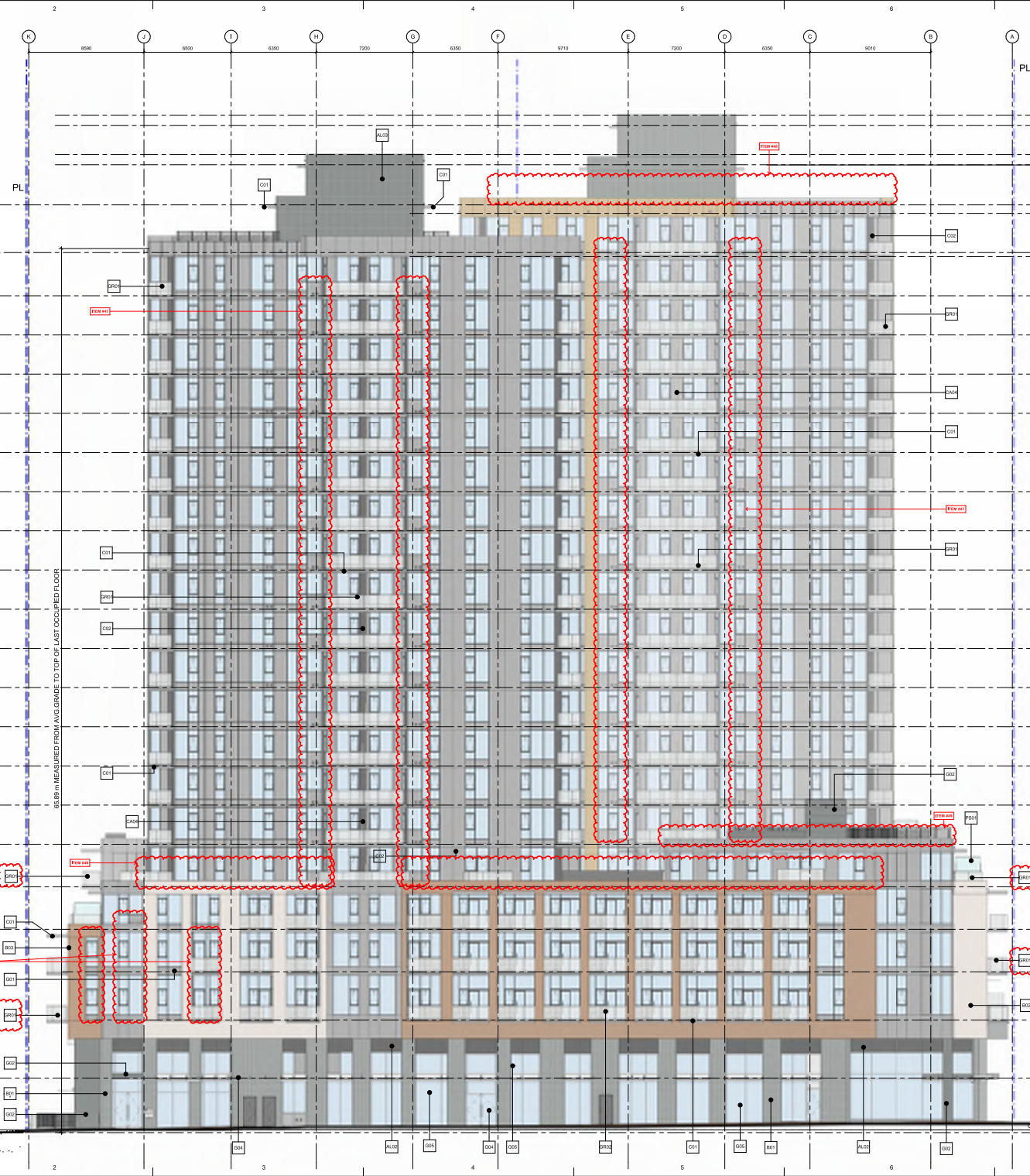


MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM CLADDING
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRANSLUCENT GLASS
BR01	BRICK - DARK GRAY
BR02	BRICK VENEER- WHITE
BR03	BRICK VENEER- WARM GRAY
CO01	PAINTED CONCRETE-WARM GRAY
CO02	PAINTED CONCRETE-DARK GRAY
CO03	CONCRETE TEXTURED WALLS
CA04	CANOPY WITH PAINTED INVERTED T-BEAM AND CLEAR LAMINATED SAFETY GLASS
GL01	ALUMINUM WINDOW WALL-LIGHT GRAY METAL SPANDREL
GL02	ALUMINUM WINDOW WALL-DARK GRAY METAL SPANDREL
GL03	ALUMINUM WINDOW WALL-CHARPENTIER METAL SPANDREL
GL04	ALUMINUM WINDOW WALL-CLEAR GLASS
GL05	STOREFRONT GLAZING
GL06	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GL07	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS-WHITE



LEVEL	HEIGHT (m)
TWR (A) 1.01	66.82
LEVEL 28	66.25
TWR (B) 1.01	66.07
LEVEL 27	65.35
LEVEL 26	64.35
LEVEL 25	63.35
LEVEL 24	62.35
LEVEL 23	61.35
LEVEL 22	60.35
LEVEL 21	59.35
LEVEL 20	58.35
LEVEL 19	57.35
LEVEL 18	56.35
LEVEL 17	55.35
LEVEL 16	54.35
LEVEL 15	53.35
LEVEL 14	52.35
LEVEL 13	51.35
LEVEL 12	50.35
LEVEL 11	49.35
LEVEL 10	48.35
LEVEL 09	47.35
LEVEL 08	46.35
LEVEL 07	45.35
LEVEL 06	44.35
LEVEL 05	43.35
LEVEL 04	42.35
LEVEL 03	41.35
LEVEL 02	40.35
LEVEL 01	39.35
LEVEL 01 Mezz	38.35
AVG GRADE	37.2

NOTE: REVISION TO INCLUDE 3M LINING IN EACH OF THE 400T TUBS BETWEEN THE MECHANICAL UNIT AND THE EQUIPMENT COVER WITH MINERAL FIBRE FIBREGLASS ACUSTIC-DUCT LINING

Scale: 1:1000

Starlight Developments

Starlight Developments
1000-1000 Street West, Suite 100
Vancouver, BC V6E 4B1 Canada
Tel: 604 683 8707
www.starlight.com

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

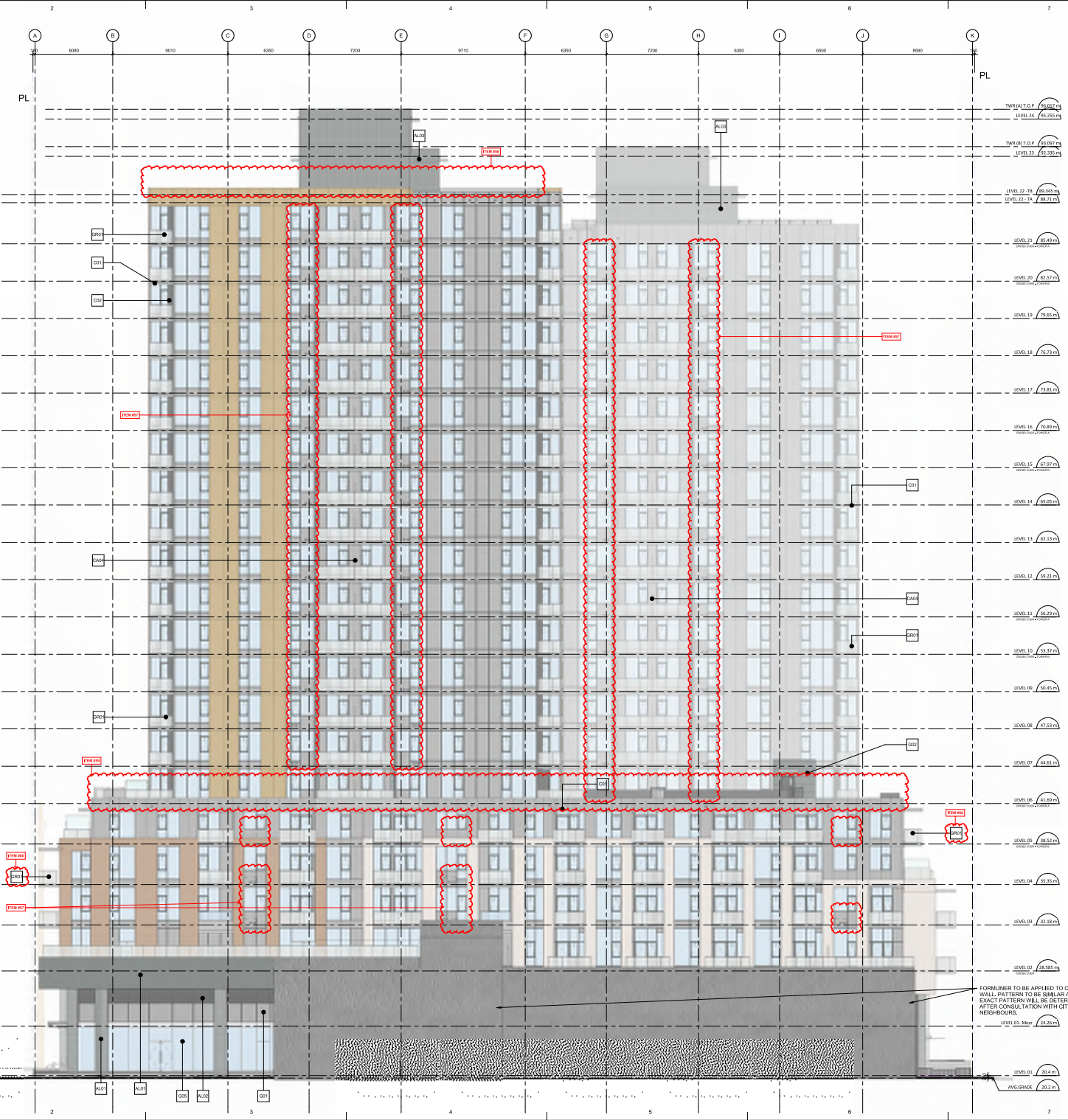
PROJECT NO.: 151123
DRAWN BY: JH
CHECKED BY: GW
SCALE: 1:100
DATE: 2024-04-17

ISSUE NO.: **EAST ELEVATION**

SHEET NUMBER: **A2.06**

Date: 2026-04-17
Issued For: DDP MINOR AMENDMENT

MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM CLADDING
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRANSLUCENT GLASS
BR01	BRICK - DARK GRAY
BR02	BRICK VENEER - WHITE
BR03	BRICK VENEER - WARM GRAY
CS01	PAINTED CONCRETE-WARM GRAY
CS02	PAINTED CONCRETE-DARK GRAY
CS03	CONCRETE TEXTURED WALLS
CA04	CANOPY WITH PAINTED INVERTED T-BEAM AND CLEAR LAMINATED SAFETY GLASS
GL01	ALUMINUM WINDOW WALL-LIGHT GRAY METAL SPANDREL
GL02	ALUMINUM WINDOW WALL-DARK GRAY METAL SPANDREL
GL03	ALUMINUM WINDOW WALL-CHARPEN METAL SPANDREL
GL04	ALUMINUM WINDOW WALL-CLEAR GLASS
GL05	STOREFRONT GLAZING
GR01	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GR02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS-WHITE



NOTE: REVISION TO INCLUDE IN USING EACH OF THE 400T BARS BETWEEN THE MECHANICAL UNIT AND THE EQUIPMENT COVER WITH MINIMUM 300T THICK FIBERGLASS ACUSTIC DUCT LIN.

FORMLINER TO BE APPLIED TO CONCRETE WALL. PATTERN TO BE DETERMINED AS SHOWN. EXACT PATTERN WILL BE DETERMINED AFTER CONSULTATION WITH CITY AND NEIGHBOURS.

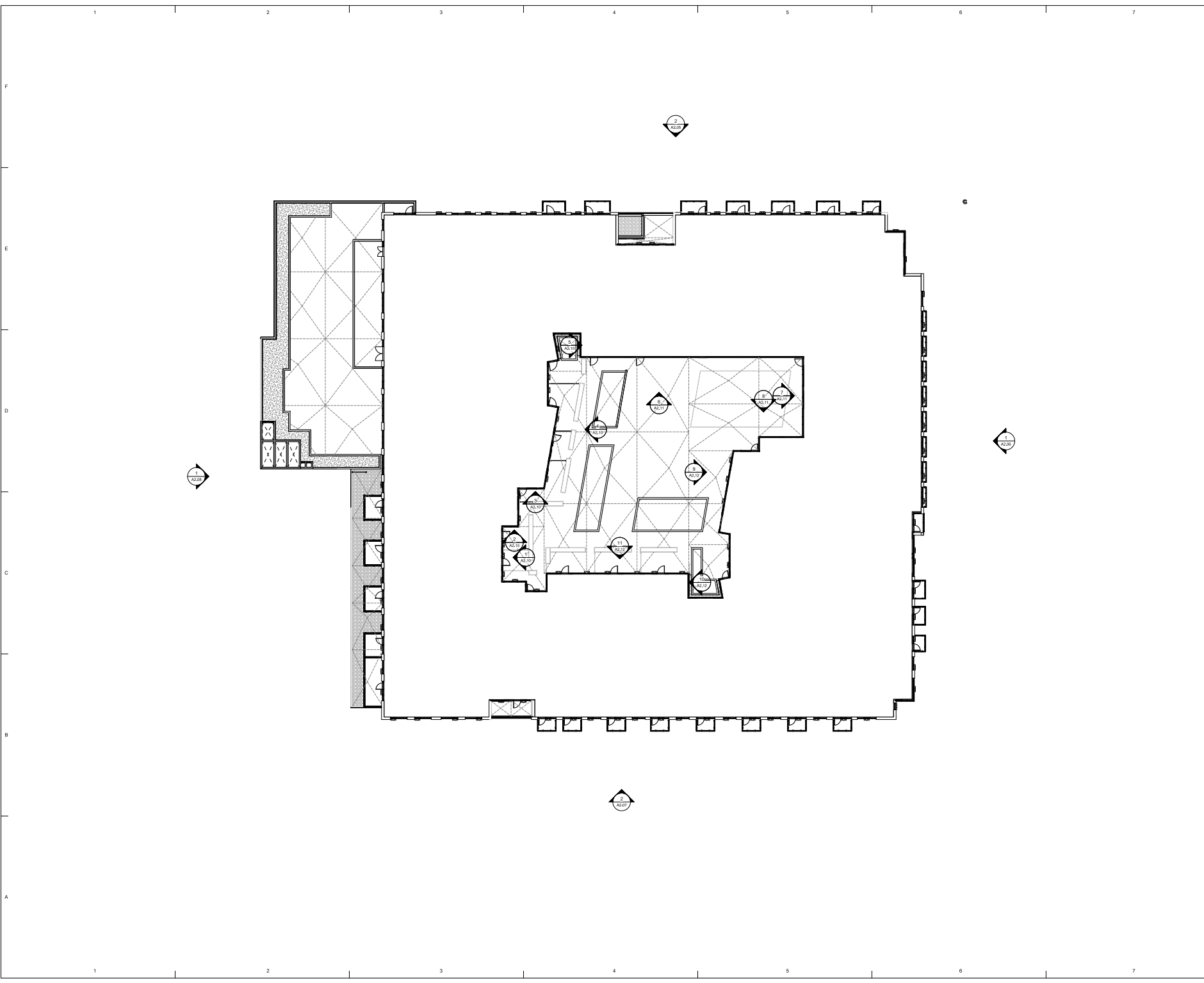
CLIENT
Starlight Developments
Starlight Developments
1000 West Beaver Creek Road, Richmond Hill, Ontario L4B 1N2
Tel: 905.882.8888

PROJECT NO.: 151123
PROJECT NAME: Harris Green Village Phase 01
1045 Yates Street, Victoria, BC

DATE: 2024-04-17
SCALE: 1:100
DRAWN BY: JH
CHECKED BY: GW

SHEET NUMBER: **A2.08**

ISSUED FOR: DDP MINOR AMENDMENT
Date: 2026-04-17



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Approved by: *[Signature]*
 Project Manager: *[Signature]*

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT		
2	ISSUED FOR PERMIT		
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7	ISSUED FOR PERMIT		

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NUMBER
[Project Number]

DATE: 2026-04-17
Issued For: DDP MINOR AMENDMENT

SEAL

SUB-CONSULTANT

ARCADIS

1296 West Pender Street - Suite 100
 Vancouver BC, V6E 4B1 Canada
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 www.arcadis.com

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

PROJECT NO.: 151123

DRAWN BY: GMP

CHECK BY: GUY

SCALE: 1:150

DATE: 2026-04-17

SHEET TITLE:
COURTYARD KEY PLAN

SHEET NUMBER: **A2.09**

REV:

MATERIAL LEGEND	
Key	Material Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM CLADDING
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRANSLUCENT GLASS
BR01	BRICK - DARK GRAY
BR02	BRICK VENEER- WHITE
BR03	BRICK VENEER- WARM GRAY
CS01	PAINTED CONCRETE-WARM GRAY
CS02	PAINTED CONCRETE-DARK GRAY
CS03	CONCRETE TEXTURED WALLS
CA04	CANOPY WITH PAINTED INVERTED T-BEAM AND CLEAR LAMINATED SAFETY GLASS
GS01	ALUMINUM WINDOW WALL-LIGHT GRAY METAL SPANDREL
GS02	ALUMINUM WINDOW WALL-DARK GRAY METAL SPANDREL
GS03	ALUMINUM WINDOW WALL-CHARPENTIER METAL SPANDREL
GS04	ALUMINUM WINDOW WALL-CLEAR GLASS
GS05	STOREFRONT GLAZING
GS07	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GS02	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS-WHITE

NOTE: MITIGATION TO INCLUDE 1M LINING IN EACH OF THE 4 CORNERS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST LOUVER WITH MINIMUM 10MM THICK BRUSH-GLASS ACQUITY FOOT LINE.

NOTE: BALCONY QUADRANT GLASS REQUIRED TO BE TEMPERED SAFETY GLASS

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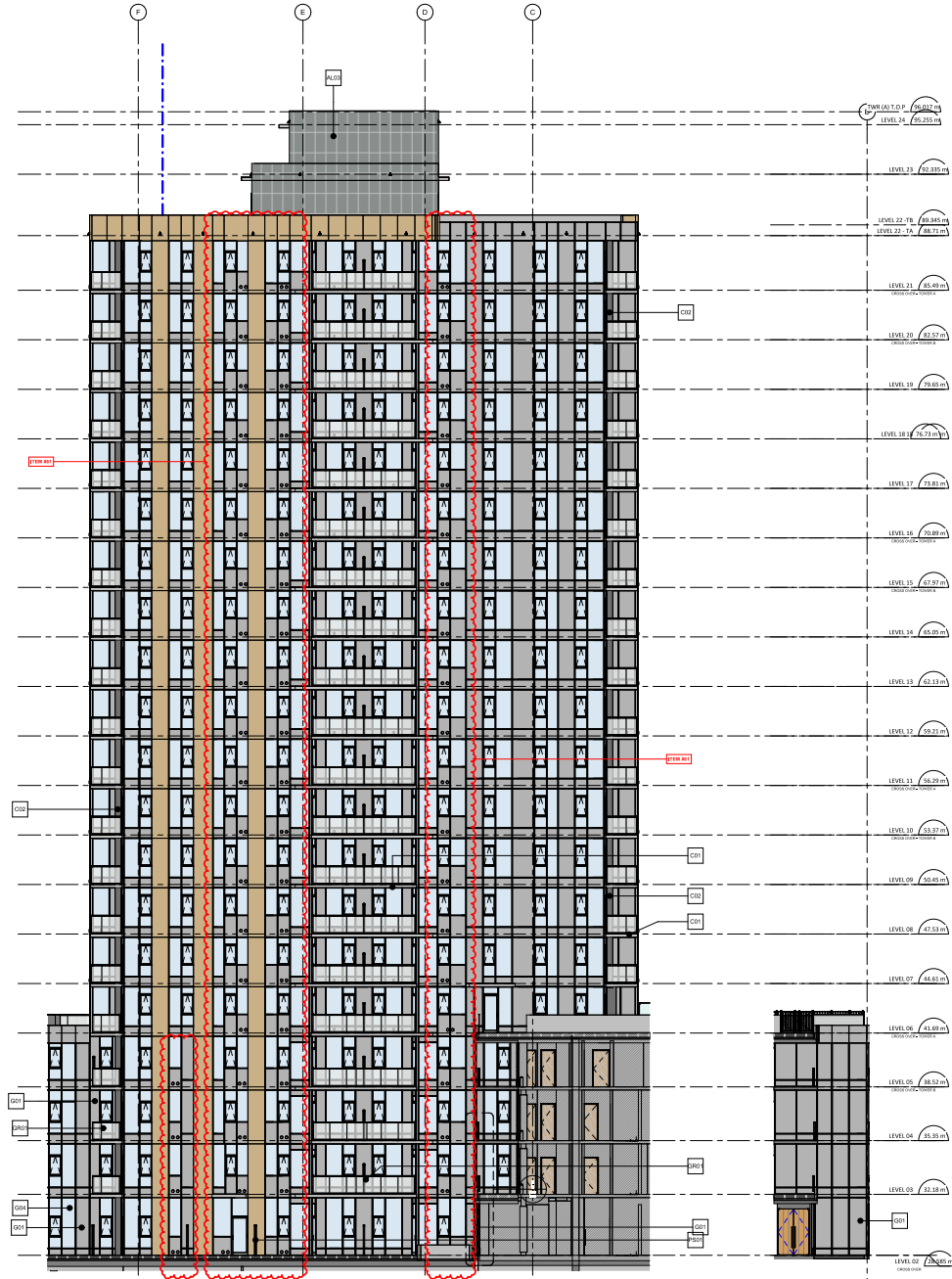
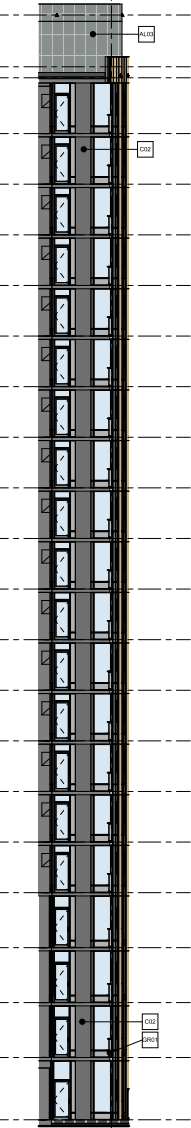
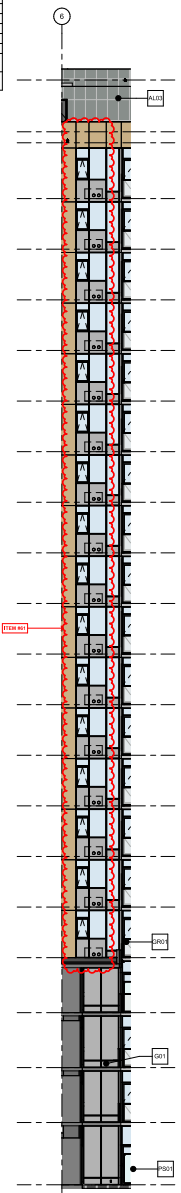
NOTE: BALCONY QUADRANT GLASS REQUIRED TO BE TEMPERED SAFETY GLASS

NOTE: BALCONY QUADRANT GLASS REQUIRED TO BE TEMPERED SAFETY GLASS

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NOTE: BALCONY QUADRANT GLASS REQUIRED TO BE TEMPERED SAFETY GLASS



1 CY-Elevation 1 SCALE: 1:100

2 CY-Elevation 2 SCALE: 1:100

3 CY-Elevation 03 Copy 2 SCALE: 1:100

4 CY-Elevation 4 SCALE: 1:100

5 CY-Elevation 5 SCALE: 1:100

CLIENT
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www.starlight.com

DATE: 2026-04-17
ISSUED FOR: DDP MINOR AMENDMENT

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

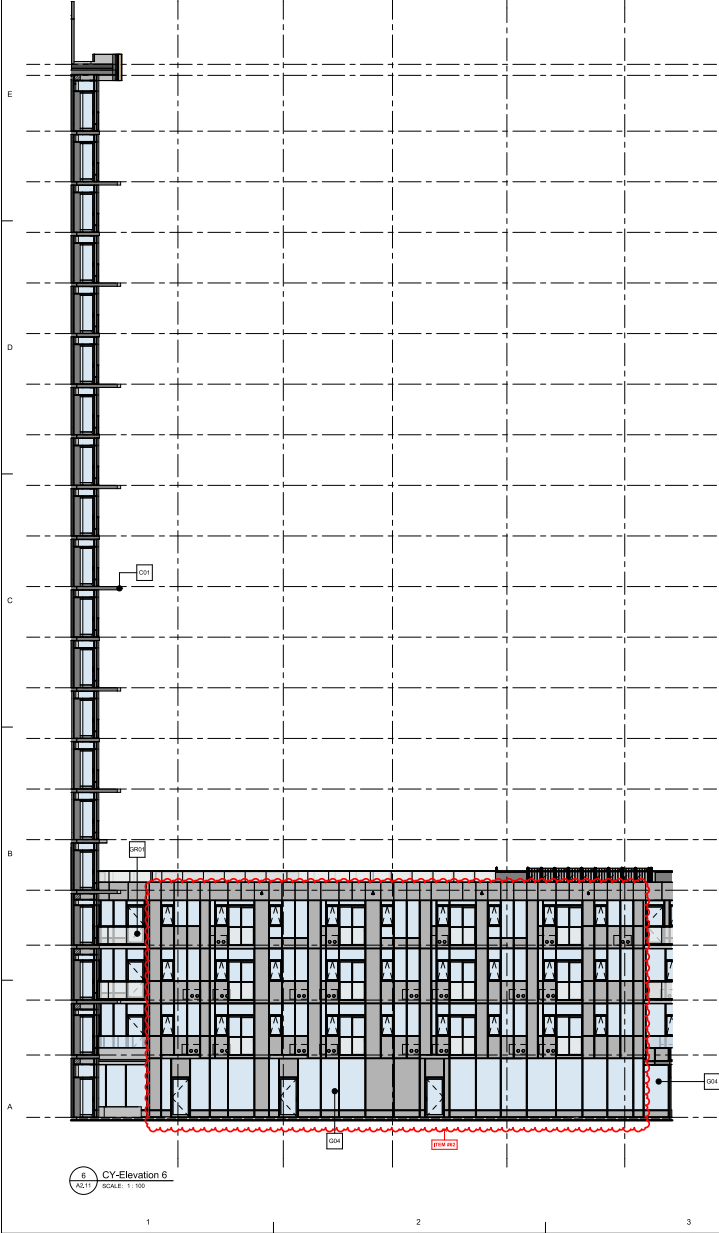
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DRAWN BY: SGP
CHECK BY: GVV
SCALE: 1:100
DATE: 2026-04-17

SHEET NUMBER: **A2.10**

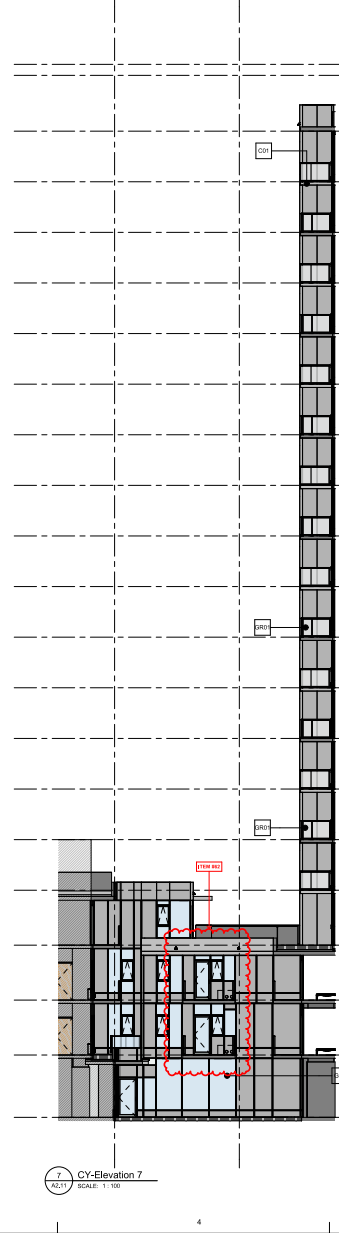
MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM CLADDING GRAY
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRANSLUCENT GLASS
B01	BRICK - DARK GRAY
B02	BRICK VENEER - WHITE
B03	BRICK VENEER - WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PAINTED CONCRETE-DARK GRAY
C03	CONCRETE TEXTURED WALLS
CA04	CANOPY WITH PAINTED INVERTED T-BEAM AND CLEAR LAMINATED SAFETY GLASS
GL01	ALUMINUM WINDOW WALL-LIGHT GRAY METAL SPANDREL
GL02	ALUMINUM WINDOW WALL-DARK GRAY METAL SPANDREL
GL03	ALUMINUM WINDOW WALL-CHAMPION METAL SPANDREL
GL04	ALUMINUM WINDOW WALL-CLEAR GLASS
GL05	STOREFRONT GLAZING
GL06	ALUMINUM GLASS RAIL WITH DARK GRAY ALUMINUM & CLEAR GLASS
GL07	ALUMINUM GUARD RAIL WITH DARK GRAY ALUMINUM & CERAMIC FRIT GLASS
PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS+WHITE

NOTE: REVISION TO INCLUDE 3M LINING IN EACH OF THE 4 DUCT RINGS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST CORNER WITH MINIMUM DOWN PUNCH FRIEDGLASS ACROUSTIC DUCT LINE.

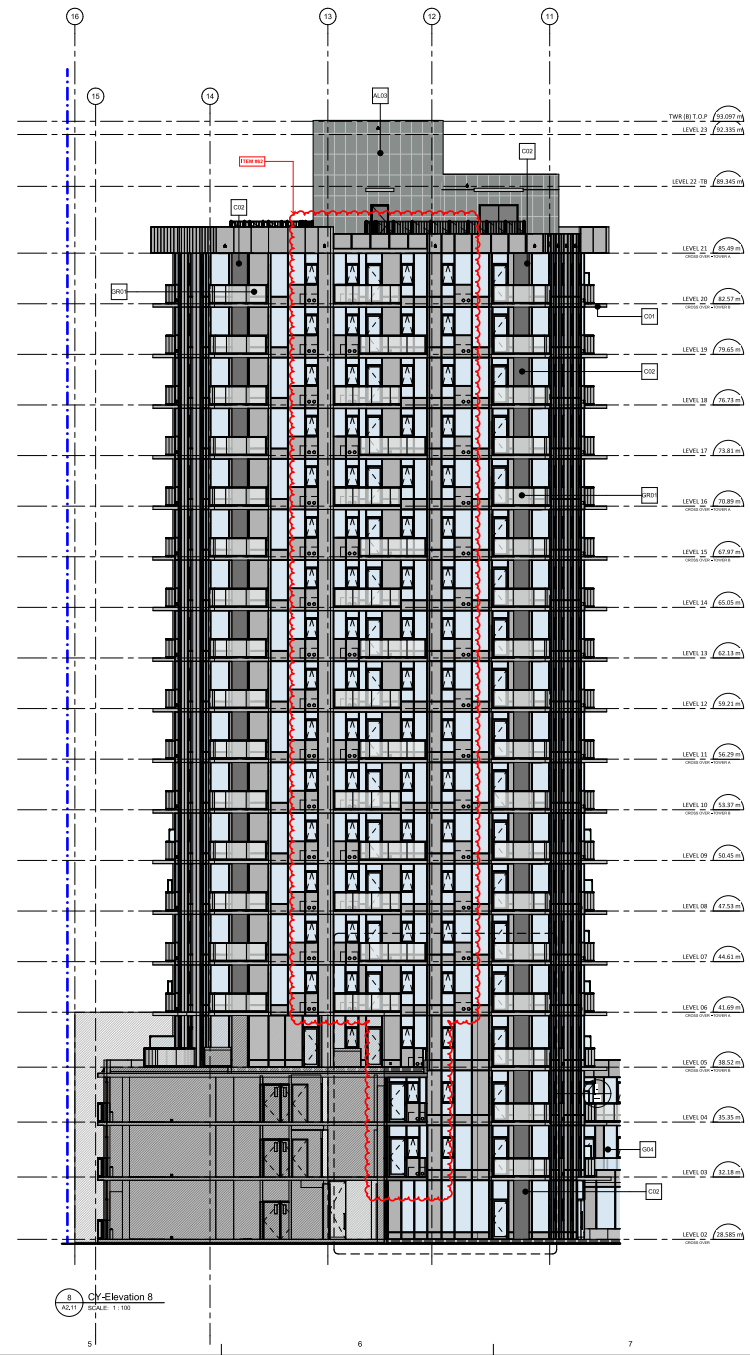
NOTE: BALCONY GUARDRAIL GLASS REQUIRED TO BE TEMPERED SAFETY GLASS.



6. CY-Elevation 6
SCALE: 1:100



7. CY-Elevation 7
SCALE: 1:100



8. CY-Elevation 8
SCALE: 1:100

<p>Starlight Developments 1234 5th Street W, Vancouver, British Columbia, Canada V6C 1K5</p>	
<p>Starlight Developments 1234 5th Street W, Vancouver, British Columbia, Canada V6C 1K5</p>	
<p>PROJECT: Harris Green Village Phase 01 1045 Yates Street, Victoria, BC</p>	
<p>PROJECT NO: 151123 DRAWN BY: JAP CHECKED BY: GW SCALE: 1:100 DATE: 2024-04-17</p>	
<p>SHEET NO: COURTYARD ELEVATION</p>	
<p>SHEET NUMBER: A2.11</p>	
<p>Date: 2026-04-17 Issued For: DDP MINOR AMENDMENT</p>	
<p>SUB-CONSULTANT: ARCADIS</p>	
<p>1236 West Pender Street - Suite 100 Vancouver BC, V6E 4B1 Canada Tel: 604 683 8700 www.arcadis.com</p>	

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1	ISSUED FOR PERMIT	2024-04-17
2	ISSUED FOR PERMIT	2024-04-17
3	ISSUED FOR PERMIT	2024-04-17
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10	ISSUED FOR PERMIT	2024-04-17

REVISIONS

NO.	DESCRIPTION	DATE
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ISSUES

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REVISIONS

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10	ISSUED FOR PERMIT	2024-04-17

REVISIONS

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REVISIONS

NO.	DESCRIPTION	DATE
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REVISIONS

NO.	DESCRIPTION	DATE
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REVISIONS

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10	ISSUED FOR PERMIT	2024-04-17

REVISIONS

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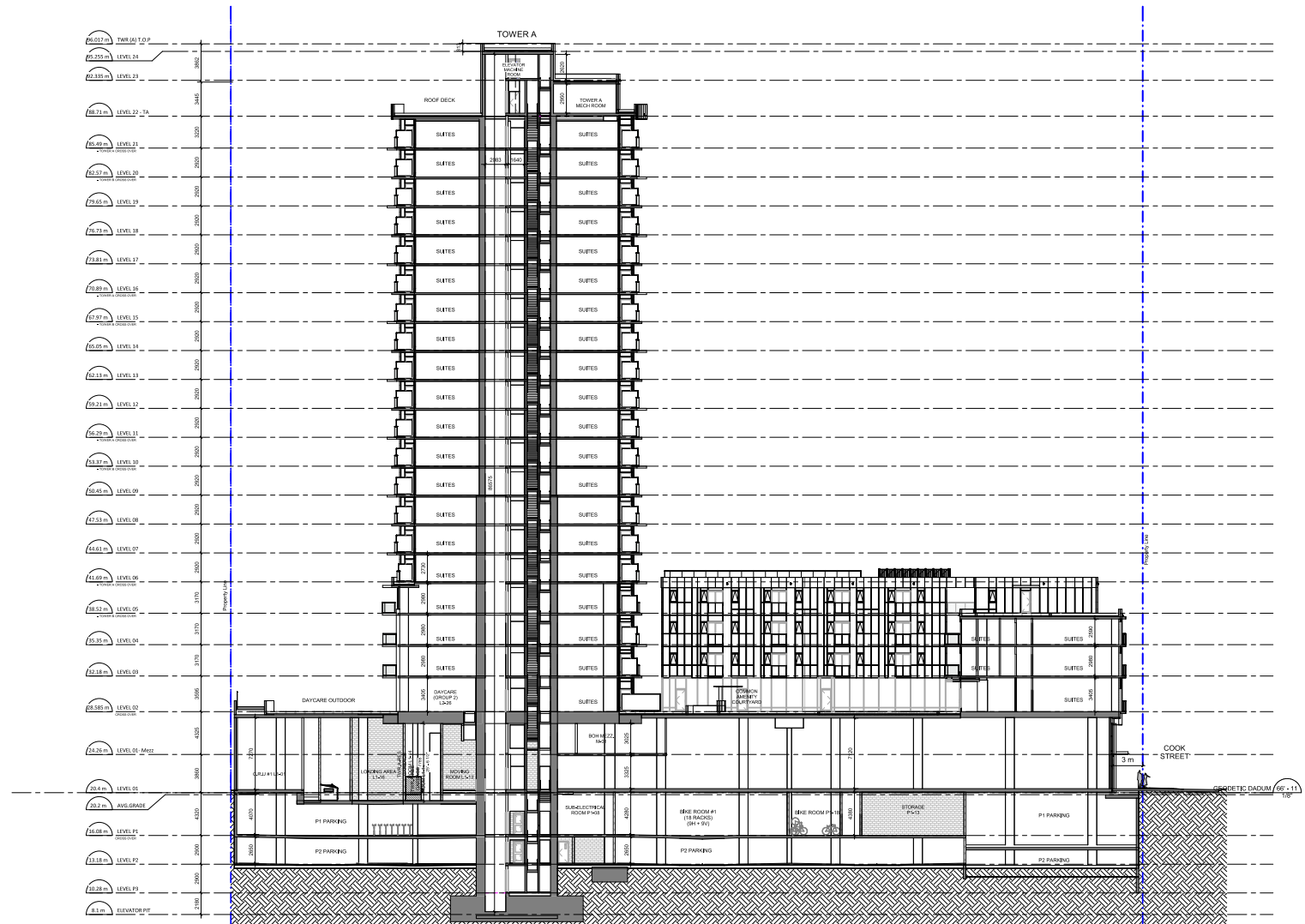
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 1045 Yates Street
 Victoria, BC

PROJECT NO.: 151123
 DRAWN BY: JH
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 DATE: 2024-04-17

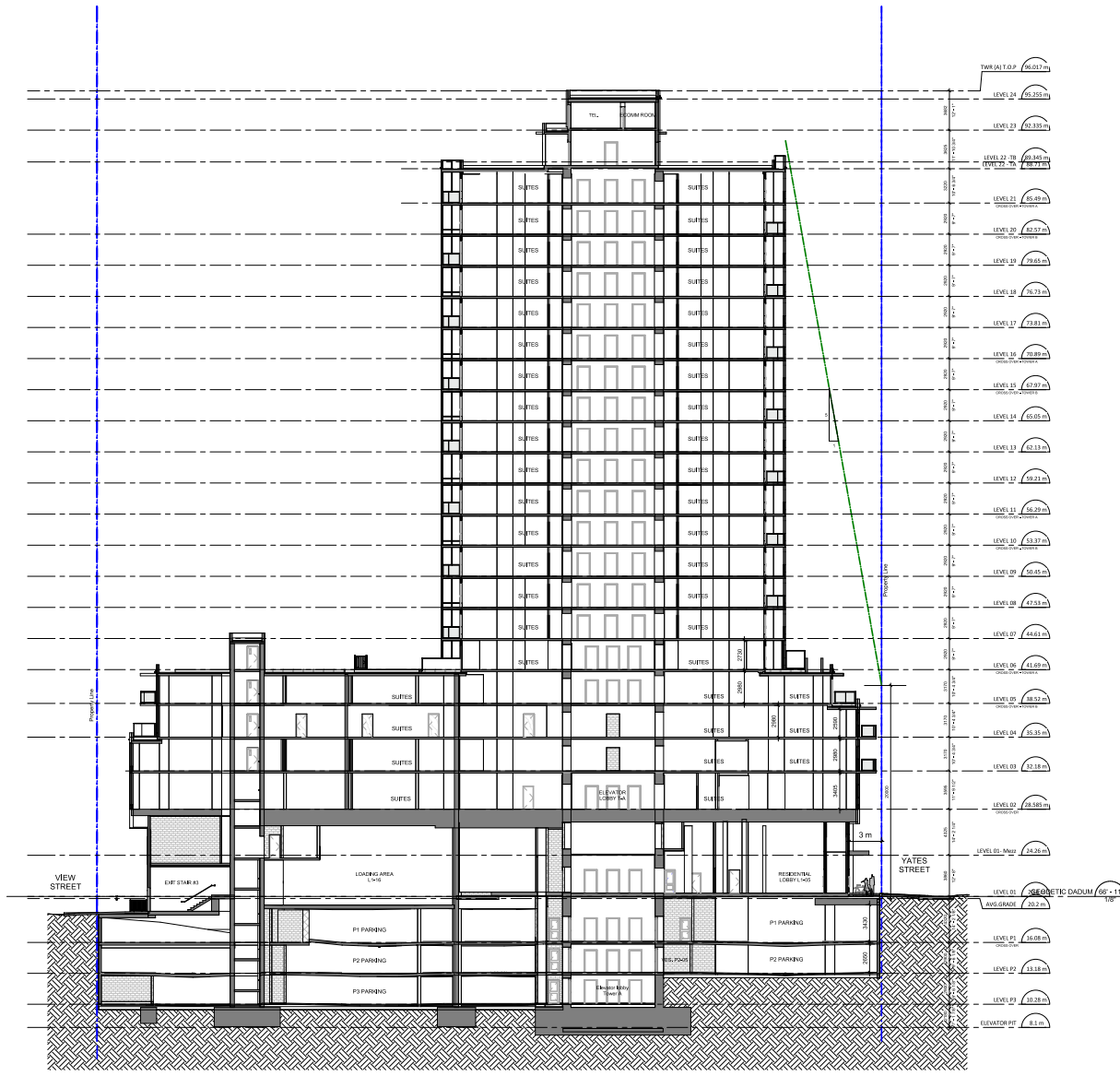
SHEET TITLE
**SECTION A
 Tower A & Podium**

SHEET NUMBER
A3.01

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PROJECT NO. 151123

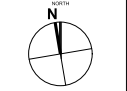
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VIEW TITLE
SECTION C
Tower A & Podium

SHEET NUMBER
A3.03

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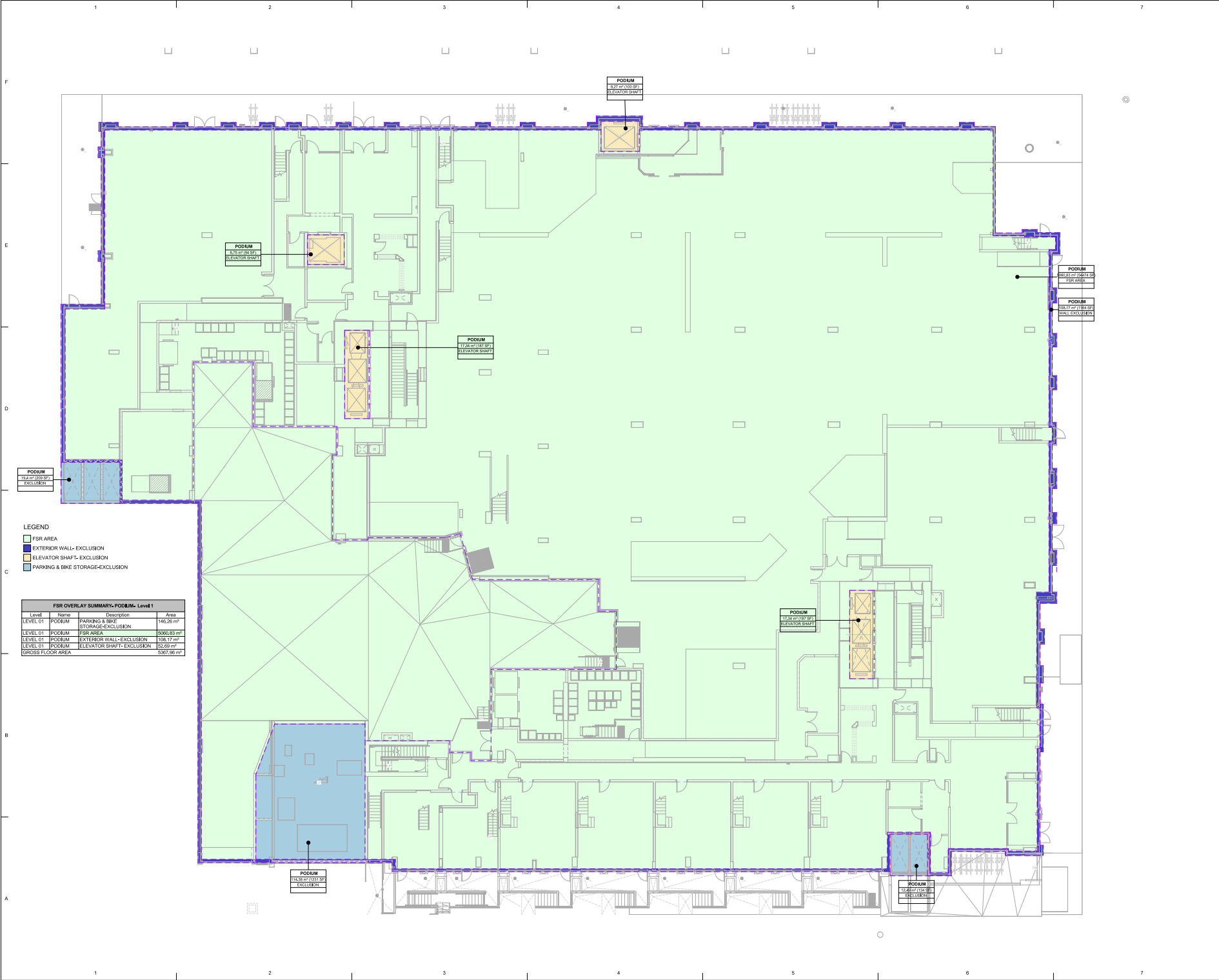
PROJECT TITLE:
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PROJECT NO.: 151123

DRAWN BY: MP
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SCALE: 1:100
DATE: 2026-04-17

ISSUE TO:
FSR OVERLAY-Level 01

SHEET NUMBER
A10-01



- LEGEND**
- FSR AREA
 - EXTERIOR WALL-EXCLUSION
 - ELEVATOR SHAFT-EXCLUSION
 - PARKING & BIKE STORAGE-EXCLUSION

FSR OVERLAY SUMMARY-PODIUM- Level 1

Level	Name	Description	Area
LEVEL 01	PODIUM	PARKING & BIKE STORAGE-EXCLUSION	146.26 m ²
LEVEL 01	PODIUM	FSR AREA	5000.83 m ²
LEVEL 01	PODIUM	EXTERIOR WALL-EXCLUSION	108.17 m ²
LEVEL 01	PODIUM	ELEVATOR SHAFT-EXCLUSION	52.89 m ²
GROSS FLOOR AREA			5308.15 m ²

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NO.	DATE	DESCRIPTION



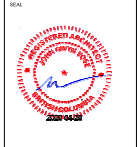
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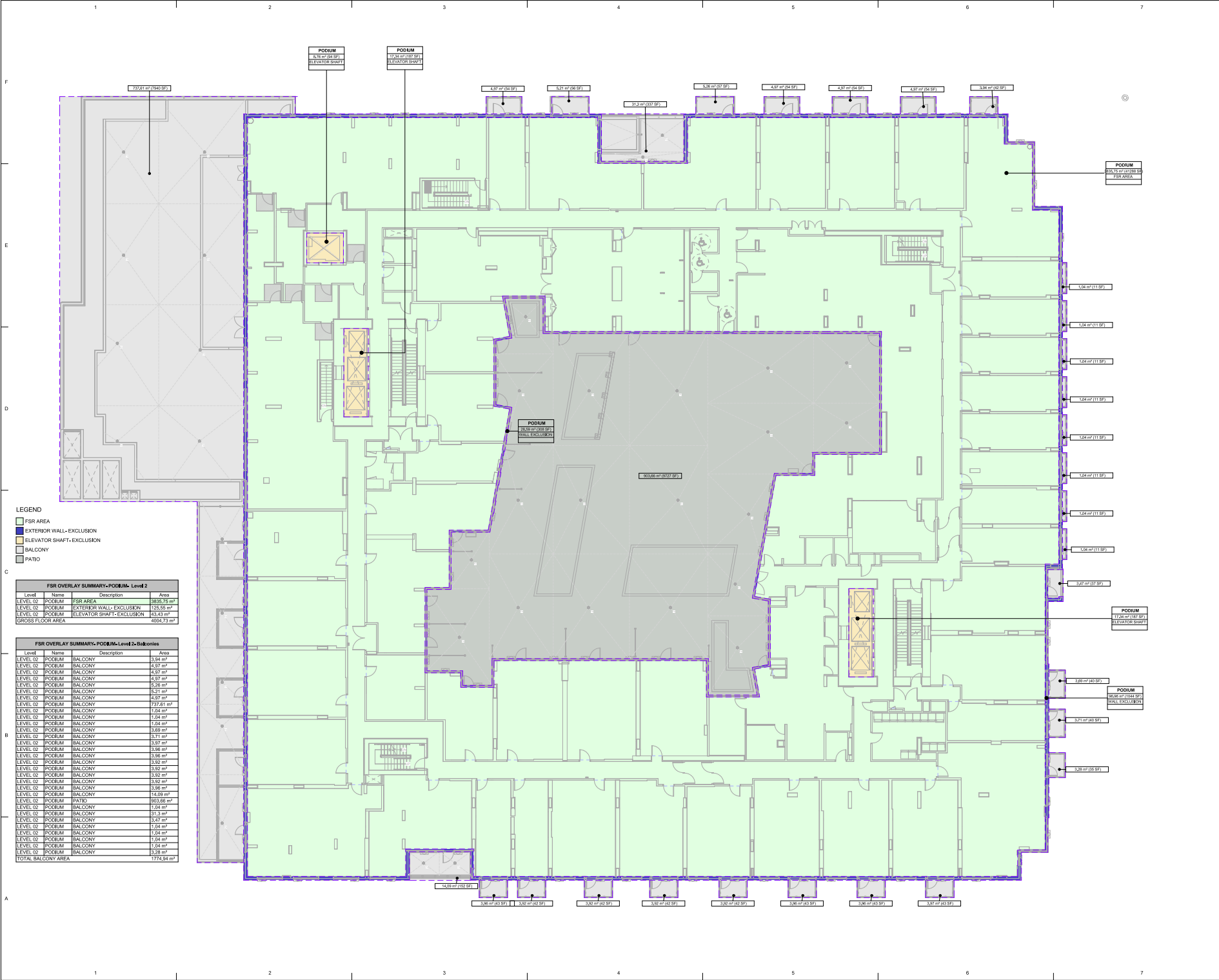
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SHEET NO.
FSR OVERLAY-Level 02
SHEET NUMBER
A10-03



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

FSR OVERLAY SUMMARY-PODIUM-Level 2

Level	Name	Description	Area
LEVEL 02	PODIUM	FSR AREA	3835.75 m ²
LEVEL 02	PODIUM	EXTERIOR WALL-EXCLUSION	125.55 m ²
LEVEL 02	PODIUM	ELEVATOR SHAFT-EXCLUSION	42.03 m ²
GROSS FLOOR AREA			
4004.73 m ²			

FSR OVERLAY SUMMARY-PODIUM-Level 2-Balconies

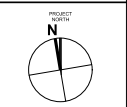
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LEVEL 02	PODIUM	BALCONY	3.84 m ²
LEVEL 02	PODIUM	BALCONY	4.37 m ²
LEVEL 02	PODIUM	BALCONY	4.97 m ²
LEVEL 02	PODIUM	BALCONY	4.97 m ²
LEVEL 02	PODIUM	BALCONY	5.29 m ²
LEVEL 02	PODIUM	BALCONY	5.73 m ²
LEVEL 02	PODIUM	BALCONY	6.97 m ²
LEVEL 02	PODIUM	BALCONY	773.61 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	3.69 m ²
LEVEL 02	PODIUM	BALCONY	3.73 m ²
LEVEL 02	PODIUM	BALCONY	3.97 m ²
LEVEL 02	PODIUM	BALCONY	3.96 m ²
LEVEL 02	PODIUM	BALCONY	3.95 m ²
LEVEL 02	PODIUM	BALCONY	3.92 m ²
LEVEL 02	PODIUM	BALCONY	3.92 m ²
LEVEL 02	PODIUM	BALCONY	3.92 m ²
LEVEL 02	PODIUM	BALCONY	3.92 m ²
LEVEL 02	PODIUM	BALCONY	14.29 m ²
LEVEL 02	PODIUM	PATIO	803.06 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	37.73 m ²
LEVEL 02	PODIUM	BALCONY	3.43 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
LEVEL 02	PODIUM	BALCONY	1.54 m ²
TOTAL BALCONY AREA			
1774.94 m ²			

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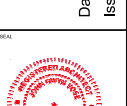
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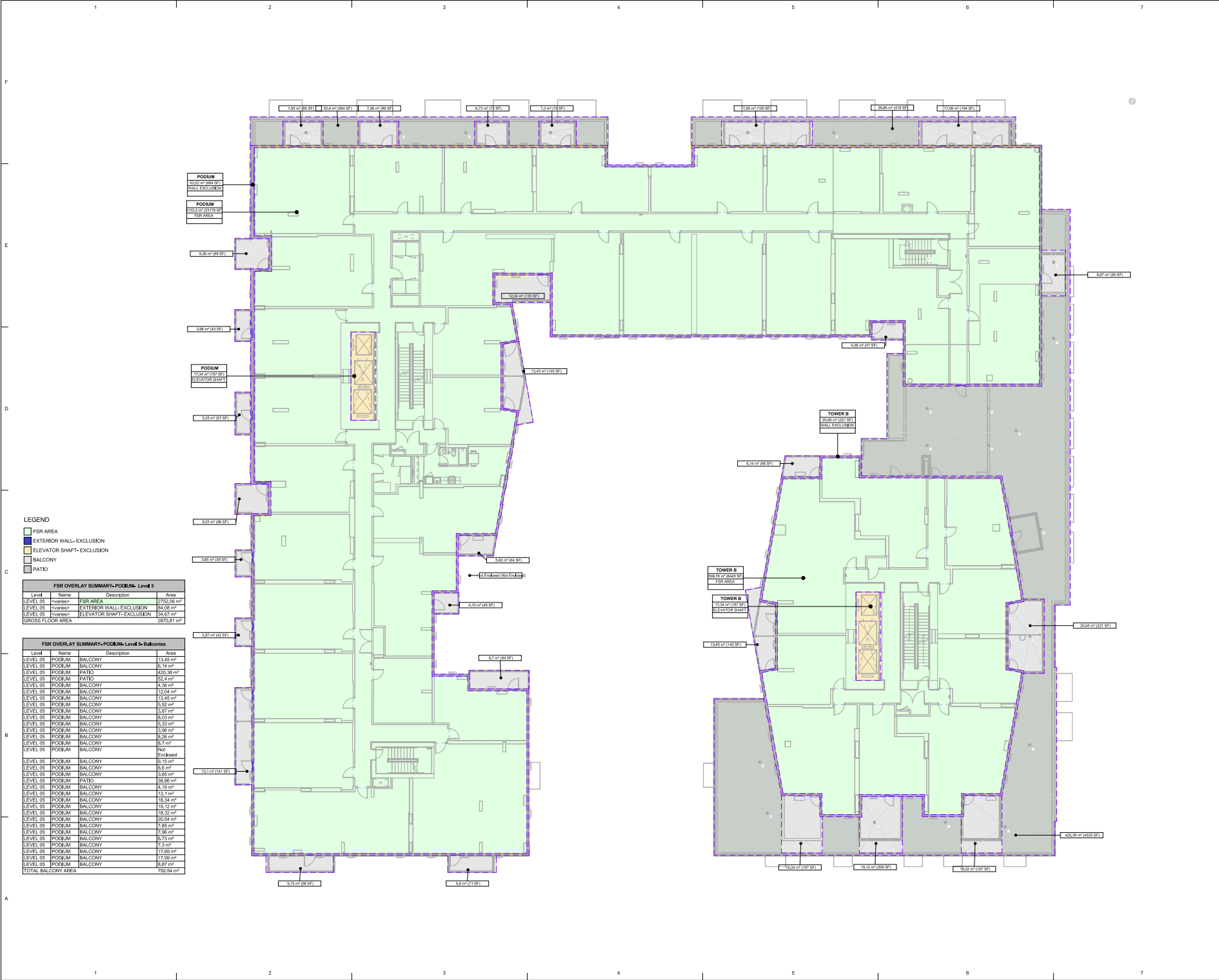
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FSR OVERLAY-Level 05

SHEET NUMBER: **A10-06**



LEGEND

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

FSR OVERLAY SUMMARY-PODIUM-Level 5

Level	Name	Description	Area
LEVEL 05	<name>	FSR AREA	2752.00 m ²
LEVEL 05	<name>	EXTERIOR WALL-EXCLUSION	84.08 m ²
LEVEL 05	<name>	ELEVATOR SHAFT-EXCLUSION	144.07 m ²
GROSS FLOOR AREA			2870.61 m²

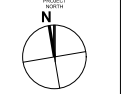
FSR OVERLAY SUMMARY-PODIUM-Level 5-Balconies

Level	Name	Description	Area
LEVEL 05	PODIUM	BALCONY	13,45 m ²
LEVEL 05	PODIUM	BALCONY	11,14 m ²
LEVEL 05	PODIUM	PATIO	400,38 m ²
LEVEL 05	PODIUM	BALCONY	52,4 m ²
LEVEL 05	PODIUM	BALCONY	41,96 m ²
LEVEL 05	PODIUM	BALCONY	12,04 m ²
LEVEL 05	PODIUM	BALCONY	13,45 m ²
LEVEL 05	PODIUM	BALCONY	3,52 m ²
LEVEL 05	PODIUM	BALCONY	3,87 m ²
LEVEL 05	PODIUM	BALCONY	3,53 m ²
LEVEL 05	PODIUM	BALCONY	5,33 m ²
LEVEL 05	PODIUM	BALCONY	3,96 m ²
LEVEL 05	PODIUM	BALCONY	8,99 m ²
LEVEL 05	PODIUM	BALCONY	8,7 m ²
LEVEL 05	PODIUM	BALCONY	7 m ²
LEVEL 05	PODIUM	BALCONY	6,15 m ²
LEVEL 05	PODIUM	BALCONY	6,6 m ²
LEVEL 05	PODIUM	BALCONY	3,65 m ²
LEVEL 05	PODIUM	PATIO	38,86 m ²
LEVEL 05	PODIUM	BALCONY	4,19 m ²
LEVEL 05	PODIUM	BALCONY	13,1 m ²
LEVEL 05	PODIUM	BALCONY	11,58 m ²
LEVEL 05	PODIUM	BALCONY	19,12 m ²
LEVEL 05	PODIUM	BALCONY	18,32 m ²
LEVEL 05	PODIUM	BALCONY	20,04 m ²
LEVEL 05	PODIUM	BALCONY	7,85 m ²
LEVEL 05	PODIUM	BALCONY	7,96 m ²
LEVEL 05	PODIUM	BALCONY	4,71 m ²
LEVEL 05	PODIUM	BALCONY	7,3 m ²
LEVEL 05	PODIUM	BALCONY	11,69 m ²
LEVEL 05	PODIUM	BALCONY	17,59 m ²
LEVEL 05	PODIUM	BALCONY	6,87 m ²
TOTAL BALCONY AREA			792,24 m²

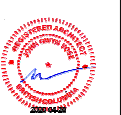
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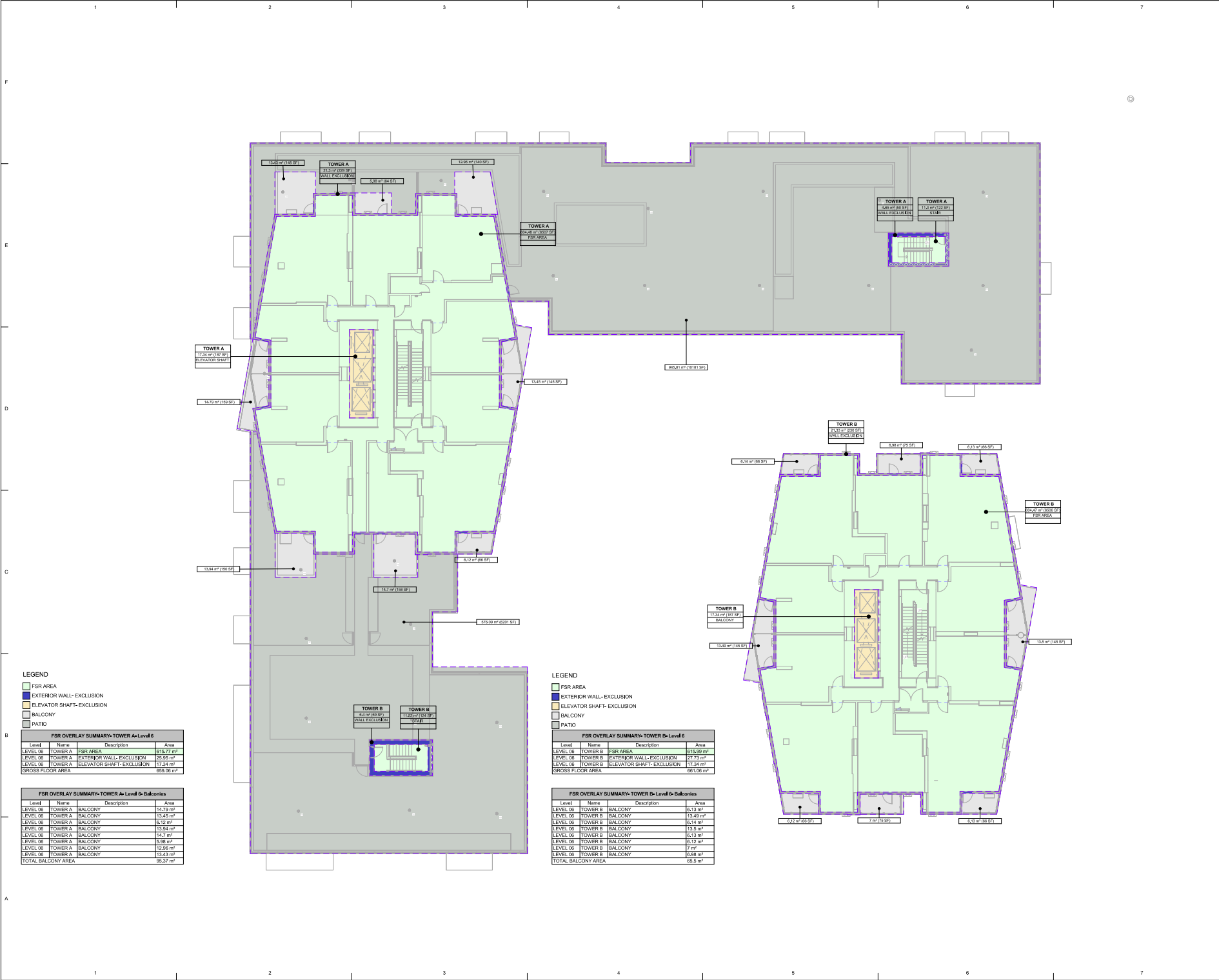
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SHEET TITLE
FSR OVERLAY - Level 06

SHEET NUMBER
A10-07



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

FSR OVERLAY SUMMARY- TOWER A- Level 06

Level	Name	Description	Area
LEVEL 06	TOWER A	FSR AREA	616.77 m ²
LEVEL 06	TOWER A	EXTERIOR WALL- EXCLUSION	25.96 m ²
LEVEL 06	TOWER A	ELEVATOR SHAFT- EXCLUSION	17.34 m ²
GROSS FLOOR AREA			659.06 m ²

FSR OVERLAY SUMMARY- TOWER A- Level 06- Balconies

Level	Name	Description	Area
LEVEL 06	TOWER A	BALCONY	14.79 m ²
LEVEL 06	TOWER A	BALCONY	13.45 m ²
LEVEL 06	TOWER A	BALCONY	6.12 m ²
LEVEL 06	TOWER A	BALCONY	13.94 m ²
LEVEL 06	TOWER A	BALCONY	14.7 m ²
LEVEL 06	TOWER A	BALCONY	6.98 m ²
LEVEL 06	TOWER A	BALCONY	12.96 m ²
LEVEL 06	TOWER A	BALCONY	13.43 m ²
TOTAL BALCONY AREA			93.37 m ²

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

FSR OVERLAY SUMMARY- TOWER B- Level 06

Level	Name	Description	Area
LEVEL 06	TOWER B	FSR AREA	615.99 m ²
LEVEL 06	TOWER B	EXTERIOR WALL- EXCLUSION	22.53 m ²
LEVEL 06	TOWER B	ELEVATOR SHAFT- EXCLUSION	17.34 m ²
GROSS FLOOR AREA			661.06 m ²

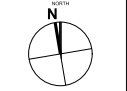
FSR OVERLAY SUMMARY- TOWER B- Level 06- Balconies

Level	Name	Description	Area
LEVEL 06	TOWER B	BALCONY	6.13 m ²
LEVEL 06	TOWER B	BALCONY	13.49 m ²
LEVEL 06	TOWER B	BALCONY	6.14 m ²
LEVEL 06	TOWER B	BALCONY	12.5 m ²
LEVEL 06	TOWER B	BALCONY	6.13 m ²
LEVEL 06	TOWER B	BALCONY	6.72 m ²
LEVEL 06	TOWER B	BALCONY	7.89 m ²
LEVEL 06	TOWER B	BALCONY	8.98 m ²
TOTAL BALCONY AREA			85.5 m ²

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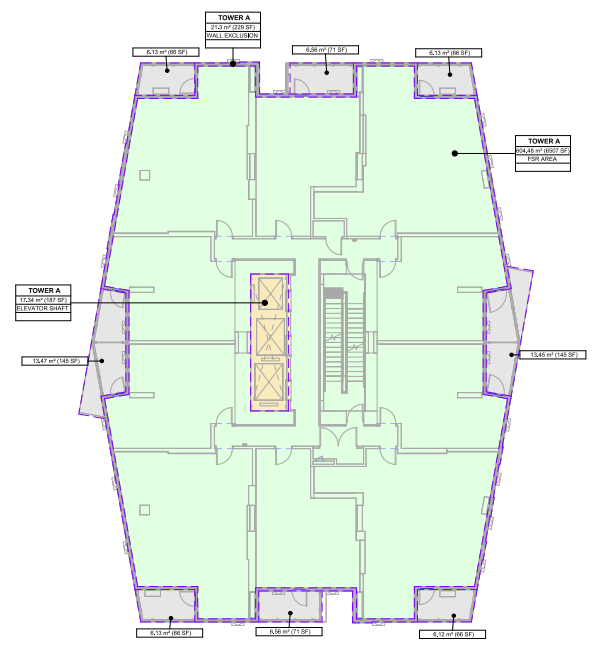
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SHEET NO.:
**FSR OVERLAY-Levels 07
 & 08**

SHEET NUMBER: **A10-08**



LEGEND

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

FSR OVERLAY SUMMARY-TOWER A-Level 7-8

Level	Name	Description	Area
LEVEL 08	TOWER A	FSR AREA	895.48 m ²
LEVEL 08	TOWER A	EXTERIOR WALL- EXCLUSION	22.51 m ²
LEVEL 08	TOWER A	ELEVATOR SHAFT- EXCLUSION	17.34 m ²
GROSS FLOOR AREA			943.11 m ²

FSR OVERLAY SUMMARY-TOWER A-Level 7-8-Balconies

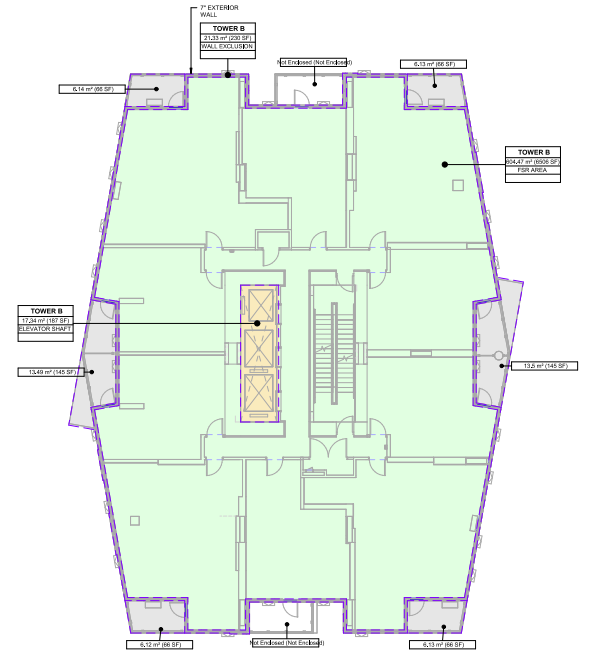
Level	Name	Description	Area
LEVEL 08	TOWER A	BALCONY	8.13 m ²
LEVEL 08	TOWER A	BALCONY	13.47 m ²
LEVEL 08	TOWER A	BALCONY	8.13 m ²
LEVEL 08	TOWER A	BALCONY	13.46 m ²
LEVEL 08	TOWER A	BALCONY	8.12 m ²
LEVEL 08	TOWER A	BALCONY	8.13 m ²
LEVEL 08	TOWER A	BALCONY	6.56 m ²
LEVEL 08	TOWER A	BALCONY	6.56 m ²
TOTAL BALCONY AREA			64.66 m ²

FSR OVERLAY SUMMARY-TOWER B-Level 7-8 (Typical Levels)

Level	Name	Description	Area
LEVEL 08	TOWER B	FSR AREA	895.47 m ²
LEVEL 08	TOWER B	EXTERIOR WALL- EXCLUSION	21.33 m ²
LEVEL 08	TOWER B	ELEVATOR SHAFT- EXCLUSION	17.34 m ²
GROSS FLOOR AREA			943.14 m ²

FSR OVERLAY SUMMARY-TOWER B-Level 7-8 (Typical Levels)-Balconies

Level	Name	Description	Area
LEVEL 08	TOWER B	BALCONY	8.13 m ²
LEVEL 08	TOWER B	BALCONY	13.49 m ²
LEVEL 08	TOWER B	BALCONY	8.14 m ²
LEVEL 08	TOWER B	BALCONY	13.5 m ²
LEVEL 08	TOWER B	BALCONY	8.13 m ²
LEVEL 08	TOWER B	BALCONY	8.13 m ²
LEVEL 08	TOWER B	BALCONY	Not Enclosed
LEVEL 08	TOWER B	BALCONY	Not Enclosed
TOTAL BALCONY AREA			61.02 m ²



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NO.	REVISION	DATE	DESCRIPTION

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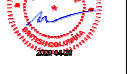
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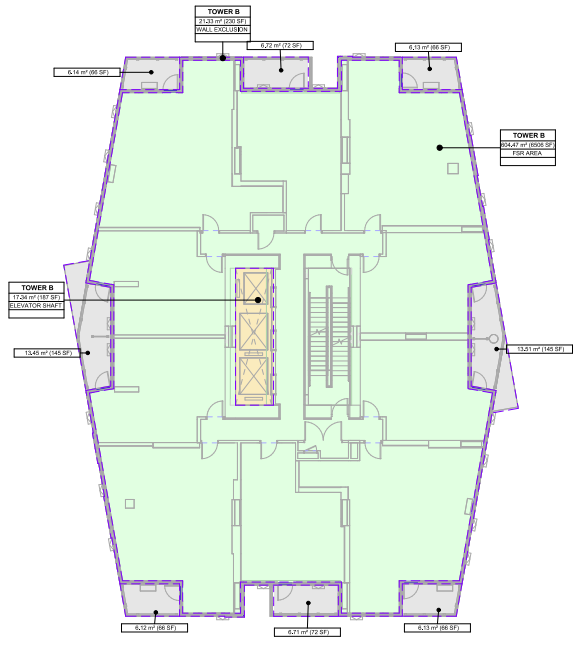
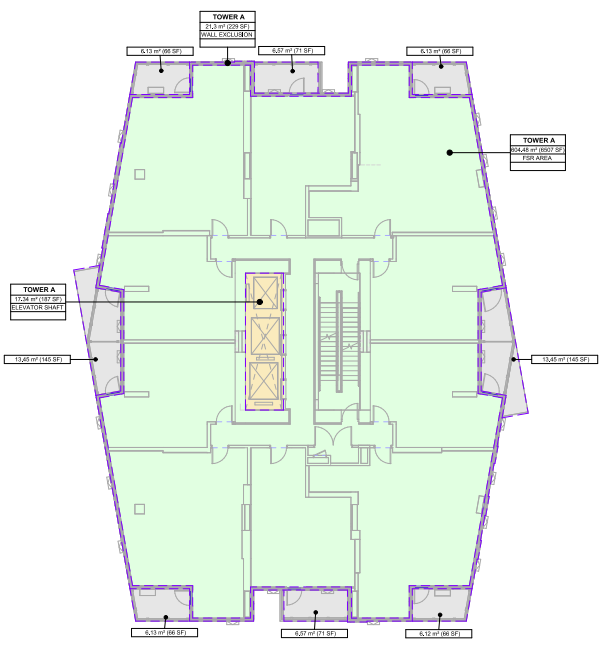
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 1045 Yates Street
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PROJECT NO.: 151123

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 SCALE: 1:100
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SHEET TITLE:
**FSR OVERLAY-Levels 09
 - 20**

SHEET NUMBER: **A10-09**



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

FSR OVERLAY SUMMARY- TOWER A- Level 9-21

Level	Name	Description	Area
LEVEL 19	TOWER A	FSR AREA	8048 m²
LEVEL 19	TOWER A	EXTERIOR WALL-EXCLUSION	21.33 m²
LEVEL 19	TOWER A	ELEVATOR SHAFT- EXCLUSION	13.20 m²
GROSS FLOOR AREA			843.11 m²

FSR OVERLAY SUMMARY- TOWER B- Level 9-19

Level	Name	Description	Area
LEVEL 19	TOWER B	FSR AREA	2524 m²
LEVEL 19	TOWER B	EXTERIOR WALL-EXCLUSION	21.33 m²
LEVEL 19	TOWER B	ELEVATOR SHAFT- EXCLUSION	13.20 m²
GROSS FLOOR AREA			2643.14 m²

FSR OVERLAY SUMMARY- TOWER A- Level 9-21- Balconies

Level	Name	Description	Area
LEVEL 19	TOWER A	BALCONY	6.13 m²
LEVEL 19	TOWER A	BALCONY	13.45 m²
LEVEL 19	TOWER A	BALCONY	6.13 m²
LEVEL 19	TOWER A	BALCONY	6.57 m²
LEVEL 19	TOWER A	BALCONY	6.13 m²
LEVEL 19	TOWER A	BALCONY	6.57 m²
LEVEL 19	TOWER A	BALCONY	6.57 m²
LEVEL 19	TOWER A	BALCONY	6.57 m²
TOTAL BALCONY AREA			64.56 m²

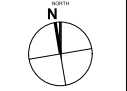
FSR OVERLAY SUMMARY- TOWER B- Level 9-19 (Typical Levels)

Level	Name	Description	Area
LEVEL 19	TOWER B	BALCONY	6.13 m²
LEVEL 19	TOWER B	BALCONY	13.45 m²
LEVEL 19	TOWER B	BALCONY	6.14 m²
LEVEL 19	TOWER B	BALCONY	6.13 m²
LEVEL 19	TOWER B	BALCONY	6.12 m²
LEVEL 19	TOWER B	BALCONY	6.71 m²
LEVEL 19	TOWER B	BALCONY	6.72 m²
TOTAL BALCONY AREA			64.81 m²

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NO.	REVISION	DATE	DESCRIPTION

NO.	REVISION	DATE	DESCRIPTION



Date: 2026-04-17
 Issued For: DDP MINOR AMENDMENT

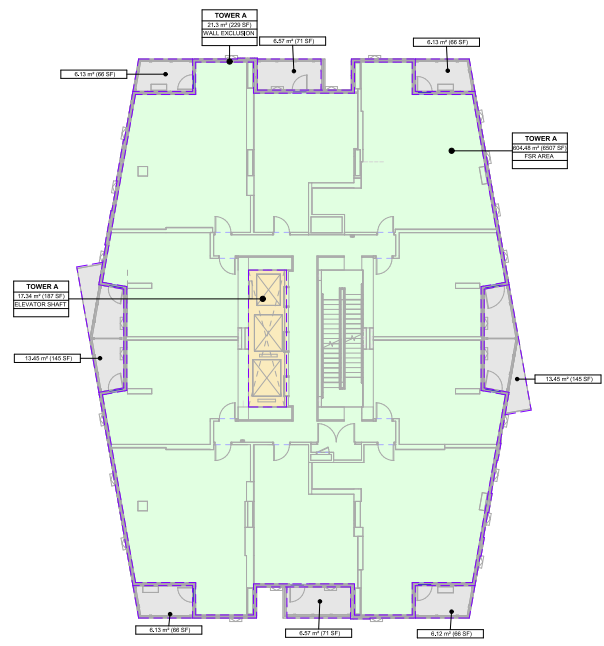


PROJECT TITLE
**Harris Green Village
 Phase 01**
 1045 Yates Street
 Victoria BC

PROJECT NO.: 151123
 DRAWN BY: MP
 CHECK BY: GP
 SCALE: 1:100
 DATE: 2026-04-17

ISSUE TITLE
**FSR OVERLAY-LEVEL 21
 (Tower B Roof)**

SHEET NUMBER
A10-10

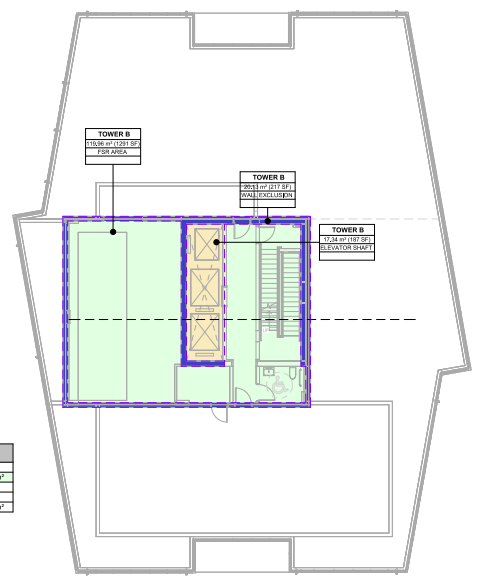


- LEGEND**
- FSR AREA
 - EXTERIOR WALL- EXCLUSION
 - ELEVATOR SHAFT- EXCLUSION
 - BALCONY

FSR OVERLAY SUMMARY-TOWER A-Level 21			
Level	Name	Description	Area
LEVEL 19	TOWER A	FSR AREA	895.46 m ²
LEVEL 19	TOWER A	EXTERIOR WALL- EXCLUSION	22.51 m ²
LEVEL 19	TOWER A	ELEVATOR SHAFT- EXCLUSION	17.34 m ²
GROSS FLOOR AREA			643.11 m ²

FSR OVERLAY SUMMARY-TOWER A-Level 21- Balconies			
Level	Name	Description	Area
LEVEL 19	TOWER A	BALCONY	5.13 m ²
LEVEL 19	TOWER A	BALCONY	13.45 m ²
LEVEL 19	TOWER A	BALCONY	6.13 m ²
LEVEL 19	TOWER A	BALCONY	13.45 m ²
LEVEL 19	TOWER A	BALCONY	6.12 m ²
LEVEL 19	TOWER A	BALCONY	6.13 m ²
LEVEL 19	TOWER A	BALCONY	6.27 m ²
LEVEL 19	TOWER A	BALCONY	6.27 m ²
LEVEL 19	TOWER A	BALCONY	6.27 m ²
TOTAL BALCONY AREA			64.56 m ²

FSR OVERLAY SUMMARY-TOWER B-Level 21			
Level	Name	Description	Area
LEVEL 21	TOWER B	FSR AREA	110.96 m ²
LEVEL 21	TOWER B	EXTERIOR WALL- EXCLUSION	20.53 m ²
LEVEL 21	TOWER B	ELEVATOR SHAFT- EXCLUSION	17.34 m ²
GROSS FLOOR AREA			157.83 m ²



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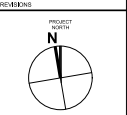
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NO.	ISSUED BY	DATE	DESCRIPTION
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PROJECT NUMBER

Date: 2026-04-17
Issued For: DDP MINOR AMENDMENT



SUB-CONSULTANT

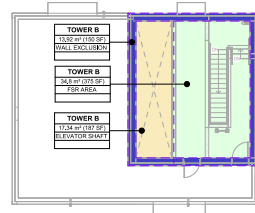
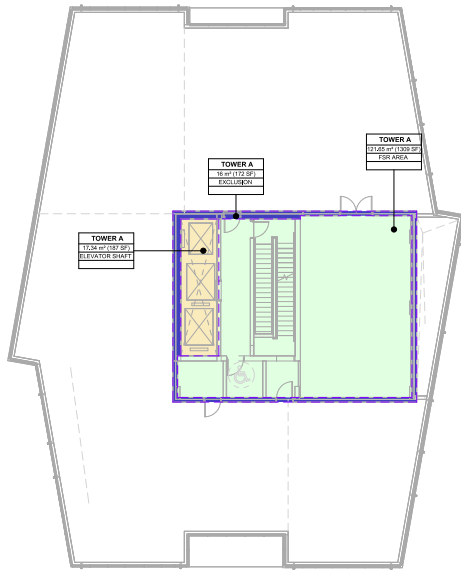


PROJECT TITLE
**Harris Green Village
Phase 01**
1045 Yates Street
Victoria, BC

PROJECT NO.: 151123
DRAWN BY: MP
CHECK BY: GP
SCALE: 1:100
DATE: 2026-04-17

SHEET TITLE
**FSR OVERLAY-LEVEL 22
- ROOF TWR (A) - TWR (B)
MECH. ROOF**

SHEET NUMBER
A10-11



LEGEND

[Green Box]	FSR AREA
[Blue Box]	EXTERIOR WALL-EXCLUSION
[Yellow Box]	ELEVATOR SHAFT-EXCLUSION

FSR OVERLAY SUMMARY-TOWER A-Level 22				
Level	Name	Description	Area	
LEVEL 22 - YA	TOWER A	FSR AREA	12,168 m ²	
LEVEL 22 - YA	TOWER A	EXTERIOR WALL-EXCLUSION	19 m ²	
LEVEL 22 - YA	TOWER A	ELEVATOR SHAFT-EXCLUSION	17,34 m ²	
GROSS FLOOR AREA			34,99 m ²	

FSR OVERLAY SUMMARY-TOWER B-Level 22				
Level	Name	Description	Area	
LEVEL 22 - YA	TOWER B	FSR AREA	34,6 m ²	
LEVEL 22 - YA	TOWER B	EXTERIOR WALL-EXCLUSION	13,92 m ²	
LEVEL 22 - YA	TOWER B	ELEVATOR SHAFT-EXCLUSION	17,34 m ²	
GROSS FLOOR AREA			65,86 m ²	

NO.	REVISION	DATE	DESCRIPTION

REVIEWS

NO.	DATE	DESCRIPTION



Date: 2026-04-17
 Issued For: DDP MINOR AMENDMENT



SUB-CONSULTANT



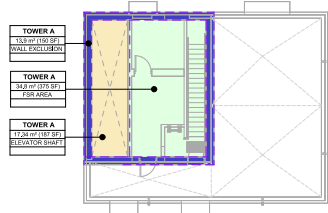
1266 West Pender Street - Suite 100
 Vancouver BC V6E 4B1 Canada
 Tel: 604 683 5707
 www.arcadis.com

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

PROJECT NO. 151123
DESIGN BY: JAP
CHECK BY: JAP
SCALE: 1:100
DATE: 2026-04-17

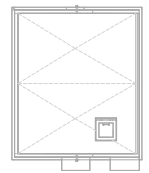
SHEET TITLE
 FSR OVERLAY- LEVEL 23
 - TWR (A) MECH. ROOF -
 TRW (B) UPPER ROOF

SHEET NUMBER **REV**
A 10-12



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

FSR OVERLAY SUMMARY-TOWER A- Level# 23			
Level	Name	Description	Area
LEVEL 23	TOWER A	FSR AREA	54.8 m ²
LEVEL 23	TOWER A	EXTERIOR WALL-EXCLUSION	13.3 m ²
LEVEL 23	TOWER A	ELEVATOR SHAFT-EXCLUSION	17.34 m ²
GROSS FLOOR AREA			66.04 m²



1045 Yates Street Landscape Drawings

Issued for DDP Minor Amendment - April 17, 2026

DRAWING LIST

- Landscape
- L0.00 - Cover Page
- L1.01 - General Notes
- L1.00 - Tree Management Plan
- L1.11 - Materials Plan | Ground Level
- L1.12 - Materials Plan | Level 2
- L1.13 - Materials Plan | Level 4
- L1.14 - Materials Plan | Level 5
- L1.15 - Materials Plan | Level 6
- L1.16 - Materials Plan | Level 21
- L1.21 - Layout Plan | Ground Level
- L1.22 - Layout Plan | Level 2
- L1.23 - Layout Plan | Level 4
- L1.24 - Layout Plan | Level 5
- L1.25 - Layout Plan | Level 6
- L1.26 - Layout Plan | Level 21
- L1.31 - Grading Plan | Ground Level
- L1.41 - Planting Plan | Ground Level
- L1.42 - Planting Plan | Level 2
- L1.43 - Planting Plan | Level 4
- L1.44 - Planting Plan | Level 5
- L1.45 - Planting Plan | Level 6
- L2.11 - Landscape Sections | Ground Level and Level 2
- L3.10 - Landscape Details | Paving
- L3.11 - Landscape Details | Paving
- L3.20 - Landscape Details | Walls and Stairs
- L3.30 - Landscape Details | Site Furnishings
- L3.31 - Landscape Details | Site Furnishings
- L3.40 - Landscape Details | Planting
- L3.50 - Landscape Details | Offsite Site Furnishings



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REVIEWS

NO.	DATE	DESCRIPTION

REVISIONS



N

Issued For: DDP Minor Amendment
Date: 2026-04-17



SEAL



HAPA



ARCADIS

1205 West Beaver Street - Suite 100
Vancouver, BC V6X 3E9 Canada
Tel: 604.655.5777
www.arcadis.com

PROJECT INFORMATION	
Harris Green Village Phase 01 1045 Yates Street Victoria, BC	
PROJECT NO.	12103
DRAWN BY	YF
CHECKED BY	JF
SCALE	
DATE	2026-04-16
SHEET TITLE: Cover Page	
SHEET NUMBER	REV
L0.00	

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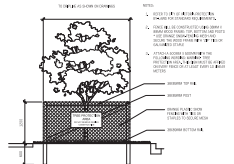
REV. DATE DESCRIPTION

TREE INVENTORY

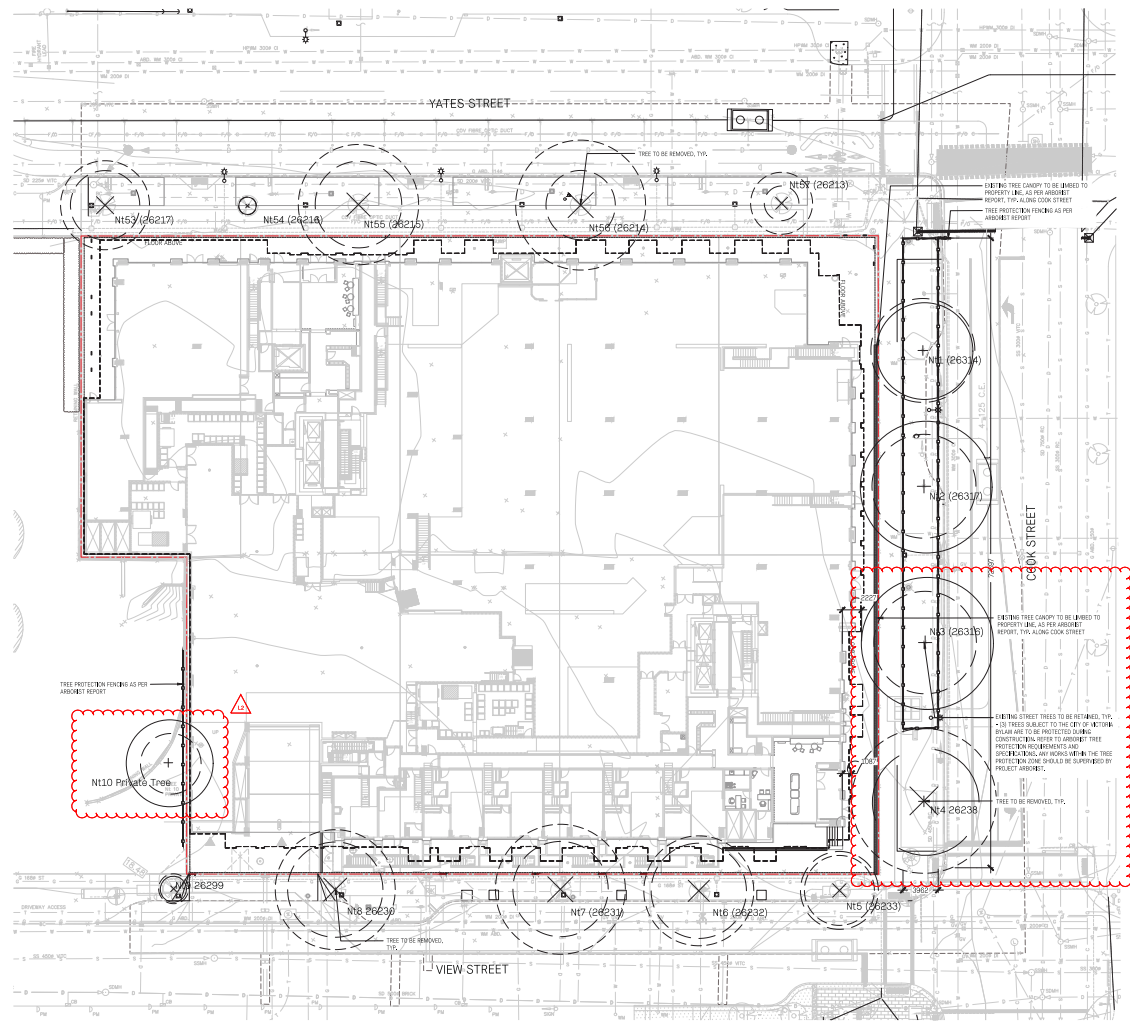
TREE ID. (Municipal ID.)	Common Name	DBH (cm)	Crown (m) CRZ (m) Spread	Health	Structure	Bylaw Status	Recommended Action	
N153 (26217)	Richmond Canoe Birch	39	10	4.0	Good	Municipal	Remove	
N154 (26216)	Japanese Tree Lilac	6	1	1.0	Good	Good	Remove	
N155 (26215)	Richmond Canoe Birch	48	14	5.0	Good	Good	Remove	
N156 (26214)	Richmond Canoe Birch	42	13	4.0	Good	Good	Remove	
N157 (26213)	Richmond Canoe Birch	19	6	2.0	Good	Good	Remove	
N11 (26334)	Horse Chestnut	75	11	6.0	Good	Fair	Municipal	Protect & Retain
N12 (26337)	Horse Chestnut	74	15	6.0	Good	Fair	Municipal	Protect & Retain
N14 (26338)	Horse Chestnut	74	17	6.0	Good	Fair	Municipal	Remove
N16 (26332)	Lindsay Plum	54	11	5.5	Fair	Poor	Municipal	Remove
N17 (26331)	Lindsay Plum	56	13	5.5	Fair	Poor	Municipal	Remove
N18 (26333)	Lindsay Plum	53	12	5.5	Fair	Poor	Municipal	Remove
N19 (26335)	Flowering Plum	45	11	4.0	Fair	Poor	Municipal	Remove
N110 (Private)	Flowering Plum	36	11	3.5	Good	Fair	Bylaw-protected	Protect & Retain

TREE PROTECTION LEGEND

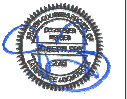
QTY.	DESCRIPTION
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10	EXISTING STREET TREE TO BE REMOVED
[Symbol]	TREE PROTECTION FENCING
[Symbol]	CRITICAL ROOT ZONE (CRZ)



- NOTES**
- REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.
 - BYLAW PROTECTED TREES TO BE REMOVED = 1
BYLAW REPLACEMENT TREES = 2
 - NO STORAGE OF BUILDING CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
 - ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
 - PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE RESULTING IN THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
 - WHEN REMOVING ASPHALT, PAVING, OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES = CONSULT WITH ARBORIST ON SITE.
 - A TREE REMOVAL PERMIT MUST BE APPLIED FOR AND ISSUED PRIOR TO THE REMOVAL OF TREE. NEW TREE REPLACEMENT TREES ARE REQUIRED AND ARE TO BE PLANTED ON THE PROPERTY AT 2:00-VIEW STREET.



Issued For: DPP Minor Amendment
Date: 2026-04-17



HAPA
Harris Green Village
Phase 01
1005 Yates Street
Victoria, BC

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1205 West Beaver Street • Suite 100
Vancouver BC V6E 4B1 Canada
Tel: 604.855.8577
www.arcadis.com

**Harris Green Village
Phase 01**
1005 Yates Street
Victoria, BC

PROJECT NO: 121123
DRAWN BY: TC
CHECKED BY: JF
SCALE: 1:200
DATE: 2024-05-16

SHEET TITLE:
**Tree Management
Level 1**

SHEET NUMBER
L1.00

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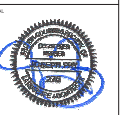
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Issued For: DPP Minor Amendment
 Date: 2026-04-17



HARRIS GREEN VILLAGE
 Phase 01
 1045 Yates Street
 Victoria, BC

PROJECT NO. 12162
 DRAWN BY: JF
 CHECKED BY: JF
 SCALE: 1:200
 DATE: 2026-04-16

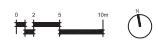
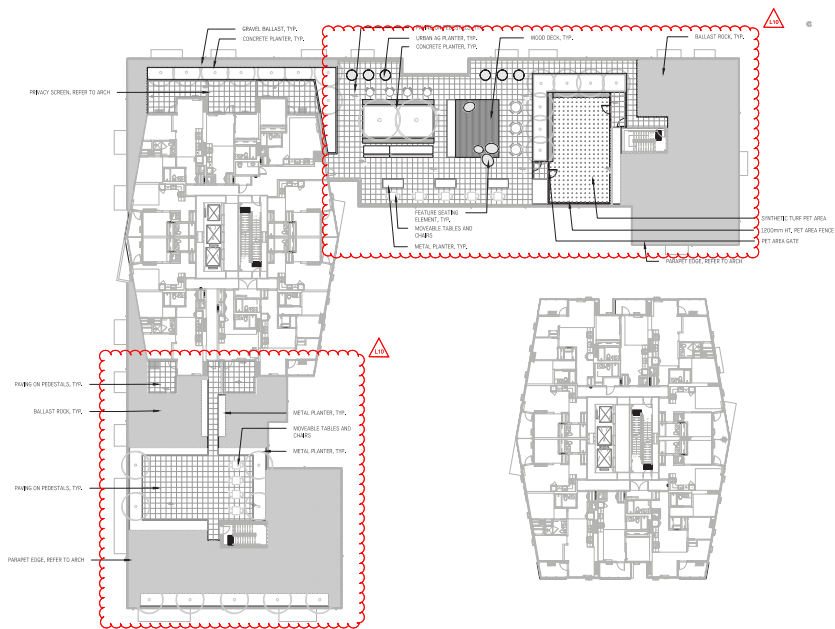
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Materials Plan
 Level 6

SHEET NUMBER
L1.15

REV

FINISH / MATERIAL LEGEND

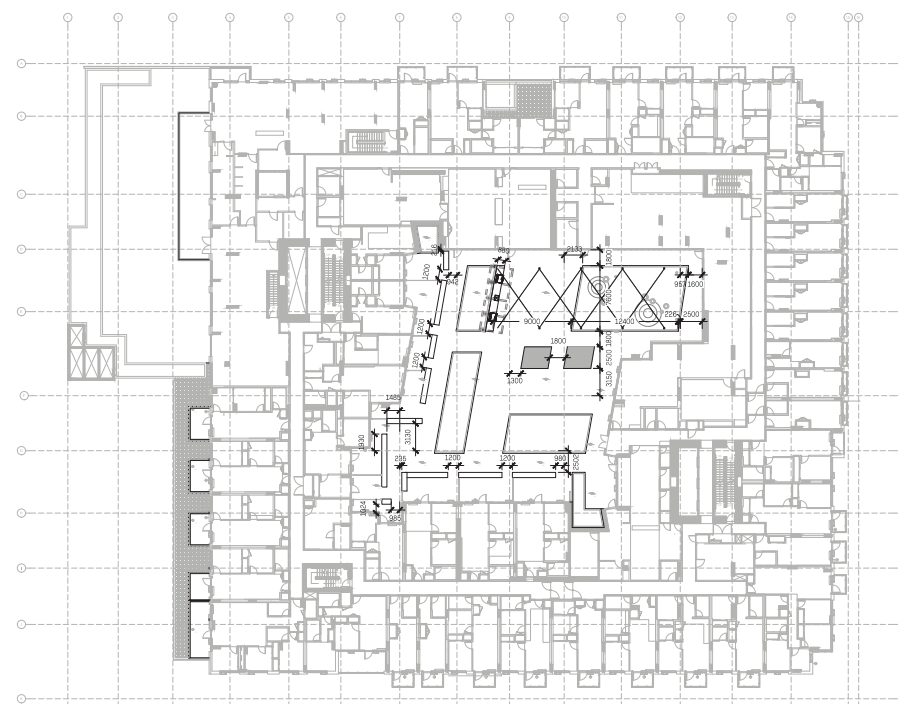
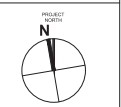
- ▨ FINISH ON PEDESTAL
- ▨ BALLAST ROCK
- PA PLANTING AREA



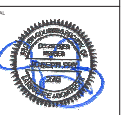
HARA Engineering Inc. 12000 121st Street, Surrey, BC V3R 1C1
 ARCADIS 1200 West Pender Street - Suite 100, Vancouver, BC V6E 4B1, Canada, Tel: 604.683.8700, www.arcadis.com

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REVISIONS		
NO.	DATE	DESCRIPTION



Issued For: DPP Minor Amendment
Date: 2026-04-17



HAPA
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC
V8W 2C4
www.hapa.com

ARCADIS
1234 West Pender Street - Suite 100
Vancouver BC, V6E 4B1 Canada
Tel: 604 683 8700
www.arcadis.com

PROJECT INFO:
Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC
PROJECT NO: 12123
DRAWN BY: VC
CHECKED BY: JF

SHEET INFO:
SCALE: 1:200
DATE: 2026-04-17
SHEET NO.:
Layout Plan
Level 2
SHEET NUMBER: **L1.22**



Project Description
 1205 West Pender Street - Suite 100
 Vancouver BC V6E 4B7 Canada
 TEL: 604.683.8757

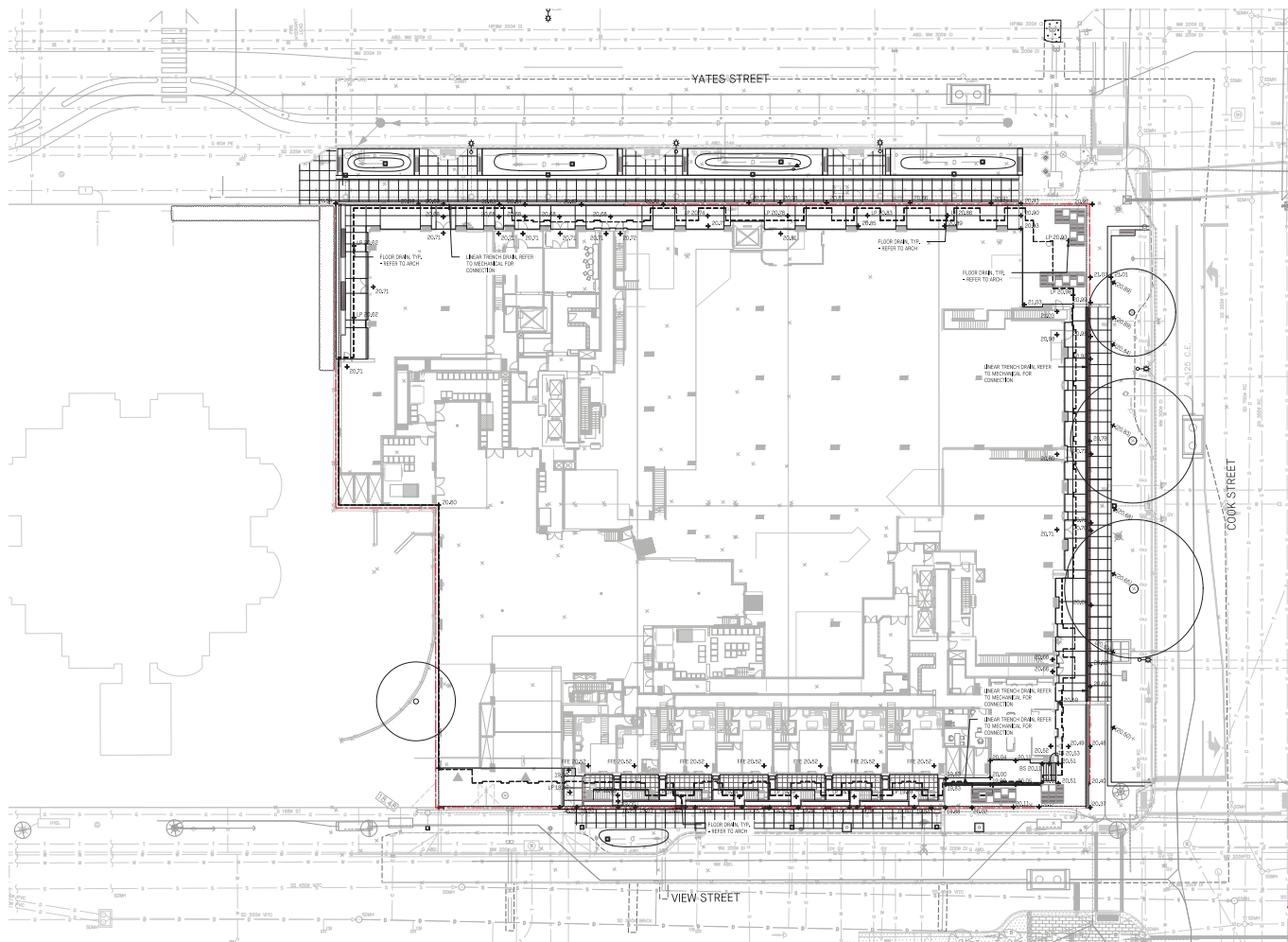
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REVISED

NO.	DATE	DESCRIPTION

LEGEND

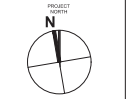
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SETBACK LINE		EXT	EXISTING GRADE	PA	PLANTING AREA
DETAIL SECTION		FRE	FRESH FLOOR ELEVATION	TYP	TYPICAL
DETAIL NUMBER		INT	INTERPOLATED		
SHEET ON WHICH DETAIL IS SHOWN		FW	TOP OF WALL		
PRIMARY SECTION		BW	BOTTOM OF WALL		
		TS	TOP OF STAIR		
		BS	BOTTOM OF STAIR		
		TC	TOP OF CURB		
		BC	BOTTOM OF CURB		
		PEL	PROPOSED ELEVATION		
		PEL(S)	PROPOSED ELEVATION		
		SLO	SLOPE		
		SLO(S)	SLOPE		
		CON	PROPOSED CONTOUR		



PROJECT NUMBER

ISSUED FOR: DPP Minor Amendment

DATE: 2026-04-17



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HAPA

ARCADIS

Harris Green Village Phase 01
 1045 Yates Street
 Victoria, BC

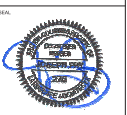
PROJECT NO: 121123

DRAWN BY: YZ

CHECKED BY: JZ

SCALE: 1:300

DATE: 2026-04-17



ARCADIS

1205 West Pender Street - Suite 100
 Vancouver BC V6E 4B7 Canada
 TEL: 604.683.8757
 www.arcadis.com

PROJECT NO: 121123

DRAWN BY: YZ

CHECKED BY: JZ

SCALE: 1:300

DATE: 2026-04-17

ISSUED FOR: DPP Minor Amendment

DATE: 2026-04-17

PROJECT NUMBER

ISSUED FOR: DPP Minor Amendment

DATE: 2026-04-17

SHEET NUMBER

REV

L1.31

PLANTING NOTES

- ALL PLANT MATERIAL TO OMA AND BICOLA STANDARDS. REFER TO THE OMA LANDSCAPE STANDARDS, LATEST EDITION.
- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON. FURTHER SEARCH TO BE TAKEN IF NECESSARY.
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS.
- CONFIRM TREE PLANTING LOCATIONS AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- NO SUBSTITUTIONS OR ANY PLANT MATERIAL WILL BE APPROVED WITHOUT WRITTEN CONSENT AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT.
- FOR PERENNIALS, FERNS AND SHRUBS: THE PLANTING SCHEDULE SHOULD BE SUBJECT TO HOISTING/PULLING CONTACT (TAN SCHEDS). THE HOISTING/PULLING AND ALSO COPY TRANSMITTALS TO OMA 48 HOURS PRIOR TO THE REQUIRED INSTALLATION TIME TO SCHEDULE AN INSPECTION.
- 6.1. INSTALLED: HOLDING PREPARED GROWING MEDIA, FREE TO SOILING.
- 6.2. INSTALLED: HOLDING PREPARED GROWING MEDIA, FREE TO SOILING FOR TOTAL PERFORMANCE AS SPECIFIED IN CURRENT EDITION OF THE GROUNDING AND LANDSCAPE STANDARDS.
- LANDSCAPING RELATED WORK: INSPECTIONS, SHRUB BEDS, SIGNAGE OR ORNAMENTAL PLANTINGS PLEASE CONTACT TIM SHERRID, THE HOISTING/PULLING AND ALSO COPY TRANSMITTALS TO OMA 48 HOURS PRIOR TO THE REQUIRED INSTALLATION TIME TO SCHEDULE AN INSPECTION.
- 7.1. LOCATED AND SQUARE GARAGE: THE PLACEMENT OF THE GROUNDING MEDIA.
- 7.2. INSTALLED AND PREPARED GROWING MEDIA, FREE TO PLANTING.
- 7.3. PLANT MATERIAL: UNDER 10% PLANTING.
- 7.4. INSPECTION: WHEN THE PLANTED AND MULCHED LANDSCAPING MEETS THE SPECIFICATIONS FOR TOTAL PERFORMANCE AS SPECIFIED IN THE OMA.
- FOR STREET TREES: ANALYZE QUANTITY AND TREE SPECIES TO THE SUBSTANTIATION OF BOTH THE SPECIFICATION OF HOISTING/PULLING AND THE GENERAL MANAGER OF OMA (TAN SCHEDS). NEW TREES MUST BE OF GOOD STANDARD, MEASUREMENT CAPABLE AND BE LOCATED APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE HOISTING/PULLING. PLANTING DEPTH OF ROOTBALL MUST BE BELOW BENCH MARK (BENCH MARK) ROAD STREET TREES (BENCH MARK) FOR INSPECTION AFTER THE PLANTING COMPLETION.
- THE PROPOSED STREET TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND PLANTING SCHEDULE C (SILVA CELLS). SUBSTITUTIONS: THE FOLLOWING TREE SPECIES OF SILVA CELLS ARE NOT PERMITTED: ARCTOSTAPHYLOS URSURI, ARCTOSTAPHYLOS URSURI, ARCTOSTAPHYLOS URSURI, AND ALSO COPY TRANSMITTALS TO OMA 48 HOURS PRIOR TO REQUIRED INSTALLATION TIME TO SCHEDULE AN INSPECTION.
- THE INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C.1 (SILVA CELLS), SCHEDULE C.2 (SILVA CELLS), SCHEDULE C.3 (SILVA CELLS).
- TREES PRIOR TO PLANTING: TREES IN LOCAL NEIGHBORHOODS MAY BE ABLE TO BE HOISTED IN PLACE PRIOR TO PLANTING.
- COMPLETED PLANTING: THE PLANTING INCLUDING STAKING.
- ALL PLANTING SPECIFICATIONS MUST BE CONNECTED TO THE SIGNATURE DRAWING. REFER TO THE HOISTING/PULLING AND MECHANICAL DRAWINGS.
- VERIFY LOGGING AND SITE MEASUREMENTS.

PLANT SCHEDULE ONSITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
TREES							
(+)	CG	5	Chamaecyparis obtusa 'Gracile' / Slender Hinkki False Cypress	6'-0" Tall	As Shown		
(+)	Lp	6	Lonicera pileata / Privet Honeysuckle	#2 Pot	60cm	Full	
(+)	Ra	33	Rhododendron x 'Hino-aitate' / White Hino Azalea	1 gal. pot			
GRASSES							
(Hm)	Hm	67	Hakonechloa macroa / Japanese Forest Grass	#2 Pot	45cm	Full	
(Lb)	Lb	42	Liriope muscari 'Big Blue' / Big Blue Lilyart	#1 Pot			
(Pb)	Pb	18	Pennisetum alpecoeuroides 'Little Bunny' / Little Bunny Fountain Grass	#1 Pot	45cm	Full	
STORMWATER FEATURE							
(I)	I	78	Iris japonica / Japanese Iris	#1 Pot	30cm	Full	
SHRUB AREAS							
(Cz)	Cz	83	Ceanothus thyrsiflorus / Blue Blossom	#1 POT			
(Lg)	Lg	54	Liriope gigantea / Giant Liriope	#1 Pot	30cm	Full	

PLANT SCHEDULE OFFSITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACE	COMMENTS	REMARKS
TREES							
(+)	AS	7	Acer rubrum 'Red Sunset' / Red Sunset Maple	6cm cal.	As Shown		
(+)	CB	1	Carpinus betulus / European Hornbeam	6cm cal.		B&B, Dense, Uniform Tree	
(+)	MG	3	Magnolia x 'Galaxy' / Galaxy Magnolia	5cm cal.		B&B, Specimen Quality, Full	
SHRUBS							
(Pm)	Pm	45	Polystichum maritimum / Western Sword Fern	1 gal. pot			
GRASSES							
(Pb)	Pb	93	Pennisetum alpecoeuroides 'Little Bunny' / Little Bunny Fountain Grass	#1 Pot	45cm	Full	
STORMWATER FEATURE							
(Cs)	Cs	121	Carex stipata / Aa-Knotted Sedge	#1 Pot			
(Ck)	Ck	20	Cornus sericea 'Kobayashi' / Kobayashi Dwarf Red Twig Dogwood	#2 Pot			
(Ii)	Ii	24	Iris douglasiana / Douglas Iris	#3 Pot			
(Jt)	Jt	183	Junco x 'Carmen's Japan' / Carmen's Japan Gray Rush	#1 Pot			
(M)	M	24	Mahonia repens / Creeping Mahonia	#3 Pot			
(Ms)	Ms	99	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	#2 Pot			

TREES **PERENNIALS, FERNS, AND GRASSES**



Cornus kousa 'Satomi' / Red Kousa Dogwood
 Miscanthus sinensis 'Morning Light' / Eulalia Grass
 Liriope gigantea / Giant Liriope
 Polystichum maritimum / Western Sword Fern

SHRUBS



Salix purpurea 'Nana' / Dwarf Arctic Willow
 Lonicera pileata / Privet Honeysuckle
 Arctostaphylos uva-ursi / Kinnikinnick
 Iris japonica / Japanese Iris



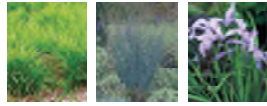
Ceanothus thyrsiflorus / Blue Blossom
 Spiraea japonica / Japanese Spirea

STREET TREES

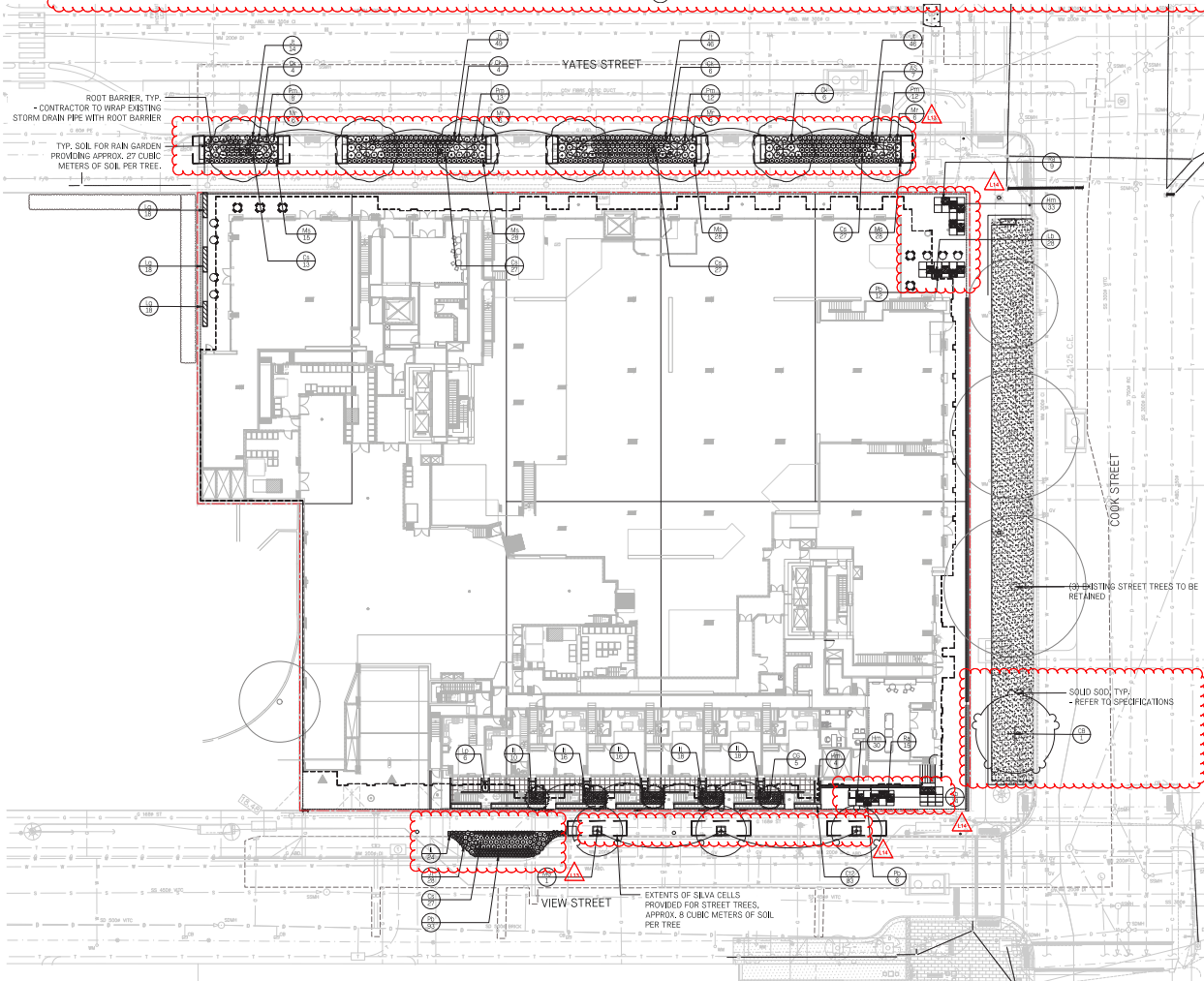


Acer circinatum / Vine Maple
 Nyssa sylvatica 'Haymanred' / Black Tupelo
 Aesculus hippocastanum / horse chestnut
 Carpinus betulus / European hornbeam

RAIN GARDEN



Carex obovata / Slough Sedge
 Juncus 'carmen's grey' / Carmen's Grey Rush
 Iris douglasiana / Douglas Iris



Starlight Developments
 100 West Beaver Creek & Highway 104, Victoria, BC
 (250) 383-1111

Client: Starlight Developments
Project: Harris Green Village Phase 01
Project No.: 131123
Drawn by: JZ
Checked by: JZ
Scale: 1:500
Date: 2024-04-18

Sheet Title: Planting Plan Level 1
Sheet Number: L1.41

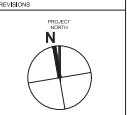
Issue For: DPP Minor Amendment
Date: 2026-04-17

Professional Seal: [Seal of a Professional Engineer, No. 12345]

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REVISIONS:

NO.	DATE	DESCRIPTION



REVISIONS:

NO.	DATE	DESCRIPTION

PLANTING NOTES

1. ALL PLANT MATERIAL TO OMA AND OSCA STANDARDS, REFER TO THE OMA LANDSCAPE STANDARDS LATEST EDITION.
2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON, FURTHER SEARCH TO BE TAKEN IF NECESSARY.
3. REFER TO SPECIFICATIONS FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS.
4. CONSULT TREE PLANTING LOCATIONS, AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
5. NO SUGGESTION OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT LANDSCAPE ARCHITECT.
6. FOR STREET TREES: (TRUNK SPACING, QUANTITY, AND TREE SPECIES TO THE SATISFACTION OF BOTH THE DIRECTOR OF PARKS, RECREATION AND FACILITIES AND THE CONSULTING MANAGER OF THE PROJECT). NEW TREES MUST BE OF GOOD STAMENS, MINIMUM 100 CM Girth, AND BOTTLED WITH APPROVED ROOT GUARDERS. TREE GUARDING AND APPROPRIATE SOIL. PLANTING DEPTH OF ROOTBALL MUST BE BELOW GROUND SURFACE. CALL FROM ROAD STREET TREES: 1.800.363.8343 (PACIFIC TIME) TREE PLANTING COMPLETE.
7. PROVIDE DESIGNER'S SPECIFICATIONS FOR ALL PLANTING AREAS ON SITE BY CONSULTING WITH PROJECT SPECIFICATION, SUBMIT LOCATIONS AS PER MECHANICAL PROVIDER AND ARCHITECT'S INDICATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	AC	3	Acer circinatum / Vine Maple	3.0m Ht.	As Shown	B&B, Multi-Stemmed, Dense Tree
	CN	2	Cornus nuttallii / Western Flowering Dogwood / Monarch	5cm cal.	As Shown	B&B, Well Branched, Dense Tree
SHRUBS						
	Ra	4	Rhododendron x 'Hino-white' / White Hino Azalea	1 gal. pot		
	Ta	9	Taxus x media / Dense Yew	#3 Pot		
GRASSES						
	Hm	4	Hakonechloa macro / Japanese Forest Grass	#2 Pot	45cm	Full
	Mm	16	Miscanthus sinensis / Morning Light / Eubolia Grass	#1 Pot	45cm	Full



Issued For: DPP Minor Amendment
Date: 2026-04-17



H.A.P.A.
Professional Engineer
12345

ARCADIS
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Vancouver BC V6E 4B1 Canada
Tel: 604.683.8377
www.arcadis.com

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

PROJECT NO.: 121103

DRAWN BY: YZ

CHECKED BY: JF

SCALE: 1:200

DATE: 2025-05-18

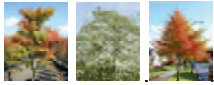
SHEET TITLE:
Planting Plan
Level 5

SHEET NUMBER:
L1.44

PLANTING NOTES

1. ALL PLANT MATERIAL TO OMA AND BOLA STANDARDS. REFER TO THE OMA LANDSCAPE STANDARDS LATEST EDITION.
2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON. FURTHER SEARCH TO BE TAKEN IF NECESSARY.
3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS.
4. CONFIRM TREE PLANTING LOCATIONS, AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
5. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUFFICIENT PROOF AND APPROVAL BY THE CLIENT, LANDSCAPE ARCHITECT.
6. FOR STREET TREES (REAL SPACING, QUANTITY) AND TREE SPECIES TO THE SATISFACTION OF BOTH THE DIRECTOR OF PUBLIC WORKS AND THE GENERAL MANAGER OF ENGINEERING. NEW TREES MUST BE OF GOOD STANDARDS, UNIFORM SIZE CALIBRE, AND MUST BE FULLY APPROVED FOR BUSINESS TREE QUALITY AND APPROPRIATE FOR PLANTING SITES OF POTENTIAL ADULT TREE BEHIND A SPACE, CALL PARKING STREET TREES DIMENSIONS FOR INSPECTION AFTER TREE PLANTING COMMENCEMENT.
7. PROVIDE CLEAR BUILD BRIDGEMAN FOR ALL PLANTER AREAS ON SITE IN COMPLIANCE WITH PROJECT SPECIFICATIONS, THROUGHOUT LOCATIONS AS PER MECHANICAL.
8. PROVIDE HIGH EFFICIENT IRRIGATION.

TREES



Acer palmatum / Japanese Maple
Cornus nuttallii / Western Flowering Dogwood
Nyssa sylvatica / Sour Gum

HEDGE



Taxus x media / Yew

SHRUB



Lonicera ciliosa / Privet Honeysuckle

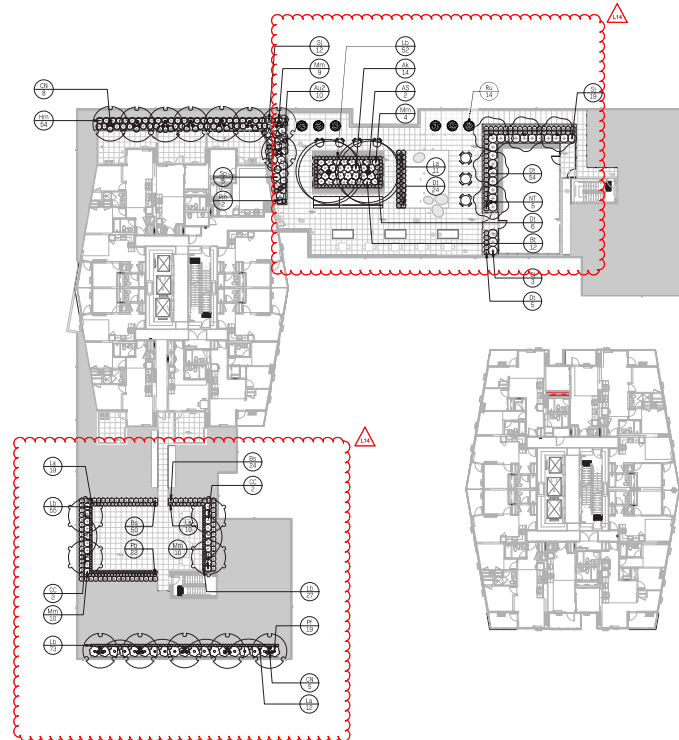
FERNS, GRASSES & GROUNDCOVERS



Hakonechloa macrochaeta / Japanese Forest Grass

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACE	COMMENTS
TREES						
	AS	2	Acer rubrum 'Red Sunset' / Red Sunset Maple	6cm cal.	As Shown	
	CN	13	Cornus nuttallii 'Monarch' / Western Flowering Dogwood 'Monarch'	5cm cal.	As Shown	BBB, Well Branched, Dense Tree
	CC	4	Cotinus coggygria / Smoke Tree	6cm cal.	As Shown	
	NT	5	Nyssa sylvatica 'Hymenae' / Sour Gum	6cm cal.	As Shown	
	SJS	26	Styrax japonicus / Japanese Snowbell	5cm cal.	As Shown	BBB, Well Branched, Dense Tree
SHRUBS						
	Ak	14	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Shrub Abelia	#3 Pot		
	AuS	10	Arctostaphylos uva-ursi / Kinnikinnick	1 gal. pot		
	Bt	12	Berberis thunbergii 'Thornless' / Thornless Japanese Barberry	#3 Pot		
	Bs	74	Buxus sempervirens / Common Boxwood	#2 Pot	As Shown	
	La	52	Lavandula angustifolia / English Lavender	#2 Pot		
	Pm	2	Polystichum munifolium / Western Sword Fern	1 gal. pot		
	Pf	19	Potentilla fruticosa / Bush Cinquefoil	#3 Pot		
	Sj	34	Spiraea japonica / Japanese Spirea	1 gal. pot		
	Sp	5	Salix purpurea 'Nana' / Dwarf Arctic Willow	#3 Pot		
GRASSES						
	Dt	89	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot		
	Hm	54	Hakonechloa macrochaeta / Japanese Forest Grass	#2 Pot	45cm	FULL
	Lb	207	Liriodopsis muscari 'Big Blue' / Big Blue Lilyturf	#1 Pot		
	Mm	33	Miscanthus sinensis 'Morning Light' / Eulalia Grass	#1 Pot	45cm	FULL
	Pb	22	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	#1 Pot	45cm	FULL
SHRUB AREAS						
	Ru	84	Rubus ursinus / California Blackberry	#1 Pot	30cm	FULL



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 Vancouver BC, V6E 4B1 Canada
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 1295 West Pender Street - Suite 100
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 TEL: 604 683 8797
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PROJECT INFORMATION
 Harris Green Village
 Phase 01
 1045 Yates Street
 Victoria, BC
 PROJECT NO. 121123
 DRAWN BY: JZ
 CHECKED BY: JZ
 SCALE: 1:200
 DATE: 2024-04-18

ISSUE TITLE
 Planting Plan
 Level 0

SHEET NUMBER
 L1.45

ISSUED FOR: DPP Minor Amendment
DATE: 2026-04-17

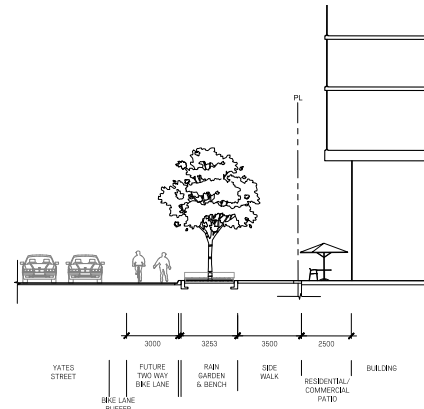
Starlight Developments
720-261-1881 (Toll-free) & 780-463-2222 (Local) / 416-291-1881 (Toll-free)

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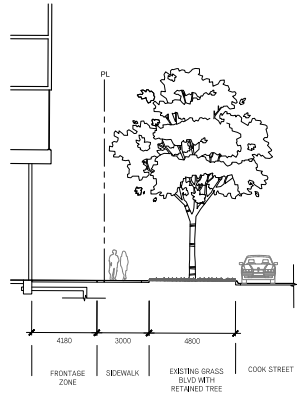
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85	2024-07-15	CONCEPT DESIGN
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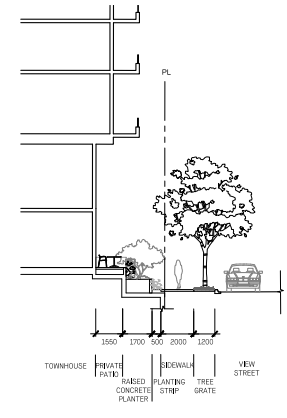
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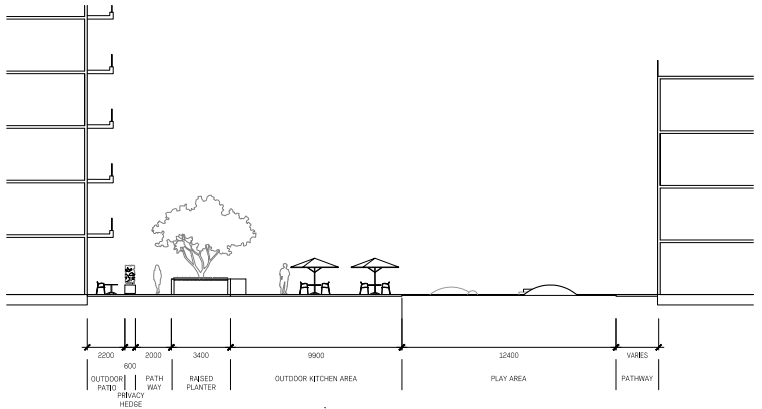
1 YATES STREET
1:2.11 1:100



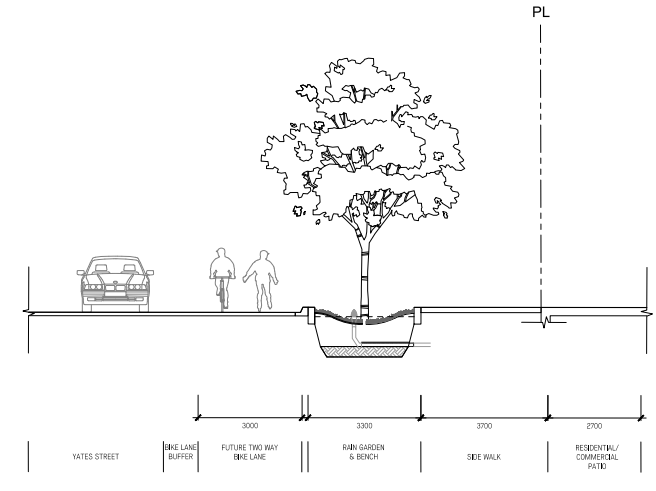
2 COOK STREET
1:2.11 1:100



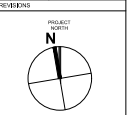
3 VIEW STREET
1:2.11 1:100



4 LEVEL 2 AMENITY
1:2.11 1:100



5 RAIN GARDEN WITH PIPED OVERFLOW
1:2.11 1:150



PROJECT NUMBER

Issued For: DPP Minor Amendment
Date: 2026-04-17



HARA
CONSULTANTS

ARCADIS

1235 West Pender Street - Suite 100
Vancouver, BC, V6E 4B1 Canada
4684 655 8707
www.arcadis.com

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

PROJECT NO. 121123

DRAWN BY: VC

CHECKED BY: JF

SCALE: AS SHOWN

DATE: 2024-07-15

SHEET TITLE
Sections

SHEET NUMBER
L2.11

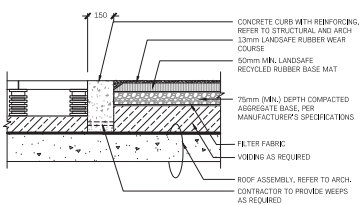
REV

NO.	DATE	DESCRIPTION
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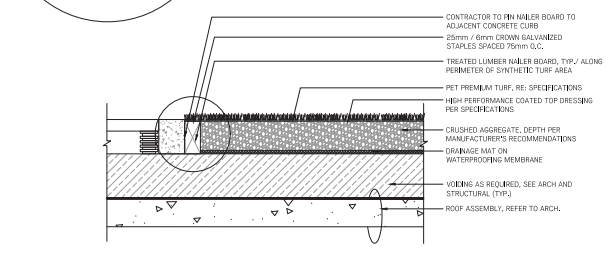
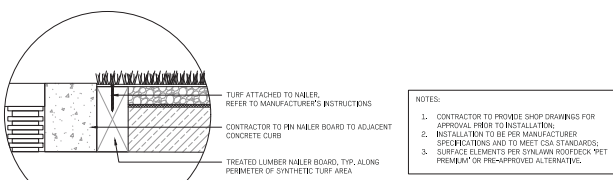


NO.	DATE	DESCRIPTION
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- NOTES:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
 - INSTALLATION TO BE PER MANUFACTURER SPECIFICATIONS AND TO MEET CSA STANDARDS.
 - RUBBER SURFACE THICKNESS TO MEET SAFETY CODE REQUIREMENTS AND TO BE CONFIRMED BY DEFLECTOR; SURFACE ELEMENTS PER MANUFACTURER SURFACES OR PRE-APPROVED ALTERNATIVE.

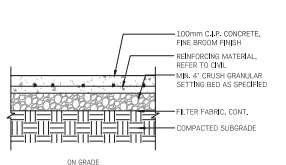


1 L3.10 POURED-IN-PLACE FALL SURFACING

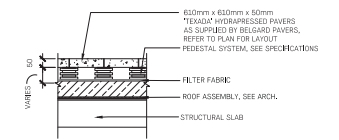
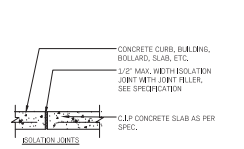
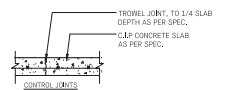
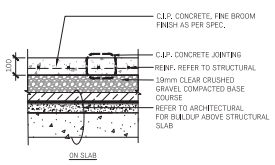


2 L3.10 SYNTHETIC TURF

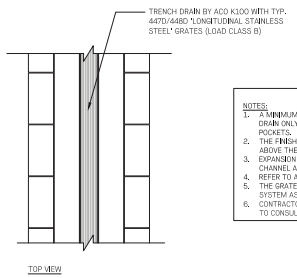
- NOTES:
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS.
 - CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH.
 - TROWEL JOINTS BEFORE RANDOM CRACKING OCCURS.
 - 1500mm x 3000mm CONTROL JOINT PATTERN TYP. FOR ON SLAB CONCRETE



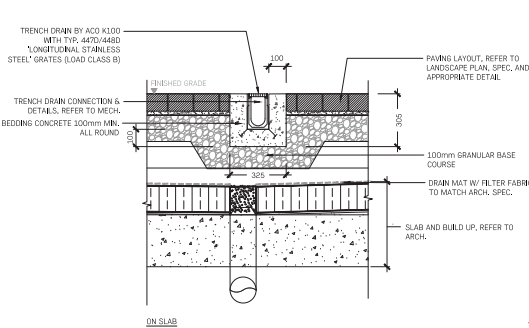
3 L3.10 C.P.P. CONCRETE PAVING TYP.



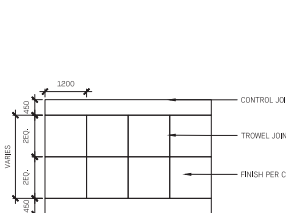
4 L3.10 PAVING ON PEDESTALS



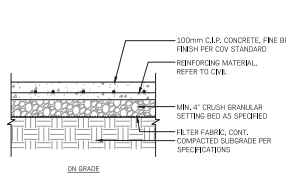
- NOTES:
- A MINIMUM CONCRETE STRENGTH OF 30MPa IS RECOMMENDED FOR TRENCH DRAIN ONLY. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
 - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 3mm ABOVE THE TOP OF THE CHANNEL ROSE.
 - EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND THE CONCRETE SURROUND.
 - REFER TO ACQ'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.
 - THE GRATED TRENCH DRAINAGE SYSTEM SHALL BE ACQ KLASSDRAIN K100 SYSTEM AS MANUFACTURED BY ACQ POLYCRETE PTY. LTD.
 - CONTRACTOR TO PROVIDE TRENCH DRAIN GRATE / DRAIN BODY / CATCH BASIN TO CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



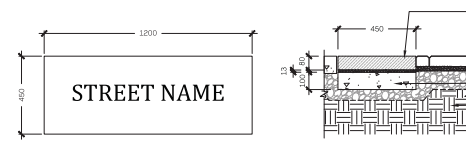
8 L3.10 TRENCH DRAIN



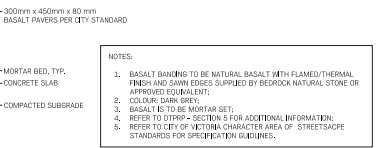
- NOTES:
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS.
 - CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH.
 - TROWEL JOINTS BEFORE RANDOM CRACKING OCCURS.
 - 1500mm x 3000mm CONTROL JOINT PATTERN TYP. FOR ON SLAB CONCRETE



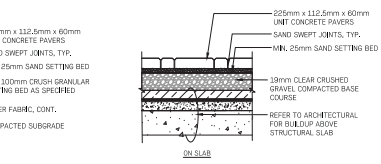
8 L3.10 C.P.P. CONCRETE PAVING - COV NEW TOWN STANDARD



6 L3.10 BASALT BANDING, NEW TOWN PAVING CITY STANDARD PLAN DETAIL



6 L3.10 BASALT BANDING, NEW TOWN PAVING CITY STANDARD



7 L3.10 UNIT CONCRETE PAVERS, COV NEW TOWN STD.



APPROVED PLAN

HAPA

PROFESSIONAL ENGINEER

ARCADIS

1385 West Rendou Street - Suite 100
Victoria, BC V8E 4R4 Canada
488.664.8977
www.arcadis.com

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

PROJECT NO.: 12193
DRAWN BY: JZ
CHECK BY: JZ
DATE: 2024-03-15

SCALE: AS NOTED
SHEET TITLE: Details Paving
SHEET NUMBER: L3.10



Starlight Developments
125 Ave. 100 Street & Montezuma, Okem, Canada
T0L 1S0

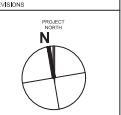
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ARCHIVE:

11	ISSUED	2026-04-17
10	REVISED	2025-09-15
9	ISSUED	2025-09-15
8	ISSUED	2025-09-15
7	ISSUED	2025-09-15
6	ISSUED	2025-09-15
5	ISSUED	2025-09-15
4	ISSUED	2025-09-15
3	ISSUED	2025-09-15
2	ISSUED	2025-09-15
1	ISSUED	2025-09-15

REVISIONS

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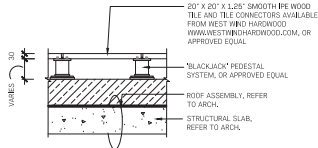


Issued For: DPP Minor Amendment
Date: 2026-04-17



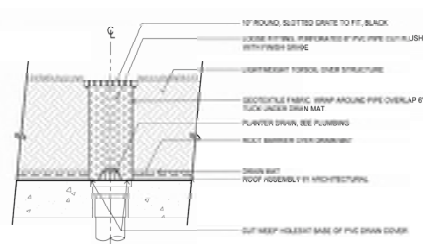
PROJECT INFORMATION

Harris Green Village Phase 01 1045 Tenth Street Victoria, BC
PROJECT NO. 12123
DRAWN BY: JZ
CHECKED BY: JZ
SCALE: AS NOTED
DATE: 2026-04-17
PROJECT TITLE: Details Paving
SHEET NUMBER: L3.11
REV: 1

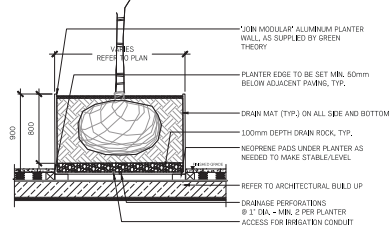


WOOD DECK TILES
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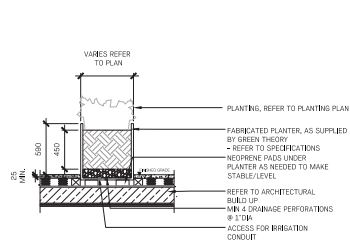
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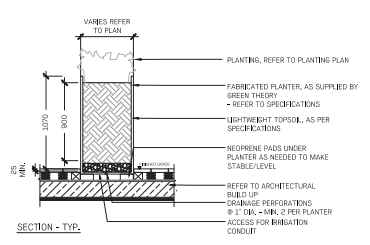
1 PLANTER DRAIN CLEANOUT
NTS



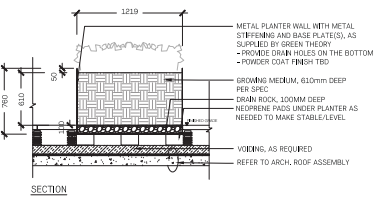
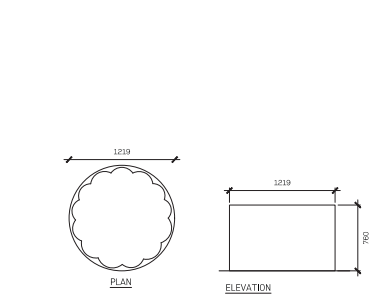
2 METAL PLANTER
3/32



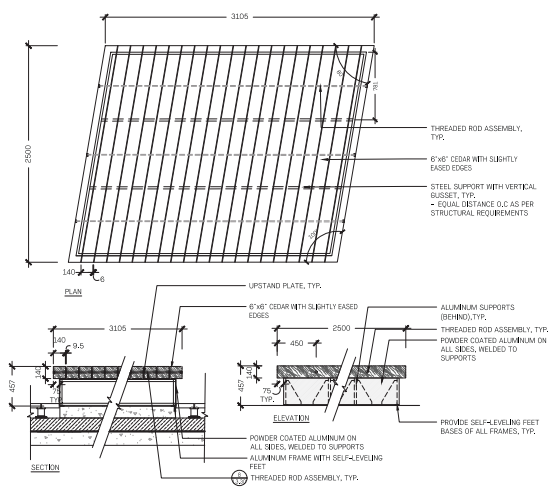
3 METAL PLANTER - LOW PLANTER
3/32



4 METAL PLANTER - GUARDRAIL HT.
3/32

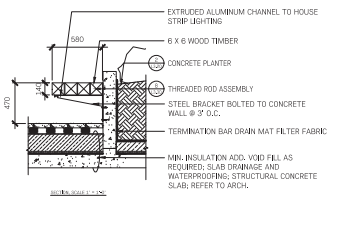


5 METAL PLANTER - URBAN AGRICULTURE, TYP.
3/32

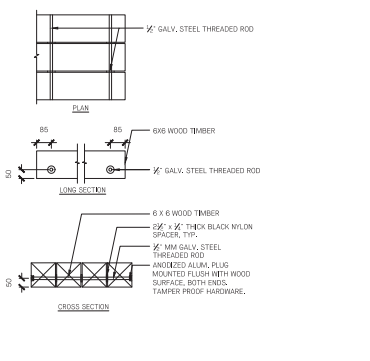


6 WOOD PLATFORM SEATING DECK
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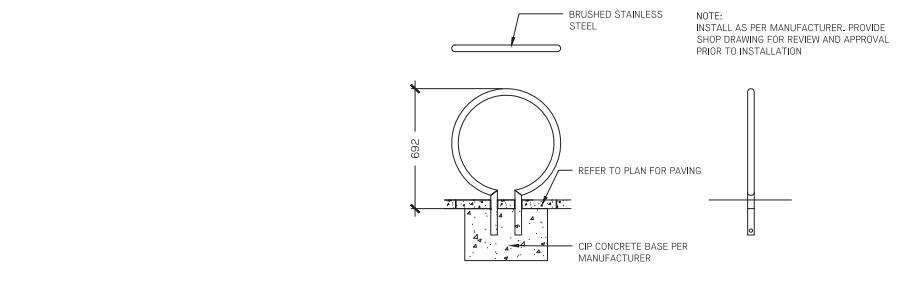
- BENCHES GENERAL NOTES:
1. REQUIRE ENGINEERED SHOP DRAWINGS STAMPED BY A REGISTERED ENGINEER FOR ALL FURNISHINGS.
 2. REFER TO SPECIFICATIONS FOR GENERAL CONDITIONS, MATERIALS, AND PROCEDURES.
 3. FOR METAL ELEMENTS AND ATTACHMENTS, PROVIDE SHOP DRAWINGS (SEAL AND SIGNED BY A STRUCTURAL ENGINEER) DESIGNED TO PRACTICE IN CANADA. WOOD TIMBERS THAT DO NOT YELLOW CLEAR OR AL TREATMENT APPROVED BY OWNER, FINISH FOR SMOOTH FINISH, SLIGHTLY GUSSED EDGES, TYP. MIN. 1/2" THICK WOOD TREATMENT OR EQUIVALENT, PROVIDE SAMPLE FOR REVIEW AND APPROVAL PRIOR TO APPLICATION.
 4. ALL HARDWARE STEEL KITCHEN-DIPPED GALVANIZED HARDWARE, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS.
 5. ALL SUPPORTS TO BE POWDER COATED, GALV. COLOR TEEL, PROVIDE SAMPLE AND CONFIRM COLOR PRIOR TO FABRICATION. INSTALL AS PER MANUFACTURER SPECIFICATIONS.
 6. PROVIDE CLOSED WOOD Joints AS ALL JOINT ASSEMBLY CONNECTIONS.
 7. FOR CONCRETE FINISHES, REFER TO SPECIFICATIONS.
 8. FIELD FIT ALL DIMENSIONS PRIOR TO FABRICATION.



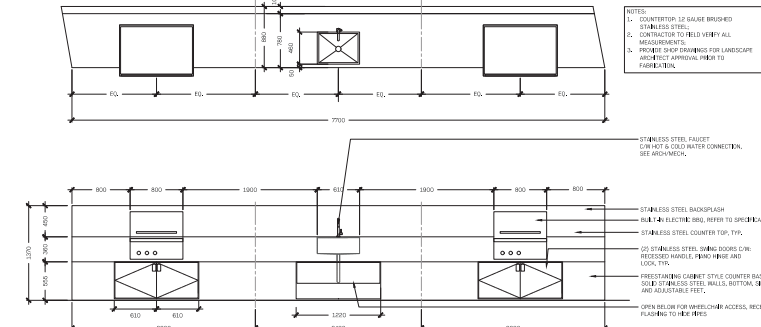
7 WOOD TOP BENCH AT CIP CONCRETE PLANTER WALL
3/32



8 THREADED ROD ASSEMBLY
3/32

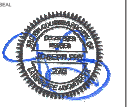


9 RING BIKE RACK
NTS



10 OUTDOOR KITCHEN
3/32

Issued For: DPP Minor Amendment
Date: 2026-04-17

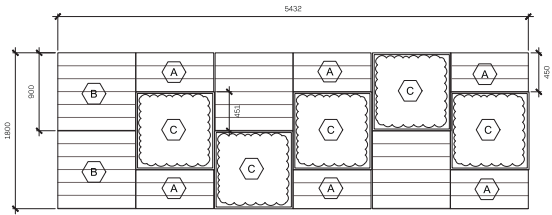


HARA
1236 West Pender Street - Suite 100
Vancouver BC V6E 4B7 Canada
HARA@HARA.COM

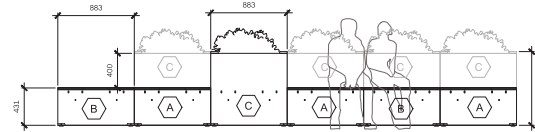
ARCADIS
1236 West Pender Street - Suite 100
Vancouver BC V6E 4B7 Canada
www.arcadis.com

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC
PROJECT NO: 15123
DRAWN BY: YZ
CHECKED BY: JF
SCALE: AS NOTED
DATE: 2026-04-17
Details
Site Furnishings

SHEET NUMBER
L3.30



PLAN



FRONT ELEVATION

1 CITY BLOCK - POCKET BLOCK BENCH AND PLANTER
1:20

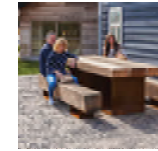
NOTES:
POCKET BLOCKS BENCHES AND PLANTERS BY CITY BLOCKS
MODEL # RECTANGULAR BENCH, SQUARE BENCH, SQUARE PLANTER

A. 1. RECTANGULAR BENCH
DIMENSIONS: 35 3/4" x 17 1/2" x 17"
MATERIAL: WOOD: ACETYLATED RADICATA FINE
BASE: ALUMINUM
SURFACE MOUNTING OPTIONAL: LEVELING FOOT
COLOUR: TBD

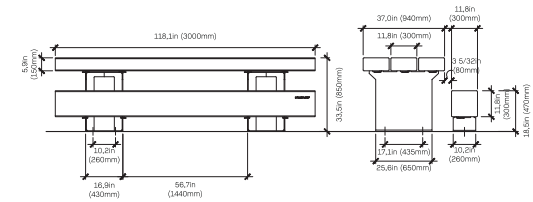
B. 2. SQUARE BENCH
DIMENSIONS: 35 3/4" x 35 3/4" x 17"
MATERIAL: WOOD: ACETYLATED RADICATA FINE
BASE: ALUMINUM
SURFACE MOUNTING OPTIONAL: LEVELING FOOT
COLOUR: TBD

C. 3. SQUARE PLANTER
DIMENSIONS: 35 3/4" x 35 3/4" x 13 1/2"
MATERIAL: WOOD: ACETYLATED RADICATA FINE
BASE: ALUMINUM
SURFACE MOUNTING OPTIONAL: LEVELING FOOT
COLOUR: TBD

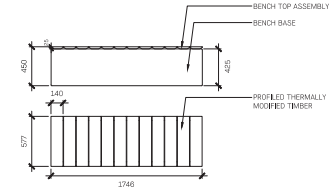
T. 1.484.496.8281
canada@streetlife.com



NOTES:
DRIFTER P/MC SET BY STREETLIFE (3000mm x 940mm) AND (5000mm x 940mm) OR APPROVED EQUIVALENT.
SEAT AND TABLE: TIMBER, UNTREATED FSC® 100% CUMARU HARDWOOD SOLID SLATS (200x35x50)
SUPPORTS: HOT-DIP GALVANIZED STEEL, POWDER COATED IN A RAL COLOUR.
COLOUR: TBD
T. 1.484.496.8281
canada@streetlife.com



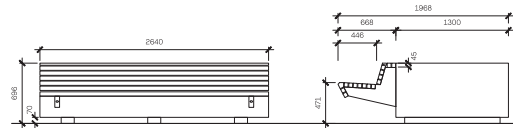
2 HARVEST TABLE
1:20



NOTES:
JOIN SEATING BY GREEN THEORY
8620 FRONT TO BACK WOOD PLACEMENT
SKU # JS-418-6875
68,75" L x 22,75" W x 18" H
POWDER COATED INSIDE AND OUT
greentheorydesign.com

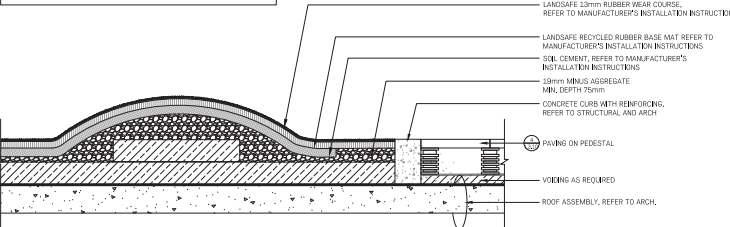
3 JOIN SEATING
1:20

NOTES:
CLIFFHANGER SHRUBTUB SYSTEM BY STREETLIFE
MODEL # CLIFHTUB-2064-3000-PC (TOTAL OF 2)
DIMENSIONS: TUB (CL. 2064x3000x100) (W x L x H)
TUB + SEATING: CL. 2844x1974x71
MATERIAL: DOUBLE POWDER COATING FINISH
UNTREATED FSC® 100% CUMARU HARDWOOD
COLOUR: TBD
T. 1.484.496.8281
canada@streetlife.com



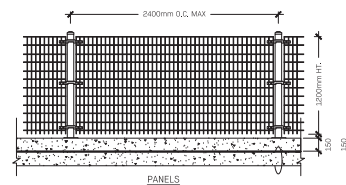
4 CLIFFHANGER SHRUBTUB SYSTEM
1:20

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
3. RUBBER SURFACE THICKNESS TO MEET SAFETY CODE REQUIREMENTS AND TO BE CONFIRMED BY CONTRIBUTOR.
4. CONTRACTOR TO PROVIDE ALL COLOURS SAMPLES FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

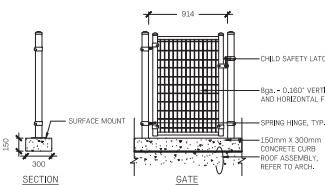


5 RUBBER PLAY MOUND, TYP.
1:10

MANUFACTURER: OMEGA
MODEL: MAX SECURE DOUBLE WIRE - ANTI CLIMB
HEIGHT: 1200mm
COLOR: TBD
NOTE: INSTALL HIKET SIDE DOWN, GATE TO HAVE SELF-CLOSING HINGE



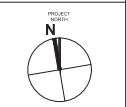
6 DOG RUN / GUARDRAIL FENCE
1:20



Starlight Developments
125 West Beaver Creek Rd., Richmond Hill, Ontario, Canada
M4B 1W7
Tel: 905.882.2222
www.starlightdev.com

Starlight Developments
125 West Beaver Creek Rd., Richmond Hill, Ontario, Canada
M4B 1W7
Tel: 905.882.2222
www.starlightdev.com

NO.	DATE	DESCRIPTION
1	2023-04-11	ISSUED FOR PERMIT
2	2023-04-11	ISSUED FOR PERMIT
3	2023-04-11	ISSUED FOR PERMIT
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REVISIONS

Issued For: DPP Minor Amendment
Date: 2026-04-17



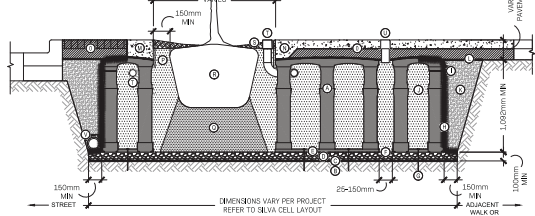
HARA
HARRIS ARCHITECTURAL
1234 West Beaver Street - Suite 100
Richmond Hill, Ontario L4B 1W7
Tel: 905.882.2222
www.hara.com

ARCADIS
1234 West Beaver Street - Suite 100
Richmond Hill, Ontario L4B 1W7
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www.arcadis.com

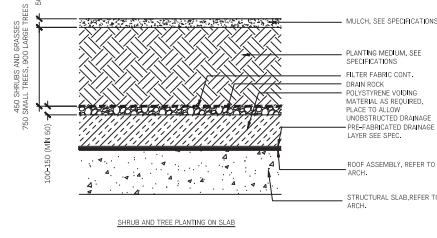
Harris Green Village Phase 01
1045 Yama Street
Victoria, BC
PROJECT NO: 12123
DRAWN BY: JF
CHECKED BY: JF
SCALE: AS NOTED
DATE: 2024-04-11
SHEET TITLE: Details Site Furnishings
SHEET NUMBER: L3.31
REV:

- KEY PLAN**
- 1 SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 - 2 SUBGRADE, COMPACTED
 - 3 GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE TO 50% PROCTOR
 - 4 SILVA CELL BASE, 10% MAX
 - 5 25 TO 150 MM SPACING BETWEEN SILVA CELLS AT BASE
 - 6 ANCHORING SPINES - CONTACT DEEPROOF FOR ALTERNATIVE
 - 7 DEEPROOF WRAPPED AROUND PERIMETER OF SYSTEM WITH 150 MM TIE (OUTWARD FROM BASE AND 50 MM EXCESS OVER TOP OF DECK)
 - 8 CABLE TIE ATTACHING GEOSD TO SILVA CELL AT BASE OF UPPER LEG, AS NEEDED
 - 9 PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACE ON 10% AND WALKWAY COMPACTED TO 75-80% PROCTOR
 - 10 COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
 - 11 GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
 - 12 RUBBER CURBS AT TREE OPENING TO BE USED WITH PAVEMENT OR ASPHALT
 - 13 THICK PAVEMENT EDGE AT TREE OPENING TO BE USED WITH CONCRETE
 - 14 PAVEMENT AND AGGREGATE BASE PER PROJECT ALTERNATIVE
 - 15 DEEPROOF ROOT BARRIER, 300 OR 450 MM DEPTH, DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
 - 16 PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
 - 17 ROOT BALL
 - 18 TREE GROWING TREATMENT, PER PROJECT SPECIFICATION
 - 19 DEEPROOF WATER AND AIR VENT, WHEN REQUIRED
 - 20 DEEPROOF WATER AND AIR VENT, WHEN REQUIRED
 - 21 UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
 - 22 UNRESTRICTED DRAINAGE (PRE-FABRICATED DRAINAGE LAYER SEE SPEC.)
 - 23 ROOF ASSEMBLY, REFER TO ARCH.
 - 24 STRUCTURAL SLAB, REFER TO ARCH.
 - 25 FRESH GRADE
 - 26 MULCH, SEE SPECIFICATIONS
 - 27 PLANTING MEDIUM, SEE SPECIFICATIONS
 - 28 SCARIFIED SUBGRADE
 - 29 COMPACTED SUBGRADE
 - 30 MULCH - SEE SPECIFICATIONS
 - 31 ENSURE FULL CONTACT BETWEEN ROOTBALL AND PLANTING MEDIUM
 - 32 PLANTING MEDIUM - SEE SPEC
 - 33 COMPACTED SUBGRADE
 - 34 SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE AND REMOVE BURLAP AND TWINE FROM TOP HALF OF ROOTBALL
 - 35 MULCH, SEE SPECIFICATIONS
 - 36 FINISH GRADE
 - 37 PLANTING MEDIUM, SEE SPEC
 - 38 COMPACTED SUBGRADE

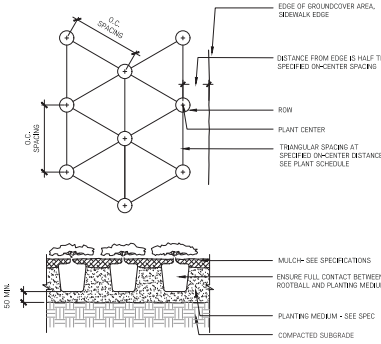
- NOTES**
1. EDCR 1008 SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. PROVIDE SUPPLEMENTAL ILLUMINATION.
 4. DO NOT SCALE DRAWINGS.



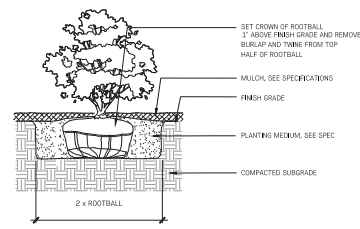
1 SILVA CELL SOIL SYSTEM
NTS



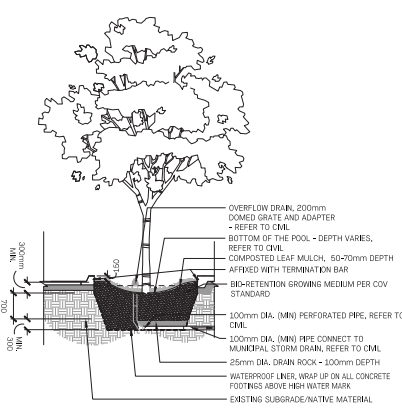
2 SOIL PROFILES
1:10



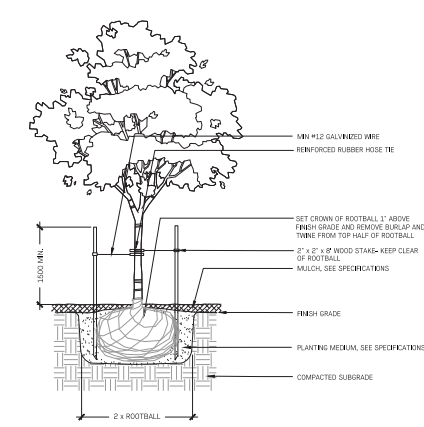
3 GROUNDCOVER PLANTING
NTS



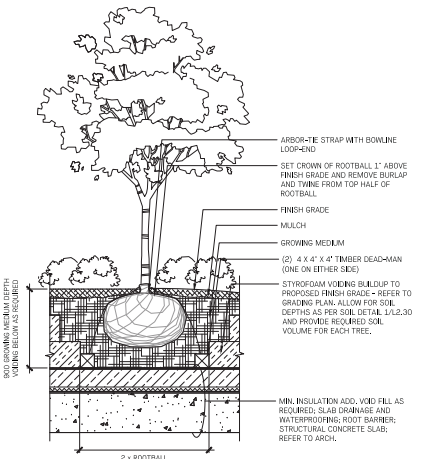
4 SHRUB PLANTING
NTS



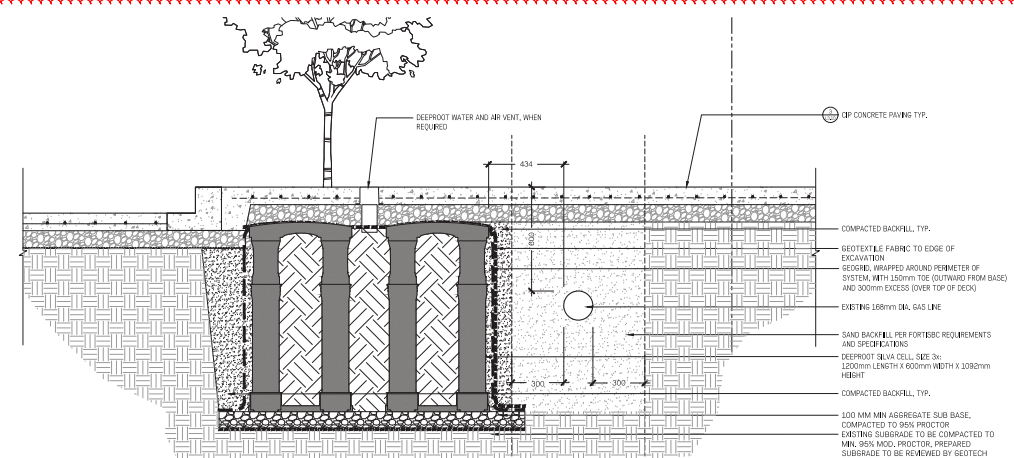
5 RAIN GARDEN
NTS



6 TREE PLANTING - ON GRADE
NTS



7 TREE PLANTING - ON SLAB
NTS



8 EXTENT OF SILVA CELLS AT CURB
1:10

Starlight Developments

Starlight Developments
170 West Beaver Creek Road, Suite 100
Victoria, BC V8L 2V1
Tel: 250-942-9999

PROJECT INFORMATION

PROJECT NAME: Harris Green Village Phase 01
1045 Yates Street, Victoria, BC
PROJECT NO.: 121123
DRAWN BY: VC
CHECKED BY: JF
SCALE: AS NOTED
DATE: 2024-05-18

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
13.40

DATE
2024-05-18

ISSUED FOR: DPP Minor Amendment
Date: 2026-04-17

Starlight Developments

1205 West Beaver Creek Road, Suite 100
Victoria, BC V8L 2V1
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ARCADIS

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