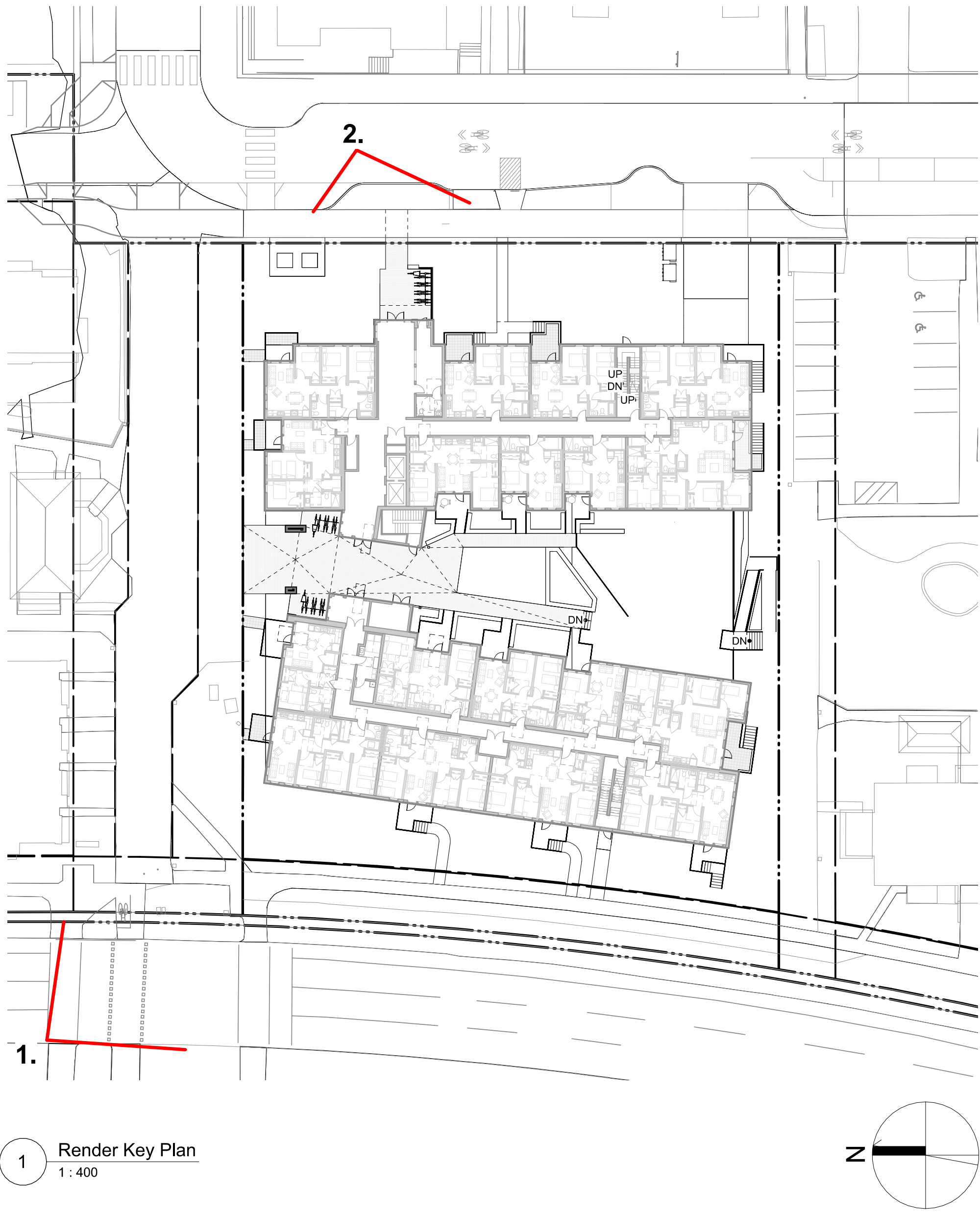




1. View to Southeast from Blanshard Street



2. View to Main Entrance from Dowler Street



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Drawing Revision List

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- C. Massing Refinement and Building Expression
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- E. Project Data & Survey
- F. Vehicle and Bicycle Parking

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
Rendered Views

project no.	2442
scale	As indicated
drawn by	GK
date issued	26/02/06
sheet no.	A0.5



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- Vehicle and Bicycle Parking

Project Information Table			
Zone (existing)	R3-2		
Proposed zone or site specific zone	Site Specific		
Site area (m2)	4,336.50		
Total floor area (m2)	10,001.90		
Floor space ratio	2.31		
Site Coverage (%)	63.12%		
Open site space (%)	52.60%		
Height of building (m)	20.32m		
Number of storeys	6		
Parking stalls (number) on site	61		
Bicycle parking number (Class 1 & 2)	Class 1 = 160 Class 2 = 20		
Building Setbacks (m)			
Front yard	12.23		
Rear yard	8.4		
Side yard (north)	2.45		
Side yard (south)	3.02		
Combined side yards	5.47		
Residential Use Details			
Total number of units	110		
Unit type, e.g., 1 bedroom	1, 2, 3 and 4-Bdrm		
Ground-oriented units	18		
Minimum unit floor area (m2)	49		
Total residential floor area (m2)	10,001.90		
	sq.m. (min.)	sq.m. (max.)	Qty
One-bedroom	48.8	49.0	16
One-bedroom Adapt.	50.5	54.5	10
One-bedroom Access.	56.7	57.9	6
Two-bedroom	67.6	69.2	17
Two-bedroom Adapt.	69.6	76.3	20
Two-bedroom Access.	78.0	78.0	1
Three-bedroom	86.3	89.4	25
Three-bedroom Adapt.	91.7	94.8	4
Four-bedroom	111.4	126.8	9
Four-bedroom Adapt.	112.4	112.5	2
			110

*All Areas taken to inside face of exterior walls; Parti walls between units

** Site area subject to subdivision

*** Project meets BC Housing requirements for Adaptability; project qualifies for BCBC 2024 extension

Evergreen | Sitewide Tracking

January 29, 2026

	Sitewide Rezoning Requirements		DA-D		Remaining Lots (Future DA-A, B, C, E)	Sitewide Total (excluding ex. buildings)
Density	FSR	2.6:1 (max)	2.31:1		no change/pre-redevelopment	0.32 :1
Housing			DA-D total	Operator		
	Replacement Low-income Units	175	110	BC Housing	no change/pre-redevelopment	110
	Replacement Supportive Housing Units	21	0	n/a	no change/pre-redevelopment	0
	Non-Profit Operated Units	145	0	n/a	no change/pre-redevelopment	0
	Other Rental Units	n/a	0	n/a	no change/pre-redevelopment	0
Units	Units less than 2 bedrooms		32		no change/pre-redevelopment	
	2 bedroom or larger units	34% (min)	78		no change/pre-redevelopment	71%
	3 bedroom or larger units	11.9% (min)	40		no change/pre-redevelopment	36%
	Total		110		no change/pre-redevelopment	
	Units with a private patio or balcony	70% (min)	105		no change/pre-redevelopment	95%

Reference Info:

Density Calculations:	
Overall Site Area (m2)	31505.5 This is pre-dedication area
Phase 1 Floor Area	10001.9
Phase 1 Site Area	4336.5
Phase 1 FSR	2.31

Schedule C Vehicle Parking Requirements (Affordable Rental)

Unit Area	Pkg Rate	Qty	Long Term	Visitor
Less than 45 sq.m.	0.2	0	0	0
Between 45 sq.m. and 70 sq.m.	0.5	50	25	5
Greater than 70 sq.m.	0.75	60	45	6
Totals		110	70	11

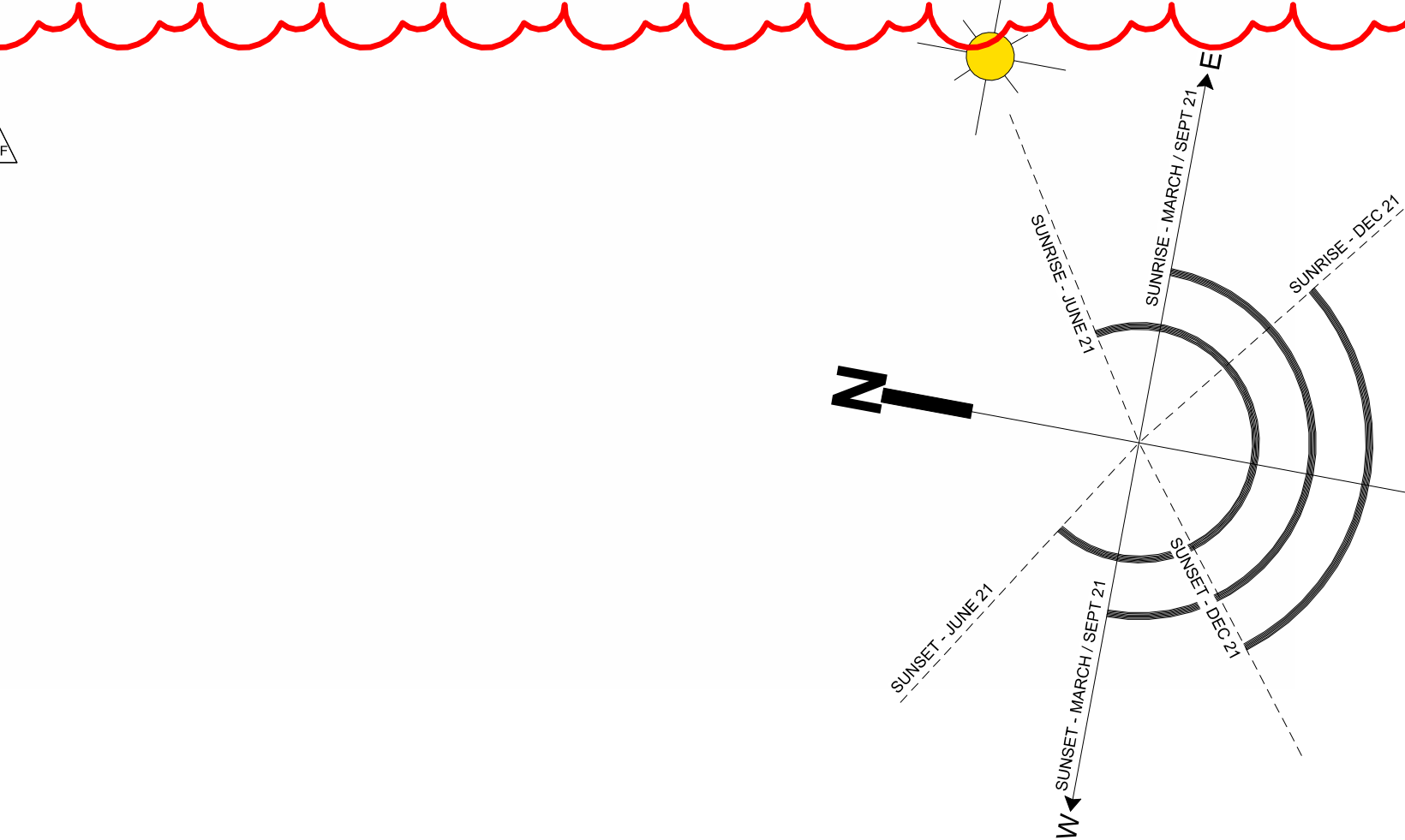
Proposed On-Site Stalls*	Long Term	Visitor	Total
Accessible	2		2
Van Accessible	1	1	2
Standard	55	2	57
Grand Totals	58	3	61

*Refer to Parking Study included in this resubmission for proposed parking rationale and TDM measures

Schedule C Bicycle Parking Requirements (Multiple Dwelling)

Unit Area	Pkg Rate	Qty	Long Term	Visitor
Less than 45 sq.m.	1	0	0	0
Greater than 45 sq.m.	1.25	110	137.5	11
Totals		110	137.5	11

Proposed Stalls	Long Term	Short Term	Total
Horizontal Cargo	11	3	14
Horizontal Standard	86	17	103
Vertical Standard	63		63
Grand Totals	160	20	180



rev no	description	date
11	DDP Resubmission	26/02/06
7	Issued for DDP Application	25/07/10
3	Preapplication Review	25/03/06

project name

Evergreen DA-D
(Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title

Site Plan

project no. 2442

scale As indicated

drawn by DS/MZ/GB

date issued 26/02/06

sheet no. A1.0



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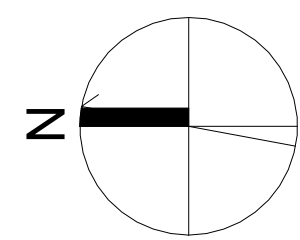
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1:100 scale in meters

11	DDP Resubmission	26/02/06
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rev no	description	date

project name
**Evergreen DA-D
(Phase 1)**

2501 Blanshard Street, Victoria, BC

sheet title
P1 Plan

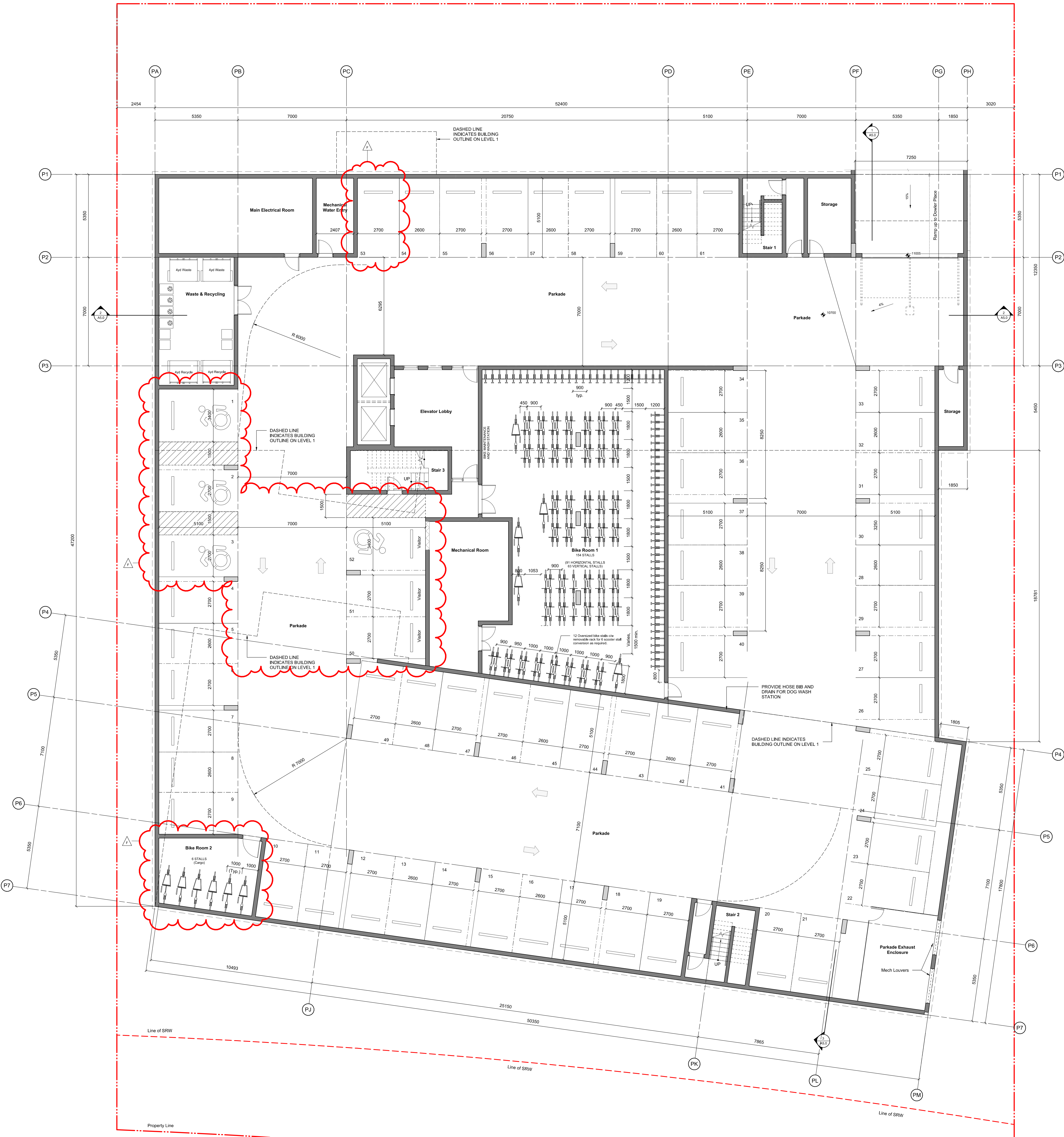
project no. 2442

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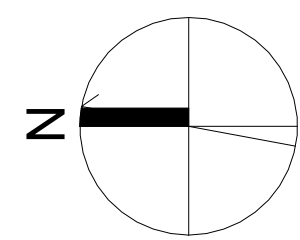
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rev no	description	date
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Evergreen DA-D
(Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title

Level 1

project no. 2442

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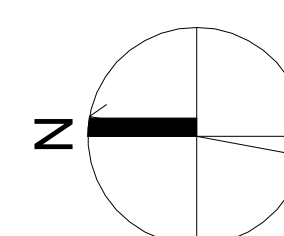
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3	Preapplication Review	25/03/0
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project name
Evergreen DA-D
(Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title
Levels 2 to 4

project no.	2442
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drawn by DS/MZ/GE

date issued	sheet no.
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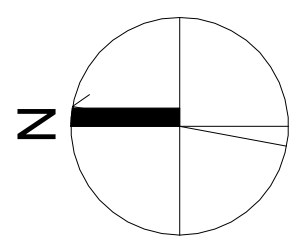
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1:100 scale in meters

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project name
**Evergreen DA-D
(Phase 1)**

2501 Blanshard Street, Victoria, BC

sheet title
Level 5

project no. 2442

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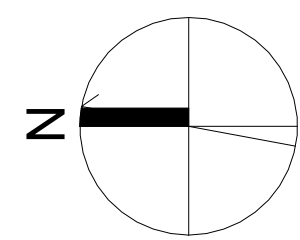
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**Evergreen DA-D
(Phase 1)**

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Level 6

project no. 2442

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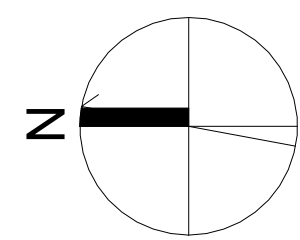
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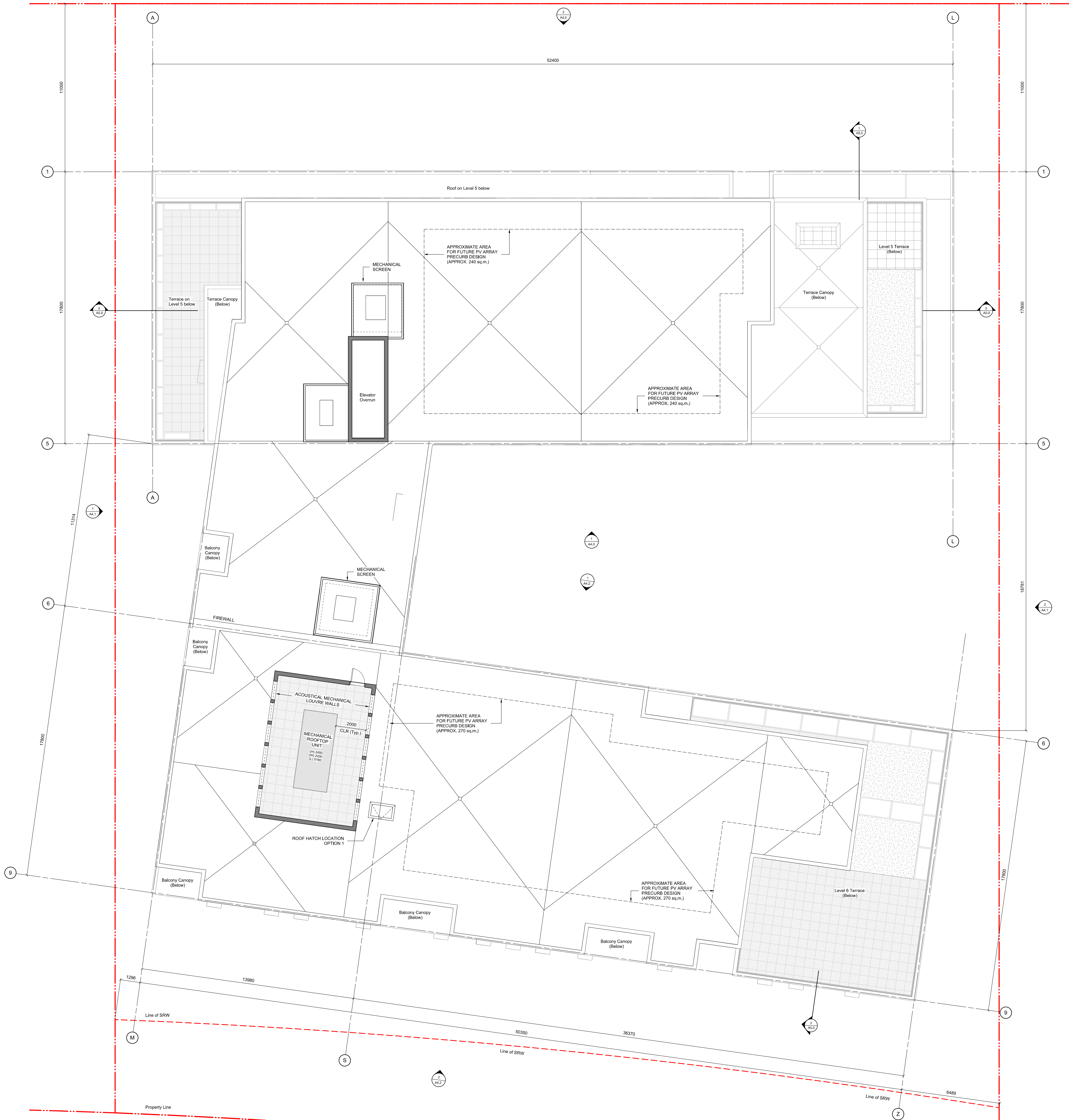
11	DDP Resubmission	26/02/06
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3	Preapplication Review	25/03/06
rev no	description	date

project name
**Evergreen DA-D
(Phase 1)**

2501 Blanshard Street, Victoria, BC

sheet title
Roof

project no.	2442
scale	As indicated
drawn by	DS/MZ/GB
date issued	26/02/06
sheet no.	A2.5





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- | | |
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| D. | Frontage Improvements |
| E. | Project Data & Survey |
| F. | Vehicle and Bicycle Parking |

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11	DDP Resubmission	26/02/06
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rev no	description	date

project name
Evergreen DA-D (Phase 1)

2501 Blanshard Street, Victoria, BC

sheet title
East Wing - East and West Elevations

project no. 2442

scale As indicated

drawn by DS/MZ/GB

date issued 26/02/06

sheet no. A4.0

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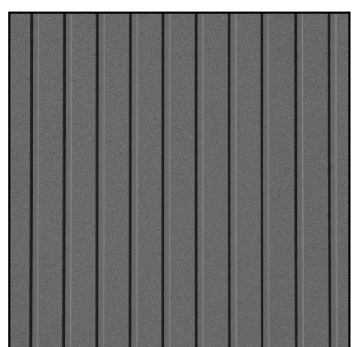


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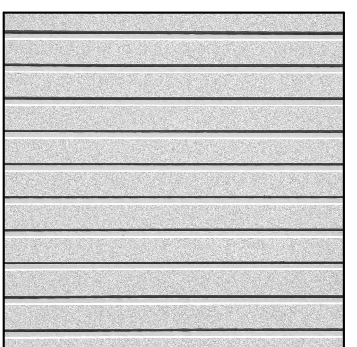
MATERIAL LEGEND



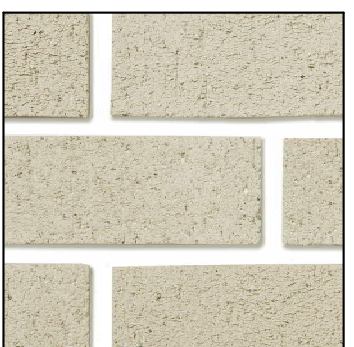
1 Fibre Cement Panels 'Flotto - Cream'



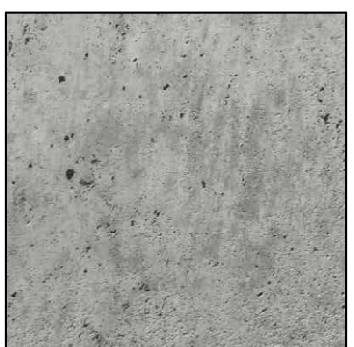
2 Fibre Cement Panels 'B Reveal - Charcoal'



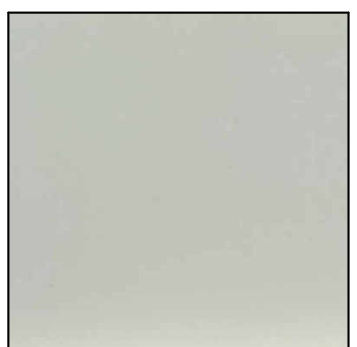
3 Fibre Cement Panels 'B Reveal - Silver Gray'



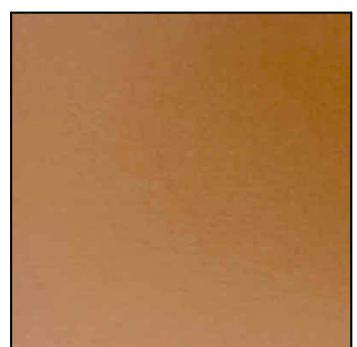
4 Brick Veneer 'Norman Running Bond Castle Gray'



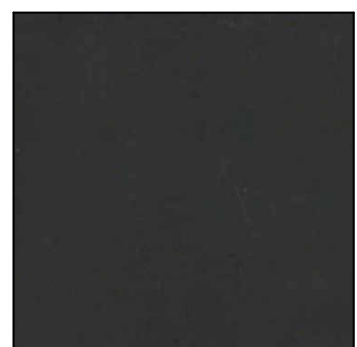
5 Exposed Architectural Concrete 'Parkade + Retaining Walls'



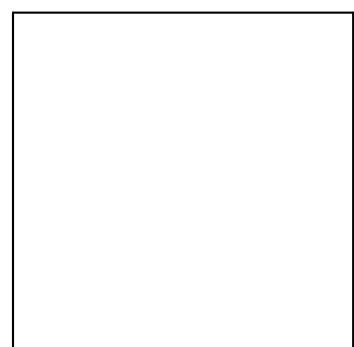
6 Prefinished Metal (Flashings)



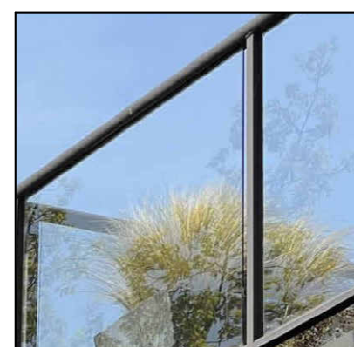
7 Prefinished Metal 'Copper Penny (Balcony Soffits, Walls, & Solar Shades)'



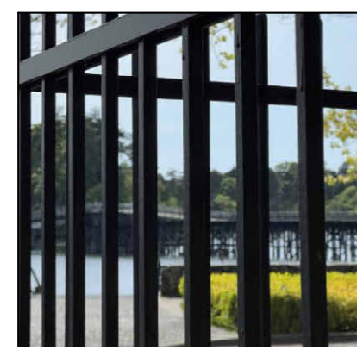
8 Vinyl Doors and Windows 'Charcoal Grey'



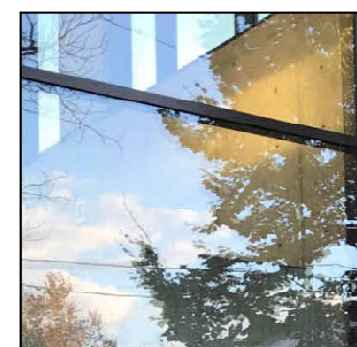
9 Vinyl Doors and Windows 'White'



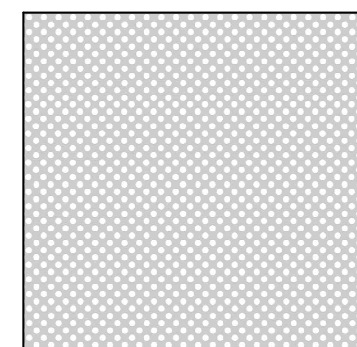
10 Aluminum Frame Glass Guard 'Charcoal Grey' (Balconies)



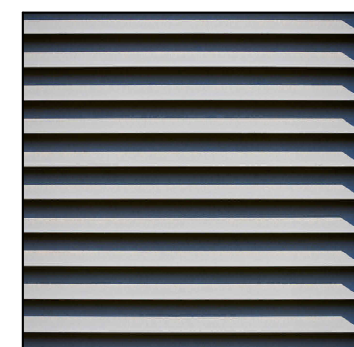
11 Metal Picket Guard 'Charcoal Grey' (Patios and Amenity)



12 Glazing



13 Perforated Metal Guards and Mechanical Screens 'Silver Grey'



14 Aluminum Mechanical Louvers (Mill Finish/Silver)