

Project No: 120.03

City of Victoria
Development Services
1 Centennial Square
Victoria, BC V8W 1P6

June 30, 2020

Re: 3120 Washington Avenue: Development Permit, Rev.1 – List of Changes

Listed below are changes made to the Landscape plans. Numbering corresponds to bubbled changes that have been identified on the applicable landscape plans.

1. Cedar fence precedent image added to drawing.
2. Permeable installation option added. This is proposed within some of the tree protection zones and will use an open graded subbase placed at or near existing grade. Excavation within Tree Protection Zone is to be coordinated and supervised by the Project Arborist. All efforts to minimize soil disturbance and to avoid compaction should be made.
3. Fence height specified.
4. Tree summary and legend updated with revised tree retention and removal numbers, and plan symbols.
5. Landscape design adjusted with respect to the Garry Oak tree protection zone. Surfacing materials changed to permeable options. Note added specifying that for all retained trees, adjacent grades will be retained at existing elevation.
6. SFD 1 and SFD 2 rear yard landscape design adjusted with respect to the updated retained trees and tree protection zone. Patio layout, seat wall elements and surfacing materials aim to minimize disturbance within these zones.
7. Two proposed boulevard trees removed from design due to conflicts with underground and overhead infrastructure.
8. Overall plan changes.
 - a. Addition and coordination of tree tag labels, critical root zones for all trees and updated retained and removed symbols from the updated Arborist Report.
 - b. Addition of designed replacement trees following the City of Victoria 2:1 replacement ratio and layout guidelines, at least 2 m away from buildings, and 1 m away from property lines. Replacement tree species are labelled on L3.01 Planting Plan.
 - c. Notes added with regard to landscape works within tree protection zone.
 - d. General design adjustments associated with the relocation of SFD 2.
 - e. Civil information added to drawings. Including existing and proposed underground and overhead infrastructure.
9. Tree list updated.
10. Overall plan changes.
 - a. General tree layout adjustments.
 - b. Replacement trees labelled.
 - c. Retained trees updated to new Arborist report.
11. SFD 2 entry path changed to granular surfacing material to minimize soil disturbance with Garry Oak tree protection zone.

Best regards,



Scott Murdoch
Registered Landscape Architect



Paul de Greeff
Registered Landscape Architect

Cc: