



## PROJECT DESCRIPTION

**CIVIC ADDRESS:**  
1921, 1929, 1933 and 1935 ASHGROVE ST, 1900 RICHMOND RD

**LEGAL DESCRIPTION:**  
 • PARCEL A (DD 82534) OF LOTS 39 AND 40 SECTION 76 VICTORIA DISTRICT PLAN 257  
 • STRATA LOTS A AND B SECTION 76 VICTORIA DISTRICT STRATA PLAN VIS5007  
 • PARCEL A (DD 411251) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257  
 • LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

## REGISTERED OWNER

Amica Oak Bay Inc.  
3200-20 Queen Street  
Toronto, ON  
M5H 3R3  
tel: 604-761-5939  
email: drmilliken@millikendevelopments.com

**ARCHITECT**  
de Hoog & Kierulf architects  
977 Fort Street  
Victoria, BC  
V8V 3K3  
Mr. Charles Kierulf Architect AIBC MRAIC  
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fax: 250-658-3397  
email: crk@dhk.ca

**CIVIL ENGINEER**  
McElhanney  
Suite 500, 3960 Quadra Street  
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V8X 4A3  
Mr. Colin Davis  
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**LANDSCAPE ARCHITECT**  
LADR  
3-864 Queens Avenue  
Victoria, B.C.  
V8T 1M5  
Mr. Chris Windjack  
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## SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying  
1834C Oak Bay Ave #138  
Victoria, BC  
V8R 0A4  
File: 1332-06  
Ms. Michelle Blake  
tel: 250-412-3513

## LIST OF DRAWINGS

### Architectural

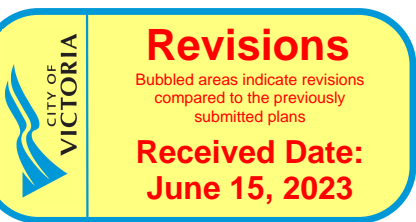
A0.0 Cover Sheet  
 A1.0 Project Data  
 A2.0 Parkade Plan  
 A2.1 Main Floor Plan  
 A2.2 L2 to L4 Plan  
 A2.3 L5 Plan  
 A2.4 Roof Plan  
 A3.0 Elevations  
 A3.1 Street Context Elevations  
 A4.0 Building Sections  
 A5.0 Model Views  
 A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice

### Civil

22036-DP Conceptual Site Servicing Plan

### Landscape

L1 Landscape Rezoning Plan



## LAND USE BYLAW SUMMARY

**BUILDING DESCRIPTION:** SIX STOREY SENIOR HOUSING BUILDING  
**USES:** RESIDENTIAL UNITS  
**ZONE:**  
 EXISTING: R3-2, R1-B, C1-R  
 PROPOSED: NEW ZONE  
**SITE AREA:** 2,769.5 m<sup>2</sup>  
**BUILDING AREA:** 1,220.4 m<sup>2</sup>  
**FLOOR AREA:**  

LEVEL	Area (m <sup>2</sup> )
L1	897.1
L2-L5 (x4)	1,138.4
L6	1,112.8
<b>TOTAL</b>	<b>6,563.5</b>

**NUMBER OF UNITS:**  

STUDIO	10
1 BED, 1 BED + DEN	57
2 BED	11
<b>TOTAL</b>	<b>88</b>

**AVERAGE GRADE:** 23.86 m Geodetic (see A1.0)  
**HEIGHT OF BUILDING:**  
 PROPOSED: 22.9 m (46.7 m Geodetic, measured from Ave. Grade)  
**NUMBER OF STOREYS:** 6 STOREYS  
**PARKING:**  
 REQUIRED (OTHER AREA):  

Assisted Living	0.35 per dwelling unit	31
Visitor Parking	0.1 per dwelling unit	9
<b>TOTAL</b>		<b>40</b>
<b>PROPOSED:</b>		
<b>TOTAL</b>		<b>62</b>

**SETBACKS:**  

Direction	Proposed (m)
NORTH:	7.0
EAST:	5.6
SOUTH:	7.8
WEST:	4.3

## BUILDING CODE SUMMARY

REFERENCED DOCUMENT:  
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

**MAJOR OCCUPANCY CLASSIFICATION:**  
 • RESIDENTIAL - GROUP C  
 • PARKADE - GROUP F3

**MAJOR OCCUPANCY FIRE SEPARATIONS:**  
 • B3 <-> F3 - 1 hr.

**BUILDING AREA:**  
 • 1210.8 m<sup>2</sup>

**BUILDING HEIGHT:**  
 • 5 STOREYS

**NUMBER OF STREETS FACING:**  
 • 1

**CONSTRUCTION REQUIREMENTS:**  
 • RESIDENTIAL - 3.2.2.47. Group C, any height, Sprinklered  
 - non-combustible construction  
 - floor assemblies shall have a FRR not less than 2 hr.  
 • PARKADE - 3.2.2.84 Group F3, up to 4 Storeys, Sprinklered  
 - combustible or non-combustible construction  
 - floor assemblies shall have a FRR not less than 45 min.

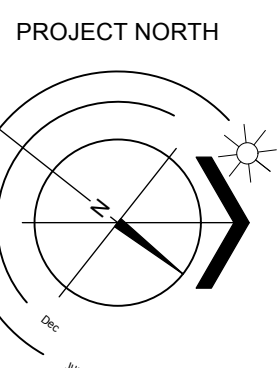
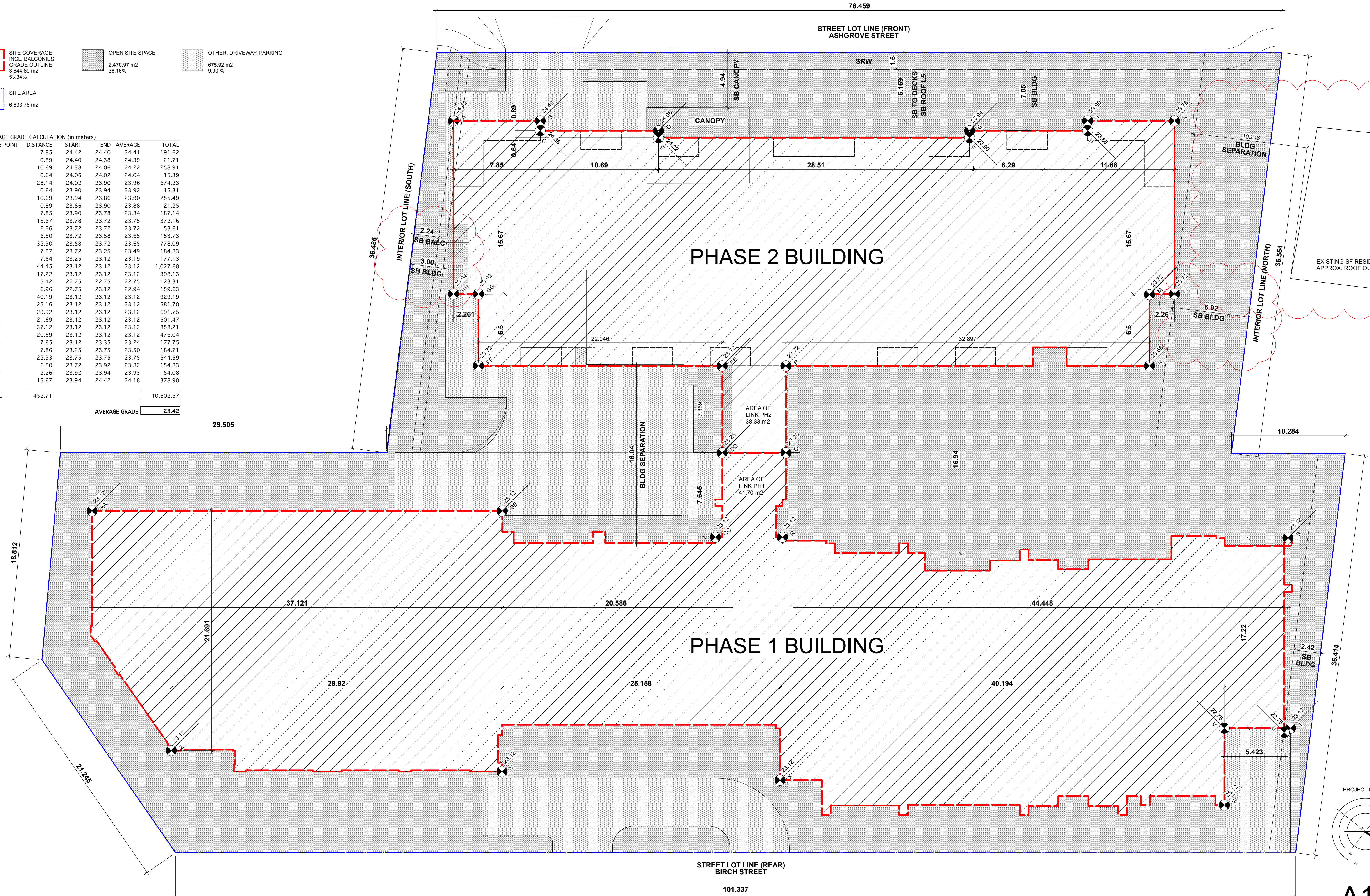


	SITE COVERAGE INCL. BALCONIES GRADE OUTLINE 3,644.89 m <sup>2</sup> 53.34%		OPEN SITE SPACE 2,470.97 m <sup>2</sup> 36.16%		OTHER: DRIVEWAY, PARKING 675.92 m <sup>2</sup> 9.90%
	SITE AREA 6,833.76 m <sup>2</sup>				

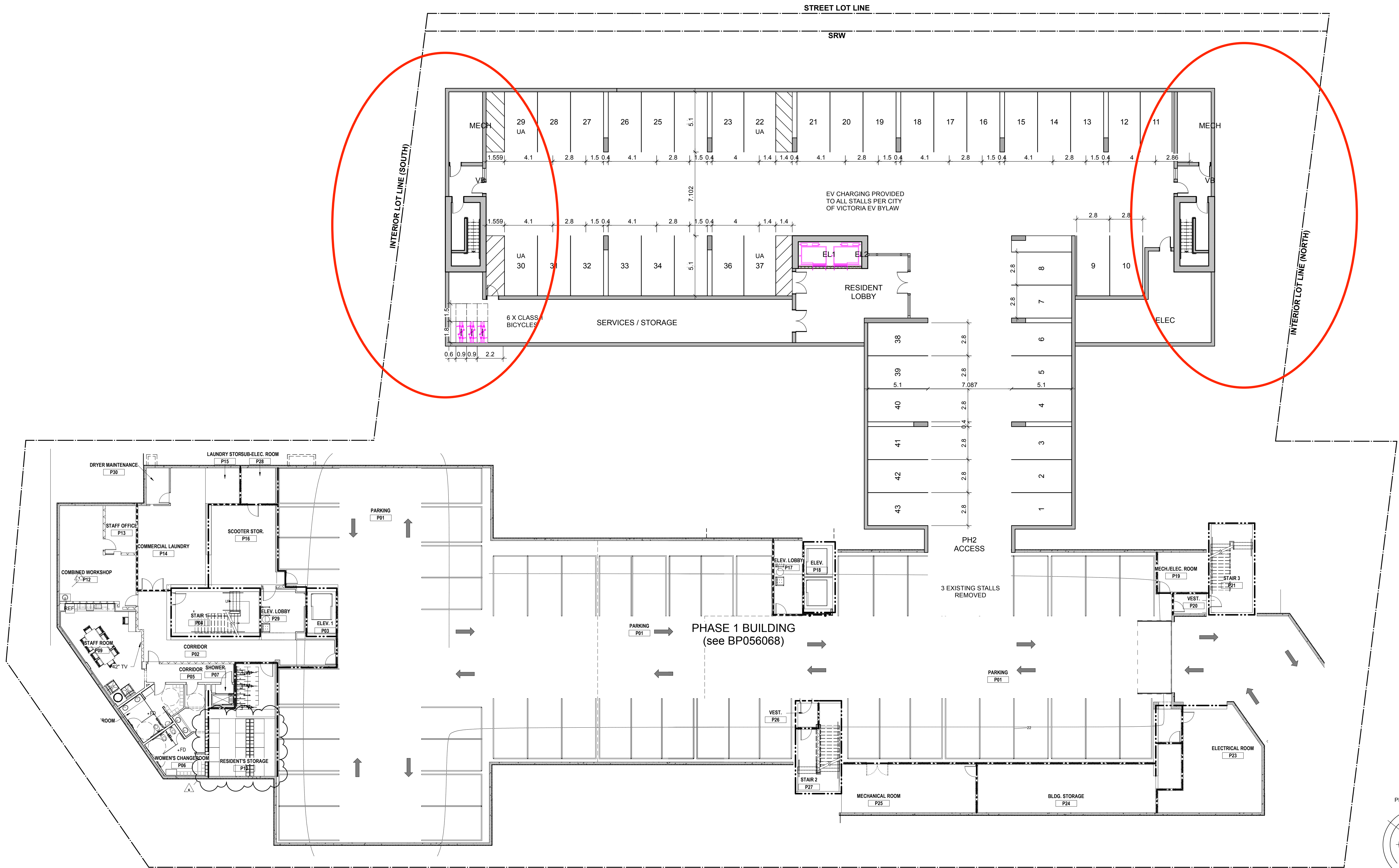
AVERAGE GRADE CALCULATION (in meters)

GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	23.94	23.86	23.90	255.49
H-J	0.89	23.86	23.90	23.88	21.25
J-K	7.85	23.90	23.78	23.84	187.14
K-L	15.67	23.78	23.72	23.75	372.16
L-M	2.26	23.72	23.72	23.72	53.61
M-N	6.50	23.72	23.58	23.65	153.73
N-P	32.90	23.58	23.72	23.65	778.09
P-Q	7.87	23.72	23.25	23.49	184.83
Q-R	7.64	23.25	23.12	23.19	177.13
R-S	44.45	23.12	23.12	23.12	1,027.68
S-T	17.22	23.12	23.12	23.12	398.13
U-V	5.42	22.75	22.75	22.75	123.31
V-W	6.96	22.75	23.12	22.94	159.63
W-X	40.19	23.12	23.12	23.12	929.19
X-Y	25.16	23.12	23.12	23.12	581.70
Y-Z	29.92	23.12	23.12	23.12	691.75
Z-AA	21.69	23.12	23.12	23.12	501.47
AA-BB	37.12	23.12	23.12	23.12	858.21
BB-CC	20.59	23.12	23.12	23.12	476.04
CC-DD	7.65	23.12	23.35	23.24	177.75
DD-EE	7.86	23.25	23.75	23.50	184.71
EE-FF	22.93	23.75	23.75	23.75	544.59
FF-GG	6.50	23.72	23.92	23.82	154.83
GG-HH	2.26	23.92	23.94	23.93	54.08
HH-A	15.67	23.94	24.42	24.18	378.90
TOTAL	452.71				10,602.57

AVERAGE GRADE 23.42



A1.1

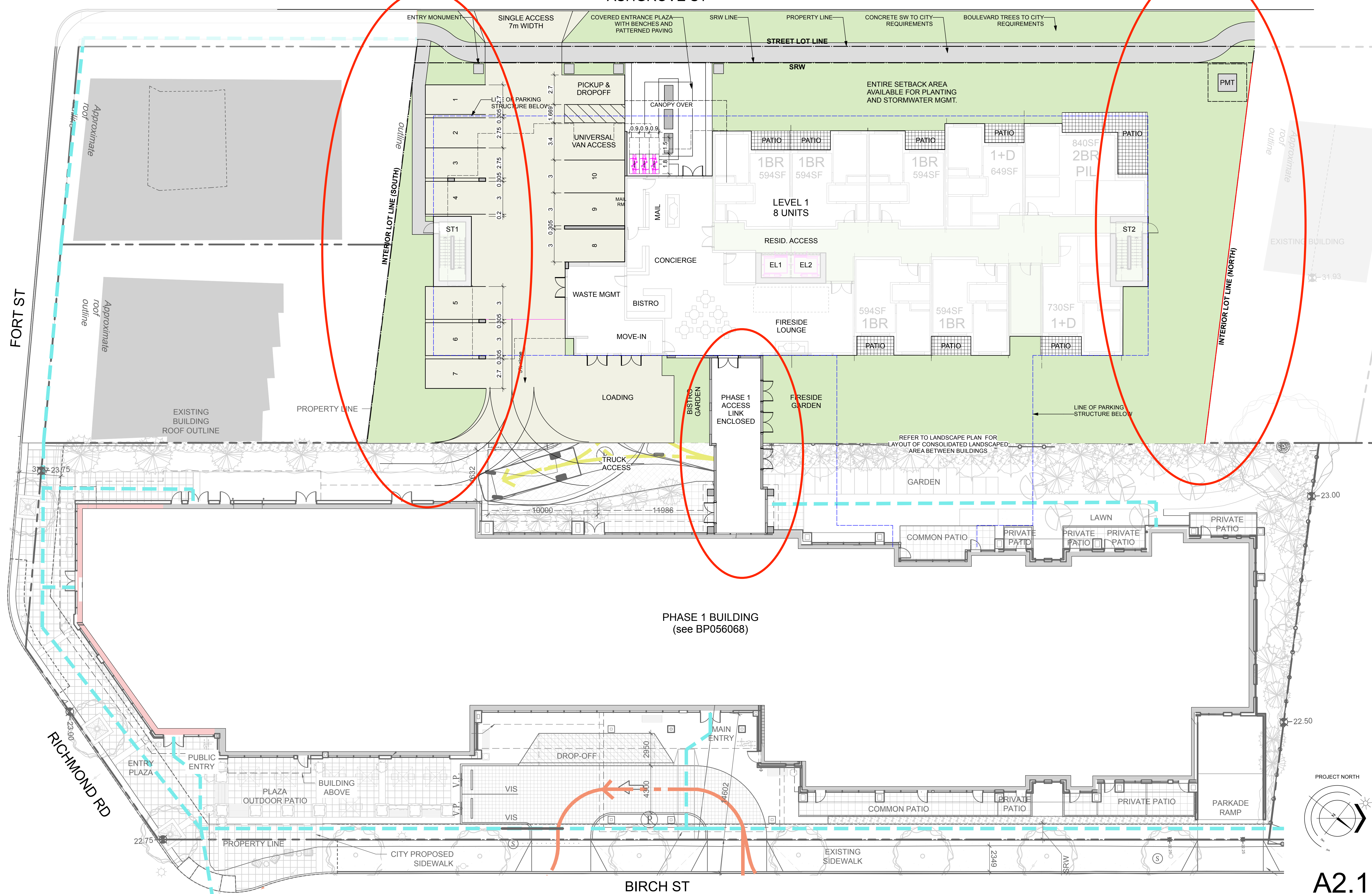


AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
Parkade Plan

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023

ASHGROVE ST

FORT ST

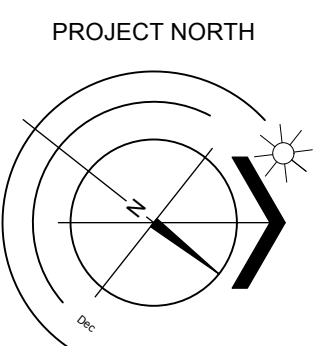


PHASE 1 BUILDING (see BP056068)

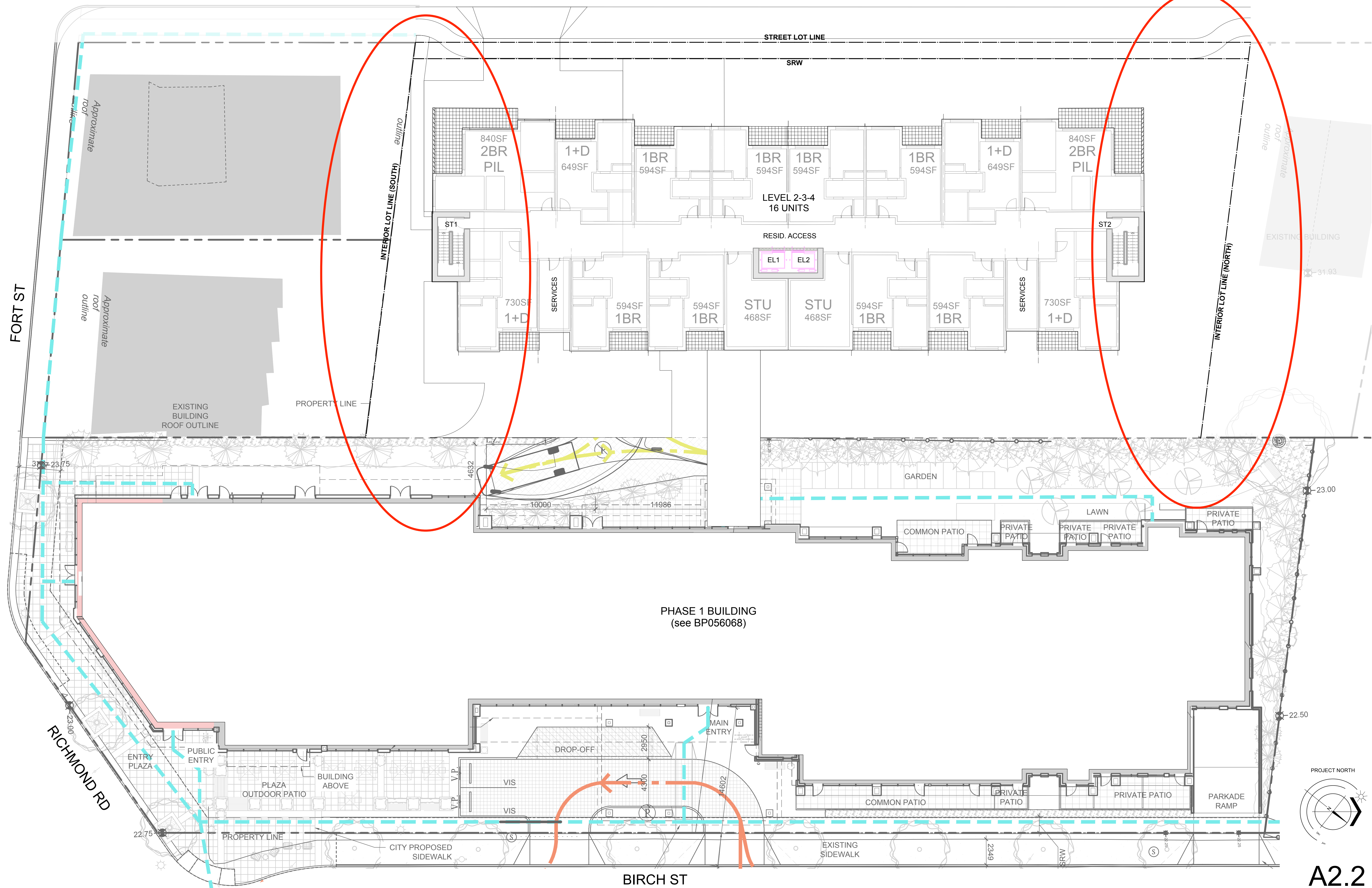
BIRCH ST

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
Main Floor Plan

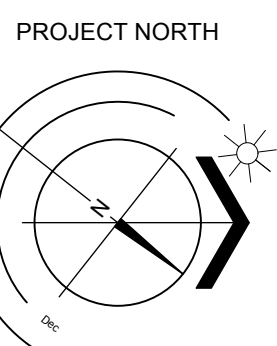
RE-ISSUED FOR REZONING & DP : 15 JUNE 2023



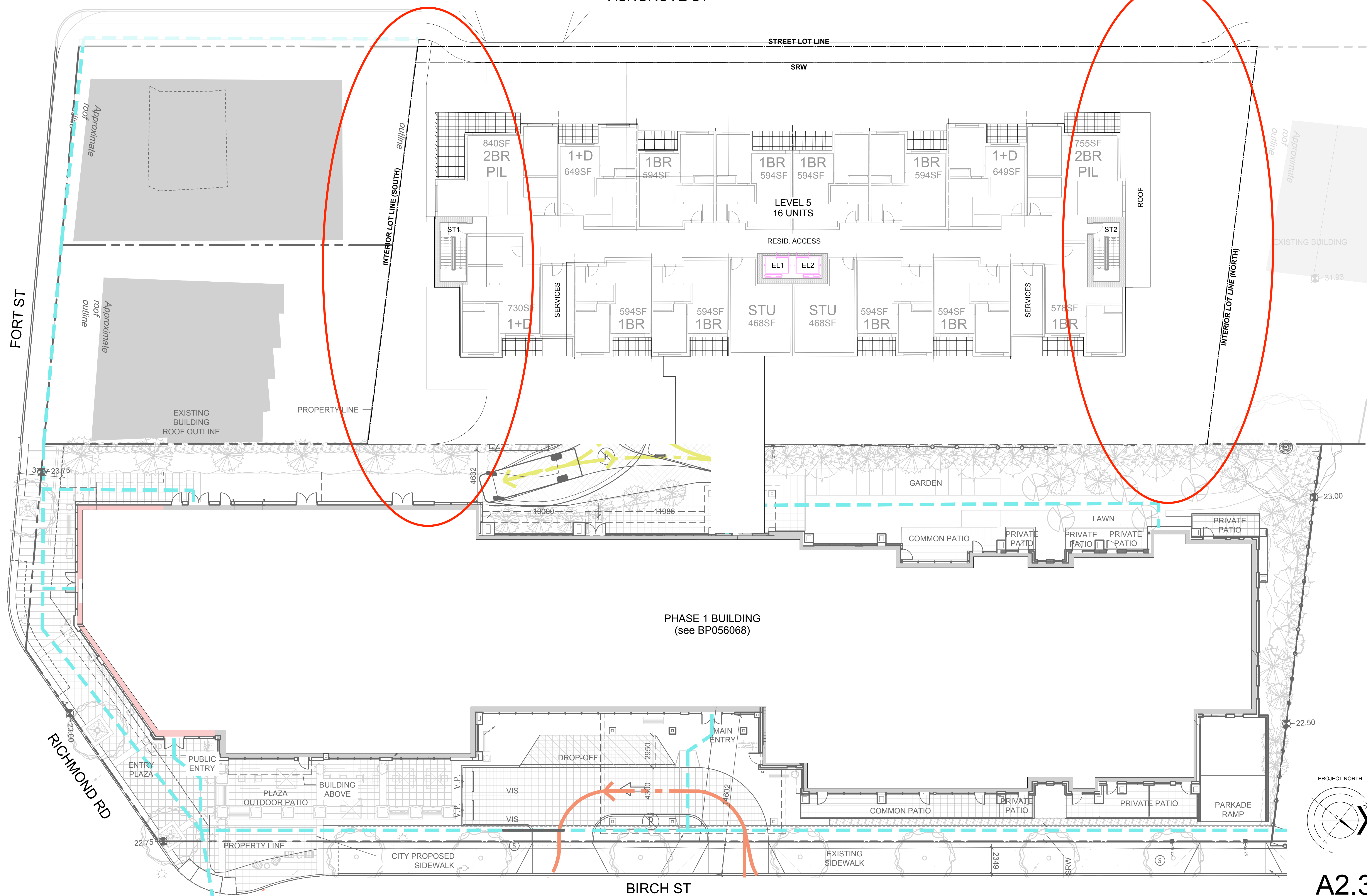
A2.1



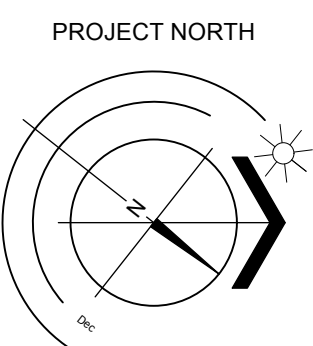
PHASE 1 BUILDING  
(see BP056068)



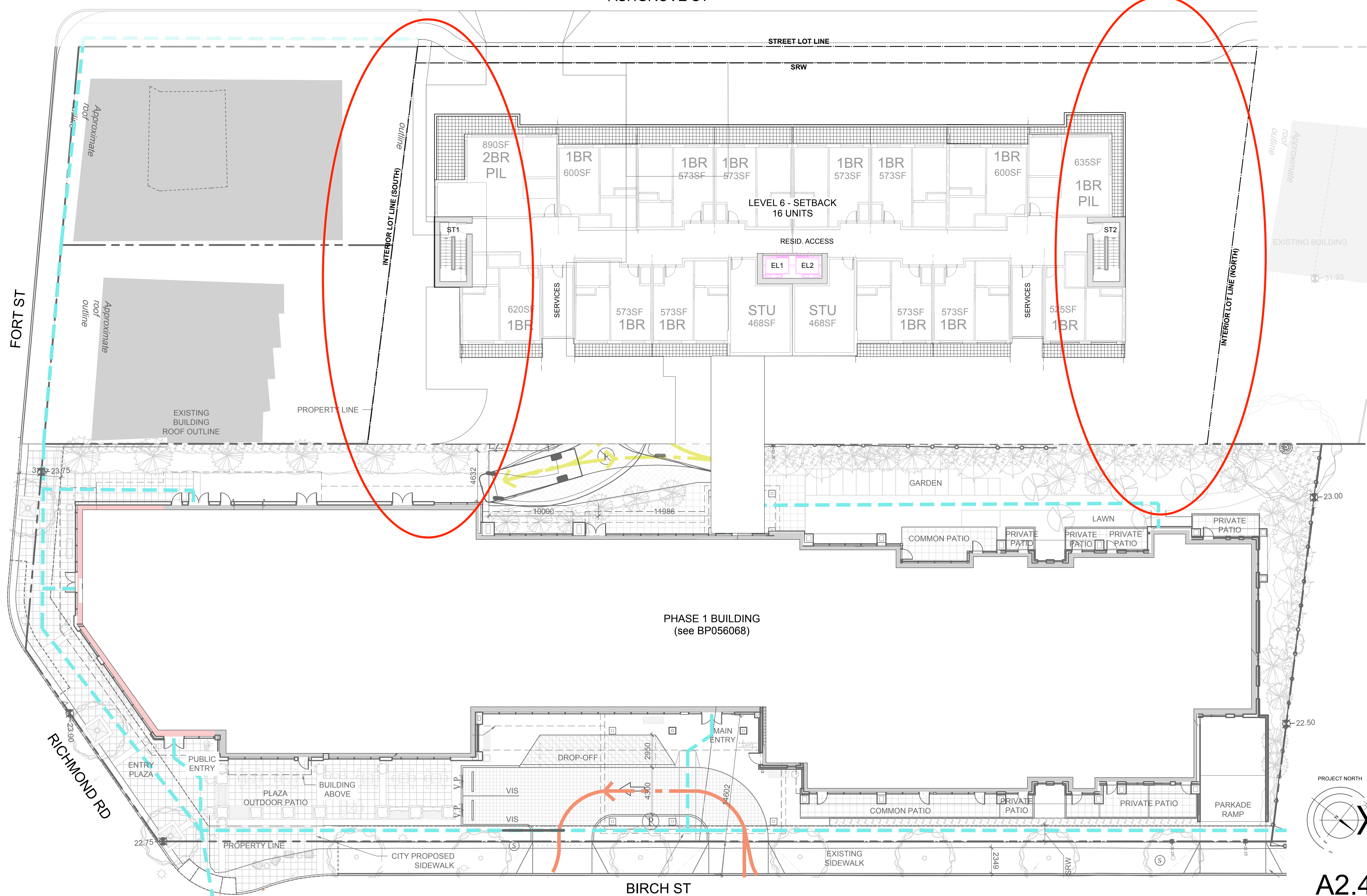
A2.2



PHASE 1 BUILDING  
(see BP056068)



A2.3



PHASE 1 BUILDING  
(see BP056068)

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L6 Plan

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)

Approximate roof outline

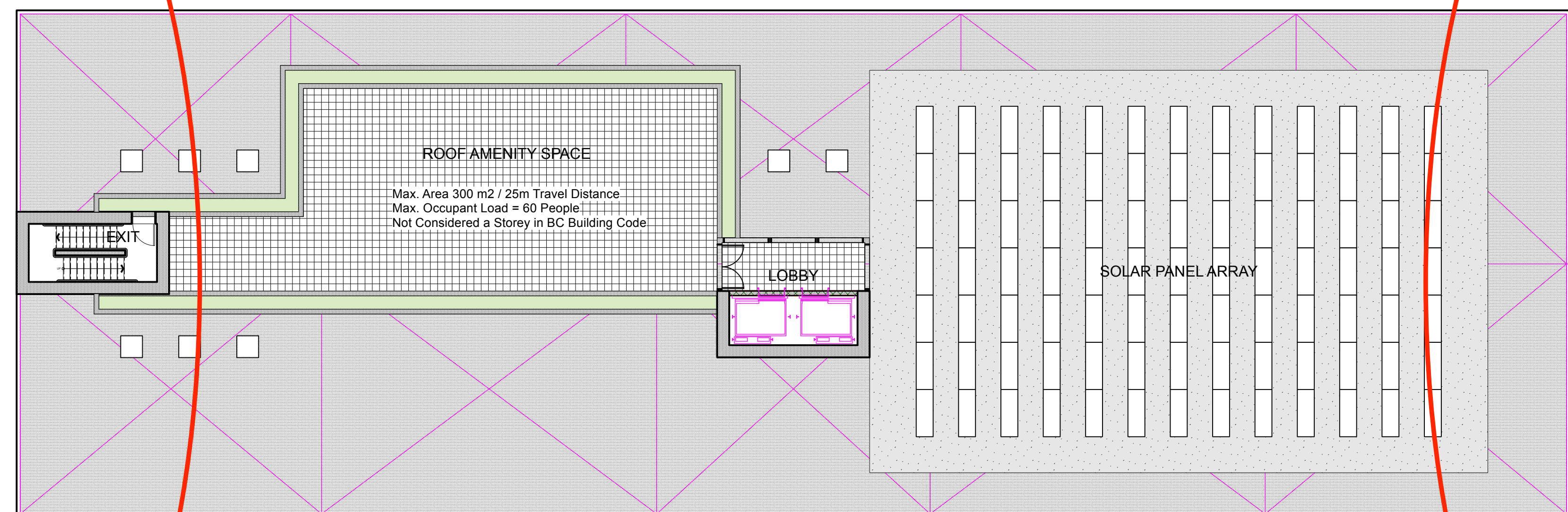
Approximate roof outline

Approximate roof outline

EXISTING BUILDING

EXISTING BUILDING ROOF OUTLINE

PROPERTY LINE



GARDEN

PHASE 1 BUILDING (see BP056068)

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

LAWN

PRIVATE PATIO

PRIVATE PATIO

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PARKADE RAMP

RICHMOND RD

ENTRY PLAZA

PUBLIC ENTRY

PLAZA OUTDOOR PATIO

BUILDING ABOVE

V.P.

V.P.

VIS

VIS

DROP-OFF

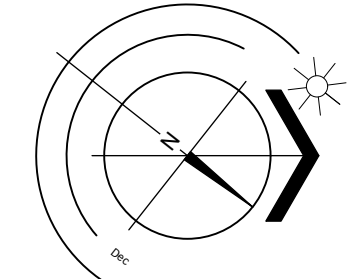
MAIN ENTRY

EXISTING SIDEWALK

CITY PROPOSED SIDEWALK

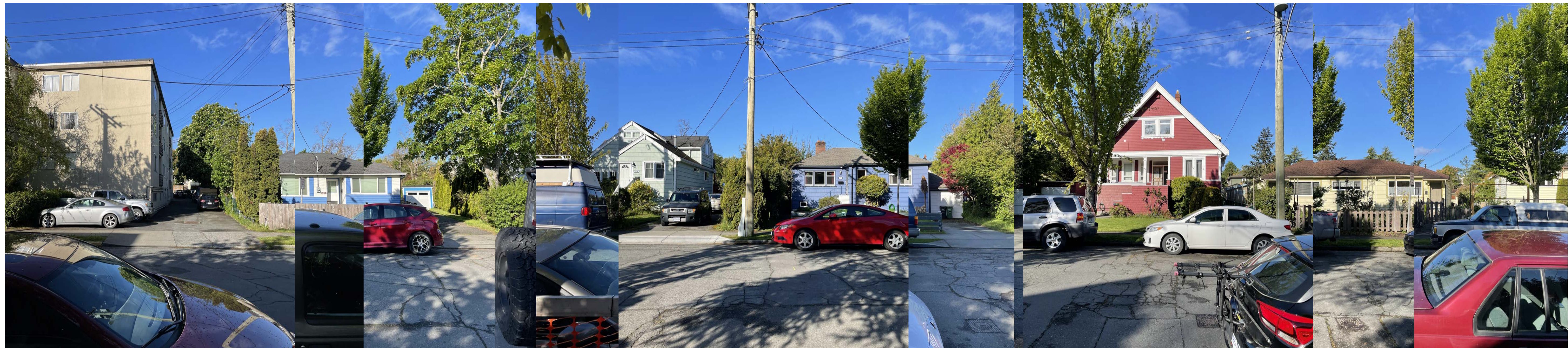
BIRCH ST

PROJECT NORTH



A2.4





1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



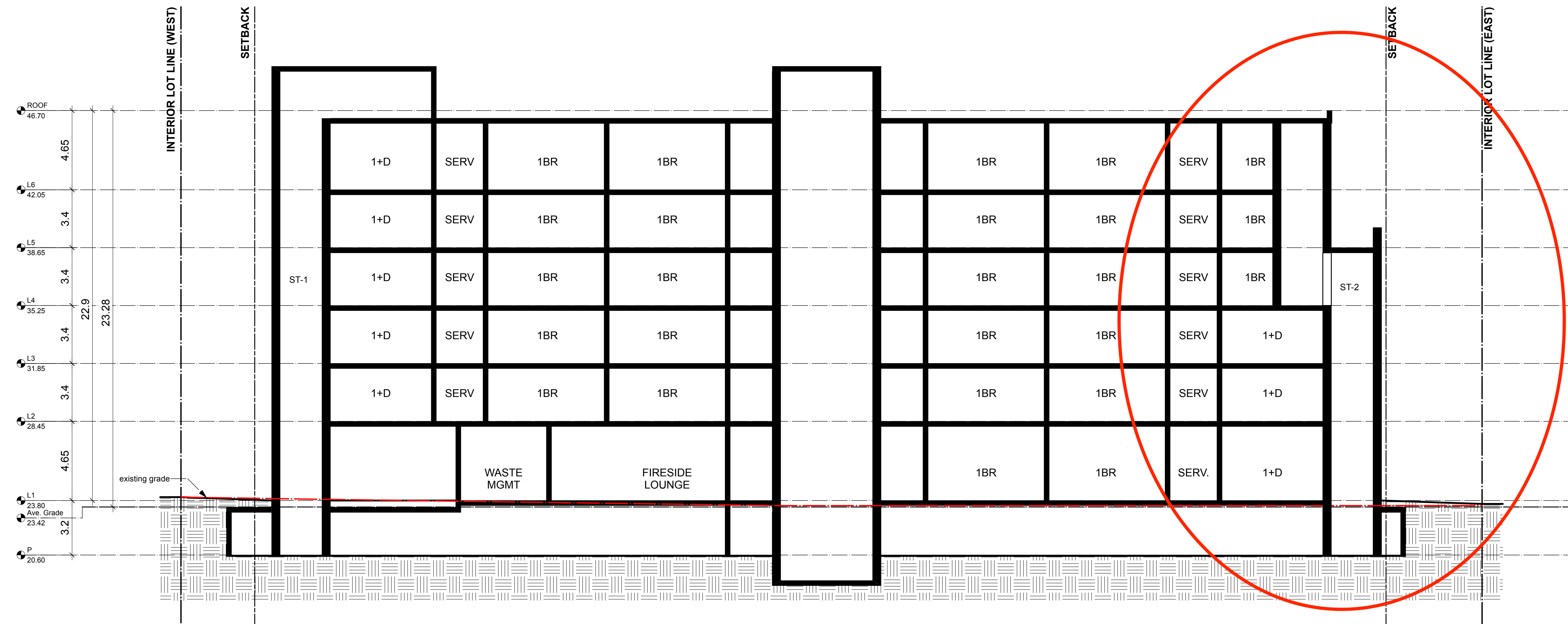
Street Context Elevation - Birch Street - Phase 2 in background  
(Phase 1 and context masked 60%)



EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID

A3.3





SECTION WEST - EAST



SECTION SOUTH - NORTH

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
Building Sections

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023



Aerial View - Looking West from Richmond Road  
Phase 1 in Foreground



Aerial View - Looking South West from Richmond Road  
Phase 1 in Foreground



Aerial View - Looking South East from Ashgrove Street  
Phase 1 in Background

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
3D Model Representation - Aerial Views

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023

A5.0



Street View - Looking North from Richmond Street

Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street

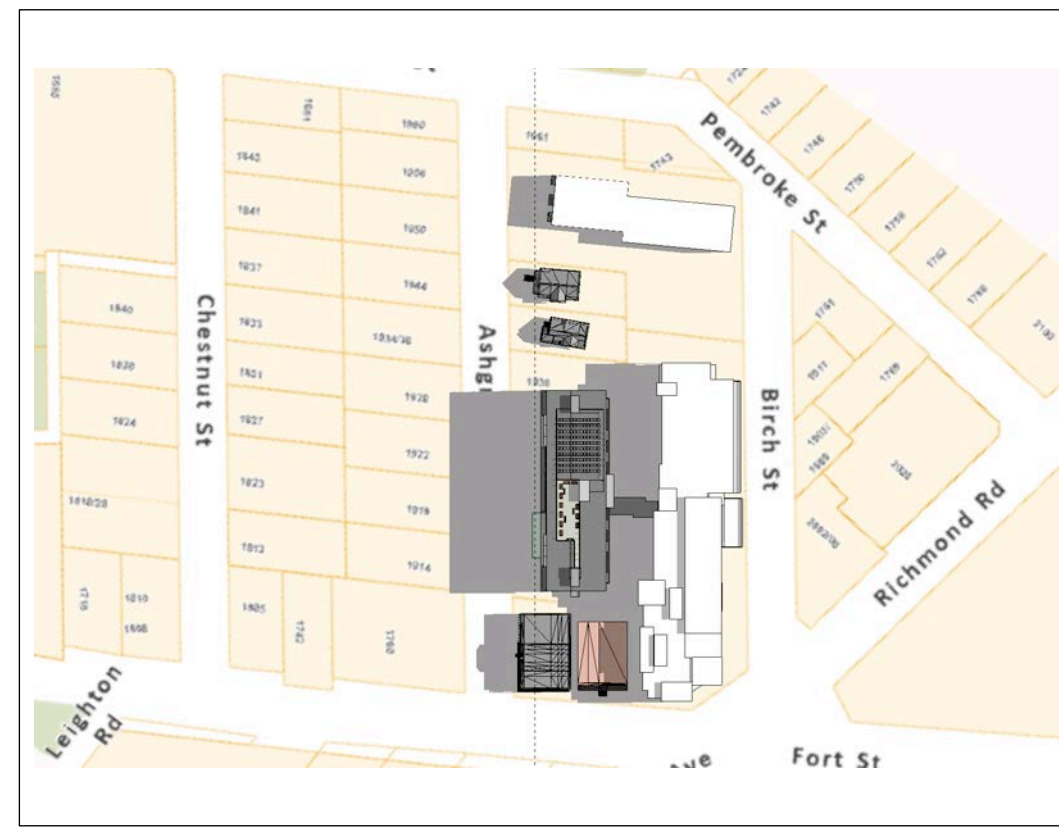
A5.1



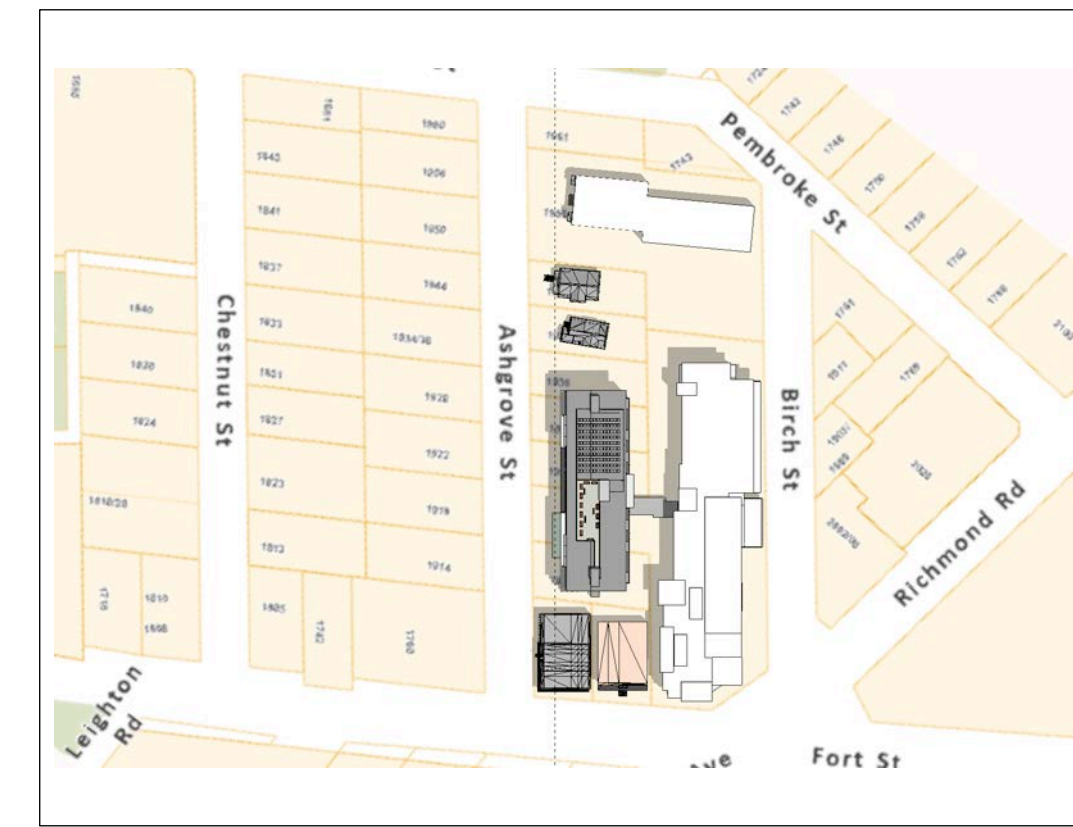
Street View - Looking South along Ashgrove Street



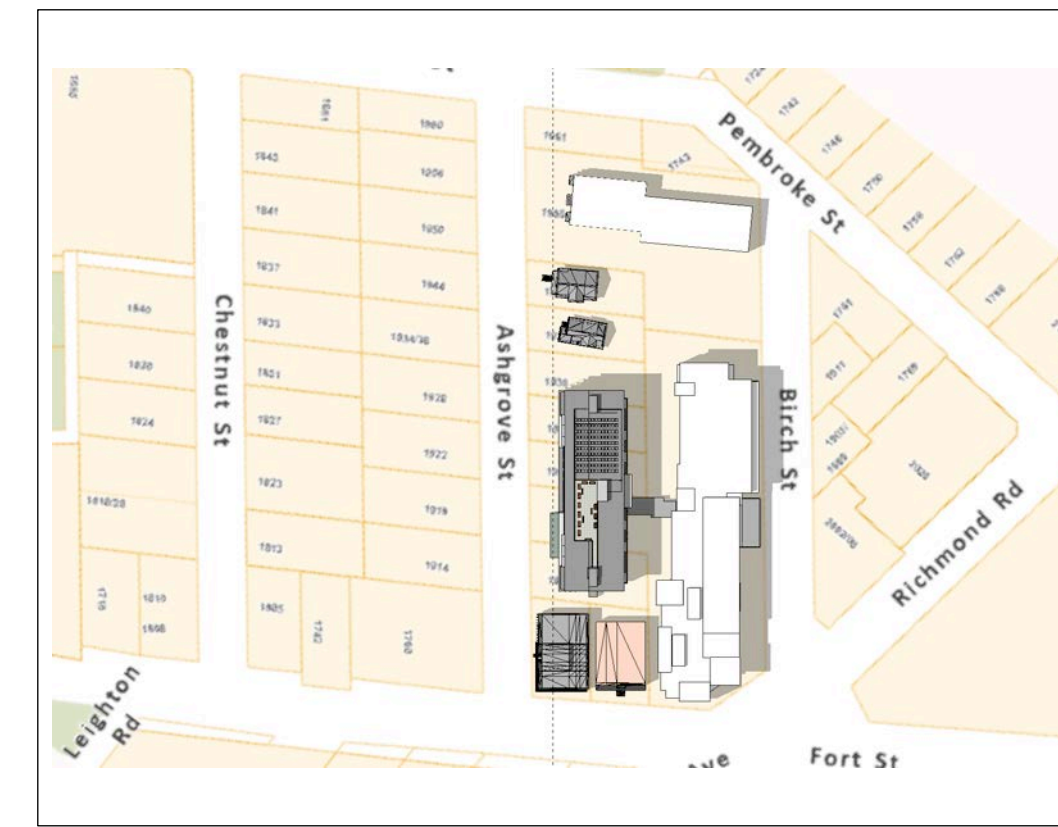
Aerial View - Looking East over Fort Street with RJH Buildings in Background



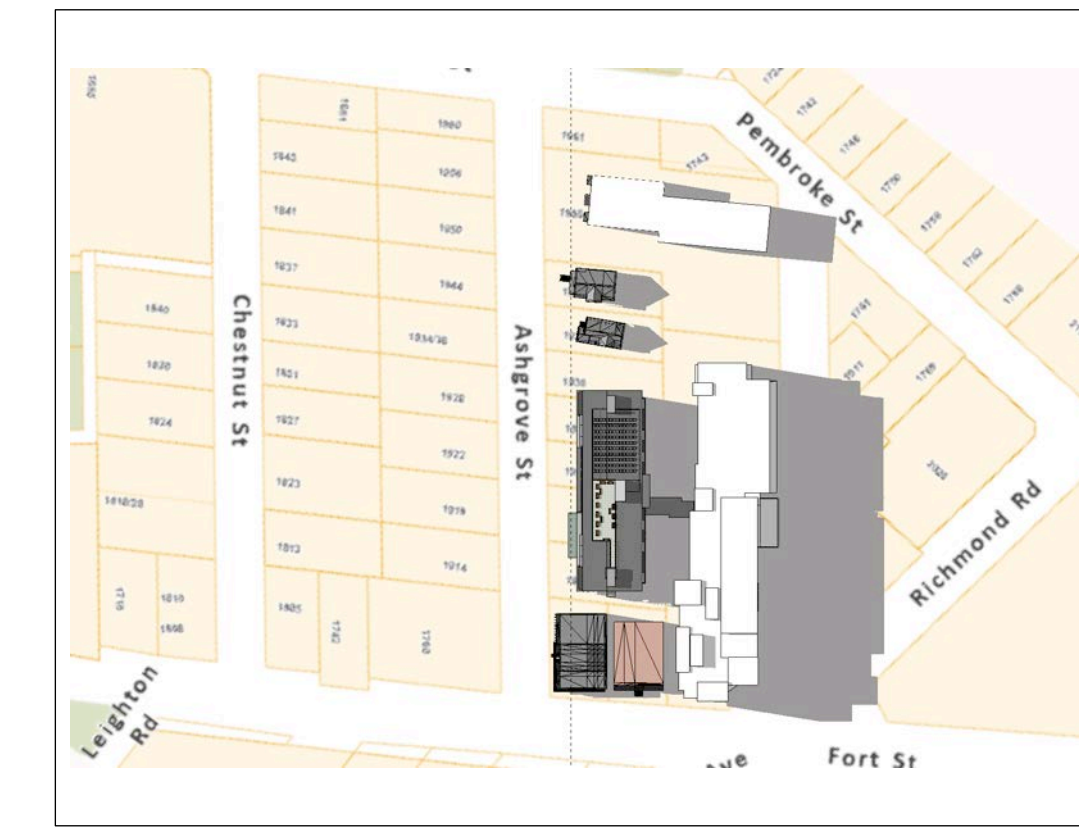
JUNE 21 - 08:00



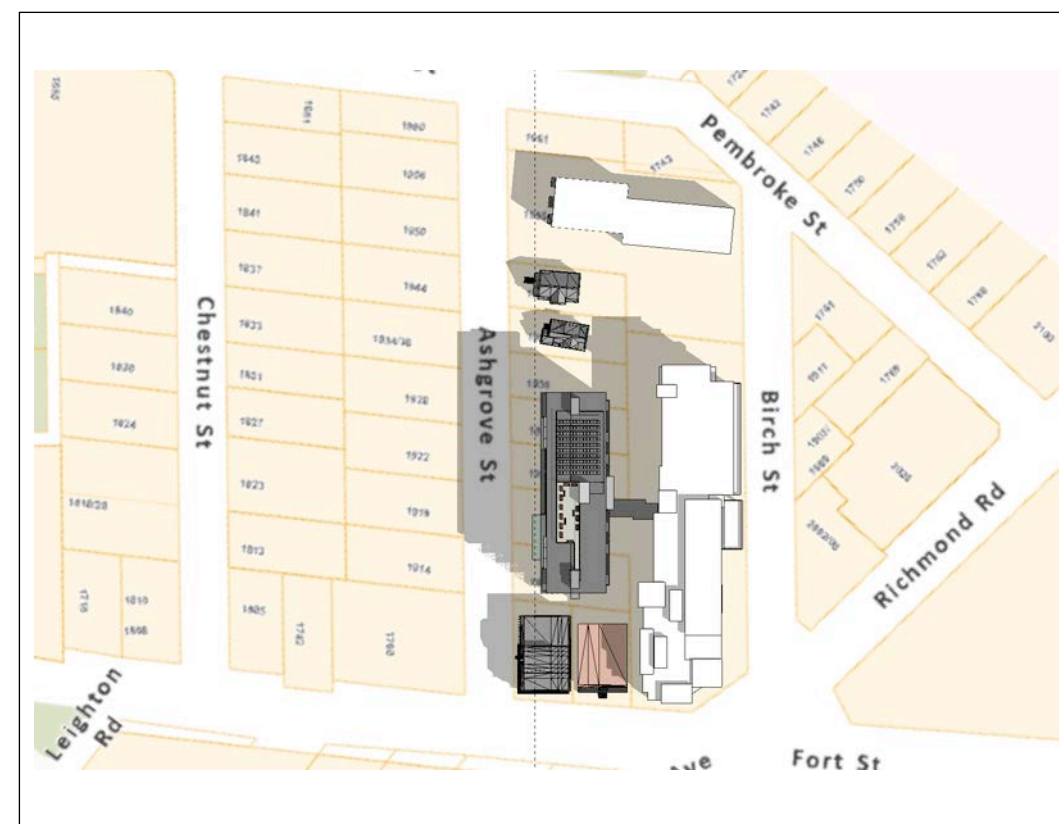
JUNE 21 - 11:00



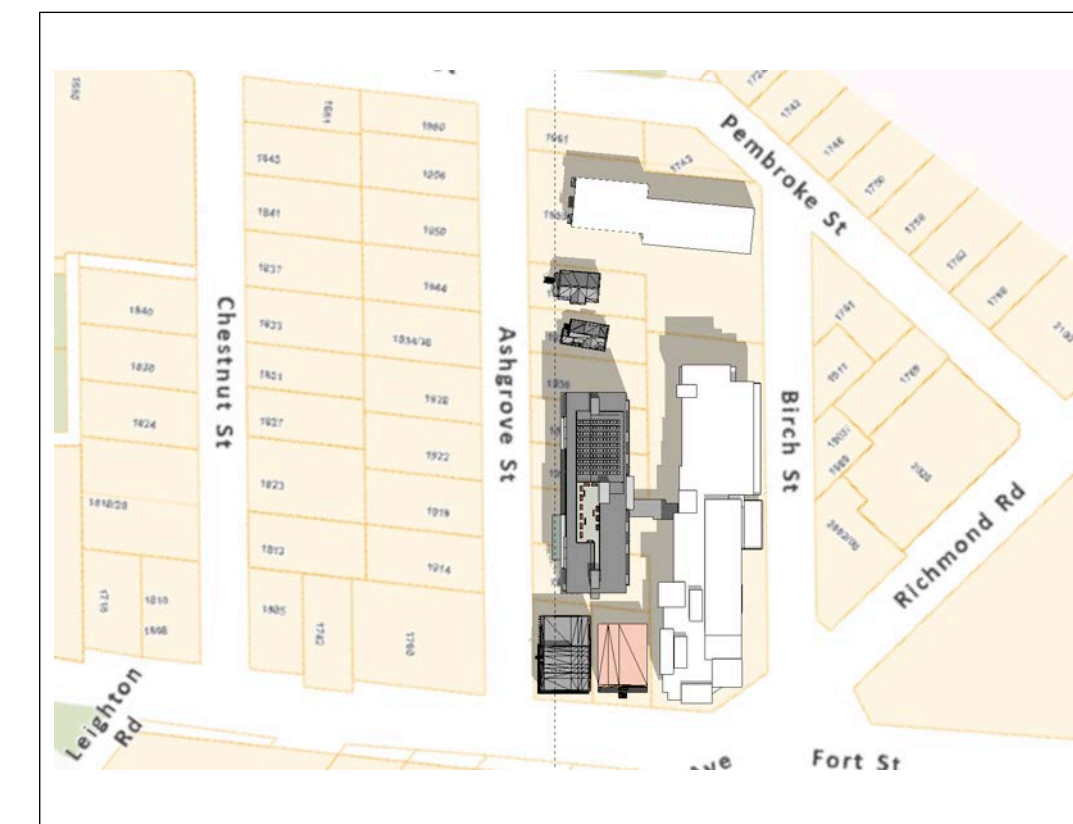
JUNE 21 - 14:00



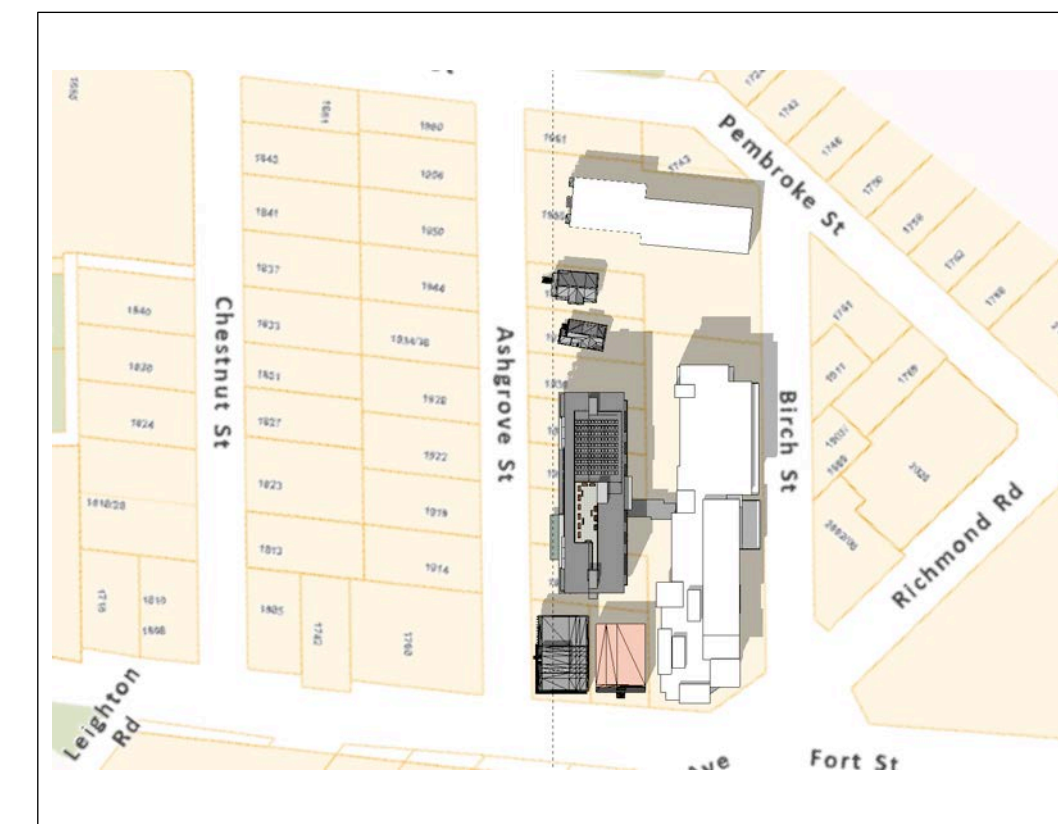
JUNE 21 - 17:00



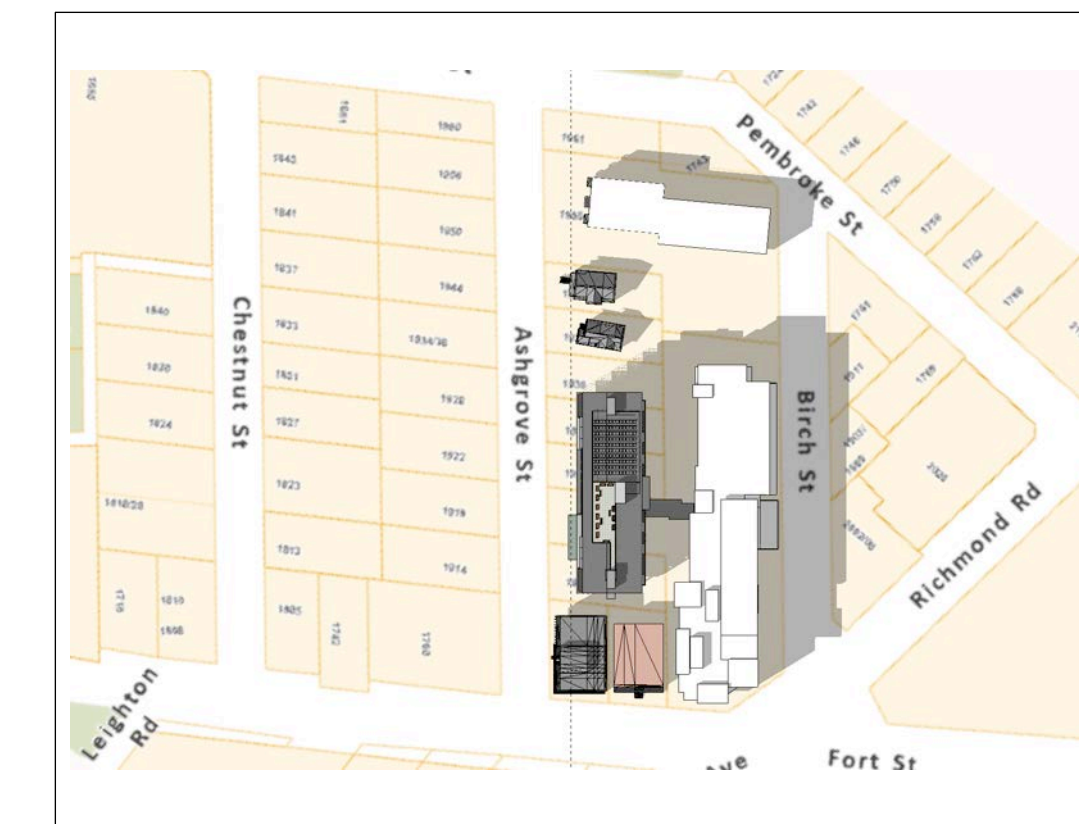
SEPTEMBER 23 - 09:00



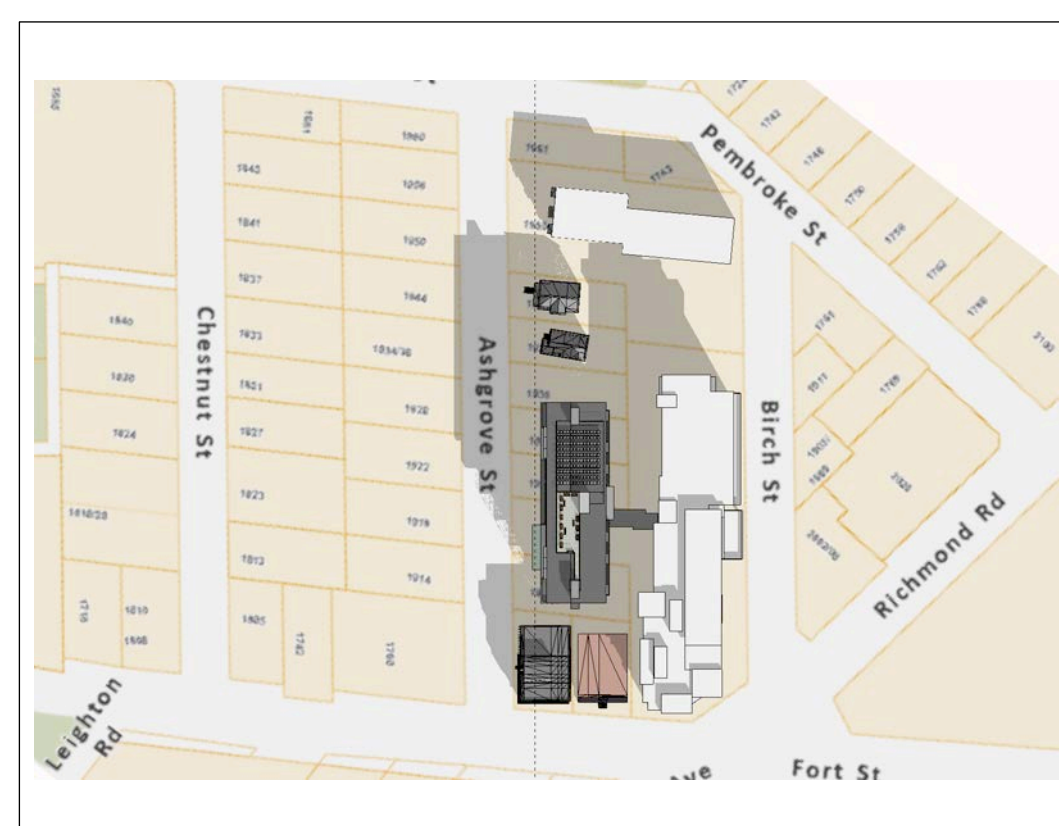
SEPTEMBER 23 - 11:00



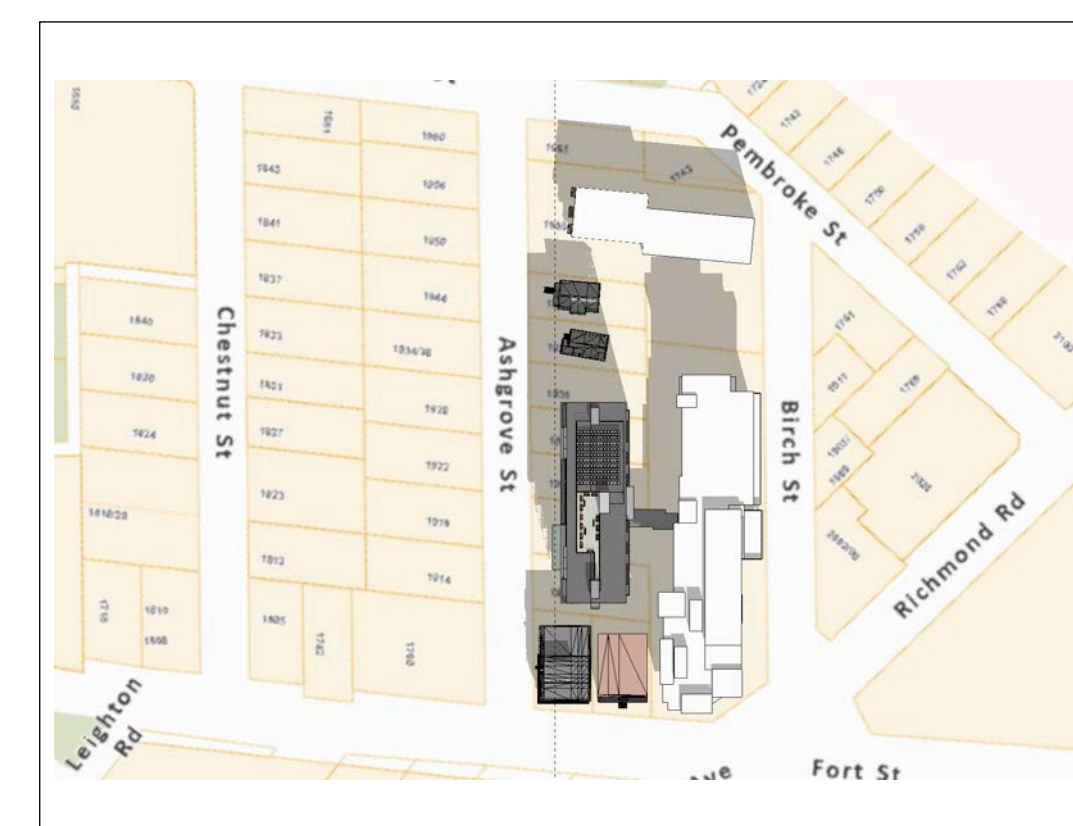
SEPTEMBER 23 - 13:00



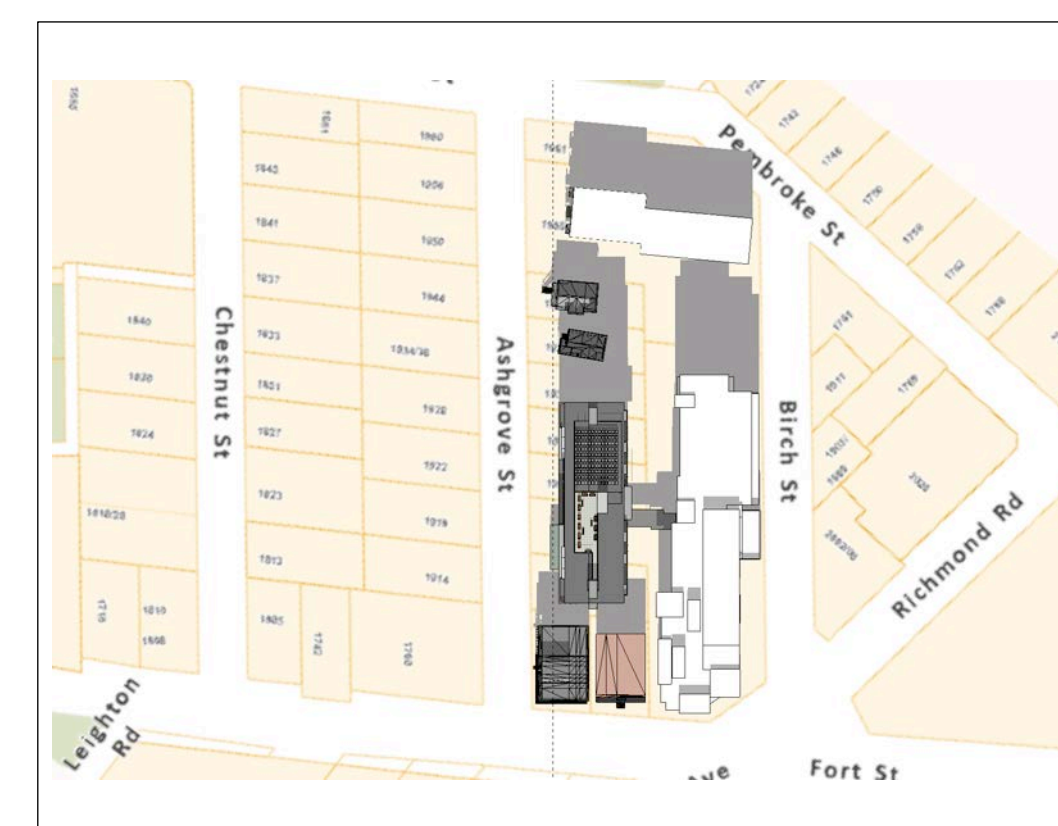
SEPTEMBER 23 - 15:00



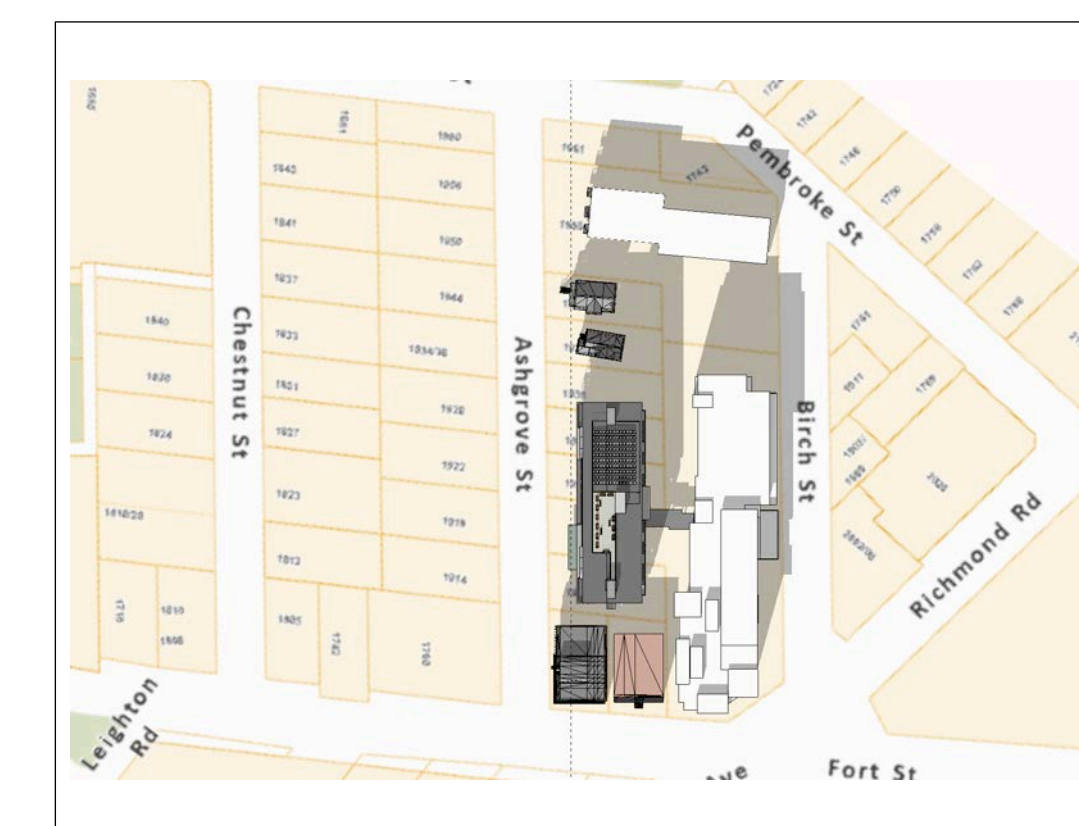
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice

RE-ISSUED FOR REZONING & DP : 15 JUNE 2023

A6.0



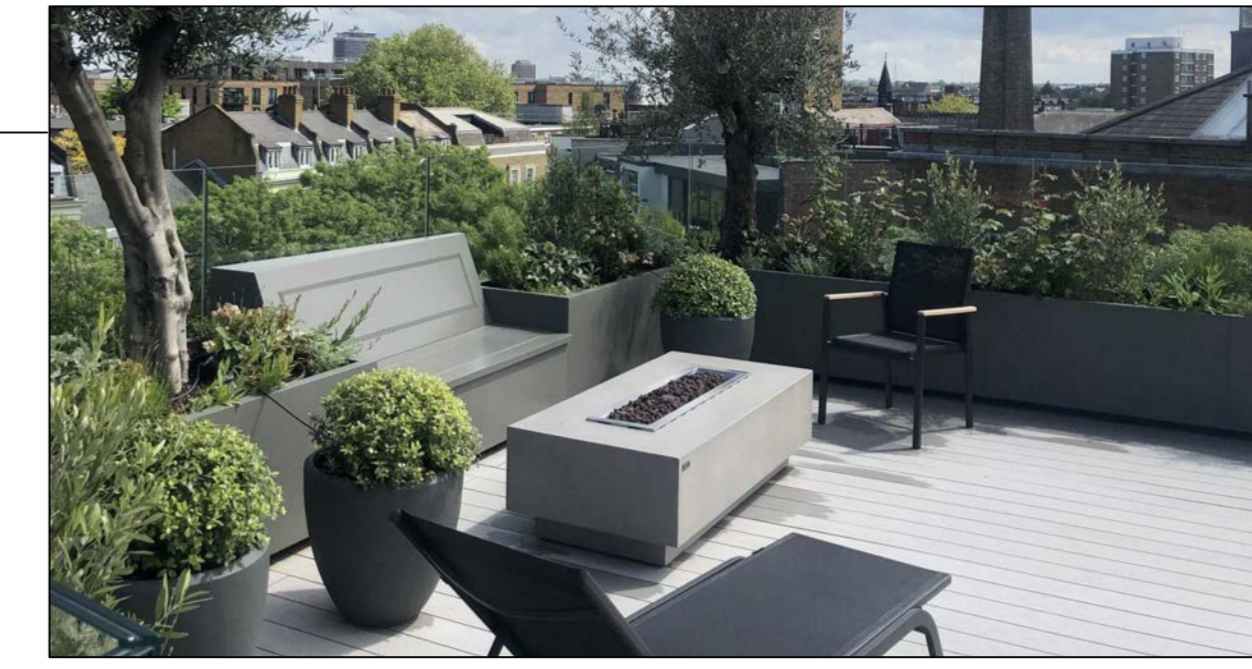
Cementitious Panel Siding- Various colours- with colour matching trims



High-Performance aluminium and glass window-wall system



Rooftop solar PV array



Rooftop amenity area with planters



High-Performance vinyl windows with coloured frames



WEST ELEVATION



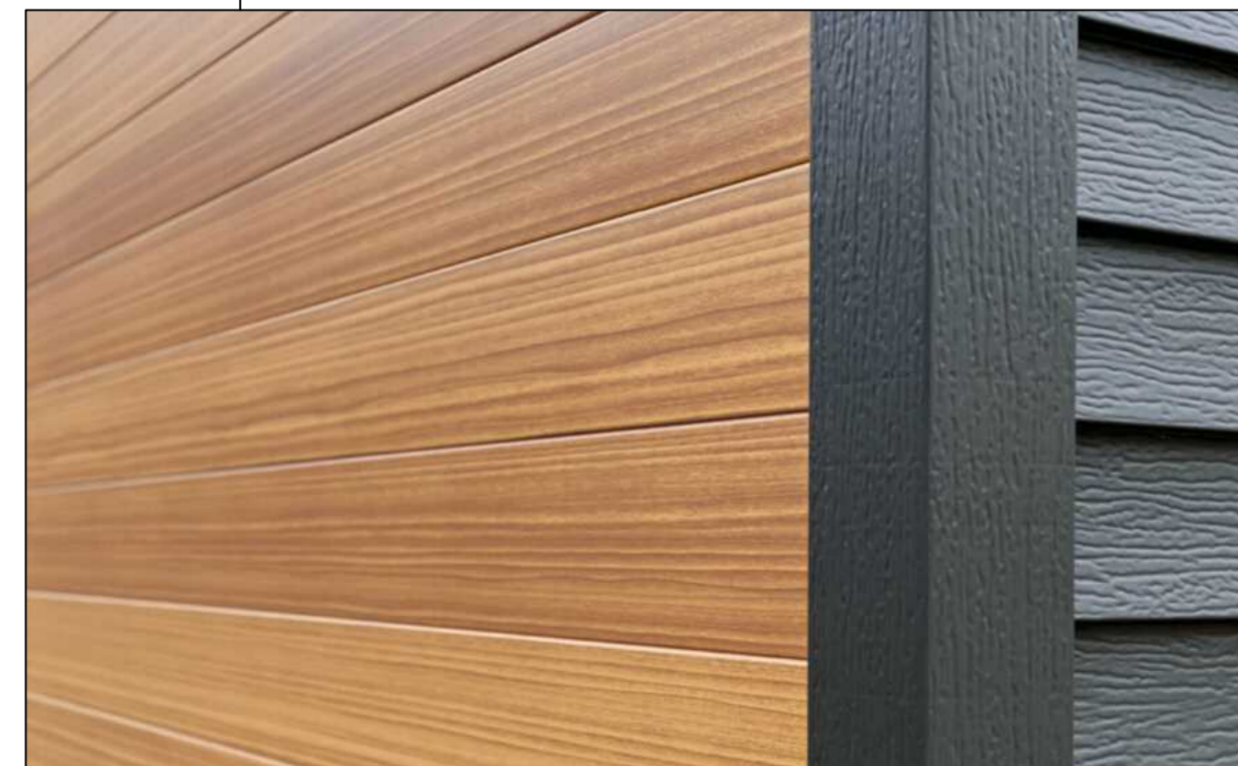
Rooftop beehiving hives



Prefinished metal cladding



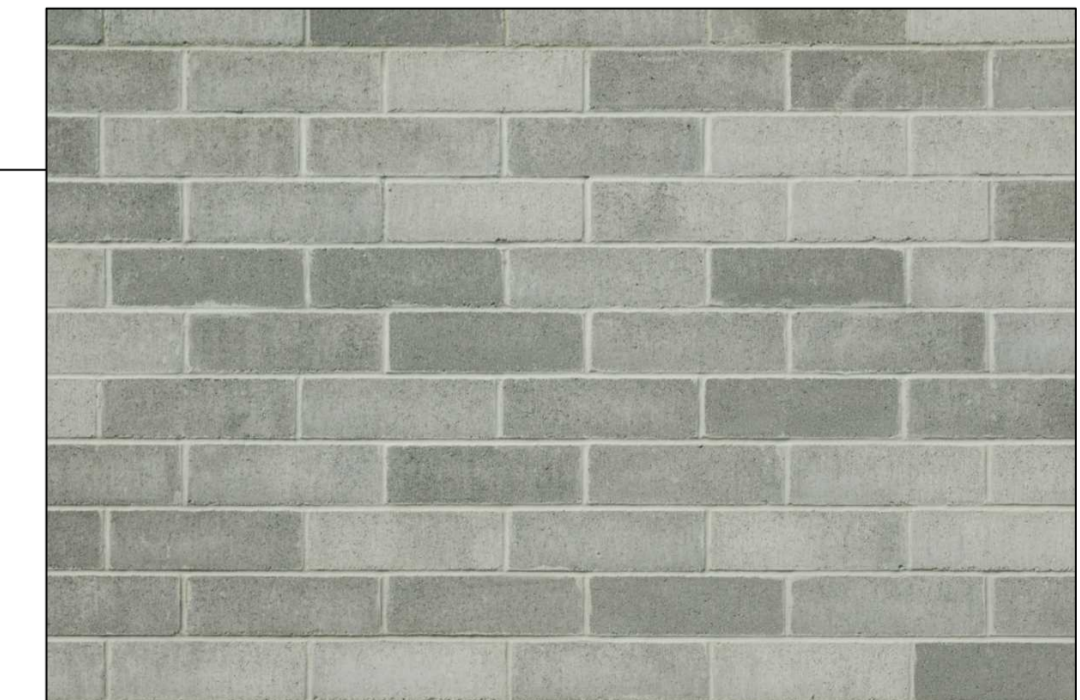
Aluminium and Glass guard



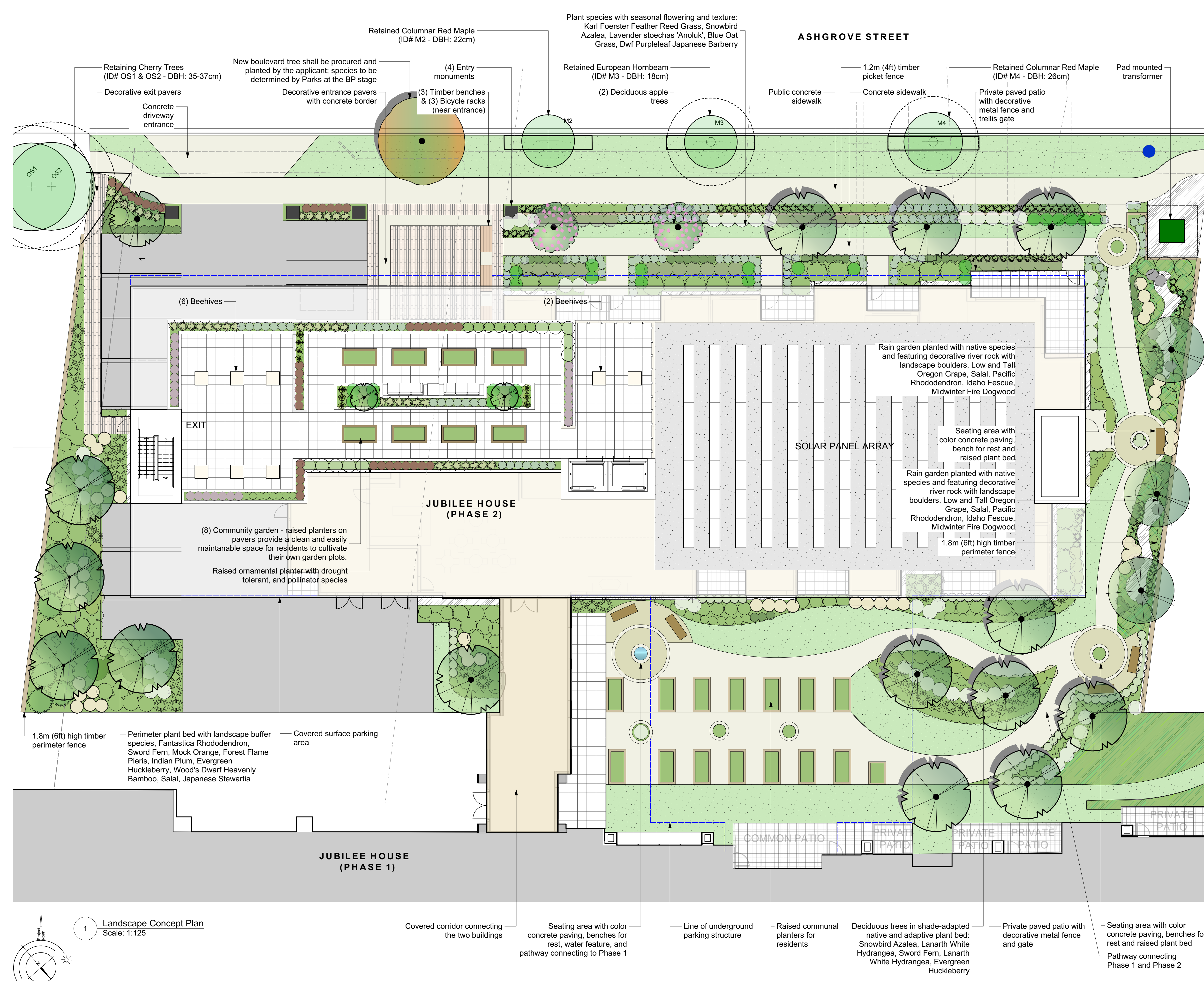
Metal siding with painted wood grain



Steel and glass canopy



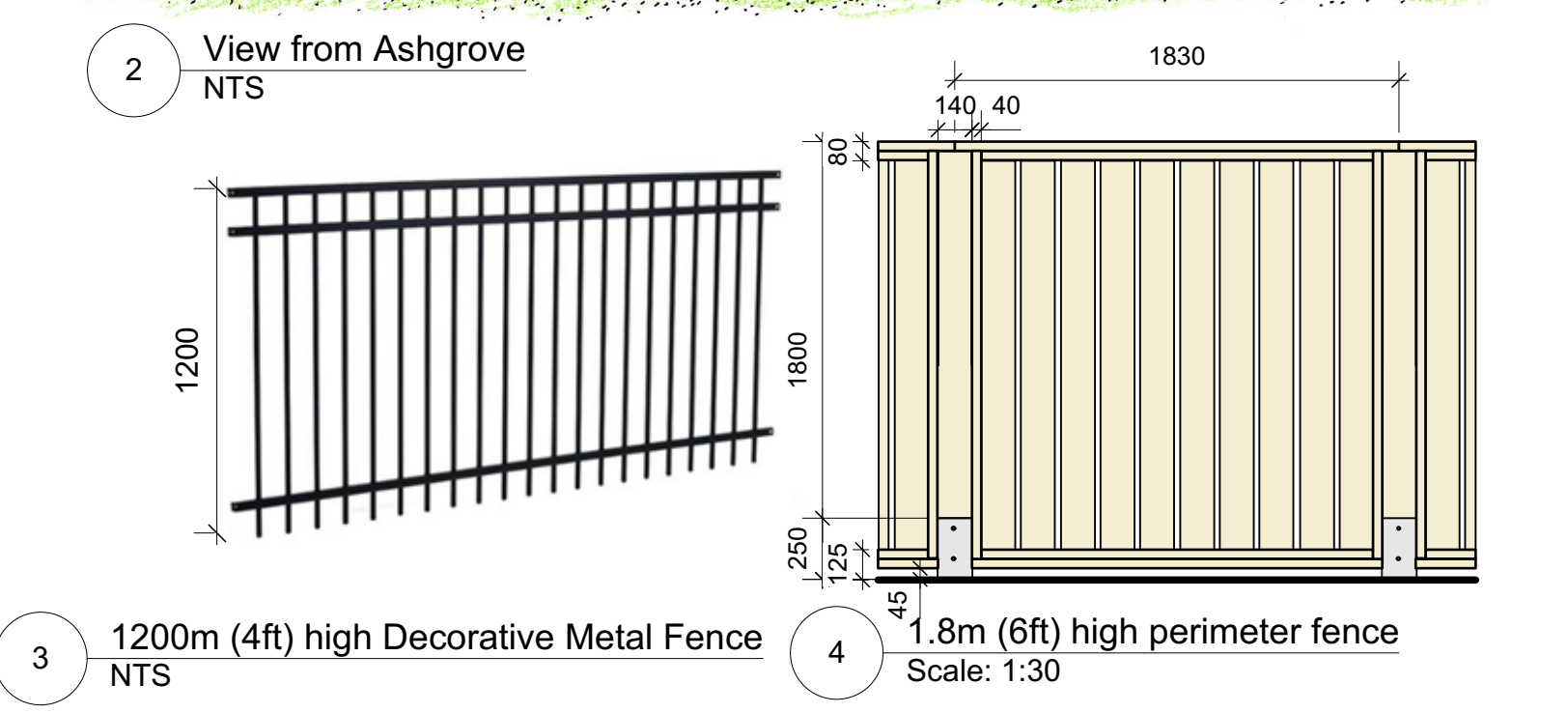
Smooth face masonry cladding



### Recommended Nursery Stock

Trees	Quantity	Botanical Name	Common Name	Size
	3	<i>Alnus rubra</i> (Lrg / 1:1)	Red Alder	6cm cal.
	1	Boulevard Street Tree	Species to be determined	6cm cal.
	9	<i>Cercidiphyllum japonicum</i> (Med. / 1:1)	Katsura Tree	6cm cal.
	5	<i>Cercis canadensis</i> (Med. / 1:1)	Eastern Redbud	6cm cal.
	2	<i>Cornus x 'Venus'</i> (1:1 Structure)	Venus Cornus	4cm cal.
	2	<i>Malus domestica 'Jonagold'</i> (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
	1	<i>Stewartia pseudocamellia</i> (Sm. / 2:1)	Japanese Stewartia	6cm cal.
<b>Large Shrubs</b>				
Total:	72			
		<i>Ceanothus thyrsiflorus 'Victoria'</i>	Victoria Ceanothus (California Lilac)	#5 pot
		<i>Choisya ternata</i>	Mexican Orange Blossom	#5 pot
		<i>Cornus sericea 'Flaviramea'</i>	Midwinter Fire Dogwood	#5 pot
		<i>Oemleria cerasiformis</i>	Indian Plum	#5 pot
		<i>Philadelphus lewisii</i>	Mock Orange	#5 pot
		<i>Pieris 'Forest Flame'</i>	Forest Flame Pieris	#5 pot
		<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#5 pot
<b>Medium Shrubs</b>				
Total:	150			
		<i>Hydrangea macrophylla 'Lanarth White'</i>	Lanarth White Hydrangea	#5 pot
		<i>Mahonia aquifolium</i>	Tall Oregon Grape	#5 pot
		<i>Rhododendron 'Fantastica'</i>	Fantastica Rhododendron	#5 pot
		<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	#5 pot
		<i>Ribes sanguineum</i>	Red Flowering Currant	#5 pot
		<i>Symphoricarpos albus</i>	Snowberry	#5 pot
<b>Small Shrubs</b>				
Total:	561			
		<i>Azalea japonica 'Herbert'</i>	Herbert Evergreen Azalea	#1 pot
		<i>Azalea 'Snowbird'</i>	Snowbird Azalea	#1 pot
		<i>Berberis thunbergii f. atropurpurea 'Bagatelle'</i>	Dwf Purpleleaf Japanese Barberry	#1 pot
		<i>Ceanothus 'Blue Sapphire'</i>	Blue Sapphire Ceanothus	#1 pot
		<i>Cistus x argenteus 'Silver Pink'</i>	Silver Pink Rock Rose	#1 pot
		<i>Cornus stolonifera 'Kelsey'</i>	Kelsey Dogwood	#1 pot
		<i>Gaultheria shallon</i>	Salal	#1 pot
		<i>Hebe odora 'New Zealand Gold'</i>	New Zealand Hebe	#1 pot
		<i>Hydrangea macrophylla 'Lanarth White'</i>	Lanarth White Hydrangea	#5 pot
		<i>Lavandula angustifolia 'Munstead'</i>	Munstead English Lavender	#1 pot
		<i>Lavender stoechas 'Anoluk'</i>	Anouk Spanish Lavender	#1 pot
		<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
		<i>Nandina domestica 'Wood's Dwarf'</i>	Wood's Dwarf Heavenly Bamboo	#1 pot
		<i>Sarcococca hookeriana var. humilis</i>	Dwarf Sweet Box	#1 pot
<b>Perennials, Annuals and Ferns</b>				
Total:	207			
		<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#1 pot
		<i>Festuca idahoensis</i>	Idaho Fescue	#1 pot
		<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
		<i>Perovskia atriplicifolia</i>	Russian Sage	#1 pot
		<i>Phormium tenax 'Tiny Tiger'</i>	Dwarf Variegated New Zealand Flax	#1 pot
		<i>Polystichum munilum</i>	Sword Fern	#1 pot
		<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 pot

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

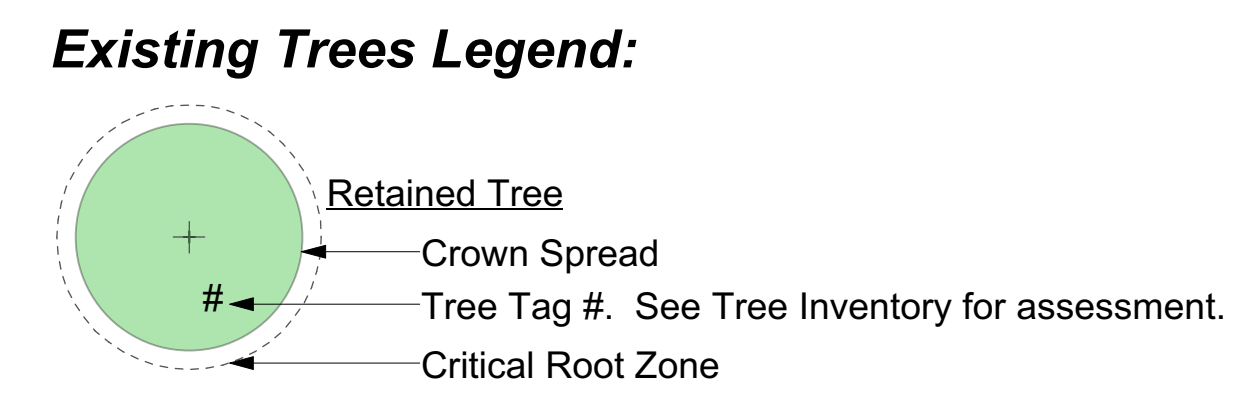
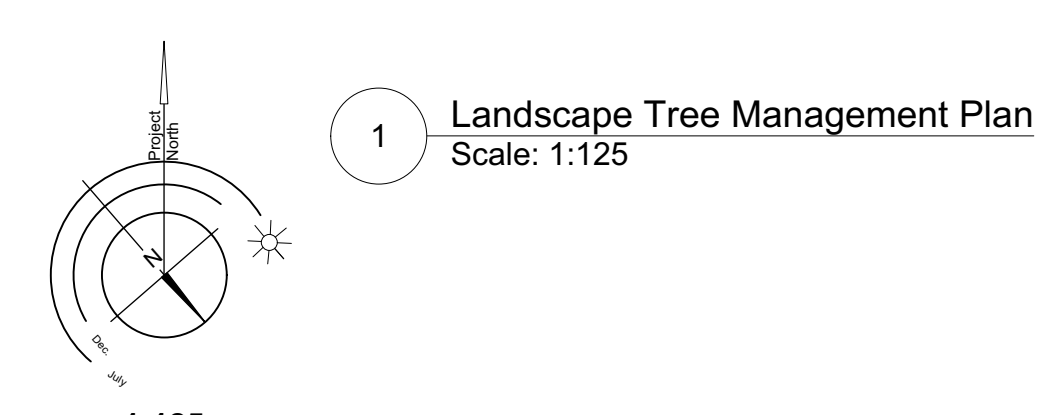
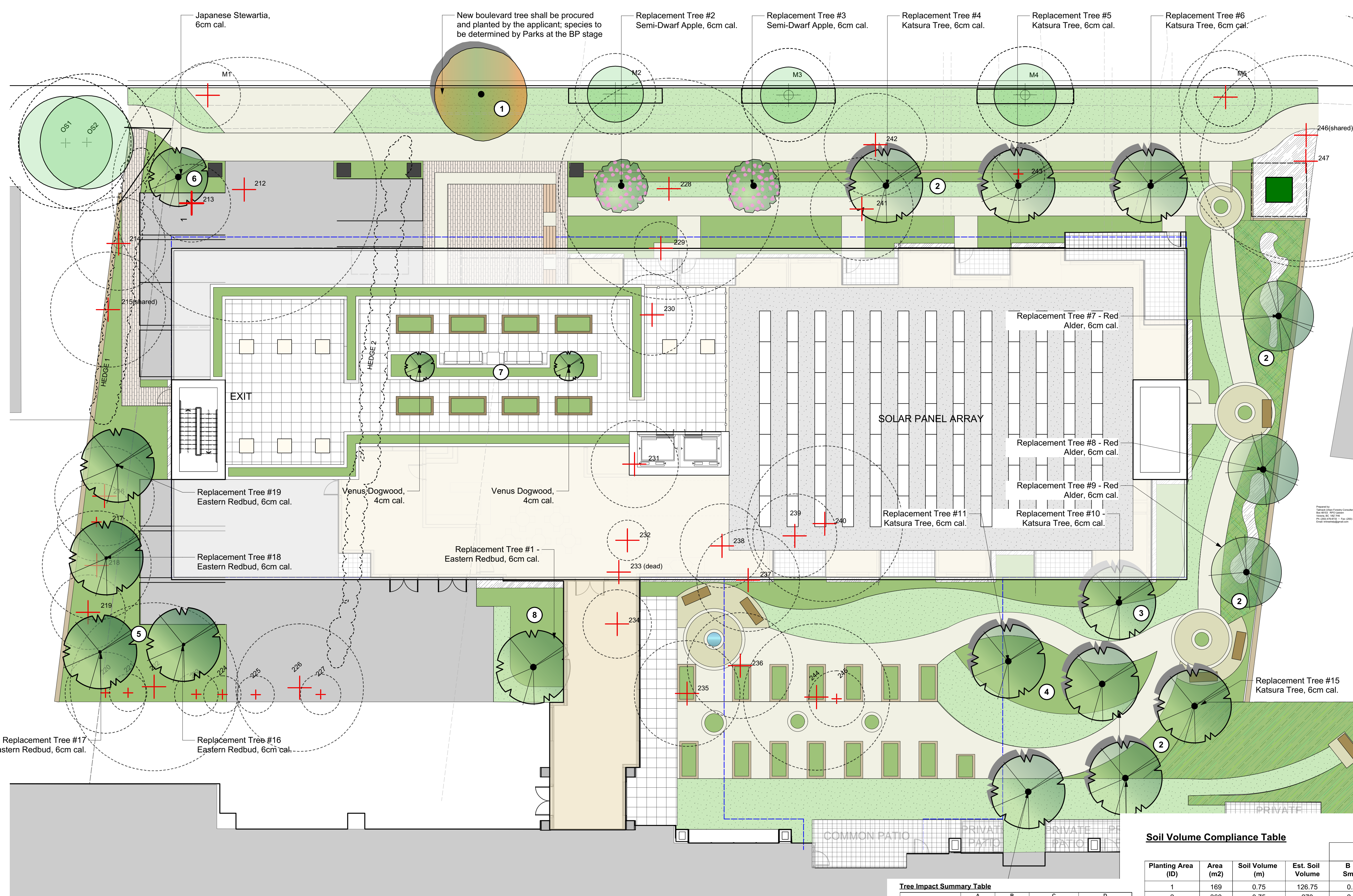


1 Landscape Concept Plan  
Scale: 1:125

1:125  
 Revision F | Issued for DP ReSubmission I June 8/23  
 Revision E | Issued for DP ReSubmission I Apr. 11/23  
 Revision D | Issued for Draft DP ReSubmission I Feb. 24/23  
 Revision C | Issued for Draft DP Submission I Dec. 15/22  
 Revision B | Issued for Coordination I Dec. 7/22  
 Revision A | Issued for Rezoning I Sept. 16/22

# Landscape Concept Plan - Jubilee House Phase 2

ASHGROVE STREET



**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	18	18	22*	0
Private Offsite Trees	2	0	N/A	N/A
Municipal Trees	5	2	N/A	N/A
<b>Total</b>	<b>25</b>	<b>20</b>	<b>22*</b>	<b>0</b>

**Soil Volume Compliance Table**

Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	Replacement Trees Proposed				Soil Volume Required (m3)			Compliance (Y / N)
				B Small #	C Medium #	D Large #	E # Small	F # Medium	G # Large	Total	
1	169	0.75	126.75	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
2	360	0.75	270	2.0	6.0	2.0	16.0	120.0	70.0	206.0	Y
3	75	0.75	56.25	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
4	70	0.75	52.5	0.0	2.0	0.0	0.0	40.0	0.0	40.0	Y
5	129	0.75	96.75	0.0	4.0	0.0	0.0	80.0	0.0	80.0	Y
6	14.2	0.75	10.65	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y
7	12.5	1	12.5	2.0	0.0	0.0	12.0	0.0	0.0	12.0	Y
8	33	0.75	24.75	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
<b>TOTAL</b>			<b>650.15</b>							<b>406.0</b>	

**Tree Inventory Table**

Tag #	Location	Species	Caliper	DBH	Height	Condition	Remarks	Assessment	Retention
051	City	Yes	Cherry	21	15	3	Good	Y	Retain
052	City	Yes	Cherry	37	8	3	Fair	Y	Retain
053	City	Yes	Cherry	37	8	3	Fair	Y	Retain
054	City	Yes	Cherry	37	8	3	Fair	Y	Retain
055	City	Yes	Cherry	37	8	3	Fair	Y	Retain
056	City	Yes	Cherry	37	8	3	Fair	Y	Retain
057	City	Yes	Cherry	37	8	3	Fair	Y	Retain
058	City	Yes	Cherry	37	8	3	Fair	Y	Retain
059	City	Yes	Cherry	37	8	3	Fair	Y	Retain
060	City	Yes	Cherry	37	8	3	Fair	Y	Retain
061	City	Yes	Cherry	37	8	3	Fair	Y	Retain
062	City	Yes	Cherry	37	8	3	Fair	Y	Retain
063	City	Yes	Cherry	37	8	3	Fair	Y	Retain
064	City	Yes	Cherry	37	8	3	Fair	Y	Retain
065	City	Yes	Cherry	37	8	3	Fair	Y	Retain
066	City	Yes	Cherry	37	8	3	Fair	Y	Retain
067	City	Yes	Cherry	37	8	3	Fair	Y	Retain
068	City	Yes	Cherry	37	8	3	Fair	Y	Retain
069	City	Yes	Cherry	37	8	3	Fair	Y	Retain
070	City	Yes	Cherry	37	8	3	Fair	Y	Retain
071	City	Yes	Cherry	37	8	3	Fair	Y	Retain
072	City	Yes	Cherry	37	8	3	Fair	Y	Retain
073	City	Yes	Cherry	37	8	3	Fair	Y	Retain
074	City	Yes	Cherry	37	8	3	Fair	Y	Retain
075	City	Yes	Cherry	37	8	3	Fair	Y	Retain
076	City	Yes	Cherry	37	8	3	Fair	Y	Retain
077	City	Yes	Cherry	37	8	3	Fair	Y	Retain
078	City	Yes	Cherry	37	8	3	Fair	Y	Retain
079	City	Yes	Cherry	37	8	3	Fair	Y	Retain
080	City	Yes	Cherry	37	8	3	Fair	Y	Retain
081	City	Yes	Cherry	37	8	3	Fair	Y	Retain
082	City	Yes	Cherry	37	8	3	Fair	Y	Retain
083	City	Yes	Cherry	37	8	3	Fair	Y	Retain
084	City	Yes	Cherry	37	8	3	Fair	Y	Retain
085	City	Yes	Cherry	37	8	3	Fair	Y	Retain
086	City	Yes	Cherry	37	8	3	Fair	Y	Retain
087	City	Yes	Cherry	37	8	3	Fair	Y	Retain
088	City	Yes	Cherry	37	8	3	Fair	Y	Retain
089	City	Yes	Cherry	37	8	3	Fair	Y	Retain
090	City	Yes	Cherry	37	8	3	Fair	Y	Retain
091	City	Yes	Cherry	37	8	3	Fair	Y	Retain
092	City	Yes	Cherry	37	8	3	Fair	Y	Retain
093	City	Yes	Cherry	37	8	3	Fair	Y	Retain
094	City	Yes	Cherry	37	8	3	Fair	Y	Retain
095	City	Yes	Cherry	37	8	3	Fair	Y	Retain
096	City	Yes	Cherry	37	8	3	Fair	Y	Retain
097	City	Yes	Cherry	37	8	3	Fair	Y	Retain
098	City	Yes	Cherry	37	8	3	Fair	Y	Retain
099	City	Yes	Cherry	37	8	3	Fair	Y	Retain
100	City	Yes	Cherry	37	8	3	Fair	Y	Retain

**Tree Preservation Summary**

Category	Count	Multipplier	Total
A. Protected Trees Removed	18	X 1	18
B. Replacement Trees Proposed per Schedule "E", Part 1	19*	X 1	19*
C. Replacement Trees Proposed per Schedule "E", Part 2	3*	X 0.5	1.5*
D. Replacement Trees Proposed per Schedule "E", Part 3	16*	X 1	16*
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number	34*		34*
F. Onsite replacement tree deficit (A-E) Record 0 if negative number	0		0
G. Tree minimum on lot	14	X 1	14
H. Protected trees retained (other than specimen trees)	0	X 3	0
I. Specimen trees retained	0	X 1	0
J. Trees per lot deficit (G - (B+C+D+H)) Record 0 if negative number	0		0
K. Protected trees Removed	0	X 1	0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 2	0	X 1	0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number	0		0
O. Offsite replacement tree deficit (K - L) Record 0 if negative number	0		0
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number	0		0
Q. Offsite trees proposed for cash-in-lieu Enter O	0		0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)	0		\$0

# Tree Management Plan - Jubilee House Phase 2

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 Revision C | Issued for Draft DP Submission I Dec. 19/22  
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