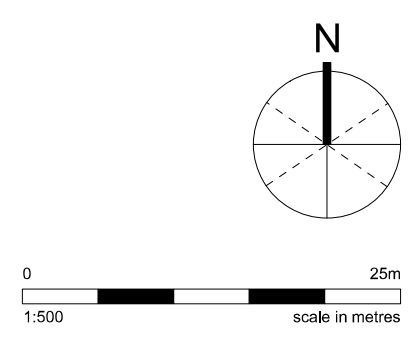
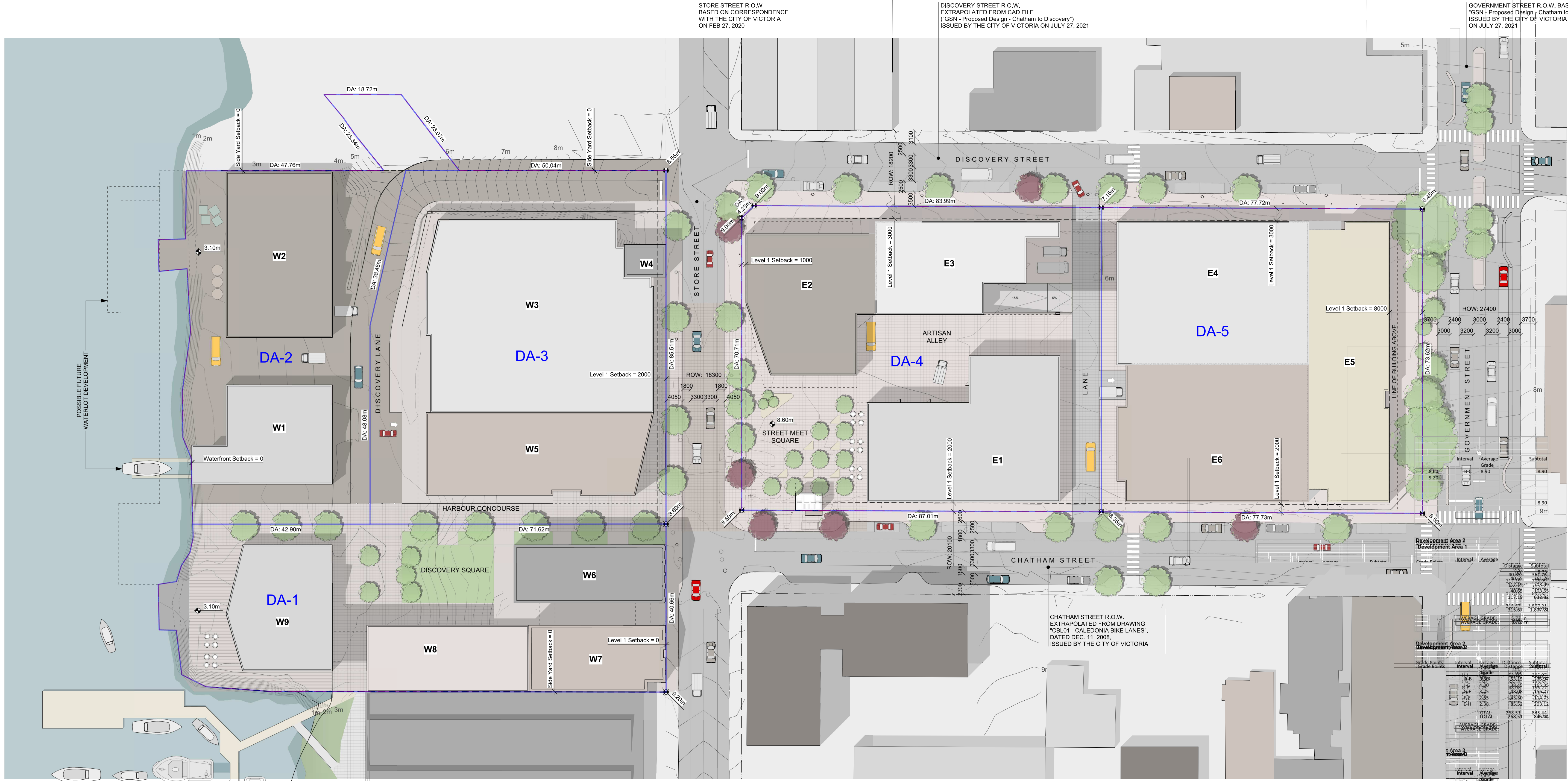




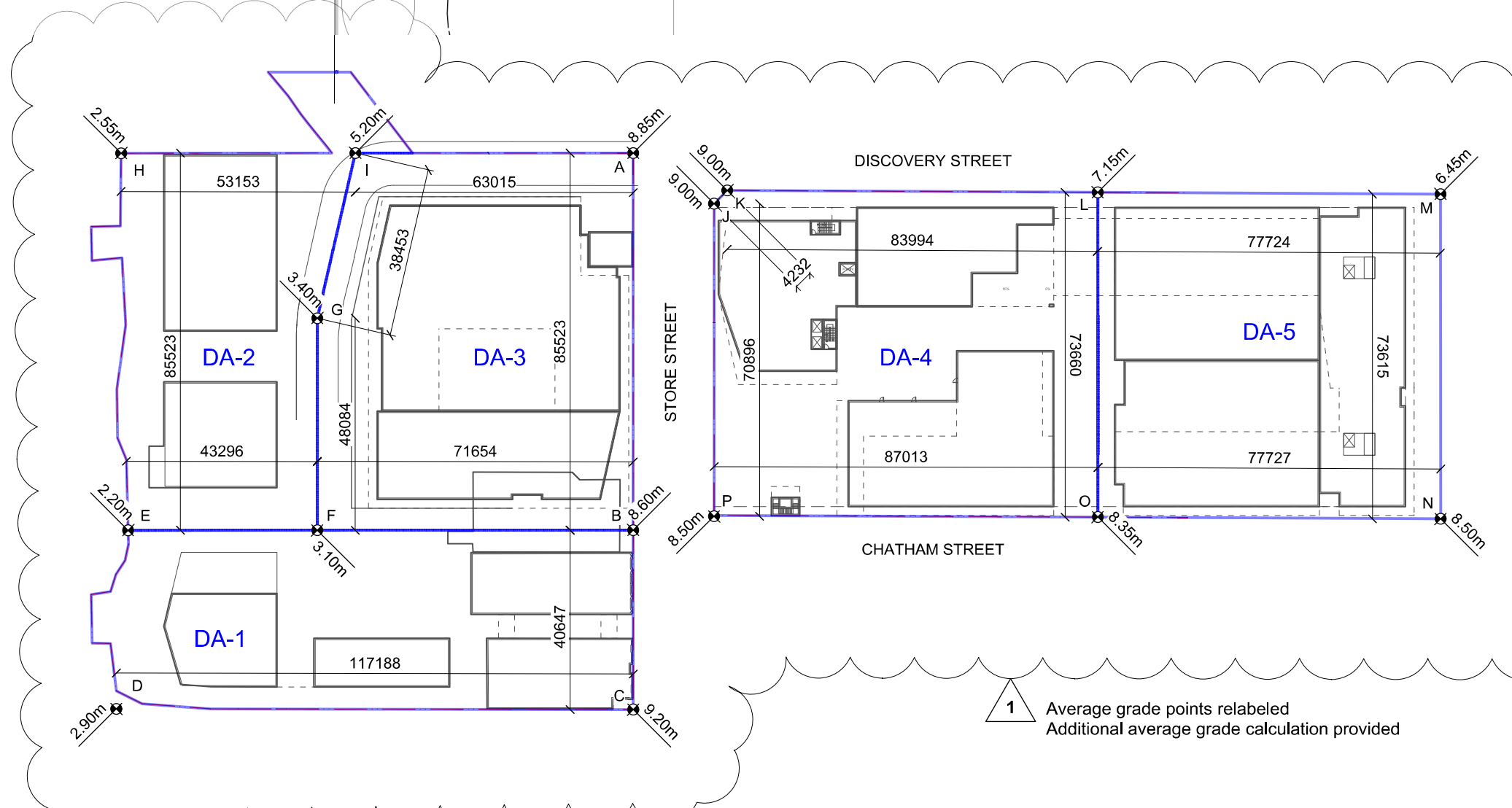
General Note:
The illustrated design and data are based on preliminary programming of use, functional area and height. The buildings and data in the enclosed study are conceptual in nature and do not constitute detailed design for each building. Site architecture and servicing programming, and design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

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans.
Received Date
June 16, 2022



1 Site Plan
Scale: 1:500



Development Area 1			
Average Grade at Store Street			
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal
A 8.85	B-C 8.90	8.90	8.90
B 8.60	C 9.20		
TOTAL:			8.90
AVERAGE GRADE:			8.90 m

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

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

Development Area 4			
Average Grade at Store Street			
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal
J 9.00	J-P 8.75	8.75	8.75
P 8.50			
TOTAL:			8.75
AVERAGE GRADE:			8.75 m

Development Area 5			
Average Grade at Government Street			
Grade Points (m Geodetic)	Interval	Average Grade	Subtotal
M 6.45	M-P 7.48	7.48	7.48
P 8.50			
TOTAL:			7.48
AVERAGE GRADE:			7.48 m

Development Area 1				
Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
B 8.60	B-C 8.90	40.65	361.76	
C 9.20	C-D 6.05	117.19	708.99	
D 2.90	D-E 2.55	40.65	103.65	
E 2.20	E-F 5.40	117.19	632.82	
TOTAL:				315.67 1,807.21
AVERAGE GRADE:				5.73 m
Development Area 2				
Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
H 7.55	H-I 3.88	53.15	205.97	
I 5.30	I-G 4.30	38.45	165.35	
J 3.10	J-F 3.25	48.08	156.27	
K 3.40	K-L 2.65	43.30	114.73	
L 2.20	L-H 2.38	85.52	203.12	
TOTAL:				268.51 845.44
AVERAGE GRADE:				3.15 m
Development Area 3				
Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
I 5.20	I-A 7.03	53.15	373.40	
A 8.85	A-B 8.73	38.45	335.50	
B 8.60	B-F 5.85	48.08	281.29	
F 3.10	F-G 3.25	43.30	140.71	
G 3.40	G-I 4.30	85.52	367.75	
TOTAL:				268.51 1,498.65
AVERAGE GRADE:				5.58 m
Development Area 4				
Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
J 9.00	J-K 9.00	4.23	38.09	
K 9.00	K-L 8.08	83.99	678.25	
L 7.15	L-O 7.75	73.66	570.87	
O 8.35	O-P 8.43	87.01	733.08	
P 8.50	P-J 8.75	70.90	620.34	
TOTAL:				319.80 2,640.63
AVERAGE GRADE:				8.26 m
Development Area 5				
Average Grade Calculation (Schedule A)				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
L 7.15	L-M 6.80	40.65	276.40	
M 6.45	M-N 7.48	117.19	875.98	
N 8.50	N-O 8.43	40.65	342.45	
O 8.35	O-L 7.75	117.19	908.21	
TOTAL:				315.67 2,403.04
AVERAGE GRADE:				7.61 m

2 Average Grade by Development Area
Scale: n/a

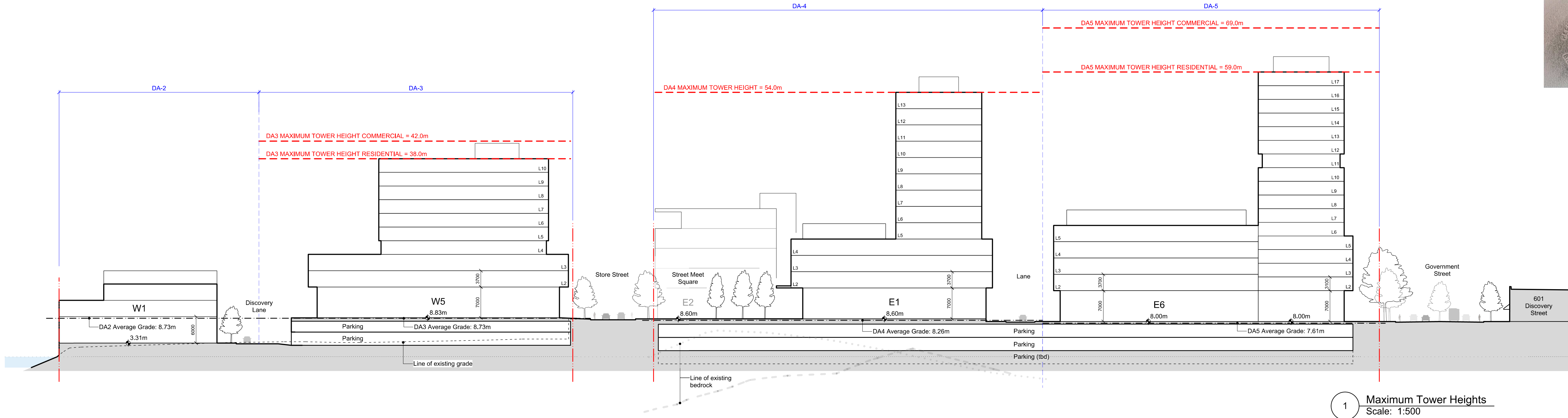


General Note:
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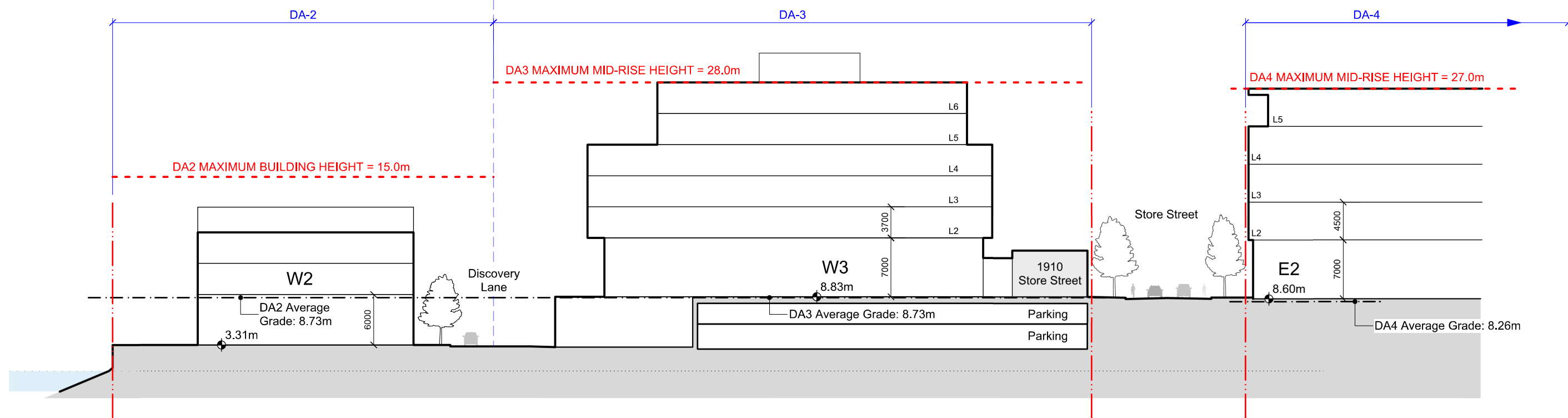
Section Notes:
Building outlines shown in the adjacent sections are those of the illustrated plan.

Building heights shown in the adjacent sections are measured from the average grade of Store Street for DA-1, DA-2, DA-3 and from average grade of the site for DA-4 and DA-5.

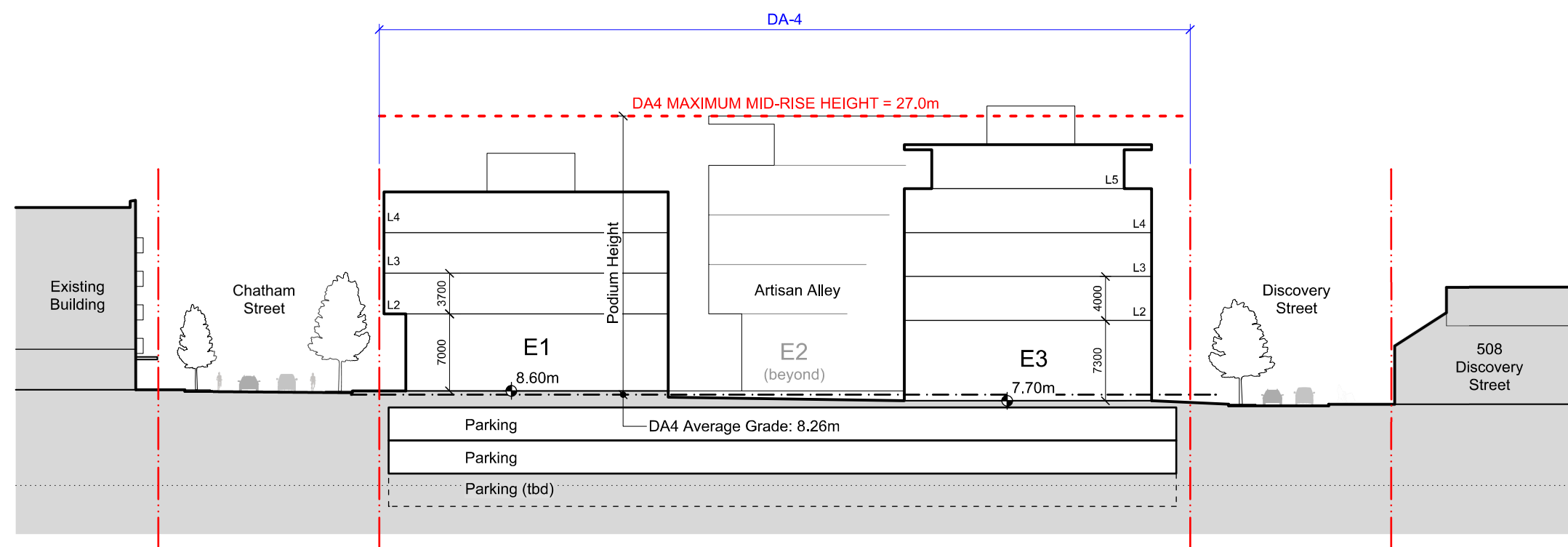
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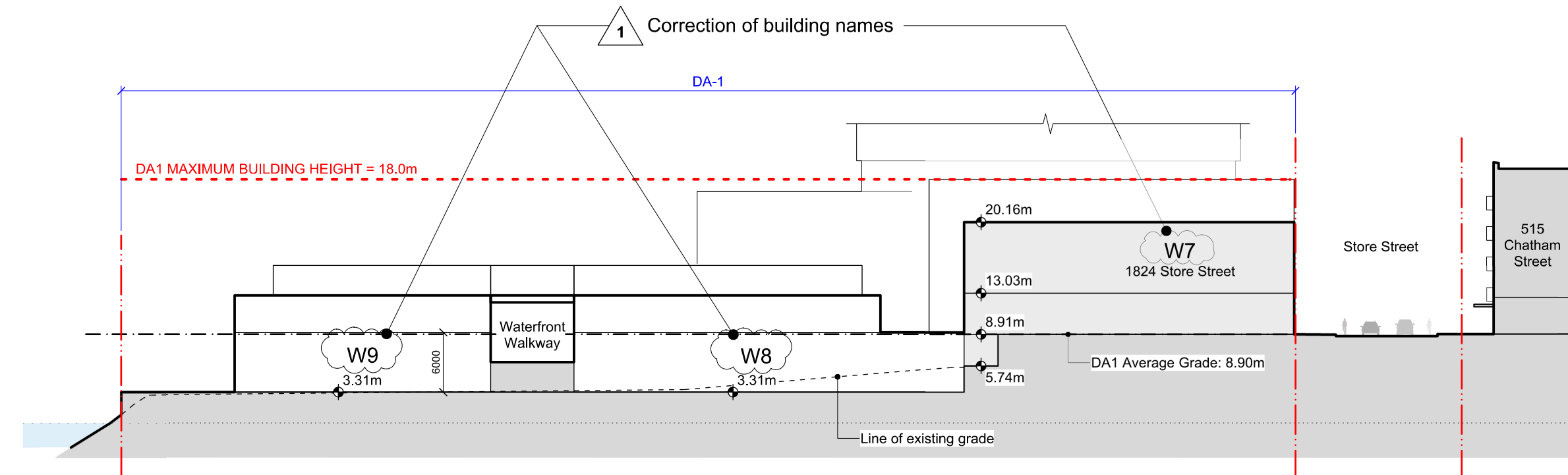
1 Maximum Tower Heights
Scale: 1:500



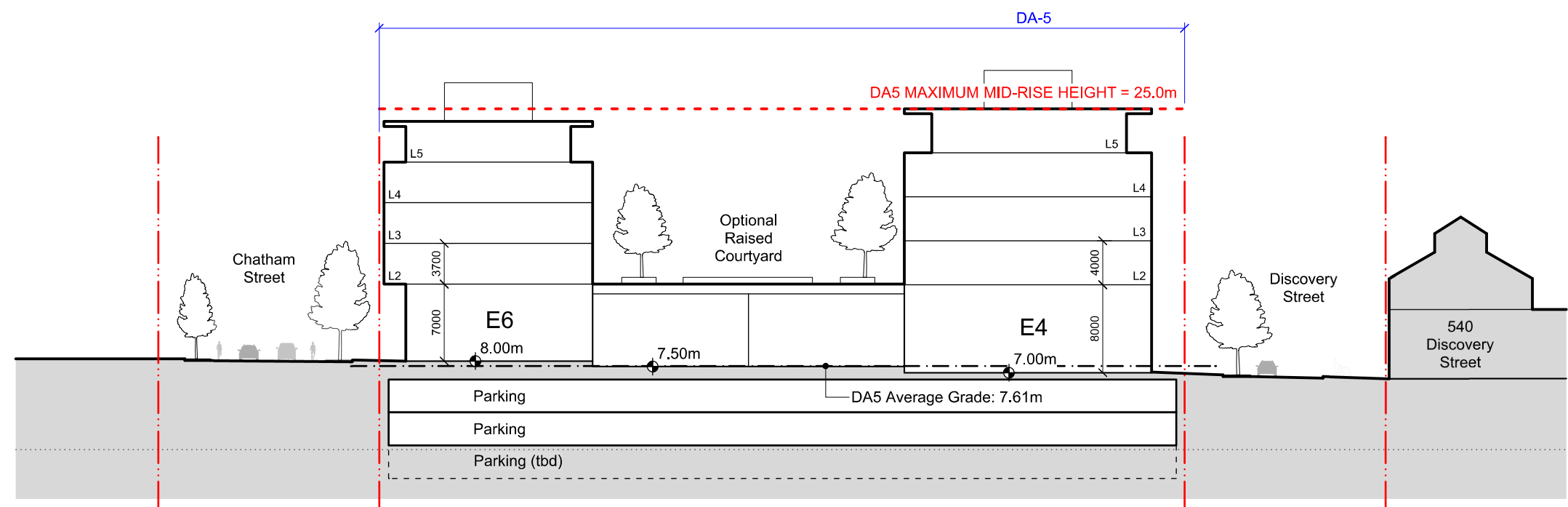
2 Maximum Mid Rise Building Height (DA-2, DA-3, DA-4)
Scale: 1:500



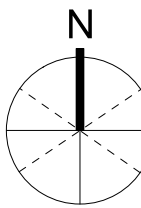
4 Maximum Mid Rise Building Height (DA-4)
Scale: 1:500



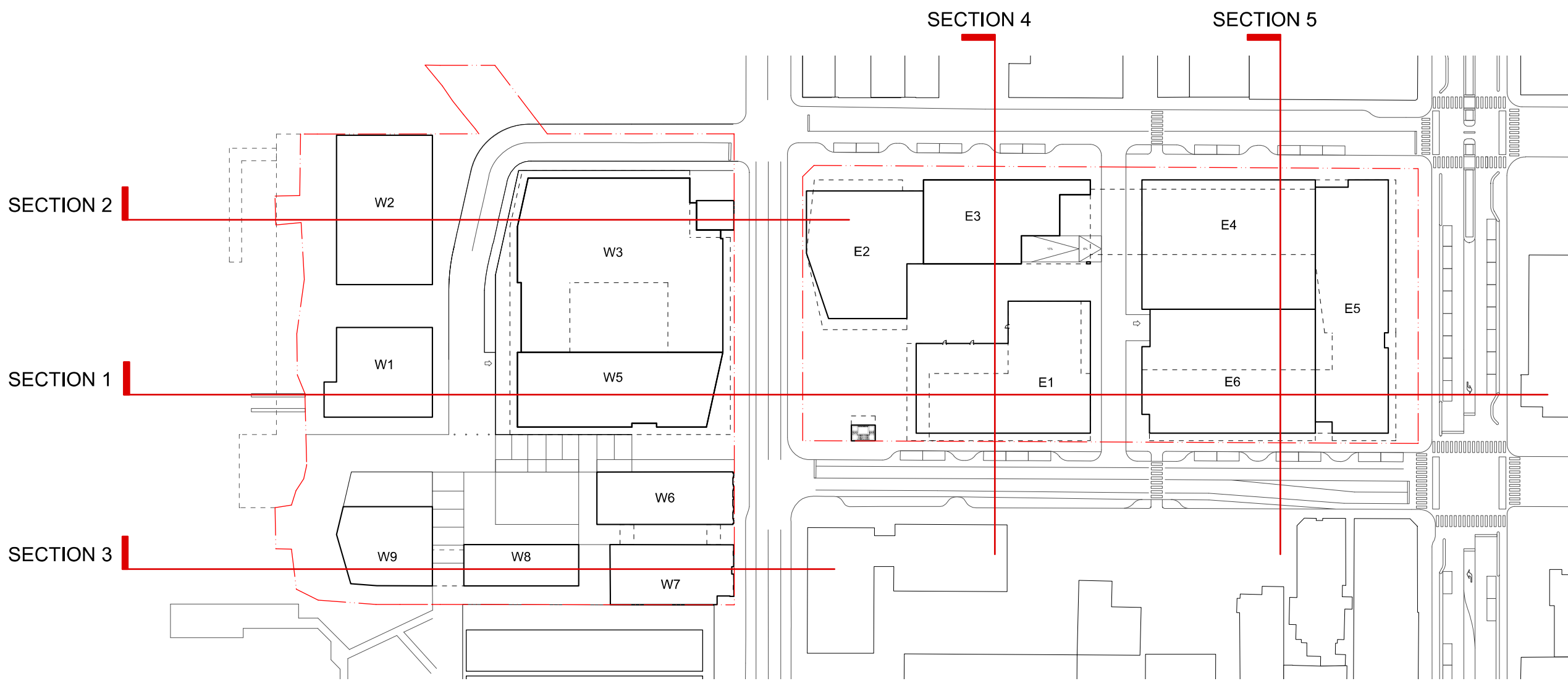
3 Maximum Mid Rise Building Height (DA-1)
Scale: 1:500



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



0 1:500 25m
scale in metres



△	Rezoning Resubmission	03/06/2022
△	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	JB/JH
date issued	June 3, 2022
sheet no.	A3.1

TREE SURVEY LEGEND

- 11

EXISTING STREET TREE TO REMAIN
- 26

EXISTING STREET TREE TO REMOVE

CRITICAL ROOT ZONE (CRZ)

- NOTES
- THIS TREE SURVEY PLAN REFERENCES THE SURVEY PREPARED BY GEOVERA 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.

NOTES
FOR TREE INVENTORY AND RELATED NOTES REFER TO L0.02.

removed from legend
"tree protection
fencing" as it's not
relevant to this plan
and is rather shown
on L0.02 and L0.03



updated date

2	Reissued for Rezoning	Jun. 6/22
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

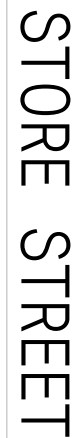
Tree Survey

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

REE I.D. (Municipal I.D.)	Common Name	DBH (cm)	Crown (m) 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

	QTY.	DESCRIPTION
	11	EXISTING STREET TREE TO REMAIN
	26	EXISTING STREET TREE TO REMOVE
		TREE PROTECTION FENCING
		CRITICAL ROOT ZONE (CRZ)

1. THIS TREE PROTECTION NAD MANAGEMENT PLAN REFERENCES THE SURVEY PREPARED BY GEOVERRA ON AUGUST 9, 2021.
2. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
3. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
4. 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.
5. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
6. 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.



2 Reissued for Rezoning Jun. 6/22
1 Issued for Rezoning Oct. 22/21

No.	Description	Date
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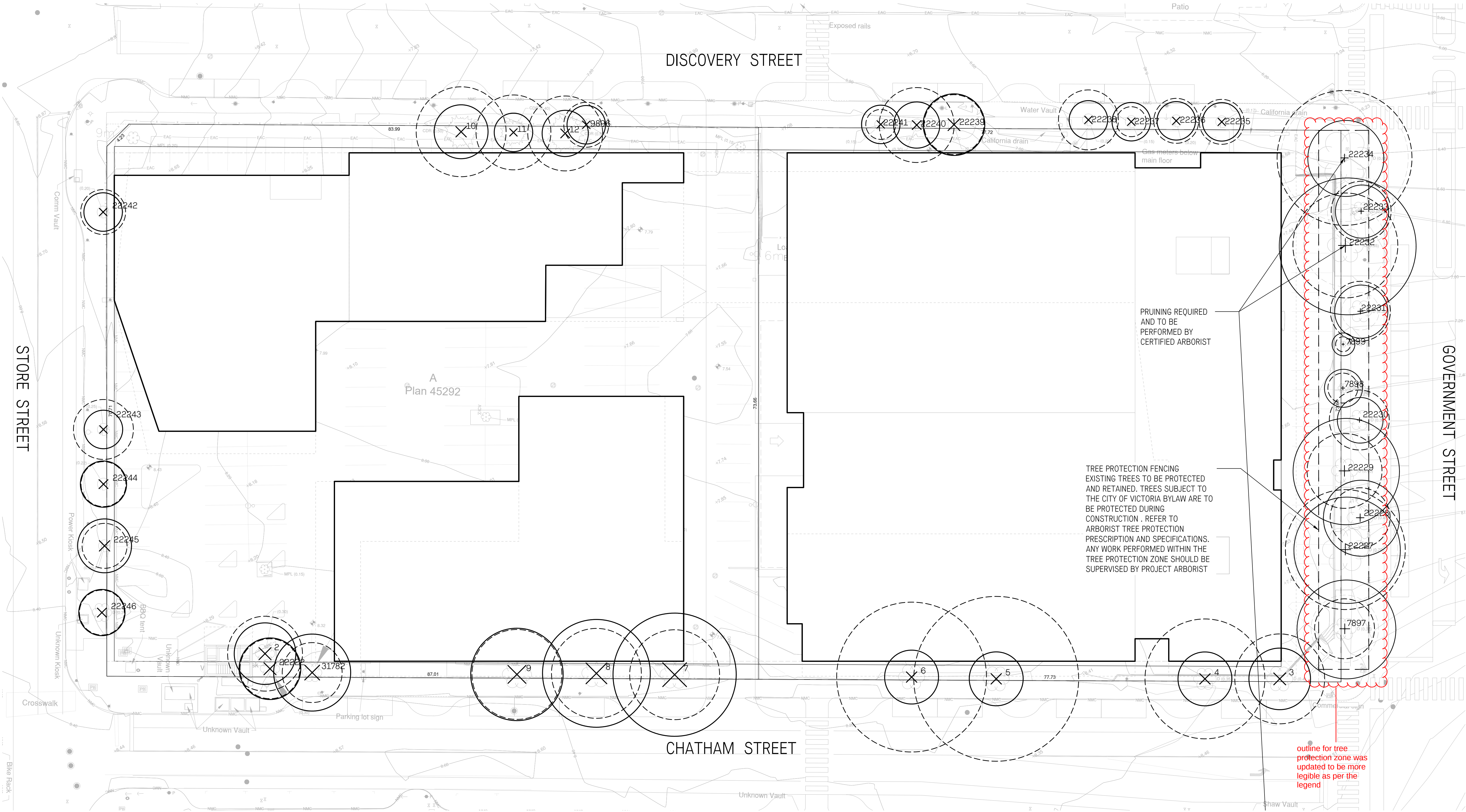
1824, 1900, 1907, 1908, 1924,
2010 Store St, 530 Chatham S

Date	Oct. 01/21	Drawing Number	L0.02
Project No.	2114		
Scale	1:xxx		
Drawn Checked	KW JF		

604 909 4150
hapacobo.com

403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6

Landscape Architecture
Urban Design



TREE PROTECTION & MANAGEMENT LEGEND

QTY.

DESCRIPTION

+

11

EXISTING STREET TREE TO REMAIN

×

26

EXISTING STREET TREE TO REMOVE

[]

TREE PROTECTION FENCING

○

CRITICAL ROOT ZONE (CRZ)

NOTES

FOR TREE INVENTORY AND RELATED NOTES REFER TO L0.02.

The legend was added here for clarity and the note below.

updated date		
2	Reissued for Rezoning	Jun. 6/22
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 Management Plan

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



63061218

The intended plot size of this plan is 841mm in width by 594mm in height (ISO A1 size) when plotted at a scale of 1:300

All distances are in metres and decimals thereof.

LEGEND

MW-07
23.75 (22.95)

denotes monitoring well, designation, lid elevation and top of pipe elevation

denotes catchbasin

denotes catchbasin/manhole

denotes drain cleanout

denotes sewer manhole

denotes sewer cleanout

denotes sewer inspection chamber

denotes water meter

denotes water valve

denotes irrigation control valve

denotes hydrant

denotes gas valve

denotes hydro manhole

denotes hydro pole

denotes hydro pole with light

denotes hydro pole with pilaster

denotes hydro pole with transformer

denotes pole anchor

denotes junction box

denotes streetlight davit

denotes unknown utility manhole

denotes unknown cleanout

denotes bollard

denotes sign

denotes traffic signal pole

denotes fence

denotes non-mountable curb

denotes curb leldown

denotes extruded asphalt curb

denotes edge of pavement

denotes underground gas service

denotes building outline

denotes tree

denotes deciduous tree

denotes coniferous tree

denotes hedge line

denotes property line

denotes interest line

Date of Field Survey: October 2, 2020.

Contour interval = 0.20 m.

Elevations are to geodetic datum.

Vertical Datum CGVD28 (HTV2.0).

Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. GeoVerra Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

52021-10-15CHARGE PLAN DIMENSIONS						CLIENT: RELIANCE PROPERTIES LTD. CLIENT REF. NO:	GeoVerra 301-3600 Uptown Boulevard Victoria, BC V8Z 0B9 t: 250-384-5510 • www.geoverra.com	PROJECT: CAPITAL IRON PROJECT NO: 20-W0162 SCALE: As-Noted DISCIPLINE: GEOMATICS	TITLE: TOPOGRAPHIC SURVEY DRAWING NO: 20R-00233-00-MTPS1001-R5 SHEET NO: 2 OF 2
42021-10-13REVISED TREE SYMBOLS		MLE	HC						
32021-09-30PROPERTY DIMENSIONS		MLE	HC						
22021-08-09ADDITIONAL SURVEY DATA		MLE	HC						
12020-10-21ADDED CONTOURS		MLR	MLE						
02020-10-05ORIGINAL PLAN PREPARED		CM	MLE						
ISSREV	YYYY-MM-DD	DESCRIPTION		DRN	CHK				

IF NOT 50 mm ADJUST SCALES
50 mm

SCALE(S) SHOWN ARE INTENDED FOR ANSI D (22X34) SIZE DRAWINGS, TABLOID (11X17) SIZE DRAWINGS ARE 1/2 OF SCALE(S) SHOWN UNLESS NOTED OTHERWISE

NOTE:
PROPOSED BUILDING FOOTPRINTS ARE
SHOWN AT GROUND LEVEL ELEVATION.

NEW LOOPED WATER
MAIN FOR FIRE AND
WATER SERVICE

POSSIBLE LOCATION FOR
W2 SERVICES

POSSIBLE LOCATION FOR
W1 SERVICES

NEW RELOCATED STORM
DRAIN BETWEEN STORE
STREET AND MANHOLE
BEFORE OUTFALL

ADJUST EXISTING
STORM MANHOLE

REMOVE AND/OR ABANDON
EXISTING STORM DRAIN

EXTEND STORM MAIN FOR
SERVICING

MAINTAIN EXISTING
SERVICES

POSSIBLE LOCATION FOR
W3 WATER AND STORM
SERVICES

POSSIBLE LOCATION FOR
W3 SANITARY SERVICE

POSSIBLE LOCATION FOR
W5 SANITARY SERVICE

PUMP STATION IN
THIS VICINITY

SANITARY FORCEMAIN

W6
MAINTAIN EXISTING
SERVICES

W7
MAINTAIN EXISTING
SERVICES

W8
MAINTAIN EXISTING
SERVICES

POSSIBLE LOCATION FOR
W8 SERVICES

POSSIBLE DIVERSION OF WATER
QUALITY FLOWS FOR TREATMENT
IN WETLAND/BIO-RETENTION AREA

DISCHARGE BACK TO STORM
FROM WETLAND/BIO-RETENTION
AREA

Value Village
(1810 Store Street)

Grindstone Cafe
(1814 Herald Street)

HERALD STREET

W2

W1

W9

W8

W7

W6

W5

W4

W3

W2

W1

W9

W8

W7

W6

W5

W4

W3

W2

W1

W9

W8

W7

E2

E3

E4

E5

E6

E1

E9

E8

E7

E6

E5

E4

E3

E2

E1

E9

E8

E7

E6

E5

E4

E3

E2

POSSIBLE LOCATION
FOR E2 SERVICES

POSSIBLE LOCATION
FOR E3 SERVICES

RE-USE OR REPLACE IN
EXISTING LOCATION FOR
E4 SERVICES

POSSIBLE LOCATION
FOR E5 SERVICES

COURTYARD/ALLEY
STORM SERVICE

POSSIBLE LOCATION
FOR E1 SERVICES

POSSIBLE LOCATION
FOR E6 SERVICES

CHATHAM STREET

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

S 750 RC

NEW MANHOLE FOR
FORCEMAIN TIE-IN

NEW MANHOLE TO RE-DIRECT
DRAINAGE TO NEW STORM MAIN.
ADJUST LOCATION TO PROVIDE
GREATER OFFSET FROM WATER

ABANDON EXISTING STORM
DRAIN NEAR/UNDER BUILDING

EXTEND/REALIGN STORM MAIN
FOR SERVICING

REMOVE EXISTING MAIN AND
RECONNECT EXISTING SERVICES
TO NEW MAIN

THE BUILDING FOOTPRINTS ILLUSTRATED ARE INDICATIVE
ONLY AND DO NOT CONSTITUTE DETAILED DESIGN. SITE
ARCHITECTURE AND SERVICING PROGRAMMING, AND
DESIGN PARAMETERS WILL BE DETERMINED AS THE BASIS
FOR A FULL DESIGN PROCESS FOR EACH BUILDING.

CHATHAM STREET

S 750 RC

S 750 RC

S 750 RC

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S 750 RC

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DISCOVERY STREET

W 200 DI

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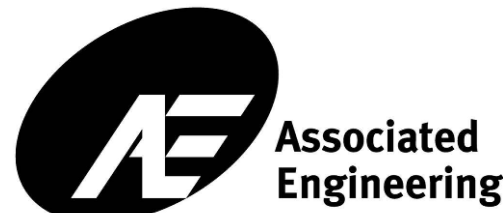
W 200 DI

W 200 DI

W 200 DI

W 200 DI

PLOT DATE: 2022-04-27 3:12:45 PM
DRAWN BY: A. STEPHENSON
CHECKED BY: B. WEBSTER
DWG PATH: 4120212243-00-C-101.dwg



PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION
DRAFT

RELIANCE PROPERTIES

CAPITAL CULTURE DISTRICT

20212243-00

SCALE: 1:500

CIVIL
CONCEPTUAL SERVICING PLAN
PROPOSED WORKS

DRAWING	REVISION	SHEET
2243-00-C-101	B	