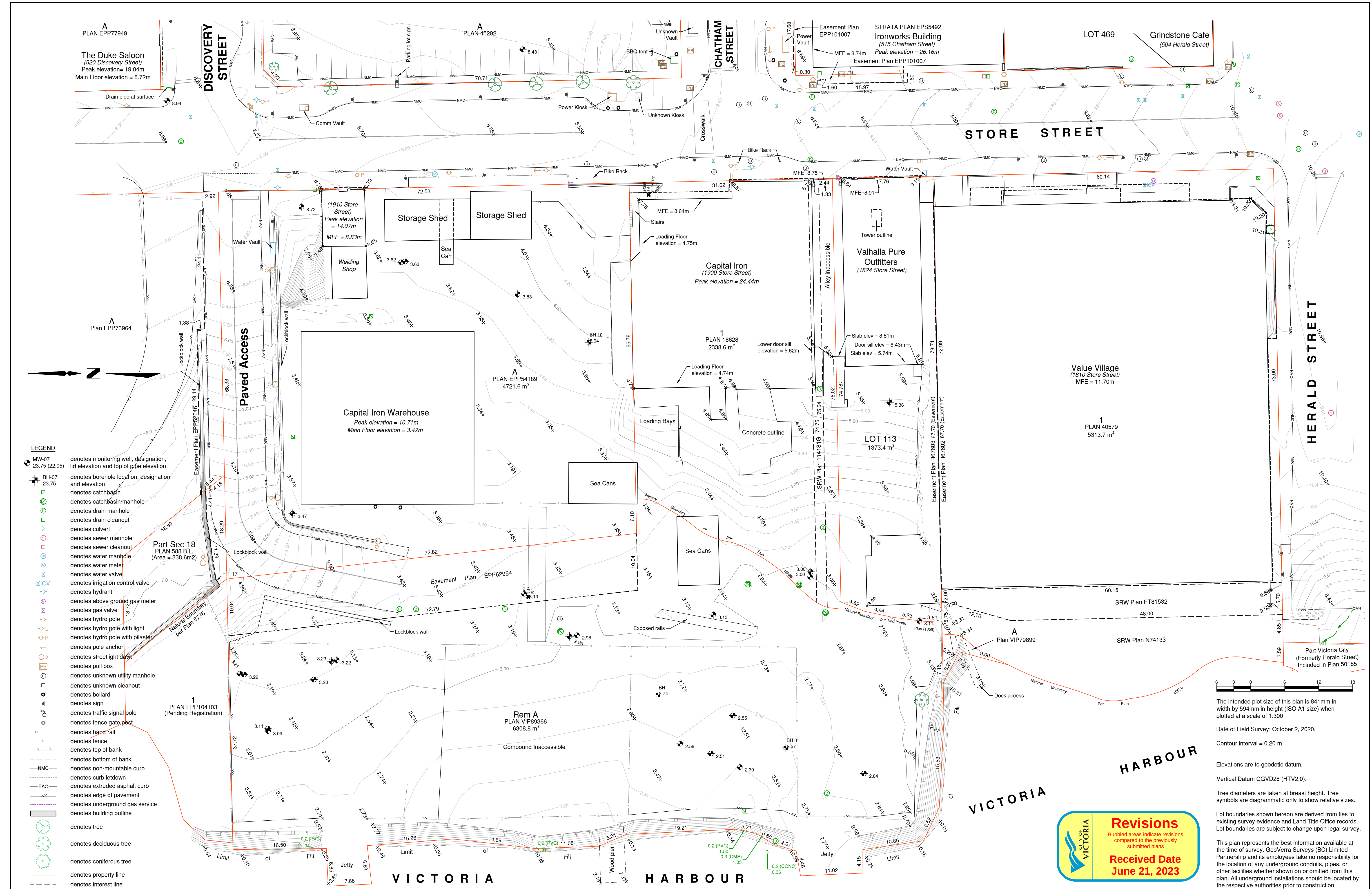




REV	DATE	DESCRIPTION	DRN	CHK
5	2021-10-15	CHARGE PLAN DIMENSIONS		
4	2021-10-13	REVISED TREE SYMBOLS	MLE	HC
3	2021-09-30	PROPERTY DIMENSIONS	MLE	HC
2	2021-08-09	ADDITIONAL SURVEY DATA	MLE	HC
1	2020-10-21	ADDED CONTOURS	MLR	MLE
0	2020-10-05	ORIGINAL PLAN PREPARED	CM	MLE

Printed: 15/10/2021 7:23 AM User: Mike Evans

CLIENT:	RELIANCE PROPERTIES LTD.
CLIENT REF. NO:	



301-3600 Uptown Boulevard
Victoria, BC V8Z 0B9
t: 250-384-5510 • www.geoverra.com

PROJECT:	CAPITAL IRON
PROJECT NO:	20-W0162
SCALE:	As-Noted
DISCIPLINE:	GEOMATICS

TITLE:	TOPOGRAPHIC SURVEY
DRAWING NO:	20R-00233-00-MTSP001-R5
SHEET NO:	1 OF 2



63061218

The intended plot size of this plan is 841mm in width by 594mm in height (ISO A1 size) when plotted at a scale of 1:300

All distances are in metres and decimals thereof.

LEGEND

MW-07

23.75 (22.95)

denotes monitoring well, designation, lid elevation and top of pipe elevation

denotes catchbasin

denotes catchbasin/manhole

denotes drain cleanout

denotes sewer manhole

denotes sewer cleanout

denotes sewer inspection chamber

denotes water meter

denotes water valve

denotes irrigation control valve

denotes hydrant

denotes gas valve

denotes hydro manhole

denotes hydro pole

denotes hydro pole with light

denotes hydro pole with pilaster

denotes hydro pole with transformer

denotes pole anchor

denotes junction box

denotes streetlight davit

denotes unknown utility manhole

denotes unknown cleanout

denotes bollard

denotes sign

denotes traffic signal pole

denotes fence

denotes non-mountable curb

denotes curb leldown

denotes extruded asphalt curb

denotes edge of pavement

denotes underground gas service

denotes building outline

denotes tree

denotes deciduous tree

denotes coniferous tree

denotes hedge line

denotes property line

denotes interest line

Date of Field Survey: October 2, 2020.

Contour interval = 0.20 m.

Elevations are to geodetic datum.

Vertical Datum CGVD28 (HTV2.0).

Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. GeoVerra Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

5	2021-10-15	CHARGE PLAN DIMENSIONS		
4	2021-10-13	REVISED TREE SYMBOLS	MLE	HC
3	2021-09-30	PROPERTY DIMENSIONS	MLE	HC
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1	2020-10-21	ADDED CONTOURS	MLR	MLE
0	2020-10-05	ORIGINAL PLAN PREPARED	CM	MLE
ISSREV	YYYY-MM-DD	DESCRIPTION	DRN	CHK

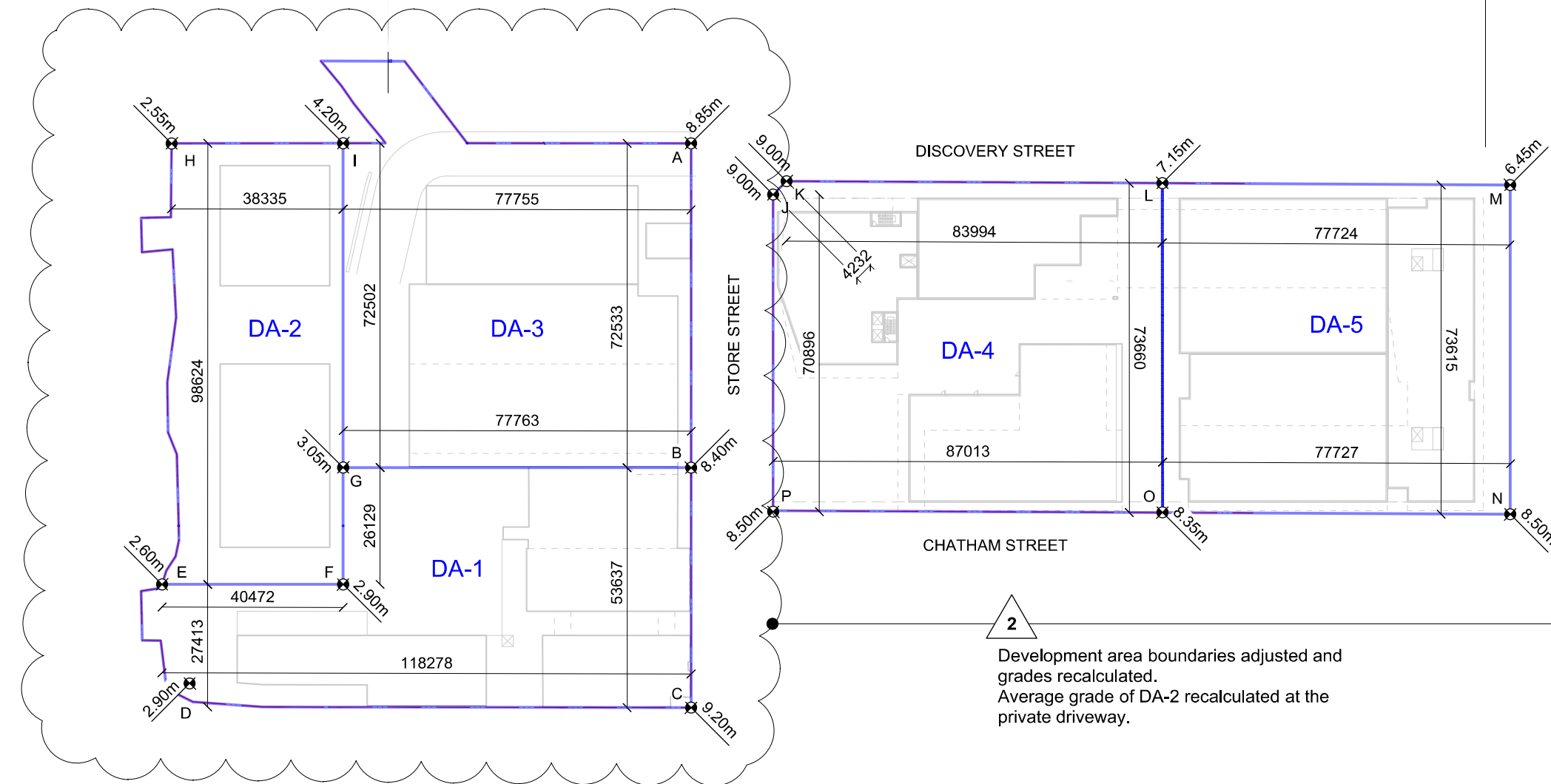
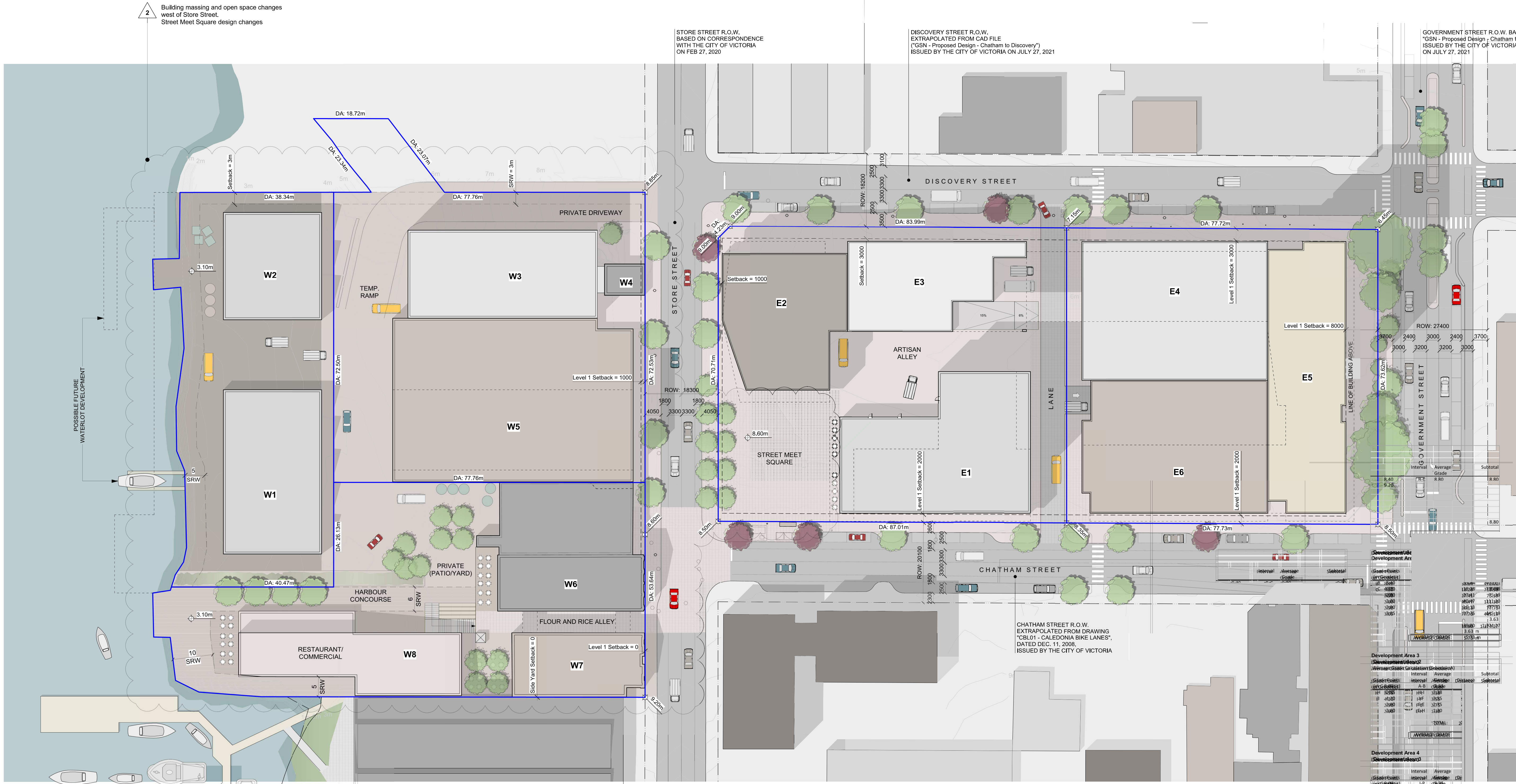
CLIENT:	
RELIANCE PROPERTIES LTD.	
CLIENT REF. NO:	

GeoVerra

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Victoria, BC V8Z 0B9
t: 250-384-5510 • www.geoverra.com

PROJECT:	CAPITAL IRON	TITLE:	TOPOGRAPHIC SURVEY
PROJECT NO:	20-W0162	DRAWING NO:	20R-00233-00-MTPS1001-R5
SCALE:	As-Noted	SHEET NO:	2 OF 2
DISCIPLINE:	GEOMATICS		

General Note:
The illustrated design and data are based on preliminary programming of use, functional area and height. The buildings and data in the enclosed study are conceptual in nature and do not constitute detailed design for each building. Site architecture and servicing programming, and design parameters must be determined as the basis for a full design process for each building.



Development Area 1 Average Grade at Store Street				
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal	
B 8.40	B-C	8.80		8.80
C 9.20				
TOTAL:				8.80
AVERAGE GRADE: 8.80 m				

Development Area 1 Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
B 8.40	B-C	8.80	53.64	472.01
C 9.20	C-D	6.05	118.26	715.98
D 2.90	D-E	2.75	27.41	75.39
E 2.60	E-F	2.75	40.47	111.30
F 2.90	F-G	2.98	26.13	77.73
G 3.05	G-H	2.98	77.76	445.19
TOTAL:				239.80 1,374.27
AVERAGE GRADE: 5.73 m				

Development Area 2 Average Grade at Private Driveway				
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal	
I 4.20	I-G	3.63		3.63
G 3.05				
TOTAL:				3.63
AVERAGE GRADE: 3.63 m				

Development Area 2 Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
H 2.55	H-I	3.38	38.34	129.38
I 4.20	I-F	3.55	98.63	350.14
F 2.90	F-E	2.75	40.47	111.30
E 2.60	E-H	1.30	98.62	253.96
TOTAL:				276.06 844.78
AVERAGE GRADE: 3.06 m				

Development Area 3 Average Grade at Store Street				
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal	
A 8.85	A-B	8.63		8.63
B 8.40				
TOTAL:				8.63
AVERAGE GRADE: 8.63 m				

Development Area 3 Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
I 4.20	I-A	6.53	77.76	507.85
A 8.85	A-B	8.63	72.53	625.60
B 8.40	B-G	5.73	77.76	445.19
G 3.05	G-I	1.53	72.50	262.82
TOTAL:				300.55 1,840.96
AVERAGE GRADE: 6.13 m				

Development Area 4 Average Grade at Store Street				
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal	
J 9.00	J-P	8.75		8.75
P 8.50				
TOTAL:				8.75
AVERAGE GRADE: 8.75 m				

Development Area 4 Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
J 9.00	J-K	9.00	4.23	38.09
K 9.00	K-L	8.08	83.99	678.25
L 7.15	L-O	7.75	73.66	570.87
O 8.35	O-P	8.43	87.01	733.08
P 8.50	P-J	8.75	70.00	620.34
TOTAL:				319.80 2,640.63
AVERAGE GRADE: 8.26 m				

Development Area 5 Average Grade at Government Street				
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal	
M 6.45	M-P	7.48		7.48
P 8.50				
TOTAL:				7.48
AVERAGE GRADE: 7.48 m				

Development Area 5 Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
L 7.15	L-M	6.80	40.65	276.40
M 6.45	M-N	7.48	117.19	875.98
N 8.50	N-O	8.43	40.65	342.45
O 8.35	O-L	7.75	117.19	908.21
TOTAL:				315.67 2,403.04
AVERAGE GRADE: 7.61 m				

1 Site Plan
Scale: 1:500

2 Average Grade by Development Area
Scale: n/a

rev no	description	date
2	Rezoning Resubmission	05/06/2023
1	Rezoning Resubmission	03/06/2022
1	Issued for Rezoning	25/10/2021

project name
Capital Culture District

1824, 1900, 1907, 1908, 1924, 2010 Store Street
and 530 Chatham Street

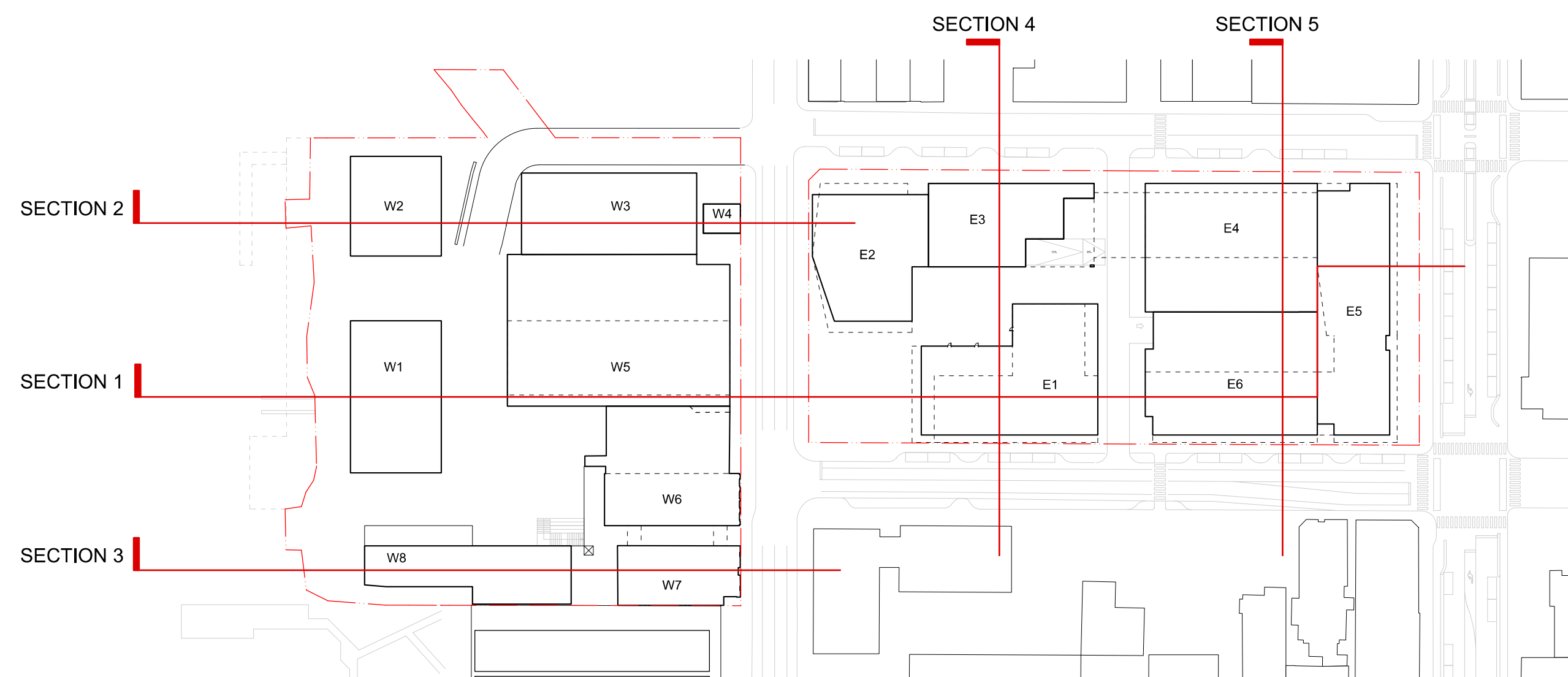
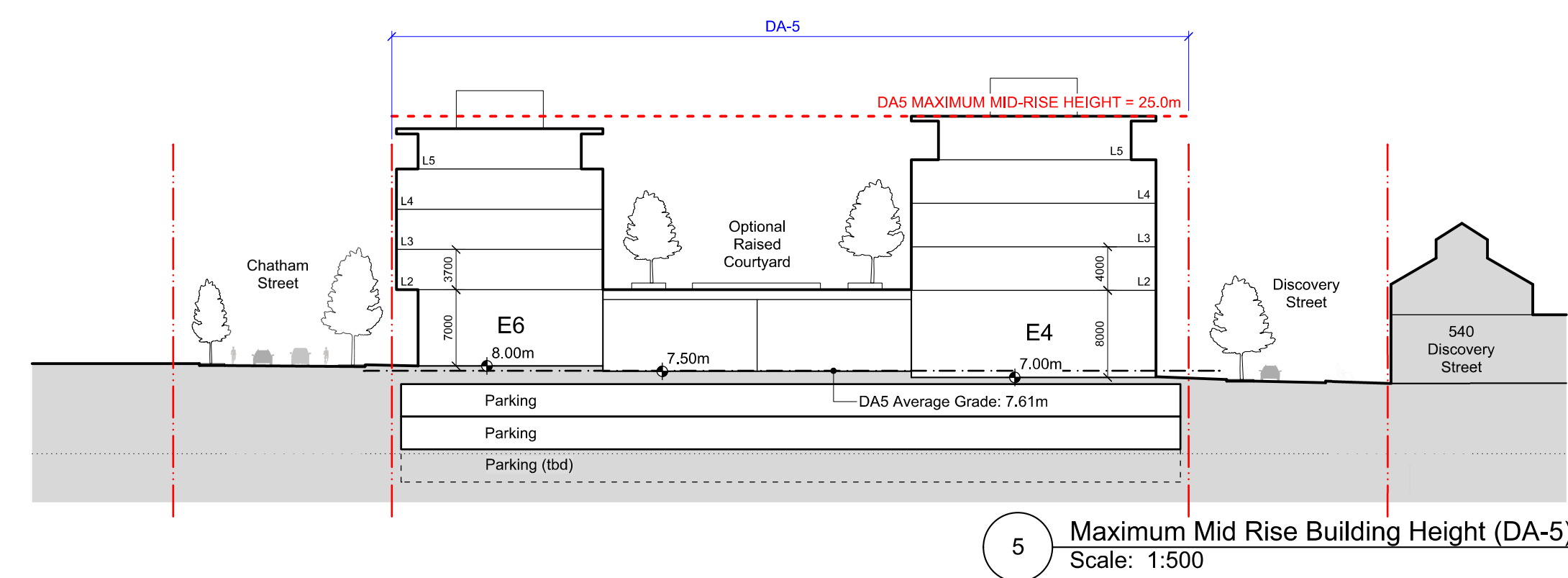
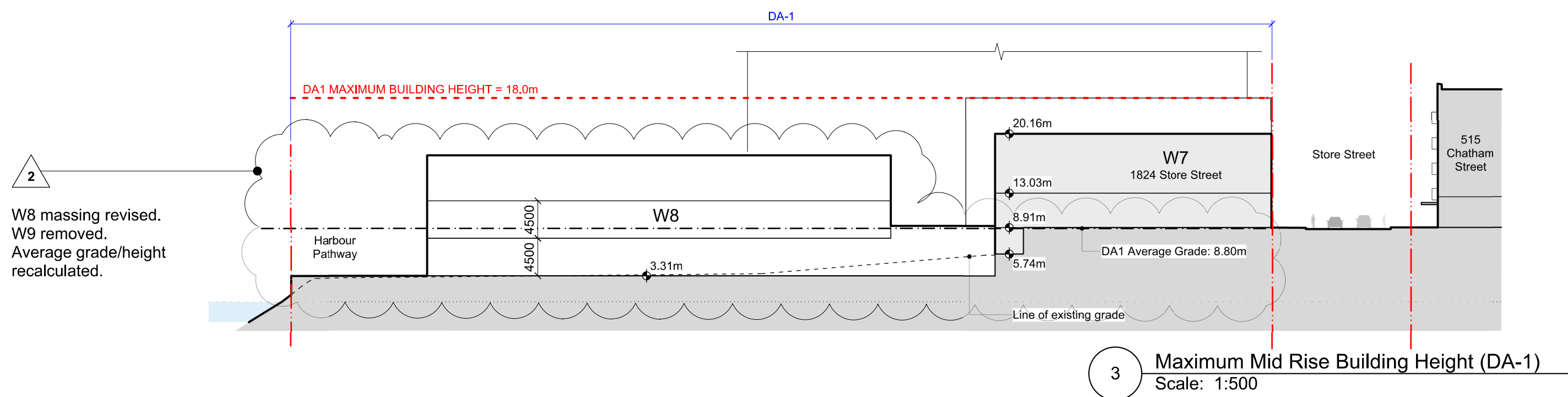
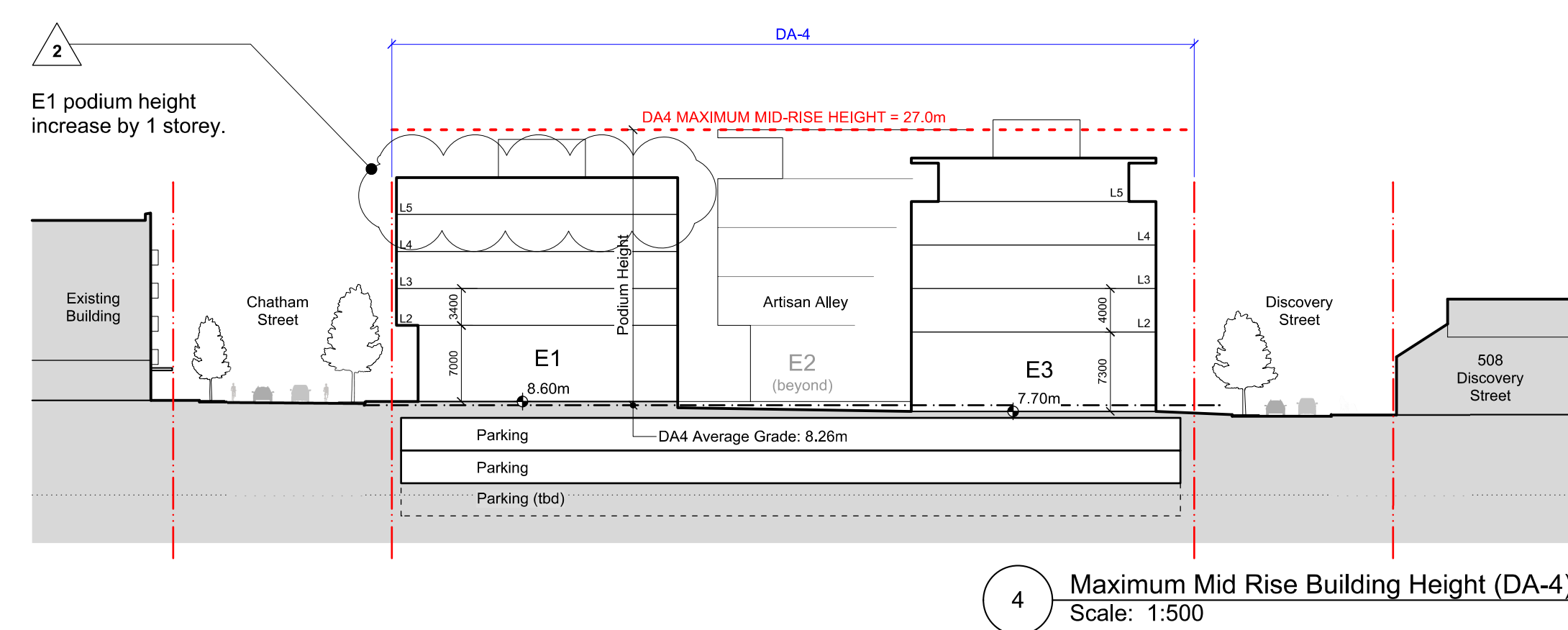
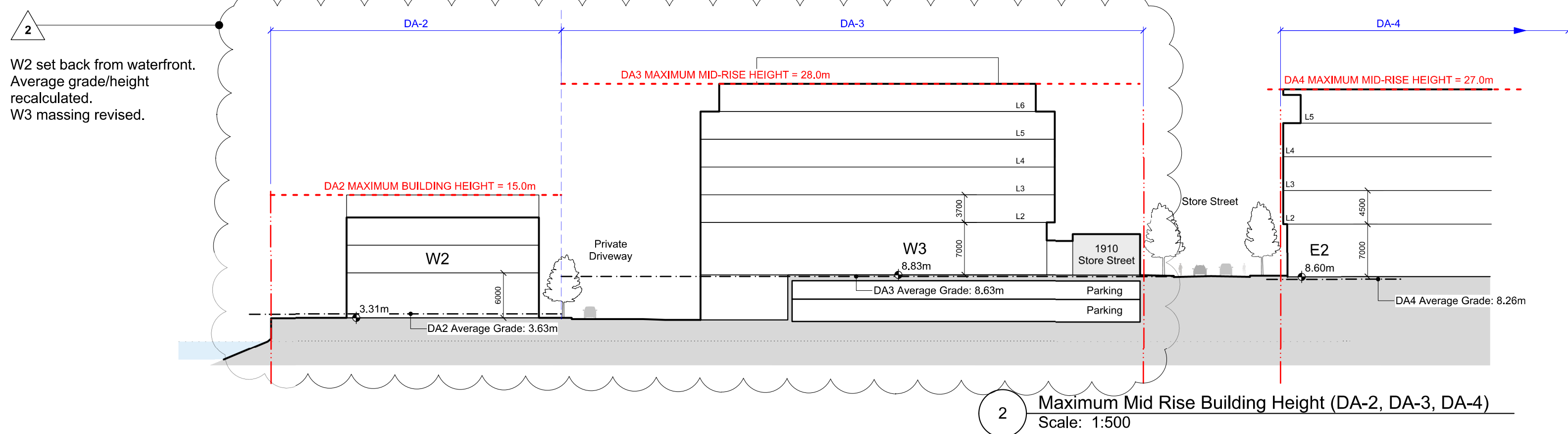
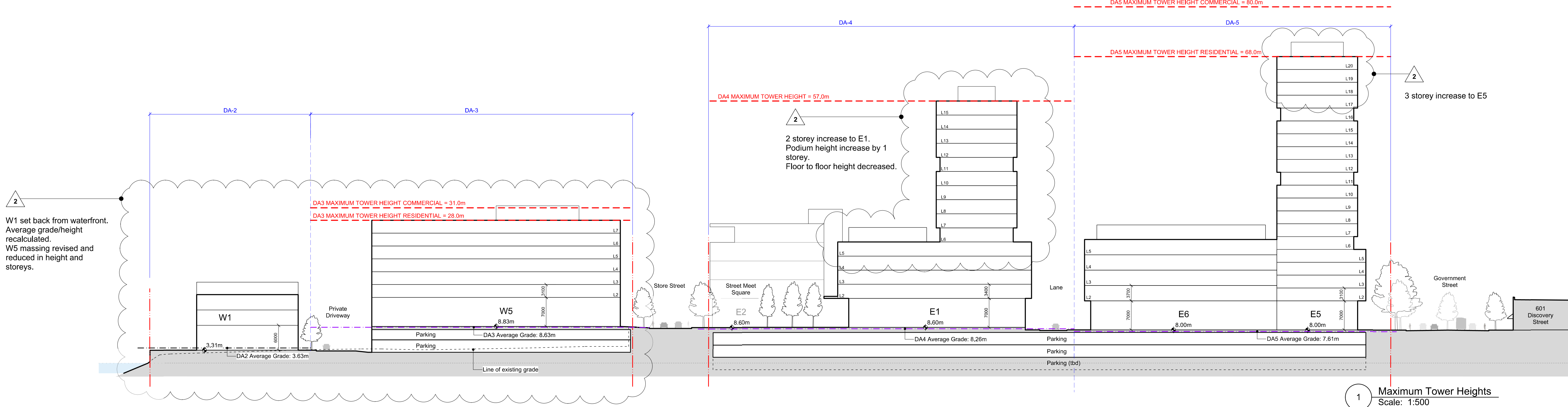
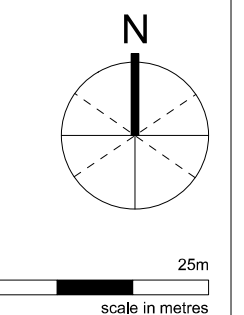
sheet title
Site Plan
Average Grade Calc.

project no.	1931
drawing file	Comprehensive Plan
scale	As Noted
drawn by	JB/JH
date issued	June 5, 2023
sheet no.	A2.1

General Note:
The illustrated design and data are based on preliminary programming of use, functional area and height. The buildings and data in the enclosed study are conceptual in nature and do not constitute detailed design for each building. Site architecture and servicing programming, and design parameters must be determined as the basis for a full design process for each building.

Section Notes:
Building outlines shown in the adjacent sections are those of the illustrated plan.

Building heights shown in the adjacent sections are measured from the average grade of Store Street for DA-1, DA-3, from average grade of the private drive for DA-2, and from average grade of the site for DA-4 and DA-5.



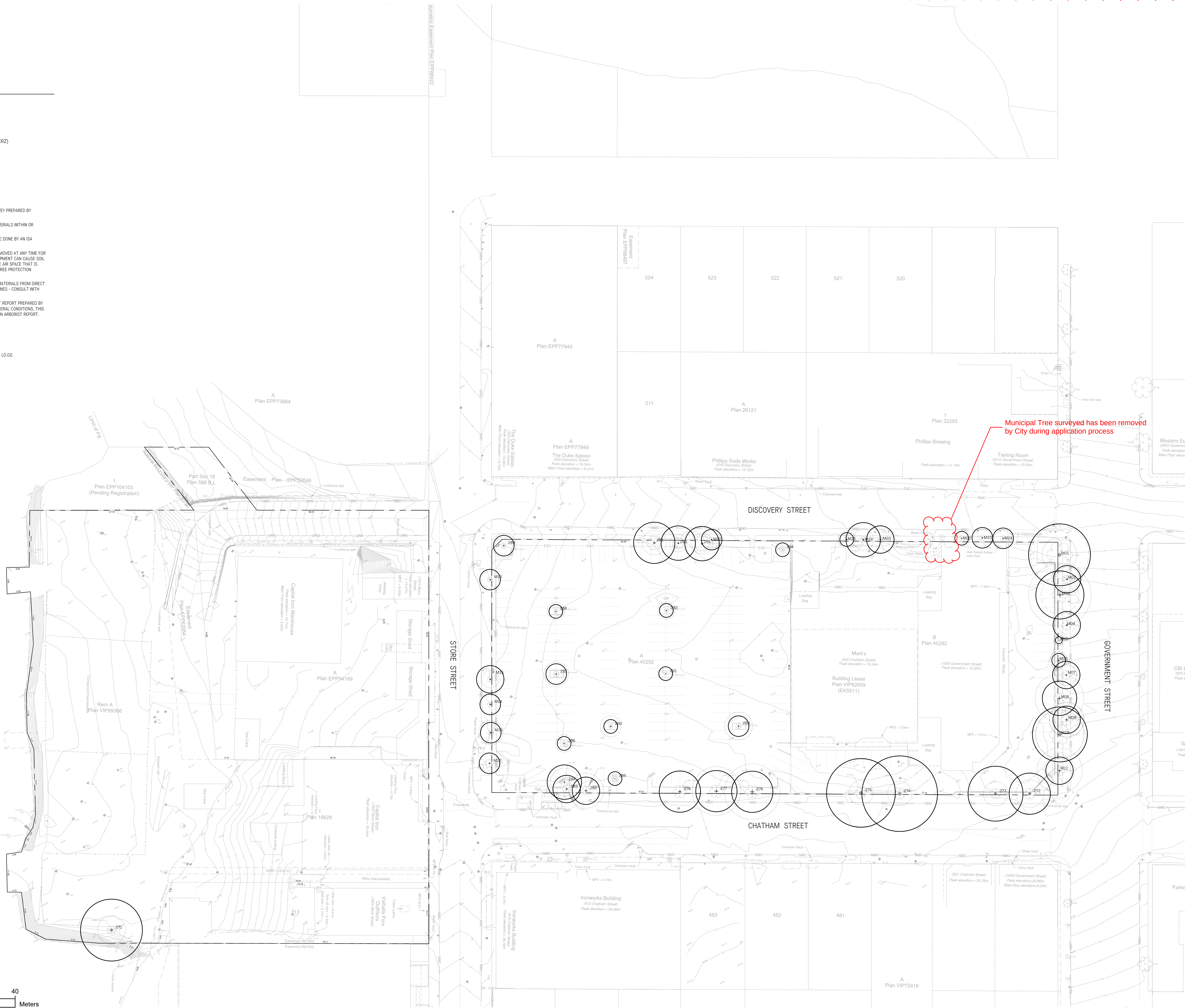
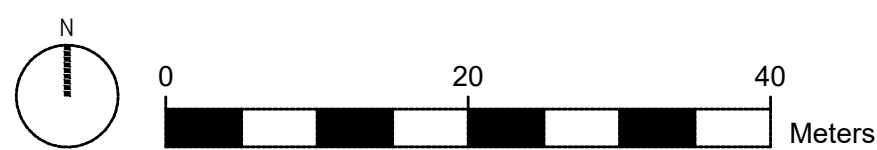
2	Rezoning Resubmission	05/06/2023
1	Rezoning Resubmission	03/06/2022
1	Issued for Rezoning	25/10/2021
rev no	description	date
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project name		
Capital Culture District		
1824, 1900, 1907, 1908, 1924, 2010 Store Street and 530 Chatham Street		
sheet title		
Site Sections		
project no. 1931		
drawing file Comprehensive Plan		
scale As Noted		
drawn by JB/JH		
date issued June 5, 2023		sheet no. A3.1

TREE SURVEY LEGEND

- QTY. DESCRIPTION
- 47 EXISTING TREES
- CRITICAL ROOT ZONE (CRZ)

- NOTES
1. THE TREE SURVEY PLAN REFERENCES THE SURVEY PREPARED BY GEOVERRA ON AUGUST 9, 2021.
2. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
3. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
4. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
5. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
6. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.

- NOTES
- FOR TREE INVENTORY AND RELATED NOTES REFER TO L0.02.



3	Reissued for Rezoning	May. 23/23
2	Reissued for Rezoning	Jun. 6/22
1	Issued for Rezoning	Oct. 22/21
No.	Description	Date

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Capital Culture District

1824, 1900, 1907, 1908, 1924, 2010 Store St, 530 Chatham St

Tree Survey

Date	Oct. 01/21	Drawing Number
Project No.	2114	L0.01
Scale	1:500	
Drawn/Checked	KW JF	

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403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6

Landscape Architecture
Urban Design

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TREE INVENTORY

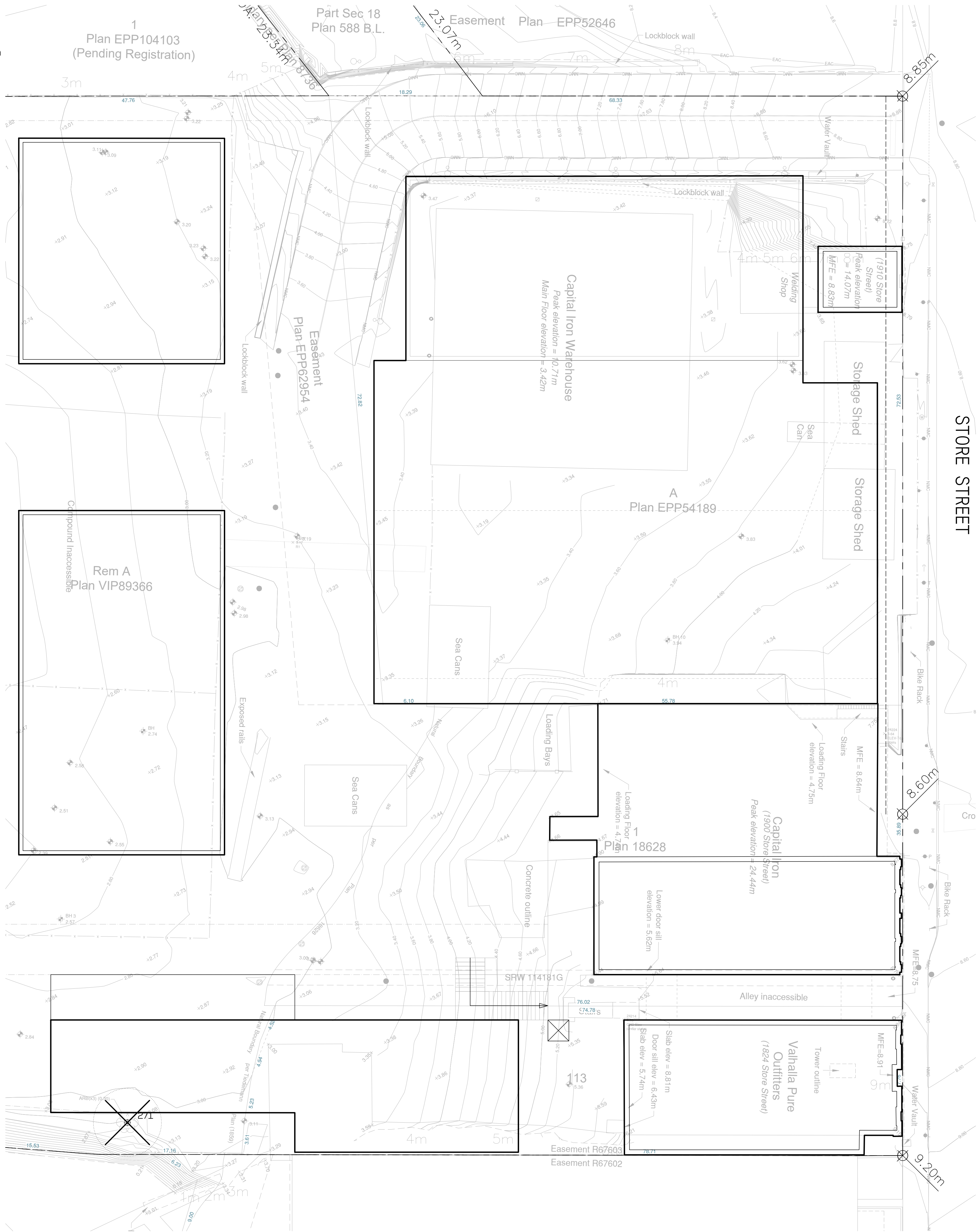
TREE I.D. (Municipal I.D.)	Common Name	DBH (cm)	Crown (m) Spread	CRZ (m)	Structure	Health	Bylaw Status	Recommended Action
M01	London Plane	76	10	9	Good	Good	Municipal	Protect & Retain
M02	European Hornbeam	33	7	4	Good	Good	Municipal	Protect & Retain
M03	London Plane	59	18	7	Good	Good	Municipal	Protect & Retain
M04	European Hornbeam	32	7	4	Good	Good	Municipal	Protect & Retain
M05	Tulip Tree	12	3	1	N/A	Dead	Municipal	Protect & Retain
M06	Tulip Tree	17	5	2	Fair	Poor	Municipal	Protect & Retain
M07	European Hornbeam	32	6	4	Good	Good	Municipal	Protect & Retain
M08	London Plane	40	14	5	Good	Good	Municipal	Protect & Retain
M09	European Hornbeam	35	10	4	Good	Good	Municipal	Protect & Retain
M10	London Plane	68	14	8	Good	Good	Municipal	Protect & Retain
M11	Tulip Tree	36	13	4	Good	Fair	Municipal	Protect & Retain
M12	Higan Cherry	28	6	3	Fair	Poor	Municipal	Remove
M13	Higan Cherry	30	7	4	Fair	Fair	Municipal	Remove
M14	Higan Cherry	26	6	3	Fair	Fair	Municipal	Remove
M15	Higan Cherry	32	5	4	Fair	Good	Municipal	Remove
M16	Higan Cherry	21	5	3	Fair	Poor	Municipal	Remove
M17	Norway Maple	24	5	3	Poor	Good	Municipal	Remove
M18	Cherry Plum	18	5	2	Good	Fair	Municipal	Remove
M19	Cherry Plum	47	6	6	Poor	Fair	Municipal	Remove
M20	Cherry Plum	36	8	4	Good	Good	Municipal	Remove
M22	Cherry Plum	15	5	2	Good	Fair	Municipal	Remove
M23	Cherry Plum	24	5	3	Fair	Good	Municipal	Remove
M24	Cherry Plum	19	5	2	Fair	Good	Municipal	Remove
271	Pacific Madrone	75	9	9	Good	Fair	Bylaw-protected	Remove
272	European Hornbeam	81	11	10	Good	Good	Bylaw-protected	Remove
273	European Hornbeam	48	6	6	Good	Good	Bylaw-protected	Remove
274	European Hornbeam	81	10	10	Good	Good	Bylaw-protected	Remove
275	European Hornbeam	77	7	9	Good	Good	Bylaw-protected	Remove
276	Pin Oak	50	16	6	Fair	Fair	Bylaw-protected	Remove
277	Pin Oak	48	14	6	Good	Good	Bylaw-protected	Remove
278	Pin Oak	46	15	6	Good	Fair	Bylaw-protected	Remove
279	Western Red Cedar	76	7	9	Good	Good	Bylaw-protected	Remove
280	Western Red Cedar	43	5	5	Good	Fair	Bylaw-protected	Remove
281	Western Red Cedar	52	7	6	Good	Good	Bylaw-protected	Remove
282	Cherry Plum	38	8	5	Fair	Fair	Bylaw-protected	Remove
283	Cherry Plum	36	7	4	Fair	Fair	Bylaw-protected	Remove
284	Cherry Plum	43	8	5	Fair	Fair	Bylaw-protected	Remove
285	London Plane	15	3	2	Fair	Fair	Not protected	Remove
286	London Plane	18	5	2	Good	Fair	Not protected	Remove
287	London Plane	26	8	3	Good	Good	Not protected	Remove
288	London Plane	18	4	2	Fair	Good	Not protected	Remove
289	Pin Oak	26	7	3	Fair	Poor	Not protected	Remove
290	London Plane	22	5	3	Fair	Good	Not protected	Remove
291	London Plane	15	4	2	Good	Good	Not protected	Remove
292	London Plane	18	5	2	Fair	Good	Not protected	Remove
293	London Plane	23	7	3	Good	Good	Not protected	Remove
294	Sugar Maple	14	2	2	N/A	Dead	Not protected	Remove

TREE PROTECTION & MANAGEMENT LEGEND

QTY.	DESCRIPTION
	11 EXISTING MUNICIPAL TREES TO REMAIN
	36 EXISTING TREES TO REMOVE
	TREE PROTECTION FENCING
	CRITICAL ROOT ZONE (CRZ)

NOTES

- THE TREE PROTECTION AND MANAGEMENT PLAN REFERENCES THE SURVEY PREPARED BY GEOVERRA ON AUGUST 9, 2021.
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3	Reissued for Rezoning	May. 23/23
2	Reissued for Rezoning	Jun. 6/22
1	Issued for Rezoning	Oct. 22/21

No.	Description	Date
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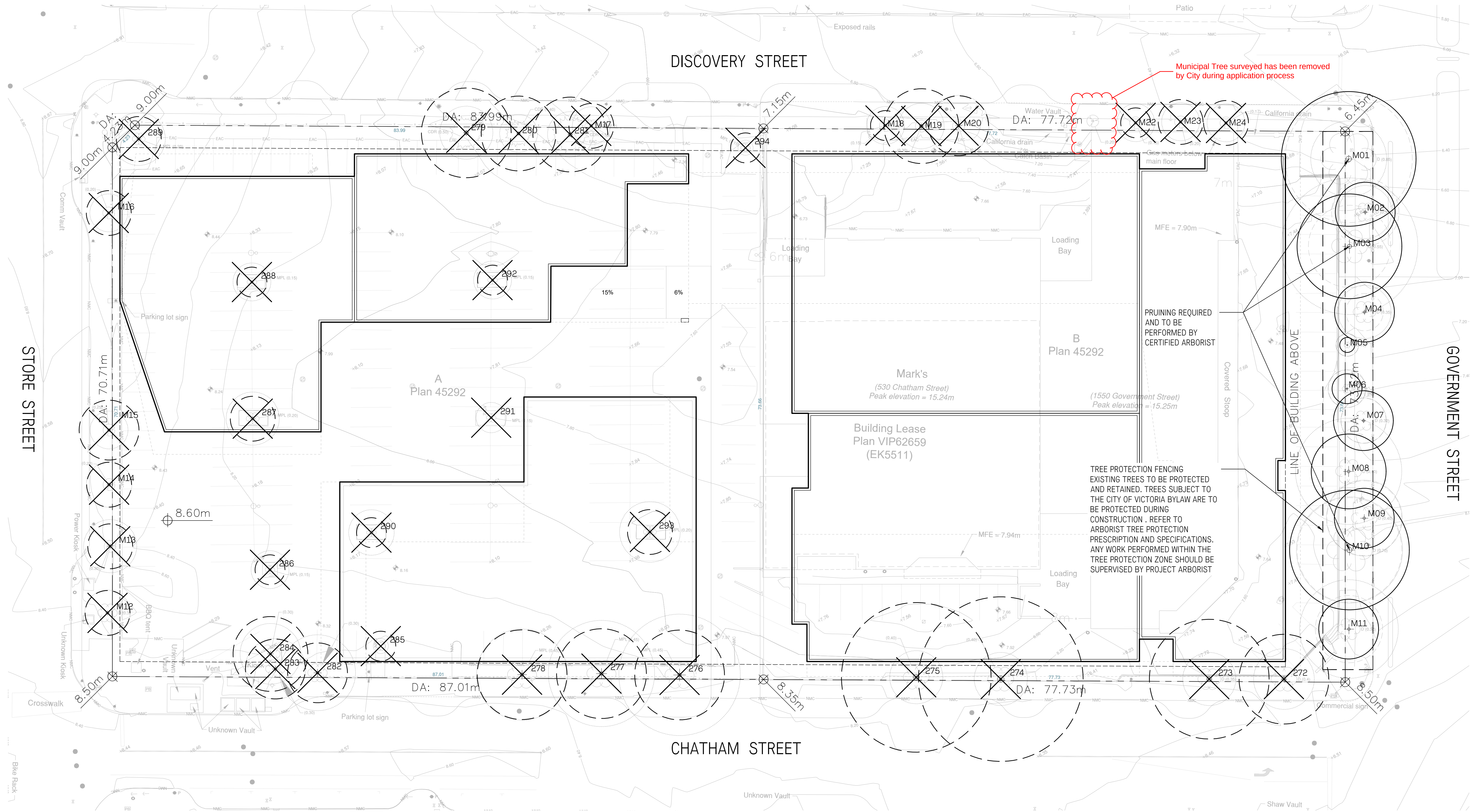
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Capital Culture District

1824, 1900, 1907, 1908, 1924,
2010 Store St, 530 Chatham St

Tree Management Plan & Notes

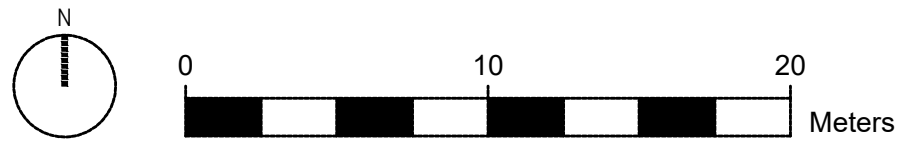
Date	Oct. 01/21	Drawing Number
Project No.	2114	
Scale	1:250	L0.02
Drawn/Checked	KW JF	



TREE PROTECTION & MANAGEMENT LEGEND

QTY.	DESCRIPTION
11	EXISTING MUNICIPAL TREES TO REMAIN
36	EXISTING TREES TO REMOVE
	TREE PROTECTION FENCING
	CRITICAL ROOT ZONE (CRZ)

NOTES
FOR TREE INVENTORY AND RELATED NOTES REFER TO L0.02.



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Capital Culture District

1824, 1900, 1907, 1908, 1924, 2010 Store St, 530 Chatham St

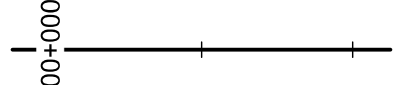
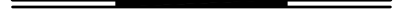
Tree Management Plan

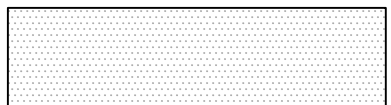
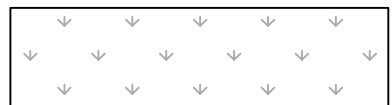
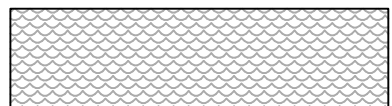
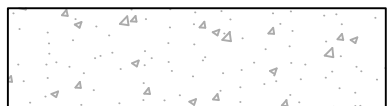
Date	Oct. 01/21	Drawing Number
Project No.	2114	
Scale	1:250	L0.03
Drawn/Checked	KW JF	

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SAVE DATE: 2023-05-29 8:09:52 AM
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IF NOT 50 mm ADJUST SCALES
50 mm

SCALE(S) SHOWN ARE INTENDED FOR ANSI D (22X34) SIZE DRAWINGS, TABLOID (11X17) SIZE DRAWINGS ARE 1/2 OF SCALE(S) SHOWN UNLESS NOTED OTHERWISE

EXISTING	DESIGN	ROAD
		CONTROL LINE
		GRAVEL ROAD
		EDGE OF PAVEMENT
		CURB (ACTUAL WIDTH)
		SIDEWALK (ACTUAL WIDTH)
		CURB DEPRESSION
		MARKING 1-1-1
		MARKING 3-3-3
		MARKING 3-6-3
		MARKING 5-8-5
		MARKING 6-3-6
		GUIDE RAIL
		FENCE
		SILT FENCE
		ABANDONED PIPE
		RAILWAY
		BOTTOM OF BANK
		TOP OF BANK
		EDGE OF WATER
		HEDGE
		BUILDING
		DITCH
		DITCH (HIGH POINT)
		DITCH (LOW POINT)
		STREAM (LESS THAN 3 m WIDE)
		CREEK (OVER 3 m WIDE) (WIDTH OF CREEK SHOWN TO SCALE)
		CONTOUR
		MAJOR
		MINOR
		PROPERTY
		PARCEL / LOT LINE
		EASEMENT
		STATUTORY ROW
		ROAD ROW
		PROFILE VIEW
		GROUND
		WATER MAIN
		SANITARY SEWER
		STORM SEWER

HATCH PATTERNS	
	
GRAVEL	TOP SOIL & SOD
	
ASPHALT	WATER
	
CONCRETE	EARTH / NATIVE MATERIAL
	
	INTERLOCK STONE

EXISTING	SANITARY SEWER
	SANITARY SEWER
	SANITARY FORCEMAIN
	SANITARY COMBINED SEWER
	MANHOLE
	COMBINED MANHOLE
	VALVE CHAMBER
	CLEANOUT
	VALVE BOX
	FLOW DIRECTION
	LIFT / PUMP STATION

EXISTING	ELECTRICAL / POWER
	POWER / COMM / CONDUIT
	OVERHEAD POWER
	UNDERGROUND POWER
	VAULT / HYDRO BOX
	PULL BOX
	JUNCTION BOX
	TRANSFORMER VAULT MANHOLE
	TRANSFORMER PAD
	METER
	MANHOLE
	LIGHT / LAMP STANDARD
	HYDRO / UTILITY POLE
	GUY WIRE
	SIGNAL
	SIGNAL WITH OVERHEAD ARM

EXISTING	COMMUNICATIONS / TELEPHONE
	CABLE
	FIBRE OPTIC CABLE
	TELEPHONE / LINE
	UNDERGROUND TELEPHONE
	COMMUNICATIONS VAULT BOX
	TELEPHONE MANHOLE
	TELEPHONE VAULT BOX
	COMMUNICATIONS MANHOLE
	TELEPHONE PEDESTAL
	GAS
	VALVE BOX
	MANHOLE
	METER
	SURVEY HUB
	MONUMENT
	IRON PIN
	IRON PIN (FOUND)
	LEAD PLUG
	UNIDENTIFIED MANHOLE
	MONITORING WELL
	PIEZOMETER
	OBSERVATION WELL
	TEST PIT
	BORE HOLE
	FLAG POLE
	PARKING METER
	MAILBOX
	BOULDER
	RAILWAY SIGNAL LIGHT
	POST/BOLLARD (ANNOTATE AS REQUIRED)
	NO POST BARRIER / JERSEY BARRIER (SCALE AS REQUIRED)
	SIGN
	GATE
	BUSH
	TREE (DECIDUOUS) (SCALE AS REQUIRED)

EXISTING	DESIGN	WATER
		WATER MAIN
		IRRIGATION
		RAW WATER
		POTABLE WATER
		VAULT BOX
		IRRIGATION BOX
		FIRE HYDRANT
		MANHOLE
		METER CHAMBER
		CROSS FLANGE
		TEE FLANGE
		END CAP / PLUG
		GATE VALVE
		THRUST BLOCK
		45 DEGREE ELBOW
		90 DEGREE ELBOW
		WYE
		ENCASEMENT
		WATER LEVEL
		COUPLING
		REDUCER
		WELL
		CURB STOP / CURB BOX
		CULVERT (Ø AND TYPE)
		STORM SEWER
		CATCH BASIN
		DOUBLE CATCH BASIN
		DITCH INLET CATCH BASIN
		CATCH BASIN / MANHOLE
		LAWN BASIN
		MANHOLE
		STORMCEPTOR
		OIL INTERCEPTOR
		VALVE BOX
		CULVERT INLET
		CULVERT OUTLET
		HEADWALL
		DITCH FLOW

EXISTING	DESIGN	STORM DRAINAGE
		CULVERT (Ø AND TYPE)
		STORM SEWER
		CATCH BASIN
		DOUBLE CATCH BASIN
		DITCH INLET CATCH BASIN
		CATCH BASIN / MANHOLE
		LAWN BASIN
		MANHOLE
		STORMCEPTOR
		OIL INTERCEPTOR
		VALVE BOX
		CULVERT INLET
		CULVERT OUTLET
		HEADWALL
		DITCH FLOW



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RELIANCE PROPERTIES

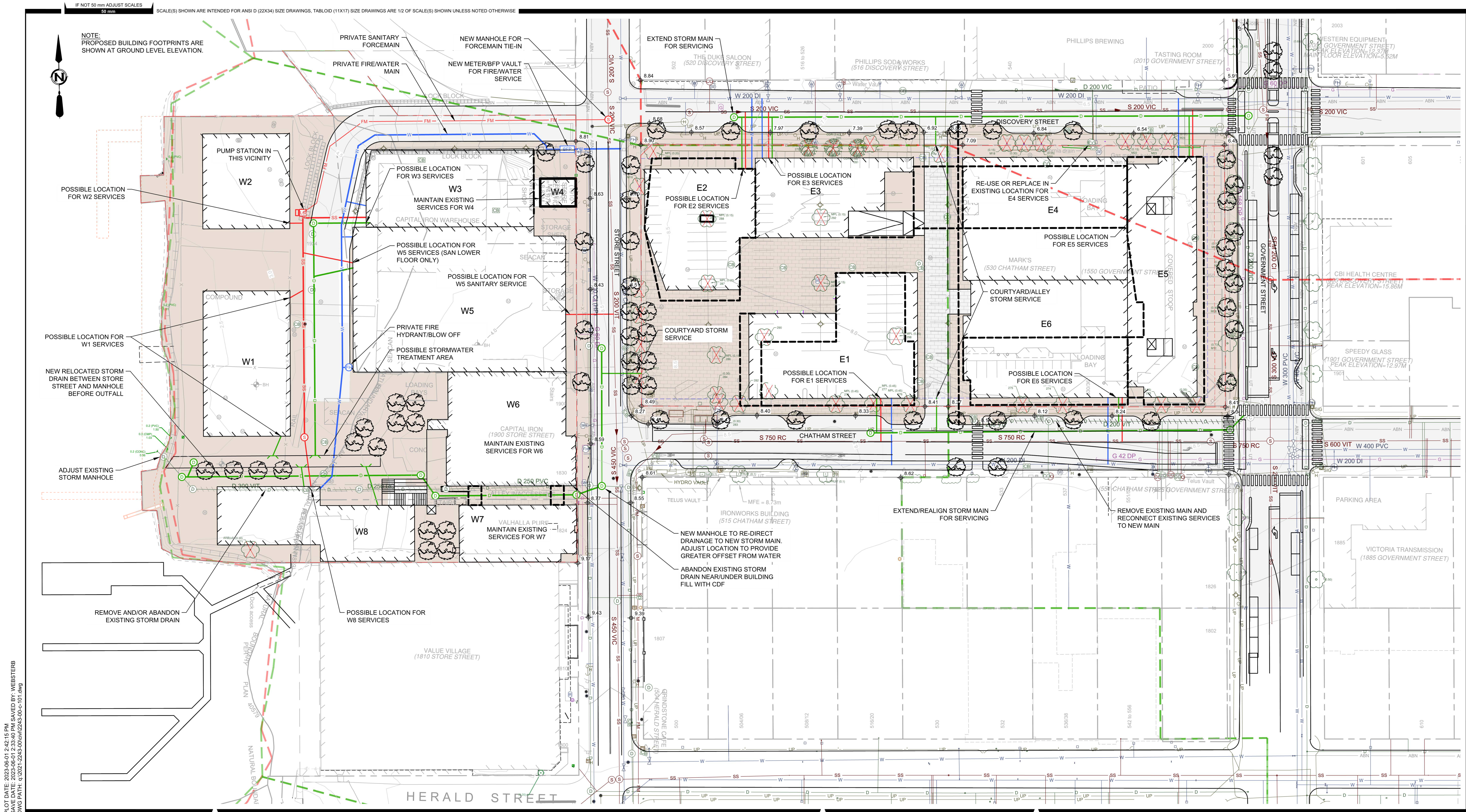
CAPITAL CULTURE DISTRICT

20212243-00

SCALE: AS SHOWN

CIVIL
LEGEND

DRAWING	REVISION	SHEET
2243-00-C-001	A	

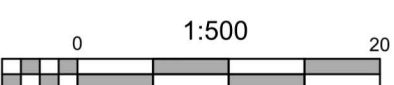


PLOT DATE: 2023-06-01 2:42:15 PM
SAVE DATE: 2023-06-01 2:33:40 PM
DWG PATH: G:\2021\2243-00\CM\2243-00-C-101.dwg



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D	2023MAY29	A. STEPHENSON	B. WEBSTER	ISSUED FOR REZONING
C	2023MAR29	A. STEPHENSON	B. WEBSTER	RE-ISSUED FOR INFORMATION
B	2022APR27	A. STEPHENSON	B. WEBSTER	RE-ISSUED FOR INFORMATION
A	2022MAR03	A. STEPHENSON	B. WEBSTER	ISSUED FOR INFORMATION
REV	DATE	DESIGN	DRAWN	DESCRIPTION

RELIANCE PROPERTIES

CAPITAL CULTURE DISTRICT

20212243-00

SCALE: 1:500

CIVIL
CONCEPTUAL SERVICING PLAN
PROPOSED WORKS

DRAWING	REVISION	SHEET
2243-00-C-101	D	