum Panel Clad in white
AL 05	Wood toned metal panel
B 01	Brick
C 01	Painted Concrete (White)
C 02	Painted Concrete (Dark Grey)
G 01	Gray Aluminum Window Wall With Clear Glass & Gray Spandrel
G 02	Gray Aluminum Window Wall With Clear Glass
G 03	4 SSG Curtain Wall
BR 01	White Aluminum Guard Rail with clear glass (Top Mount)
PS 01	White Aluminum Privacy Screen with Translucent Glass



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SHEET TITLE

Color North Elevation

SHEET NUMBER	ISSUE
A3.00	----

SCALE CHECK 1 in. 10mm

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AL 01	Brown Aluminum Panel
AL 02	Aluminum Louver (Grey)
AL 03	Aluminum Canopy with Translucent Glass
AL 04	Aluminum Panel Clad in white
AL 05	Wood toned metal panel
B 01	Brick
C 01	Painted Concrete (White)
C 02	Painted Concrete (Dark Grey)
G 01	Gray Aluminum Window Wall With Clear Glass & Gray Spandrel
G 02	Gray Aluminum Window Wall With Clear Glass
G 03	4 SSG Curtain Wall
BR 01	White Aluminum Guard Rail with clear glass (Top Mount)
PS 01	White Aluminum Privacy Screen with Translucent Glass



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DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE

Color East Elevation

SHEET NUMBER	ISSUE
A3.01	----

SCALE CHECK 1 in. 10mm

File Location: J:\121123_ YatesSt\5.9 Drawings\5Sarch\current\ACAD\Sheets\PDD2.Elevations\A3.01 East Elevation.dwg Last Saved: May 22, 2020, by feng.xue Plotted: Tuesday, May 26, 2020 6:36:04 PM by Nadine Varahram



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AL 03	Aluminum Canopy with Translucent Glass
AL 04	Aluminum Panel Clad in white
AL 05	Wood toned metal panel
B 01	Brick
C 01	Painted Concrete (White)
C 02	Painted Concrete (Dark Grey)
G 01	Gray Aluminum Window Wall With Clear Glass & Gray Spandrel
G 02	Gray Aluminum Window Wall With Clear Glass
G 03	4 SSG Curtain Wall
BR 01	White Aluminum Guard Rail with clear glass (Top Mount)
PS 01	White Aluminum Privacy Screen with Translucent Glass

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SHEET TITLE
Color South Elevation

SHEET NUMBER
A3.02

ISSUE

SCALE CHECK 1 in 10mm

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AL 03	Aluminum Canopy with Translucent Glass
AL 04	Aluminum Panel Clad in white
AL 05	Wood toned metal panel
B 01	Brick
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G 01	Gray Aluminum Window Wall With Clear Glass & Gray Spandrel
G 02	Gray Aluminum Window Wall With Clear Glass
G 03	4 SSG Curtain Wall
BR 01	White Aluminum Guard Rail with clear glass (Top Mount)
PS 01	White Aluminum Privacy Screen with Translucent Glass



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1045 Yates Street, Victoria, BC

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PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

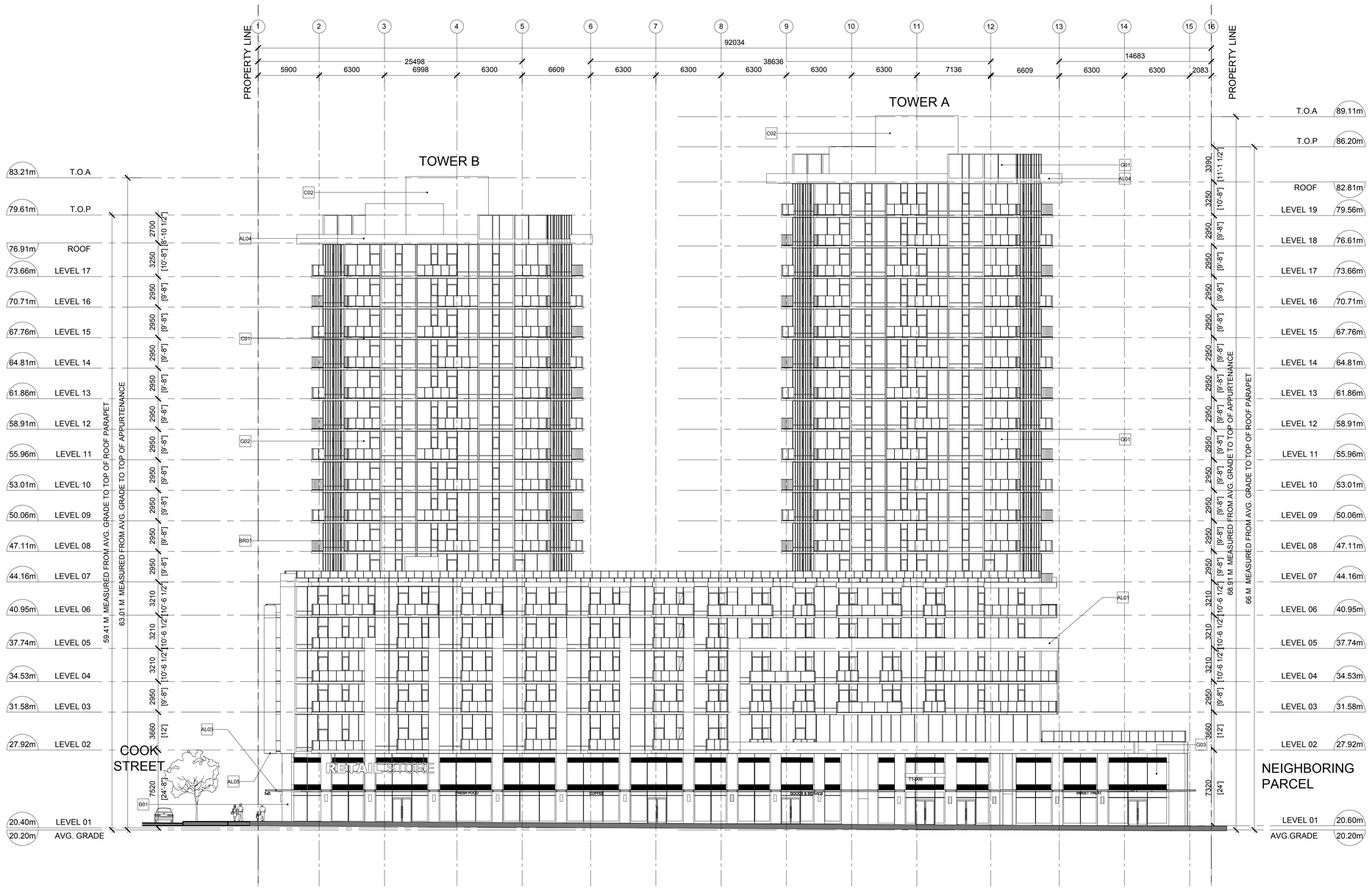
SHEET TITLE

Color West Elevation

SHEET NUMBER	ISSUE
A3.03	----

SCALE CHECK 10mm 1 in

File Location: J:\121123_ YatesSt\5.9 Drawings\5Sarch\current\ACAD\Sheets\PDO2_Elevations\A3.03 West Elevation.dwg Last Saved: May 22, 2020, by feng.xue Plotted: Tuesday, May 26, 2020 6:36:13 PM by Nadine Varatharam



1 NORTH ELEVATION
SCALE: 1/130

MATERIAL LEGEND

AL01	Brown Aluminum Panel
AL02	Aluminum Louver (Grey)
AL03	Aluminum Canopy with Translucent Glass
AL04	Aluminum Panel Clad in White
AL05	Wood toned metal Panel
B01	Brick
C01	Painted Concrete (White)
C02	Painted Concrete (Dark Gray)
G01	Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
G02	Gray Aluminum Window Wall (With Clear Glass)
G03	4 SSG Curtain Wall
BRO1	White Aluminum Guard Rail (With Clear Glass, Top Mount)
PSO1	White Aluminum Privacy Screen (With Translucent Glass)

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PROJECT
Harris Green
Village – Phase 1
1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-06-15**

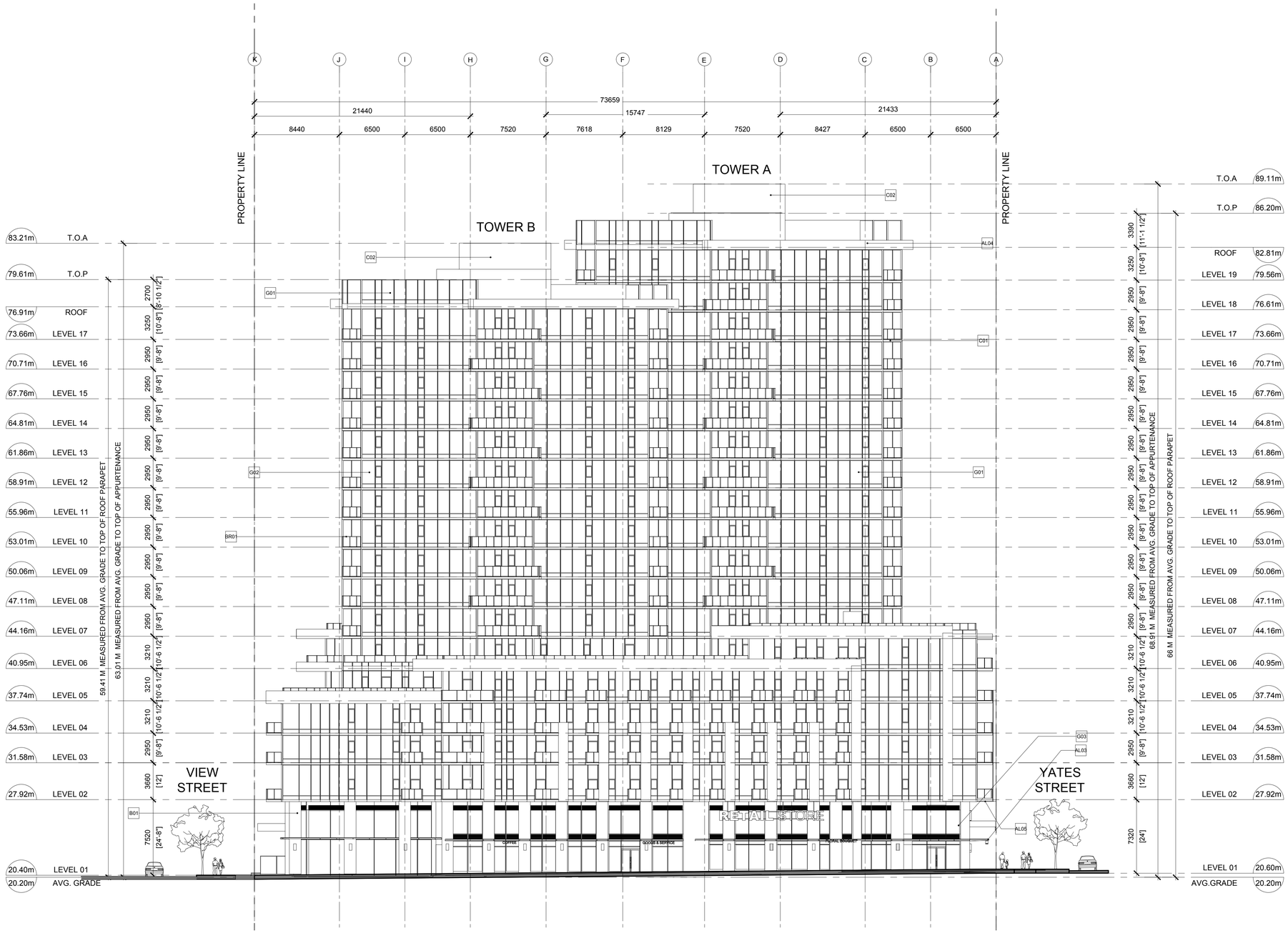
SHEET TITLE
North Elevation

SHEET NUMBER
A3.04

ISSUE

SCALE CHECK 1 in 10mm

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2 EAST ELEVATION
SCALE: 1/130

MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Gray)
- G01 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)

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PROJECT
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1045 Yates Street, Victoria, BC

PROJECT NO: 121123

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FX	**GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE: **1:200**	DATE: **2020-06-15**

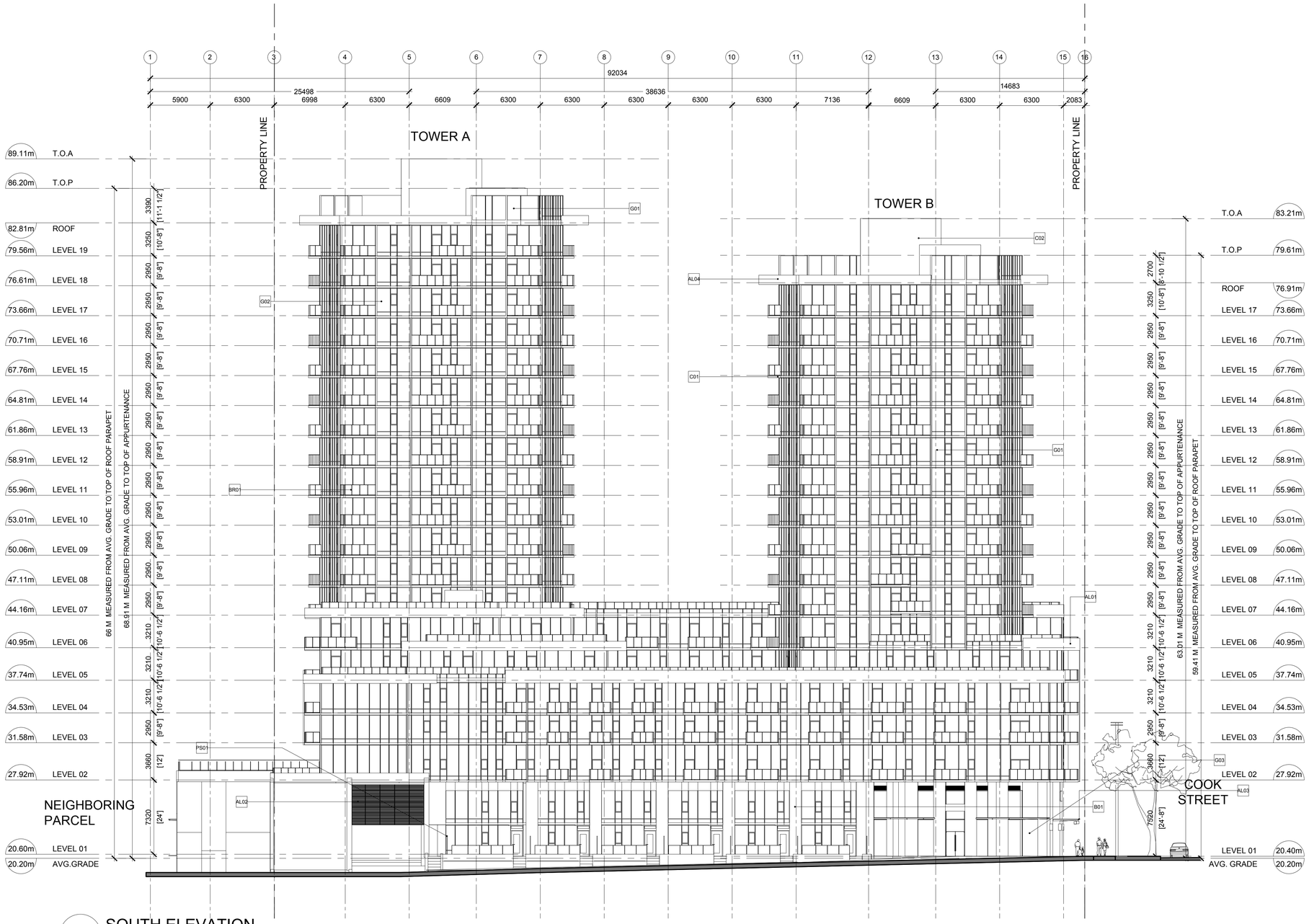
SHEET TITLE
East Elevation

SHEET NUMBER
A3.05

ISSUE

SCALE CHECK 10mm 1 in

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3 SOUTH ELEVATION
SCALE: 1/130

MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Gray)
- G01 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)

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PROJECT
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1045 Yates Street, Victoria, BC

PROJECT NO: 121123

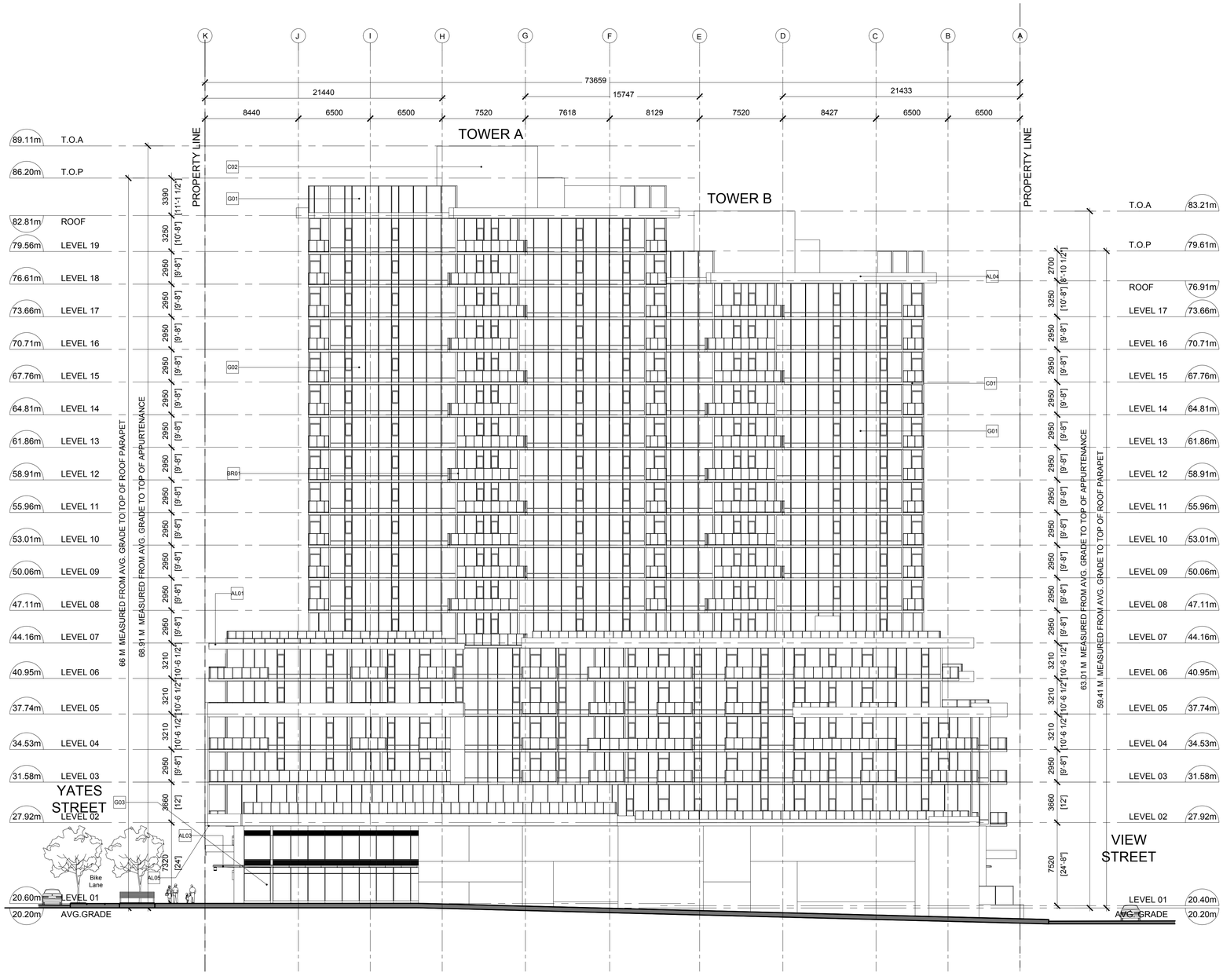
DRAWN BY:	CHECKED BY:
FX	**GV**
PROJECT MGR:	APPROVED BY:
GV	**----**
SCALE:	DATE:
1:200	**2020-06-15**

SHEET TITLE
South Elevation

SHEET NUMBER **A3.06**
ISSUE **----**

SCALE CHECK 1 in 10mm

File Location: J:\121123_ YatesSt\5.9 Drawings\5Sarch\current\ACAD\Sheets\PDOD.Elevations\A0 a.dwg Last Saved: May 26, 2020, by nadine.varahram Plotted: Monday, June 15, 2020 3:19:38 PM by Nadine Varahram



4 WEST ELEVATION
SCALE: 1/130

MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- BR01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Gray)
- G01 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)

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PROJECT
Harris Green Village – Phase 1
1045 Yates Street, Victoria, BC

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SCALE: **1:200**	DATE: **2020-06-15**

SHEET TITLE
West Elevation

SHEET NUMBER
A3.07

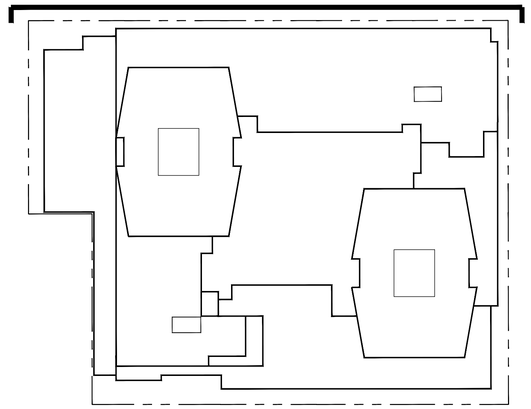
ISSUE

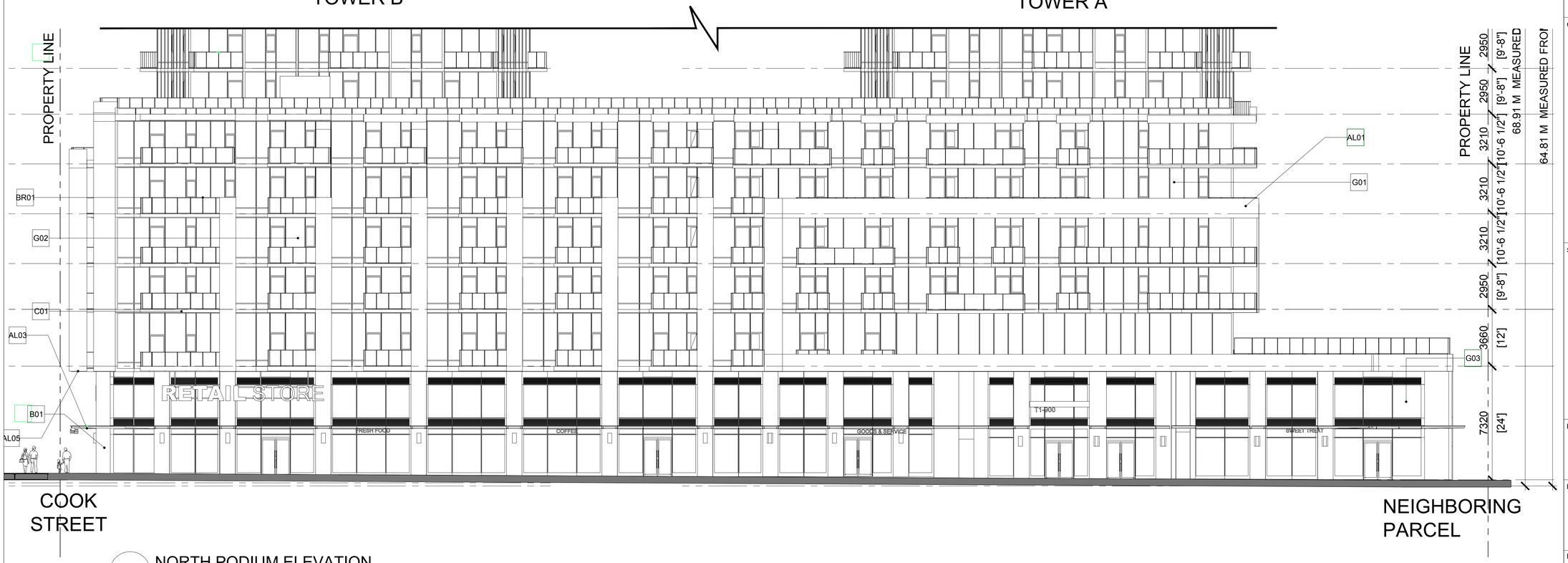
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MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Grey)
- G01 Gray Aluminum Window Wall (With Clear Glass & Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)





1 NORTH PODIUM ELEVATION
SCALE: 1/130

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PROJECT

Harris Green Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
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SCALE:	DATE: **2020-05-26**

SHEET TITLE
Close up Elevation--North

SHEET NUMBER
A3.08

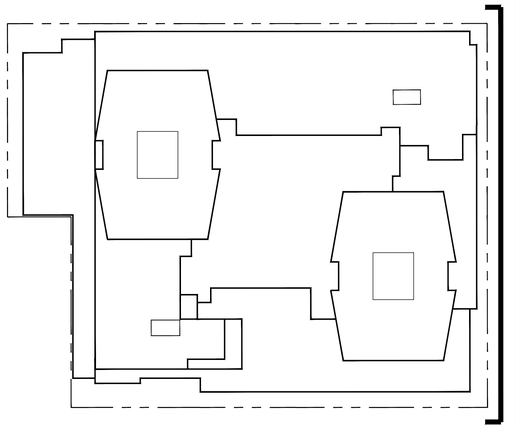
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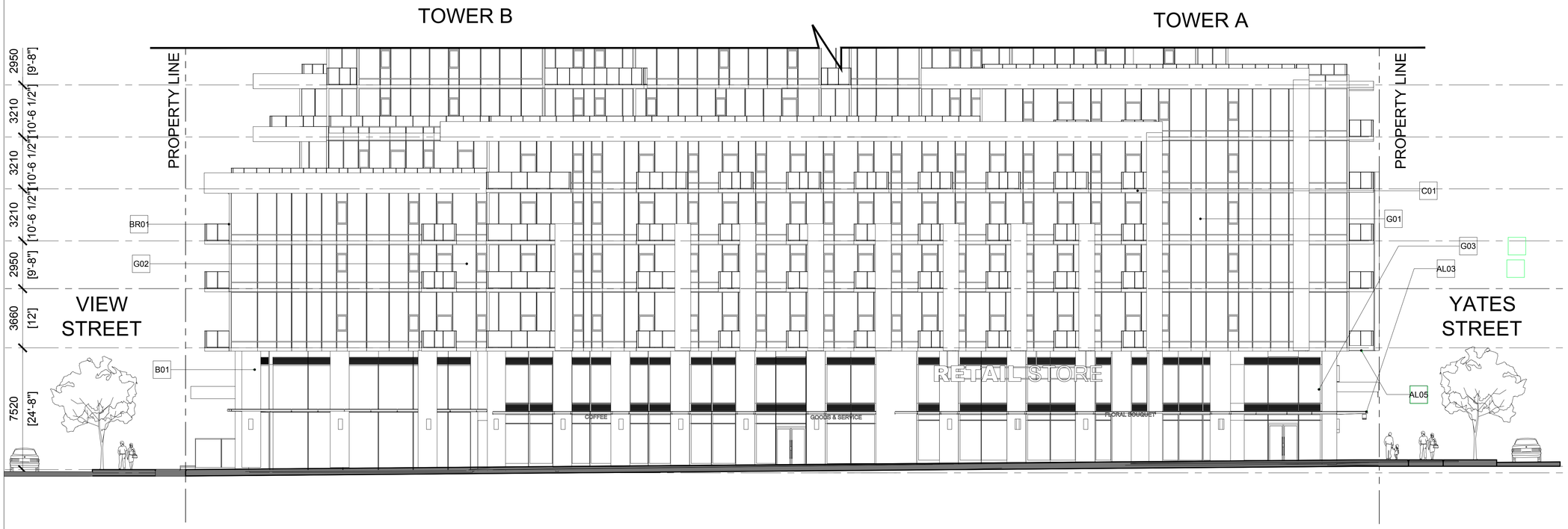
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MATERIAL LEGEND

AL01	Brown Aluminum Panel
AL02	Aluminum Louver (Grey)
AL03	Aluminum Canopy with Translucent Glass
AL04	Aluminum Panel Clad in White
AL05	Wood toned metal Panel
B01	Brick
C01	Painted Concrete (White)
C02	Painted Concrete (Dark Grey)
G01	Gray Aluminum Window Wall (With Clear Glass & Spandrel)
G02	Gray Aluminum Window Wall (With Clear Glass)
G03	4 SSG Curtain Wall
BR01	White Aluminum Guard Rail (With Clear Glass, Top Mount)
PS01	White Aluminum Privacy Screen (With Translucent Glass)





2 EAST PODIUM ELEVATION
SCALE: 1/130

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PROJECT
Harris Green Village – Phase 1
1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
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PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE
Close up Elevation-- East

SHEET NUMBER
A3.09

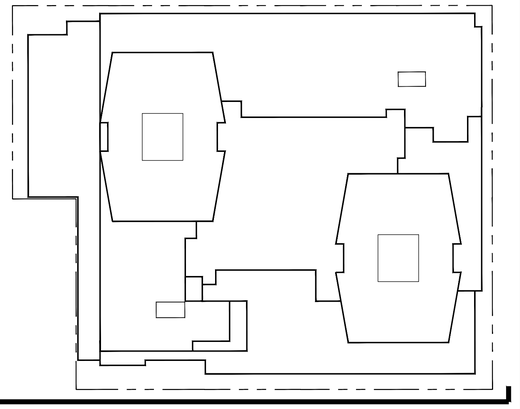
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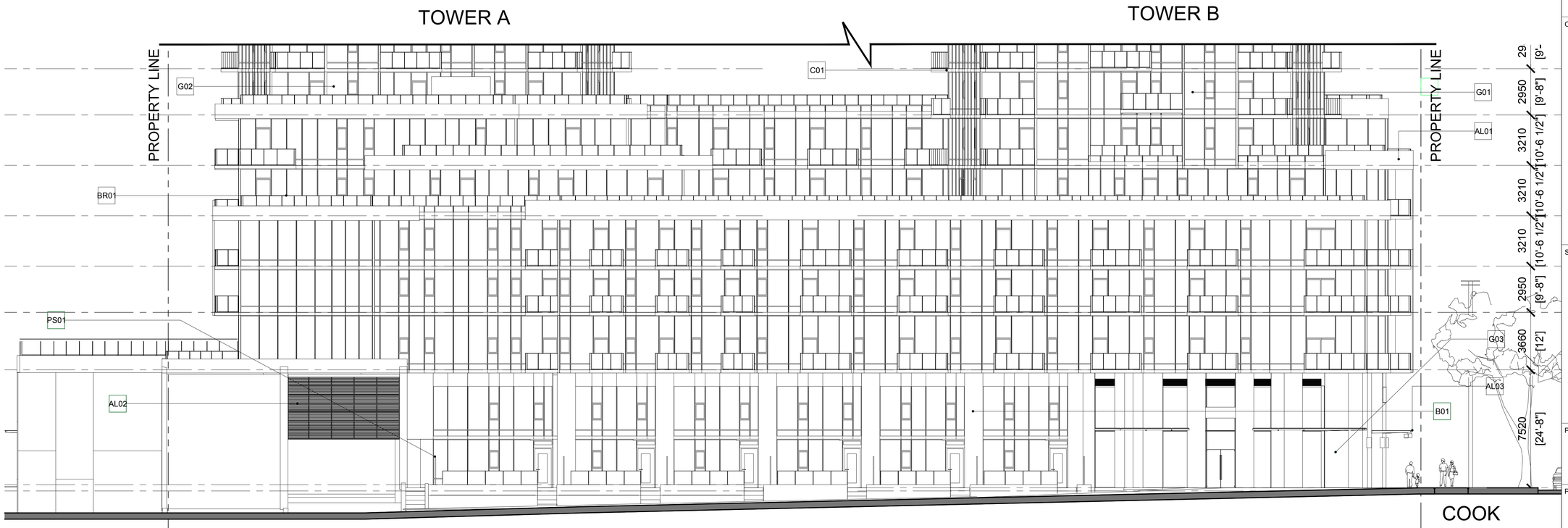
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MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Grey)
- G01 Gray Aluminum Window Wall (With Clear Glass & Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)





3 SOUTH PODIUM ELEVATION
SCALE: 1/130

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PROJECT
Harris Green Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
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PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE
Close up Elevation-- South

SHEET NUMBER **A3.10**

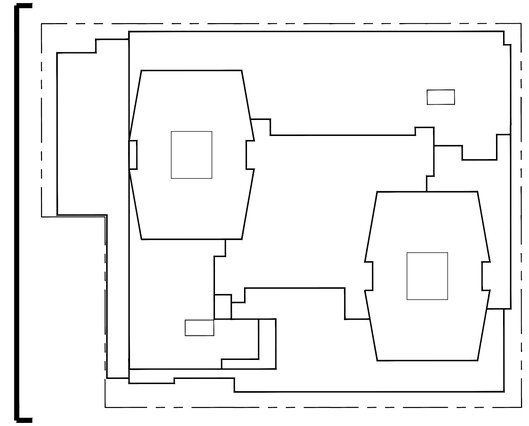
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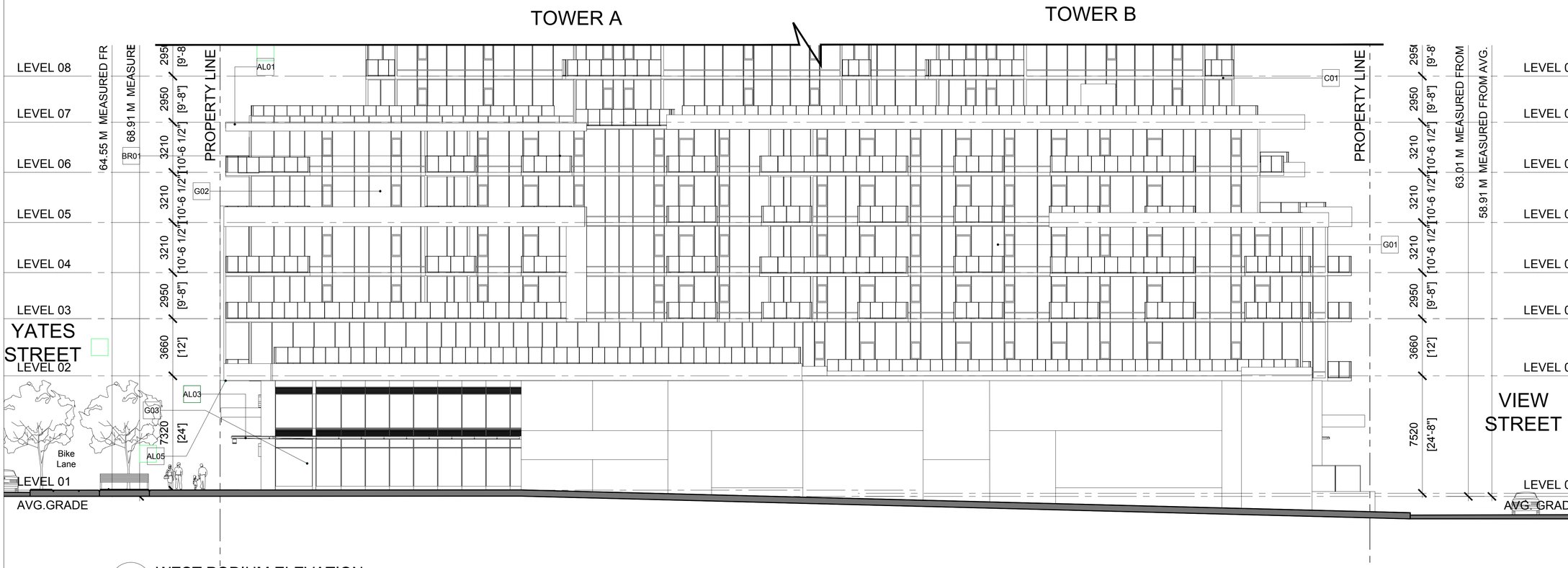
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MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Grey)
- G01 Gray Aluminum Window Wall (With Clear Glass & Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)





4 WEST PODIUM ELEVATION
SCALE: 1/130

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PROJECT
Harris Green Village – Phase 1

1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE
Close up Elevation-- West

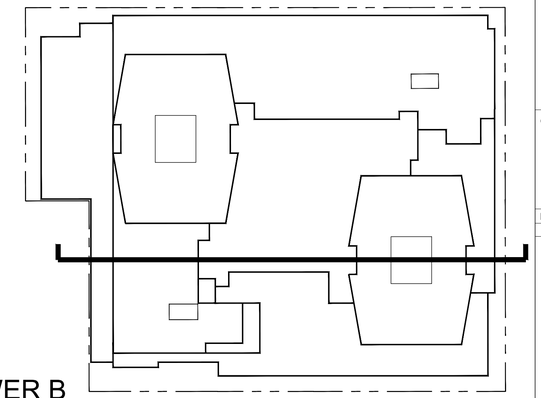
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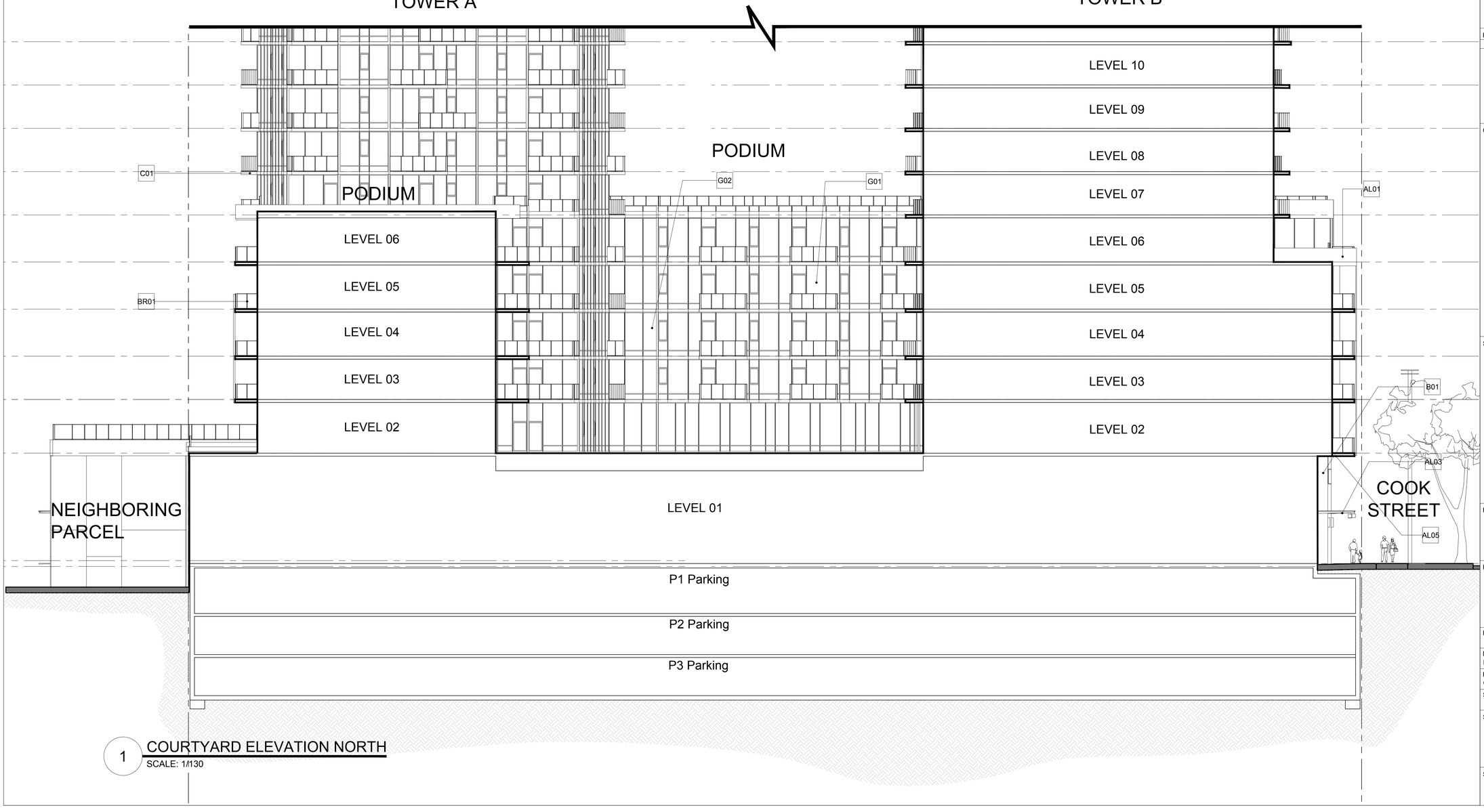
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File Location: J:\121123_YatesSt\5.0 Drawings\5Sarch\current\ACAD\Sheets\PDO\2.Elevations\A3.07 Close up Elevation - South.dwg Last Saved: May 22, 2020, by feng xue Plotted: Tuesday, May 26, 2020 6:37:09 PM by Nadine Varahram

MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Grey)
- G01 Gray Aluminum Window Wall (With Clear Glass & Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)





1 COURTYARD ELEVATION NORTH
SCALE: 1/130

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PROJECT
Harris Green Village – Phase 1
1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE
Courtyard Elevation - North

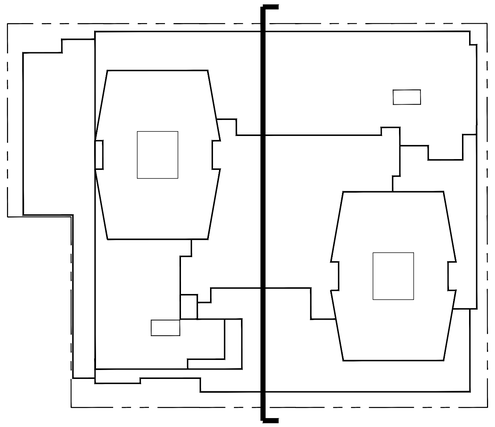
SHEET NUMBER	ISSUE
A3.12	----

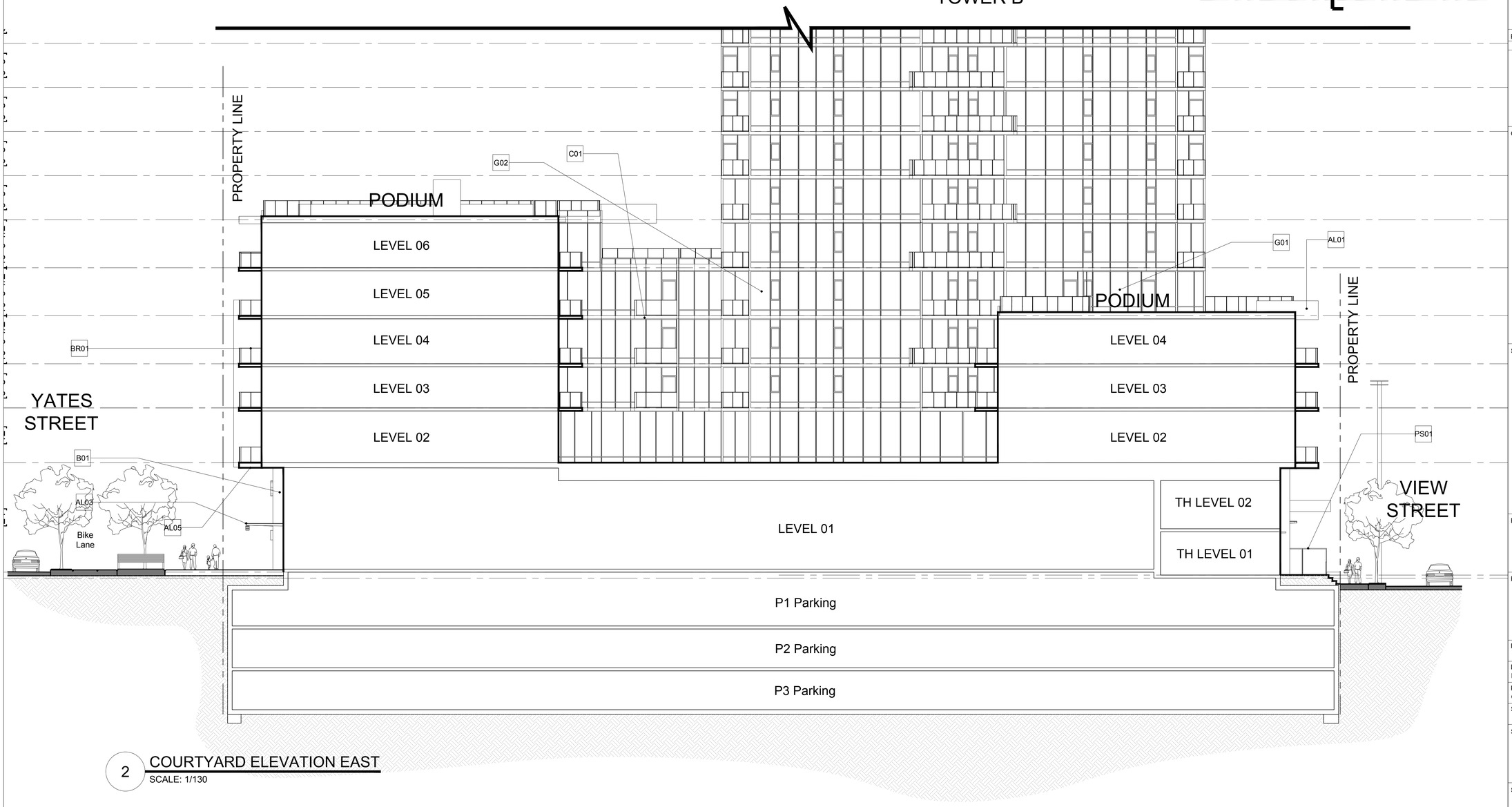
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MATERIAL LEGEND

AL01	Brown Aluminum Panel
AL02	Aluminum Louver (Grey)
AL03	Aluminum Canopy with Translucent Glass
AL04	Aluminum Panel Clad in White
AL05	Wood toned metal Panel
B01	Brick
C01	Painted Concrete (White)
C02	Painted Concrete (Dark Grey)
G01	Gray Aluminum Window Wall (With Clear Glass & Spandrel)
G02	Gray Aluminum Window Wall (With Clear Glass)
G03	4 SSG Curtain Wall
BR01	White Aluminum Guard Rail (With Clear Glass, Top Mount)
PS01	White Aluminum Privacy Screen (With Translucent Glass)





2 COURTYARD ELEVATION EAST
SCALE: 1/130

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PROJECT
Harris Green Village – Phase 1
1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE
Courtyard Elevation - East

SHEET NUMBER
A3.13

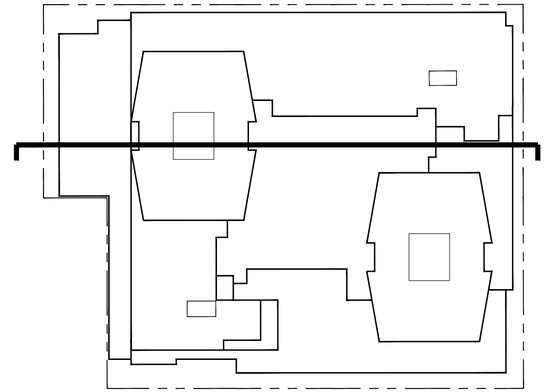
ISSUE

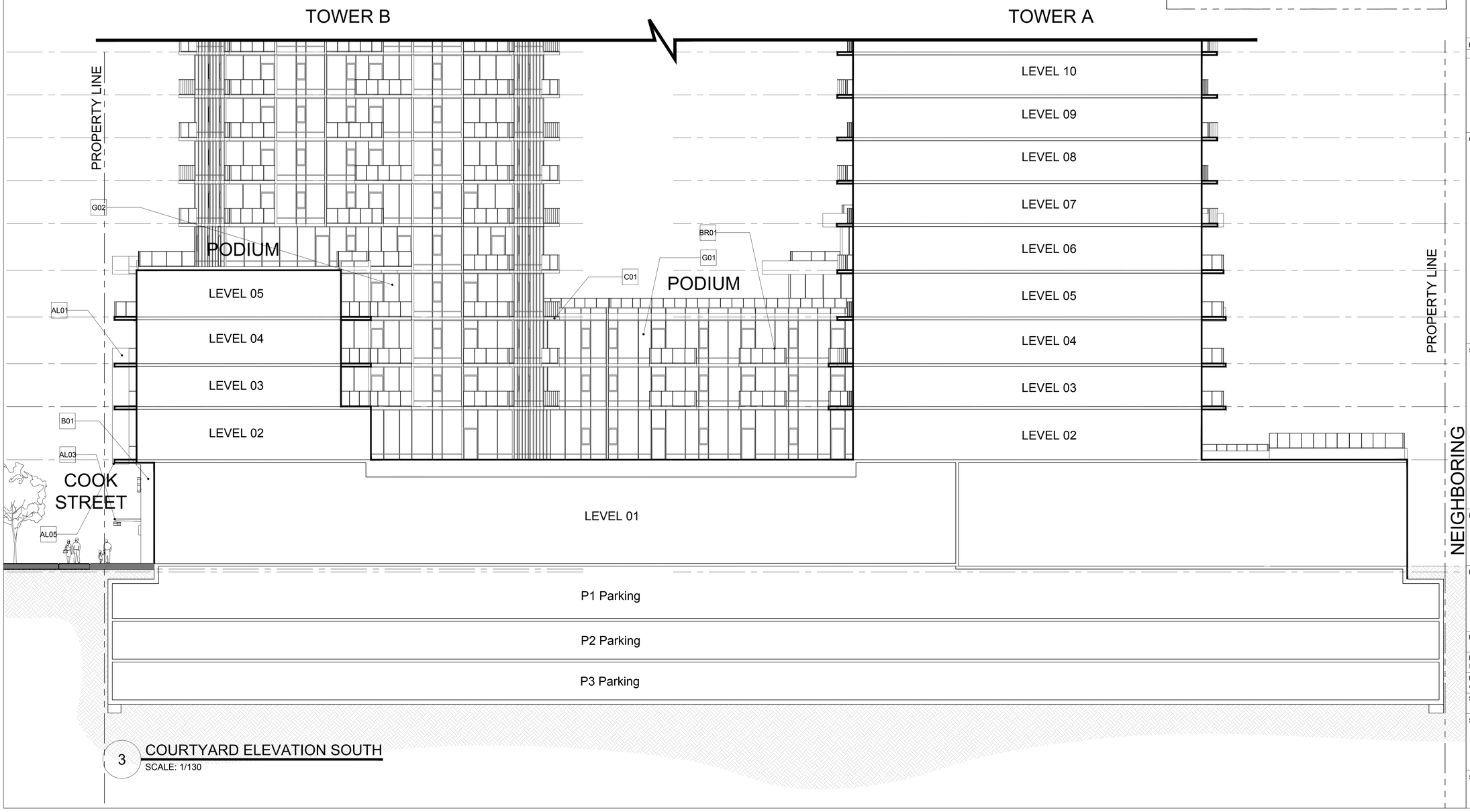
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File Location: J:\121123_ YatesSt\5.9 Drawings\5Sheets\current\ACAD\Sheets\P2\02-Elevations\A3.13 Courtyard Elevation - East.dwg Last Saved: May 22, 2020, by feng xue Plotted: Tuesday, May 26, 2020 6:37:23 PM by Nadine Vandham

MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Grey)
- G01 Gray Aluminum Window Wall (With Clear Glass & Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)





3 COURTYARD ELEVATION SOUTH
SCALE: 1/130

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PROJECT
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1045 Yates Street, Victoria, BC

PROJECT NO: 121123	
DRAWN BY: **FX**	CHECKED BY: **GV**
PROJECT MGR: **GV**	APPROVED BY: **----**
SCALE:	DATE: **2020-05-26**

SHEET TITLE
Courtyard Elevation - South

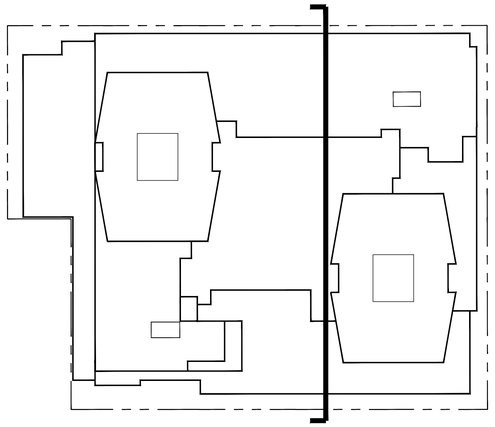
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A3.14	----

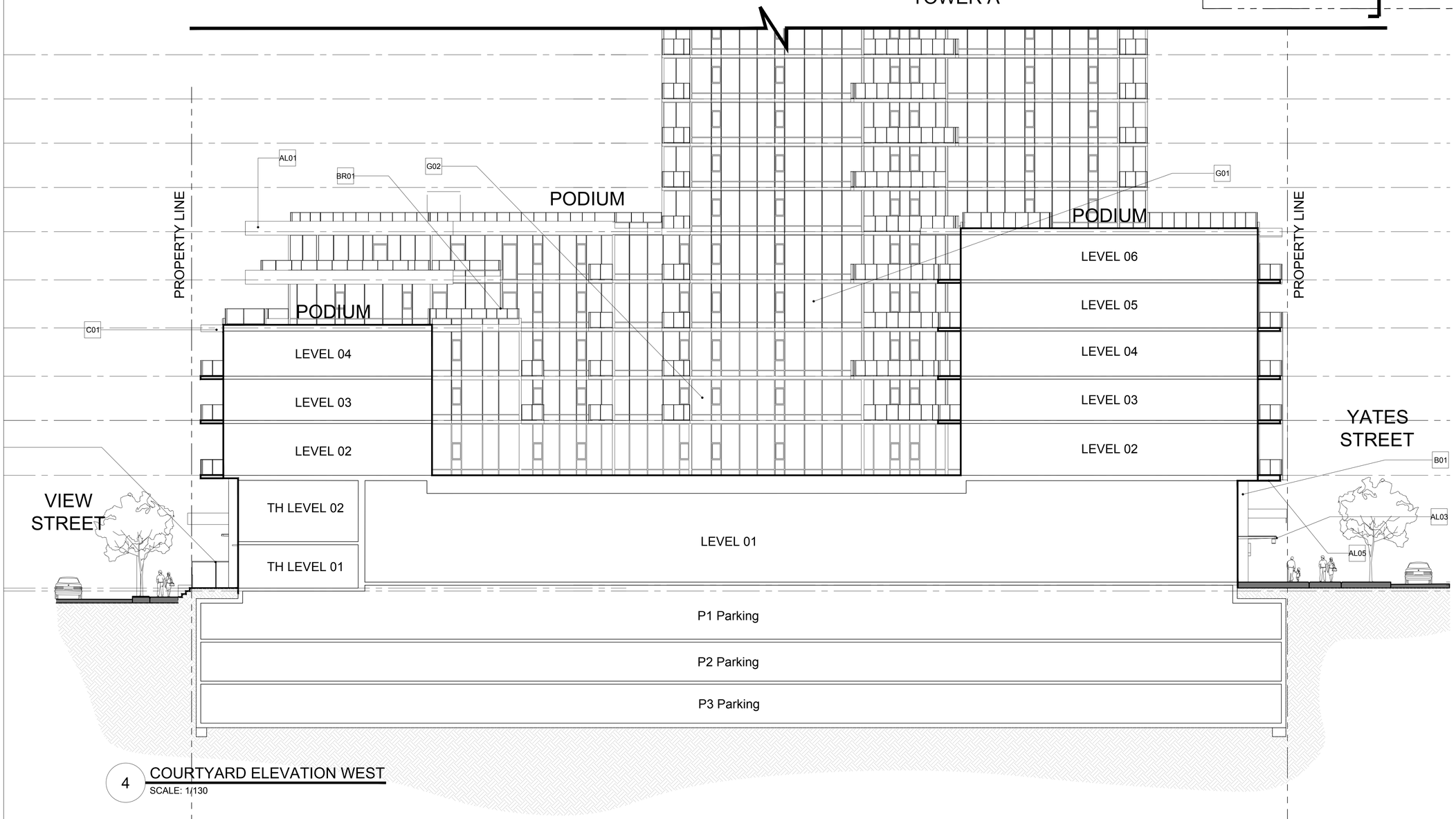
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MATERIAL LEGEND

- AL01 Brown Aluminum Panel
- AL02 Aluminum Louver (Grey)
- AL03 Aluminum Canopy with Translucent Glass
- AL04 Aluminum Panel Clad in White
- AL05 Wood toned metal Panel
- B01 Brick
- C01 Painted Concrete (White)
- C02 Painted Concrete (Dark Grey)
- G01 Gray Aluminum Window Wall (With Clear Glass & Spandrel)
- G02 Gray Aluminum Window Wall (With Clear Glass)
- G03 4 SSG Curtain Wall
- BR01 White Aluminum Guard Rail (With Clear Glass, Top Mount)
- PS01 White Aluminum Privacy Screen (With Translucent Glass)





4 COURTYARD ELEVATION WEST
SCALE: 1/130

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PROJECT
Harris Green Village – Phase 1
1045 Yates Street, Victoria, BC

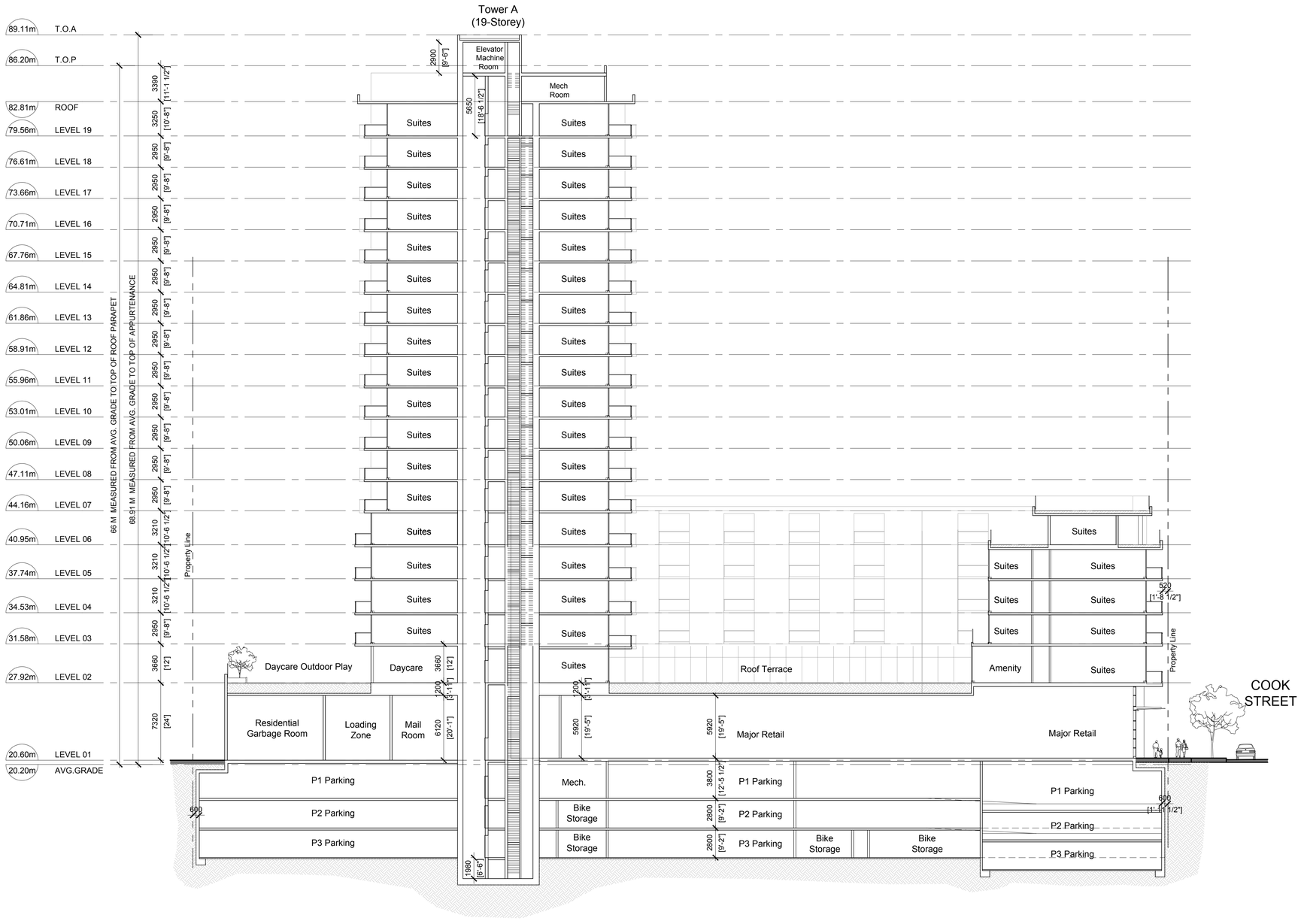
PROJECT NO: 121123	
DRAWN BY: FX	CHECKED BY: GV
PROJECT MGR: GV	APPROVED BY: ----
SCALE:	DATE: 2020-05-26

SHEET TITLE
Courtyard Elevation - West

SHEET NUMBER A3.15
ISSUE ----

SCALE CHECK 1 in 10mm

File Location: J:\121123_YatesSt\5.6 Drawings\5Sketch\current\ACAD\Sheets\PDO\2-Elevations\A3.15 Courtyard Elevation - West.dwg Last Saved: May 22, 2020, by feng.xue Plotted: Tuesday, May 26, 2020 6:37:36 PM by Nadine Varahram



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1045 Yates Street, Victoria, BC

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SCALE: **1:200**	DATE: **2020-06-15**

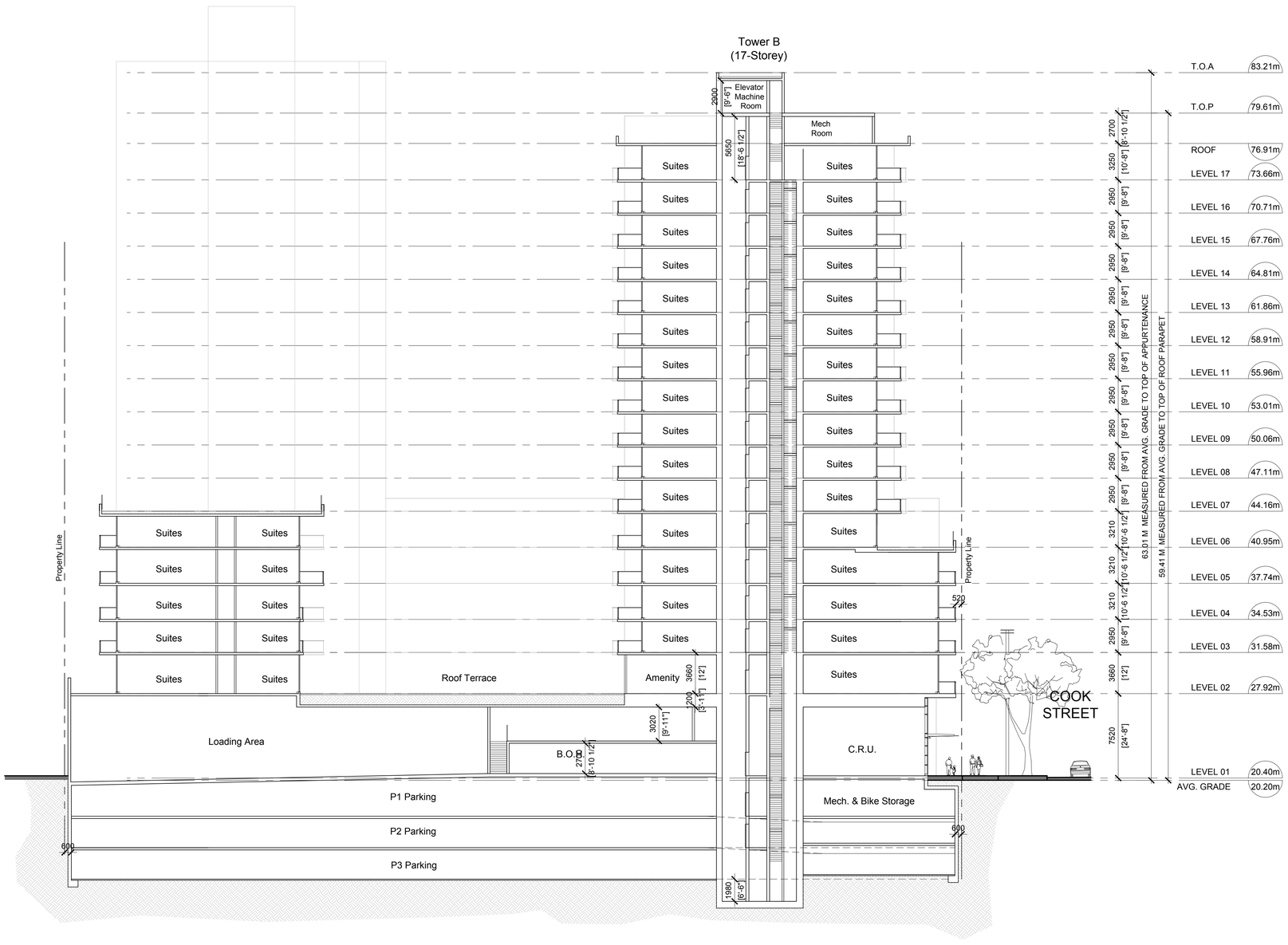
SHEET TITLE

Section A_Tower A & Podium

SHEET NUMBER	ISSUE
A4.01	----

SCALE CHECK 1 in 10mm

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1045 Yates Street, Victoria, BC

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PROJECT MGR: **GV**	APPROVED BY: **---**
SCALE: **1:200**	DATE: **2020-06-15**

SHEET TITLE

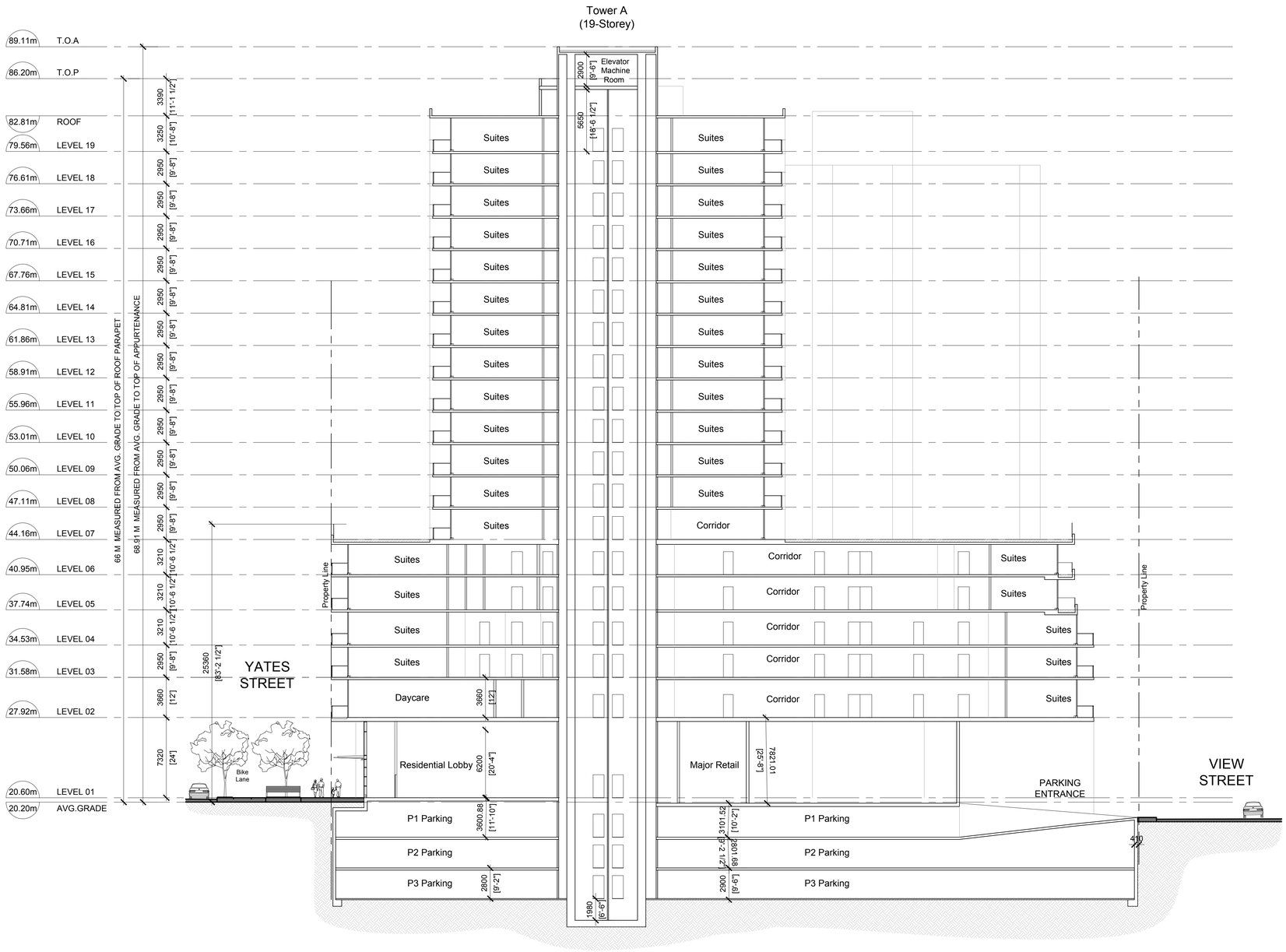
Section B_Tower B & Podium

SHEET NUMBER **A4.02**

ISSUE **----**

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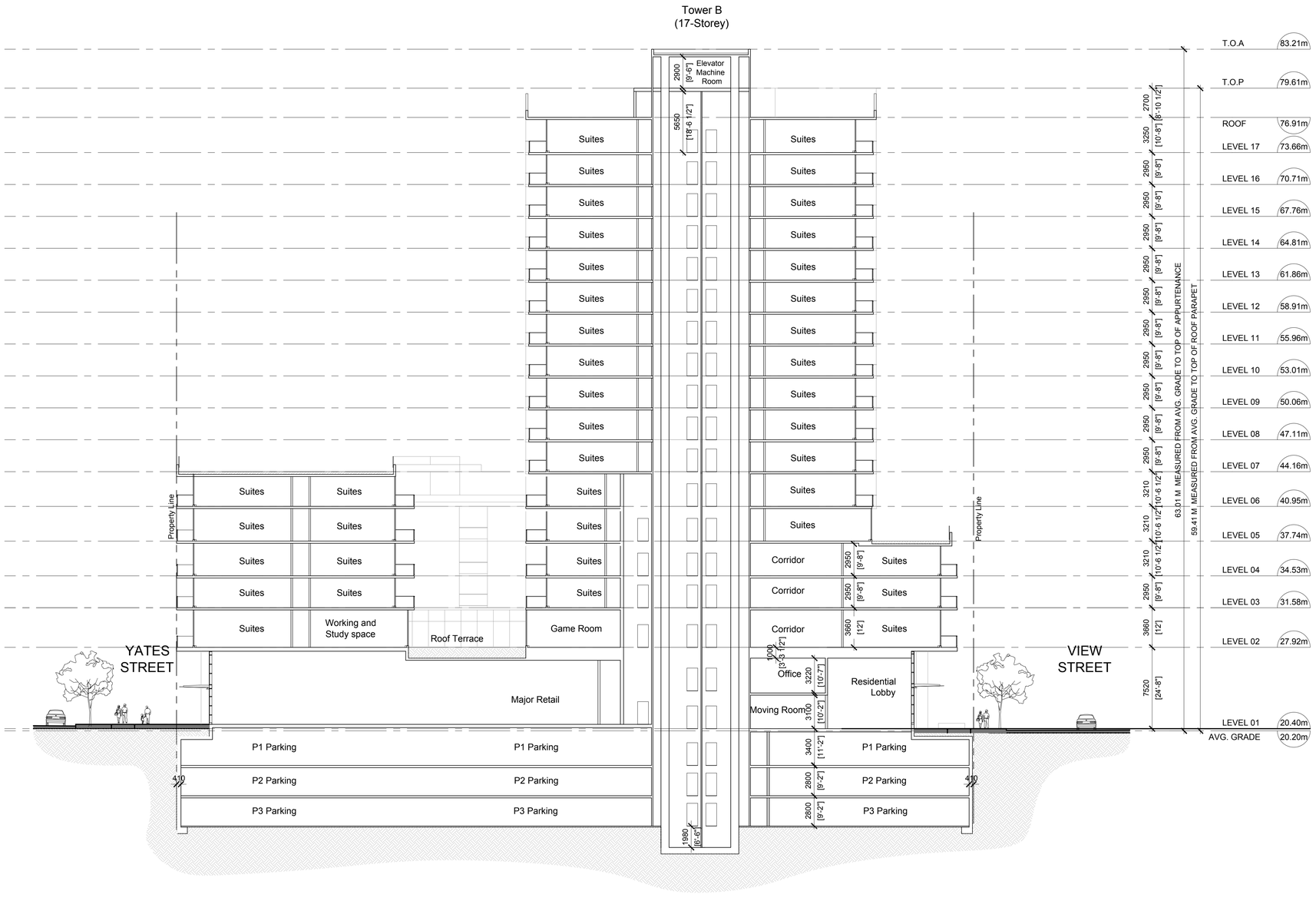
SHEET TITLE

Section C_Tower A & Podium

SHEET NUMBER	ISSUE
A4.03	----

SCALE CHECK 1 in. 10mm

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SHEET TITLE

Section D_Tower B & Podium

SHEET NUMBER **A4.04**

ISSUE **----**

SCALE CHECK 1 in 10mm

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