

File No: 117.18

The City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

Attention: Mayor & Council

June 13, 2018

Re: Rezoning Application, Revision 2.
415 and 435 Michigan Street, Victoria, BC.

The proposed Landscape Plans have been revised in response to the Application Review Summary comments from City of Victoria staff, dated March 27th, 2018. In addition, general design adjustments have been made in response to feedback received from the Advisory Design Panel Review on May 9th, 2018. The item descriptions below are coordinated by numerical reference with the 'bubbled' landscape drawings and provide an overview of each of the drawing changes.

Item 1: An Overall Site Plan has been added. It identifies the full extent of the existing trees and is intended to provide a better picture of the overall site conditions in relation to the proposed infill development proposal. Existing trees that are located outside of the limit of work line have been uniquely identified.
REFER TO BUBBLED AREA 01 ON SHEET L1.00.

Item 2: Site lighting has been added at entrances to lower residential units and sunken patios.
REFER TO BUBBLED AREAS 02 ON SHEET L1.01.

Item 3: Additional green space has been added to the pool enclosure area. Additions include; a planting buffer to the adjacent parking lot and a Cherry tree. Other trees were considered but the owners would like to maintain solar access for the pool area.
REFER TO BUBBLED AREAS 03 ON SHEETS L1.01 AND L3.01.

Item 4: Service access to the sprinkler room has been reconfigured.
REFER TO BUBBLED AREA 04 ON SHEET L1.01.

Item 5: An additional *Acer rubrum* 'Bowhall' tree has been added. This tree and the Cherry tree (*Prunus x yedonsis*) proposed in the pool enclosure area bring the total new trees to 34.
REFER TO BUBBLED AREAS 05 ON SHEETS L1.01 AND L1.02.

Item 6: Replacement trees have been identified as per the City of Victoria – Parks Division comments. Total replacement trees are 6, as per the City of Victoria bylaw requirements of 2:1 ratio.
REFER TO BUBBLED AREAS 06 ON SHEETS L1.02 AND L3.01.

If you have any questions or require further clarification, please feel free to contact our office.

Best regards,



Scott Murdoch
Registered Landscape Architect