4/3/2025 8:00:29 AM



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7840 LOCHSIDE DRIVE

Saanichton, British Columbia

NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Planners Inc.

Starlight™ DEVELOPMENTS

DEVELOPMENT PERMIT:DEVELOPMENT PERMIT NO.
NORR PROJECT NUMBER: NCCA22-0063
CLIENT PROJECT NUMBER: CLIENT PROJECT NUMBER

DEVELOPMENT PERMIT / RESUBMISSION - MARCH 26, 2025

DRAWING LIST

DP00-00-00	COVER SHEET
DP10-00-00	SITE SURVEY
DP10-00-01	SITE LOCATION AND STATISTICS
DP10-00-01.1	SITE LOCATION AND STATISTICS-SUBDIVISION
DP10-00-02	SITE PLAN
DP10-00-03	PHASING PLAN
DP10-00-04	SHADOW STUDY
DP10-00-05	SHADOW STUDY
DP10-00-06	FIRE TRUCK SWEEP PATHS
DP10-00-07	PARKING STRATEGY PLAN
DP10-00-08	EXTERIOR VIEWS
DP10-00-09	EXTERIOR VIEWS
DP20-01-01	BUILDING 01 - LEVEL P1 OVERALL FLOOR PLAN
DP20-01-02	BUILDING 01 - FLOOR PLANS
DP20-01-03	BUILDING 01 - FLOOR PLANS
DP20-01-04	BUILDING 01 - ROOF PLAN
DP20-03-01	BUILDING 03, 04, 05 & 06 - FLOOR PLANS / ROOF PLAN / DETAILS
DP40-01-01	BUILDING 01 - ELEVATIONS
DP40-01-02	BUILDING 01 - ELEVATIONS
DP40-03-01	BUILDING 03, 04, 05 & 06 - ELEVATIONS
DP63-01-01	BUIDLING 01 - UNIT PLANS
DP63-01-02	BUILDING 01 - UNIT PLANS

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
	J.E. Anderson 4212 GLANFORD AVENUE VICTORIA, BC, V8Z 4B7 250-727-2214	**NORR** 2300- 411 1ST STREET SE CALGARY, AB, T2G 4Y5 403-264-4000	**Skyline Engineering** 380-4243 GLANFORD AVENUE VICTORIA, BC, V8Z 4B9 250-590-4133
MECHANICAL	**ELECTRICAL**	**INTERIORS**	**LANDSCAPE**
M3 Mechanical 101-1803 DOUGLAS STREET VICTORIA, BC, V8T 5C3 250-940-2256	**AES Engineering** 500-3795 CAREY ROAD VICTORIA, BC, V8Z 6T8 250-590-9980		**David Stoyko Landscape Architect** 2686 EAST 6 AVENUE VANCOUVER, BC, V5M 1R3 604-720-0048

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SITE PLAN

Starlight Group Property Holdings Inc.

Lot A, Section 5, Range 4 East, South Saanich District Plan 31812

ADDRESS : 7840 Lochside Drive

PROJECT SURVEYOR : BPH

DRAWN BY : CS | DATE : JUNE 07/23

OUR FILE : 33435 | REVISION : 1st

J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

#210 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-2386
E-MAIL: info@jeanderson.com
<http://www.facebook.com/JEAndersonSurveyors>

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and a field survey completed on the date of this survey. Information such as lot lines, lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No.052120 (PLID:001-130-374)

0 2.5 5 10 15 20 25

The intended plot size of this plan is 864mm by 432mm by 1120mm in height (D size) when plotted at a scale of 1:250.

Distances and elevations are in metres

Elevations are geodetic based on control monument 7YH0669

Elevations are at natural grade unless noted otherwise



FOR REFERENCE ONLY

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2025-03-26	DP-RESUBMISSION	6

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	
Civil:	J.E. Anderson
Architecture:	NORR
Structural:	Skyline Engineering
Mechanical:	M3 Mechanical
Electrical:	AES Engineering
Interiors:	
Landscape:	David Stoyko Landscape Architect

Seal(s)

NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn Author
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

Saanichton, British Columbia

Drawing Title
SITE SURVEY

Scale

Project No.
NCCA22-0063

Drawing No.
DP10-00-00

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LEGAL DESCRIPTION

LOT		LOT 'A'	SECTION 5	RANGE 4 EAST
BLOCK				
PLAN		31812		
MUNICIPAL ADDRESS		7840 LOCHSIDE DRIVE DISTRICT OF CENTRAL SAANICH, BC		
COMMUNITY		SAANICHTON		
LAND USE		TBD		
SITE AREA	SM	sq.ft.	acre	Ha
	18,631.76	200,550.64	4.60	1.86
EXISTING FAR		0.622	11,592.89	SM
NEW FAR PROPOSED		0.553	10,298.98	SM
OVERALL FAR PROPOSED + EXISTING		1.175	21,891.88	SM
BYLAW ALLOWABLE FAR		1.130		

SITE COVERAGE

New Buildings + Existing Buildings	6,596.349	35.40%



SITE LOCATION

SCALE: NTS

AREA CALCULATIONS - BUILDING 01

	USE	GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT					
		m²	sq.ft.	m²	sq.ft.	%	STUDIO (E)	1 BEDROOM (A1 + B)	1 BDRM + DEN (A2)	2 BEDROOM (C, F, J, K)	3 BEDROOM (D)	TOTAL
PARKADE	RESIDENTIAL PARKADE	5,018.00	54,013.30									
LEVEL 01	RESIDENTIAL	1,590.66	17,121.74	1,280.83	13,786.76	80.52%	1	15	0	3	2	21
LEVEL 02	RESIDENTIAL	1,584.93	17,060.08	1,376.01	14,811.22	86.82%	1	14	0	5	2	22
LEVEL 03	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
LEVEL 04	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
LEVEL 05	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
LEVEL 06	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
MECH	MECH / LOBBY	134.65	1,449.34	-	0.00	0.00%						
TOTALS BUILDING 1		9,649.98	103,871.47	8,215.92	88,435.42	85.14%	6	77	8	28	12	131

BUILDING HEIGHT	BYLAW REQUIRED	VARIANCE
3.1m	3.1m	
3.1m	6.2m	
3.1m	9.3m	
3.1m	12.4m	
3.1m	15.5m	
3.1m	18.6m	
3.1m	21.7m	15.0m 6.7m

AREA CALCULATIONS - OTHER NEW BUILDINGS

	USE	GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT					
		m²	sq.ft.	m²	sq.ft.	%	STUDIO	1 BEDROOM (A1 + B)	1 BDRM + DEN (A2)	2 BEDROOM (C, F, J, K)	3 BEDROOM (D)	TOTAL
BUILDING 03	AMENITY / LEASING OFFICE	307.16	3,306.26	-	0.00	0.00%	0	0	0	0	0	0
BUILDING 04	CRU	183.75	1,977.81	183.75	1,977.81	100.00%	0	0	0	0	0	0
BUILDING 05	W&R	78.55	845.52	-	0.00	0.00%	0	0	0	0	0	0
BUILDING 06	BIKE STORAGE	79.55	856.28	-	0.00	0.00%	0	0	0	0	0	0
TOTALS OTHER NEW BUILDINGS		649.01	6,985.87	183.75	1,977.81	28.31%	0	0	0	0	0	0
OVERALL TOTAL NEW BUILDINGS		10,298.98	110,857.34	8,399.66	90,413.23	81.56%	6	77	8	28	12	131
							4.58%	58.78%	6.11%	21.37%	9.16%	100.00%
										TOTAL	131	UNITS

BUILDING HEIGHTS	BYLAW REQUIRED	VARIANCE
5.7m	4.5m	1.2m
6.3m	4.5m	1.8m
3.2m	4.5m	
3.1m	4.5m	

AREA CALCULATIONS - EXISTING BUILDINGS

	USE	GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT					
		m²	sq.ft.	m²	sq.ft.	%	STUDIO	1 BEDROOM	1 BED + DEN	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING EX.01	RESIDENTIAL	5,538.32	59,613.94	4,762.95	51,267.99	86.00%	0	32	0	29	0	61
BUILDING EX.02	RESIDENTIAL	6,054.58	65,170.94	5,206.94	56,047.01	86.00%	4	25	0	36	0	65
BUILDING EX.03	AMENITY / POOL	0.00	0.00	0.00	0.00	0.00%	0	0	0	0	0	0
TOTALS EXISTING BUILDINGS		11,592.89	124,784.88	9,969.89	107,314.99	86.00%	4	57	0	65	0	126
OVERALL TOTAL EXISTING + NEW		21,891.88	235,642.22	18,369.55	197,728.23	83.91%	10	134	8	93	12	257
							3.89%	52.14%	3.11%	36.19%	4.67%	100.00%

PARKING REQUIREMENT - NEW BUILDINGS (PER LAND USE BYLAW) (SUBDIVISION LOT 1)

USE		REQ. PARKING			REQ. PARKING	PROVIDED	VARIANCE
RESIDENTIAL	UNITS	1.50	PER	UNIT	196.5	160	69
	VISITOR	0.25	PER	UNIT	32.8		
TOTAL REQUIRED					229.25	160	69

PARKING REQUIREMENT - EXISTING BUILDINGS (PER LAND USE BYLAW) (SUBDIVISION LOT 2)

USE		REQ. PARKING			REQ. PARKING	PROVIDED	VARIANCE
RENTAL	UNITS	1.50	PER	UNIT	189.0	148	73
	VISITOR	0.25	PER	UNIT	31.5		
COMMERCIAL	CRU	1.00	PER	22.0m² of GFA	8.35	8.0	0
TOTAL REQUIRED					228.85	156	73
PARKING REQUIREMENT PER LUB - TOTAL					459	316	142

PARKING DEMAND PER PARKING STUDY / TIA (see detailed ratios in TIA document)

USE	EXISTING	NEW	TOTAL REQ. PARKING PER TIA	PROVIDED PARKING
STUDIO	2	4	6	
1 BEDROOM	55	69	124	
2 BEDROOM	73	29	102	
3 BEDROOM	4	17	21	
VISITOR		27	27	
COMMERCIAL / RETAIL	0	11	11	
			291	316
TOTAL PARKING DEMAND PER PARKING STUDY				291
TOTAL PARKING PROVIDED				316
			RESIDENTIAL SURPLUS	25

PARKING REQUIREMENT / PROPOSED COMPARISON (BYLAW VS. TIA)

USE	UNIT COUNT	BYLAW REQUIREMENT		DEMAND: PARKING STUDY	PROPOSED PARKING		PROPOSED VS.	
		FACTOR	COUNT	COUNT	FACTOR	COUNT	BYLAW REQ.	PKNG DEMAND TIA
RENTAL STUDIO	10	1.50	15					
RENTAL 1 BEDROOM	142	1.50	213					
RENTAL 2 BEDROOM	93	1.50	140	291	1.23	316		
RENTAL 3 BEDROOM	12	1.50	18					
RENTAL VISITOR	257	0.25	64					
COMMERCIAL			8.35					
TOTAL PARKING DEMAND PER PARKING STUDY			459	291		316	(143)	25

PROVIDED PARKING STALL COUNT / BIKE STALL / STORAGE LOCKERS COUNT

LOCATION	RESID. ST. LOCKERS	LONG TERM BIKE STORAGE (*)	PARKING
SURFACE PARKING NEW	-	0	40
SURFACE PARKING EXISTING AND REVISED	-	91	129
PARKADE P01	-	262	147
	0	353	316

(*) New proposed long term bike storage facility for Building 1 (6 storey building) is fully complying with current Land Use Bylaw.
Long term bike storage for existing buildings follows original requirements and its current excess demand is partly covered by new proposed bike storage rooms.

BICYCLE PARKING

TYPE	REQUIREMENT	COUNT			REQUIRED STALLS	PROVIDED (*) STALLS
	NEW PROPOSED	NEW UNITS	EXISTING UNITS			
Long Term	1.50 stalls/unit	119	126	UNITS	368	372
Short Term	0.10 stalls/parking stall	459		PARKING STALLS	46	62
Total Bicycle Parking Stalls					414	434

BARRIER FREE PARKING REQUIRED

TYPE	REQUIRED OVERALL PARKING	OVERALL BF STALLS REQUIRED	REQUIREMENT PER BF STALL TYPE	
		OVERA...	TYPE 'A'	TYPE 'B'
COUNTS	459 stalls	18 stalls	2 stalls	16 stalls
TOTAL BARRIER FREE STALLS PROVIDED		19 stalls	3 stalls	16 stalls

EV CHARGING STATIONS

TYPE	OVERALL BF STALLS PROPOSED
EV Chargers Proposed to be installed	4 stalls
EV Ready parking stalls (Rough ins only) (Future)	129 stalls
TOTAL EV CHARGING STATIONS (AT OCCUPANCY + FUTURE)	133 stalls

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2025-01-31	DP-RESUBMISSION	5
2025-03-26	DP-RESUBMISSION	6

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Key Plan

Consultants
Survey:
Civil: J.E. Anderson
Architecture: NORR
Structural: Skyline Engineering
Mechanical: M3 Mechanical
Electrical: AES Engineering
Interiors:
Landscape: David Stoyko Landscape Architect

Seal(s)

NORR
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Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn R. JENKINS
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE
Saanichton, British Columbia

Drawing Title
SITE LOCATION AND STATISTICS

Scale
1 : 1

Project No.
NCCA22-0063

Drawing No.
DP10-00-01

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SUBDIVISION LOT 1					
MUNICIPAL ADDRESS	7840 LOCHSIDE DRIVE				
	DISTRICT OF CENTRAL SAANICH, BC				
COMMUNITY	SAANICHTON				
LAND USE	TBD				
SITE AREA	SM	sq.ft.	acre	Ha	
	5,222.70	56,216.65	1.29	0.522	
EXISTING FAR		0.000	0.00	SM	
NEW FAR PROPOSED		1.863	9,649.98	SM	
OVERALL FAR PROPOSED		1.863	9,649.98	SM	
BYLAW ALLOWABLE FAR		1.130			
SITE COVERAGE					
New Buildings			1,902.750	36.43%	

SUBDIVISION LOT 2				
MUNICIPAL ADDRESS	7840 LOCHSIDE DRIVE			
	DISTRICT OF CENTRAL SAANICH, BC			
COMMUNITY	SAANICHTON			
LAND USE	TBD			
SITE AREA	SM	sq.ft.	acre	Ha
	13,409.07	144,333.99	3.31	1.341
EXISTING FAR	0.865	11,592.89	SM	
NEW FAR PROPOSED	0.907	8.00	SM	
OVERALL FAR PROPOSED +...	1.772	11,600.89	SM	
BYLAW ALLOWABLE FAR	1.130			
VARIANCE	0.642			
SITE COVERAGE				
New Buildings + Existing Buildings		4,693.720	35.00%	

SUBDIVISION LOT 1

AREA CALCULATIONS - BUILDING 01

	USE	GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT					
		m²	sq.ft.	m²	sq.ft.	%	STUDIO (E)	1 BEDROOM (A1 + B)	1 BDRM + DEN (A2)	2 BEDROOM (C, F, J, K)	3 BEDROOM (D)	TOTAL
PARKADE	RESIDENTIAL PARKADE	5,018.00	54,013.30									
LEVEL 01	RESIDENTIAL	1,590.66	17,121.74	1,280.83	13,786.76	80.52%	1	15	0	3	2	21
LEVEL 02	RESIDENTIAL	1,584.93	17,060.08	1,376.01	14,811.22	86.82%	1	14	0	5	2	22
LEVEL 03	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
LEVEL 04	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
LEVEL 05	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
LEVEL 06	RESIDENTIAL	1,584.93	17,060.08	1,389.77	14,959.36	87.69%	1	12	2	5	2	22
MECH	MECH / LOBBY	134.65	1,449.34	-	0.00	0.00%						
TOTALS BUILDING 1		**9,649.98**	**103,871.47**	**8,215.92**	**88,435.42**	**85.14%**	**6**	**77**	**8**	**28**	**12**	**131**

BUILDING HEIGHT		BYLAW REQUIRED	VARIANCE
3.1m	3.1m		
3.1m	6.2m		
3.1m	9.3m		
3.1m	12.4m		
3.1m	15.5m		
3.1m	18.6m		
3.1m	21.7m	15.0m	6.7m

AREA CALCULATIONS - BUILDING 05

BUILDING 05	W&R	78.55	845.52	-	0.00	0.00%	0	0	0	0	0	0
OVERALL TOTAL NEW BUILDINGS		9,728.53	104,716.98	8,215.92	88,435.42	84.45%	6	77	8	28	12	131

BUILDING HEIGHT	BYLAW REQUIRED	VARIANCE
3.2m	4.5m	

SUBDIVISION LOT 2

AREA CALCULATIONS - OTHER NEW BUILDINGS

	USE	GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT					
		m²	sq.ft.	m²	sq.ft.	%	STUDIO	1 BEDROOM (A1 + B)	1 BDRM + DEN (A2)	2 BEDROOM (C, F, J, K)	3 BEDROOM (D)	TOTAL
BUILDING 03	AMENITY / LEASING OFFICE	307.16	3,306.26	-	0.00	0.00%	0	0	0	0	0	0
BUILDING 04	CRU	183.75	1,977.81	183.75	1,977.81	100.00%	0	0	0	0	0	0
BUILDING 06	BIKE STORAGE	79.55	856.28	-	0.00	0.00%	0	0	0	0	0	0
TOTALS OTHER NEW BUILDINGS		**570.46**	**6,140.36**	**183.75**	**1,977.81**	**32.21%**	**0**	**0**	**0**	**0**	**0**	**0**

BUILDING HEIGHTS	BYLAW REQUIRED	VARIANCE
5.7m	4.5m	1.2m
6.3m	4.5m	1.8m
3.1m	4.5m	

AREA CALCULATIONS - EXISTING BUILDINGS

	USE	GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT					
		m²	sq.ft.	m²	sq.ft.	%	STUDIO	1 BEDROOM	1 BED + DEN	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING EX.01	RESIDENTIAL	5,538.32	59,613.94	4,762.95	51,267.99	86.00%	0	32	0	29	0	61
BUILDING EX.02	RESIDENTIAL	6,054.58	65,170.94	5,206.94	56,047.01	86.00%	4	25	0	36	0	65
BUILDING EX.03	AMENITY / POOL	0.00	0.00	0.00	0.00	0.00%	0	0	0	0	0	0
TOTALS EXISTING BUILDINGS		**11,592.89**	**124,784.88**	**9,969.89**	**107,314.99**	**86.00%**	**4**	**57**	**0**	**65**	**0**	**126**
OVERALL TOTAL EXISTING + NEW		12,163.35	130,925.24	10,153.63	109,292.81	1.18	4	57	0	65	0	126
							3.17%	45.24%	0.00%	51.59%	0.00%	100.00%

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Project Manager	Drawn
T. ALMAASHI	R. JENKINS
Project Leader	Checked
F. ARISTI	J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE
Saanichton, British Columbia

Drawing Title
SITE LOCATION AND STATISTICS-SUBDIVISION

Scale

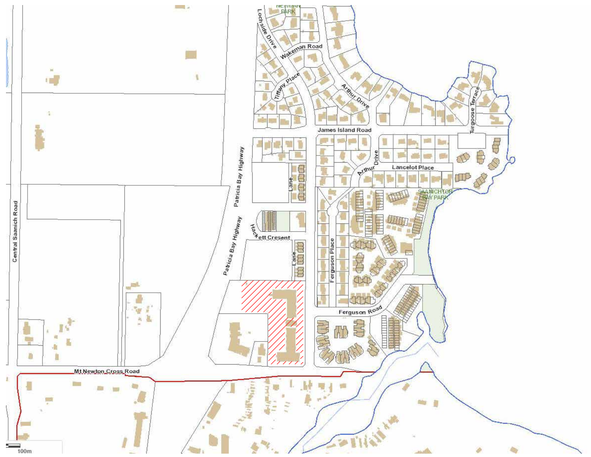
Project No.
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Drawing No.
DP10-00-01.1

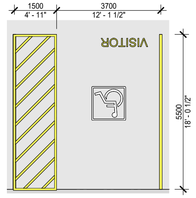
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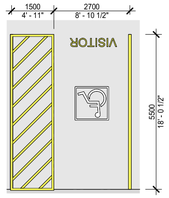
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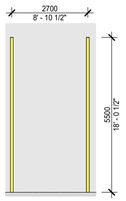
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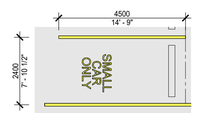
9 DP10-00-02 ACCESSIBLE PARKING STALL - TYPE A SCALE: 1 : 100



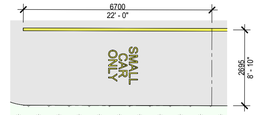
10 DP10-00-02 ACCESSIBLE PARKING STALL - TYPE B SCALE: 1 : 100



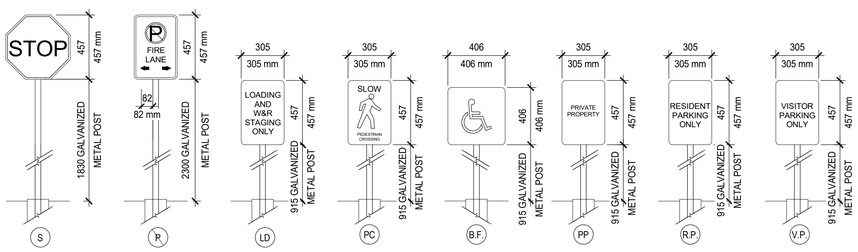
5 DP10-00-02 STANDARD STALL SCALE: 1 : 100



6 DP10-00-02 SMALL CAR STALL SCALE: 1 : 100

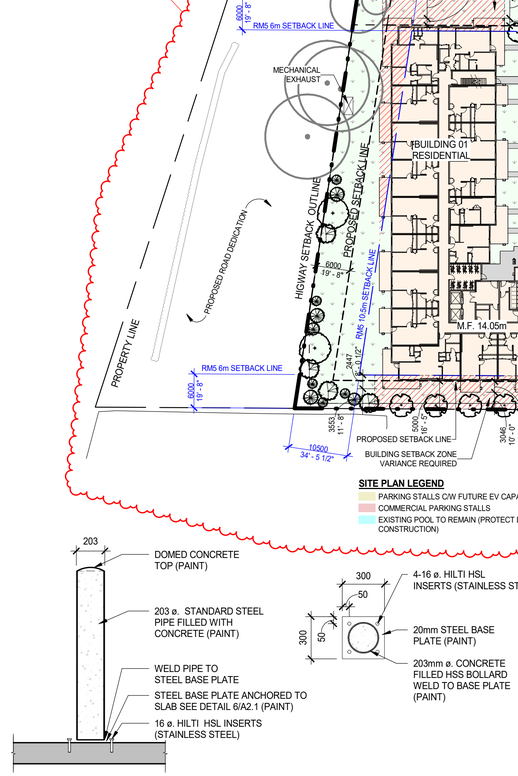


7 DP10-00-02 SMALL CAR PARALLEL STALL SCALE: 1 : 100



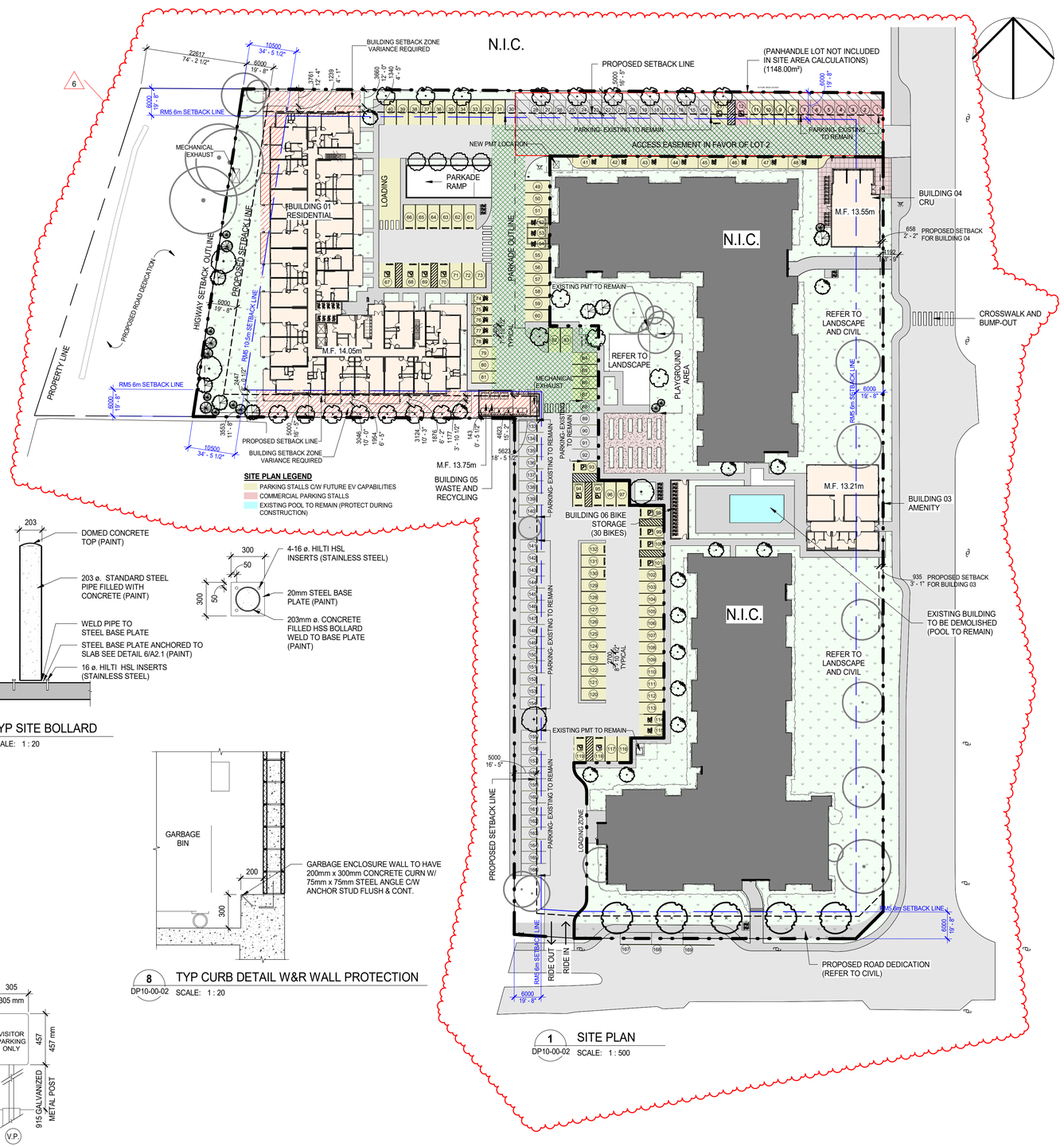
NOTE: FOR ALL SIGNAGE REQUIREMENTS AND SPECIFICATIONS - REFER TO CENTRAL SAANICH

4 DP10-00-02 SITE SIGNAGE SCALE: 1 : 20



11 DP10-00-02 TYP SITE BOLLARD SCALE: 1 : 20

8 DP10-00-02 TYP CURB DETAIL W&R WALL PROTECTION SCALE: 1 : 20



1 DP10-00-02 SITE PLAN SCALE: 1 : 500

DATE	ISSUED FOR	REV
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2025-03-26	DP-RESUBMISSION	6

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey:
Civil: J.E. Anderson
Architecture: NORR
Structural: Skyline Engineering
Mechanical: M3 Mechanical
Electrical: AES Engineering
Interiors:
Landscape: David Stoyko Landscape Architect

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn A. LLERENA
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE
Saanichton, British Columbia

Drawing Title
SITE PLAN

Scale
As indicated

Project No.
NCCA22-0063

Drawing No.
DP10-00-02

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MARCH 21th 10:00AM PDT



MARCH 21th 12:00PM PDT



JUNE 21th 10:00AM PDT



JUNE 21th 12:00PM PDT



MARCH 21th 2:00PM PDT



MARCH 21th 4:00PM PDT



JUNE 21th 2:00PM PDT



JUNE 21th 4:00PM PDT

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NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

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Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

Saanichton, British Columbia

Drawing Title
SHADOW STUDY

Scale

Project No.
NCCA22-0063

Drawing No.
DP10-00-04

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SEPTEMBER 21th 10:00AM PDT



SEPTEMBER 21th 12:00PM PDT



DECEMBER 21th 10:00AM PST



DECEMBER 21th 12:00PM PST



SEPTEMBER 21th 2:00PM PDT



SEPTEMBER 21th 4:00PM PDT



DECEMBER 21th 2:00PM PST



DECEMBER 21th 4:00PM PST

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2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

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STARLIGHT

Project
7840 LOCHSIDE DRIVE

Saanichton, British Columbia

Drawing Title
SHADOW STUDY

Scale

Project No.
NCCA22-0063

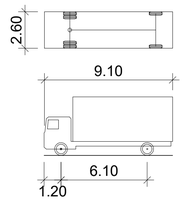
Drawing No.
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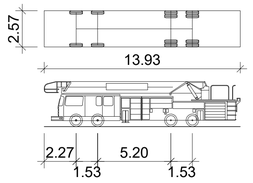
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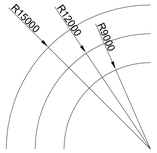
VEHICLE LEGEND



SU9 - SINGLE UNIT

Overall Length	9.10 m
Overall Width	2.60 m
Overall Body Height	4.15 m
Track Width	2.60 m
Curb to Curb Turning Radius	12.80 m

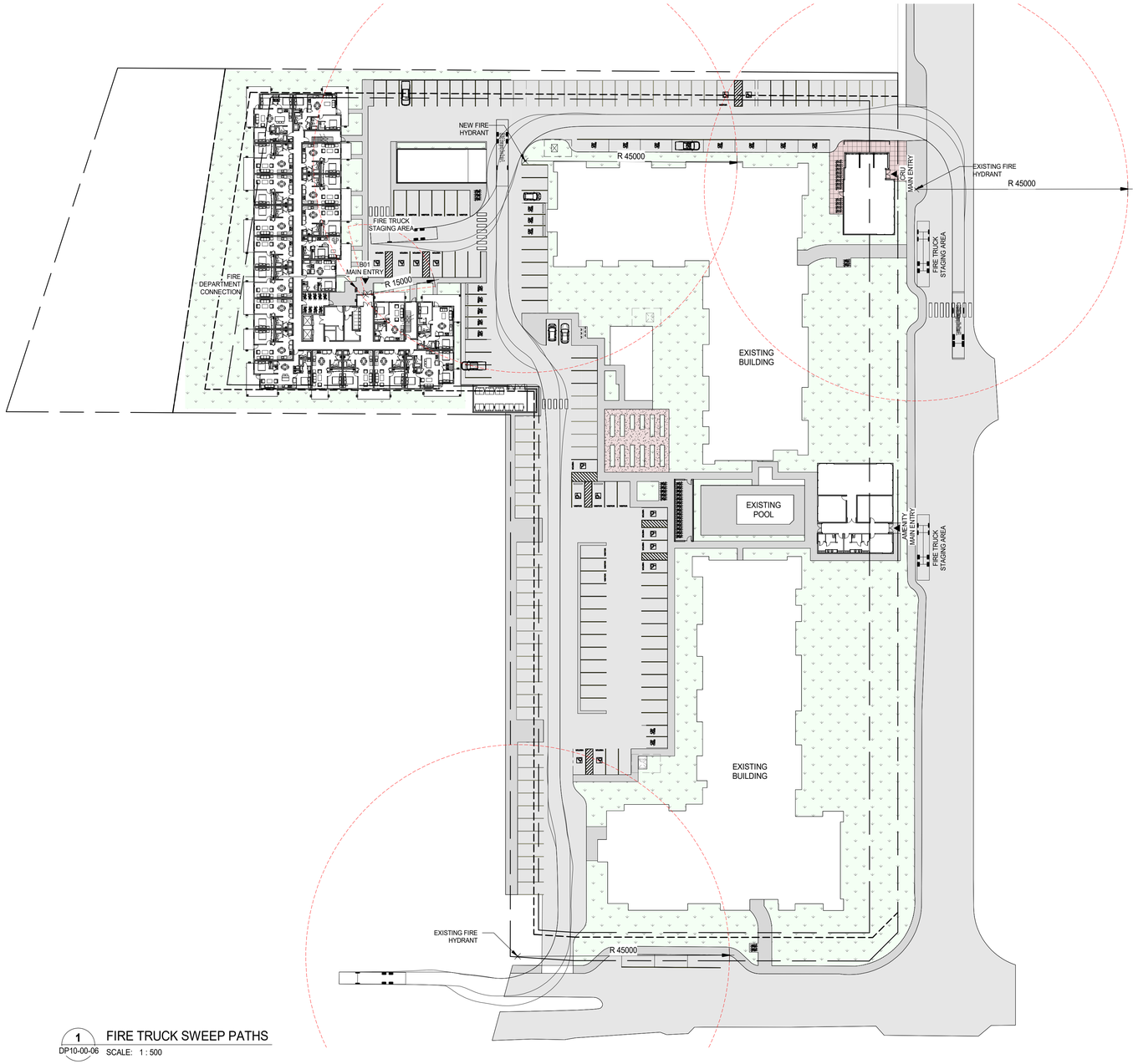




FIRE TRUCK TURNING RADIUS

CFD - BRONTO SKYLIFT FIRETRUCK

Overall Length	13.930 m
Overall Width	2.570 m
Overall Body Height	3.203 m
Min Body Ground Clearance	0.286 m
Track Width	2.570 m
Lock-to-lock time	6.00 s
Max Wheel Angle	47.50°



1 DP10-00-06 FIRE TRUCK SWEEP PATHS
SCALE: 1 : 500

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Project Component
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Seal(s)

NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn R. JENKINS
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

Saanichton, British Columbia

Drawing Title
FIRE TRUCK SWEEP PATHS

Scale
As indicated

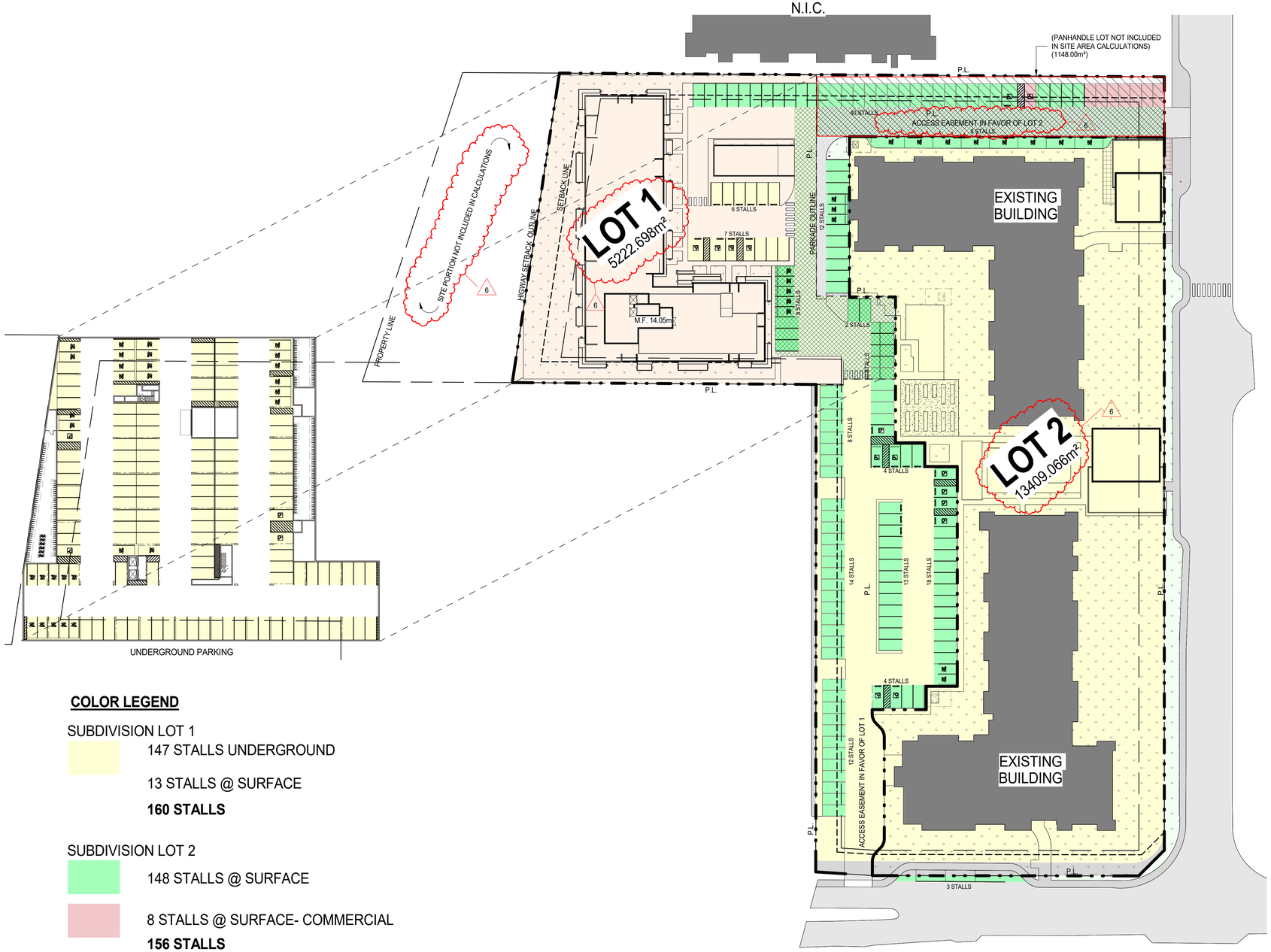
Project No.
NCCA22-0063

Drawing No.
DP10-00-06

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E D C B A



COLOR LEGEND

SUBDIVISION LOT 1

147 STALLS UNDERGROUND

13 STALLS @ SURFACE

160 STALLS

SUBDIVISION LOT 2

148 STALLS @ SURFACE

8 STALLS @ SURFACE- COMMERCIAL

156 STALLS

TOTAL: 316 STALLS

NOTE:
ALL STALLS ALLOCATED TO THE EXTISTING MULTI-RESIDENCIAL BUILDINGS ON LOT 1 (AS PER THE PROPOSED SUBDIVISION PLAN) WILL BE ACCESSIBLE THROUGH A SHARED ACCESS AGREEMENT THAT WILL BE REGISTERED ON TITLE

1 DP10-00-07 SUBDIVISION AND PARKING STRATEGY PLAN
SCALE: 1 : 500

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn R. JENKINS
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE
Saanichton, British Columbia

Drawing Title
SUBDIVISION PARKING STRATEGY PLAN

Scale
1 : 500

Project No.
NCCA22-0063

Drawing No.
DP10-00-07

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NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn Y. XU
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

Saanichton, British Columbia

Drawing Title
EXTERIOR VIEWS

Scale

Project No.
NCCA22-0063

Drawing No.
DP10-00-08

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2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn Y. XU
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

Saanichton, British Columbia

Drawing Title
EXTERIOR VIEWS

Scale

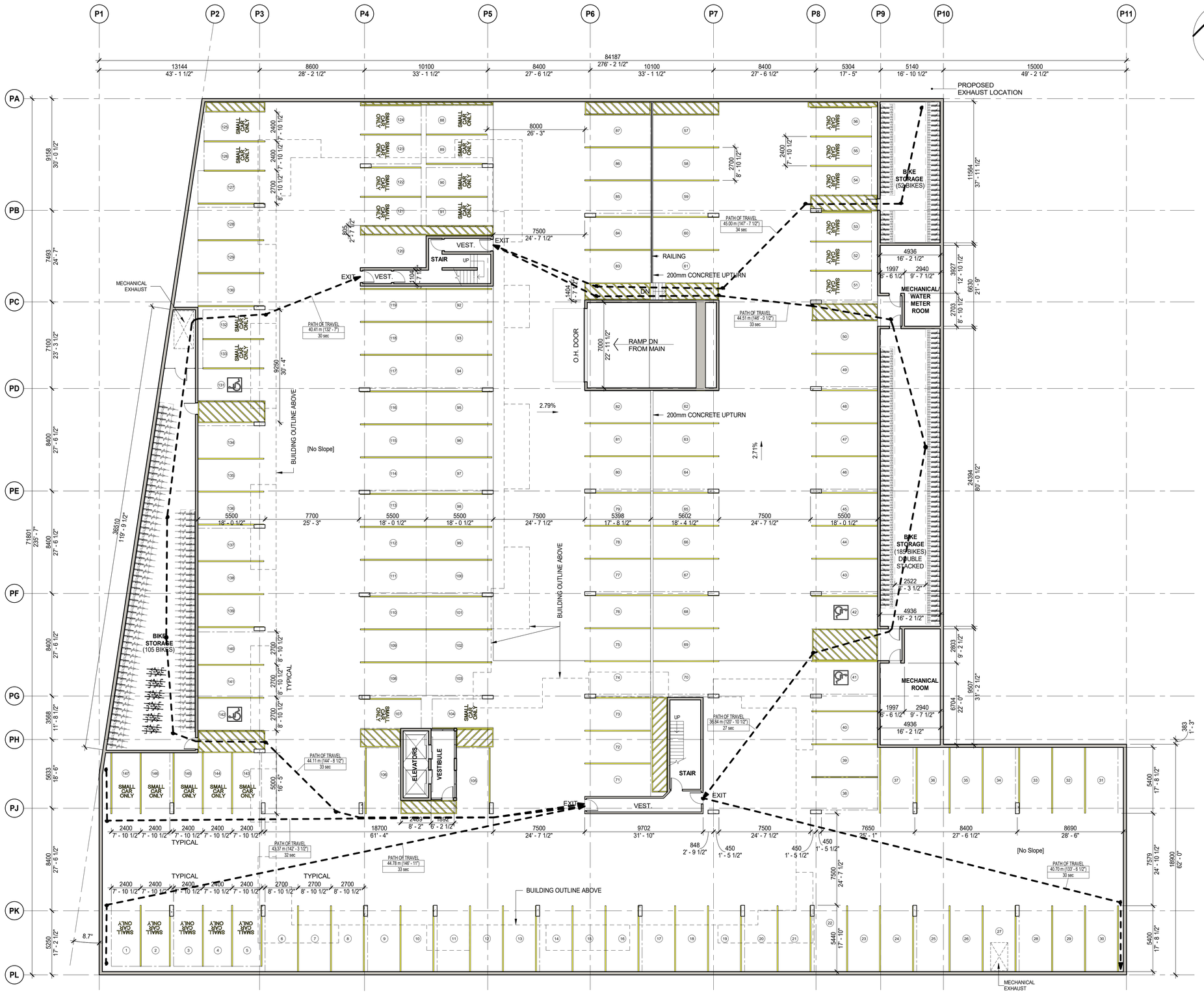
Project No.
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Drawing No.
DP10-00-09

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2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

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Project Manager	Drawn
J. LACKMAN	A. LLERENA
Project Leader	Checked
F. ARISTI	J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

CITY, PROVINCE, COUNTRY

Drawing Title
BUILDING 01 - LEVEL P1 OVERALL FLOOR PLAN

Scale
1 : 150

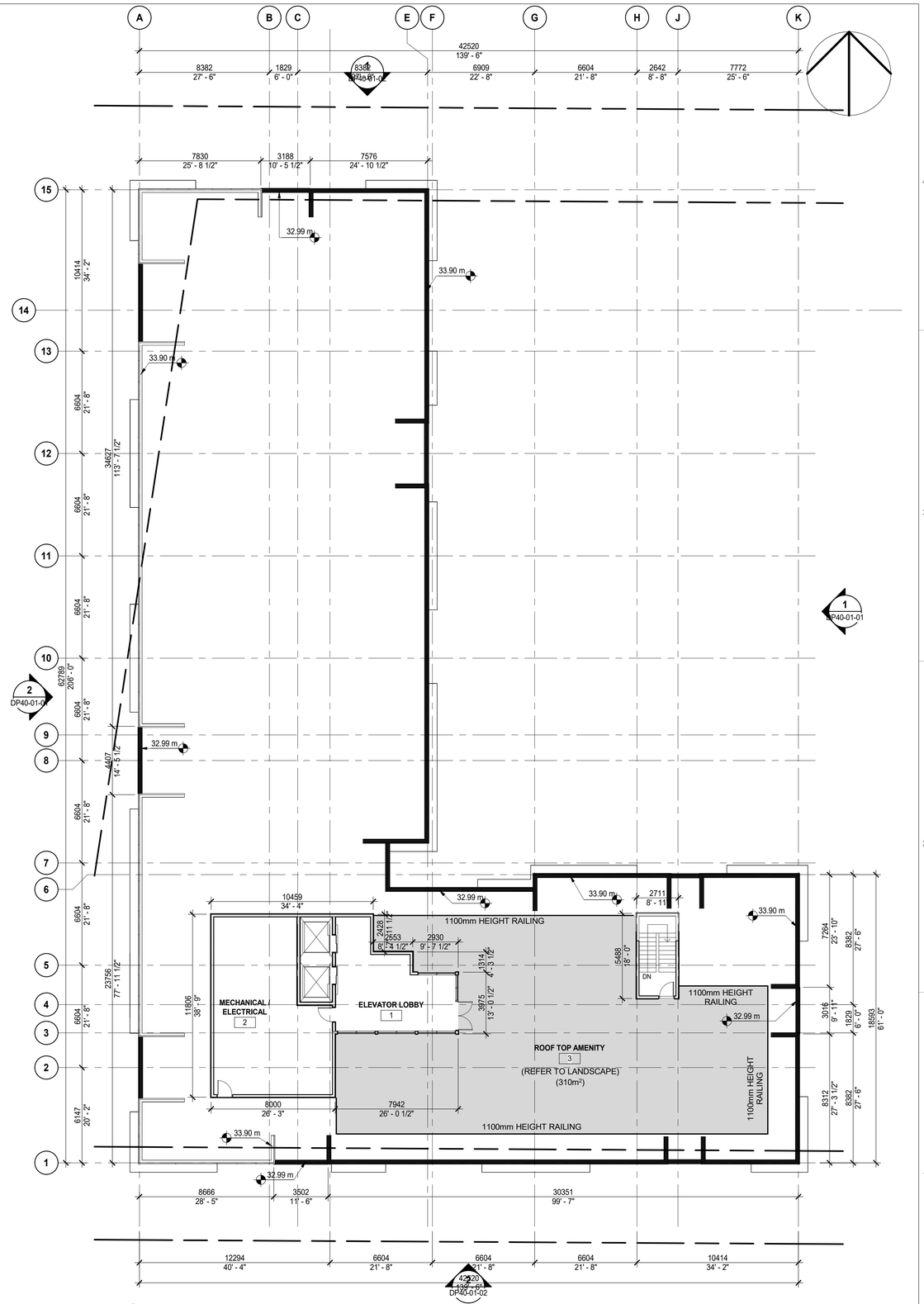
Project No.
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Drawing No.
DP20-01-01

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1 BUILDING 01 ROOF PLAN
DP20-01-04 SCALE: 1 : 150

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Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

CITY, PROVINCE, COUNTRY

Drawing Title
BUILDING 01 - ROOF PLAN

Scale
1 : 150

Project No.
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Drawing No.
DP20-01-04

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1 DP40-01-01 BUILDING 01 EAST ELEVATION

SCALE: 1 : 150



2 DP40-01-01 BUILDING 01 WEST ELEVATION

SCALE: 1 : 150

EXTERIOR MATERIALS LEGEND

NO.	MATERIAL TYPE	MATERIAL DESCRIPTION
01	FIBRE-CEMENT BOARD	HARDIE PANEL. COLOR: ARCTIC WHITE. FINISH: SMOOTH
02	METAL PANEL	METAL PANEL. COLOR : BLACK. FINISH: MATTE
03	STANDING SEAM METAL PANEL	COLOR: BLACK. FINISH: HIGH GLOSS
04	WIRECUT THIN BRICK CLADDING	COLOR: GRAPHITE GREY. MANUF: ROCKY MOUNTAIN STONEWORKS
05	FIBRE-CEMENT SIDING-WOODTONE LAP SIDING/ SOFFIT	JAMES HARDIE. COLOR: ASPEN RIDGE. SERIES: RUSTIC SERIES.
06	FIBRE-CEMENT LAP SIDING	JAMES HARDIE. COLOR: SAND CASTLE. SERIES: RUSTIC SERIES.
07	FIBRE-CEMENT SIDING-WOODTONE LAP SIDING	JAMES HARDIE. COLOR: CASCADE SLATE. SERIES: RUSTIC SERIES.
08	ALUMINUM RAILINGS	PREFINISHED ALUMINUM RAILINGS C/W GLASS PANELS. COLOR: MATTE BLACK
09	PREFINISHED ALUMINUM	WINDOW FRAMES- COLOR: BLACK
10	ENGINEERED WOOD COLUMN	STAINED WOOD. COLOR: ASPEN RIDGE
12	CLEAR GLAZING	TRIPLE PANE
13	PREFINISHED ALUMINUM FLASHING	ALUMINUM: BLACK
14	CONCRETE	CAST-IN-PLACE CONCRETE

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Landscape:	David Stoyko Landscape Architect

Seal(s)

NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Planners Inc.

Project Manager J. LACKMAN	Drawn A. LLERENA
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

CITY, PROVINCE, COUNTRY

Drawing Title
BUILDING 01 - ELEVATIONS

Scale
1 : 150

Project No.
NCCA22-0063

Drawing No.
DP40-01-01

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3/26/2025 2:21:56 PM
Autodesk Docs://Starlight - Lochside Drive/AR_ApBdg_NCCA22-0063_LochsideDr_R23.rvt

3/26/2025 2:22:04 PM



1 DP40-01-02 BUILDING 01 NORTH ELEVATION
SCALE: 1 : 150



2 DP40-01-02 BUILDING 01 SOUTH ELEVATION
SCALE: 1 : 150

EXTERIOR MATERIALS LEGEND

NO.	MATERIAL TYPE	MATERIAL DESCRIPTION
01	FIBRE-CEMENT BOARD	HARDIE PANEL. COLOR: ARCTIC WHITE. FINISH: SMOOTH
02	METAL PANEL	METAL PANEL. COLOR : BLACK. FINISH: MATTE
03	STANDING SEAM METAL PANEL	COLOR: BLACK. FINISH: HIGH GLOSS
04	WIRECUT THIN BRICK CLADDING	COLOR: GRAPHITE GREY. MANUF: ROCKY MOUNTAIN STONEWORKS
05	FIBRE-CEMENT SIDING-WOODTONE LAP SIDING/ SOFFIT	JAMES HARDIE. COLOR: ASPEN RIDGE. SERIES: RUSTIC SERIES.
06	FIBRE-CEMENT LAP SIDING	JAMES HARDIE. COLOR: SAND CASTLE. SERIES: RUSTIC SERIES.
07	FIBRE-CEMENT SIDING-WOODTONE LAP SIDING	JAMES HARDIE. COLOR: CASCADE SLATE. SERIES: RUSTIC SERIES.
08	ALUMINUM RAILINGS	PREFINISHED ALUMINUM RAILINGS C/W GLASS PANELS. COLOR: MATTE BLACK
09	PREFINISHED ALUMINUM	WINDOW FRAMES- COLOR: BLACK
10	ENGINEERED WOOD COLUMN	STAINED WOOD. COLOR: ASPEN RIDGE
12	CLEAR GLAZING	TRIPLE PANE
13	PREFINISHED ALUMINUM FLASHING	ALUMINUM: BLACK
14	CONCRETE	CAST-IN-PLACE CONCRETE

DATE	ISSUED FOR	REV
2023-11-20	DP SUBMISSION	1
2024-04-04	DP COMMENTS	2
2024-07-04	DP SUBMISSION	3
2024-10-31	DP-SITE REVISION	4
2025-01-31	DP- RESUBMISSION	5
2025-03-26	DP-RESUBMISSION	6

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey:
Civil: J.E. Anderson
Architecture: NORR
Structural: Skyline Engineering
Mechanical: M3 Mechanical
Electrical: AES Engineering
Interiors:
Landscape: David Stoyko Landscape Architect

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Project
7840 LOCHSIDE DRIVE
CITY, PROVINCE, COUNTRY

Drawing Title
BUILDING 01 - ELEVATIONS

Scale
1 : 150

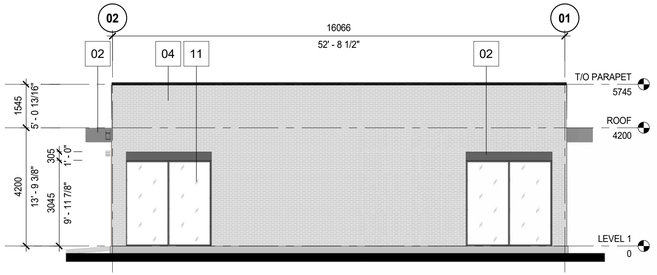
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NCCA22-0063

Drawing No.
DP40-01-02

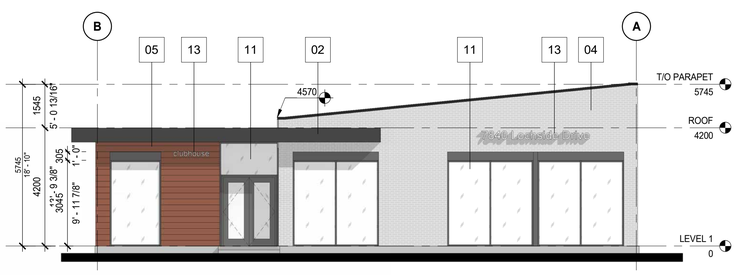
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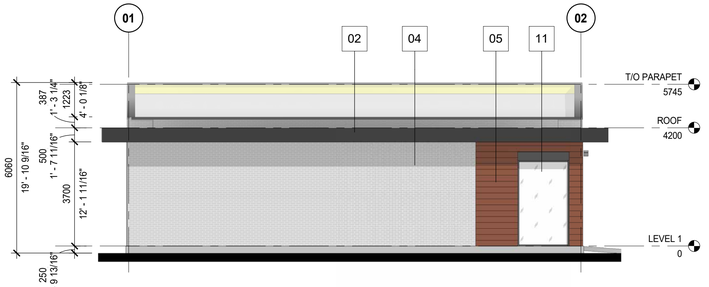
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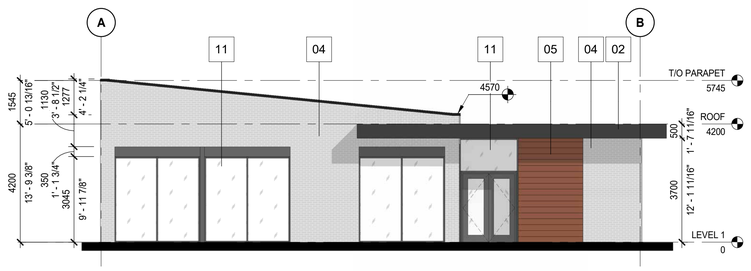
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DP40-03-01 SCALE: 1 : 100



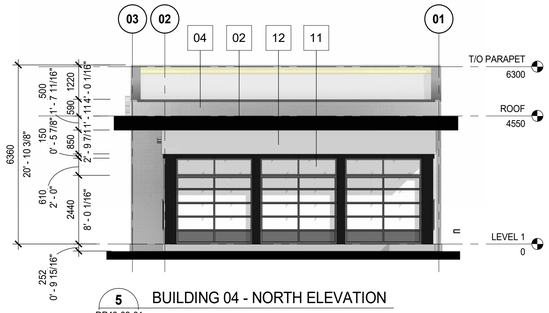
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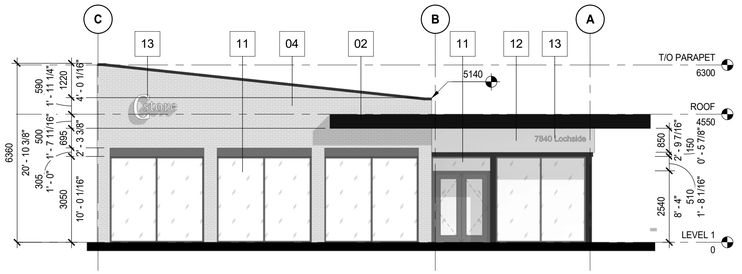
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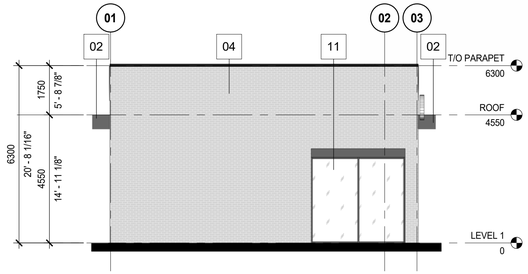
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DP40-03-01 SCALE: 1 : 100



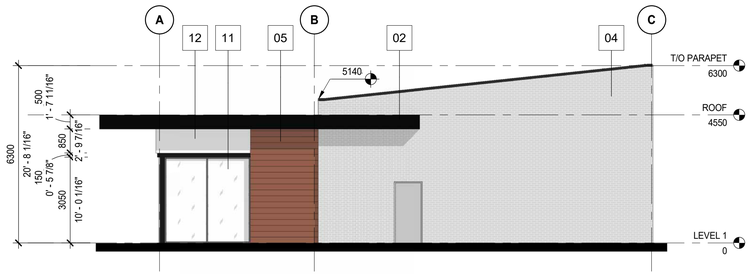
5 BUILDING 04 - NORTH ELEVATION
DP40-03-01 SCALE: 1 : 100



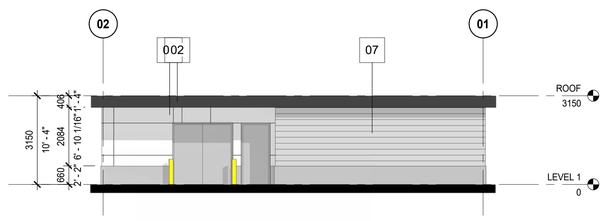
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DP40-03-01 SCALE: 1 : 100



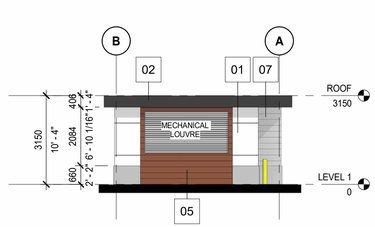
7 BUILDING 04 - SOUTH ELEVATION
DP40-03-01 SCALE: 1 : 100



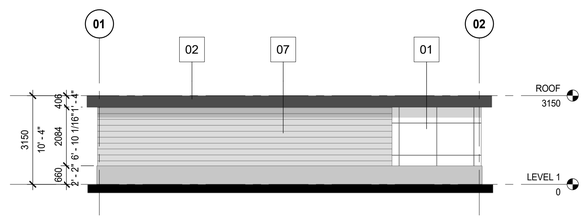
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DP40-03-01 SCALE: 1 : 100



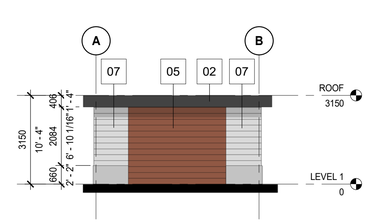
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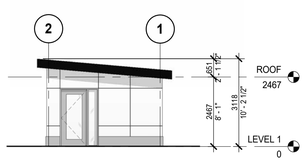
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DP40-03-01 SCALE: 1 : 100



11 BUILDING 05 - SOUTH ELEVATION
DP40-03-01 SCALE: 1 : 100



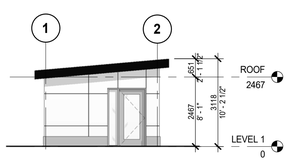
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DP40-03-01 SCALE: 1 : 100



14 BUILDING 06 - NORTH ELEVATION
DP40-03-01 SCALE: 1 : 100



13 BUILDING 06 - EAST ELEVATION
DP40-03-01 SCALE: 1 : 100



15 BUILDING 06 - SOUTH ELEVATION
DP40-03-01 SCALE: 1 : 100



16 BUILDING 06 - WEST ELEVATION
DP40-03-01 SCALE: 1 : 100

DATE	ISSUED FOR	REV
2023-11-20	DP SUBMISSION	1
2024-04-04	DP COMMENTS	2
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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	
Civil:	J.E. Anderson
Architecture:	NORR
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Electrical:	AES Engineering
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Landscape:	David Stoyko Landscape Architect

Seal(s)

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norr.com
NORR Architects Planners Inc.

Project Manager T. ALMAASHI	Drawn R. JENKINS
Project Leader F. ARISTI	Checked J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE
Saanichton, British Columbia

Drawing Title
BUILDINGS 03, 04, 05 & 06 -BUILDING ELEVATIONS

Scale
1 : 100

Project No.
NCCA22-0063

Drawing No.
DP40-03-01

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7840 Lochside Drive

Central Saanich, BC

RE-ISSUED FOR DEVELOPMENT PERMIT - April 01, 2025

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	LANDSCAPE DESIGN PRINCIPLES
L1.0	CONCEPT PLAN - OVERALL
L1.1	LANDSCAPE PLAN - NORTH SIDE
L1.2	LANDSCAPE PLAN - SOUTH SIDE
L1.3	BUILDING 1 ROOF DECK
L1.4	TREE MANAGEMENT PLAN
L1.5	LIGHTING PLAN - NORTH SIDE
L1.6	LIGHTING PLAN - SOUTH SIDE
L2.0	PLANT MATERIALS
L2.1	PLANTING PLAN
L2.2	PLANTING PLAN
L2.3	PLANTING PLAN
L2.4	PLANTING PLAN
L2.5	PLANTING PLAN
L2.6	PLANTING PLAN
L3.0	SECTIONS
L4.0	LANDSCAPE MATERIALS

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-25
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4	ISSUED FOR DEVELOPMENT PERMIT	23-11-17
3	ISSUED FOR REVIEW	23-09-27
2	ISSUED FOR CITY DISCUSSION	21-12-20
1	ISSUED FOR REVIEW	21-12-16

REVISIONS

Starlight™ Developments

7840 LOCHSIDE DRIVE

Central Saanich, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	21-018

COVER SHEET

L0.0



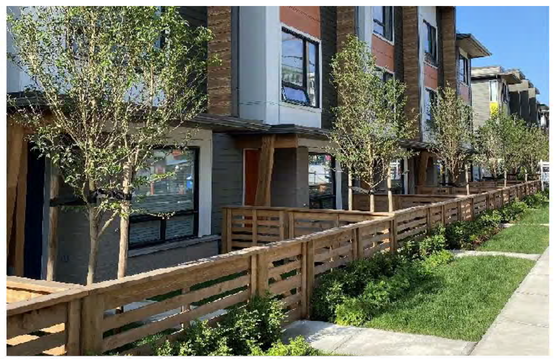






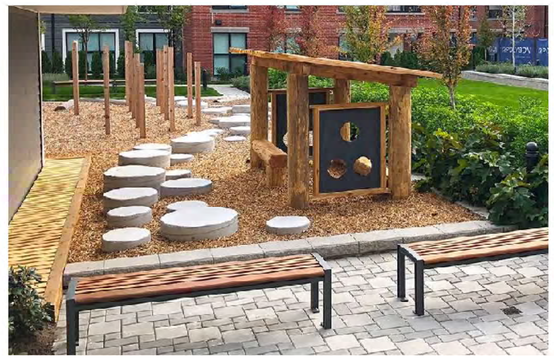
MAXIMIZE SPACE

THE INFILL CONCEPT ALLOWS A PROJECT TO TAKE BETTER ADVANTAGE OF LARGE SPACES. MANY SPACES THAT WERE PREVIOUSLY OPEN LAWN WITH LITTLE FUNCTION OR VALUE CAN BE BETTER UTILIZED TO LAYER IN ADDITIONAL GARDEN PLANTINGS OR AMENITY FEATURES, ALONG WITH THE FUNCTION SPACES THAT SERVE NEW BUILDINGS. AS THE NUMBER OF RESIDENTS INCREASES, THERE IS MORE VALUE AND ABILITY TO JUSTIFY LANDSCAPE FEATURES THAT WILL BE PUT TO GOOD USE.



PRIVACY AND VISIBILITY

TREES, PLANTERS, AND OTHER LANDSCAPE ELEMENTS ARE CAREFULLY PLACED TO BOTH SHIELD RESIDENTS FROM DIRECT OBSERVATION, OR SPILL FROM HEADLIGHTS OF CARS. AT THE SAME TIME, VIEW ANGLES ARE CAREFULLY MANAGED TO ALLOW GOOD VISIBILITY INTO THE AMENITY SPACES AND SITE EDGES TO ENHANCE FEELINGS OF SAFETY AND SECURITY. EDGE CONDITIONS CREATE A CLEAR BOUNDARY TO THE PUBLIC REALM, FOR A CLEAR HIERARCHY OF PUBLIC, SEMI-PUBLIC, AND PRIVATE SPACES. NEW LANDSCAPE YARDS AND SPACES ARE CAREFULLY DESIGNED FOR THE BEST BALANCE OF PRIVACY AND OBSERVATION.



ACTIVITY

LANDSCAPE SPACES AND ELEMENTS SUPPORT ACTIVE LIVING. CLEAR CIRCULATION ROUTES ALLOW ACCESS TO IMPORTANT ON-SITE AMENITIES, AS WELL AS LOCAL NEIGHBOURHOOD AMENITIES SUCH AS PARKS, PLAZAS, BIKE ROUTES, AND RETAIL.

NUMEROUS PROJECT AMENITIES SUPPORT ACTIVE OUTDOOR ACTIVITIES. THE NEW POOL, COMMUNITY GARDEN, CHILDREN'S PLAY, AND OTHER SPACES WILL MAXIMIZE OPPORTUNITIES FOR SOCIAL ENGAGEMENT AND ACTIVE USE.

David Stoyko

Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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REVISIONS

Starlight™ Developments

7840 LOCHSIDE DRIVE

Central Saanich, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	21-018

DESIGN PRINCIPLES

L0.1



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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REVISIONS

Starlight™ Developments

7840 LOCHSIDE DRIVE

Central Saanich, British Columbia

Scale:	1:400
Drawn:	DS
Reviewed:	DS
Project No.	21-018

OVERALL SITE PLAN

L1.0



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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REVISIONS

Starlight™ Developments

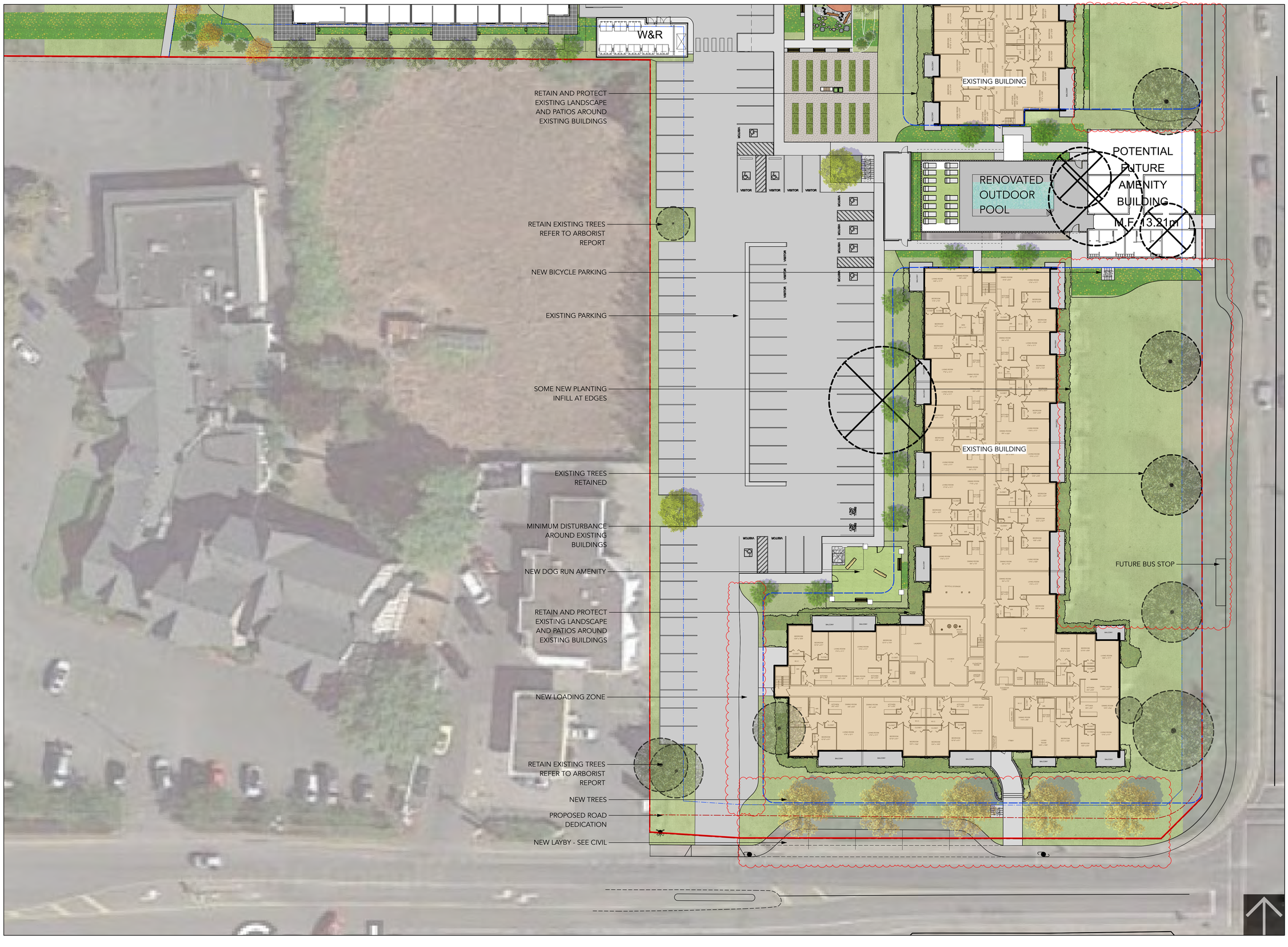
7840 LOCHSIDE DRIVE

Central Saanich, British Columbia

Scale:	1"=20'-0" (1:240)
Drawn:	DS
Reviewed:	DS
Project No.	21-018

LANDSCAPE PLAN
NORTH

L1.1



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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LANDSCAPE PLAN
SOUTH

L1.2



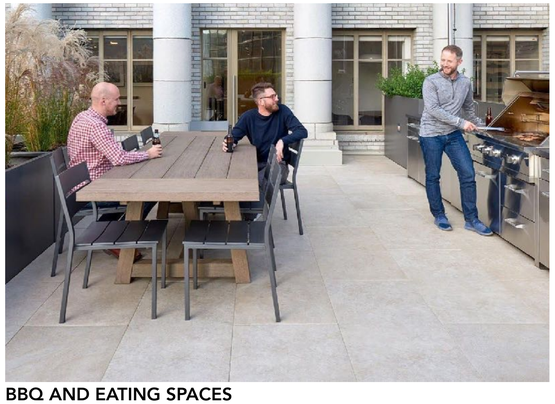
ACTIVE PLAY



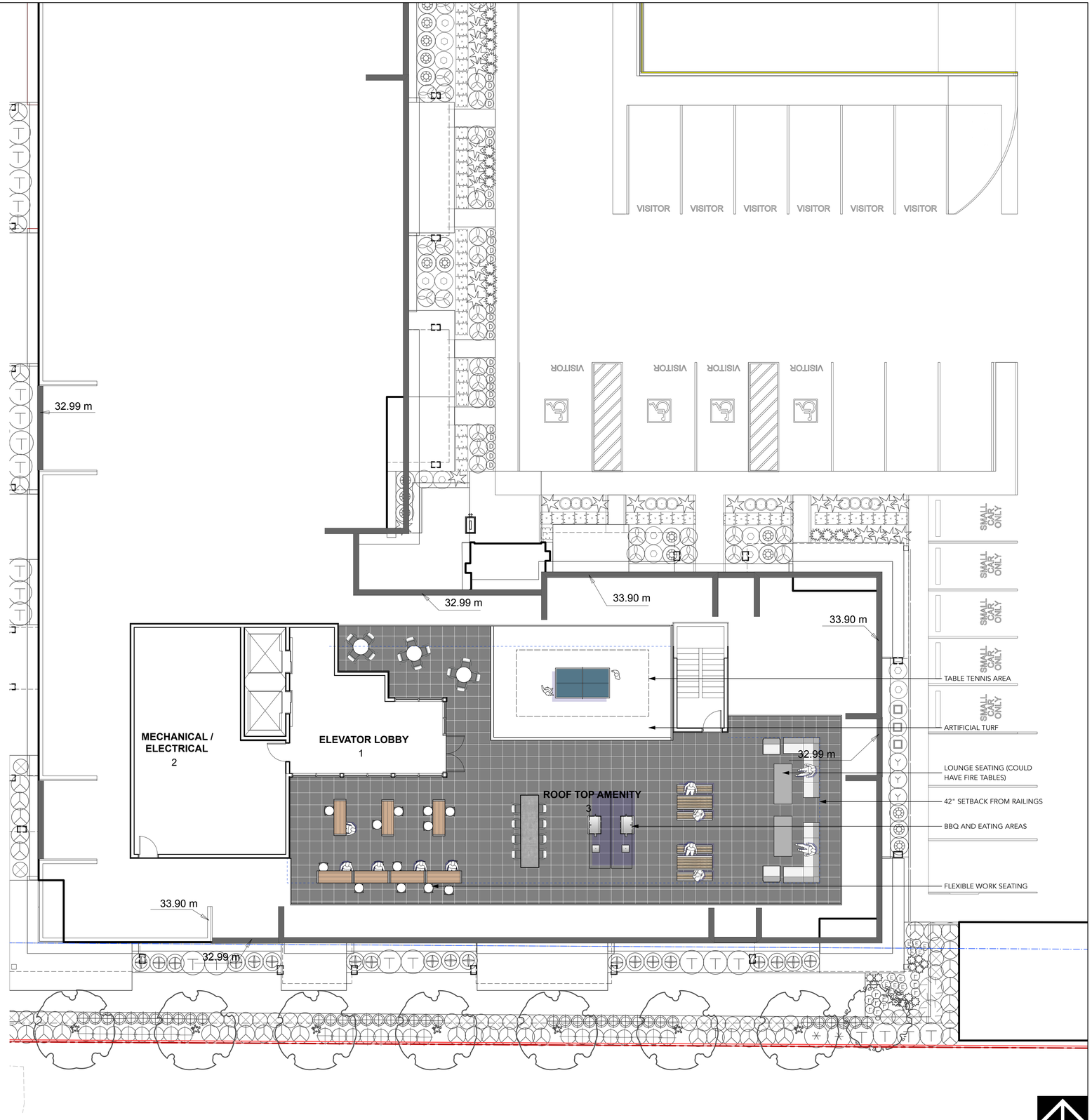
LOUNGE SEATING



FLEXIBLE WORK TABLES



BBQ AND EATING SPACES



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
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REVISIONS

Starlight™ Developments

7840 LOCHSIDE DRIVE

Central Saanich, British Columbia

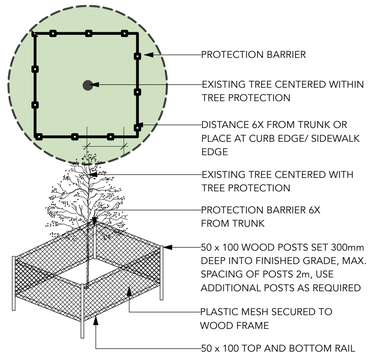
Scale:	1:100
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Reviewed:	DS
Project No.	21-018

LANDSCAPE PLAN
BUILDING 1 ROOF AMENITY

L1.3

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	**TREE TAG** PER ARBORIST REPORT



TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY

2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF VANCOUVER STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.

3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.

4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.

6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS.

7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.

8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

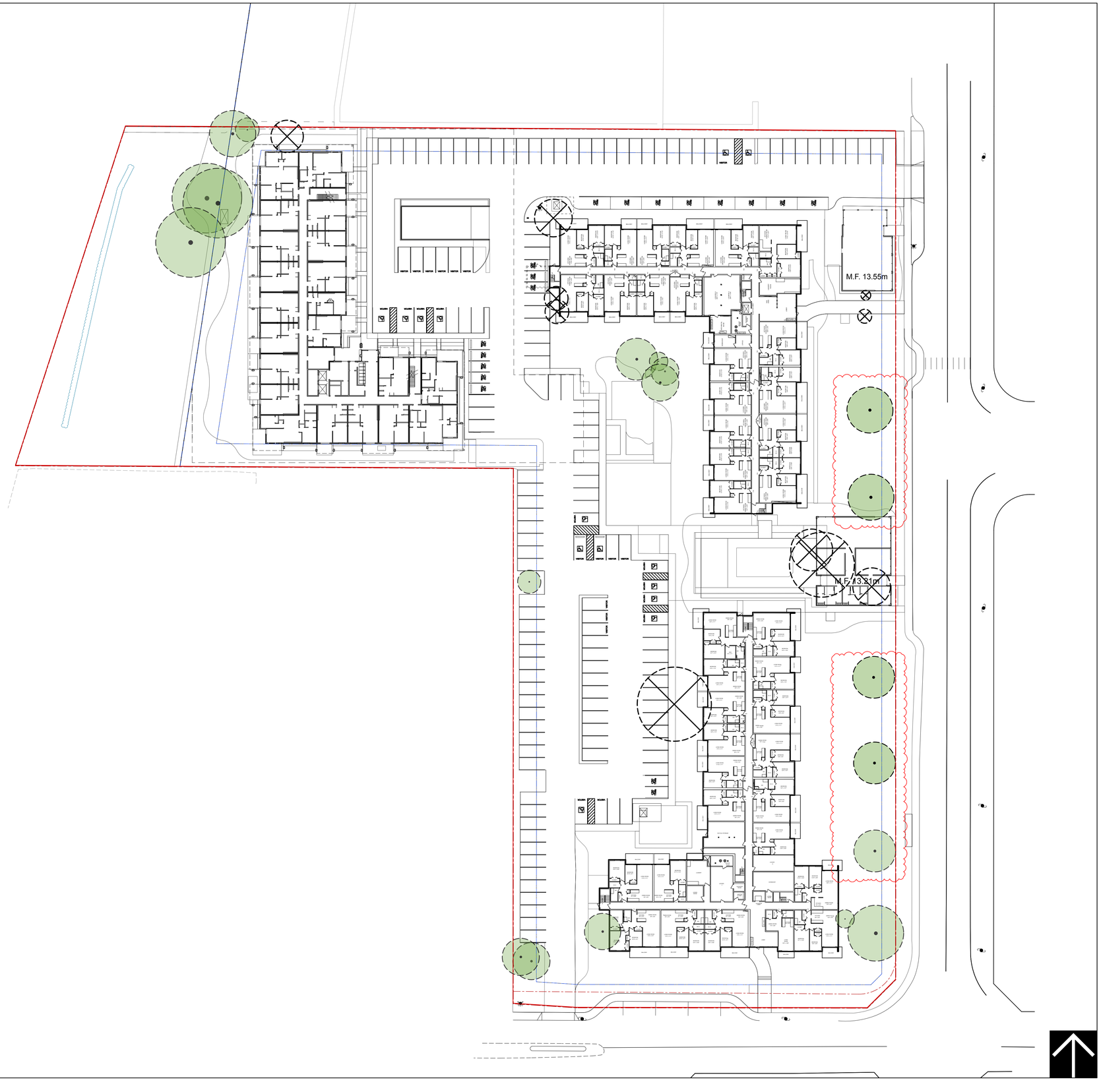
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINEDTREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.

10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

11. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". EIGHT WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROPVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-873-7773 FOR DETAILS.

12. PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT AND SUBMITTED TO THE DIRECTOR OF PLANNING IN A TIMELY MANNER. CALL 311 TO REQUEST THE PARK BOARD ARBORIST TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.

13. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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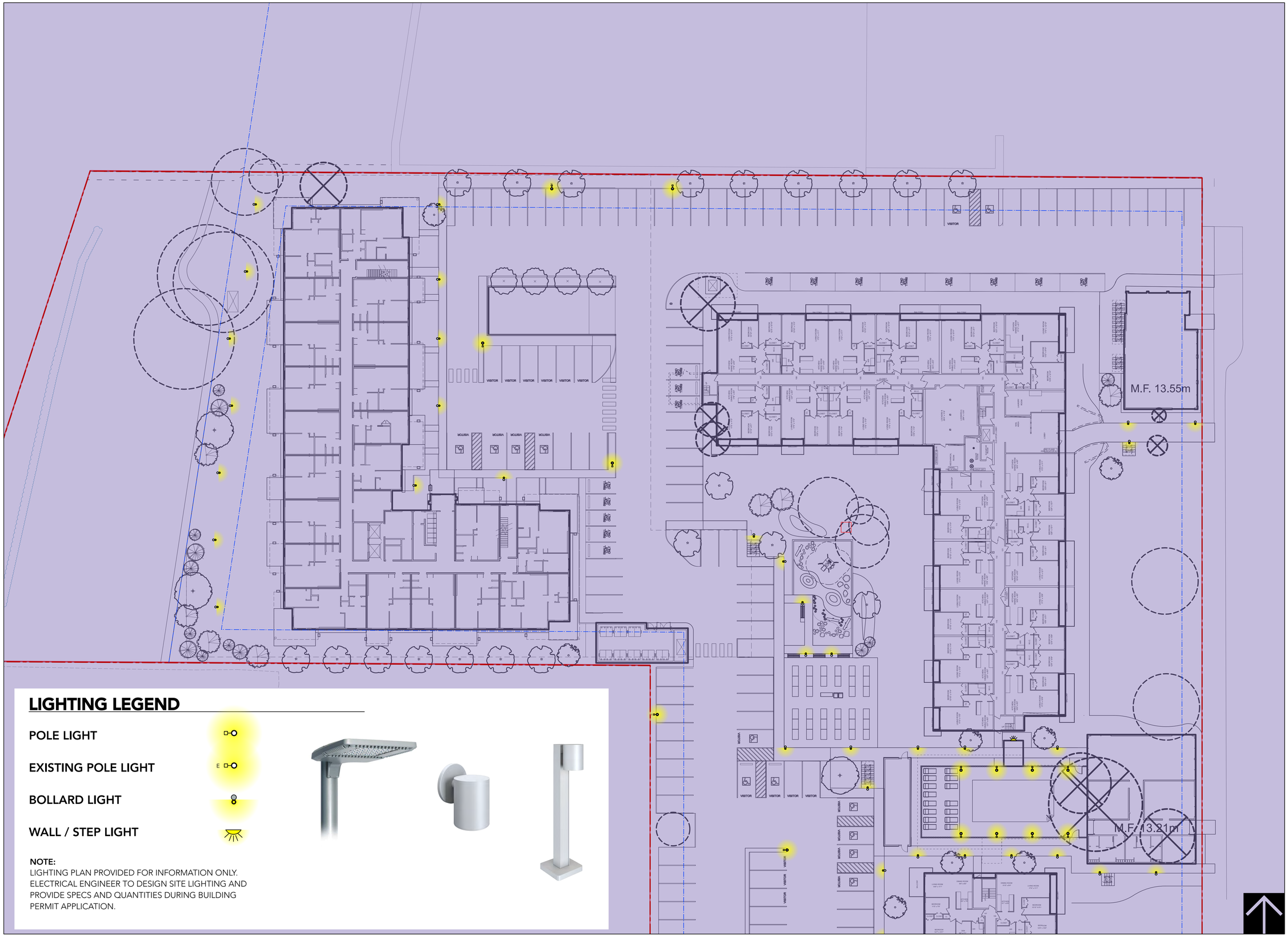
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Central Saanich, British Columbia

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Project No.	21-018

TREE MANAGEMENT PLAN

L1.4



LIGHTING LEGEND

POLE LIGHT

EXISTING POLE LIGHT

BOLLARD LIGHT

WALL / STEP LIGHT

NOTE:
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND QUANTITIES DURING BUILDING PERMIT APPLICATION.

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
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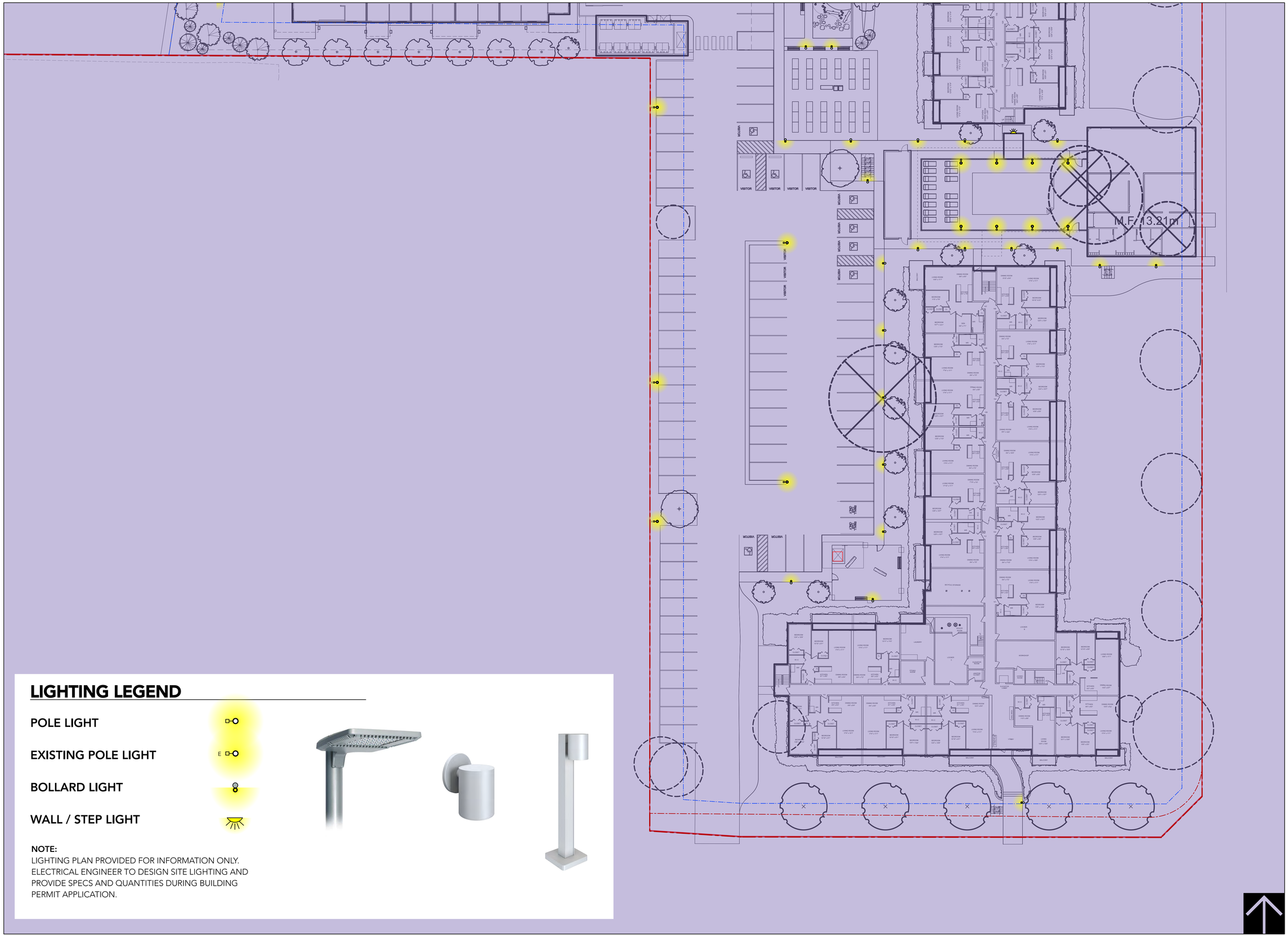
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LIGHTING PLAN

L1.5



LIGHTING LEGEND

POLE LIGHT

EXISTING POLE LIGHT

BOLLARD LIGHT

WALL / STEP LIGHT

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2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
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Central Saanich, British Columbia

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LIGHTING PLAN

L1.6

PLANT LIST & MATERIALS

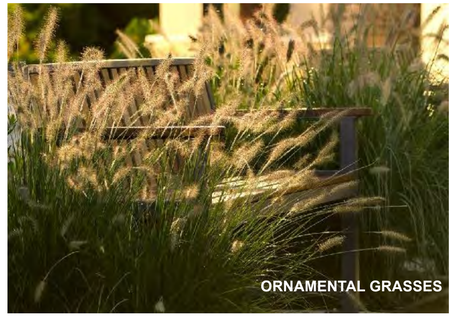
















PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
7	Acer griseum	Paperbark Maple	6cm cal.	as shown
4	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	6cm cal.	as shown
13	Picea omorika	Serbian Spruce	2.5-3m ht	as shown
20	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	as shown
14	Styrax japonicus	Japanese Snowbell	6cm cal.	as shown
4	Parrotia persica 'Vanessa'	Vanessa Persian Ironwood	6cm cal., B&B	as shown
5	STREET TREE	TO CITY STANDARDS	6cm cal.	as shown
	Acer Rubrum 'Scarlet Sentinel'	Scarlet Sentinel Red Maple		
SHRUBS, GROUNDCOVERS, GRASSES & PERENNIALS				
SUN FEATURE PLANTS				
5	Hamamelis × intermedia	Witch Hazel	2.5m ht., B&B	as shown
18	Mahonia aquifolium	Oregon grape	#3 pot	4' o.c
12	Euonymus alatus 'Compactus'	Burning Bush	#5 pot	48" o.c
SHADE FEATURE PLANTS				
5	Camellia x vernalis 'Yuletide'	Camellia 'Yuletide'	#5 pot	7' o.c
25	Cornus stolonifera	Red Osier Dogwood	#5 pot	4' o.c
7	Cotoneaster lacteus	Parney Cotoneaster	#5 pot	48" o.c
25	Ribes sanguineum	Flowering Currant	#5 pot	4' o.c
SUN SCREENING PLANTS				
70	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#5 pot	4' o.c
89	Berberis thunbergii	Japanese Barberry	#5 pot	36" o.c
110	Pieris japonica 'Forest Flame'	Forest Flame Pieris	#5 pot	36" o.c
47	Ceanothus thyrsiflorus 'Victoria'	California Lilac	#2 pot	30" o.c
31	Spiraea bumulda 'Goldflame'	Goldflame Spiraea	#2 pot	36" o.c
SUN LOW PLANTS				
203	Cornus sericea 'Kelseyi'	Kelsey Dwarf Dogwood	#2 pot	30" o.c
113	Fothergilla gardenii	Dwarf Fothergilla	#1 pot	24" o.c
216	Lavandula angustifolia 'Hidcote'	English Lavender	#1 pot	18" o.c.
187	Buxus 'Green Gem'	Boxwood	#3 pot	24" o.c
209	Arctostaphylos uva-ursi	Kinnikinnick	4"(10cm) pot	15" o.c
289	Fragaria chiloensis	Beach Strawberry	4"(10cm) pot	18" o.c
496	Rubus calycinoides	Emerald Carpet	4"(10cm) pot	18" o.c
18	Rudbeckia fulgida	Black Eyed Susan	#1 pot	18" o.c.
40	Echinacea pupurea	Purple Cone Flower	#4 pot	18" o.c.
56	Salvia nemorosa	Sage	#1 pot	18" o.c.
74	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 pot	24" o.c
34	Stipa Tenuissima	Mexican Feather Grass	#2 pot	24" o.c
SHADE SCREENING PLANTS				
46	Rhododendron 'Yaku Prince'	Yaku Prince Rhododendron	#5 pot	36" o.c
54	Rhododendron 'Ken Janeck'	Ken Janeck Rhododendron	#5 pot	36" o.c
57	Skimmia japonica	Japanese Skimmia	#5 pot	36" o.c
83	Symphoricarpos albus	Snowberry	#2 pot	36" o.c
95	Gaultheria shallon	Salal	#2 pot	36" o.c
SHADE LOW PLANTS				
155	Sarcococca hookeriana 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c
49	Mahonia nervosa	Dwarf Oregon-grape	#2 pot	36" o.c
275	Polystichum munitum	Western Sword Fern	#1 pot	36" o.c
296	Blechnum spicant	Deer Fern	#1 pot	24" o.c
146	Dicentra formosa	Western Bleeding Heart	#1 pot	18" o.c
64	Hosta	Hosta 'Blue Mouse Ears'	#1 pot	18" o.c.
267	Oxalis crassipes	Redwood Spurge	4"(10cm) pot	15" o.c
LAWN				
2013.386	Meadow Hydro-Seeding			
1071	Square Meter Sod			

DROUGHT TOLERANT PLANTS · POLLINATOR FRIENDLY PLANTS · SEASONAL INTEREST PLANTS · EVERGREEN PLANTS

FOOD RESOURCE PLANTS · NATIVE PLANTS · HABITAT VALUE PLANTS

David Stoyko
Landscape Architect
2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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7840 LOCHSIDE DRIVE

Central Saanich, British Columbia

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PLANT MATERIALS

L2.0

HWAY
ISIT STOP

BUILDING 01
6 STOREY

RAMP DOWN TO PARKADE

VISITOR VISITOR VISITOR VISITOR VISITOR VISITOR

SURFACE PARKING

VISITOR VISITOR VISITOR VISITOR

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

LOCHSIDE DRIVE

MT NETWON CROSS RD

KEY PLAN

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
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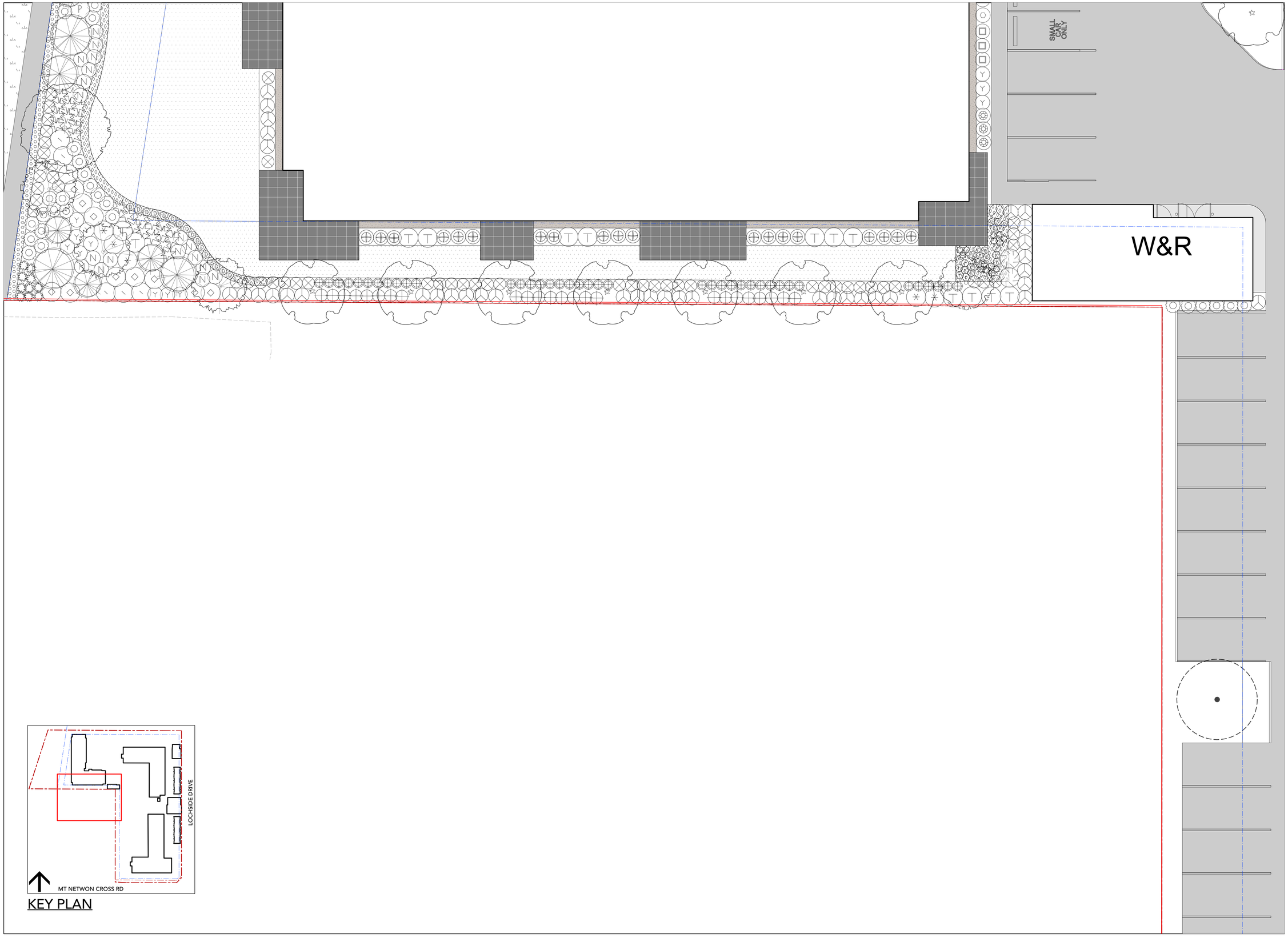
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PLANTING PLAN

L2.1



KEY PLAN

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
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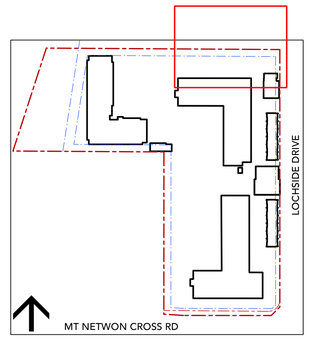
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PLANTING PLAN

L2.2



KEY PLAN

FUTURE DRIVE ACCESS

VISITOR

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

SMALL CAR ONLY

BALCONY

BALCONY

BALCONY

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BALCONY

POTENTIAL FUTURE

David Stoyko

Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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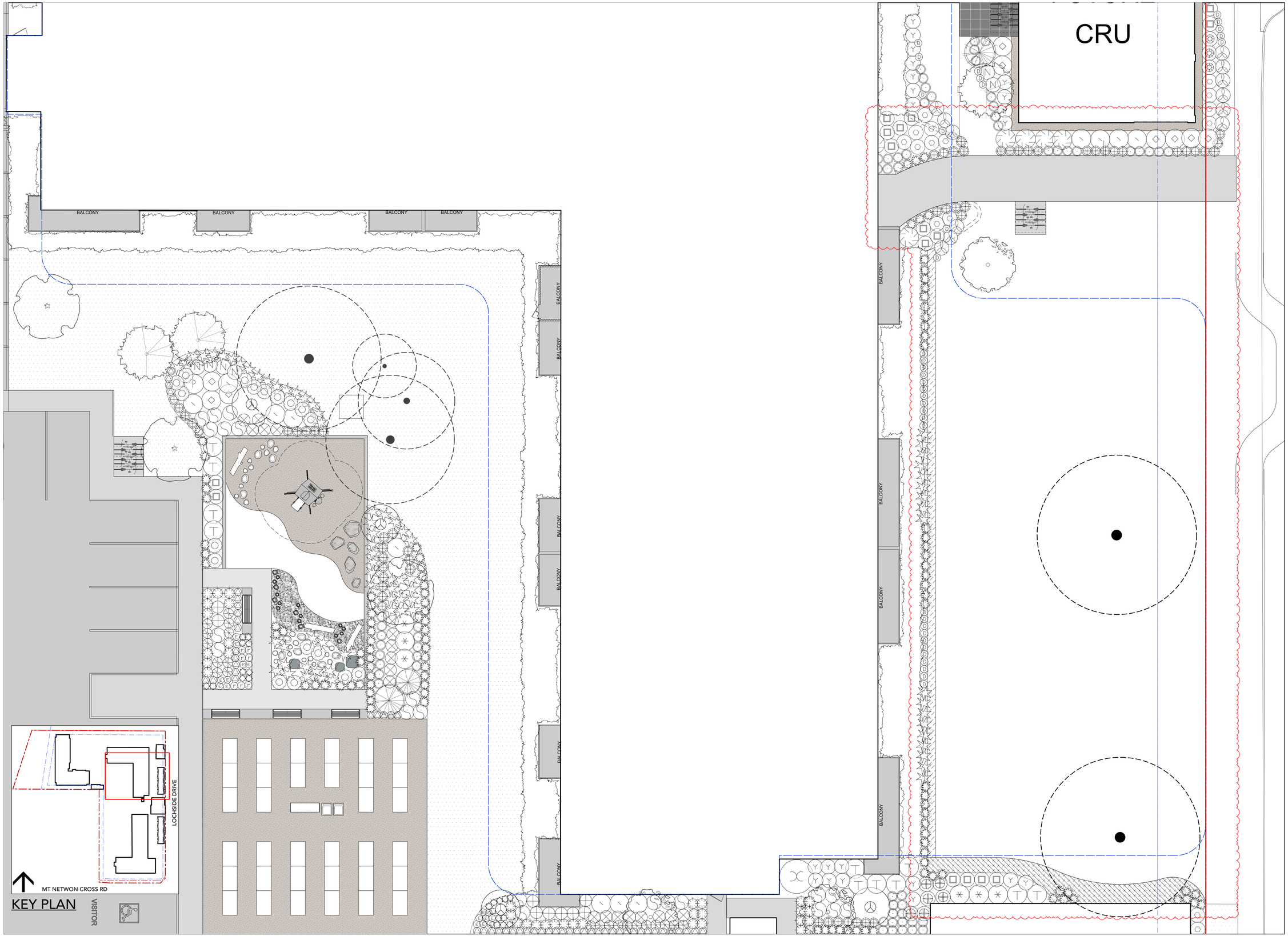
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PLANTING PLAN

L2.3



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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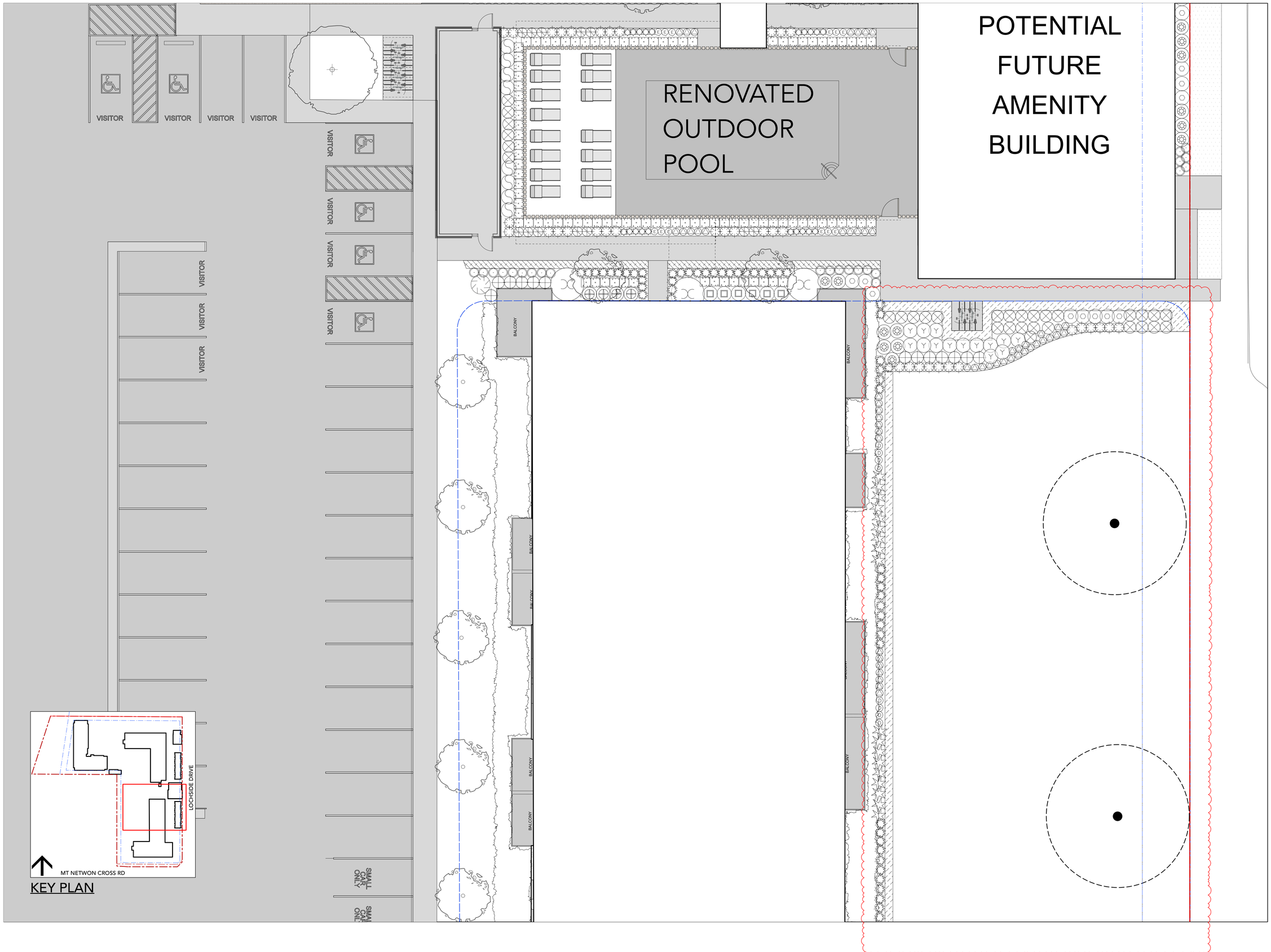
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PLANTING PLAN

L2.4



KEY PLAN

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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7	RE-ISSUED FOR DEVELOPMENT PERMIT	25-04-01
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-25
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-07-04
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-17
3	ISSUED FOR REVIEW	23-09-27
2	ISSUED FOR CITY DISCUSSION	21-12-20
1	ISSUED FOR REVIEW	21-12-16

REVISIONS

Starlight™ Developments

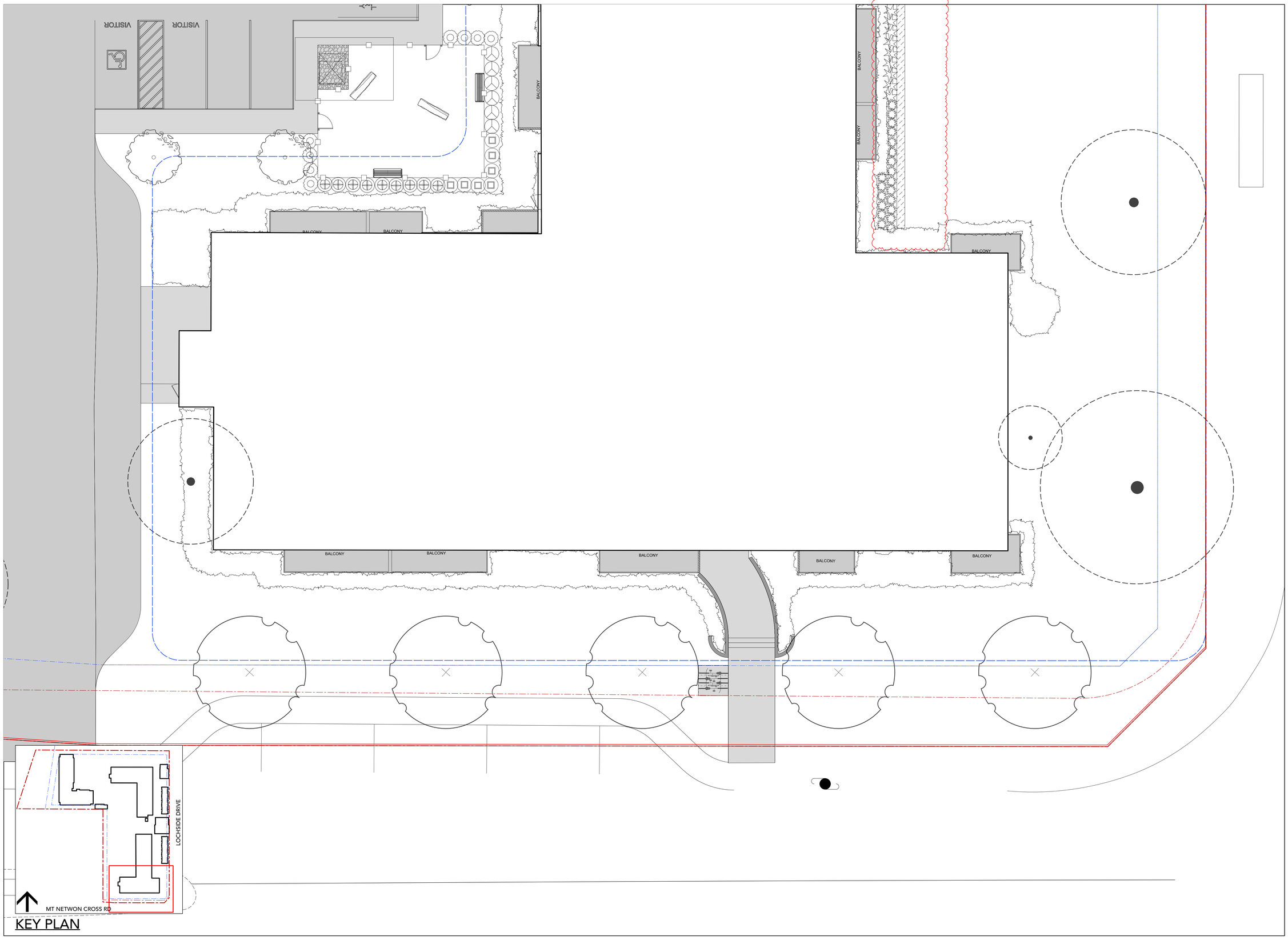
7840 LOCHSIDE DRIVE

Central Saanich, British Columbia

Scale:	1:100
Drawn:	DS/EG
Reviewed:	DS
Project No.	21-018

PLANTING PLAN

L2.5



KEY PLAN

David Stoyko
Landscape Architect

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REVISIONS

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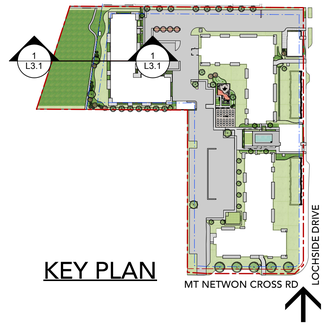
7840 LOCHSIDE DRIVE

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PLANTING PLAN

L2.6



KEY PLAN



1 EAST-WEST SECTION
Scale: 1:100

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Landscape Architect

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VANCOUVER BC V5M 1R3
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LANDSCAPE SECTION - 6-STOREY BUILDING

L3.0

MATERIALS

1. CIP CONCRETE W/ SAWCUT
NATURAL BROOM FINISH

2. GROUND LEVEL FEATURE PAVER
VENETIAN COBBLE SERIES
80% GRANITE, 20% SANDLEWOOD

3. PATIO SLABS 2'x2'
NATURAL COLOUR

4. ARTIFICIAL TURF
PERMEABLE, NATURAL STYLE

5. BIKE RACK
MAGLIN ICONIC
CHARCOAL POWDERCOAT FINISH

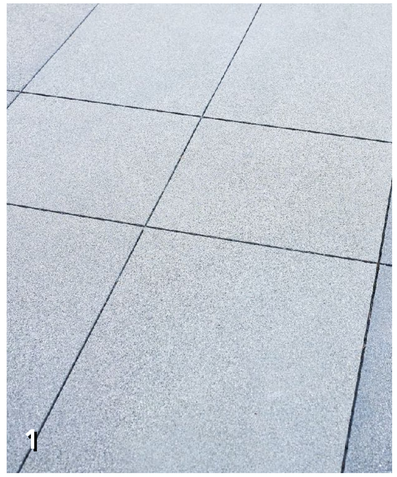
6. ROUND DECORATIVE ROCK
LOCAL MATERIAL

7. FIRE TABLE
DREAMCAST QUADRA 42"
LONDON FOG COLOUR

8. BENCH
MAGLIN ICONIC
SILVER FINISH

9. METAL PLANTERS
GREEN THEORY MODULAR PLANTERS

10. TABLE AND BENCHES
WOOD WITH ALUMINUM


1


2


3


4


5


6


7


8


9


10

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LANDSCAPE MATERIALS

L4.0