

CITY OF VICTORIA

Revisions

Received Date:
January 24, 2024



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 41125) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257
• LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

REGISTERED OWNER

Amica Oak Bay Inc.
3200-20 Queen Street
Toronto, ON
M5H 3R3

tel: 604-761-5939
email: drmilliken@millikendevelopments.com

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC
V8V 3K3

tel: Mr. Charles Kierulf Architect AIBC MRAIC
250-658-3367
fax: 250-658-3397
email: crk@dhk.ca

CIVIL ENGINEER
McElhanney
Suite 500, 3960 Quadra Street
Victoria BC
V8X 4A3

tel: Mr. Colin Davis
250-370-9221
email: cdavis@mcelhanney.com

LANDSCAPE ARCHITECT
LADR
3-864 Queens Avenue
Victoria, B.C.
V8T 1M5

tel: Mr. Chris Windjack
250-598-0105
email: cwindjack@ladrla.ca

SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying
1834C Oak Bay Ave #138
Victoria, BC
V8R 0A4
File: 1332-06

tel: Ms. Michelle Blake
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

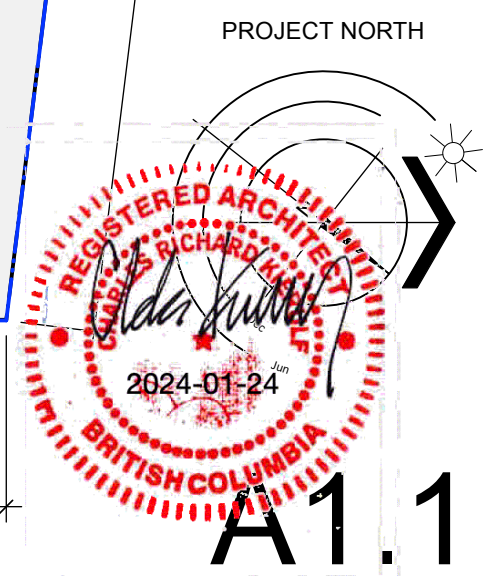
MAJOR OCCUPANCY FIRE SEPARATIONS:
• C - B3 <=> F3 - 1 hr.

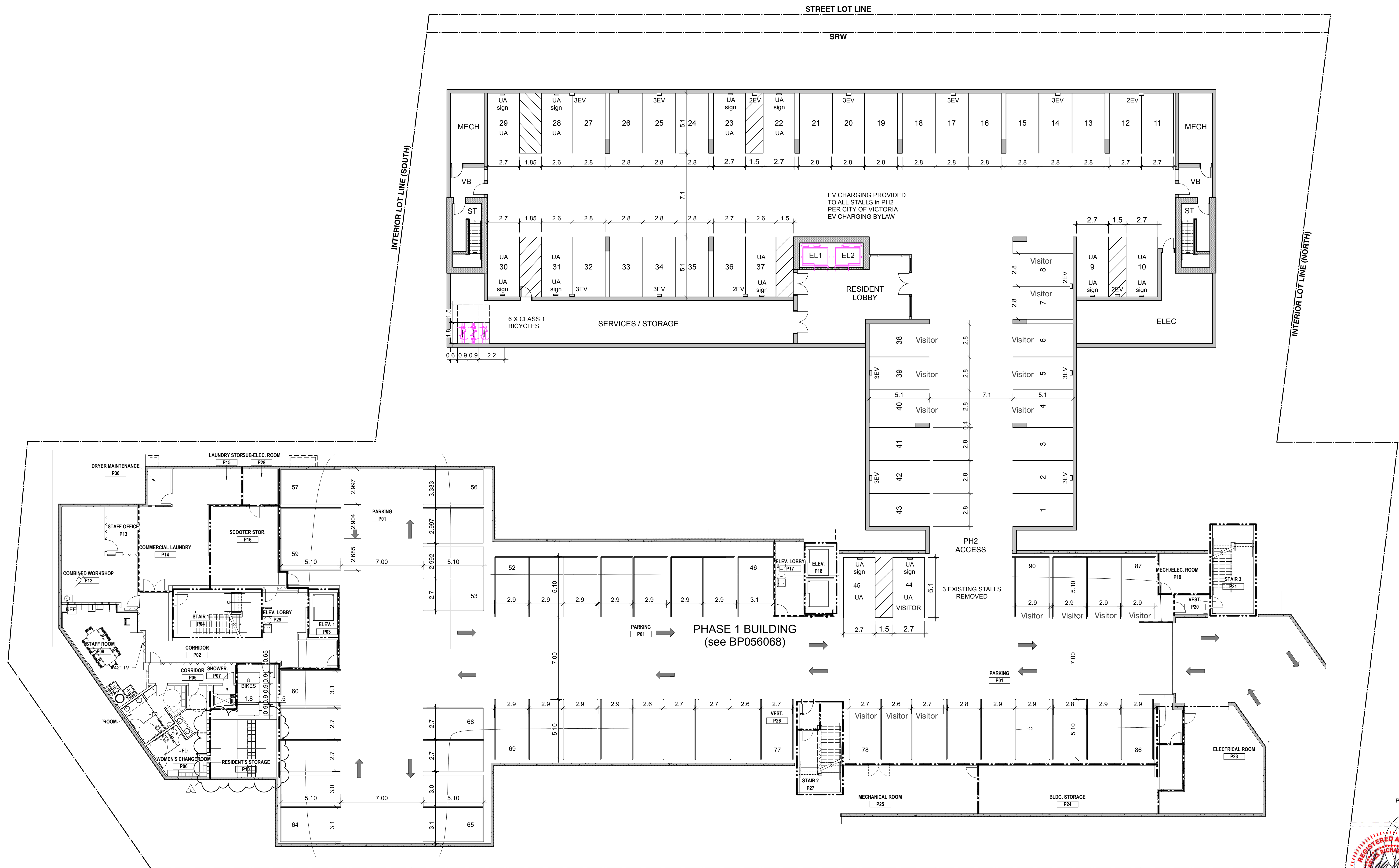
BUILDING AREA:
• 1 135 m2 (PH2)

BUILDING HEIGHT:
• 6 STOREYS

NUMBER OF STREETS FACING:
• 1







PROJECT NORTH



A2.0

FORT ST

PROJECT NORTH

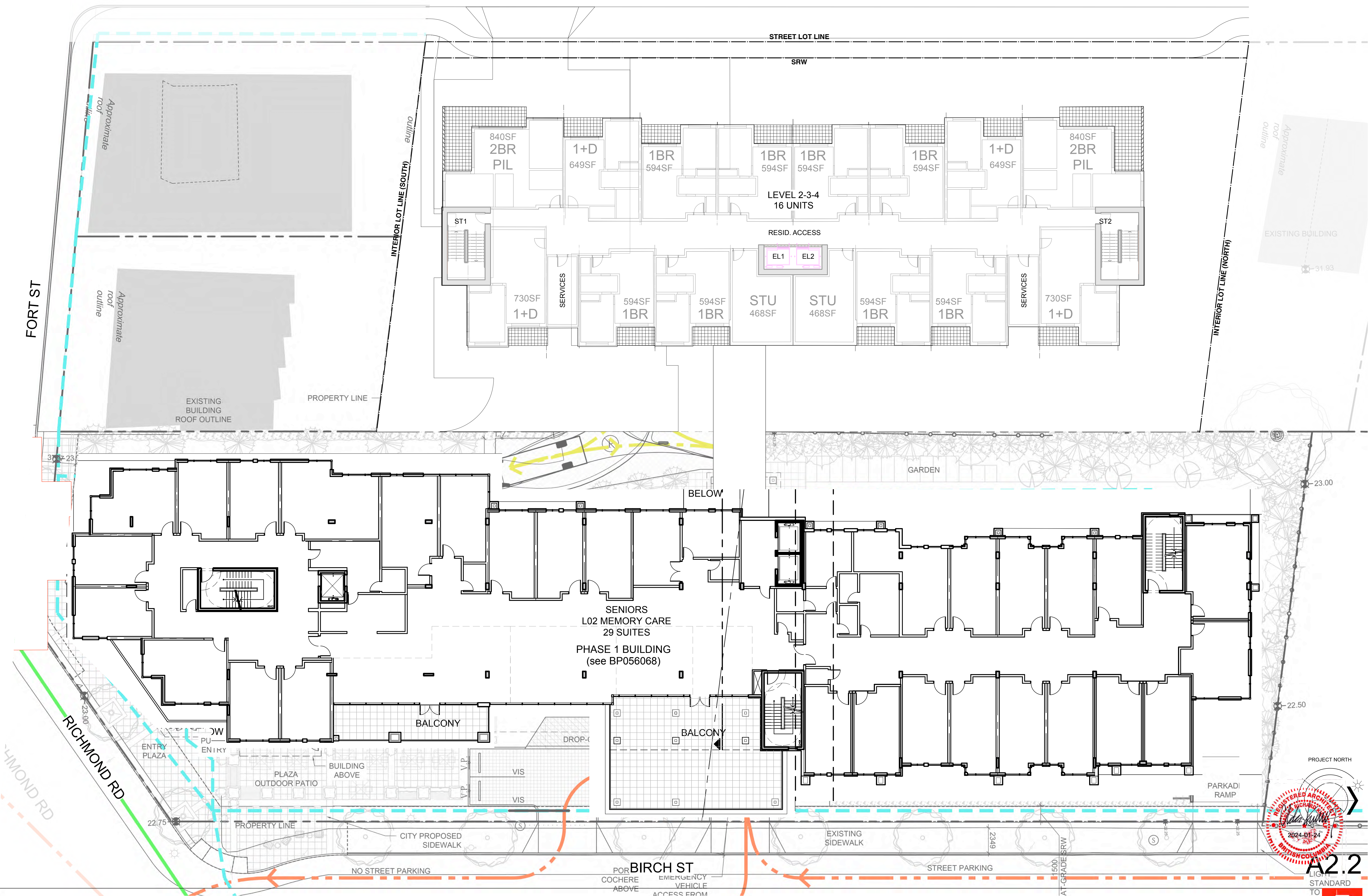
A2.1

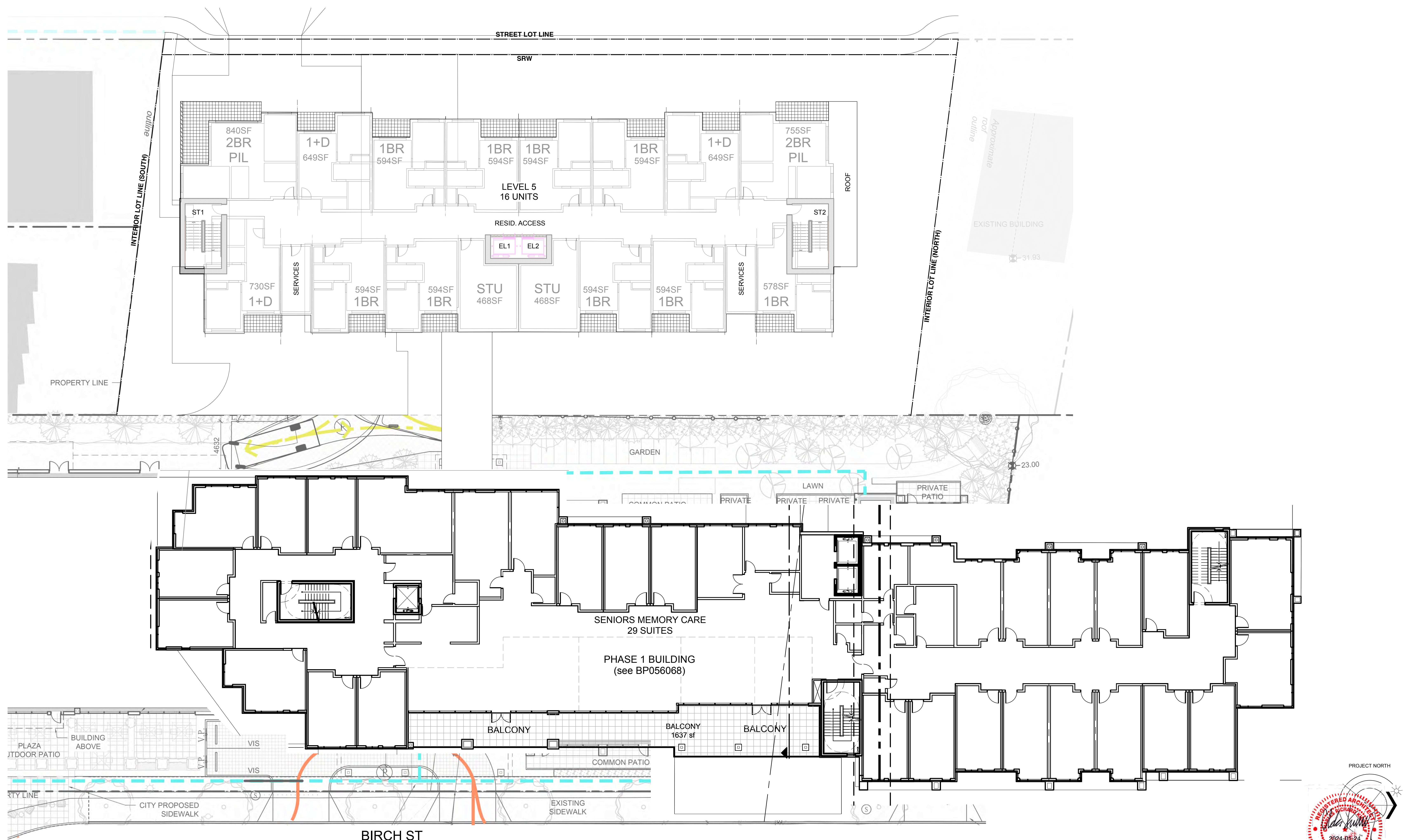
milliken
DEVELOPMENTS
Perfectly Urban.

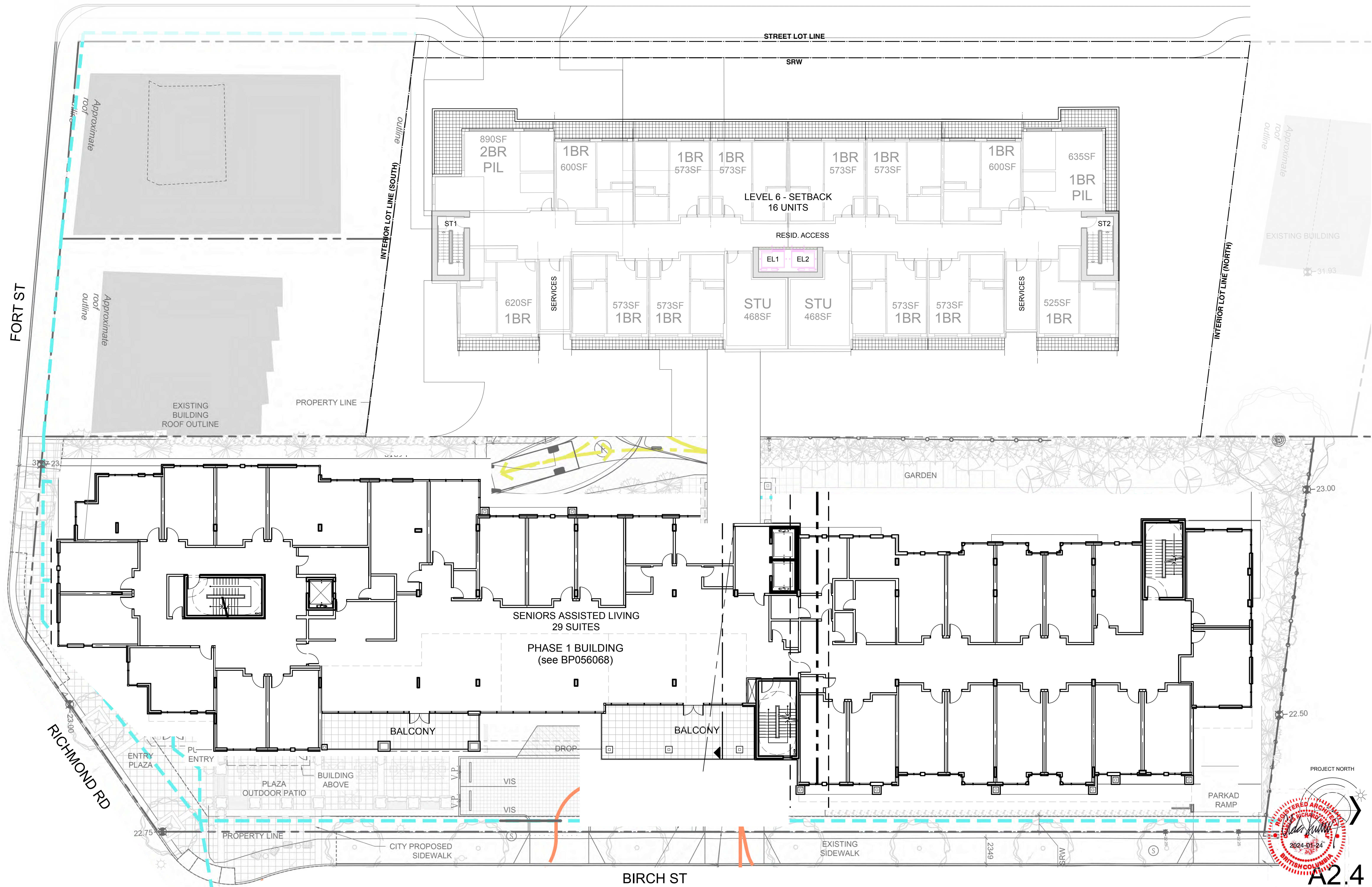
RE-ISSUED FOR REZONING & DP : 18 DEC 2023

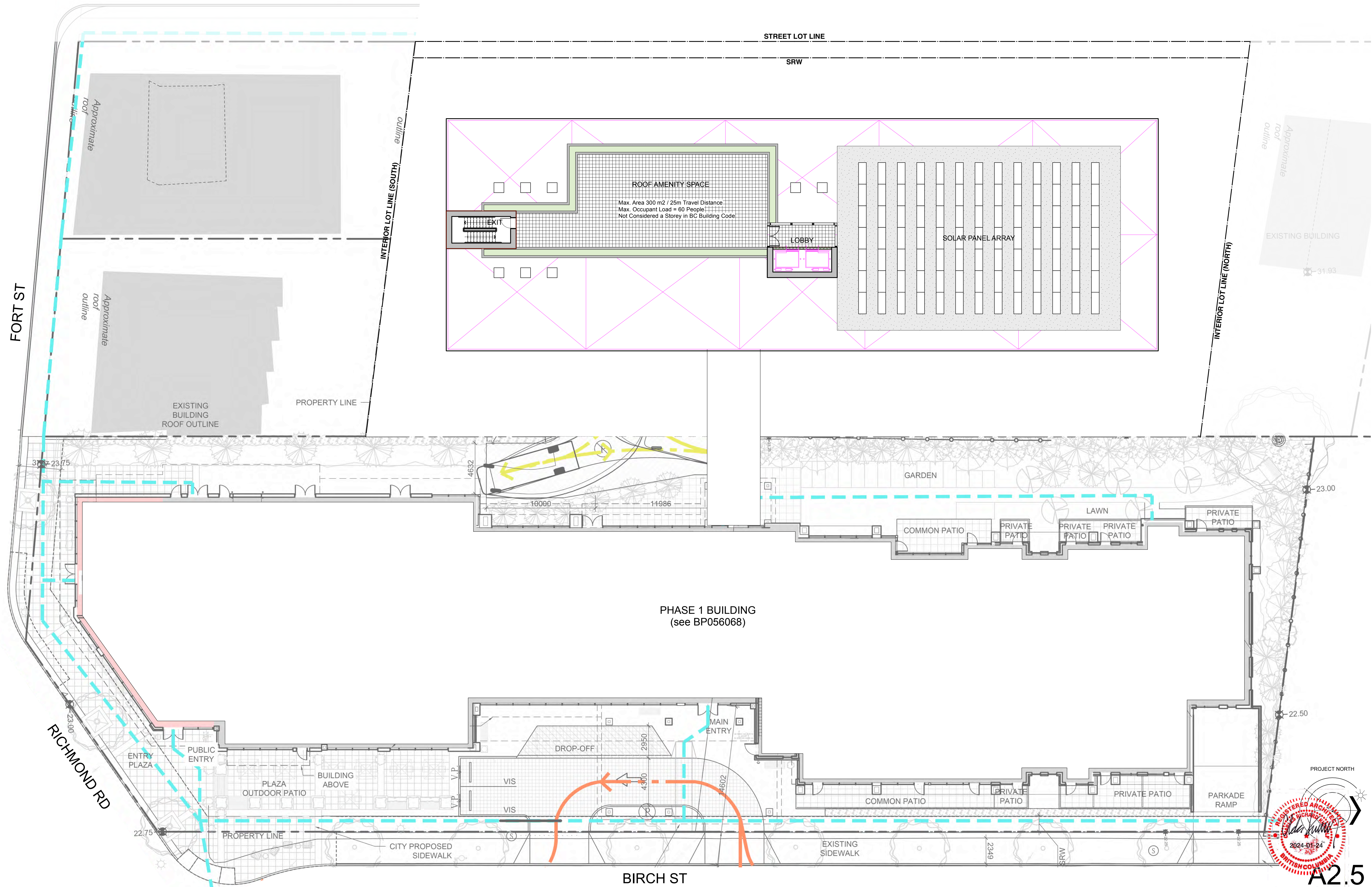
dHKarchitects
977 Fort Street
Victoria BC V8V 3K3
250-658-3367
www.dhk.ca







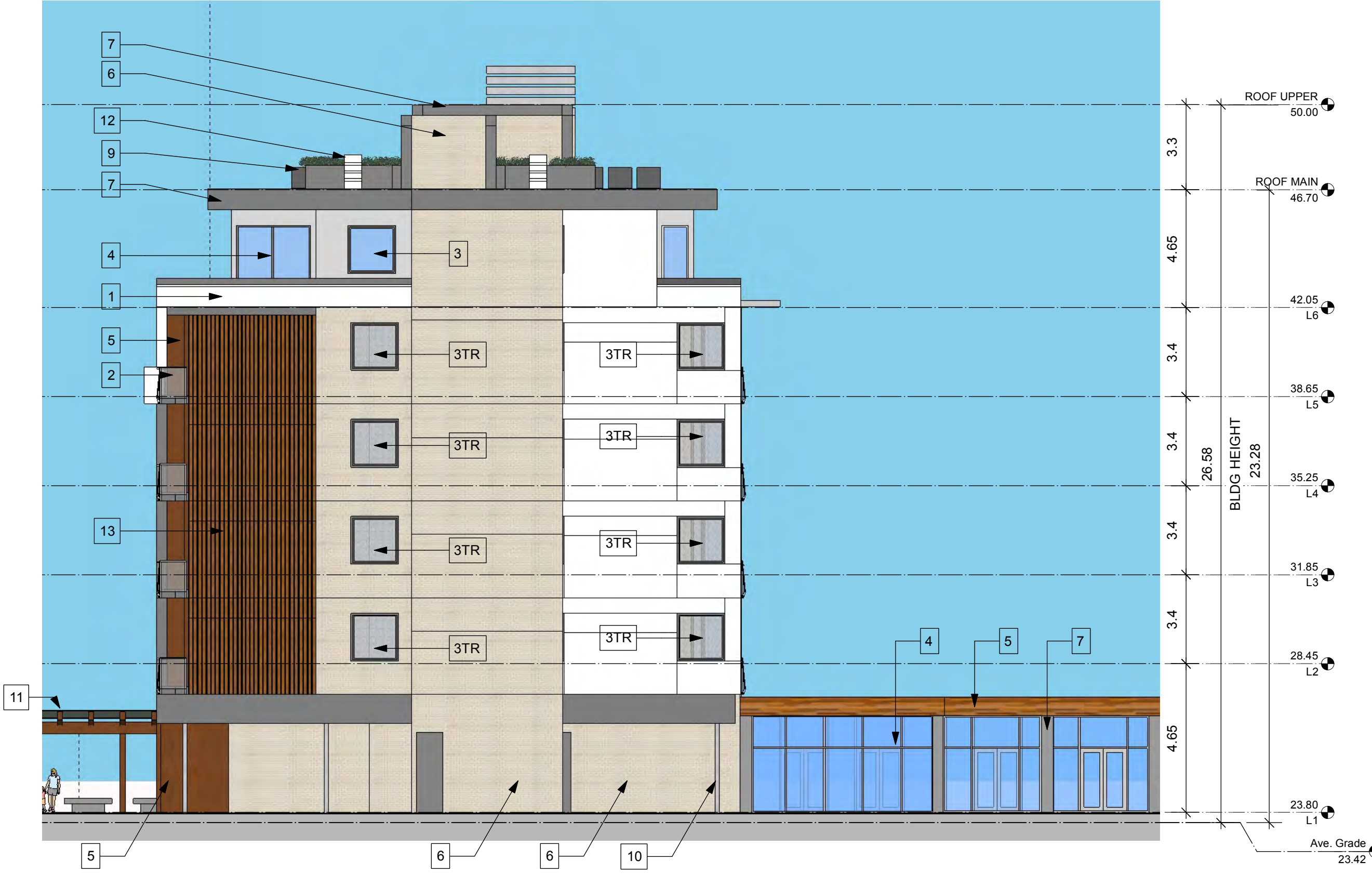






WEST ELEVATION

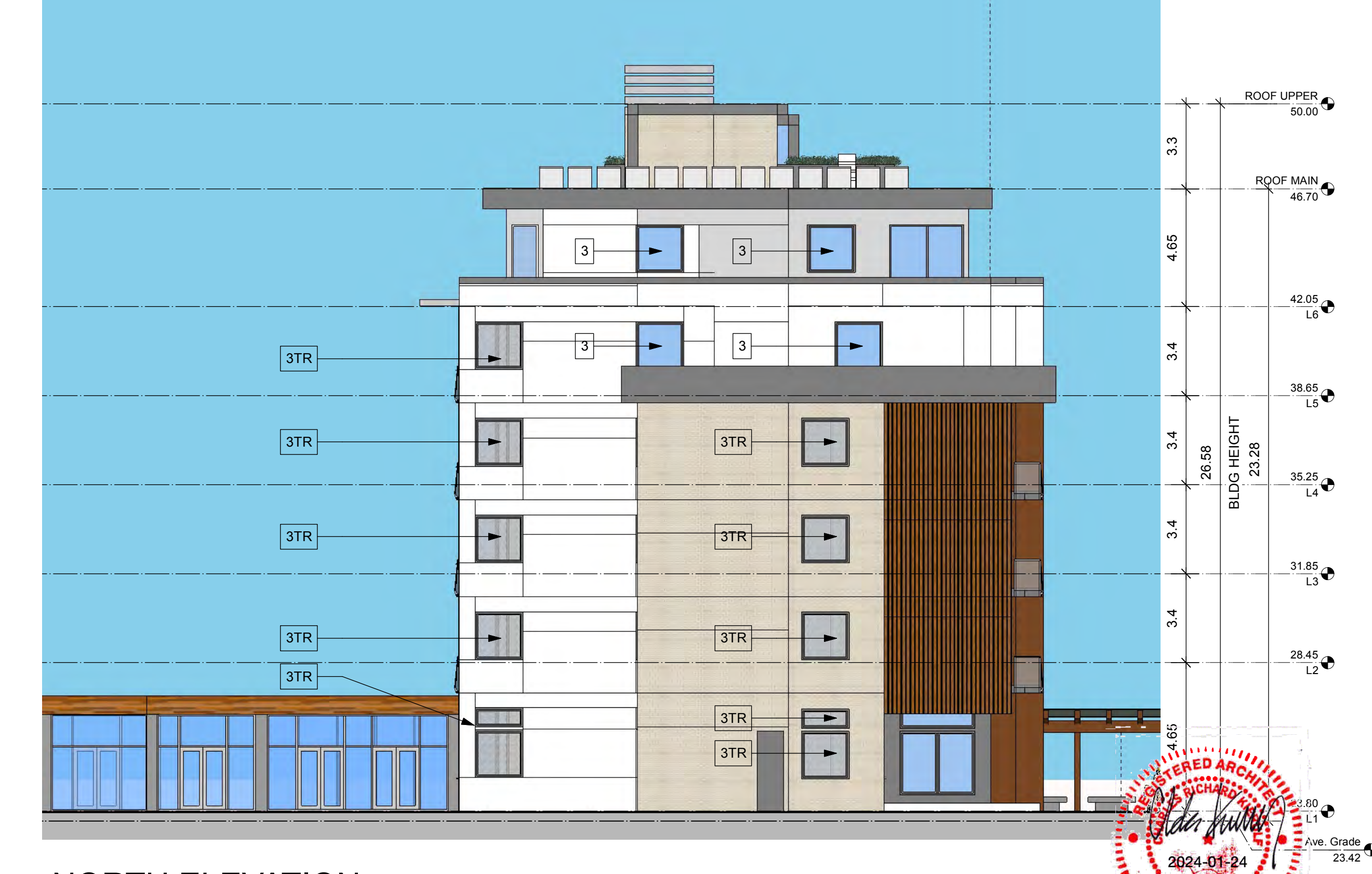
- MATERIALS KEY :
- 1. Cementitious Panel Siding - various colours - with colour-matched trims.
 - 2. Aluminum and Glass guard.
 - 3. High-Performance Vinyl windows with coloured frames. Note: 3TR indicates windows with translucent glazing (non-vision glass).
 - 4. High-Performance aluminum and glass window-wall system.
 - 5. Metal siding with printed wood grain pattern.
 - 6. Smooth face masonry finish stucco cladding light tan colour.
 - 7. Prefinished metal cladding.
 - 8. Rooftop solar PV array.
 - 9. Rooftop amenity area with planters.
 - 10. Concrete column.
 - 11. Heavy Timber and glass canopy.
 - 12. Rooftop beekeeping hives.
 - 13. Louvre Screen Wall prefinished aluminum wood-tone finish



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-01-24
A3.0



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%)



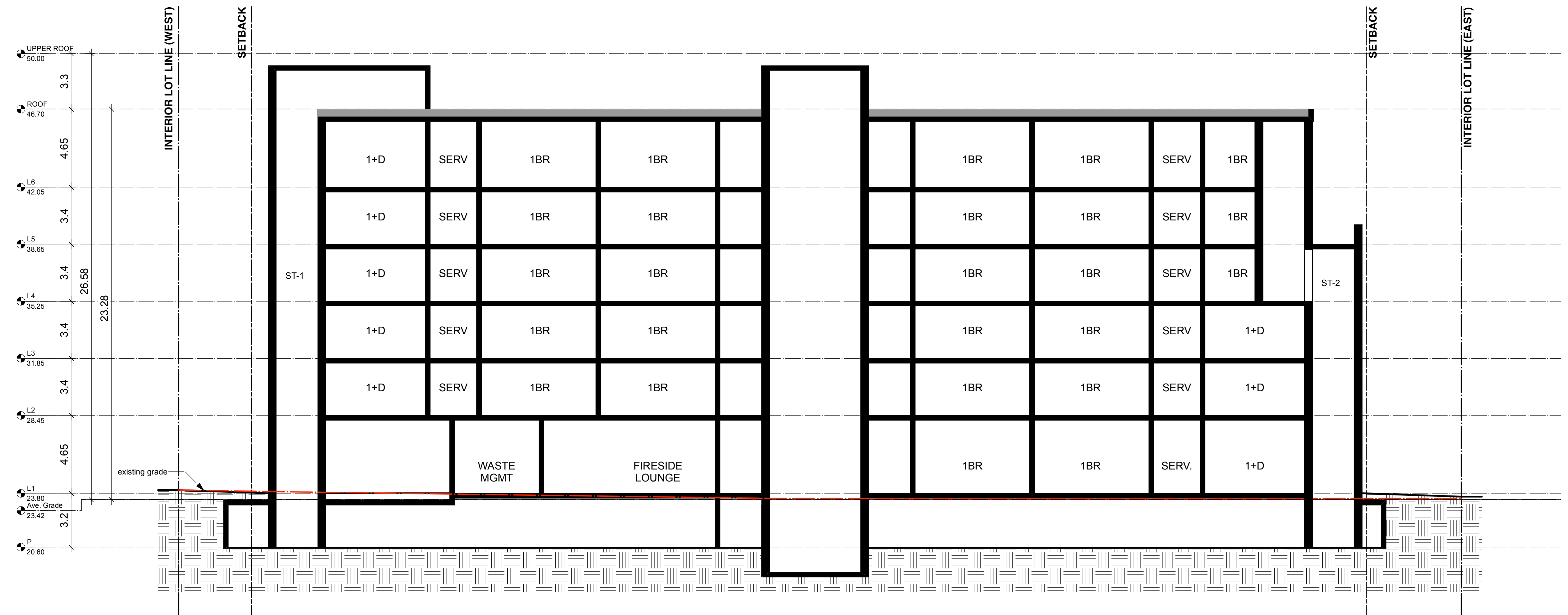
A3.2



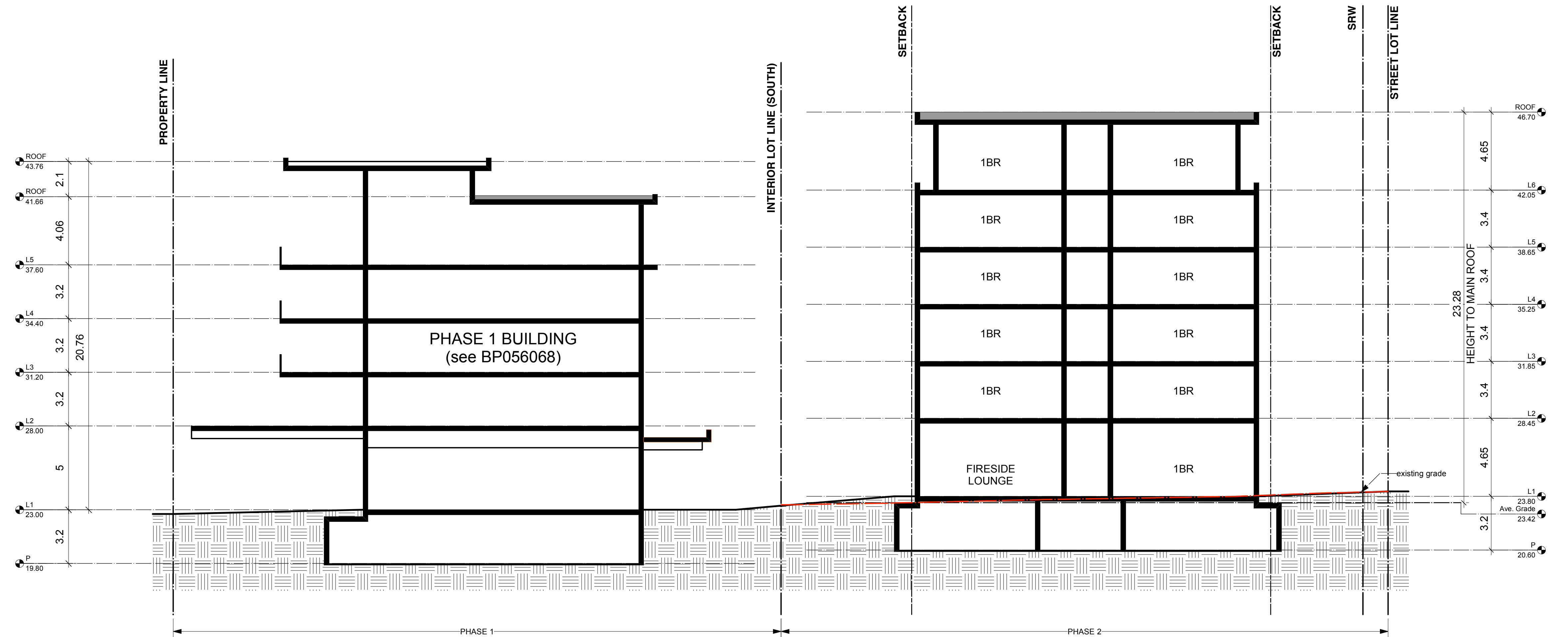
EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID



A3.3



SECTION WEST - EAST



SECTION SOUTH - NORTH

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2 Building Sections

RE-ISSUED FOR REZONING & DP : 18 DEC 2023



A4.0



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



Main Entrance Plaza and Canopy



Access Pathway to Courtard Garden



A5.0



A5.1



Street View - Looking South along Ashgrove Street

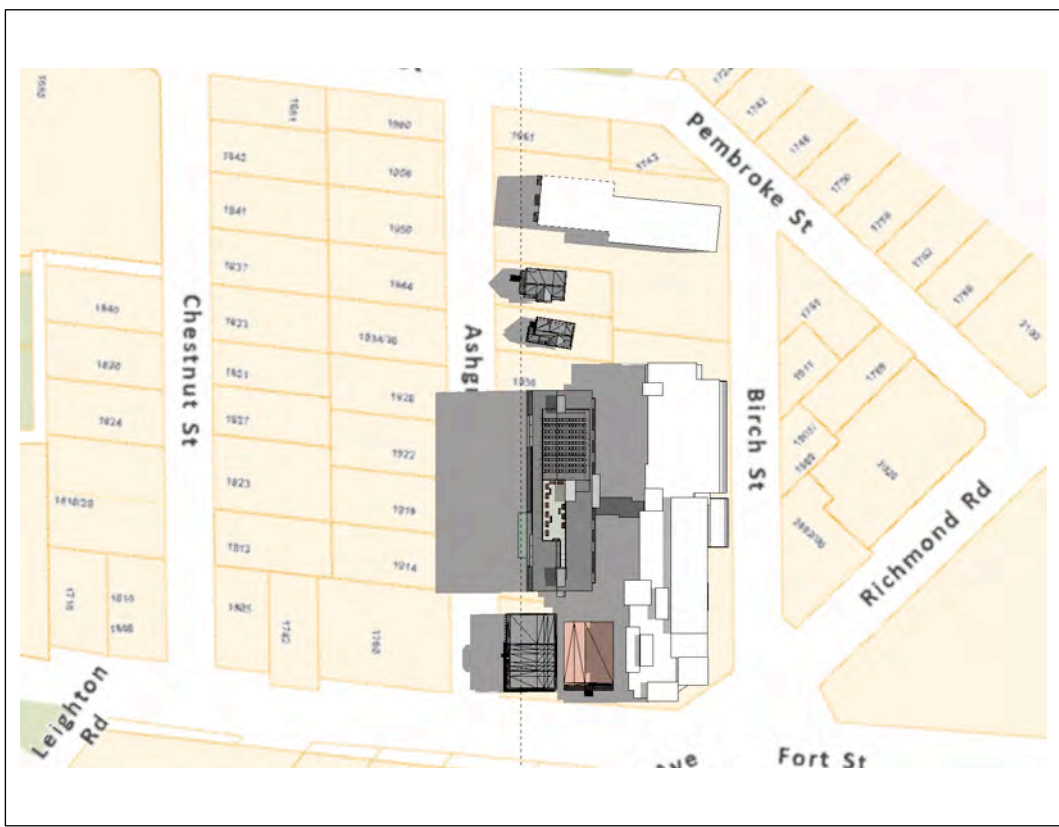




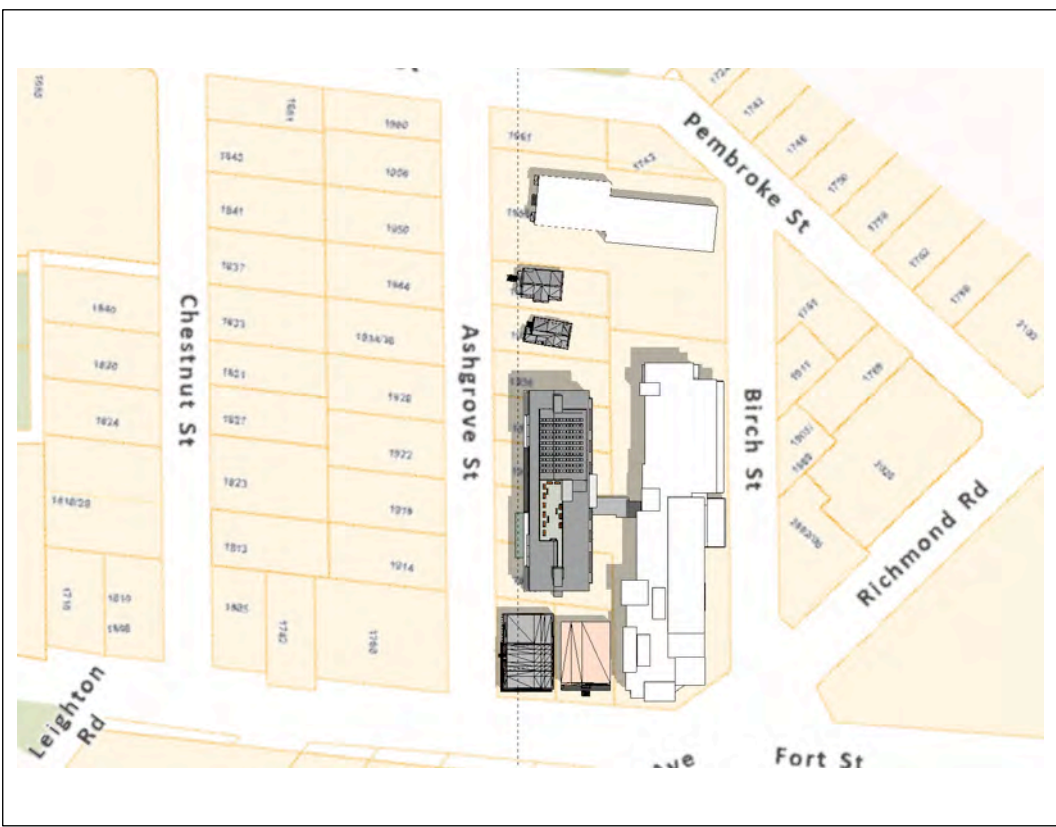
Aerial View - Looking East over Fort Street with RJH Buildings in Background



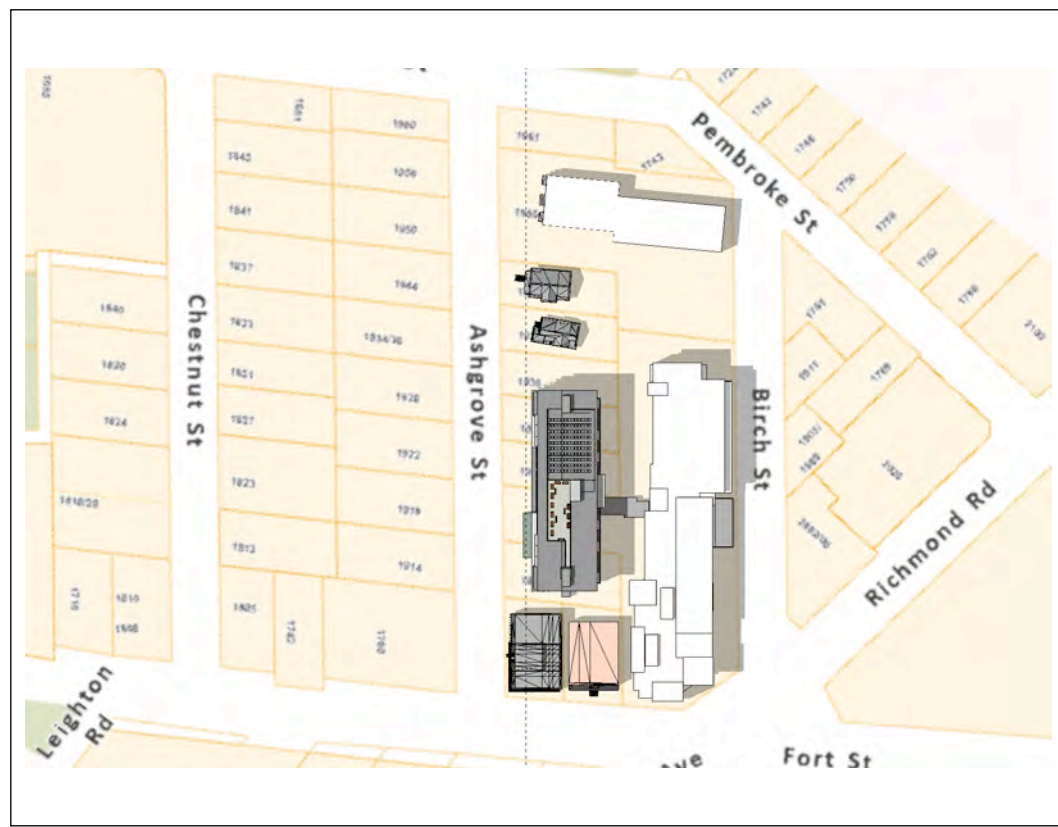
A5.3



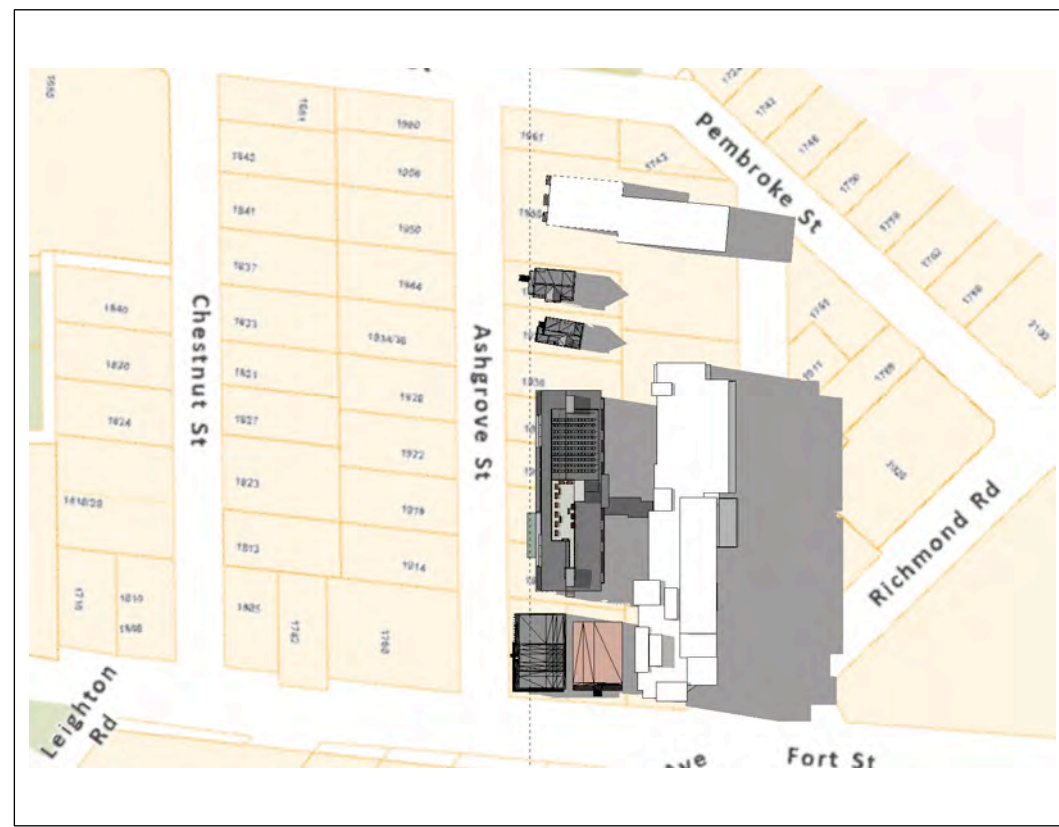
JUNE 21 - 08:00



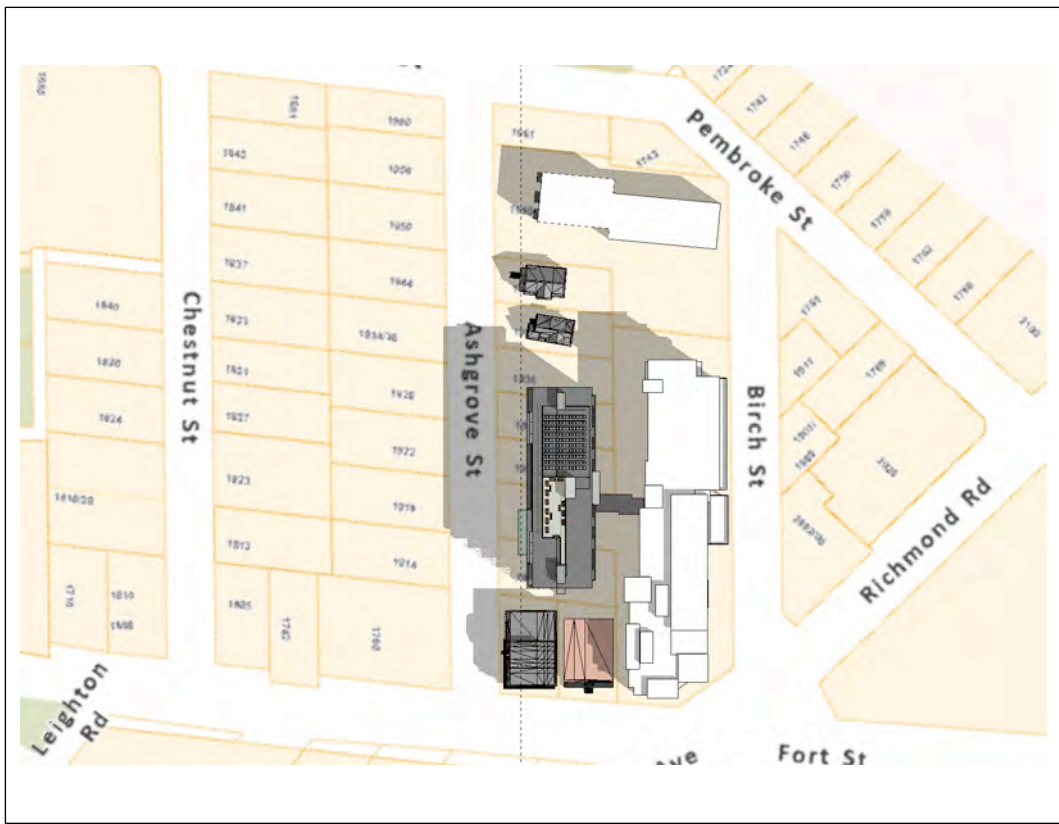
JUNE 21 - 11:00



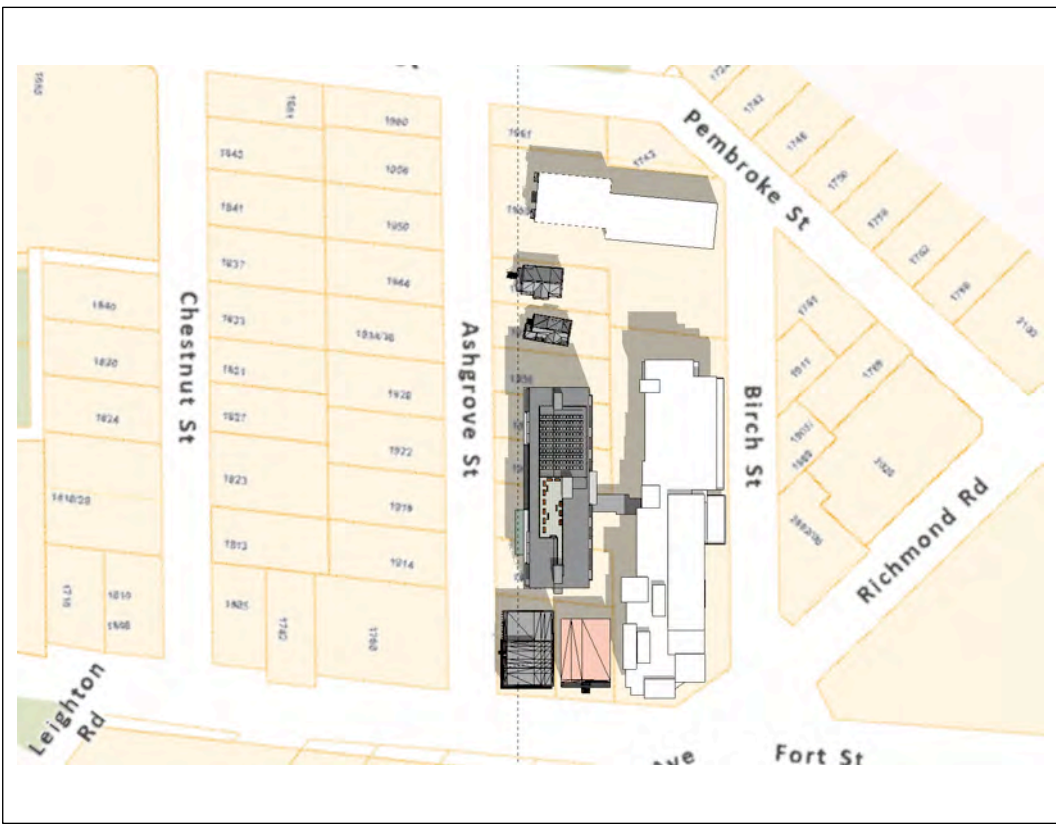
JUNE 21 - 14:00



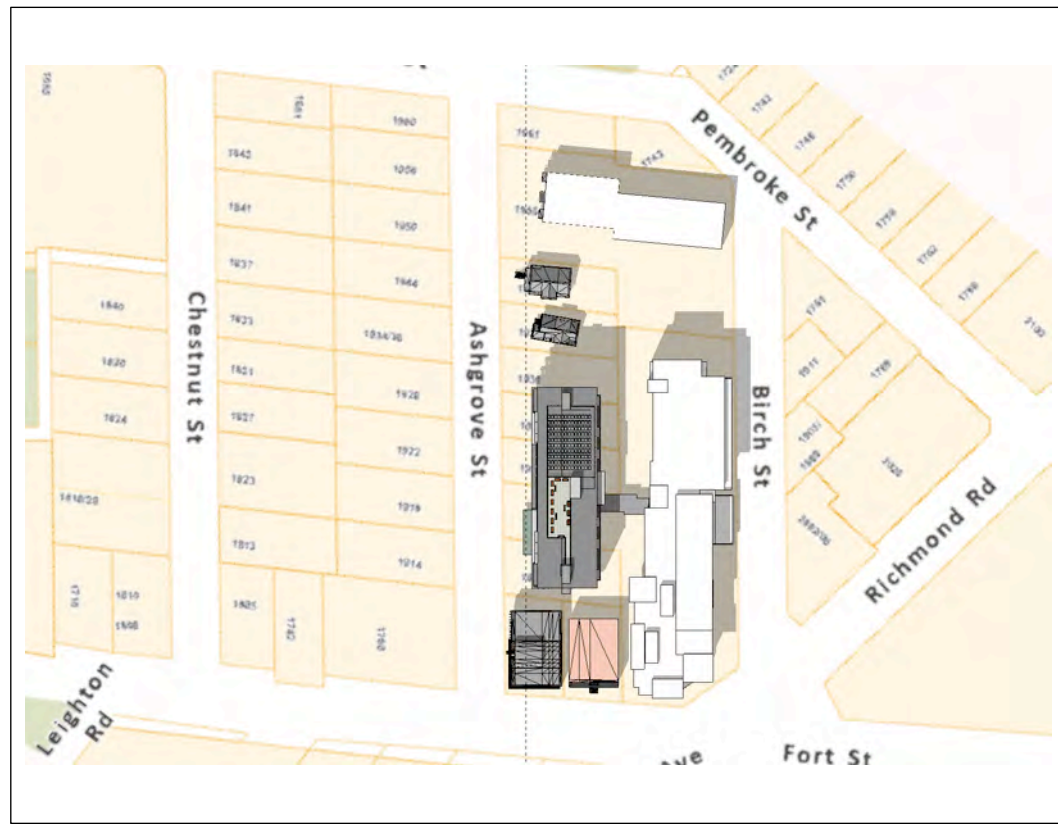
JUNE 21 - 17:00



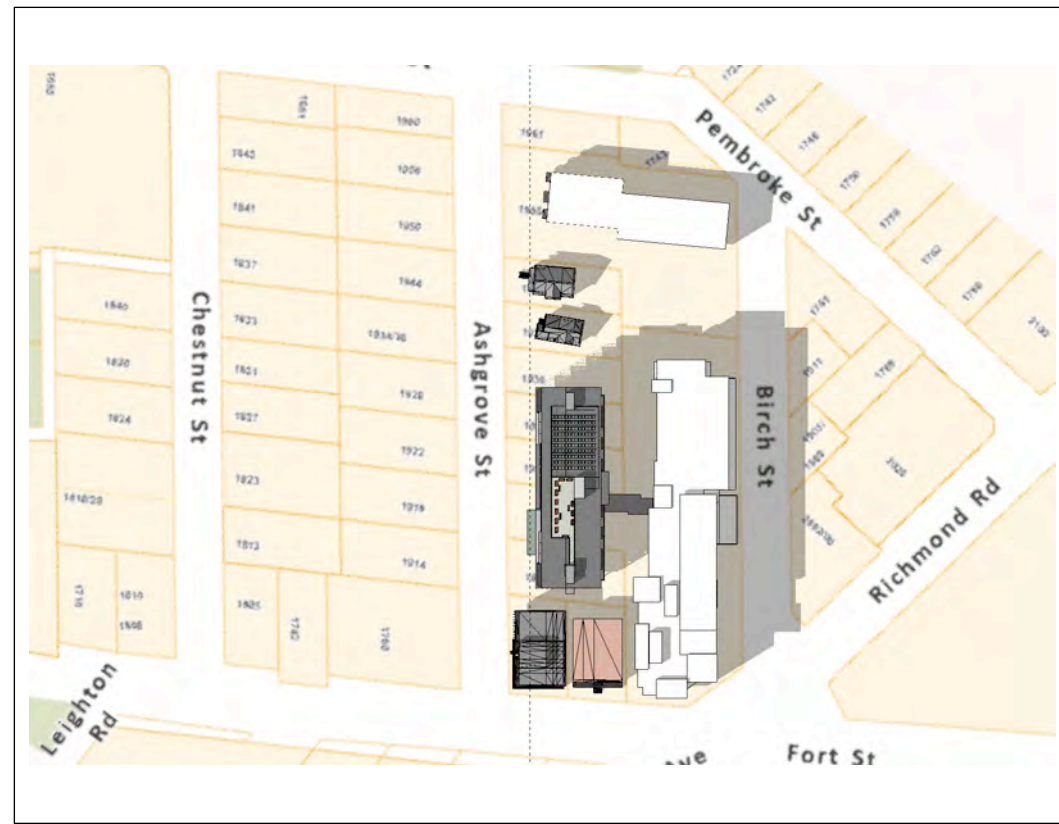
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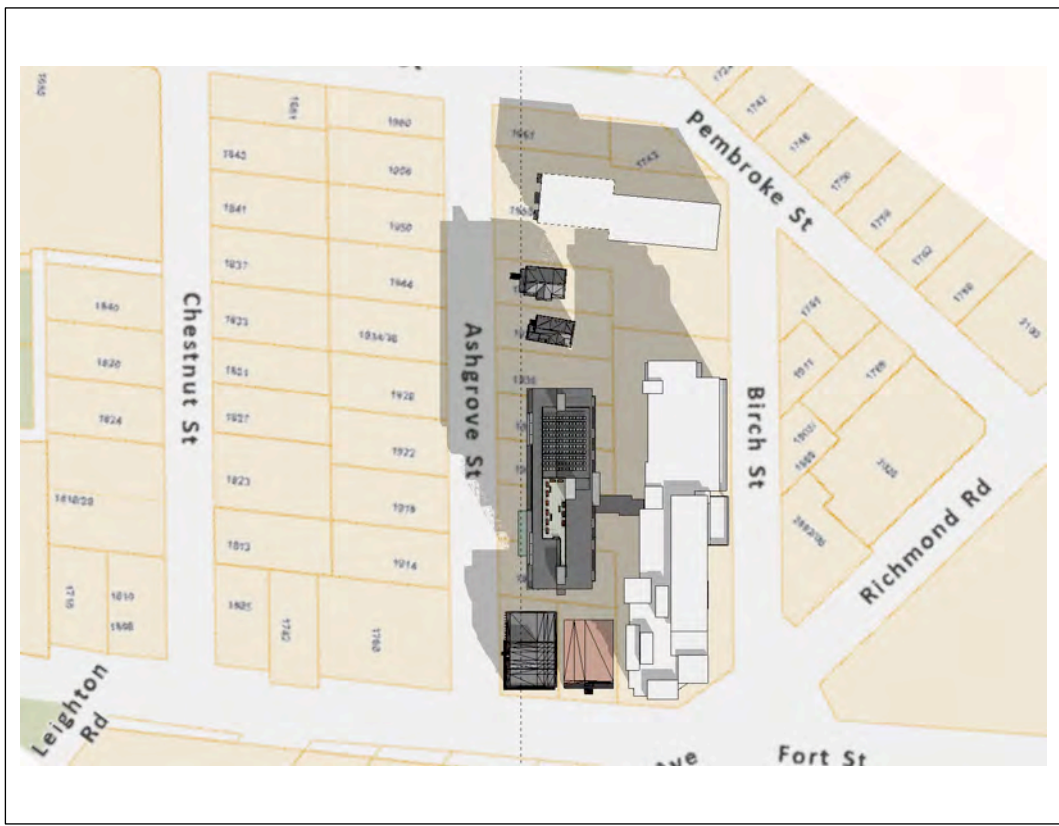
SEPTEMBER 23 - 11:00



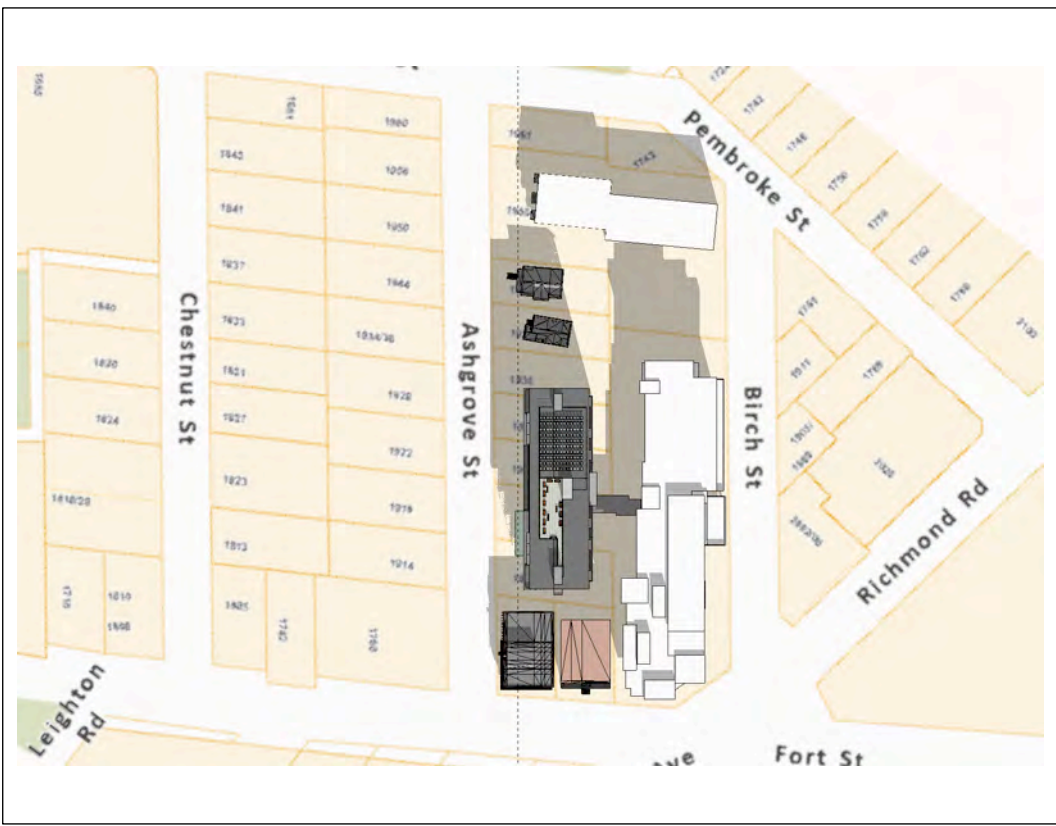
SEPTEMBER 23 - 13:00



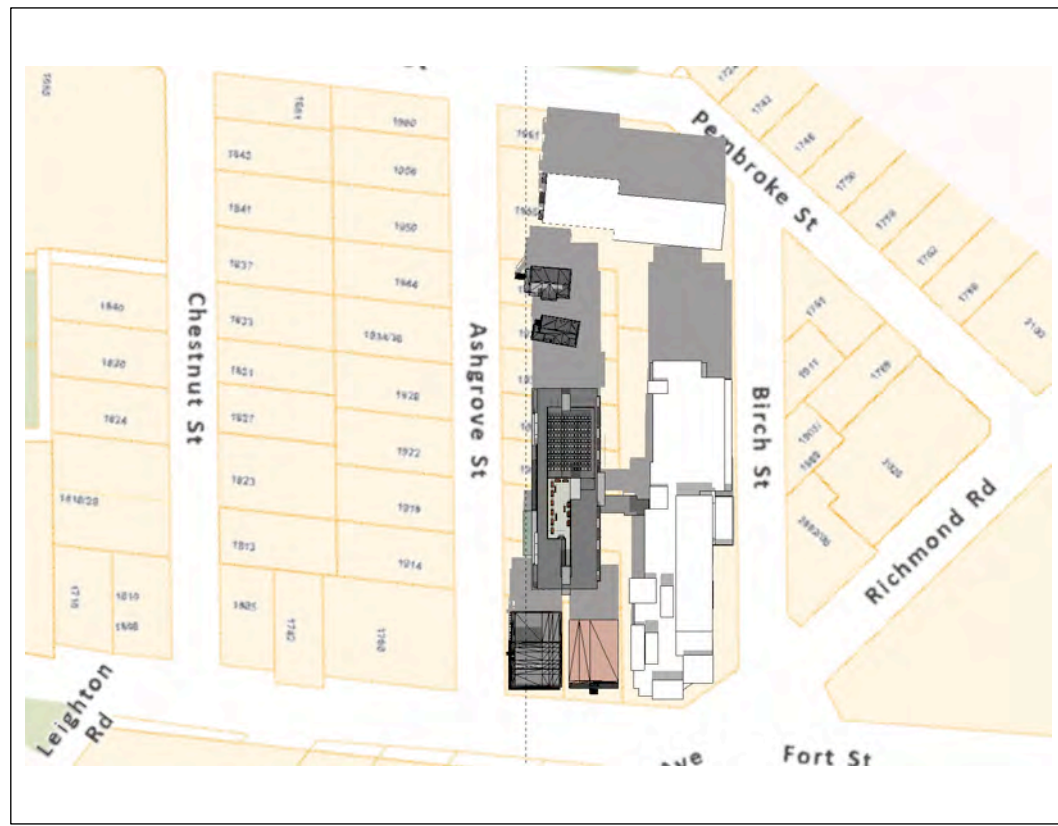
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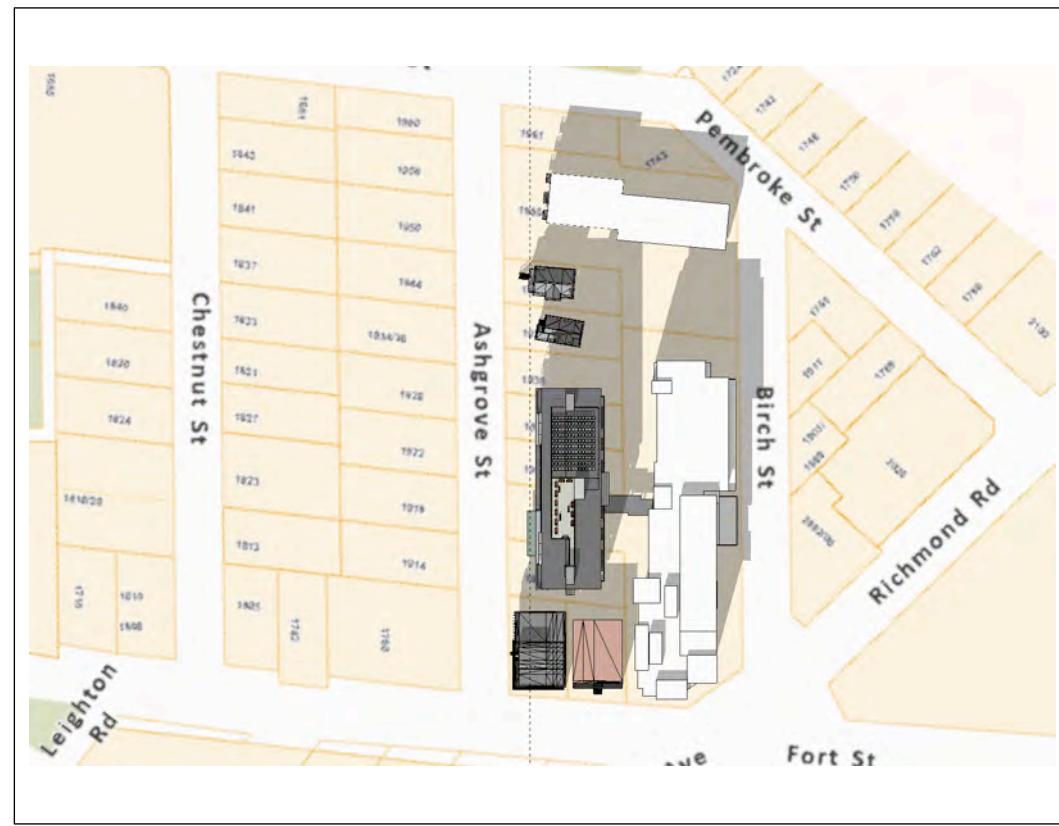
DECEMBER 21 - 10:00



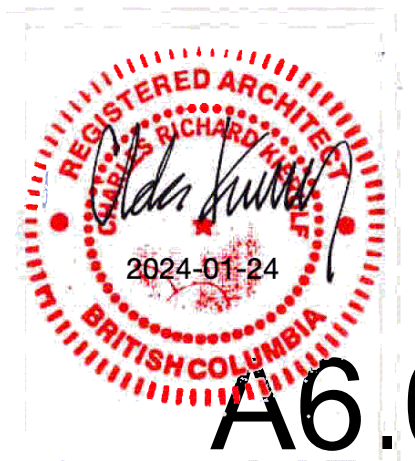
DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00



A6.0



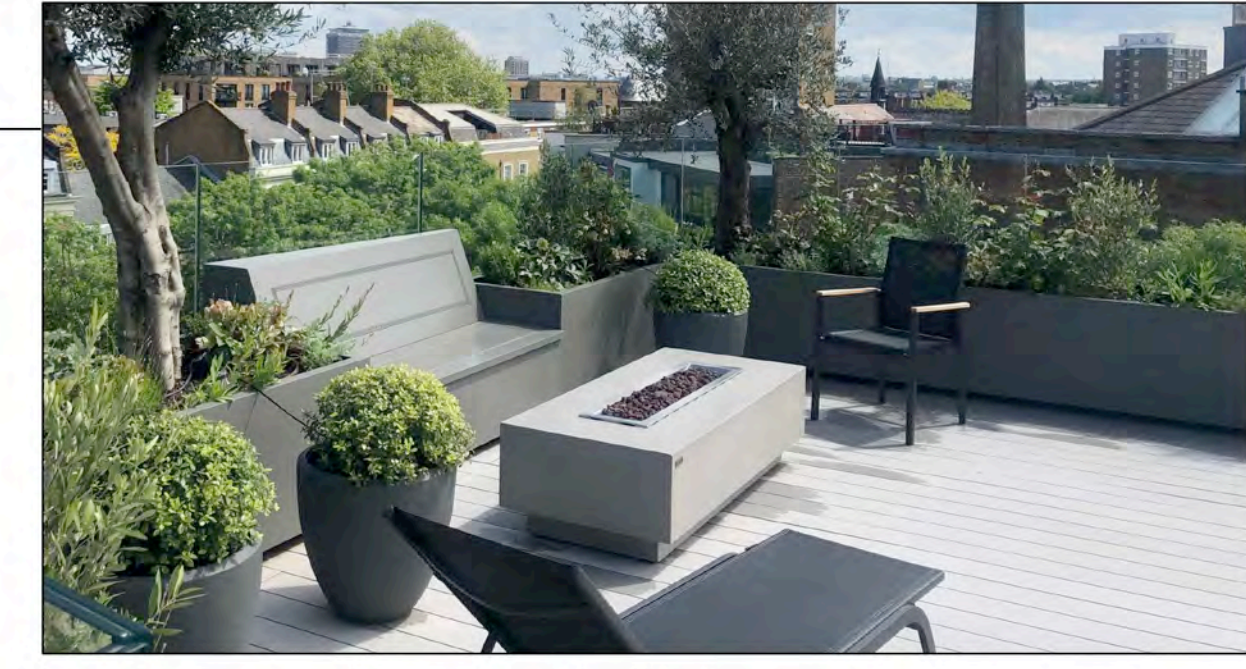
Vertical Louver Screen Wall
North and South Elevations
Prefinished Aluminum louvres
with wood-tone finish



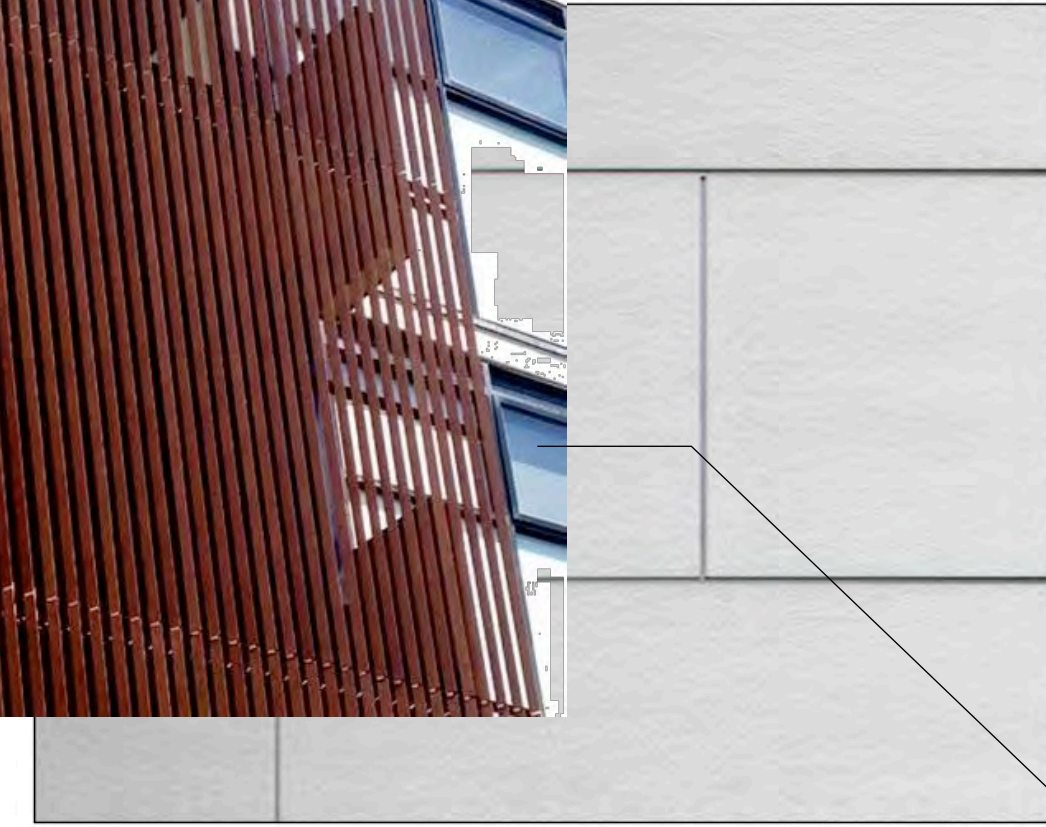
High-Performance aluminium and
glass window-wall system



Rooftop solar PV array



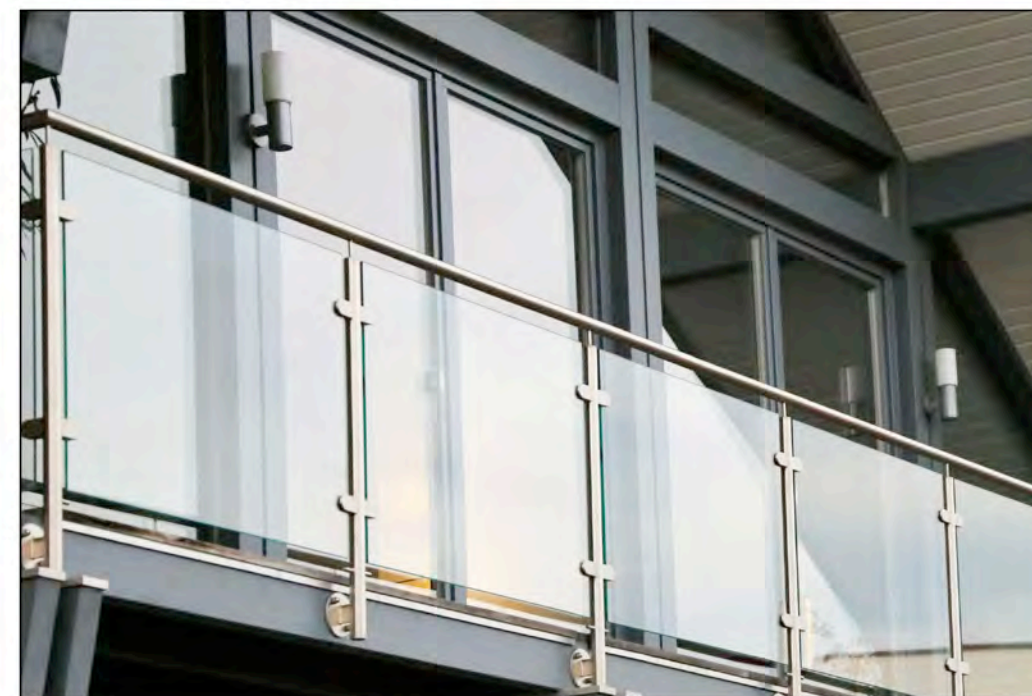
Rooftop amenity area with planters



Cementitious Panel Siding- Various colours-
with colour matching trims



High-Performance vinyl windows with coloured
frames



Aluminium and Glass guard



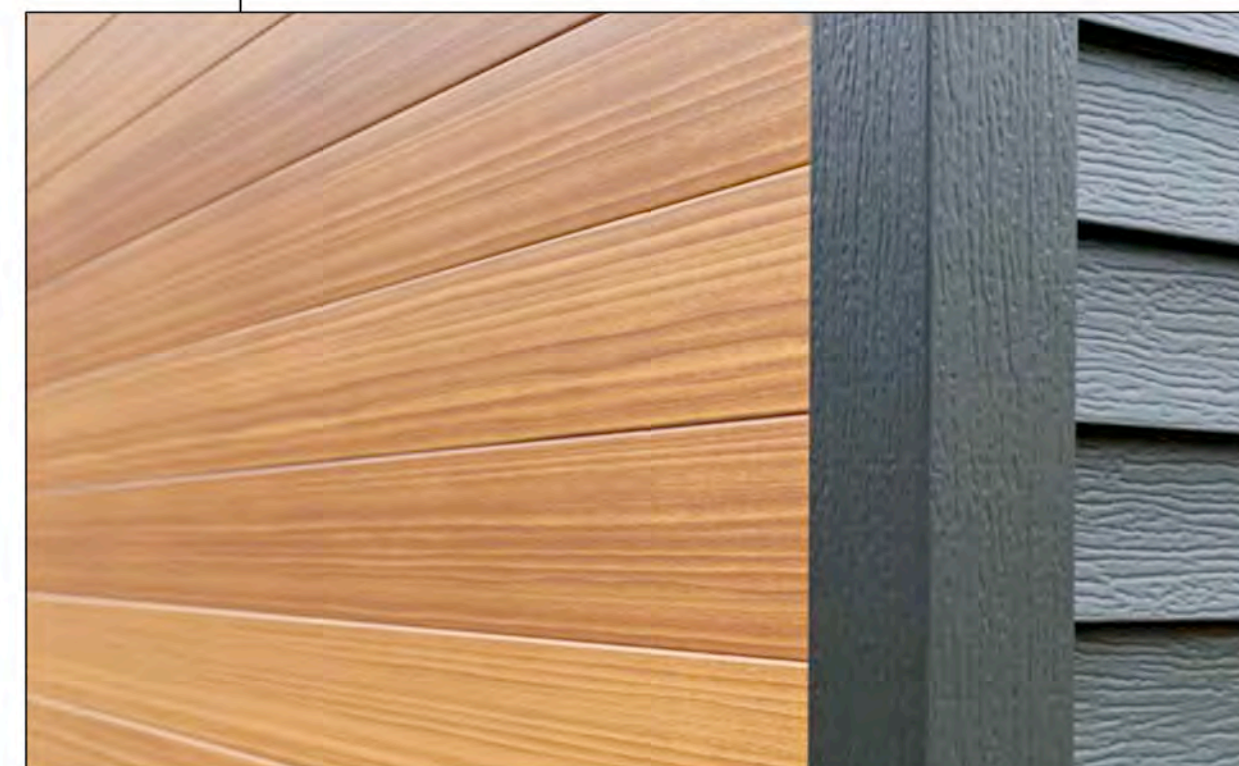
WEST ELEVATION



Rooftop beekeeping hives



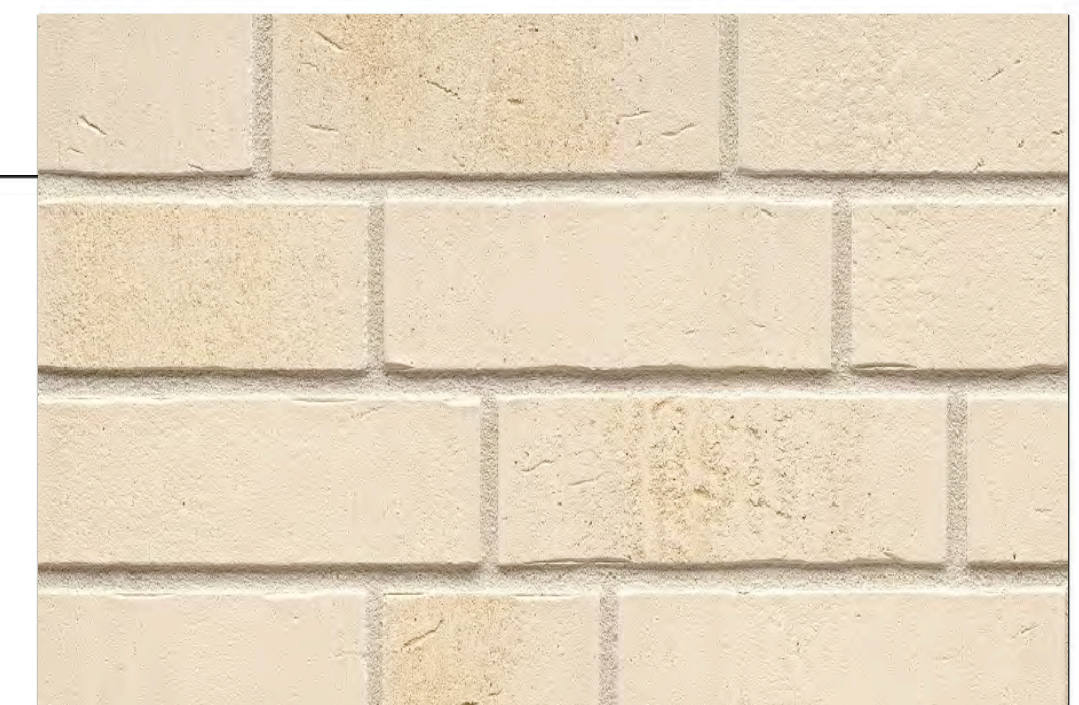
Prefinished metal cladding



Metal Siding (inside face of vertical fins) and all Soffits
with printed wood grain finish



Heavy Timber and Glass Entrance Canopy



Masonry Patterned Stucco Finish to
match Phase 1 Building

Recommended Nursery Stock
Trees

Quantity	Botanical Name	Common Name	Size
3	Alnus rubra (Lrg / 1:1)	Red Alder	6cm cal.
3	Boulevard Street Tree	Species to be determined	6cm cal.
9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
2	Cornus x 'Venus' (1:1 Structure)	Venus Cornus	4cm cal.
5	Magnolia acuminata 'Yellow Bird' (Med 1:1)	Yellow Bird Magnolia	6cm cal.
2	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
1	Stewartia pseudocamellia (Sm. / 2:1)	Japanese Stewartia	6cm cal.

Large Shrubs

Total: 74	Botanical Name Ceanothus thyrsiflorus 'Victoria' Choisya ternata Cornus sericea 'Flaviramea' Oemleria cerasiformis Philadelphus lewisii Pieris 'Forest Flame' Vaccinium ovatum	Common Name Common Ceanothus (California Lilac) Mexican Orange Blossom Midwinter Fire Dogwood Indian Plum Mock Orange Forest Flame Pieris Evergreen Huckleberry	Size #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot
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Medium Shrubs

Total: 167	Botanical Name Hydrangea macrophylla 'Lanarth White' Mahonia aquifolium Rhododendron 'Fantastica' Rhododendron macrophyllum Ribes sanguineum Symphoricarpos albus	Common Name Lanarth White Hydrangea Tall Oregon Grape Fantastica Rhododendron Pacific Rhododendron Red Flowering Currant Snowberry	Size #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot
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Small Shrubs

Total: 563	Botanical Name Azalea japonica 'Herbert' Azalea 'Snowbird' Berberis thunbergii f. atropurpurea 'Bagatelle' Ceanothus 'Blue Sapphire' Cistus x argenteus 'Silver Pink' Cornus stolonifera 'Kelsey' Gaultheria shallon Hebe odora 'New Zealand Gold' Lavandula angustifolia 'Munstead' Lavender stoechas 'Anoluk' Mahonia nervosa Nandina domestica 'Wood's Dwarf' Sarcococca hookeriana var. humilis	Common Name Herbert Evergreen Azalea Snowbird Azalea Dwf Purpleleaf Japanese Barberry Blue Sapphire Ceanothus Silver Pink Rock Rose Kelsey Dogwood Salal New Zealand Hebe Munstead English Lavender Anouk Spanish Lavender Low Oregon Grape Wood's Dwarf Heavenly Bamboo Dwarf Sweet Box	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
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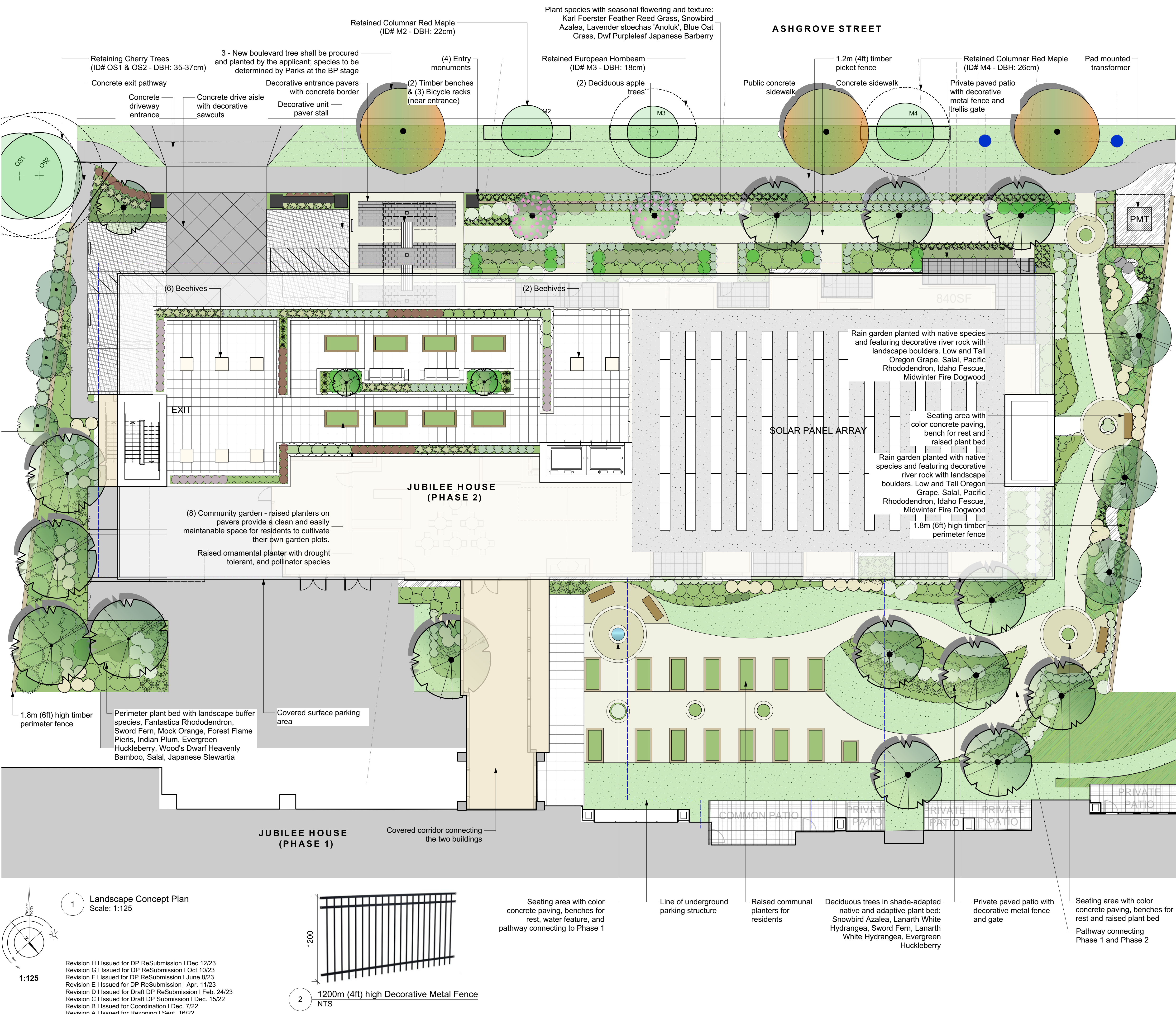
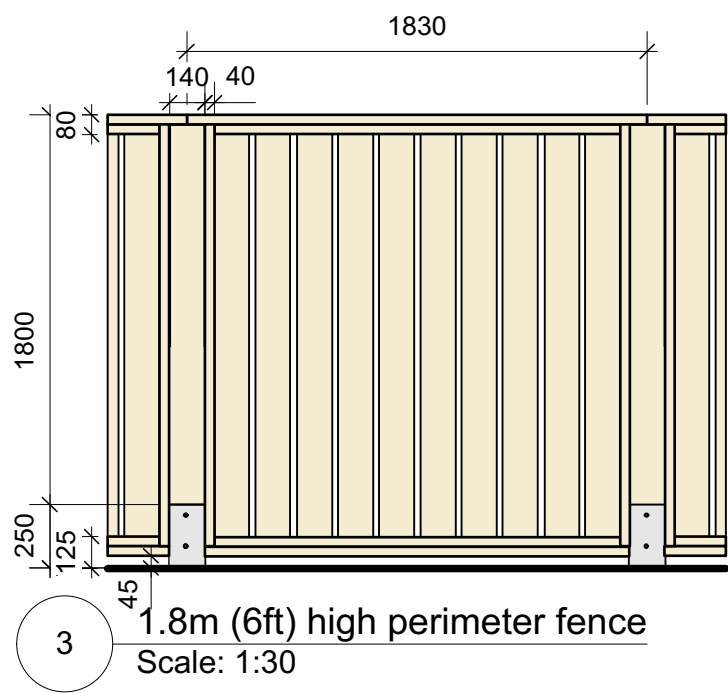
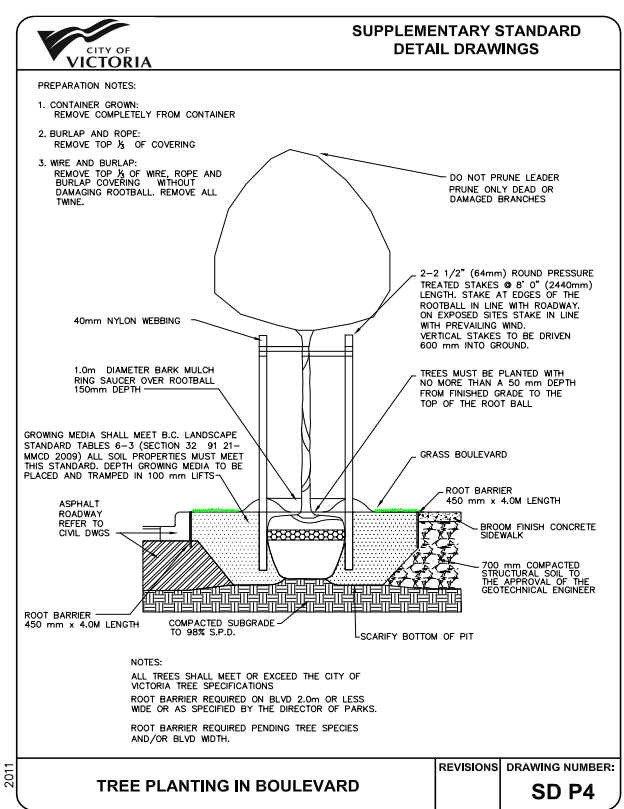
Perennials, Annuals and Ferns

Total: 207	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Festuca idahoensis Helictotrichon sempervirens Perovskia atriplicifolia Phormium tenax 'Tiny Tiger' Polystichum munitum Stipa tenuissima	Common Name Karl Foerster Feather Reed Grass Idaho Fescue Blue Oat Grass Russian Sage Dwarf Variegated New Zealand Flax Sword Fern Mexican Feather Grass	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
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- 1.0 Notes:
1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
- 2.0 Street Trees
1. Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042. Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
- 3.0 Tree Planting Inspections
1. Excavated tree pits, soil cells, root barriers
2. Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
3. Completed planting tree planting, grate/guard, stakes etc.

Appendix A - Plant Guideline Compliance

Jubilee House Phase 2								
October 06, 2023								
Species	Native	Food-Bearing	Pollinator/Habitat	# of plants	Area of plant (m ²)	Compliant	Total area of species (m ²)	
Trees								
<i>Alnus rubra</i>				3	2.0	6.1		
Boulevard Street Tree				2	56.5	113.0		
<i>Cercidiphyllum japonicum</i>				9	77.1	693.7		
<i>Cercis canadensis</i>				5	98.1	490.6		
<i>Cornus x 'Venus'</i>				2	6.3	12.6		
<i>Malus domestica 'Jonagold'</i>				2	19.2	38.5		
<i>Stewartia pseudocamellia</i>				1	12.6	12.6		
Large Shrubs								
<i>Ceanothus thyrsiflorus 'Victoria'</i>				13	13.1	170.3		
<i>Choisya ternata</i>				8	14.1	113.0		
<i>Cornus sericea 'Flaviramea'</i>				12	9.7	116.6		
<i>Oemleria cerasiformis</i>				6	3.2	18.9		
<i>Philadelphus lewisii</i>				3	0.5	1.6		
<i>Pieris 'Forest Flame'</i>				22	4.0	87.6		
<i>Vaccinium ovatum</i>				10	5.4	53.5		
Medium Shrubs								
<i>Hydrangea macrophylla 'Lanarth White'</i>			x	61	33.2	2025.2		
<i>Mahonia aquifolium</i>				7	1.1	7.6		
<i>Rhododendron 'Fantastica'</i>				13	2.7	34.7		
<i>Rhododendron macrophyllum</i>				32	3.5	110.4		
<i>Ribes sanguineum</i>				37	29.1	1074.9		
<i>Symphoricarpos albus</i>				16	0.3	5.4		
Small Shrubs								
<i>Azalea japonica 'Herbert'</i>				3	1.9	5.7		
<i>Azalea 'Snowbird'</i>				37	5.4	199.8		
<i>Berberis thunbergii f. atropurpurea 'Bagatelle'</i>				40	9.8	391.6		
<i>Ceanothus 'Blue Sapphire'</i>				7	3.2	22.3		
<i>Cistus x argenteus 'Silver Pink'</i>				15	7.6	114.5		
<i>Cornus stolonifera 'Kelsey'</i>				68	33.3	2254.4		
<i>Gaultheria shallon</i>				x	30	1.0	30.0	
<i>Hebe odora 'New Zealand Gold'</i>				10	5.6	55.7		
<i>Hydrangea macrophylla 'Lanarth White'</i>				1	33.2	33.2		
<i>Lavandula angustifolia 'Munstead'</i>				24	6.8	162.7		
<i>Lavender stoechas 'Anoluk'</i>				140	27.9	3906.0		
<i>Mahonia nervosa</i>				x	67	13.2	881.1	
<i>Nandina domestica 'Wood's Dwarf'</i>				62	8.0	492.9		
<i>Sarcococca hookeriana var. humilis</i>				60	19.4	1164.6		
<u>Perennials, Annuals and Ferns</u>								
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>				40	15.4		615.6	
<i>Festuca idahoensis</i>				23	1.7	39.6		
<i>Helictotrichon sempervirens</i>				60	15.6	936.0		
<i>Perovskia atriplicifolia</i>				26	13.8	358.5		
<i>Phormium tenax 'Tiny Tiger'</i>				10	2.5	24.5		
<i>Polystichum munitum</i>				40	23.6	942.8		
<i>Stipa tenuissima</i>				8	1.6	12.6		
Total area of non compliant plants							615.6	
Total area of compliant plants							15719.8	
							96.2%	



1 Landscape Concept Plan
Scale: 1:125

- Revision H I Issued for DP ReSubmission I Dec 12/23
Revision G I Issued for DP ReSubmission I Oct 10/23
Revision F I Issued for DP ReSubmission I June 8/23
Revision E I Issued for DP ReSubmission I Apr. 11/23
Revision D I Issued for Draft DP ReSubmission I Feb. 24/23
Revision C I Issued for Draft DP Submission I Dec. 15/22
Revision B I Issued for Coordination I Dec. 7/22
Revision A I Issued for Rezoning I Sept. 16/22

2 1200m (4ft) high Decorative Metal Fence
NTS

Landscape Concept Plan - Jubilee House Phase 2

Japanese Stewartia, 6cm cal.

3 - New boulevard tree shall be procured and planted by the applicant; species to be determined by Parks at the BP stage

Replacement Tree #2 Semi-Dwarf Apple, 6cm cal.

Replacement Tree #3 Semi-Dwarf Apple, 6cm cal.

Replacement Tree #4 Katsura Tree, 6cm cal.

Replacement Tree #5 Katsura Tree, 6cm cal.

Replacement Tree #6 Katsura Tree, 6cm cal.

246(shared)

247

PMT

242

243

244

245

212

213

214

215(shared)

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Tree Inventory Table																
Tag ID	Registered?	Location (City, State, County)	Hybrid	Name	Common	DBH (in)	Height (ft)	Canopy cover (%)	Days to maturity	Condition	Reproductive	Regimen	General field observations/remarks	Tree survival comments	Relevant status	
M1	Yes	City	Yes	Russian Red Pine	Pinus sylvestris	21	15	2.1	3	Good	Fair	good	Planted for ornamental utility clearance	Planted for ornamental utility clearance	Remove	
O61	No	City	Yes	Cherry	Prunus sp.	36	8	4.2	3	Fair	Fair	moderate	Flowering cherry, heavily shaded area. The trunk shows signs of decay. The canopy is dense and well-maintained.	Flowering cherry, heavily shaded area. The trunk shows signs of decay. The canopy is dense and well-maintained.	Remove	
O62	No	Off	Yes	Cherry	Prunus sp.	37	8	4.2	3	Fair	Fair	moderate	Flowering cherry, planted for beauty. Shows signs of decay. The canopy is dense and well-maintained.	Flowering cherry, planted for beauty. Shows signs of decay. The canopy is dense and well-maintained.	Remove	
Hedge 1	Yes	No	No	Excavate cedar	Thuja plicata	15	15	4	2	2	Good	Fair	moderate	Height in canopy: 15-20 individual stems, no below stems. The canopy is dense and well-maintained.	Height in canopy: 15-20 individual stems, no below stems. The canopy is dense and well-maintained.	Remove
212	Yes	On	Yes	Cherry	Prunus sp.	17	8	8.5	3	Major	Fair	moderate	Multiple stems, no below stems. The canopy is dense and well-maintained.	Multiple stems, no below stems. The canopy is dense and well-maintained.	Remove	
213	Yes	On	Yes	Magnolia	magnolia sp.	11	11	11	3	4	Good	Fair	moderate	Multiple stems, no below stems. The canopy is dense and well-maintained.	Multiple stems, no below stems. The canopy is dense and well-maintained.	Remove
214	Yes	On	Yes	Prunus	Prunus sp.	13	8	3	3	3	Fair	Fair	moderate	Flowering cherry, multiple stems but in above ground. Many stems were cut with associated decay.	Flowering cherry, multiple stems but in above ground. Many stems were cut with associated decay.	Remove
215	Yes	Shaded	Yes	Cornus	Cornus sp.	37	10	3	3	Fair	Fair	moderate	Multiple stems, no below stems. The canopy is dense and well-maintained.	Multiple stems, no below stems. The canopy is dense and well-maintained.	Remove	
216	Yes	Apple	makai	sp.	Apple	15	16	5	3.2	2	Good	Fair	moderate	Cornelian stems, no below stems. The canopy is dense and well-maintained.	Cornelian stems, no below stems. The canopy is dense and well-maintained.	Remove
217	Yes	No	No	California Redwood	Sequoia	11	11	1.8	3	3	Fair	moderate	Multiple stems, no below stems. The canopy is dense and well-maintained.	Multiple stems, no below stems. The canopy is dense and well-maintained.	Remove	
218	Yes	On	No	Apple	makai	sp.	29	5	3.5	3	Good	Fair	moderate	Cornelian stems removed below ground. The canopy is dense and well-maintained.	Cornelian stems removed below ground. The canopy is dense and well-maintained.	Remove
219	Yes	On	Yes	Cherry	Prunus sp.	37	10	3	2.4	2	Fair	Fair	moderate	Flowering cherry, cherry bark. The canopy is dense and well-maintained.	Flowering cherry, cherry bark. The canopy is dense and well-maintained.	Remove
220	Yes	No	No	Thuja	Thuja plicata	8	6.8	4	2.6	1	Fair	Poor	moderate	Putting debris, no below stems. The canopy is dense and well-maintained.	Putting debris, no below stems. The canopy is dense and well-maintained.	Remove
221	No	No	No	Excavate cedar	Thuja plicata	10	6	1.2	1	1	Fair	Fair	moderate	Reported by 221	Reported by 221	Remove
222	Yes	On	Yes	Japanese maple	Aquilegia	16	16	5.4	4	4	Good	Fair	moderate	Reported by 222	Reported by 222	Remove
223	No	No	No	Excavate cedar	Thuja plicata	12	5	1.4	2	2	Good	Fair	moderate	Reported by 223	Reported by 223	Remove
224	No	No	No	Excavate cedar	Thuja plicata	10	7	1.2	1	1	Good	Fair	moderate	Reported by 224	Reported by 224	Remove
225	No	No	No	Excavate cedar	Thuja plicata	10	7	1.2	1	1	Good	Fair	moderate	Reported by 225	Reported by 225	Remove
226	Yes	On	Yes	Plum	Prunus sp.	29	18	4.1	3	3	Fair	moderate	Flowering plum, extremely leafy. The canopy is dense and well-maintained.	Flowering plum, extremely leafy. The canopy is dense and well-maintained.	Remove	
227	Yes	No	No	Thuja	Thuja plicata	11	7	1.3	1	1	Good	Fair	moderate	Reported by 227	Reported by 227	Remove
228	Yes	No	No	Excavate cedar	Thuja plicata	5	5	4	1	1	Good	Fair	moderate	Reported by 228	Reported by 228	Remove
Hedge 2	Yes	No	No	Excavate cedar	Thuja plicata	10	10	1.2	1	1	Good	Fair	moderate	Reported by 229	Reported by 229	Remove
M2	City	City	Yes	Claret Red Pine	Pinus strobus	22	10	2.6	3	Fair	Fair	moderate	Height removed for ornamental utility clearance. The canopy is dense and well-maintained.	Height removed for ornamental utility clearance. The canopy is dense and well-maintained.	Remove	
M3	City	City	Yes	European Spruce	Picea abies	18	18	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove	
228	Yes	On	Yes	Atlantic cedar	Juniperus communis	59	15	7.1	5	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove	
229	Yes	On	Yes	Atlantic cedar	Juniperus communis	14	8	1.7	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
230	Yes	On	Yes	Atlantic cedar	Juniperus communis	14	8	1.7	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
231	Yes	No	No	Excavate cedar	Thuja plicata	13	8	2.8	3	3	Good	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
232	Yes	No	Asp	Thuja	Thuja plicata	13	8	1.3	2	2	Good	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
233	Yes	No	No	Excavate cedar	Thuja plicata	10	6	1.2	1	1	Good	Fair	moderate	Reported by 233	Reported by 233	Remove
234	Yes	No	Asp	Thuja	Thuja plicata	11	7	1.3	2	2	Good	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
235	Yes	No	No	Savanna cypress	Chamaecyparis	26	15	3.4	3	Fair	Fair	moderate	Multiple stems but in above ground. Many stems are signs of distress.	Multiple stems but in above ground. Many stems are signs of distress.	Remove	
236	Yes	On	Yes	Apple	makai	sp.	17	11	3.1	3	Fair	Fair	moderate	Multiple stems but in above ground. Many stems are signs of distress.	Multiple stems but in above ground. Many stems are signs of distress.	Remove
237	Yes	On	Yes	Cherry	Prunus sp.	37	10	3	2.4	2	Fair	Fair	moderate	Flowering cherry, cherry bark. The canopy is dense and well-maintained.	Flowering cherry, cherry bark. The canopy is dense and well-maintained.	Remove
238	Yes	On	Yes	Apple	makai	sp.	4	2.7	2	2	Fair	Fair	moderate	Multiple stems but in above ground. Many stems are signs of distress.	Multiple stems but in above ground. Many stems are signs of distress.	Remove
239	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
240	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
241	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
242	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
243	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
244	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
245	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
246	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
247	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
248	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
249	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
250	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
251	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
252	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
253	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
254	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
255	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
256	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
257	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
258	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
259	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
260	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
261	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
262	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
263	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
264	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
265	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
266	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
267	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
268	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
269	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
270	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
271	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
272	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
273	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
274	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
275	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
276	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
277	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
278	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
279	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
280	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
281	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
282	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
283	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
284	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
285	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
286	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
287	Yes	On	Yes	Flowering cherry	Prunus sp.	13	8	2.8	3	3	Fair	Fair	moderate	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Planted for ornamental utility clearance. The canopy is dense and well-maintained.	Remove
288	Yes	On	Yes													

Tree Preservation Summary

Tree Preservation Summary				
City of Victoria Project No: Unknown				
Address: 1921/1929/1933/1935 Ashgrove Street, 1900 Richmond Road				
Arboret: Noan Talbot SA				
Certifications/Qualifications: ISA Certified Arborist (PN68224) Tree Risk Assessment Qualified				
	Count	Multiplier		Total
ONSITE Minimum replacement tree requirement				
A. Protected Trees Removed	18	X 1	A.	18
B. Replacement Trees Proposed per Schedule "E", Part 1	19 ¹	X 1	B.	19 ¹
C. Replacement Trees Proposed per Schedule "E", Part 2	3 ²	X 0.5	C.	1.5 ²
D. Replacement Trees Proposed per Schedule "E", Part 3	16 ³	X 1	D.	16 ³
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E.	20 ⁴
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	0 ⁵
ONSITE Minimum replacement tree requirement (offsets trees)				
G. Tree minimum on lot ⁶			G.	14
H. Protected trees retained (other than specimen trees)	0	X 1	H.	0
I. Specimen trees retained	0	X 3	I.	0
J. Trees per lot deficit (G - (H+C+H)) Record 0 if negative number			J.	0
Minimum replacement tree requirement (offsets trees)				
K. Protected Trees Removed	9	X 1	K.	0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	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 - N) Record 0 if negative number			O.	0 ⁷
Cash-in-lieu requirement				
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

¹Refer to Landscape Plan by others
²Refer to Landscape Plan by others
³Refer to Landscape Plan by others
⁴Refer to Landscape Plan by others
⁵Refer to Landscape Plan by others
⁶Refer to Landscape Plan by others
⁷Refer to Landscape Plan by others

Summary prepared and submitted by: Noan Talbot
 Date: 11/01/2023

				Replacement Trees Proposed			Soil Volume Required (m3)					
Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	B Small #	C Medium #	D Large #	E # Small	F # Medium	G Large #	Total	Compliance (Y / N)	
1	169	0.75	126.75	0.0	3.0	0.0	0.0	60.0	0.0	60.0	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	650.15							TOTAL	446.0	

	A	B	C	D
Tree Status	Total # of Protected Trees	# Of Trees to be REMOVED	# Of NEW or REPLACEMENT Trees to be Planted*	# 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

The diagram illustrates the assessment process for a tree, divided into two parts: Retained Tree and Removed Tree.

Retained Tree: A green circle with a dashed outer boundary. Inside the circle, there is a '+' sign and a '#' sign. Arrows point from the following text to the corresponding symbols:

- Retained Tree** (points to the green circle)
- Crown Spread** (points to the '+' sign)
- Tree Tag #. See Tree Inventory for assessment.** (points to the '#' sign)
- Critical Root Zone** (points to the dashed outer boundary)

Removed Tree: A red circle with a dashed outer boundary. Inside the circle, there is a '+' sign and a '#' sign. Arrows point from the following text to the corresponding symbols:

- Removed Tree** (points to the red circle)
- Critical Root Zone** (points to the '+' sign)
- Tree Tag #. See Tree Inventory for assessment.** (points to the '#' sign)

1 Landscape Tree Management Plan
Scale: 1:125

Revision H | Issued for DP ReSubmission | Dec 12/23
Revision G | Issued for DP ReSubmission | Oct 10/23
Revision F | Issued for DP ReSubmission | June 8/23
Revision E | Issued for DP ReSubmission | Apr. 11/23
Revision D | Issued for Draft DP ReSubmission | Feb. 24/22
Revision C | Issued for Draft DP Submission | Dec. 15/22
Revision B | Issued for Coordination | Dec. 7/22
Revision A | Issued for Reasoning | Sept. 16/22