

Client

BC Housing
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Architectural

A0.1 Survey
A0.2 Zoning Area Diagrams & Average Grade
A0.3 Shadow Analysis
A0.4 Context Elevations
A0.5 Rendered Views
A0.10 Building Code Information

A1.0 Site Plan

A2.0 P1 Plan
A2.1 Level 1
A2.2 Levels 2 to 4
A2.3 Level 5
A2.4 Level 6
A2.5 Roof

A4.0 East Wing - East and West Elevations
A4.1 North and South Elevations
A4.2 West Wing - East and West Elevations

A5.0 Building Sections

Landscape

L0.00 Cover
L0.01 General Information Sheet
L0.02 Tree Replacement
L0.03 Stormwater Management
L1.01 Landscape Materials L1
L1.03 Landscape Materials L5 & L6
L2.01 Landscape Grading & Drainage
L3.01 Planting

Civil

C1.0 Existing Site Plan and Demolition Plan
C1.1 Site Servicing Plan
C1.2 Surface Works
C1.3 Civil Details

CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

March 3, 2026

Evergreen DA-D (Phase 1)
2501 Blanshard Street, Victoria, BC



DETAIL OF PROPOSED LOT A, BEING PART OF PROPOSED
SUBDIVISION OF LOT C, SECTION 4, VICTORIA DISTRICT, PLAN 25164.
BCGS MAP SHEET 92B.044



The intended plot size of this plan is 864mm in width by 560mm 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
1533003 - Right of Way
A152113 - Right of Way
CA7215456 - Statutory Right of Way
CA7215457 - Statutory Right of Way
CA7215458 - Covenant

LEGEND

- denotes Control Monument found
- denotes Lead Plug found
- denotes Standard Iron Post found
- denotes Catch Basin
- denotes Hydrant
- denotes Manhole
- denotes Sign Post
- denotes Lamp 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

NOTE: SRW Plan EPP148268 is unregistered

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

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying 2024 Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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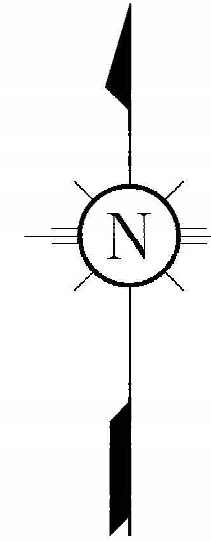


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Victoria, BC, V8R 0A4
Toll Free: (877) 803 7398
Telephone: (250) 412 3513
info@pls.ca
www.pls.ca

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

Jordan Litke
NAUKQ9
2025.12.30 16:07:38
-08'00'

Jordan Elliot Litke, BCLS 905
This document is not valid unless digitally signed.



Date: 2024-07-19
File: 3000-01
Drawing: 3000-03-PRSUB-LOT_A.dwg
Layout: Lot A



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- For bicycle parking stall dimensions refer to drawing A2.1 - Level 1.

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11	DDP Resubmission	26/02/06
7	Issued for DDP Application	25/07/10

rev no	description	date

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project name
Evergreen DA-D
(Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title
Survey

project no. 2442

scale As indicated

drawn by DS/MZ/CB

date issued 26/02/06

sheet no. A0.1



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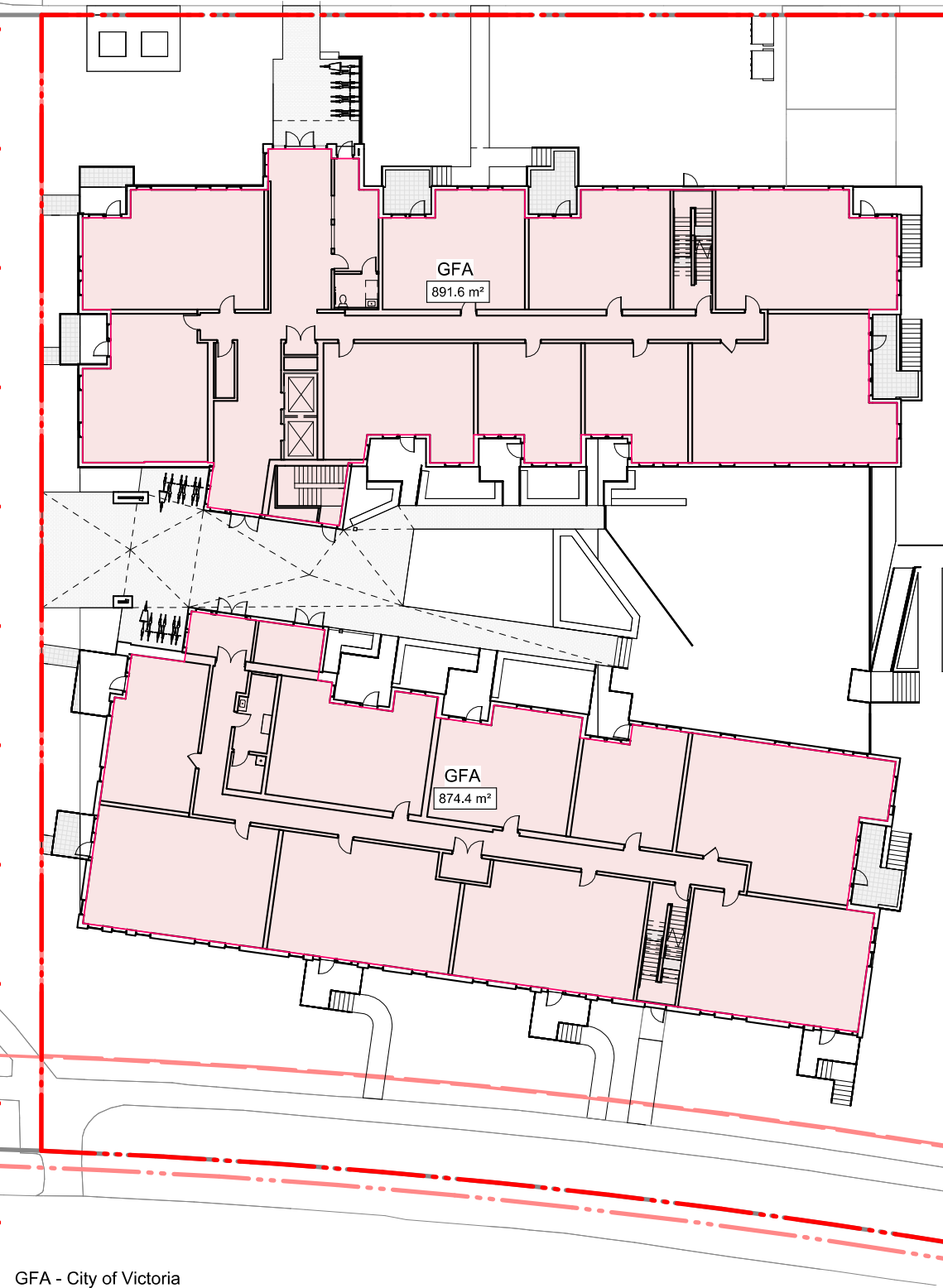
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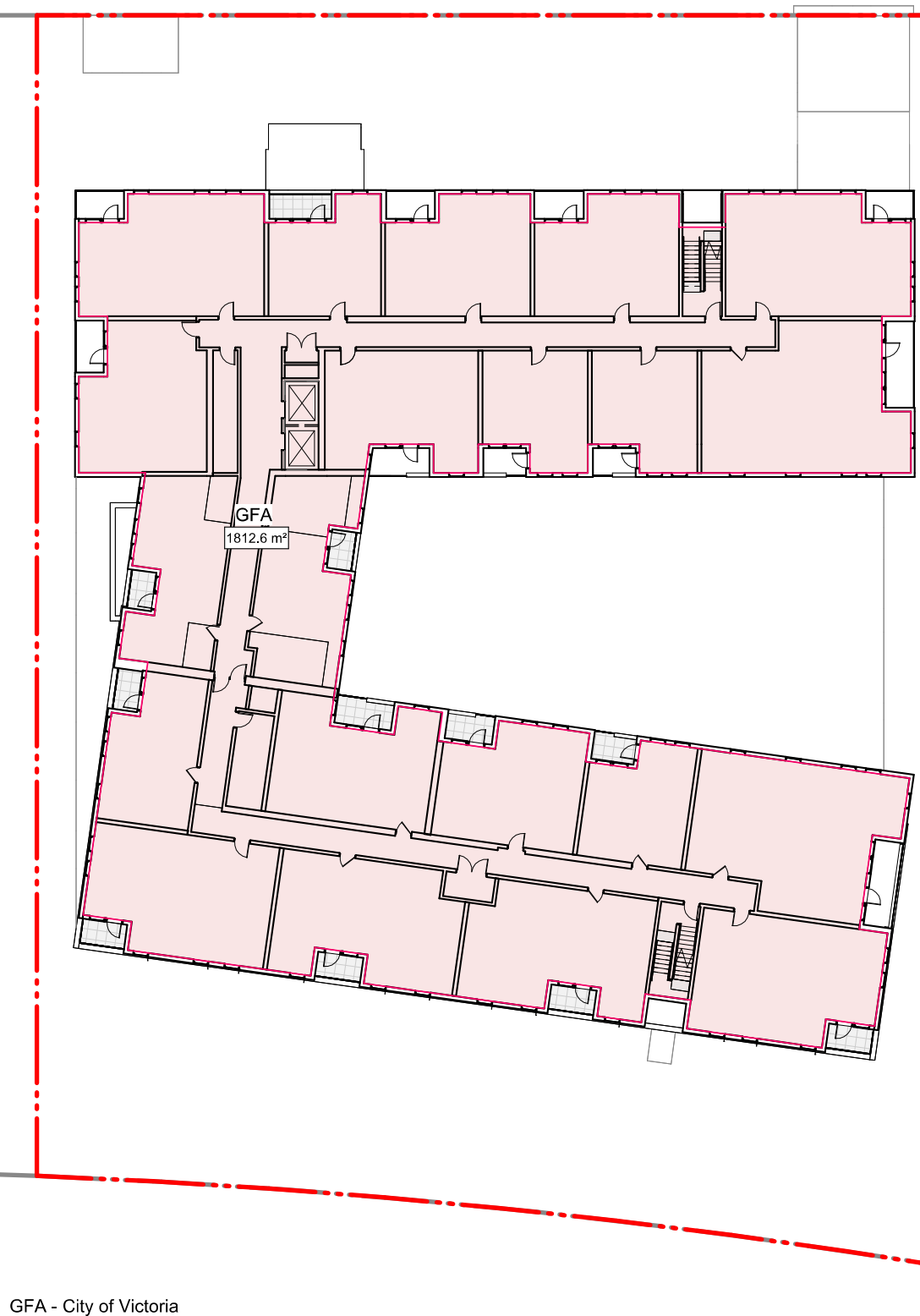
GFA (City of Victoria)

Not Placed	0.0 m ²
Level 1	1786.0 m ²
Level 2	1812.6 m ²
Level 3	1812.6 m ²
Level 4	1812.6 m ²
Level 5	1528.2 m ²
Level 6	1268.1 m ²
Grand total	10002.0 m ²



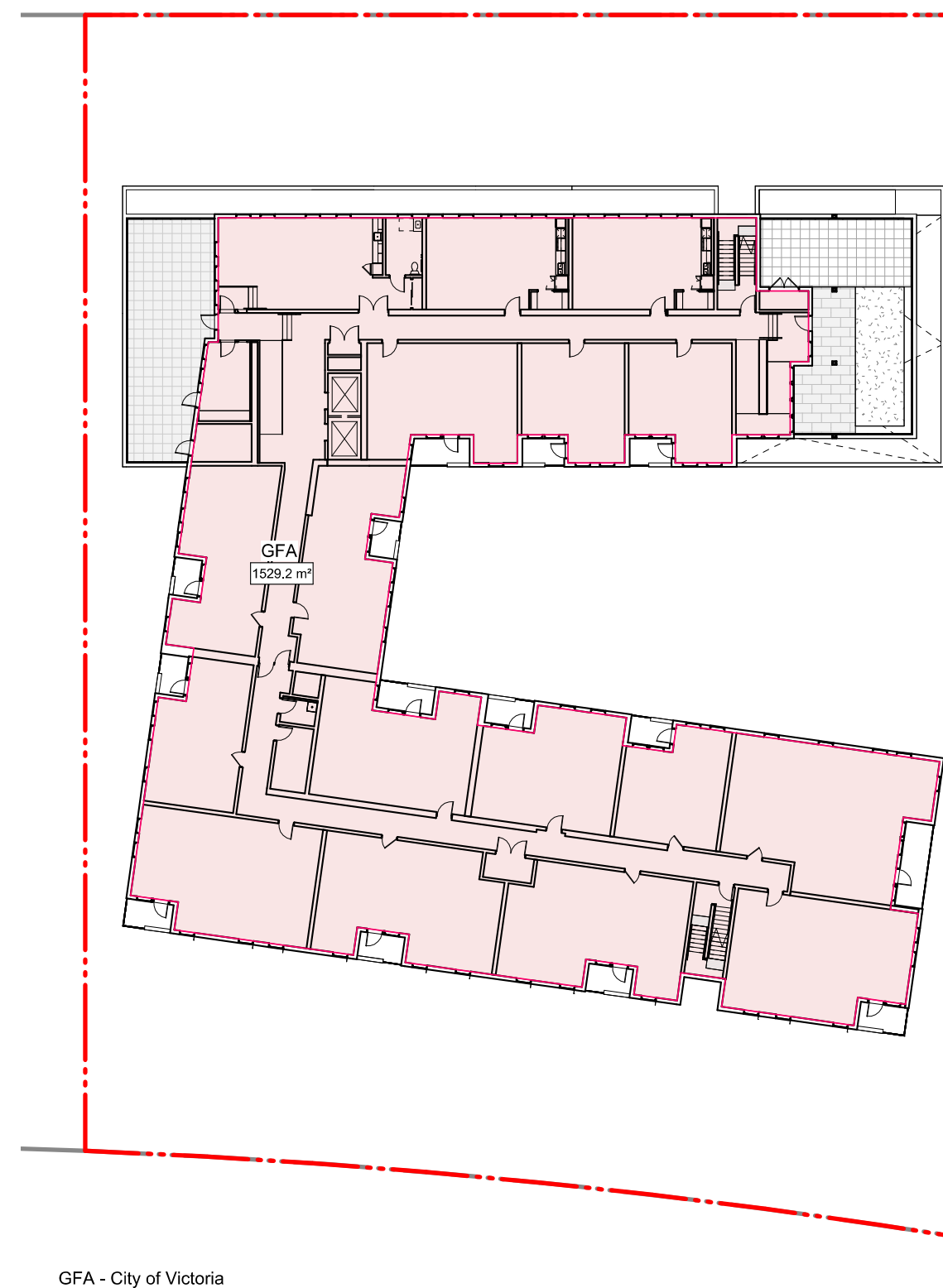
GFA - City of Victoria

1 Level 1 - Floor Area Plan
1 : 400



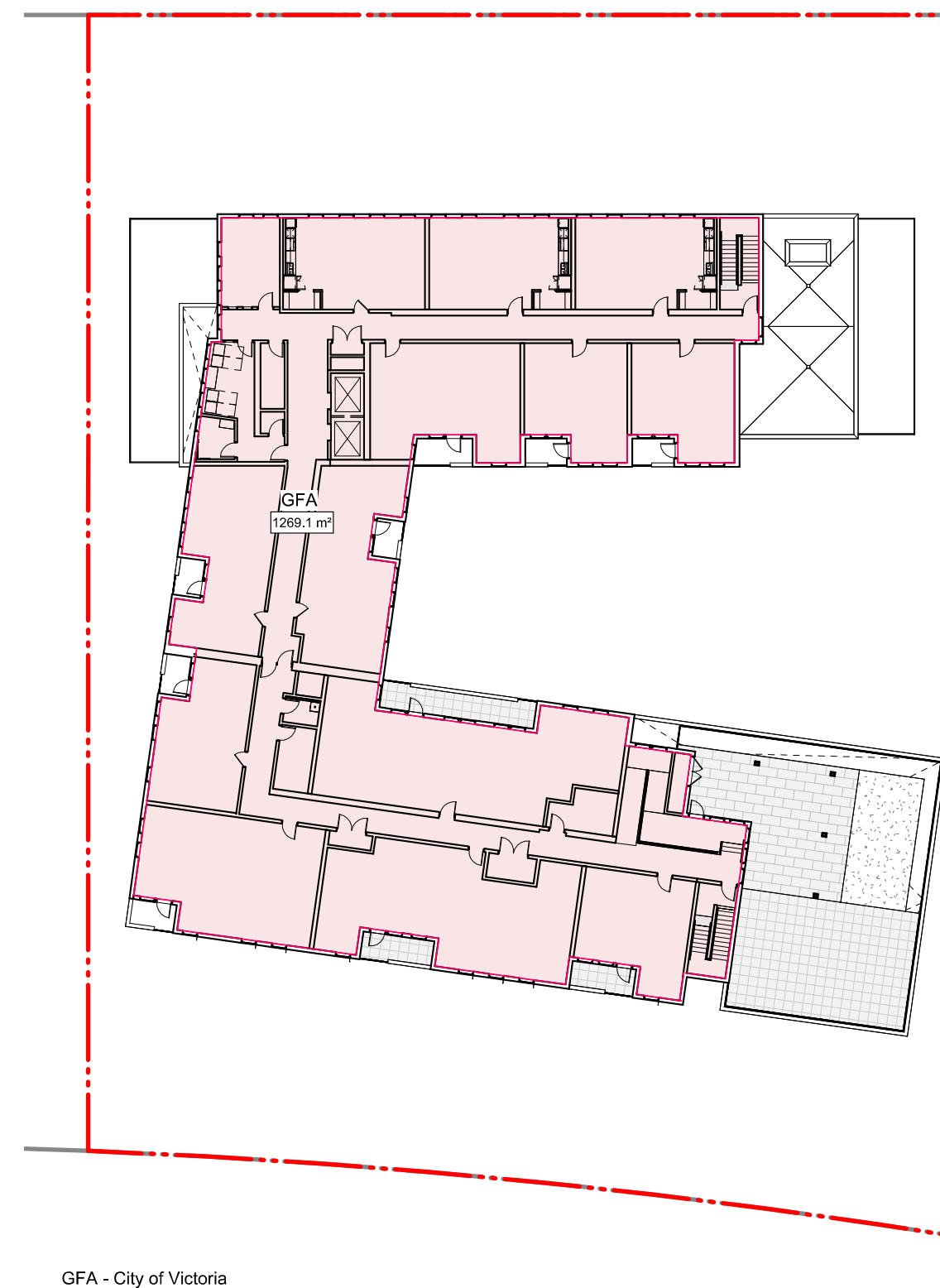
GFA - City of Victoria

2 Level 2 to 4 - Floor Area Plan
1 : 400



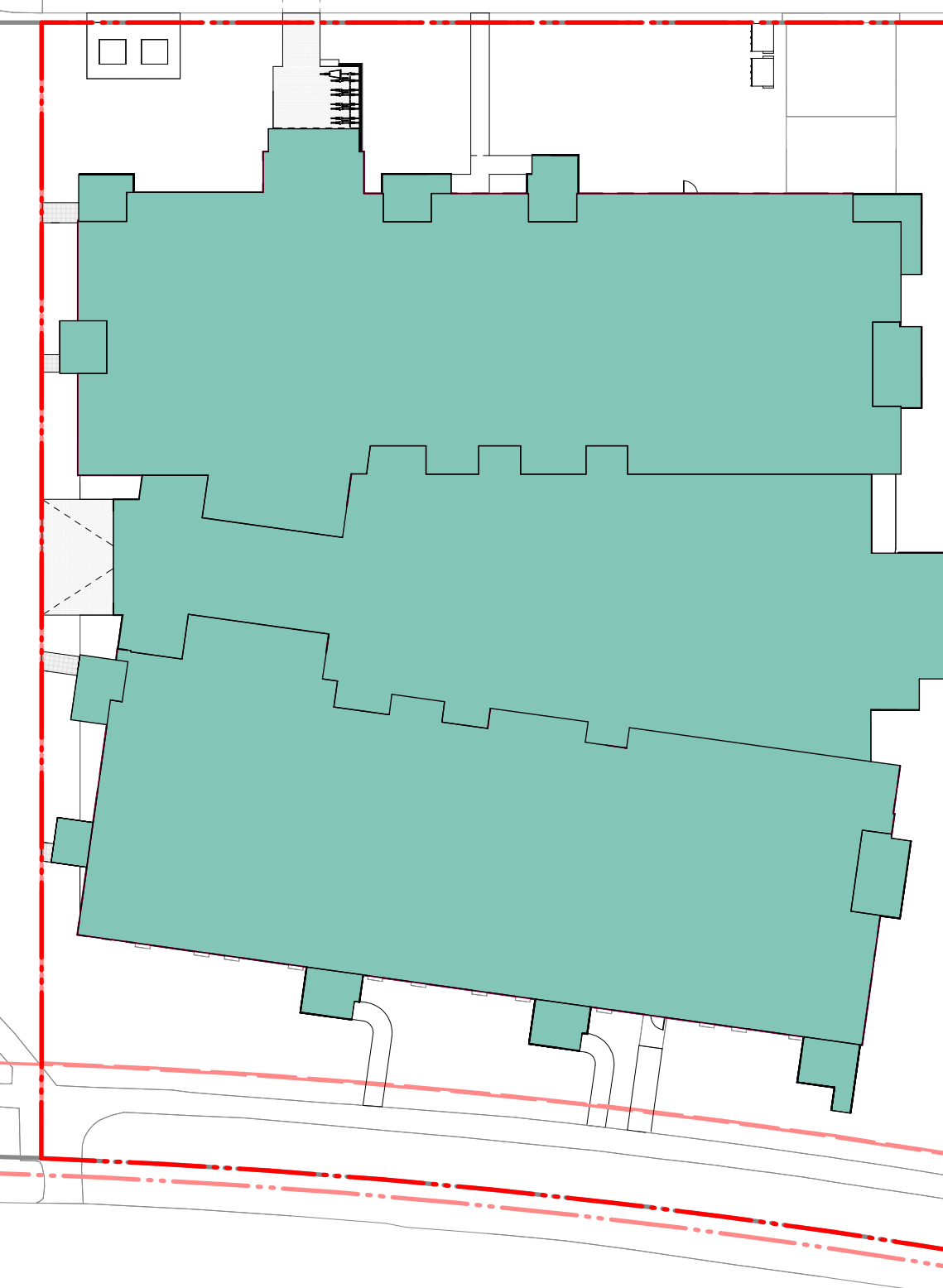
GFA - City of Victoria

3 Level 5 - Floor Area Plan
1 : 400

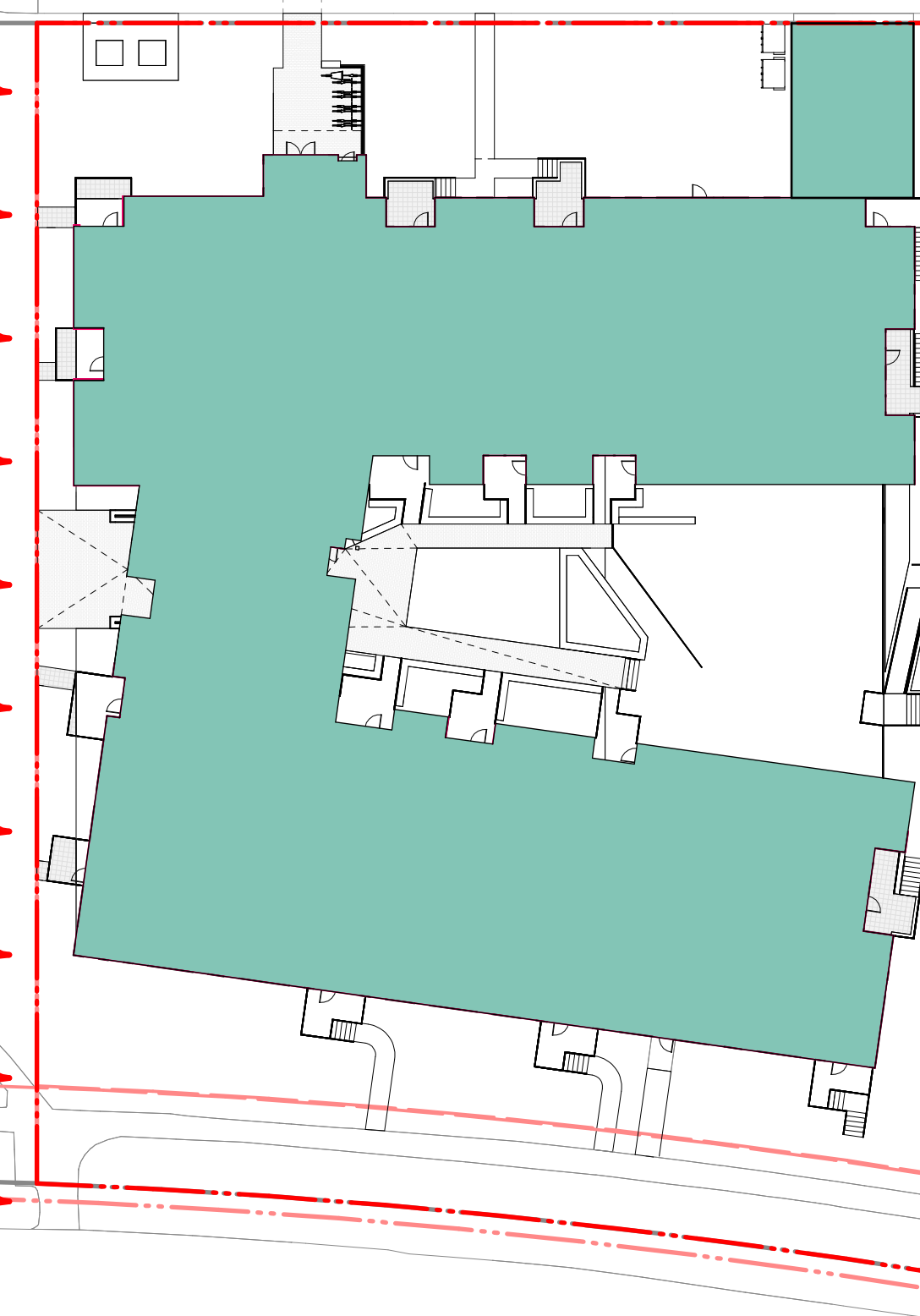


GFA - City of Victoria

4 Level 6 - Floor Area Plan
1 : 400



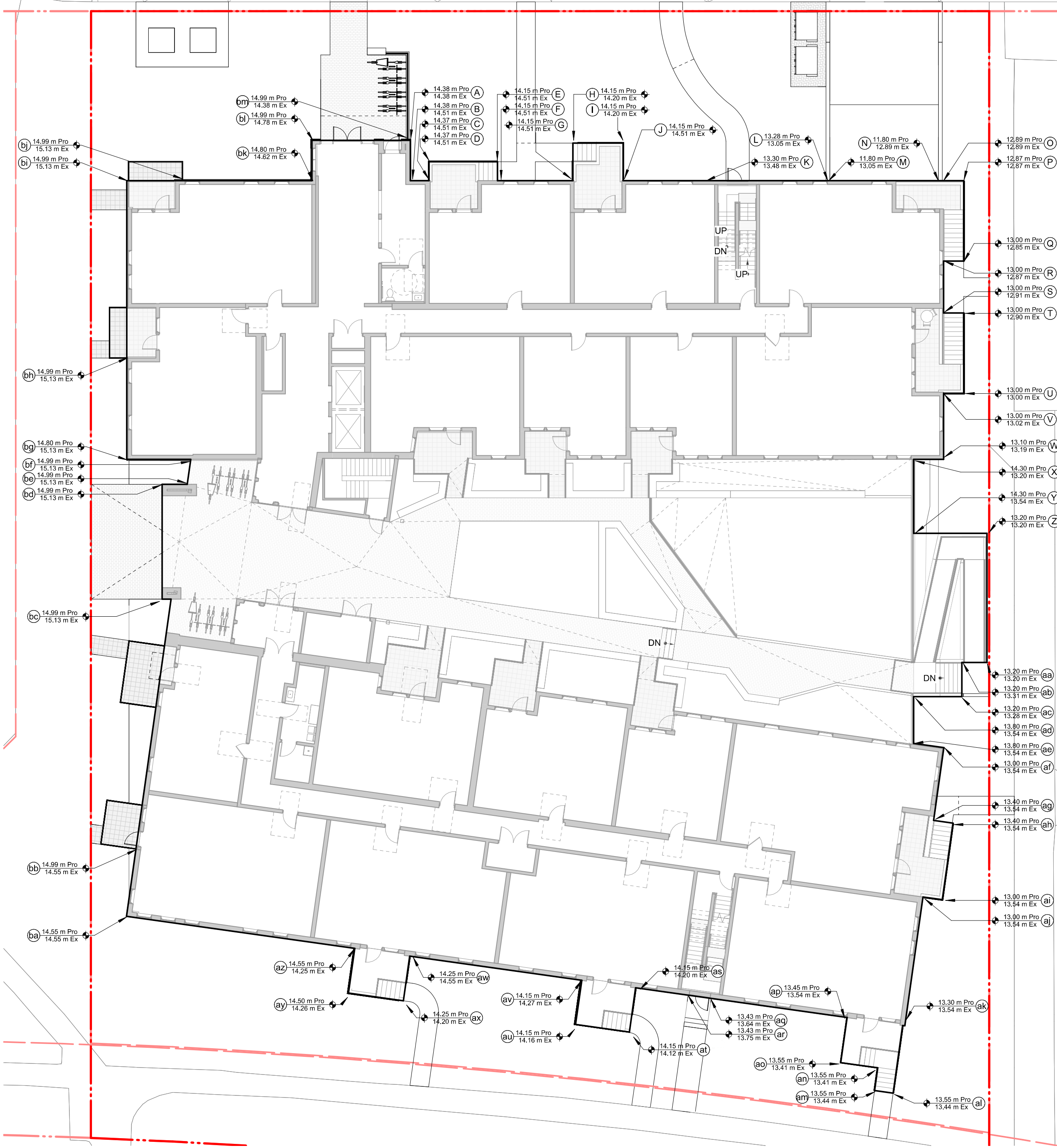
6 Level 1 - Site Coverage
1 : 400
Site Coverage = Area of Structure / Site Area = 2737.28m² / 4336.50m² = 63.12%



5 Level 1 - Open Space
1 : 400
Open Space Calculation
Building: 1970.03m² +
Parking (Ramp): 83.36m² +
TOTAL: 2053.39m²

Lot Area: 4336.50m² -
Bldg. + Parking: 2053.39m² =
OPEN SITE SPACE: 2283.11m²

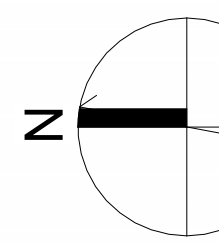
Open Site Space: 2283.11m² /
Lot Area: 4336.50m² =
OPEN SITE SPACE: 52.6%



7 Average Grade Calculation
1 : 200

Evergreen DAD - Phase 1 Project Data 2025-07-08

ID	Grade (m)	Interval	Average Grade	Distance (m)	Subtotal
A	14.38	A-B	14.38	2.60	37.39
B	14.38	B-C	14.38	1.20	17.25
C	14.37	C-D	14.37	1.22	17.52
D	14.37	D-E	14.26	4.41	62.89
E	14.15	E-F	14.15	1.22	17.25
F	14.15	F-G	14.15	4.87	68.84
G	14.15	G-H	14.15	2.42	34.23
H	14.15	H-I	14.15	3.23	45.76
I	14.15	I-J	14.15	2.42	34.23
J	14.15	J-K	13.73	5.27	72.39
K	13.30	K-L	13.18	8.04	105.96
L	13.05	L-M	12.43	0.00	0.00
M	11.80	M-N	11.80	7.00	82.60
N	11.80	N-O	12.35	0.00	0.00
O	12.89	O-P	12.88	1.63	20.93
P	12.87	P-Q	12.86	5.18	66.63
Q	12.85	Q-R	12.86	1.29	16.64
R	12.87	R-S	12.89	3.35	43.19
S	12.91	S-T	12.91	1.29	16.70
T	12.90	T-U	12.95	5.17	66.95
U	13.00	U-V	13.00	1.29	16.82
V	13.00	V-W	13.05	4.25	55.51
W	13.10	W-X	13.15	1.59	20.98
X	13.20	X-Y	13.37	4.77	63.76
Y	13.54	Y-Z	13.37	4.72	63.15
Z	13.20	Z-aa	13.20	8.33	109.92
aa	13.20	aa-ab	13.20	1.62	21.34
ab	13.20	ab-ac	13.20	2.20	29.04
ac	13.20	ac-ad	13.37	3.11	41.53
ad	13.54	ad-ae	13.54	3.01	40.78
ae	13.54	ae-af	13.54	1.97	26.67
af	13.54	af-ag	13.47	4.74	63.82
ag	13.40	ag-ah	13.40	1.26	16.86
ah	13.40	ah-ai	13.20	4.98	65.72
ai	13.00	ai-aj	13.00	1.25	16.35
aj	13.00	aj-ak	13.15	8.38	110.22
ak	13.30	ak-al	13.37	4.40	58.87
al	13.44	al-am	13.44	1.20	16.13
am	13.44	am-an	13.43	1.48	19.80
an	13.41	an-ao	13.41	2.41	32.32
ao	13.41	ao-ap	13.43	2.94	39.43
ap	13.45	ap-aq	13.44	8.80	118.33
aq	13.43	aq-ar	13.43	1.50	20.15
ar	13.43	ar-as	13.79	3.37	46.40
as	14.15	as-at	14.57	2.88	41.95
at	14.99	at-au	14.57	3.50	51.04
au	14.15	au-av	14.15	2.88	40.74
av	14.15	av-aw	14.20	11.20	156.00
aw	14.25	aw-ax	14.25	2.91	41.48
ax	14.25	ax-ay	14.26	3.57	50.83
ay	14.26	ay-az	14.26	2.91	41.50
az	14.25	az-ba	14.40	14.85	213.07
ba	14.55	ba-bb	14.55	4.35	63.35
bb	14.55	bb-bc	14.77	16.28	240.50
bc	14.99	bc-bd	14.99	7.40	110.93
bd	14.99	bd-be	14.99	1.62	24.22
be	14.99	be-bf	14.99	1.62	24.31
bf	14.99	bf-bg	14.99	4.12	61.35
bg	14.80	bg-bh	14.90	6.53	97.28
bh	14.99	bh-bi	14.99	11.43	171.35
bi	14.99	bi-bj	14.99	3.76	56.33
bj	14.99	bj-bk	14.81	8.18	121.12
bk	14.62	bk-bl	14.70	2.60	38.22
bl	14.78	bl-bm	14.58	6.34	92.41
bm	14.38	bm-A	14.38	0.00	0.00
Subtotal				264.667	3687.56
Average Grade				13.933	



11	DDP Resubmission	26/02/06
7	Issued for DDP Application	25/07/10

rev no	description	date
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project name
**Evergreen DA-D
(Phase 1)**

2501 Blanshard Street, Victoria, BC

sheet title
**Zoning Area Diagrams
& Average Grade**

project no. 2442

scale As indicated

drawn by DS/MZ/GB

date issued 26/02/06

sheet no. A0.2



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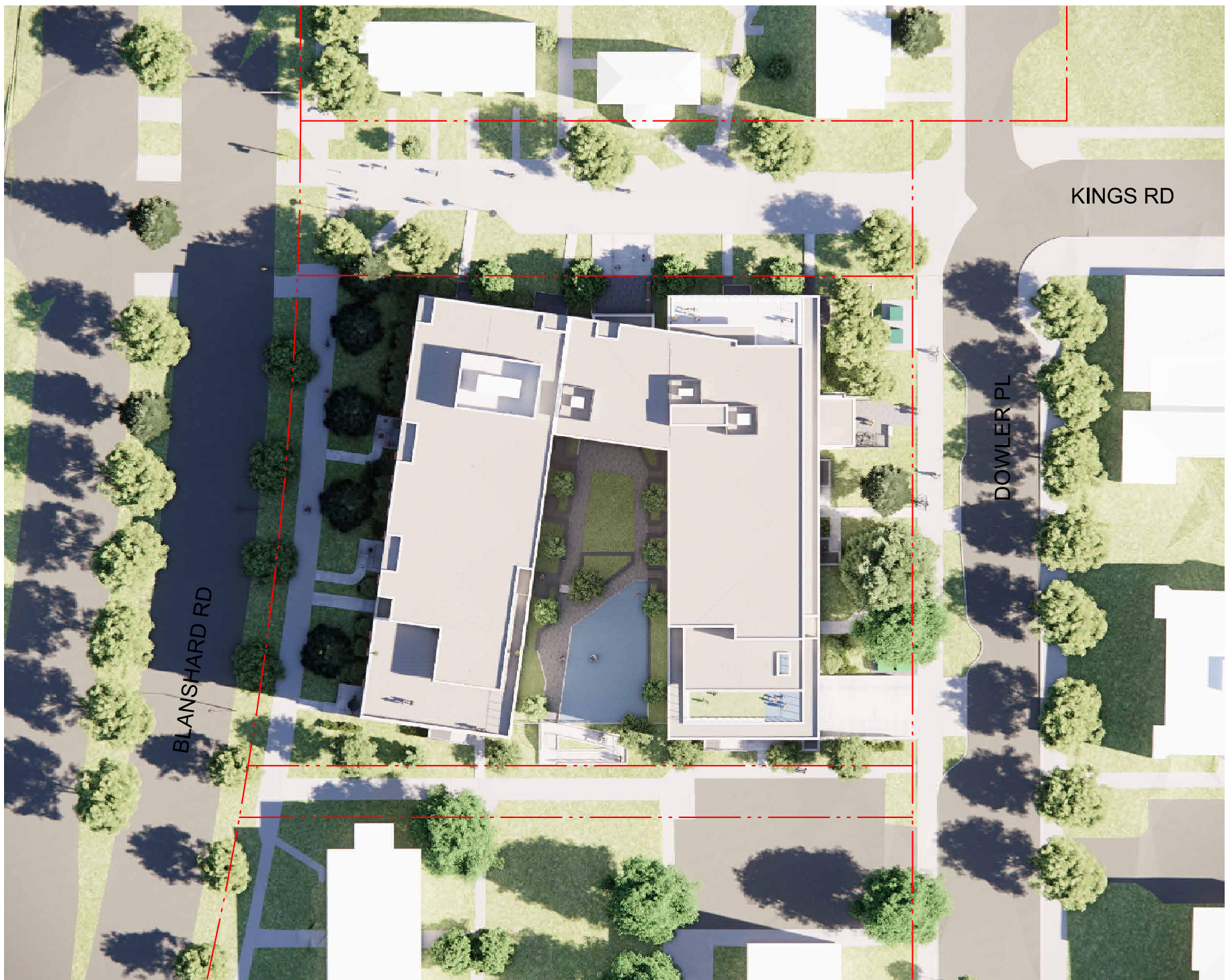
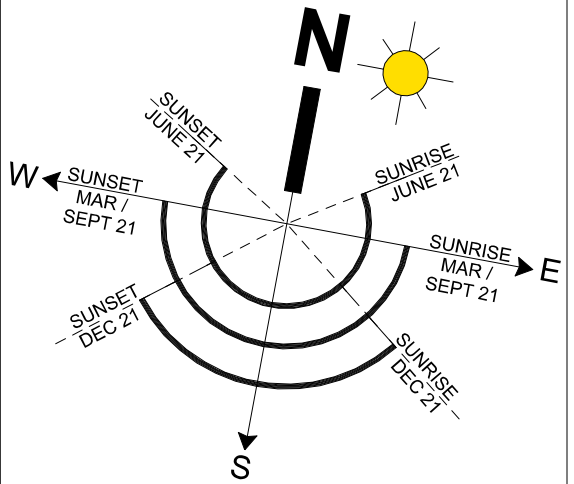
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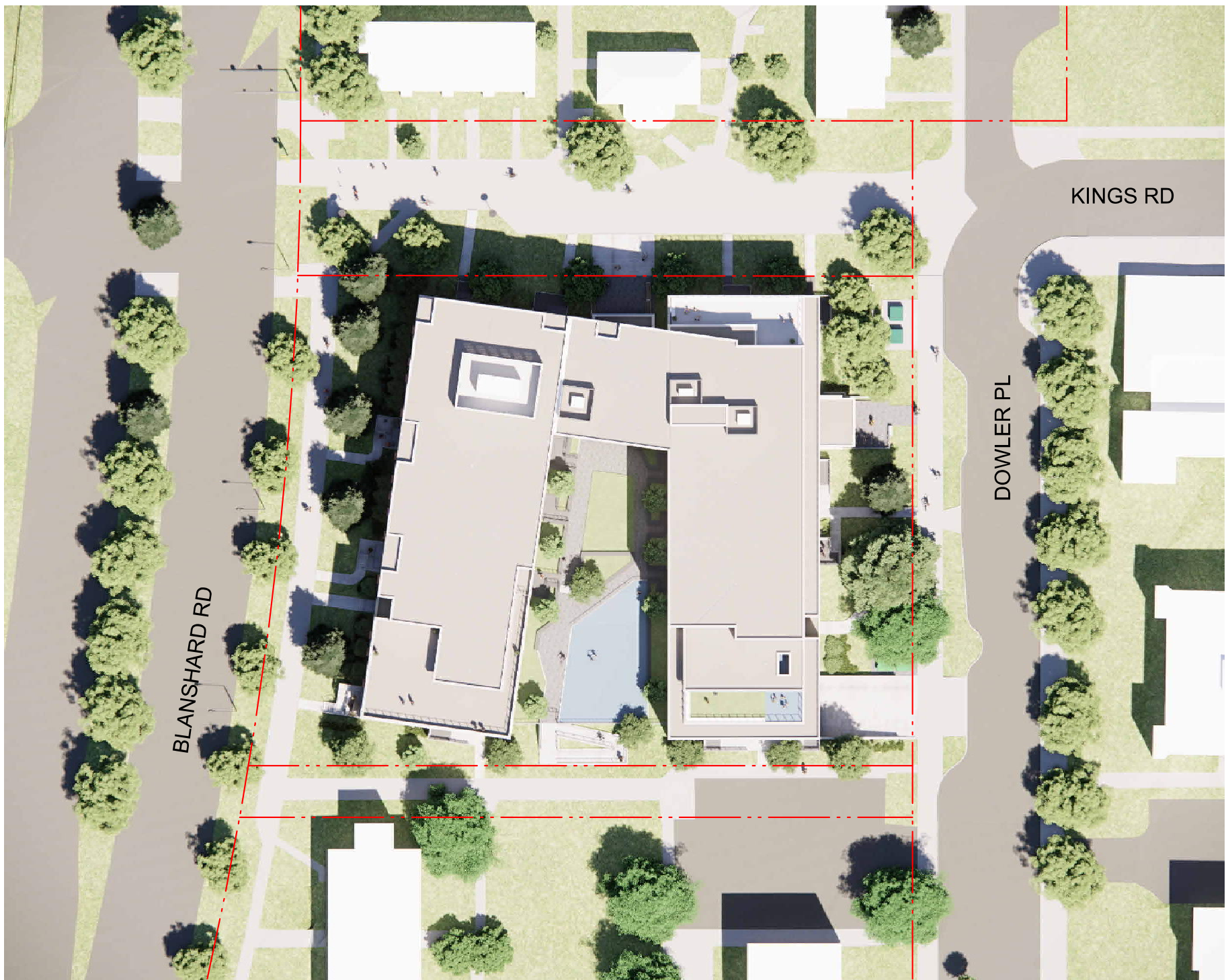
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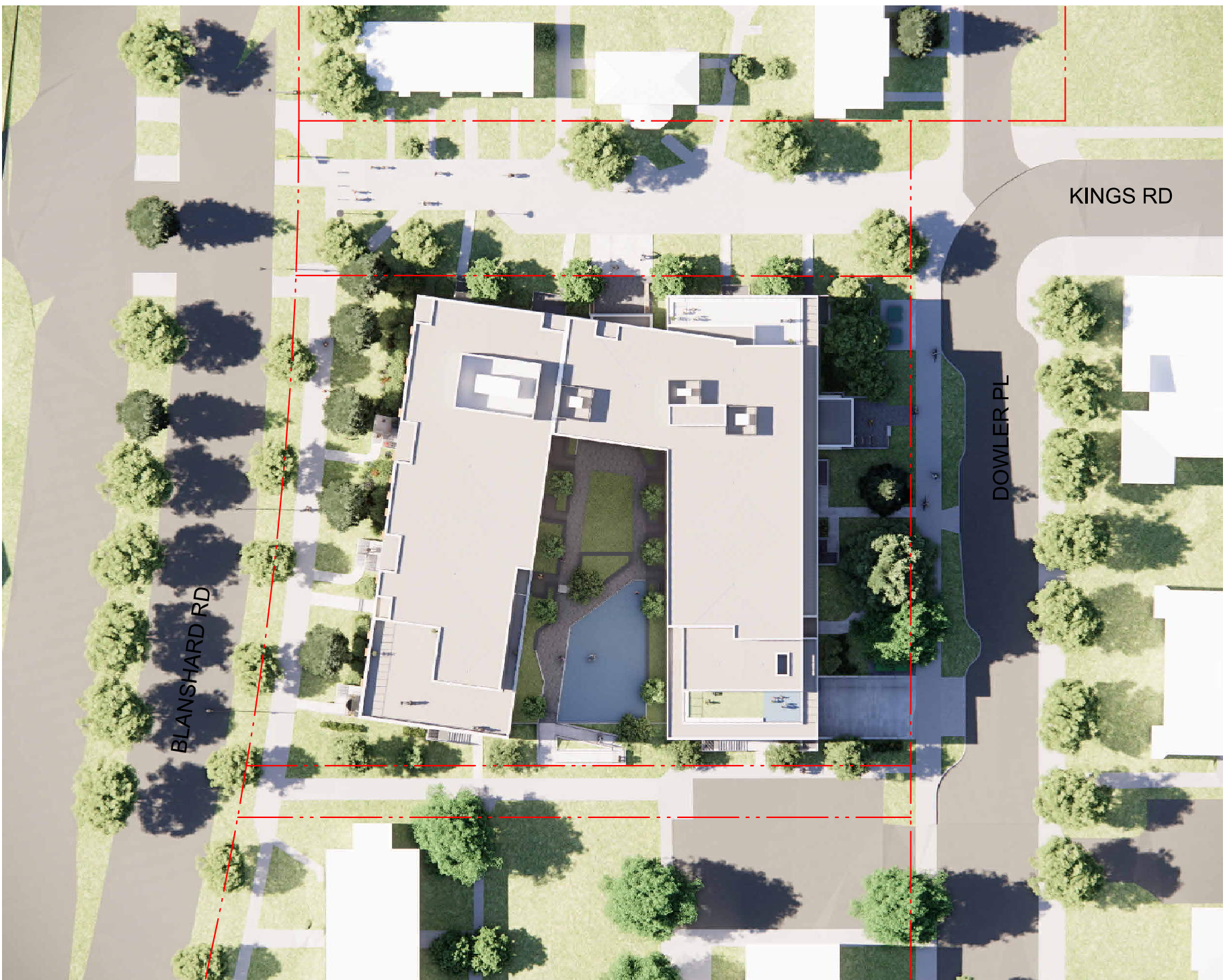
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SUMMER SOLSTICE • 9AM



SUMMER SOLSTICE • 12PM



SUMMER SOLSTICE • 5PM



EQUINOX • 10AM



EQUINOX • 12PM



EQUINOX • 4PM



WINTER SOLSTICE • 10AM



WINTER SOLSTICE • 12PM



WINTER SOLSTICE • 3PM

11	DDP Resubmission	26/02/06
7	Issued for DDP Application	25/07/10
rev no	description	date
project name		
Evergreen DA-D (Phase 1)		
2501 Blanshard Street, Victoria, BC		
sheet title		
Shadow Analysis		
project no.		
2442		
scale		
As indicated		
drawn by		
GK		
date issued		
26/02/06		
sheet no.		
A0.3		



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0 2 10
1:200 scale in meters

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rev no	description	date

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project name
Evergreen DA-D
(Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title
Context Elevations

project no. 2442

scale As indicated

drawn by GK

date issued 26/02/06

sheet no. A0.4



3 Context Elevations - Dowler Place
1:200



2 Context Elevations - Kings Road
1:200



1 Context Elevations - Blanshard Street
1:200