

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the May 2, 2019 COTW Meeting

I.1.a.b 2832 and 2838 Shakespeare Street: Rezoning Application No. 00656 (Oaklands)

Moved By Councillor Alto

Seconded By Councillor Collins

Rezoning Application No. 00656

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00656 for 2832 and 2838 Shakespeare Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00116

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. 00656, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare Street in accordance with:

1. Plans date stamped March 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the rear yard setback from 6.00 m to 1.80 m for Lot 2;
 - ii. reduce the front yard setback for an accessory building from 18.00 m to 15.25 m for Lot 2;
 - iii. allow an accessory building in the front yard for Lot 2; and
 - iv. reduce the side yard setback for an accessory building from 0.60 m to 0.30 m for Lot 2.
3. A revised site plan and landscape plan that includes existing trees to be removed to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

F.1 2832 and 2838 Shakespeare Street - Rezoning Application No. 00656 (Oaklands)

Committee received a report dated April 18, 2019, from the Acting Director of Sustainable Planning and Community Development regarding an application to subdivide two lots in order to create a third lot and construct a single-family dwelling with a secondary suite on the new lot.

Moved By Councillor Alto

Seconded By Councillor Collins

Rezoning Application No. 00656

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00656 for 2832 and 2838 Shakespeare Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00116

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. 00656, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare Street in accordance with:

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3. A revised site plan and landscape plan that includes existing trees to be removed to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of May 2, 2019

To: Committee of the Whole **Date:** April 18, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00656 for 2832 and 2838 Shakespeare 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. 00656 for 2832 and 2838 Shakespeare Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

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 2832 and 2838 Shakespeare Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, in order to subdivide and create three small lots, retain the existing two single family dwellings and construct one new small lot house.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan (2012)*
- the proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy (2002)* and the applicant would be retaining both existing dwelling units
- the proposed lots with the existing houses, are slightly under the minimum site area required in the R1-B, Single Family Dwelling District, due to a 2.904 metre road dedication required on Morley Street; therefore, the lots for the existing houses are also proposed to be rezoned to the small lot zone

- the proposal is generally consistent with the *Oaklands Neighbourhood Plan* (1993) which encourages infill.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the subject properties from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The proposal is to subdivide and create three small lots, retain the existing two single family dwellings and construct a new small lot house. Variances would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

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

Tenant Assistance Policy

The proposal does not result in a loss of existing residential rental units.

Sustainability Features

The applicant has identified sustainability measures in the letter to Council date stamped April 16, 2019.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by a mix of single family dwellings.

Existing Site Development and Development Potential

Under the current R1-B Zone, each property could be developed as a single family dwelling with a secondary suite or garden suite. Should the properties be rezoned to the R1-S2 Zone and subdivided, then one new small lot house would be permitted in the combined rear lot areas of the existing houses.

Data Table

The following data table compares the proposal with the standard R1-S2 Zone. An asterisk is used to identify where the proposal is less stringent than the zone. A double asterisk is used to identify existing non-conformities.

Zoning Criteria	Proposed Lot 1 existing house 2838 Shakespeare	Proposed Lot 2 existing house 2832 Shakespeare	Proposed Lot 3 new house	Zone Standard R1-S2
Site area (m ²) – minimum	424.59	423.99	306.66	260.00
Lot width (m) – minimum	12.44	12.44	12.36	10.00
Density (Floor Space Ratio) – maximum	0.34	0.21	0.50	0.60
Total floor area (m ²) – maximum	144.46	91.14	152.75	190.00
Height (m) – maximum	7.81**	4.28	6.89	7.50
Storeys – maximum	2.50**	1.00	2.00	2.00
Basement	n/a	n/a	Yes	Permitted
Site coverage (%) – maximum	30.60	26.46	33.33	40.00
Setbacks (m) – minimum				
Front	1.20** (north – Morley)	19.94 (east – Shakespeare)	6.00	6.00
Rear	0.10** (south)	1.80* (west)	6.01	6.00
Side	n/a	1.90** (south)	1.53 (east – non-habitable) 2.46 (east – habitable)	1.50 (non-habitable) 2.40 (habitable)
Side	13.10 (west)	1.00** (north)	1.61 (west – non-habitable) 2.46 (west – habitable)	1.50 (non-habitable) 2.40 (habitable)
Side – flanking street	2.66 (east)	n/a	n/a	2.40

Zoning Criteria	Proposed Lot 1 existing house 2838 Shakespeare	Proposed Lot 2 existing house 2832 Shakespeare	Proposed Lot 3 new house	Zone Standard R1-S2
Parking – minimum	1	1	1	1
Parking – location	Interior garage	Garage	Interior garage	Schedule C
Schedule F – Accessory Building Regulations				
Location	n/a	Front Yard*	n/a	Rear Yard
Rear Yard Site Coverage (%) – maximum	n/a	n/a	n/a	30.00
Combined floor area (m ²) – maximum	n/a	12.30	n/a	37.00
Height (m) – maximum	n/a	3.31	n/a	4.00
Setbacks (m) – minimum				
Front	n/a	15.25*	n/a	18.0
Rear	n/a	16.80	n/a	0.60
Side	n/a	0.30* (north)	n/a	0.60
Separation from single family dwelling (m) – minimum	n/a	3.40	n/a	2.40

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Oaklands Community Association Land Use Committee at a Community Meeting held on February 26, 2018. A letter dated August 15, 2018 is attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The Official Community Plan's Urban Place Designation for the property is Traditional Residential which contemplates small residential lots. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential - Small Lot. The proposal is generally consistent with the objectives of DPA 15A to achieve new infill development in a way that is compatible with the existing neighbourhood.

Local Area Plans

The *Oaklands Neighbourhood Plan* states that small lot houses will be considered on individual merit provided that the proposal meets the small lot policy. The proposed small lots generally meet the intent of the neighbourhood plan.

Small Lot House Rezoning Policy

The *Small Lot House Rezoning Policy* encourages sensitive infill with an emphasis on ground-oriented housing that is consistent with the existing character of development. The proposed lots each exceed the required site area minimum of 260m² and lot width requirement of 10m. The existing houses are being retained, consistent with the policy, which states that small lots are not intended to facilitate the demolition of existing housing.

Tree Preservation Bylaw and Urban Forest Master Plan

There are four existing public boulevard trees associated with this application on Morley Street. The trees are Horse Chestnut ranging from 36cm to 40cm diameter breast height (DBH), all in fair condition. They are planned for retention, but could potentially be impacted by the proposed sidewalk construction. No sidewalks exist on Morley Street currently, which is a cul-de-sac leading to Oaklands School. The project arborist performed exploratory digging to ascertain root locations with relation to the proposed sidewalk location and has recommended that the new sidewalk be constructed to "float" over the tree roots in order to protect them. Alternative sidewalk paving materials may be explored to achieve optimal tree protection as recommended by the arborist. There are six private trees noted on the landscape plans that will be retained on Lot 1 and Lot 2. Three additional trees are proposed on the new small Lot 3 (Dogwood, Ironwood, and a Garry Oak).

Road Dedications

As a condition of subdivision, the applicant is required to dedicate 2.904m on Shakespeare Street for highway purposes. These dedications will be used to fulfil Council approved objectives listed within the *Official Community Plan*, *Oaklands Neighbourhood Plan*, *Subdivision Bylaw* and *Development Servicing Bylaw*, *Pedestrian Master Plan*, and *Urban Forest Master Plan*. A new sidewalk along Morley Street will be located adjacent to the property line and provide separation between pedestrians and vehicles through a planted boulevard.

Regulatory Considerations

Due to the road dedication of 2.904m on Shakespeare Street, the two parent lots would also require a rezoning from R1-B, Single Family Dwelling District, to R1-S1, Restricted Small Lot (Two Storey) District, as the resulting site area would be less than 460 square meters (the minimum lot

size required in the R1-B Zone). If approved, these lots will also be included in DPA 15A: Intensive Residential Small Lot. Redevelopment of these properties in the future would require a development permit.

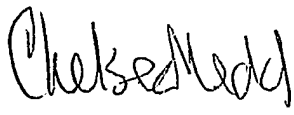
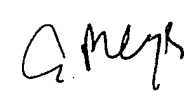
CONCLUSIONS

This proposal to rezone the subject properties to create three small lots, retaining two houses and adding an additional house, is generally consistent with the *Official Community Plan, Oaklands Neighbourhood Plan* and *Small Lot Rezoning Policy*. Staff recommend that Council consider supporting this application.

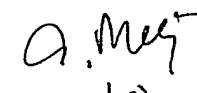
ALTERNATE MOTION

That Council decline Rezoning Application No. 00656 for the property located at 2832 and 2838 Shakespeare Street.


Respectfully submitted,

Chelsea Medd
Planner
Development Services Division


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager


Date: April 26, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, date stamped March 7, 2019
- Attachment D: Letter from applicant to Mayor and Council, date stamped April 16, 2019
- Attachment E: Community Association Land Use Committee Comments, dated February 26, 2018
- Attachment F: Small Lot Petition, date stamped December 20, 2018.



Committee of the Whole Report For the Meeting of May 2, 2019

To: Committee of the Whole **Date:** April 18, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare 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. 00656, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare Street in accordance with:

1. Plans date stamped March 7, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear yard setback from 6.00 m to 1.80 m for Lot 2
 - ii. allow an accessory building in the front yard for Lot 2
 - iii. reduce the front yard setback for an accessory building from 18.00 m to 15.25 m for Lot 2
 - iv. reduce the side yard setback for an accessory building from 0.60 m to 0.30 m for Lot 2.
3. A revised site plan and landscape plan that includes existing trees to be removed to the satisfaction of the Director of Sustainable Planning and Community Development.
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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application with Variances for the property located at 2832 and 2838 Shakespeare Street. The proposal is to rezone the two properties to small lot zones in order to subdivide and create three small lots, retain the existing two single family dwellings and construct one new house.

The following points were considered in assessing this application:

- the proposal is consistent with the objectives and guidelines for sensitive infill development contained in Development Permit Area 15A: Intensive Residential - Small Lot of the *Official Community Plan* (2012)
- the requested variances for Lot 2 (2832 Shakespeare Street) are to reduce the rear yard setback caused by the introduction of a new proposed lot line; and to allow an existing accessory building in the front yard, reduce the front yard setback, and reduce the side yard setback
- the proposal is consistent with the *Oaklands Neighbourhood Plan* (1993) which considers infill development based on an application's merit and ability to meet the *Small Lot Rezoning Policy*
- the proposal is generally consistent with the *Small Lot Rezoning Policy*.

BACKGROUND

Description of Proposal

The proposal is for a new small lot house. Specific details include:

- two-storey building
- hipped and gable roof
- exterior materials include stucco, hardi-board and batten, and asphalt shingles
- permeable pavers for patios and driveway.

There are no changes proposed for the existing houses.

The proposed variances are related to Lot 2 (2832 Shakespeare Street):

- reduce the rear yard setback from 6.00 m to 1.80 m
- allow an accessory building in the front yard
- reduce the front yard setback for an accessory building from 18.00 m to 15.25 m
- reduce the side yard setback for an accessory building from 0.60 m to 0.30 m.

Data Table

The following data table compares the proposal with the standard R1-S2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to indicate an existing non-conforming situation.

Zoning Criteria	Proposed Lot 1 existing house 2838 Shakespeare	Proposed Lot 2 existing house 2832 Shakespeare	Proposed Lot 3 new house	Zone Standard R1-S2
Site area (m ²) – minimum	424.59	423.99	306.66	260.00
Lot width (m) – minimum	12.44	12.44	12.36	10.00
Density (Floor Space Ratio) – maximum	0.34	0.21	0.50	0.60
Total floor area (m ²) – maximum	144.46	91.14	152.75	190.00
Height (m) – maximum	7.81**	4.28	6.89	7.50
Storeys – maximum	2.50**	1.00	2.00	2.00
Basement	n/a	n/a	Yes	Permitted
Site coverage (%) – maximum	30.60	26.46	33.33	40.00
Setbacks (m) – minimum				
Front	1.20** (north - Morley)	19.94 (east – Shakespeare)	6.00	6.00
Rear	0.10** (south)	1.80* (west)	6.01	6.00
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Side	13.10 (west)	1.00** (north)	1.61 (west – non-habitable) 2.46 (west – habitable)	1.50 (non-habitable) 2.40 (habitable)
Side – flanking street	2.66 (east)	n/a	n/a	2.40
Parking – minimum	1	1	1	1
Parking – location	Interior garage	Garage	Interior garage	Schedule C

Zoning Criteria	Proposed Lot 1 existing house 2838 Shakespeare	Proposed Lot 2 existing house 2832 Shakespeare	Proposed Lot 3 new house	Zone Standard R1-S2
Schedule F – Accessory Building Regulations				
Location	n/a	Front Yard*	n/a	Rear Yard
Rear Yard Site Coverage (%) – maximum	n/a	n/a	n/a	30.00
Combined floor area (m ²) – maximum	n/a	12.30	n/a	37.00
Height (m) – maximum	n/a	3.31	n/a	4.00
Setbacks (m) – minimum				
Front	n/a	15.25*	n/a	18.0
Rear	n/a	16.80	n/a	0.60
Side	n/a	0.30* (north)	n/a	0.60
Separation from single family dwelling (m) – minimum	n/a	3.40	n/a	2.40

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies these properties within Development Permit Area 15A: Intensive Residential - Small Lot. The proposed design of the new small lot house is generally consistent with the *Small Lot House Design Guidelines*.

The proposal is for a two-storey dwelling unit with a single car garage. The design of the small lot house incorporates architectural elements, such as a hipped and pitched roofline over the entryway. The applicant has accentuated the entryway by having an at grade porch. The height of the proposed small lot house is higher than the existing single family dwelling to the west; however, it is similar in height to the existing dwelling on the corner (subject property). There are habitable windows on both sides, but the building is stepped back on the second storey and meets the setback for habitable windows. To help provide greater privacy for the living room, a landscaping hedge has been proposed.

The applicant is proposing a mix of hard and soft landscaping for the proposed small lot. New fencing would be constructed around the perimeter of the site. The driveway would be finished with permeable pavers.

Overall, the proposed house and landscaping are generally consistent with the *Small Lot Design Guidelines*.

There will be no changes proposed for the existing buildings at 2832 and 2838 Shakespeare Street. If redevelopment occurred in the future, it would require approval of a development permit.

Regulatory Considerations

The application proposes the following variances from the *Zoning Regulation Bylaw* for Lot 2 (existing dwelling at 2832 Shakespeare Street) which are to:

- reduce the rear yard setback from 6.00 m to 1.80 m
- allow an accessory building in the front yard
- reduce the front yard setback for an accessory building from 18.00 m to 15.25 m
- reduce the side yard setback for an accessory building from 0.60 m to 0.30 m.

Due to the requirement for a road dedication of 2.904 m on Shakespeare Street, the lots with the existing houses would also need to be rezoned to small lots, as they would be less than 460 square meters. If the road dedication were not required, both would remain R1-B Zone, Single Family Dwelling District.

The existing house on 2832 Shakespeare Street has a greater front yard setback than the majority of houses on the street. The proposed new rear lot line would be 1.80 m from the existing house, which requires a variance. This results in a situation where there is limited rear yard outdoor space available for this property; however, the front yard would provide private outdoor space that is screened with mature landscaping. There are also existing windows located on the west elevation; however, a 1.83 m fence is proposed and the windows are internal to the development. Staff consider this variance supportable.

The City does not have record of the accessory building located at 2832 Shakespeare Street being constructed with permits, and it requires several variances: to allow it in the front yard, to reduce the side yard setback, and to reduce the front yard setback. Given the structure appears to have been in existence for some time, and it would have little new impact on adjoining properties, the variances are recommended as being supportable.

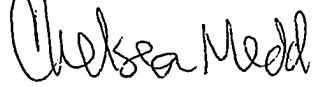
CONCLUSIONS

The proposal to construct a new small lot house is consistent with Development Permit Area 15A: Intensive Residential - Small Lot. The small lot house is a form of sensitive infill development and generally fits in with the existing neighbourhood. Staff recommend that Council consider supporting this application.

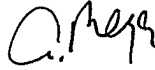
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00116 for the properties located at 2832 and 2838 Shakespeare Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



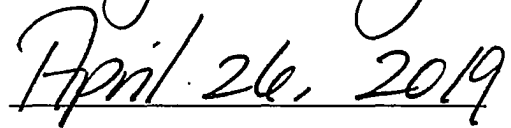
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department



Report accepted and recommended by the City Manager

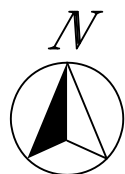
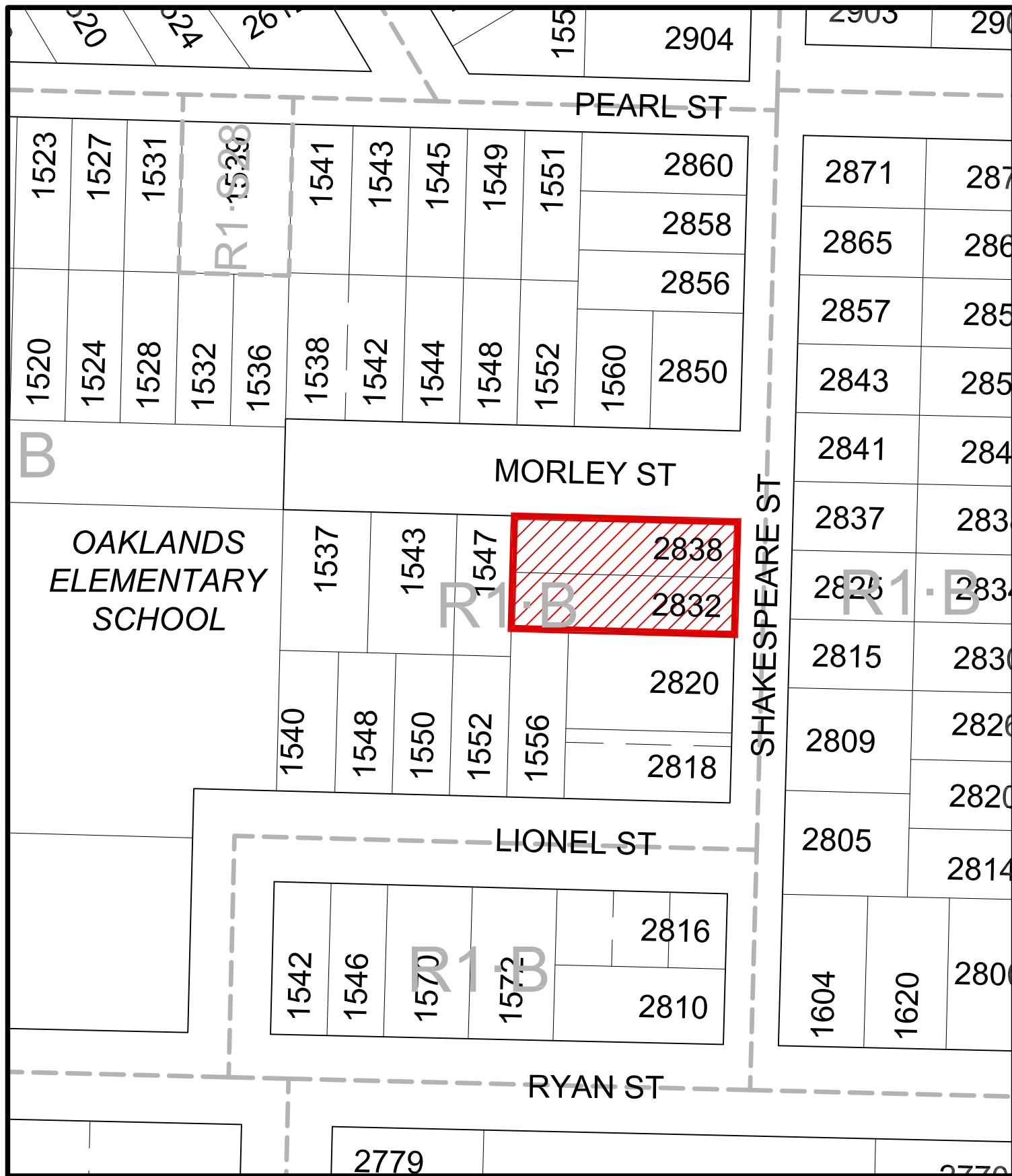


Date:



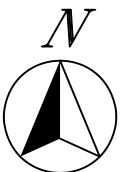
List of Attachments

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2832 & 2838 Shakespeare Street
Rezoning No.00656

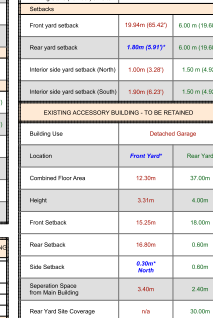




Air Photo



CUSTOMER: **PAM HARTLING**
ADDRESS: 2832 & 2838 SHAKESPEARE STREET, VICTORIA



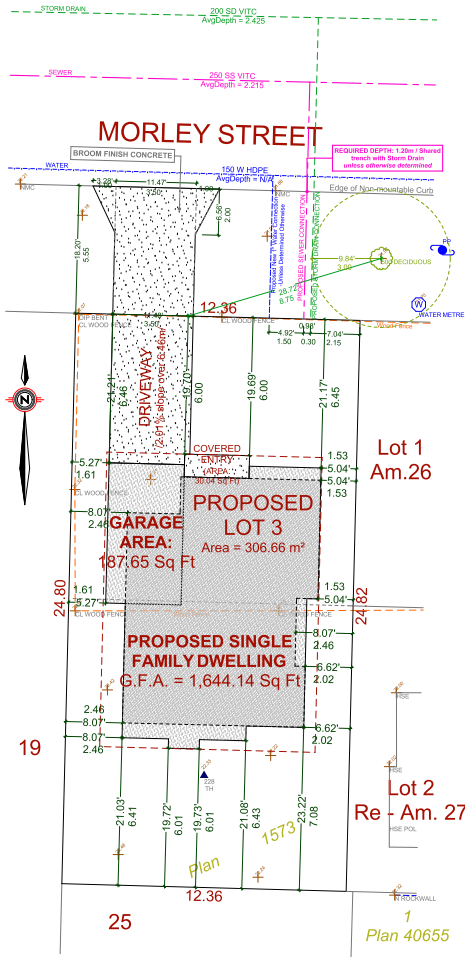
NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

NEITHER JAVADESIGNS INC.
NOR THE DESIGNER ACCEPT
RESPONSIBILITY FOR THE
FOLLOWING:

- INFORMATION PROVIDED ON
EXISTING BUILDINGS OR SITE.
- CONFORMITY OF PLANS TO
SITE.
- ERRORS AND OMISSIONS
- ANY HOUSE BUILT FROM THESE
PLANS.

SHEET
NUMBER

A1

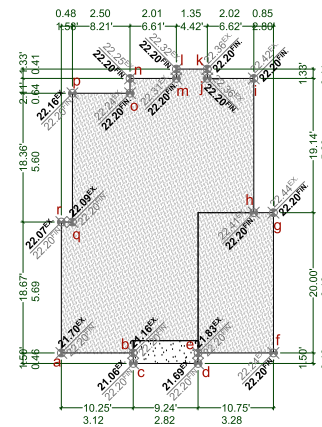


PROJECT DATA TABLE - SINGLE FAMILY DWELLING	
Address	Lot 3, Morley Street, Victoria
Lot Size	306.66 m ² (3,300.81 ft ²)
Zoning	R1-52
Height	Proposed: 12.36 m (40 ft 6 in) Allowed: 12.36 m (40 ft 6 in)
Average grade	22.01 m (72 ft 3 in)
Highest steeped roof height	6.88 m (22 ft 6 in) 7.30 m (23 ft 8 in) 7.30 m (23 ft 8 in)
Floor Area	
Upper floor area	76.86 m ² (827.32 ft ²)
Main floor area	76.86 m ² (827.32 ft ²)
Garage	17.43 m ² (187.65 ft ²)
Garage exemption	18.60 m ² (200.20 ft ²)
Total gross floor area	192.75 m ² (2084.14 ft ²)
Floor space ratio	1.52 (1,520.00 ft ²)
Site coverage	33.33 % (41.50 m ²)
Lot coverage (total)	102.25 m ² (1,100.15 ft ²)
Setbacks	
Front yard setback	6.00 m (19.69 ft)
Rear yard setback	6.00 m (19.69 ft)
Interior side yard setback (Rear)	1.50 m (4.92 ft)
Interior side yard setback (Front)	2.46 m (8.07 ft)
Interior side yard setback (Side)	1.50 m (4.92 ft)
Interior side yard setback (Front)	2.46 m (8.07 ft)

LEGEND	
	Denotes water metre
	Denotes power pole
	Denotes approximate location, diameter & species
	Denotes ground elevation
	Denotes sewer location
	Denotes water location
	Denotes storm drain location



PROPOSED ANGLED PERSPECTIVE
NOT TO SCALE








Grade Points	Age of Point	Distance Between	Total
1/1	21.70	0 + 21.43	0.00
1/2	21.70	0 + 21.43	0.00
1/3	21.70	0 + 21.43	0.00
1/4	21.70	0 + 21.43	0.00
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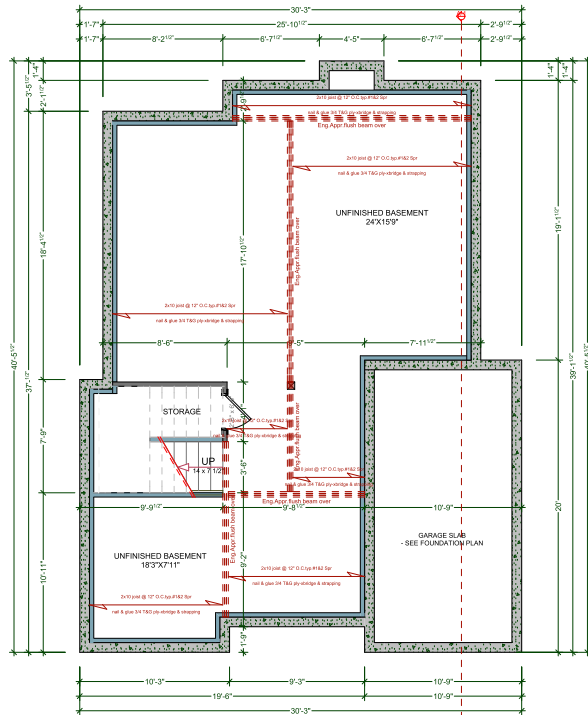
EFFECTIVE R-VALUE FOR UNHEATED FLOORS ABOVE FROST LINE:	
Interior Air Film	0.11
4" poured-in place concrete	0
2.5" R12 Rigid Insulation	2.11
Exterior Air Film	0.03
	RSI=2.25

Values from Table 4.0.36.2.4.1(1)

CONSTRUCTION ASSEMBLIES:

	4" concrete floor on 6 mil poly V.B. compact granular fill
	2x10 floor joist 18" O.C. typ. nail and glue 3/4" 1x6 plywood X bracing @ 8" O.C. typ.
	Asphalt shingles, building paper, 7/16" O.S.B. or 1/2" plywood, engineered trusses designed by supplier @ 24" O.C. typ., R28 batt insulation, 6 mil poly V.B. 5/8" WLB
	2x4 framing 18" O.C. typ. 12" GWB finish throughout
	Exterior finish, 3/4" air space, pressure retained strapping, 2 layers 20 mm. building board, 2 layers 2x2 studs at 16" O.C., R-20 batt insulation, 6 mil poly V.B., 12" GWB. (See elevations)

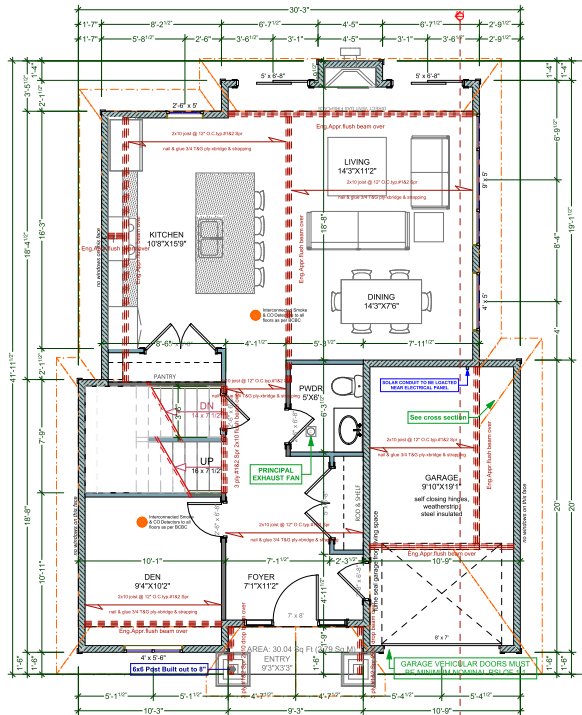




PROPOSED BASEMENT FLOOR PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"

PROPOSED BASEMENT FLOOR AREA: 783.31 Sq Ft (72.77 Sq M)



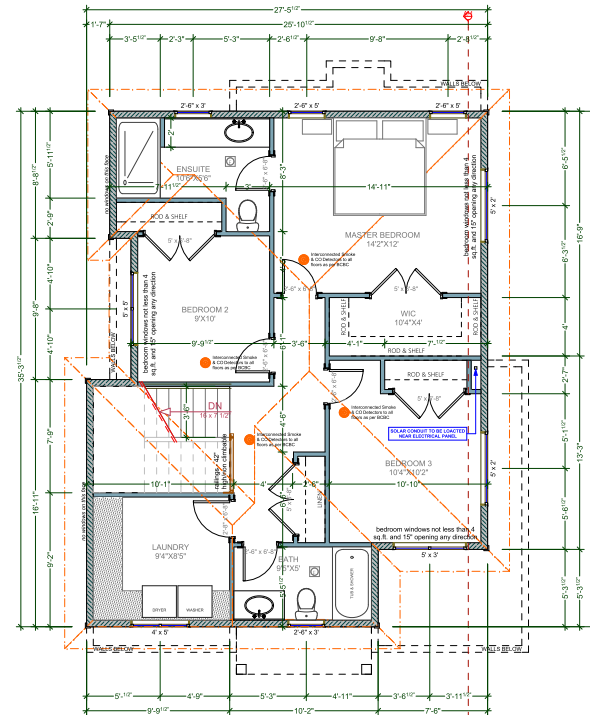
PROPOSED MAIN FLOOR PLAN (9'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"

PROPOSED MAIN FLOOR AREA: 816.82 Sq Ft (75.89 Sq M)

PROPOSED GARAGE FLOOR AREA: 187.65 Sq Ft (17.43 Sq M)

*SOLAR READY PLANS - SEE ELECTRICIAN FOR DETAILS



PROPOSED UPPER FLOOR PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"

PROPOSED UPPER FLOOR AREA: 827.32 Sq Ft (76.86 Sq M)

*SOLAR READY PLANS - SEE ELECTRICIAN FOR DETAILS

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.
ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR.

SITE PLAN

ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR.
ALL STRUCKS SHALL BE CONFIRMED BY THE OWNER/BUILDER.
ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS ARE TO BE MADE ON SITE.
CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

CONCRETE FOUNDATIONS

ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW PROOF PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOIL BEARING CAPACITY AND SET OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa.
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2800 PSI (19.3 MPa) AT 28 DAYS, MINED, PLACED AND TESTED IN ACCORDANCE WITH CAN-4483.
ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL GROUNDS ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS

BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING BIL. PLATE TO FOUNDATION WITH NOT LESS THAN 12 #8mm DAW ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.
ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.
ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.
ROOFING
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE GAVEL PROTECTION FROM ICE DAMS AND SNOW BUILD UP.
PLUMBING & ELECTRICAL
ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING

ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR.
FRAME HEIGHT 87" FOR EXTERIOR DOORS AND 82 1/2" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81 1/2".
MISC.
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19.

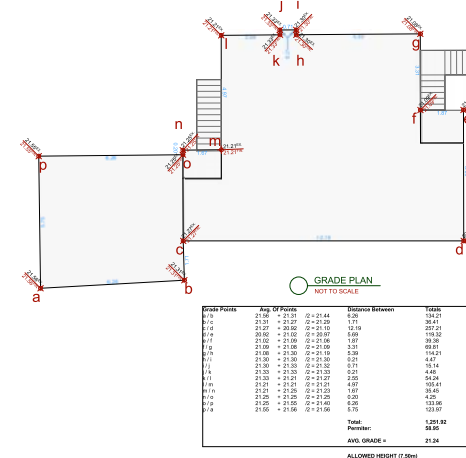
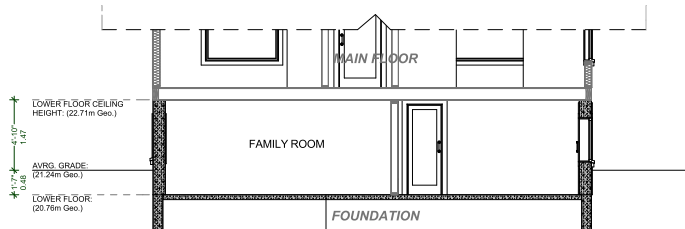
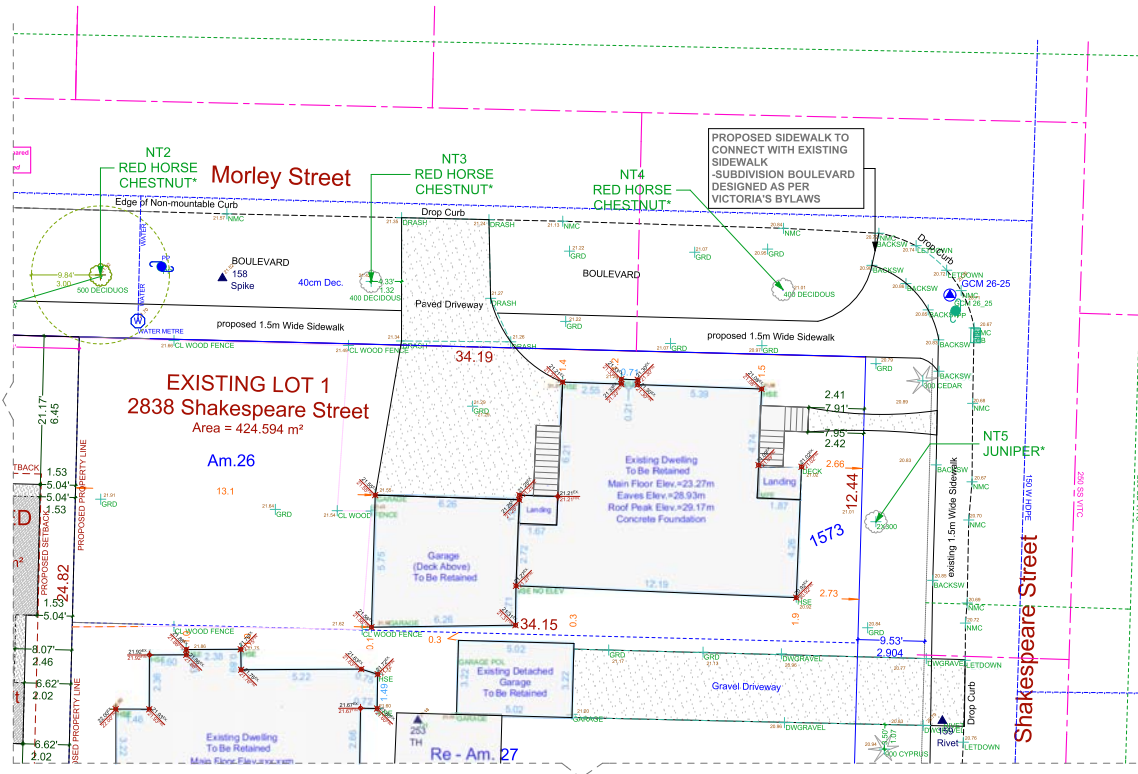
NEITHER JAVA DESIGNS INC. NOR THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE FOLLOWING:

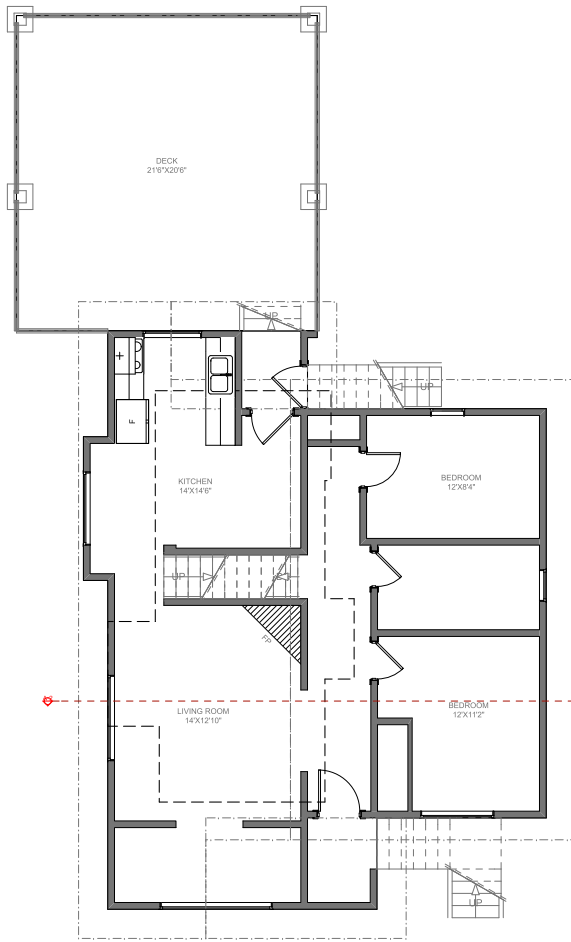
INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE. CONFORMITY OF PLANS TO SITE. SPOORS AND OMISSIONS. ANY HOUSE BUILT FROM THESE PLANS.

PROJECT INFORMATION TABLE - EXISTING SINGLE FAMILY DWELLING			
Address	2838 Shakespeare Street, Victoria	Lot	1
Lot Size	424.594 m ² (10,371.25 sq ft)	Zone	R1-50
Proposed	Allowed		
Height	21.24 m (69 ft)		
Average grade	7.81 m (25.62 ft)		
Highest skid roof height	7.81 m (25.62 ft)		
Total Floor Area	148.48 m ² (1,604.95 sq ft)		
Floor Space Ratio	15.2%		
Site coverage	50.00%		
Lot coverage (total)	129.83 m ² (1,398.58 sq ft)		
Open space	294.76 m ² (3,172.70 sq ft)		
Parking Stalls (Number on Site)	2		
Front yard setback	1.20 m (3.94 ft)		
Maximum projection into front setback	N/A		
Rear yard setback	0.10 m (0.33 ft)		
Interior side yard setback (East)	1.9 m (6.23 ft)		
Interior side yard setback (West)	1.3 m (4.27 ft)		
Side Flanking Street	2.4 m (7.87 ft)		
Combined Side Yards	15.83 m (51.94 ft)		

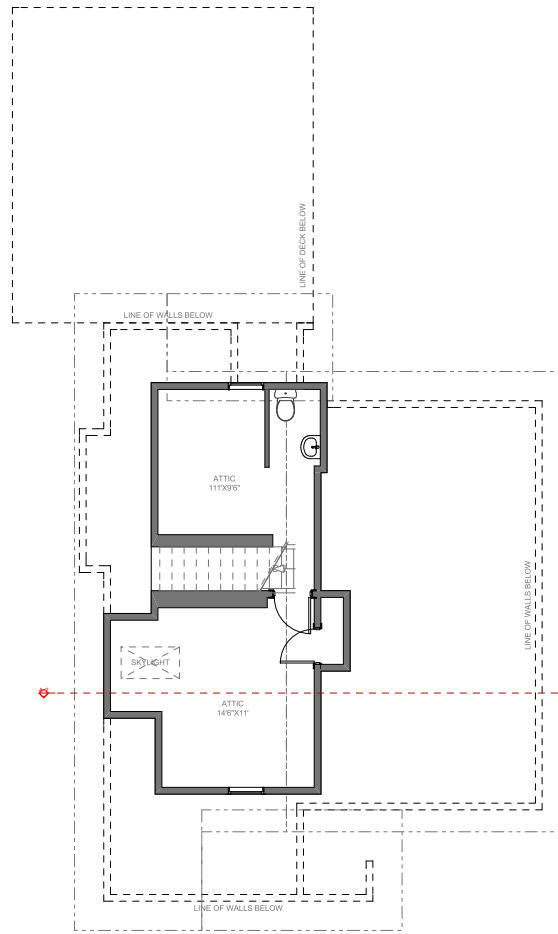
Existing Non-Conforming

SITE PLAN
SCALE: 1:100

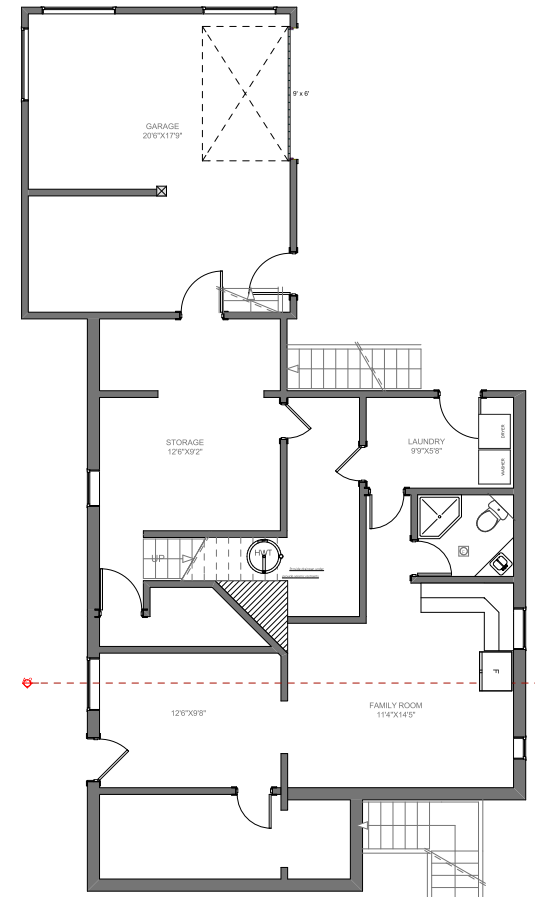




EXISTING MAIN FLOOR PLAN (8'-8" WALLS)
 SCALE: 1/4" = 1' - 0"
 EXISTING TOTAL MAIN FLOOR AREA: 991 Sq Ft
 2838 SHAKESPEARE ST, VICTORIA BC

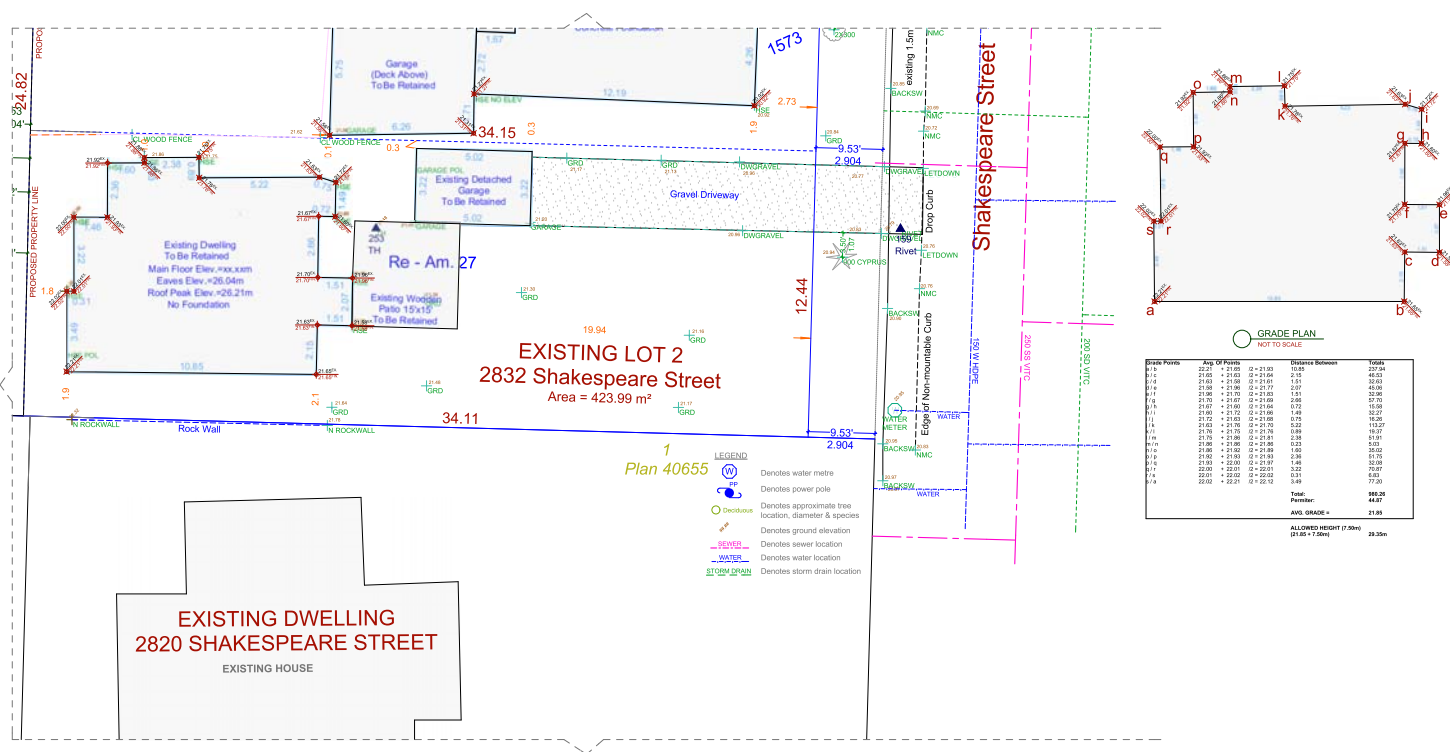
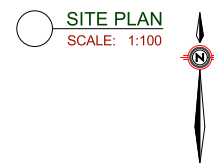


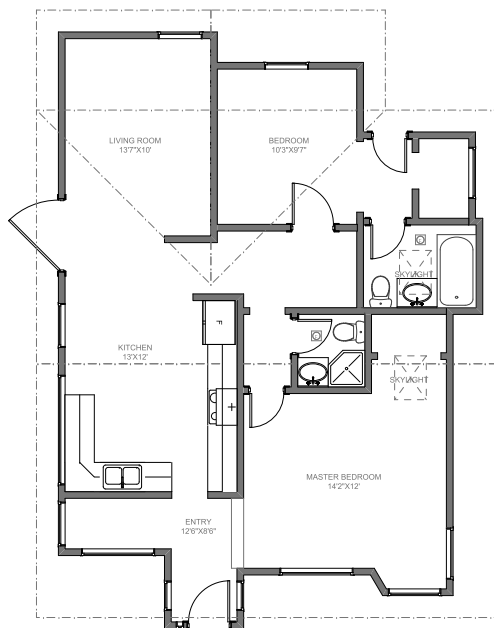
EXISTING ATTIC FLOOR PLAN (6'-8" WALLS)
 SCALE: 1/4" = 1' - 0"
 EXISTING FLOOR AREA: 362 Sq Ft
 2838 SHAKESPEARE ST, VICTORIA BC



EXISTING LOWER FLOOR PLAN (6'-6" WALLS)
 SCALE: 1/4" = 1' - 0"
 EXISTING LOWER FLOOR AREA: 1,025 Sq Ft
 EXISTING GARAGE AREA: 402 Sq Ft
 2838 SHAKESPEARE ST, VICTORIA BC

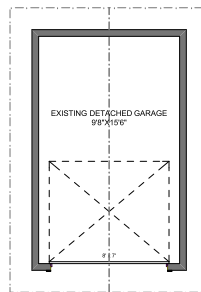
PROJECT INFORMATION TABLE - EXISTING SINGLE FAMILY DWELLING			
Address	Lot 2 2832 Shakespeare Street, Victoria		
Lot Size	423.99 m ² (4,583.79 SF)		
Zoning	R1-S2		
Height	Proposed	Allowed	
Average grade	21.85 m G.S.		
Highest steeped roof height	4.35 m (14.25') (7.60m ²)	7.50 m (24.6') (7.60m ²)	
Total Floor Area	91.14 m ² (981 SF)	130.00 m ² (1,404 SF)	
Floor Space Ratio	0.21	0.31	
Site coverage	26.46 % (1,027.63 SF)	40.00 % (1,715.16 SF)	
Open space	66.56 % (2,556.16 SF)	59.99 % (2,528.63 SF)	
Parking Stalls (number) on Site	2		
Setbacks	2		
Front yard setback	15.94m (52.42')	6.00 m (19.68')	
Rear yard setback	1.80m (5.91')	6.00 m (19.68')	
Interior side yard setback (North)	1.00m (3.28')	1.00 m (3.28')	
Interior side yard setback (South)	1.50m (4.92')	1.00 m (3.28')	
EXISTING ACCESSORY BUILDING - TO BE RETAINED			
Building Use	Detached Garage		
Location	Front Yard	Rear Yard	
Combined Floor Area	12.30m ²	37.00m ²	
Height	3.35m	4.00m	
Front Setback	12.25m	18.00m	
Rear Setback	16.80m	0.00m	
Side Setback	0.30m	0.00m	
Separation Space from Main Building	3.40m	2.40m	
Rear Yard Site Coverage	n/a	30.00m ²	





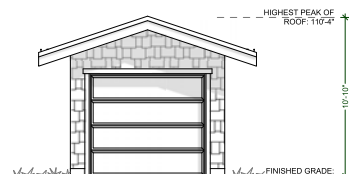
EXISTING MAIN FLOOR PLAN (8'-8" WALLS)

SCALE: 1/4" = 1' - 0"
EXISTING MAIN FLOOR AREA: 981 Sq Ft
2832 SHAKESPEARE ST, VICTORIA BC



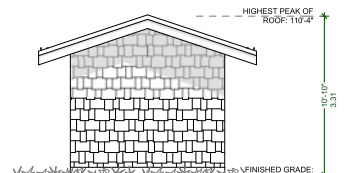
EXISTING DETACHED GARAGE PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"
TOTAL AREA: 174 Sq Ft
2832 SHAKESPEARE ST, VICTORIA BC



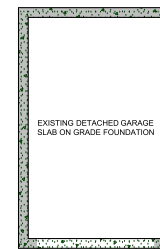
EXISTING DETACHED GARAGE FRONT ELEVATION

SCALE: 1/4" = 1' - 0"
2832 SHAKESPEARE ST, VICTORIA BC



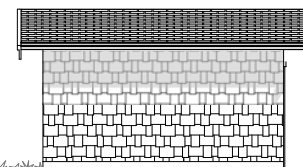
EXISTING DETACHED GARAGE REAR ELEVATION

SCALE: 1/4" = 1' - 0"
2832 SHAKESPEARE ST, VICTORIA BC



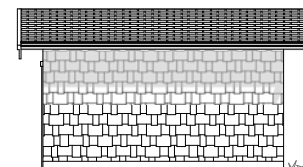
EXISTING DETACHED GARAGE FOUNDATION

SCALE: 1/4" = 1' - 0"
2832 SHAKESPEARE ST, VICTORIA BC



EXISTING DETACHED GARAGE LEFT ELEVATION

SCALE: 1/4" = 1' - 0"
2832 SHAKESPEARE ST, VICTORIA BC



EXISTING DETACHED GARAGE RIGHT ELEVATION

SCALE: 1/4" = 1' - 0"
2832 SHAKESPEARE ST, VICTORIA BC

CUSTOMER:
PAM HARTLING
ADDRESS:
2832 & 2838 SHAKESPEARE STREET, VICTORIA

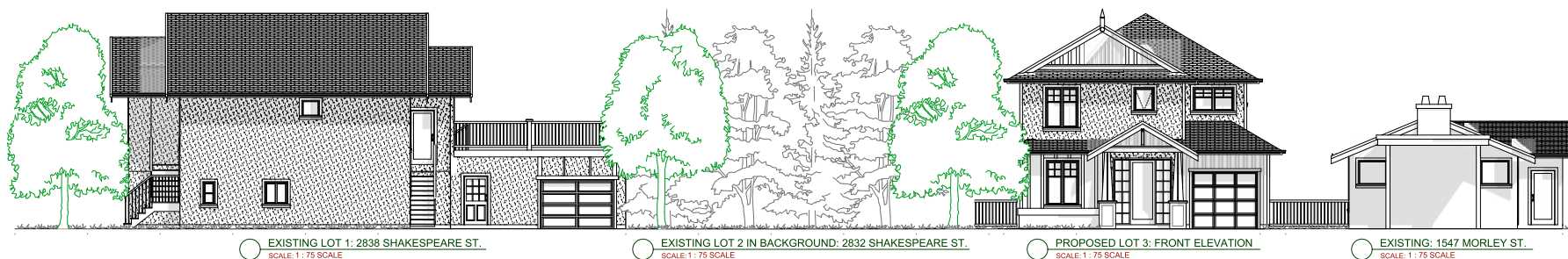
DRAWING NAME:
EXISTING LOT 2 2832 SHAKESPEARE ST.
FLOOR PLANS & GARAGE ELEVATIONS
DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
MAR. 06, 2019
DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH: 250.590.2468 FX: 250.590.4577 www.javadesigns.ca

SHEET
NUMBER

A9



EXISTING LOT 1: 2838 SHAKESPEARE ST.
SCALE: 1:75 SCALE

EXISTING LOT 2 IN BACKGROUND: 2832 SHAKESPEARE ST.
SCALE: 1:75 SCALE

PROPOSED LOT 3: FRONT ELEVATION
SCALE: 1:75 SCALE

EXISTING: 1547 MORLEY ST.
SCALE: 1:75 SCALE

CUSTOMER:
PAM HARTLING
ADDRESS:
2832 & 2838 SHAKESPEARE STREET, VICTORIA

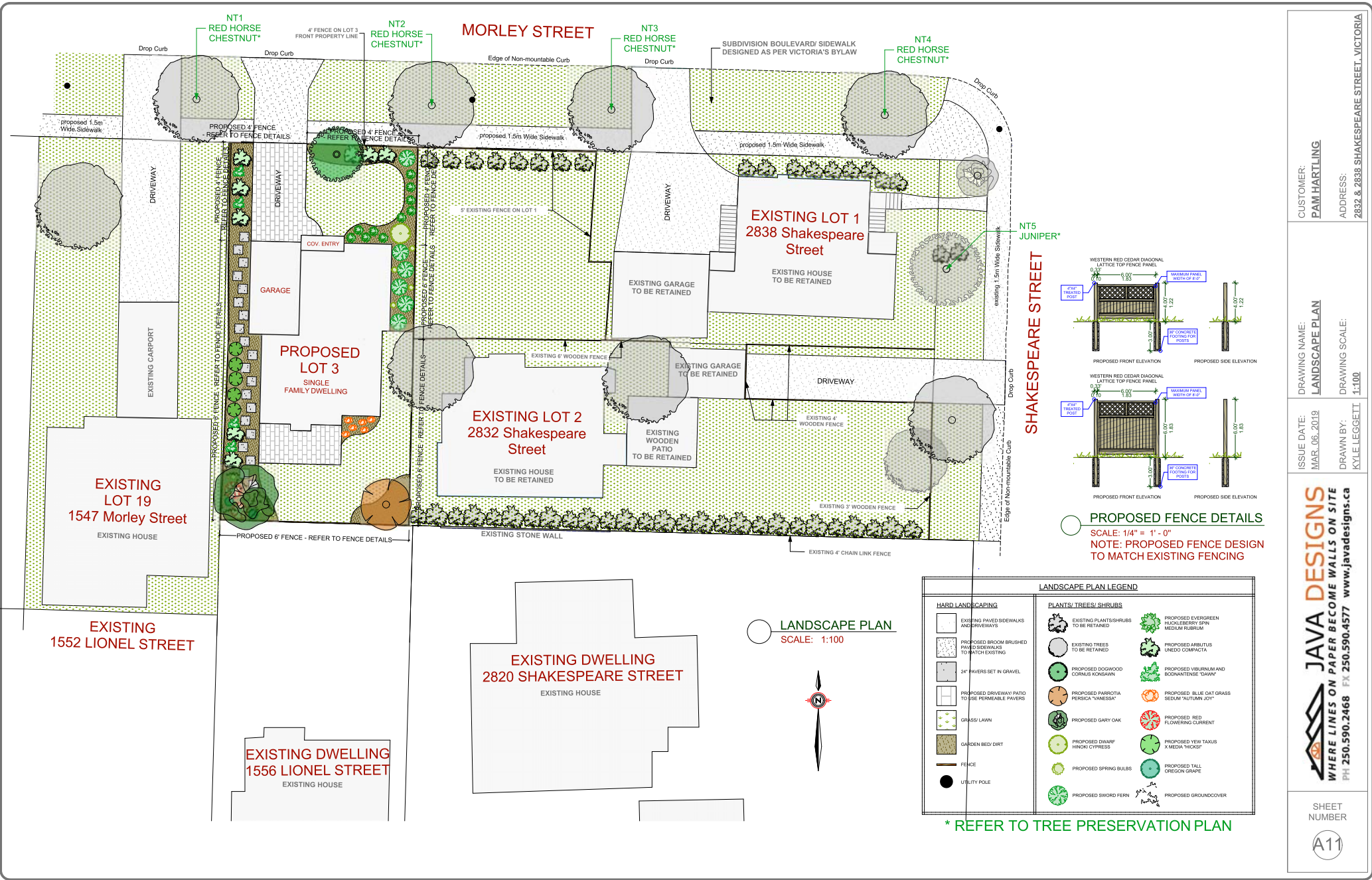
DRAWING NAME:
STREETSCAPE
DRAWING SCALE:
1/16"=1'-0"

ISSUE DATE:
MAR. 06, 2019
DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH: 250.590.2468 FX: 250.590.4577 www.javadesigns.ca

SHEET
NUMBER

A10



CUSTOMER: **PAM HARTLING**
ADDRESS: **2832 & 2838 SHAKESPEARE STREET VICTORIA**

DRAWING NAME: **LANDSCAPE PLAN**
DRAWING SCALE: **1:100**

ISSUE DATE: **MAR. 06, 2019**
DRAWN BY: **KYLE LEGGETT**

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH: 250.590.2468 FX: 250.590.4577 www.javadesigns.ca

SHEET NUMBER

A11



○ 2832 EAST ELEVATION



○ 2832 EAST ELEVATION



○ 2832 NORTH ELEVATION



○ 2832 NORTH ELEVATION



○ 2832 SOUTH ELEVATION



○ 2832 SOUTH ELEVATION



○ 2832 SOUTH ELEVATION



○ 2832 SOUTH ELEVATION



○ 2832 WEST ELEVATION



○ 2832 WEST ELEVATION



○ 2838 EAST ELEVATION



○ 2882 NORTH ELEVATION



○ 2838 SOUTH ELEVATION



○ 2838 SOUTH ELEVATION



○ 2838 SOUTH ELEVATION



○ 2838 WEST ELEVATION

CUSTOMER:
PAM HARTLING
ADDRESS:
2832 & 2838 SHAKESPEARE STREET, VICTORIA

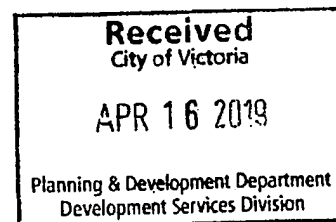
DRAWING NAME:
EXISTING PHOTOS
DRAWING SCALE:
NOT TO SCALE

ISSUE DATE:
MAR. 06, 2019
DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH: 250.590.2468 FX: 250.590.4577 www.javadesigns.ca

SHEET
NUMBER

A12



April 16, 2019

Dear Mayor and Council,

RE: Rationale for Rezoning and Small Lot Subdivision Project

The attached is an application to rezone and subdivide the properties at **2832 and 2838 Shakespeare Street**. The proposed new parcel is designed to adhere to the Small Lot House Zone Rezoning Policy and Small Lot Housing Design Guidelines.

Justification for Rezoning

Because of the required 2.9 m road dedication on Shakespeare, the application requires that the two parent parcels rezone to a small lot zone. The existing dwelling at 2838 Shakespeare meets the density for the R1-B zone, its current zoning, but exceeds the density for the R1-S2 zone. Therefore, a site-specific zone is requested for 2838 Shakespeare.

Justifications for Variances

There are no variances requested for the new parcel/dwelling. Four variances are requested for **2932 Shakespeare**:

- A variance for the rear yard setback is requested for 2832 Shakespeare caused by the subdivision of the new small lot.
- A variance is requested for the siting of the existing detached garage at 2832 Shakespeare in the front yard, as opposed to the rear yard. The garage was constructed before Lauren and Brian took possession of the property.
- A variance for the side yard setback of the existing detached garage at 2832 Shakespeare is requested. The garage was constructed before Lauren and Brian took possession of the property.
- A variance is requested for the front yard setback of the existing detached garage at 2832 Shakespeare. The garage was constructed before Lauren and Brian took possession of the property.

There will be an opportunity for these variances to be remedied when the parcel is sold and redeveloped, given the age and condition of structures at 2832 Shakespeare.

Project Benefits

My clients, Brian, Lauren and their neighbour Jude, live at **2832 and 2838 Shakespeare Street** which are two larger-than-average sized lots. This rezoning and small lot subdivision project, which they have joined forces to undertake, will ensure that they both stay within the community they love and call home.

Brian and Lauren have lived on the property for 12 years, which they inherited from Lauren's mother. Their small cottage is almost 100 years old, and at the end of its life cycle. Their plan – if the rezoning and subdivision is approved – is to buy the new small lot and build on it and move there when the new house is completed and sell their

current property. The small lot will help finance the new house and allow them to stay in the neighbourhood.

Jude Marleau has lived in Oaklands for 14 years. Her two children attended/attend Oaklands Elementary. Jude is a recent single mum. Jude's neighbours support this application knowing that it will make it financially viable for Jude to stay long-term in her house.

Joining parcels of land with Brian and Lauren and subdividing gives both families the financial opportunity to continue living in Oaklands for the long term and provides an additional parcel for affordable ground-oriented family housing close to amenities.

In addition to the above personal and social justifications, this project achieves the following project benefits:

Aligns with Current Policy

- Supported by OCP policies for sensitive infill in established neighbourhoods
- Meets the Small Lot Homes Rezoning Policy and Design Guidelines
- Supports efficient use of existing City infrastructure
- Adds family-oriented housing close to schools and other amenities such as parks, shops, and open space

Sensitive to Design, Context, and Neighbourhood Character

- Is sensitive in form, character, and size to homes on the street and in the neighbourhood
- Is a good land use for larger-than-average sized parcels
- Designed with neighbour input on preferred architectural style
- Capitalizes on the corner lot opportunity and access off Morley
- Addresses the street well with a prominent front entrance, attractive plantings, and recessed garage door and adds to streetscape character
- Has window placements that are sensitive to privacy of adjacent homes
- Will provide a new sidewalk on the Morley frontage

Adds to Supply of Ground-Oriented Housing

- Adds to the severe shortage of ground-oriented, single detached housing
- Adds to the diversity of housing stock
- Revitalizes neighbourhood with new, well-designed housing stock
- Is designed sensitively to most impacted neighbour

Meets Environmental and Sustainability Goals

- Retains all existing mature boulevard trees
- Driveway and sewer, water, and stormwater servicing sited outside critical root zones of mature boulevard trees

- Adds to tree canopy and includes indigenous Garry-oak tree
- Design for proposed floating sidewalk will protect critical root zones of mature boulevard horse chestnut trees
- Offers permeable driveway and pathways and opportunities for natural stormwater infiltration
- Provides sustainable solar-ready design and energy efficient construction.

I believe this to be a very attractive and beneficial joint proposal by my clients to sensitively add an urban lot/dwelling within a neighbourhood that is highly walkable and well served by community amenities. The fact that my clients plan to continue to live here provides continuity and comfort to their neighbours that their quality of life will be sincerely respected.

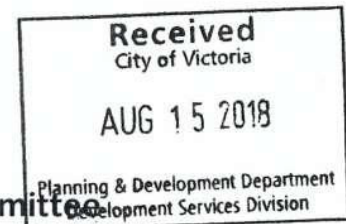
Thank you for your consideration.

Regards,

Pam Hartling MCIP RPP

**Mission**

Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.



Oaklands Community Association Land Use Committee February 26, 2018 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 – 8 p.m.

Contact: landuse@oaklandsca.com

Information Items

1. Development information session: 1588 North Dairy Rd

Proponents presented the proposed designs (its 3rd iteration) and answered questions about the timing and construction of the project. The Proponents noted the Shelbourne Valley Plan (Municipality of Saanich) and that it is in following with the community's preferences for increased density along transportation corridors. Proponents also noted that the 4th Floor of the building is set back from 3rd floor to reduce shading to the north. Current design incorporates consideration of the streetscape. Proponent confirmed it is a 62 unit strata title with rentals allowed.

Development proposals

2. Development Proposal Community Meeting: 2832/2838 Shakespeare St

Proponent presented the proposed designs and answered questions about the timing and construction of the project. The Proponent noted that it is a proposed small lot in fill development using the back half of two existing lots. The proponent is applying for a R1S2 rezoning and noted that the proposed lot is over minimum lot sizes for parcel but requesting rear yard setback variance for existing building. The Developer noted that the proposal meets the City's infill development policy and would be a two-storey home.

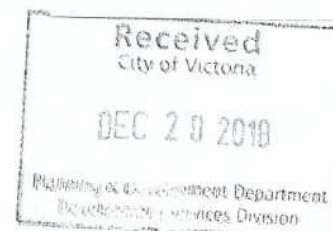
Comments from attendees included support for the requirement for a sidewalk. The developer acknowledged the comment and is willing to work with the City on this suggestion.

3. Development Proposal Community Meeting: 2732 Doncaster Dr

Proponents presented the proposed designs and answered questions about the timing and construction of the project. Under current zoning they are under the coverage and height limits for the property. 11 bachelor units would be constructed in a "walk-up" style (no elevators). Developer noted that the employers nearby at Hillside Mall are supportive due to the tight rental market. The Developer noted that they have undertaken four previous meetings with nearby residents and other community groups; and noted that the participants were generally supportive. It will be a no smoking building; proponent is considering keeping the units furnished; units would be leased and would be managed by the Developer.

Comments from attendees included:

- Direct northerly neighbour raised concern about privacy and shading; the owner is considering moving due to the proximity and is generally opposed to the development;
- Another attendee was not supportive due to density concerns and impacts to the surrounding homes;
- Another was supportive due to the need for rental housing in the city;
- Another was opposed to the development due to concerns about traffic and turning left across traffic and the impacts to the two existing parking spots;
- Another was supportive of rental housing and considers there to be too much parking (11 spots). He remarked that if they were all used there would be impacts to traffic and parking. He noted the bike route the proximity to the #4 bus stop and the need to increase walkability of the neighbourhood;
- The Developer noted that the merchants are interested in the development and that their current staff are often travelling long distances by car. The Developer considers that many of the renters will not have or at least use their cars very often. Developer also noted the need for affordability.
- The Developer noted that the building will be placed under a (rental housing) covenant for up to 25 years.
- Attendee suggested a possible amenity contribution for bus shelters on Hillside avenue; the Developer noted that their building is trying to address affordability and suggested Hillside Mall redevelopment would be a better candidate;
- Developer noted that the rental rate would be roughly \$900 per month for the suite;
- Developer will be applying for rezoning Feb.27; if all goes well the construction would be completed in roughly one year.



SUMMARY SMALL LOT HOUSE REZONING PETITION

I, JUDE MARLEAU, have petitioned the adjacent neighbours* in compliance with
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 2832/2838
(location of proposed house)

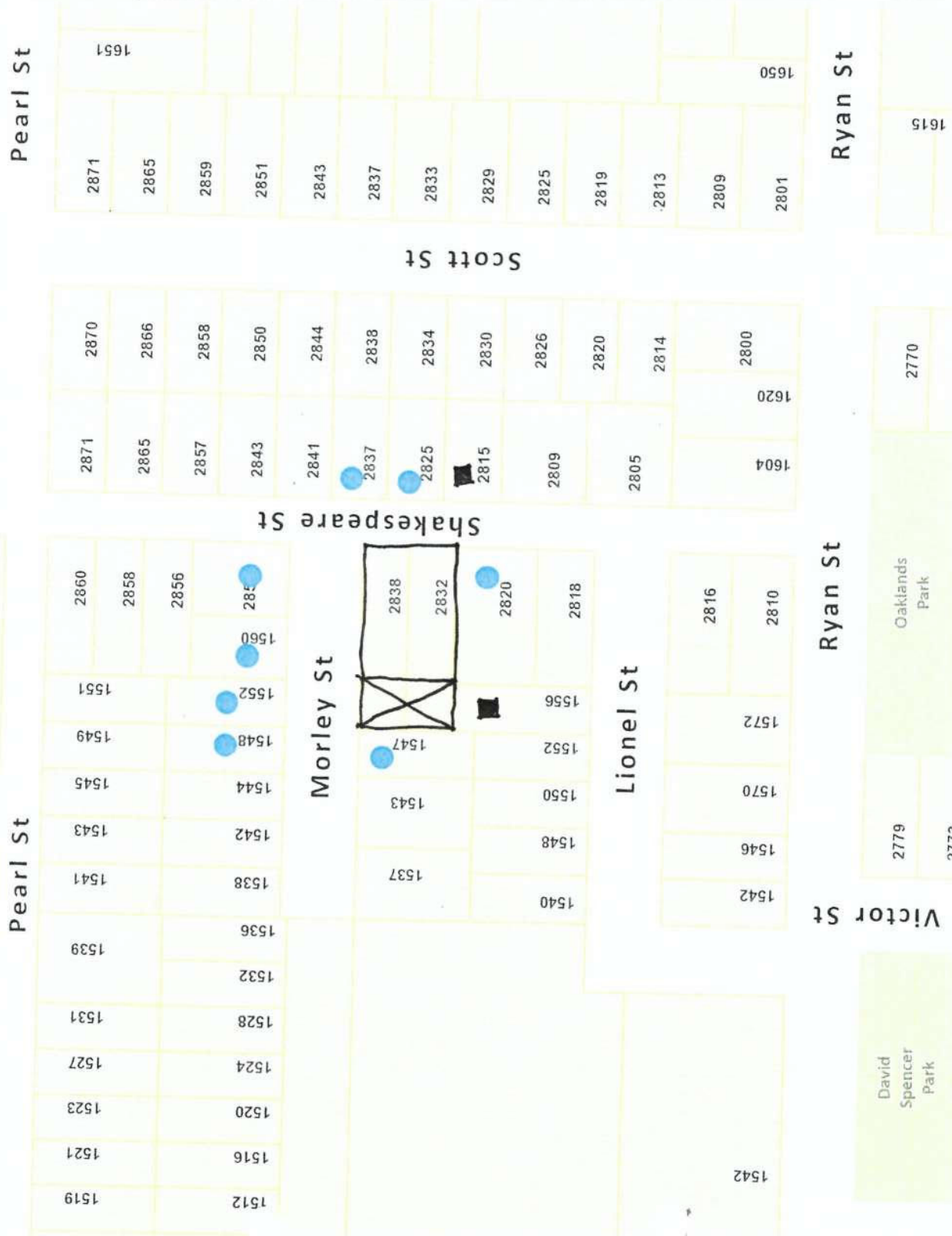
SHAKESPEARE and the petitions submitted are those collected by FEB. 26/18 **
(date)

Address	In Favour	Opposed	Neutral (30-day time expired)
	✓	✓	✓
1548 MORLEY	✓		
1552 MORLEY	✓		
1560 MORLEY	✓		
1547 MORLEY	✓		
2850 SHAKESPEARE	✓		
2820 SHAKESPEARE	✓		
2837 SHAKESPEARE	✓		
2825 SHAKESPEARE	✓		
2815 SHAKESPEARE			✓
1556 LONEL			✓

SUMMARY	Number	%
IN FAVOUR	8	100%
OPPOSED	0	
TOTAL RESPONSES	8	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.



Legend

Victoria Parcels

● IN FAVOUR

■ NEUTRAL
(30 DAY EXPIRY)

⊠ PROPOSED LOT

□ SUBJECT
PROPERTIES

1: 1,562

Notes

Petition

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

79 0 40 79 Meters

SMALL LOT REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,
J Marleau
B + L Van der Haegen, am conducting the petition requirements for the
(print name)

property located at 2832 + 2838 Shakespeare
to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Nathan Bellmore (see note above)

ADDRESS: 1548 Morley Street V8R 2Y7

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb. 5, 2018
Date

Nathan Bellmore
Signature

SMALL LOT REZONING PETITION

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J Marleau
B + L Van der Haegen, am conducting the petition requirements for the
(print name)

property located at 2832 + 2838 Shakespeare
to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) CINDY FILLER
BRENDAN BRAYBROOK (see note above)

ADDRESS: 1552 MORLEY ST

Are you the registered owner? Yes ☒ No ☒ *CITY 68*

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Jan 28/18
Date

[Signature]
Signature

SMALL LOT REZONING PETITION

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(print name)

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Please review the plans and indicate the following:

NAME: (please print) Hanna Hatherley (see note above)

ADDRESS: 1560 Morley St.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

would like to discuss possible residential
parking rules as density increases.

Feb 16, 2018
Date

[Signature]
Signature

SMALL LOT REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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B + L Van der Haegen, am conducting the petition requirements for the
(print name)

property located at 2832 + 2838 Shakespeare

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Please review the plans and indicate the following:

NAME: (please print) _____ (see note above)

ADDRESS: 1547 MORLEY STREET VICTORIA V8R 2Y6

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

30.1.2018
Date

C. P. [Signature]
Signature

SMALL LOT REZONING PETITION

Received
City of Victoria

MAR 07 2019

Planning & Development Department
Development Services Division

In preparation for my rezoning application to the City of Victoria, I,

J Marleau

B + L Van der Haegen

(print name)

, am conducting the petition requirements for the

property located at 2832 + 2838 Shakespeare

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) RAYMOND YAN (see note above)

ADDRESS: 2850 Shakespeare ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 17 2019
Date

[Signature]
Signature

SMALL LOT REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,
J Marleau
B + L Van der Haegen, am conducting the petition requirements for the
(print name)

property located at 2832 + 2838 Shakespeare
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Please review the plans and indicate the following:

NAME: (please print) Jacques Hittos (see note above)

ADDRESS: 2820 Shakespeare St

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Jan 1 / 18
Date

Jacques Hittos
Signature

SMALL LOT REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,
J Marleau
B + L Van der Haegen, am conducting the petition requirements for the
(print name)

property located at 2832 + 2838 Shakespeare
to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) LINDA KRAUSS (see note above)

ADDRESS: 2837 Shakespeare St.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 3 / 2018
Date

L. Krauss
Signature

SMALL LOT REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,
J Marleau
B + L Van der Haegen, am conducting the petition requirements for the
(print name)

property located at 2832 + 2838 Shakespeare
to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Leathichia Baker (see note above)

ADDRESS: 2825 Shakespeare

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 6, 2018
Date

L K Baker
Signature



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

November 26, 2018

Pam Hartling, MCIP RPP
205-400 Sitkum Road
Victoria, BC V9A 7G6

Subject: 2832 and 2838 Shakespeare St - Exploratory excavation for proposed municipal sidewalk adjacent to municipal Red Horse Chestnut trees

The purpose of this letter is to summarize findings from our exploratory excavations around the municipal Red Horse Chestnut (*Aesculus x carnea*) trees on the south side of Morley Street as requested by City of Victoria Parks' staff. A Tree Preservation Plan (dated November 2, 2018) was completed by our company as part of the project. A municipal sidewalk is proposed 1.2m south from the centre of the trees along the Morley Street flank of 2838 Shakespeare Street.

The City of Victoria engineering department and concerned parties should be aware that if a sidewalk is to be constructed and the trees are to be retained without significant health impacts, the sidewalk and its base material will have to be raised above root systems as specified in our "floating sidewalk" specifications. If these specifications (or a similar approach which avoids significant root loss) is not followed, the trees will require removal if excavation down to bearing soil is required throughout the footprint of the sidewalk.

Multiple surface roots from Red Horse Chestnut NT #4 (municipal tree ID# 23054) were observed within the footprint of the proposed sidewalk. Exposed bedrock was also observed (Photo 1), which could indicate limited soil depth and explain the prevalence of surface roots in the area. Exploratory excavations were not deemed necessary as it is clear that the sidewalk will have to be built above the existing grade. Only limited excavation by hand, air-spade or hydro-excavation can take place if increased depth for sidewalk base is required between roots.

Exploratory digging was conducted between Red Horse Chestnut NT #3 (tree ID 23055) and the existing driveway to determine how steep a sidewalk slope might be necessary to preserve significant roots while maintaining the grade of the existing driveway. The trench was 2.1m in length and 30cm in depth, beginning from the edge of the driveway to just past the trunk of the tree (Photo 3). Roots with the following diameters were observed in the trench: one 15cm, one 14cm and two 2cm roots. No other roots above 1cm were observed. Both the 15cm and 14cm roots were approximately 5cm below the turf surface. The 15cm root was 74cm west of the driveway edge and the 14cm root was 97cm west. Both were approximately 1m south of the trunk of the tree. If the two large roots are to be preserved, the depth of the sidewalk paving material and base

will have to be minimal in the area above the roots and there will likely be a slight slope from the driveway edge to where the roots are located.

Exploratory excavations were not conducted around NT #2 (tree ID 23198) as there does not appear to be a reason why the grade of the sidewalk could not be raised gradually to accommodate roots below, provided the water meter east of the tree could be raised to meet the sidewalk grade.

Exploratory excavations were not conducted adjacent to NT #1 (tree ID 23056) as it is our understanding that the sidewalk will end prior to crossing the trunk of the tree (ending at 2838 Shakespeare's west property line, 2.3m east of the tree).

City of Victoria Parks' staff has also requested that we provide optimal paving surfaces over the root systems of the trees. Concrete or asphalt sidewalks will both result in reduced permeability over their root systems (unless permeable asphalt is used), which will have a negative impact on the roots below the sidewalk. NT #4 could be impacted more than the other trees if there is limited soil volume within its CRZ. However, Red Horse Chestnut trees are known to tolerate pavement over their root systems and these trees are young enough that they will likely adapt over time to the change in hydrology. Permeable pavers would result in more water penetration than concrete or asphalt, but this is unlikely to be a feasible option. A trail made of wood chips would have the least impact of all options as it would be the most permeable, although this is not likely a feasible option as well. Wood chips would have to be maintained if soil compaction is to be avoided.



Photo #1: Multiple surface roots visible adjacent to Red Horse Chestnut NT #4. The tape measure roll is at the edge of the proposed sidewalk. Exposed bed rock was observed (bottom left side of photo) along with multiple surface roots, some of which had bark removed (likely from lawnmower damage).



Photo #2: Close up of surface roots adjacent to Red Horse Chestnut NT #4.



Photo 3: Exploratory excavation adjacent to NT #3.



Photos 4: Exploratory excavation adjacent to NT #3.



Photos #5 and 6: 15cm and 14cm roots were observed 5cm below the surface of the turf.



Photo #7: A water meter is located east of Red Horse Chestnut NT #2. If this water meter opening can be raised to meet the grade of the sidewalk, we are not aware of a reason why the sidewalk could not be raised above the root system.

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

Thank you,

Handwritten signature of Michael Marcucci.

Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified & Consulting Arborists

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.



Talbot Mackenzie & Associates

Consulting Arborists

2832 and 2838 Shakespeare St, Victoria

Construction Impact Assessment & Tree Preservation Plan

PREPARED FOR: Pam Hartling, MCIP RPP
205-400 Sitkum Road
Victoria, BC V9A 7G6
pamhartling@telus.net

PREPARED BY: Talbot, Mackenzie & Associates
Michael Marcucci – Consulting Arborist
ISA Certified # ON-1943A
TRAQ – Qualified

DATE OF ISSUANCE: November 2, 2018
(revised November 26th to correct Latin name of species and
add municipal Tree ID numbers

November 26, 2018: Exploratory excavation
letter

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
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Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 2832 and 2838 Shakespeare St, Victoria

Date of Site Visit: October 17, 2018

Site Conditions: Municipal boulevard fronting residential lot. No ongoing construction activity.

Summary: The subdivision proposal includes constructing a sidewalk on the Morley Street municipal frontage. If the five municipal trees are to be retained, the sidewalk will have to be raised above the root systems of the trees. The excavation for the services could have a health impact on Red Horse Chestnut NT #2, but we anticipate the tree will recover.

Scope of Assignment:

- Inventory the municipal boulevard trees along the Morley Street frontage
- Review the proposal to subdivide the two properties (through the existing backyards) to create a separate residential lot resulting in a new driveway and services along with frontage improvements including a new sidewalk on the Morley Street frontage
- Comment on how this specific construction activity may impact existing boulevard 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 boulevard and prepared an inventory in the attached Tree Resource Spreadsheet. 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 trees with their identification numbers (no trees were tagged) were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Java Designs (dated October 1, 2018).

Limitations: The only trees we were requested to assess in this report were the municipal boulevard trees. The areas within the backyards or neighbouring properties have not been inspected to see if any other trees will be impacted by the subdivision.

No exploratory excavations have been requested and thus the conclusions reached 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: Five municipal trees are located on the Morley St frontage: four Red Horse Chestnuts (NT 1-4, ranging in size between 37 and 45cm DBH) and one Juniper species (NT 5, 57cm DBH).

Trees to be Removed: We do not anticipate any trees will require removal due to the construction related impacts we assessed, if our recommendations are followed and the grade of the sidewalk is raised.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Sidewalk:** A 1.5m wide sidewalk is proposed along Morley Street frontage directly adjacent to the private property line and approximately one metre away from all five trees. If these trees are to be retained, the construction of the sidewalk must follow the “floating driveway and sidewalk” specifications attached. Large surface roots were observed south of many of the trees in the area that the sidewalk is proposed. Some of the trees also appear to have been planted on raised mounds of soil, which the sidewalk may have to be raised above to avoid severing these roots.

The objective within the attached specifications is to avoid severing the root systems within the sidewalk’s footprint, which would otherwise occur if excavation to suitable bearing soil was required. Instead, the base layers of the sidewalk will have to be raised and built above the significant roots encountered during excavation. This will result in the final grade of the sidewalk being raised above the existing grade. The extent will depend on the thickness of the base layers and paving material. Municipal engineers and project contractors should be informed that typical bearing soil will not be reached and that large areas of the A horizon soil layer (rich in organic material and roots) will be left intact below the sidewalk.

NT #3 is located within one metre of an existing driveway, which the sidewalk will cross. The sidewalk may require a steeper than normal grade at the west edge of the driveway, if roots are encountered in this area and the original grade of the driveway is maintained.

- **Proposed Services: Storm, Sewer and Water Line**

All three services are proposed to be located through the CRZ of Red Horse Chestnut NT #2 (43cm DBH) with the storm drain located the closest (3m from the tree). We anticipate the trench edge will be approximately 2.5m from the trunk of the tree. A significant amount of roots will likely be encountered. A structural impact is unlikely, but this may result in a health impact to the tree with evidence of reduced growth and potentially twig dieback in the years following construction. However, Horse Chestnuts are very tolerant to root loss and construction-related impacts, and therefore we anticipate the tree will survive and likely recover in the long-term. We recommend the services be shifted further west if possible.

An arborist should supervise the excavations for the services and may recommend less invasive digging methods (air-spade, hydro-excavation, hand-digging) if significant roots are encountered that can be retained across the trenches. If conventional excavation is first attempted, we recommend using as narrow a bucket as the installation will allow and that it be equipped with a flat edge.

- **Proposed Driveway:** Red Horse Chestnut NT #1 will be 3 – 3.5m from the edge of the proposed driveway. If significant roots are encountered during excavation, we will recommend the driveway also follow the “floating driveway and sidewalk” specifications attached. Some surface roots will not be able to be retained regardless due to the driveway requiring a slope down to the street. However, we do not anticipate a significant root loss to the tree or that its health or stability will be significantly impacted, especially if other deeper roots are able to be retained below the driveway surface.

To allow water to drain into the root systems below, we may also recommend that the surface 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.

- **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. In particular, the following activities should be completed under the direction of the project arborist:
 - Sidewalk excavation within the CRZ of all five trees
 - New driveway excavation within the CRZ of NT #1
 - Installation of underground services that cross the CRZ of NT #2
- **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 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.

- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees 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. 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:** 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.
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **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,



Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site plan with trees and fencing, 1-page floating driveway and sidewalk specifications, 1-page fencing specifications, 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

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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.

Tree ID (municipal ID# in brackets)	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
NT 1 (23056)	Red Horse Chestnut	<i>Aesculus x carnea</i>	45.0	13.0	4.5	Good	Fair	Fair/poor	Municipal. Large burl at base. Cavity in decayed pruning wound in trunk. Significantly V-pruned for utility line clearance. 2.3m west of fence line (roughly in line with other trees)	Retain
NT 2 (23198)	Red Horse Chestnut	<i>Aesculus x carnea</i>	43.0	13.0	4.5	Good	Fair	Fair/poor	Municipal. V-pruned for utility line clearance. Some small decayed pruning wounds.	Retain
NT 3 (23055)	Red Horse Chestnut	<i>Aesculus x carnea</i>	37.0	13.0	4.0	Good	Fair	Fair/poor	Municipal. Significantly V-pruned for utility line clearance.	Retain
NT 4 (23054)	Red Horse Chestnut	<i>Aesculus x carnea</i>	41.0	13.0	4.0	Good	Fair	Fair/poor	Municipal. V-pruned for utility line clearance. Exposed and damaged surface roots south of tree with potential bedrock visible in same area indicating potentially limited soil volume.	Retain
NT 5	Juniper	<i>Juniperus spp</i>	57.0	9.0	7.0	Fair	Fair	Fair	Municipal. Some pruning for utility line clearance.	Retain

Prepared by:

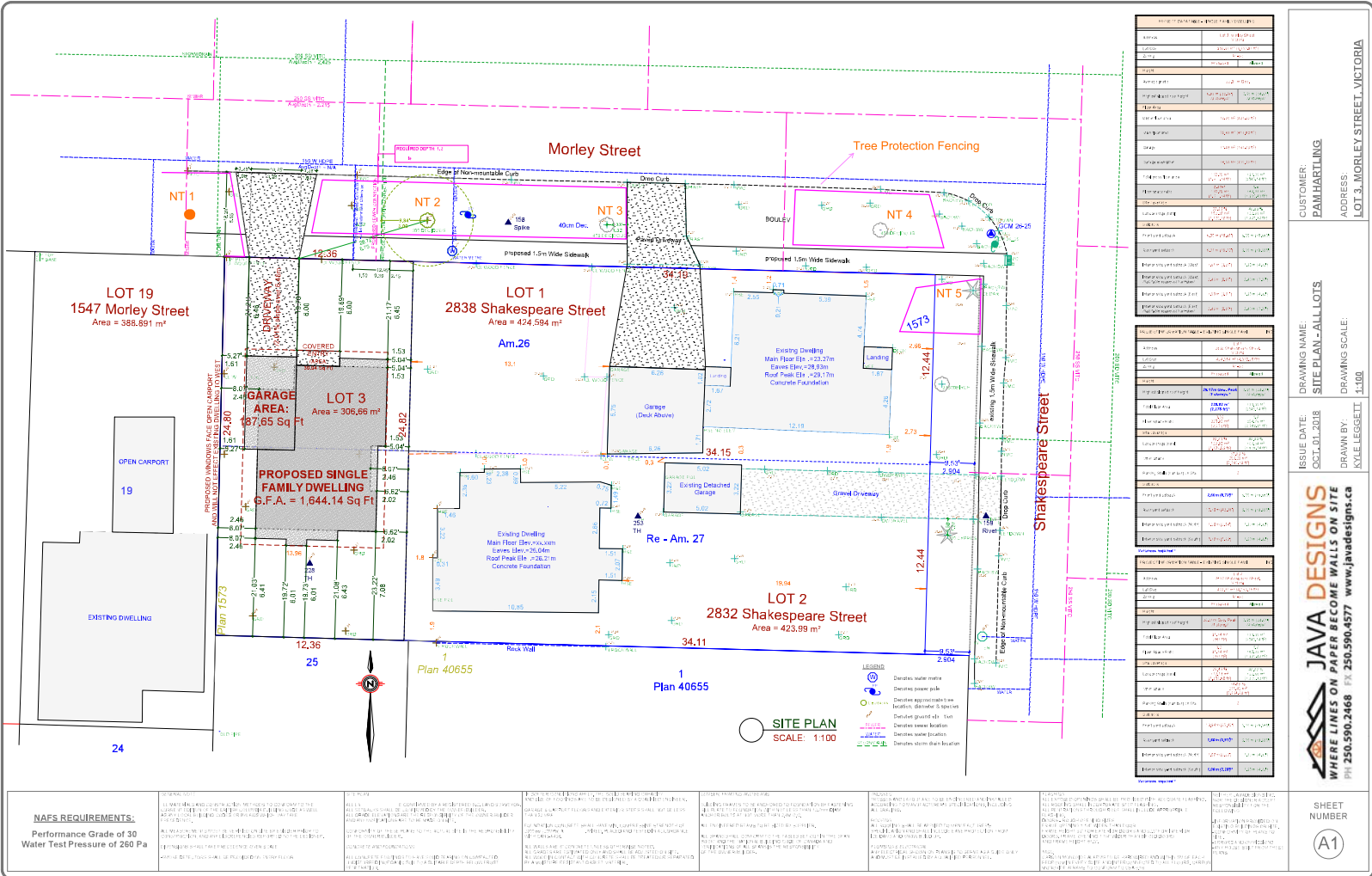
Talbot Mackenzie & Associates

ISA Certified and Consulting Arborists

Phone: (250) 479-8733

Fax: (250) 479-7050

email: tmtreehelp@gmail.com



REVISIONS	
NO.	DESCRIPTION
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CUSTOMER: PAM HARTLING

ADDRESS: LOT 3, MORLEY STREET, VICTORIA

DRAWING NAME: SITE PLAN - ALL LOTS

ISSUE DATE: OCT. 01, 2018

DRAWN BY: KYLE LEGGETT

DRAWING SCALE: 1:100

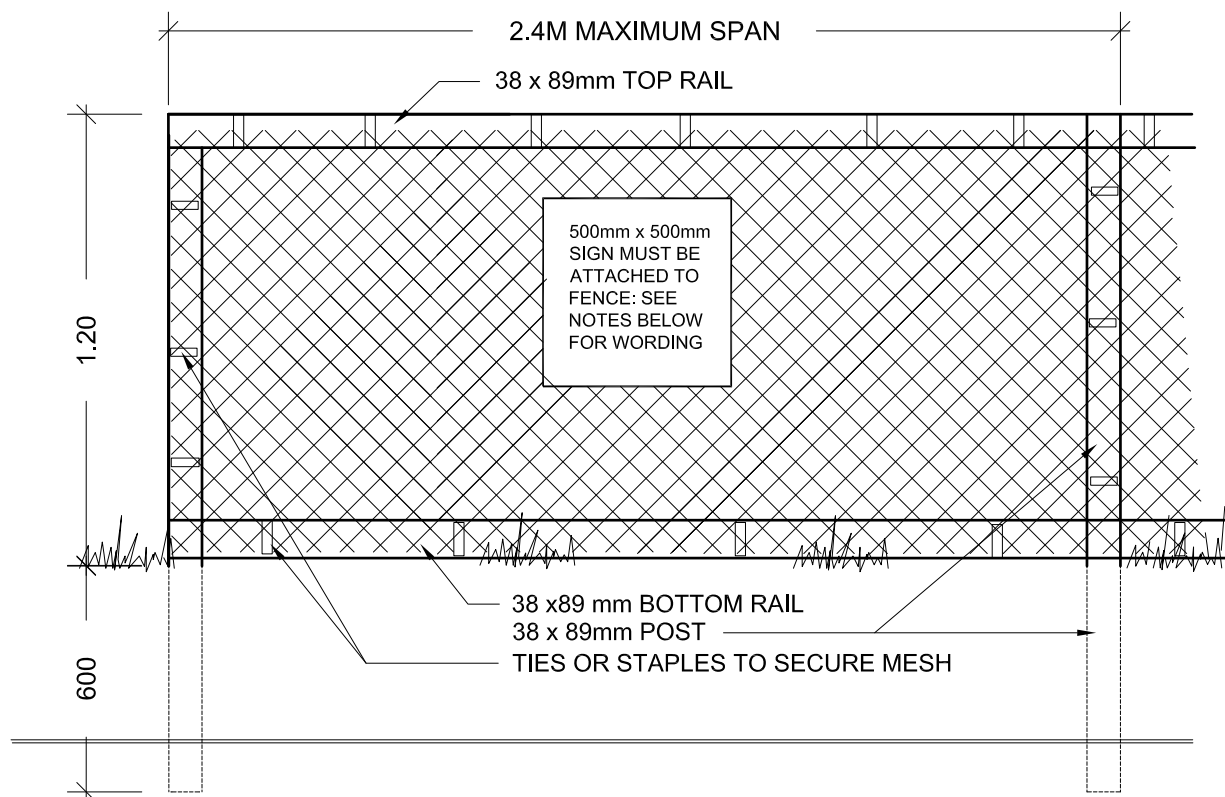
JAVA DESIGNS

WHERE LINES ON PAPER BECOME WALLS ON SITE

PH: 250.590.2468 FAX: 250.590.4577 www.javadesigns.ca

SHEET NUMBER

A1



TREE PROTECTION FENCING

NOTES:

1. 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.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

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

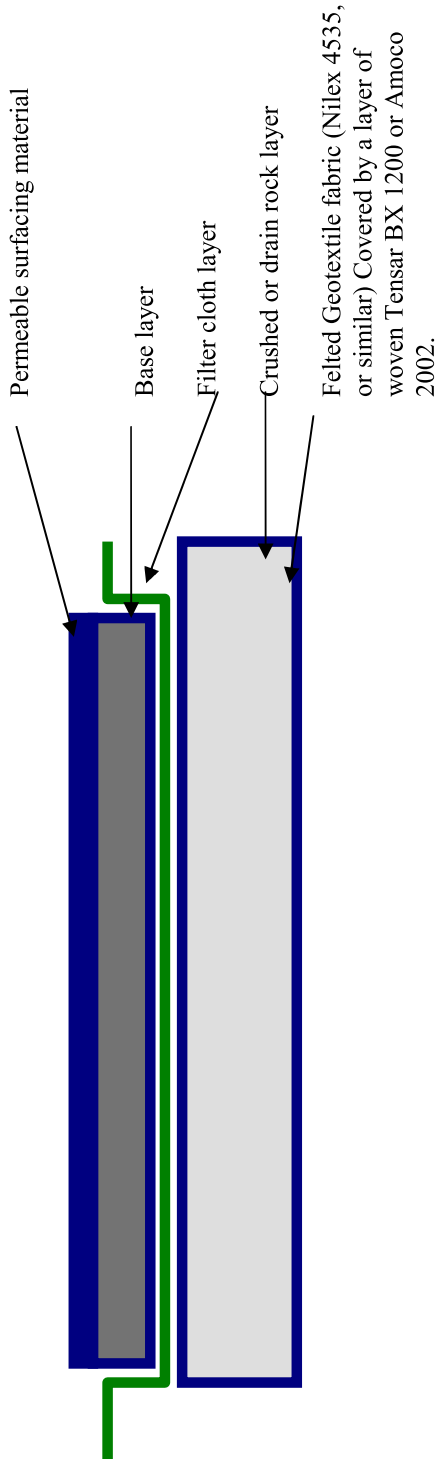


DETAIL NAME: **TREE PROTECTION FENCING**

H:\shared\parks\Tree Protection Fencing.pdf

DATE:	March/08
DRAWN:	DM
APP'D.	RR
SCALE:	N.T.S.

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.



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

Rezoning and Development Permit with Variances Application 2832 & 2838 Shakespeare Street



Subject Properties (Shakespeare)



2832 Shakespeare Street



2838 Shakespeare Street



Subject Property (Morley)



2838 Shakespeare Street



Proposed Site



Proposed Site



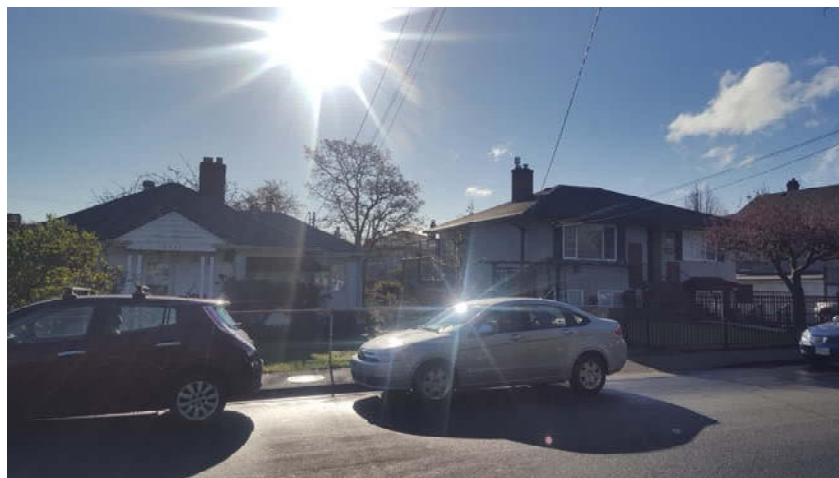
2820 Shakespeare Street



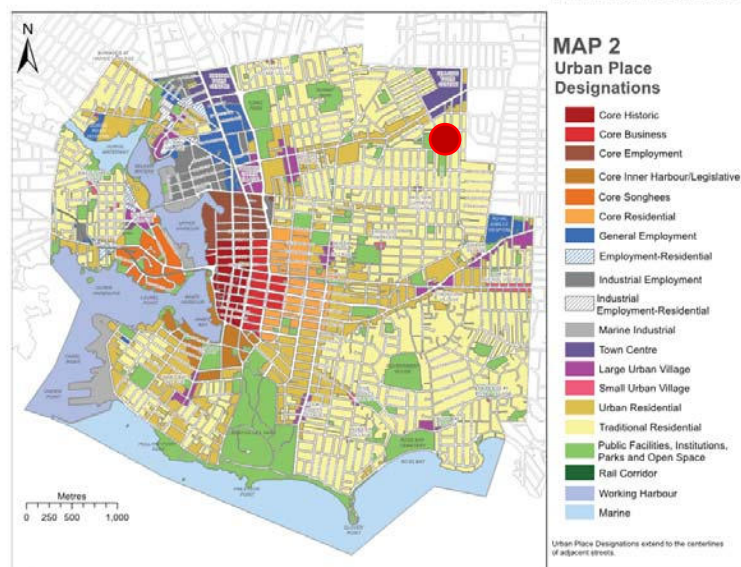
2850 Shakespeare Street



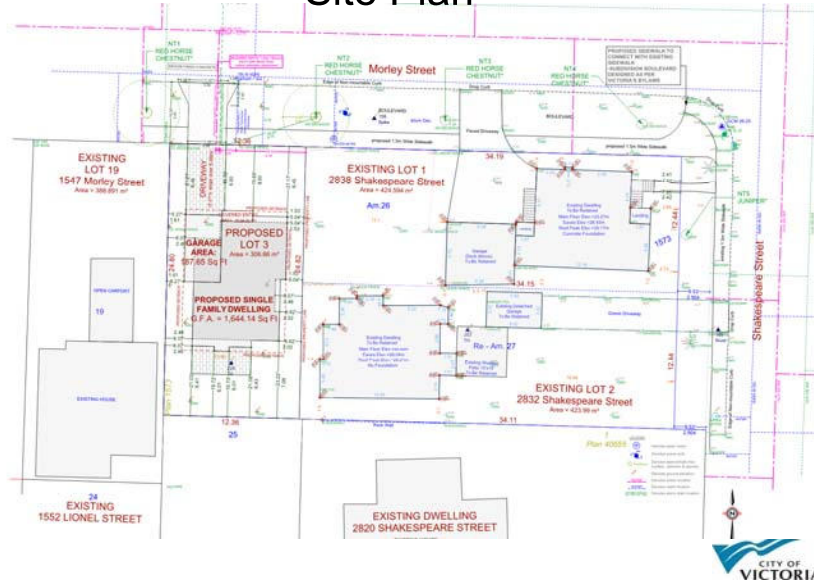
2837 & 2825 Shakespeare Street



1547 Morley Street



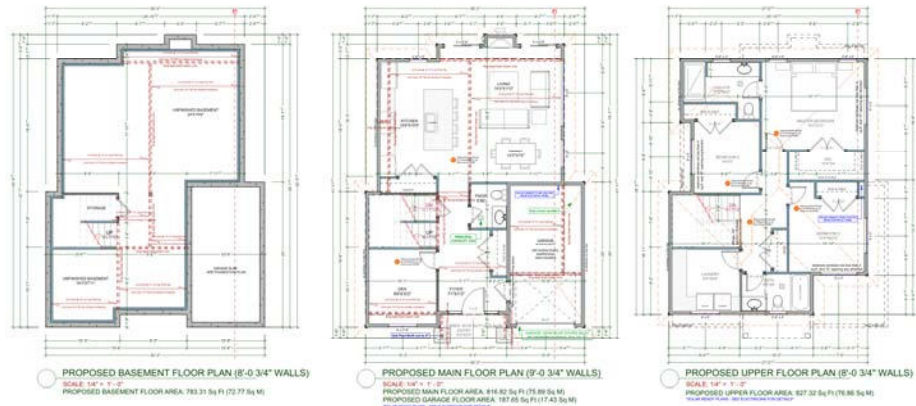
Site Plan



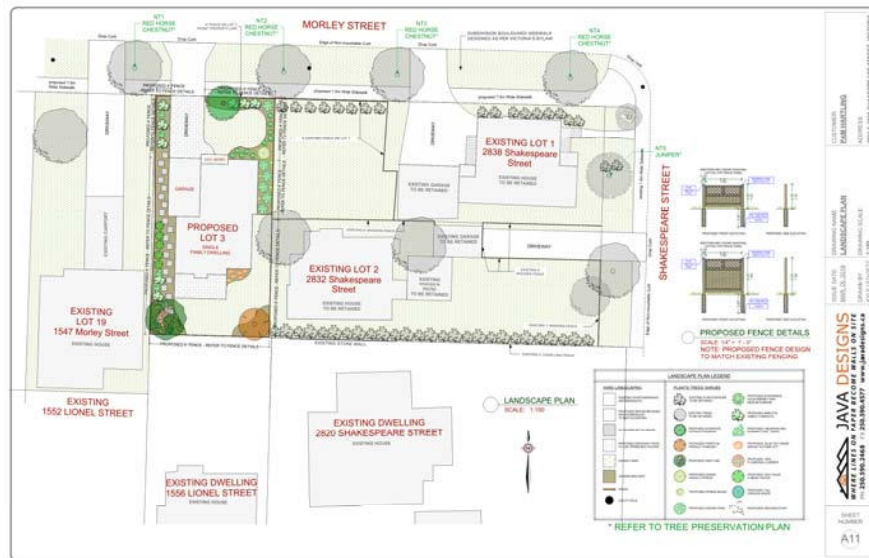
Proposed Elevations (Lot 3)



Floor Plans



Landscape Plan



Streetscape



2838 Shakespeare Street (Lot 1) Floor Plan



2832 Shakespeare Street (Lot 2) Floor Plan

