

Contacts

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Landscape Architect MDI Landscape Architecture Inc. 3388A Tennyson Ave. Victoria, BC V8Z 3P6	Tamara Bonnemaison tel: 250-384-2400
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Structural Reed Jones Christoffersen Ltd #300 - 1515 Douglas St Victoria, BC V8W 2G4	Clint Plett tel: 778-746-1125
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Transportation Consultant WATT Consulting Group #302 - 740 Hilsdale Ave. Victoria, BC V8T 1Z4	Tim Shah tel: 250-388-9877

List of Drawings

Architectural

DAU Studio 2960 Jutland Rd. Victoria, BC V8T 5K2	A0.00 Cover Sheet A1.0 Project Data & Context Aerial Photo A1.1 Project Development & Alternative Massing A1.2 Rendered Views A1.3 Context Elevations A1.4 Solar Studies A1.5 Public Realm Shadow Impact Study A2.1 Site Plan and Project Data A2.2 Level P3 Plan A2.3 Level P2 Plan A2.4 Level P1 Plan A2.5 Level 1 Ground Floor Plan A2.6 Level 2 Floor Plan A2.7 Level 3 Floor Plan A2.8 Level 4 Floor Plan A2.9 Level 5 Floor Plan A2.10 Levels 6-20 Floor Plans A2.11 Penthouse Floor Plan A2.12 Roof Plan A3.1 West Building Elevation A3.2 West Building Elevation A3.3 West Building Elevation A3.4 West Building Elevation A3.5 East Building Elevations A4.1 Building Sections & Ramp Section A4.2 Building Sections
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Landscape

MDI Landscape Architecture Inc. 3388A Tennyson Ave. Victoria, BC V8Z 3P6	L0.00 Cover L0.01 General Information Sheet L0.02 Tree Replacement L0.03 Stormwater Management L1.01 Landscape Materials - L1 L1.02 Landscape Materials - L2 & L3 L1.03 Landscape Materials - L4 L2.01 Landscape Grading and Drainage L3.01 Planting - L1 L3.02 Planting - L2 & L3 L3.03 Planting - L4
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Civil

WSP #301 - 3600 Uptown Blvd. Victoria, BC V8Z 0B9	C001 Site Plan & General Notes C002 Demolition Plan C003 Surface Works C004 Hydrant Locations
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architecture + urbanism
2960 Jutland Road
Victoria BC Canada V8T 5K2
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owned and operated by FM D'AMBROSIO architect inc.



1101 Yates Mixed-Use Development

1101 Yates Street, Victoria BC

Issued for Rezoning & Development Permit
August 5, 2025



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

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

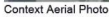
Floor Space Ratio - EAST & WEST BUILDINGS	
Total Residential Area (m2)	12,105
Total Commercial Area (m2)	4,784
Total Serv./Circ. Area (m2)	3,243
Total Floor Area (m2)	20,132
Site Area (m2)	4,152
F.S.R.	5

*Parking stalls provided for CRU and Meeting Facility are shared with Residential Visitors. Refer to Parking & TDM Study prepared by Watt Consulting Group.

[illegible]

Residential Units - WEST BUILDING						
One 1BR and one 2BR unit per floor are accessible (20%)						
	STUDIO	1BR	1BR+DEN	2BR	2BR+DEN	3BR
Level						
3						
4	1	2	1	2	1	1
5	1	2	1	3		
6	1	2	1	3	1	1
7	1	2	1	3		
8	1	2	1	3	1	1
9	1	2	1	3	1	1
10	1	2	1	3	1	1
11	1	2	1	3		
12	1	2	1	3	1	1
13	1	2	1	3	1	1
14	1	2	1	3		
15	1	2	1	3	1	1
16	1	2	1	3	1	1
17	1	2	1	3	1	1
18	1	2	1	3	1	1
19	1	2	1	3	1	1
20	1	2	1	3	1	1
Subtotal	17	34	17	50	17	17
	11%	22%	11%	33%	11%	11%
Total Units						152

TOTAL UNITS:						177
STUDIO	1BR	1BR+DEN	2BR	2BR+DEN	3BR	
17	54	17	54	17	18	
10%	31%	10%	31%	10%	10%	

[illegible]

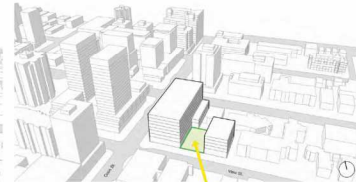
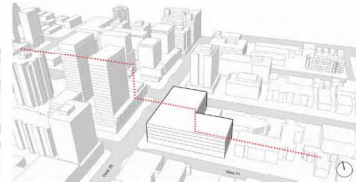
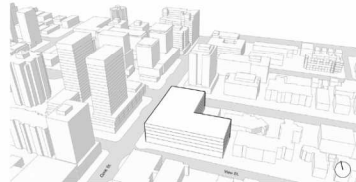
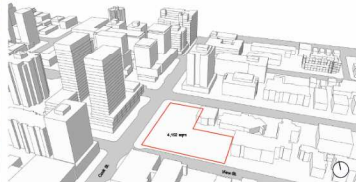


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General Notes:

1. These preliminary plans are subject to refinement and coordination of City policy and existing site conditions.
2. Refer to Landscape Architectural Plan for information on landscaping, plantings and landscape site elements.
3. The proposed setbacks within the public right of way are subject to coordination with the City of Victoria.

Development of the Design Concept:

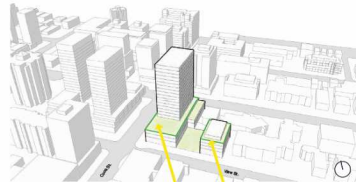
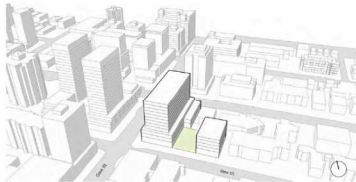


1 Site extent and area

2 Simple illustration of the site at 5 stories

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

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



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

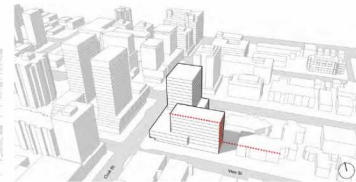
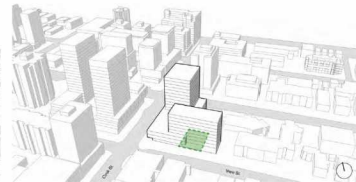
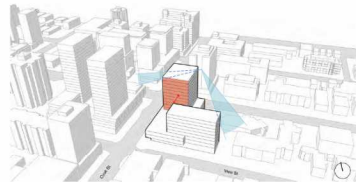
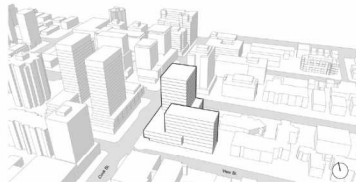
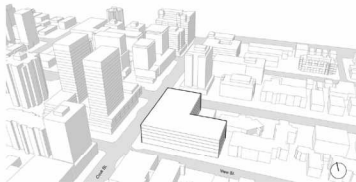
6 The lower steps to place more height at the main corner of Yates and Cook Streets

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

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

9 The proposed concept design

Alternative Massing Comparison



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

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

No green space for children

Abrupt transition to the existing (5 stories) and anticipated long-term (8 stories) residential neighbourhood

	Rezoning & Development Permit	25.08.05
	Development Tracker	25.06.24
rev no	description	date

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project name:
1101 Yates St.

Victoria, BC

sheet title
Concept Development
Massing Comparison

project no. 2441

drawing file: 2441 - 1101 Yates - 250731

scale

drawn by JH

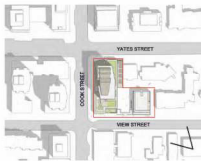
date issued

July 31, 2025

sheet no.
A1.1



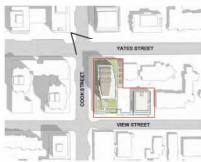
Rendered aerial from southeast



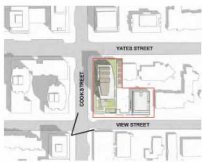
Rendered aerial from southeast



Rendered from corner of Yates and Cook



Rendered from corner of View and Cook



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2. Refer to Landscape Architectural Plan for information on landscaping, plantings and landscape site elements.
3. The proposed footprints within the public right-of-way are subject to coordination with the City of Victoria.

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	Development Tracker	25.08.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Rendered Context Views

project no.	2441
drawing file	2441 - 1101 Yates - 250731
scale	
drawn by	JH
date issued	July 31, 2025
sheet no.	A1.2



1 View Street Context Elevation
Scale: 1:500



2 Cook Street Context Elevation
Scale: 1:500



3 Yates Street Context Elevation
Scale: 1:500



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2. Refer to Landscape Architectural Plan for information on landscaping, plantings and landscape site elements.
3. The proposed setbacks within the public right of way are subject to coordination with the City of Victoria.
4. Illustrations of anticipated building forms for developments at 145 and 1502 Yates Street are based upon available information.

△	Revising & Development Permit	25.08.05
△	Development Tracker	25.06.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Context Street Elevations

project no.	2441
drawing file:	2441 - 1101 Yates - 250731
scale	1:500
drawn by	JH
date issued	July 31, 2025
sheet no.	A1.3

Winter Solstice (December 21)



Equinox (March / September 20)



Summer Solstice (June 20)



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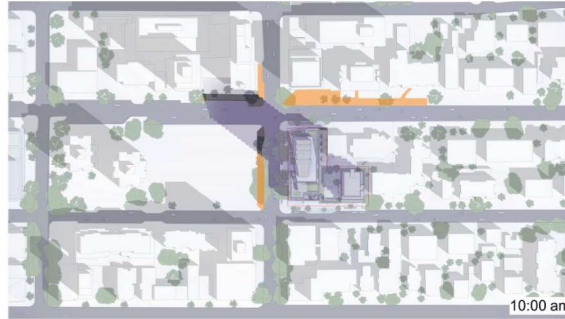
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Development Tracker		25.06.24
rev no	description	date
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project name		
1101 Yates St.		
Victoria, BC		
sheet title		
Solar Studies		
project no.		
2441		
drawing file: 2441 - 1101 Yates - 250731		
scale		
drawn by JH		
date issued		sheet no.
July 31, 2025		A1.4

Spring Equinox (March 20)

LEGEND

- EXISTING UNSHADED AREA (EUA)
- AREA SHADED BY 1101 YATES
- AREA SHADED BY NEIGHBOURING BUILDINGS

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



EUA on Yates St. = 1,734.7 sq m (100%)
Shadow Impact = 381.0 sq m (22%)

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



EUA on Yates St. = 1,735.9 sq m (100%)
Shadow Impact = 175.3 sq m (10%)

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



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

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



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

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



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

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



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

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



EUA on Yates St. = 1,477.7 sq m (100%)
Shadow Impact = 595.2 sq m (40%)

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



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	Rezoning & Development Permit	25.06.05
	Development Tracker	25.06.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Public Realm Shadow Impact Study

project no.	2441
drawing file	2441 - 1101 Yates - 250731
scale	1:200
drawn by	JH
date issued	July 31, 2025
sheet no.	A1.5

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1101 Yates Street

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

Parcel Metrics: 003-042-080
in the City of Victoria

LEGEND

Elevations are geodetic and referenced
to the CGVD2000 datum.

- = denotes - existing elevation
WS = denotes - storm manhole
MS = denotes - sewer manhole
MH = denotes - manhole
CB = denotes - catch basin
UTL = denotes - utility pole w/ transformer and light
UL = denotes - utility pole w/ light
UP = denotes - utility pole
IC = denotes - inspection chamber
WV = denotes - water valve
PB = denotes - utility box

Tree diameters are in centimetres.

Lot Area = 4152 m²

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

Restrictive Covenant - F98610

Easement - C8185137, C8185142

A
Plan EPP104784

No. 1120
PEAK=40.9m
C
Plan EPP104784

1
Plan 19927

Yates Street

Cook Street

Lot 976

1
Plan
26779

A
Plan 43478

Rem Lot 1073

No. 1101
measurements are to
building exterior
WFE=21.84m
GFE=22.05m
PEAK=28.3m

No. 1121
PEAK=28.25m

No. 1137
PEAK=30.25m

A
Plan 13381

No. 1143
PEAK=34.5m

A
Plan 30329

View Street

No. 1175
PEAK=32.75m

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

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

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

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settlement and confirmation of City policy and
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the City of Victoria.



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△	Development Tracker	25.06.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Site Survey
(Existing Site Plan)

project no.	2441
drawing file	2441 - 1101 Yates - 250731
scale	1:200
drawn by	JH
date issued	July 31, 2025
sheet no.	A2.0

Date: March 28, 2023
File: 13959-16
POWELL & ASSOCIATES
BC Land Surveyors
250-2550 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale 1:250



All distances are shown in metres.

Plot on 24" x 36" sheet (Arch D)



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PROJECT INFORMATION TABLE			
Zone (existing)	S-1 Limited Service District		
Site area (m ²)	4,152m ²		
Total floor area (m ²)	25,132m ²		
Commercial floor area (m ²)	4,756m ²		
Floor spread ratio	5 : 1		
Site coverage %	79.2%	(S-1(1) 80% + 1.0% (S-1(2) 100%)	
Open site space %	20.8%	(S-1(1) 20% + 1.0% (S-1(2) 100%)	
Height of building (m)	West Bldg: 65.5m	East Bldg: 16.5m	
Number of stories	West Bldg: 21	East Bldg: 5	
Parking stalls (number) on site	191		
Short Term Res: 22	Long Term Comm: 23		
Building setbacks (m)	Short Term Res: 22 Short Term Comm: 16		
Cook Street - West	6m		
Yates Street - North	6m		
View Street - South	4.5m		
Internal - East (West Bldg)	5.4m		
Internal - East (East Bldg)	5.0m		
Internal - North (East Bldg)	3.0m		
Residential Use Details			
Total number of units	177		
Unit type, e.g., 1-bedroom	Studio: 17 1BR: 71 2BR: 71 3BR: 16		
Grounds covered ratio	9		
Minimum (a/b floor area (m ²))	Stages (Studio)		
Total residential floor area (m ²)	12,100m ²		

Average Grade - WEST BUILDING				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
1 21.450	1-2	21.450	2.668	57.229
2 21.450	2-3	21.450	3.982	85.393
3 21.450	3-4	21.450	8.527	182.904
4 21.450	4-5	21.700	23.452	508.909
5 21.950	5-6	22.000	34.424	757.324
6 22.050	6-7	21.915	6.967	151.821
7 21.820	7-8	21.760	32.289	702.176
8 21.700	8-9	21.470	0.757	16.254
9 21.240	9-10	21.080	7.242	154.746
10 20.920	10-11	21.185	0.000	0.000
11 21.450	11-12	21.275	18.715	398.929
12 21.100	12-13	21.365	45.774	975.584
13 21.450	13-14	21.440	2.330	49.954
14 21.450	1-14	21.450	11.298	242.342
TOTAL				398.539
AVERAGE GRADE				21.57

Average Grade - EAST BUILDING				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
A 22.050	A-B	22.115	27.519	606.581
B 22.200	B-C	22.200	9.214	204.551
C 22.200	C-D	22.200	1.515	33.639
D 22.200	A-B	22.250	9.200	205.200
E 22.300	B-C	22.425	1.515	33.974
F 22.550	C-D	22.550	9.250	208.588
G 22.550	A-B	22.600	28.983	655.016
H 22.650	B-C	22.560	6.980	157.409
I 22.470	C-D	22.470	1.464	32.894
J 22.470	A-B	22.250	14.684	328.716
TOTAL				304.324
AVERAGE GRADE				22.16



Reopening & Development Permit

25.08.05

Development Tracker

25.08.24

rev no

description

date

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project name

1101 Yates St.

location

Victoria, BC

sheet title

Site Plan

project no.

2441

drawing no.

2441 - 1101 Yates - 250731

scale

1:200

drawn by

JH

date issued

July 31, 2025

sheet no.

A2.1



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△	Development Tracker	25.08.24
rev no	description	date

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project name	
1101 Yates St.	
Victoria, BC	
sheet title	
Level P3 Plan	
project no.	
2441	
drawing file	
2441 - 1101 Yates - 250731	
scale	
1:200	
drawn by	
JH	
date issued	
July 31, 2025	
sheet no.	
A2.2	



	Rezoning & Development Permit	25.08.05
	Development Tracker	25.06.24
rev no	description	date

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project name	
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1101 Yates St

1101 Tates Ct.

Victoria, BC

sheet title

Level P1 Plan

1000

project no.	
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drawing file 2441 - 1101

scale

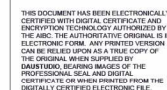
drawn by

date issued	shs
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1-1-24 2025 A

July 31, 2020

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	Rezoning & Development Permit	25.08.0
	Development Tracker	25.06.2
rev no	description	date

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project name

1101 Yates St.

Victoria, BC

sheet title

Level 1 Plan

2076

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project no.	
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drawing file

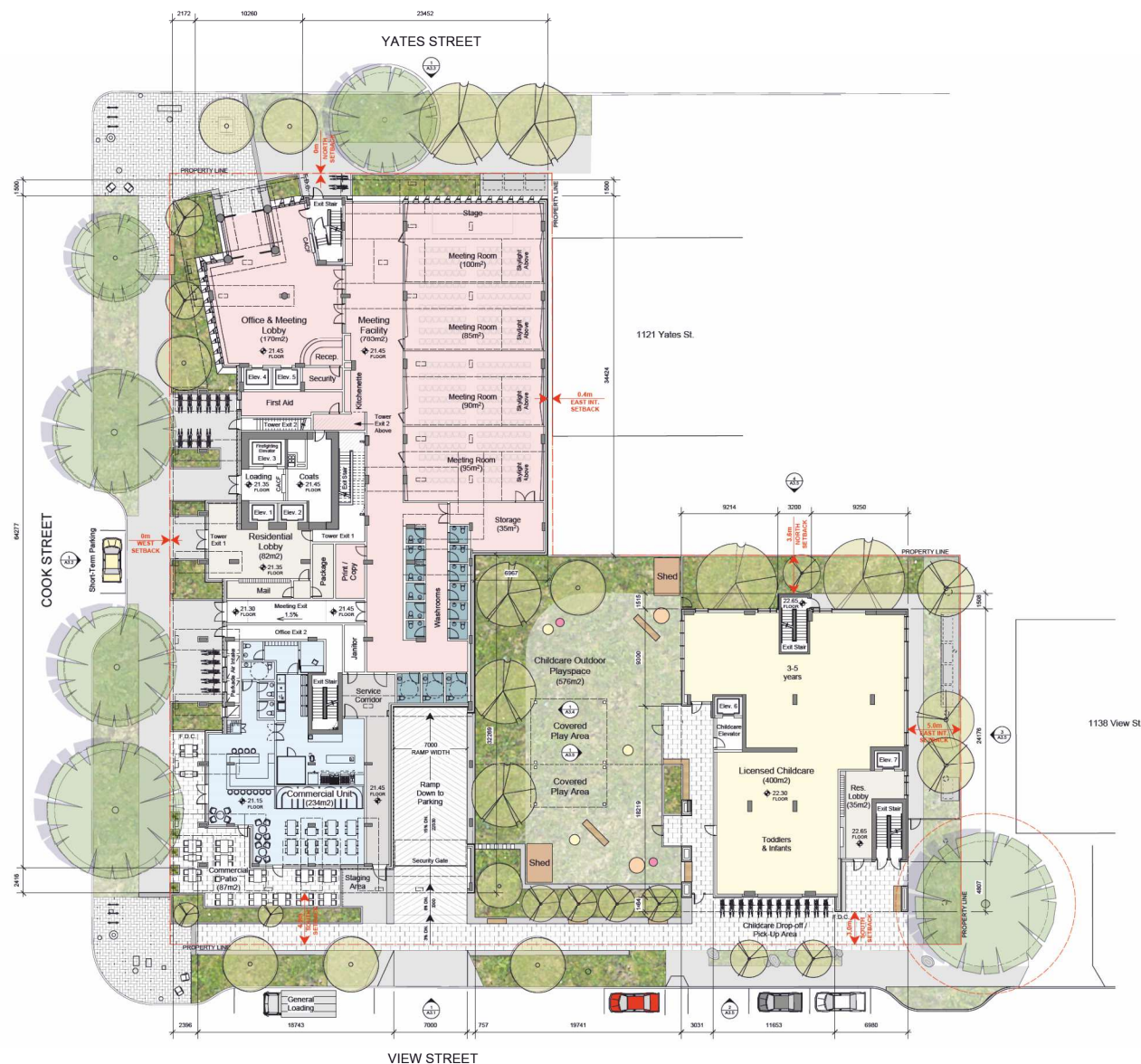
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drawn by

date issued

July 31, 20

7





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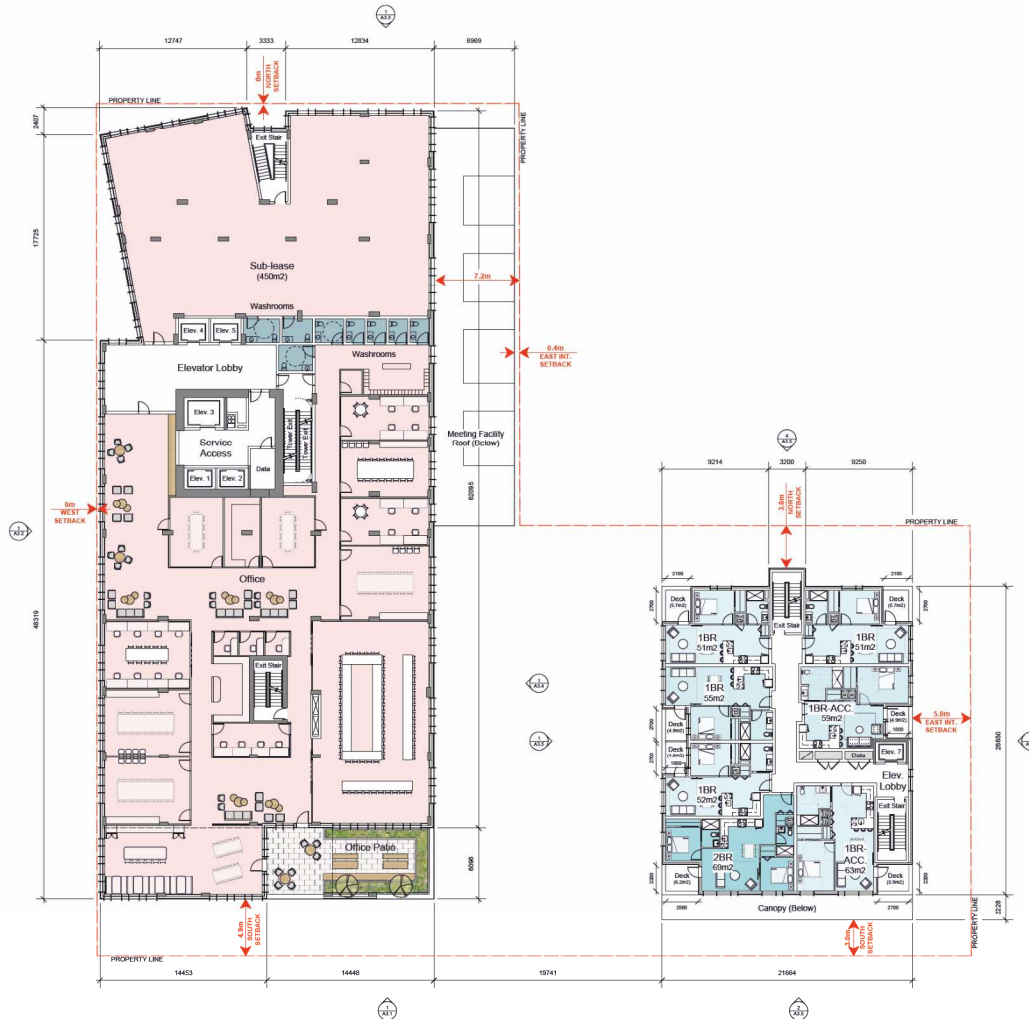
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COOK STREET

YATES STREET

VIEW STREET



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⚠	Development Tracker	25.08.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Level 2 Plan

project no. 2441
drawing file 2441 - 1101 Yates - 250731
scale 1:200
drawn by JH
date issued July 31, 2025
sheet no. A2.6



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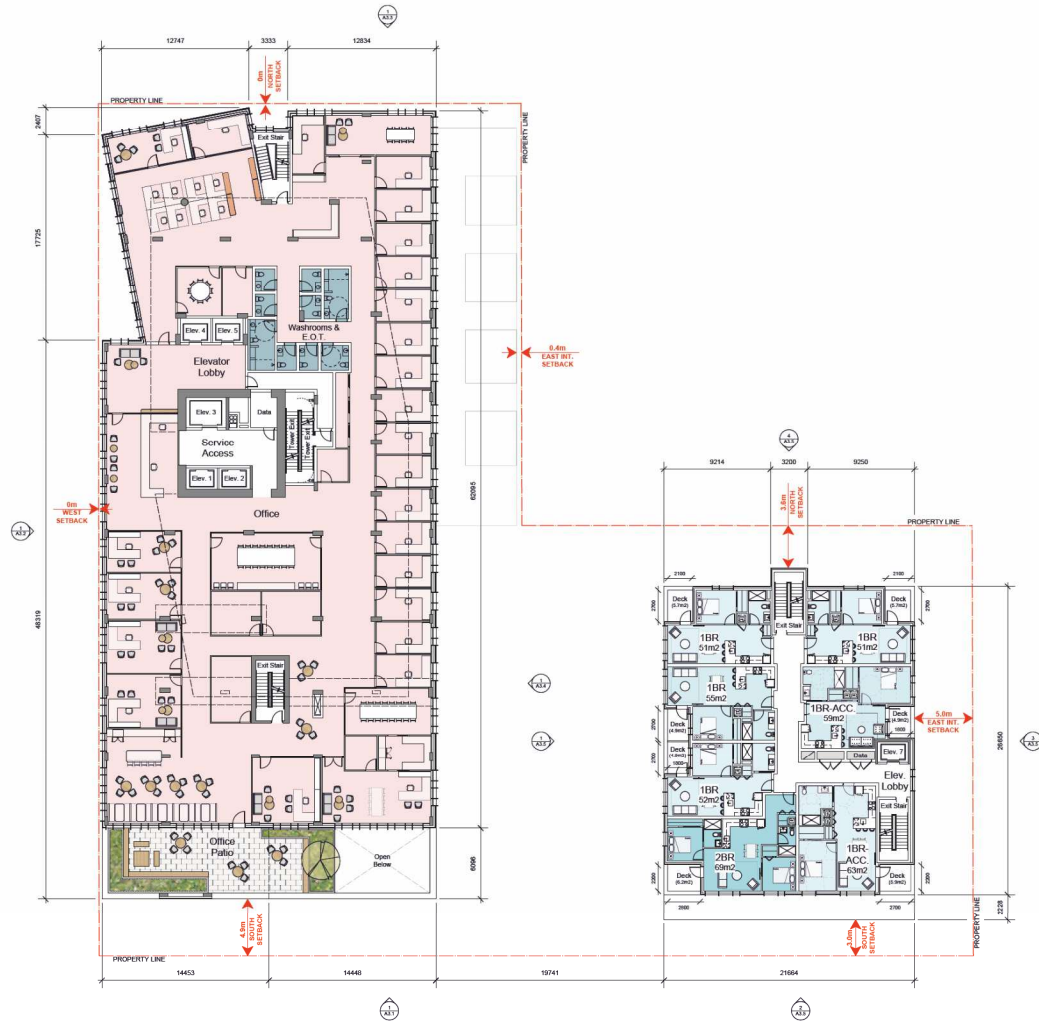


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	Development Tracker	25.08.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Level 3 Plan

project no. 2441
drawing file 2441 - 1101 Yates - 250731
scale 1:200
drawn by JH
date issued July 31, 2025
sheet no. A2.7





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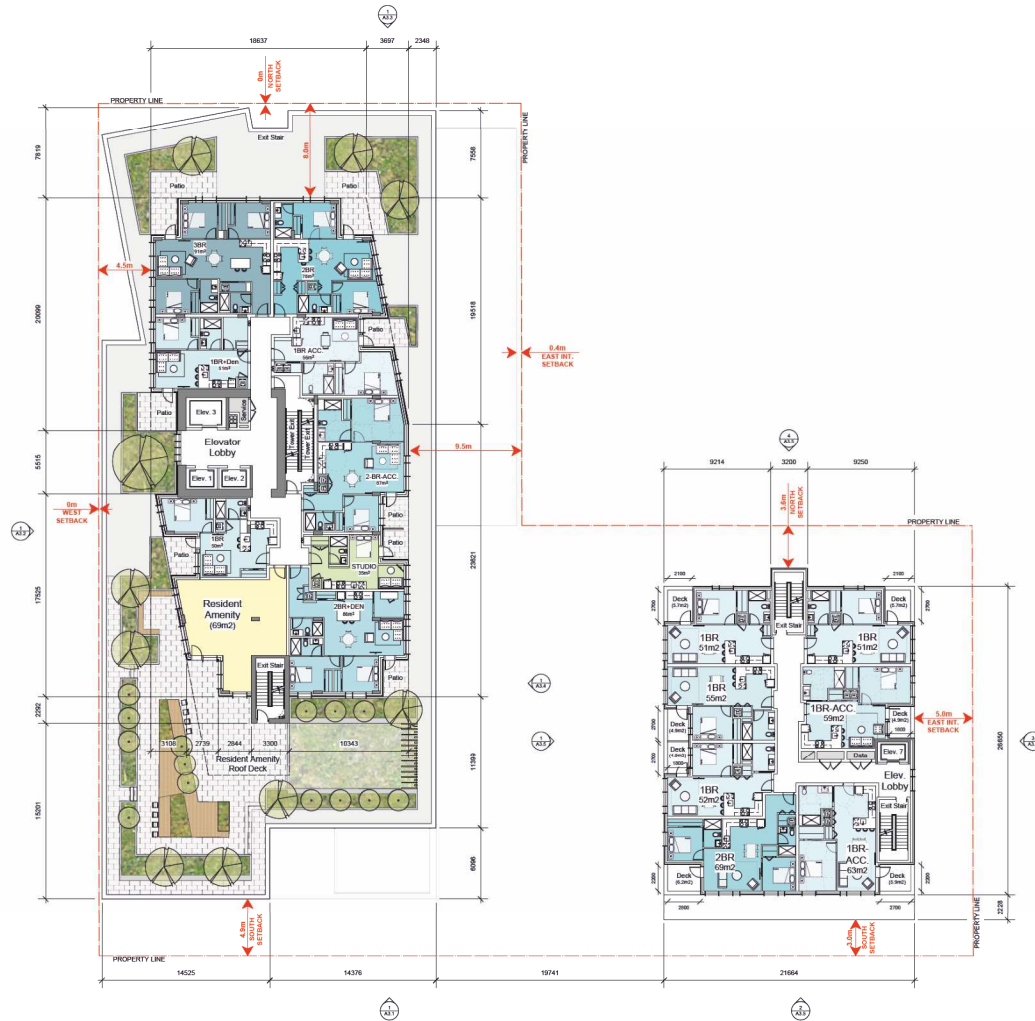


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	Development Tracker	25.08.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Level 4 Plan

project no. 2441
drawing file 2441 - 1101 Yates - 250731
scale 1:200
drawn by JH
date issued July 31, 2025
sheet no. A2.8





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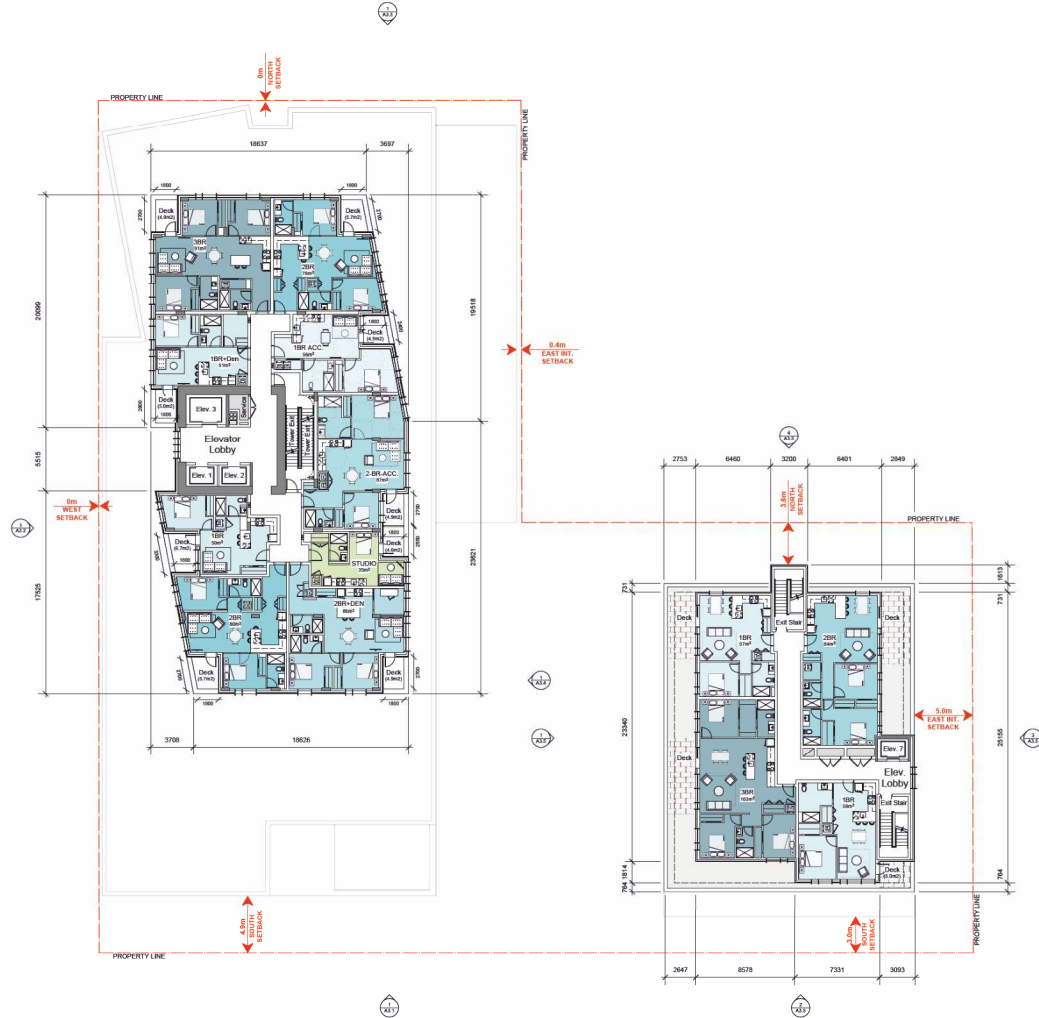


	Rezoning & Development Permit	25.08.05
	Development Tracker	25.06.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Level 5 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250731
scale	1:200
drawn by	JH
date issued	July 31, 2025
sheet no.	A2.9



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	Rezoning & Development Permit	25.08.08
	Development Tracker	25.08.25
rev no	description	date

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project name

1101 Yates St.

Victoria, BC

sheet title
Level 6-20 Plan

project no.	2441
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drawing file 2441 - 1101 Yates - 250731

scale	1:200
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drawn by	JH
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date issued	sheet no.
July 31, 2025	A2.10



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project name

1101 Yates St.

Victoria, BC

sheet title

sheet title

Roof Plan

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project no.	
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drawing file 2441

scale

drawn by
date issued

DATE ISSUED

A2.12



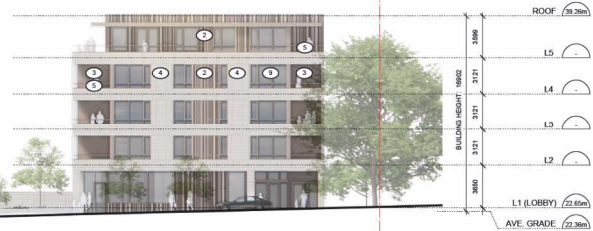
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Materials Key

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



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

△	Revising & Development Permit	25.08.05
△	Development Tracker	25.06.24
rev no	description	date

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project name	1101 Yates St.
Victoria, BC	
sheet title	Elevations
project no.	2441
drawing file	2441 - 1101 Yates - 250731
scale	1:200
drawn by	JH
date issued	July 31, 2025
sheet no.	A3.1



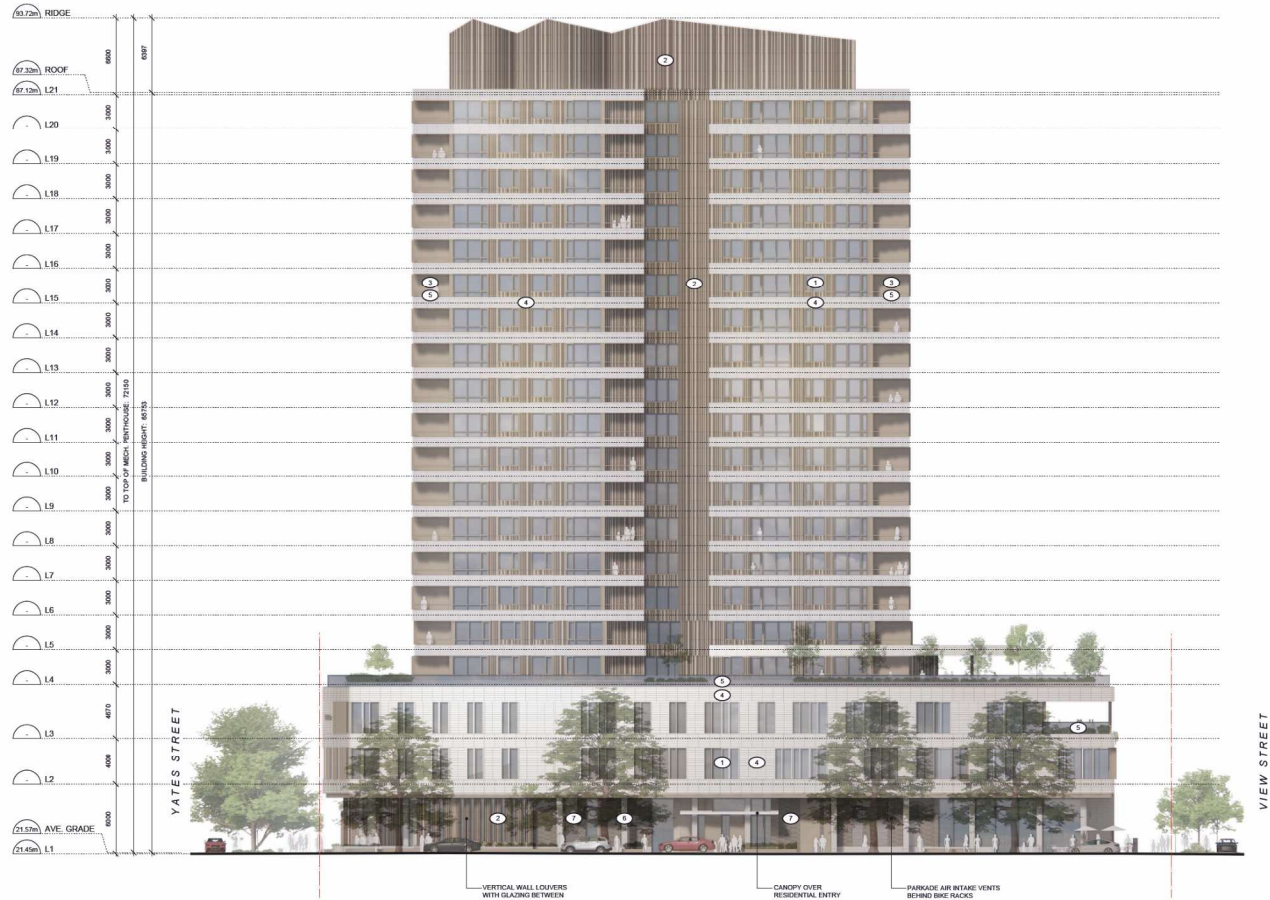
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Materials Key

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



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

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⚠	Development Tracker	25.06.24
rev no	description	date

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project name	
1101 Yates St.	
Victoria, BC	
sheet title	
Elevations	
project no.	
2441	
drawing file	
2441 - 1101 Yates - 250731	
scale	
1:200	
drawn by	
JH	
date issued	
July 31, 2025	
sheet no.	
A3.2	



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Materials Key

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- 2 Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
- 3 Pre-finished Metal Panels: Champagne Finish, Flat
- 4 Cement Panels: Sandstone Finish
- 5 Clear Glazed, Metal Framed Guards: Light Bronze Finish
- 6 Architectural Concrete
- 7 Ground Face Concrete Block
- 8 Stucco Sift: Warm White
- 9 Fiberglass or vinyl Windows, Charcoal



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

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⚠	Development Tracker	25.06.24
rev no	description	date

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project name	1101 Yates St.
location	Victoria, BC
sheet title	Elevations
project no.	2441
drawing file	2441 - 1101 Yates - 250731
scale	1:200
drawn by	JH
date issued	July 31, 2025
sheet no.	A3.3



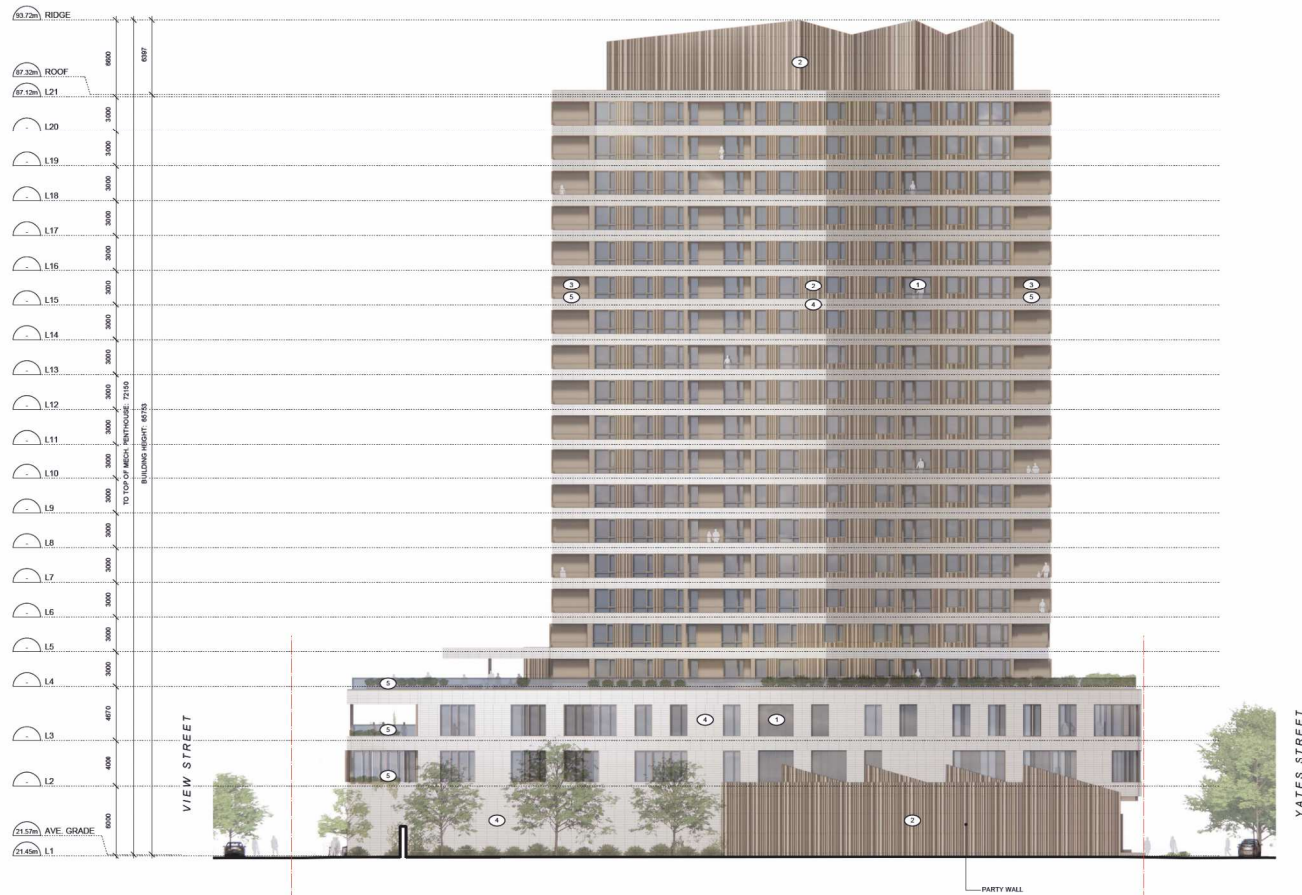
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Materials Key

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- 2 Pre-finished Metal Panels, Champagne Finish, Custom Corrugated Profile
- 3 Pre-finished Metal Panels, Champagne Finish, Flat
- 4 Cement Panels, Sandstone Finish
- 5 Clear Glazed, Metal Framed Guards, Light Bronze Finish
- 6 Architectural Concrete
- 7 Ground Face Concrete Block
- 8 Stucco Silt, Warm White
- 9 Fiberglass or vinyl Windows, Charcoal



1 East Elevation - West Building
Scale: 1:200

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⚠	Development Tracker	25.06.24
rev no	description	date

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project name	
1101 Yates St.	
Victoria, BC	
sheet title	
Elevations	
project no.	
2441	
drawing file	
2441 - 1101 Yates - 250731	
scale	
1:200	
drawn by	
JH	
date issued	
July 31, 2025	
sheet no.	
A3.4	

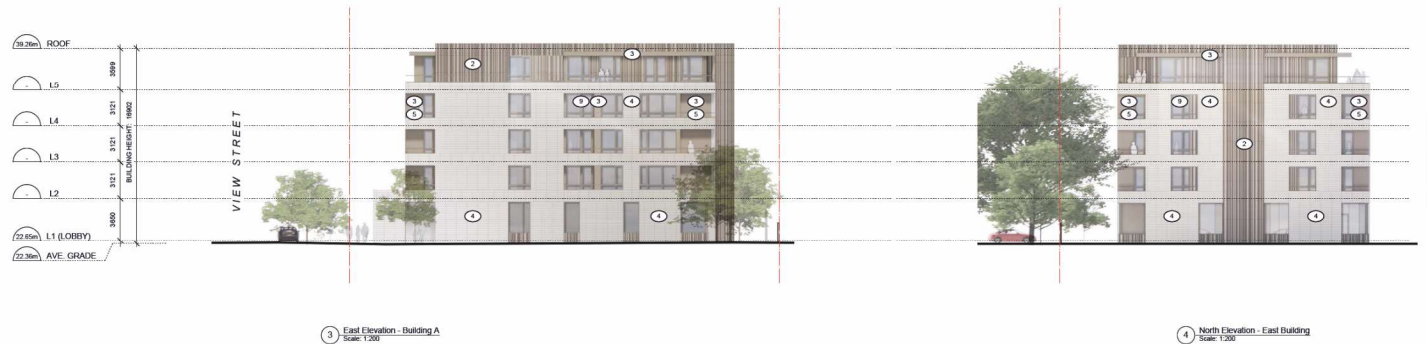
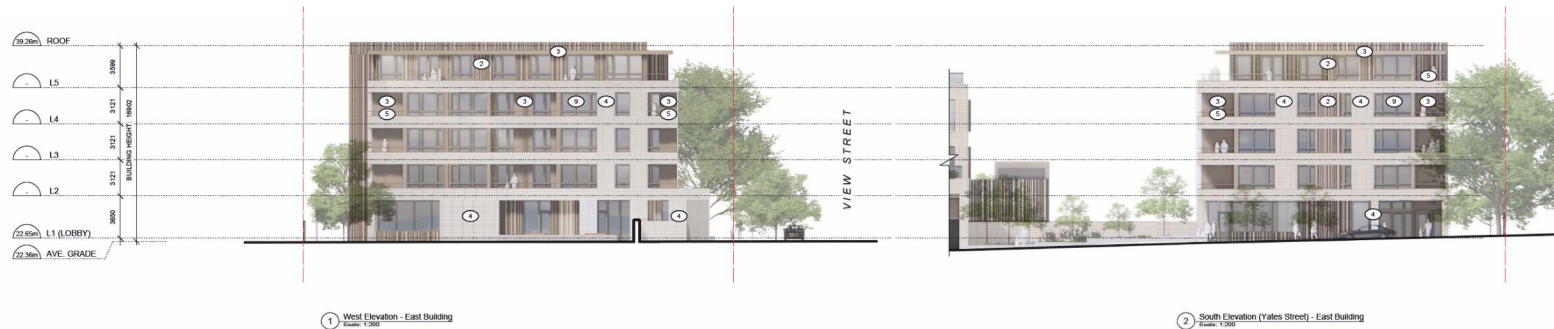


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Materials Key

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- Pre-finished Metal Panels: Champagne Finish, Flat
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- Architectural Concrete
- Ground Face Concrete Block
- Stucco Soft: Warm White
- Fiberglass or vinyl Windows, Charcoal



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△	Development Tracker	25.06.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Elevations

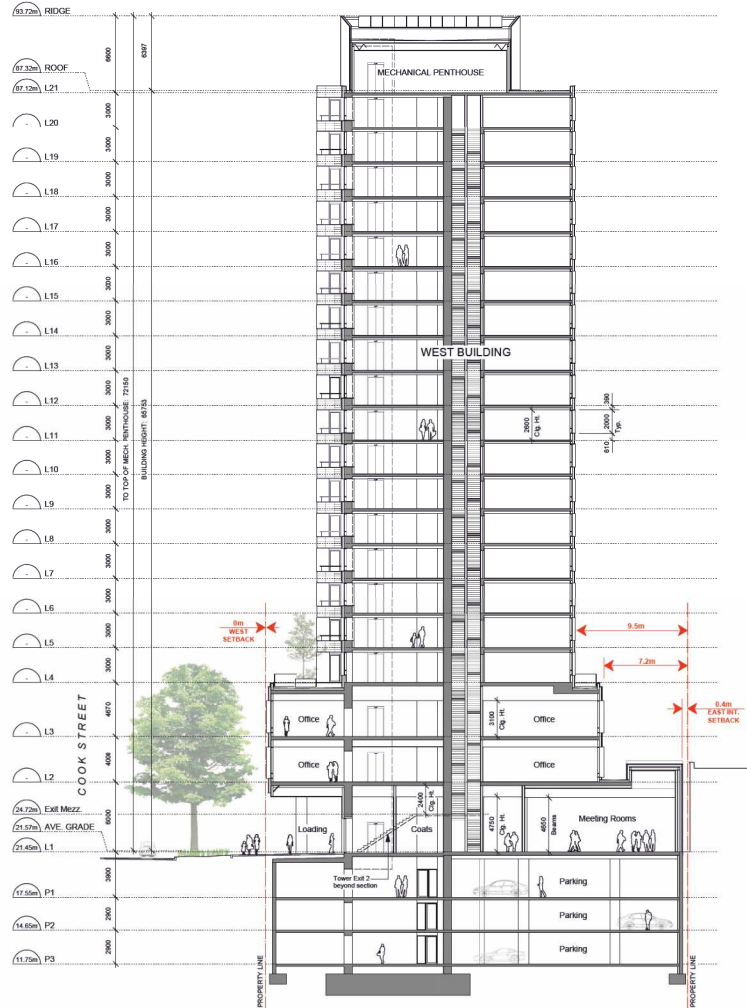
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scale	1:200
drawn by	JH
date issued	July 31, 2025
sheet no.	A3.5



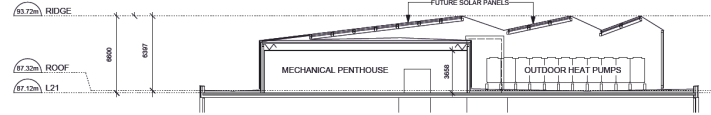
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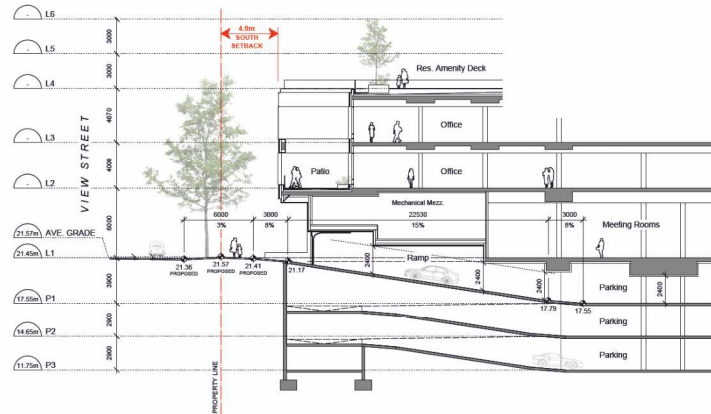
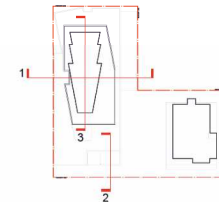
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1 E-W Section
Scale: 1:200



3 Mech. Penthouse Section
Scale: 1:200



2 Ramp Section
Scale: 1:200

	Rezoning & Development Permit	25.08.05
	Development Tracker	25.08.24
rev no	description	date

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project name
1101 Yates St.
Victoria, BC
sheet title
Building Sections

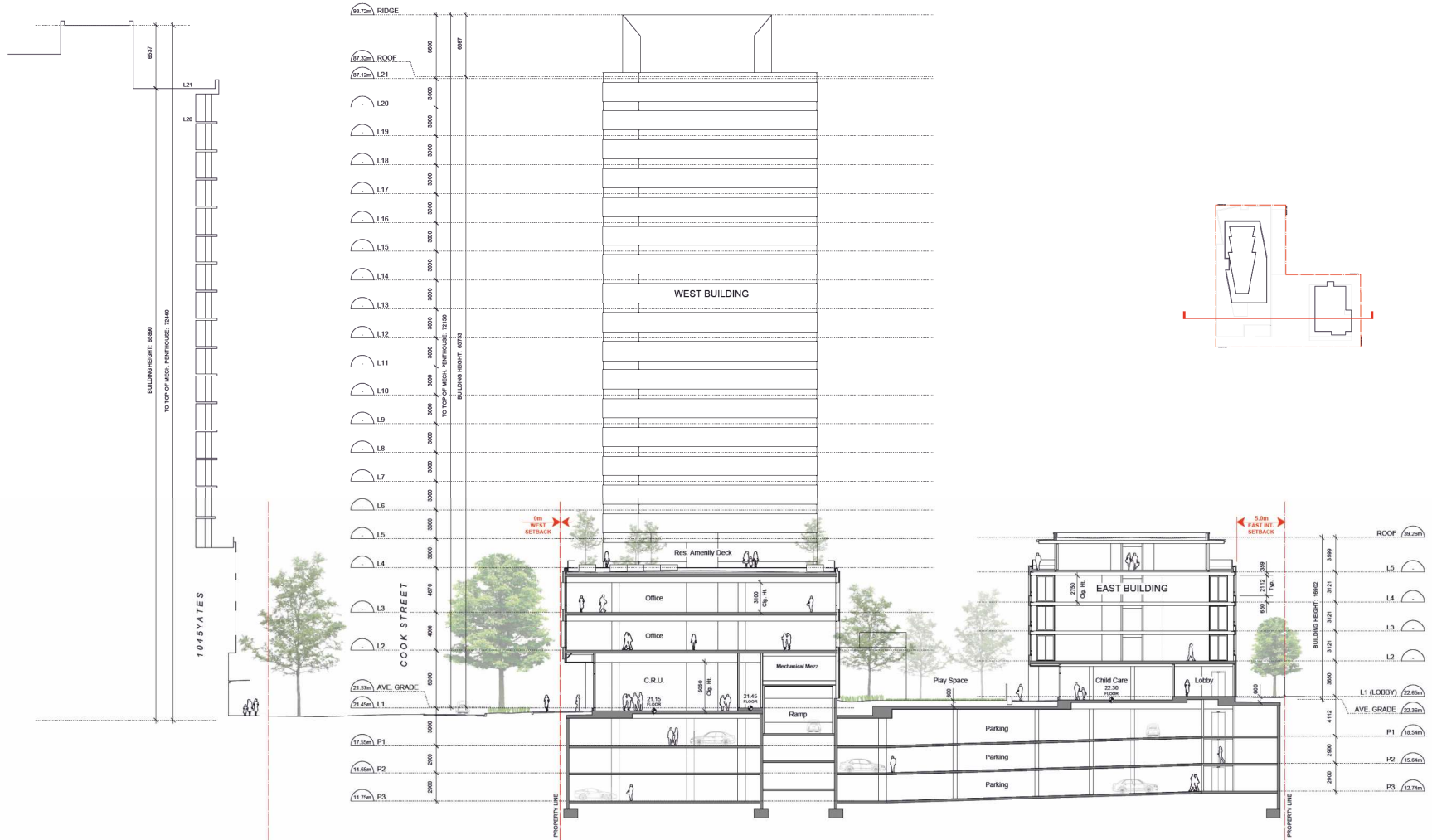
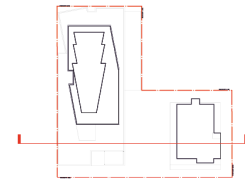
project no. 2441
drawing file: 2441 - 1101 Yates - 250731
scale 1:200
drawn by JH
date issued July 31, 2025
sheet no. A4.1



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	Rezoning & Development Permit	25.08.05
	Development Tracker	25.06.24
rev no	description	date

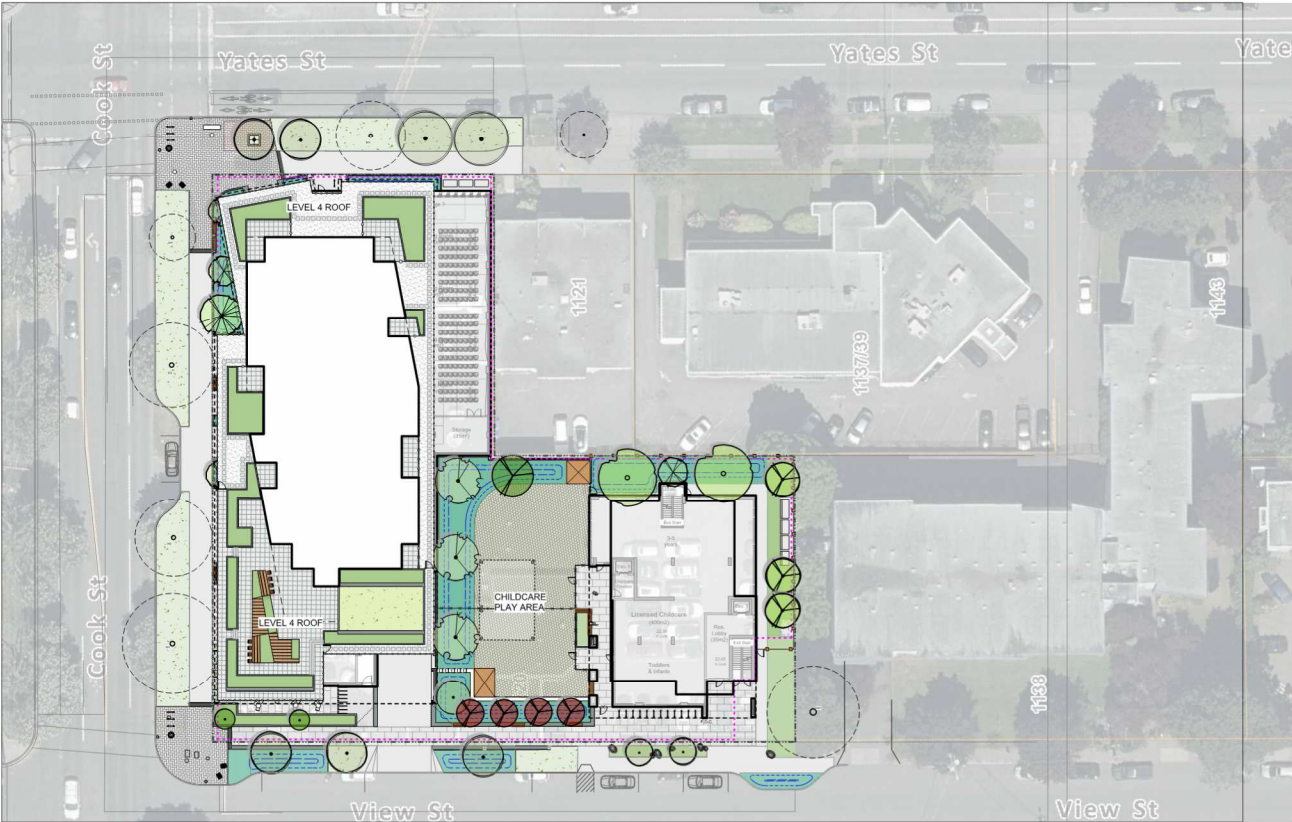
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project name
1101 Yates St.
Victoria, BC
sheet title
Building Section

project no. 2441
drawing file 2441 - 1101 Yates - 250731
scale 1:200
drawn by JH
date issued July 31, 2025
sheet no. A4.2

Jawl Properties Ltd.
1101 Yates
Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials - L1
L1.02	Landscape Materials - L2 & L3
L1.03	Landscape Materials - L4
L2.01	Landscape Grading & Drainage
L3.01	Planting - L1
L3.02	Planting - L2 & L3
L3.03	Planting - L4



NOT FOR CONSTRUCTION

2	Development Permit	2025-08-05
1	For Dev Tracker	2025-08-20
No.	Issued For	Issue Date



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

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Cover

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

L0.00

REPLACEMENT TREE SUMMARY
Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

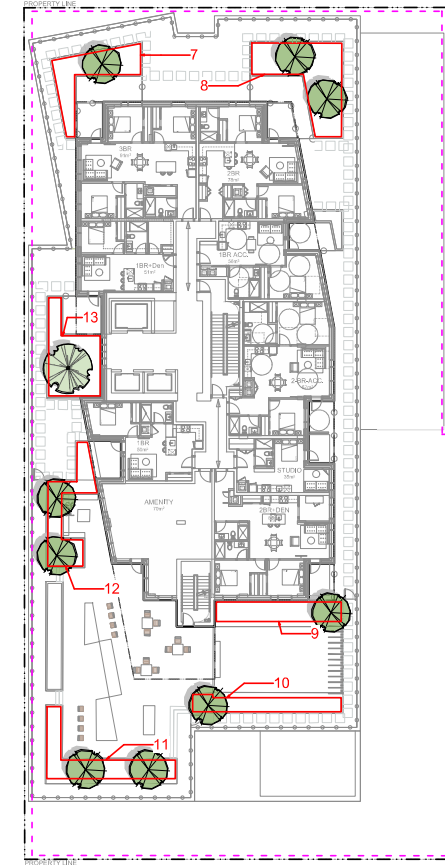
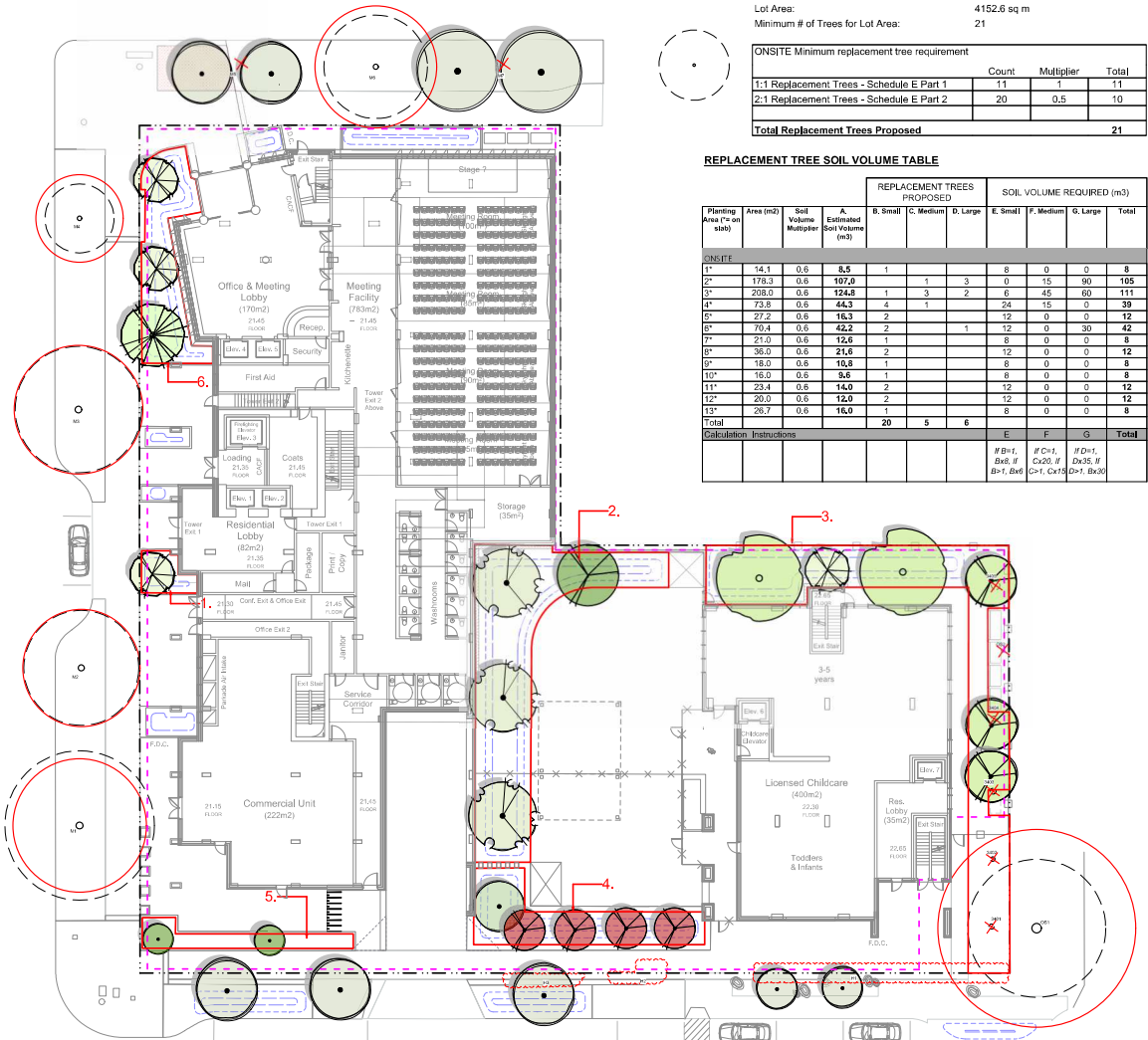
Lot Area: 4152.6 sq m
Minimum # of Trees for Lot Area: 21

ONSITE Minimum replacement tree requirement

	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	11	1	11
2:1 Replacement Trees - Schedule E Part 2	20	0.5	10
Total Replacement Trees Proposed			21

REPLACEMENT TREE SOIL VOLUME TABLE

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area (m on site)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
CHUTE										
1*	14.1	0.6	8.5	1			8	0	0	8
2*	178.3	0.6	107.0		1	3	0	15	90	105
3*	208.0	0.6	124.8	1	3	2	6	45	60	111
4*	73.8	0.6	44.3	4	1		24	15	0	39
5*	27.2	0.6	16.3	2			12	0	0	12
6*	70.4	0.6	42.2	2		1	12	0	30	42
7*	21.0	0.6	12.6	1			8	0	0	8
8*	36.0	0.6	21.6	2			12	0	0	12
9*	16.0	0.6	9.6	1			8	0	0	8
10*	16.0	0.6	9.6	1			8	0	0	8
11*	23.4	0.6	14.0	2			12	0	0	12
12*	20.0	0.6	12.0	2			12	0	0	12
13*	28.7	0.6	17.2	1			8	0	0	8
Total				20	5	6				
Calculation Instructions							E	F	G	Total
							If B=1, Bx8, If B=1, Bx6	If C=1, Cx20, If C=1, Cx15	If D=1, Dx15, If D=1, Dx10	



1 GROUND LEVEL
Scale: 1:200

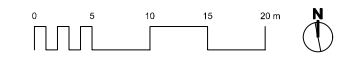
2 LEVEL 4 ROOFTOP
Scale: 1:200

LINE TYPE LEGEND

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

EXISTING TREE LEGEND
(Refer to Arborist's Report and Tree Measurement Plan for full details and measurement strategies.)

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



NOT FOR CONSTRUCTION

2	Development Permit	2025-08-05
1	For Dev Tracker	2025-06-20
No.	Issued For	Issue Date



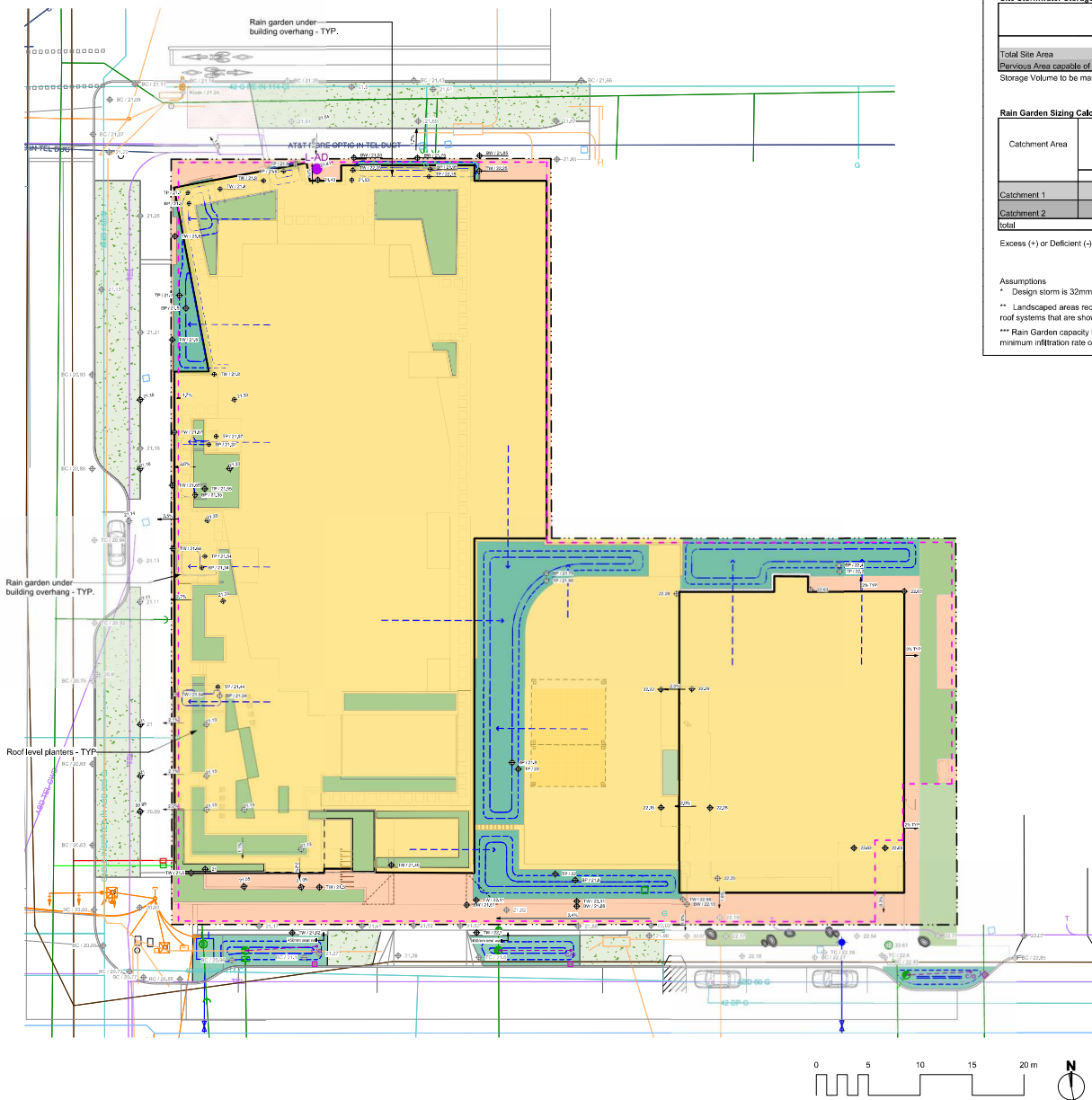
client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Tree Replacement

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

L0.02



CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

Area	Required Storage Volume for Design Storm*
(sq. m.)	(cu. m./day)
Total Site Area	133
Previous Area capable of storing 32mm rainfall / 24 hours**	25
Storage Volume to be managed by Green Stormwater Infrastructure	= 108

Rain Garden Sizing Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden*	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area (Bottom of Pool)	Rain Garden Capacity***	Ratio of base area of the rain garden to upstream impervious area
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment 1	2990	96	0.45	1	154	118	5
Catchment 2	396	-	-	-	-	-	-
total		96			154	118	

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

10

Assumptions

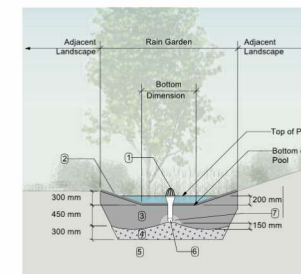
* Design storm is 32mm of water, in a 24 hr period.

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

*** Rain Garden capacity based on 200 mm live ponding plus 20% of the sand/compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

STORMWATER MANAGEMENT LEGEND

--- --	Property Line
---	Building Footprint
- - - -	Extent of Roof / Canopy, ABOVE
- - - -	Extent of Parkade, BELOW
---	Rain Garden Top of Pool (TP)
---	Rain Garden Bottom of Pool (BP)
⊕ 25.2	Existing Grade
⊕ 25.2	Proposed Landscape Grade
---	Direction of Flow
---	Rain Garden Area
---	Catchment Area 1 Roof and paving areas draining to rain gardens.
---	Catchment Area 2 Paving areas draining directly to storm systems.



RAIN GARDEN MATERIALS

- Overflow drain, 200 mm domed grate + adapter
- Composted mulch, 50-70 mm depth
- Bio-retention growing medium, 400 mm depth
- Scarified/sieved subgrade, 300 mm depth
- Existing subgrade/native material
- 100 mm diameter (min) perforated pipe
- 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50



NOT FOR CONSTRUCTION

2	Development Permit	2025-08-05
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No.	Issued For	Issue Date



client

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

project

1101 Yates Street
1101 Yates St
Victoria, BC

sheet title

Stormwater
Management

project no.	12436
scale	1:200 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L0.03



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

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

STEPS, RAMPS, CURBS, WALLS	
	Concrete Band
	Retaining Wall - Concrete Soil wall height include notched skate stops formed into wall top.
	Seal Wall - Concrete Include notched skate stops formed into wall top.
	Architectural Wall See Arch
	Concrete Edge Restraint
	Basalt Band 400 mm width, to meet CoV New Town Standard.
	Concrete Curb See Civil

SOFTSCAPE	
	Planting Area - Tree & Shrub - On Grade >450mm Depth Shrub Growing Medium.
	Planting Area - Tree & Shrub - On Slab >Depth Varies. See Plan >Type III growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area - Rain Garden - On Grade >450mm Depth Rain Garden Growing Medium.
	Planting Area - Rain Garden - On Slab >450mm Depth Average Rain Garden Growing Medium.
	Grass - On Grade >170mm Depth (unless otherwise noted)
	Artificial Turf - On Slab >170mm Depth (unless otherwise noted)
	Gravel Maintenance Edge

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

FENCING & RAILS	
	Fence - Wood 1800mm height
	Gate
	Screen/Trellis Structure
	Guard Rail
	Chain Link Fence

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

MDI LANDSCAPE ARCHITECTS
1515 Douglas St. Suite 200
Victoria, BC V8W 2R6
Tel: 250.683.1000
Email: info@mdi.ca

NOT FOR CONSTRUCTION

No.	Issued For	Issue Date
2	Development Permit	2025-08-05
1	For Dev Tracker	2025-06-20

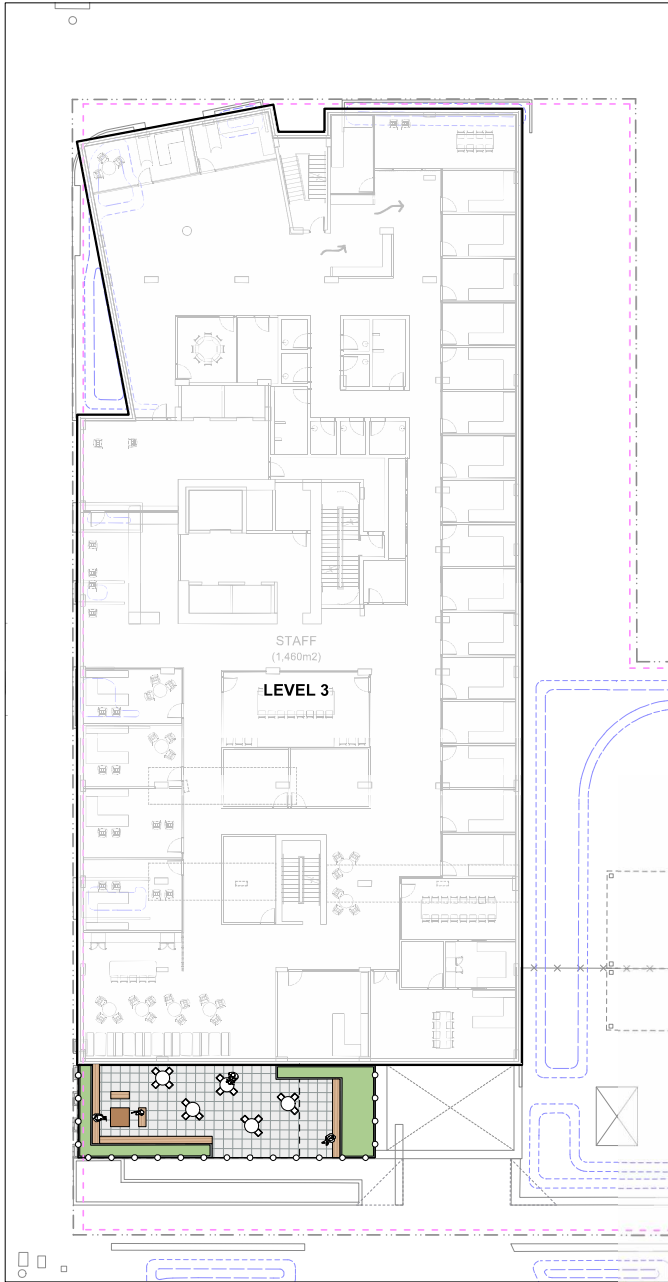
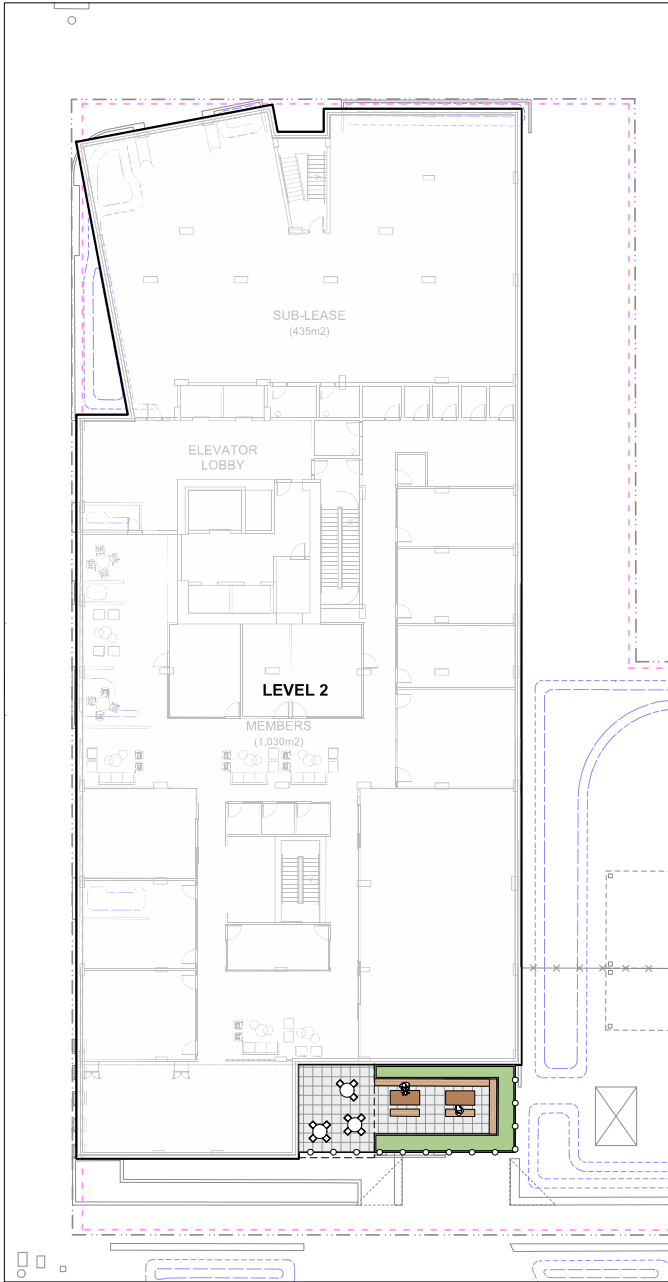
2025-07-31

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

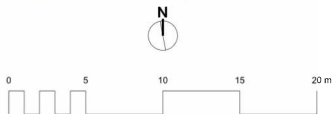
project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
**Landscape
Materials - L1**

project no.	12436
scale	1:150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L1.01



MATERIALS LEGEND	
	Municipal Sidewalk to CoV New Town Standards
	Asphalt Paving - (for reference only)
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light brown finish. Sawcut control joints. Refer to Civil for parkade ramp.
	Unit Paving - Type 1 Herringbone laid with single row soldier course, to meet City of Victoria New Town standards.
	Unit Paving - Type 2
	Unit Paver - on Pedestal
	Porcelain Paver - on Pedestal
	Decorative Rock Ballast
	Unit Paver Path - Maintenance Access Only 600mm x 600mm pavers
	Concrete Steps
STEPS, RAMPS, CURBS, WALLS	
	Concrete Band
	Retaining Wall - Concrete Slope height include notched skate stops formed into wall top.
	Seat Wall - Concrete Include notched skate stops formed into wall top.
	Architectural Wall See Arch
	Concrete Edge Restraint
	Basalt Band 400 mm width, to meet CoV New Town Standard.
	Concrete Curb See Civil
SOFTSCAPE	
	Planting Area - Tree & Shrub - On Grade +450mm Depth Shrub Growing Medium.
	Planting Area - Tree & Shrub - On Slab +Depth Varies. See Plan +Type III growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area - Rain Garden - On Grade +450mm Depth Rain Garden Growing Medium.
	Planting Area - Rain Garden - On Slab +450mm Depth Average Rain Garden Growing Medium.
	Grass - On Grade +170mm Depth (unless otherwise noted)
	Artificial Turf - On Slab +170mm Depth (unless otherwise noted)
	Gravel Maintenance Edge



FENCING & RAILS	
	Fence - Wood 1800mm height
	Gate
	Screen/Trellis Structure
	Guard Rail
	Chain Link Fence
SITE FURNISHINGS	
	Bike Rack
	Bench
	Seat Wall Bench Topper
	Raised Deck/Seating
	Raised Planters Metal, colour to match building cladding
	Waste Receptacle To meet City of Victoria New Town standards.
	Bollard To meet City of Victoria New Town standards.
	Chair To meet City of Victoria New Town standards.
	Landscape Boulder
	Bistro Table and Chairs Moveable
	Bistro Table and Chairs To be bolted down.
	Custom Deck Element Raised lounge deck c/w raised planting zones, tables and chairs.
	Table
	Storage Shed



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NOT FOR CONSTRUCTION

No.	Issued For	Issue Date
2	Development Permit	2025-08-05
1	For Dev Tracker	2025-06-20



Tamara Bonkema
2025-07-31

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

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
**Landscape
Materials -L2 & L3**

project no.	12436
scale	1:150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	L1.02

COOK ST

YATES ST

PROPERTY LINE

LEVEL 4

LEVEL 5

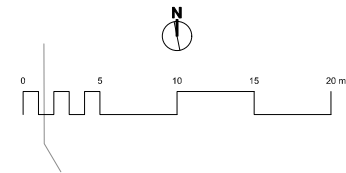
PROPERTY LINE

VIEW ST



MATERIALS LEGEND	
	Municipal Sidewalk to CV New Town Standards
	Asphalt Paving - (for reference only)
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints. Refer to Civil for parkade ramp.
	Unit Paving - Type 1 Herringbone laid with single row soldier course, to meet City of Victoria New Town standards.
	Unit Paving - Type 2
	Unit Paver - on Pedestal
	Porcelain Paver - on Pedestal
	Decorative Rock Ballast
	Unit Paver Path - Maintenance Access Only 600mm x 600mm pavers
	Concrete Steps
STEPS, RAMPS, CURBS, WALLS	
	Concrete Band
	Retaining Wall - Concrete Seat wall height. Include notched skate stops formed into wall top.
	Seat Wall - Concrete Include notched skate stops formed into wall top.
	Architectural Wall See Arch
	Concrete Edge Restraint
	Basalt Band 450 mm width, to meet CV New Town Standard.
	Concrete Curb See Civil
SOFTSCAPE	
	Planting Area - Tree & Shrub - On Grade +450mm Depth +Shrub Growing Medium.
	Planting Area - Tree & Shrub - On Slab +Depth Varies. See Plan +Type 1P growing medium. Confirm maximum depth allowable as per Structural Drawings.
	Planting Area - Rain Garden - On Grade +450mm Depth +Rain Garden Growing Medium.
	Planting Area - Rain Garden - On Slab +450mm Depth Average +Rain Garden Growing Medium.
	Grass - On Grade +170mm Depth (unless otherwise noted)
	Artificial Turf - On Slab +170mm Depth (unless otherwise noted)
	Gravel Maintenance Edge

FENCING & RAILS	
	Fence - Wood 1800mm height
	Gate
	Screen/Trellis Structure
	Guard Rail
	Chain Link Fence
SITE FURNISHINGS	
	Bike Rack
	Bench
	Seat Wall Bench Topper
	Raised Deck/Seating
	Raised Planters Metal, colour to match building cladding
	Waste Receptacle To meet City of Victoria New Town standards.
	Bollard To meet City of Victoria New Town standards.
	Chair To meet City of Victoria New Town standards.
	Landscape Boulder
	Bistro Table and Chairs Moveable
	Bistro Table and Chairs To be bolted down.
	Custom Deck Element Raised lounge deck c/w raised planting zones, tables and chairs.
	Table
	Storage Shed



NOT FOR CONSTRUCTION

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1	For Dev Tracker	2025-06-20
No.	Issued For	Issue Date



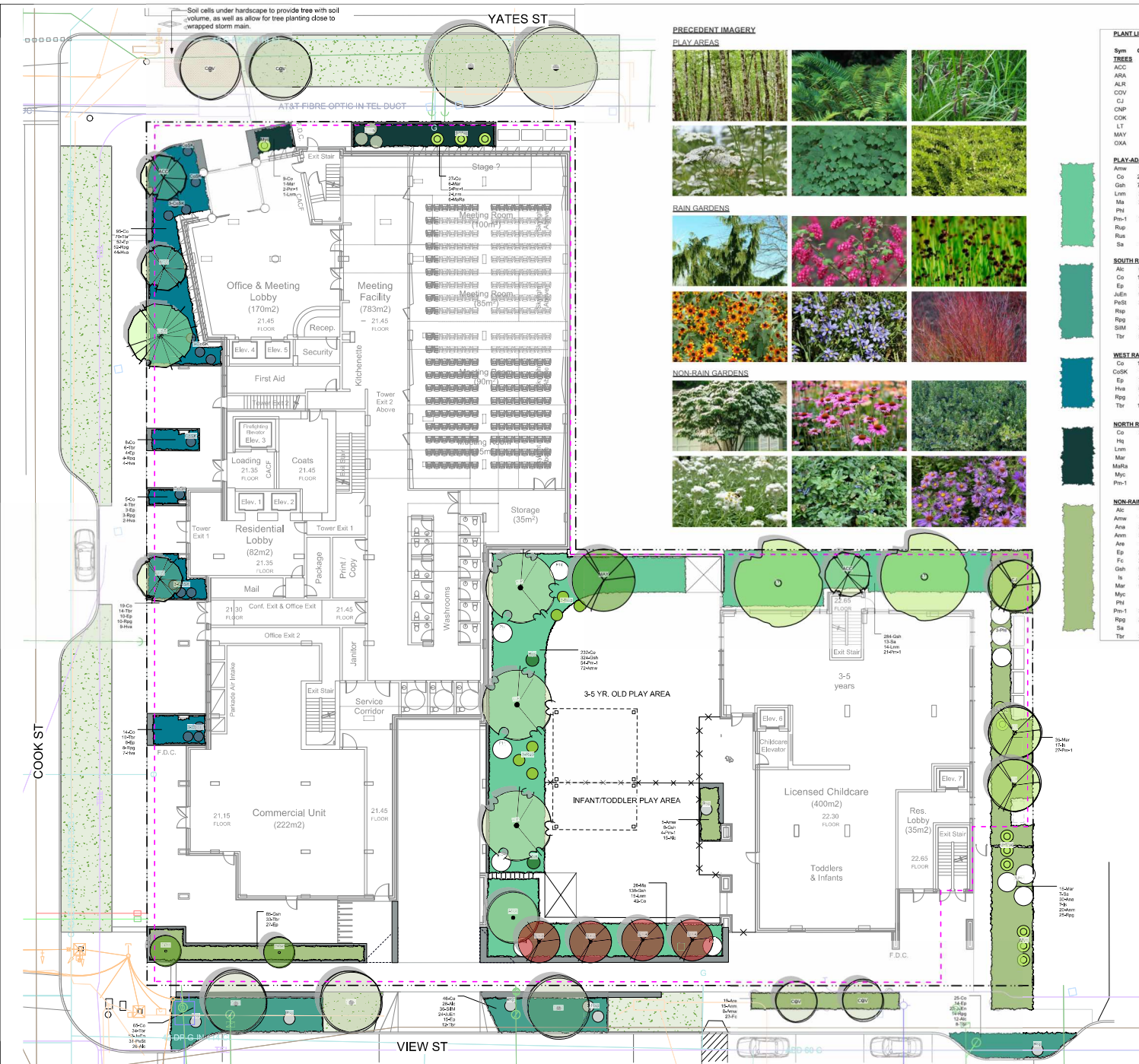
client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Landscape Materials - L4

project no.	12436
scale	1:150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L1.03



PRECEDENT IMAGERY
PLAY AREAS



RAIN GARDENS



NON-RAIN GARDENS



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES				
ACC	4	Acer drachman	Vine Maple	2.4 m ht, 1.5 width
ABA	1	Acer rubrum 'Armstrong'	Armstrong Red Maple	6.0m cal. bld
ALR	3	Alnus rubra	Red Alder	5.0m cal. bld
COV	8	Boulevard Tree	TBD by City	6.0m cal. bld
CJ	3	Cercidiphyllum japonicum	Katsura Tree	5.0m cal. bld
CNP	1	Chamaecyparis nootkensis 'Pendula'	Nootka False Cypress	2.5 m ht
COK	2	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, bld
LT	2	Liriodendron tulipifera	Tulip Tree	8.0 m cal. bld
MAY	1	Magnolia acuminata 'Yellow Bird'	Cucumber Tree	2.5 m ht
OXA	4	Oxyterodum arborescens	Sourwood Tree	5.0m cal. bld
PLAY-ADJACENT RAIN GARDENS				
Amw	72	Achillea millefolium	White yarrow	#1 pot
Co	274	Carex obovata	Skugg Sedge	#1 pot
Gah	746	Gaillardia xanthos	Sold	#1 pot, 40cm o.c.
Lm	29	Lonicera nitida 'Magnum'	Bowditch Honey-suckle 'Magnum'	#3 pot
Ma	26	Mahonia aquifolium	Oregon Grape	#2 pot
Ph	6	Phlox paniculata	Moist Orange	#5 pot
Ph-1	75	Polystichum munitum	Sword Fern	#1 pot
Rup	6	Rubus parviflorus	Thimbleberry	#1 pot
Rus	2	Rubus spectabilis	Salmalberry	#1 pot
Sa	13	Symphoricarpos alba	Snowberry	#1 pot
SOUTH RAIN GARDENS				
Alc	66	Allium cernuum	Nodding Onion	Sp3
Co	136	Carex obovata	Skugg Sedge	#1 pot
Ep	29	Echinacea purpurea	Purple Coneflower	#1 pot
Juf	99	Juncus ensifolius	Dagger-leaf rush	#1 pot
PeSt	31	Pentstemon strictus	Rocky Mountain pentstemon	#1 pot
Rap	7	Ribes sanguineum 'Puriborough Scarlet'	Red Flowering Currant	#2 pot
Rpg	14	Rubus idaeus 'Pranck Glow'	Brown Eyed Susan 'Pranck Glow'	#1 pot
SIM	36	Saxifraga hypnoides 'Moody Blues'	Moody Blue blue-eyed grass	#1 pot
Tbr	54	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
WEST RAIN GARDENS				
Co	141	Carex obovata	Skugg Sedge	#1 pot
CoStK	16	Cornus sericea 'Kelsey'	Kelsey red-twigged dogwood	#1 pot
Ep	77	Echinacea purpurea	Purple Coneflower	#1 pot
Hva	66	Heuchera villosa 'Autumn Bride'	Hairy alum root	#1 pot
Rpg	77	Rubus idaeus 'Pranck Glow'	Brown Eyed Susan 'Pranck Glow'	#1 pot
Tbr	104	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
NORTH RAIN GARDENS				
Co	36	Carex obovata	Skugg Sedge	#1 pot
Hq	3	Hydrangea quercifolia 'Snowgem'	Oak-leafed Hydrangea	#5 pot
Lm	3	Lonicera nitida 'Magnum'	Bowditch Honey-suckle 'Magnum'	#3 pot
Mar	7	Mahonia repens	Prostrate Oregon Grape	#1 pot
Mal	6	Maianthemum racemosum	Fairy Solomon's seal	#1 pot / 100m O.C.
Myc	4	Myrica californica	Pacific Wax Myrtle	#3 pot
Ph-1	7	Polystichum munitum	Sword Fern	#1 pot
NON-RAIN GARDENS				
Alc	15	Allium cernuum	Nodding Onion	Sp3
Amw	13	Achillea millefolium	White yarrow	#1 pot
Ana	30	Aster novae-angliae	New England Aster	#1 pot
Am	35	Anemone nemorosa	Pearly anemone	#1 pot
Are	19	Arctostaphylos 'Emerald Carpet'	Carpet manzanita	#1 pot / 60 cm O.C.
Ep	27	Echinacea purpurea	Purple Coneflower	0.35
Fi	23	Fragaria virginiana	Coast Strawberry	#1 pot, 40cm o.c.
Gah	93	Gaillardia xanthos	Sold	#1 pot, 40cm o.c.
H	24	Iris tenax	Oregon Iris	#1 pot
Mar	50	Mahonia repens	Prostrate Oregon Grape	#1 pot
Myc	8	Myrica californica	Pacific Wax Myrtle	#3 pot
Ph	6	Phlox paniculata	Moist Orange	#5 pot
Ph-1	31	Polystichum munitum	Sword Fern	#1 pot
Rpg	25	Rubus idaeus 'Pranck Glow'	Brown Eyed Susan 'Pranck Glow'	#1 pot
Sa	7	Symphoricarpos alba	Snowberry	#1 pot
Tbr	33	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot



MDI LANDSCAPE ARCHITECTS
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VICTORIA, BC V8W 2P6
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www.mdi-landscape.com

NOT FOR CONSTRUCTION

2	Development Permit	2025-08-05
1	For Dev Tracker	2025-06-20
No.	Issued For	Issue Date



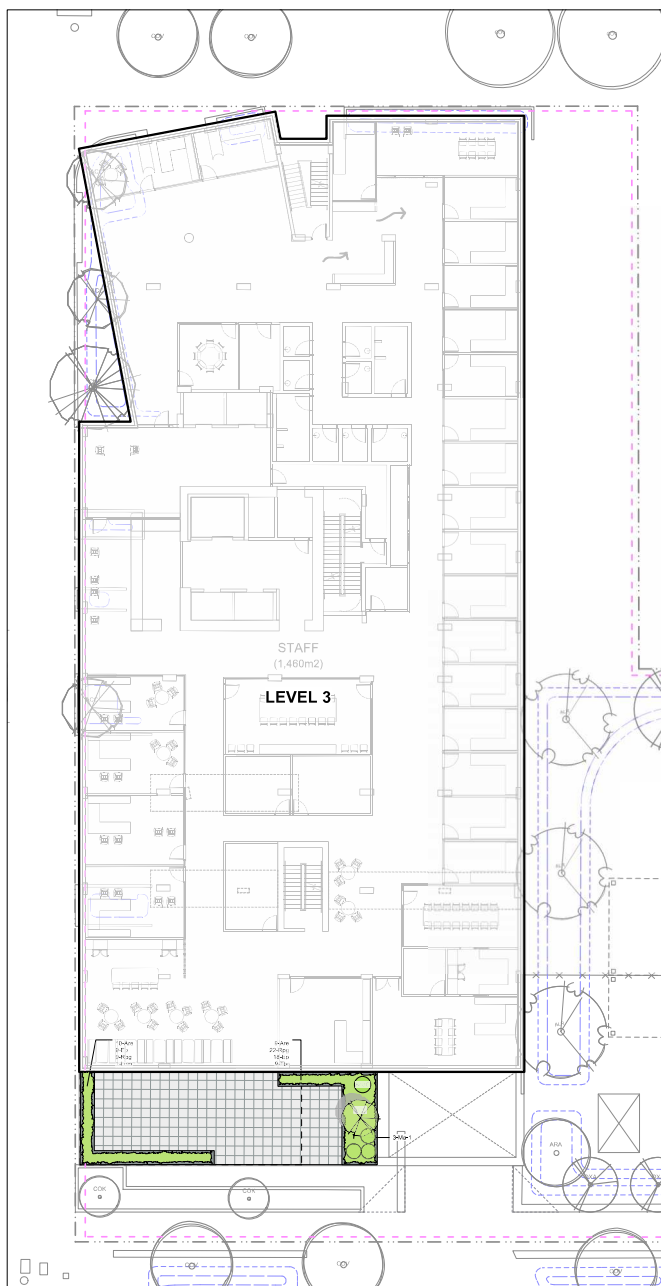
client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Planting - L1

project no.	12436
scale	1:150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L3.01



PLANT LIST					
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing	
L2 PATIO TREES:					
ACC	1	<i>Acer circinnatum</i>	Vine Maple		2.4 m ht, 1.5 width
L3 PATIO PLANTS					
ARUC	3	<i>Arbutus unedo 'Compacta'</i>	Dwarf strawberry tree		1.2 m ht, bdb
Are	16	<i>Arctostaphylos 'Emerald Carpet'</i>	Carpet manzanita		#1 pot / 60 cm O.C.
Ep	14	<i>Echinacea purpurea</i>	Purple Coneflower		#1 pot
Rgr	19	<i>Rutecisia indica 'Praine Glow'</i>	Brown Eyed Susan 'Praine Glow'		#1 pot
Tsr	19	<i>Taxus baccata 'Repandens'</i>	English Weeping Yew		#1 pot
L3 PATIO PLANTS					
ACC	1	<i>Acer circinnatum</i>	Vine Maple		2.4 m ht, 1.5 width
L3 PATIO PLANTS					
Are	19	<i>Arctostaphylos 'Emerald Carpet'</i>	Carpet manzanita		#1 pot / 60 cm O.C.
ARUC	3	<i>Arbutus unedo 'Compacta'</i>	Dwarf strawberry tree		1.2 m ht, bdb
Ep	27	<i>Echinacea purpurea</i>	Purple Coneflower		#1 pot
Lnm	1	<i>Loniceria nida 'Majragn'</i>	Boreadiff Honeyuckle 'Majragn'		#3 pot
Ma-1	3	<i>Mahonia aquifolium</i>	Oregonian		#2 pot
Rgr	21	<i>Rutecisia indica 'Praine Glow'</i>	Brown Eyed Susan 'Praine Glow'		#1 pot
Tsr	9	<i>Taxus baccata 'Repandens'</i>	English Weeping Yew		#1 pot

PRECEDENT IMAGERY

L2&L3



NOT FOR CONSTRUCTION

2	Development Permit	2025-08-05
1	For Dev Tracker	2025-06-20
No.	Issued For	Issue Date



client

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

proje

1101 Yates Street
1101 Yates St
Victoria, BC

sheet title

Planting - L2 & L3

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

L3.02

COOK ST

YATES ST

PRECEDENT IMAGERY
LEVEL 4 PLANTING



LEVEL 4 PLANTED BENCH - EDIBLE GARDEN



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
L4 TREES:				
APA	9	Acer palmatum	Japanese Maple	4cm cal. bbb, multi-stem.
PNG	1	Pinus thunbergii	Japanese black pine	2.0 m ht, wb
L4 PLANTS				
Amw	34	Achillea millefolium	White yarrow	#1 pot
ArUC	15	Arbutus unedo 'Compacta'	Dwarf strawberry tree	#5 pot
Ep	82	Echinacea purpurea	Purple Coneflower	#1 pot
Lsp	84	Liatris spicata	Spiked Gayfeather	#1 pot
Lnm	36	Lonicera nitida 'Maigrun'	Boareleaf Honeysuckle 'Maigrun'	#3 pot
Mar	43	Mahonia repens	Prostrate Oregon Grape	#1 pot
Myc	17	Myrica californica	Pacific Wax Myrtle	#3 pot
Pro-1	31	Polydichum munitum	Sword Fern	#1 pot
SpHe	103	Sporobolus heterolepis	Prairie dropseed	#1 pot
L4 PLANTED BENCH/EDIBLE GARDEN				
La	10	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Mdm	13	Monarda didyma 'Marshall's Delight'	Bee Balm	#1 pot, mildew resistant
Nep	13	Nepeta x faassenii	Catmint	Sp3
Or-1	8	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Pms	2	Pinus mugo mugo	Dwarf Mugo Pine	2.4 m ht, 1.5 width
Rof	5	Rosmarinus officinalis	Rosemary	#2 pot
Sio	10	Salvia officinalis	Culinary Sage	#1 pot
Tpc-1	33	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3, 30cm o.c.



NOT FOR CONSTRUCTION

2	Development Permit	2025-08-05
1	For Dev Tracker	2025-06-20
No.	Issued For	Issue Date



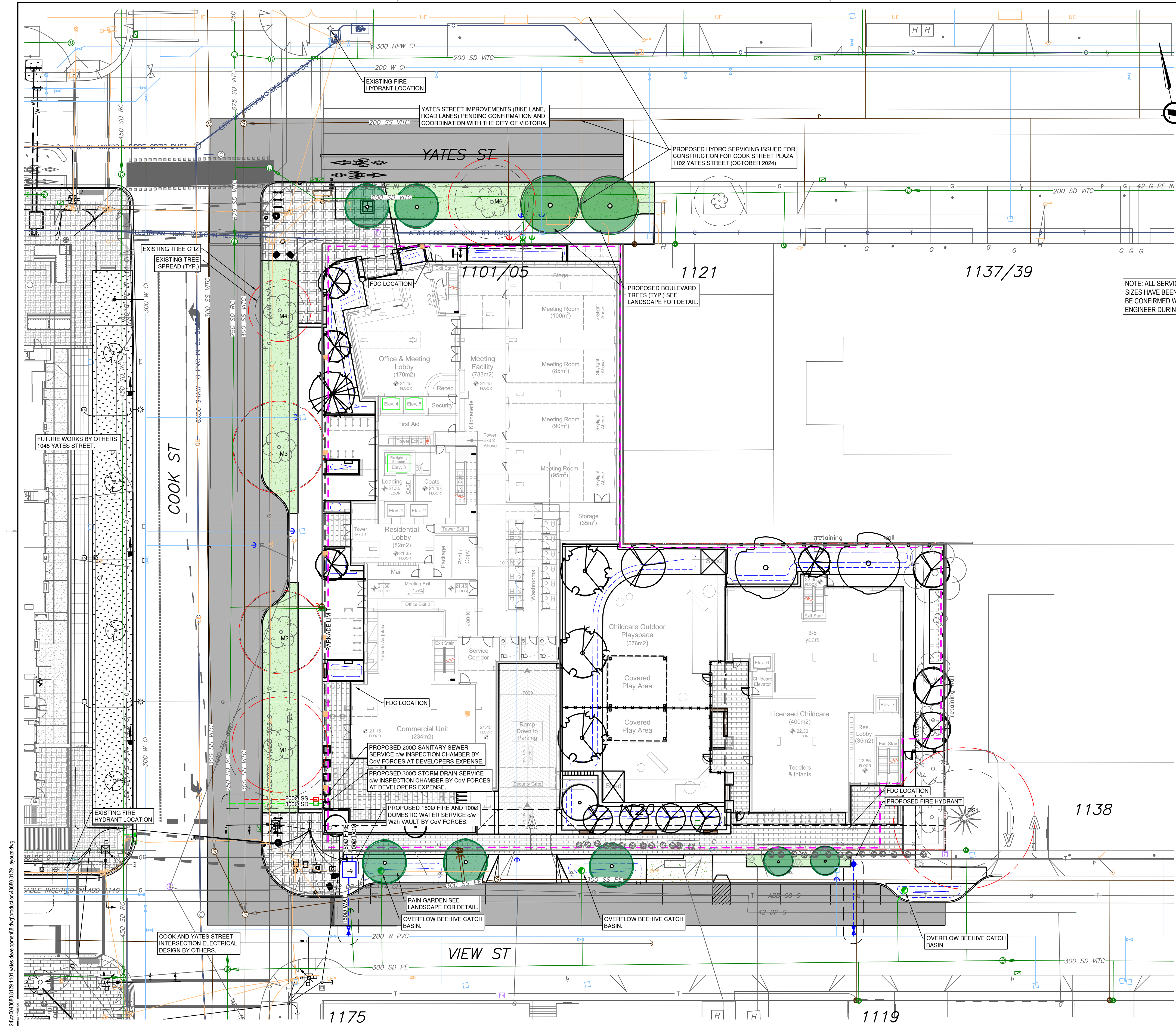
client
Jawl Properties Ltd.
1515 Douglas St. Suite 200
Victoria, BC

project
1101 Yates Street
1101 Yates St
Victoria, BC

sheet title
Planting - L4

project no.	12436
scale	1:150 @ 24"x36"
drawn by	SC
checked by	TB
sheet no.	

L3.03



ENGINEERING NOTES:

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

IRRIGATION NOTES:

- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
 - IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
 - CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS (2 BUSINESS DAYS) NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- REQUIRED PARKS INSPECTIONS FOR IRRIGATION:
- IRRIGATION SLEEVING PRIOR TO BACKFILLING.
 - OPEN TRENCH MAINLINE AND LATERAL LINES.
 - PRESSURE TEST.
 - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

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

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

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

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

UNDERGROUND SERVICE INFORMATION

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

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

REVISION:				
REV	DATE	DESCRIPTION	DES	DRN
0	20250805	ISSUED FOR DEVELOPMENT PERMIT	VKQ	JCS



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Engineers & Geoscientists BC
Permit #1000200

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ORIGINAL SCALE: ---
DESIGNED BY: VKQ
CHECKED BY: ---
DRAWN BY: ---
APPROVED BY: ---
DISCIPLINE: CIVIL

DATE: ---
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm

wsp

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T 250-384-5510 | www.wsp.com

PROJECT NUMBER: 43680.8129

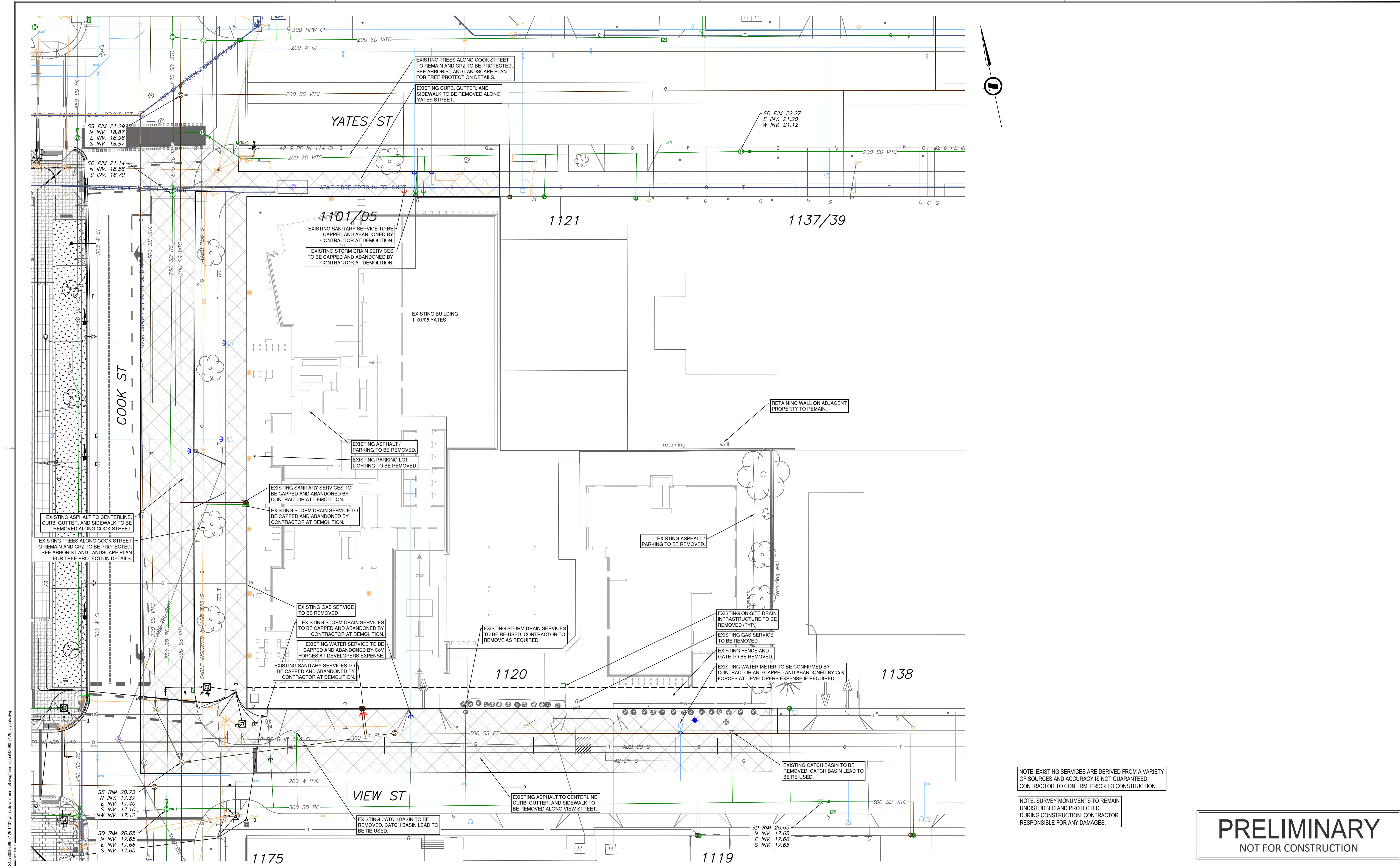
CLIENT: ---
CLIENT REF. #: ---
JAWL DEVELOPMENT

TITLE: **SITE PLAN & GENERAL NOTES**

PROJECT: **1101 YATES STREET**

DRAWING NUMBER: **C001**

REV: **0**



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

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

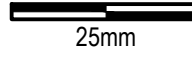
PRELIMINARY
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REV	DATE	DESCRIPTION	DES	DRN	CHK
0	20250805	ISSUED FOR DEVELOPMENT PERMIT	VKQ	VKQ	JCS



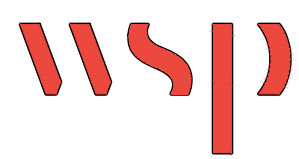
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DATE: ---
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CLIENT: JAWL DEVELOPMENT

CLIENT REF. #: --

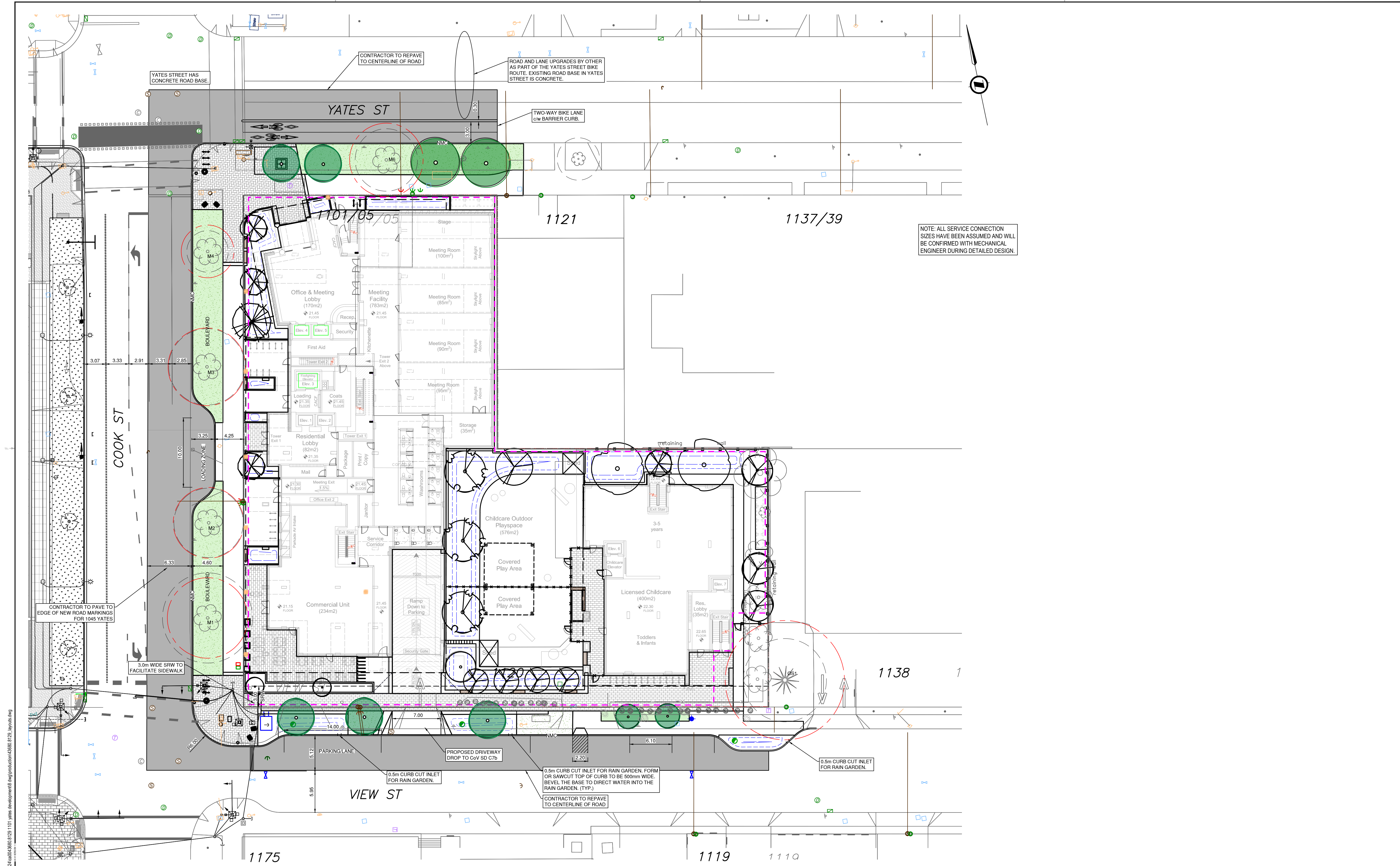
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PROJECT: 1101 YATES STREET

DRAWING NUMBER: C002

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REVISION:					
REV	DATE	DESCRIPTION	DES	DRN	CHK
0	20250805	ISSUED FOR DEVELOPMENT PERMIT	VKQ	VKQ	JCS

SEAL:

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DISCIPLINE: CIVIL

ORIGINAL SCALE: ---

DESIGNED BY: VKQ

CHECKED BY: ---

DRAWN BY: ---

APPROVED BY: ---

DATE: ---

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

CLIENT: JAWL DEVELOPMENT

TITLE: SURFACE WORKS

PROJECT: 1101 YATES STREET

DRAWING NUMBER: C003

REV: 0

PROJECT NUMBER: 43680.8129

CLIENT REF. #: --

