

Larry Myers

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December 6, 2018

Rajinder Sahota

Dear Mr. Sahota:

RE: Proposed Development - 953 Balmoral Road, Victoria BC

Revision: L-1 Landscape Plan & Green Roof Plan, L-2 Softscape and Tree Preservation Plan, L-3 Detail

Please find attached a copy of revised sheets as requested.

The revised plan was based on the following criteria:

1. The request for a Softscape component.
2. The proposal now includes the Statutory Right of Way.
3. Sidewalk relocation.
4. Tree Preservation Plan, Talbot, MacKenzie & Associates, January 29, 2018.
5. Module Green Roof Component.

The revised Landscape Plan dated December 6, 2018 / Issued December 6, 2018 for distribution is base on the Site & Roof Plan, Apartments @ 953 Balmoral, January 16, 2018 and includes the following rationale:

1. Proposed affordable housing structure
2. Site evaluation and spatial management constraints
3. Rainwater Management Standards
4. Permeable Surface
5. Driveway, parking area for modo, visitor as well as designated stalls
6. Class 2 bike storage and hardscape access
7. Connected walkway system
8. Access compliant with the BC Building Code for mobility devices
9. Privacy fence for south perimeter
10. Security Fencing

Permeable Pavers and the addition of a Softscape compont are compliant with the Tree preservation Plan prepared by Talbot, MacKenzie & Associates, for 953 Balmoral, January 29, 2018.

Please find for your convenience Hyperlinks embedded into the PDF with additional information pertaining to elements, products and plant material specified in the plan and documents.

Sincerely,

Larry Myers