



## 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  
tel: 250-658-3367  
fax: 250-658-3397  
email: crk@dhk.ca

**CIVIL ENGINEER**  
McElhanney  
Suite 500, 3960 Quadra Street  
Victoria BC  
V8X 4A3  
Mr. Colin Davis  
tel: 250-370-9221  
email: cdavis@mcelhanney.com

**LANDSCAPE ARCHITECT**  
LADR  
3-864 Queens Avenue  
Victoria, B.C.  
V8T 1M5  
Mr. Chris Windjack  
tel: 250-598-0105  
email: cwindjack@ladrfa.ca

## 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>

 PROPOSED:  

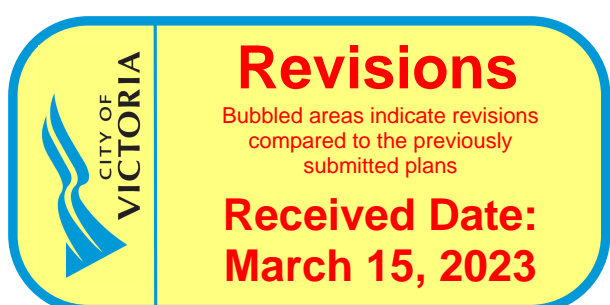
<b>TOTAL</b>		<b>62</b>
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**SETBACKS:**  

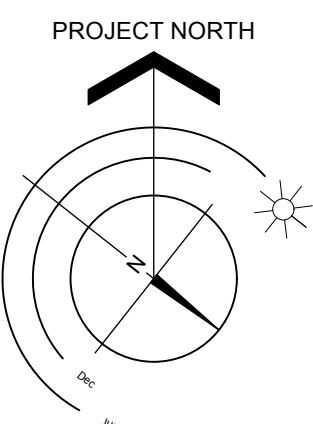
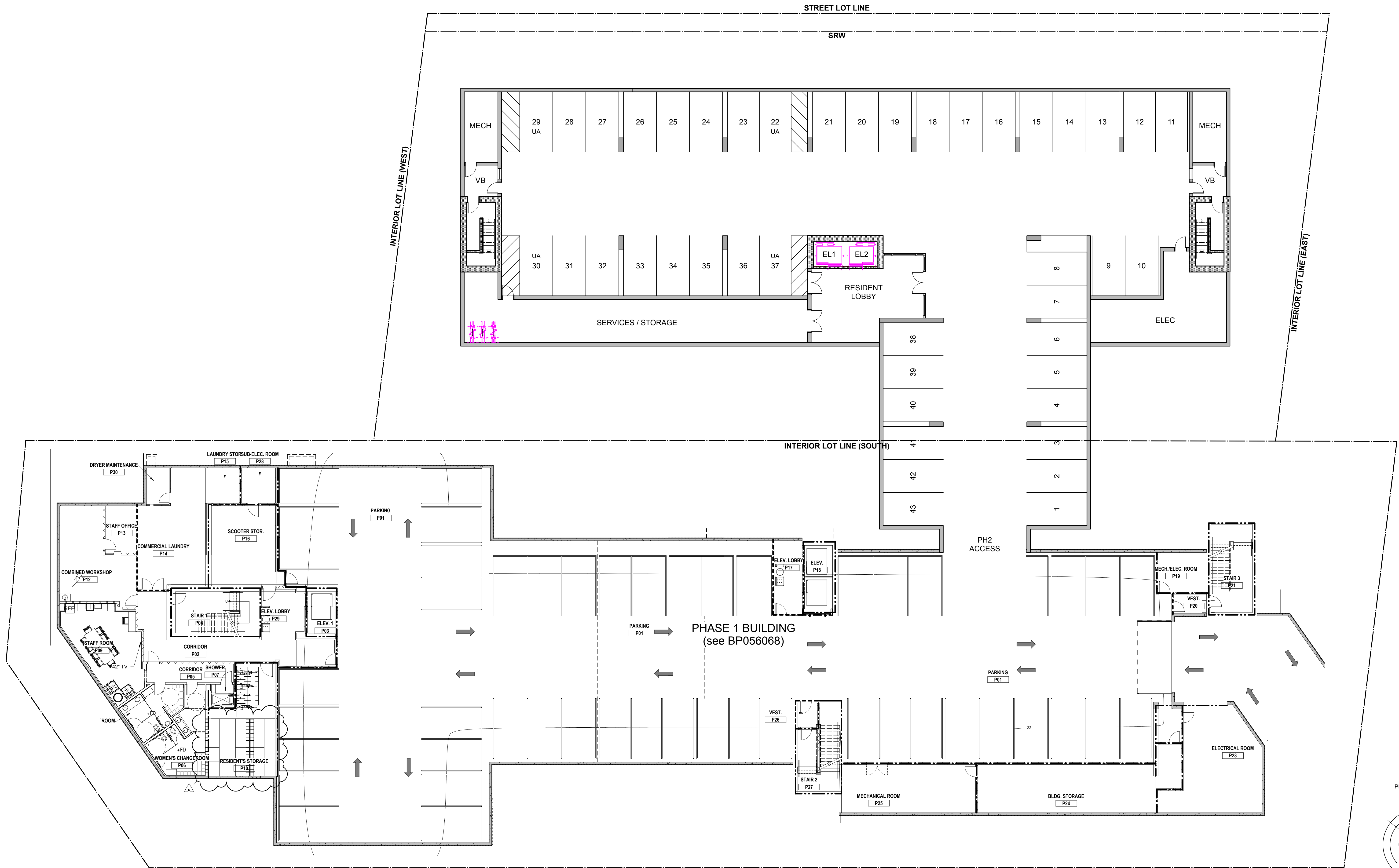
	Proposed
NORTH:	7.0 m
EAST:	5.6 m
SOUTH:	7.8 m
WEST:	4.3 m

## BUILDING CODE SUMMARY

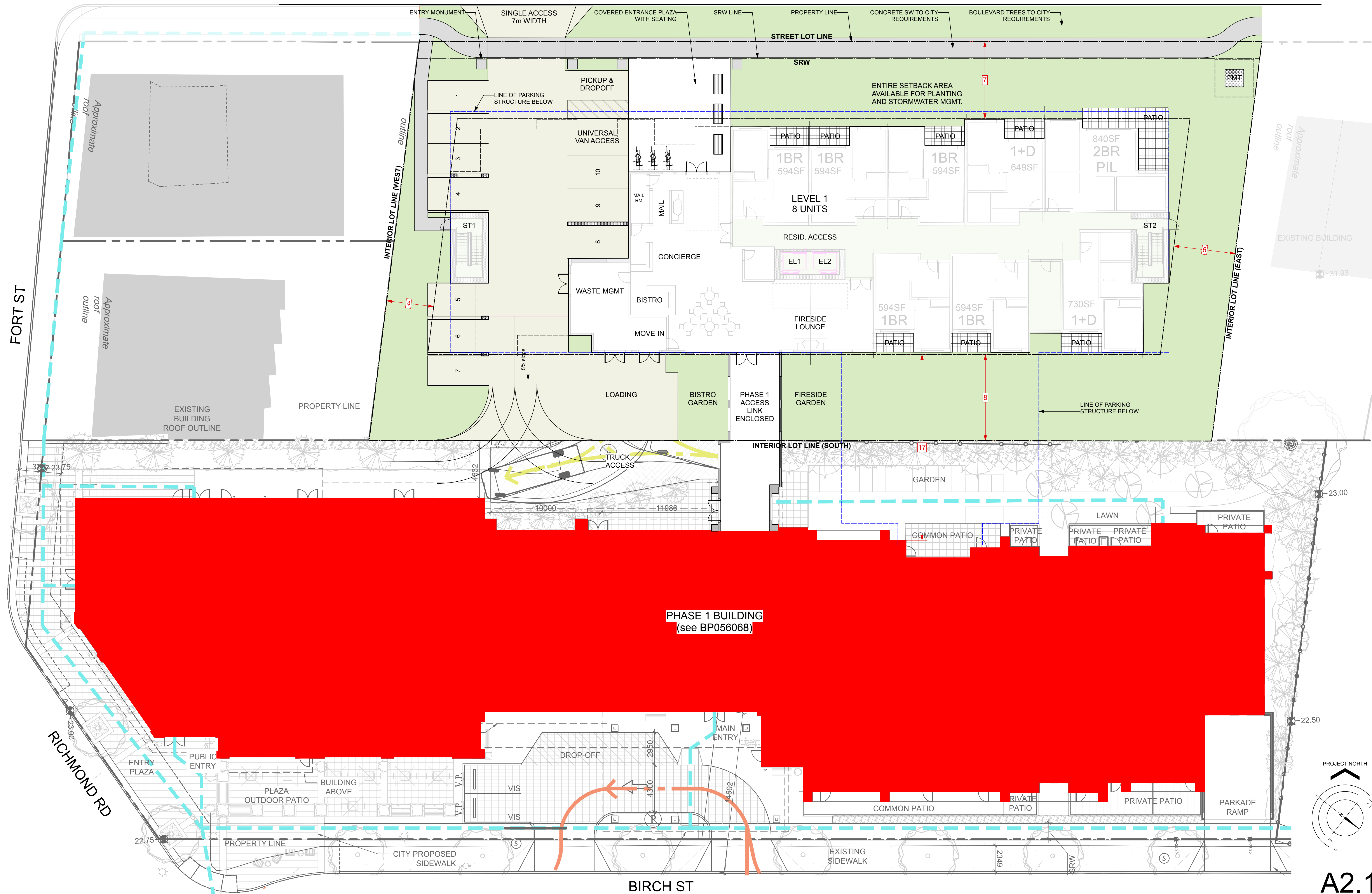
REFERENCED DOCUMENT:  
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3  
**MAJOR OCCUPANCY CLASSIFICATION:**  
 • RESIDENTIAL - GROUP C  
 • PARKADE - GROUP F3  
**MAJOR OCCUPANCY FIRE SEPARATIONS:**  
 • B3 <-> F3 - 1 hr.  
**BUILDING AREA:**  
 • 1210.8 m<sup>2</sup>  
**BUILDING HEIGHT:**  
 • 5 STOREYS  
**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.



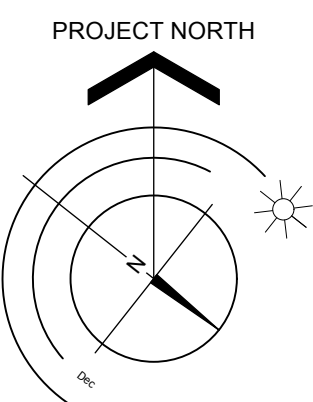




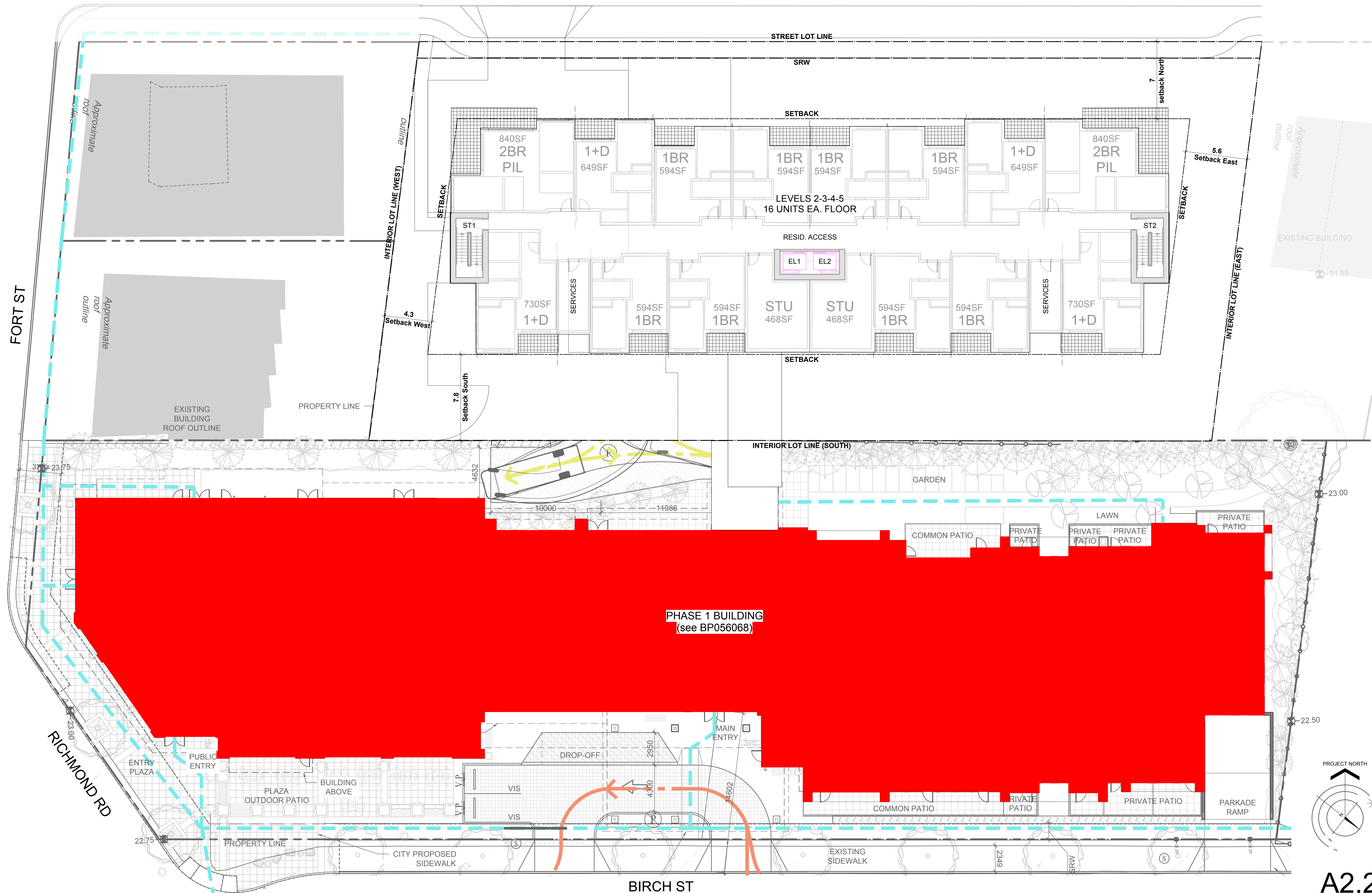
A2.0



PHASE 1 BUILDING  
(see BP056068)



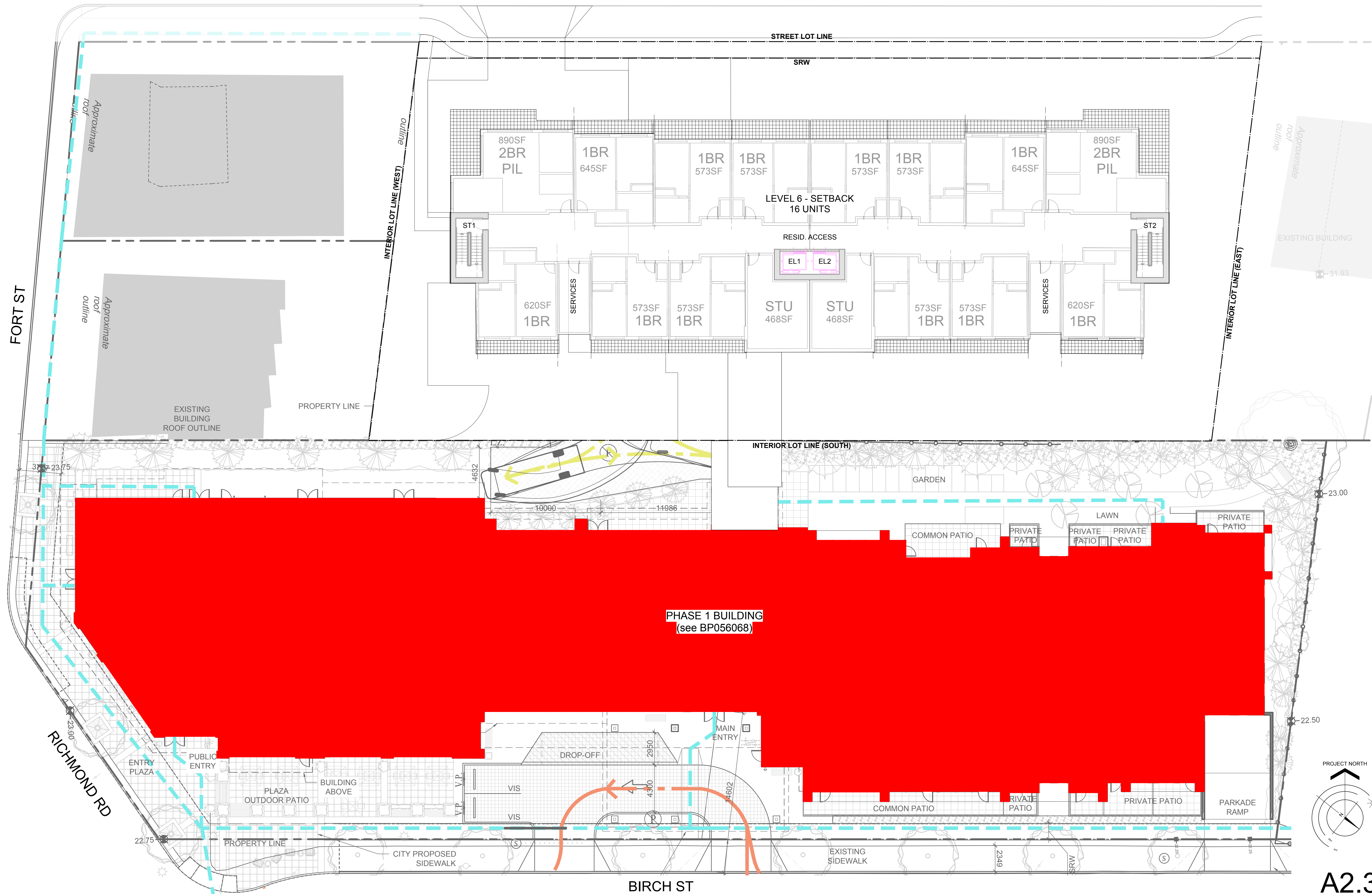
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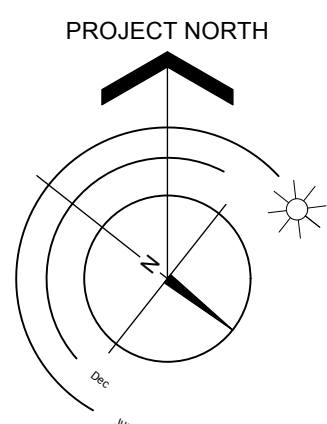
PHASE 1 BUILDING  
(see BP056068)

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L2 to L5 Plan

RE-ISSUED FOR REZONING & DP : 06 MAR 2023



PHASE 1 BUILDING  
(see BP056068)



A2.3

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L6 Plan

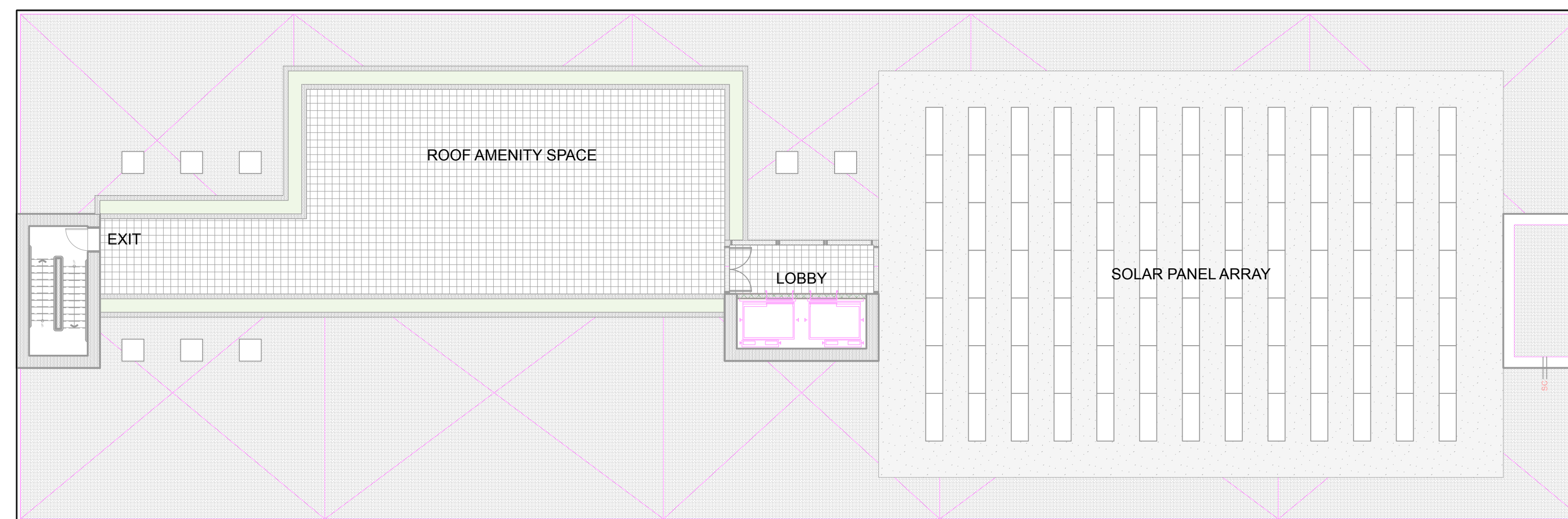
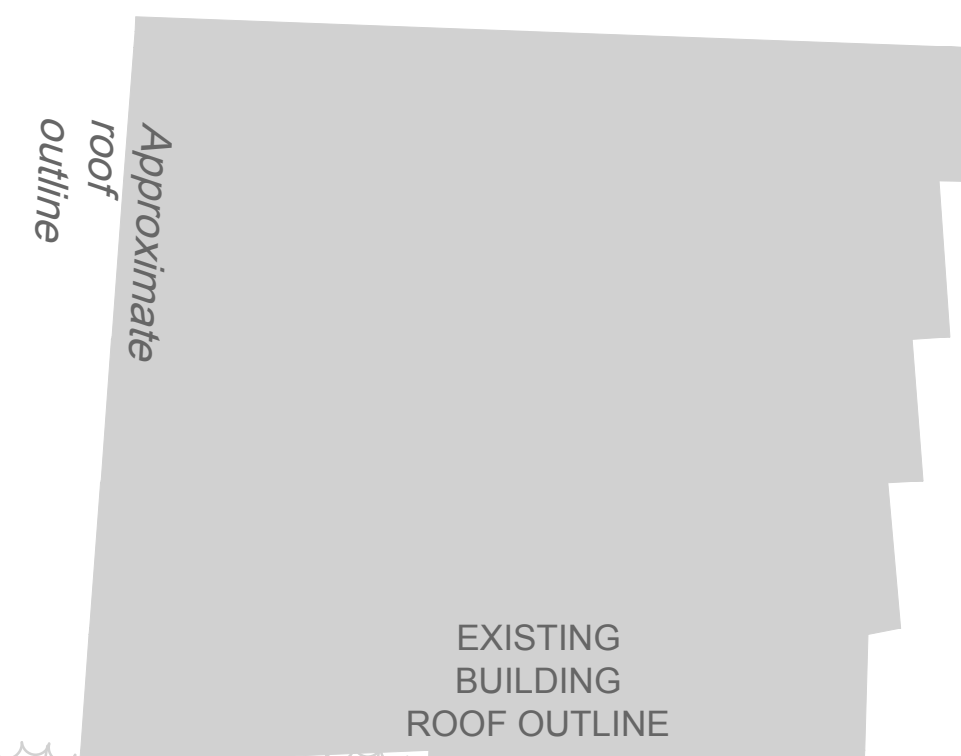
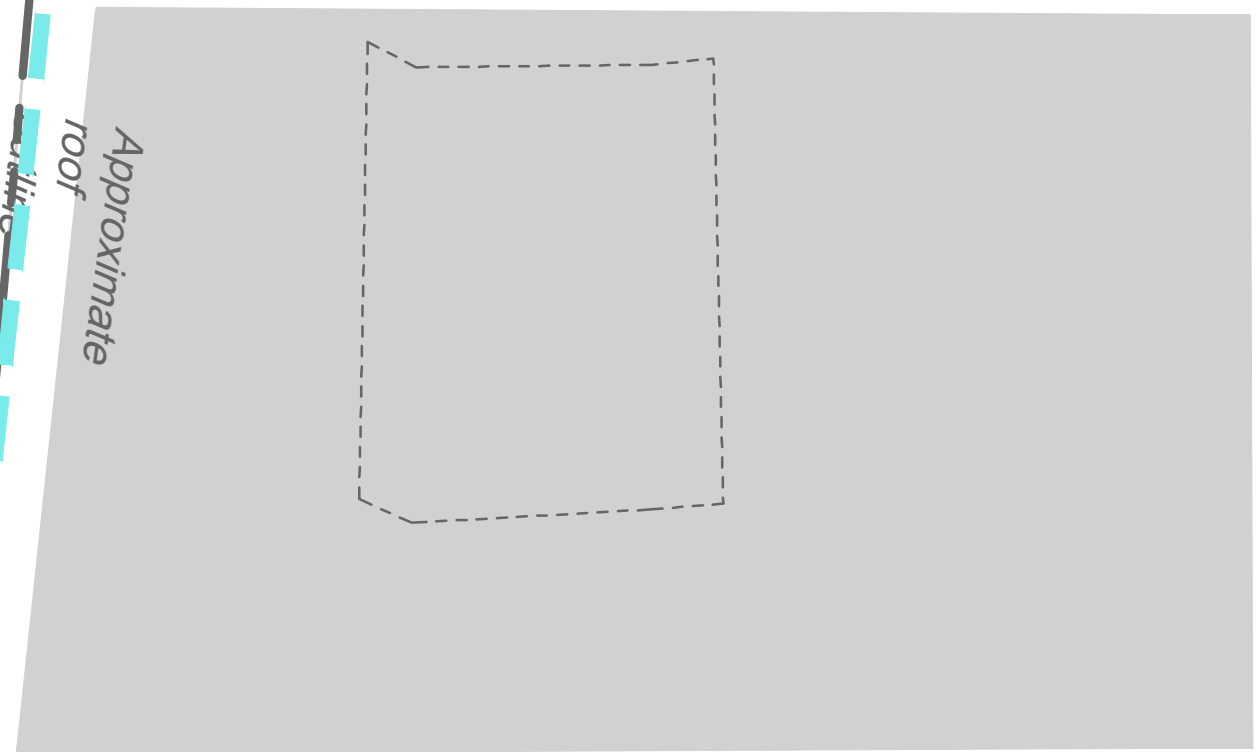
RE-ISSUED FOR REZONING & DP : 06 MAR 2023

STREET LOT LINE

SRW

INTERIOR LOT LINE (WEST)

INTERIOR LOT LINE (EAST)



PROPERTY LINE

INTERIOR LOT LINE (SOUTH)

GARDEN

23.00

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

LAWN

PHASE 1 BUILDING  
(see BP056068)

RICHMOND RD

ENTRY PLAZA

PUBLIC ENTRY

PLAZA  
OUTDOOR PATIO

BUILDING  
ABOVE

V.P.

VIS

VIS

MAIN ENTRY

DROP-OFF

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PARKADE RAMP

22.75

PROPERTY LINE

CITY PROPOSED  
SIDEWALK

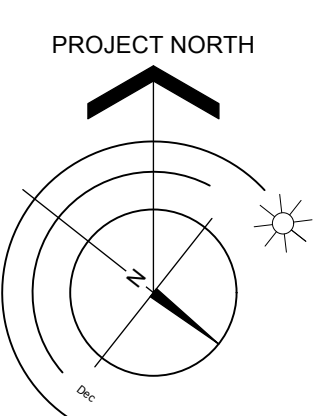
(S)

EXISTING  
SIDEWALK

2349

SRW

(S)

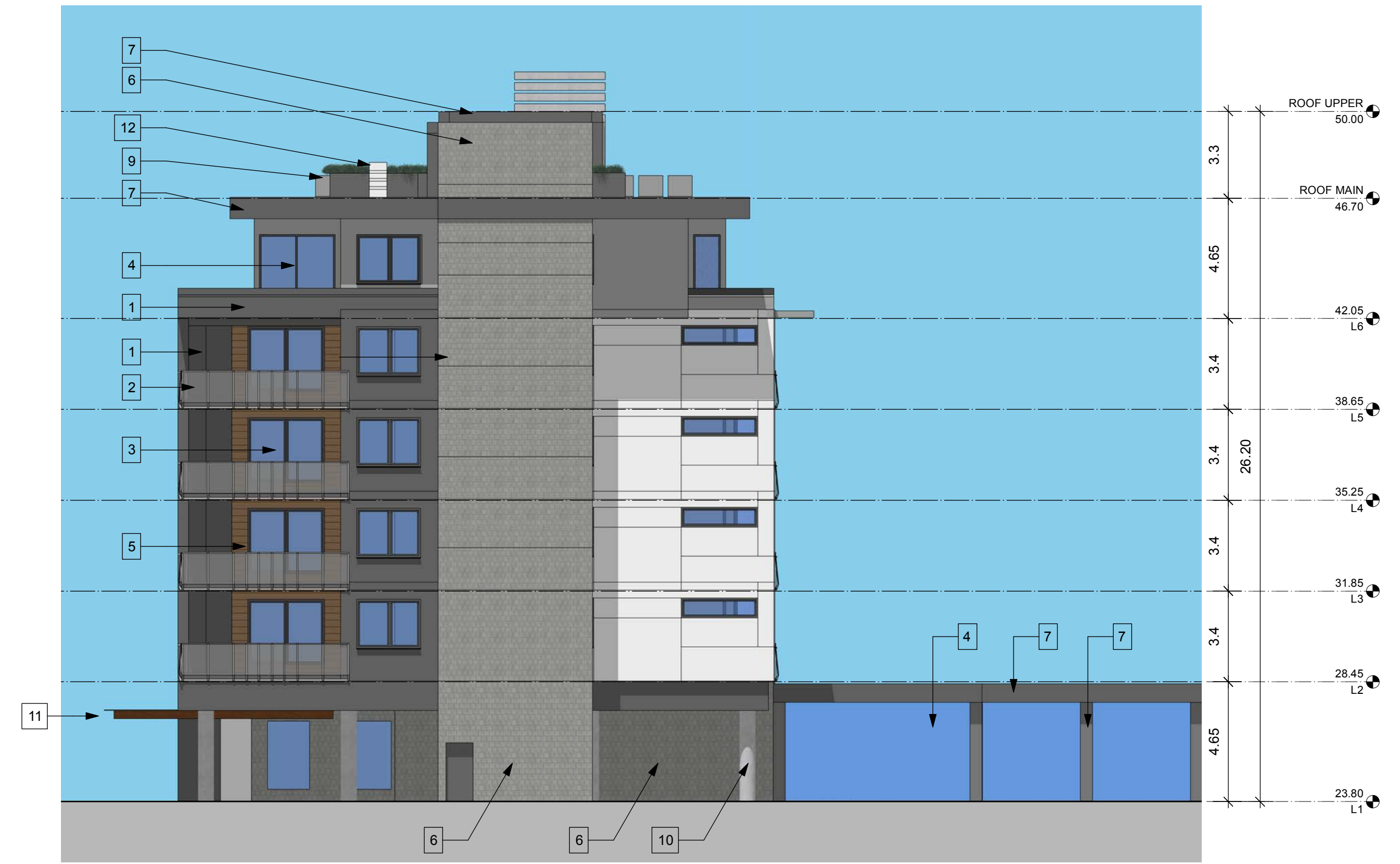


A2.4



WEST ELEVATION

- MATERIALS KEY :
1. Cementitious Panel Siding - various colours - with colour-matched trims.
  2. Aluminum and Glass guard.
  3. High-Performance Vinyl windows with coloured frames.
  4. High-Performance aluminum and glass window-wall system.
  5. Metal siding with printed wood grain pattern.
  6. Smooth face masonry cladding.
  7. Prefinished metal cladding.
  8. Rooftop solar PV array.
  9. Rooftop amenity area with planters.
  10. Concrete column.
  11. Steel and glass canopy.
  12. Rooftop beekeeping hives.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

A3.0



1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



PH 1 in background

PH 2

PH 1 in background

1955

1945

1939-41

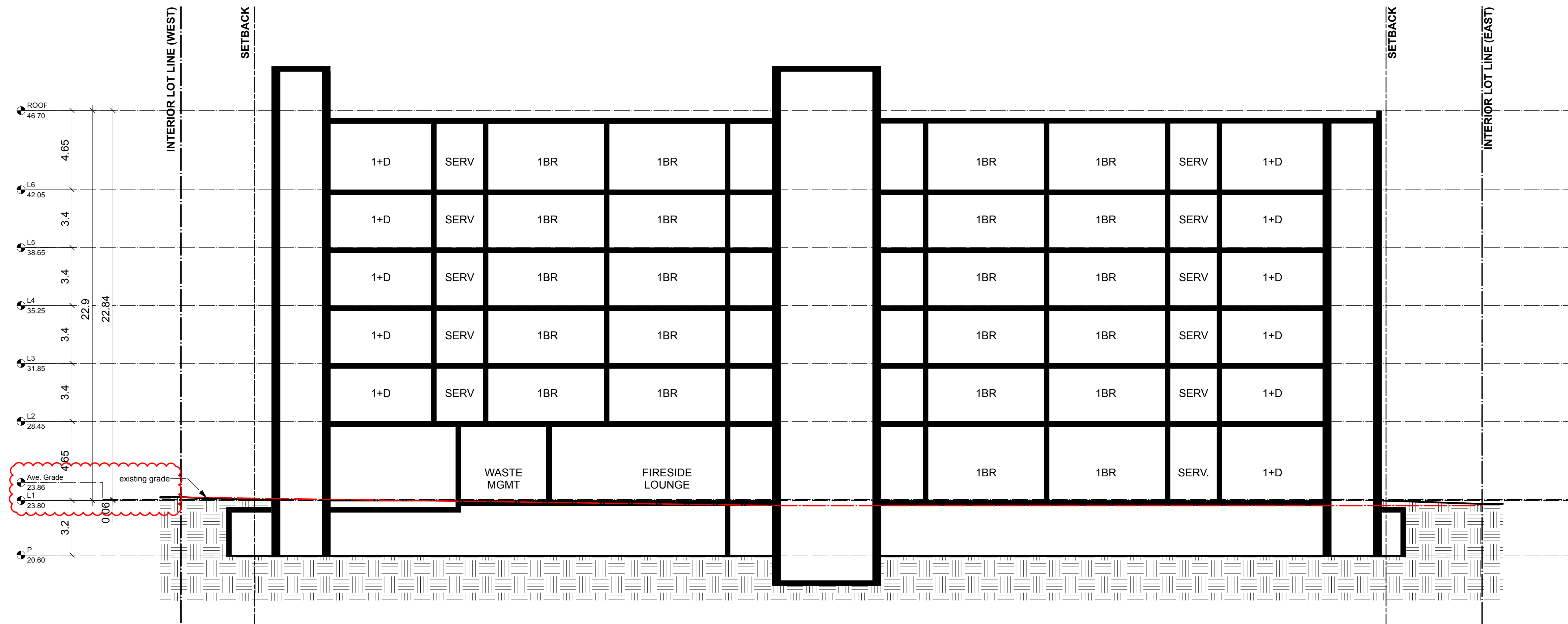
1915

1770 FORT

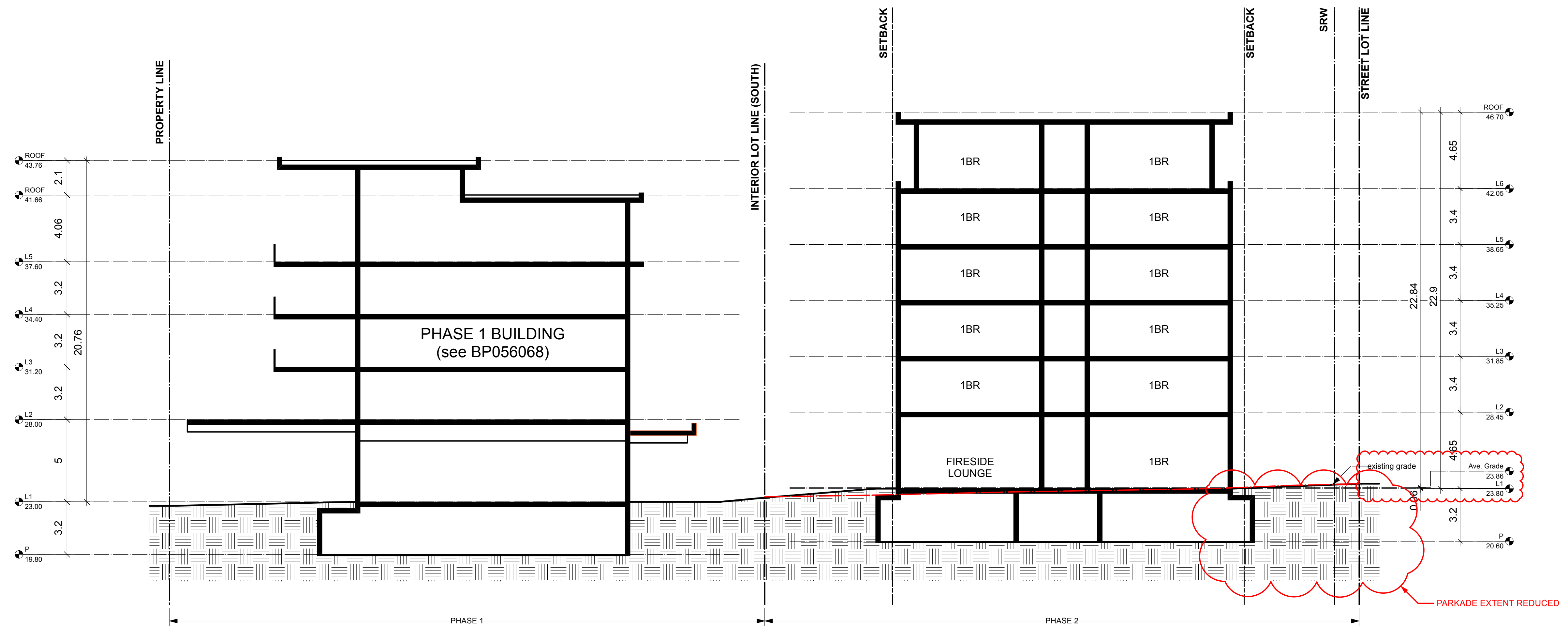
STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



Street Context Elevation - Birch Street - Phase 2 in background  
(Phase 1 and context masked 55%)



SECTION WEST - EAST



SECTION SOUTH - NORTH

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
Building Sections

RE-ISSUED FOR REZONING & DP : 06 MAR 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



Street View - Looking North from Richmond Street

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

A5.1

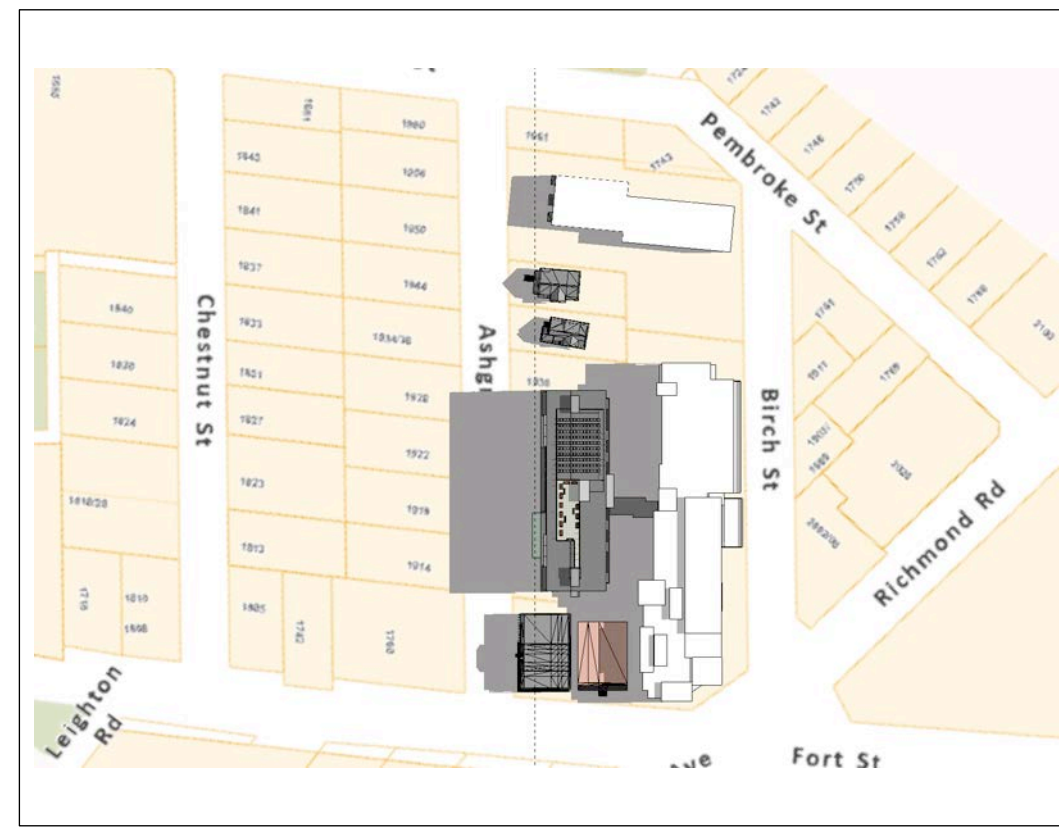


Street View - Looking South along Ashgrove Street

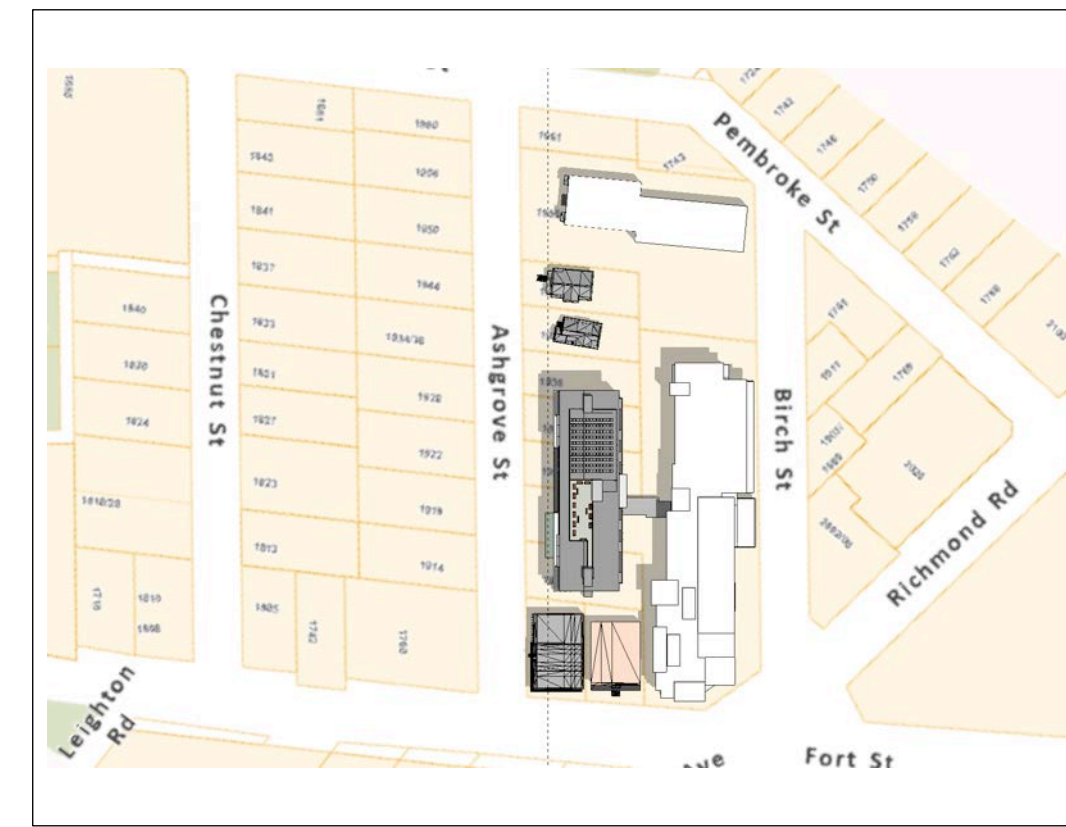


Aerial View - Looking East over Fort Street with RJH Buildings in Background

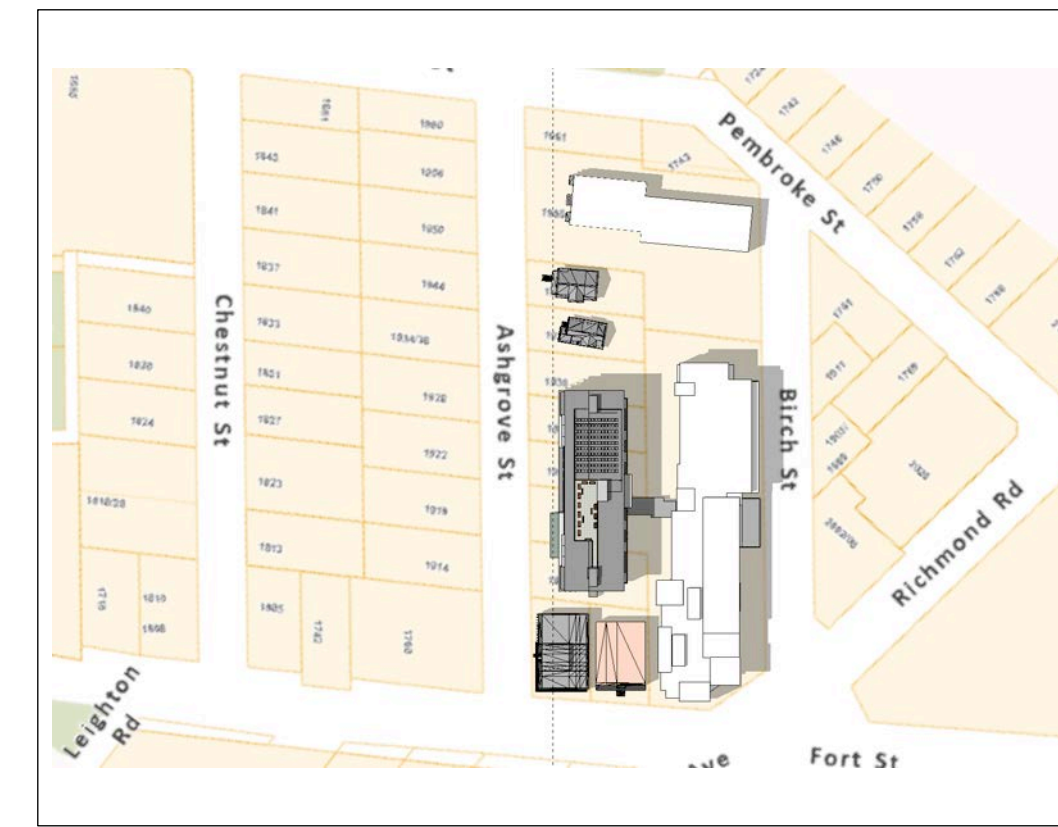
A5.3



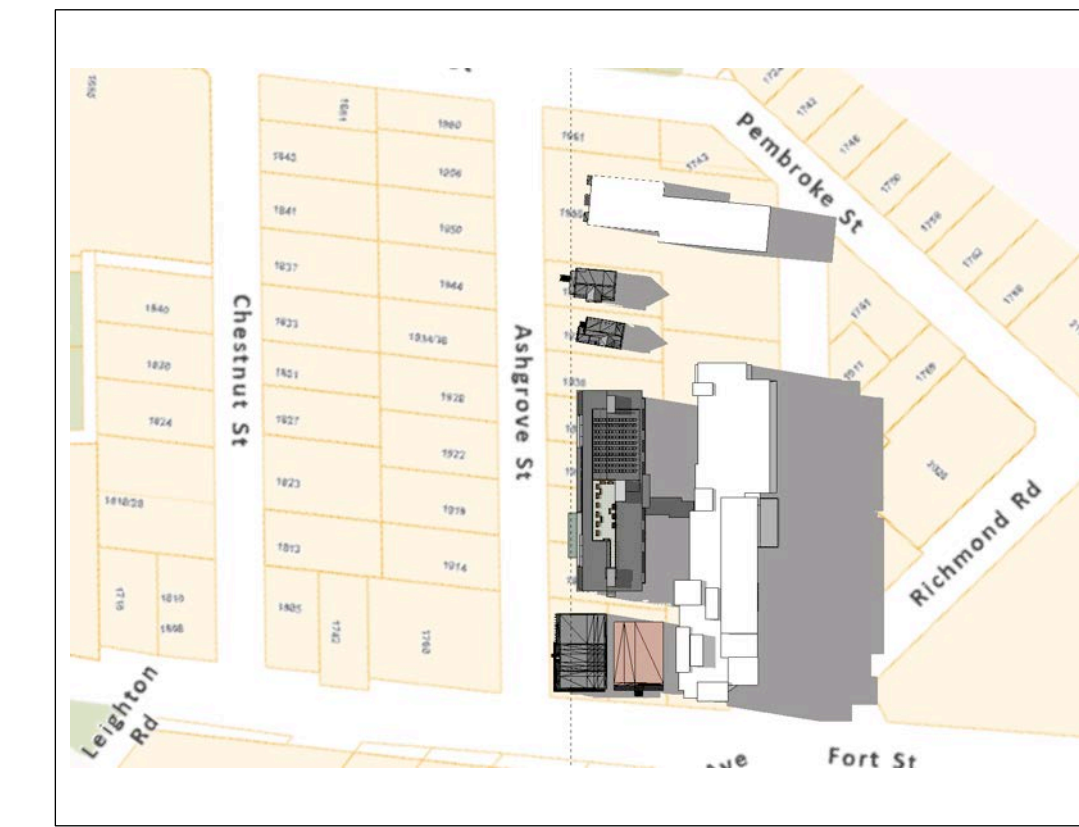
JUNE 21 - 08:00



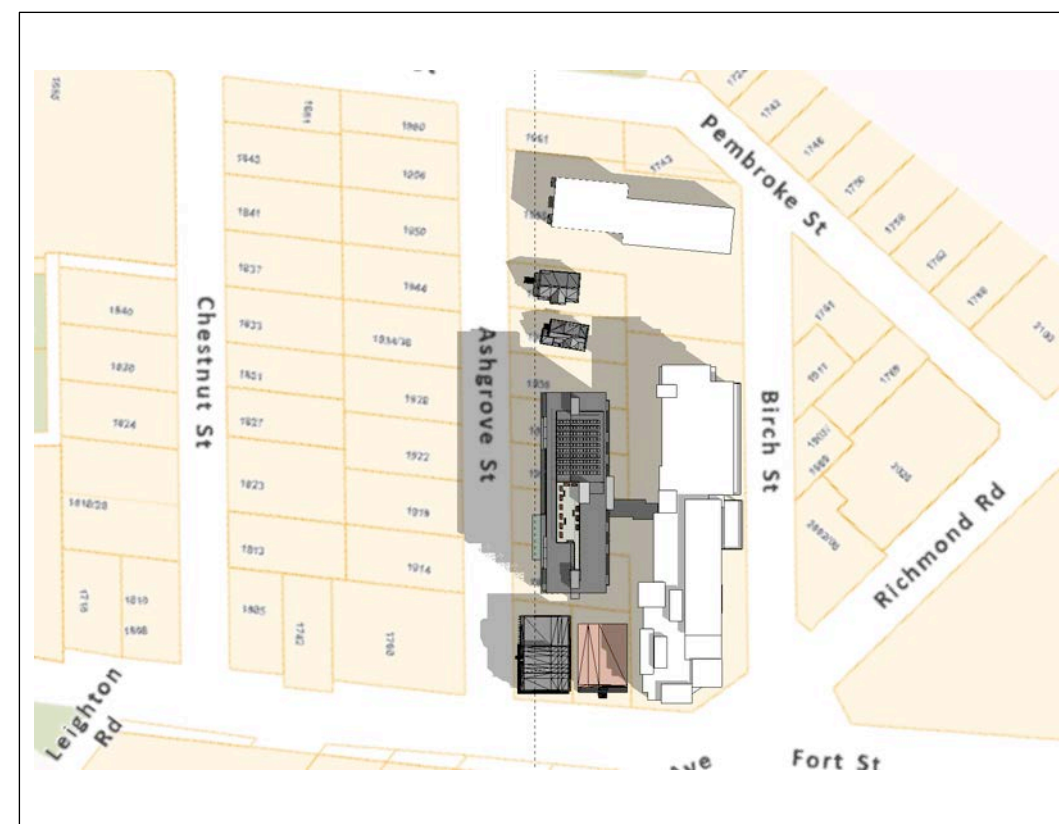
JUNE 21 - 11:00



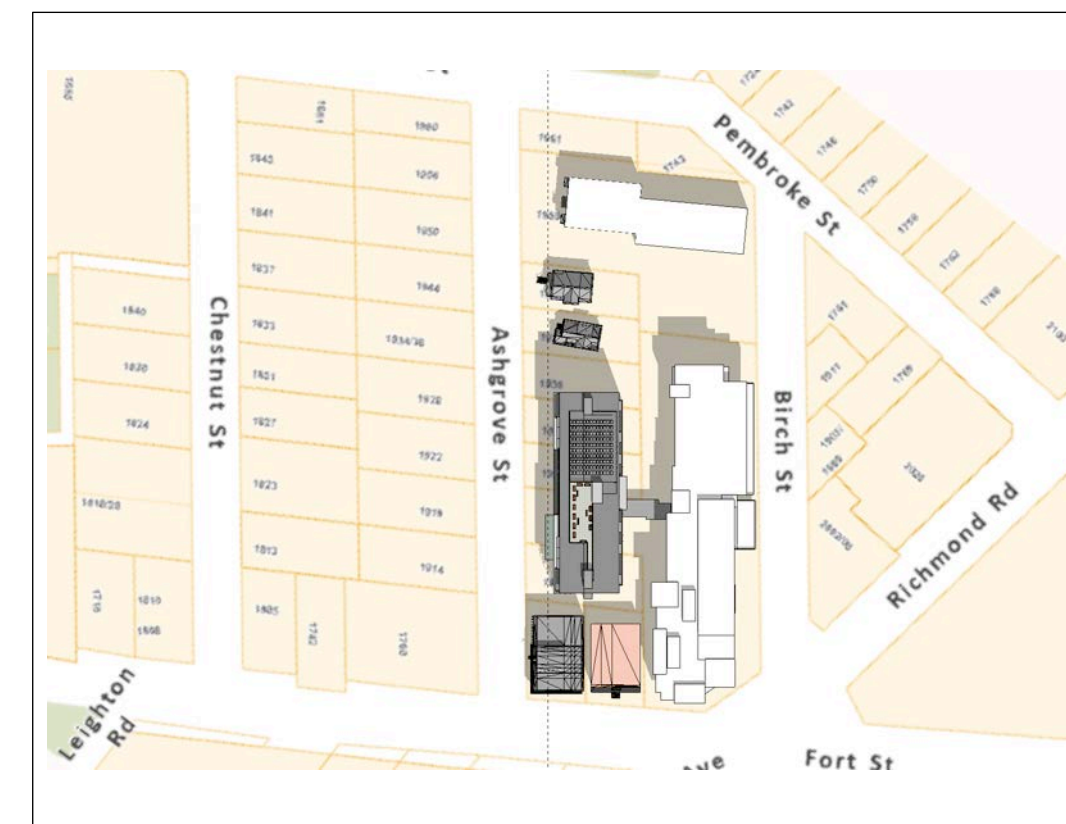
JUNE 21 - 14:00



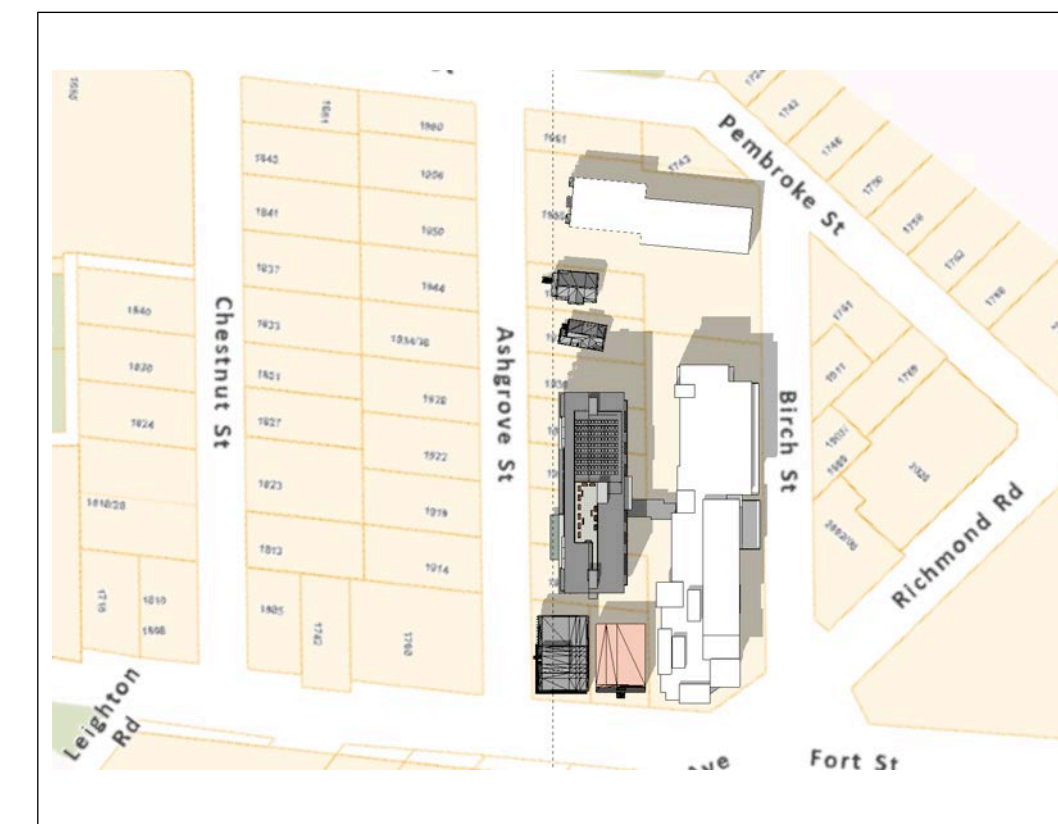
JUNE 21 - 17:00



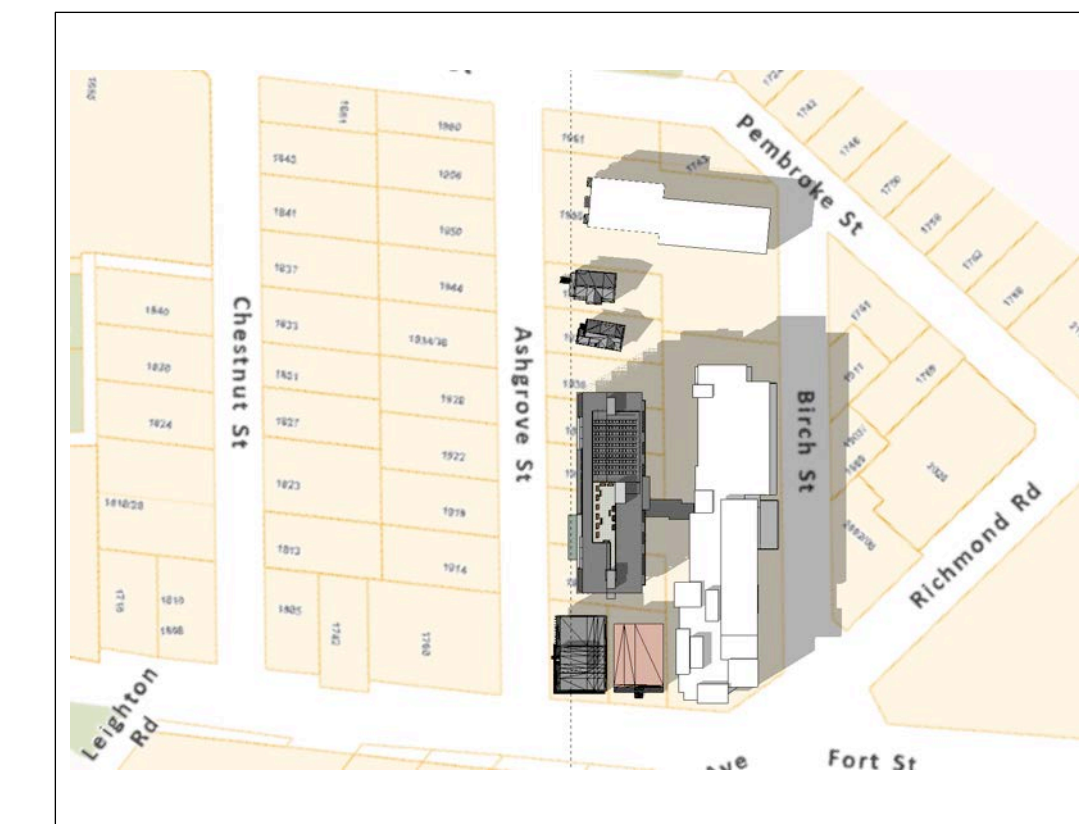
SEPTEMBER 23 - 09:00



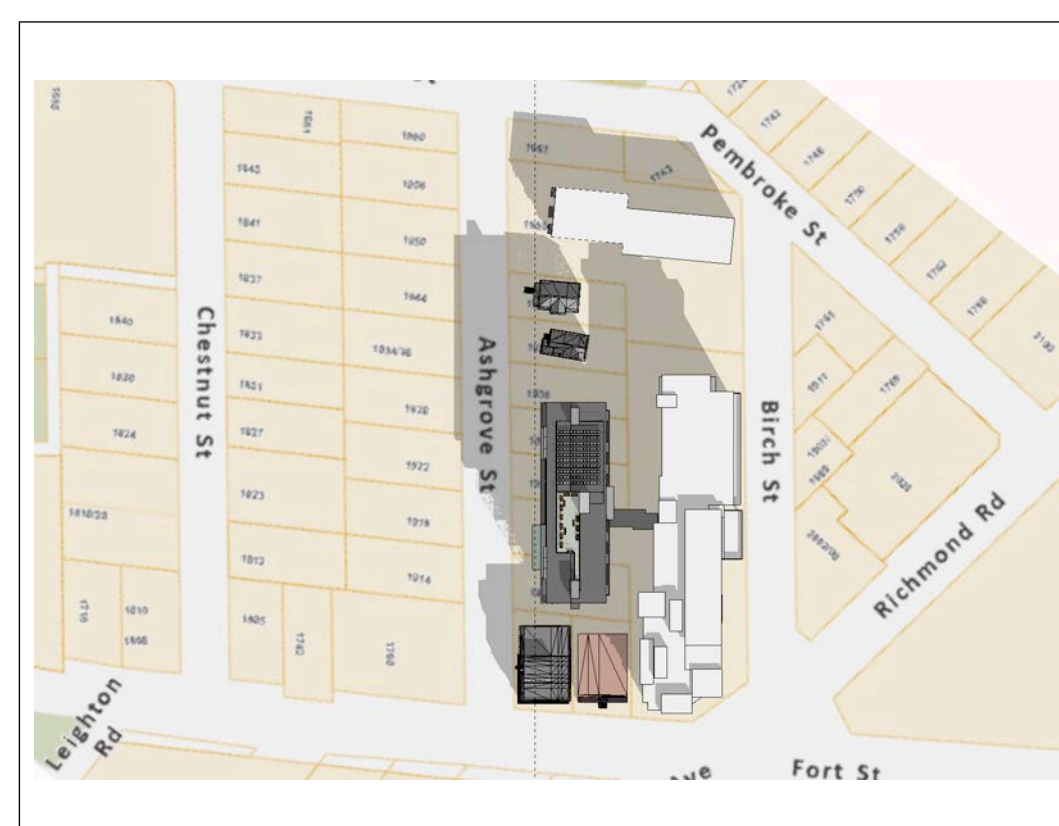
SEPTEMBER 23 - 11:00



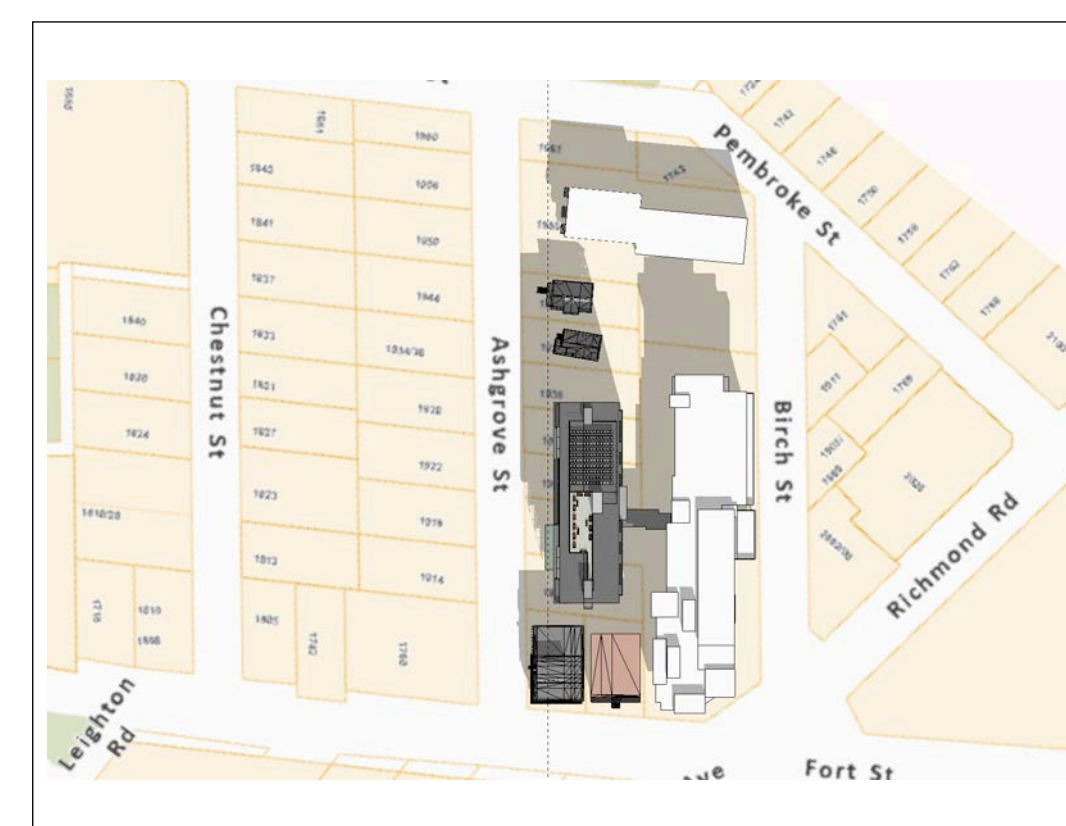
SEPTEMBER 23 - 13:00



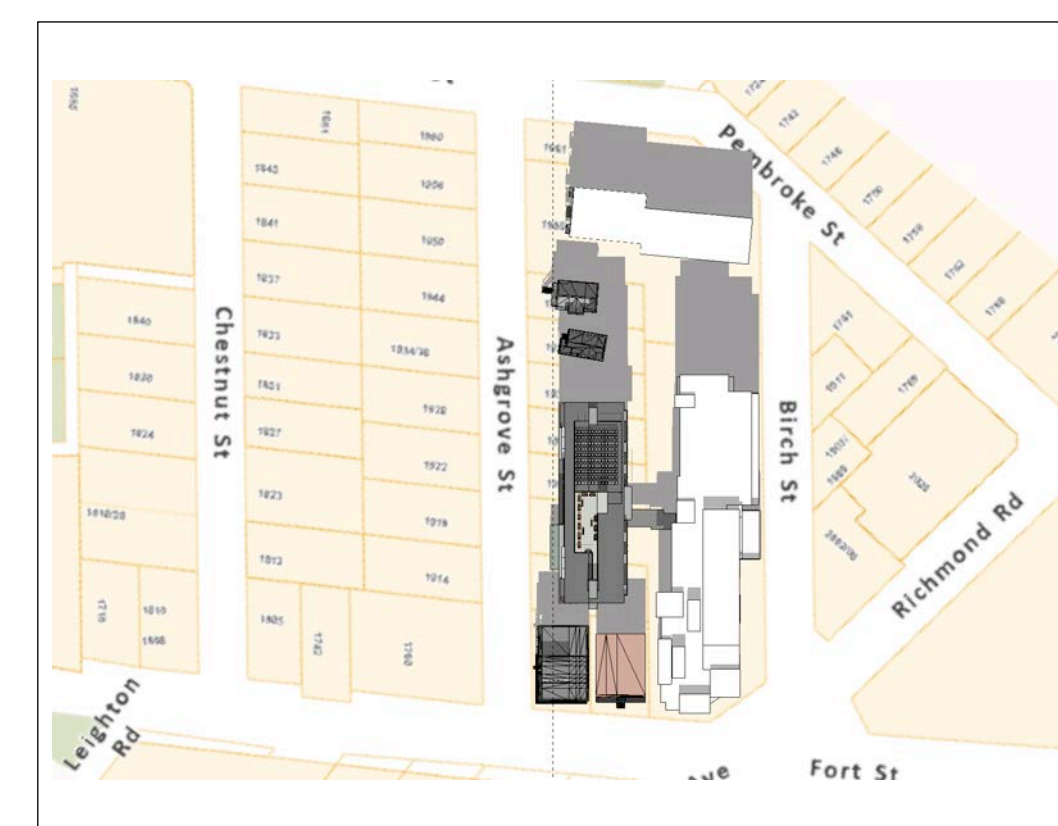
SEPTEMBER 23 - 15:00



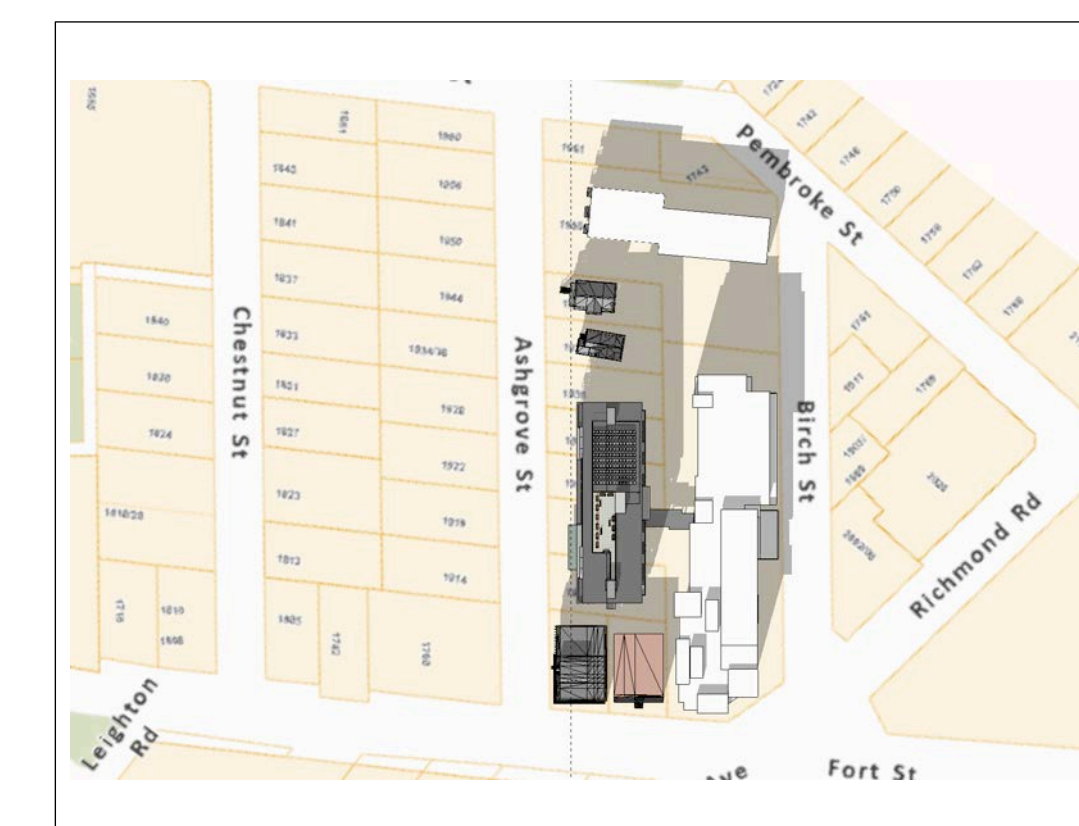
DECEMBER 21 - 10:00



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 : 06 MAR 2023

DATE: 2023-02-22, 22:17 FILE: X:\2241\Civil\Projects\2241-22036-00\Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-00-ALL.dwg McElhanney ANS D - 2021-12-08

**CONSTRUCTION NOTES**

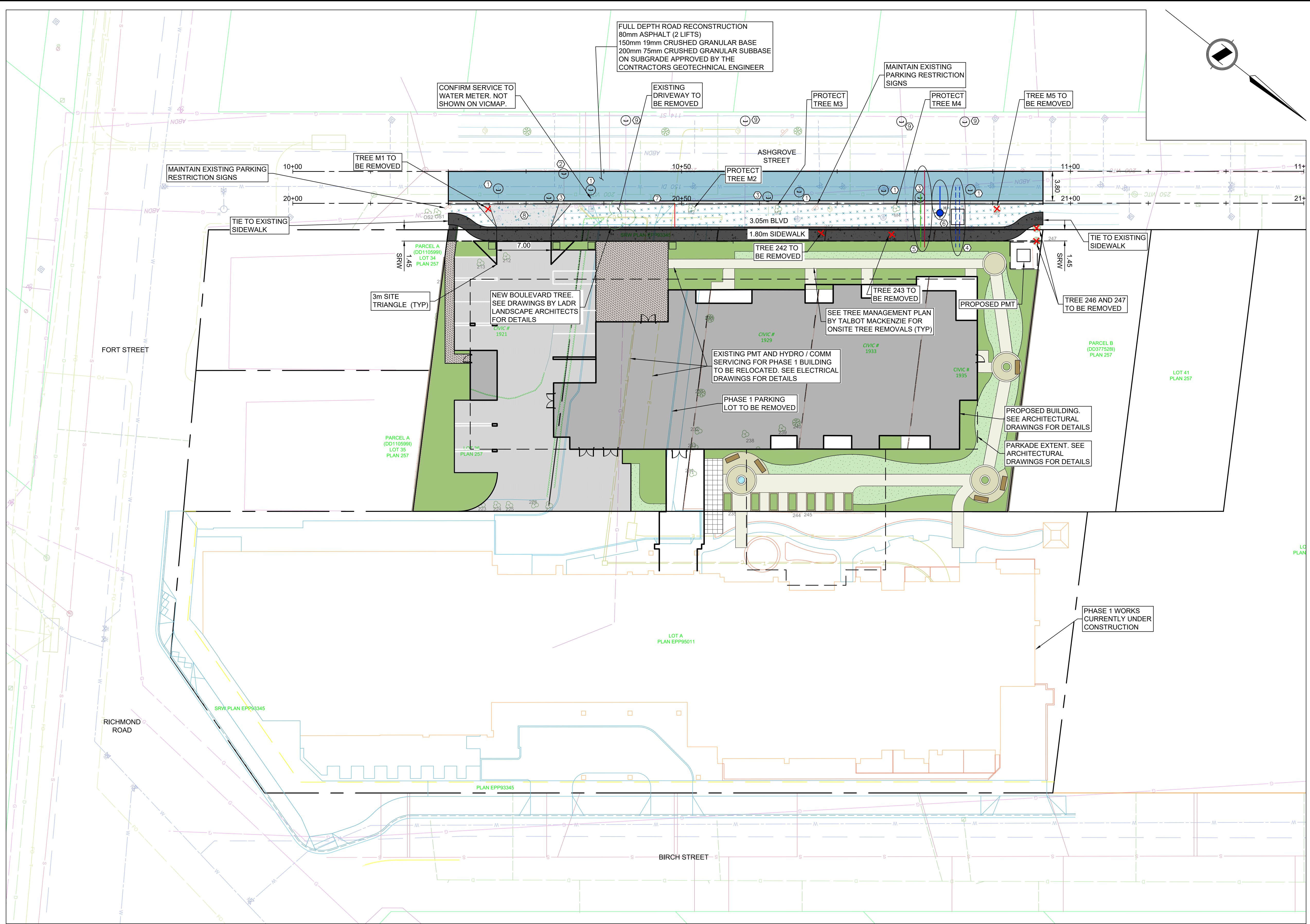
- ① EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ② EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ③ EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ④ NEW xØ DOMESTIC WATER SERVICE CONNECTION c/w xØ WATER METER AND 150Ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2h.
- ⑤ NEW xxØ STORM SERVICE AND xxØ NEW SANITARY SERVICE IN COMMON TRENCH BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
- ⑥ NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- ⑦ EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.
- ⑧ NEW DRIVEWAY PER CoV STD. DWG. SDC7b WITH WIDTHS AS NOTED ON PLAN
- ⑨ EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE

**LEGEND**

- NEW ROAD CONSTRUCTION
  - 80mm ACP (2 LIFTS)
  - 150mm BASE COURSE
  - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK
- NEW SOD BOULEVARD

**SHEET NOTES:**

- 1. FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS.
- 2. EXISTING TOPOGRAPHIC SURVEY SHOWN WAS PROVIDED BY POLARIS LAND SURVEYING INC.
- 3. UTILITY SERVICE SIZES AND LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.
- 4. EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PAVED AREAS, FENCES ETC. TO BE REMOVED ARE NOT SHOWN FOR CLARITY.
- 5. ALL OFFSITE TREES NOT NOTED FOR REMOVAL TO BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE DETERMINED BY PROJECT ARBORIST DURING DETAILED DESIGN.
- 6. SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS



Rev	Date	Description	Drawn	Design	App'd
1	2023-02-22	REVISED FOR DP / REZONING	GP	CD	CD
0	2022-12-09	ISSUED FOR DP / REZONING	GP	CD	CD

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0 1:250 10

ORIGINAL DWG SIZE: ANSI D (22" x 34")

**McElhanney**

Suite 500  
3960 Quadra Street  
Victoria BC  
Canada V8X 4A3  
T 250 370 9221

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

**MILLIKEN DEVELOPMENTS**  
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

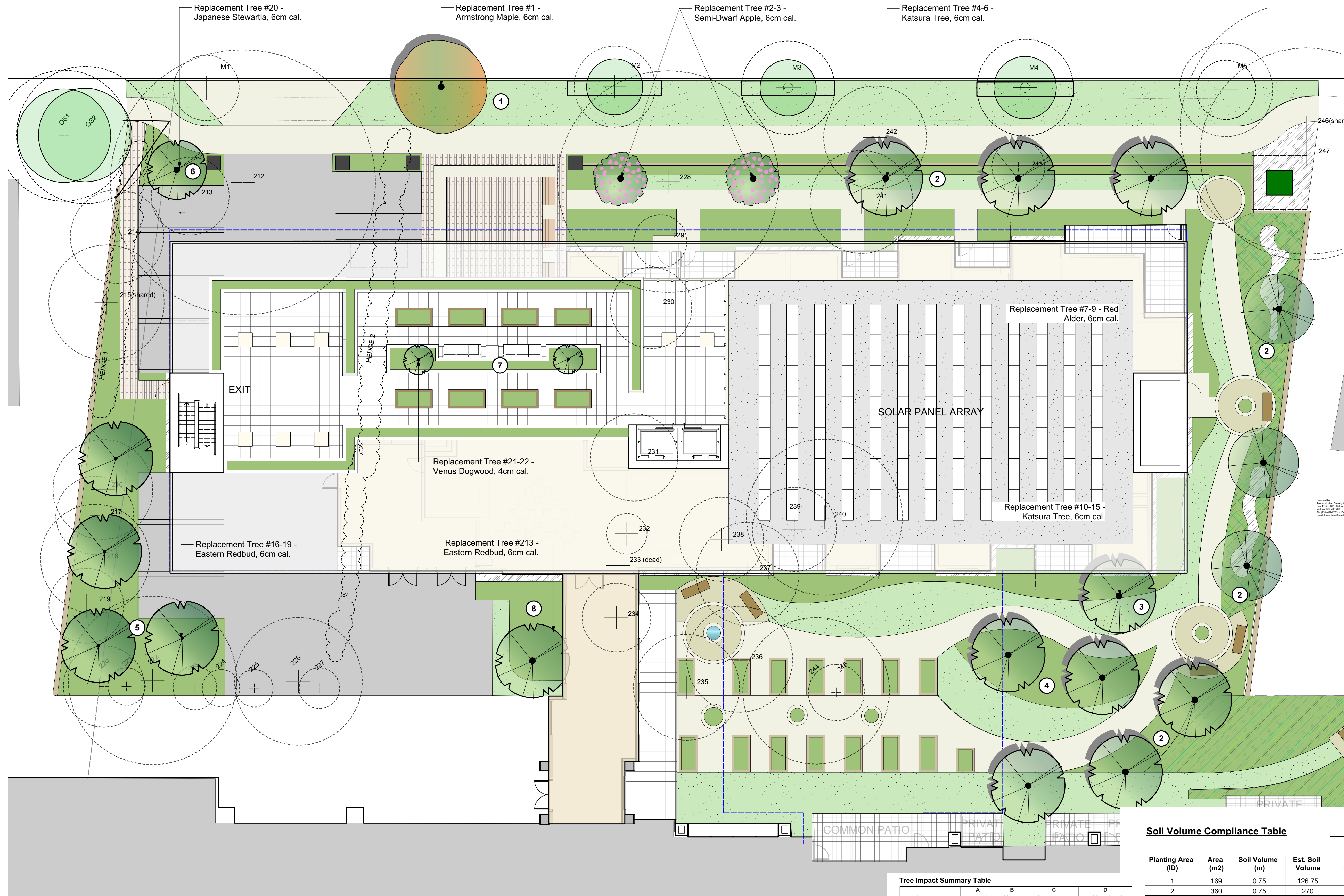
**AMICA JUBILEE HOUSE PHASE 2  
CONCEPTUAL SITE SERVICING PLAN**

Drawing No.		<b>22036-DP</b>	
Project Number	Rev.	2241-22036-00	1

DESTROY ALL PRINTS BEARING PREVIOUS REVISION



ASHGROVE STREET



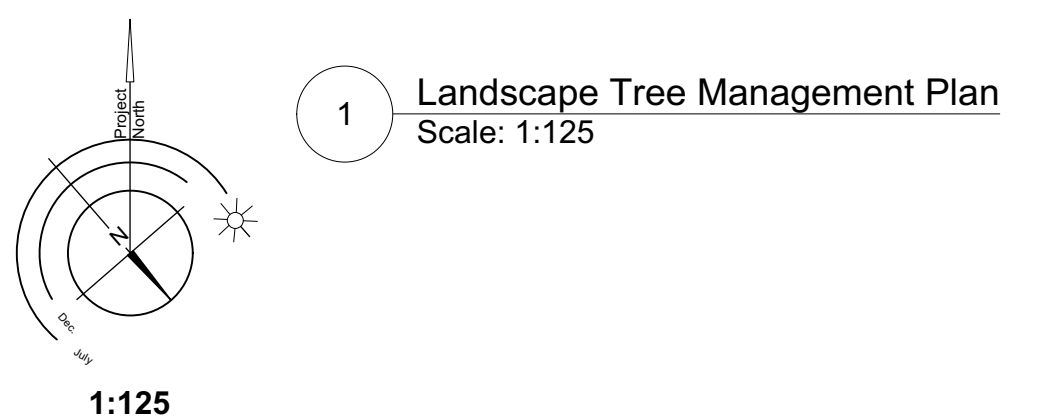
**Tree Inventory Table**

Tree #	Location	Tree File #	Species	Cal.	DBH	HT	Spreads	Condition	Remarks	Notes	Retention
051	City	Yes	European hornbeam	21	15	2.3	3	Good	Y planned for combined utility clearance	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
052	City	Yes	Cherry	30	8	4.2	3	Fair	Flooding cherry, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
053	City	Yes	Cherry	37	8	4.4	3	Fair	Flooding cherry, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
054	City	Yes	Excelsior	15	10	2.4	2	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
055	City	Yes	Cherry	71	8	5.5	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
056	City	Yes	Maple	11	11	2.5	4	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
057	City	Yes	Cherry	10	8	3	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
058	City	Yes	English holly	37	10	3.7	3	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
059	City	Yes	Apple	15	10	3.2	2	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
060	City	Yes	Excelsior	11	10	2.5	3	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
061	City	Yes	Apple	20	5	3.3	3	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
062	City	Yes	Cherry	20	5	2.4	2	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
063	City	Yes	Excelsior	6.8	4	2.6	1	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
064	City	Yes	Excelsior	10	6	1.2	1	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
065	City	Yes	English holly	45	15	4.4	4	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
066	City	Yes	Flowering dogwood	11	8	1.4	2	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
067	City	Yes	Excelsior	10	7	1.3	1	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
068	City	Yes	Excelsior	10	7	1.2	1	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
069	City	Yes	Flax	22	10	4.1	3	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
070	City	Yes	Excelsior	11	7	1.3	1	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
071	City	Yes	Excelsior	10	4	1	1	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
072	City	Yes	Excelsior	22	10	2.6	3	Fair/Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
073	City	Yes	European hornbeam	18	10	1.8	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
074	City	Yes	Atlantic cedar	55	15	7.1	6	Fair	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
075	City	Yes	Excelsior	14	8	1.7	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
076	City	Yes	Excelsior	22	8	2.8	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
077	City	Yes	Excelsior	23	8	2.8	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
078	City	Yes	Art no	15	8	1.3	2	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
079	City	Yes	Excelsior	15	8	1.3	2	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
080	City	Yes	Art no	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
081	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
082	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
083	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
084	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
085	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
086	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
087	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
088	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
089	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
090	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
091	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
092	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
093	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
094	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
095	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
096	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
097	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
098	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
099	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove
100	City	Yes	Excelsior	11	8	1.2	3	Good	Flap gum tree, present for utility clearance. Retention of this tree is not recommended.	Located within the footprint of the proposed structure. Retention of this tree is not recommended.	Remove

**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	35		35
F. Onsite replacement tree deficit (A-E) Record 0 if negative number	0		0
G. Tree minimum on lot	14		14
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 - (H+I)) 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 - N) 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

**Revisions**  
 Received Date:  
 April 11, 2023  
 Deemed Date:  
 March 15, 2023



**Tree Impact Summary Table**

Tree Status	A	B	C	D
Total # of Protected Trees	18	18	22*	0
# of Trees to be REMOVED	2	0	N/A	N/A
# of NEW or REPLACEMENT Trees to be Planted*	5	2	N/A	N/A
# of EXISTING non-protected Trees Counted as Replacements	25	20	22*	0

**Soil Volume Compliance Table**

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

# Landscape Tree Management Plan - Oak Bay Phase 2

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