

Revisions & Responses to Staff Comments (January 11, 2024 Review)

Re:REZ No. 00753 & DPV No. 000158 (1042-1044 Richardson St.)

Attn: City of Victoria Planning Parks and Planning Staff:

Responses and actions taken in response to the review dated January 11, 2024 are addressed below, in the same order that they were presented to the applicant in the Application Review Summary (Dated January 11, 2024). In addition to these responses, and revisions to plans (Architectural, Civil and Landscape), the following supplementary documents have been produced and are included in re-submission:

- Updated Arborist Report (Talmack Urban Forestry: Dated January 19, 2024)

Parks Comment	Applicant Response
Arborist Report and Arborist Tree Management Plan	
1. Update arborist report and tree management plan to show current status of municipal trees.	<i>The arborist report and tree management plan have been updated to include M1 (new tree added in front of 1050 Richardson Street by City of Victoria). This has also been added on all plan sets (bubbled and un-bubbled: architectural, civil and landscape)</i>
1a. Note: Remove NT2, N3, NT6 and NT7 from the tree inventory and tree management plan as they are not existing boulevard trees. "Update arborist report and tree management plan to reflect existing conditions on public and private property" was a previous condition that has not been met.	<i>Please note that the project arborist requested inclusion of NT6 and NT7 and they have not removed them from the arborist report (images of the trees are shown on page 22 of the arborist report taken January 2024). These trees were previously requested to be included in the arborist report in a previous inventory due to proximity to a new BC Hydro Utility Pole and other utilities. Supervision by the consulting arborist is indicated in section 8.1. for any work in CRZ relating to these trees. Tree protection fencing around M1 is noted on plans. M1 has been added to all plan sets (architectural, civil, landscape).</i>
2. Provide a tree tag# (M1) for the newly planted boulevard tree (Crab-apple) in front of 1050 Richardson St. within 2.4m of the development site and include it within the tree inventory. Tree protection may be required during service install.	<i>Tree tag for M1 has been added, and the tree has been added to the tree inventory. Tree protection has been added to M1 in the arborist report. See page 17 of the arborist report.</i>
3. If a columnar tree cannot be accommodated in the front yard, and no acceptable space exists elsewhere on site for the sixth replacement tree,	<i>See page 10 of the arborist report: "Based on current development plans (dated December</i>

the arborist shall identify the intent to pay cash-in-lieu for one replacement tree within the arborist report.	<p>14, 2023) a columnar tree cannot be accommodated on the site in the front yard, and there is no acceptable space elsewhere on site for the sixth replacement tree. Compensation for the one (1) outstanding replacement trees shall be made cash-in-lieu."</p>
Landscape Plan	
4. Coordinate landscape concept plan with revised arborist tree management plan, showing one boulevard tree in front of neighbour's building (#M1) and one boulevard tree to be planted at 1.2m from driveway, per civil plan.	<p>M1 has been added to all plan sets (architectural, civil, landscape). See response to comment 3, above.</p>
4a. Note: Tree #NT3 is no longer existing and - according to the arborist report - was not an English holly (as noted on the LADR Tree Management Plan).	<p>NT3 has been removed from plan sets.</p>
5. Show tree #NT8 (neighbour's Douglas-fir tree) on the landscape plan and ensure all tree tag numbers match revised arborist tree management plan.	<p>NT8 has been added to the landscape plan and all tree tag numbers updated.</p>
6. Revise the note for new boulevard tree, as follows: "New boulevard tree. Tree species to be determined by Parks."	<p>The requested note has been added to the landscape plan.</p>
<p>7. Clearly indicate location and species of two large-sized and four medium-sized replacement trees on the landscape plan, including:</p> <ul style="list-style-type: none"> • confirm two large replacement trees (from Part 1 tree list) as a condition of a previous tree permit (TP001966) and label them as such on the plans (Example: "2 <i>Ginkgo biloba</i> trees. Replacement trees for TP001966"). Given the tight spacing, an upright tree or slow growing • Identify four medium replacement trees from Part 1 or Part 2 tree lists. If a fastigiate tree cannot be accommodated in the corner of the front yard with notched walkway redesign, and no acceptable space exists for planting it elsewhere on site, the arborist shall identify the intent to pay cash-in-lieu for 	<p><i>The following notes are included in the landscape plans as they relate to replacement trees:</i></p> <ul style="list-style-type: none"> • "Ginkgo biloba trees, mounding of soil required above parking slab. Replacement trees for TP001966 (#1 & 2 Replacement Trees)" • "Shademaster Locust trees at rear of property, (#3 & 4 Replacement Trees)" • "Yellow Bird Magnolia trees at rear of property, (#5 Replacement Tree)" <p><i>The arborist report indicates the following: Based on current development plans (dated December 14, 2023) a columnar tree cannot be accommodated on the site in the front yard, and there is no acceptable space elsewhere on site for the sixth replacement tree. Compensation for the one (1) outstanding replacement trees shall be made cash-in-lieu."</i></p>

one replacement tree within the arborist report.	
8. Identify proposed tree species within planters on rooftop and enlarge soil volumes to accommodate Part 2 trees, if possible.	<p><i>Tree species are indicated on planters on rooftop:</i></p> <ul style="list-style-type: none">• <i>“Daybreak Magnolia (Sch.E - Part 2: Small Tree 1 12cu.m)”</i>• <i>“Freestanding planters support drought-tolerant native and adaptive Dwarf Fountain Grass, Green Velvet Boxwood, and Hicks Yew hedge, and create distinct seating rooms within the rooftop amenity space, allowing simultaneous use of the space by multiple small groups.”</i>
9. Note existing retaining wall along property line (around tree #85) to be retained, replaced or removed.	<p><i>The following note was added to the landscape plan: “Existing retaining wall to be removed”</i></p>

Thank you,

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