

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

File No: 119.18

Attention: **Mayor & Council**

Feb. 2, 2020

**Re: Caledonia Redevelopment**  
**Itemized Landscape Revisions**

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We have made the following revisions to the Landscape drawing set in response to comments from City of Victoria Parks, City of Victoria Planning, and the Advisory Design Panel. The numbers below correspond to numbering on the bubbled set of the Landscape Plans Issued for Committee of the Whole.

Response to COV Parks comments from Gregg Staniforth dated Oct. 21<sup>st</sup>:

**Arborist Report:** Please note that an arborist report was provided for the initial submission. Unfortunately, our project arborist has retired mid-way through the application process. We are working to engage a new Project Arborist who will update the report, and this will be provided to the City as soon as possible. In the meantime, please consult the Tree Retention and Removal Plan shown on Landscape drawings, which is based on information obtained in the original report.

1. The Tree Preservation Plan has been updated to provide more information regarding the existing and proposed trees. This includes: the addition of Critical Root Zones and tree ID numbers; additional grading and notes in critical locations for tree health; and all existing trees are now shown as either retained or removed. Note that Eucalyptus tree # 932 is now shown as removed due to the revised alignment at Vining Street.
2. The Landscape plans (L1.01, L1.02, L1.03) have been updated to provide more information regarding the existing and proposed trees. This includes: Replacement trees are now shown across all plans; additional grading and notes in critical locations for tree health; coordination with the site servicing plan included a proposed preferred location for the PMT. Note that the SRW shown on Grant Street is currently shown as requested by COV Engineering.
3. Tree species, location and irrigation have been updated in response to Parks comments. These updates include: Adjustment of proposed tree locations and species to prevent future conflicts with buildings or infrastructure; labelling of boulevard trees and greenway trees to ensure COV Parks has the final say on species selection; and a revision to the Boulevard Planting notes to capture the requirement for trees to be irrigated and for the potential irrigation connection on the existing water service on Grant Street (note this will be coordinated with Civil during detail design).

Response to Leanne Taylor's comments dated Jan. 24th:

4. The playground has been relocated to the south side of the amenity room as per Leanne's recommendation.

5. Benches have been included at pathway nodes throughout the site.
6. The Eucalyptus on Vining Street is now shown as removed.

Note: Circulation comments are addressed below under the ADP Comments heading.

Note: Ground floor patios currently show low fencing except in a few locations where additional privacy is important, for example between the Vining Street parking and the townhouse patio.

Response to ADP Motion for January 22, 2020:

7. The landscape design at the breezeway now proposes a paved pedestrian plaza space that integrates with both sides of the breezeway. The parking area and path alignment have been adjusted to align with the breezeway, providing a clear view across the site.
8. Site circulation, including pathway alignment and hierarchy, has been revised. A strong linear north-south spine is now proposed to mirror the axis of the Greenway to the east and provide greater legibility. This spine is broken by small plaza spaces installed at the intersections of the east-west and north-south pedestrian paths, creating gathering nodes that repeat through the site. The connections from North Park, Vining and Caledonia have been widened and adjusted to provide more legible alignments, and trellis gateways continue to be included in order to emphasize the entry points from the greenway.
9. The greenway tree locations have been adjusted to provide gaps for east-west views towards Vic High.

Response to Landscape Draft Plan markups received from Leanne Taylor Feb. 4, 2020:

10. The Urban Agriculture Plantings adjacent to the playground are now noted as 'Children's' garden areas, and a note on L1.02 clarifies that no structures or fencing is to be included in this area.
11. A rain garden is not possible between the Vining parking and the townhouse units because this area is over the parkade slab. The raised Urban Agriculture Planter shown in this location has been extended to provide a better buffer between the parking and the building. This planter will be south facing and would make an excellent location for espaliered peaches!
12. An area of play lawn is now shown in the northeast corner of the site, which could be used for interactive play equipment.

Note: Trees have been reviewed and revised as per Park's comments, with a goal of planting many trees on this site.

Note: The allotment beds between the apartment buildings have been reviewed against shade studies. They receive adequate sun for many food crops, although will not be great for tomatoes or other crops that produce marginally in our temperate climate. We believe these are still a worthwhile inclusion in the project.

Note: The hammerhead driveway is important to allow drivers to turn around on Caledonia.

Yours Truly,



Scott Murdoch

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Paul de Greeff

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