

**I.1.b.e 3031 Jackson Street – Rezoning Application No. 00627
and Development Permit with Variances Application No.
00063 (Hillside/Quadra)**

Moved By Councillor Loveday

Seconded By Councillor Lucas

Rezoning Application No. 00627

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00627 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.
2. Proof of an agreement with MODO, to the satisfaction of the Director of Sustainable Planning and Community Development, ensuring eight lifetime share memberships that run with the individual units are provided.

**Development Permit with Variances Application No.
00063**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00627, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00063 for 3031 Jackson Street, in accordance with:

1. Plans date stamped March 29, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, excepts for the following variances:
viii. reduce the lot width from 60.0m to 53.17m

- ix. reduce the separation space between the building with units 1 & 2 and the building with units 3 & 4 from 7.50m to 4.90m
 - x. reduce the separation space between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 7.50m to 7.30m
 - xi. reduce the distance between the building with units 1 & 2 and the building with units 3 & 4 from 10.0m to 4.90m
 - xii. reduce the distance between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 10.0m to 6.68m.
- 3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that state the 7.0m distance behind visitor parking stalls 3, 12, & 13 does not exceed an 8% grade.
 - 4. The Development permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 3031 Jackson Street - Rezoning Application No. 00627 and Development Permit with Variances Application No. 00063 (Hillside/Quadra)

Committee received reports dated May 10, 2018 from the Director of Sustainable Planning and Community Development regarding the rezoning of the property located at 3031 Jackson Street to permit the construction of eight, two-storey townhouse units within three buildings. Variances are being requested relating to reduced lot width and front, rear, and side yard setbacks.

Committee discussed:

- *Staff reporting back on the success of introduced Garry Oak Trees*

Moved By Councillor Young

Seconded By Councillor Coleman

3031 Jackson Street - Rezoning Application No. 00627

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00627 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.
2. Proof of an agreement with Modo, to the satisfaction of the Director of Sustainable Planning and Community Development, ensuring eight lifetime share memberships that run with the individual units are provided.

3031 Jackson Street - Development Permit with Variances Application No. 00063

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00627, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00063 for 3031 Jackson Street, in accordance with:

3. Plans date stamped March 29, 2018

4. Development meeting all *Zoning Regulation Bylaw* requirements, excepts for the following variances:
 - i. reduce the lot width from 60.0m to 53.17m
 - ii. reduce the separation space between the building with units 1 & 2 and the building with units 3 & 4 from 7.50m to 4.90m
 - iii. reduce the separation space between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 7.50m to 7.30m
 - iv. reduce the distance between the building with units 1 & 2 and the building with units 3 & 4 from 10.0m to 4.90m
 - v. reduce the distance between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 10.0m to 6.68m.
5. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that state the 7.0m distance behind visitor parking stalls 3, 12, & 13 does no exceed an 8% grade.
6. The Development permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of May 24, 2018

To: Committee of the Whole **Date:** May 10, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00627 for 3031 Jackson Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00627 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.
2. Proof of an agreement with Modo, to the satisfaction of the Director of Sustainable Planning and Community Development, ensuring eight lifetime car share memberships that run with the individual units are provided.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 3031 Jackson Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a site-specific zone based on the R-J Zone, Low Density Attached Dwelling District, in order to permit the construction of eight, two-storey townhouse units within three buildings. The proposed units incorporate single-car garages with five visitor parking stalls provided in three locations on the site. The units are situated to retain the majority of Garry Oak trees and trees of other species that are located across the site. A number of variances are requested for site width and building separation spaces.

The following points were considered in assessing this Application:

- the property is within the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012*, in which ground-oriented residential development in the form of attached dwellings can be considered
- the proposed building height and density of the townhouses is in keeping with the adjacent townhouses and single-family dwellings
- the siting of the townhouses, drive aisle and parking mitigates the loss of Garry Oak trees and other trees on the property.

BACKGROUND

Description of Proposal

This Rezoning Application is to replace an existing house on a large lot (2910m²) with eight two-storey townhouses. The proposed units incorporate single-car garages with five visitor parking stalls provided in three locations on the site. The units are situated to retain the majority of Garry Oak trees and trees of other species on the site. Specific details include:

- a total floor area of 988.80m² with a density of 0.34:1 floor space ratio (FSR)
- two and three unit clusters of townhouses accessed by an "L"-shaped driveway
- all units are family-oriented with three upper floor bedrooms
- retention of large Garry Oaks and open space, notably along the edges of the property
- private open space in the form of a patio or deck for each unit.

The proposal is to rezone to a site-specific zone based on the R-J Zone, Low Density Attached Dwelling District. In addition, the following differences from the standard R-J Zone, Low Density Attached Dwelling District, are being proposed and will be treated as variances. These variances will be discussed in the concurrent Development Permit with Variances Application report and are related to:

- reducing the site width
- reducing the building separation space between buildings measured from windows
- reducing the building distance between buildings measured from walls.

The design aspects of this proposal are also reviewed in the concurrent Development Permit with Variances Application report.

Affordable Housing Impacts

The applicant proposes the creation of seven new residential units which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter, dated December 8, 2017, the buildings will be built to EnerGuide 80 standards to ensure energy is used efficiently.

Active Transportation Impacts

The applicant has proposed one six-stall bicycle rack located to the south of unit three.

Land Use Context

The area is characterized by single-family dwellings and conversions, as well as the 38-unit Wilderness Co-op townhouse/garden apartments immediately adjacent to the north, east and south of the subject site.

Existing Site Development and Development Potential

The large lot (2910.7m²) is occupied by a single-family dwelling. The existing house was built in 1942 and is in fair condition. It is not identified on the Heritage Register.

Under the current R1-B Zone, Single Family Dwelling District, the property could be subdivided for a number of single-family dwelling lots with single-family dwellings of up to 300m² and two-storeys in height. Based on the lot area, up to five lots (including panhandle lots) may be possible.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, and the zone standard R-J Zone, Low Density Attached Dwelling District. An asterisk is used to identify where the proposal is less stringent than the R-J Zone.

Zoning Criteria	Proposal	Zone Standard R-J Zone	Existing R1-B Zone
Site area (m ²) - minimum	2910.40	2220.0	460
Site area per unit (m ²) - minimum	363.80	277.50	N/A
Density (Number of units on a lot) - maximum	8 (1 per 363.8m ²)	10 (1 per 277.5m ²)	N/A
Density (Floor Space Ratio) - maximum	0.34	N/A	0.6
Total floor area (m ²) - maximum	988.80	N/A	280
Lot width (m) - minimum	53.17*	60.0	15.0
Height (m) - maximum			7.6
Block 1	5.56	8.5	-
Block 2	7.89	8.5	-
Block 3	6.32	8.5	-
Storeys - maximum	2	N/A	2
Site coverage % - maximum	22.0	40.0	40.0
Open site space % - minimum	53.20	45.0	N/A

Zoning Criteria	Proposal	Zone Standard R-J Zone	Existing R1-B Zone
Separation space (m) - minimum	4.90 (units 1&2 and units 3&4)* 7.30 (units 3&4 and units 5,6,7&8)*	7.5	N/A
Distance between (m) - minimum	4.90 (units 1&2 and units 3&4)* 6.68 (units 3&4 and units 5,6,7&8)*	10.0	N/A
Setbacks (m) - minimum:			
Front	7.5	7.5	7.5
Rear	7.5	7.5	7.5
Side (north)	7.78	7.5	3.0/1.5
Side (south)	8.67	7.5	3.0/1.5
Parking (existing Schedule C) - minimum	13 (8 residential & 5 visitor)	12	1
Parking (proposed Schedule C) - minimum	13 (8 residential & 5 visitor)	9 (8 residential & 1 visitor)	1
Bicycle parking stalls (minimum)	8 Class 1 6 Class 2	8 Class 1 6 Class 2	N/A

Relevant History

On September 7, 2017, Council declined an application for 10 units on the subject site.

Community Consultation

As per the attached letter, the Hillside-Quadra CALUC has waived the requirement to hold a Community Meeting due to the applicant having met individually with neighbours as well as the Application addressing most of the previous concerns expressed by neighbours. The applicant had previously attended a Community Meeting for a separate but similar application on April 25, 2016.

ANALYSIS

Official Community Plan

The property is within the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012*, in which ground-oriented residential development in the form of attached dwellings can be considered.

Local Area Plans

The property is not identified in the *Hillside Quadra Neighbourhood Plan, 1996* as an area of potential change from the current R1-B Zone, Single Family Dwelling District; however, the policy also notes that gradual change through new development may be acceptable in some

locations. In this instance, the subject property is unusually large and located next to a multi-unit residential development. The proposal is further in keeping with other housing policies which give preference to family-oriented townhouses over apartments, and which are designed to "fit comfortably" into the neighbourhood. The site planning objective of minimizing tree loss is in line with the objective of reducing the loss of mature trees, namely Garry Oak trees, on both public and private property.

Tree Preservation Bylaw and Urban Forest Master Plan

There are a total of 72 trees on the subject property, of which 61 trees are protected by the Tree Preservation Bylaw. The protected trees are made up of 59 Garry Oak trees. The proposal will require the removal of 21 protected Garry Oak trees due to their locations in which they will be impacted and unable to be retained. The Arborist Report (Attachment F) outlines the health and condition of the trees to be removed and provides a retention and tree replacement plan for the remaining trees on-site. The Application proposes planting 22 replacement Garry Oak trees, which creates a net gain of 1 Garry Oak tree. The Applicant will give a one time fee to the City for the replacement trees that cannot be planted on the subject site due to a shortage of space. This is a requirement of the *Tree Preservation Bylaw* to replace trees at a 2:1 ratio.

There are no public trees affected by this Application.

CONCLUSIONS

The large site area, varied topography and large number of Garry Oaks and other tree species on the property make a clustered, townhouse approach to the development of this property preferable to subdivision for single-family dwellings. The location next to existing townhouses and apartments also suggests townhouses are an appropriate form of land use.

The two-storey building height and density of the proposed townhouses is in keeping with the adjacent townhouses and single-family dwellings. The proposed siting of the townhouses mitigates the loss of Garry Oaks and other trees on the property while maintaining a street presence on Jackson Street. Staff recommend that Council consider supporting the Application.


ALTERNATE MOTION

That Council decline Rezoning Application No. 00627 for the property located at 3031 Jackson Street.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Joseph Embryns

Date:

May 17, 2018

List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans dated/date stamped March 29, 2018
- Attachment D – Letter from applicant to Mayor and Council, dated December 8, 2017
- Attachment E – Community Association Land Use Committee letter, dated December 26, 2017
- Attachment F – Construction Impact Assessment & Tree Preservation Plan, dated April 24, 2018
- Attachment G – Minutes from September 7, 2017 Public Hearing



Committee of the Whole Report For the Meeting of May 24, 2018

To: Committee of the Whole

Date: May 10, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00063 for 3031 Jackson Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00627, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00063 for 3031 Jackson Street, in accordance with:

1. Plans date stamped March 29, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the lot width from 60.0m to 53.17m
 - ii. reduce the separation space between the building with units 1 & 2 and the building with units 3 & 4 from 7.50m to 4.90m
 - iii. reduce the separation space between the building with units 3 & 4 and the building with units 5, 6, 7 & 8 from 7.50m to 7.30m
 - iv. reduce the distance between the building with units 1 & 2 and the building with units 3 & 4 from 10.0m to 4.90m
 - v. reduce the distance between the building with units 3 & 4 and the building with units 5, 6, 7 & 8 from 10.0m to 6.68m.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that state the 7.0m distance behind visitor parking stalls 3, 12 & 13 does not exceed an 8% grade.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 3031 Jackson Street. The proposal is to replace an existing house on a large lot (2910m²) with eight two-storey townhouses. The proposed units incorporate single-car garages and five visitor parking stalls are provided in three locations on the site. The units are situated to retain the majority of Garry Oak trees and trees of other species that are located across the site.

The variances are related to a reduced lot width and reduced separation spaces between townhouse buildings.

The following points were considered in assessing this Application:

- the Development Permit Application with Variances No. 00063 is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* prescribed within Development Permit Area 16
- the separation space variances are supportable as the variances are internal to the site and sufficient distance and privacy is maintained amongst the units within the development
- the variance related to site width is supportable as the lot depth of 66.4m is significantly greater than that of a standard lot allowing buildings to be located further back on the lot, which ensures the street frontage does not become overwhelmed with structures.

BACKGROUND

Description of Proposal

The proposal is for the replacement of an existing house on a large lot (2910m²) with eight two-storey townhouses located across three buildings. The proposed units incorporate single-car garages and five visitor parking stalls are provided in three locations on the site. The units are situated to retain the majority of Garry Oak trees and trees of other species that occupy the site. A number of variances are requested for building separation spaces and site width.

Specific details include:

- traditional architectural building design with pitched roofs and gables
- two and three unit clusters of townhouses accessed by an "L"-shaped driveway
- a front yard orientation and single-family dwelling appearance to the townhouse unit closest to the street
- retention of large Garry Oaks and open space on the northern edges of the property, including along Jackson Street
- private open space in the form of a patio or deck for each unit.

Building materials include:

- HardiePlank siding
- cedar shingle siding
- cultured stone
- fibreglass laminated shingles
- concrete.

Landscaping elements include:

- concrete unit pavers
- perimeter fencing
- privacy screens
- replacement trees for trees that are removed
- lawn, planted areas and naturalized areas.

The proposed variances are related to:

- reduced site width based on width required per dwelling unit
- reduced building separation spaces.

Sustainability Features

As indicated in the applicant's letter, dated December 8, 2017, the buildings will be built to EnerGuide 80 standards to ensure energy is used efficiently.

Active Transportation Impacts

The applicant has proposed providing eight lifetime car share memberships with Modo that will be attached to each unit by covenant. In addition, one six-stall bicycle rack is located to the south of unit 3.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The large lot (2910.7m²) is currently occupied by a single-family dwelling. The existing house was built in 1942 and is in fair condition. It is not identified on the Heritage Register.

Under the current R1-B Zone, Single Family Dwelling District, the property could be subdivided for a number of single-family dwelling lots with single-family dwellings of up to 300m² in floor area and two-storeys in height. Based on the lot area, up to five lots (including panhandle lots) may be possible.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District and the zone standard R-J Zone, Low Density Attached Dwelling District. An asterisk is used to identify where the proposal is less stringent than the R-J Zone.

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Density (Floor Space Ratio) - maximum	0.34	N/A	0.6
Total floor area (m ²) - maximum	988.80	N/A	280
Lot width (m) - minimum	53.17*	60.0	15.0
Height (m) - maximum			7.6
Block 1	5.56	8.5	-
Block 2	7.89	8.5	-
Block 3	6.32	8.5	-
Storeys - maximum	2	N/A	2
Site coverage % - maximum	22.0	40.0	40.0
Open site space % - minimum	53.20	45.0	N/A
Separation space (m) - minimum	4.90 (units 1&2 and units 3&4)* 7.30 (units 3&4 and units 5,6,7&8)*	7.5	N/A
Distance between (m) - minimum	4.90 (units 1&2 and units 3&4)* 6.68 (units 3&4 and units 5,6,7&8)*	10.0	N/A
Setbacks (m) - minimum:			
Front	7.5	7.5	7.5
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Side (north)	7.78	7.5	3.0/1.5
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Parking (existing Schedule C) - minimum	13 (8 residential & 5 visitor)	12	1
Parking (proposed Schedule C) - minimum	13 (8 residential & 5 visitor)	9 (8 residential & 1 visitor)	1

Zoning Criteria	Proposal	Zone Standard R-J Zone	Existing R1-B Zone
Bicycle parking stalls (minimum)	8 Class 1 6 Class 2	8 Class 1 6 Class 2	N/A

Community Consultation

As per the attached letter, the Hillside-Quadra CALUC has waived the requirement to hold a Community Meeting due to the applicant having met individually with neighbours as well as the Application addressing most of the previous concerns expressed by neighbours. The applicant had previously attended a Community Meeting for a separate but similar application on April 25, 2016.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) includes these properties in Development Permit Area (DPA) 16, General Form and Character. The objectives of this DPA include:

- *To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including heritage character.*
- *To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.*
- *To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.*

With respect to the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012), the siting of the townhouses mitigates the loss of Garry Oaks and other trees on the property and preserves existing vegetation where possible. The form and character of the two-storey townhouses with pitched roof and gables is in keeping with the existing character of the neighbourhood. The proposed materials including HardiePlank, cedar shingles and cultured stone are high quality and appropriate for the site with its numerous trees, rock outcroppings and varied topography. The townhouse unit closest to Jackson Street has an entrance and orientation to the street reflective of a single-family dwelling in order to complement the existing street context.

Regulatory Considerations

There are a number of variances associated with this proposal. The variance to the lot width is offset by the significant lot depth. This allows buildings to be located further back in the property and not occupy as much space along the street frontage.

Variances are also required for both the separation space and distance between buildings. Separation space refers to the minimum distance between the windows of two attached dwelling buildings, whereas distance between buildings refers to the minimum distance between two walls of attached dwelling buildings. In both cases, despite there being a variance, staff believe sufficient distance is achieved and privacy is maintained. In addition, these variances are internal to the site and therefore would not affect neighbouring properties.

Finally, there are very small portions of the 7.0m distance behind visitor stalls 3, 12 and 13 that exceed 8% grade, which would normally require a variance. However, staff have confirmed with the applicant that this can be corrected to not exceed 8% grade and avoid an unnecessary variance. The main motion addresses this future revision.

CONCLUSIONS

The Application is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* prescribed within Development Permit Area 16. In addition, the variances are generally internal to the subject site or minimal in nature. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00063 for the property located at 3031 Jackson Street.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



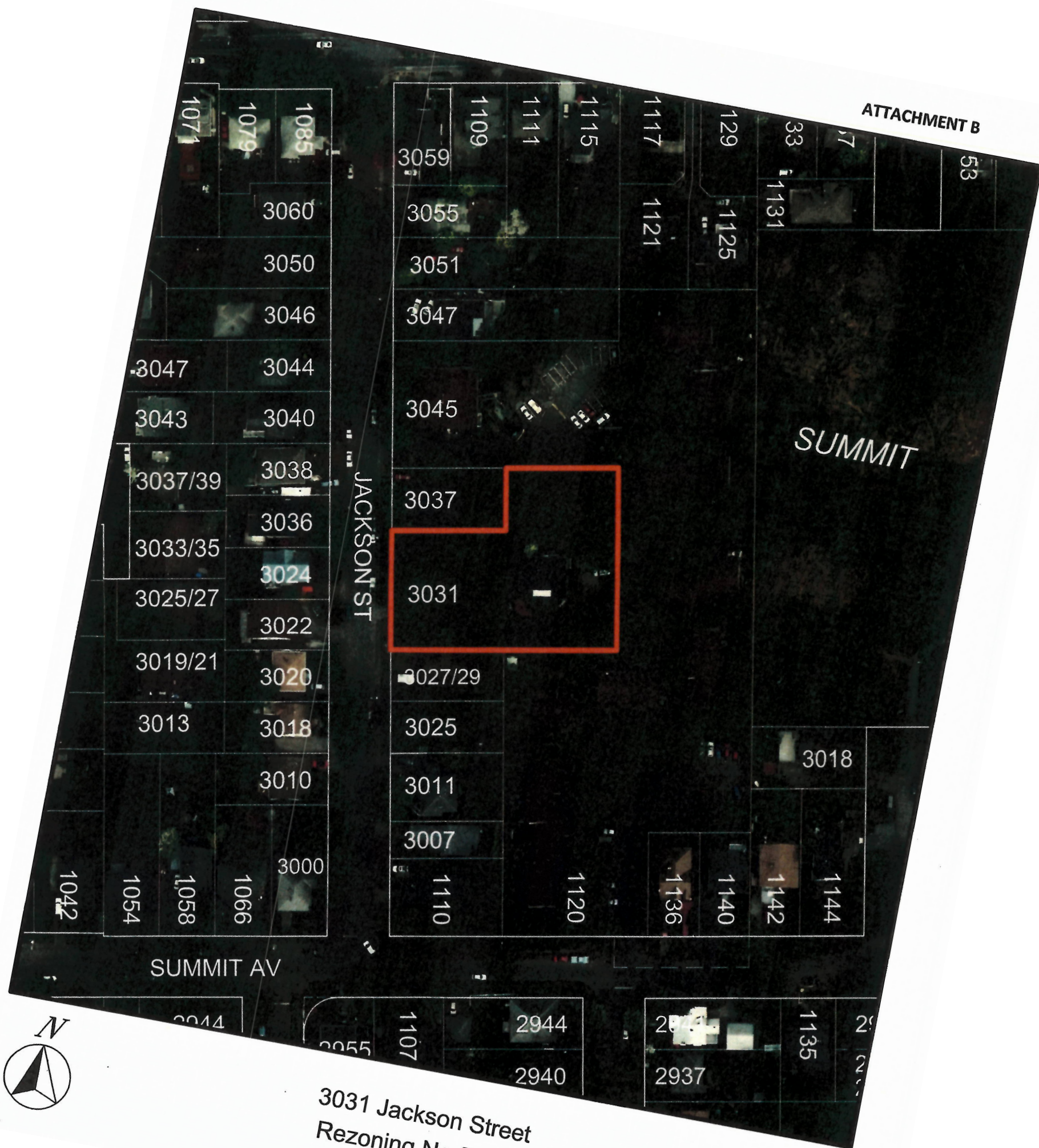
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May 17, 2018



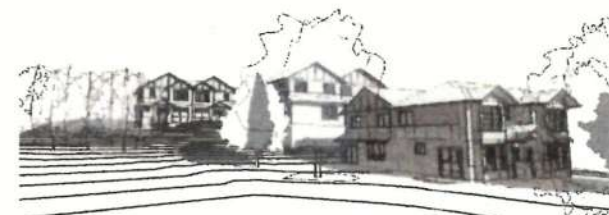
3031 Jackson Street
Rezoning No.00627





3031 Jackson Street
Rezoning No.00627





3D View 2

LOT

Design	Plot	East Plot	Plot
Value Area	2,018 sq. ft.		
Footprint	1,426 sq. ft. (70%)		227.5 - 9.1 m ²
Total Floor Area (sq. ft.)	806 sq. ft.	-	-
Commercial Floor Area	0.0	-	-
Floor Space Ratio	0.4	0.6	-
Site Coverage (%)	32	40	40
Open-Me Space (%)	33.2	-	-
Impervious Covering (sq. ft.)	1,000	6.6	6.6
Impervious Surface	0	-	-
Parking Total (sq. ft.)	15	-	1.0
Impervious Covering (sq. ft.)	0	0	0
-	-	-	-
Building Setbacks	-	-	-
Front Yard (feet)	7.5	7.5	7.5
Front Yard (meters)	2.3	2.3	2.3
Side Yard (feet)	2.25	-	-
Side Yard (meters)	0.69	-	-
Back Yard (feet)	9.0	-	-
Back Yard (meters)	2.74	-	-
Continuous Side Yards	16.58	-	-
-	-	-	-
Permitted Use Details	-	-	-
Total No. of Units	0	-	-
1-Bed (sq. ft.) (sq. m.)	1 (Plot)	-	-
Room and common space	0	-	-
Min. Lot Floor Area (sq. ft.)	1,211	-	-
Minimum Floor Area (sq. ft.)	803.0	-	-



RON McNEIL, BD.AIBC,AScT
4024 Metchosin Road,
Victoria, BC V9C4A4
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

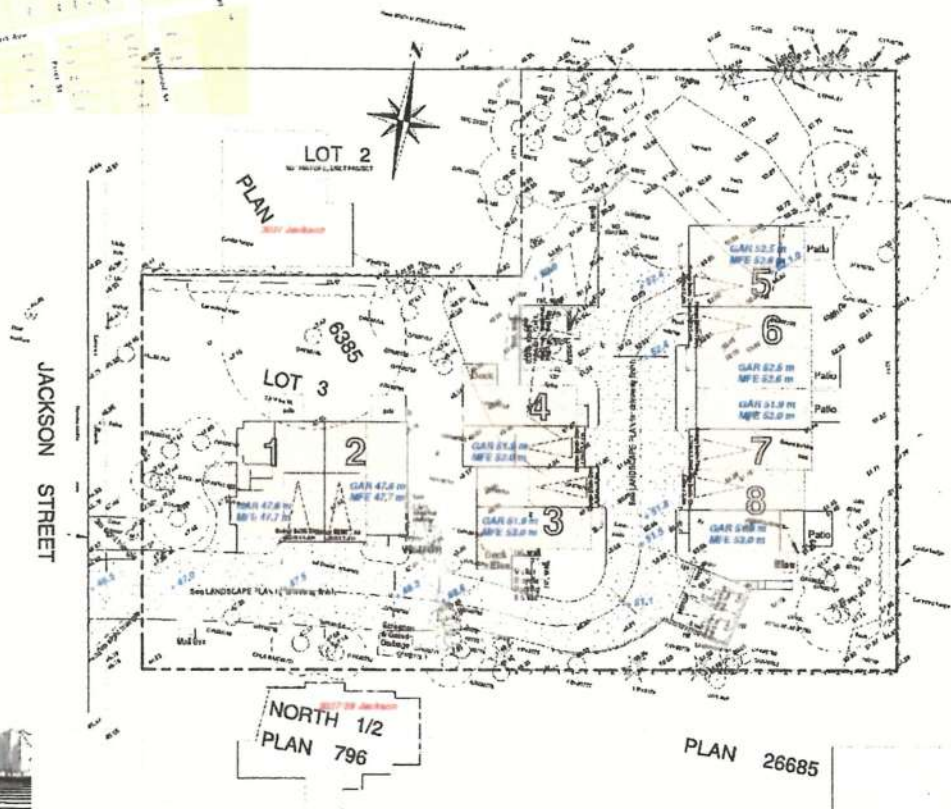


② 3D View 1

Proposed 8 Townhouses for :

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria, BC

CITY OF VIRGINIA



① Continued Site Plan
1 : 200

Received
City of Victoria

MAY 01 2018

Planning & Development Department
Development Services Division

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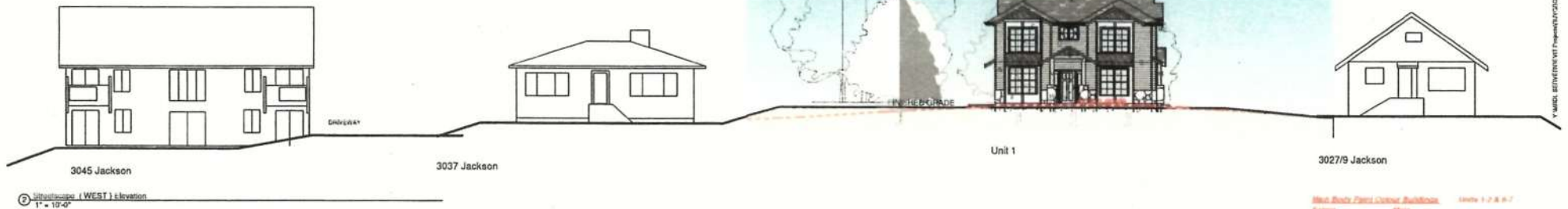
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Planning & Development Department
Development Services Division

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RON McNEIL, BD, AIBC, ASCT
4024 Metchosin Road,
Victoria, BC V9C4A4
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

Proposed 8 Townhouses for :

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria , BC

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x8 FASCIA BOARD
- Vented Aluminum SOFFIT
- C 2x8 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
- E Cedar SHINGLE SIDING
- F HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
- H Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x8 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Main Body Paint Colour Building Units 1-2, 3, 6-7
Exterior Main Sherwin Williams
Brand Charcoal Power
Colour
Code SW2548

Main Body Paint Colour Building Units 3-5
Exterior Main Sherwin Williams
Brand Adaptive Grey
Colour
Code SW7553

Main Body Paint Colour Building Units 6-10
Exterior Main Sherwin Williams
Brand Coverdale Paint
Colour Grey Lead
Code CA142

Trim Accent Paint Colour 1 (off white)
Exterior All 4 Buildings
Brand Coverdale Paint
Colour Standard White
Code CA225

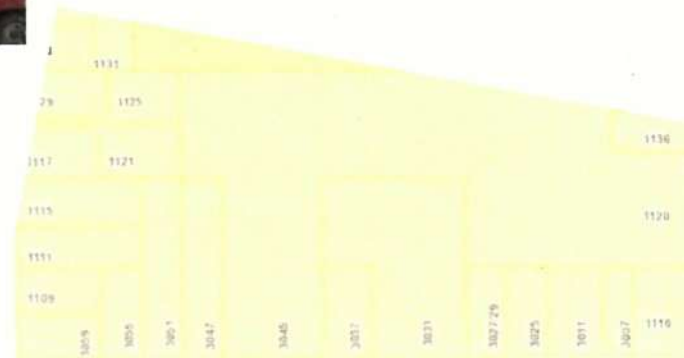
Trim Accent Paint Colour 2 (Charcoal)
Exterior All 4 Buildings
Brand Sherwin Williams
Colour Iron Ore
Code SW7066

Roof Colour
Roofing Sherwin Williams
Type Super Transparent Woodshake
Colour Heathstone
Code SW-3519

Roof
Exterior All 4 Buildings
Supplier R-2 Stone
Colour Urban Matt. Natural Stone Landscape

Grass and Driveway
Grass: Stone 525

Stitch
Grass: Canyon Clay 510



Jackson St

Summit Ave

P2

MAR 29 2018

Planning & Development Department
Development Services Division

West Slope Paint Colour Buildings: Units 1-2 & 8-7
 Extent: Main
 Brand: Sherwin Williams
 Colour: Rainforest Powder SW9266
 Code:

West Slope Paint Colour Buildings: Units 3-6
 Extent: Main
 Brand: Sherwin Williams
 Colour: Adaptive Gray SW7061
 Code:

West Slope Paint Colour Buildings: Units 4-10
 Extent: Main
 Brand: Cloverdale Paints
 Colour: Bay Leaf CA142
 Code:

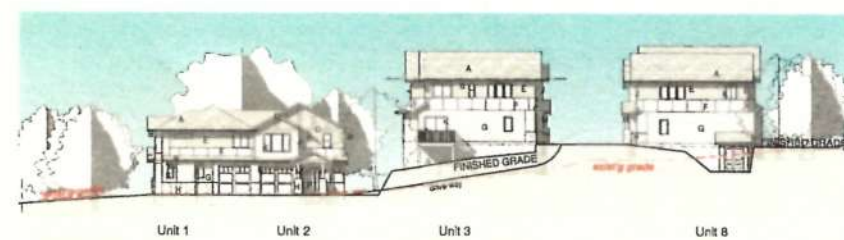
Trim/Accent Paint Colour: 1 Unit only:
 Extent: All 4 Buildings
 Brand: Cloverdale Paints
 Colour: Standard White CA805
 Code:

Trim/Accent Paint Colour: 2 Buildings:
 Extent: All 4 Buildings
 Brand: Sherwin Williams
 Colour: Iron Ore SW7048
 Code:

Roof Colour:
 Supplier: Sherwin Williams
 Type: Stone-Formulated Woodshake
 Colour: Hardwood SW9266
 Code:

Roof:
 Extent: All 4 Buildings
 Supplier: R2 Stone
 Colour: Ocean Mist Natural Stone Landscape
 Code:

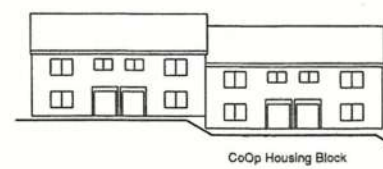
Grout and Drainage:
 Grout: Black R29
 Drainage: Canyon Clay R12
 Code:



② Right (SOUTH) Elevation Units 1, 2, 3 & 8
1/16" = 1'-0"



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x6 FASCIA BOARD
- Vented Aluminum SCOFFIT
- C 2x6 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
- E Cedar SHINGLE SIDING
- F HARDBOARD SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDBOARD SIDING
- H Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x8 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x8 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



① Left (NORTH) Elevation Units 5, 4, 2 & 1
1/16" = 1'-0"

Revision #1
1. Initial design completed
2. Elevation updated

P3

21st NOV 2017 11:11 AM 2017 NOV 2017 11:11 AM RVT



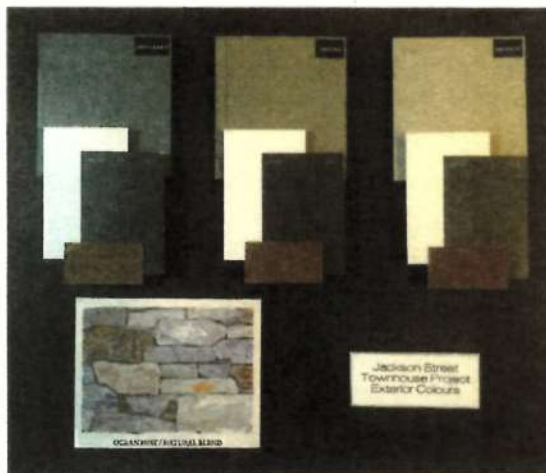
RON McNEIL, BD, AIBC, ASCT
 4024 Metcoshin Road,
 Victoria, BC V9C4A4
 Phone/Fax: 250.474.2360
 info@mcneilbuildings.com

Proposed 8 Townhouses for:

Brian & Bev CANFIELD
 at : 3031 Jackson Street, Victoria, BC

MAR 29 2018

Development Department
Registration Services Division



Jackson Street
Townhouse Project
Exterior Colours

Main Body Paint Colour Buildings Units 1-2 & 8-7

Extent: Main
Brand: Sherwin Williams
Colour: Repose Grey
Code: SW7044

Main Body Paint Colour Buildings Units 3-6

Extent: Main
Brand: Sherwin Williams
Colour: Adaptive Gray
Code: SW7063

Main Body Paint Colour Buildings Units 9-10

Extent: Main
Brand: Cloverdale Paint
Colour: Bay Leaf
Code: C-1542

Trim/Access Paint Colour 1 (off white)

Extent: All 8 Buildings
Brand: Cloverdale Paint
Colour: Standard White
Code: C-1425

Trim/Access Paint Colour 2 (Charcoal)

Extent: All 4 Buildings
Brand: Sherwin Williams
Colour: Iron Ore
Code: SW7055

Roof Colour:

Supplier: Sherwin Williams
Type: Semi-Transparent Woodshakes
Colour: Hawthorne
Code: SW-8519

Stucco

Extent: All 4 Buildings
Supplier: K2 Stone
Colour: Ocean Mist Natural Blend / adigstone

Grout and Accessories

Colour: Black 325

Stucco

Colour: Canyon Clay 610

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x6 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 2x6 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



① Rear (EAST) Elevation Units 8, 7, 6 & 5
1" = 10'-0"



② Driveway Elevation Units 3 & 4
1" = 10'-0"



③ Driveway Elevation Units 5, 6, 7 & 8
1" = 10'-0"



RON McNEIL, BD, AIBC, ASCT
4024 Metchosin Road,
Victoria, BC V9C4A4
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

Proposed 8 Townhouses for:

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria, BC

Revision #1
1. Grade lines corrected
& dimensions updated

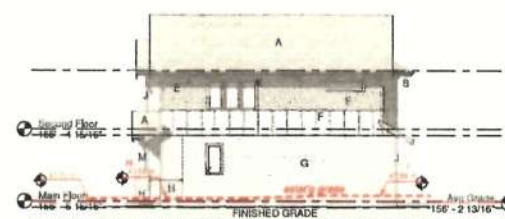
P4

NOV 2017 Author RVT

MAR 29 2018



⑥ Left (west) Elevation
1'-0" - 1'-0"



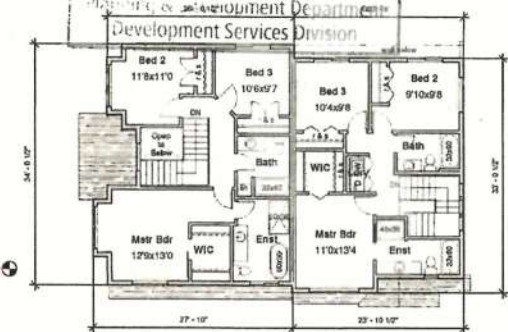
⑤ Right (east) Elevation
1/8" = 1'-0"



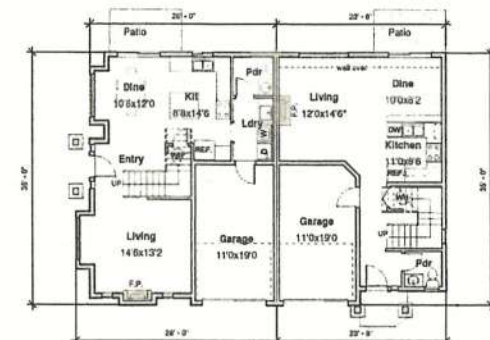
④ Front (south) Elevation
148° - 150°



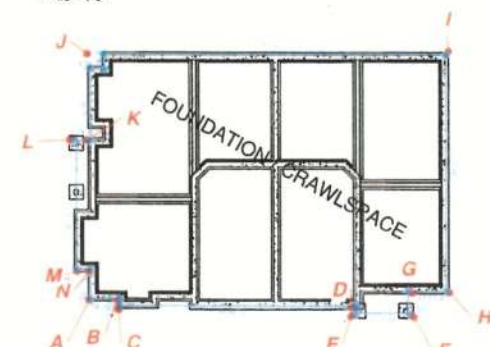
7 Rear (north) Elevation
1:8" = 1'-0"



③ Second Floor
1:00 - 1:05



② Main Floor
1/8" = 1'-0"



Grade Points	A	B	Avg. of Points	1 gph (mi)
A	47.500	A	(47.500 + 47.500) / 2	57.69
B	47.500	B	(47.500 + 47.848) / 2	47.25
C	47.494	C	(47.494 + 47.841) / 2	46.66
D	47.487	D	(47.487 + 47.841) / 2	46.66
E	47.412	E	(47.412 + 47.415) / 2	46.58
F	47.415	F	(47.415 + 47.845) / 2	46.52
G	47.840	G	(47.840 + 47.742) / 2	46.81
H	47.840	H	(47.840 + 47.742) / 2	46.81
I	47.860	I	(47.860 + 47.870) / 2	46.87
J	47.475	J	(47.475 + 47.360) / 2	46.46
K	47.500	K	(47.500 + 47.360) / 2	46.71
L	47.500	L	(47.500 + 47.360) / 2	46.87
M	47.500	M	(47.500 + 47.360) / 2	46.88
N	47.500	N	(47.500 + 47.360) / 2	46.88

GRADE CALCULATION: 5491.84 / 52.33
= 104.94 m

Block 1

Revisions #1

1. Grade lines corrected
2. Elevations title updated

P5

Page NOV 2017 Sheet P5 of P5 Printed by Author on 11/11/2017 RVT:xxx



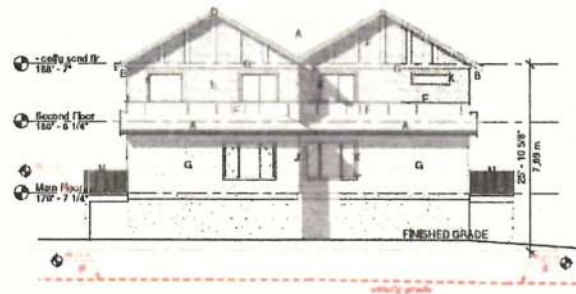
RON McNEIL, BD.AIBC,AScT
4024 Metchosin Road,
Victoria, BC V9C4A4
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

Proposed 8 Townhouses for:

Brian & Bev Canfield
at: 3031 Jackson Street, Victoria, B.C.

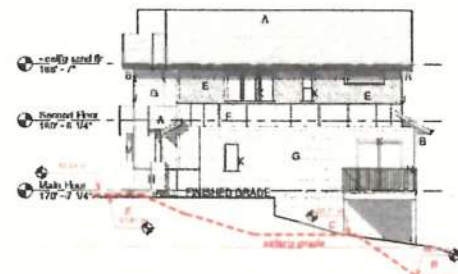


① Front (west) Elevation
1/8" = 1'-0"

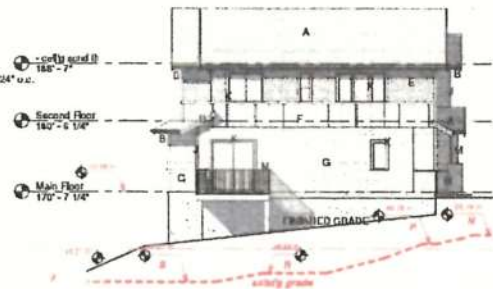


⑦ Front (west) Elevation
1/8" = 1'-0"

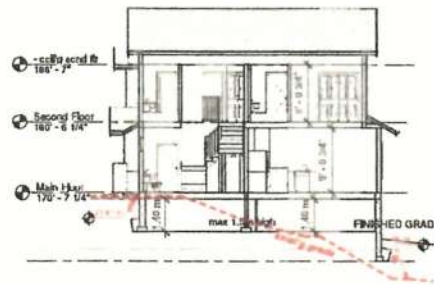
- A Fiberglass 1" x 6" x 1/2" RIBBED FR
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x6 TRANSITION BOARD w/ Drip Cap
- F 2x10 DANGLE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HORIZONTAL HARDPLANK SIDING
- I Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 RIFT Y RAMP w/ Drip Cap
- M Red Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- O Natural stained Wood DOOR
- P Poured CONCRETE



② Right (north) Elevation
1/8" = 1'-0"



③ Left (west) Elevation
1/8" = 1'-0"



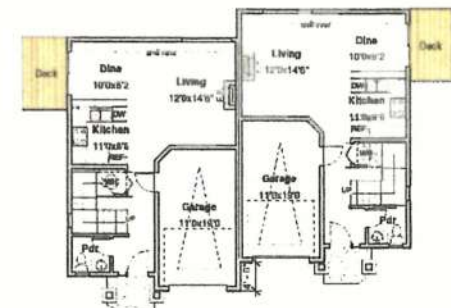
④ Section 1
1/8" = 1'-0"

Grade Points	1.00	Elev. 4.00 of Points	
AB	9.11	+48.25-48.34/2	48.29
BC	9.08	+48.24-48.31/2	48.27
CD	9.05	+48.23-48.30/2	48.25
DE	9.02	+48.22-48.29/2	48.22
EF	8.99	+48.21-48.28/2	48.20
FG	8.96	+48.20-48.27/2	48.18
GH	8.93	+48.19-48.26/2	48.16
HI	8.90	+48.18-48.25/2	48.14
IJ	8.87	+48.17-48.24/2	48.12
JK	8.84	+48.16-48.23/2	48.10
KL	8.81	+48.15-48.22/2	48.08
LM	8.78	+48.14-48.21/2	48.06
NO	8.75	+48.13-48.20/2	48.04
OP	8.72	+48.12-48.19/2	48.02
PQ	8.69	+48.11-48.18/2	48.00
QR	8.66	+48.10-48.17/2	47.98
RS	8.63	+48.09-48.16/2	47.96
ST	8.60	+48.08-48.15/2	47.94
TA	8.57	+48.07-48.14/2	47.92
TOTALS	91.75		479.92

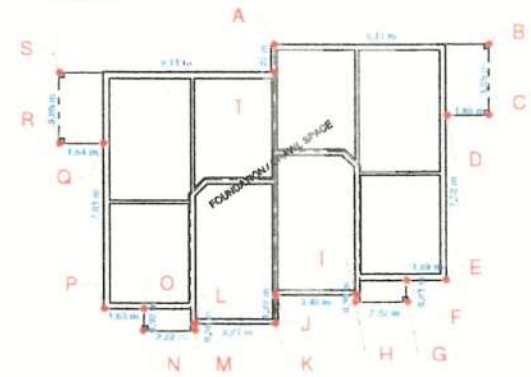
Grade Code: 2000.00/1.72



⑤ Second Floor
1/8" = 1'-0"



⑥ Main Floor
1/8" = 1'-0"



Revisions #1
1. Grade lines corrected
2. Elevations 980 updated

P6

McNEIL BUILDING DESIGNS LIMITED
 RON McNEIL, BD, AIBC, ASCT
 4024 Metcalfe Road,
 Victoria, BC V9C4A4
 Phone/Fax: 250.474.2360
 info@mcneilbuildings.com

Proposed 8 Townhouses for:
Brian & Bev Canfield
 at : 3031 Jackson Street, Victoria, B.C.

CITY OF VICTORIA
RECEIVED **DEEMED**
MAY 01 2018 **MAR 29 2018**

Received
 City of Victoria
MAY 01 2018
 Planning & Development Department
 Development Services Division



Graphic Code: 4618 32-00 27
x41 76 m



Brian & Bev Canfield
at : 3031 Jackson Street, Victoria, B.C.

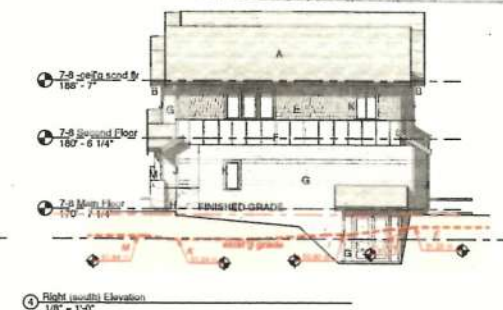
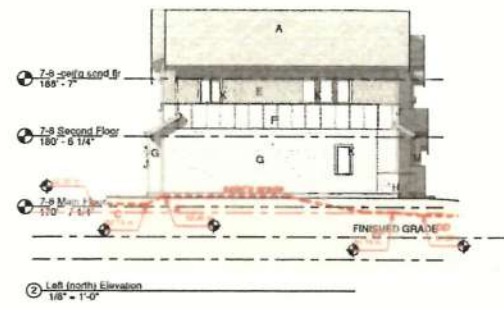
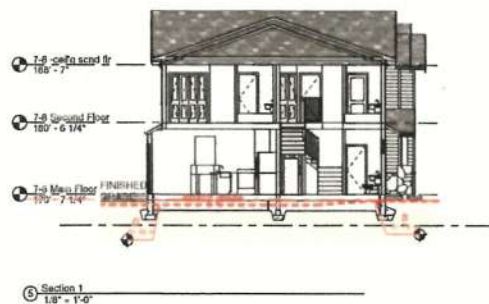
P7

MAR 29 2018

Planning & Development Services Division

Y:\MNR_REVIEW\PROJECTS\2015\20150304_JacksonStreetTownhouses\Drawings\Drawings.dwg

PLAT 1754P 2015-03-04 4:07 PM



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x8 FASCIA BOARD
- Vented Aluminum SOFFIT
- C 2x8 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
- E Cedar SHINGLE SIDING
- F HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
- H Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x8 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

**McNEIL
BUILDING
DESIGNS
LIMITED**

RON McNEIL, BD, AIBC, AScT
4024 Metchosin Road,
Victoria, BC V9C4A4
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

Proposed 8 Townhouses for:
Brian & Bev Canfield
at : 3031 Jackson Street, Victoria, B.C.

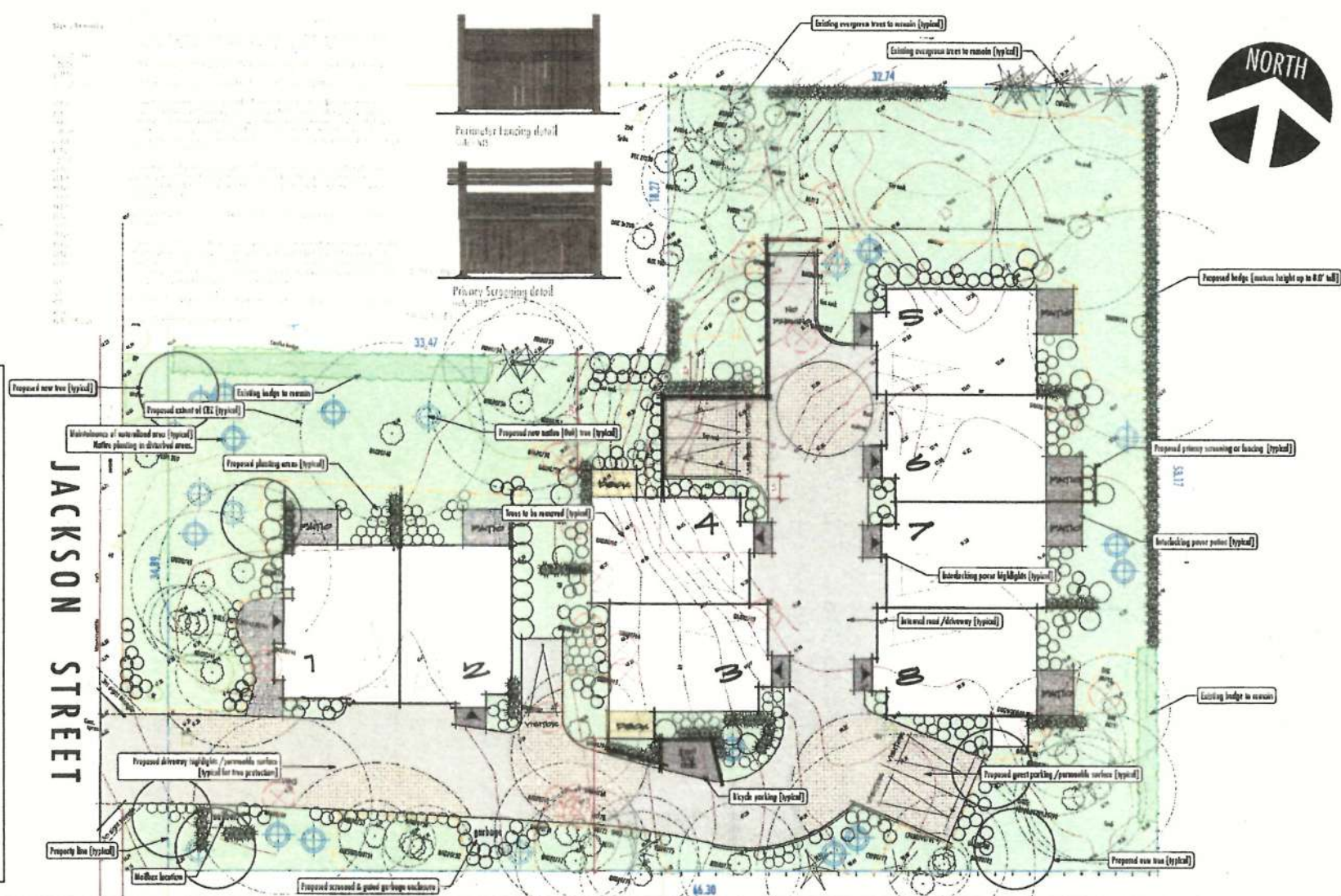
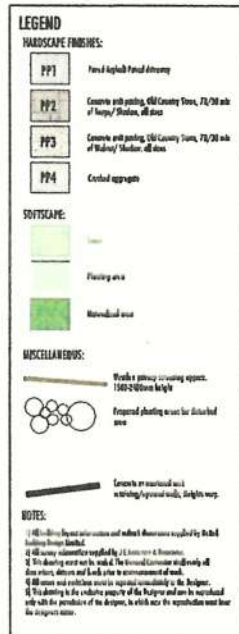
Block 3

- Revisions #1
- 1. Grade lines corrected
- 2. Elevation title updated

P8

Scale: 1/8" = 1'-0" Date: 03/29/18 Drawn by: RVT/AM

Planning & Development Department
Development Services Division



SKL.01
13.FEBRUARY.2016
1:125
LATEST REVISION: 05.APRIL.2018

3031 JACKSON STREET
LANDSCAPE LAYOUT

STUDIO
ONE
CREATIVE

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Development Services Division

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MAY 01 2018

MAR 29 2018

...TOWNHOUSE REZONING :: 3031 JACKSON STREET :: SKL01 :: landscape layout ::

LEGEND

LANDSCAPE FINISHES:

PP1 Paved Asphalt Roadway

PP2 Concrete and paving 90° County Stone, 75/75 size of large/medium, all sizes

PP3 Concrete and paving 90° County Stone, 75/75 size of medium/medium, all sizes

PP4 Crushed aggregate

SOFTSCAPE:

Planting area

Planting area

Planting area

MISCELLANEOUS:

Weather primary retaining system, 1500-2000mm height

Proposed planting areas for detached area

Concrete as mentioned with existing/typical walls, heights vary

NOTES:

1. All existing trees to be retained and subject to retention and removal by the City of Victoria.

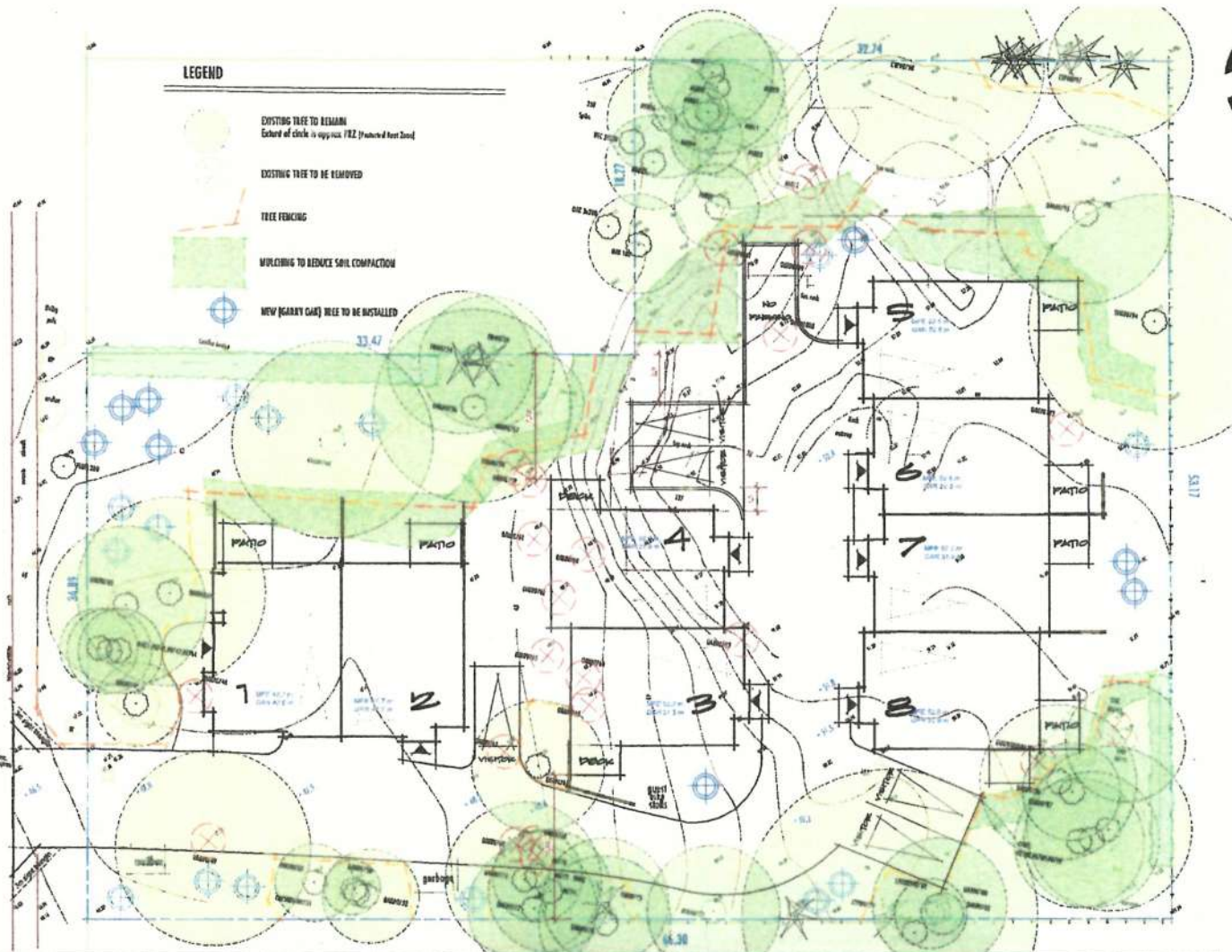
2. All existing trees to be retained and subject to retention and removal by the City of Victoria.

3. The design must not be subject to the Second Committee shall review all dimensions, materials and construction to ensure compliance with all relevant codes and standards.

4. The design must be subject to the Second Committee shall review all dimensions, materials and construction to ensure compliance with all relevant codes and standards.

5. The design must be subject to the Second Committee shall review all dimensions, materials and construction to ensure compliance with all relevant codes and standards.

JACKSON STREET



SKL.02
13 FEBRUARY 2016
1:125
LATEST REVISION: 05 APRIL 2018

MAY 01 2018
Planning & Development Department
Development Services Division

3031 JACKSON STREET TREE RETENTION & GRADING PLAN

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MAY 01 2018 MAR 29 2018

STUDIO
ONE
CREATIVE
PHOTO: KYLE-BELMONT
EMAIL: DIMITRIOS@STUDIOONE.CA

TOWNHOUSE REZONING - 3031 JACKSON STREET - SKL.02 - landscape layout



4024 Metchosin Road, Victoria , BC V9C 4A4
Home Page <http://mcneildesigns.bc.ca>

Phone/Fax (250) 474 - 2360
Email ron@mcneildesigns.bc.ca

December 08, 2017

Mayor and Council
City of Victoria,
Centennial Square, Victoria, BC
c/o by hand with revised drawing sets,
via --

Re: Revisions & Requested Variances, for Rezone/DP 3031 Jackson St, Victoria, BC

Dear Mayor and Council,

I write on behalf of my clients, Mr. & Mrs. B Canfield, the property owners of 3031 Jackson Street, who are making this second application to rezone a large parcel of property for eight townhouses. We have now consolidated units and situated them so we no longer require setback variances to the property lines. There are a couple internal building separation variances but nothing affecting neighbours.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson Street is also just a short walk from Quadra Street where transit service is provided. Jackson Street is also a designated bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling.

The large area, varied topography, and large number of Garry Oaks on the property make a clustered, townhouse approach to its development preferable to subdivision for single-family dwellings. The location next to existing townhouses and apartments also suggests townhouses are an appropriate form of land use. The two storey building height and density of the proposed townhouses is in keeping with the adjacent townhouses and single-family dwellings.

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

The owners have recently also enlisted a civil engineer to explore site servicing, and to date it appears much of it can be directed below the existing driveway to avoid root zones.

We retained the building and landscape design similar to what APC and ADP supported and recommended.

The units will be built to at least Energuide 80 specific actions providing energy efficient homes.

No variances for building height, nor for external setbacks to property lines.

Building Separation, smallest separation is 4.90 m, variance of 2.6 m, unit 4 to 2

Building Separation, smallest separation is 6.12 m, variance of 1.38 m, unit 3 to 2

Since our first application was rejected at the public hearing the owners of the property have consulted with neighbours, council, and the planning department and have made the following changes to our proposal: we have lowered our density, increased setbacks, negated external setback variances, and provided additional site parking.

After visiting with neighbours (including the Co-Op adjacent to the property), and through their feedback they recognize there will be some form of development on the property, and they favoured the eight unit proposal over the alternative that may be considered.

We hope that our new application with the changes and concessions made will gain the required support of Staff, Mayor, and Council to bring this development to fruition.

Sincerely,



Ron McNeil, ASTTBC.BD, ASCT.

mb1tr850b



DIGITAL
BUILDING
AHEAD



4024 Metchosin Road, Victoria , BC V9C4A4
Home Page <http://mcneildesigns.bc.ca>

Phone/Fax (250) 474 - 2360
Email ron@mcneildesigns.bc.ca

February 26, 2018

Mayor and Council
City of Victoria,
#1 Centennial Square, Victoria, BC
c/o by hand
via --

Re: Rezone & DP for 8 townhouses at 3031 Jackson St, Victoria, BC

Dear Mayor and Council,

I write to summarize our changes resulting from planning review.
We have made changes to address those concerns.

We have eliminated the parking spaces and turnaround at the north side of development, opening up much more greenspace and reducing trees removed, this is at insistence of planning understanding this is council desire, and leaves us not providing parking surplus as neighbourhood insists..

Landscape design creates a more pedestrian friendly driveway by adding more paver texture in driveway.

Many small corrections such as additional notes and dimensions of parking, parking buffers, and buildings.

We hope that council can now support our project and look forward to presenting at public hearing,

Sincerely,

Ron McNeil, ASTTBC-BD, ASCT.
mbltr852



Michael Angrove

From: Jenny Fraser [REDACTED]
Sent: December 26, 2017 7:13 PM
To: Michael Angrove
Cc: <nag@quadravillagecc.com> Group; Brian Canfield
Subject: Fwd: 3031 Jackson str

Follow Up Flag: Follow up
Flag Status: Completed

Michael,

I understand that the Canfields have met individually with the neighbours of this property to discuss the new plans. In addition, I believe, based on the material provided, that the new plans address most of the concerns expressed by the neighbours at the previous CALUC meeting, specifically: the number of units; the amount of parking; the orientation of the building closest to the street; and the previously variances. Furthermore, it is typically in the proponent's interest to participate in a CALUC meeting, and the Canfields do not believe a further meeting about this property is necessary.

Under the circumstances the Hillside Quadra Neighbourhood Action Committee (NAC) is willing to waive an additional CALUC meeting to discuss the new proposal for 3031 Jackson Street. We will, as is our usual practice, make the community aware of the new proposal through the weekly NAC newsletter, let the community know we will not be having a CALUC meeting, and invite community members to write directly to the City should they have additional concerns.

Sincerely,

Jenny Fraser
Chair, Hillside-Quadra Neighbourhood Action Committee
Cc. nag@quadravillagecc.com
Brian Canfield



Talbot Mackenzie & Associates
Consulting Arborists



CONSTRUCTION IMPACT ASSESSMENT
&
TREE PRESERVATION PLAN

3031 Jackson Street, Victoria

PREPARED FOR: Brian Canfield
289 Marine Drive
Pt. Roberts, Washington, USA
98281

PREPARED BY: Talbot, Mackenzie & Associates
Tom Talbot – Consulting Arborist
ISA Certified # PN-0211A
TRAQ – Qualified

DATE OF ISSUANCE: April 24, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Subject Property: 3031 Jackson Street

Date of Site Visits: November 30, 2016, and January 03, 2018

Weather Conditions: 4 degrees Celsius, Wind west 8 km/hr

Existing Site Conditions: Residential lot with rock outcrops, single family house. No construction activity present.

Summary: Our examination of the tree resource on the property identified a total of seventy-two (72) trees on the property. Sixty-one (61) of the trees are considered to be protected under the current tree protection bylaw, while eleven (11) are below the size that would be protected under this bylaw.

- Bylaw-protected trees are: 2 Monterey cypress and 59 Garry oak trees
- The proposal, as reviewed, will require the removal of 21 protected Garry oak trees.
- The remaining 40 Protected and 11 Non-protected trees have been identified for retention and are to be protected throughout the construction phase.

From the information and plans that were provided to us as part of this proposal, it is our opinion that the trees identified for retention can be isolated from the construction phase and will survive the construction impacts if the procedures outlined in this report are implemented.

Assignment: Provide arborist services to examine the tree resource on the property at 3031 Jackson Street, document the resource of bylaw-protected trees located on this property and on the municipal frontage and on neighbouring properties where they could be impacted, review the impacts on the tree resource of constructing townhouse units and prepare a tree impact report for the proposal that summarizes our findings.

Methodology: For this purpose, we reviewed a proposal to construct eight townhouse units on the subject property. Each tree was visually examined, and the information regarding all bylaw-protected, non-protected, and municipal trees was entered on a tree resource attached to this report. The information that was compiled includes the existing numeric metal tag number, tree species, size (dbh), protected root zone (PRZ), critical root zone (CRZ), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations.

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Tree Resource:

During our November 30, 2016 site visit, we identified and documented a total of 73 trees. Since that date, one of the trees, Pacific dogwood #0784, has failed and been removed, leaving a total of 72 trees. Of these remaining trees, 61 (2 Monterey cypress and 59 Garry oak) are bylaw-protected, and 11 are below the size that would be protected under the current municipal tree protection bylaw.

Potential Impacts:

- 21 Garry oak trees are located where they will be impacted, cannot be retained, and therefore have been identified in this report as trees to be removed or unlikely to be retained.

Trees identified for removal or that are unlikely to be retained:

Amount	Species	Tag numbers
20	Garry oak - removals Bylaw-protected	0746,0749,0758,0759,0760,0761,0762,0763,0764, 0765,0767,0768,0769,0770,0783,0792,0793,0799,0800 0801.
01	Garry oak - unlikely Bylaw-protected	0766

The Garry oak trees that are identified for removal are quantified under the following classifications:

- 1 tree is exhibiting fair/good or good health and structural characteristics.
- 8 trees are exhibiting fair health and structural characteristics.
- 9 trees are exhibiting fair/poor health characteristics that may limit their longevity.
- 3 trees are exhibiting either poor health or structural characteristics or are dead and therefore are poor candidates for retention.

Garry oak #0766, identified as unlikely to be retained, is located close to building and driveway footprints, and service corridors where it will be difficult to retain, or will require extensive and possibly costly mitigation strategies to assure its retention. The ability to retain this tree will depend on the final location width, and depth of, the service corridor. It has been shown in the plans to be removed however if you opt to attempt to retain it, the decision regarding its retention is best made as a field decision at the time of construction.

Tree # 0784, shown on the plan was a dogwood tree that failed since our initial site visit and inventory of the tree resource, and has been removed from the site.

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One untagged Flowering plum tree is located on the municipal frontage or on the shared property boundary.

There will be some encroachment by the service, building, driveway, and parking footprints into the edges of the critical root zones of trees to be retained; however, in our opinion, there is a good opportunity to mitigate these impacts and retain the remainder of the bylaw-protected trees on the site.

Mitigation of impacts: The following are guidelines to be considered as a means of isolating and protecting the trees that are to be retained on this site from the development impacts.

Barrier fencing: It is a requirement of the municipality that areas surrounding the trees that are designated for retention on this property be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. Where the new construction encroaches within the critical root zone areas, the fencing should be erected 1.0 metre off the edge of these footprints, or in a location that is determined by the project arborist.

The barrier fencing to be erected must be a minimum of 4 feet in height. A solid board or rail must run between the posts at the top and the bottom of the fencing. This frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Demolition: Barrier fencing must be erected to protect all trees that are to be retained, prior to any machinery entering the site for the demolition phase. Once the fencing is erected, trucks and equipment entering the site and demolition debris should be removed from the property along the existing main driveway where they are outside of the fenced tree protection zones.

Building footprints: The building footprints for Units 1, 2, 3, 5 and 8 encroach within the edge of the defined critical root zones of trees that are identified for retention, but where, in our opinion, the impacts related to the construction can be successfully mitigated. The project arborist must supervise the excavation for the building footprints, where these footprints encroach within the critical root zone of any of the trees that are to be retained on this property.

Blasting and rock Removal:

Blasting and the removal of rock will be required to establish a level building footprint for Units 3, 4, 5, 6, 7, 8 and the adjacent roadway and parking area. To reduce the impacts on the trees located near the edge of the blasting zone, care must be taken to assure that the area of blasting does not extend into the critical root zones of trees that are to be retained outside of the construction area footprint.

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This can be accomplished by:

1. Erecting barrier fencing to isolate the root zones of the trees that are to be retained from the area of blasting and construction (see attached barrier fencing specifications).
2. Maintaining a buffer of solid rock between the edge of blasting and the trees' critical root zones.
3. Line drilling along the perimeter of the blasting area which involves drilling a series of closely spaced holes, 4.0 in (10 cm) apart or a similar spacing that is determined by the blasting contractor, at the perimeter of the cut so as to break the rock along this line. This technique is designed to make a shear cut and reduce the potential for the blast to extend into the rock beyond this line.
4. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment.

Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones. The project arborist must meet with the blasting contractor to review the blasting requirements and monitor the progress throughout the blasting phase.

Driveway/Parking areas: The driveway and parking areas encroach within the edge of the defined critical root zones of trees that are identified for retention. In some of these driveway areas, the area beneath the footprint will already have been impacted by the installation of the underground service corridor. In other locations, there will be a significant grade change that will require the installation of a retaining wall.

In areas where the driveway will encroach within the root zones of protected trees, and the root zones have not been impacted by services and other construction activity, the driveway must be designed and constructed at a grade that permits them to be floated over the existing site grade in these locations with little or no excavation below these grades. We have provided typical floating driveway specifications that can be adapted to meet the requirements of your project. The project arborist must direct or supervise any excavation that is required within the root zones of the protected trees.

A retaining wall will be constructed along the west and north perimeter of the driveway and parking areas between Unit 4 and Unit 5. Where possible, the wall will be pinned directly to the bedrock layer or alternately constructed with a footing that extends beneath the parking area footprint and with limited excavation outside the edge of the wall.

Servicing: The proposal is to service the property by way of a single corridor that would run along the proposed driveway access. In our opinion, this is the most suitable and practical location to install the underground services. Garry oak trees are located on either side of this corridor and where they could potentially be impacted by the service trench.

- Garry oaks #741, 746 and 749, on either side of the driveway near Units 1 and 2
- Garry oaks #767 and 766 on the north side of the driveway near Unit 3, and #768, 769, 770, 771 and 772 on the south side of the driveway opposite Unit 3

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We determined, and outlined in the spreadsheet tree removal summary, that Garry oaks #746, 767, 768, 769 and 770 should be removed due to these and other anticipated construction impacts. We further indicated that it is also unlikely that Garry oak #749 could be retained due to its location in relation to the driveway footprint; therefore, these trees have been identified for removal.

The degree of impact on the remaining trees is dependant on the number of services that will be installed within the corridor, the degree of separation between each service and the depth of excavation required. If it is determined that a wide, deep corridor is required, we recommend relocating the easement to one side of the corridor. Such a relocation may result in the loss of trees on one side of the corridor, but would increase the chance of protecting the trees on the other side of this corridor.

On this site, if a wide corridor is required and is located where trees on both sides of this corridor cannot be adequately protected, we would suggest:

- Where the service corridor enters the property near Unit 1 & 2, run the trench down the south side of the driveway which would result in the removal oak #749. This tree has already been identified as a tree that may not survive due to other construction related impacts.
- The service trench should cross the driveway and run along the north side of the driveway where it passes Unit 3. Therefore, Garry oak #767 which has already been identified in our spreadsheet for removal, and one additional oak #766 would be removed.

In some instances, to reduce the width of the required corridor, individual services can be stacked, or services encased to reduce the separation between individual services. A decision regarding the removal of these trees can be made prior to construction or made as field decision at the time of excavation.

Stump removal: The stumps of trees #0746, 0767, 0768, 0769, 0770, 0781, 0792, 0801, 0803, 0809 and 0811 that are to be removed, fall within the root zones of trees that are to be retained. The project arborist must supervise the removal of these stumps. If a stump cannot be removed without having a detrimental impact on the protected trees, it should be left in place, undisturbed or removed with the use of a stump router or grinder.

Pruning: Any pruning of tree canopies that may be required to provide adequate clearance for access, clearance from or construction around the building footprint, headroom above the driveway and any parking or turn around areas must be completed by an ISA Certified arborist or to ANSI 300 standards.

Landscape Installation: Landscape installations can have a considerable impact on mature landscape trees. The project arborist should review detailed plans that outline proposed grade changes, planting types and irrigation locations, when available, in order to determine the potential impacts on the tree resource and to outline measures to mitigate these impacts.

Mulching: Mulching is an important proactive step to maintaining the health of the trees to be retained and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. As much of the area within the dripline and fenced protection zones of the tree to be retained, as possible should be mulched.

Methods to avoid soil compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Work Area and Material Storage: It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction or demolition; where possible, these activities should be kept outside of the critical root zones of trees that are to be retained. If there is insufficient room for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).

Owners Responsibility: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation during the demolition, construction, paths, driveways and service footprints where they encroach within the critical root zones of trees that are to be retained.
- Reviewing and advising of any tree removal, replacements required and pruning requirements for clearances.

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, demolition or other construction activity occurs.

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Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,

Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosures: Tree resource spreadsheet, Keys to headings in resource table, Floating driveway specifications, Barrier fencing specifications, Barrier fencing location plan, Plans reviewed

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Retention status – Planned status of tree retention within proposed development

- Retain – Retention of tree proposed
- Possible – Retention possible with precautions
- Unlikely – Survival and retention unlikely based on the proposal.
- Remove – Removal required or recommended

Relative Tolerance – relative tolerance of the selected species to development impacts.

- Good - Shows little evidence of stress related to encroachment and disturbance within its root zone
- Moderate - Frequently exhibits stress symptoms when disturbed by construction activity by often recovers in subsequent years.
- Poor - Exhibits severe stress and decline symptoms encroachment and disturbance within its root zone and frequently declines and dies

TREE RESOURCE
for
3031 Jackson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Common Species Name	Latin Name	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Tree Status	Remarks / Recommendations
no tag	26	4.7	3.0	Japanese Flowering plum	Prunus pissardi 'Nigra'	5	Good	Good	Moderate	Retain	Flush cut wounds, leaning. Located on municipal frontage.
0741	26	4.7	2.6	Garry oak	Quercus garryana	5	Fair/Poor	Fair	Good	Retain	Twig dieback, weeps over driveway, compacted soil at base.
0742	24	4.3	2.4	Garry oak	Quercus garryana	6	Fair/Good	Fair	Good	Retain	Co-dominant with 0743, weeps over sidewalk, history of limb failure.
0743	26	4.7	2.6	Garry oak	Quercus garryana	4	Fair	Fair	Good	Retain	Co-dominant with 0742, large deadwood, natural lean.
0744	20	3.8	2.0	Garry oak	Quercus garryana	3	Fair	Fair	Good	Retain	High crown, twig dieback.
0745	26, 33	8.8	4.9	Garry oak	Quercus garryana	5	Fair	Fair	Good	Retain	Co-dominant, small deadwood, cavity in upper canopy.
0746	37, 41	11.0	6.3	Garry oak	Quercus garryana	8	Fair	Fair	Good	Remove	Co-dominant, large deadwood, compacted soil at base.
0747	26, 42	10.4	5.8	Garry oak	Quercus garryana	8	Fair	Fair	Good	Retain	Co-dominant, large deadwood, twig dieback.
0748	61	11.0	6.1	Garry oak	Quercus garryana	10	Fair/poor	Good	Good	Retain	Close to northern property boundary, twig dieback, small deadwood, poor annual shoot elongation.
0749	23, 28, 30	11.0	6.0	Garry oak	Quercus garryana	8	Fair	Fair	Good	Remove	Tri-dominant, located along southern property line, tri-dominant, epicormic growth, poor annual shoot elongation.
0750	17	3.1	1.7	Garry oak	Quercus garryana	4	Fair	Fair	Good	Retain	Located along southern property line, small deadwood, ivy covered.
0751	24	4.3	2.4	Horse chestnut	Aesculus hippocastanum	5	Good	Good	Good	Retain	Located along southern property line. Rubbing adjacent Garry oak.
0752	29	5.2	2.9	Garry oak	Quercus garryana	7	Good	Good	Good	Retain	Located along southern property line. Rubbing adjacent Horse chestnut.

TREE RESOURCE
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Tree #	d.b.h. (cm)	PRZ	CRZ	Common Species Name	Latin Name	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Tree Status	Remarks / Recommendations
0753	24	4.3	2.4	Garry oak	Quercus garryana	2	Fair/poor	Fair/poor	Good	Retain	Located along southern property line, asymmetric form, 100% ivy covered, live foliage visible through ivy.
0754	29	5.2	4.4	Douglas-fir	Psuedotsuga menziesii	5	Good	Good	Poor	Retain	Located along northern property line, may be shared tree with neighbour.
0755	27	4.9	4.1	Douglas-fir	Psuedotsuga menziesii	5	Good	Fair	Poor	Retain	Located along northern property line, corrected lean, may be shared tree with neighbour.
0756	60	10.8	6.0	Garry oak	Quercus garryana	7	Good	Good	Good	Retain	Located along northern property line, ivy covered, deadwood.
0757	30	5.4	3.0	Garry oak	Quercus garryana	4	Fair/Poor	Fair	Good	Retain	Ivy covered, some live foliage visible.
0758	36	6.5	3.6	Garry oak	Quercus garryana	4	Fair/poor	Fair	Good	Remove	Covered in dead ivy, poor annual shoot elongation.
0759	23	4.1	2.3	Garry oak	Quercus garryana	6	Fair	Fair	Good	Remove	Covered in dead ivy, poor annual shoot elongation.
0760	42	7.6	4.2	Garry oak	Quercus garryana	6	Fair/poor	Fair	Good	Remove	Ivy covered, some live foliage visible.
0761	27, 31	8.5	4.7	Garry oak	Quercus garryana	8	Fair	Fair/Poor	Good	Remove	Co-dominant, large deadwood, poor annual shoot elongation.
0762	37	6.7	3.7	Garry oak	Quercus garryana	8	Fair	Fair	Good	Remove	Large deadwood, twig dieback, poor annual shoot elongation.
0763	27, 27, 34	12.0	6.6	Garry oak	Quercus garryana	12	Fair/poor	Fair	Good	Remove	Epicormic growth, large deadwood, poor annual shoot elongation.
0764	18	3.2	1.8	Garry oak	Quercus garryana	5	Fair	Fair	Good	Remove	Twig dieback, poor annual shoot elongation.
0765	34	6.1	3.4	Garry oak	Quercus garryana	7	Fair	Fair	Good	Remove	Large deadwood, cavity at lower trunk.
0766	41	7.4	4.1	Garry oak	Quercus garryana	12	Fair	Fair	Good	Unlikely	Small deadwood, compaction at base.

TREE RESOURCE
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Tree #	d.b.h. (cm)	PRZ	CRZ	Common Species Name	Latin Name	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Tree Status	Remarks / Recommendations
0767	27	4.9	2.7	Garry oak	Quercus garryana	3	Poor	Poor	Good	Remove	Large deadwood, poor annual shoot elongation.
0768	26	4.7	2.6	Garry oak	Quercus garryana	8	Fair/poor	Fair	Good	Remove	Ivy covered, leaning, some live foliage visible, compaction at base from driveway.
0769	28	5.0	2.8	Garry oak	Quercus garryana	4	Fair/poor	Fair	Good	Remove	Ivy covered, leaning, some live foliage visible, compaction at base from driveway.
0770	36	6.5	3.6	Garry oak	Quercus garryana	4	Fair/Poor	Fair	Good	Remove	Ivy covered, large deadwood, some live foliage visible.
0771	48	8.6	4.8	Garry oak	Quercus garryana	6	Good	Fair	Good	Possible	Ivy covered, leaning.
0772	28	5.0	2.8	Garry oak	Quercus garryana	8	Fair	Fair	Good	Possible	Ivy covered, small deadwood, weeping over driveway.
0773	40	7.2	4.0	Garry oak	Quercus garryana	7	Good	Fair	Good	Retain	Ivy covered, leaning over neighbour's yard.
0774	38	6.8	3.8	Garry oak	Quercus garryana	5	Fair	Fair	Good	Possible	Ivy covered, high crown.
0775	26	4.7	3.9	Douglas-fir	Psuedotsuga menziesii	4	Good	Poor	Poor	Possible	Ivy covered, young tree, suppressed.
0776	49	8.8	4.9	Garry oak	Quercus garryana	6	Fair	Fair	Good	Retain	Ivy covered, one-sided form over neighbour's yard.
0777	34	6.1	4.1	Ash	Fraxinus species	4	Good	Fair	Moderate	Possible	Located at edge of driveway, minor included bark, compaction at base.
0778	32	5.8	4.8	Douglas-fir	Psuedotsuga menziesii	6	Good	Good	Poor	Possible	Located at edge of driveway, compaction at base.
0779	60	10.8	9.0	Monterey cypress	Cupressus macrocarpa	9	Good	Fair	poor	Retain	Located at edge of driveway, multiple stems, compaction at base, small hangers.
0780	34	6.1	4.1	Garry oak	Quercus garryana	9	Fair	Fair	Good	Retain	Twig dieback, grows close to cherry #0781.

TREE RESOURCE
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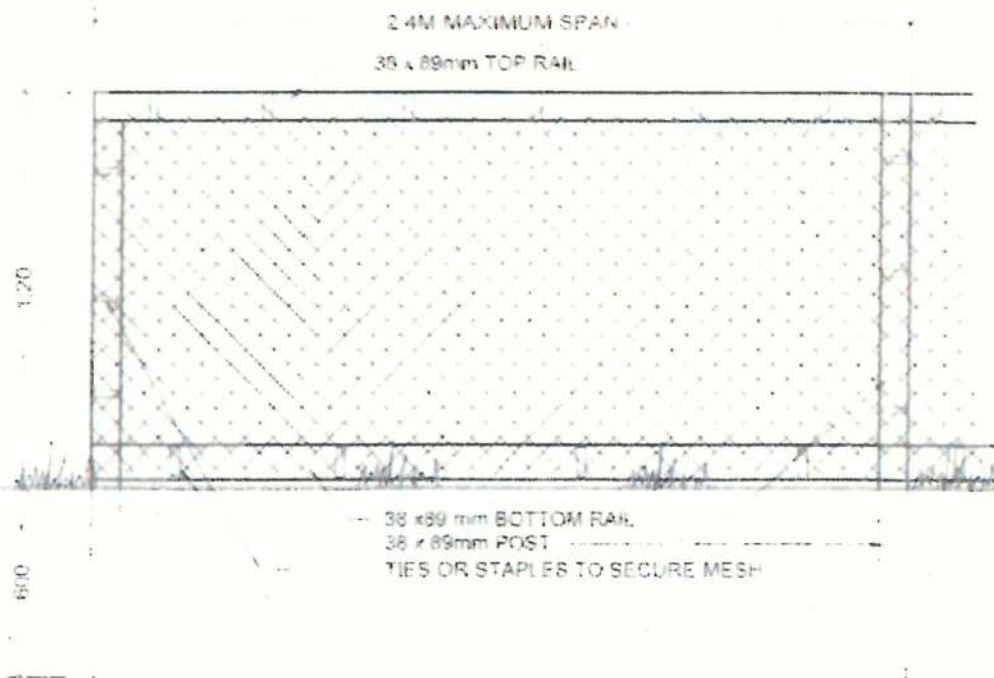
Tree #	d.b.h. (cm)	PRZ	CRZ	Common Species Name	Latin Name	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Tree Status	Remarks / Recommendations
0781	22	4.0	2.2	Cherry	Prunus species	6	Fair	Fair	Moderate	Possible	Grows close to Garry oak #0780.
0782	13	2.3	1.3	Garry oak	Quercus garryana	3	Fair	Fair	Good	Retain	Leans over neighbour's yard, grows next to cherry #0781.
0783	34	6.1	3.4	Garry oak	Quercus garryana	9	Dead	Poor	Good	Remove	Grows next to house, declining. Tree is now dead.
0786	48	8.6	4.8	Garry oak	Quercus garryana	5	Poor	Poor	Good	Possible	Main stem failed historically, large cavity in remaining stem. Removal recommended.
0787	30	5.4	3.0	Garry oak	Quercus garryana	5	Fair	Fair	Good	Possible	Corrected lean, minor girdling from power line.
0788	40	7.2	4.0	Garry oak	Quercus garryana	6	Fair	Fair	Good	Retain	Ivy covered, small deadwood, low live crown ratio, canopy leans over neighbouring property.
0789	42	7.6	4.2	Garry oak	Quercus garryana	4	Fair	Fair	Good	Retain	Ivy covered, small deadwood, low live crown ratio.
0790	31, 32	9.0	5.1	Garry oak	Quercus garryana	5	Fair	Fair	Good	Retain	Co-dominant, twig dieback, small deadwood, leaning toward neighbouring property.
no tag	multiple stems	N/A	N/A	Western Red cedar	Thuja plicata	N/A	Fair	Fair	Poor	Possible	Cedar hedge along southeast property line. Approximately 20 stems between 10-20 cm d.b.h.
0791	37	6.7	3.7	Garry oak	Quercus garryana	6	Good	Good	Good	Retain	Leaning toward neighbouring property.
0792	52	9.4	5.2	Garry oak	Quercus garryana	10	Poor	Poor	Good	Remove	Covered in dense ivy, no live foliage visible. Remove ivy to determine if the tree is alive.
0793	109	19.6	10.9	Garry oak	Quercus garryana	14	Fair/poor	Fair/poor	Good	Remove	Mature tree with large historic pruning wounds, recent limb failure, large deadwood, end-weighted limbs. Resistograph test if retained.
0794	79	14.2	7.9	Garry oak	Quercus garryana	8	Fair/poor	Poor	Good	Retain	Mature tree, large dead/decayed stem, twig dieback, leans toward neighbour's property. Resistograph test if retained.

TREE RESOURCE
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3031 Jackson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Common Species Name	Latin Name	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Tree Status	Remarks / Recommendations
0795	55	9.9	5.5	Garry oak	Quercus garryana	7	Fair	Good	Good	Retain	Twig dieback.
0796	34, 35, 66	19.0	16.0	Monterey cypress	Cupressus macrocarpa	18	Good	Fair	Poor	Retain	Northeast corner of property, crossing limbs, multiple stems.
0797	30	5.4	4.5	Monterey cypress	Cupressus macrocarpa	12	Good	Fair	Poor	Retain	Rubbing adjacent Cypress tree.
0798	46	8.3	6.9	Monterey cypress	Cupressus macrocarpa	10	Good	Fair	Poor	Retain	Previously topped, recent pruning wounds.
0799	57	10.3	5.7	Garry oak	Quercus garryana	10	Fair	Fair/poor	Good	Remove	Large cavity at lower trunk, large deadwood, rooted in rock.
0800	17, 21	5.6	3.0	Garry oak	Quercus garryana	12	Good	Fair	Good	Remove	Co-dominant, deadwood, rooted in rock.
0801	20	3.6	2.0	Garry oak	Quercus garryana	8	Fair	Fair	Good	Remove	Rooted in rock.
0802	26	4.7	2.6	Garry oak	Quercus garryana	9	Fair	Fair	Good	Possible	Rooted in rock, deadwood.
0803	18	3.2	1.8	Garry oak	Quercus garryana	6	Fair	Fair	Good	Retain	Rooted in rock, twig dieback.
0804	22	4.0	2.2	Garry oak	Quercus garryana	7	Fair	Fair	Good	Retain	Rooted in rock, high crown.
0805	29	5.2	2.9	Garry oak	Quercus garryana	12	Fair	Fair	Good	Retain	Rooted in rock, large deadwood, may be shared with neighbour.
0806	36	6.5	3.6	Garry oak	Quercus garryana	10	Fair	Fair	Good	Retain	Rooted in rock, may be shared with neighbour.
0807	14	2.5	1.4	Garry oak	Quercus garryana	8	Fair	Fair	Good	Retain	Rooted in rock.
0808	42	7.6	4.2	Garry oak	Quercus garryana	8	Fair	Fair	Good	Retain	Rooted in rock, located on northernmost property line.

**TREE RESOURCE
for
3031 Jackson Street**

Tree #	d.b.h. (cm)	PRZ	CRZ	Common Species Name	Latin Name	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Tree Status	Remarks / Recommendations
0809	16	2.9	1.6	Garry oak	Quercus garryana	8	Good	Good	Good	Retain	Rooted in rock, small tree, located along northernmost property line.
0810	38	6.8	3.8	Garry oak	Quercus garryana	10	Good	Good	Good	Retain	Rooted in rock, located behind 0808, leaning over neighbouring property.
0811	16	2.9	1.6	Garry oak	Quercus garryana	8	Good	Good	Good	Retain	Rooted in rock.
0812	21	3.8	2.1	Garry oak	Quercus garryana	9	Good	Good	Good	Retain	Rooted in rock.



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"x4") WOOD FRAME:
 TOP, BOTTOM AND POSTS *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

TREE PROTECTION FENCING

Oct 30/07

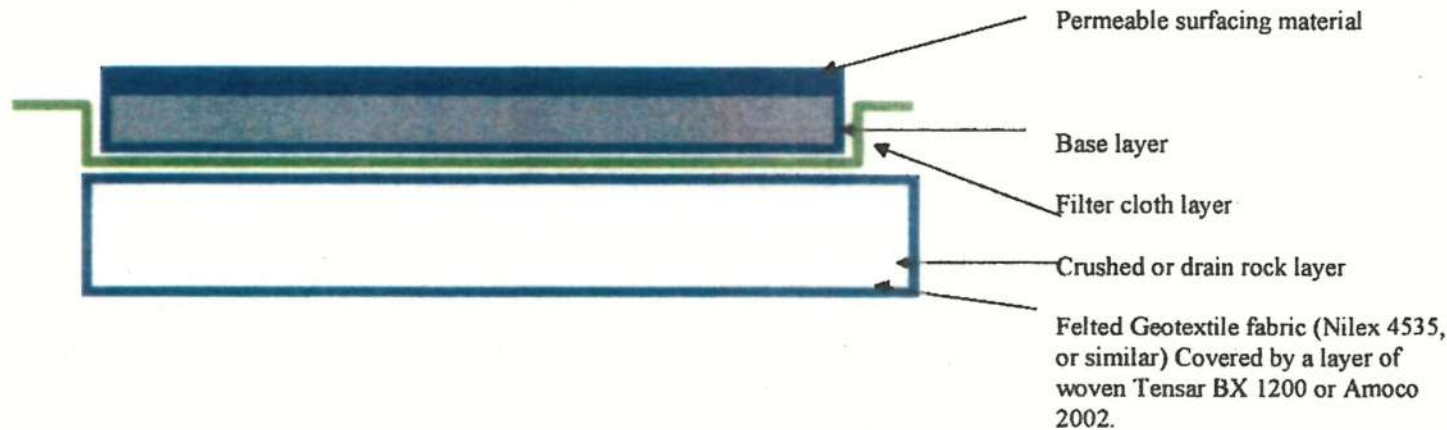
DM

RR

N.T.S.

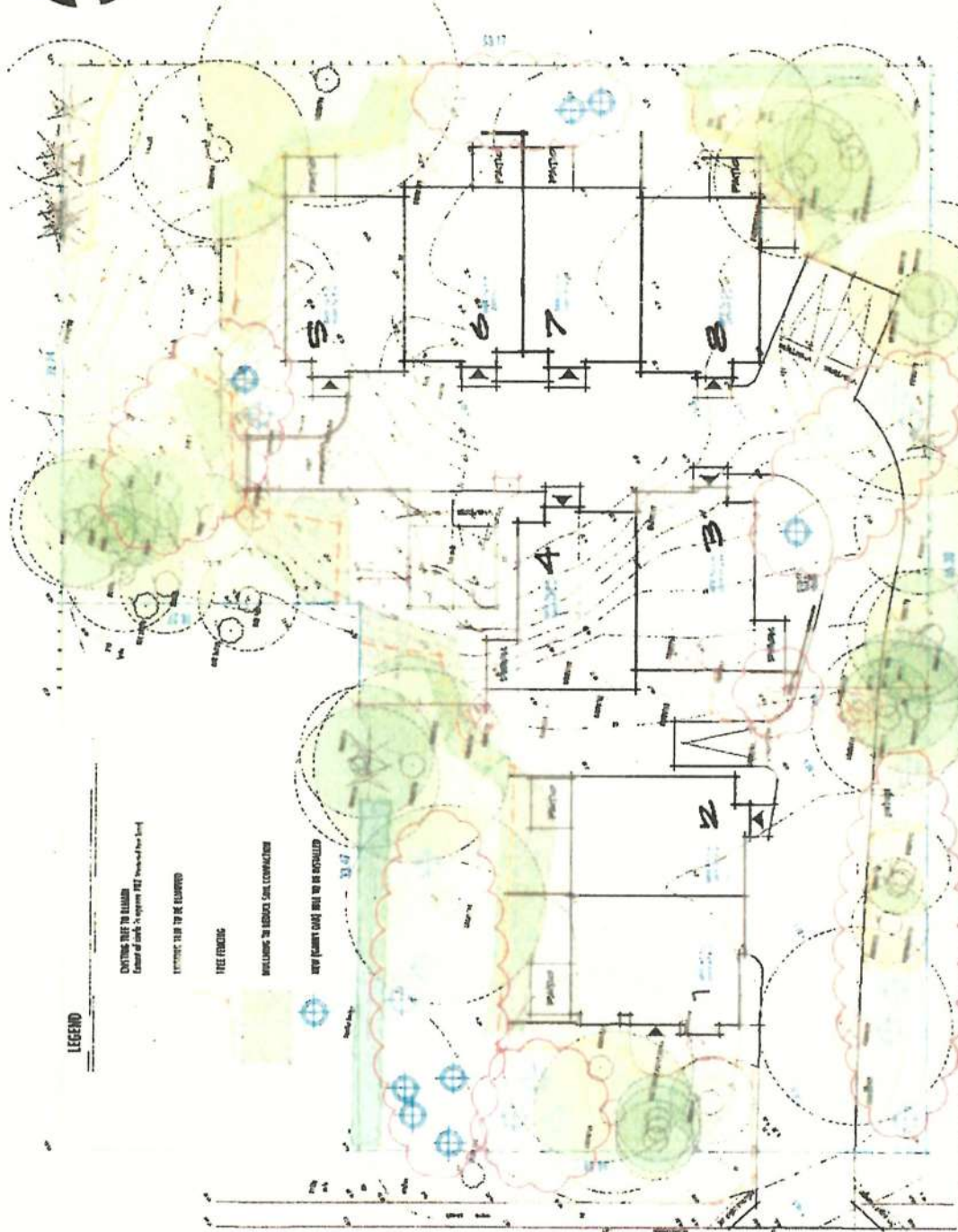
E105

Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas



Specifications for Floating Driveway and Parking Areas

1. Excavation for driveway or parking area construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the paving. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.



JACKSON STREET

LEGEND	
BOUNDARY LINES	
P1	Final Property Boundary
P2	Current Property Boundary
P3	Proposed Property Boundary
P4	Current Easement
P5	Proposed Easement
P6	Current Easement
P7	Proposed Easement
P8	Current Easement
P9	Proposed Easement
P10	Current Easement
P11	Proposed Easement
P12	Current Easement
P13	Proposed Easement
P14	Current Easement
P15	Proposed Easement
P16	Current Easement
P17	Proposed Easement
P18	Current Easement
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P93	Proposed Easement
P94	Current Easement
P95	Proposed Easement
P96	Current Easement
P97	Proposed Easement
P98	Current Easement
P99	Proposed Easement
P100	Current Easement

STUDIO
ONE
CREATIVE
DESIGN
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
ENGINEERING
CONSULTING
DESIGNER NETWORK AND PRODUCTION

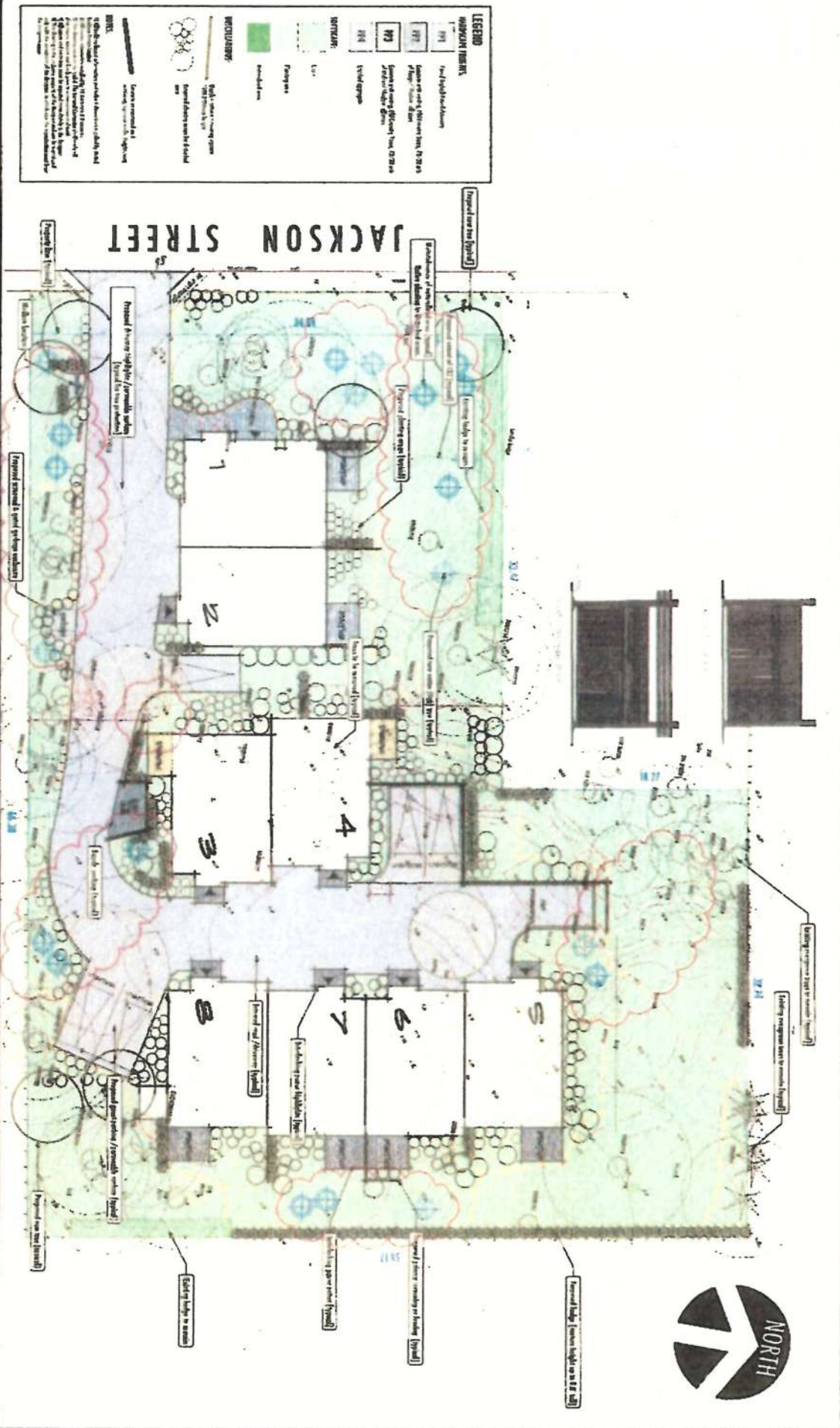
3031 JACKSON STREET TREE RETENTION & GRADING PLAN

SKL02
13 FEBRUARY 2016
1:125
LATEST REVISION: 20 APRIL 2018

3031 JACKSON STREET
LANDSCAPE LAYOUT

STUDIO
ONE

IN SEARCH OF AN EFFECTIVE



Council discussed the following:

- That 219 rental units in the City is a positive addition.
- The ecological benefit of repurposing an existing building.

Carried Unanimously

Adoption of Zoning Regulation Bylaw, Amendment Bylaw (No. 1113) No. 17-085 and Housing Agreement (345 Quebec Street) Bylaw (2017) No. 17-089 is pending registration of the Section 219 Covenant.

3. Rezoning Application No. 00520 and Development Permit with Variances Application No. 000475 for 3031 Jackson Street

1. Public Hearing

Rezoning Application No. 00520

To rezone the land known as 3031 Jackson Street from the R1-B Zone, Single Family Dwelling District, to the R-J Zone, Low Density Attached Dwelling District, to permit construction of ten townhouses.

New Zone: R-J Zone, Low Density Attached Dwelling District

Legal description: Lot 3, Section 4, Victoria District, Plan 6385

Existing Zone: R1-B Zone, Single Family Dwelling District

Jim Handy (Senior Planner): Advised that the application is to construct 10 attached dwelling (townhouse) units.

Mayor Helps opened the public hearing at 7:38 p.m.

Rodney McNeil (Architect): Provided information regarding the application, which proposes the creation of 10 townhouse units which will help to create more affordable home ownership and densification in the neighbourhood.

Ariel Pagnotta (Jackson Street): Expressed concerns relating to the application due to increased traffic in the neighbourhood.

June Randall (Jackson Street): Expressed concerns relating to the application due to increased traffic in the neighbourhood.

Damian Graham (Jackson Street): Expressed concerns relating to the application as it is too dense for this neighbourhood and a lack of parking.

Jan Bailey (Jackson Street): Expressed concerns relating to the application due to a potential lack of privacy.

Alison Bottomley (Jackson Street): Expressed concerns relating to the application due to a lack of parking and the increased density.

Christian Prohom (Summit Avenue): Expressed concerns relating to the application due to a potential lack of privacy to the Wilderness Park Co-op.

Al Legalat (Jackson Street): Expressed concerns relating to the application due to increased traffic in the neighbourhood and lack of parking.

Council discussed the following:

- Whether having the street designated as residential-only parking would alleviate parking concerns.
- What would happen to the protected Gary Oak trees on the site.

Councillor Loveday withdrew from the meeting at 8:08 p.m. and returned at 8:09 p.m.

- Concerns relating to how the trees would be replaced and by what variety of tree.

Councillor Isitt withdrew from the meeting at 8:11 p.m. and returned at 8:13 p.m.

- Concerns relating to the densification of the neighbourhood.

Mayor Helps closed the public hearing at 8:18 p.m.

2. Bylaw Approval

Motion:

It was moved by Councillor Young, seconded by Mayor Helps, that the following bylaw be given third reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1111) No. 17-082

Council discussed the following:

- Concerns relating to what is a reasonable type of development on this site.
- Concerns relating to the lack of neighbourhood support.
- That the shape of the site creates a difficulty for redevelopment.
- That there is a lack of housing affordability in this application.
- The value of the current Gary Oak trees, which are endangered.
- The number of townhouse units or single family dwelling units that would be appropriate on this lot.

Defeated

For: Councillor Young
Opposed: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe

Council recessed at 8:52 p.m. and reconvened at 8:57 p.m.

4. Rezoning Application No. 00572 for 853 Cormorant Street

1. Public Hearing

Rezoning Application No. 00572

To rezone the land known as 853 Cormorant Street from the CA-3 Zone, Central Area General Commercial District, to the CA-81 Zone, Central Area Commercial (Cannabis) District, to permit a storefront cannabis retailer.

New Zone: CA-81 Zone, Central Area Commercial (Cannabis) District

Legal description: Lot 26, Suburban Lot 5, Victoria City

Existing Zone: CA-3 Zone, Central Area General Commercial District

Jim Handy (Senior Planner): Advised that the application is to rezone the property to allow for the retail sale of cannabis.

Mayor Helps opened the public hearing at 8:58 p.m.

Shadrick Cain (Applicant): Provided information regarding the application for a business, which has been in place for 18 years.

Katherine Woodcock (Quadra Street): Expressed concerns relating to the proximity to other cannabis retail stores.

Deborah Divac (Resident): Expressed support for the application in relation to her position on the board of the Vancouver Island Compassion Society and the health benefits of medicinal cannabis.

Denver Allen (Brokerage Court): Expressed support for the application in relation to his position on the board of the Vancouver Island Compassion Society.

Jenny Farkas (President of the North Park Neighbourhood Association): Advised that no issues were raised during the community association meeting about this specific storefront.

Will Stuart (Resident): Expressed support for the application in relation to the affordable medicinal cannabis that is provided by the non-profit organization.

Mayor Helps closed the public hearing at 9:15 p.m.

2. Bylaw Approval

Motion:

It was moved by Mayor Helps, seconded by Councillor Loveday, that the following bylaw be given third reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1106) No. 17-069

Council discussed the following:

- That this is a longstanding business in this location.

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe
Opposed: Councillor Young