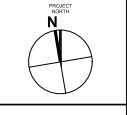




Starlight Developments
1000 West 10th Street, Victoria, BC V8W 2E1

Starlight Developments
1000 West 10th Street, Victoria, BC V8W 2E1
2024-04-17

DATE: 2024-04-17
DESCRIPTION: BUILDING STATISTICS



DATE: 2024-04-17
DESCRIPTION: BUILDING STATISTICS

REVISIONS

PROJECT NO: 15113
DATE: 2024-04-17
ISSUED FOR: DDP MINOR AMENDMENT

DATE: 2024-04-17
ISSUED FOR: DDP MINOR AMENDMENT



SUB-CONSULTANT

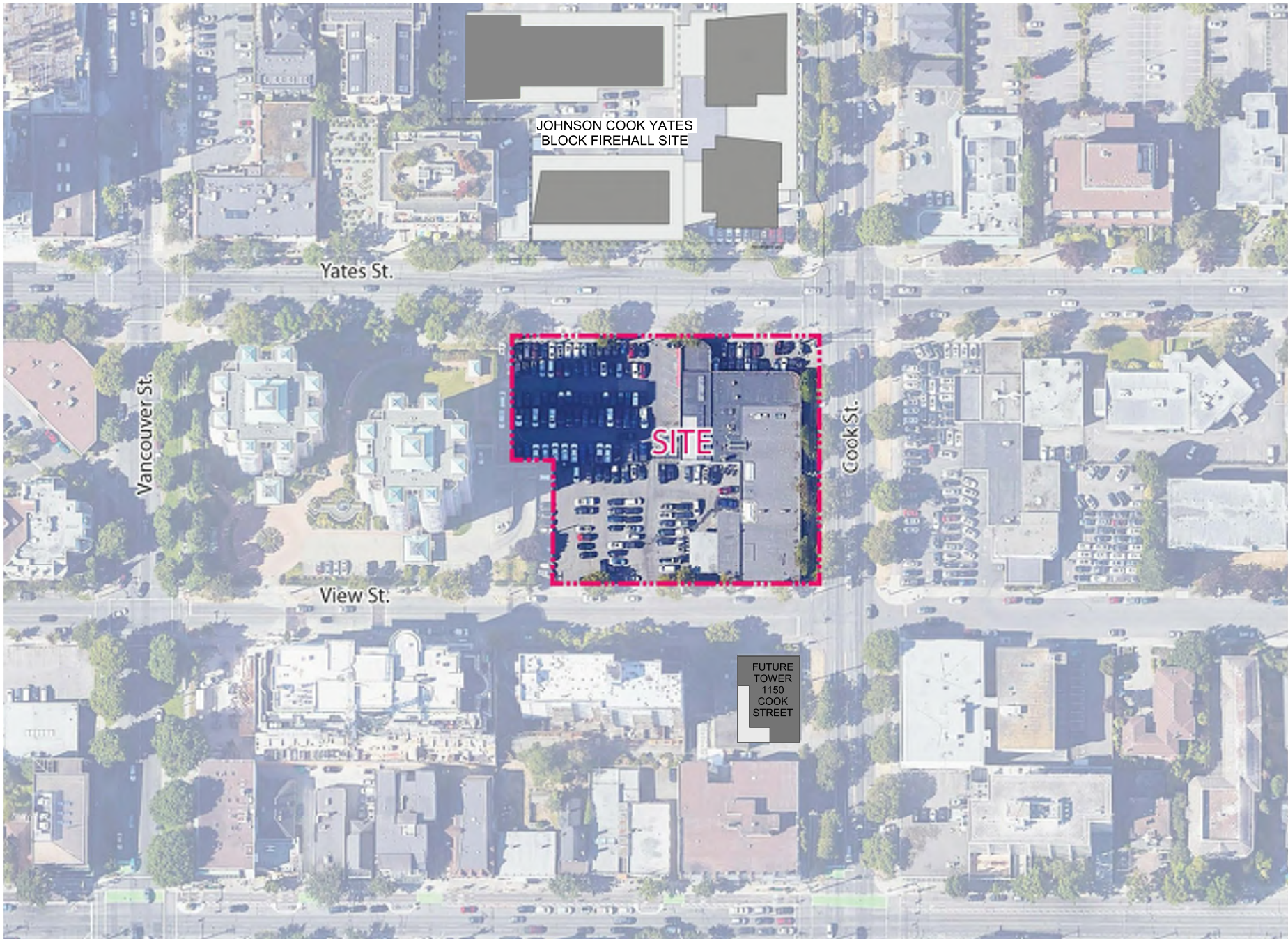
ARCADIS
1295 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
Tel: 604 683 5707
www.arcadis.com

PROJECT TITLE: Harris Green Village Phase 01
1045 Yates Street, Victoria, BC
PROJECT NO: 15113
DRAWN BY: JH
CHECKED BY: DV
SCALE: A
DATE: 2024-04-17

BUILDING STATISTICS

SHEET NUMBER: A0.02

Main data table with columns for Gross Floor Area, Net Floor Area, and various building statistics. Includes sub-sections for different building types and a summary table at the bottom.

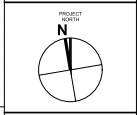


Starlight Developments

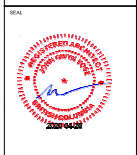
Starlight Developments
1000 West Pender Street - Suite 100
Victoria BC V8E 4B1 Canada
Tel: 250 688 8787

DATE: 2026-04-17

NO.	ISSUED BY	DATE	DESCRIPTION
1	PROJECT NUMBER		
2	PROJECT NAME		
3	PROJECT LOCATION		
4	PROJECT TYPE		
5	PROJECT STATUS		
6	PROJECT OWNER		
7	PROJECT CONTACT		
8	PROJECT PHONE		
9	PROJECT EMAIL		
10	PROJECT WEBSITE		
11	PROJECT ADDRESS		
12	PROJECT CITY		
13	PROJECT PROVINCE		
14	PROJECT COUNTRY		
15	PROJECT ZIP CODE		
16	PROJECT STATE		
17	PROJECT COUNTY		
18	PROJECT DISTRICT		
19	PROJECT WARD		
20	PROJECT NEIGHBOURHOOD		
21	PROJECT ZONE		
22	PROJECT SUBZONE		
23	PROJECT PLAN NUMBER		
24	PROJECT PLAN DATE		
25	PROJECT PLAN SCALE		
26	PROJECT PLAN SHEET NUMBER		
27	PROJECT PLAN SHEET DATE		
28	PROJECT PLAN SHEET SCALE		
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31	PROJECT PLAN SHEET AUTHOR		
32	PROJECT PLAN SHEET CHECKER		
33	PROJECT PLAN SHEET APPROVER		
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Date: 2026-04-17
Issued For: DDP MINOR AMENDMENT



ARCADIS
1295 West Pender Street - Suite 100
Victoria BC V8E 4B1 Canada
Tel: 250 688 8787
www.arcadis.com

PROJECT TITLE: Harris Green Village Phase 01
1045 Yates Street
Victoria, BC
PROJECT NO.: 151123
DRAWN BY: JH
CHECKED BY: GW
SCALE: 1:10
DATE: 2026-04-17

VIEW NO.: CONTEXT PLAN
SHEET NUMBER: A0.04

Starlight Developments
 1000 West 8th Street, Victoria, BC
 V8W 2R6

DATE: 2026-04-17

PROJECT NO: 151123

PROJECT NAME: Harris Green Village Phase 01

1045 Yates Street, Victoria, BC

SCALE: 1:150

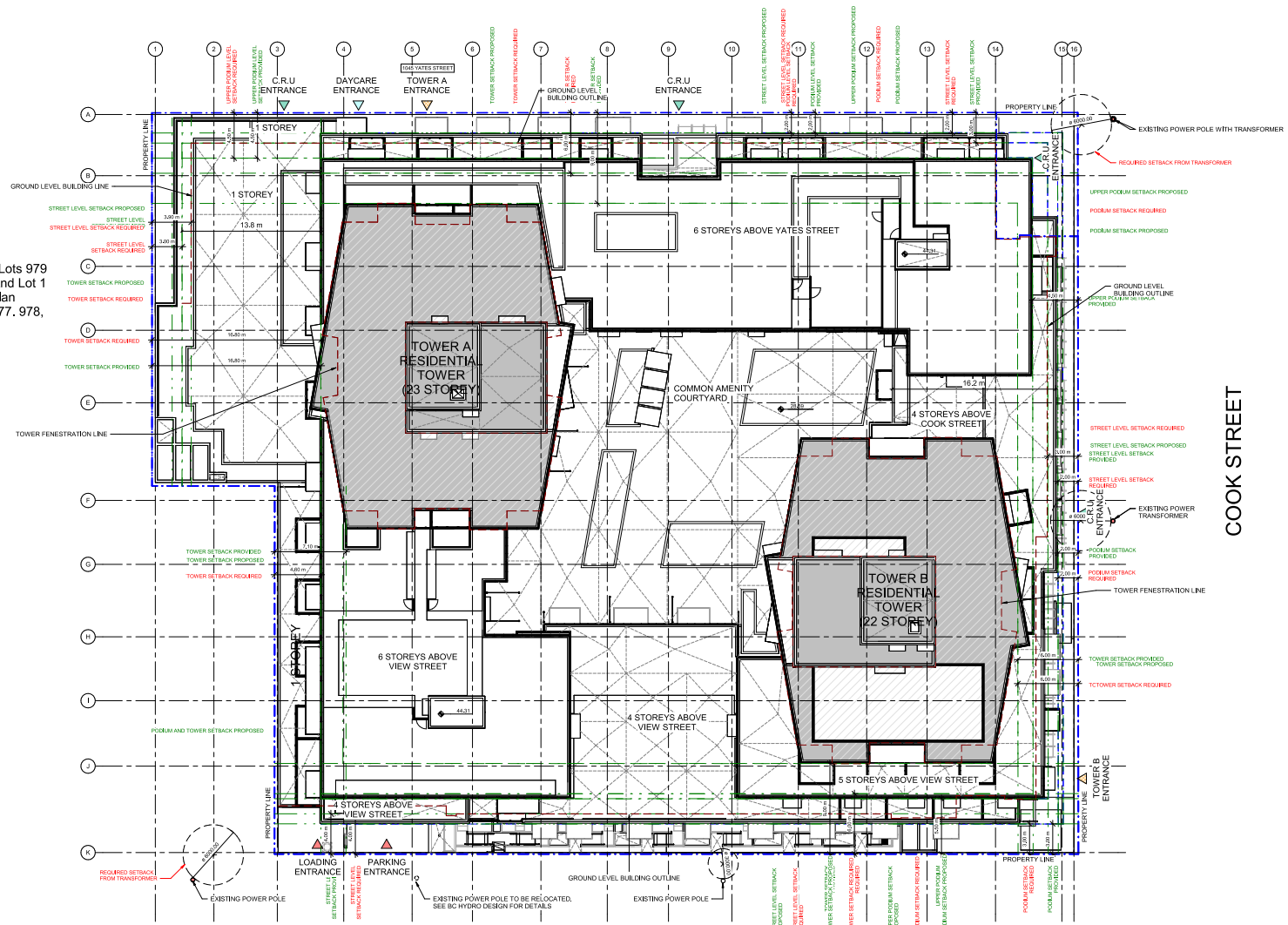
DATE: 2026-04-17

SHEET NO: A0.07

SHEET NAME: SETBACK DIAGRAM

YATES STREET

SETBACKS & PROPERTY LINES ARE ADDED TO ALL LEVELS



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.

VIEW STREET

Project Use	Required (m)		Towers	Proposed (m)		Towers
	Street Level	Residential Podium		Street Level	Residential Podium	
Low yield (30m/30m)	3.0	3.3	0.0	3.0	4.5	3.0
Low yield (View/30m)	4.5	3.3	0.0	4.0	5.5	3.0
Low yield (Front/30m)	3.0	3.3	0.0	3.0	4.5	3.0
Mid yield (View/30m)	3.0	3.3	1.8	3.0	3.8	3.8
Mid yield (Front/30m)	3.0	3.3	0.0	3.0	4.8	3.0

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

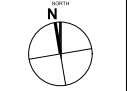


ARCADIS

Harris Green Village
 Phase 01
 1045 Yates Street
 Victoria, BC

A0.07

DATE: 2024-04-17
ISSUED FOR: DDP MINOR AMENDMENT



DATE: 2024-04-17
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ISSUED FOR: DDP MINOR AMENDMENT

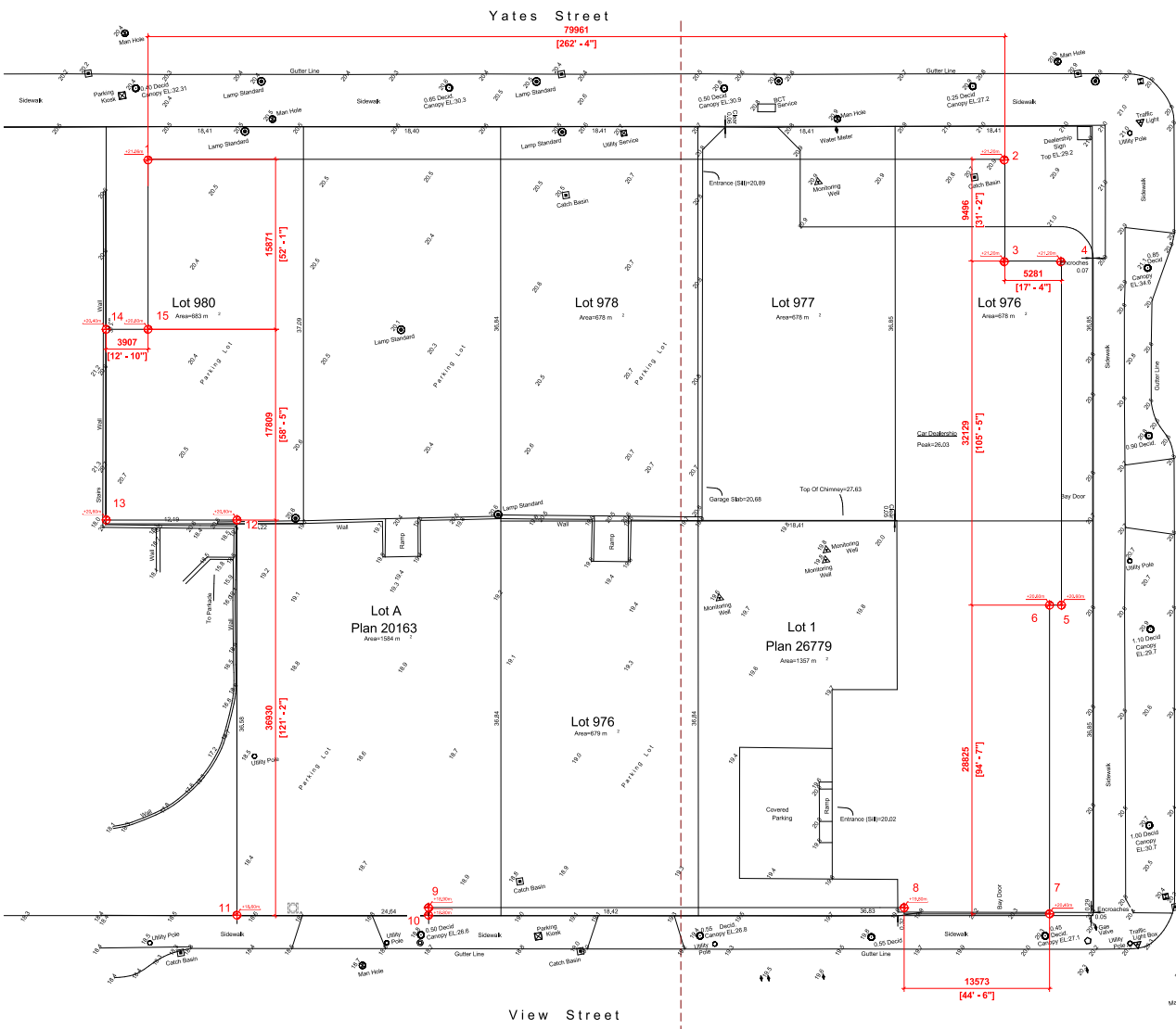


SUB-CORRECTION

ARCADIS
1206 West Pender Street - Suite 100
Vancouver BC, V6E 4B1 Canada
Tel: 604 683 5700
www.arcadis.com

PROJECT TITLE: Harris Green Village Phase 01
1045 Yates Street
Victoria, BC
PROJECT NO.: 151123
DRAWN BY: JH
CHECKED BY: SW
SCALE: 1:150
DATE: 2024-04-17

SHEET NO.: AVERAGE GRADE CALCULATION
SHEET NUMBER: A0.10

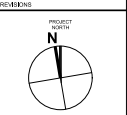


PT	HP (M)	SP (M)	HP/SP Average (M)	Distance Between Grade Points	Total
1	20.8	20.1	20.45	81.29	167806.12%
2	20.9	20.9	20.9	6000	1237500
3	20.9	21	20.95	2995	62824.05
4	20.9	21	20.95	4574	94102.5
5	20.6	20.5	20.55	2904	62476.2
6	20.6	20.5	20.55	15420	324436
7	20.4	20.3	20.35	17512	365642.825
8	19.65	19.6	19.7	41157	264311.374
9	18.4	18.6	18.5	2018	75568.13
10	18.6	18.6	18.7	11168	293645.0
11	18.6	18.6	18.6	46708	716476.8
12	20.0	20.0	20.0	3132	188447.9
13	20.6	20.7	20.65	1823	375276.775
14	20.4	20.4	20.4	11841	242680.24
15	20.6	20.4	20.5	21841	427218.625
SUMA				624912	6947891.52%

Perimeter of building = 1265.1
Grade Calculation = 22,7295,798 100.3

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2026-04-17
2	ISSUED FOR PERMIT	2026-04-17
3	ISSUED FOR PERMIT	2026-04-17
4	ISSUED FOR PERMIT	2026-04-17
5	ISSUED FOR PERMIT	2026-04-17
6	ISSUED FOR PERMIT	2026-04-17
7	ISSUED FOR PERMIT	2026-04-17

NO.	DATE	DESCRIPTION



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

PROJECT NUMBER: 151123



SUB-CONSULTANT

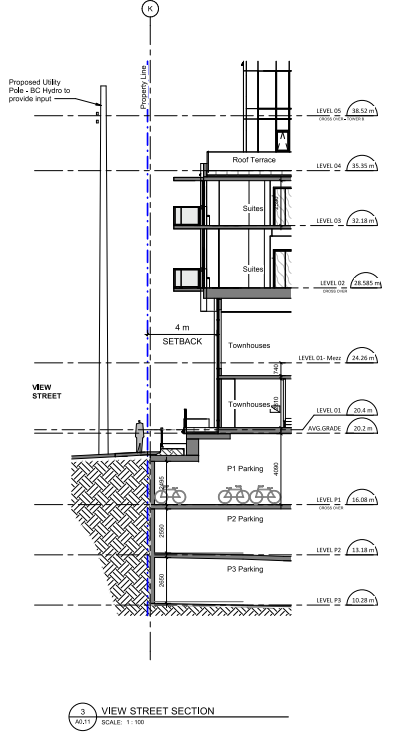
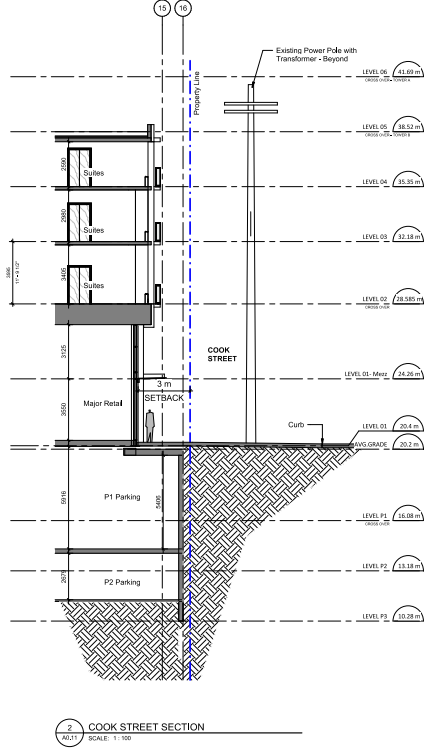
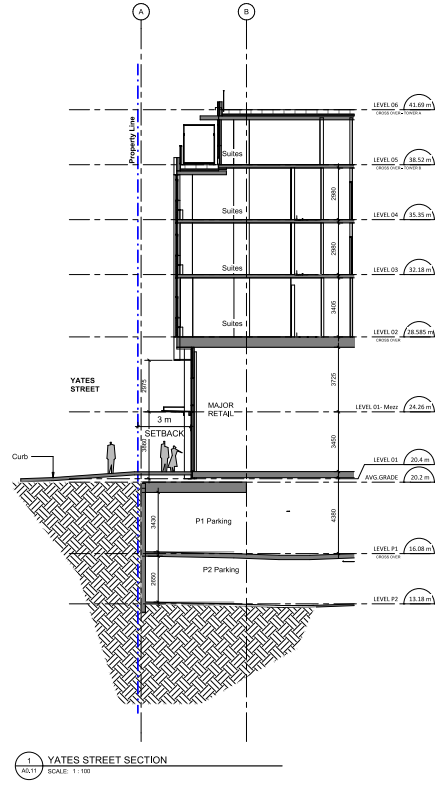
ARCADIS
 1295 West Pender Street - Suite 100
 Vancouver BC V6E 4B1 Canada
 Tel: 604 683 5700
 www.arcadis.com

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: 2026-04-17

SHEET TITLE
STREET SECTION

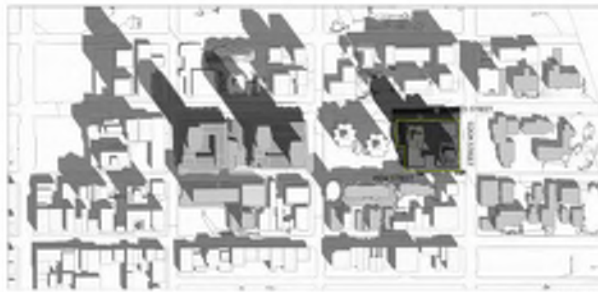
SHEET NUMBER
A0.11



AUTOMNAL EQUINOX - SEPTEMBER 22ND (DST)



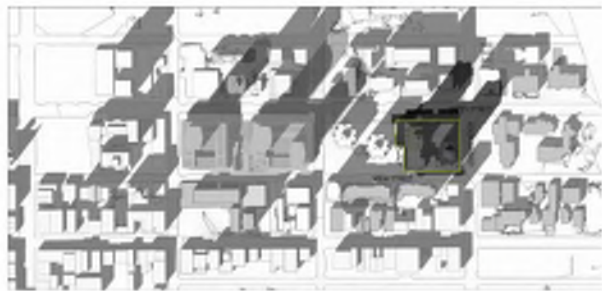
10 AM



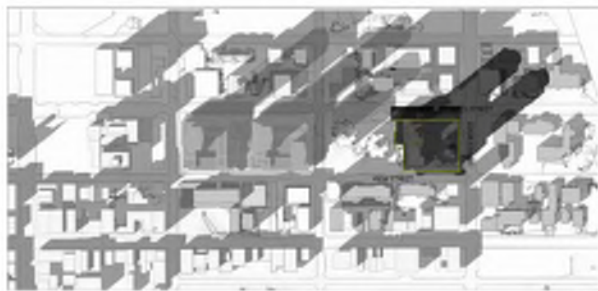
12 PM



2 PM



4 PM



5 PM

Project Information	
Project Name	
Client	
Location	
Phase	
Scale	
Date	



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



ARCADIS
 1000 West Park Drive, Suite 100
 Houston, TX 77057
 (713) 865-1000
 www.arcadisusa.com

Harris Green Village
 Phase II
 1000 West Park Drive
 Houston, TX

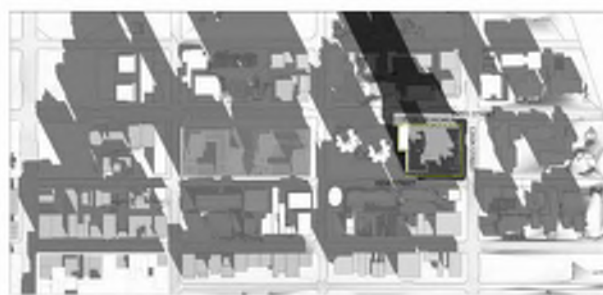
Project No.: 2026-04-17
 Drawing No.: A0.14
 Date: 2026-04-17
 Scale: 1" = 100'-0"

SHADOW STUDY -
 AUTOMNAL EQUINOX

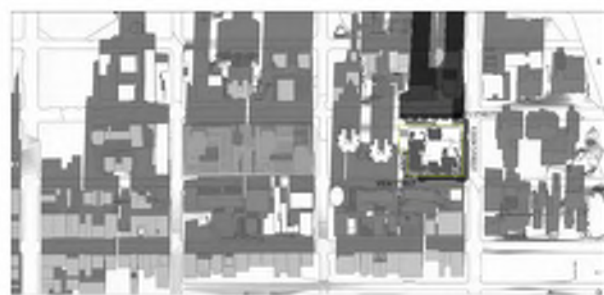
WINTER SOLSTICE - DECEMBER 21ST (DST)



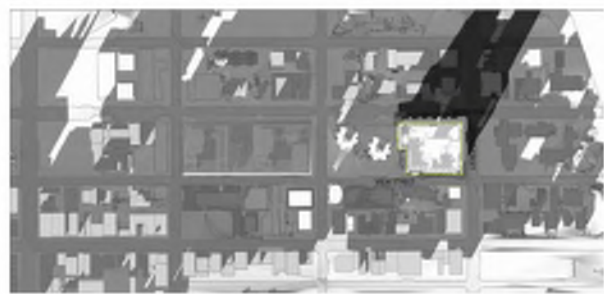
10 AM



12 PM



2 PM



4 PM

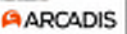


5 PM

Project Information	
Project Name	
Project Number	
Project Location	
Project Status	
Project Start Date	
Project End Date	
Project Manager	
Project Engineer	
Project Designer	
Project Checker	
Project Approver	
Project Date	



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



ARCADIS
 1000 West Park Drive, Suite 100
 Houston, TX 77057
 www.arcadisusa.com

Harris Green Village
 Phase 01
 1000 West Park Drive
 Houston, TX

SHADOW STUDY - WINTER SOLSTICE

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

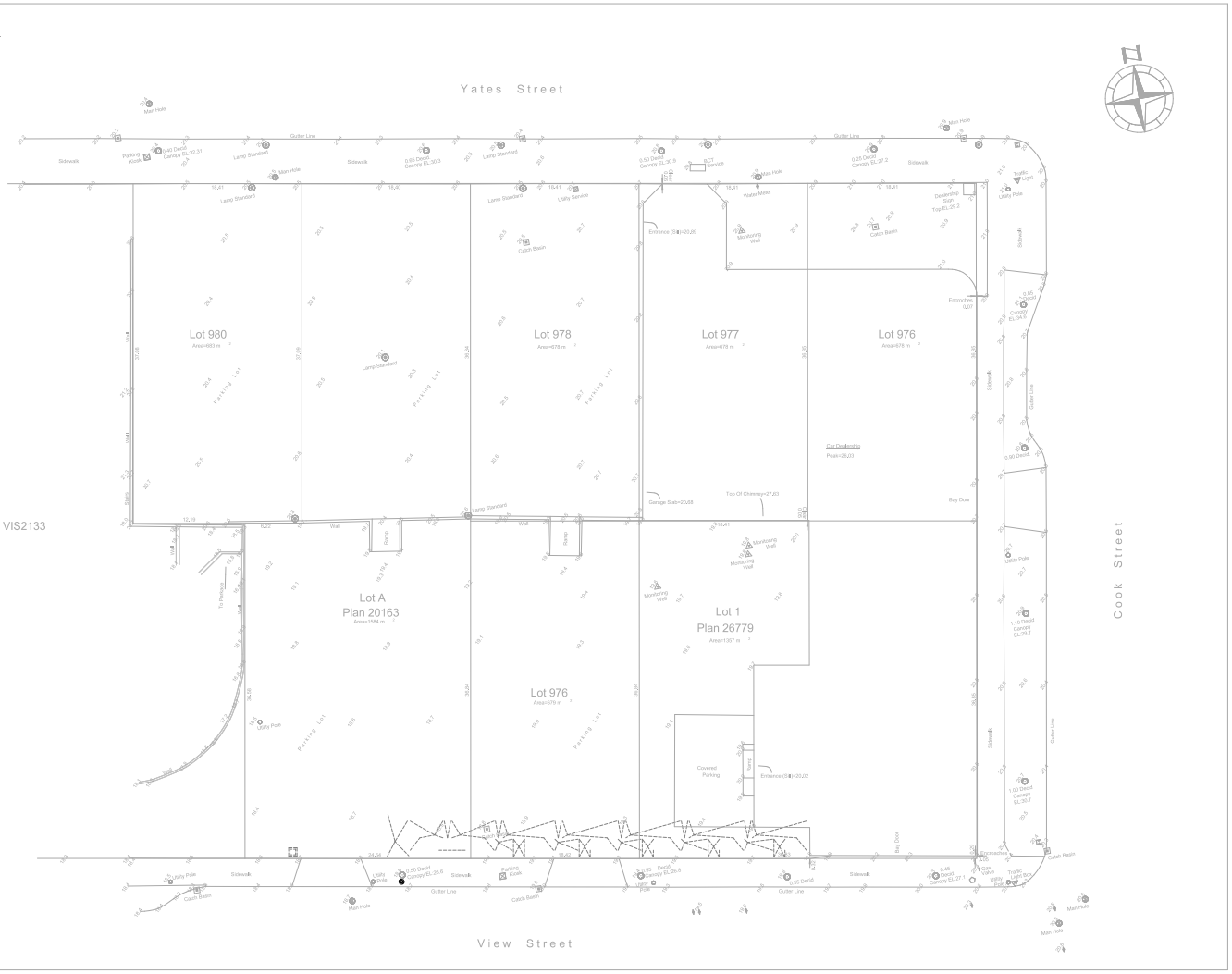


Scale: 1:200
 Date: 19/05/2024
 Distances and elevations shown are in metres.
 Elevations are based on geoid datum CGVD2013
 and derived from GNSS RTK-LEV.
 This site plan is for building and design purposes
 and is for the exclusive use of our clients.
 This document does not release liability of the
 surveyor and features and features with respect to
 the boundaries of the parcel described herein.
 This document should not be used to define property
 lines or easements.

- Legend:
- Utility Pole
 - Catch Basin
 - Man Hole
 - Service As Noted
 - Meter (Not To Mass Dimension Noted)
 - Fire Hydrant
 - Traffic Light Pole
 - Traffic Light Access
 - △ Monitoring Well
- Drop curbs along gutters are indicated as _____

Best Mapping: 80.0 91.0

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

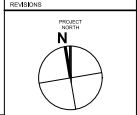


Starlight Developments
 100-1000 8th Avenue, Victoria, British Columbia
 V8W 2E6

DISCLAIMER
 This document is prepared for the use of the client and is not to be used for any other purpose. It is the client's responsibility to ensure that the information provided in this document is accurate and complete. The surveyor does not warrant the accuracy or completeness of the information provided in this document. This document should not be used to define property lines or easements.

NO.	ISSUED BY	DATE	DESCRIPTION
1	PROJECT MANAGER		
2	PROJECT MANAGER		
3	PROJECT MANAGER		
4	PROJECT MANAGER		
5	PROJECT MANAGER		
6	PROJECT MANAGER		

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



PROJECT NUMBER
 N
 D
 C
 B
 A

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

REAL
 SUB-CORRECT

ARCADIS
 1266 West Pender Street - Suite 100
 Vancouver BC V6E 4B1 Canada
 Tel: 604 683 5700
 www.arcadis.com

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

PROJECT NO.: 151123
 DRAWN BY: JH
 CHECKED BY: GW
 SCALE: 1:175
 DATE: 2024-04-17

SHEET NO.
SURVEY

SHEET NUMBER
A0.16

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CPTED Strategy

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

1. Natural Surveillance:

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

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



2. Legibility/Access Control:

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

- Ensure important services and signs are strategically located and clearly visible.
- Create local landmarks by drawing attention to features such as public art, public squares, or important buildings.
- Use elements such as paving, lighting and landscaping to clearly guide the public to and from entrances and exits.
- Provide adequate lighting around the perimeter of buildings, in plaza spaces and in parkades and common areas.
- Secure all residential entrances including bicycle storage rooms with FOB doors.

- Install gates at parkade entrances, with secondary gates separating commercial from residential parking areas.
 - Provide mirrors in parkades to help users "see around corners".
 - Provide adequate lighting and sightlines to loading areas, parkade entrances and other areas where natural surveillance is reduced.
 - Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fixtures.
 - natural surveillance is reduced.
 - Effective lighting should illuminate points of entry, be vandal resistant, give off limited glare, and be automatic such as motion-sensitive lighting fixtures.
- ### 3. Image/Maintenance:
- If an environment shows signs of neglect or vandalism people are more inclined to engage in unwelcome or criminal behaviour. By enhancing and maintaining the physical appearance of the urban environment it is possible to encourage users of the area to respect their surroundings. Well used and cared-for public spaces encourage ownership and support community pride.

- Design the built environment with materials and fittings that will hold up to heavy use by the public.
 - Use finishes that are resistant to vandalism and are easy to clean, repair or replace.
 - Avoid long expanses of light coloured walls that may attract graffiti artists.
 - Source tamper-proof lighting fixtures.
- ### 4. Territoriality/Ownership:
- Clearly differentiating and demarcating public space from private space reduces the risk of unintentionally trespassing or being trespassed upon.
- Design symbolic barriers through landscaping e.g. changes in paving stone patterns and colour, changes in types of planting, changes in grades and use of transparent fences around residential entrances.
 - Provide spaces around buildings so residents can meet and develop a sense of ownership of their common spaces, e.g. fountains, benches, playgrounds, arches, seating walls.

Starlight Developments

Project: Harris Green Village Phase II
 1045 Yates Street, Victoria, BC
 Date: 2026-04-17
 Issued For: DOP MINOR AMENDMENT

ARCADIS

Harris Green Village Phase II
 1045 Yates Street
 Victoria, BC

CPTED STRATEGY

A0.21

Starlight Developments
 1206 West Parlane Street - Suite 100
 Vancouver BC V6E 4B1 Canada
 Tel: 604 683 8787

DATE: 2026-04-17

PROJECT: HARRIS GREEN VILLAGE PHASE 01

1045 Yates Street
 Victoria BC

PROJECT NO: 151123

DRAWN BY: JH

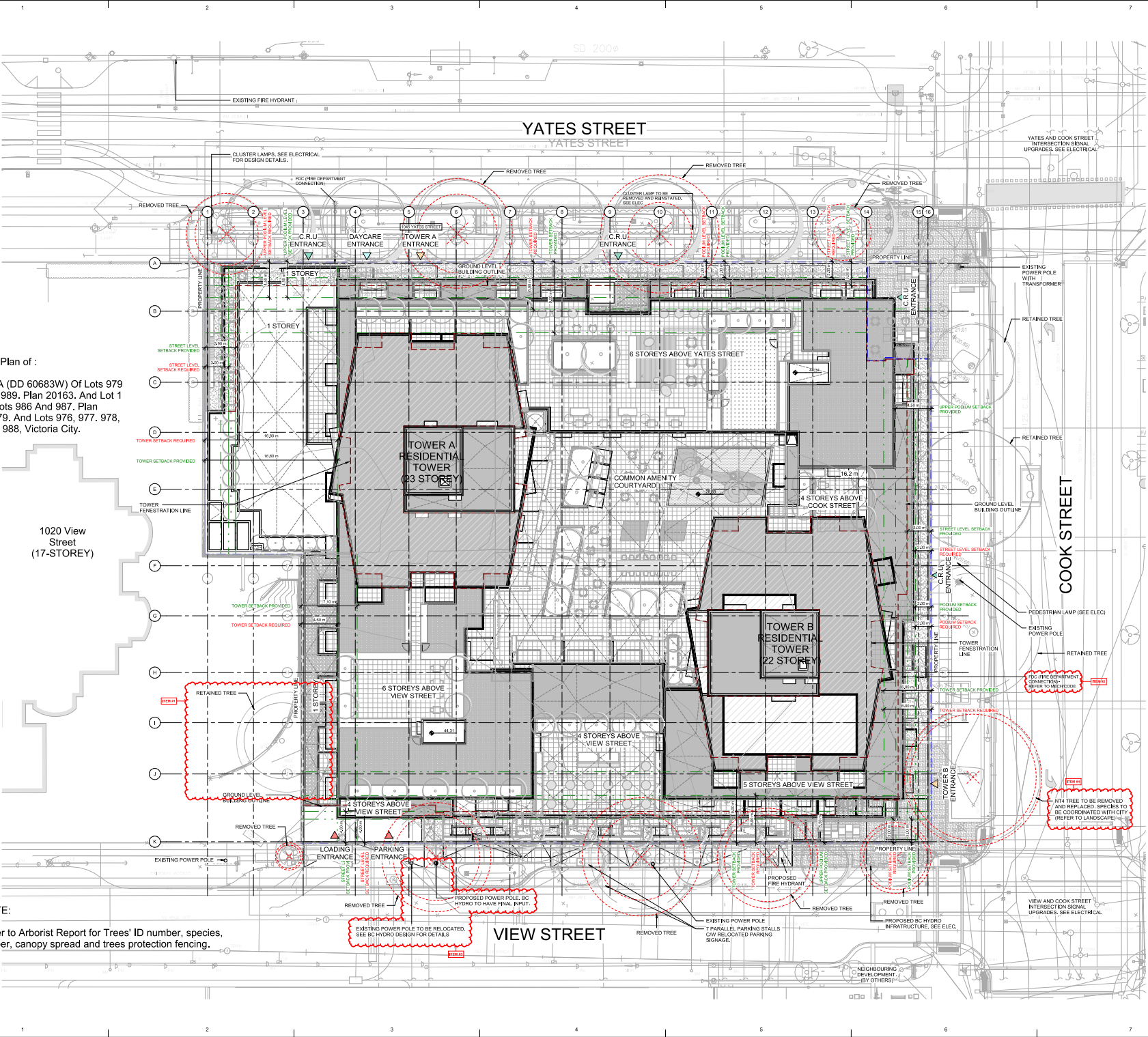
CHECKED BY: GW

SCALE: 1:150

DATE: 2026-04-17

SHEET TITLE: SITE PLAN

SHEET NUMBER: A1.00



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.

1020 View
 Street
 (17-STOREY)

NOTE:
 Refer to Arborist Report for Trees' ID number, species,
 caliper, canopy spread and trees protection fencing.

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

ARCADIS

Harris Green Village
 Phase 01
 1045 Yates Street
 Victoria BC

PROJECT NO: 151123

DRAWN BY: JH

CHECKED BY: GW

SCALE: 1:150

DATE: 2026-04-17

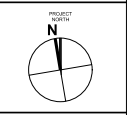
SHEET TITLE: SITE PLAN

SHEET NUMBER: A1.00

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REVISIONS

NO.	DATE	DESCRIPTION



REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

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



SUB-CONSULTANT

ARCADIS

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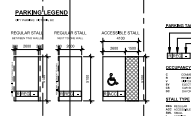
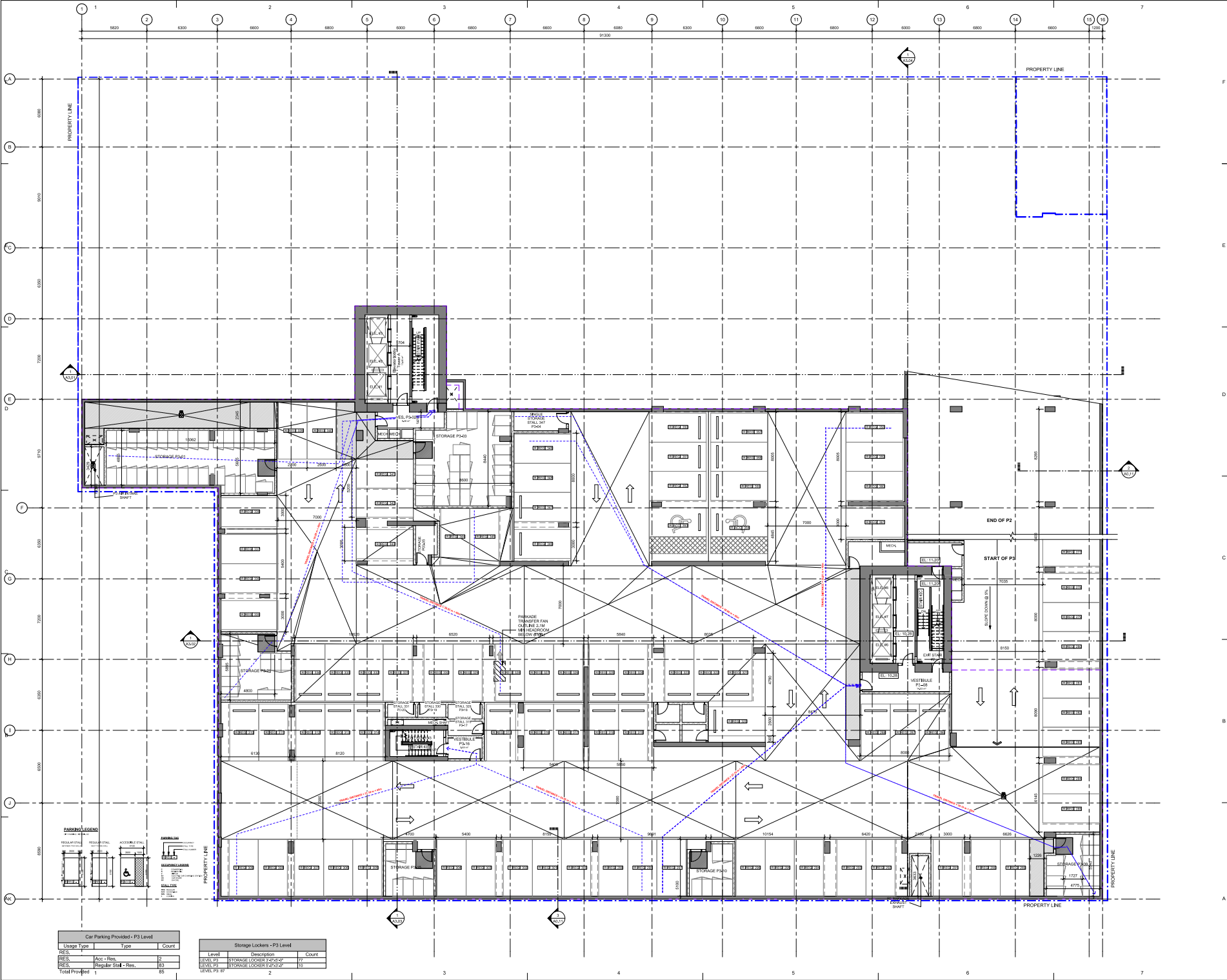
PROJECT TITLE
**Harris Green Village
 Phase 01**
 1045 Yates Street
 Victoria, BC

PROJECT NO. 151123

DRAWN BY: JH
 CHECKED BY: GW
 SCALE: As indicated
 DATE: 2026-04-17

OVERALL LEVEL P3 PLAN

SHEET NUMBER
A1.01



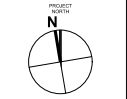
Car Parking Provided - P3 Level

Usage Type	Type	Count
REG.	Acc + Res.	2
REG.	Regular Stall + Res.	83
Total Provided		85

Storage Lockers - P3 Level

Level	Description	Count
LEVEL P3	STORAGE LOCKER P3-01-02	17
LEVEL P3	STORAGE LOCKER P3-03-07	10
LEVEL P3 BY		

NO.	REVISION	DATE	DESCRIPTION
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Date: 2026-04-17
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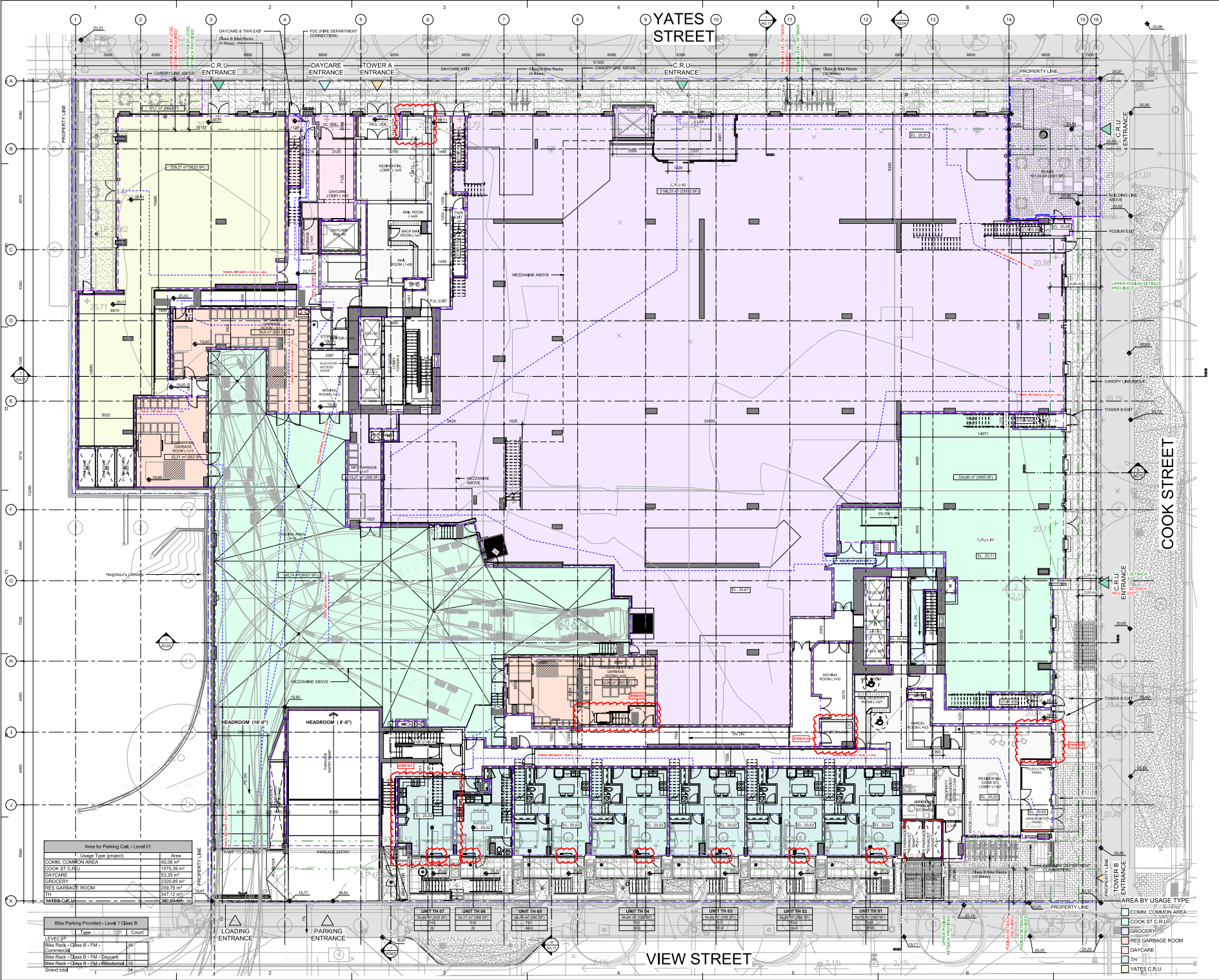


SUB-COMPLAINT

ARCADIS
 1295 West Beaver Creek - Suite 100
 Richmond Hill, Ontario L4B 1N2
 Tel: 905.709.8888

PROJECT: Harris Green Village Phase 01
 1045 Yates Street
 Victoria, BC
 PROJECT NO.: 151133
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: 1:150
 DATE: 2026-04-17

OVERALL LEVEL 1 PLAN
 SHEET NUMBER: A1.04



Area for Parking Cade - Level 01	Usage Type (project)	Area
COMMON COMMON AREA		45.28 m ²
COOK ST C.R.U.		1070.35 m ²
DAYCARE		53.35 m ²
GROCERY		1220.85 m ²
RES GARAGE ROOM		208.75 m ²
TH		347.12 m ²
YATES C.R.U.		86.00 m ²

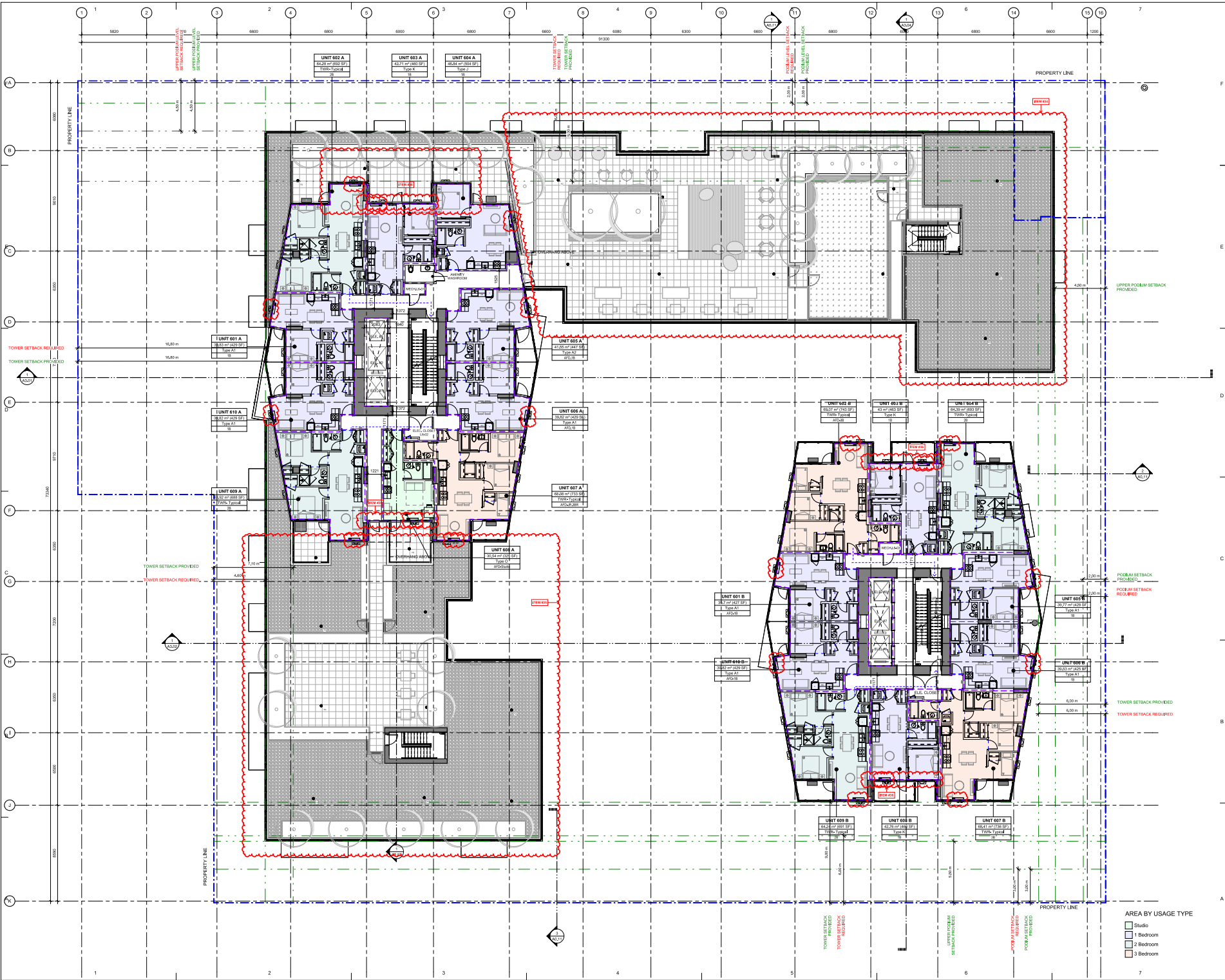
Area for Parking Provided - Level 1 Class B	Type	Count
LEVEL 01		
Bike Rack - Class B - FM - Commercial		25
Bike Rack - Class B - FM - Daycare		5
Bike Rack - Class B - FM - Residential		15
Grand total		45

AREA BY USAGE TYPE
COMM COMMON AREA
COOK ST C.R.U.
GROCERY
RES GARAGE ROOM
DAYCARE
TH
YATES C.R.U.

VIEW STREET

COOK STREET

YATES STREET



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PROJECT TITLE:
 Harris Green Village
 Phase 01
 1045 Hazel Street
 Victoria BC

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

OVERALL LEVEL 06 PLAN

SHEET NUMBER: A1.10

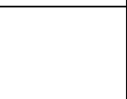
DATE: 2026-04-17

ISSUED FOR: DDP MINOR AMENDMENT

2026-04-17

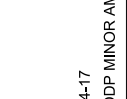
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Date: 2024-04-17
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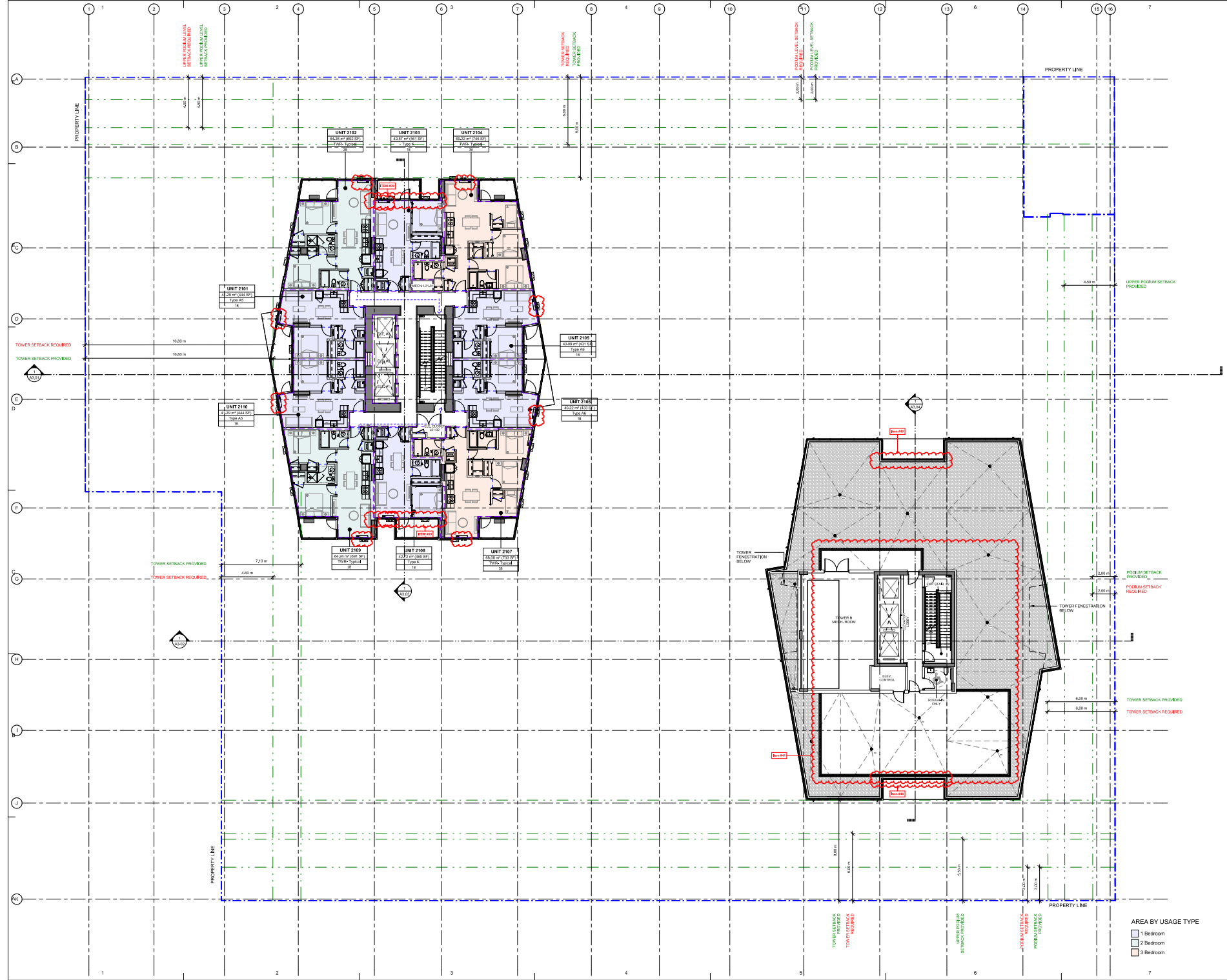


1265 West Pender Street - Suite 100
 Vancouver, BC V6E 4B1 Canada
 Tel: 604 683 8787
 www.arcadis.com

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

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

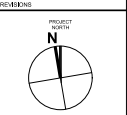
SHEET NUMBER: A1.13



AREA BY USAGE TYPE
 1 Bedroom
 2 Bedroom
 3 Bedroom

REVISIONS

NO.	DATE	DESCRIPTION



REVISIONS

NO.	DATE	DESCRIPTION

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



SUB-CONSULTANT



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

PROJECT NO.: 151123
 DRAWN BY: JH
 CHECK BY: GW
 SCALE: 1:150
 DATE: 2026-04-17

SHEET TITLE: **OVERALL LEVEL 23 (TWR (A) MECH. ROOF & TWR (B) UPPER ROOF)**

SHEET NUMBER: **A1.15**

