



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

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ARCHITECT
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LANDSCAPE ARCHITECT
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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
 A1.1 ZONING DATA
 A2.0 Parkade Plan
 A2.1 Main Floor Plan
 A2.2 L2 to L4 Plan
 A2.3 L5 Plan
 A2.4 L6 PLAN
 A2.5 Roof Plan
 A3.0 Elevations
 A3.1 Street Context Elevations
 A3.2 Street Context Elevation (Birch)
 A3.3 Elevation Overlay PH1 on PH2
 A4.0 Building Sections
 A5.0 Model Views
 A5.1 Model Views
 A5.2 Model Views
 A5.3 Model Views
 A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice
 A7.0 Colour & Materials

Civil
22036-DP Conceptual Site Servicing Plan

Landscape
 L1 Landscape Concept Plan
 L2 Tree Management Plan

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

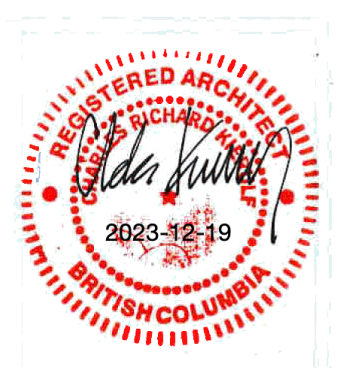
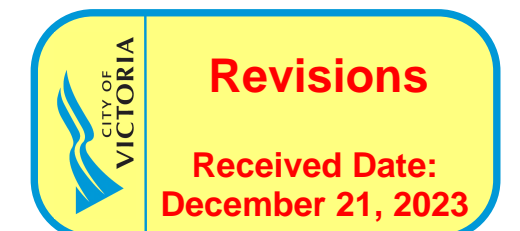
MAJOR OCCUPANCY CLASSIFICATION:
 • RESIDENTIAL - GROUP C
 • PARKADE - GROUP F3
 • EXISTING PH1 - GROUP B3

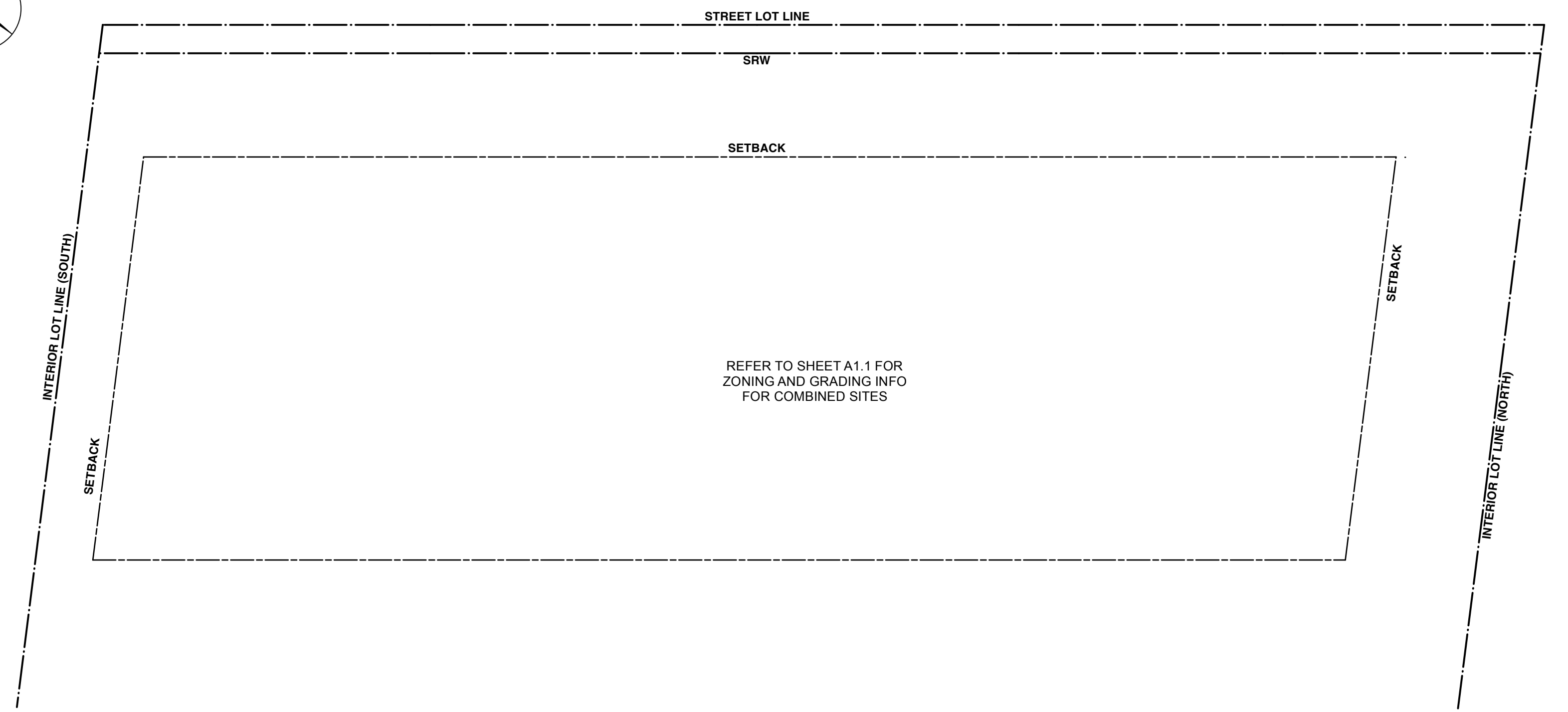
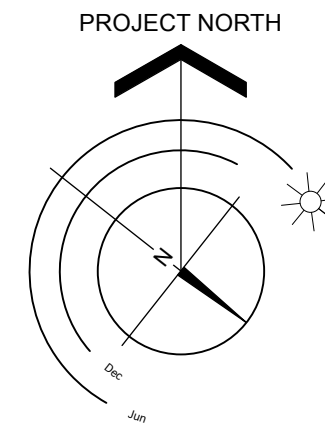
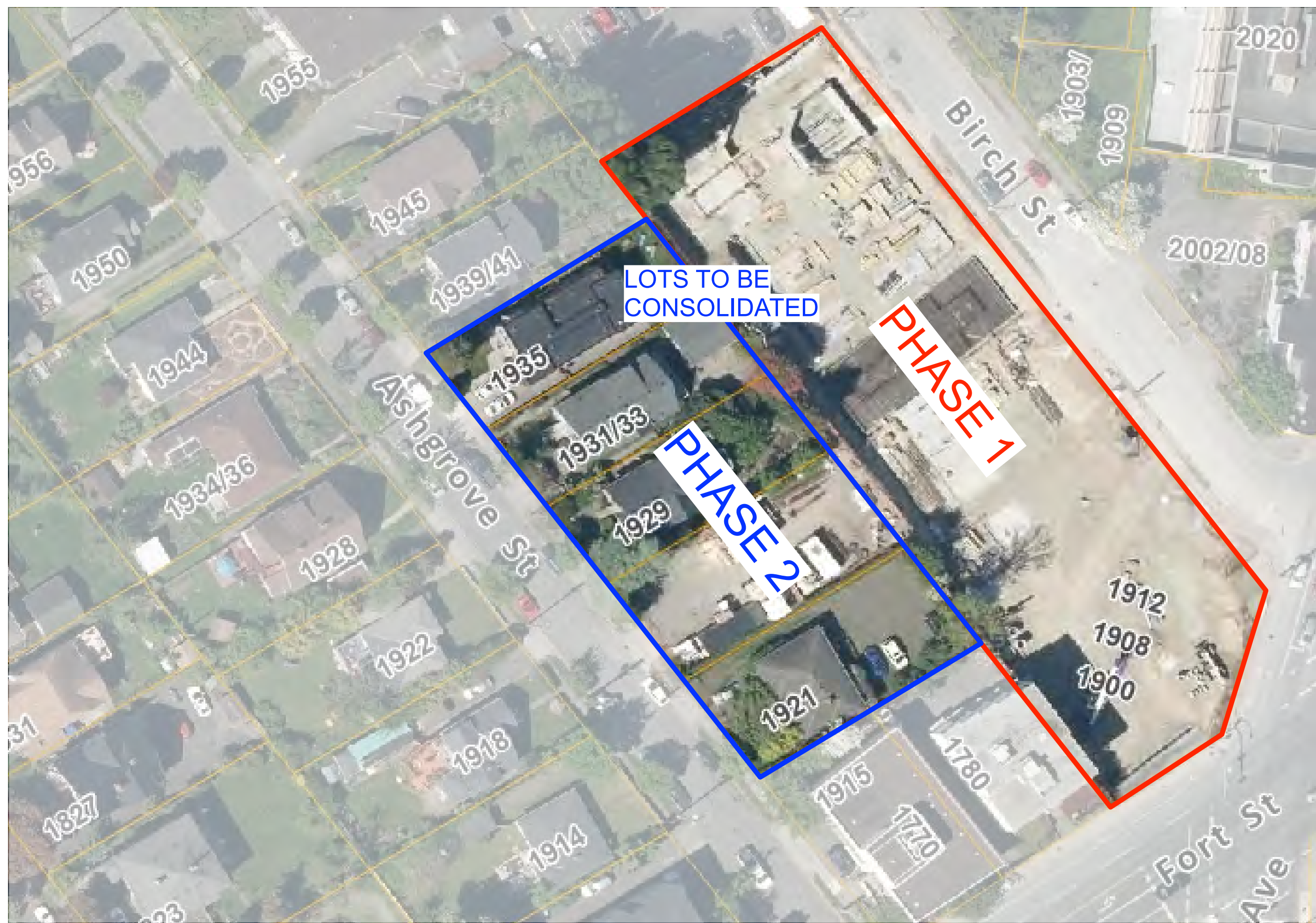
MAJOR OCCUPANCY FIRE SEPARATIONS:
 • C - B3 <-> F3 - 1 hr.

BUILDING AREA:
 • 1 135 m2 (PH2)

BUILDING HEIGHT:
 • 6 STOREYS

NUMBER OF STREETS FACING:
 • 1





1 Location Plan
A0.1 1:500

3 Site Plan Data
A0.1 1:200

PARKING CALCULATIONS
REQUIRED PER SCHEDULE C

CLASS : ASSISTED LIVING FACILITY

PROJECT INFORMATION TABLE	PHASE 2	PHASE 1 EXISTING	COMBINED SITES
ZONE (EXISTING)	R3-2, R1-B, C1-R	C1-R	
PROPOSED ZONE			NEW ZONE
SITE AREA (M2)	2,769 m2	4,065 m2	6834.0 m2
TOTAL FLOOR AREA INCL COMMERCIAL (M2)	6,585 m2	10,771 m2	17,356 m2
COMMERCIAL FLOOR AREA (M2)		170 m2	170 m2
FLOOR SPACE RATIO	2.38	2.65	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	53.3 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	36.2 %
HEIGHT OF BUILDING (M)	26.58 m	20.6 m	26.58 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	55	47	101 (15 ACCESSIBLE)
BICYCLE PARKING NUMBER	CLASS 1 5 CLASS 2 6	8 2	13 8

PHASE 2 - 88 SUITES
PHASE 1 - 125 SUITES
TOTAL - 213 SUITES

VEHICLES - 213 X 0.35 = 74.55
VISITORS - 213 X 0.1 = 21.30
RETAIL PH1 1 PER 50m2 = 3.40
TOTAL = 99.25
NEAREST WHOLE = 99 STALLS

BICYCLES
LONG-TERM :
213 @ 1 PER 20 = 10.65
= 11

SHORT-TERM
213 @ 1 PER 50 = 4.26
= 4

BUILDING SETBACKS (M)	
STREET LOT LINE	7.05 m Project WEST
INTERIOR LOT LINE	5.63 m Project NORTH
INTERIOR LOT LINE	4.27 m Project SOUTH

EV CHARGING:
1 PER VEHICLE SPACE = 43 STALLS
(PHASE 2 NEW CONSTRUCTION ONLY)

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	88
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 1-Bedroom + Den, 2-Bedroom
GROUND-ORIENTATED UNITS	8
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2
TOTAL RESIDENTIAL FLOOR AREA (M2)	5,165.9 m2

ACCESSIBLE PARKING :
75 VEHICLES @ 15% = 11.25 = 11 R
(9 REG + 2 VAN)
21 VEHICLES @ 15% = 3.15 = 3 V
(2 VISITOR AND 1 VISITOR VAN)
TOTAL VEHICLE UA REQ'D = 11
(9 REG + 2 VISITOR)
TOTAL VAN UA REQ'D = 3
(2 REG + 1 VISITOR)
TOTAL REQUIRED
TOTAL PROVIDED



BUILDING AREA SUMMARY
REFER TO A1.1 PLAN

2 Survey Plan
A0.1 1:500



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

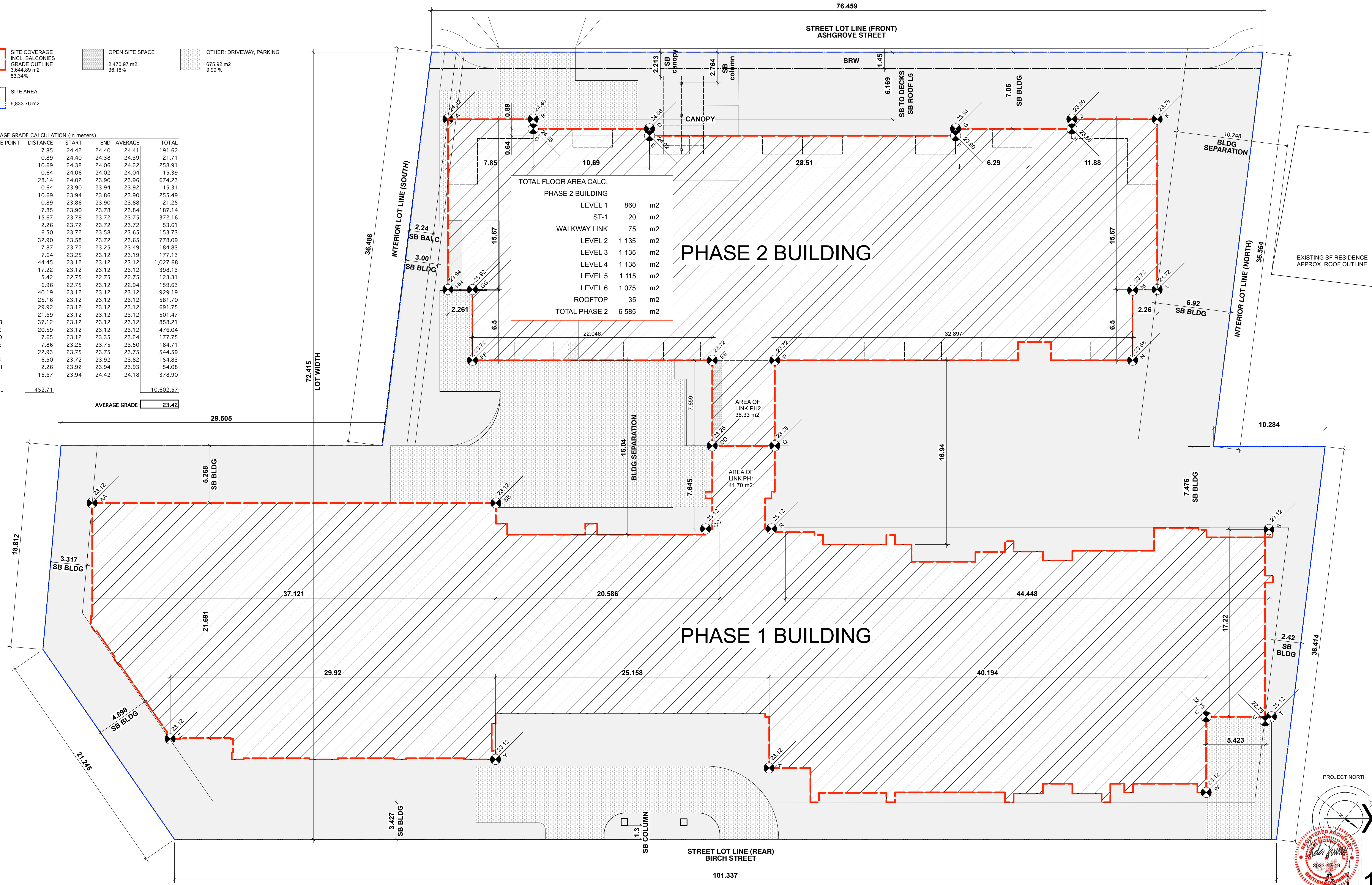
AVERAGE GRADE CALCULATION (in meters)

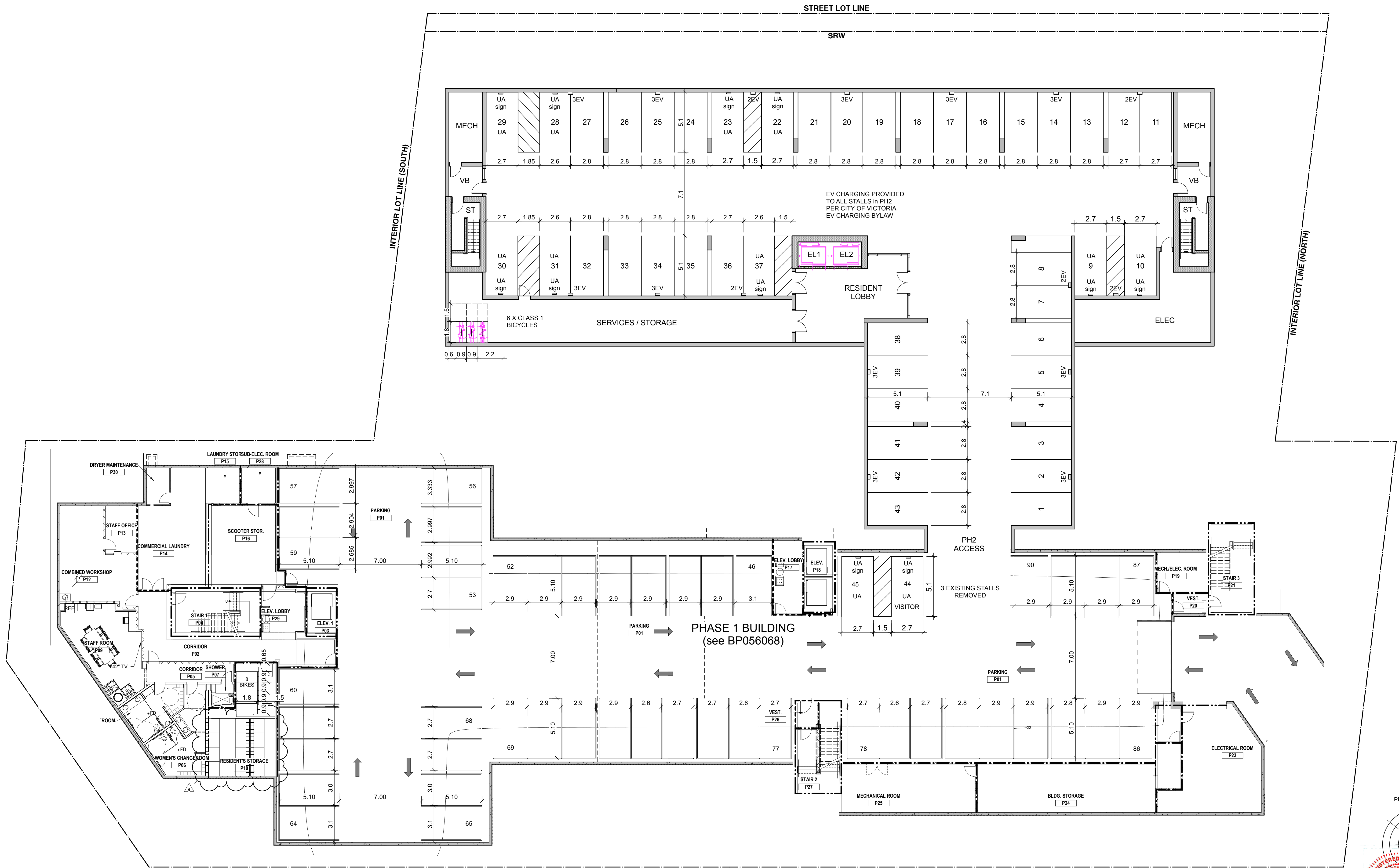
GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	23.94	23.86	23.90	255.49
H-J	0.89	23.86	23.90	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

AVERAGE GRADE 23.42

TOTAL FLOOR AREA CALC.

PHASE 2 BUILDING		
LEVEL 1	860	m ²
ST-1	20	m ²
WALKWAY LINK	75	m ²
LEVEL 2	1 135	m ²
LEVEL 3	1 135	m ²
LEVEL 4	1 135	m ²
LEVEL 5	1 115	m ²
LEVEL 6	1 075	m ²
ROOFTOP	35	m ²
TOTAL PHASE 2	6 585	m ²





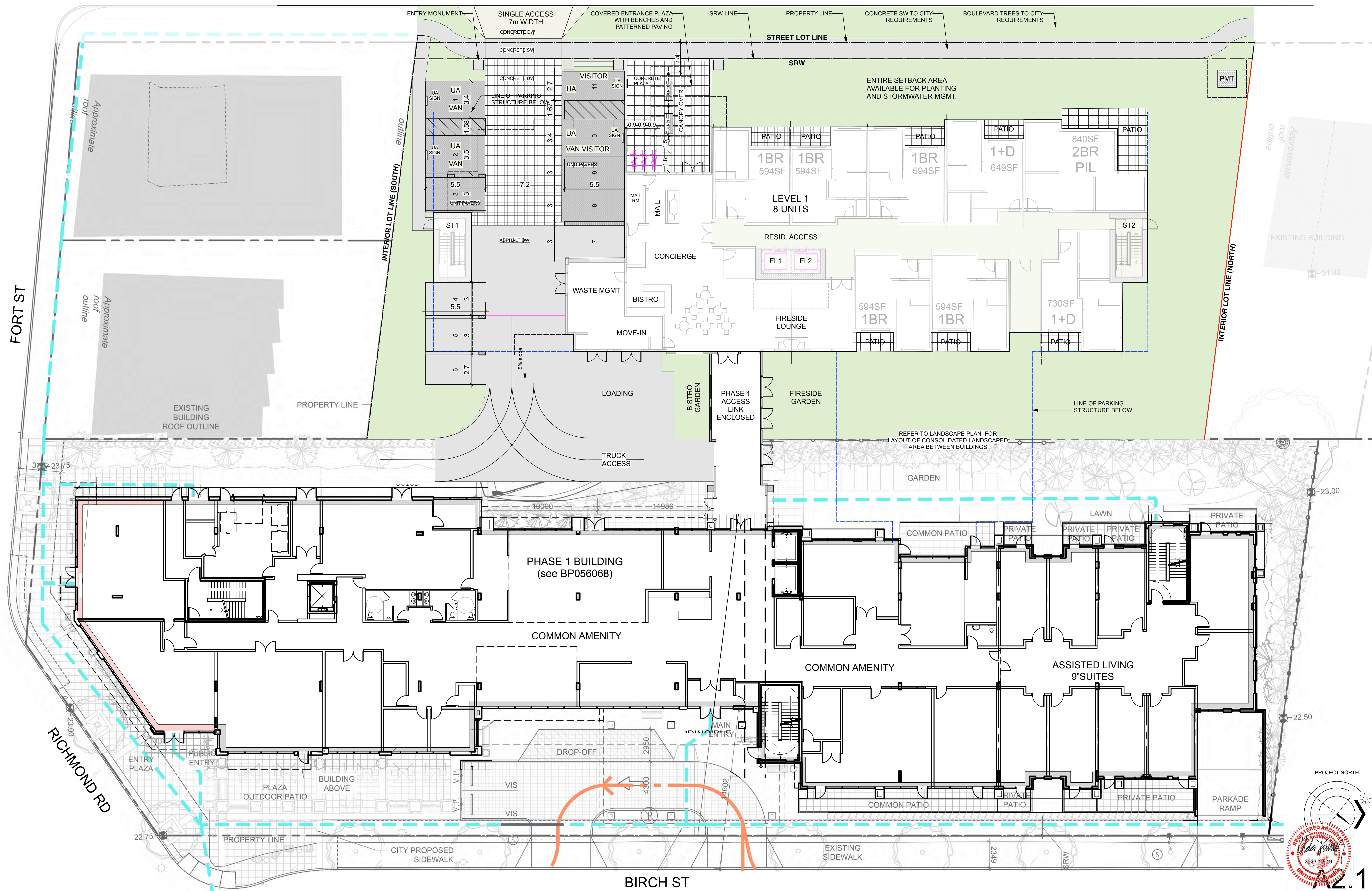
AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Parkade Plan

RE-ISSUED FOR REZONING & DP : 18 DEC 2023



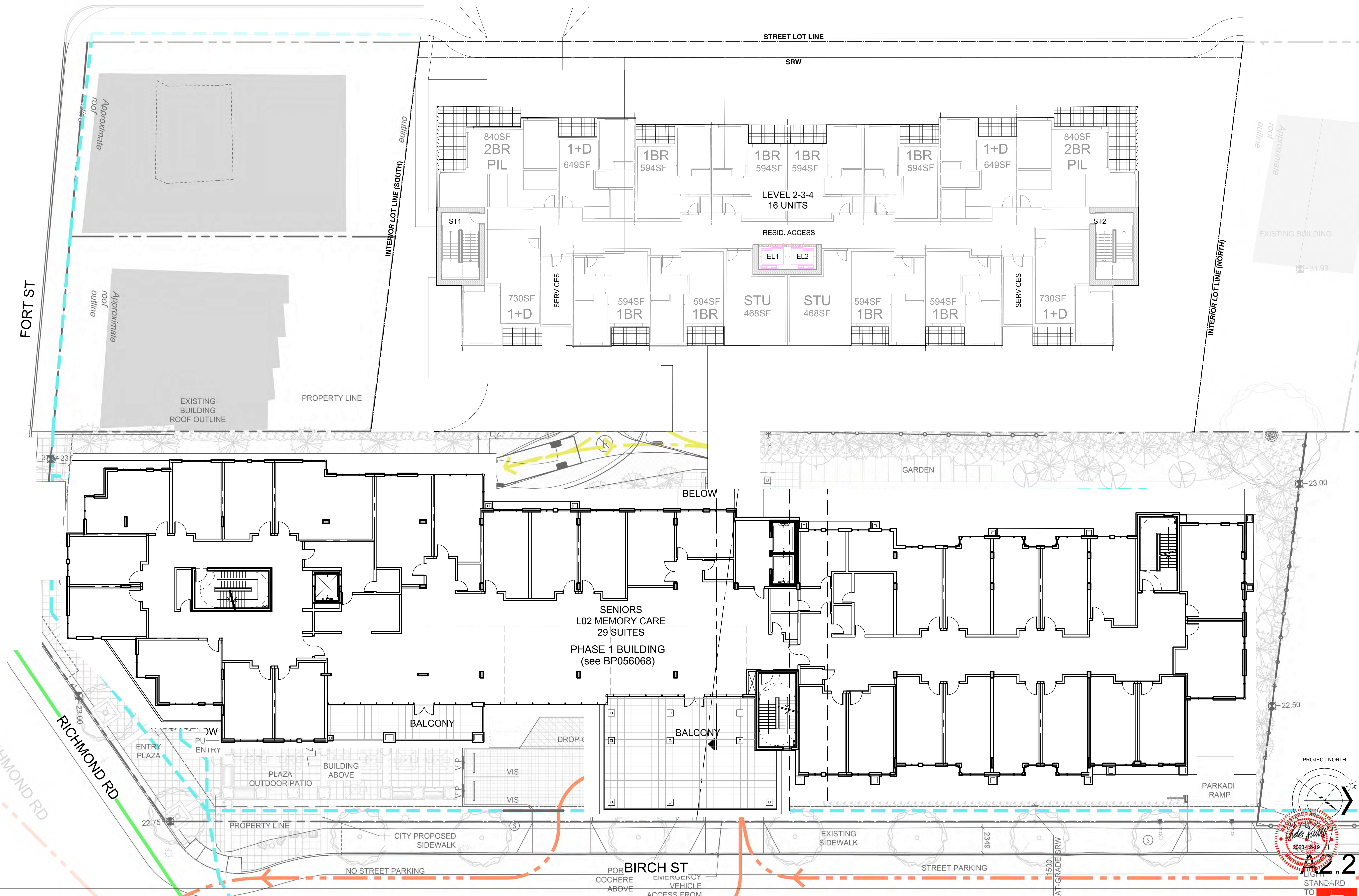
ASHGROVE ST

FORT ST



AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Main Floor Plan

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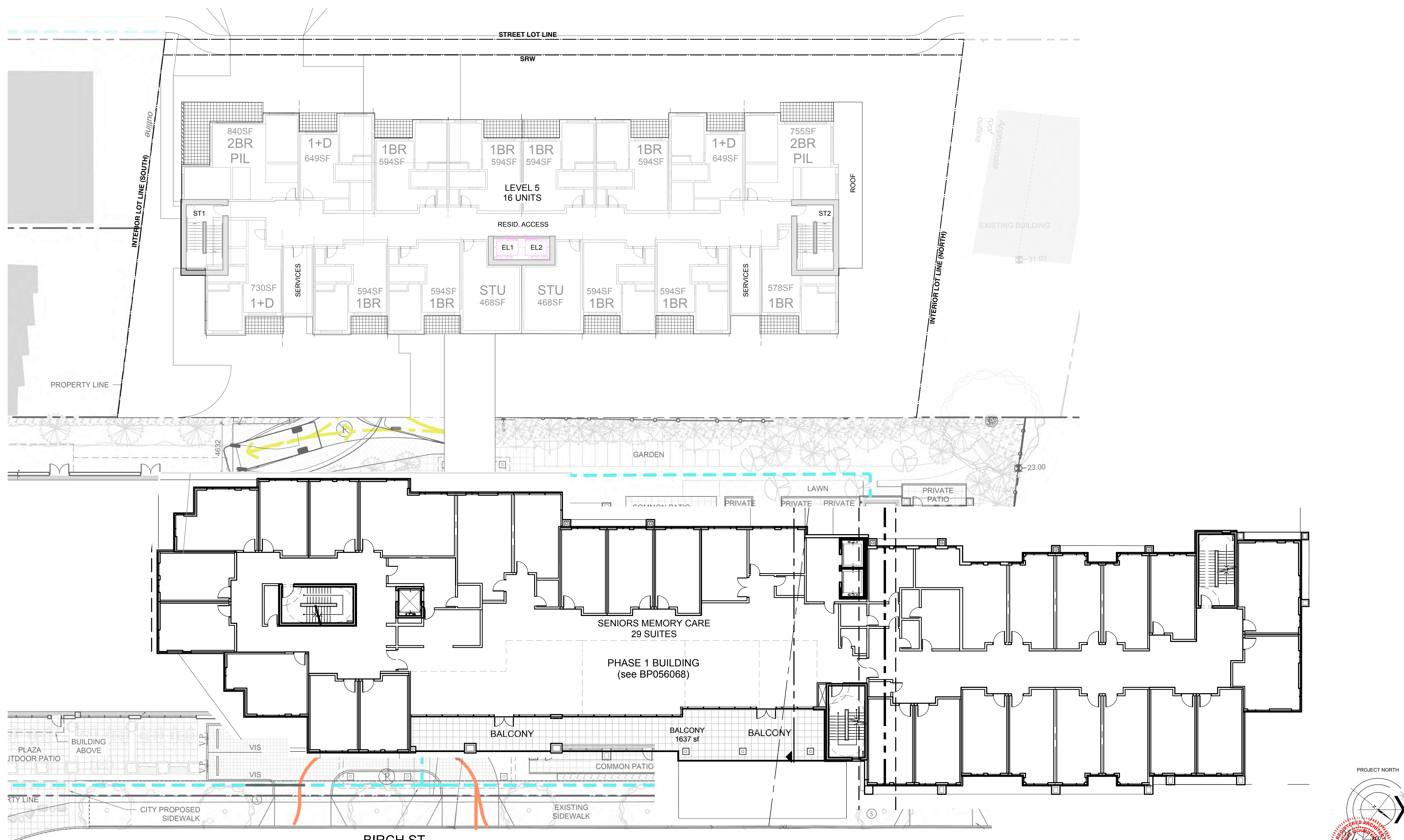


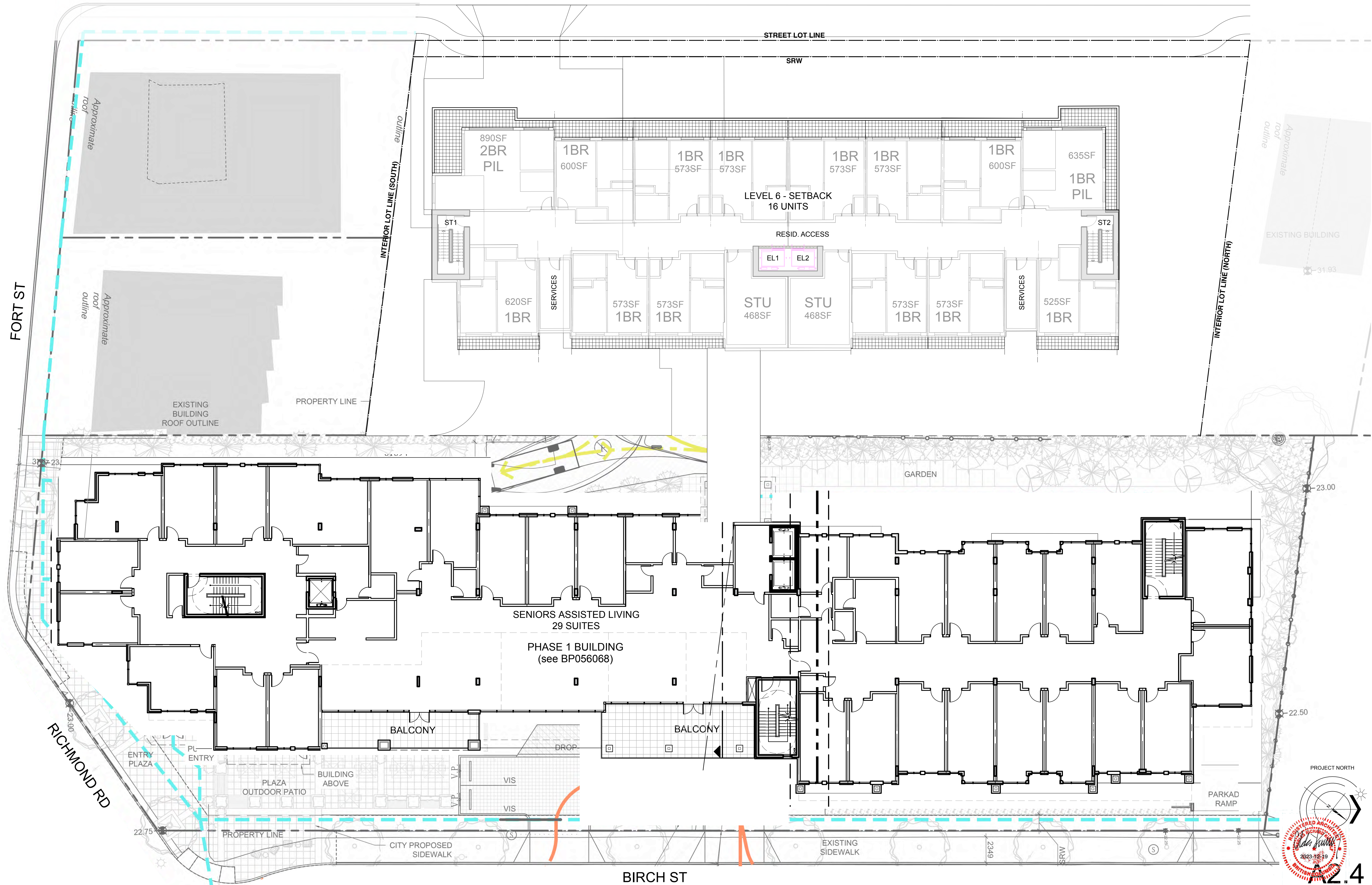
AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L2 to L4 Plan

RE-ISSUED FOR REZONING & DP : 18 DEC 2023



2.2
LIGHT
STANDARD
TO





AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L6 Plan

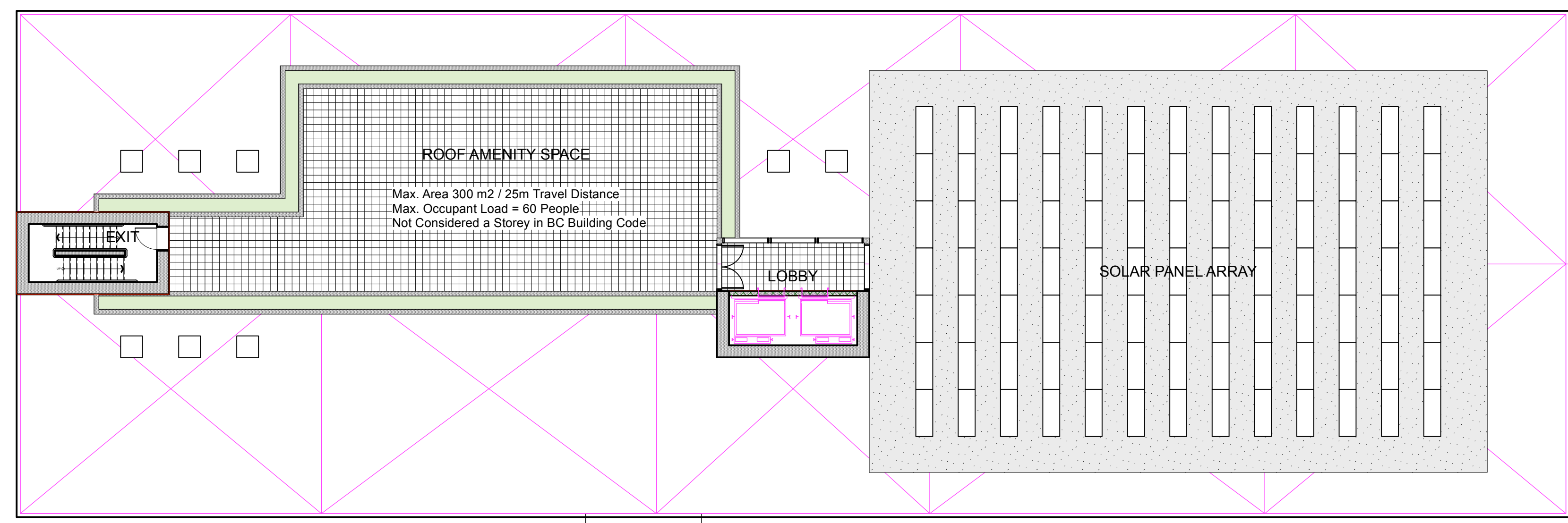
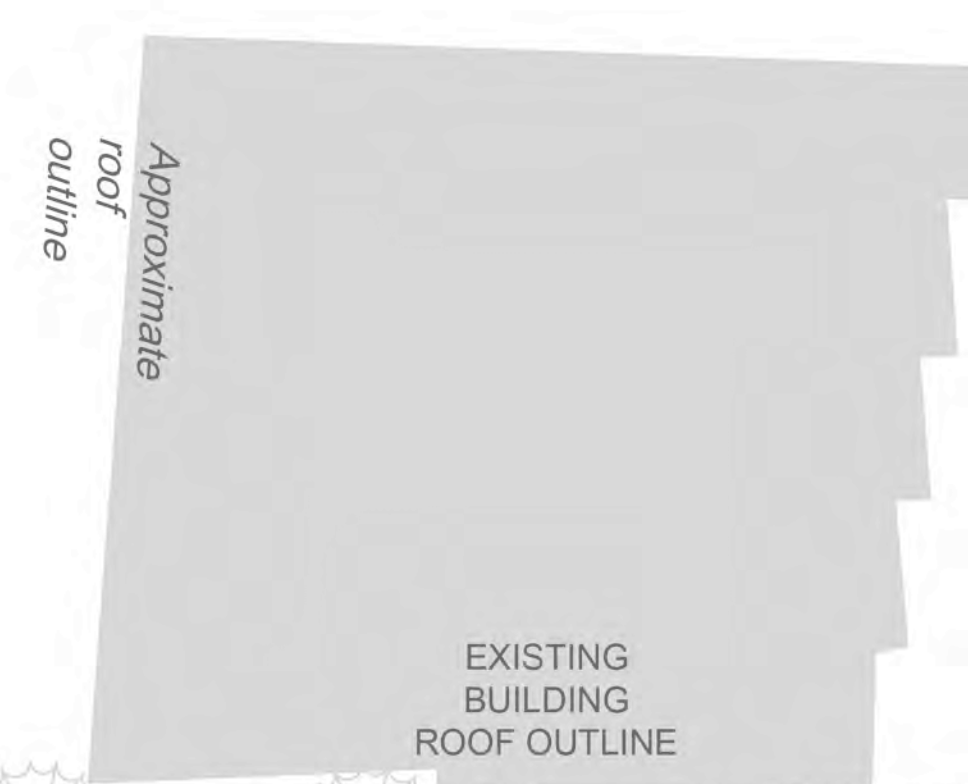
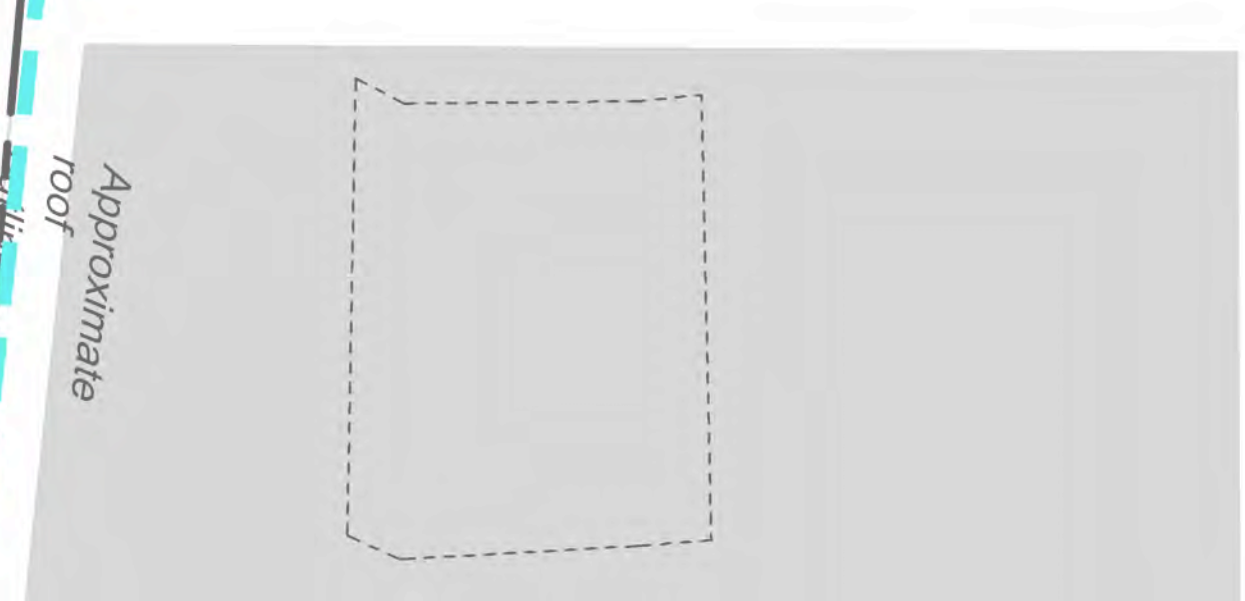
RE-ISSUED FOR REZONING & DP : 18 DEC 2023

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



PROPERTY LINE

EXISTING BUILDING ROOF OUTLINE

GARDEN

LAWN

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PHASE 1 BUILDING (see BP056068)

RICHMOND RD

ENTRY PLAZA

PUBLIC ENTRY

PLAZA OUTDOOR PATIO

BUILDING ABOVE

DROP-OFF

MAIN ENTRY

VIS

VIS

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PARKADE RAMP

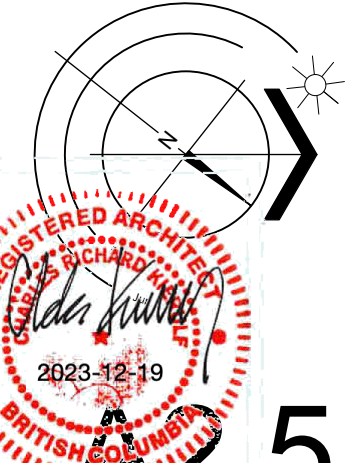
PROPERTY LINE

CITY PROPOSED SIDEWALK

EXISTING SIDEWALK

BIRCH ST

PROJECT NORTH

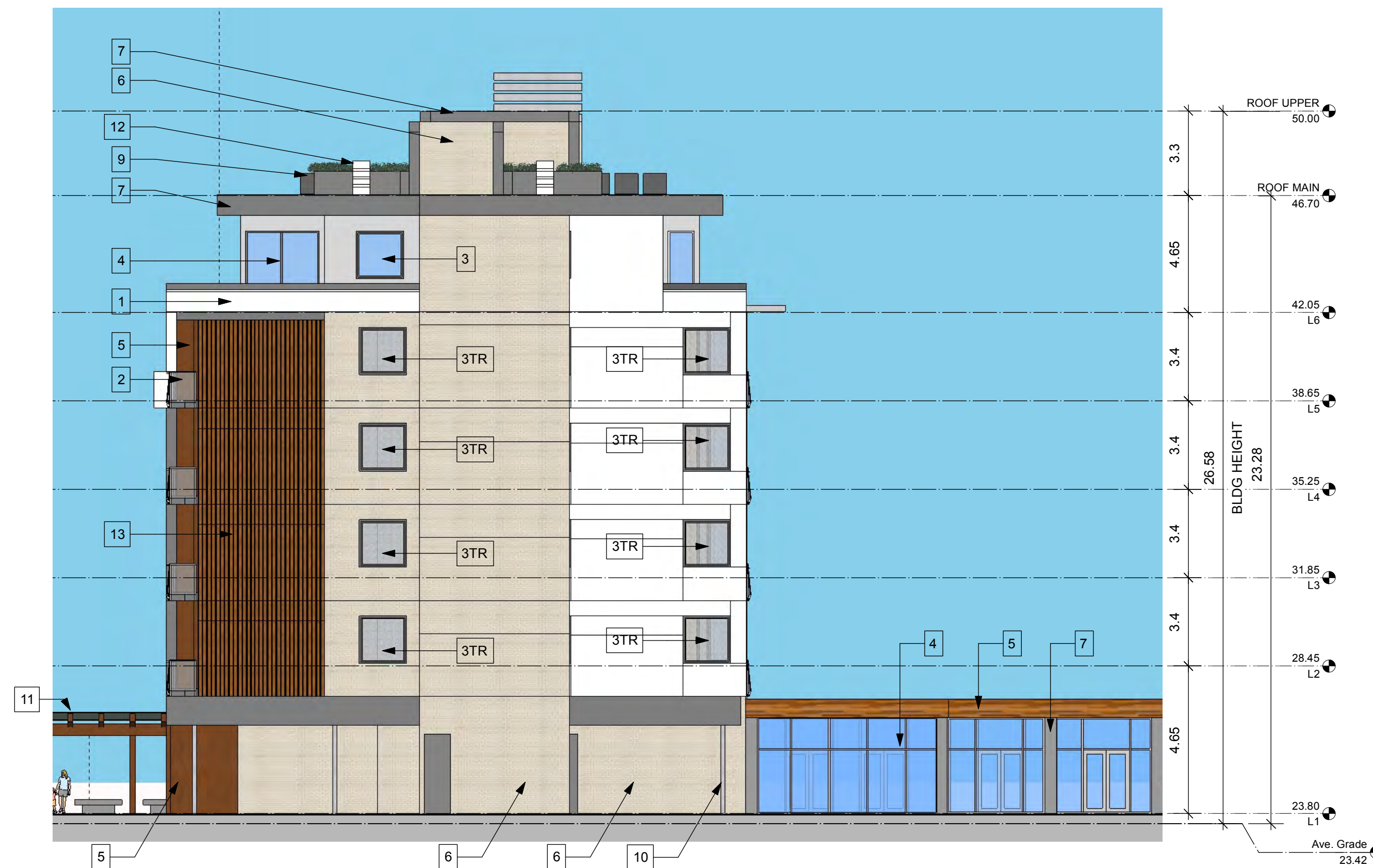


A2.5



WEST ELEVATION

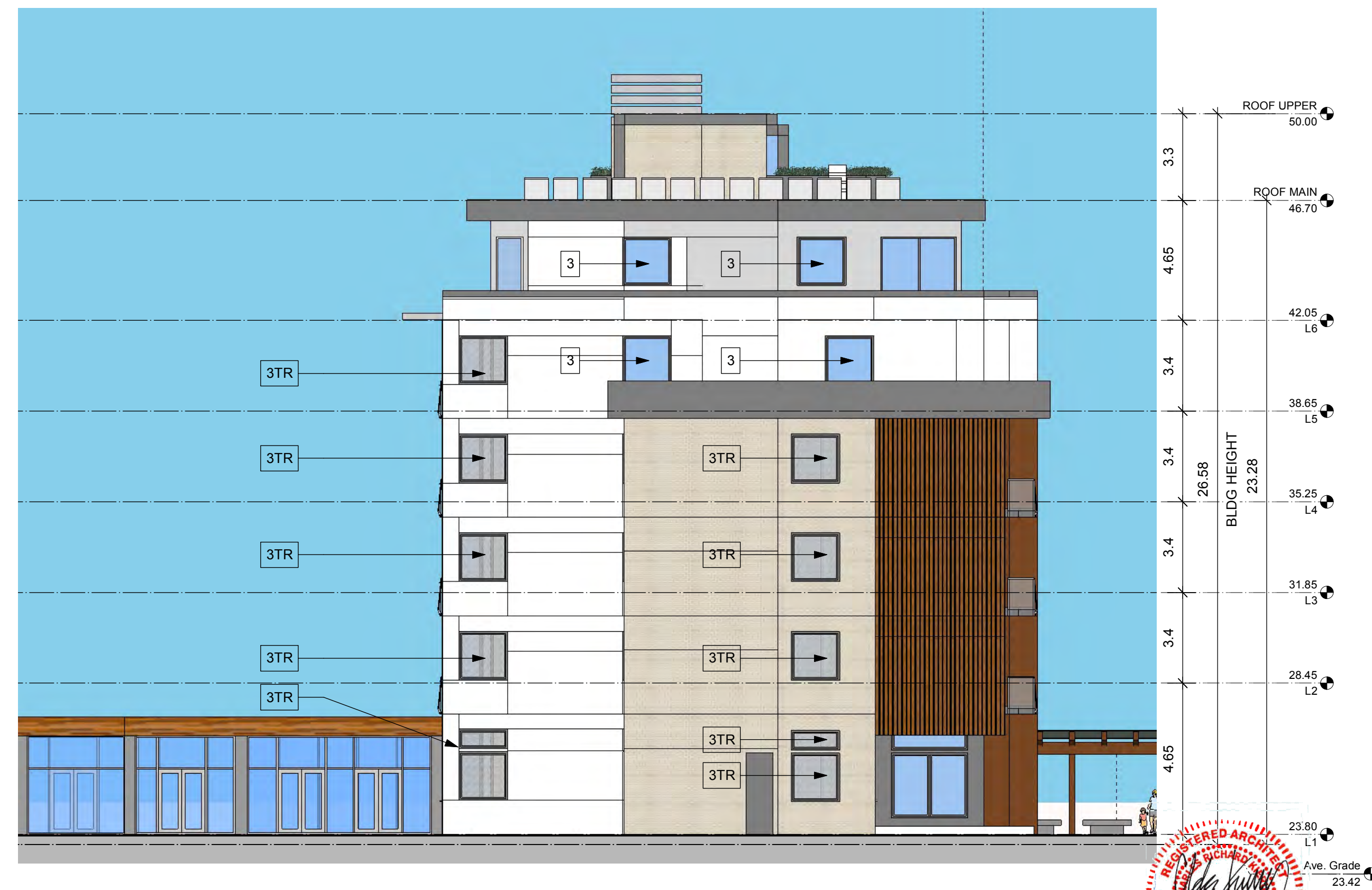
- MATERIALS KEY :
1. Cementitious Panel Siding - various colours - with colour-matched trims.
 2. Aluminum and Glass guard.
 3. High-Performance Vinyl windows with coloured frames.
 4. High-Performance aluminum and glass window-wall system.
 5. Metal siding with printed wood grain pattern.
 6. Smooth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



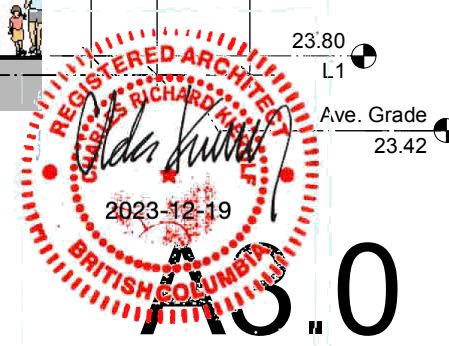
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





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%)

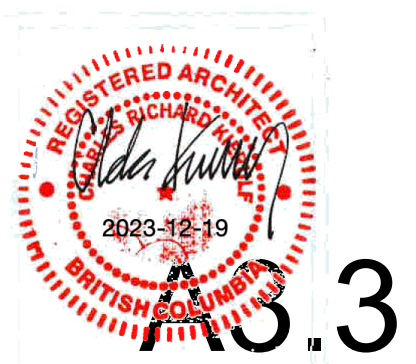




EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Elevation OVERLAY PH1 WINDOWS on PH2

RE-ISSUED FOR REZONING & DP : 18 DEC 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



Main Entrance Plaza and Canopy



Access Pathway to Courtyard Garden



AS.0



A0.1





Street View - Looking South along Ashgrove Street



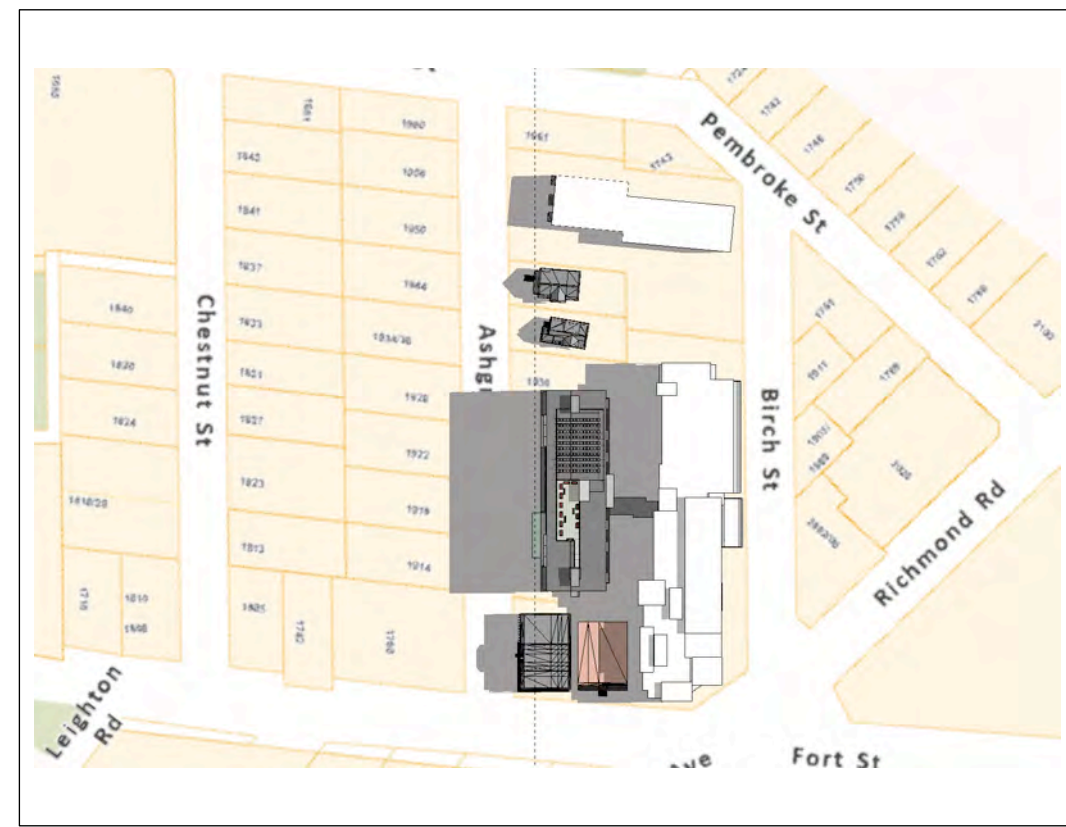


Aerial View - Looking East over Fort Street with RJH Buildings in Background

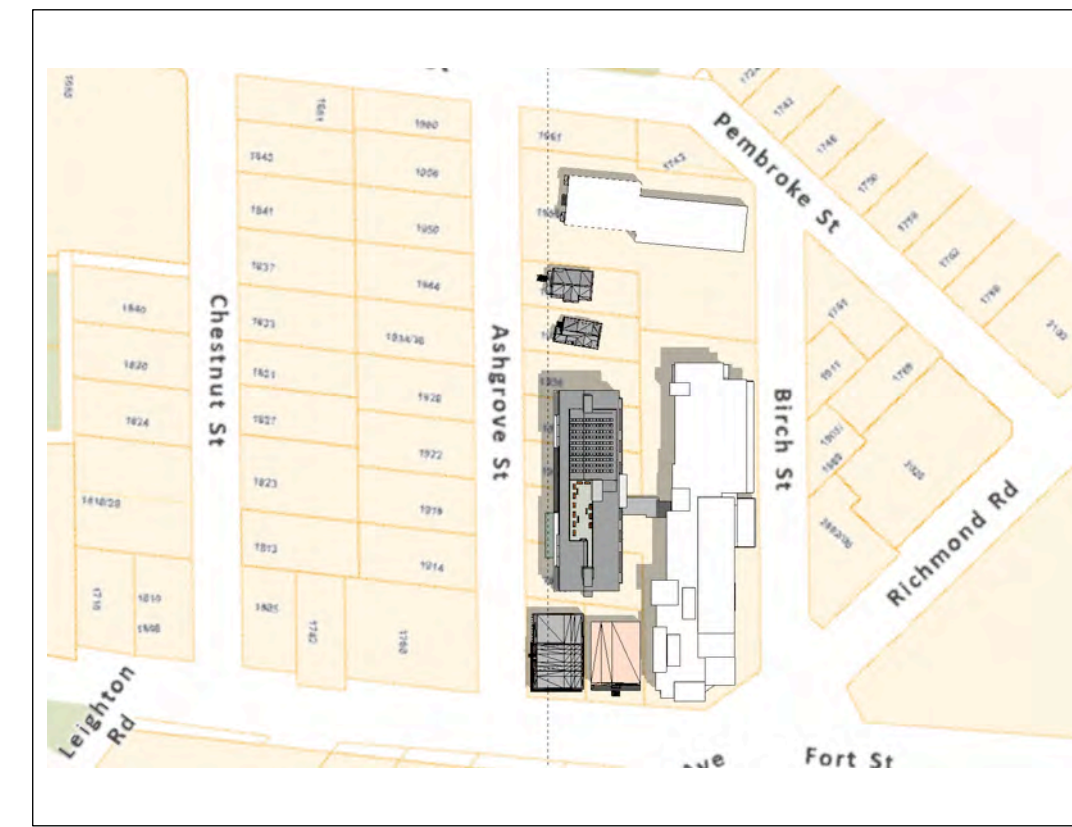


A0.3

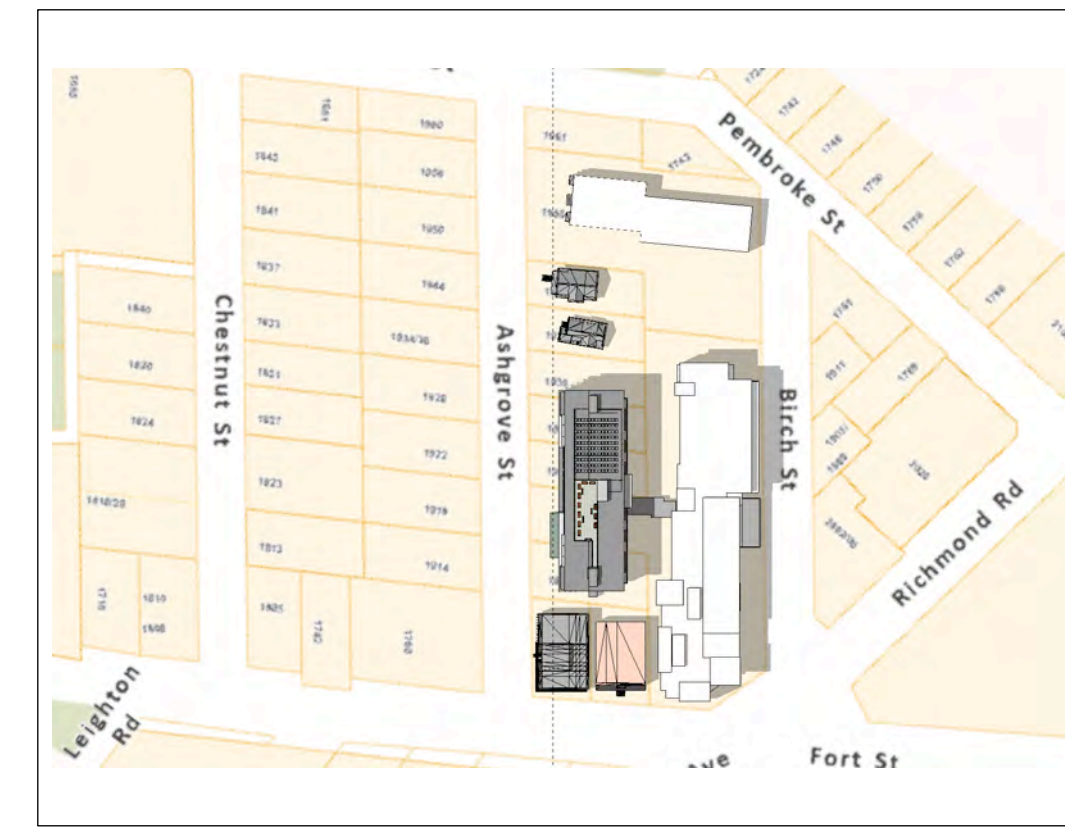




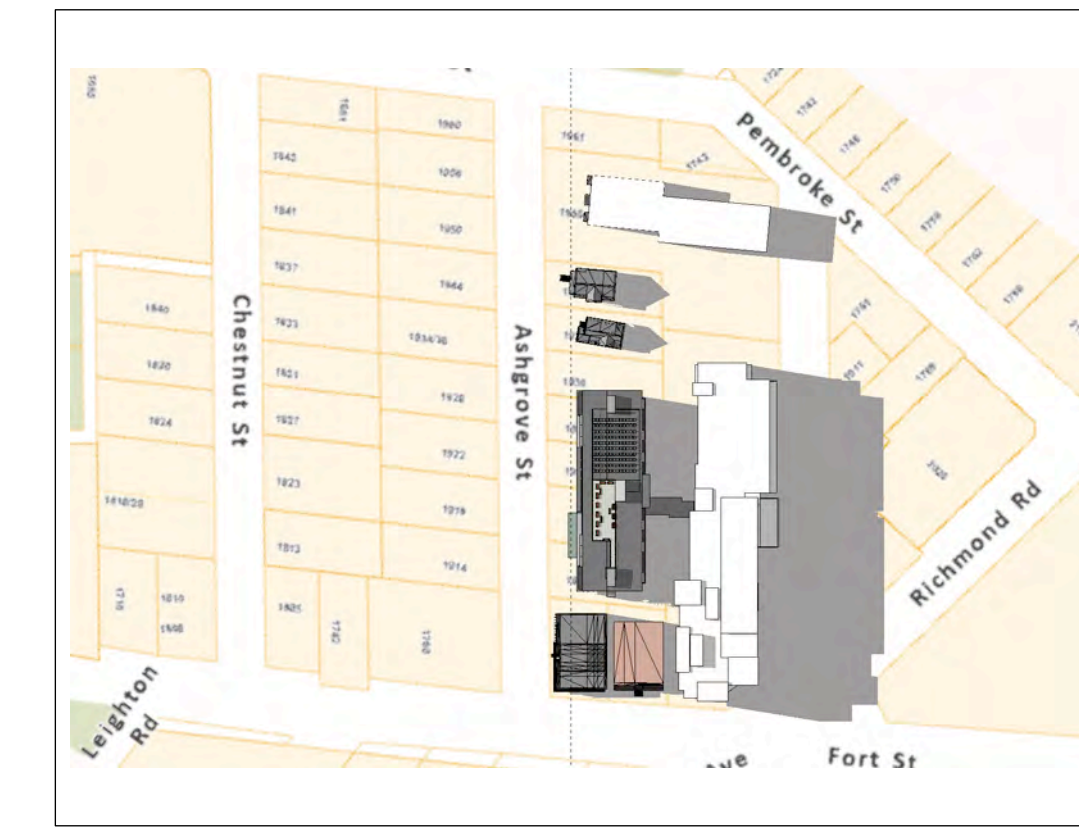
JUNE 21 - 08:00



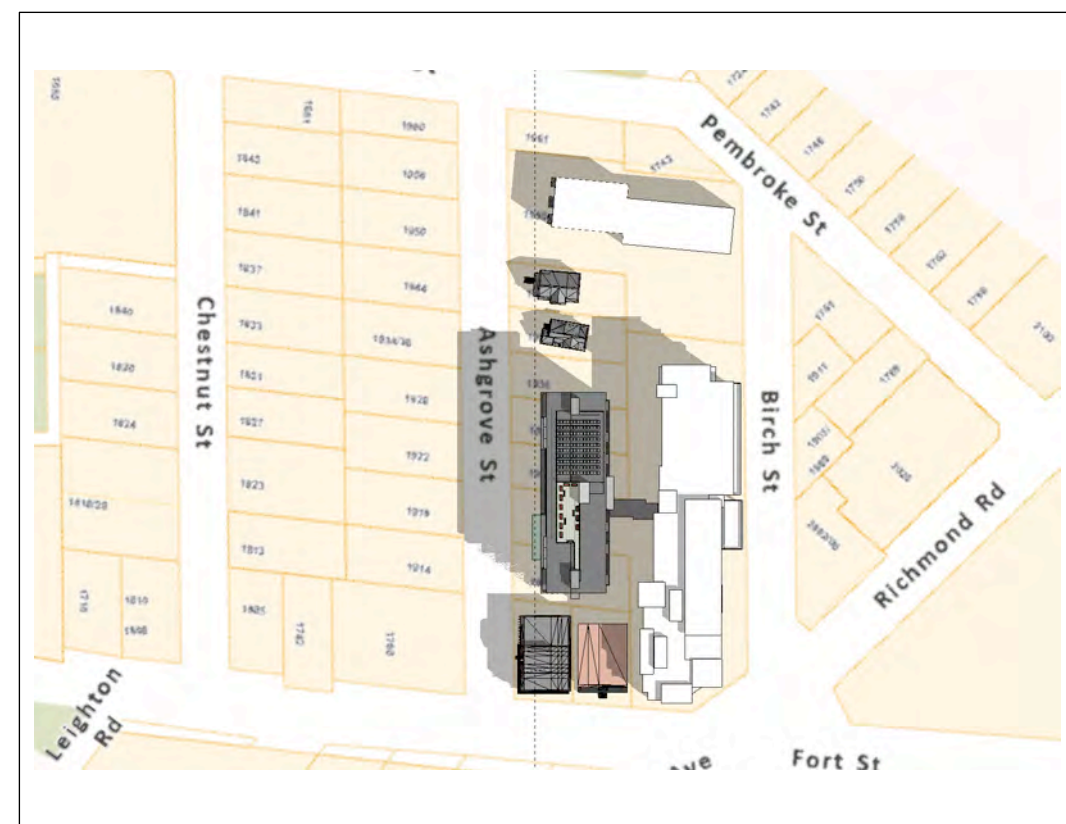
JUNE 21 - 11:00



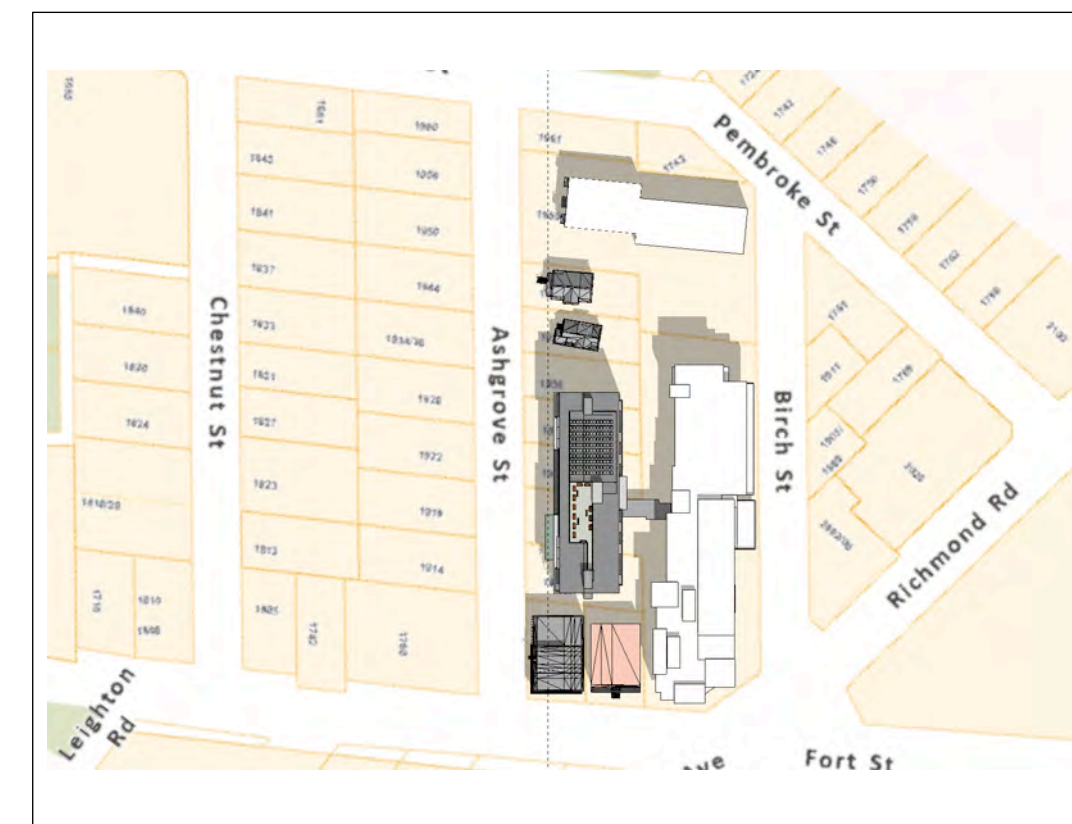
JUNE 21 - 14:00



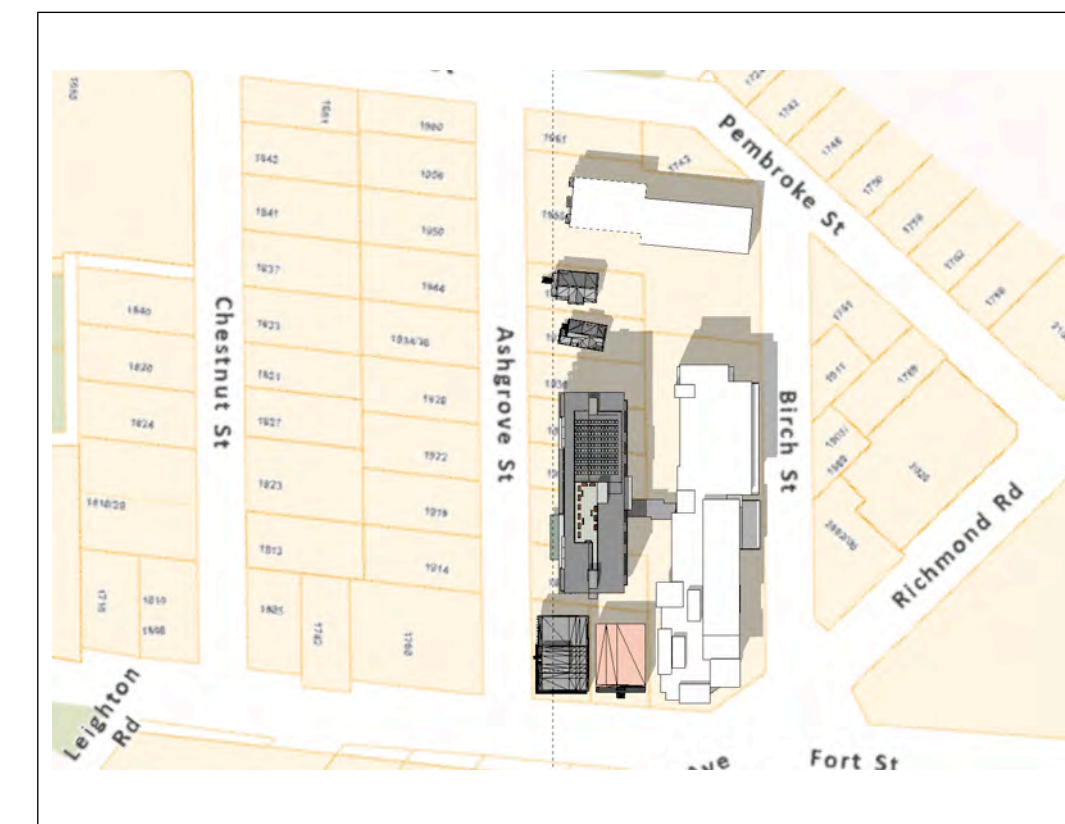
JUNE 21 - 17:00



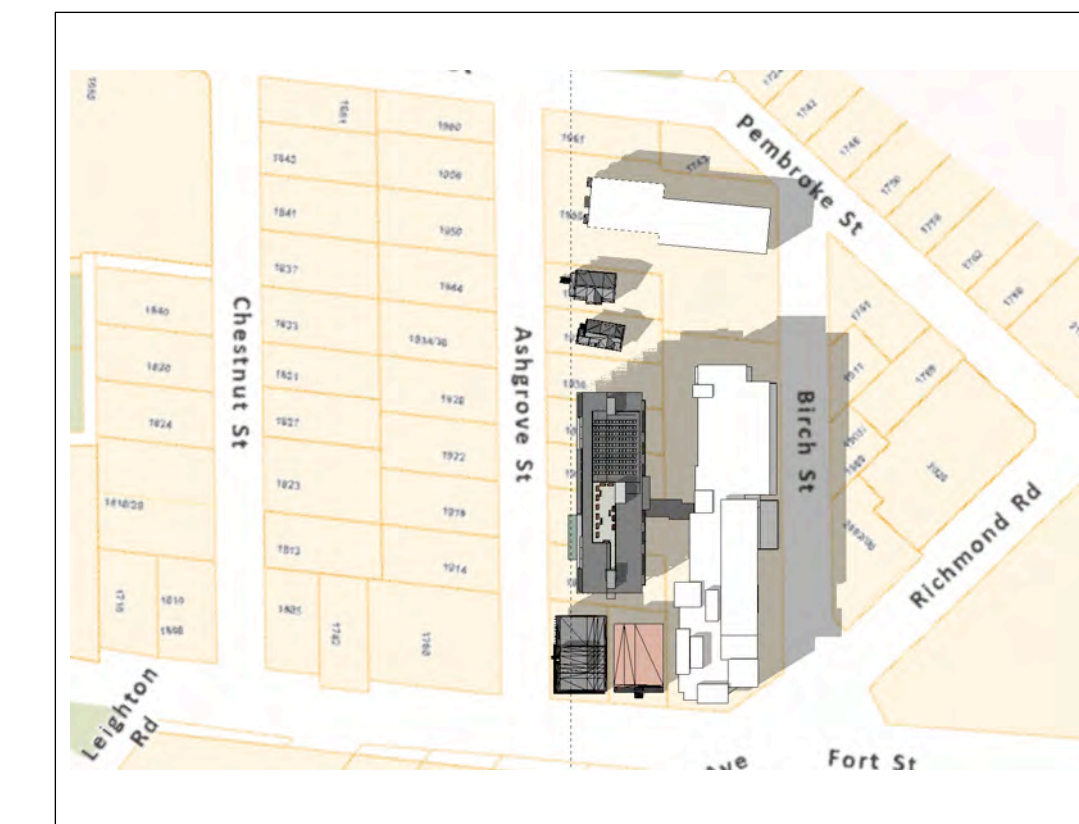
SEPTEMBER 23 - 09:00



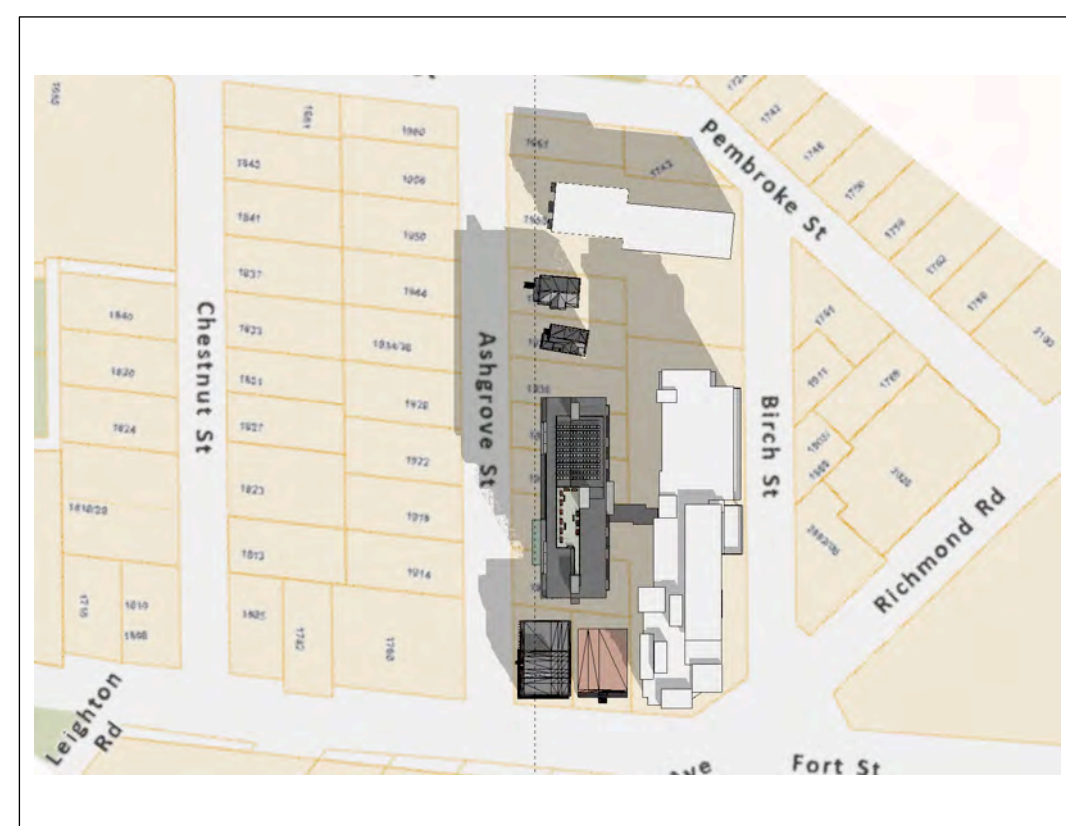
SEPTEMBER 23 - 11:00



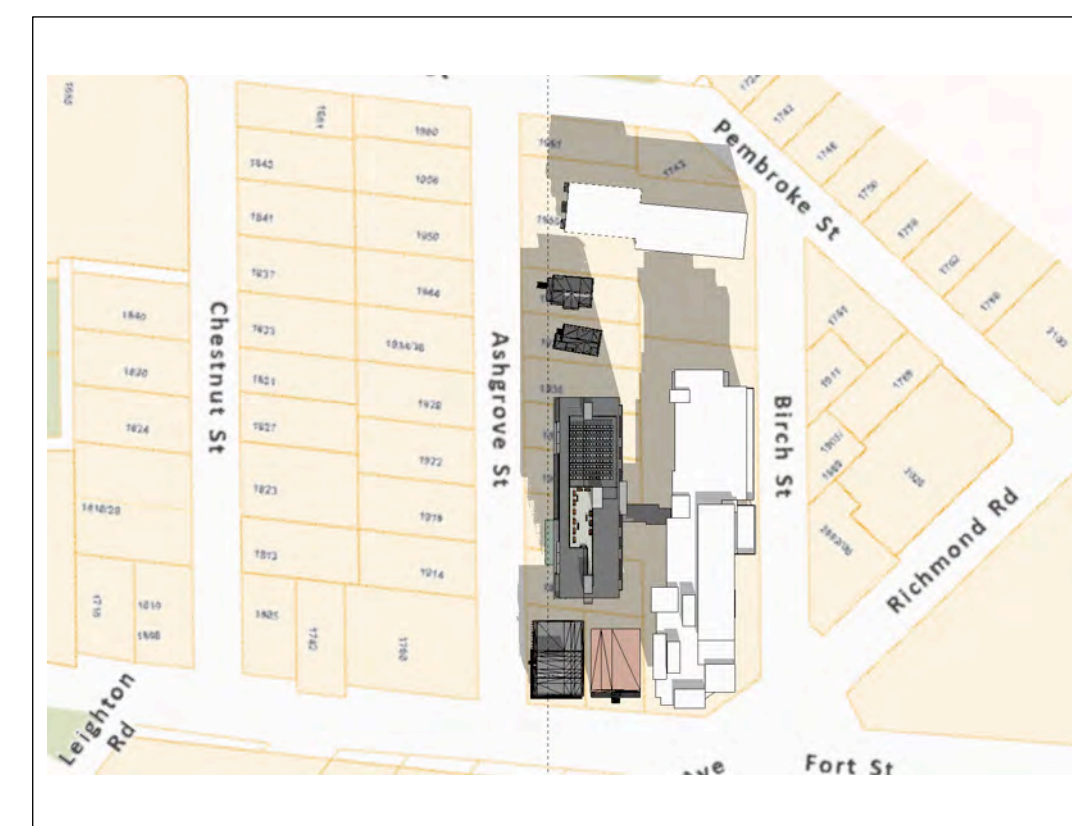
SEPTEMBER 23 - 13:00



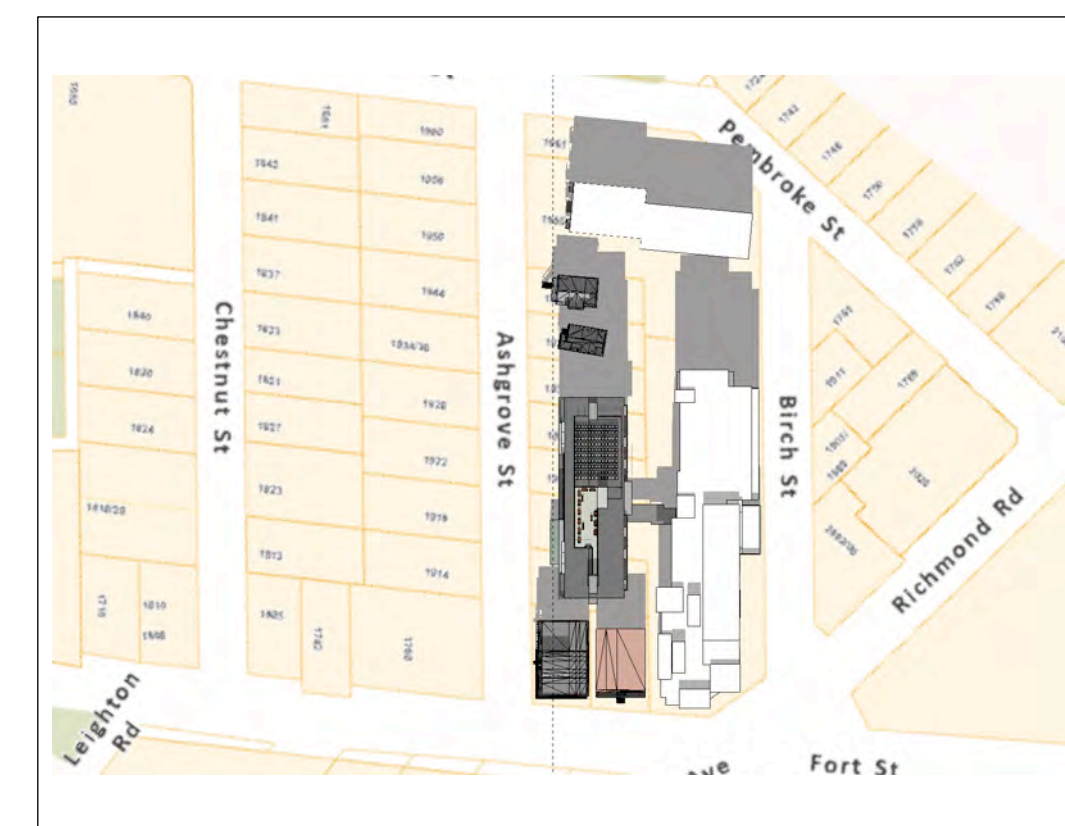
SEPTEMBER 23 - 15:00



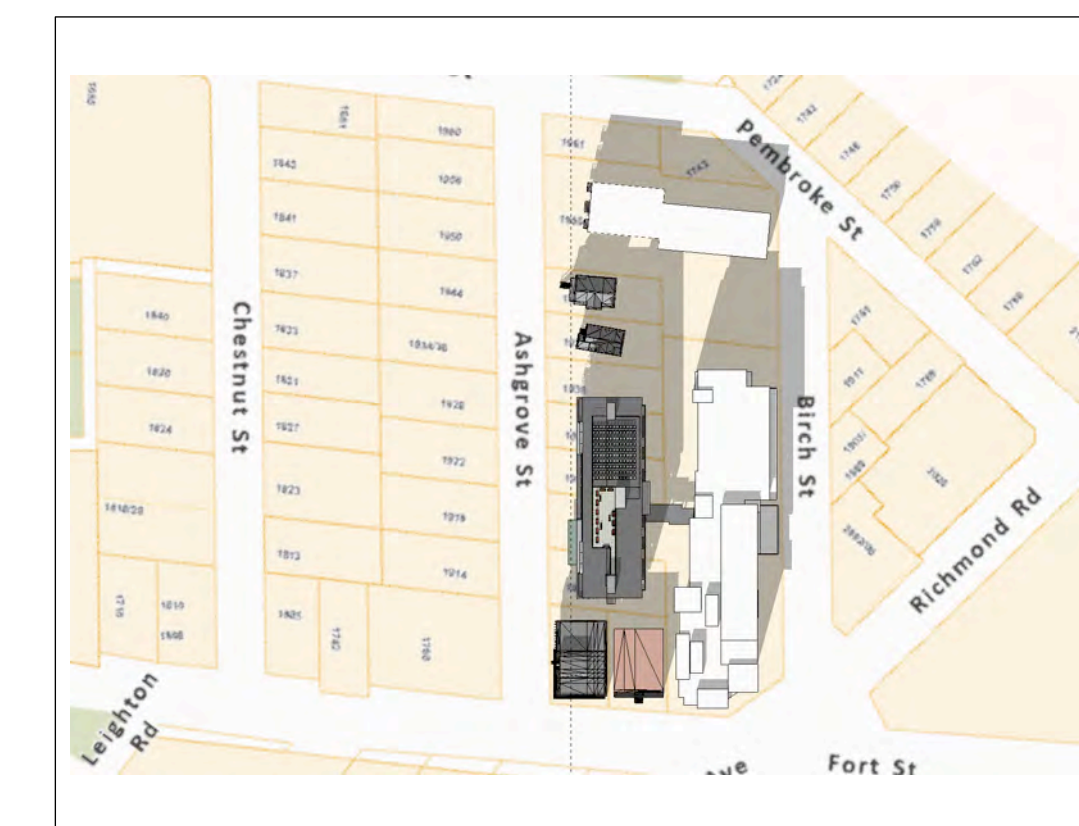
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00



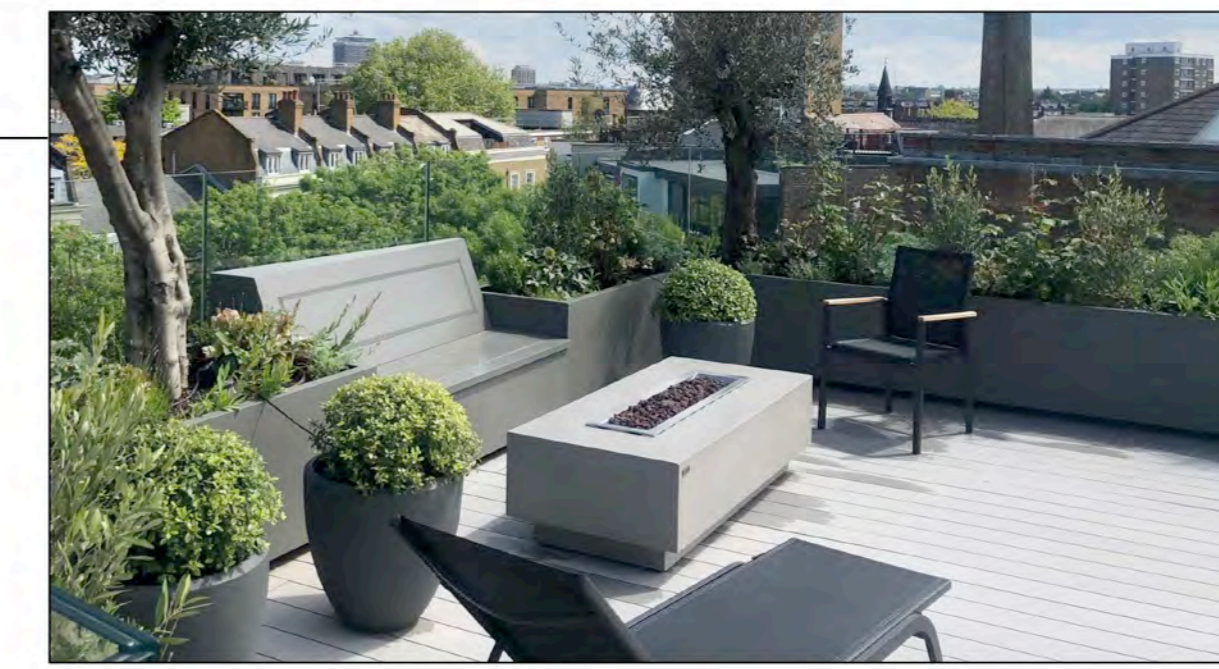
Vertical Louver Screen Wall
North and South Elevations
Prefinished Aluminum louvres
with wood-tone finish



High-Performance aluminium and
glass window-wall system



Rooftop solar PV array

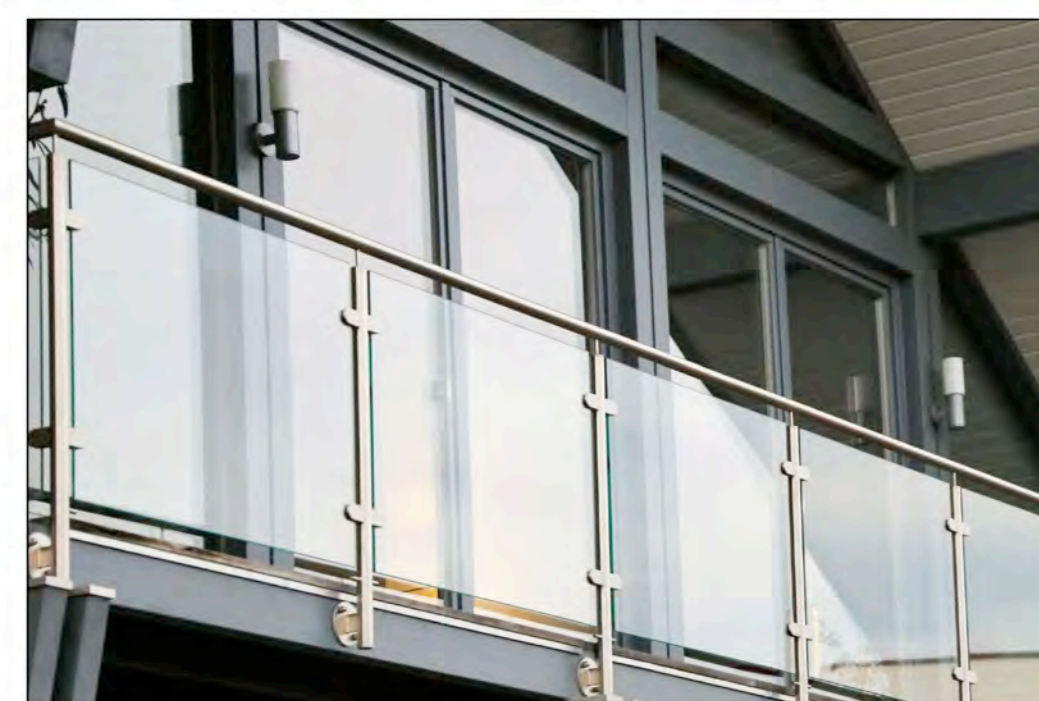


Rooftop amenity area with planters

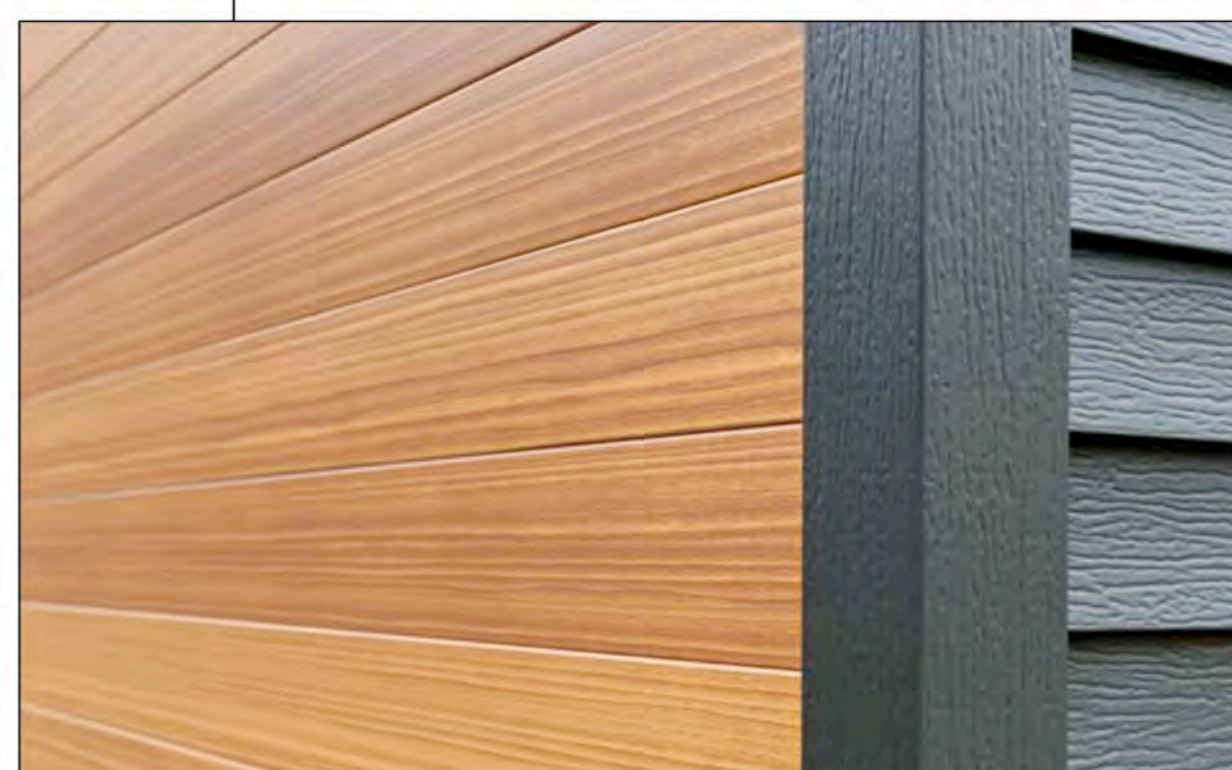
Cementitious Panel Siding- Various colours-
with colour matching trims



High-Performance vinyl windows with coloured
frames



Aluminium and Glass guard



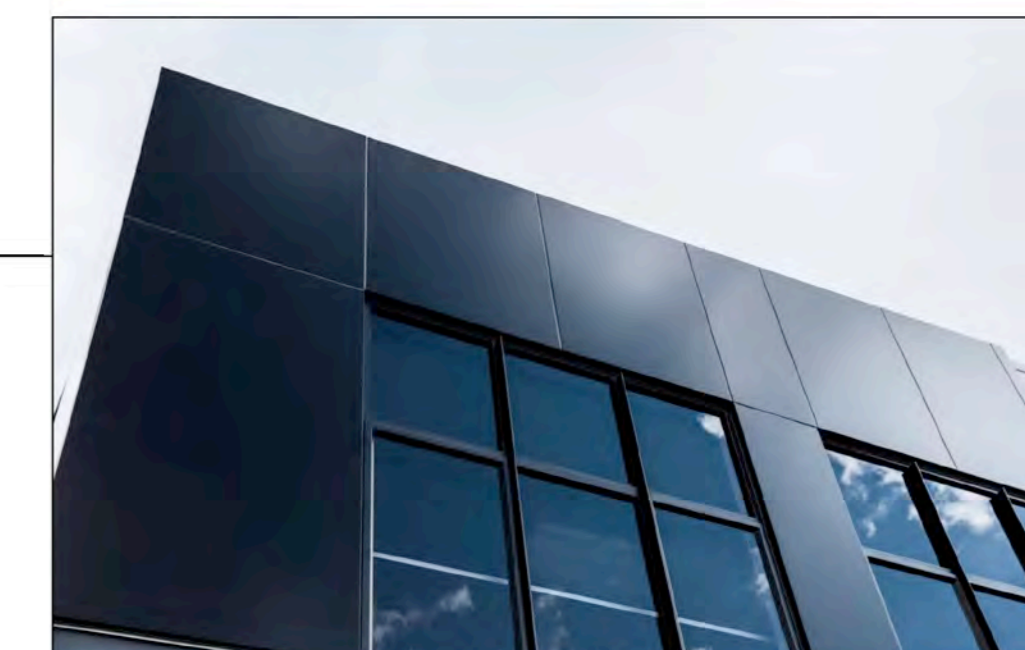
Metal Siding (inside face of vertical fins) and all soffits
with printed wood grain finish



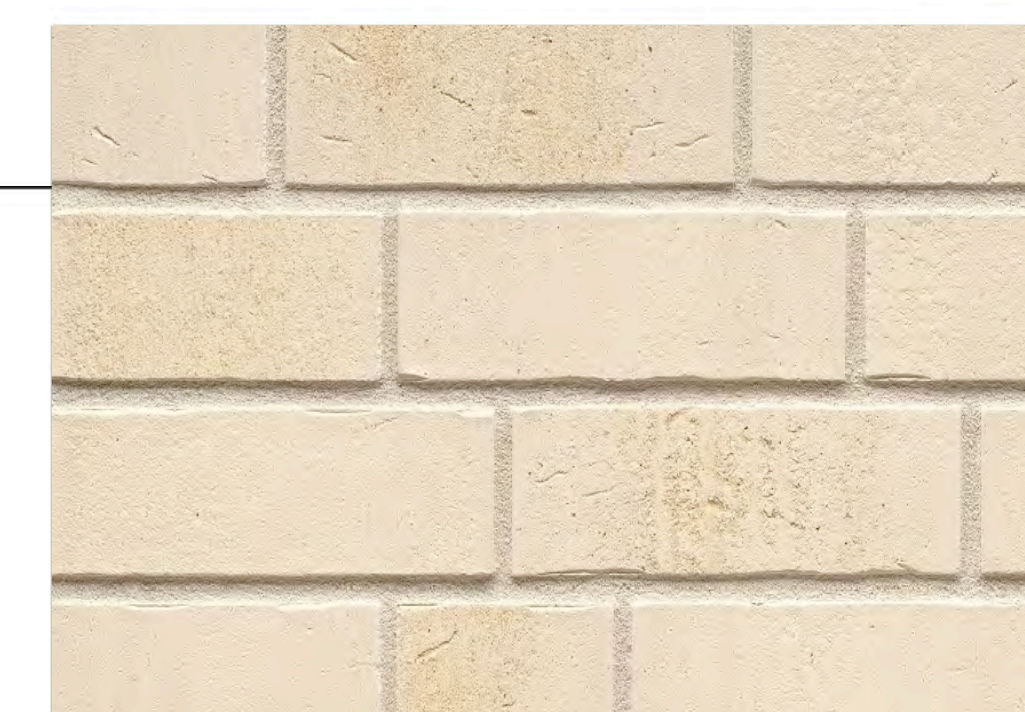
Heavy Timber and Glass Entrance Canopy



Rooftop beekeeping hives



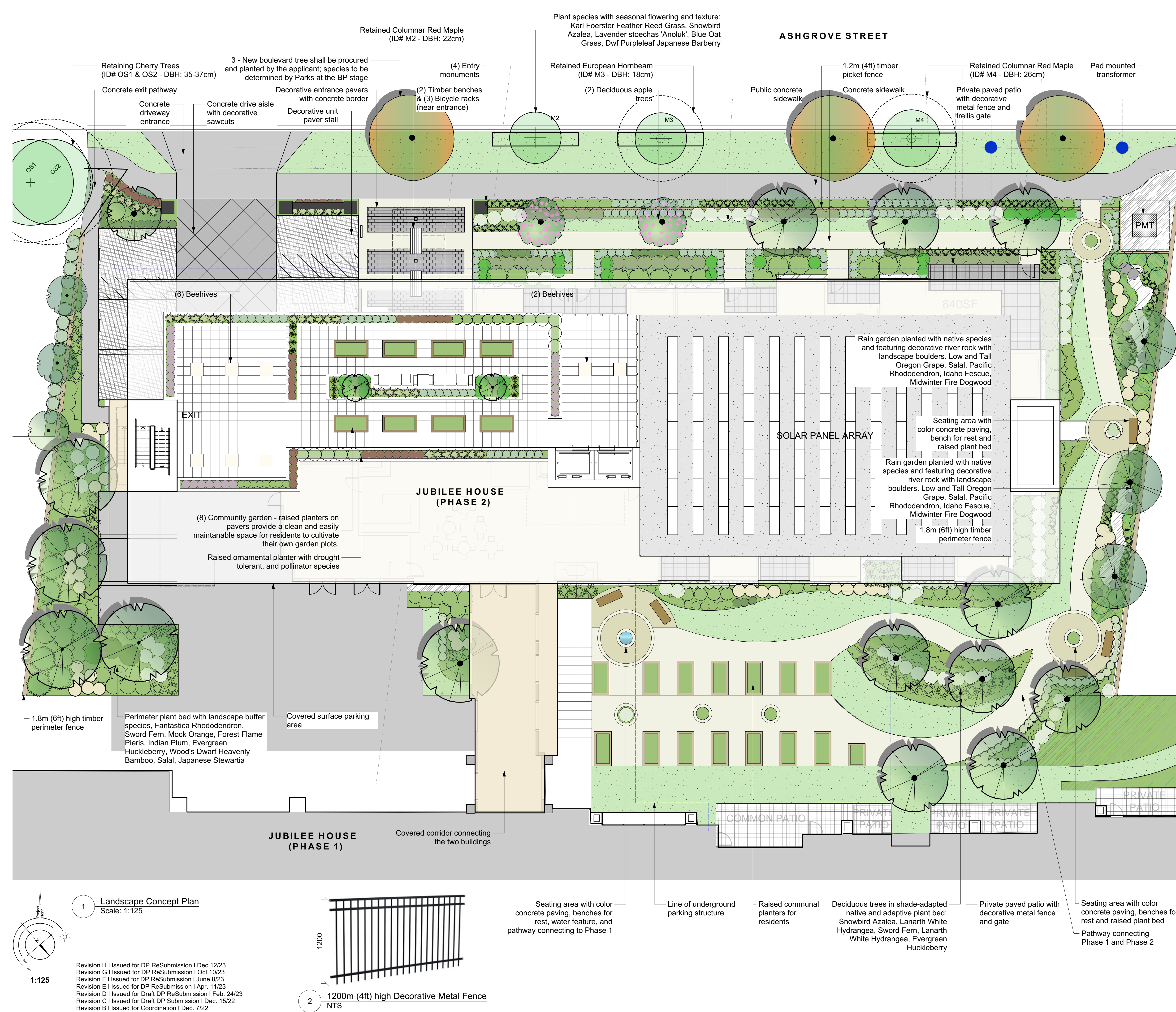
Prefinished metal cladding



Masonry Patterned Stucco Finish to
match Phase 1 Building



WEST ELEVATION



Recommended Nursery Stock

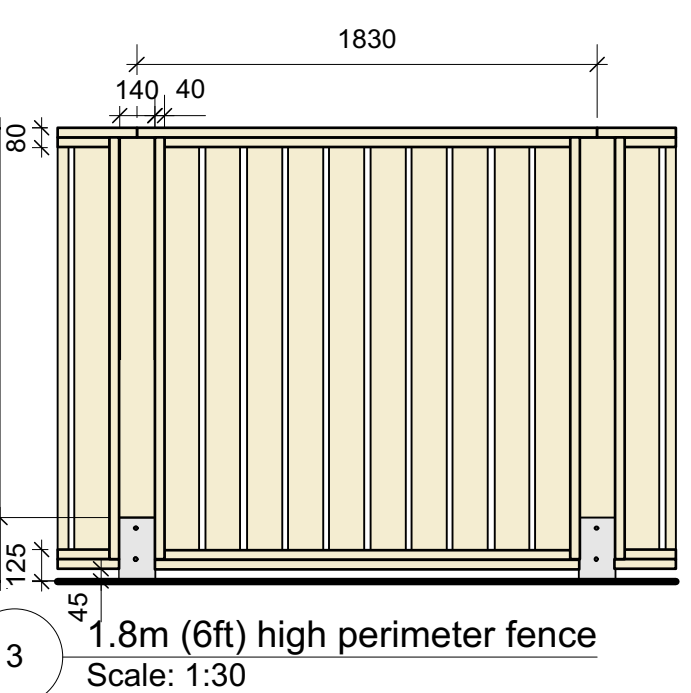
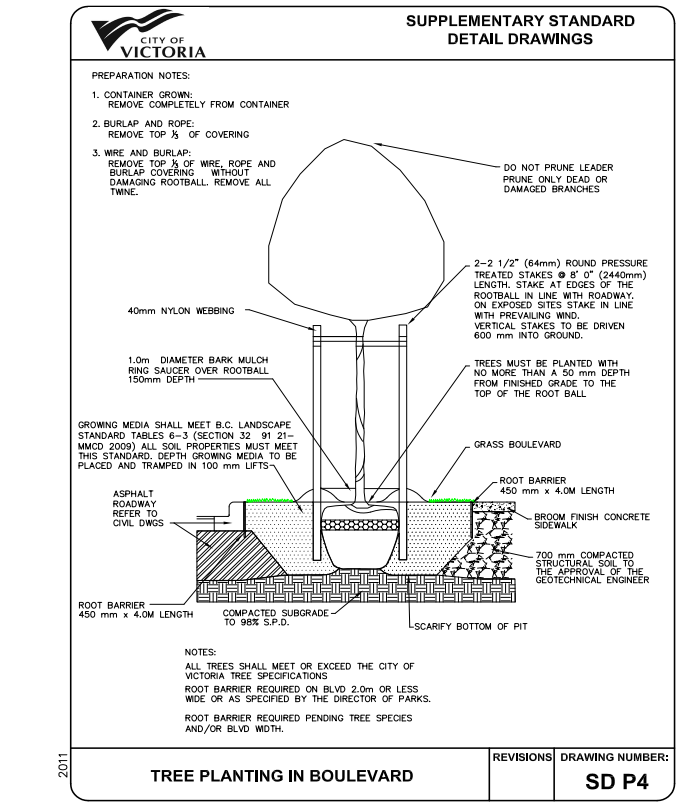
Quantity	Botanical Name	Common Name	Size
3	<i>Alnus rubra</i> (Lrg / 1:1)	Red Alder	6cm cal.
3	Boulevard Street Tree	Species to be determined	6cm cal.
9	<i>Cercidiphyllum japonicum</i> (Med. / 1:1)	Katsura Tree	6cm cal.
2	<i>Cornus x 'Venus'</i> (1:1) Structure	Venus Cornus	4cm cal.
5	<i>Magnolia acuminata</i> 'Yellow Bird' (Med 1:1)	Yellow Bird Magnolia	6cm cal.
1	<i>Malus domestica</i> 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
2	<i>Stewartia pseudocamellia</i> (Sm. / 2:1)	Japanese Stewartia	6cm cal.
Large Shrubs			
Total: 74	Botanical Name	Common Name	Size
	<i>Ceanothus thyrsiflorus</i> 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
	<i>Choisya ternata</i>	Mexican Orange Blossom	#5 pot
	<i>Cornus sericea</i> 'Flaviramea'	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
Medium Shrubs			
Total: 167	Botanical Name	Common Name	Size
	<i>Hydrangea macrophylla</i> 'Lanarth White'	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
Small Shrubs			
Total: 563	Botanical Name	Common Name	Size
	<i>Azalea japonica</i> 'Herbert'	Herbert Evergreen Azalea	#1 pot
	<i>Azalea 'Snowbird'</i>	Snowbird Azalea	#1 pot
	<i>Berberis thunbergii</i> f. <i>atropurpurea</i> 'Bagatelle'	Dwarf Purpleleaf Japanese Barberry	#1 pot
	<i>Ceanothus 'Blue Sapphire'</i>	Blue Sapphire Ceanothus	#1 pot
	<i>Cistus x argenteus</i> 'Silver Pink'	Silver Pink Rock Rose	#1 pot
	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	#1 pot
	<i>Gaultheria shallon</i>	Salal	#1 pot
	<i>Hebe odora</i> 'New Zealand Gold'	New Zealand Hebe	#1 pot
	<i>Lavandula angustifolia</i> 'Munstead'	Munstead English Lavender	#1 pot
	<i>Lavender stoechas</i> 'Anouk'	Anouk Spanish Lavender	#1 pot
	<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
	<i>Nandina domestica</i> 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweet Box	#1 pot
Perennials, Annuals and Ferns			
Total: 207	Botanical Name	Common Name	Size
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	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</i> 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
	<i>Polystichum munium</i>	Sword Fern	#1 pot
	<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 pot

- 1.0 Notes:**
- All work to be completed to current CSLA Landscape Standards
 - All soft landscape to be irrigated with an automatic irrigation system
- 2.0 Street Trees**
1. Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042. Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
- 3.0 Tree Planting Inspections**
- Excavated tree pits, soil cells, root barriers
 - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
 - Completed planting tree planting, grate/guard, stakes etc.

Appendix A - Plant Guideline Compliance

October 6th, 2023

Species	Native	Food Bearing	Pollinator Habitat	# of plants	Area of plant (m ²)	Compliance	Total area of species (m ²)
Trees							
<i>Alnus rubra</i>				3	2.0	6.1	
Boulevard Street Tree				2	56.5	113.0	
<i>Cercidiphyllum japonicum</i>				9	77.1	693.7	
<i>Cercis canadensis</i>				5	98.1	490.6	
<i>Cornus x 'Venus'</i>				2	6.3	12.6	
<i>Malus domestica</i> 'Jonagold'				2	19.2	38.5	
<i>Stewartia pseudocamellia</i>				1	12.6	12.6	
Large Shrubs							
<i>Ceanothus thyrsiflorus</i> 'Victoria'				13	13.1	170.3	
<i>Choisya ternata</i>				8	14.1	113.0	
<i>Cornus sericea</i> 'Flaviramea'				12	9.7	116.6	
<i>Oemleria cerasiformis</i>				6	3.2	19.9	
<i>Philadelphus lewisii</i>				3	0.5	1.6	
<i>Pieris 'Forest Flame'</i>				22	4.0	81.6	
<i>Vaccinium ovatum</i>				10	5.4	53.5	
Medium Shrubs							
<i>Hydrangea macrophylla</i> 'Lanarth White'				x	61	332	2025.2
<i>Mahonia aquifolium</i>				7	1.1	7.6	
<i>Rhododendron 'Fantastica'</i>				13	2.7	36.7	
<i>Rhododendron macrophyllum</i>				32	2.5	112.4	
<i>Ribes sanguineum</i>				37	29.1	1074.9	
<i>Symphoricarpos albus</i>				16	0.3	5.4	
Small Shrubs							
<i>Azalea japonica</i> 'Herbert'				3	1.9	5.7	
<i>Azalea 'Snowbird'</i>				37	5.4	199.8	
<i>Berberis thunbergii</i> f. <i>atropurpurea</i> 'Bagatelle'				40	9.8	391.6	
<i>Ceanothus 'Blue Sapphire'</i>				7	3.2	22.3	
<i>Ceanothus 'Blue Sapphire'</i>				15	7.6	114.5	
<i>Cistus x argenteus</i> 'Silver Pink'				68	31.3	2126.4	
<i>Cornus stolonifera</i> 'Kelsey'				10	5.8	53.5	
<i>Gaultheria shallon</i>				x	30	1.0	30.0
<i>Hebe odora</i> 'New Zealand Gold'				10	5.8	53.5	
<i>Hydrangea macrophylla</i> 'Lanarth White'				1	33.2	33.2	
<i>Lavandula angustifolia</i> 'Munstead'				24	6.8	162.7	
<i>Lavender stoechas</i> 'Anouk'				140	27.9	3906.0	
<i>Mahonia nervosa</i>				x	67	13.2	881.1
<i>Nandina domestica</i> 'Wood's Dwarf'				62	8.0	492.9	
<i>Sarcococca hookeriana</i> var. <i>humilis</i>				60	19.4	1164.6	
Perennials, Annuals and Ferns							
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'				40	15.4	615.6	
<i>Festuca idahoensis</i>				23	1.7	39.6	
<i>Helictotrichon sempervirens</i>				60	15.6	936.0	
<i>Perovskia atriplicifolia</i>				20	13.8	346.5	
<i>Phormium tenax</i> 'Tiny Tiger'				10	2.5	24.5	
<i>Polystichum munium</i>				40	23.6	942.8	
<i>Stipa tenuissima</i>				8	1.0	61.6	
Total area of non compliant plants							615.6
Total area of compliant plants							15719.1
							96.2%



1 Landscape Concept Plan Scale: 1:125

2 1200m (4ft) high Decorative Metal Fence NTS

3 1.8m (6ft) high perimeter fence Scale: 1:30

Revision H I Issued for DP ReSubmission I Dec 12/23
 Revision G I Issued for DP ReSubmission I Oct 10/23
 Revision E I Issued for DP ReSubmission I June 8/23
 Revision D I Issued for DP ReSubmission I Apr. 11/23
 Revision C I Issued for Draft DP ReSubmission I Feb. 24/23
 Revision B I Issued for Draft DP Submission I Dec. 15/22
 Revision A I Issued for Coordination I Dec. 7/22
 Revision A I Issued for Rezoning I Sept. 16/22

Landscape Concept Plan - Jubilee House Phase 2

ASHGROVE STREET



Tree Inventory Table

Tree ID	Species	Caliper	Condition	Notes	Location
051	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
052	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
053	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
054	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
055	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
056	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
057	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
058	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
059	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
060	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
061	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
062	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
063	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
064	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
065	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
066	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
067	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
068	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
069	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
070	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
071	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
072	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
073	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
074	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
075	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
076	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
077	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
078	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
079	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
080	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
081	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
082	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
083	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
084	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
085	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
086	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
087	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
088	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
089	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
090	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
091	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
092	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
093	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
094	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
095	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
096	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
097	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
098	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
099	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner
100	Japanese Stewartia	6cm cal.	Good	Retained	Northwest corner

Tree Preservation Summary

Category	Count	Multipplier	Qualified	Total
A. Protected Trees Removed	18	X 1	A	18
B. Replacement Trees Proposed per Schedule "E", Part 1	19	X 1	B	19
C. Replacement Trees Proposed per Schedule "E", Part 2	3*	X 0.5	C	1.5*
D. Replacement Trees Proposed per Schedule "E", Part 3	16*	X 1	D	16*
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number	34		E	20*
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F	0*
G. Tree minimum on lot		X 1	G	14
H. Protected trees retained (other than specimen trees)	0		H	0
I. Specimen trees retained	0	X 3	I	0
J. Trees per lot deficit (G - (H+I)) Record 0 if negative number			J	0
K. Protected trees Removed	0	X 1	K	0
L. Replacement trees proposed per Schedule "E", Part 1	0	X 1	L	0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number	0		N	0
O. Offsite replacement tree deficit (K-L+M) Record 0 if negative number			O	0*
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number			P	0
Q. Offsite trees proposed for cash-in-lieu Enter O			Q	0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R	\$0

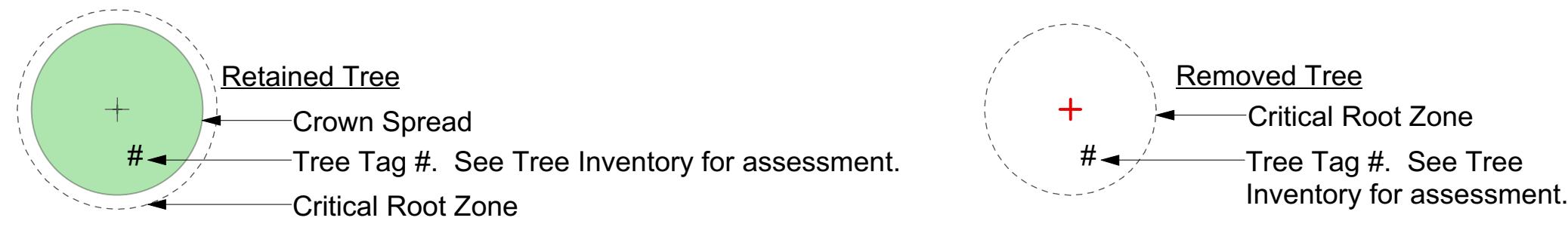
Soil Volume Compliance Table

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	3.0	0.0	0.0	60.0	0.0	60.0	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
TOTAL			650.15					446.0			

Tree Impact Summary Table

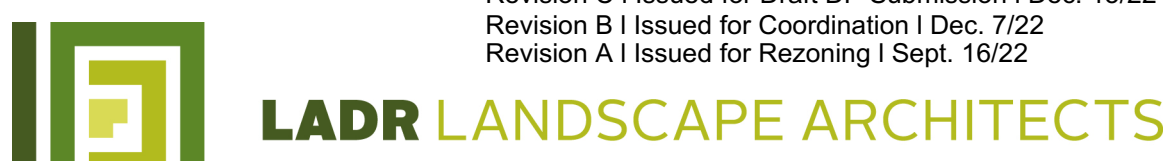
Tree Status	A Total # of Protected Trees	B # of Trees to be REMOVED	C # of NEW or REPLACEMENT Trees to be Planted*	D # of EXISTING non-protected Trees Counted as Replacements
Onsite Trees	18	18	22*	0
Private Offsite Trees	2	0	N/A	N/A
Municipal Trees	5	2	N/A	N/A
Total	25	20	22*	0

Existing Trees Legend:



1 Landscape Tree Management Plan Scale: 1:125

Tree Management Plan - Jubilee House Phase 2



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