



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

December 14, 2023

Eryn Buzza,

Re: 1042-1044 Richardson Street - REZ00753 Development Permit Application

This is a list of the City of Victoria comments relating to the landscape Development Permit Application for 1042-1044 Richardson Street received on December 11th, 2023 and our responses:

Conditions to be met prior to Committee of the Whole:

Landscape Plan:

- Clearly indicate location and species of six medium- to large-sized replacement trees on the landscape plan, in coordination with the project arborist tree location recommendations, including: confirm two large replacement trees as a condition of a previous tree permit (TP001966); note the proposed quantity of each species on the proposed tree planting list; and, move *Taxus x media* 'Hicksii' from the tree list to the large shrub list.

- Large trees are not possible due to on site constraints. The following trees have been proposed:
 - Schedule E – B - PART 1 – Replacement species acceptable for 1:1 replacement
 - 2x Shademaster locust (Medium)
 - Schedule E – D - PART 3 – Replacement species acceptable for 1:1 replacement for trees above structures
 - 2x Rugged Ridge Maple (Medium)
 - 1x Yellow Bird Magnolia (Medium)
- The applicant will be seeking cash-in lieu for any replacement tree shortfall.

Note: Tree Preservation Bylaw No. 05-106 applies to this application. Per Section 17(g), two replacement trees are required for each protected tree that is proposed for removal. Therefore, a total of six replacement trees are required (including two from the previous tree permit). Refer to Tree Protection Bylaw No. 21-035, Schedule E, (Part 1 and 2 tree lists) for acceptable replacement tree species. Species selection and location is subject to Parks approval. At least two trees shall reach a height of 10m at maturity.

- See above response.

Part 3 tree species will not be accepted as replacement trees, and *Taxus x media* 'Hicksii' is considered a shrub, not a tree.

- *Taxus x media* 'Hicksii' wasn't intended to be part of the replacement tree total and has been subsequently moved to the large shrub section of the plant list.



- Consider reducing hard landscape elements in front yard to accommodate a replacement tree.
 - The design team investigated accommodating a replacement tree in the front yard. However, without significant changes to the design or extensive changes to the underground utilities it isn't feasible to add a tree to the front yard.
 - As a result, the applicant is requesting cash in lieu for the tree shortfall.

Note: Per the tree bylaw, Section 17(g), a protected tree that is removed must be planted in the same location. Consult with Parks for recommendations on suitable tree species, if needed.

- Noted. The project team will consult with Parks for recommendations at the Building Permit stage.
- Note existing retaining wall along property line to be removed, retained or replaced.
 - Noted. Existing retaining wall to be removed.

For Information prior to Building Permit Submission/Approval:

General

- A new boulevard tree has been planted at 1050 Richardson St. within 2.4m of the development site. Tree protection fencing may be required and will be determined at a later stage.
 - Noted.

Tree Permits

- A tree permit for the approved removal of bylaw protected trees will be required. The permit will require \$700 security deposit for each replacement tree.
 - Noted.
- A fee of \$1250 will be required for each municipal tree to be planted.
 - Noted.

Boulevard Tree Planting Details

- Street tree planting details to be shown on landscape drawings. Parks trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Refer to Schedule B to the Subdivision and Development Servicing Bylaw No. 12-042 for City of Victoria Tree planting detail SD P4.
 - Noted. Tree planting detail SD P4 has been added to the L6 Rooftop Concept Plan and notes have been added to the plans.



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Engineering Transportation Comments

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For Information prior to Building Permit Submission/Approval:

INFO: At Building Permit, please illustrate and provide metric dimensions for the long term bicycle parking in all proposed areas with ground mounted bicycle rack placements offset from the wall as shown in the example illustrations for bicycle parking included within Schedule C of the Zoning Regulation Bylaw. Please remove the boxes around each long term bicycle parking stall. Unfortunately, when long term bicycle stalls are illustrated in individual boxes there is sometimes a misunderstanding that individual lockers are acceptable.

➤ **Noted. Refer to Architectural plans.**

Feel free to contact me should you have any questions.

Best regards,

Sean Leogreen

Project Manager

LADR Landscape Architects