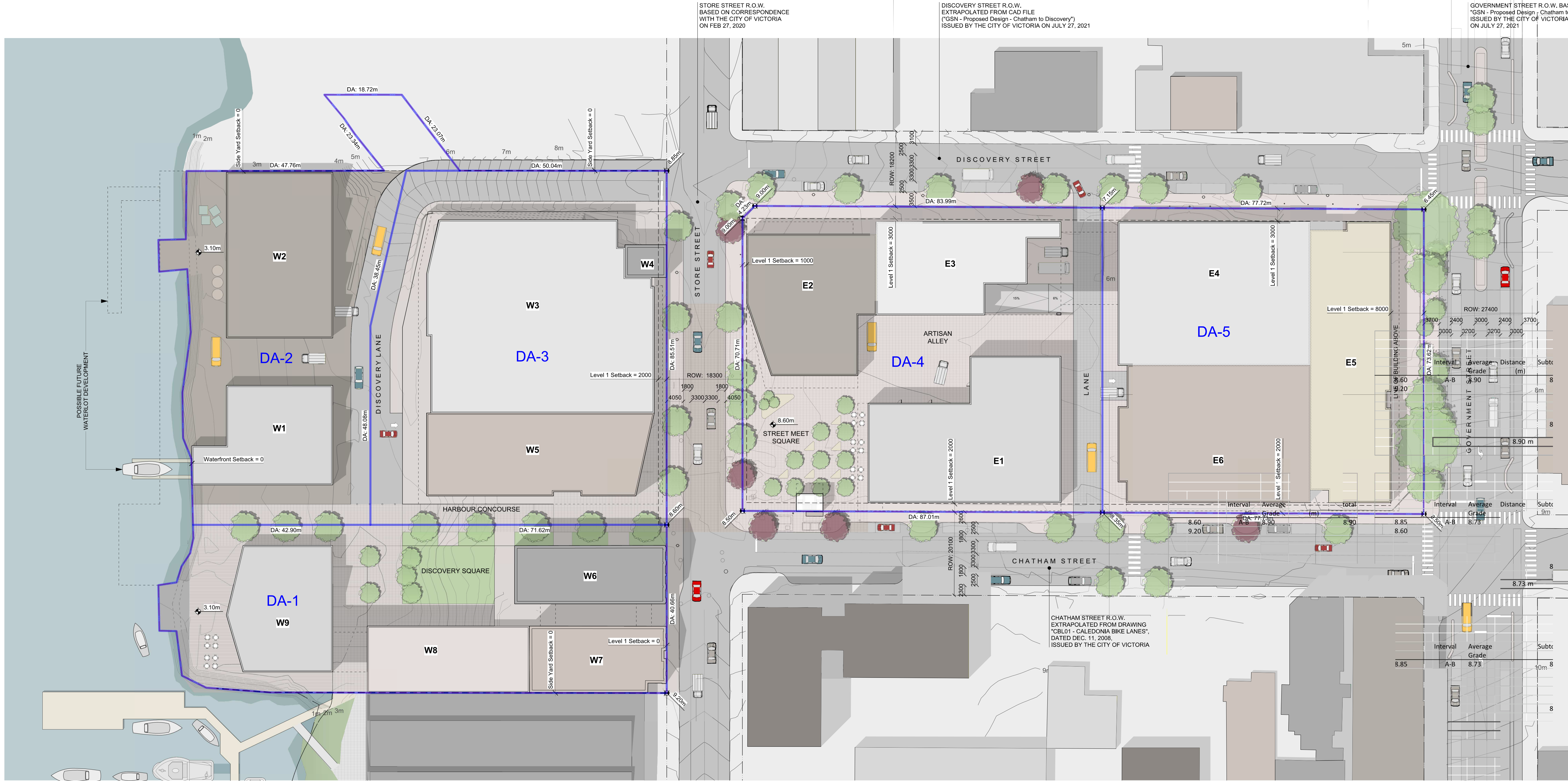
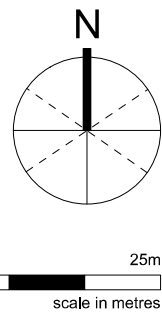


General Note:  
The illustrated design and data are based on preliminary programming of use, functional area and height. The buildings and data in the enclosed study and are conceptual in nature and do not constitute detailed design for each building. Site architecture and servicing programming, and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



2021-10-26



1 Site Plan  
Scale: 1:500

| Development Area 1<br>Average Grade at Store Street |          |                  |                 |          |
|-----------------------------------------------------|----------|------------------|-----------------|----------|
| Grade Points<br>(m Geodetic)                        | Interval | Average<br>Grade | Distance<br>(m) | Subtotal |
| A 8.60                                              | A-B      | 8.90             |                 | 8.90     |
| B 9.20                                              |          |                  |                 |          |
| TOTAL:                                              |          |                  |                 | 8.90     |
| AVERAGE GRADE:                                      |          |                  |                 | 8.90 m   |

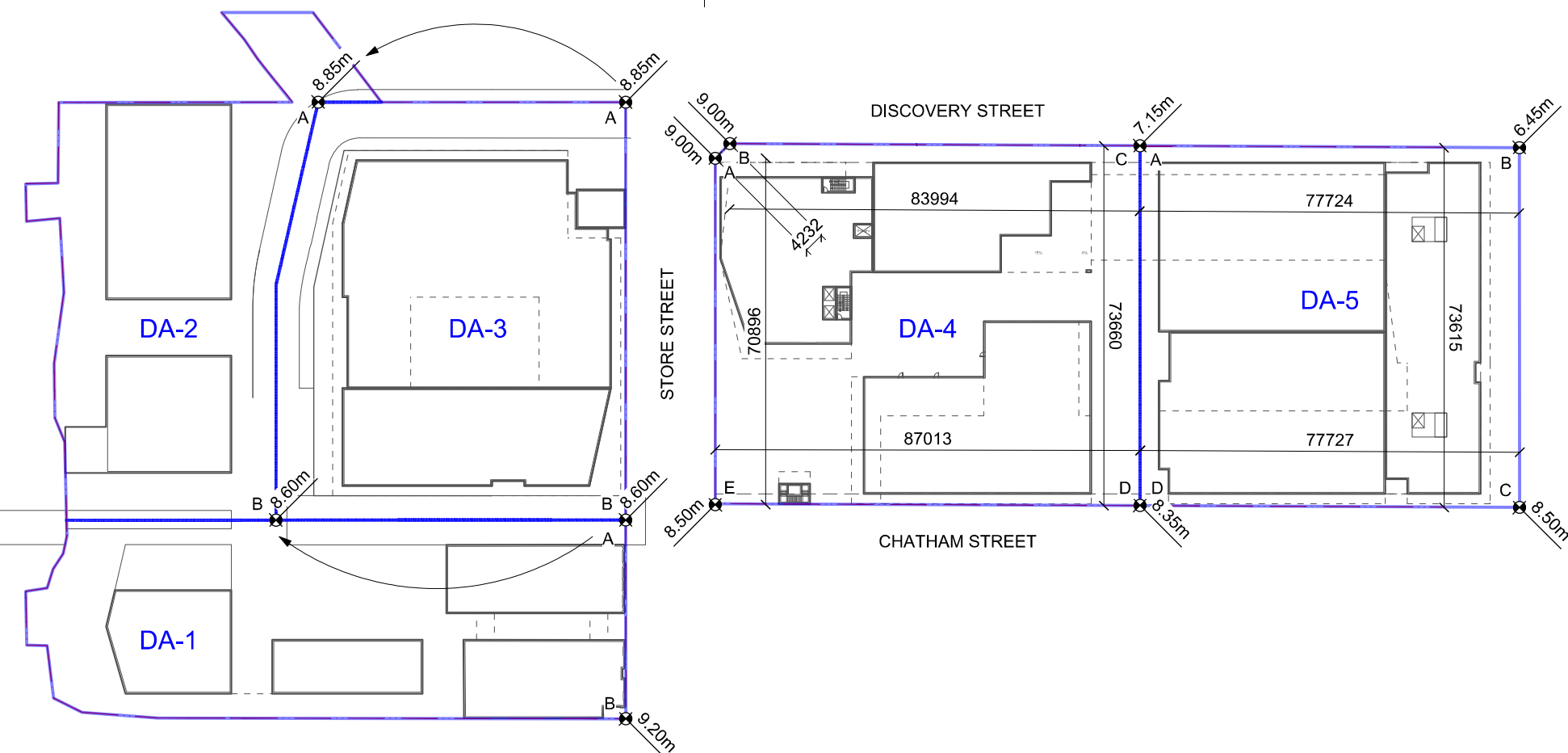
| Development Area 2<br>Average Grade at Store Street |          |                  |                 |          |
|-----------------------------------------------------|----------|------------------|-----------------|----------|
| Grade Points<br>(m Geodetic)                        | Interval | Average<br>Grade | Distance<br>(m) | Subtotal |
| A 8.85                                              | A-B      | 8.73             |                 | 8.73     |
| B 8.60                                              |          |                  |                 |          |
| TOTAL:                                              |          |                  |                 | 8.73     |
| AVERAGE GRADE:                                      |          |                  |                 | 8.73 m   |

| Development Area 3<br>Average Grade at Store Street |          |                  |                 |          |
|-----------------------------------------------------|----------|------------------|-----------------|----------|
| Grade Points<br>(m Geodetic)                        | Interval | Average<br>Grade | Distance<br>(m) | Subtotal |
| A 8.85                                              | A-B      | 8.73             |                 | 8.73     |
| B 8.60                                              |          |                  |                 |          |
| TOTAL:                                              |          |                  |                 | 8.73     |
| AVERAGE GRADE:                                      |          |                  |                 | 8.73 m   |

| Development Area 4<br>Average Grade Calculation |          |                  |                 |                 |
|-------------------------------------------------|----------|------------------|-----------------|-----------------|
| Grade Points<br>(m Geodetic)                    | Interval | Average<br>Grade | Distance<br>(m) | Subtotal        |
| A 9.00                                          | A-B      | 9.00             | 4.23            | 38.09           |
| B 9.00                                          | B-C      | 8.08             | 83.99           | 678.25          |
| C 7.15                                          | C-D      | 7.75             | 73.66           | 570.87          |
| D 8.35                                          | D-E      | 8.43             | 87.01           | 733.08          |
| E 8.50                                          | E-A      | 8.75             | 70.90           | 620.34          |
| TOTAL:                                          |          |                  |                 | 319.80 2,640.63 |
| AVERAGE GRADE:                                  |          |                  |                 | 8.26 m          |

| Development Area 5<br>Average Grade Calculation |          |                  |                 |                 |
|-------------------------------------------------|----------|------------------|-----------------|-----------------|
| Grade Points<br>(m Geodetic)                    | Interval | Average<br>Grade | Distance<br>(m) | Subtotal        |
| A 7.15                                          | A-B      | 6.80             | 77.72           | 528.52          |
| B 6.45                                          | B-C      | 7.48             | 73.62           | 550.27          |
| C 8.50                                          | C-D      | 8.43             | 77.73           | 654.85          |
| D 8.35                                          | D-A      | 7.75             | 73.66           | 570.87          |
| TOTAL:                                          |          |                  |                 | 302.73 2,304.51 |
| AVERAGE GRADE:                                  |          |                  |                 | 7.61 m          |

2 Average Grade by Development Area  
Scale: n/a



|                                                                                                                                                                                                        |             |                     |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------|--------------------|
|                                                                                                                   |             | 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 Plan<br>Average Grade Calc.                                                                                                                                                                       |             |                     |                    |
| project no.                                                                                                                                                                                            |             |                     | 1931               |
| drawing file                                                                                                                                                                                           |             |                     | Comprehensive Plan |
| scale                                                                                                                                                                                                  |             |                     | As Noted           |
| drawn by                                                                                                                                                                                               |             |                     | JB/JH              |
| date issued                                                                                                                                                                                            |             |                     | sheet no.          |
| Oct. 25, 2021                                                                                                                                                                                          |             |                     | A2.1               |

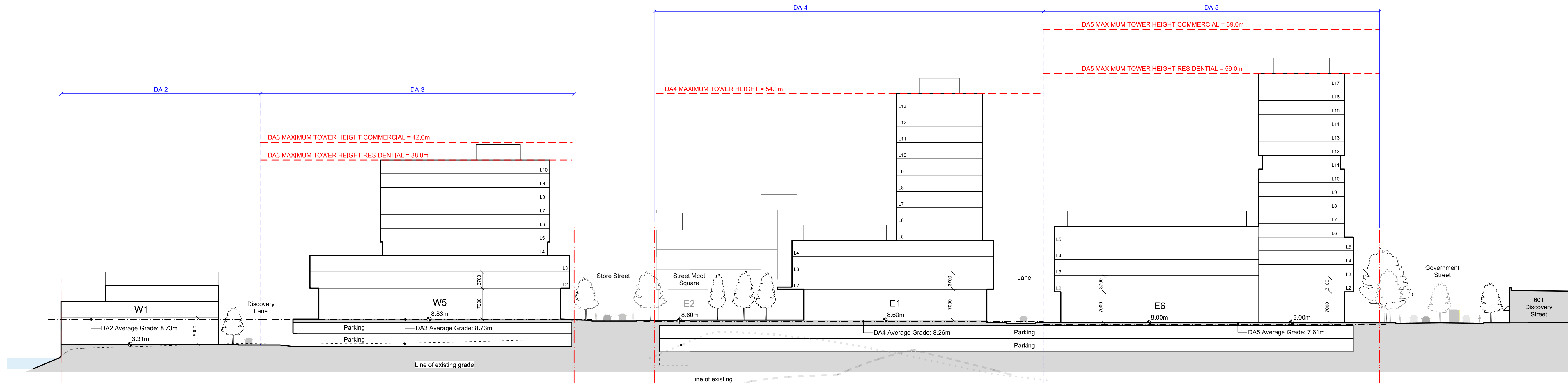
General Note:  
The illustrated design and data are based on preliminary programming of use, functional area and height. The buildings and data in the enclosed study and are conceptual in nature and do not constitute detailed design for each building. Site architecture and servicing programming, and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

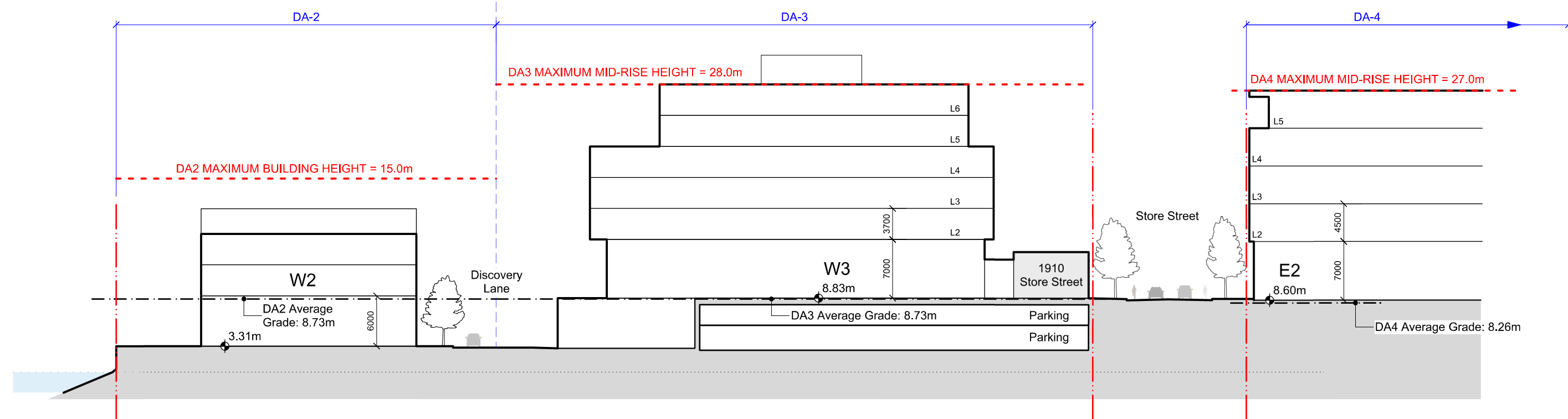
Building heights shown in the adjacent sections are height above average grade



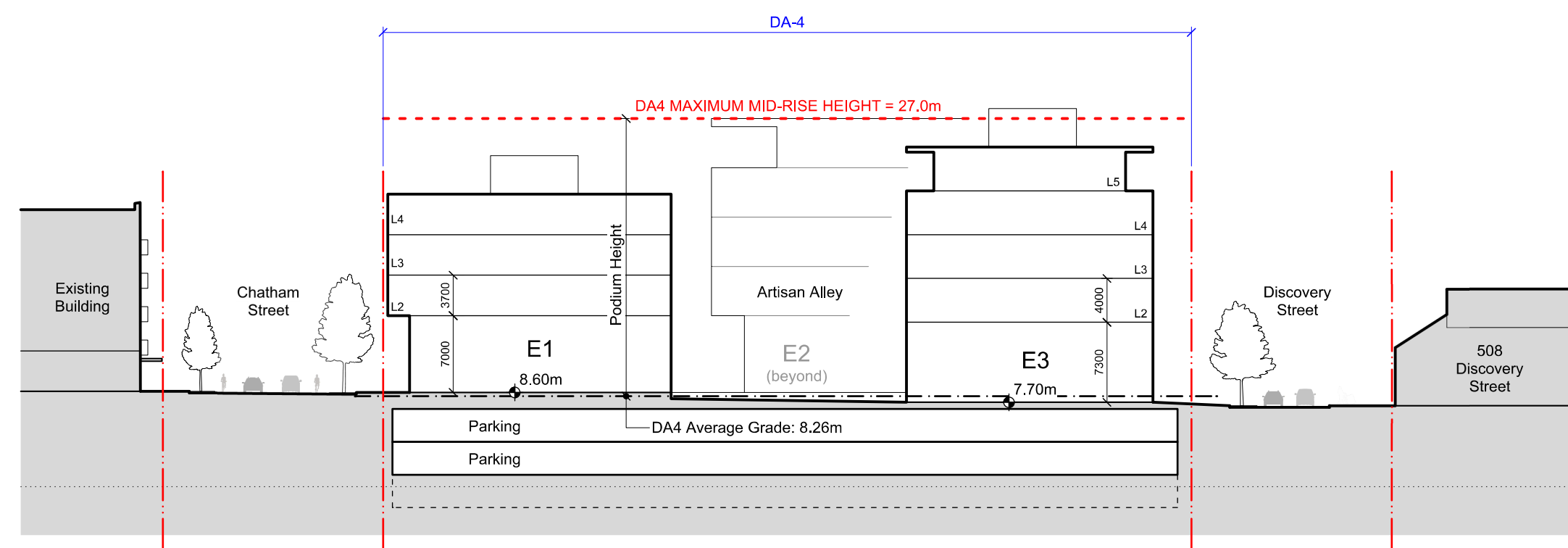
2021-10-26



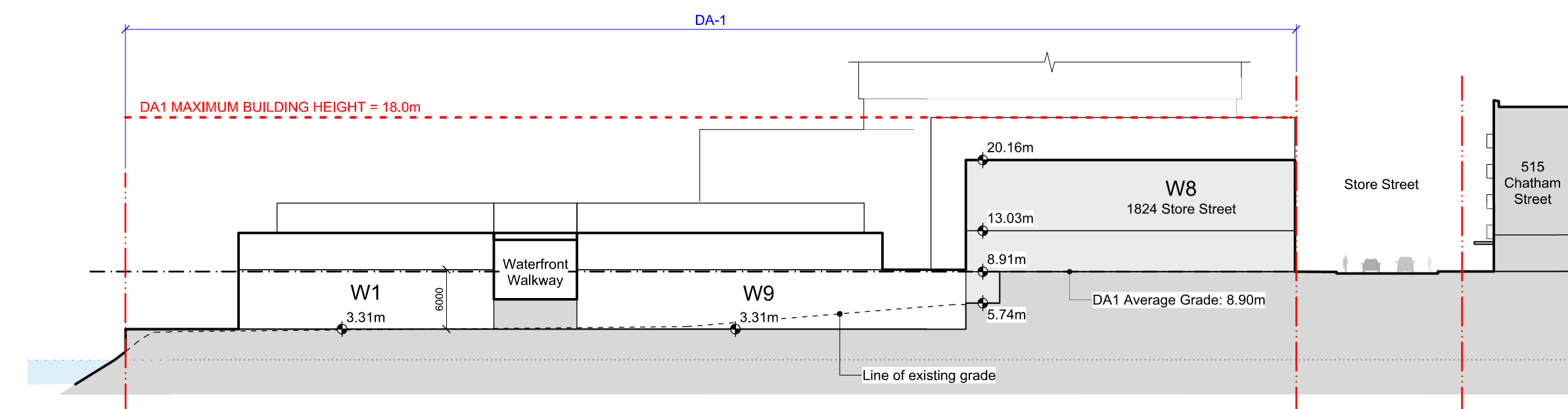
1 Maximum Tower Heights  
Scale: 1:500



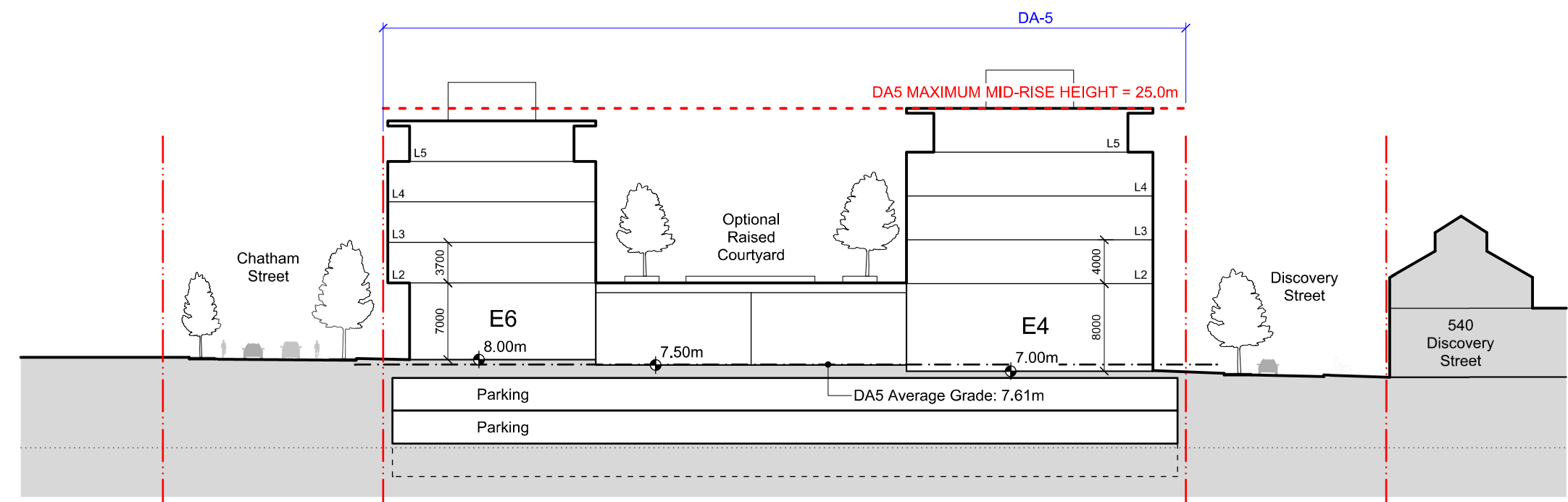
2 Maximum Mid Rise Building Height (DA-2, DA-3, DA-4)  
Scale: 1:500



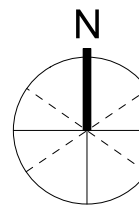
4 Maximum Mid Rise Building Height (DA-4)  
Scale: 1:500



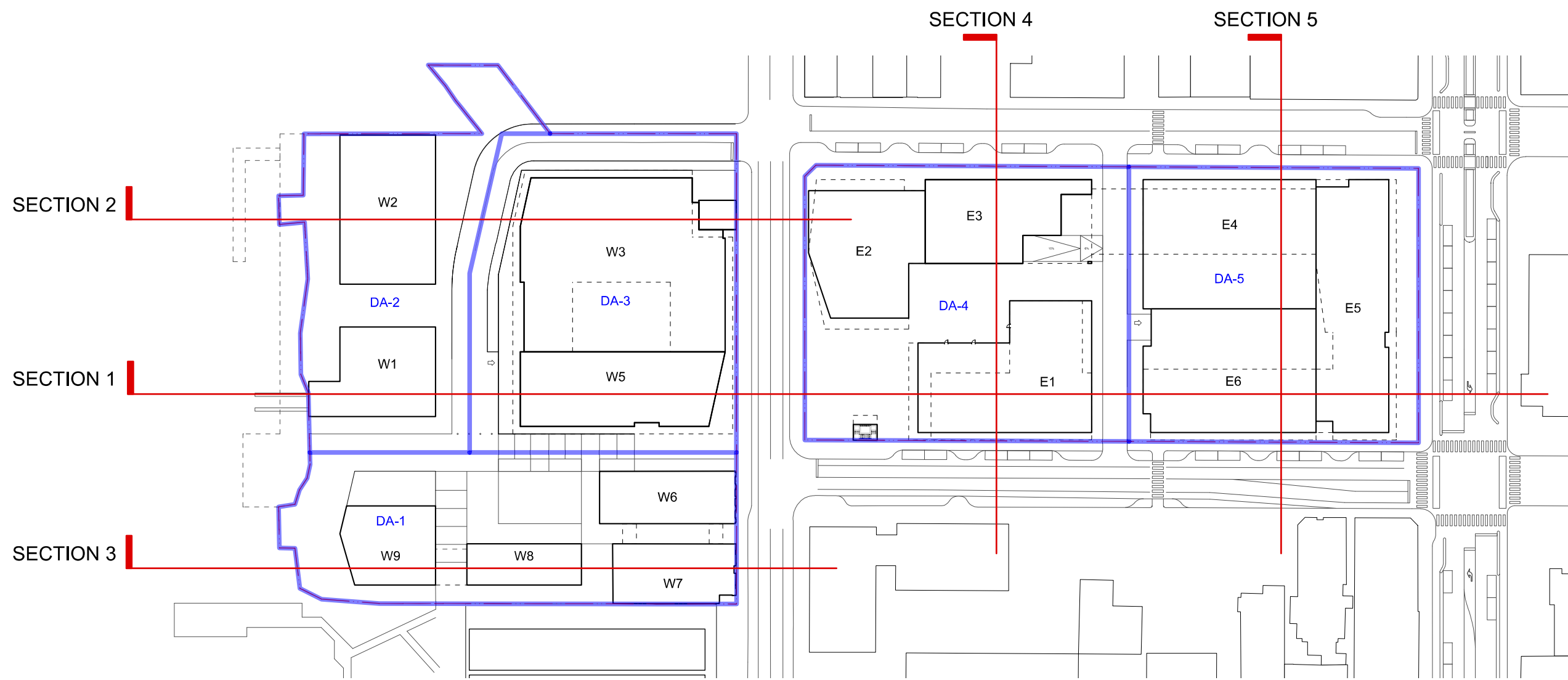
3 Maximum Mid Rise Building Height (DA-1)  
Scale: 1:500



5 Maximum Mid Rise Building Height (DA-5)  
Scale: 1:500



0 1:500 25m  
scale in metres



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 JBJ/JH

date issued sheet no.

Oct. 25, 2021 A3.1

TREE SURVEY LEGEND

| QTY. | DESCRIPTION                       |
|------|-----------------------------------|
| +    | 11 EXISTING STREET TREE TO REMAIN |
| ×    | 26 EXISTING STREET TREE TO REMOVE |
| [ ]  | TREE PROTECTION FENCING           |
| ○    | CRITICAL ROOT ZONE (CRZ)          |

NOTES

- THIS TREE SURVEY PLAN REFERENCES THE SURVEY PREPARED BY GEOVERRA ON AUGUST 9, 2021.
- NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
- ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
- 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.
- WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
- 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.



| 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

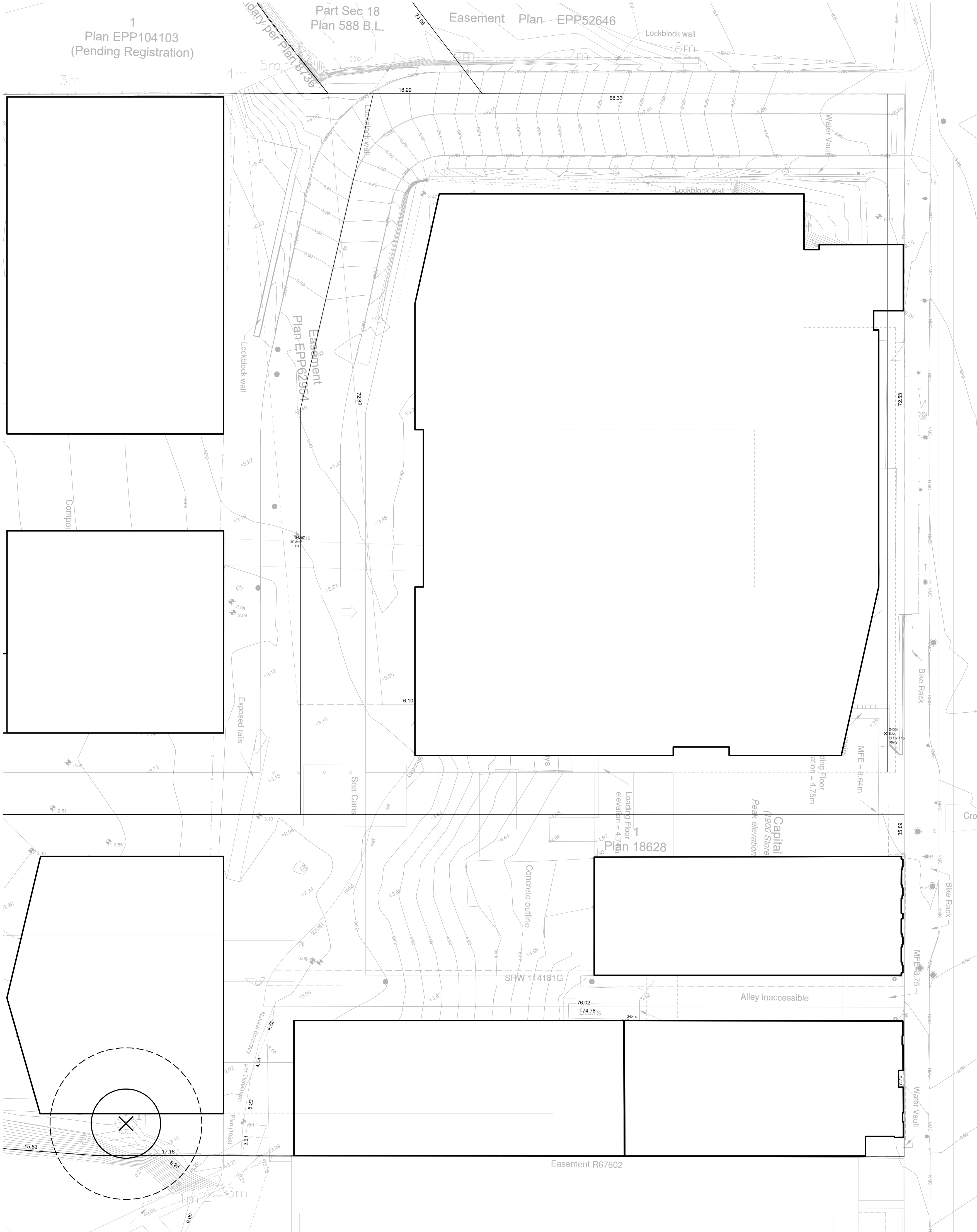
|               |            |                |
|---------------|------------|----------------|
| Date          | Oct. 01/21 | Drawing Number |
| Project No.   | 2114       |                |
| Scale         | 1:500      | L0.01          |
| Drawn/Checked | KW   JF    |                |

| TREE INVENTORY                |                   |          |                     |         |           |        |                 |                    |
|-------------------------------|-------------------|----------|---------------------|---------|-----------|--------|-----------------|--------------------|
| TREE I.D.<br>(Municipal I.D.) | Common Name       | DBH (cm) | Crown (m)<br>Spread | CRZ (m) | Structure | Health | Bylaw Status    | Recommended Action |
| 22234                         | London Plane      | 76       | 10                  | 9       | Good      | Good   | Municipal       | Protect & Retain   |
| 22233                         | European Hornbeam | 33       | 7                   | 4       | Good      | Good   | Municipal       | Protect & Retain   |
| 22232                         | London Plane      | 59       | 18                  | 7       | Good      | Good   | Municipal       | Protect & Retain   |
| 22231                         | European Hornbeam | 32       | 7                   | 4       | Good      | Good   | Municipal       | Protect & Retain   |
| 7899                          | Tulip Tree        | 12       | 3                   | 1       | Poor      | Poor   | Municipal       | Protect & Retain   |
| 7898                          | Tulip Tree        | 17       | 5                   | 2       | Good      | Fair   | Municipal       | Protect & Retain   |
| 22230                         | European Hornbeam | 32       | 6                   | 4       | Good      | Good   | Municipal       | Protect & Retain   |
| 22229                         | London Plane      | 40       | 14                  | 5       | Good      | Good   | Municipal       | Protect & Retain   |
| 22228                         | European Hornbeam | 35       | 10                  | 4       | Good      | Good   | Municipal       | Protect & Retain   |
| 22227                         | London Plane      | 68       | 14                  | 8       | Good      | Good   | Municipal       | Protect & Retain   |
| 7897                          | Tulip Tree        | 36       | 13                  | 4       | Good      | Good   | Municipal       | Protect & Retain   |
| 3                             | European Hornbeam | 53       | 8                   | 6       | Good      | Good   | Bylaw-protected | Remove             |
| 4                             | European Hornbeam | 66       | 7                   | 8       | Good      | Good   | Bylaw-protected | Remove             |
| 5                             | European Hornbeam | 89       | 7                   | 11      | Fair      | Fair   | Bylaw-protected | Remove             |
| 6                             | European Hornbeam | 81       | 7                   | 10      | Good      | Good   | Bylaw-protected | Remove             |
| 7                             | Pin Oak           | 50       | 16                  | 6       | Fair      | Fair   | Bylaw-protected | Remove             |
| 8                             | Pin Oak           | 49       | 14                  | 6       | Good      | Good   | Bylaw-protected | Remove             |
| 9                             | Pin Oak           | 47       | 12                  | 6       | Good      | Fair   | Bylaw-protected | Remove             |
| 31782                         | Cherry Plum       | 37       | 10                  | 4       | Good      | Fair   | Municipal       | Remove             |
| 22222                         | Cherry Plum       | 31       | 8                   | 4       | Good      | Fair   | Municipal       | Remove             |
| 22246                         | Higan Cherry      | 28       | 6                   | 3       | Fair      | Poor   | Municipal       | Remove             |
| 22245                         | Higan Cherry      | 29       | 7                   | 3       | Fair      | Poor   | Municipal       | Remove             |
| 22244                         | Higan Cherry      | 26       | 6                   | 3       | Fair      | Poor   | Municipal       | Remove             |
| 22243                         | Higan Cherry      | 31       | 5                   | 4       | Fair      | Good   | Municipal       | Remove             |
| 22242                         | Higan Cherry      | 23       | 5                   | 3       | Poor      | Poor   | Municipal       | Remove             |
| 10                            | Western Red Cedar | 53       | 7                   | 6       | Good      | Good   | Bylaw-protected | Remove             |
| 11                            | Western Red Cedar | 38       | 5                   | 5       | Good      | Good   | Bylaw-protected | Remove             |
| 12                            | Western Red Cedar | 44       | 6                   | 5       | Good      | Good   | Bylaw-protected | Remove             |
| 9896                          | Norway Maple      | 27       | 5                   | 3       | Good      | Good   | Municipal       | Remove             |
| 22241                         | Cherry Plum       | 14       | 5                   | 2       | Good      | Fair   | Municipal       | Remove             |
| 22240                         | Cherry Plum       | 45       | 6                   | 5       | Poor      | Poor   | Municipal       | Remove             |
| 22239                         | Cherry Plum       | 30       | 8                   | 4       | Good      | Good   | Municipal       | Remove             |
| 22238                         | Cherry Plum       | 31       | 5                   | 4       | Fair      | Good   | Municipal       | Remove             |
| 22237                         | Cherry Plum       | 15       | 5                   | 2       | Good      | Good   | Municipal       | Remove             |
| 22236                         | Cherry Plum       | 22       | 5                   | 3       | Fair      | Good   | Municipal       | Remove             |
| 22235                         | Cherry Plum       | 25       | 5                   | 3       | Good      | Good   | Municipal       | Remove             |
| 1                             | Pacific Madrone   | 72       | 8                   | 9       | Good      | Fair   | Bylaw-protected | Remove             |
| 2                             | Cherry Plum       | 41       | 8                   | 5       | Fair      | Good   | Bylaw-protected | Remove             |

Tree Protection & Management Legend

| QTY.  | DESCRIPTION                       |
|-------|-----------------------------------|
| +     | 11 EXISTING STREET TREE TO REMAIN |
| x     | 26 EXISTING STREET TREE TO REMOVE |
| [ - ] | TREE PROTECTION FENCING           |
| ○     | CRITICAL ROOT ZONE (CRZ)          |

- NOTES
- THIS TREE PROTECTION NAD MANAGEMENT PLAN REFERENCES THE SURVEY PREPARED BY GEOVERRA ON AUGUST 9, 2021.
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| 1   | Issued for Rezoning | Oct. 22/21 |
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| No. | Description         | Date       |

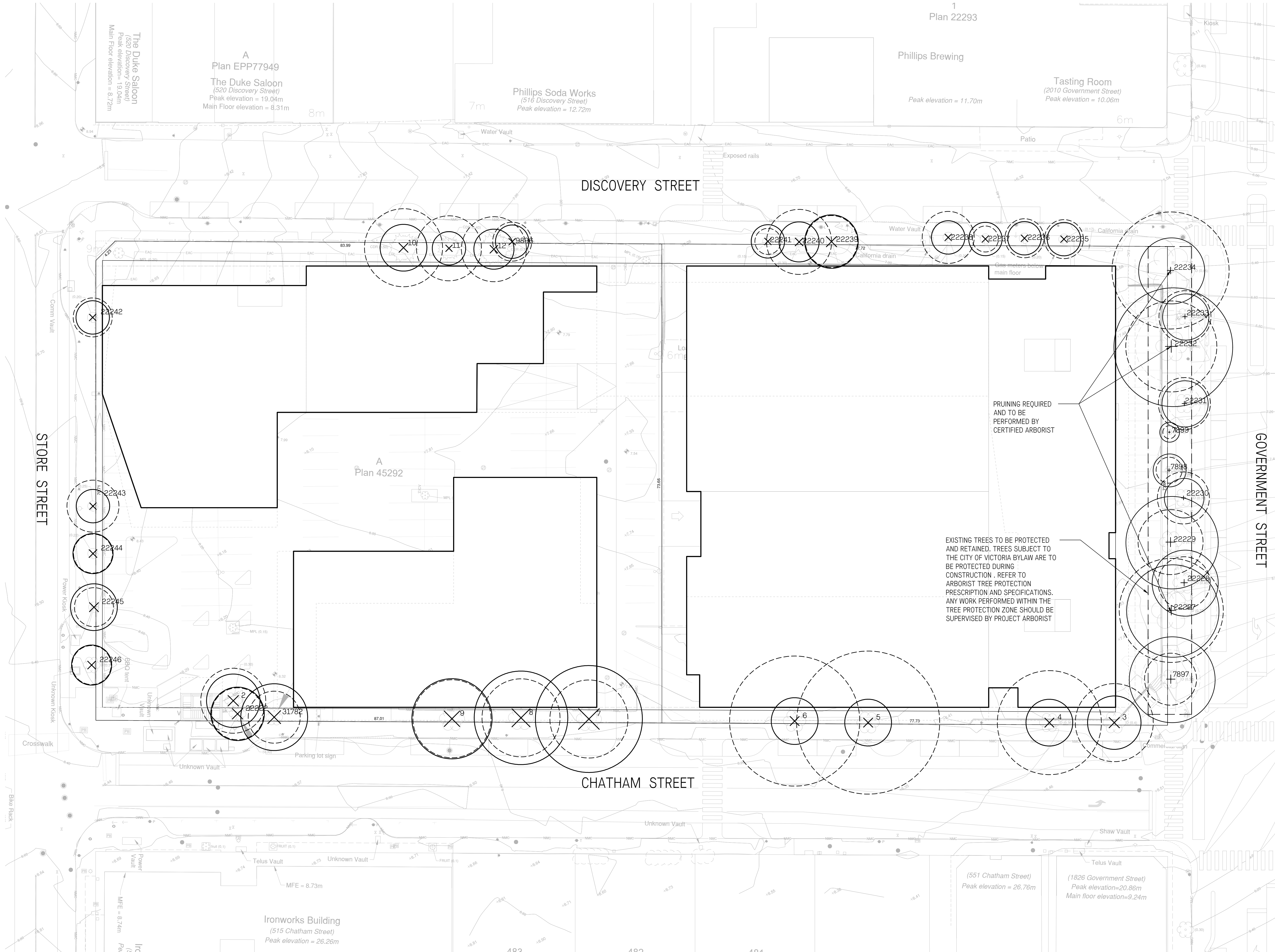
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Capital Culture District

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:xxx      | L0.02          |
| Drawn/Checked | KW   JF    |                |



# HAPA COLLABORATIVE

Landscape Architecture  
Urban Design

403 - 375 West Fifth Avenue  
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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 Management Plan

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



|         |            |                        |     |     |
|---------|------------|------------------------|-----|-----|
| 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 |
| ISS/REV | YYYY-MM-DD | DESCRIPTION            | DRN | CHK |

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CLIENT REF. NO:



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PROJECT:

CAPITAL IRON

PROJECT NO:

20-W0162

SCALE:

As-Noted

DISCIPLINE:

GEOMATICS

TITLE:

TOPOGRAPHIC SURVEY

DRAWING NO:

20R-00223-00-MTPSI001-R5

SHEET NO:

1 OF 2

