

File No: 117.18

The City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

Attention: Mayor & Council

March 1, 2019

Re: Rezoning Application – Reissued for Rezoning (Rev. 6)
415 and 435 Michigan Street, Victoria, BC

The proposed Landscape Plans have been revised in response to comments from City of Victoria staff. The item descriptions below are coordinated by numerical reference with the ‘bubbled’ landscape drawings and provide an overview of each of the drawing changes.

ITEM LA 01: Bike storage building extended further east. Previously proposed utility access deleted, minor reduction in planting area.

ITEM LA 02: Small common gardening area has been added. Gardening area has been centrally located on the site and offers good solar exposure. It includes; raised planter beds, ornamental garden bed, potting table, garden shed, and visually permeable, lightweight fencing with controlled access. Previously proposed *Acer rubrum* trees have been relocated to the east of the site.

ITEM LA 03: One (1) car share stall and three (3) parking stalls have been added. Existing garden bed to be re-configured and replanted with salvaged plant material.

ITEM LA 04: A second bike storage building has been added. Direct bicycle access has been proposed out to Michigan Street to improve neighbourhood connectivity and site circulation. Three (3) existing trees on along the west property line are proposed as being removed. Removed trees include one over mature Holly (invasive) and two suspected English Elm’s. New plantings have been limited with CPTED (Crime Prevention Through Environmental Design) principles in mind, i.e. maintaining sightlines and visibility from the street.

ITEM LA 05: The existing tree inventory has been updated to reflect the changes in the drawings.

ITEM LA 06: Replacement trees and tree summary numbers have been adjusted to reflect the changes in the drawings.

ITEM LA 07: The planting design along the Michigan Street frontage has been adjusted due to general design changes. The plant schedule has been updated to reflect the changes in the drawings. Note to the City; plants between the back of sidewalk and north property line will be irrigated and maintained by the developer.

If you have any questions or require further clarification, please feel free to contact our office.

Best regards,



Scott Murdoch
Registered Landscape Architect



Paul de Greeff
Registered Landscape Architect

Cc: