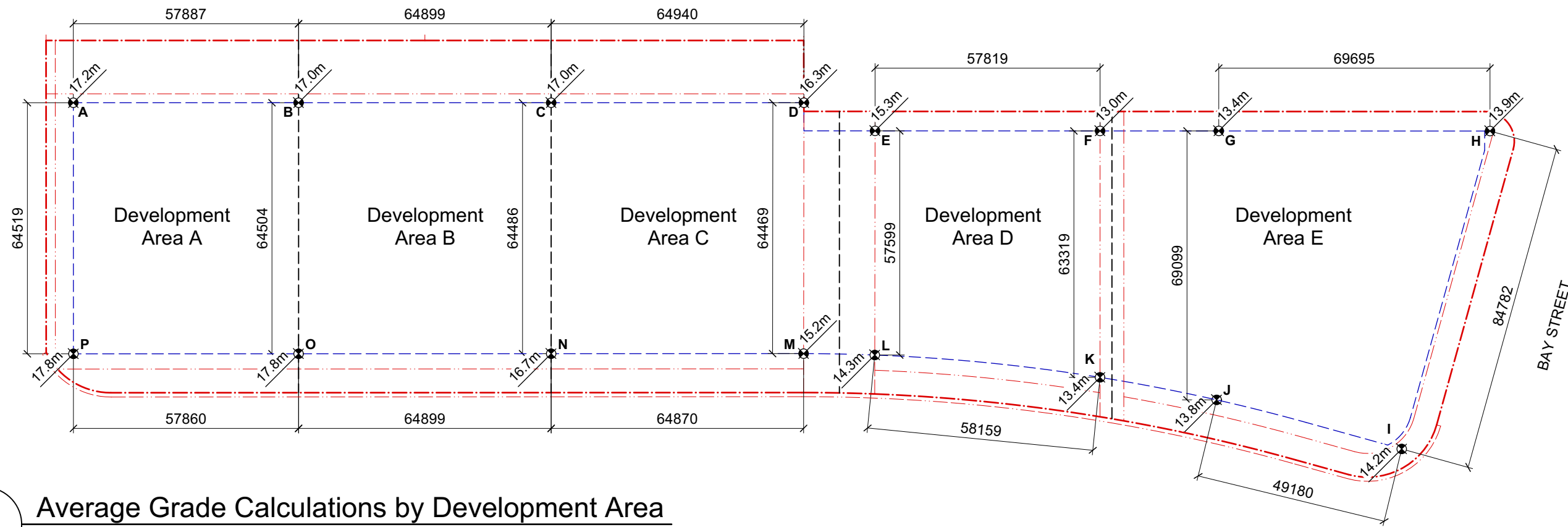


1 Site Plan  
Scale: 1:500



2 Average Grade Calculations by Development Area  
Scale: 1:1200

LEGEND  
○ Trees intended to be retained  
\* new/replacement trees not shown

- Street Right-of-Way Notes:
- A. Illustrated modifications to Dowler Place include: reduction of travel lane width and curb reconfiguration; landscape areas to define street parking; traffic circle at Kings Road intersection
- B. Illustrated modifications to Bay Street include: curb modification; reduction of one vehicle travel lane to improve cycling and pedestrian facilities; removal of left turn restrictions; reconfiguration of the Bay and Dowler intersection; removal of channelized right turn lane at Blanshard Street
- C. Illustrated modifications to Blanshard Street include: relocation of the northbound bicycle lane onto the subject property; expansion of the boulevard along the site frontage by moving the curb to the west; removal of channelized right turn lane at Hillside Avenue
- D. Illustrated modifications to Hillside Avenue include: relocation of the existing bus stop; inclusion of a crosswalk east of the subject property (crosswalk not in project scope)
- General Notes:
1. Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated May 5, 2022.
2. Site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual site servicing plan for more information (to be provided with the rezoning application).
3. Existing trees are shown for reference only. Refer to tree survey and arborist report for detailed information (to be provided with the rezoning application).
4. Locations of new and/or replacement trees will be provided at the Development Permit stage.
5. All on and off site improvements shown are conceptual in nature and will be subject to detailed design at the development permit stage. All improvements will be coordinated with City of Victoria requirements.
6. Development Area boundaries are preliminary and subject to refinement with each Development Permit.

0 10 20 30 M  
Scale 1:500 (24 x 36")

△ Issued for Dev. Tracker 16/11/2023

rev no description date

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project name  
**Evergreen**  
2501 Blanshard Street

sheet title  
**Site Plan  
Average Grade Calc.**

project no. 2119  
drawing file Comprehensive Plan  
scale 1:500 unless noted otherwise  
drawn by JB  
date issued Oct. 16, 2023  
sheet no. A2.1

| Development Area A         |          |                       |                             |              | Development Area B         |          |                       |                         |              | Development Area C         |          |                       |                             |              | Development Area D         |          |                       |                         |              | Development Area E         |          |                       |                         |              |
|----------------------------|----------|-----------------------|-----------------------------|--------------|----------------------------|----------|-----------------------|-------------------------|--------------|----------------------------|----------|-----------------------|-----------------------------|--------------|----------------------------|----------|-----------------------|-------------------------|--------------|----------------------------|----------|-----------------------|-------------------------|--------------|
| Grade point (Geodetic (m)) | Interval | Average of Points (m) | Distance between points (m) | Subtotal (m) | Grade point (Geodetic (m)) | Interval | Average of Points (m) | Distance between points | Subtotal (m) | Grade point (Geodetic (m)) | Interval | Average of Points (m) | Distance between points (m) | Subtotal (m) | Grade point (Geodetic (m)) | Interval | Average of Points (m) | Distance between points | Subtotal (m) | Grade point (Geodetic (m)) | Interval | Average of Points (m) | Distance between points | Subtotal (m) |
| A 17.2                     | A to B   | 17.1                  | 57.9                        | 989.9        | B 17.0                     | B to C   | 17.0                  | 64.9                    | 1,103.3      | C 17.0                     | C to D   | 16.7                  | 64.9                        | 1,081.3      | E 15.3                     | E to F   | 14.2                  | 57.8                    | 818.1        | G 13.4                     | G to H   | 13.7                  | 69.7                    | 951.3        |
| B 17.0                     | B to O   | 17.4                  | 64.5                        | 1,122.4      | C 17.0                     | C to N   | 16.9                  | 64.5                    | 1,086.6      | D 16.3                     | D to M   | 15.8                  | 64.5                        | 1,015.4      | F 13.0                     | F to K   | 13.2                  | 63.3                    | 835.8        | H 13.9                     | H to I   | 14.1                  | 84.8                    | 1,191.2      |
| O 17.8                     | O to P   | 17.8                  | 57.9                        | 1,029.9      | N 16.7                     | N to O   | 17.3                  | 64.9                    | 1,119.5      | M 15.2                     | M to N   | 16.0                  | 64.9                        | 1,034.7      | K 13.4                     | K to L   | 13.9                  | 58.2                    | 805.5        | I 14.2                     | I to J   | 14.0                  | 49.2                    | 688.5        |
| P 17.8                     | P to A   | 17.5                  | 64.5                        | 1,129.1      | O 17.8                     | O to B   | 17.4                  | 64.5                    | 1,122.4      | N 16.7                     | N to C   | 16.9                  | 64.5                        | 1,086.6      | L 14.3                     | L to E   | 14.8                  | 57.6                    | 852.5        | J 13.8                     | J to G   | 13.6                  | 69.1                    | 939.7        |
|                            |          |                       | 244.8                       | 4,271.2      |                            |          |                       | 258.8                   | 4,432        |                            |          |                       | 258.8                       | 4,217.9      |                            |          |                       | 236.9                   | 3,311.9      |                            |          |                       | 272.8                   | 3,770.8      |
| Average Grade DA-A (m)     |          |                       |                             | 17.4         |                            |          |                       |                         | 17.1         |                            |          |                       |                             | 16.3         |                            |          |                       |                         | 14.0         |                            |          |                       |                         | 13.8         |