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Rezoning & Development Permit Revision
24.07.05

VIEW FROM INTERSECTION OF DOUGLAS STREET AND TORONTO STREET. FOR ADDITIONAL RENDERINGS, REFER TO SUBMITTED REZONING PRESENTATION PACKAGE.

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

NOTE: REFER TO SUBMITTED PRESENTATION PACKAGE FOR SUPPLEMENTAL GRAPHIC INFORMATION INCLUDING SITE ANALYSIS, SHADOW STUDIES, AND RENDERINGS.
DRAWING PACKAGE AND PRESENTATION PACKAGE ARE TO BE REVIEWED IN CONJUNCTION.

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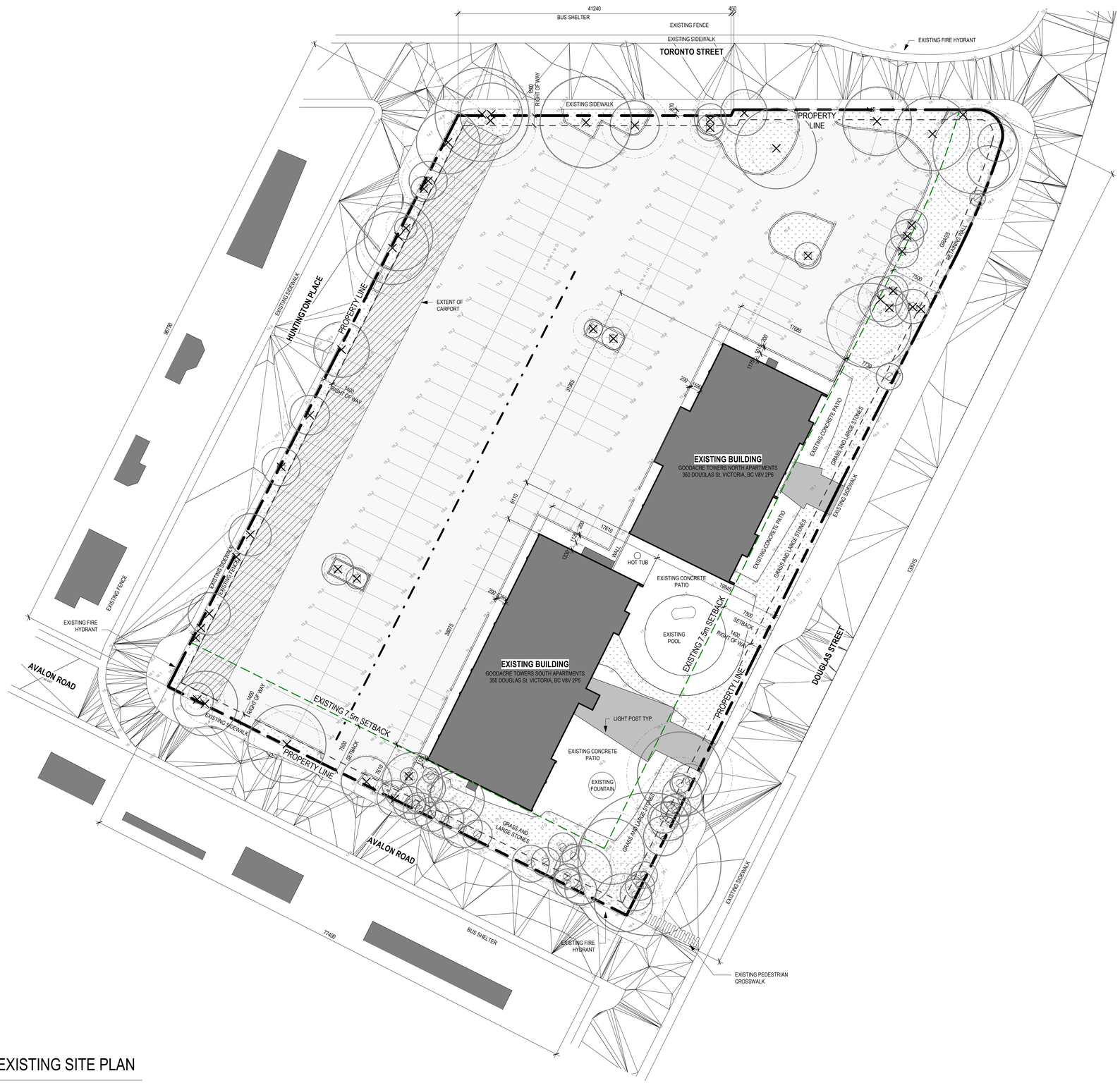
PROJECT NO.
22.703



1 DP1.01 EXISTING SITE PLAN

1 : 300

PROJECT NORTH

SITE LEGEND

PROPERTY LINE	
SETBACK LINE	
(URW) UTILITY RIGHT OF AWAY	
STORM LINE	
GAS LINE	
WATER LINE	
DRAINAGE LINE	
TELEPHONE LINE	
PARKADE OUTLINE	
UTILITY POLE	
TRAFFIC SIGN	
CATCH BASIN	

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

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no.	description	date
1	Issue #1 for Development Permit	23.05.17
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Drawing Title

EXISTING SITE PLAN

Sheet

DP1.01

Scale	Project No.
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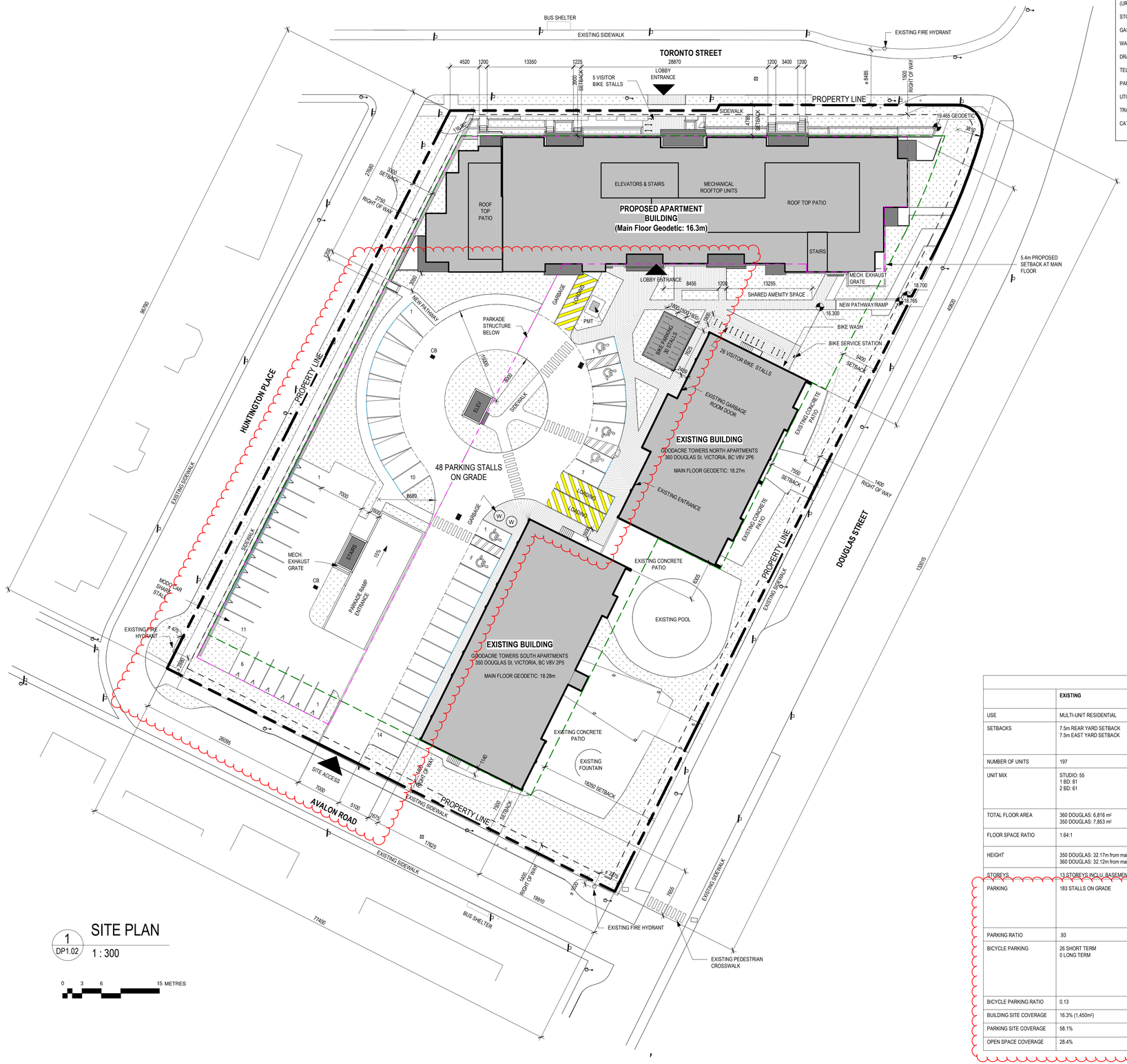

1 DP1.02 SITE PLAN

1 : 300

0 3 6 15 METRES

SITE LEGEND

PROPERTY LINE	
SETBACK LINE	
(URW) UTILITY RIGHT OF AWAY	
STORM LINE	
GAS LINE	
WATER LINE	
DRAINAGE LINE	
TELEPHONE LINE	
PARKADE OUTLINE	
UTILITY POLE	
TRAFFIC SIGN	
CATCH BASIN	

PROJECT INFORMATION TABLE

ADDRESS:	350 & 360 Douglas St, Victoria
LEGAL ADDRESS:	LOT 1, BECKLEY FARM, VICTORIA CITY, PLAN 18452
EXISTING ZONING:	R3-H MULTI-UNIT RESIDENTIAL
PROPOSED ZONING:	R3-H MULTI-UNIT RESIDENTIAL
SITE AREA:	8933m²
COMMERCIAL FLOOR AREA:	0m²
FRONT YARD SETBACK:	3.9m NORTH SIDE
REAR YARD SETBACK:	7.5m SOUTH SIDE
SIDE YARD SETBACK:	3.3m WEST SIDE
SIDE YARD SETBACK:	5.4m EAST SIDE
PROJECTIONS INTO SETBACKS: (MAXIMUM)	BALCONIES: 0.7m CANOPIES: 1.0m STEPS: 2.7m
TOTAL NUMBER OF UNITS:	90 UNITS
UNIT TYPE:	1 BEDROOM: 34 1 BEDROOM +DEN: 21 2 BEDROOM: 31 3 BEDROOM: 4
GROUND-ORIENTATED UNITS:	10 UNITS
MINIMUM UNIT FLOOR AREA:	47m²
PARKING STALL SIZE:	2600 X 5100
LOADING STALL SIZE:	3000 X 9000

ZONING COMPARISON

	EXISTING	PERMITTED (R3-H) FOR COMPARISON ONLY	PROPOSED (NEW BLDG ONLY)	PROPOSED (ENTIRE SITE)
USE	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL	MULTI-UNIT RESIDENTIAL
SETBACKS	7.5m REAR YARD SETBACK 7.5m EAST YARD SETBACK	7.5m SETBACK FROM CENTRELINE OF STREET, HAVING A BOUNDARY IN COMMON	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK	3.9m FRONT YARD SETBACK 7.5m REAR YARD SETBACK 5.4m EAST YARD SETBACK 3.3m WEST YARD SETBACK
NUMBER OF UNITS	197	N/A	90	287
UNIT MIX	STUDIO: 55 1 BD: 81 2 BD: 61	N/A	1 BD: 34 1BD+DEN: 21 2 BD: 31 3 BD: 4	STUDIO: 55 1 BD: 115 1BD+DEN: 21 2 BD: 92 3 BD: 4
TOTAL FLOOR AREA	360 DOUGLAS: 6,816 m² 350 DOUGLAS: 7,853 m²		7,244m²	21,913 m²
FLOOR SPACE RATIO	1.64:1	1.68 2.0 (OCP)	0.81:1	2.45:1
HEIGHT	350 DOUGLAS: 32.17m from main 360 DOUGLAS: 32.12m from main	34m	24.3m FROM AVE GRADE	34m
STOREYS	13 STOREYS INCLU. BASEMENT		6 STOREYS	13 STOREYS
PARKING	183 STALLS ON GRADE	DEPENDENT ON UNIT SIZE	-	164 UNDERGROUND, 48 SURFACE INCLUDING: • ONE MODO CAR SHARE • 16 VISITOR • 8 ACCESSIBLE **TOTAL: 212 STALLS**
PARKING RATIO	.93	N/A	-	0.73
BICYCLE PARKING	26 SHORT TERM 0 LONG TERM	DEPENDENT ON UNIT SIZE	3 SHORT TERM 283 LONG TERM (191 with electrical receptacles) • 30 AT GRADE • 126 IN PARKADE • 127 IN MAIN FLOOR BIKE ROOM	26 SHORT TERM 256 LONG TERM 67 LONG TERM (TO BE PROVIDED IN EXISTING BUILDINGS AS PART OF EXISTING PROJECT, 39 TO BE OVERSIZED) **TOTAL: 349 LONG TERM**
BICYCLE PARKING RATIO	0.13	-	3.1	1.22
BUILDING SITE COVERAGE	16.3% (1,450m²)	14%	33.2% (2,939m²)	49.1% (4,389m²)
PARKING SITE COVERAGE	58.1%	N/A	-	25.7% (2,295m²)
OPEN SPACE COVERAGE	28.4%	40%	-	25.2%

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

[redacted]

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PROPOSED SITE PLAN

Sheet

DP1.02

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As indicated	22.703

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NATURAL/EXISTING GRADE PLAN

1 / DP1.03

1 : 300

0 3 6 15 METRES

GRADES TO CALCULATE BUILDING HEIGHT

GRADE POINTS	ELEVATION	FROM	TO	AVERAGE ELEVATION	X	DISTANCE	=	TOTALS
A	16.3	A	B	15.7		89.7		1406.4
B	15.1	B	C	16.9		68.7		1164.0
C	18.8	C	D	18.8		10.8		202.1
D	18.8	D	E	18.4		3.6		65.5
E	18.0	E	F	18.2		10.1		184.0
F	18.4	F	G	17.4		15.2		263.0
G	16.3	G	H	16.3		1.3		21.3
H	16.3	H	I	15.9		37.3		593.7
I	15.5	I	J	16.0		79.4		1266.4
J	16.4	J	A	16.3		22.8		372.3
						338.8		**5538.9**

Average Grade: **16.35**

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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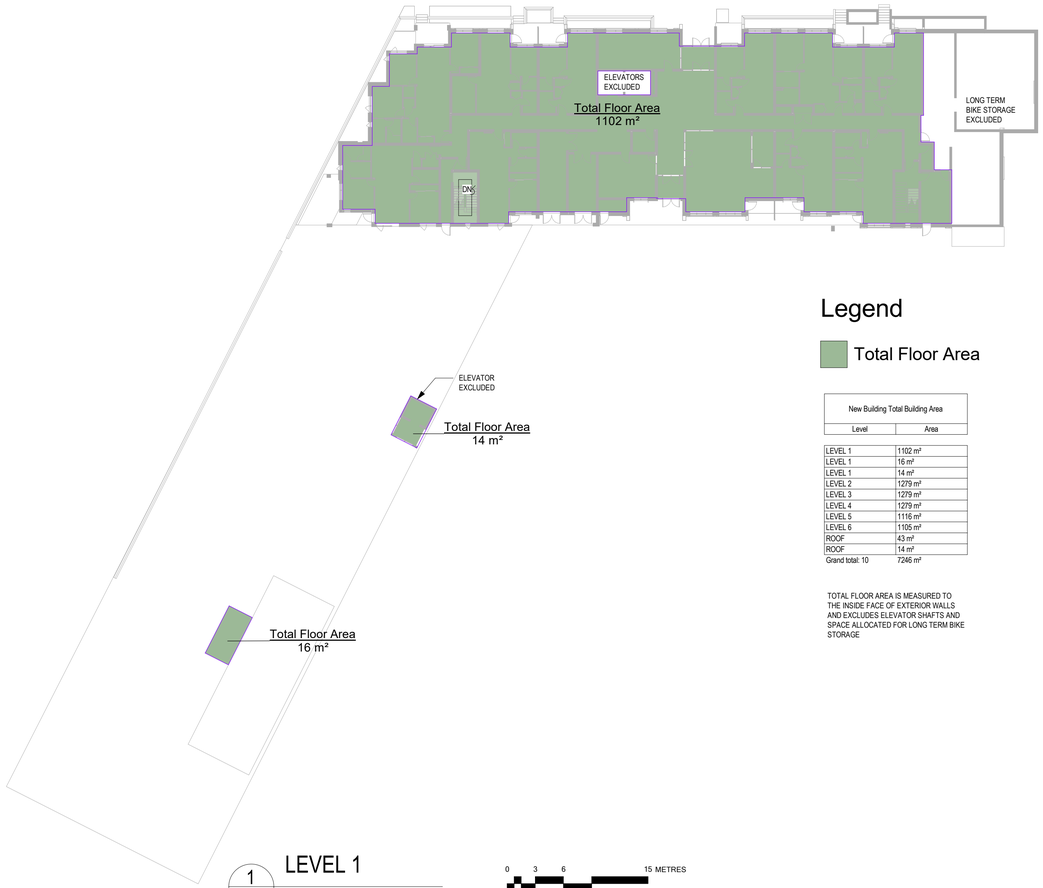
AVERAGE GRADE CALCULATION

Sheet

DP1.03

Scale	Project No.
1 : 300	22.703



1 DP1.04 LEVEL 1
1 : 300

0 3 6 15 METRES

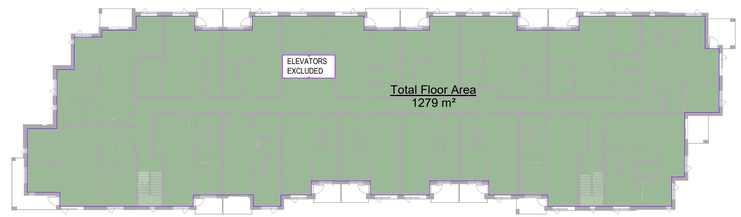
Legend

Total Floor Area

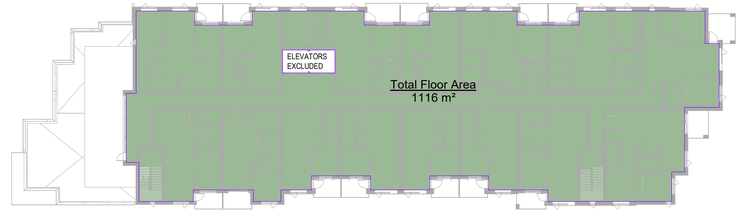
New Building Total Building Area	
Level	Area
LEVEL 1	1102 m²
LEVEL 1	16 m²
LEVEL 1	14 m²
LEVEL 2	1279 m²
LEVEL 3	1279 m²
LEVEL 4	1279 m²
LEVEL 5	1116 m²
LEVEL 6	1105 m²
ROOF	43 m²
ROOF	14 m²
Grand total: 10	7246 m²

TOTAL FLOOR AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS AND EXCLUDES ELEVATOR SHAFTS AND SPACE ALLOCATED FOR LONG TERM BIKE STORAGE

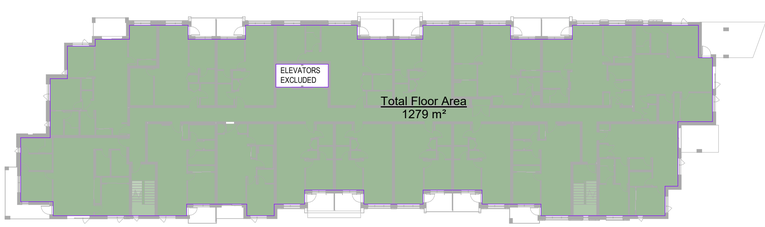
Unit Summary														
Unit Type	1BD A	1BD+D A	1BD+D B	1BD+D C	2BD A	2BD B	2BD C	2BD D	2BD E	2BD F	2BD G	3BD	TOTALS BY LEVEL
Unit Configuration	1 bed	1 bed + den	1 bed + den	1 bed + den	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	2 bed	3 bed	
Unit Size (sf)	543	689	637	689	871	879	821	864	788	984	826	969	
Unit Size (sm)	50.4	64.0	59.2	64.0	80.9	81.7	76.3	80.3	73.2	91.4	76.7	90.0	
Level 1	4	2	0	1	0	1	0	0	1	0	0	1	**10**
Level 2	6	2	1	1	1	1	1	1	1	1	0	1	**17**
Level 3	6	2	1	1	1	1	1	1	1	1	0	1	**17**
Level 4	6	2	1	1	1	1	1	1	1	1	0	1	**17**
Level 5	6	2	1	0	1	1	1	1	1	0	1	0	**15**
Level 6	6	2	1	0	1	1	0	1	1	0	1	0	**14**
TOTALS	**34**	**12**	**5**	**4**	**5**	**6**	**4**	**5**	**6**	**3**	**2**	**4**	**90**
% by Type	**38%**	**13%**	**6%**	**4%**	**6%**	**7%**	**4%**	**6%**	**7%**	**3%**	**2%**	**4%**	**100%**
UNIT MIX	1 bed	1 bed + den			2 bed							3 bed	
%	38%	23%			34%							4%	
#	34	21			31							4	



4 DP1.04 LEVEL 4
1 : 300



5 DP1.04 LEVEL 5
1 : 300



2 DP1.04 LEVEL 2
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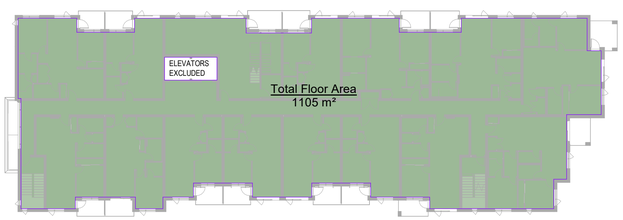
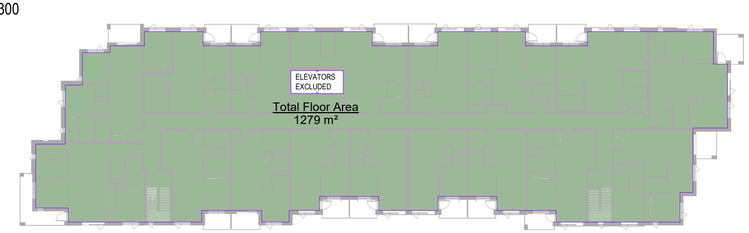
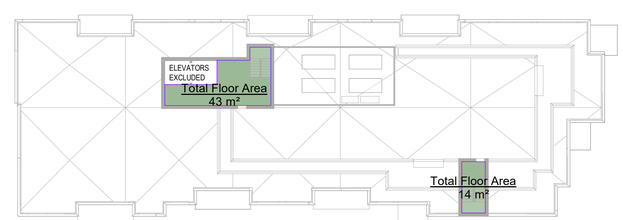


6 DP1.04 LEVEL 6
1 : 300



3 DP1.04 LEVEL 3
1 : 300



7 DP1.04 ROOF
1 : 300

PROJECT NORTH

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

[redacted]

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Drawing Title
TOTAL FLOOR AREA PLANS

Sheet
DP1.04

Scale	Project No.
1 : 300	22.703

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PROJECT NORTH

Legend

- 350 DOUGLAS
- 360 DOUGLAS
- AREA A - OPEN SITE
- AREA B - OPEN SITE
- BIKE STORAGE
- NEW BUILDING

Area Schedule (Site Coverage)

Comments	Name	Area
AREA A		
AREA A	NEW BUILDING	2939 m²
AREA A	AREA A - OPEN SITE	1460 m²
		4399 m²
AREA B		
AREA B	350 DOUGLAS	816 m²
AREA B	360 DOUGLAS	634 m²
AREA B	BIKE STORAGE	43 m²
AREA B	AREA B - OPEN SITE	3040 m²
		4533 m²
Grand total: 6		8933 m²

SITE COVERAGE INCLUDES ALL STRUCTURES INCLUDING BUILDINGS (TO EXTERIOR FACE OF WALL), STAIRS, LANDINGS, CANOPIES, BALCONIES, AND OTHER BUILDING PROJECTIONS. PARKADE STRUCTURES THAT PROJECT MORE THAN 0.6m ABOVE EXISTING GRADE ARE ALSO INCLUDED.

0 2.5 5 12.5METRES

1 DP1.05 SITE COVERAGE AREA PLAN

1 : 250

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
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SITE COVERAGE PLAN & BYLAW FRAMEWORK

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DP1.05

Scale	Project No.
1 : 250	22.703

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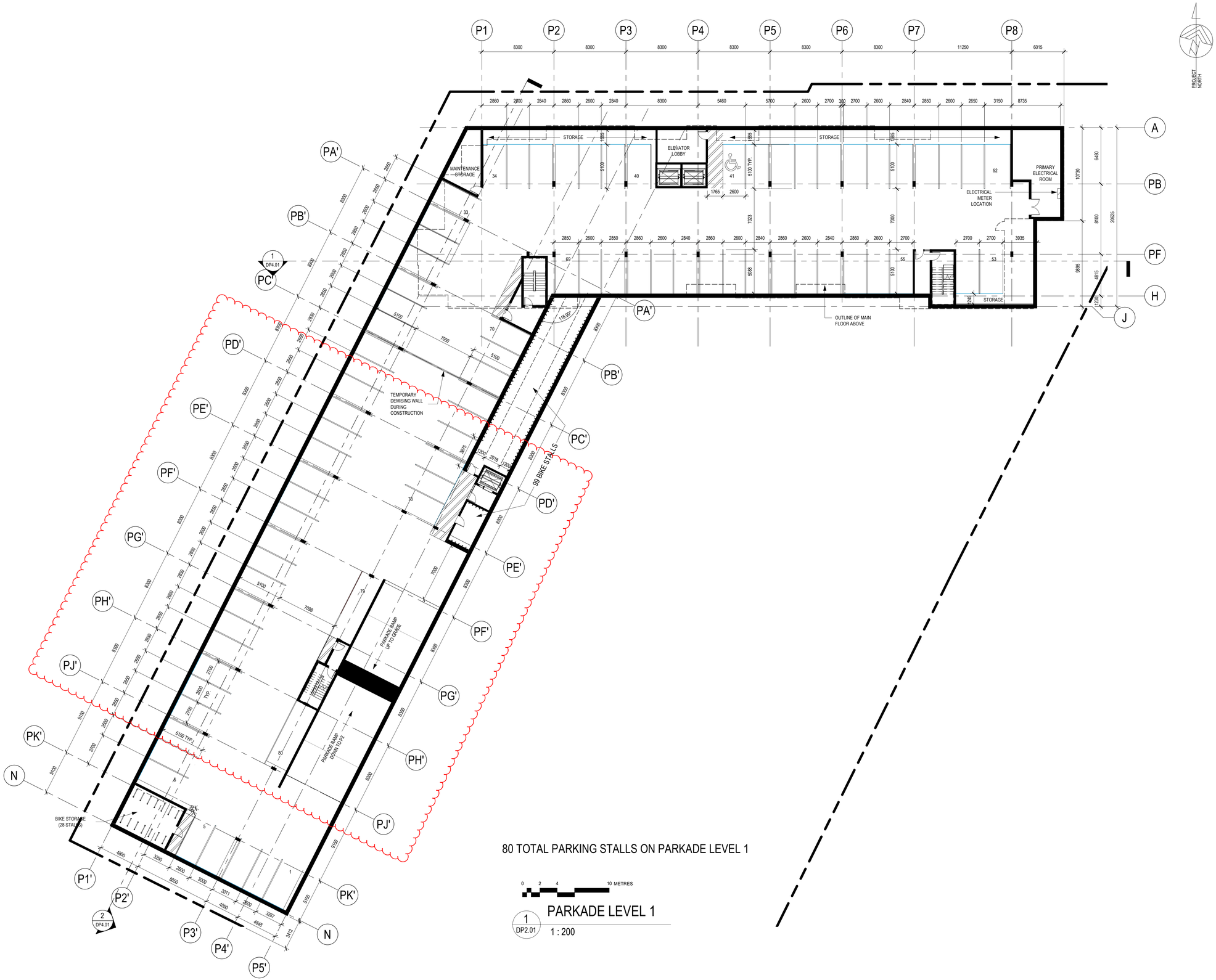

80 TOTAL PARKING STALLS ON PARKADE LEVEL 1

0 2 4 10 METRES

1 DP2.01 PARKADE LEVEL 1

1 : 200

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PARKADE LEVEL 1

Sheet

DP2.01

Scale	Project No.
1 : 200	22.703

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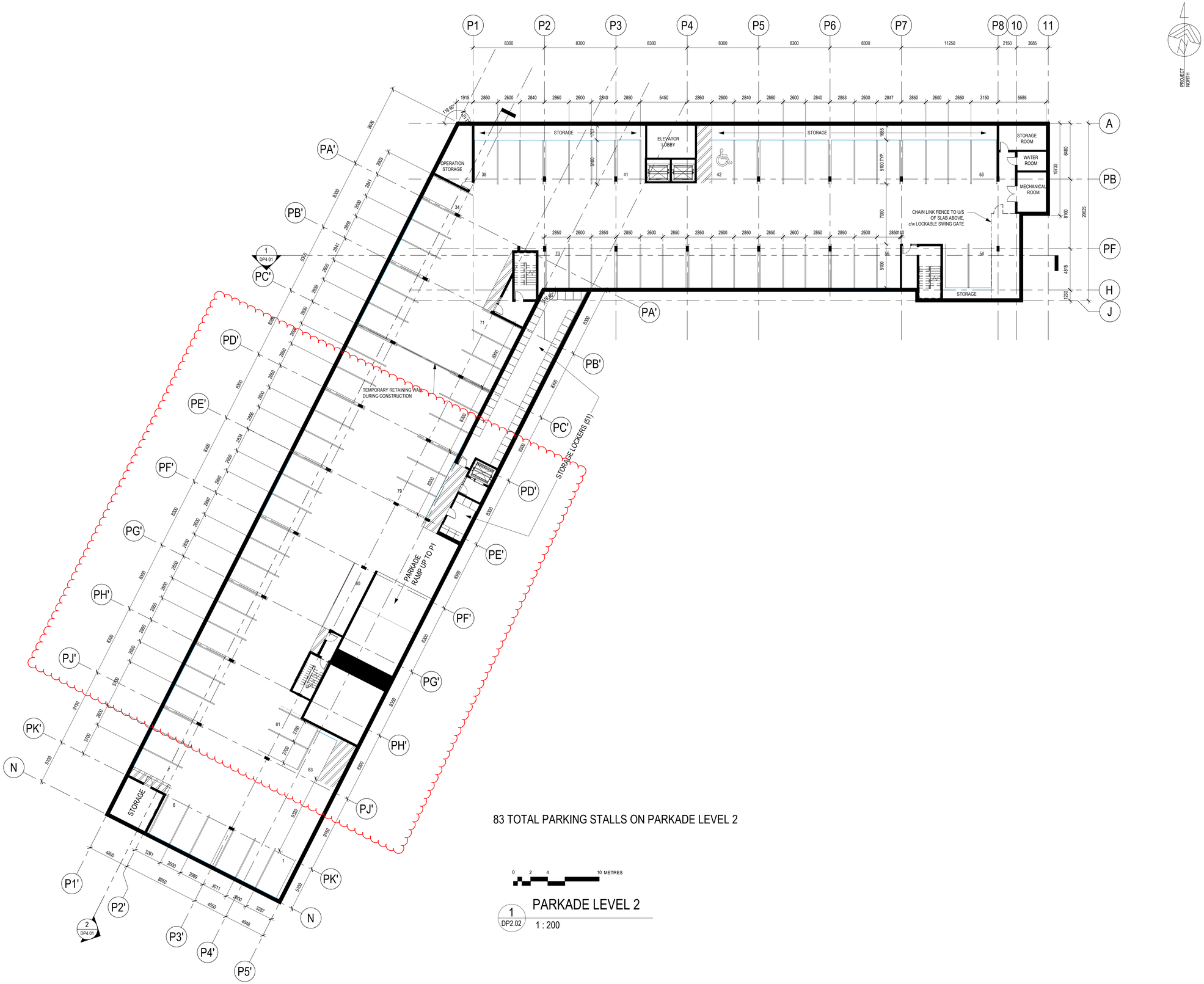

83 TOTAL PARKING STALLS ON PARKADE LEVEL 2

0 2 4 10 METRES

1 DP2.02 PARKADE LEVEL 2

1 : 200

DOUGLAS STREET APARTMENTS

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Drawing Title

PARKADE LEVEL 2

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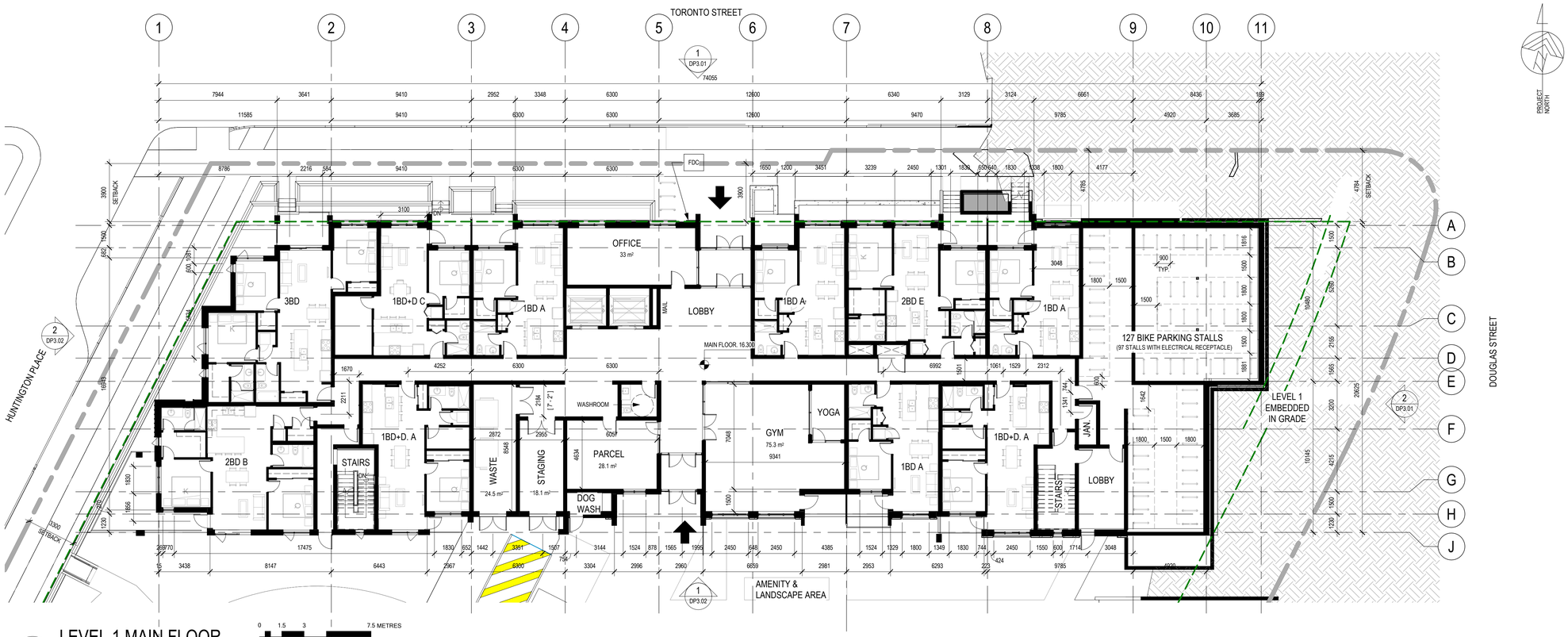
DP2.02

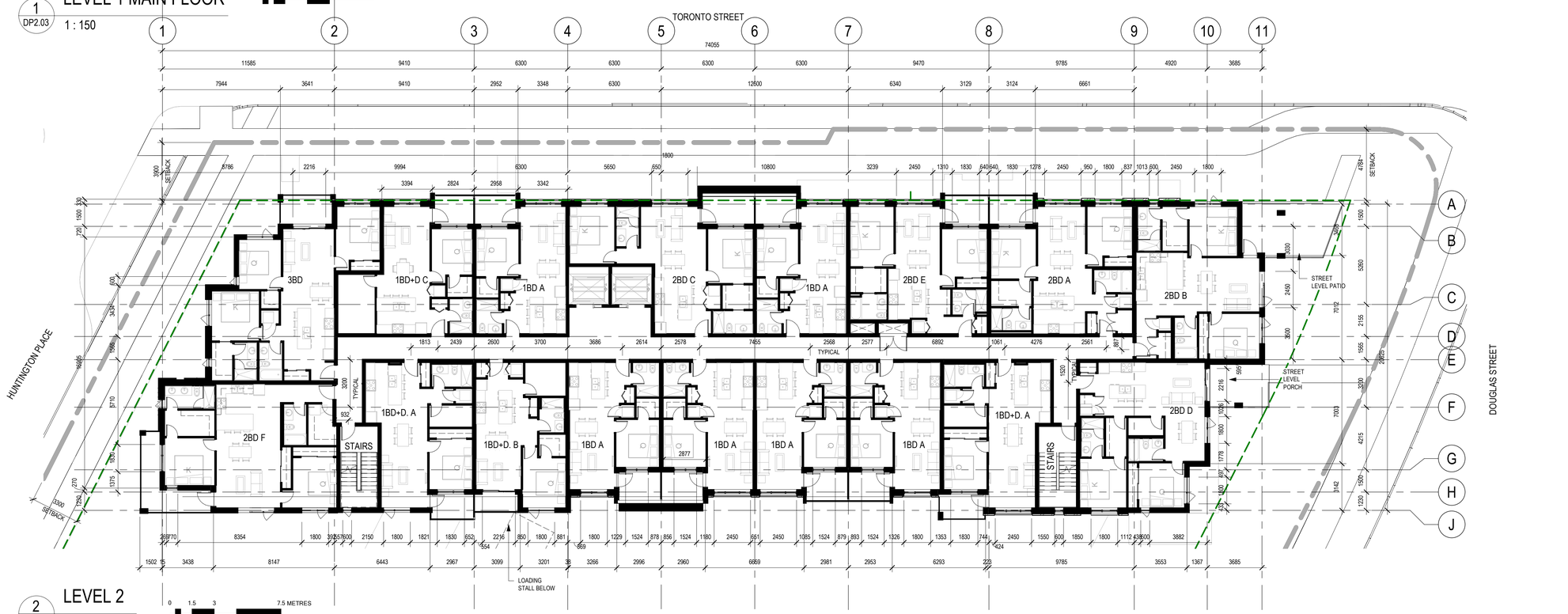
Scale	Project No.
1 : 200	22.703



1 DP2.03 LEVEL 1 MAIN FLOOR

1 : 150

0 1.5 3 7.5 METRES



2 DP2.03 LEVEL 2

1 : 150

0 1.5 3 7.5 METRES

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LEVEL 1 & 2 FLOOR PLANS

Sheet

DP2.03

Scale	Project No.
1 : 150	22.703

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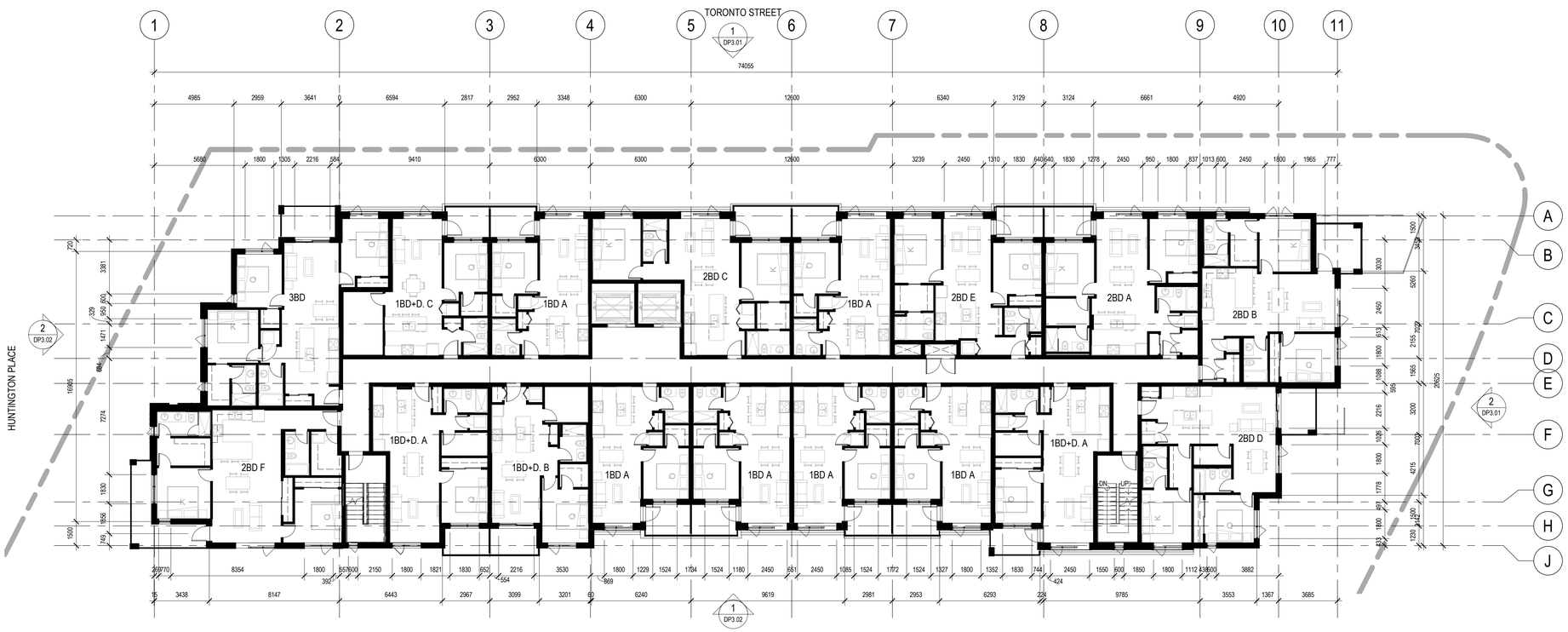
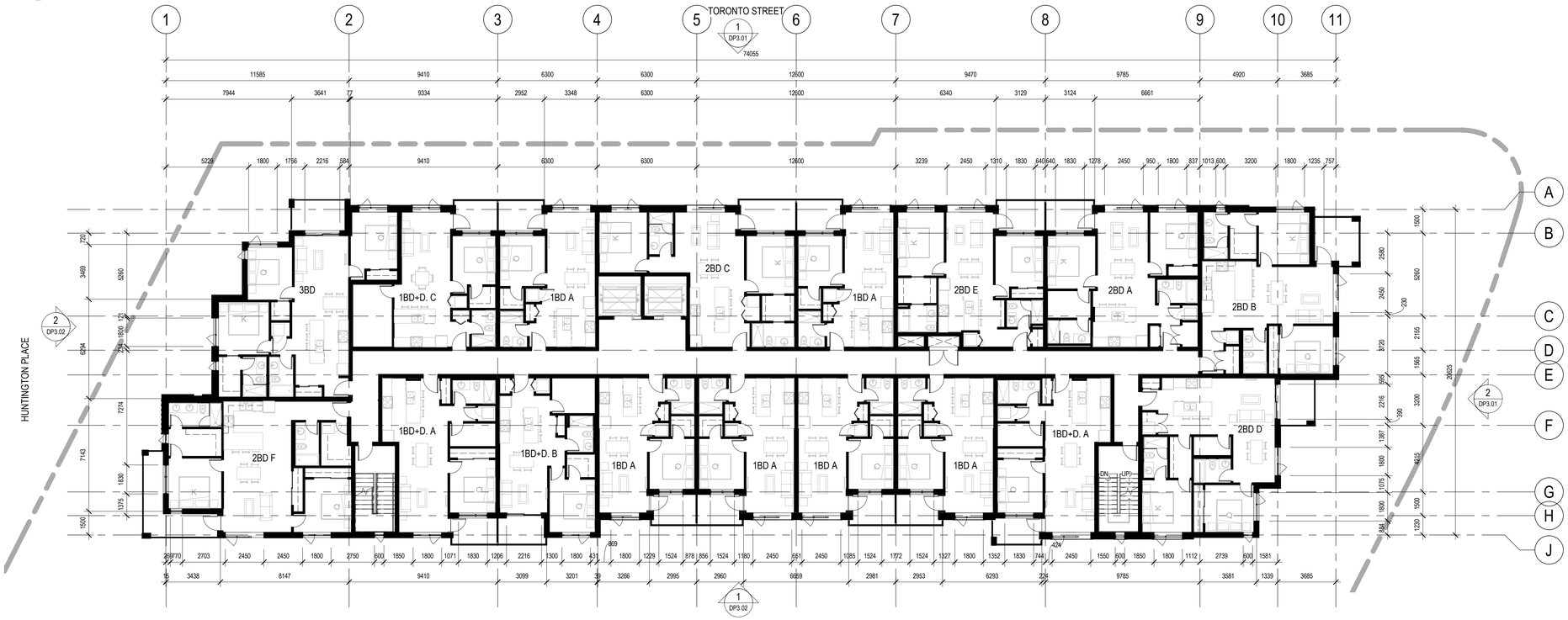


1 DP2.04 Level 3 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES



2 DP2.04 LEVEL 4 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
2	Rezoning & Development Permit Revision	23.12.20
3	Rezoning & Development Permit Revision	24.05.03
4	Rezoning & Development Permit Revision	24.07.05

Seal

Permit

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Drawing Title

LEVEL 3 & 4 FLOOR PLANS

Sheet

DP2.04

Scale	Project No.
1 : 150	22.703

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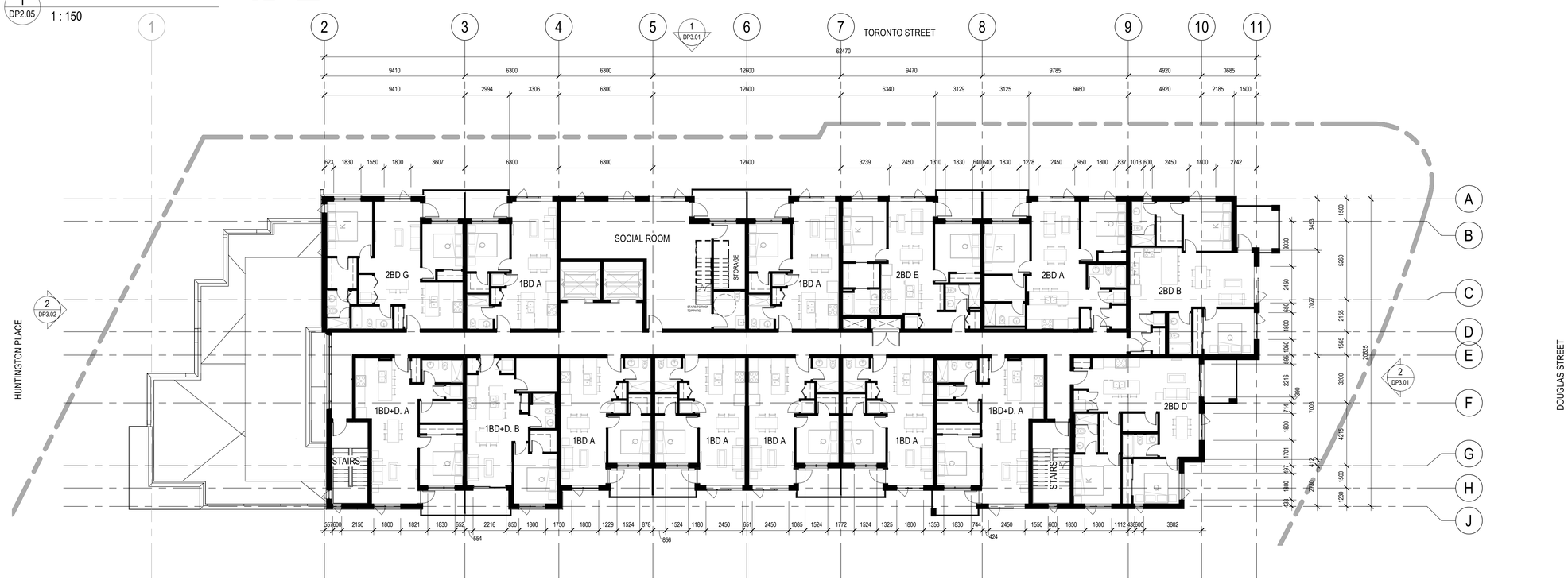
1 DP2.05 LEVEL 5 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES



2 DP2.05 LEVEL 6 FLOOR PLAN

1 : 150

0 1.5 3 7.5 METRES

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

[redacted]

Issued/ Revision Schedule

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LEVEL 5 & 6 FLOOR PLANS

Sheet

DP2.05

Scale	Project No.
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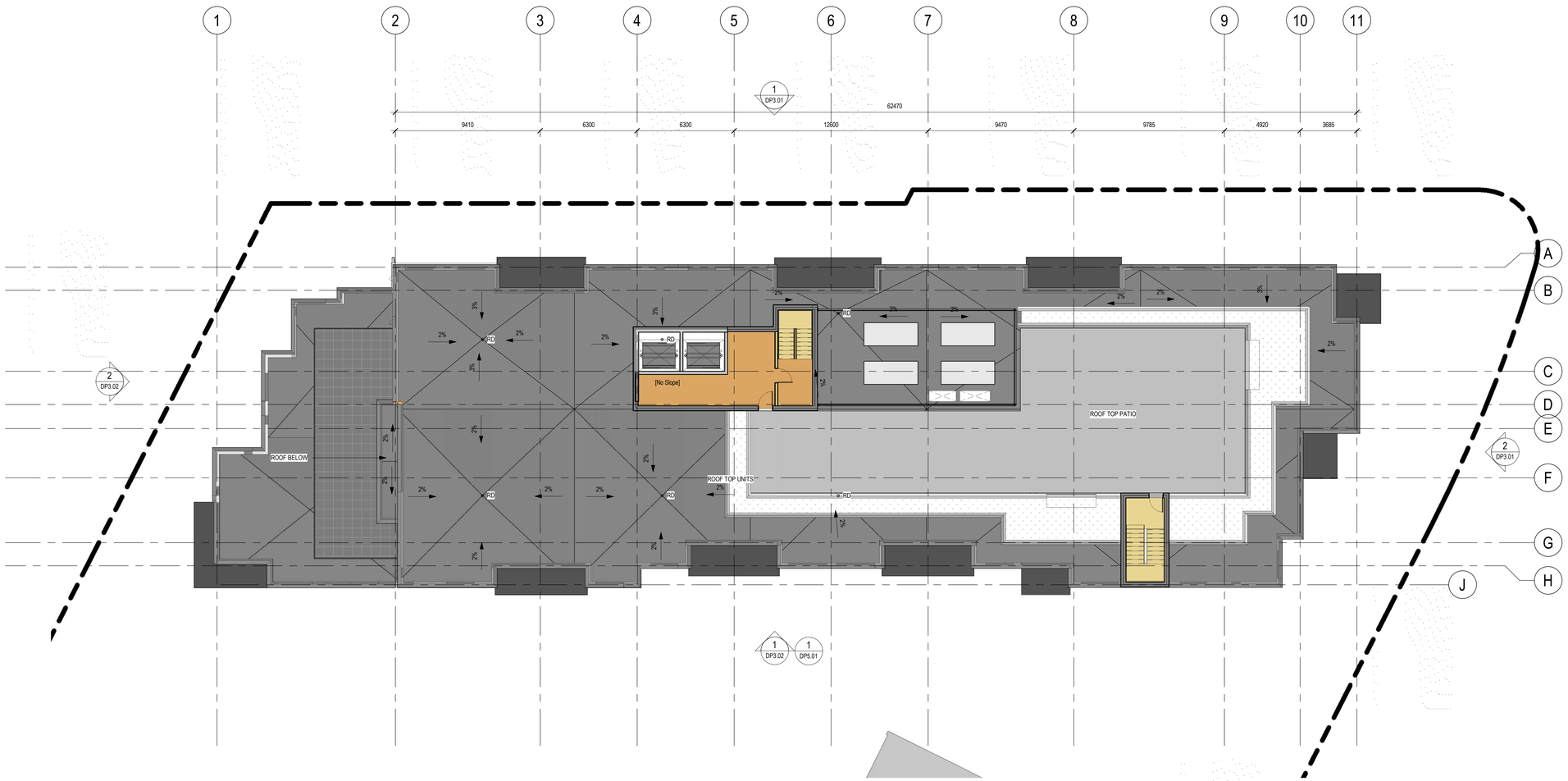

1 DP2.06 ROOF PLAN

1 : 150

0 1.5 3 7.5 METRES

PROJECT NORTH

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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ROOF/ AMENITY PLAN

Sheet

DP2.06

Scale	Project No.
1 : 150	22.703

1 DP3.01 NORTH ELEVATION

1 : 150

2 DP3.01 EAST ELEVATION

1 : 150

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
01	FIBRE CEMENT PLANK SIDING - COLOUR WHITE
02A	BOARD AND BATTEN, COLOUR WHITE
02B	BOARD AND BATTEN, COLOUR LIGHT GREY
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE WOOD ACCENT AND METAL CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME WINDOWS
12	CHARCOAL FRAME DOORS
12B	CHARCOAL FRAME SLIDING DOORS
13	CHARCOAL FRAME STOREFRONT
14	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
16	CONCRETE RETAINING WALL
19	METAL FLASHING - COLOUR TO MATCH ADJACENT
21	WOOD-GRAIN FINISH SOFFIT (FORMED METAL PANEL)
22	RETAINING WALL/ PLANTER WITH BRICK CLADDING
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
26	ACCENT BEND , COLOUR GREY
27	CONCRETE STAIR

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

Issued/ Revision Schedule

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BUILDING ELEVATIONS

Sheet

DP3.01

Scale

1 : 150

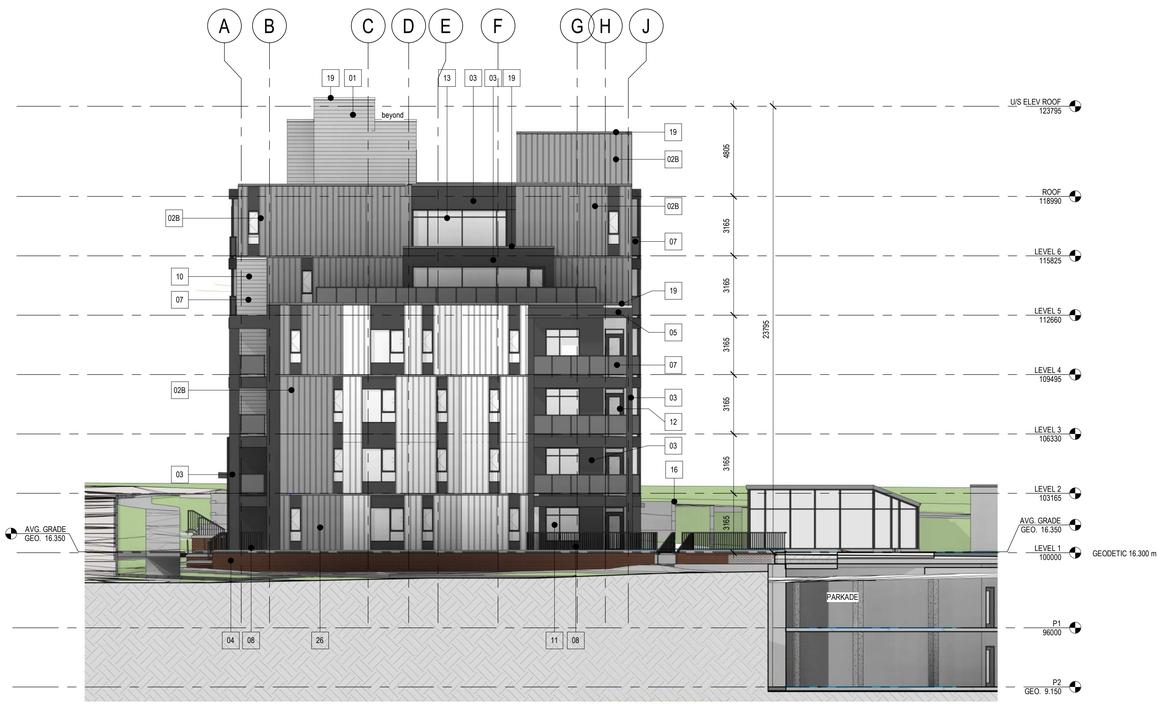
Project No.

22.703

1 DP3.02

SOUTH ELEVATION

1 : 150



2 DP3.02

WEST ELEVATION

1 : 150

EXTERIOR ELEVATION LEGEND

Key Value	Keynote Text
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02A	BOARD AND BATTEN, COLOUR WHITE
02B	BOARD AND BATTEN, COLOUR LIGHT GREY
03	CHARCOAL PANEL (FIBRE CEMENT OR SIM.)
04	BRICK
05	CHARCOAL METAL CANOPY
06	ENTRANCE WOOD ACCENT AND METAL CANOPY
07	FROSTED GLASS RAILING
08	BLACK METAL RAILING
09	INSULATED METAL DOOR
10	FROSTED GLASS SCREEN
11	CHARCOAL FRAME WINDOWS
12	CHARCOAL FRAME DOORS
12B	CHARCOAL FRAME SLIDING DOORS
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14	LIGHT GRAY PANEL (FIBRE CEMENT OR SIM.)
15	CONCRETE FOUNDATION WALL
16	CONCRETE RETAINING WALL
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21	WOOD-GRAIN FINISH SOFFIT (FORMED METAL PANEL)
22	RETAINING WALL/ PLANTER WITH BRICK CLADDING
24	ROOF TOP MECHANICAL SCREEN, EXTRUDED ALUMINUM LOUVRE PROFILE BETWEEN VERTICAL SUPPORTS
26	ACCENT BEND , COLOUR GREY
27	CONCRETE STAIR

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St. Victoria, BC V8V 2P5

[redacted]

Issued/ Revision Schedule

no.	description	date
1	Issue #1 for Development Permit	23.05.17
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[redacted]

Seal

[redacted]

Permit

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BUILDING ELEVATIONS

Sheet

DP3.02

Scale	Project No.
1 : 150	22.703

EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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BUILDING CONTEXT ELEVATIONS

Sheet

DP3.03

Scale	Project No.
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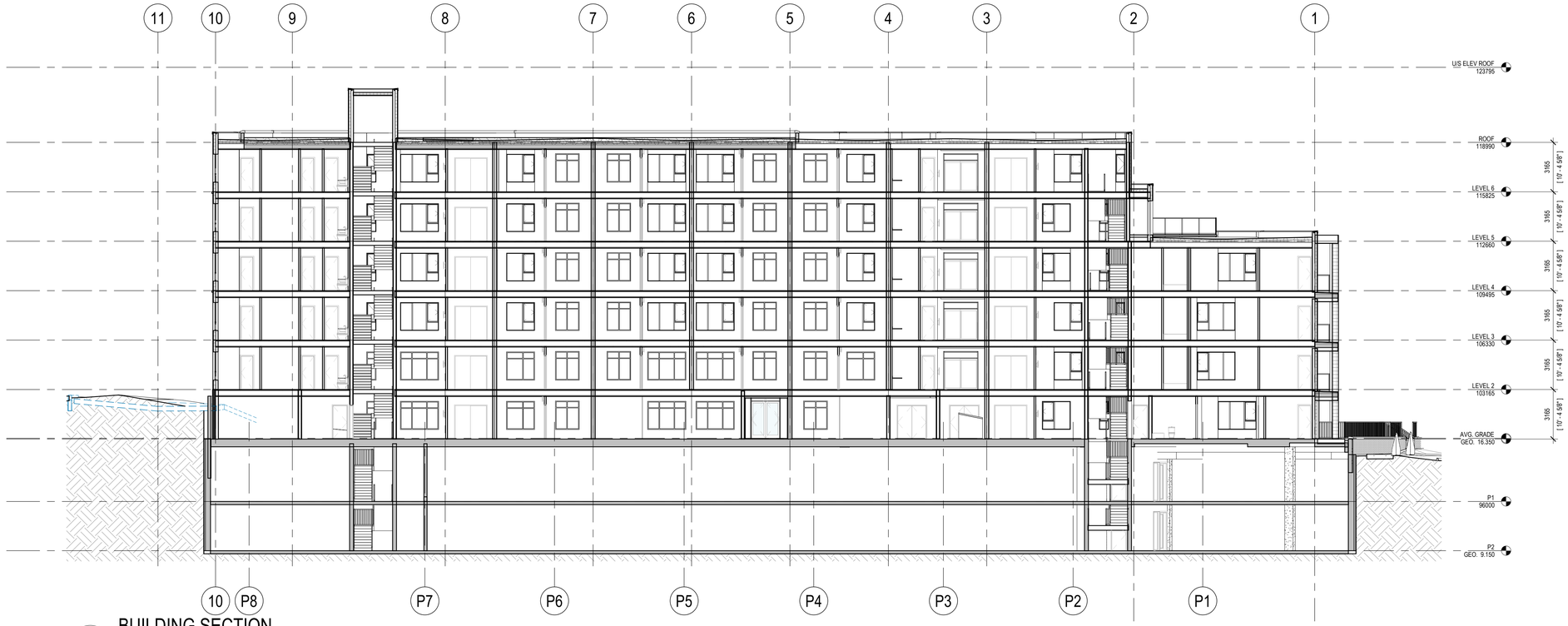
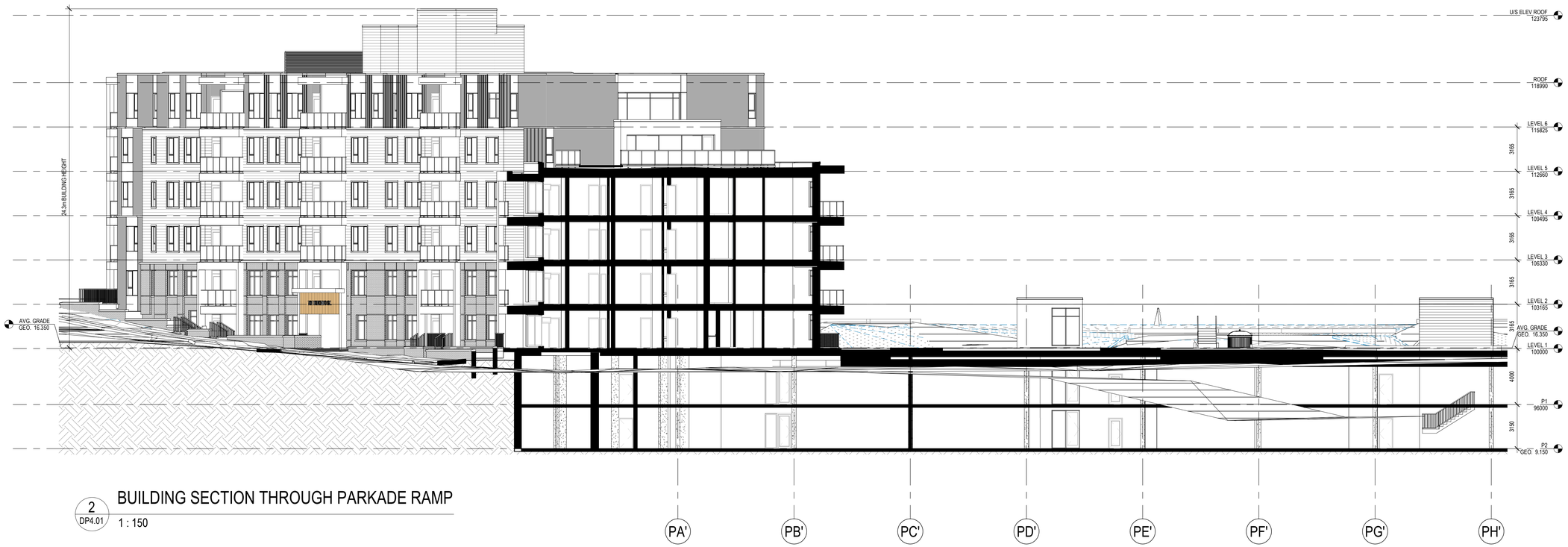


1 DP4.01 BUILDING SECTION

1 : 150



2 DP4.01 BUILDING SECTION THROUGH PARKADE RAMP

1 : 150

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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1	Issue #1 for Development Permit	23.05.17
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BUILDING SECTIONS

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DP4.01

Scale	Project No.
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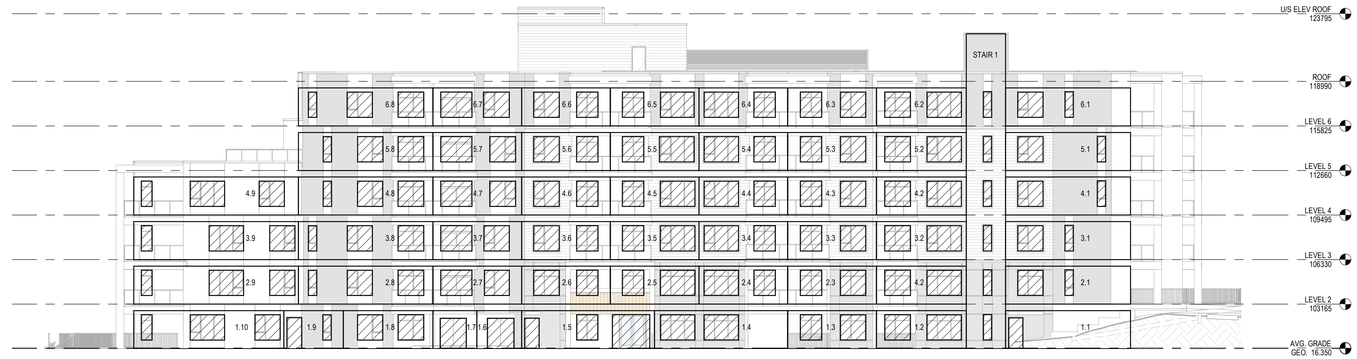

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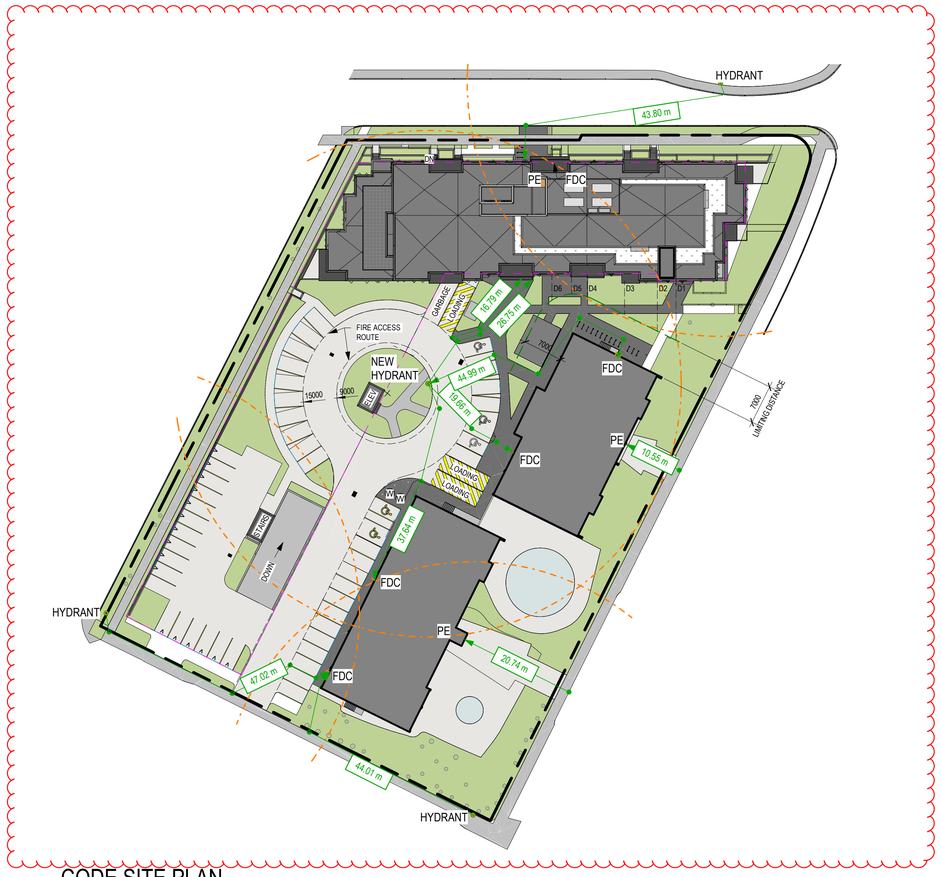
DP5.01

SOUTH ELEVATION

1 : 200



2
DP5.01

CODE SITE PLAN

1 : 500

SOUTH ELEVATION LIMITING DISTANCE CALCS (TABLE 3.2.3.1.-D)

FIRE COMPARTMENT	LIMITING DISTANCE (m)	EXPOSING FACE (m2)	ALLOWABLE OPENINGS (%)	PROPOSED OPENINGS (m2)	PROPOSED OPENINGS (%)	REQ'D FIRE RATING	REQ'D CONSTRUCTION	REQ'D CLADDING
6.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
6.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
6.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
6.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
6.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
6.6	15.0	17.0	100%	6.0	35%	-	-	-
6.7	9+	17.0	100%	7.3	43%	-	-	-
6.8	9+	25.8	100%	7.6	29%	-	-	-
STAIR 1	8.9 (D2)	61.8	99%	8.1	13%	45 minute	combustible or non-combustible	combustible or non-combustible
5.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
5.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
5.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
5.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
5.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
5.6	15.0	17.0	100%	6.0	35%	-	-	-
5.7	9+	17.0	100%	7.3	43%	-	-	-
5.8	9+	25.8	100%	7.6	29%	-	-	-
4.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
4.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
4.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
4.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
4.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
4.6	15.0	17.0	100%	6.0	35%	-	-	-
4.7	9+	17.0	100%	7.3	43%	-	-	-
4.8	9+	25.8	100%	7.6	29%	-	-	-
4.9	9+	35.6	100%	9.0	25%	-	-	-
3.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
3.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
3.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
3.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
3.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
3.6	15.0	17.0	100%	6.0	35%	-	-	-
3.7	9+	17.0	100%	7.3	43%	-	-	-
3.8	9+	25.8	100%	7.6	29%	-	-	-
3.9	9+	35.6	100%	9.0	25%	-	-	-
2.1	10.6 (D1)	24.0	100%	4.3	18%	-	-	-
2.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
2.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
2.4	3.6 (D5)	17.0	60%	7.1	42%	45 minute	combustible or non-combustible	combustible or non-combustible
2.5	4.6 (D6)	17.0	100%	7.2	42%	-	-	-
2.6	15.0	17.0	100%	6.0	35%	-	-	-
2.7	9+	17.0	100%	7.3	43%	-	-	-
2.8	9+	25.8	100%	7.6	29%	-	-	-
2.9	9+	35.6	100%	9.0	25%	-	-	-
1.1	10.6 (D1)	24.0	100%	2.3	10%	-	-	-
1.2	6.0 (D3)	17.2	100%	8.8	51%	-	-	-
1.3	4.0 (D4)	17.0	100%	6.0	35%	-	-	-
1.4	3.6 (D5)	25.6	35%	8.8	34%	45 minute	combustible or non-combustible	non-combustible
1.5	8.7	25.5	100%	11.4	45%	-	-	-
1.6	9+	8.5	100%	4.0	47%	-	-	-
1.7	9+	8.5	100%	4.0	47%	-	-	-
1.8	9+	17.2	100%	6.5	38%	-	-	-
1.9	9+	11.4	100%	3.4	30%	-	-	-
1.1	9+	28.8	100%	9.0	31%	-	-	-
Existing building (table 3.2.3.1.-B; Less than 3:1 ratio)	7.0	21.0	100%	3.4	16%			

DOUGLAS STREET APARTMENTS

350 & 360 Douglas St.
Victoria, BC V8V 2P5

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BUILDING CODE

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DP5.01

Scale	Project No.
As indicated	22.703

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Required Parks inspections for street tree planting:
Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground and be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) or SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.

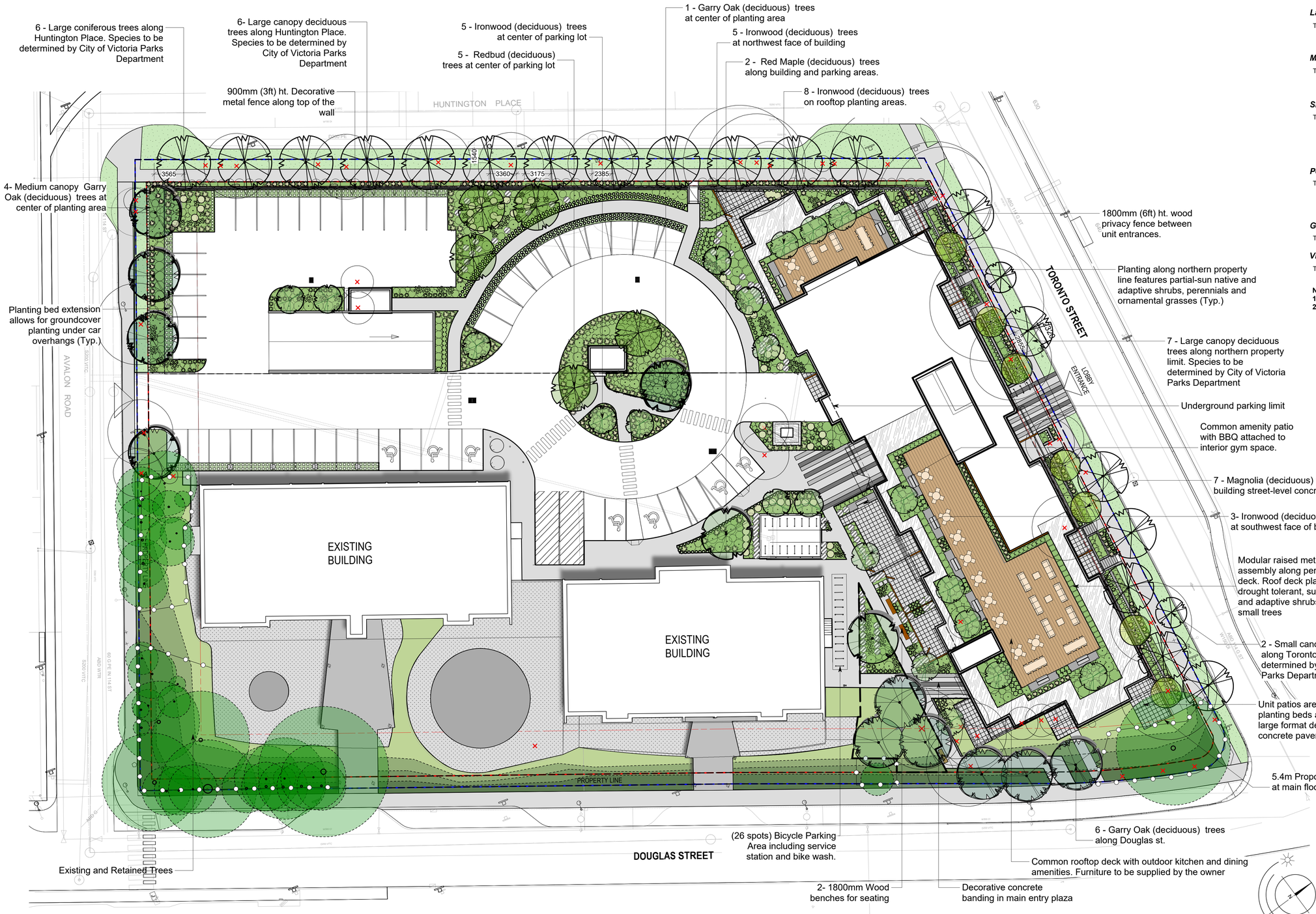
1. Inspection of soil and planting area prior to planting.
2. Inspection of tree stock prior to planting.
3. Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

Required Parks inspections for seed and sod boulevard:
The details for the seed and sod boulevard can be found in Schedule B3-4. (Please ensure that adequate soil volumes for the proposed street trees are installed in grass boulevards). Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.

1. Inspection of excavated and scarified subgrade prior to backfill.
2. Inspection of installed, rolled and prepared growing media prior to sodding.
3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

Required Soil Testing
A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

Schedule B3-4 and Schedule C Notes
The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.



Recommended Nursery Stock

75% OF PLANT STOCK IS: N - Denotes Native Species; PH - Denotes Pollinator Habitat; FB - Denotes Fruit Bearing

Trees

Total: 70

	Botanical Name	Common Name	Size
	Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal
PH	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
	Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
	Parrotia persica	Persian Ironwood	6cm cal.
	Quercus garryana	Garry Oak	6cm cal
	Street Trees - Species to be determined	by the City of Victoria Parks Dept.	6cm cal

Large Shrubs

Total: 203

	Botanical Name	Common Name	Size
PH	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
PH	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	#7 pot
N PH	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

Medium Shrubs

Total: 319

	Botanical Name	Common Name	Size
	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
FB N	Mahonia aquifolium	Tall Oregon Grape	#5 pot
N PH	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

Small Shrubs

Total: 281

	Botanical Name	Common Name	Size
	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
N	Gaultheria shallon	Salal	#1 pot
FB N	Mahonia repens	Creeping Oregon Grape	#1 pot
PH	Rosmarinus officinalis	Rosemary	#1 pot
FB	Vaccinium 'Sunshine Blue'	Sunshine Blue Blueberry	#1 pot

Perennials, Annuals and Ferns

Total: 956

	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	---
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
PH	Lavandula stoechas 'Anouk'	Anouk Lavender	#1 pot
N	Polystichum munitum	Sword Fern	#1 pot

Groundcovers

Total: 849

	Botanical Name	Common Name	Size
FB N	Fragaria chiloensis	Coastal Strawberry	#1 pot

Vines

Total: 23

	Botanical Name	Common Name	Size
PH	Clematis viticella 'Polish Spirit'	Polish Spirit Clematis	#5 pot

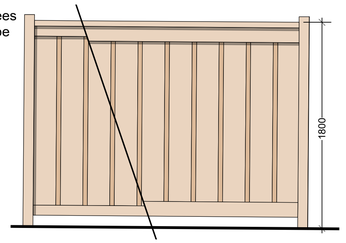
Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

MATERIALS LEGEND

- Asphalt / Roadways
- Colored & sawcut concrete - Concrete sidewalks and plazas
- Decorative concrete pavers - Ground level patios
- Composite wood decking - Rooftop patio
- Aggregate - Maintenance access paths
- Planting beds
- Grass - Sod lawn

EXISTING TREE (RETAINED)

EXISTING TREE (REMOVED)



1 1800mm Ht. Cedar Privacy Fence
Scale: 1:25

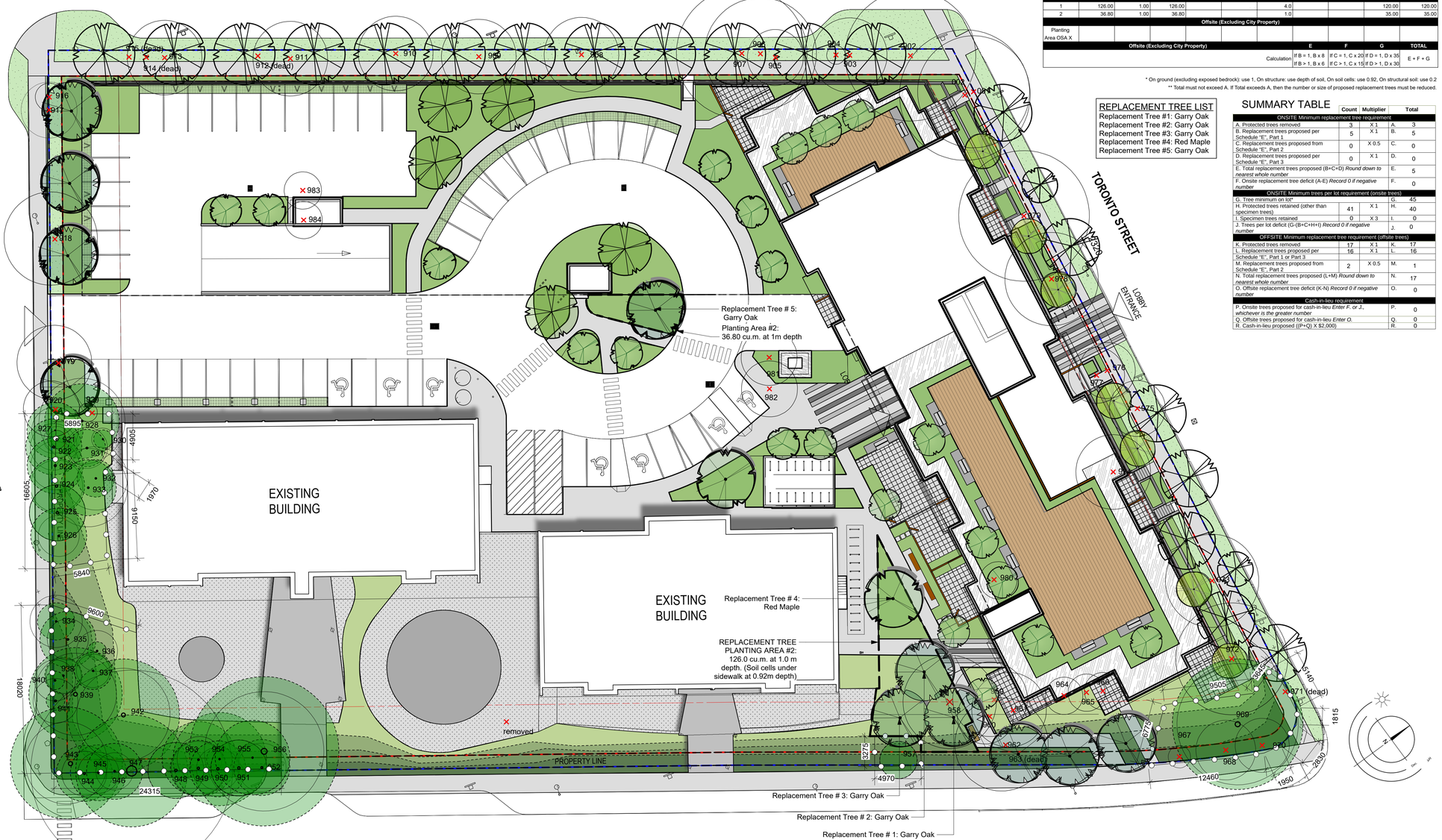
5 10 15

Jun 05 - 24
Dec 20 - 23
Jun 05 - 23
Oct 10 - 22

350/360 Douglas St. Starlight | Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: Nov 5 - 21



SOIL TABLE

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated soil Volume	B # Small	C # Medium	D # Large	E Small	F Medium	G Large	Total **
				Replacement Trees Proposed			Soil Volume Required (m3)			
Onsite										
1	126.00	1.00	126.00			4.0			120.00	120.00
2	36.80	1.00	36.80			1.0			35.00	35.00
Offsite (Excluding City Property)										
Planting Area OSA X										
Offsite (Excluding City Property)							**E**	**F**	**G**	**TOTAL**
				Calculation			If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 20 If C > 1, C x 15	If D = 1, D x 35 If D > 1, D x 30	E + F + G

* On ground (excluding exposed bedrock); use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2

** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

REPLACEMENT TREE LIST

Replacement Tree #1: Garry Oak
Replacement Tree #2: Garry Oak
Replacement Tree #3: Garry Oak
Replacement Tree #4: Red Maple
Replacement Tree #5: Garry Oak

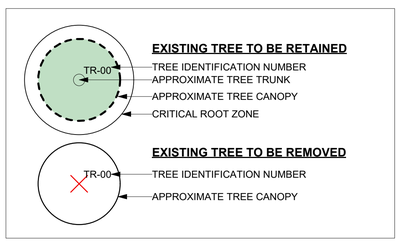
SUMMARY TABLE

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	3	X 1	A. 3
B. Replacement trees proposed per Schedule "E", Part 1	5	X 1	B. 5
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) *Round down to nearest whole number*			E. 5
F. Onsite replacement tree deficit (A-E) *Record 0 if negative number*			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			G. 45
H. Protected trees retained (other than specimen trees)	41	X 1	H. 40
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I) *Record 0 if negative number*			J. 0
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	17	X 1	K. 17
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	16	X 1	L. 16
M. Replacement trees proposed from Schedule "E", Part 2	2	X 0.5	M. 1
N. Total replacement trees proposed (L+M) *Round down to nearest whole number*			N. 17
O. Offsite replacement tree deficit (K-N) *Record 0 if negative number*			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu *Enter F. or J., whichever is the greater number*			P. 0
Q. Offsite trees proposed for cash-in-lieu *Enter O.*			Q. 0
R. Cash-in-lieu proposed ((P+Q) X $2,000)			R. 0

TREE INVENTORY

Tag or ID #	Surveyed ? (Yes / No)	Location On, Off, Shared, City)	Bylaw protected (Yes / No)	Name Common	Name Botanical	dbh (cm)	DR (m)	Critical root zone radius (m)	Dripline radius (m)	Condition Health	Condition Structural	Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks
901	Y	On	Y	Norway maple	*Acer platanoides*	33	8	n/a	4	Dead	Dead	Unsuitable	Moderate	Dead, No foliage. Likely suppressed by two adjacent cedars
0001	Y	**Mishared**	Y	Deodar cedar	*Cedrus deodara*	47	15	4.7	6	Fair to good	Poor	Conditional	Good	Asymmetrical crown, multiple leaders, shared with city, some included bark
0002	Y	**Mishared**	Y	Deodar cedar	*Cedrus deodara*	71	15	7.1	7	Fair to good	Poor	Conditional	Good	Asymmetrical crown, multiple leaders, sap sucker wounds, shared with city, some included bark
902	Y	On	Y	Norway maple	*Acer platanoides*	40	12	4.8	7	Fair to poor	Fair to poor	Conditional	Moderate	One major stem is late stage decline, some included bark branches with decay, suppressed pruning wounds, some dead branches with decay,
903	Y	On	N	American Hornbeam	*Carpinus caroliniana*	29	12	2.9	4	Fair to poor	Fair to poor	Conditional	Good	Multiple stems at 3m, multiple inclusions at union, deback in upper canopy, small girdled root observed
904	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	16	4	1.9	1	Fair to poor	Poor	Conditional	Moderate	Suppressed by 903, historically topped, multiple leaders,
905	Y	On	N	American Hornbeam	*Carpinus caroliniana*	17	12	1.7	3	Fair	Fair	Conditional	Good	Suppressed by 906, various inclusions, asymmetrical crown
906	Y	On	Y	Deodar cedar	*Cedrus deodara*	52	20	5.2	6	Fair to good	Fair to good	Suitable	Good	Codominant crown with 907, small dead wood
907	Y	On	Y	Deodar cedar	*Cedrus deodara*	55	20	5.5	7	Fair to good	Fair to good	Suitable	Good	Codominant crown with 906, small dead wood, small calused wounds, some wood pecker damage,
908	Y	On	N	American Hornbeam	*Carpinus caroliniana*	42	12	4.2	5	Fair to poor	Fair to poor	Conditional	Good	Multiple stems at 2m above grade, many inclusions, some in upper crown, some stems experiencing die back
909	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	30	10	3	4	Fair	Fair	Conditional	Good	Multiple stems at 2m above grade,, many inclusions, some small dead wood, corrected lean at 1m
910	Y	On	N	English Holly	*Ilex aquifolium*	29	8	2.9	4	Fair to good	Fair to poor	Conditional	Good	Multiple leaders, historical improper pruning, some pruning wounds with decay, some dead wood, large limbs over sidewalk, some inclusions in upper canopy
911	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	32	10	3.2	4	Fair	Fair to poor	Conditional	Good	Multiple stems at 3m, many inclusions, some small dead wood, corrected lean at 1m above grade, thin foliage, possible die back
912	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	20	8	n/a	1	Dead	Dead	Unsuitable	Moderate	Dead, brown foliage, multiple stems with inclusions
913	Y	On	Y	American Hornbeam	*Carpinus caroliniana*	32	12	3.2	4	Fair to good	Fair to poor	Conditional	Good	Multiple stems form at 3m above grade, many inclusions, some small dead wood, corrected lean, possible regularly saturated soil conditions due to adjacent roof drainage
914	Y	On	Y	Lawson cypress	*Chamaecyparis lawsoniana*	17	6	n/a	1	Dead	Dead	Unsuitable	Moderate	Dead, partially failed and heavy lean into 913
915	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	14	6	n/a	1	Dead	Dead	Unsuitable	Moderate	Dead, brown foliage
916	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	1.5	Fair	Fair to good	Suitable	Moderate	Foliage dieback, suppressed by 917
917	Y	On	Y	Norway maple	*Acer platanoides*	26,25	12	4.9	3	Fair	Fair	Suitable	Moderate	Some utility pruning, will like need some additional utility pruning, multiple stems with inclusions, some wounds with bark, small dead wood in canopy with decay, calused wounds
918	Y	On	Y	Norway maple	*Acer platanoides*	49	12	5.9	5	Fair	Fair	Suitable	Moderate	Large dead stem on sidewalk side with possible cavity needs, calused wounds, damaged/deflected leader, some dead wood in canopy, multiple stems, crown conflicts with existing overhead utilities,
919	Y	On	Y	Norway maple	*Acer platanoides*	32	10	3.8	4	Fair	Fair to poor	Conditional	Moderate	Large stem die back, calused wounds with internal decay, some included bark, historical utility pruning,
920	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	14,14	10	2.7	3	Fair	Fair to poor	Conditional	Moderate	Codominant stems, included bark at base, epicormic growth, suppressed, likely competition between individuals, excurrent
921	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate	Planted in row, 920 to 926 are "excelsa" variety
922	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	21	10	2.5	3	Fair	Fair to good	Conditional	Moderate	Planted in row
923	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	22	10	2.6	3	Fair	Fair to good	Conditional	Moderate	Planted in row, thinning foliage with browning
924	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	23	10	2.8	3	Fair	Fair to good	Conditional	Moderate	Planted in row
925	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	25	10	3	3	Fair	Fair to good	Conditional	Moderate	Planted in row
926	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	18	10	2.2	3	Fair	Fair to good	Conditional	Moderate	Planted in row
927	N	On	N	Ash sp.	*Fraxinus sp.*	8,6	8	1.4	1	Fair	Fair	Conditional	Moderate	Within row of cedars, likely suppressed, Codominant stems with included bark at base, historically pruned
928	Y	On	Y	Cedar 'Excelsa'	*Excelsa*	18,17,17,6,6	10	4.6	4	Fair	Fair to poor	Conditional	Moderate	Multiple stems with included bark at base, corrected lean
929	N	On	N	Ash sp.	*Fraxinus sp.*	11	8	1.3	1	Fair	Fair	Conditional	Moderate	Suppressed, multiple leaders, small wounds with decay
930	N	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	10	6	1.2	1	Fair to poor	Fair to poor	Conditional	Moderate	Corrected lean at base
931	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	18	8	2.2	2	Fair to poor	Fair to poor	Conditional	Moderate	Codominant stems twisted together, thin crown
932	Y	On	Y	Lawson cypress	*Chamaecyparis lawsoniana*	14,13,7,7,18	10	3.4	2	Fair	Fair	Conditional	Moderate	Multiple stems at 1m, included bark between 7 and18 stem, suppressed by 933
933	Y	On	Y	Shore pine	*Pinus contorta*	16,12,14,7	10	4.2	3	Poor	Fair to poor	Conditional	Good	Multiple stems with included bark between 16 and 12 stem, large percentage of the foliage is absent, historical pruning wounds, large insulated wound on 12cm stem, Suppressed,
934	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	12,16	10	2.8	2	Fair	Fair to poor	Suitable	Moderate	Multiple stems with included bark at base, thin canopy, die back in upper canopy
935	Y	On	N	Douglas-fir	*Pseudotsuga menziesii*	18	12	2.2	3	Fair to poor	Fair to good	Suitable	Moderate	Bends in trunk
936	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	18	10	2.2	1	Fair to poor	Fair	Suitable	Moderate	Corrected lean at base, thin canopy, some die back
937	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	15	8	1.8	2	Fair to poor	Fair	Suitable	Moderate	Corrected lean at base, thin canopy, some die back, possible historical codominant stem
938	Y	On	N	Douglas-fir	*Pseudotsuga menziesii*	16	8	1.9	3	Fair	Fair	Suitable	Moderate	Corrected lean at base, deflected leader, suppressed by 937
939	Y	On	Y	Douglas-fir	*Pseudotsuga menziesii*	37	15	4.4	5	Fair to poor	Fair	Conditional	Moderate	Thin canopy, damaged lower west canopy, die back in upper canopy
940	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	18	8	2.2	1	Fair	Fair to poor	Conditional	Moderate	Multiple leaders, asymmetrical crown, likely historical utility pruning
941	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	20	8	2.4	1	Poor	Fair to poor	Conditional	Moderate	Multiple leaders, sparse canopy, historical utility pruning, late stage decline
942	Y	On	Y	Douglas-fir	*Pseudotsuga menziesii*	42	15	5.0	6	Fair	Fair	Conditional	Moderate	Thinning canopy, lower canopy pruning, die back in upper canopy, deflected trunk, backfilled around root collar
943	Y	On	Y	Deodar cedar	*Cedrus deodara*	44	15	4.4	6	Fair	Fair to poor	Conditional	Good	Codominant stems flared at 8m above grade with inclusion, multiple leaders, sparse canopy, deflected lean, historically suppressed lower canopy
944	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	20	8	2.4	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black locus, multiple leaders, sparse canopy
945	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	18	8	2.2	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black locust, multiple leaders, sparse canopy
946	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	17	8	2.0	3	Fair to poor	Fair to poor	Conditional	Moderate	Suppressed by black locus, multiple leaders, sparse canopy
947	Y	On	Y	Black locust	*Robinia pseudoacacia*	108	20	10.8	6	Fair	Fair to poor	Suitable	Good	Historical codominant stem failure at base with associated decay, deflected lean, suppressed by adjacent Douglas fir, historical pruning cuts with associated decay,
948	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	25	10	3	3	Fair to poor	Fair	Suitable	Moderate	Historical suppressed, thin canopy, die back, planted in row
949	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	24	10	2.9	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, multileaderes, bark inclusions
950	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	19	10	2.3	3	Fair	Fair	Suitable	Moderate	Planted in row, corrected lean, possible damage to leader
951	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	25	10	3	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, die back, codominant stems with included bark
952	Y	On	N	Western Red Cedar 'Excelsa'	*Thuja plicata var. Excelsa*	22	10	2.6	3	Fair	Fair to poor	Conditional	Moderate	Planted in row, die back, codominant stems with included bark, heavily suppressed by black locus
953	N	On	N	Black locust	*Robinia pseudoacacia*	19, 8	10	2.4	4	Fair	Fair	Suitable	Good	Multiple stems with inclusion at base, historical pruning wounds
954	N	On	N	Black locust	*Robinia pseudoacacia*	14	8	1.4	5	Fair to good	Fair	Suitable	Good	Phototrophic lean, pruning wound with some surface decay,
955	N	On	N	Black locust	*Robinia pseudoacacia*	15	8	1.5	4	Fair to good	Fair to good	Suitable	Good	Phototrophic lean, suppressed by larger black locus
956	Y	On	Y	Black locust	*Robinia pseudoacacia*	64	15	6.4	8	Fair to good	Fair	Conditional	Good	Multileaderes, included bark at base, mechanical wounds along parking lot side, historical clearance pruning along parking lot side,
957	N	On	N	European mountain ash	*Sorbus aucuparia*	7,4,4,4,5,5,3	6	2.0	2	Fair to good	Fair	Suitable	Moderate	Multiple stems, some canker present, some included bark at branch unions
958	Y	On	Y	Lawson cypress	*Chamaecyparis lawsoniana*	53	20	6.4	5	Fair to good	Fair to good	Suitable	Moderate	Sap sucker damage, roots lifting adjacent asphalt
959	Y	On	Y	Shore pine	*Pinus contorta*	34	20	3.4	4	Fair to poor	Fair	Conditional	Good	Asymmetrical crown, pruning of lower canopy, thin foliage, suppressed
960	Y	On	N	Shore pine	*Pinus contorta*	29	20	2.9	3	Fair to poor	Fair to poor	Conditional	Good	Asymmetrical crown, pruning of lower canopy, thin foliage, suppressed, multiple leaders, small dead wood
961	Y	On	N	Shore pine	*Pinus contorta*	23	15	2.3	4	Poor	Fair to poor	Conditional	Good	Asymmetrical crown, pruning of lower canopy, thin foliage, sparse canopy, suppressed, multiple leaders, small dead wood, late stage decline
962	Y	On	N	Ash sp.	*Fraxinus sp.*	22	8	2.6	5	Fair	Fair	Suitable	Moderate	Pruning wounds with decay, historically suppressed
963	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	28	10	n/a	2	Dead	Dead	Unsuitable	Moderate	Twisted stems, brown foliage
964	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	2	Fair	Fair to poor	Conditional	Moderate	Multiple leaders, thin canopy, historical clearance pruning along parking lot, die back
965	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	21	8	2.5	2	Fair	Fair	Conditional	Moderate	Large extended lower stem/new leader, historical clearance pruning along park lot side, die back
966	Y	On	N	Lawson cypress	*Chamaecyparis lawsoniana*	12,13	8	2.4	2	Fair	Fair to poor	Conditional	Moderate	Multiple stems, with included bark at base, mechanical wounds along parking lot side, historical clearance pruning, suppressed bark at some upper canopy unions along parking lot side,
967	N	On	N	Ash sp.	*Fraxinus sp.*	5,5,4,3	4	1.2	1	Fair to good	Fair	Conditional	Moderate	Multiple stems, included bark at unions, mechanical wounds,
968	Y	On	Y	Scott's pine	*Pinus sylvestris*	32	3	3.2	8	Fair	Fair to poor	Conditional	Good	Substantial trunk curvature, lateral growth form, historical large pruning wounds in calused
969	Y	On	Y	London plane	*Platanus X hispanica*	54	15	6.5	7	Fair	Fair	Suitable	Moderate	Historical heading cuts over Douglas street, unions with included bark, small dead wood in canopy, multiple stems bracing from all sides,
970	Y	On	Y	False cypress	*Chamaecyparis sp.*	11,11,16,5,5,5,3,4,4	6	2.9	2	Fair to poor	Fair to poor	Conditional	Good	Multiple stems with included bark, suppressed, canopy is absent along the southwest side, heavy lean
971	Y	On	N	False cypress	*Chamaecyparis sp.*	10,7,5,3,3,3	4	n/a	1	Dead	Dead	Unsuitable	Good	Dead, borer activity, heavy lean
972	Y	On	Y	Norway maple	*Acer platanoides*	47	15	5.6	6	Fair	Fair to poor	Conditional	Moderate	Multiple stems with inclusions, failure around base, small dead wood in canopy, surface roots, unions with included bark, main stem curves with included bark
973	Y	On	Y	Norway maple	*Acer platanoides*	43	10	5.2	5	Fair	Fair to poor	Conditional	Moderate	Large wound on lower canopy branch with associated decay, dead branches in upper canopy, bark cracking
974	Y	On	Y	Douglas-fir	*Pseudotsuga menziesii*	51	20	6.1	4	Fair	Fair to good	Suitable	Moderate	Multiple stems, included bark at unions, mechanical wounds, historical failure mid canopy, historical clearance pruning along lower canopy,
975	Y	On	Y	Ash sp.	*Fraxinus sp.*	12,14,10,13	8	3.5	3	Fair to good	Fair to poor	Conditional	Moderate	Inclusions between main trunks, multiple stems, extensive surface roots
976	Y	On	N	Ash sp.	*Fraxinus sp.*	16,7	6	2.4	3	Fair	Fair to poor	Conditional	Moderate	Multiple stems, adjacent holly, heavy trunk curvature, included bark between stems, extensive surface rooting
977	Y	On	N	English Holly	*Ilex aquifolium*	16,7	6	2.0	3	Fair to good	Fair to poor	Conditional	Good	Competition crown with 976 and partially attached at base, multiple leaders, surface roots, included bark between stems
978	Y	On	Y	Shore pine	*Pinus contorta*	37	12	3.7	5	Fair	Fair to poor	Conditional	Good	Multiple leaders, large socket wound from branch tear out, thin canopy, lower canopy clearance pruned, plastic sheeting over root zone,
979	Y	On	Y	Norway maple	*Acer platanoides*	54	12	6.5	7	Fair to good	Fair	Conditional	Moderate	Plastic over root zone, large historic pruning wounds with associated decay, dead wood in canopy, not as vigorous as other maples in proximity, suppressed,
980	Y	On	N	Ash sp.	*Fraxinus sp.*	11,10	6	2.0	2	Fair to good	Fair	Conditional	Moderate	Multiple stems, included bark at base, surface roots, possible canker or mechanical damage, in tree island
981	Y	On	N	Norway maple	*Acer platanoides*	12	4	1.4	3	Fair to good	Fair	Suitable	Moderate	In tree island
982	Y	On	N	Norway maple	*Acer platanoides*	14	4	1.7	3	Fair to good	Fair	Suitable	Moderate	Multiple stems, mechanical damage at base, historical pruning, small dead wood
983	Y	On	N	Tulip tree	*Liriodendron tulipifera*	20	6	2.4	2	Fair	Fair to poor	Conditional	Moderate	Dead previous codon stem, codominant leaders with included bark, in tree island, wound with decay in upper canopy
984	Y	On	N	Tulip tree	*Liriodendron tulipifera*	13	9	1.6	2	Poor	Fair to poor	Conditional	Moderate	Dead leader, historical pruning wounds, mechanical damage at base, in tree island

TREE LEGEND



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TREE PROTECTION NOTES

Tree protection barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist supervision: All excavation occurring within the critical root zones of protected trees must be completed under the supervision of the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

Methods to avoid soil compation: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Mulching: Mulching can be an important proactive step in maintaining the health or trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

Pruning: We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

Paved surfaces above tree roots: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area. To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilitzed by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Blasting and rock removal:Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibrations and overall impact to the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Scaffolding:This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).

Landscaping and irrigation systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technical consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on the tree health and can lead to root and trunk decay.

Arborists role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

350/360 Douglas St. Starlight | Tree Management Plan

LADR LANDSCAPE ARCHITECTS

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Project No: **Nov 5 - 21**