

# Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

**Received Date:**  
**February 23, 2023**



Biophilia Design Collective Ltd.  
250.590.1156  
Info@biophiliacollective.ca

CLIENT  
H Development Group Ltd.

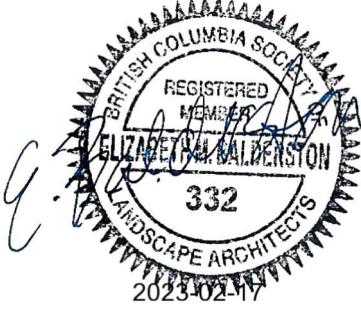
ADDRESS  
1270 Pandora St  
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

EB/ KT



ISSUED FOR		
1	DEVELOPMENT PERMIT	21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION	22/04/04
3	DEVELOPMENT PERMIT RESUBMISSION	22/12/19
4	DEVELOPMENT PERMIT RESUBMISSION	23/02/08

DEVELOPMENT PERMIT  
RESUBMISSION  
February 08, 2023



L0 Cover

DATE: February, 2023





LEGEND

--- PROPERTY LINE  
--- UNDERGROUND PARKING SLAB

ON-SITE IN GROUND LANDSCAPE AREA

RAISED CONCRETE PLANTER

RAIN GARDEN  
(STORM WATER MANAGEMENT)

PERMEABLE PAVER FOR PATHWAY

PERMEABLE PAVER FOR PRIVATE PATIOS

SOD MUNICIPAL BOULEVARD AREA

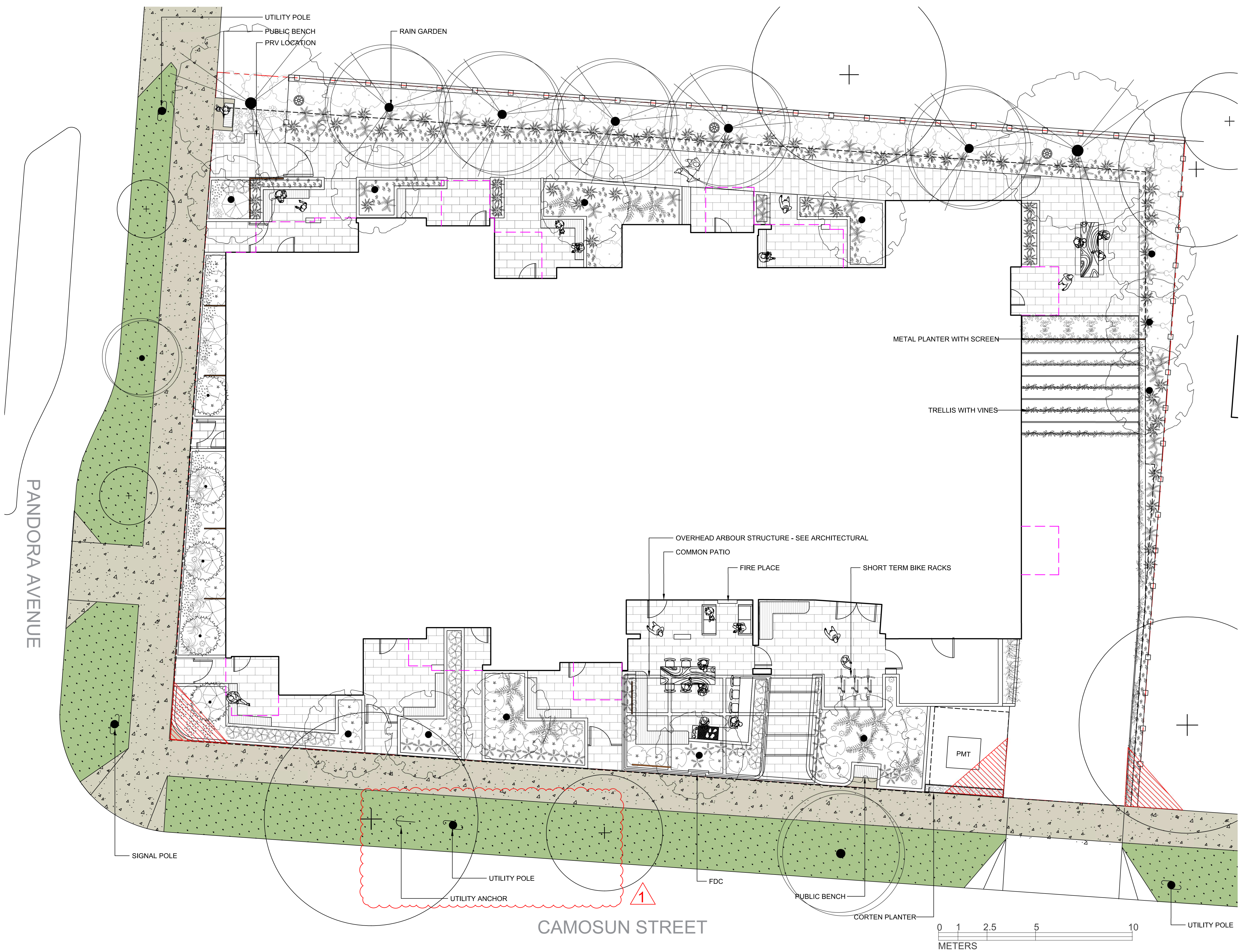
MUNICIPAL SIDEWALK

BIKE RACK  
• MAGLIN SITE FURNITURE - MBR 350  
• SURFACE MOUNT

EXISTING TREE TO BE RETAINED

PROPOSED TREES

CUSTOM BENCH



1 LANDSCAPE SITE PLAN  
L1 1:100



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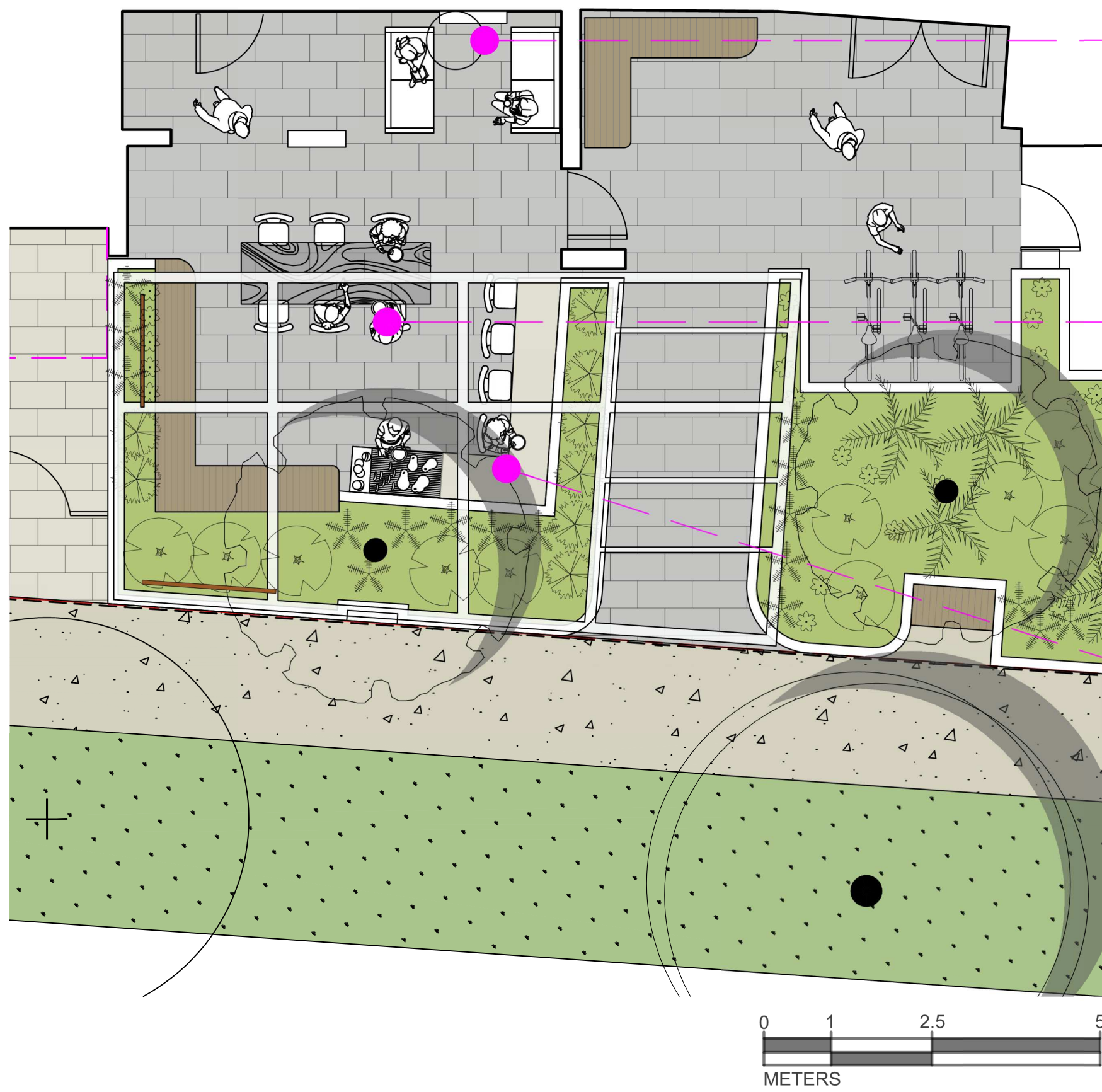
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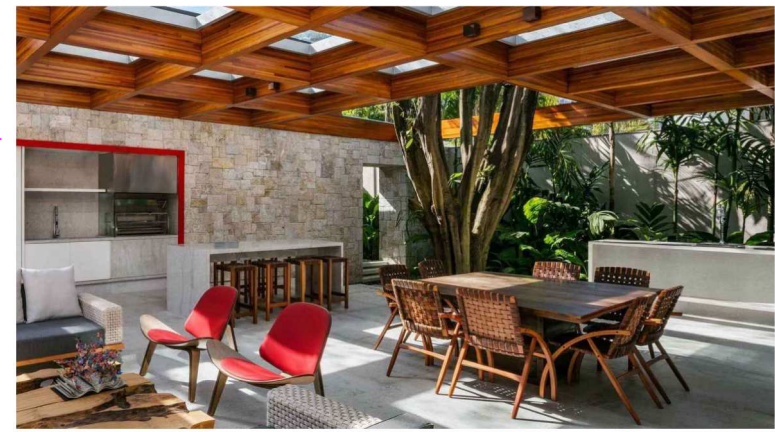
L1 Landscape Site  
Plan

DATE: February, 2023

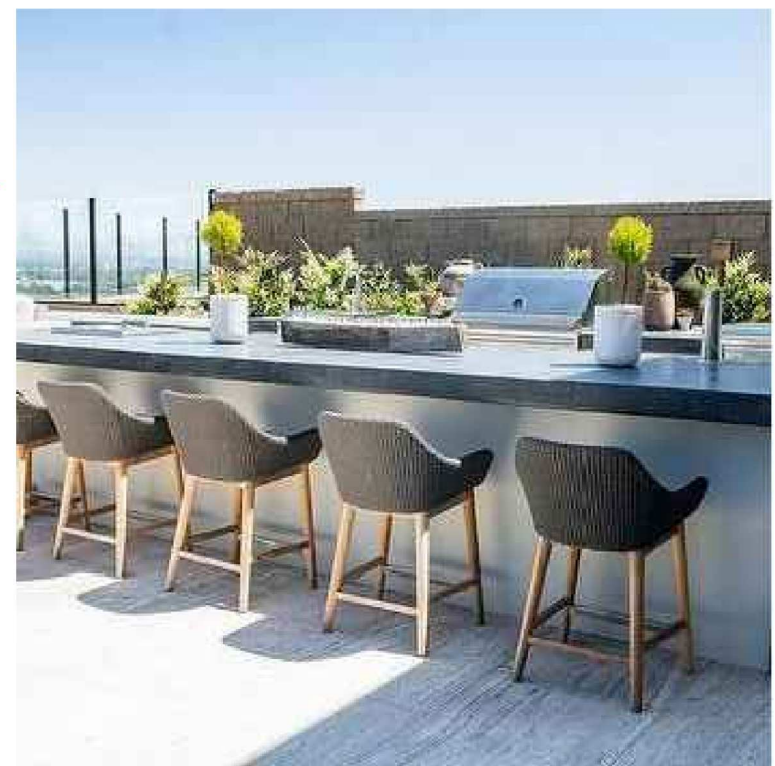




LOUNGE AREA WITH FIREPLACE (TBD)

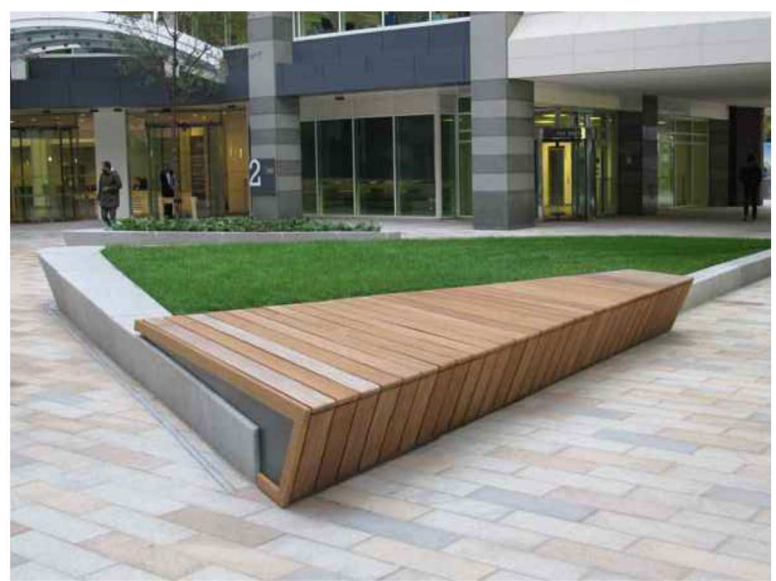
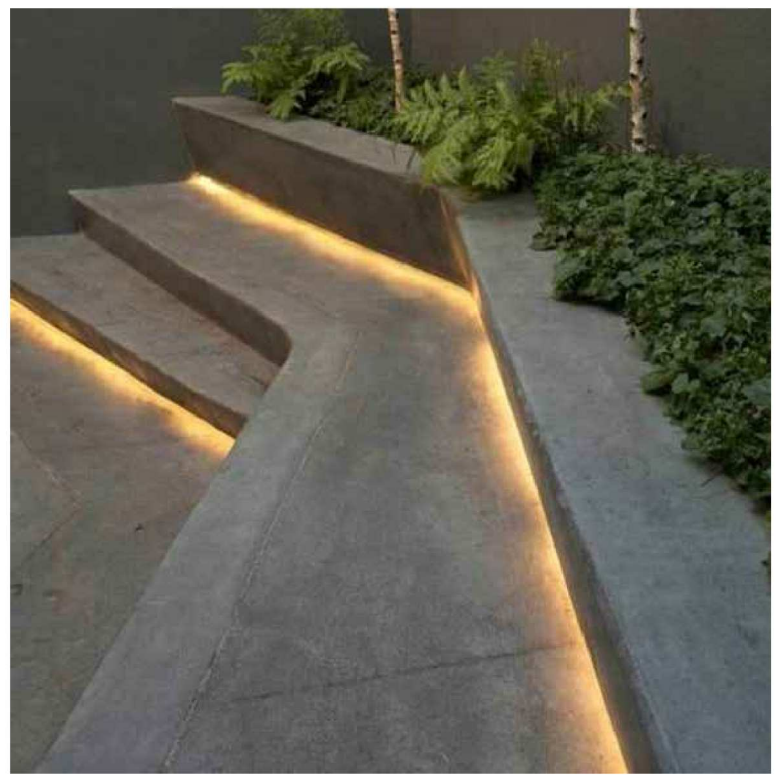


HARVEST TABLE FOR 6



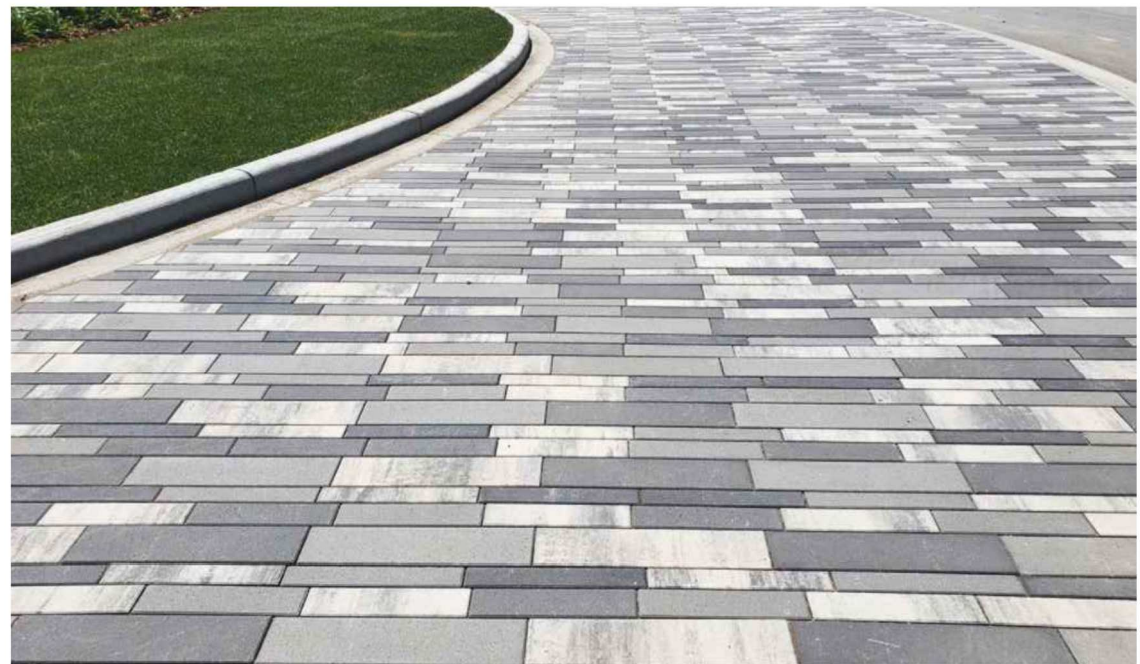
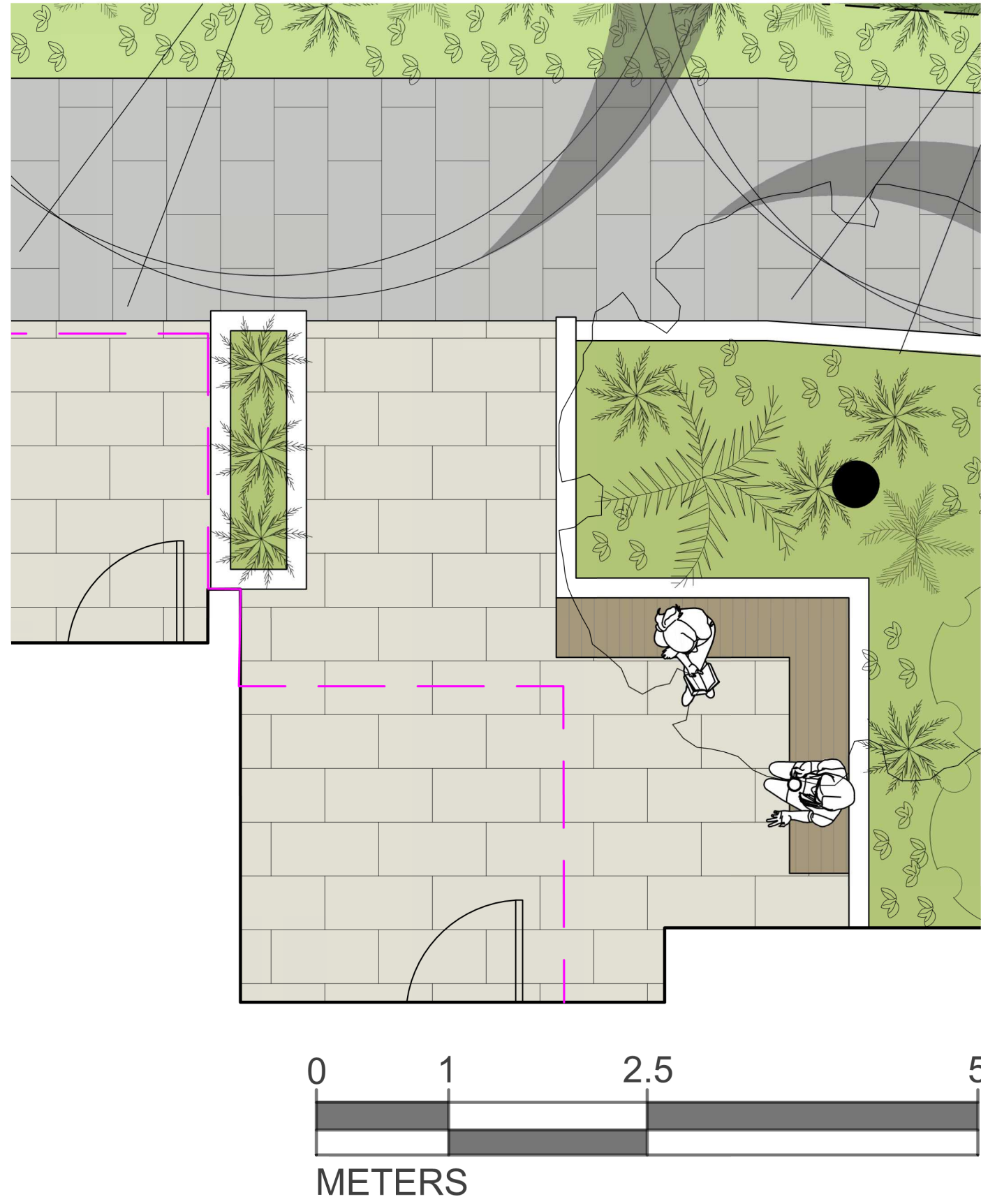
BARBEQUE AREA AND BAR COUNTER

1 COMMON PATIO  
L2 NTS



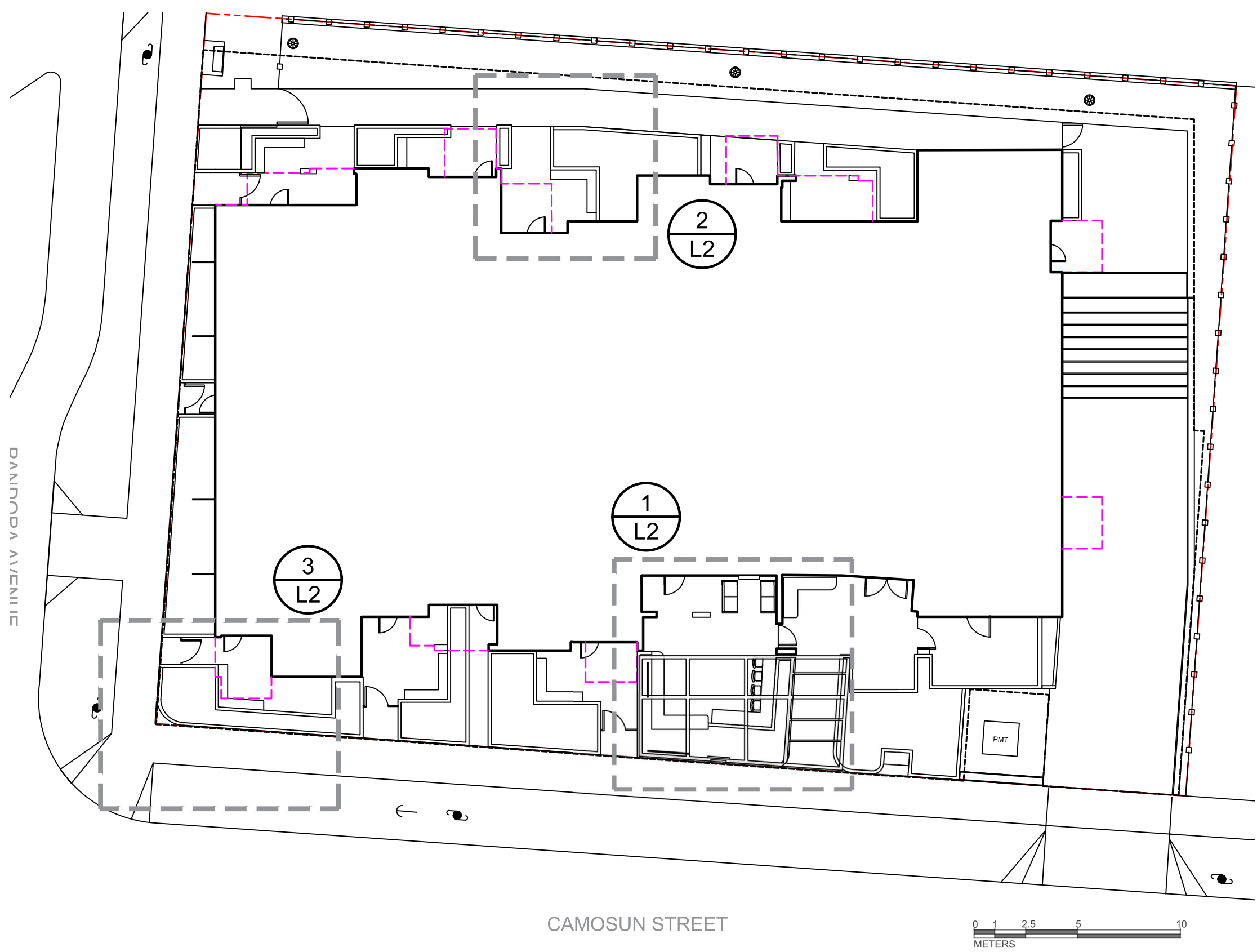
BUILT IN BENCH WITH LIGHTING

3 BUILT IN BENCH  
L2 NTS



PAVING PATTERN AND COLOR OPTIONS

2 PAVING MATERIAL  
L2 NTS



4 KEY PLAN  
L2 NTS



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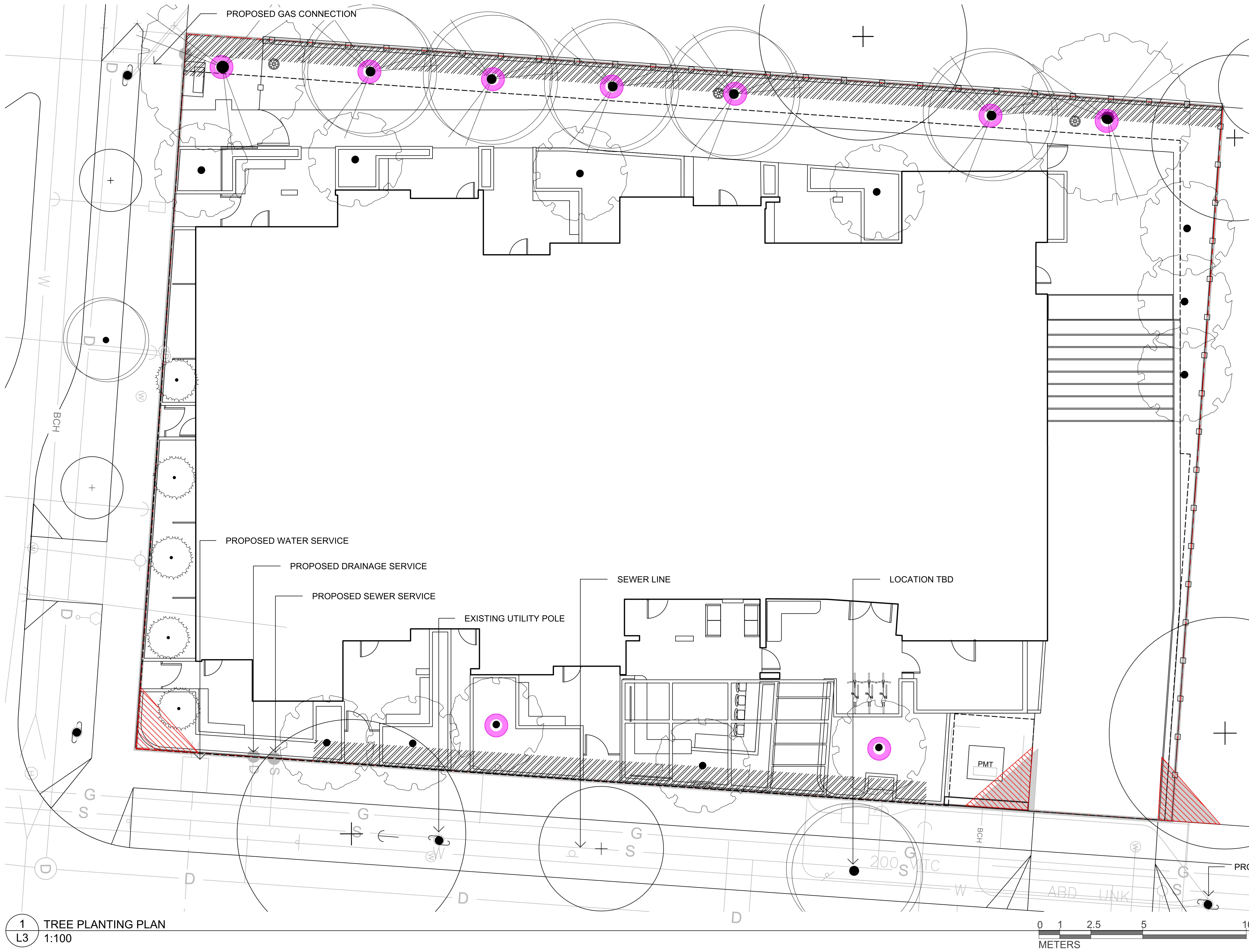
Scale: AS NOTED



L2 KEY AREA  
ENLARGEMENT

DATE: February, 2023





**LEGEND**

REPLACEMENT TREE

1.0 m OFFSET FROM PROPERTY LINE

TREE SCHEDULE										
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Height	Remark	Height at Maturity (m)	Spread at Maturity (m)	
5		Acer x freemanii	Freeman Maple	B+B	3.5cm			15	12	
12		Acer griseum	Paper Bark Maple	B+B	3.5cm			6-9	4.5-7.5	
5		Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress			3.5m		5.4-10.5	0.6-1.5	
2		Quercus palustris	Pin Oak	B+B	5cm			18-21	8-13	
2		Boulevard Trees	TBD							
<b>NOTES:</b> 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION. 2. BOULEVARD TREE LOCATION, TYPE, AND MEANS OF PLANTING TO BE COORDINATED WITH PARKS AT BP STAGE. BOULEVARD TREES SHALL BE PLANTED BY PARKS.										



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Scale: 1:100



# L3 TREE PLANTING PLAN

DATE: February, 2023

TREES

PAPERBARK MAPLE

NOOTKA CYPRESS  
'GREEN ARROW'

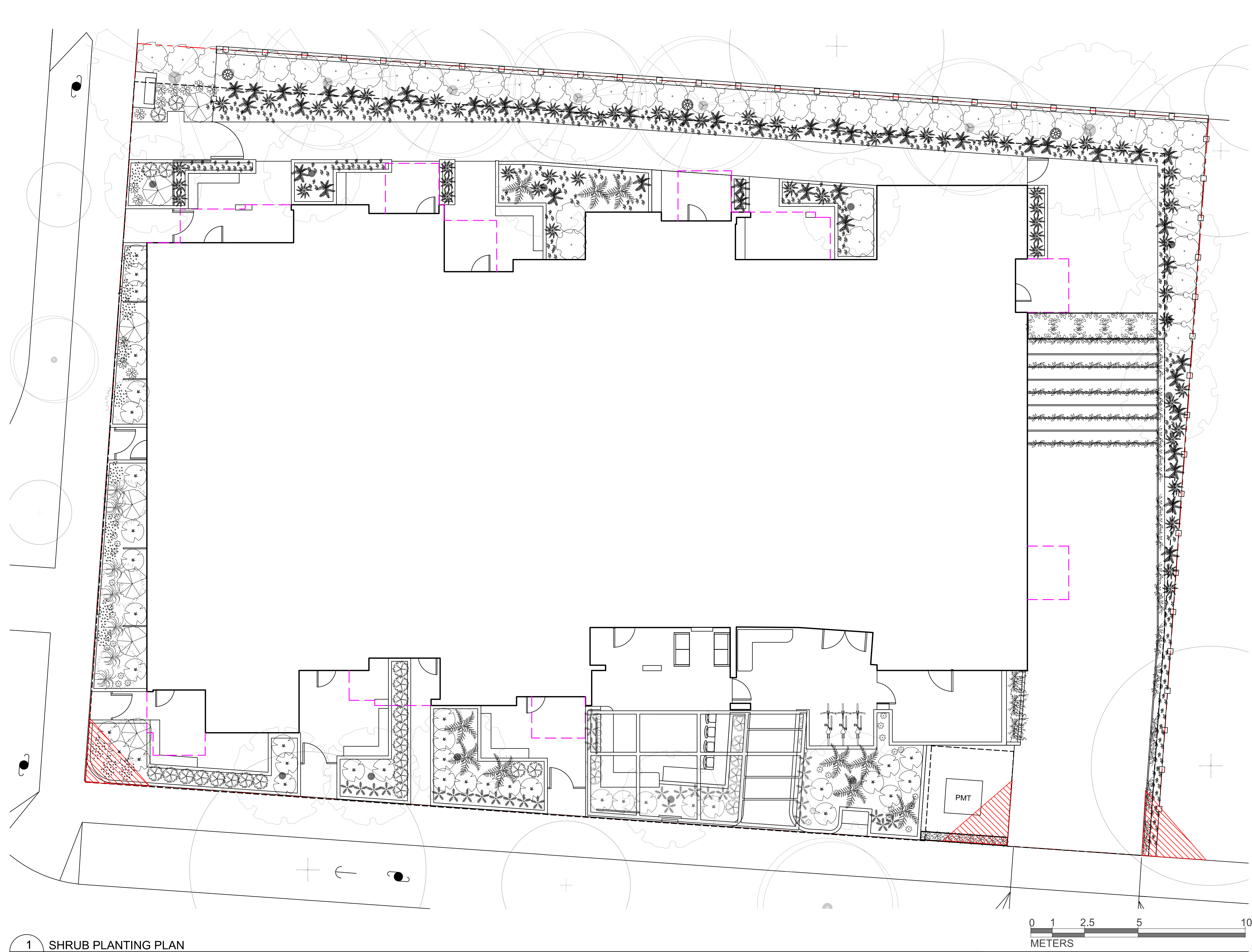
FREEMAN MAPLE

PIN OAK

				No. of Replacement Trees Proposed (including Tree Minimum req's)			Total Soil Volume Required (m3)				Total Soil Volume Surplus/Deficit (m3)
Planting Area ID	Area (m2)	Soil volume multiplier*	A. Total existing or proposed soil volume (m3)	B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total**	
Onsite trees											
Acer k "Freemanii"	84	1	84	0	5	0	N/A	5 x 15	N/A	75	9
Acer griseum in individual planters	39	0.75	29	2	0	0	2 x 6	N/A	N/A	12	27
Quercus palustris	33	1	33	0	2	0	N/A	2 x 15	N/A	30	3
Replacement Tree Total:				9							
Neighbouring (off-site) lots (excluding City property)											
Planting Area OSA X											
Calculation Instructions							E	F	G	Total	
Calculation							If B=1, Bx8	If C=1, Cx20	If D=1, Dx35	E+F+G	
							If B>1, Bx6	If C>1, Cx15	If D>1, Dx30		
* On ground (excluding exposed bedrock): use a multiplier of 1.											
* On structure or bedrock: use depth of soil (m).											
* For soil cells: use multiplier of 0.92.											
* For structural soil: use multiplier of 0.2											
** Total must not exceed value in column A ("Estimated ex. soil volume"). If Total exceeds value in column A, then the number or size of proposed replacement trees must be reduced.											

PREPARED BY: GYE AND ASSOCIATES





PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
30		Miscanthus sinensis 'Little Kitten'	Chinese Silver Grass	#2			0.6-0.9	0.3-0.6
100		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	10cm		Yes	0.3	4.5
33		Choisya ternata	Mexican Orange Blossom	#3		Yes	1.2-2.4	1.2-2.4
35		Rudbeckia hirta	Black-eyed Susan	#1		Yes	0.9	0.6
15		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	#3			0.6-0.9	0.9-1.2
80		Asarum canadense	Canadian Wild Ginger	10cm	Yes		0.15-0.3	0.3-0.6
60		Adiantum aleuticum	Maidenhair Fern	#2	Yes		0.3-0.9	0.3-0.9
20		Pinus mugo	Dwarf Mugo Pine	#2			0.5-1.2	1-1.2
52		Polystichum munitum	Western Sword Fern	#2	Yes		0.6-1.2	0.6-1.2
16		Polystichum polyblepharum	Japanese Tassel Fern	#1			0.6-0.9	0.6-0.9
42		Prostanthera cuneata	Australian Mint	#1		Yes	0.9	1.8
5		Taxus x media 'Hicksii'	Hicks Yew	#2			2.5-3	0.9-1
45		Vaccinium ovatum	Evergreen Huckleberry	#3	Yes	Yes	1.5	1.2
8		Erica carnea	Winter Heath	#1		Yes	0.3	0.6
20		Hydrangea anomala	Creeping Hydrangea	#1			9-11	1-2
50		Thymus pseudolanuginosus	Woolly Thyme	10cm		Yes	0.05-0.07	0.25-0.3

NOTES:  
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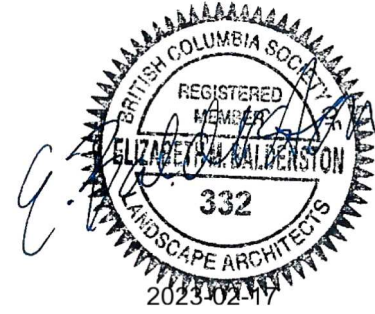
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Scale: 1:100



L4 SHRUB  
PLANTING PLAN

DATE: February, 2023

1 SHRUB PLANTING PLAN  
L4 1:100

SHADE PLANTING PALETTE



SWORD FERN



MAIDENHAIR  
FERN



WILD GINGER



EVERGREEN HUCKLEBERRY

SUN PLANTING PALETTE



WINTER HEATHER



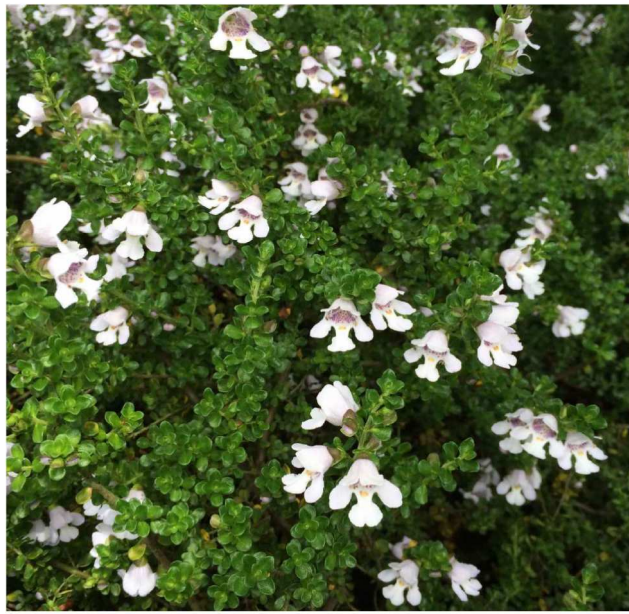
MEXICAN ORANGE  
BLOSSOM



FOUNTAIN GRASS  
'LITTLE KITTEN'



RUDBECKIA



AUSTRALIAN MINT BUSH



DWARF MUGO PINE

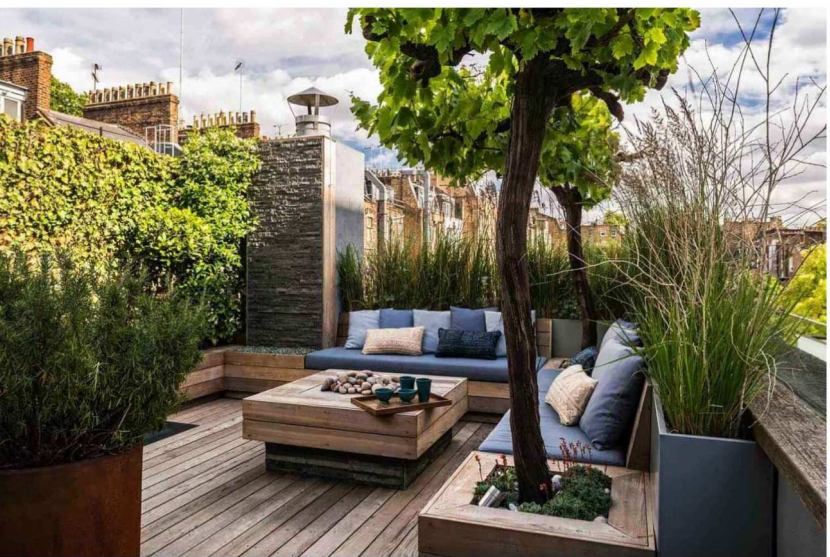
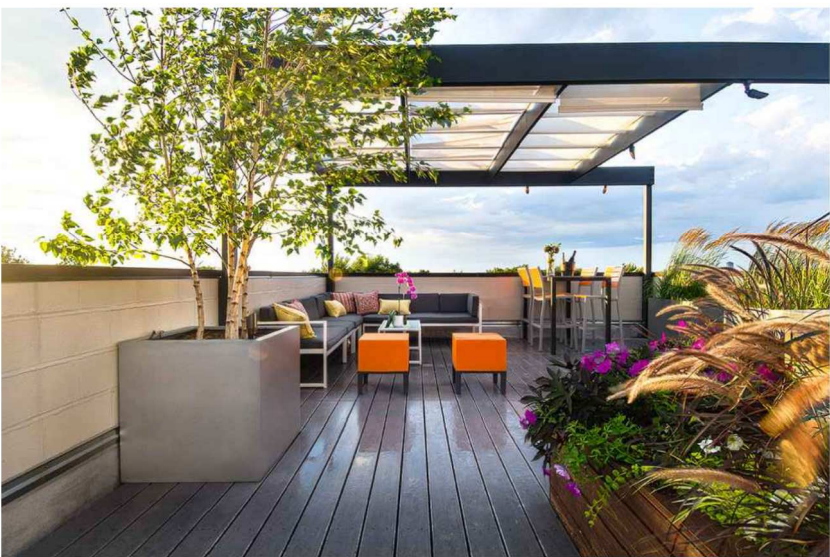




1  
L5 PLANTING PLAN FOR LEVEL 4  
1:100



2  
L5 PLANTING PLAN FOR LEVEL 5  
1:100



UPPER PATIO DESIGN INSPIRATION

PLANT SCHEDULE - OUTDOOR PATIO PLANTERS						
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
4		Olea europaea	Olive tree	B&B	6-9	4-7
25		Lavandula angustifolia	English Lavender	10cm	70cm	90cm
35		Thymus vulgaris	Thyme	10cm	0.15-0.3m	0.15-0.3m
30		Salvia officinalis	Common Sage	10cm	50cm	30cm
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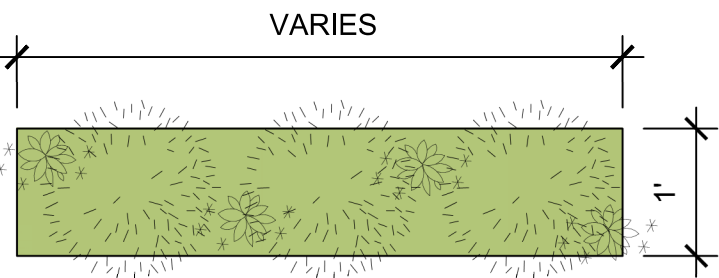
LAVENDER

THYME



SAGE

OLIVE TREE



3  
L5 RAILING PLANTER PLAN  
NTS

- NOTES:  
1. PLANTS TO BE WATERED MANUALLY.

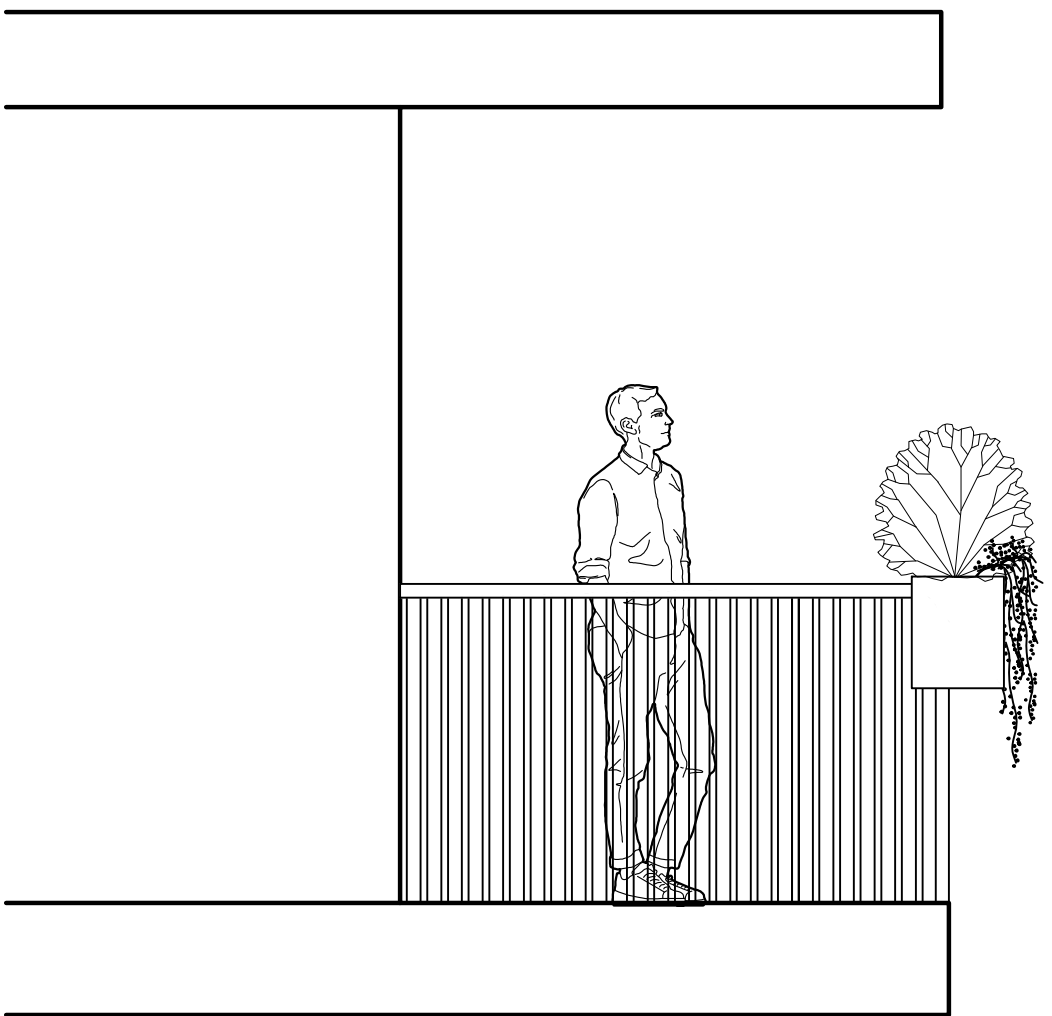


ILEX CRENATA



KINNIKINNICK

PLANT SCHEDULE - BALCONY RAILING PLANTERS						
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
99		Ilex crenata 'Dwarf Pagoda'	Dwarf Pagoda Japanese Holly	#1	0.6	0.6
30		Arctostaphylos uva-ursi	Kinnikinnick	10cm	0.2	4.5
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.						



RAILING PLANTER SECTION



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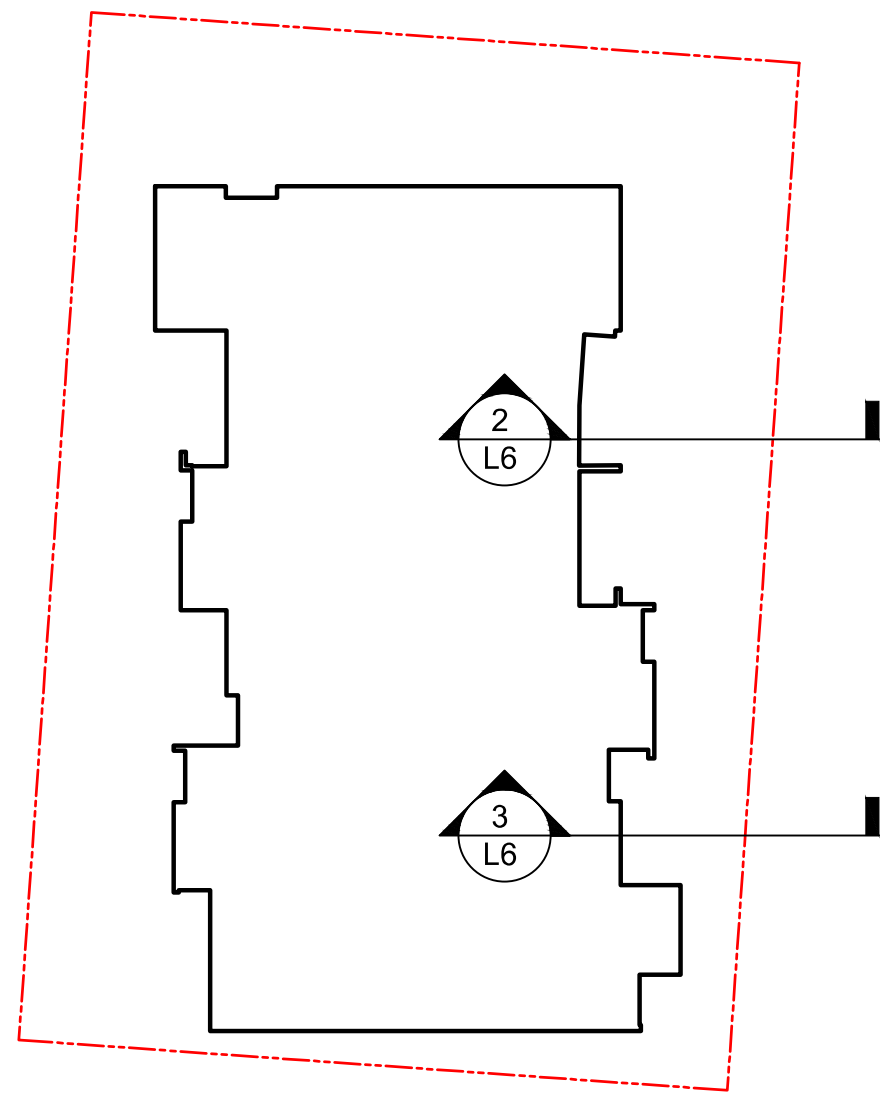
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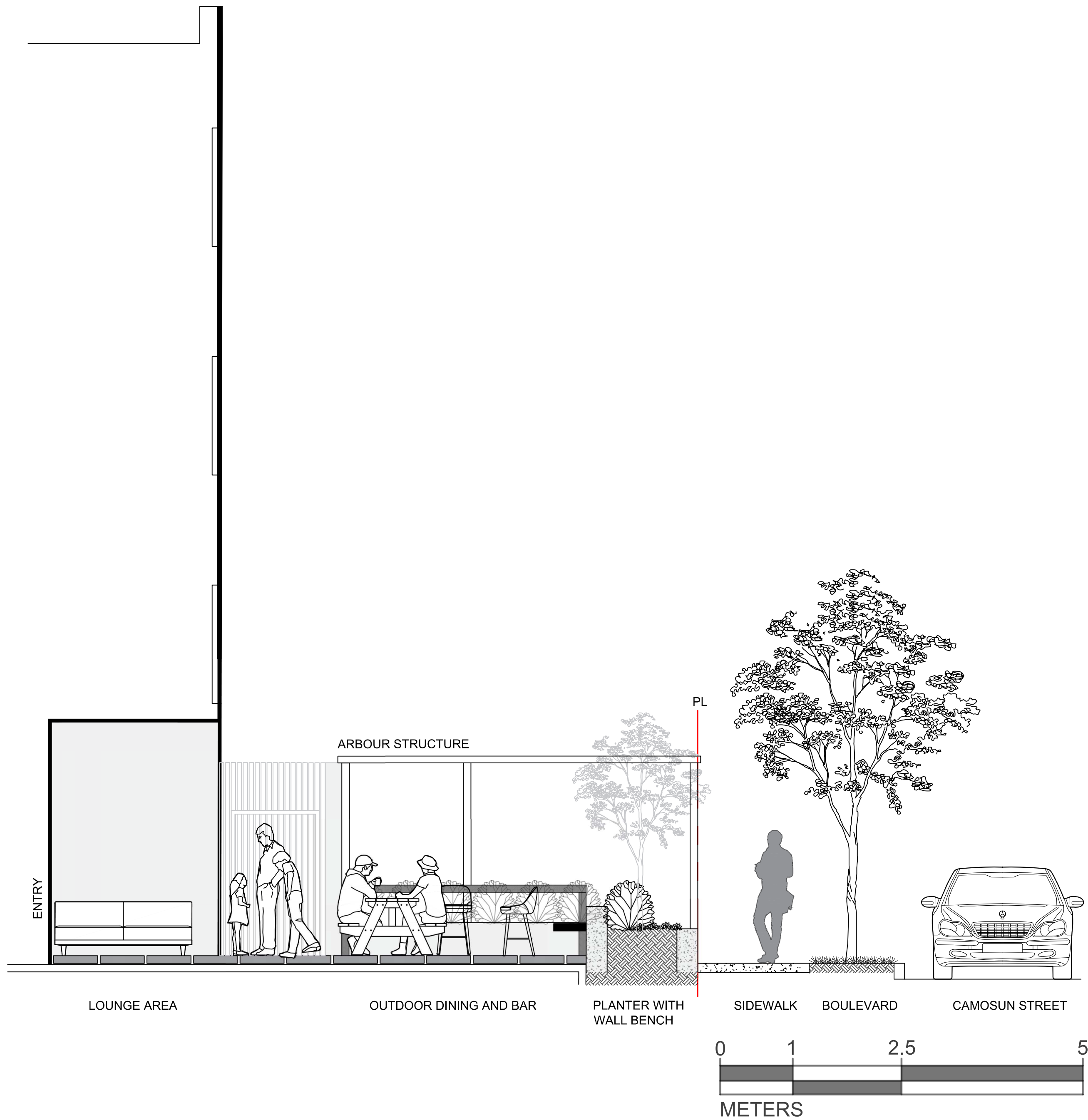
L5 PLANTER ON  
PATIO LEVEL 4&5

DATE: February, 2023

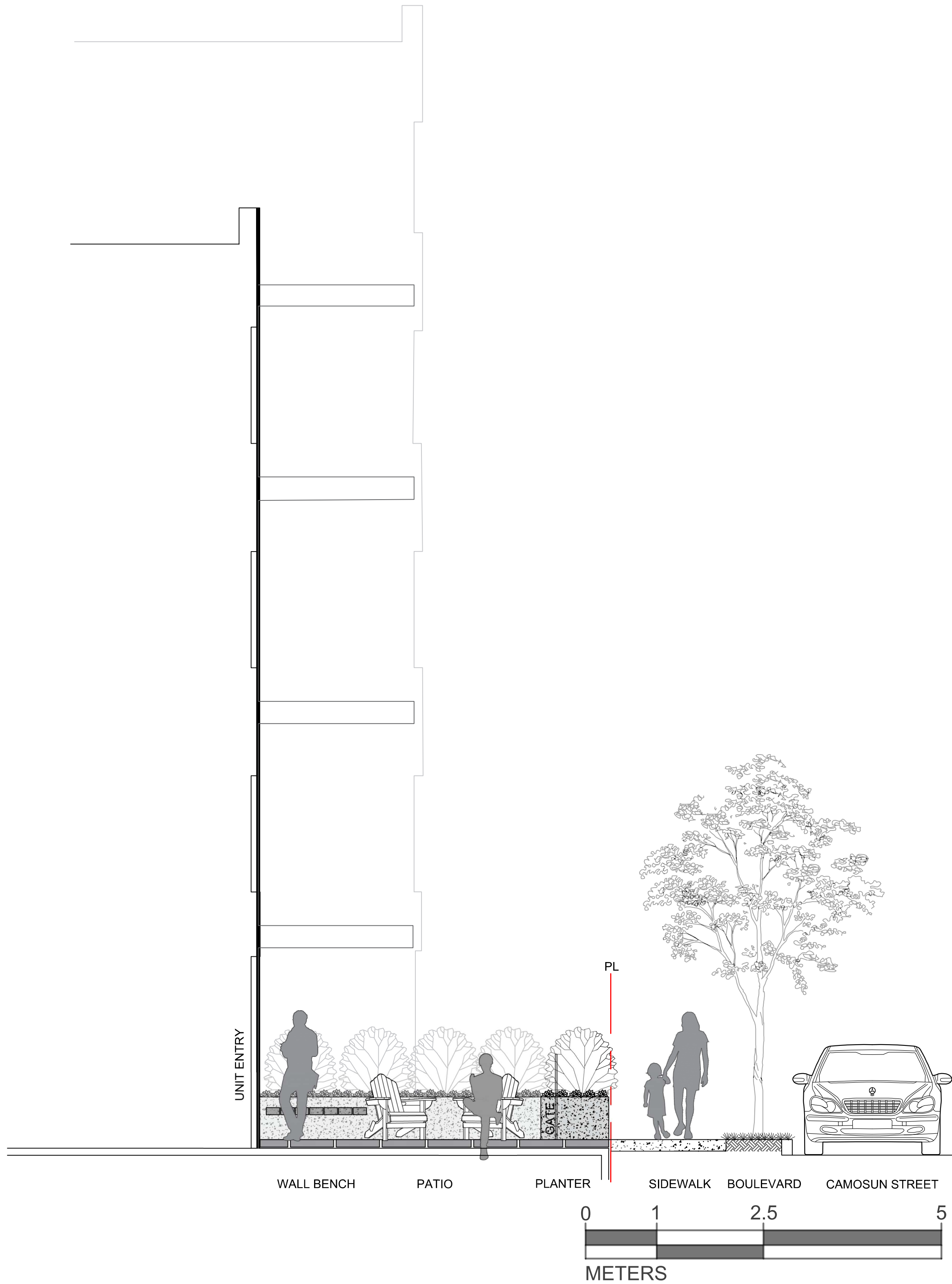




1 KEY PLAN  
L6



2 COMMON PATIO  
L6 1:50



3 EAST PATIO  
L6 1:50



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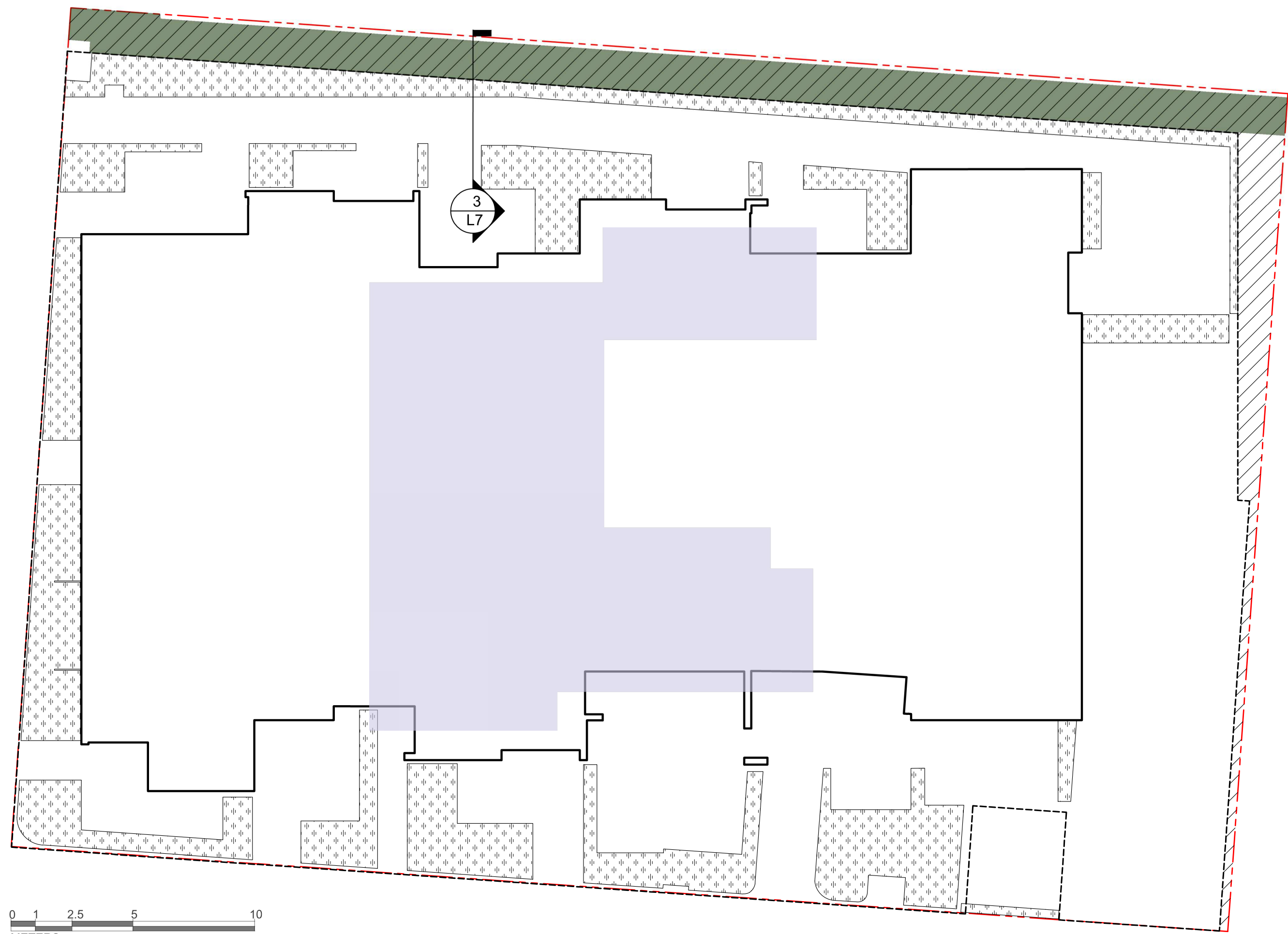
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L6 SECTIONS/  
ELEVATION

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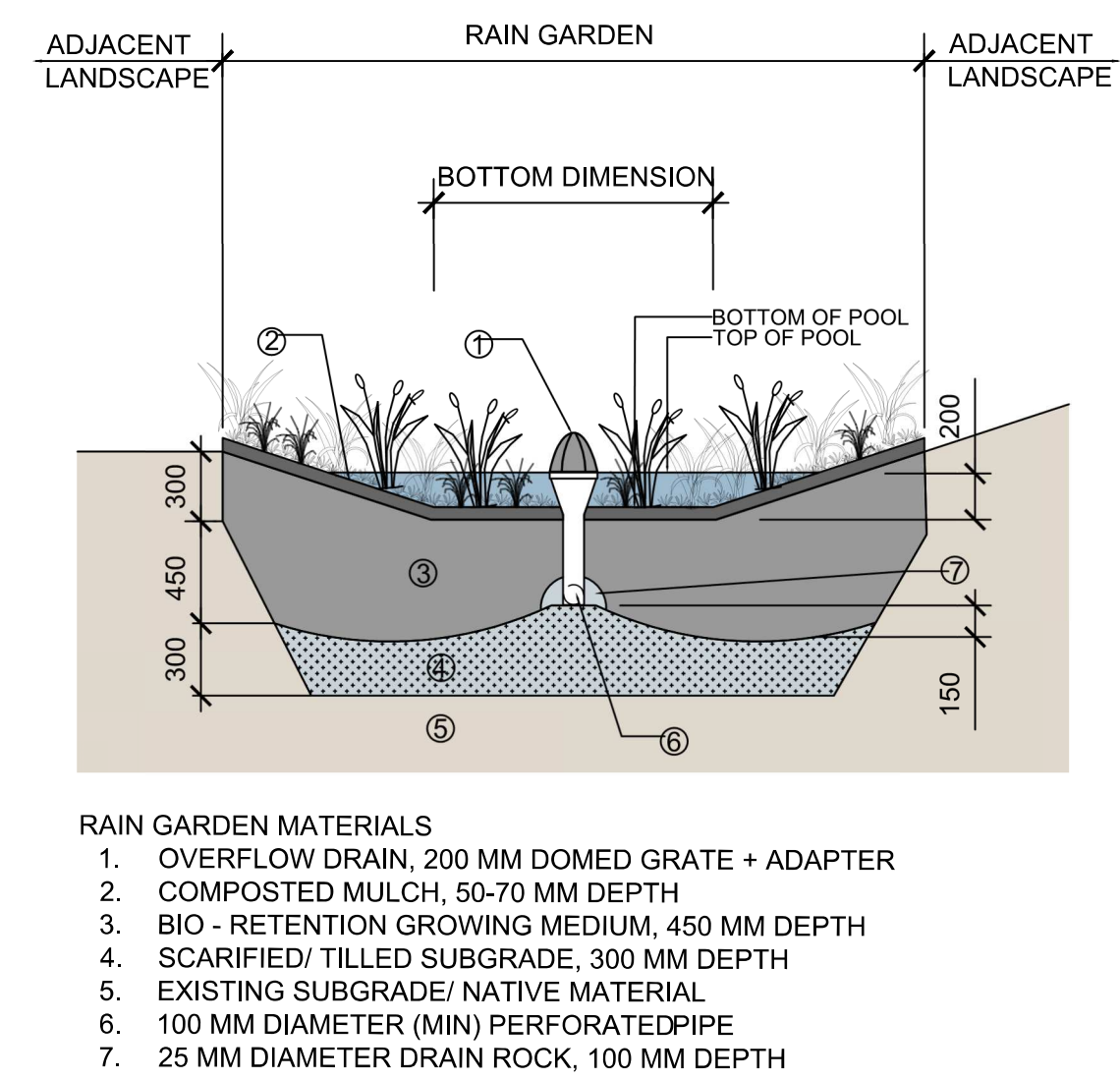




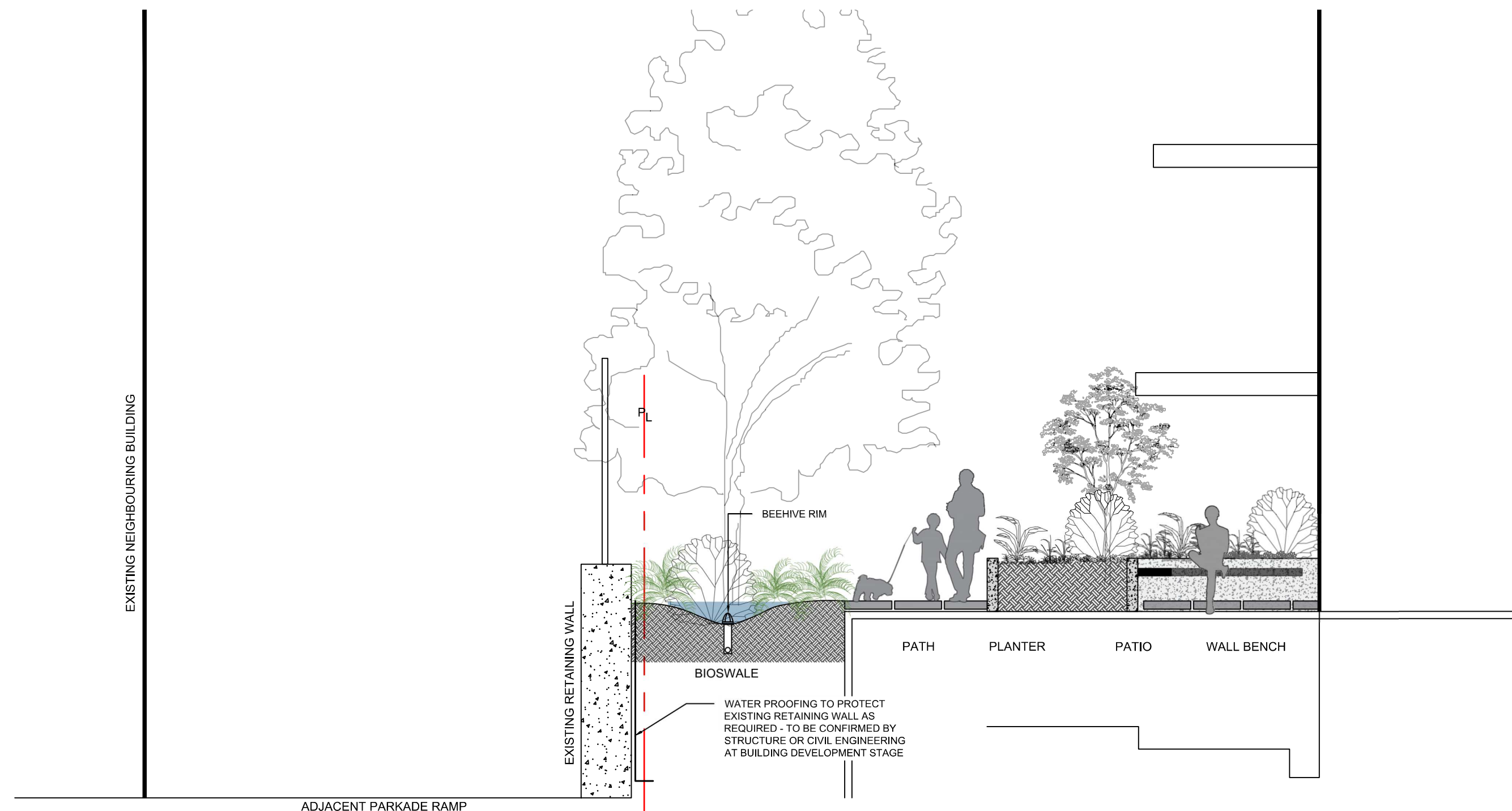
#### LEGEND

- RAIN GARDEN
- PERMEABLE AREA
  - 107m<sup>2</sup>/ 6% OF SITE AREA
- EXTENSIVE GREEN ROOF
  - 200m<sup>2</sup>/ 12% OF SITE AREA
- ROOF AREA DRAINED TO THE RAIN GARDEN
  - 269m<sup>2</sup>

1 STORMWATER MANAGEMENT PLAN  
L7 1:150



2 BIOSWALE DETAIL  
L7 NTS



3 WEST PATIO SECTION  
L7 1:50



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Scale: AS NOTED



L7 STORMWATER  
MANAGEMENT

DATE: February, 2023

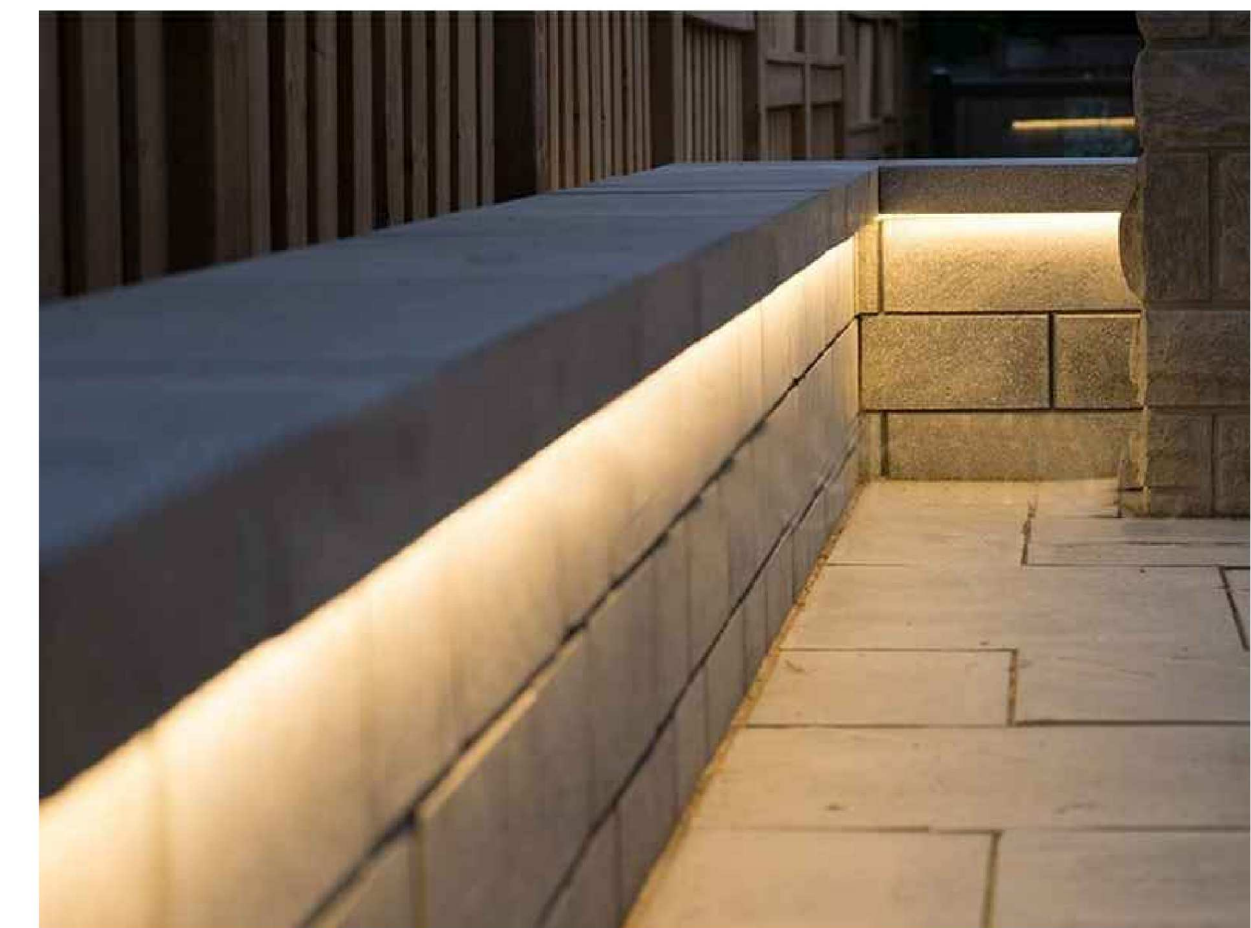




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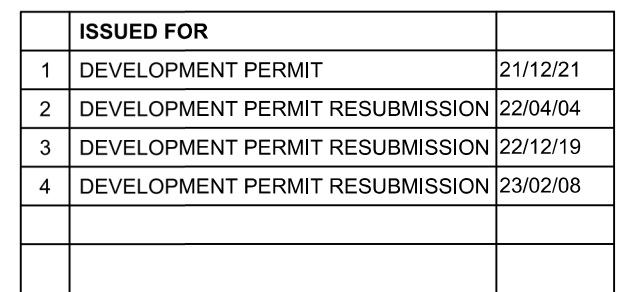
Part Number Configuration – FLEX – P – REG – ov – fin – lc – cri

## PLANTER DOWNLIGHT



## FIXTURE ATTRIBUTES

GATE DOWNLIGHT



Scale: 1:100



DATE: February, 2023

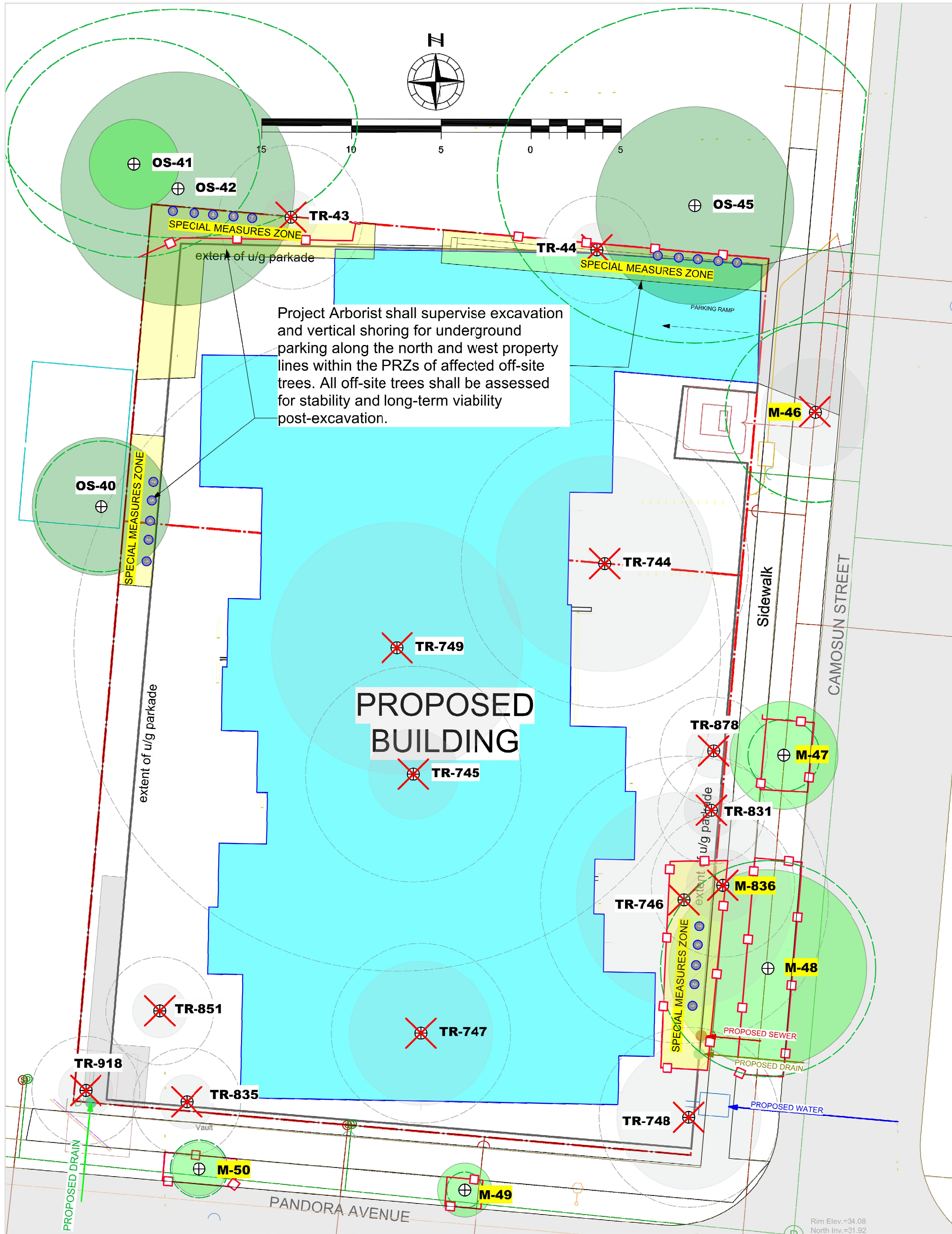


— PLANTER DOWNLIGHT

⚙ GATE DOWNLIGHT

1 LIGHTING PLAN  
L8 1:100





Project Arborist shall supervise excavation and vertical shoring for underground parking along the north and west property lines within the PRZs of affected off-site trees. All off-site trees shall be assessed for stability and long-term viability post-excavation.

**PROPOSED BUILDING**

#### Tree Protection Fencing Detail

Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rebar wired to panel frame.

16 x 24" all-weather signage will be attached with the following wording:  
For protected trees: **DO NOT ENTER** – Tree Protection Zone  
For replacement/landscape tree planting sites: **DO NOT ENTER** – Future Tree Planting Zone

In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side, top and bottom rails) and back-bracing supports as required to ensure robust placement. Snow-fencing will then be affixed to the frame using battens, zip-ties, staples, wire or nails.



#### TREE PROTECTION FENCING SIGNAGE

(Signs shall be 16x24" and made to sustain all weather conditions)

**DO NOT ENTER**  
**Tree Protection Zone**



NO DUMPING  
NO FILL



NO STORAGE



NO DIGGING  
NO EXCAVATING

Project Arborist: Gye and Associates Ltd. 250.883.4533

#### TREE INVENTORY TABLES

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Diameter (m)	Health	Structural Condition	Location	Retention Suitability	Species tolerance of disturbance	Comments	Action
OS-40	Cedar hedge	20	4	10	GOOD	GOOD	Off-site Non-Bylaw	SUITABLE	GOOD	Located above and behind ex. retaining wall	Retain
OS-41	Flowering cherry	49	7	5	GOOD	POOR	Off-site Non-Bylaw	SUITABLE	POOR	Overmature	Retain
OS-42	Black pine	53	10	13	FAIR	GOOD	Off-site Non-Bylaw	SUITABLE	GOOD		Retain
43	American ash	22	4	3	FAIR	GOOD	Boundary Non-Bylaw	SUITABLE	MODERATE	Conflicts with proposed parkade	Remove
44	White birch	16	3	3	Poor	FAIR	On-site Non-Bylaw	SUITABLE	POOR	Conflicts with proposed parkade	Remove
OS-45	Black pine	59	11	11	FAIR	GOOD	Off-site Bylaw	SUITABLE	GOOD		Retain
M-46	English hawthorn	27	5	6	GOOD	FAIR	Municipal Tree	SUITABLE	GOOD		Remove
M-47	Crabapple	10	2	6	GOOD	FAIR	Municipal Tree	SUITABLE	GOOD		Retain
M-48	English hawthorn	35	6	11	GOOD	FAIR	Municipal Tree	SUITABLE	GOOD		Retain
M-49	Deciduous sp.	8	1	3	GOOD	GOOD	Municipal Tree	SUITABLE	MODERATE		Retain
831	Lawson cypress	17	3	3	GOOD	GOOD	On-site Non-Bylaw	SUITABLE	GOOD		Remove
835	Flowering plum	16	3	3	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE	Recent crown reduction with heading cuts	Remove
851	Flowering plum	13	2	3	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE	Recent crown reduction with heading cuts	Remove
878	Japanese cedar	16	3	2	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE		Remove
918	Flowering plum	15	3	2	GOOD	FAIR	On-site Non-Bylaw	SUITABLE	MODERATE	Recent crown reduction with heading cuts	Remove
M-50	Deciduous sp.	12	2	3	GOOD	GOOD	Municipal Tree	SUITABLE	MODERATE		Retain
744	Ash sp.	47	8	12	GOOD	FAIR	On-site Bylaw	UNSUITABLE	MODERATE	Located within proposed building footprint	Remove
745	Red cedar	32	6	6	GOOD	GOOD	On-site Bylaw	SUITABLE	GOOD	Located within proposed building footprint	Remove
746	Flowering plum	45	8	12	FAIR	POOR	On-site Bylaw	UNSUITABLE	POOR	Located within proposed building footprint. Significant decay within main stem.	Remove - Hazard Tree
M-836	English yew	20	4	4	Poor	POOR	Municipal Tree	SUITABLE	GOOD	Co-dependent with Tree 746. Conflicts with proposed parkade.	Remove
747	Apple sp.	27	5	8	FAIR	FAIR	On-site Non-Bylaw	SUITABLE	GOOD	Located within proposed building footprint	Remove
748	Laburnum sp.	55	10	8	GOOD	FAIR	On-site Bylaw	UNSUITABLE	GOOD	Located within proposed building footprint	Remove
749	Red cedar	99	18	14	GOOD	GOOD	On-site Bylaw	SUITABLE	MODERATE	Located within proposed building footprint	Remove

Note: Off-site trees have been plotted in their approximate locations by the arborist.

#### SOIL VOLUME CALCULUS

				No. of Replacement Trees Proposed (including Tree Minimum req's)			Total Soil Volume Required (m3)				Total Soil Volume Surplus/Deficit (m3)
Planting Area ID	Area (m2)	Soil volume multiplier*	A. Total existing or proposed soil volume (m3)	B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total**	
Onsite trees											
Acer k "Freemanii"	84	1	84	0	5	0	N/A	5 x 15	N/A	75	9
Acer griseum in individual planters	39	0.75	29	2	0	0	2 x 6	N/A	N/A	12	27
Quercus palustris	33	1	33	0	2	0	N/A	2 x 15	N/A	30	3
Replacement Tree Total:				9							
Neighbouring (off-site) lots (excluding City property)											
Planting Area OSA X											
Calculation Instructions							E	F	G	Total	
							Calculation	If B=1, Bx8	If C=1, Cx20	If D=1, Dx35	E+F+G
								If B>1, Bx6	If C>1, Cx15	If D>1, Dx30	
* On ground (excluding exposed bedrock): use a multiplier of 1.											
* On structure or bedrock: use depth of soil (m).											
* For soil cells: use multiplier of 0.92.											
* For structural soil: use multiplier of 0.2											
** Total must not exceed value in column A ("Estimated ex. soil volume"). If Total exceeds value in column A, then the number or size of proposed replacement trees must be reduced.											

#### PROTECTED TREE IMPACT SUMMARY TABLE (focus on Replacement trees)

	A	B	C	D	E	F
	Total # of Bylaw Protected Trees	Total # of Bylaw Protected Trees to be REMOVED	Total # of Replacement and Landscape Trees to be Planted*	# of EXISTING Non-Protected Trees Nominated as Replacement Trees	RESIDUAL (POST-CONSTRUCTION) TREE TOTAL (A-B+C+D)	NET CHANGE (C+D)-B
Tree Status						
Onsite trees	5	5	24	0	24	19
Offsite trees	4	0	0	0	4	0
Municipal trees	6	2	2	0	6	0
Total	15	7	26	0	34	19

\* Sufficient soil volume to support the proposed new or replacement trees must be provided on site and demonstrated by the calculations made in Schedule "E"(g). If soil volume is insufficient, replacement trees will not be permitted.

#### REPLACEMENT TREE CALCULUS

		Count	Multiplier	Total
ONSITE Replacement tree requirement (including "Tree Minimum")				
A. Protected trees removed		5	X 1	5
B. Replacement trees proposed per Schedule "E", B. Part 1		0	X 1	0
C. Replacement trees proposed per Schedule "E", C. Part 2		0	X 0.5	0
D. Replacement trees proposed per Schedule "E", D. Part 3		9	X 1	9
E. Total replacement trees proposed (B + C + D) Round down to nearest whole number		9		
F. Onsite replacement tree deficit (A - E) Record 0 if negative number		0		
ONSITE Minimum trees per lot requirement (onsite trees)				
G. Tree minimum on lot*		9		
H. Protected trees retained (other than specimen trees)		0	X 1	0
I. Specimen trees retained		0	X 3	0
J. Trees per lot deficit (G - (B + C + H + I)) Record 0 if negative number		0		
OFFSITE Minimum replacement tree requirement (offsite trees)				
K. Protected trees removed (municipal)		1	X 1	1
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3		1	X 1	1
M. Replacement trees proposed per Schedule "E", Part 2		0	X 0.5	0
N. Total replacement trees proposed (L + M) Round down to nearest whole number		1		
O. Offsite replacement tree deficit (K - N) Record 0 if negative number		0		
Cash-in-lieu requirement				
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number		0		
Q. Offsite trees proposed for cash-in-lieu Enter O.		0		
R. Cash-in-lieu proposed ((P + Q) X \$2,000)		\$0		
* Refer to Schedule "F"				

#### TREE PRESERVATION MEASURES

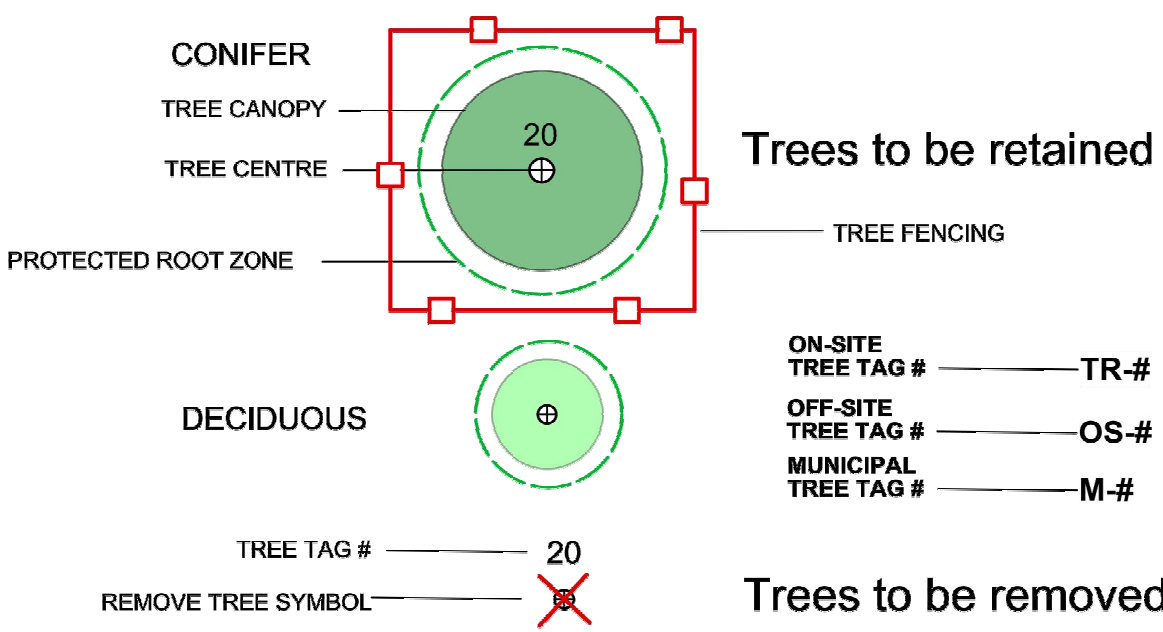
##### City of Victoria Tree Bylaw 21-035

- Pre-construction meeting to review Tree Plan:** Before demolition and site preparation begins, the owner and contractor shall meet with the arborist to review the placement of fencing and other tree protection measures within this plan.
  - The Project Arborist shall clearly mark the boundaries of all areas to be fenced and protected.
  - Access routes and areas for trade parking and materials storage will be identified with the contractor.
- Tree Fencing:**
  - Tree protection fencing shall be installed to the City of Victoria standards at the locations indicated on this drawing prior to demolition or building permit being issued (see fencing detail on plan).
  - Tree protection fencing and armouring shall be maintained in good condition throughout the duration of the project.
  - Requests to temporarily remove or move tree fencing must be reviewed by the project arborist for approval.
- Tree Management Plan posting:**
  - A full-sized weather-proof copy of this tree plan shall be posted in plain sight in the site office.
  - The general contractor shall ensure that all relevant sub-trades are familiar with the drawing and tree protection measures.
- Site servicing and excavations:** The project arborist shall be present to oversee excavation, service trenching, stump removal, site grading within, or adjacent to, the tree protection areas (TPAs). Areas of sensitivity are indicated on the plan as SPECIAL MEASURES AREAS.
- Root & branch pruning and protection:**
  - Any tree roots or branches damaged during site work shall be pruned back to undamaged tissue by the arborist.
  - The vertical face of excavated cuts adjacent to the TPAs shall be securely covered with heavy plastic sheeting to prevent soil desiccation and erosion.
- Mulching & Irrigation:** Retained trees adjacent to the excavated areas shall be top-dressed with 100mm of leaf mould or clean (disease-free) tree chip mulch and irrigated bi-weekly during the dry summer period to a minimum effective depth of 30cm.
- Temporary access:** If temporary access is required within a tree protection area (TPA), the contractor shall notify the project arborist in advance and review the access requirements and any additional protective measures prescribed by the arborist.
- Soil armouring:** If it is not possible to fence the entire PRZ, the unprotected portion of the PRZ shall be armoured with two overlapping layers of 3/4" plywood. (See drawing for recommended soil armouring locations.)
- Storage restrictions:** No equipment, materials or excavated soil shall be placed or stored within the TPAs.
- Replacement planting:** Nine (9) replacement trees will be planted in compensation for the removal of five (5) protected trees and to achieve the City's "Tree Minimum" requirement for this site area. The size of the replacement trees shall respect the City of Victoria Tree Protection Bylaw standards. Tree types and planting locations shall be approved by the City of Victoria and detailed in the Tree Replacement and Landscape Planting Plan drawings prepared by the Landscape Architect.

#### ALL-TREE SUMMARY STATISTICS

CATEGORY	# OF TREES
(Municipal Trees)	6
(Adjacent Off-site Trees)	4
(On-site Bylaw-Protected Trees)	5
(On-site Unprotected Trees)	7
(Boundary Trees)	1
TOTAL NUMBER OF TREES INDICATED ON MANAGEMENT PLAN:	23
Proposed Bylaw-Protected Tree Removals	5
Proposed Municipal Tree Removal	2
Proposed Unprotected On-site & Boundary Tree Removals	9
TOTAL TREE REMOVALS:	16
Onsite Replacement Trees	9
Additional new on-site landscape trees	15
Municipal Replacement Trees	2
TOTAL NEW TREES:	26
TOTAL NEW AND RESIDUAL ESTABLISHED TREES (ALL CATEGORIES):	33

#### LEGEND



**GyeandAssociates.ca**

PROJECT  
1270/1286 Pandora Ave + 1516  
Camosun St, Victoria, BC

SHEET TITLE  
**Tree Management Plan  
for BPA**

PROJECT NO. 20-078  
DATE April 8 2022  
SCALE 1:150  
DRAWN BY LM  
SHEET NO. T - 1