

Parks Division Comments:

Contact Rob Hughes, Supervisor of Arboriculture at 250.361-0620 or at rhughes@victoria.ca

Amenity Contribution Summary

Noted. Our preference is still to spend these funds on James Bay projects.

- Parks appreciates and supports the amenity contribution of \$200,000. We would ask that the contribution description be more general for “parks improvement projects”.

Tree Protection Bylaw No. 21-035

Noted.

- Landscape Plan revised December 6th, 2022. The requirement that bylaw replacement trees be planted off-structure is relaxed for this application. Trees planted on-structure; selected from Tree Protection Bylaw Schedule E Part 1 and Part 2, that meet the siting and soil volume requirements (Schedule E Part 4), will count towards the tree minimum as per the species multiplier (Schedule C (n)) The proposed tree planting presently meets the Tree Protection Bylaw tree replacement and tree minimum requirements. Parks recommends that the requirement to meet the tree minimum be secured as a condition of the rezoning.

Arborist Report - Revised December 7th, 2022

Noted.

- Private Protected tree OS # OP1 - The report indicates that exploratory excavation work will be required to determine the overall root ingress into the property and additional impact mitigations options. Parks will require that this work and a briefing note which includes information about the location and extend of the exploratory work, roots encountered, expected impact to the tree along with mitigation recommendations be provided to the City for review prior to Public Hearing.

Noted. This will be updated in a resubmission by our arborist.

- Prior to COTW - Please revise the Tree Replacement Table (page 7) to show the new proposed tree totals. Line B – 15 trees X1 = 15 trees. Line C – 24 trees X.5 = 12. Line D = 27 trees. Line E = 0. Line I should be the $(F-(B+C+k+L))$, the answer is negative which means zero is instead entered to show there is no tree deficit.

Noted. This will be updated in a resubmission by our arborist.

- Prior to COTW - The Arborist Report notes on page 7 that in the event trees cannot be planted the developer may seek to donate them to a location determined by the City. Please remove this statement as tree donations to the City are presently not an option.

Landscape Plan - Reviewed Landscape Plan for Information dated December 6th, 2022

Noted. Will provide an updated landscape report with this plant species change and will note “off site irrigation” in notes.

- On future landscape drawing submissions please substitute the 71 Mahonia repens in the rain garden street planters with Mahonia nervosa.
- On future landscape drawing submissions please add the following notes to a separate block titled ‘Off-site Irrigation’ on L0.01.

Noted.

Irrigation Systems on City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.

The irrigation system and sleeving inspection requirements in schedule C.

1. Irrigation Sleeving prior to backfilling

2. Open trench Main Line and Pressure Test
 3. Open trench Lateral Line
 4. Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
- Report required, Backflow Assembly is to have an inspection tag completed and attached.

Noted.

- On future landscape drawing submissions please add the following notes to a separate block titled 'Off-site Horticulture Inspections' on L0.01.

Horticulture inspection requirements:

1. Excavated and scarified subgrade prior to the placement of growing media
2. Installed and prepared growing media prior to planting
3. Plant material on-site prior to planting
4. Inspection of planted landscape prior to mulch installation
5. Inspection when the planted and mulched landscaping meets the conditions for total performance as required by the MMCD.