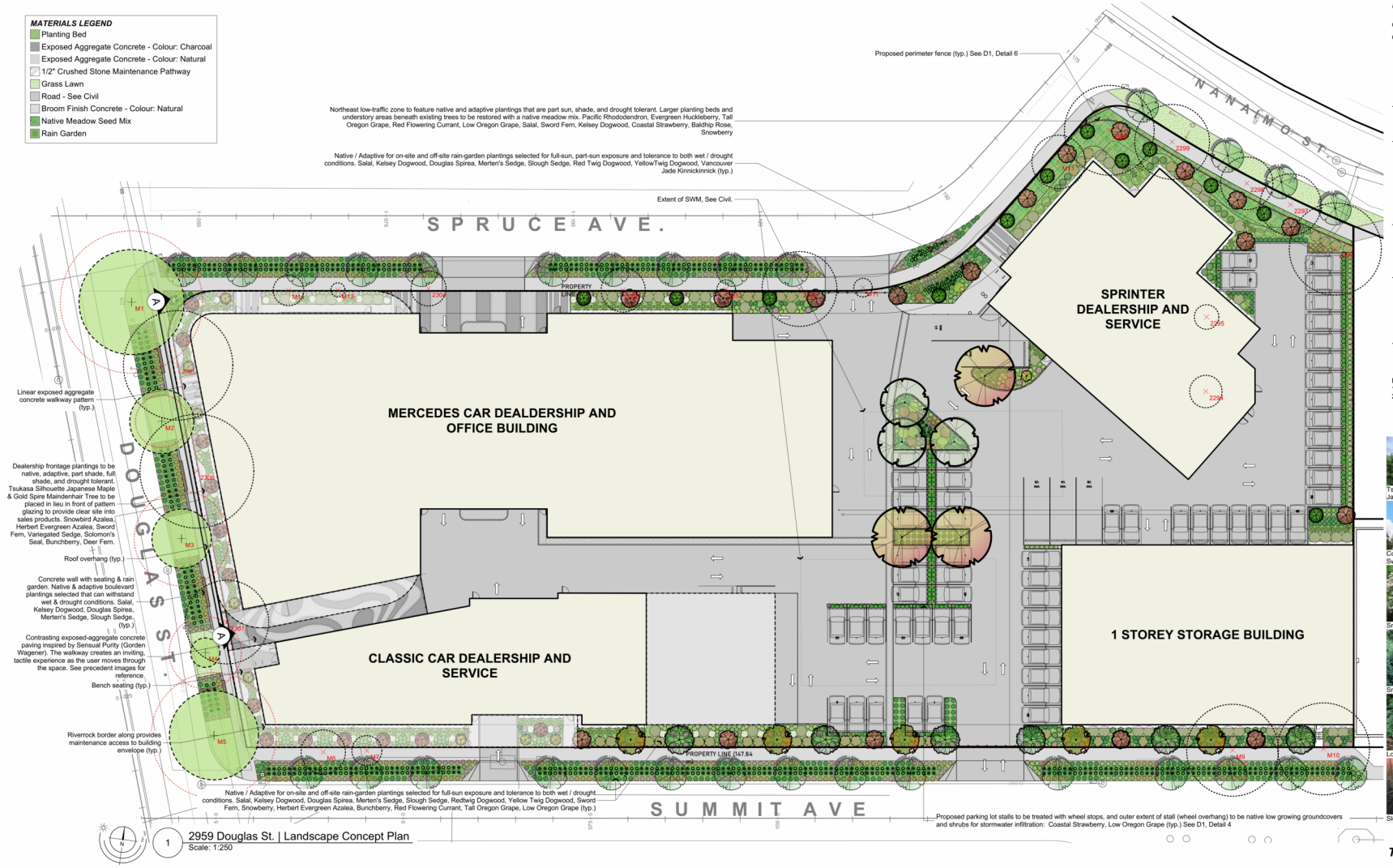


Recommended Nursery Stock

Trees

On Site Total: 69

Off Site Total: 29

Botanical Name	Common Name	Size
Acer palmatum 'Tsukasa Silhouette'	Tsukasa Silhouette Japanese Maple	6cm cal.
Acer rubrum 'Bowhall'	Bowhall Red Maple	6cm cal.
Betula nigra 'Dura Heat'	River Birch	6cm cal.
Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	6cm cal.
Ginkgo biloba 'Gold Spire'	Gold Spire Maidenhair Tree	6cm cal.
Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	6cm cal.
Quercus robur 'Fastigiata'	Pyramidal English Oak	6cm cal.
Zelkova serrata ' Green Vase'	Japanese Zelkova	6cm cal.

Large Shrubs

Total: 11

Botanical Name	Common Name	Size
Cornus stolonifera	Redtwig Dogwood	#5 pot
Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	#5 pot

Medium Shrubs

Total: 261

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#3 pot
Mahonia aquifolium	Tall Oregon Grape	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
Ribes sanguineum	Red Flowering Currant	#3 pot
Rosa gymnocarpa	Baldhip Rose	#3 pot
Symphoricarpos albus	Snowberry	#3 pot
Vaccinium ovatum	Evergreen Huckleberry	#3 pot

Small Shrubs

Total: 1256

ID	Quantity	Botanical Name	Common Name	Size
		Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
		Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
		Gaultheria shallon	Salal	#1 pot
		Mahonia nervosa	Low Oregon Grape	#1 pot
		Spiraea douglasii	Douglas Spiraea	#1 pot

Perennials, Annuals and Ferns

Total: 1200

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Carex 'Ice Dance'	Variegated Sedge	#1 pot
Carex mertensii	Merten's Sedge	#1 pot
Carex obnupta	Slough Sedge	#1 pot
Polystichum munitum	Sword Fern	#1 pot
Smilacina racemosa	Solomon's Seal	#1 pot

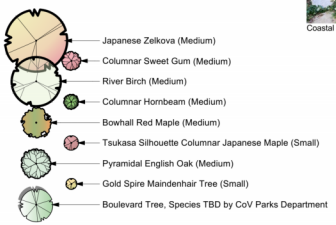
Groundcovers

Total: 272

Botanical Name	Common Name	Size
Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
Cornus canadensis	Bunchberry	#1 pot
Fragaria chiloensis	Coastal Strawberry	#1 pot

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

TREE SYMBOL LEGEND



NOTE

Proposed rain gardens & seating walls along Douglas St. frontage to be modified if in conflict with existing trees critical root infrastructure.

Issued for DP 26/04/14

2959 Douglas St. | Landscape Concept Plan

L1 LADR LANDSCAPE ARCHITECTS

Project No: 2525 01-21-2026

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

TREE MANAGEMENT LEGEND

RETAINED TREES

- Crown Spread
- Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

REMOVED TREES

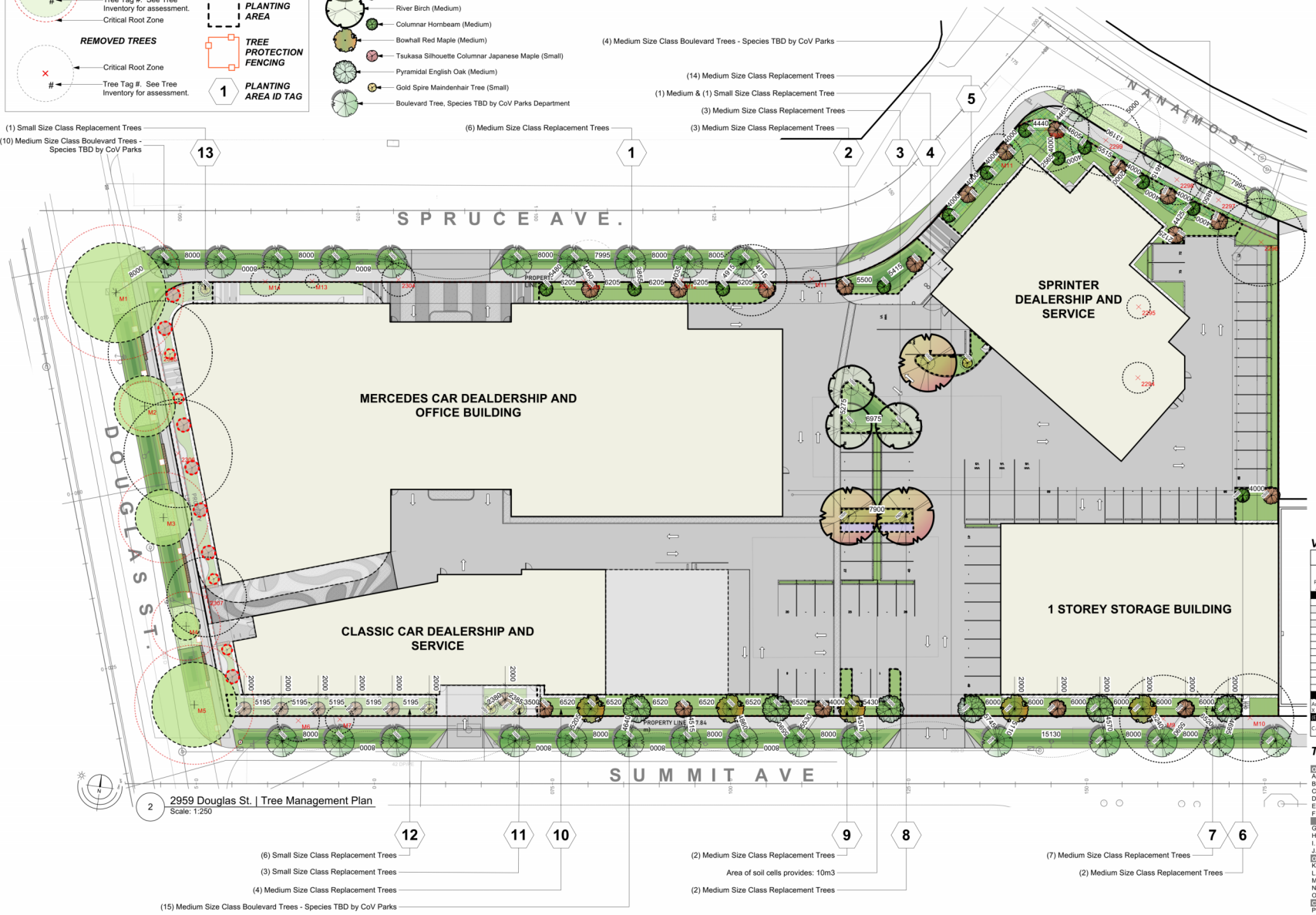
- Critical Root Zone
- Tree Tag #. See Tree Inventory for assessment.

- SOIL CELLS
- PLANTING AREA
- TREE PROTECTION FENCING
- 1 PLANTING AREA ID TAG

TREE SYMBOL LEGEND

- Japanese Zelkova (Medium)
- Columnar Sweet Gum (Medium)
- River Birch (Medium)
- Columnar Hornbeam (Medium)
- Bowhall Red Maple (Medium)
- Tsukasa Silhouette Columnar Japanese Maple (Small)
- Pyramidal English Oak (Medium)
- Gold Spire Maindenhair Tree (Small)
- Boulevard Tree, Species TBD by CoV Parks Department

NON-REPLACEMENT TREE



2 2959 Douglas St. | Tree Management Plan
Scale: 1:250

VICTORIA SOIL TABLE

Soil Table				Replacement Tree Proposed			Soil Volume Required (M3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	#Small	#Medium	#Large	Small	Medium	Large	Total
Onsite										
1	97.89	1	97.89		6			90		90
2	51.16	1	51.16		3			45		45
3	45.58	1	45.58		3			45		45
4	26.4	1	26.4	1	1		6	15		21
5	228.17	1	228.17		14			210		210
6	30	1	30		2			30		30
7	116.7	1	116.7		7			105		105
8	30	1	30		2			30		30
9	30.64	1	30.64		2			30		30
10	116.94	1	116.94		7			105		105
11	25.65	1	25.65	3			18			18
12	87.67	1	87.67	6			36			36
13	8	1	8	1			8			8
Offsite (Excluding City Property)										
Area OS A										
(Excluding City Property)										
Calculation				E. If B =1, 8X8 IF B =1 8X6		F. If C =1, CX20 IF	G. If B =1, 8X35 IF			TOTAL E +F +G

TREE PRESERVATION SUMMARY

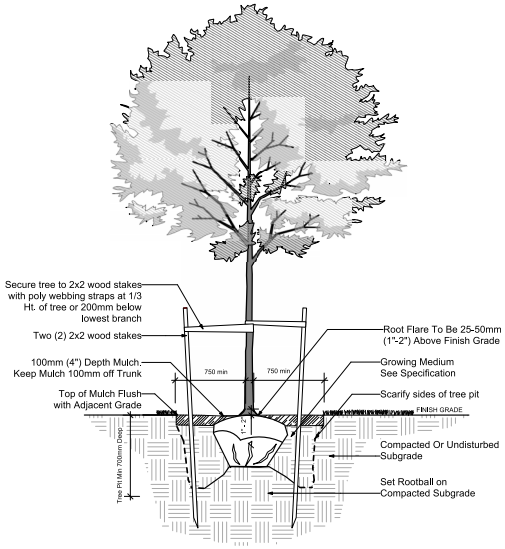
	Count	Multiplier		Total
ONSITE Minimum replacement tree requirement				
A. Protected Trees Removed	9	x 1	A.	9
B. Replacement Trees Proposed per Schedule "E", Part 1	47	x 1	B.	47
C. Replacement Trees Proposed per Schedule "E", Part 2	11	x 0.5	C.	5.5
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D.	0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E.	52
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.	51
H. Protected trees retained (other than specimen trees)	0	x 1	H.	0
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		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 $2000)			R.	

2959 Douglas St. | Tree Management Plan

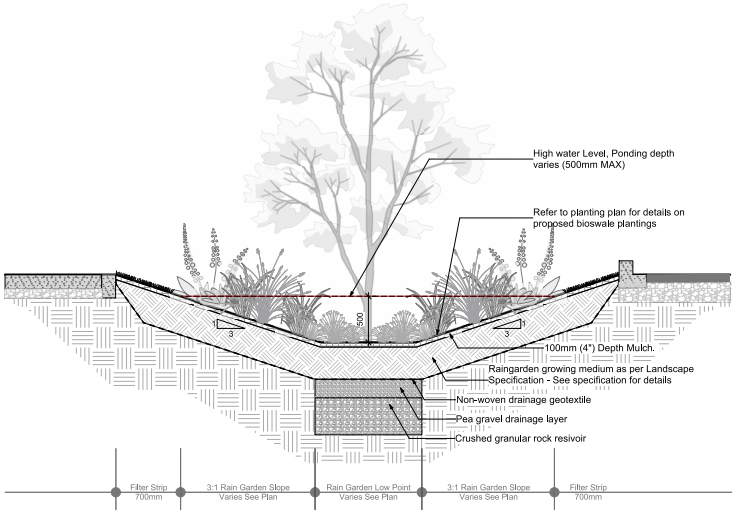
L2 LADR LANDSCAPE ARCHITECTS

Project No: 2525 01-21-2026

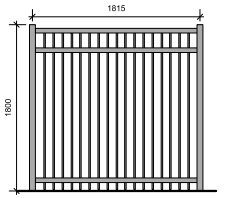
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



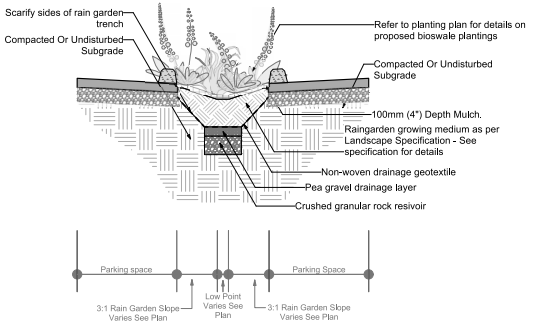
1 / D1 Typical Decidious Tree Planting Detail
Scale: 1:25



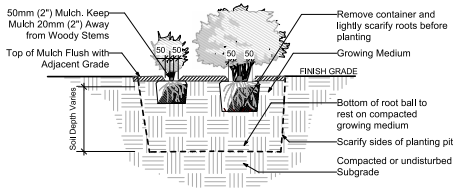
2 / D1 Typical Rain Garden Detail
Scale: 1:25



3 / D1 1.8m Ht Aluminium Fence
Scale: 1:25



4 / D1 Typical Wheel Overhang Planting Treatment
Scale: 1:25



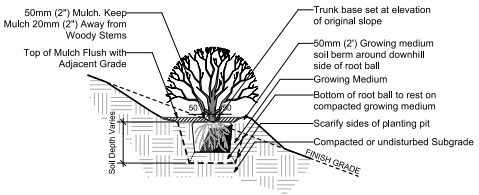
Shrub Planting Notes:
1. Remove all debris and contaminated soils from the planting area prior to installation of proposed shrubs.

2. Scarify the bottom of the planting bed to assist with root penetration

3. Remove plants from pots without breaking the root ball. Before planting prune pot-bound roots with a single clean cut.

4. This detail to be read in conjunction with the landscape specification.

5 / D1 Typical Shrub Planting Detail
Scale: 1:25



Shrub Planting Notes:
1. Remove all debris and contaminated soils from the planting area prior to installation of proposed shrubs.

2. Scarify the bottom of the planting bed to assist with root penetration

3. Remove plants from pots without breaking the root ball. Before planting prune pot-bound roots with a single clean cut.

4. This detail to be read in conjunction with the landscape specification.

6 / D1 Typical Shrub Planting on slope Detail
Scale: 1:25

2959 Douglas St. | Details

D1

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
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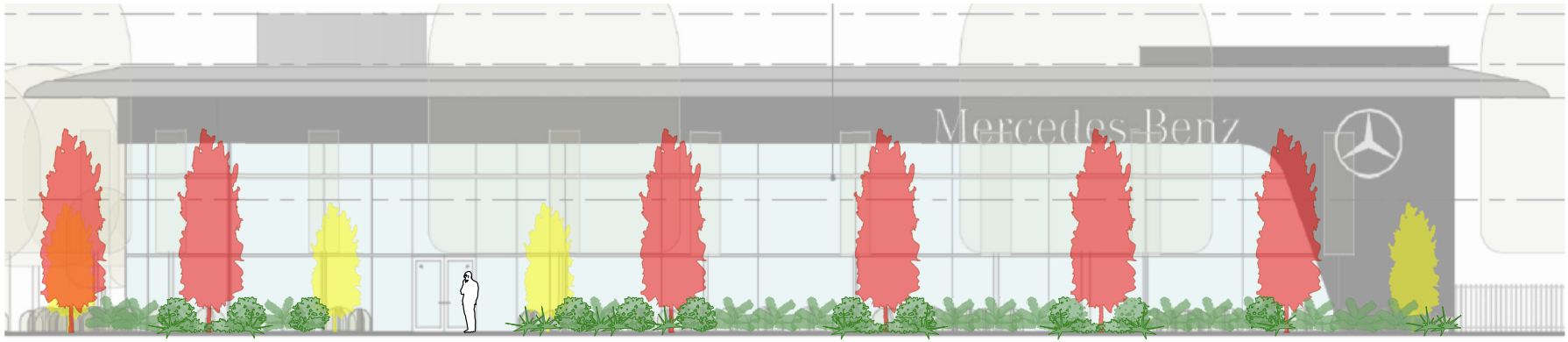

1 Section A - A' - Fall Seaonsal Interest
Scale: 1:60

2 Section A - A'
Scale: 1:60

2959 Douglas St. | Sections

S1

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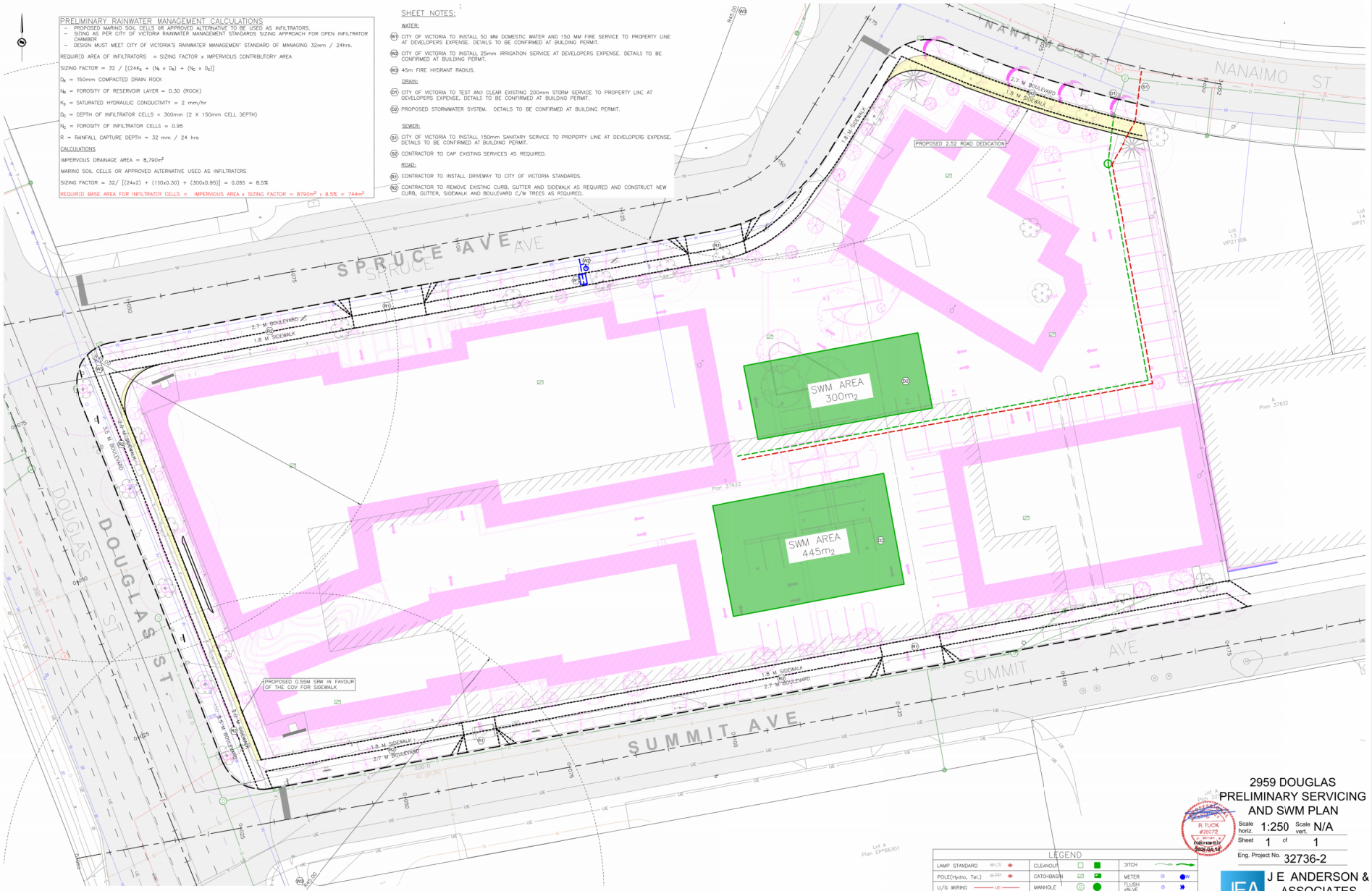

ISSUED FOR DEV. PERMIT

V:_Projects\32736-2 – GAN – 2959 Douglas\05 – Engineering\03 – Drawings & Sketches (Eng)\PRODUCTION – 32736-2 – D².dwg Plot Date: April 14, 2026

2959 DOUGLAS PRELIMINARY SERVICING AND SWM PLAN

Scale horiz. 1:250 Scale vert. N/A
Sheet 1 of 1
Eng. Project No. 32736-2

R. TUCK #28072 — Professional Engineer — Province of British Columbia — 2026.04.14

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