



DRAWING INDEX

ARCHITECTURAL

- 01 COVER
- 02 AVERAGE GRADES
- 03 BUILDING CODE & ZONING SUMMARY, SURVEY
- 04 PARKING PLAN
- 05 ARCHITECTURAL SITE PLAN & L1 PLAN
- 06 LEVEL 2 & LEVEL 3 PLAN
- 07 LEVEL 4 PLAN
- 08 LEVEL 5 PLAN
- 09 LEVEL 6 PLAN
- 10 ROOF PLAN
- 11 HERITAGE HOUSE
- 12 ELEVATIONS
- 13 SECTION
- 14 STREETScape
- 15 PERSPECTIVES
- 16 SHADOW STUDIES
- 17 SHADOW STUDIES
- 18 SHADOW STUDIES
- 19 SHADOW STUDIES

LANDSCAPE

- 01 LANDSCAPE CONCEPT PLAN
- 02 TREE PRESERVATION PLAN
- 03 LANDSCAPE CHARACTER IMAGES

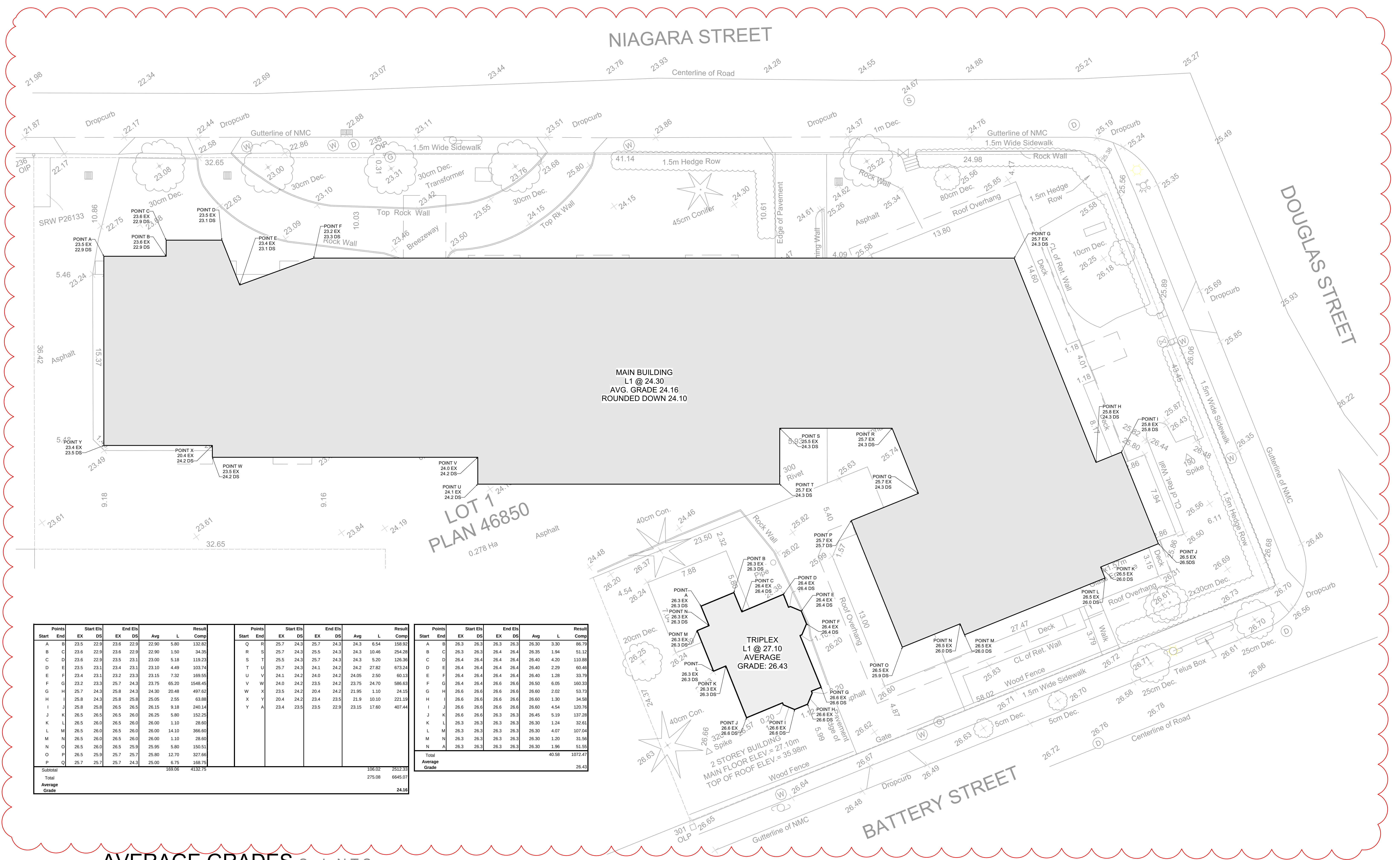
CIVIL

- 01 CONCEPTUAL SERVICING



DOUGLAS HOUSE SENIOR CARE EXPANSION | VICTORIA, BC

15 MAY 2023



Start	Points End	Start Els		End Els		Avg	L	Result Comp																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
-------	---------------	-----------	--	---------	--	-----	---	----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

AVERAGE GRADES Scale N.T.S.

BUILDING CODE SUMMARY

Applicable Building Code:	BCBC 2018
Streets Facing	3
High Building (3.2.6)	Yes
Sprinklered	Yes
Standpipe System	Yes
Fire Alarm System	Two-stage
Operational Notes	No Treatment, no moving residents in beds
Ancillary Uses	Group A2 (Dining), Group D (Administration)
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance
Loadbearing Fire Rating	Same as Supported Assembly

Major Occupancy	B2	F3
Size / Construction Subsection	3.2.2.38	3.2.2.80
Description	Care	Parking
Levels	L1-L6	P1
Separate Building	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited
Actual Building Height	6 storeys	-1 storeys
Type of Construction	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h
Unoccupied Roof Rating	0h	0h
Occupied Roof Rating	2h	2h
Minimum Corridor Width	1.65 m	1.1 m
Min Exit Corridor Width	1.1 m	1.1 m
Minimum Exit Stair Width	1.65 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m
Dead-end corridors	None	6.0 m
Travel Distance	45 m	45 m

Fire Separations	
0h	Sleeping rooms, sprinklered janitor rooms
1h	Sleeping room zones, Combustible refuse storage, Service rooms with fuel fired appliance
1.5h	Parking to other occupancies
2h	Exit enclosures, Elevator shafts, Occupied roof, Em Gen room, Unsprinklered electrical equipment room

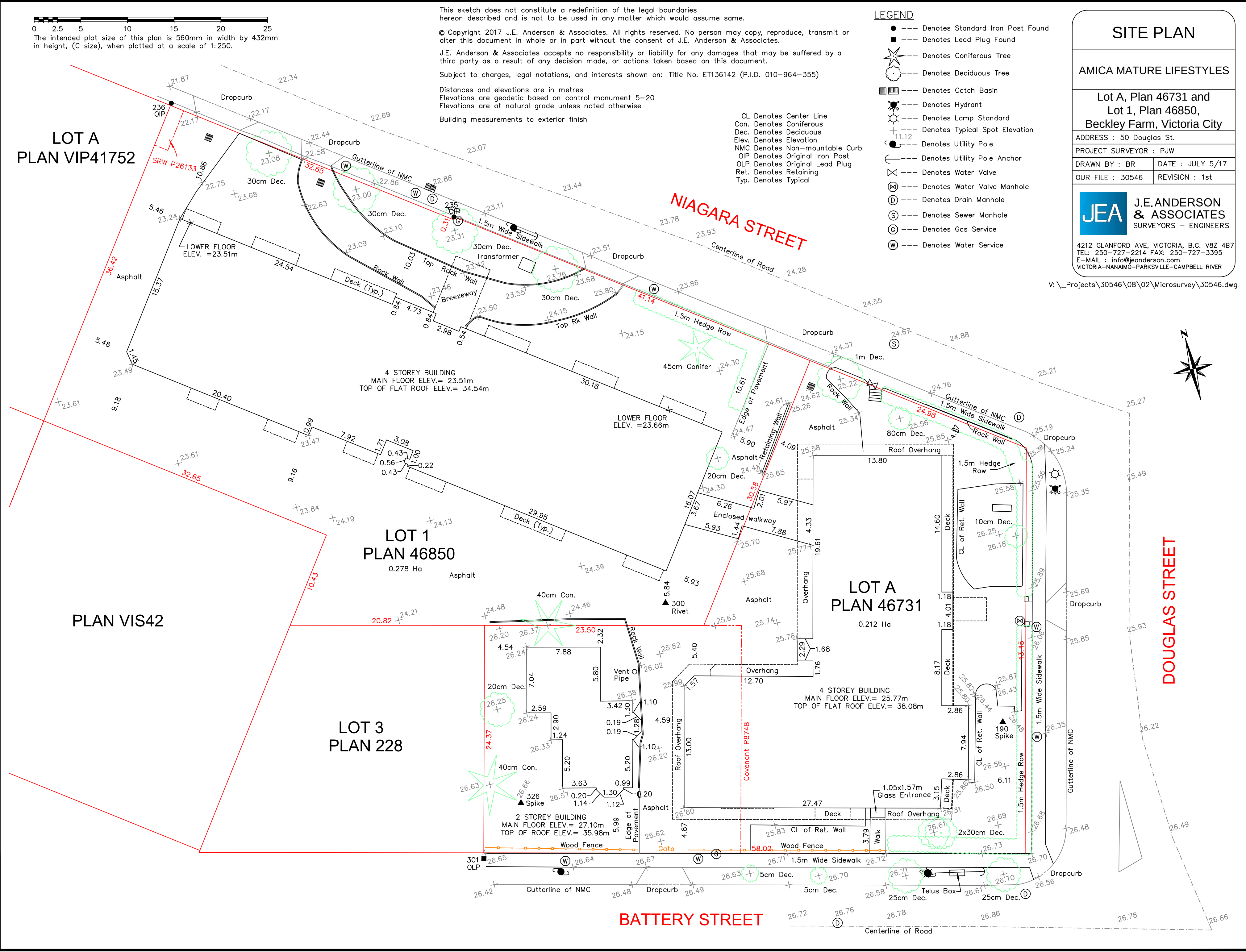
High Building Requirements	Above and below grade stairs separated with 2h fire separation
	Below-grade stair pressurization
	Above-grade stair venting
	Above and below grade smoke venting
	At least one fire-fighter elevator
	Emergency Electrical Conductors 1h fire rated
	Plus additional electrical and communications measures
B2 Special Provisions	Sleeping room floor areas split into min. Two compartments
	Maximum 1,000 sm in area per 3.3.3.5 (2)
	Impeded Egress zones permitted
	No dead-end corridors serving sleeping rooms permitted

Suite Summary							
Occ.	Floor	Constr. GFA	CoV "Floor Area"	Studio 420 sf	1-Bed 550 sf	Leasable	Eff.
Assisted Living	L6	20,437.0	19,413.0	24	4	12,280	60%
	L5	24,583.0	23,415.0	29	7	16,030	65%
	L4	24,583.0	23,415.0	28	7	15,610	63%
Memory Care	L3	24,583.0	23,415.0	30	6	15,900	65%
	L2	24,583.0	23,415.0	30	6	15,900	65%
MAIN	L1	21,583.0	20,415.0	0	0	0	0%
Total		140,352.0	133,488.0	141	30	75,720	54%
Total Units		171					
Site Area		52,892.4					
FAR		2.56					
% Studios – AL		82%		(80% tgt.)			
% Studios – MC		83%		(85% tgt.)			

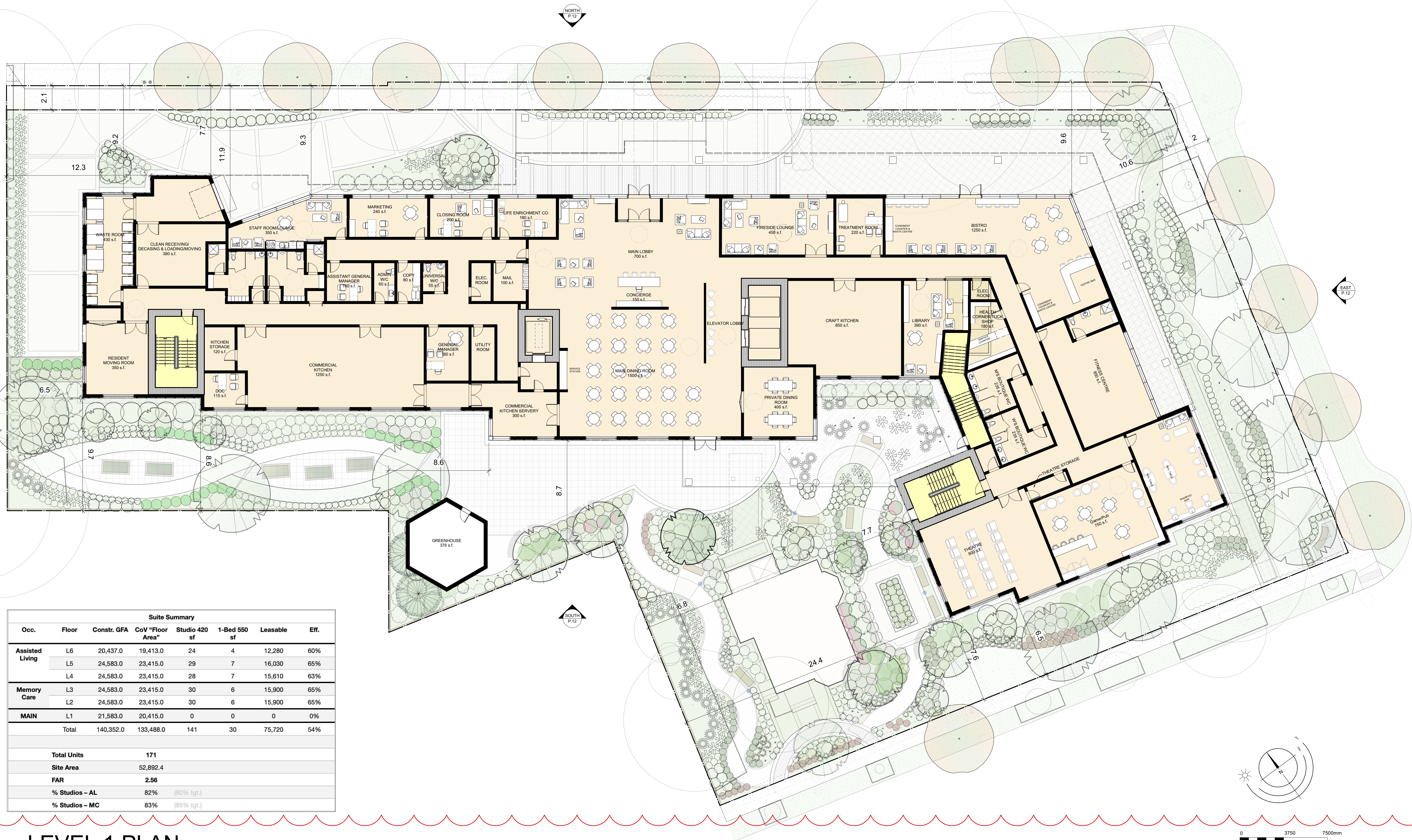
ZONING SUMMARY

Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.9
Gross Floor Area	12,558.5
Floor Area Ratio	2.56
New Building Footprint	2,489.1
Htg. House Footprint	85.24
Total Structural Footprint*	2,574.4
Site Coverage	52.4%
Open Site space**	40.7%
Roof Height (m geo.)	47.8
(Average) Grade (m geo.)	24.1
(Building) Height (m)	23.7
Storeys	6
Number of Units	170
Car parking provided	80
Short term bike spaces	4
Long Term bike spaces	9
Area by Floor	
L6	1,803.5
L5	2,175.3
L4	2,175.3
L3	2,175.3
L2	2,175.3
L1	1,896.6
Triplex L2	85
Triplex L1	85
Total	12,571.3
Minimum Setbacks (m)	
Front Yard (north / Niagara)	5.5
Rear Yard (south / Battery)	6.5
Side Yard (west)	6.4
Side Yard (east / Douglas)	7.0

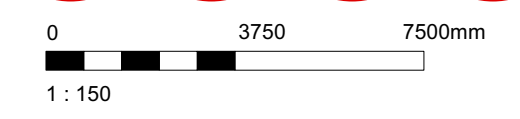
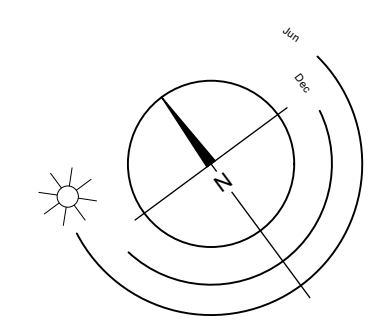
* including all deck footprints
** includes all open site space excluding drive surfaces



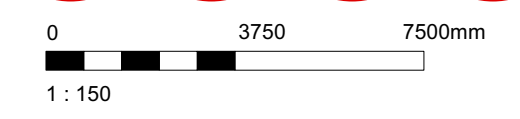
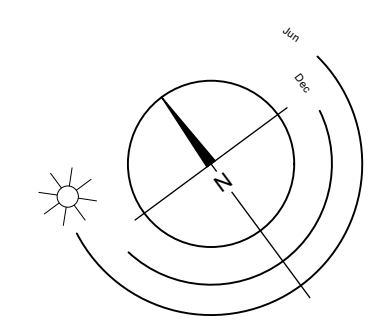
BUILDING CODE & ZONING SUMMARY, SURVEY Scale 1:250



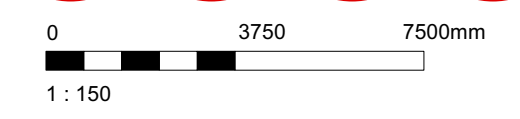
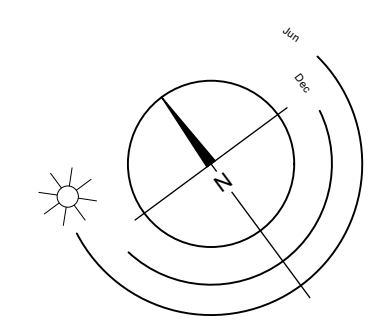
LEVEL 1 PLAN Scale 1:150



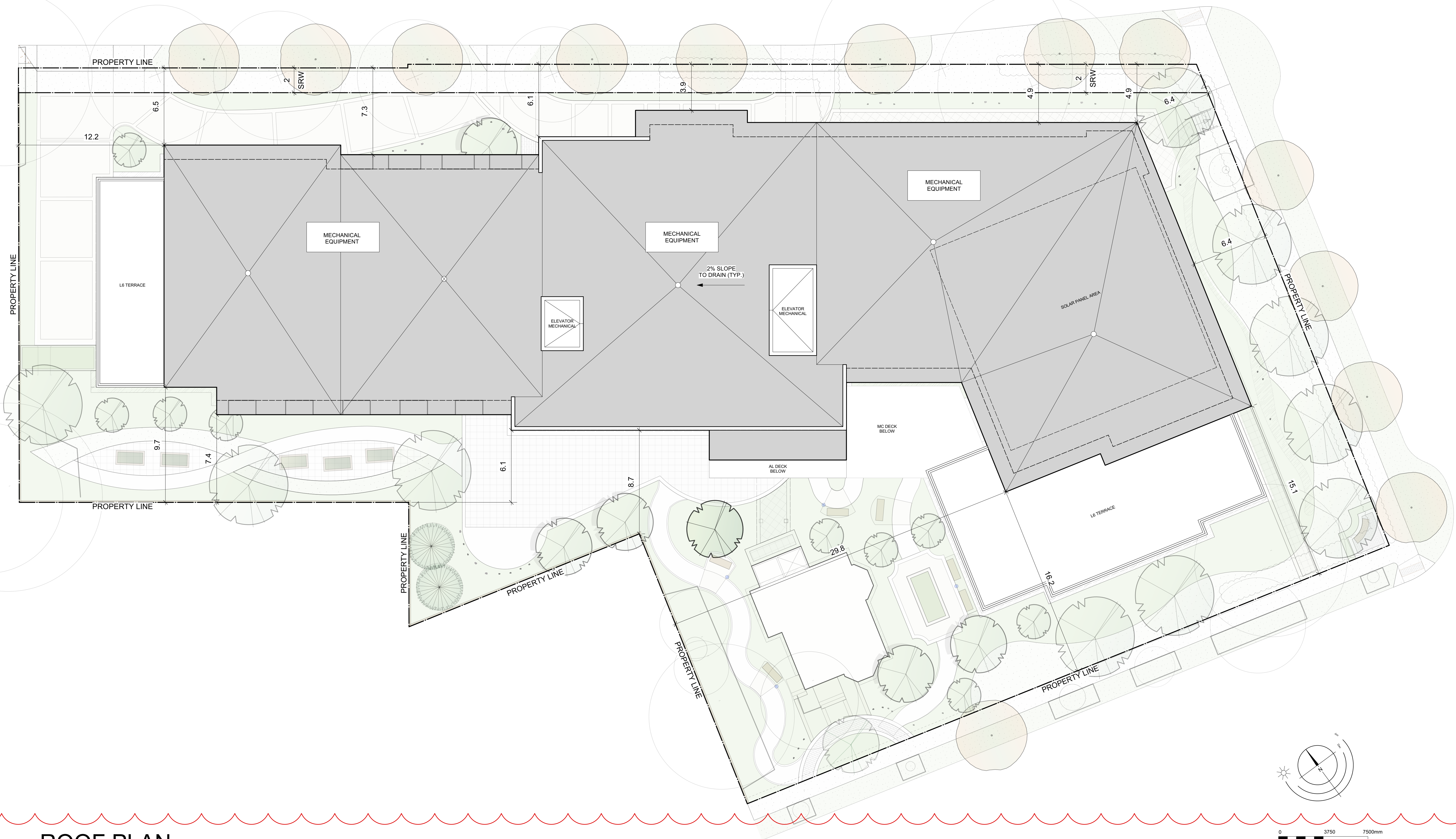
LEVEL 4 PLAN Scale 1:150
Assisted Living



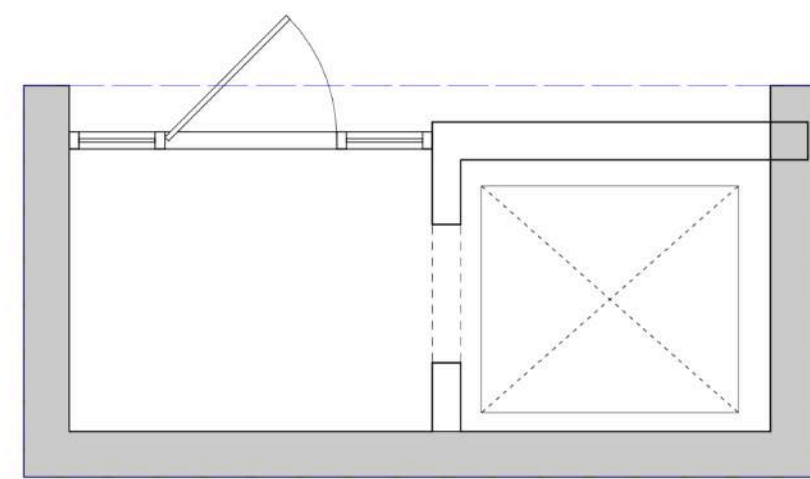
LEVEL 5 PLAN Scale 1:150
Assisted Living



LEVEL 6 PLAN Scale 1:150
Assisted Living



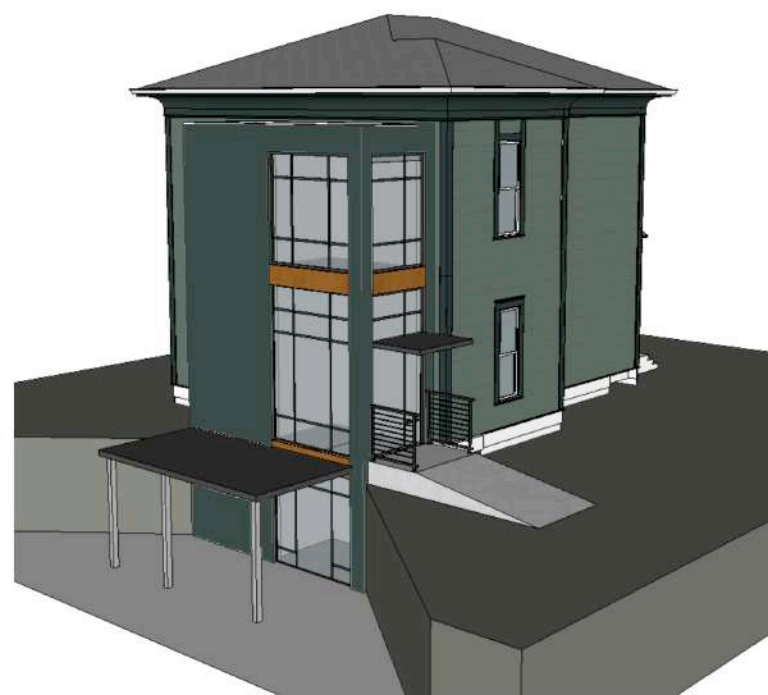
ROOF PLAN Scale 1:150



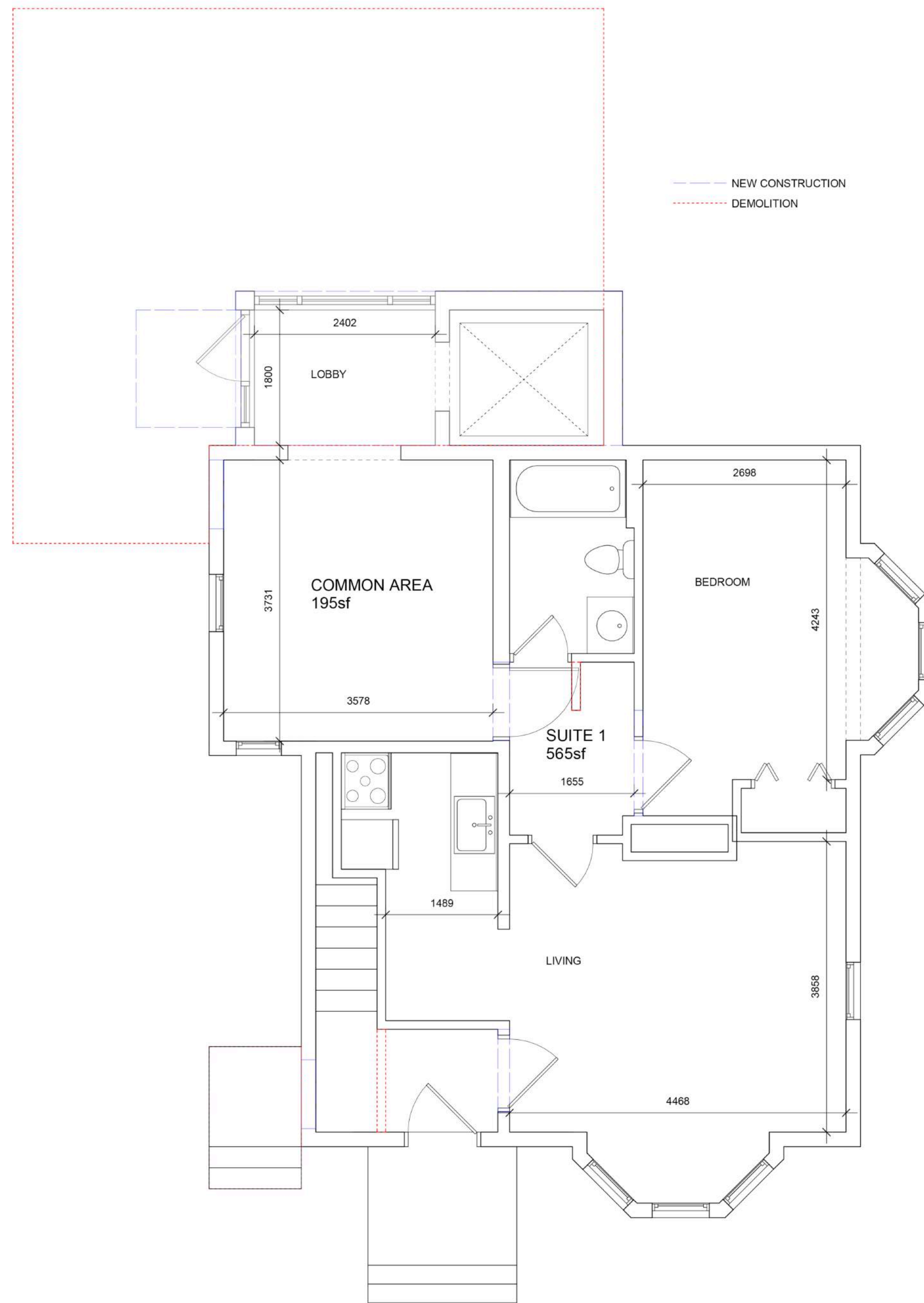
3 Courtyard Level
A211 SCALE: 1 : 50



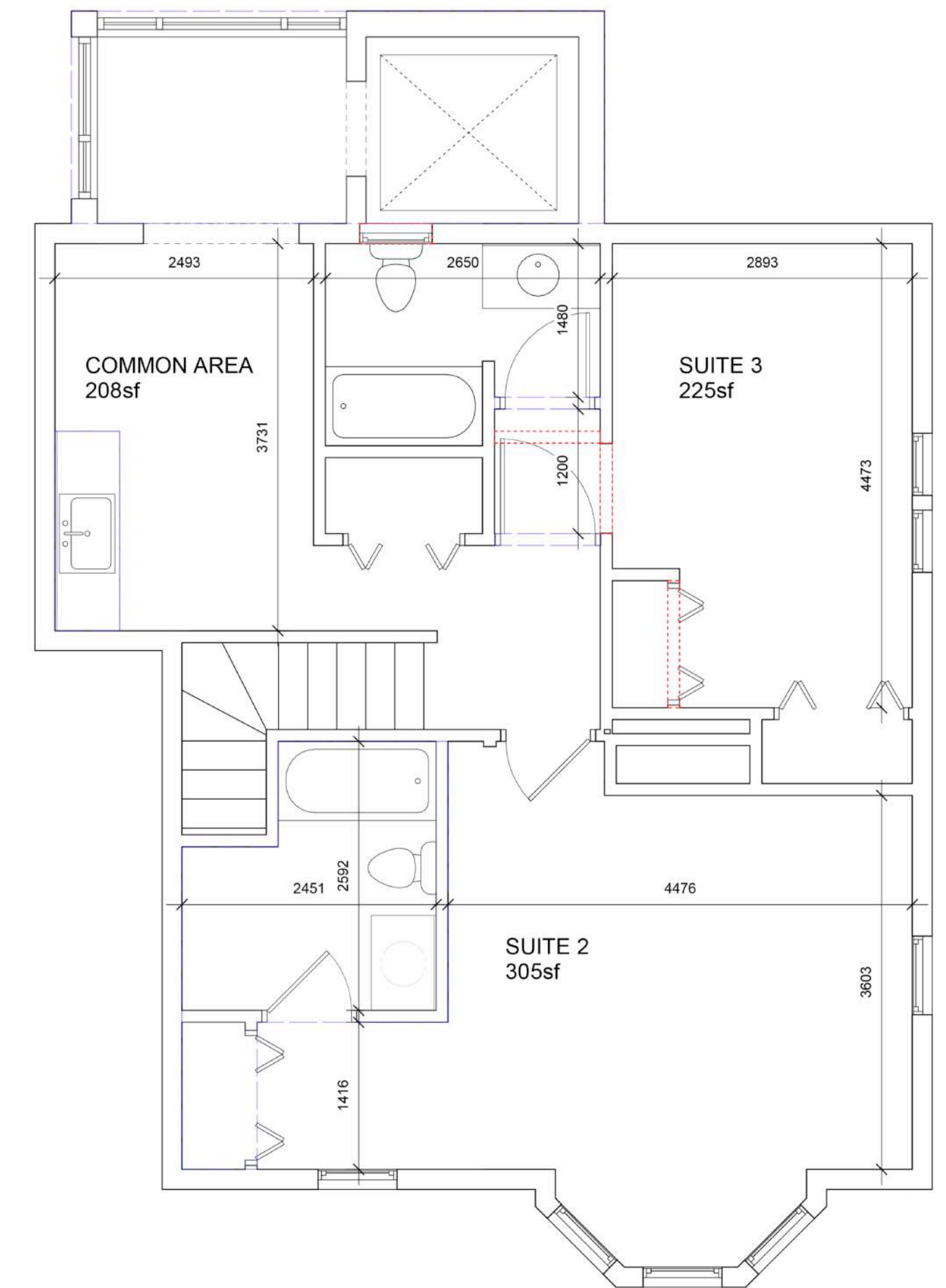
WEST VIEW



NORTH VIEW



1 Level 1 - Renovation
A211 SCALE: 1 : 50



2 Level 2 - Renovation
A211 SCALE: 1 : 50

COLOUR LEGEND	
ELEMENT	COLOUR
WOOD SIDING	PENDRELL VERDIGRIS
WOOD WINDOW SASHES, WOOD COLUMNS, ROLLED COVES	PENDRELL GREEN
WOOD WINDOW TRIM	GLOSS BLACK



EAST ELEVATION



WEST ELEVATION



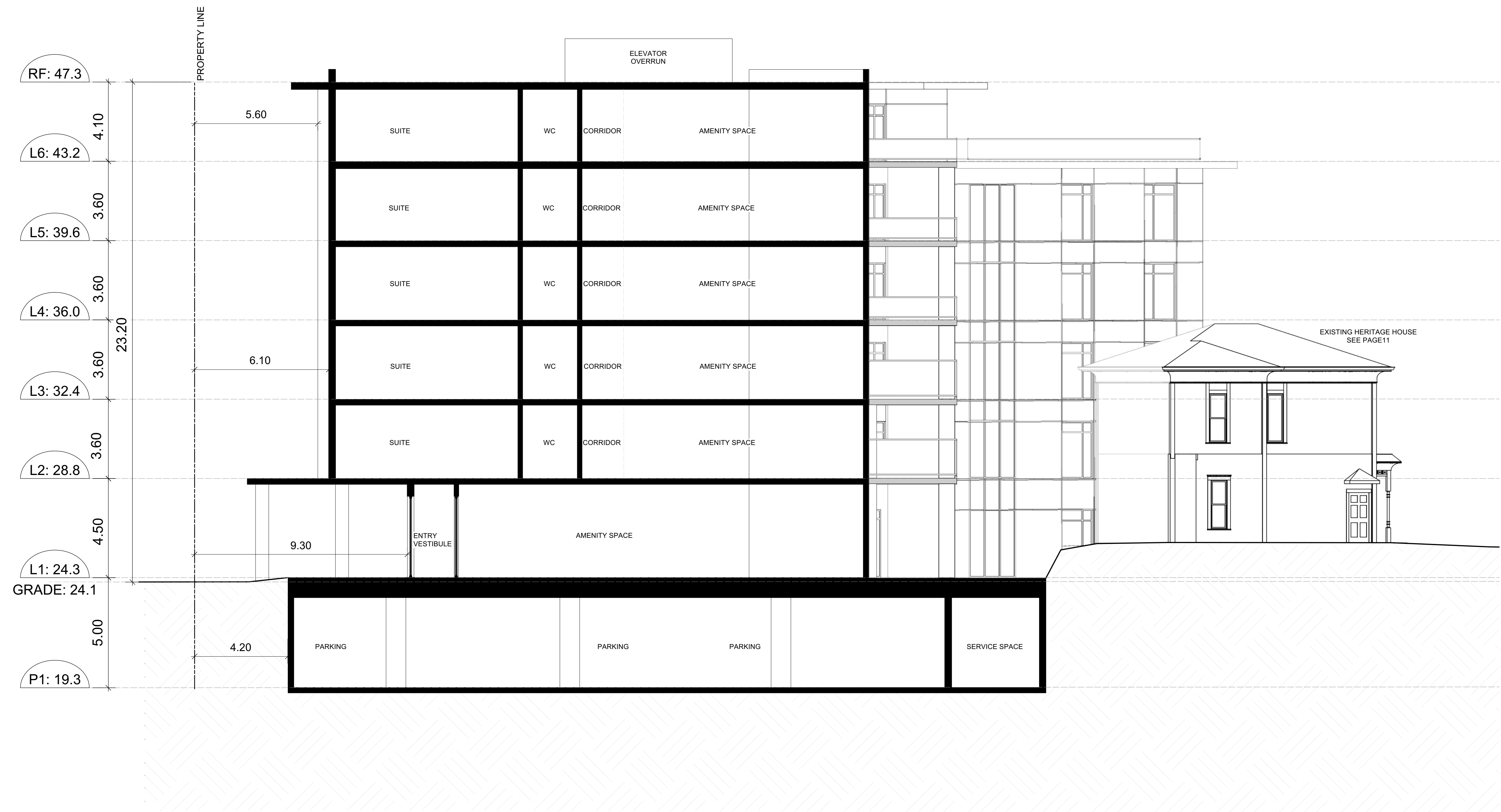
NORTH ELEVATION



SOUTH ELEVATION

HERITAGE HOUSE Scale: As Noted





SECTION Scale 1:100



Douglas Street



Niagara Street

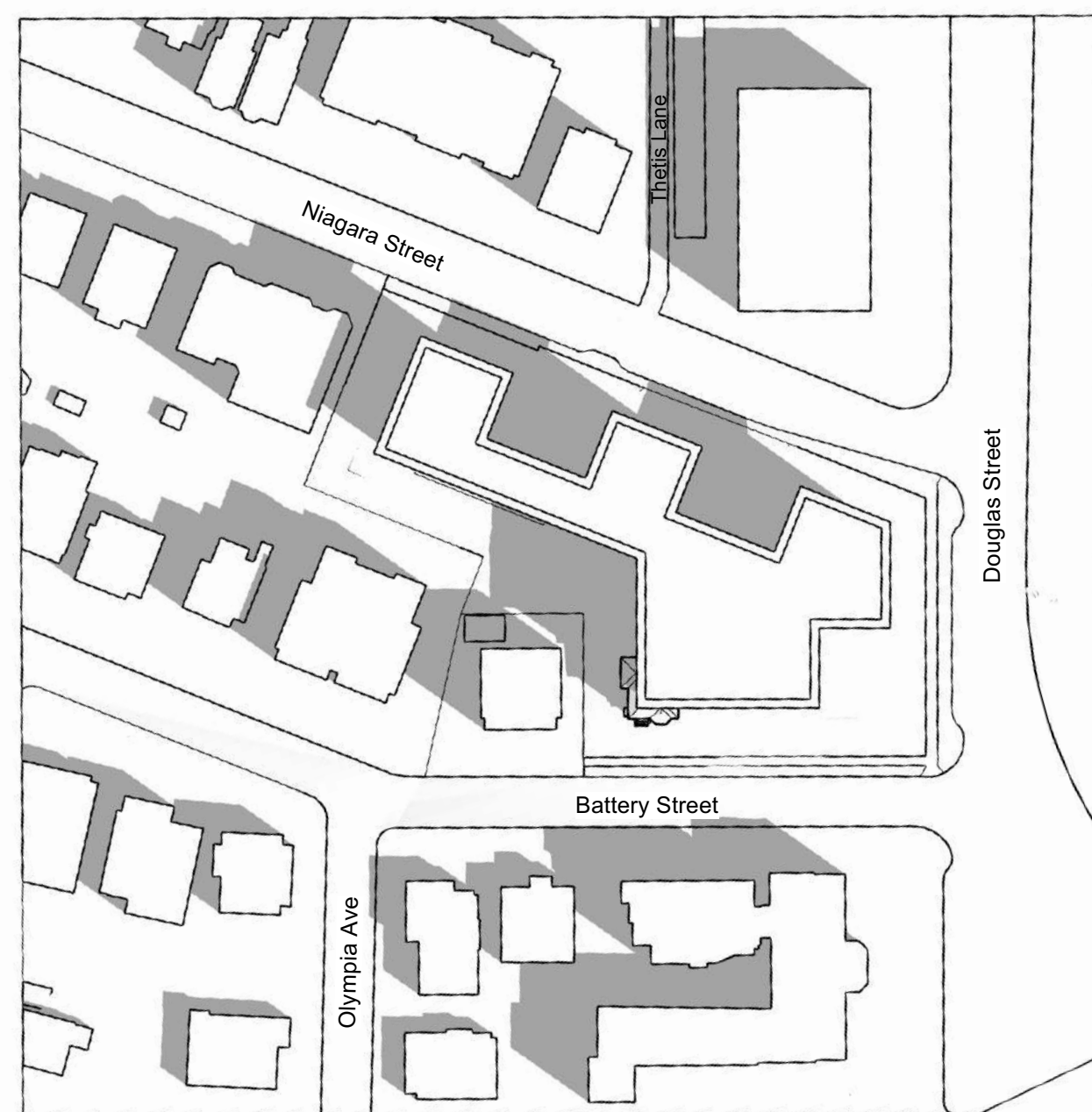


Battery Street

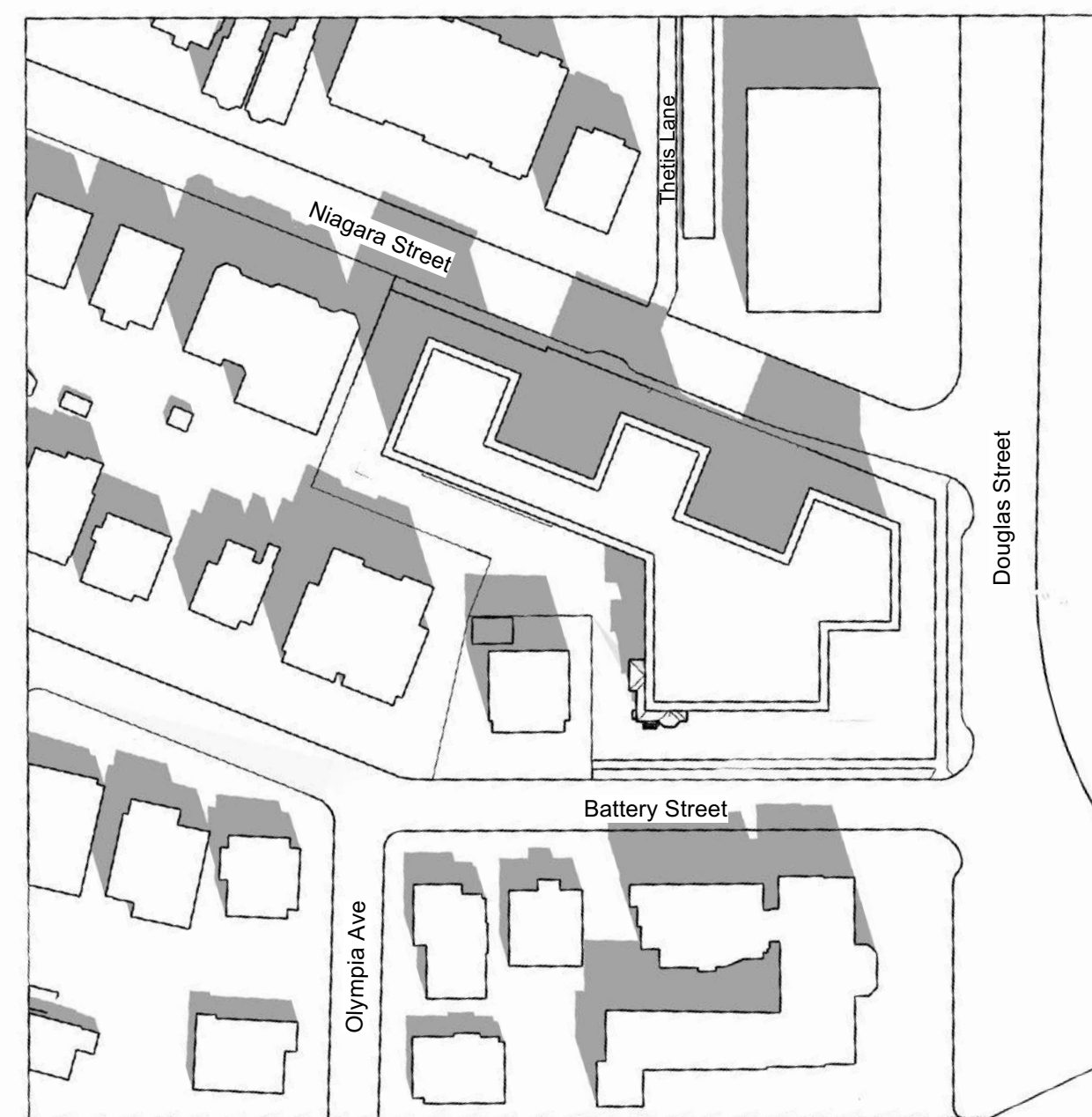
STREETSCAPES Scale N.T.S.



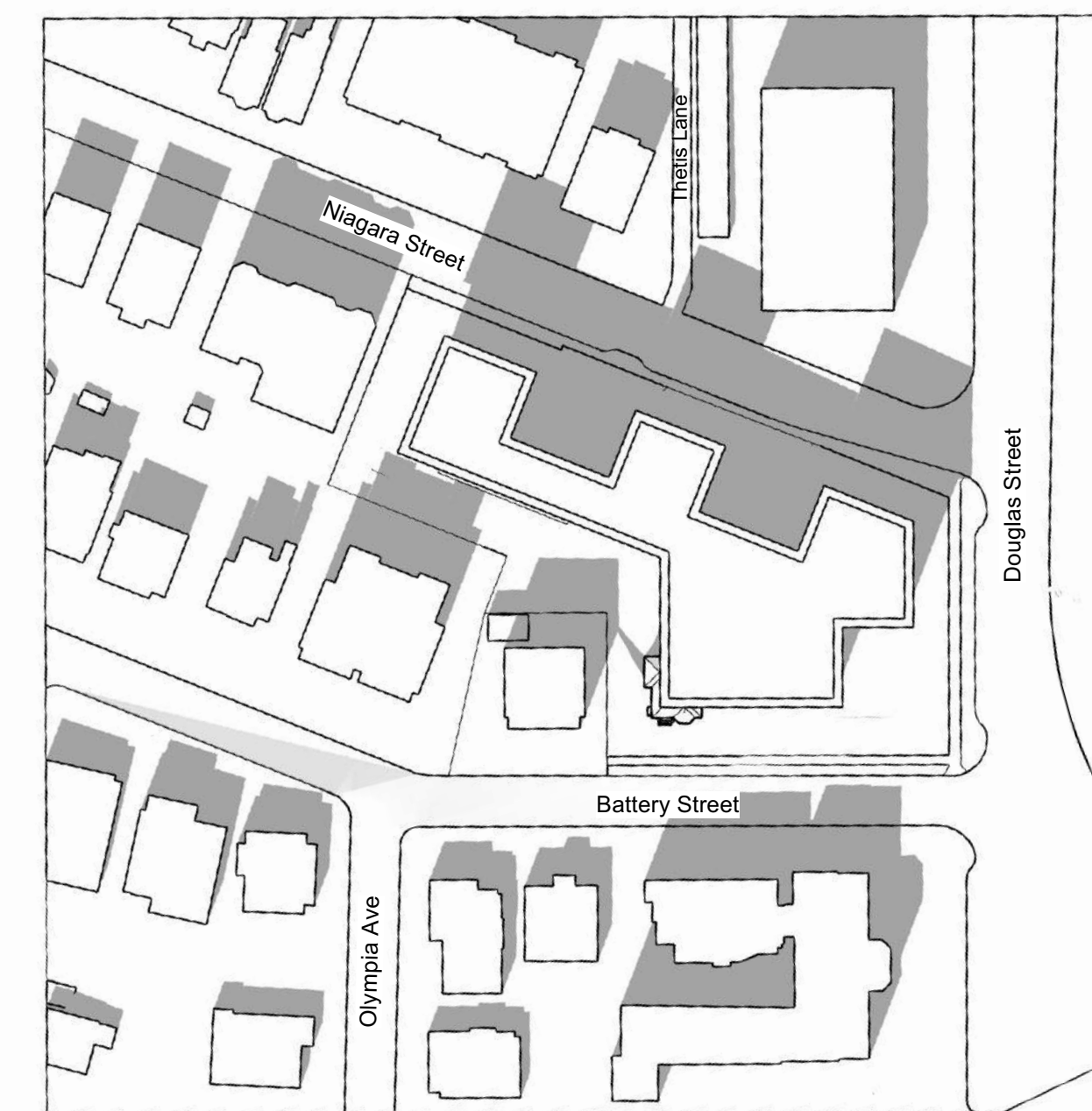
PERSPECTIVES Scale N.T.S.



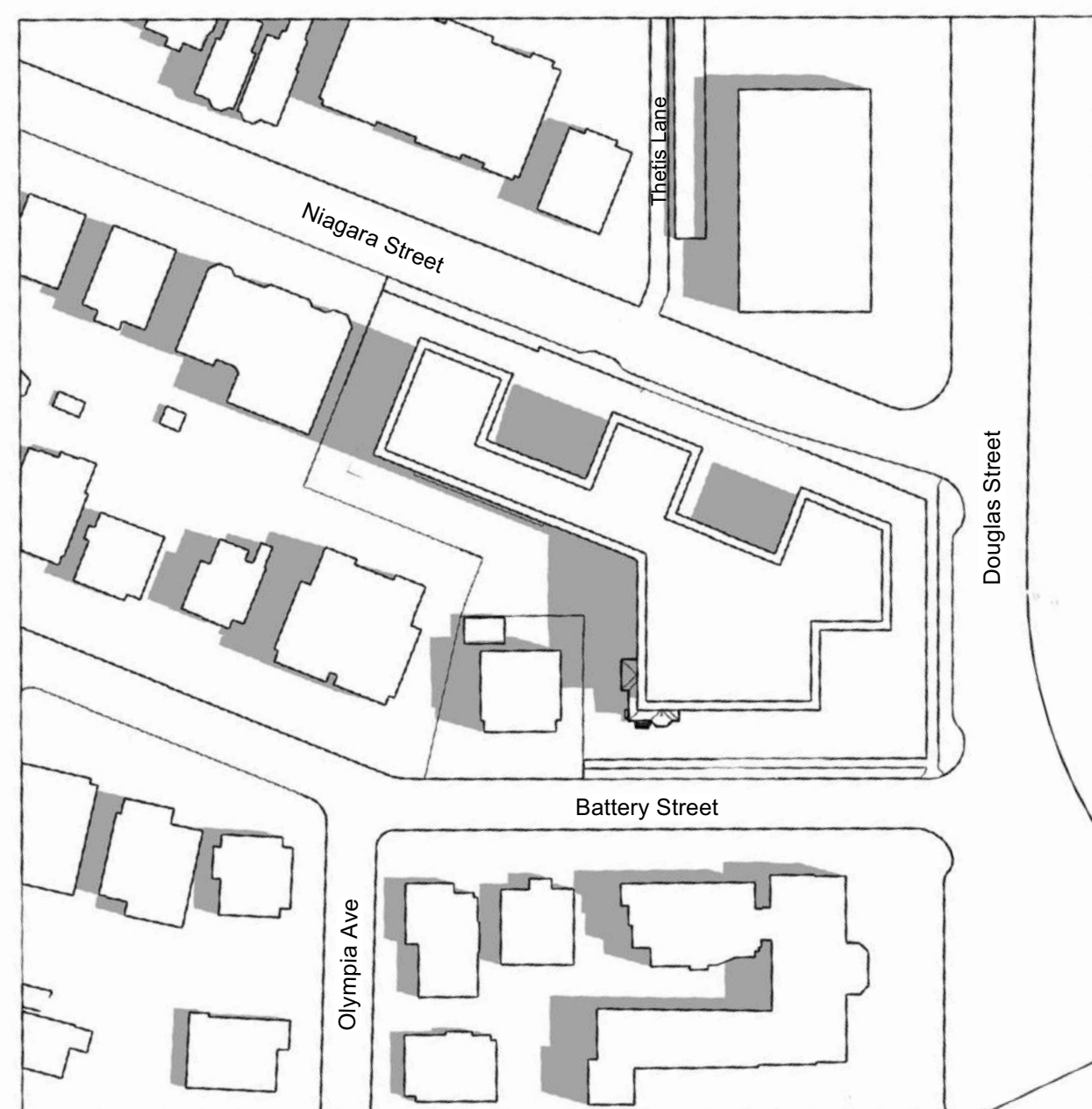
Existing Zone - March / September 10am



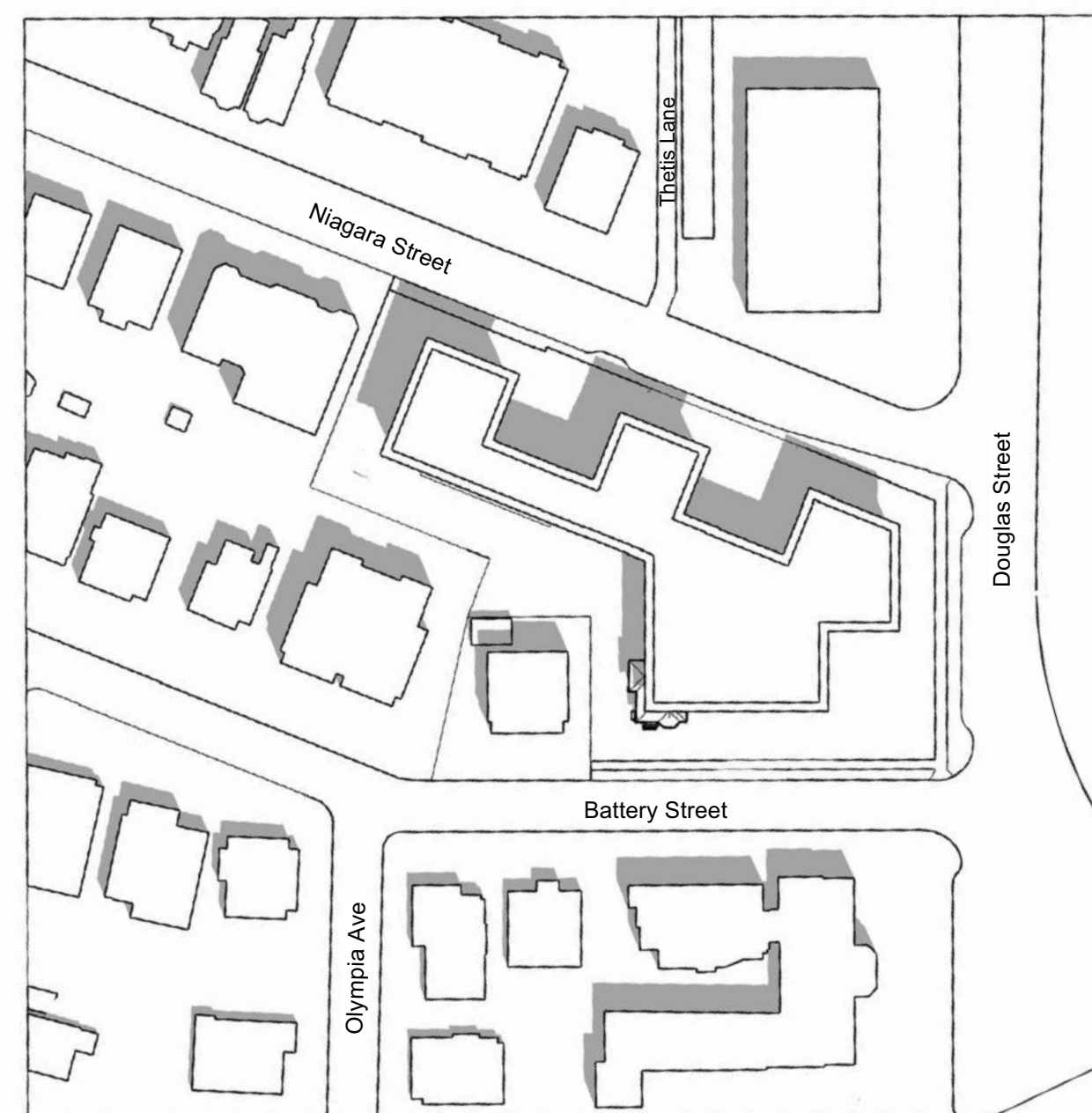
Existing Zone - March / September Noon



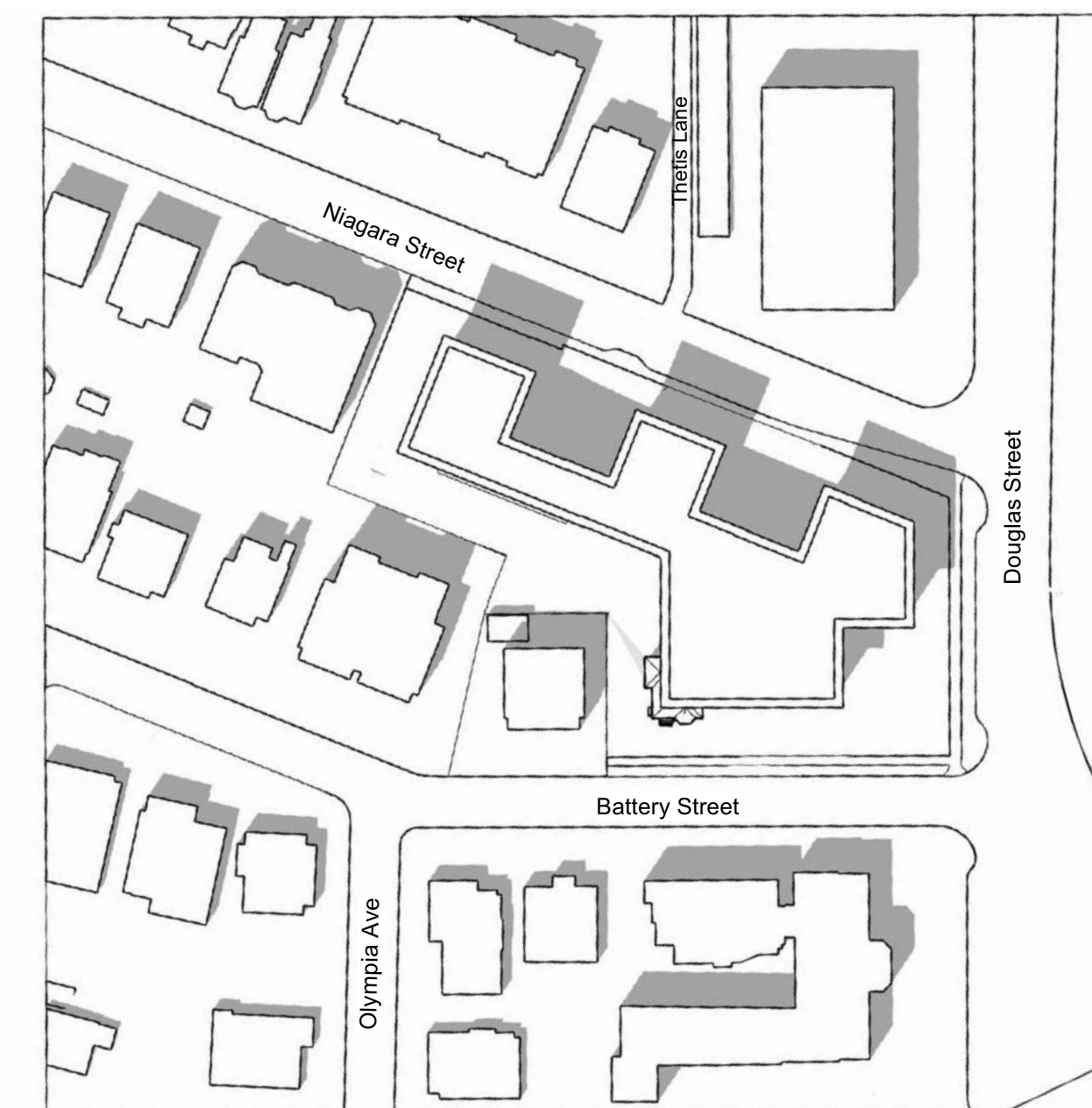
Existing Zone - March / September 2pm



Existing Zone - June 10am

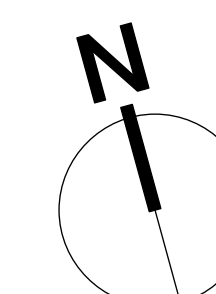


Existing Zone - June Noon



Existing Zone - June 2pm

SHADOW STUDY Scale N.T.S.





Existing Zone - December 10am

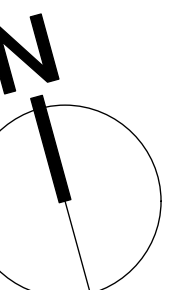


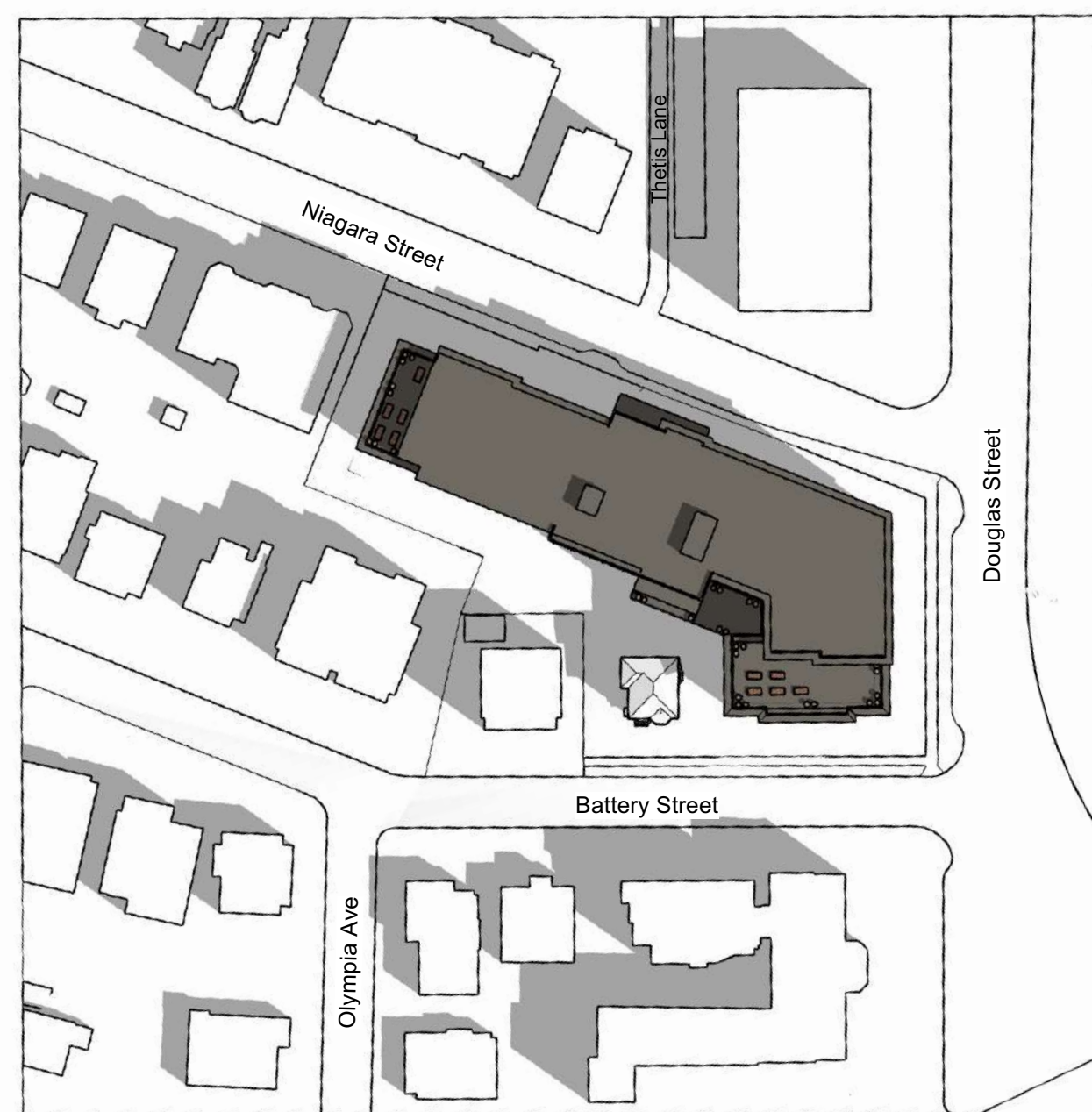
Existing Zone - December Noon



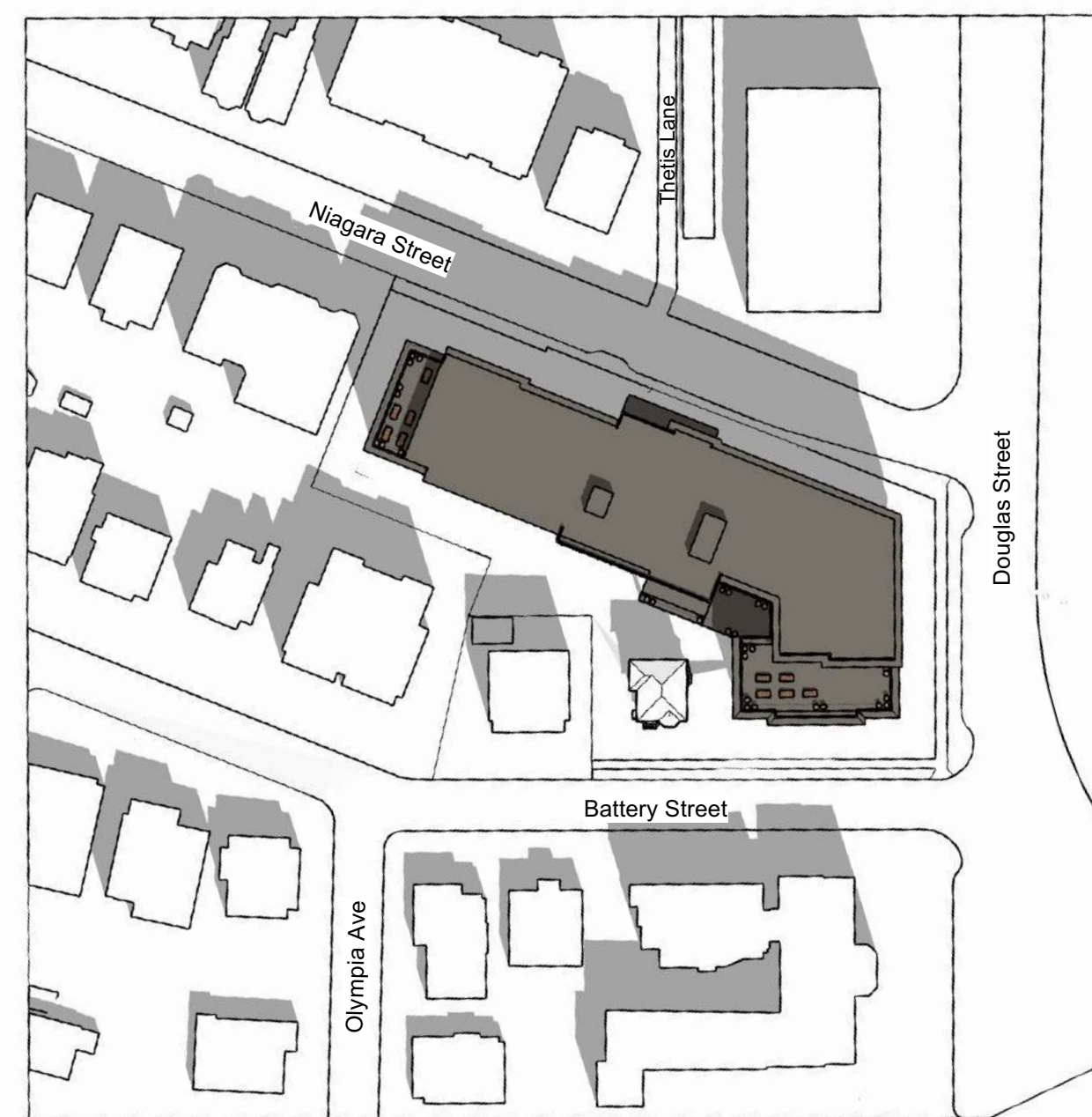
Existing Zone - December 2pm

SHADOW STUDY Scale N.T.S.

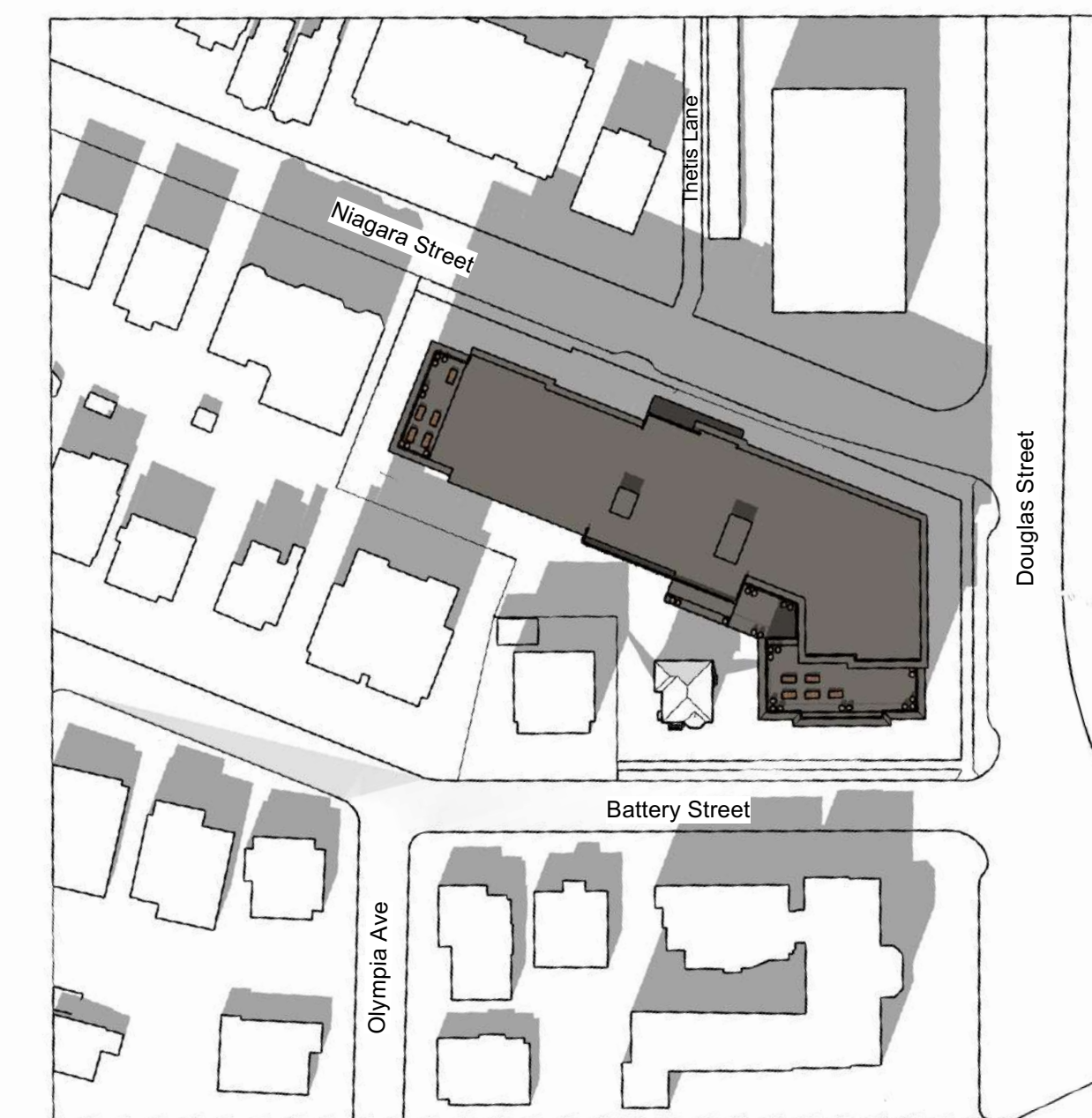




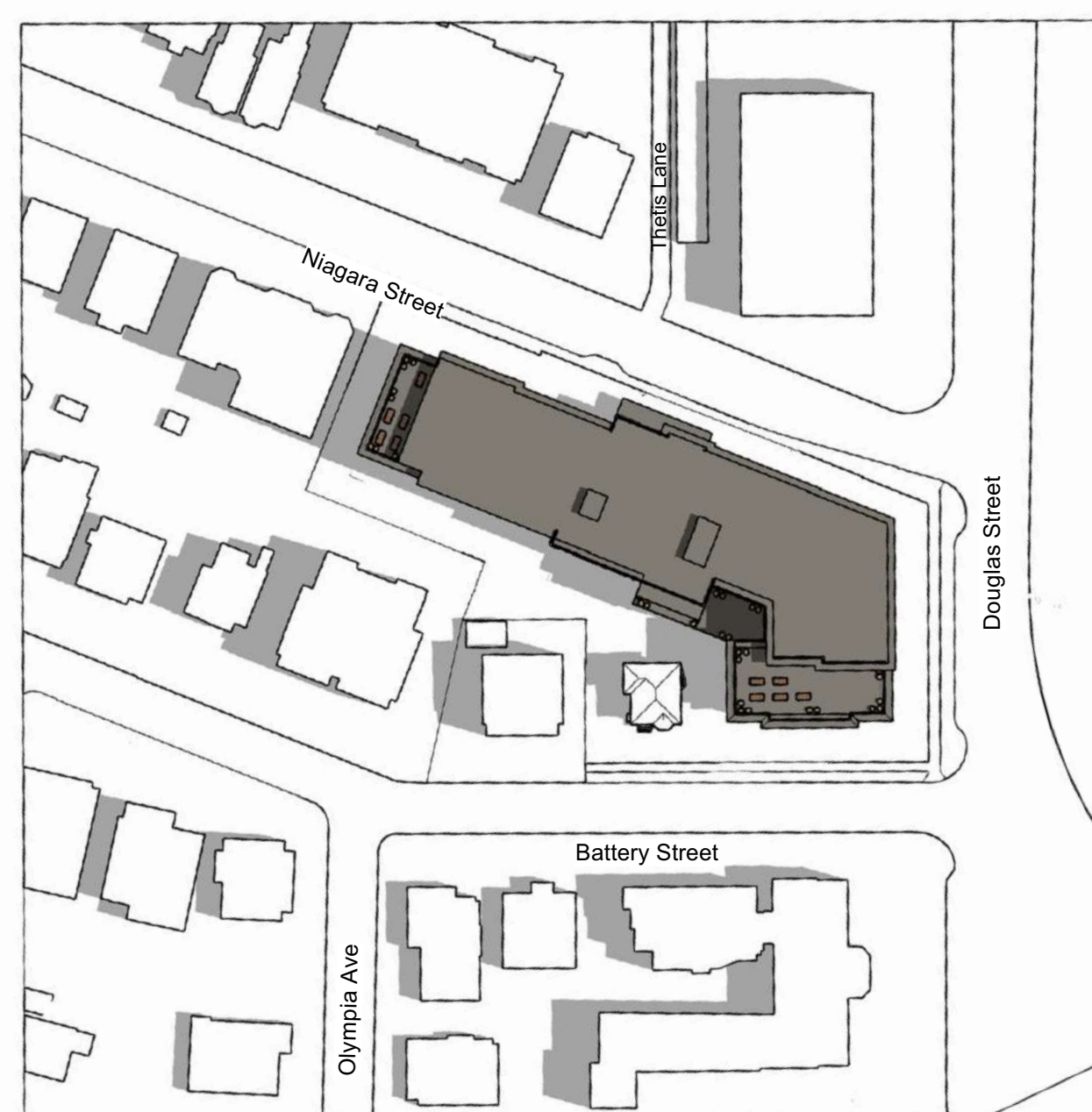
Proposed Amica House - March / September 10am



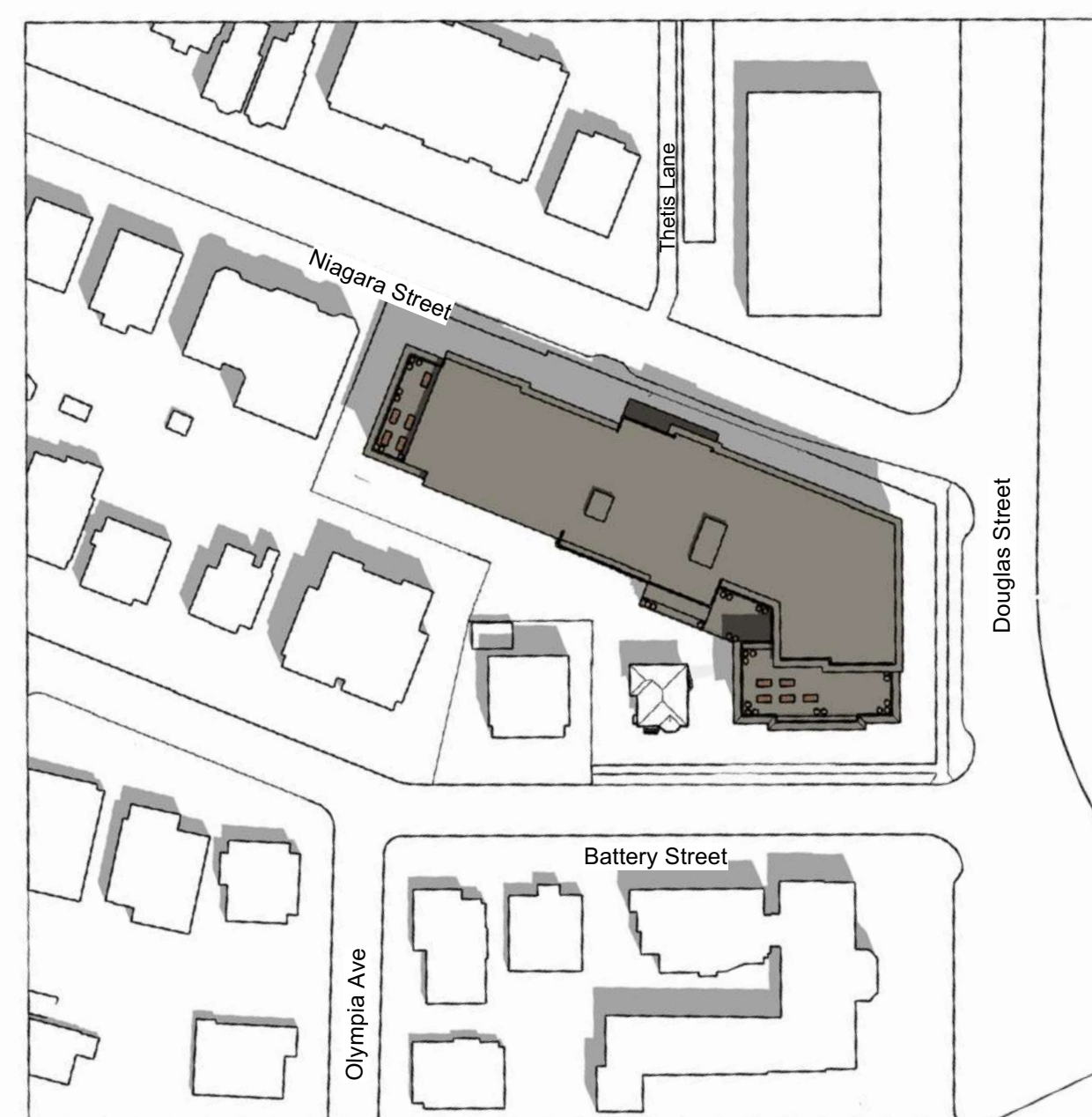
Proposed Amica House - March / September Noon



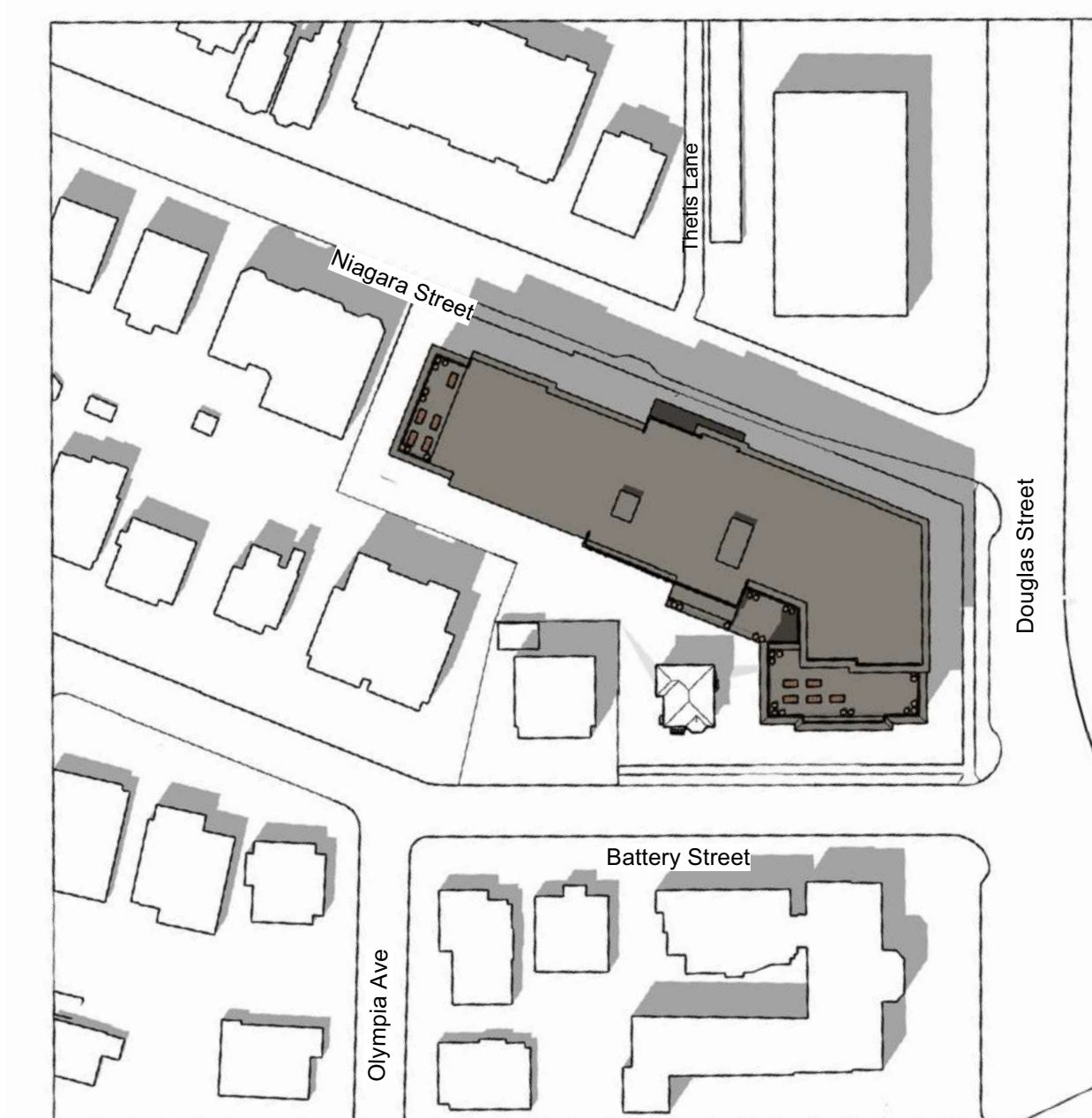
Proposed Amica House - March / September 2pm



Proposed Amica House - June 10am

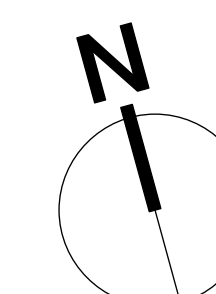


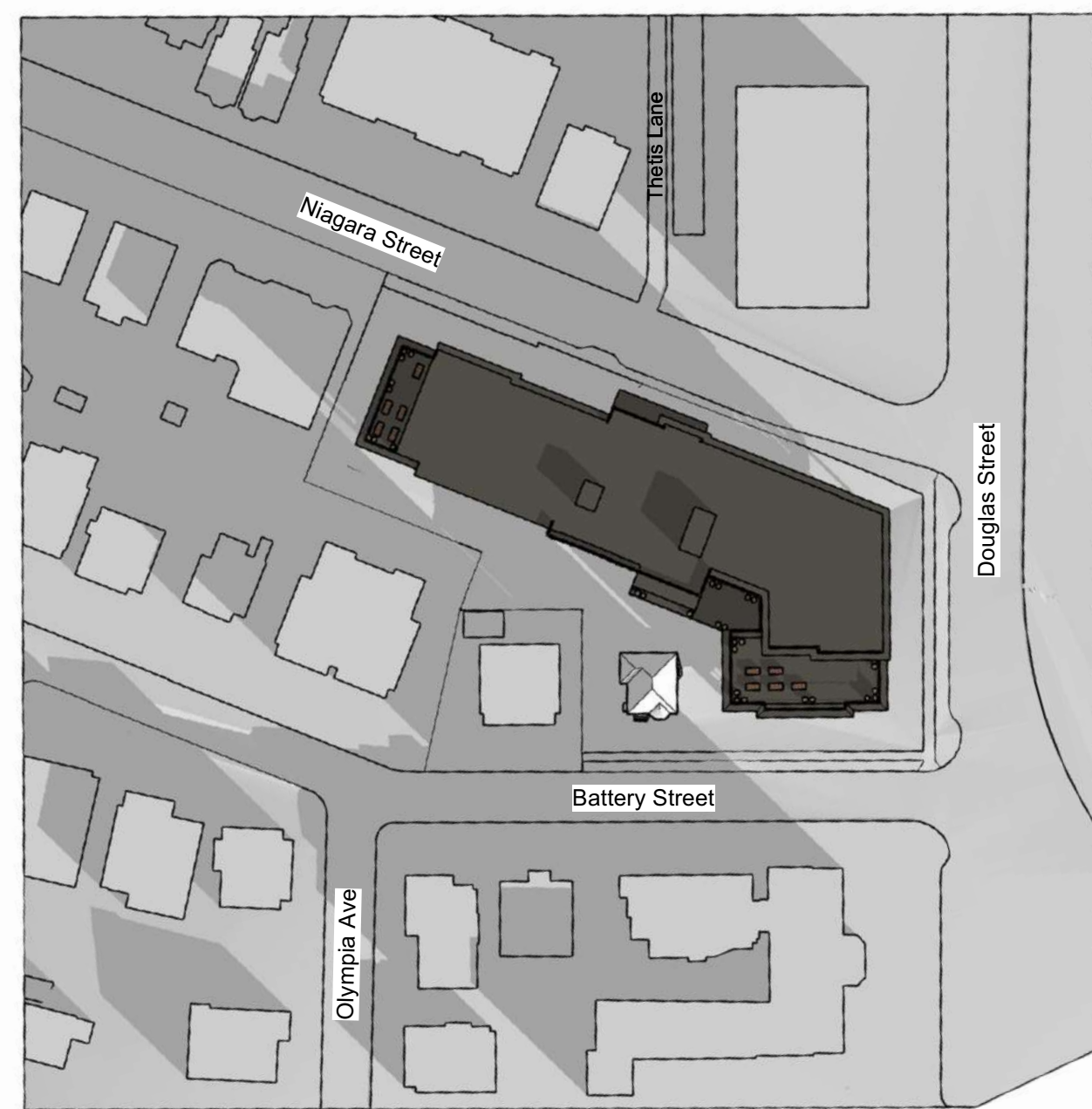
Proposed Amica House - June Noon



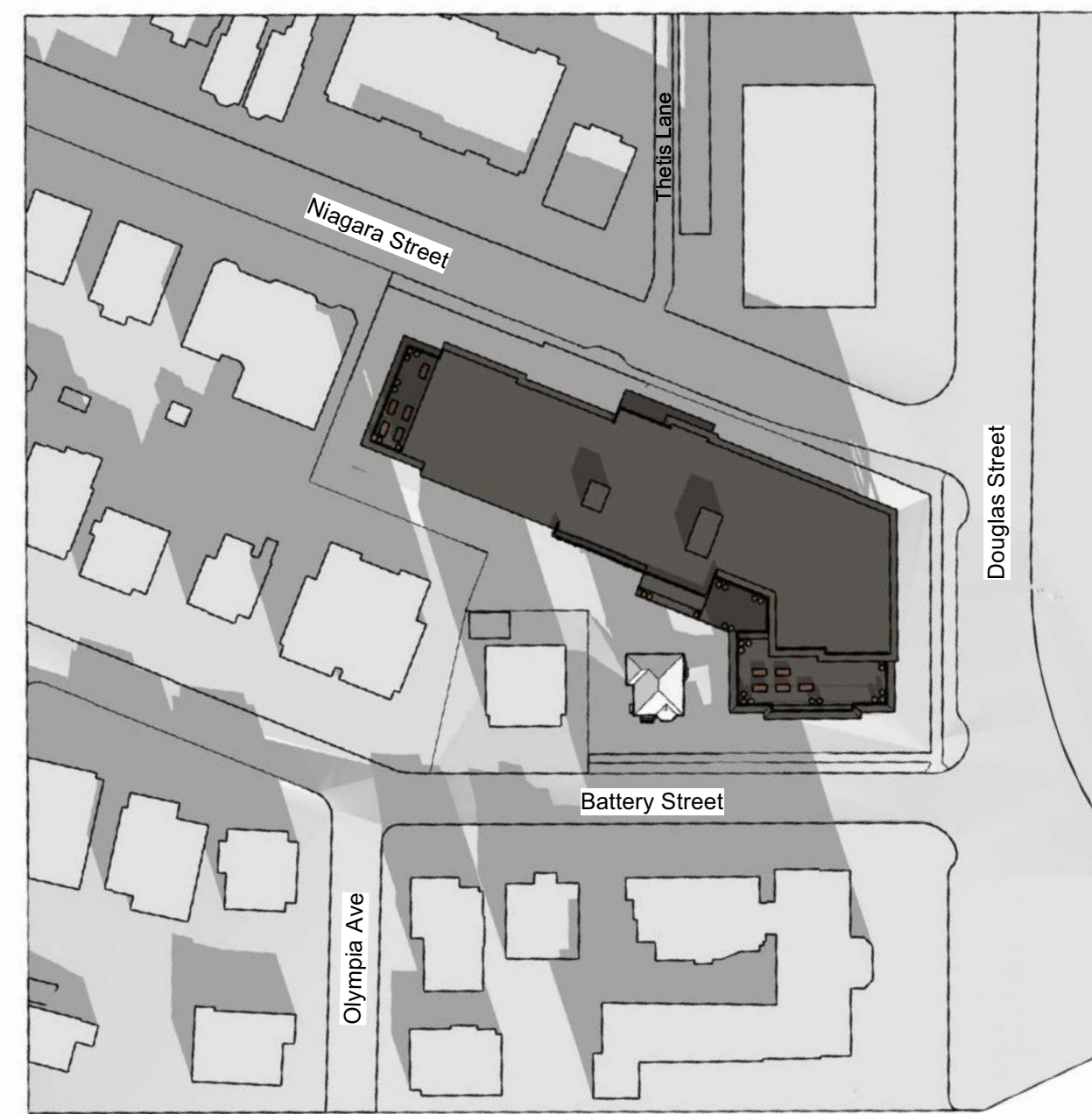
Proposed Amica House - June 2pm

SHADOW STUDY Scale N.T.S.





Proposed Amica House - December 10am

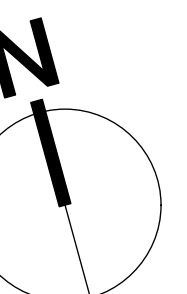


Proposed Amica House - December Noon



Proposed Amica House - December 2pm

SHADOW STUDY Scale N.T.S.





Recommended Nursery Stock

Trees

Total: 43

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	4cm cal.
Acer rubrum 'Armstrong'	Armstrong Maple	6cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm Cal.
Boulevard Tree	To Be Determined by Parks	6cm cal.
Cercidiphyllum japonicum	Katsura Tree	6cm Cal.
Cercis canadensis	Eastern Redbud	6cm Cal.
Magnolia Galaxy	Galaxy Magnolia	6cm cal.
Pseudotsuga menziesii	Douglas Fir	2M Ht.
Quercus rubra	Red Oak	6cm cal.

Large Shrubs

Total: 167

Botanical Name	Common Name	Size
Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
Choisya ternata	Mexican Orange Blossom	#5 pot
Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#5 pot
Oemleria cerasiformis	Indian Plum	#5 pot
Philadelphus lewisii	Mock Orange	#5 pot
Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m ht.
Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Medium Shrubs

Total: 285

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
Mahonia aquifolium	Tall Oregon Grape	#3 pot
Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#3 pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
Ribes sanguineum	Red Flowering Currant	#3 pot
Rosa nutkana	Nootka Rose	#3 pot
Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
Symphoricarpos albus	Snowberry	#3 pot

Small Shrubs

Total: 749

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#1 pot
Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwarf Purpleleaf Japanese Barberry	#1 pot
Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Gaultheria shallon	Salal	#1 pot
Lavandula officinalis	English Lavender	#1 pot
Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot

Perennials, Annuals and Ferns

Total: 247

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Festuca idahoensis	Idaho Fescue	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Perovskia atriplicifolia	Russian Sage	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Notes:

- All work to be completed to current CSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- Boulevard Trees to be procured and planted by applicant
- The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
 - Tree Planting Inspections
 - Excavated tree pits, soil cells, root barriers
 - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)

CHARACTER IMAGES

Revision E: April 24/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec. 15/21

LADR LANDSCAPE ARCHITECTS

Project No: 2160 7 Dec 2021

#3-864 Queens Ave. Victoria B.C. V8T1M5
Phone: (250) 598-0105

Landscape Concept Plan - 50 Douglas Street

Soil Volume Compliance Table

				Replacement Trees Proposed			Soil Volume Required (m3)				Compliance (Y / N)					
Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	B Small	#	C Medium	#	D Large	#	E # Small		F # Medium	G Large	#	Total	
1	400	0.75	300	3.0		2.0		5.0		24.0		40.0		175.0	239.0	Y
2	57.5	0.75	43.125	0.0		1.0		0.0		0.0		20.0		0.0	20.0	Y
3	10.7	0.75	8.025	1.0		0.0		0.0		8.0		0.0		0.0	8.0	Y
4	84	0.75	63	2.0		1.0		0.0		16.0		20.0		0.0	36.0	Y
5	204	0.75	153	2.0		1.0		2.0		16.0		20.0		70.0	106.0	Y
6	13	0.75	9.75	1.0		0.0		0.0		8.0		0.0		0.0	8.0	Y
7	44.7	0.75	33.525	0.0		1.0		0.0		0.0		20.0		0.0	20.0	Y
8	13.4	0.75	10.05	1.0		0.0		0.0		8.0		0.0		0.0	8.0	Y
9	246	0.75	184.5	0.0		0.0		4.0		0.0		0.0		140.0	140.0	Y
10	48	0.75	36	0.0		0.0		1.0		0.0		0.0		35.0	35.0	Y
11	59	0.75	44.25	3.0		0.0		0.0		24.0		0.0		0.0	24.0	Y
12	40.6	0.75	30.45	2.0		0.0		0.0		16.0		0.0		0.0	16.0	Y
13	18.4	0.75	13.8	1.0		0.0		0.0		8.0		0.0		0.0	8.0	Y
14	50.4	0.75	37.8	2.0		0.0		0.0		16.0		0.0		0.0	16.0	Y
15	141	0.75	105.75	0.0		4.0		0.0		0.0		80.0		0.0	80.0	Y
16	106	0.75	79.5	0.0		1.0		0.0		0.0		20.0		0.0	20.0	Y
		TOTAL	2305.05											TOTAL	1568.0	

Inventory of Existing Trees

Tag # or ID	Surveyed / Date	Location / Street	Tree Name	Common Name	Height (m)	DBH (cm)	Canopy Spread (m)	Condition	Retention	Remarks	Retention		
M1	Yes	City	City	Ruby Rose	Parrotia persica	5	4	0.8	1.0	Fair/Good	Good	Excellent specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
M2	Yes	City	City	Heathorn	Crataegus oxyacantha	31	8	3.3	4	Fair	Fair/Good	Good specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
M3	Yes	City	City	Heathorn	Crataegus oxyacantha	16	5	1.7	2	Fair	Fair	Good specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
M4	Yes	City	City	Heathorn	Crataegus oxyacantha	10	5	1.1	2	Fair	Fair	Good specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
M5	No	City	City	Heathorn	Crataegus oxyacantha	4	3	0.4	0.8	Fair	Fair	Good specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
M6	No	City	City	Heathorn	Crataegus oxyacantha	2	4	0.7	0.8	Fair	Fair	Good specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1972	Yes	On	Yes	Mulberry	Morus nigra	24	10	6.4	5	Fair/Good	Fair	Subtle, Good specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1973	No	On	Yes	Sycamore	Picea sp.	33	10	4.1	1.5	Good	Poor	Unsuitable. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Remove
1974	Yes	On	Yes	Western Redcedar	Thuja plicata	49	20	6.1	5	Fair/Good	Fair	Subtle, Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1975	No	On	No	Pear	Pyrus sp.	18	8	2.3	3	Fair	Fair	Conditional. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1976	No	On	No	Golden Chain	Lathyrus sp.	5.6	4	1.0	2	Fair	Fair	Good. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1977	Yes	On	Yes	English Hawthorn	Crataegus laevigata	11	8	2.9	3	Fair/Good	Fair	Conditional. Good specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1978	No	On	No	Golden Chain	Lathyrus sp.	18	4	2.3	2	Fair	Fair	Good. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1979	No	On	No	Golden Chain	Lathyrus sp.	18	4	2	2	Fair	Fair	Good. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
OS1	No	Off	Yes	Plum	Prunus sp.	45	10	7.9	6	Fair/Good	Fair	Subtle, Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
OS2	No	Off	Yes	Douglas fir	Pseudotsuga menziesii	50	25	6.3	7	Fair/Good	Fair	Good. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
OS3	No	Off	Yes	Australian pine	Pinus nigra	20	20	7.4	7	Good	Fair	Good. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1980	Yes	On	Yes	Silver Birch	Betula pendula	45	20	5.8	6	Fair	Fair	Subtle, Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1981	Yes	On	Yes	Silver Birch	Betula pendula	43	15	5.4	5	Fair	Fair	Subtle, Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1982	Yes	On	Yes	Silver Birch	Betula pendula	38	20	4.8	6	Fair	Fair	Subtle, Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1983	Yes	On	Yes	Silver Birch	Betula pendula	32	20	4	5	Fair	Fair	Subtle, Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1984	Yes	On	Yes	Beech	Fagus sp.	57	15	10.9	6	Fair/Good	Poor	Conditional. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1985	Yes	On	Yes	Beech	Fagus sp.	53	15	7.9	7	Fair/Good	Poor	Conditional. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1986	No	On	No	Southern Magnolia	Magnolia grandiflora	27	15	2.8	4	Good	Fair	Good. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain
1987	Yes	On	No	Alder	Alnus incana	8	4	1.4	2	Fair	Fair	Good. Moderate specimen, still shaded. Project allowed to remove any excavation required within the critical root zone.	Retain

Tree Preservation Summary

Tree Preservation Summary			
City of Victoria Project No: Unknown			
Address: 50 Douglas Street			
Arborist: Noah Talbot, BA			
ISA Certified Arborist (PN6822A), Tree Risk Assessment Qualified			
Certifications/Qualifications:			
	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	7	X 1	A. 7
B. Replacement Trees Proposed per Schedule "E", Part 1	18*	X 1	B. 18*
C. Replacement Trees Proposed per Schedule "E", Part 2	10*	X 0.5	C. 5 *
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. 23*
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. 25
H. Protected trees retained (other than specimen trees)	2	X 1	H. 2
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	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 0
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 0			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$0
Summary prepared and submitted by: 13, 2023		Date: April	*Refer to Landscape Plan by others

Tree Impact Summary Table

Tree Status	A Total # of Protected Trees	B # Of Trees to be REMOVED	C # Of NEW or REPLACEMENT Trees to be Planted*	D # OF EXISTING non-protected Trees Counted as Replacements
Onsite Trees	9	7	28	0
Private Offsite Trees	3	0	N/A	N/A
Municipal Trees	6	0	N/A	N/A
Total	18	7	28	0

Revision E: April 24/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec. 15/21



LADR LANDSCAPE ARCHITECTS

Project No: 2160 7 Dec 2021

#3-864 Queens Ave. Victoria B.C. V8T1M5
Phone: (250) 598-0105



Existing Trees Legend:

- Retained Tree
 - Crown Spread
 - Tree Tag #. See Tree Inventory for assessment.
 - Critical Root Zone
- Removed Tree
 - Crown Spread
 - Tree Tag #. See Tree Inventory for assessment.
 - Critical Root Zone
- Tree Protection Fence. See Arborist Tree Protection Detail

Tree Preservation Plan - 50 Douglas Street



Princeton Sentry Ginkgo



Shore Pine



Bowhall Red Maple



Katsura Tree

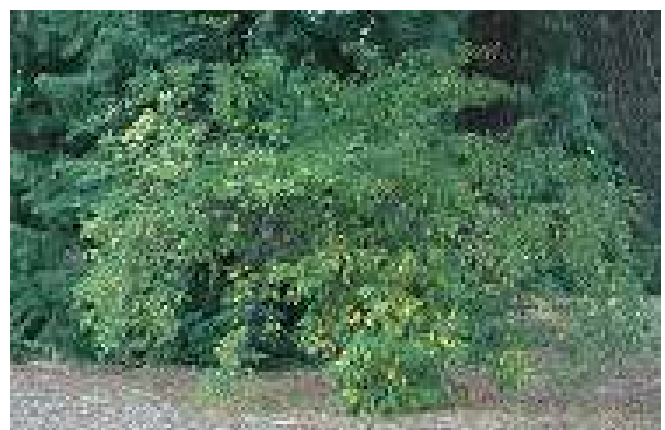
PLANT PALETTE



Evergreen Huckleberry



Pacific Ninebark



Indian Plum



Pacific Rhododendron



Mock Orange



Silver Pink Rock Rose



Tall Oregon Grape



Nootka Rose



Red Flowering Currant



Salal



Snowberry



Low Oregon Grape



English Lavender



Sword Fern



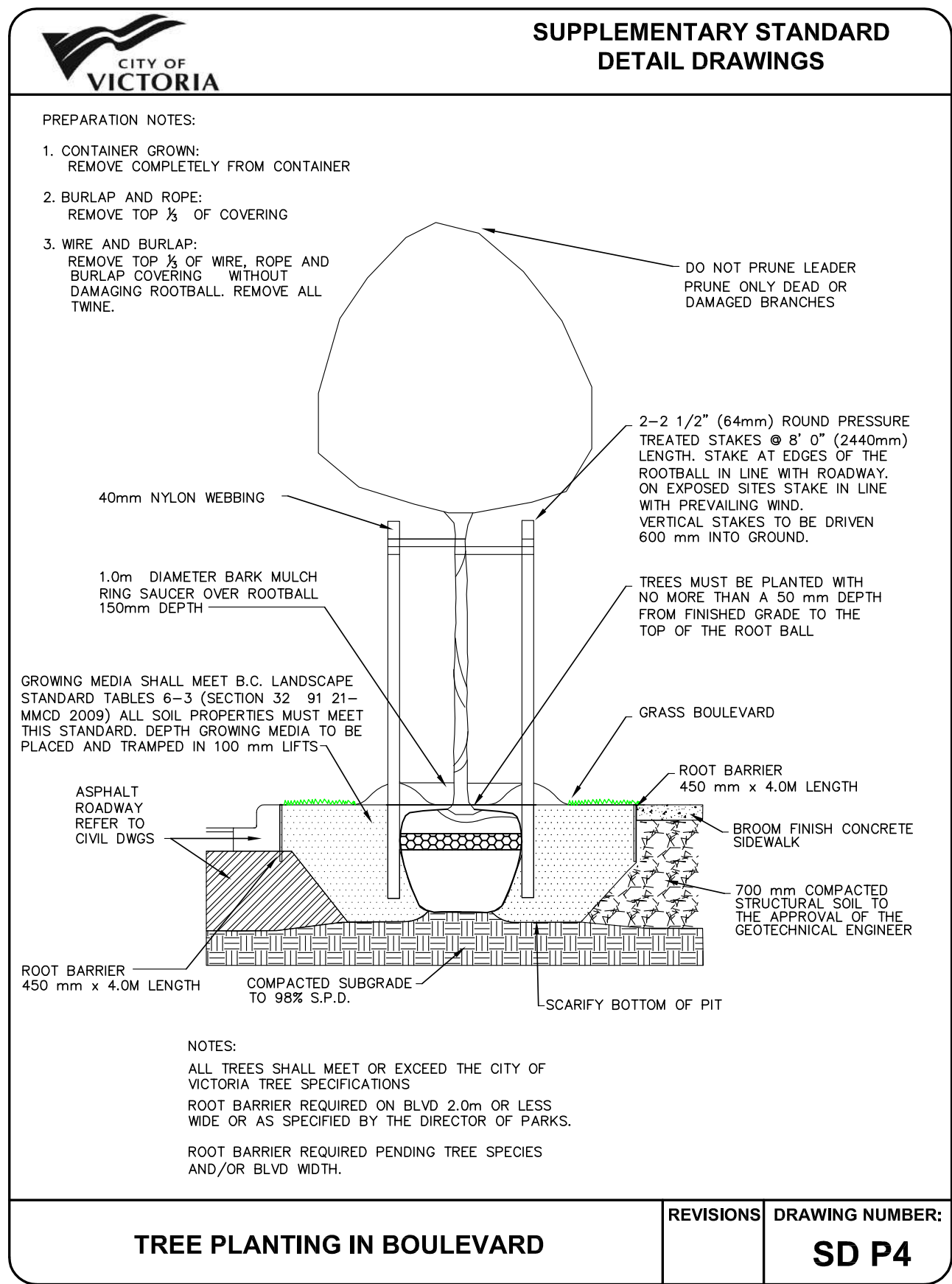
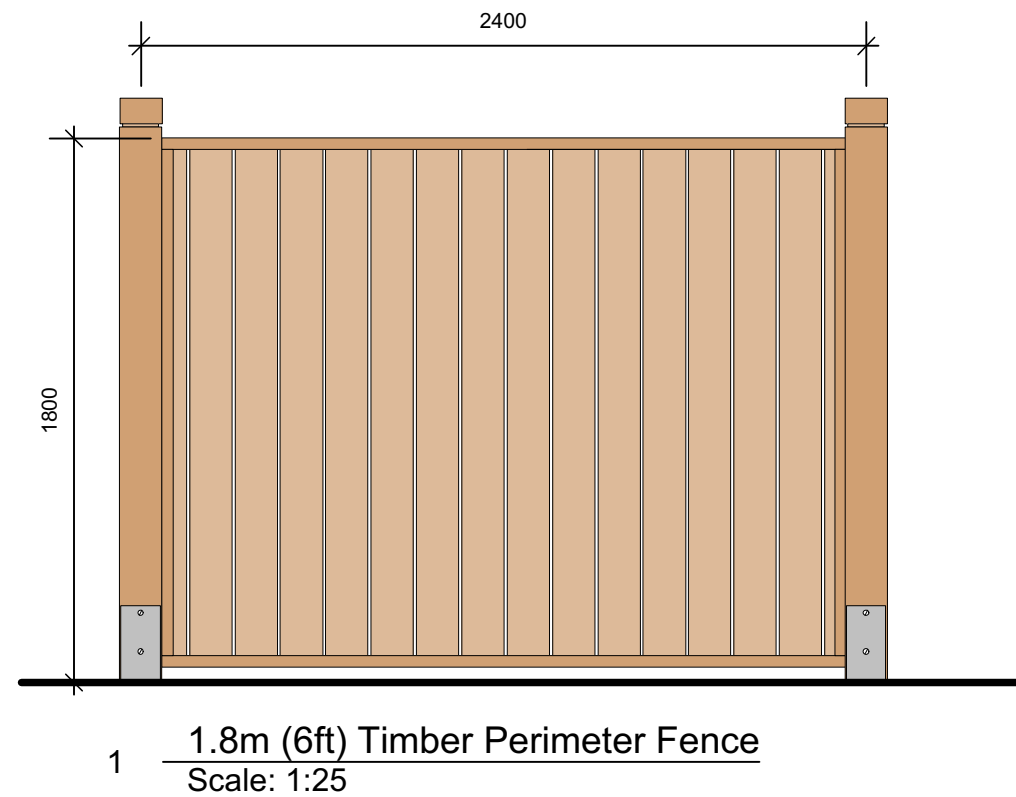
Karl Foerster Feather Reed Grass



Blue Oat Grass



Dwarf Sweet Box



Benches

SITE FURNISHINGS

Landscape Character Images - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 12 Dec 2021

#3-864 Queens Ave., Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Revision E: April 24/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec.15/21

