Talbot Mackenzie & Associates
Consulting Arborists

945 Pembroke St, Victoria

Arborist Report:

Tree Preservation Plan

PREPARED FOR: Todd Doherty
961 Pembroke St.
Victoria, BC
V8T 1J1

PREPARED BY: Talbot, Mackenzie & Associates

Noah Borges – Consulting Arborist
ISA Certified # PN-8409A

DATE OF ISSUANCE: January 8, 2019

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Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 945 Pembroke St, Victoria

Date of Site Visit: May 24, 2018

Site Conditions: Residential lot. No construction activity present.

Summary: No trees will require removal as a result of this development. Based on discussions with the contractor, it is our understanding that the proposed patio near the west property boundary for House B will be redesigned to avoid severing large, critical roots from Purple Leaf Plum NT7. Based on an exploratory excavation we conducted, the driveway and walkway can be constructed in the locations shown on the attached plans without impacting the health or stability of Sweetgum NT2. The patio north of house A may have to be raised depending on whether critical roots from NT2 are encountered during excavation. An arborist should supervise any excavation within the tree's critical root zone, including during excavation for underground storm, sewer, and water connections. Roots from Hawthorn NT5 and Laurel NT6 are also likely to be encountered during excavation for construction of the parking area, but we anticipate they will incur only minor health impacts.

Scope of Assignment:

- To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to demolish the existing building and garage, subdivide the property into two lots, and construct two new houses, a common driveway, and a parking area at the rear of the property
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Christine Lintott Architects (dated January 8, 2019).

Limitations: An exploratory excavation was performed only for the construction of the driveway and walkway to house A. The remaining conclusions reached in this report are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

Summary of Tree Resource: Seven trees were inventoried, none of which are on the subject property. There are two trees on the municipal frontage and five on neighbouring properties. Only Garry Oak NT1 is by-law protected.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Purple Leaf Plum NT7** (46cm DBH): The attached plans indicate the patio on the west side of house B will be constructed approximately 50cm below the existing grade, with a retaining wall along the west property boundary. Unless plans are altered, large critical roots from this tree will be encountered during excavation, resulting in significant health impacts, in which case we recommend it be removed prior to construction.

  However, based on discussions with the contractor, it is our understanding that an effort will be made to retain this tree, either by building the patio at grade within the critical root zone of the tree or leaving an area of undisturbed soil around its base. If the patio is to be constructed at grade, it should be cantilevered to avoid excavation near the base of the tree. We recommend an arborist review any future plans for patio construction and direct and supervise any excavation to occur within the tree's CRZ. As the tree is on an adjacent property, the neighbour should be notified of the proposed impacts to their tree.

- **Sweetgum NT2** (66cm DBH): An exploratory excavation was conducted to determine the impacts of constructing the common driveway and walkway to house A. Trenches were excavated using shovels to depths of 30-45cm. We dug in the following locations:
  - 1.5m east of the tree, in the approximate location of the proposed walkway to house A
  - south of the existing municipal sidewalk on the municipal frontage, 3.5m west from the base of the tree (in the location of the proposed driveway)
  - 4.5-5m northwest of the tree (in the approximate location of the driveway apron)

  No roots were encountered in any of the trenches (see photos below). Therefore, in our opinion, the driveway and walkway can be constructed without impacting the health or stability of the tree. We recommend the project arborist be on site during excavations if it is to occur beyond 30cm in depth.

  A patio will also be located 2.5m south of the existing fence, or approximately 3-3.5m south of the tree. If the new patio requires excavation down to bearing soil within its footprint and roots are encountered in this area, this could impact the health and/or stability of the tree significantly. We recommend an arborist be on site during excavation to determine whether the patio should be constructed at an elevated grade and be made of a permeable material, depending on the number and size of roots encountered within its footprint. Based on

discussions with the contractor, it is our understanding that construction will consider the preservation of the tree's critical roots. The "floating patio" specifications are attached.

The objective of a raised, permeable surface is to avoid root loss and to instead raise the patio and its base layer above the roots. This may result in the grade of the "floating patio" being up to 30cm above the existing grade (depending on how close roots are to the surface and the depth of the driveway base layers). Final grading plans should take this potential change into account. This may also mean that some of the A horizon soil layer (rich in organic material and roots) will be left intact below the driveway.

To allow water to drain into the root systems below, we would also recommend that the surface of the driveway, walkway, and patio be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

- **Sweetgum NT3** (39, 28cm DBH)**:** The footprints of the patio for unit B6 and the parking area overlap with the critical root zone of this tree. If excavation to bearing soil is required, the health of this tree could be significantly impacted. We recommend an arborist be on site to determine whether the patio and parking area be "floated" atop the roots of the tree, depending on the number and size of roots encountered. It is our understanding that the patio will be constructed using permeable pavers. The project arborist should also be on site for any other excavation that occurs within the tree's critical root zone (see attached specifications for "floating" features). As the tree is on an adjacent property, the neighbour should be notified of potential impacts to their tree.

- **Hawthorn NT5 and Laurel NT6** are located south of the property boundary. Roots from these trees are likely to be encountered during excavation, but we do not anticipate either will be significantly impacted by construction. Both species are typically tolerant of root disturbance. We recommend an arborist be on site to supervise any excavation within the critical root zones of the trees and prune any damaged roots back to sound tissue.

- **Garry Oak NT1** (5cm DBH)**:** We do not anticipate this tree will be impacted by construction, but it should be isolated from construction by erecting protective barrier fencing at the perimeter of its critical root zone.

- **Service Connections:**

  Based on discussions with the contractor, it is our understanding that underground storm, sewer, and water services to house A will be located along the east property line. Estimating a

trench width of approximately 1.5m, excavation will occur 6-7m from Sweetgum NT2. Any roots encountered should be pruned back to sound tissue.

Storm and sewer laterals to house B will be located underneath the west side of the driveway, requiring a trench to be excavated approximately 6.5m from the base of NT2 and 1.5m from NT1 (assuming a trench width of 60-80cm). There is an existing water service connection on the west side of the property that will be used to service House B. We do not anticipate large, structural roots from NT2 to be encountered during excavation, but recommend an arborist be on site to supervise any excavation within the critical root zones of the two municipal oaks. We also recommend an excavator with a small, flat-edged bucket be used. If large roots are encountered, alternative excavation methods may be required (e.g. hydro-vac or a combination of hand-digging and small machine excavation).

An underground hydro service connection will be installed within the proposed SRW at the northwest corner of the property (approximately 1m south of the fence line). If any roots from Garry Oak NT1 are encountered, they should be pruned back to sound tissue at the edge of excavation. No by-law protected, municipal, or neighbour's trees will be significantly impacted.

- **Arborist Supervision**: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

- **Barrier fencing:** The areas surrounding the trees to be retained should 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. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. 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.

- **Minimizing 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 20cm 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 15cm over top.
    - Placing two layers of 19mm plywood.
    - Placing steel plates.

- **Demolition of the existing buildings:** The demolition of the existing house, garage, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

  Based on discussions with the contractor, it is our understanding that the existing driveway will be retained beyond the demolition of the existing building and used as an access point during the construction phase, which will limit additional soil compaction to the trees to be retained.

- **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 two times the dripline of the tree should be mulched, both inside and outside of the critical root zone. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

- **Blasting:** If required, care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

- **Arborist Role:** 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 any excavation within the critical root zones of trees to be retained
  - Reviewing and advising of any pruning requirements for machine 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, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

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

Yours truly,

Noah Borges
ISA Certified: #PN-8409A

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page Tree Resource Spreadsheet, 16-page site and building plans, 1-page floating driveway specifications, 1-page barrier fencing specifications, 2-page Tree Resource Spreadsheet Methodology and Definitions

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure 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 or 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.

945 Pembroke St
Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
NT1	Garry Oak	*Quercus garryana*	5	1	0.5	Good	Fair	Fair	Municipal.	Retain
NT2	Sweetgum	*Liquidambar styraciflua*	66	8	8.0	Moderate	Good	Fair/poor	Municipal. Codominant union at 2m.	Retain
NT3	Sweetgum	*Liquidambar styraciflua*	39, 28	12	6.5	Moderate	Good	Fair	Neighbour's. 1m from fence. Codominant union at base	Retain
NT4	Shore pine	*Pinus contorta*	~20	6	2.0	Good	Good	Good	Neighbour's.	Retain
NT5	Hawthorn	*Crataegus spp.*	10	4	1.0	Good	Good	Fair	Neighbour's. Adjacent to fence	Retain
NT6	Laurel	*Prunus laurocerasus*	~20	8	2.0	Good	Fair	Fair	Neighbour's. Adjacent to fence. Some dieback	Retain
NT7	Purple Leaf Plum	*Prunus cerasifera*	46	5	5.5	Moderate	Fair	Fair	Neighbour's. Adjacent to fence. Some dieback	Retain

Prepared by:
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945 PEMBROKE STREET

APPLICATION FOR REZONING

LEGAL DESCRIPTION: LOT A, SUBURBAN LOT 6, VICTORIA CITY, PLAN VIP83993

CONTACTS

APPLICANT

ARCHITECT

SURVEYOR

BUILDING CODE DATA

RESUBMISSION NOTES

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 26-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision		
No.	Description	Date

Consultant

945 Pembroke Street

House A & B

Cover Sheet

Date	2019-01-07 11:46:40 AM
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Scale

REZONING PROJECT INFORMATION TABLE - HOUSE A

	PROPOSED	EXISTING ZONING
ZONING	R3-A1, LOW PROFILE MUTIPLE DWELLING	R2, TWO FAMILY DWELLING
SITE AREA	531.29 m² (VARIANCE 920 m² REQUIRED)	1061.7 m²
TOTAL FLOOR AREA	522.50 m²	212 m²
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.86:1 (DOES NOT INCL. ATTIC) 0.98:1 (INCL. ATTIC)	0.5:1
SITE COVERAGE	35.4% (VARIANCE: 33.33% ALLOWABLE)	18.8%
OPEN SITE SPACE	32.5%	63.1%
HEIGHT OF BUILDING	9.71 m	8.35 m
NUMBER OF STOREYS	3	2
PARKING STALLS ON SITE	5 (VARIANCE: 1.1 * 6 = 7 REQUIRED)	2
BICYCLE PARKING NUMBER (STORAGE & RACK)	LONG TERM: 8 SHORT TERM: 6	0
BUILDING SETBACKS		
FRONT YARD (NORTH)	5.45 m (VARIANCE: 7.5 m REQUIRED)	7.5 m
FRONT YARD (STEPS)	3.20 m (VARIANCE: 4.5 m REQUIRED)	3.5 m
REAR YARD (SOUTH)	12.98 m	13.64 m
SIDE YARD (EAST)	2.21 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
SIDE YARD (WEST)	1.56 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
COMBINED SIDE YARDS	4.32 m	5.5 m

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	4
MINIMUM UNIT FLOOR AREA	65.53 m²
TOTAL RESIDENTIAL FLOOR AREA	485.44 m²

REZONING PROJECT INFORMATION TABLE - HOUSE B

	PROPOSED	EXISTING ZONING
ZONING	R3-A1, LOW PROFILE MUTIPLE DWELLING	R2, TWO FAMILY DWELLING
SITE AREA	528.41 m² (VARIANCE: 920 m² REQUIRED)	1061.7 m²
TOTAL FLOOR AREA	526.01 m²	212 m²
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.87:1 (DOES NOT INCL. ATTIC) 1:1 (INCL. ATTIC)	0.5:1
SITE COVERAGE	35.8% (VARIANCE: 33.33% ALLOWABLE)	18.8%
OPEN SITE SPACE	31.6%	63.1%
HEIGHT OF BUILDING	9.48 m	8.35 m
NUMBER OF STOREYS	3	2
PARKING STALLS ON SITE	5 (VARIANCE: 1.1 * 6 = 7 REQUIRED)	2
BICYCLE PARKING NUMBER (STORAGE & RACK)	LONG TERM: 8 SHORT TERM: 6	0
BUILDING SETBACKS		
FRONT YARD (NORTH)	5.52 m (VARIANCE: 7.5 m REQUIRED)	7.5 m
FRONT YARD (STEPS)	3.13 m (VARIANCE: 4.5 m REQUIRED)	3.5 m
REAR YARD (SOUTH)	12.79 m	13.64 m
SIDE YARD (EAST)	1.56 m (VARIANCE: 4.71 m REQUIRED)	2.75 m
SIDE YARD (WEST)	2.17 m (VARIANCE: 4.71 m REQUIRED)	2.75 m
COMBINED SIDE YARDS	4.27 m	5.5 m

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	4
MINIMUM UNIT FLOOR AREA	66.51 SQ.M.
TOTAL RESIDENTIAL FLOOR AREA	488.57 SQ.M.

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision

No.	Description	Date
1	Revised Grade	Jan 3-19
2	Building Size Increased	Jan 3-19
5	Bike Parking	Jan 3-19

Consultant

945 Pembroke Street

House A & B

Project Data Tables

Date 2019-01-07 11:46:58 AM

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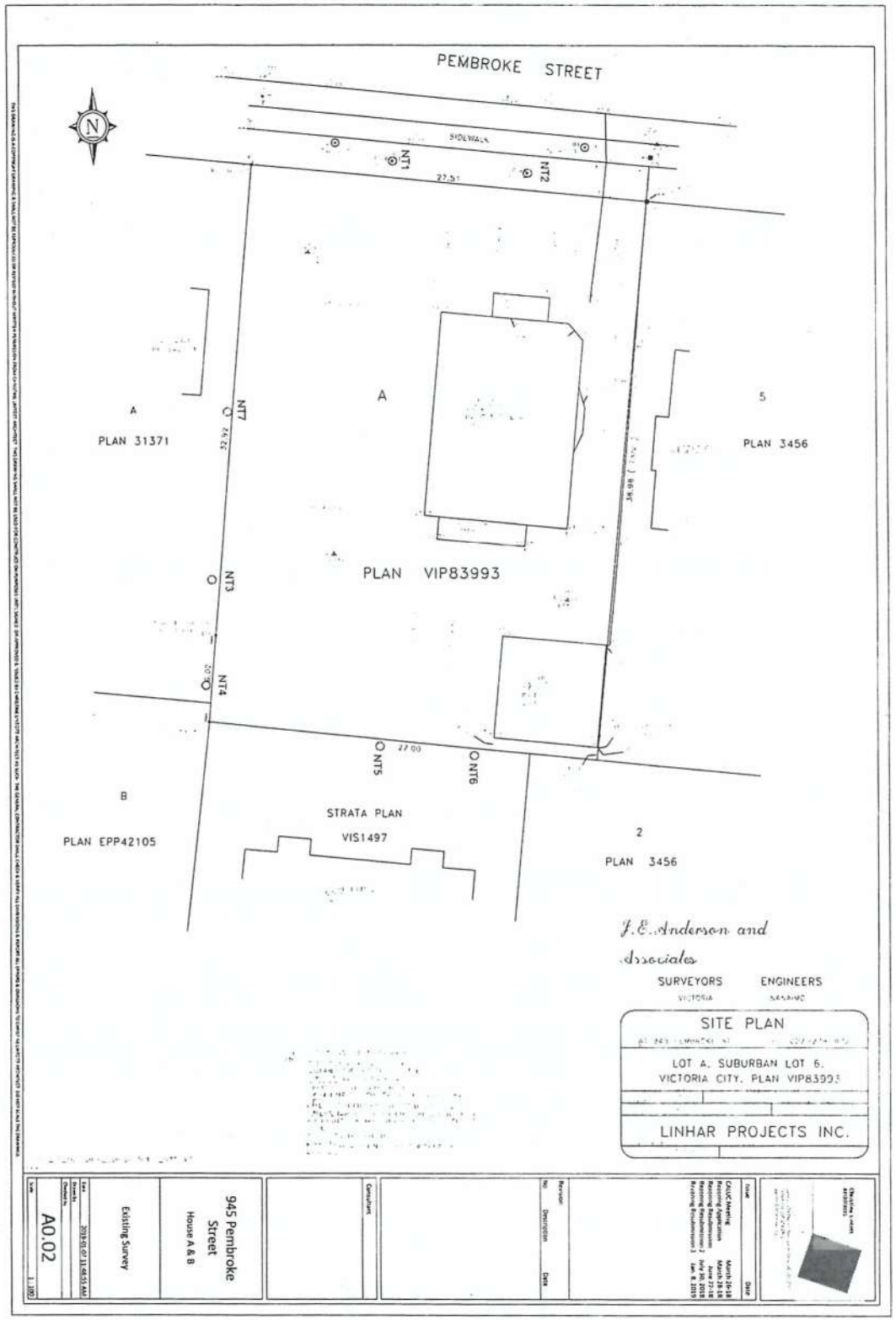
Scale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SIDEWALK
NT1
NT2
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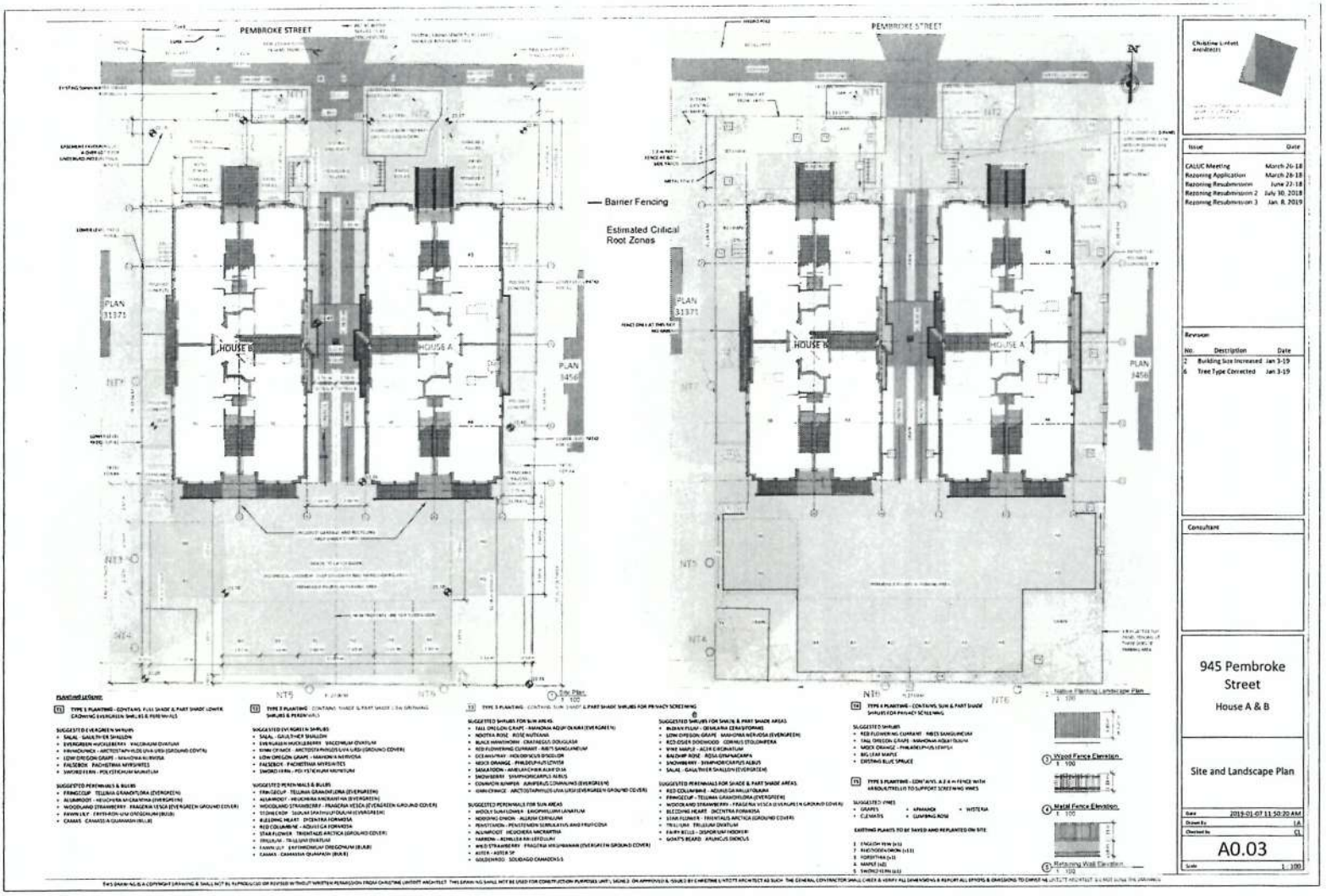
A
PLAN 31371
NT7
26.52'
A
PLAN VIP83993
5
PLAN 3456
38.98'
NT3
NT4
50'
27.00
NT5
NT6
B
PLAN EPP42105
STRATA PLAN
VIS1497
2
PLAN 3456
J.E. Anderson and Associates
SURVEYORS
ENGINEERS
SITE PLAN
LOT A, SUBURBAN LOT 6,
VICTORIA CITY, PLAN VIP83993
LINHAR PROJECTS INC.
945 Pembroke Street
House A & B
Existing Survey
A0.02
Issue
Date
CALUC Meeting
March 19-18
Rezoning Application
March 21-18
Rezoning Resubmission
June 27-18
Rezoning Resubmission 2
July 30, 2018
Rezoning Resubmission 3
Jan 8, 2019
Revision
No.
Description
Date
Consultant



PLANTING LEGEND

T1 TYPE 1 PLANTING - CONTAINS: FULL SHADE & PART SHADE LOWER GROWING EVERGREEN SHRUBS & PERENNIALS

SUGGESTED EVERGREEN SHRUBS
- SALAL - GAULTHER SHALLON
- EVERGREEN HUCKLEBERRY - VACCINIUM OVATUM
- KINNIKINNICK - ARCTOSTAPHYLOS UVA URSI (GROUND COVER)
- LOW OREGON GRAPE - MAHONIA NERVOSA
- FALSEBOX - PACHISTIMA MYRSINITES
- SWORD FERN - POLYSTICHUM MUNITUM

SUGGESTED PERENNIALS & BULBS
- FRINGECUP - TELLIMA GRANDIFLORA (EVERGREEN)
- ALUMROOT - HEUCHERA MICRANTHA (EVERGREEN)
- WOODLAND STRAWBERRY - FRAGARIA VESCA (EVERGREEN GROUND COVER)
- FAWN LILY - ERYTHRONIUM OREGONUM (BULB)
- CAMAS - CAMASSIA QUAMASH (BULB)

T2 TYPE 2 PLANTING - CONTAINS: SHADE & PART SHADE LOW GROWING SHRUBS & PERENNIALS

SUGGESTED EVERGREEN SHRUBS
- SALAL - GAULTHER SHALLON
- EVERGREEN HUCKLEBERRY - VACCINIUM OVATUM
- SWAMP LAUREL - KALMIA MICROPHYLLA (GROUND COVER)
- LOW OREGON GRAPE - MAHONIA NERVOSA
- FALSEBOX - PACHISTIMA MYRSINITES
- SWORD FERN - POLYSTICHUM MUNITUM

SUGGESTED PERENNIALS & BULBS
- FRINGECUP - TELLIMA GRANDIFLORA (EVERGREEN)
- ALUMROOT - HEUCHERA MICRANTHA (EVERGREEN)
- WOODLAND STRAWBERRY - FRAGARIA VESCA (EVERGREEN GROUND COVER)
- STONECROP - SEDUM SPATHULIFOLIUM 'CAPE BLANCO'
- BLEEDING HEART - DICENTRA FORMOSA
- RED COLUMBINE - AQUILEGIA FORMOSA
- STAR FLOWER - TRIENTALIS ARCTICA (GROUND COVER)
- TRILLIUM - TRILLIUM OVATUM
- FAWN LILY - ERYTHRONIUM OREGONUM (BULB)
- CAMAS - CAMASSIA QUAMASH (BULB)

T3 TYPE 3 PLANTING - CONTAINS: SUN SHADY & PART SHADE SHRUBS FOR PRIVACY SCREENING

SUGGESTED SHRUBS FOR SUN AREAS
- TALL OREGON GRAPE - MAHONIA AQUIFOLIUM (EVERGREEN)
- NOOTKA ROSE - ROSE NUTKANA
- BLACK HAWTHORN - CRATAEGUS DOUGLASII
- RED FLOWERING CURRANT - RIBES SANGUINEUM
- OCEANSPRAY - HOLODISCUS DISCOLOR
- MOCK ORANGE - PHILADELPHUS LEWISII
- SALMONBERRY - RUBUS SPECTABILIS
- SNOWBERRY - SYMPHORICARPUS ALBUS
- COMMON JUNIPER - JUNIPERUS COMMUNIS (EVERGREEN)
- KINNIKINNICK - ARCTOSTAPHYLOS UVA URSI (EVERGREEN GROUND COVER)

SUGGESTED PERENNIALS FOR SUN AREAS
- WOOLY SUNFLOWER - ERIOPHYLLUM LANATUM
- NODDING ONION - ALLIUM CERNUUM
- PENSTEMON - PENSTEMON SUBSULCATUS AND FRUTICOSA
- ALUMROOT - HEUCHERA MICRANTHA
- YARROW - ACHILLEA MILLEFOLIUM
- WILD STRAWBERRY - FRAGARIA VESCA (EVERGREEN GROUND COVER)
- ASTER - ASTER SP.
- GOLDENROD - SOLIDAGO CANADENSIS

SUGGESTED SHRUBS FOR SHADE & PART SHADE AREAS
- INDIAN PLUM - OEMLERIA CERASIFORMIS
- LOW OREGON GRAPE - MAHONIA NERVOSA (EVERGREEN)
- RED-OSIER DOGWOOD - CORNUS STOLONIFERA
- VINE MAPLE - ACER CIRCINATUM
- BALDHIP ROSE - ROSA GYMNOCARPA
- SNOWBERRY - SYMPHORICARPUS ALBUS
- SALAL - GAULTHER SHALLON (EVERGREEN)

SUGGESTED PERENNIALS FOR SHADE & PART SHADE AREAS
- RED COLUMBINE - AQUILEGIA FORMOSA
- FRINGECUP - TELLIMA GRANDIFLORA (EVERGREEN)
- WOODLAND STRAWBERRY - FRAGARIA VESCA (EVERGREEN GROUND COVER)
- BLEEDING HEART - DICENTRA FORMOSA
- STAR FLOWER - TRIENTALIS ARCTICA (GROUND COVER)
- TRILLIUM - TRILLIUM OVATUM
- FAWN LILY - ERYTHRONIUM OREGONUM
- GOAT'S BEARD - ARUNCUS DIOICUS

T4 TYPE 4 PLANTING - CONTAINS: SUN & PART SHADE SHRUBS FOR PRIVACY SCREENING

SUGGESTED SHRUBS
- RED FLOWERING CURRANT - RIBES SANGUINEUM
- TALL OREGON GRAPE - MAHONIA AQUIFOLIUM
- MOCK ORANGE - PHILADELPHUS LEWISII
- BIG LEAF MAPLE
- EXISTING BLUE SPRUCE

T5 TYPE 5 PLANTING - CONTAINS: A 2.4 m FENCE WITH ARBOR/TRELLIS TO SUPPORT SCREENING VINES

SUGGESTED VINES
- GRAPES
- HONEYSUCKLE
- WISTERIA
- CLEMATIS
- CLIMBING ROSE

EXISTING PLANTS TO BE SAVED AND REPLANTED ON SITE
1. ENGLISH YEW (x1)
2. RHODODENDRON (x11)
3. FORSYTHIA (x3)
4. MAPLE (x1)
5. SWORD FERN (x1)

Christine Lynott Architect

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 26-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision

No.	Description	Date
2	Building Size Increased	Jan 3-19
6	Tree Type Corrected	Jan 3-19

Consultant

945 Pembroke Street

House A & B

Site and Landscape Plan

Date	2019-01-07 11:50:20 AM
Drawn By	LA
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Scale	1 : 100

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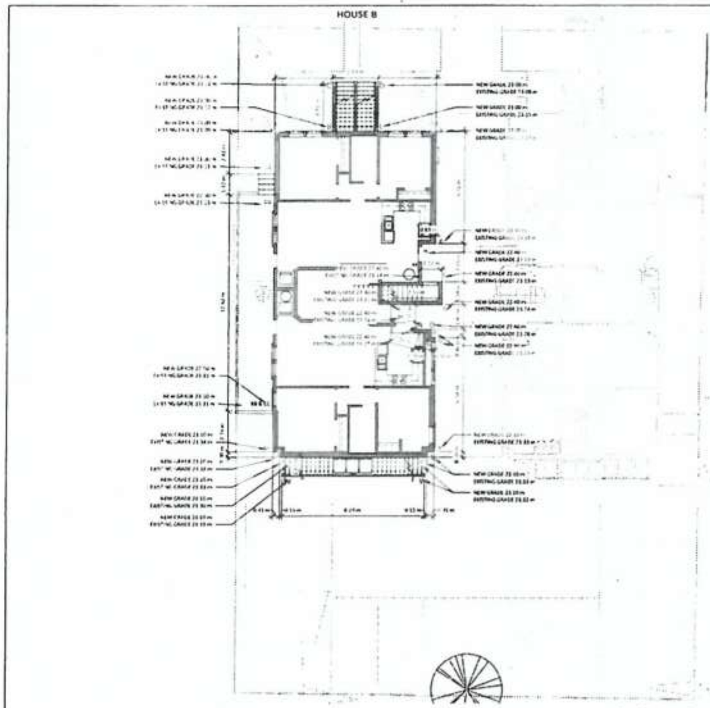
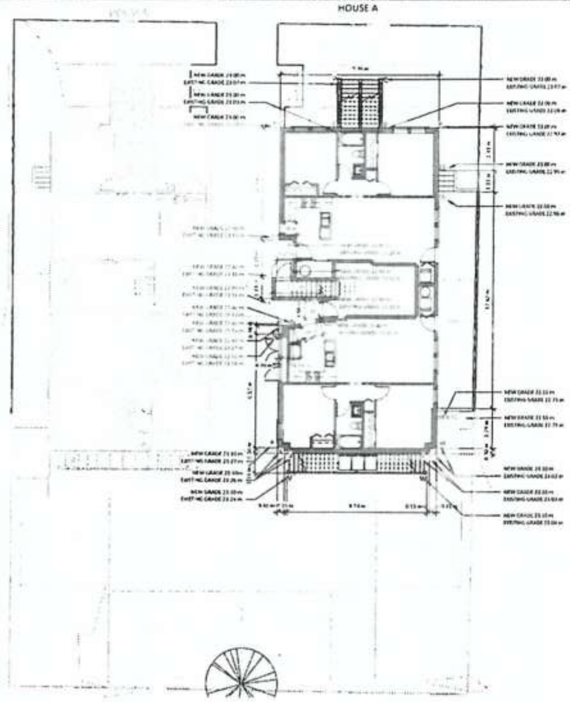
HOUSE B



② Grade Plan - House B
1 : 100

HOUSE A



① Grade Plan - House A
1 : 100

GRADE CALCULATION - (PER SCHEDULE A DEFINITIONS) — House B

A & B	[illegible]	[illegible]	[illegible]	Q & R	[illegible]	[illegible]	[illegible]
B & C	[illegible]	[illegible]	[illegible]	R & S	[illegible]	[illegible]	[illegible]
C & D	[illegible]	[illegible]	[illegible]	S & T	[illegible]	[illegible]	[illegible]
D & E	[illegible]	[illegible]	[illegible]	T & U	[illegible]	[illegible]	[illegible]
E & F	[illegible]	[illegible]	[illegible]	U & V	[illegible]	[illegible]	[illegible]
F & G	[illegible]	[illegible]	[illegible]	V & W	[illegible]	[illegible]	[illegible]
G & H	[illegible]	[illegible]	[illegible]	W & X	[illegible]	[illegible]	[illegible]
H & I	[illegible]	[illegible]	[illegible]	X & Y	[illegible]	[illegible]	[illegible]
I & J	[illegible]	[illegible]	[illegible]	Y & Z	[illegible]	[illegible]	[illegible]
J & K	[illegible]	[illegible]	[illegible]	Z & AA	[illegible]	[illegible]	[illegible]
K & L	[illegible]	[illegible]	[illegible]	BB & CC	[illegible]	[illegible]	[illegible]
L & M	[illegible]	[illegible]	[illegible]	CC & DD	[illegible]	[illegible]	[illegible]
M & N	[illegible]	[illegible]	[illegible]	DD & EE	[illegible]	[illegible]	[illegible]
N & O	[illegible]	[illegible]	[illegible]	EE & A	[illegible]	[illegible]	[illegible]
O & P	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]
P & Q	[illegible]	[illegible]	[illegible]			[illegible]	

GRADE CALCULATION - (PER SCHEDULE A DEFINITIONS) — House A

A & B	[illegible]	[illegible]	[illegible]	Q & R	[illegible]	[illegible]	[illegible]
B & C	[illegible]	[illegible]	[illegible]	R & S	[illegible]	[illegible]	[illegible]
C & D	[illegible]	[illegible]	[illegible]	S & T	[illegible]	[illegible]	[illegible]
D & E	[illegible]	[illegible]	[illegible]	T & U	[illegible]	[illegible]	[illegible]
E & F	[illegible]	[illegible]	[illegible]	U & V	[illegible]	[illegible]	[illegible]
F & G	[illegible]	[illegible]	[illegible]	V & W	[illegible]	[illegible]	[illegible]
G & H	[illegible]	[illegible]	[illegible]	W & X	[illegible]	[illegible]	[illegible]
H & I	[illegible]	[illegible]	[illegible]	X & Y	[illegible]	[illegible]	[illegible]
I & J	[illegible]	[illegible]	[illegible]	Y & Z	[illegible]	[illegible]	[illegible]
J & K	[illegible]	[illegible]	[illegible]	Z & AA	[illegible]	[illegible]	[illegible]
K & L	[illegible]	[illegible]	[illegible]	BB & CC	[illegible]	[illegible]	[illegible]
L & M	[illegible]	[illegible]	[illegible]	CC & DD	[illegible]	[illegible]	[illegible]
M & N	[illegible]	[illegible]	[illegible]	DD & EE	[illegible]	[illegible]	[illegible]
N & O	[illegible]	[illegible]	[illegible]	EE & A	[illegible]	[illegible]	[illegible]
O & P	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]
P & Q	[illegible]	[illegible]	[illegible]			[illegible]	

Christine Lintott Architects

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 27-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan 8, 2019

Revision

No.	Description	Date
1	Revised Grade	Jan 3-19

Consultant

945 Pembroke Street

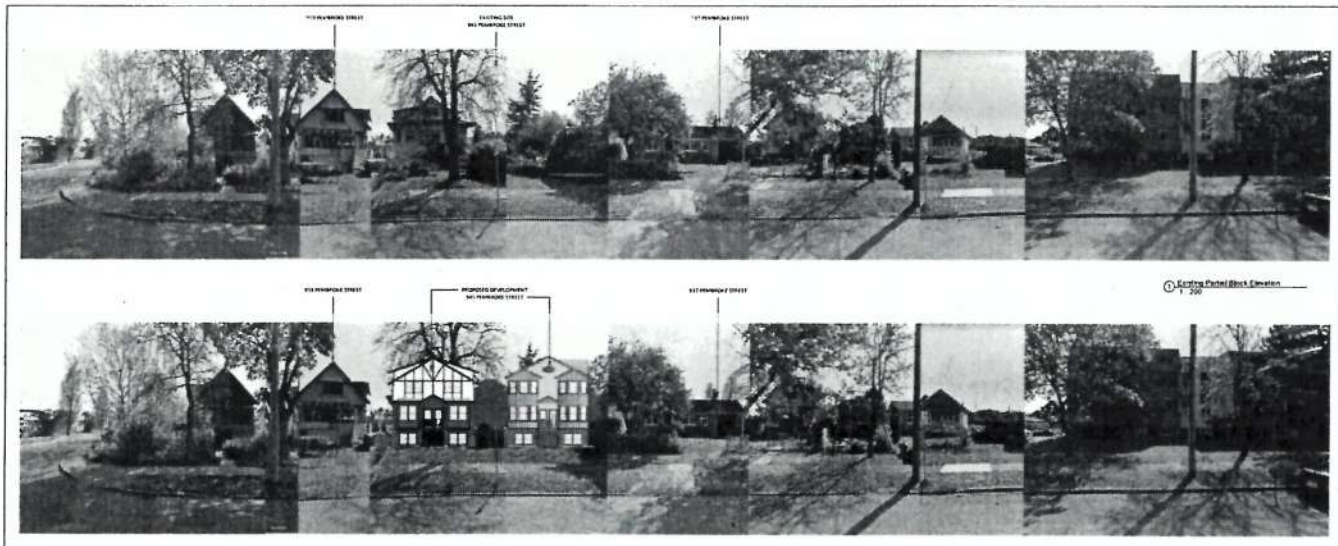
House A & B

Grade Calculations

Date	2019-01-07 11:52:12 AM
Drawn by	EA
Checked by	CL

A0.04

Scale 1 : 100



1 Existing Partial Block Elevation
1 : 200

3 Proposed Partial Block Elevation
1 : 200

House A West Elevation with House B Windows Overlayed
3 1 : 100

House B West Elevation with Neighbouring Windows Overlayed
4 1 : 100

House A East Elevation with Neighbouring Windows Overlayed
2 1 : 100

Christine Lintott Architects

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision

No.	Description	Date
3	Window Revisions	Jan 3-19
4	Door Revisions	Jan 3-19

Consultant

945 Pembroke Street

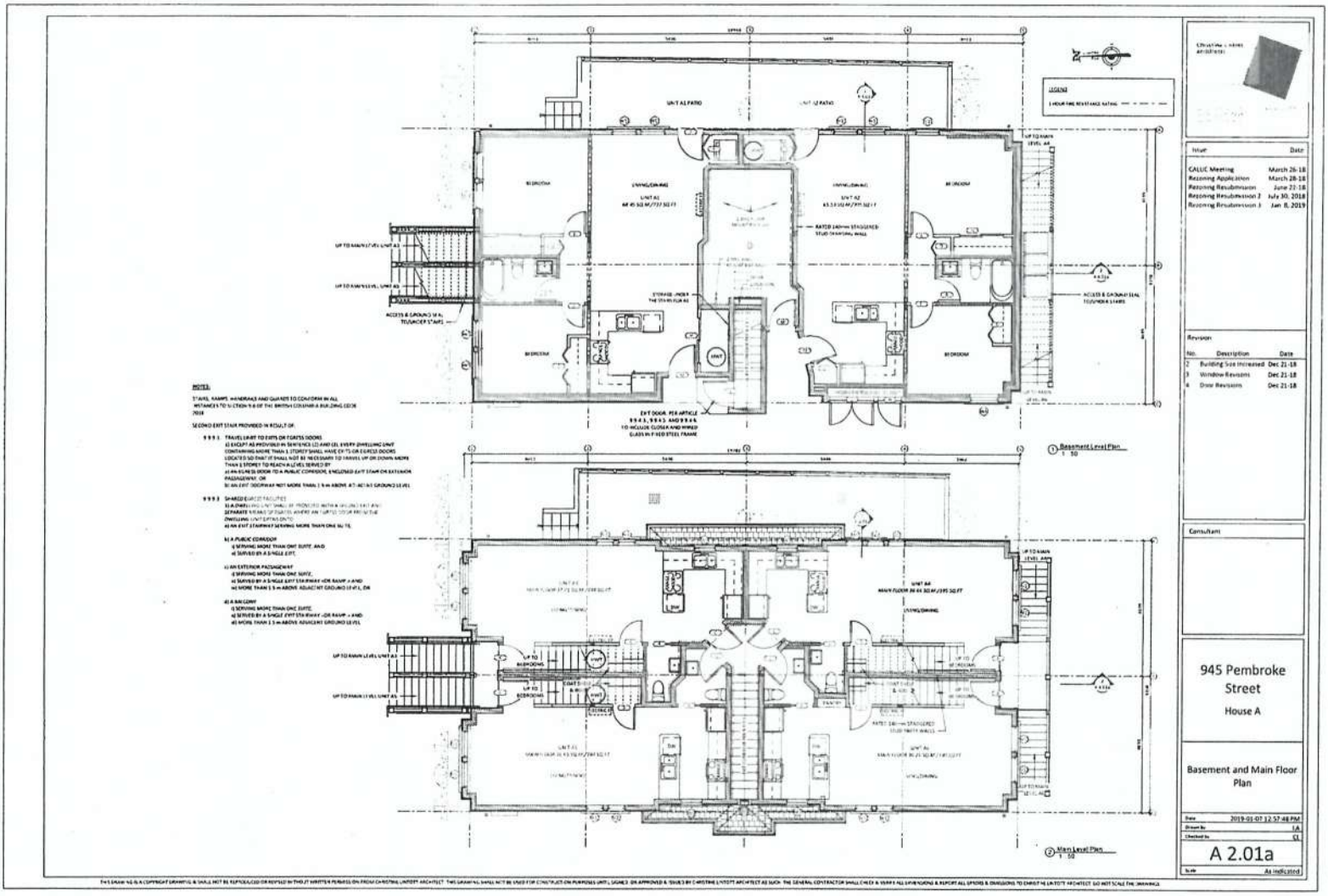
House A & B

Context Elevations & Outlook Comparison

Date	2019-01-07 11:53:31 AM
Drawn by	LA
Checked by	CL

A0.05

Scale: As indicated



NOTES:

STAIRS, RAMPS, HANDRAILS AND GUARDS TO CONFORM IN ALL INSTANCES TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018

SECOND EXIT STAIR PROVIDED IN RESULT OF:

9.9.9.1 TRAVEL DIST TO EXITS OR EGRESS DOORS
1) EXCEPT AS PROVIDED IN SENTENCE (2) AND (3), EVERY DWELLING UNIT CONTAINING MORE THAN 1 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY
a) AN EGRESS DOOR TO A PUBLIC CORRIDOR, ENCLOSED EXIT STAIR OR EXTERIOR PASSAGEWAY, OR
b) AN EXIT DOORWAY NOT MORE THAN 1.5 m ABOVE AT-GRADE GROUND LEVEL

9.9.9.3 SHARED EXIT FACILITIES
1) A DWELLING UNIT SHALL BE PROVIDED WITH A SINGLE EXIT AND SEPARATE MEANS OF EGRESS WHERE AN EXIT SERVES MORE THAN ONE DWELLING UNIT EXCLUSIVELY
a) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE,
b) A PUBLIC CORRIDOR
i) SERVING MORE THAN ONE SUITE, AND
ii) SERVED BY A SINGLE EXIT,
c) AN EXTERIOR PASSAGEWAY
i) SERVING MORE THAN ONE SUITE,
ii) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR
d) A BALCONY
i) SERVING MORE THAN ONE SUITE,
ii) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 21-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision		
No.	Description	Date
2	Building Size Increased	Dec 21-18
3	Window Revisions	Dec 21-18
4	Door Revisions	Dec 21-18

Consultant

945 Pembroke Street

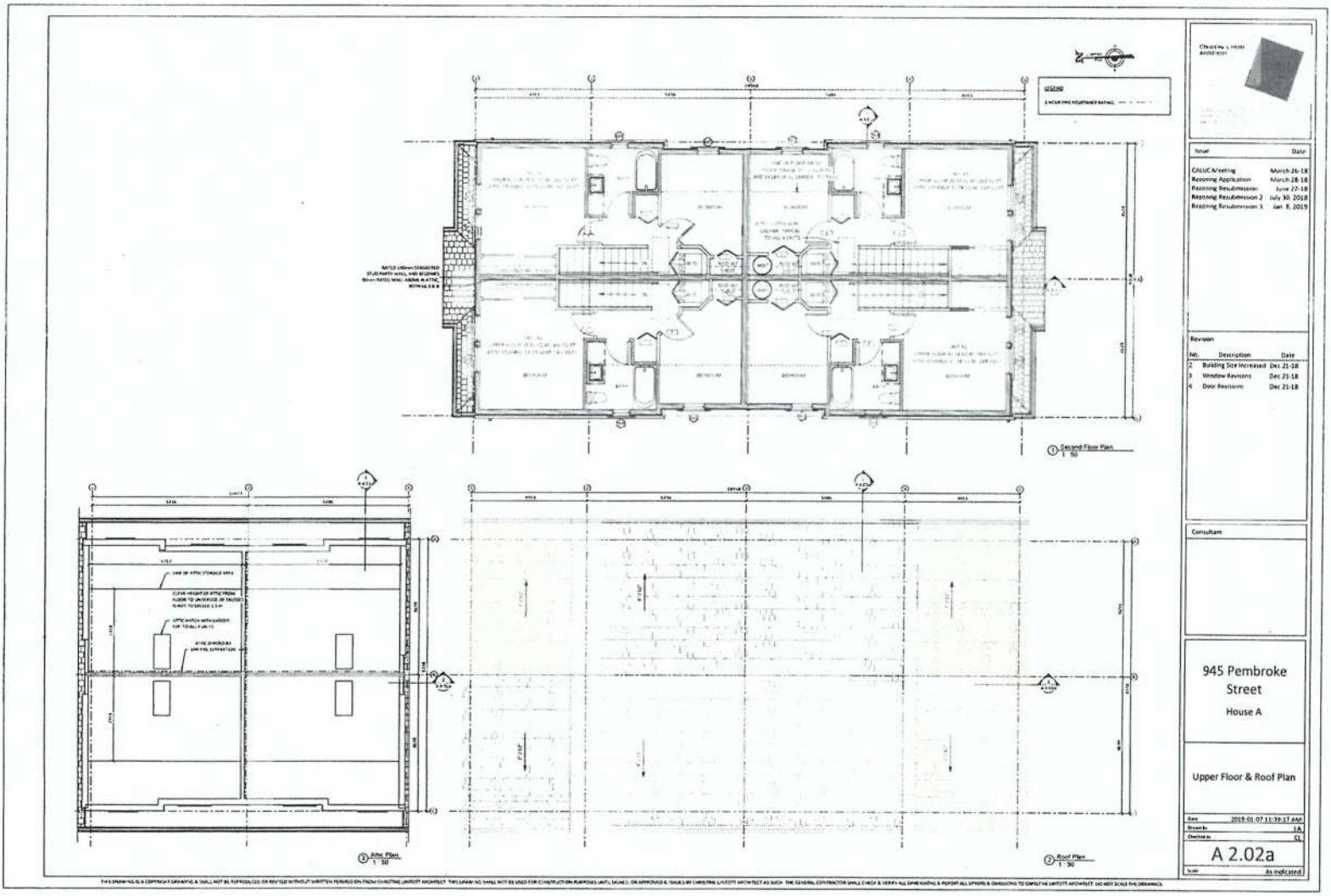
House A

Basement and Main Floor Plan

Date	2019-01-07 12:57:48 PM
Drawn by	EA
Checked by	CL

A 2.01a

Scale: As Indicated



Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 27-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

No.	Description	Date
2	Building Size Increased	Dec 21-18
3	Window Revisions	Dec 21-18
4	Door Revisions	Dec 21-18

Consultant

945 Pembroke Street

House A

Upper Floor & Roof Plan

Date	2019-01-07 11:39:17 AM
Drawn by	LA
Checked by	CL

A 2.02a

Scale: As indicated

Christine Lintott architects

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision

No.	Description	Date
1	Revised Grade	Dec 21-18
3	Window Revisions	Dec 21-18
4	Door Revisions	Dec 21-18

Consultant

945 Pembroke Street

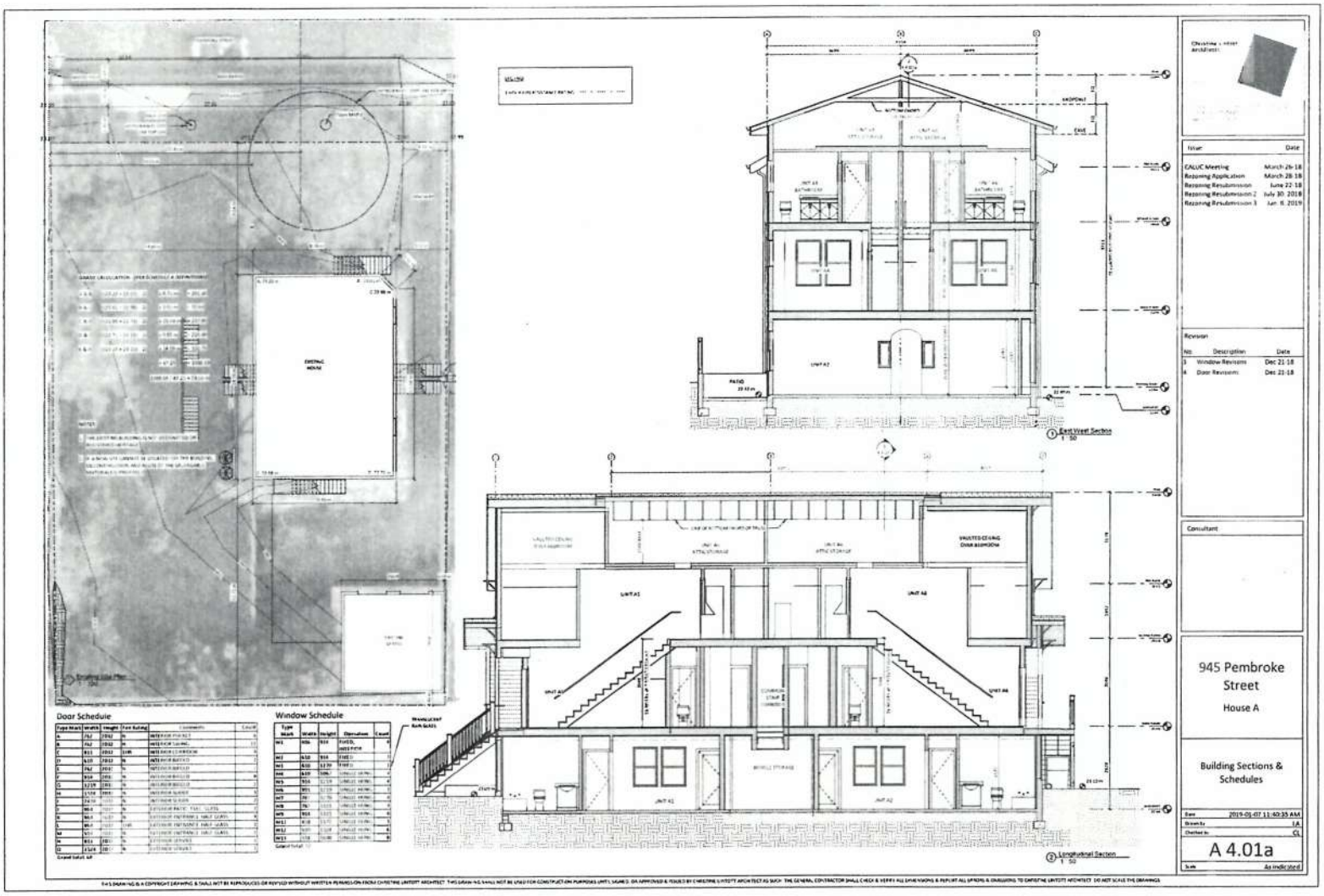
House A

Exterior Elevations

Date	2019-01-07 11:39:53 AM
Drawn By	LA
Checked by	CL

A 3.01a

Scale 1 : 50



Door Schedule

Type Mark	Width	Height	Fire Rating	Comments	Count
A	762	2032	N	INTERIOR PANEL	5
B	762	2032	N	INTERIOR SWING	11
C	813	2032	20M	INTERIOR CLOSET DOOR	4
D	610	2032	N	INTERIOR BIFOLD	2
E	762	2032	N	INTERIOR BIFOLD	2
F	914	2032	N	INTERIOR BIFOLD	4
G1	1219	2032	N	INTERIOR BIFOLD	2
G2	1219	2032	N	INTERIOR BIFOLD	1
H	2438	2032	N	INTERIOR SLIDER	2
J	965	2032	N	EXTERIOR PATIO SLIDING DOOR	2
K	965	2032	N	EXTERIOR FRENCH 1 HALF GLASS	4
L	864	2032	20M	EXTERIOR FRENCH 1 HALF GLASS	2
M	965	2032	N	EXTERIOR FRENCH 1 HALF GLASS	1
N	813	2032	N	EXTERIOR DOUBLE	1
O	1524	2032	N	EXTERIOR DOUBLE	1
Grand total: 40					

Window Schedule

Type Mark	Width	Height	Operation	Count
W1	1016	914	FIXED, ARCH TOP	4
W2	610	914	FIXED	11
W3	610	1270	FIXED	11
W4	610	1016	FIXED	4
W5	914	1219	SINGLE HUNG	4
W6	965	1219	SINGLE HUNG	1
W7	762	1270	SINGLE HUNG	6
W8	762	1829	SINGLE HUNG	6
W9	914	1829	SINGLE HUNG	6
W10	610	1270	SINGLE HUNG	1
W11	610	1219	SINGLE HUNG	6
W12	610	1219	SINGLE HUNG	6
W13	610	1016	SINGLE HUNG	1
Grand Total: 81				

TRANSLUCENT GLASS

1 East West Section
1 : 50

2 Longitudinal Section
1 : 50

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision

No.	Description	Date
3	Window Revisions	Dec 21-18
4	Door Revisions	Dec 21-18

Consultant

945 Pembroke Street

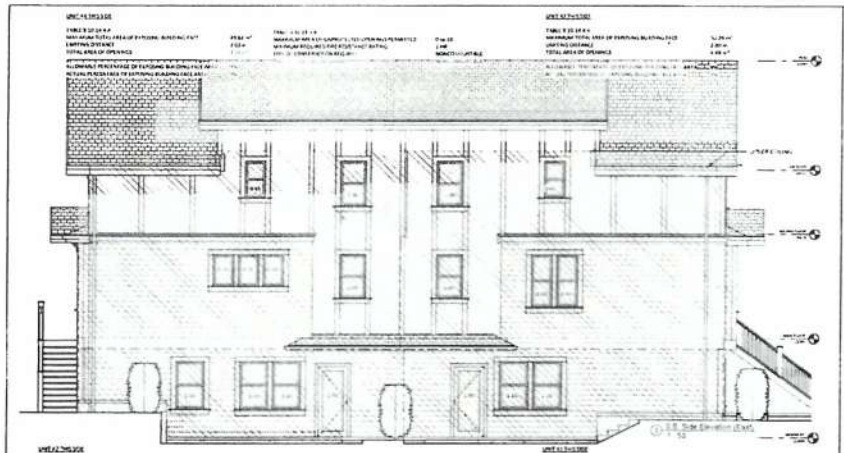
House A

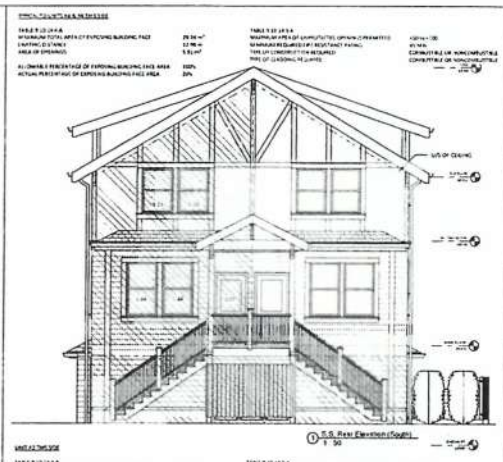
Building Sections & Schedules

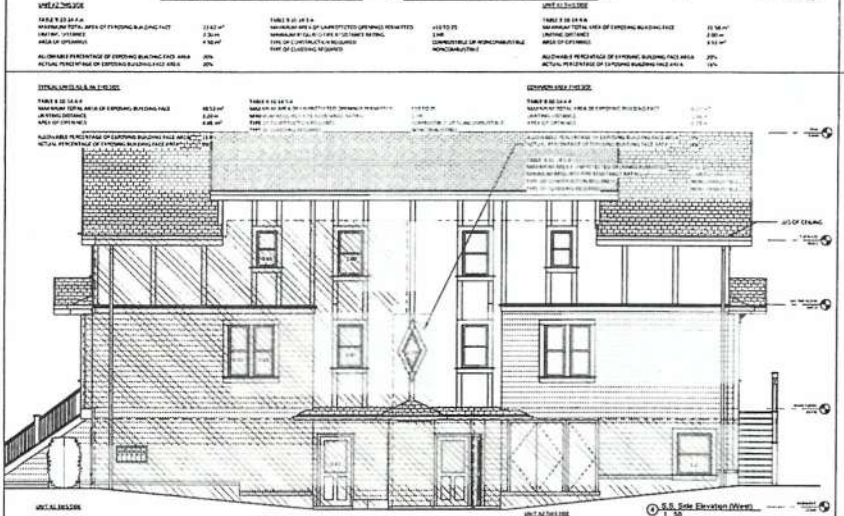
Date	2019-01-07 11:40:35 AM
Drawn by	LA
Checked by	CL

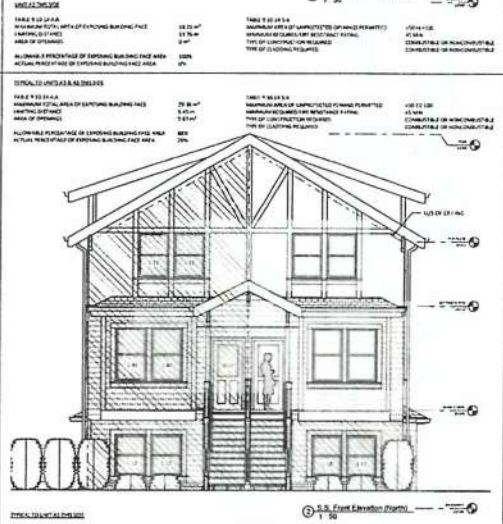
A 4.01a

Scale: As indicated









Christine Lintott Architects

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision		
No.	Description	Date
2	Building Size Increased	Dec 21-18
3	Window Revisions	Dec 21-18
4	Door Revisions	Dec 21-18

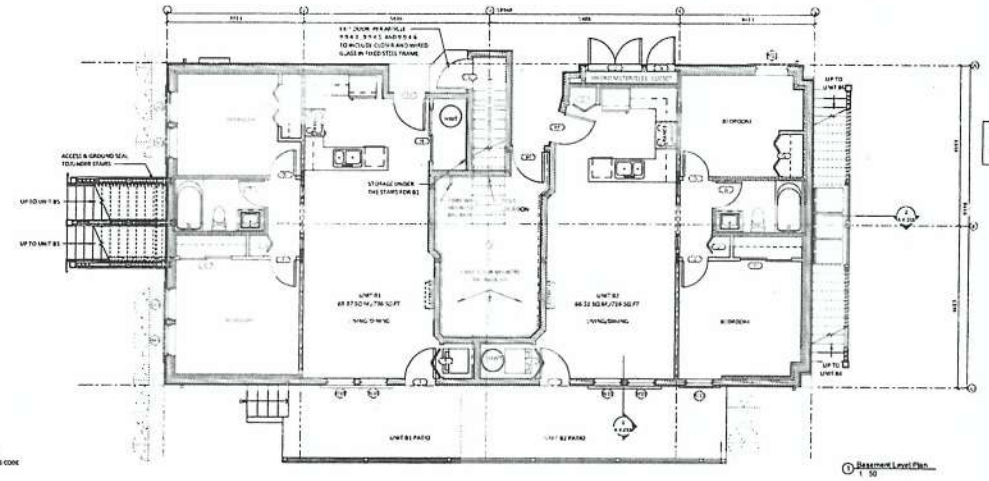
Consultant

945 Pembroke Street

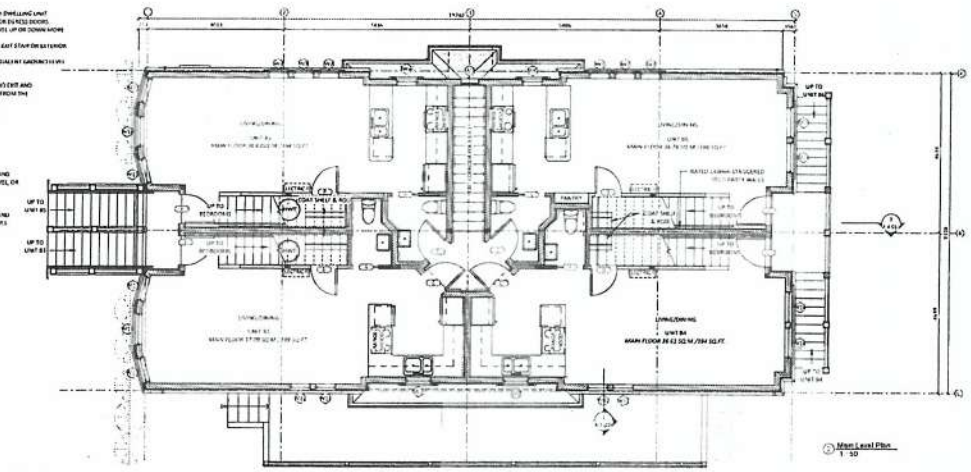
House A

Spatial Separation Calculations

Date	2019-01-07 11:41:00 AM
Drawn By	LA
Checked By	CL
Drawing No.	A 4.02a
Scale	1 : 50



1 Basement Level Plan
1 : 50



2 Main Level Plan
1 : 50

NOTES:

STAIRS, RAMPS, HANDRAILS AND GUARDS TO CONFORM IN ALL RESPECTS TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018

SECOND EXIT STAIR PROVIDED IN RESULT OF

9.9.9.1 TRAVEL LIMIT TO EXITS OR EGRESS DOORS
(1) EXCEPT AS PROVIDED IN SENTENCE (2) AND (3), EVERY DWELLING UNIT CONTAINING MORE THAN 1 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY
a) AN EGRESS DOOR TO A PUBLIC CORRIDOR, ENCLOSED EXIT STAIR OR EXTERIOR PASSAGEWAY, OR
b) AN EXIT DOORWAY NOT MORE THAN 1.5 m ABOVE ADJACENT GRADE (3) (4)

9.9.9.2 SHARED EGRESS FACILITIES
1) A DWELLING UNIT SHALL BE PROVIDED WITH A SECOND EXIT AND SEPARATE MEANS OF EGRESS WHERE AN EGRESS DOOR FROM THE DWELLING UNIT OPENS ONTO
a) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE,

b) A PUBLIC CORRIDOR
i) SERVING MORE THAN ONE SUITE, AND
ii) SERVED BY A SINGLE EXIT

c) AN EXTERIOR PASSAGEWAY
i) SERVING MORE THAN ONE SUITE,
ii) SERVED BY A SINGLE EXIT STAIRWAY (OR RAMP,) AND
iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR

d) A BALCONY
i) SERVING MORE THAN ONE SUITE,
ii) SERVED BY A SINGLE EXIT STAIRWAY (OR RAMP,) AND
iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL

Christine Lintott Architect

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision

No.	Description	Date
2	Building Size Increased	Dec 21-18

Consultant

945 Pembroke Street

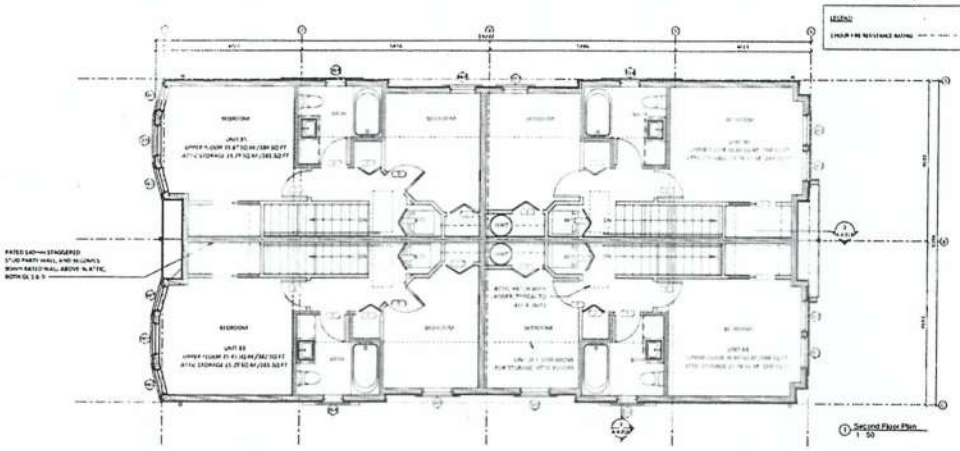
House B

Basement & Main Floor Plan

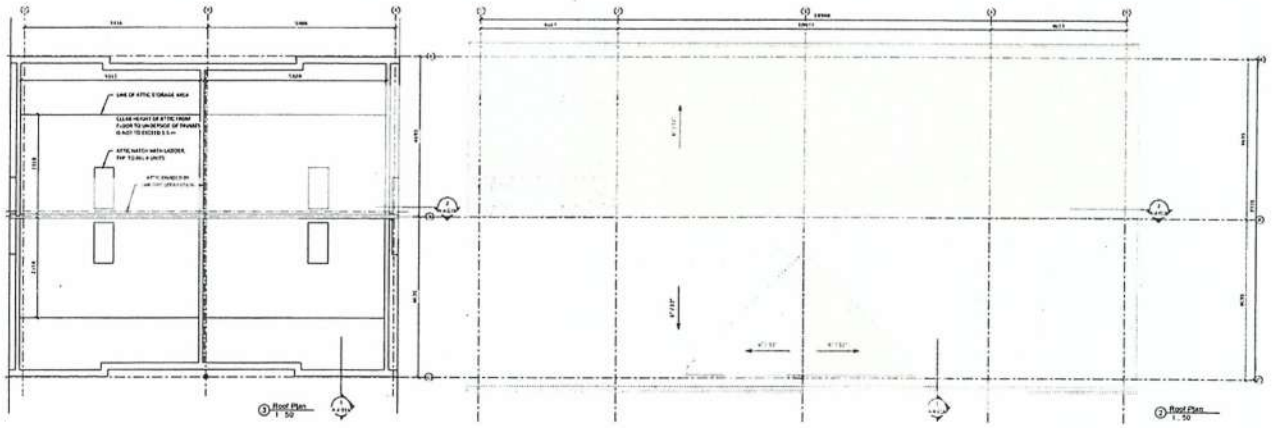
Date	2019-01-07 12:59:15 PM
Drawn By	LA
Checked By	CL

A 2.01b

Scale: As indicated



2 Second Floor Plan
1 : 50



3 Roof Plan
1 : 50

2 Roof Plan
1 : 50

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30 2018
Rezoning Resubmission 3	Jan 8, 2019

Revision		
No	Description	Date
2	Building Size Increased	Dec 21-18

Consultant

945 Pembroke Street

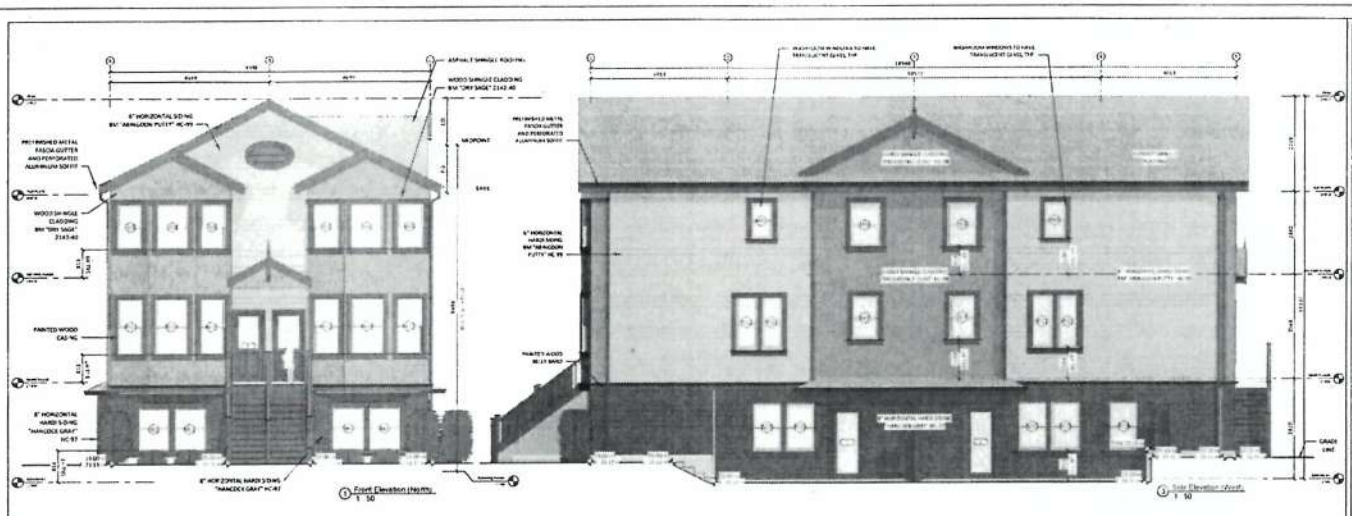
House B

Upper Floor & Roof Plan

Date	2019-01-07 11:42:37 AM
Drawn by	EA
Checked by	CL

A 2.02b

Scale: As indicated



Christine Lintott Architects

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision

No.	Description	Date
1	Revised Grade	Dec 21-18
4	Door Revisions	Dec 21-18
3	Window Revisions	Dec 21-18

Consultant

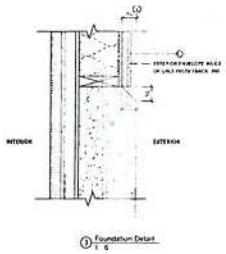
945 Pembroke Street

House B

Exterior Elevations

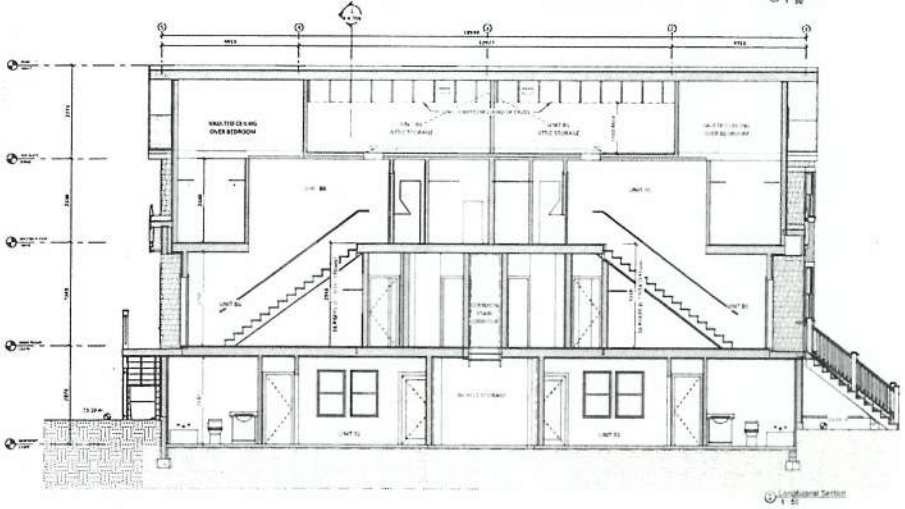
Date	2019-01-07 11:45:23 AM
Drawn By	LA
Checked By	CL
Scale	1 : 50

A 3.01b



1 Foundation Detail
1 : 5

1 East West Section
1 : 50



1 Longitudinal Section
1 : 50

Door Schedule

Type Mark	Width	Height	Fire Rating	Comments	Count
A	76				8
B					
C					
D					
E					
F					
G					
H					
I					
K	864	2287			4
L	864	2032			
M	914	2032			1
N	813	2032			1
S2	1524	2032			1

Grand total: 48

Window Schedule

Type Mark	Width	Height	Operation	Count
W1	406	914	FIXED / AWNING	5
W2	610	762	FIXED	4
W3	914	1170	FIXED	12
W4	610	1067	UNKNOWN	6
W5	914	1170	UNKNOWN	6
W6	610	1170	UNKNOWN	6
W7	762	1170	UNKNOWN	6
W8	762	1321	UNKNOWN	1
W9	914	1321	UNKNOWN	1
W10	914	1371	UNKNOWN	1
W11	711	1372	UNKNOWN	1
W12	533	1530	UNKNOWN	1
W13	762	1600	UNKNOWN	1
W14	914	1600	UNKNOWN	1

Grand total: 57

TRANSLUCENT PANEL GLASS

Christine Lintott Architects

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 27-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 8, 2019

Revision		
No.	Description	Date
6	Door Revisions	Dec. 21-18

Consultant

945 Pembroke Street

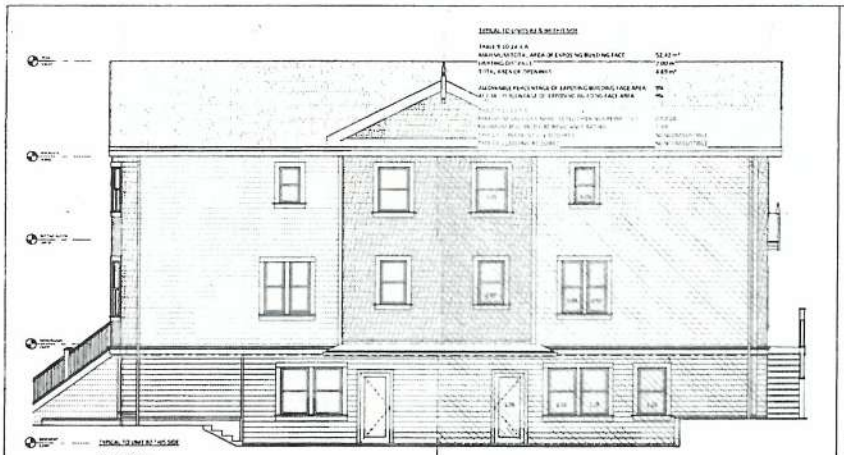
House B

Building Sections & Schedules

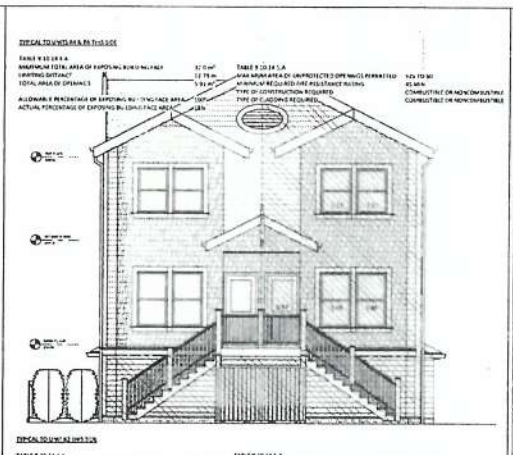
Date	2019-01-07 11:44:15 AM
Drawn By	LA
Checked By	CL

A 4.01b

Scale: As indicated



3 S.S. Side Elevation (West)
1 : 50



1 S.S. Rear Elevation (South)
1 : 50

4 S.S. Side Elevation (East)
1 : 50

2 S.S. Front Elevation (North)
1 : 50

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan 8, 2019

Revision

No	Description	Date
2	Building Size Increased	Dec 21-18
4	Door Revisions	Dec 21-18
3	Window Revisions	Dec 21-18

Consultant

945 Pembroke Street

House B

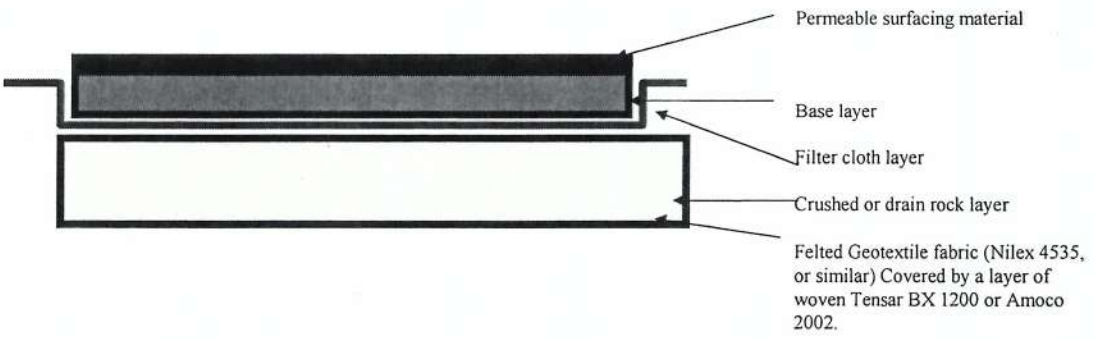
Spatial Separation Calculations

Date	2019-01-07 11:44:52 AM
Drawn by	EA
Checked by	CL

A 4.02b

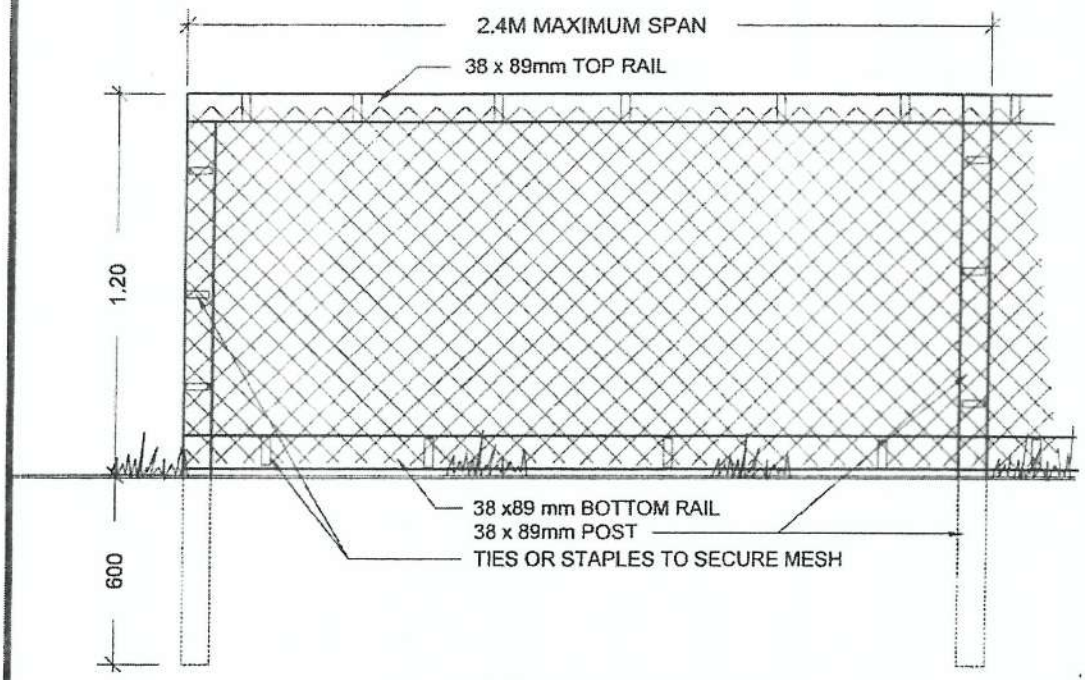
Scale 1 : 50

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.



TREE PROTECTION FENCING

FENCE WILL BE CONTRUCTED 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 GALVANZIED STAPLES

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

DETAIL NAME:

TREE PROTECTION FENCING

DATE:	Oct 30/07
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.

E105
DRAWING

Talbot Mackenzie & Associates
Consulting Arborists

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

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.
* Measured over ivy
~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor, Moderate or Good.

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as soil volume restrictions, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns