



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

Amica Oak Bay Inc.
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Toronto, ON
M5H 3R3
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email: drmilliken@millikendevelopments.com

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC
V8V 3K3
Mr. Charles Kierulf Architect AIBC MRAIC
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fax: 250-658-3397
email: crk@dhk.ca

CIVIL ENGINEER
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V8X 4A3
Mr. Colin Davis
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LANDSCAPE ARCHITECT
LADR
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Victoria, B.C.
V8T 1M5
Mr. Chris Windjack
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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.

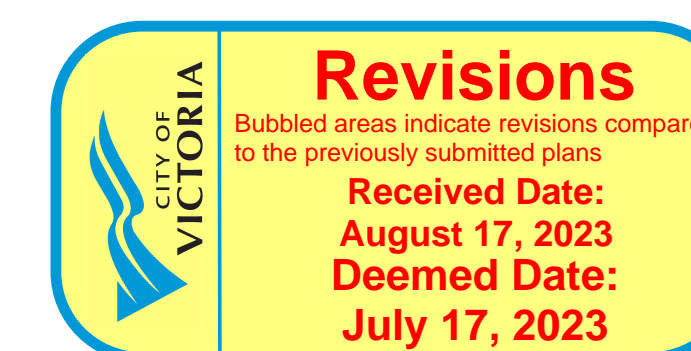
MAJOR OCCUPANCY CLASSIFICATION:
 • RESIDENTIAL - GROUP C
 • PARKADE - GROUP F3
 • EXISTING PH1 - GROUP B3

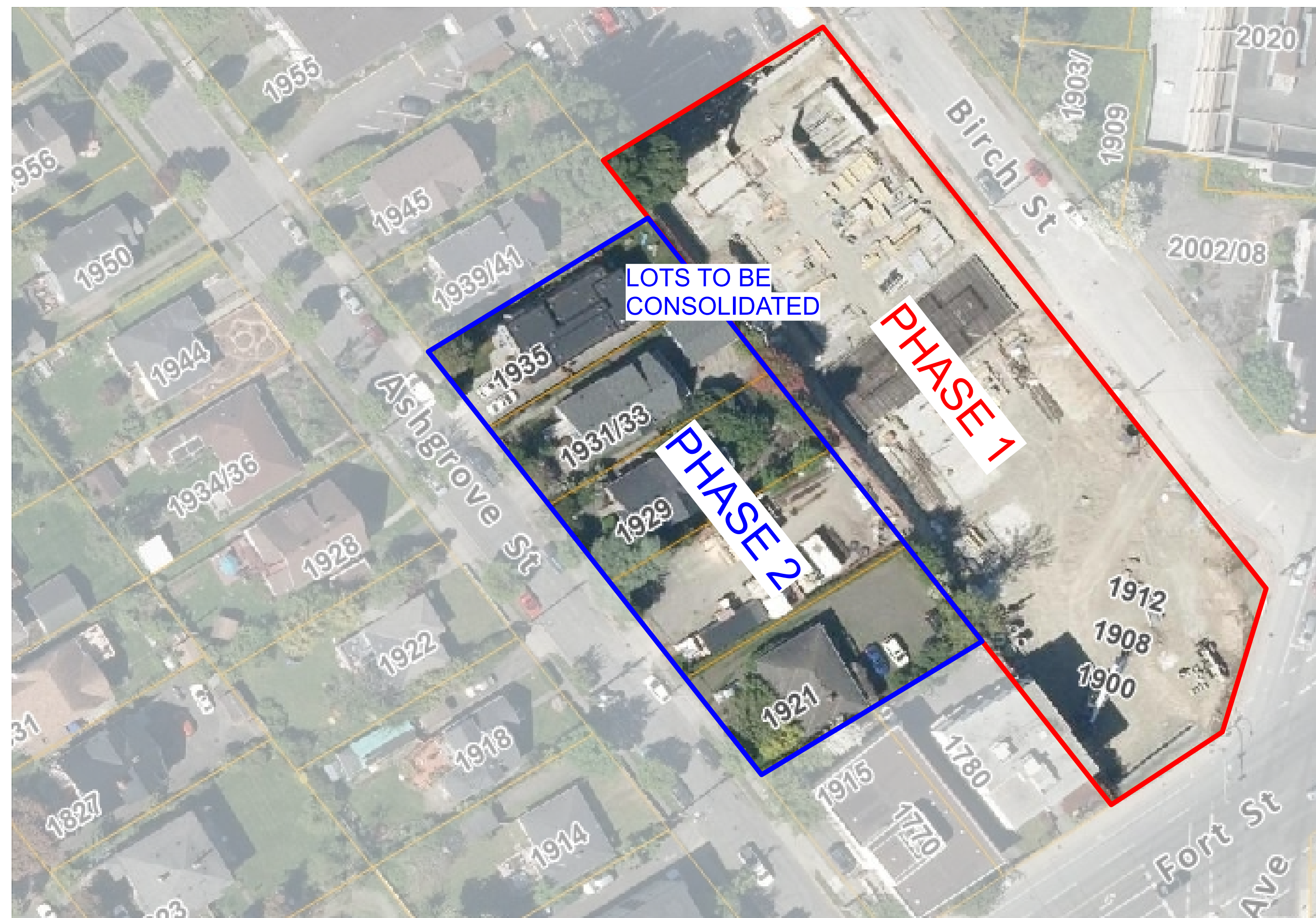
MAJOR OCCUPANCY FIRE SEPARATIONS:
 • C - B3 <-> F3 - 1 hr.

BUILDING AREA:
 • 1 135 m2 (PH2)

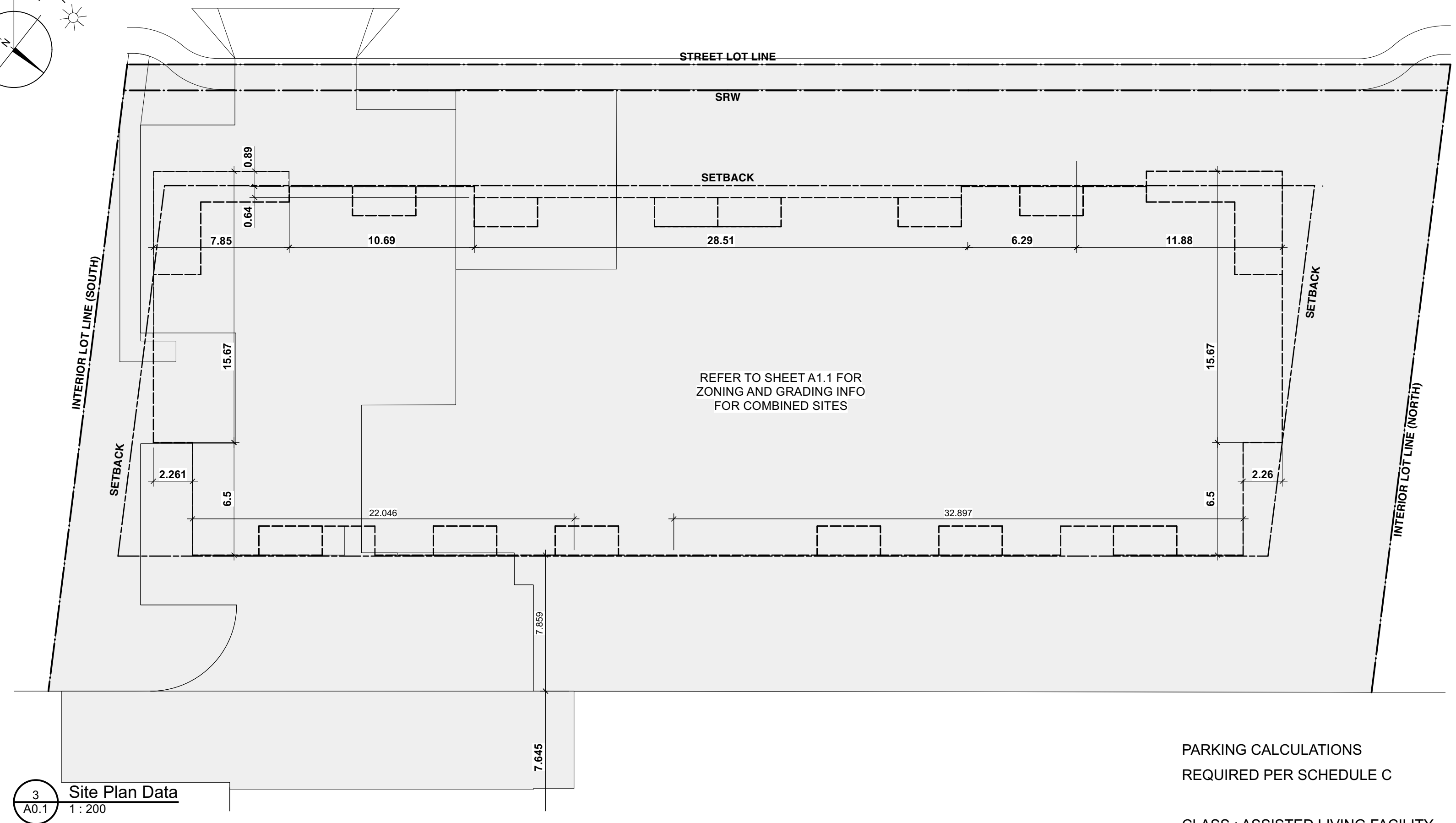
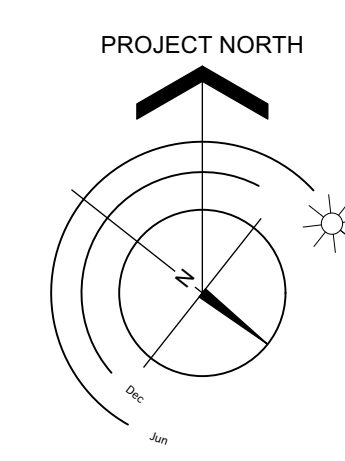
BUILDING HEIGHT:
 • 6 STOREYS

NUMBER OF STREETS FACING:
 • 1





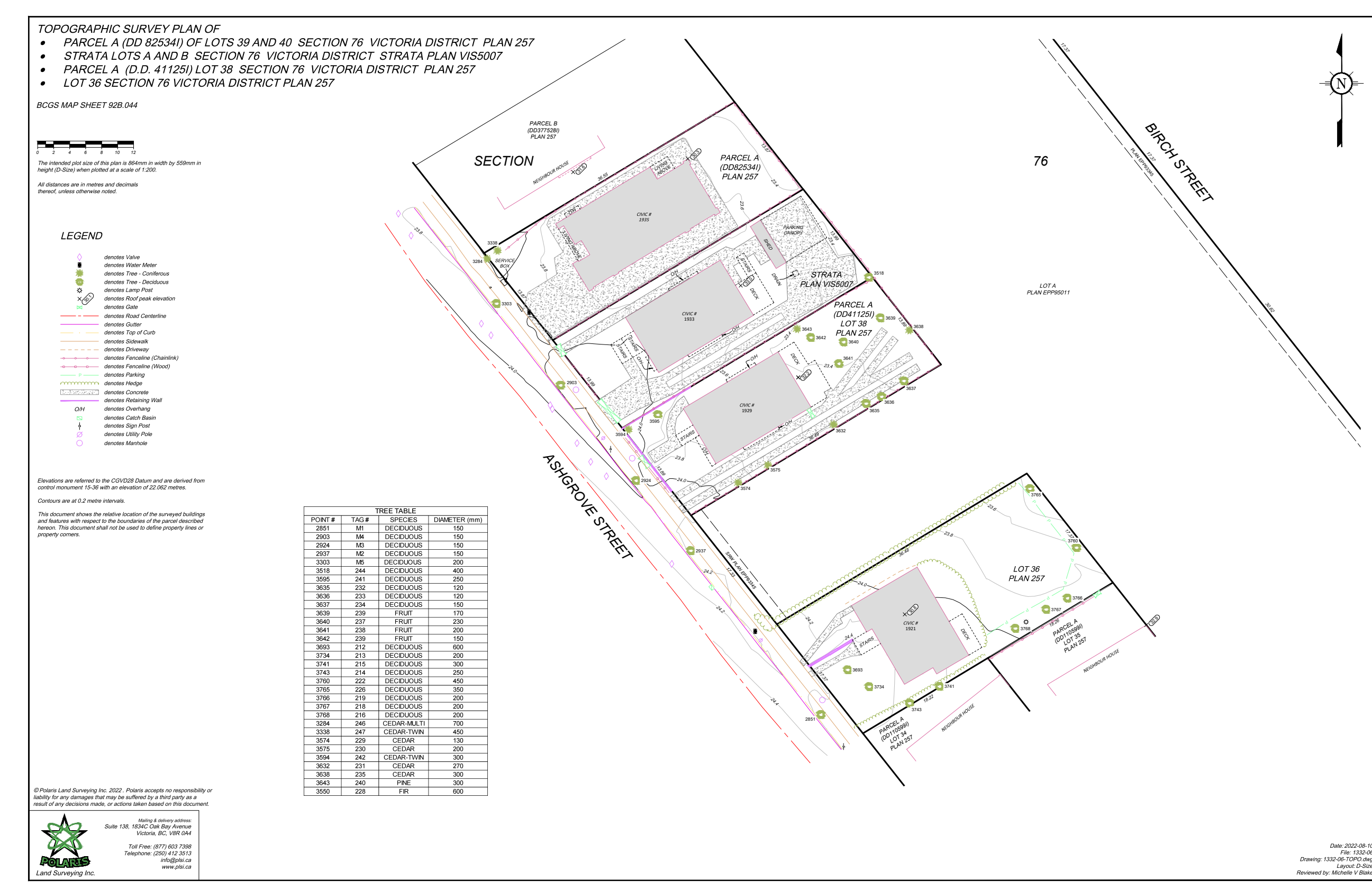
1 Location Plan
 A0.1 1:500



3 Site Plan Data
 A0.1 1:200

PARKING CALCULATIONS
 REQUIRED PER SCHEDULE C

CLASS : ASSISTED LIVING FACILITY



2 Survey Plan
 A0.1 1:500

BUILDING AREA SUMMARY
 REFER TO A1.1 PLAN

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	8	13
CLASS 2	6	2	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

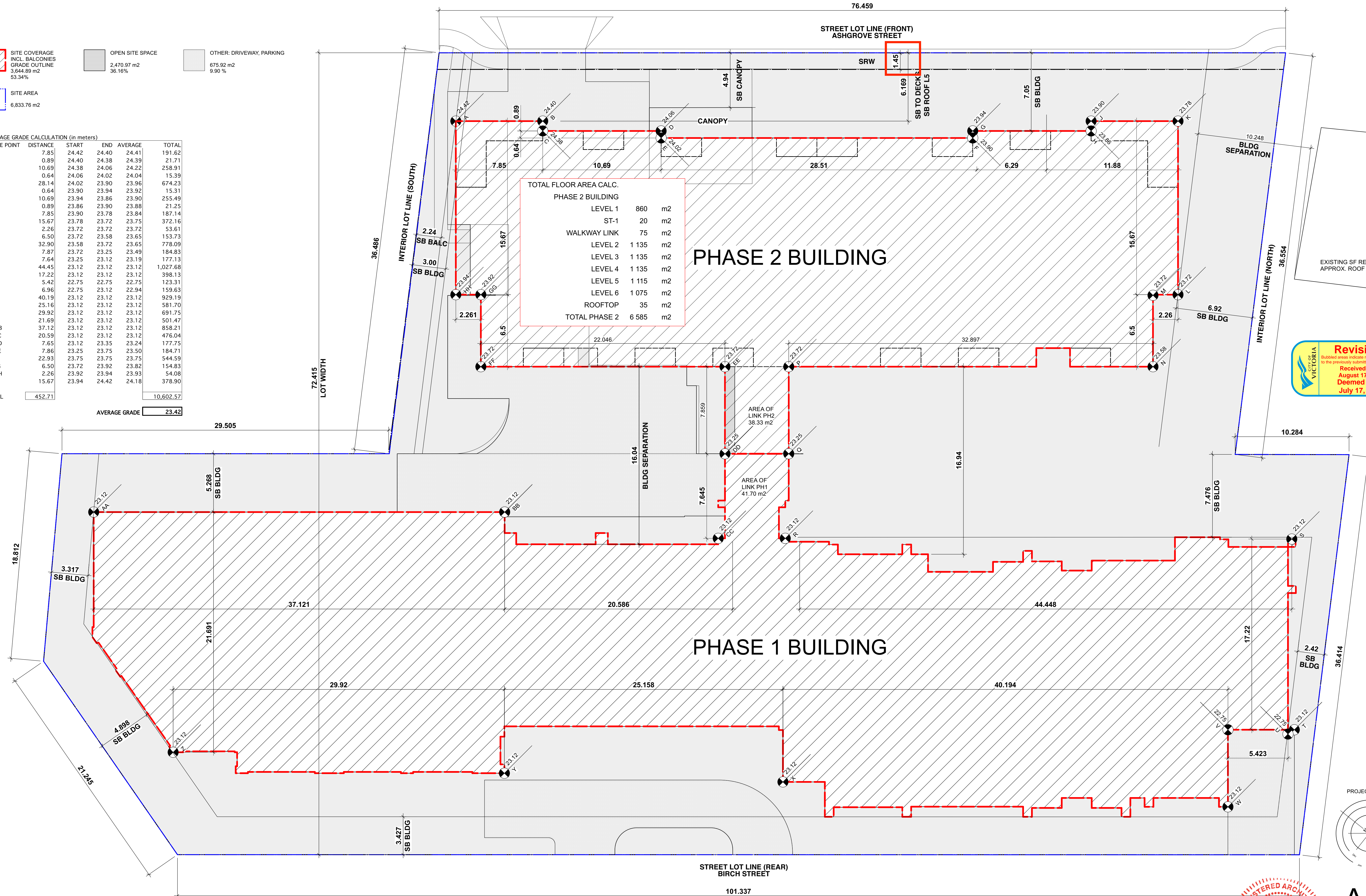
ACCESSIBLE PARKING :
 75 VEHICLES @ 15% = 11.25 = 11 R
 (9 REG + 2 VAN)
 21 VEHICLES @ 15% = 3.15 = 3 V
 (2 VISITOR AND 1 VISITOR VAN)
 TOTAL VEHICLE UA REQ'D = 11
 (9 REG + 2 VISITOR)
 TOTAL VAN UA REQ'D = 3
 (2 REG + 1 VISITOR)
 TOTAL REQUIRED = 14
 TOTAL PROVIDED = 15

	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				

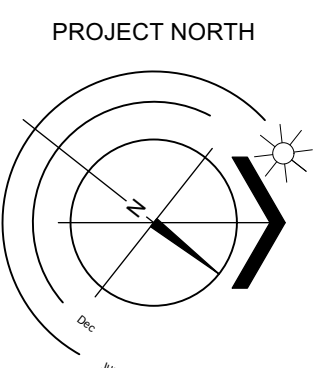
AVERAGE GRADE CALCULATION (in meters)					
GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	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					10,602.57

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

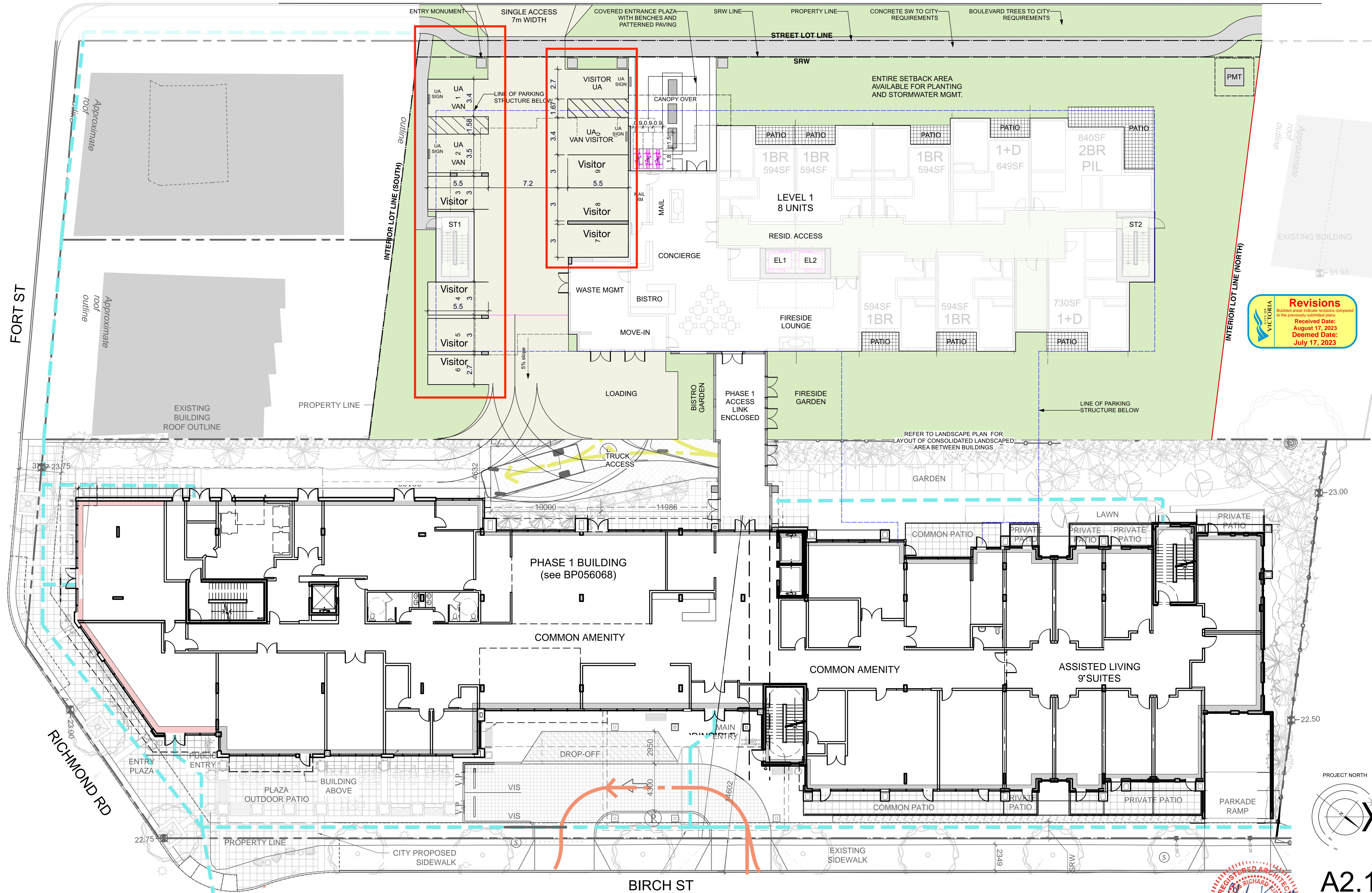


Revisions
 Bubbled areas indicate revisions compared to the previously submitted plans.
 Received Date: August 17, 2023
 Deemed Date: July 17, 2023

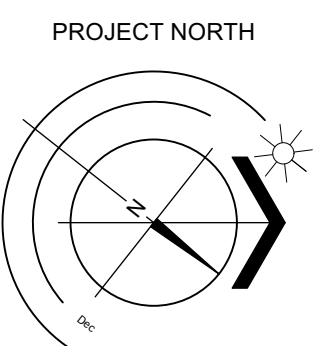


ASHGROVE ST

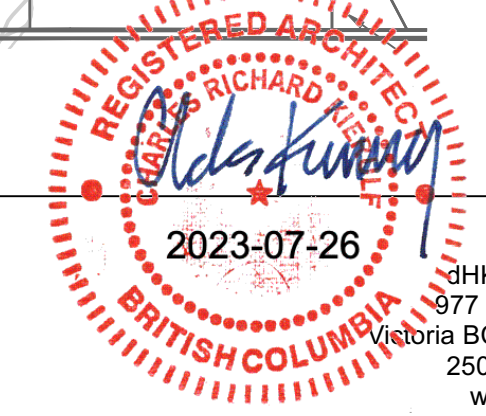
FORT ST

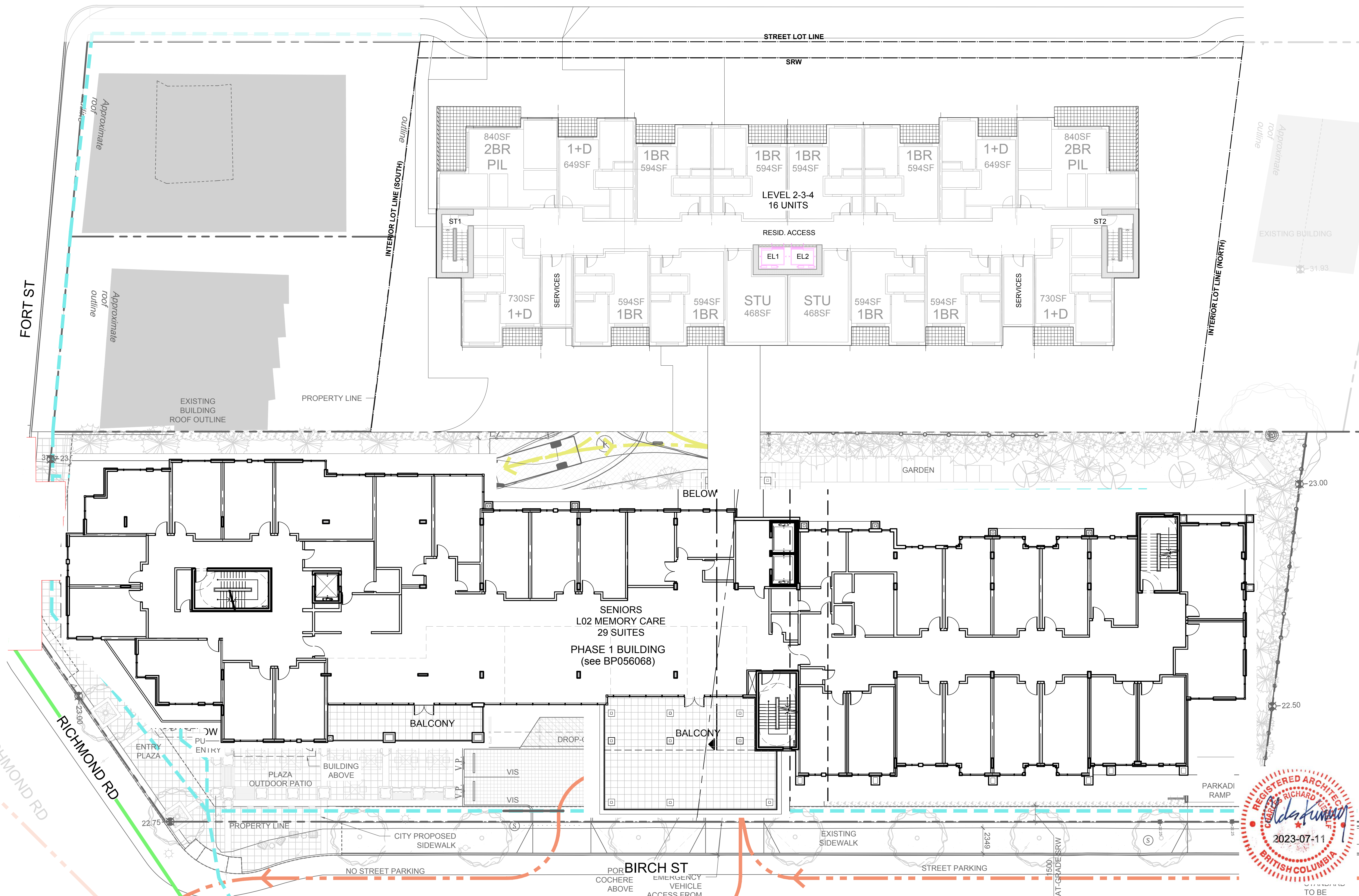


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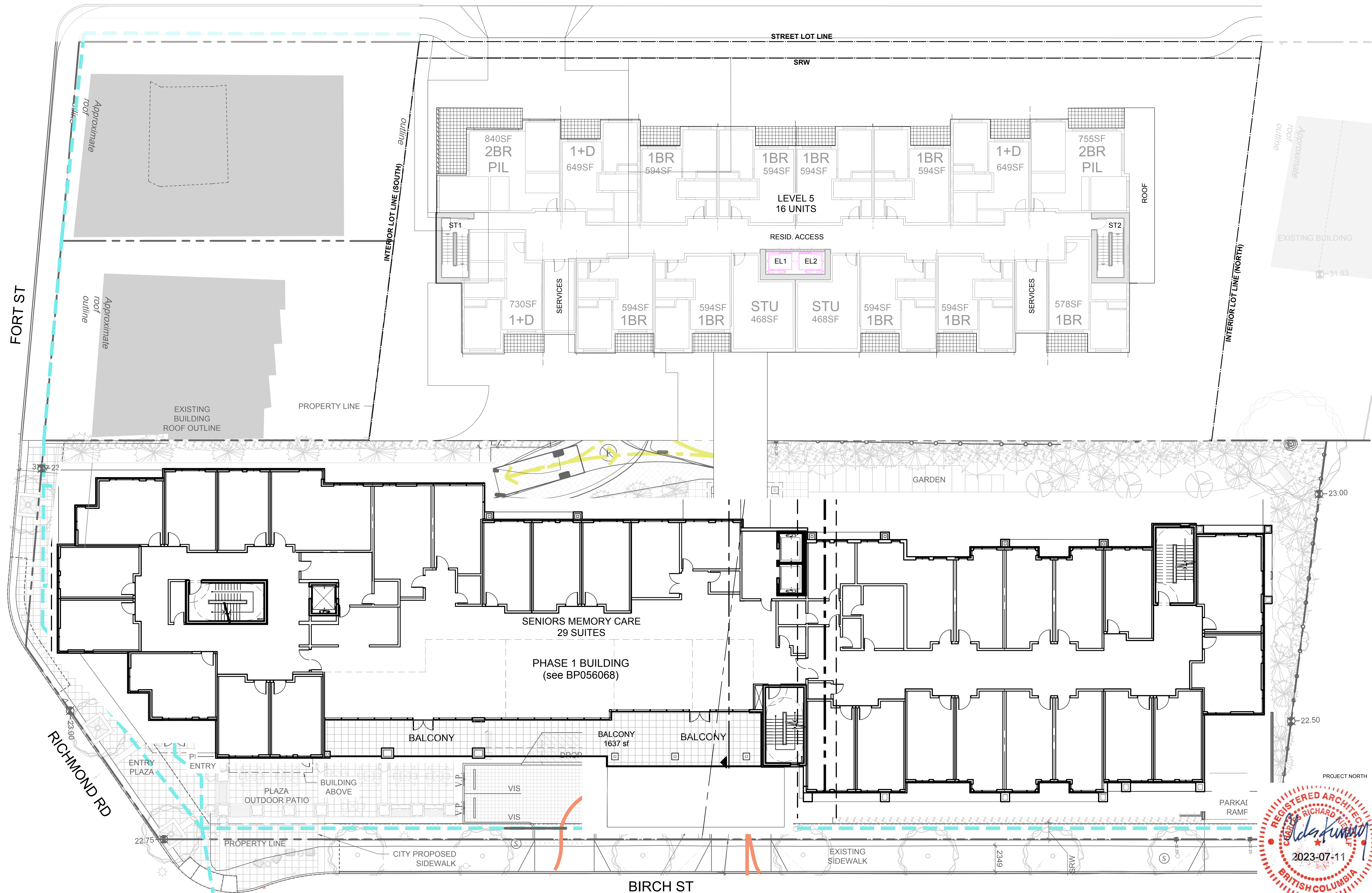
A2.1





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

RE-ISSUED FOR REZONING & DP : 11 JULY 2023

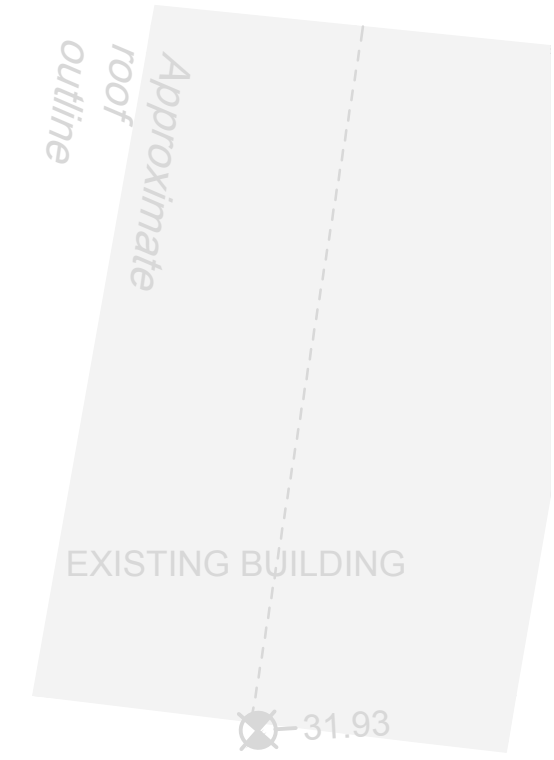
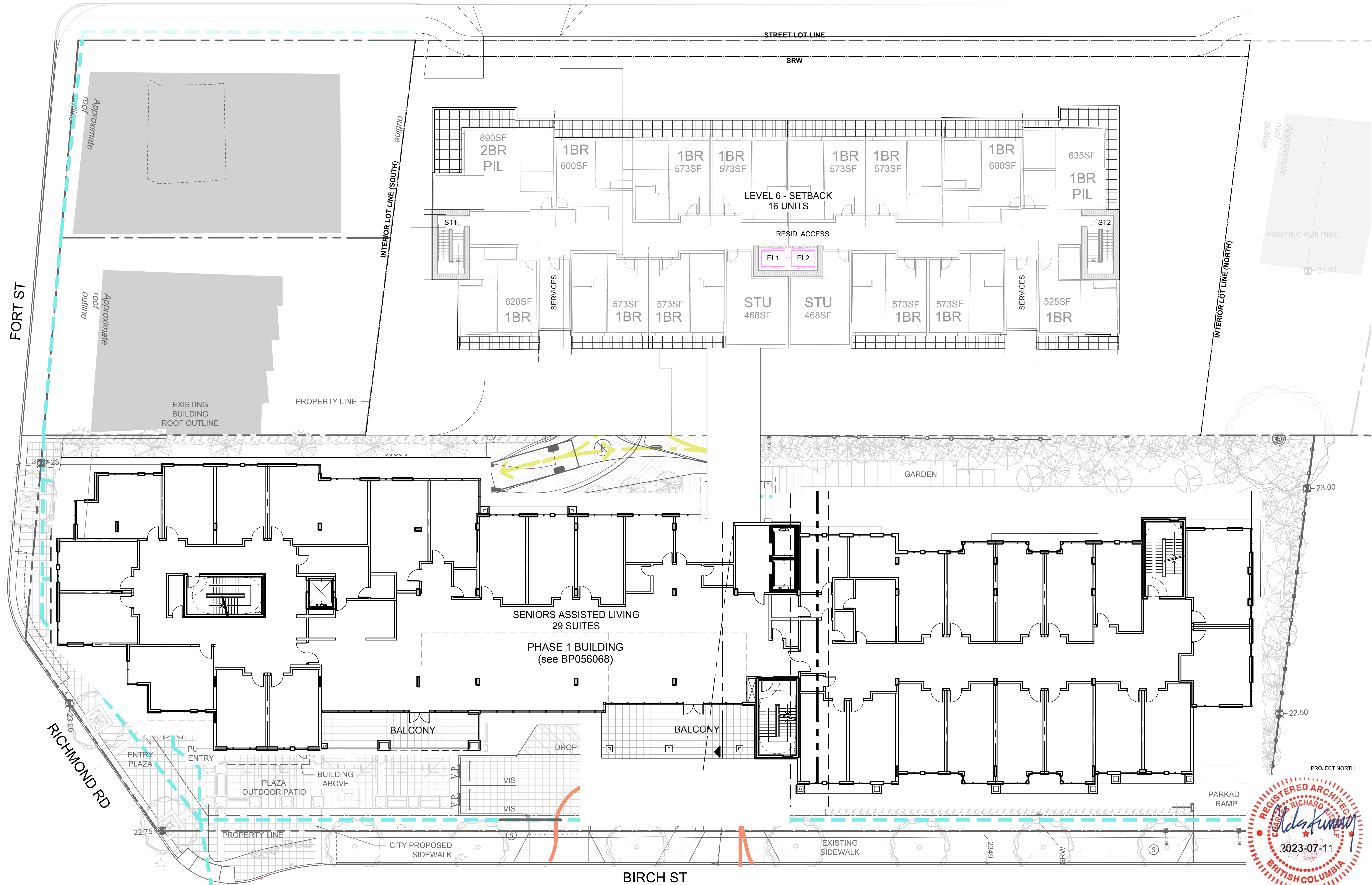


SENIORS MEMORY CARE
29 SUITES

PHASE 1 BUILDING
(see BP056068)

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L5 Plan

RE-ISSUED FOR REZONING & DP : 11 JULY 2023

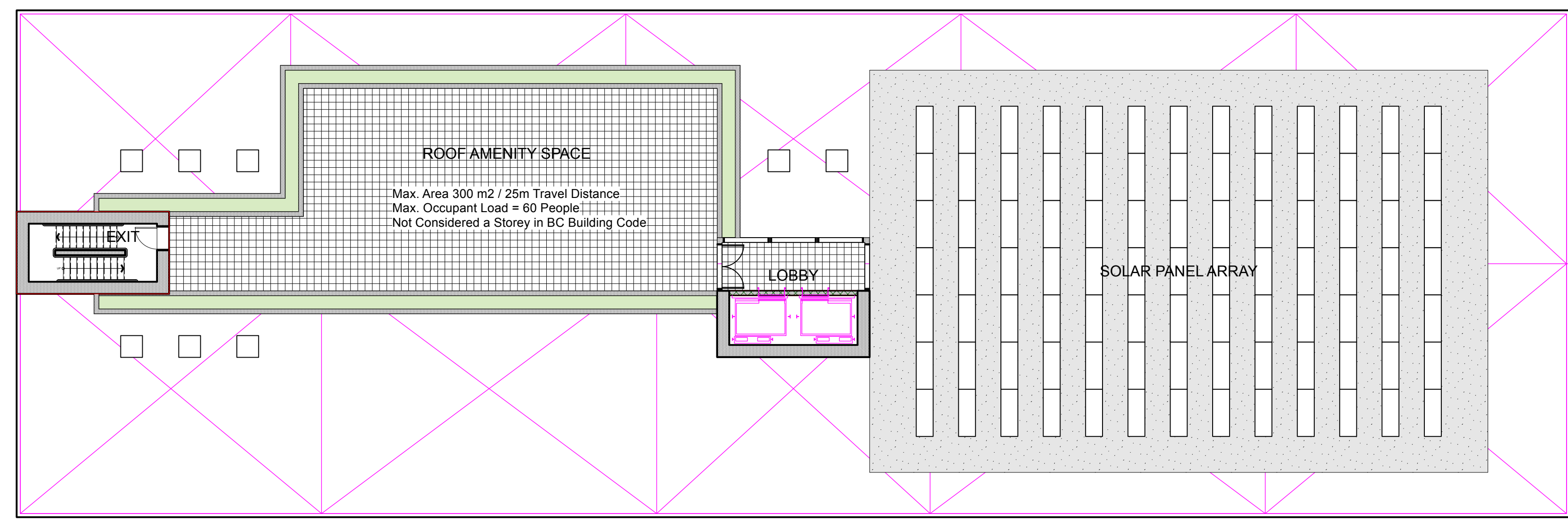
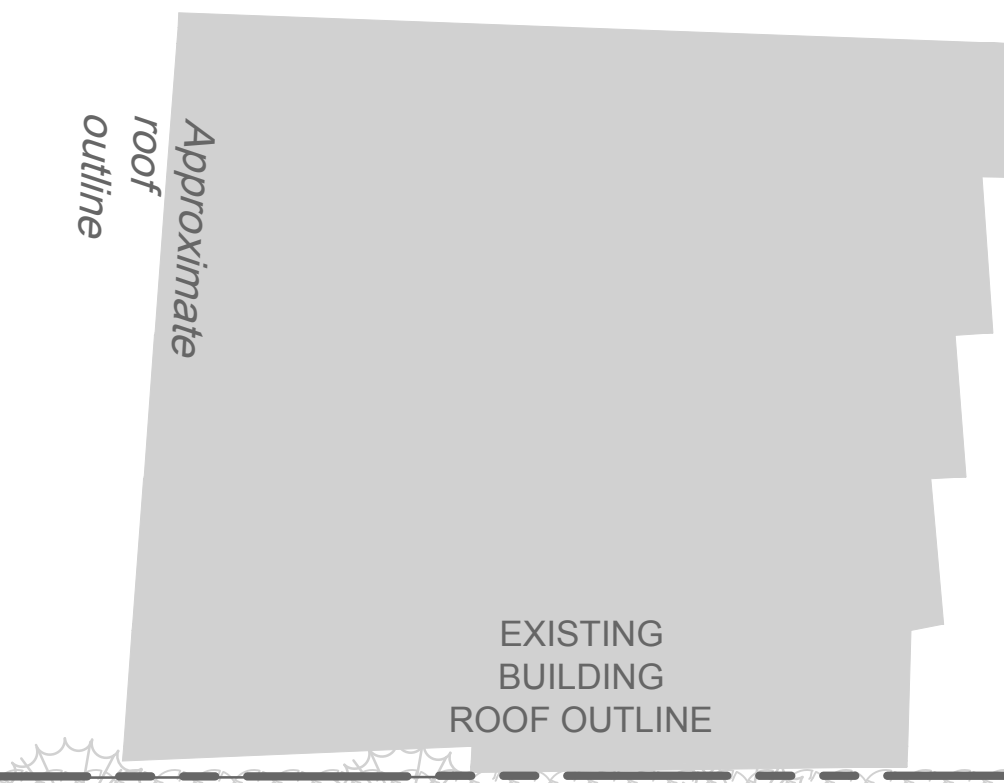
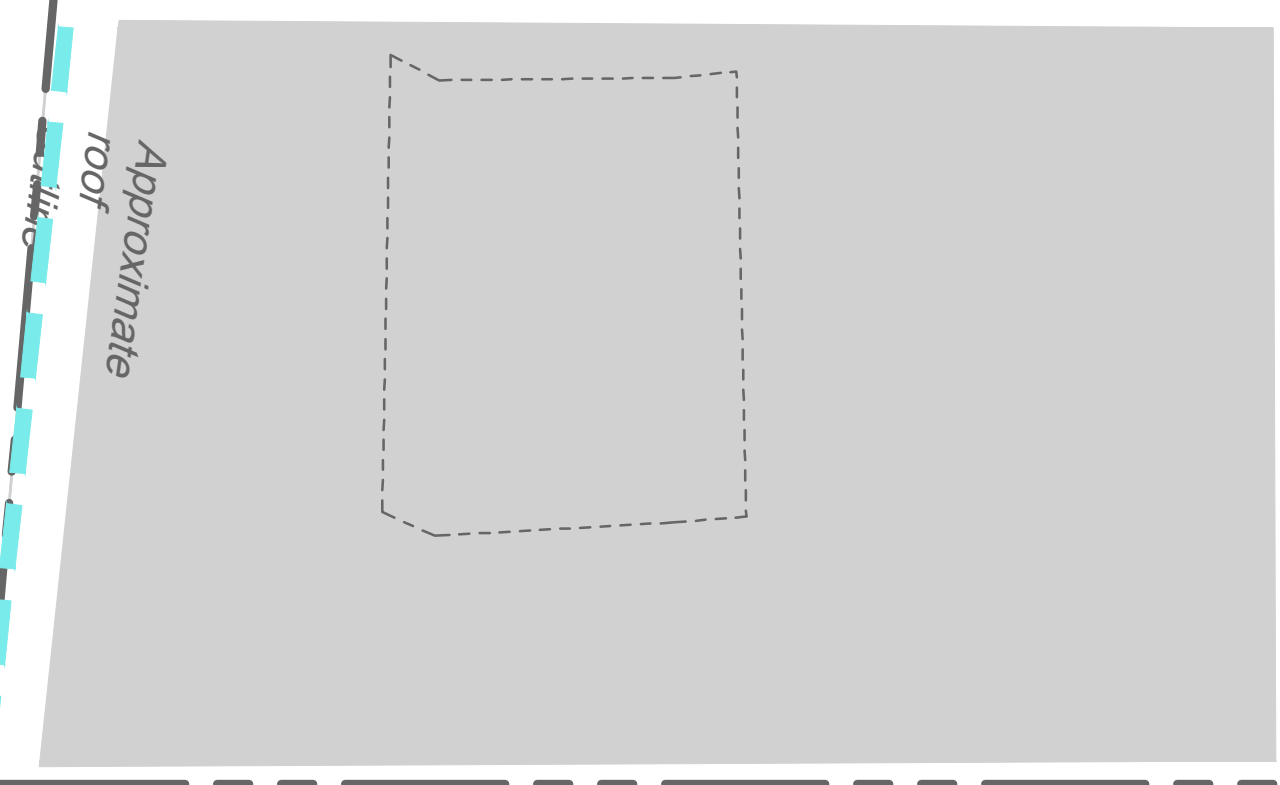


STREET LOT LINE

SRW

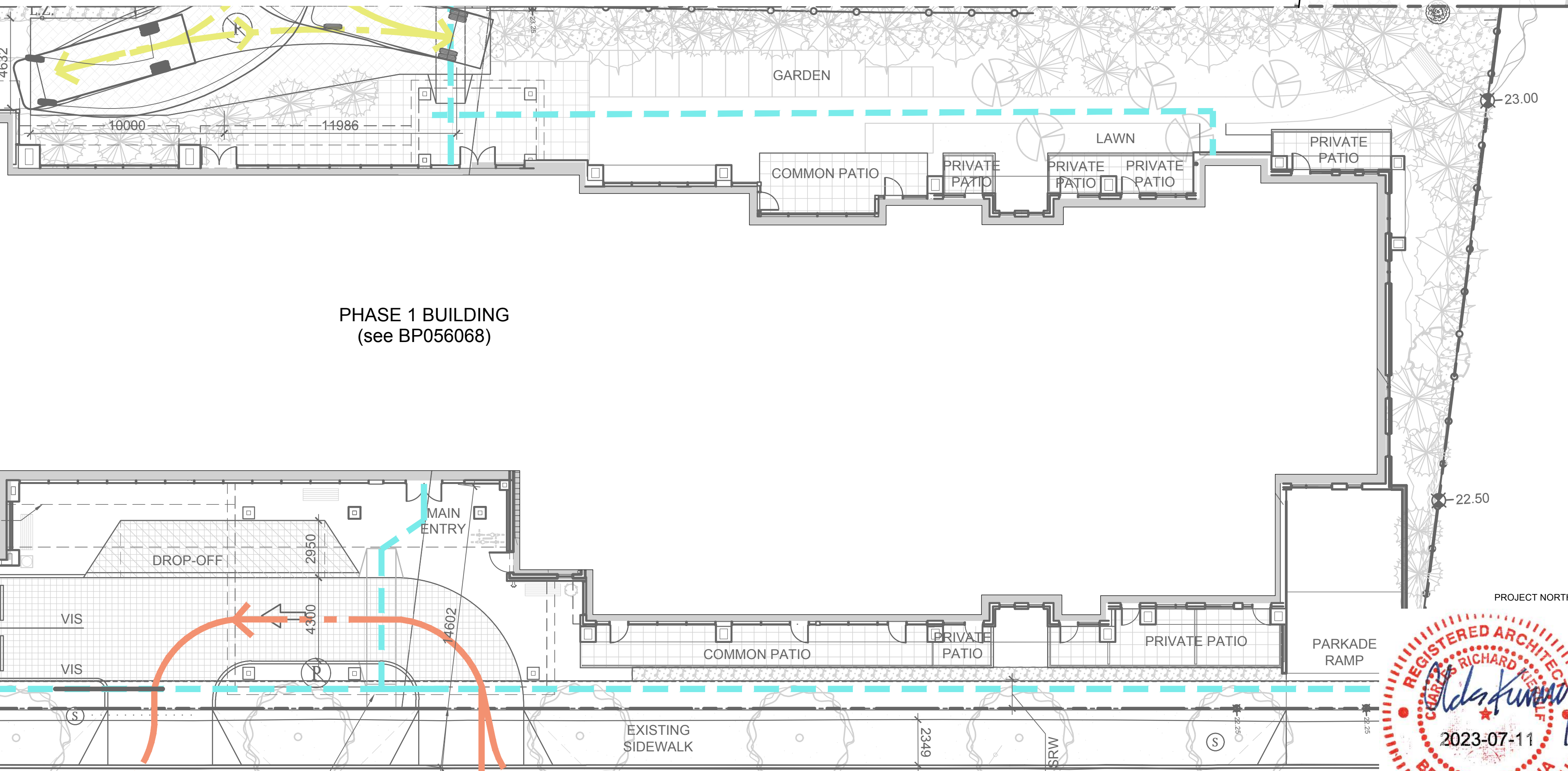
INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)

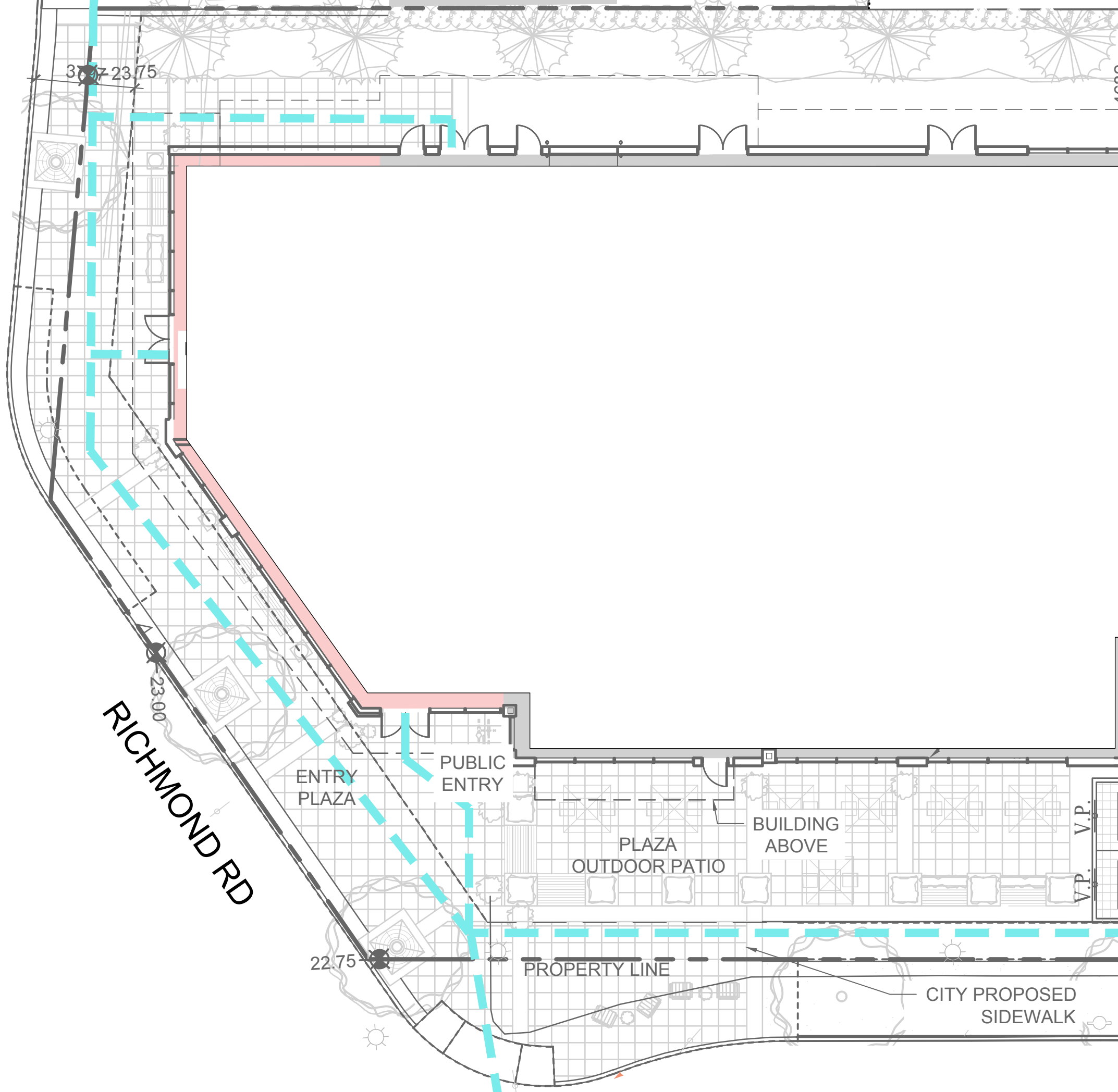


PROPERTY LINE

EXISTING BUILDING ROOF OUTLINE



PHASE 1 BUILDING (see BP056068)



RICHMOND RD

BIRCH ST

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Roof Plan

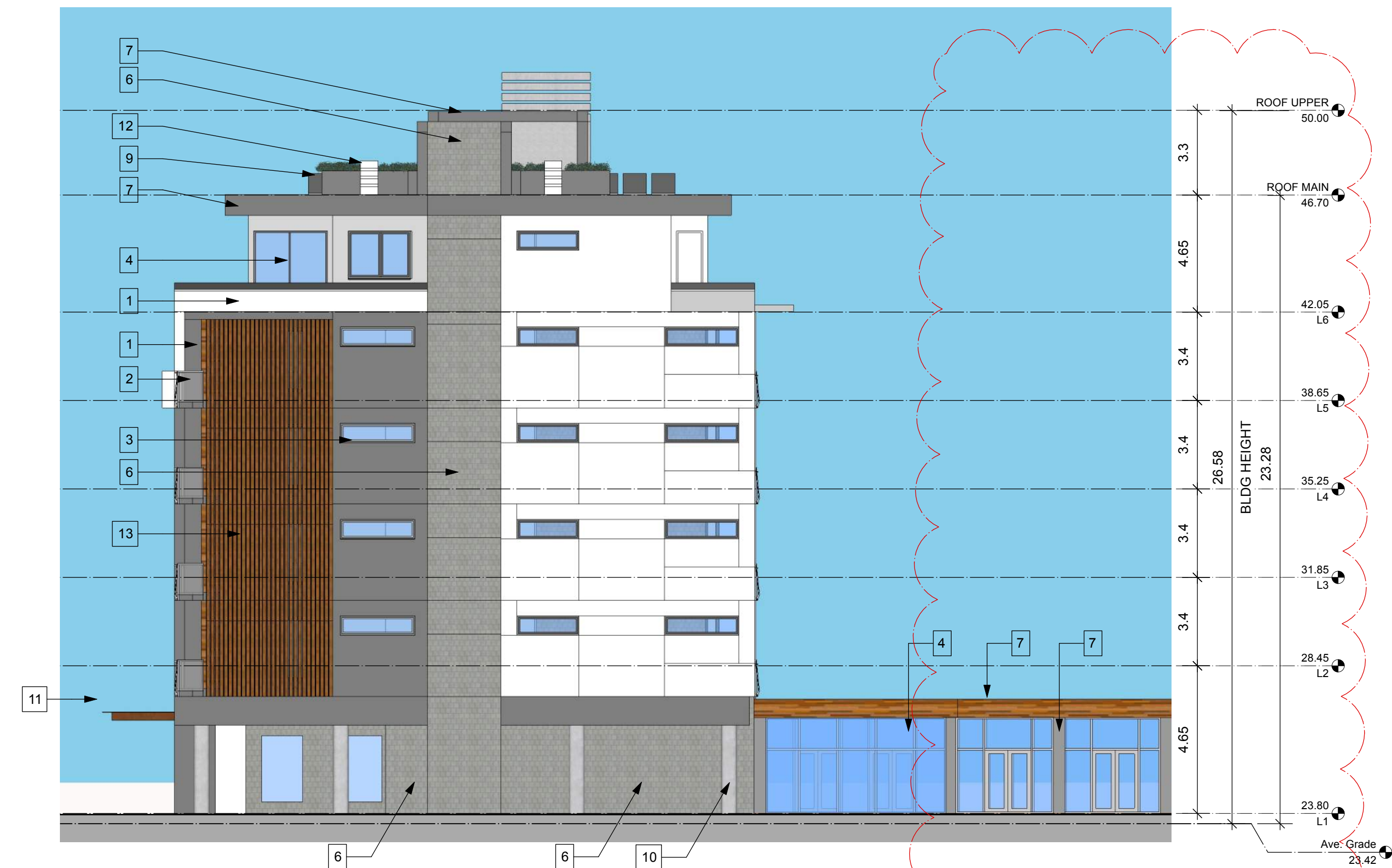
RE-ISSUED FOR REZONING & DP : 11 JULY 2023





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 cladding.
 7. Prefinished metal cladding.
 8. Rooftop solar PV array.
 9. Rooftop amenity area with planters.
 10. Concrete column.
 11. Steel and glass canopy.
 12. Rooftop beekeeping hives.
 13. Louvre Screen Wall



SOUTH ELEVATION

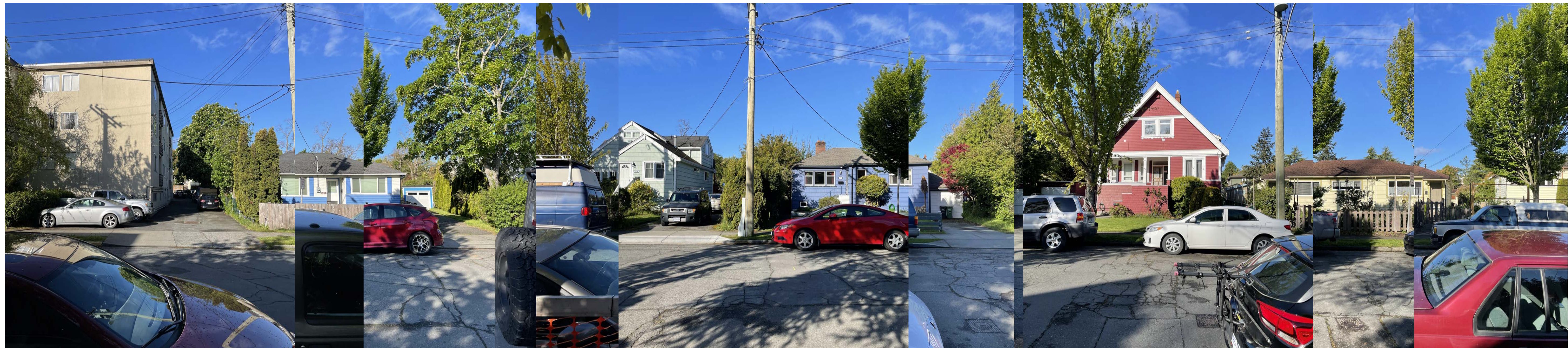


EAST ELEVATION



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%)

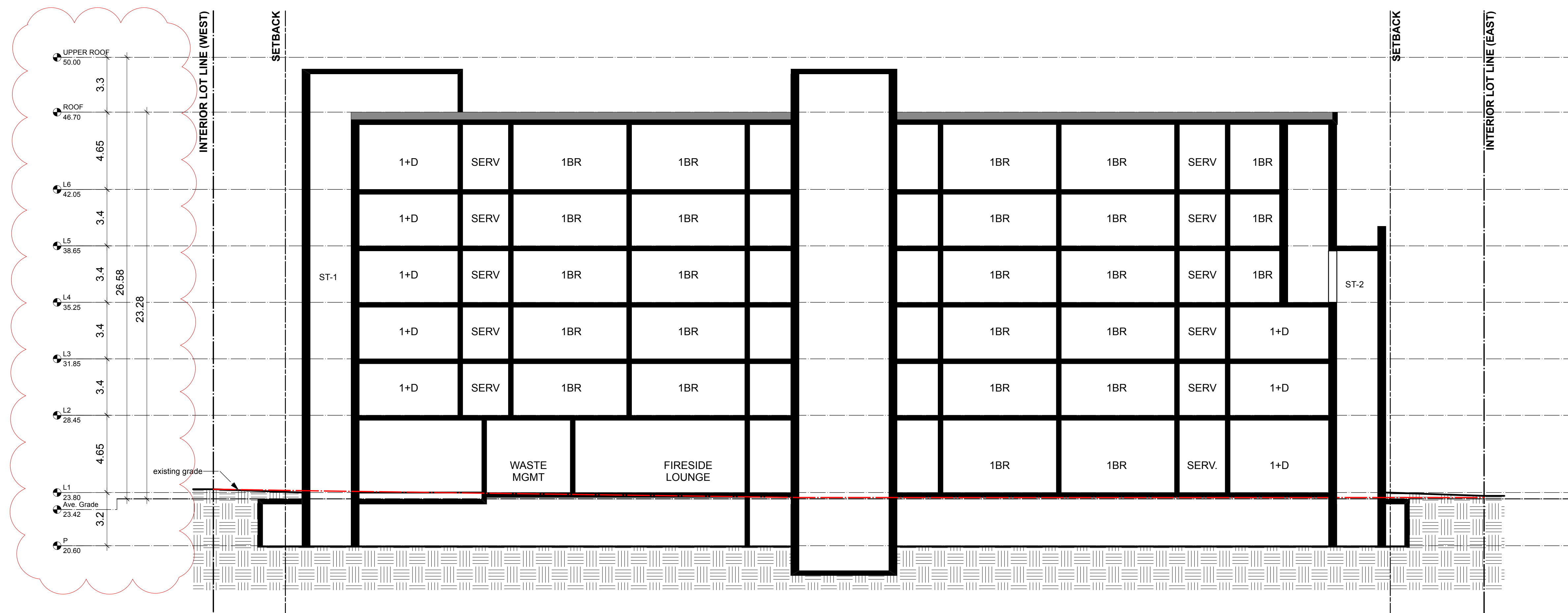




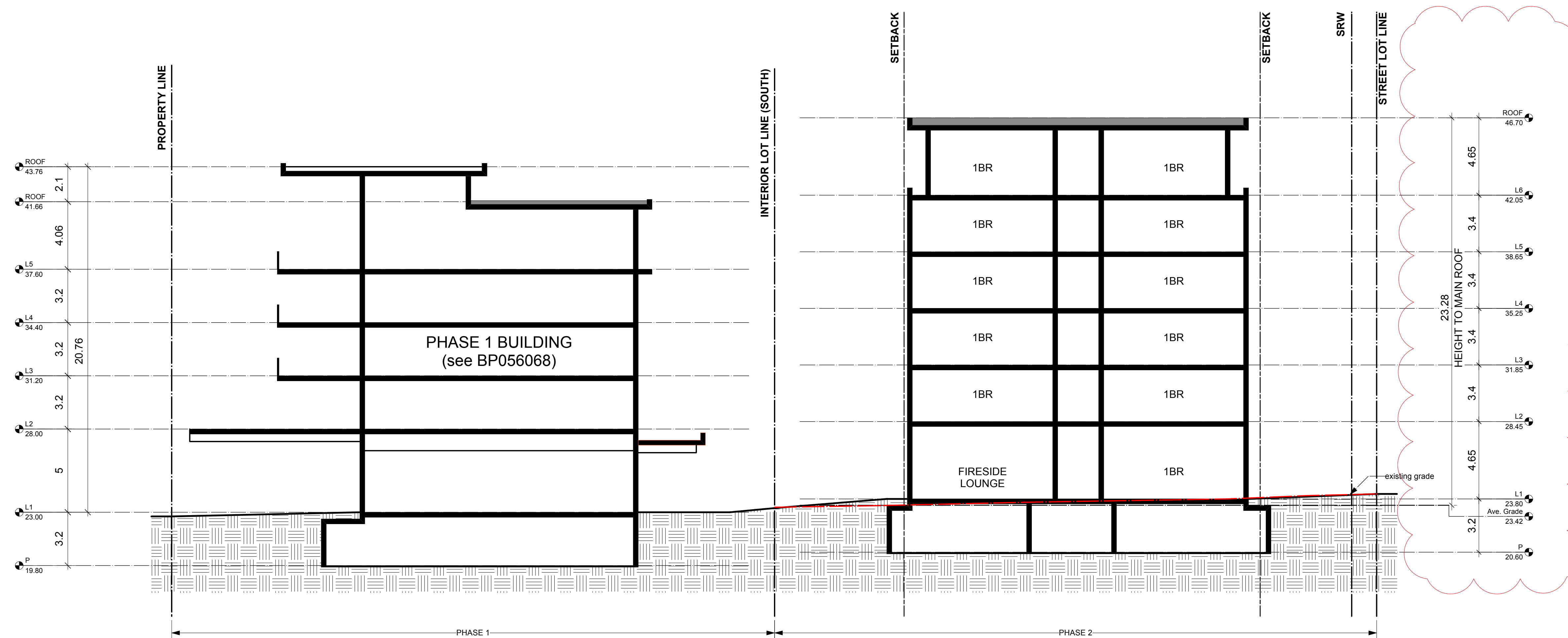
PHASE 1 WINDOW / GLAZING
LOCATION TYP.

EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID





SECTION WEST - EAST



SECTION SOUTH - NORTH





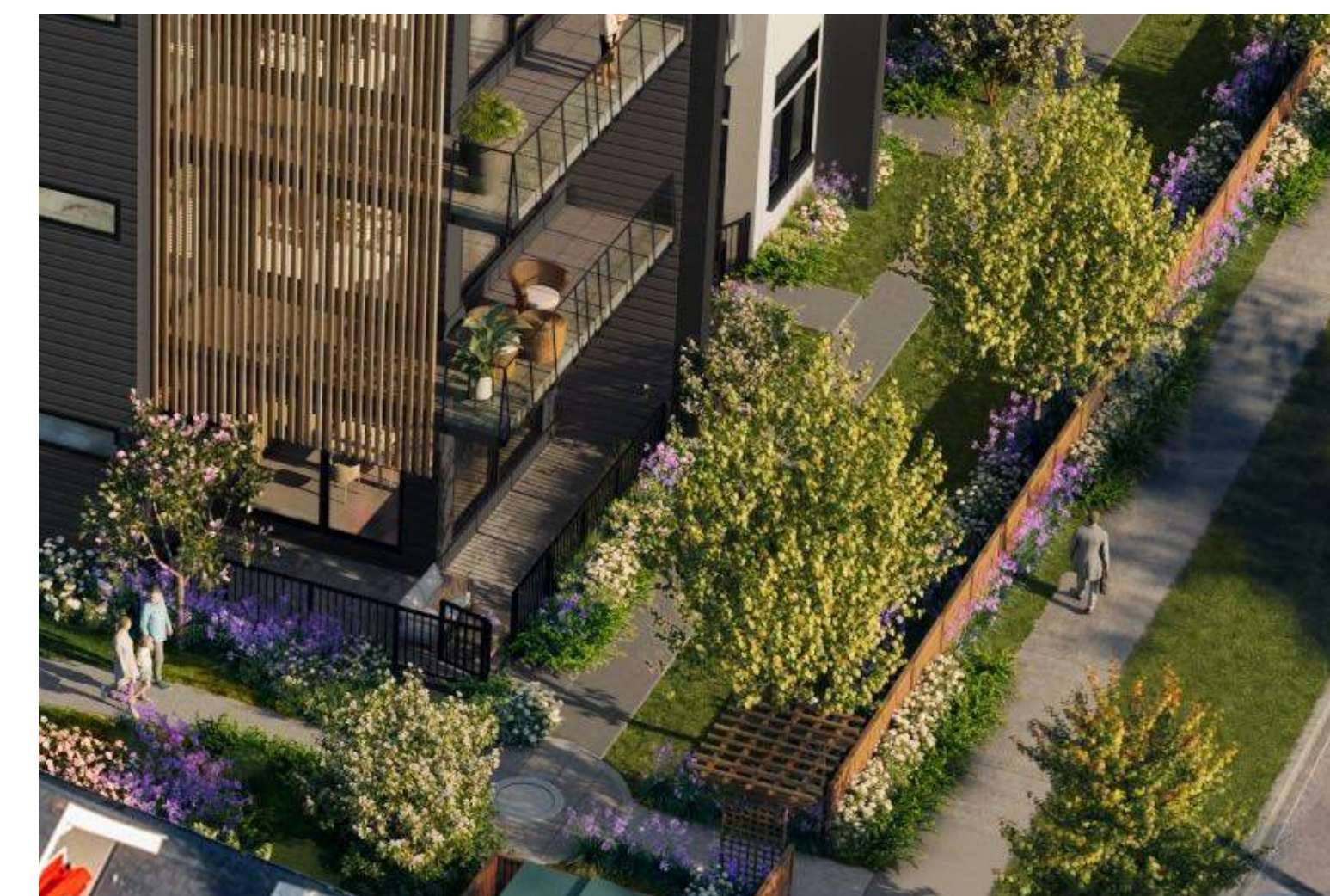
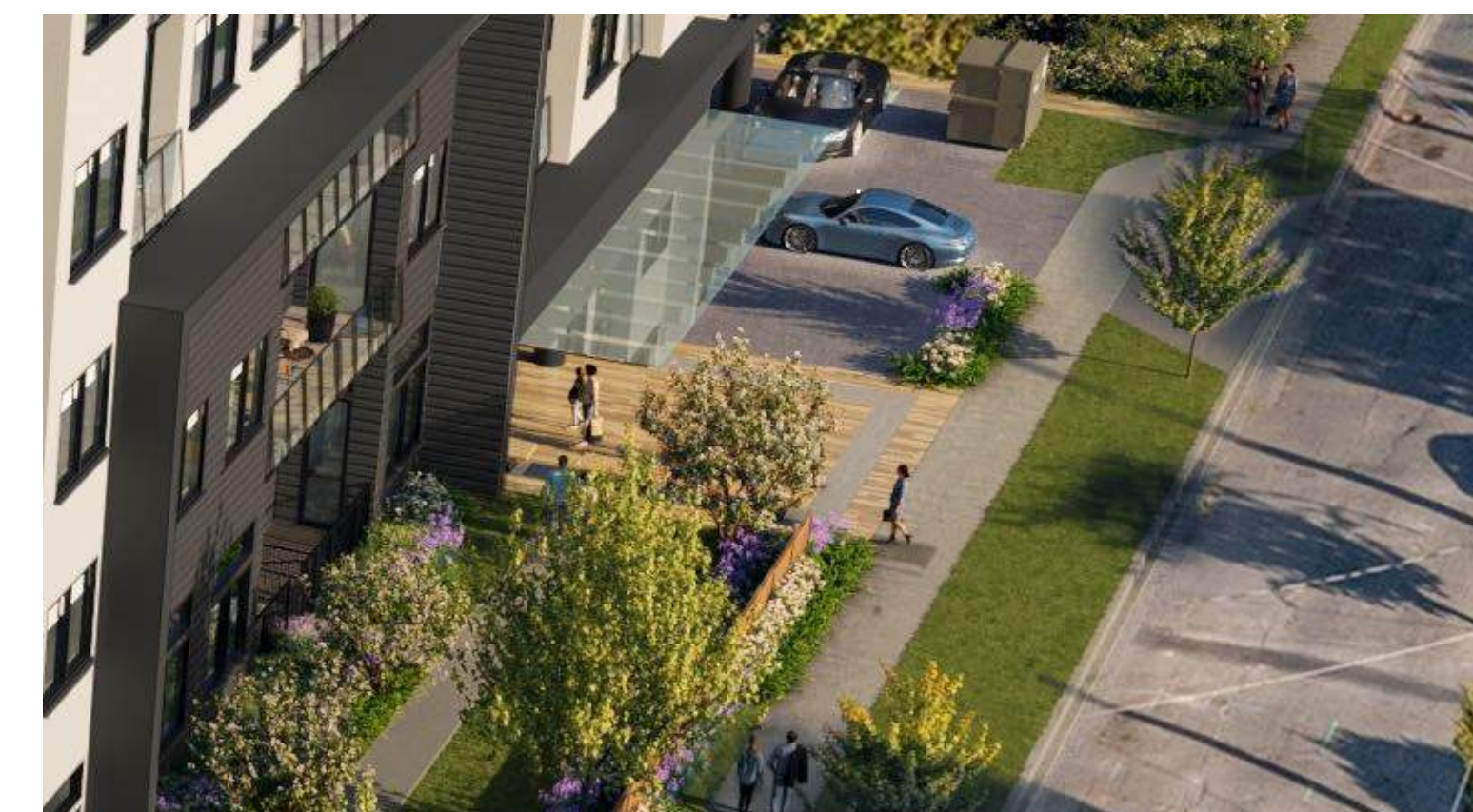
Aerial View - Looking West from Richmond Road
Phase 1 in Foreground



Aerial View - Looking South West from Richmond Road
Phase 1 in Foreground

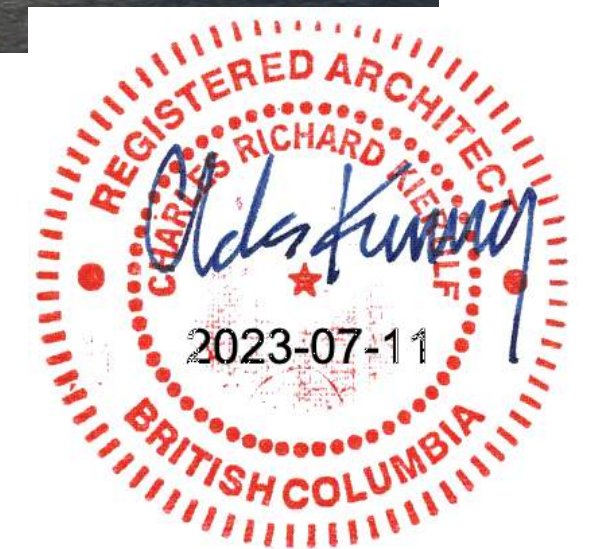


Aerial View - Looking South East from Ashgrove Street
Phase 1 in Background





Street View - Looking North from Richmond Street
Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street



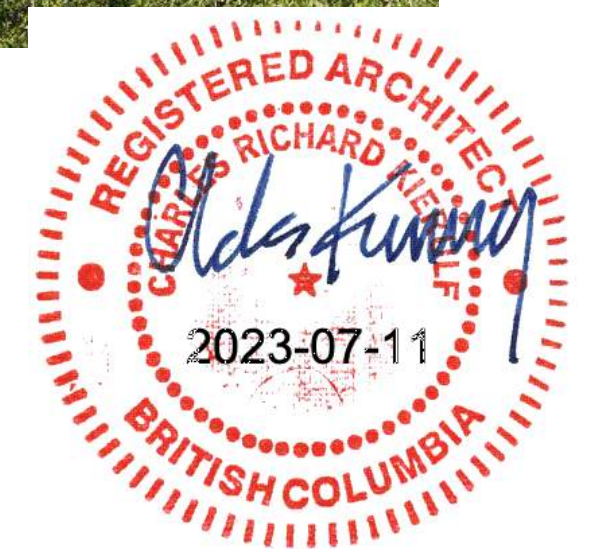


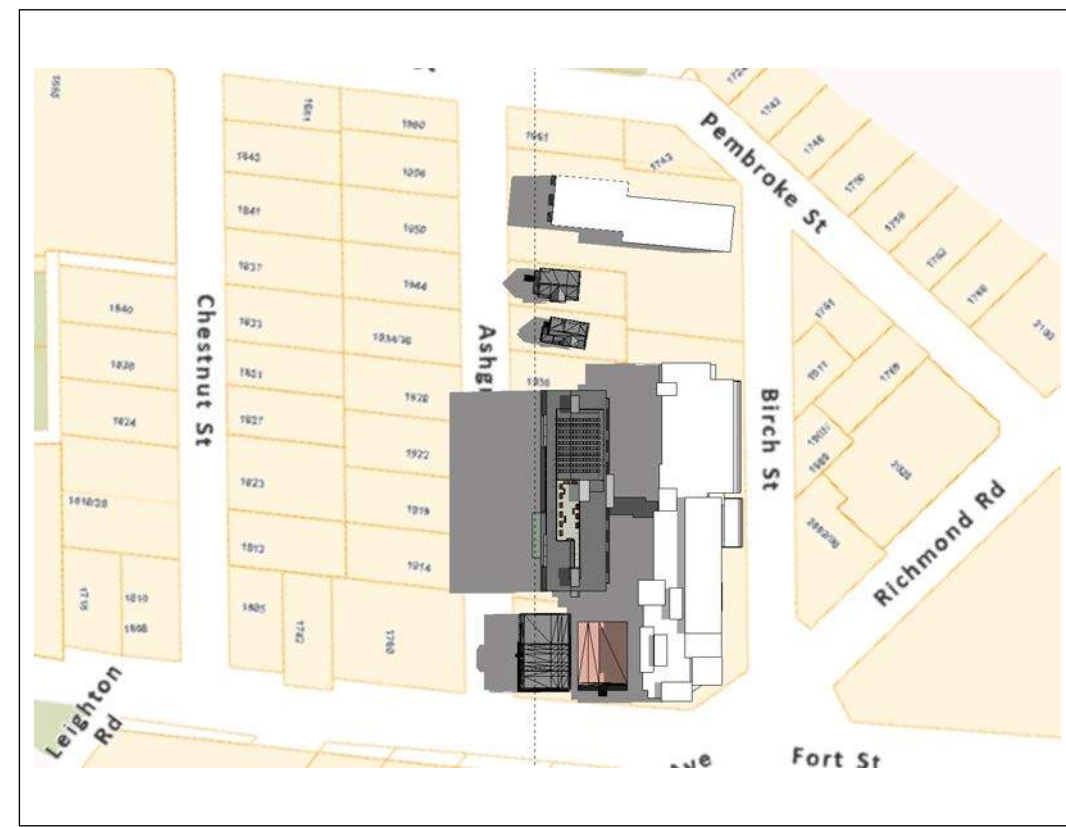
Street View - Looking South along Ashgrove Street



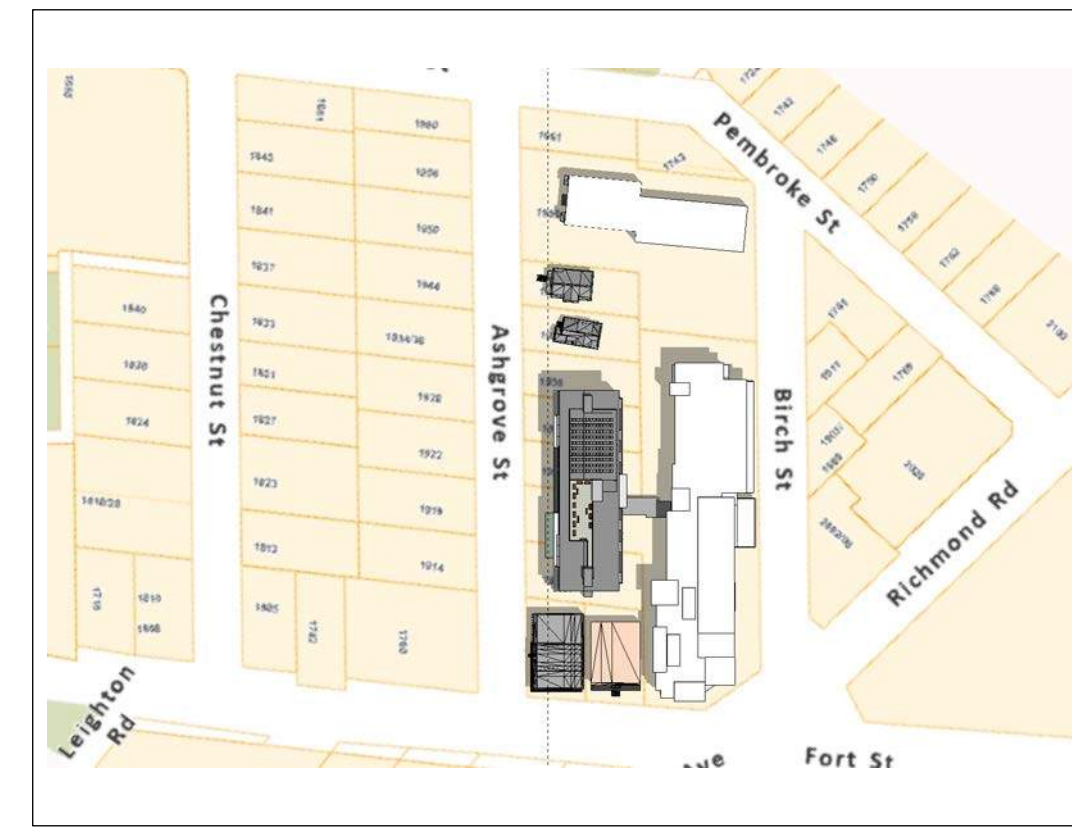


Aerial View - Looking East over Fort Street with RJH Buildings in Background

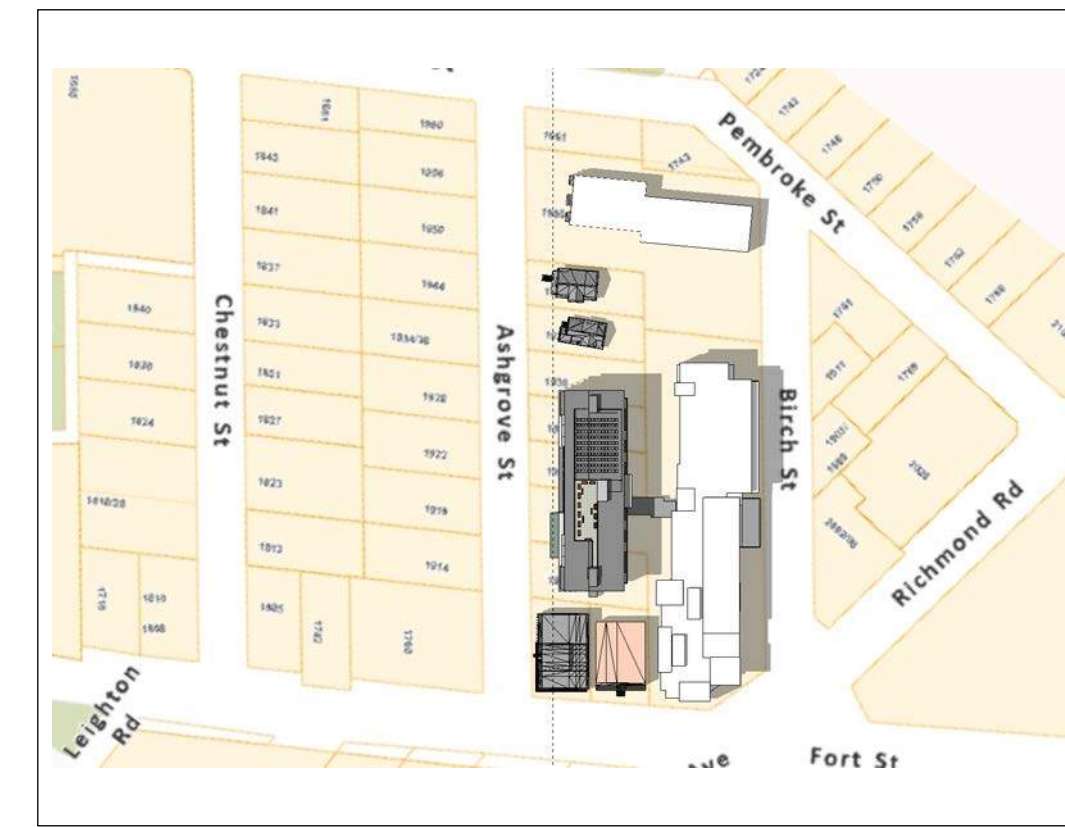




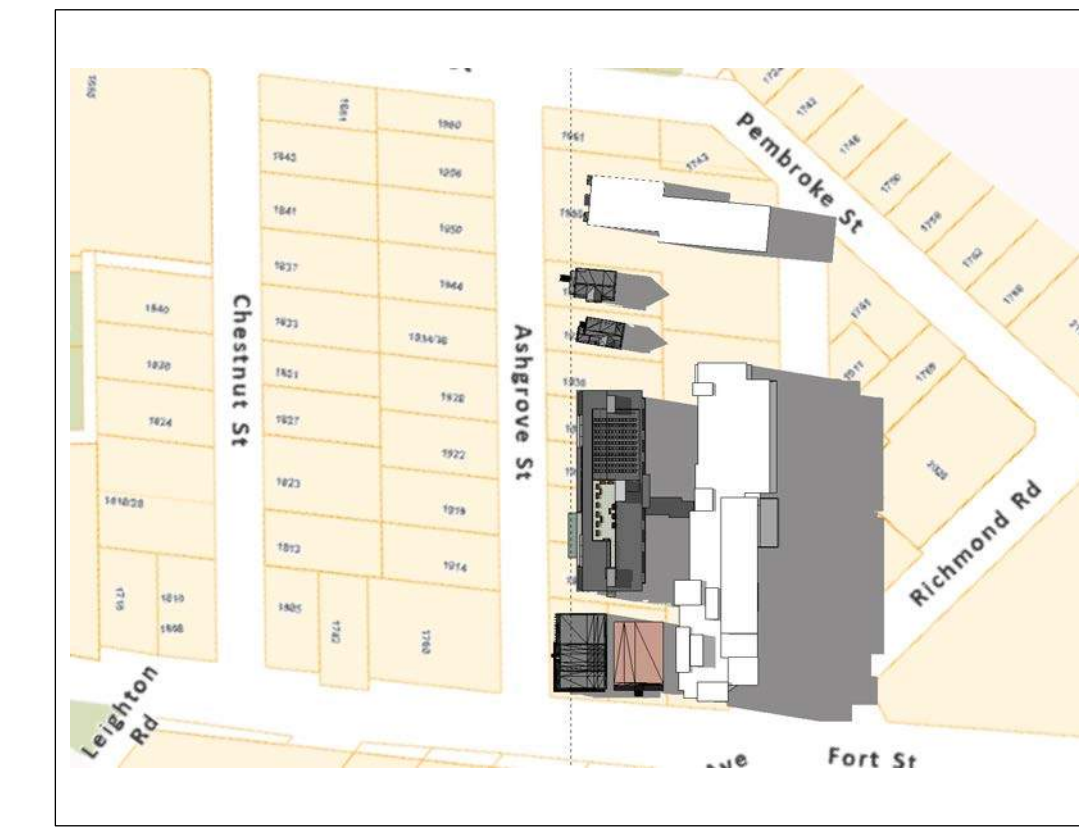
JUNE 21 - 08:00



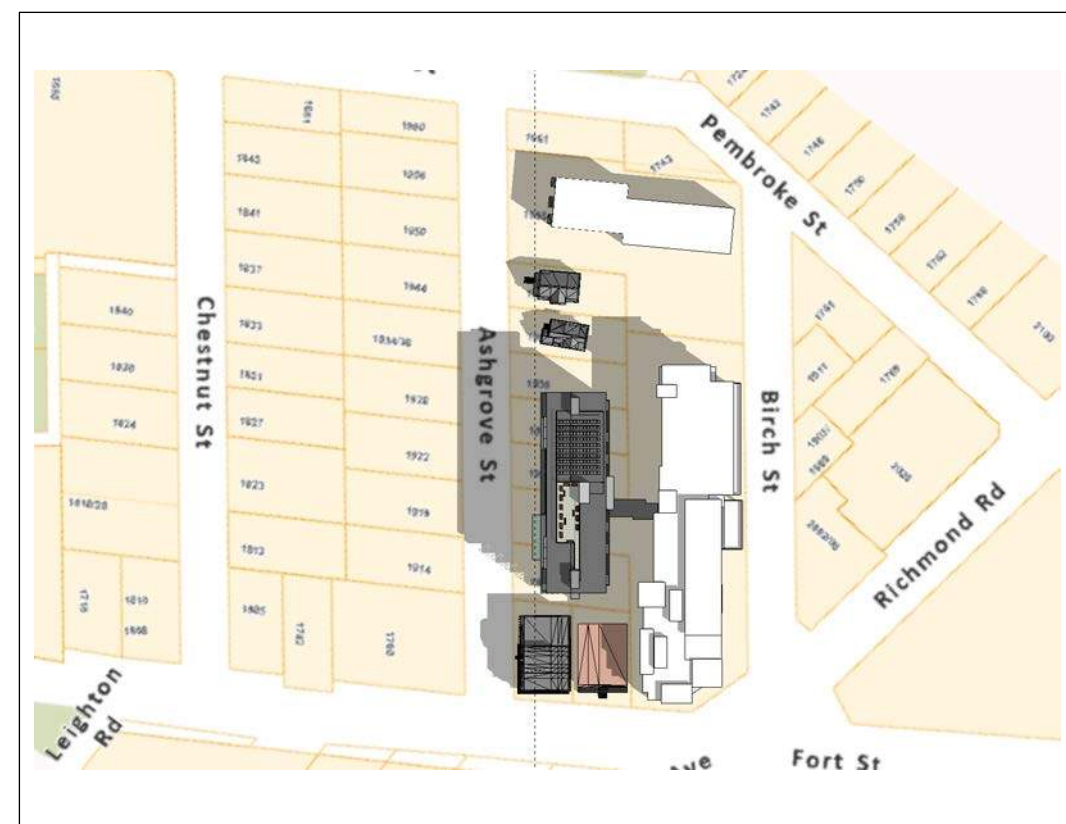
JUNE 21 - 11:00



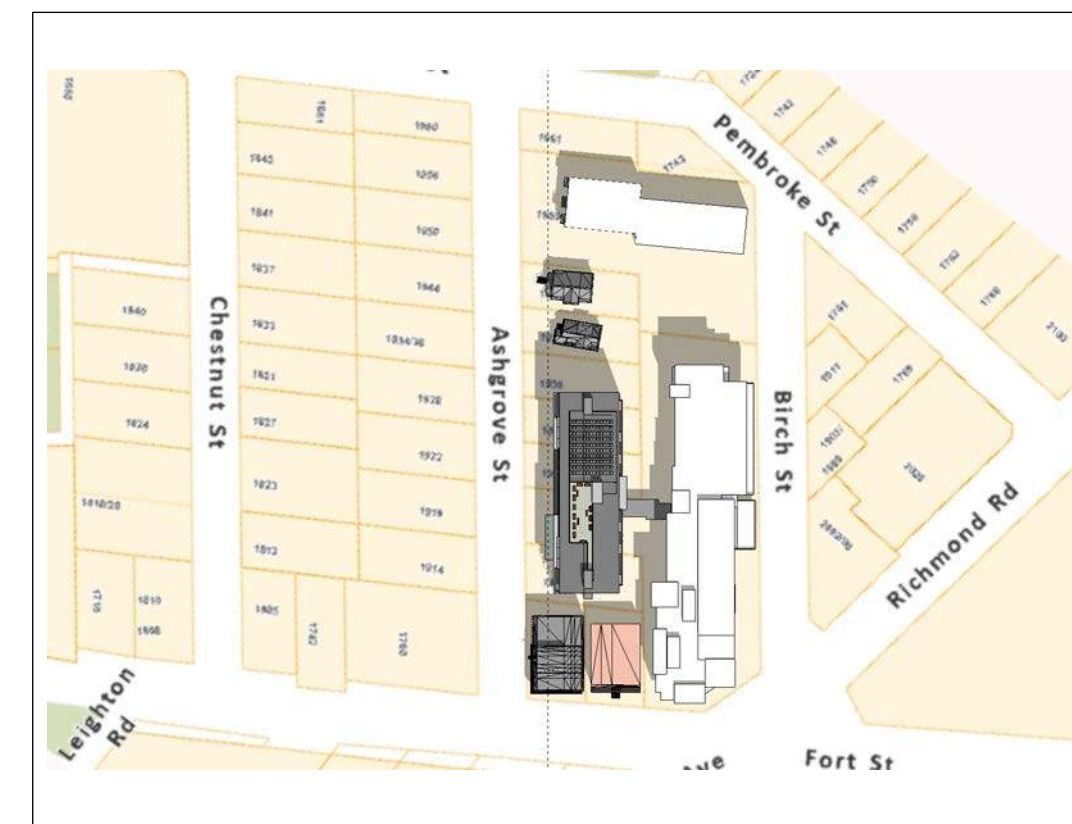
JUNE 21 - 14:00



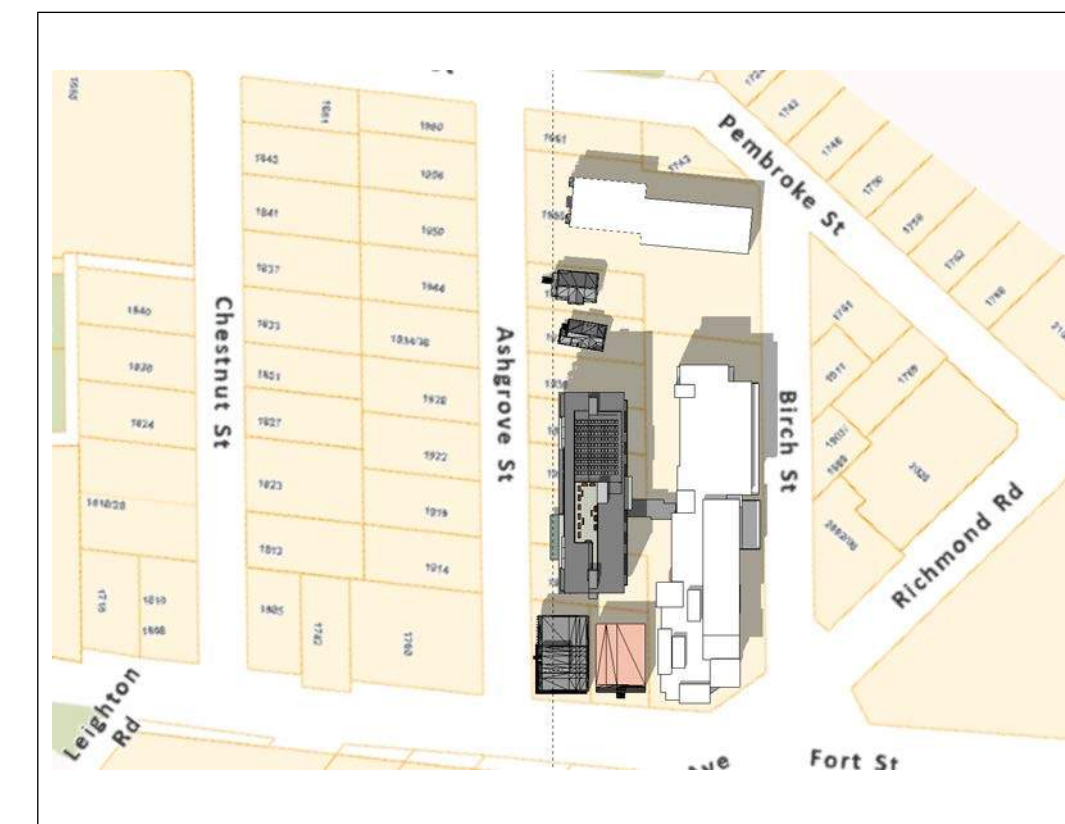
JUNE 21 - 17:00



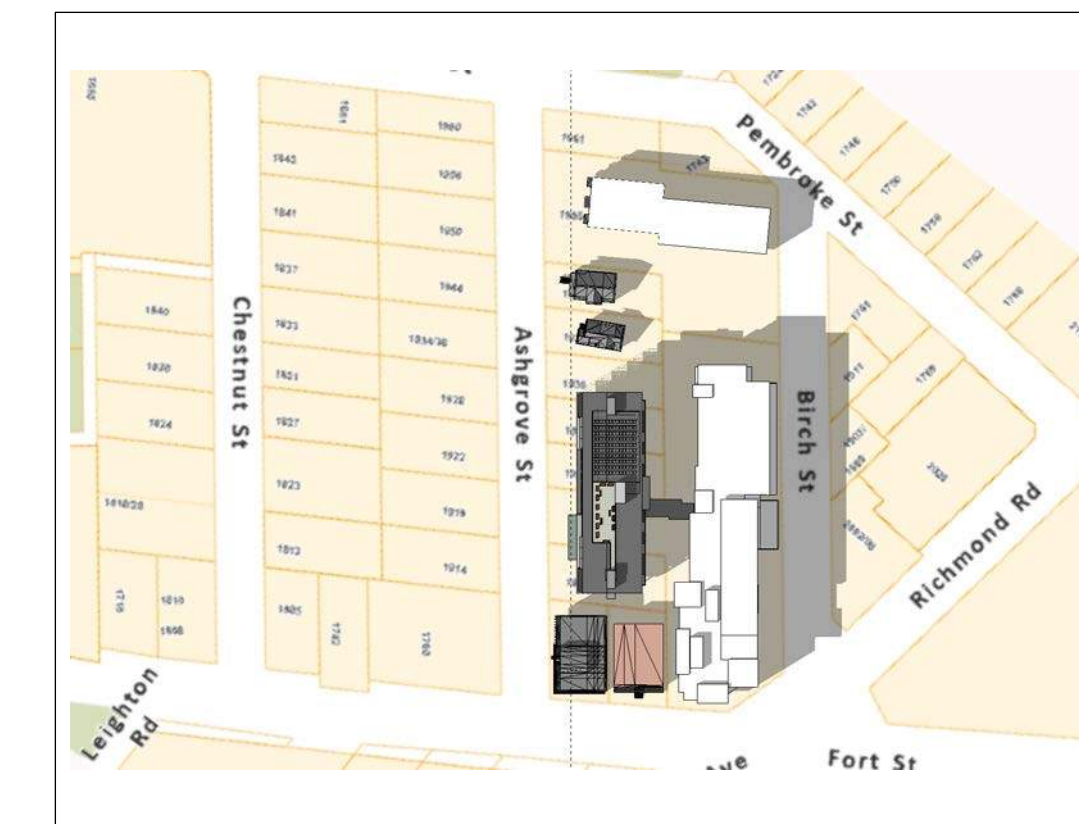
SEPTEMBER 23 - 09:00



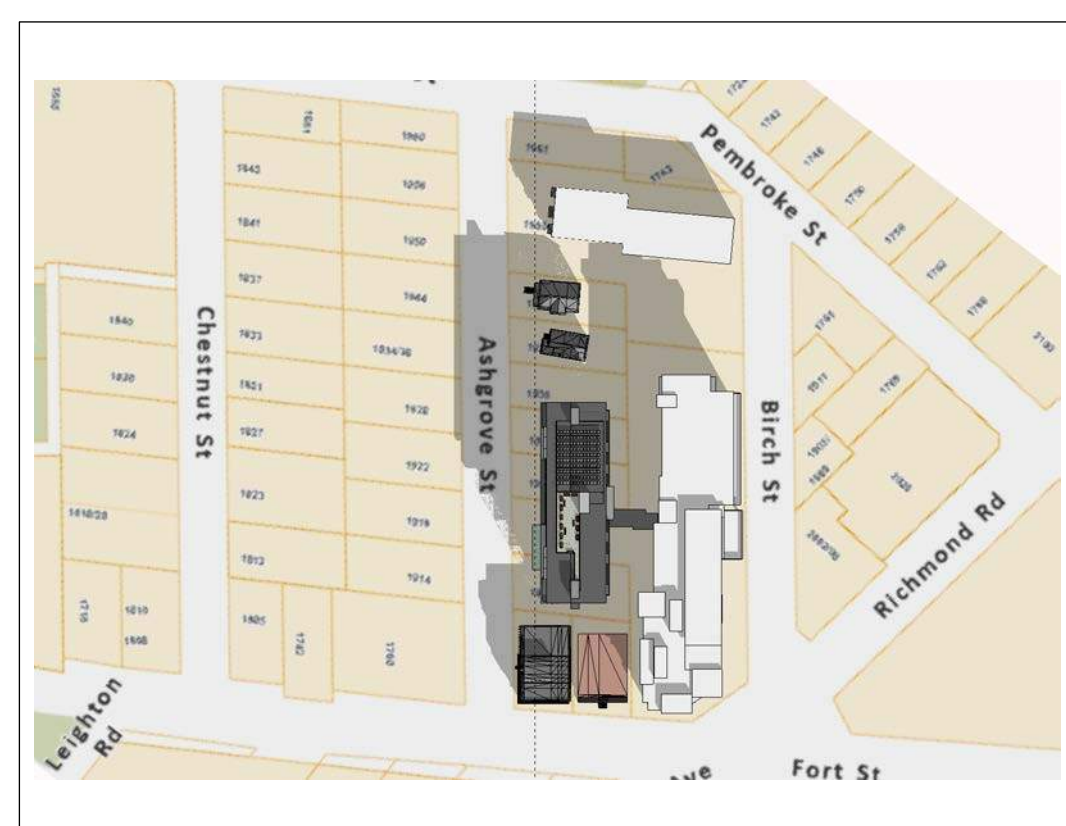
SEPTEMBER 23 - 11:00



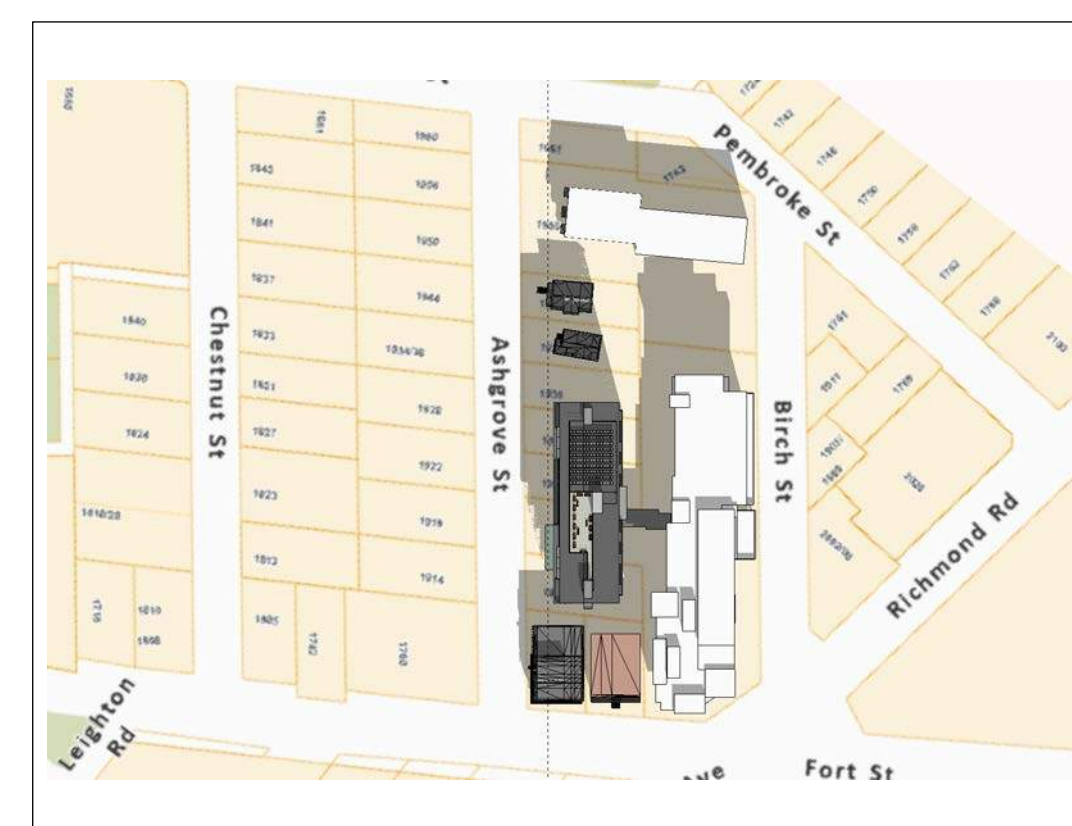
SEPTEMBER 23 - 13:00



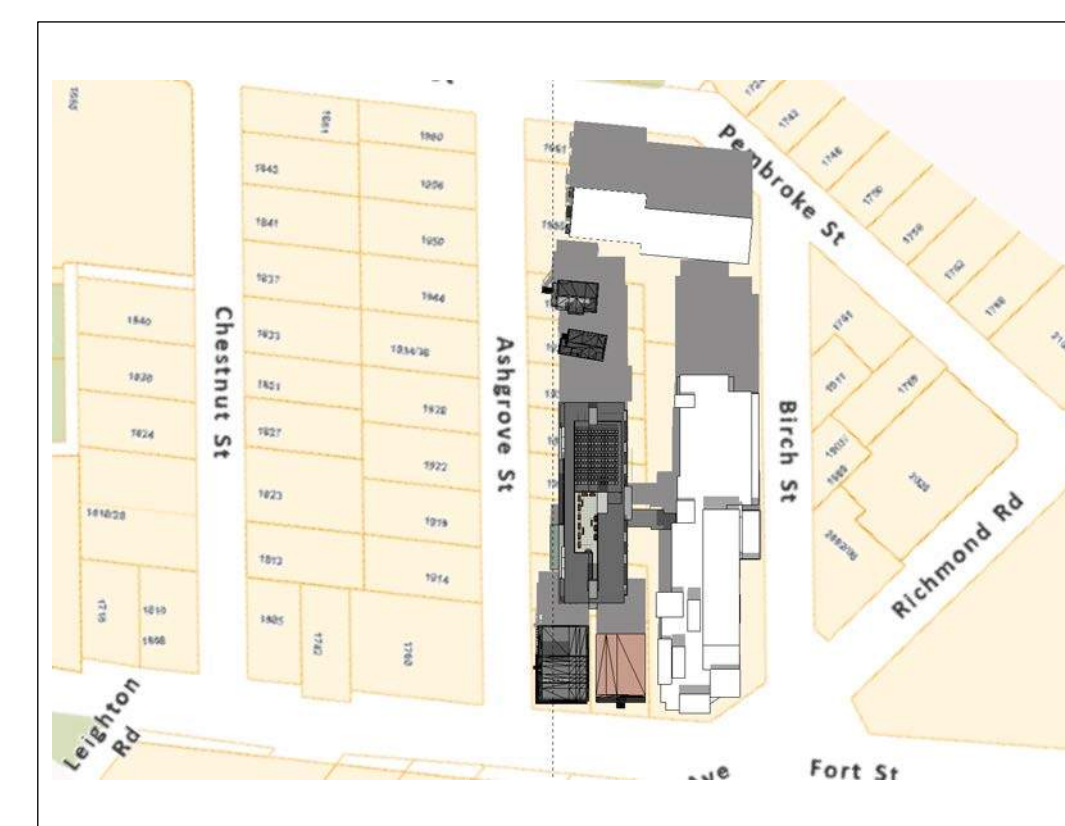
SEPTEMBER 23 - 15:00



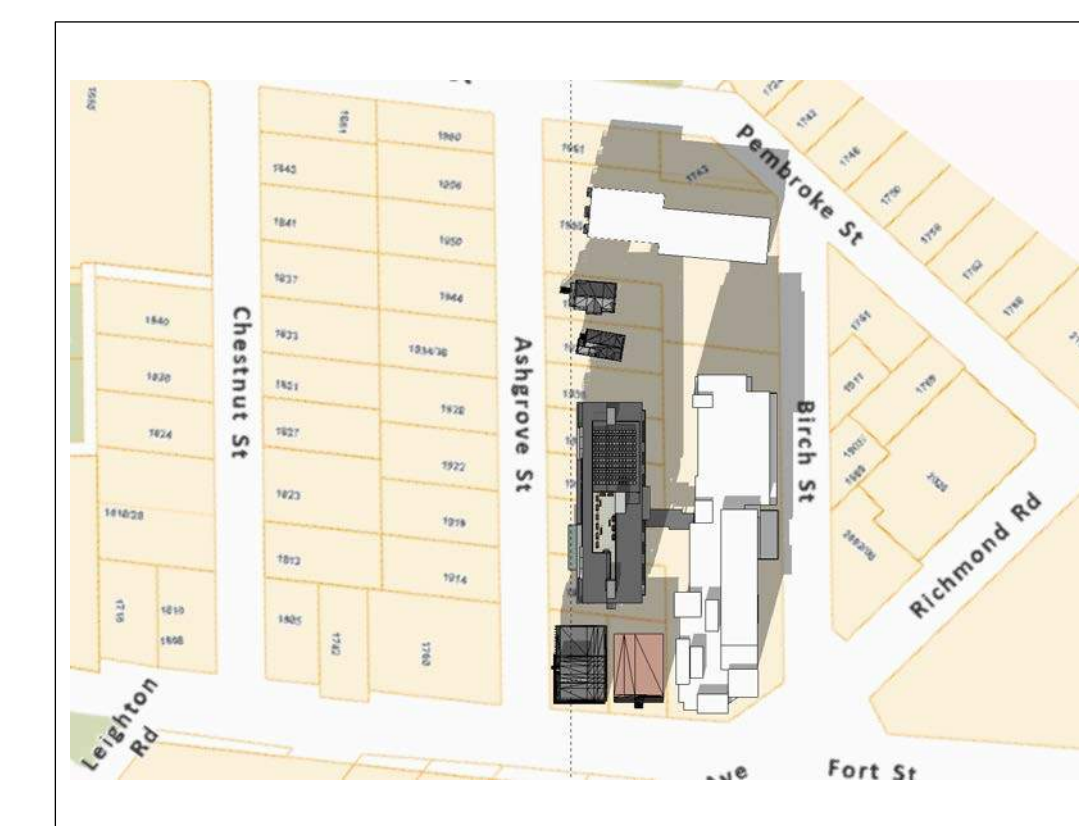
DECEMBER 21 - 10:00



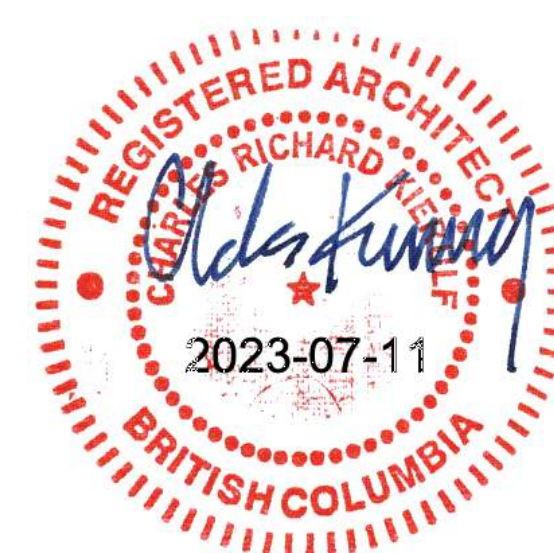
DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00





Vertical Louver Screen Wall
North and South Elevations



High-Performance aluminium and
glass window-wall system



Rooftop solar PV array



Rooftop amenity area with planters



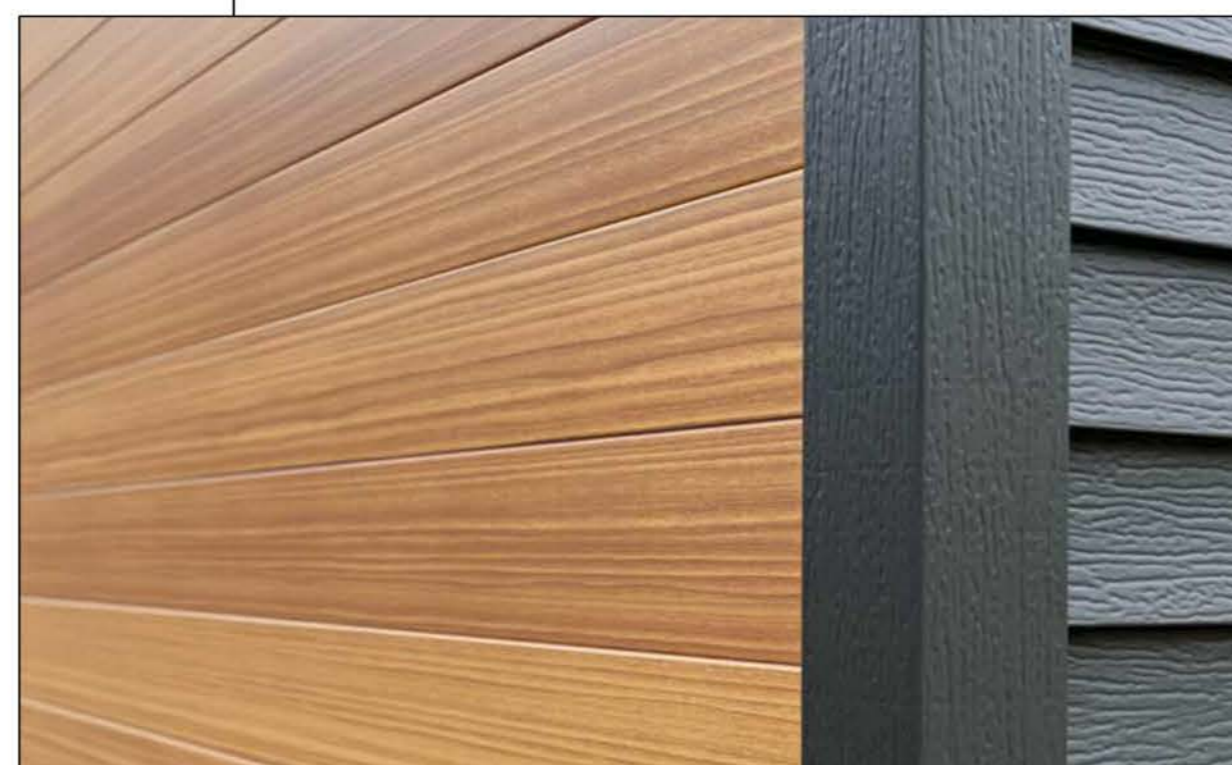
Cementitious Panel Siding- Various colours-
with colour matching trims



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



Steel and glass canopy



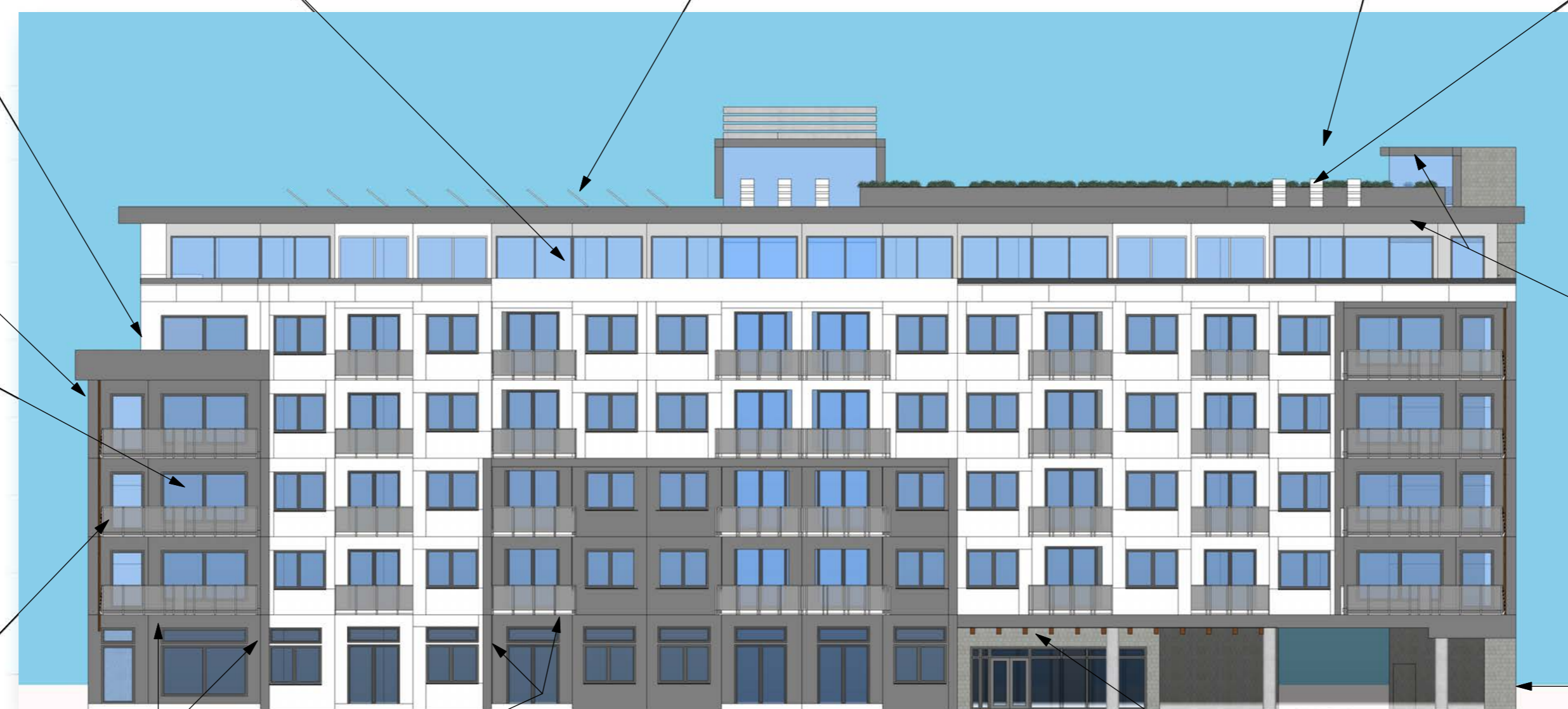
Rooftop beehiving hives



Prefinished metal cladding



Smooth face masonry cladding



WEST ELEVATION

DATE: 2023-02-22 22:17 FILE: X:\2241\City\Projects\2241-22036-00\Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-00-ALL.dwg

Revisions
 Received Date:
July 26, 2023
 Deemed Date:
July 12, 2023

CONSTRUCTION NOTES

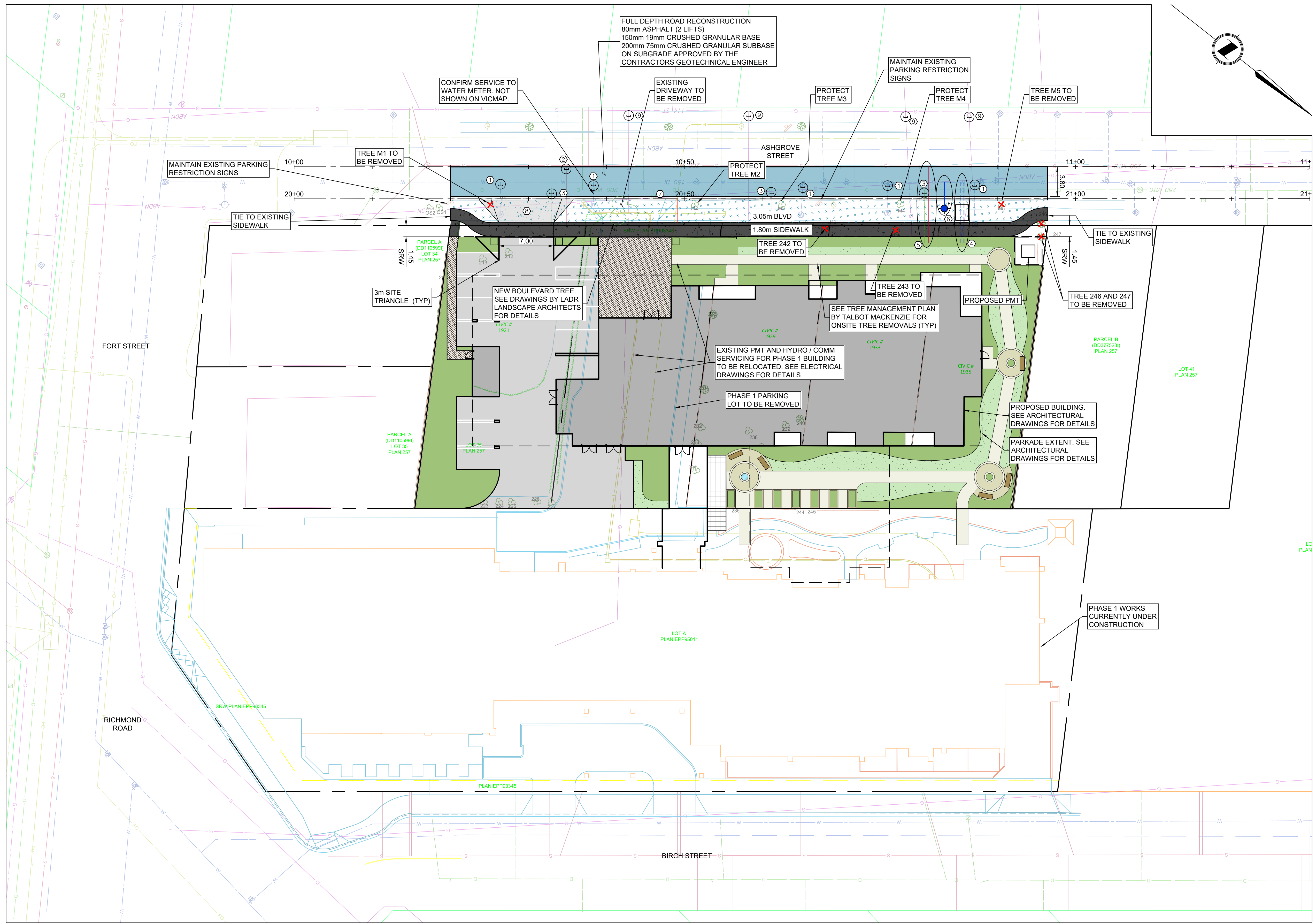
- ① EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ② EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ③ EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ④ NEW xØ DOMESTIC WATER SERVICE CONNECTION c/w xØ WATER METER AND 150Ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2h.
- ⑤ NEW xxØ STORM SERVICE AND xxØ NEW SANITARY SERVICE IN COMMON TRENCH BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
- ⑥ NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- ⑦ EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.
- ⑧ NEW DRIVEWAY PER CoV STD. DWG. SDC7b WITH WIDTHS AS NOTED ON PLAN
- ⑨ EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE

LEGEND

- NEW ROAD CONSTRUCTION
 - 80mm ACP (2 LIFTS)
 - 150mm BASE COURSE
 - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK
- NEW SOD BOULEVARD

SHEET NOTES:

1. FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS.
2. EXISTING TOPOGRAPHIC SURVEY SHOWN WAS PROVIDED BY POLARIS LAND SURVEYING INC.
3. UTILITY SERVICE SIZES AND LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.
4. EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PAVED AREAS, FENCES ETC. TO BE REMOVED ARE NOT SHOWN FOR CLARITY.
5. ALL OFFSITE TREES NOT NOTED FOR REMOVAL TO BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE DETERMINED BY PROJECT ARBORIST DURING DETAILED DESIGN.
6. SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS

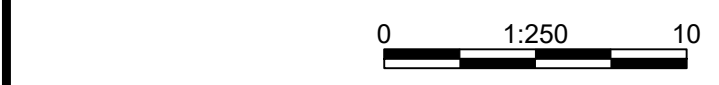


Rev	Date	Description	Drawn	Design	App'd
1	2023-02-22	REVISED FOR DP / REZONING	GP	CD	CD
0	2022-12-09	ISSUED FOR DP / REZONING	GP	CD	CD

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney

Suite 500
 3960 Quadra Street
 Victoria BC
 Canada V8X 4A3
 T 250 370 9221

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

MILLIKEN DEVELOPMENTS
 #100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

**AMICA JUBILEE HOUSE PHASE 2
 CONCEPTUAL SITE SERVICING PLAN**

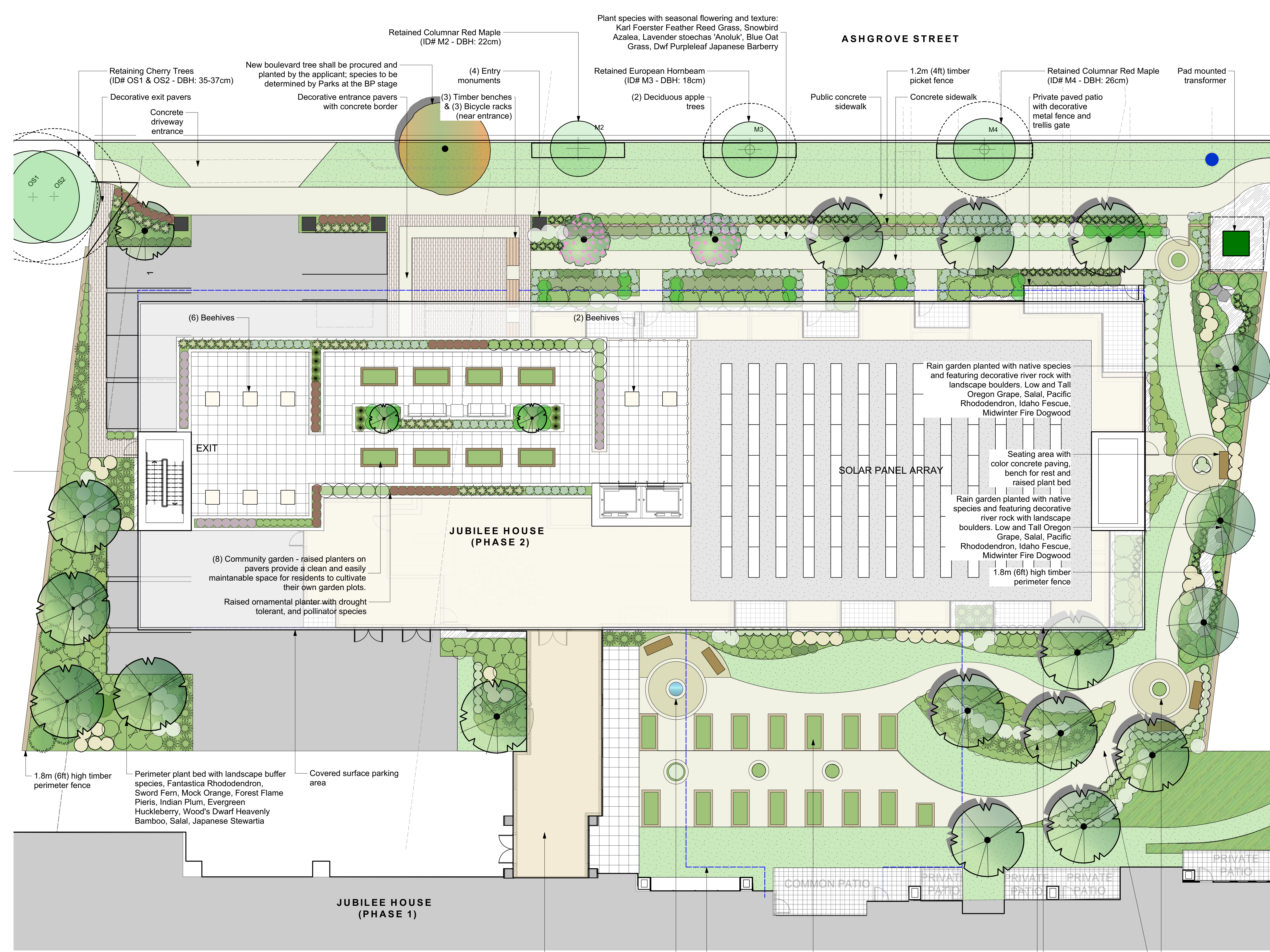
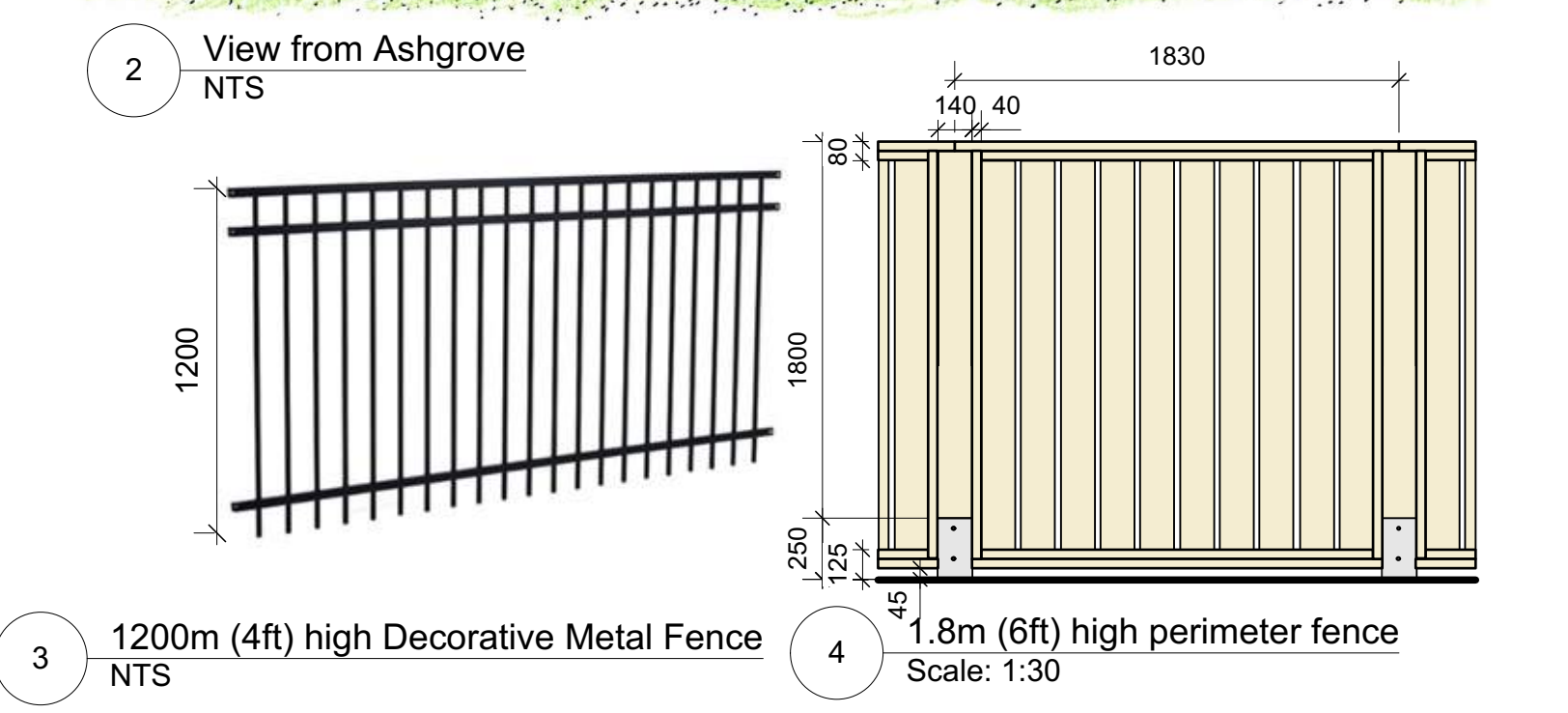
Drawing No.	22036-DP
Project Number	2241-22036-00
Rev.	1

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

Recommended Nursery Stock

Trees	Quantity	Botanical Name	Common Name	Size
	3	<i>Alnus rubra</i> (Lrg / 1:1)	Red Alder	6cm cal.
	1	Boulevard Street Tree	Species to be determined	6cm cal.
	9	<i>Cercidiphyllum japonicum</i> (Med. / 1:1)	Katsura Tree	6cm cal.
	5	<i>Cercis canadensis</i> (Med. / 1:1)	Eastern Redbud	6cm cal.
	2	<i>Cornus x 'Venus'</i> (1:1 Structure)	Venus Cornus	4cm cal.
	2	<i>Malus domestica 'Jonagold'</i> (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
	1	<i>Stewartia pseudocamellia</i> (Sm. / 2:1)	Japanese Stewartia	6cm cal.
Large Shrubs				
Total: 72		<i>Ceanothus thyrsiflorus</i> 'Victoria'	Common Name: Victoria Ceanothus (California Lilac)	Size: #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: 150		<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: 561		<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'	Dwf 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>Hydrangea macrophylla</i> 'Lanarth White'	Lanarth White Hydrangea	#5 pot
		<i>Lavandula angustifolia</i> 'Munstead'	Munstead English Lavender	#1 pot
		<i>Lavender stoechas</i> 'Anoluk'	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		<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 munilum</i>	Sword Fern	#1 pot
		<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 pot

- Notes:**
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

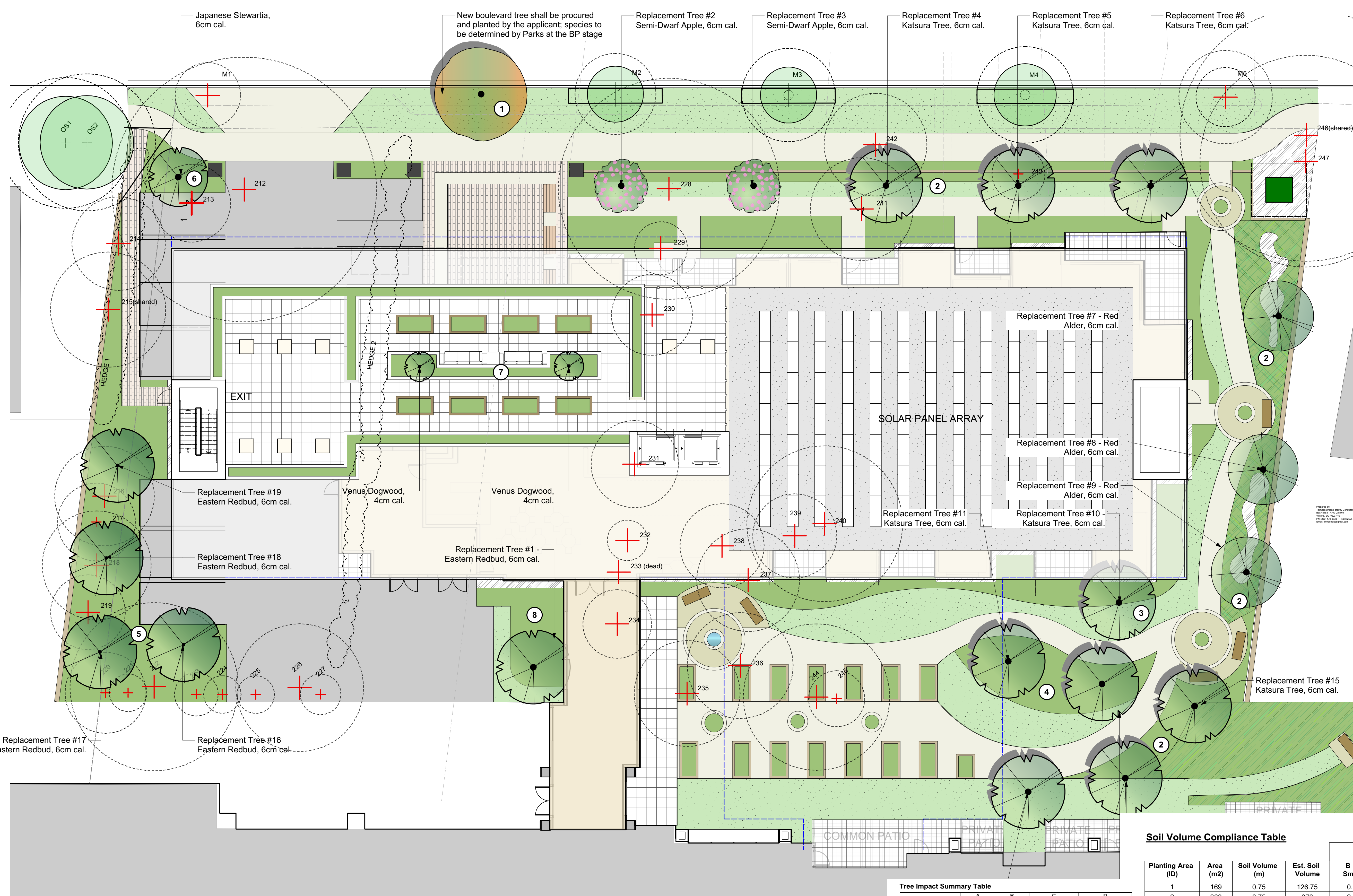


1 Landscape Concept Plan Scale: 1:125

1:125
 Revision F | Issued for DP ReSubmission I June 8/23
 Revision E | Issued for DP ReSubmission I Apr. 11/23
 Revision D | Issued for Draft DP ReSubmission I Feb. 24/23
 Revision C | Issued for Draft DP Submission I Dec. 15/22
 Revision B | Issued for Coordination I Dec. 7/22
 Revision A | Issued for Rezoning I Sept. 16/22

Landscape Concept Plan - Jubilee House Phase 2

ASHGROVE STREET



Tree Inventory Table

Tag #	Location	Species	Caliper (cm)	Condition	Remarks	Replacement					
051	City	Yes	Cherry	21	15	3	Good	Y	18		
052	No	Off	Yes	Cherry	37	8	4.2	3	Fair	Fair	19*
053	No	Off	Yes	Cherry	37	8	4.4	3	Fair	Fair	19*
054	Yes	On	Yes	Excelsior	15	11	1.1	2	Good	Fair	19*
055	Yes	On	Yes	Cherry	71	8	8.5	5	Major	Fair	19*
056	Yes	On	Yes	Magnolia	11	11	2.5	4	Good	Fair	19*
057	Yes	On	Yes	Cherry	15	11	1.1	2	Good	Fair	19*
058	Yes	On	Yes	English	37	10	3.7	3	Fair	Fair	19*
059	Yes	On	Yes	Apple	15	10	3.2	2	Good	Fair	19*
060	Yes	On	No	Columbian	11	11	2.5	3	Fair	Fair	19*
061	Yes	On	No	Apple	20	5	3.3	3	Fair	Fair	19*
062	Yes	On	No	Cherry	20	5	2.4	2	Fair	Fair	19*
063	No	No	No	Excelsior	6.8	4	2.6	1	Fair	Fair	19*
064	No	No	No	Excelsior	10	6	1.2	1	Fair	Fair	19*
065	Yes	On	Yes	English	45	15	5.4	4	Good	Fair	19*
066	No	No	No	Excelsior	10	7	1.3	1	Good	Fair	19*
067	No	No	No	Excelsior	10	7	1.3	1	Good	Fair	19*
068	Yes	On	Yes	Plum	22	10	4.1	3	Fair	Fair	19*
069	No	No	No	Excelsior	11	7	1.3	1	Good	Fair	19*
070	Yes	On	No	Excelsior	10	4	1	1	Good	Fair	19*
071	Yes	City	Yes	Columbian	22	10	2.6	3	Fair	Fair	19*
072	Yes	City	Yes	European	18	10	1.8	3	Good	Fair	19*
073	Yes	On	Yes	Atlantic	55	15	7.1	6	Fair	Fair	19*
074	Yes	On	No	Excelsior	14	8	1.7	3	Good	Fair	19*
075	Yes	On	No	Excelsior	22	8	2.8	3	Good	Fair	19*
076	Yes	On	No	Excelsior	23	8	2.8	3	Good	Fair	19*
077	Yes	On	No	Art	15	8	1.3	2	Good	Fair	19*
078	Yes	On	No	Excelsior	11	8	1.3	2	Good	Fair	19*
079	Yes	On	No	Art	11	8	1.3	2	Good	Fair	19*
080	Yes	On	No	Excelsior	22	8	2.8	3	Good	Fair	19*
081	Yes	On	No	Excelsior	23	8	2.8	3	Good	Fair	19*
082	Yes	On	No	Excelsior	14	8	1.7	3	Good	Fair	19*
083	Yes	On	Yes	Fig	15	10	3.3	3	Good	Fair	19*
084	Yes	On	Yes	Juniper	11	10	3.1	3	Fair	Fair	19*
085	Yes	City	Yes	Columbian	22	10	2.6	3	Fair	Fair	19*
086	Yes	On	No	Excelsior	20	5	1.7	2	Good	Fair	19*
087	Yes	On	Yes	English	31	10	4.7	3	Fair	Fair	19*
088	Yes	On	Yes	Excelsior	6.8	5	1.3	3	Fair	Fair	19*
089	Yes	City	Yes	European	18	10	1.8	3	Good	Fair	19*
090	Yes	On	Yes	Excelsior	30	23	0	0	Fair	Fair	19*
091	Yes	On	Yes	Excelsior	10	10	6.1	4	Fair	Fair	19*
092	Yes	On	Yes	Lemon	30	30	6.8	4	Fair	Fair	19*

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	38*		E.	20*
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	0*
G. Tree minimum on lot			G.	14
H. Protected trees retained (other than specimen trees)			H.	0
I. Specimen trees retained			I.	0
J. Trees per lot deficit (G - (B+C+D)) 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 or Part 2	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			N.	0
O. Offsite replacement tree deficit (K-L) 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

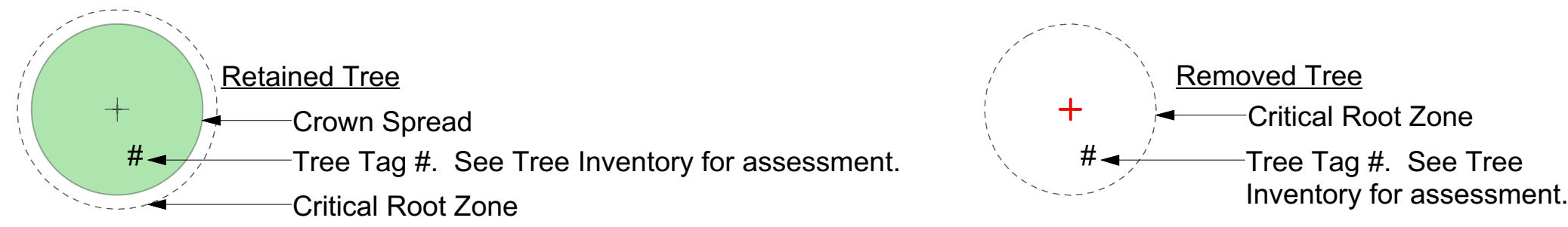
Soil Volume Compliance Table

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	1.0	0.0	0.0	20.0	0.0	20.0	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										406.0	

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

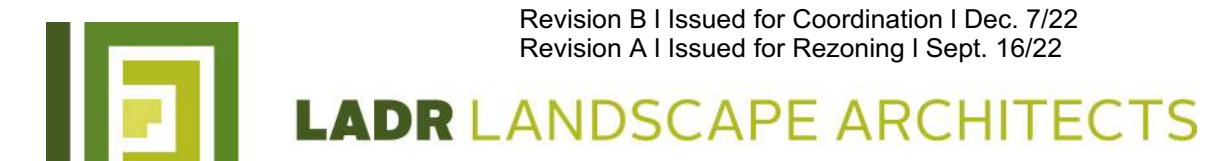
Existing Trees Legend:



1 Landscape Tree Management Plan Scale: 1:125

1:125

Tree Management Plan - Jubilee House Phase 2



Project No: 2214 13 May 2022 #3-864 Queens Ave. Victoria B.C. V8T1M5 Phone: (250) 598-0105

Revision F | Issued for DP ReSubmission I June 8/23
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