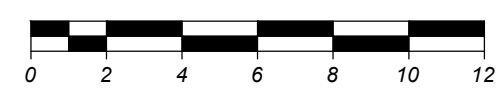


SITE PLAN OF PART OF LOT C, SECTION 4,
VICTORIA DISTRICT, PLAN 25164.

SHEET 1 OF 3

BCGS MAP SHEET 92B.044



The intended plot size of this plan is 1118mm in width by 864mm in height (D-Size) when plotted at a scale of 1:200.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 703504 with an elevation of 15.714 metres.

Contours are at 0.2 metre intervals.

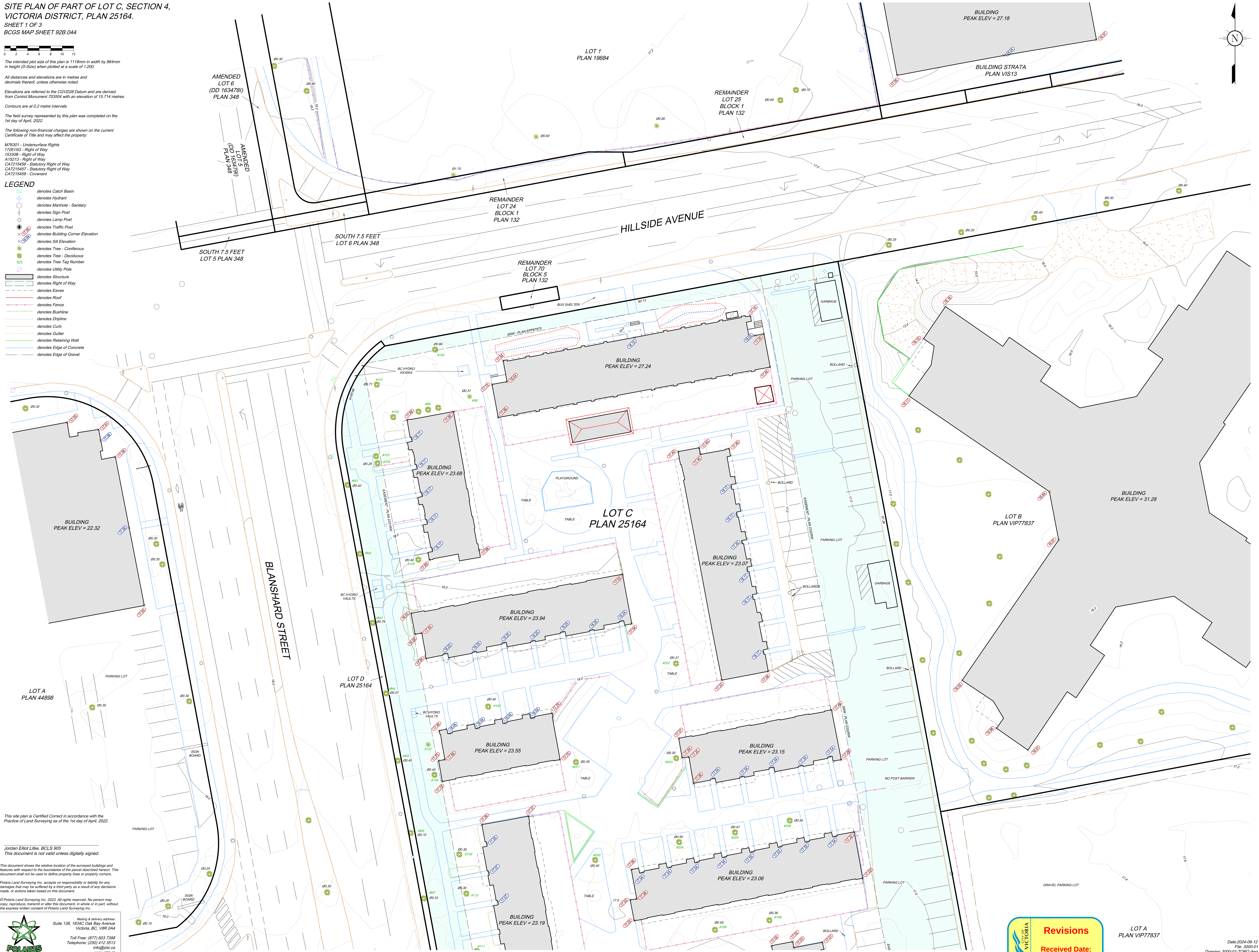
The field survey represented by this plan was completed on the 1st day of April, 2022.

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights
1726150 - Right of Way
153308 - Right of Way
A15213 - Right of Way
CA7215456 - Statutory Right of Way
CA7215457 - Statutory Right of Way
CA7215458 - Covenant

LEGEND

- denotes Catch Basin
- denotes Hydrant
- denotes Manhole - Sanitary
- denotes Sign Post
- denotes Lamp Post
- denotes Traffic Post
- denotes Building Corner Elevation
- denotes Sill Elevation
- denotes Tree - Coniferous
- denotes Tree - Deciduous
- denotes Tree Tag Number
- denotes Utility Pole
- denotes Structure
- denotes Right of Way
- denotes Eaves
- denotes Roof
- denotes Fence
- denotes Bushline
- denotes Dripline
- denotes Curb
- denotes Gutter
- denotes Retaining Wall
- denotes Edge of Concrete
- denotes Edge of Gravel



This site plan is Certified Correct in accordance with the Practice of Land Surveying as of the 1st day of April, 2022.

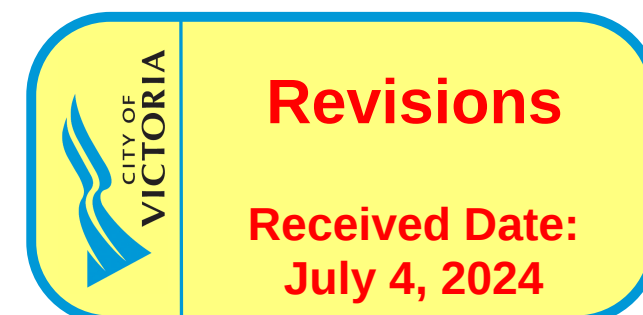
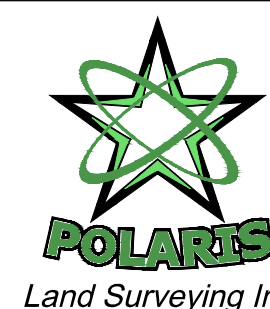
Jordan Elliot Little, B.C.L.S. 905
This document is not valid unless digitally signed.

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

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Victoria, BC, V8R 0A4
Toll Free: (877) 503 7358
Telephone: (250) 412 3513
info@plsi.ca
www.plsi.ca



LOT A
PLAN VIP77837

Date: 2024-06-12
File: 3000-01
Drawing: 3000-01-TCPO.dwg
Layout: E-Size (1)

SITE PLAN OF PART OF LOT C, SECTION 4,
VICTORIA DISTRICT, PLAN 25164.
SHEET 2 OF 3
BCGS MAP SHEET 92B.044

The intended plot size of this plan is 1118mm in width by 864mm in height (D-Size) when plotted at a scale of 1:250.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

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Contours are at 0.2 metre intervals.

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SITE PLAN OF PART OF LOT C, SECTION 4,
VICTORIA DISTRICT, PLAN 25164.
SHEET 3 OF 3
BCGS MAP SHEET 92B.044

The intended plot size of this plan is 1118mm in width by 864mm in height (D-Size) when plotted at a scale of 1:250.

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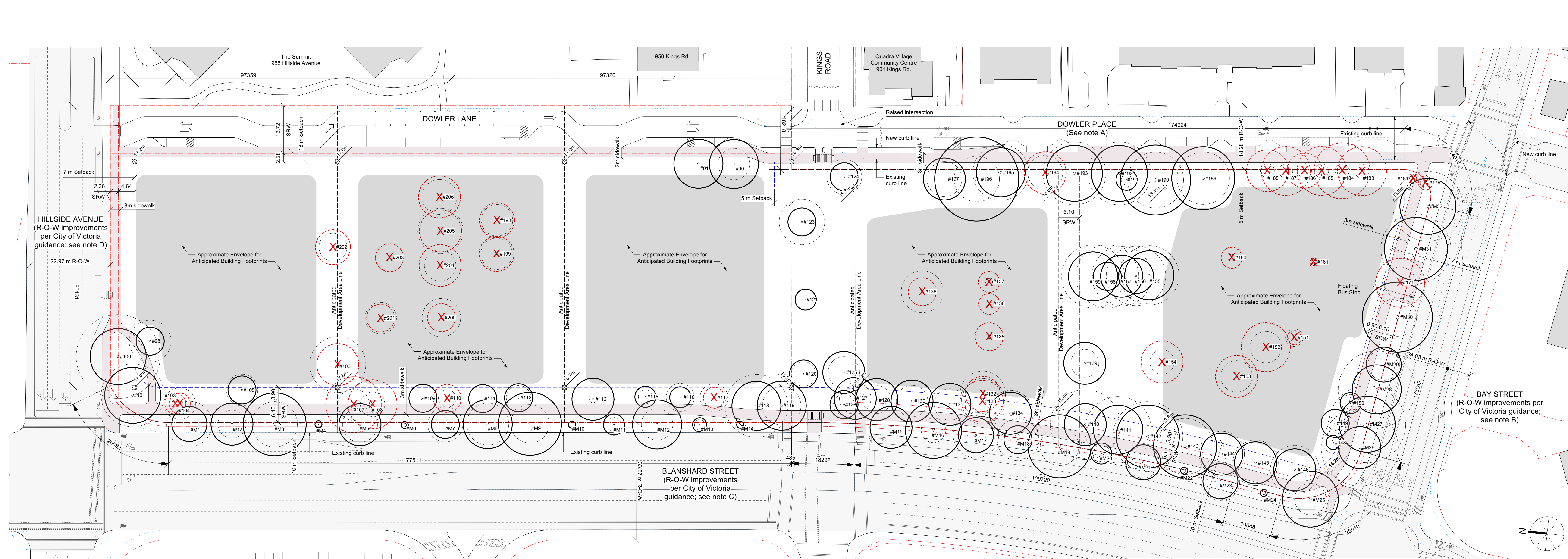
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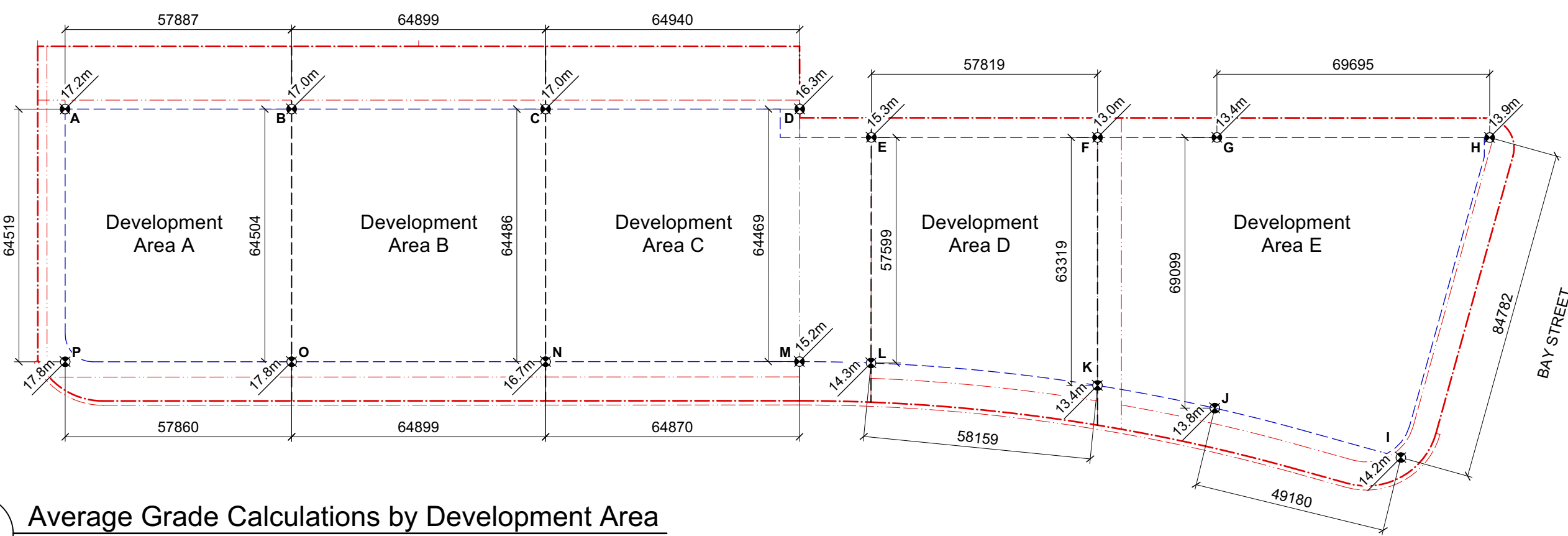
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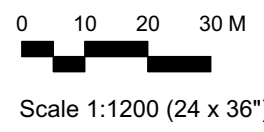
Date: 2024-06-12
File: 3000-01
Drawing: 3000-01-TOPO.dwg
Layout: E-Size (3)



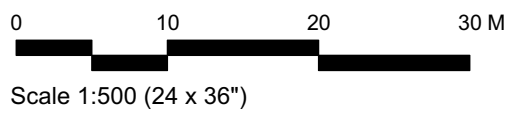
1 Site Plan
Scale: 1:500



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



LEGEND	
Existing curb line	Trunk (DBH)
Existing trees to be retained:	Tag Number
	Canopy spread
	Protected root zone
Existing trees to be removed:	Trunk (DBH)
	Tag Number
	Canopy spread
	Protected root zone
Tree Notes:	
1. Refer to Arborist Report and Tree Management Plan for full details and management strategies.	
2. New/replacement trees not shown. Refer to Schematic Replacement Tree Plan.	
Street Right of Way Notes:	
Modifications shown in the right-of-way are preliminary and per City of Victoria guidance.	
A. Illustrated modifications to Dowler Place include:	
• Reduction of travel lane width and curb reconfiguration;	
• Landscape areas to define street parking;	
• Raised intersection and all way stop at Kings and Dowler.	
B. Illustrated modifications to Bay Street include:	
• Curb modification and improved pedestrian and bicycle crossings at the intersection of Bay and Blanshard.	
• Floating bus stop;	
• Protected bicycle facilities along the project frontage;	
• Reduction of one eastbound vehicle travel lane;	
• Removal of left turn restrictions at Dowler and reconfiguration of the Bay and Dowler intersection;	
• Removal of channelized right turn lane at Blanshard Street.	
C. Illustrated modifications to Blanshard Street include:	
• Curb modification and improved pedestrian and bicycle crossings at the intersections of both Bay and Hillside;	
• Protected bicycle facilities along the project frontage;	
• Reduction of one northbound vehicle travel lane;	
• Removal of channelized right turn lane at Hillside Avenue.	
D. Illustrated modifications to Hillside Avenue include:	
• Inclusion of a crosswalk east of the subject property (crosswalk not in project scope).	
• Curb modification and improved pedestrian and bicycle crossings at the intersection of Hillside and Blanshard;	
• Protected bicycle facilities.	
General Notes:	
1. Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated June 12, 2024.	
2. Site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual site servicing plan for more information.	
3. Existing trees are shown for reference only. Refer to tree survey and arborist report for detailed information.	
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.	



Scale 1:500 (24 x 36")

rev no	description	date
1	Issued for Rezoning App. (r1)	June 20/2024
2	Issued for Discussion	Mar. 12/2024
3	Issued for Rezoning App.	Dec. 7/2023
4	Issued for Dev. Tracker	Nov. 16/2023

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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 June 20, 2024

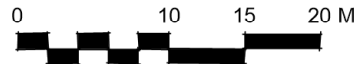
sheet no. A2.1

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			

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1 Illustrative Ground Floor Plan
Scale: 1:500



General Notes:

- Modifications shown in the right-of-way are preliminary and per City of Victoria guidance.
- Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated June 12, 2024.
- Site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual site servicing plan for more information.
- Existing trees and new trees are shown for reference only. Refer to tree survey and arborist report for detailed information.
- 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.

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▲	Issued for Rezoning App. (r1)	June 20/2024
▲	Issued for Discussion	Mar. 12/2024

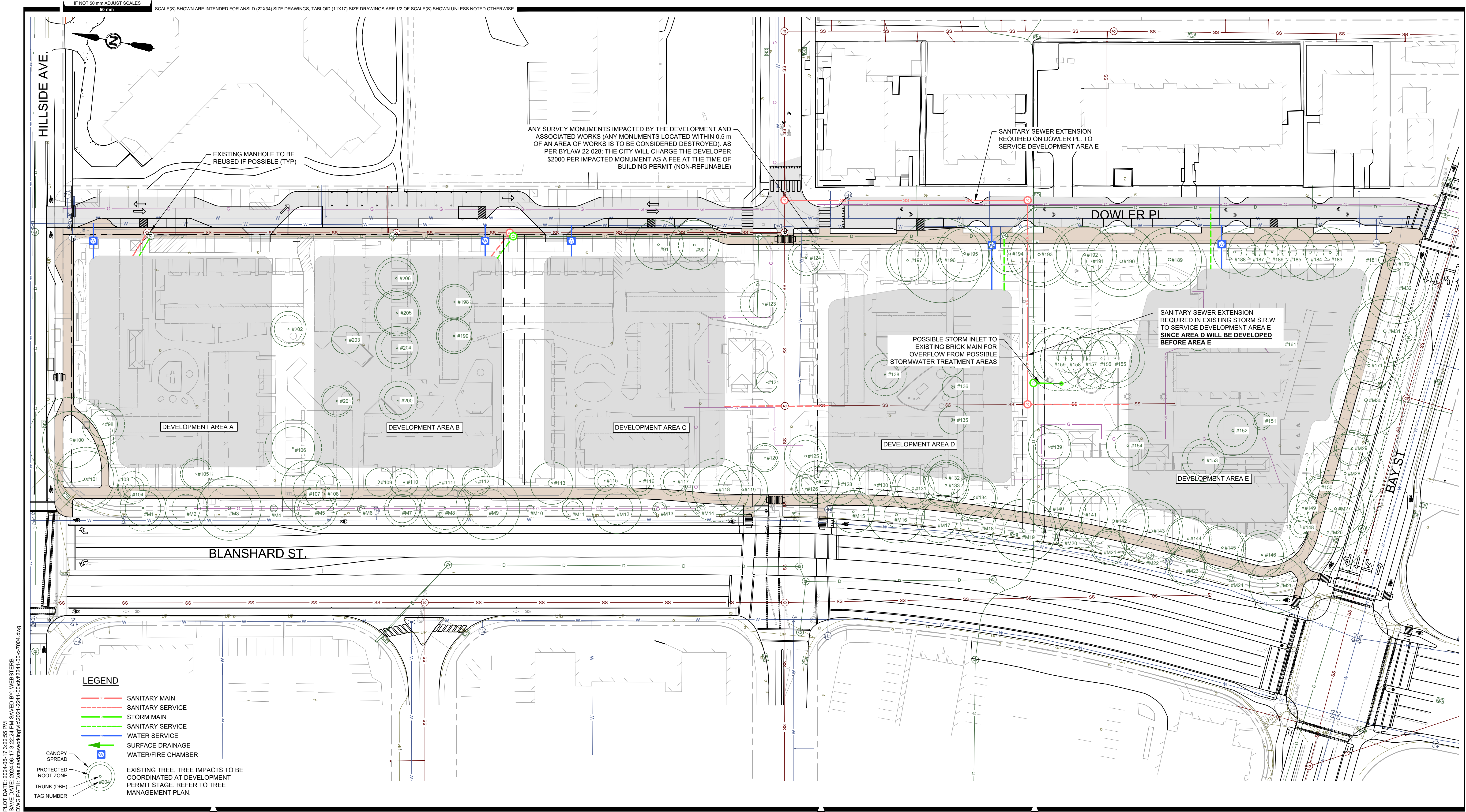
rev no	description	date
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project name
Evergreen
2501 Blanshard Street

sheet title
Illustrated Site Plan

project no.	2119
drawing file	Comprehensive Plan
scale	1:500 unless noted otherwise
drawn by	JB
date issued	June 20, 2024
sheet no.	A2.2



PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION

DRAFT

C	2024JUN20	A. STEPHENSON	B. WEBSTER	ISSUED FOR REZONING
B	2023OCT06	A. STEPHENSON	B. WEBSTER	ISSUED FOR REZONING
REV	DATE	DESIGN	DRAWN	DESCRIPTION

BC HOUSING

EVERGREEN
AFFORDABLE HOUSING

20212241-00

SCALE: 1:500

CIVIL
PROPOSED SITE PLAN

DRAWING	REVISION	SHEET
2241-00-C-7004	C	

HILLSIDE AVENUE

DOWLER LANE

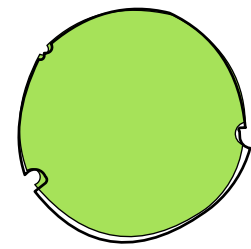
DOWLER PLACE

BLANSHARD STREET

BAY STREET



PROPOSED TREE LEGEND



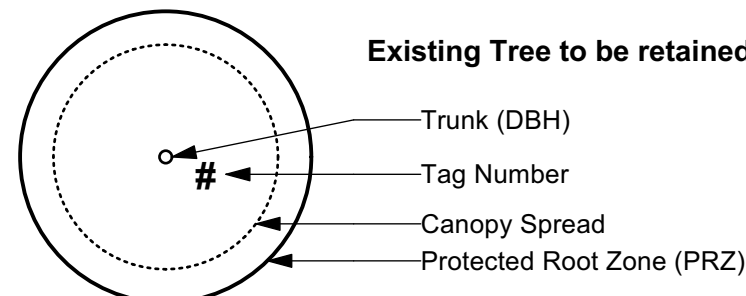
Proposed Replacement Trees

Represents 1:1 Replacement Species.
Refer to City of Victoria Tree Protection Bylaw, Schedule "E", Part 4: Requirements for siting, soil volume, timing of planting, and size of stock. Trees shall be selected from Part 1 tree list, and where soil volumes or spacing does not allow for Part 1 trees, consideration will be given to Part 2 of Schedule "E" replacement trees at 2:1 replacement.

Where siting of replacement trees near interior property lines is constrained, it is proposed that consideration be given to replacement trees planted within the 1m offset from interior lot lines, and that replacement trees proposed in planting areas that cross interior lot boundaries be permitted to share soil volumes, subject to review by Parks.

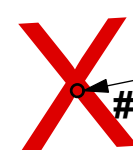
EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



Existing Tree to be retained

Trunk (DBH)
Tag Number
Canopy Spread
Protected Root Zone (PRZ)



Existing Tree to be removed

Trunk (DBH)
Tag Number

Tree Planting Areas

The Schematic Replacement Tree Plan shows potential tree planting locations based on preliminary building footprints, existing utility locations, and the conceptual site servicing report. The extent of tree planting areas cannot accurately be defined and evaluated at this stage in the design process, and will be addressed with the Replacement Tree Plans submitted at time of Development Permit application.

Growing medium depth and volume for replacement trees will meet Tree Protection Bylaw, Schedule 'E', Part 4.

Tree Planting Requirements

A minimum of 158 trees is required for the overall site area of 31,607 sq. m. This number of trees will be achieved with a combination of retained existing trees and proposed new trees. Tree resources will be proportionally allocated across the overall site, based on parcel area and anticipated ground-level landscape area. The goal is to meet the tree minimum requirement for the overall site, and provide flexibility for the replacement trees to be sited in the most suitable planting areas.

The tree minimums noted relate to anticipated Development Areas (DA) as illustrated. If the boundary of a DA changes at the Development Permit stage, the tree minimums will be adjusted to accommodate, with the overall total remains unchanged.

ONSITE Tree Minimum by Development Area	
Development Area	Tree Minimum
A	29
B	26
C	40
D	19
E	44
TOTAL	158

Tree minimum transferability: If the required tree minimum cannot be accommodated onsite to meet Tree Protection Bylaw requirements, a maximum of 10% of a Development Area's Tree Minimum could be transferred to future phases.

Notes:

- Existing high pressure water line located along west side of Dowler Place/Lane. Trees have not been proposed in this area to avoid conflict with existing utility locations.
- Approximate building envelope for anticipated building footprints. Trees proposed within these areas to be planted in ground level open spaces. Underground parking anticipated to extend under ground level open spaces.
- Multi-modal pathway route aligned to avoid existing tree locations (generally >1m from stem).

General Notes:

- Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated October 30, 2023.
- Site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual site servicing plan for more information.
- Existing trees are shown for reference only. Refer to tree survey and arborist report for detailed information.
- Locations of new and/or replacement trees will be confirmed at the Development Permit stage.
- 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.
- Development Area boundaries are preliminary and subject to refinement with each Development Permit.

Information to be included in Development Permit Application(s):

- A Replacement Tree Plan for each development area to be provided at time of Development Permit application. Replacement tree plans to include: trees to be retained; location and species of proposed replacement trees consistent with requirements in Schedule E, Part 4 Siting; and planting areas and estimated soils volume by planting area.
- Details for landscape elements within tree protection zones of existing site and municipal trees to be addressed at time of Development Permit application.
- Location of new boulevard trees to be provided at time of Development Permit application. NEW boulevard trees to meet City of Victoria requirements for siting, soil volume, timing of planting, and size of stock for municipal street trees.

2	REZONING	2024-06-24
1	REVIEW	2024-03-11
No.	Issued For	Issue Date



3388A Terryson Ave.
Victoria, BC V8Z 3P6

Phone: 250.412.2891
Fax: 250.412.2892

client

BC Housing

project

Evergreen
2501 Blanshard Street
Victoria, BC

sheet title

**Schematic
Replacement Tree
Plan**

project no. 123.10

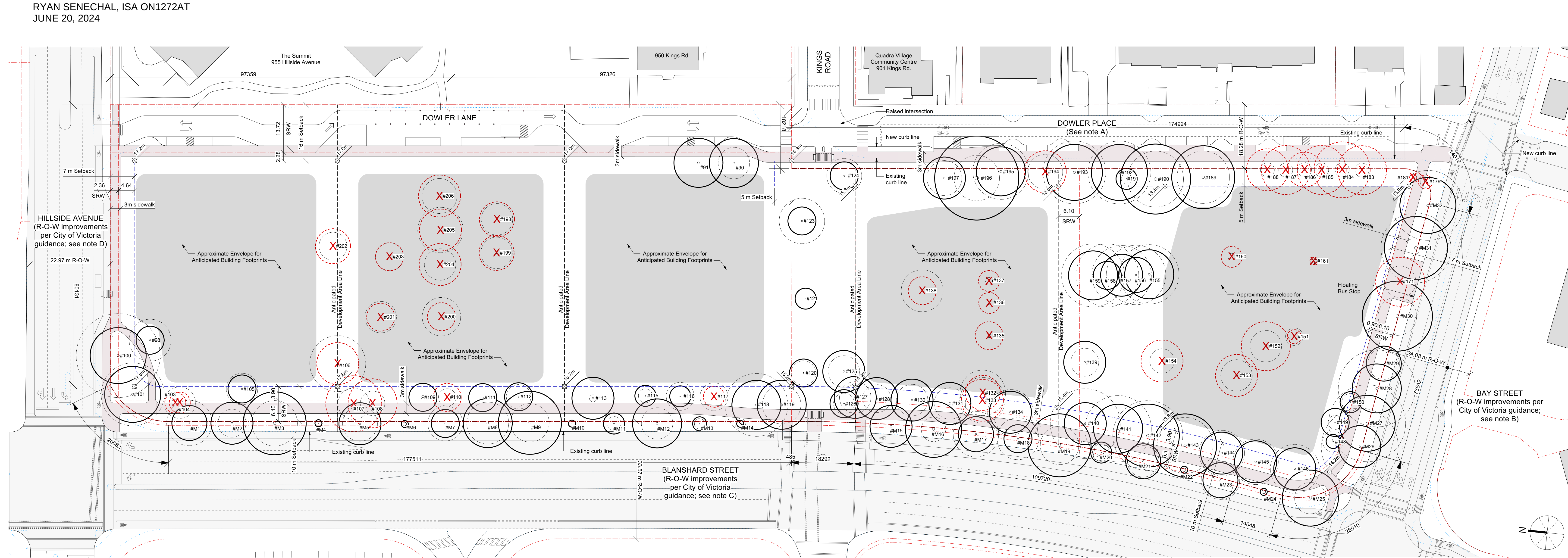
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drawn by MDI

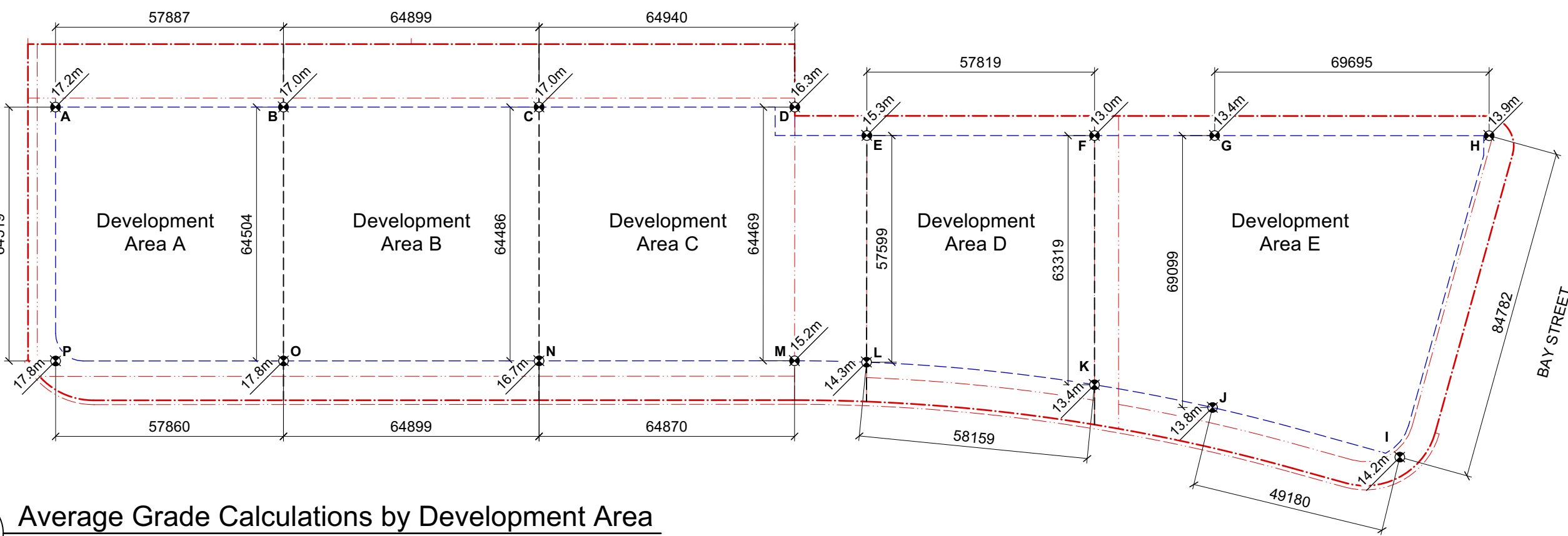
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sheet no.

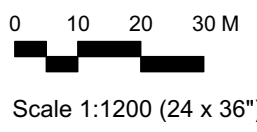
L0.01



1 Site Plan
Scale: 1:500



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



LEGEND

Existing curb line

Existing trees to be retained:

- Trunk (DBH)
- Tag Number
- Canopy spread
- Protected root zone

Existing trees to be removed:

- Trunk (DBH)
- Tag Number
- Canopy spread
- Protected root zone

Tree Notes:

- Refer to Arborist Report and Tree Management Plan for full details and management strategies.
- New/replacement trees not shown. Refer to Schematic Replacement Tree Plan.

Street Right of Way Notes:

Modifications shown in the right-of-way are preliminary and per City of Victoria guidance.

A. Illustrated modifications to Dowler Place include:

- Reduction of travel lane width and curb reconfiguration;
- Landscape areas to define street parking;
- Raised intersection and all way stop at Kings and Dowler.

B. Illustrated modifications to Bay Street include:

- Curb modification and improved pedestrian and bicycle crossings at the intersection of Bay and Blanshard.
- Floating bus stop;
- Protected bicycle facilities along the project frontage;
- Reduction of one eastbound vehicle travel lane;
- Removal of left turn restrictions at Dowler and reconfiguration of the Bay and Dowler intersection;
- Removal of channelized right turn lane at Blanshard Street.

C. Illustrated modifications to Blanshard Street include:

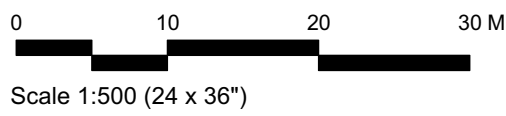
- Curb modification and improved pedestrian and bicycle crossings at the intersections of both Bay and Hillside;
- Protected bicycle facilities along the project frontage;
- Reduction of one northbound vehicle travel lane;
- Removal of channelized right turn lane at Hillside Avenue.

D. Illustrated modifications to Hillside Avenue include:

- Inclusion of a crosswalk east of the subject property (crosswalk not in project scope).
- Curb modification and improved pedestrian and bicycle crossings at the intersection of Hillside and Blanshard;
- Protected bicycle facilities.

General Notes:

- Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated June 12, 2024.
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- Locations of new and/or replacement trees will be provided at the Development Permit stage.
- 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.
- Development Area boundaries are preliminary and subject to refinement with each Development Permit.



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△	Issued for Discussion	Mar. 12/2024
△	Issued for Rezoning App.	Dec. 7/2023
△	Issued for Dev. Tracker	Nov. 16/2023

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

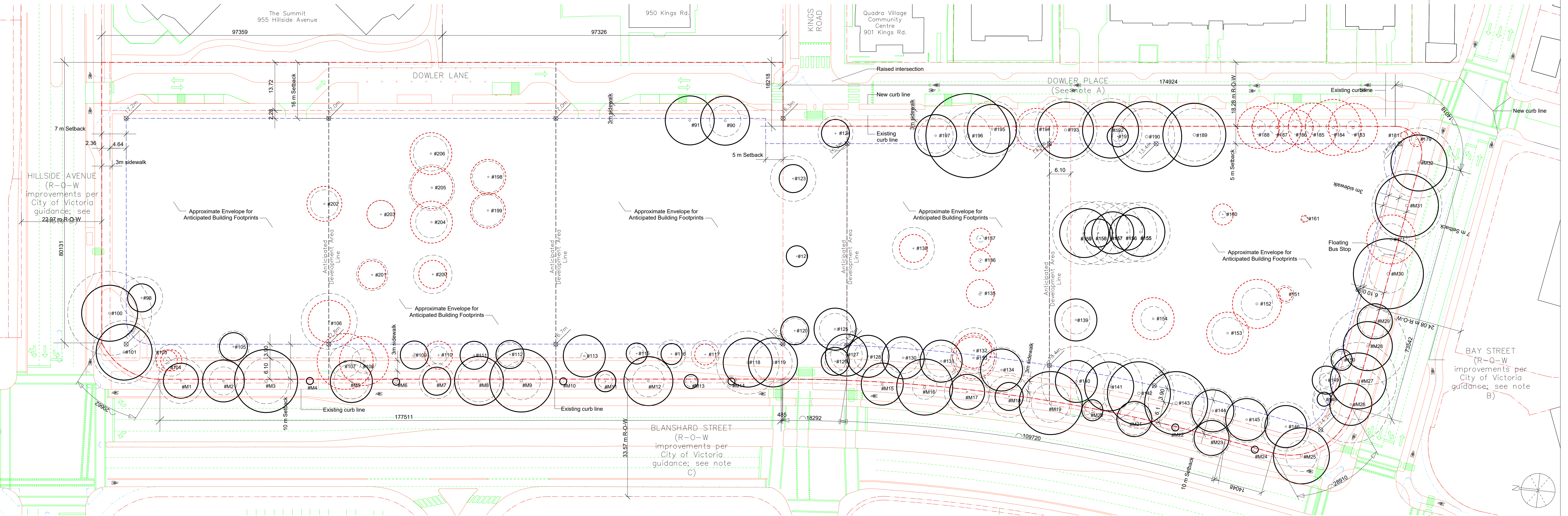
drawn by JB

date issued June 20, 2024

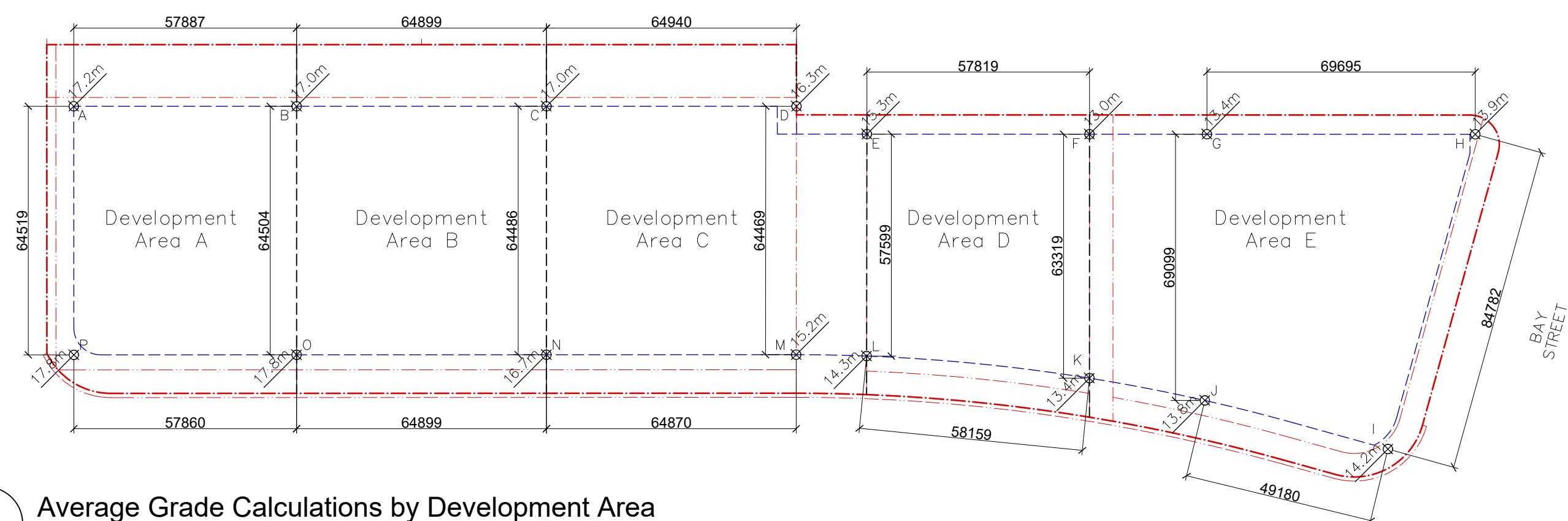
sheet no. A2.1

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	F 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	

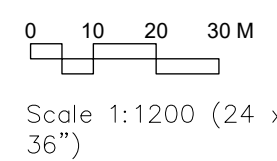
D.CLARK ARBORICULTURE
RYAN SENECHAL, ISA ON1272AT
JUNE 20, 2024

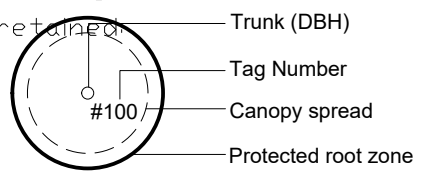
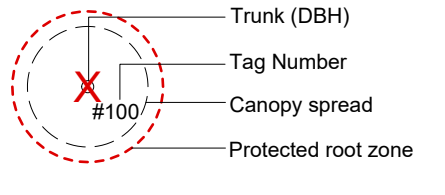


1 **Site Plan**
Scale: 1:500



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



LEGEND: Existing curb line..... Existing trees to be retained  Existing trees to be removed  Tree Notes: 1. Refer to Arborist Report and Tree Management Plan for full details and management strategies. 2. New/replacement trees not shown. Refer to Schematic Replacement Tree Plan.	Street Right of Way Notes: Modifications shown in the right-of-way are preliminary and per City of Victoria guidance. Illustrated modifications to Dowler Place include: - Reduction of travel lane width and curb reconfiguration; - Landscape areas to define street parking; - Raised intersection and all way stop at Kings and Dowler. Illustrated modifications to Bay Street include: - Curb modification and improved pedestrian and bicycle crossings at the intersection of Bay and Blanshard. - Floating bus stop; - Protected bicycle facilities along the project frontage; - Reduction of one eastbound vehicle travel lane; - Removal of left turn restrictions at Dowler and reconfiguration of the Bay and Dowler intersection; - Removal of channelized right turn lane at Blanshard Street. Illustrated modifications to Blanshard Street include: - Curb modification and improved pedestrian and bicycle crossings at the intersections of both Bay and Hillside; - Protected bicycle facilities along the project frontage; - Reduction of one northbound vehicle travel lane; - Removal of channelized right turn lane at Hillside Avenue. Illustrated modifications to Hillside Avenue include: - Inclusion of a crosswalk east of the subject property (crosswalk not in project scope); - Curb modification and improved pedestrian and bicycle crossings at the intersection of Hillside and Blanshard; - Protected bicycle facilities.	General Notes: 1. Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated June 12, 2024. 2. Site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual site servicing plan for more information. 3. Existing trees are shown for reference only. 4. Refer to tree survey and arborist report for detailed information. 5. Locations of new and/or replacement trees will be provided at the Development Permit stage. 6. 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. Development Area boundaries are preliminary and subject to permit with each Development Permit.
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	Issued for Discussion	Mar. 12/2024
	Issued for Rezoning App.	Dec. 7/2023
	Issued for Dev. Tracker	Nov. 16/2023
rev no	description	date
copyright reserved. these drawings and designs are to be used for the project shown and may not be reproduced without written consent. 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	sheet no.	
June 13, 2024	A2.1	