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A10-11	FSR OVERLAY- LEVEL 22 - ROOF TWR (A) - TWR (B) MECH. ROOF
A 10-12	FSR OVERLAY- LEVEL 23 - TWR (A) MECH. ROOF - TRW (B) UPPER ROOF

CONTACT LIST

OWNER	**STARLIGHT DEVELOPMENTS** P.O. Box 1890 Station B, Mississauga, Ontario, L4Y 3W6
ARCHITECT	**ARCADIS** 100 - 1285 West Pender Street Vancouver, BC V6E 4B1
STRUCTURAL	**GLOTMAN SIMPSON** 1661 W 5th Ave Vancouver, BC, V6J 1N5
MECHANICAL	**REINBOLD ENGINEERING GROUP** 400, 1580 West Broadway, Vancouver, BC, V6J 5K8
ELECTRICAL	**MULVEY AND BANANI** 10055, 106 Street NW, Suite 450 Edmonton, Alberta, T5J 2Y2
LANDSCAPE	**HAPA COLLABORATIVE** 403 - 375 West Fifth Avenue, Vancouver, BC, V5Y 1J6
INTERIOR DESIGN	**INSIGHT DESIGN GROUP** 200 - 1737 West Third Avenue, Vancouver, BC, V61 1K7
CODE	**GHL CONSULTANTS LTD.** 409 Granville Street, Suite 950, Vancouver, BC, V6C 1T2
ENVELOPE	**EVOKE** 300 - 722 Cormorant Street, Victoria, BC, V8W 1P8
CIVIL	**HEROLD ENGINEERING LTD.** Unit 600 - 1112 Fort St. Victoria, BC, V8V 3K8
GEOTECHNICAL	**RYZUK** #6-40 Cadillac Avenue, Victoria, BC, V8Z 1T2
TRANSPORTATION	**WATT CONSULTING GROUP** 501-740 Hillside Avenue, Victoria, BC, V8T 1Z4

LIST OF MINOR AMENDMENTS

SHEET: A1.00 SITE PLAN
ITEM #1: PLUM TREE TO BE RETAINED
ITEM #2: FDC RELOCATION AT TOWER B ENTRANCE
ITEM #3: POWER POLES TO BE REMOVED ON VIEW STREET
ITEM #4: NT4 TREE TO BE REMOVED AND REPLACED. SPECIES TO BE COORDINATED WITH CITY (REFER TO LANDSCAPE)

SHEET: A1.03 P1
ITEM #5: CAR SHARING RELOCATED, 3 CAR SHARE STALLS PROVIDED
ITEM #6: SECOND WATER DETENTION TANK ADDED
ITEM #7: SECURITY ROOM ADDED
ITEM #8: STORAGE ROOM DIVIDED AND ADDITIONAL BIKE ROOM PROVIDED
ITEM #9: RESIDENTIAL SECURITY GATE MOVED
ITEM #10: DOG WASH ADDED

SHEET: A1.04 L1
ITEM #11: TH7 REVISED
ITEM #12: RESIDENTIAL GARBAGE ROOM LIFT ADDED TO STAIR
ITEM #13: JANITOR ROOM ADDED TOWER B
ITEM #14: DOG WASH RELOCATED TO P1

SHEET: A1.05 MEZZ LEVEL
ITEM #15: TH7 REVISED

SHEET: A1.06 L2
ITEM #16: REVISED OUTDOOR CHILDCARE SPACE
ITEM#17: PRIVATE PATIOS REDUCED IN AREA
ITEM #18: COMMON LAUNDRY ROOM ADDED
ITEM #19: PLAY AREA MOVED
ITEM #20: OUTDOOR KITCHEN MOVED
ITEM #21: TRELLIS AT OUTDOOR KITCHEN ADDED
ITEM #22: 1 BALCONY MOVED ON SOUTHEAST
ITEM #23: GYM AND COOPERATIVE SPACE REVISED, PATIO DOOR REMOVED
ITEM #24: UNIT 241 PATIO DOOR ADDED

SHEET: A1.07 L3
ITEM #25: 1 BALCONY MOVED ON SOUTHEAST
ITEM #26: BALCONIES REVISED TO JULIETTE'S AT NORTH PODIUM SOUTH ELEVATION

SHEET: A1.08 L4
ITEM #27: BALCONIES REVISED TO JULIETTE'S AT NORTH PODIUM SOUTH ELEVATION
ITEM #28: PRIVATE PATIOS REDUCED
ITEM #29: COMMON AREA ROOF DECK AMENITY REDUCED

SHEET: A1.09 L5
ITEM #30: BALCONIES REVISED TO JULIETTE'S AT NORTH PODIUM SOUTH ELEVATION
ITEM #31: PRIVATE PATIOS REDUCED
ITEM #32: COMMON AREA ROOF DECK AMENITY REDUCED.
ITEM #33: TOWER B CENTRE SOUTH AND CENTRE NORTH WINDOW WALL EXTENDED TO ALLOW FOR PROPER BEDROOM SIZE

SHEET: A1.10 L6
ITEM #34: COMMON AREA ROOF DECK AMENITY REVISED IN NORTH.
ITEM #35: COMMON AREA ROOF DECK AMENITY REVISED IN SOUTH.
ITEM #36: TOWER A & B CENTRE SOUTH AND CENTRE NORTH WINDOW WALL EXTENDED TO ALLOW FOR PROPER BEDROOM SIZE

SHEET: A1.11 L7 & L8
ITEM #37: TOWER A & B CENTRE SOUTH AND CENTRE NORTH WINDOW WALL EXTENDED TO ALLOW FOR PROPER BEDROOM SIZE

SHEET: A1.12 L9 - 20
ITEM 38: TOWER A & B CENTRE SOUTH AND CENTRE NORTH WINDOW WALL EXTENDED TO ALLOW FOR PROPER BEDROOM SIZE

SHEET: A1.13 OVERALL LEVEL 21 (TOWER B ROOF)
ITEM 39: TOWER A CENTRE SOUTH AND CENTRE NORTH WALL EXTENDED TO ALLOW FOR PROPER BEDROOM SIZE
ITEM #40: TOWER B CENTRE SOUTH AND CENTRE NORTH WALL EXTENDED TO ALIGN WITH LEVEL BELOW.
ITEM #41: TOWER B AMENITY SPACE ADDED.

SHEET: A1.14 OVERALL LEVEL 22 (ROOF TWR A & TWR B MECH ROOF)
ITEM #42: THE CENTRE SOUTH AND CENTRE NORTH WALLS OF TOWER A HAVE BEEN EXTENDED TO ALIGN WITH THE CORRESPONDING LEVEL BELOW.

SHEET: A2.05 OVERALL NORTH ELEVATION
ITEM #43: WINDOW WALL REVISIONS DUE TO ADDED PTAC UNIT
- SILL RAISED
- METAL SPANDREL REVISED TO LOUVER

ITEM #44: GUARDRAIL REMOVED FROM TOWER A ROOF (FUTURE BUILD)
ITEM #45: OVERALL GUARDRAIL L5 AND L6 REDUCED TO PRIVATE PATIOS ONLY
ITEM #46: FRITT REMOVED ON PODIUM BALCONY GLASS (TYPICAL)

SHEET: A2.06 OVERALL EAST ELEVATION
ITEM #47: WINDOW WALL REVISIONS DUE TO ADDED PTAC UNIT
- SILL RAISED
- METAL SPANDREL REVISED TO LOUVER

ITEM #48: GUARDRAIL REMOVED FROM TOWER A ROOF (FUTURE BUILD)
ITEM #49: OVERALL GUARDRAIL L5 AND L6 REDUCED TO PRIVATE PATIOS ONLY
ITEM #50: FRIT REMOVED ON PODIUM BALCONY GLASS (TYPICAL)
ITEM #51 BALCONY MOVED ON L2, L3 & L4 AT SOUTHEAST PODIUM

SHEET: A2.07 OVERALL SOUTH ELEVATION
ITEM #52: WINDOW WALL REVISIONS DUE TO ADDED PTAC UNIT
- SILL RAISED
- METAL SPANDREL REVISED TO LOUVER

ITEM #53: GUARDRAIL REMOVED FROM TOWER A ROOF (FUTURE BUILD)
ITEM #54: OVERALL GUARDRAIL L4, L5 AND L6 REDUCED TO PRIVATE PATIOS ONLY
ITEM #55: FRIT REMOVED ON PODIUM BALCONY GLASS (TYPICAL)
ITEM #56: BALCONY MOVED ON L2, L3 & L4 AT SOUTHEAST PODIUM

SHEET: A2.08 OVERALL WEST ELEVATION
ITEM #57: WINDOW WALL REVISIONS DUE TO ADDED PTAC UNIT
- SILL RAISED
- METAL SPANDREL REVISED TO LOUVER

ITEM #58: GUARDRAIL REMOVED FROM TOWER A ROOF (FUTURE BUILD)
ITEM #59: OVERALL GUARDRAIL L4, L5 AND L6 REDUCED TO PRIVATE PATIOS ONLY
ITEM #60: FRIT REMOVED ON PODIUM BALCONY GLASS (TYPICAL)

SHEET: A2.10 COURTYARD ELEVATIONS
ITEM #61: WINDOW WALL REVISIONS DUE TO ADDED PTAC UNIT
- SILL RAISED
- METAL SPANDREL REVISED TO LOUVER

SHEET: A2.11 COURTYARD ELEVATIONS
ITEM #62: WINDOW WALL REVISIONS DUE TO ADDED PTAC UNIT SILL RAISED
- METAL SPANDREL REVISED TO LOUVER

SHEET: A2.12 COURTYARD ELEVATIONS
ITEM #63: WINDOW WALL REVISIONS DUE TO ADDED PTAC UNIT SILL RAISED
- METAL SPANDREL REVISED TO LOUVER



PROJECT RENDERING IS FOR REFERENCE AND CONCEPTUAL IMAGERY ONLY

Final Approved Plans
Adopted Date: July 14, 2026

Revisions
June 29, 2026

ARCADIS
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Starlight Developments

Harris Green Village - Phase 01

1045 Yates Street

Victoria, BC

DDP MINOR AMENDMENT

2026-06-12

CLIENT

Starlight Developments

Starlight Developments
P.O. Box 1890 Station B Mississauga, Ontario, Canada
L4Y 3W6

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Arcadis Architects (Canada) Inc.
Formerly IBI Group Architects (Canada) Inc.

NO,	DATE	DESCRIPTION
14	2026-06-12	DDP MINOR AMENDMENT
13	2026-04-27	BP RESUBMISSION
12	2026-04-17	DDP MINOR AMENDMENT
11	2025-11-21	IFC PENDING BP APPROVAL
10	2025-10-10	IFC REVIEW SET
9	2025-07-04	BP RESUBMISSION
8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP SUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA 2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHKD BY:	GV
SCALE:	As indicated
DATE:	2026-06-12

SHEET TITLE
COVER PAGE

SHEET NUMBER **A0.00** REV

Issued For: DDP MINOR AMENDMENT
Date: 2026-06-12

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Harris Green Village - Phase 1

Site & Project Description

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

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

City Plan: Downtown Core Area Plan

Residential floor

Current Use: Automobile Dealership and Surface Parking

Adjacent Zoning: R3-C

Rezoned to: CD

SITE AREA CALCULATIONS

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

PROPOSED FLOOR AREA (FSR)

	Provided FSR	Gross Floor Area		Exclusions (see A0.02)		Total Floor Area	
		Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
Tower A	1.55	10,526.7	113,308.9	687.5	7,399.9	9,839.3	105,909.0
Tower B	1.46	9,888.5	106,439.0	655.2	7,052.3	9,233.3	99,386.7
Podium	3.17	21,080.0	226,902.9	981.5	10,564.2	20,098.5	216,338.7
Total	6.18	41,495.2	446,650.8	2,324.1	25,016.4	39,171.1	421,634.4

SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,368	57,780.2
Site Coverage %		85%

FLOOR AREA BREAKDOWN

Residential		Loading / Garbage Rooms		Residential Amenity		Commercial		Daycare		Total	
Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
33,782.9	363,635.7	976.4	10,509.5	713.2	7,676.7	3,214.8	34,603.8	483.9	5,208.8	39,171.1	421,634.4

OPEN SITE SPACE CALCULATIONS

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

BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	2.0	6.0	3.0	4.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	5.5	9.0
East Side yard (Cook Street)	3.0	2.0	6.0	3.0	4.5	6.0
West Side Yard (North)	3.0	3.0	16.8	3.9	3.0	16.8
West Side Yard (South)	-	4.6	4.6	-	4.6	7.0

HEIGHT OF BUILDING (MEASURED FROM AVERAGE GRADE)

Height Provided	Tower A (North)		Tower B (South)	
	metric (m)	imperial (ft)	metric (m)	imperial (ft)
NUMBER OF HABITABLE FLOORS (Excluding Mechanical & Roof Access)	21		20	
NUMBER OF STOREYS (Including Mechanical & Roof Access)	23		22	
HEIGHT OF BUILDING (m) TO TOP OF APPURTENANCE (Excluding Parapet	75.20	246.72	72.03	236.32
TOP OF Podium Height	21.58	70.80	21.58	70.80
Average Grade	20.20	66.27	20.20	66.27

FLOOR PLATE SIZES

	Metric (m^2)	Imperial (sq.ft.)
Max. Permitted Floor Plate Size	650.3	7,000
Provided Floor Plate size	643.1	6,922

UNIT COUNT

Type	Rental									TOTAL
	Studio	1 BR	1 BR+D	2 BR	2 BR+D	3 BR	3 BR+D	TH (2BR)	TH (3BR+D)	
	(340-400 sf)	(450-650 sf)		(700-800 sf)	(850-900 sf.)	(950-1050 sf)		(965-978 sf)	(1300 sf.)	
Tower A	1	96	-	32	-	31			-	160
Tower B	-	90	-	30	-	30			-	150
Podium	63	37	40	53	2	12	2	2	5	216
Total	64	223	40	115	2	73	2	2	5	526
By Type	64	263		117	73	2	2	5		526
Distribution	12.2%	50.0%		21.9%	0.4%	13.9%	0.4%	0.4%	1.0%	100%
Family Units				199						
									38%	

PROJECT INFORMATION TABLE

Zone (existing)	S-1
Proposed zone	CD
Proposed uses	Residential/Commercial/Childcare
Site area (m^2)	6337.0
Total floor area (m^2)	**39171.12**
Commercial floor area (m^2)	3214.8
Childcare floor area (m^2)	483.91
Loading / Garbage Rooms (m2)	976.36
Residential floor area (m^2) (including amenities)	34496.05
Floor space ratio	**6.18**
Site coverage %	**85%**
Open site space %	**12%**
Height of building (m)	75.36 and 72.44
Number of storeys	22 and 23
Parking stalls (number) on site	361
Commercial , Childcare and Visitor	86
Residential	275
Bicycle parking number (storage and rack)	617 Long Term & 75 Short Term
Building Setbacks (m)	
Yates street	2.0
Cook street	2.0
View street	3.0
Side yard (west side south)	0.0
Side yard (west side north)	3.9
Residential Use Detail	
Total number of units	**526**
Studio	64
1 Bedroom	223
1 Bedroom+Den	40
2 Bedroom	115
2 Bedroom+Den	2
3 Bedroom	73
3 Bedroom+Den	2
Ground-orientated Townhomes-2 Bedroom	2
Ground-orientated Townhomes-3 Bedroom+Den	5

CLIENT

Starlight Developments

Starlight Developments
P.O. Box 1890 Station B Mississauga, Ontario, Canada L4Y 3W8

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6	2024-07-19	IFT ADDENDUM
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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSS BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	
DATE:	2026-06-12

SHEET TITLE
PROJECT GENERAL STATISTICS

SHEET NUMBER
A0.01

REV

Last Saved: 2026-06-12 8:47:07 PM File Location: Autodesk Docs://ACA-00258471-Harris_GV-PH-1P26/121123_YatesSixA-Podium-2026.rvt

TOWER A (21-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)
23	**66.04**	710.85	13.90	149.62	17.34	186.65	-	-	**31.24**	336.26	**34.80**	374.58
22	**154.99**	1,668.30	16.00	172.22	17.34	186.65	-	-	**33.34**	358.87	**121.65**	1,309.43
21	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
20	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
19	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
18	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
17	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
16	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
15	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
14	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
13	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
12	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
11	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
10	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
9	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
8	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
7	**643.11**	6,922.38	21.30	229.27	17.34	186.65	-	-	**38.64**	415.92	**604.47**	6,506.46
6	**659.06**	7,094.06	25.95	279.32	17.34	186.65	-	-	**43.29**	465.97	**615.77**	6,628.09
Total	**10,526.74**	113,308.89	**375.35**	4,040.23	312.12	3,359.63	**-**	-	**687.47**	7,399.87	**9,839.27**	105,909.02

Level (s)	Floor Area Breakdown										
	Residential		Loading / Garbage Rooms		Residential Amenity		Commercial		Daycare		
	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	Metric (m^2)	Imperial (ft^2)	
23	34.80	374.58	-	-	-	-	-	-	-	-	
22	121.65	1,309.43	-	-	-	-	-	-	-	-	
21	604.47	6,506.46	-	-	-	-	-	-	-	-	
20	604.47	6,506.46	-	-	-	-	-	-	-	-	
19	604.47	6,506.46	-	-	-	-	-	-	-	-	
18	604.47	6,506.46	-	-	-	-	-	-	-	-	
17	604.47	6,506.46	-	-	-	-	-	-	-	-	
16	604.47	6,506.46	-	-	-	-	-	-	-	-	
15	604.47	6,506.46	-	-	-	-	-	-	-	-	
14	604.47	6,506.46	-	-	-	-	-	-	-	-	
13	604.47	6,506.46	-	-	-	-	-	-	-	-	
12	604.47	6,506.46	-	-	-	-	-	-	-	-	
11	604.47	6,506.46	-	-	-	-	-	-	-	-	
10	604.47	6,506.46	-	-	-	-	-	-	-	-	
9	604.47	6,506.46	-	-	-	-	-	-	-	-	
8	604.47	6,506.46	-	-	-	-	-	-	-	-	
7	604.47	6,506.46	-	-	-	-	-	-	-	-	
6	615.77	6,628.09	-	-	-	-	-	-	-	-	
Total	**9,839.27**	105,909.02	**-**	-	**-**	-	**-**	-	**-**	-	

Level (s)	Studio (Accessible) (Affordable) (<45 sm)	Studio (Affordable) (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1 Br (Affordable) (45-70 sm)	1Br+D (45-70 sm)	JR.2Br (45-70 sm)	JR.2Br (Accessible) (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	C3Br (<70 sm)	C3Br (Affordable) (45 -70 sm)	3Br (>70 sm)	3Br+D (>70 sm)	TH 2Br (>70 sm)	TH 3Br+D (>70 sm)	Total
23	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
20	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
19	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
18	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
17	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
16	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
15	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
14	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
13	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
12	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
11	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
10	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
9	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
8	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
7	-		6.00	-	-	-	-	-	2.00	-	-	-	2.00	-	-	-	-	10.00
6	-	1.00	4.00	-	2.00	-	-	-	2.00	-	-	-	1.00	-	-	-	-	10.00
Total	**-**	**1.00**	**94.00**	**-**	**2.00**	**-**	**-**	**-**	**32.00**	**-**	**-**	**28.00**	**3.00**	**-**	**-**	**-**	**-**	**160.00**

TOWER B (20-Storey)

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
22	**66.06**	711.06	13.92	149.83	17.34	186.65	-	-	**31.26**	336.48	**34.80**	374.58
21	**157.43**	1,694.56	20.13	216.68	17.34	186.65	-	-	**37.47**	403.32	**119.96**	1,291.24
20	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
19	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
18	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
17	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
16	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
15	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
14	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
13	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
12	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
11	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
10	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
9	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
8	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
7	**643.14**	6,922.70	21.33	229.59	17.34	186.65	-	-	**38.67**	416.24	**604.47**	6,506.46
6	**661.06**	7,115.59	27.73	298.48	17.34	186.65	-	-	**45.07**	485.13	**615.99**	6,630.46
Total	**9,888.51**	106,439.04	**360.40**	3,879.31	**294.78**	3,172.99	**-**	-	**655.18**	7,052.30	**9,233.33**	99,386.74

Level (s)	Floor Area Breakdown										
	Residential		Loading / Garbage Rooms		Residential Amenity		Commercial		Daycare		
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	
22	34.80	374.58	-	-	-	-	-	-	-	-	
21	119.96	1,291.24	-	-	-	-	-	-	-	-	
20	604.47	6,506.46	-	-	-	-	-	-	-	-	
19	604.47	6,506.46	-	-	-	-	-	-	-	-	
18	604.47	6,506.46	-	-	-	-	-	-	-	-	
17	604.47	6,506.46	-	-	-	-	-	-	-	-	
16	604.47	6,506.46	-	-	-	-	-	-	-	-	
15	604.47	6,506.46	-	-	-	-	-	-	-	-	
14	604.47	6,506.46	-	-	-	-	-	-	-	-	
13	604.47	6,506.46	-	-	-	-	-	-	-	-	
12	604.47	6,506.46	-	-	-	-	-	-	-	-	
11	604.47	6,506.46	-	-	-	-	-	-	-	-	
10	604.47	6,506.46	-	-	-	-	-	-	-	-	
9	604.47	6,506.46	-	-	-	-	-	-	-	-	
8	604.47	6,506.46	-	-	-	-	-	-	-	-	
7	604.47	6,506.46	-	-	-	-	-	-	-	-	
6	615.99	6,630.46	-	-	-	-	-	-	-	-	
Total	**9,233.33**	99,386.74	**-**	-	**-**	-	**-**	-	**-**	-	

Level (s)	Studio (Accessible) (Affordable) (<45 sm)	Studio (Affordable) (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1 Br (Affordable) (45-70 sm)	1Br+D (45-70 sm)	JR.2Br (45-70 sm)	JR.2Br (Accessible) (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	C3Br (<70 sm)	C3Br (Affordable) (45 -70 sm)	3Br (>70 sm)	3Br+D (>70 sm)	TH 2Br (>70 sm)	TH 3Br+D (>70 sm)	Total
22	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
19	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
18	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
17	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
16	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
15	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
14	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
13	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
12	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
11	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
10	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
9	-		6.00	-	-	-	-	-	2.00	-	-	2.00	-	-	-	-	-	10.00
8	-		6.00	-	-	-	-	-	2.00	-	-	-	2.00	-	-	-	-	10.00
7	-		6.00	-	2.00	-	-	-	2.00	-	-	-	1.00	-	-	-	-	10.00
6	-		4.00	-	2.00	-	-	-	2.00	-	-	1.00	1.00	-	-	-	-	10.00
Total	**-**		**86.00**	**-**	**4.00**	**-**	**-**	**-**	**30.00**	**-**	**-**	**25.00**	**5.00**	**-**	**-**	**-**	**-**	**150.00**

Podium

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
5	**2,870.81**	30,901.14	84.08	905.03	34.67	373.18	-	-	**118.75**	1,278.21	**2,752.06**	29,622.93
4	**3,510.81**	37,790.04	112.38	1,209.65	34.67	373.18	-	-	**147.05**	1,582.83	**3,363.76**	36,207.21
3	**3,967.92**	42,710.34	131.28	1,413.09	43.43	467.48	-	-	**174.71**	1,880.56	**3,793.21**	40,829.77
2	**4,004.73**	43,106.55	125.55	1,351.41	43.43	467.48	-	-	**168.98**	1,818.89	**3,835.75**	41,287.67
1 M	**1,357.74**	14,614.59	20.95	225.50	-	-	43.89	-	**64.84**	697.93	**1,292.90**	13,916.66
1	**5,367.96**	57,780.24	108.17	1,164.33	52.69	567.15	146.26	1,574.33	**307.12**	3,305.81	**5,060.84**	54,474.43
Total	**21,079.97**	226,902.91	**582.41**	6,269.01	**208.89**	2,248.47	**190.15**	2,046.76	**981.45**	10,564.24	**20,098.52**	216,338.67

Level (s)	Floor Area Breakdown										
	Residential		Loading / Garbage Rooms		Residential Amenity		Commercial		Daycare		
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	
5	2,752.06	29,622.93	-	-	-	-	-	-	-	-	
4	3,363.76	36,207.21	-	-	-	-	-	-	-	-	
3	3,793.21	40,829.77	-	-	-	-	-	-	-	-	
2	2,709.80	29,168.04	-	-	713.19	7,676.71	-	-	412.76	4,442.91	
1 M	978.88	10,536.58	-	-	-	-	295.93	3,185.36	18.09	194.72	
1	1,112.55	11,975.39	976.36	10,509.45	-	-	2,918.87	31,418.46	53.06	571.13	
Total	**14,710.26**	158,339.92	**976.36**	10,509.45	**713.19**	7,676.71	**3,214.80**	34,603.82	**483.91**	5,208.76	

Level (s)	Studio (Accessible) (Affordable) (<45 sm)	Studio (Affordable) (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1 Br (Affordable) (45-70 sm)	1Br+D (45-70 sm)	JR.2Br (45-70 sm)	JR.2Br (Accessible) (45-70 sm)	2Br (<70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	C3Br (<70 sm)	C3Br (Affordable) (45 -70 sm)	3Br (>70 sm)	3Br+D (>70 sm)	TH 2Br (>70 sm)	TH 3Br+D (>70 sm)	Total
5	1.00	1.00		15.00	-	8.00	6.00	-	4.00	-	2.00	1.00	-	3.00		-	-	41.00
4	6.00	18.00		8.00	-	12.00	1.00	2.00	8.00	1.00	-	-	-	3.00		-	-	59.00
3	6.00	17.00		9.00	1.00	12.00	9.00	2.00	5.00	1.00	-	-	-	3.00	1.00	-	-	66.00
2	7.00	7.00		3.00	1.00	8.00	8.00	2.00	3.00	1.00	-	-	-	2.00	1.00	-	-	43.00
1 M		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	5.00	7.00
Total	**20.00**	**43.00**	**35.00**	**-**	**2.00**	**40.00**	**24.00**	**6.00**	**20.00**	**3.00**	**2.00**	**1.00**	**-**	**11.00**	**2.00**	**2.00**	**5.00**	**216.00**

Phase 1 Total Tabulation

Level (s)	Gross Floor Area		Exclusions								Total Floor Area	
			Exterior Wall		Elevator Shafts		Parking Ramp / Shafts		Sub Total			
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)
Tower A	**10,526.74**	113,308.89	375.35	4,040.23	312.12	3,359.63	-	-	**687.47**	7,399.87	**9,839.27**	105,909.02
Tower B	**9,888.51**	106,439.04	360.40	3,879.31	294.78	3,172.99	-	-	**655.18**	7,052.30	**9,233.33**	99,386.74
Podium	**21,079.97**	226,902.91	582.41	6,269.01	208.89	2,248.47	190.15	2,046.76	**981.45**	10,564.24	**20,098.52**	216,338.67
Total	**41,495.22**	446,650.83	**1,318.16**	14,188.56	**815.79**	8,781.09	**190.15**	2,046.76	**2,324.10**	25,016.40	**39,171.12**	421,634.43

Level (s)	Floor Area Breakdown										
	Residential		Loading / Garbage Rooms		Residential Amenity		Commercial		Daycare		
	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	Metric (m2)	Imperial (ft2)	
	9,839.27	105,909.02	-	-	-	-	-	-	-	-	
	9,233.33	99,386.74	-	-	-	-	-	-	-	-	
	14,710.26	158,339.92	976.36	10,509.45	713.19	7,676.71	3,214.80	34,603.82	483.91	5,208.76	
Total	**33,782.86**	363,635.68	**976.36**	10,509.45	**713.19**	7,676.71	**3,214.80**	34,603.82	**483.91**	5,208.76	

Level (s)	Studio (Accessible) (Affordable) (<45 sm)	Studio (Affordable) (<45 sm)	1 Br (<45 sm)	1 Br (45-70 sm)	1 Br (Affordable) (45-70 sm)	1Br+D (45-70 sm)	JR.2Br (45-70 sm)	JR.2Br (Accessible) (45-70 sm)	2Br (45-70 sm)	2Br (>70 sm)	2Br+D (>70 sm)	C3Br (45 -70 sm)	C3Br (Affordable) (45 -70 sm)	3Br (>70 sm)	3Br+D (>70 sm)	TH 2Br (>70 sm)	TH 3Br+D (>70 sm)	Total
		1.00	94.00	-	2.00	-	-		32.00	-	-	28.00	3.00	-	-	-	-	160.00
		-	86.00	-	4.00	-	-		30.00	-	-	25.00	5.00	-	-	-	-	150.00
	20.00	43.00	35.00	-	2.00	40.00	24.00	6.00	20.00	3.00	2.00	1.00	-	11.00	2.00	2.00	5.00	216.00
Total	**20.00**	**44.00**	**215.00**	**-**	**8.00**	**40.00**	**24.00**	**6.00**	**82.00**	**3.00**	**2.00**	**54.00**	**8.00**	**11.00**	**2.00**	**2.00**	**5.00**	**526.00**
	0.04	0.08	0.41		0.02	0.08	0.05	0.01	0.16	0.01	0.00	0.10	0.02	0.02			0.01	0.99
		64.00			223.00	40.00				115.00	2.00			73.00	2.00	2.00	5.00	526.00
		0.12			0.42	0.08				0.22	0.00			0.14	0.00	0.00	0.01	1.00

CLIENT

Starlight Developments

P.O. Box 1890 Station B Mississauga, Ontario, Canada L4Y 3W8

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Arcadis Architects (Canada) Inc.
Formerly IBI Group Architects (Canada) Inc.

NO.	DATE	DESCRIPTION
14	2026-06-12	DDP MINOR AMENDMENT
13	2026-04-27	BP RESUBMISSION
12	2026-04-17	DDP MINOR AMENDMENT
11	2025-11-21	IFC PENDING BP APPROVAL
10	2025-10-10	IFC REVIEW SET
9	2025-07-04	BP RESUBMISSION
8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT
JOHN GWYN VOSS
BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	
DATE:	2026-06-12

SHEET TITLE
BUILDING STATISTICS

SHEET NUMBER
A0.02

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VEHICLE TABULATIONS

5.1.1A Off-Street Parking Regulations

Residential:

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

0.50 spaces per Dwelling Unit that is less than 45m²
0.60 spaces per Dwelling Unit that is equal to 45m² and up to 70m²
1 spaces per Dwelling Unit that is more than 70m² is equal to 45m2 and up to 70m2

Visitor Parking: 0.10 space per Dwelling Unit

Residential floor area (m²) (including 1 space per 80m² floor area

Daycare 1 space per 100m² floor area

VALUES FOR TABULATING PARKING & LOADING COUNTS

Residential Units	< 45 m2	45 m2-70 m2	>70 m2	Total
Tower A	95	65	-	160
Tower B	86	64	-	150
Podium	98	93	25	216
Total	279	222	25	526

Commercial Floor Area	3,378	m²
Daycare Floor Area	483.91	m²

REQUIRED / PROVIDED TOTAL PARKING

	Residential		Commercial					
		Combined Commercial, Daycare & Residential Visitor Parking (83 stalls min. shared and pooled)						
Parking and TDM	Resident	Visitor	Grocery	Grocery Office	Yates St CRU	Cook St CRU (retail)	Daycare	Total
Area (m2)	See separate calculation table.		2,373.1	295.9	406.9	448.0	483.9	
Rate (1 per x m2)			50	70	40	80	100	
Required	N/A	-	47.46	4.23	10.17	5.60	4.84	
Required (rounded)	277	53	47	4	10	6	5	402
TDM Adjustments								
Captive Market			-10%	-10%	-10%	-10%	-10%	
Shared Parking		-6%	-6%	-6%	-6%	-6%	-6%	
Cycling end-of-trip facilities				-3%	-3%	-3%	-3%	
E-Bike plugs	-2.5%							
Carshare	-6.7%							
Priced parking		-20%	-20%	-20%	-20%	-20%	-20%	
Multimodal wayfinding signage	-3%		-3%	-3%	-3%	-3%	-3%	
Unbundled parking								
Marketing and promotion								
Total TDM Adjustments								
Total TDM Adjustments (%)	-12.2%	-26.0%	-39.0%	-42.0%	-42.0%	-42.0%	-42.0%	
Total TDM Adjustments (stalls)	(33.7)	(13.7)	(18.3)	(1.7)	(4.2)	(2.5)	(2.1)	
Required (TDM Adjusted)	243.2	38.9	28.7	2.3	5.8	3.5	2.9	
Required (TDM Adjusted, rounded)	243	39	29	2	6	4	3	326
Proposed parking stalls	275	38	33	2	6	4	3	361

Note:

1. Commercial / daycare / visitor parking will be shared

2. 4 public (level 2) - EV chargers will be provided in the commercial parking & two Car share will be made EV Ready.

3. EV Load sharing to support up to 90 residential stalls (subject to consultation with bc hydro)

Unit size for parking	Stalls / Unit	# Units	# Stalls
Apartment, less than 45 m2	0.50	215	107.50
Apartment, 45-70 m2	0.60	206	123.60
Apartment, greater than 70 m2	1.00	25	25.00
Affordable, less than 45 m2	0.20	64	12.80
Affordable, 45-70 m2	0.50	16	8.00
Affordable, greater than 70 m2	0.75	-	-
Total resident stalls		526	276.90
Visitor stalls	0.10	526	52.60

REQUIRED / PROVIDED LOADING

Required

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

Provided

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

REQUIRED / PROVIDED BICYCLE PARKING

5.1.1B Off-Street Parking Regulations

	Long Term	Short Term
Residential	1.0 space for unit under 45 m² ; 1.25 space for unit more than 45 m²	0.1 space per dwelling unit
Commercial	1.0 space per 200m² floor area	1.0 space per 200 m² floor area
Daycare	1.0 space per 700m² floor area	1.0 space per 200 m² floor area

Required

Type	Residential	Commercial	Daycare	Total
Long Term Bikes	588	17	-	605
Short Term Bikes	53	17	3	73

Provided

Type	Residential			Commercial		Daycare	Total
	Ground Anchored (Horizantal)	Wall Mounted/ (Vertical)	Cargo	Ground Anchored (Horizantal)	Wall Mounted/ (Vertical)		
Long Term Bikes	532	52	10	9	8	-	611
Short Term Bikes	61			17	-	3	81

Floor By Floor Breakdown of Provided Cars & Bikes

	Cars						Bikes	
	Commercial	Daycare	Car Share	Visitor	Residential	Sub Total	Short Term	Long Term
Ground	-	-	-	-	-	-	34	-
P1	42	3	3	38	22	108	47	611
P2	-	-	-	-	168	168	-	
P3	-	-	-	-	85	85	-	
TOTAL	42	3	3	38	275	361	81	611

Combined Commercial, Daycare & Residential Visitor Parking (83 stalls min. shared and pooled)
86 stalls proposed + 3 Car Share

Note:

1. Not more than 50 percent of the required long-term bicycle parking spaces may be vertical.

AREA BREAKDOWNS, CALCULATIONS AND REFERENCES FOR PARKING TABULATION;

Area for Parking Calc - Total for Commercial Spaces	
Usage Type (project)	Area
	17062.13 m²
COMM. COMMON AREA	40.06 m²
COOK ST C.R.U	1070.39 m²
DAYCARE	480.52 m²
GROCERY	2320.85 m²
GROCERY OFFICE	295.93 m²
RES GARBAGE ROOM	209.75 m²
TH	789.26 m²
YATES C.R.U	389.97 m²

Area for Parking Calc - Level 01	
Usage Type (project)	Area
COMM. COMMON AREA	40.06 m²
COOK ST C.R.U	1070.39 m²
DAYCARE	53.35 m²
GROCERY	2320.85 m²
RES GARBAGE ROOM	209.75 m²
TH	347.12 m²
YATES C.R.U	389.97 m²

Area for Parking Calc - Level 01 Mezz	
Usage Type (project)	Area
DAYCARE	18.09 m²
GROCERY OFFICE	295.93 m²
TH	442.14 m²

Area for Parking Calc - Level 02	
Usage Type	Area
AMENITY	730.19 m²
DAYCARE	409.08 m²

Car Parking Provided - Total Parking by Use	
Usage Type	Count
CAR SHARE	3
COMMERCIAL	42
DAYCARE	3
RES.	275
VISITOR	38
Total Parking	361

Car Parking Provided - Total CRU/ Grocery Parking		
Usage Type	Type	Count
COMMERCIAL	Acc - C	1
COMMERCIAL	Regular Stall - C	39
COMMERCIAL	Regular Stall - C - EV	2
Total Parking		42

Car Parking Provided - Total Residental Parking		
Usage Type	Type	Count
RES.	Acc - Res.	7
RES.	Regular Stall - Res.	268
Total Parking		275

Car Parking Provided - Total Visitor Parking		
Usage Type	Type	Count
VISITOR	Acc - V	1
VISITOR	Regular Stall - V	35
VISITOR	Regular Stall - V - EV	2
Total Parking		38

Car Parking Provided - Total Daycare Parking		
Usage Type	Type	Count
DAYCARE	Regular Stall - DC	3
Total Parking		3

Car Parking Provided - Total Parking Breakdown		
Usage Type	Type	Count
CAR SHARE		
CAR SHARE	Reg Stall - CAR SHARE - CS	3
COMMERCIAL		
COMMERCIAL	Acc - C	1
COMMERCIAL	Regular Stall - C	39
COMMERCIAL	Regular Stall - C - EV	2
DAYCARE		
DAYCARE	Regular Stall - DC	3
RES.		
RES.	Acc - Res.	7
RES.	Regular Stall - Res.	268
VISITOR		
VISITOR	Acc - V	1
VISITOR	Regular Stall - V	35
VISITOR	Regular Stall - V - EV	2
Total Parking		361

COUNT AND DESIGNATION BREAKDOWNS FOR BIKE TABULATION;

Bike Parking Provided - Total Class A Bikes	
Type	Count
LEVEL P1	
Bike Rack - Class A - FM - Comm	9
Bike Rack - Class A - FM - Residential	532
Bike Rack - Class A - WM - Comm	8
Bike Rack - Class A - WM - Residential	52
Grand total	601

Bike Cargo Schedule - P1 Level	
Type	Count
Bike Cargo - No Cages - FM - Class A	10
Grand total	10

TOTAL CLASS A BIKE COUNT: **611 INCLUDING CARGO BIKES.**

Bike Parking Provided - Total Class B Bikes	
Type	Count
LEVEL P1	
Bike Rack - Class B - FM - Residential	47
LEVEL 01	
Bike Rack - Class B - FM - Commercial	17
Bike Rack - Class B - FM - Daycare	3
Bike Rack - Class B - FM - Residential	14
Grand total	81

NOTE;
FM - FLOOR MOUNTED
WM - WALL MOUNTED

Bike Parking Provided - Total Bike Parking Breakdown		
Usage Type	Type	Count
LEVEL P1		
	Bike Rack - Class A - FM - Comm	9
	Bike Rack - Class A - FM - Residential	532
	Bike Rack - Class A - WM - Comm	8
	Bike Rack - Class A - WM - Residential	52
	Bike Rack - Class B - FM - Residential	47
LEVEL 01		
COMMERCIAL BIKE	Bike Rack - Class B - FM - Commercial	16
DAYCARE BIKE	Bike Rack - Class B - FM - Daycare	3
RESIDENTIAL BIKE	Bike Rack - Class B - FM - Commercial	1
RESIDENTIAL BIKE	Bike Rack - Class B - FM - Residential	14
Grand total		682

TOTAL BIKE COUNT: **692 INCLUDING CARGO BIKES.**

NOTE;
FM - FLOOR MOUNTED
WM - WALL MOUNTED

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7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

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REVISIONS

PROJECT NORTH
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Date: 2026-06-12
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REGISTERED ARCHITECT JOHN GWYN VOGT BRITISH COLUMBIA
2026-06-25

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

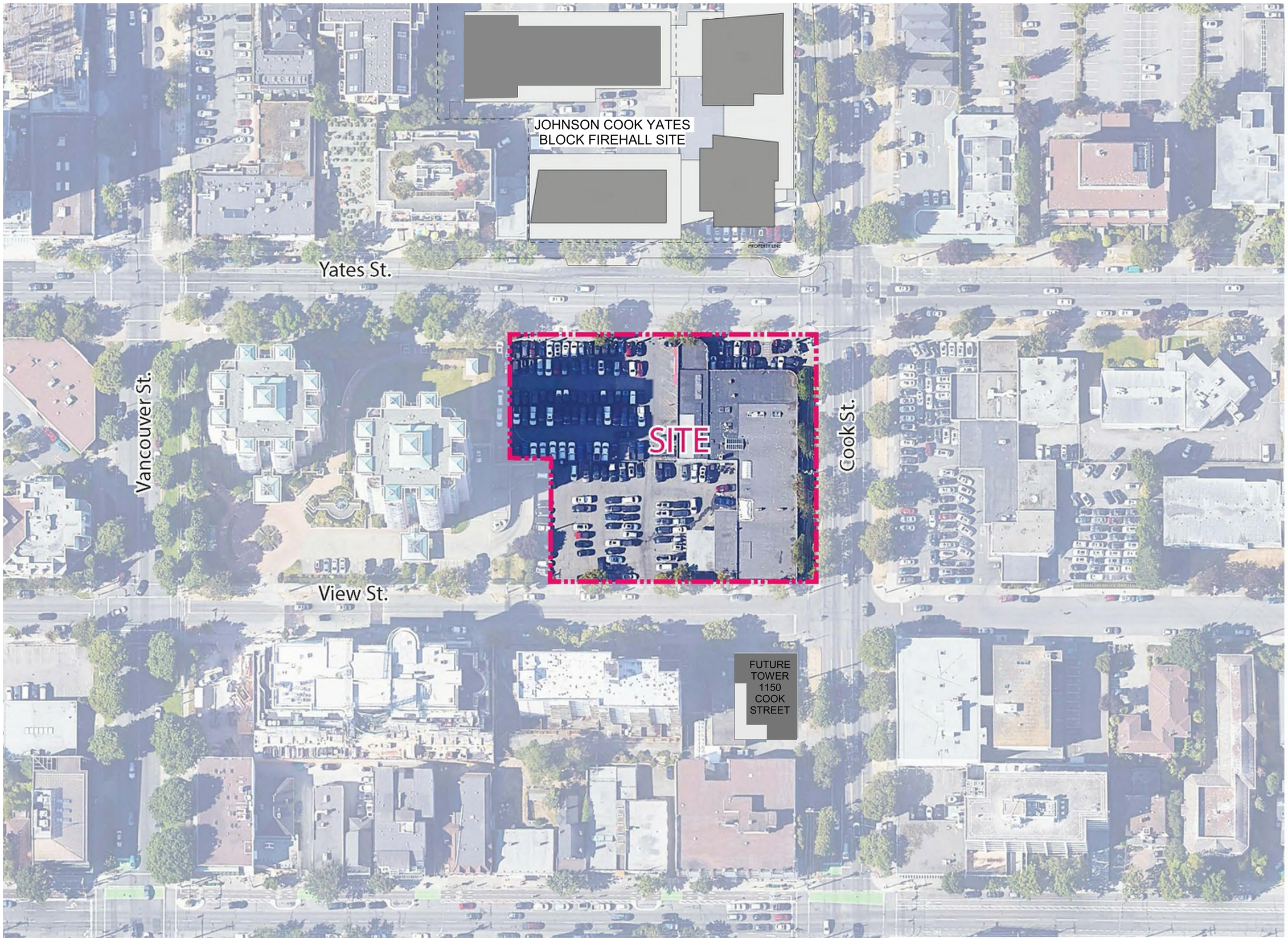
PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	
DATE:	2026-06-12

SHEET TITLE
PARKING STATISTICS

SHEET NUMBER
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REGISTERED ARCHITECT
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PROJECT TITLE
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1045 Yates Street
Victoria, BC

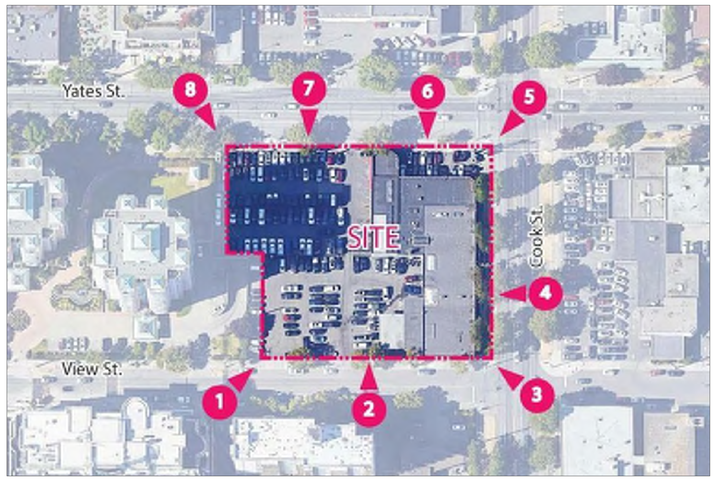
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CONTEXT PLAN

SHEET NUMBER
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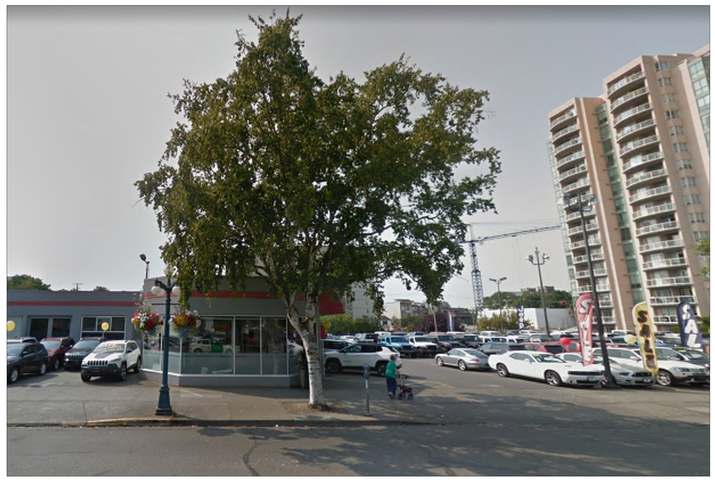
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SEAL

REGISTERED ARCHITECT
JOHN GWYN VOSE
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2026-06-25

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Victoria, BC

PROJECT NO:	121123
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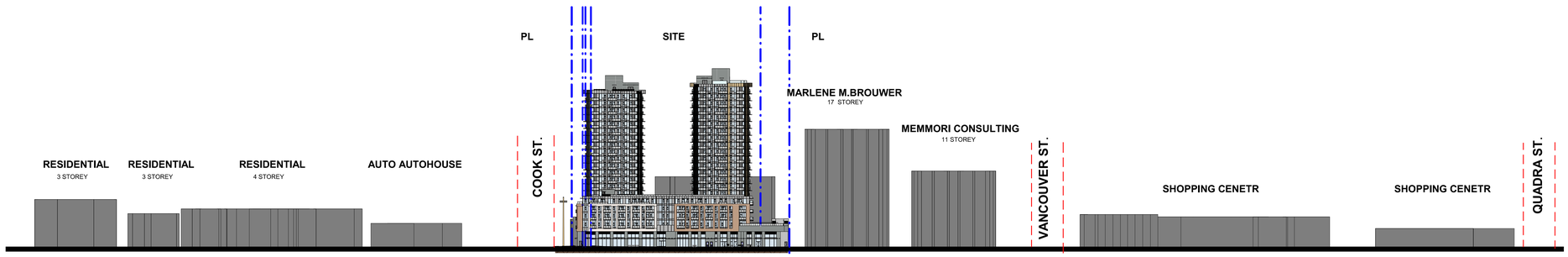
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SHEET NUMBER
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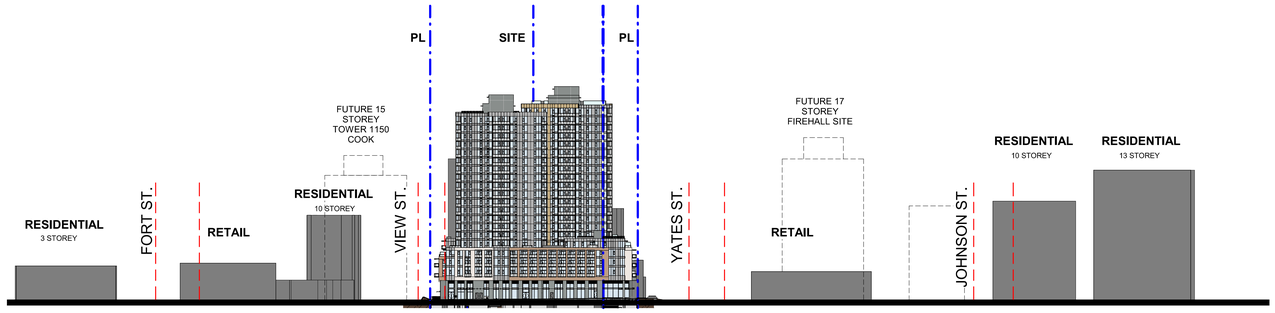
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1 A0.06 STREET SCAPE ELEVATION FROM YATES STREET
SCALE: 1 : 750



2 A0.06 STREET SCAPE ELEVATION FROM COOK STREET
SCALE: 1 : 750

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2026-06-25

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PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 750
DATE:	2026-06-12

SHEET TITLE
STREET SCAPE ELEVATION

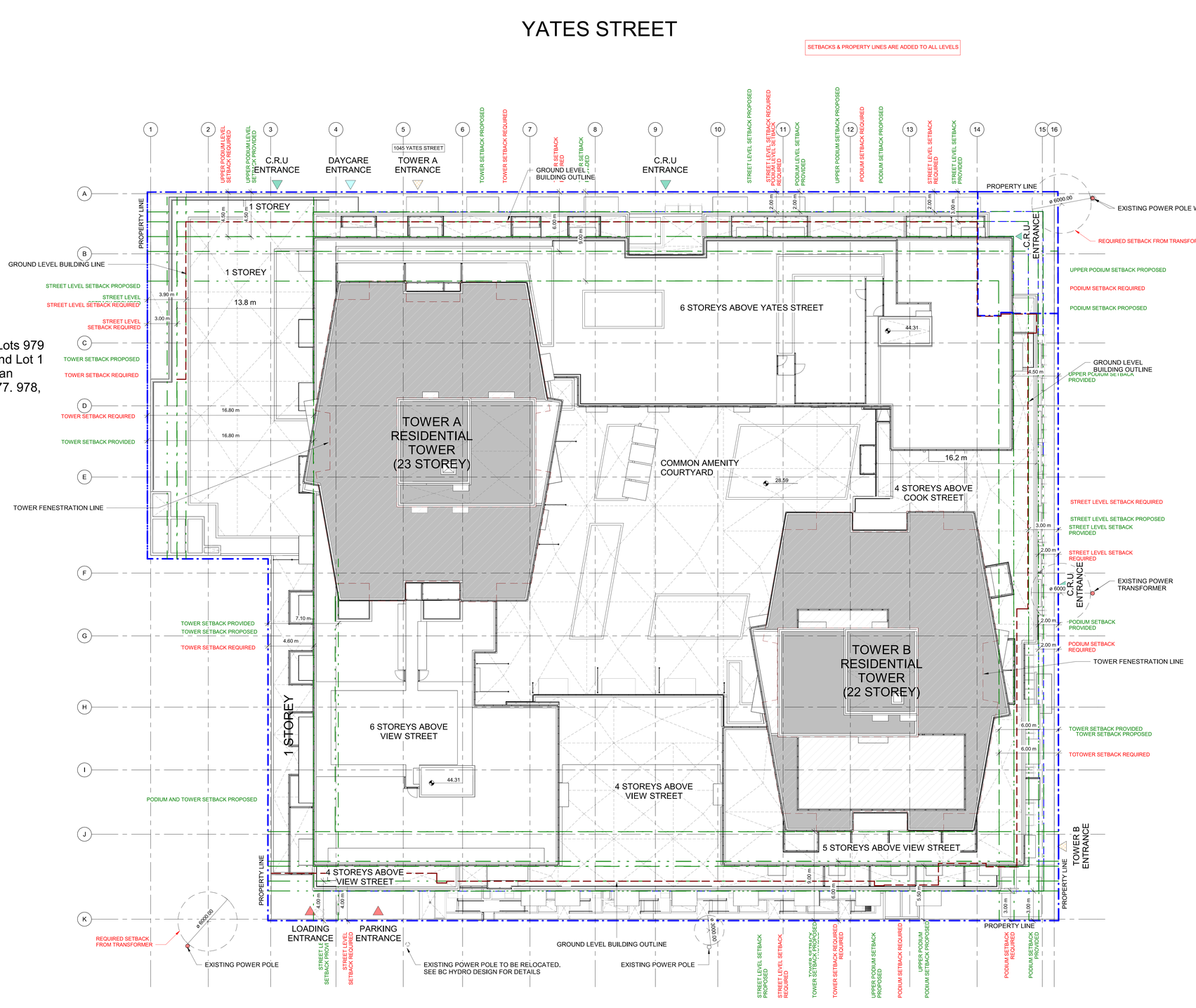
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Site Plan of :

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.



BUILDING SETBACKS

Property Line	Required (m)			Proposed (m)		
	Street Level	Residential Podium	Tower	Street Level	Residential Podium	Tower
Front yard (Yates Street)	3.0	2.0	6.0	3.0	4.5	9.0
Rear yard (View Street)	4.0	3.0	6.0	4.0	5.5	9.0
East Side yard (Cook Street)	3.0	2.0	6.0	3.0	4.5	6.0
West Side Yard (North)	3.0	3.0	16.8	3.9	3.0	16.8
West Side Yard (South)	-	4.5	4.6	-	4.6	7.0

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REGISTERED ARCHITECT JOHN GWYN VOSSE BRITISH COLUMBIA
2026-06-25

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PROJECT NO:	121123
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SETBACK DIAGRAM

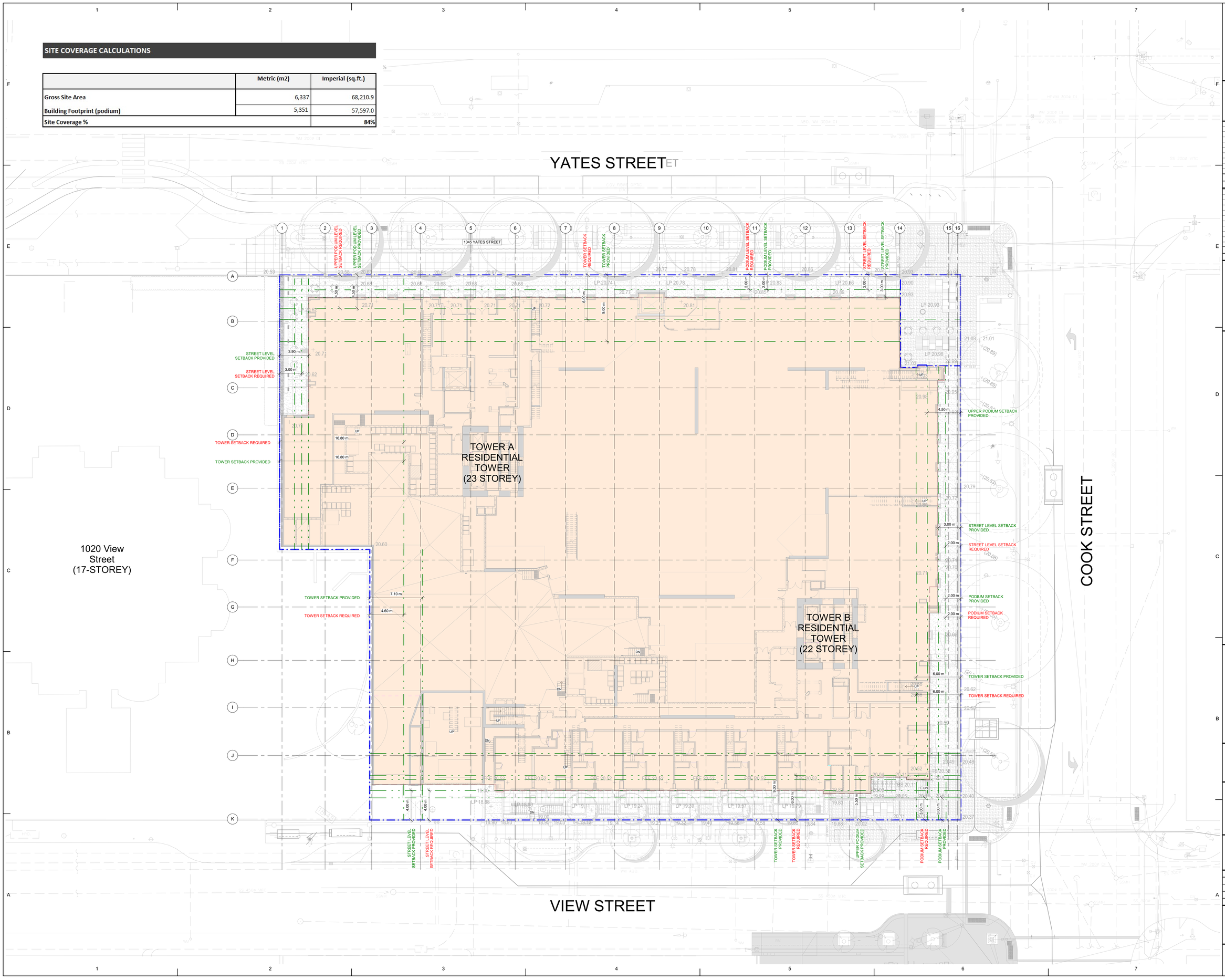
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SITE COVERAGE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Building Footprint (podium)	5,351	57,597.0
Site Coverage %		84%



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Arcadis Architects (Canada) Inc.
Formerly IBI Group Architects (Canada) Inc.

NO.	DATE	DESCRIPTION
14	2026-06-12	DDP MINOR AMENDMENT
13	2026-04-27	BP RESUBMISSION
12	2026-04-17	DDP MINOR AMENDMENT
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8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

N

Date: 2026-06-12

Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSS BRITISH COLUMBIA

2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 150
DATE:	2026-06-12

SHEET TITLE

SITE COVERAGE DIAGRAM

SHEET NUMBER

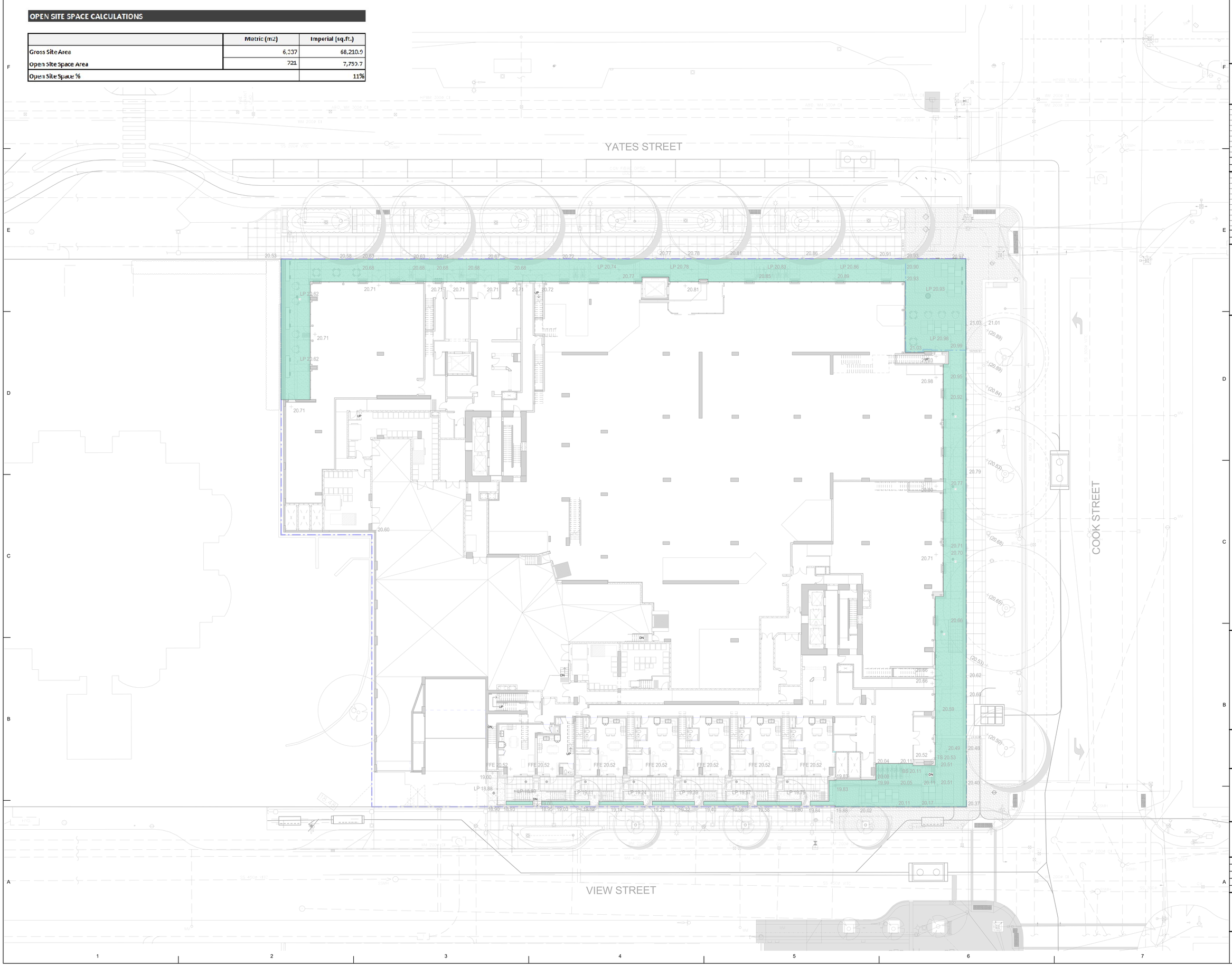
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OPEN SITE SPACE CALCULATIONS

	Metric (m2)	Imperial (sq.ft.)
Gross Site Area	6,337	68,210.9
Open Site Space Area	721	7,759.7
Open Site Space %		11%



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BRITISH COLUMBIA
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SHEET TITLE

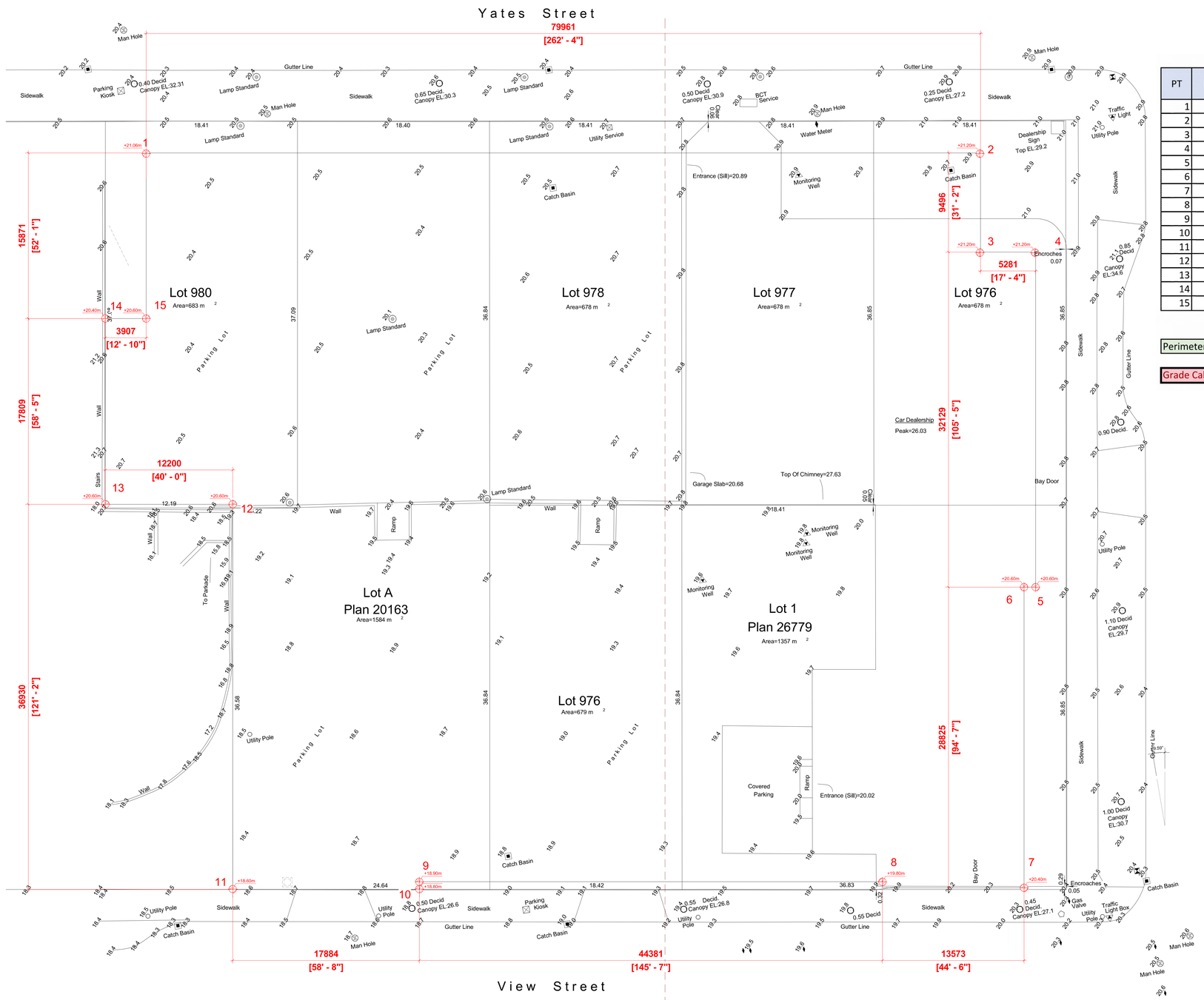
OPEN SITE SPACE DIAGRAM

SHEET NUMBER

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PT	HP (M)	LP (M)	HP/LP Average (M)	Distance Between Grade Points	Total
1	20.6	20.5	20.55	81529	1689688.525
2	20.9	20.9	20.9	6000	125550
3	20.9	21	20.95	2999	62829.05
4	20.9	21	20.95	45741	949125.75
5	20.6	20.5	20.55	2994	61526.7
6	20.6	20.5	20.55	13420	274439
7	20.4	20.3	20.35	17513	350697.825
8	19.8	19.6	19.7	41157	793301.175
9	18.9	18.8	18.85	4026	75588.15
10	18.8	18.6	18.7	15166	282845.9
11	18.6	18.6	18.6	36708	719476.8
12	20.6	20.6	20.6	9132	188347.5
13	20.6	20.7	20.65	18237	375226.275
14	20.4	20.4	20.4	15845	324030.25
15	20.6	20.4	20.5	15845	325218.625
			SUM=	326312	6597891.525

Perimeter of building =	326312

Grade Calculation =	20.2195798	20.2

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PROJECT NORTH

N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSS BRITISH COLUMBIA
2026-06-12

SUB-CONSULTANT

PRIME CONSULTANT

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PROJECT TITLE
Harris Green Village Phase 01
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Victoria, BC

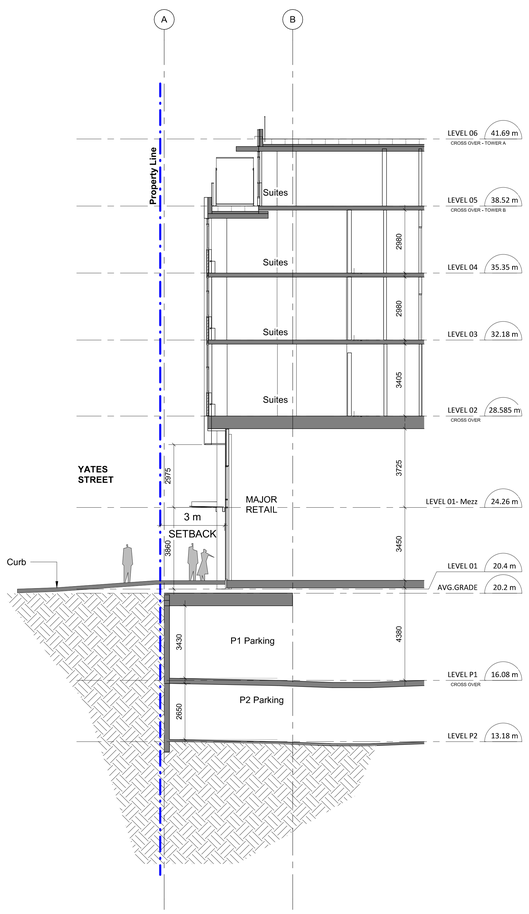
PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 150
DATE:	2026-06-12

SHEET TITLE
AVERAGE GRADE CALCULATION

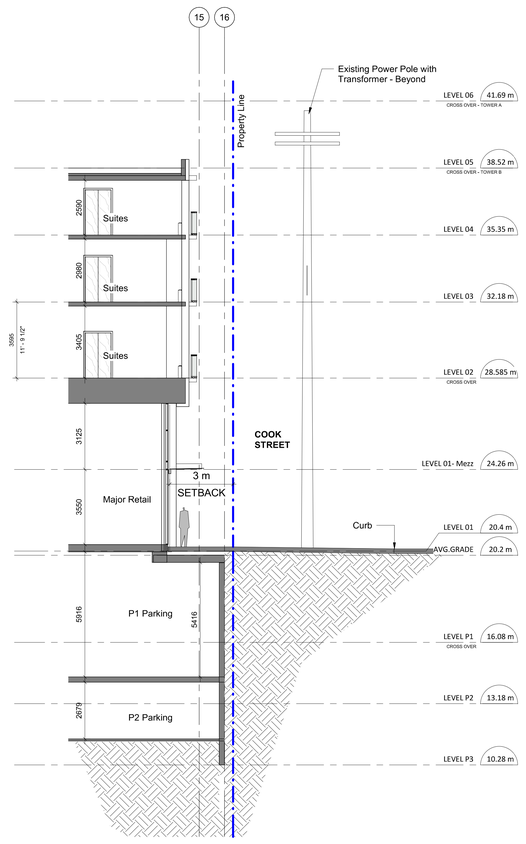
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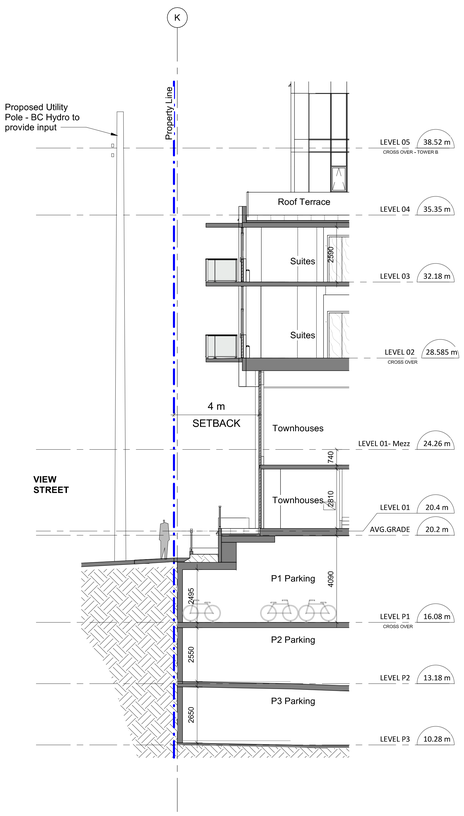
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1 A0.11 YATES STREET SECTION
SCALE: 1 : 100



2 A0.11 COOK STREET SECTION
SCALE: 1 : 100



3 A0.11 VIEW STREET SECTION
SCALE: 1 : 100

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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT
JOHN GWYN VOSS
BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
STREET SECTION

SHEET NUMBER
A0.11

REV

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VERNAL EQUINOX - MARCH 20TH (DST)



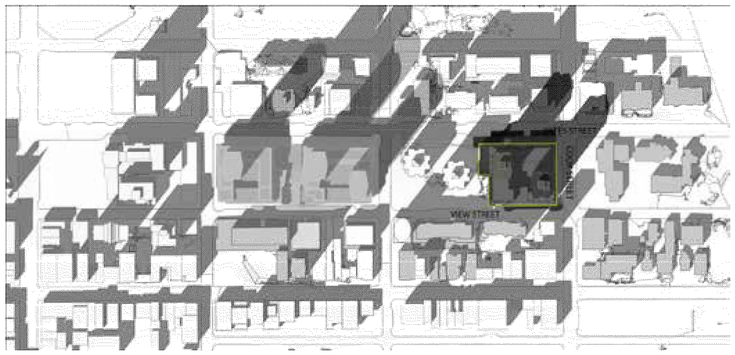
10 AM



12 PM



2 PM



4 PM



5 PM

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ISSUES

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Issued For: DDP MINOR AMENDMENT

SEAL

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JOHN GWYN VOSS
BRITISH COLUMBIA
2026-06-25

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 5
DATE:	2026-06-12

SHEET TITLE
SHADOW STUDY - VERNAL EQUINOX

SHEET NUMBER
A0.12

REV

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SUMMER SOLSTICE - JUNE 20TH (DST)



10 AM



12 PM



2 PM



4 PM



5 PM

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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

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Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

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BRITISH COLUMBIA
2026-06-25

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 5
DATE:	2026-06-12

SHEET TITLE
SHADOW STUDY - SUMMER SOLSTICE

SHEET NUMBER
A0.13

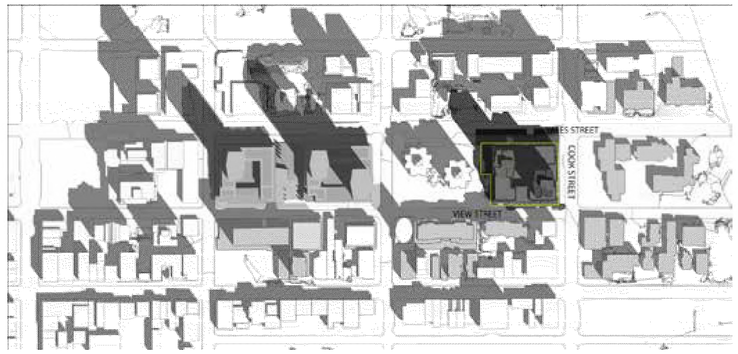
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AUTOMNAL EQUINOX - SEPTEMBER 22ND (DST)



10 AM



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CHK'D BY:	GV
SCALE:	1 : 5
DATE:	2026-06-12

SHEET TITLE
SHADOW STUDY - AUTOMNAL EQUINOX

SHEET NUMBER
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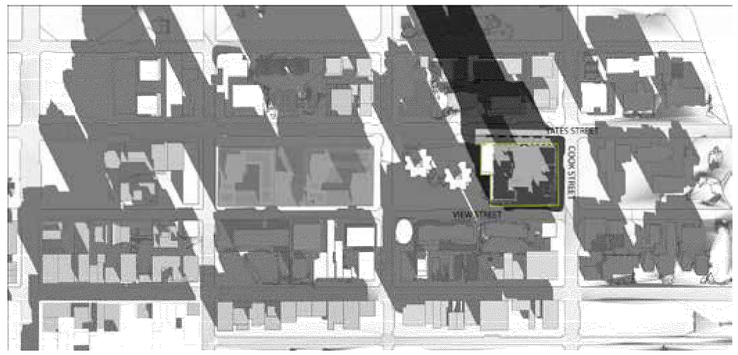
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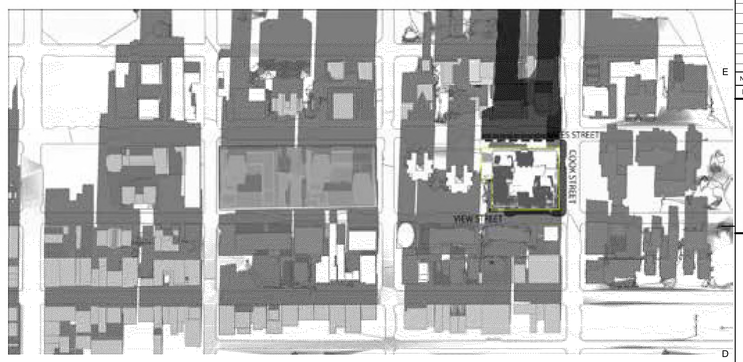
WINTER SOLSTICE - DECEMBER 21ST (DST)



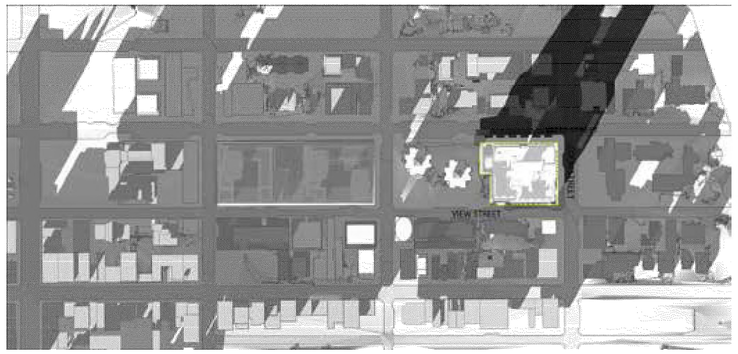
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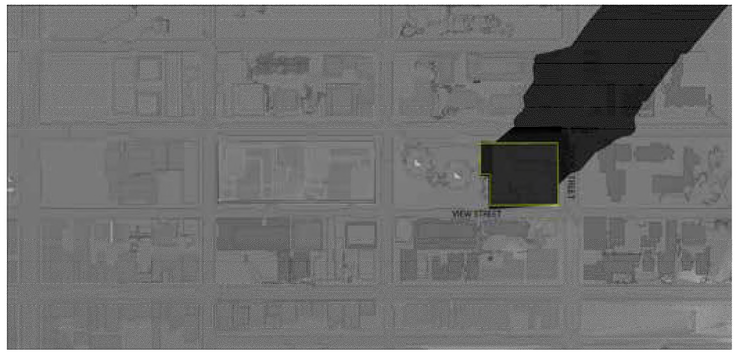
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Date: 2026-06-12
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SEAL

REGISTERED ARCHITECT
JOHN GWYN VOGT
BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 5
DATE:	2026-06-12

SHEET TITLE
SHADOW STUDY - WINTER SOLSTICE

SHEET NUMBER
A0.15

REV

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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

5 4 3 2 1 0 5 10 15

Scale = 1:200

Dated this 29th day of July, 2019.

Distances and elevations shown are in metres.

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

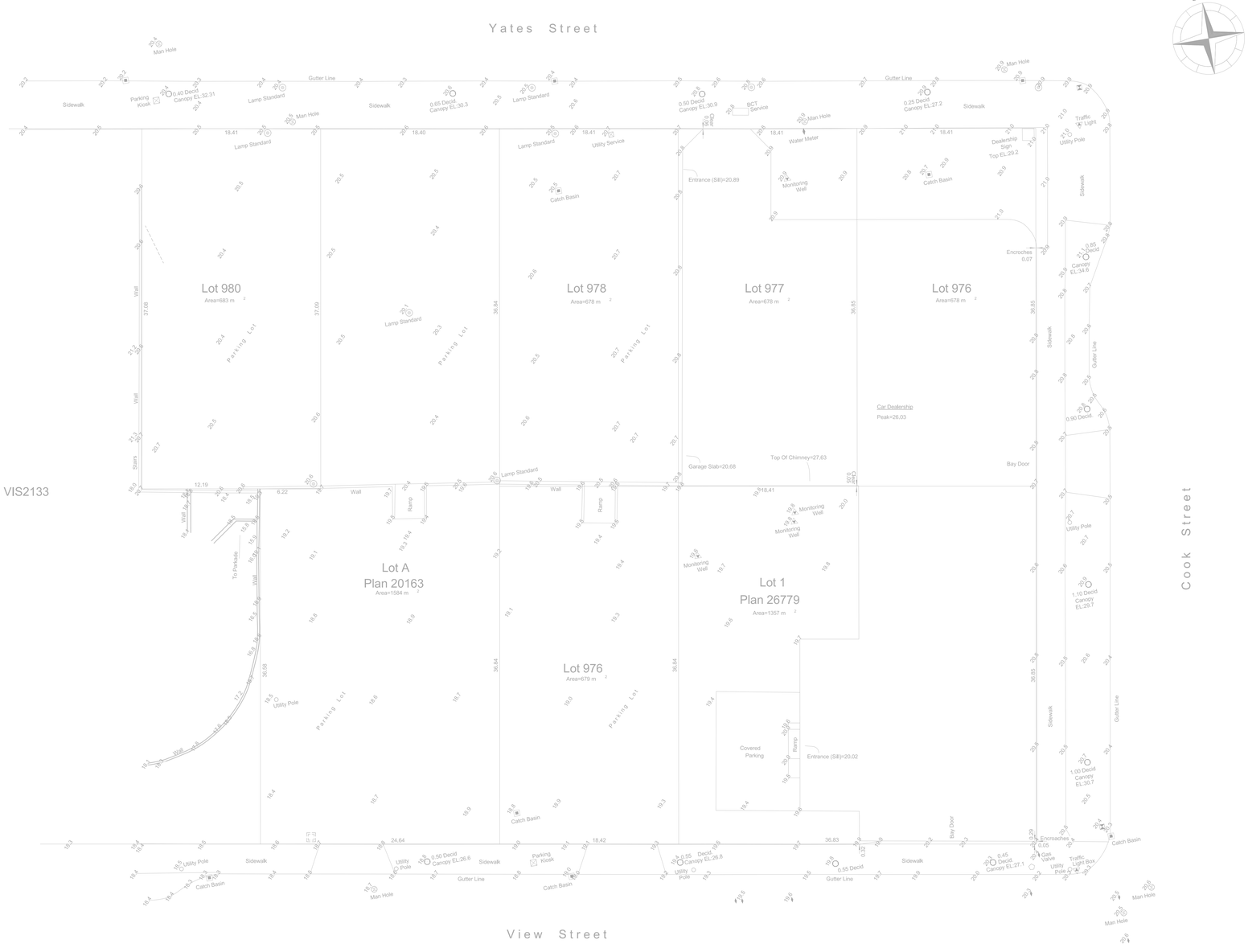
This site plan is for building and design purposes and is for the exclusive use of our client.

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

Legend:

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

Drop curbs along gutter lines are indicated as:



Brent Mayenburg, BCLS 910

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

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L4Y 3W8

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7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT
JOHN GWYN VOSS
BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 175
DATE:	2026-06-12

SHEET TITLE
SURVEY

SHEET NUMBER
A0.16

REV

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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 specifc 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, offce 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.
- Confgure 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.



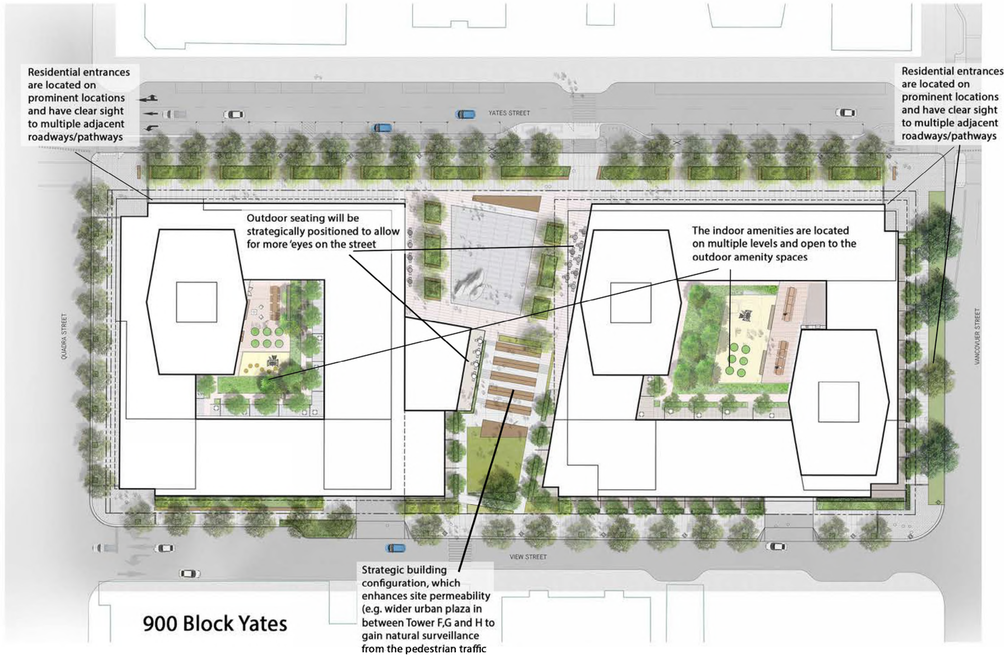


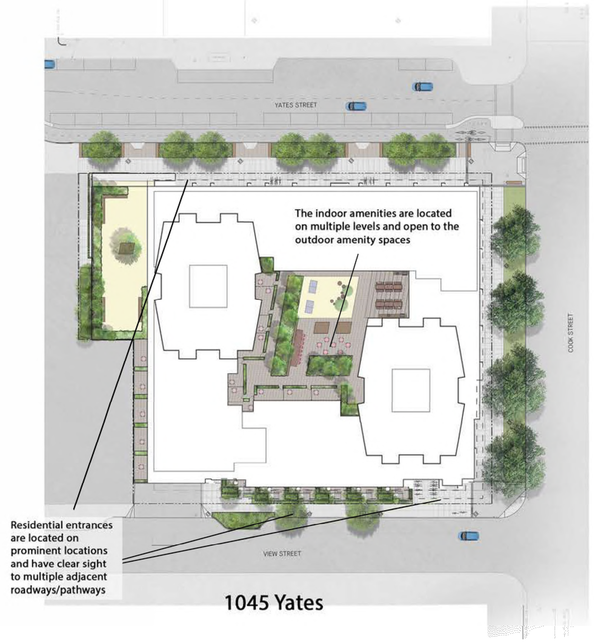












2. Legibility/Access Control:

Legibility and access control work together to allow people to move with confdence 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 fxtures.
- 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 fxtures.

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 fttings that will hold up to heavy use by the public.
- Use fnishes that are resistant to vandalism and are easy to clean, repair or replace.
- Avoid long expanses of light coloured walls that may attract graffti artists.
- Source tamper-proof lighting fxtures.

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.

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5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL
REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	
DATE:	2026-06-12

SHEET TITLE
CPTED STRATEGY

SHEET NUMBER
A0.21

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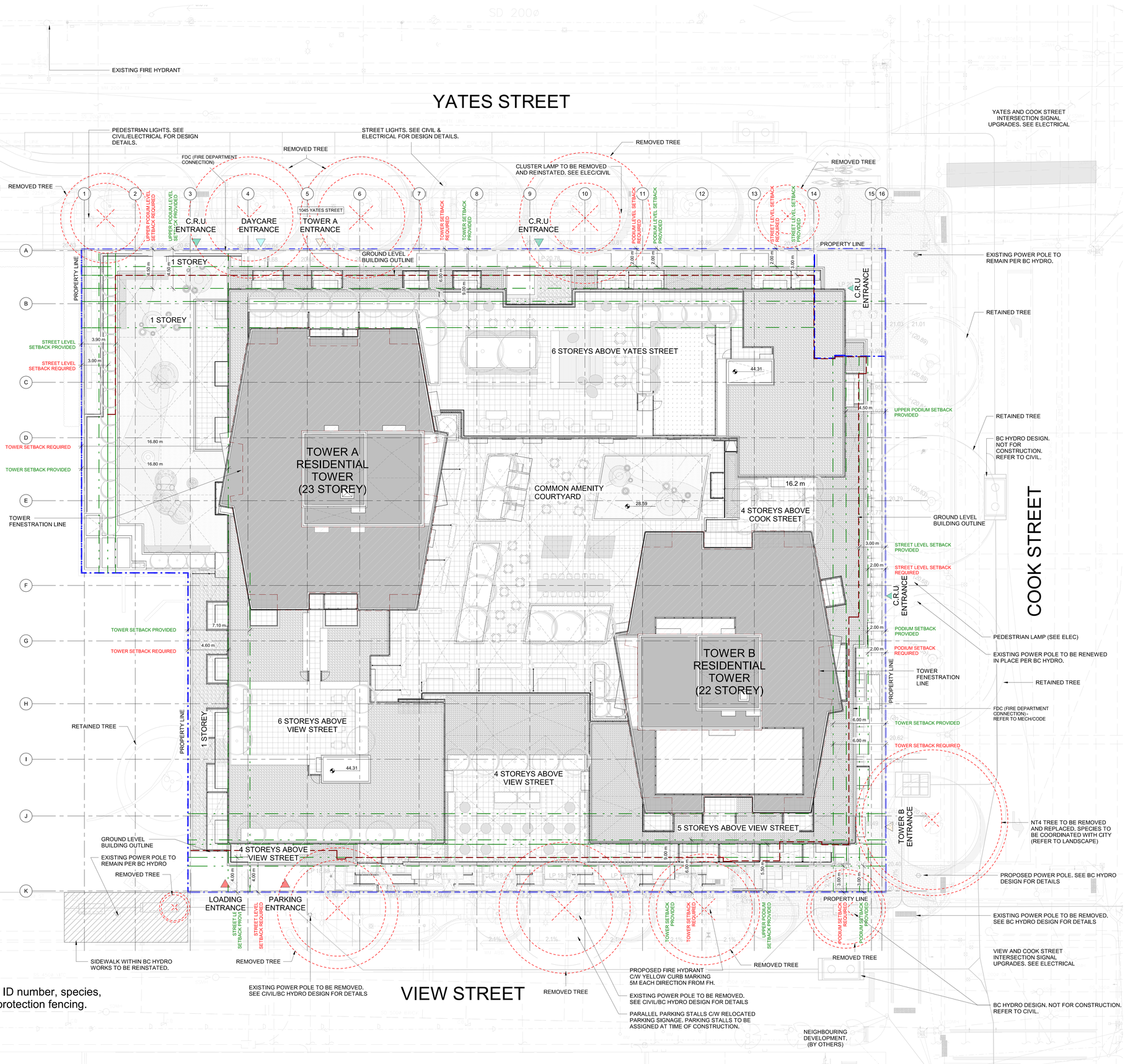
Site Plan of :

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.



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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 150
DATE:	2026-06-12

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.00

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PROPERTY LINE

PROPERTY LINE

ELE. #3

ELE. #2

ELE. #1

Elevator Lobby Tower A

UP

STAIR #1

704

VES. P3-02

MECH.

MECH.

STORAGE P3-03

SINGLE STORAGE STALL 347 P3-04

R REGE_350

R REGE_351

R REGE_352

R REGE_349

R REGE_348

R REGE_347

R REGE_357

R REGE_356

R REGE_355

R REGE_358

R REGE_359

R REGE_360

R REGE_361

R ACC_353

R ACC_354

8005

8005

8600

8440

8000

4795

7000

3000

2345

15062

STORAGE P3-01

4865

5605

2700

2600

1800

3429

P3 AIR INTAKE SHAFT

R REGE_338

R REGE_337

R REGE_336

R REGE_335

R REGE_339

R REGE_340

R REGE_341

R REGE_342

R REGE_343

R REGE_344

R REGE_345

R REGE_346

STORAGE ROOMS

5200

3000

5400

7000

TRAVEL DISTANCE = 42.91 m < 45m

TRAVEL DISTANCE = 39.45 m < 45m

TRAVEL DISTANCE = 38.56 m < 45m

TRAVEL DISTANCE = 33.01 m < 45m

PARKADE TRANSFER FAN OUTLINE 2.1M MIN HEADROOM BELOW (TYP.)

10620

6520

5840

8035

7000

END OF P2

START OF P3

MECH.

EL: 11.20

EL: 11.20

ELE. #3

STAIR #3C

UP

DN

EL: 10.28

ELE. #6

EXIT STAIR #2

EL: 10.28

VESTIBULE P3-08 14.83 m²

SLOPE DOWN @ 5%

7035

8000

8150

8090

8475

2600

565

4790

R REGE_277

R REGE_278

R REGE_279

R REGE_280

R REGE_281

R REGE_282

R REGE_283

R REGE_284

R REGE_285

R REGE_288

R REGE_287

R REGE_286

R REGE_320

R REGE_321

R REGE_322

R REGE_323

R REGE_324

R REGE_325

R REGE_326

R REGE_327

R REGE_328

R REGE_329

R REGE_330

R REGE_331

R REGE_332

R REGE_333

R REGE_334

R REGE_335

STORAGE P3-21

5955

4800

STORAGE STALL 331 P3-20

STORAGE STALL 330 P3-19

STORAGE STALL 329 P3-18

STORAGE STALL 315 P3-17

MECH. SHAFT

EXIT STAIR #3

STAIR #3

UP

VESTIBULE P3-16 5.69 m²

R REGE_310

R REGE_311

R REGE_312

R REGE_313

R REGE_314

R REGE_315

R REGE_316

R REGE_317

R REGE_318

R REGE_319

5400

5850

7000

TRAVEL DISTANCE = 41.19 m < 45m

TRAVEL DISTANCE = 34.68 m < 45m

TRAVEL DISTANCE = 37.19 m < 45m

TRAVEL DISTANCE = 34.14 m < 45m

4700

5400

8159

9681

10154

6420

2100

3000

6626

R REGE_309

R REGE_308

R REGE_307

R REGE_306

R REGE_305

STORAGE P3-15

R REGE_304

R REGE_303

R REGE_302

R REGE_301

R REGE_300

R REGE_299

R REGE_298

R REGE_297

R REGE_296

R REGE_295

R REGE_294

R REGE_293

R REGE_292

R REGE_291

R REGE_290

R REGE_289

STORAGE P3-10

5100

1226

STORAGE P3-09

1727

4775

5145

3633

P3 PARKADE EXHAUST SHAFT

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PARKING LEGEND

CITY PARKING - VICTORIA, BC

REGULAR STALL BETWEEN TWO WALLS

REGULAR STALL NEXT TO ONE WALL

ACCESSIBLE STALL

PARKING TAG

OCCUPANCY

STALL TYPE

STALL NUMBER

OCCUPANCY LEGEND

C COMMERCIAL
R RESIDENTIAL
V VISITOR
EV ELECTRIC CAR CHARGING STATION
AC ACCESSIBLE
RE RESERVE

STALL TYPE

REG REGULAR
ACC ACCESSIBLE
SML SMALL
L LOCKED

Car Parking Provided - P3 Level		
Usage Type	Type	Count
RES.		
RES.	Acc - Res.	2
RES.	Regular Stall - Res.	83
Total Provided		85

Storage Lockers - P3 Level		
Level	Description	Count
LEVEL P3	STORAGE LOCKER 3'-0"x5'-0"	77
LEVEL P3	STORAGE LOCKER 5'-0"x3'-0"	10
LEVEL P3: 87		

CLIENT

Starlight Developments

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5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

N

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Date: 2026-06-12

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

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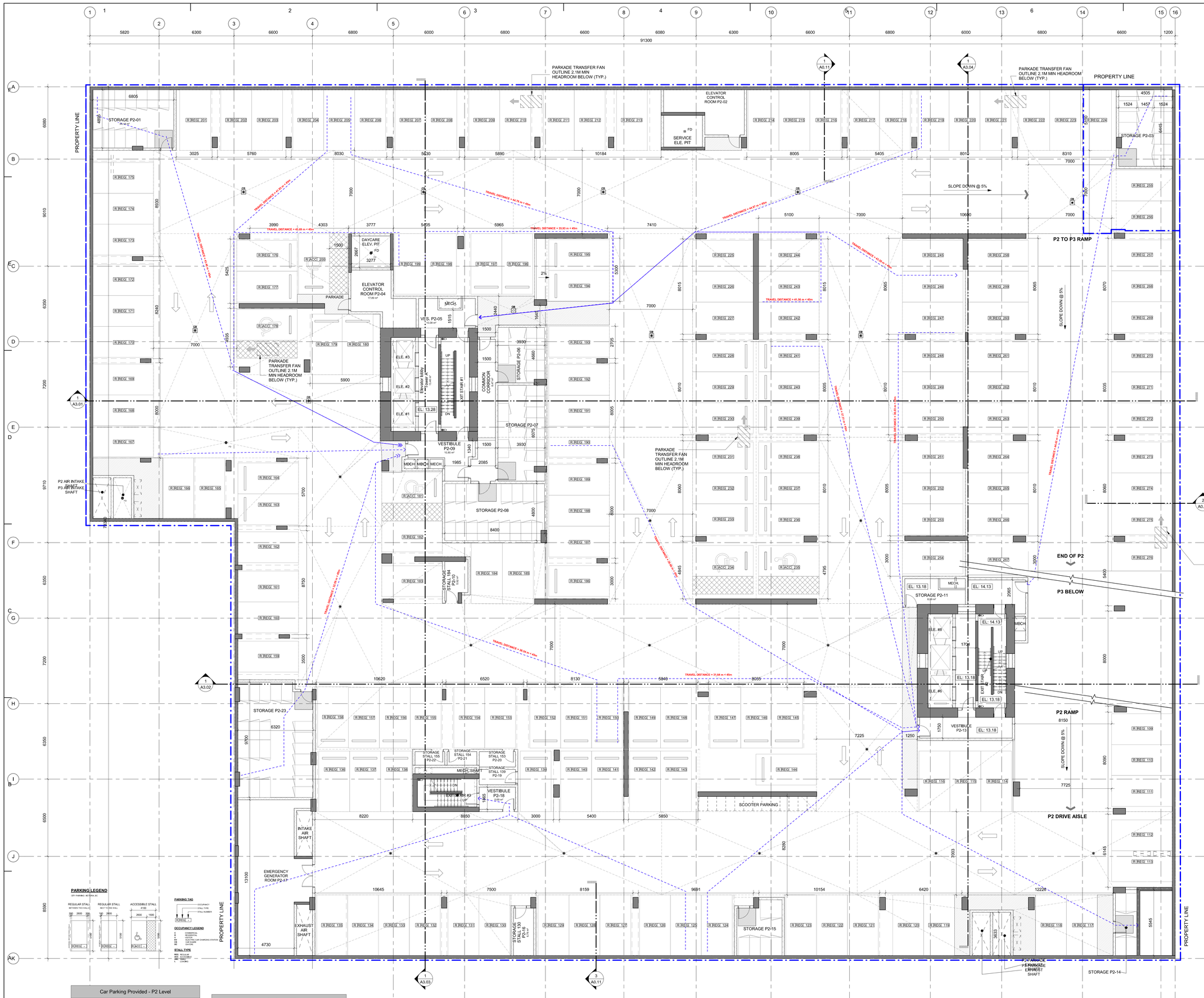
PROJECT NO.:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	As indicated
DATE:	2026-06-12

SHEET TITLE
OVERALL LEVEL P3 PLAN

SHEET NUMBER
A1.01

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Car Parking Provided - P2 Level		
Usage Type	Type	Count
RES.		
RES.	Acc - Res.	5
RES.	Regular Stall - Res.	163
Total Provided		168

Storage Lockers - P2 Level		
Level	Description	Count
LEVEL P2	STORAGE LOCKER 3'-0"x5'-0"	83
LEVEL P2	STORAGE LOCKER 5'-0"x3'-0"	6
LEVEL P2: 89		

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SHEET TITLE

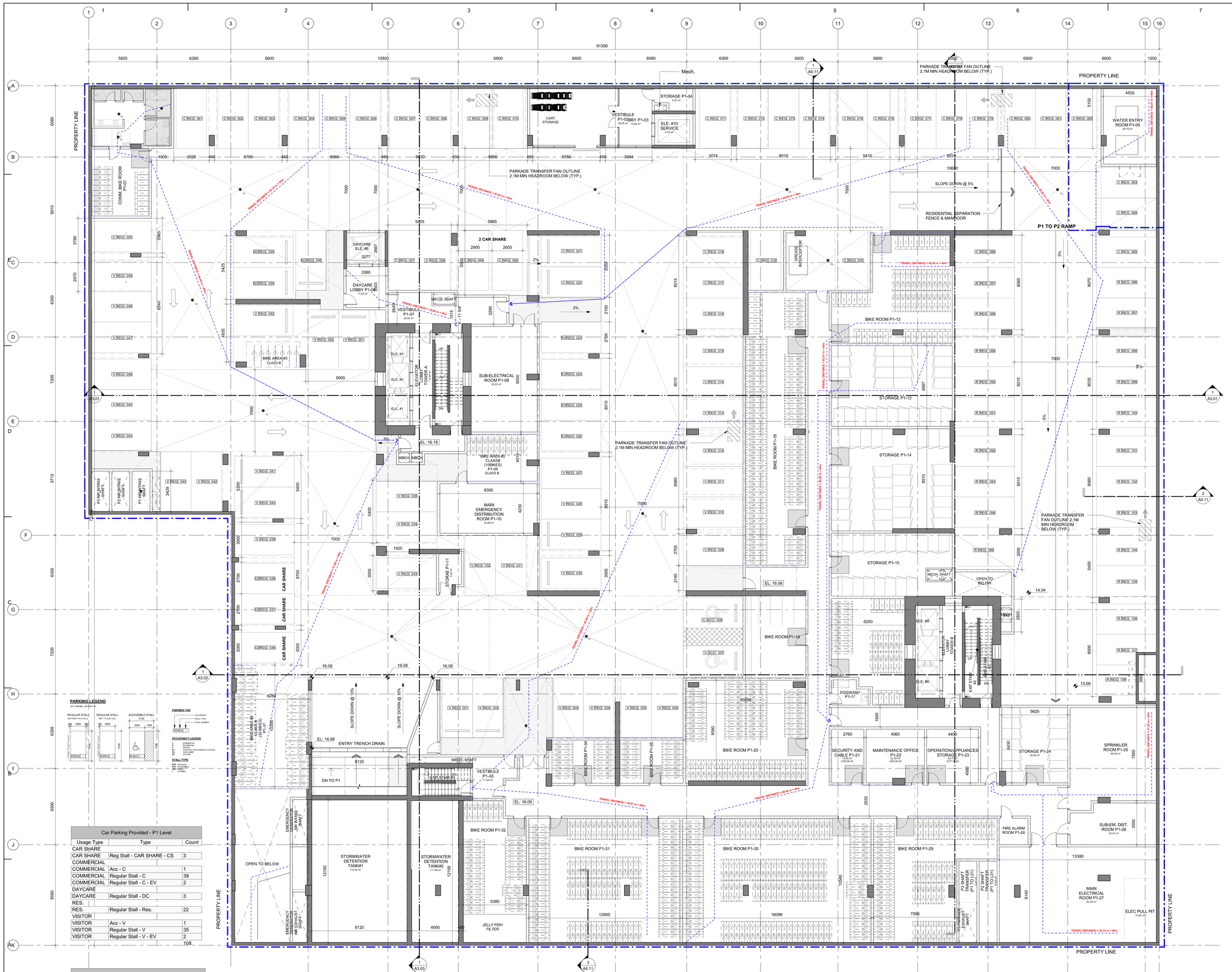
OVERALL LEVEL P2 PLAN

SHEET NUMBER

A1.02

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Car Parking Provided - P1 Level		
Usage Type	Type	Count
CAR SHARE		
CAR SHARE	Reg Stall - CAR SHARE - CS	3
COMMERCIAL		
COMMERCIAL	Acc - C	1
COMMERCIAL	Regular Stall - C	39
COMMERCIAL	Regular Stall - C - EV	2
DAYCARE		
DAYCARE	Regular Stall - DC	3
RES.		
RES.	Regular Stall - Res.	22
VISITOR		
VISITOR	Acc - V	1
VISITOR	Regular Stall - V	35
VISITOR	Regular Stall - V - EV	2
		108

Bike Parking Provided - P1 Level Class A Residential Bikes	
Type	Count
Bike Rack - Class A - FM - Comm	9
Bike Rack - Class A - FM - Residential	532
Bike Rack - Class A - WM - Comm	8
Bike Rack - Class A - WM - Residential	52
Grand total: 601	601

Bike Cargo Schedule - P1 Level	
Type	Count
Bike Cargo - No Cages - FM - Class A	10
Grand total	10

Bike Parking Provided - P1 Level Class B Residential Bikes	
Type	Count
Bike Rack - Class B - FM - Residential	47
Grand total	47

Bike Parking Provided - P1 Level Class A Commercial Bikes	
Type	Count

Storage Lockers - P1 Level		
Level	Description	Count
LEVEL P1	STORAGE LOCKER 3'-0"x5'-0"	92
LEVEL P1: 92		

CLIENT

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2026-06-25

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Victoria, BC

PROJECT NO:	121123
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CHK'D BY:	GV
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SHEET TITLE
OVERALL LEVEL P1 PLAN

SHEET NUMBER
A1.03

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YATES STREET

COOK STREET

VIEW STREET

DAYCARE & TWR EXIT

Class B Bike Racks (4 Bikes)

FDC (FIRE DEPARTMENT CONNECTION)

UPPER PODIUM LEVEL SETBACK REQUIRED

UPPER PODIUM LEVEL SETBACK PROVIDED

C.R.U ENTRANCE

DAYCARE ENTRANCE

TOWER A ENTRANCE

DAYCARE EXIT

Class B Bike Racks (4 Bikes)

CANOPY LINE ABOVE

C.R.U ENTRANCE

PODIUM LEVEL SETBACK REQUIRED

PODIUM LEVEL SETBACK PROVIDED

Class B Bike Rack (10 Bikes)

PROPERTY LINE

PLAZA 101.34 m² (1091 SF)

BUILDING LINE ABOVE

PODIUM EXIT

UPPER PODIUM SETBACK PROVIDED

CANOPY LINE ABOVE

TOWER B EXIT

C.R.U ENTRANCE

PODIUM SETBACK PROVIDED

PODIUM SETBACK REQUIRED

FDC (FIRE DEPARTMENT CONNECTION)

TOWER B EXIT

TOWER B ENTRANCE

PROPERTY LINE

PROPERTY LINE

61.7 m² (664 SF)

328.27 m² (3533 SF)

DC VEST.

RES. VEST.

ELEC.CTRL PANEL

RESIDENTIAL LOBBY L1-05

DAYCARE LOBBY L1-03

STROLLER STORAGE L1-04

DAYCARE ELE. #8

MAIL ROOM L1-06

BACK MAIL ROOM L1-07

MAIL ROOM L1-08

MECH.

P.K. EXIT

TWR EXIT

STAIR #4

STAIR #1B

C.R.U #2 2186.23 m² (23532 SF)

VESTIBULE L1-18

MEZZANINE ABOVE

TRAVEL DISTANCE = 21.24 m < 45m

TRAVEL DISTANCE = 36.63 m < 45m

TRAVEL DISTANCE = 40.72 m < 45m

EL: 20.81

EL: 20.98

STAIRS #5

TWR.JURES GARBAGE ROOM L1-14 74.6 m² (803 SF)

STORAGE L1-10

ELEVATOR ACCESS DOOR

MOVING ROOM L1-13

ELE. #3

ELE. #2

ELE. #1

ELEV. LOBBY TOWER A

EXIT STAIR #1

TRAVEL DISTANCE = 44.64 m < 45m

TRAVEL DISTANCE = 44.68 m < 45m

TRAVEL DISTANCE = 36.31 m < 45m

COMMERCIAL GARBAGE ROOM L1-15 52.21 m² (562 SF)

P1 INTAKE SHAFT

P1 INTAKE SHAFT

P1 AIR INTAKE SHAFT

MECH. MECH.

MKT GARBAGE L1-17 33.27 m² (358 SF)

MEZZANINE ABOVE

TWR EXIT

STAIR #2A

14671

324.66 m² (3495 SF)

LOADING AREA L1-16

Neighbour's Linework

745.74 m² (8027 SF)

TRAVEL DISTANCE = 34.04 m < 45m

3% DN

40.06 m² (431 SF)

C.R.U. #3

EL: 20.71

ELE. #8

ELE. #6

EL: 20.52

4% DN

MOVING ROOM L1-30

MAIL ROOM L1-26

MAIL DELIVERY ROOM L1-27

MECH.

STAIR #2B

PARCEL ROOM L1-23

JANITOR L1-29

6550 TWR.S RESIDENTIAL GARBAGE ROOM L1-32 82.94 m² (893 SF)

MECH. SHAFT

EXIT STAIR #3

HEADROOM (16'-0")

HEADROOM (8'-0")

PARKADE ENTRY RAMP

7% DN

EMERGENCY EXIT ONLY

RAMP TO LOADING

PARKADE ENTRY

PLANTER

TRENCH DRAIN

GAS METER

3% DN

TRAVEL DISTANCE = 22.67 m < 45m

TRAVEL DISTANCE = 35.28 m < 45m

RESIDENTIAL COOK ST. LOBBY L1-22

ELEV.CTRL PANEL

ADDITIONAL PARCEL STORAGE

PROPERTY MANAGEMENT OFFICE L1-24

STORAGE L1-25

WOOD LOUVERS

ENTERPHONE

ANNUNCIATOR PANEL

P3 PARKADE EXHAUST SHAFT

P2 PARKADE EXHAUST SHAFT

PARKING EXHAUST SHAFT LOUVERS

5.80 m

DRAIN

Class B Bike Racks (10 Bikes)

3.00 m

3.00 m

LOADING ENTRANCE

PARKING ENTRANCE

UNIT TH 07 39.49 m² (425 SF) TH3 2B

UNIT TH 06 34.17 m² (368 SF) TH2 2B

UNIT TH 05 54.78 m² (590 SF) TH1 3B+D

UNIT TH 04 54.64 m² (588 SF) TH1 3B+D

UNIT TH 03 54.64 m² (588 SF) TH1 3B+D

UNIT TH 02 54.64 m² (588 SF) TH1 3B+D

UNIT TH 01 54.76 m² (589 SF) TH1 3B+D

20.08 TOC

20.20 TOC

Area for Parking Calc - Level 01	
Usage Type (project)	Area
COMM. COMMON AREA	40.06 m²
COOK ST C.R.U	1070.39 m²
DAYCARE	53.35 m²
GROCERY	2320.85 m²
RES GARBAGE ROOM	209.75 m²
TH	347.12 m²
YATES C.R.U	389.97 m²

Bike Parking Provided - Level 1 Class B		
Type		Count
LEVEL 01		
Bike Rack - Class B - FM - Commercial		17
Bike Rack - Class B - FM - Daycare		3
Bike Rack - Class B - FM - Residential		14
Grand total		34

AREA BY USAGE TYPE

- COMM. COMMON AREA
- COOK ST C.R.U
- GROCERY
- RES GARBAGE ROOM
- DAYCARE
- TH
- YATES C.R.U

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8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

N

Date: 2026-06-12

Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA 2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

OVERALL LEVEL 1 PLAN

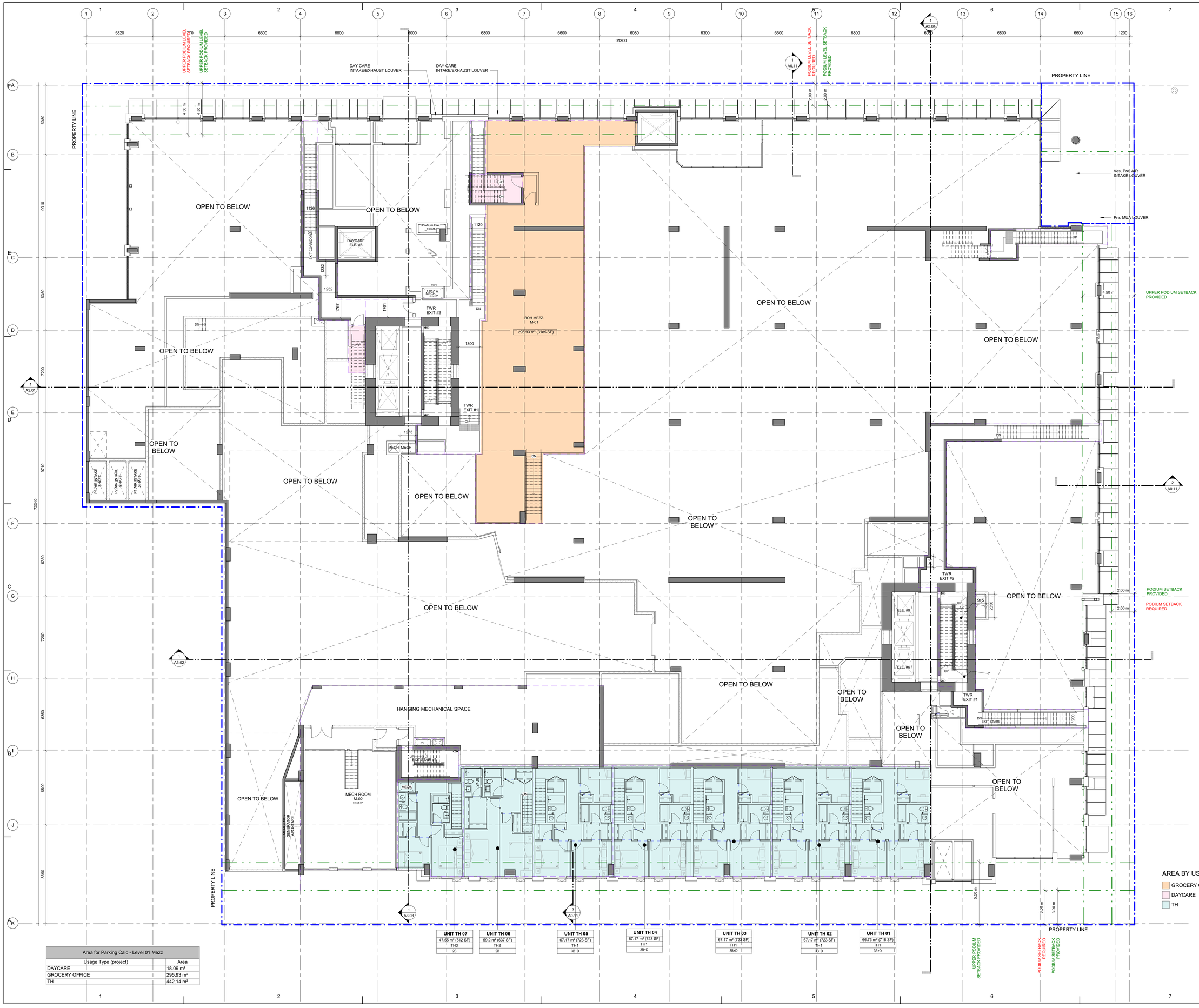
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A1.04

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File Location: Autodesk Docs://ACA-3025347-Harris_GV-PH-R26/121123_YatesStJuA-Pinkham-2025.rvt



Area for Parking Calc - Level 01 Mezz	
Usage Type (project)	Area
DAYCARE	18.09 m²
GROCERY OFFICE	295.93 m²
TH	442.14 m²

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8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Issued For: DDP MINOR AMENDMENT
Date: 2026-06-12

SEAL
REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

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

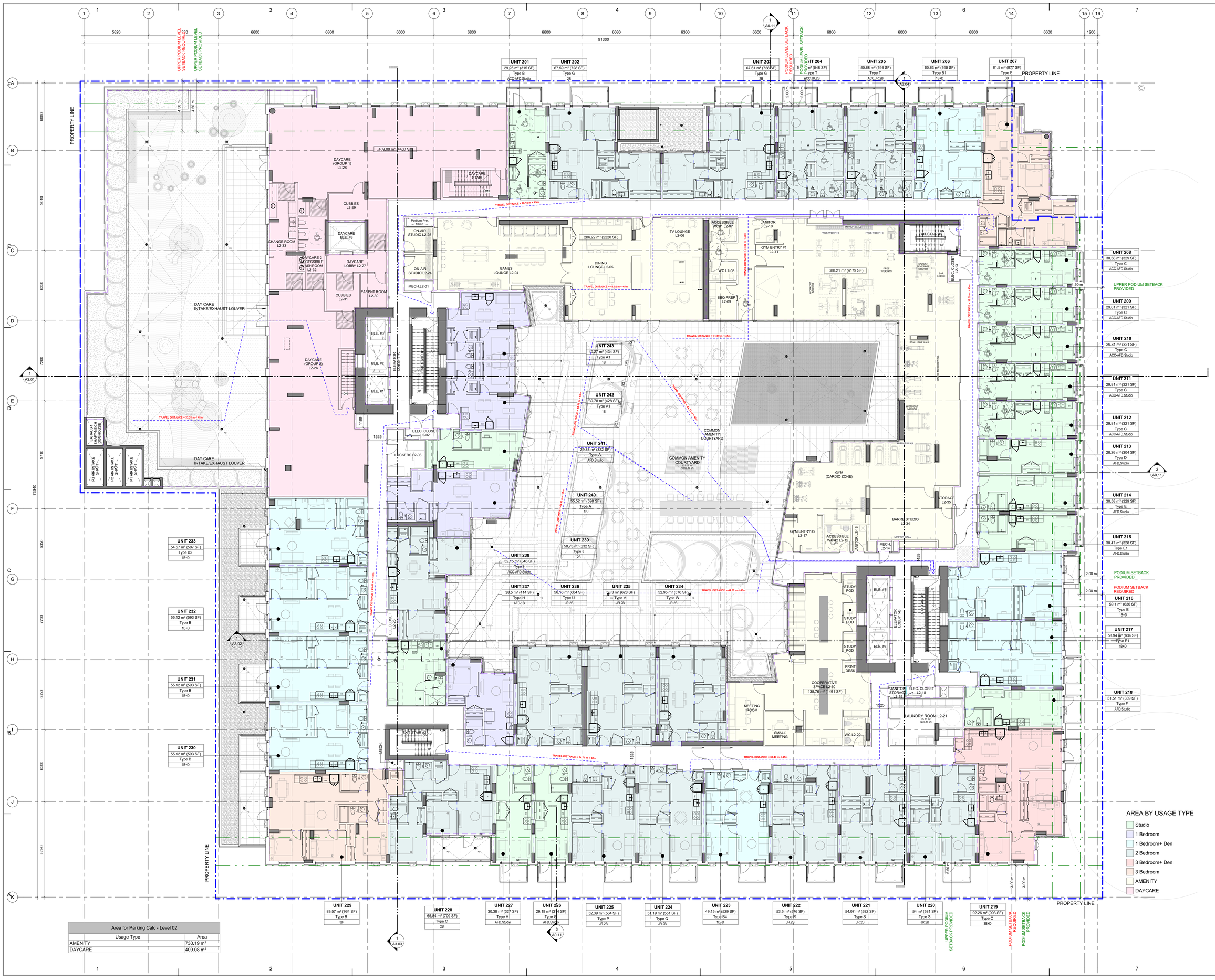
PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

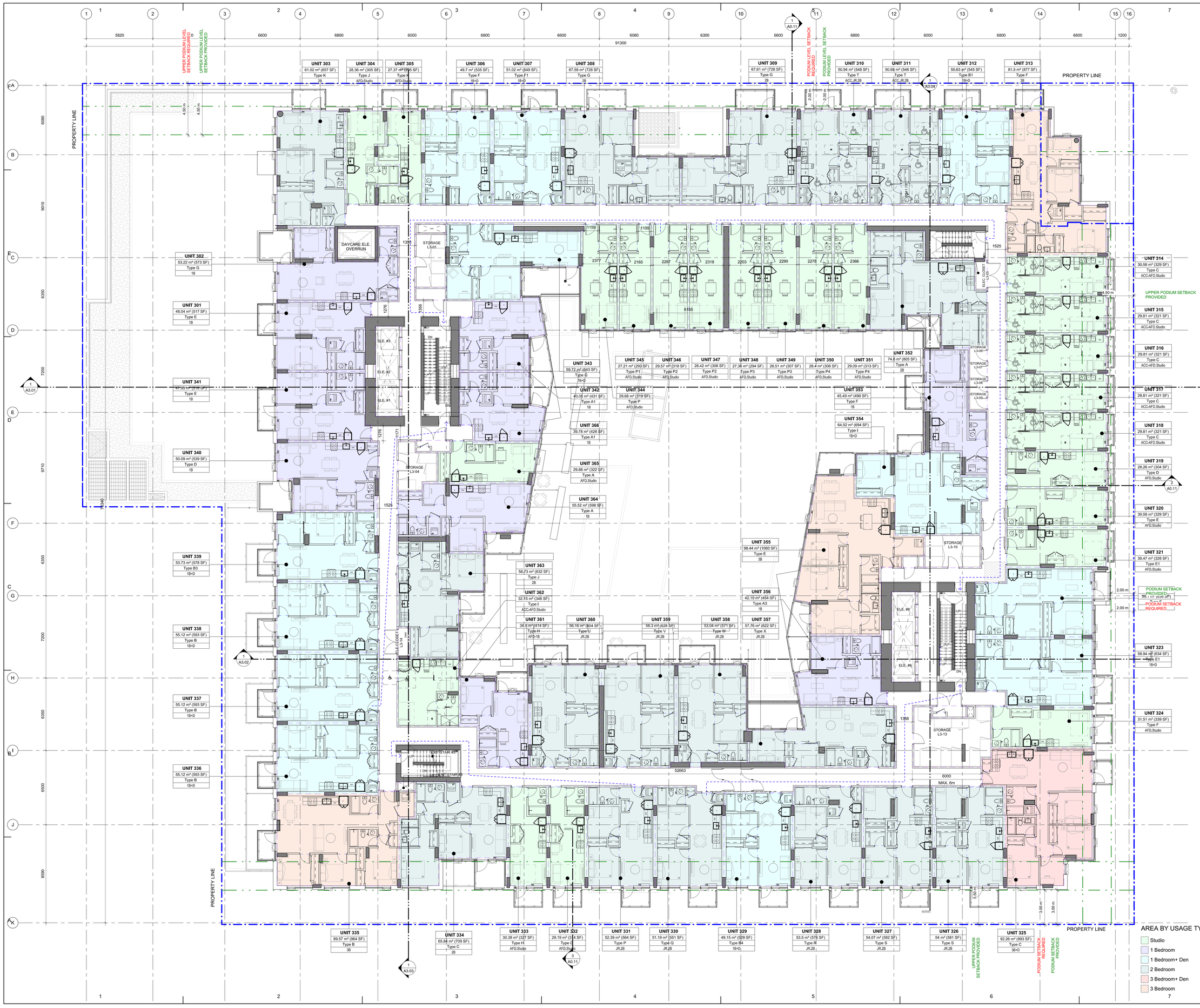
SHEET TITLE
OVERALL LEVEL MEZZANINE PLAN

SHEET NUMBER
A1.05

REV

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File Location: Autodesk Docs://ACA-30034471-Harris_GV-PH-R26/121123_YatesSt-A-Podium-2025.rvt


PROPERTY LINE
UPPER PODIUM LEVEL SETBACK REQUIRED
UPPER PODIUM LEVEL SETBACK PROVIDED
PODIUM LEVEL SETBACK REQUIRED
PODIUM LEVEL SETBACK PROVIDED
UNIT 201 29.25 m² (315 SF) Type B ACC-AFD.Studio
UNIT 202 67.59 m² (728 SF) Type G 2B
UNIT 203 67.61 m² (728 SF) Type G 2B
UNIT 204 50.93 m² (548 SF) Type T ACC-JR.2B
UNIT 205 50.68 m² (546 SF) Type T ACC-JR.2B
UNIT 206 50.63 m² (545 SF) Type B1 1B+D
UNIT 207 81.5 m² (877 SF) Type E 3B
UNIT 208 30.58 m² (329 SF) Type C ACC-AFD.Studio
UNIT 209 29.81 m² (321 SF) Type C ACC-AFD.Studio
UNIT 210 29.81 m² (321 SF) Type C ACC-AFD.Studio
UNIT 211 29.81 m² (321 SF) Type C ACC-AFD.Studio
UNIT 212 29.81 m² (321 SF) Type C ACC-AFD.Studio
UNIT 213 28.26 m² (304 SF) Type D AFD.Studio
UNIT 214 30.58 m² (329 SF) Type E AFD.Studio
UNIT 215 30.47 m² (328 SF) Type E1 AFD.Studio
UNIT 216 59.1 m² (636 SF) Type E 1B+D
UNIT 217 58.94 m² (634 SF) Type E1 1B+D
UNIT 218 31.51 m² (339 SF) Type F AFD.Studio
UNIT 219 92.26 m² (993 SF) Type C 3B+D
UNIT 220 54 m² (581 SF) Type S JR.2B
UNIT 221 54.07 m² (582 SF) Type S JR.2B
UNIT 222 53.5 m² (576 SF) Type R JR.2B
UNIT 223 49.15 m² (529 SF) Type B4 1B+D
UNIT 224 51.19 m² (551 SF) Type Q JR.2B
UNIT 225 52.39 m² (564 SF) Type P JR.2B
UNIT 226 29.19 m² (314 SF) Type G AFD.Studio
UNIT 227 30.38 m² (327 SF) Type H AFD.Studio
UNIT 228 65.84 m² (709 SF) Type C 2B
UNIT 229 89.57 m² (964 SF) Type B 3B
UNIT 230 55.12 m² (593 SF) Type B 1B+D
UNIT 231 55.12 m² (593 SF) Type B 1B+D
UNIT 232 55.12 m² (593 SF) Type B 1B+D
UNIT 233 54.57 m² (587 SF) Type B2 1B+D
UNIT 234 52.95 m² (570 SF) Type W JR.2B
UNIT 235 58.3 m² (628 SF) Type V JR.2B
UNIT 236 56.16 m² (604 SF) Type U JR.2B
UNIT 237 38.5 m² (414 SF) Type H AFD-1B
UNIT 238 32.15 m² (346 SF) Type I ACC-AFD.Studio
UNIT 239 58.73 m² (632 SF) Type J 2B
UNIT 240 55.52 m² (598 SF) Type A 1B
UNIT 241 29.98 m² (322 SF) Type A AFD.Studio
UNIT 242 39.78 m² (428 SF) Type A1 1B
UNIT 243 40.27 m² (434 SF) Type A1 1B
409.08 m² (4403 SF)
DAYCARE (GROUP I) L2-28
DAYCARE (GROUP II) L2-26
DAYCARE ELE. #8
DAYCARE LOBBY L2-27
DAYCARE 2 ACCESSIBLE WASHROOM L2-32
CHANGE ROOM L2-33
CUBBIES L2-29
CUBBIES L2-31
PARENT ROOM L2-30
DAYCARE STAIR
DAY CARE INTAKE/EXHAUST LOUVER
EXHAUST SHAFT-PARKING GARAGE
P3 AIR INTAKE SHAFT
P2 AIR INTAKE SHAFT
P1 AIR INTAKE SHAFT
ELE. #3
ELE. #2
ELE. #1
ELEVATOR LOBBY L2-24
ELEC. CLOSET L2-02
LOCKERS L2-03
Podium Pre. - Shaft -
ON-AIR STUDIO L2-25
ON-AIR STUDIO L2-24
MECH.L2-01
206.22 m² (2220 SF)
DINING LOUNGE L2-05
GAMES LOUNGE L2-04
TV LOUNGE L2-06
ACCESSIBLE WC.01 L2-07
WC L2-08
BBQ PREP L2-09
JANITOR L2-10
GYM ENTRY #1 L2-11
388.21 m² (4179 SF)
EXIT STAIR #3
SNACK-BEVERAGE CENTER
BAR LEDGE
ELEC. CLOSET L2-13
COMMON AMENITY COURTYARD
COMMON AMENITY COURTYARD 563.08 m² (6059.17 sf)
GYM (CARDIO ZONE)
STALL BAR WALL
WORKOUT MIRROR
STORAGE L2-35
BARRE STUDIO L2-34
GYM ENTRY #2 L2-17
ACCESSIBLE WC.02 L2-15
JANITOR L2-16
MECH. L2-14
EXIT STAIR #2
ELEVATOR LOBBY L2-3
ELE. #2
ELE. #6
STUDY POD
PRINT DESK
COOPERATIVE SPACE L2-20 135.76 m² (1461 SF)
JANITOR STORAGE L2-19
ELEC. CLOSET L2-18
LAUNDRY ROOM L2-21
WC L2-22
MEETING ROOM
SMALL MEETING
EXIT STAIR #1
MECH.
ELEVATOR LOBBY L2-23
TRAVEL DISTANCE = 28.18 m < 45m
TRAVEL DISTANCE = 43.92 m < 45m
TRAVEL DISTANCE = 41.89 m < 45m
TRAVEL DISTANCE = 44.82 m < 45m
TRAVEL DISTANCE = 33.21 m < 45m
TRAVEL DISTANCE = 14.71 m < 45m
TRAVEL DISTANCE = 30.47 m < 45m
TRAVEL DISTANCE = 44.82 m < 45m
TRAVEL DISTANCE = 44.82 m < 45m
TRAVEL DISTANCE = 44.82



AREA BY USAGE TYPE

- Studio
- 1 Bedroom
- 1 Bedroom+ Den
- 2 Bedroom
- 3 Bedroom+ Den
- 3 Bedroom

CLIENT

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9	2025-07-04	BP RESUBMISSION
8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP SUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

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

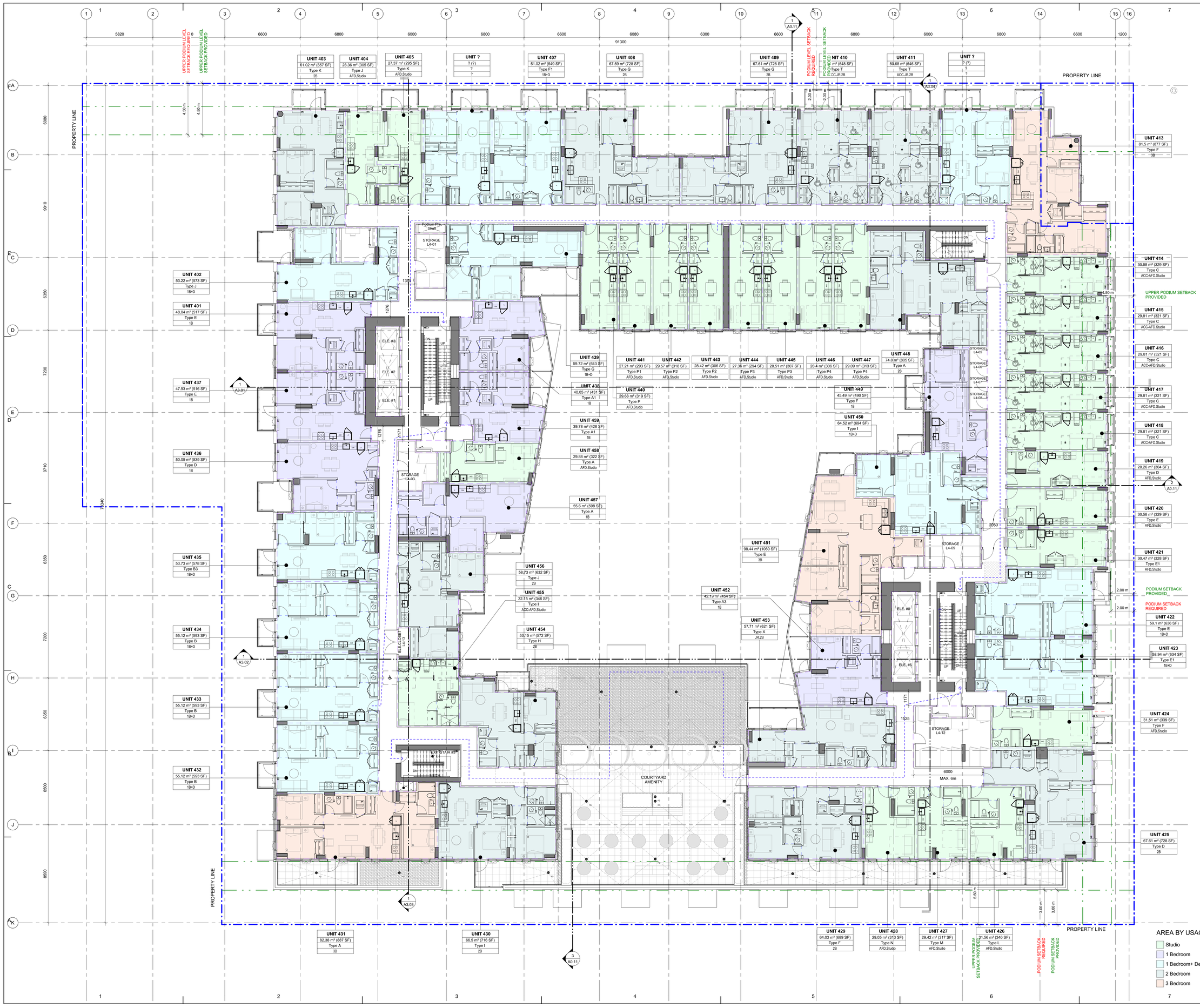
PROJECT NO:	121123
DRAWN BY:	JH
CHKD BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
OVERALL LEVEL 3 PLAN

SHEET NUMBER
A1.07

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6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

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Date: 2026-06-12
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SEAL

REGISTERED ARCHITECT
JOHN GWYN VOSS
BRITISH COLUMBIA
2026-06-25

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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHKD BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

OVERALL LEVEL 04 PLAN

SHEET NUMBER

A1.08

REV

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UNIT 503
68.66 m² (739 SF)
Type B
2B

UNIT 504
47.71 m² (514 SF)
Type M
1B

UNIT 505
47.9 m² (516 SF)
Type C
1B+D

UNIT 506
53.55 m² (576 SF)
Type Y
JR.2B

UNIT 507
53.53 m² (576 SF)
Type Y
JR.2B

UNIT 508
60.84 m² (655 SF)
Type E
2B

UNIT 509
48.05 m² (517 SF)
Type K
1B+D

UNIT 510
54.72 m² (589 SF)
Type C
1B

UNIT 511
78.26 m² (842 SF)
Type A
2B+D

UNIT 502
63.76 m² (686 SF)
Type J
1B+D

UNIT 501
48.04 m² (517 SF)
Type E
1B

UNIT 532
47.56 m² (512 SF)
Type E
1B

UNIT 531
50.09 m² (539 SF)
Type D
1B

UNIT 530
53.73 m² (578 SF)
Type B3
1B+D

UNIT 529
55.12 m² (593 SF)
Type B
1B+D

UNIT 528
55.12 m² (593 SF)
Type B
1B+D

UNIT 527
55.12 m² (593 SF)
Type B
1B+D

UNIT 526
62.27 m² (670 SF)
Type A
3B

UNIT 517
63.76 m² (686 SF)
Type G
1B+D

UNIT 516
57.09 m² (614 SF)
Type L
JR.2B

UNIT 515
57.9 m² (623 SF)
Type M
JR.2B

UNIT 514
55.96 m² (602 SF)
Type N
JR.2B

UNIT 513
56.66 m² (610 SF)
Type O
JR.2B

UNIT 512
87.46 m² (941 SF)
Type B
2B+D

UNIT 518
40.04 m² (431 SF)
Type A1
1B

UNIT 519
39.78 m² (428 SF)
Type A1
1B

UNIT 520
29.88 m² (322 SF)
Type A
AFD.Studio

UNIT 521
55.6 m² (598 SF)
Type A
1B

UNIT 522
58.73 m² (632 SF)
Type J
2B

UNIT 523
32.15 m² (346 SF)
Type I
ACC-AFD.Studio

UNIT 524
40.55 m² (436 SF)
Type B
1B

UNIT 525
96.28 m² (1036 SF)
Type D
3B

UNIT 534
55.49 m² (597 SF)
Type L
1B

UNIT 535
44.68 m² (481 SF)
Type I
1B

UNIT 533
98.62 m² (1062 SF)
Type E
3B

UNIT 536
39.47 m² (425 SF)
Type A1
1B

UNIT 541
39.82 m² (429 SF)
Type A4
1B

UNIT 537
39.53 m² (425 SF)
Type A1
1B

UNIT 538
68.41 m² (736 SF)
TWR- Typical
3B

UNIT 540
64.24 m² (691 SF)
TWR- Typical
2B

UNIT 539
42.76 m² (460 SF)
Type K
1B

PROPERTY LINE

UPPER PODIUM LEVEL SETBACK REQUIRED

UPPER PODIUM LEVEL SETBACK PROVIDED

PODIUM LEVEL SETBACK REQUIRED

PODIUM LEVEL SETBACK PROVIDED

4.50 m

2.00 m

UPPER PODIUM SETBACK PROVIDED

PODIUM SETBACK PROVIDED

PODIUM SETBACK REQUIRED

OVERHANG ABOVE

"Podium Pre-" Shaft

STORAGE LS-01

STORAGE LS-04

ELE. #3

ELE. #2

ELE. #1

ELE. #9

ELE. #6

DN

UP

EXIT STAIR #3

MECH

24037

28938

1800

1525

1276

1171

5820

6600

6800

6000

6080

6300

91300

1200

6080

9010

6350

7200

9710

78340

8590

5.50 m

3.00 m

AREA BY USAGE TYPE

- Studio
- 1 Bedroom
- 1 Bedroom+ Den
- 2 Bedroom
- 2 Bedroom+ Den
- 3 Bedroom

CLIENT

Starlight Developments

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10	2025-10-10	IFC REVIEW SET
9	2025-07-04	BP RESUBMISSION
8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP SUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

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Issued For: DDP MINOR AMENDMENT
Date: 2026-06-12

SEAL

REGISTERED ARCHITECT
JOHN GWYN VOSS
BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

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www.arcadis.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

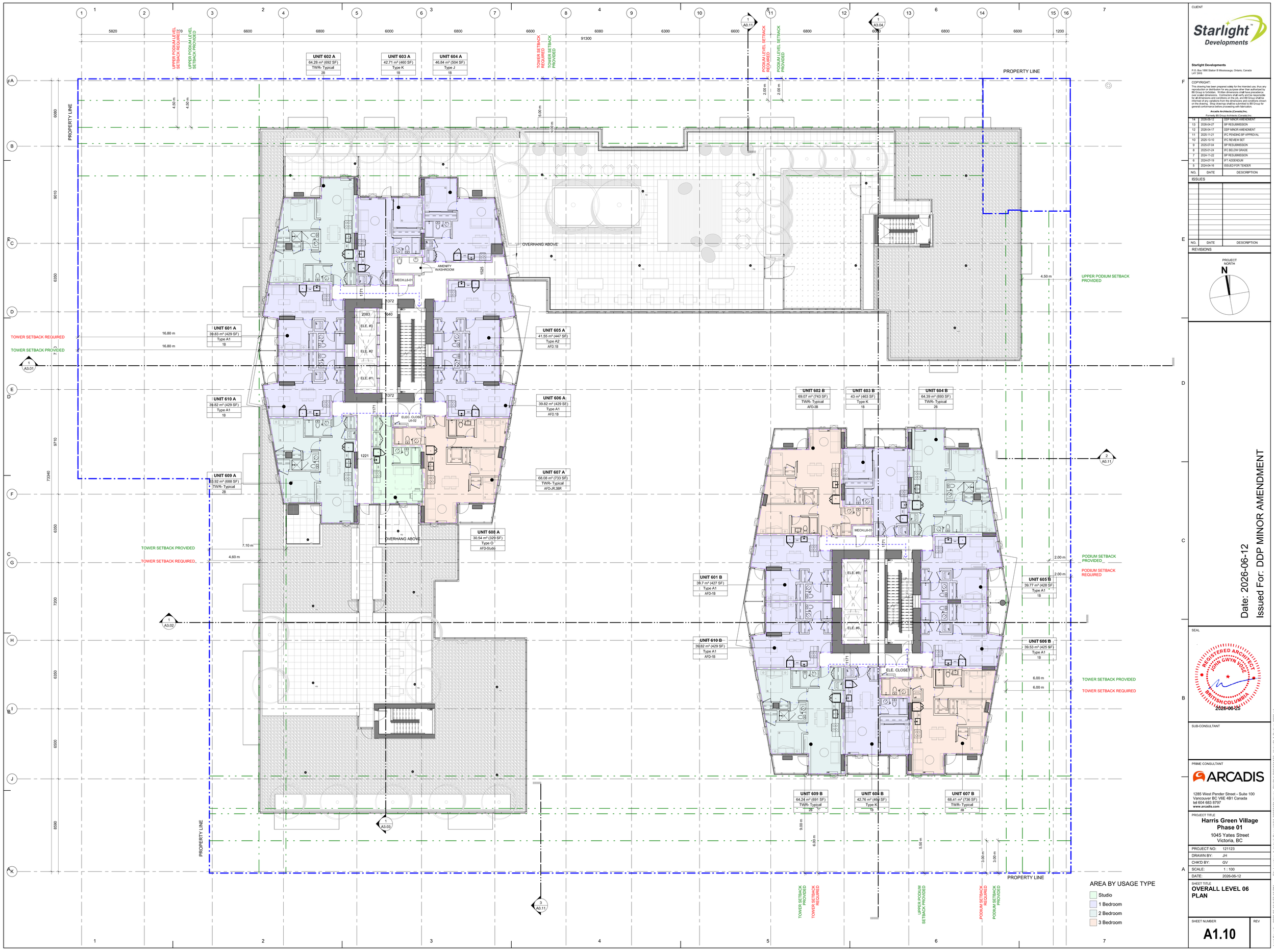
OVERALL LEVEL 05 PLAN

SHEET NUMBER

A1.09

REV

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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

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Date: 2026-06-12
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REGISTERED ARCHITECT JOHN GWYN VOSSE BRITISH COLUMBIA
2026-06-25

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PROJECT TITLE

Harris Green Village Phase 01

1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

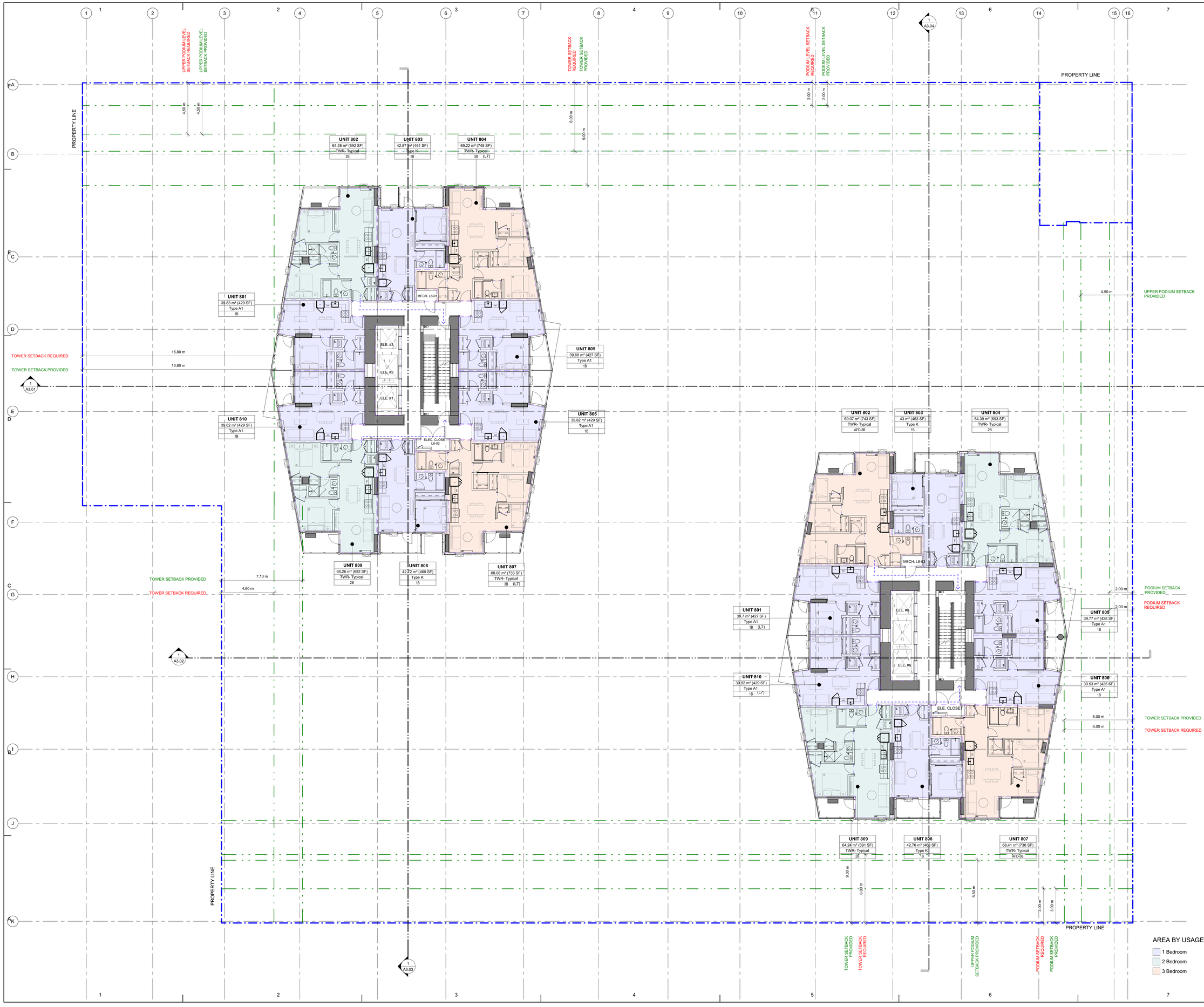
OVERALL LEVEL 06 PLAN

SHEET NUMBER

A1.10

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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
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Date: 2026-06-12
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BRITISH COLUMBIA
2026-06-25

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
OVERALL LEVEL 07 & 08 PLAN

SHEET NUMBER
A1.11

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PROPERTY LINE

UPPER PODIUM LEVEL SETBACK REQUIRED
UPPER PODIUM LEVEL SETBACK PROVIDED
4.50 m
4.50 m

TOWER SETBACK REQUIRED
TOWER SETBACK PROVIDED
6.00 m
9.00 m

PODIUM LEVEL SETBACK REQUIRED
PODIUM LEVEL SETBACK PROVIDED
2.00 m
2.00 m

PROPERTY LINE

4.50 m
UPPER PODIUM SETBACK PROVIDED

UNIT 902
64.26 m² (692 SF)
TWR- Typical
2B

UNIT 903
42.87 m² (461 SF)
Type K
1B

UNIT 904
69.22 m² (745 SF)
TWR- Typical
3B

UNIT 901
41.29 m² (444 SF)
Type A5
1B

UNIT 905
40.09 m² (431 SF)
Type A6
1B

TOWER SETBACK REQUIRED
TOWER SETBACK PROVIDED
16.80 m
16.80 m

1 A3.01

UNIT 910
41.29 m² (444 SF)
Type A5
1B

UNIT 906
40.22 m² (433 SF)
Type A6
1B

UNIT 909
64.24 m² (691 SF)
TWR- Typical
2B

UNIT 908
42.72 m² (460 SF)
Type K
1B

UNIT 907
68.08 m² (733 SF)
TWR- Typical
JR,3BR

TOWER SETBACK PROVIDED
TOWER SETBACK REQUIRED
7.10 m
4.60 m

AREA BY USAGE TYPE
1 Bedroom
2 Bedroom
3 Bedroom

1 A3.02

1 A3.03

A3.04

UNIT 902
69.04 m² (743 SF)
TWR- Typical
3B

UNIT 903
43.02 m² (463 SF)
Type K
1B

UNIT 904
64.39 m² (693 SF)
TWR- Typical
2B

UNIT 901
41.16 m² (443 SF)
Type A5
1B

UNIT 905
40.1 m² (432 SF)
Type A6
1B

2.00 m
2.00 m
PODIUM SETBACK PROVIDED
PODIUM SETBACK REQUIRED

UNIT 910
41.29 m² (444 SF)
Type A5
1B

UNIT 906
39.86 m² (429 SF)
Type A6
1B

ELEC. CLOSET

6.00 m
6.00 m
TOWER SETBACK PROVIDED
TOWER SETBACK REQUIRED

UNIT 909
64.22 m² (691 SF)
TWR- Typical
2B

UNIT 908
42.76 m² (460 SF)
Type K
1B

UNIT 907
68.41 m² (736 SF)
TWR- Typical
3B

9.00 m
6.00 m
5.30 m
3.00 m
3.00 m

TOWER SETBACK PROVIDED
TOWER SETBACK REQUIRED
UPPER PODIUM SETBACK PROVIDED
PODIUM SETBACK REQUIRED
PODIUM SETBACK PROVIDED

PROPERTY LINE

PROPERTY LINE

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6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL
REGISTERED ARCHITECT JOHN GWYN VOSSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

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

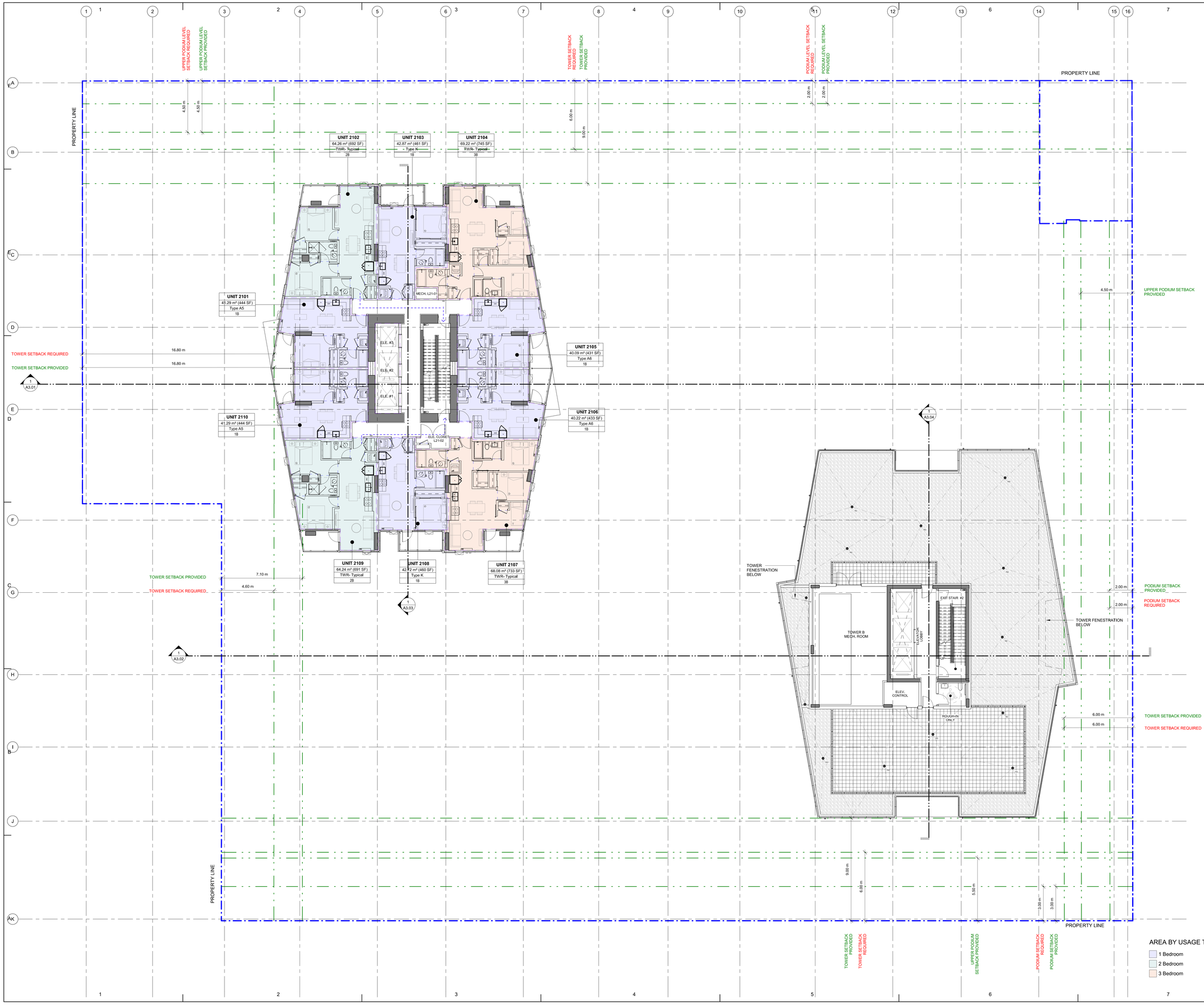
PROJECT NO:	121123
DRAWN BY:	Author
CHK'D BY:	Checker
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
OVERALL LEVEL 09 - 20 PLAN

SHEET NUMBER
A1.12

REV

Last Saved: 2026-06-12 8:53:44 PM
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AREA BY USAGE TYPE

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

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ISSUES

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REVISIONS

PROJECT NORTH

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Date: 2026-06-12
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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

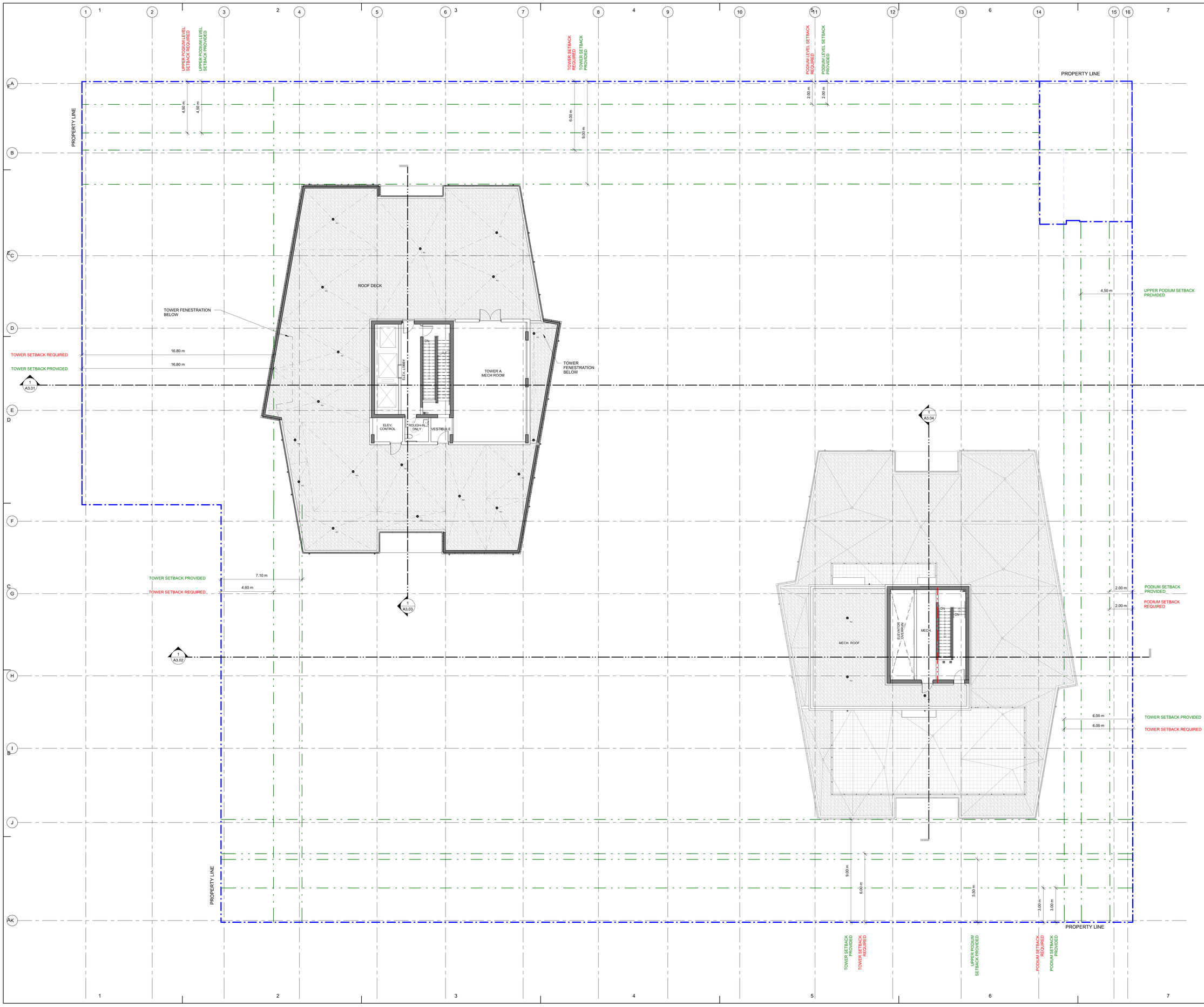
OVERALL LEVEL 21 (TOWER B ROOF)

SHEET NUMBER

A1.13

REV

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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

Date: 2026-06-12
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PROJECT TITLE
Harris Green Village Phase 01
1045 Yates Street
Victoria, BC

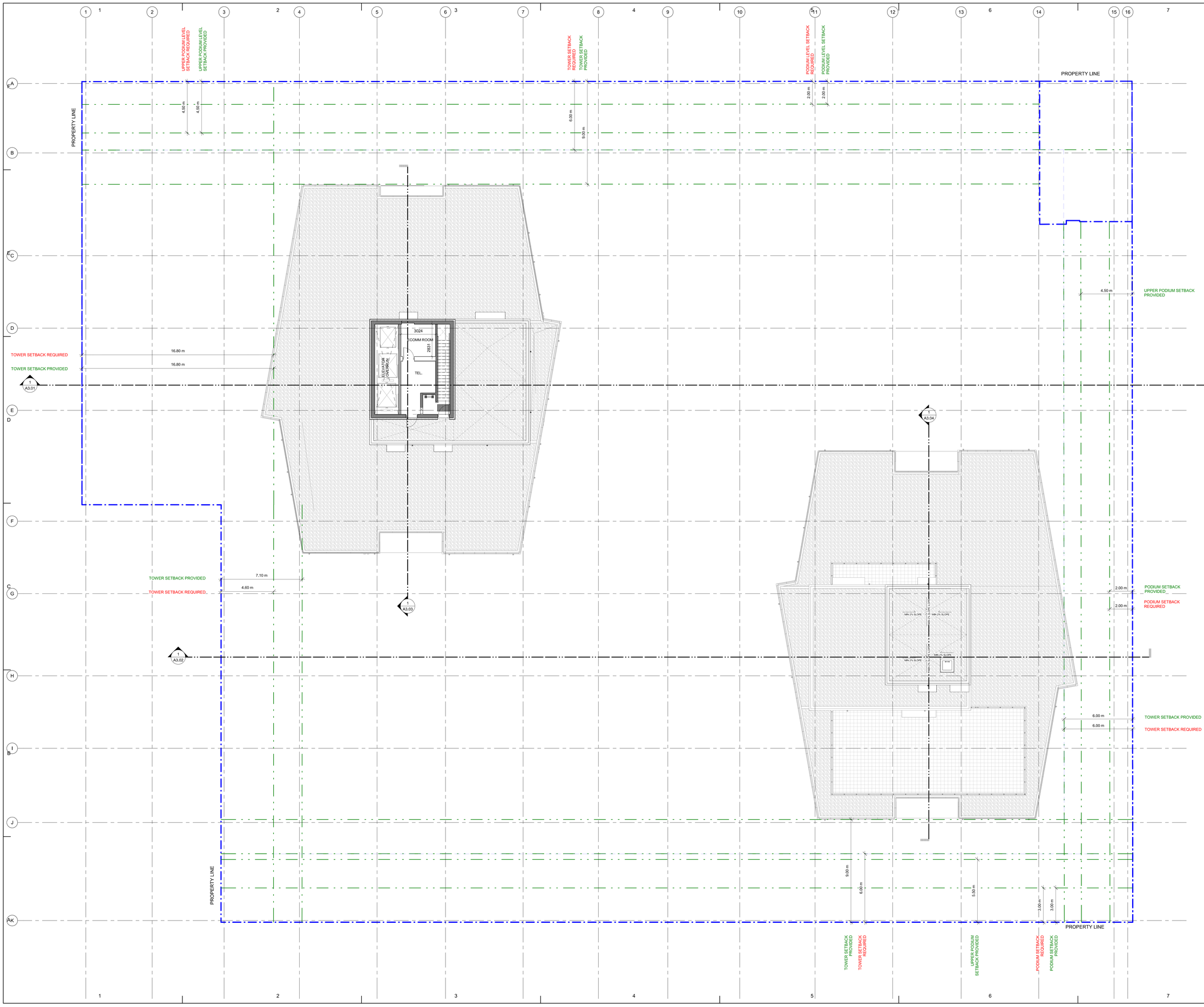
PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
OVERALL LEVEL 22 (ROOF TWR (A) & TWR (B) MECH. ROOF)

SHEET NUMBER
A1.14

REV

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ISSUES

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REVISIONS

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BRITISH COLUMBIA
2026-06-25

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PROJECT TITLE

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Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

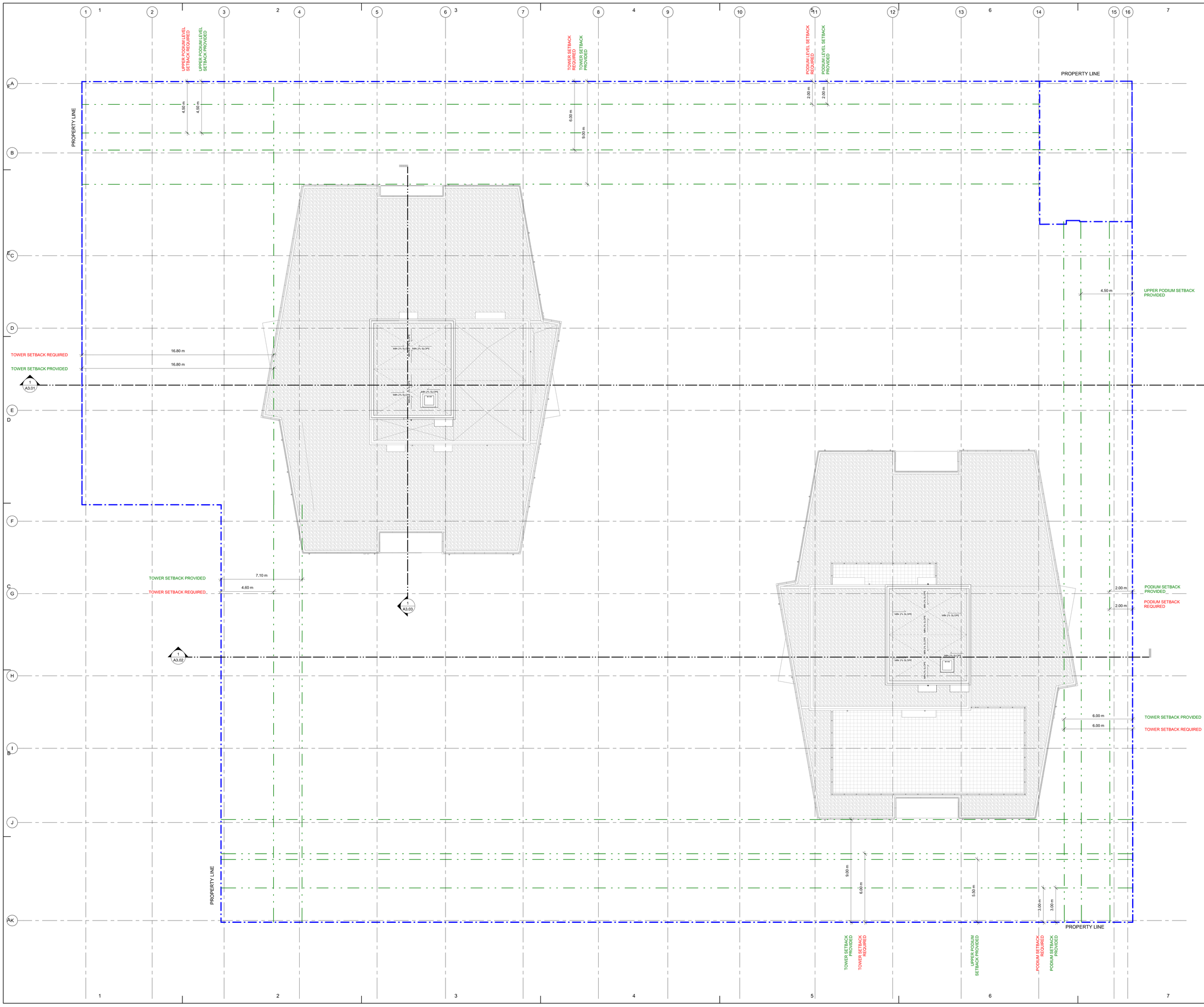
OVERALL LEVEL 23 (TWR (A) MECH. ROOF & TWR (B) UPPER ROOF)

SHEET NUMBER

A1.15

REV

Last Saved: 2026-06-12 8:54:55 PM File Location: Autodesk Docs://ACA-5925847-Harris_G/+Ph1-Fdn/121123_YatesSt+Podium+Core.rvt



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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

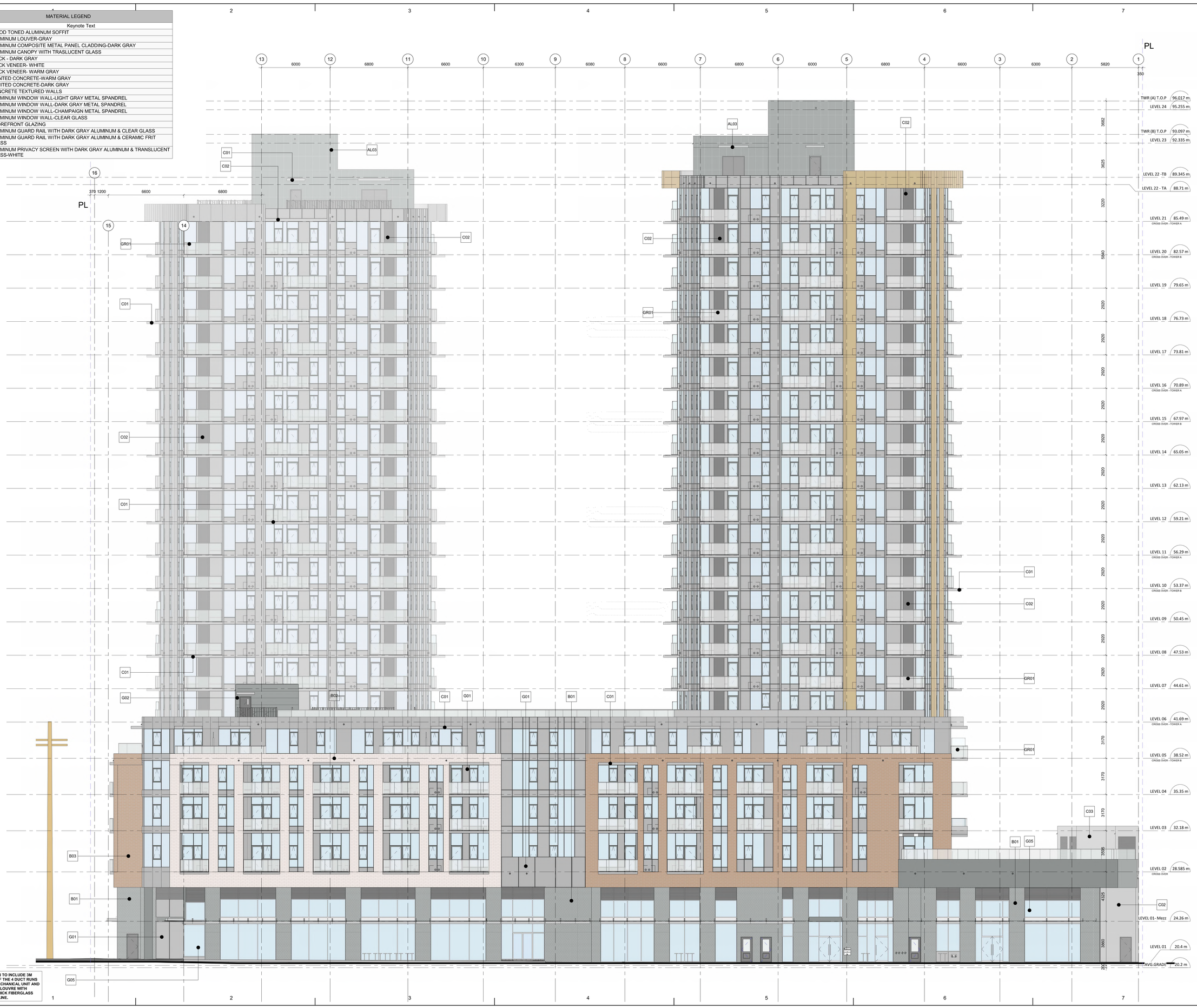
SHEET TITLE
OVERALL LEVEL 24 (TWR (A) UPPER ROOF)

SHEET NUMBER
A1.16

REV

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MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRASLUCENT GLASS
B01	BRICK - DARK GRAY
B02	BRICK VENEER- WHITE
B03	BRICK VENEER- WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PANITED CONCRETE-DARK GRAY
C03	CONCRETE TEXTURED WALLS
G01	ALUMINUM WINDOW WALL-LIGHT GRAY METAL SPANDREL
G02	ALUMINUM WINDOW WALL-DARK GRAY METAL SPANDREL
G03	ALUMINUM WINDOW WALL-CHAMPAIGN METAL SPANDREL
G04	ALUMINUM WINDOW WALL-CLEAR GLASS
G05	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



NOISE MITIGATION TO INCLUDE 3M LINING IN EACH OF THE 4 DUCT RUNS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST LOUVRE WITH MINIMUM 25MM THICK FIBERGLASS ACOUSTIC DUCT LINE.

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Starlight Developments

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L4Y 3W8

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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSPER BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

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PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

NORTH ELEVATIONS

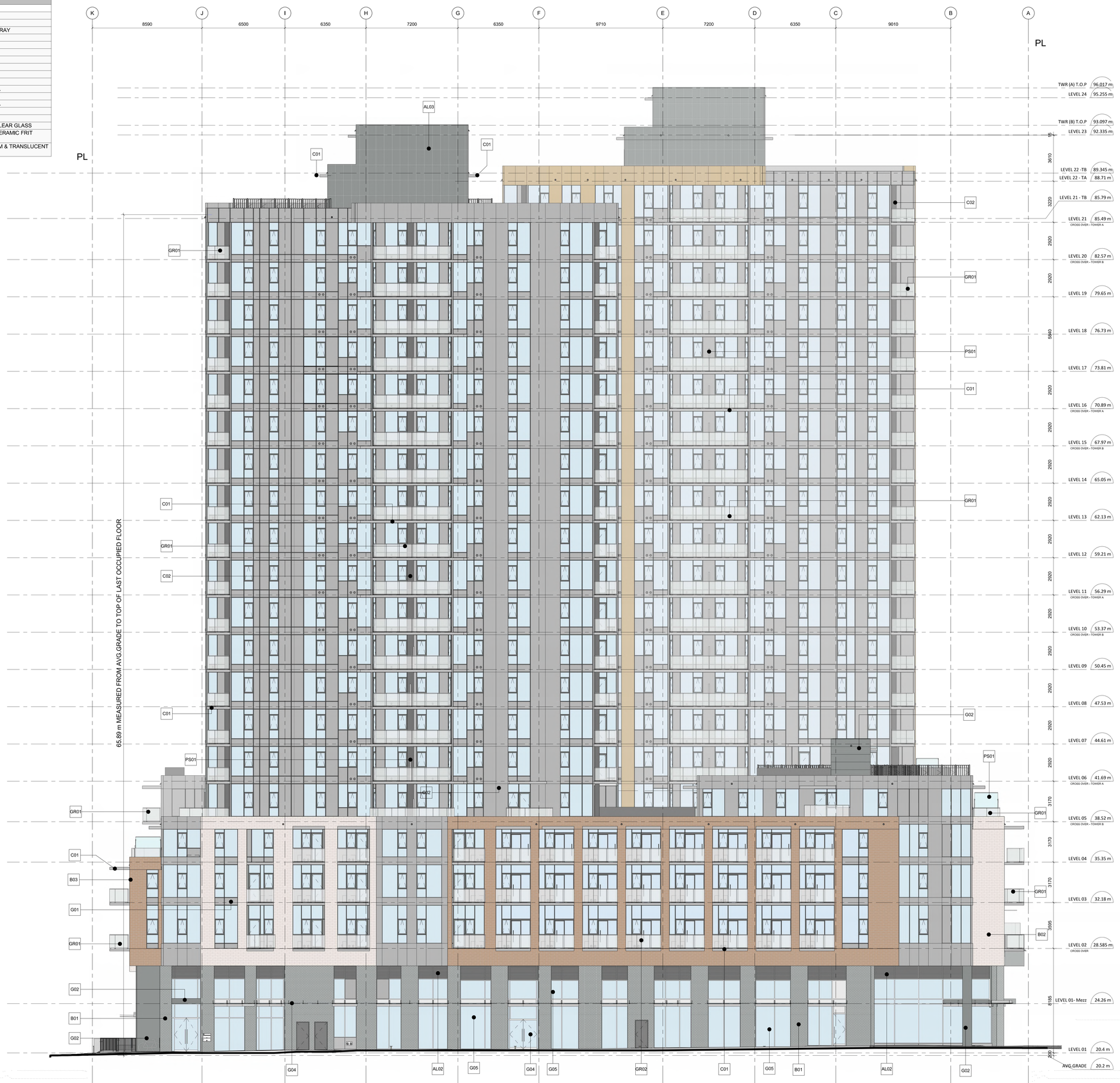
SHEET NUMBER

A2.05

REV

Last Saved: 2026-06-12 8:56:03 PM File Location: Autodesk Docs://ACA-302594T1-Harris_GV-Ph1-RDB121123_-_YatesStA-Podium-2026.rvt

MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRASLUCENT 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
G01	ALUMINUM WINDOW WALL-LIGHT GRAY METAL SPANDREL
G02	ALUMINUM WINDOW WALL-DARK GRAY METAL SPANDREL
G03	ALUMINUM WINDOW WALL-CHAMPAIGN METAL SPANDREL
G04	ALUMINUM WINDOW WALL-CLEAR GLASS
G05	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



NOISE MITIGATION TO INCLUDE 3M LINING IN EACH OF THE 4 DUCT RUNS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST LOUVRE WITH MINIMUM 25MM THICK FIBERGLASS ACOUSTIC DUCT LINE.

0 10m 30m 50m
Scale: 1:1000

CLIENT

Starlight Developments

Starlight Developments
P.O. Box 1890 Station B Mississauga, Ontario, Canada L4Y 3W8

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Formerly IBI Group Architects (Canada) Inc.

NO,	DATE	DESCRIPTION
14	2026-06-12	DDP MINOR AMENDMENT
13	2026-04-27	BP RESUBMISSION
12	2026-04-17	DDP MINOR AMENDMENT
11	2025-11-21	IFC PENDING BP APPROVAL
10	2025-10-10	IFC REVIEW SET
9	2025-07-04	BP RESUBMISSION
8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL
REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT
ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

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

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

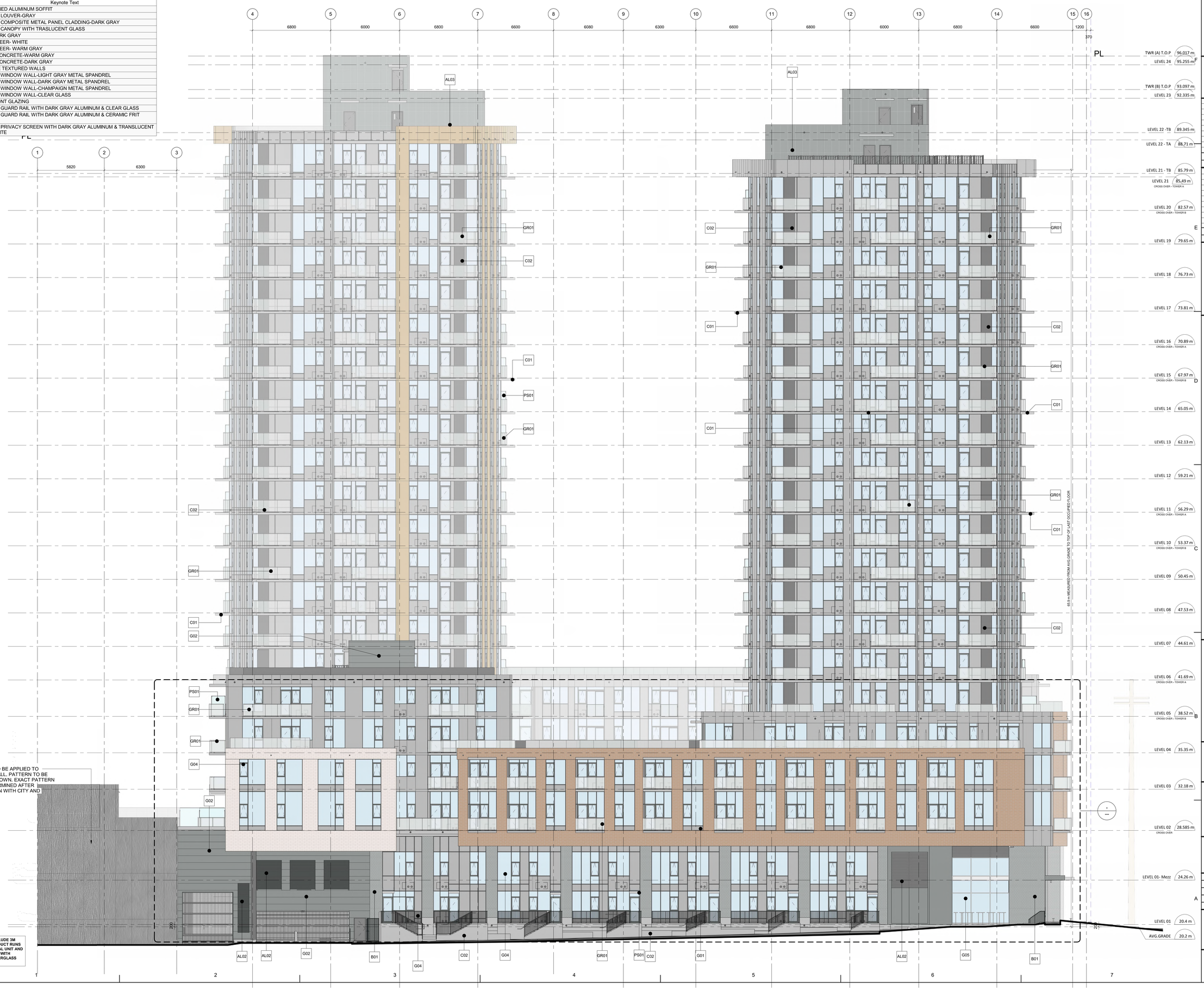
SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A2.06

REV

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MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRASLUCENT GLASS
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B03	BRICK VENEER- WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
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C03	CONCRETE TEXTURED WALLS
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PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS-WHITE



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

NOISE MITIGATION TO INCLUDE 3M LINING IN EACH OF THE 4 DUCT RUNS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST LOUVRE WITH MINIMUM 25MM THICK FIBERGLASS ACOUSTIC DUCT LINE.

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Starlight Developments

Starlight Developments
P.O. Box 1690 Station B Mississauga, Ontario, Canada
L4Y 3W8

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Arcadis Architects (Canada) Inc.
Formerly IBI Group Architects (Canada) Inc.

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8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS
1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

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

PROJECT NO.:	121123
DRAWN BY:	JH
CHKD BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

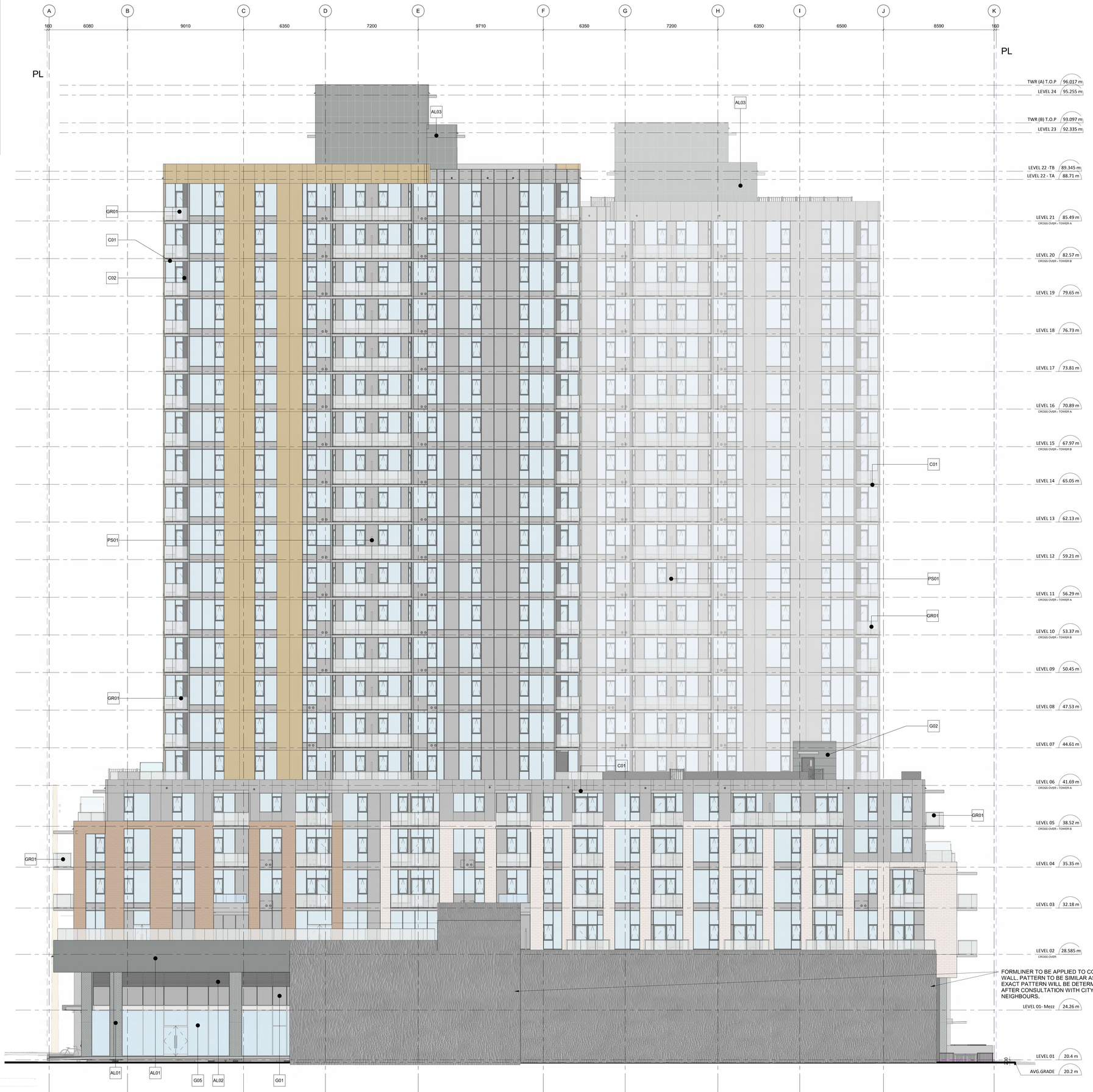
SHEET TITLE
SOUTH ELEVATIONS

SHEET NUMBER
A2.07

REV

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MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRASLUCENT GLASS
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B03	BRICK VENEER- WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PAINTED CONCRETE-DARK GRAY
C03	CONCRETE TEXTURED WALLS
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NOISE MITIGATION TO INCLUDE 3M LINING IN EACH OF THE 4 DUCT RUNS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST LOUVRE WITH MINIMUM 25MM THICK FIBERGLASS ACOUSTIC DUCT LINE.

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6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

N

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

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www.arcadis.com

PROJECT TITLE

Harris Green Village
Phase 01
1045 Yates Street
Victoria, BC

PROJECT NO:	121123
DRAWN BY:	JH
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE

WEST ELEVATION

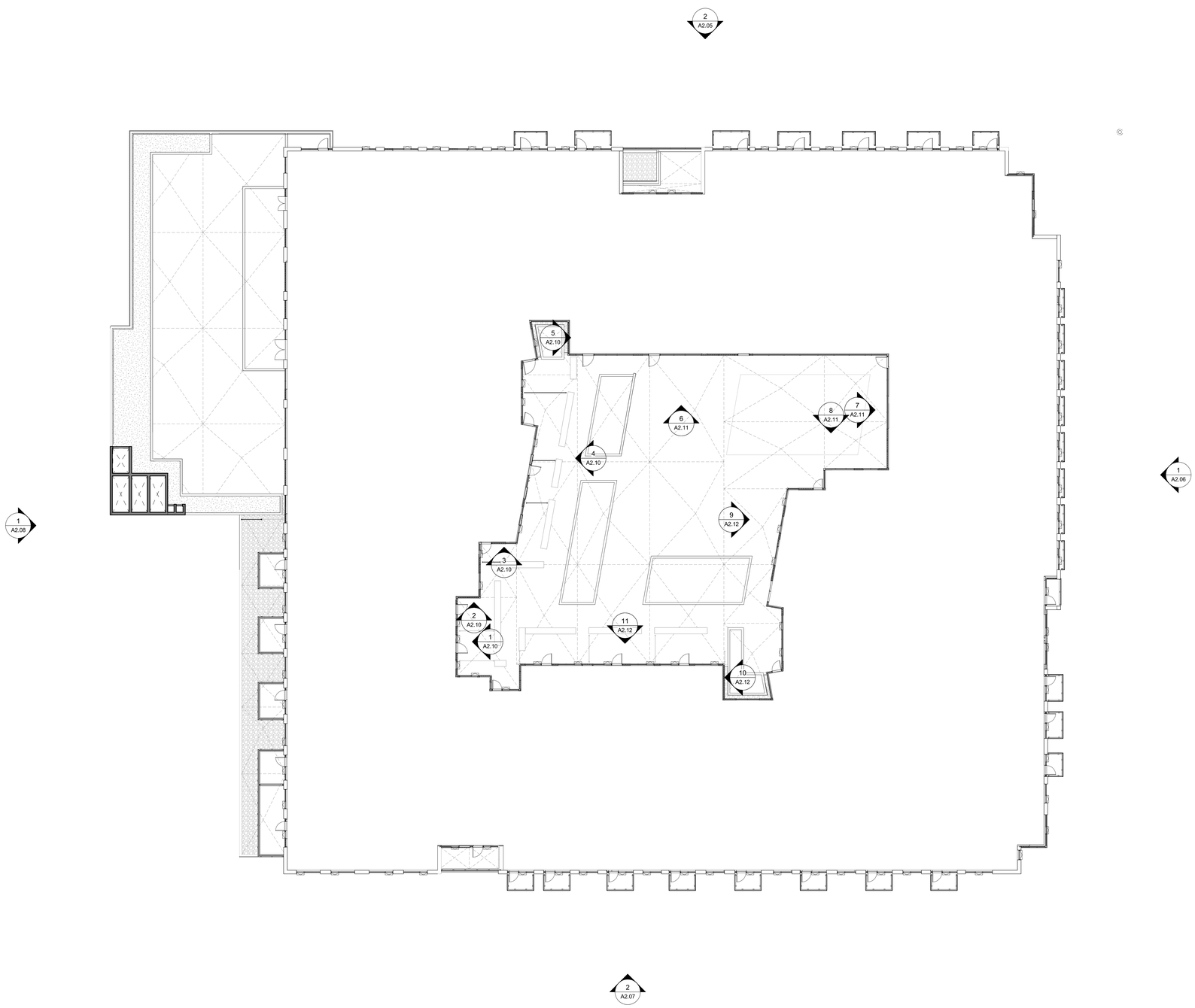
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A2.08

REV

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

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7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH
N

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT
JOHN GWYN VOGT
BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

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tel 604 683 8797
www.arcadis.com

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

PROJECT NO:	121123
DRAWN BY:	MP
CHK'D BY:	GV
SCALE:	1 : 150
DATE:	2026-06-12

SHEET TITLE
COURTYARD KEY PLAN

SHEET NUMBER
A2.09

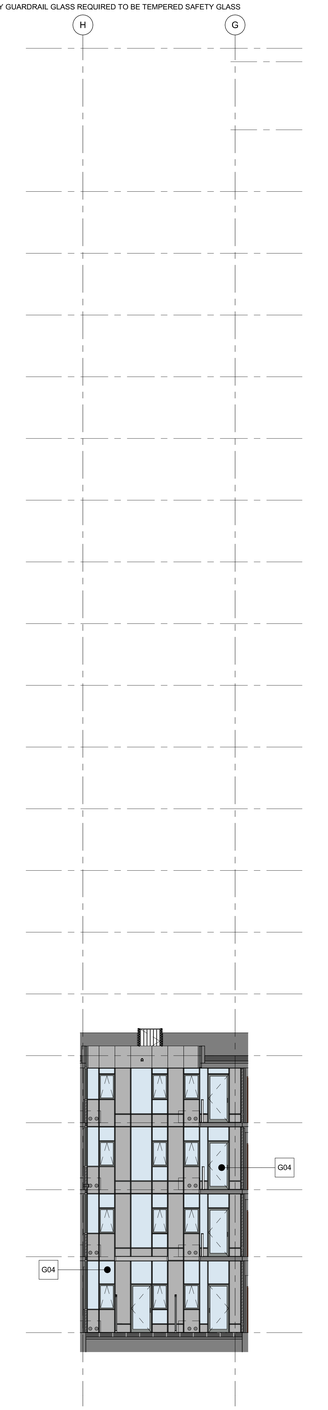
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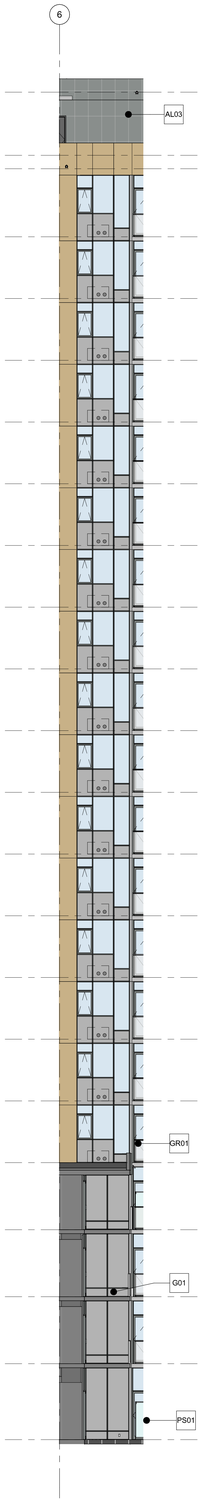
MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
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PS01	ALUMINUM PRIVACY SCREEN WITH DARK GRAY ALUMINUM & TRANSLUCENT GLASS-WHITE

NOISE MITIGATION TO INCLUDE 3M LINING IN EACH OF THE 4 DUCT RUNS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST LOUVRE WITH MINIMUM 25MM THICK FIBERGLASS ACOUSTIC DUCT LINE.

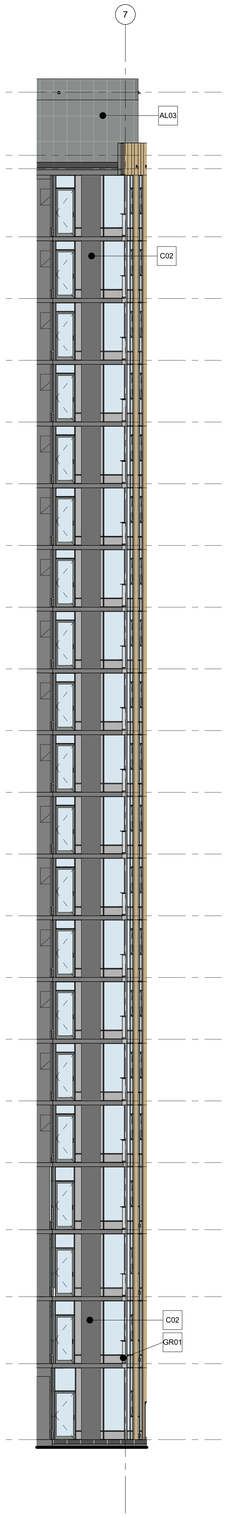
NOTE: BALCONY GUARDRAIL GLASS REQUIRED TO BE TEMPERED SAFETY GLASS



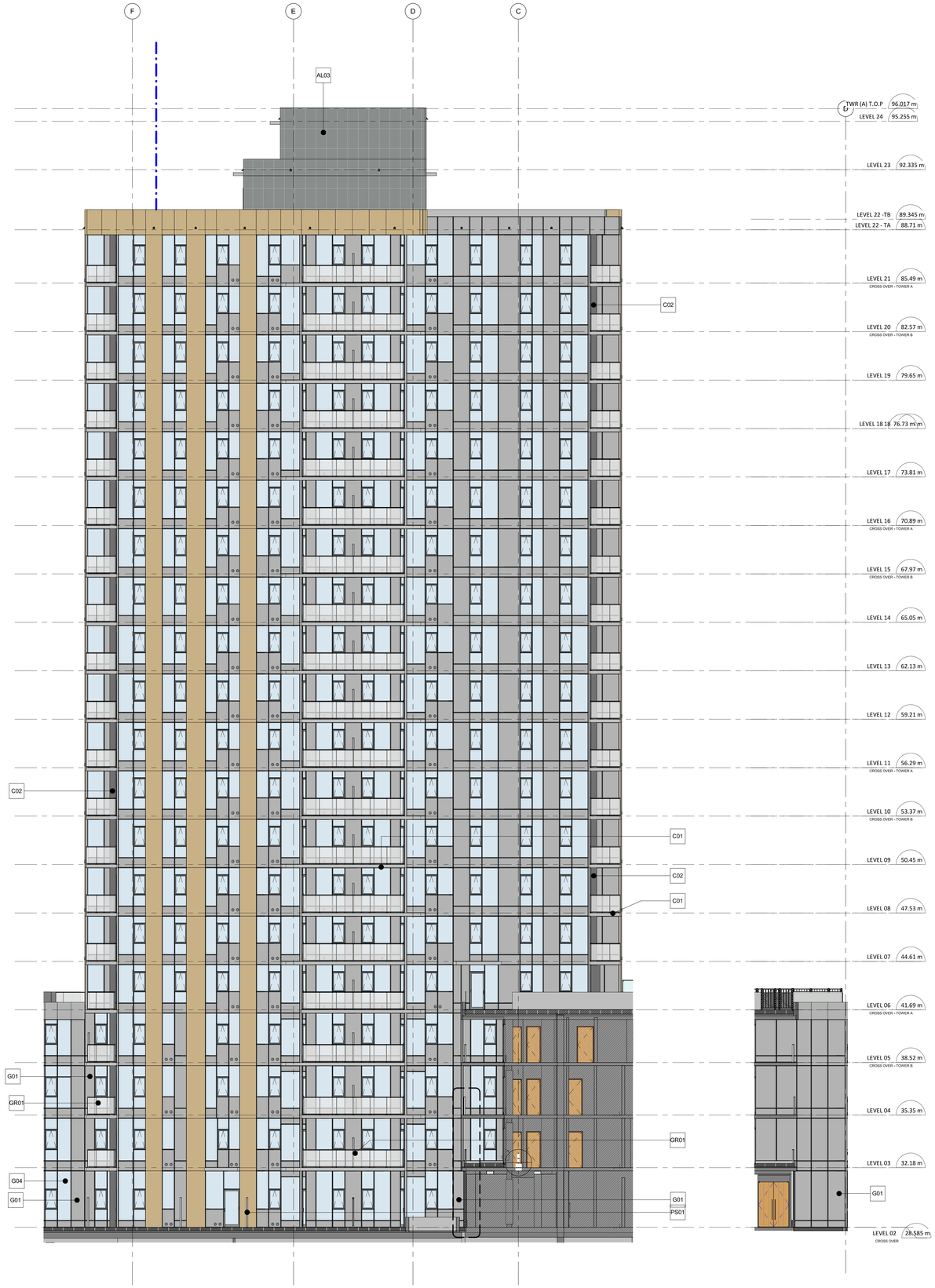
1 A2.10 CY-Elevation 1
SCALE: 1 : 100



2 A2.10 CY-Elevation 2
SCALE: 1 : 100



3 A2.10 CY-Elevation 03 Copy 2
SCALE: 1 : 100



4 A2.10 CY-Elevation 4
SCALE: 1 : 100

5 A2.10 CY-Elevation 5
SCALE: 1 : 100

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L4Y 3W8

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Arcadis Architects (Canada) Inc.
Formerly IBI Group Architects (Canada) Inc.

NO.	DATE	DESCRIPTION
13	2026-04-07	BP RESUBMISSION
12	2026-04-17	DDP MINOR AMENDMENT
11	2025-11-21	IFC PENDING BP APPROVAL
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9	2025-07-04	BP RESUBMISSION
8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER
4	2024-01-31	ISSUED FOR BUILDING PERMIT

ISSUES

NO.	DATE	DESCRIPTION
	2026-06-09	SM054 ISSUED TO SITE

REVISIONS

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

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

PROJECT NO:	121123
DRAWN BY:	MP
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.10

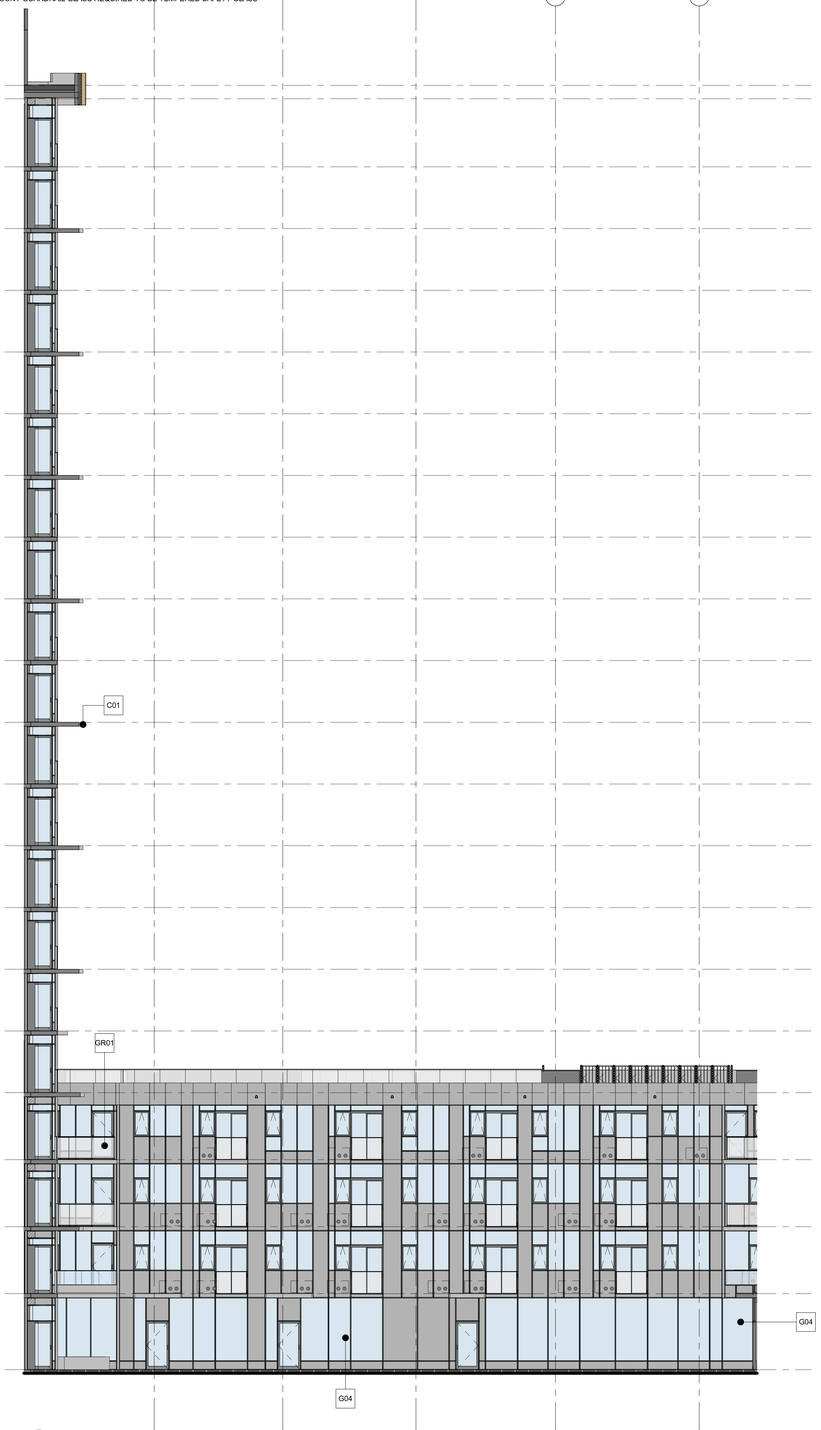
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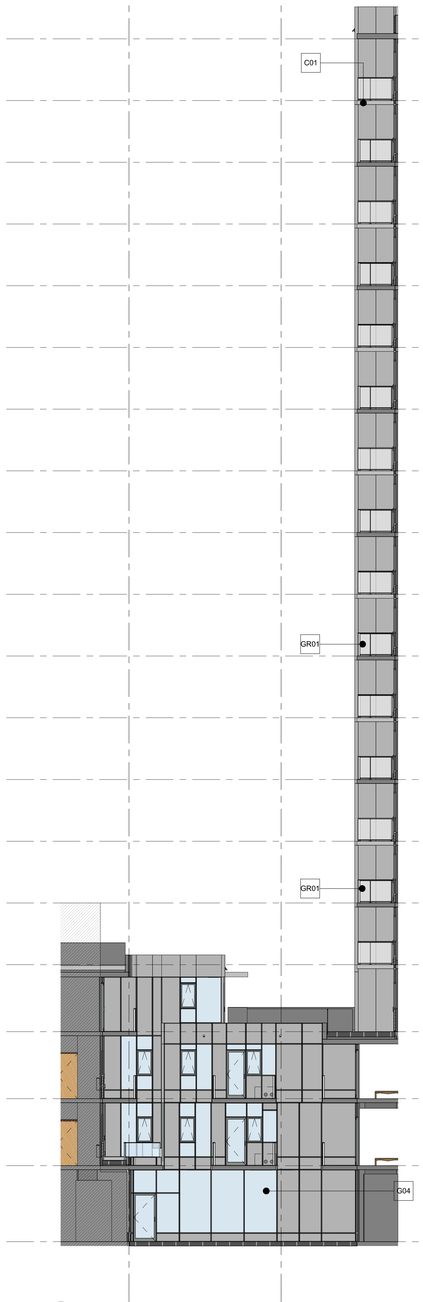
MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
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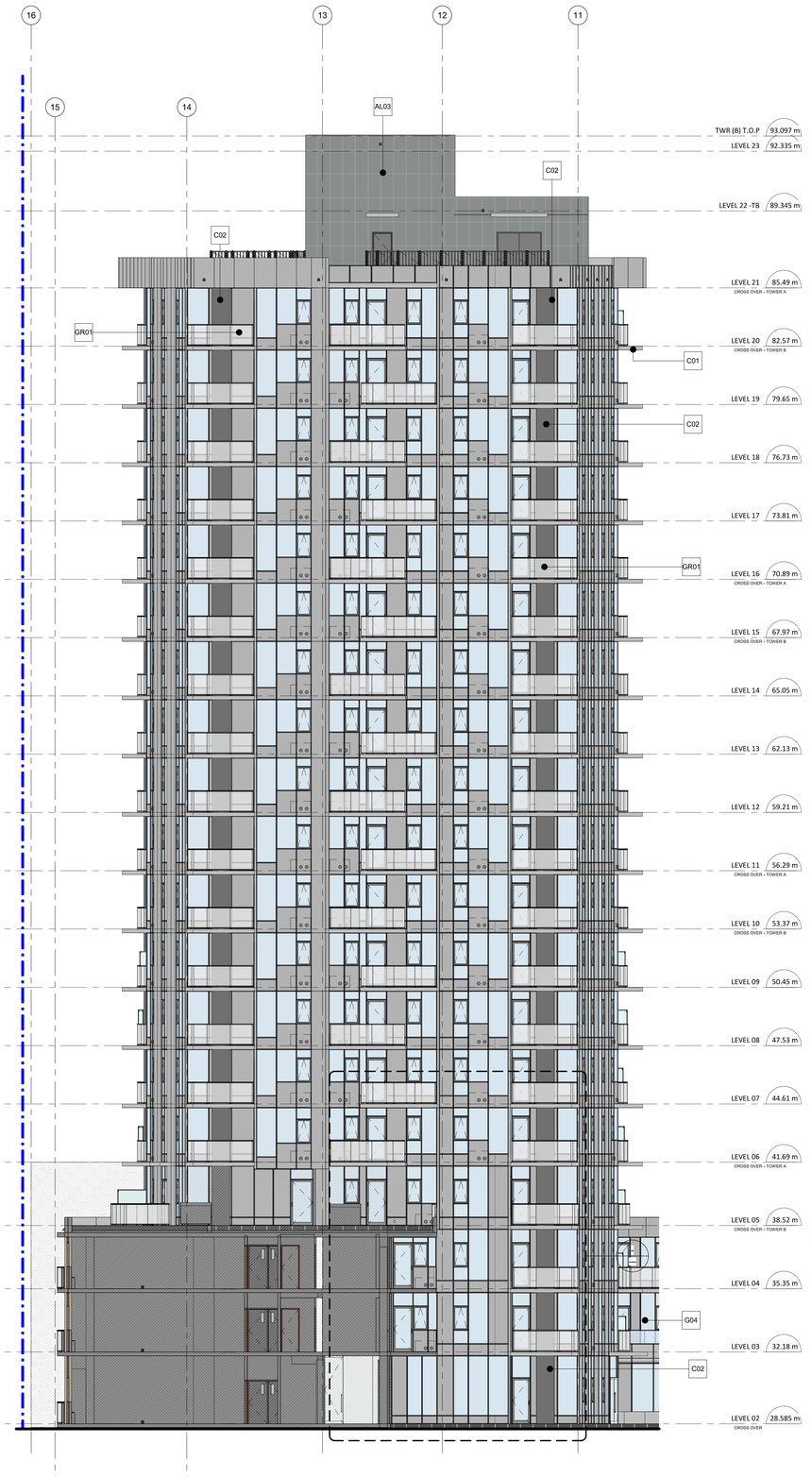
NOTE: BALCONY GUARDRAIL GLASS REQUIRED TO BE TEMPERED SAFETY GLASS



6 A2.11 CY-Elevation 6
SCALE: 1 : 100



7 A2.11 CY-Elevation 7
SCALE: 1 : 100



8 A2.11 CY-Elevation 8
SCALE: 1 : 100

CLIENT

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Arcadis Architects (Canada) Inc.
Formerly IBI Group Architects (Canada) Inc.

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13	2026-04-07	BP RESUBMISSION
12	2026-04-17	DDP MINOR AMENDMENT
11	2025-11-21	IFC PENDING BP APPROVAL
10	2025-10-10	IFC REVIEW SET
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7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER
4	2024-01-31	ISSUED FOR BUILDING PERMIT

ISSUES

NO.	DATE	DESCRIPTION
	2026-06-09	SM054 ISSUED TO SITE

REVISIONS

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN YOGE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

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

PROJECT NO:	121123
DRAWN BY:	MP
CHK'D BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.11

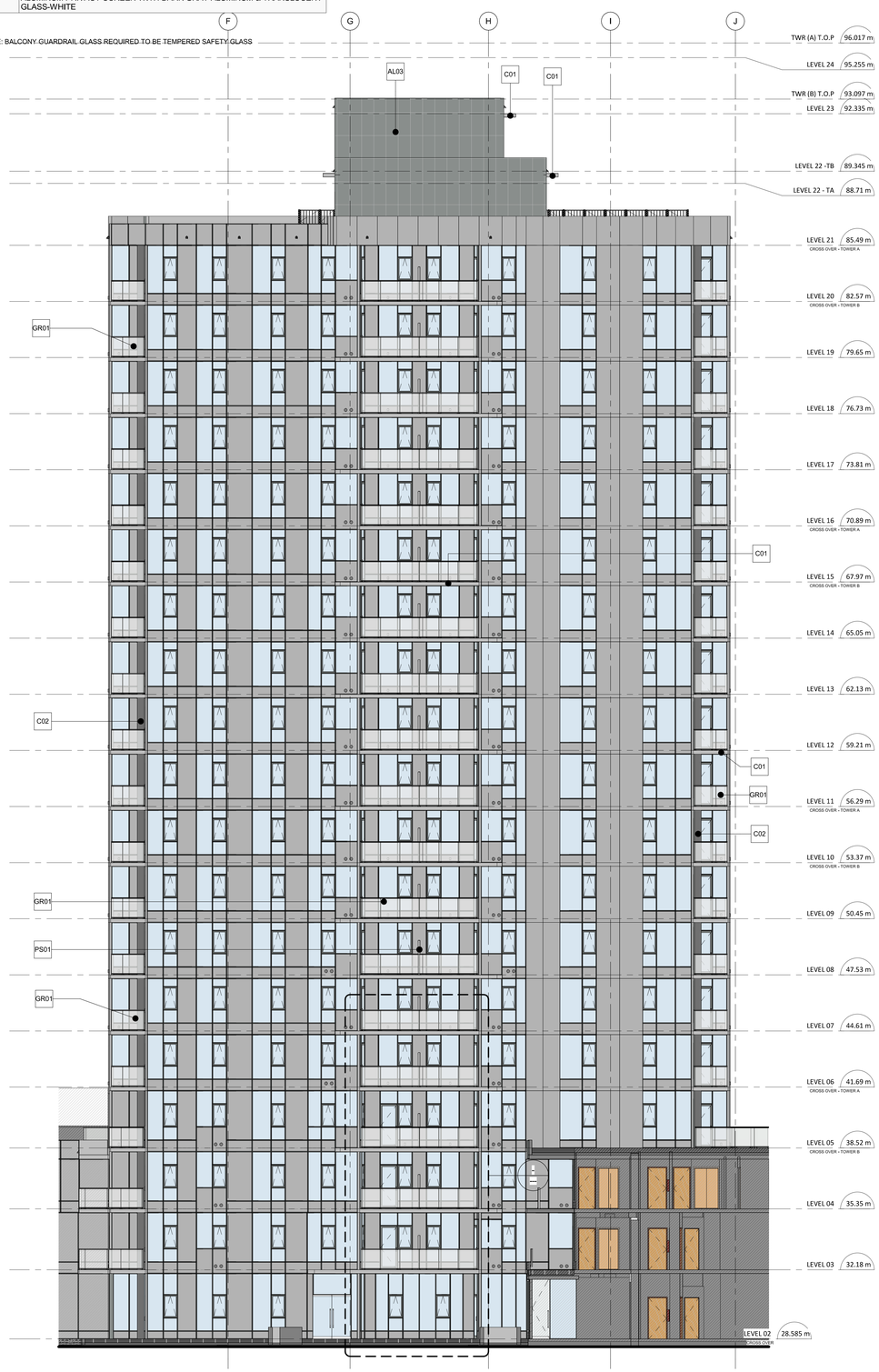
REV

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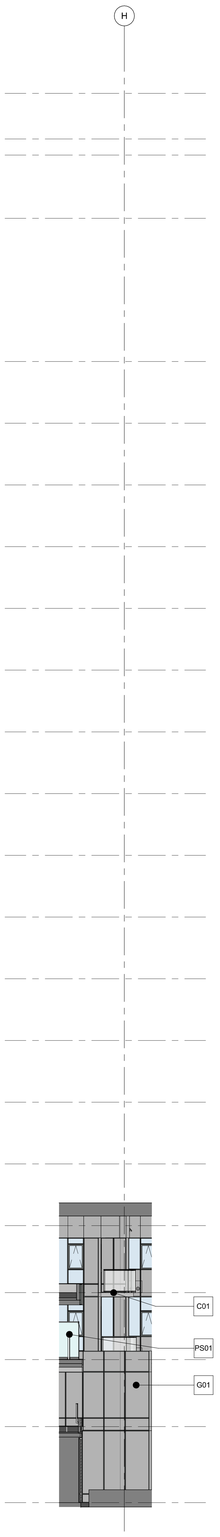
MATERIAL LEGEND	
Key Value	Keynote Text
AL01	WOOD TONED ALUMINUM SOFFIT
AL02	ALUMINUM LOUVER-GRAY
AL03	ALUMINUM COMPOSITE METAL PANEL CLADDING-DARK GRAY
AL04	ALUMINUM CANOPY WITH TRASLUCENT GLASS
B01	BRICK - DARK GRAY
B02	BRICK VENEER- WHITE
B03	BRICK VENEER- WARM GRAY
C01	PAINTED CONCRETE-WARM GRAY
C02	PAINTED CONCRETE-DARK GRAY
C03	CONCRETE TEXTURED WALLS
G01	ALUMINUM WINDOW WALL-LIGHT GRAY METAL SPANDREL
G02	ALUMINUM WINDOW WALL-DARK GRAY METAL SPANDREL
G03	ALUMINUM WINDOW WALL-CHAMPAIGN METAL SPANDREL
G04	ALUMINUM WINDOW WALL-CLEAR GLASS
G05	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

NOISE MITIGATION TO INCLUDE 3M LINING IN EACH OF THE 4 DUCT RUNS BETWEEN THE MECHANICAL UNIT AND THE SOUTHWEST LOUVRE WITH MINIMUM 25MM THICK FIBERGLASS ACOUSTIC DUCT LINE.

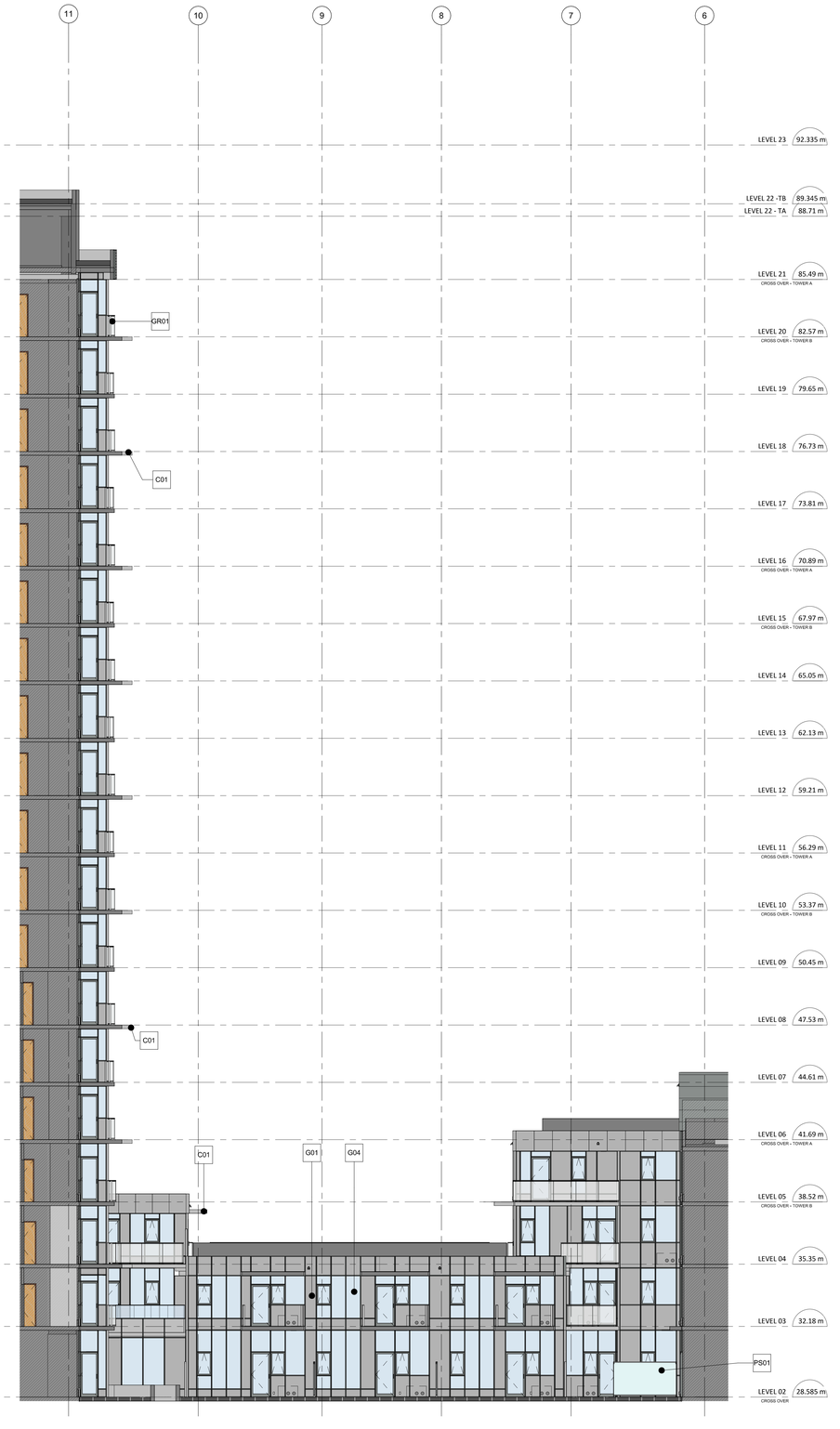
NOTE: BALCONY GUARDRAIL GLASS REQUIRED TO BE TEMPERED SAFETY GLASS



9 A2.12 CY-Elevation 9
SCALE: 1 : 100



10 A2.12 CY-Elevation no. 10
SCALE: 1 : 100



11 A2.12 CY-Elevation no. 11
SCALE: 1 : 100

CLIENT

Starlight Developments

Starlight Developments

P.O. Box 1690 Station B Mississauga, Ontario, Canada
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Arcadis Architects (Canada) Inc.
Formerly IBI Group Architects (Canada) Inc.

NO.	DATE	DESCRIPTION
13	2026-04-07	BP RESUBMISSION
12	2026-04-17	DDP MINOR AMENDMENT
11	2025-11-21	IFC PENDING BP APPROVAL
10	2025-10-10	IFC REVIEW SET
9	2025-07-04	BP RESUBMISSION
8	2025-01-24	IFC BELOW GRADE
7	2024-11-22	BP RESUBMISSION
6	2024-07-19	IFT ADDENDUM
5	2024-04-16	ISSUED FOR TENDER
4	2024-01-31	ISSUED FOR BUILDING PERMIT

ISSUES

NO.	DATE	DESCRIPTION
	2026-06-09	SM054 ISSUED TO SITE

REVISIONS

Date: 2026-06-12
Issued For: DDP MINOR AMENDMENT

SEAL

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2026-06-25

SUB-CONSULTANT

PRIME CONSULTANT

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

PROJECT NO:	121123
DRAWN BY:	MP
CHKD BY:	GV
SCALE:	1 : 100
DATE:	2026-06-12

SHEET TITLE
COURTYARD ELEVATION

SHEET NUMBER
A2.12

REV

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